DA AREA CALCULATIONS COMPLIANCE TABLE (m2)									
	SITE AREA	Lower Ground Floor	Ground Floor	First Floor	FSR - Area B	Total GFA	Total Open Space	Landscaped Area	Open Space Above Ground
CONTROL					0.4:1	408.8 sq m	min 60% of total site area	at least 40% of total open space	max. 25% of total open space
							613.2 sq m	246.52 sq m	154.075 sq m
PROPOSED	1022 sq m	23.9 sq m	220.77 sq m	183.58 sq m	0.419:1	428.25 sq m	60%	55%	7%
							616.3 sq m	337.8 sq m	40.6 sq m
COMPLIANCE	N/A				NO	NO	YES	YES	YES

demolished shown dotted red

## **GENERAL SITE PLAN NOTES:**

The highest Bushfire Attack Level to the proposed dwelling was determined from Table 2.4.2 of AS3959 – 2009 to be 'BAL 12.5'. The proposed dwelling is required to comply with section 3 and BAL 12.5 section 5 under AS 3959 – 2009 and Addendum Appendix 3 under PBP 2006.

## Glazing Doors/Windows Aluminium framed performance glazing: U-value: 5.20 (equal to or lower than) SHGC: 0.49 (±10%) Given values are AFRC total window system values (glass and frame) Note: Openability modelled as per BASIX Thermal Protocol – 4.14.2 and NatHERS Technical Note 1.2 – 10.11 with regards to restricted openings Skylights Double glazed with timber or aluminium frame R1.5 insulation to skylight shaft Concrete roof, no insulation Metal roof with foil backed blanket ( $R_u1.0$ and $R_d1.0$ ) Plasterboard ceiling with R3.0 insulation (insulation only value) where roof or balcony Plasterboard ceiling with R2.5 insulation (insulation only value) to soffit of concrete basement, storage and service areas Ceiling Penetrations Ceiling penetrations not to exceed NatHERS certificate Floor coverings Carpet to bedrooms, tiles to bathrooms and laundry, timber elsewhere External Shading Vergola, window boxes, pergolas and eaves as per NatHERS stamped plans new landscape works throughout as per landscape plan new swimming pool as detailed rainwater tanks on lower ground floor, refer NO 17 replace existing boundary fence to LOT 15 on A08 hydraulic engineers detail match vertical batten entry gates DP 9561 make good existing rock garden with new landscape feature as required 9300 9645 setback setback new front fence and entry gates, refer landscape plan for details new driveway, council crossover and layback. Refer to sheet A12 for details LOT 16 DP 9561 💉 existing Cheese Tree to remain 1018 m<sup>2</sup> Tittle 1022 m² Calc as per arborist report. Note: Tree not shown on Survey Plan swimming pool safety balustrade existing tree to be removed shown existing tree to be removed shown existing sewer main new service's & service trench connected & gates to meet AS 1926.1-2012, dotted, refer arborist report for detail dotted, refer arborist report for detail to existing site provisions as required Note: Tree not shown on Survey Plan and BCA parts 3.9/3 & 3.9.4 new retaining walls to engineers detail all existing structures to be -



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A4 NOTIFICATION PLANS

Site Plan

Scale: 1:200

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REVISION DATE REVISION NOTE

CLIENT:		DRAWING:	DRAWN:	SHEET NO	
	Colin & Emily Panagakis	Site Plan & Area Calculations			A03
	o com or army is on a game				SCALE @ A2
	PROJECT:	PROJECT NO:	ISSUE TYPE:	1	1:200
	15 Tutus St, Balgowlah Heights	PAN 0518	DA1	ISSUE DATE:	REVISION
	Being LOT 16 in D.P. 9561		<i>D</i> /(1	11/3/19	

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NatHERS Thermal Comfort Inclusions Floors Concrete slab on ground with an R1.5 insulation

External Walls 200mm dincel walls

Concrete between levels, no insulation required Timber between levels, no insulation required Suspended timber floor with R2.5 insulation

Note: No insulation is required to garage walls External Colour Default colour modelled

Walls within dwellings 110mm dincel walls. R1.5 insulation to internal entry walls Plasterboard on studs no insulation

Lightweight cladding on framed walls with R2.0 insulation (insulation only value)

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GENERAL NOTES: ALL RL'S SHOWN ARE FINISHED LEVELS, BUILDER TO PROVIDE SET DOWNS & ALLOWANCES AS REQUIRED. ALL OPENING DIMENSIONS ARE NOMINAL, BUILDER TO CHECK SIZES ON-SITE BEFORE ORDERING WINDOW AND DOOR U



West Elevation Scale: 1:100

SHEET NO: REVISION DATE REVISION NOTE DRAWING: CADENCE & CO DESIGN PV Colin & Emily Panagakis East & West Elevations CHKD: SCALE @ A2: Suite 7, 287 Mona Vale Rd, Terrey Hills, NSW, 2084, P 9450 1950 1:100 PROJECT NO: ISSUE TYPE: E info@cadenceandco.com.au **CADENCE & CO** 15 Tutus St, Balgowlah Heights Being LOT 16 in D.P. 9561 REVISION: **A4 NOTIFICATION PLANS** ISSUE DATE: PAN 0518 DA1 ABN: 12 168 714 752 11/3/19 opyright © CADENCE & CO DESIGN PTY LTD

