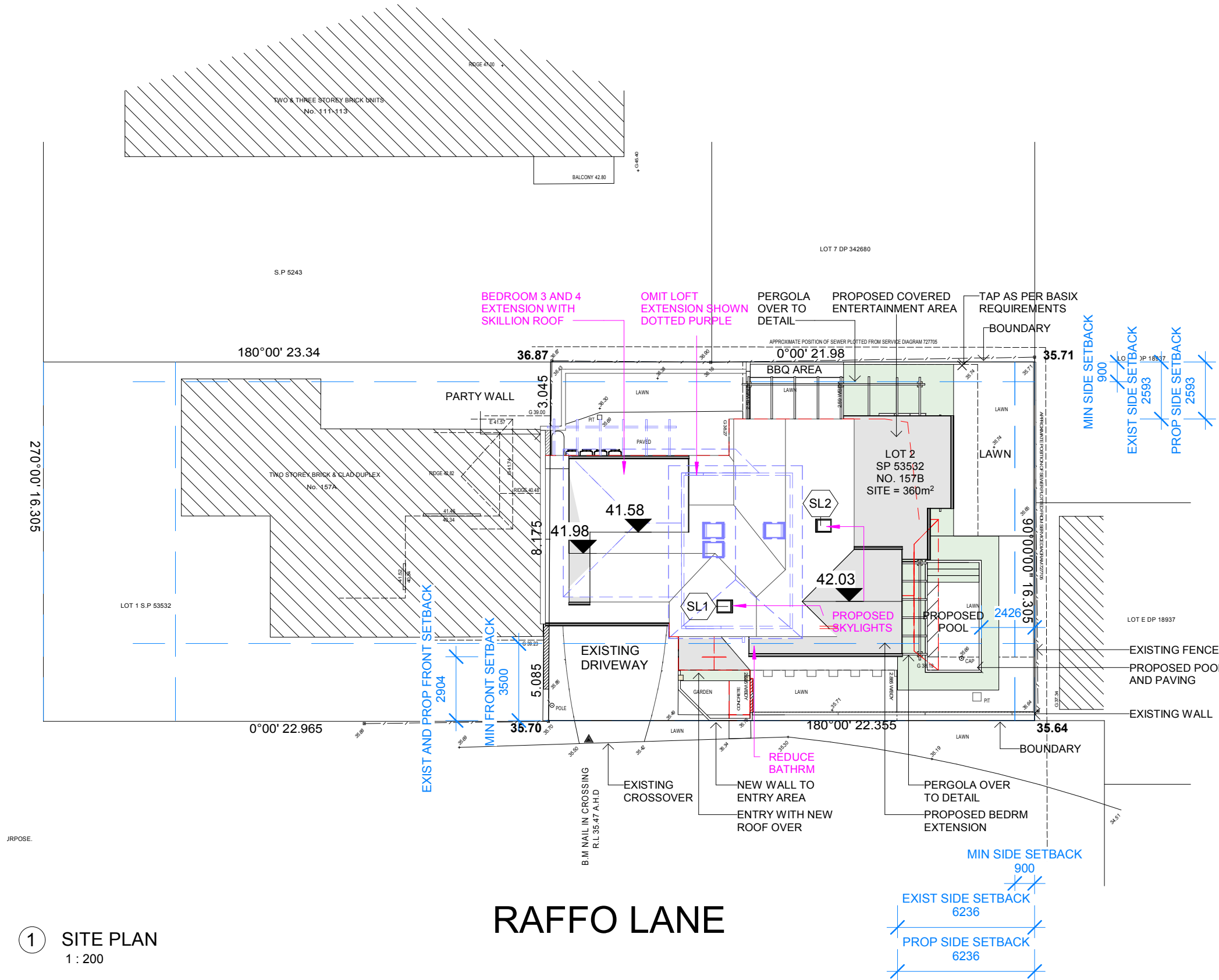




NOTES:

ALL BASIX COMMITMENTS NOTED ON THIS DRAWING, TO BE INCLUDED IN THE DEVELOPMENT

ALL BUILDING WORK TO BE CARRIED OUT ACCORDING TO NATSPEC 2016 SPECIFICATIONS AND RELEVANT AUSTRALIAN BUILDING STANDARDS INCLUDING BUSHFIRE REQUIREMENTS AS INCLUDED IN AS3959-2009

ALL DIMENSIONS AND LEVELS TO BE CHECKED AND CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

ALL EXISTING STORMWATER TO DRAIN TO EXISTING SUBSURFACE SYSTEM

DEVELOPMENT COMPLIANCE
i) Warringah LEP 2011:
Part 4: Principal development standards

4.3 Height of buildings (compliant)
Existing building height = 7.2 m
Max permissible building height = 8.5 m
Proposed building height = 7.2 m

ii) Warringah DCP 2011:
Part B Built Form Controls

B1 Wall Heights
Existing wall height = 6.1 m
Max permissible wall height = 7.2 m
Proposed wall height = 6.1 m

B5 Side Boundary Setbacks (compliant)
Existing side setbacks = 2.593 m (west side) and 6.236 m (north side)
Min permissible side setbacks = 0.9 m
Proposed side setbacks = 0.9 m (west side) and 5.106 m (north side)

B7 Front Boundary Setbacks (compliant)
Existing front setback = 2.904 m
Min permissible front setback = 3.5 m
Proposed front setback = 2.904 m

Although the front setback is noncompliant, the proposed works will have no effect on the existing setback.

Part D Design

D1 Landscaped Open Space and Bushland Setting (noncompliance approved with DA)
Existing landscaped open space = 36.3 % (267.143 m²)
Min permissible landscaped open space = 40 % (294 m²)
Proposed landscaped open space = 37.3 % (274.446 m²)

Council approval is sought for the noncompliance in light of the increase in landscaped open space from the proposed works.

D2 Private Open Space (compliant)
Existing private open space = 76.48 m² with minimum dimension of 8.63 m
Min permissible private open space = 60 m² with minimum dimension of 5 m
Proposed private open space = 76.48 m² with minimum dimension of 8.63 m

1 SITE PLAN
1 : 200

RAFFO LANE

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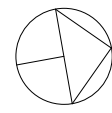
HOUSE THOMSON
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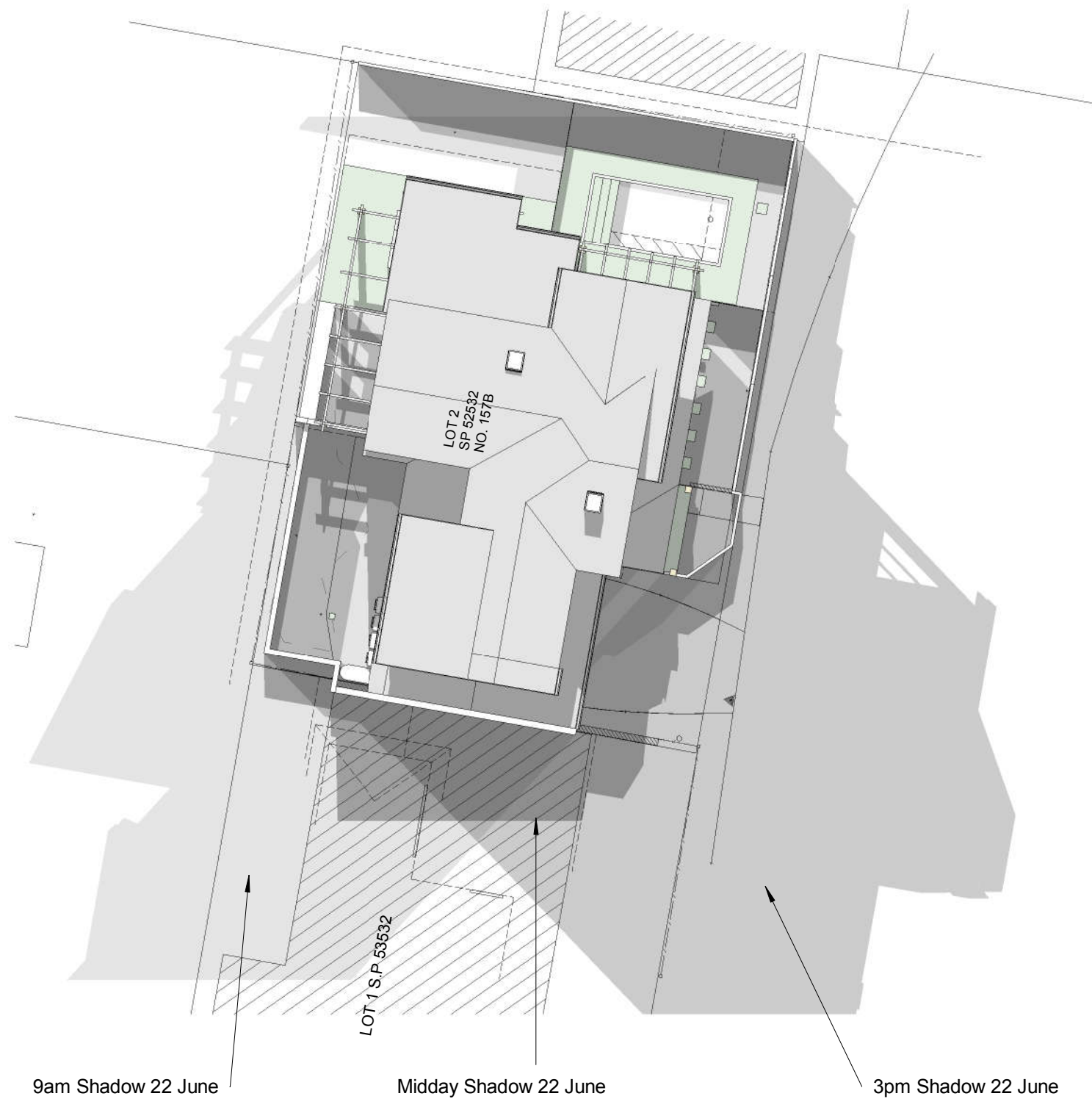
Rev No.	Revision description	Date
1	REVISED FIRST FLOOR LAYOUT INCL BEDRM 3 & 4, NEW SKYLIGHT POSITIONS AND OMIT LOFT	JULY 19

SITE & ROOF

Project number T1803.022
Date JULY 19
Scale 1 : 200

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SHADOW DIAGRAMS 22 JUNE



SHADOW DIAGRAMS 21 MARCH

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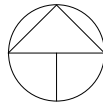
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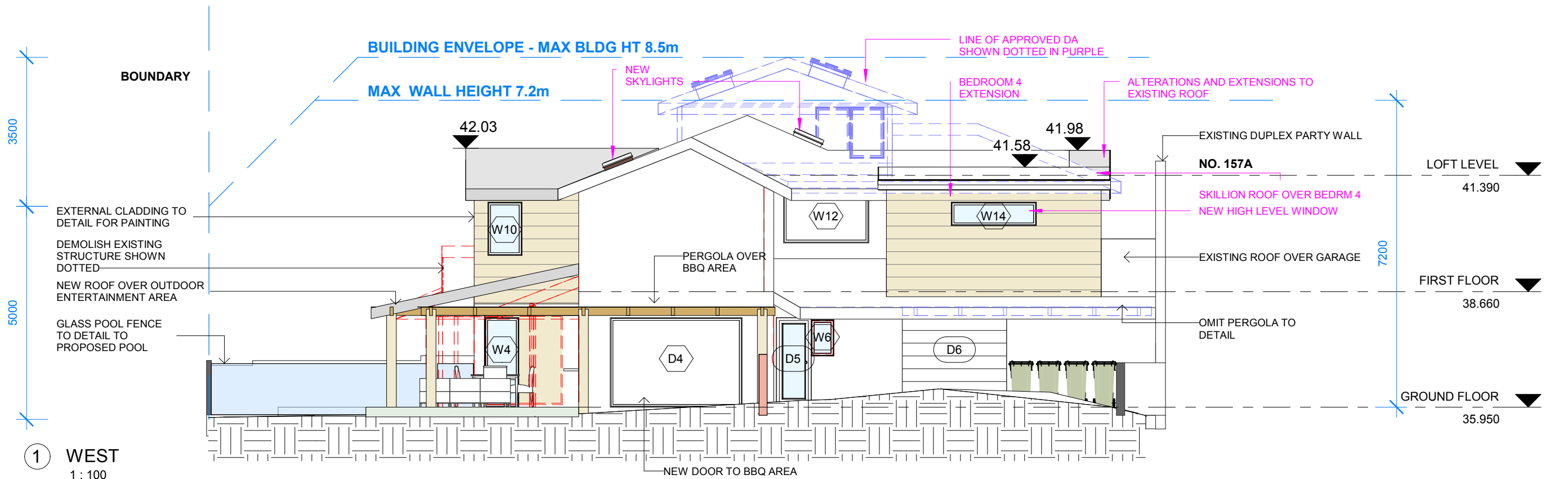
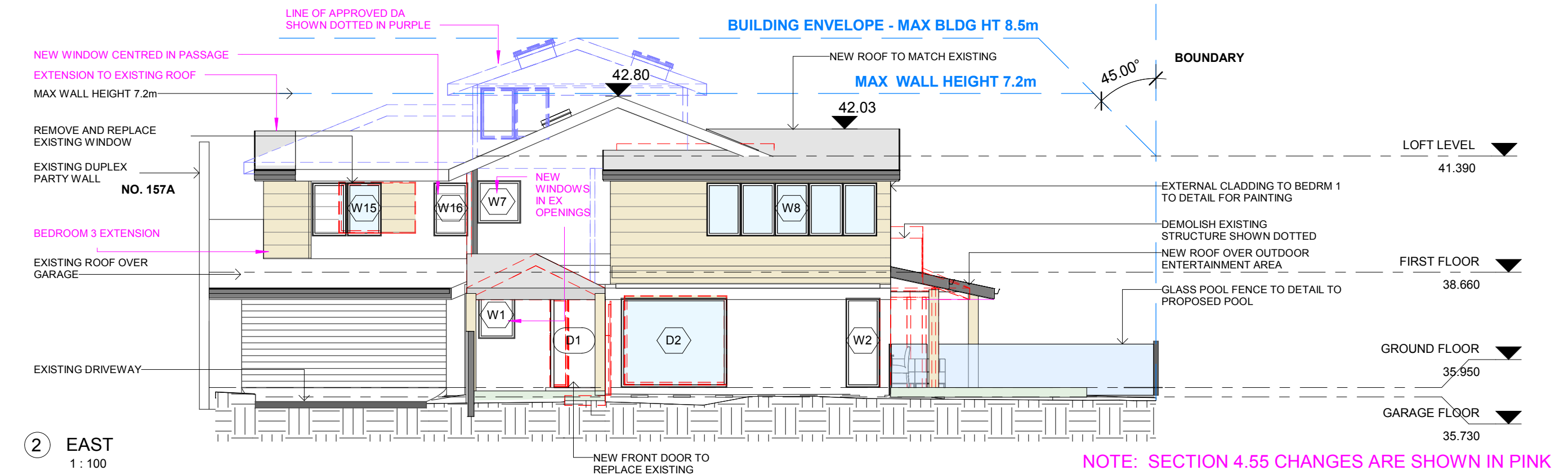
Rev No.	Revision description	Date
1	REVISED FIRST FLOOR LAYOUT INCL BEDRM 3 & 4, NEW SKYLIGHT POSITIONS AND OMIT LOFT	JULY 19

SHADOW DIAGRAMS

Project number T1803.022
Date JULY 19
Scale 1 : 200

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ALL WINDOWS AND DOORS: STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.64, SHGC: 0.75)
ALL SKYLIGHTS: TIMBER, LOW-E INTERNAL/ARGON FILL/CLEAR EXTERNAL, (OR U-VALUE: 2.5, SHGC: 0.456)

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Rev No.

Revision description

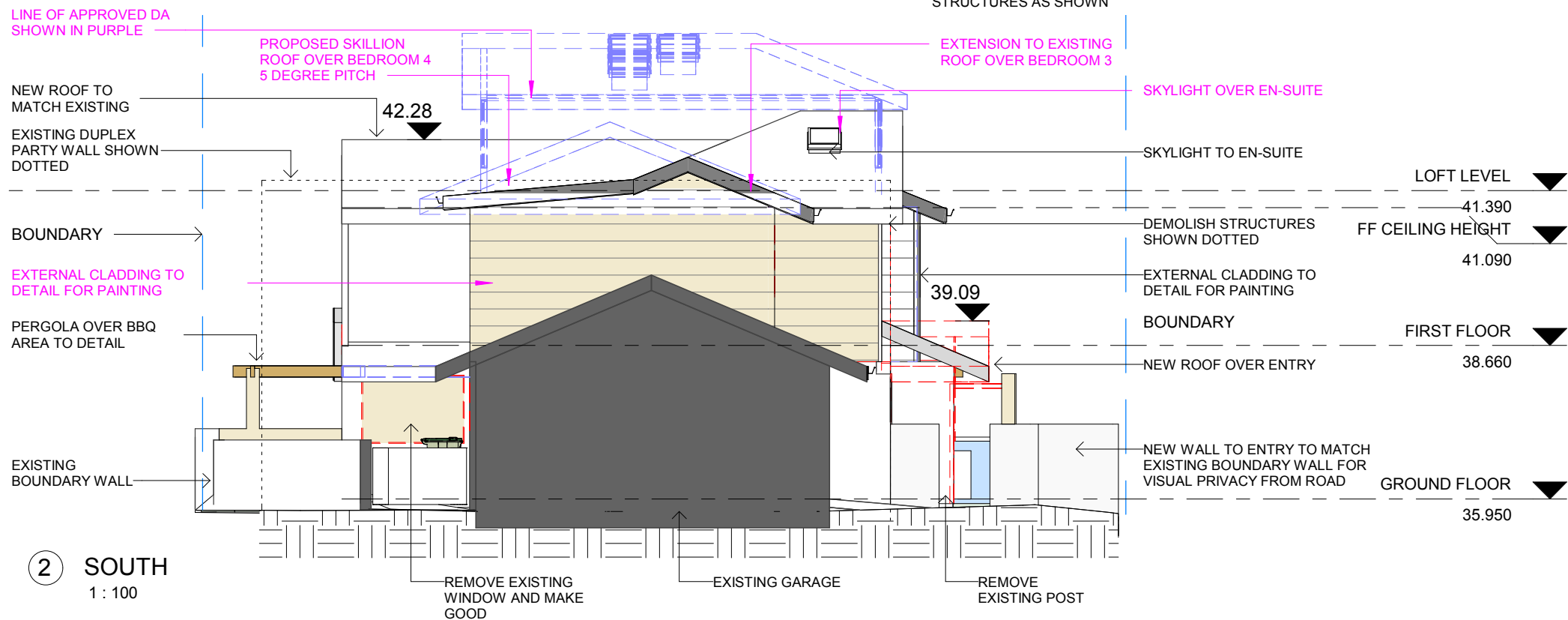
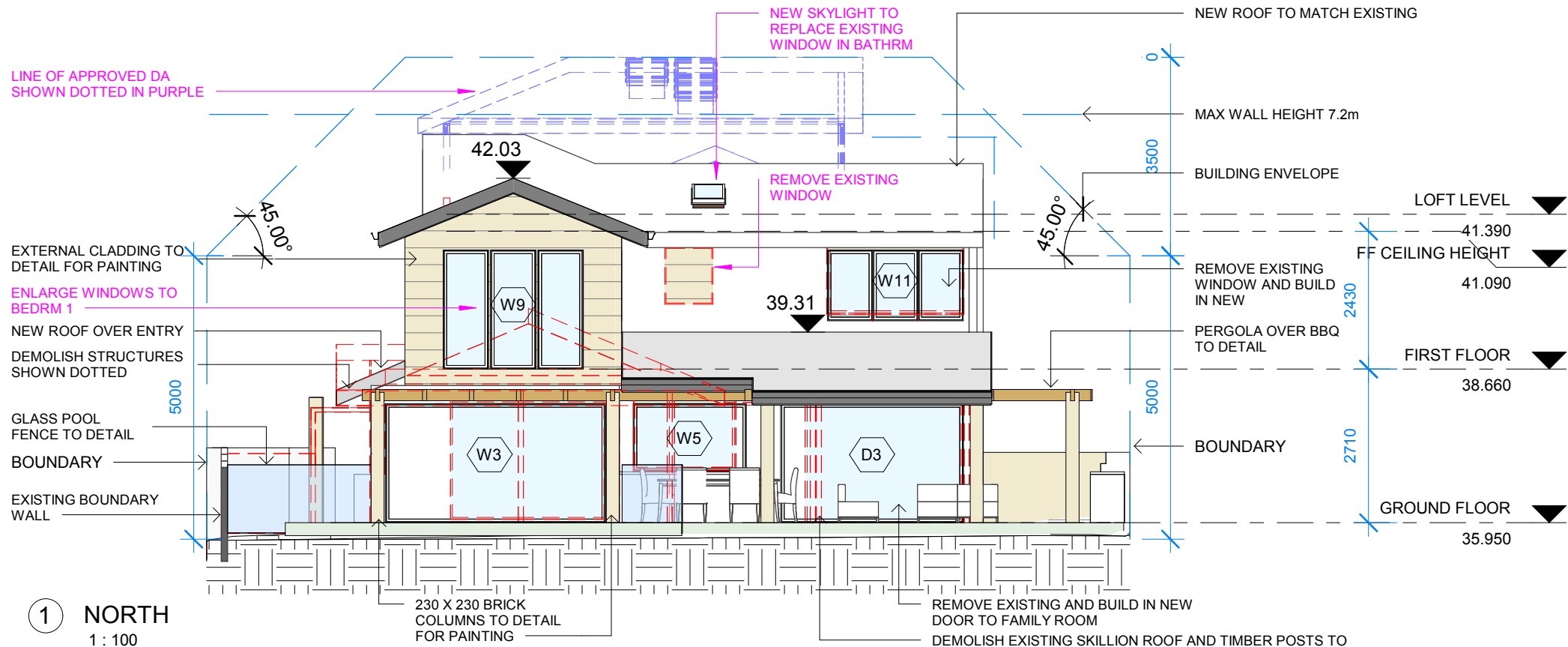
Date

1	REVISED FIRST FLOOR LAYOUT INCL BEDRM 3 & 4, NEW SKYLIGHT POSITIONS AND OMIT LOFT	JULY 19

WEST & EAST ELEVATIONS

Project number T1803.022
Date JULY 19
Scale 1 : 100

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31/10/2019 15:33:53



ALL DIMENSIONS & LEVELS TO BE CHECKED & CONFIRMED ON SITE PRIOR TO CONSTRUCTION - DO NOT SCALE OFF THIS DRAWING
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NOTE: SECTION 4.55 CHANGES ARE SHOWN IN PINK

ALL WINDOWS AND DOORS: STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.64, SHGC: 0.75)
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Rev No.	Revision description	Date
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NORTH & SOUTH ELEVATIONS

Project number T1803.022
Date JULY 19
Scale 1 : 100

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31/10/2019 15:33:54