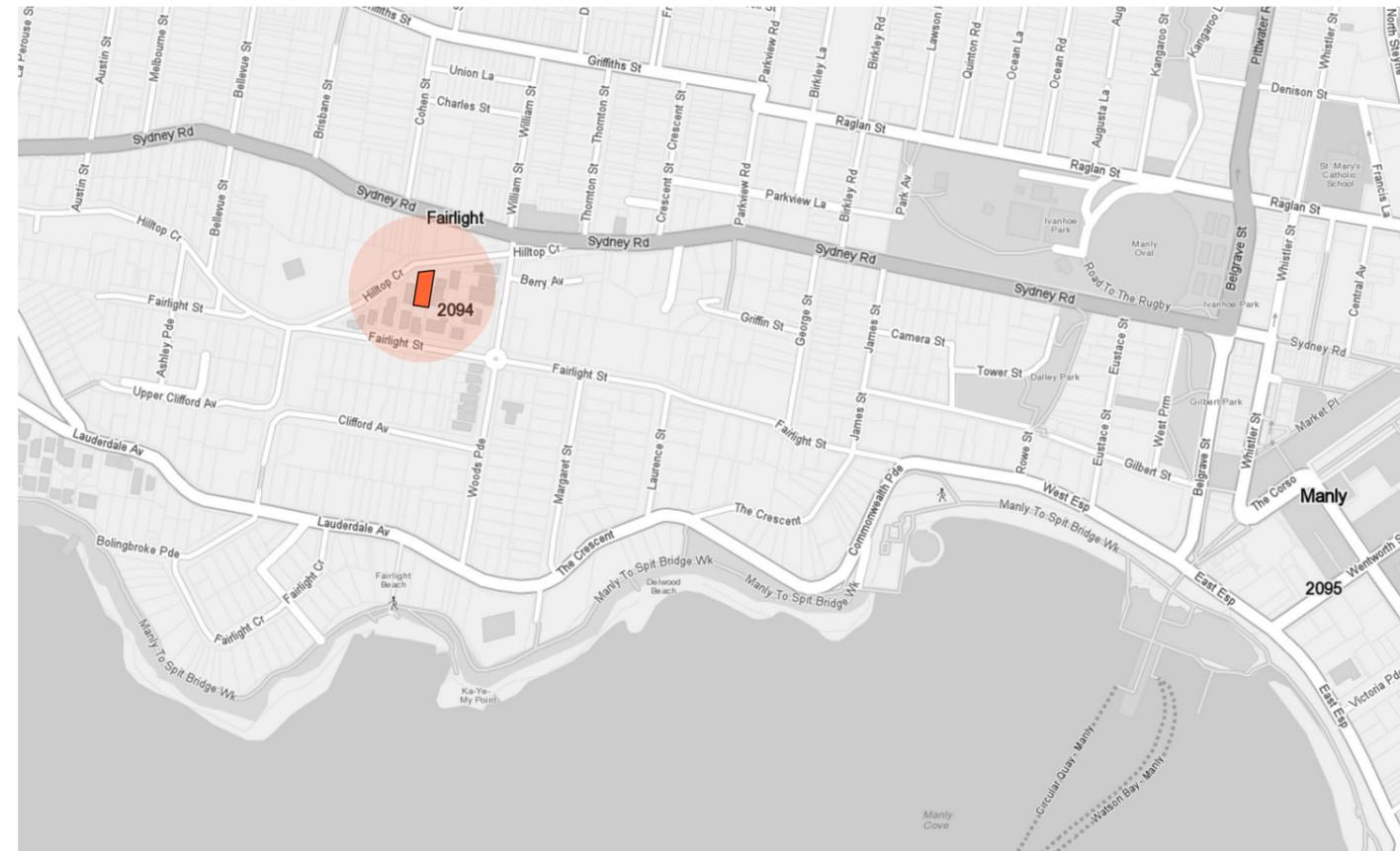


LIST OF ABBREVIATIONS

AFFL	ABOVE FINISHED FLOOR LEVEL
AG	AGRICULTURAL PIPE - SLOTTED PVC PIPE
AS	ADJUSTABLE SHELVES
AW	AWNING WINDOW
BS	BATH SPOUT
BSN	BASIN
CFC	COMPRESSED FIBRE CEMENT WALL CLADDING
CL	CENTRE LINE
CB	CONCRETE BLOCKWORK
CBF	CONCRETE BROOM FINISH
CST	CONCRETE STEEL TROWEL FINISH
CJ	CONTROL JOINT
COL	COLUMN
COS	CHECK ON SITE
CPT	CARPET
CR	CEMENT RENDER
CRW	CEMENT RENDER WATERPROOF
CT	CERAMIC TILING
D	DOUBLE GLAZED
DCW	DINCEL CONCRETE WALL SYSTEM
DP	DOWNPIPE
DPC	DAMP PROOF COURSE
DPM	DAMP PROOF MEMBRANE
DR	DRYER
EDB	ELECTRICAL DISTRIBUTION BOARD
EGL	EXISTING GROUND LEVEL
EJ	EXPRESSED JOINT
EL	EXHAUST LOUVRE
EX	EXISTING
FC	FIBROUS CEMENT
FCP	FIBROUS CEMENT PANEL
FFL	FINISHED FLOOR LEVEL
FGL	FINISHED GROUND LEVEL
FG	FIXED GLAZING
FSS	FRAMELESS SHOWER SCREEN
FT	FLOOR TILE
FW	FLOOR WASTE
GB	GLASS BALUSTRADE
GD	GARAGE DOOR
GL	GLAZING
GM	GALVANISED MESH GRATE
GP	GRATED PIT
GPO	GENERAL PURPOSE OUTLET
GU	GUTTER
HC	HOSE COCK
HR	HAND RAIL
HTF	HEATED FLOOR
HTR	HEATED TOWEL RAIL
HYD	HYDRANT
LD	LINEAR DRAIN
LS	LOUVRE SCREEN
LVR	LOUVRED ROOF
LV	LOUVRE WINDOW
M	MIRROR
MB	METAL BALUSTRADE
MC	METAL CAPPING
MD	MIXER DIVERTER
MX	MIXER 850 AFFL
MR	METAL ROOFING
MS	METAL SCREEN
MT1	MOSAIC TILE TYPE 1
MW	MASONRY WALL
MW	METAL WALL CLADDING
OF	OVERFLOW SPITTER
OFC	OFF FORM CONCRETE
OP	OPAQUE / OBSCURE GLAZING
PB	PLASTERBOARD
PBM	PLASTERBOARD MOISTURE RESISTANT
PFC	PARALLEL FLANGE CHANNEL
PD	PLANTER DRAIN - SLOTTED UPVC / ACCESS RISER
PL	PLANTER
P	PAINTED
PV	PAVING CONCRETE
R	ROBE
RH	RANGEHOOD
RHS	RECTANGULAR HOLLOW SECTION
RWH	RAINWATER HEAD
RWO	RAINWATER OUTLET - UPVC SEWER GRADE
RWS	RAINWATER SPREADER
ST	STONE
SD	SMOKE DETECTOR
SDH	SASHLESS DOUBLE HUNG WINDOW
SFL	STRUCTURAL FLOOR LEVEL
SHR	SHOWER HEAD 2000 AFFL UNO
SI	SILICONE JOINT
SK	SKIRTING
SKL	SKYLIGHT
SHS	SQUARE HOLLOW STEEL SECTION
SLD	SLIDING DOOR / WINDOW
SRP	SETOUT REFERENCE POINT
SS	STEEL STAINLESS
S	STEEL
SF	STEEL FRAME
SSW	SASHLESS SLIDING WINDOW
STD	STRIP DRAIN
STP	STORMWATER PIPE
SW	SANDSTONE WALL
SWP	STORMWATER PIT
TB	TIMBER FLOOR BOARDS
TBL	TIMBER LINING BOARDS
TDB	TIMBER DECKING BOARDS
TW	TIMBER WALL CLADDING
TPH	TOILET PAPER HOLDER 500 AFFL
TR	TOWEL RAIL 850 AFFL UNO
TV	TIMBER VENEER
TW	TIMBER WALL CLADDING
UB	UNIVERSAL STEEL BEAM
UC	UNIVERSAL STEEL COLUMN
UNO	UNLESS NOTED OTHERWISE
US	UNDERSIDE
VB	VILLABOARD
VP	VENT PIPE
WA	WINDOW AWNING
WB	WEATHERBOARDS
WC	WATER CLOSET
WM	WASHING MACHINE
WPC	WALL PANEL CLADDING
WPM	WATER PROOF MEMBRANE
WT	WALL TILE
WOV	WALL OVEN

LOCATION PLAN



BASIX COMMITMENTS

Floors
Concrete slab on ground, R1.0 insulation
Concrete between levels, R3.0 between garage and habitable rooms only
External Walls
Cavity brick with a minimum R0.9 insulation (Rt 1.89 total system value)
Lightweight cladding with a minimum R2.0 insulation + foil (Rt 2.82 total system value)
(Note: no insulation is required to garage walls)
External Wall Colour
Medium (0.475 < SA < 0.7)
Walls within dwellings
Plasterboard on studs with a R2.0 to internal garage walls only
Cavity brick to LG
Windows
Aluminium framed Low E glazing to all windows:
U-Value: 4.8 (equal to or lower than) SHGC: 0.59 (±10%)
Given values are AFRC, total window system values (glass and frame)
Skylights
Double glazing
Ceilings
Plasterboard ceiling, with an R 3.0 insulation (insulation value only) where roof or terrace is above
Ceiling penetrations
Loss of ceiling insulation has not been accounted for in accordance with BASIX Thermal Protocol 4.13.1 and NatHERS Technical Note 1.2
Roof
Metal roof with a foil backed blanket (R1.3 up and R1.3 down)
Concrete roof no insulation
External Colour
Medium (0.475 < SA < 0.7)
Floor coverings
Carpet to bedrooms, tiles to bathrooms and polished concrete elsewhere
Default floor coverings modelled as per NatHERS Technical Note 1.2 – 10.5
External Shading
Operable blinds and screens as per stamped plans and elevations
Ventilation
All external doors have weather seals, all exhaust fans and chimneys have dampers, any down lights proposed will have capped fittings.

DRAWING LIST

DA00	Cover Sheet
DA01	Site Analysis
DA02	Site & Roof Plan
DA03	Roof Terrace Plan
DA04	Ground Floor Plan
DA05	Upper Floor Plan
DA06	Lower Floor Plan
DA07	Area Calculations
DA08	Section A-A
DA09	Section B-B
DA10	Elevations West
DA11	Elevation East
DA12	Elevation South
DA13	Elevation North
DA14	Shadow Diagrams - Plan
DA15	Shadow Diagrams - Plan
DA16	Shadow Diagrams - Plan
DA17	Shadow Diagrams - Elevation
DA18	Shadow Diagrams - Elevation
DA19	Excavation & Fill Plan
DA20	External Materials & Finishes Schedule
NP01	Notification Plan

LEGEND

	New floors, walls, roof structure
	New paved area / hard surface
	New timber floor
	New landscaped areas
	Existing to be demolished

DA Issue

March 2019

for

New Residence

at

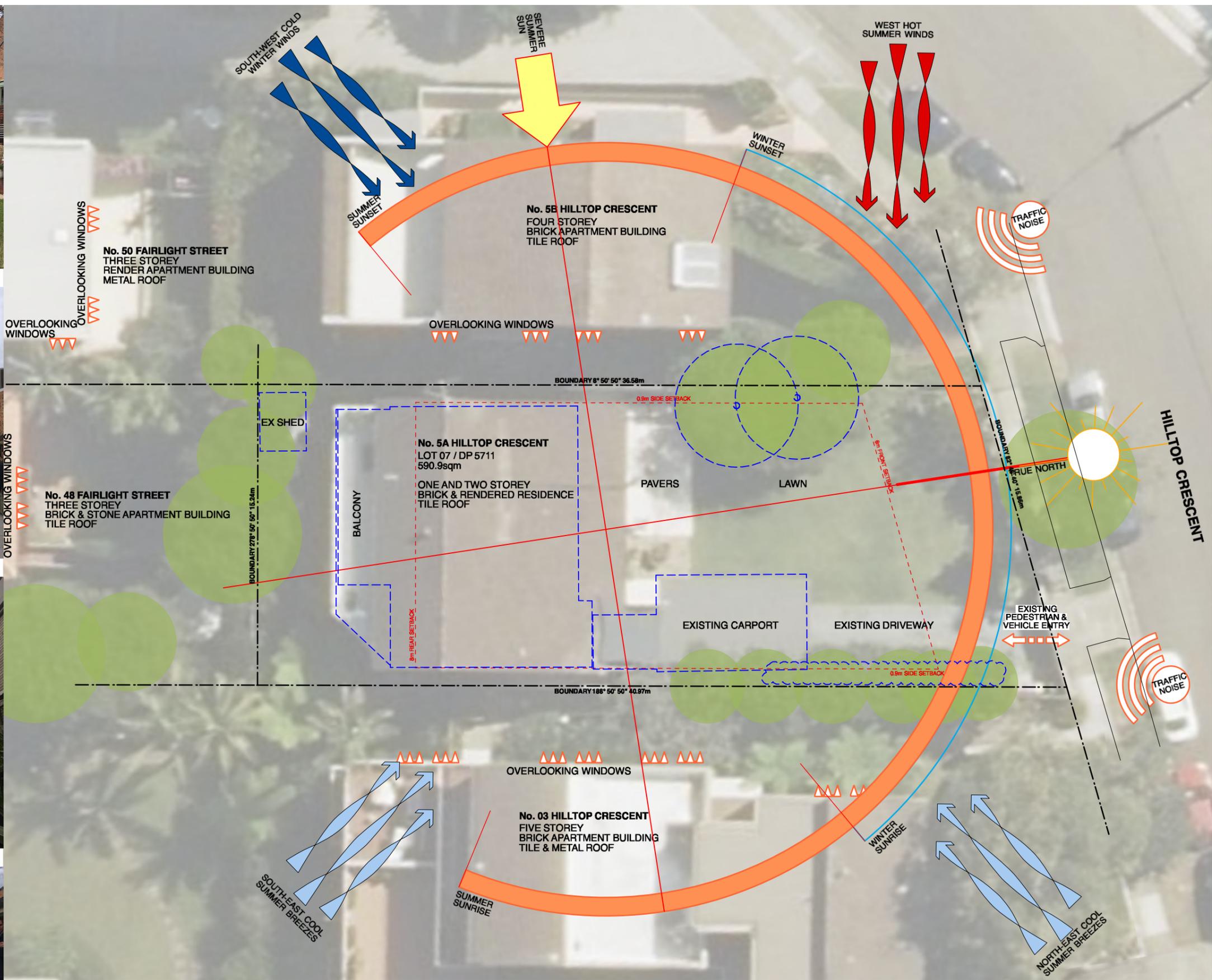
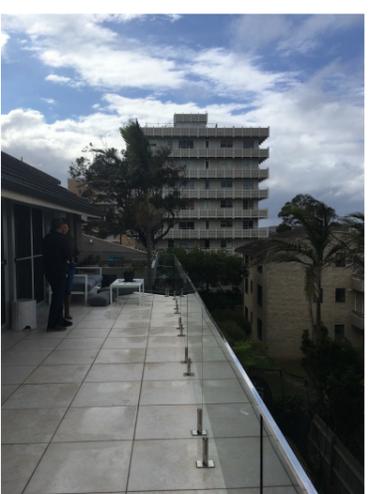
5A Hilltop Crescent, Fairlight

for

Monique & Andrew Tompson



Address: L1 / 167 Pittwater Rd, Manly
Phone: 02 9977 1076 Fax: 02 9976 0625
info@watersheddesign.com.au



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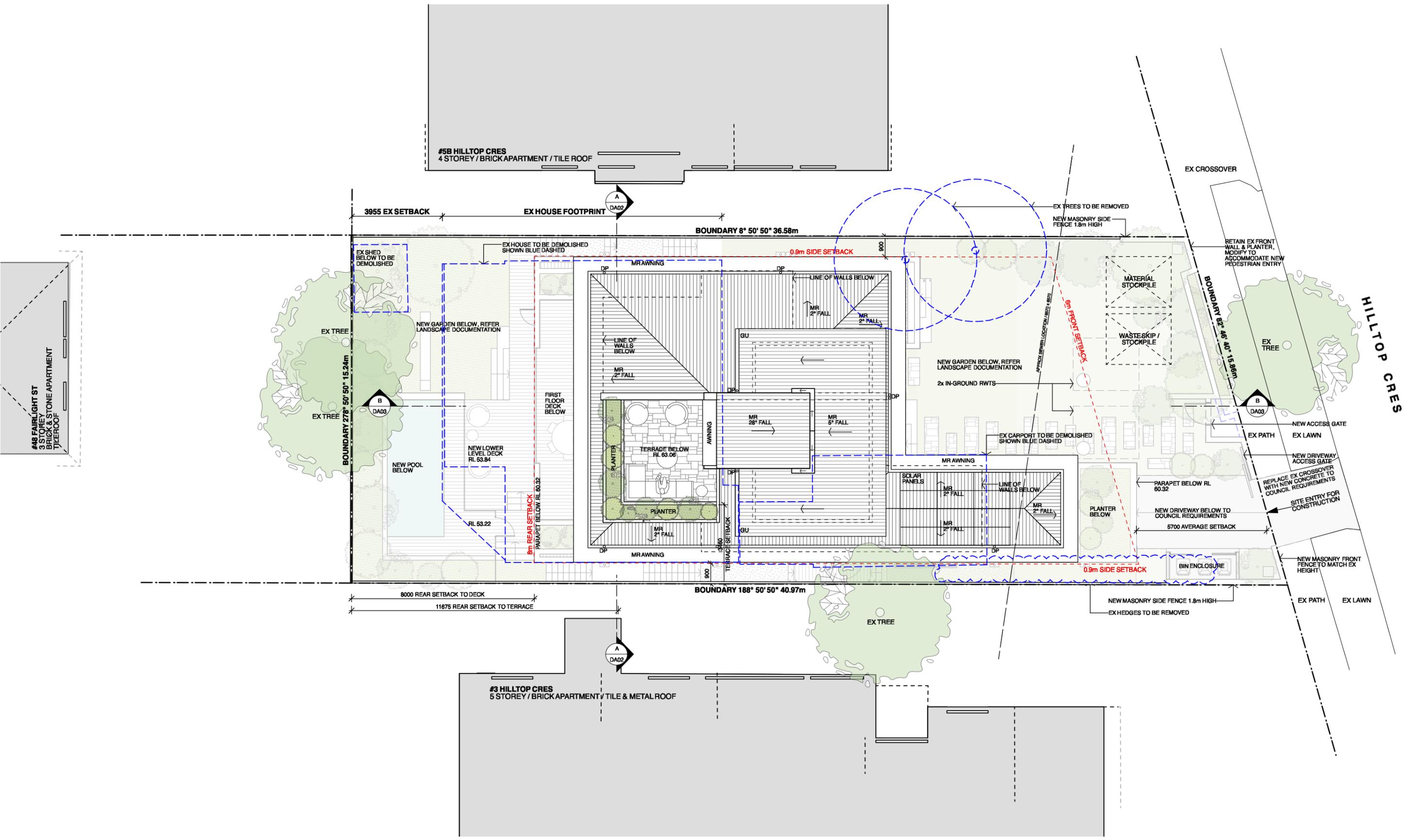
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J	DA ISSUE	26.03.19

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CLIENT	Monique & Andrew Tompson	ADDRESS	5A Hilltop Crescent, Fairlight	JOB NO	18021	DRAWING NO	
PROJECT	New Residence	TITLE	Site Analysis	DRAWN	NT	ISSUE	DA01
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				SCALE	1:200 @ A3		



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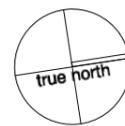
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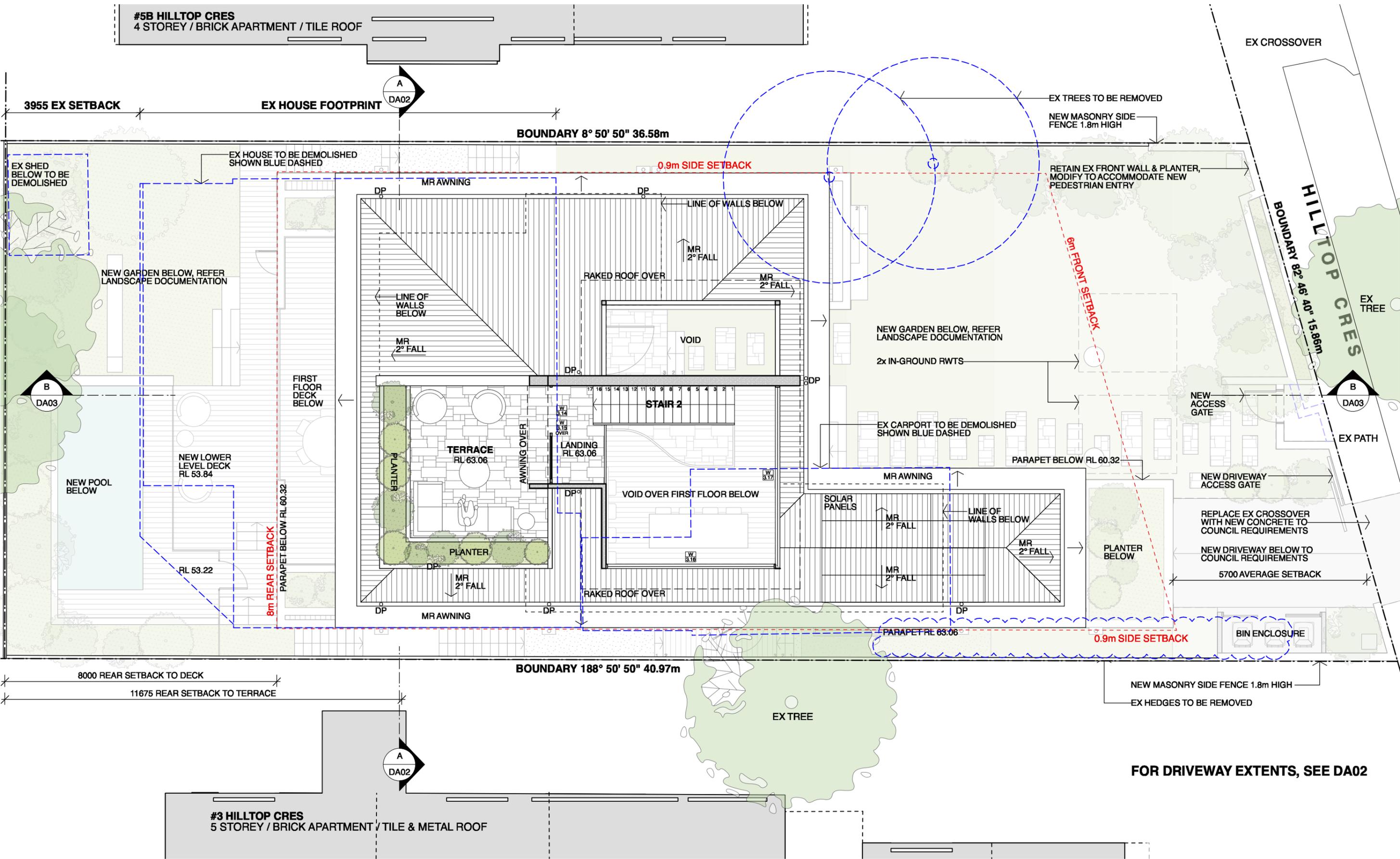
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CLIENT	Monique & Andrew Tompson	ADDRESS	5A Hilltop Crescent, Fairlight	JOB NO	18021	DRAWING NO	DA02
PROJECT	New Residence	TITLE	Site & Roof Plan	DRAWN	NT	ISSUE	J
				CHECKED	MK		
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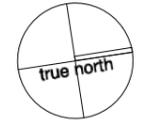
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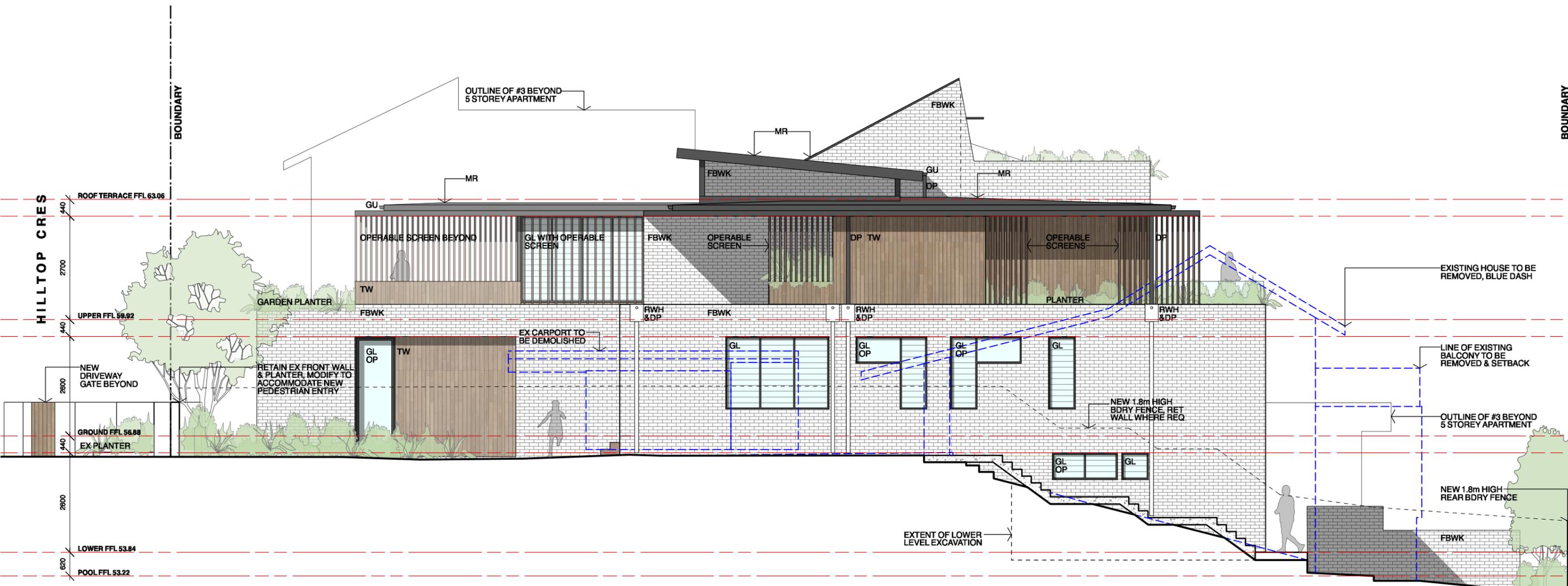
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CLIENT	Monique & Andrew Tompson	ADDRESS	5A Hilltop Crescent, Fairlight	JOB NO	18021	DRAWING NO	DA03
PROJECT	New Residence	TITLE	Roof Terrace Plan	DRAWN	NT	ISSUE	J
				CHECKED	MK		
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FOR DRIVEWAY EXTENTS, SEE DA02



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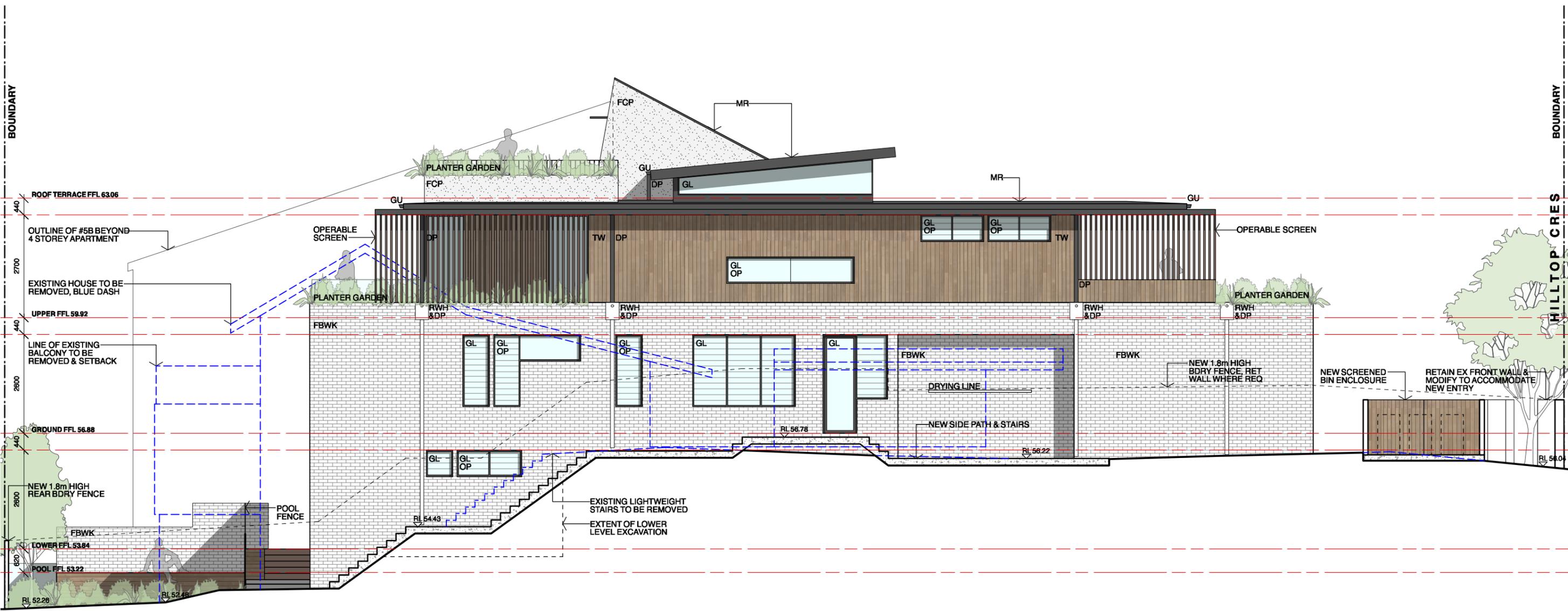
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CLIENT	Monique & Andrew Tompson	ADDRESS	5A Hilltop Crescent, Fairlight	JOB NO	18021	DRAWING NO	
PROJECT	New Residence	TITLE	West Elevation	DRAWN	NT	DA10	
				CHECKED	MK	ISSUE	J
				SCALE	1:100 @ A3		



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CLIENT	Monique & Andrew Tompson
PROJECT	New Residence

ADDRESS	5A Hilltop Crescent, Fairlight
TITLE	East Elevation

JOB NO	18021
DRAWN	NT
CHECKED	MK
SCALE	1:100 @ A3

DRAWING NO	DA11
ISSUE	J



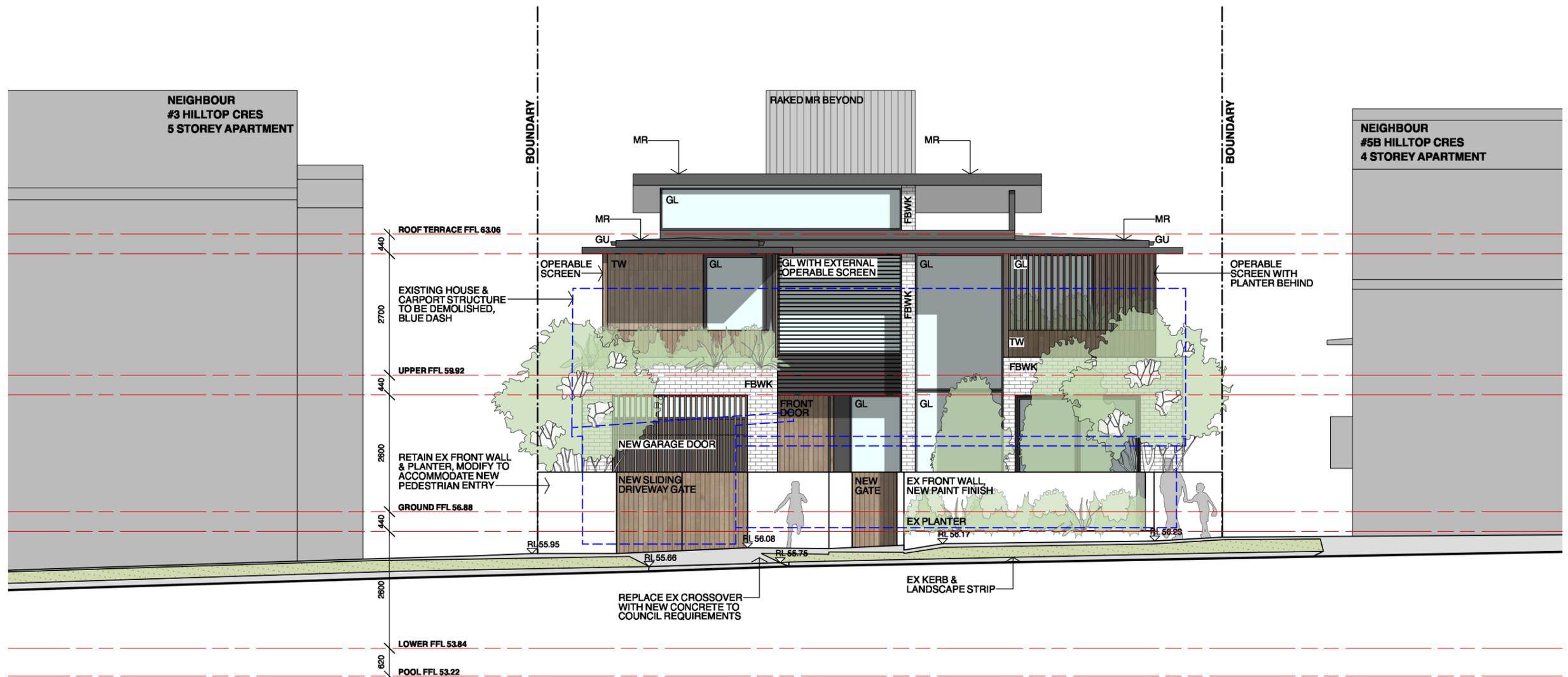
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CLIENT	Monique & Andrew Tompson	ADDRESS	5A Hilltop Crescent, Fairlight	JOB NO	18021	DRAWING NO	DA12
PROJECT	New Residence	TITLE	South Elevation (Rear)	DRAWN	NT	ISSUE	J
				CHECKED	MK		
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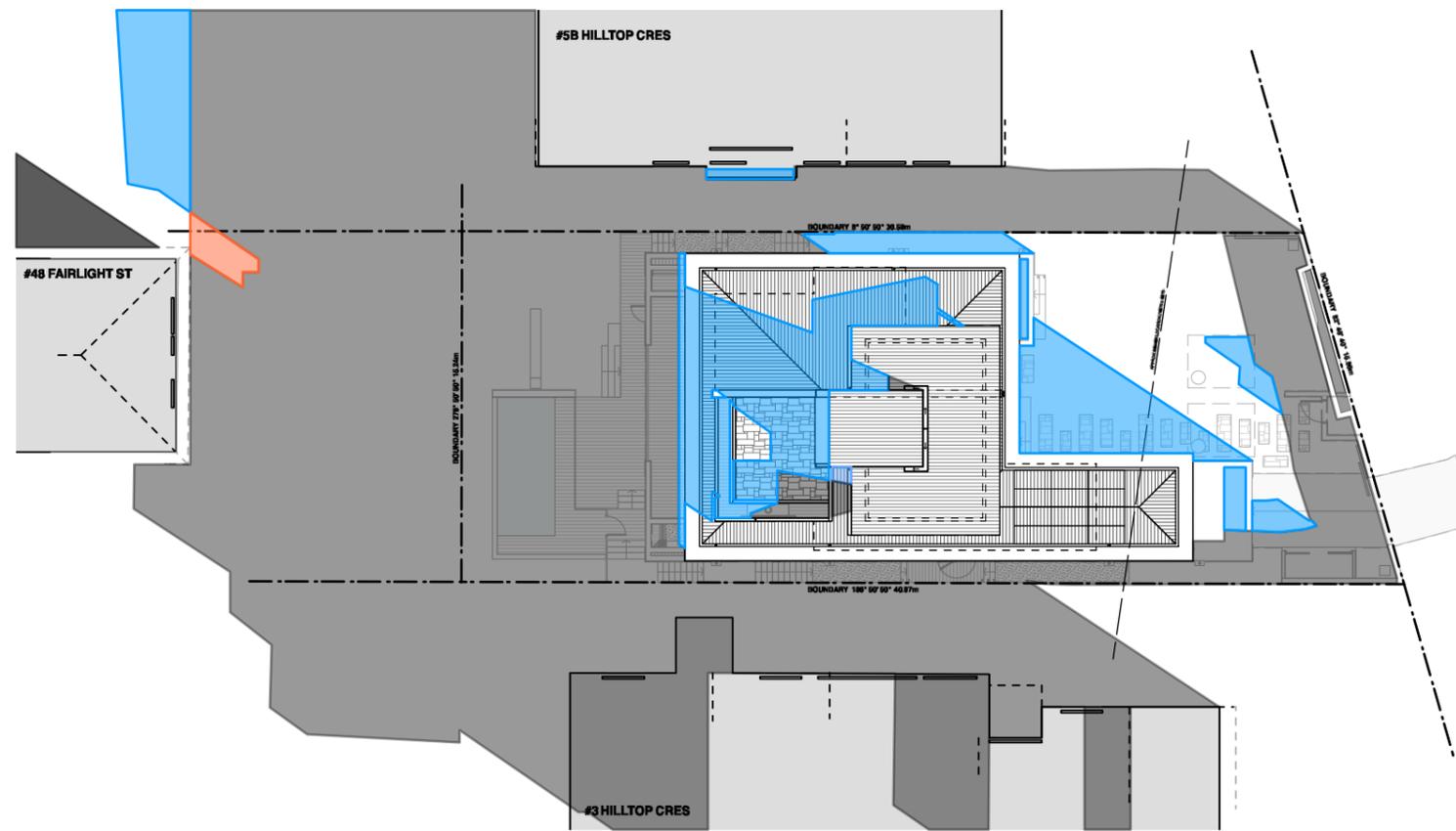
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PROJECT	New Residence	TITLE	North Elevation	DRAWN	NT	ISSUE	J
				CHECKED	MK		
				SCALE	1:100 @ A3		

LEGEND

- EXISTING OVERSHADOWING
- ADDITIONAL OVERSHADOWING
- REDUCED OVERSHADOWING



**Existing Condition
June 21 / Winter Solstice
9am**



**Proposed Condition
June 21 / Winter Solstice
9am**

NOTES

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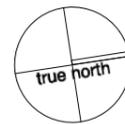
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CLIENT **Monique & Andrew
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PROJECT **New Residence**

ADDRESS **5A Hilltop Crescent,
Fairlight**

TITLE **Shadow Analysis
Plan
9am**

JOB NO **18021**

DRAWN **NT**

CHECKED **MK**

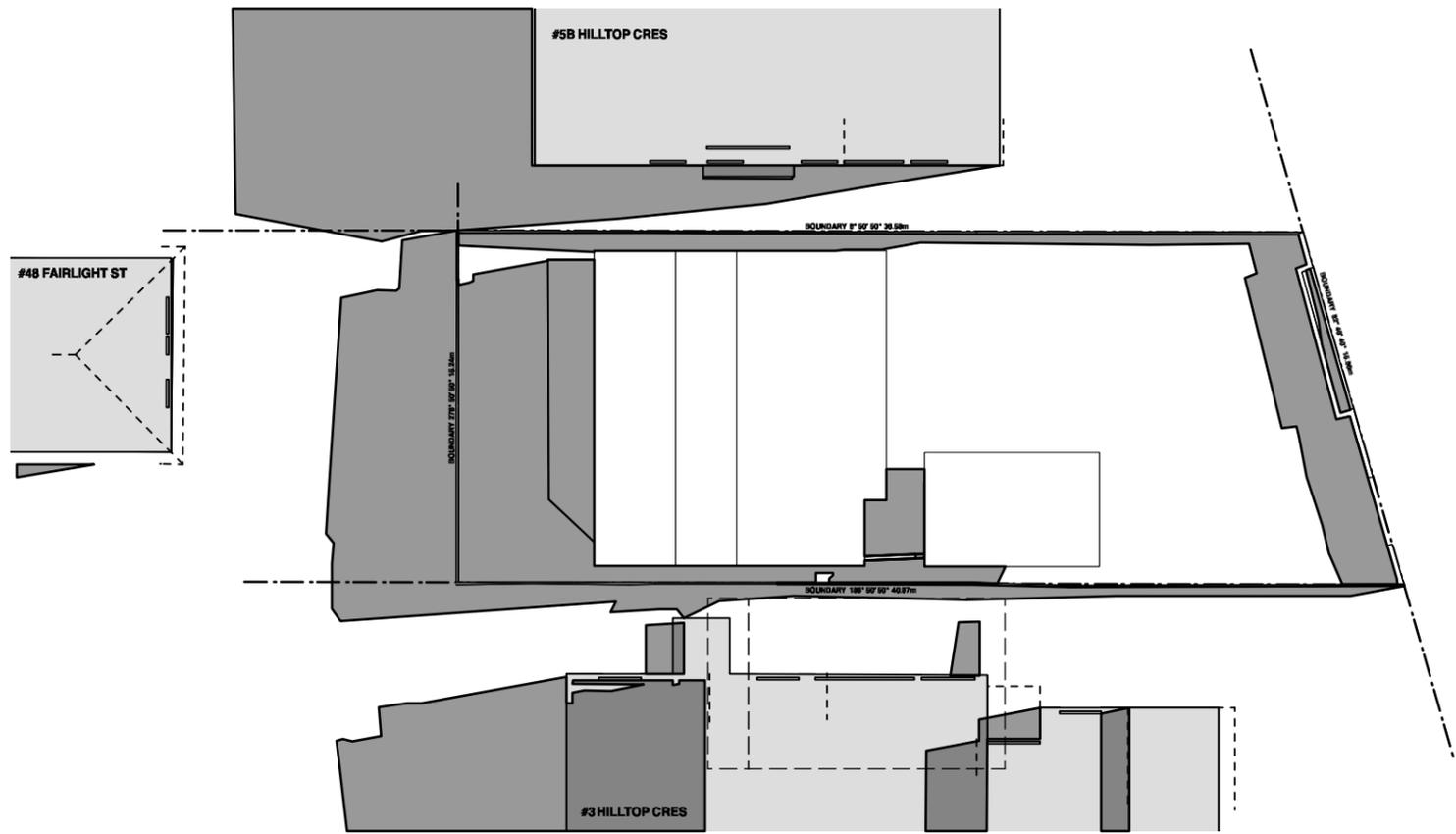
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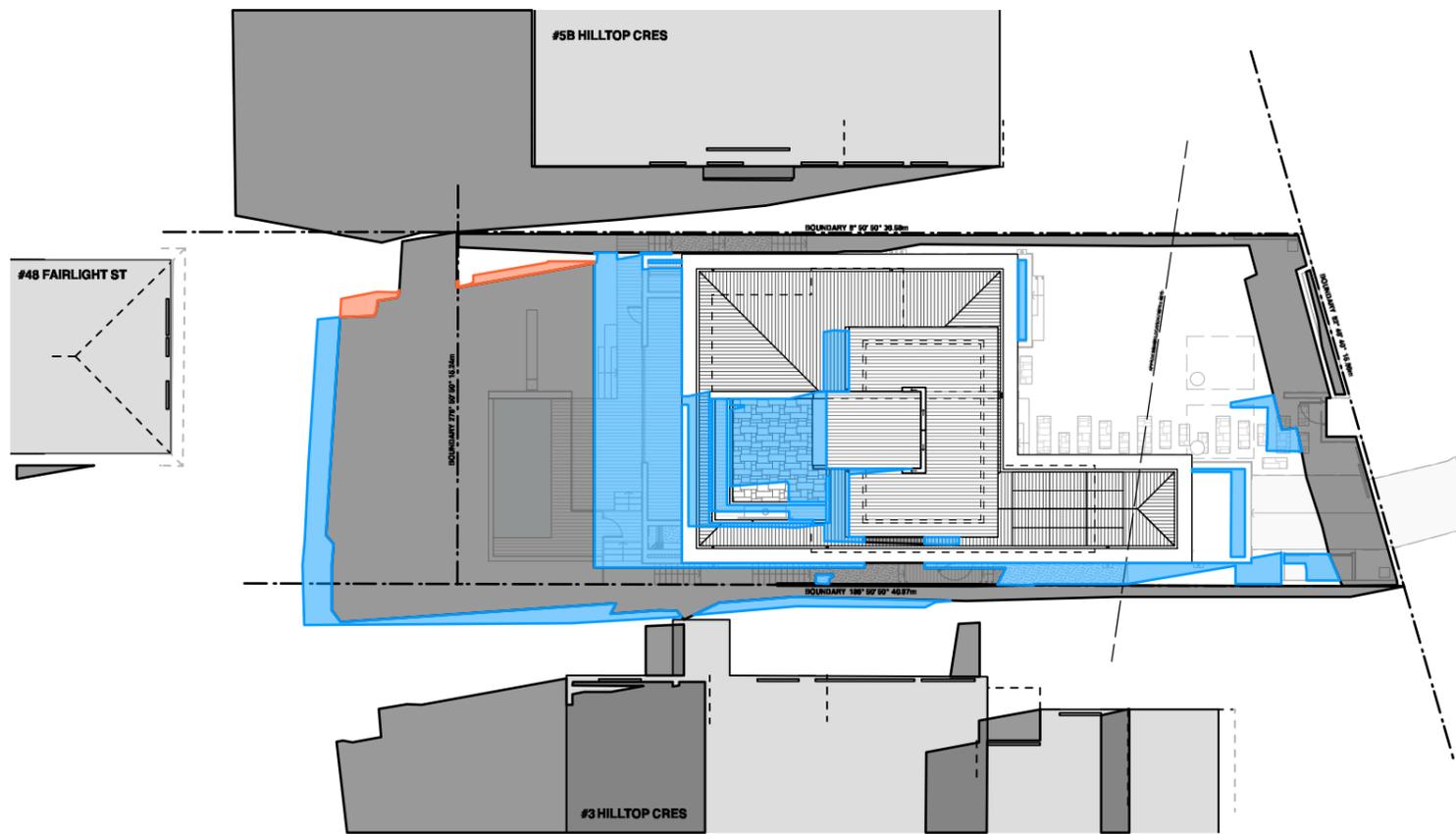
ISSUE **J**

LEGEND

- EXISTING OVERSHADOWING
- ADDITIONAL OVERSHADOWING
- REDUCED OVERSHADOWING



**Existing Condition
June 21 / Winter Solstice
12pm**



**Proposed Condition
June 21 / Winter Solstice
12pm**

NOTES

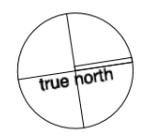
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PROJECT	New Residence

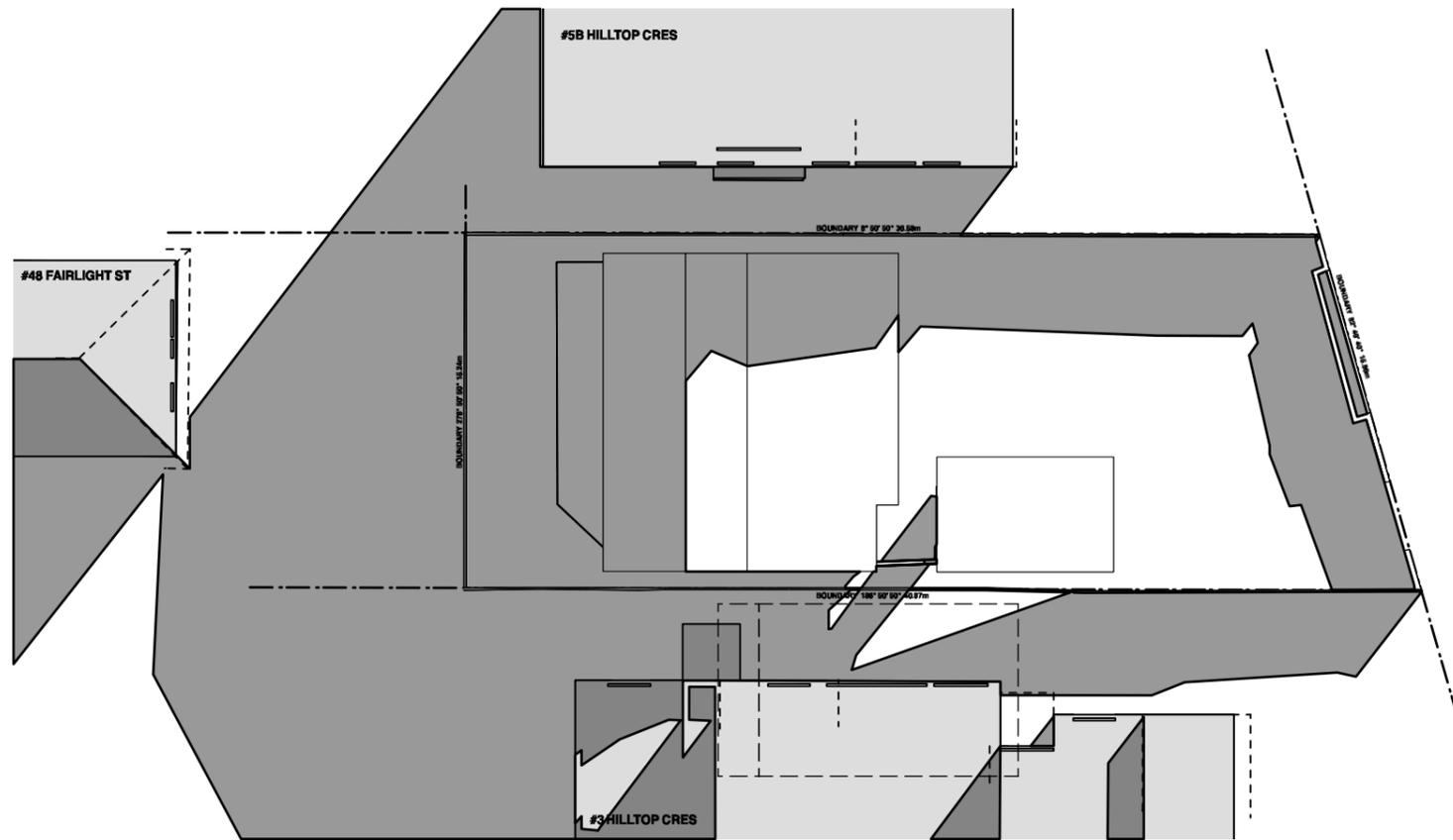
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TITLE	Shadow Analysis Plan 12pm

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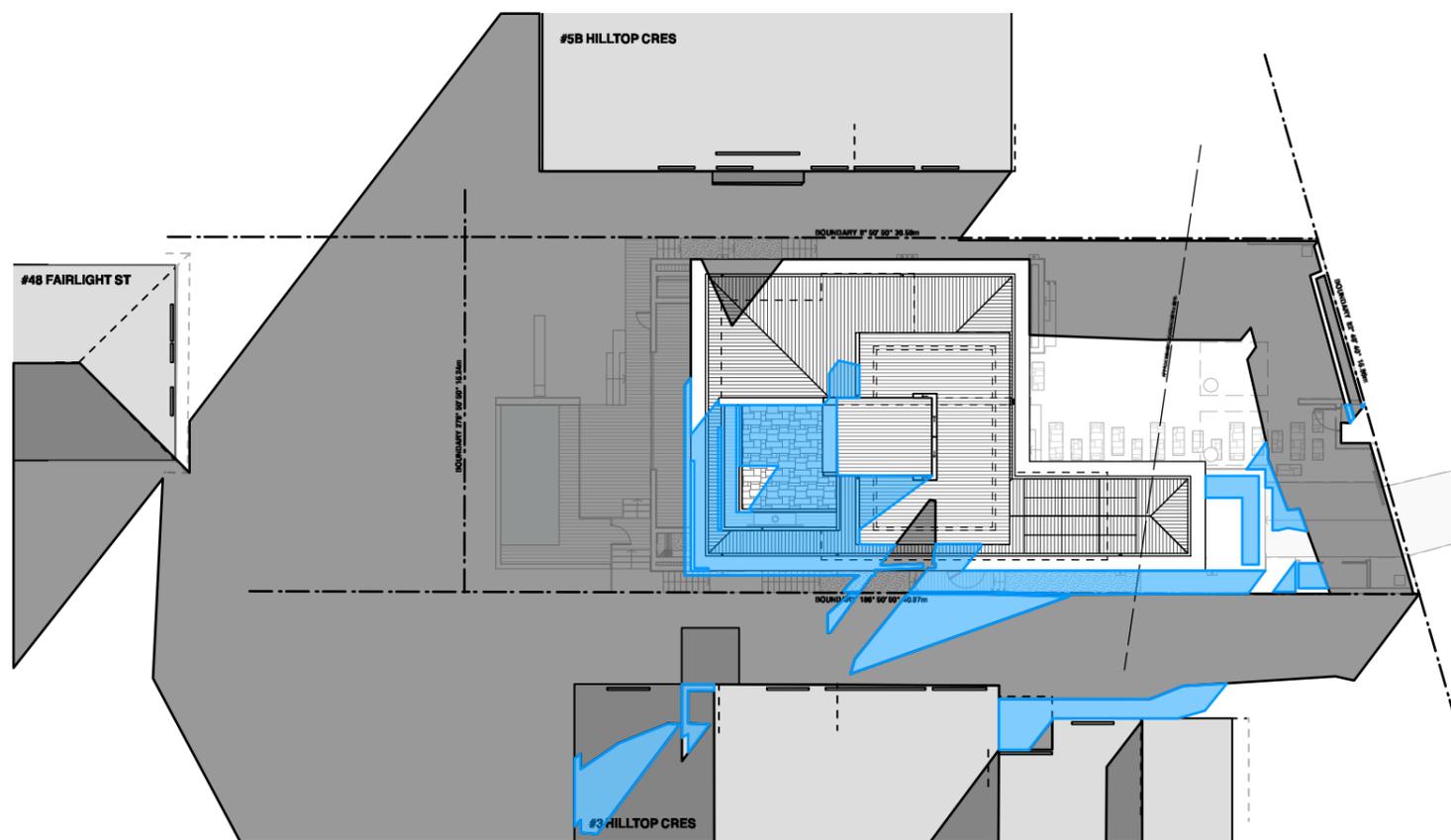
DRAWING NO	DA15
ISSUE	J

LEGEND

- EXISTING OVERSHADOWING
- ADDITIONAL OVERSHADOWING
- REDUCED OVERSHADOWING



**Existing Condition
June 21 / Winter Solstice
3pm**



**Proposed Condition
June 21 / Winter Solstice
3pm**

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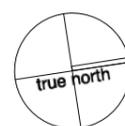
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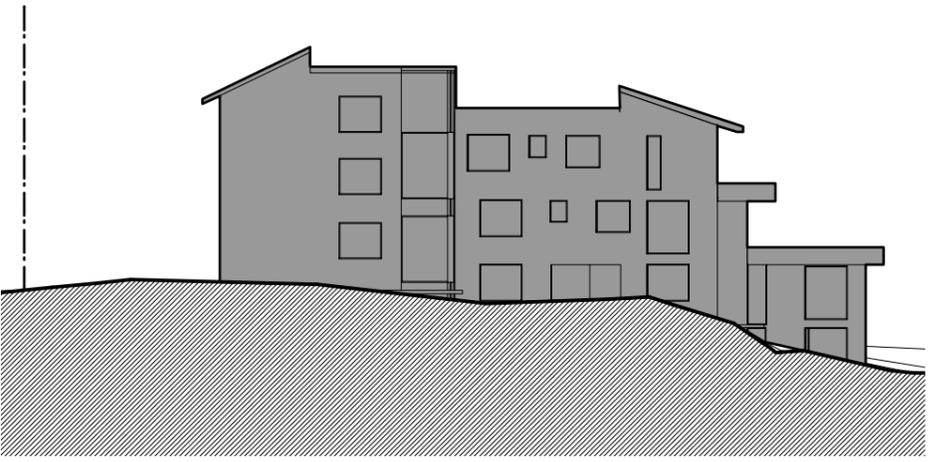
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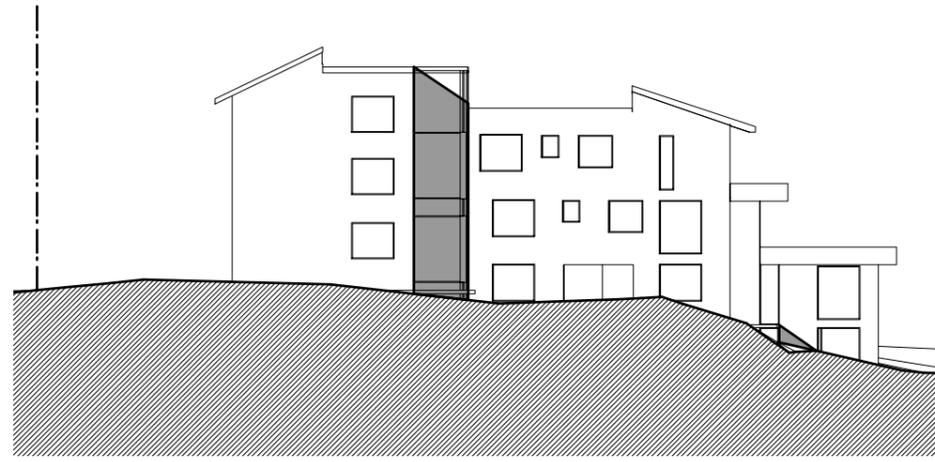
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PROJECT	New Residence	TITLE	Shadow Analysis Plan 3pm	DRAWN	NT	ISSUE	J
				CHECKED	MK		
				SCALE	1:300 @ A3		

LEGEND

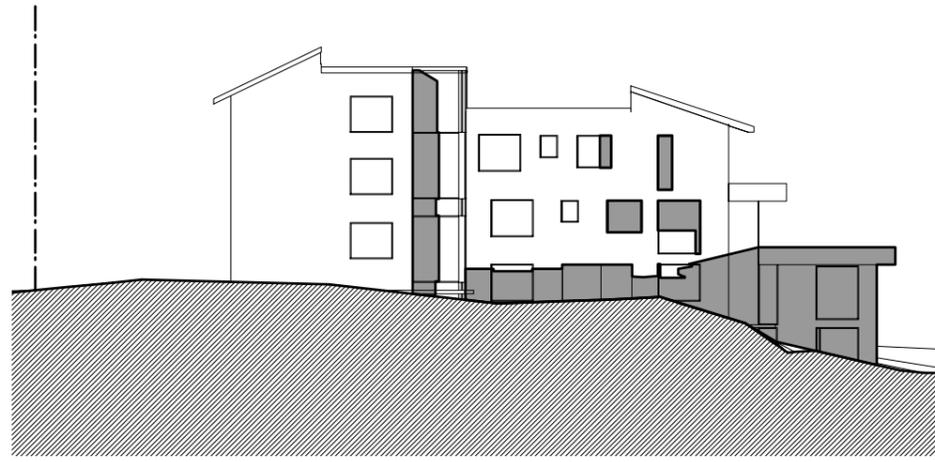
- EXISTING OVERSHADOWING
- ADDITIONAL OVERSHADOWING
- REDUCED OVERSHADOWING



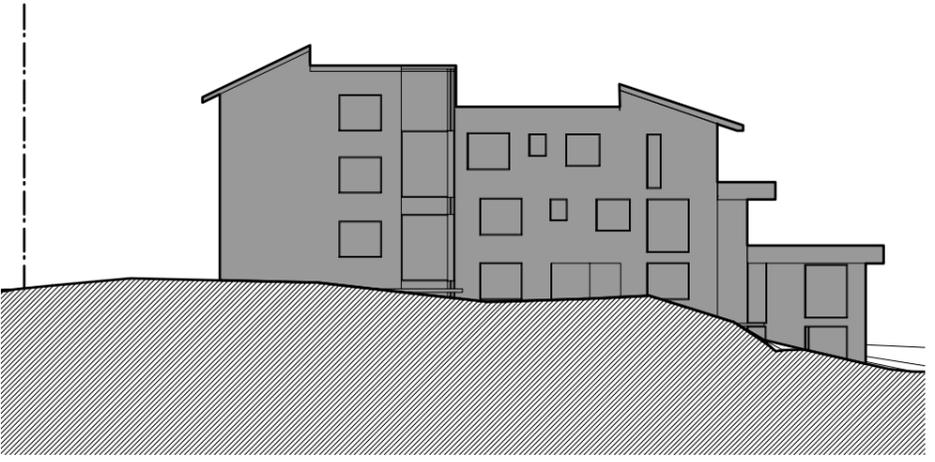
Existing Condition
June 21 / Winter Solstice
9am



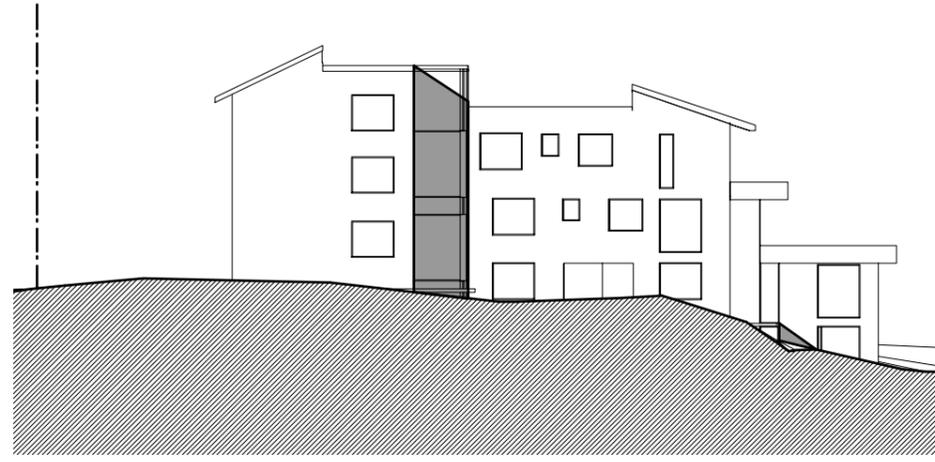
Existing Condition
June 21 / Winter Solstice
12pm



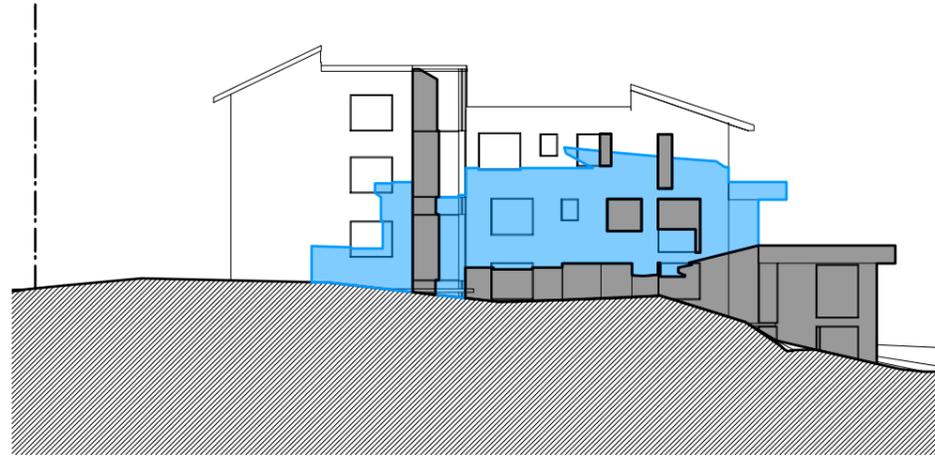
Existing Condition
June 21 / Winter Solstice
3pm



Proposed Condition
June 21 / Winter Solstice
9am



Proposed Condition
June 21 / Winter Solstice
12pm



Proposed Condition
June 21 / Winter Solstice
3pm

NOTES

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NO	AMENDMENT	DATE
E	ISSUE TO CLIENTS	05.03.19
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G	ISSUE TO PLANNER	14.03.19
H	ISSUE TO PLANNER	14.03.19
I	PRELIM DA ISSUE	15.03.19
J	DA ISSUE	26.03.19

W

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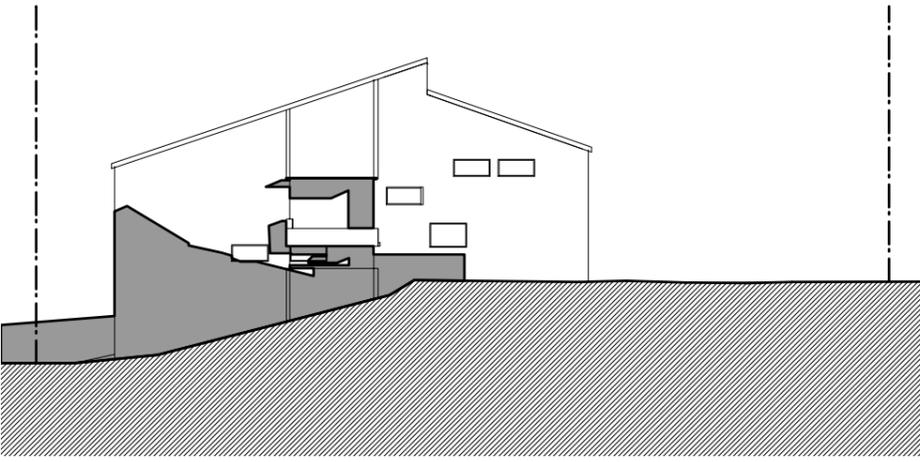
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landscapes

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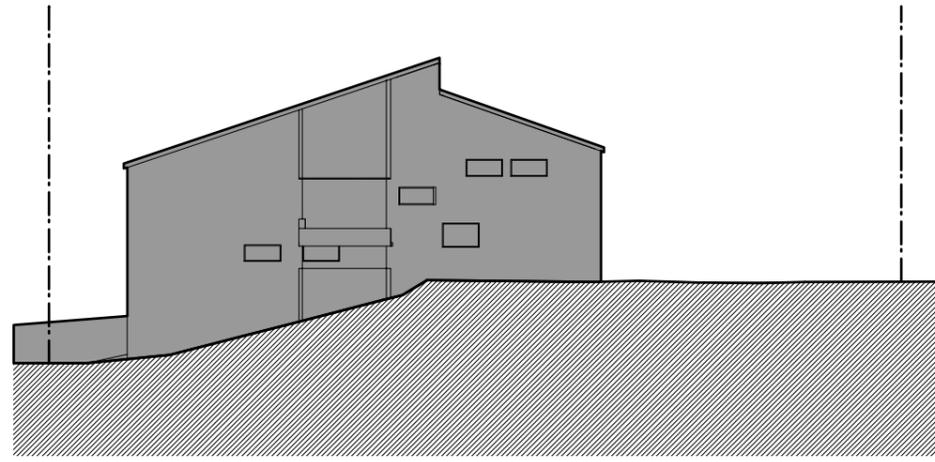
CLIENT	Monique & Andrew Tompson	ADDRESS	5A Hilltop Crescent, Fairlight	JOB NO	18021	DRAWING NO	
				DRAWN	NT	DA17	
				CHECKED	MK	ISSUE	J
				SCALE	1:300 @ A3		
PROJECT	New Residence	TITLE	Shadow Analysis Elevation #3 Hilltop Cres				

LEGEND

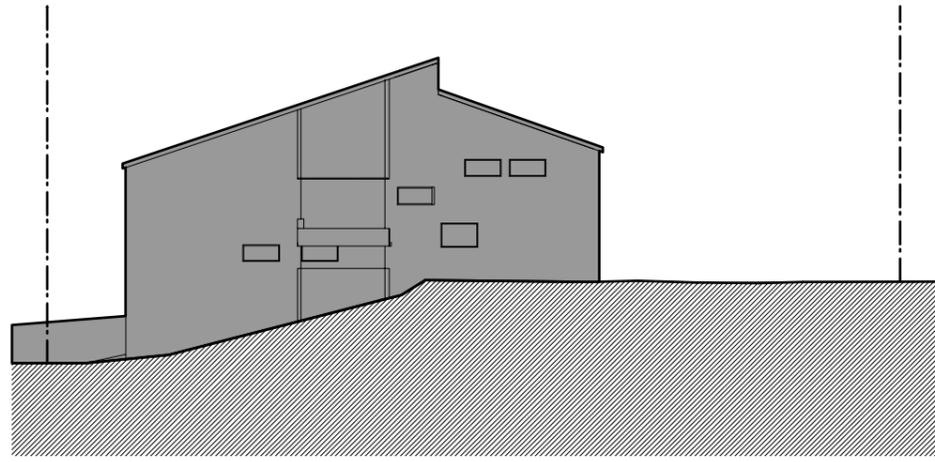
- EXISTING OVERSHADOWING
- ADDITIONAL OVERSHADOWING
- REDUCED OVERSHADOWING



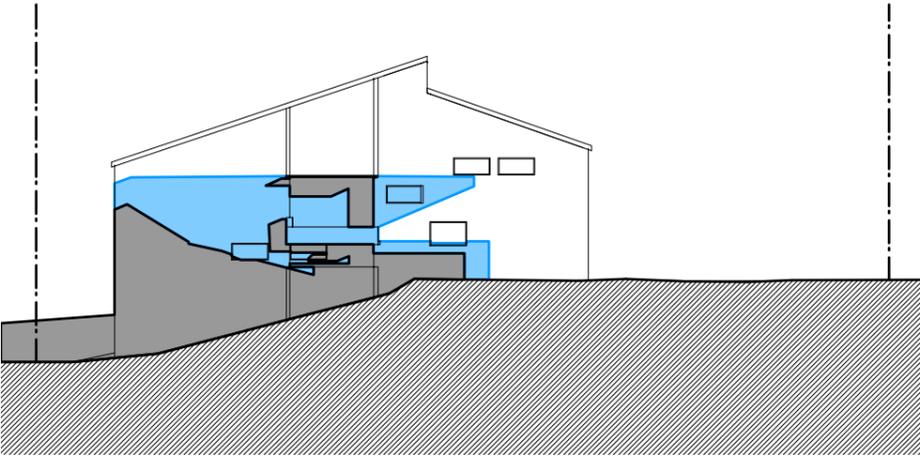
Existing Condition
June 21 / Winter Solstice
9am



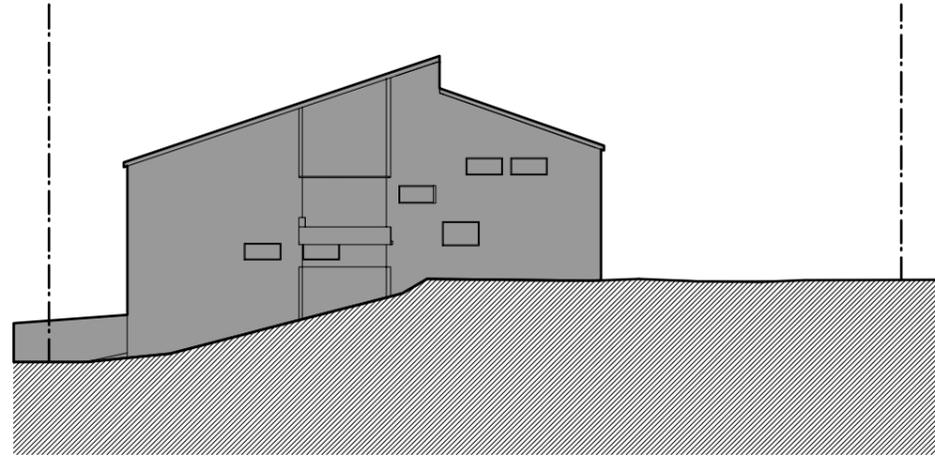
Existing Condition
June 21 / Winter Solstice
12pm



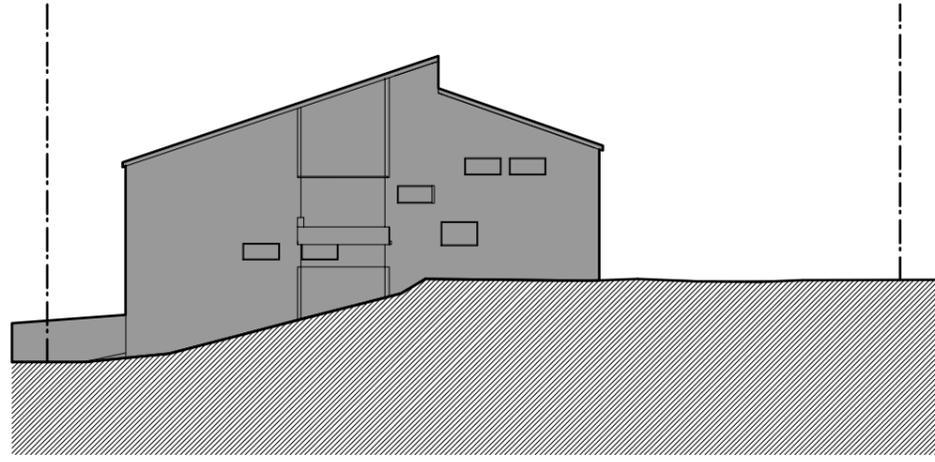
Existing Condition
June 21 / Winter Solstice
3pm



Proposed Condition
June 21 / Winter Solstice
9am



Proposed Condition
June 21 / Winter Solstice
12pm



Proposed Condition
June 21 / Winter Solstice
3pm

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CLIENT	Monique & Andrew Tompson	ADDRESS	5A Hilltop Crescent, Fairlight	JOB NO	18021	DRAWING NO	DA18
PROJECT	New Residence	TITLE	Shadow Analysis Elevation #5B Hilltop Cres	DRAWN	NT	ISSUE	J
				CHECKED	MK		
				SCALE	1:300 @ A3		

#5B HILLTOP CRES
4 STOREY / BRICK APARTMENT / TILE ROOF

EX CROSSOVER

BOUNDARY 8° 50' 50" 36.58m

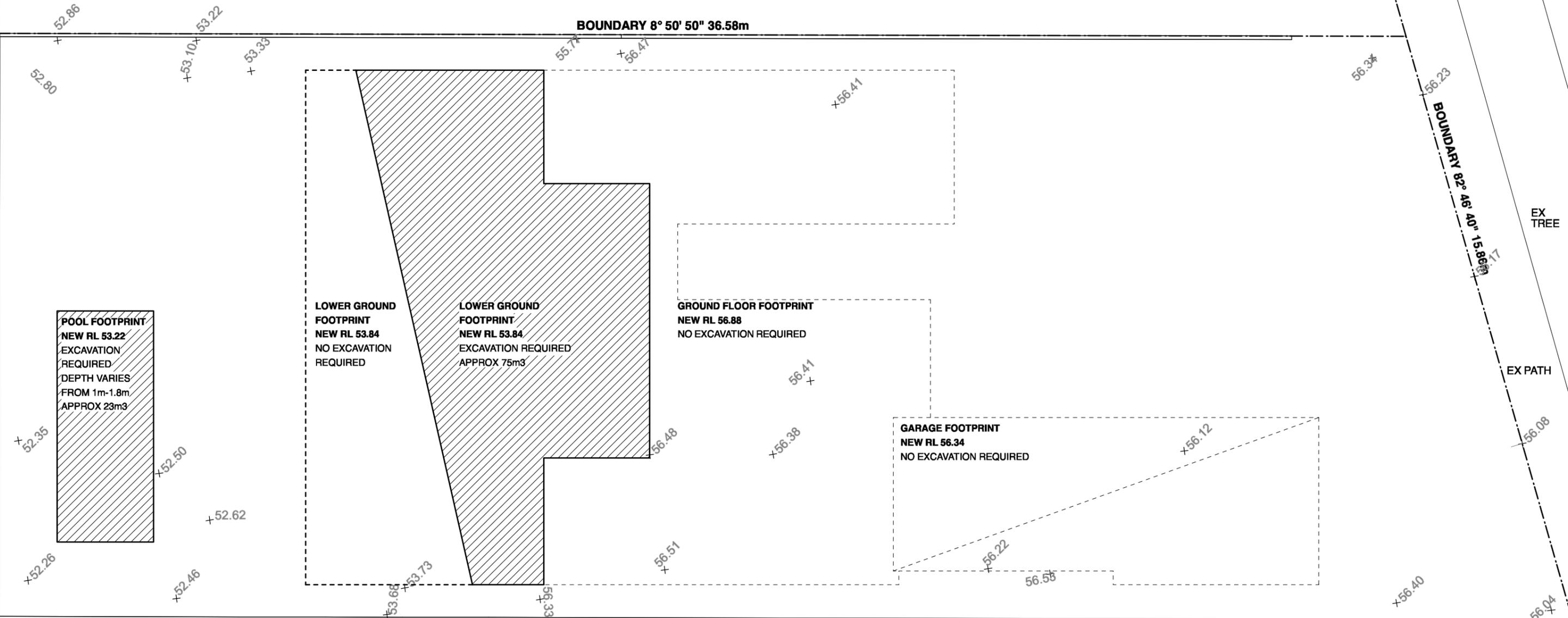
BOUNDARY 82° 46' 40" 13.96m

EX TREE

EX PATH

EX TREE

BOUNDARY 188° 50' 50" 40.97m



#3 HILLTOP CRES
5 STOREY / BRICK APARTMENT / TILE & METAL ROOF

EX TREE

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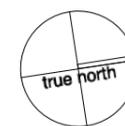
REVISIONS

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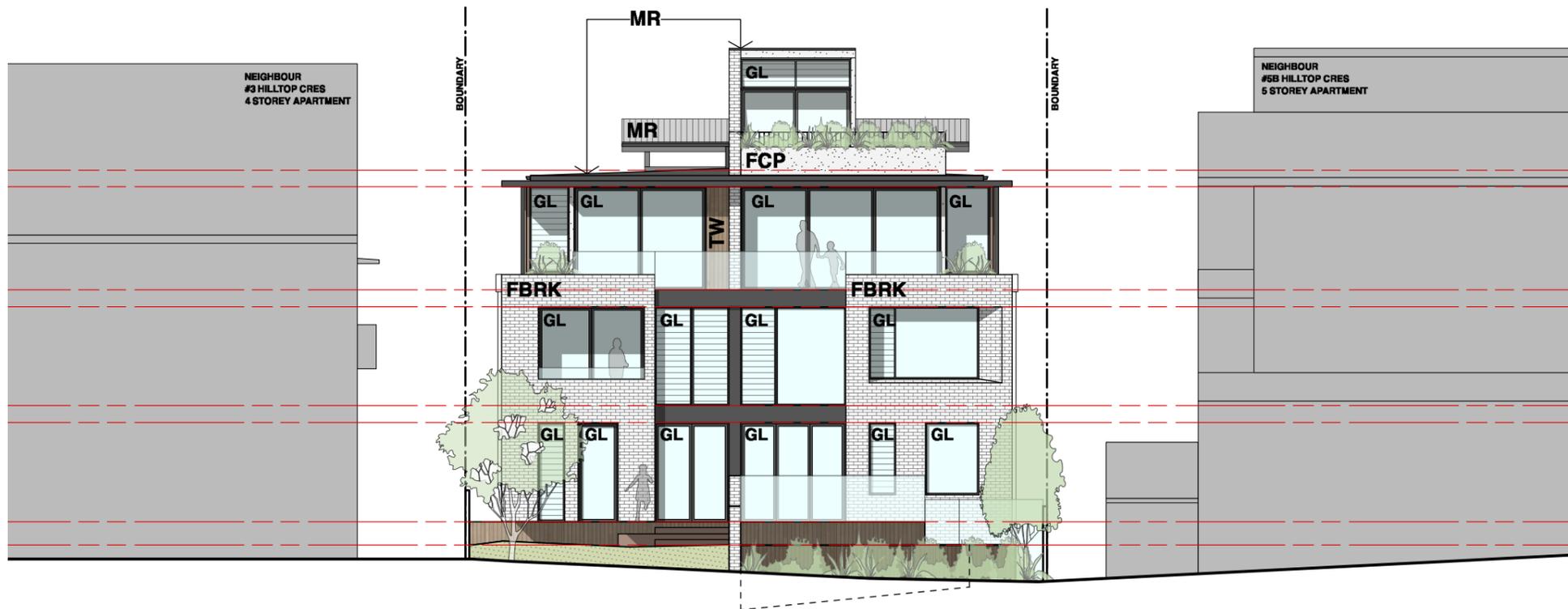
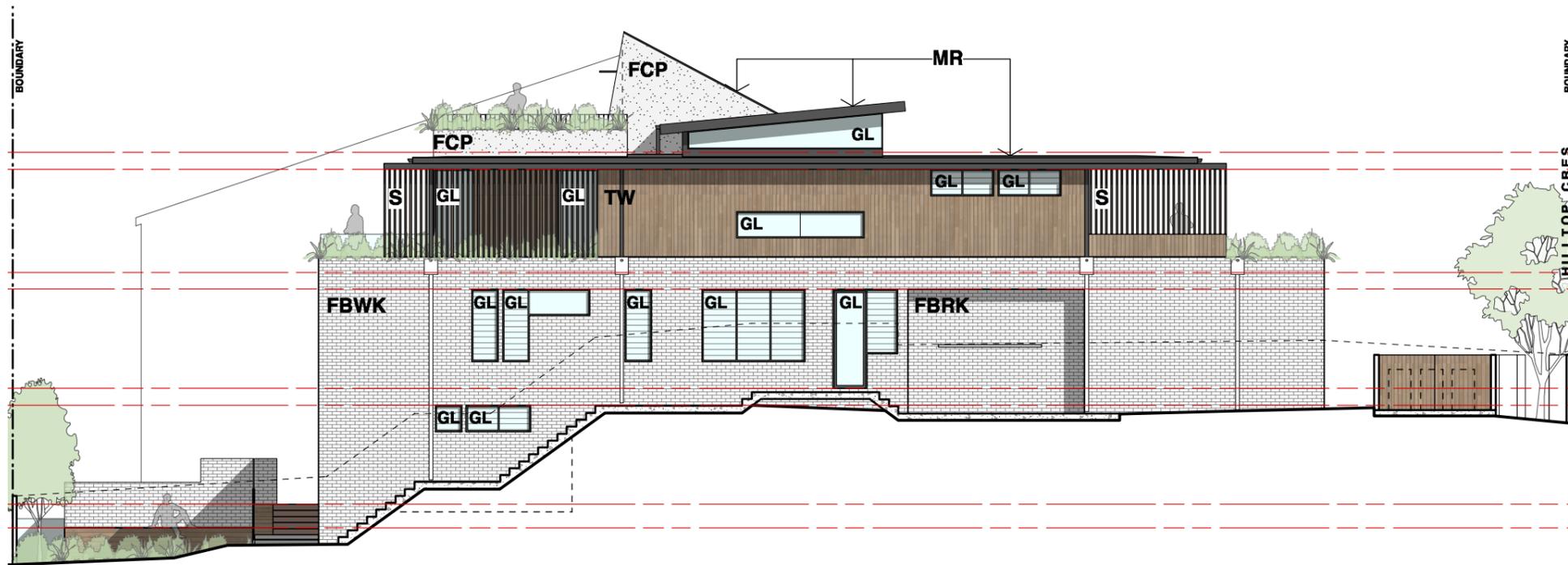


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CLIENT	Monique & Andrew Tompson	ADDRESS	5A Hilltop Crescent, Fairlight	JOB NO	18021	DRAWING NO	DA19
PROJECT	New Residence	TITLE	Excavation & Fill Plan	DRAWN	NT	ISSUE	J
				CHECKED	MK		
				SCALE	1:100 @ A3		

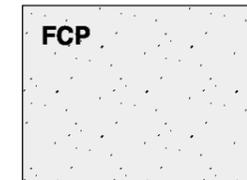


EXTERNAL COLOURS AND FINISHES



GLAZING
ANODISED OR POWDERCOATED ALUMINIUM
WINDOWS & DOORS WITH CLEAR OR
OPAQUE GLAZING

FRAME COLOUR: MONUMENT / BLACK



FIBRE CEMENT PANEL
BARESTONE LIGHTWEIGHT CLADDING

COLOUR: GREY



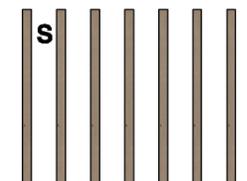
FACE BRICKWORK / MASONRY

COLOUR: GREY OR WHITE TBC



TIMBER WEATHERBOARD

COLOUR: CLEAR FINISH



SCREEN (OPERABLE)

COLOUR: CLEAR FINISH TIMBER
OR METAL (BLACK) TBC



METAL ROOF SHEET

COLOUR: COLORBOND BASALT TBC

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CLIENT **Monique & Andrew
Tompson**

PROJECT **New Residence**

ADDRESS **5A Hilltop Crescent,
Fairlight**

TITLE **External Materials &
Finishes Schedule**

JOB NO **18021**

DRAWN **NT**

CHECKED **MK**

SCALE **1:300
@ A3**

DRAWING NO **DA20**

ISSUE **J**