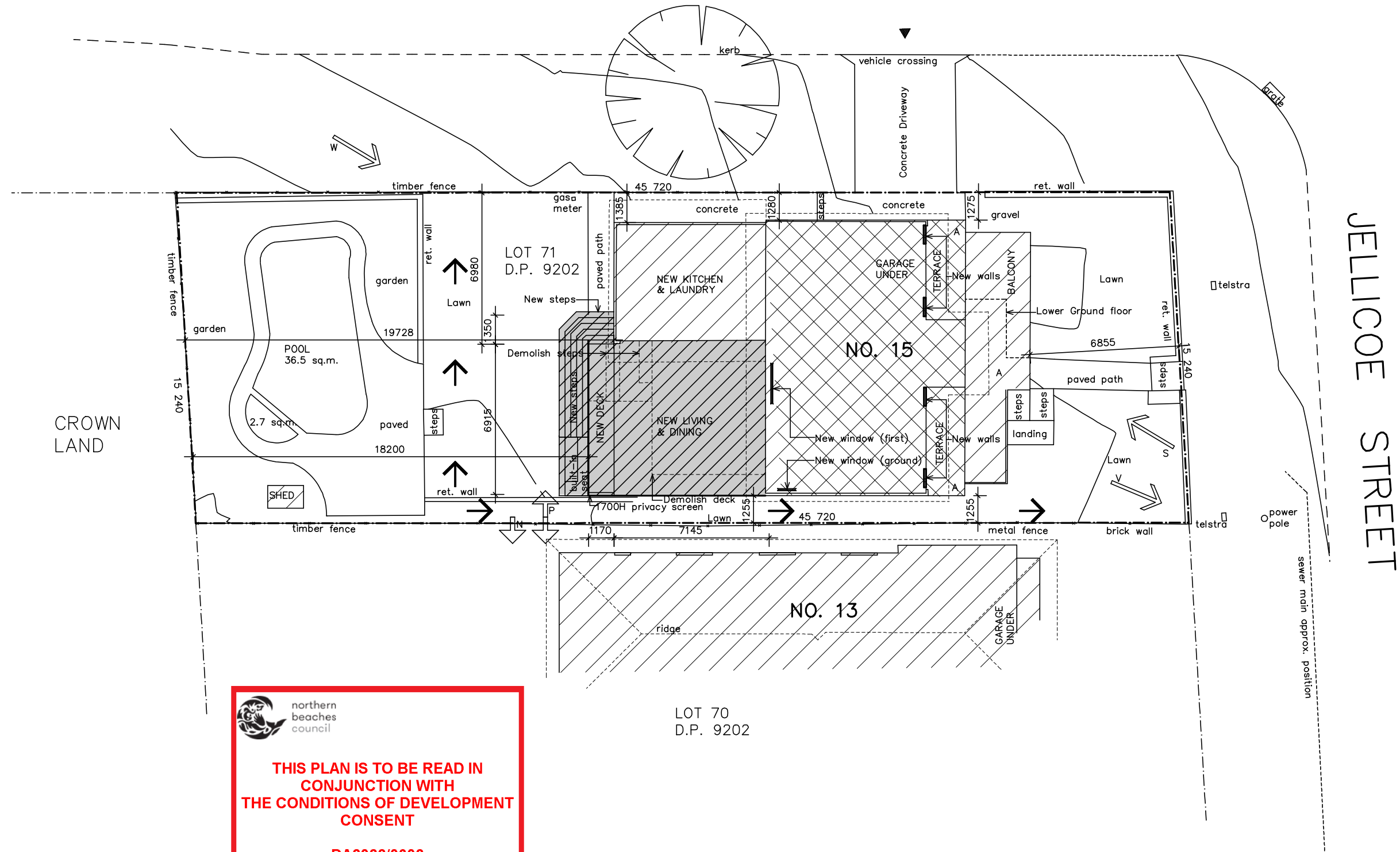


FISHER STREET



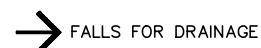
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CONSENT**

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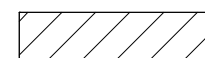
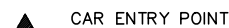
LOT 70
D.P. 9202

- KEY**
- S → PREVAILING WINDS (SUMMER)
 - W → PREVAILING WINDS (WINTER)
 - P → PRIVACY CONSIDERATIONS
 - N → NOISE CONSIDERATIONS
 - V → VIEWS TO LAGOON

A — TERRACE, BALCONY



— BOUNDARY



INDICATES GROUND FLOOR



INDICATES FIRST FLOOR

SITE AREA: 695.6 sq.m.
EXISTING GROUND FLOOR AREA: 134.9 sq.m.
EXISTING FIRST FLOOR AREA: 89.2 sq.m.
EXISTING GARAGE & L'DRY AREA: 56.3 sq.m.
EXISTING TERRACES AREA: 12.4 sq.m.
EXISTING DECK: 33.8 sq.m.
NEW LIVING AREA: 50.1 sq.m.
NEW DECK & STAIRS: 20.7 sq.m.

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Project: ALTERATIONS AND ADDITIONS

Job. No. 626/18

for: T. & R. Wunder
at: 15 Jellicoe Street, Balgowlah Heights

Title:
**SITE PLAN &
SITE ANALYSIS PLAN**

Scale: 1:200 @ A3

Revision:

Date: FEB 2022

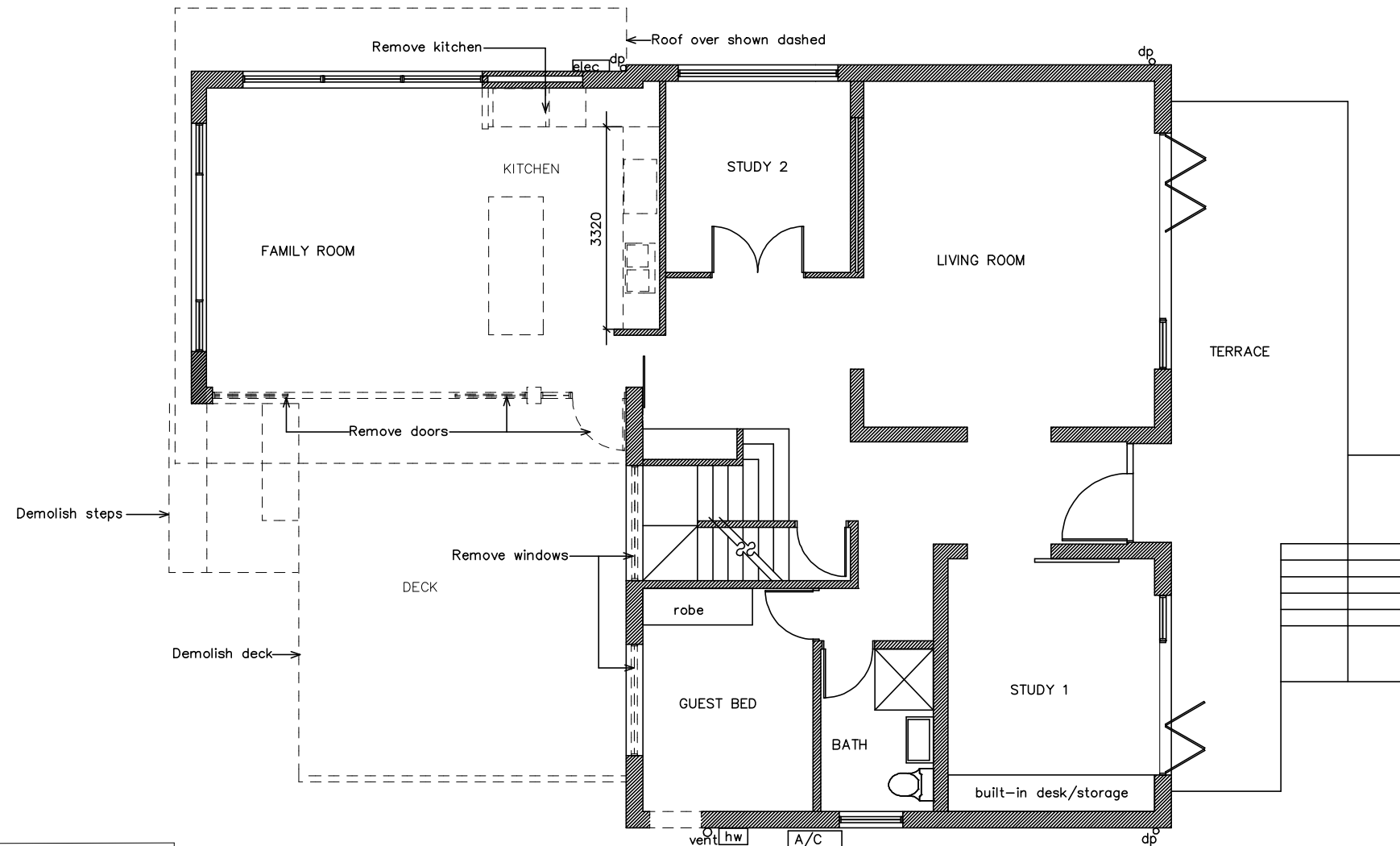
Drawn: D.R.

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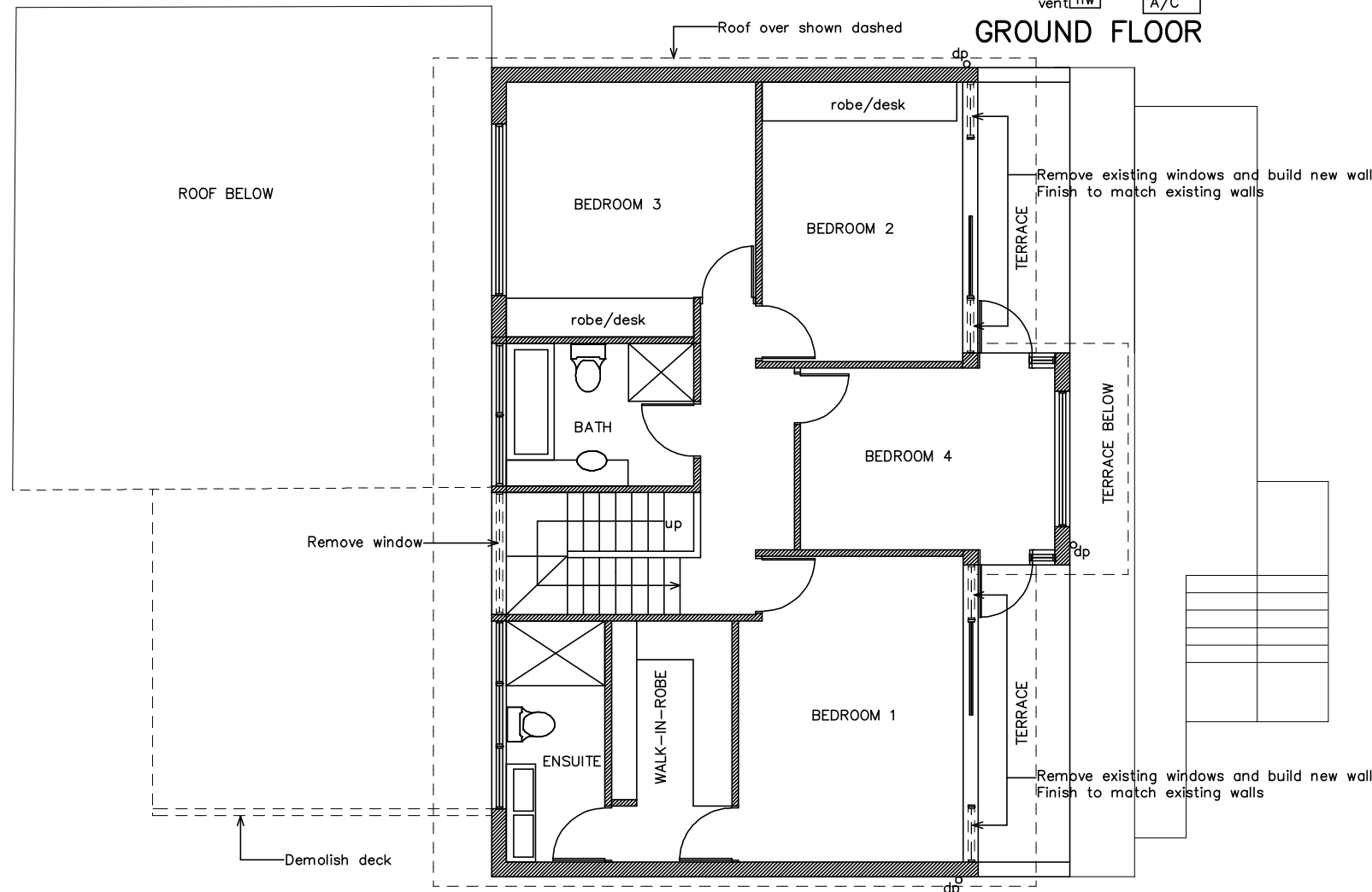
Telephone: (02) 9905 6009
Mobile: 0416 037 847
Email: dregandesign@gmail.com

Drawing No. **DA-01**





GROUND FLOOR

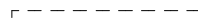
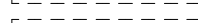


FIRST FLOOR

 northern beaches council

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- LEGEND
-  Existing single brick wall
 -  Existing double brick wall
 -  Existing timber frame wall
 -  Remove double brick wall
 -  Remove timber frame wall

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Project: ALTERATIONS AND ADDITIONS Job. No. 626/18

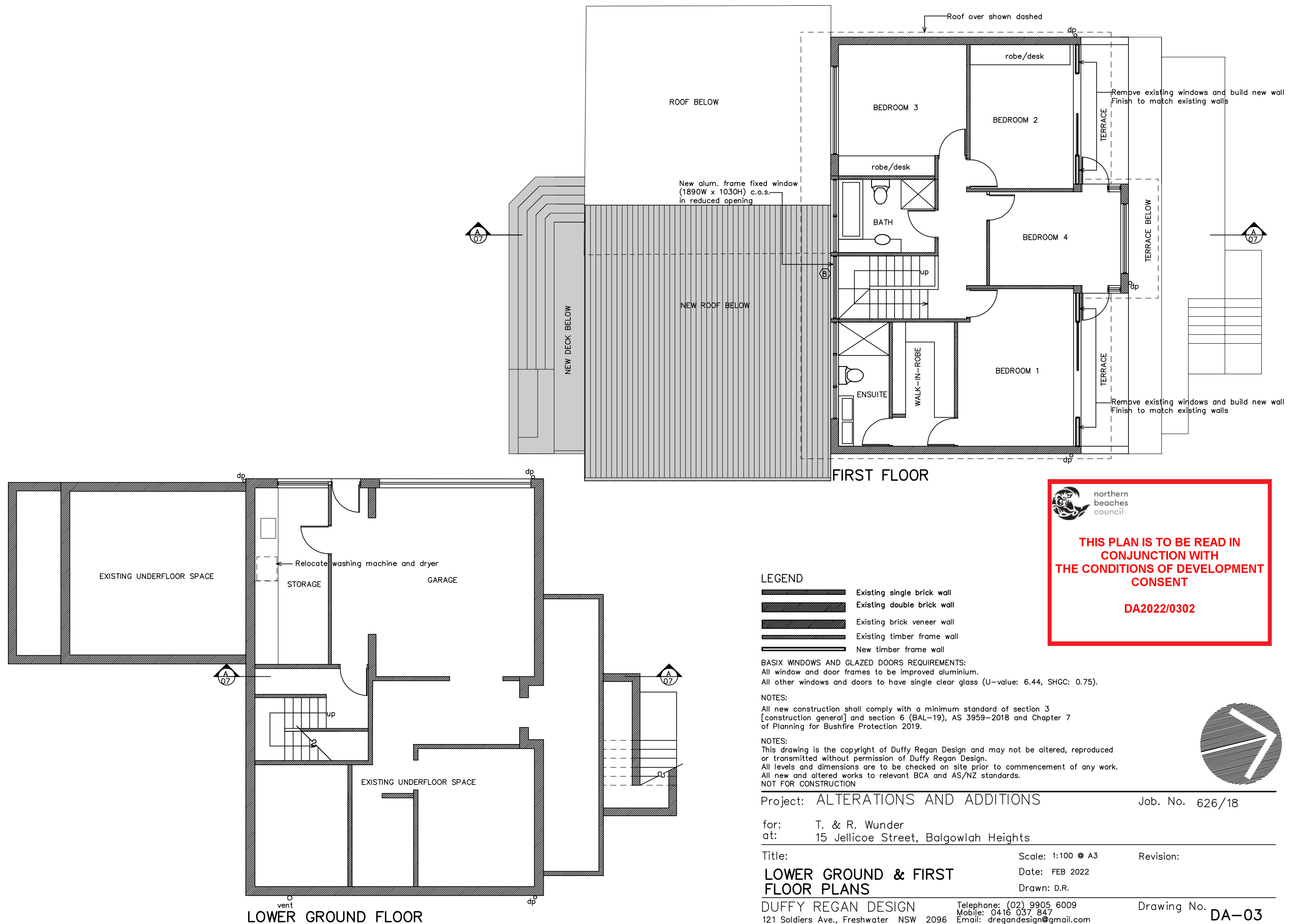
for: T. & R. Wunder
at: 15 Jellicoe Street, Balgowlah Heights

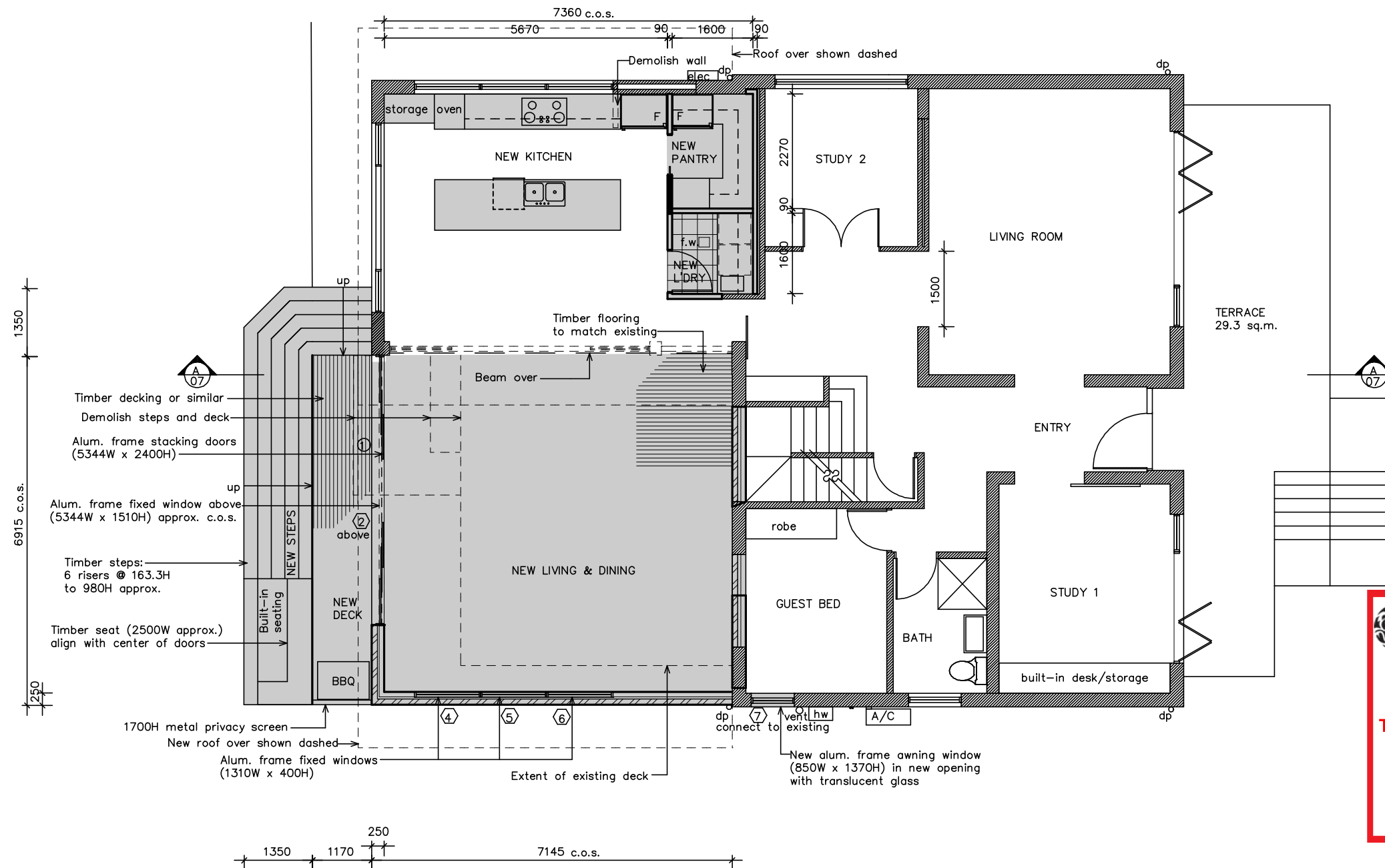
Title: DEMOLITION PLANS

Scale: 1:100 @ A3
Date: FEB 2022
Drawn: D.R.

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Drawing No. DA-02





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DA2022/0302

BASIX WINDOWS AND GLAZED DOORS REQUIREMENTS:
All window and door frames to be improved aluminium.
Window 7 to have single toned glass (U-value: 6.39, SHGC: 0.56).
All other windows and doors to have single clear glass (U-value: 6.44, SHGC: 0.75).

NOTES:
All new construction shall comply with a minimum standard of section 3 [construction general] and section 6 (BAL-19), AS 3959-2018 and Chapter 7 of Planning for Bushfire Protection 2019.

LEGEND

	Existing single brick wall
	Existing double brick wall
	Existing timber frame wall
	Remove double brick wall
	New brick veneer wall
	New timber frame wall
	Window number (basix)
	Door number (basix)

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Project: ALTERATIONS AND ADDITIONS

Job. No. 626/18

for: T. & R. Wunder
at: 15 Jellicoe Street, Balgowlah Heights

Title:

GROUND FLOOR PLAN

Scale: 1:100 @ A3

Revision:

Date: FEB 2022

Drawn: D.R.

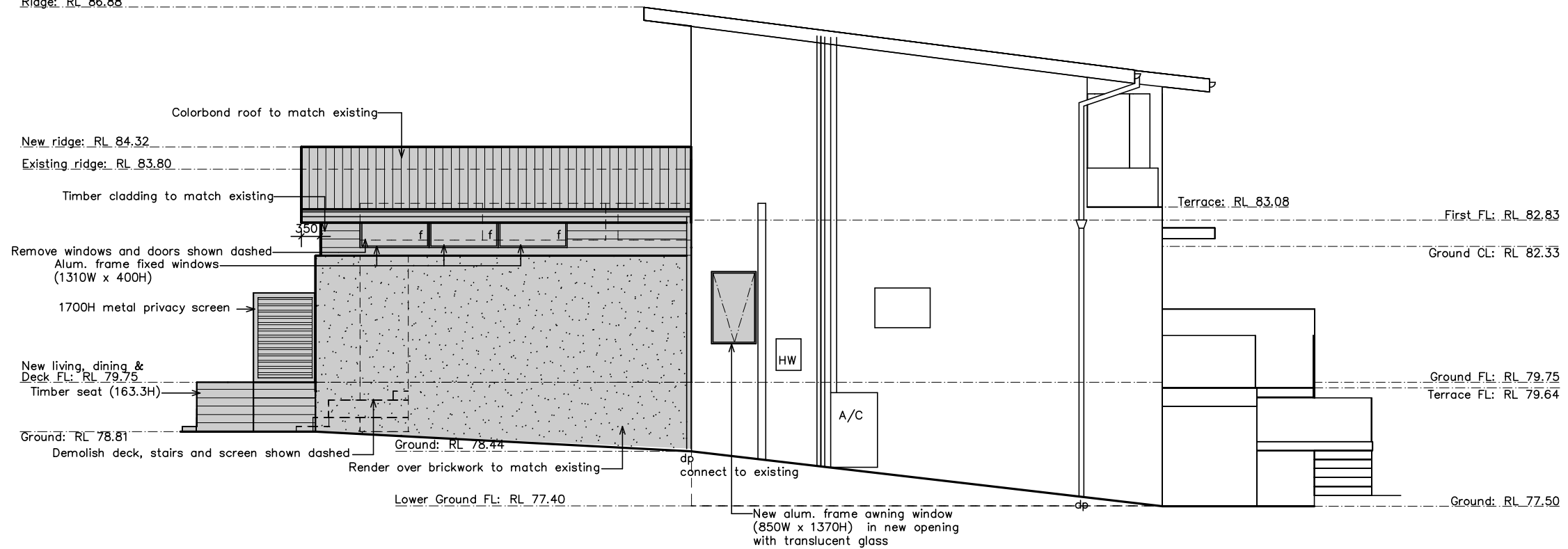
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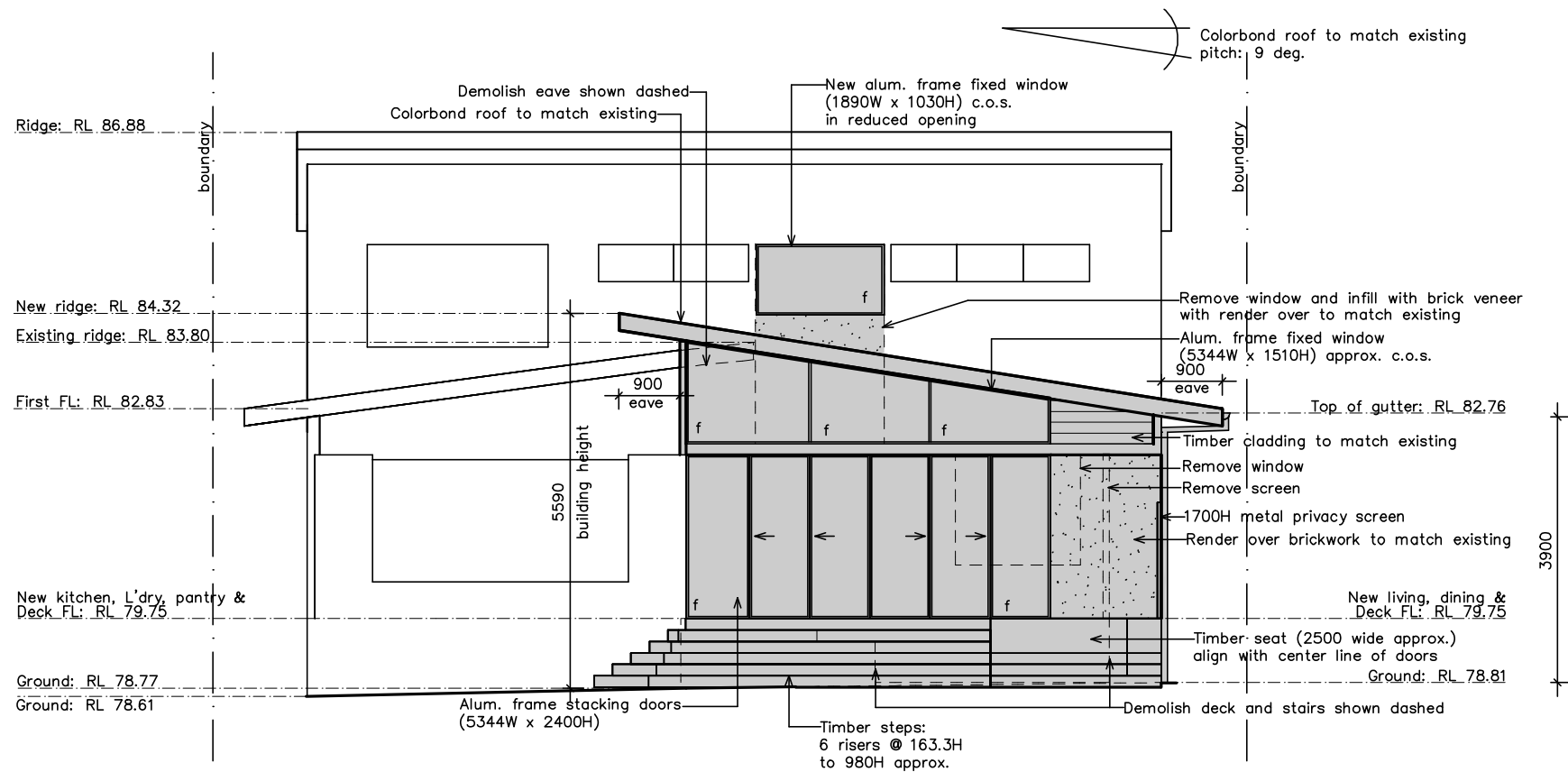
Drawing No. **CDC-04**



Ridge: RL 86.88



EAST ELEVATION



SOUTH ELEVATION



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Project: ALTERATIONS AND ADDITIONS

Job. No. 626/18

for: T. & R. Wunder
at: 15 Jellicoe Street, Balgowlah Heights

Title:
ELEVATIONS

Scale: 1:100 @ A3

Revision:

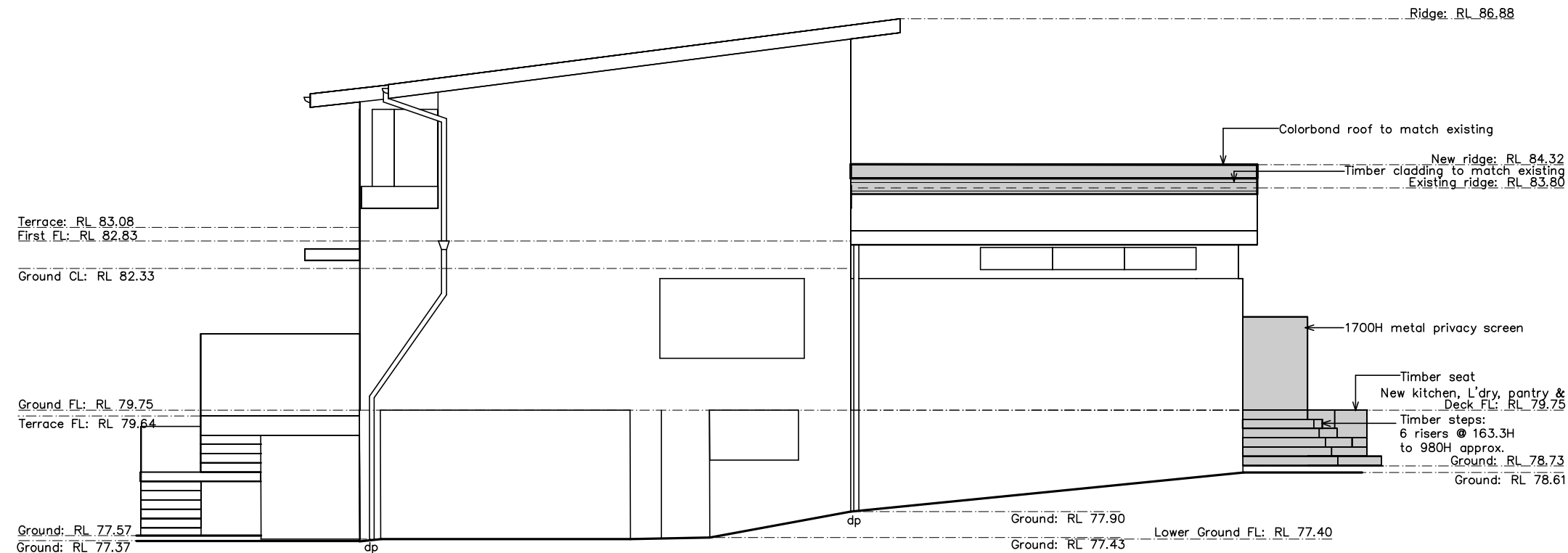
Date: FEB 2022

Drawn: D.R.

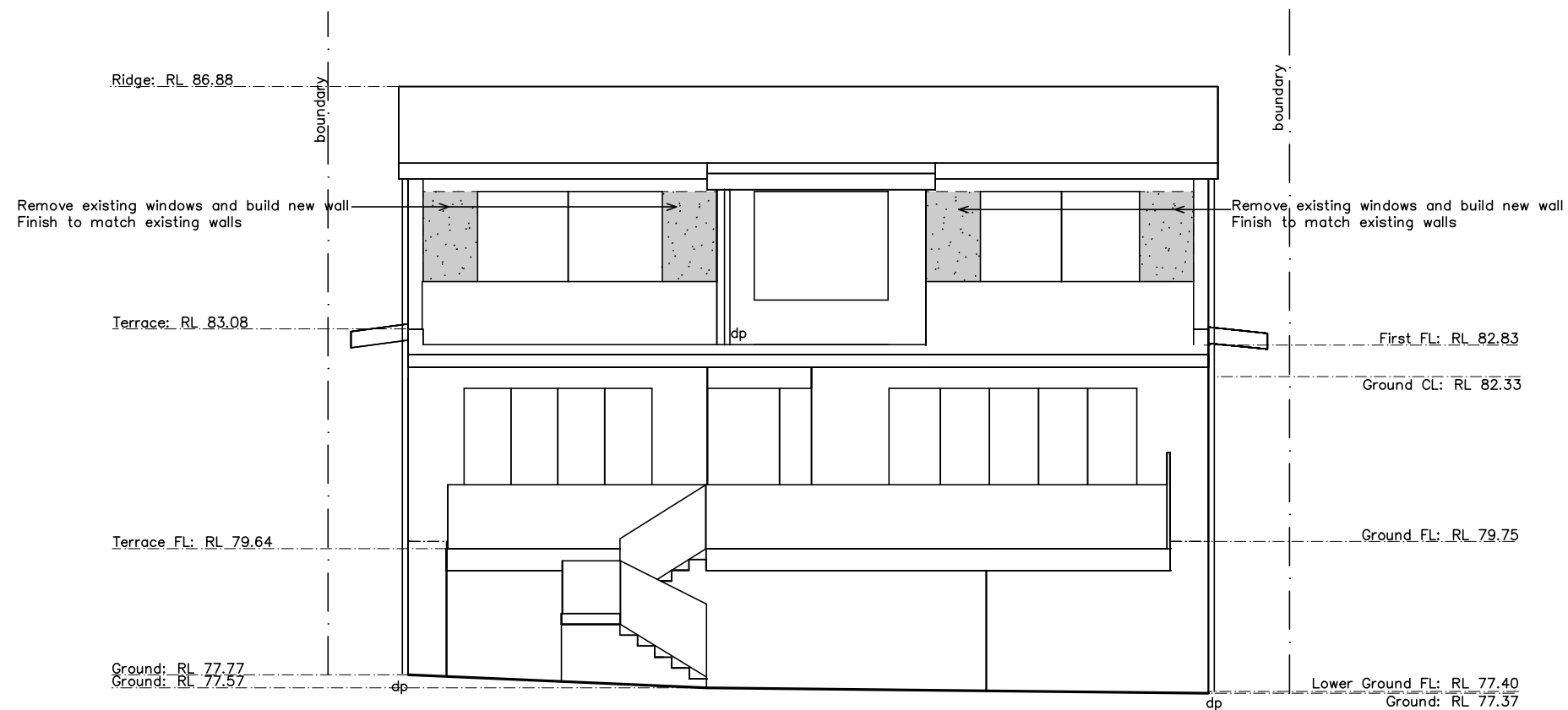
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Drawing No. **DA-05**



WEST ELEVATION



NORTH ELEVATION

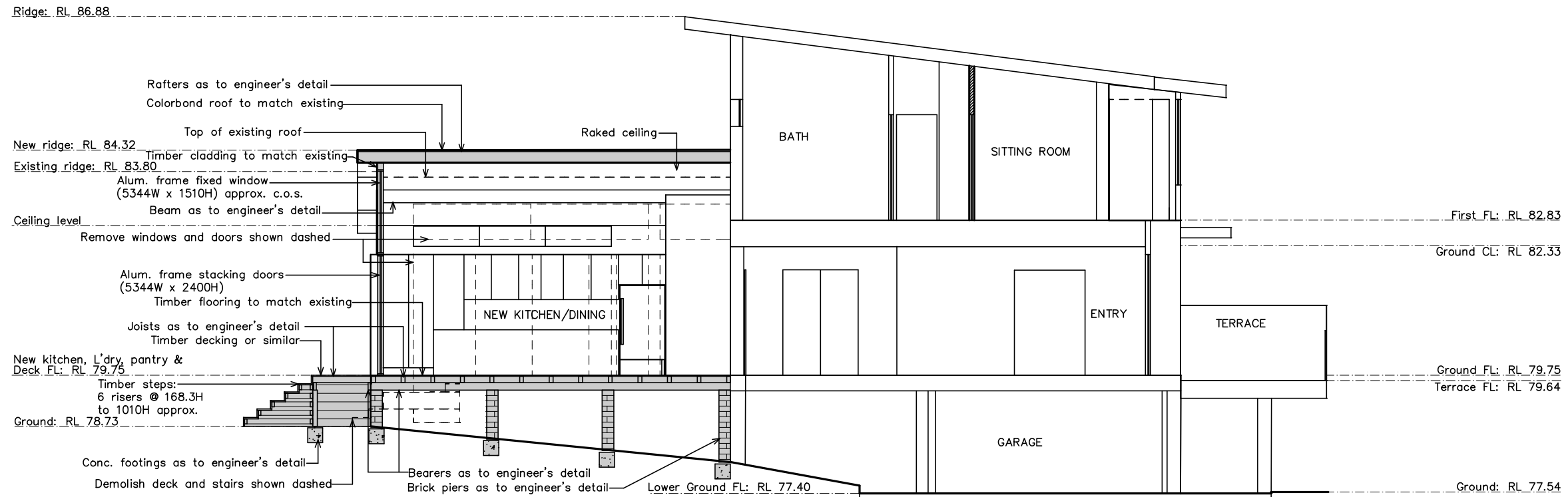


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Project: ALTERATIONS AND ADDITIONS		Job. No. 626/18
for: T. & R. Wunder		
at: 15 Jellicoe Street, Balgowlah Heights		
Title:	Scale: 1:100 @ A3	Revision:
ELEVATIONS	Date: FEB 2022	
	Drawn: D.R.	
DUFFY REGAN DESIGN		Drawing No.
121 Soldiers Ave., Freshwater NSW 2096		DA-06
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SECTION A – A



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DA2022/0302

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BASIX INSULATION REQUIREMENTS:

Suspended floor with enclosed subfloor: framed (R0.7) – R0.60 (down) (or R1.30 including construction)
External wall: brick veneer – R1.16 (or R1.70 including construction)
External wall: framed (weatherboard, fibro, metal clad) – R1.30 (or R1.70 including construction)
Raked ceiling, pitched/skillion roof: framed – ceiling R2.24 (up)
Roof: foil backed blanket (55mm)
Roof colour: medium (solar absorptance > 0.475 – 0.70)

Project: ALTERATIONS AND ADDITIONS

Job. No. 626/18

for: T. & R. Wunder
at: 15 Jellicoe Street, Balgowlah Heights

Title:

Scale: 1:100 @ A3

Revision:

SECTIONS

Date: FEB 2022

Drawn: D.R.

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Drawing No. **DA-07**