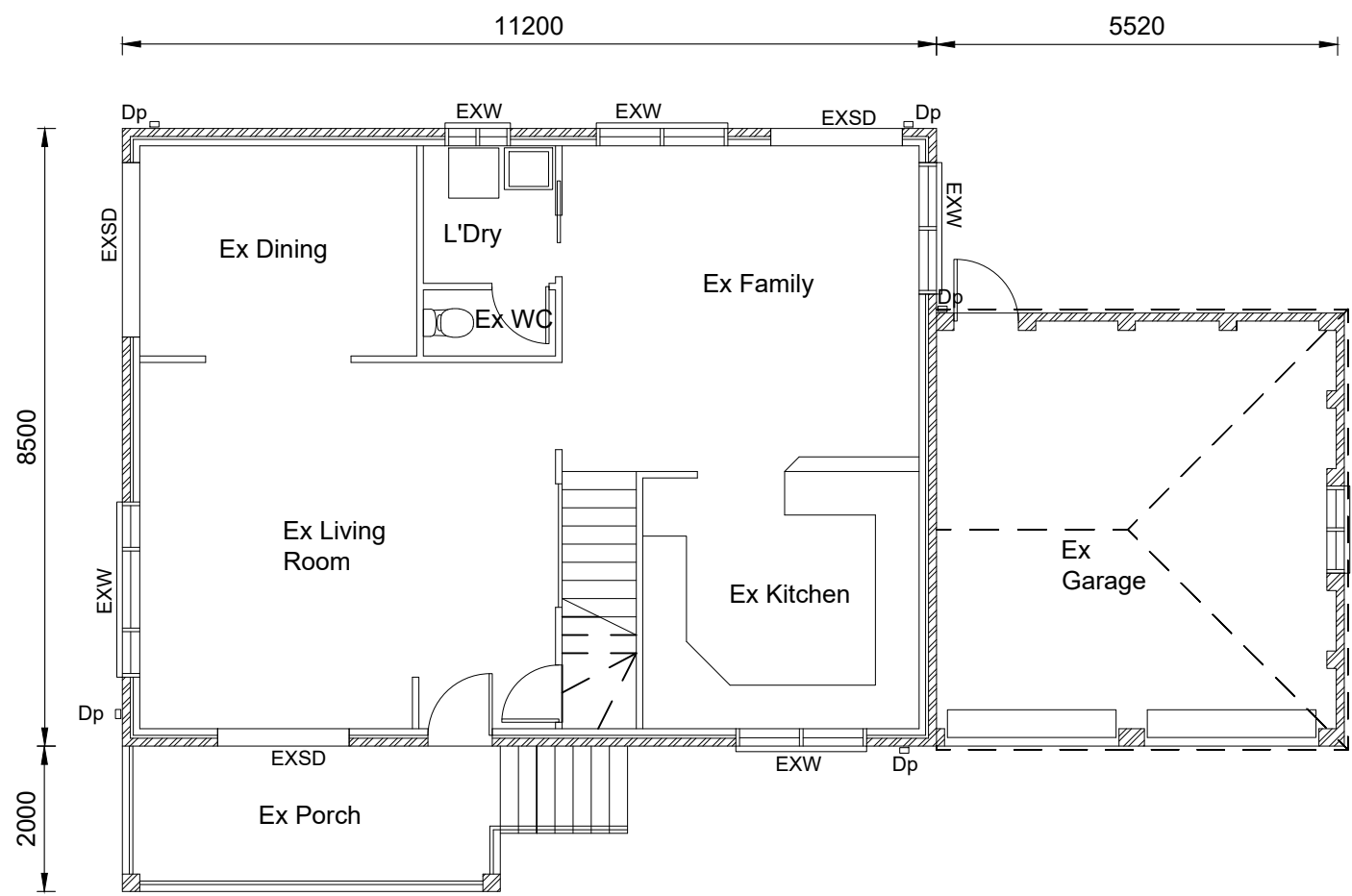
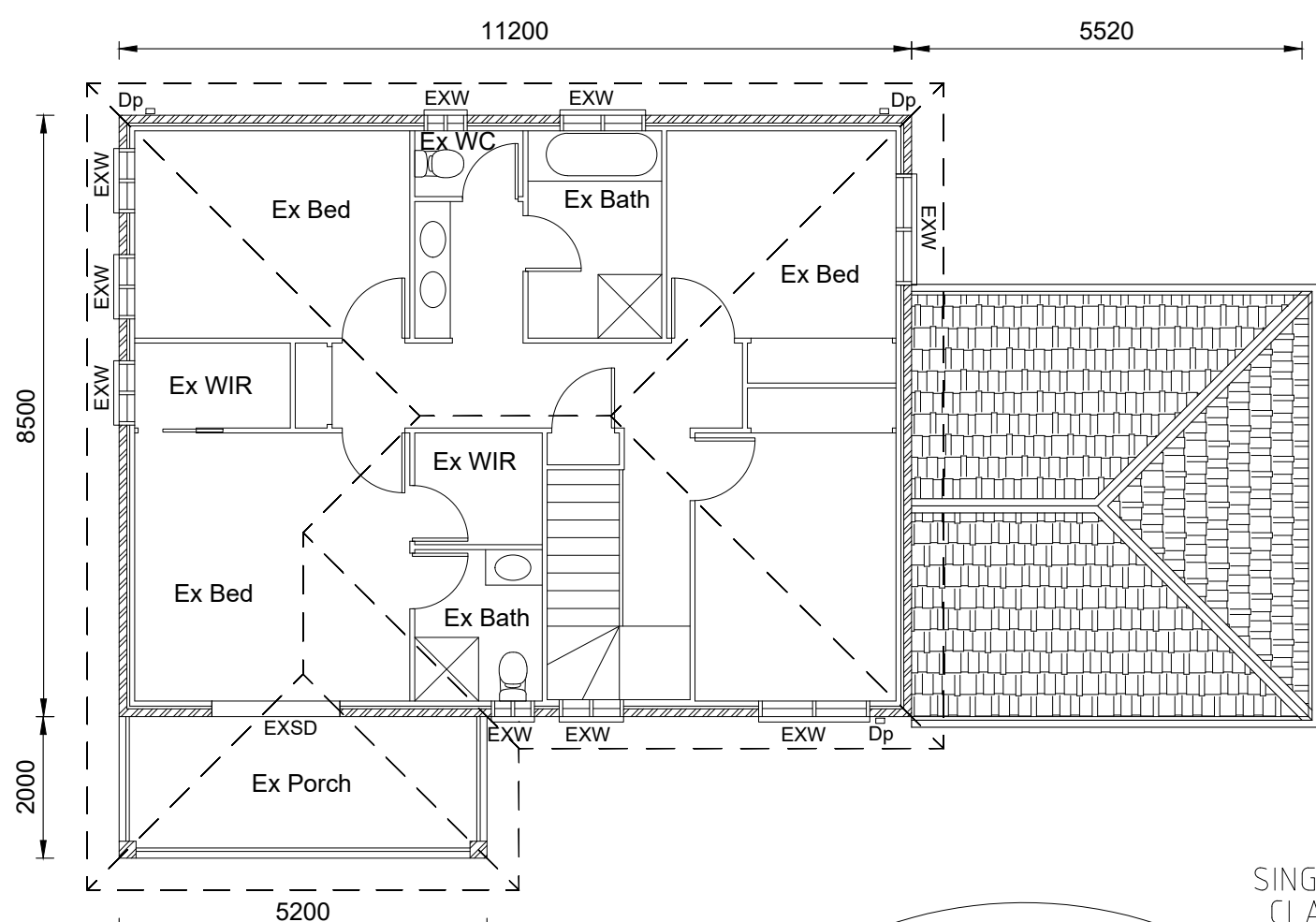




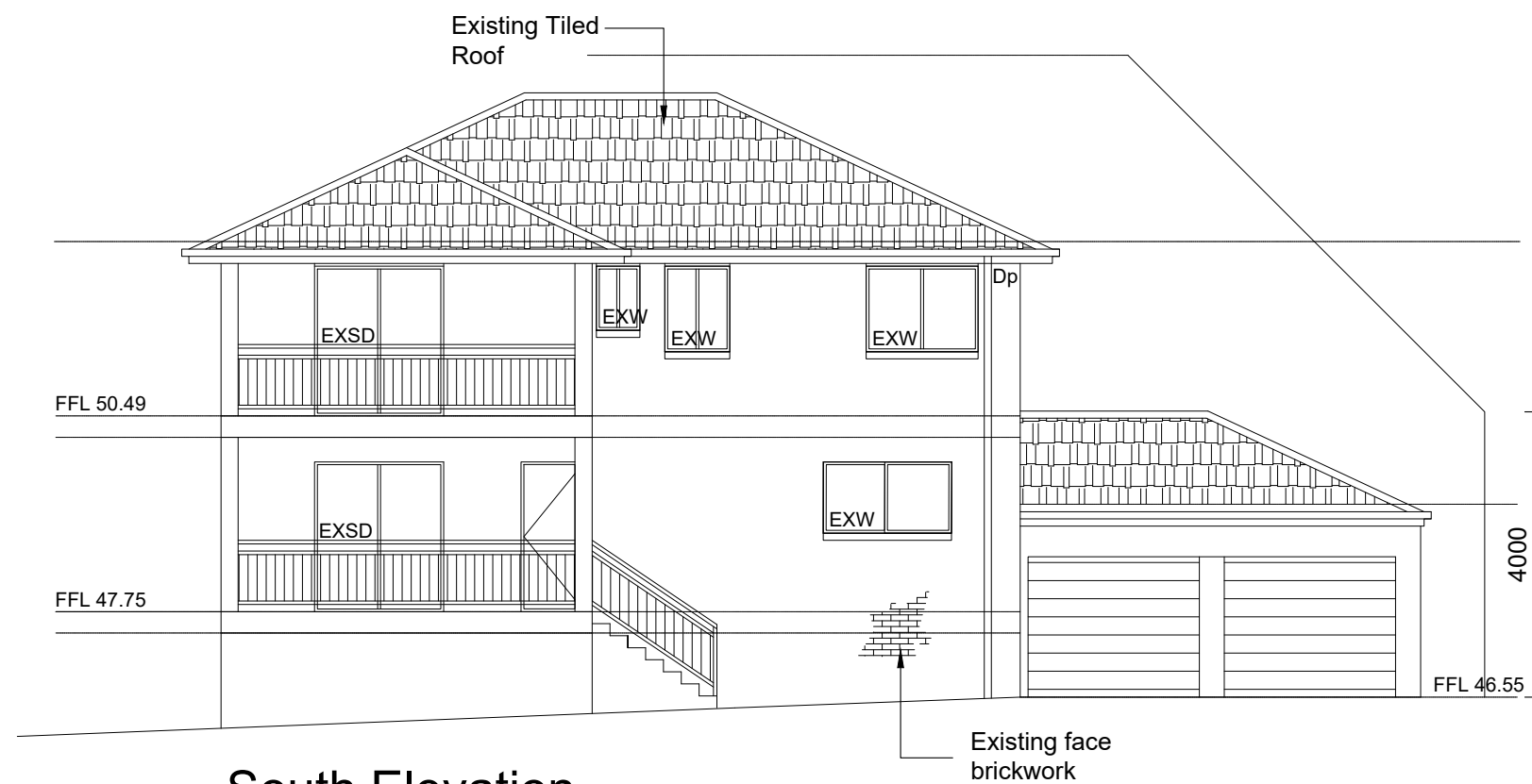
Existing Ground Floor Plan

1:100



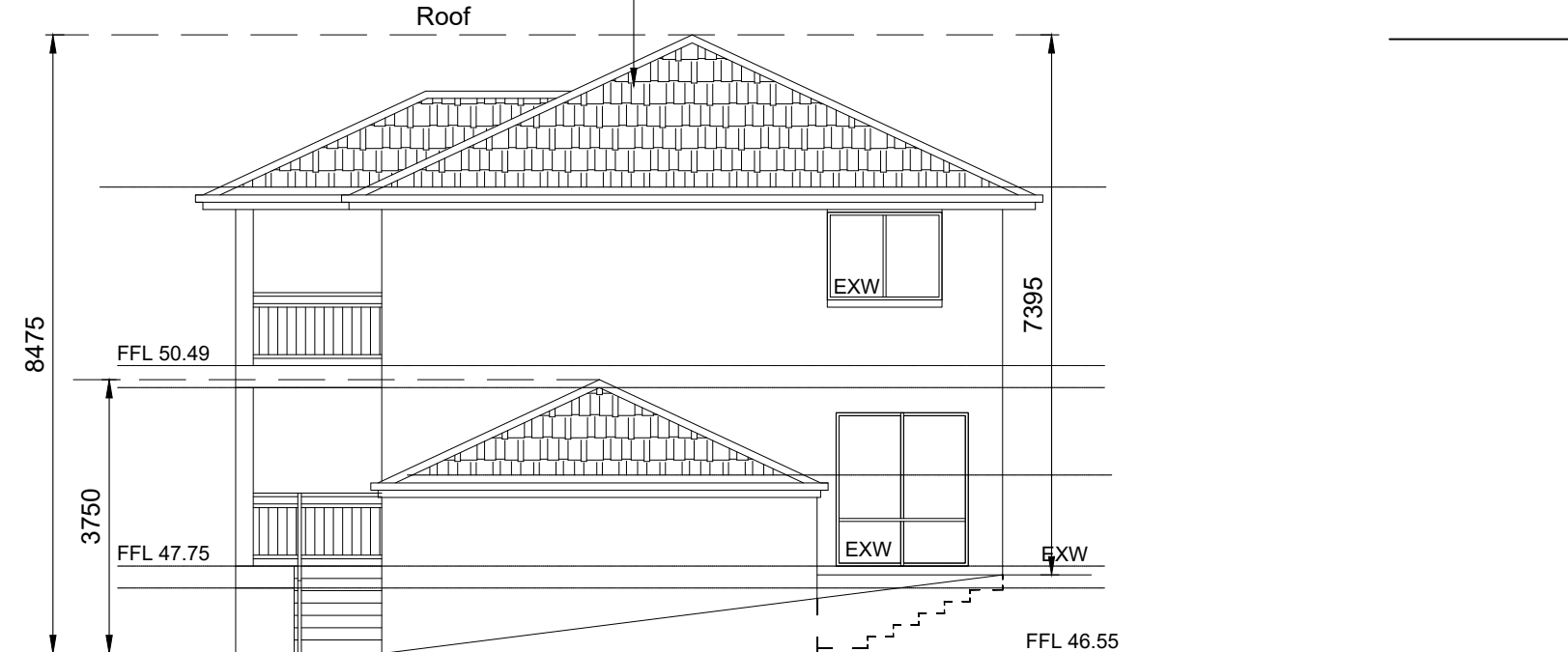
Existing Upper Floor Plan

1:100



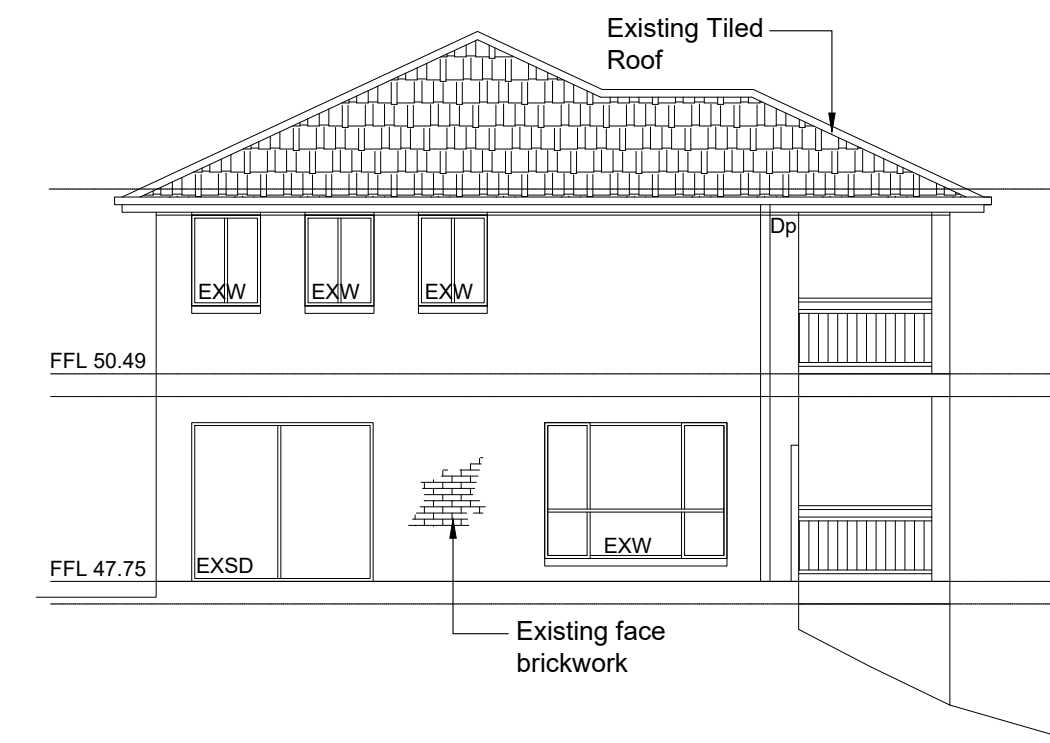
South Elevation

1:100



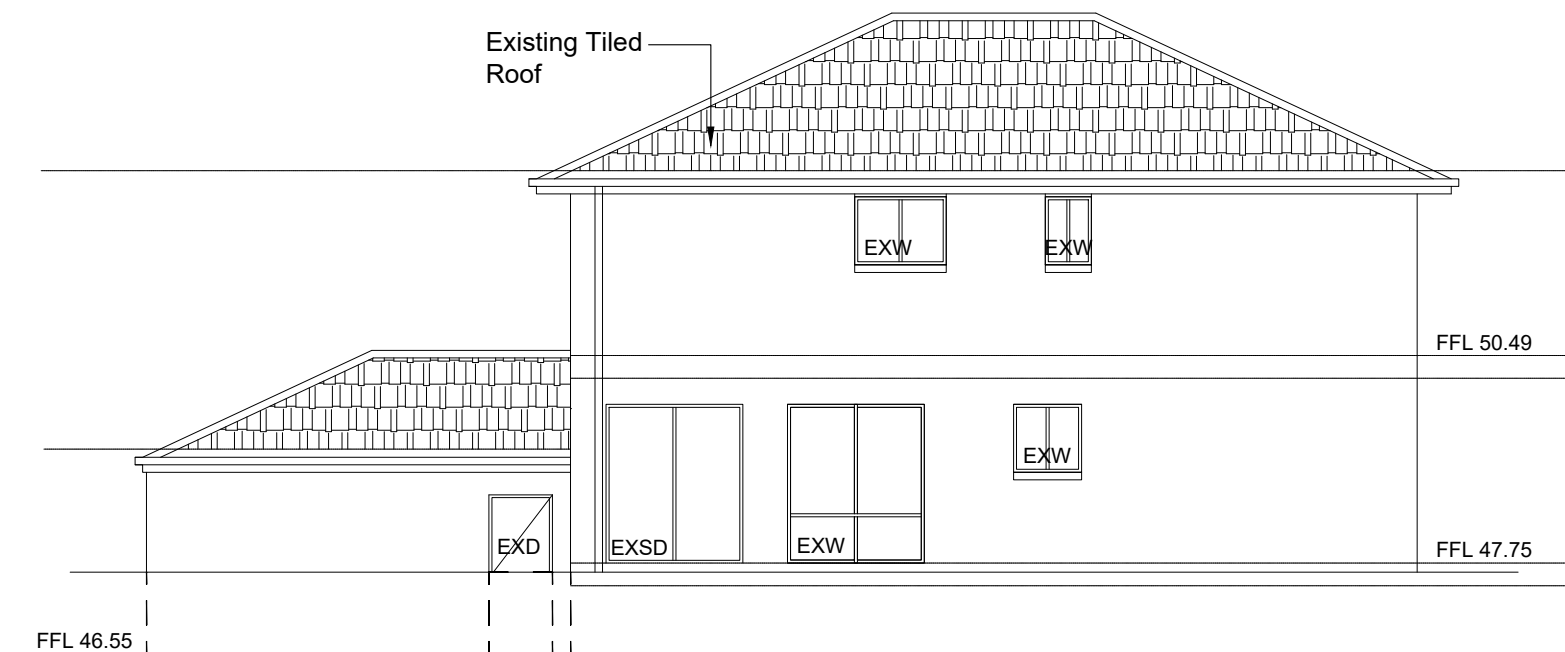
East Elevation

1:100



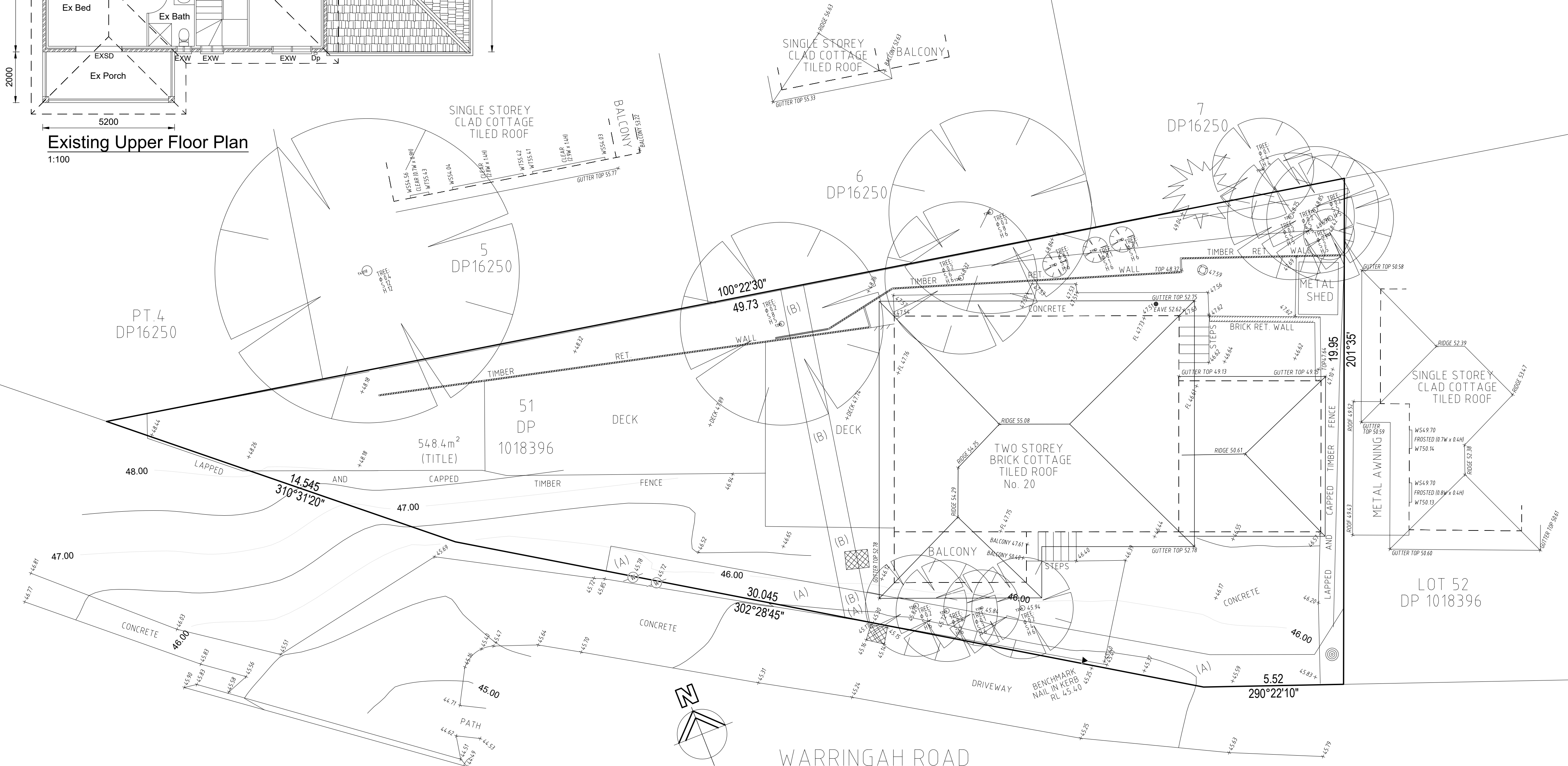
West Elevation

1:100



North Elevation

1:100

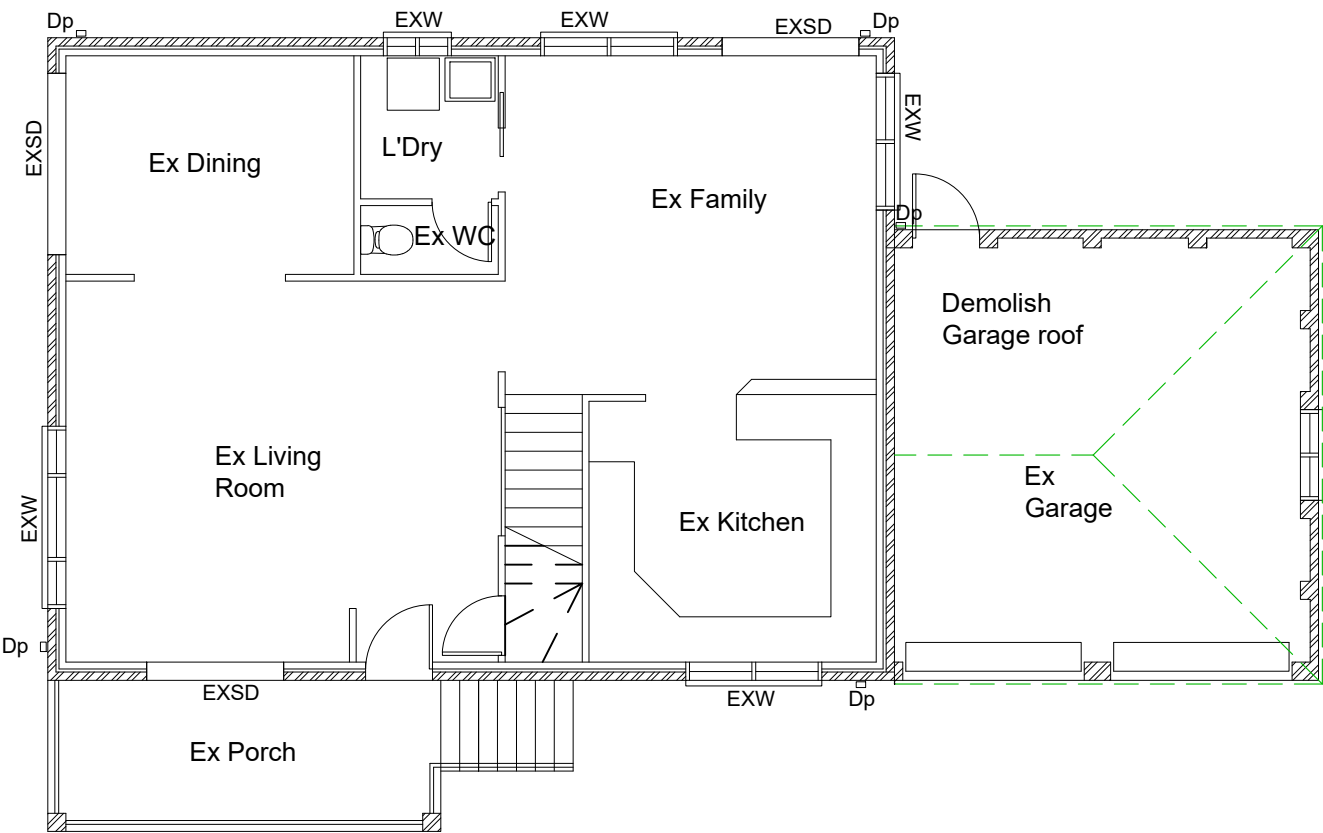


Existing Site Plan

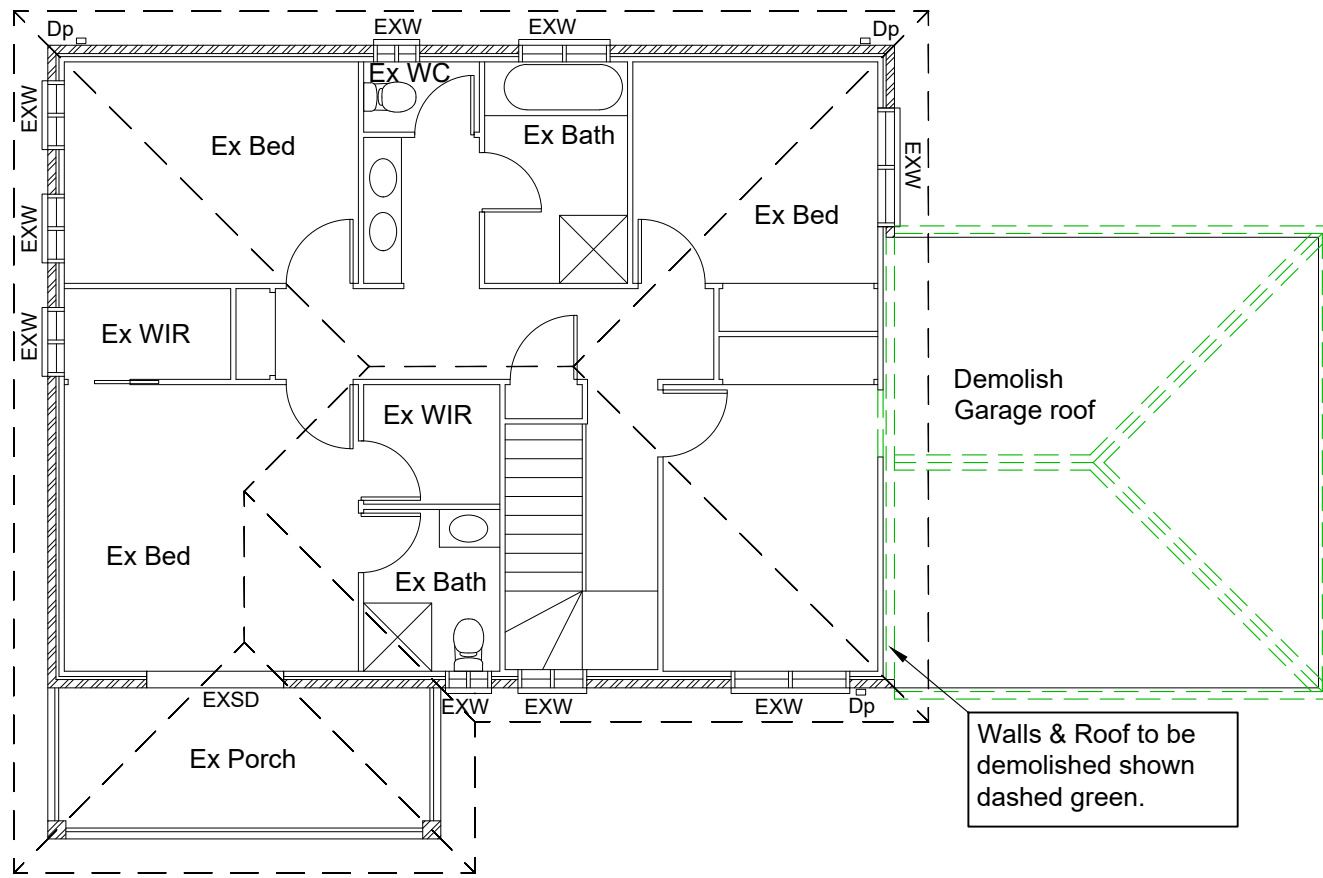
1:100

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B	Additional info for DA	23.09.2021
A	Issued for DA	26.08.2021
No.	Revision	Date
Project Proposed Alterations & Additions 20 Warringah Road, Dee Why, NSW 2099 Lot Number 51, DP Number 1018396		
Client Ms. Angela Cannavo 20 Warringah Road, Dee Why, NSW 2099		
Surveyor: PO Box 9007, WYOMING NSW 2250 FAX (02) 4328 2668 MOB 0404 925 139 Email: admin@aaasurveying.com.au ABN 38 300 659 980 REGISTERED MEMBER OF CONSULTING SURVEYORS NSW		
Drawn: BUILDING DESIGN & DRAFTING SERVICES Suite 3, 295-299 Pennant Hills Rd Thornleigh NSW 2120 email: info@bdds.com.au BUILDING DESIGNERS AUSTRALIA Member No. 1587-15 Member No. 616232		
Drg Title Existing Site, Floor Plan, Elevations		
Drawn K. Hamilton	Checked OMT	Paper Size A1
Project No 2021-076	Drawing No DA01	Scale AS NOTED
No. of drawings 1 of 4		Date Aug. 2021
		Revision B



Ground Floor Plan - Demolition
1:100



Existing Upper Floor Plan Demolition
1:100

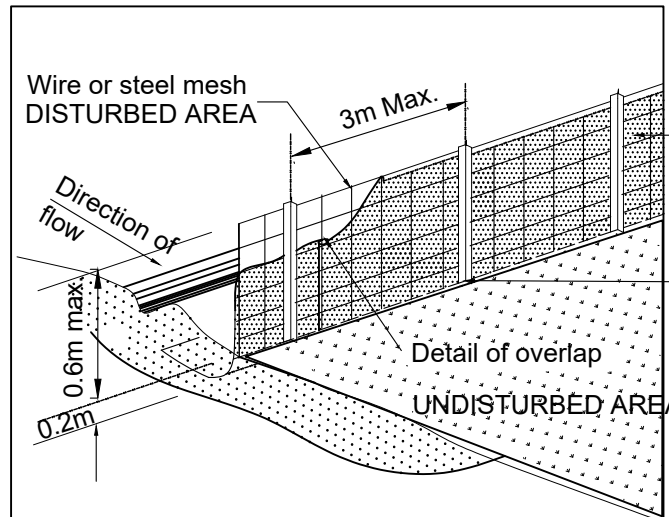
WINDOW & GLAZED DOOR GLAZING REQUIREMENTS.
PROVIDE FLYSCREEN AND SECURITY LOCKS FOR ALL WINDOWS AND GLAZED DOORS

Window/ door No	Size hwxw	Window/ door Type	Comments
W1	1200X1570	Aluminium Sliding	
W2	1200X1570	Aluminium Sliding	
W3	2400x600	Aluminium Sliding	

NOTE:
All new window and door dimensions to be confirmed by Builder on site with the window manufacturer prior to purchase and installation. The builder is not to use the sizes in the table to order doors and windows. Sizes of doors and windows not to exceed sizes in window schedule/Basix schedule.
Specific Glazing requirements are to be in accordance with the approved Basix Certificate. Windows to be central about room unless noted otherwise.

SEDIMENT CONTROL FENCE
REFER SITE PLAN FOR LOCATION

1. CONSTRUCT SEDIMENT CONTROL FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE
2. DRIVE 1.5m LONG STAR PICKETS INTO GROUND, 2.5m APART.
3. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. FIX SELF SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
5. JOIN SECTIONS OF FABRIC AT ASUPPORT WITH 150mm OVERLAP
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



SITE ANALYSIS

Address: 20 Warringah Road, Dee Why NSW 2099
Local Government Area: Northern Beaches Council

Title Reference: Lot:51 DP: 1018396
Zone: R2 Low Density Residential
Coastal Protection works - No Land is not in coastal protection area
Mine Subsidence - No
Road Widening and Road Realignment - No
Hazard Risk Restrictions - Nil
Landslip - No
Bushfire - No
Tidal - No
Flood Related controls - No

Site Area: 548.4 Sqm
Site Coverage Allowable = 33.3% lot size (182.61Sqm)
Existing Ground Floor & Garage = 128.6 Sqm
Total Proposed Site Cover = 128.6 Sqm Unchanged
Existing Dwelling Floor Area = 190.4 Sqm
Propose Rumpus Floor Area = 26 Sqm
Total Floor Area = 216.4 Sqm
Max Building Height: = 9m
Proposed Building Height: = 6.9m unchanged

Landscaped open space area required = 219Sqm (40%)
Actual Landscaped open space area: deck = 228Sqm
Private open space area required = 60Sqm
Actual Private open space area: deck = 88.45Sqm

Setbacks
Front Setback - unchanged
Rear Setback - unchanged
Side Setbacks - 900mm unchanged

Stormwater Note:
Existing stormwater system to be confirmed on site and additional Stormwater to be connected to the existing system. Stormwater system to be confirmed for Construction Certificate.

BASIX Certificate

Building Sustainability Index (BASIX) Certificate
Alterations and Additions

Certificate number: A438027

This certificate confirms that the proposed development will meet the BASIX government's requirements for sustainability. It is valid in accordance with the government's requirements. Terms and conditions of this certificate are set out in the accompanying 'BASIX Certificate' document published by the Department. This document is available at www.basix.nsw.gov.au

Receiving
Date of issue: Monday, 15 September 2021
For each certificate holder to sign after 2 years of the date of issue

Signature
Signature

Project address	20 Warringah Road, Dee Why NSW 2099
Project name	Alterations and Additions
Client name	Northern Beaches Council
Plan type and number	Demolition Plan 1018396
Lot number	51
Section number	1
Building type	Separate dwelling house
Type of alteration and addition	Major renovation work is valued at \$50,000 or more, and includes the removal of a part of the house

Certificate Prepared By
Name: Company Name: Domestic Design
ABN of applicant: 43338887029

Features and systems	Score on 0-100 scale	Score on 0-100 scale	Score on 0-100 scale
Lighting	100	100	100

Construction	Score on 0-100 scale	Score on 0-100 scale	Score on 0-100 scale
Insulation requirements	100	100	100

Glazing requirements	Score on 0-100 scale	Score on 0-100 scale	Score on 0-100 scale
Windows and glazed doors	100	100	100

Legend	Score on 0-100 scale	Score on 0-100 scale	Score on 0-100 scale
In these commitments, "applicant" means the person carrying out the development.	100	100	100

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B	Additional info for DA	23.09.2021
A	Issued for DA	26.08.2021
No.	Revision	Date

Project
Proposed Alterations & Additions
20 Warringah Road, Dee Why, NSW 2099
Lot Number 51, DP Number 1018396

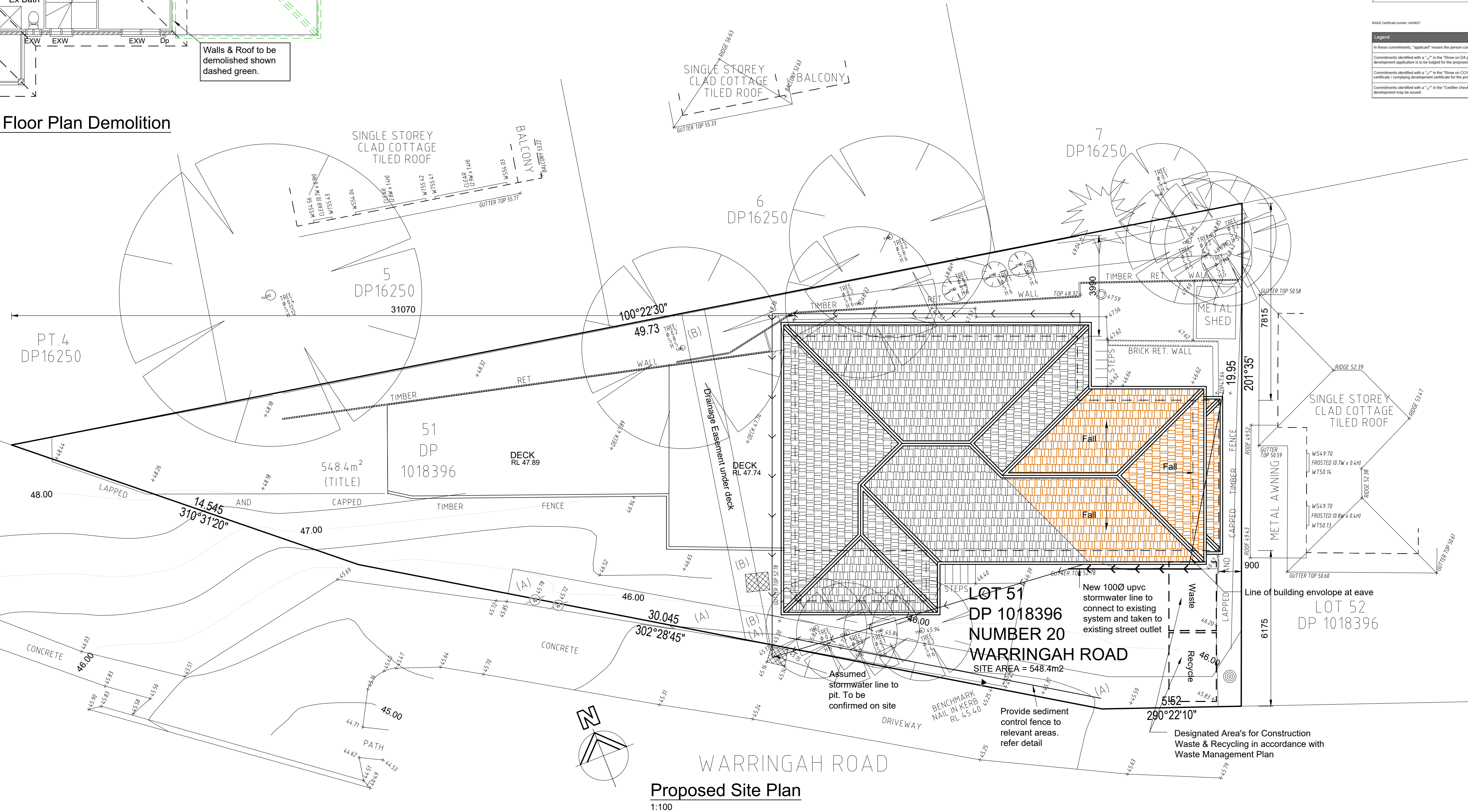
Client
Mr. Hector Seibert
20 Warringah Road, Dee Why, NSW 2099

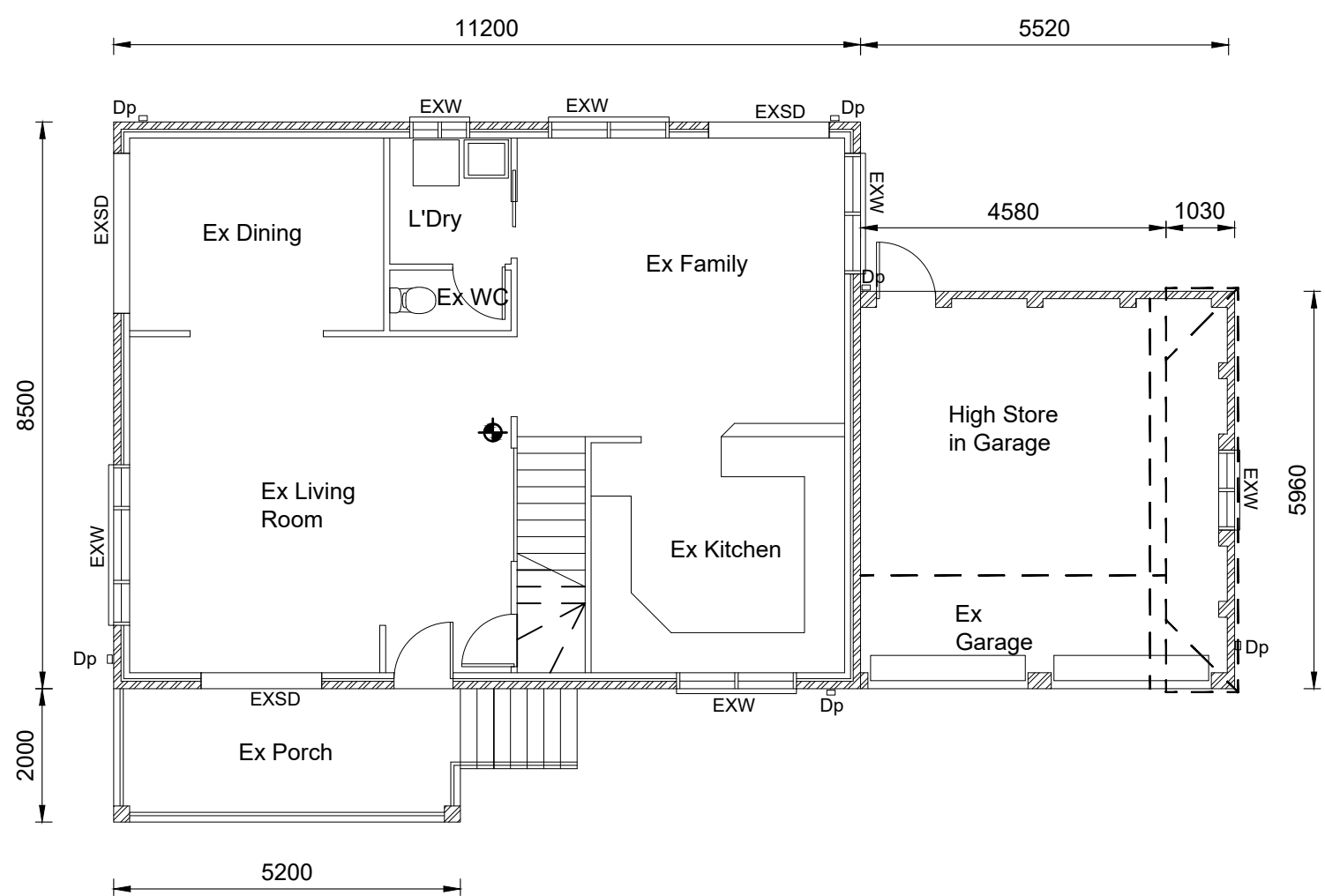
Surveyor:
anthony&associates surveying
ABN 38 300 659 980
REGISTERED MEMBER OF CONSULTING SURVEYORS NSW

Drawn:
BDDS BUILDING DESIGN & DRAFTING SERVICES
Suite 3, 295-299 Pennant Hills Rd
Thornleigh NSW 2120
ABN 13 089 805 809
Tel: (02) 9980 2163
Member No. 616232

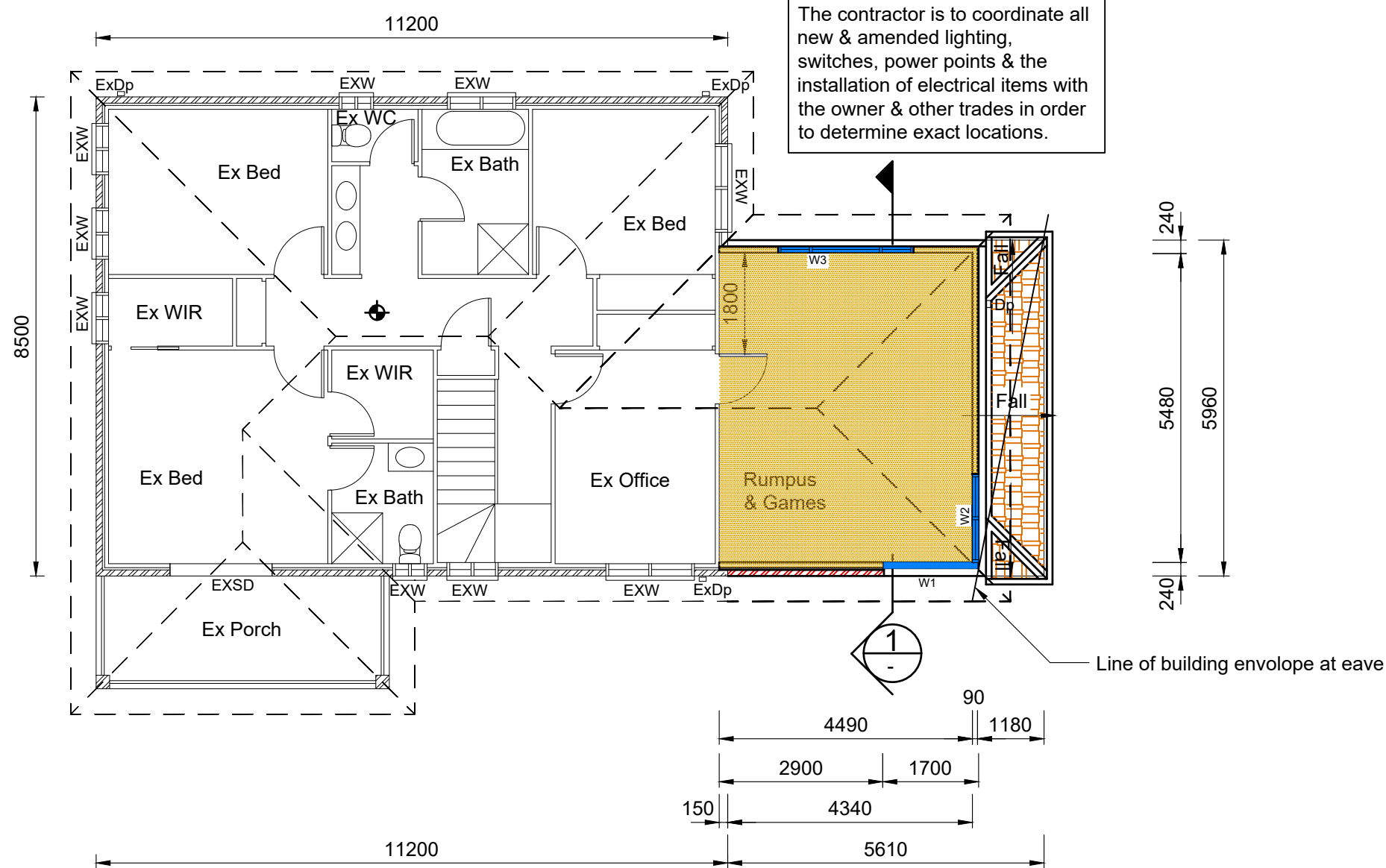
Drg Title
Proposed Site Analysis and Demolition Plans

Drawn K. Hamilton	Checked OMT	Paper Size A1	Scale AS NOTED	Date Aug. 2021
Project No 2021-076	No. of drawings DA02	No. of drawings 2 of 4	Revision B	





Proposed Ground Floor Plan
1:100

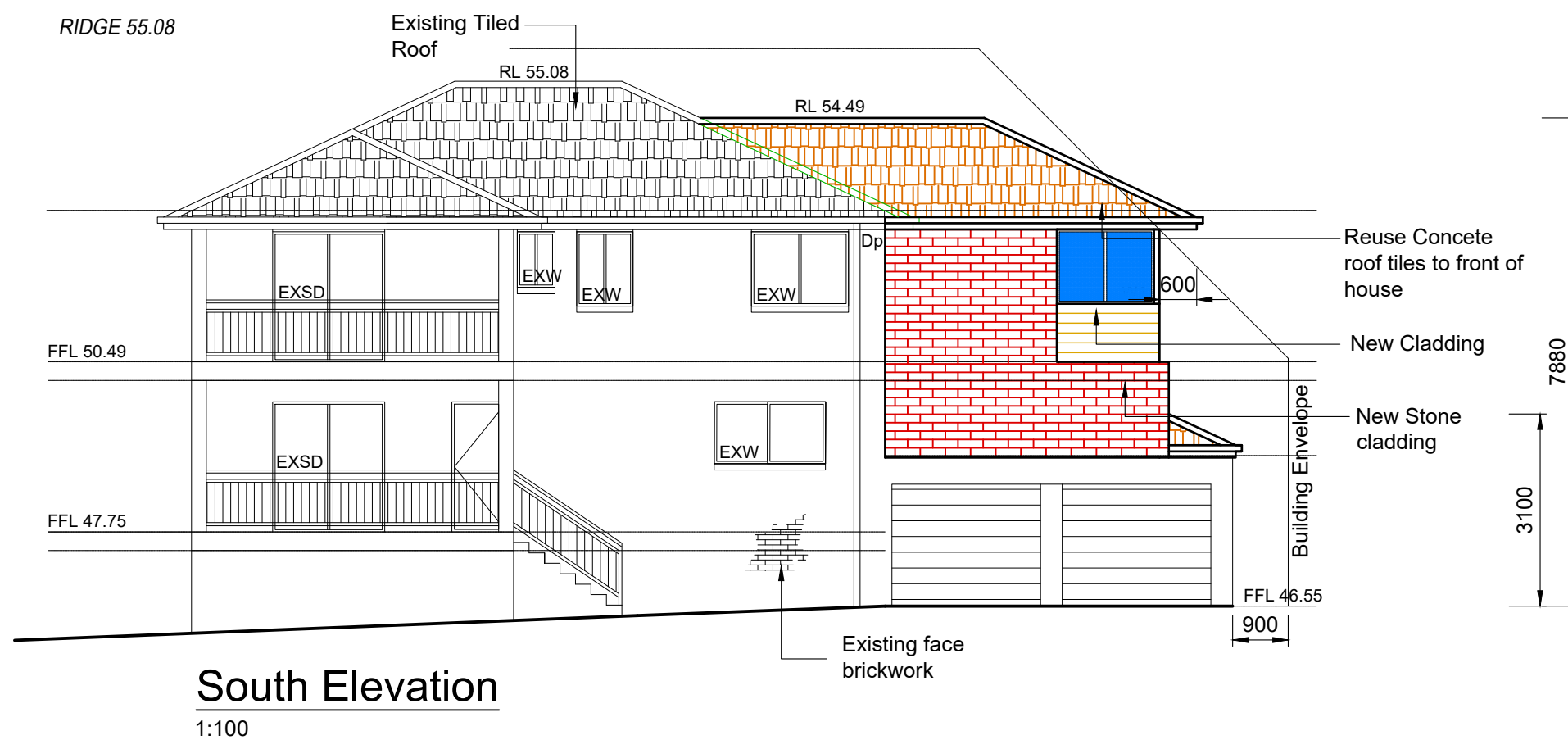


Proposed Upper Floor Plan
1:100

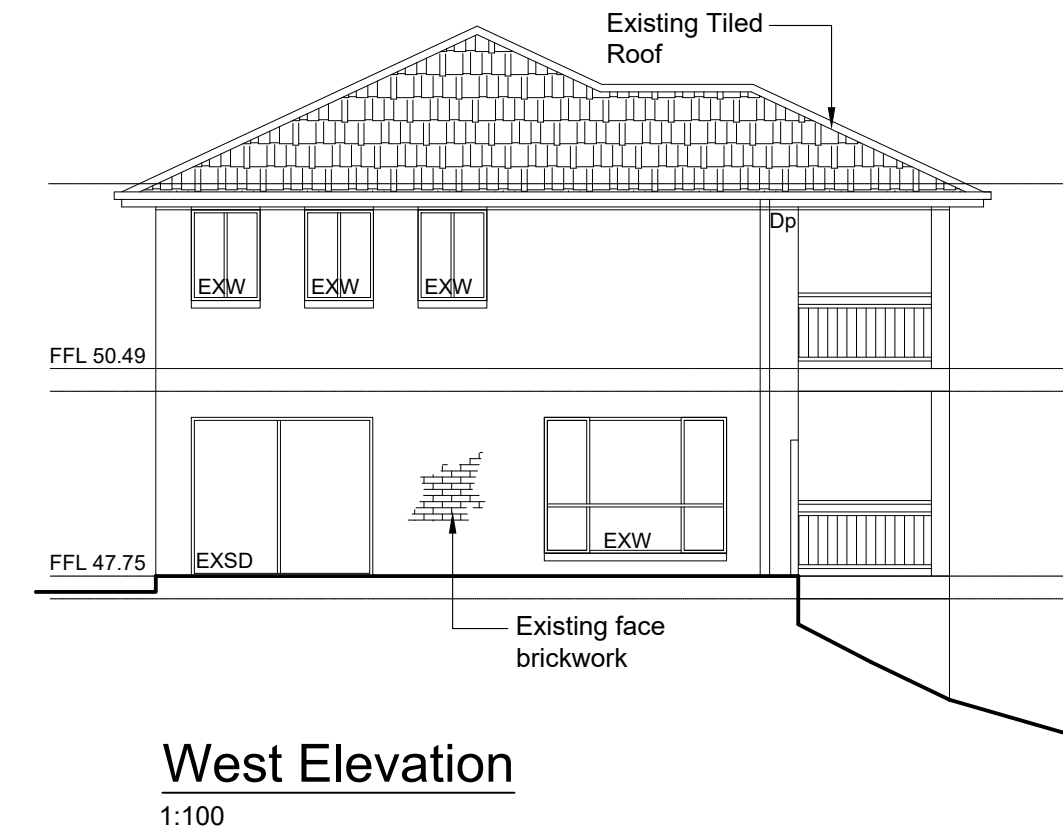
Notes:
• All dimensions to be confirmed on site.

Legend

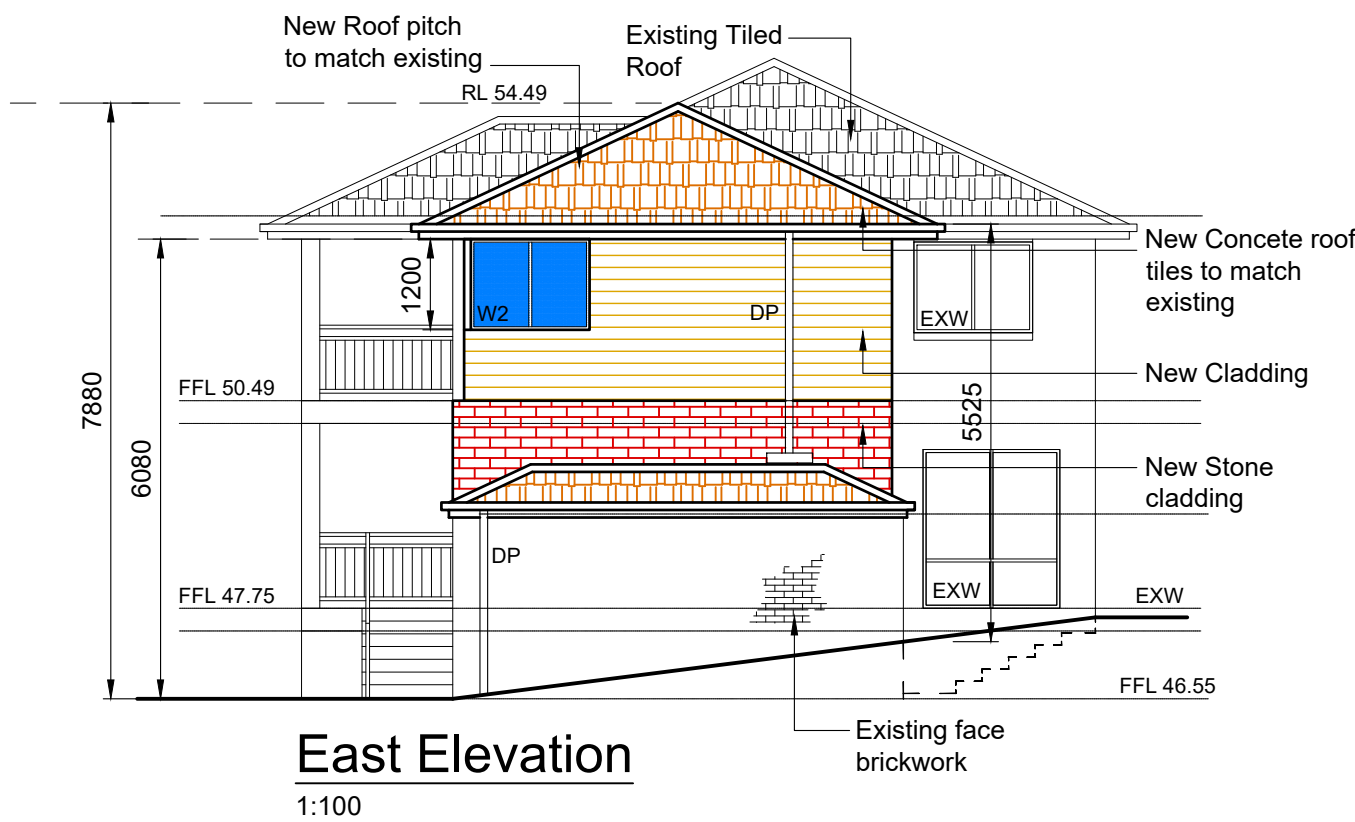
- | | | | |
|------|------------------------|----|---|
| EXW | - Existing Window | CT | - Selected Ceramic tiles |
| W | - New Window | SH | - Shower |
| CSD | - Cavity Sliding Door | C | - Selected Carpet |
| FFL | - Finish Floor Level | | - New 90 stud Walls |
| FCL | - Finish Ceiling Level | | - Existing walls demolished |
| EXDP | - Existing Downpipe | | - Existing Timber walls |
| DP | - New Downpipe | | - 50mm unitex panels over 90 stud frame |
| COS | - Confirm on Site | | - Smoke Alarm |
| SK1 | - Skylight | | - New brickwork |



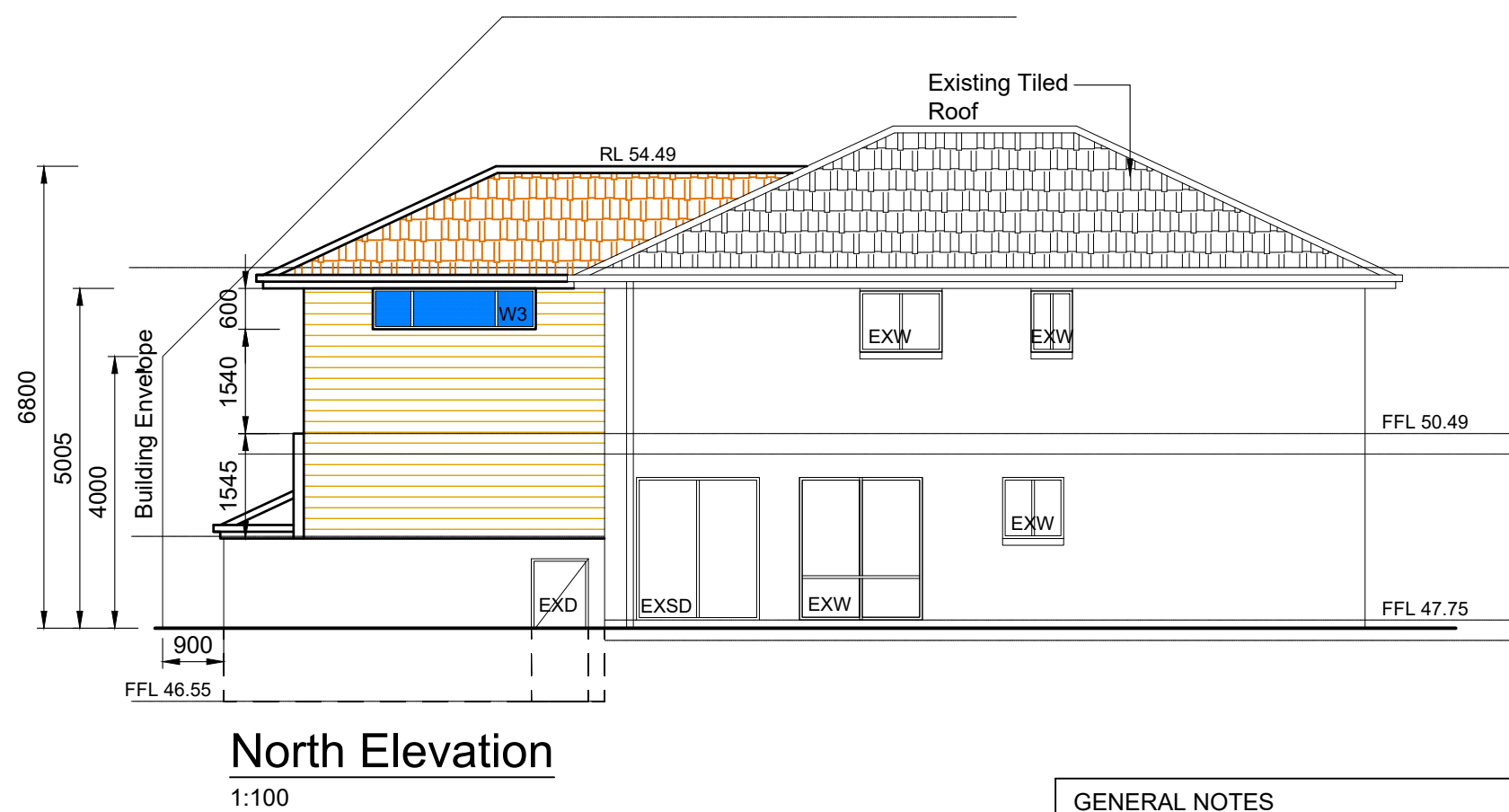
South Elevation
1:100



West Elevation
1:100



East Elevation
1:100



North Elevation
1:100

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B	Additional info for DA	23.09.2021
A	Issued for DA	26.08.2021
No.	Revision	Date

Project
Proposed Alterations & Additions
20 Warringah Road, Dee Why, NSW 2099
Lot Number 51, DP Number 1018396

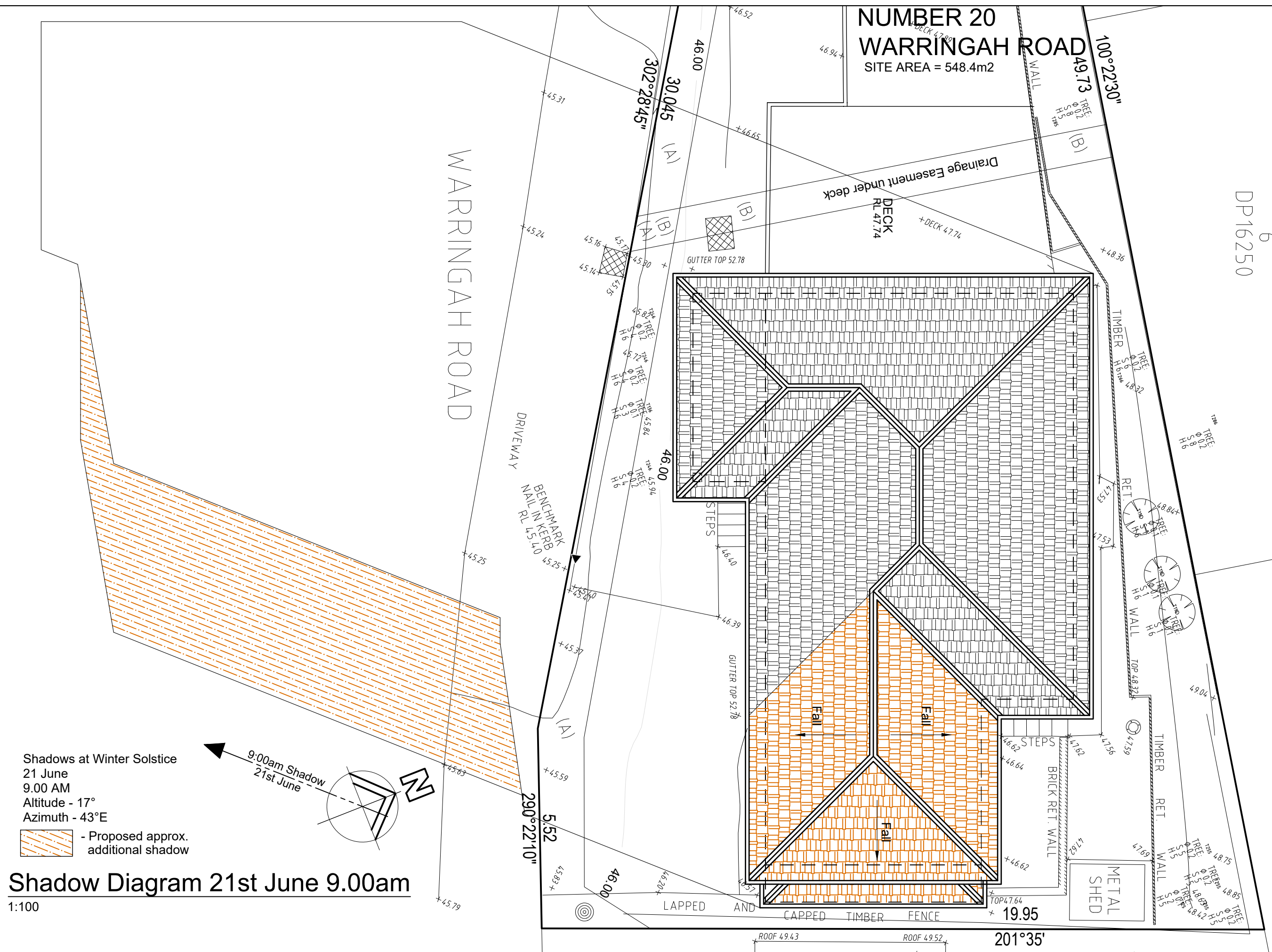
Client
Mr. Hector Seibert
20 Warringah Road, Dee Why, NSW 2099

Surveyor:
anthony&associates surveying
PO Box 9007, WYOMING NSW 2250
FAX (02) 4328 2668 MOB 0404 925 139
Email: admin@aaasurveying.com.au
ABN 38 300 659 980
REGISTERED MEMBER OF CONSULTING SURVEYORS NSW

Drawn:
BDDS
BUILDING DESIGN & DRAFTING SERVICES
Suite 3, 295-299 Pennant Hills Rd
Thornleigh NSW 2120
email: info@bdds.com.au
ABN 13 089 805 809
Tel: (02) 9980 2163
bda BUILDING DESIGNERS AUSTRALIA
Member No. 1567-15
HIA
Member No. 616232

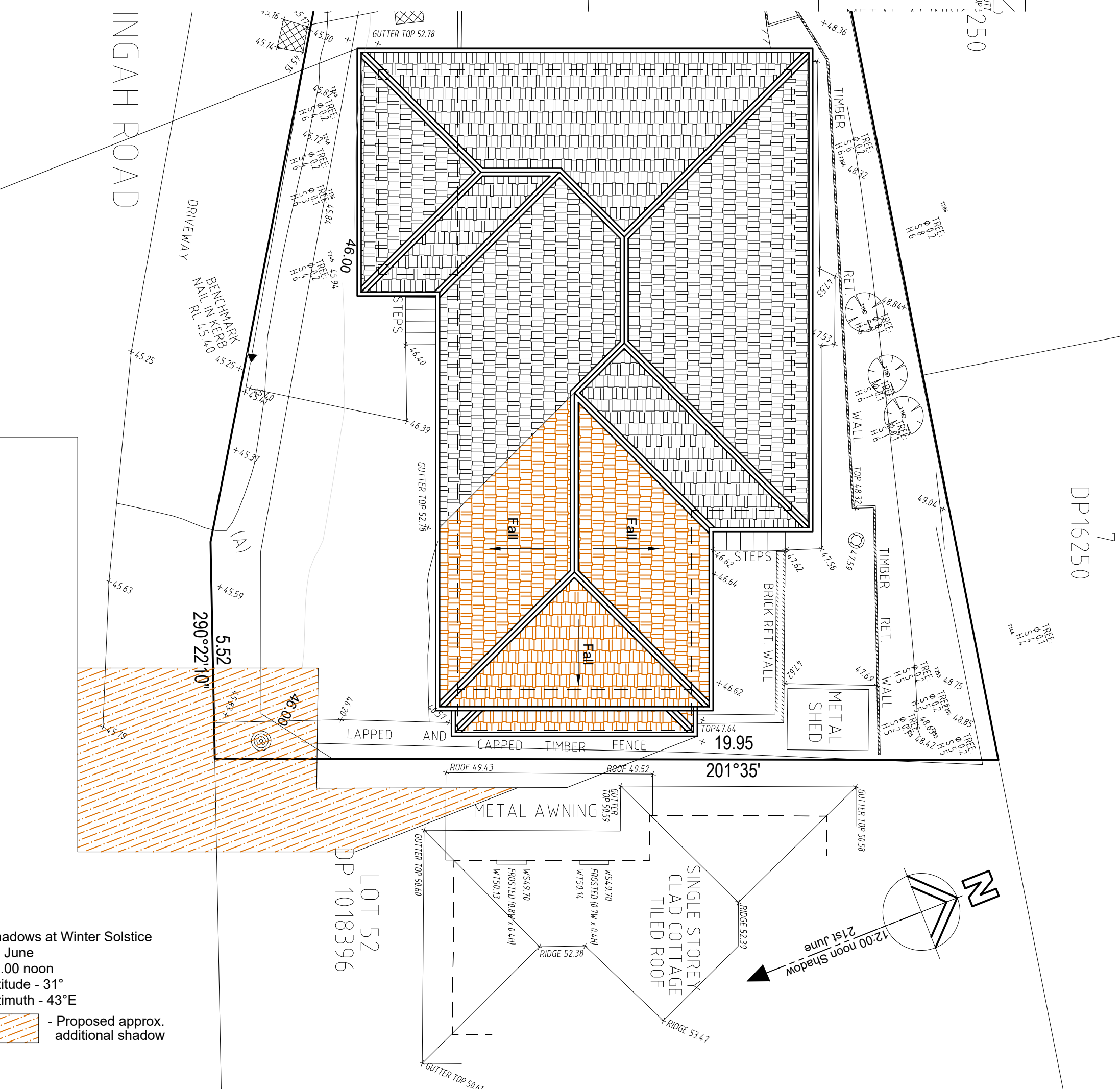
Drg Title
Proposed Floor Plans, Elevations and Section

Drawn K. Hamilton	Checked OMT	Paper Size A1	Scale AS NOTED	Date Aug. 2021
Project No 2021-076	Drawing No DA03	No. of drawings 3 of 4	Revision B	



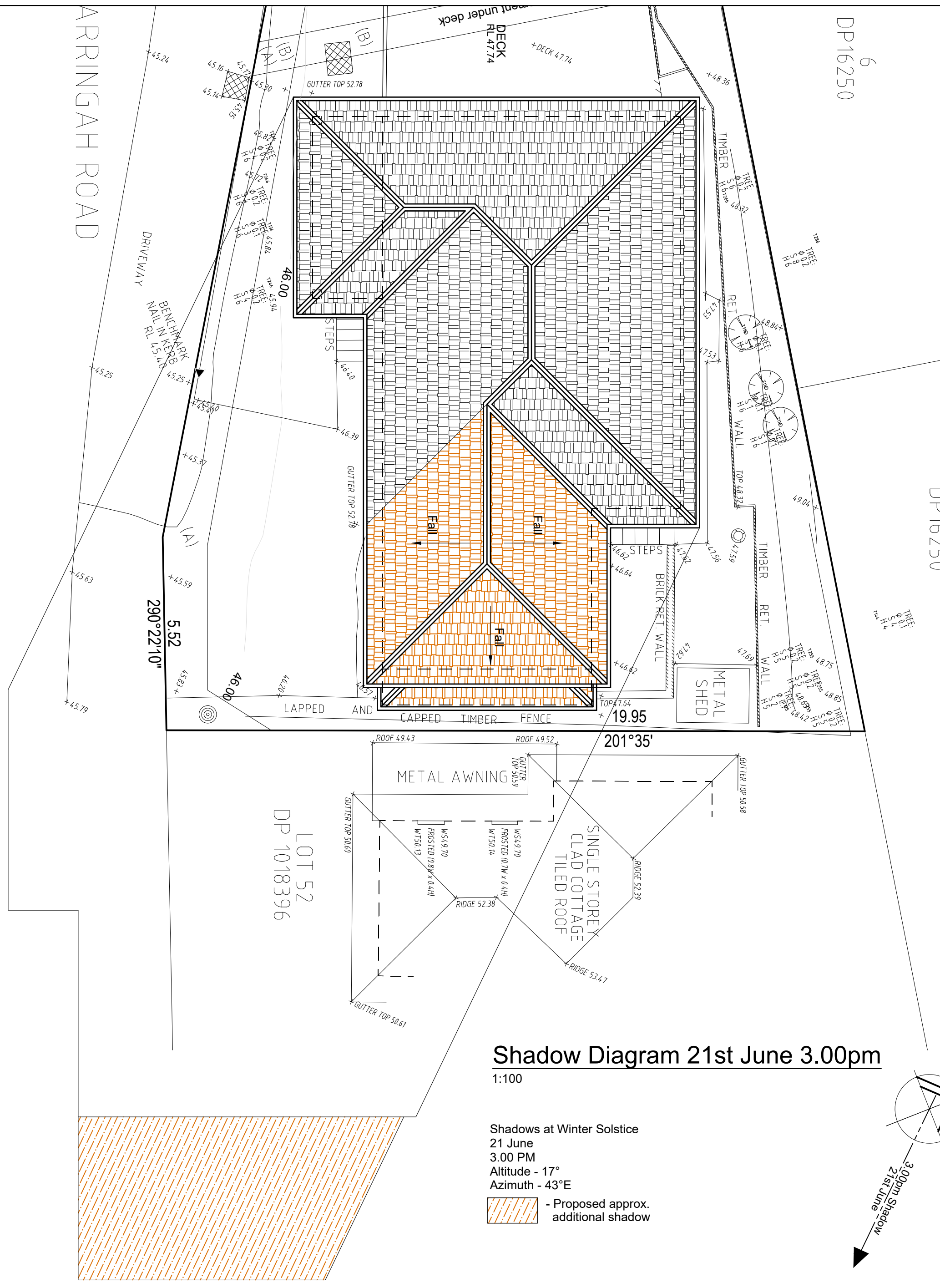
Shadows at Winter Solstice
21 June
9.00 AM
Altitude - 17°
Azimuth - 43°E
- Proposed approx.
additional shadow

Shadow Diagram 21st June 9.00am
1:100



Shadows at Winter Solstice
21 June
12.00 noon
Altitude - 31°
Azimuth - 43°E
- Proposed approx.
additional shadow

Shadow Diagram 21st June 12.00 noon
1:100



Shadows at Winter Solstice
21 June
3.00 PM
Altitude - 17°
Azimuth - 43°E
- Proposed approx.
additional shadow

Shadow Diagram 21st June 3.00pm
1:100

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A	For Client Review	01.07.2021
No.	Revision	Date
Project Proposed Alterations & Additions 20 Warringah Road, Dee Why, NSW 2099 Lot Number 51, DP Number 1018396		
Client Mr. Hector Seibert 20 Warringah Road, Dee Why, NSW 2099		
Surveyor: anthony&associates surveying ABN 38 300 659 980 PO Box 9007, WYOMING NSW 2250 FAX (02) 4 328 2668 MOB 0404 925 139 Email: admin@aaasurveying.com.au REGISTERED MEMBER OF CONSULTING SURVEYORS NSW		
Drawn: BDDS BUILDING DESIGN & DRAFTING SERVICES Suite 3, 295-299 Pennant Hills Rd Thornleigh NSW 2120 email: info@bdds.com.au ABN 13 089 805 809 Tel: (02) 9980 2163 bda BUILDING DESIGNERS AUSTRALIA Member No. 1857-15 HIA Member No. 616232		
Drg Title Shadow Diagrams		
Drawn K. Hamilton	Checked OMT	Paper Size A1
Project No 2021-076	Drawing No DA04	Scale AS NOTED
		Date Aug. 2021
		Revision A
		No. of drawings 4 of 4