



NVISAGE PTY LTD.
PO BOX 1668
WARRIEWOOD SQUARE
NSW 2102

ACN: 107 496 935
MOBILE: 0413 489 984

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CLIENT DETAILS:
EMMA & ANTHONY WATSON
57 CRESCENT ROAD
NEWPORT NSW 2106
AUSTRALIA

PROPERTY:
LOT Z DP 408616

DRAWING TITLE:
DA PLANS

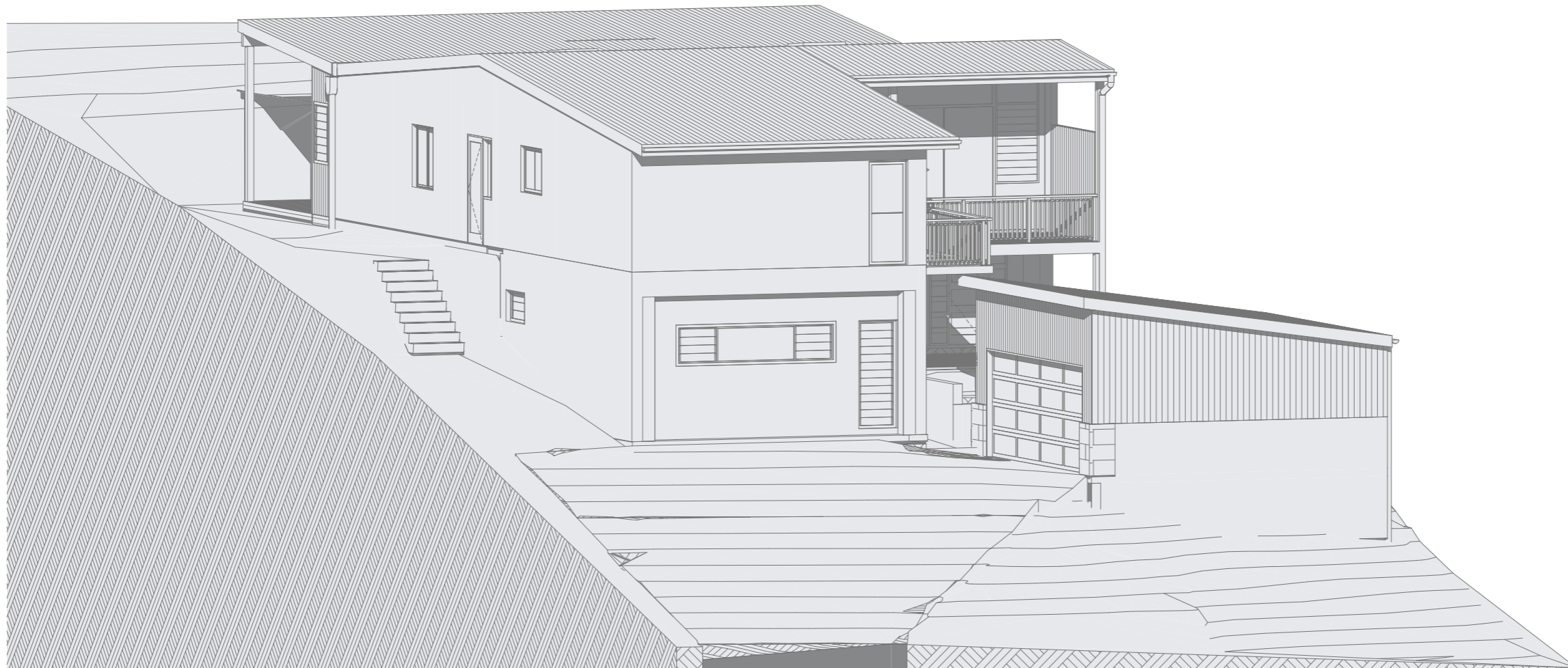
DESIGN BY:
TRINA ROWSTON

DRAWN BY:
ELENA BYRNE

DATE: 28/10/2024	REVISION: A-1
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JOB No. RES 144	DWG. No. DA-01
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ALL MEASUREMENTS ARE IN MM UNLESS NOTED OTHERWISE.
PLOT DATE: 18/11/2024



EMMA AND ANTHONY WATSON

57 CRESCENT ROAD, NEWPORT NSW 2106

DA PROPOSAL 2024

FOR ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING

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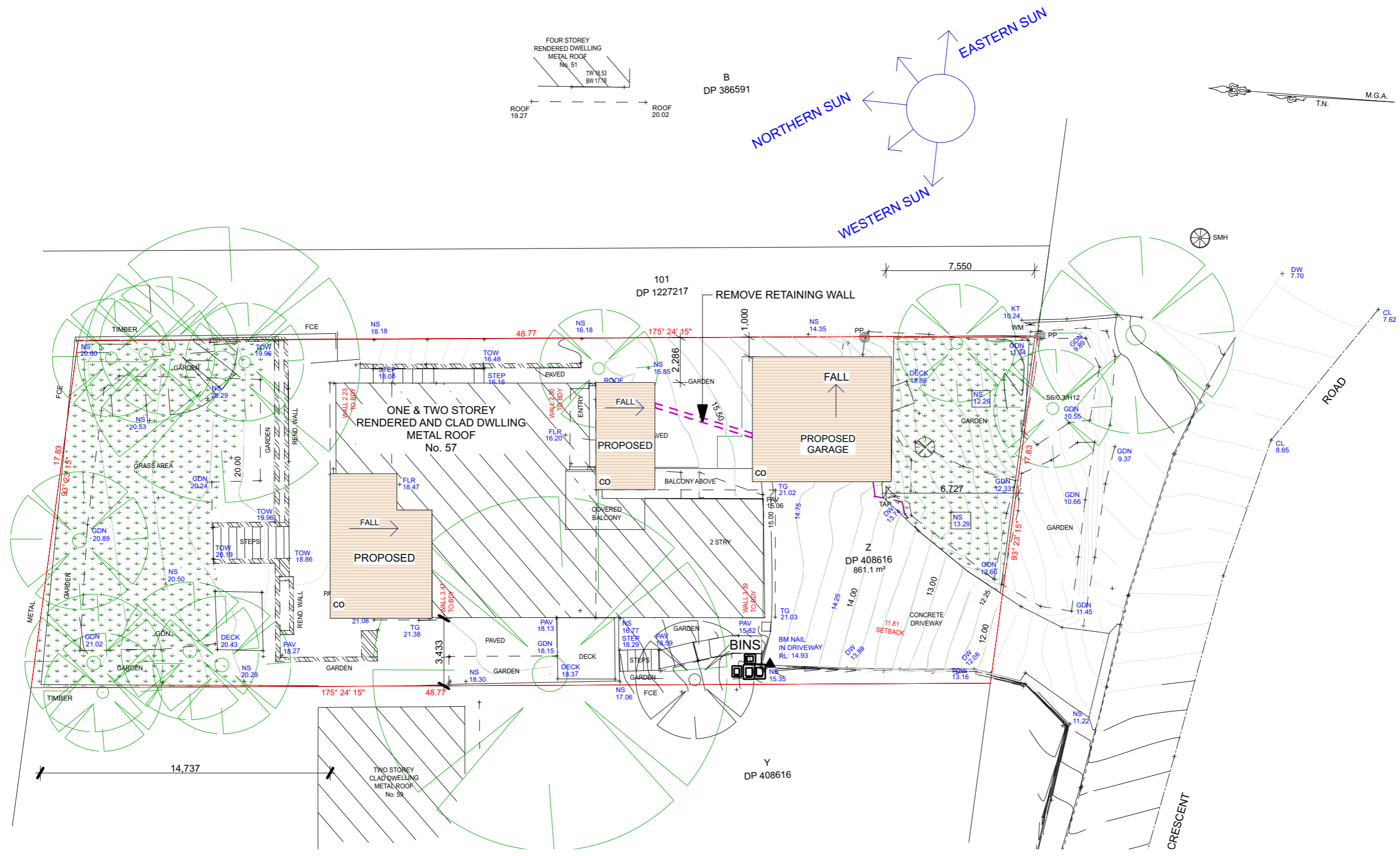
DESIGN BY:
 TRINA ROWSTON

DRAWN BY:
 ELENA BYRNE

DATE: 28/10/2024
 REVISION: A-1

JOB No. RES 144
 DWG. No. DA-02

ALL MEASUREMENTS ARE IN MM UNLESS NOTED OTHERWISE.
 PLOT DATE: 18/11/2024



SITE PLAN









1:200

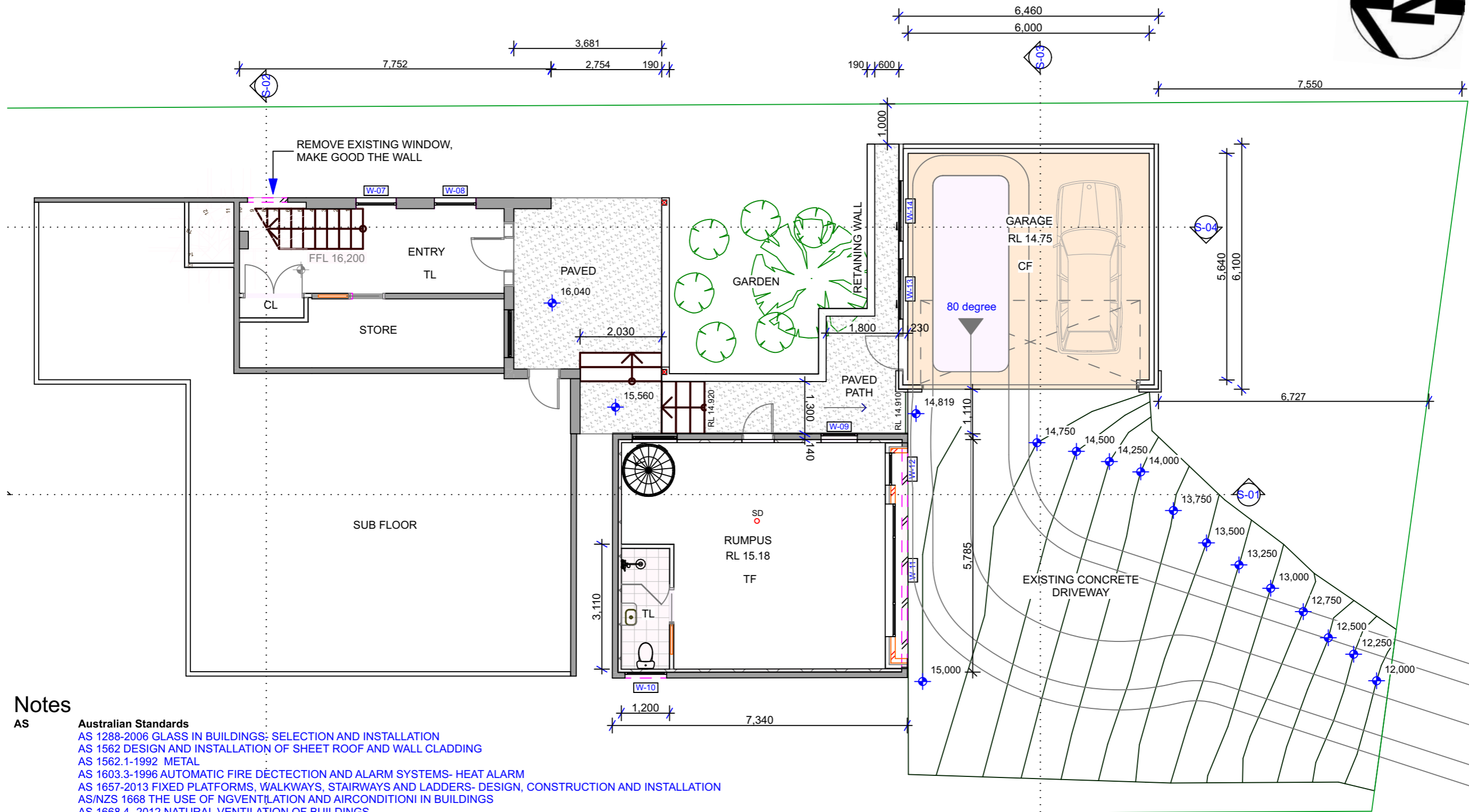
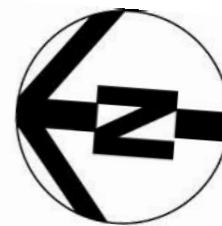
SITE AREA BY SURVEY = 861.1 m²
 60% LANDSCAPED AREA = 516.66 m²
 EXISTING LANDSCAPED AREA = 383.93 m² (44.6%)
 PROPOSED LANDSCAPED AREA = 377.93 m² (43.8%)
 6% VARIATION = 51.6m²
 TOTAL LANDSCAPED AREA = 429.53m² (49%)

SITE NOTES:

- ALL WORK TO BE CARRIED OUT WITHIN THE BOUNDARIES OF THE SITE.
- ALL WORK IS TO BE IN ACCORDANCE WITH THE NCC, NORTHERN BEACHES COUNCIL AND SYDNEY WATER.
- ANY STORAGE/SKIP BINS ARE TO BE STORED ON SITE AND NOT ON COUNCIL RESERVE/FOOTPATH.
- ALL WORK TO BE CARRIED OUT AS PER PLANS, ANY CHANGES ARE TO BE DISCUSSED WITH THE DESIGNER AND APPROVED BY THE DESIGNER.
- ALL STORMWATER AS PER EXISTING
- ALL WORK TO BE COMPLIANT WITH THE FOLLOWING AUSTRALIAN STANDARDS AND NOT LIMITED TO:
 AS2601.2001 Demolition of structures, AS 1562.1 Design and installation of sheet roof and wall cladding- metal
 AS/NZS 3500.3 Stormwater drainage, AS3660.1 2014 termite management.
- CHECK ALL DIMENSIONS ON SITE.

KEY:

-  EXISTING TREES
-  PROPOSED ADDITION
-  GRASS AREA
-  EXISTING GROUND LEVEL
-  EXISTING FENCE
-  CUSTOM ORB ROOFING
-  POWER POLE
-  EXISTING TO BE REMOVED



Notes

- AS Australian Standards
- AS 1288-2006 GLASS IN BUILDINGS: SELECTION AND INSTALLATION
 - AS 1562 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
 - AS 1562.1-1992 METAL
 - AS 1603.3-1996 AUTOMATIC FIRE DETECTION AND ALARM SYSTEMS- HEAT ALARM
 - AS 1657-2013 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS- DESIGN, CONSTRUCTION AND INSTALLATION
 - AS/NZS 1668 THE USE OF NGVENTILATION AND AIRCONDITIONI IN BUILDINGS
 - AS 1668.4- 2012 NATURAL VENTILATION OF BUILDINGS
 - AS 1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION
 - AS 2047-2014 WINDOWS IN BUILDINGS- SELCTION AND INSTALLATION
 - AS2601.2001 DEMOLITION OF STRUCTURES
 - AS 2870-2011 RESIDENTIAL SLABS AND FOOTINGS
 - AS/NZS 2904- 1995 DAMP-PROOF COURSES AND FLASHINGS
 - AS/NZS 3500 PLUMBING AND DRAINAGE
 - AS/NZS 3500.3- 2015 STORMWATER DRAINAGE
 - AS 3660- 2009 CONCRETE STRUCTURES
 - AS 3660 TERMITE MANAGEMENT- NEW BUILDING WORK
 - AS 3700 -2011 MASONRY STRUCTURES
 - AS 3740 WATER PROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS

- KEY:
- CL CLOSET
 - CF CONCRETE FLOOR
 - TL TILED FLOOR
 - TF TIMBER FLOORING
 - EXISTING DOOR REMOVED
 - PROPOSED ADDITION
 - SD SMOKE DETECTOR

AREA OF GARAGE= 33.8m²

AS Australian Standards

0 1 2 3 4 5 6 7 8 9 10



LOWER GROUND FLOOR FFL

1:100

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PROPERTY:
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DRAWING TITLE:
DA PLANS

DESIGN BY:
TRINA ROWSTON

DRAWN BY:
ELENA BYRNE

DATE: 28/10/2024
REVISION: A-1

JOB No. RES 144
DWG. No. DA-03

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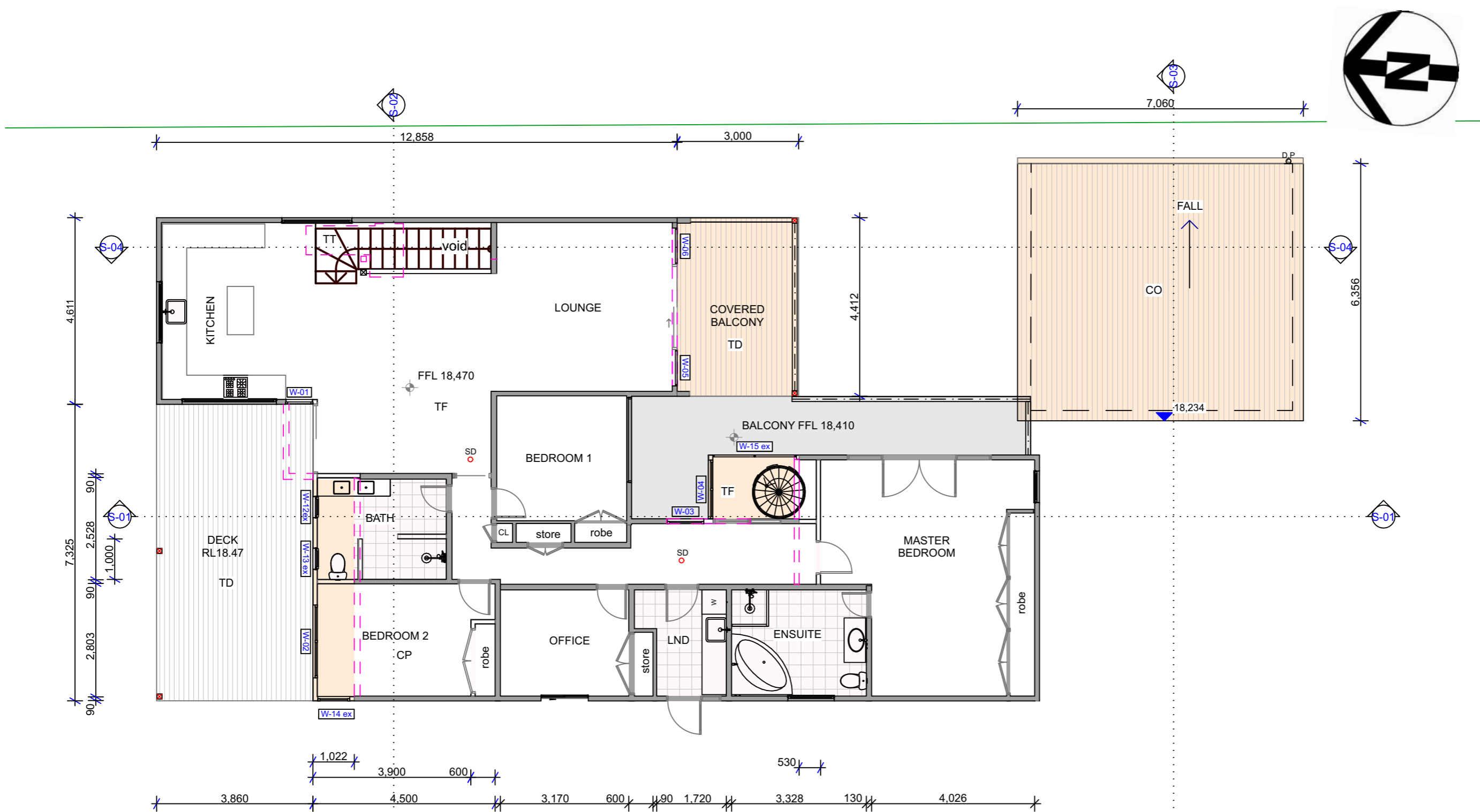
DESIGN BY:
TRINA ROWSTON

DRAWN BY:
ELENA BYRNE

DATE: 28/10/2024
REVISION: A-1

JOB No. RES 144
DWG. No. DA-04

ALL MEASUREMENTS ARE IN MM UNLESS NOTED OTHERWISE.
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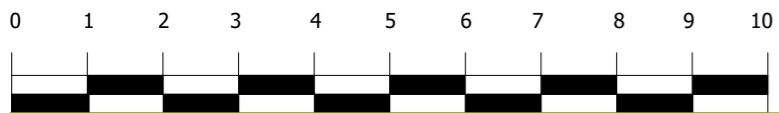
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 - AS 3700 -2011 MASONARY STRUCTURES
 - AS 3740 WATER PROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS

AREA OF PROPOSED DECKING= 41.2m²
AREA OF GARAGE ROOF= 44.8m²
AREA OF ADDITION = 9.1m²

AS Australian Standards

- KEY:
- CO CUSTOM ORB ROOFING - Colorbond "Evening Haze"
 - CP CARPET FLOORING
 - CL CLOSET
 - DP DOWN PIPES
 - TF TIMBER FLOORING
 - TD TIMBER DECKING
 - EXISTING ROOF REMOVED
 - PROPOSED ADDITION
 - SMOKE DETECTOR



GROUND FLOOR FFL

1:100



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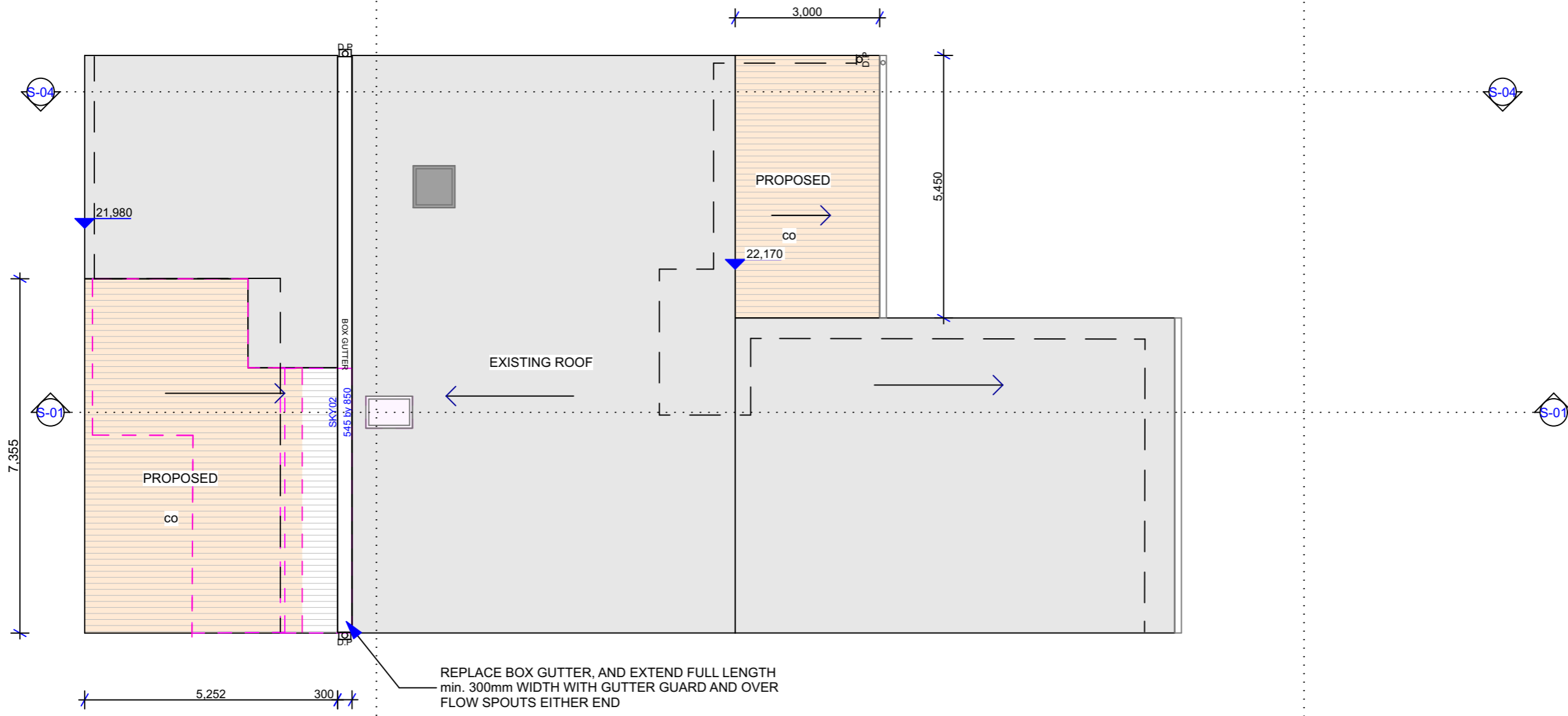
DESIGN BY:
TRINA ROWSTON

DRAWN BY:
ELENA BYRNE

DATE: 28/10/2024	REVISION: A-1
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JOB No. RES 144	DWG. No. DA-05
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ALL MEASUREMENTS ARE IN MM UNLESS NOTED OTHERWISE.
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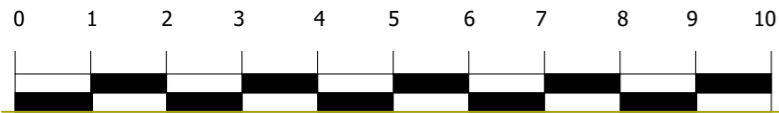
Notes

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AREA OF ADDITIONAL ROOF = 23.7m²

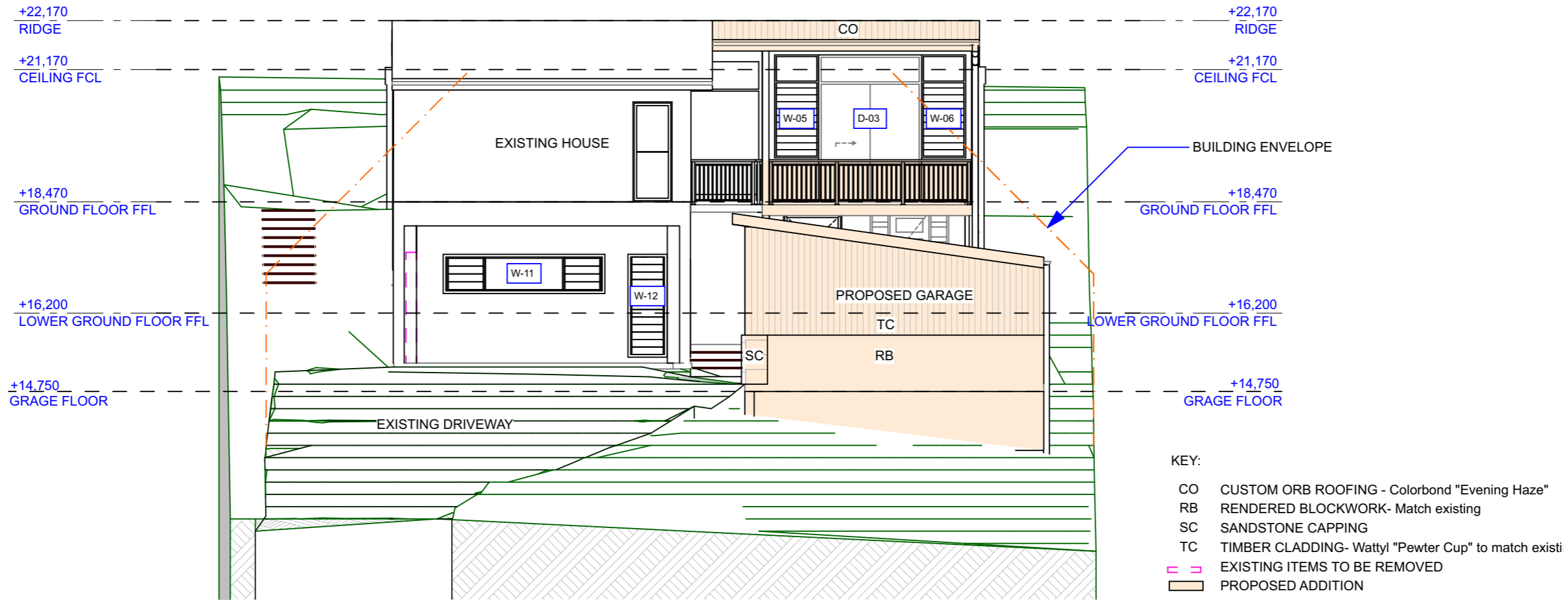
AS Australian Standards

- KEY:**
- CO CUSTOM ORB ROOFING - Colorbond "Evening Haze"
 - DP DOWN PIPES
 - EXISTING ROOF REMOVED
 - PROPOSED ADDITION



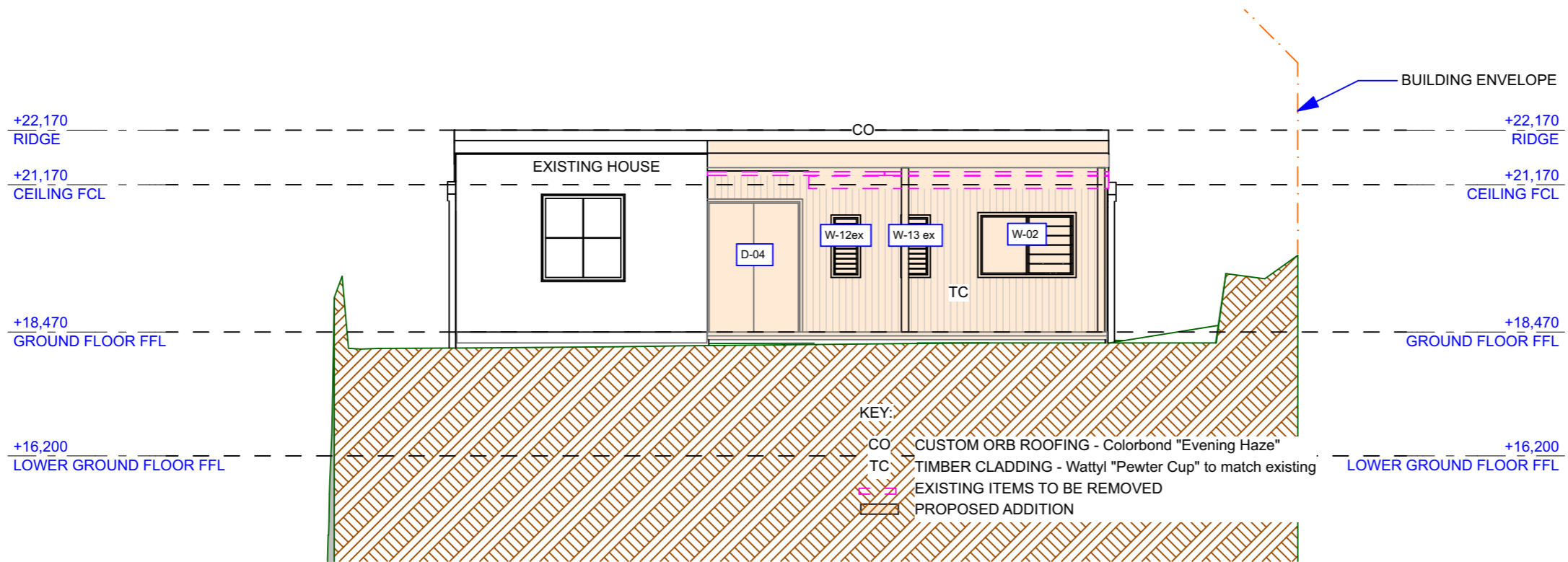
ROOF PLAN

1:100



SOUTH ELEVATION

1:100



NORTH ELEVATION CUT AWAY

1:100



EAST ELEVATION

1:100

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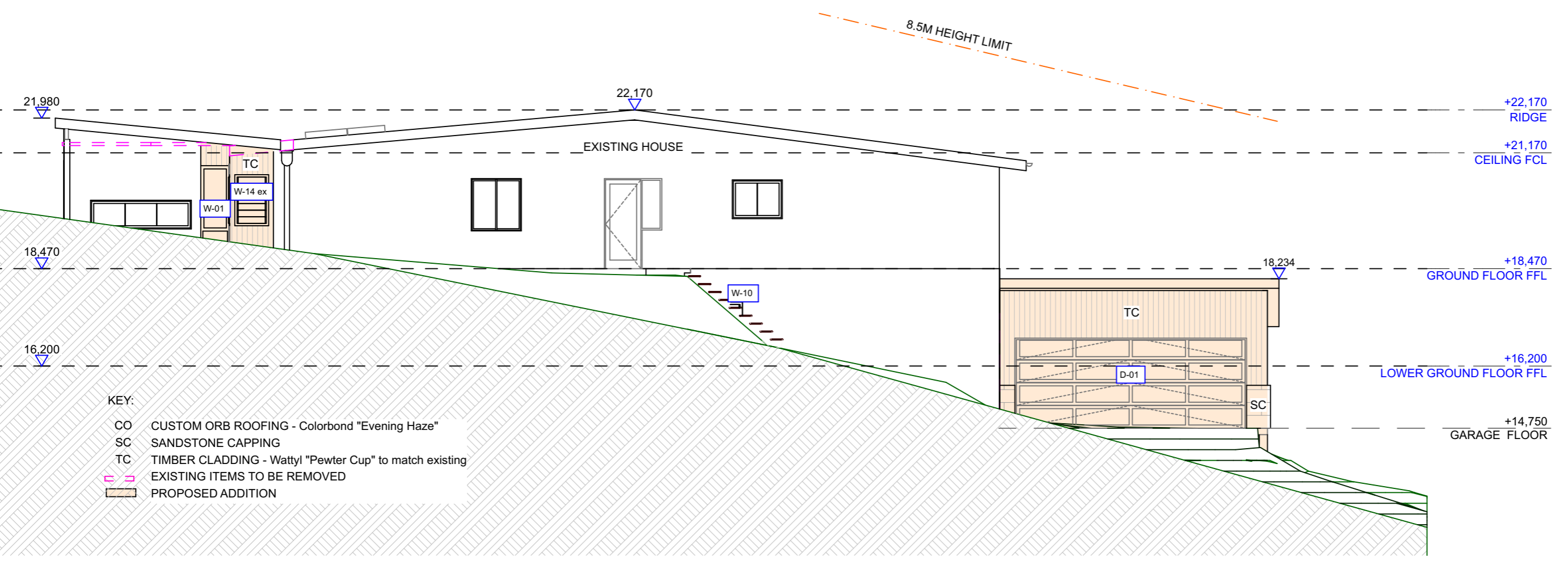
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DATE: 28/10/2024 REVISION: A-1

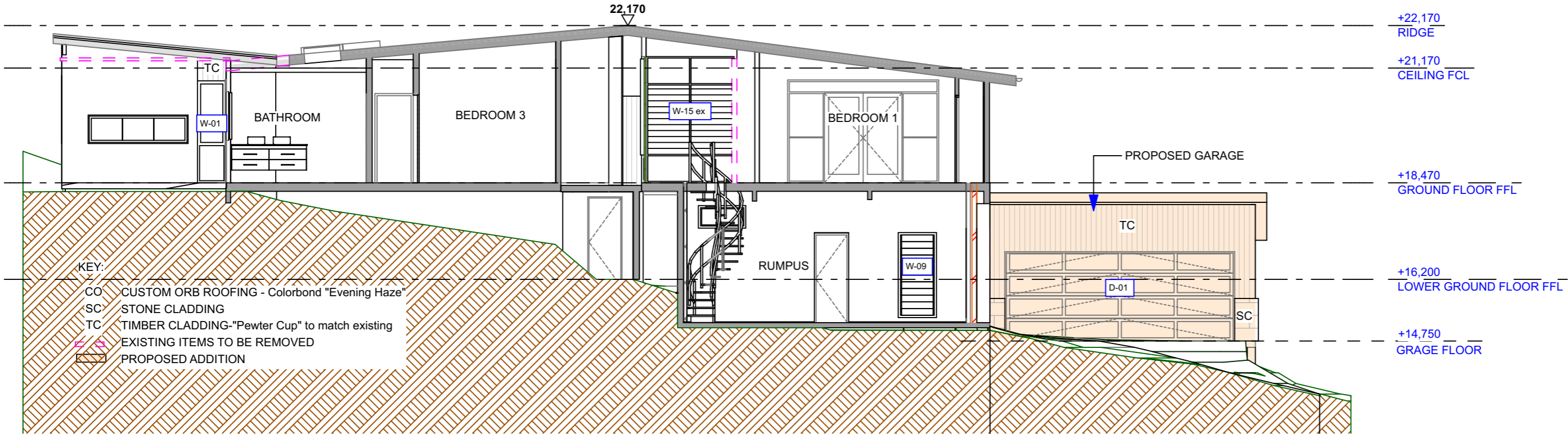
JOB No. RES 144 DWG. No. DA-07

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WEST ELEVATION

1:100



S-01

Section

1:100

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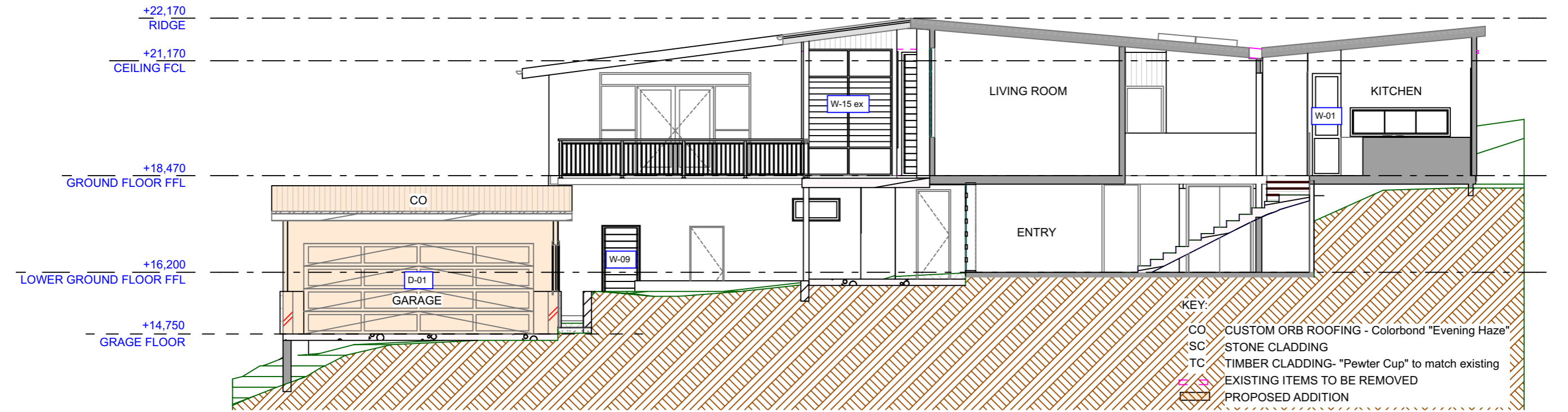
DESIGN BY:
 TRINA ROWSTON

DRAWN BY:
 ELENA BYRNE

DATE: 28/10/2024	REVISION: A-1
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JOB No. RES 144	DWG. No. DA-08
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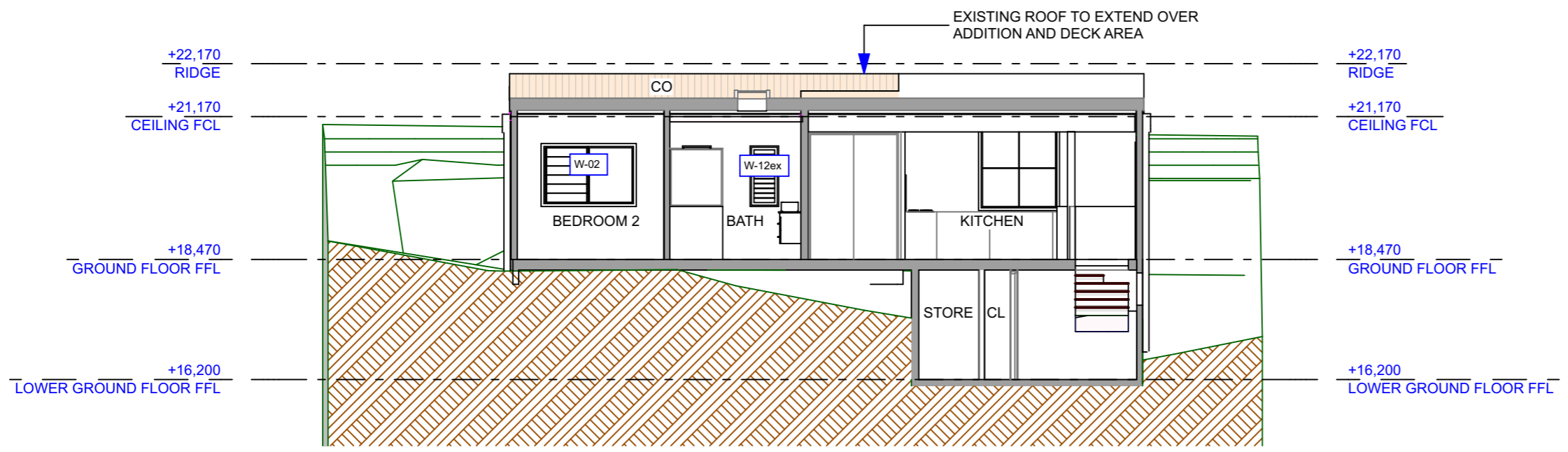
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S-04

Section

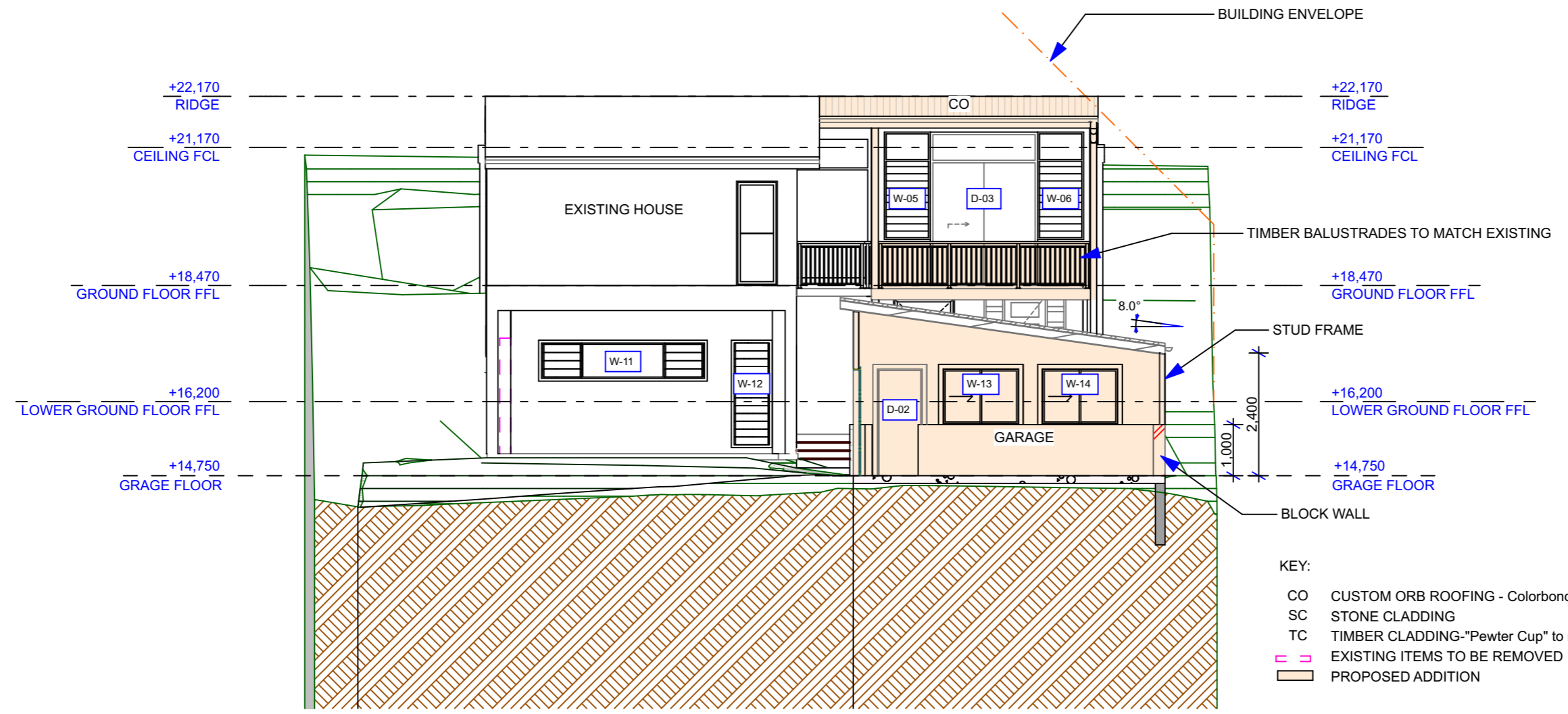
1:100



S-02

Section

1:100



S-03

Section

1:100

WINDOW AND DOOR SCHEDULE

ID	W-01	W-02	W-03	W-04	W-05	W-06	W-07	W-08	W-09	W-10	W-11	W-12
BASIX ID	W16	W1	W6	W2	W11	W12	W7	W8	W9	W17	W13	W14
TYPE	Fixed w dog panel	Louvre-Fixed	Louvre	Louvre and fixed	Louvre and Fixed	Louvre and Fixed	Louvre	Louvre	Louvre	Louvre	Louve/Fix/Louvre	Louvre
Quantity	1	1	1	1	1	1	1	1	1	1	1	1
Location	Kitchen	Bedroom 2	Hallway	Stairwell	Lounge Rm	Lounge Rm	Entry	Entry	Rumpus	Rumpus/bath	Rumpus	Rumpus
Glass	Clear	Clear	Clear	Clear	Clear	Clear	Clear	Clear	Clear	Clear	Clear	Clear
Height	2,400	1,190	2,900	2,970	3,000	3,000	610	610	2,000	610	800	2,100
Width	673	1,800	900	1,450	900	900	1,000	1,035	900	1,035	3,300	800
Window sill height	0	1,000	0	0	0	0	1,045	1,045	120	1,900	1,420	120
View from Opening Side												

Window List

ID	W-12ex	W-13	W-13 ex	W-14	W-14 ex	W-15 ex
BASIX ID	W3	N/a	W4	N/a	W18	W10
TYPE	Louvre	Sliding	Louvre	Sliding	Louvre	Fixed
Quantity	1	1	1	1	1	1
Location	Bathroom	Garage	Bathroom	Garage	Bedroom 2	Stariwell
Glass	Frosted	Clear	Frosted	Clear	Clear	Clear
Height	1,145	1,100	1,145	1,100	1,190	2,970
Width	540	1,500	540	1,500	790	2,065
Window sill height	1,000	0	1,000	0	1,000	0
View from Opening Side						

Window List

NOTES:

1. ALL NEW WINDOWS TO BE ALUMINIUM POWDER COATED- WHITE SATIN
2. EXISTING WINDOWS TO BE REUSED ARE LABELED W-00ex
3. DOORS D-03 AND D-04 TO BE ALUMINIUM POWDER COATED- WHITE SATIN
4. REFER TO BASIX FOR GLAZING DETAILS.

Door Schedule				
ID	D-01	D-02	D-03	D-04
BASIX ID			W15	W5
TYPE	Panel lift	Solid Core	Sliding	Sliding
LOCATION	Garage	Garage	Lounge	Dining
Height	2,100	2,100	3,000	2,400
Width	5,400	900	2,100	1,715
Finish	Custom Orb -	Timber-	Aluminium	Aluminium
Hinges		side hinge		
2D Symbol				
View from Opening ...				

Door List



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DATE: 28/10/2024
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JOB No. RES 144
DWG. No. DA-10

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BASIX FOR GLAZING

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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 improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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 Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
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 0.35.		✓	✓
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 or 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.	✓	✓	✓

Glazing requirements						
Windows and glazed doors glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	2.14	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	N	4.33	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	N	0.61	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W4	N	0.61	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W5	N	4	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

BASIX Certificate number:A1770003

Glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W6	E	2.6	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W7	E	0.61	12	4	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W8	E	0.61	12	2.5	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W9	E	1.8	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W10	E	6.1	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

BASIX Certificate number:A1770003

Glazing requirements						
Windows and glazed doors glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W11	S	2.7	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, clear/air gap/clear, (U-value: 4.12, SHGC: 0.66)
W12	S	2.7	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, clear/air gap/clear, (U-value: 4.12, SHGC: 0.66)
W13	S	2.64	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W14	S	1.68	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W15	S	6.3	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, clear/air gap/clear, (U-value: 4.12, SHGC: 0.66)

BASIX Certificate number:A1770003

Glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W16	W	1.6	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W17	W	0.61	12	3.3	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W18	W	0.94	15	9	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.					✓	✓
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
S1	0.65	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			



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CLIENT DETAILS:

EMMA & ANTHONY WATSON

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NEWPORT NSW 2106
AUSTRALIA

PROPERTY:

LOT Z DP 408616

DRAWING TITLE:

DA PLANS

DESIGN BY:

TRINA ROWSTON

DRAWN BY:

ELENA BYRNE

DATE: 28/10/2024
REVISION: A-1

JOB No. RES 144
DWG. No. DA-11

ALL MEASUREMENTS ARE IN MM UNLESS NOTED OTHERWISE.
PLOT DATE: 18/11/2024