

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
9 SOUTH CREEK ROAD DEE WHY 2099
LOT 14 SECTION 9 DP 11922

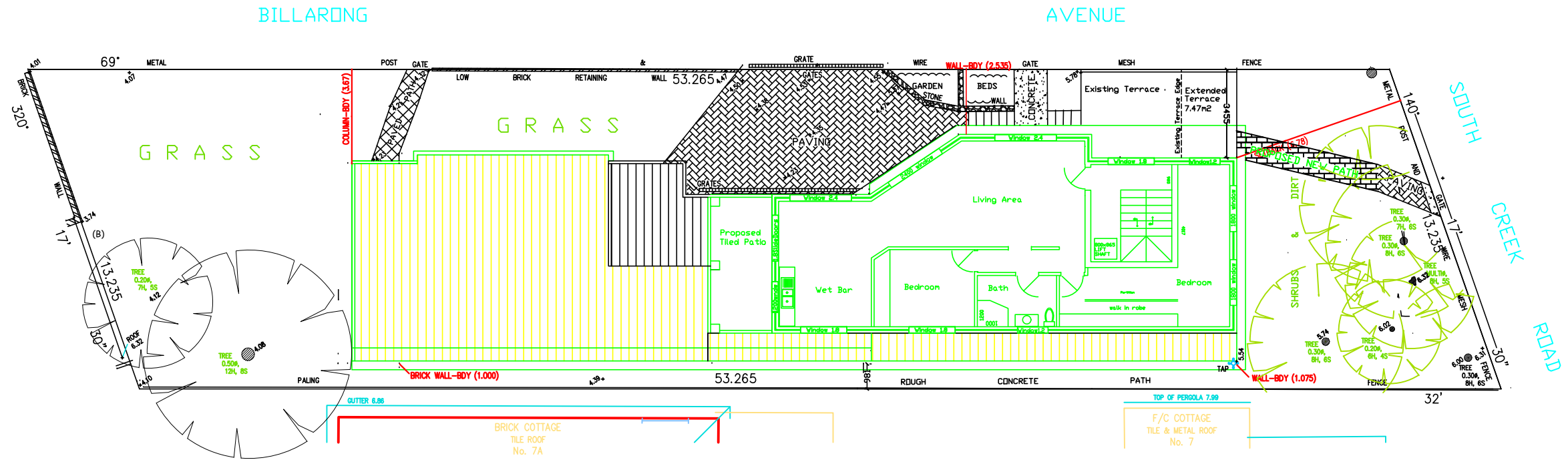
PROPERTY OWNERS:
WAYNE & LISA HARVEY
CONTACT: WAYNE 0403 399 988

SCALE: 1:200 @ A3
DRAWN: WH

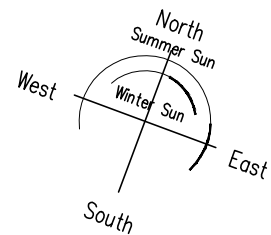
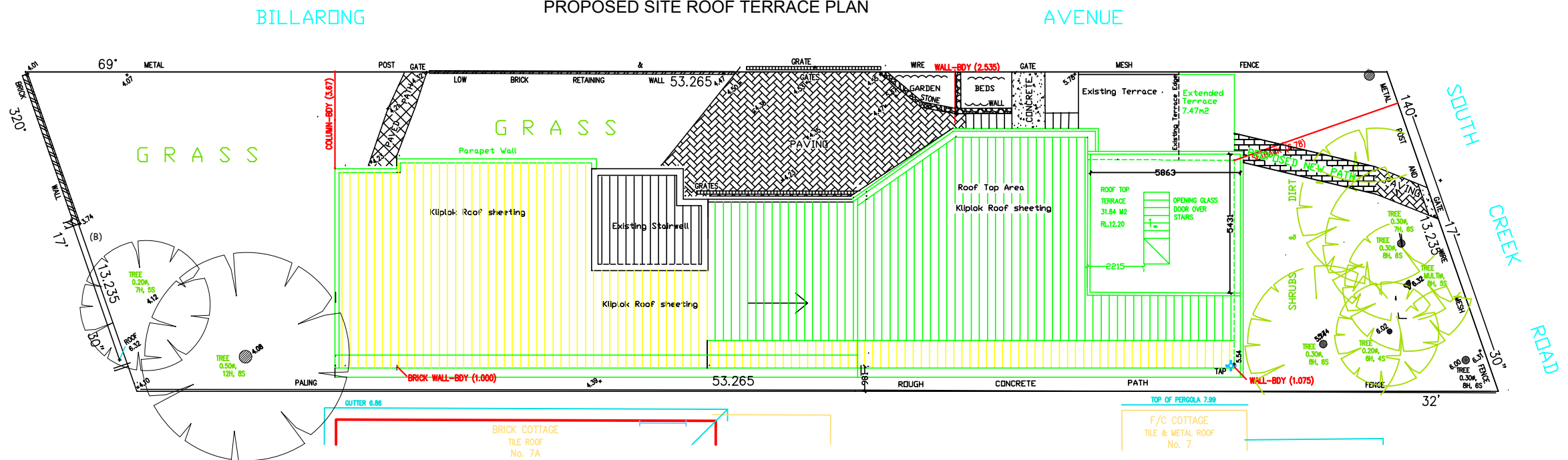
SHEET: 1 OF 2

DATE: 18 / 10 / 2021
VERSION/DRAFT: 1

PROPOSED SITE SECOND FLOOR PLAN



PROPOSED SITE ROOF TERRACE PLAN



EXISTING STRUCTURE REMAINS PROPOSED NEW BUILD REUSE EXISTING MATERIALS

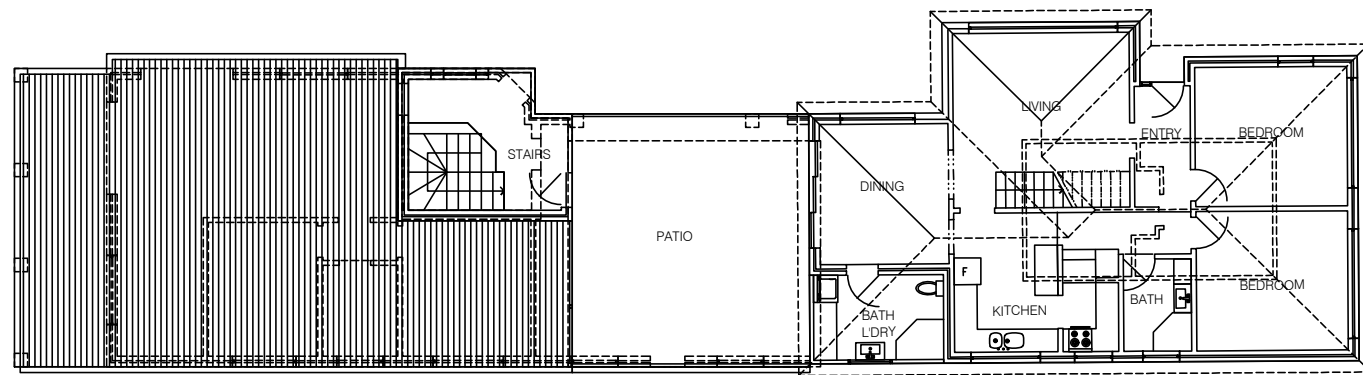
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SHEET: 2 OF 2

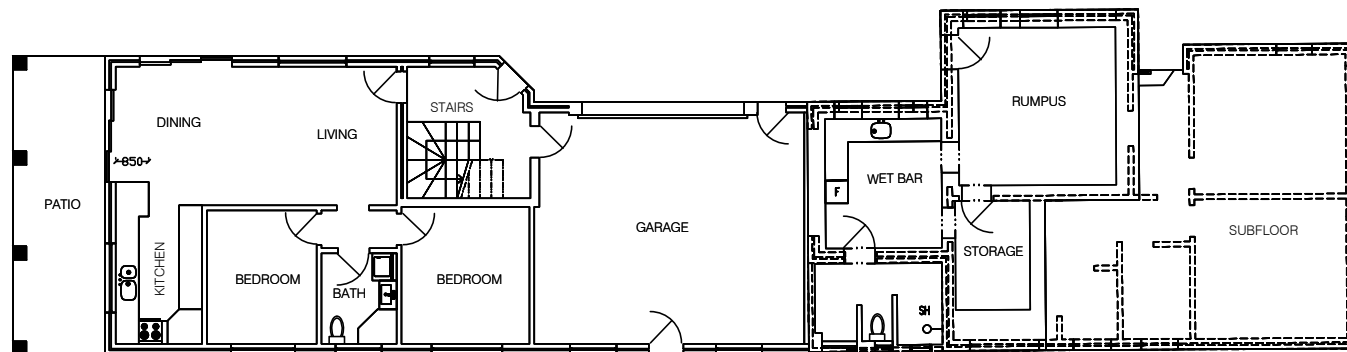
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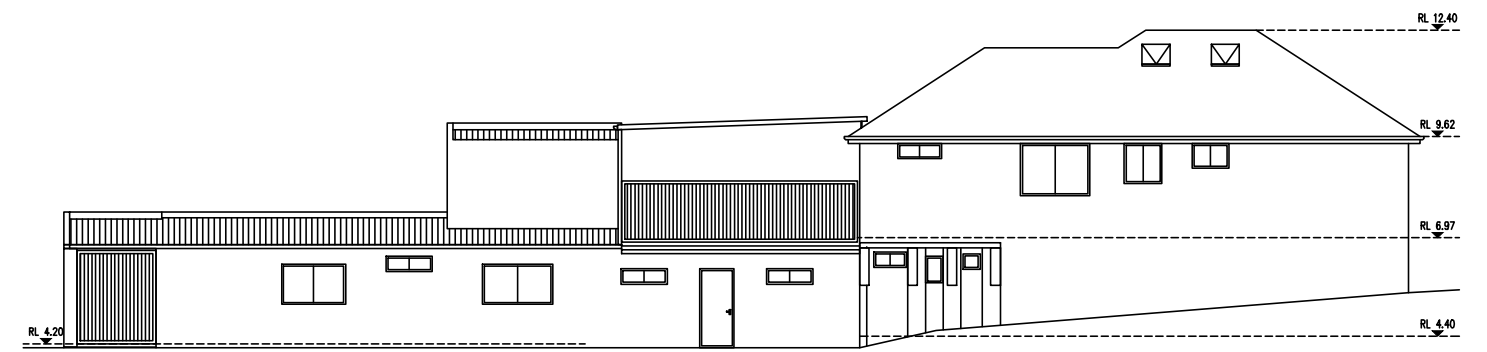
EXISTING FIRST FLOOR PLAN



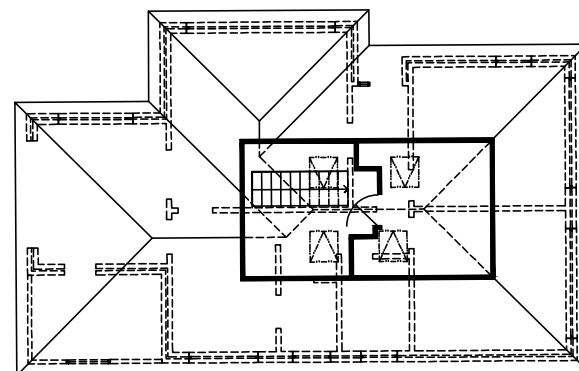
EXISTING NORTH ELEVATION



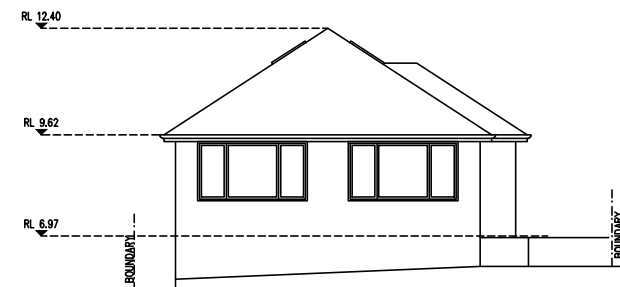
EXISTING GROUND FLOOR PLAN



EXISTING SOUTH ELEVATION



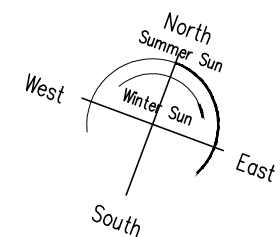
EXISTING ATTIC FLOOR PLAN

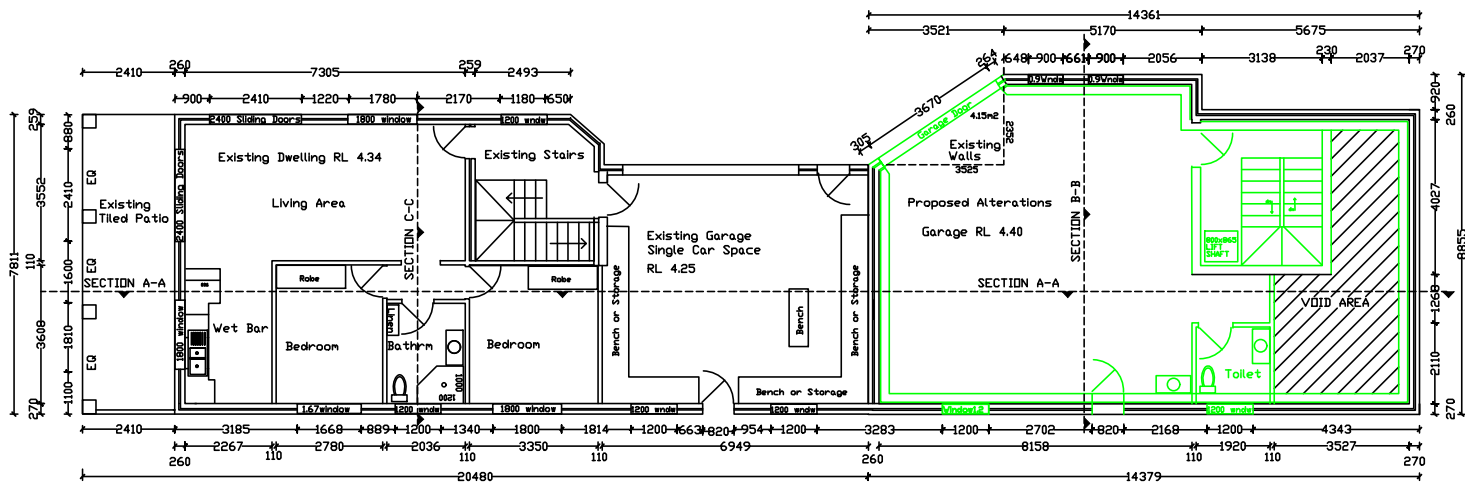


EXISTING EAST ELEVATION

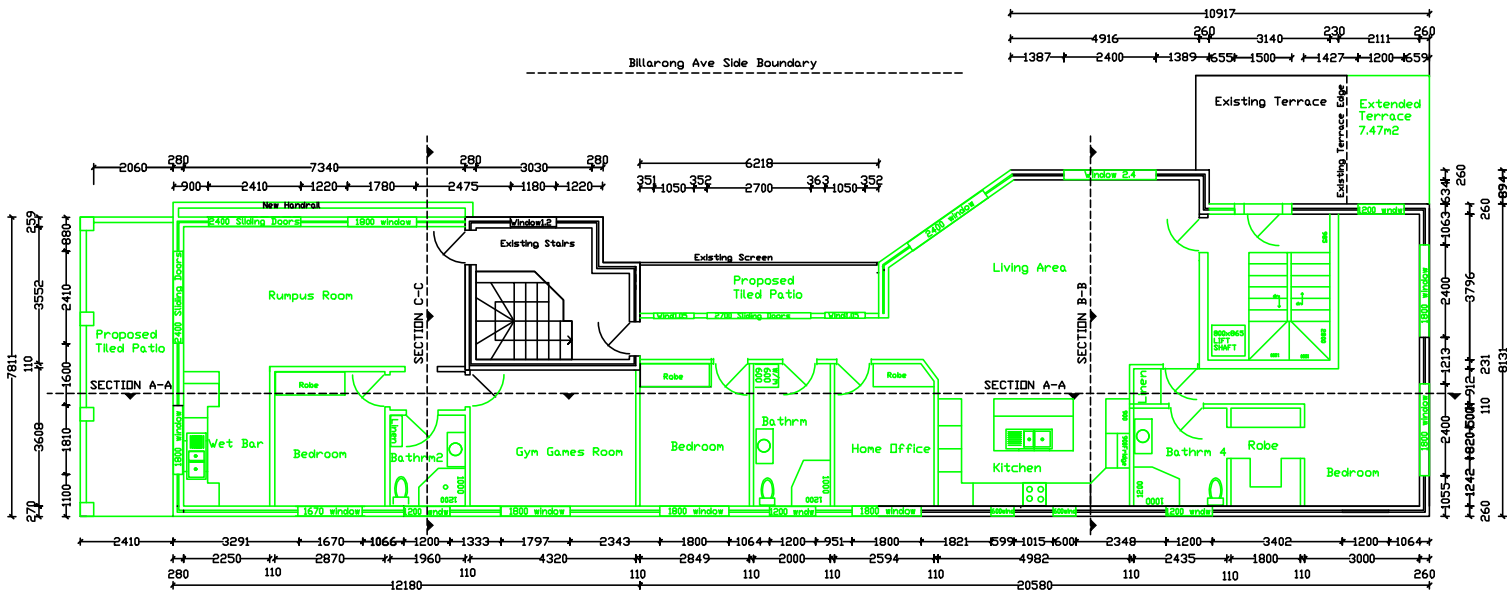


EXISTING WEST ELEVATION

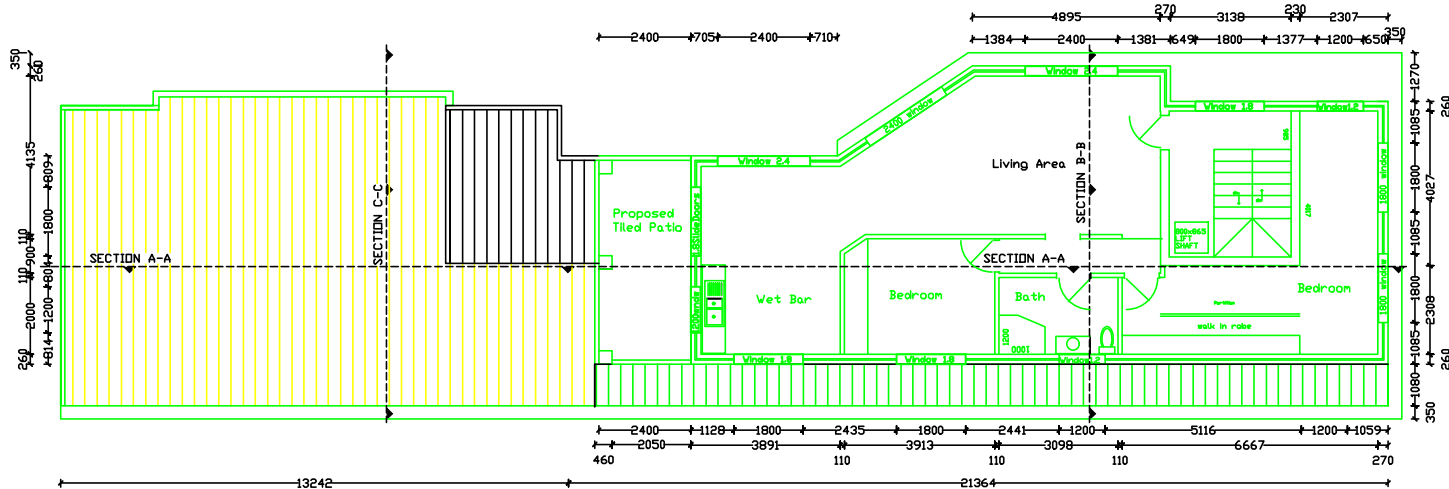




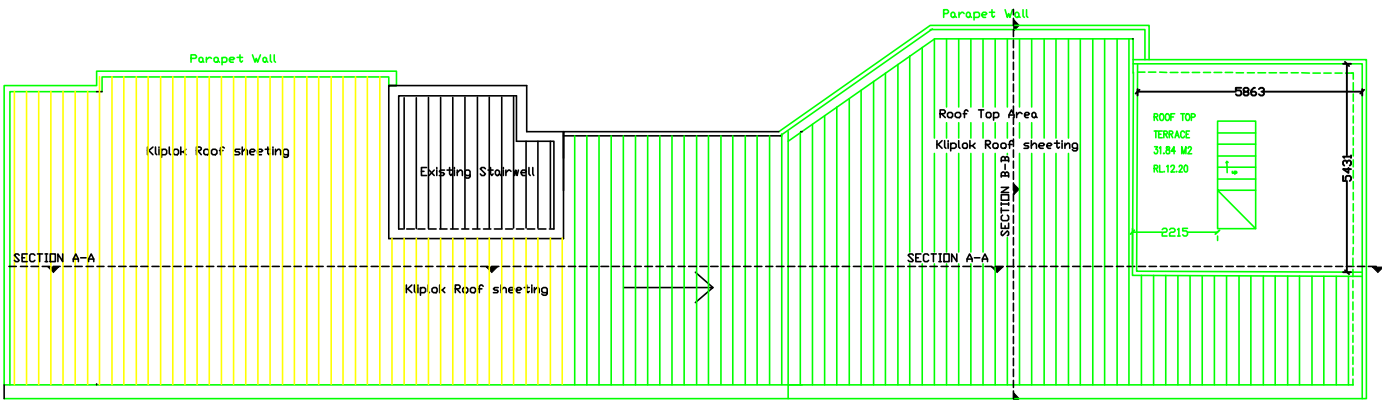
Proposed Ground Floor Plan Alteration



Proposed First Floor Alteration and Extension Plan

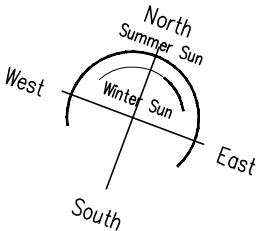


Proposed Second Floor Extension



Proposed Roof Plan

EXISTING STRUCTURE REMAINS PROPOSED NEW BUILD REUSE EXISTING MATERIALS



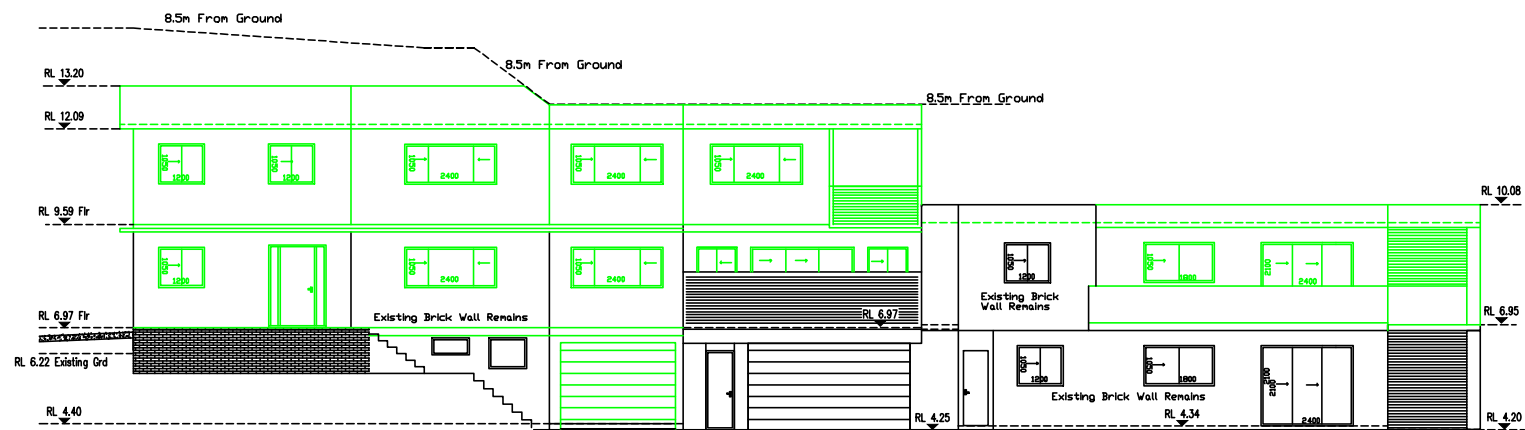
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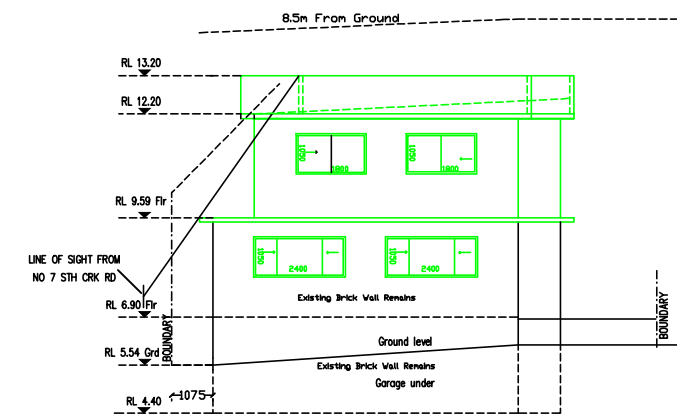
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SHEET: 2 OF 6

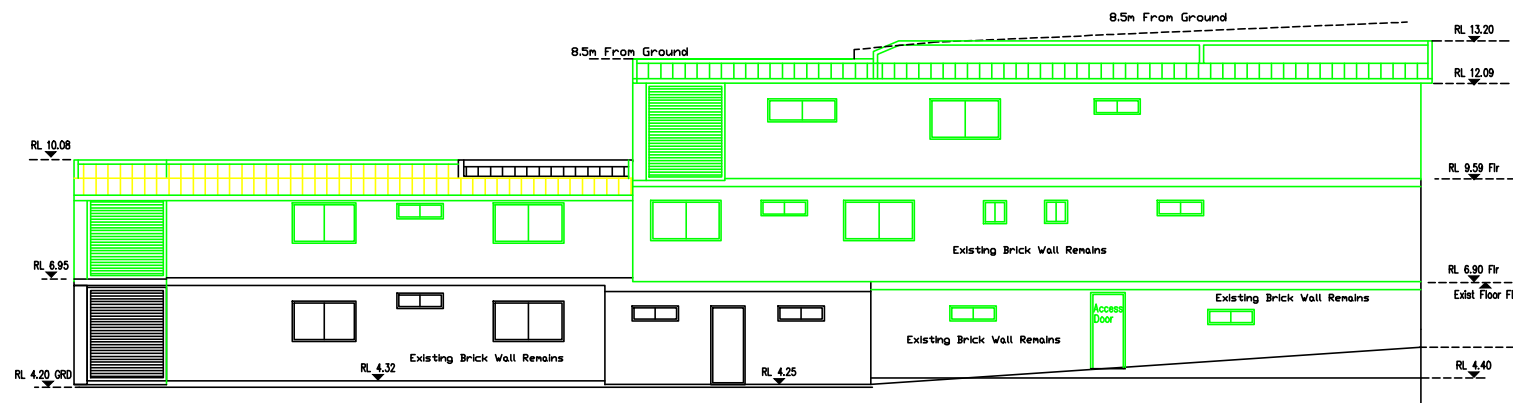
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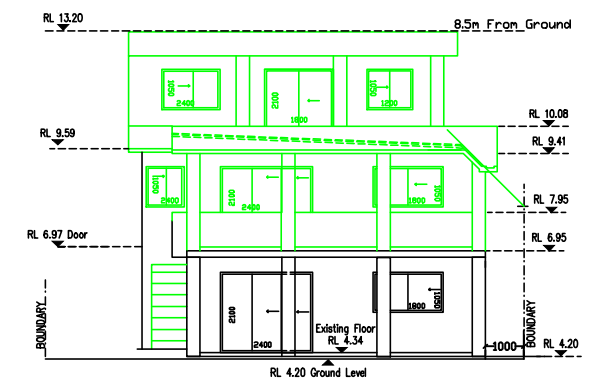
Proposed North Elevation



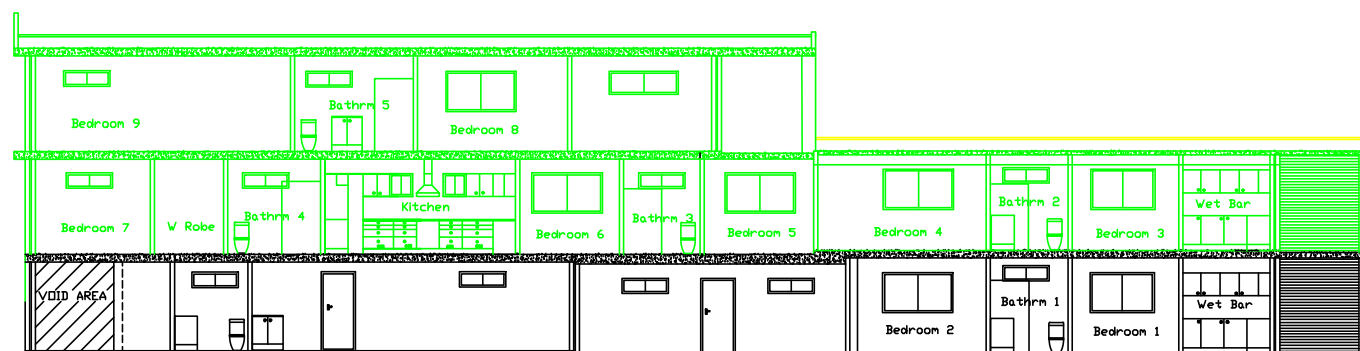
Proposed East Elevation



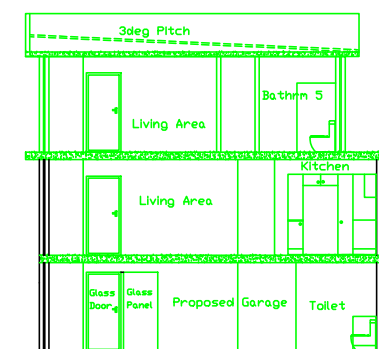
Proposed South Elevation



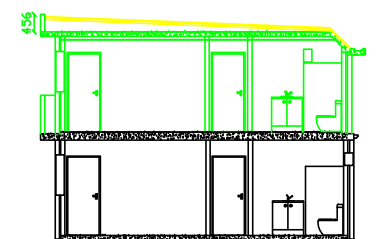
Proposed West Elevation



SECTION A - A



SECTION B - B



SECTION C - C

EXISTING STRUCTURE REMAINS PROPOSED NEW BUILD REUSE EXISTING MATERIALS

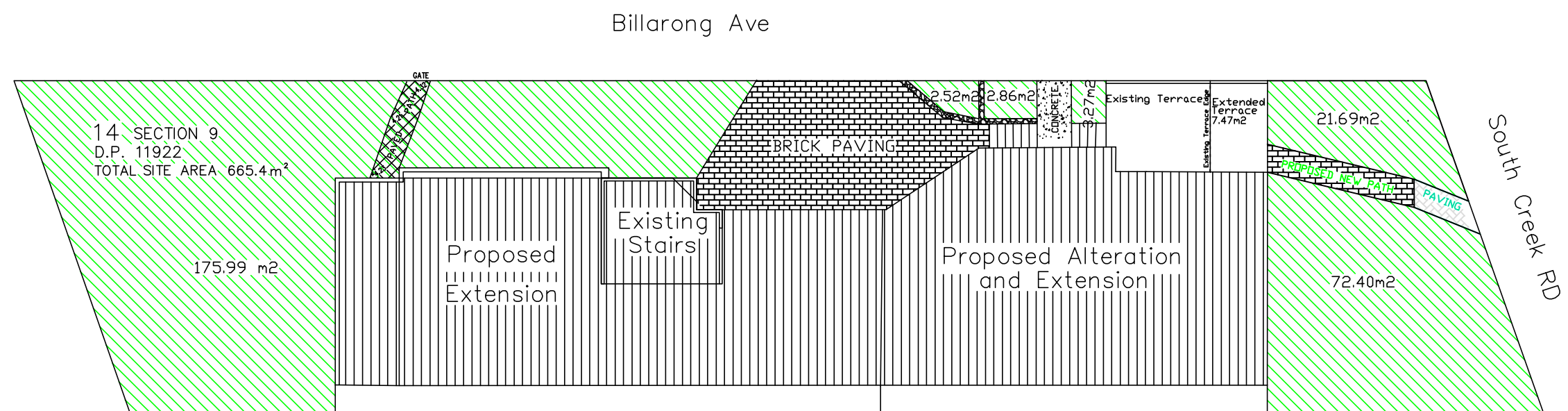
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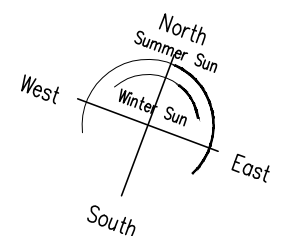
SHEET: 3 OF 6

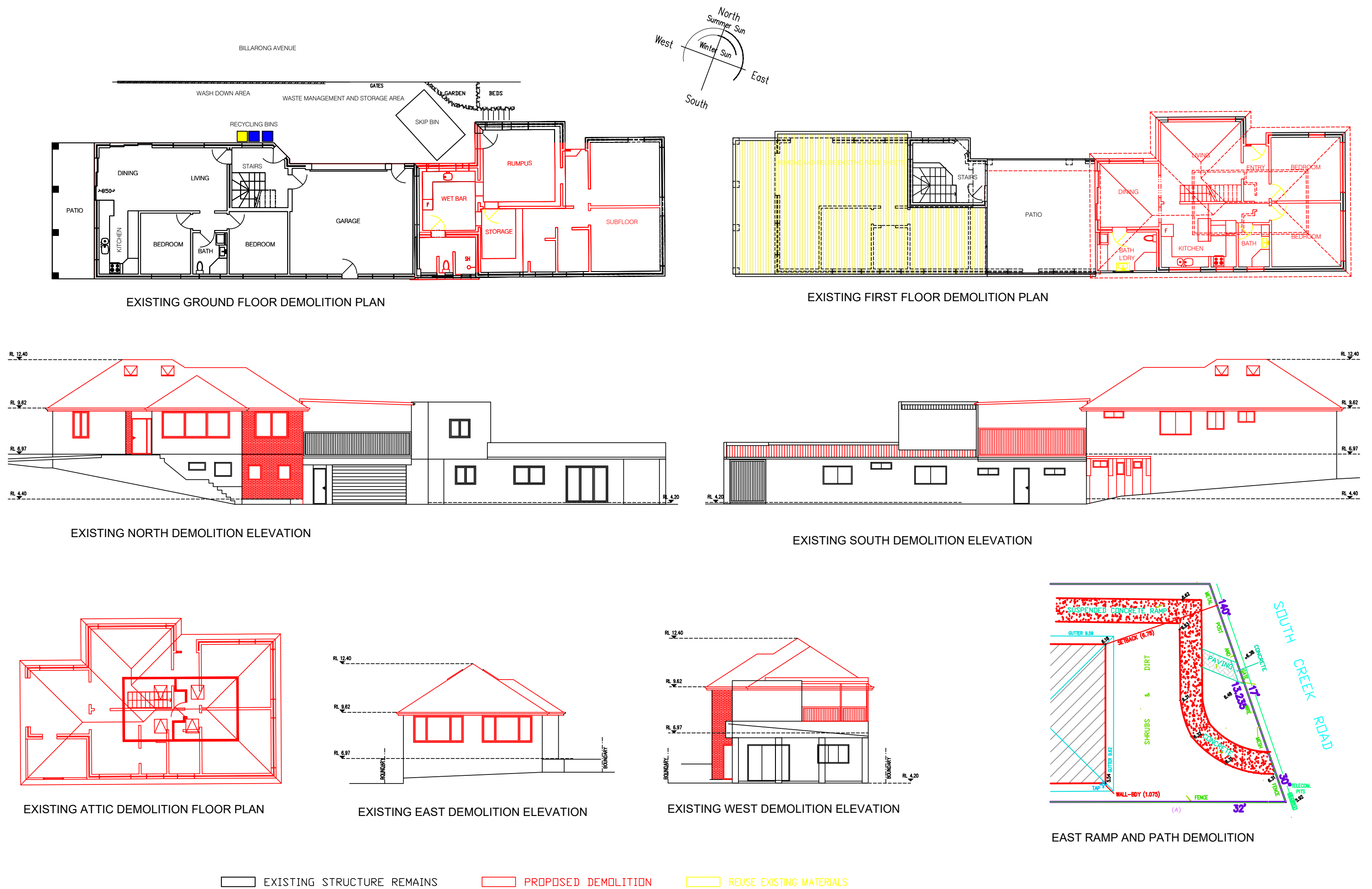
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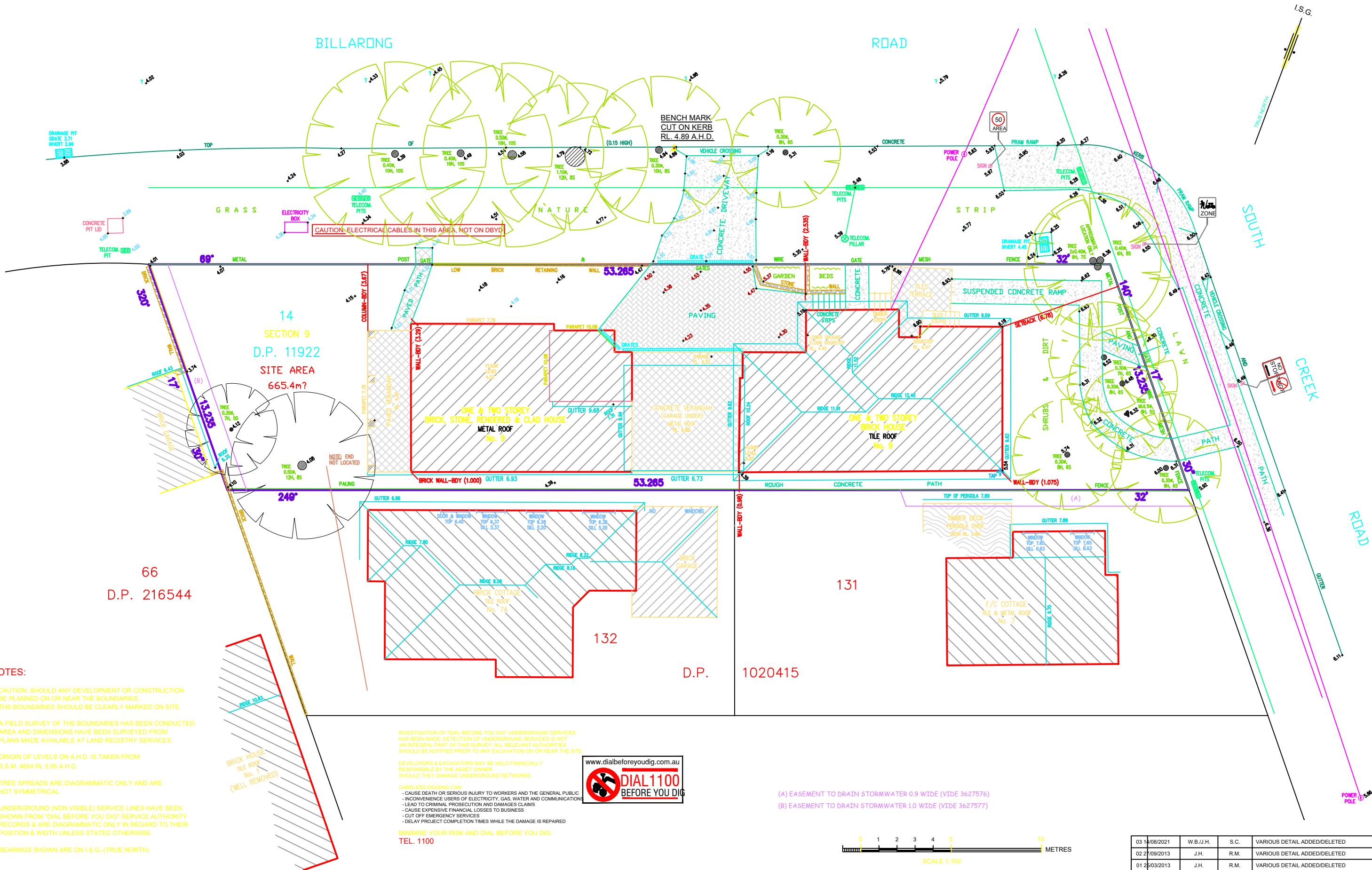


Proposed Landscape Open Space Area 1:200

Soft Area = 278.73 m²
Total 41.88% Of Site Area







NOTES:

- 1) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
- 2) A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED. AREA AND DIMENSIONS HAVE BEEN SURVEYED FROM PLANS MADE AVAILABLE AT LAND REGISTRY SERVICES.
- 3) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM S.S.M. 4654 RL 5.95 A.H.D.
- 4) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
- 5) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM "DIAL BEFORE YOU DIG" SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
- 6) BEARINGS SHOWN ARE ON I.S.G.-(TRUE NORTH)

INVESTIGATION OF "DIAL BEFORE YOU DIG" UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:

- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG.
TEL. 1100



- (A) EASEMENT TO DRAIN STORMWATER 0.9 WIDE (VIDE 3627576)
(B) EASEMENT TO DRAIN STORMWATER 1.0 WIDE (VIDE 3627577)



03/14/2021	W.B./J.H.	S.C.	VARIOUS DETAIL ADDED/DELETED
02/27/2013	J.H.	R.M.	VARIOUS DETAIL ADDED/DELETED
01/25/2013	J.H.	R.M.	VARIOUS DETAIL ADDED/DELETED
No. DATE	SURVEYED DRAWN	DESCRIPTION	

CLIENT	Mr WAYNE HARVEY	REF No.	16831
PROPERTY	No. 9 SOUTH CREEK ROAD, DEE WHY		
DATUM	A.H.D.	SCALE	1:100 @ A1
SURVEYED	W.B./J.H.	DRAWN	R.M.
		DATE	MARCH 2006
		DWG No.	16831-0
		REV No.	03

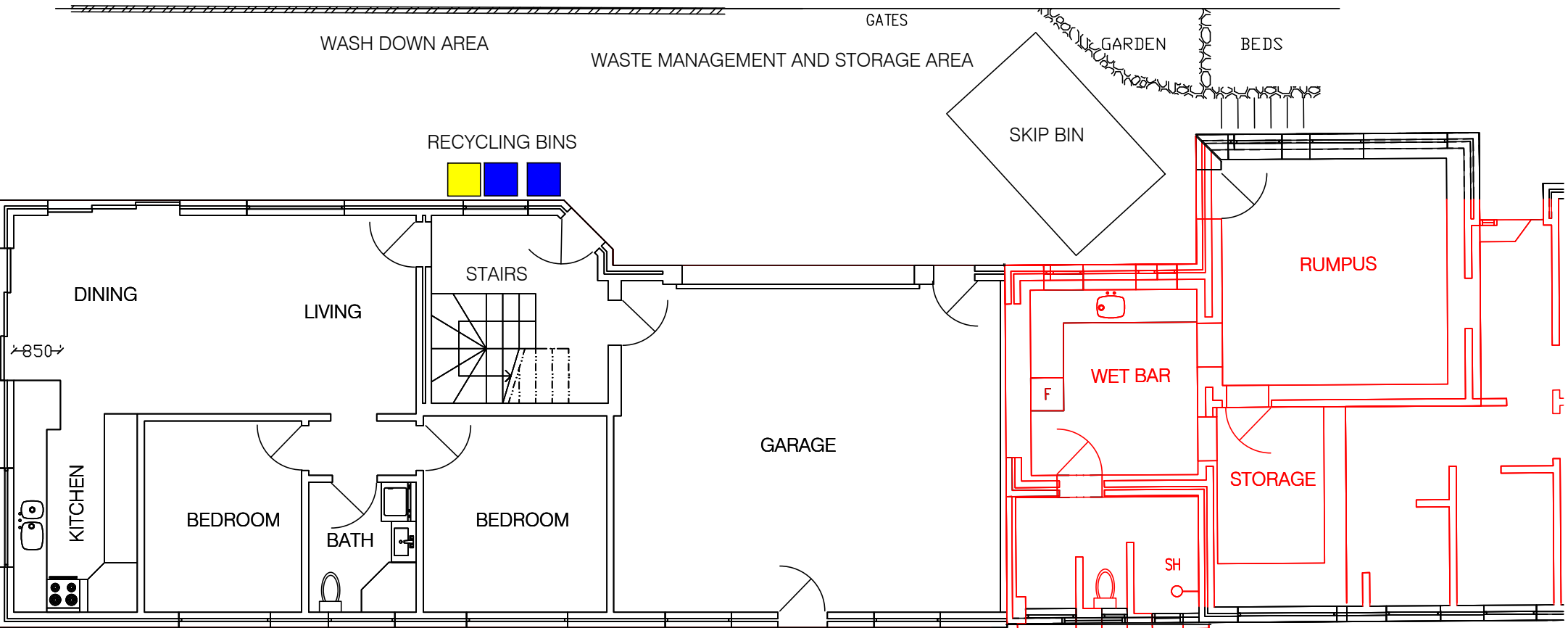
LEGEND

- TREE
0.10m
3/4, 4S
DENOTES APPROX. 0.10m DIAMETER OF TREE
DENOTES APPROX. 3/4 HEIGHT OF TREE
DENOTES APPROX. 4m SPREAD OF TREE
1
GUTTER
DENOTES CENTRE LINE OF ROAD
DENOTES TOP OF GUTTER

- UNDERGROUND ELECTRIC LINES
OVERHEAD ELECTRIC LINES
BOARDS SEWER
TELECOMMUNICATION LINES

BASIX CERTIFICATE – NO A428260			
Fixtures and systems	Shown on DA Plans	Shown on CC/CDC Plans & specs	Certifier Check
Hot water - The applicant must install the following hot water system in the development gas instantaneous	✓	✓	✓
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 minutes or minimum 3-star water rating	✓	✓ ✓ ✓	✓ ✓ ✓
Construction - 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			
Glazing requirements - Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications 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 aluminum 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 still 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.		✓	✓
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.	✓	✓	✓
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.		✓	✓
External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed.		✓	✓
Legend			
In these commitments, “applicant” means the person carrying out the development.			
Commitments identified with a ✓ tick in the “Show on DA plans” column must be showing on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).			
Commitments identified with a ✓ tick in the “Show on CC/CDC plans & specs” column must be showing in the plans and specifications accompanying the application for a construction certificate/complying development certificate for the proposed development			
Commitments identified with a ✓ tick in the “Certifier check” column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.			

BILLARONG AVENUE



WASTE MANAGEMENT AND STORAGE AREA PLAN

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9 SOUTH CREEK ROAD DEE WHY 2099

LOT 14 DP 11922

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CONTACT: WAYNE 0403 399 988

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SHEET: 1 OF 1

DATE: 15 / 10 / 2021

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