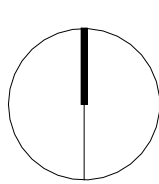


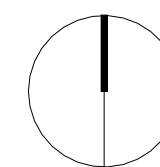
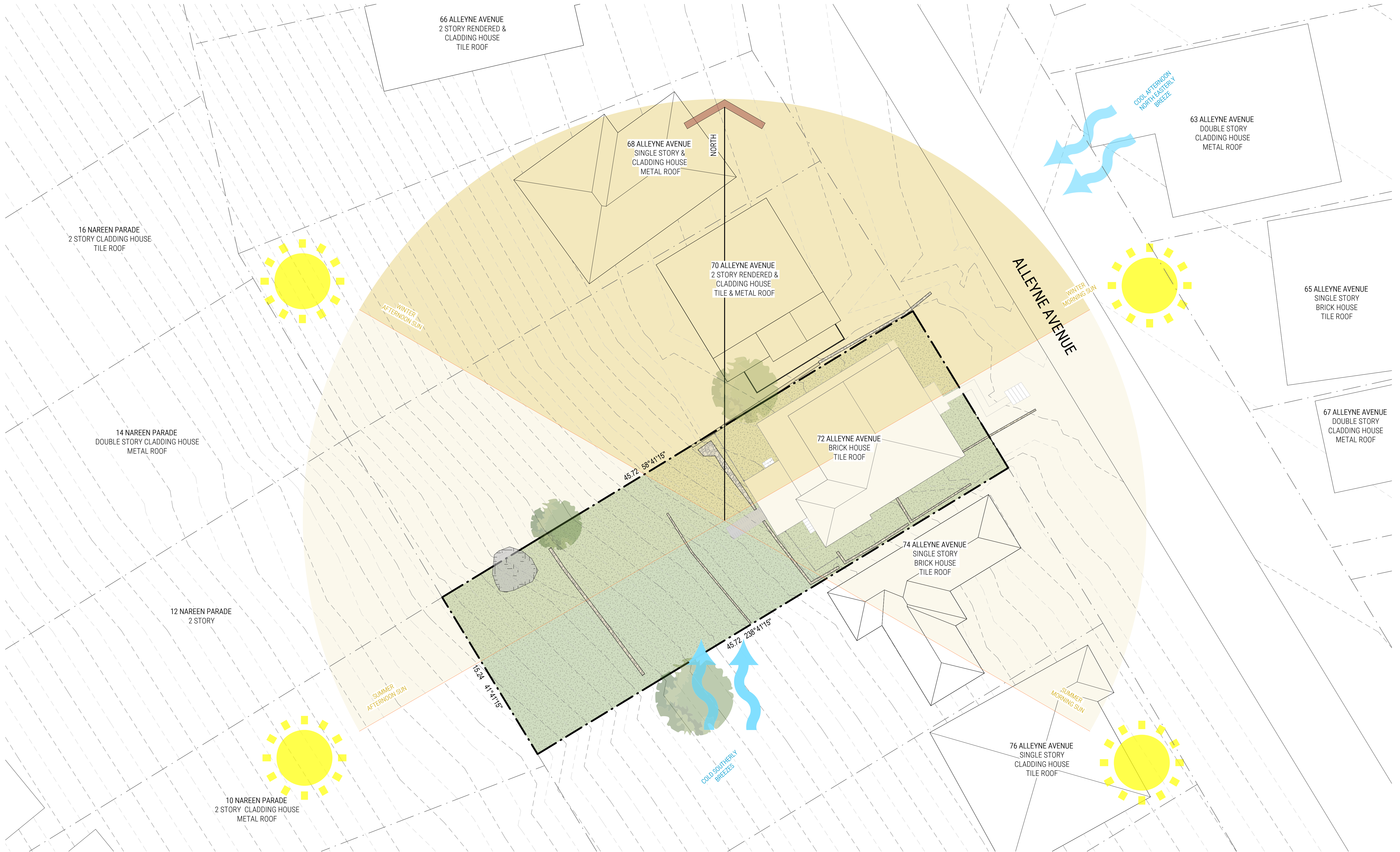
72 ALLEYNE AVENUE, NORTH NARABEEN



ARTISTIC IMPRESSION BY WALSH ARCHITECTS

NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE	1
DA010	EXISTING SITE PLAN	1
DA020	SITE ANALYSIS	1
DA030	SITE ANALYSIS	1
DA040	DEMOLITION PLAN	1
DA050	PROPOSED SITE PLAN	1
DA100	LOWEST LEVEL	1
DA101	BEDROOM LEVEL FLOOR	1
DA102	ENTRY LEVEL PLAN	1
DA103	LEVEL 1 PLAN	1
DA104	ROOF PLAN	1
DA200	SECTIONS - SHEET 1	1
DA201	SECTIONS - SHEET 2	1
DA202	SECTIONS - SHEET 3	1
DA300	ELEVATIONS - SHEET 1	1
DA301	ELEVATIONS - SHEET 2	1
DA302	ELEVATIONS - SHEET 2	1
DA400	AREA CALCULATIONS	1
DA401	AREA CALCULATIONS	1
DA500	SHADOW DIAGRAMS - 9AM JUNE 21ST	1
DA501	SHADOW DIAGRAMS - 12PM JUNE 21ST	1
DA502	SHADOW DIAGRAMS - 3PM JUNE 21ST	1
DA600	VIEWS FROM SUN - JUNE 21ST	1
DA601	VIEWS FROM SUN - JUNE 21ST	1
DA602	VIEWS FROM THE SUN	1
DA800	HEIGHT PLANE 8.5M	1
DA801	HEIGHT PLANE 10M	1
DA802	BUILDING ENVELOPE STUDY	1
DA 900	VIEW AND MATERIALS	1
DA 901	VIEW AND MATERIALS	1
DA 902	VIEW AND MATERIALS	1



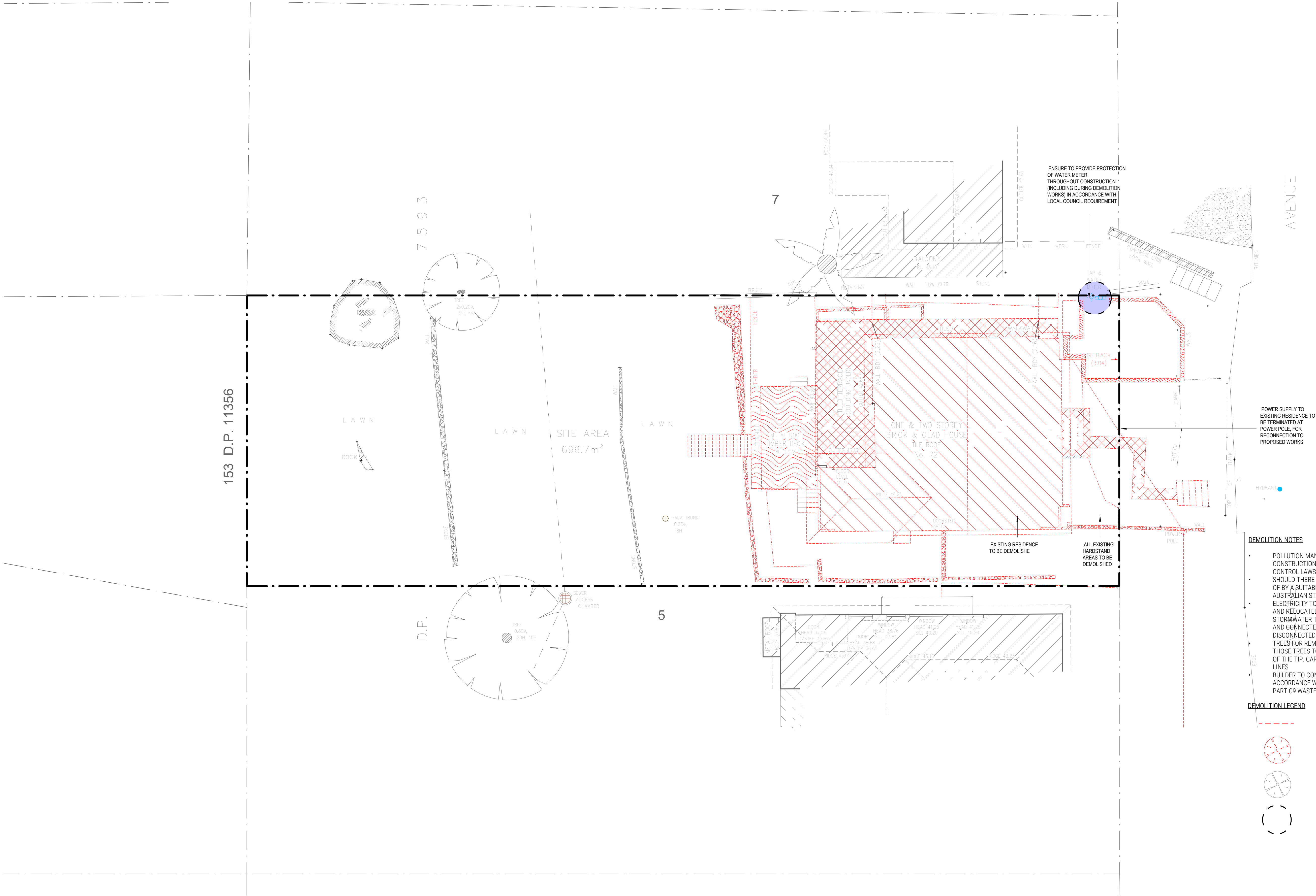
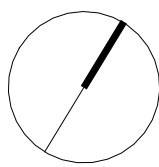




TOP OF ROOF DRONE VIEW



WEST-FACING DRONE VIEW



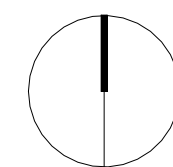
ALLEYNE AVENUE

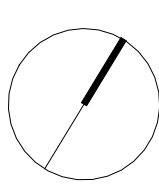
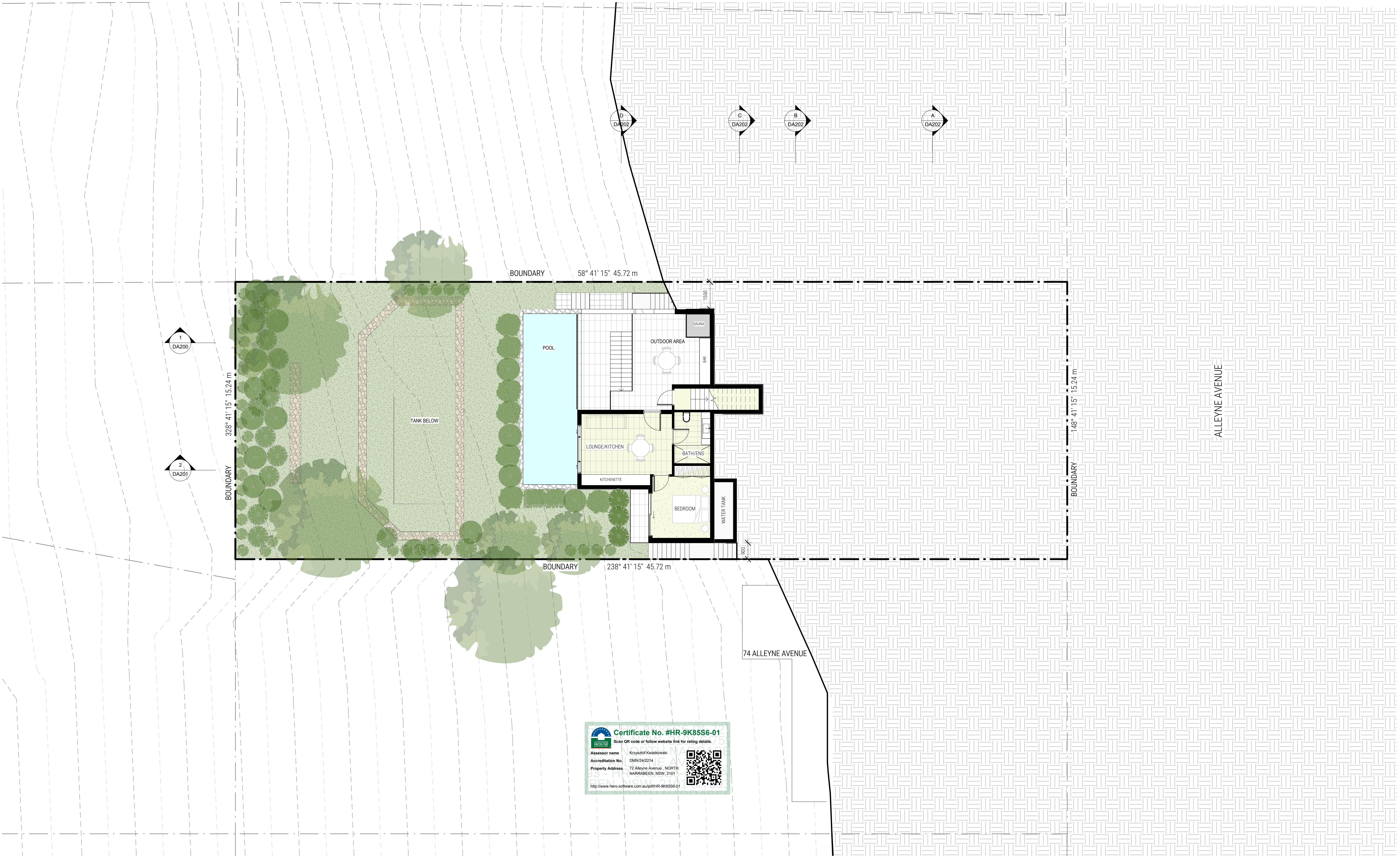
DEMOLITION NOTES

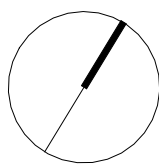
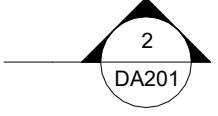
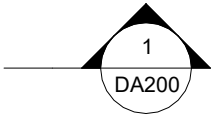
- POLLUTION MANAGEMENT ETC DURING DEMOLITION AND CONSTRUCTION AS PER AUSTRALIAN STANDARDS AND NSW POLLUTION CONTROL LAWS.
- SHOULD THERE BE ANY TRACE OF ASBESTOS IT SHOULD BE DISPOSED OF BY A SUITABLY QUALIFIED AND LICENSED PERSON AS PER AUSTRALIAN STANDARDS
- ELECTRICITY TO BE DISCONNECTED AS PER ENTITY REQUIREMENTS AND RELOCATED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF. WATER SUPPLY TO BE TERMINATED AND CONNECTED ON A TEMPORARY SUPPLY BASIS. TELEPHONE TO BE DISCONNECTED AND THE LINE REMOVED BY TELSTRA
- TREES FOR REMOVAL ARE TO BE REMOVED WITHOUT DISTURBANCE TO THOSE TREES TO BE RETAINED AND TAKEN TO THE APPROPRIATE AREA OF THE TIP. CARE MUST BE TAKEN IN RELATION TO OVER-HEAD POWER LINES
- BUILDER TO COMPLY WITH THE WASTE MANAGEMENT PLAN IN ACCORDANCE WITH WARRINGAH DEVELOPMENT CONTROL PLAN - PART C9 WASTE MANAGEMENT

DEMOLITION LEGEND

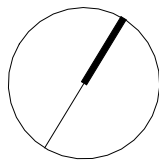
- DEMOLISHED STRUCTURE
- DEMOLISHED TREE
- TREE TO BE RETAINED
- ASSET PROTECTION ZONE

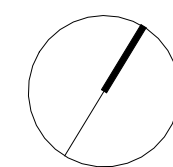
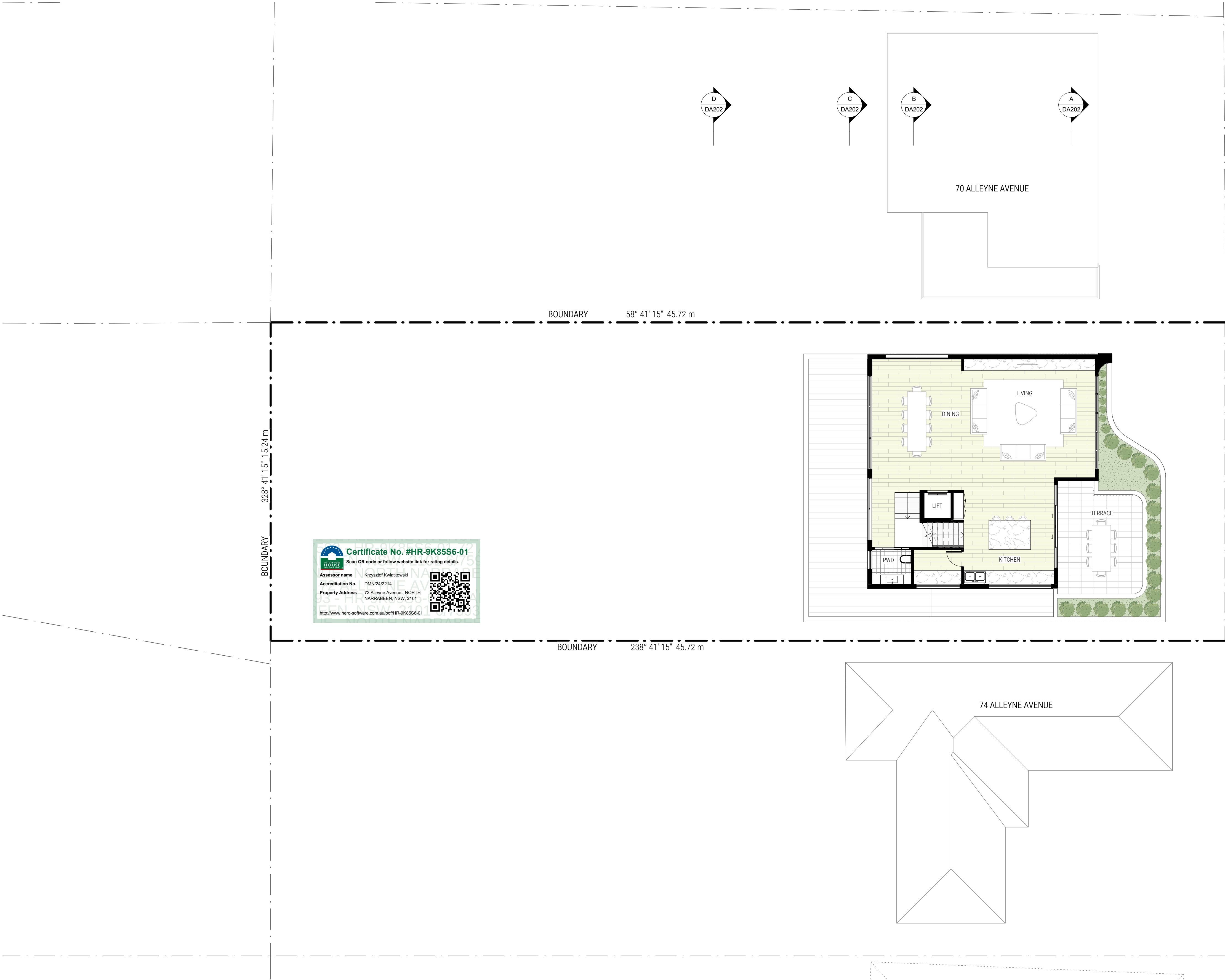


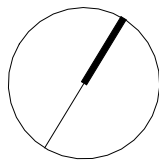
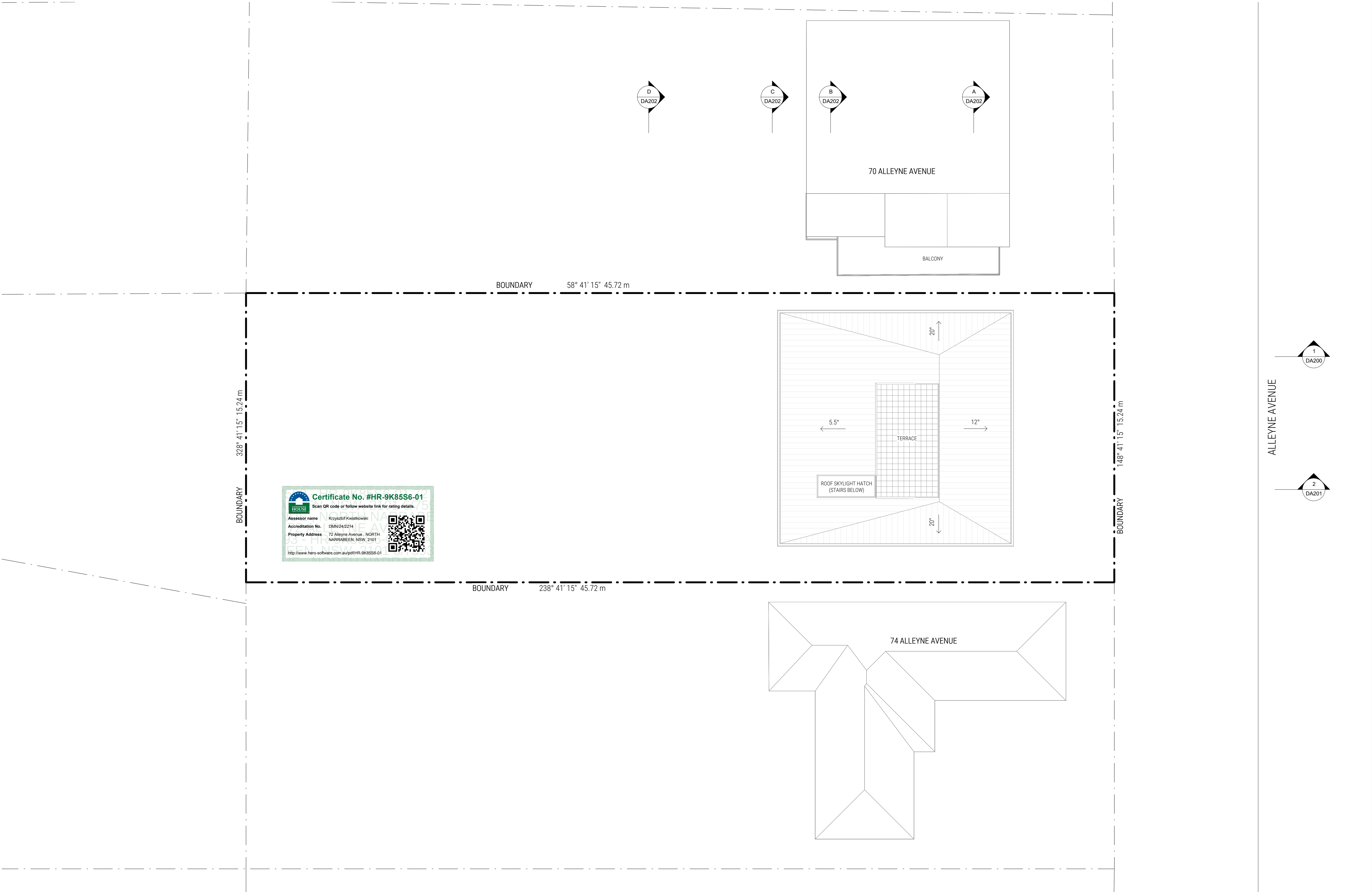


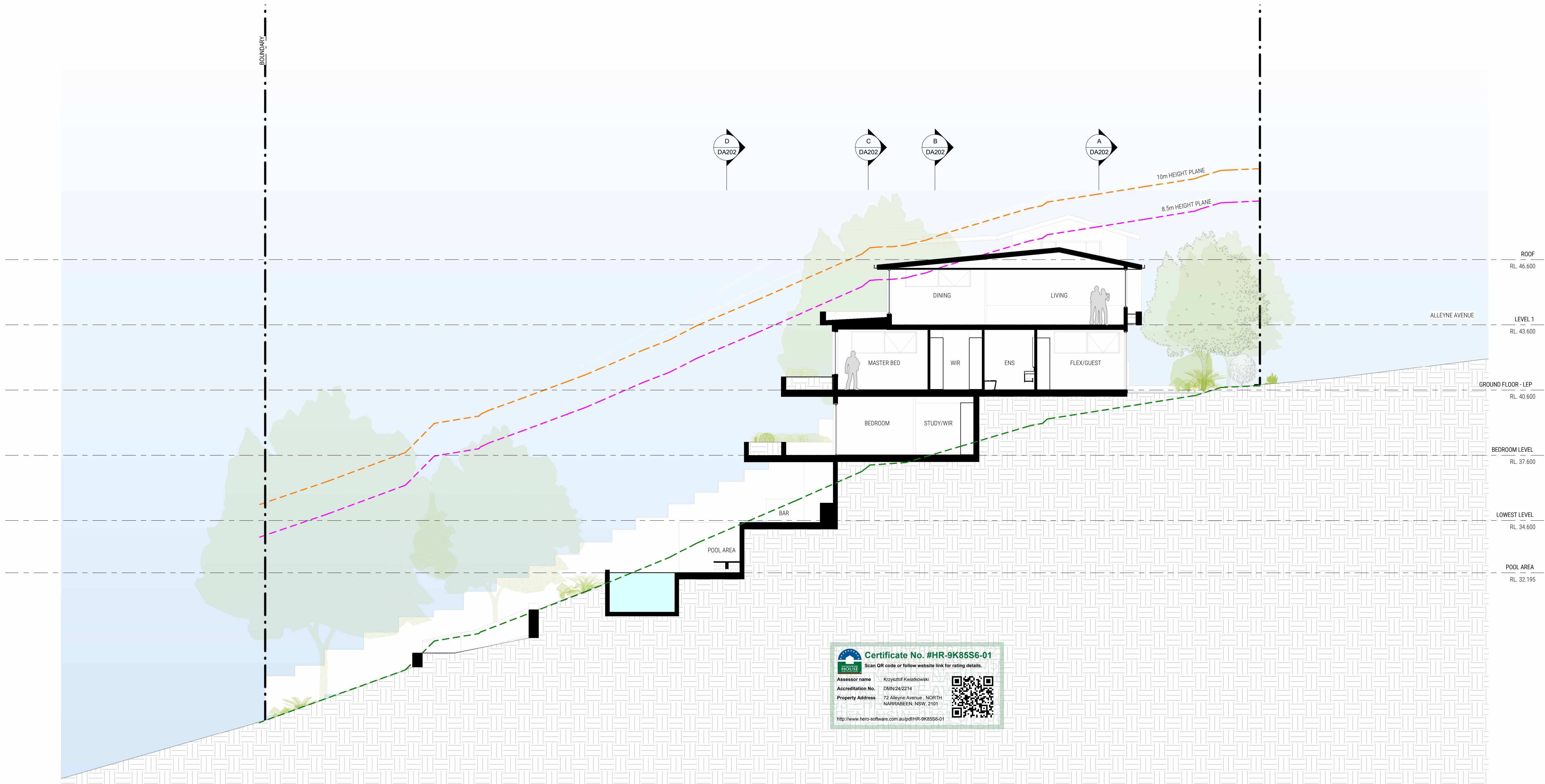


72 Alleyne Avenue NORTH NARRABEEN			
SUMMARY OF BASIX COMMITMENTS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au			
WATER COMMITMENTS			
Fixtures			
4 Star Shower Heads	Yes (> 6 but <= 7.5 L/min)		
5 Star Kitchen / Basin Taps	Yes	4 Star Toilet	Yes
Alternative Water			
Minimum Tank Size (L)	5000	Collected from Roof Area (m2)	90
Tank Connected To:			
All Toilets	Yes	Laundry WM Cold Tap	Yes
One Outdoor Tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Heat Pump 15 to 20 STCs		
Cooling System	Living 3 Phase A/C	EER 3.0 - 3.5	
Bedrooms 3 Phase A/C		EER 3.0 - 3.5	
Heating System	Living 3 Phase A/C	EER 3.0 - 3.5	
Bedrooms 3 Phase A/C		EER 3.0 - 3.5	
1 x Bathroom	Fan ducted to exterior	Manual on/off	
Ventilation			
Kitchen	Fan ducted to exterior	Manual on/off	
Laundry	Natural ventilation	N/A	
Natural Lighting	Window/Skylight in Kitchen	Yes	
Window/Skylight in Bathrooms/Toilets	Yes to	2	
OTHER COMMITMENTS			
Outdoor clothes line	Yes		
Stove/Oven	Induction cooktop & electric oven		
Alternative Energy	Photovoltaic System: 2.4 kW		
Pool	Max Vol: 50 KL, no heating, pump with timer, pool cover		
September 2023 BSA Reference: 20342			
Building Sustainability Assessments Ph: (02) 4962 3439			
enquiries@buildingsustainability.net.au www.buildingsustainability.net.au			
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below then the Assessor and NaphERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction. Be aware that BASIX does not override the BCA and the NSW variations must be complied with.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction Added Insulation			
Brick Veneer & Lightweight		R2.5	
Concrete retaining walls		R2.5	
Internal Wall Construction Added Insulation			
Plasterboard on studs		R2.5 to walls adjacent to garage	
Concrete lift		None	
Ceiling Construction Added Insulation			
Plasterboard		R5.0 to ceilings adjacent to roof space	
Roof Construction Added Insulation			
Colour (Solar Absorptance)			
Metal	Medium	Fat + R1.3 blanket	
Floor Construction Covering Added Insulation			
Concrete	As drawn (if not noted default values used)	R1.0	
Concrete	As drawn (if not noted default values used)	R2.5 to floors adjacent to garage	
Windows Glass and frame type U value SHGC Range Area sq m			
Performance glazing Type A	2.91	0.42 - 0.46	As drawn
Performance glazing Type B	2.90	0.48 - 0.54	As drawn
Type A windows are awning windows, double casements, 88° h turn windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, slider doors, bi-parting			
Skylights Glass and frame type U SHGC Area sq m Detail			
VEL-011-01	2.58	0.24	As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified			
Shade elements (eaves, verandahs, awnings etc)			
All shade elements modelled as drawn			
Ceiling Penetrations (downlights, exhaust fans, flues etc)			
Downlights are modelled as IC rated with insulation fitted over the fixtures			
All exhaust fans are modelled as sealed			
Ceiling Fans used in the Modelling and to be installed in the following areas:			
1x 1200mm to each bedroom/flex room;			
4x 1200mm to living areas (ounge, secondary living, dining & living).			





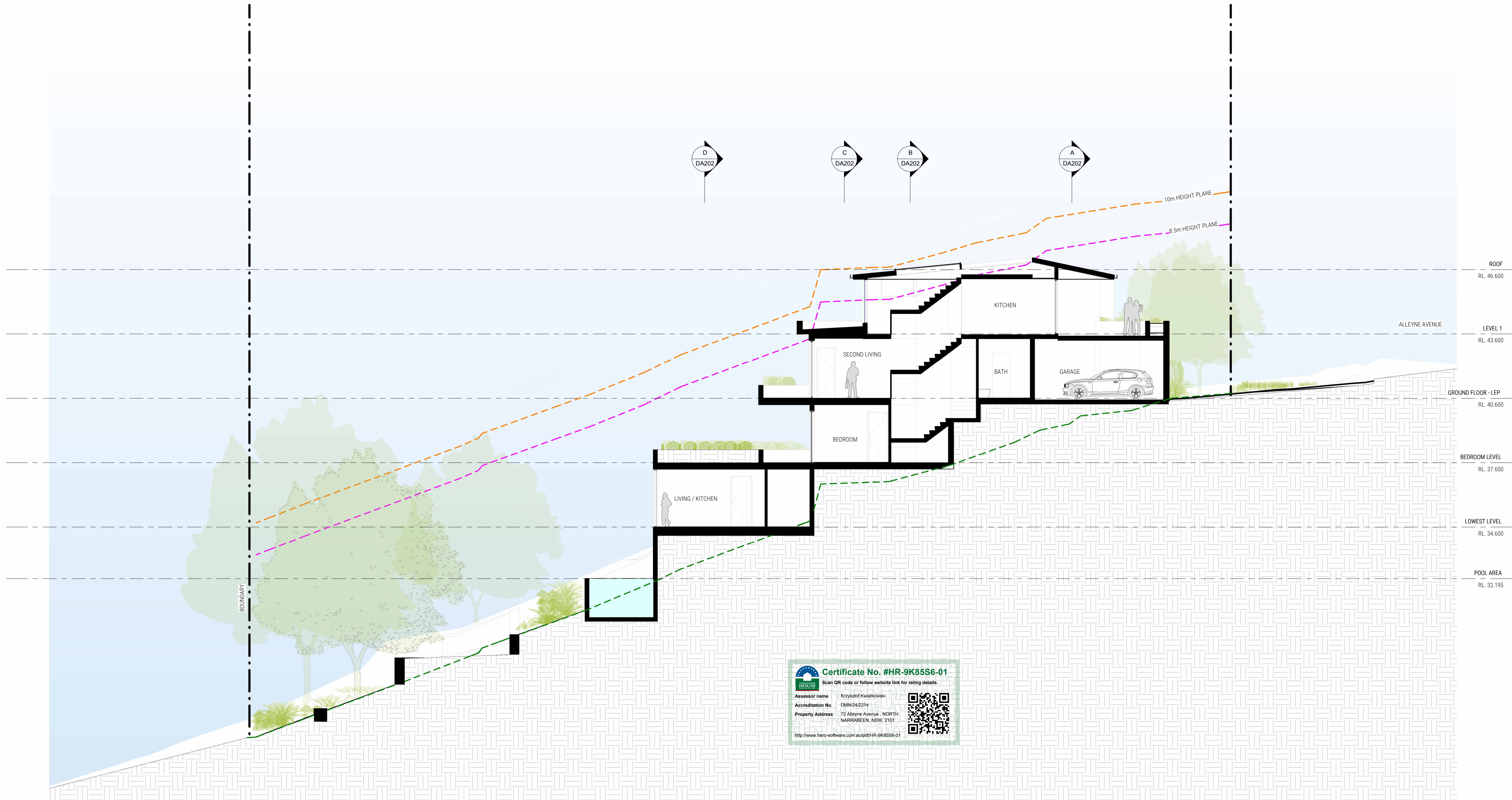




1 LONG SECTION 1
DA200 1:100 @ A1



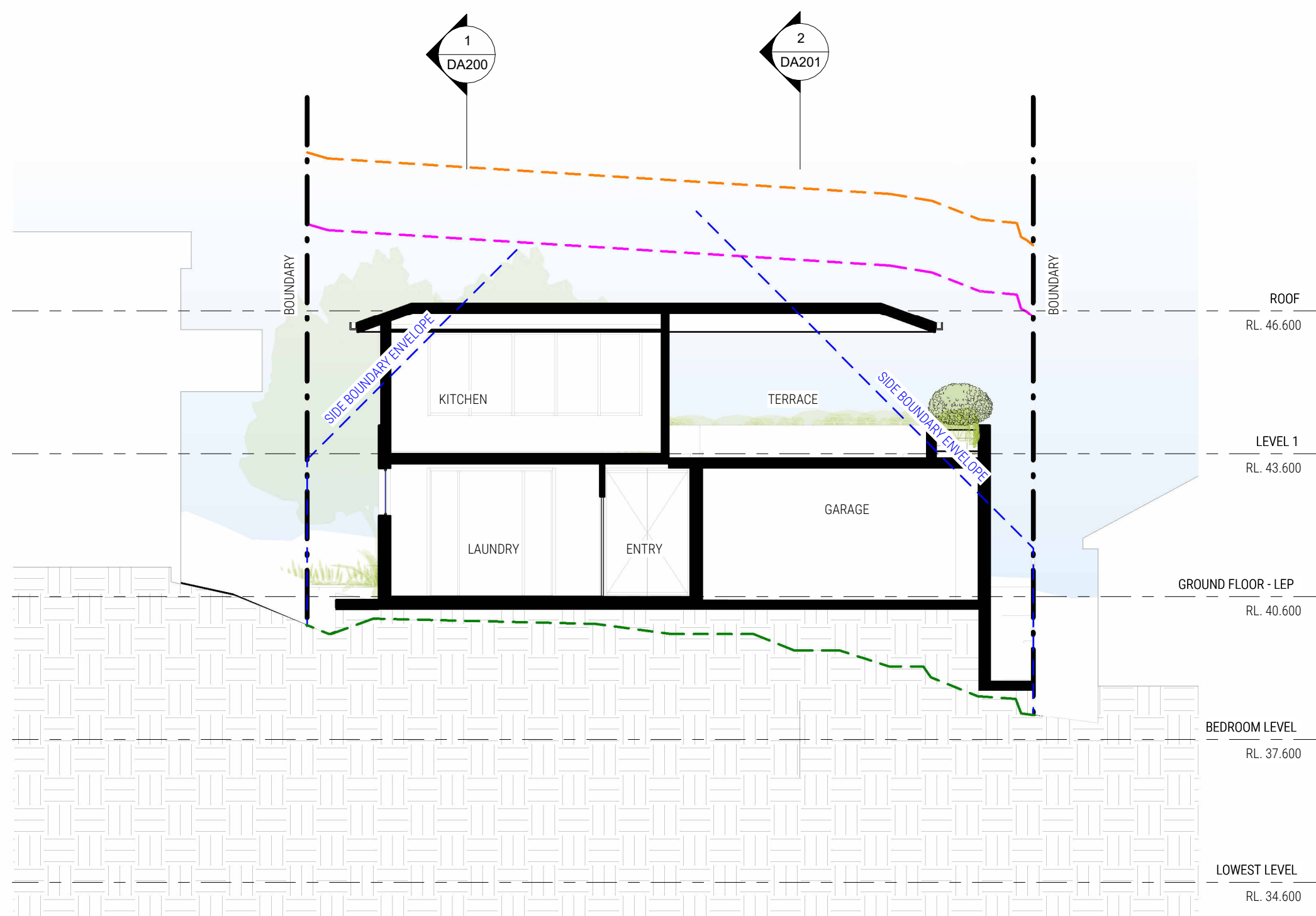
--- HEIGHT LIMIT 10.5m
- - - HEIGHT LIMIT 8.5m
- - - NATURAL GROUND LEVEL



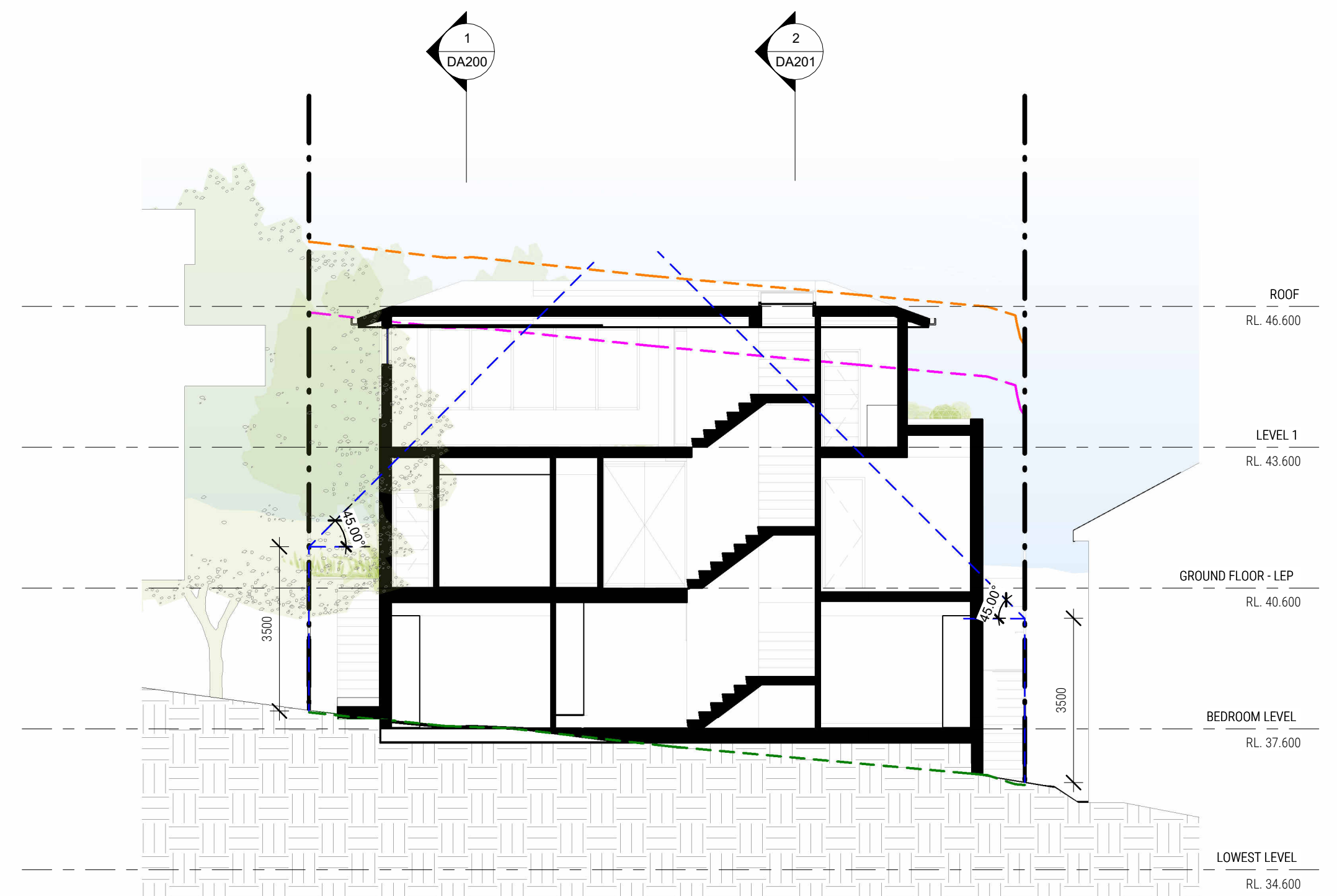
--- HEIGHT LIMIT 10.5m

--- HEIGHT LIMIT 8.5m

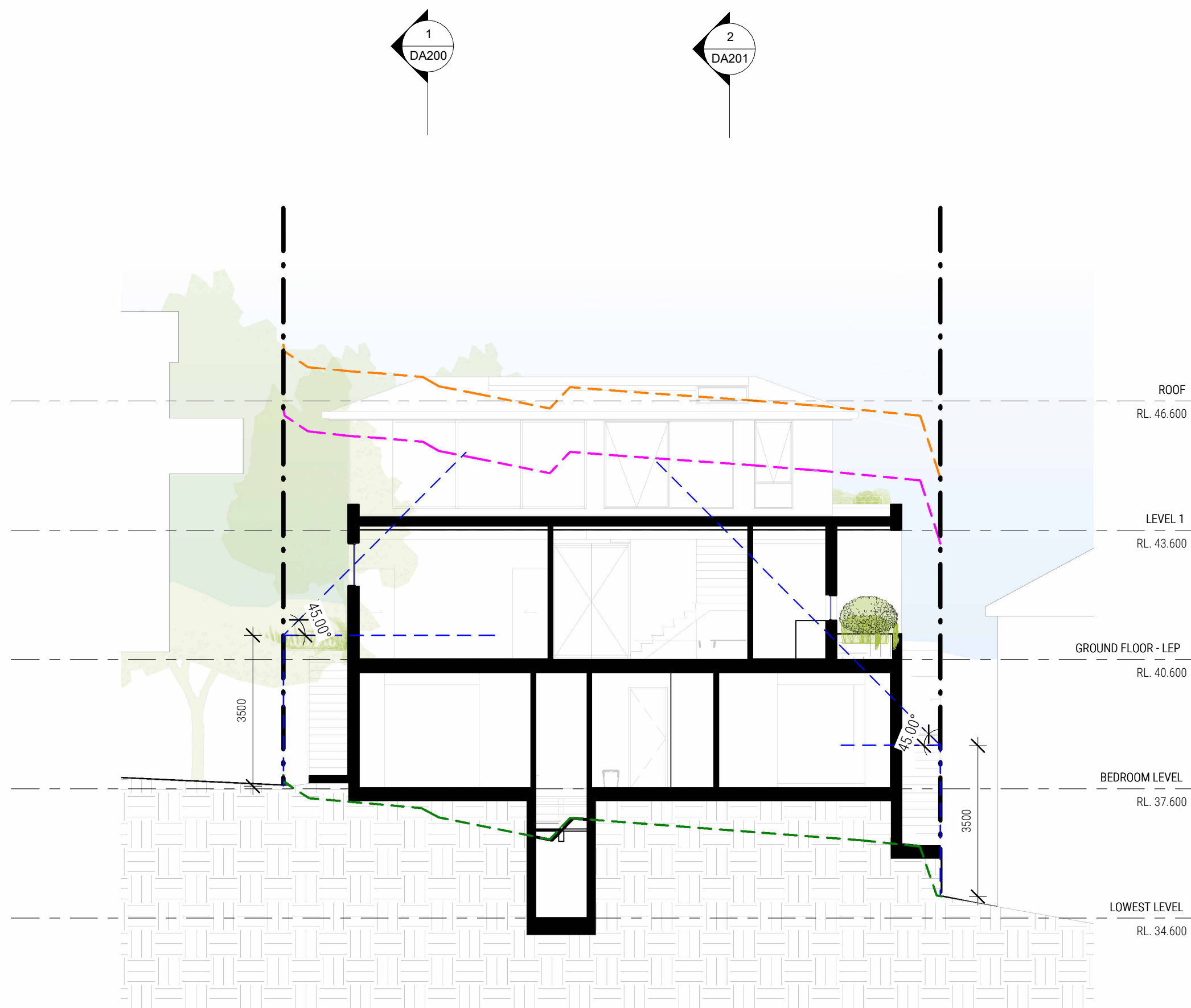
--- NATURAL GROUND LEVEL



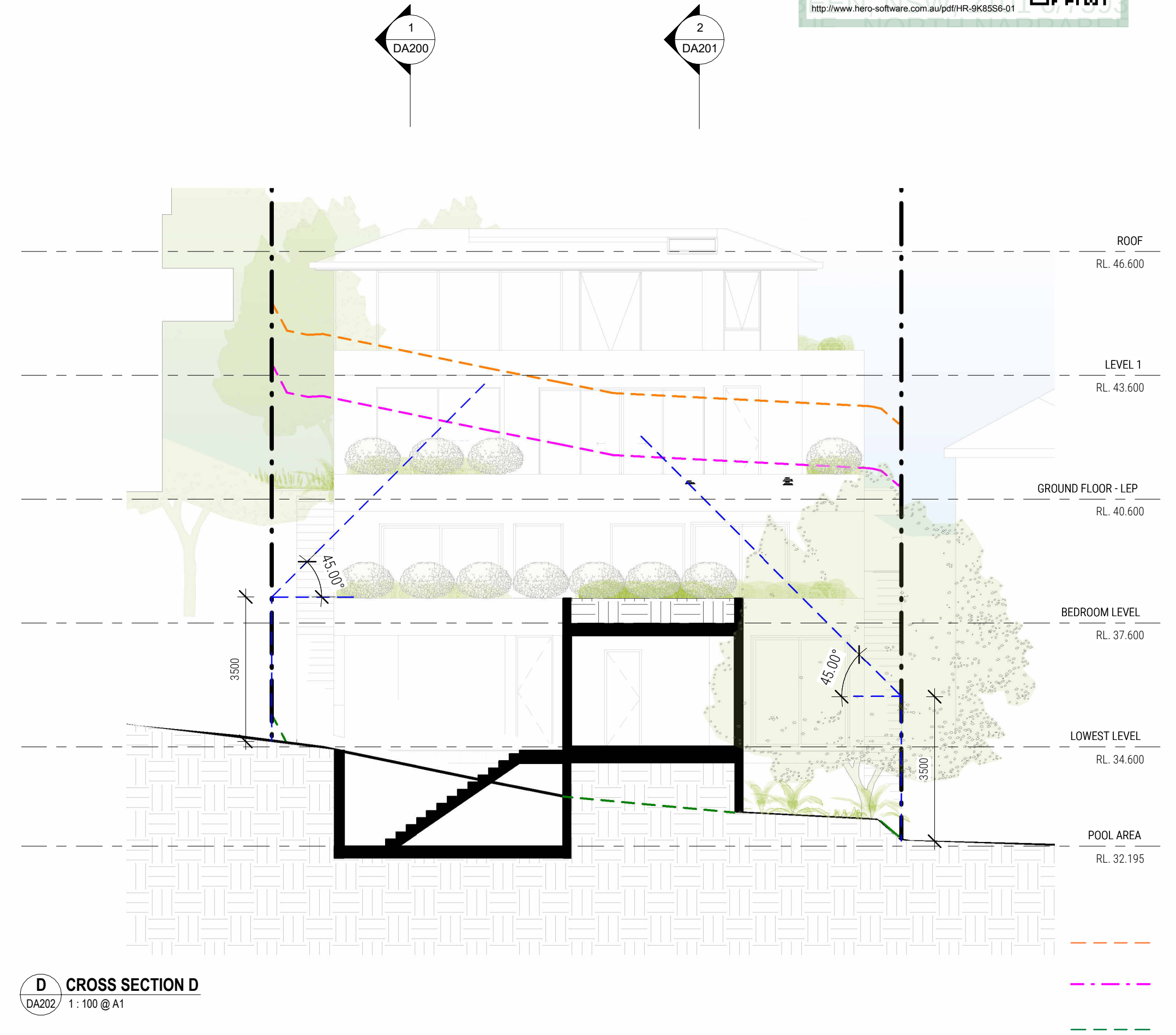
A CROSS SECTION A
DA202 1:100 @ A1



B CROSS SECTION B
DA202 1:100 @ A1

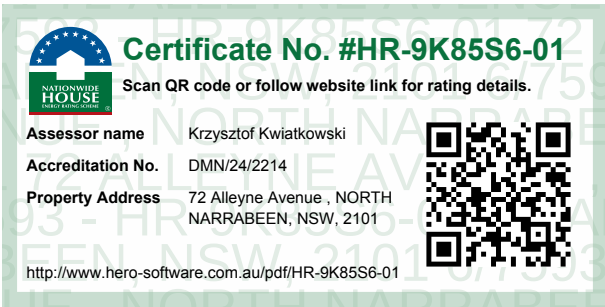
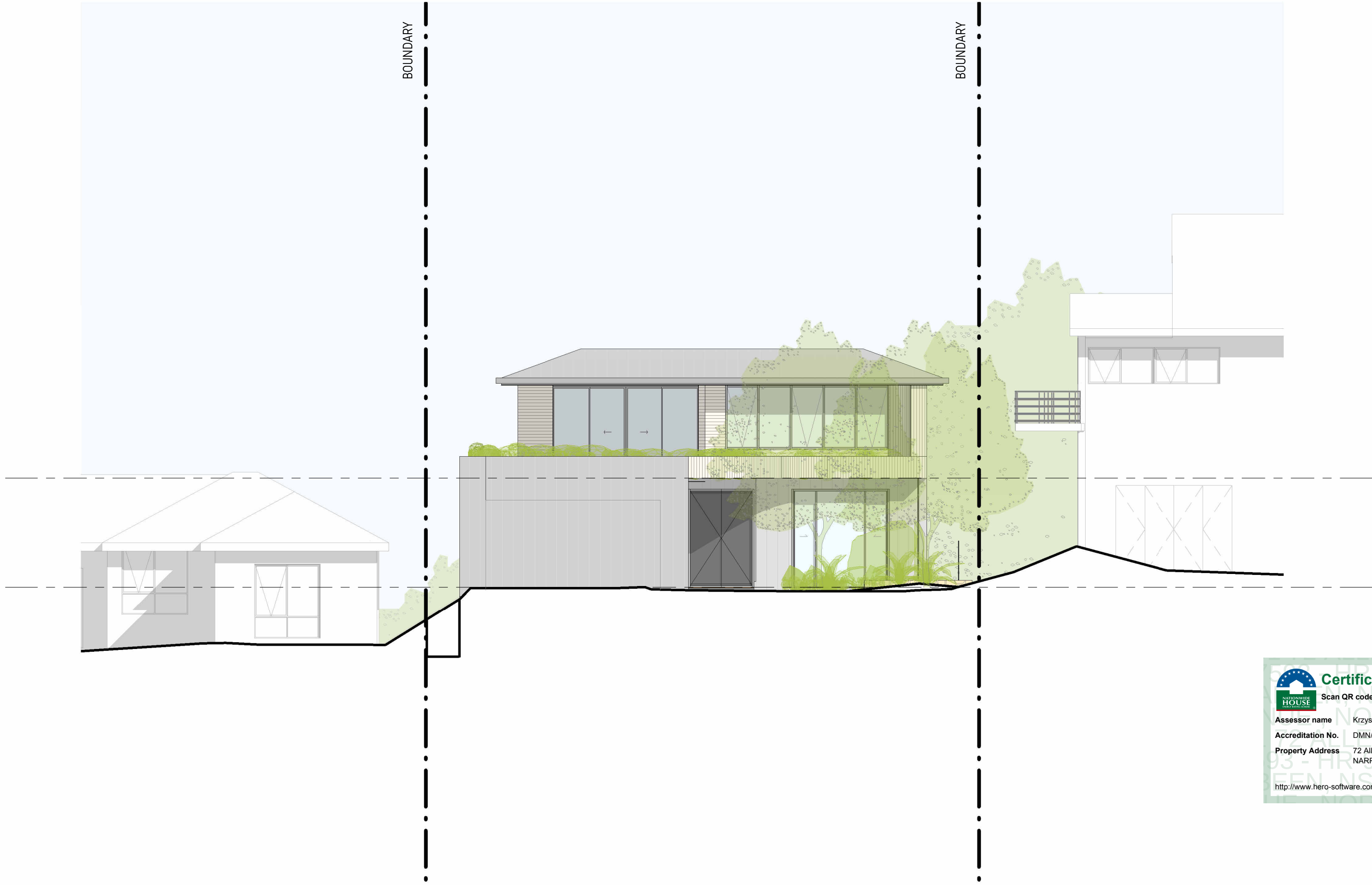


C CROSS SECTION C
DA202 1:100 @ A1



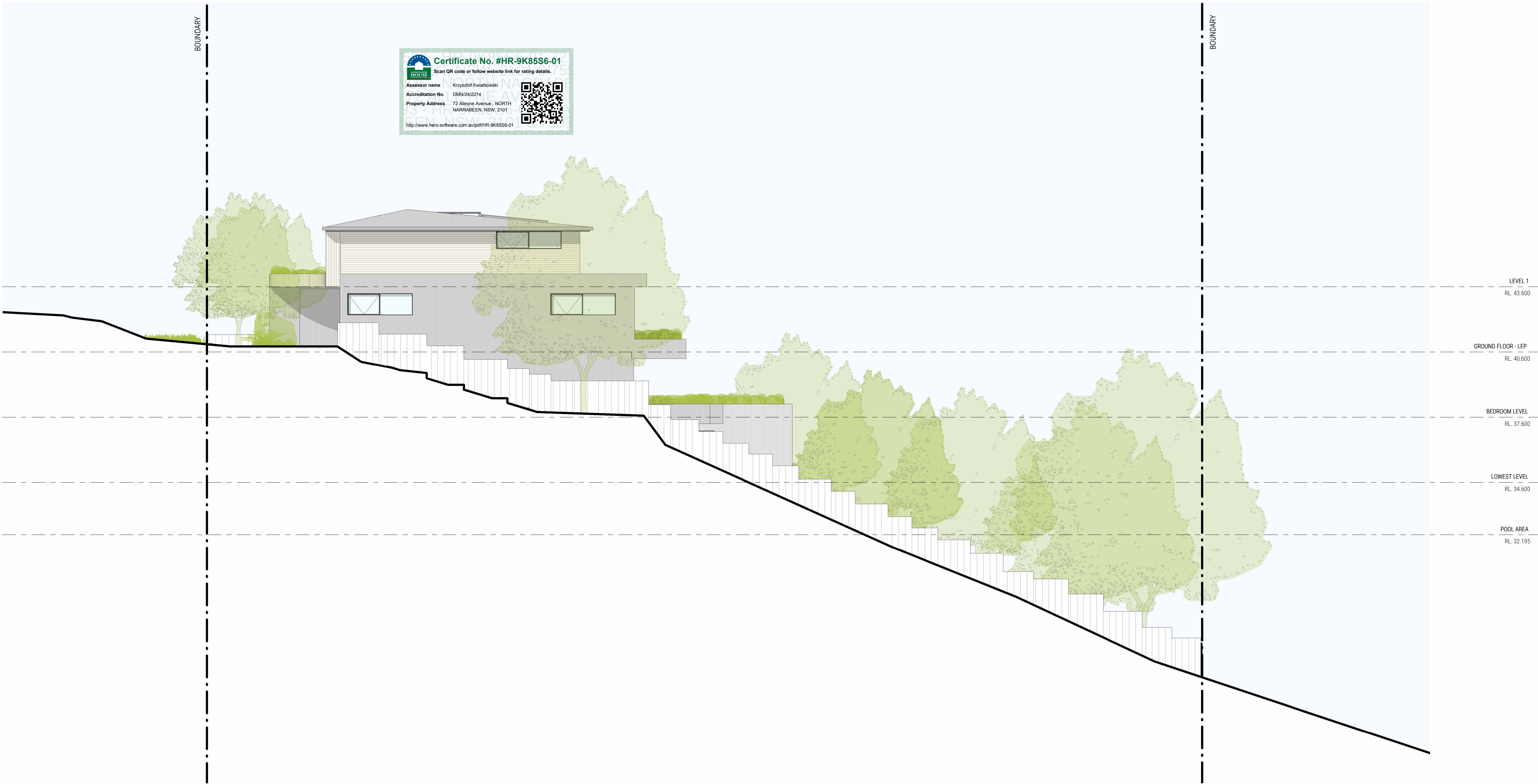
D CROSS SECTION D
DA202 1:100 @ A1

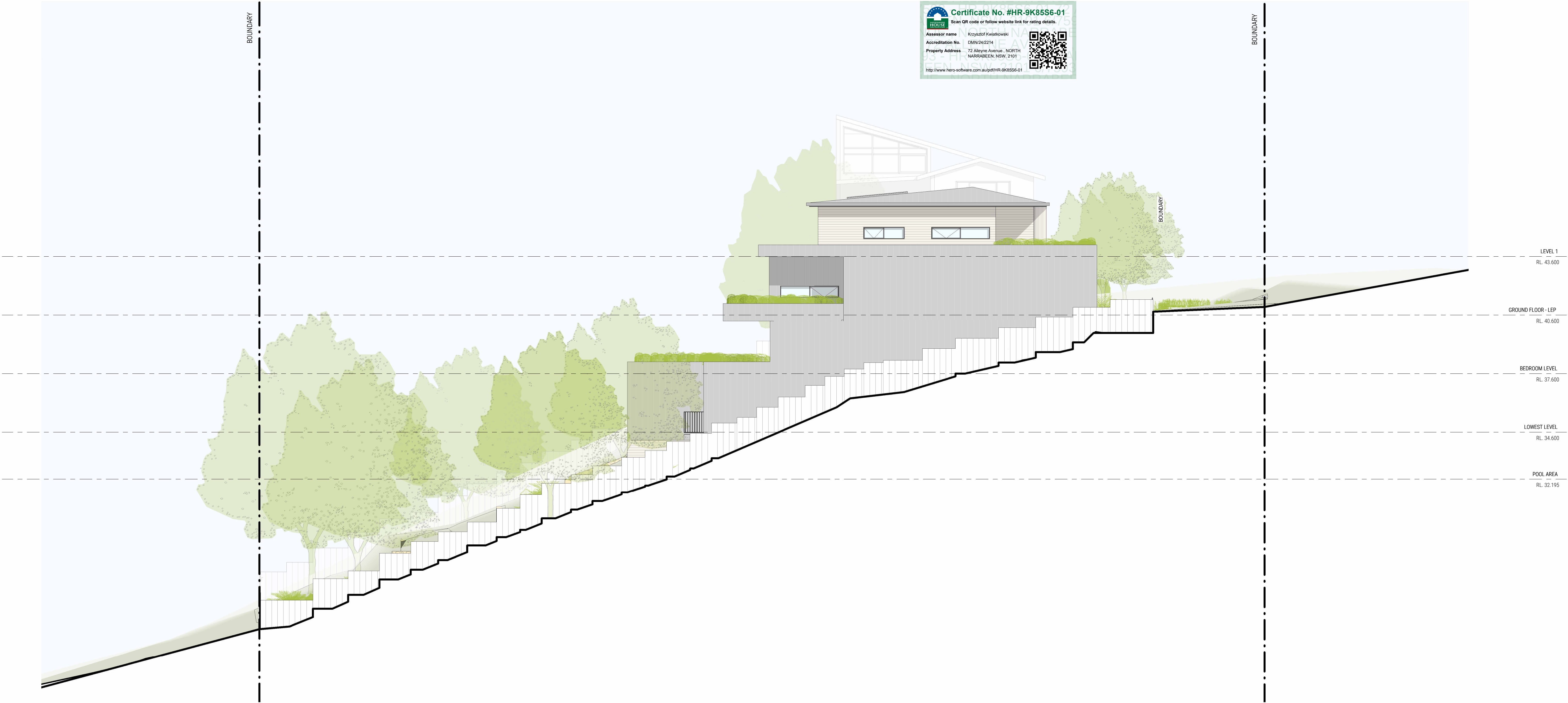
--- HEIGHT LIMIT 10.5m
--- HEIGHT LIMIT 8.5m
--- NATURAL GROUND LEVEL



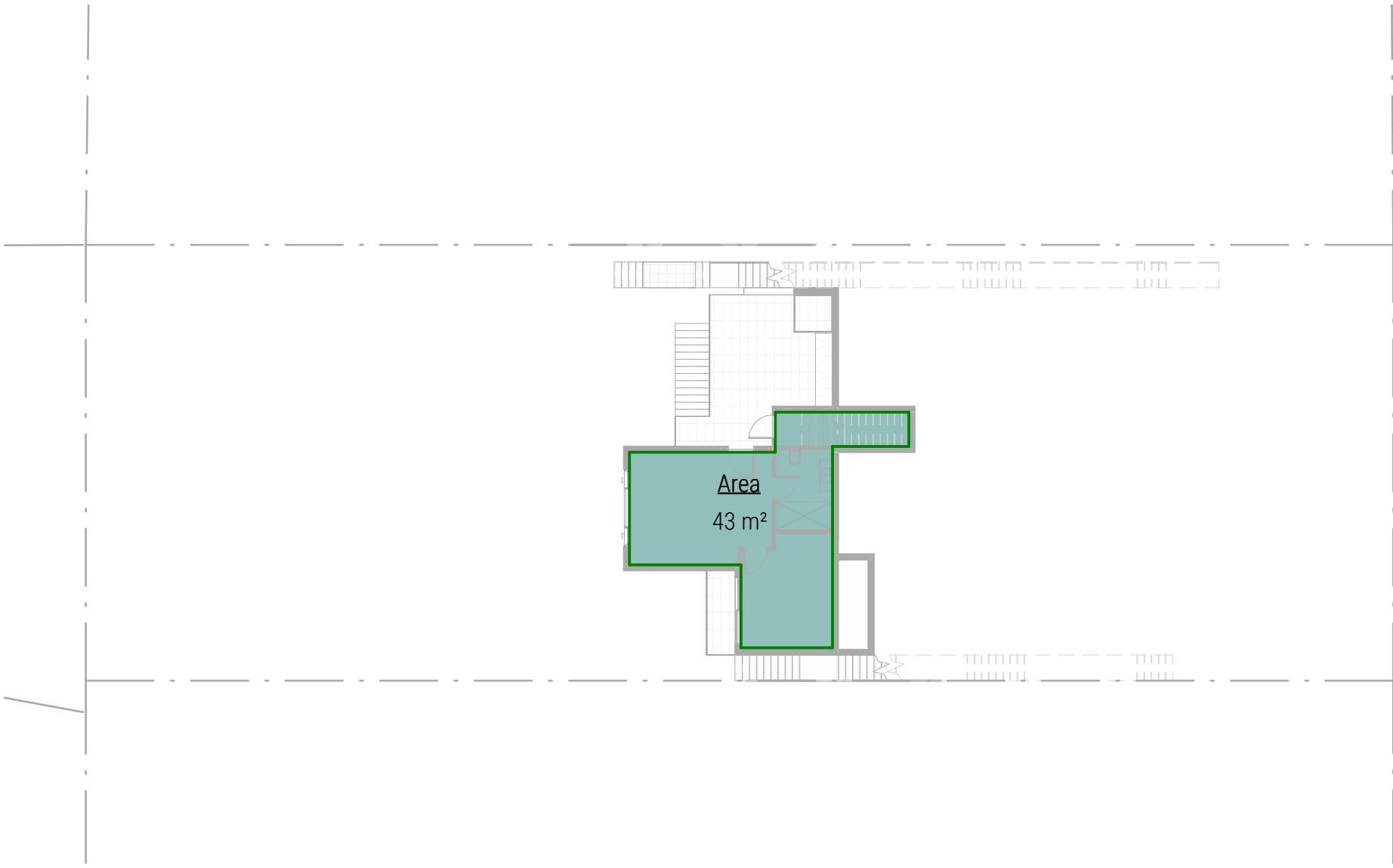
1 EAST SIDE ELEVATION
DA300/ 1: 100 @ A1

2 WEST SIDE ELEVATION
DA300/ 1: 100 @ A1

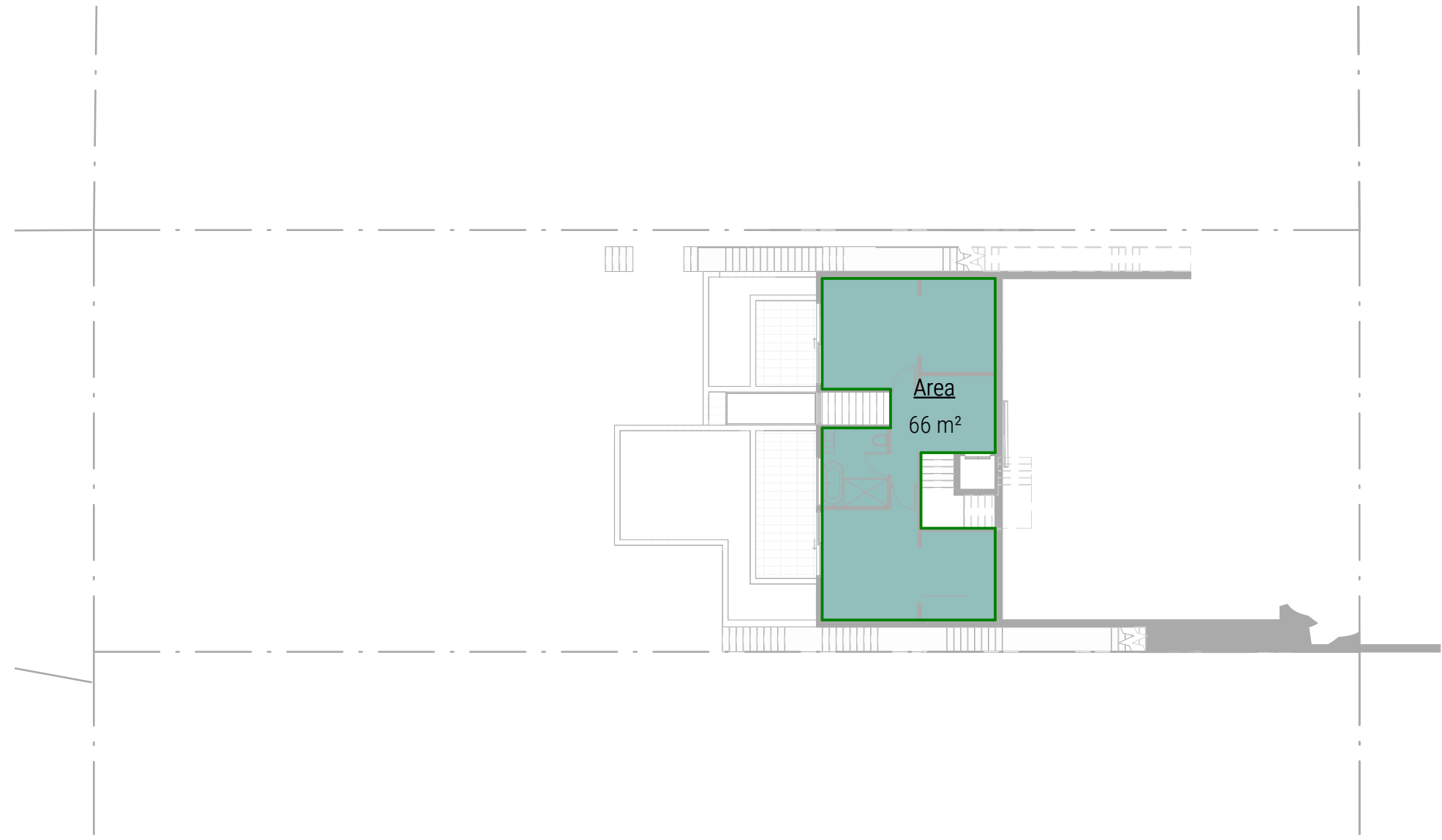




1 SOUTH SIDE ELEVATION
DA302 / 1:100 @ A1



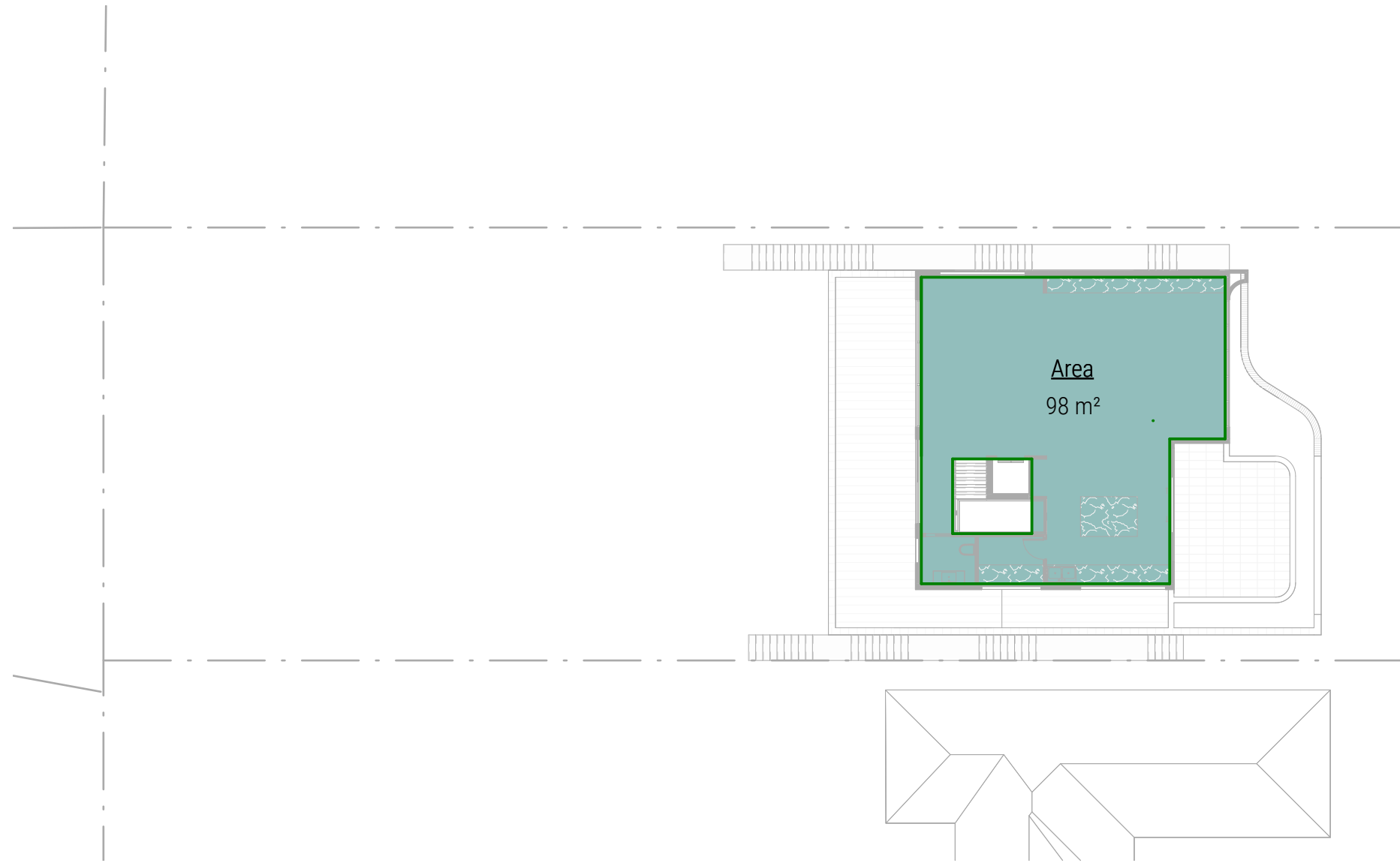
1 LOWEST LEVEL
DA400 1:200 @ A1



2 BEDROOM LEVEL
DA400 1:200 @ A1



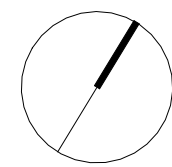
3 ENTRY LEVEL - GFA
DA400 1:200 @ A1

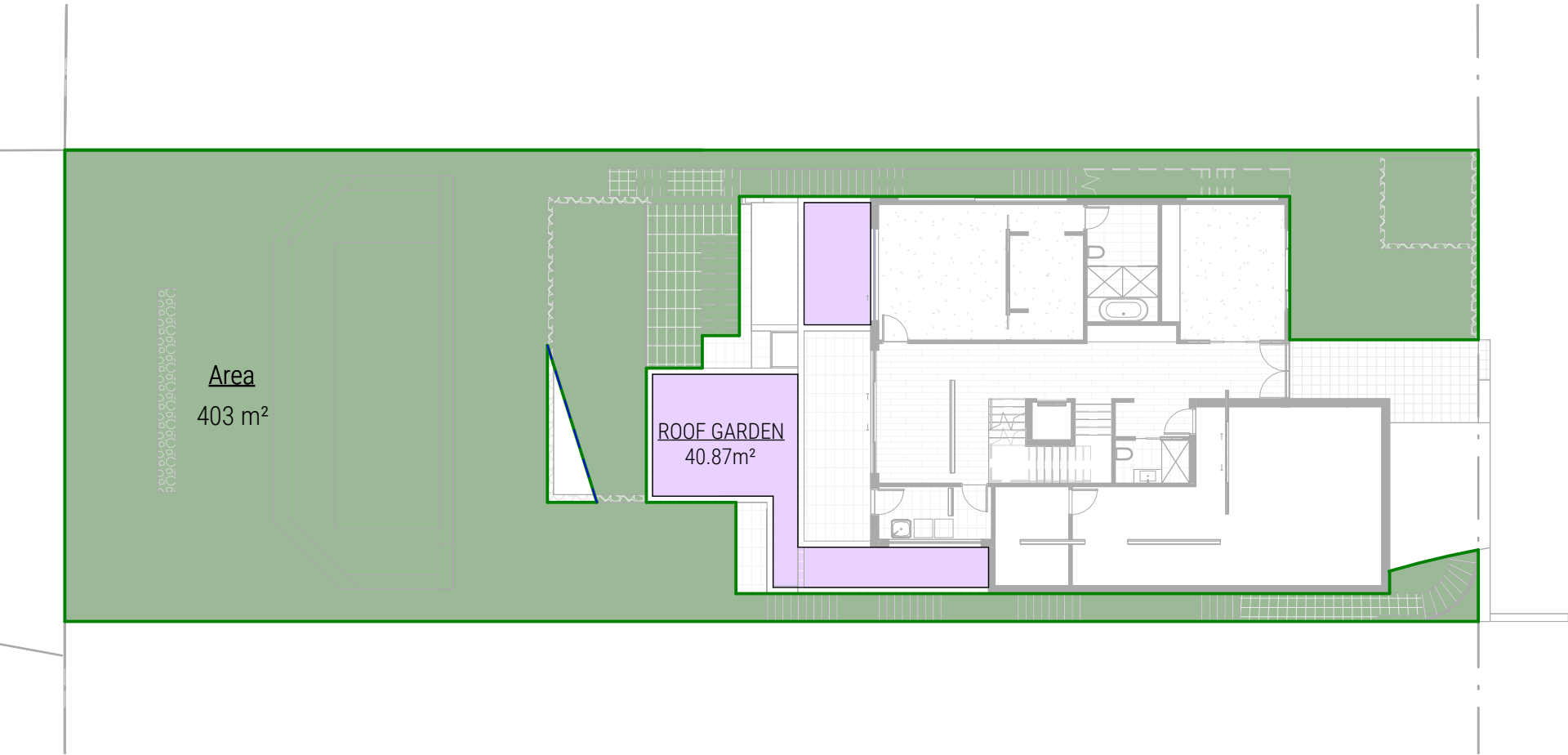


4 LIVING LEVEL
DA400 1:200 @ A1

AREA SCHEDULE - GFA		
Level	Area	FSR
LOWEST LEVEL	43 m²	0.06
BEDROOM LEVEL	66 m²	0.10
GROUND FLOOR - LEP	118 m²	0.17
LEVEL 1	98 m²	0.14
	326 m²	0.47

MAX GFA = 25% of SITE AREA + 300m²
696.73m² / 4 = 174.18 + 300 = 474.18m²





3 LANDSCAPED AREAS - DCP
DA401/

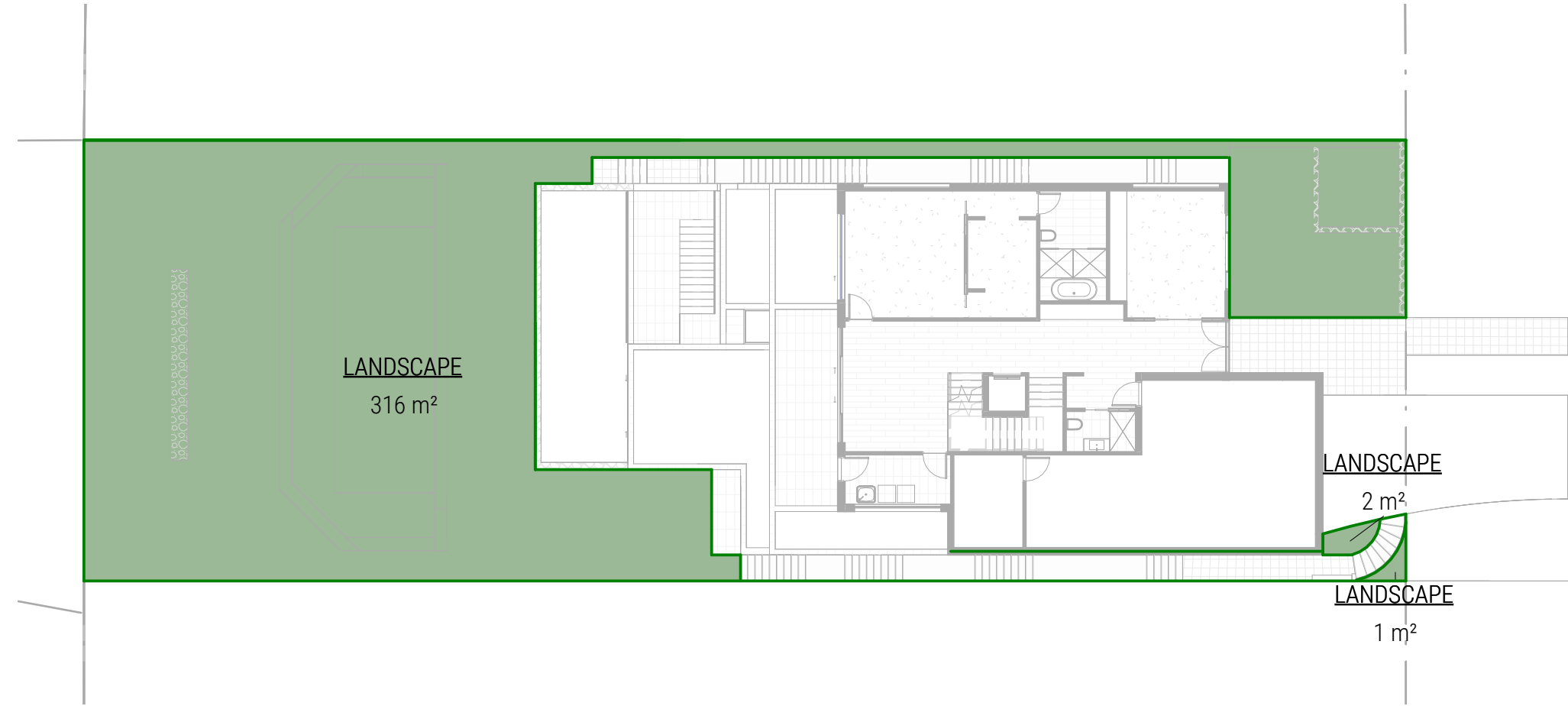
PITTWATER DCP DEFINITIONS

PROVIDED THE OUTCOMES OF THIS CONTROL ARE ACHIEVED, THE FOLLOWING MAY BE PERMITTED ON THE LANDSCAPED PROPORTION OF THE SITE:

1. IMPERVIOUS AREAS LESS THAN 1 METRE IN WIDTH (E.G. PATHWAYS AND THE LIKE);
2. FOR SINGLE DWELLINGS ON LAND ZONED R2 LOW DENSITY RESIDENTIAL OR E4 ENVIRONMENTAL LIVING, UP TO 6% OF THE TOTAL SITE AREA MAY BE PROVIDED AS IMPERVIOUS LANDSCAPE TREATMENTS PROVIDING THESE AREAS ARE FOR OUTDOOR RECREATIONAL PURPOSES ONLY (E.G. ROOFED OR UNROOFED PERGOLAS, PAVED PRIVATE OPEN SPACE, PATIOS, PATHWAYS AND UNCOVERED DECKS NO HIGHER THAN 1 METRE ABOVE GROUND LEVEL (EXISTING)).

LANDSCAPE AREA SCHEDULE	
Area	Percentage
403 m²	57.8%
403 m²	57.8%

THE DEVELOPMENT HAS 40.87m² ROOF GARDEN

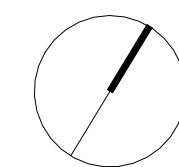


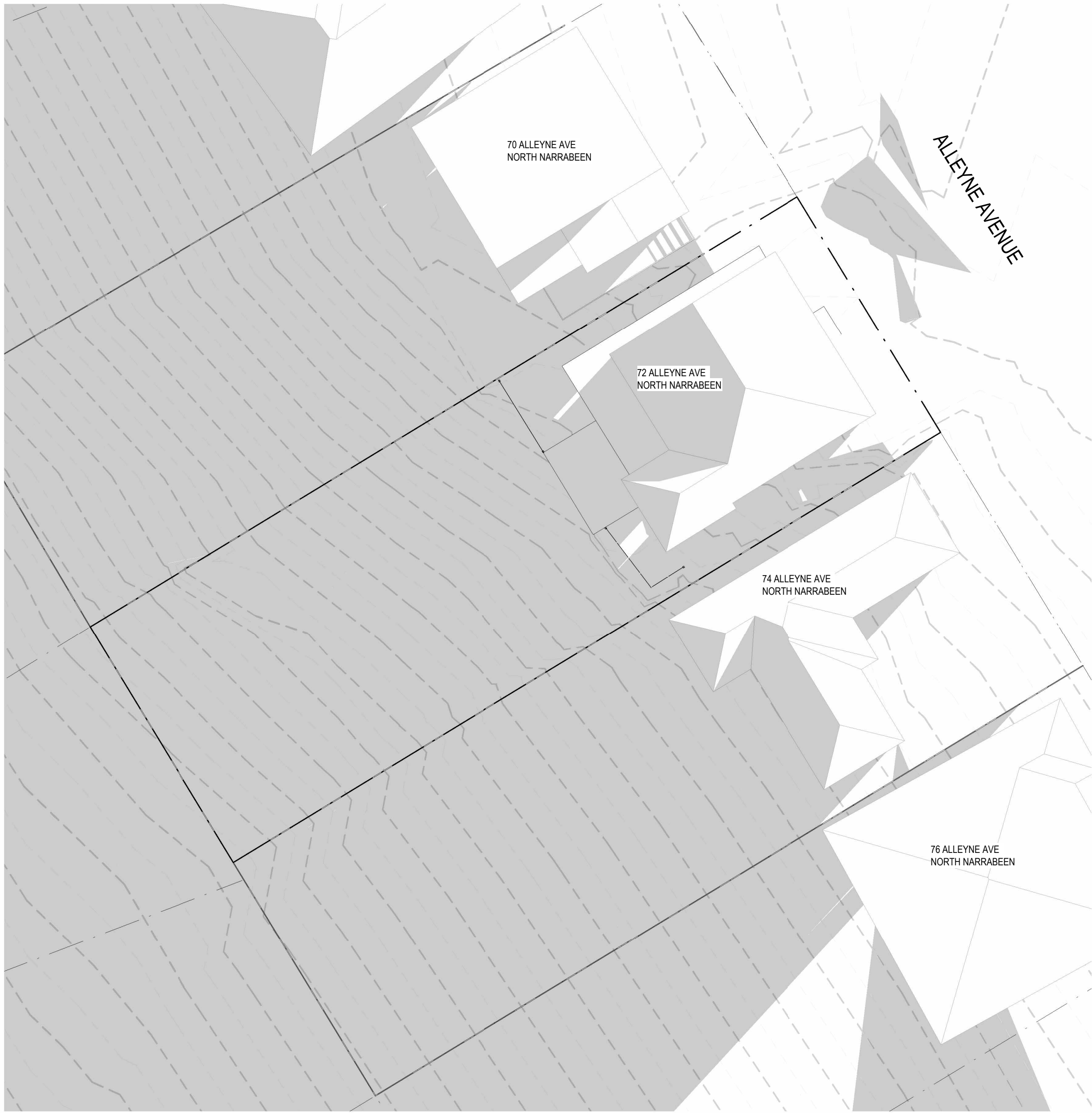
2 LANDSCAPED AREAS - LEP
DA401/ 1 : 200 @ A1

PITTWATER LEP DEFINITIONS

LANDSCAPED AREA MEANS A PART OF A SITE USED FOR GROWING PLANTS, GRASSES AND TREES, BUT DOES NOT INCLUDE ANY BUILDING, STRUCTURE OR HARD PAVED AREA.

Area Schedule (Landscape - LEP)		
Name	Area	Percentage
LANDSCAPE	316 m²	45.3
LANDSCAPE	2 m²	0.2
LANDSCAPE	1 m²	0.1
	318 m²	45.7

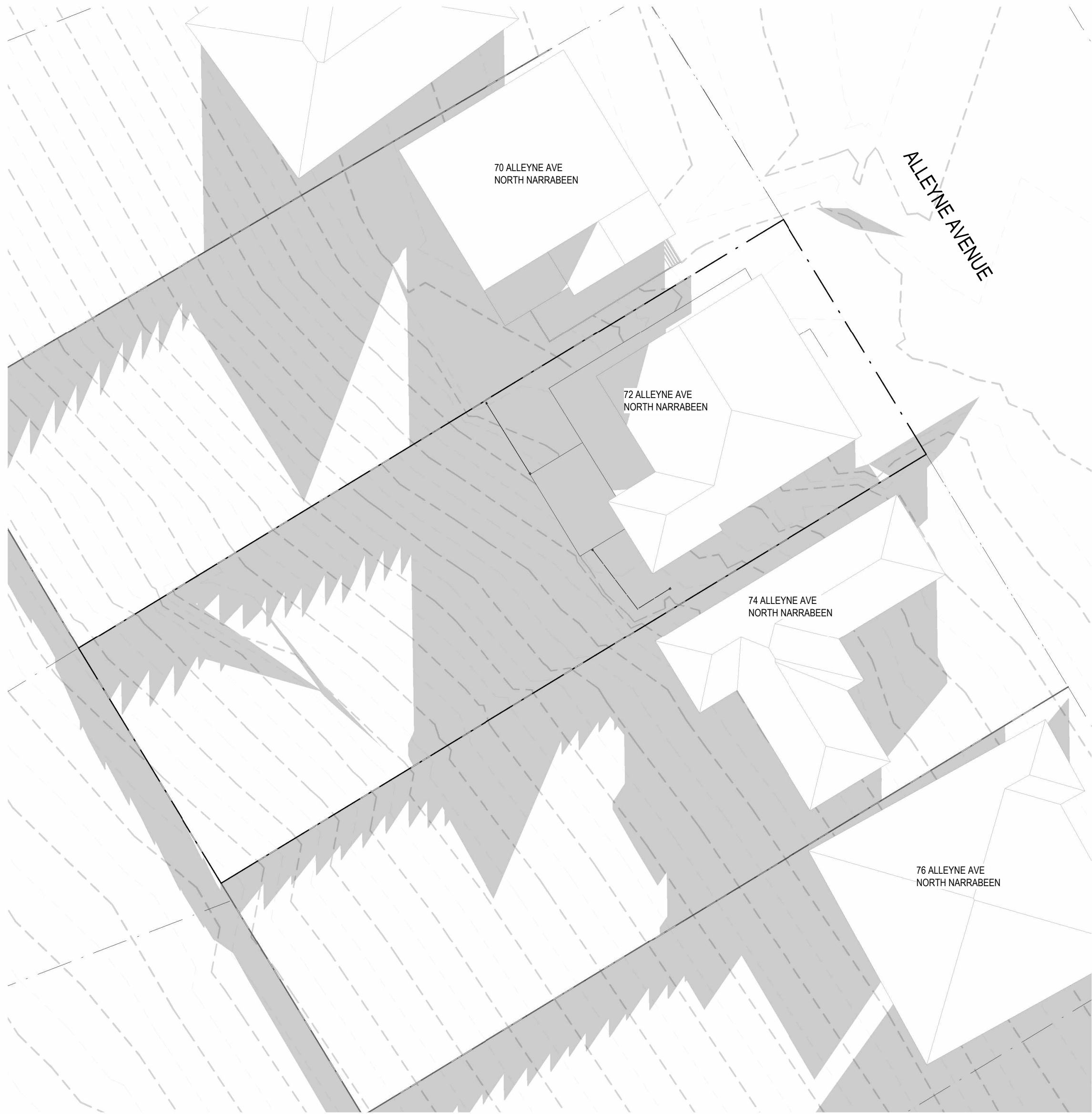




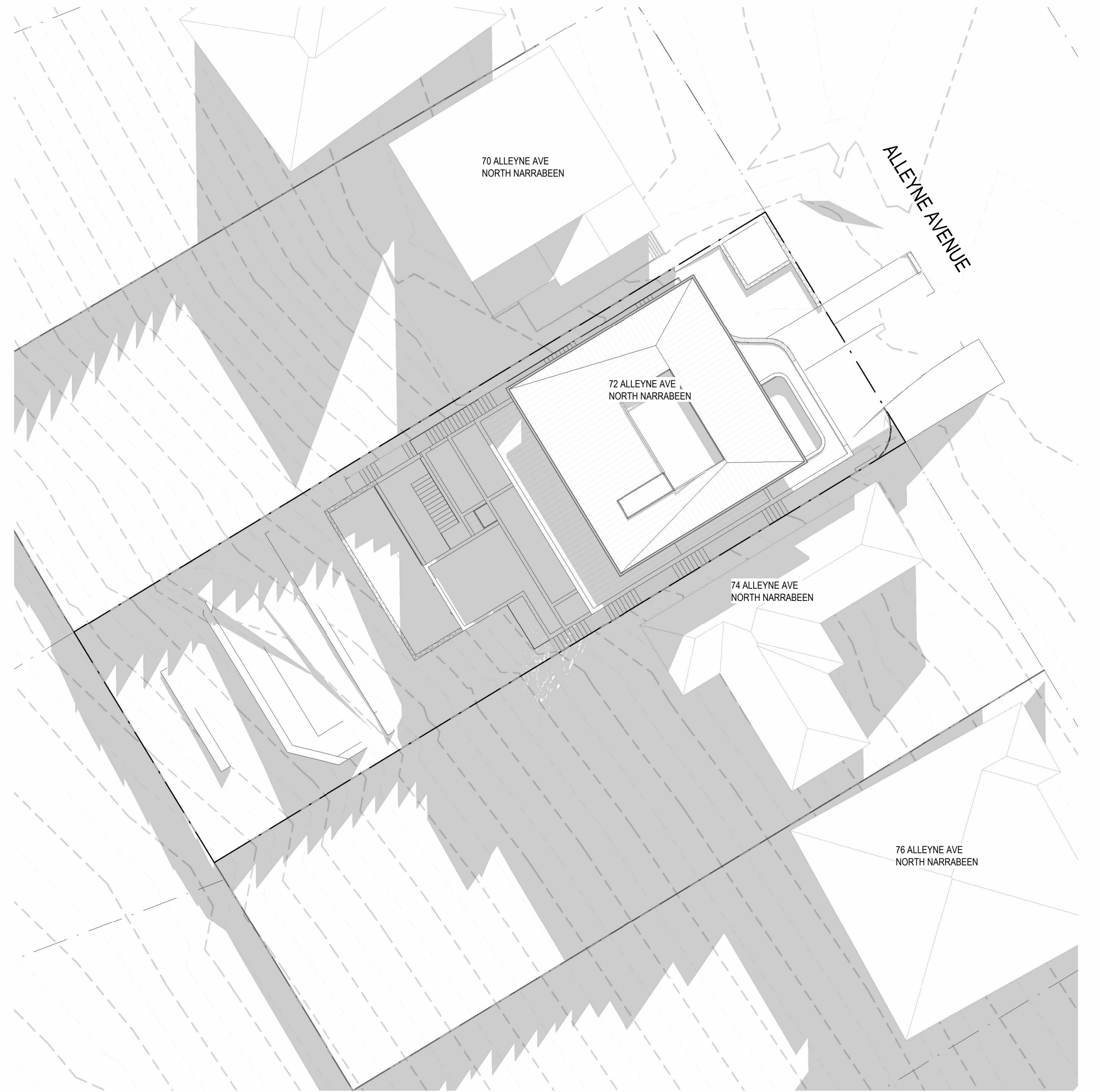
1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21ST
DA500 1:200 @ A1



2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21ST
DA500 1:200 @ A1



1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DA501/ 1:200 @ A1



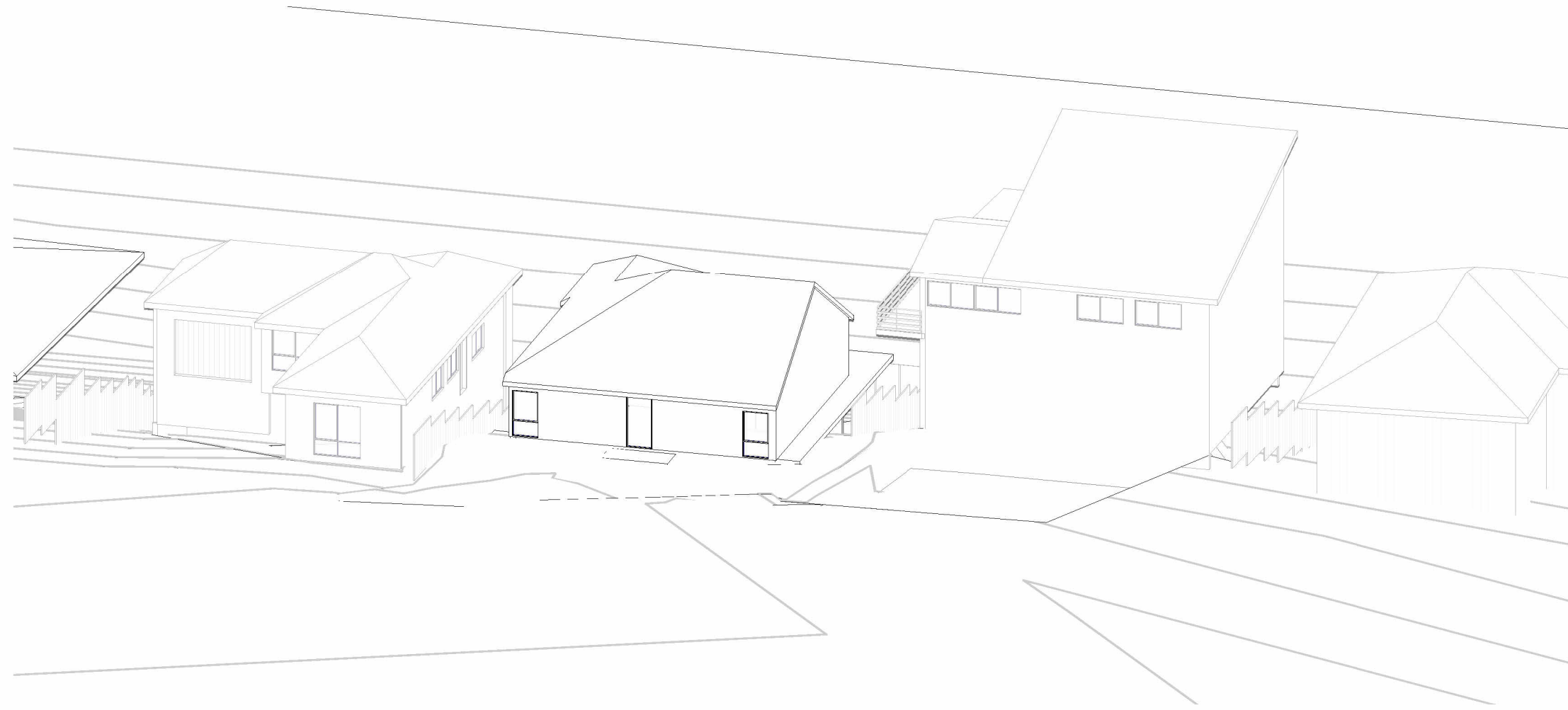
2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21ST
DA501/ 1:200 @ A1



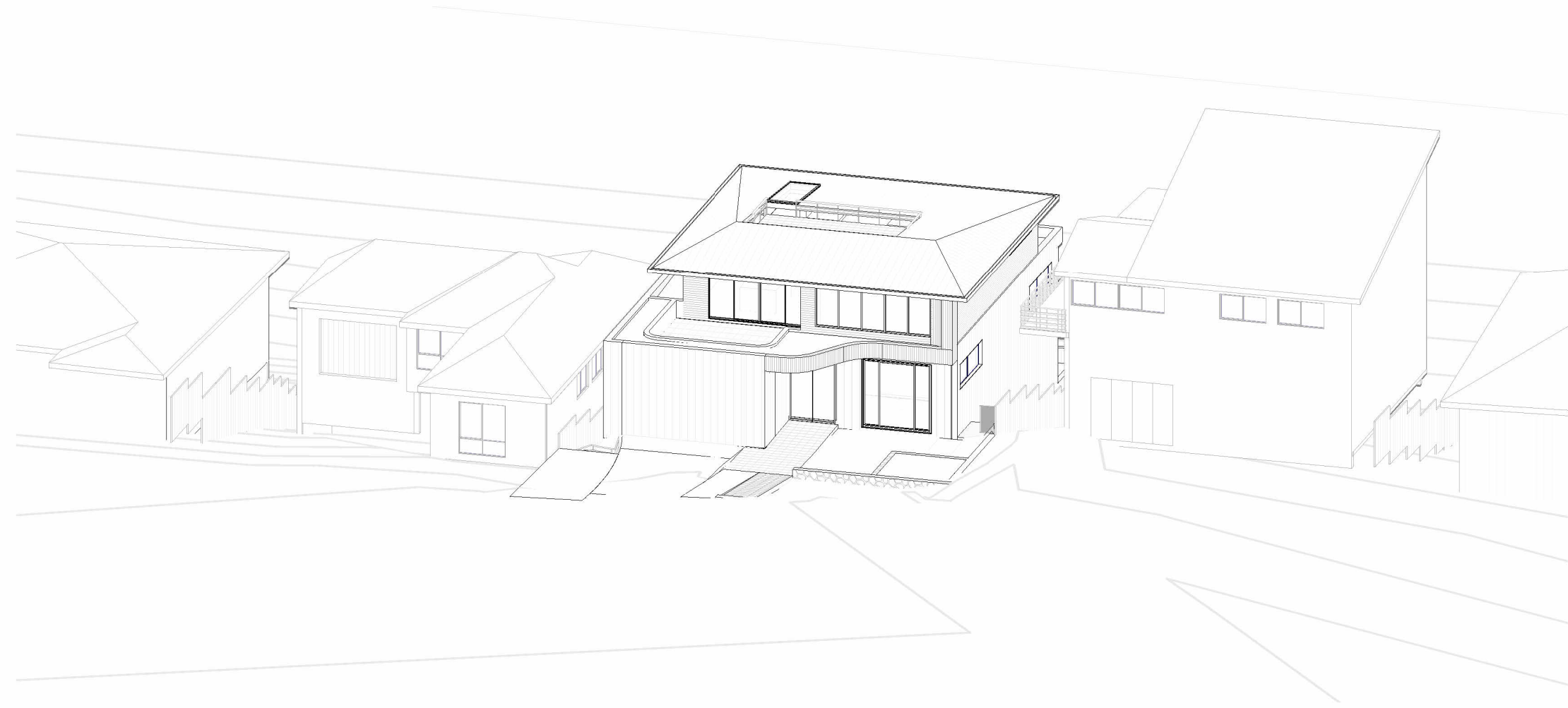
1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
DA502/ 1:200 @ A1



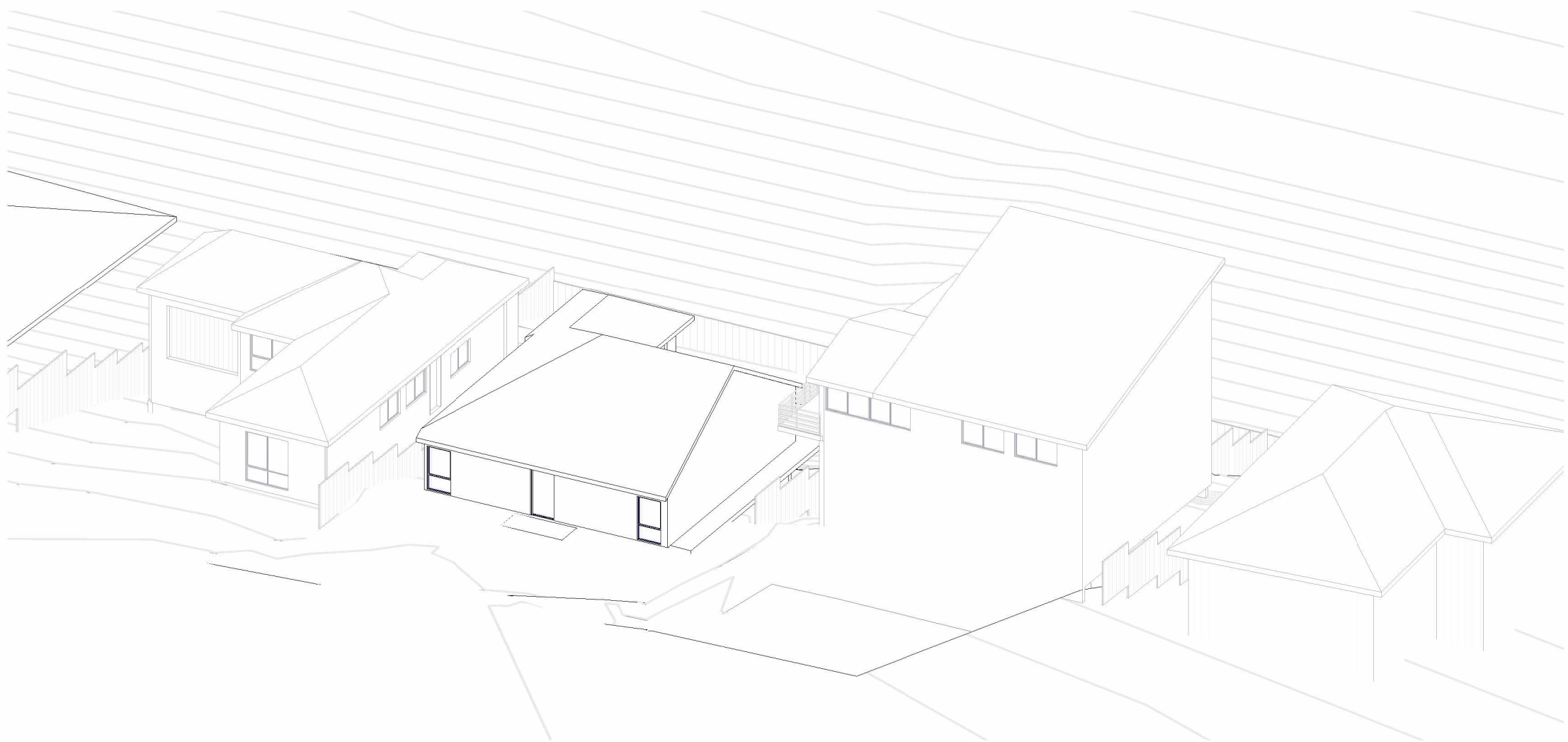
2 PROPOSED SHADOW DIAGRAM - 3PM JUNE 21ST
DA502/ 1:200 @ A1



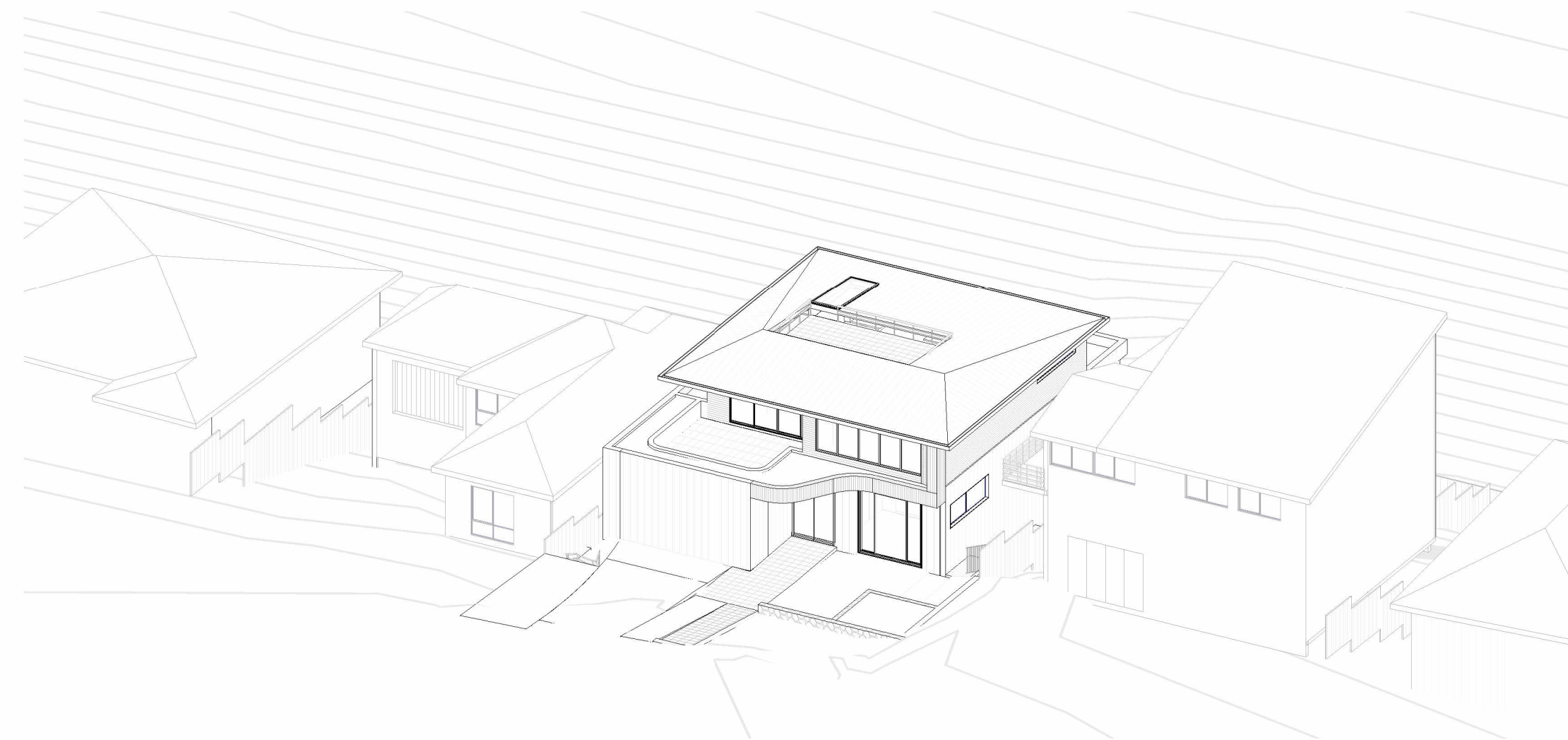
1 VIEW FROM SUN - JUNE 21 - 9AM EXISTING
DA600/ @ A1



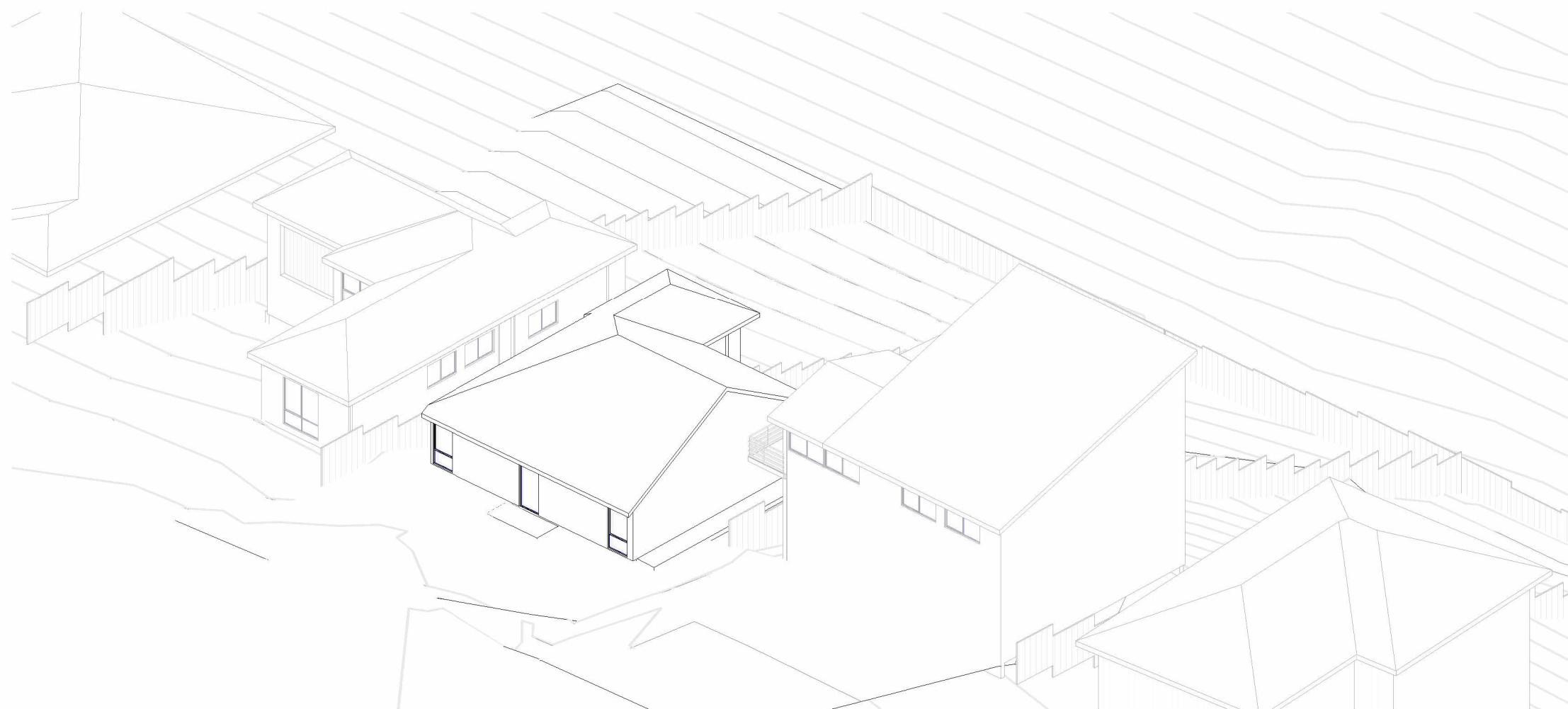
2 VIEW FROM SUN - JUNE 21 - 9AM PROPOSED
DA600/ @ A1



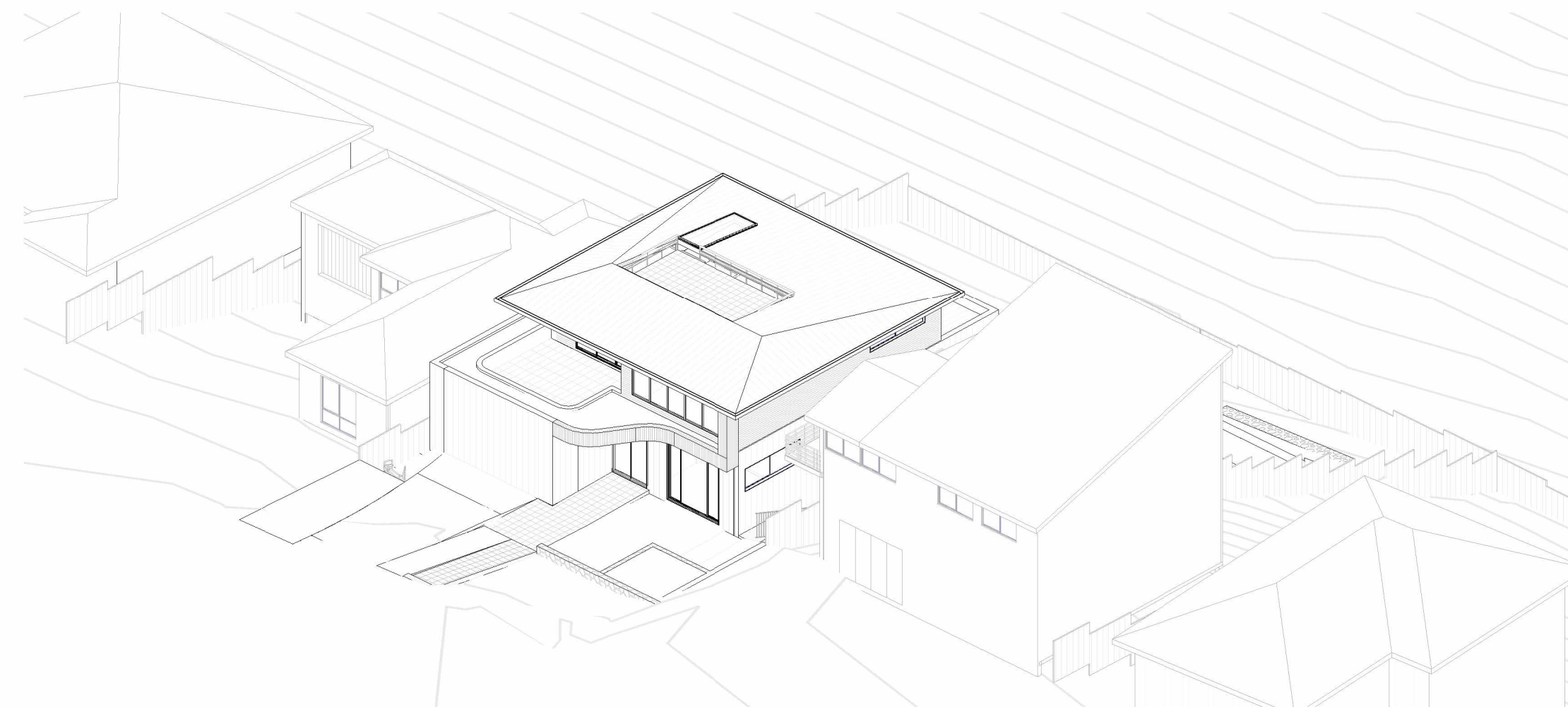
3 VIEW FROM SUN - JUNE 21 - 10AM EXISTING
DA600/ @ A1



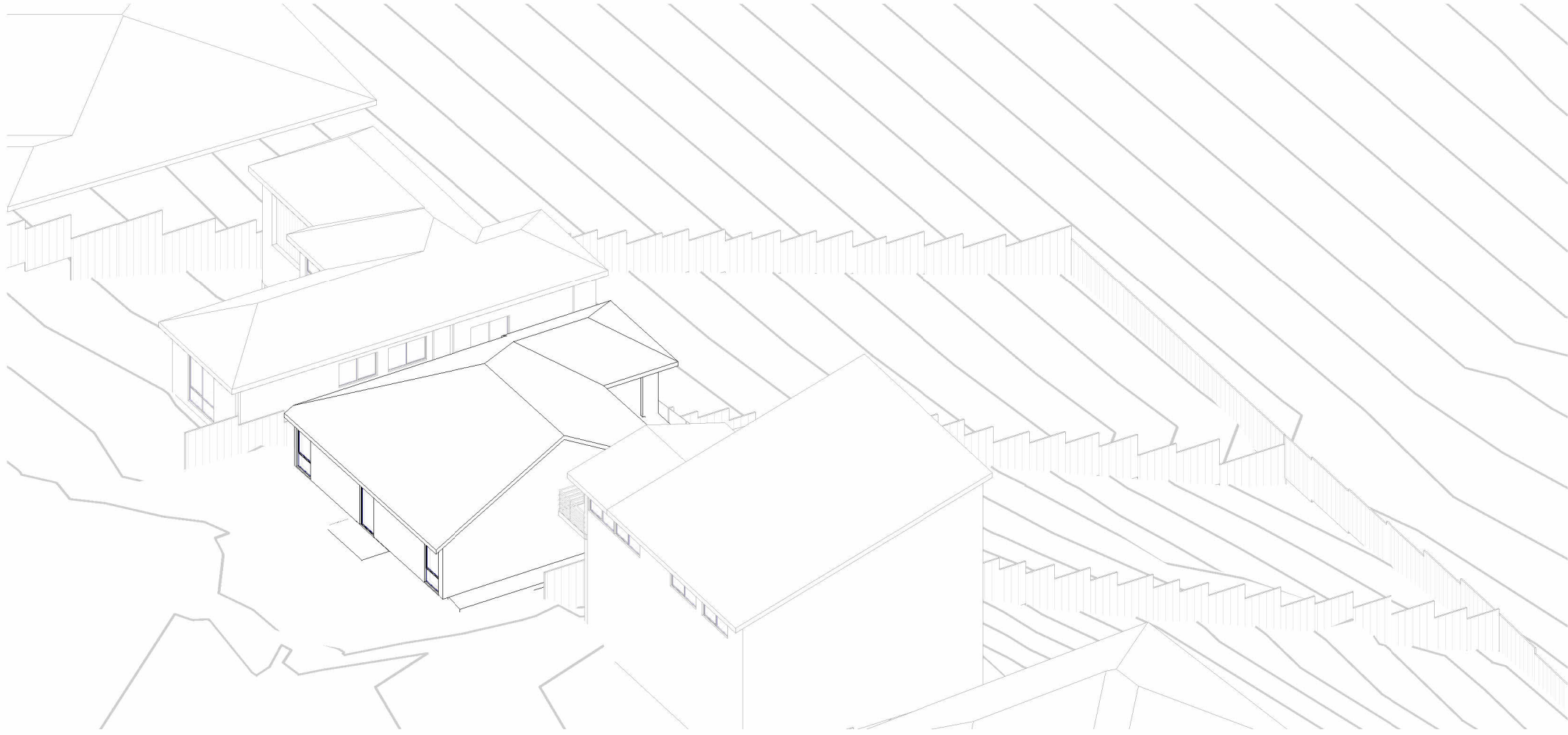
4 VIEW FROM SUN - JUNE 21 - 10AM PROPOSED
DA600/ @ A1



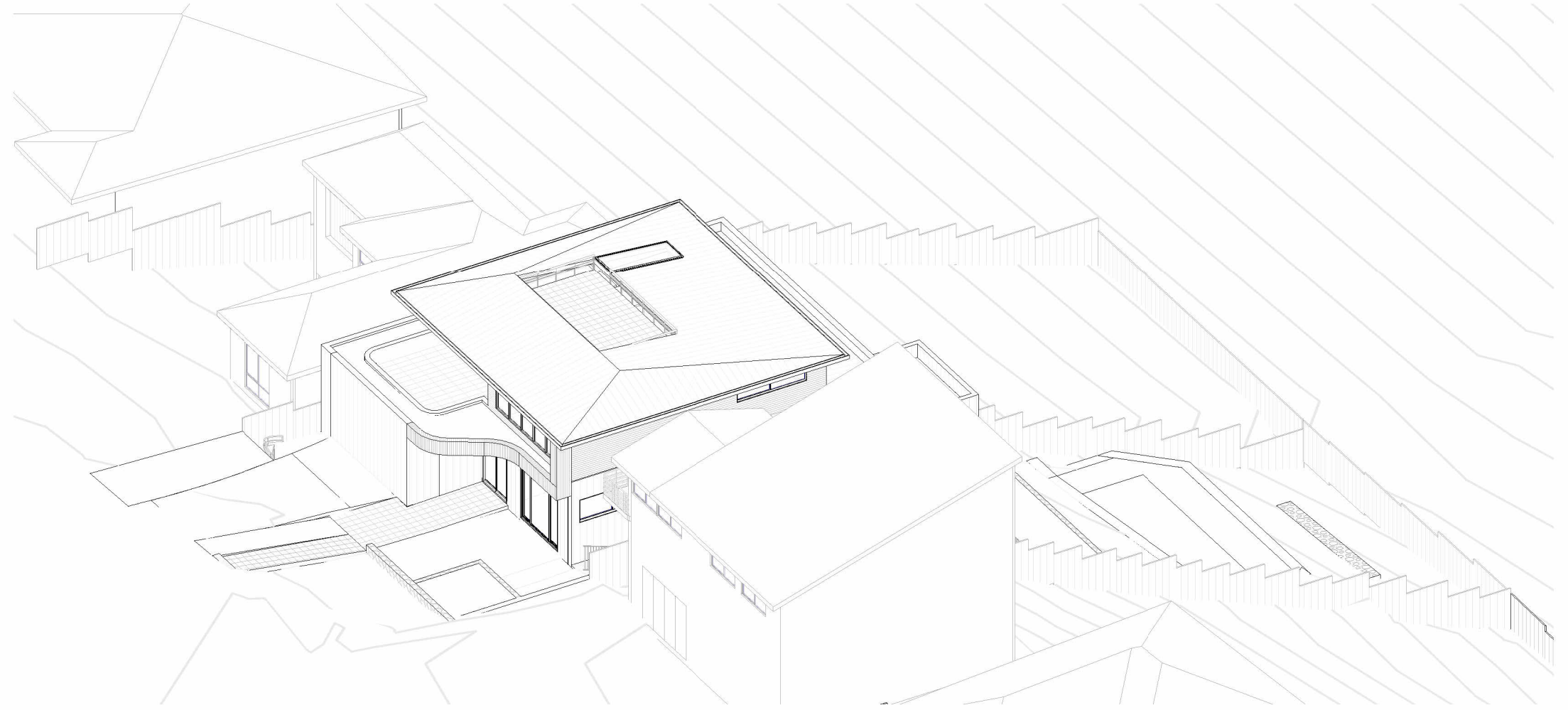
5 VIEW FROM SUN - JUNE 21 - 11AM EXISTING
DA600/ @ A1



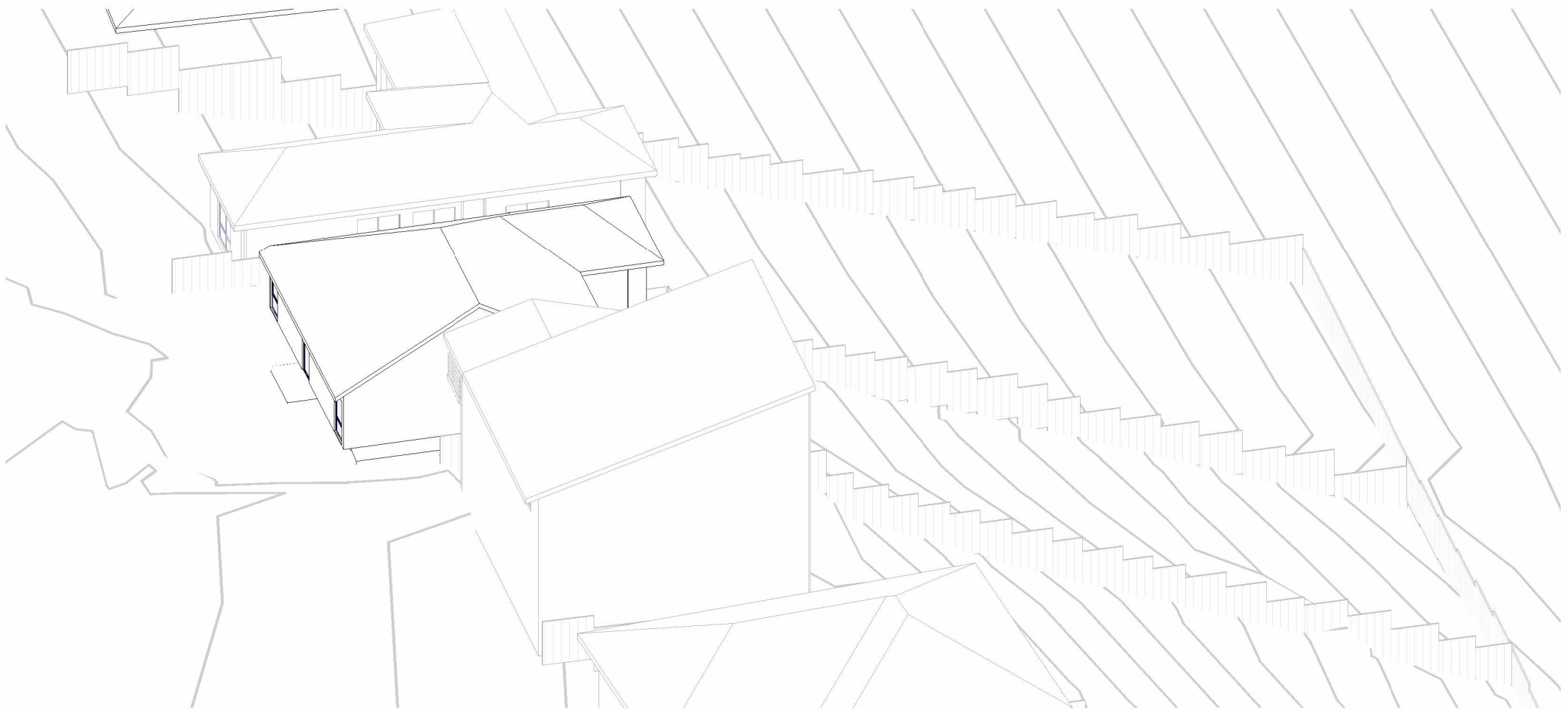
6 VIEW FROM SUN - JUNE 21 - 11AM PROPOSED
DA600/ @ A1



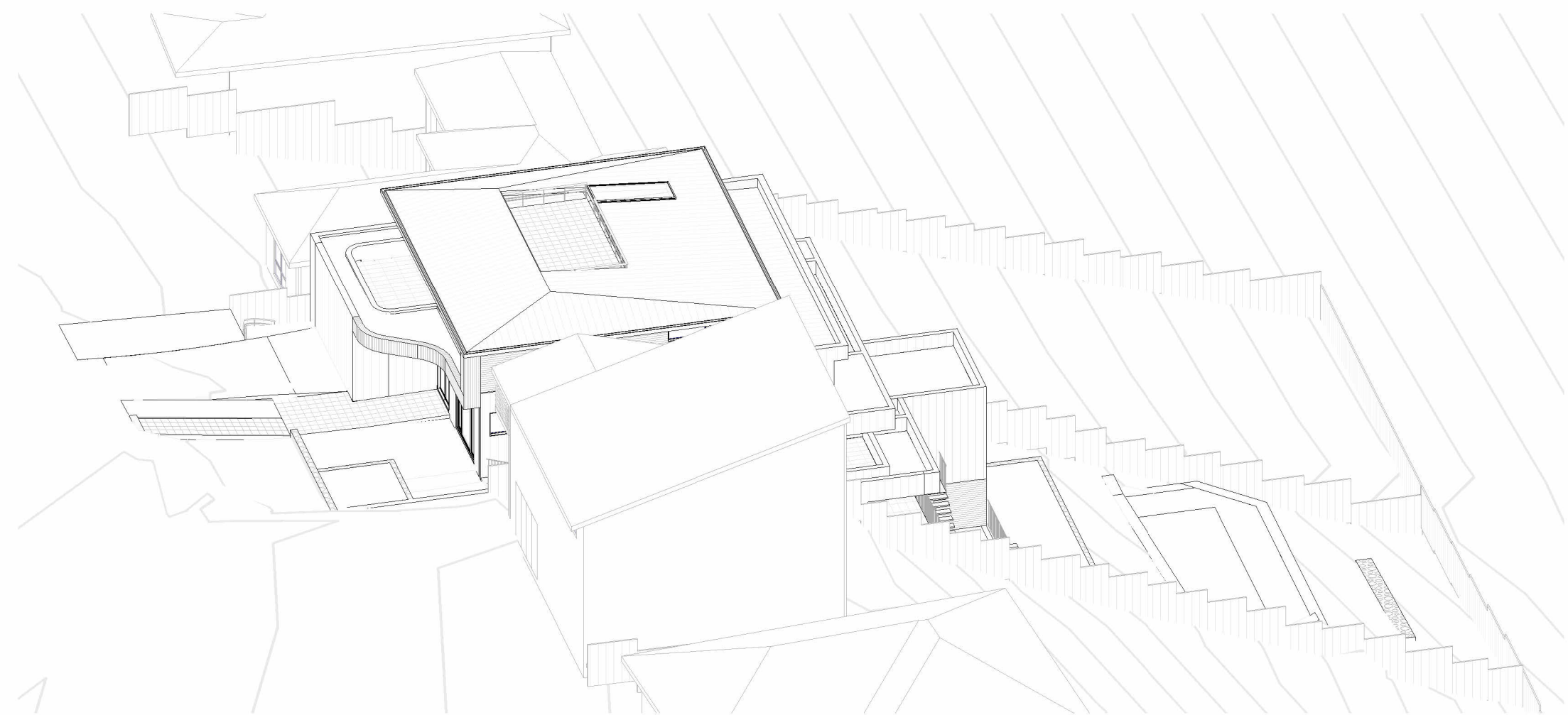
1 VIEW FROM SUN - JUNE 21 - 12PM EXISTING
DA601 / @ A1



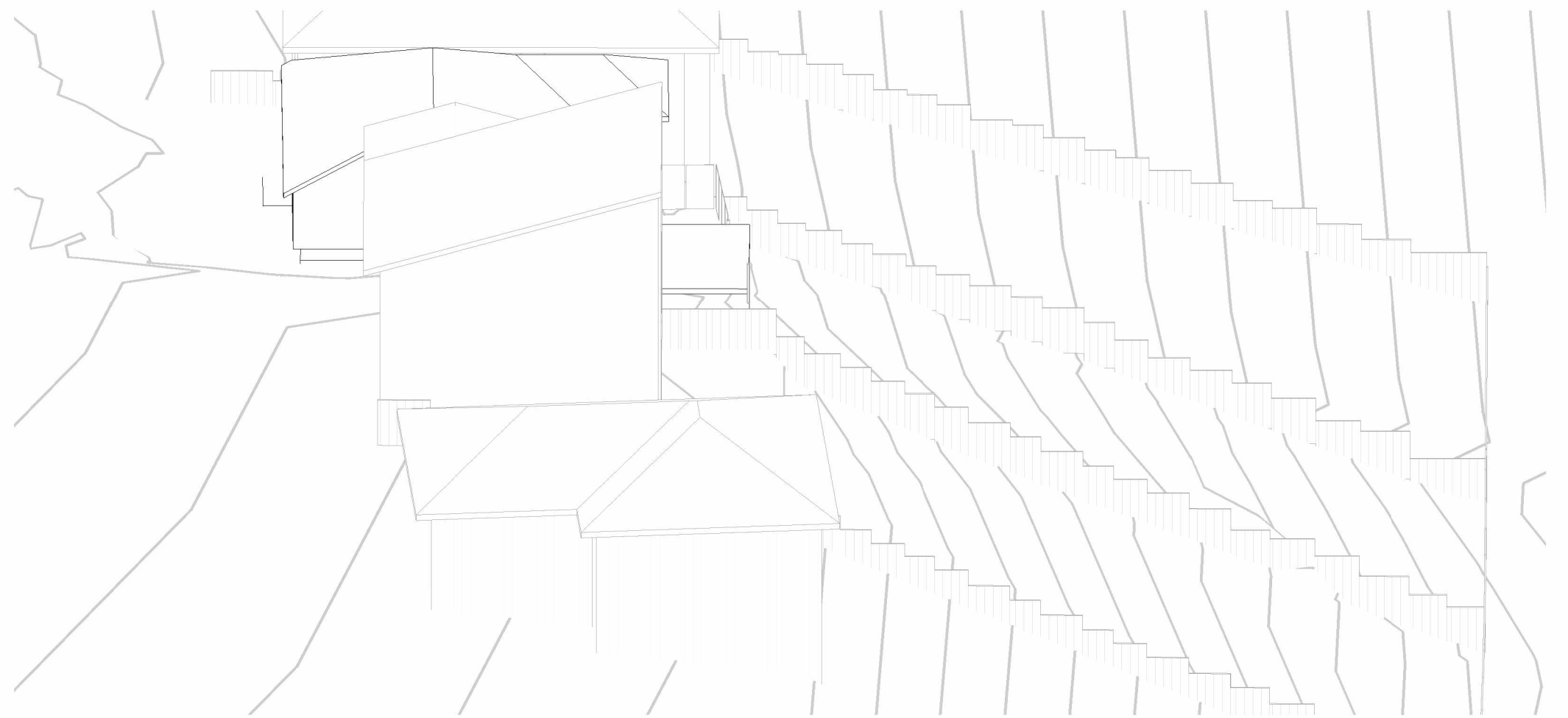
2 VIEW FROM SUN - JUNE 21 - 12PM PROPOSED
DA601 / @ A1



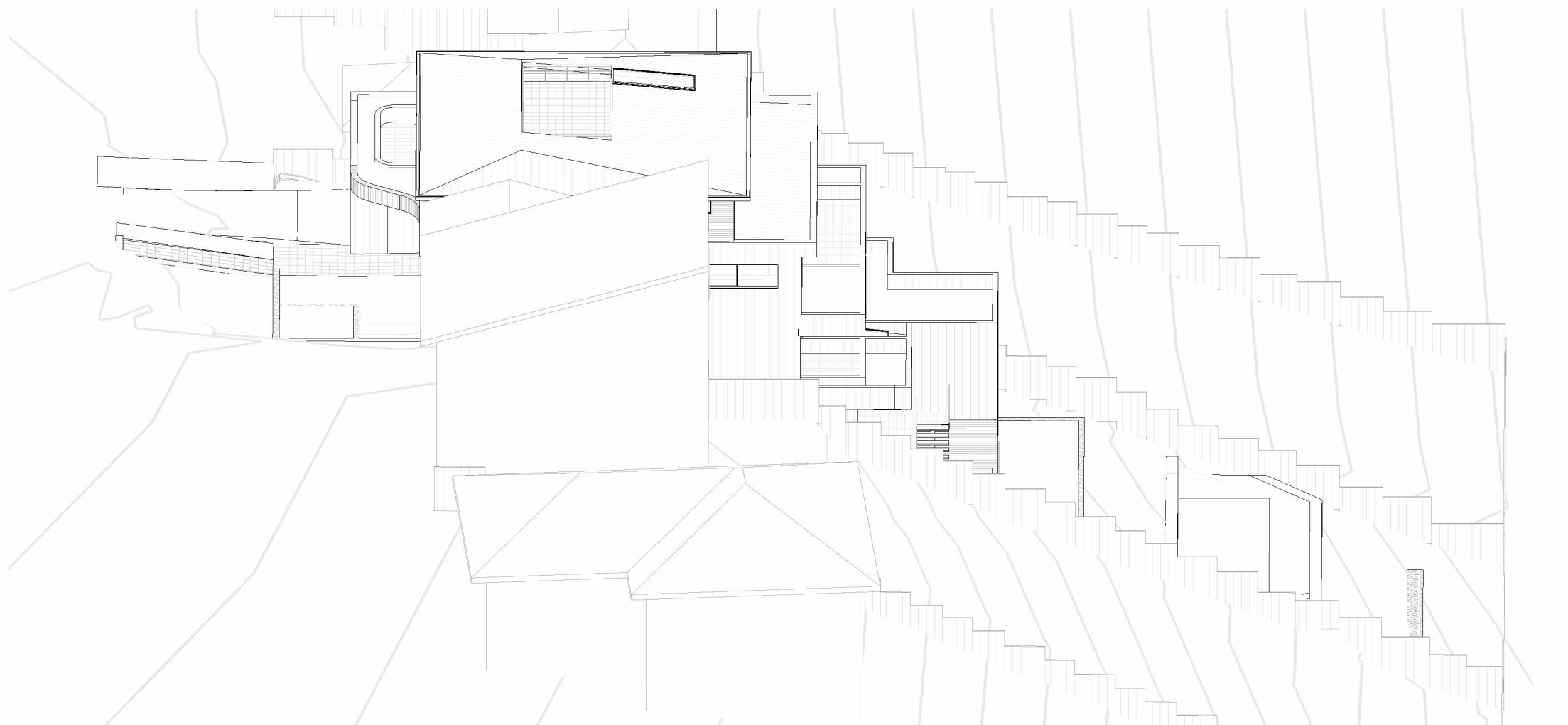
3 VIEW FROM SUN - JUNE 21 - 1PM EXISTING
DA601 / @ A1



4 VIEW FROM SUN - JUNE 21 - 1PM PROPOSED
DA601 / @ A1



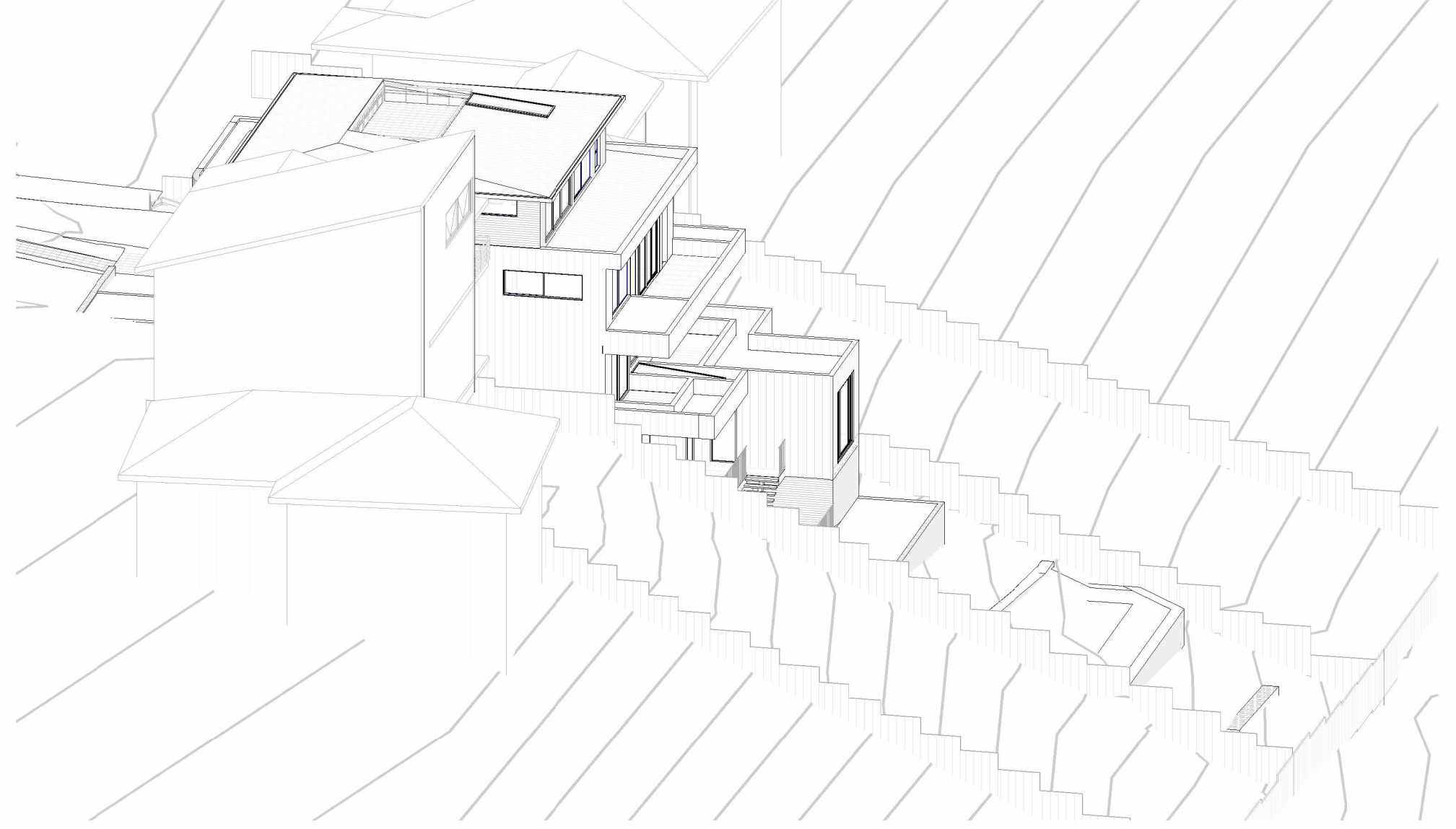
5 VIEW FROM SUN - JUNE 21 - 2PM EXISTING
DA601 / @ A1



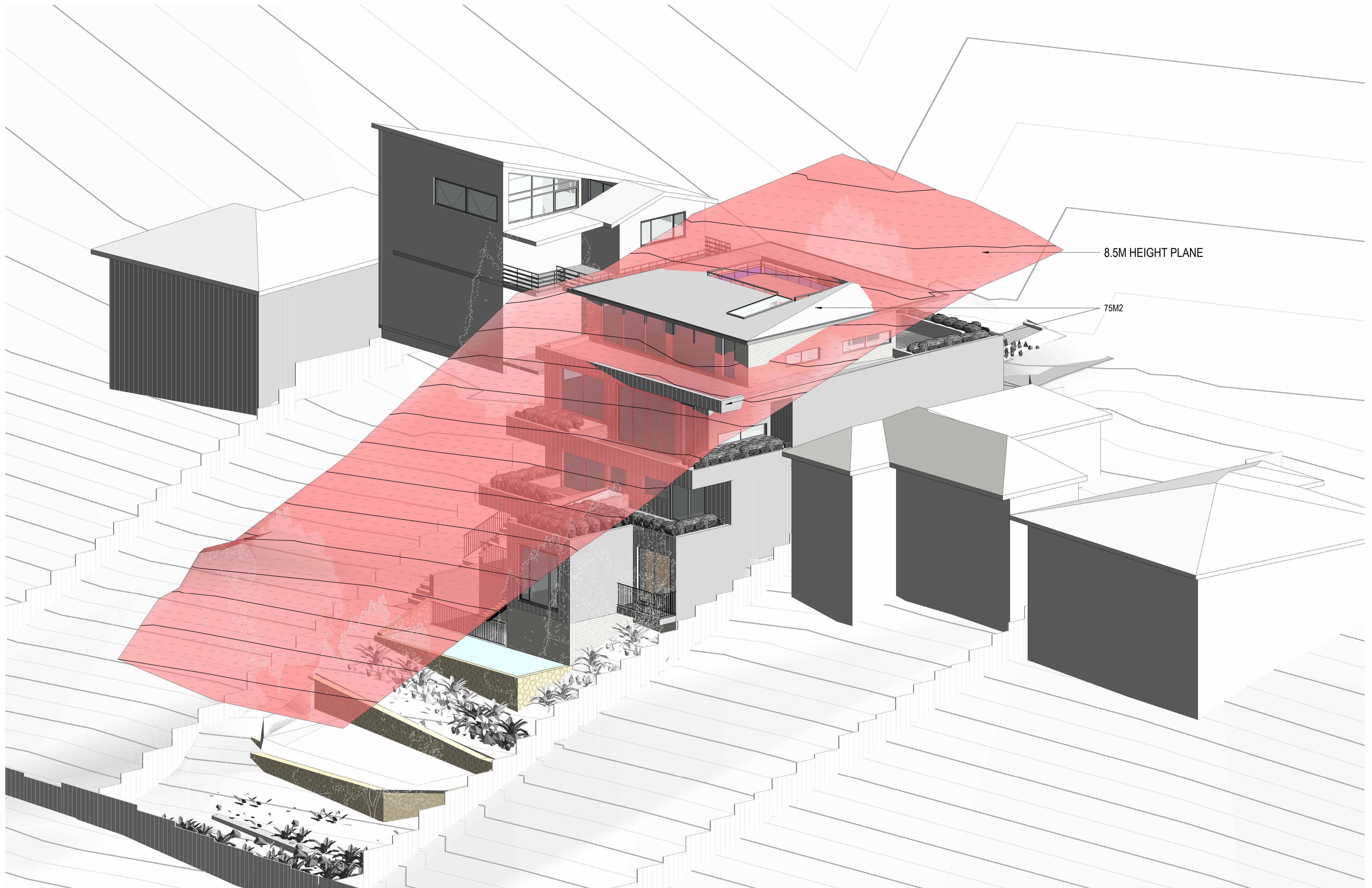
6 VIEW FROM SUN - JUNE 21 - 2PM PROPOSED
DA601 / @ A1

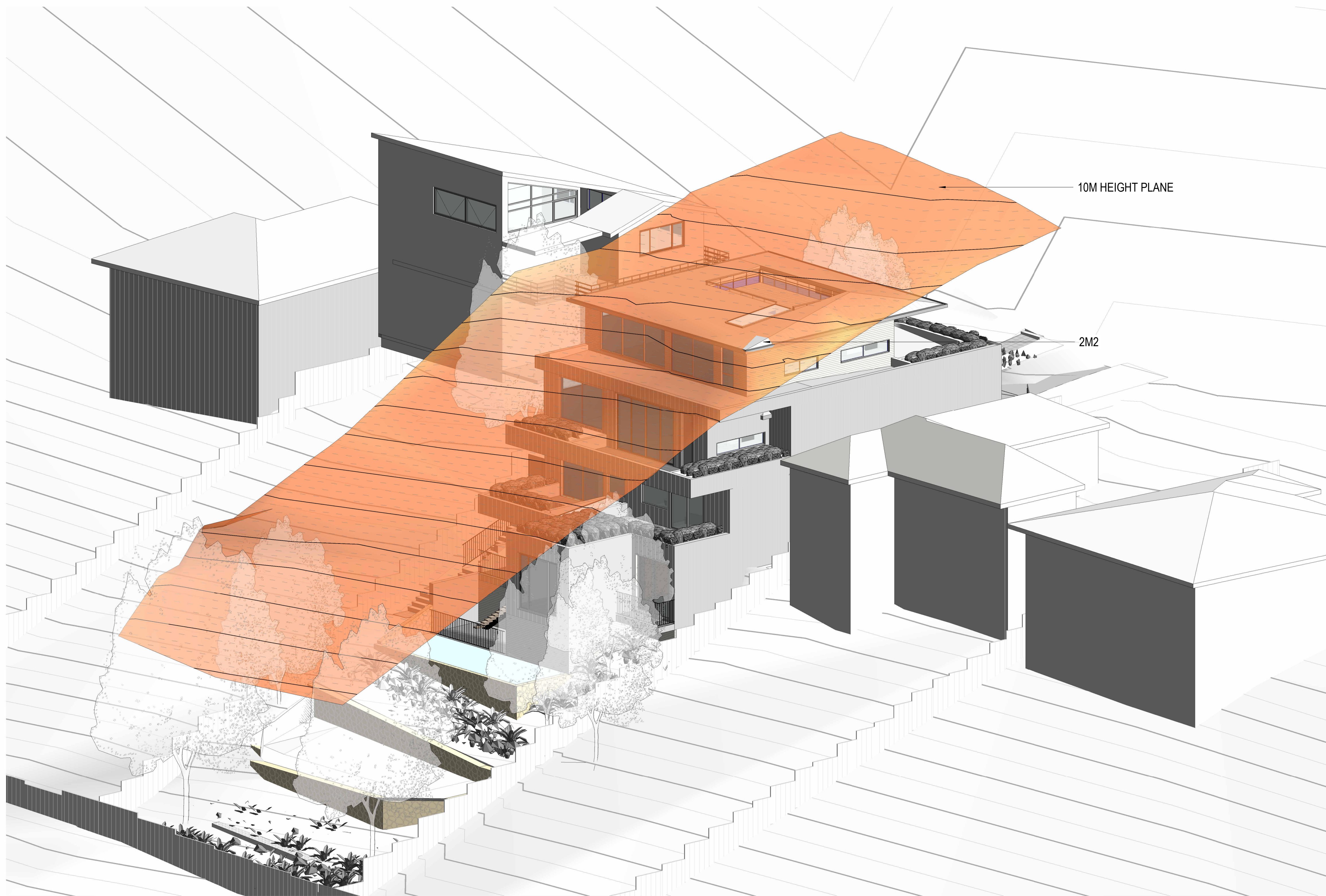


1 VIEW FROM SUN - JUNE 21 - 3PM EXISTING
DA602 @ A1



2 VIEW FROM SUN - JUNE 21 - 3PM PROPOSED
DA602 @ A1

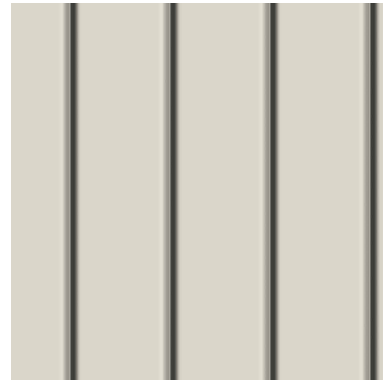




1 Height Plane 10M
DA801 @ A1



1



LIGHT GREY METAL
STANDING SEAM

2



CREAM COLOUR SLIM LINE
BRICK

3



YELLOW SANDSTONE
CLADDING FOR RETAINING
WALL



