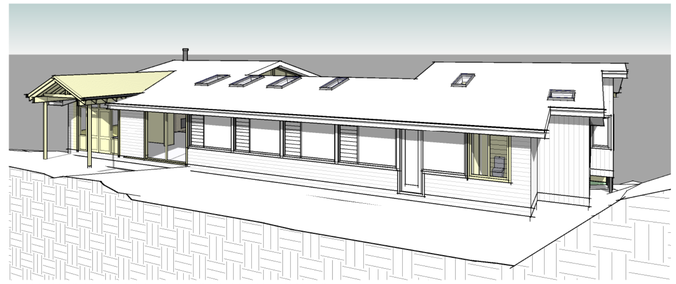
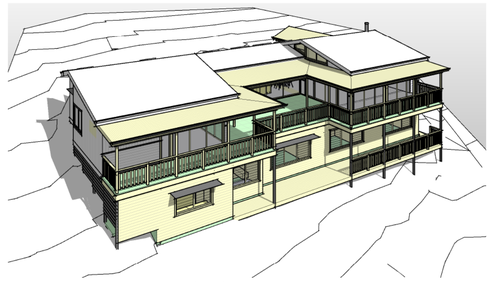
WHIPP RESIDENCE - 60 Prince Alfred Parade, Newport

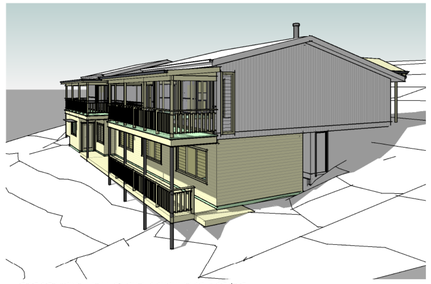
PERSPECTIVE VIEW OF THE NORTHWEST CORNER



PERSPECTIVE VIEW OF THE NORTHEAST CORNER - FRONT ELEVATION



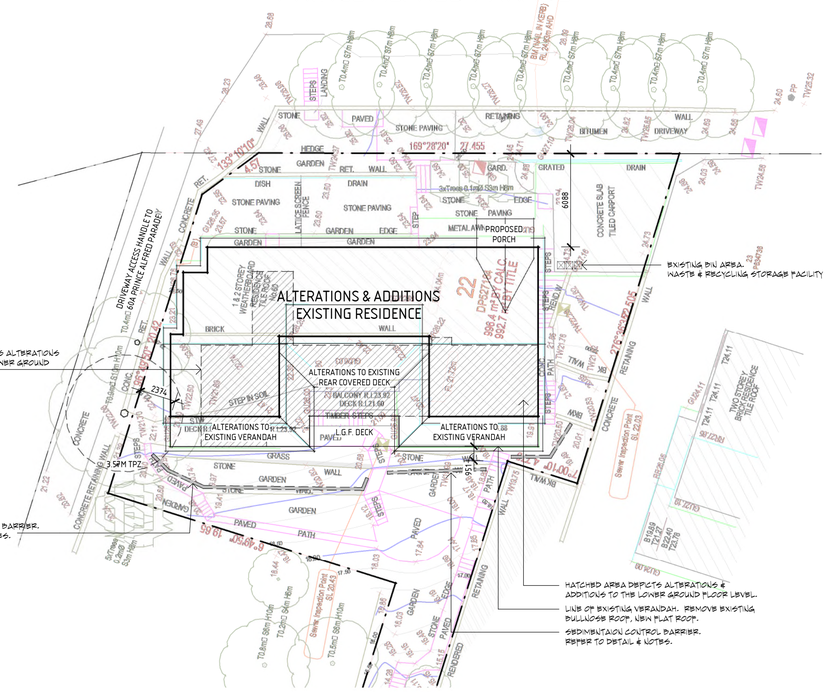
PERSPECTIVE VIEW, OVERALL VIEW OF ROOF



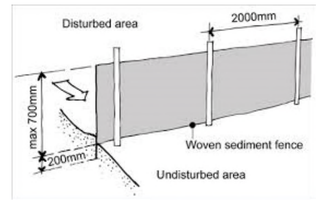
PERSPECTIVE VIEW OF THE SOUTHEAST CORNER

PRINCE ALFRED PARADE

01 SITE PLAN
1 : 200



02 PART SITE PLAN
1 : 200



SEDIMENTATION CONTROL BARRIER
TYPICAL DETAIL - NOT TO SCALE

GENERAL CONSTRUCTION NOTES:
ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES, COUNCIL AND ALL RELEVANT AUSTRALIAN STANDARDS. BUILDER TO ENSURE COMPLIANCE WITH WORKCOVER REQUIREMENTS. PLANS TO BE READ IN CONJUNCTION WITH SPECIFICATION & STRUCTURAL ENGINEERS DRAWINGS. WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS. ALL LEVELS (R.L'S) SHOWN ARE FINISHED LEVELS. BUILDER TO ALLOW FOR SET DOWNS AS REQUIRED. CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES AND OMISSIONS TO DESIGN CONFIDENTIAL.

ROOF PLUMBING/DRAINAGE
ANY PROPOSED NEW GUTTERING OR REPLACEMENT OF EXISTING ROOF GUTTERING MATERIAL OR INSTALLATION IS TO COMPLY WITH CLAUSE 3.5.3 OF THE HOUSING PROVISIONS OF THE BUILDING CODE OF AUSTRALIA. NOTE 'HIGH-FRONTED' GUTTERING MUST COMPLY WITH THIS PROVISION.
DOWNPIPE LOCATIONS ARE SHOWN AS APPROXIMATE. THE FINAL DESIGN DEPENDS ON SELECTED GUTTERS & DOWNPIPES. A LICENSED PLUMBER OR HYDRAULIC ENGINEER TO CONFIRM THE FINAL DESIGN & INSTALLATION OF SYSTEM. THE INSTALLATION OF NEW DRAINAGE COMPONENTS MUST BE COMPLETED BY A LICENSED PLUMBER IN ACCORDANCE WITH AS3500.3 (PLUMBING CODE) AND THE BCA.

EROSION CONTROL
TEMPORARY SEDIMENT & EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE. THESE MEASURES MUST BE MAINTAINED IN WORKING ORDER DURING CONSTRUCTION WORKS UP TO COMPLETION. ALL SEDIMENT TRAPS MUST BE CLEARED ON A REGULAR BASIS & AFTER EACH MAJOR STORM.

STORMWATER
STORMWATER RUN-OFF FROM ALL NEW IMPERVIOUS AREAS AND SUBSOIL DRAINAGE SYSTEMS SHALL BE PIPED TO THE EXISTING SITE DRAINAGE SYSTEM. THE INSTALLATION OF NEW DRAINAGE COMPONENTS MUST BE COMPLETED BY A LICENSED CONTRACTOR IN ACCORDANCE WITH AS3500.3 (PLUMBING CODE) AND THE BCA. NO STORMWATER RUNOFF IS TO BE PLACED INTO THE SYDNEY WATER SEWER SYSTEM. IF AN ILLEGAL SEWER CONNECTION IS FOUND DURING CONSTRUCTION, THE DRAINAGE SYSTEM MUST BE RECTIFIED TO THE SATISFACTION OF COUNCIL AND SYDNEY WATER.

DEMOLITION
THE DEMOLITION WORK SHALL COMPLY WITH THE PROVISIONS OF AUSTRALIAN STANDARD AS2601.2001 THE DEMOLITION OF STRUCTURES. HAZARDOUS MATERIALS REMOVAL TO AS 2601 clause 1.6.2.

REMOVAL OF REFUSE
ALL BUILDERS REFUSE, SPOIL AND/OR MATERIALS UNSUITABLE FOR USE IN LANDSCAPE AREAS SHALL BE REMOVED FROM THE SITE ON COMPLETION OF THE BUILDING WORKS.

SURVEY INFORMATION
THE PLAN MUST BE READ IN CONJUNCTION WITH SURVEYOR'S TOPOGRAPHICAL SURVEY PROVIDED BY GEODESY SURVEY GROUP, JOB# J10864, DL 01 PHONE 02 9216 9047. THE SURVEY PROVIDED IS A TOPOGRAPHICAL SURVEY WITH BOUNDARY IDENT. SERVICES SHOWN HAVE BEEN LOCATED FROM A VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE & POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR SITE WORKS.

northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2022/1779

D.A. ISSUE - NOT FOR CONSTRUCTION
ISSUED FOR DEVELOPMENT APPLICATION 29.07.2022

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MR & MRS WHIPP
LOT 22 IN DP 527184
60 PRINCE ALFRED PARADE, NEWPORT

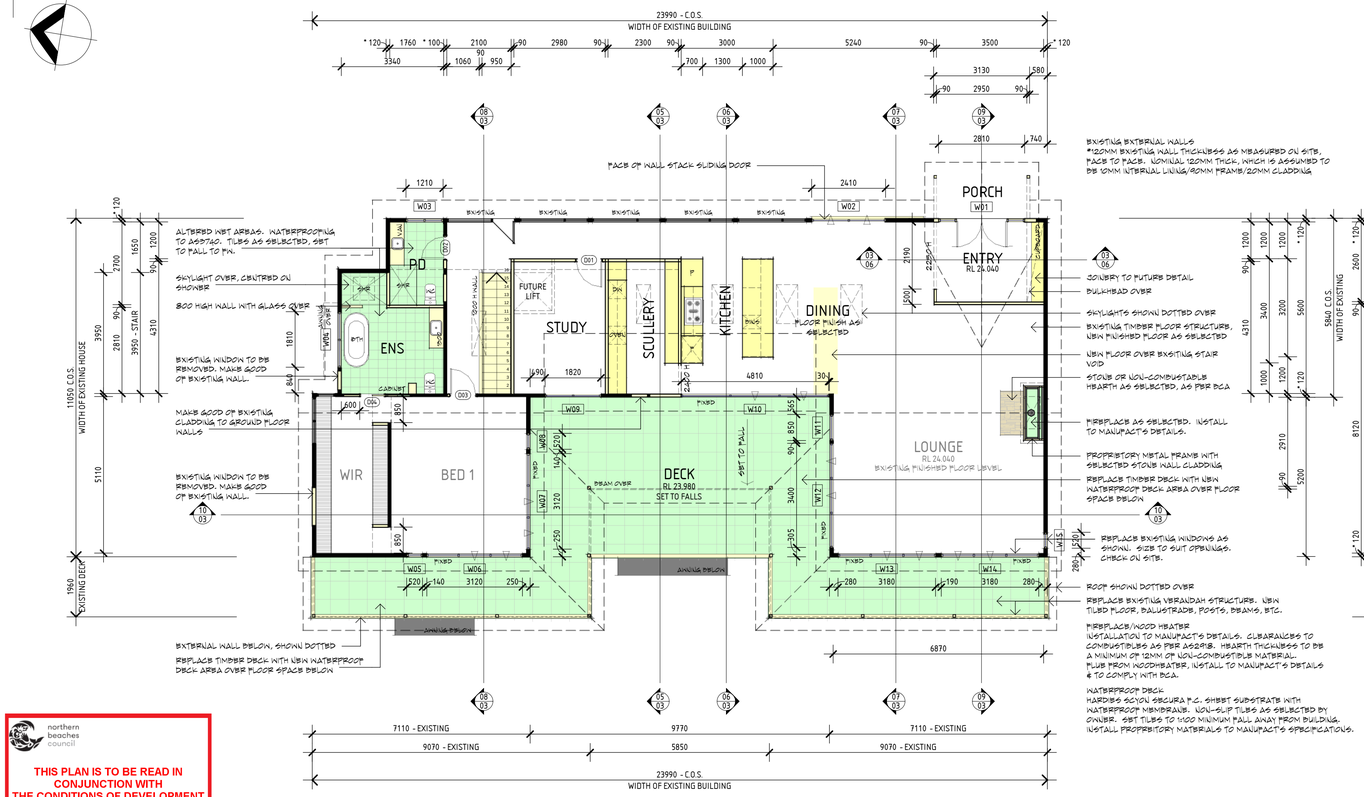
SITE PLAN

Project number	1156
Date	APRIL 2022
Scale	1 : 200

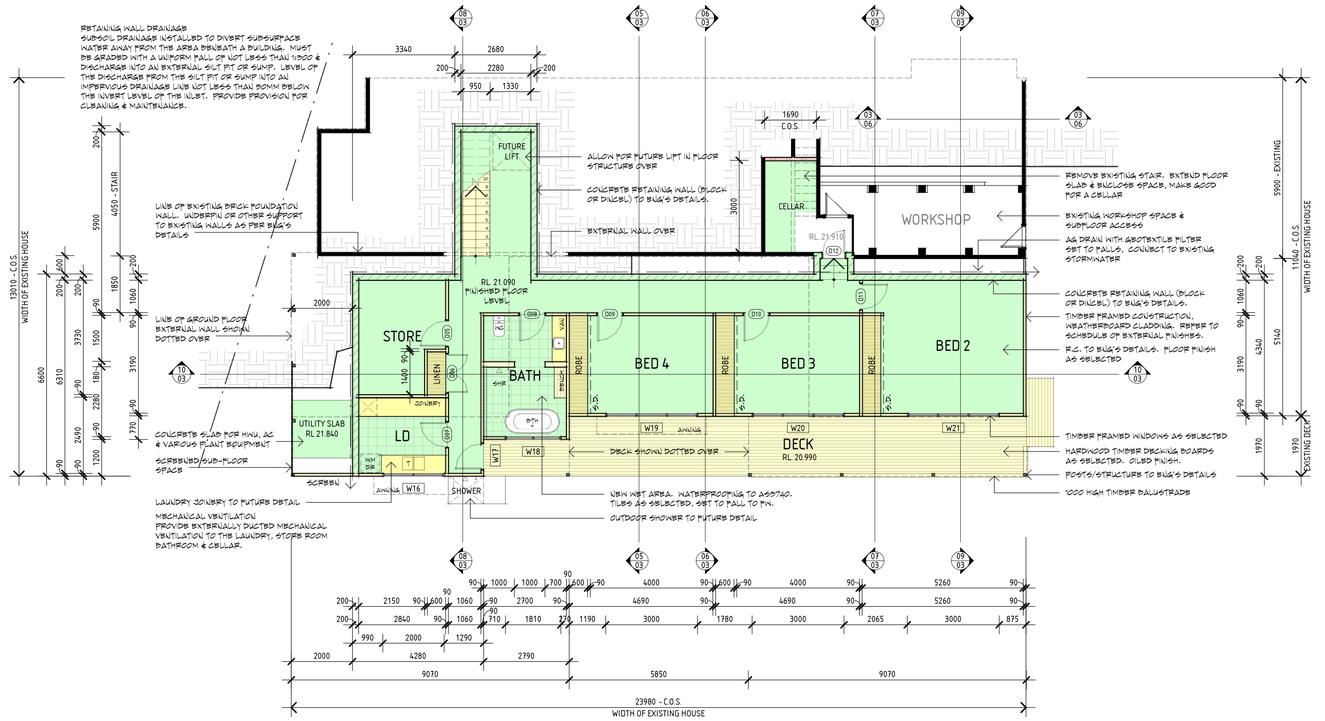
01

29/07/2022 5:05:44 PM

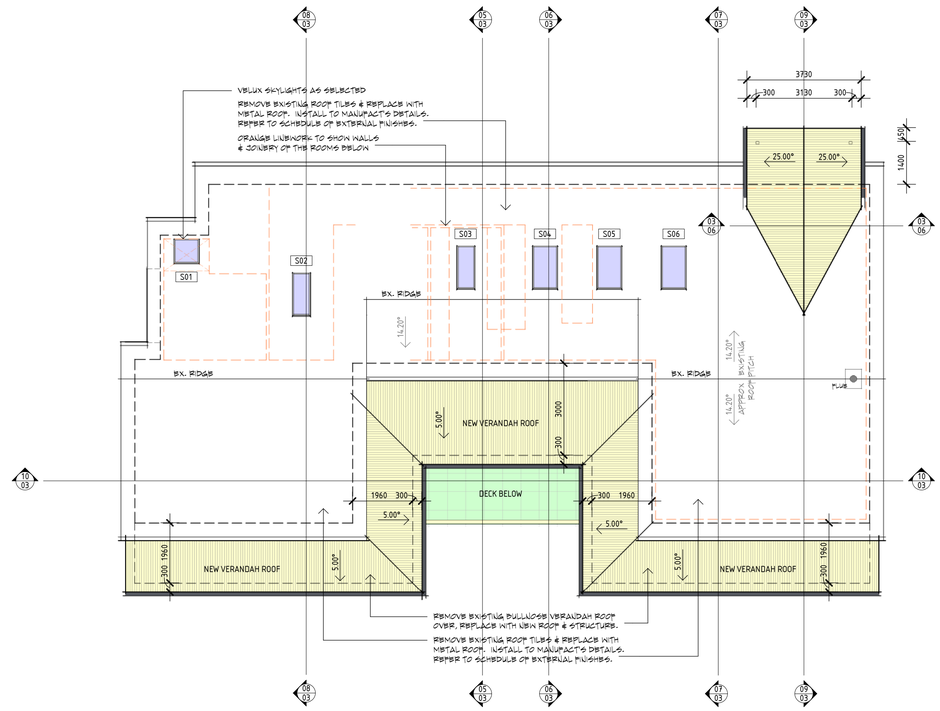
WHIPP RESIDENCE - 60 Prince Alfred Parade, Newport



02 GROUND FLOOR PLAN
1 : 100



01 LOWER GROUND FLOOR PLAN
1 : 100



03 ROOF PLAN
1 : 100

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 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.

Insulation requirements
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) 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 2m2, 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: concrete block/plasterboard	R1.18 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

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
S01	0.6	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S02	0.77	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S03	0.77	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
GROUP	3.27	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

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 toned 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 Fenestration Rating Council (NFRC) 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.

For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.

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.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing: Height (m)	Overshadowing: Distance (m)	Shading device	Frame and glass type
W01	E	7.3	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W02	E	5.42	0	0	projection/height above sill ratio >=0.23	timber or uPVC, single toned, (or U-value: 5.87, SHGC: 0.49)
W03	E	1.81	0	0	projection/height above sill ratio >=0.36	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W04	N	2.35	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single toned, (or U-value: 5.87, SHGC: 0.49)
W05	W	1.09	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W06	W	6.55	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W07	S	6.55	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W08	S	1.09	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W09	W	3.82	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W10	W	11.54	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W11	N	2.04	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W12	N	8.16	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W13	N	7.63	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W14	W	7.63	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W15	S	1.09	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W16	W	2.1	0	0	projection/height above sill ratio >=0.43	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W17	S	1.89	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W18	W	2.35	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W19	W	3.9	0	0	projection/height above sill ratio >=0.43	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W20	W	3.9	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W21	W	3.9	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W22	N	0.65	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W23	N	1.82	0	0	projection/height above sill ratio >=0.36	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

GENERAL CONSTRUCTION NOTES:
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ROOF PLUMBING/DRAINAGE
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SMOKE ALARM
PROVIDE HARD WIRED SMOKE ALARMS TO AS3786-2014 & BCA 3.7.5. ALARMS TO BE INTERCONNECTED.

DEMOLITION
THE DEMOLITION WORK SHALL COMPLY WITH THE PROVISIONS OF AUSTRALIAN STANDARD AS2601:2001 THE DEMOLITION OF STRUCTURES. HAZARDOUS MATERIALS REMOVAL TO AS 2601 clause 1.6.2.

TIMBER & STRUCTURE
ALL TIMBER EXPOSED TO WEATHER SHALL HAVE A DURABILITY LEVEL AS PER AS1684.2
ALL STRUCTURAL BEAMS/POSTS ARE AN INDICATION ONLY. REFER TO ENGINEERS DETAILS FOR ALL LOCATIONS & CONNECTIONS.
ALL TIMBER FRAMING AND CONNECTIONS TO BE IN ACCORDANCE WITH AS1684 LIGHT TIMBER FRAMING CODE.

BASIX COMMITMENTS - REF BASIX CERTIFICATE A467831
- REFER TO BASIX CERTIFICATE FOR MINIMUM INSULATION PERFORMANCE REQUIREMENTS TO NEW FLOORS, EXTERNAL WALLS, ROOFS & CEILING AREAS UNDER ROOF.
- REFER TO BASIX CERTIFICATE FOR DETAILED GLAZING REQUIREMENTS. TO BE READ IN CONJUNCTION WITH WINDOW SCHEDULE.

AREA CALCULATIONS

SITE AREA	996.39 M/SQ
SITE AREA LESS HANDLE	754.31 M/SQ
EXISTING GROUND FLOOR G.F.A.	196.43 M/SQ
EXISTING GROUND FLOOR DECK	83.65 M/SQ
EXISTING LOWER GROUND FLOOR G.F.A.	38.09 M/SQ
EXISTING LOWER GROUND FOOR DECK	55.59 M/SQ
EXISTING TOTAL GROSS FLOOR AREA	234.52 M/SQ
PROPOSED GROUND FLOOR G.F.A.	193.49 M/SQ
PROPOSED GROUND FLOOR DECK	86.43 M/SQ
PROPOSED LOWER GROUND FLOOR G.F.A.	113.50 M/SQ
PROPOSED LOWER GROUND FOOR DECK	32.74 M/SQ
PROPOSED TOTAL GROSS FLOOR AREA	306.99 M/SQ
EXISTING/PROPOSED LANDSCAPED AREA	224.39 M/SQ - 29.7 % OF SITE LESS HANDLE NO CHANGE TO THE LANDSCAPED AREA

WINDOW & DOOR SCHEDULE NOTES:
1. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
2. OPENING WINDOWS OR DOORS TO PROVIDED AN APPROPRIATE GLASS TYPE & SAFETY BARRIER/BALUSTRADE/SILL HEIGHT TO SUIT LOCATION OR LEVEL DIFFERENCE.
3. ALL APPLICATIONS OF GLAZING TO COMPLY WITH AS1288-2006.
4. TIMBER FRAMED WINDOWS & DOOR FRAMES, FINISH AS SELECTED.
5. PROVIDE KEYED ALIKE WINDOW & DOOR LOCKS AS REQUIRED.
6. TYPES OF WINDOW OPERATION (EG. SLIDING, AWNING, FIXED) FOR EACH WINDOW & SAMPLE OF HARDWARE TO BE APPROVED BY CLIENT BEFORE ORDER.
7. TYPE OF OBSCURE OR FROSTED GLAZING TO BE SELECTED & APPROVED BY OWNER.
8. REFER TO BASIX CERTIFICATE FOR MINIMUM PERFORMANCE REQUIREMENTS.
9. CONTRACTOR TO PROVIDE A CERTIFICATE OF COMPLIANCE ON COMPLETION.

DOOR SCHEDULE

No	H	W	COMMENTS
D01	2040	820	
D02	2040	720	
D03	2040	820	
D04	2143	820	CAVITY SLIDING DOOR
D05	2040	820	
D06	2040	620	2/620 LINEN PRESS DOORS
D07	2040	820	
D08	2040	820	
D09	2040	820	
D10	2040	820	
D11	2040	820	
D12	2040	720	

WINDOW SCHEDULE

No	H	W	REMARKS
S01	780	780	VELUX SKYLIGHT AS SELECTED
S02	1400	550	VELUX SKYLIGHT AS SELECTED
S03	1400	550	VELUX SKYLIGHT AS SELECTED
S04	1400	780	'GROUP' AS PER BASIX, VELUX SKYLIGHT AS SELECTED
S05	1400	780	'GROUP' AS PER BASIX, VELUX SKYLIGHT AS SELECTED
S06	1400	780	'GROUP' AS PER BASIX, VELUX SKYLIGHT AS SELECTED
W01	2600	2810	2/820 REBATED FRONT ENTRY DOORS, WITH FIXED SIDE & HIGHLIGHTS
W02	2250	2410	FACE OF WALL STACK SLIDING DOOR
W03	1500	1210	LOUVRE, GLAZING AS SELECTED
W04	1300	1810	LOUVRE, GLAZING AS SELECTED
W05	2100	520	LOUVRE
W06	2100	3120	STACK SLIDING DOOR
W07	2100	3120	STACK SLIDING DOOR
W08	2100	520	LOUVRE
W09	2100	1820	SLIDING DOOR
W10	2400	4810	STACK SLIDING DOOR
W11	2400	850	LOUVRE
W12	2400	3400	STACK SLIDING DOOR
W13	2400	3180	STACK SLIDING DOOR
W14	2400	3180	STACK SLIDING DOOR
W15	2400	520	LOUVRE
W16	1050	2000	LOUVRE
W17	2100	900	820 TIMBER FRAMED GLASS DOOR
W18	1300	1810	LOUVRE, GLAZING AS SELECTED
W19	1300	3000	LOUVRE
W20	1300	3000	LOUVRE
W21	1300	3000	LOUVRE
W22		1160	FIXED GABLE WINDOWS, CHECK SIZE ON SITE
W23		2290	FIXED GABLE WINDOWS, CHECK SIZE ON SITE

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MR & MRS WHIPP
LOT 22 IN DP 527184
60 PRINCE ALFRED PARADE, NEWPORT

D.A. ISSUE - NOT FOR CONSTRUCTION
ISSUED FOR DEVELOPMENT APPLICATION 29.07.2022

PROPOSED FLOOR PLANS

Project number	1156
Date	APRIL 2022
Scale	1 : 100

02

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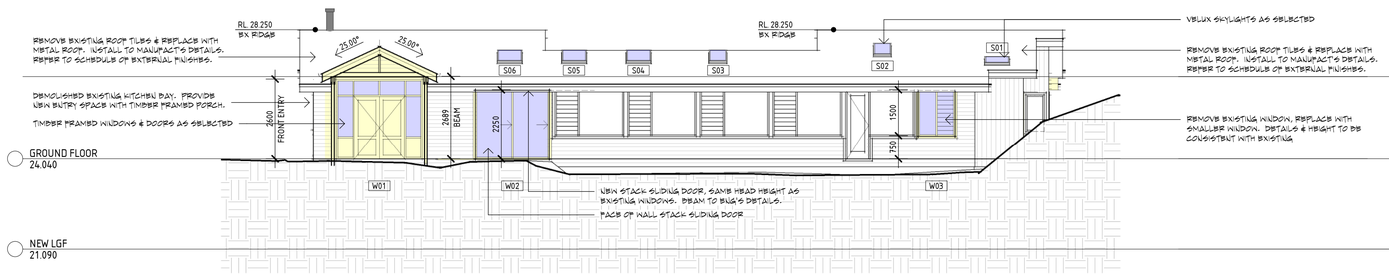
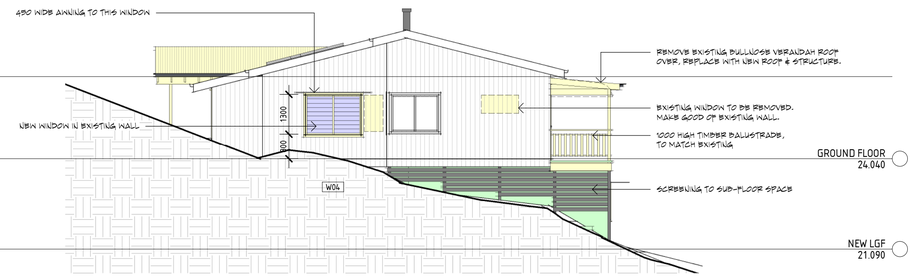
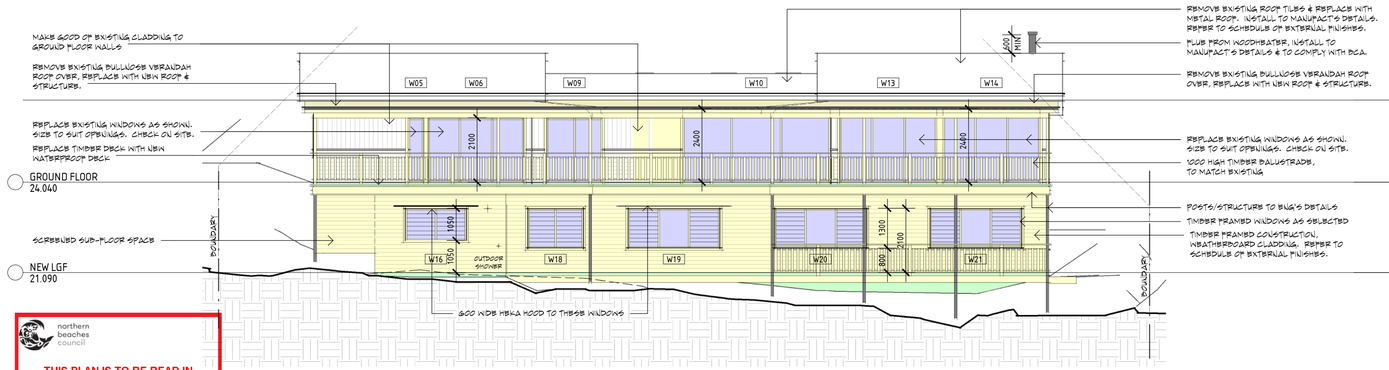
WHIPP RESIDENCE - 60 Prince Alfred Parade, Newport



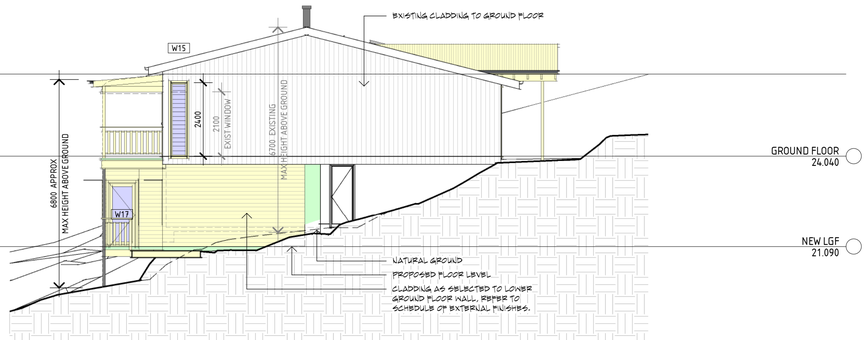
01 EAST ELEVATION
1 : 100



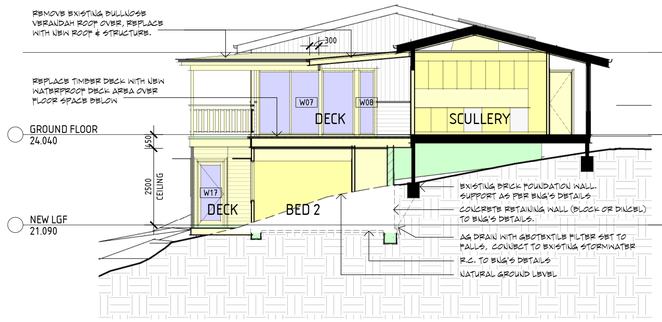
02 NORTH ELEVATION
1 : 100



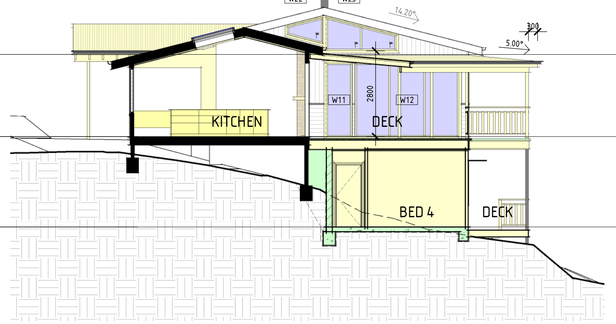
03 WEST ELEVATION
1 : 100



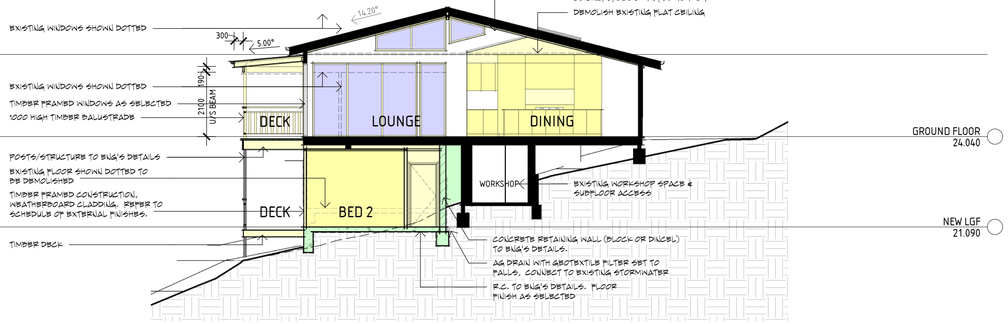
04 SOUTH ELEVATION
1 : 100



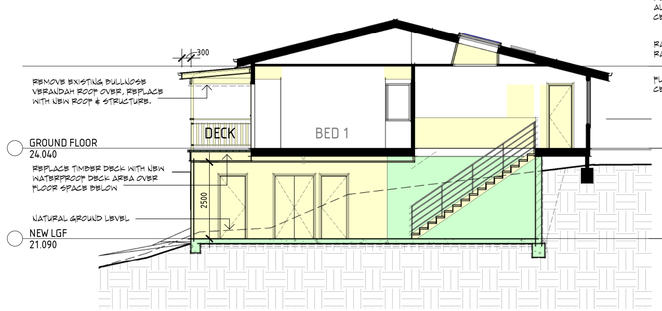
05 SECTION A
1 : 100



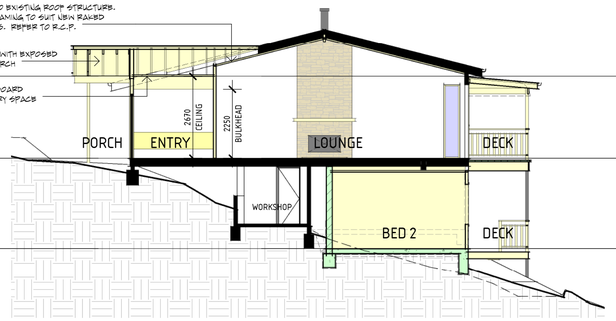
06 SECTION B
1 : 100



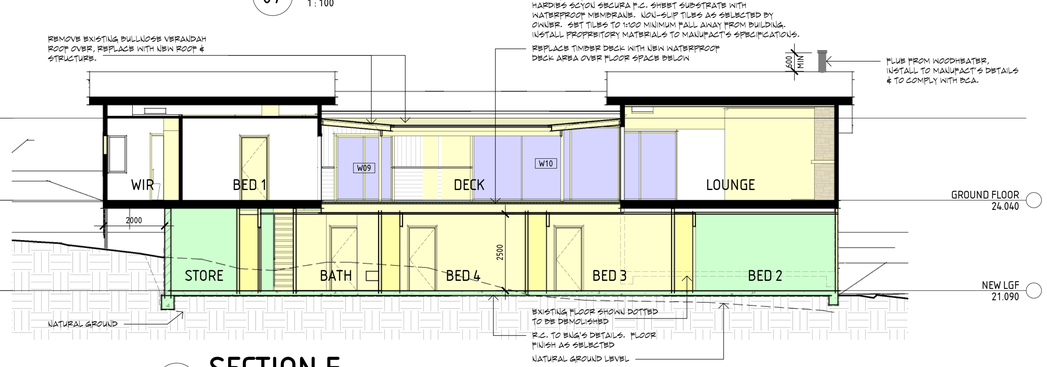
07 SECTION C
1 : 100



08 SECTION D
1 : 100



09 SECTION E
1 : 100



10 SECTION F
1 : 100

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DA2022/1779

D.A. ISSUE - NOT FOR CONSTRUCTION
ISSUED FOR DEVELOPMENT APPLICATION 29.07.2022

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60 PRINCE ALFRED PARADE, NEWPORT

ELEVATIONS & SECTIONS

Project number	1156
Date	APRIL 2022
Scale	1 : 100

03

29/07/2022 5:06:42 PM

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Schedule of external finishes

Proposed additions and alterations to residence at

60 Prince Alfred Parade, Newport

Prepared by design confidential 03.08.2022 – D.A. Issue

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New Roof

Corrugated Colorbond Roofing, profile to be selected to suit pitch, colour to be Colorbond Shale Grey.(above). Colorbond Shale Grey is classified as having SA 0.43 and BCA of M (Medium).

To replace existing concrete tiles in black and Colorbond verandah Roof in monument.

Gutters Colorbond Shale Grey (above)

Downpipes, Fascias Weatherboard Cladding Dulux Snowy Mountains to match existing. (Above)

Posts, Door & Window frames, Dulux Vivid White to match existing.

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Entry Door, Dulux Domino or similar. (Above)

Weatherboard cladding
James Hardie Linea 180mm weatherboard (left), painted to match existing in Dulux Snowy Mountains similar to this example (See Above).

External Front Terrace and Upstairs Rear Verandah
Split face limestone or sandstone paving to be selected, similar to this example.

Ground floor decking
Hardwood,oiled finish.