

**G M KETT PTY LTD**

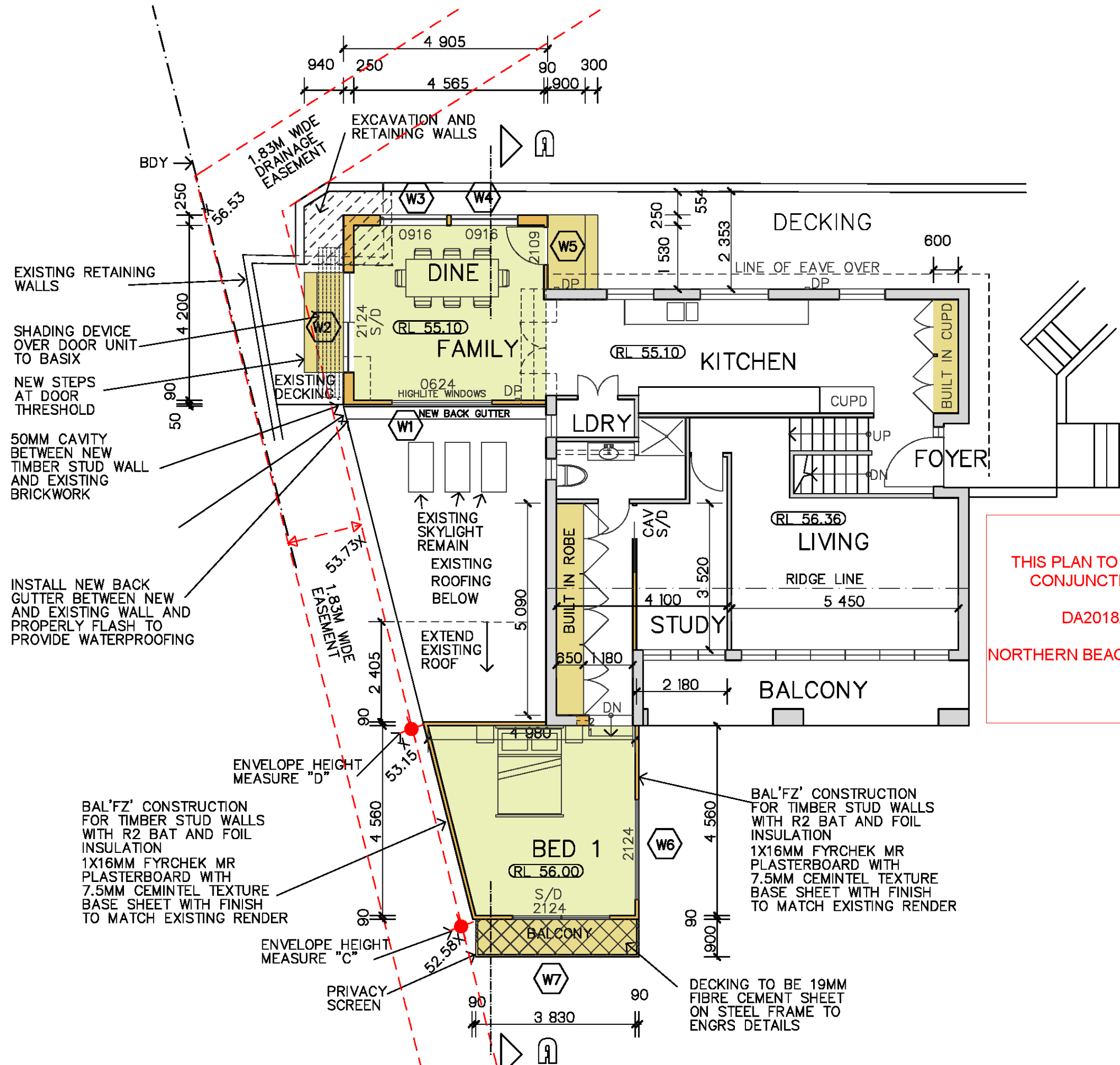


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**PROJECT:** PROPOSED ALTERATIONS AND ADDITIONS TO DWELLING  
**ADDRESS:** 1 PAMBULA PLACE CNR BROWN STREET FORESTVILLE LOT 13 DP 226436  
**CLIENT:** MR G AND MRS C ARMSTRONG

DEVELOPMENT APPLICATION  
bda  
BUILDING  
DESIGNERS  
ASSOCIATION  
OF AUSTRALIA  
SCALES: 1: 100, 1: 200  
DATE: 23-05-2018  
**DA- 1814**  
**SHEET 2 OF 16**



# GROUND FLOOR PLAN

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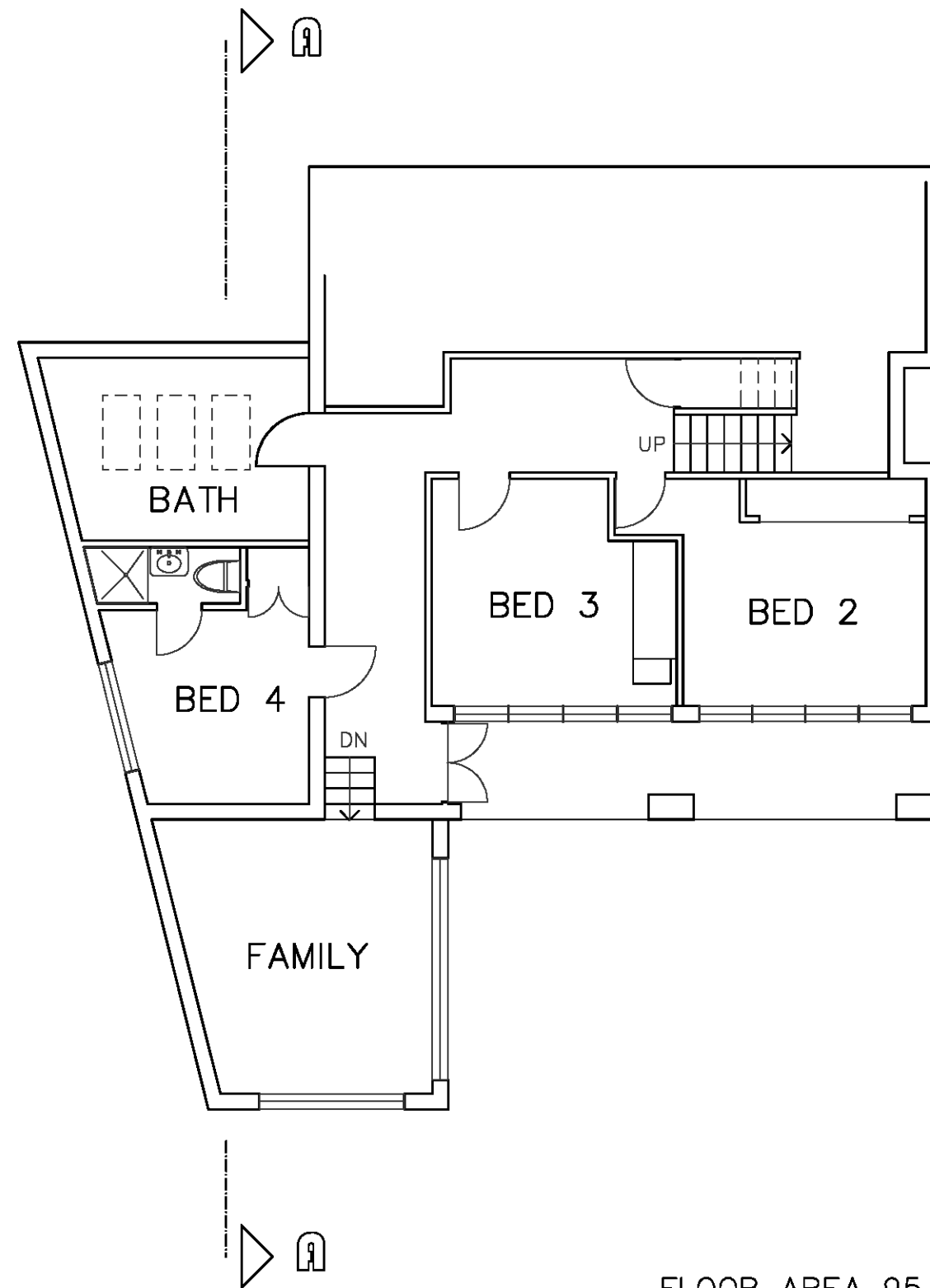


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FLOOR AREA 95.85M2

## EXISTING LOWER FLOOR PLAN

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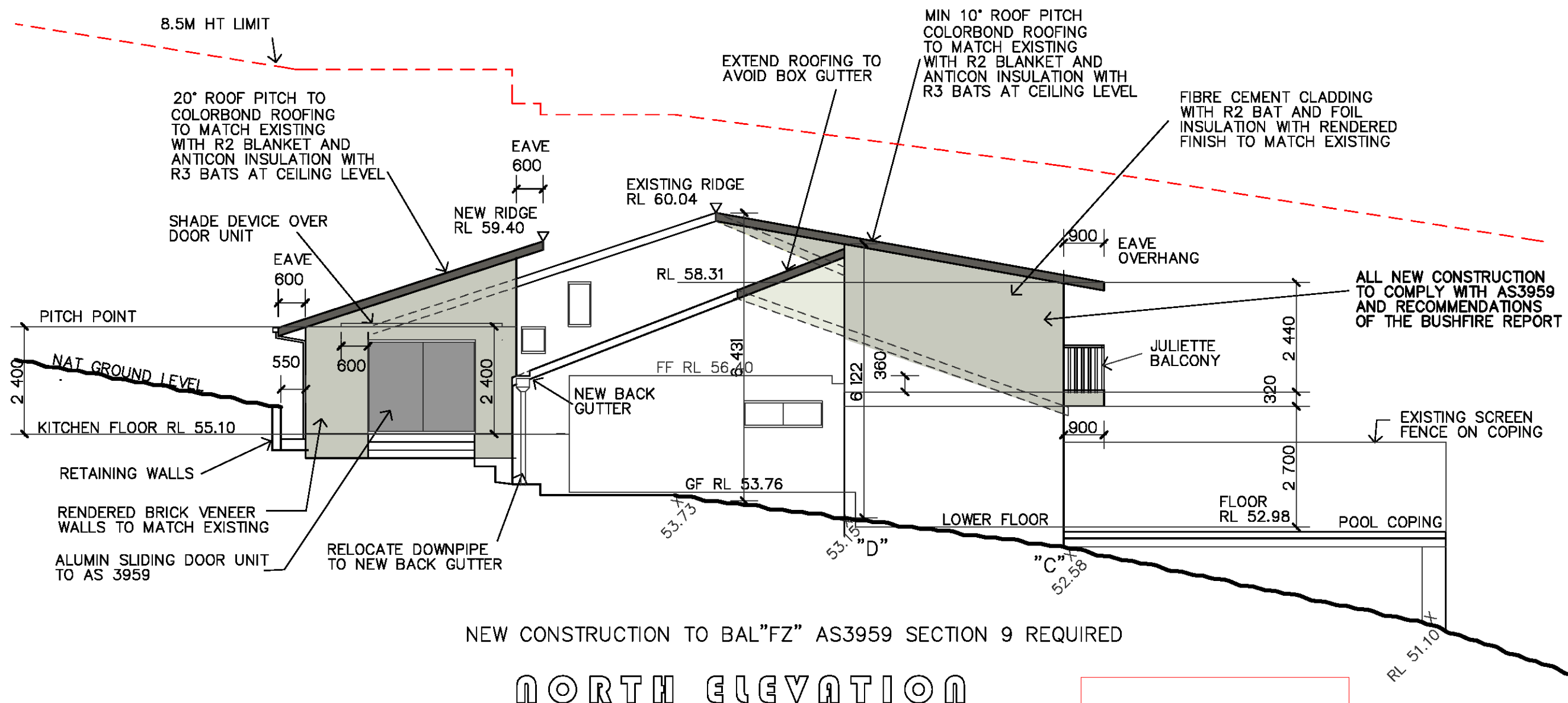


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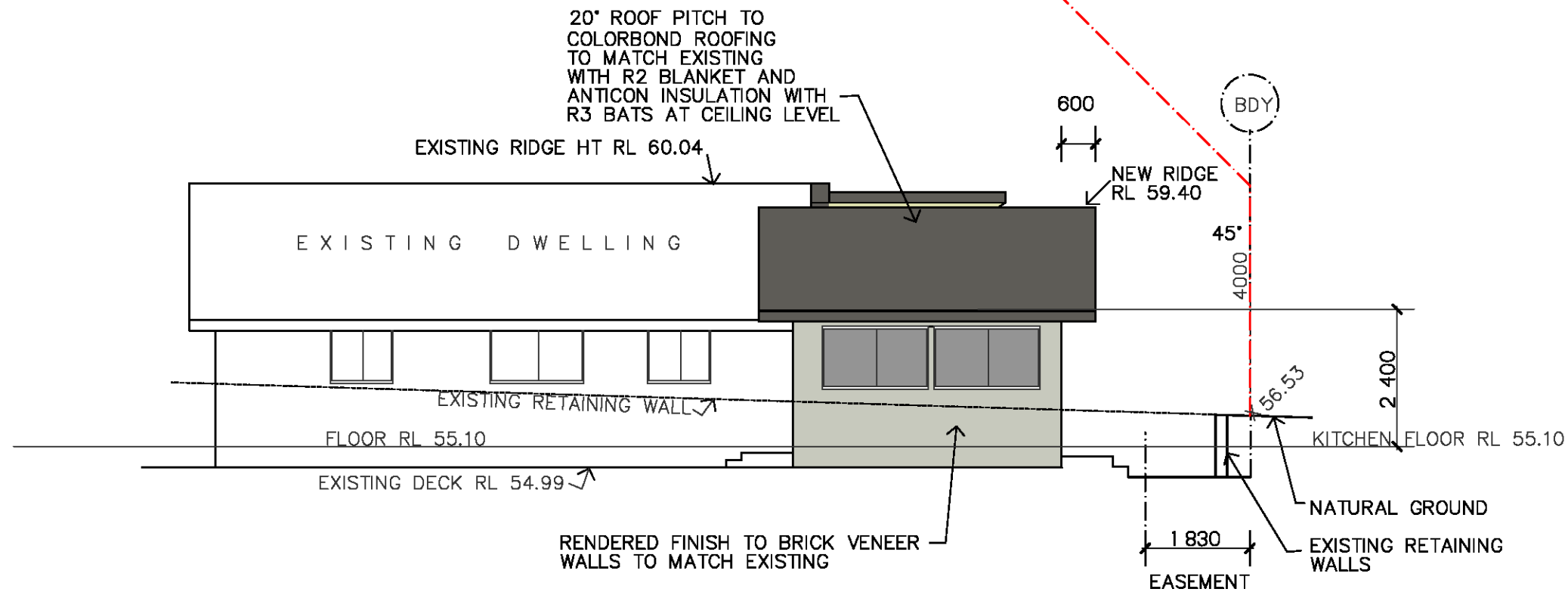
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NEW CONSTRUCTION TO BAL"40" AS3959 SECTION 8 REQUIRED

EAST ELEVATION

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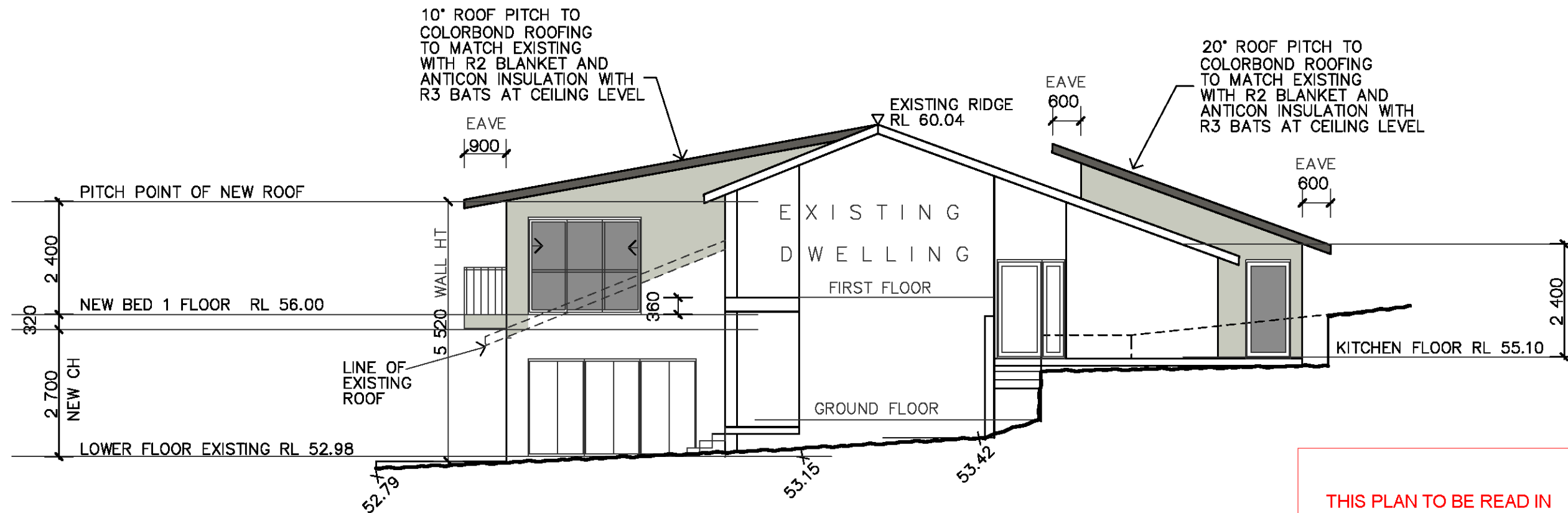


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SHEET 6 OF 16



NEW CONSTRUCTION TO BAL"FZ" AS3959 SECTION 9 REQUIRED

## SOUTH ELEVATION

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SHEET 7 OF 16



AREA OF MINOR  
ENCROACHMENT  
TO HEIGHT ENVELOPE

EAVE  
400

BDY

AT POINT  
"D"  
AT POINT  
"C"  
45°

4000

ADJOINING  
DWELLING

NATURAL GROUND LEVEL

FLOOR  
RL 52.98

53.15  
52.58  
52.58

NATURAL GROUND LEVEL

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CONJUNCTION WITH

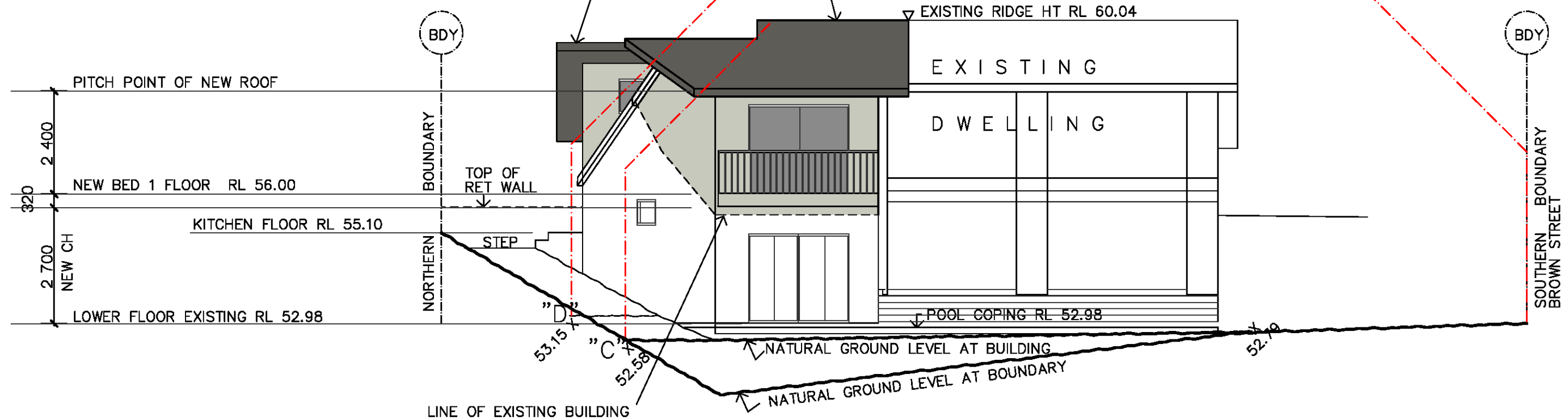
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NORTHERN BEACHES COUNCIL

VIEW PARRALLEL TO BOUNDARY TO DEMONSTRATE  
SIDE SETBACK ENVELOPE

WEST VIEW

COLORBOND ROOFING TO MATCH EXISTING  
WITH R2 BLANKET AND ANTICON INSULATION  
R3 BAT INSULATION AT CEILING LEVEL



NEW CONSTRUCTION TO BAL"FZ" AS3959 SECTION 9 REQUIRED

WEST ELEVATION

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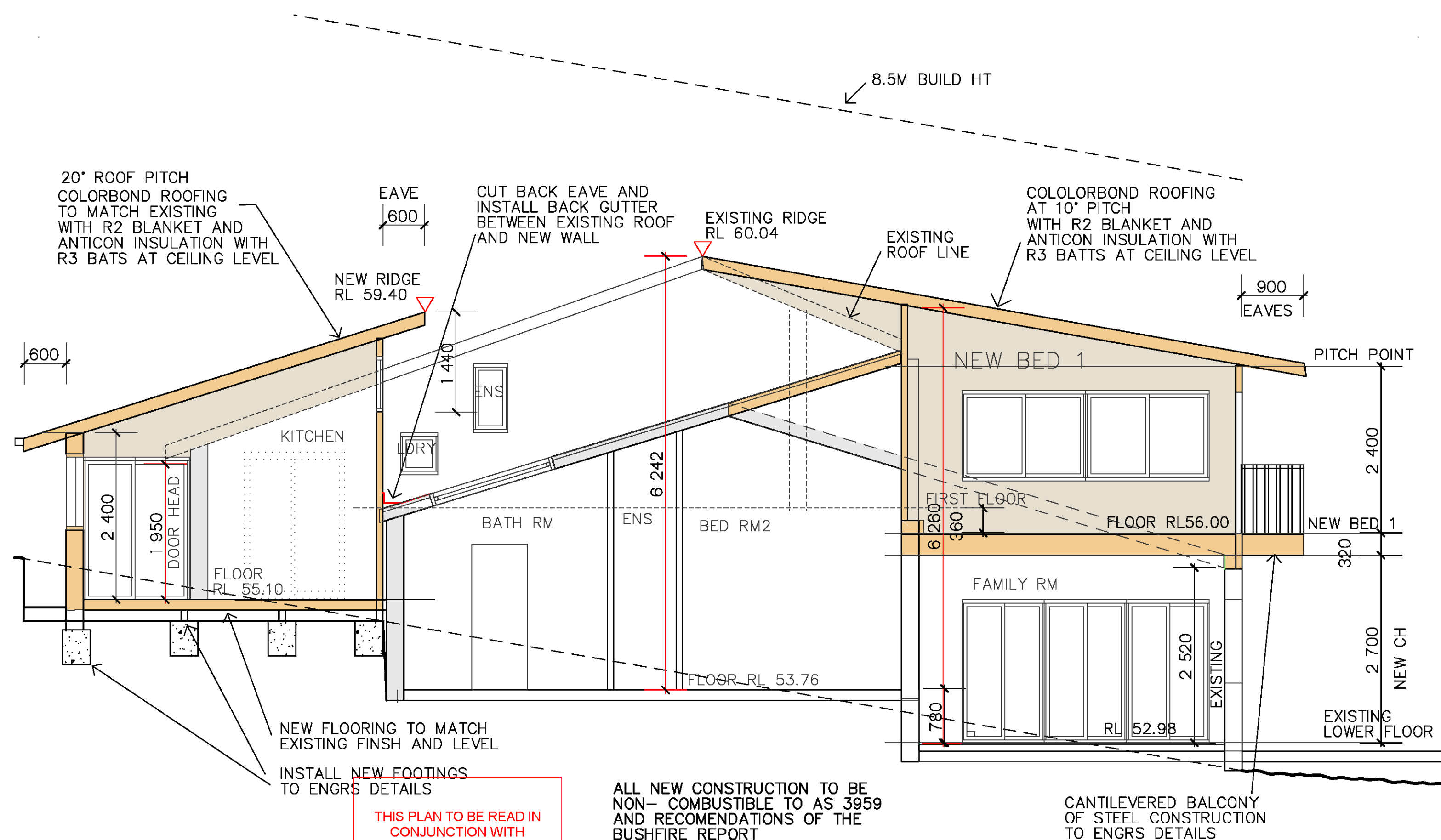
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SECTION A-A SCALE 1:50

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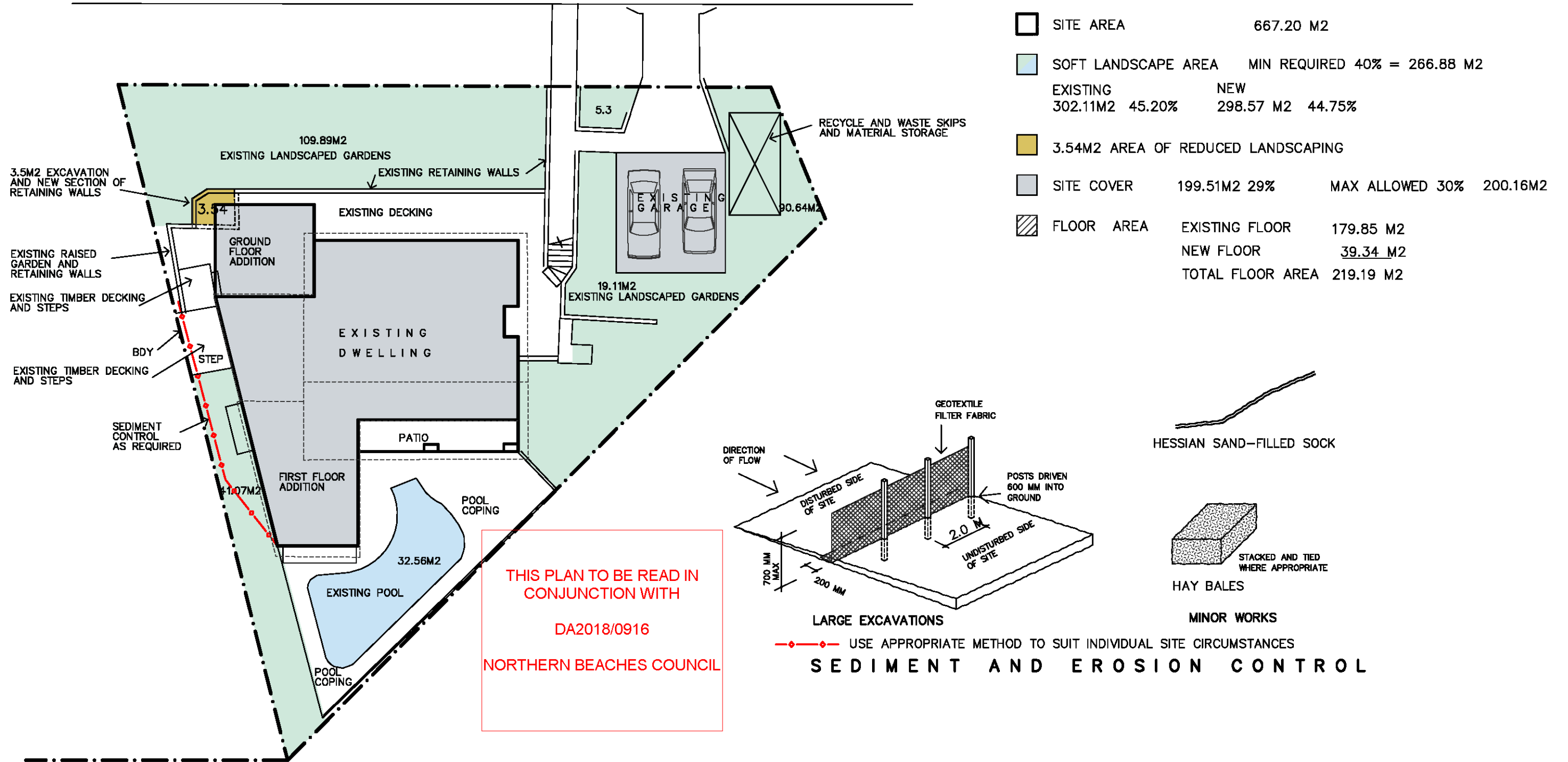
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# PAMBULA PLACE



## LANDSCAPE CALCULATIONS

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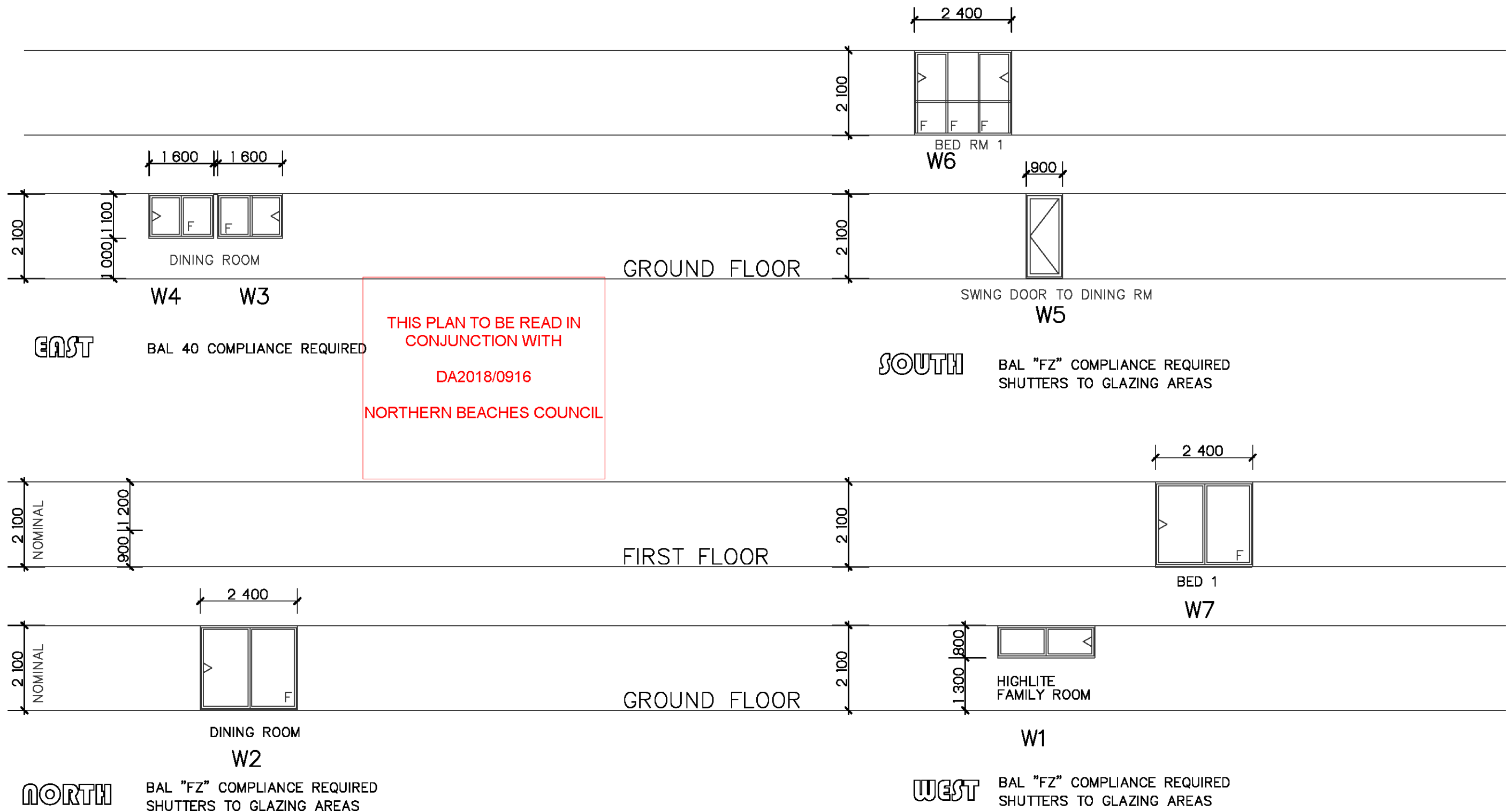


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- \* SIZES ARE NOMINAL CHECK MEASURE ON SITE PRIOR TO ORDERING TO NEAREST STOCK SIZE TO SUIT OPENING
- \* WINDOWS & DOORS VIEWED FROM THE OUTSIDE

- \* GLAZING TO BE TO BASIX CERTIFICATE REQUIREMENTS WITH ALUMINIUM FRAMES WITH DRAFT SEALS AND SCREENS MUST COMPLY WITH THE RELEVANT BUSHFIRE BAL RATING AND WITH THE BUSHFIRE REPORT

- \* ALL EXTERNAL OPENING WINDOWS AND DOORS TO BE LOCKABLE
- \* MUST COMPLY WITH THE NCC 2015 VOLS, 1 AND 2 AND TO COMPLY WITH THE RELEVANT AUST STANDARDS AS 2047, AS 1288, AS 2208

## WINDOW SCHEDULE

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BASIX Certificate number: A316068 page 2 / 6

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Lighting</b>			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓

BASIX Certificate number: A316068

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Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check	
Insulation requirements				
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications		
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: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)			
external wall: brick veneer	R1.16 (or R1.70 including construction)			
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)		

BASIX Certificate number: A316068

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
					>=0.43	6.44, SHGC: 0.75)			
W5	S	1.9	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W6	S	5	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W7	W	5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			

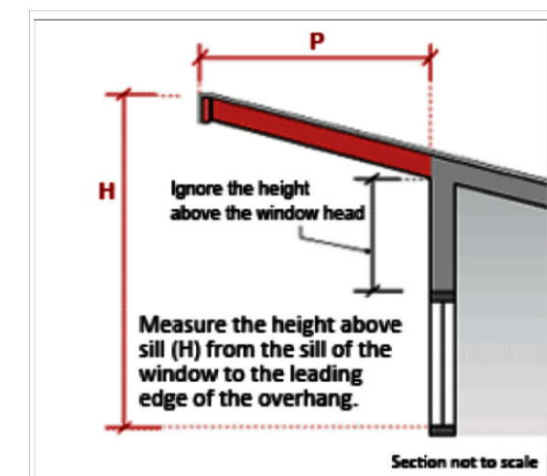
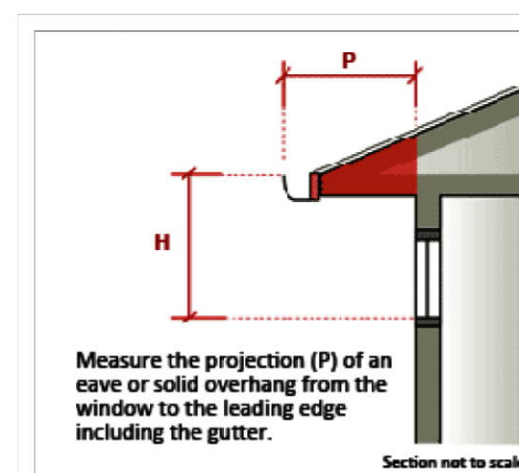
BASIX Certificate number: A316068

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Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check			
<b>Windows and glazed doors</b>						
<p>The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.</p> <p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <p>Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.</p> <p>For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.</p> <p>For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.</p> <p>Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.</p> <p>Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.</p>	<div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div>	<div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div>	<div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div>			
<b>Windows and glazed doors glazing requirements</b>						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type	
W1	W	1.92	0	0	projection/height above sill ratio >=0.36	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	N	5	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	E	1.8	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	E	1.8	0	0	projection/height above sill ratio	improved aluminium, single clear, (U-value:

Planning & Infrastructure

Building Sustainability Index www.basix.nsw.gov.au



PROJECTION / HEIGHT RATIO  
RATIO = "P" DIVIDED BY "H"

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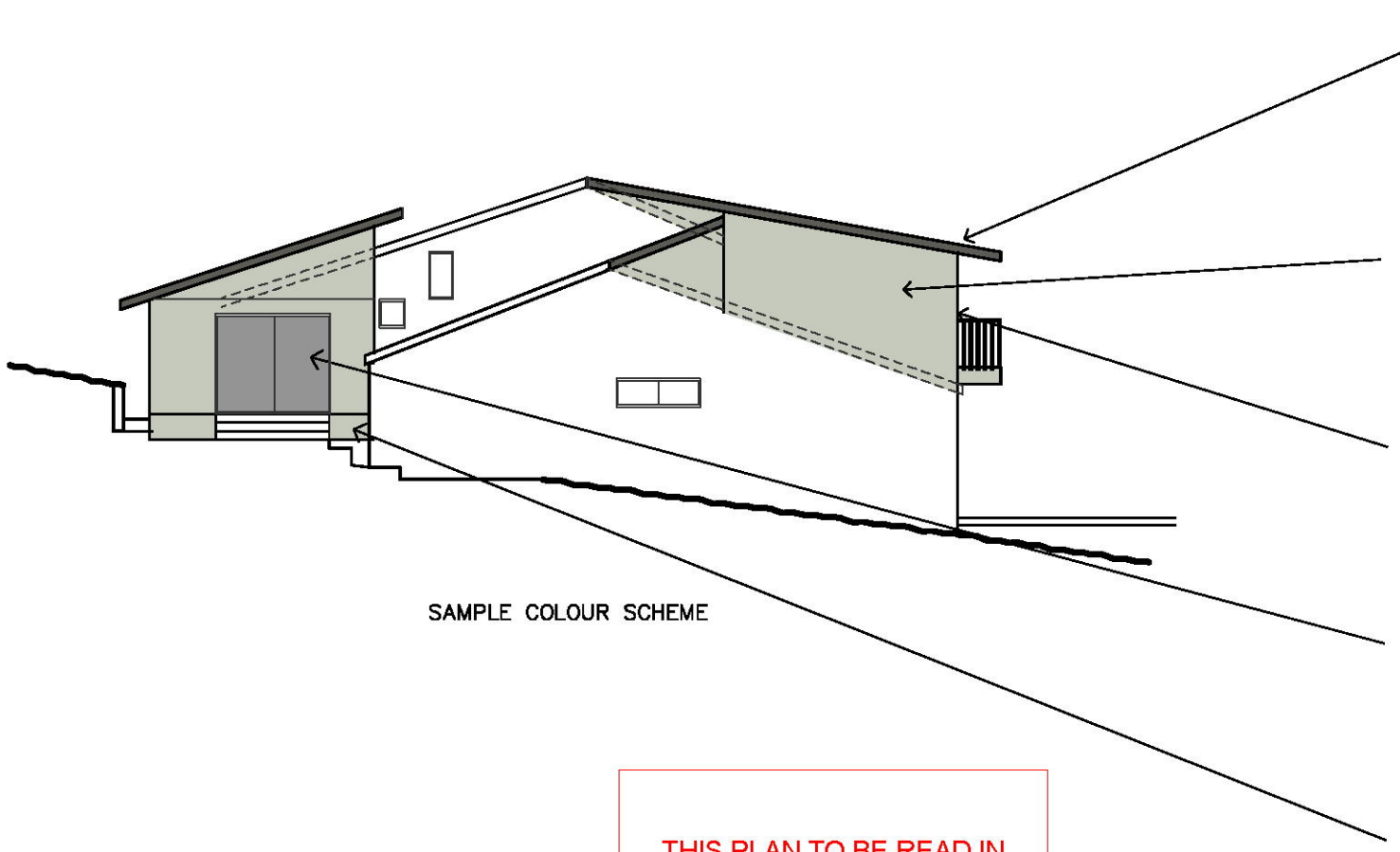
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BASIX NOTES

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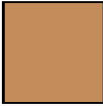
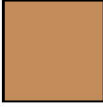

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SAMPLE COLOUR SCHEME

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-  COLORBOND ROOFING AND TRIM  
WOODLAND GREY  
TO MATCH EXISTING
-  FIBRE CEMENT CLADDING  
MID GREY  
TO MATCH EXISTING
-  ALUMINIUM WINDOWS  
COLORBOND CEDAR OR SIMILAR  
TO BED ROOM ADDITION  
TO MATCH EXISTING TIMBER
-  ALUMINIUM WINDOWS  
COLORBOND CEDAR OR SIMILAR  
TO DINING ROOM ADDITION  
TO MATCH EXISTING TIMBER
-  RENDERED BRICKWORK  
MID GREY  
TO MATCH EXISTING

