

SITE PLAN Scale 1:200



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

DA2019/0890

DRAWING NOTES

All new RWP to be connected to the Council's satisfaction

All timber sizes to comply with timber codes of Australia

All reinforced concrete slabs, footings, beams, etc to be engineers details and sizes.

All building works to be in compliance with the building code of Australia.

DO NOT SCALE FROM DRAWINGS - USE FIGURED DIMENSIONS
ONLY

DIMENSIONS TO BE CHECKED ON SITE.

CONSTRUCTION

Construct new first floor and new stair access from ground floor

Common wall to be masonry construction as required.

First floor walls constructed of timber stud with weatherboard external cladding.

Internal walls timber stud with plasterboard lining.

Construct new balcony to Bed1

Roof is timber framed, insulated and clad with tiles and metal decking as shown.

Balcony to first floor is timber framed with timber decking boards

Floor to first floor area is timber framed.

Windows are aluminium and timber framed

GENERALLY

stormwater system

All new sewer fittings to be connected to existing sewerage system. New stormwater downpipes from first floor to drain to existing roof

Provide plumbing services to new bathroom facilities.

Provide electrical services to all new work

BASIX

As per Basix Certificate Number: A355760

<u>Lighting</u> - minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

<u>Fixtures</u> - New or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

New or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

New or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

<u>Insulation-</u> floor/walls/ceiling/roof:

Floor above existing building: Nil

External wall: Framed: R1.3 or R1.7 incl construction

External wall:Reverse brick: R1.16 or R1.7 incl construction

Flat Ceiling Pitched roof: Ceiling 2.5 up -Roof foil sarking - med solar $0.475\mbox{-}0.7$

Raked ceiling, Pitched roof: ceiling 2.5 up -Roof foil sarking - med solar 0.475-0.7

Flat ceiling, flat roof: ceiling: Nil (up), roof: foil backed blanket (100 mm) light (solar absorptance < 0.475)

<u>Windows & Glazed Doors - Each</u> window or glazed door with standard aluminium or timber frames and single clear glass

or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than U-value:7.63, SHGC: 0.75

Other windows to have alternate glass options as per the glazing requirements

<u>AREAS</u>

SITE AREA 315.4 m2

FSR Allowed 0.6:1

Proposed 0.6:1

Neil Harvey - B.Arch

DATE

Neil Harvey - B.Arch 14 Farrer Place, Frenchs Forest NSW 2086 Ph: 0403 505 322 Email: nfharvey@bigpond.com

Alterations & Additions

Mr & Mrs S.Holmes 12 Crescent Street, Fairlight NSW 2094

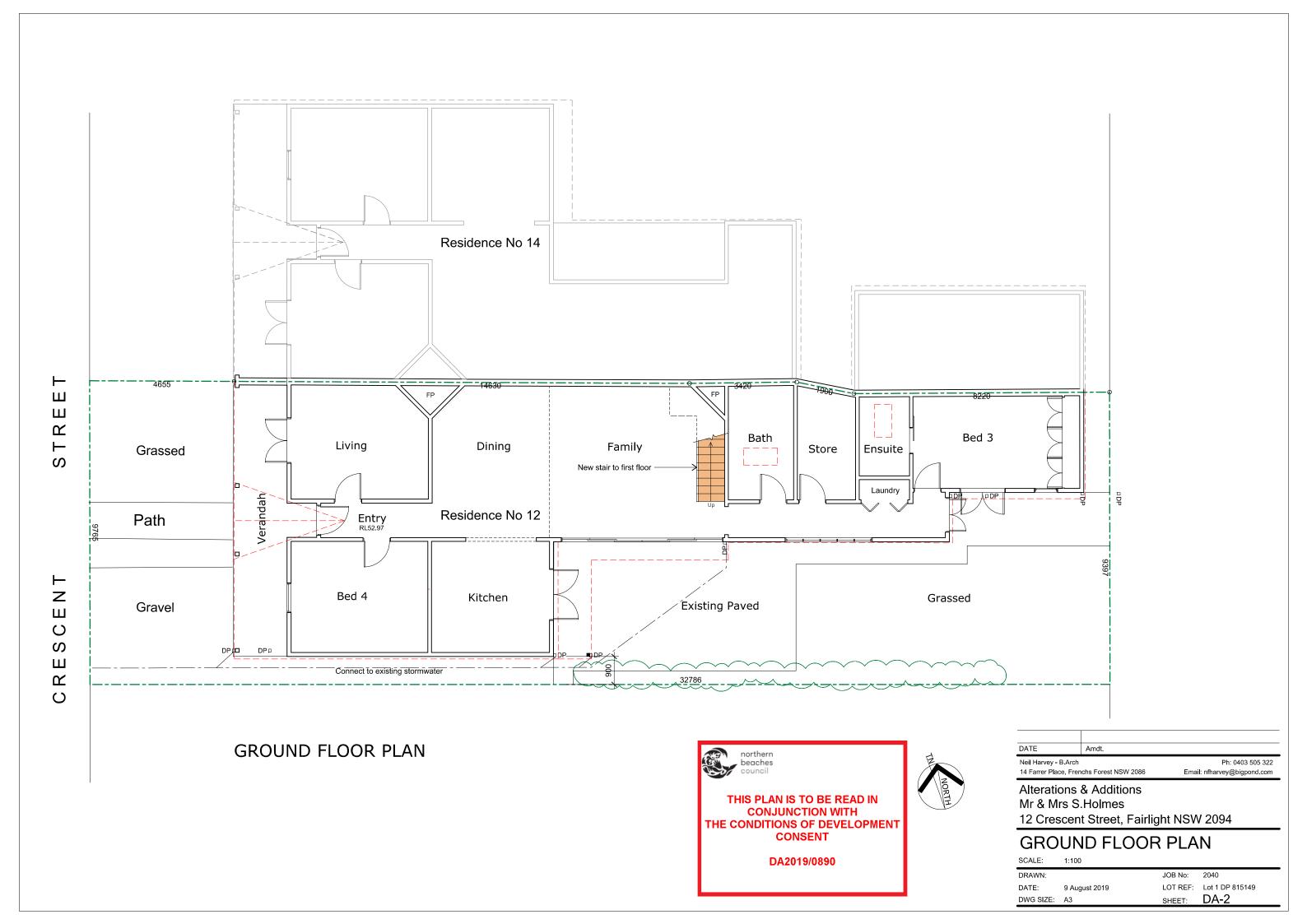
SITE PLAN

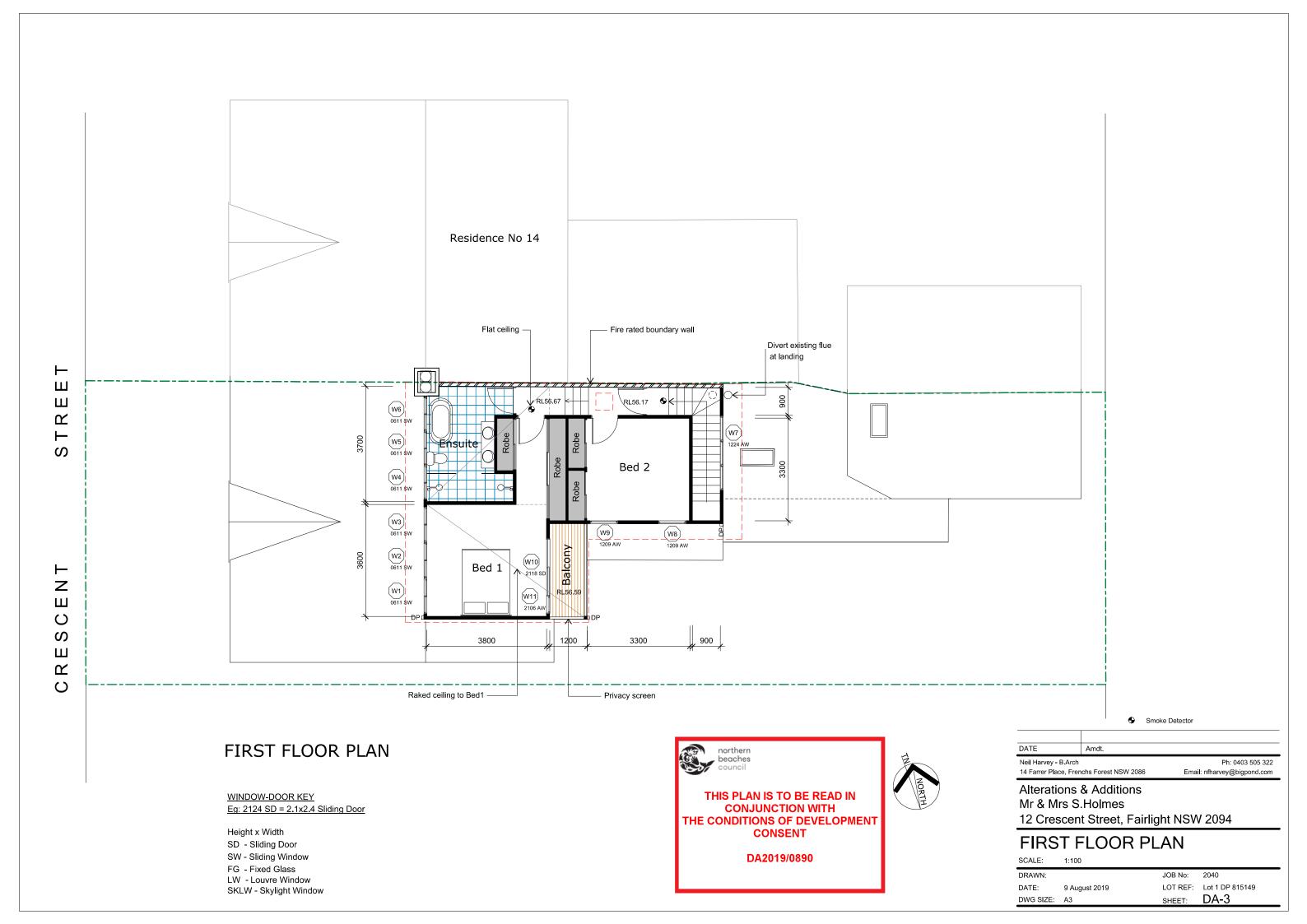
SCALE: 1:2

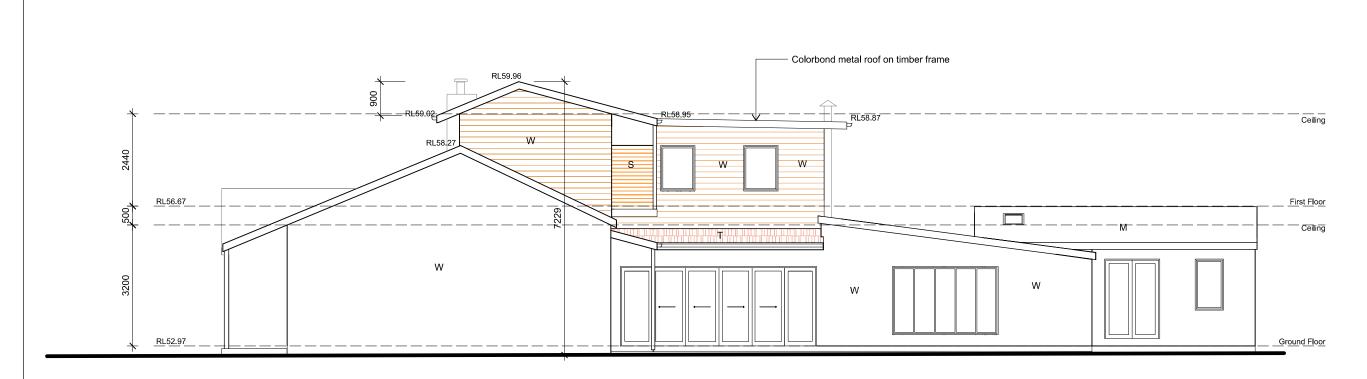
DRAWN: JOB No: 2040

DATE: 9 August 2019 LOT REF: Lot 1 DP 815149

DWG SIZE: A3 SHEET: DA-1







ELEVATION - SOUTH





ELEVATION - EAST DATE Amdt. Neil Harvey - B.Arch 14 Farrer Place, Frenchs Forest NSW 2086 Alterations & Additions

Tiled roof on timber frame

Mr & Mrs S.Holmes

ELEVATIONS

9 August 2019

SCALE:

DATE:

DWG SIZE: A3

12 Crescent Street, Fairlight NSW 2094

Extend existing flue

Existing No 14

Ground Floor

Ph: 0403 505 322

Email: nfharvey@bigpond.com

2040

LOT REF: Lot 1 DP 815149

DA-4

2150

RL59.96

RL58.95

CONJUNCTION WITH

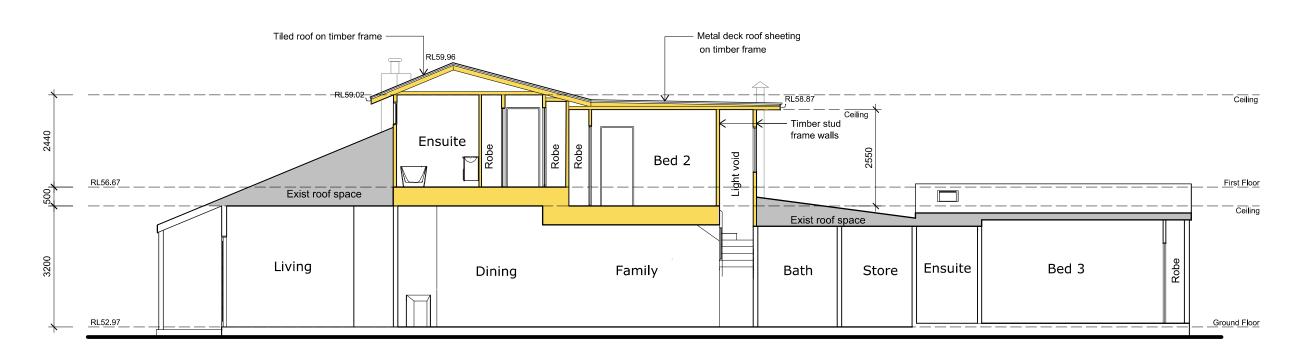
THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/0890

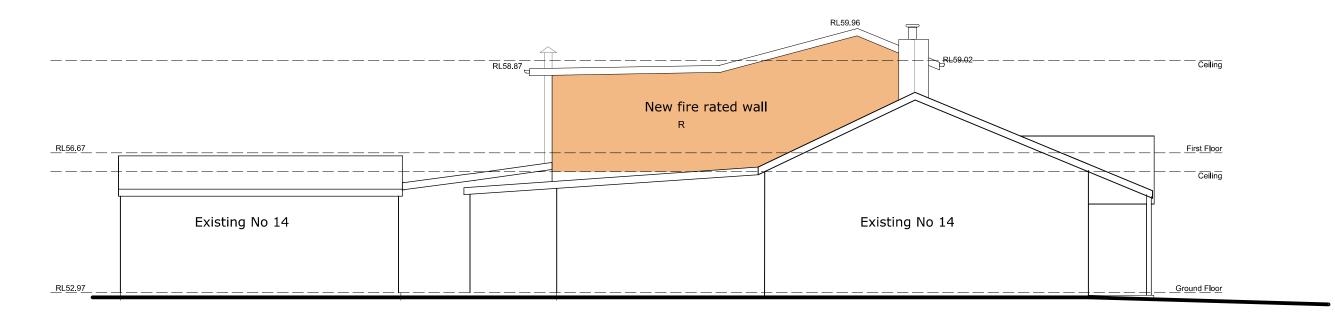
RL58.27

<u>LEGEND</u>

- M METAL ROOF-COLORBOND
- R RENDER FINISH
- S PRIVACY SCREEN
- T TILED ROOF
- W WEATHERBOARD



SECTION 1



ELEVATION - NORTH

- METAL ROOF-COLORBOND RENDER FINISH
- PRIVACY SCREEN
- TILED ROOF
- WEATHERBOARD



DATE	Amdt.	

14 Farrer Place, Frenchs Forest NSW 2086

Mr & Mrs S.Holmes

Email: nfharvey@bigpond.com Alterations & Additions

12 Crescent Street, Fairlight NSW 2094

ELEVATIONS & SECTION

SCALE: DRAWN: DATE: 9 August 2019

DWG SIZE: A3

LOT REF: Lot 1 DP 815149 DA-5