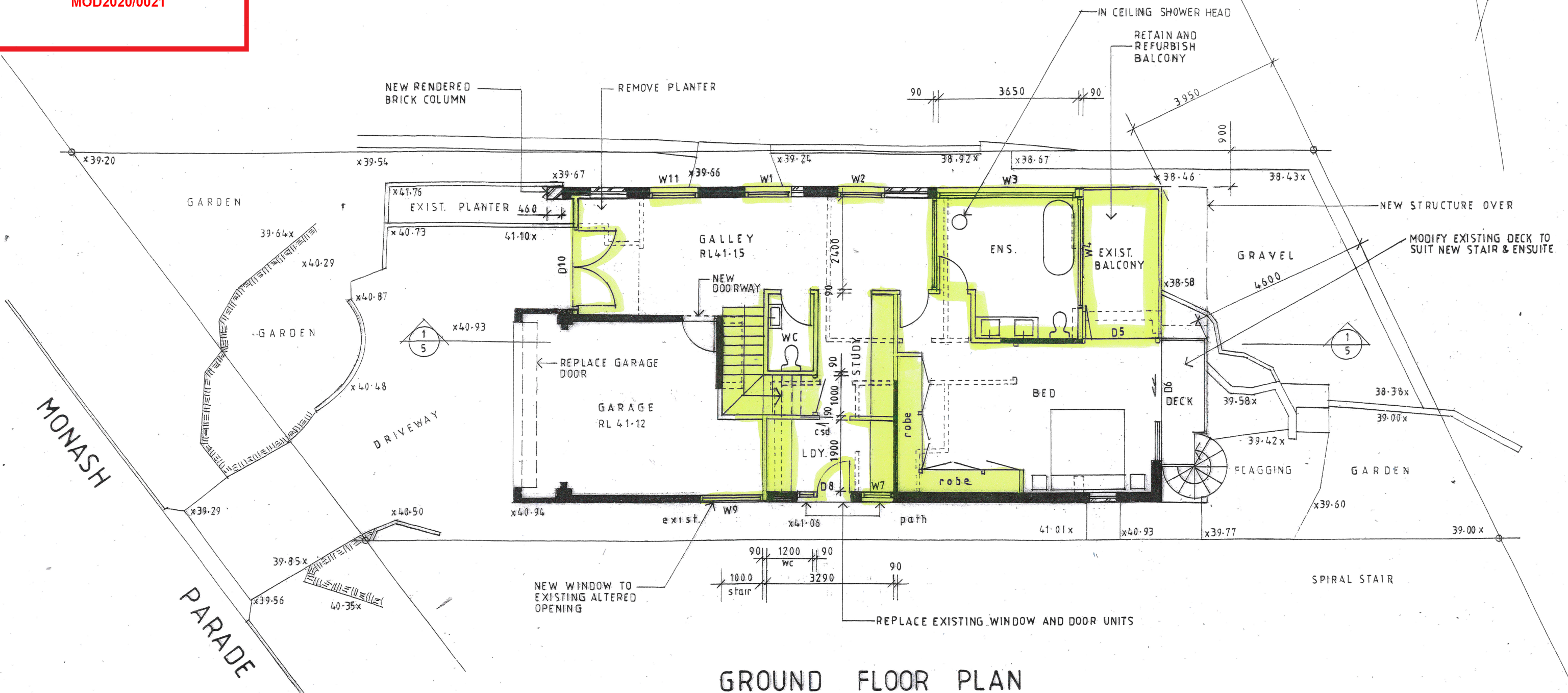


**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

MOD2020/0021



Window & Door Schedule

All windows and doors to be aluminium framed
Sizes to be checked onsite by builder to suit
structural framing and finishes

Legend	Height x Width	Description
W1 & 2	1100 x 1200	Sashless windows
W3	2100 x 3500	Fixed window with glass louvre hilites
W4	2100 x 2750	Fixed window
D5	2100 x 1700	Bifold doors
D6	2100 x 3070	Stacking glass doors
W7	900 x 600	Awning window
D8	2100/1000 x 1390	Laundry glass door/window combo
W9	990 x 1600	Sliding window
D10	2250 x 2000	Glass entry doors
W11	1100 x 1200	Sashless window

Glazing Note

All windows and doors to be glazed with single
clear glass to achieve a total system U-value: 6.44, SHGC: 0.75

DATE	REVISION
A 12-11-18	W4 REVISED
B 25-11-19	ENSUITE MOVED AND EXISTING BALCONY RETAINED. INTERNAL LAYOUT REVISED GALLEY WINDOWS, ENTRY DOORS AND STAIRS RELOCATED



NETWORK DESIGN

a.b.n.52 957 985 118

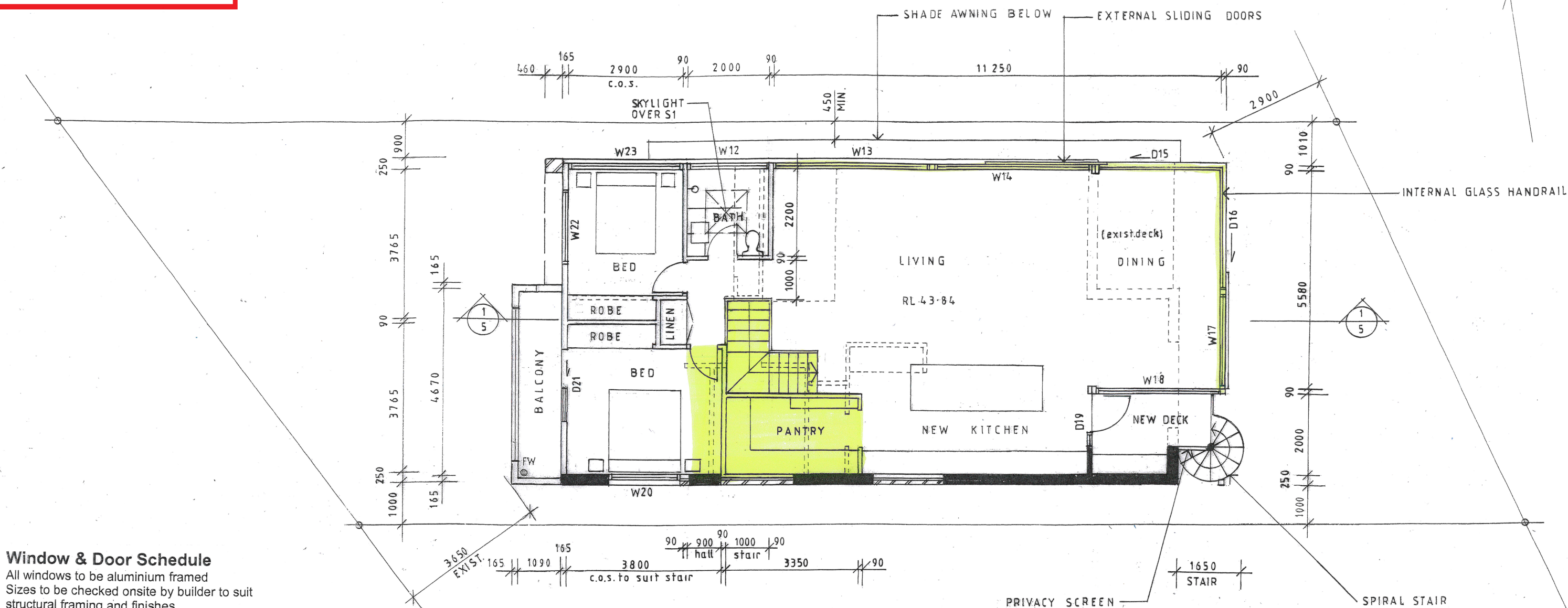
37 McKillop Road Beacon Hill 2100
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PROPOSED ALTERATIONS			
40 MONASH PARADE, DEE WHY FOR CARYN CAVANAGH LOT 53A DP101690			
GROUND FLOOR PLAN		DRG. NO. 08-16-MON	
DATE AUGUST 2016	DRAWN J. WRIGHT	SCALE 1:100	SHEET NO. 1B

**THIS PLAN IS TO BE READ IN
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CONSENT**

MOD2020/0021



FIRST FLOOR PLAN

Window & Door Schedule

All windows to be aluminium framed
Sizes to be checked onsite by builder to suit
structural framing and finishes

Legend	Height	x	Width	Description
W12	700	x	1960	Glass louvres
W13	2100	x	3930	Sashless (top opening) / Fixed windows
W14	2100	x	3930	Fixed / Sashless (top opening) windows
D15 & 16	2100	x	3200	External sliding glass doors
W17	2100	x	2340	Fixed window
W18	1100	x	3130	Sashless windows
D19	2100	x	1320	Glass door and sidelite
W20	900	x	1800	Glass louvres
D21	2100	x	1800	Sliding glass doors
W22	1200	x	1800	Casement windows
W23	1100	x	2960	sashless / fixed / sashless (top opening)

Glazing Note

W12, W18 - D21, W23 to be glazed with single clear glass
to achieve a total system U-value: 6.44, SHGC: 0.75.
W13 - W17, W22 to be glazed with single pyrolytic low-e glass
to achieve a total system U-value: 4.48, SHGC: 0.46

Skylight Note

S1 to be 1.3m² maximum in area & glazed to
achieve a total system U-value: 4.3, SHGC: 0.5

BCA Note

Where necessary windows to be fitted with
opening restricting device to conform with
BCA Specification Clause 3.9.2.5

DATE	REVISION
A 12-11-18	W11, W12 & W13 REVISED. SKYLIGHT ADDED TO BATH
B 25-11-19	GLAZING TO NORTH AND EAST ELEVATION REVISED. STAIRS RELOCATED



NETWORK DESIGN

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PROPOSED ALTERATIONS

40 MONASH PARADE, DEE WHY

FOR CARYN CAVANAGH

LOT 53A DP101690

FIRST FLOOR PLAN

DATE
AUGUST 2016

DRAWN
J. WRIGHT

SCALE
1:100

DRG. NO.
08-16-MON

SHEET NO.
2B



northern
beaches
council

8500 HEIGHT LINE AT FRONT ALIGNMENT

EXISTING ROOF BEHIND

WEATHERBOARD CLADDING

COLORBOND METAL ROOFING

**THIS PLAN IS TO BE READ IN
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CONSENT**

MOD2020/0021

ALUMINIUM WINDOWS
AND DOORS

RENDERED BRICK COLUMN

NEW ENTRY DOORS

RL 48.00

EXISTING ROOF BEHIND

RL 47.35

RENDERED FOAMBOARD
CLAD PARAPET

GLASS HANDRAIL

RL 43.84

RL 41.15

NEW GARAGE DOOR

WEST ELEVATION

SIDE BOUNDARY ENVELOPES

GLASS LOUVRES

SPIRAL STAIR

EXIST. MODIFIED
TIMBER DECK

RL 47.90 EXIST

RL 48.00

PARAPET BEYOND

8500 HEIGHT LINE

INTERNAL GLASS HANDRAIL

ALUMINIUM WINDOWS
AND DOORS

GLASS HANDRAIL

RETAIN & REFURBISH
EXISTING BALCONY

EAST ELEVATION

COLORBOND METAL ROOFING
TO NEW AND EXISTING ROOFS

EXTEND EXISTING ROOF

ALUMINIUM WINDOWS AND DOORS

POWDERCOATED ALUMINIUM CANTILEVERED SHADE AWNING

GLASS LOUVRES

SKYLIGHT

RL 47.90 EXIST.

RL 48.00

RL 47.35

7200 WALL HEIGHT LINE

INTERNAL GLASS HANDRAIL

SPIRAL STAIR BEYOND

GLASS HANDRAILS

EXIST. MODIFIED
TIMBER DECK
BEYOND

RENDERED FOAMBOARD CLAD PARAPET

RENDERED BRICK COLUMN

RL 41.15

RETAIN & REFURBISH
EXISTING BALCONY

NORTH ELEVATION

DATE	REVISION
A 12-11-18	WINDOWS TO NORTH ELEVATION REVISED AND SKYLIGHT ADDED.
B 25-11-19	REVISED TO SUIT CHANGES NOTED ON SHEET 1 EASTERN EAVE WIDTH REDUCED



NETWORK DESIGN

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PROPOSED ALTERATIONS

40 MONASH PARADE, DEE WHY

FOR CARYN CAVANAGH

LOT 53A DP101690

WEST, EAST & NORTH ELEVATION

DRG. NO.
08-16-MON

DATE
AUGUST 2016

DRAWN
J. WRIGHT

SCALE
1:100

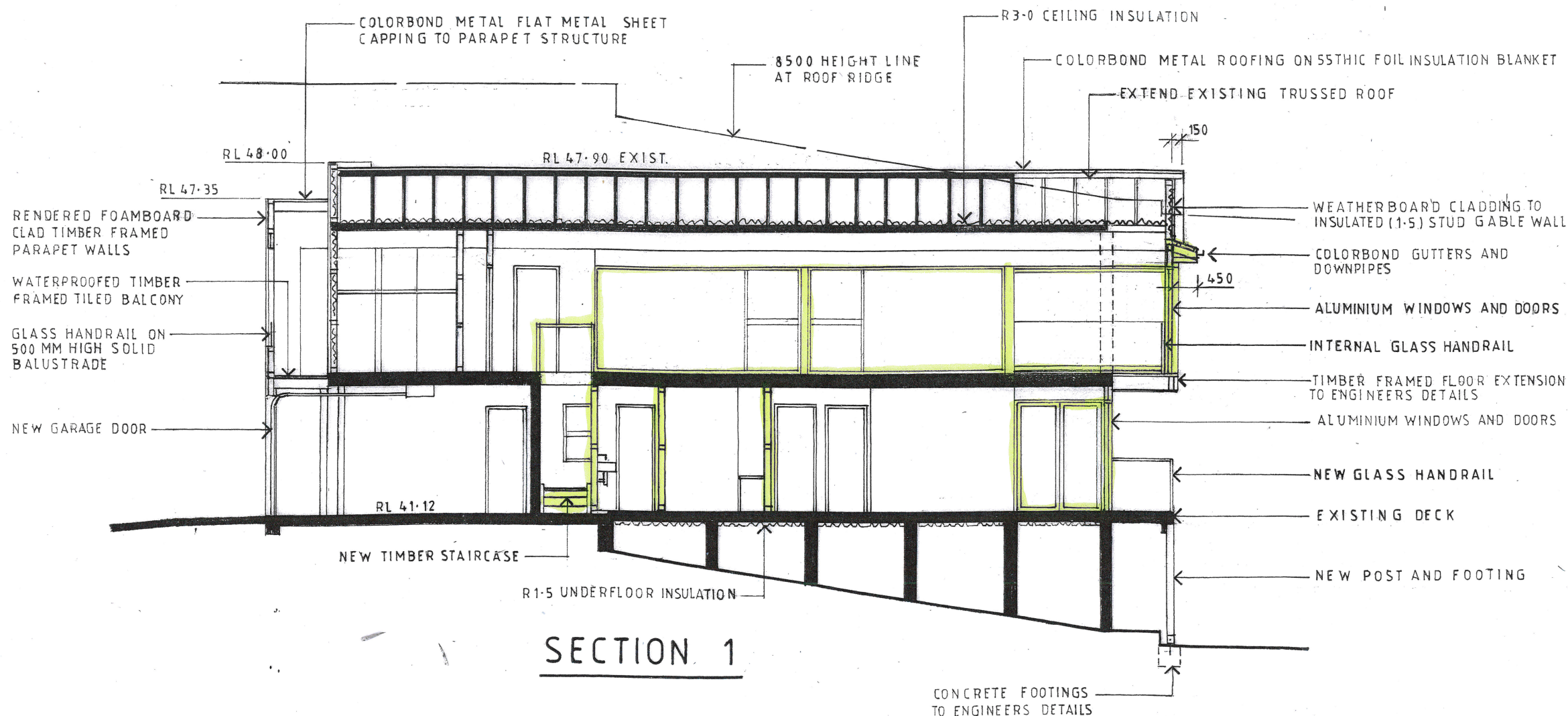
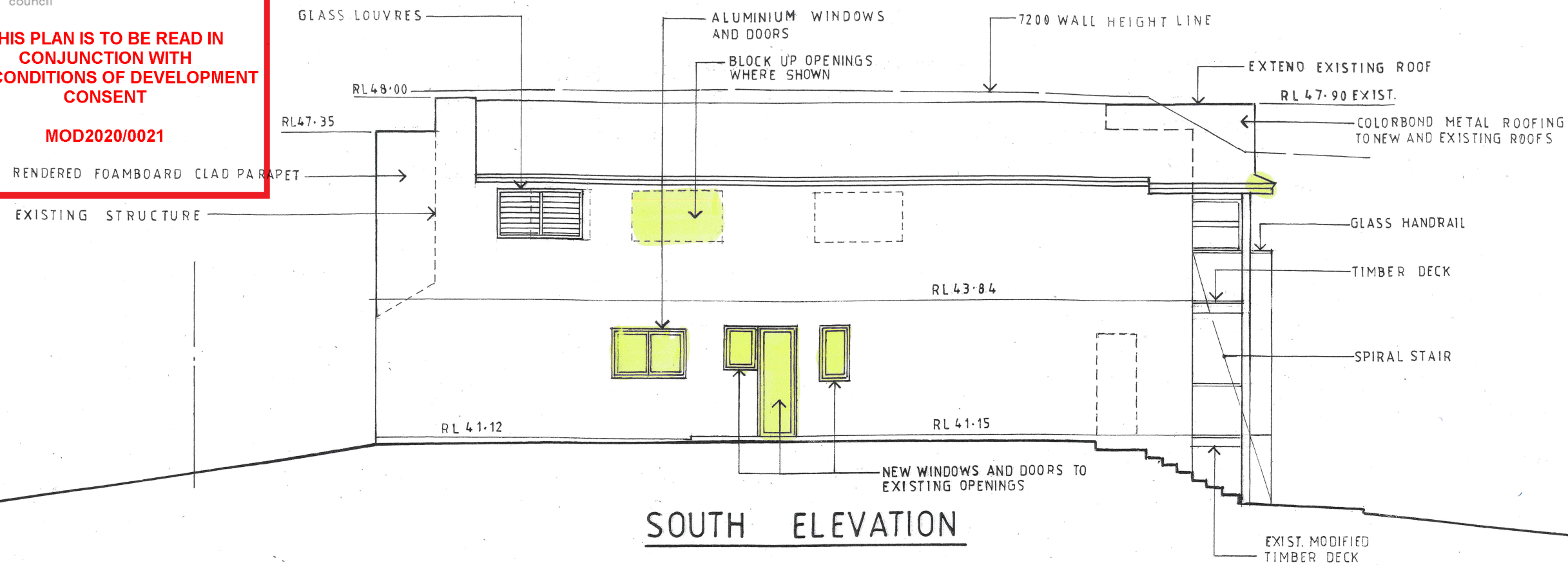
SHEET NO.
3B



northern
beaches
council

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

MOD2020/0021



DATE	REVISION
A 12-11-18	FIRST FLOOR NORTHERN WINDOWS REVISED
B 25-11-19	REVISED TO SUIT CHANGES NOTED ON SHEET 1 EASTERN EAVE WIDTH REDUCED



NETWORK DESIGN

a.b.n.52 957 985 118

37 McKillop Road Beacon Hill 2100

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PROPOSED ALTERATIONS

40 MONASH PARADE, DEE WHY

FOR CARYN CAVANAGH LOT 53A DP101690

SOUTH ELEVATION & SECTION

DRG. NO.
08-16-MON

DATE
AUGUST 2016

DRAWN
J.WRIGHT

SCALE
1:100

SHEET NO
4B

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

MOD2020/0021

MONASH
PARADE

NEW BALCONY AND PARAPET
STRUCTURE OVER EXISTING GARAGE

x38.08

x39.20

GARDEN

39.18x

x40.29

PLANTER

x40.73

DRIVEWAY

x40.00

x40.50

x39.56

x40.03

x40.03

x40.03

x40.03

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Glazing requirements

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CONSENT

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	N	1.32	1.85	4.1	projection/height above sill ratio >=0.36	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	N	1.32	1.85	4.1	projection/height above sill ratio >=0.36	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	N	7.35	0	0	projection/height above sill ratio >=0.36	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	E	5.78	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D5	N	3.57	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D6	E	6.45	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W7	S	0.54	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D8	S	2.35	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W9	S	1.58	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D10	W	4.5	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W11	N	1.32	0	0	projection/height above sill ratio >=0.36	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W12	N	1.4	0	0	projection/height above sill ratio >=0.36	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W13	N	8.25	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W14	N	8.25	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D15	N	6.72	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D16	E	6.72	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W17	E	4.91	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W18	S	3.44	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D19	E	2.77	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W20	S	1.62	0	0	projection/height above sill ratio >=0.23	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D21	W	3.8	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W22	W	2.16	0	0	projection/height above sill ratio >=0.29	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W23	N	3.26	1.85	4.1	projection/height above sill ratio >=0.36	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Fixtures and systems

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
external wall: external insulated façade system (EIFS)(façade panel: 75 mm)	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
raked ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below.

The following requirements must also be satisfied in relation to each skylight:

Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type
S1	1.3	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

	DATE	REVISION
A	12-11-18	W4, W11, W12, W13 REVISED SKYLIGHT S1 ADDED
B	25-11-19	REVISED TO SUIT GLAZING CHANGES



NETWORK DESIGN

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PROPOSED ALTERATIONS

40 MONASH PARADE, DEE WHY
FOR CARYN CAVANAGH LOT 53A DP101690

BASIX COMMITMENTS

DATE
AUGUST 2016

DRAWN
J. WRIGHT

SCALE

DRG. NO.
08 - 16 - MON

SHEET NO.
6B