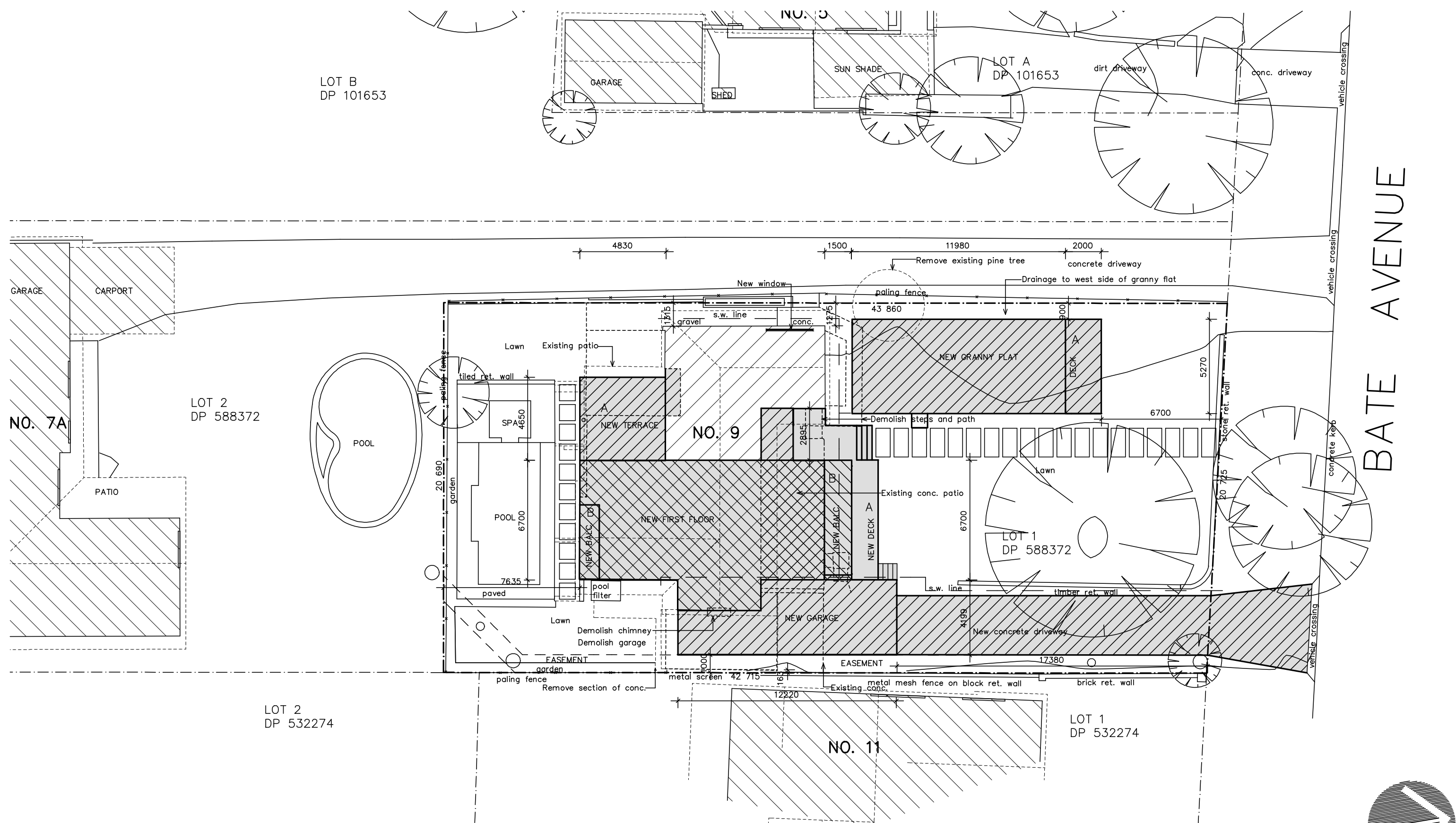




- KEY
- S → PREVAILING WINDS (SUMMER)
- W → PREVAILING WINDS (WINTER)
- P → PRIVACY CONSIDERATIONS
- N → NOISE CONSIDERATIONS
- A - DECK
- B - BALCONY
- FALLS FOR DRAINAGE
- BOUNDARY
- ▲ CAR ENTRY POINT
- INDICATES GROUND FLOOR
- INDICATES FIRST FLOOR

SITE AREA: 895.7 sq.m.
EXISTING GROUND FLOOR AREA: 128.4 sq.m.
EXISTING GARAGE: 20.3 sq.m.
NEW GROUND FLOOR AREA: 147.3 sq.m.
NEW FIRST FLOOR AREA: 76.7 sq.m.
NEW FIRST FLOOR BALCS.: 16.9 sq.m.
NEW GARAGE AREA: 39.2 sq.m.
NEW DECK: 27.7 sq.m.
NEW TERRACE: 22.4 sq.m.
NEW GRANNY FLAT AREA: 60 sq.m.
NEW GRANNY FLAT DECK: 9.8 sq.m.

LANDSCAPE OPEN SPACE: (40%) 358.2 sq.m.

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Project: ALTERATIONS & ADDITIONS
& NEW GRANNY FLAT
for: V. Paice & T. Kennedy
at: 9 Bate Avenue, Allambie Heights 2100

Title:
**SITE PLAN &
SITE ANALYSIS PLAN**

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121 Soldiers Ave., Freshwater NSW 2096
Telephone: (02) 9905 6009
Mobile: 0416 037 847
Email: dregandesign@gmail.com

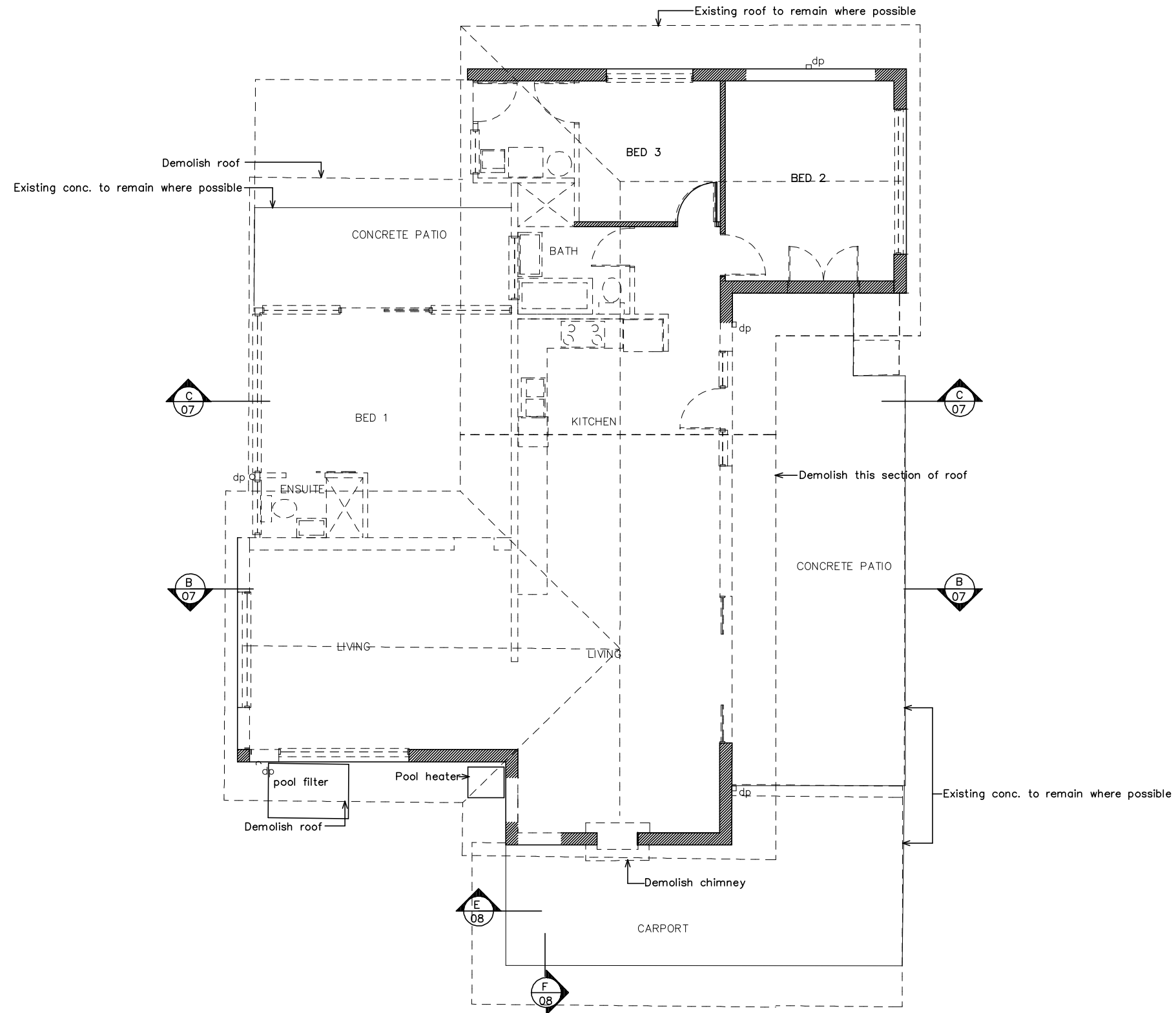
Scale: 1:200 @ A3
Date: NOV 2020
Drawn: D.R.

Job. No. 659/20

Revision:

Drawing No. **DA-01**





LEGEND

-  Existing brick veneer wall
-  Demolish brick veneer wall
-  Demolish timber frame wall

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Project: ALTERATIONS & ADDITIONS
& NEW GRANNY FLAT
for: V. Paice & T. Kennedy
at: 9 Bate Avenue, Allambie Heights 2100

Job. No. 659/20

Title:

Scale: 1:100 @ A3

Revision:

DEMOLITION PLAN

Date: NOV 2020

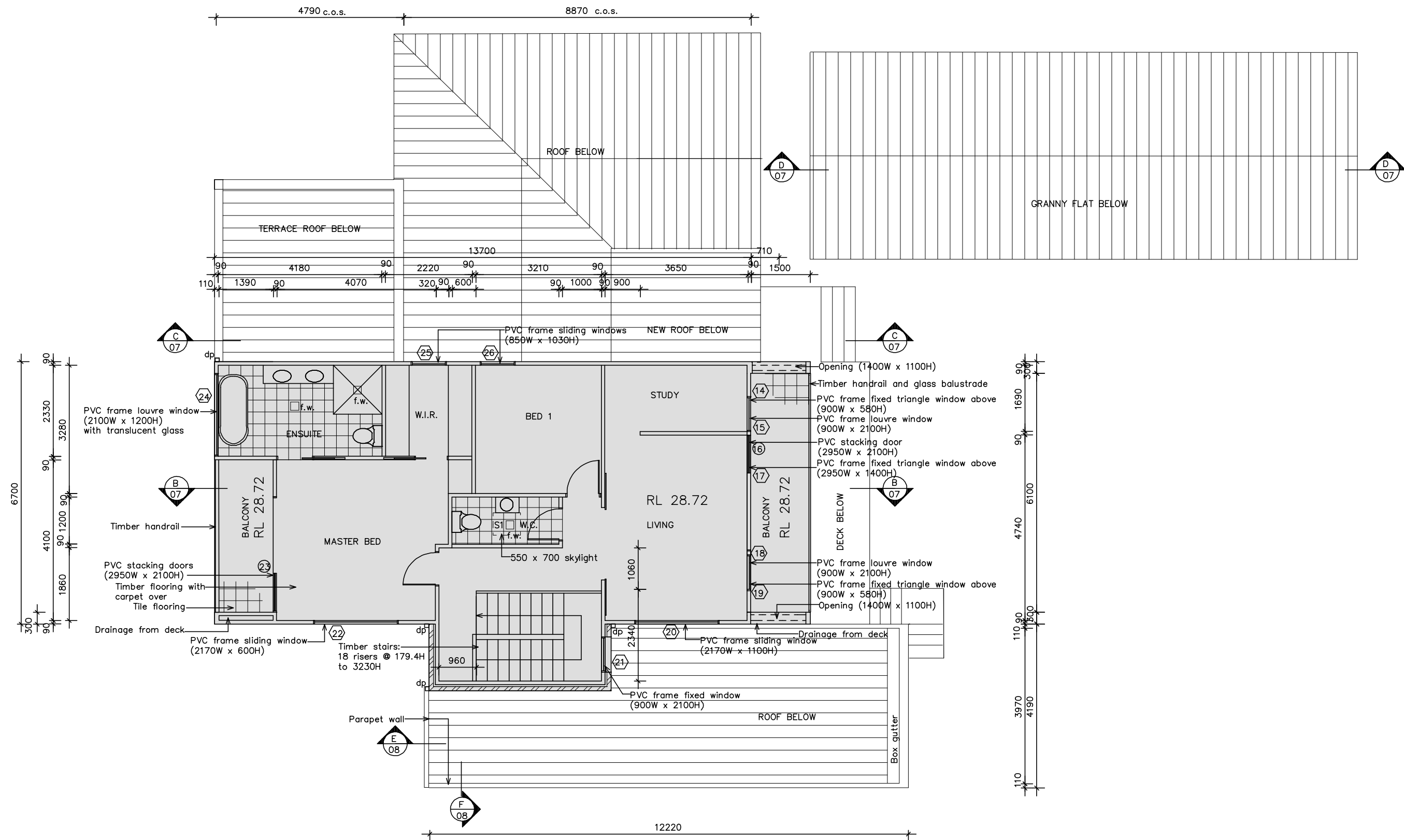
Drawn: D.R.

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Drawing No. DA-02





BASIX WINDOWS AND GLAZED DOORS REQUIREMENTS:
 All window and door frames to be uPVC.
 Windows 10 and 24 to have single toned glass (U-value: 5.67, SHGC: 0.49).
 Windows 5, 15-16, 18, 20-22 and 25-26 to have single pyrolytic low-e glass (U-value: 3.99, SHGC: 0.4).
 All other windows and doors to have single clear glass.
 Windows 5, 15, 16, 18, 20-22, and 25-26 to have 450D pergola over.

Skylight S1 to be aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808).

LEGEND

	Existing brick veneer wall
	Existing timber frame wall
	Demolish brick veneer wall
	Demolish timber frame wall
	New brick veneer wall
	New timber frame wall
	Window number (basix)
	Door number (basix)

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Project: **ALTERATIONS & ADDITIONS
& NEW GRANNY FLAT**
 for: V. Paice & T. Kennedy
 at: 9 Bate Avenue, Allambie Heights 2100

Title: **FIRST FLOOR PLAN**
 Scale: 1:100 @ A3
 Date: NOV 2020
 Drawn: D.R.

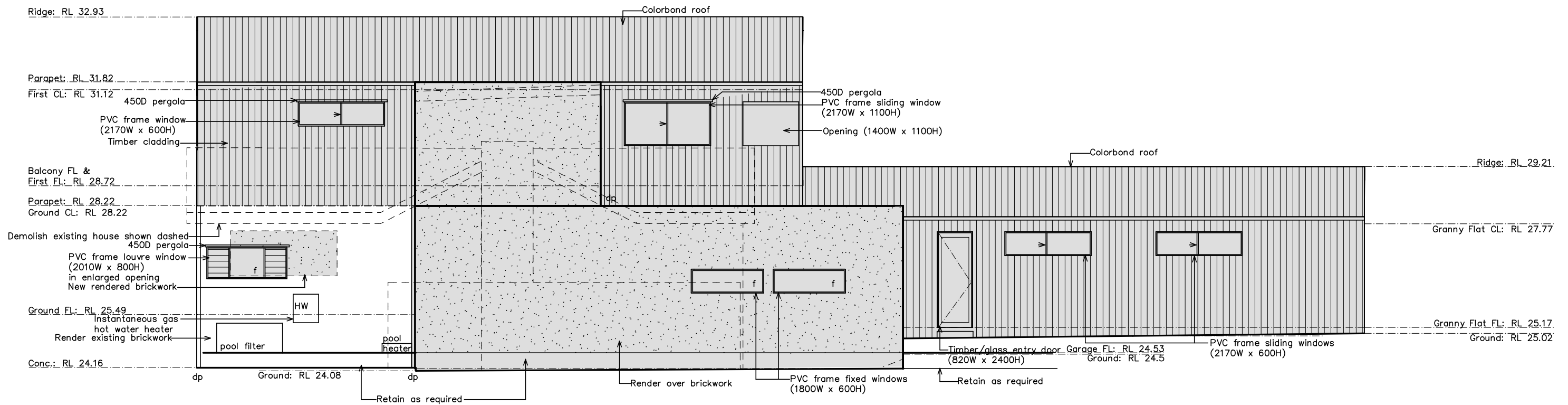
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 Email: dregandesign@gmail.com

Job. No. 659/20

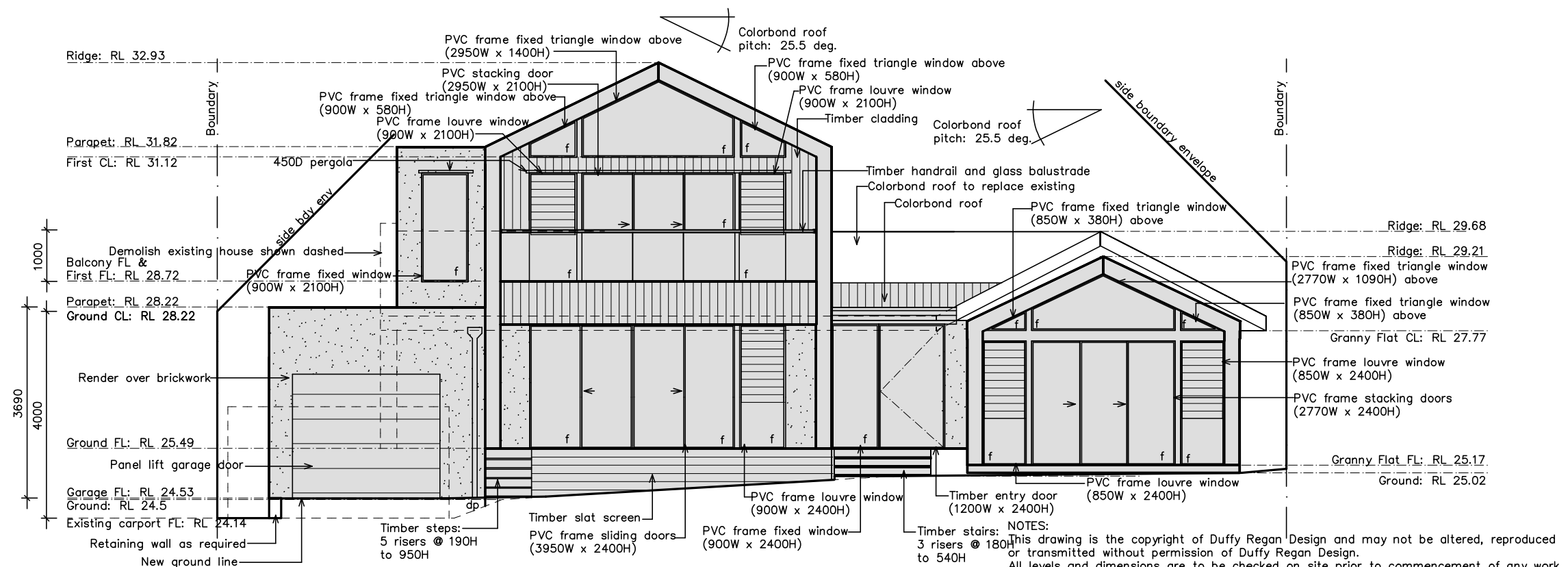
Revision:

Drawing No. **DA-04**



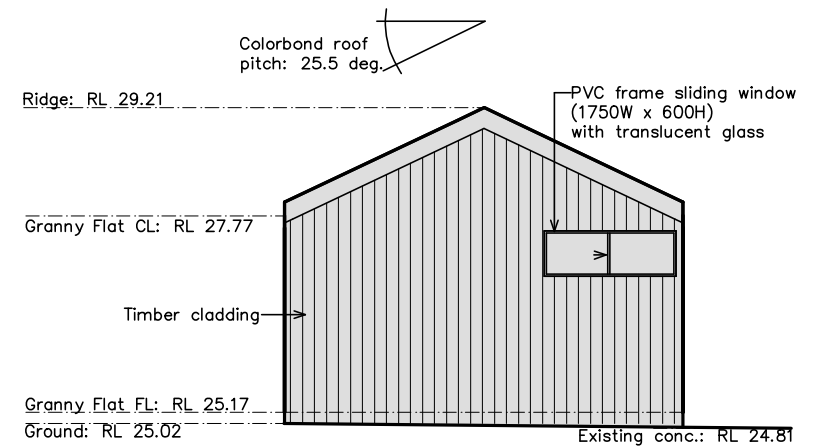
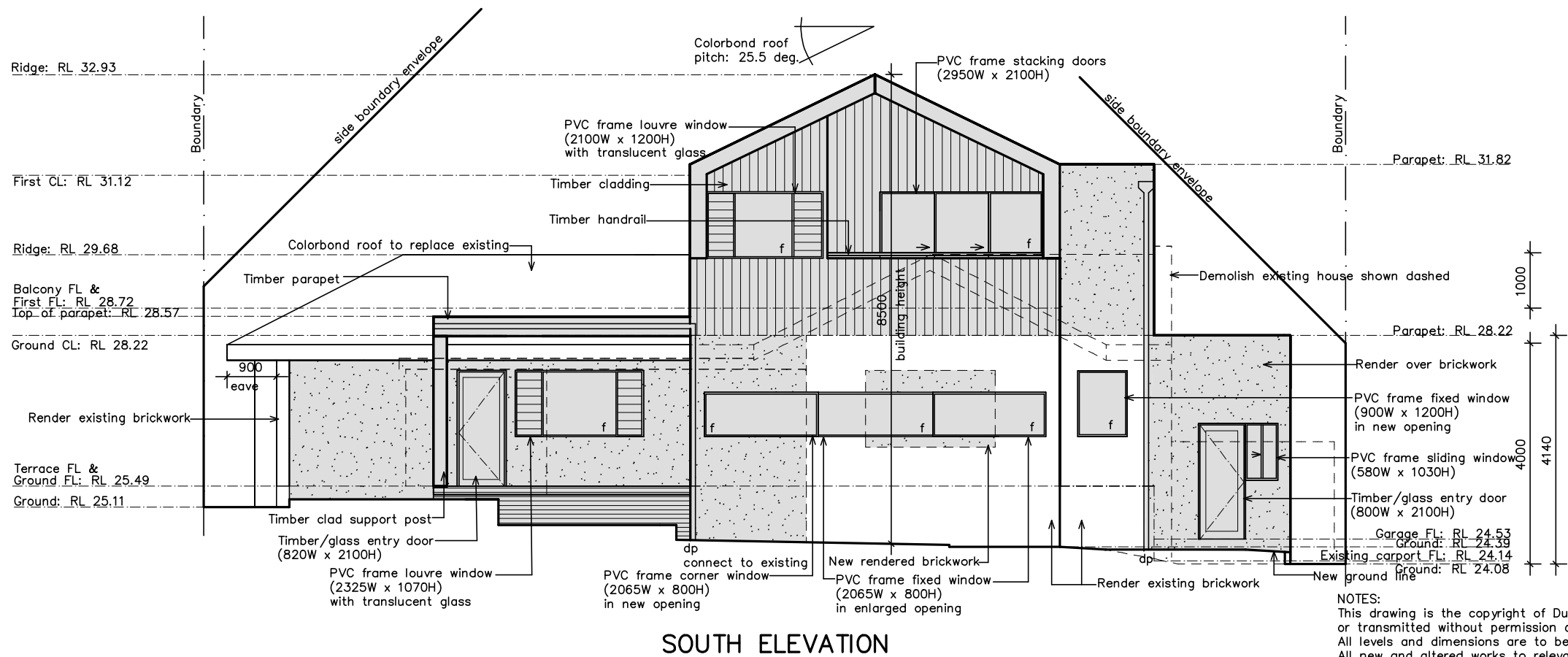
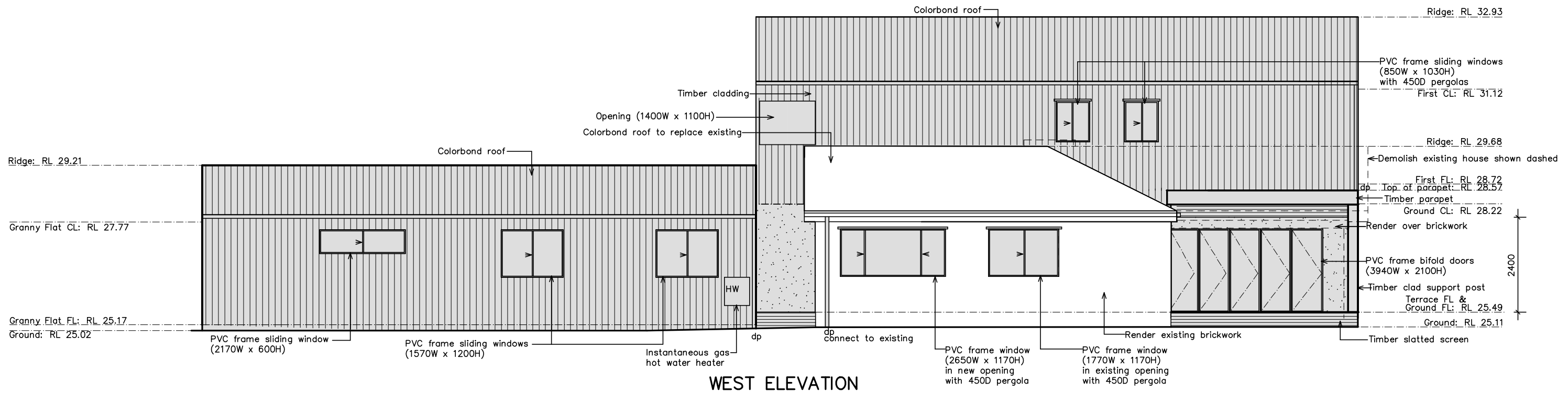


EAST ELEVATION



NORTH ELEVATION

Project: ALTERATIONS & ADDITIONS & NEW GRANNY FLAT		Job. No. 659/20	
for: V. Paice & T. Kennedy			
at: 9 Bate Avenue, Allambie Heights 2100			
Title:		Scale: 1:100 @ A3	Revision:
ELEVATIONS		Date: NOV 2020	
		Drawn: D.R.	
DUFFY REGAN DESIGN		Telephone: (02) 9905 6009	Drawing No. DA-05
121 Soldiers Ave., Freshwater NSW 2096		Mobile: 0416 037 847	
		Email: dregandesign@gmail.com	

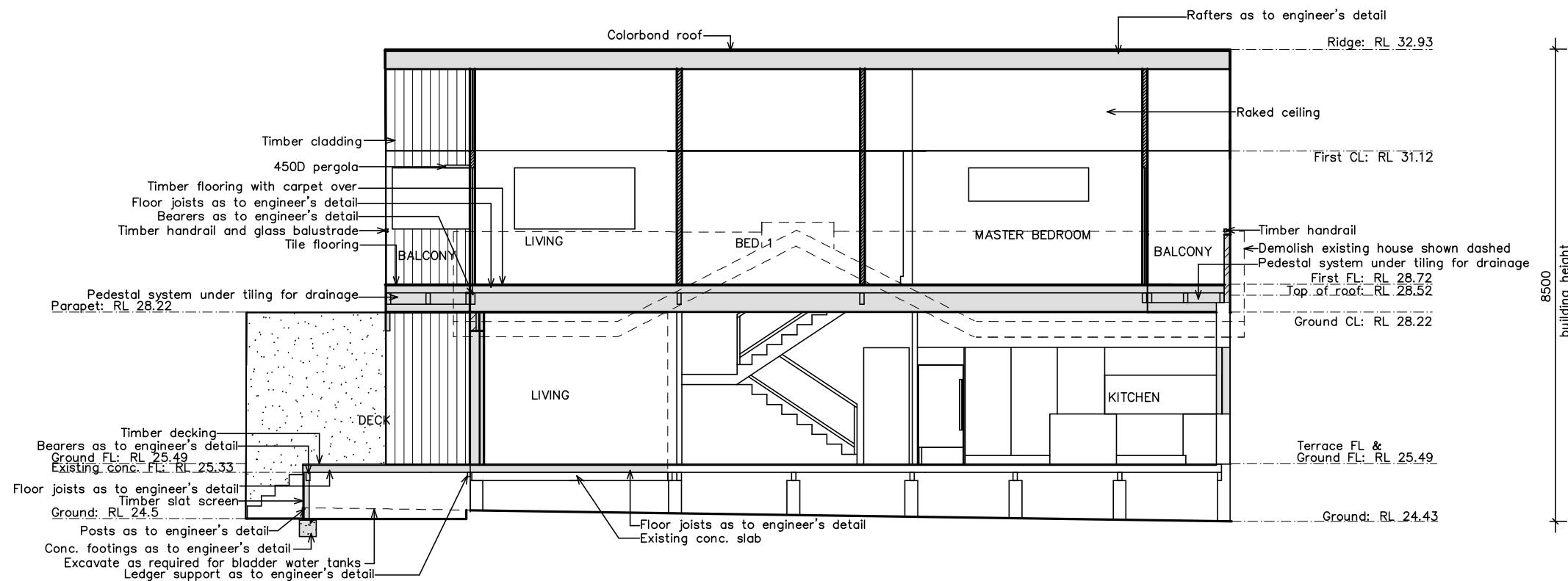


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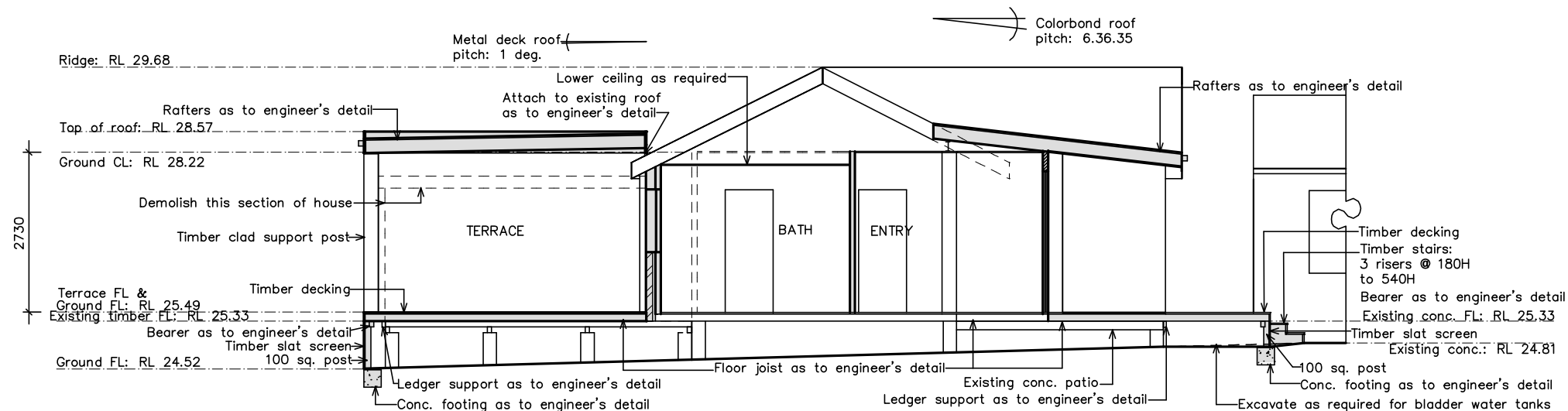
Project: ALTERATIONS & ADDITIONS & NEW GRANNY FLAT Job. No. 659/20
 for: V. Paice & T. Kennedy
 at: 9 Bate Avenue, Allambie Heights 2100

Title: Scale: 1:100 @ A3 Revision:
 Date: NOV 2020
 Drawn: D.R.

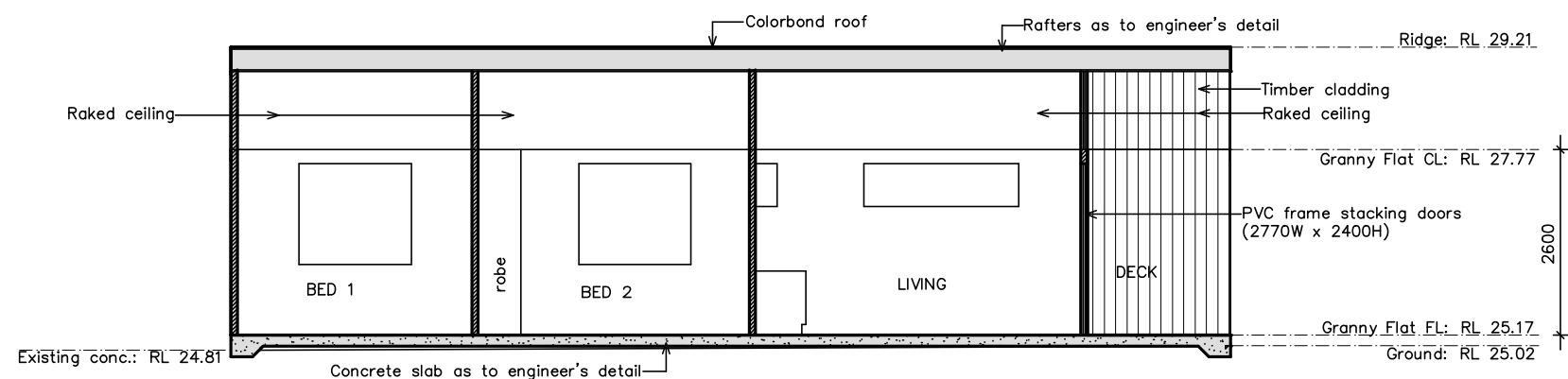
ELEVATIONS
 DUFFY REGAN DESIGN Telephone: (02) 9905 6009
 121 Soldiers Ave., Freshwater NSW 2096 Mobile: 0416 037 847
 Email: dregandesign@gmail.com Drawing No. DA-06



SECTION B - B



SECTION C - C



SECTION D - D

BASIX INSULATION REQUIREMENTS:

Suspended floor with enclosed subfloor: framed (R0.7) - R0.60 (down) (or R1.30 including construction)
 Floor above existing dwelling or building: nil
 External wall: brick veneer - R1.16 (or R1.70 including construction)
 External wall: framed (weatherboard, fibro, metal clad) - R1.30 (or R1.70 including construction)
 External wall: cavity wall - nil
 Roof: foil backed blanket (55 mm)
 Flat ceiling, pitched roof: framed - ceiling: R1.20 (up)
 Raked ceiling, pitched/skillion roof: framed - ceiling: R1.50 (up)
 Roof colour: light (solar absorptance < 0.475)

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Project: ALTERATIONS & ADDITIONS
 & NEW GRANNY FLAT
 for: V. Paice & T. Kennedy
 at: 9 Bate Avenue, Allambie Heights 2100

Job. No. 659/20

Title:

Scale: 1:100 @ A3

Revision:

SECTIONS

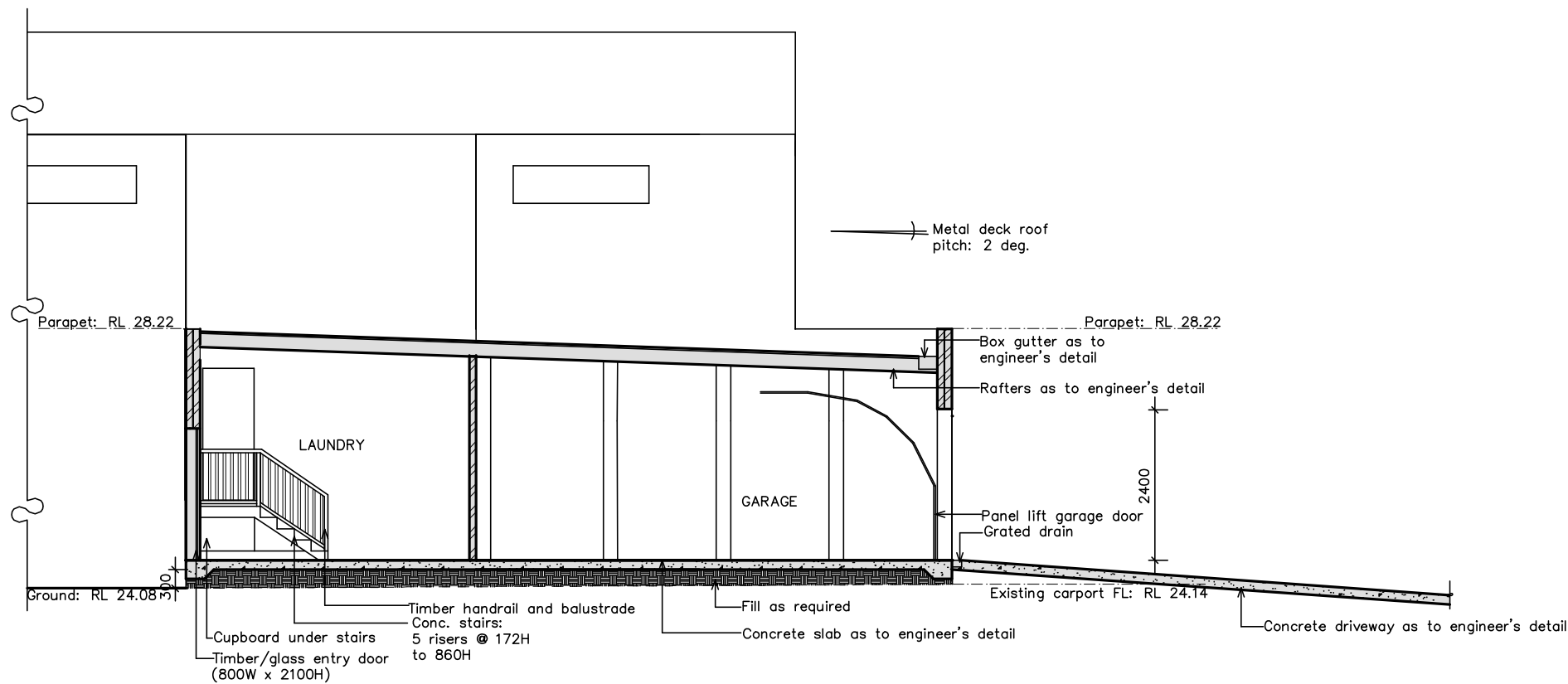
Date: NOV 2020

Drawn: D.R.

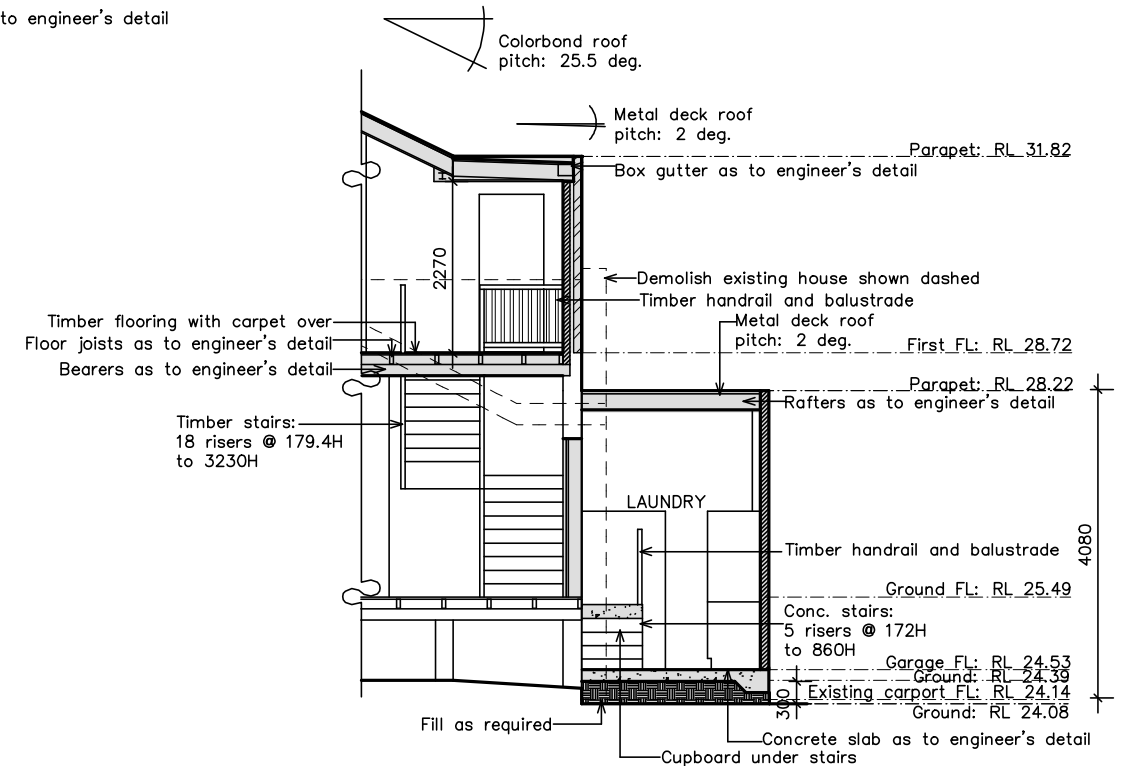
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Drawing No. DA-07



SECTION E



SECTION F

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Project: ALTERATIONS & ADDITIONS
& NEW GRANNY FLAT
for: V. Paice & T. Kennedy
at: 9 Bate Avenue, Allambie Heights 2100

Job. No. 659/20

Title:

Scale: 1:100 @ A3

Revision:

SECTIONS

Date: NOV 2020

Drawn: D.R.

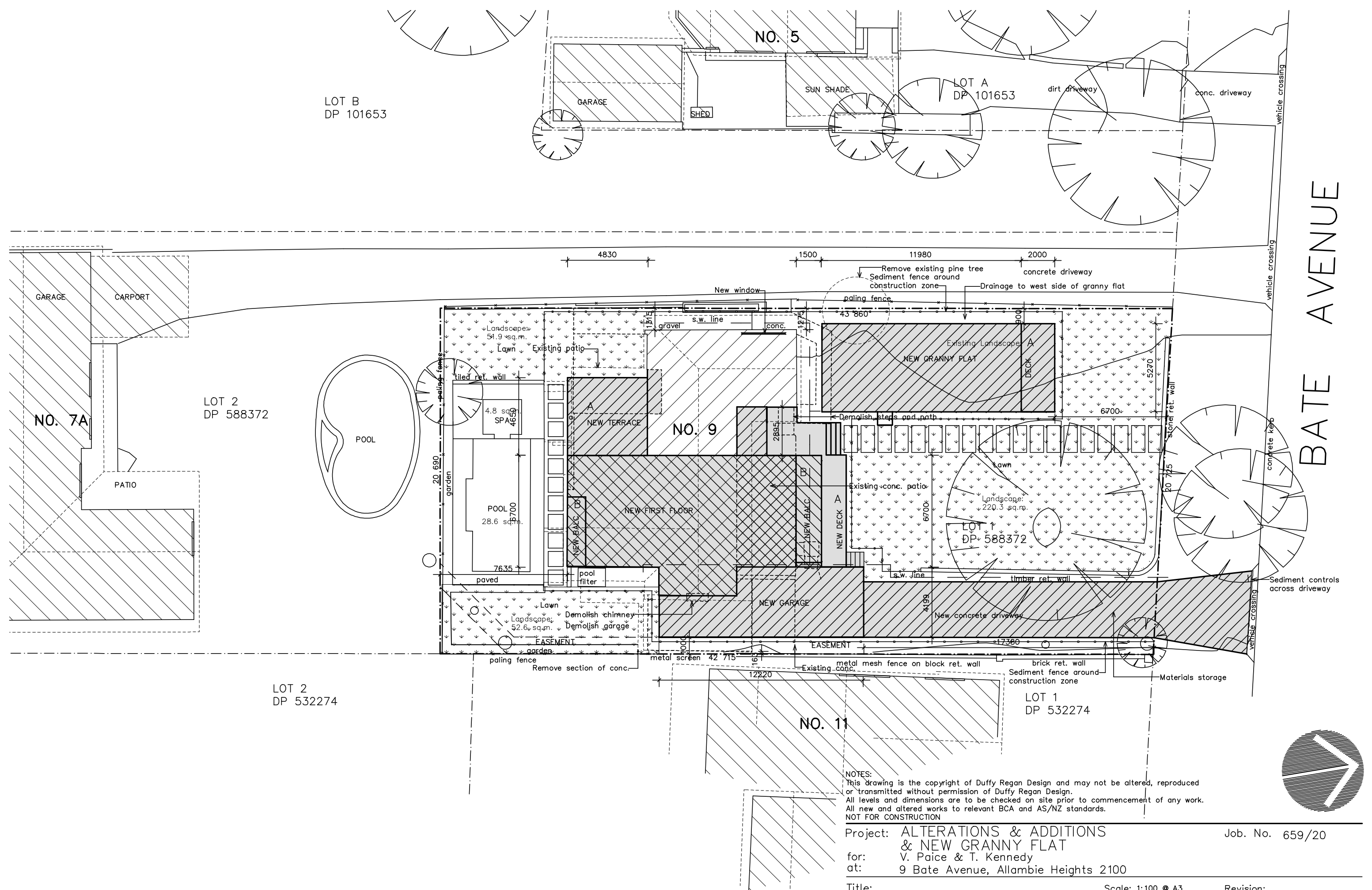
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Mobile: 0416 037 847
Email: dregandesign@gmail.com

Drawing No. DA-08

BASIX INSULATION REQUIREMENTS:

Suspended floor with enclosed subfloor: framed (R0.7) – R0.60 (down) (or R1.30 including construction)
Floor above existing dwelling or building: nil
External wall: brick veneer – R1.16 (or R1.70 including construction)
External wall: framed (weatherboard, fibro, metal clad) – R1.30 (or R1.70 including construction)
External wall: cavity wall – nil
Roof: foil backed blanket (55 mm)
Flat ceiling, pitched roof: framed – ceiling: R1.20 (up)
Raked ceiling, pitched/skillion roof: framed – ceiling: R1.50 (up)
Roof colour: light (solar absorptance < 0.475)



SITE AREA: 895.7 sq.m.
EXISTING LANDSCAPE: 438 sq.m. (48%)
PROPOSED LANDSCAPE: 358.2 sq.m. (40%)

Project: ALTERATIONS & ADDITIONS
& NEW GRANNY FLAT
for: V. Paice & T. Kennedy
at: 9 Bate Avenue, Allambie Heights 2100

Job. No. 659/20

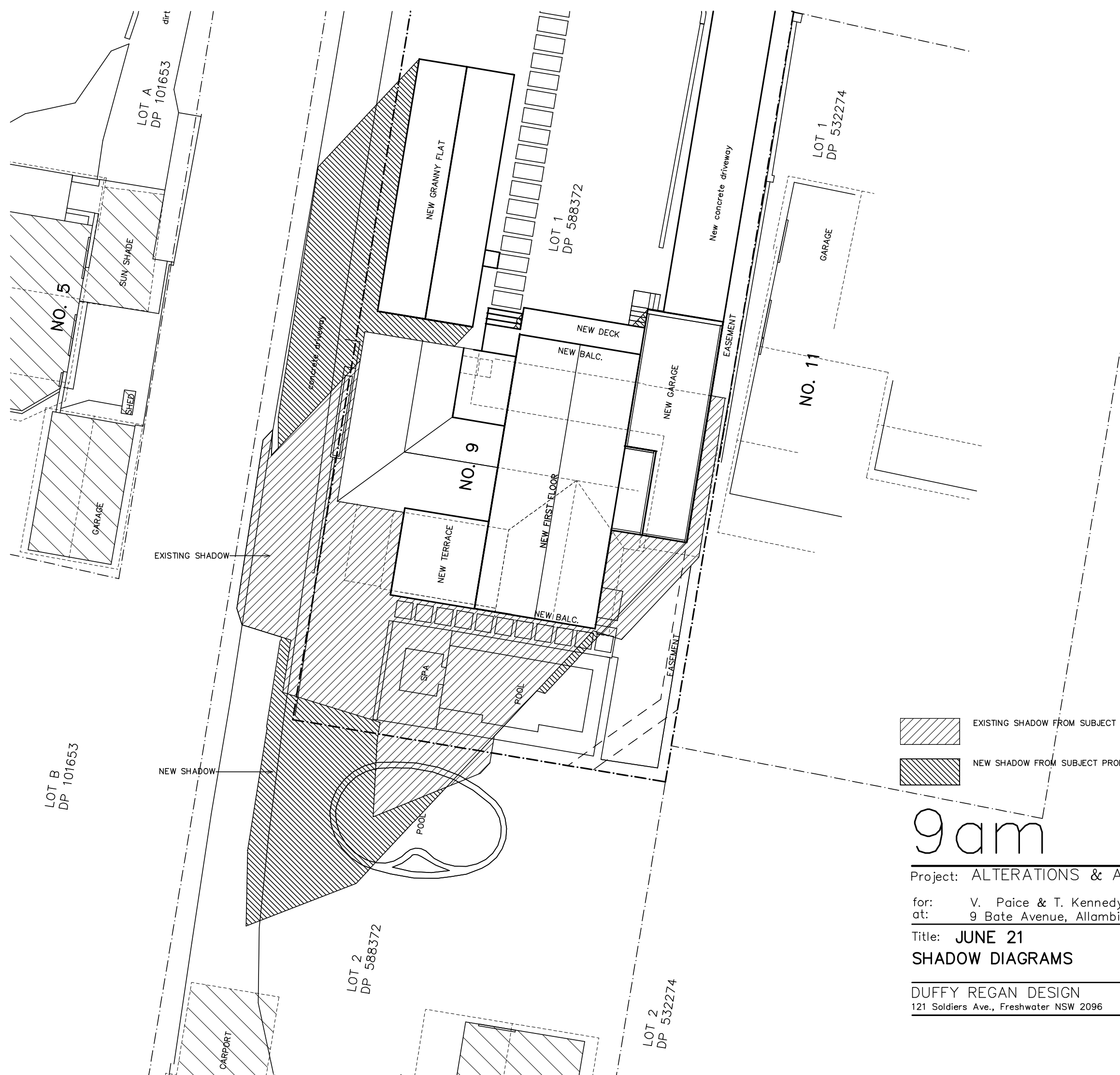
Title:
LANDSCAPE & EROSION &
SEDIMENT CONTROL PLAN

Scale: 1:100 @ A3
Date: NOV 2020
Drawn: D.R.

Revision:

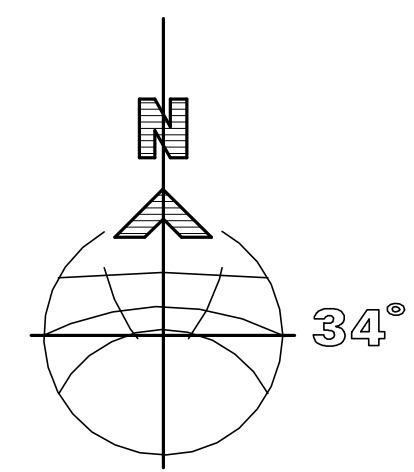
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Drawing No. **DA-09**

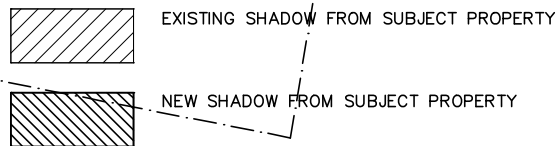
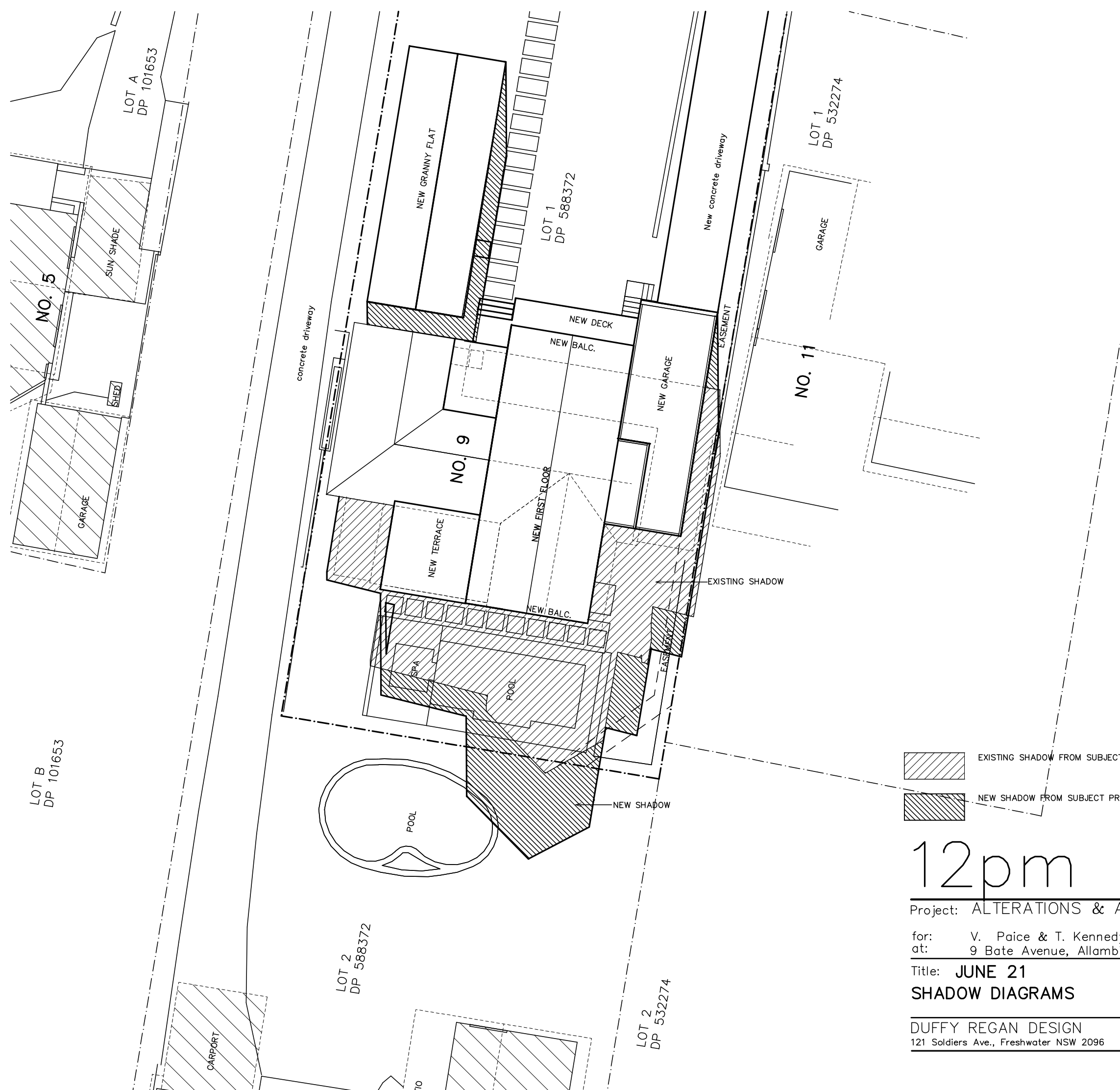


EXISTING SHADOW FROM SUBJECT PROPERTY
NEW SHADOW FROM SUBJECT PROPERTY

9am



Project: ALTERATIONS & ADDITIONS		Job. No. 659/20
for: V. Paice & T. Kennedy		
at: 9 Bate Avenue, Allambie Heights		
Title: JUNE 21		Scale: 1:200
SHADOW DIAGRAMS		Date: NOV 2020
		Drawn: D.R.
DUFFY REGAN DESIGN		Drawing No. DA-10
121 Soldiers Ave., Freshwater NSW 2096		
Tel. & Fax: (02) 9905 6009		
Mobile: 0416 037 847		
Email: dregandesign@gmail.com		



12pm

Project: ALTERATIONS & ADDITIONS

Job. No. 659/20

for: V. Paice & T. Kennedy
at: 9 Bate Avenue, Allambie Heights

Title: JUNE 21
SHADOW DIAGRAMS

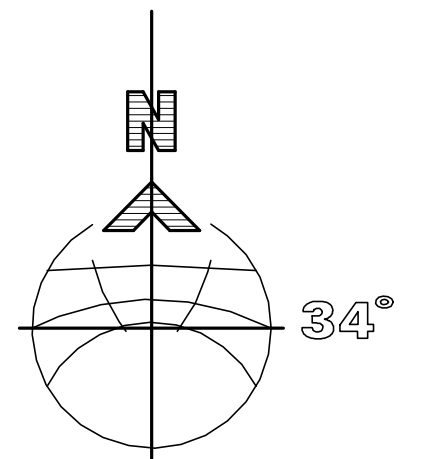
Scale: 1:200
Date: NOV 2020
Drawn: D.R.

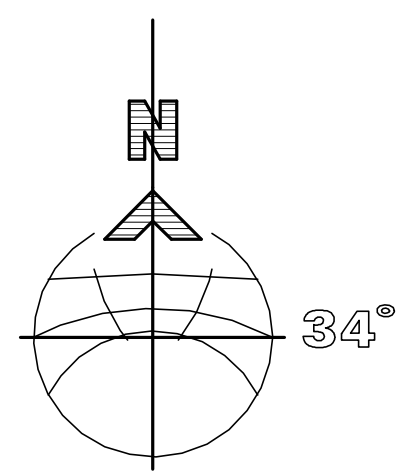
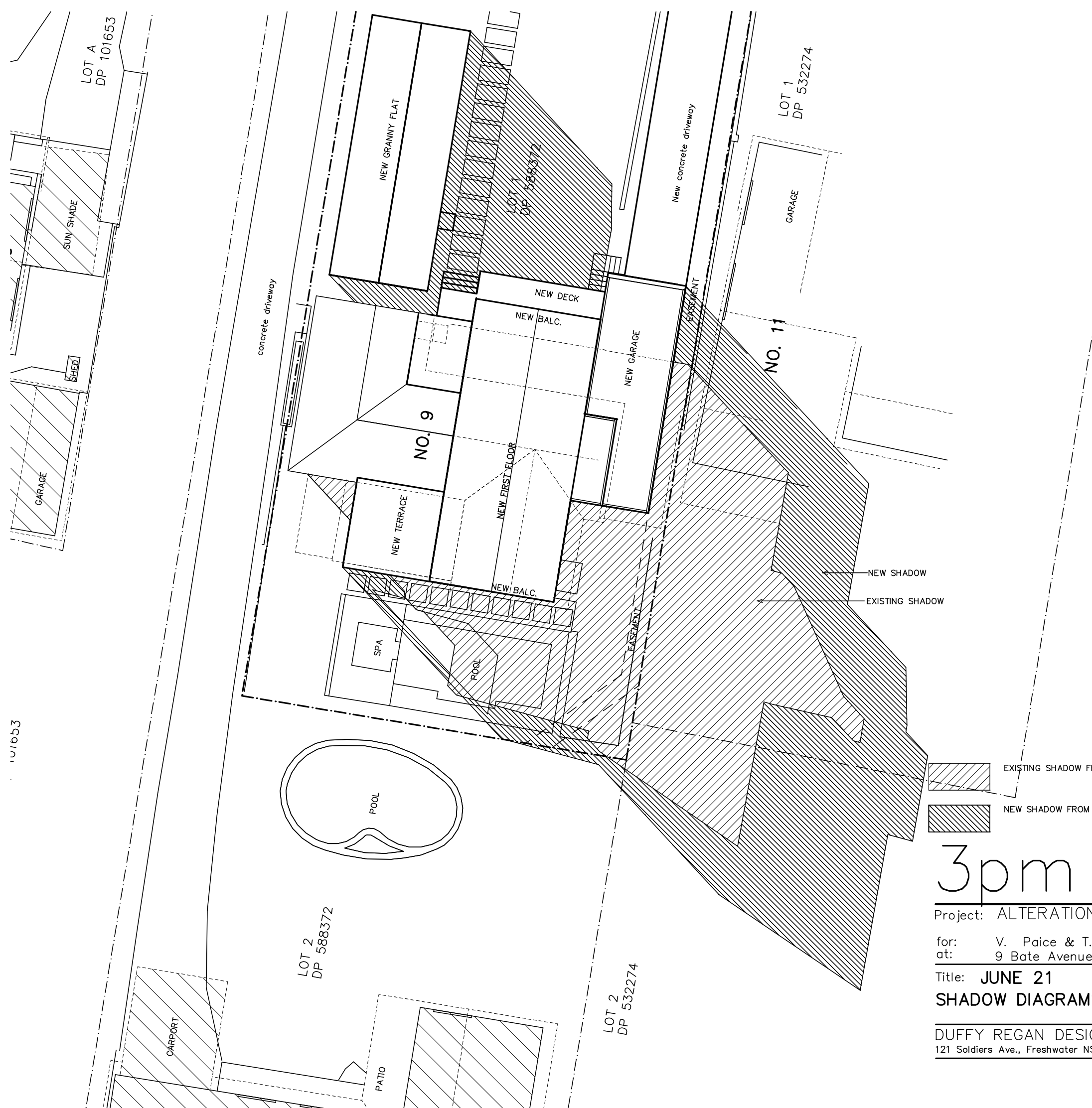
Revision:

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Mobile: 0416 037 847
Email: dregandesign@gmail.com

Drawing No. DA-11





EXISTING SHADOW FROM SUBJECT PROPERTY
NEW SHADOW FROM SUBJECT PROPERTY

3pm

Project: ALTERATIONS & ADDITIONS		Job. No. 659/20
for: V. Paice & T. Kennedy		
at: 9 Bate Avenue, Allambie Heights		
Title: JUNE 21		Scale: 1:200
SHADOW DIAGRAMS		Date: NOV 2020
		Drawn: D.R.
DUFFY REGAN DESIGN		Drawing No. DA-12
121 Soldiers Ave., Freshwater NSW 2096		
Tel. & Fax: (02) 9905 6009		
Mobile: 0416 037 847		
Email: dregandesign@gmail.com		