

Architectural Drawing Set # 191 Approval: DA2019/0030

Section 4.55 : Application Amendment C

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**Section 4.55 # 1 -
Approved Mod2020/0103**

Section 4.55 # 2 - Modifications to Plans

- ground floor design modified
- first floor design modified
- structural engineering modified
- garage retained
- some windows modified
- introduced void and ducting
- calculations revised
- BASIX revised



Glazing Schedule - (to be read in conjunction with BASIX)

builder to check sizes prior to order

ELEVATION	Win. Num.	No.	Width	Height	Sill	Head	Area m2 (BASIX)
Confirm Orientation	Tag	Total				AutoCalculates	AutoCalculates
Main Residence							
north west							
stacker	d1	1	2700	2400	0	2400	6.480
louvre	w1	2	800	2400	0	2400	3.840
south east							
custom	w2	1	custom	custom	custom	#VALUE!	1.890
louvre	w3	1	800	2100	900	3000	1.680
fixed splashback	w4	1	2130	800	900	1700	1.704
door	d2	1	900	2400	0	2400	2.160
north east							
double hung	w5	1	900	2700	0	2700	2.430
fixed sidelight	w6	1	700	2700	0	2700	1.890
pivot solid door	d3	1	1500	2700	0	2700	4.050
fixed	w7	1	3200	2700	0	2700	8.640
fixed	w8	1	1500	2100	900	3000	3.150
south west							
door + louvre	d4	3	1600	2100	0	2100	10.080
stacker	d5	1	5400	2100	0	2100	11.340
louvre	w9	2	900	1500	600	2100	2.700
skylights							
openable	s1	4	600	1400	custom	#VALUE!	3.360
openable	s2	1	600	1200	custom	#VALUE!	0.720

External Colours Finishes and Materials Schedule

ITEM	MATERIAL PREFERENCES	COLOUR PREFERENCES
External Walls		
Existing Brick	Render Ex. Masonry	Dark Grey/ Dulux Vivid White e.g., Colorbond Shale Grey or Basalt
Standard Cladding	James Hardie Axon Vertical Cladding 255mm	Night Sky/Monument
Door and Window Framing		
Aluminium Frame/90mm Architrave	Aluminium	Night Sky/ Monument
Awning Box / Heka Hood		
Colorbond	Custom-Orb Sheeting or	Black, Silver or White
Lysaght	Kliplok	Night Sky/ Monument
Colorbond	'Matt'	
Roof		
Snap Lock or Standing Seam	Colorbond Metal	Monument/Windspray
Downpipes		
Colorbond Metal	Colorbond Metal	Monument/Windspray
Guttering and Fascia		
Safety Balustrades/Metal or Glass		Night Sky/ Monument
Balustrades		
Timber slat (painted)		Night Sky/Monument
Battens to Garage		
Blueboard Clad and Render		Dulux Vivid White
Feature Parapet		

Material and Colour Links/Specs Guide:

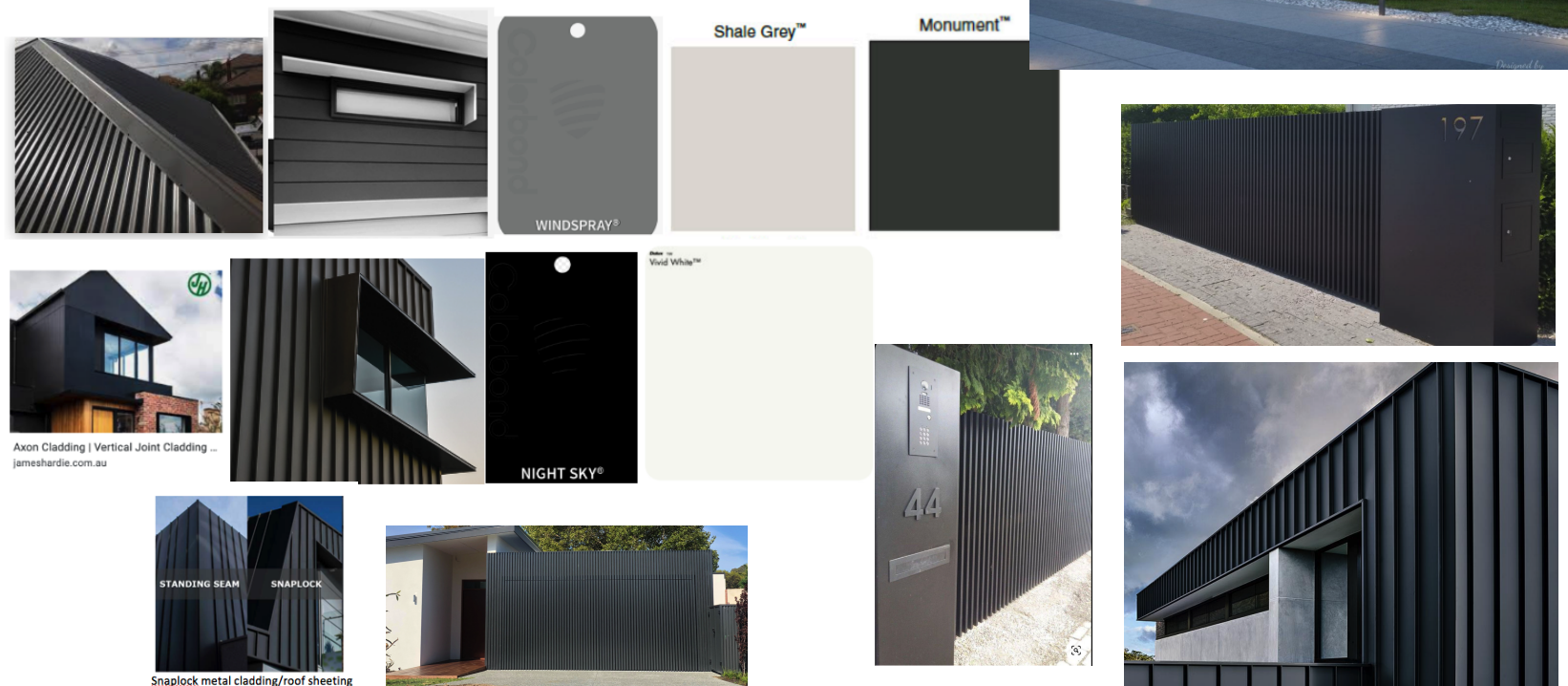
Colorbond Technical Specifications: <https://professionals.lysaght.com/resources/manuals>

James Hardie Scyon Axon Specifications: <http://www.jameshardie.com.au/products/external-cladding/scyon-axon-cladding/>

Colorbond Colours and Products: <http://colorbond.com/colour>

Dulux Colour Wall: <https://www.dulux.com.au/colour/all-colours>

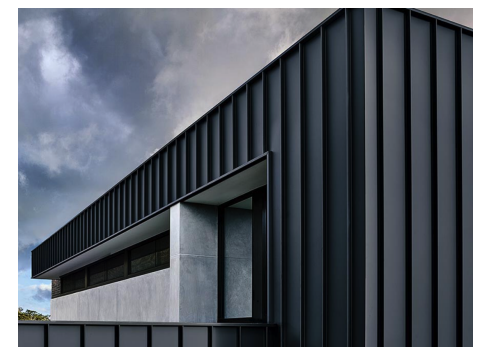
Please contact supplier or manufacturer directly for confirmation on all specifications.



Inspiration

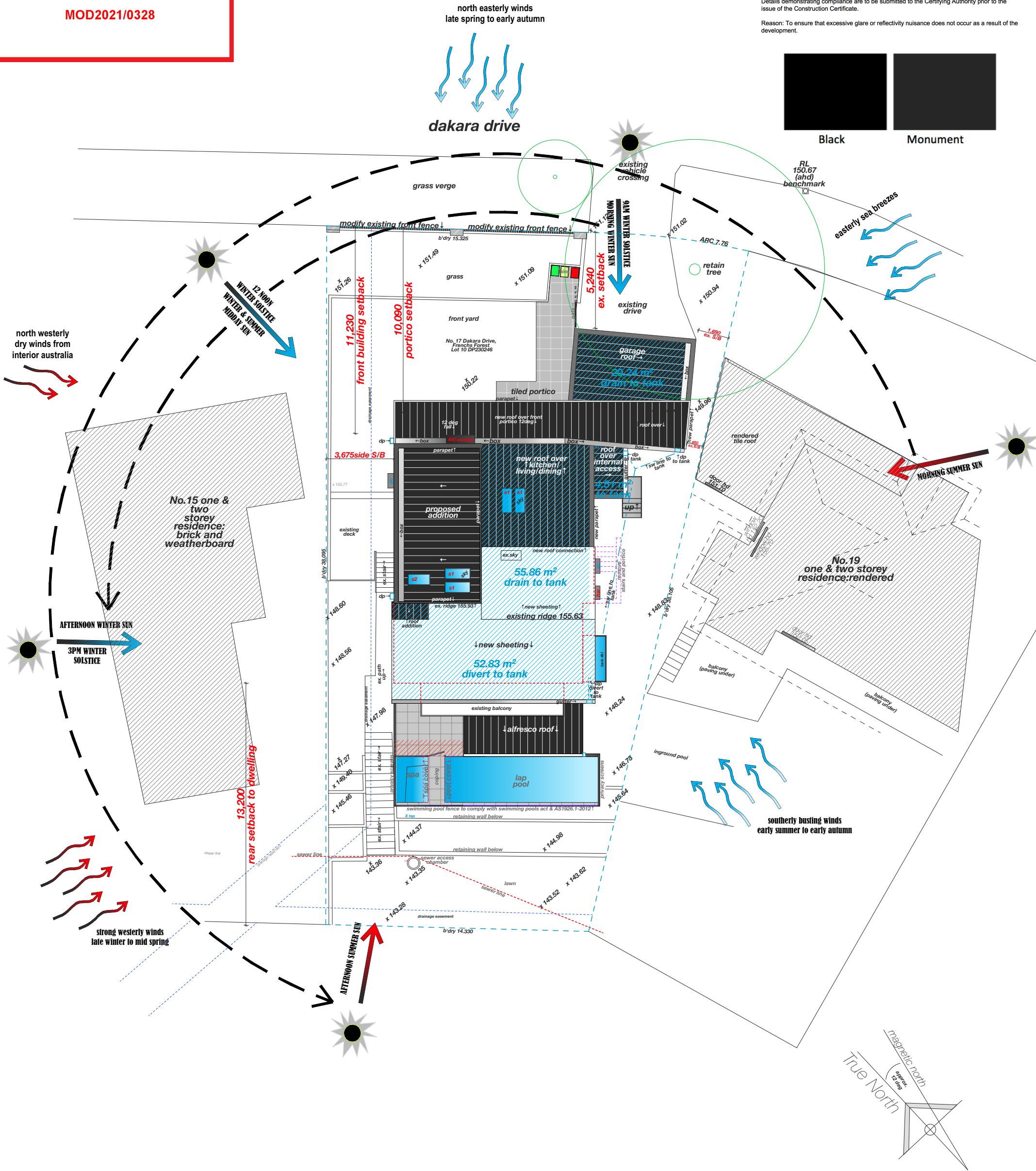
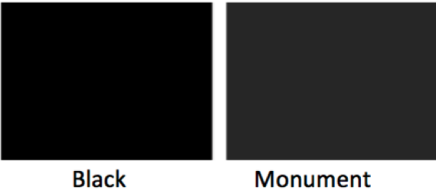
Modern

Modern homes are contemporary in design. They're on trend now, and into the future, as external design trends move slowly. Home owners are resisting the dated, inefficient, brick-clad, hip-roof homes many builders have stuck with since the 1980s. Today's home buyers and renovators prefer the simple, calming, clean lines of a modern home and a light and airy open plan lifestyle it can bring.

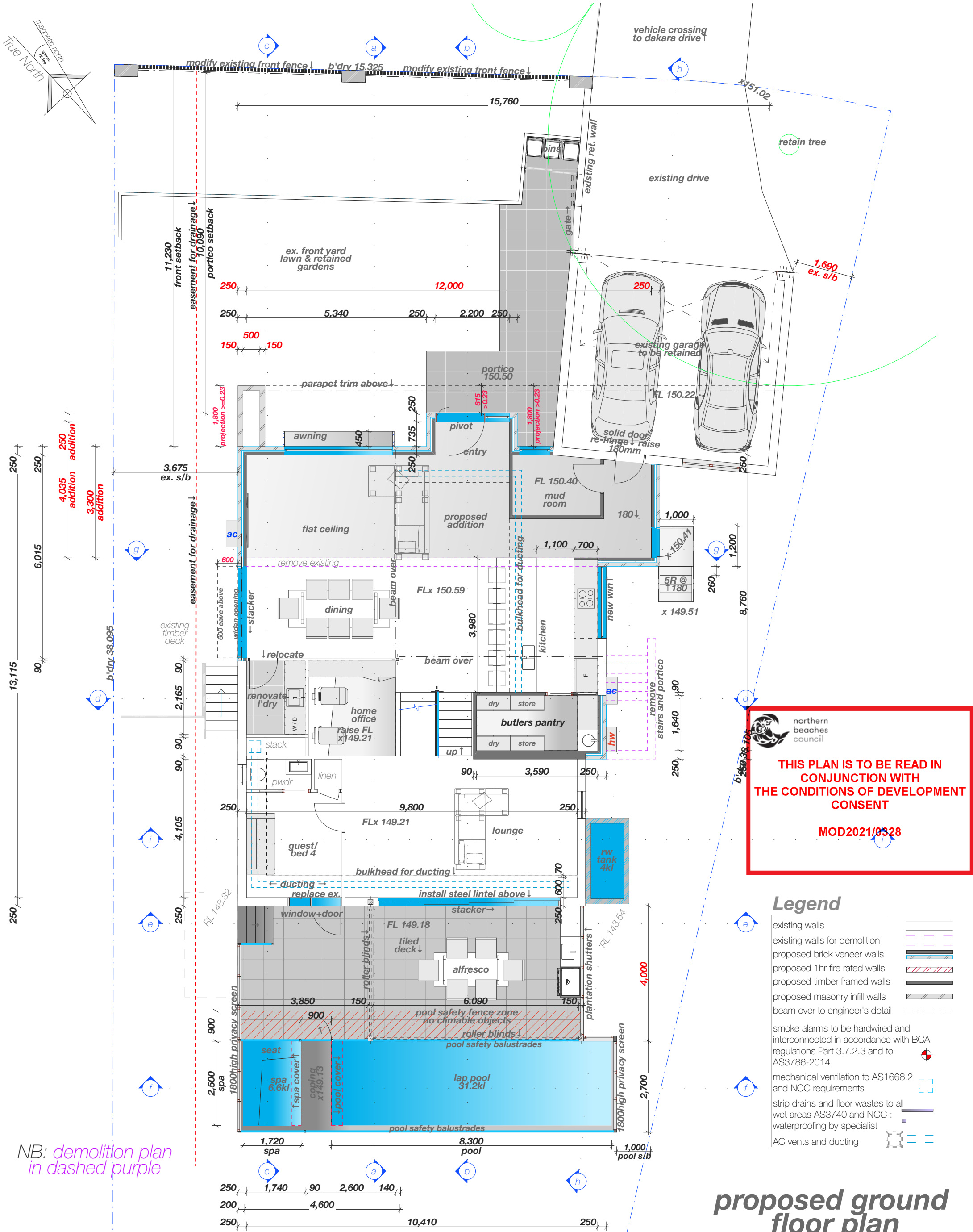


NB: Colorbond and Klip Lok
roof sheeting to be used in the
development:
Colour Monument or Night Sky

12. External Finishes to Roof
The external finish to the roof shall have a medium to dark range in order to minimise solar reflections to neighbouring properties. Any roof with a metallic steel finish is not permitted.
Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.
Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development.



site and site analysis plan



proposed ground floor plan

DA2019/0030: approved
Mod2020/0103: approved
Section 4.55 #2

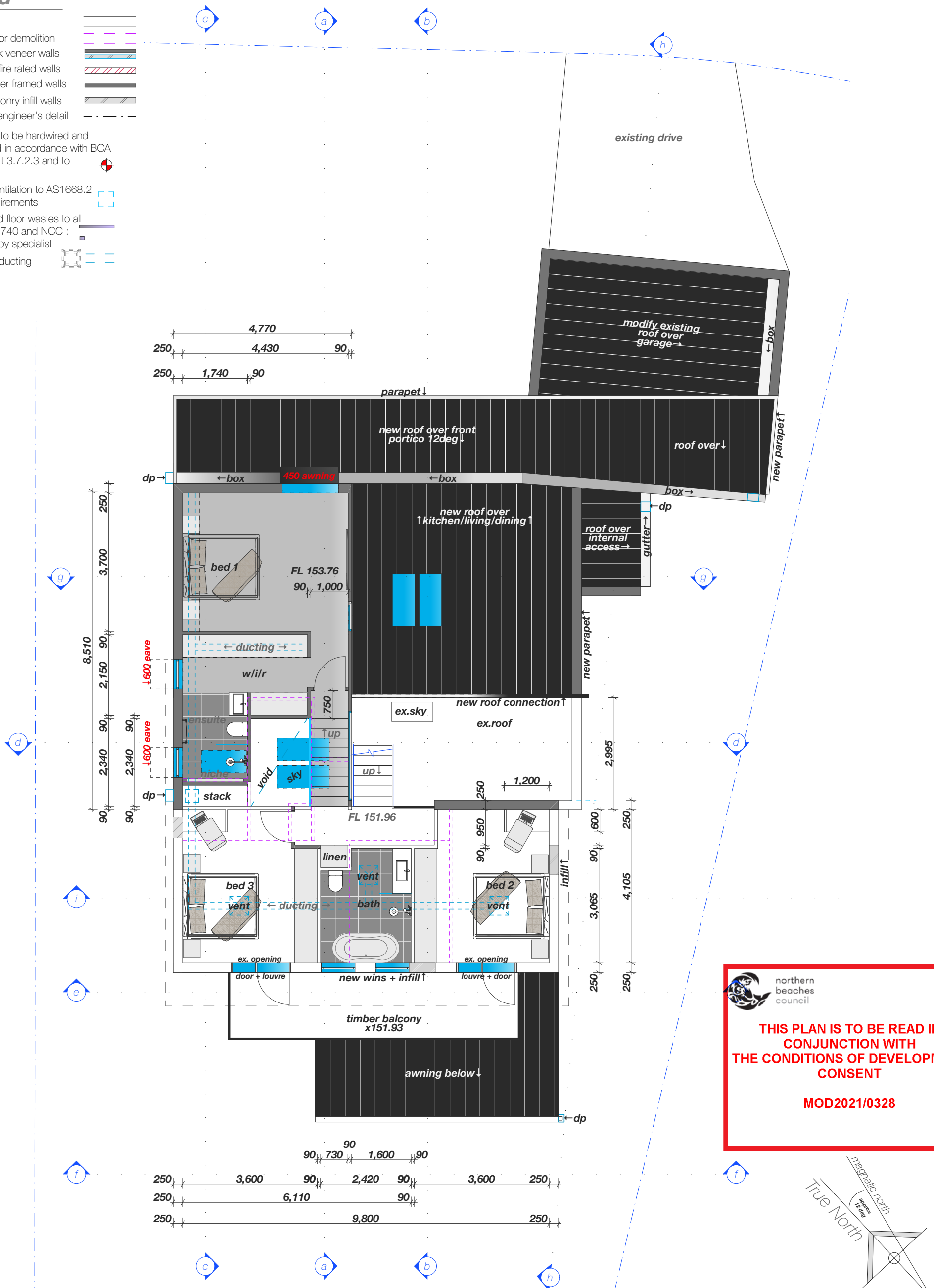
Alterations and Additions
17 Dakara Drive
Frenchs Forest NSW 2086
Lot 10, DP 230246
for Pat & Karen Doherty

schematic re-design: engineering modifications	
schematic re-design: engineering modifications	
revised for construction certificate	
revision	
ds	8.4.21
ds	30.10.19
kn	29.5.19
by	date

Date	31/5/21
Drawn	DS
Checked	DS
Scale	1:100 @ A3
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#191-	5

Legend

- existing walls
- existing walls for demolition
- proposed brick veneer walls
- proposed 1hr fire rated walls
- proposed timber framed walls
- proposed masonry infill walls
- beam over to engineer's detail
- smoke alarms to be hardwired and interconnected in accordance with BCA regulations Part 3.7.2.3 and to AS3786-2014
- mechanical ventilation to AS1668.2 and NCC requirements
- strip drains and floor wastes to all wet areas AS3740 and NCC :
- waterproofing by specialist
- AC vents and ducting



 northern beaches council

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

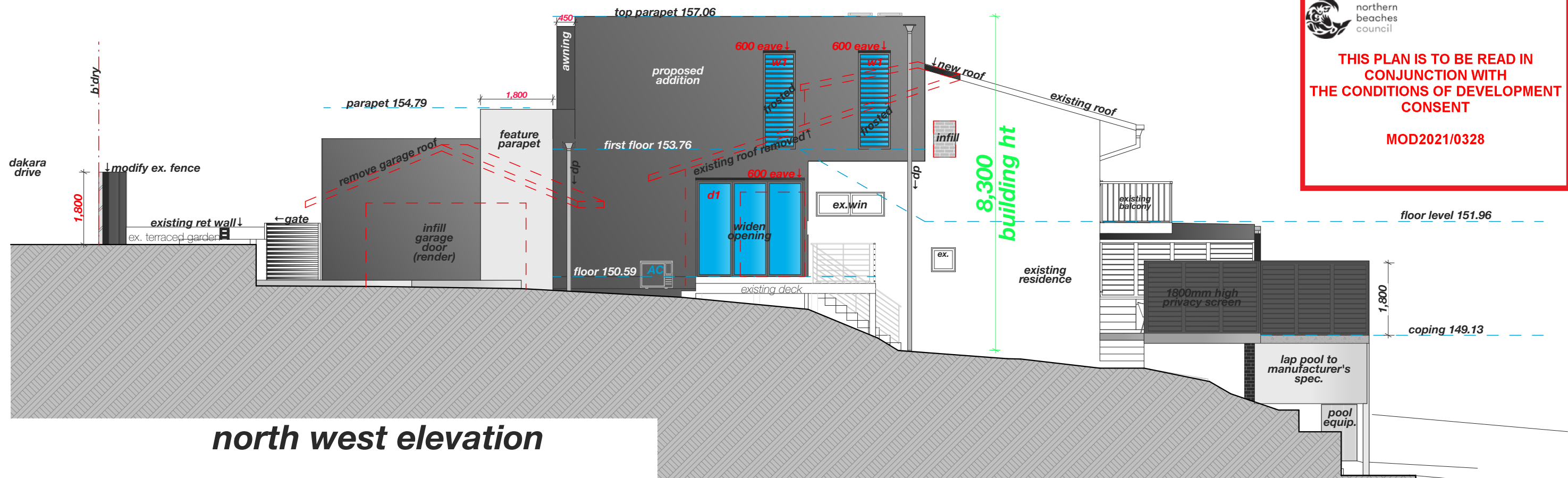
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proposed first floor plan

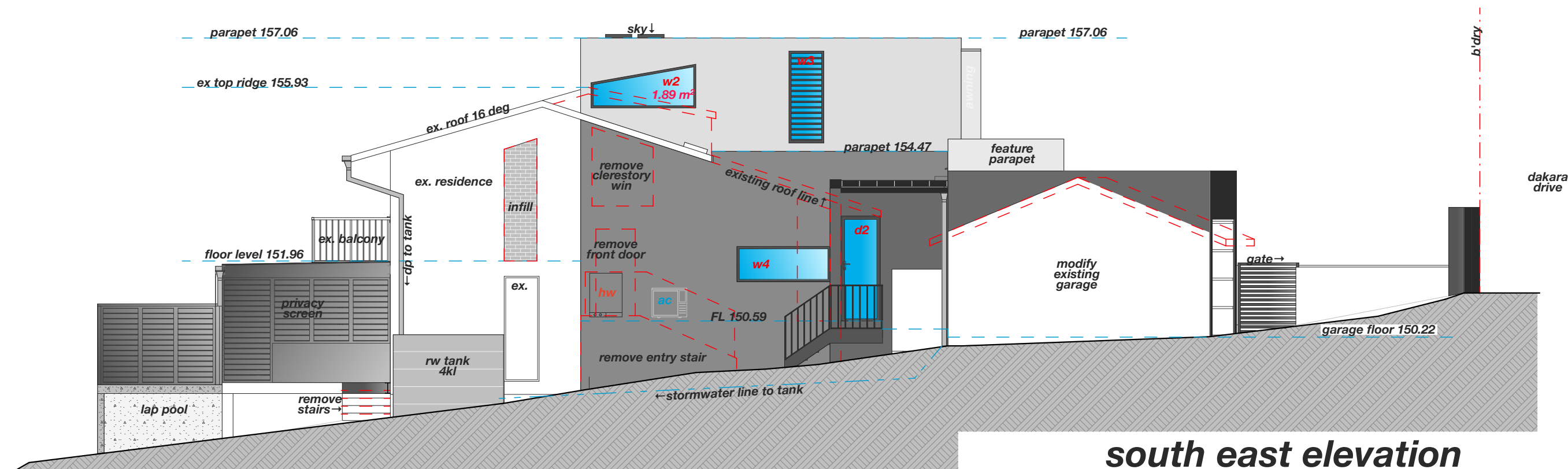
© Precision Planning Pty Ltd 2021 PO Box 6135 North Ryde 2113 email: info@precisionplanning.com.au Studio Director - Daniel Sutton Contact: 0416 110 281				schematic re-design: engineering modifications	
ds		8.4.21	schematic re-design: engineering modifications		
ds		30.10.19	revised for construction certificate		
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#191-	6



north west elevation



south east elevation

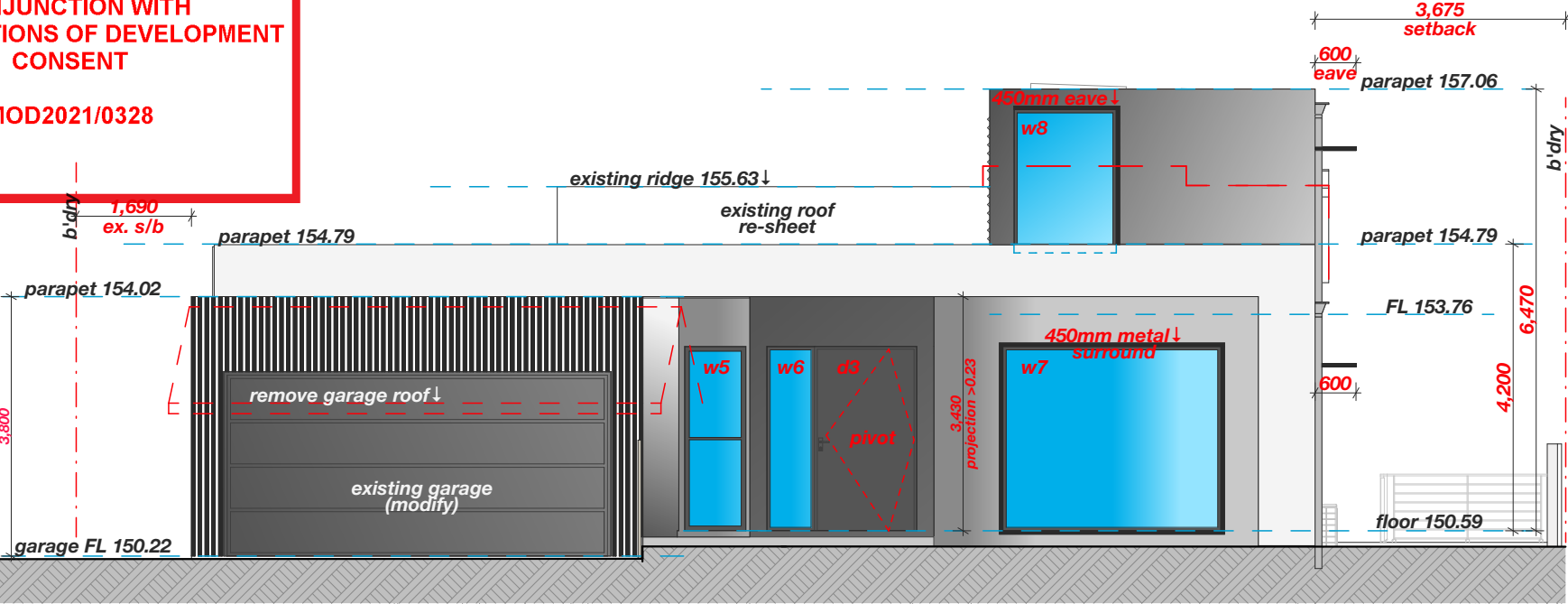
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	ds	30.10.19	schematic re-design: engineering modifications
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Drawing No.	
#191-	7

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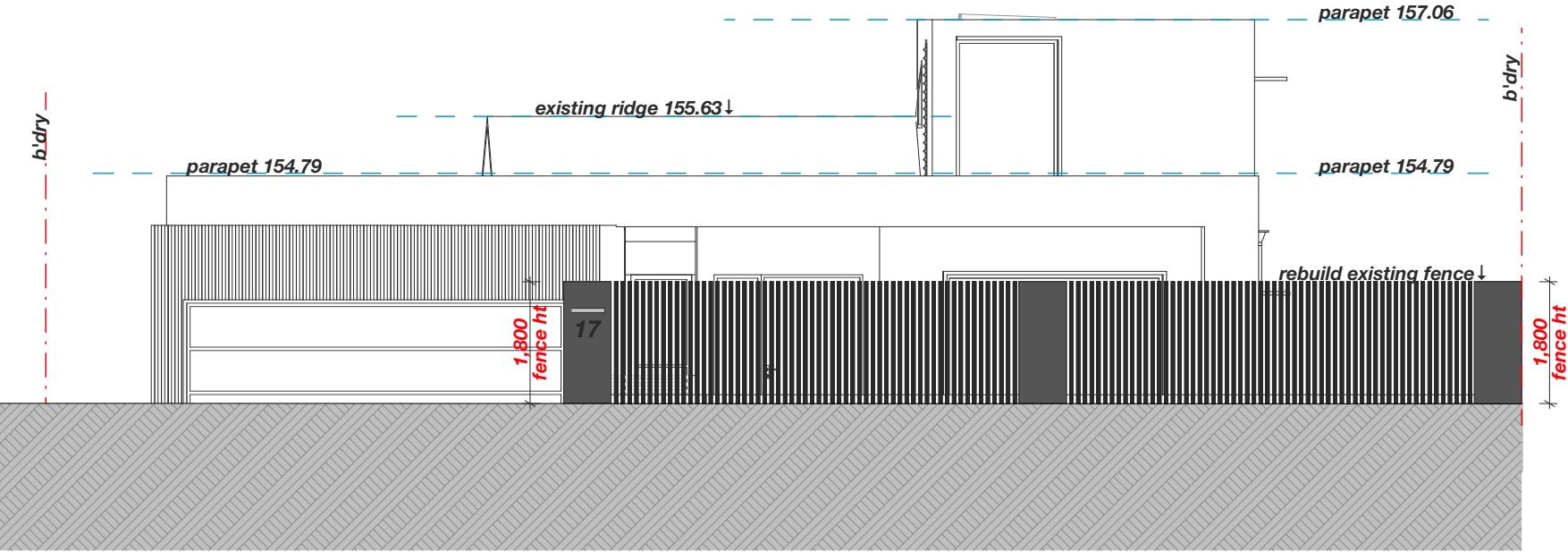
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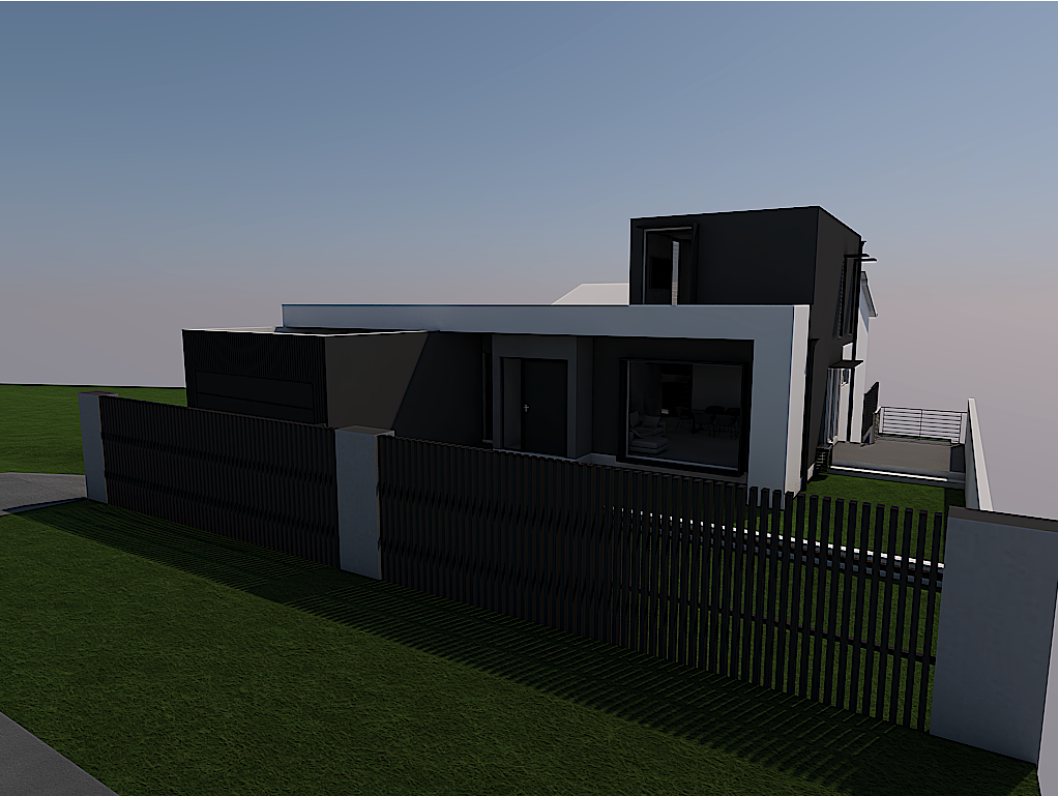
north east elevation - residence



front perspective
(concept only)



north east elevation - fence detail



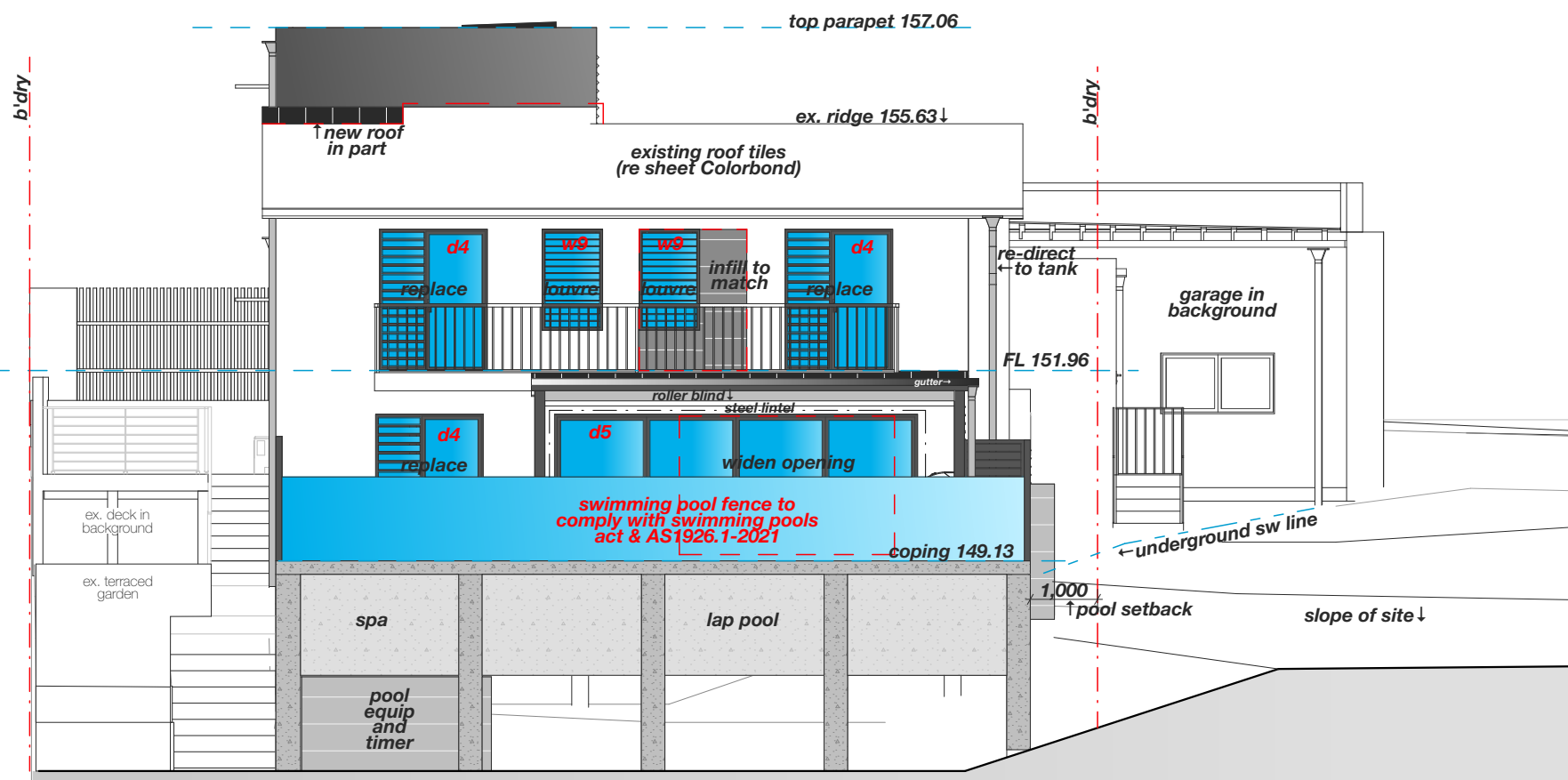
front fence perspective
(concept only)

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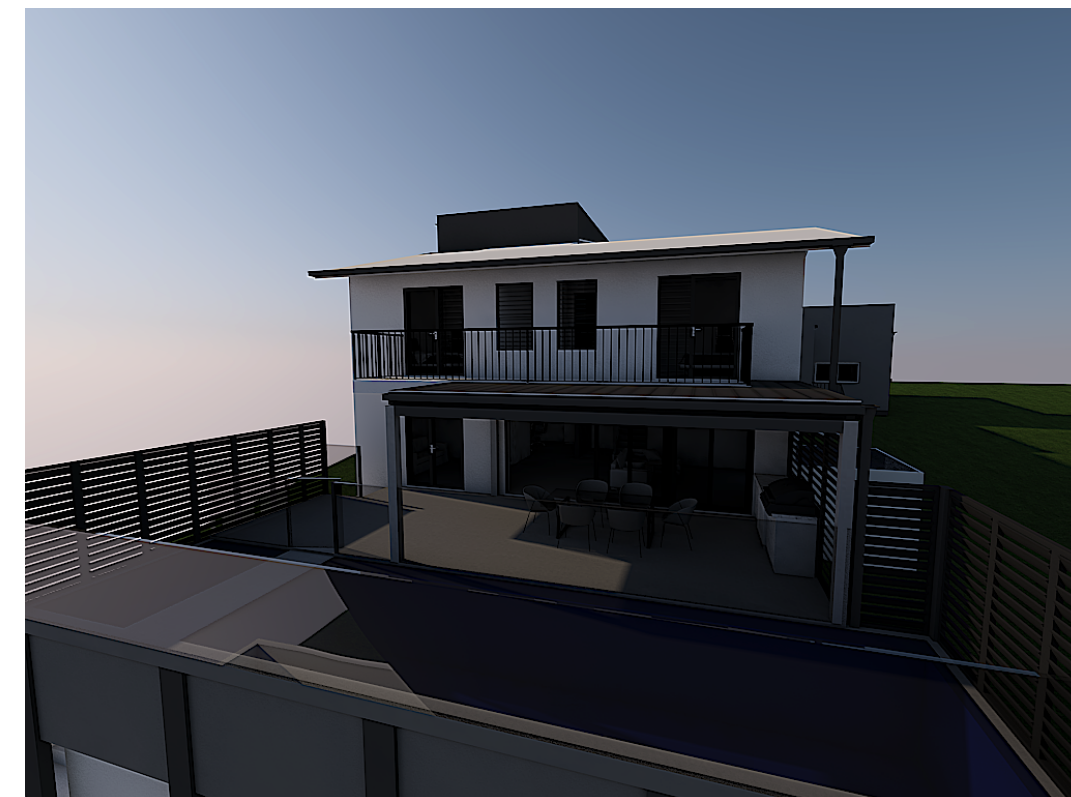
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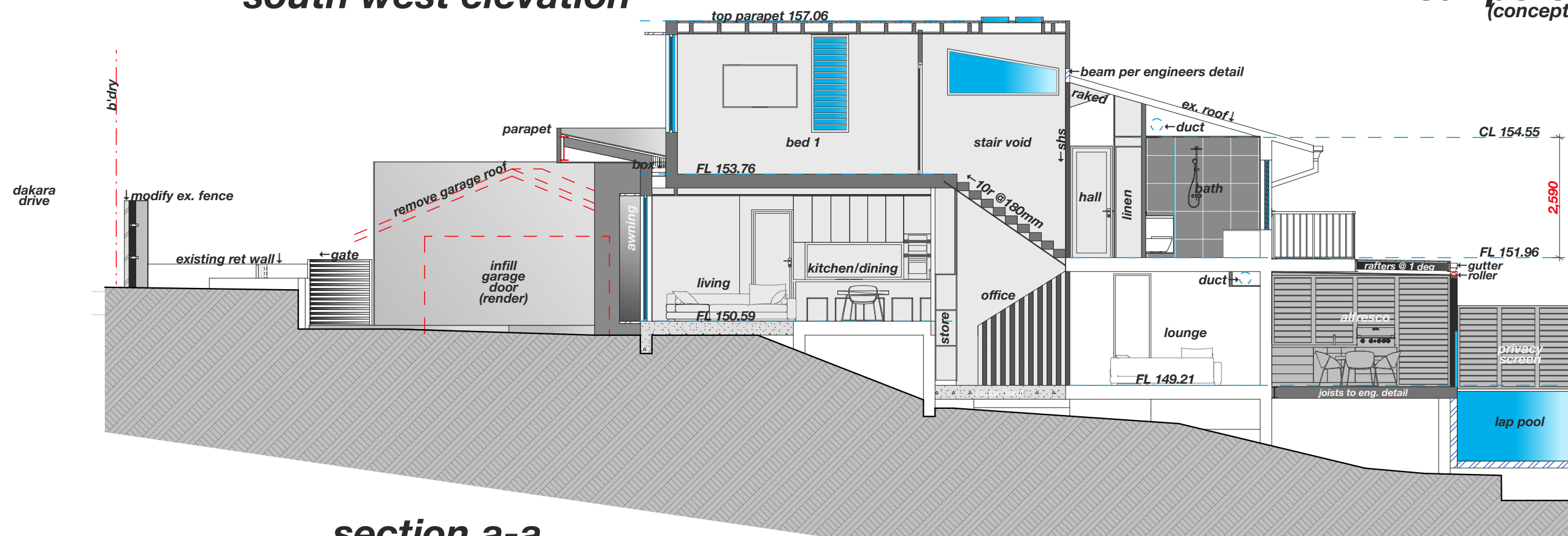
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#191-	8



south west elevation



rear perspective
(concept only)



section a-a



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Building Designers

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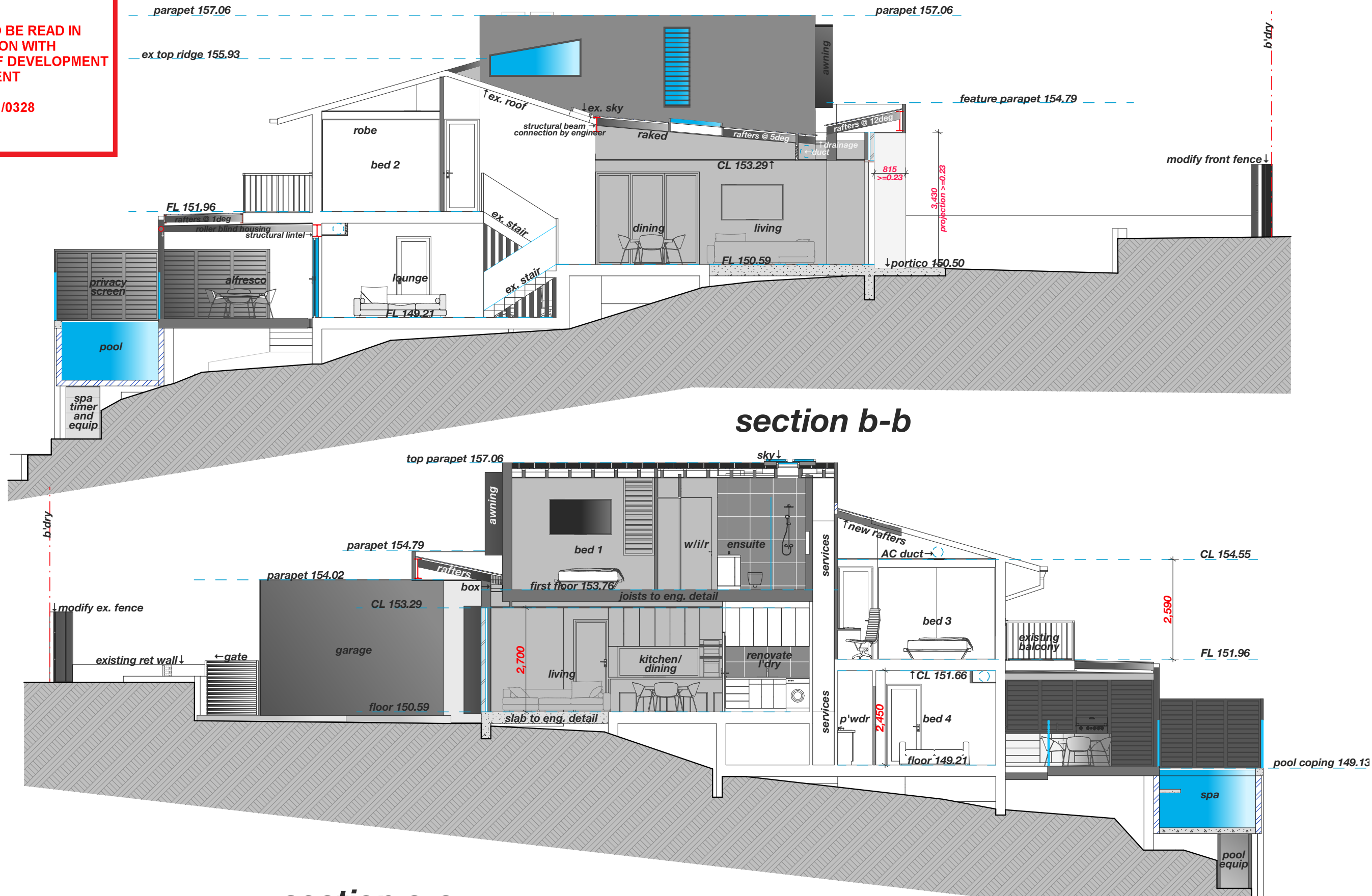
General Notes/ Spec.
This Plan is intended for Council DA or Certifier Submission only
Builder and Contractors to check and ensure:
- Boundary peg-out and survey is completed prior to concrete pour and other construction works
- Confirm all dimensions on-site. Contact Precision Planning with any dimension queries.
- Window/door/skylight sizes prior to order.
- No underground services search has been conducted. It is advised to do a 'Dial Before You Dig' before construction work commences.
Termite Protection:
Kordon Blanket or similar termite protection system is to be used in the protection against subterranean termites in accordance with AS3660.1-2000 and to manufacturer's specifications.

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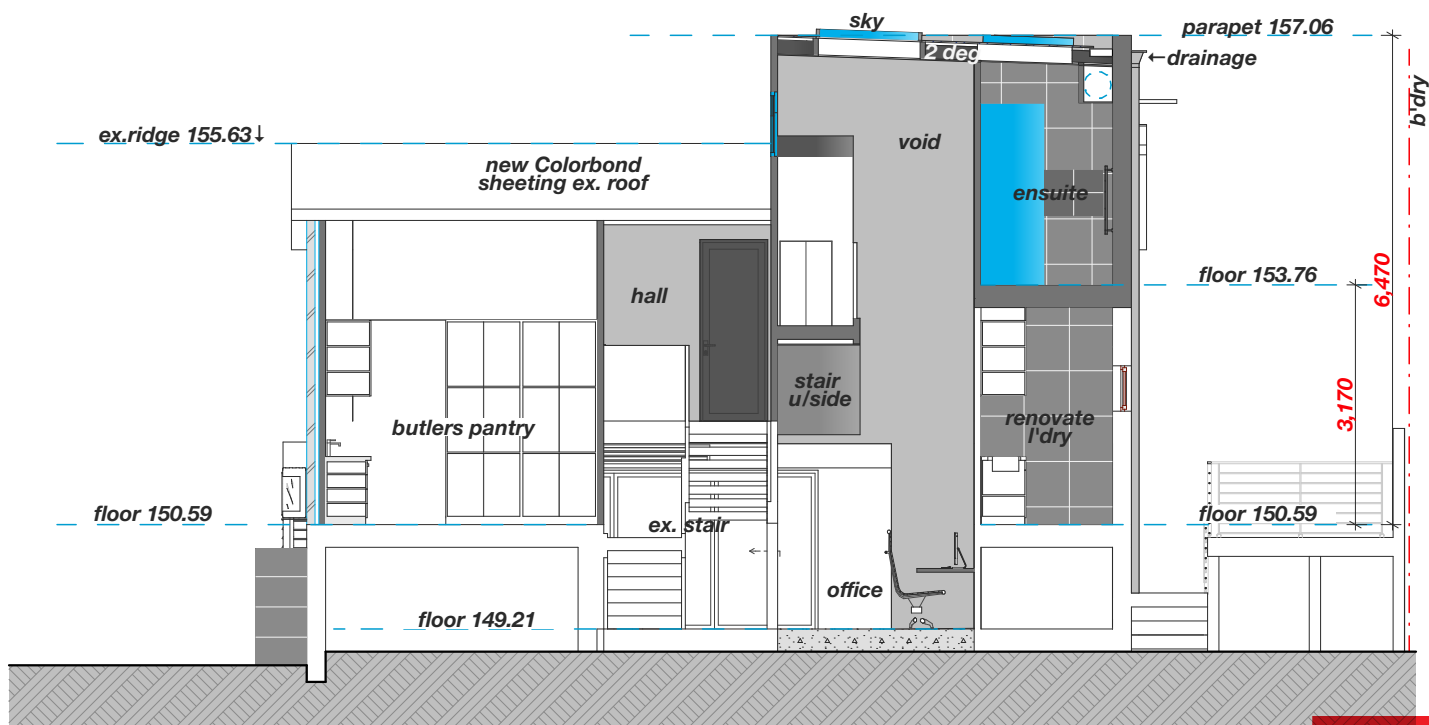
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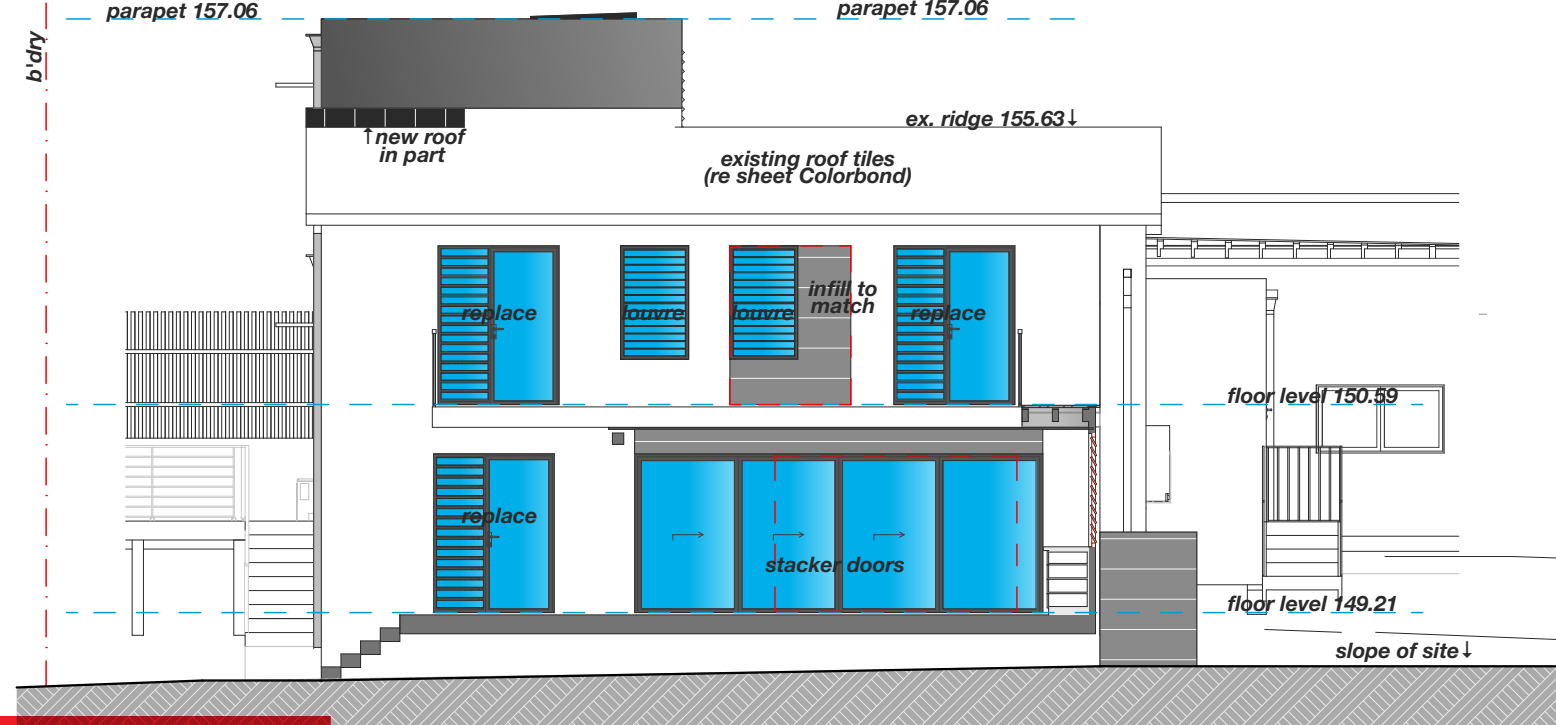
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#191-	10



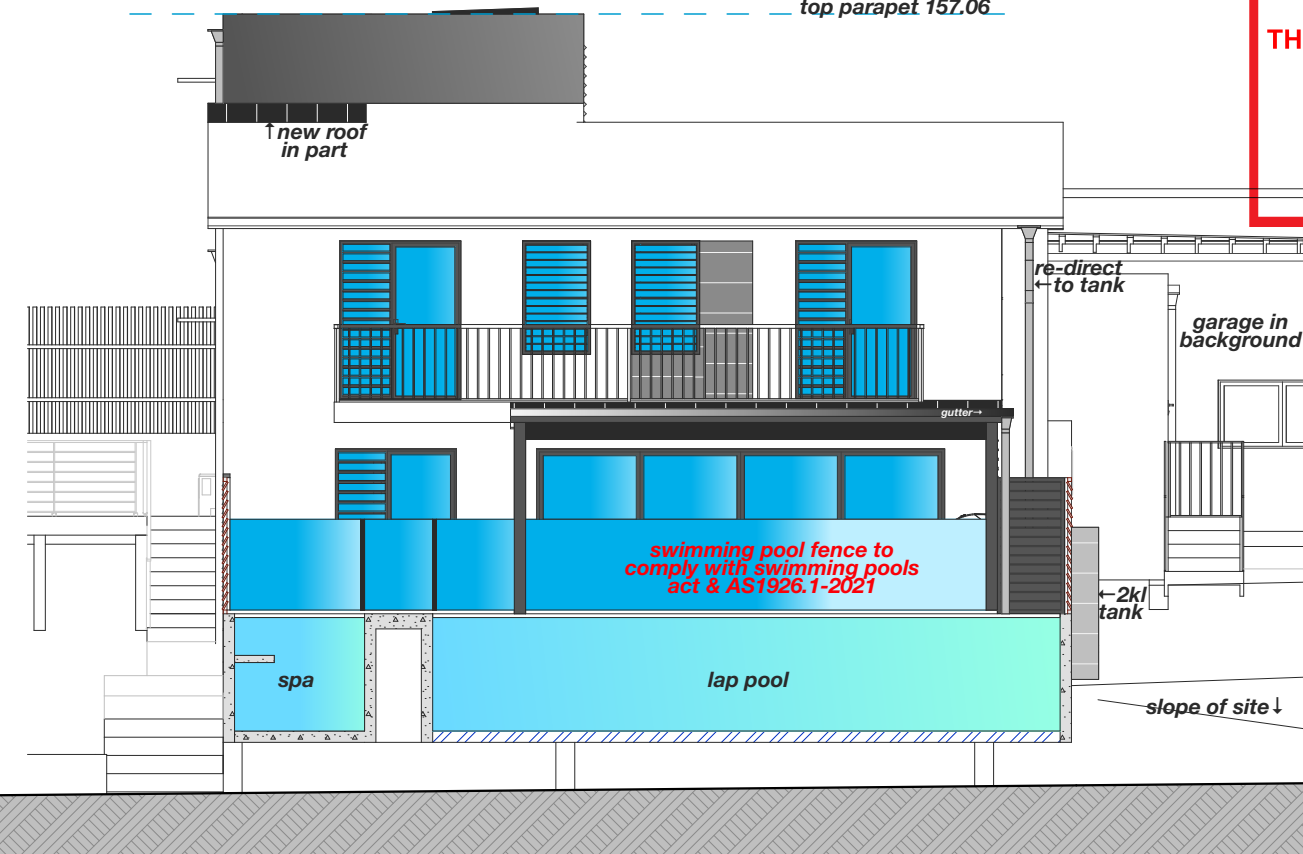
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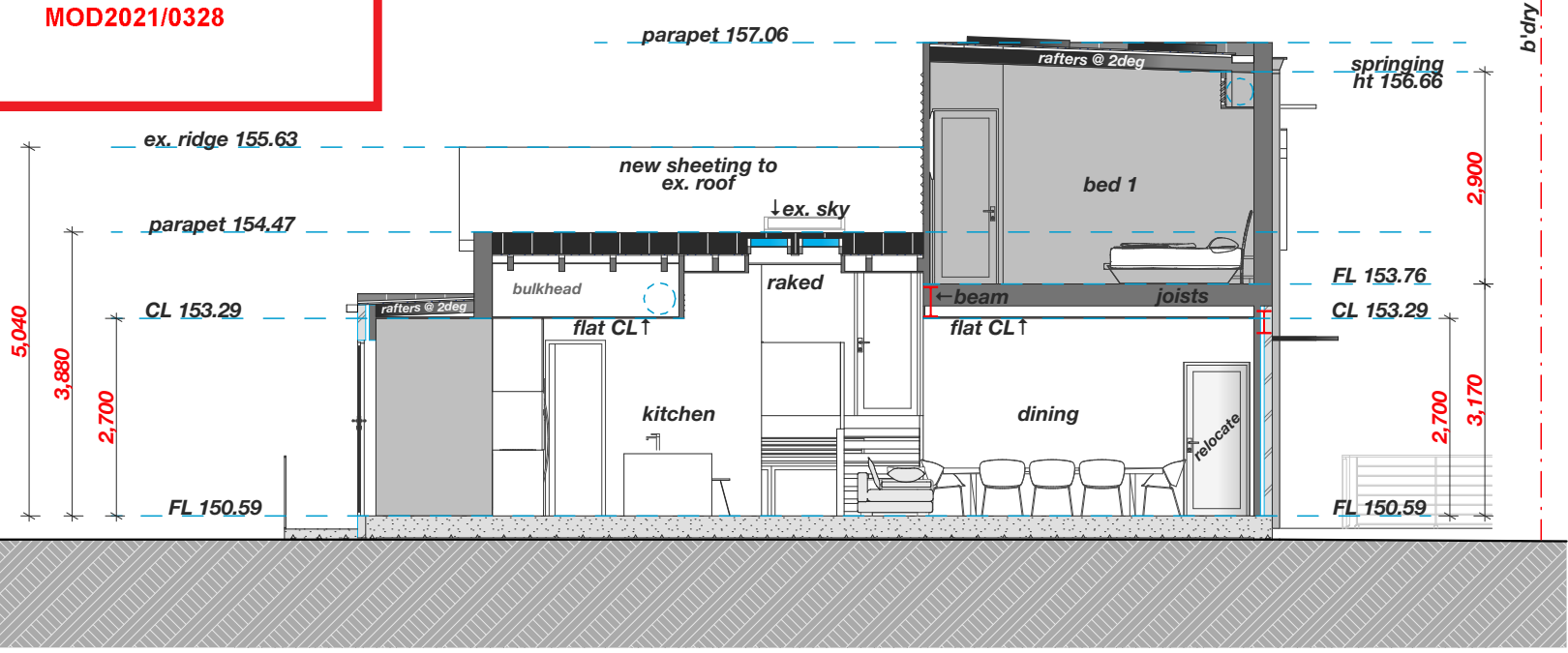
section e-e

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section f-f



section g-g

C	ds	8.4.21	schematic re-design:
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B	ds	30.10.19	schematic re-design:
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A	kn	29.5.19	revised for construction certificate
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DA2019/0030: approved

Mod2020/0103: approved

Section 4.55 #2

Alterations and Additions

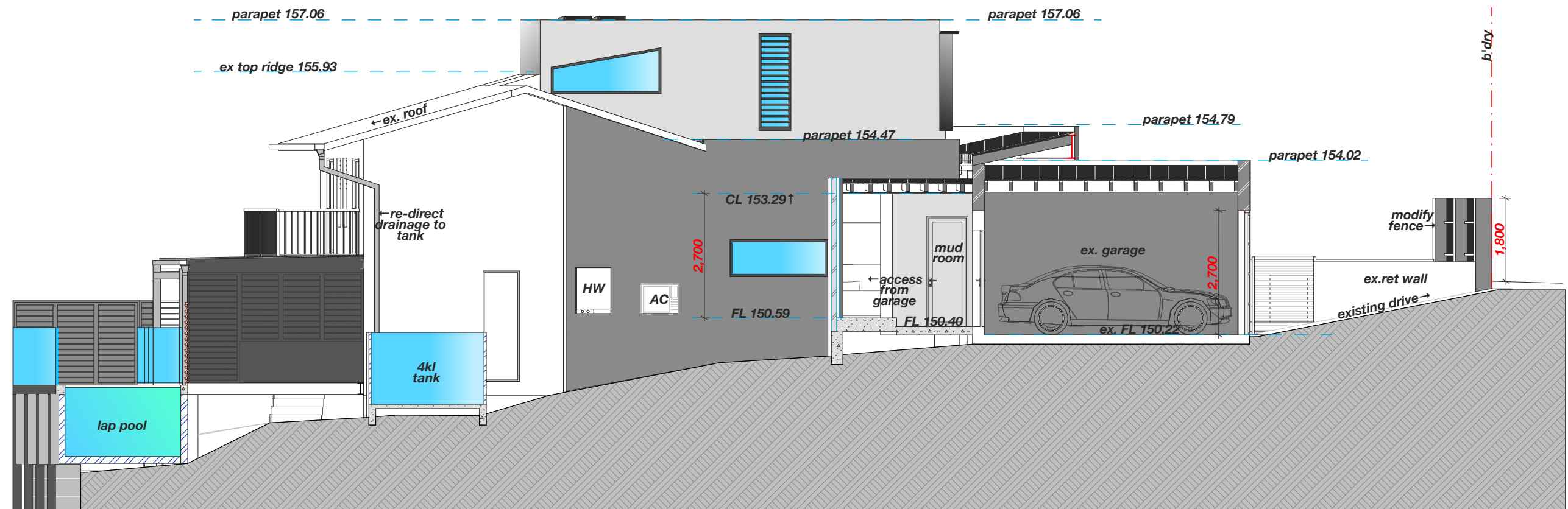
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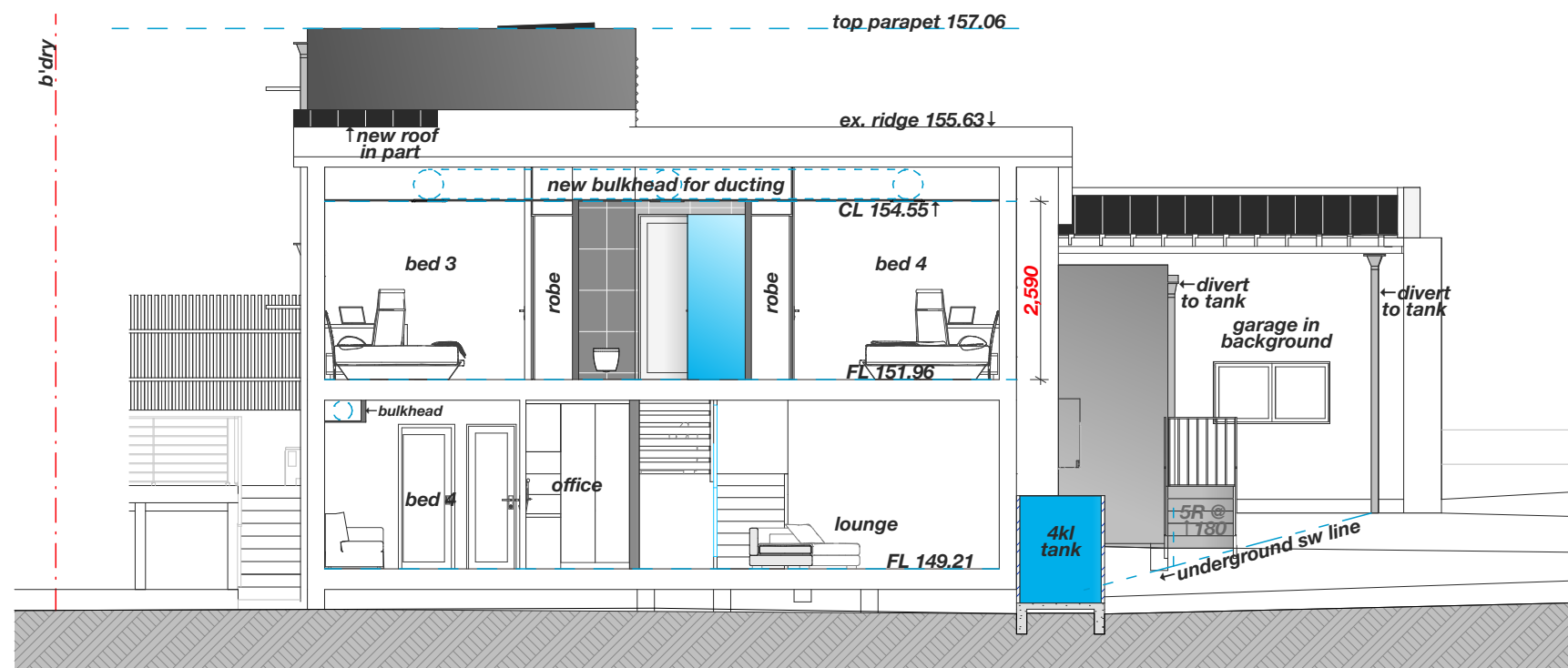
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section h-h



section i-i



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