

Basix Certificate No. A365037

ITEM	ORIENTATION	BASIX REQUIREMENTS
FIXTURES	ROTARY SYSTEMS	SAB INSTANTANEOUS
FITTINGS	LIGHTS	40% OF NEW OR ALTERED LIGHTS ARE TO BE FLUORO COMPACT FLUORO OR LED LIGHTS
FIXTURES	SHOWERHEADS	FLOW RATE NO GREATER THAN 9.0 L/MIN OR 3 STAR RATING
FIXTURES	TOILETS	FLOW RATE NO GREATER THAN 4.0 L/MIN OR 3 STAR RATING
FIXTURES	TAPS	FLOW RATE NO GREATER THAN 9.0 L/MIN OR 3 STAR RATING
INSULATION	CONCRETE SLAB ON GROUND	NL
SUSPENDED FLOOR	EXTERNAL WALL FRAMED	R 0.9 (DOWN) R 1.3 INCLUDING CONSTRUCTION R 1.80 # OR R 1.0 INCLUDING CONSTRUCTION
WINDOWS & GLAZED DOORS	Area	Overhanging shading device
W1	N	1.44
W2	S	5.55
W3	S	1.02
D2	E	12.27
D1	E	5.54

Courtyard

ONE & TWO STOREY
No.59



NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:
 - CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
 - INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
 - LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
 - CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
 - CUT OFF EMERGENCY SERVICES
 - DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG. - TEL. 1100



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

DA2021/1834

All dimensions & setouts to be checked on site prior to commencement of works & or fabrication of any components.
DO NOT scale from drawings.
This drawing is subject to copyright

Amendments : Issue	Description	By	Date
a	DA issue	sg	Oct.2019
b	client amendments	sg	14.03.21
c	DA issue	sg	14.03.21

SEAN GILMOUR
Nominated Architect (rn 7973)

ABN 40 824 597 954
59 Smith Avenue
Allambie Heights
NSW 2100

TEL: (02) 9905 8332
Mobile: 0406 995401
Email: sg.architect@outlook.com

PROJECT
Alterations & Additions for
Rod Pearse
Lot 56 in DP12764
61 Smith Avenue
Allambie Heights, NSW, 2100

Drawing : **Floor Plans**

Scale : 1:100 @ A3

Date : July 2021

Dwg :
DA 03/C

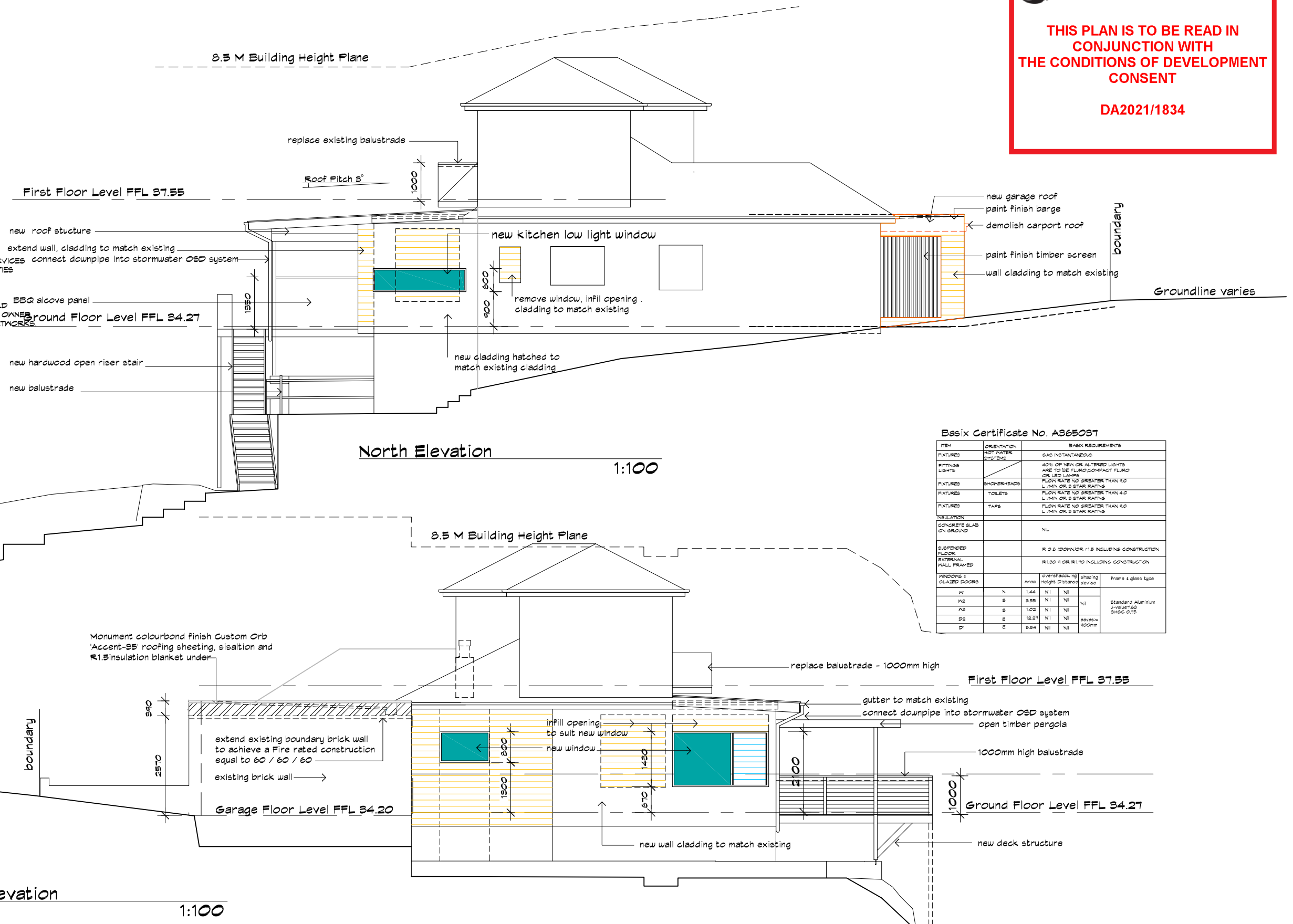


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a	DA Issue	sg	Oct.2019
b	client amendments	sg	14.03.21
c	DA Issue	sg	July2021

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PROJECT

Alterations & Additions for
Rod Pearse & Catherine Moore
Lot 56 in DP12764
61 Smith Avenue
Allambie Heights, NSW, 2100

Drawing :
Elevations

Scale : 1:100 @ A3

Date : July 2021

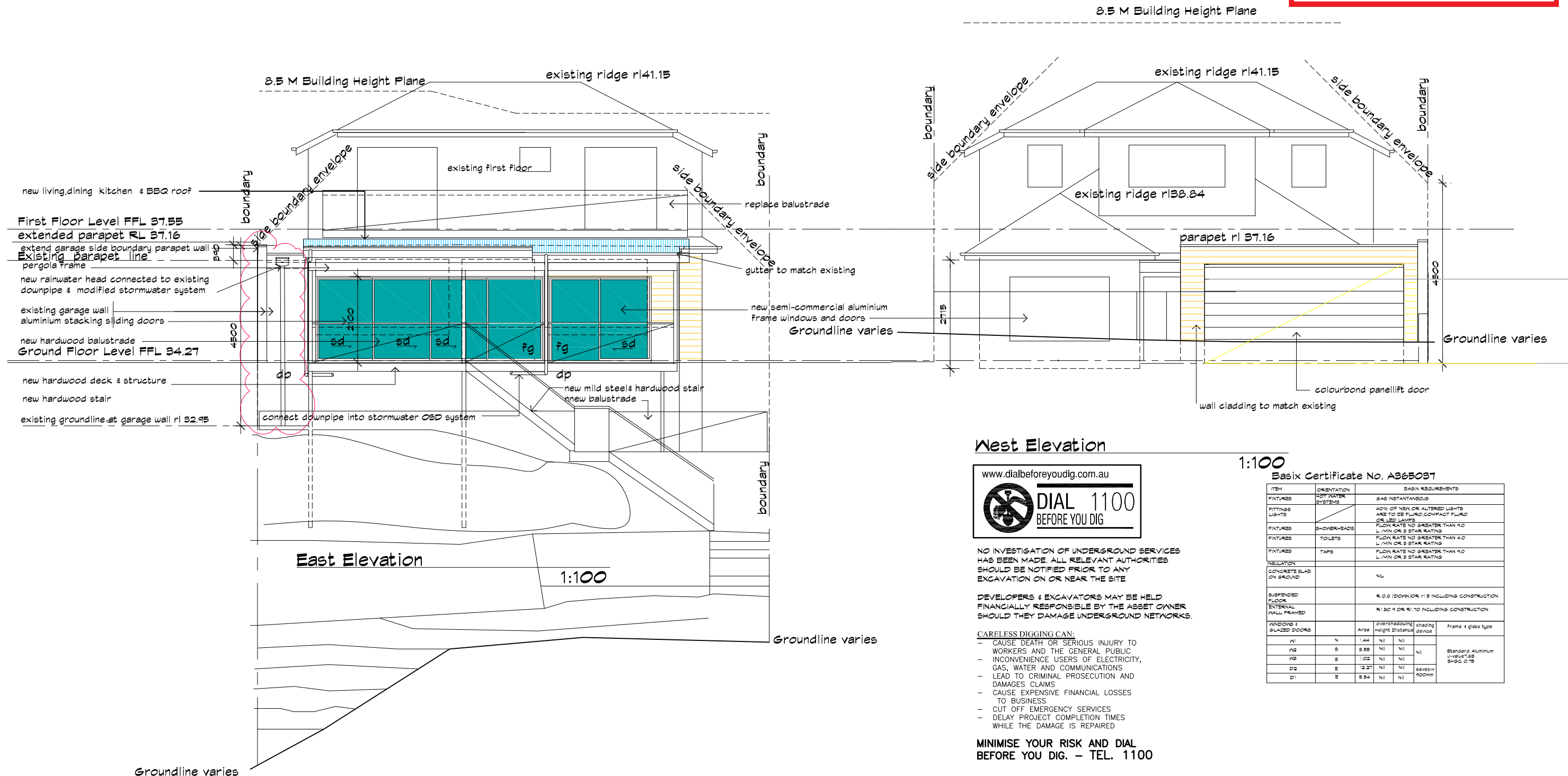
Dwg :
DA-04/C



northern
beaches
council

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DA2021/1834



All dimensions & setouts to be checked on site prior to commencement of works & or fabrication of any components. DO NOT scale from drawings. This drawing is subject to copyright	Amendments :				SEAN GILMOUR Nominated Architect (rn 7973) ABN 40 824 597 954 59 Smith Avenue Allambie Heights NSW 2100 TEL: (02) 9905 8382 Mobile: 0406 995401 Email: sg.architect@outlook.com	PROJECT Alterations & Additions for Rod Pearse & Catherine Moore Lot 56 in DP12764 61 Smith Avenue Allambie Heights, NSW, 2100	Drawing : Elevations	
	Issue	Description	By	Date			Scale : 1:100 @ A3	Dwg :
	a	DA Issue	sg	Oct.2019				DA-05/d
	b	client amendments	sg	14.03.21				
	c	DA Issue	sg	July 2021			Date : July 2021	
	d	Councils amendments	sg	Dec.2021				

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DA2021/1834

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ITEM	ORIENTATION	BASIX REQUIREMENTS
FITTINGS LIGHTS	200 WATER SYSTEMS	6AS INSTANTANEOUS 40% OF NEW OR ALTERED LIGHTS ARE TO BE FLUORO COMPACT FLUORO OR LED LAMPS
FITTINGS SHOWERHEADS		FLOW RATE NO GREATER THAN 6.0 L/MIN OR 3 STAR RATING
FITTINGS TOILETS		FLOW RATE NO GREATER THAN 4.0 L/MIN OR 3 STAR RATING
FITTINGS TAPS		FLOW RATE NO GREATER THAN 6.0 L/MIN OR 3 STAR RATING
INSULATION CONCRETE SLAB ON GROUND		NIL
SUSPENDED FLOOR		R 0.5 (DOWN) OR 1.5 INCLUDING CONSTRUCTION
EXTERNAL WALL FRAMED		R1.50 # OR R1.10 INCLUDING CONSTRUCTION
WINDOWS & GLAZED DOORS		OVERSHADING shading device frame & glass type
W1	N	7.44 N1 N1
W2	S	9.99 N1 N1
W3	S	7.02 N1 N1
D1	E	12.21 N1 N1
D2	E	9.34 N1 N1



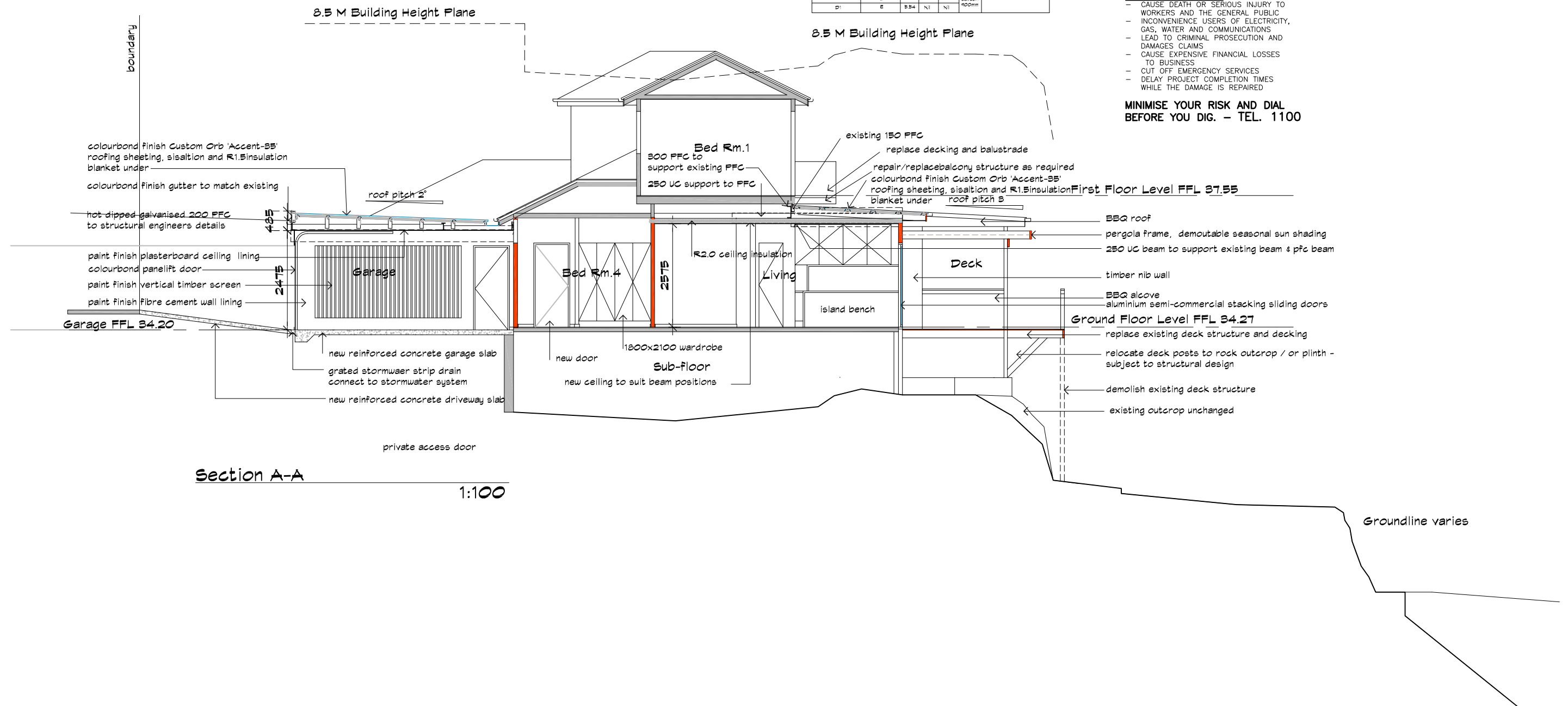
NO INVESTIGATION OF UNDERGROUND SERVICES
HAS BEEN MADE. ALL RELEVANT AUTHORITIES
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DAMAGES CLAIMS
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WHILE THE DAMAGE IS REPAIRED

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Amendments : Issue	Description	By	Date
a	DA Issue	sg	Oct.2019
b	client amendments	sg	14.03.21
c	DA Issue	sg	July2021

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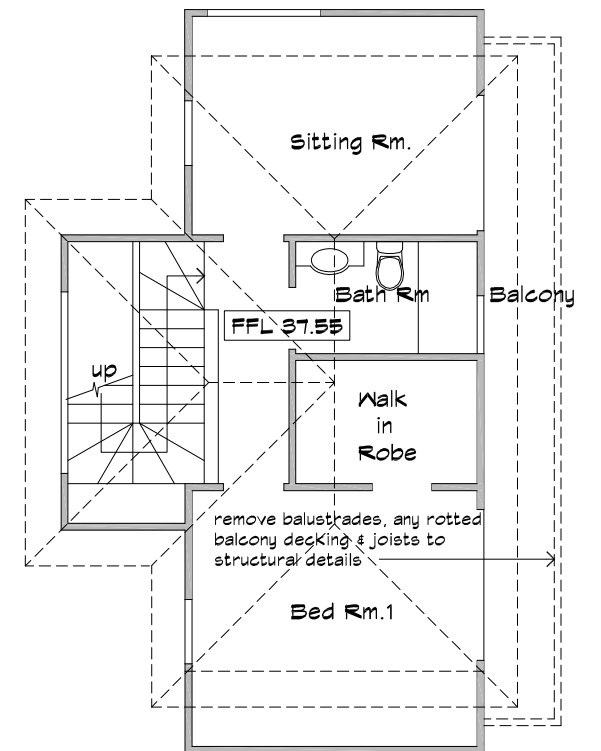
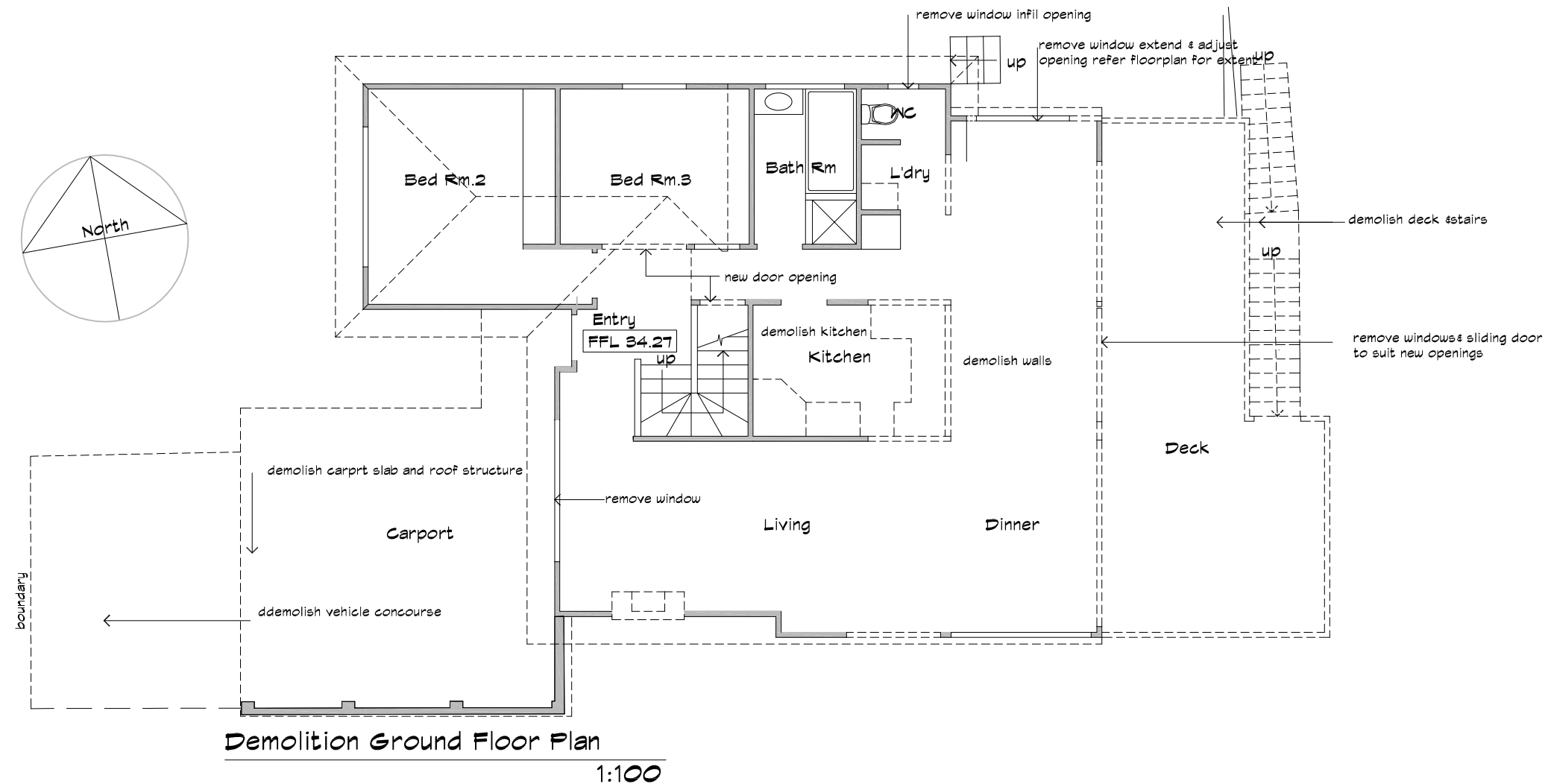
PROJECT
Alterations & Additions for
Rod Pearse & Catherine Moore
Lot 56 in DP12764
61 Smith Avenue
Allambie Heights, NSW, 2100

Drawing :
Section

Scale : 1:100 @ A3

Date : October 2019

Dwg :
CD-06/c



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Amendments :			
Issue	Description	By	Date
a	DA Issue	sg	22.07.21

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PROJECT
Alterations & Additions for
Rod Pearse
Lot 56 in DP12764
61 Smith Avenue
Allambie Heights, NSW, 2100

Drawing : **Demolition Plans**

Scale : 1:100 @ A3

Date : July 2021

Dwg :
DA 07/a

www.dialbeforeyoudig.com.au



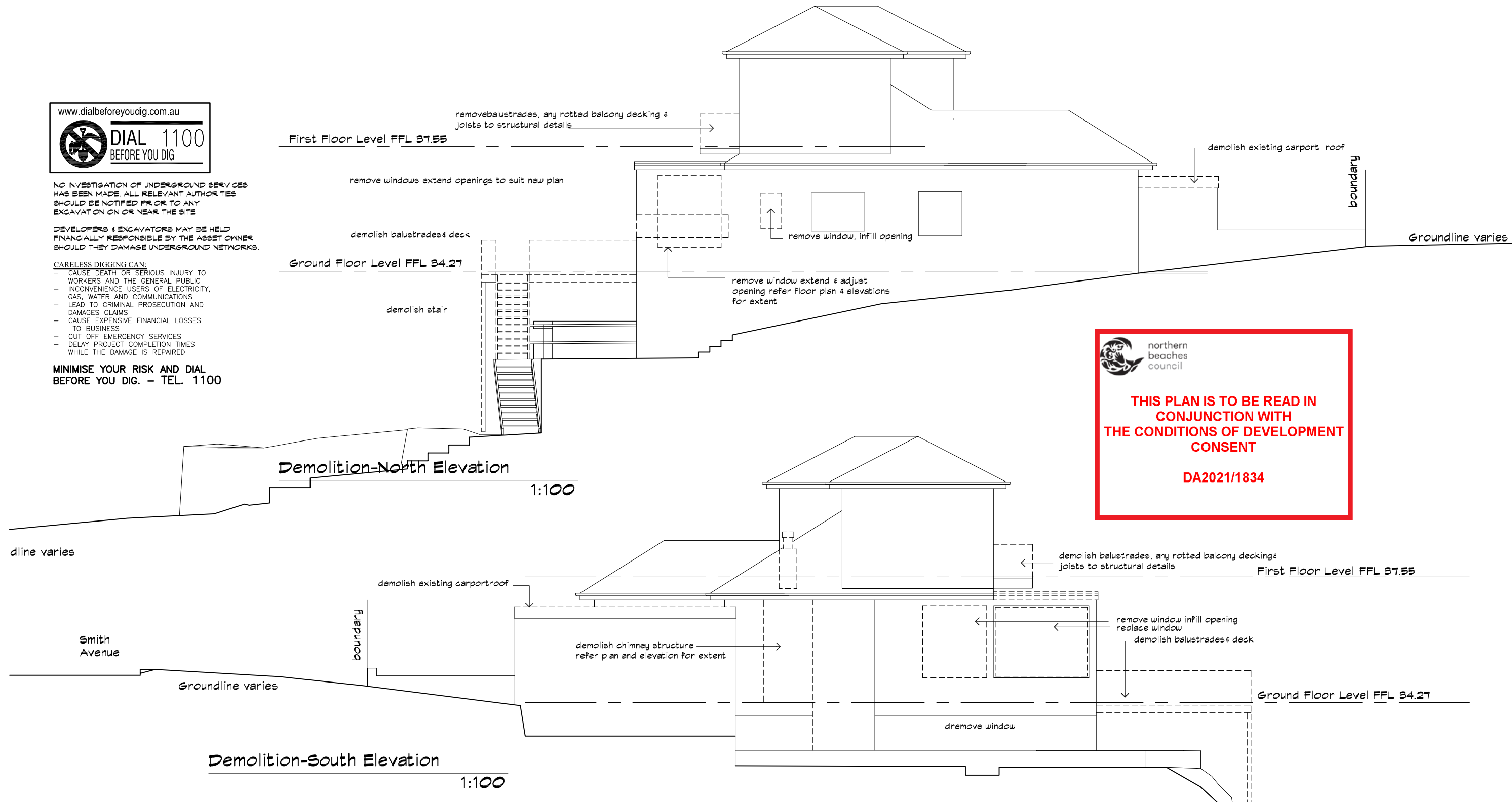
DIAL 1100
BEFORE YOU DIG

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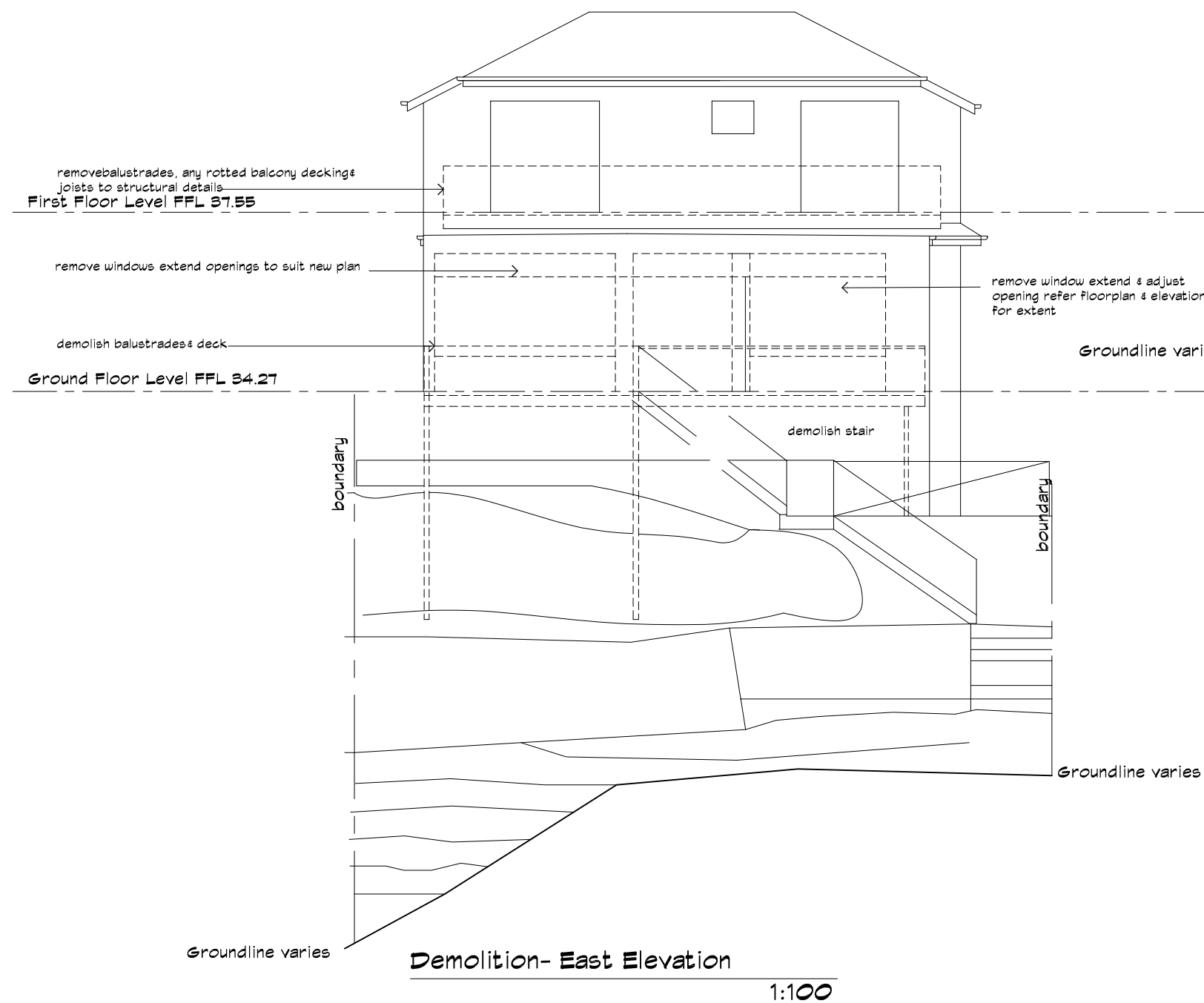


 **northern beaches council**

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	Issue	Description					By	Date
	a	DA Issue	sg	22.07.21	ABN 40 824 597 954 59 Smith Avenue Allambie Heights NSW 2100 TEL: (02) 9905 8332 Mobile: 0406 995401 Email: sg.architect@outlook.com		Date : July 2021	



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	Issue	Description	By	Date			Scale : 1:100 @ A3	Dwg : DA 09/a
	a	DA Issue	sg	22.07.21			Date : July 2021	