

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.

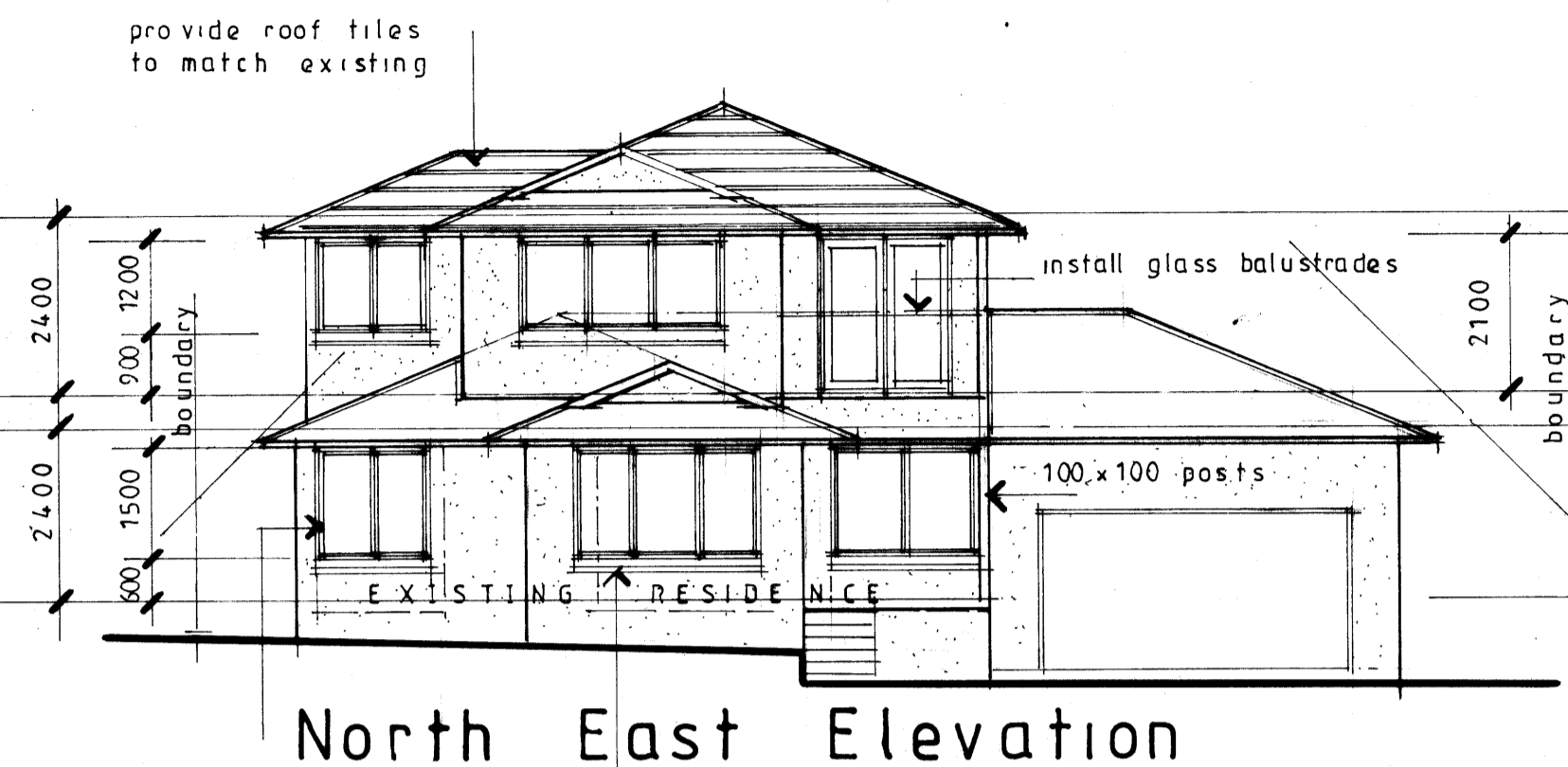
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

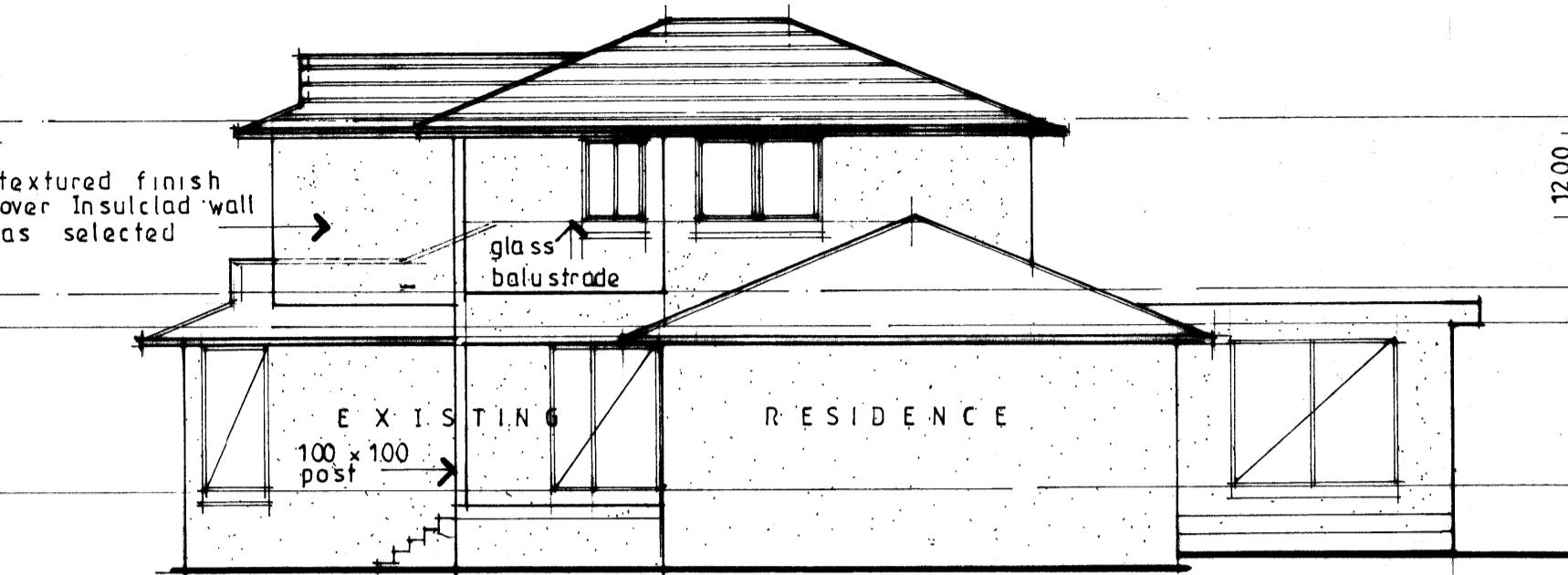
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction	Additional insulation required (R value)	Other specifications
floor above existing dwelling or building	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
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flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foilsarking	medium (solar absorptance 0.475 - 0.70)

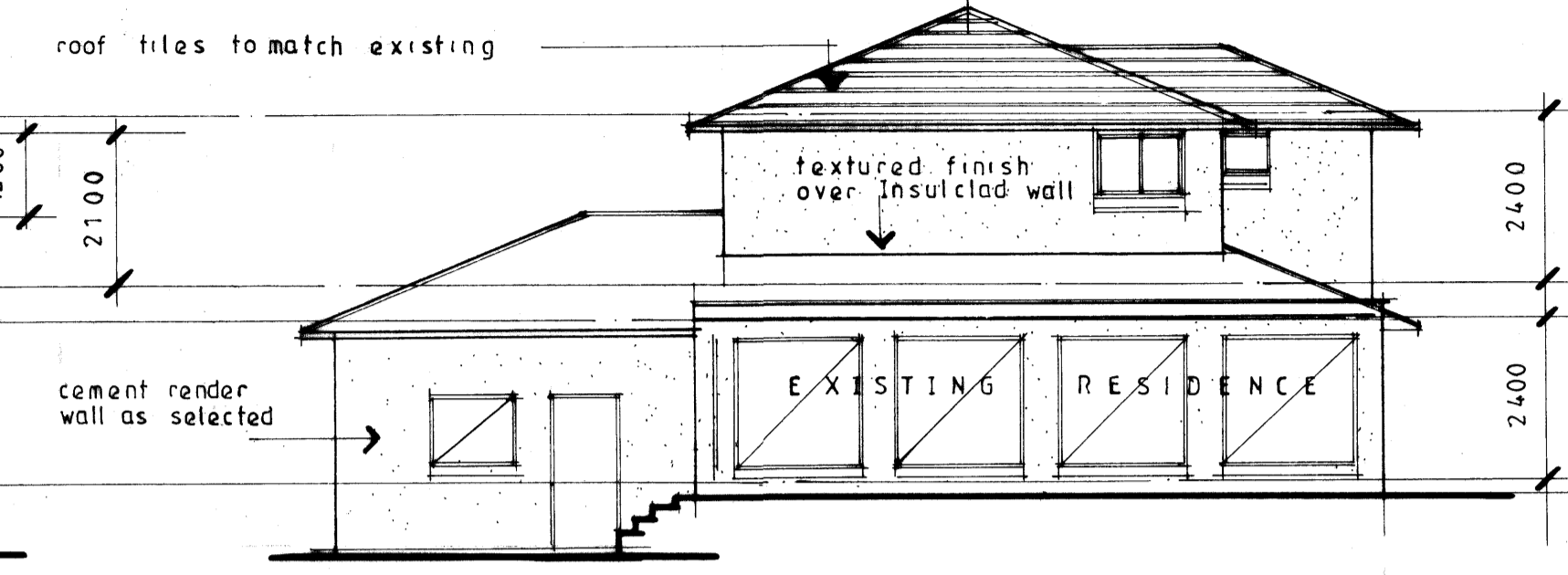
W1	NE	3.24	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W2	NW	1.08	0	0	awning (fixed) >=900 mm	standard aluminium, single clear, (or U-value: 7.83, SHGC: 0.75)
W3	NE	3.78	0	0	awning (fixed) >=900 mm	standard aluminium, single clear, (or U-value: 7.83, SHGC: 0.75)
W4	SW	2.16	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.83, SHGC: 0.75)
W5	SW	1.08	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.83, SHGC: 0.75)
W6	SW	0.36	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.83, SHGC: 0.75)
W7	SE	1.8	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W8	NE	1.8	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W9	NE	2.28	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W10	NE	4.05	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W11	NE	2.7	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)



North East Elevation

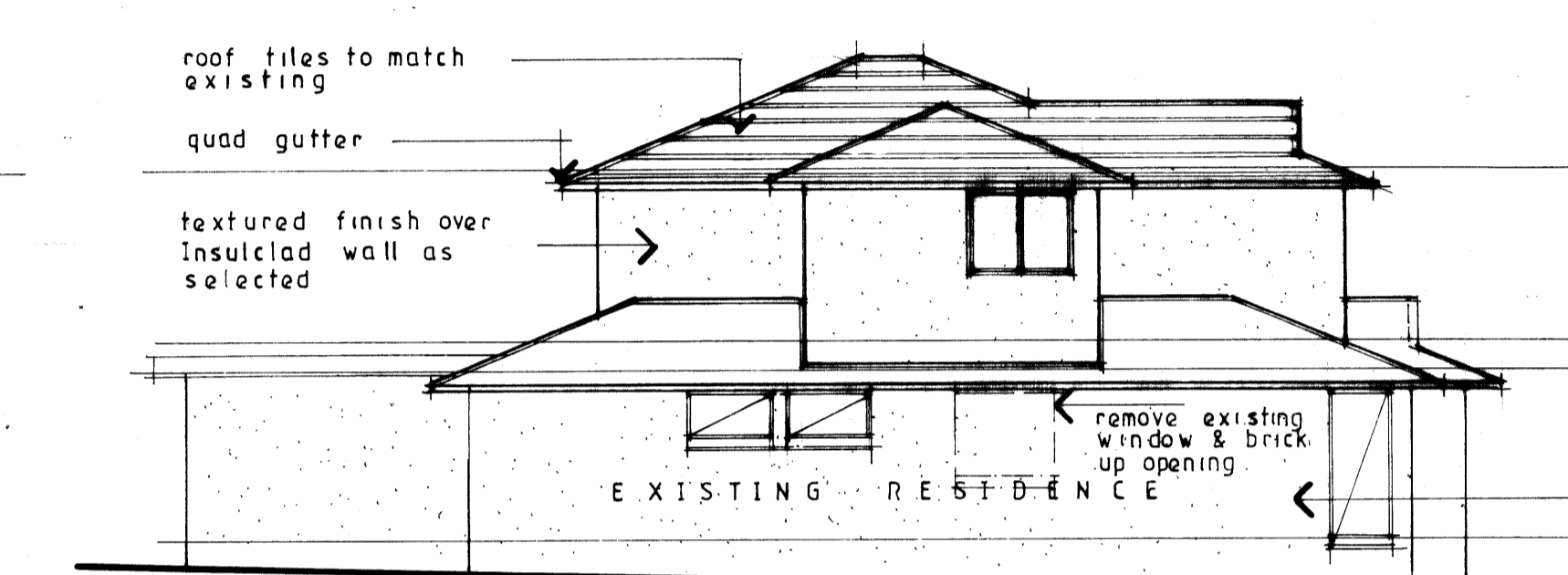


North West Elevation

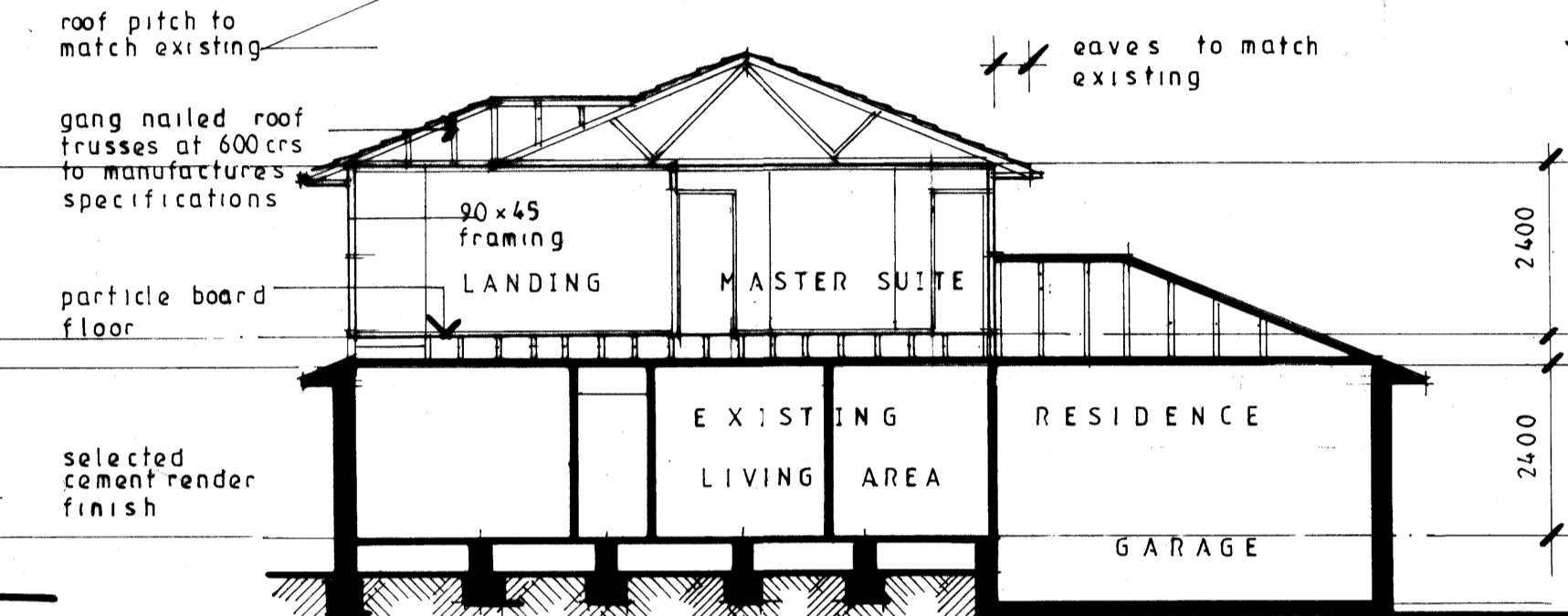


South West Elevation

provide new aluminium windows & brick up existing openings

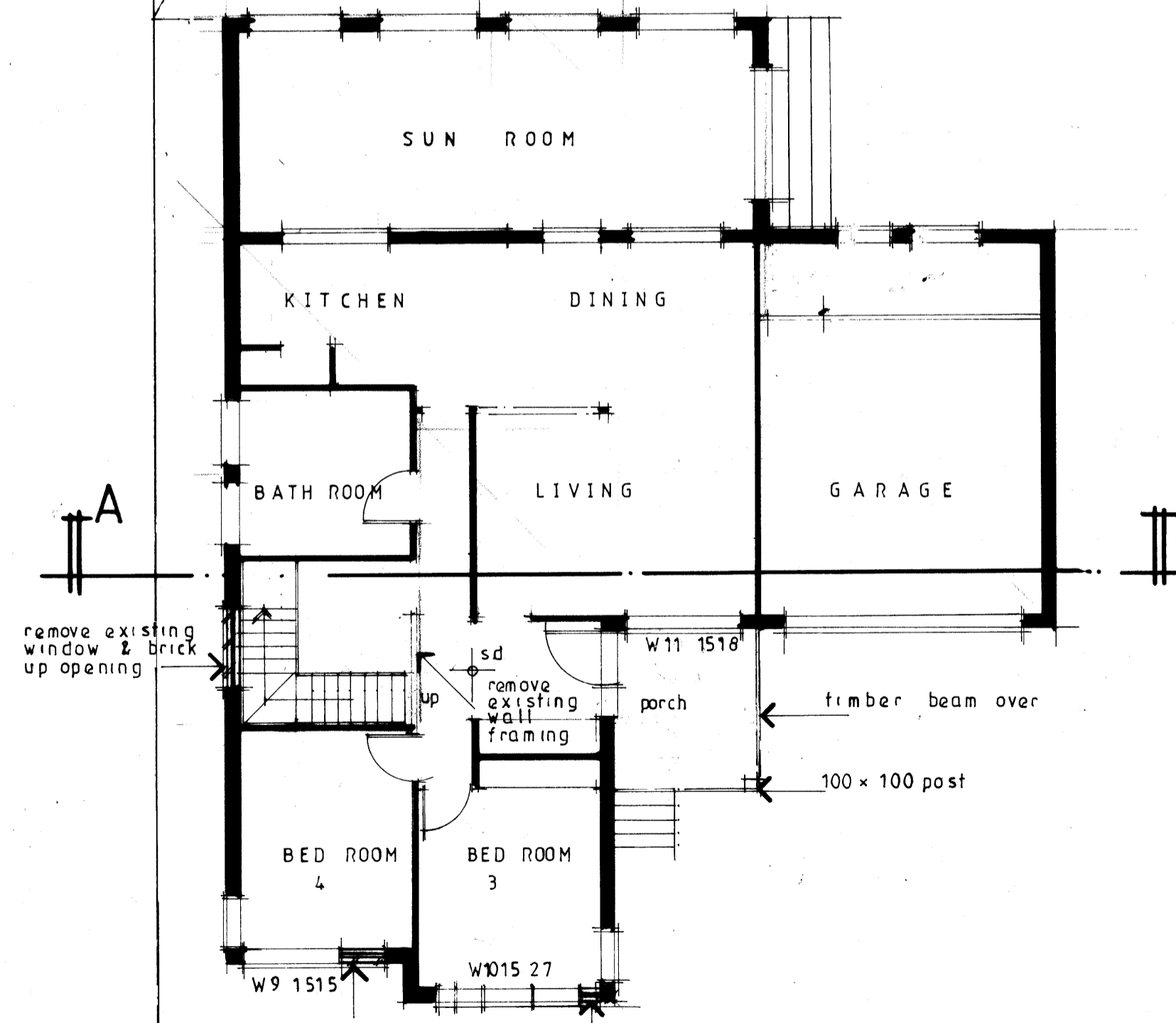
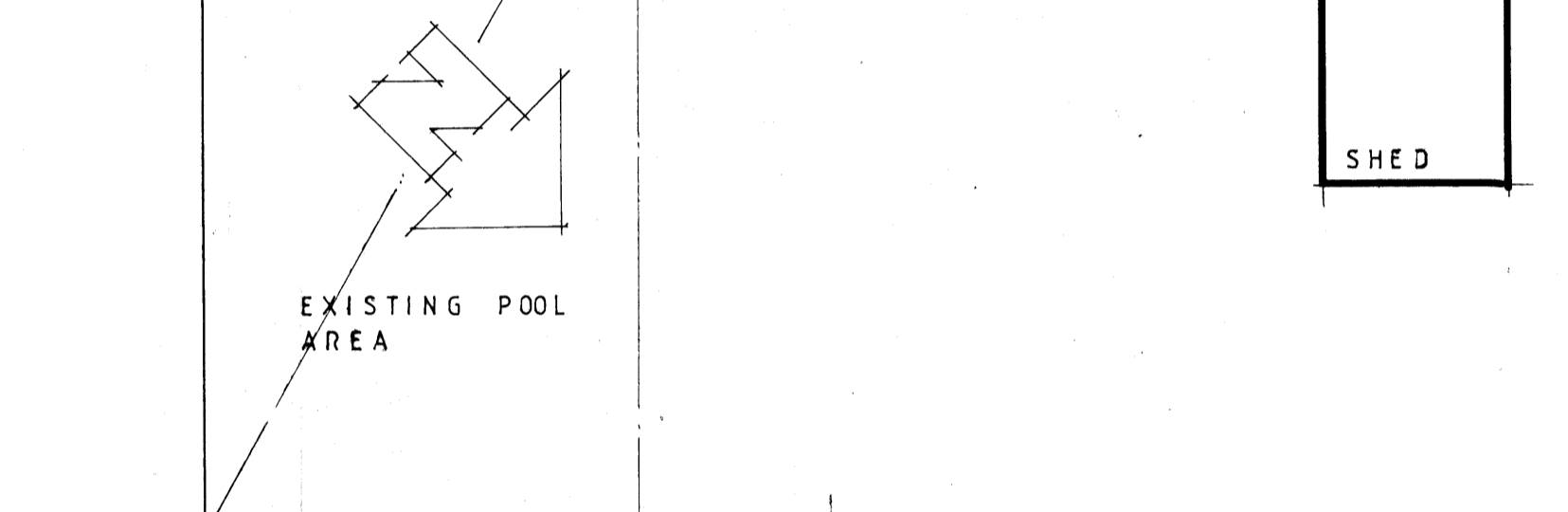


South East Elevation



Section. A.A.

site plan.  
No 49 LOT. 61  
D.P. 237405



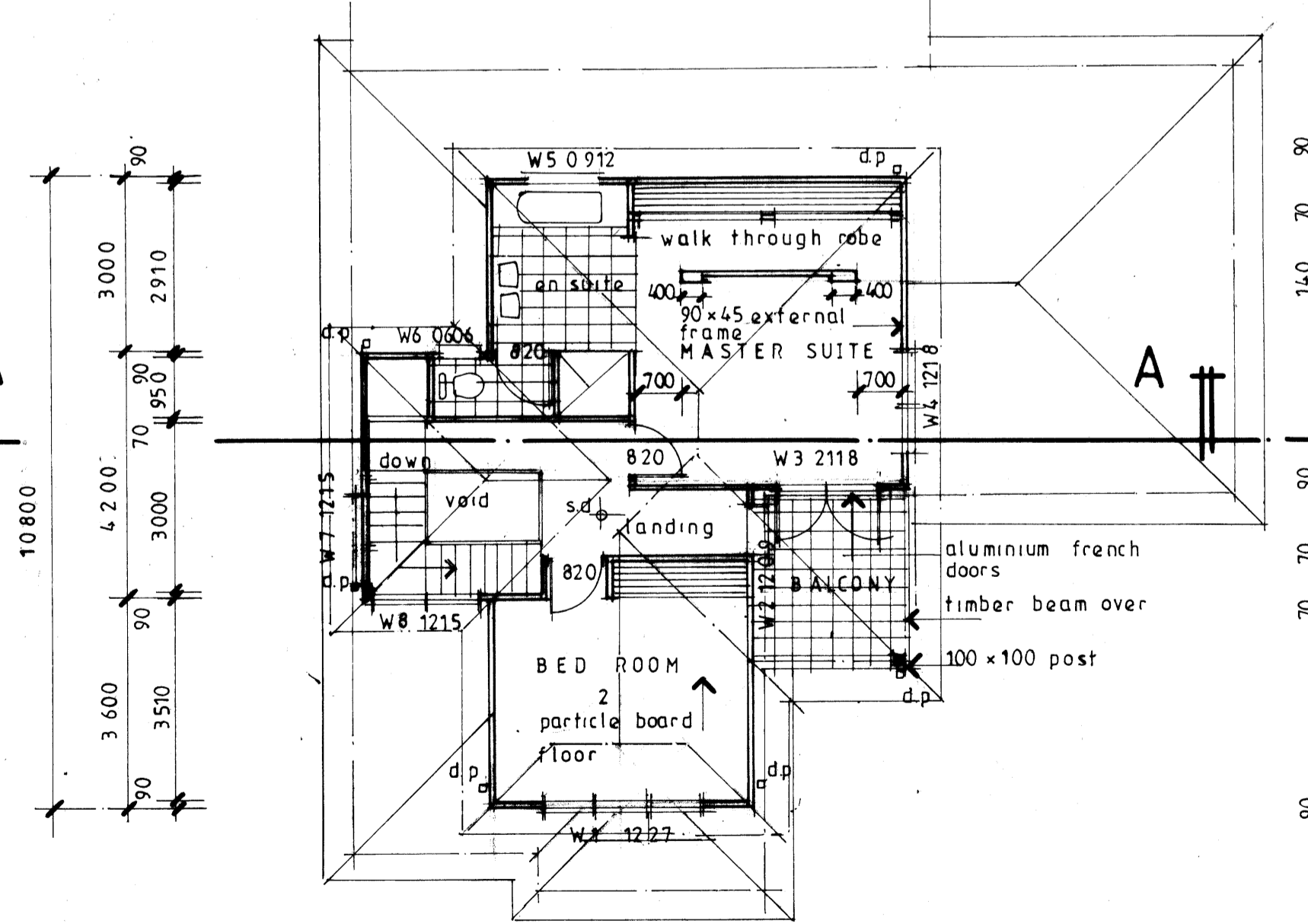
Ground Floor Plan.

AREAS:

EXISTING RESIDENCE	197.78
EXTENSION	81.82
TOTAL	278.96

NOTES:

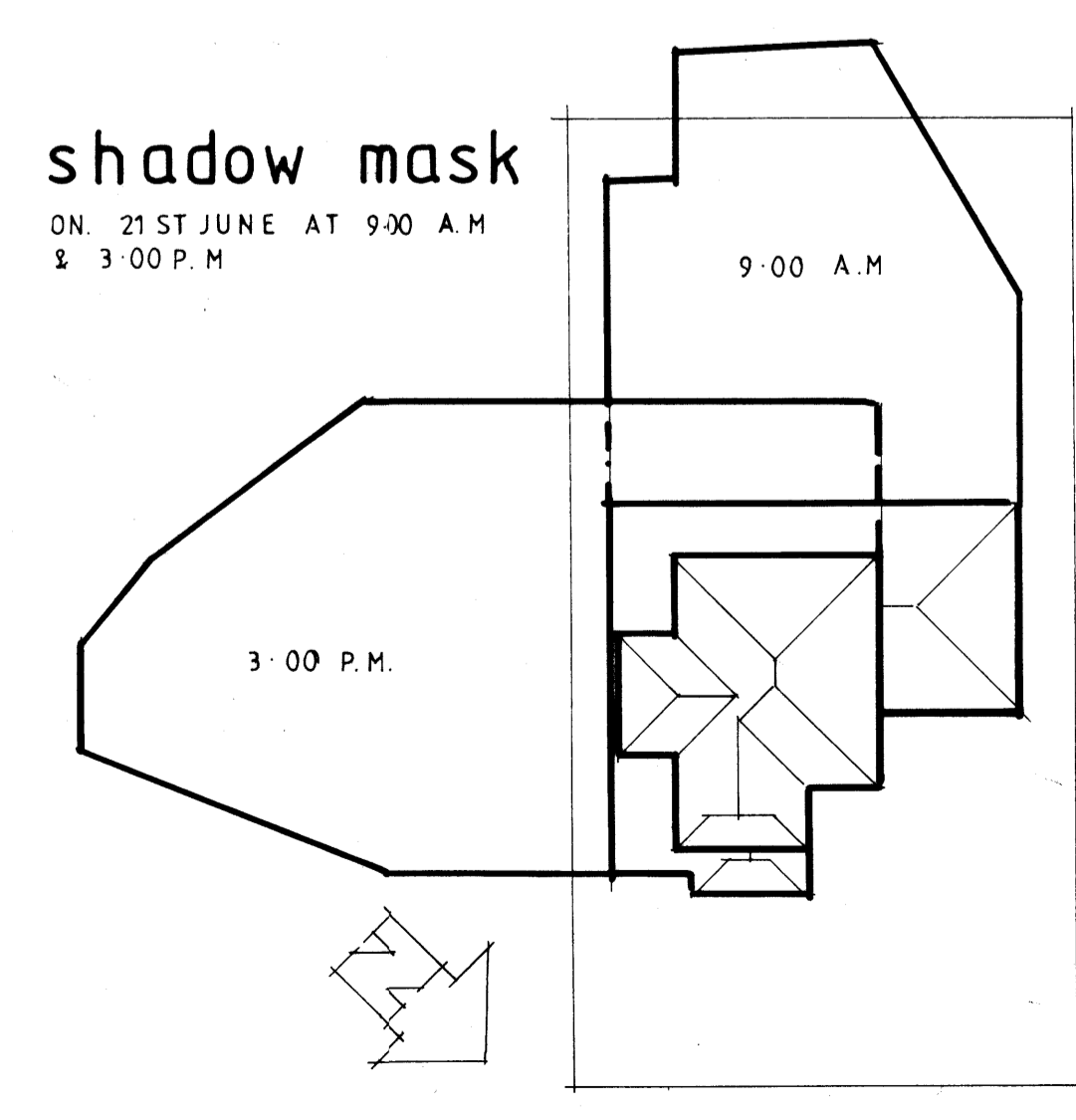
- The builder will confirm with all relevant Building Standards, Technical and Conditions of Approval, including any conditions given by the Council.
- The builder will obtain approval from Sydney Water before commencing work, confirm with any decisions given by Sydney Water.
- Designer's drawings and specifications shall be consistent with the architectural drawings.
- The builder must verify the actual and all dimensions on the site before commencing work and working methods, any discrepancies shall be notified as required. Clear the site of all debris and other matters before starting any change.
- Do not start construction until all approvals are received.
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First Floor Plan

shadow mask

ON: 21ST JUNE AT 9:00 A.M. & 3:00 P.M.



PARKLANDS AVENUE



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Cranebrook NSW 2749  
www.keystonebuilding.com.au

A	original	17-3-11
Issue	Alteration	Date

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Perth NSW 2750  
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Project:  
Proposed First Floor Addition at  
49 Parklands Avenue  
LEONAY.  
for Mr & Mrs. Hunnius.

Drawn by David Walker	Checked by	Drawings No. A14-11
Scale 1:100	Date 17-3-11	Issue A

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