

PROPOSED ALTERATIONS & ADDITIONS
LISA GRAVEMADE
19 TATIARA CRESCENT NORTH NARRABEEN NSW 2101
AMENDED PLAN 25th JUNE 2020

- AMENDMENTS**
1 - 17 degree Tiled roof pitch to upper floor.
2 - Rear roof replaced with metal skillion roof.



Page 1. Cover page
page 2. Existing Floor plan
Page 3. Proposed Ground Floor Plan
Page 4. Proposed First Floor Plan
Page 5. Elevations
Page 6. Section A-A & Specifications
Page 7. Site Plan
Page 8. Survey plan

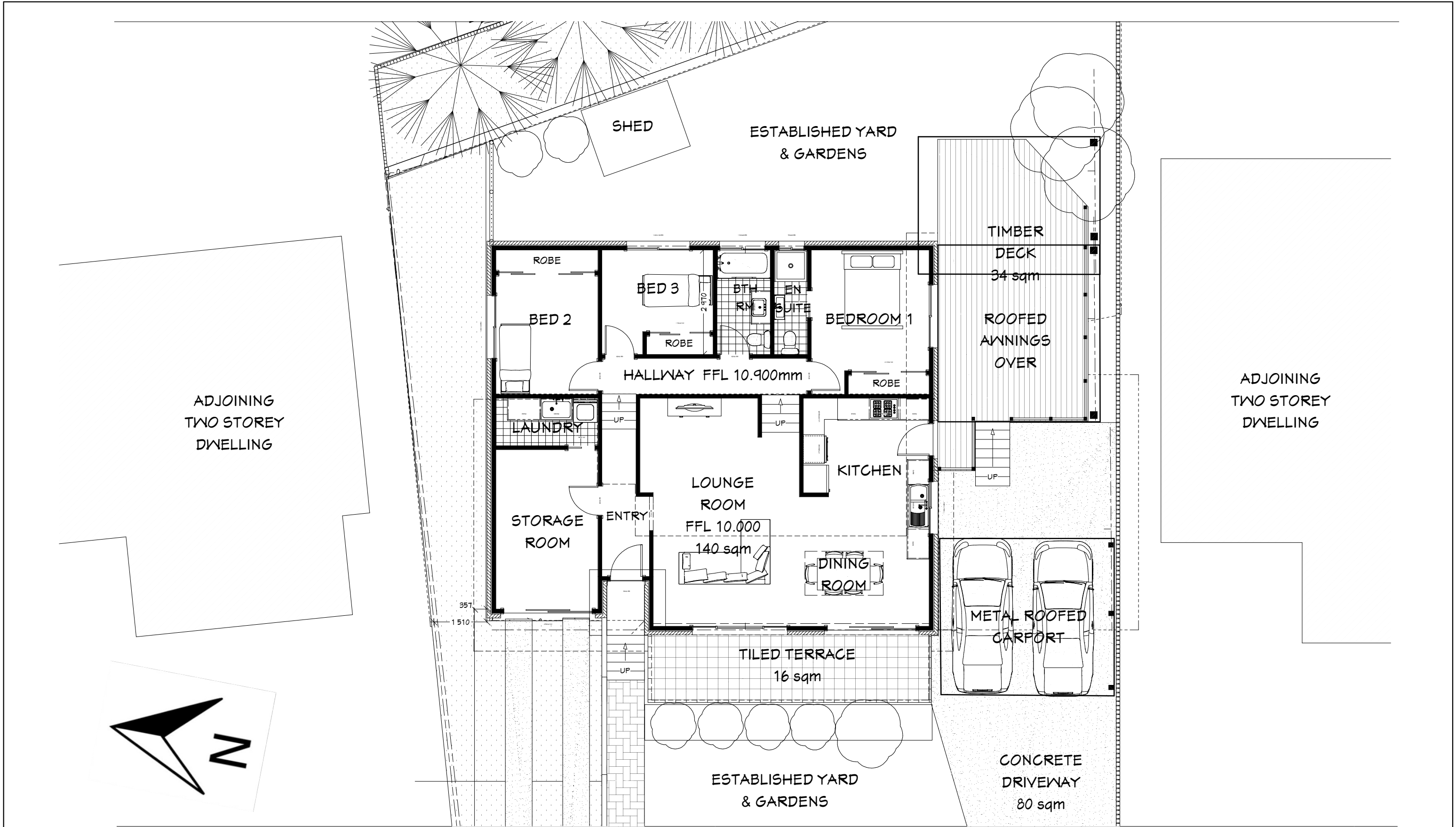


EXISTING DWELLING



PROPOSED UPPER FLOOR TO DWELLING
Amended Plan - 25th June 2020

PROJECT:	PROPOSED ALTERATIONS & ADDITIONS	SCALE:	Not to scale	 Planning 2 Build Planning Design & Drafting DA & CDC Submissions  - Phone: 9476 4983  Mobile: 0419 800 614 Licence No 6716C planning2build.com.au ABN 94 517 511 283	OFFICE 232 Galston Road Hornsby Heights NSW 2077 This drawing and design is subject to copyright and may not be copied or reproduced without prior written consent from Planning 2 Build	 bdad ACCREDITED BUILDING DESIGNER  Master Builders Association MEMBER MASTER BUILDER, BETTER BUILDER  HIA	All works to be carried out in accordance with the requirements of the National Construction Code & Building Code of Australia, including all relevant Australian Standards. All dimensions are to be checked and verified on site before commencement of work.
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EXISTING FLOOR PLAN

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BASIX CERTIFICATE NO – A372056**Lighting**

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

Fixtures

The applicant must install shower heads with a minimum rating of 3 star in all showers in the development.

Install a toilet with a flow rate no greater than 4 litres per average flush or a minimum 3-star rating

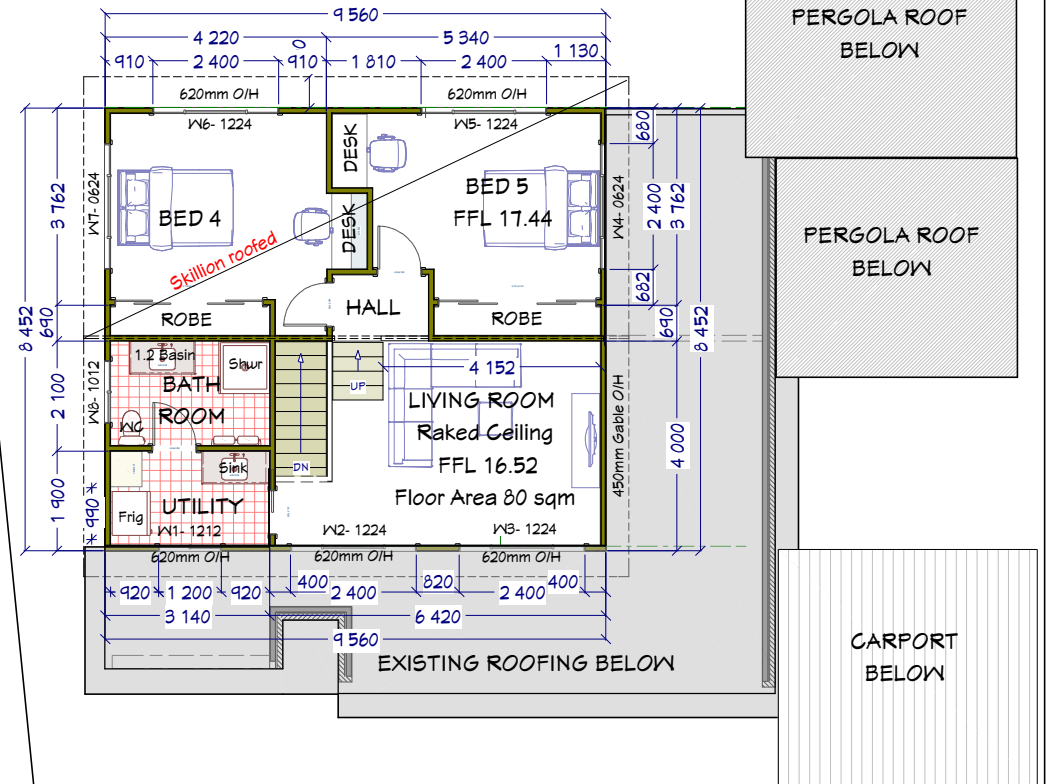
Install taps with a flow rate no greater than 9 litres per minute or a minimum 3 star rating

Construction Additional insulation required

Floor above existing dwelling	Nil
External wall: framed (weatherboard, fibro, metal clad)	R1.30 or 1.70 including construction
Flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil sarking Roof: medium (solar absorptance 0.475 – 0.70)
Raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil sarking Roof: medium (solar absorptance 0.475 – 0.70)

Windows

Item	Height x Width	Shading device	Glazing requirements
West Facing			
W1 – Sliding window	1200 x 1200	Eave & gutter >=750mm	Standard Aluminium, single clear U-Value 1.63, SHGC 0.75
W2 – Sliding window	1200 x 2400	Eave & gutter >=750mm	Standard Aluminium, single clear U-Value 1.63, SHGC 0.75
W3 – Sliding window	1200 x 2400	Eave & gutter >=750mm	Standard Aluminium, single clear U-Value 1.63, SHGC 0.75
South Facing			
W4 – Highlight window	600 x 2400	None – gable wall	Standard Aluminium, single clear U-Value 1.63, SHGC 0.75
East Facing			
W5 – Sliding window	1200 x 2400	Eave & gutter >=750mm	Standard Aluminium, single clear U-Value 1.63, SHGC 0.75
W6 – Sliding window	1200 x 2400	Eave & gutter >=750mm	Standard Aluminium, single clear U-Value 1.63, SHGC 0.75
North facing			
W7 – Highlight window	600 x 2400	None – gable wall	Standard aluminium, single pyrolytic low-e U-value 5.7, SHGC 0.47
W8 – Sliding window	1000 x 1200	None – gable wall	Standard aluminium, single. Frosted glazed U-value 5.7, SHGC 0.47

**AMENDED PLAN**

- 1 - 17 degree Tiled roofing to Living / Bathroom areas
- 2 - Colorbond "Speedeck" Skillion roof over Bedroom areas

PROPOSED FIRST FLOOR PLAN

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Colourbond guttering and H3 Timber Fascias
FC eave sheeting @ 450mm overhang

Building Envelope

3500

7920

Selected Weatherboard cladding
on Timber framed walling
Aluminium framed windows with
External architraves

WEST - FRONT ELEVATION

Colourbond guttering and H3 Timber Fascias
FC eave sheeting @ 450mm overhang

SOUTH ELEVATION

Ceiling Ht 19.89

FFL Ht 17.44

Ex FFL Ht 13.69

EAST - REAR ELEVATION

AMENDED PLAN 25th JUNE 2020

NORTH ELEVATION

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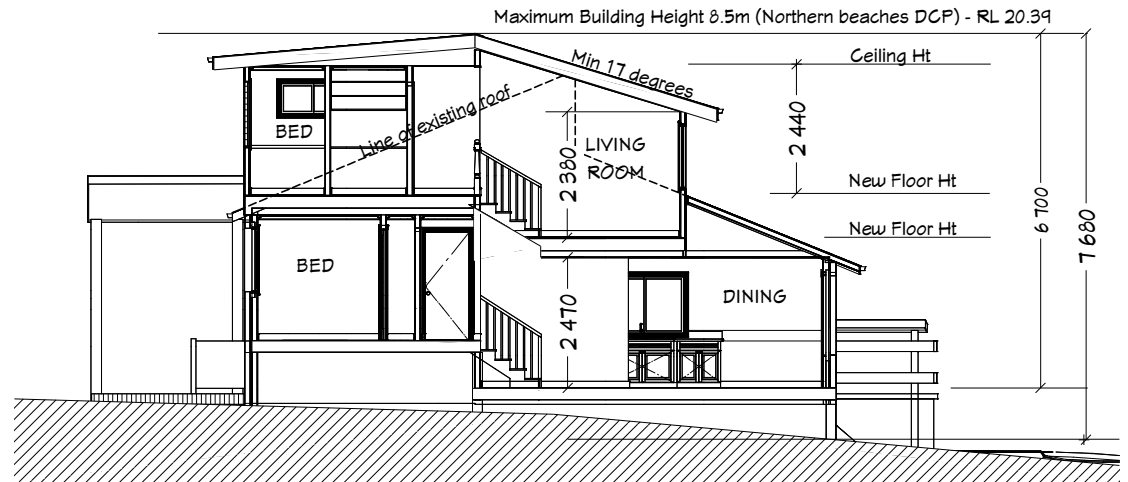

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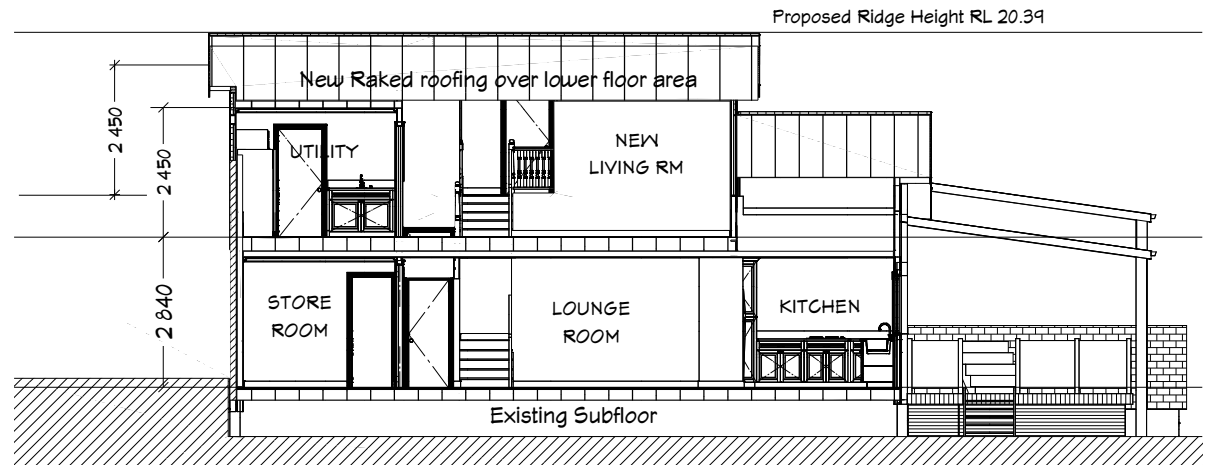
SPECIFICATION

NO	ITEM	DESCRIPTION
1	Preliminaries	Provide safe access to site including all work zones. Site to be kept clean of debris and waste materials are to be sorted for recycling and adhere to the waste management plan attached to this development approval. All waste is to be removed from site to an authorised waste outlet. All materials are to be stored appropriately on site as required.
2	Site Setting out	All relative boundary's and levels are to be located and checked as per the current survey. Any discrepancies are to be corrected prior to construction.
3	Excavation	NA
4	Concreting	NA
5	Scaffolding	All scaffold is to be erected and installed in accordance with: ➢ AS/NZS 1576.1:2010 Australian/New Zealand Standard™ Scaffolding Part 1: General requirements ➢ AS/NZS 4576: Guidelines for scaffolding
6	Masonry	NA
7	Termite protection	NA
8	Floors	Use yellow tongue particle board structural flooring on H2 LVL Joists with selected floor coverings. Use Hardies Scyon wet area flooring with an approved water proof membrane and floor tiles to bathroom & laundry areas
9	Waterproof membrane	Apply an approved waterproof membrane in accordance with: ➢ AS 3740 - Waterproofing of domestic wet areas.
10	Framework	All structural timber to floors, walls and roofing to be H2 treated and constructed in accordance with: ➢ Residential timber-framed construction- AS 1684.2-2010
11	Insulation	Insulation must be installed in accordance with: ➢ Part 3.12.1.1 of the Building Code of Australia. In some climate zones insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
12	External finishes	Use selected weatherboard cladding on breathable foil insulation. ➢ Selected cladding must be installed to manufacturers installation instructions.
13	Internal linings	Use plasterboard linings and selected cornices in accordance with: ➢ AS/NZS 2584:2007 Gypsum linings Application and finishing- Use Villaboard and tiled walls to bathroom & Laundry areas. Ensure all wet area linings are installed in accordance with: ➢ Selected Manufacturers installation instructions.
14	Colour scheme	Natural timbers to be oiled finishes. Walls and roofing as per Schedule of finished attached with DA Roof & guttering to be selected colorbond.
15	Roof & Guttering	Use matching roof tiles on battens and sarking with colorbond guttering. New Colorbond Skillion Roof & guttering with downpipes piped to existing stormwater service to street in accordance with: ➢ AS 3500.3.2:1998. National plumbing and drainage ➢ Part 3.2: Stormwater drainage— Acceptable solutions
16	External Doors & Windows	Aluminium framed sliding door and windows to be installed to: ➢ Manufacturer's installation instructions with all glazing in accordance with the BASIX commitments.
17	Decking	➢ NA
18	Architraves	Selected 68 x 19 FJ Pine mouldings
19	Skirtings	Selected 90 x 19 FJ Pine mouldings.



SECTION A-A

Amended roof Line 25th June 2020



SECTION B-B

Amended roof Line 25th June 2020

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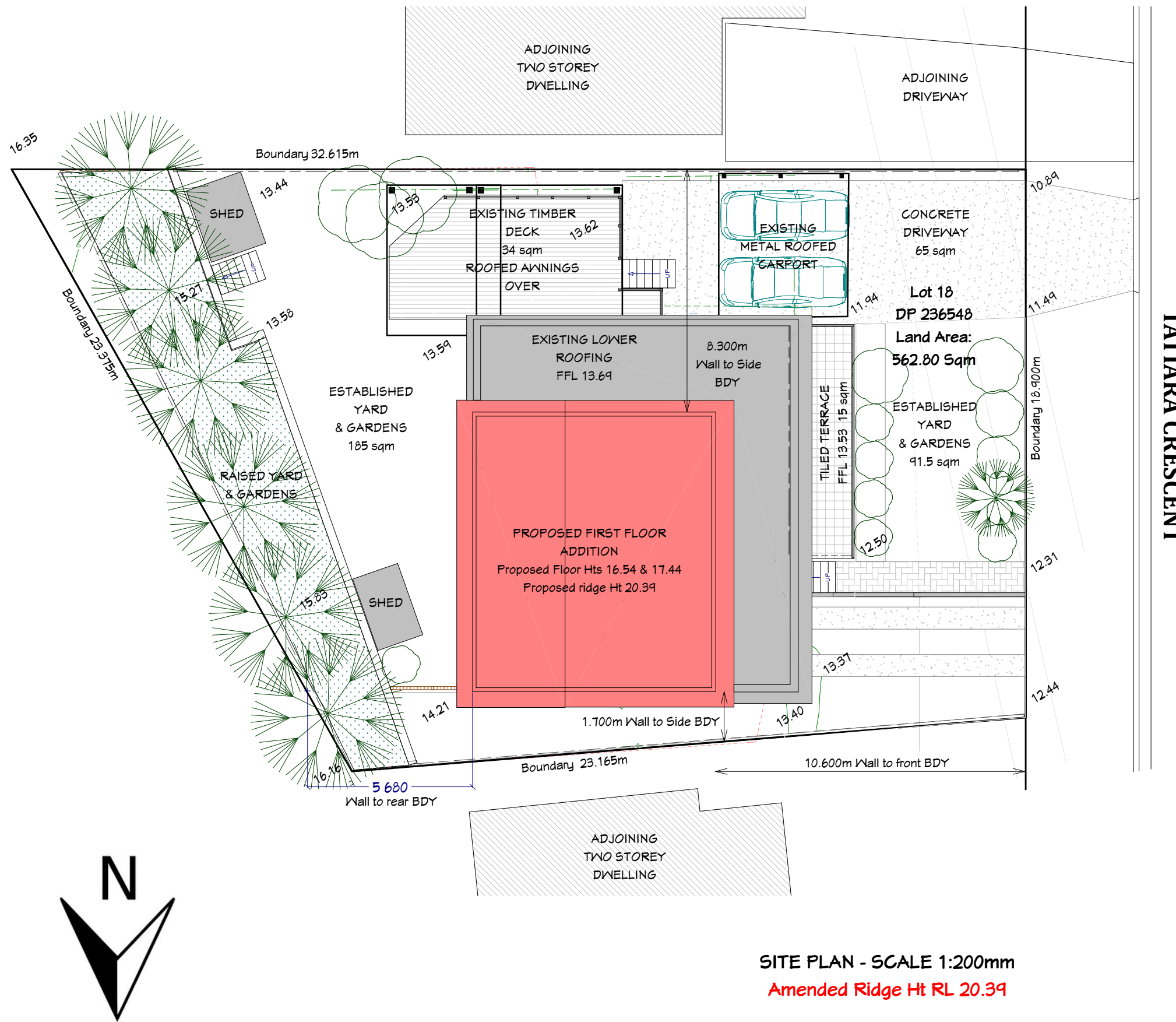
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SITE AREA	562.80 m2
Existing Floor Area (Including Patios)	140 m2
Proposed New Floor area	80 m2
TOTAL FLOOR AREA	220 m2
FLOOR SPACE RATIO	39 %
Existing Roof coverage	140 m2
Existing Tiled terrace	15 m2
Additional Roof coverage	0 m2
Existing Deck	34 m2
Existing Driveway	65 m2
TOTAL SITE COVERAGE	254 m2
SITE COVERAGE RATIO	45.2 %
PRIVATE OPEN SPACE	185 m2
LANDSCAPED AREA =	276.5 m2
	49 %

STORMWATER & SERVICES

Existing stormwater to be checked for adequacy.
If required - Excavate and replace stormwater to street.
Use 100mm / Dia - UPVC

WASTE MANAGEMENT

Check for Asbestos materials and use WH&S guidelines for its safe removal.
All waste to be sorted on site and removed for recycling or landfill as per the Waste Management Plan.
Ensure Waste materials are removed from site ASAP to ensure the safety of occupants and visitors to site.

SITE PLAN - SCALE 1:200mm
Amended Ridge Ht RL 20.39

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