

Proposed Modified Works 04 S4.55

- Existing deck to be rebuilt in steel framing (same size as original DA)
- Deck-to-garden stairs rotated 90 degrees and relocated to the east side of the deck.
- Chamfer corner to be added to deck corner where stairs were before
- Awning roof to be extended across the full width of the deck (same depth as original DA, foreseen in structural and hydraulic design)
- New Skylight to Study
- Fixed window above the double door in dining space to be relocated to living space + installed vertically
- Addition of a small freestanding fireplace in the living room (Nectre N15)
- Workshop with storage to be added under the north section of the deck.
 - Same width as the deck section
 - extending approx 55 cm out to the north below the front line of the existing deck
 - sits well behind the north line of the buildings at Herbert Avenue numbers 48 and 50.
- Internal changes to bedroom, robe and ensuite + modify ensuite window

Site Calculations

Site	534.40 sq. metres
Existing Dwelling	82 sq. metres (15%)
Proposed Addition	37 sq. metres
Total Combined Floor Space	119 sq. metres (22.3%)
Landscaping	
Existing	370 sq. metres (69%)
Proposed	347 sq. metres (64.9%)

COLLECT + DISCHARGE STORMWATER IN ACCORDANCE WITH HYDRAULIC ENGINEER'S PLAN

BASIX RAINWATER TANK

A rainwater tank of at least 1498 litres must be installed on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities. Configure the rainwater tank to collect rain runoff from at least 46 square metres of the roof area. Connect the rainwater tank to a tap located within 10 metres of the edge of the outdoor spa.

Legend

- Existing Dwelling
- Proposed Additions (APPROVED)
- Proposed S4.55 Modifications S4.55
- Existing Trees
- Existing Palm Tree to be removed

S4.55 APPLICATION TO MODIFY DA

All work to comply with B.C.A and relevant Australian Standards.

Do not scale off drawings. Builders and subcontractors should check and confirm all measurements on-site and discuss any inconsistencies with the owner before commencing work.

Any detailing not provided on these drawings, shall be resolved between the Owner and the Builder to the owners approval except any structural detailing and design which is to be supplied by a Structural Engineer.

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DESIGN

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PO BOX 394
BRUNSWICK HEADS NSW 2483
paulwilshe@design@gmail.com
T: 0418 637 567

Project: PROPOSED ALTERATIONS
+ ADDITIONS

At: 54 HERBERT AVE. NEWPORT 2106
Lot 147 / DP 13457

For: Mr Tino Fibaek

Drawing: PROPOSED SITE PLAN

Date: June 2020 Scale: 1:200
@ A3

Drawing No. DA.1002 Issue: M/A



Install Interlinked hard-wired smoke alarms to comply with AS 3786 and in accordance with BCA-Part 3.7.2

Concrete Footings and removal of walls and existing structure to Engineer's Details. Floor, Wall and Roof Framing to be Timber - all to Aust. Standards (Timber Framing Code) or Engineer's Details

BASIX

LIGHTING

There must be 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.

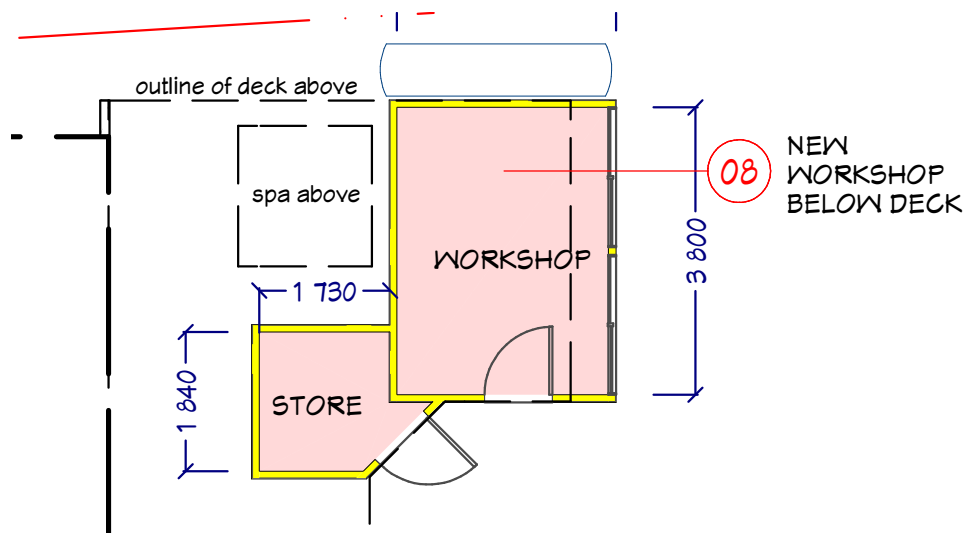
OUTDOOR SWIMMING POOL

The outdoor spa must not have a capacity greater than 3 kilolitres.

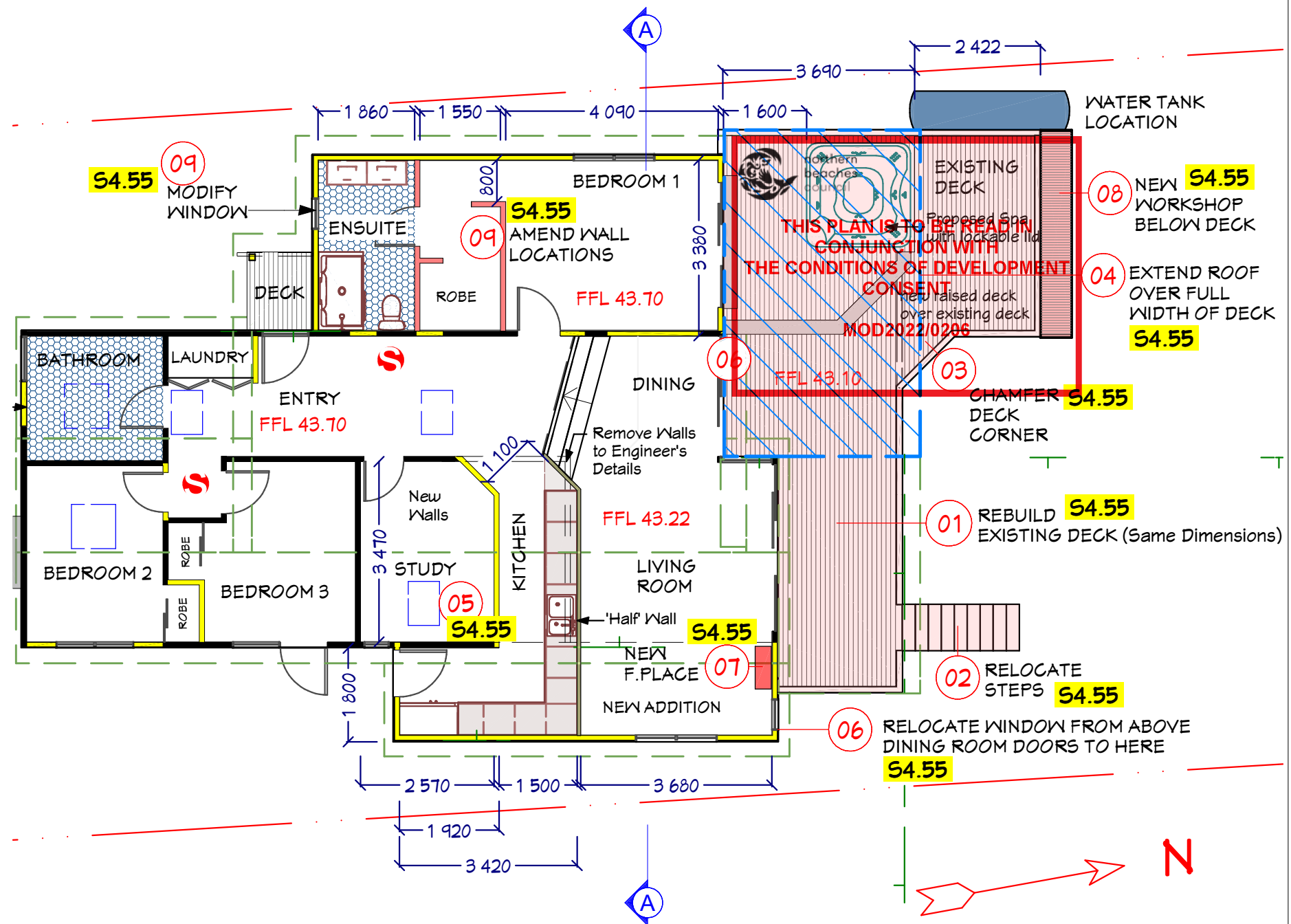
The owner must install a spa pump timer.

The owner must install an electric heat pump as the heating system for the outdoor spa

The spa must have a cover



WORKSHOP/STORAGE FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

NOTE:
provide termite protection in accordance with AS 3660.1-2000 & moisture barrier to AS 2870.

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At: 54 HERBERT AVE. NEWPORT 2106
Lot 147 / DP 13457

For: Mr Tino Fibaek

Drawing: **PROPOSED FLOOR PLANS**

Date: June 2020
Scale: 1:100
@ A3

Drawing No. **DA.1004**
Issue: M/A

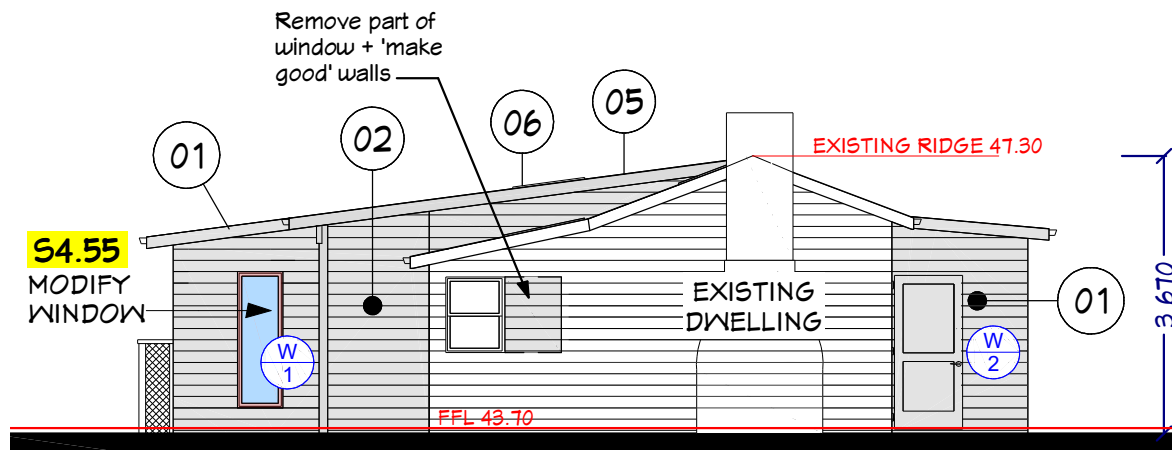
STREET LEVEL RL 53.10

BASIX

GLAZING



refers to glazed window numbers in Basix Certificate which are to comply with the table on drawing DA.1004



SOUTH ELEVATION

Approved Works 04

- 01 PROPOSED NEW ADDITIONS
- 02 PROPOSED NEW ENTRY PORCH
- 03 PROPOSED SPA OVER EXISTING DECK
- 04 PROPOSED INTERNAL ALTERATIONS
- 05 NEW ROOF
- 06 RE-USE EXISTING SKYLIGHT IN NEW ROOF
- 07 NEW AWNING ROOF
- 08 NEW ST. STEEL CABLES TO BALUSTRADE



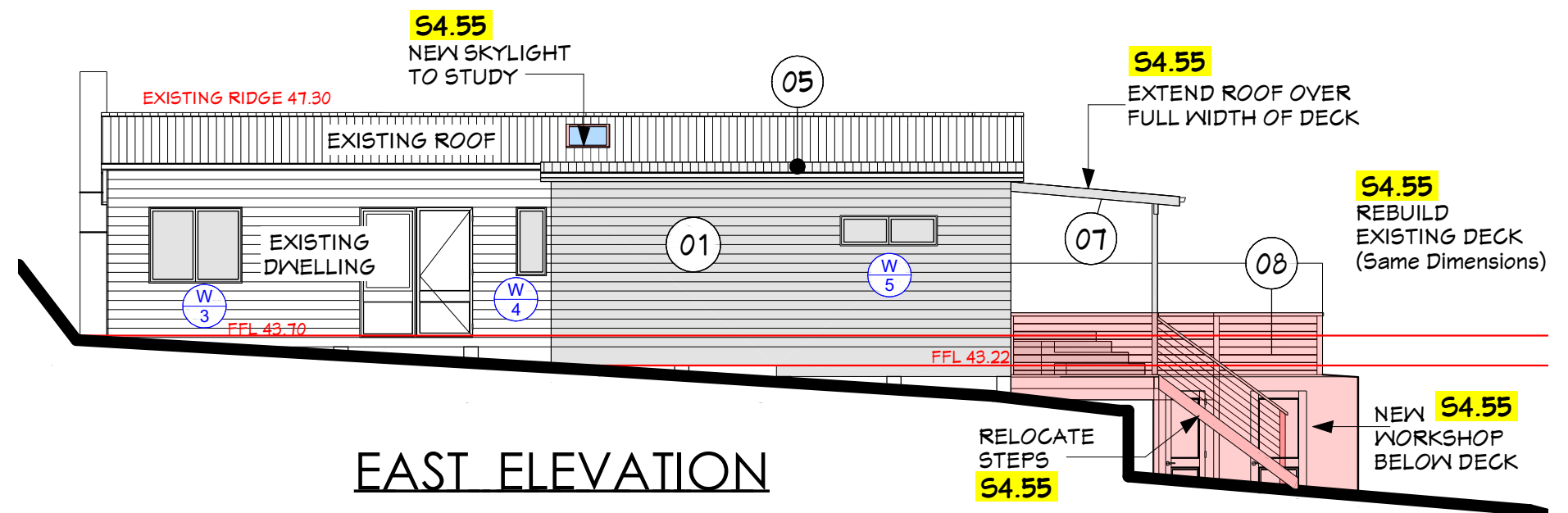
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2022/0206

All Cladding and Roofing
to match existing

NOTE:
Windows W1, W5, W7 and W9 are
to be re-used from existing dwelling

Concrete Footings and removal of walls and existing
structure to Engineer's Details.
Floor, Wall and Roof Framing to be Timber - all to Aust.
Standards (Timber Framing Code) or Engineer's Details



EAST ELEVATION

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For: Mr Tino Fibaek

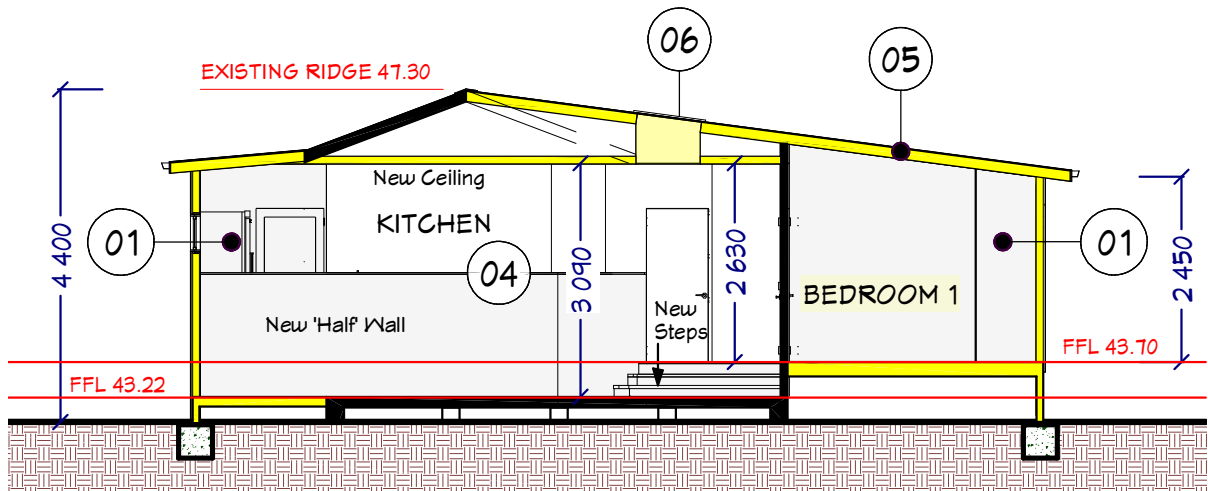
Drawing: **ELEVATIONS**

Date: June 2020
Scale: 1:100
@ A3

Drawing No. **DA.1006**

Issue: M/A

Concrete Footings and removal of walls and existing structure to Engineer's Details.
Floor, Wall and Roof Framing to be Timber - all to Aust. Standards (Timber Framing Code) or Engineer's Details



SECTION A - A

All Cladding and Roofing
to match existing

Approved Works 04

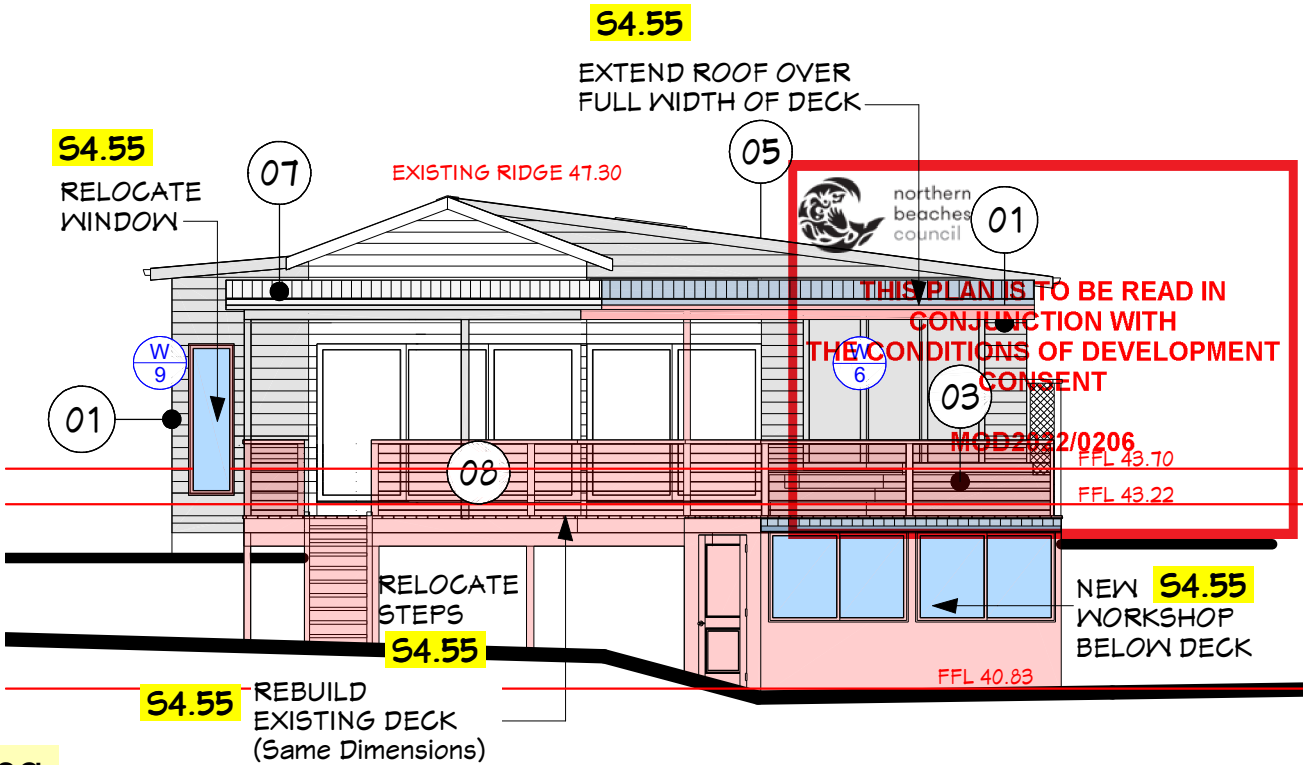
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NOTE:
Windows W1, W5, W7 and W9 are
to be re-used from existing dwelling

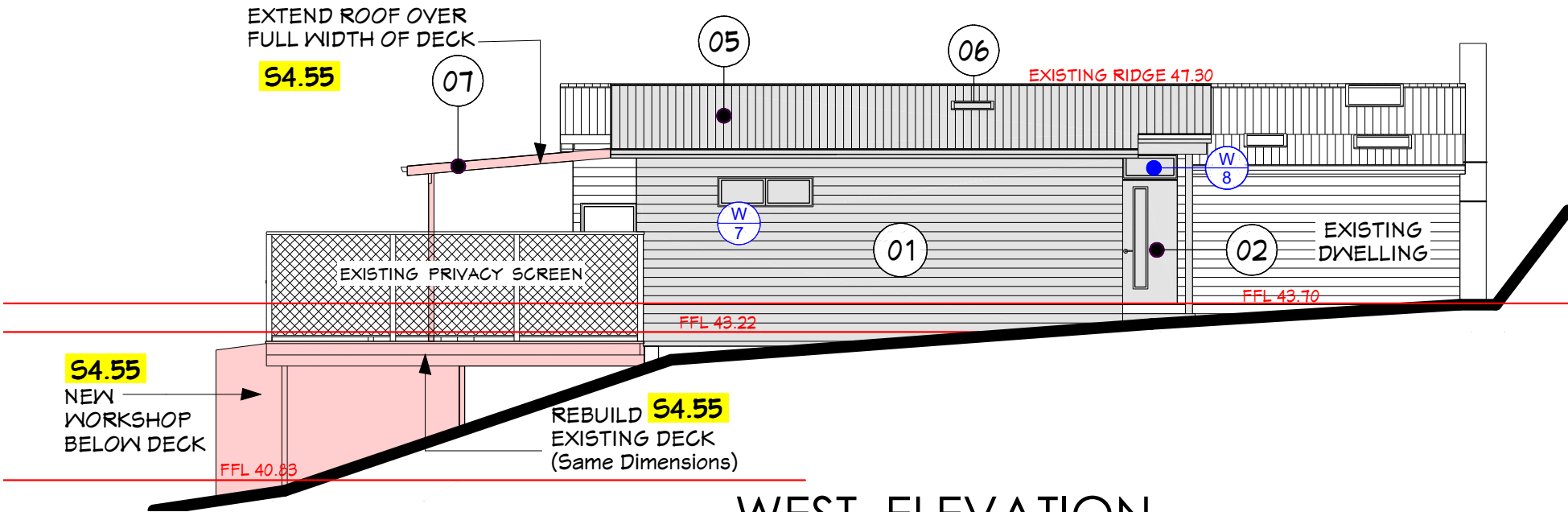
BASIX

GLAZING

refers to glazed window numbers in Basix Certificate
which are to comply with the table on drawing DA.1004



NORTH ELEVATION



WEST ELEVATION

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For: Mr Tino Fibaek

Drawing: **ELEVATIONS +
SECTION A-A**

Date: June 2020
Scale: 1:100
@ A3

Drawing No. **DA.1007**

Issue: M/A