



DA2019/1384

ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE NATIONAL CONSTRUCTION CODE, AND OTHER RELEVANT STATUTORY AND LOCAL REGULATIONS CODES, AND WITH MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS.

## SPECIFICATION

## TERMITE PROTECTION

TERMITE PROTECTION  
To comply with  
AS 3660.1-2000- Termite Management New  
Building Work  
NCC Part 3.1.3 Termite Risk Management

## TIMBER FRAMING

to comply with  
AS 1684.1-1999- Residential Timber Framed  
Construction

AS 1604.1-2012— Specification for  
Preservative Treatments  
NCC Part 3.4.3 Timber Framing

## ROOF CLADDING

to comply with  
AS 1562.1- Metal Roofing  
NCC Part 3.5.1 Roof Cladding

## WALL CLADDING

WALL CLADDING  
to comply with  
AS1562.1 &  
NCC Part 3.5.5.0 Sheet Wall Cladding

## ELECTRICAL &amp; LIGHTING

AS/NZ 3000- Electrical installations (known as the Australian/New Zealand Wiring Rules). Refer to Consulting Engineers Flood Report recommendations

## STRUCTURAL ADEQUACY

Refer to future Consulting Engineers drawings, specifications and certificates

TYPE OF CONSTRUCTION REQUIRED  
Refer to future Consulting Engineers

Refer to future Consulting Engineers drawings, specifications and certificates

All works are to be completed in accordance with those referred to in section 81A (5) of the Environmental Planning & Assessment Act 1975

## BASIX COMMITMENTS

A minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

New or altered showerheads have a flow rate no greater than 9 L per min. or a 3 star rating.  
New or altered toilets have a flow rate no greater than 4 L per average flush or min. 3 star rating.  
New or altered taps have a flow rate no greater than 9 L per min. or min 3 star rating.

All insulation to be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.  
Suspended floor with open sub floor to be insulated to R0.80(down) (or R1.50 min. including construction)  
External timber framed wall to be insulated to R1.30(or R1.70 min. including construction)  
Flat ceiling flat roof:framed to be insulated to ceiling R1.40(up) of roof backed blanket(55mm)  
Glazing requirements- Refer to Basix Certificate  
Number:A363032

## A DA ISSUE

05.12.2019

## AMENDMENTS

## DATE \_\_\_\_\_

**BEN FITZGERALD DESIGN**

**BEN FITZ**  
PH 0405 388 089

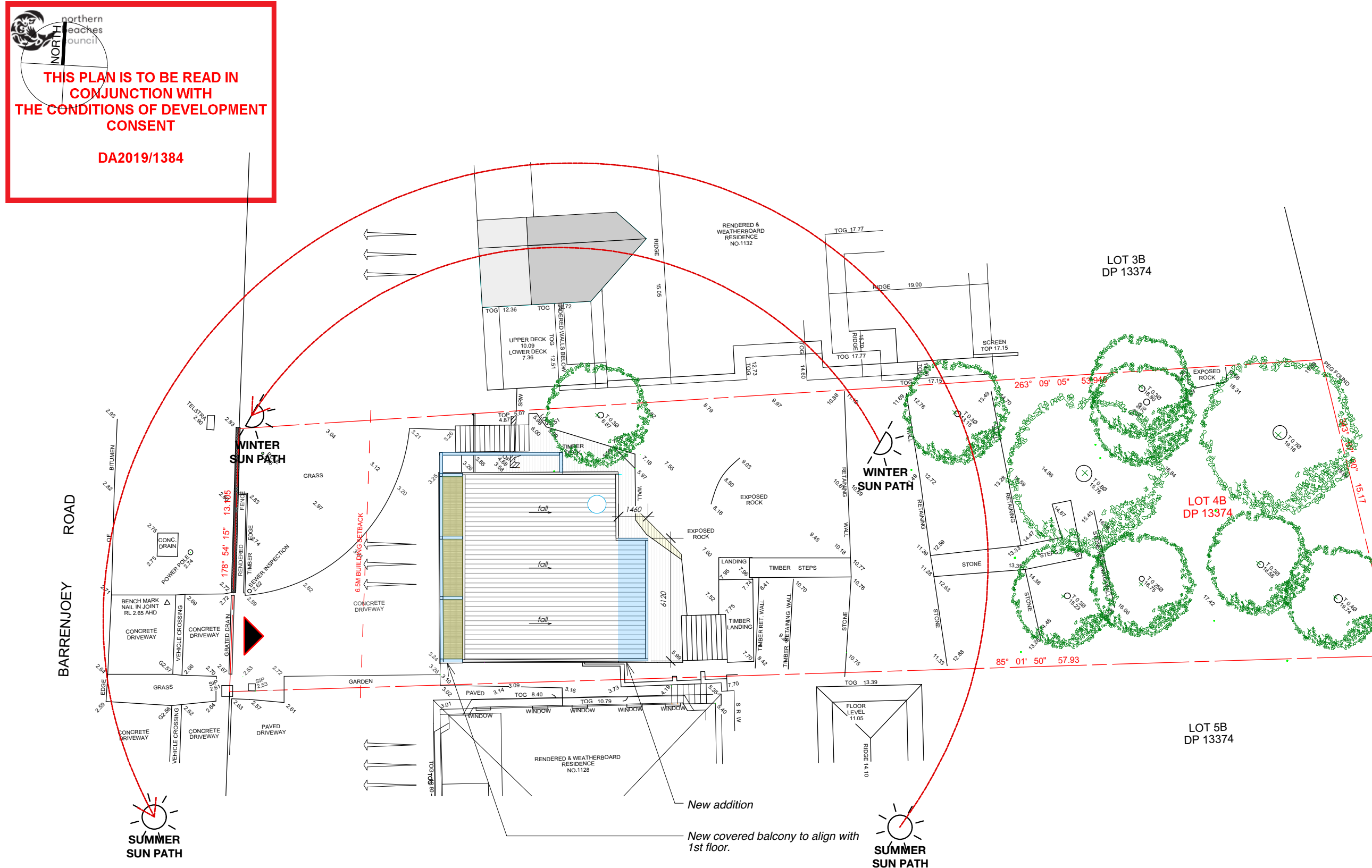
**DEVELOPMENT APPLICATION  
MESSENGER RESIDENCE  
1130BARRENJOEY RD  
PALM BEACH 2108  
LOT 4B DP 13374**

### Drawing

## SITE ANALYSIS / ROOF PLAN

Scale	Drawn	Date	Project No.	Drawing No.
1:200 @A3	BF	NOV 2019	1025	<b>DA.01A</b>

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01

*SITE ROOF PLAN*

Scale: 1:200

## LEGEND



Views to Pittwater.



Vehicle entry to property.

0                      5                      10 M





northern  
beaches  
council

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

DA2019/1384  
NEW PARAPET  
RL 11.68

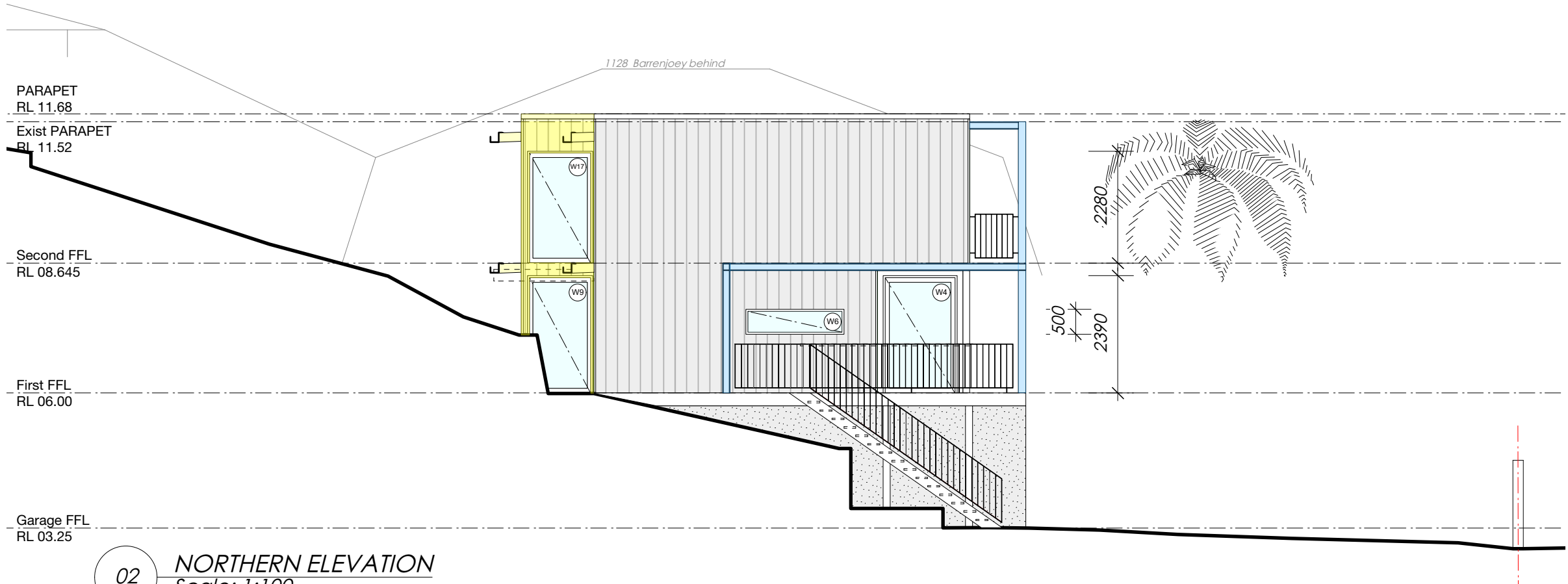
Exist PARAPET  
RL 11.52

Second FFL  
RL 08.645

First FFL  
RL 06.00

Garage FFL  
RL 03.25

01 WESTERN ELEVATION  
Scale: 1:100



PARAPET  
RL 11.68

Exist PARAPET  
RL 11.52

Second FFL  
RL 08.645

First FFL  
RL 06.00

Garage FFL  
RL 03.25

02 NORTHERN ELEVATION  
Scale: 1:100

0 5 10 M



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#### SPECIFICATION

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Building Work  
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**ROOF CLADDING**  
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NCC Part 3.5.1 Roof Cladding

**WALL CLADDING**  
to comply with  
AS1562.1 &  
NCC Part 3.5.5.0 Sheet Wall Cladding

**ELECTRICAL & LIGHTING**  
to comply with  
AS/NZ 3000- Electrical installations (known as  
the Australian/New Zealand Wiring Rules).  
Refer to Consulting Engineers Flood Report  
recommendations

**STRUCTURAL ADEQUACY**  
Refer to future Consulting Engineers  
drawings, specifications and certificates

**TYPE OF CONSTRUCTION REQUIRED**  
Refer to future Consulting Engineers  
drawings, specifications and certificates

All works are to be completed in accordance  
with those referred to in section 81A (5) of the  
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1975

#### BASIX COMMITMENTS

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Flat ceiling flat roof:framed to be insulated to  
ceiling R1.40(up) rof foil backed blanket(55mm)  
Glazing requirements- Refer to Basix Certificate  
Number:A363032

A DA ISSUE 05.12.2019

AMENDMENTS	DATE
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**BEN FITZGERALD DESIGN**  
PH 0405 388 089

**DEVELOPMENT APPLICATION  
MESSENGER RESIDENCE  
1130BARRENJOEY RD  
PALM BEACH 2108  
LOT 4B DP 13374**

Drawing

**PROPOSED SECOND  
FLOOR & ROOF PLANS**

Scale	Drawn	Date	Project No.	Drawing No.
1:100 @A3	BF	NOV 2019	1025	<b>DA.04A</b>

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NEW PARAPET **DA2019/1384**  
RL 11.68

Exist PARAPET  
RL 11.52

Second FFL  
RL 08.645

First FFL  
RL 06.00

Garage FFL  
RL 03.25

01

**SOUTHETRN ELEVATION**  
Scale: 1:100

PARAPET  
RL 11.68

Exist PARAPET  
RL 11.52

Second FFL  
RL 08.645

First FFL  
RL 06.00

Garage FFL  
RL 03.25

02

**EATERN ELEVATION**  
Scale: 1:100

0 5 10 M



1132 Barrenjoey behind

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**DATE**

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**PALM BEACH 2108**  
**LOT 4B DP 13374**

Drawing

**SOUTHERN & EASTERN  
ELEVATIONS**

Scale	Drawn	Date	Project No.	Drawing No.
1:100 @A3	BF	NOV 2019	1025	<b>DA.05A</b>

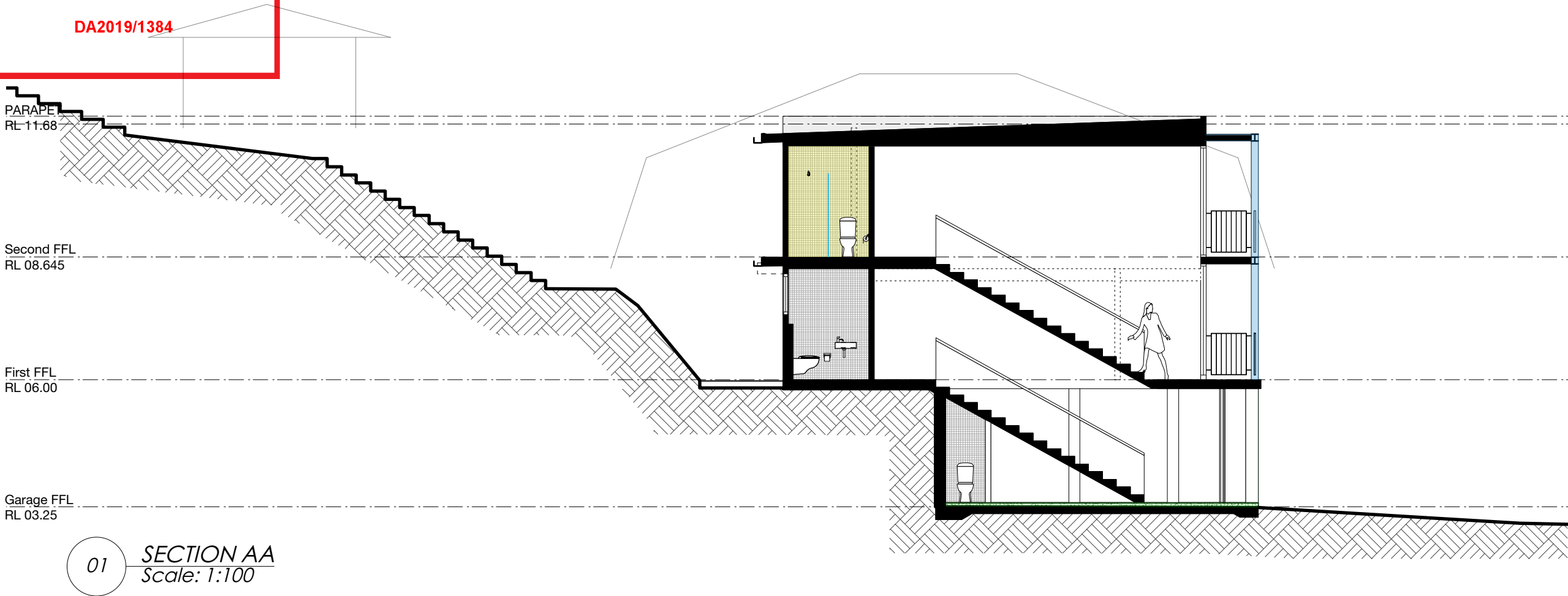
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northern  
beaches  
council

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PH 0405 388 089

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Drawing

SECTIONS AA & BB

Scale	Drawn	Date	Project No.	Drawing No.
1:100 @A3	BF	NOV 2019	1025	DA.06A

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