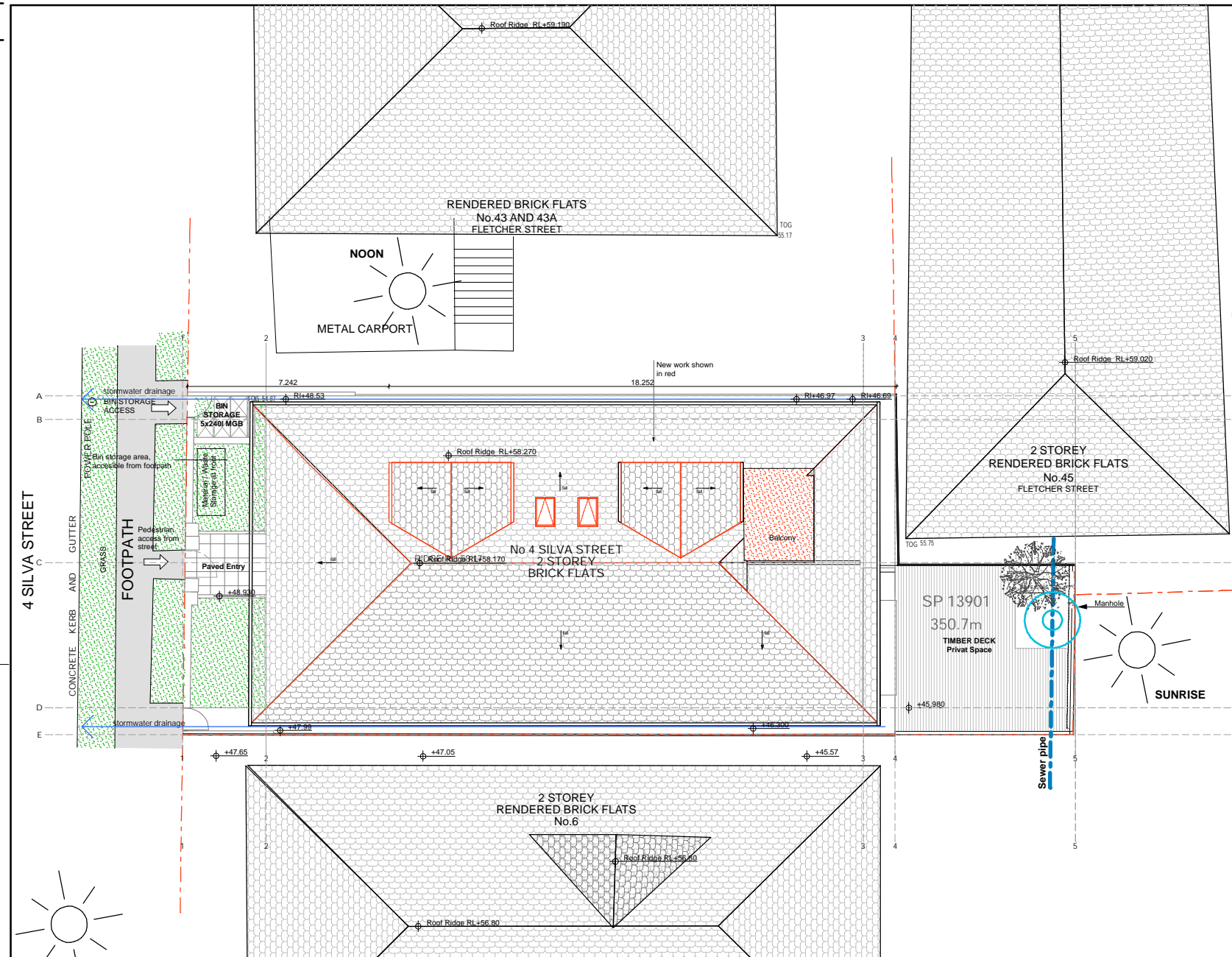


# DRAWING REGISTER

- A1/01 Drawing Register, Location Map, Site Analysis Plan and Water Management Plan
  
- A2/01 Existing Ground Floor Plan
- A2/02 Existing First Floor Plan
- A2/03 Existing Attic Plan
- A2/04 Existing Roof Plan
- A2/05 Existing East and West Elevation
- A2/06 Existing North Elevation
- A2/07 Existing South Elevation
- A2/08 Existing Section A
- A2/09 Existing Section B
  
- A3/01 Proposed Basement Floor Plan
- A3/02 Proposed Ground Floor Plan
- A3/03 Proposed First Floor Plan
- A3/04 Proposed Attic Plan
- A3/05 Proposed Roof Plan
- A3/06 Proposed East and West Elevation
- A3/07 Proposed North Elevation
- A3/08 Proposed South Elevation
- A3/09 Proposed Section A
- A3/10 Proposed Section B and C
  
- A4/01 Existing and Proposed Shadow Diagrams



Location map



Site Analysis & Water/Waste Mgmt Plan

1 : 200

### BASIX NOTES

**Insulation requirements**  
The applicant must construct the new or altered construction (Roofs, walls, and ceilings/floors) 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 20m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor	nil	
floor above existing dwelling or building	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: cavity brick	nil	
flat ceiling, pitched roof	ceiling: R2.50 (lag), roof: full raftering	medium solar absorbance 0.475 - 0.70

**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:  
Each window or glazed door with standard aluminium or timber frames and single clear or low-e glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Performance Rating Code and (NPRC) conditions.  
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.  
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.20.  
External louvers and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.  
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.  
Overshadowing buildings in 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 table below.

Window Orientation	Area of glass (m <sup>2</sup> )	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W01 N	1.8	1.6	1	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W02 N	0.5	1.6	1	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W03 N	0.5	1.6	1	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W04 N	0.5	1.6	1	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W05 N	4.2	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W06 N	4.2	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W07 S	2.38	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W08 S	0.6	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W09 S	0.6	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W10 S	2.78	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W11 S	2.78	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W12 S	2.78	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W15 E	3.9	0	0	eave/verandah/pergola/balcony >=500 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W16 E	3.3	0.4	2.1	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W17 E	5.7	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W18 E	5.7	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

**Skylights**  
The applicant must install the skylights in accordance with the specifications listed in the table below. The following requirements must also be satisfied in relation to each skylight:  
Each skylight may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.  
External awnings and louvers must fully shade the skylight above which they are situated when fully drawn or closed.

Skylight number	Area of glass (m <sup>2</sup> )	Shading device	Frame and glass type
S1	0.7	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.88)
S2	0.7	external adjustable louvre	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.88)

### Legend - Material/ Colour on Plans

- Brick
- Timber
- Concrete
- Aluminium/Glass
- Demolition
- Tiles
- Steel

### 4 Silva St, Tamarama

	Existing	Proposed
Basement/Laundry	32.16m <sup>2</sup>	16.1m <sup>2</sup>
Basement/Storage	149.2m <sup>2</sup>	nil
Basement/Living	nil	165.3m <sup>2</sup>
Basement/ Fire Stair	8.4m <sup>2</sup>	8.4m <sup>2</sup>
Ground Floor	212m <sup>2</sup>	212m <sup>2</sup>
First Floor	209	209m <sup>2</sup>
Attic	nil	35m <sup>2</sup>
Total Floor Area	611m <sup>2</sup>	645.8m <sup>2</sup>
FSR	1.74:1	1.84:1
FSR Permitted		0.6:1
Site Area	350.7m <sup>2</sup>	350.7m <sup>2</sup>

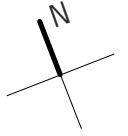
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Client Name	Owner's Corporation
Address	4 Silva Street, Tamarama
Project Number	07.05.110

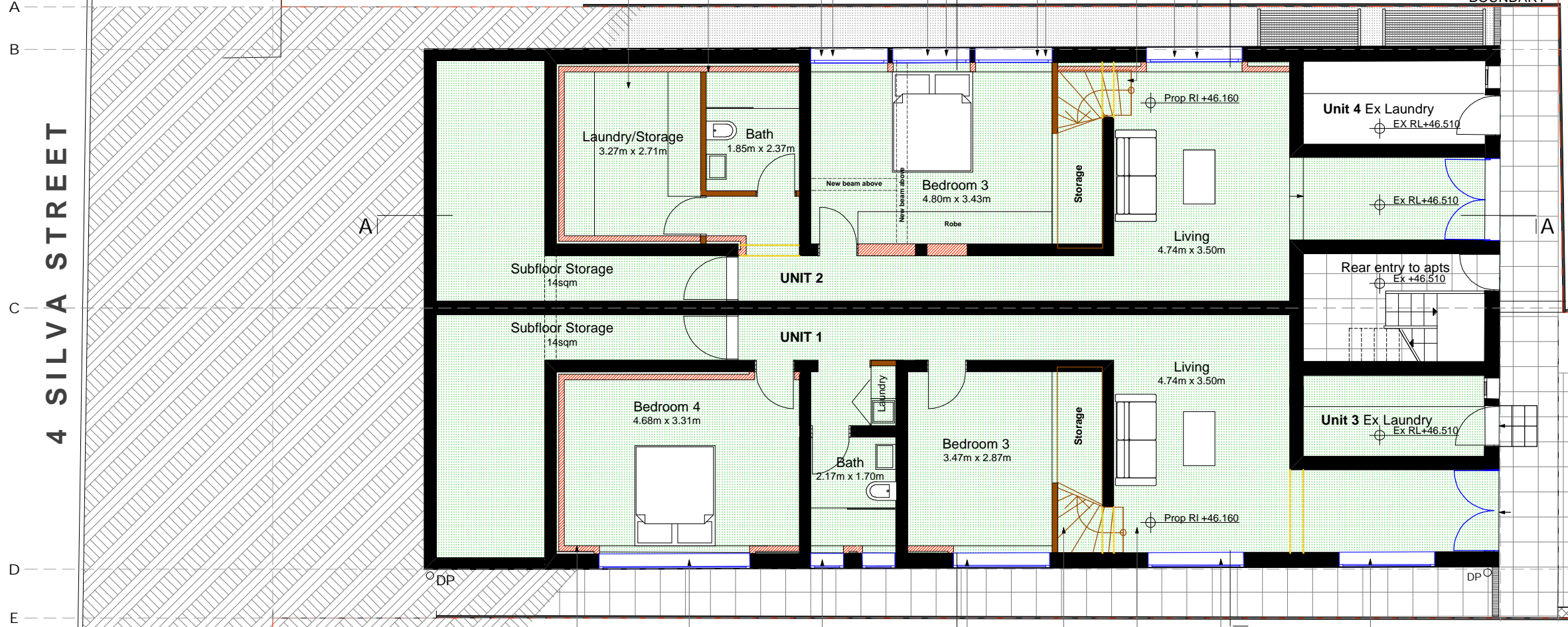
Issue	Date	Description
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B	27.05.11	DA amended _B_Draft
A	17.02.11	DA Submission

Project	4 Silva Street, Tamarama
Drawing Name	Location Plan / Site Analysis & Water/Waste Mgmt Plan
Drawing No	A1/01

RENDERED BRICK FLATS  
No.43 AND 43A  
FLETCHER STREET



METAL CARPORT



2 STOREY  
RENDERED BRICK FLATS  
No.6

Legend - Material/ Colour on Plans

	Brick
	Timber
	Concrete
	Aluminium/Glass
	Demolition
	Tiles
	Steel

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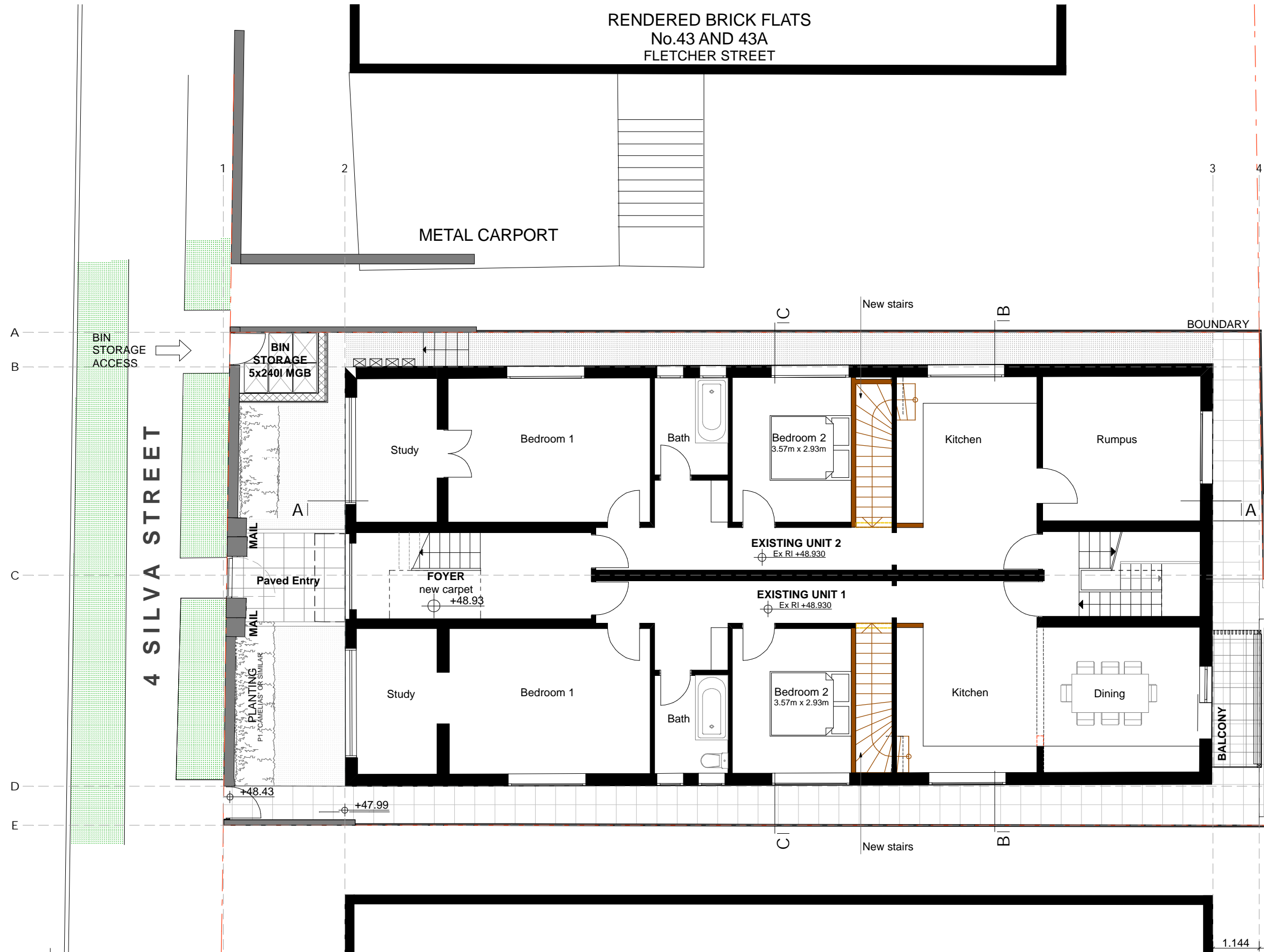
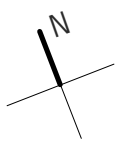
Client Name	Owner's Corporation
Address	4 Silva Street, Tamarama
Project Number	07.05.110

Issue	Date	Description
C	09.06.11	DA amended _C
B	27.05.11	DA amended _B_Draft
A	17.02.11	DA Submission

Project	4 Silva Street, Tamarama
Drawing Name	Proposed Basement Plan
Drawing No	A3/01



RENDERED BRICK FLATS  
No.43 AND 43A  
FLETCHER STREET



Proposed Ground Floor Plan

1 : 100

Legend - Material/ Colour on Plans

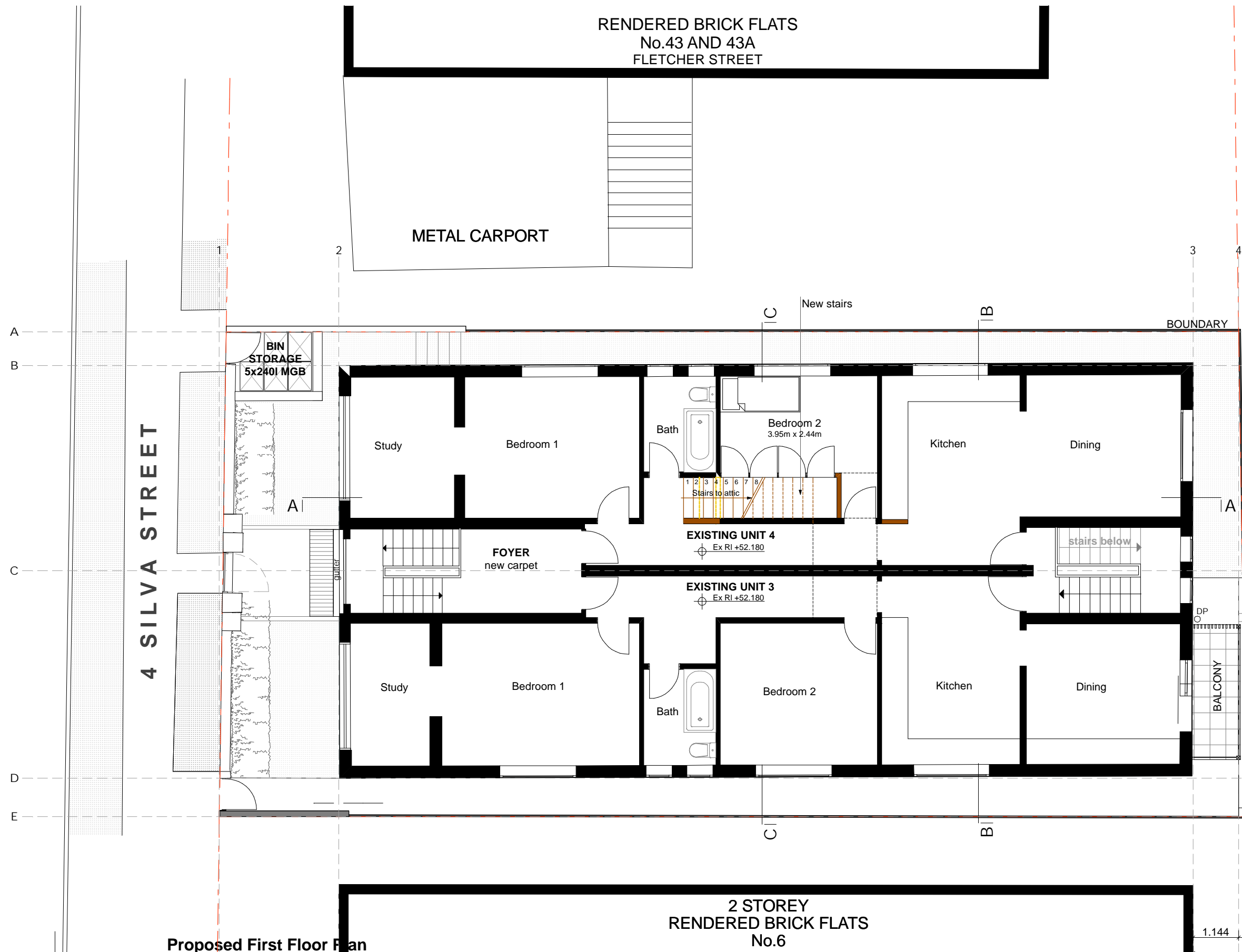
	Brick
	Timber
	Concrete
	Aluminium/Glass
	Demolition
	Tiles
	Steel

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Project Number	07.05.110

Issue	Date	Description
C	09.06.11	DA amended _C
B	27.05.11	DA amended _B_Draft
A	17.02.11	DA Submission

Project	4 Silva Street, Tamarama
Drawing Name	Proposed Ground Floor Plan
Drawing No	A3/02



Proposed First Floor Plan

2 STOREY  
RENDERED BRICK FLATS  
No.6

1 : 100

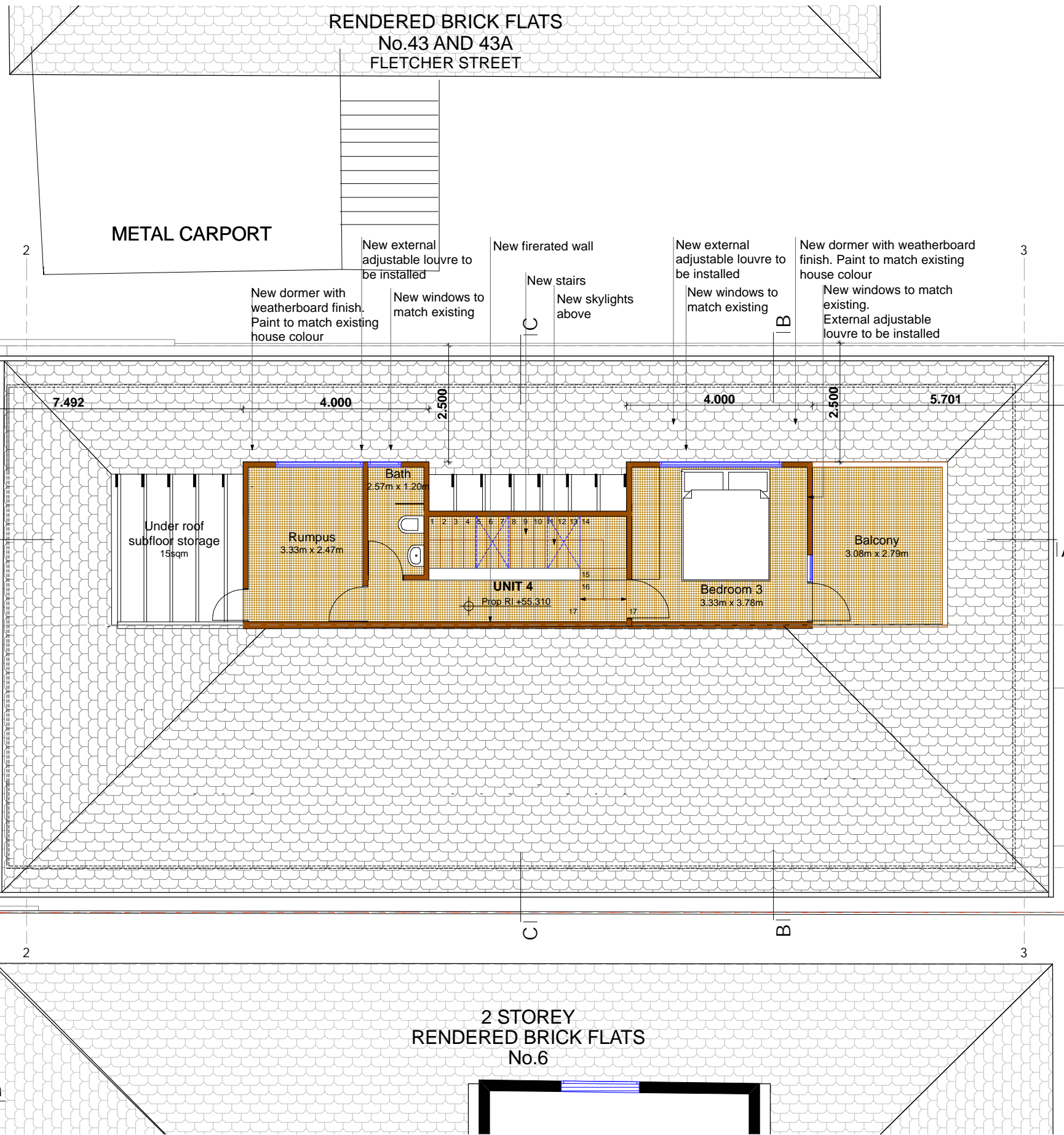
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	Brick
	Timber
	Concrete
	Aluminium/Glass
	Demolition
	Tiles
	Steel

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Issue	Date	Description
C	09.06.11	DA amended _C
B	27.05.11	DA amended _B_Draft
A	17.02.11	DA Submission

Project	4 Silva Street, Tamarama
Drawing Name	Proposed First Floor Plan
Drawing No	A3/03



4 SILVA STREET

RENDERED BRICK FLATS  
No.43 AND 43A  
FLETCHER STREET

METAL CARPORT

BIN STORAGE  
5x240l MGB

A1

A1

Under roof  
subfloor storage  
15sqm

Rumpus  
3.33m x 2.47m

Bath  
2.57m x 1.20m

UNIT 4  
Prop RL +55.310

Bedroom 3  
3.33m x 3.78m

Balcony  
3.08m x 2.79m

New external adjustable louvre to be installed

New firerated wall

New external adjustable louvre to be installed

New dormer with weatherboard finish. Paint to match existing house colour

New dormer with weatherboard finish. Paint to match existing house colour

New windows to match existing

New stairs  
New skylights above

New windows to match existing

New windows to match existing. External adjustable louvre to be installed

7.492 4.000 2.500 4.000 2.500 5.701

Proposed Attic Plan

1 : 100

2 STOREY  
RENDERED BRICK FLATS  
No.6

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Project Number	07.05.110

Issue	Date	Description
C	09.06.11	DA amended _C
B	27.05.11	DA amended _B_Draft
A	17.02.11	DA Submission

Project	4 Silva Street, Tamarama
Drawing Name	Proposed Attic Plan
Drawing No	A3/04

RENDERED BRICK FLATS  
No.43 AND 43A  
FLETCHER STREET

METAL CARPORT

New tiles to match existing  
New skylights above  
New skylights above  
New tiles to match existing

BIN STORAGE  
5x240l MGB

4 SILVA STREET

No 4 SILVA STREET  
2 STOREY  
BRICK FLATS

Balcony








RIDGE ON RIDGE RL+58.170

2 STOREY  
RENDERED BRICK FLATS  
No.6

Proposed Roof Plan

1 : 100

Legend - Material/ Colour on Plans

-  Brick
-  Timber
-  Concrete
-  Aluminium/Glass
-  Demolition
-  Tiles
-  Steel

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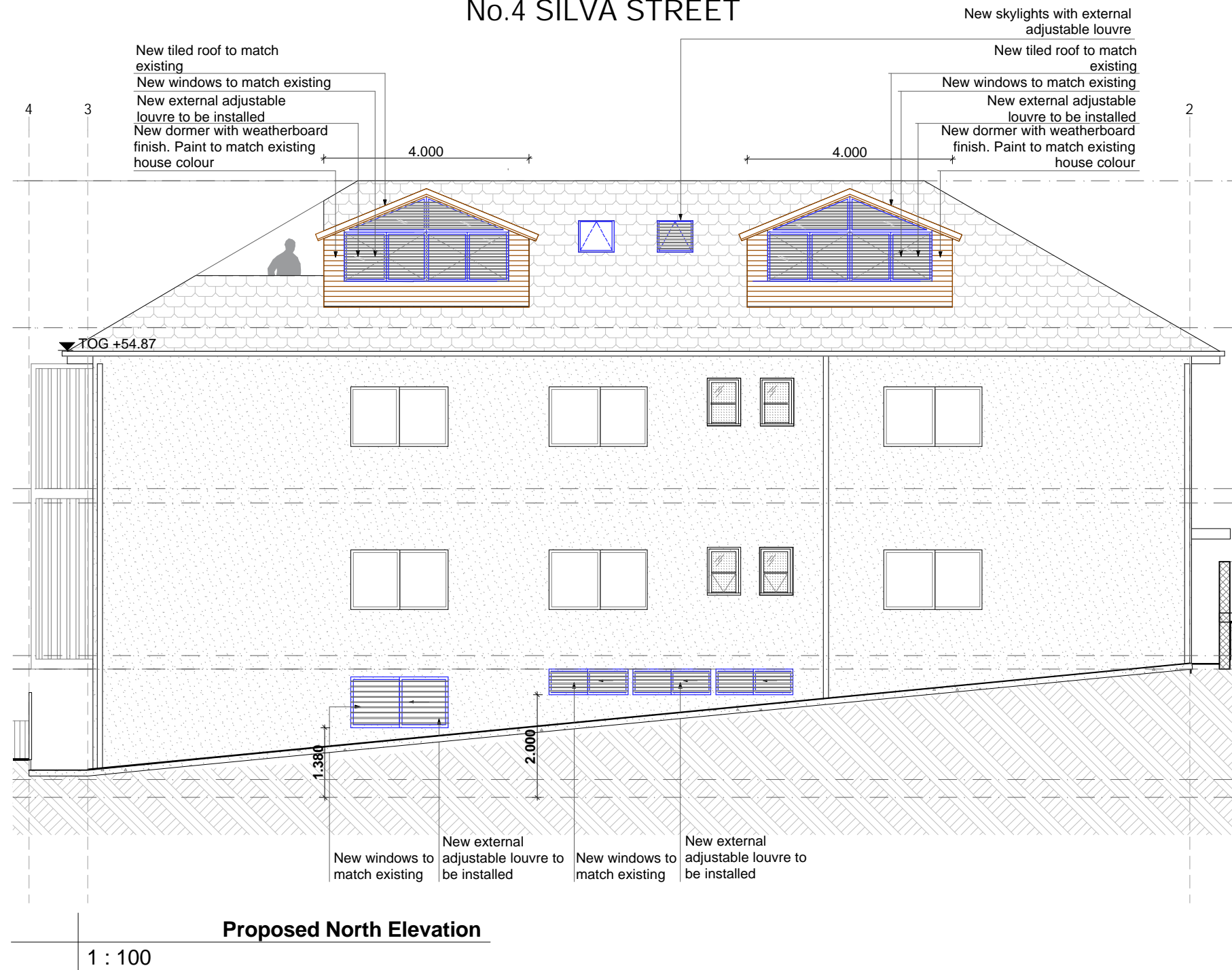
Client Name	Owner's Corporation
Address	4 Silva Street, Tamarama
Project Number	07.05.110

Issue	Date	Description
C	09.06.11	DA amended _C
B	27.05.11	DA amended _B_Draft
A	17.02.11	DA Submission

Project	4 Silva Street, Tamarama
Drawing Name	Proposed Roof Plan
Drawing No	A3/05



# No.4 SILVA STREET



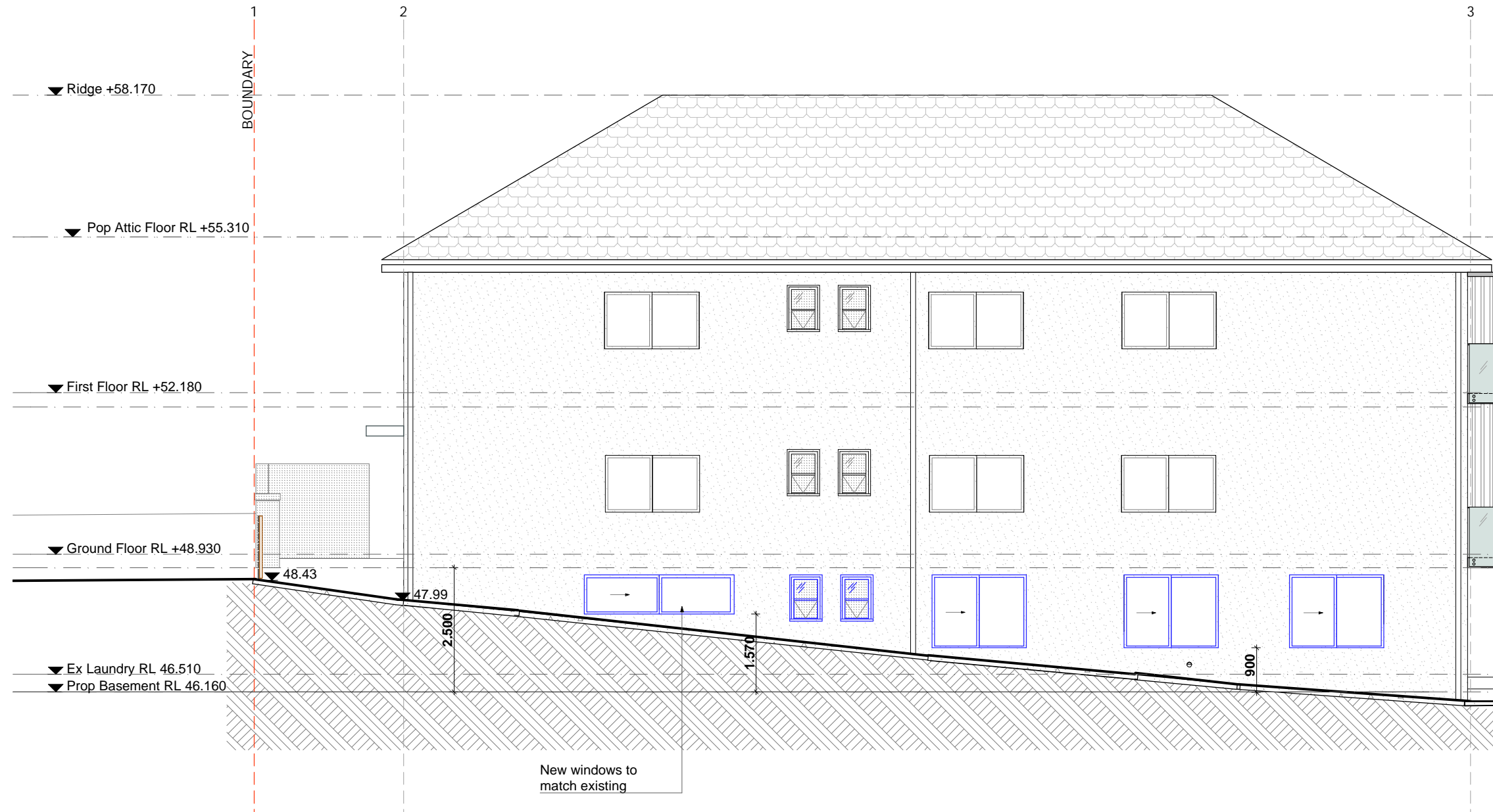
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	Timber
	Concrete
	Aluminium/Glass
	Demolition
	Tiles
	Steel

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Project Number	07.05.110

Issue	Date	Description
C	09.06.11	DA amended _C
B	27.05.11	DA amended _B_Draft
A	17.02.11	DA Submission

Project	4 Silva Street, Tamarama
Drawing Name	Proposed North Elevation
Drawing No	A3/06



**Proposed South Elevation**

1 : 100

Legend - Material/ Colour on Plans	
	Brick
	Timber
	Concrete
	Aluminium/Glass
	Demolition
	Tiles
	Steel

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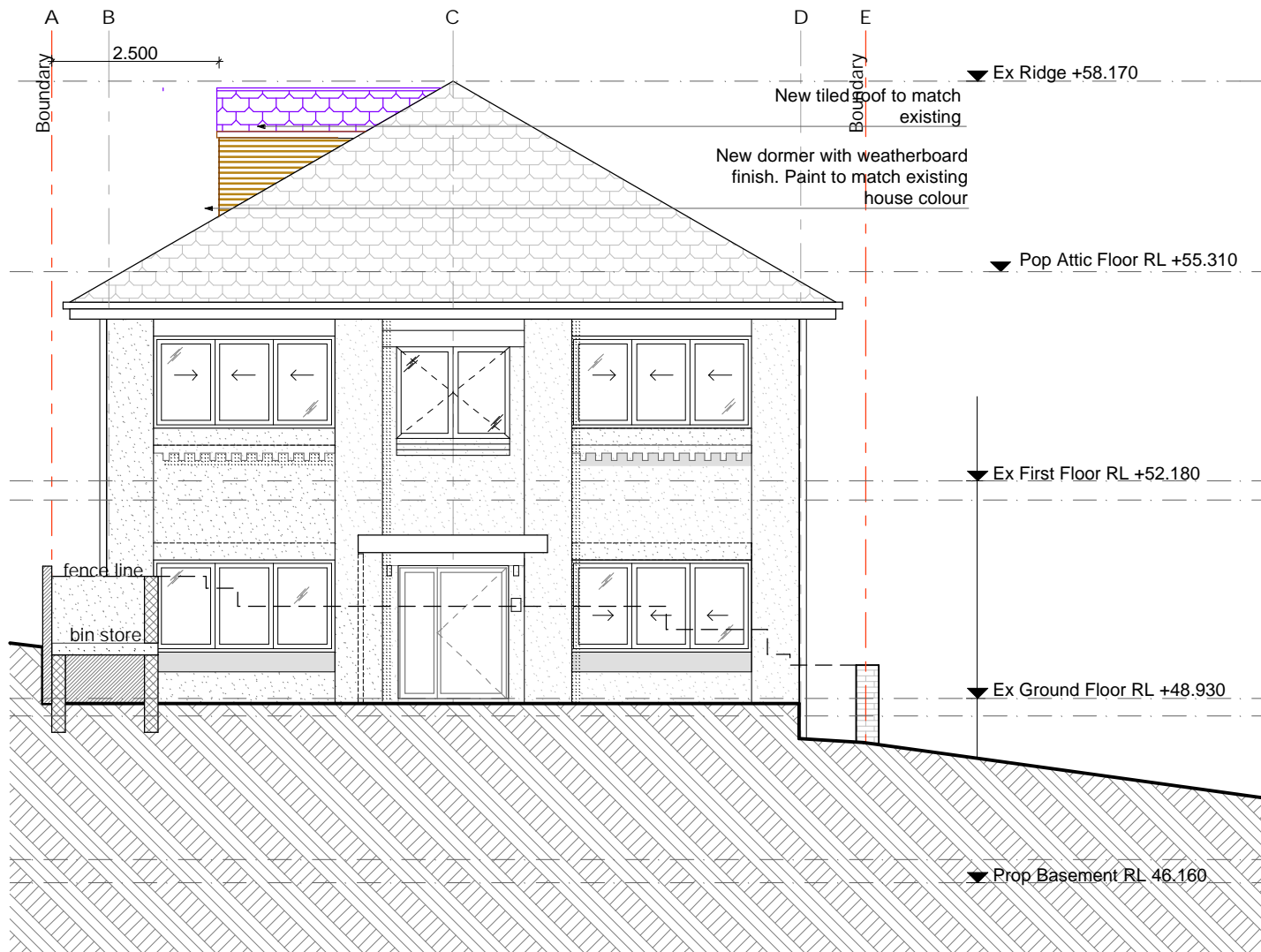
Client Name	Owner's Corporation
Address	4 Silva Street, Tamarama
Project Number	07.05.110

Issue	Date	Description
C	09.06.11	DA amended _C
B	27.05.11	DA amended _B_Draft
A	17.02.11	DA Submission

Project	4 Silva Street, Tamarama
Drawing Name	Proposed South Elevation
Drawing No	A3/07



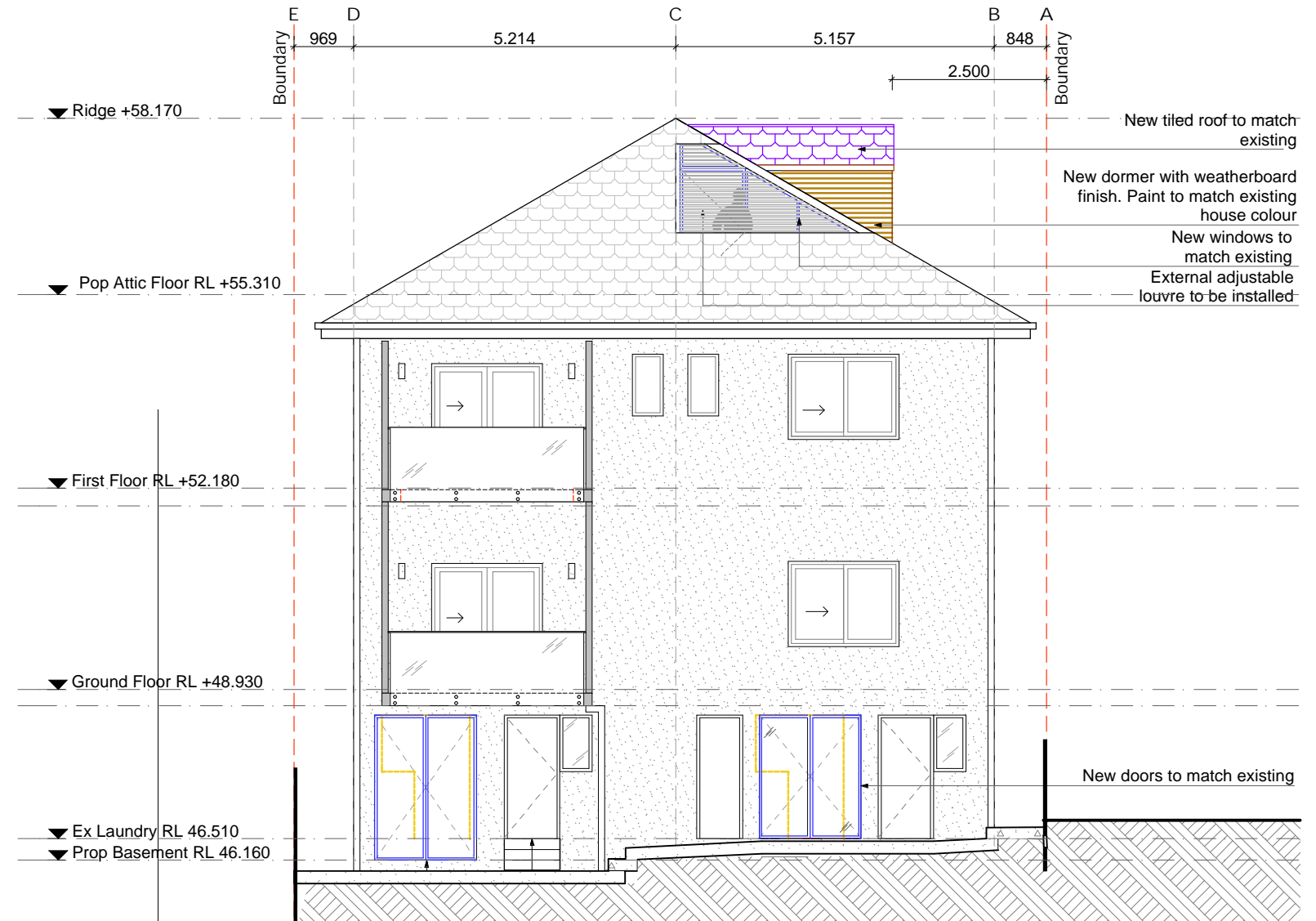
# No.4 SILVA STREET



**Proposed West Elevation**

1 : 100

# NO.4 SILVA STREET



**Proposed East Elevation**

1 : 100

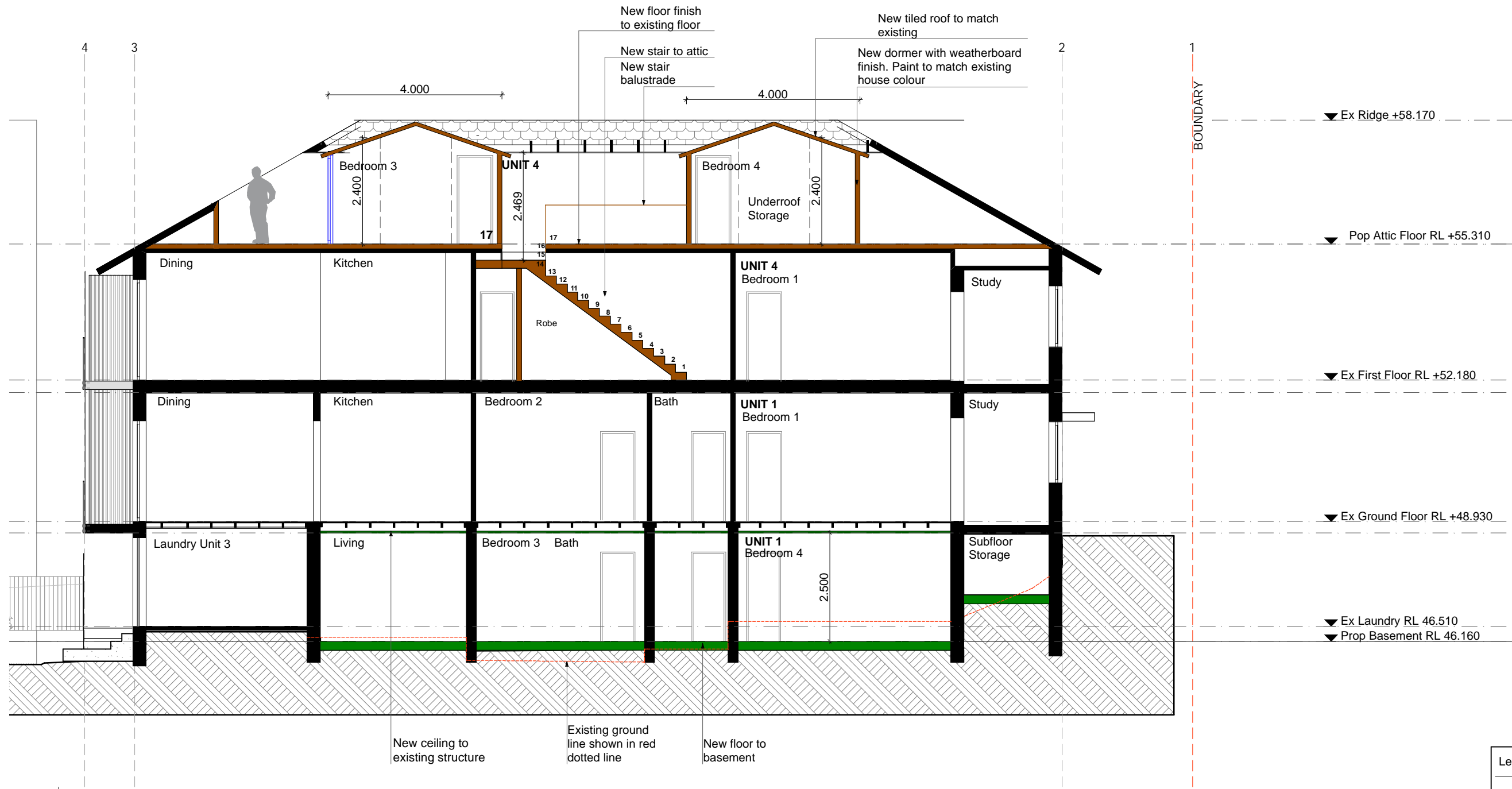
Legend - Material/ Colour on Plans	
	Brick
	Timber
	Concrete
	Aluminium/Glass
	Demolition
	Tiles
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Issue	Date	Description
C	09.06.11	DA amended _C
B	27.05.11	DA amended _B_Draft
A	17.02.11	DA Submission

Project	4 Silva Street, Tamarama
Drawing Name	Proposed East and West Elevation
Drawing No	A3/08



**Proposed Section A**

1 : 100

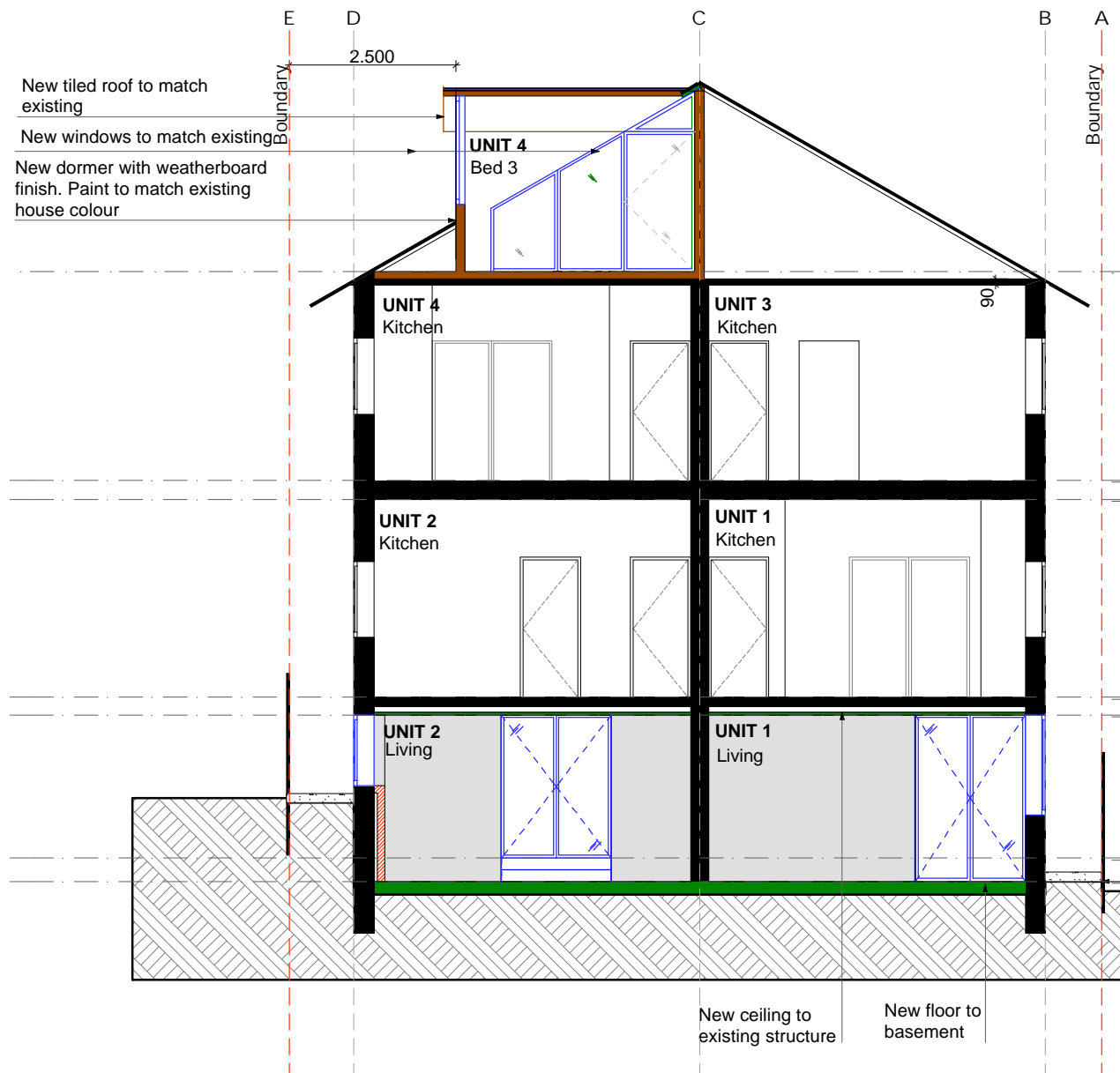
Legend - Material/ Colour on Plans	
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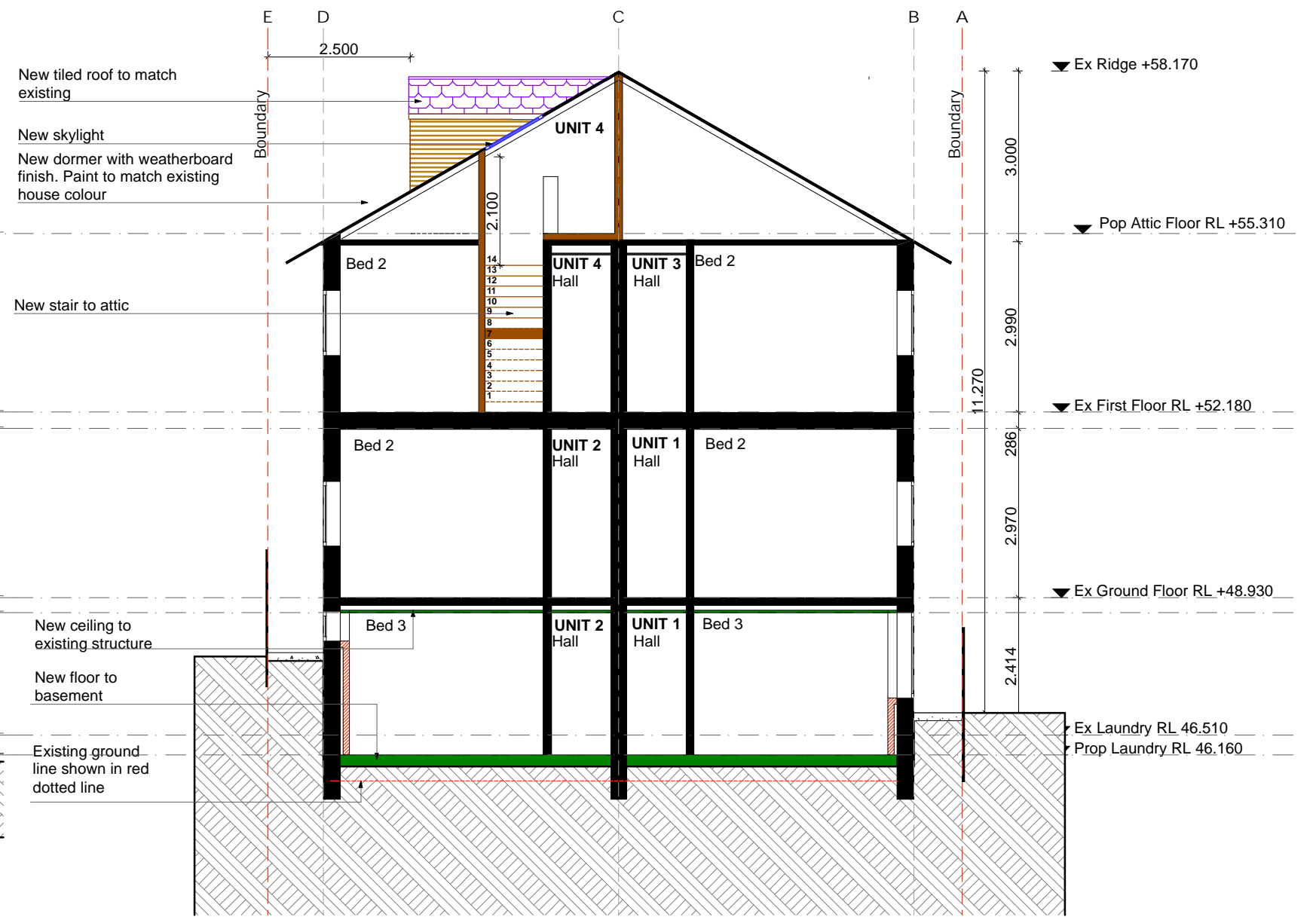
Issue	Date	Description
C	09.06.11	DA amended _C
B	27.05.11	DA amended _B_Draft
A	17.02.11	DA Submission

Project	4 Silva Street, Tamarama
Drawing Name	Proposed Section A
Drawing No	A3/09



**Proposed Section B**

1 : 100



**Proposed Section C**

1 : 100

Legend - Material/ Colour on Plans

	Brick
	Timber
	Concrete
	Aluminium/Glass
	Demolition
	Tiles
	Steel

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Project	4 Silva Street, Tamarama
Drawing Name	Proposed Section B and C
Drawing No	A3/10