

Proposed New Dwelling

99 Copeland Rd, Beecroft



DRAWING No. DESCRIPTION

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DA Calculations

SITE AREA	903m ²
PROPOSED GFA	428.63m ²
ALLOWABLE GFA	430m ²

GFA Calculations

PATIO	7.80
GROUND FLOOR AREA	217.44
FIRST FLOOR AREA	173.26
AFRESCO	30.13
	428.63 m²

SITE COVERAGE

GARAGE	48.75
GROUND FLOOR AREA	224.90
	273.65 m²

Total Build Area

ALFRESCO	30.14
GARAGE	48.75
GROUND FLOOR AREA	221.53
PATIO	6.65
FIRST FLOOR AREA	186.57
	493.64 m²

DESIGNERS WORK HEALTH AND SAFETY STATEMENT

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHT

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practise, regulations or legislation.

For non-residential only - omit if not appropriate

ANCHORAGE POINTS

Anchorage points for scaffold or fall arrest have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN FLOORS

FLOOR FINISHES

Finishes have not been specified by the designer, but should be selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet.

FLOOR FINISHES BY OWNER

As the designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4589:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warnings during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

FALLING OBJECTS

LOOSE MATERIAL AND SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below:

1. Prevent or resist access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have protective equipment (PPE).

BUILDING COMPONENTS

During construction, renovations or demolition of this building, parts of the structure including fabricated steel work, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times where collapse, which may injure persons in the area, is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and the access to areas below the load is prevented or resisted.

TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the subdivision of these areas.

For building where onsite loading/unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where other traffic is moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using appropriate services (such as Dial Before You Dig), appropriate excavation practise should be used and, where necessary, specialist contractors should be used.

Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

MANUAL TASK

Components within this design with a mass in excess of 25 kilograms should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be

required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. This should be fully maintained in accordance with manufacturers specifications and not used where faulty or (in the case of electrical equipment) not carrying and electrical safety tag. All safety guards should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specifications.

HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to:

1990 - It therefore may contain asbestos

1996 - It therefore is likely to contain asbestos

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolition, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protections against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational, maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protections against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, Rockwool, ceramic and material used for either thermal or sound insulation may contain synthetic mineral which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protections against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturers recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated areas should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The designer requires warning signs and barriers to unauthorised areas. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For building with small spaces where maintenance may be required:

Some small spaces within this building may require access by construction or maintenance workers. The designer requires warning signs and barriers to unauthorised areas. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

OPERATIONAL USE OF BUILDINGS RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

For non-residential buildings where the end-use has not been identified:

This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit out for the end-user.

For non-residential buildings where the end-use is known:

This building has been designed to the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at Workplace, AS/NZ 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.

Due to history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placements. All the above applies.

Note: THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not excluded to): THE OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, MAINTAINERS AND DEMOLISHERS.

FINISHES NOTES:

1. RENDERED BRICK VENEER TO DWELLING
- a. JOINING AND CORBELLING WHERE INDICATED ON PLANS
2. TILED ROOF WITH COLORBOND FLAT ROOF TO MANSARD SECTION
3. PAINTED TIMBER DOORS
4. WINDOWS AS PER BASIX

CONSTRUCTION NOTES:

1. TIMBER FRAMING TO AS1685:2010
2. CONCRETE FOOTING TO AS2870:2011
3. PLUMBING TO AS3500:2003
4. TERMITES CONTROL TO AS2049
5. DOORS AND WINDOWS TO AS2047
6. STEEL BEAMS WHERE REQUIRED TO ENGINEERING SPECIFICATIONS



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DATE	AMENDMENTS	REV
6/09/2021	WORKING DRAWING	01
21/09/2021	CLIENT AMENDMENTS	02
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25/11/2021	EXTERNAL WALL AMENDED	04
26/11/2021	EXTERNAL WALL AMENDMENTS	05
21/02/2022	DA CONDITION ITEM 6&8	06
10/03/2022	COUNCIL EMAIL	07

ADDRESS
99 Copeland Rd, Beecroft
Lot 12 DP444486

CLIENT
Connie Da Silva

DRAWING TITLE
COVER PAGE

PROJECT
NEW DWELLING

DRAWING STATUS

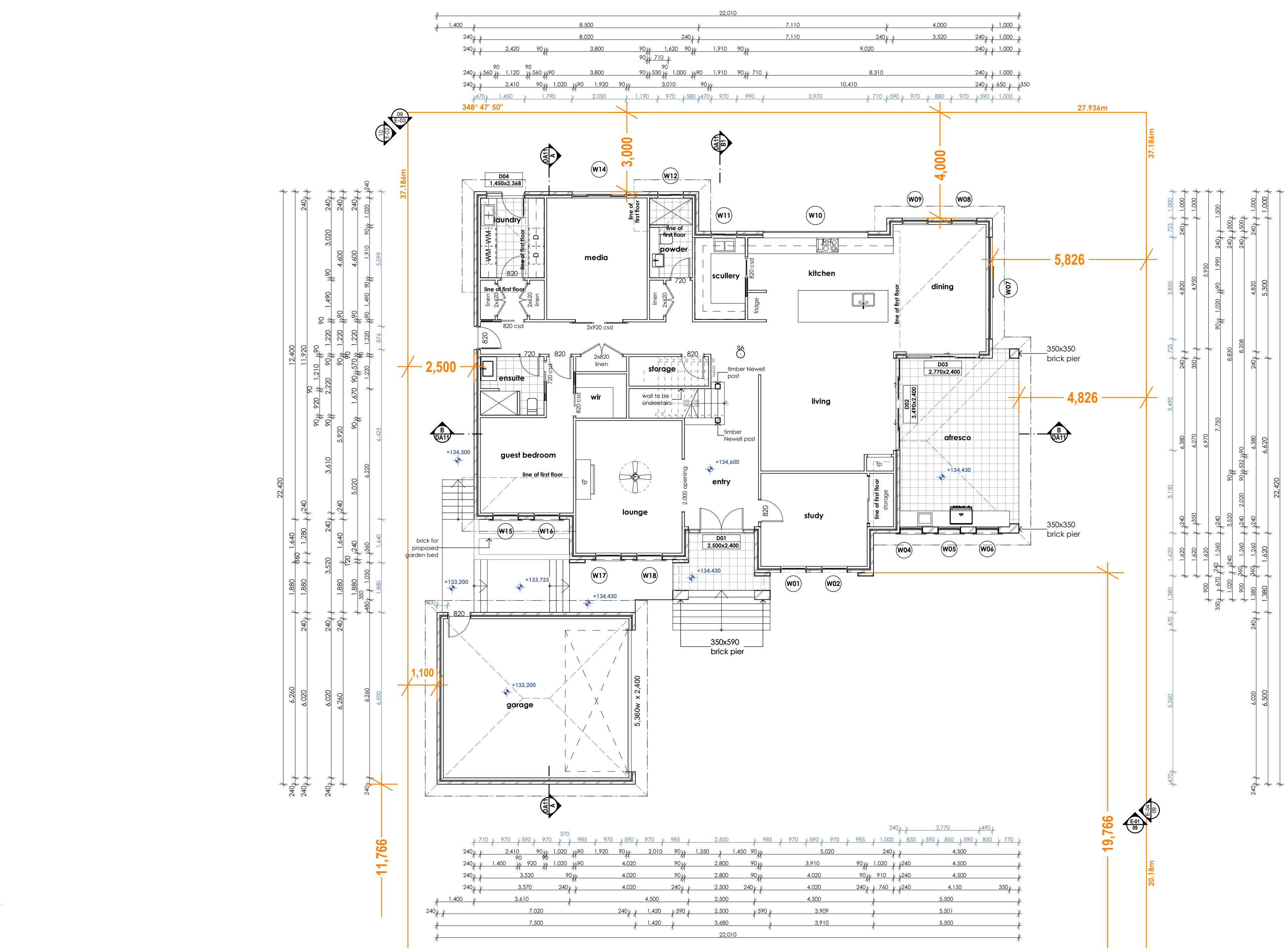
Working Drawing

DRAWN BY	DATE	SCALE
XW	10/03/2022	@ A2
DWG NO	JOB NUMBER	ISSUE
01	21061	07

BASIX COMMITMENTS NOTES				
REFER TO APPROVED BASIX REPORT				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star (> 7.5 but <= 9 L/min)	4 star	4 star	5 star
Alternative water source	Individual rainwater tank to collect run off from at least 200 m² of roof area - Tank size min 3000 litres			
	The applicant must connect the rainwater tank to:			
	Landscape connection	Toilet connection	Laundry connection	Pool top up
	Yes	Yes	-	-
ENERGY	Hot water system: Gas Instantaneous with a performance of 5 stars			
	Bathroom ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Laundry ventilation system: Natural ventilation only			
	Cooling system: 3 Phase air-conditioning EER 3.0 - 3.5 in at least 1 living/bed area			
	Heating system: 3 Phase air-conditioning EER 3.0 - 3.5 in at least 1 living/bed area			
	Natural lighting: As per BASIX			
	Artificial lighting: As per BASIX			
	Alternative energy: Must install a photovoltaic system with the capacity to generate at least 6.5 peak kilowatts of electricity.			
	Must install a gas cooktop and electric oven.			
	Must install fixed outdoor clothes drying line as part of the development.			

NatHERS summary for 99 Copeland Road Beecroft 2119		
Building Elements	Material	Detail
External walls	Brick veneer – light colour	R2.5 bulk insulation
Internal walls	Plasterboard on studs	R2.0 bulk insulations to walls adjacent to powder, bathroom & laundry
Ceilings	Plasterboard	R4.0 bulk insulation to ceilings with roof above
Floors	Concrete – ground floor	Waffle pod
	Timber – first floor	
Roof	Roof Tiles – Dark Colour Solar Absorptance > 0.70	Foil (sisalation) to underside of roof
Doors/Windows – W01, W02, D01 sidelights, D02, D03, W10, W11, W14, W15, W16, W17, W18, W19, W22, W24, W27, W28, W29, W33, W34	<u>Sliding windows/doors, double hung & fixed windows:</u> Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.58 +/- 10%
Doors/Windows – D01, W07, W08, W09, Hall door, W20, W21, W25, W26, W35, W36	<u>Awning windows & hinged doors:</u> Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
Doors/Windows – D04 sidelight, W12, W23, W31, W32	<u>Sliding windows, Fixed windows:</u> Aluminium single glazed	U value 6.70 or less and SHGC 0.70 +/- 10%
Doors/Windows – D04	<u>Hinged door:</u> Aluminium single glazed	U value 6.70 or less and SHGC 0.57 +/- 10%
Ceiling fans	1200mm ceiling fans to lounge, sitting & first floor bedrooms	
<u>Lighting:</u> This dwelling has been rated with non-ventilated LED downlights as per NatHERS certificate.		
<u>Note:</u> Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA.		
<u>Note:</u> In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
<u>Note:</u> Self-closing damper to bathroom & ensuite exhaust fans.		

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		6/09/2021	WORKING DRAWING	01	99 Copeland Rd, Beecroft Lot 12 DP444486	BASIX COMMITMENTS	Working Drawing		
		21/09/2021	CLIENT AMENDMENTS	02					
		25/10/2021	BASIX REQ'TS ADDED	03					
		25/11/2021	EXTERNAL WALL AMENDED	04	CLIENT Connie Da Silva	PROJECT NEW DWELLING	DRAWN BY	DATE	SCALE
		26/11/2021	EXTERNAL WALL AMENDMENTS	05			XW	10/03/2022	@ A2
		21/02/2022	DA CONDITION ITEM 6&8	06			DWG NO	JOB NUMBER	ISSUE
10/03/2022	COUNCIL EMAIL	07	02	21061			07		



SA
○ smoke alarm

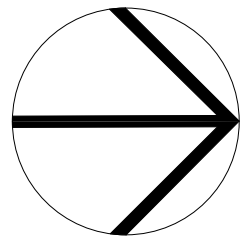


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NORTH



DATE	AMENDMENTS	REV
21/02/2022	DA CONDITION ITEM 688	06
10/03/2022	COUNCIL EMAIL	07

ADDRESS
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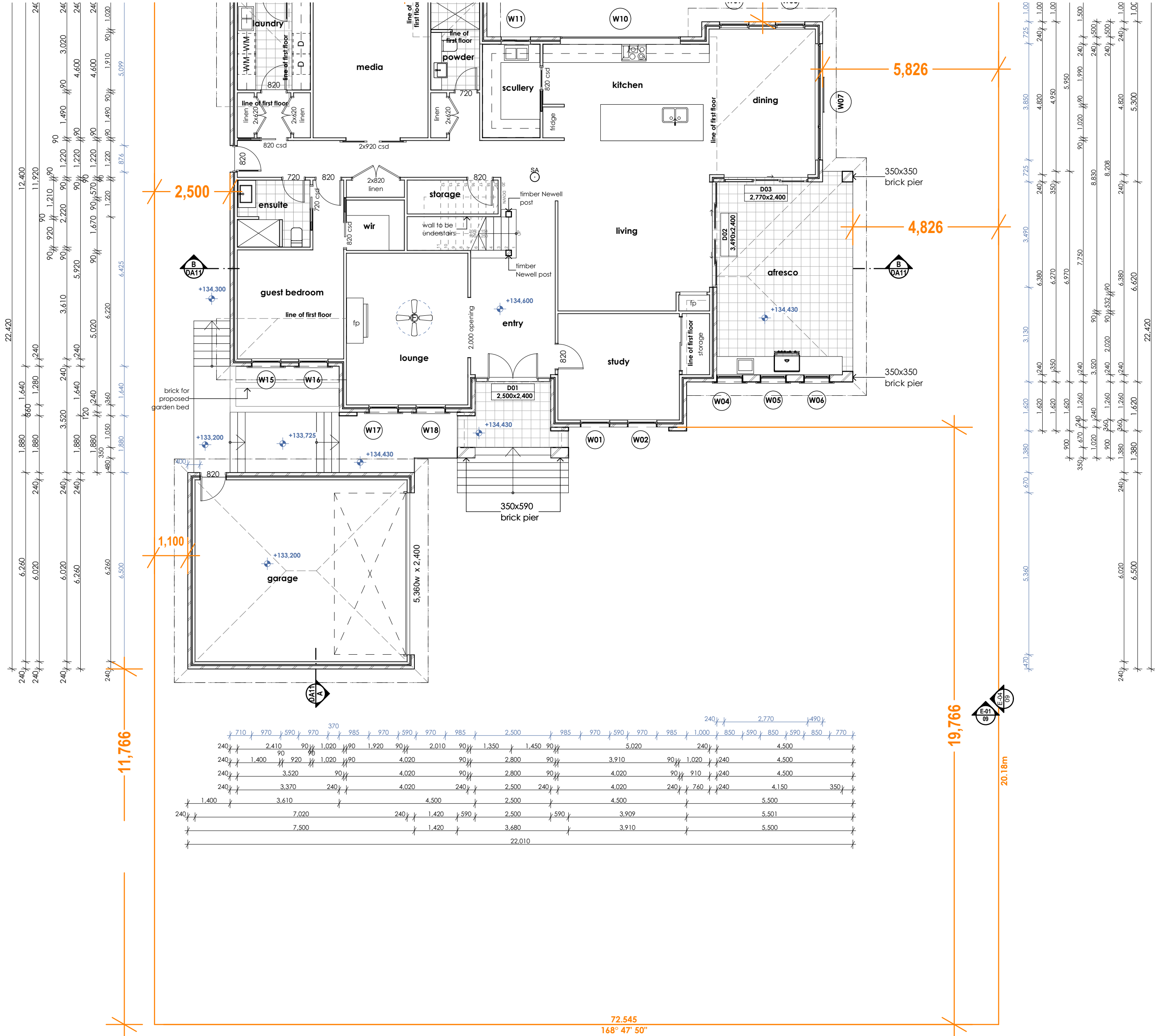
CLIENT
Connie Da Silva

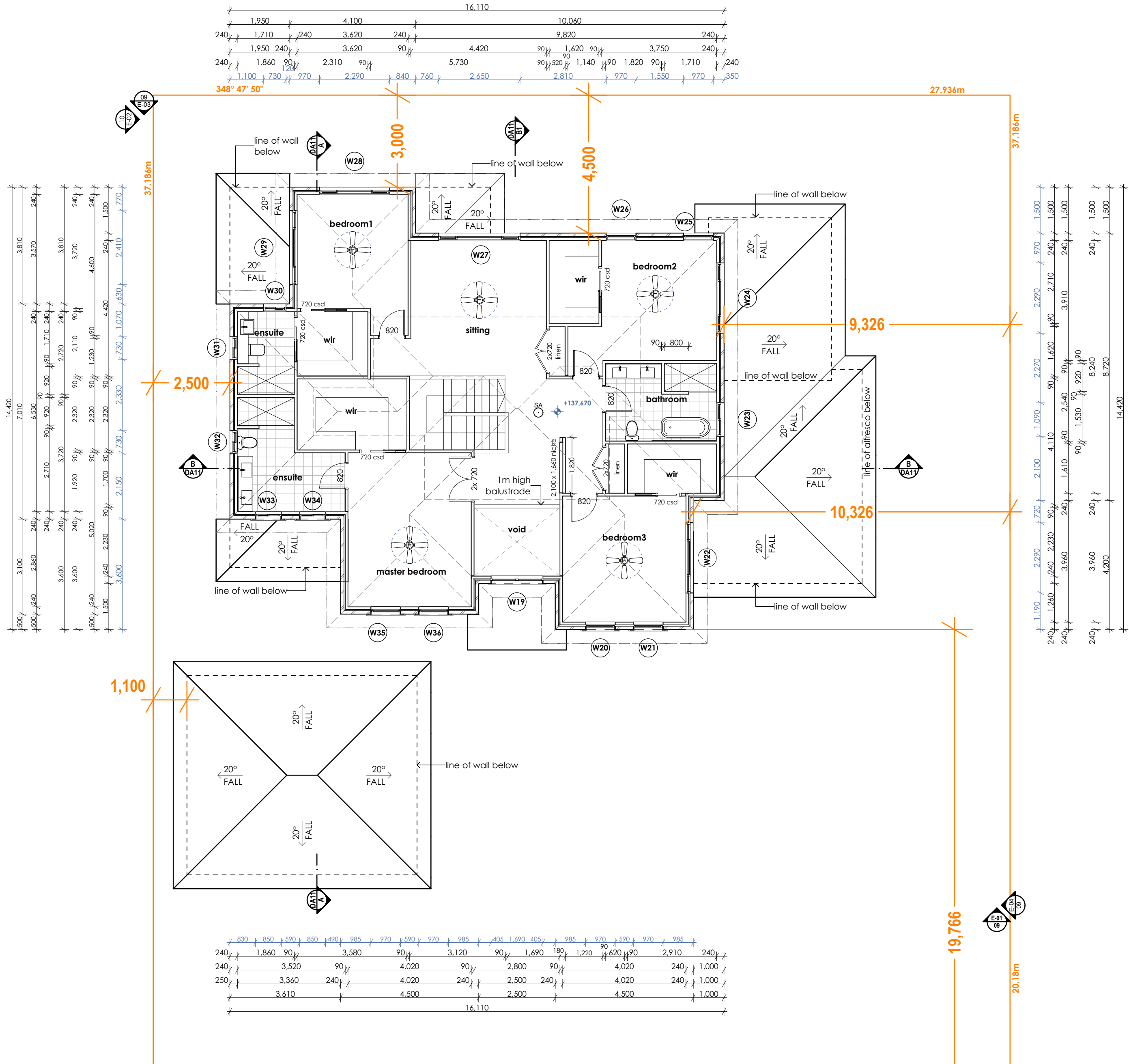
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GROUND FLOOR PLAN-2

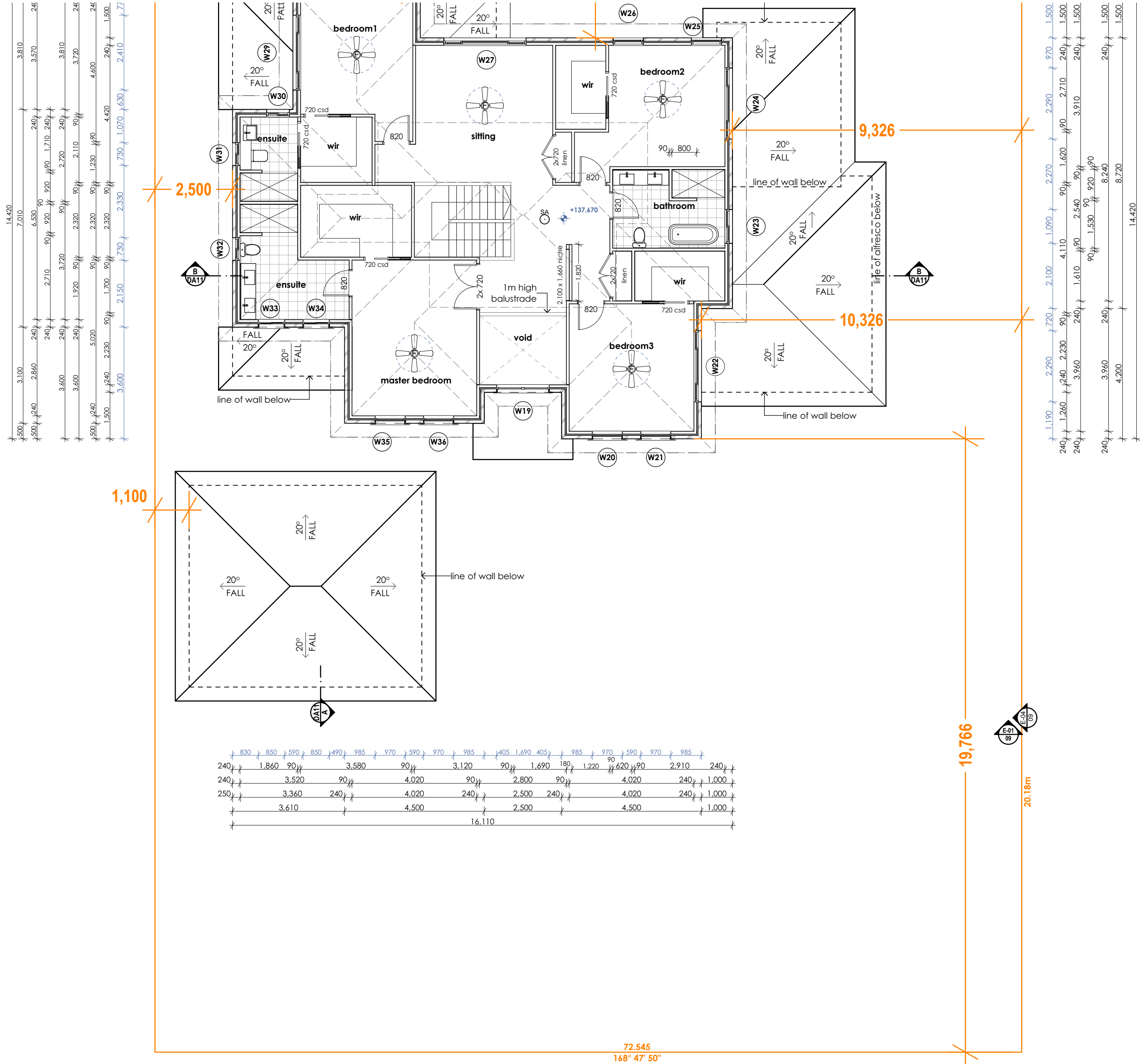
PROJECT
NEW DWELLING

DRAWING STATUS
Working Drawing

DRAWN BY	DATE	SCALE
XW	10/03/2022	1:100 @ A2
DWG NO	JOB NUMBER	ISSUE
05	21061	07

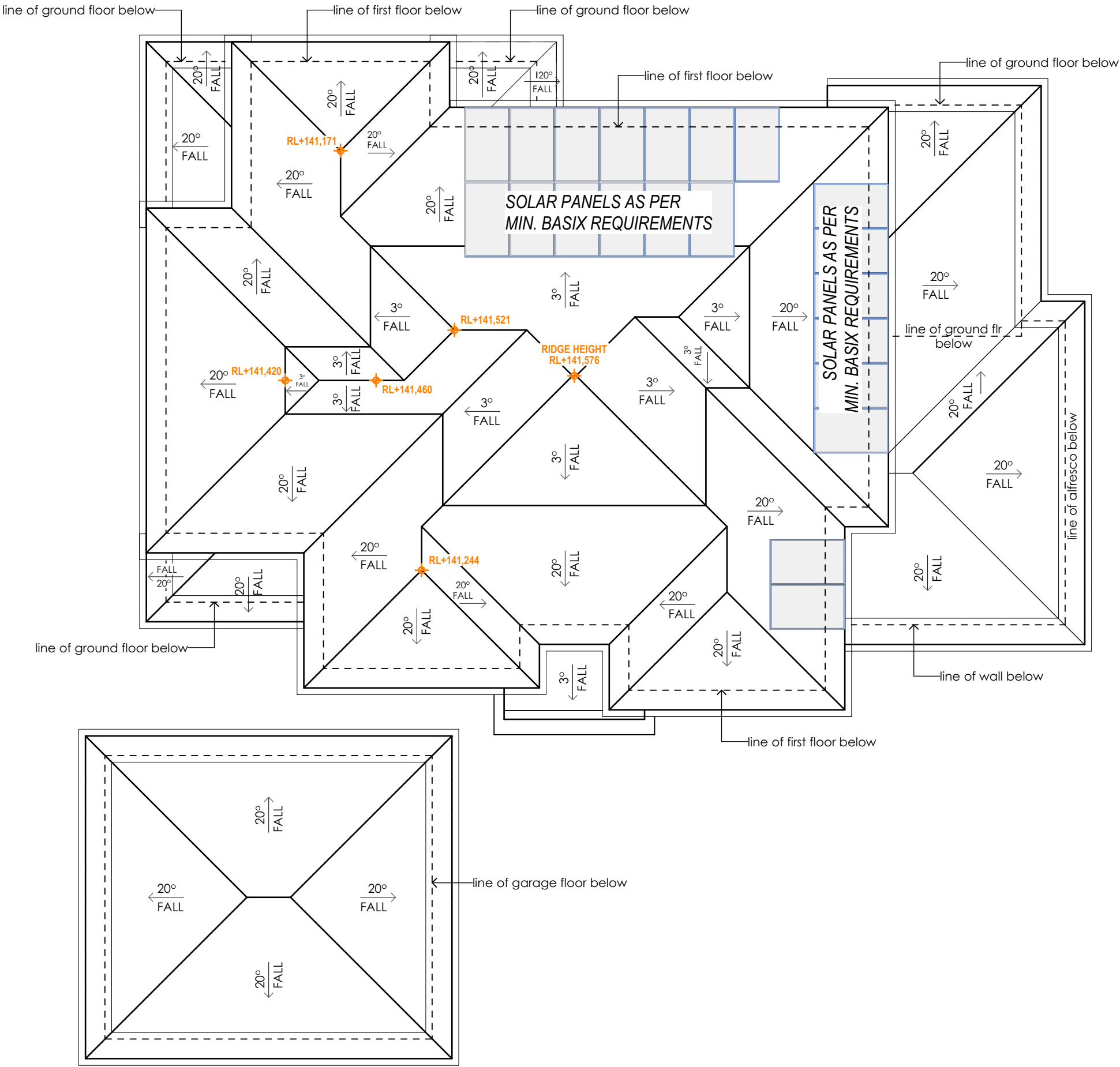






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ROOF AREA		
Level	Pitch	Area
GROUND FLOOR FCL	3.00°	6.08
GROUND FLOOR FCL	20.00°	149.33
FIRST FLOOR FCL	3.00°	48.55
FIRST FLOOR FCL	20.00°	167.20
		371.16 m²



ROOF PLAN
1:100

WINDOW SCHEDULE							
ID	W01	W02	W04	W05	W06	W07	W08
W x H	970×1,900	970×1,900	850×1,460	850×1,460	850×1,460	3,850×2,150	970×2,150
NOTES							
Elevation							

WINDOW SCHEDULE							
ID	W09	W10	W11	W12	W14	W15	W16
W x H	970×2,150	3,970×600	970×600	970×600	2,050×600	970×1,900	970×1,900
NOTES							
Elevation							

WINDOW SCHEDULE							
ID	W17	W18	W19	W20	W21	W22	W23
W x H	970×1,900	970×1,900	1,690×1,800	970×1,460	970×1,460	2,290×1,030	1,090×1,030
NOTES							
Elevation							

WINDOW SCHEDULE							
ID	W24	W25	W26	W27	W28	W29	W30
W x H	2,290×1,030	970×1,900	970×1,900	2,650×1,200	2,290×1,200	2,410×1,200	730×860
NOTES							
Elevation							

WINDOW SCHEDULE						
ID	W31	W32	W33	W34	W35	W36
W x H	730×860	730×860	850×1,030	850×1,030	970×1,460	970×1,460
NOTES						
Elevation						

DOOR SCHEDULE				
ID	D01	D02	D03	D04
W x H	2,500×2,400	3,490×2,400	2,770×2,400	820×2,340
NOTES				
Elevation				

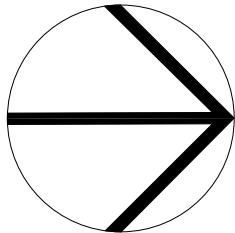


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21/02/2022	DA CONDITION ITEM 6&8	06
10/03/2022	COUNCIL EMAIL	07

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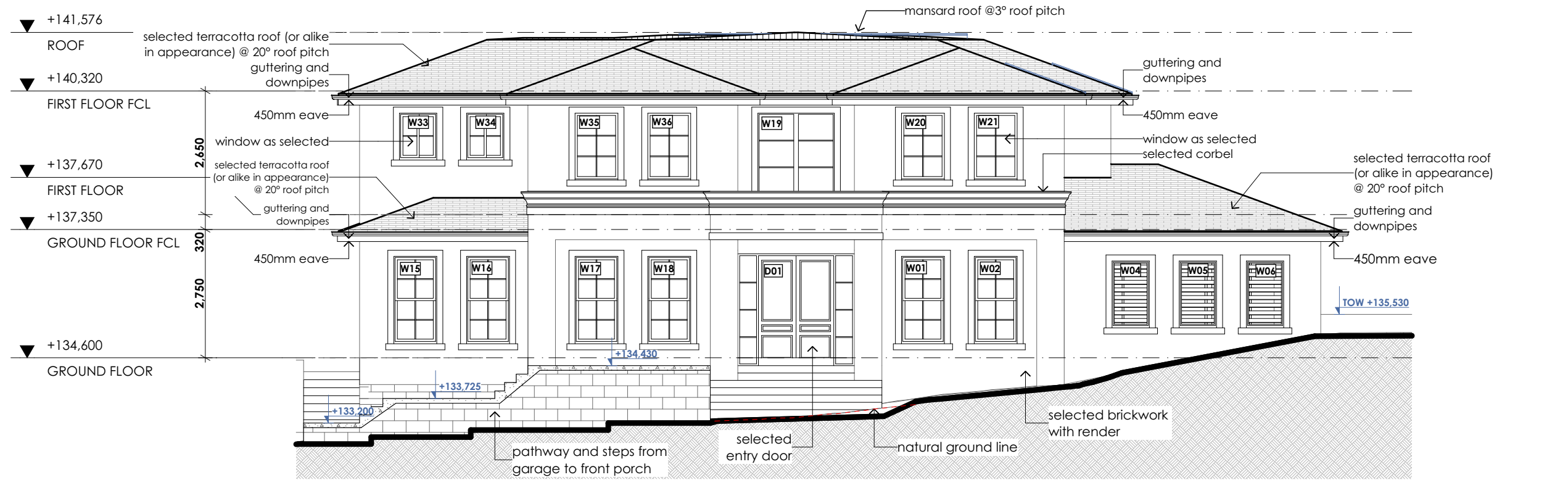
CLIENT
Connie Da Silva

DRAWING TITLE
ROOF PLAN + WINDOW & DOOR
SCHEDULES

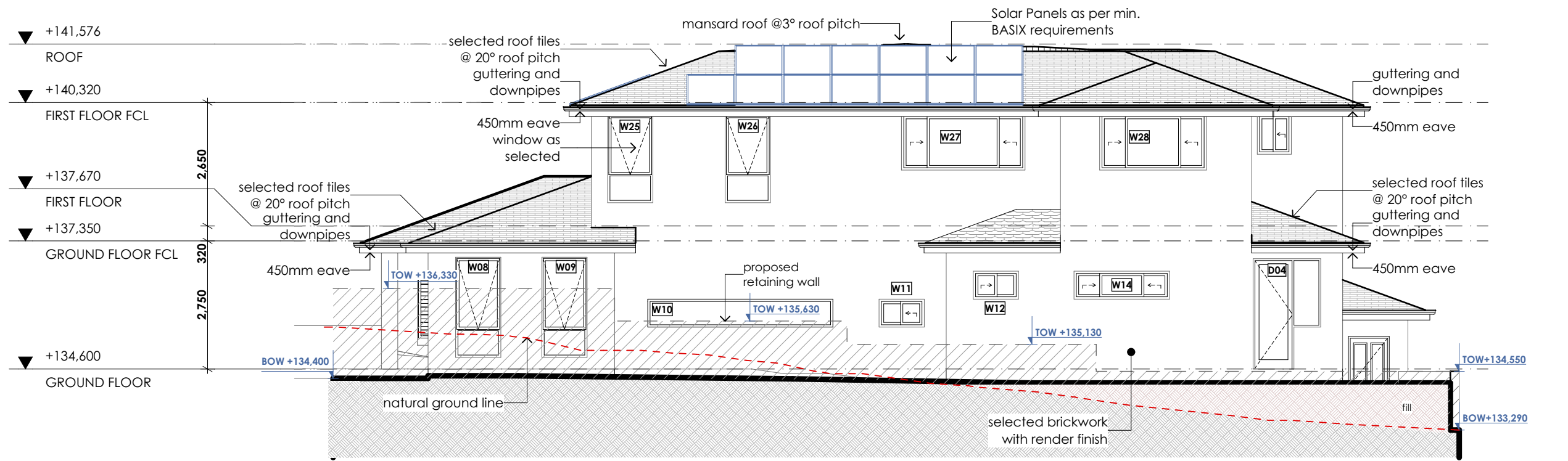
PROJECT
NEW DWELLING

DRAWING STATUS
Working Drawing

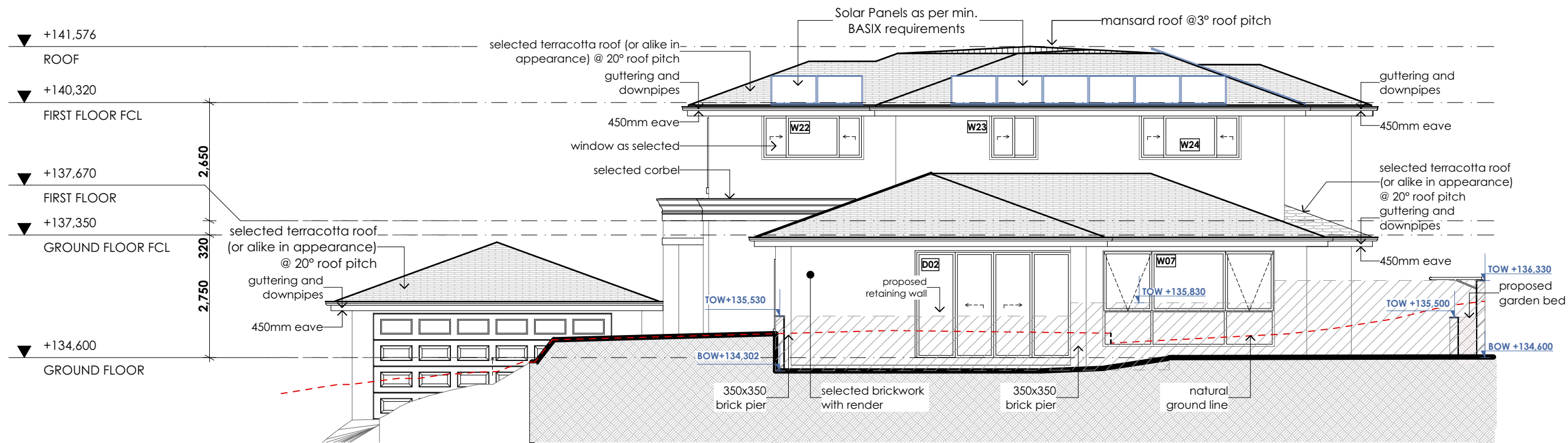
DRAWN BY	DATE	SCALE
XW	10/03/2022	1:100, 1:1 @ A2
DWG NO	JOB NUMBER	ISSUE
08	21061	07



EAST (FRONT) ELEVATION

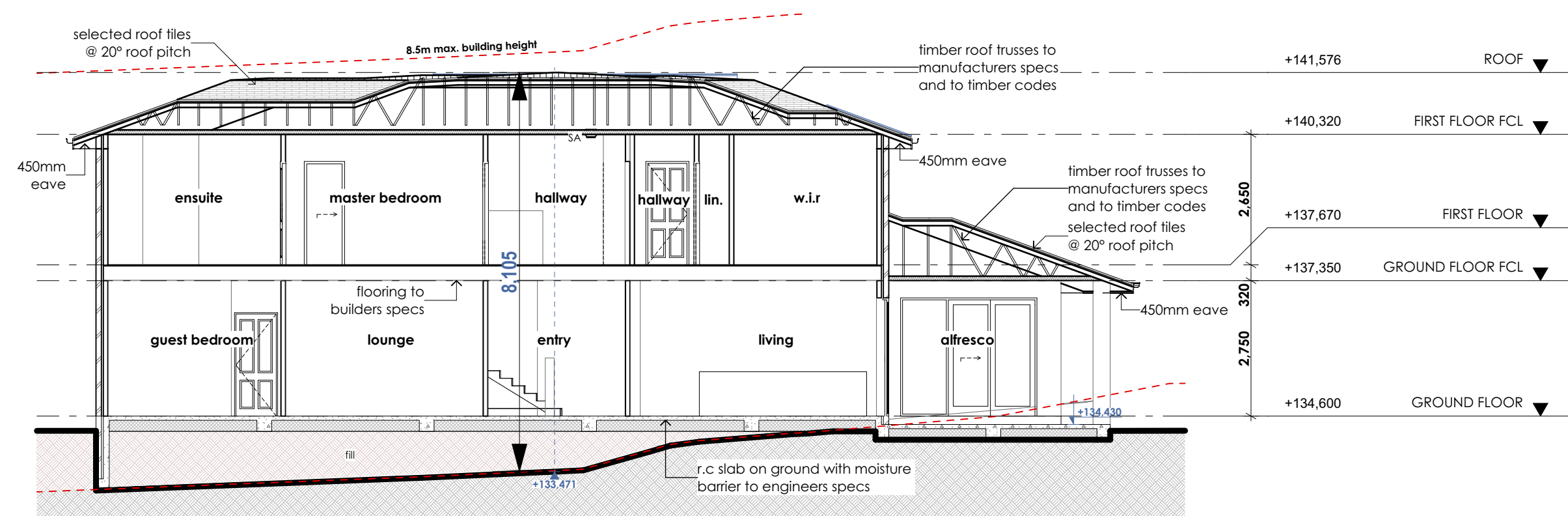
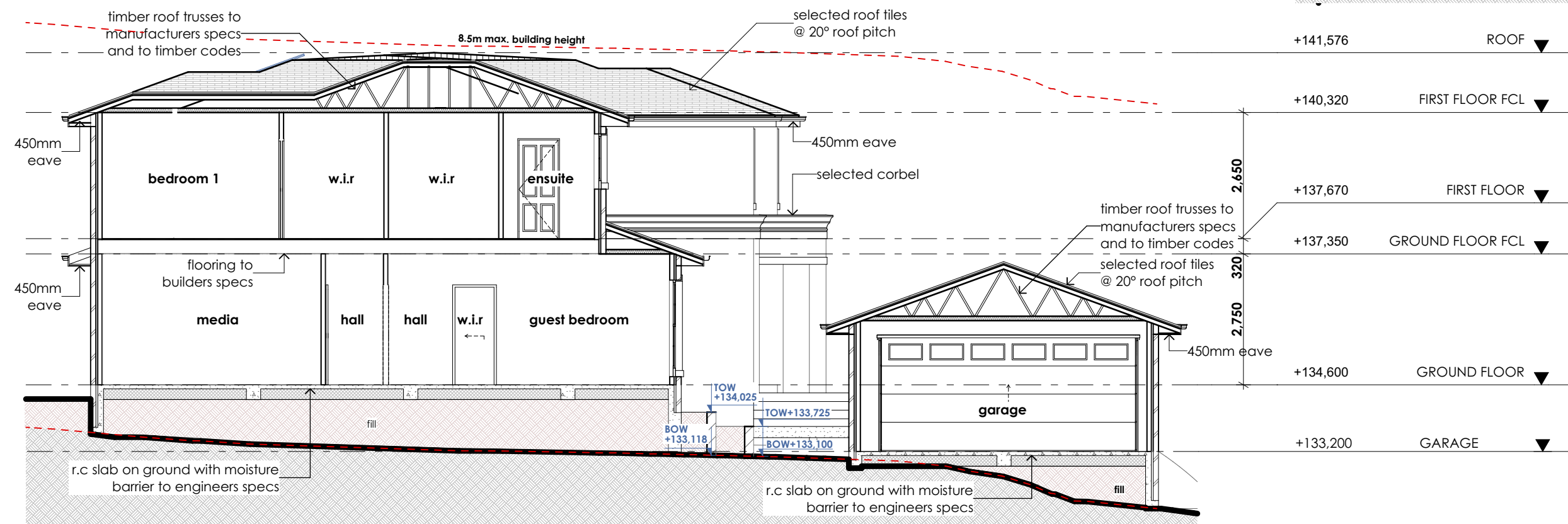
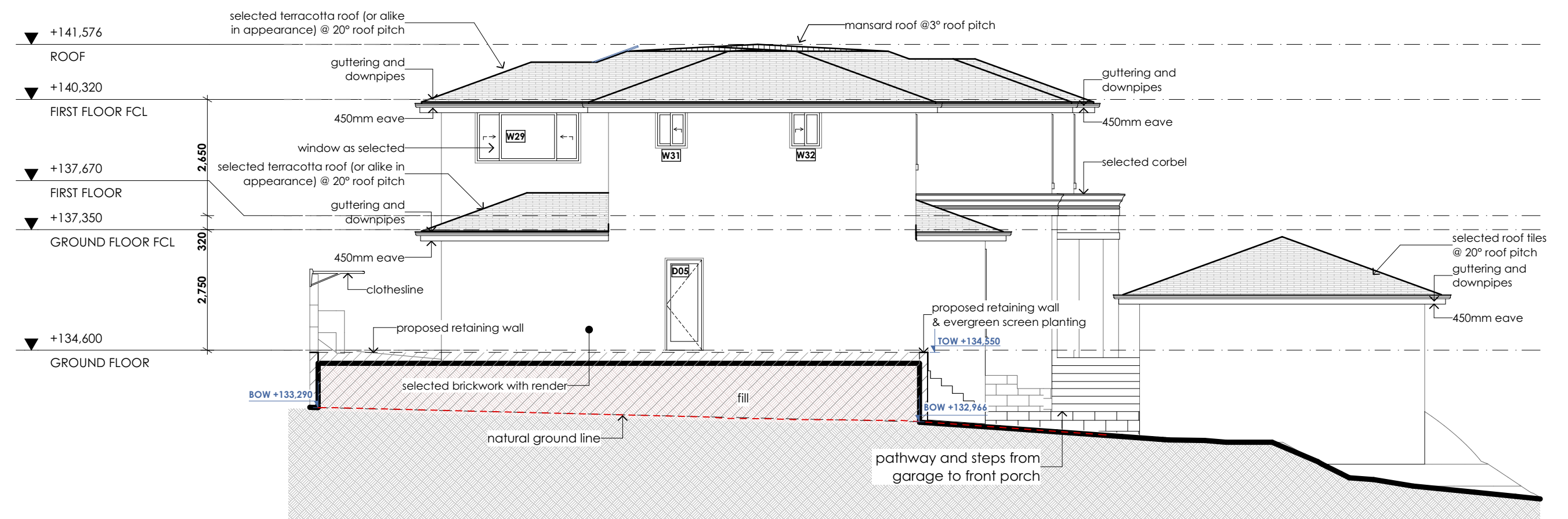


WEST (REAR) ELEVATION



NORTH (RIGHT) ELEVATION

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		20/08/2021	DESIGN DEVELOPMENT	A	99 Copeland Rd, Beecroft Lot 12 DP444486	WEST, EAST & NORTH ELEVATIONS	Working Drawing				
		6/09/2021	WORKING DRAWING	01			DRAWN BY	DATE	SCALE		
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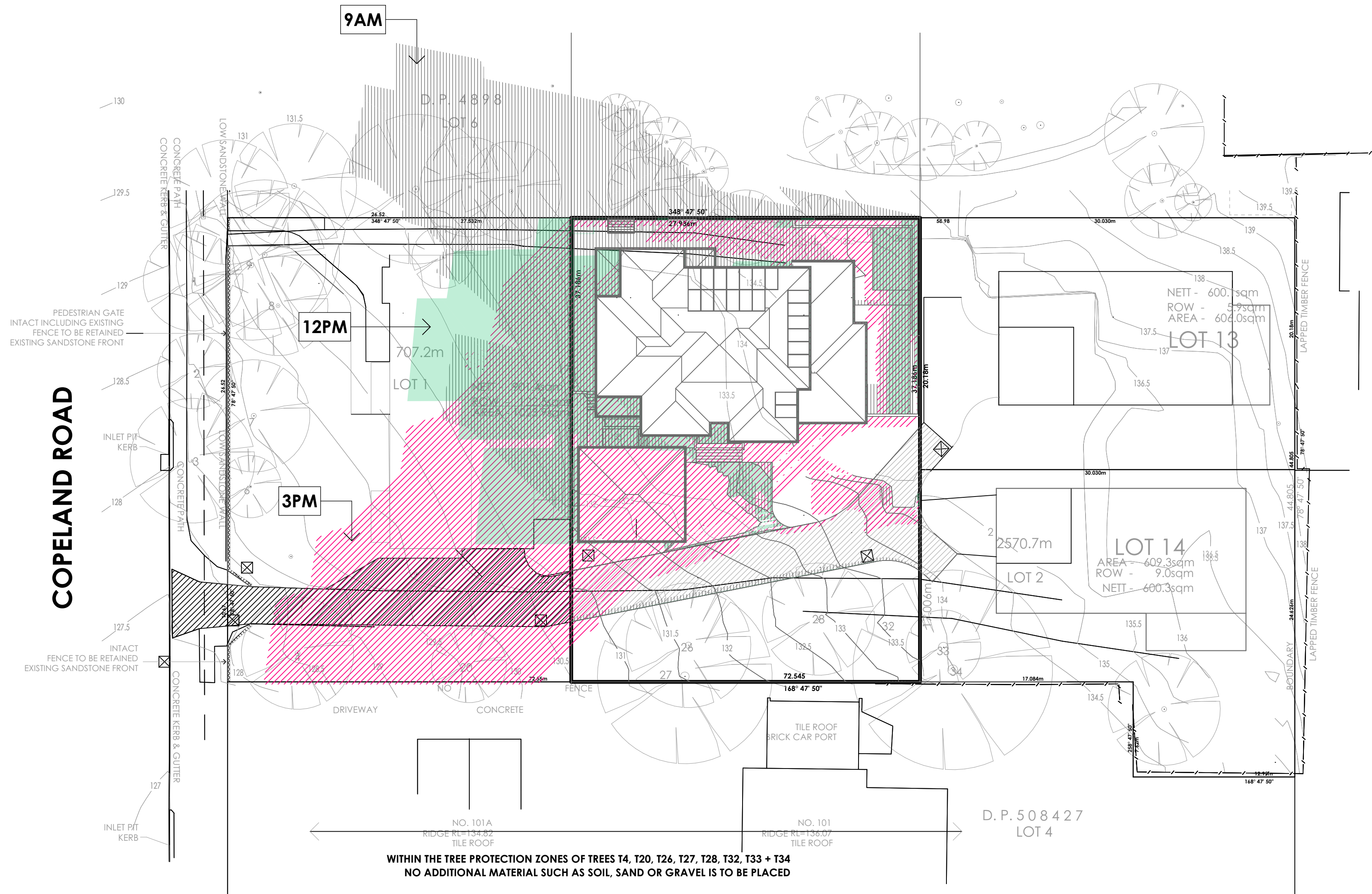
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○ smoke alarm

DATE	AMENDMENTS	REV
20/08/2021	DESIGN DEVELOPMENT	A
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CLIENT	Connie Da Silva

DRAWING TITLE	SOUTH ELEVATION & SECTIONS
PROJECT	
NEW DWELLING	

DRAWING STATUS		
Working Drawing		
DRAWN BY XW	DATE 10/03/2022	SCALE 1:100 ® A2
DWG NO 10	JOB NUMBER 21061	ISSUE 07

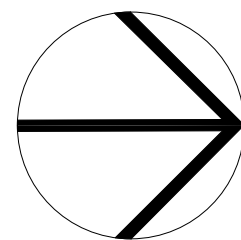


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No. 1672 - 14



residential and building design
w. www.fyffedesign.com.au | e. info@fyffedesign.com.au | p. 02 9634 3600
5G/ 256 New Line Road Dural

NORTH



DATE	AMENDMENTS	REV
6/09/2021	WORKING DRAWING	01
21/09/2021	CLIENT AMENDMENTS	02
25/10/2021	BASIX REQ'TS ADDED	03
25/11/2021	EXTERNAL WALL AMENDED	04
26/11/2021	EXTERNAL WALL AMENDMENTS	05
21/02/2022	DA CONDITION ITEM 6&8	06
10/03/2022	COUNCIL EMAIL	07

ADDRESS
99 Copeland Rd, Beecroft
Lot 12 DP444486

CLIENT
Connie Da Silva

DRAWING TITLE
SHADOW DIAGRAMS

PROJECT
NEW DWELLING

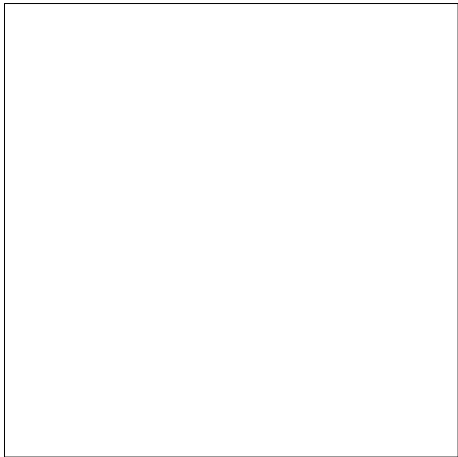
DRAWING STATUS
Working Drawing

DRAWN BY XW	DATE 10/03/2022	SCALE 1:250 @ A2
DWG NO 11	JOB NUMBER 21061	ISSUE 07



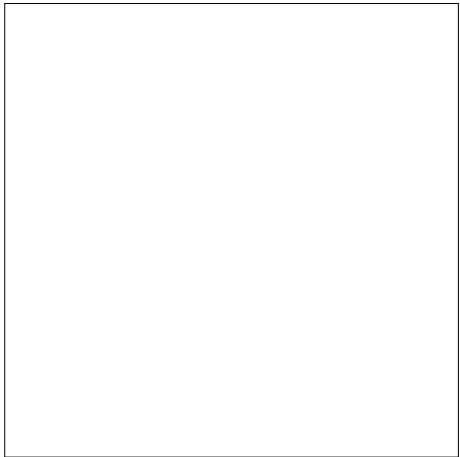
EXTERNAL FINISHES

External Wall



render
-equivalent to ligh grey Dulux

Corbelling
&Window/Door casing



paint finish-equivalen to vivid
white low sheen Dulux

Roof



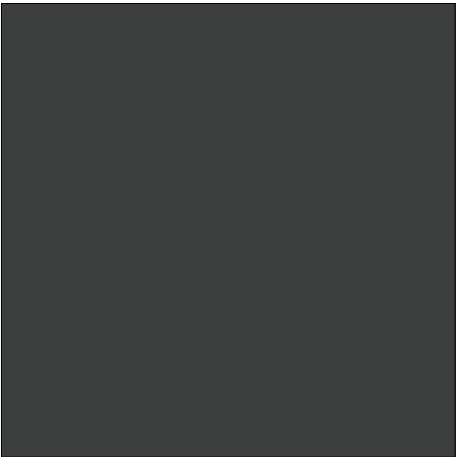
-equivalen to charcoal

Gutters & Fascia

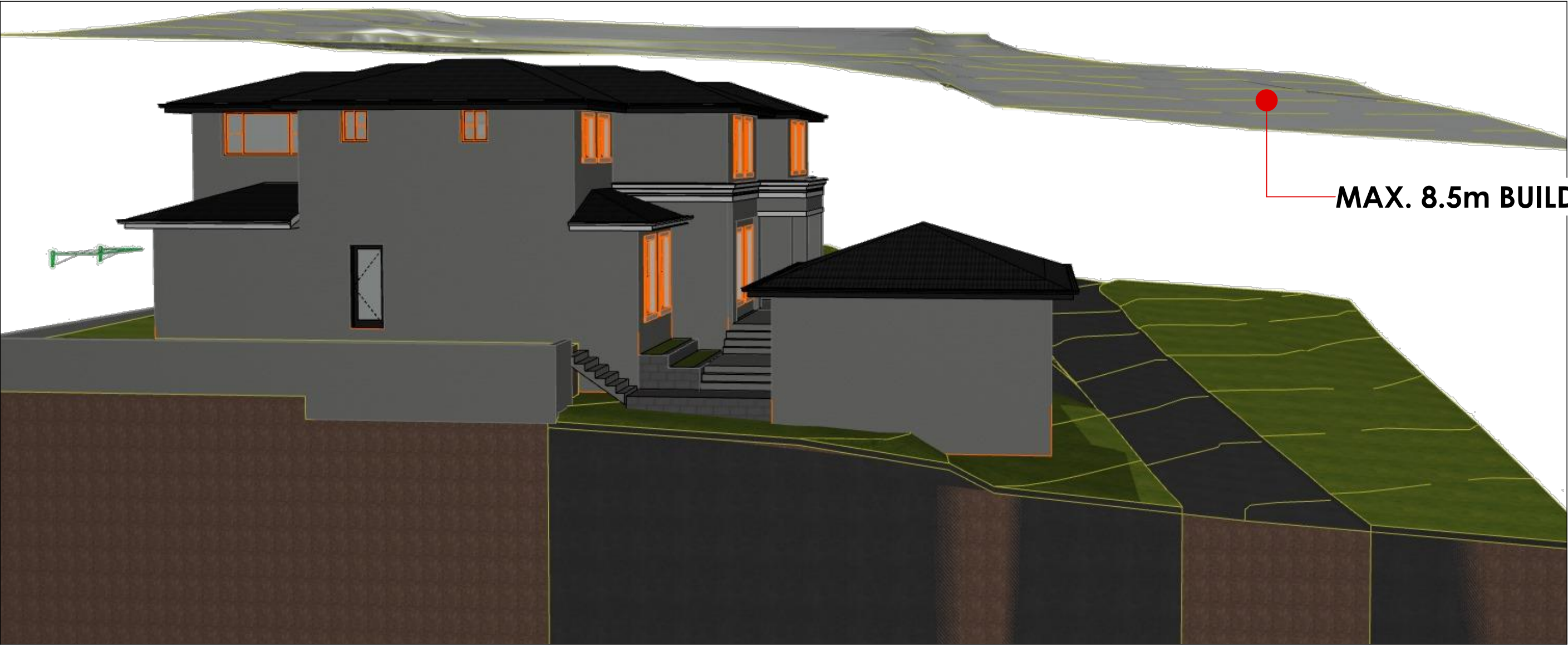


-equivalen to monument
colorbond

Window Frame

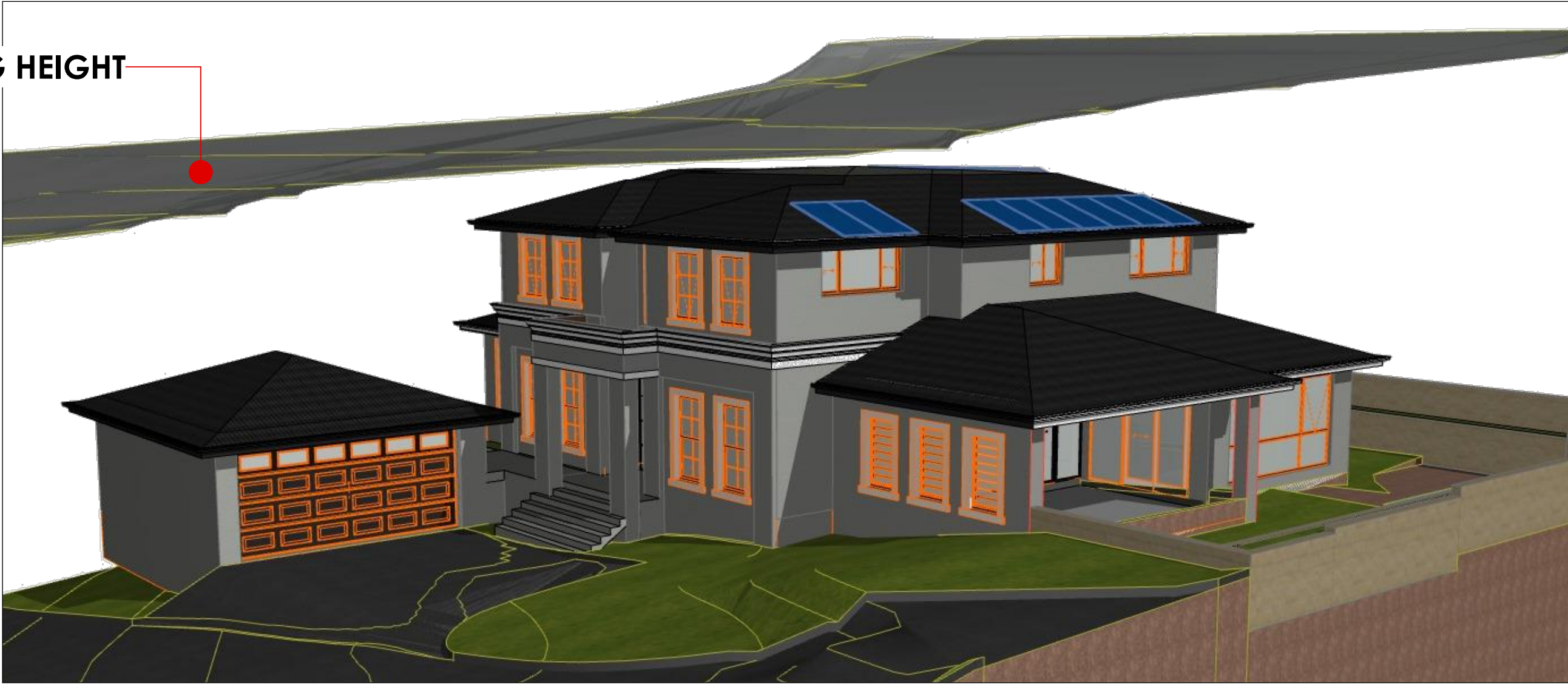


-equivalen to monument
Dulux

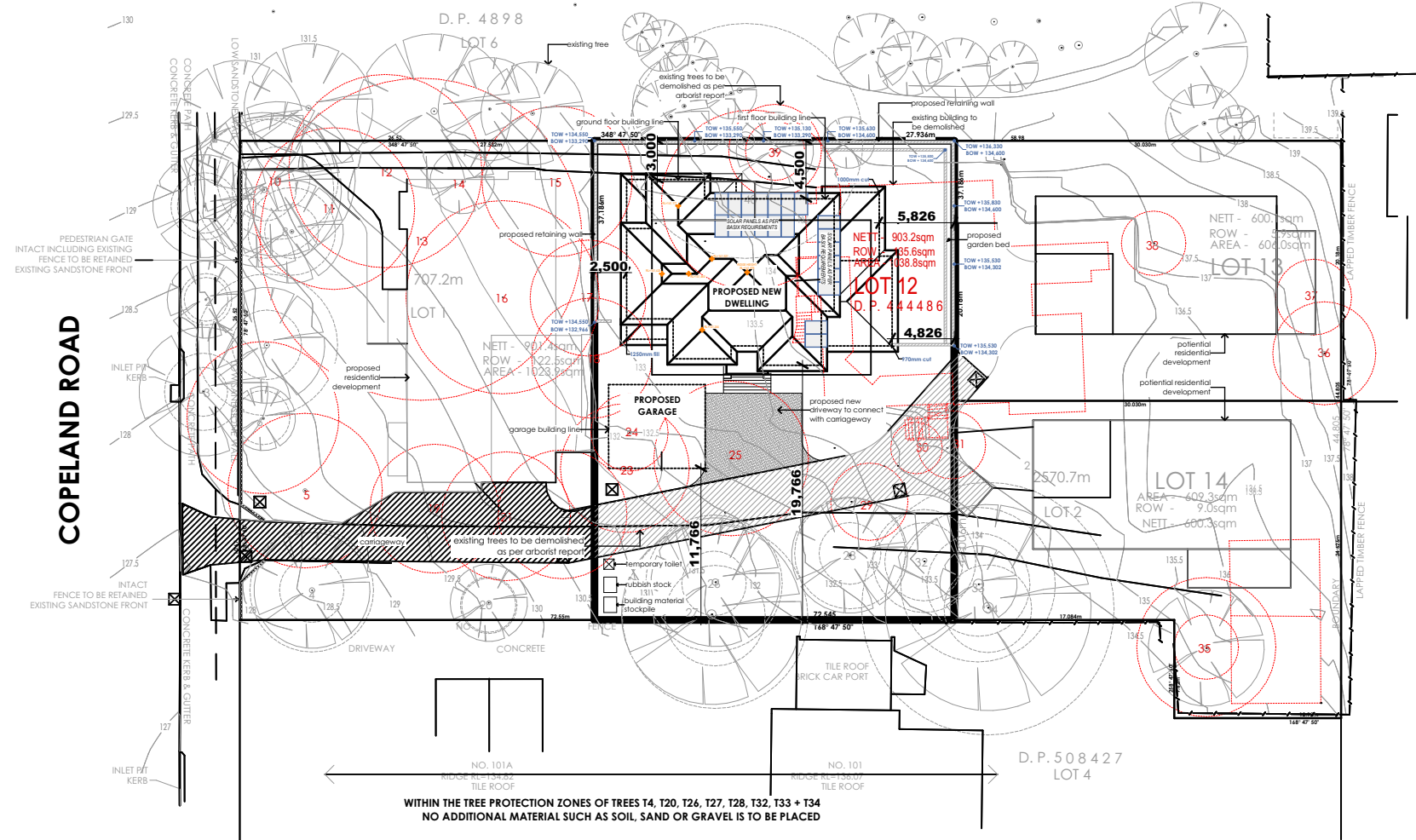


MAX. 8.5m BUILDING HEIGHT

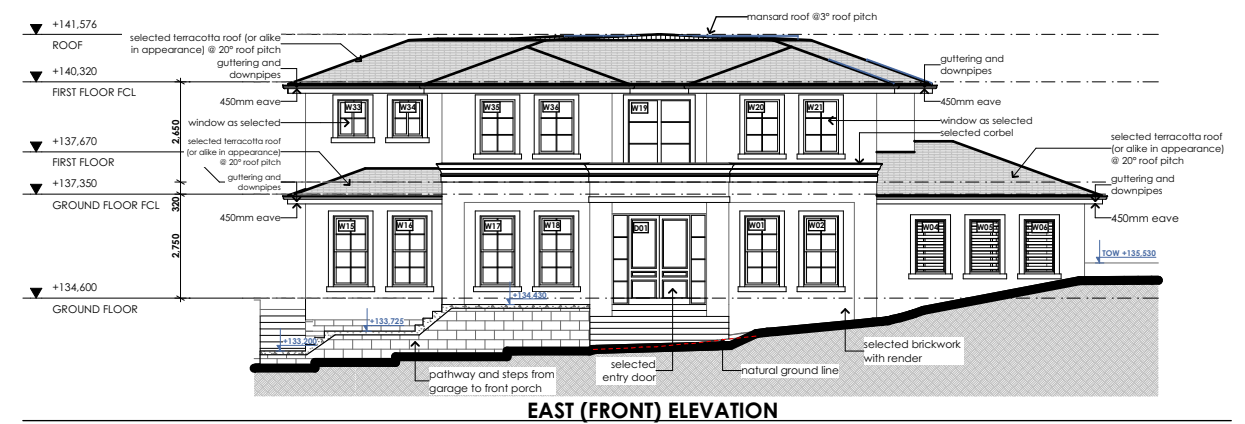
MAX. 8.5m BUILDING HEIGHT



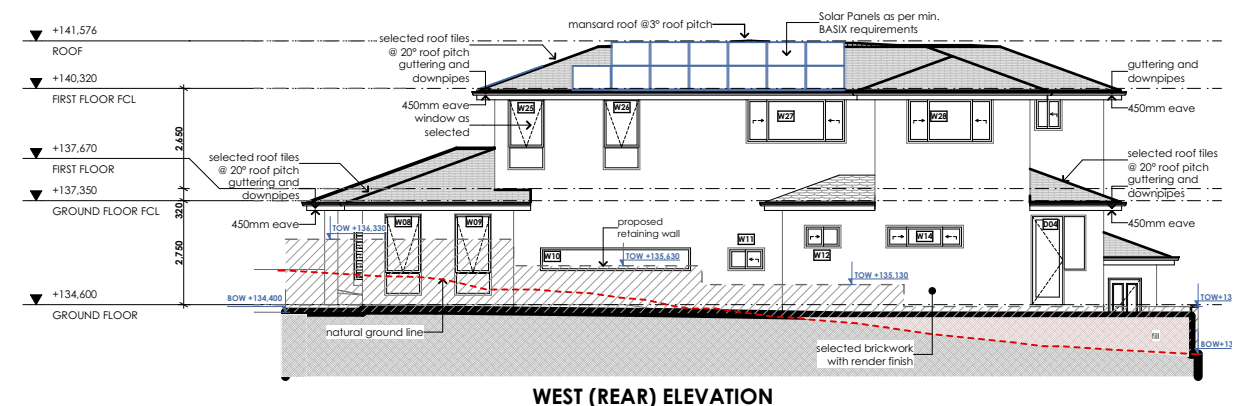
 Full Member No. 1672 - 14	 residential and building design w. www.fyffedesign.com.au e. info@fyffedesign.com.au p. 02 9634 3600 5G/ 256 New Line Road Dural	DATE 25/11/2021	AMENDMENTS EXTERNAL WALL AMENDED	REV 04	ADDRESS 99 Copeland Rd, Beecroft Lot 12 DP444486	DRAWING TITLE 3D - BUILDING HEIGHT	DRAWING STATUS Working Drawing			
		26/11/2021	EXTERNAL WALL AMENDMENTS	05			DRAWN BY XW	DATE 10/03/2022	SCALE 1:142.86 @ A2	
		21/02/2022	DA CONDITION ITEM 6&8	06			DWG NO 13	JOB NUMBER 21061	ISSUE 07	
		10/03/2022	COUNCIL EMAIL	07			CLIENT Connie Da Silva	PROJECT NEW DWELLING		



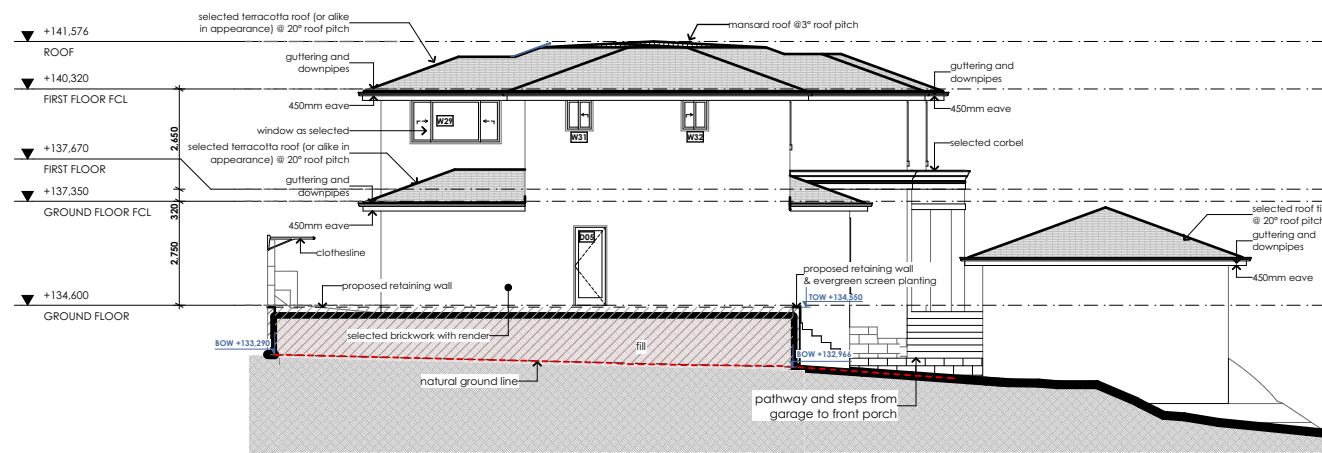
SITE PLAN



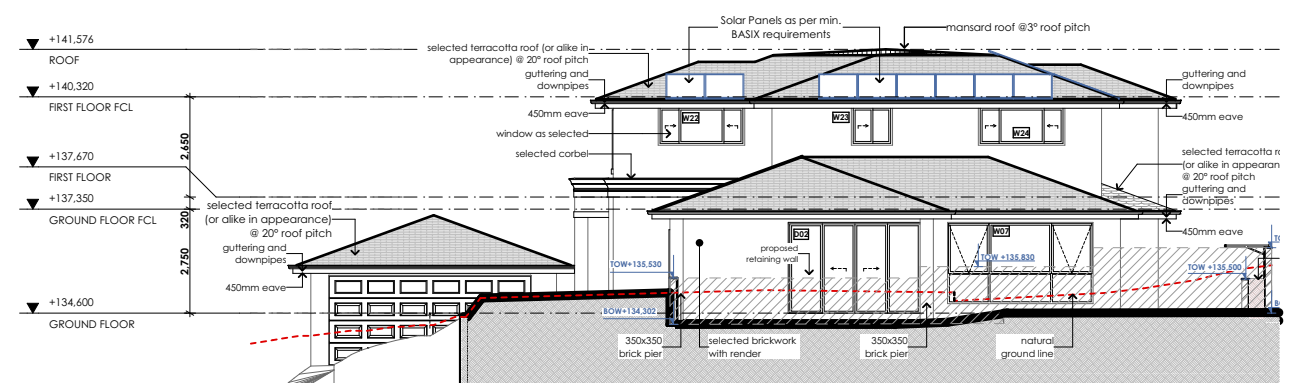
EAST (FRONT) ELEVATION



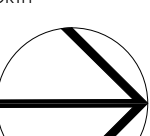
WEST (REAR) ELEVATION



SOUTH (LEFT) ELEVATION



NORTH (RIGHT) ELEVATION

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			6/09/2021	WORKING DRAWING	01	99 Copeland Rd, Beecroft Lot 12 DP444486	NOTIFICATION PLAN	Working Drawing		
			21/09/2021	CLIENT AMENDMENTS	02			DRAWN BY	DATE	SCALE
			25/10/2021	BASIX REQ'TS ADDED	03			XW	10/03/2022	1:500, 1:200 @ A3
			25/11/2021	EXTERNAL WALL AMENDED	04			DWG NO	JOB NUMBER	ISSUE
			26/11/2021	EXTERNAL WALL AMENDMENTS	05			NEW DWELLING	21061	07
			21/02/2022	DA CONDITION ITEM 6&8	06					
10/03/2022	COUNCIL EMAIL	07	CLIENT	PROJECT						
			Connie Da Silva							