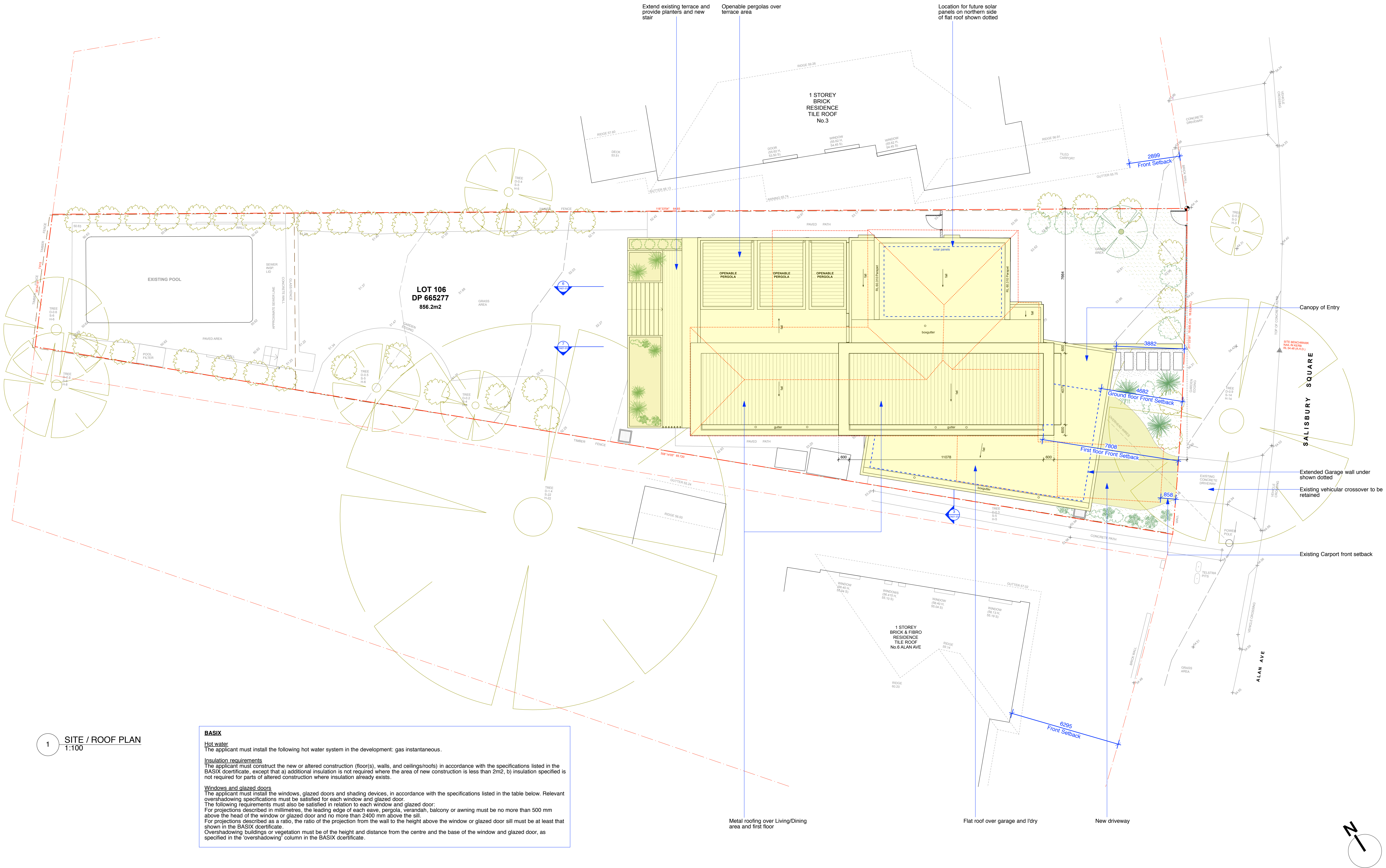




1 SITE / ROOF PLAN
1:100

BASIX
Hot water The applicant must install the following hot water system in the development: gas instantaneous.
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 BASIX certificate, 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.
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: 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 BASIX certificate. 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 BASIX certificate.

General Notes:

Reason For Issue:

For Development Application Only

Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227

Site / Roof Plan

Alterations and Additions

1 Salisbury Square, Seaforth NSW 2092
-Northern Beaches Council-
For Mr. and Mrs. Foster

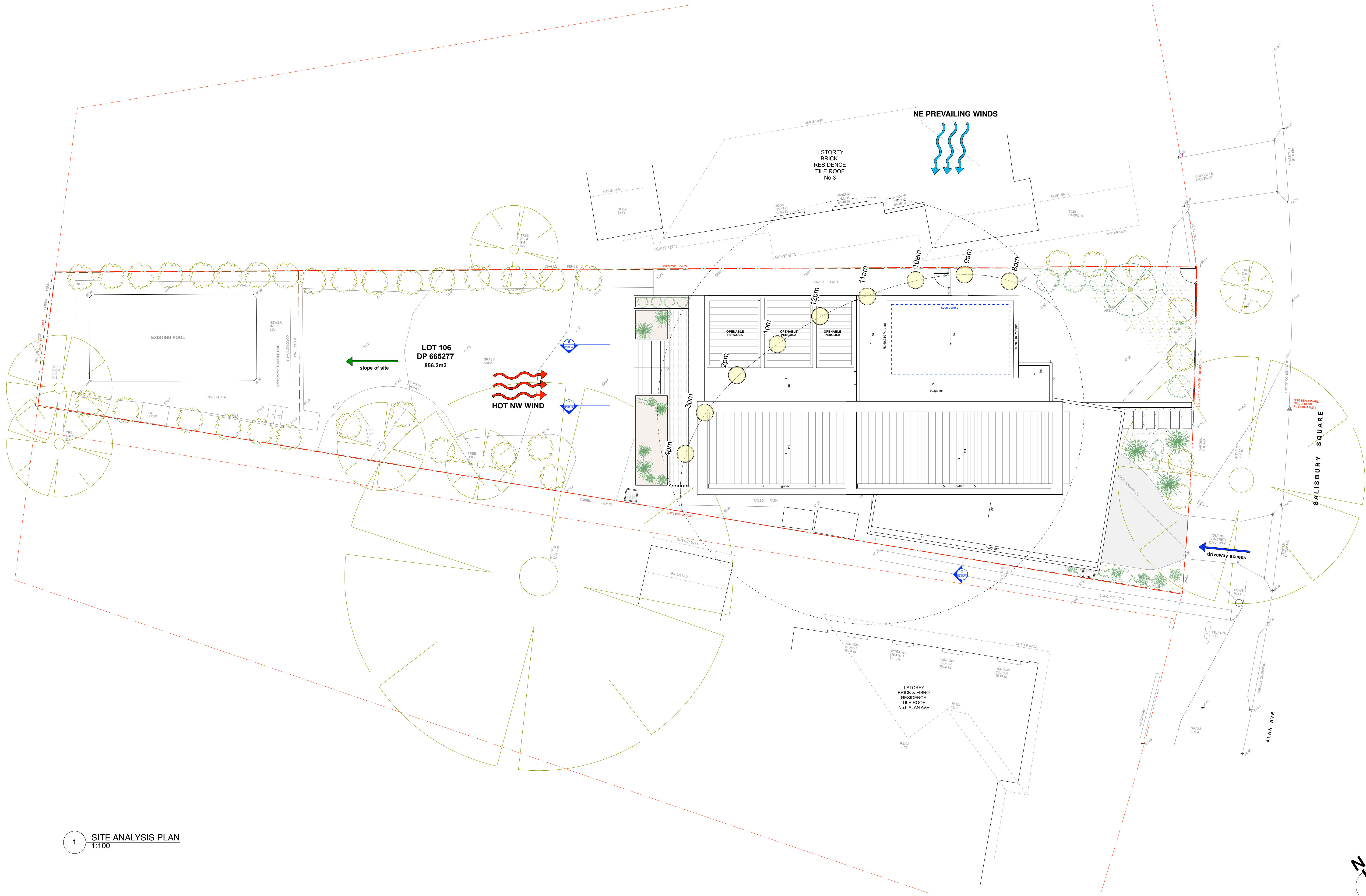
Suite 103, 506 Miller St
PO Box 224, Cammeray 2062
T 02 9904 2515
E architects@utzsanby.com
www.utzsanby.com

**UTZ
SANBY**
ARCHITECTS

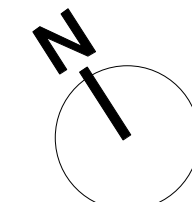
Project No. 1710	Drawing No. DA01-01	Rev No. A
SCALE 1:100@A1	Drawn By KS	Dwg Date: -
	Checked By DS	Plot Date: 20/2/19

A	20/2/19	Issued for Development Application
Rev	Date	Note

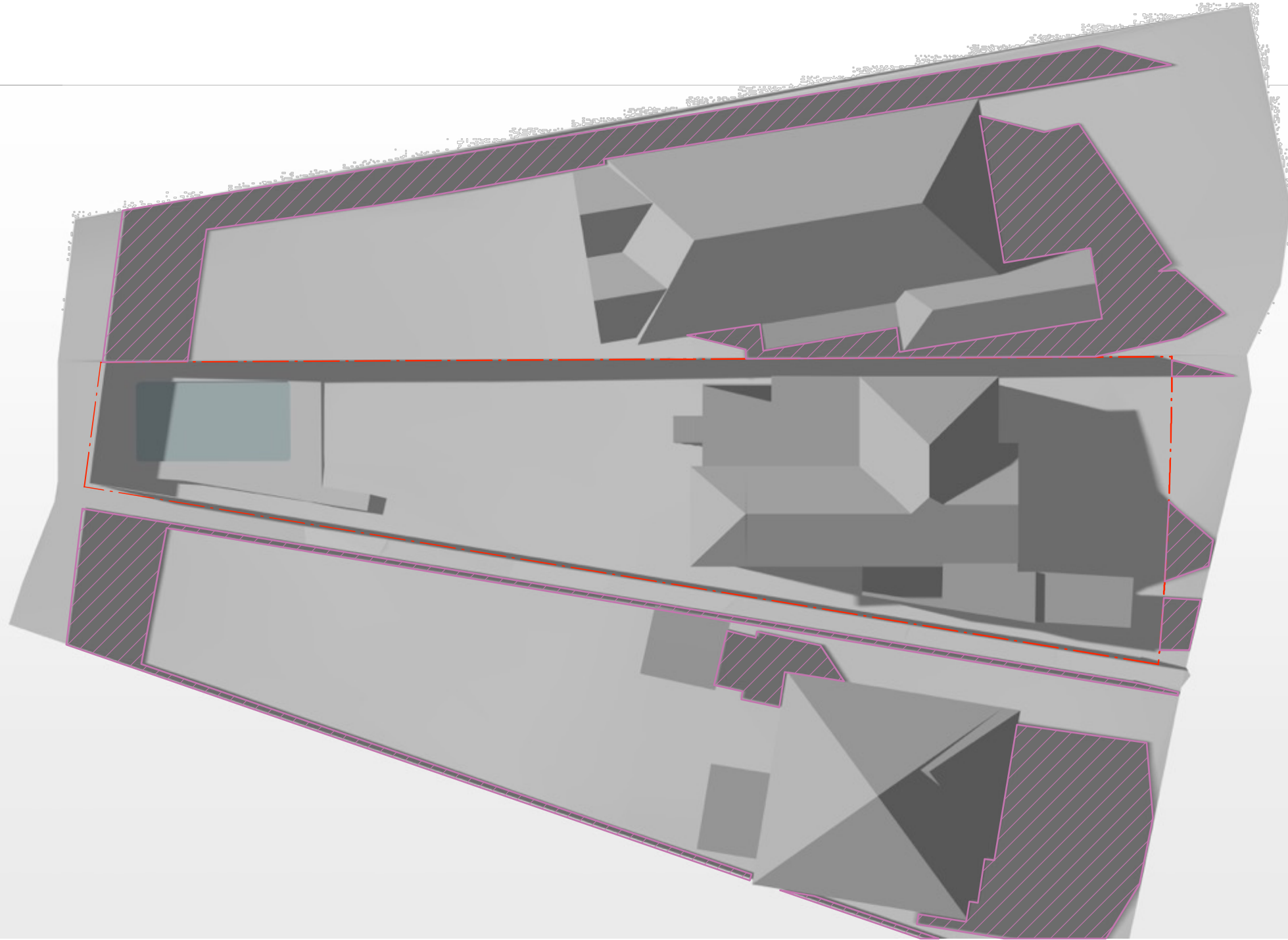
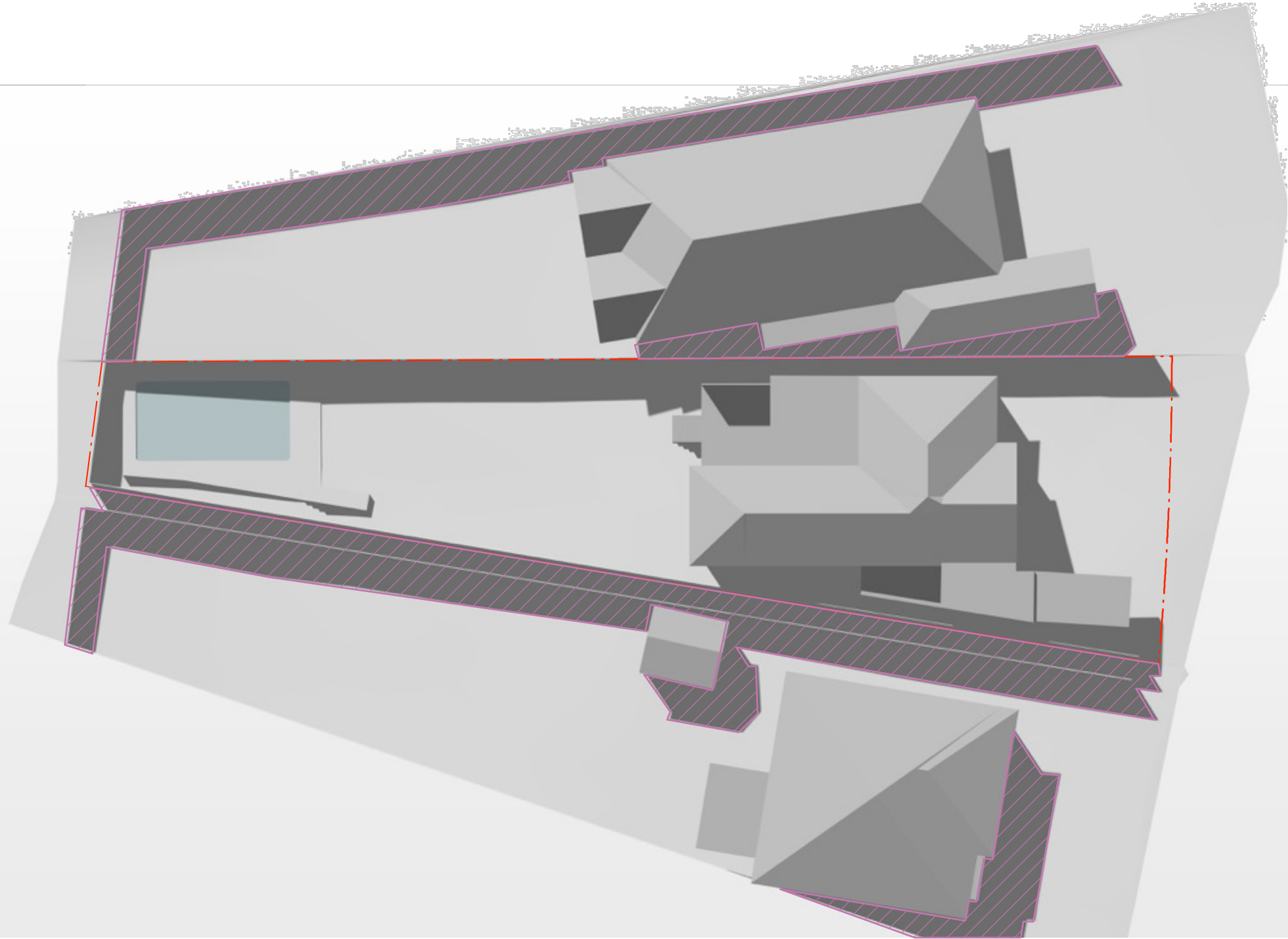
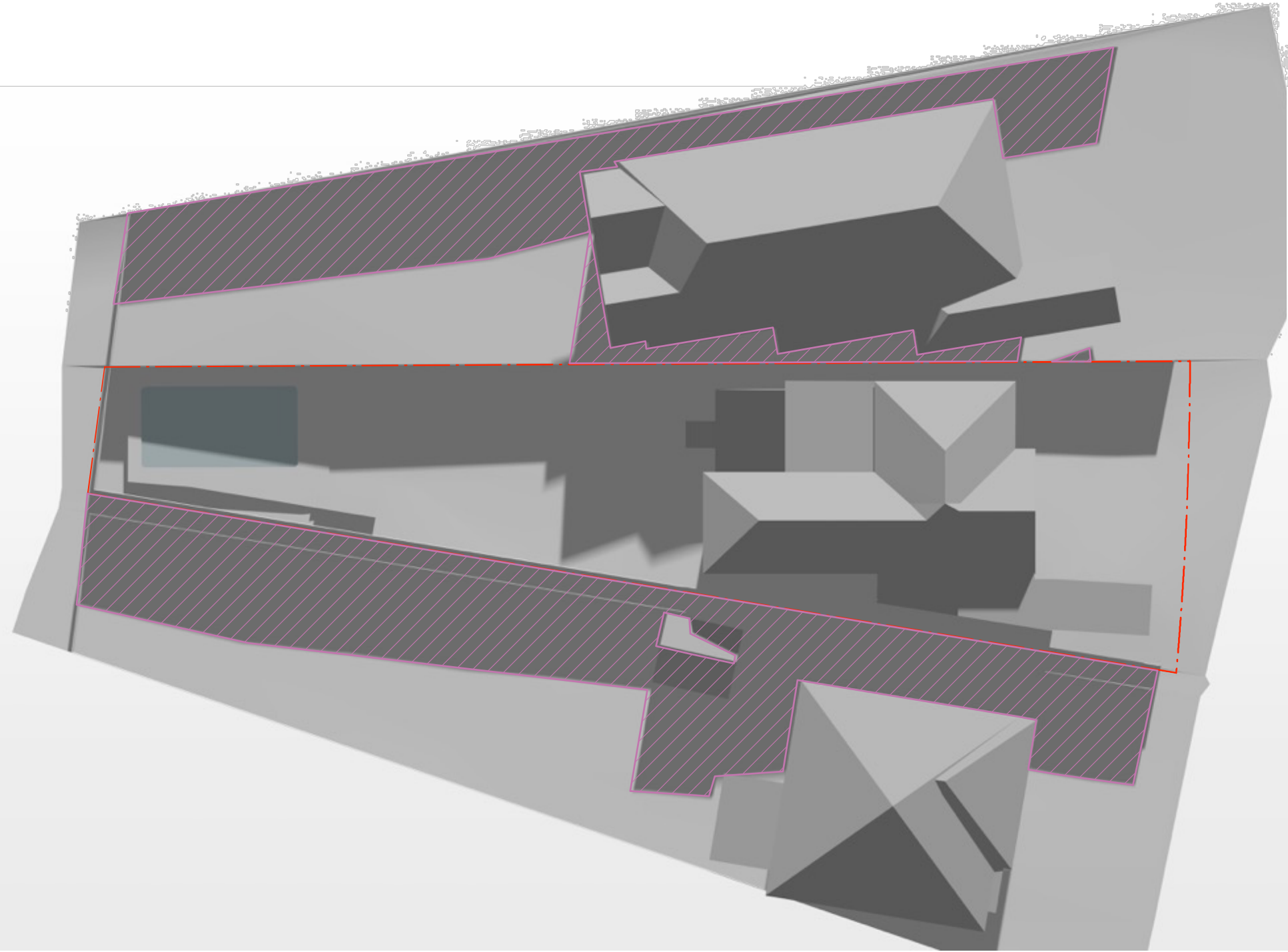
KS
By



1 SITE ANALYSIS PLAN
1:100



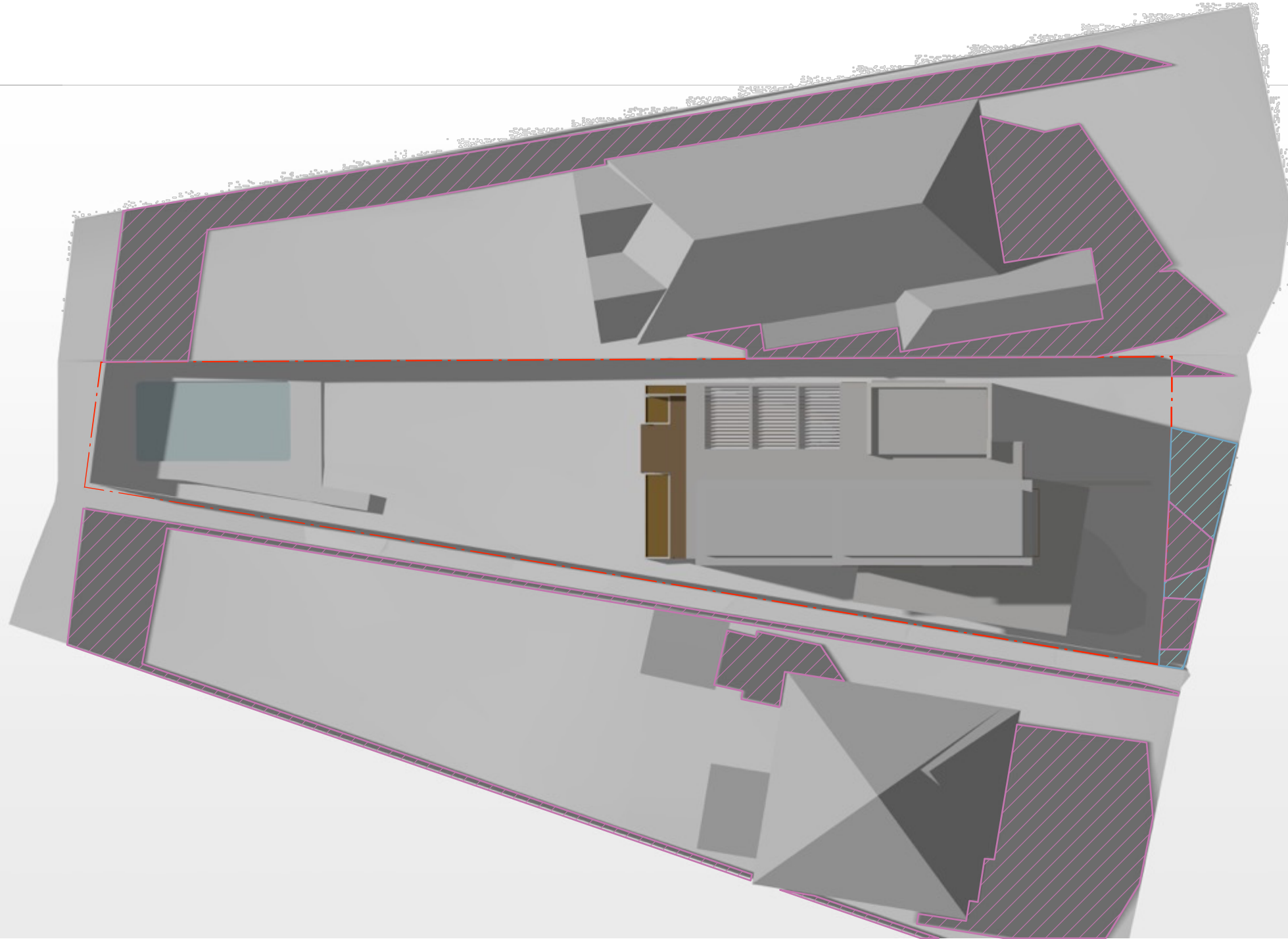
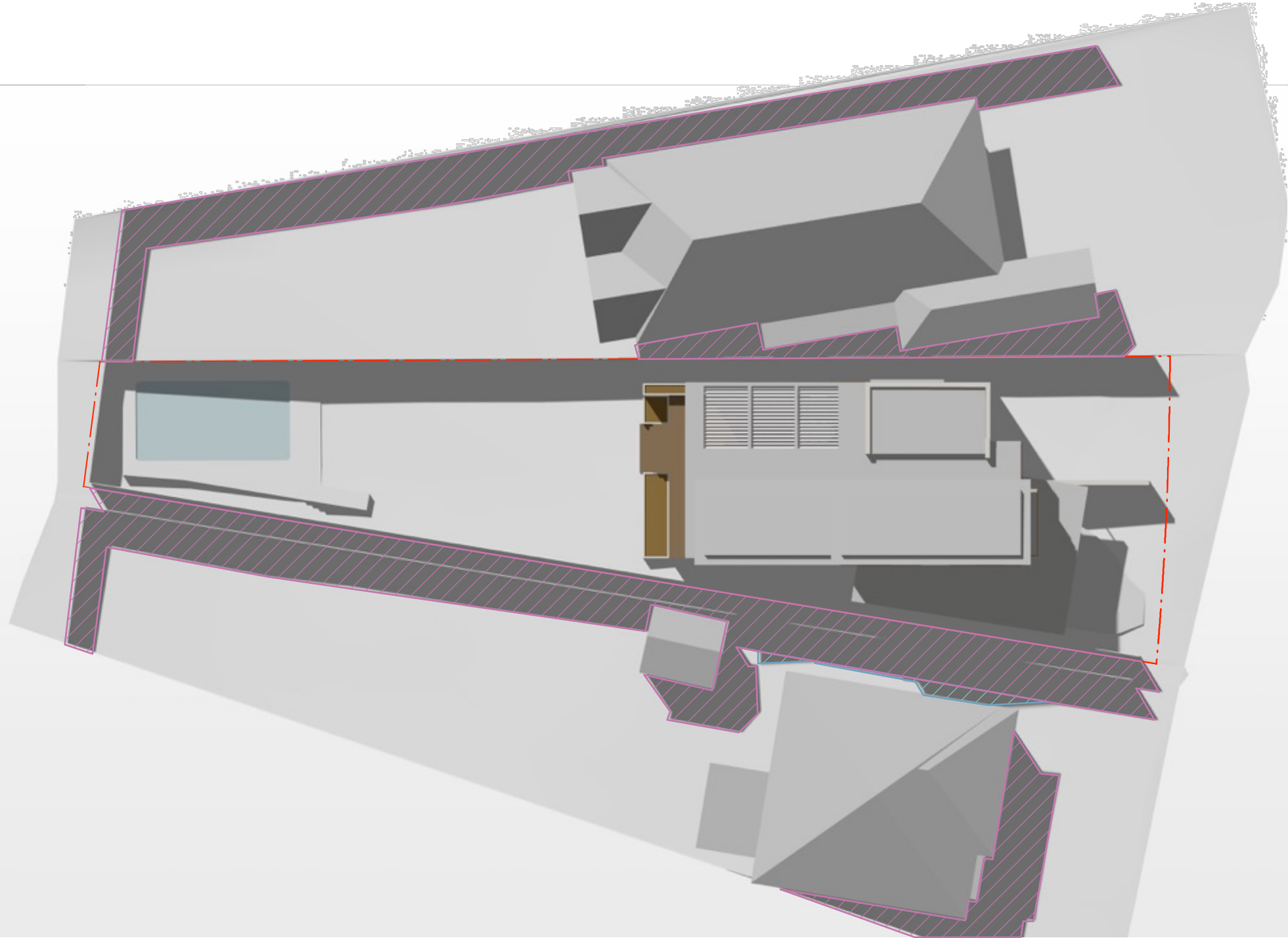
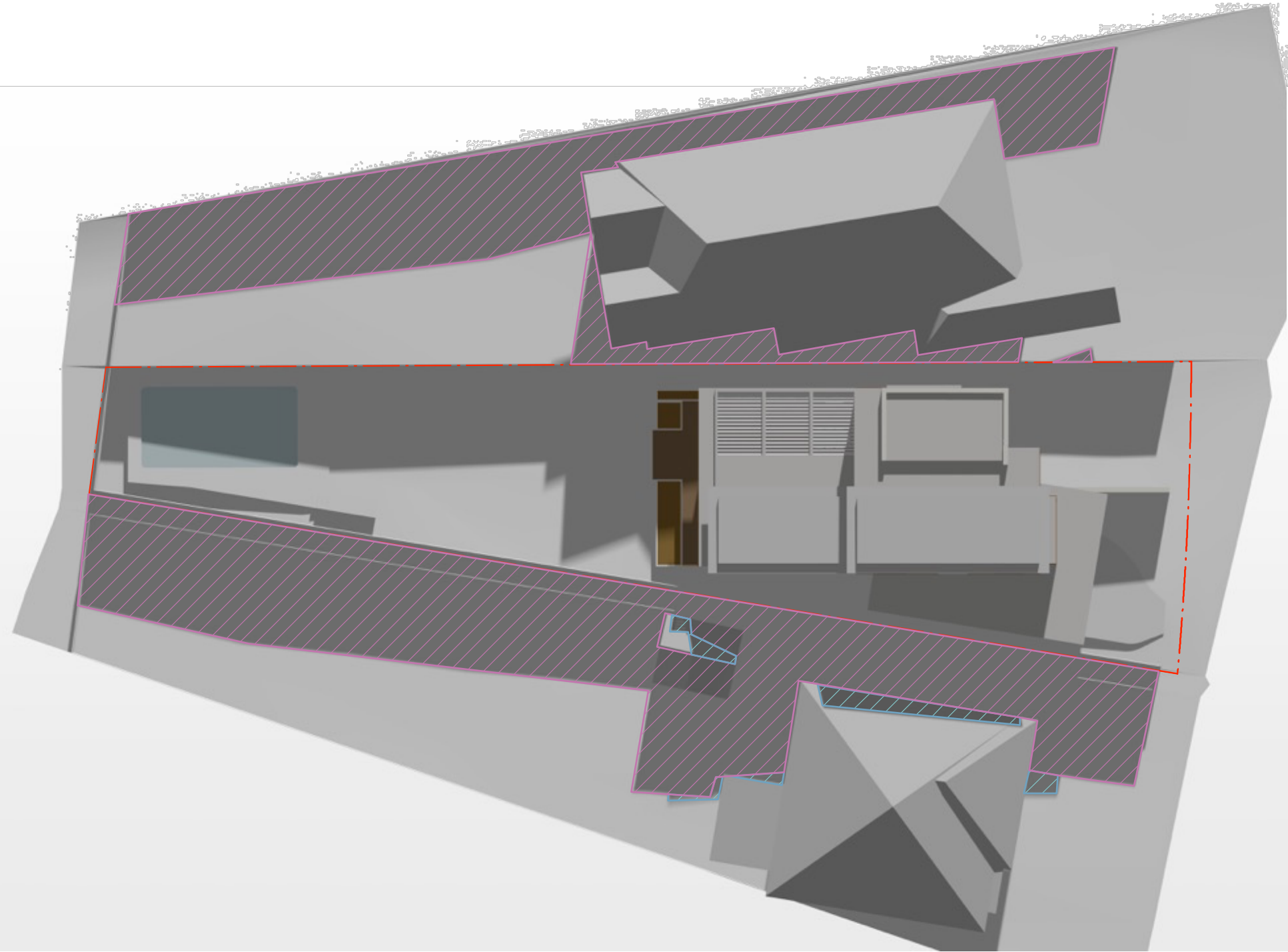
					General Notes:		Reason For Issue:		Site Analysis		Suite 103, 504 Miller St PO Box 224, Cammeray 2062 T 02 9904 2515 E architects@utzsanby.com www.utzsanby.com UTZ SANBY ARCHITECTS					
							For Development Application Only		Alterations and Additions							
							Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227		1 Salisbury Square, Seaforth NSW 2092 -Northern Beaches Council- For Mr. and Mrs. Foster		Project No. 1710		Drawing No. DA02-01		Rev No. A	
A 20/2/19 Issued for Development Application			KS								SCALE 1:100DA1		Drawn By KS		Dwg Date: -	
Rev Date Note			By								Checked By DS		Plot Date: 20/2/19			



1 EXISTING SHADOWDIAGRAM
9am June 21st

2 EXISTING SHADOWDIAGRAM
12pm June 21st

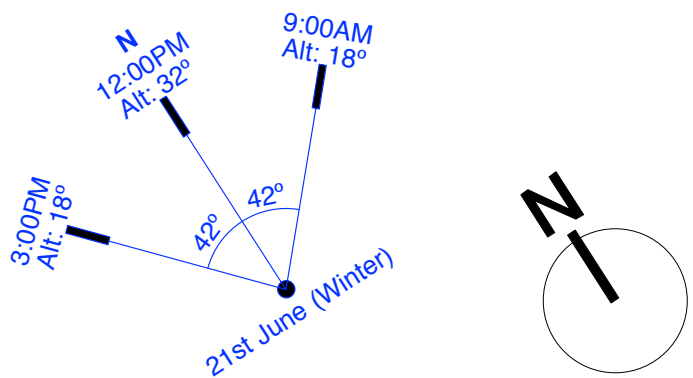
3 EXISTING SHADOWDIAGRAM
3pm June 21st



4 PROPOSED SHADOWDIAGRAM
9am June 21st

5 PROPOSED SHADOWDIAGRAM
12pm June 21st

6 PROPOSED SHADOWDIAGRAM
3pm June 21st



General Notes:

- EXISTING SHADOW AREA
- PROPOSED SHADOW AREA

Reason For Issue:

For Development Application Only

Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227

Shadow Diagrams

Alterations and Additions

1 Salisbury Square, Seaforth NSW 2092
-Northern Beaches Council-
For Mr. and Mrs. Foster

Suite 103, 506 Miller St
PO Box 224, Cammeray 2062
T 02 9904 2515
E architects@utzsanby.com
www.utzsanby.com

UTZ
SANBY
ARCHITECTS

Project No.	Drawing No.	Rev No.
1710	DA02-02	A
SCALE	Drawn By	Dwg Date:
1:300@A1	KS	-
Checked By	Plot Date:	
DS	20/2/19	

A	20/2/19	Issued for Development Application
Rev	Date	Note

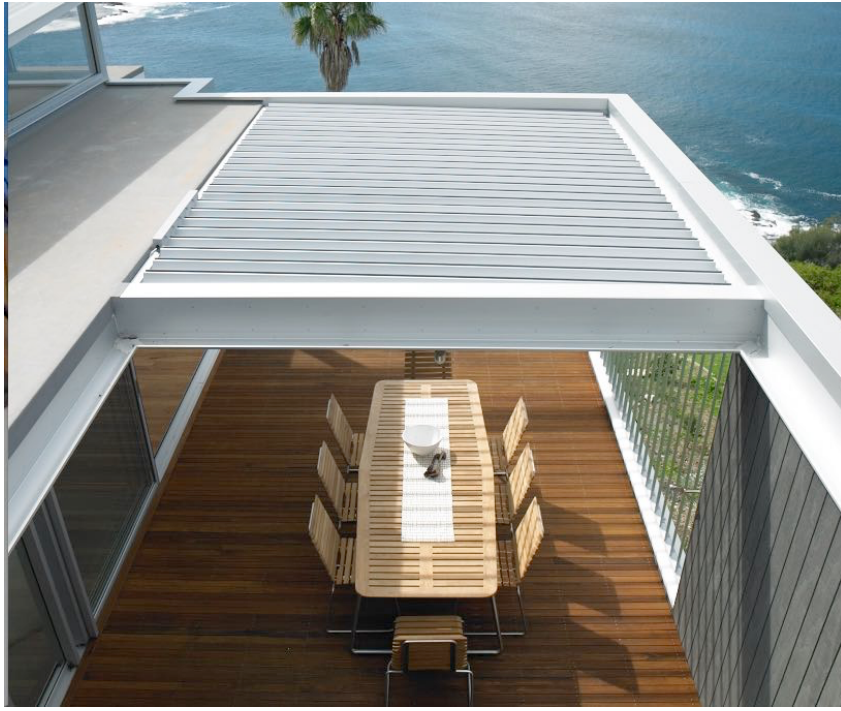
KS
By



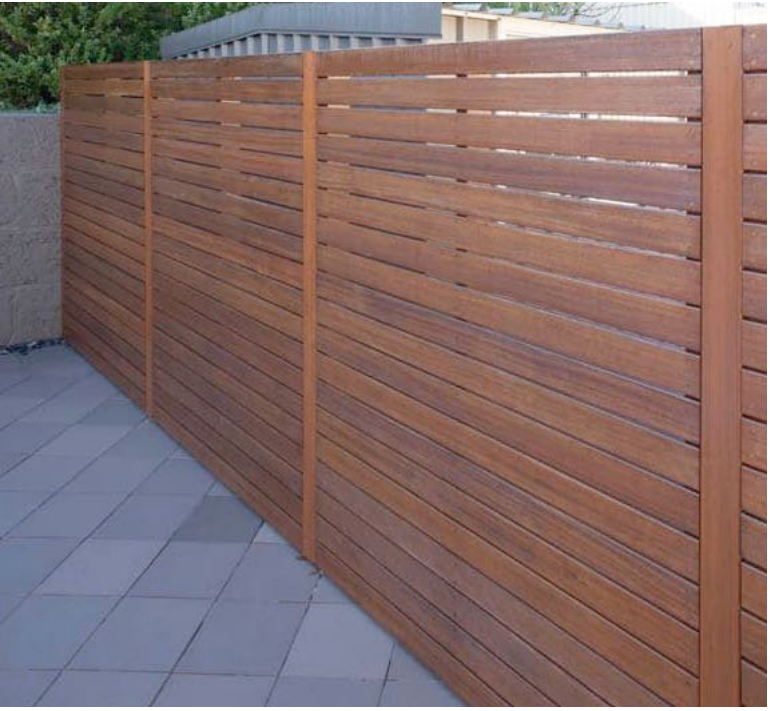
TC Timber cladding wall, colour: natural, with external blind to window



HL Image of flat roof with high level windows



OP Openable pergola above terrace



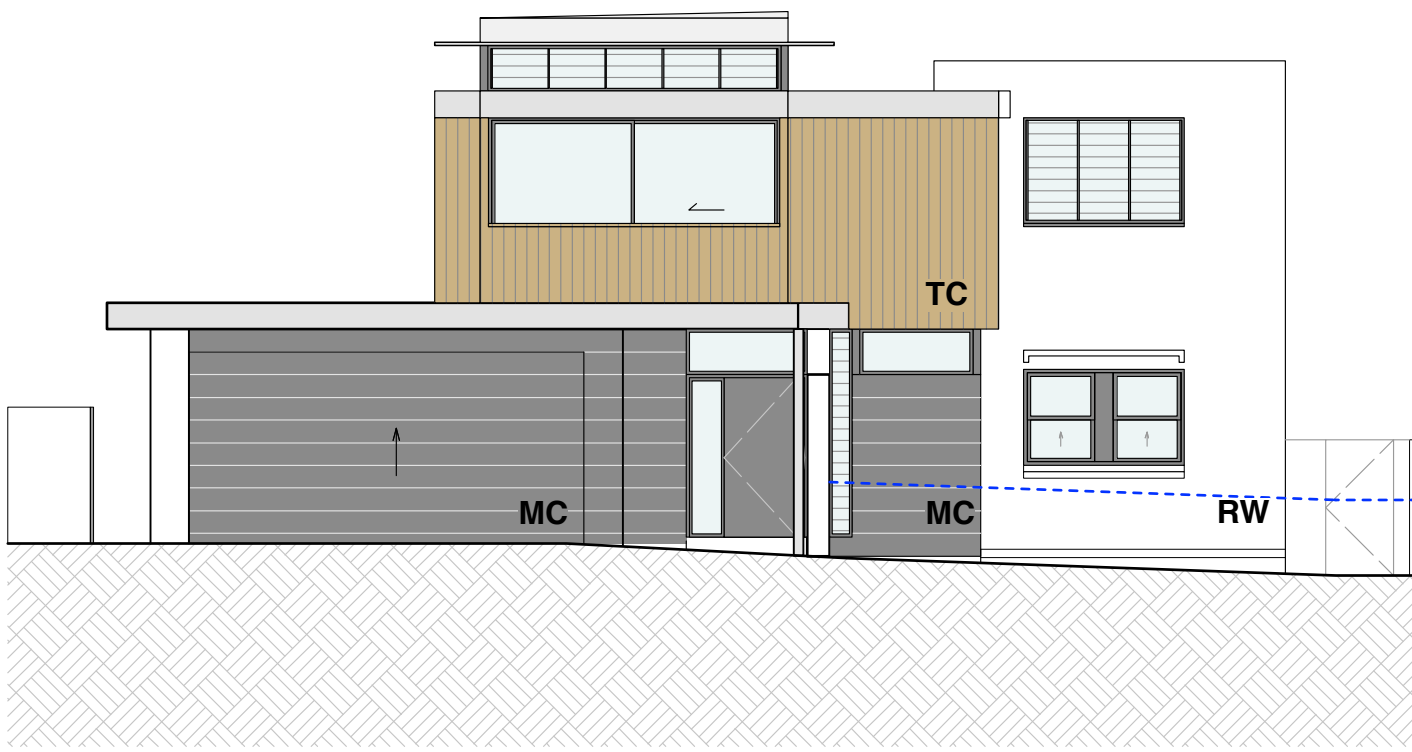
TF Timber fence



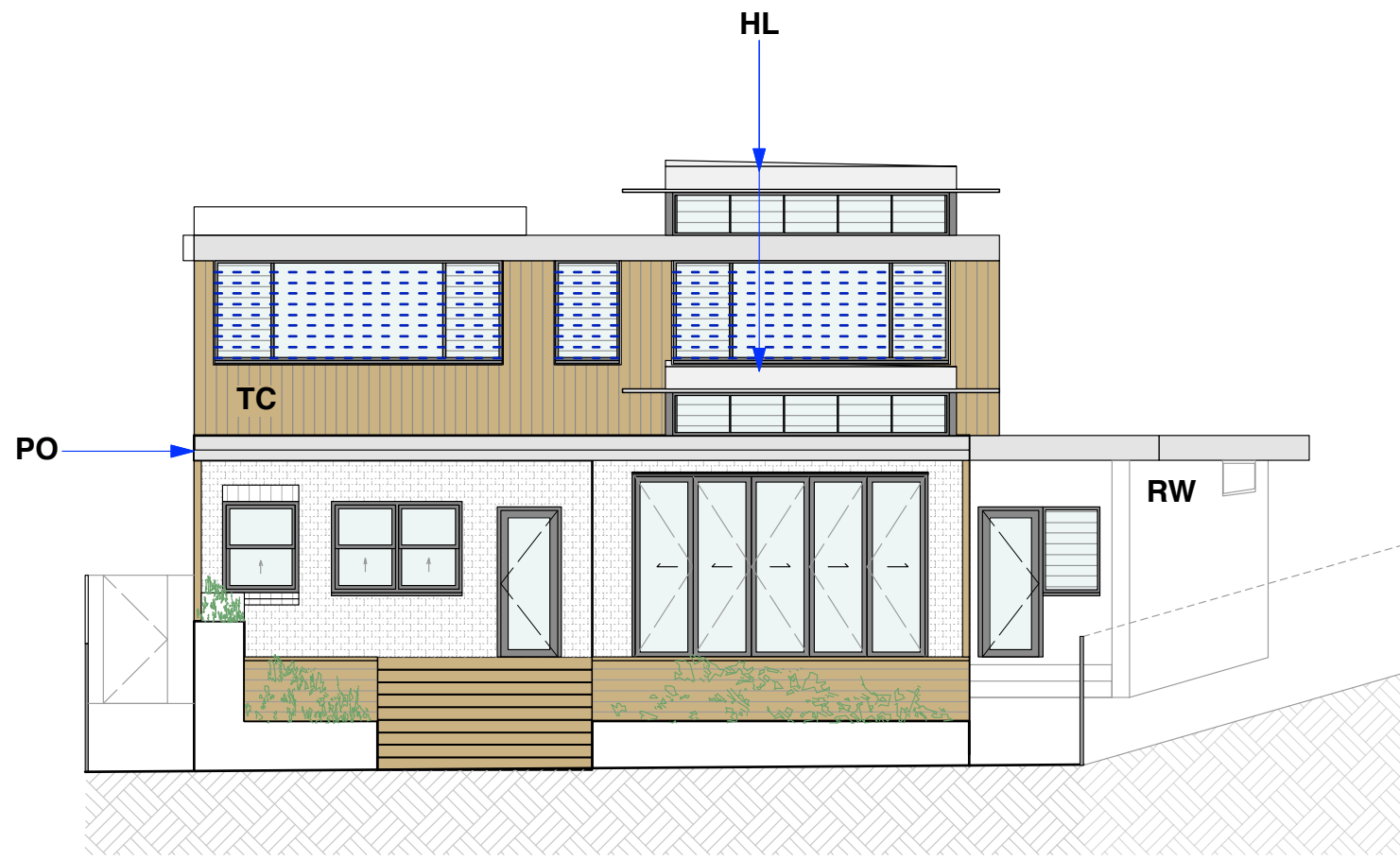
MC Metal cladding wall with garage door, colour: Dark



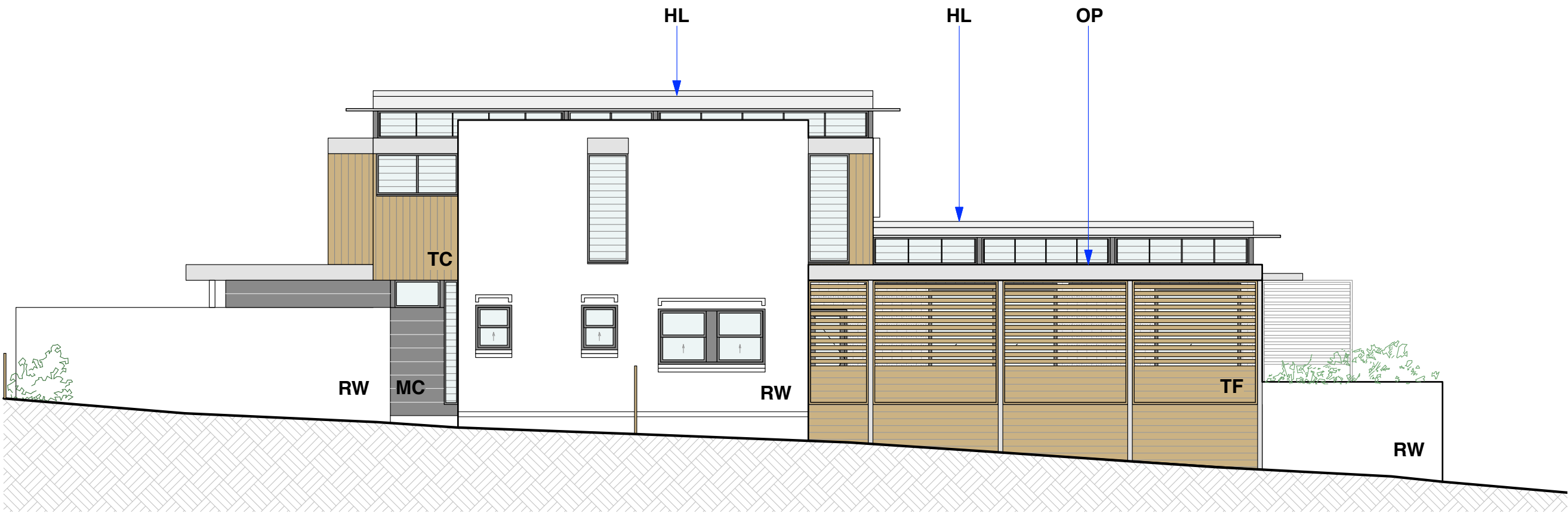
RW Rendered masonry wall painted finish colour : Light



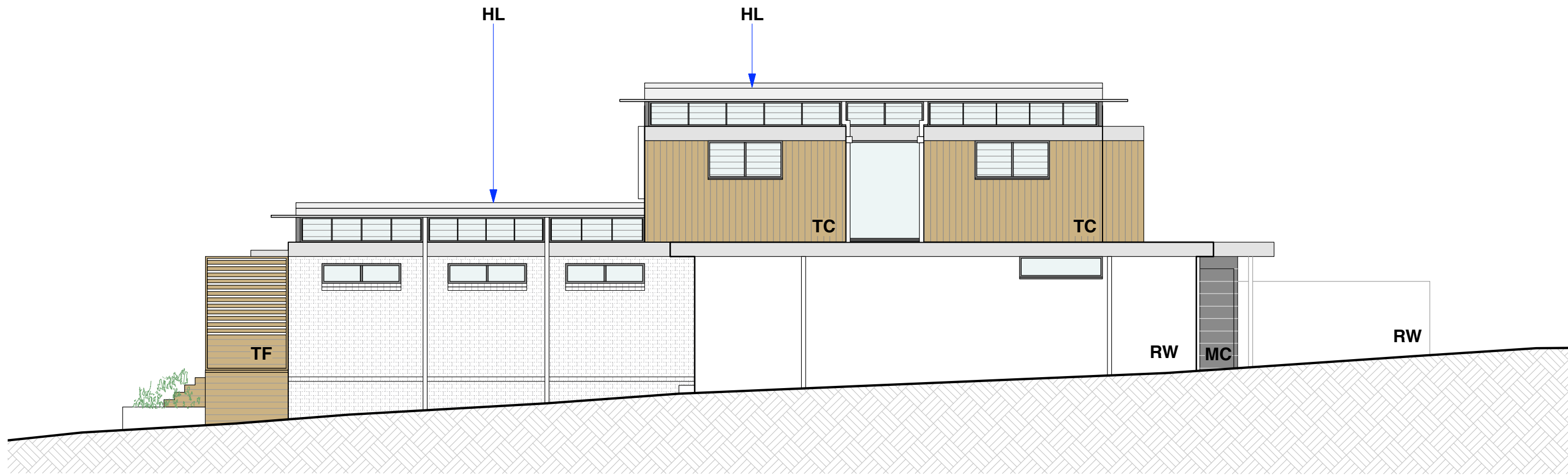
1 EAST ELEVATION
1:100



2 WEST ELEVATION
1:100



3 NORTH ELEVATION
1:100



4 SOUTH ELEVATION
1:100

			General Notes:		Reason For Issue:		Schedule of Materials and Colours		Suite 103, 506 Miller St PO Box 224, Cammeray 2062 T 02 9904 2515 E architects@utzsanby.com www.utzsanby.com UTZ SANBY ARCHITECTS	
					For Development Application Only		Alterations and Additions			
					Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227		1 Salisbury Square, Seaforth NSW 2092 -Northern Beaches Council-			
							For Mr. and Mrs. Foster			