

ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BY THE BUILDER WHO WILL BE RESPONSIBLE FOR THE ACCURATE SETTING OUT OF THE JOB

ALL CONSTRUCTION IS TO COMPLY WITH THE RELEVANT BUILDING CODES AND LOCAL COUNCIL REQUIREMENTS

ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY

ROOF WATER AND SUBSOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED

DOWN PIPE LOCATION TO BE DETERMINED BY THE ROOF PLUMBER

ELECTRICAL, POWER AND LIGHT OUTLETS TO BE DETERMINED BY THE OWNER

STRUCTURAL DETAIL AND DESIGN TO BE APPROVED BY A STRUCTURAL ENGINEER

ANY ADDITIONAL DETAILING SHALL BE RESOLVED BETWEEN THE OWNER AND THE BUILDER

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM

EXTERNAL FRAMED WALLS TO HAVE MIN. R1.3 INSULATION (R1.7 INCLUDING CONSTRUCTION)  
SUSPENDED FRAMED FLOOR OVER GARAGE

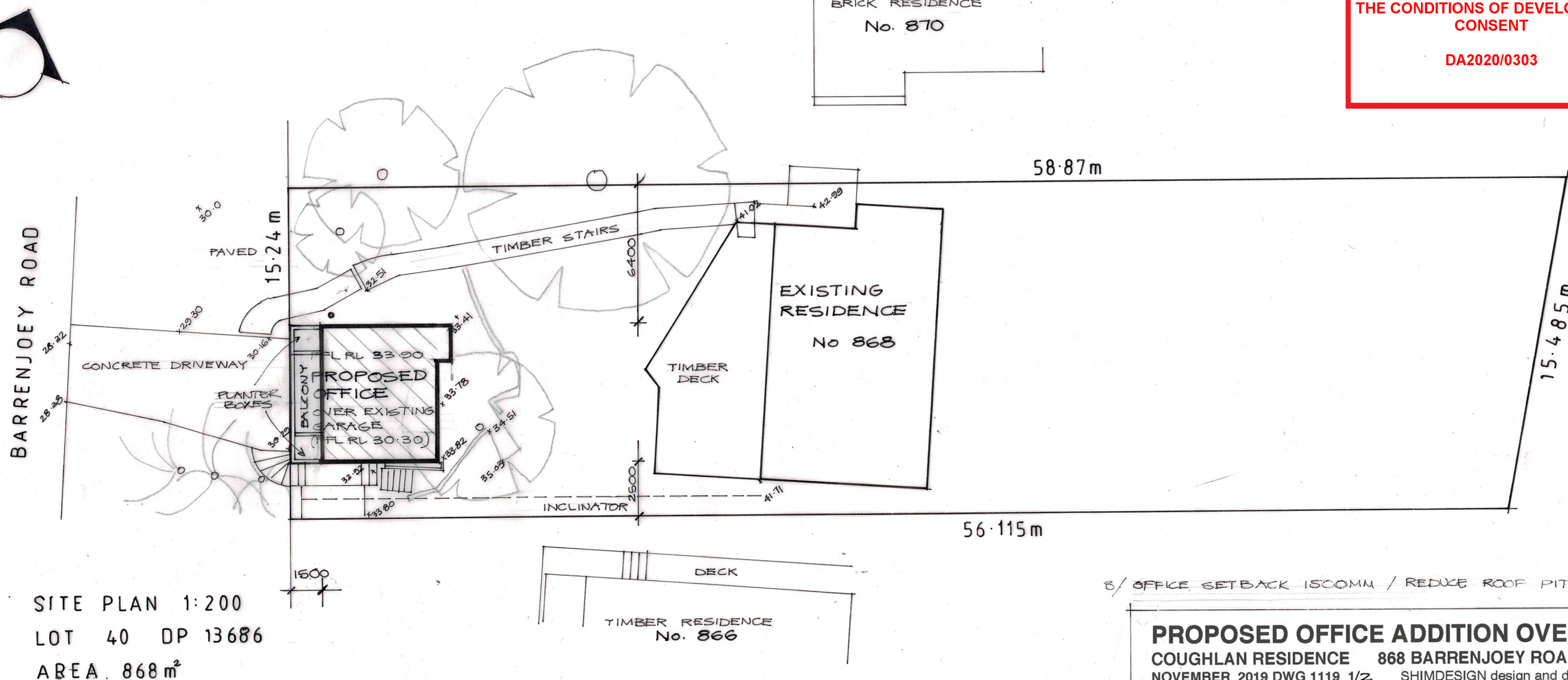
ROOF WITH DARK SOLAR ABSORPTANCE TO HAVE FOIL SARKING AND RAKED CEILING WITH R2.5 INSULATION

BATHROOM AND SHOWER TAPS TO HAVE MINIMUM 3 STAR RATING, MAXIMUM FLOW 9LTRS PER MINUTE.  
TOILETS TO HAVE MINIMUM 3 STAR RATING, MAXIMUM 4 LTR FLUSH

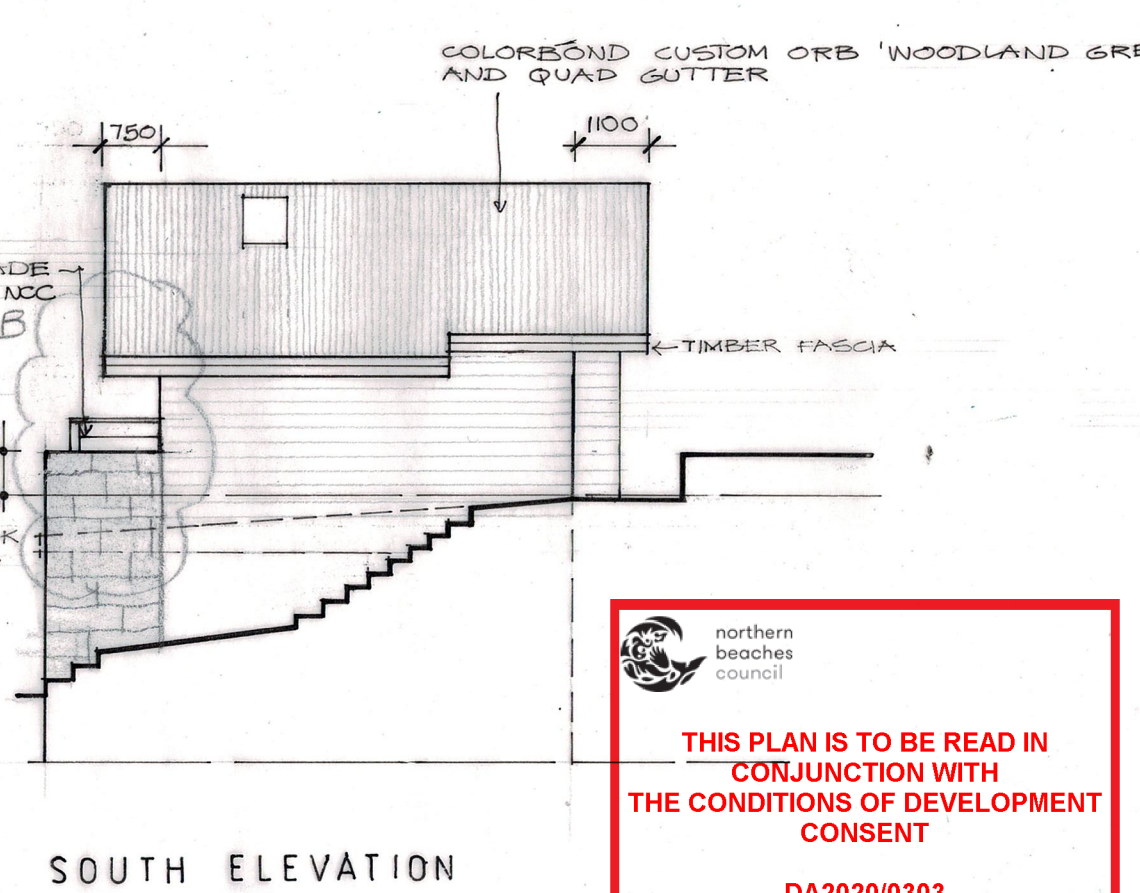
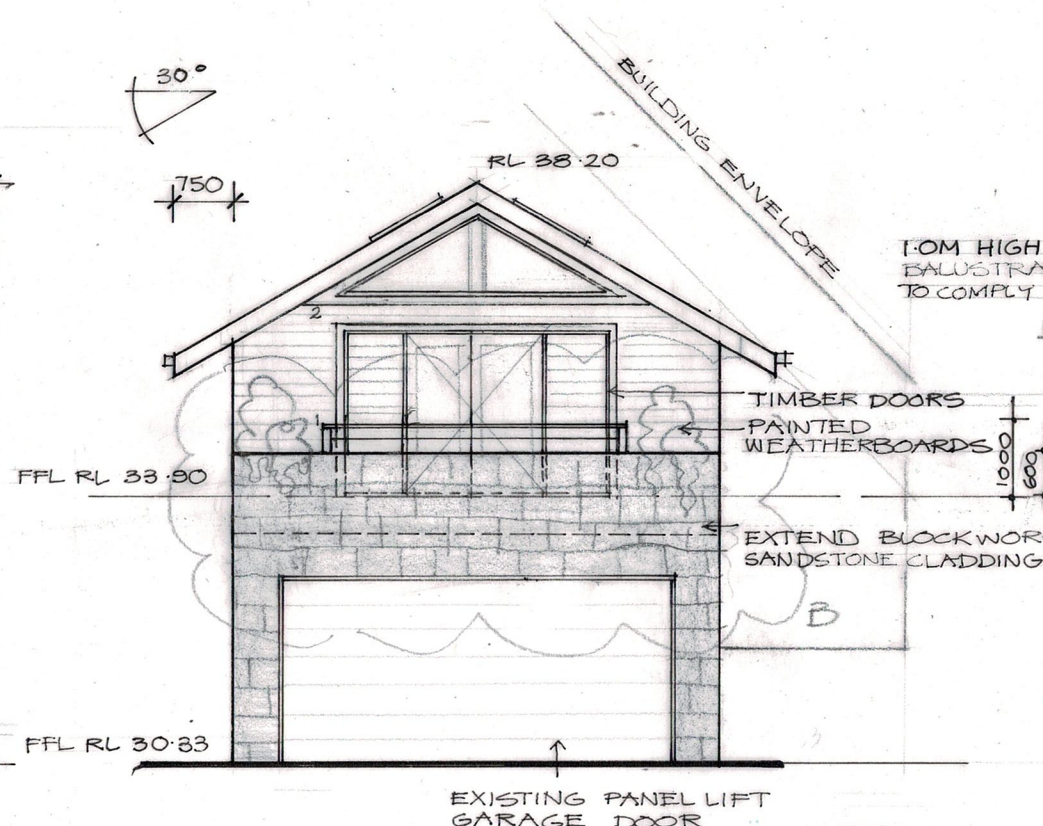
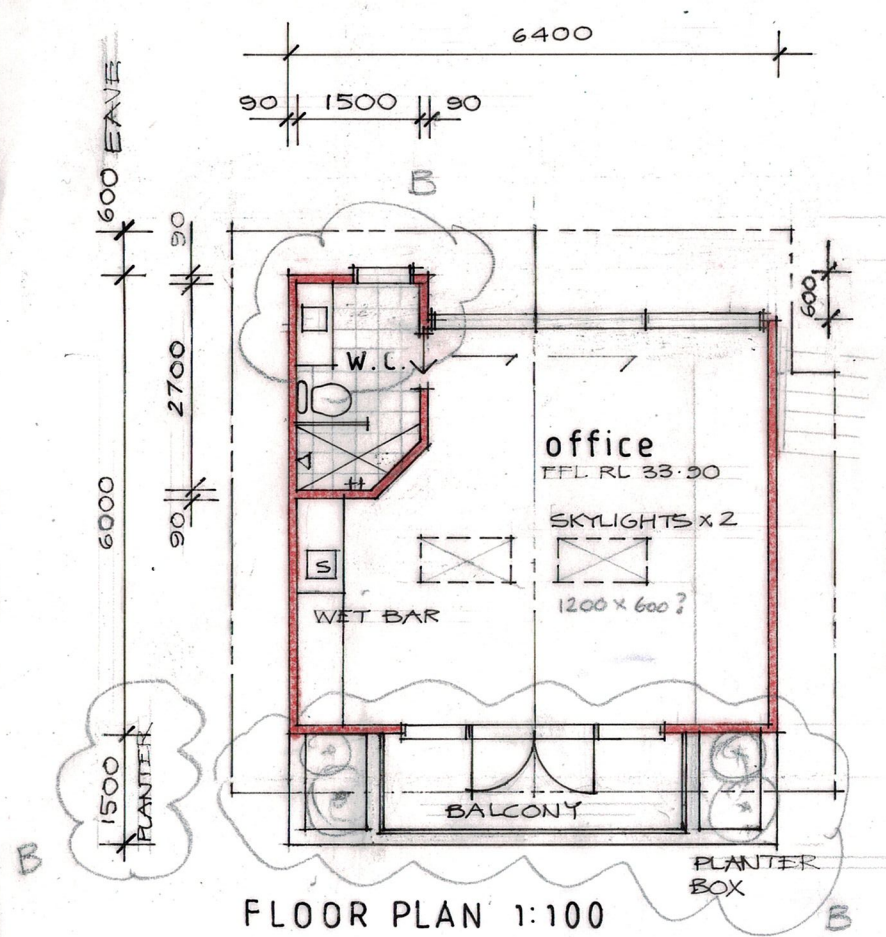
MINIMUM 40% NEW OR ALTERED LIGHT FITTINGS TO BE FLUORESCENT, COMPACT FLURO OR LED LAMPS.



DA2020/0303



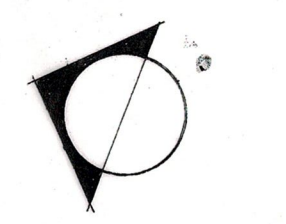
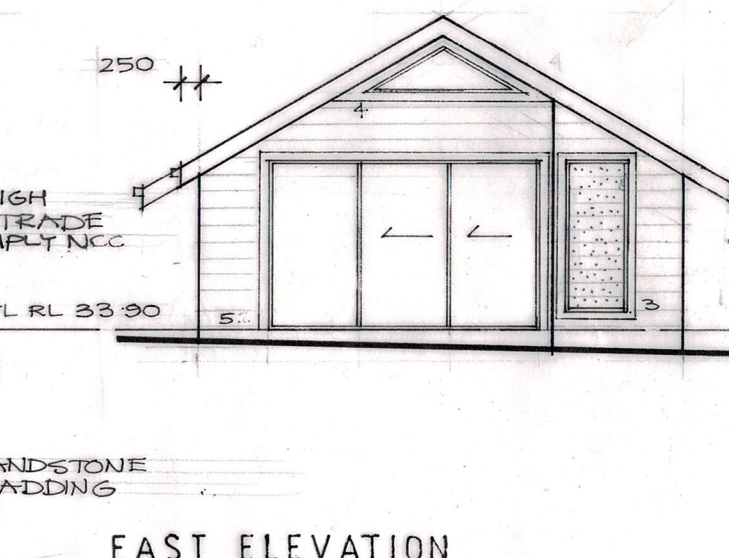
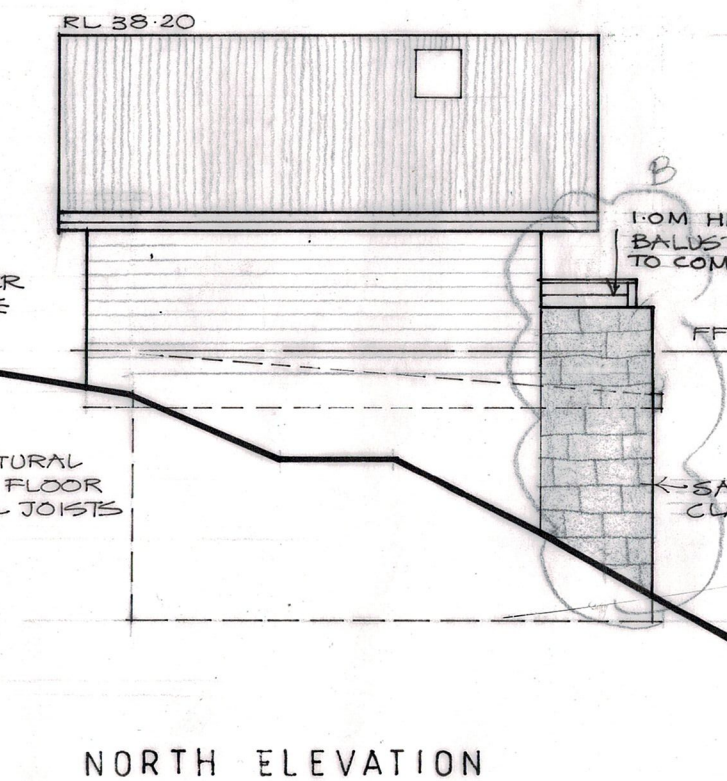
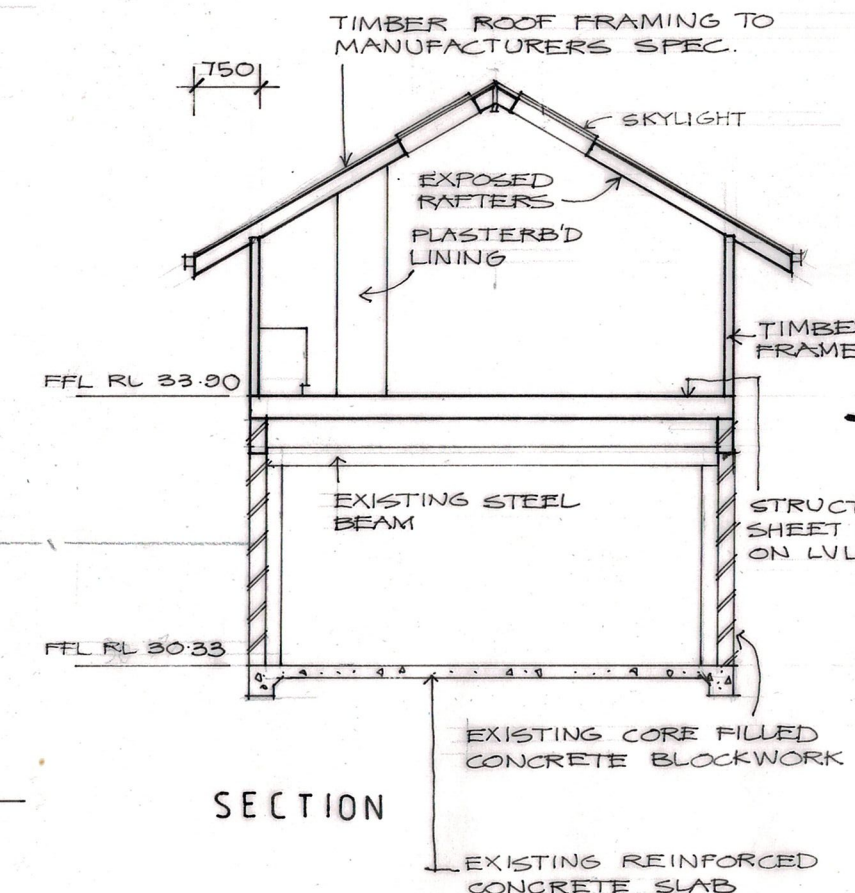
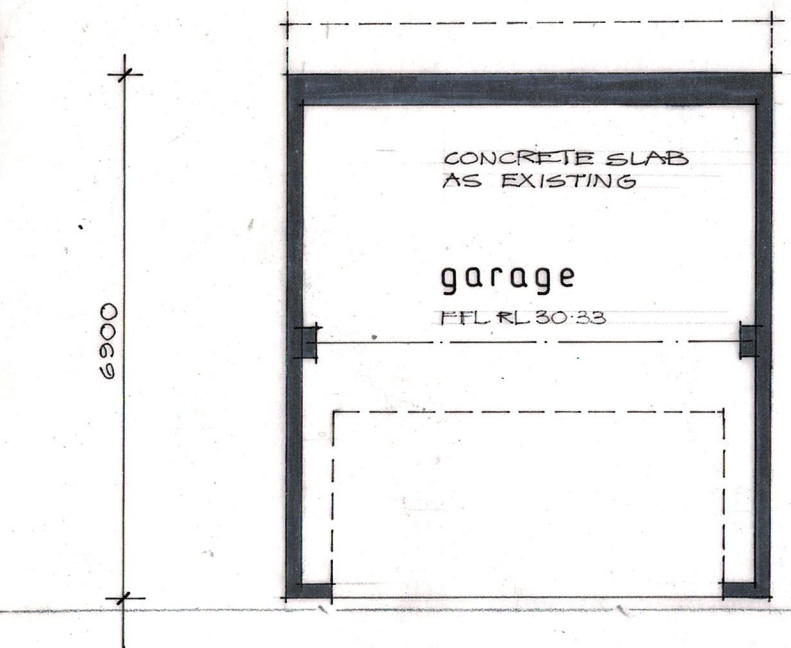




northern beaches council

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2020/0303**



B/ BALCONY INCORPORATING PLANTER BOXES TO FACADE  
OFFICE SETBACK 1500MM / REDUCE ROOF PITCH 2/7/20  
SHR WAW 25/3/19

**PROPOSED OFFICE ADDITION OVER GARAGE**  
COUGHLAN RESIDENCE 868 BARRENJOEY ROAD PALM BEACH  
NOVEMBER 2019 DWG 1119 2/2 SHIMDESIGN design and drafting 0400 898 744