

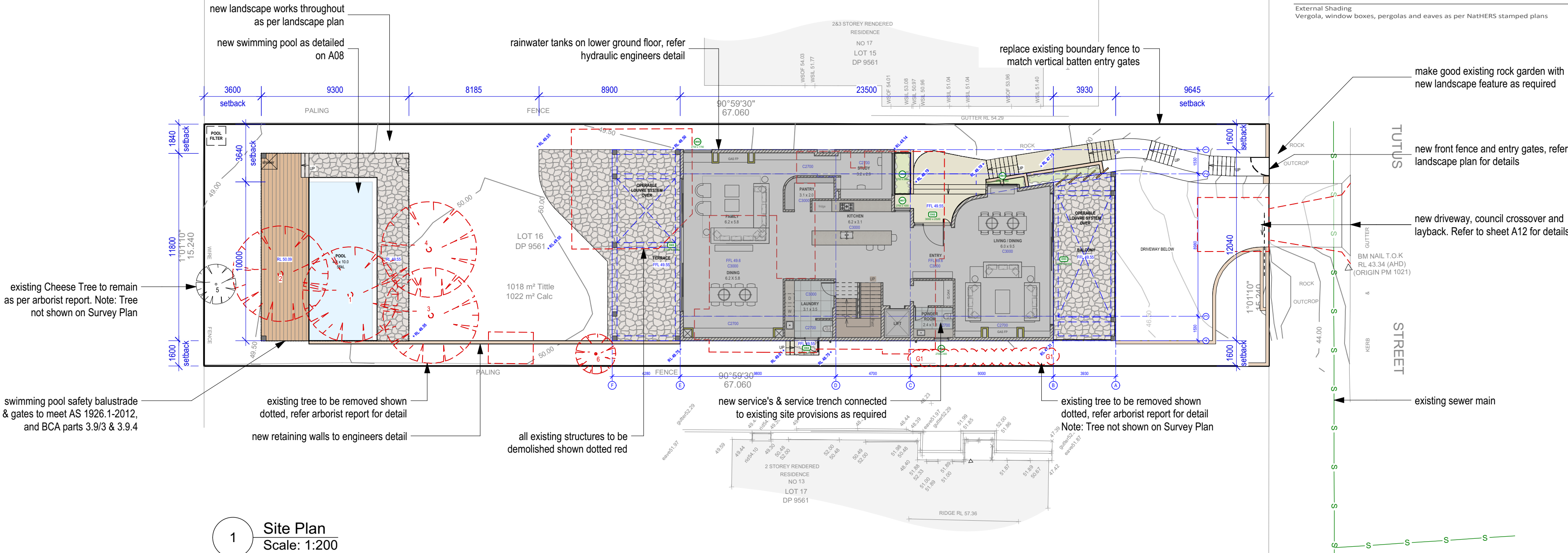
DA AREA CALCULATIONS COMPLIANCE TABLE (m2)

	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
PROPOSED	1022 sq m	23.9 sq m	220.77 sq m	183.58 sq m	0.419:1	428.25 sq m	613.2 sq m 60% 616.3 sq m	246.52 sq m 55% 337.8 sq m	154.075 sq m 7% 40.6 sq m
COMPLIANCE	N/A				NO	NO	YES	YES	YES

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.

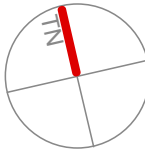
- NatHERS Thermal Comfort Inclusions
- Floors
Concrete slab on ground with an R1.5 insulation
Concrete between levels, no insulation required
Timber between levels, no insulation required
Suspended timber floor with R2.5 insulation
- External Walls
200mm dintel walls
Lightweight cladding on framed walls with R2.0 insulation (insulation only value)
Note: No insulation is required to garage walls
External Colour
Default colour modelled
Walls within dwellings
110mm dintel walls. R1.5 insulation to internal entry walls
Plasterboard on studs no insulation
- 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
- Roof
Concrete roof, no insulation
Metal roof with foil backed blanket (R_e1.0 and R_p1.0)
External Colour
Dark (SA > 0.7)
- Ceilings
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



CADENCE & CO DESIGN
PTY LTD
Suite 7, 287 Mona Vale Rd,
Terrey Hills, NSW, 2084,
P 9450 1950
E info@cadenceandco.com.au
ABN: 12 168 714 752
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A4 NOTIFICATION PLANS

REVISION DATE REVISION NOTE



CLIENT:

Colin & Emily Panagakis

PROJECT:

15 Tutus St, Balgowlah Heights
Being LOT 16 in D.P. 9561

DRAWING:

Site Plan & Area Calculations

PROJECT NO:

PAN 0518

ISSUE TYPE:

DA1

DRAWN:

PV

CHKD:

11/3/19

SHEET NO:

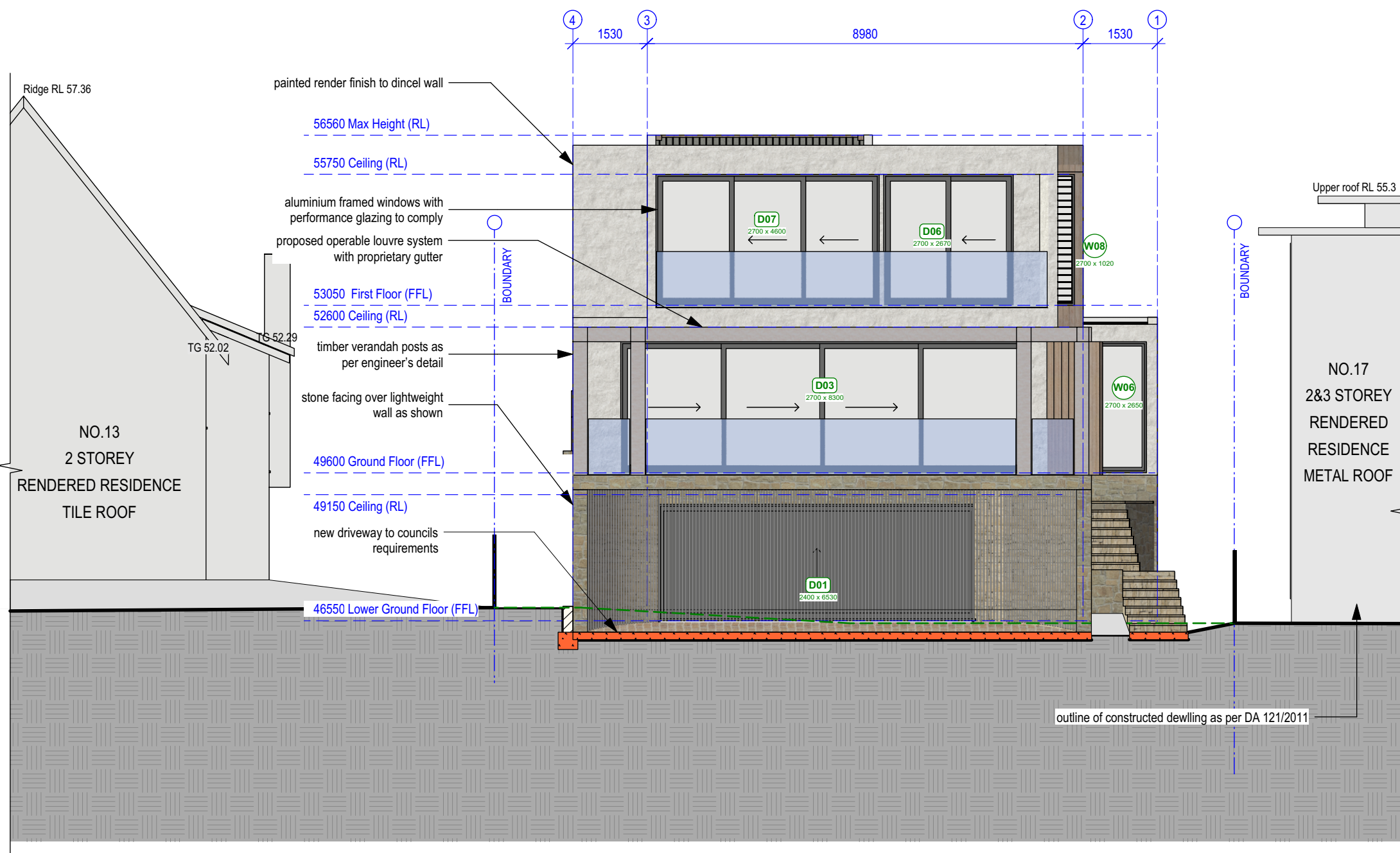
A03

SCALE @ A2:

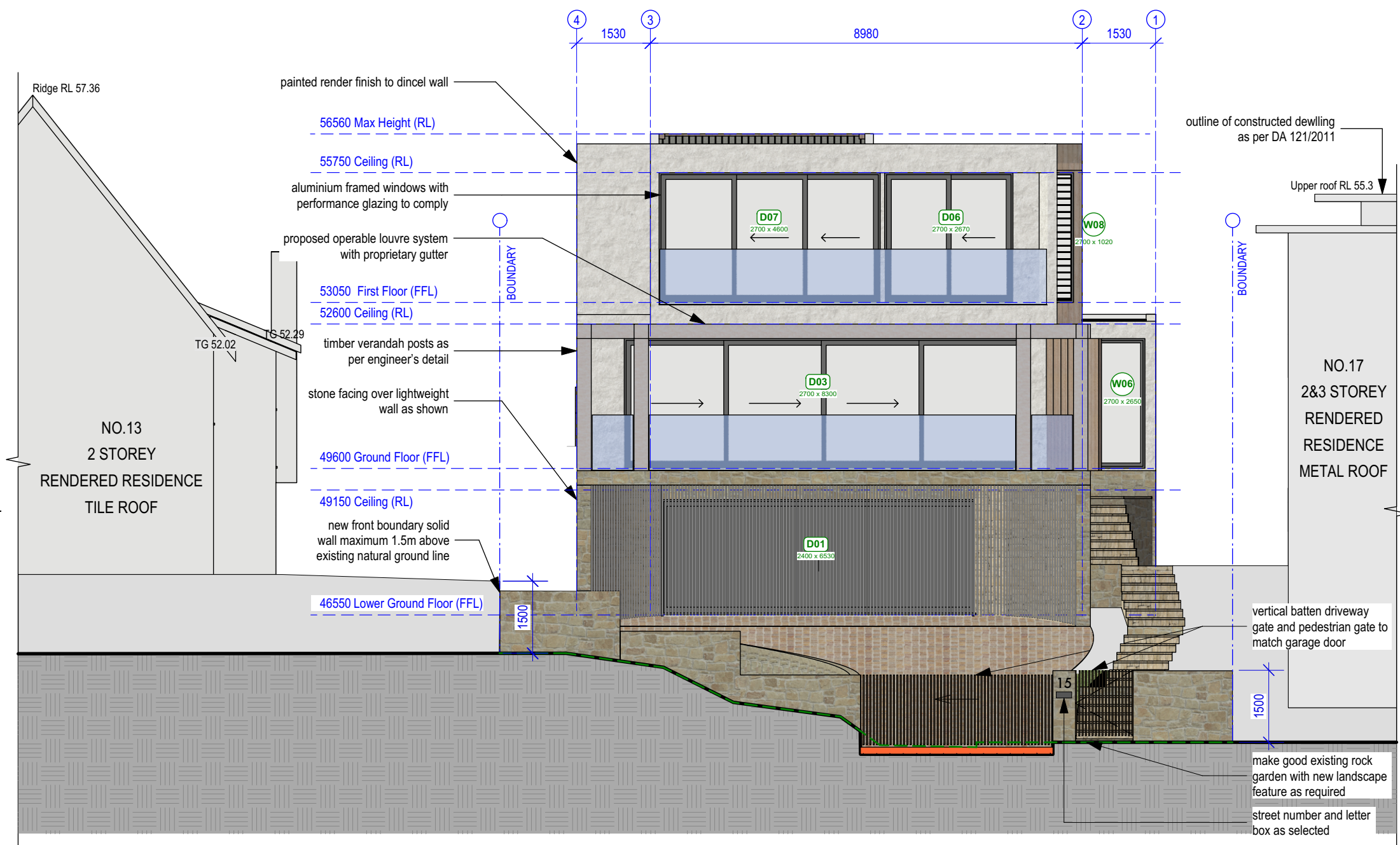
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REVISION:

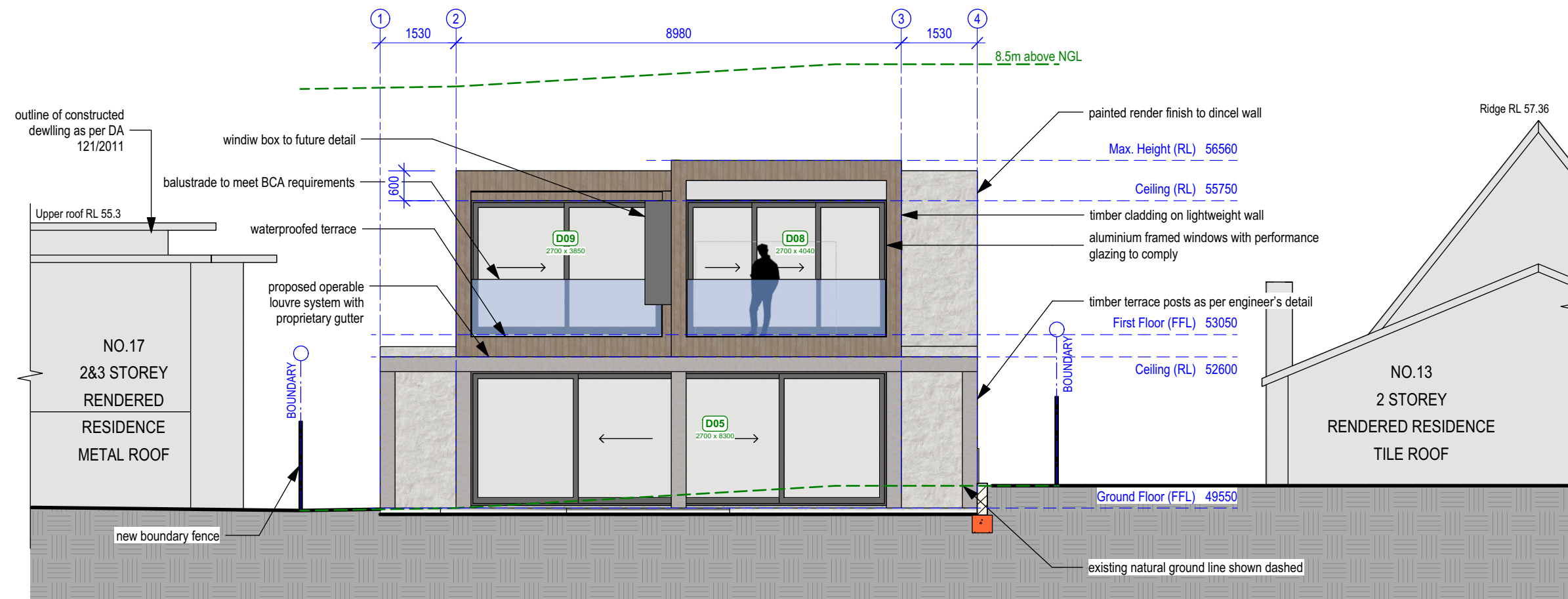
GENERAL NOTES: ALL RL'S SHOWN ARE FINISHED LEVELS, BUILDER TO PROVIDE SET DOWNS & ALLOWANCES AS REQUIRED. ALL OPENING DIMENSIONS ARE NOMINAL, BUILDER TO CHECK SIZES ON-SITE BEFORE ORDERING WINDOW AND DOOR UNITS.



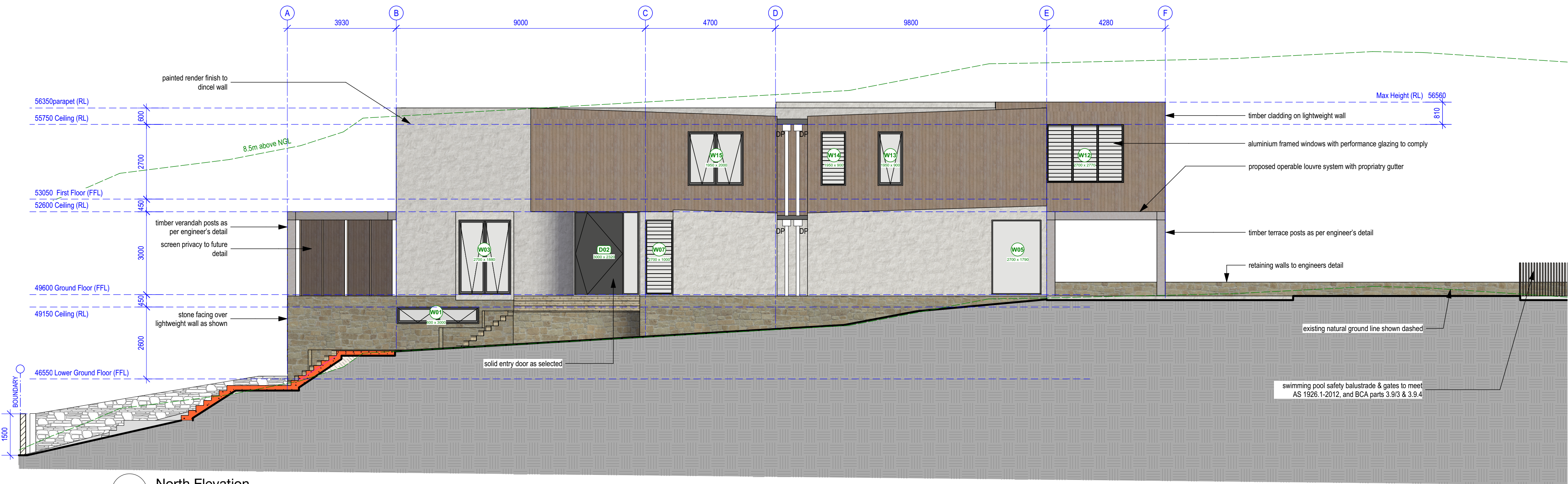
1 East Elevation
Scale: 1:100



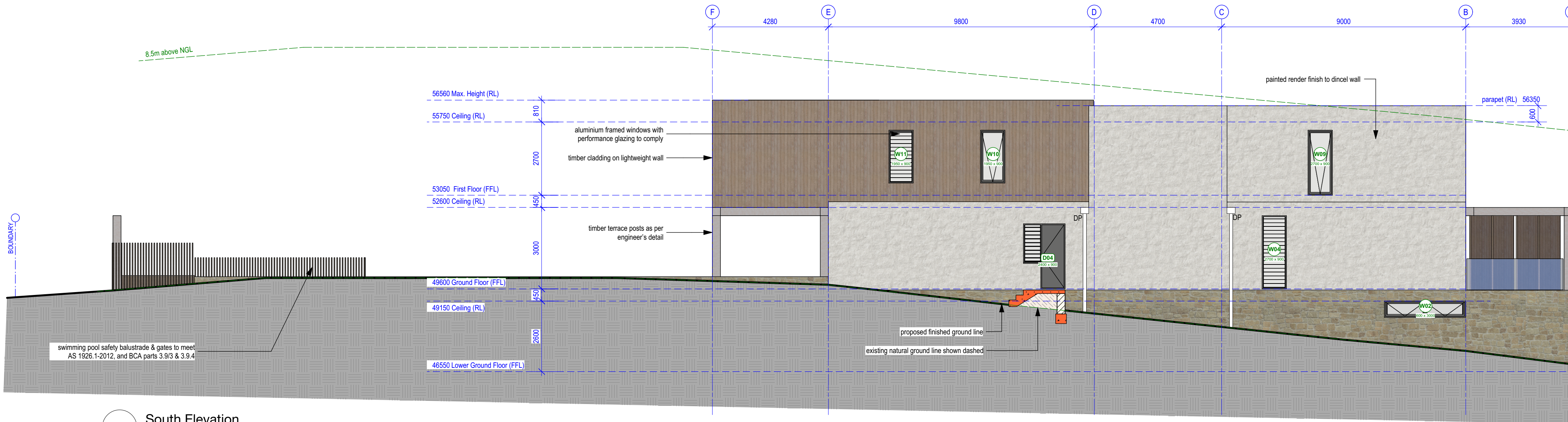
3 Front Fence Elevation
Scale: 1:100



2 West Elevation
Scale: 1:100



1 North Elevation
Scale: 1:100



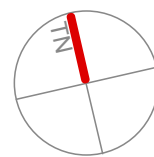
2 South Elevation
Scale: 1:100



CADENCE & CO DESIGN
PTY LTD
Suite 7, 287 Mona Vale Rd,
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A4 NOTIFICATION PLANS

REVISION DATE REVISION NOTE



CLIENT:
Colin & Emily Panagakis
PROJECT:
**15 Tutus St, Balgowlah Heights
Being LOT 16 in D.P. 9561**

DRAWING:
North & South Elevations
PROJECT NO:
PAN 0518
ISSUE TYPE:
DA1

DRAWN:
PV
CHKD:
PV
ISSUE DATE:
11/3/19
SHEET NO:
A10
SCALE @ A2:
1:100
REVISION:

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