

NOTES

24 Leinster Avenue is zoned R2 Low Density Residential.
All Plans to be read in conjunction with Basic Certificate. New Works to be constructed shown in Shaded Blue.
24 Leinster Avenue is not considered a heritage item.

Construction

Timber Decks, Paved Areas & Brick Veneer Walls. External Walls To Be Of Min. R1.7 Insulation Including Construction.
Refer to Engineers drawings for structural details.
All work to Engineers Specification and BCA. Timber Framing to BCA and AS 1684.
Termite Management to BCA and AS 3660.1. Glazing to BCA and AS1288-2017.
Waterproofing to BCA and AS 3740.
New Lighting to have minimum of 40% compact fluorescent lamps.

Basix

Basix Certificate Number A218528_03
All Plans to be read in conjunction with Basix Certificate. The applicant must construct the new or altered construction (floor(s), walls, and ceiling(s)) 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.

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.

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.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

Client: Alan Blaskett
Project Name: Alterations & Additions
24 Leinster Avenue, Killmarney Heights 2087

Lot 524 D.P. 218576
Drawing Title:

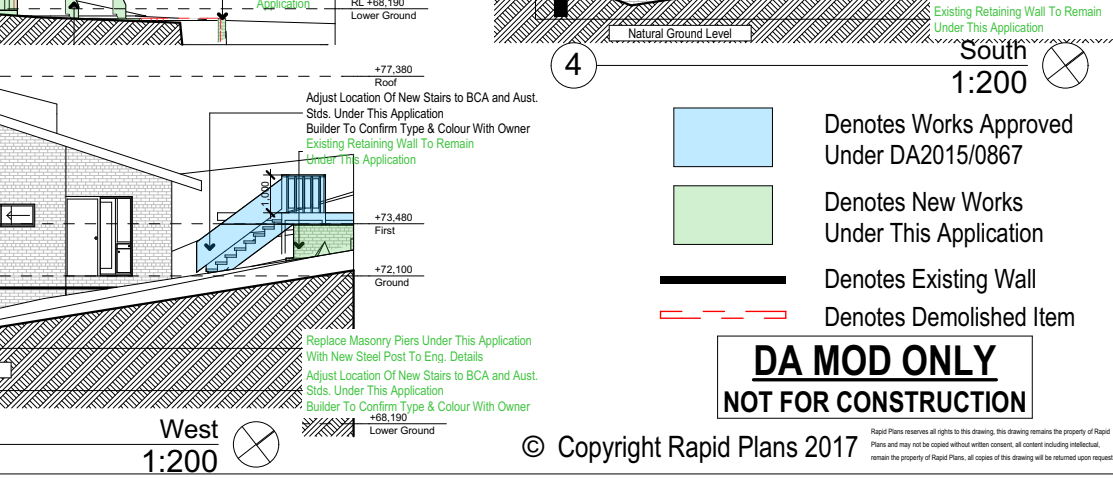
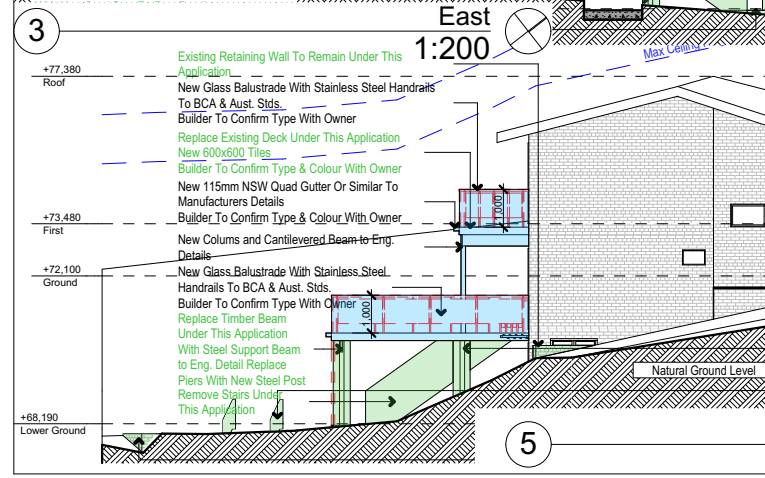
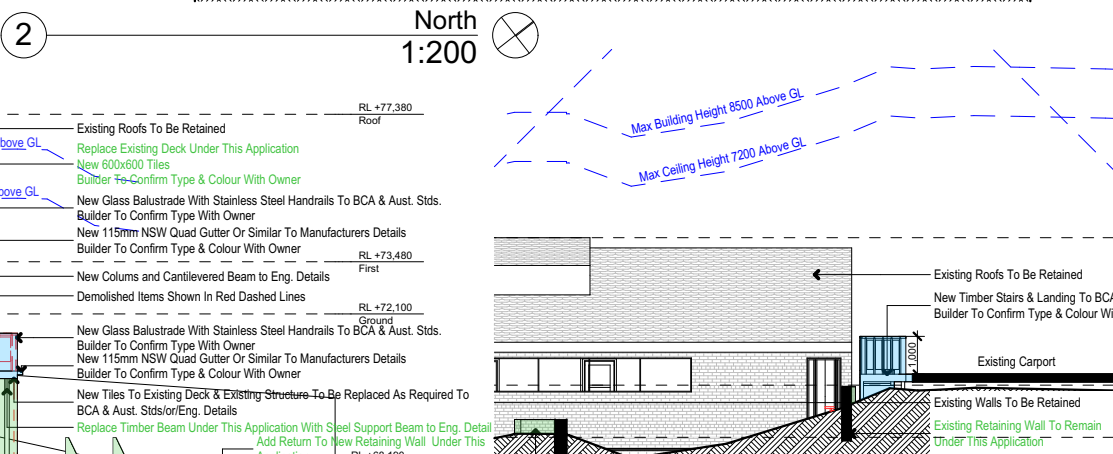
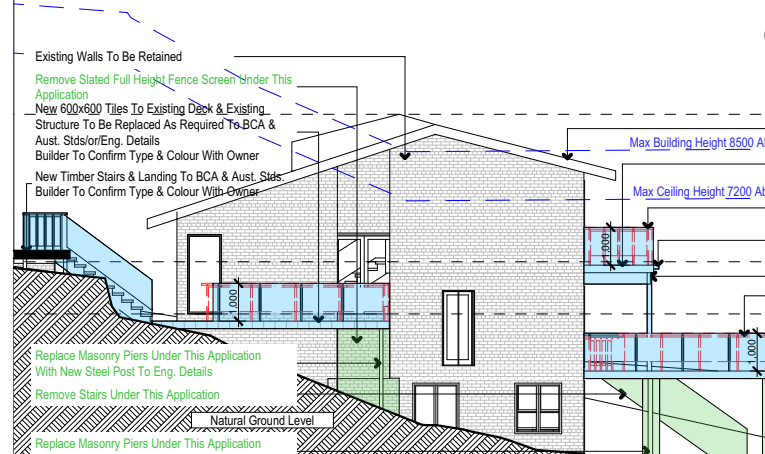
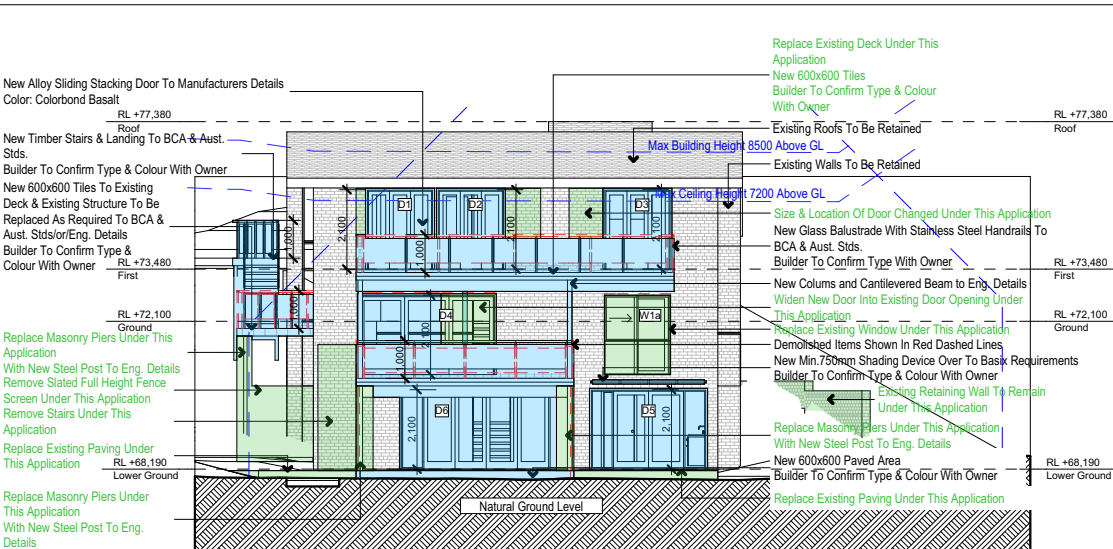
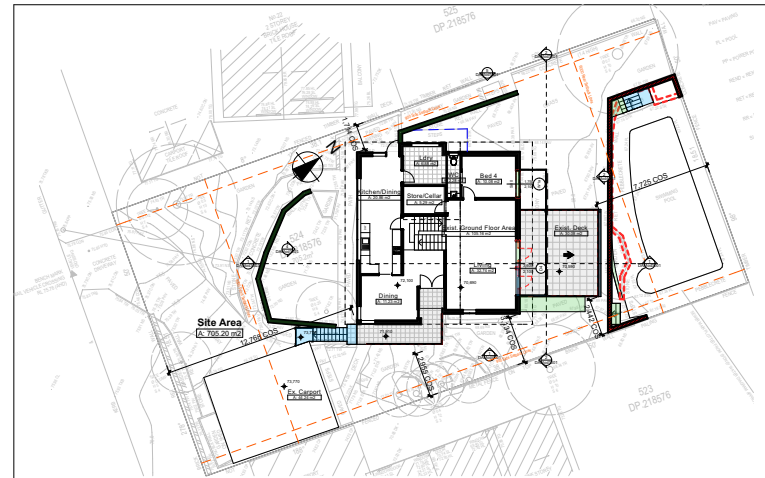
Site Plans - A4 Notification Plan

Scale: A4 as noted Date: 13-07-2017

Status: DA MOD Checked By: GBJ

Project No: Drawing No:

RP0914BLA|DAMod1001



- Denotes Works Approved Under DA2015/0867
- Denotes New Works Under This Application
- Denotes Existing Wall
- Denotes Demolished Item

DA MOD ONLY
NOT FOR CONSTRUCTION