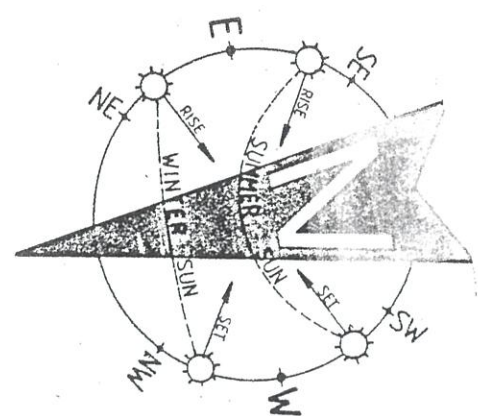


# **SITE PLAN** LOT 376 W.D.P. 19651



- NOTES:**
1. THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING.
  2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

DEVELOPMENT CALCULATIONS		
<b>SITE AREA</b>	<b>782.50 SQUARE METRES</b>	
DESCRIPTION	EXISTING SQM	PROPOSED SQM
FLOOR	185.57	387.22
ROOF	154.25	219.80
GARAGE	21.68	—
VERANDAH'S	—	67.76
DRIVEWAY	41.60	39.20
PAVING	86.72	—
<b>TOTAL HARD SURFACE</b>	<b>304.25 (38.88%)</b>	<b>326.76 (41.76%)</b>

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 3. All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.  
 4. All timber construction to be in accordance with the "TIMBER FRAMING" code.  
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 6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.  
 7. All electrical power & light outlets to be determined by owner.  
 8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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 BUILDING DESIGN CONSULTANTS

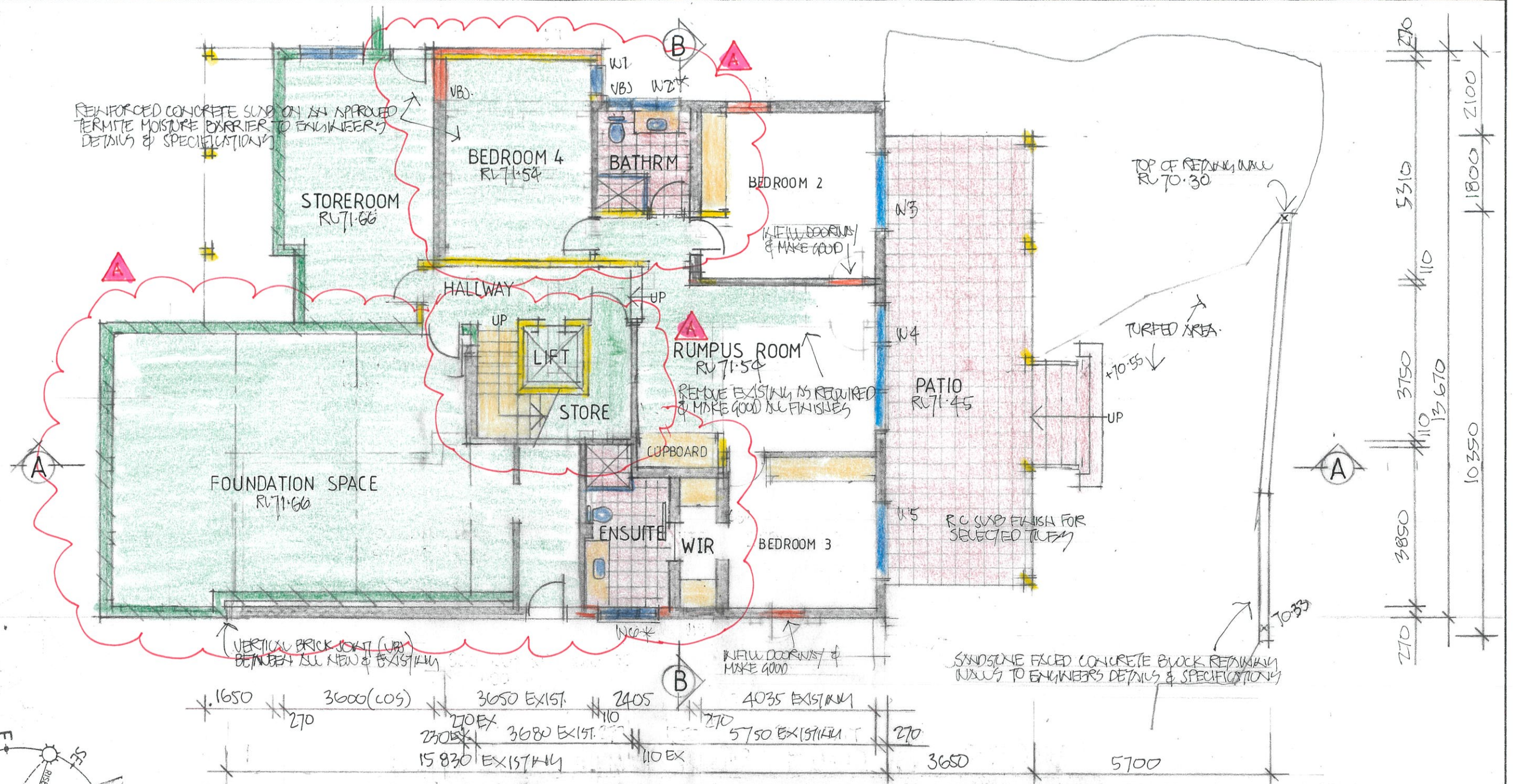
No.	AMENDMENT	DATE
1	GENERAL AMENDMENTS	30.8

**J.D. EVANS and COMPANY**  
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 www.jdeco.com.au email info@jdeco.com.au

**PROJECT**  
 PROPOSED ALTERATIONS/ADDITIONS  
 No. 35 NORMA ROAD  
 PALM BEACH N.S.W. 2108  
 CLIENT  
 DAVID & ANNA BRACEY

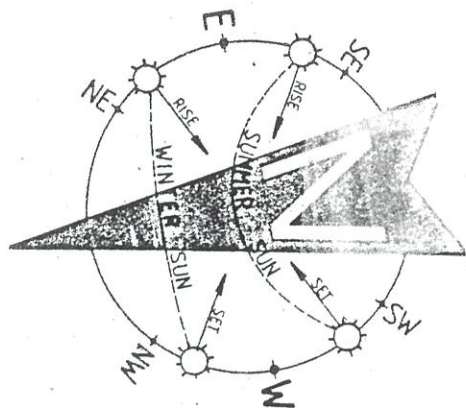
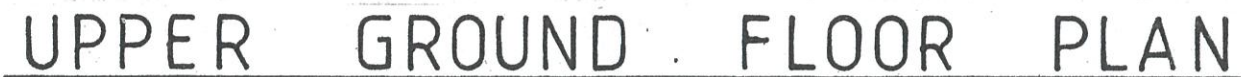
DATE 8/10/2019	SCALE 1:200
DRAWN JDE	CHECKED
DRAWING No. 1995-1	ISSUE A







1. LIGHTING OF BATHROOM AND WC TO BE IN ACCORDANCE WITH PART 3.8.4 OF THE BUILDING CODE OF AUSTRALIA AND AS / NZS 1680.0.
2. VENTILATION OF BATHROOM AND WC TO BE IN ACCORDANCE WITH PART 3.8.3.3 OF THE BUILDING CODE OF AUSTRALIA AND AS / NZS 1680.2.
3. THE DOOR TO THE BATHROOM IS REQUIRED TO COMPLY WITH AND IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AMENDMENT 3, PART 3.8.3.3 (TO EITHER OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT).
4. SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE BUILDING CODE OF AUSTRALIA AND AS / NZS 3786 / 1993.
5. TERMITE RISK MANAGEMENT TO BE IN ACCORDANCE WITH PART 3.1.3 OF THE BUILDING CODE OF AUSTRALIA.
6. SOUND INSULATION TO BE IN ACCORDANCE WITH PART 3.8.6 OF THE BUILDING CODE OF AUSTRALIA.
7. ALL EXTERNAL GLAZING TO HAVE A MAXIMUM REFLECTIVITY INDEX OF 25%.
8. ALL GLAZED ASSEMBLIES TO COMPLY WITH AS. 2047 AND AS. 1288.
9. WATERPROOFING OF ALL WET AREAS TO COMPLY WITH AS 3740-2004.
10. AN APPROVED NON-VENTILATED COVER OR SHIELD WHICH ALLOWS FOR THE INSULATION TO BE CLOSELY INSTALLED TO THE SIDES & TOP TO ALL DOWNLIGHTS.



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2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

1. THE APPLICANT MUST HAVE A HOT WATER SYSTEM WITH A HIGH ENERGY RATING OF GAS INSTANTANEOUS.

**LIGHTING**

1. THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

**VENTILATION**

1. THE APPLICANT MUST HAVE INSTALLED THE FOLLOWING EXHAUST SYSTEM:
  - a. AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (IE. NATURAL).
  - b. KITCHEN : INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF.
  - c. LAUNDRY: NATURAL VENTILATION ONLY.

**NATURAL LIGHTING**

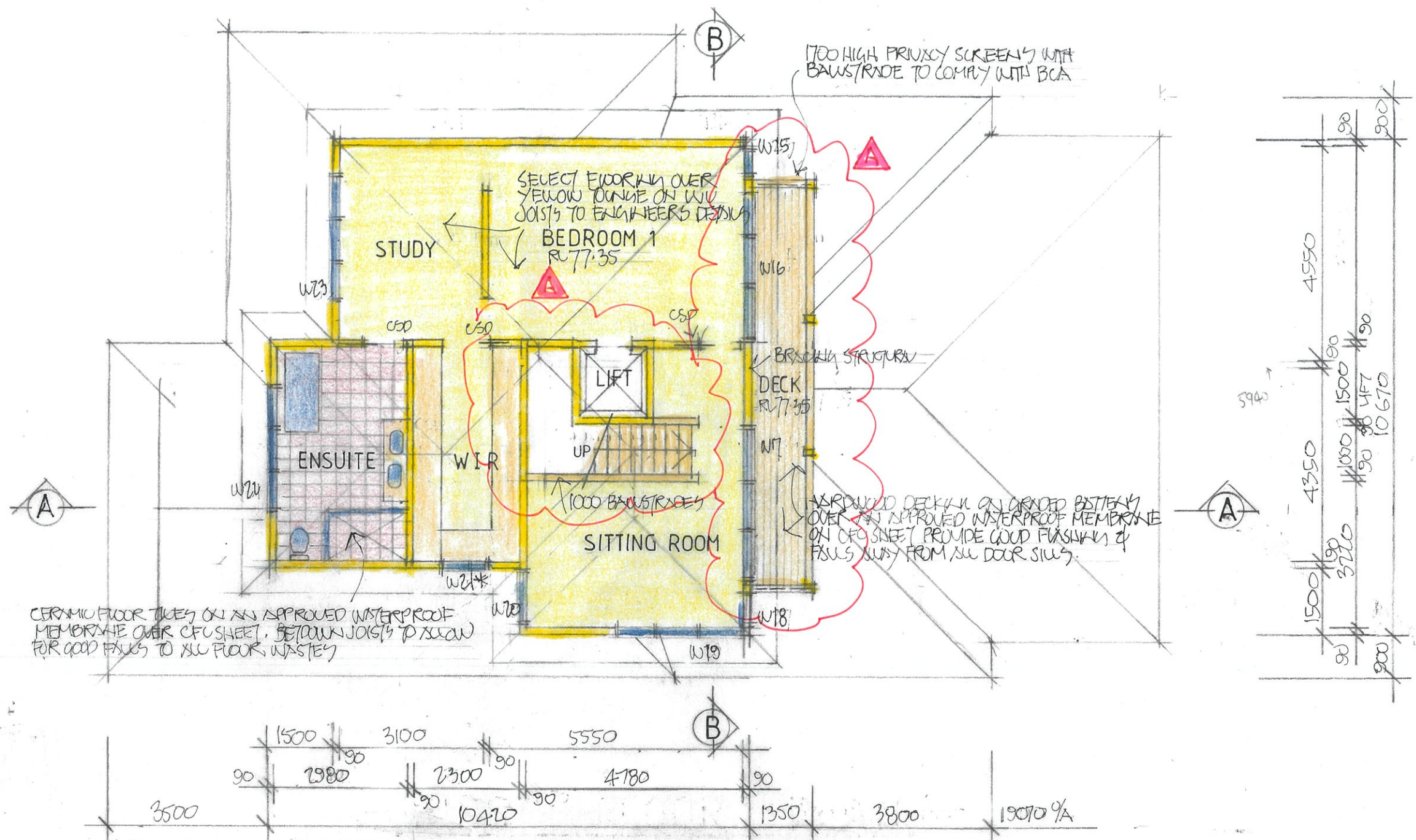
1. THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.
2. THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.

DATE 8/10/2019	SCALE 1:100,
DRAWN JDE	CHECKED

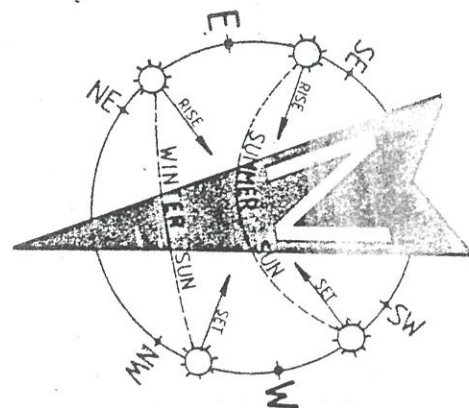
  

DRAWING No. 1995-3	ISSUE A 30-8-23
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## FIRST FLOOR PLAN



### NOTES:

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3. All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All timber construction to be in accordance with the "TIMBER FRAMING" code.
5. Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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**A GENERAL AMENDMENTS**  
No. AMENDMENT DATE

### SCHEDULE OF BASIX COMMITMENTS

#### WATER COMMITMENTS

- FIXTURES:**
1. ALL NEW & ALTERED SHOWER HEADS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.
  2. ALL NEW & ALTERED TOILET FLUSHING SYSTEMS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
  3. ALL NEW & ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.

#### THERMAL COMFORT COMMITMENTS

- CONSTRUCTION INSULATION REQUIREMENTS**
1. THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE CERTIFICATE NUMBER A368275, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.
  2. THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER A368275. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.
- FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL.

#### ENERGY COMMITMENTS

- HOT WATER**
1. THE APPLICANT MUST HAVE A HOT WATER SYSTEM WITH A HIGH ENERGY RATING OF GAS INSTANTANEOUS.
- LIGHTING**
1. THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.
- VENTILATION**
1. THE APPLICANT MUST HAVE INSTALLED THE FOLLOWING EXHAUST SYSTEM:
    - a. AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (IE. NATURAL).
    - b. KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF.
    - c. LAUNDRY: NATURAL VENTILATION ONLY.
- NATURAL LIGHTING**
1. THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.
  2. THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.



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**PROJECT**  
**PROPOSED ALTERATIONS/ADDITIONS**  
No. 35 NORMA ROAD  
PALM BEACH N. S. W. 2108  
CLIENT  
DAVID & ANNA BRACEY

DATE 8/10/2019 SCALE 1:100  
DRAWN JOE CHECKED  
DRAWING No. 1995-4 ISSUE A



FIRST FLOOR RL 77.35

UPPER GROUND FLOOR RL 74.48

## NORTH ELEVATION

FIRST FLOOR RL 77.35

UPPER GROUND FLOOR RL 74.48

LOWER GROUND FLOOR RL 71.54

## SOUTH ELEVATION

### SCHEDULE OF BASIX COMMITMENTS

#### WATER COMMITMENTS

##### FIXTURES:

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2. ALL NEW & ALTERED TOILET FLUSHING SYSTEMS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
3. ALL NEW & ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.

#### THERMAL COMFORT COMMITMENTS

1. THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE CERTIFICATE NUMBER A368276, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.

#### WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS

1. THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER A368276. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR
2. FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL.

#### ENERGY COMMITMENTS

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##### LIGHTING

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##### VENTILATION

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##### NATURAL LIGHTING

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2. THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.

### WINDOW & GLAZED DOOR SCHEDULE

No.	HEIGHT	WIDTH	AREA
W1	2.10	0.75	1.58
W2*	0.75	1.50	1.13
W3	2.10	1.80	3.78
W4	2.10	3.30	6.93
W5	2.10	1.80	3.78
W6*	0.90	1.50	1.59
W7	1.50	0.60	0.90
W8	2.10	4.50	9.45
W9	2.10	2.70	5.67
W10	1.00	2.10	2.10
W11	1.00	1.20	1.20
W12	1.00	1.20	1.20
W13	2.10	0.60	1.262
W14	2.10	2.40	5.04
W15	1.50	0.75	1.03
W16	2.10	3.30	6.93
W17	2.10	3.30	6.93
W18	1.50	0.75	1.13
W19	0.75	2.70	2.04
W20	1.20	0.90	1.08
W21*	1.20	0.90	1.08
W22	2.70	1.20	3.24
W23	2.70	1.50	4.05

#### NOTE:

1. ALL WINDOWS & GLAZED DOORS TO BE FRAMED IMPROVED ALUMINIUM AND TO BE FITTED WITH, SINGLE CLEAR GLAZED (U - VALUE: 6.44, SHGC: 0.75).
2. WINDOWS & GLAZED DOORS DENOTED THUS \* TO BE FITTED WITH SINGLE PROLYTIC LOW - E GLAZING (U - VALUE: 4.48, SHGC: 0.46).

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No.	AMENDMENT	DATE
1	GENERAL AMENDMENTS	30/8

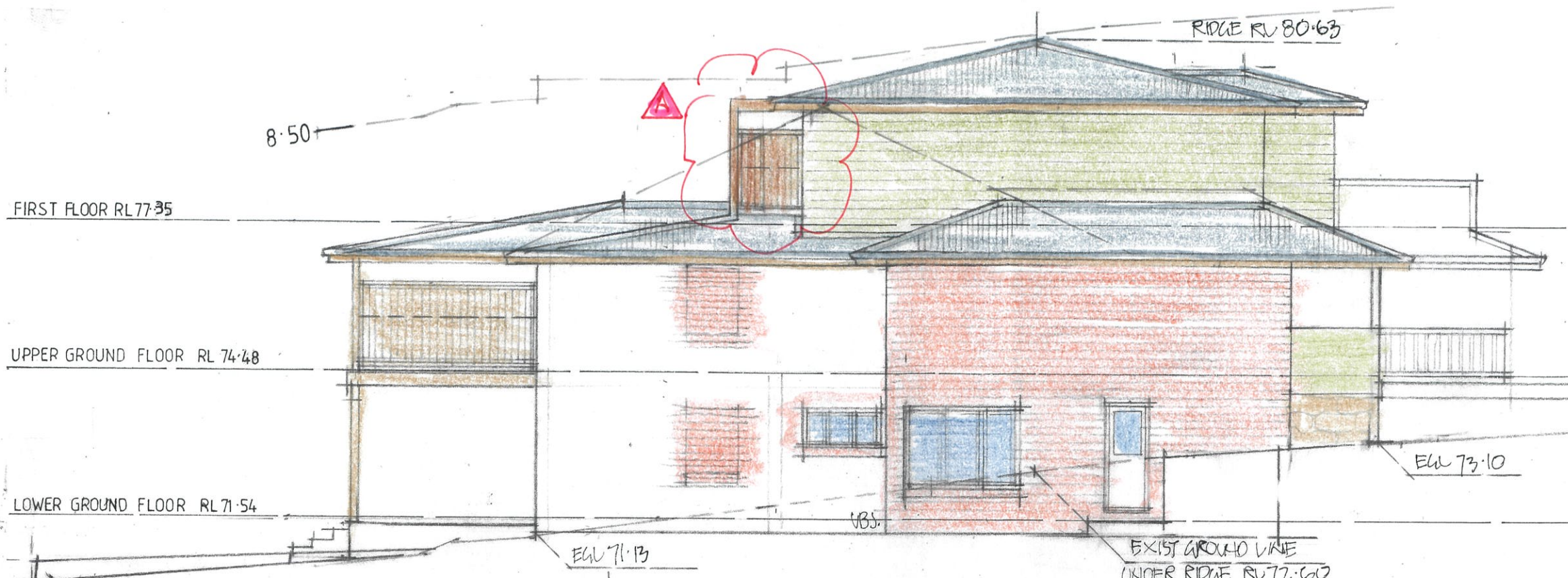


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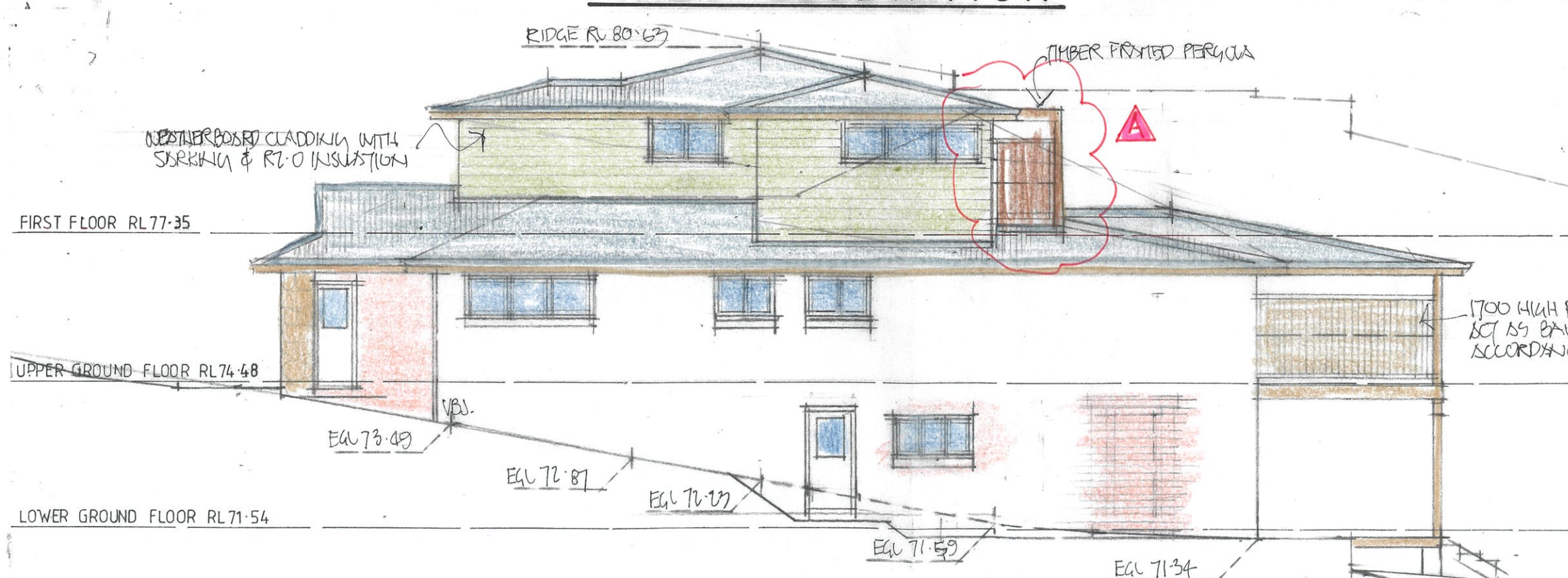
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PROPOSED ALTERATIONS/ADDITIONS  
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PALM BEACH N. S. W. 2108  
CLIENT  
DAVID & ANNA BRACEY

DATE 8/10/2019	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No.	ISSUE A
1995-5	30/8/24





EAST ELEVATION



WEST ELEVATION

SCHEDULE OF BASIX COMMITMENTS	
WATER COMMITMENTS	
FIXTURES:	
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GENERAL AMENDMENTS	
No.	AMENDMENT
35-0	DATE

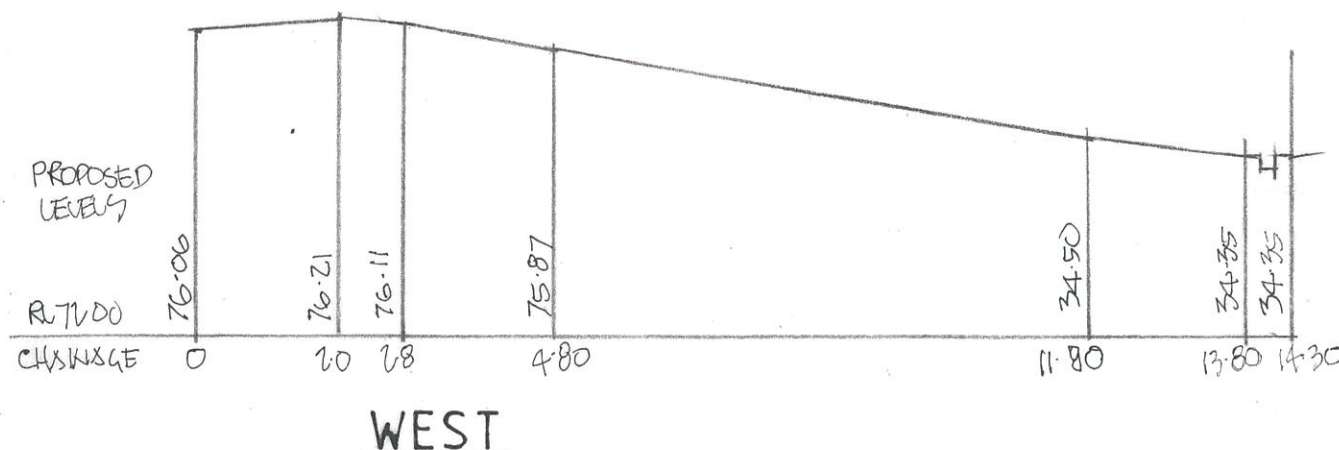
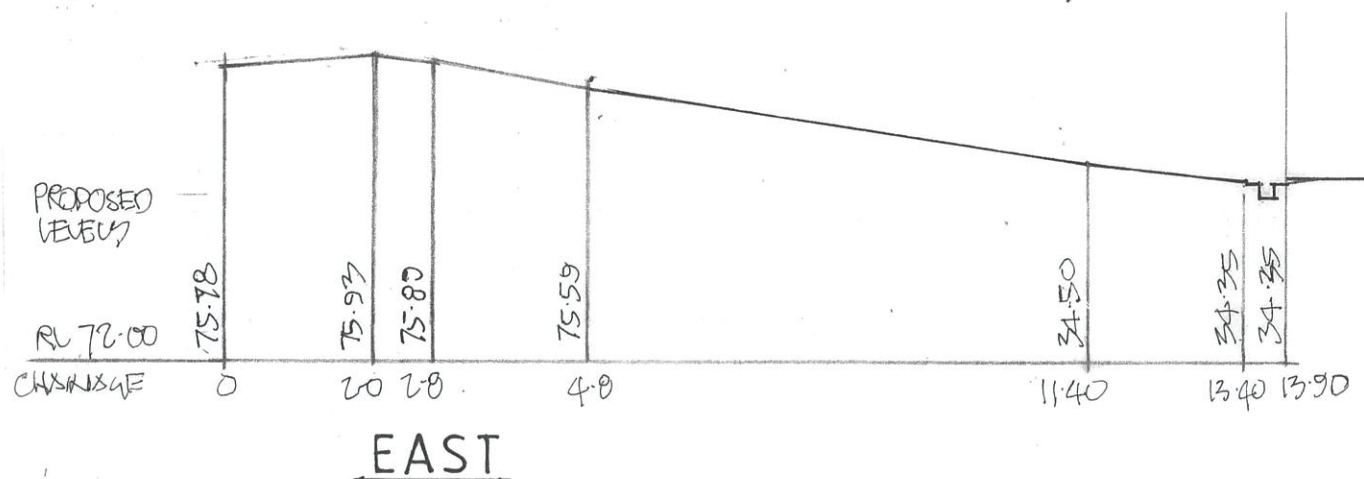
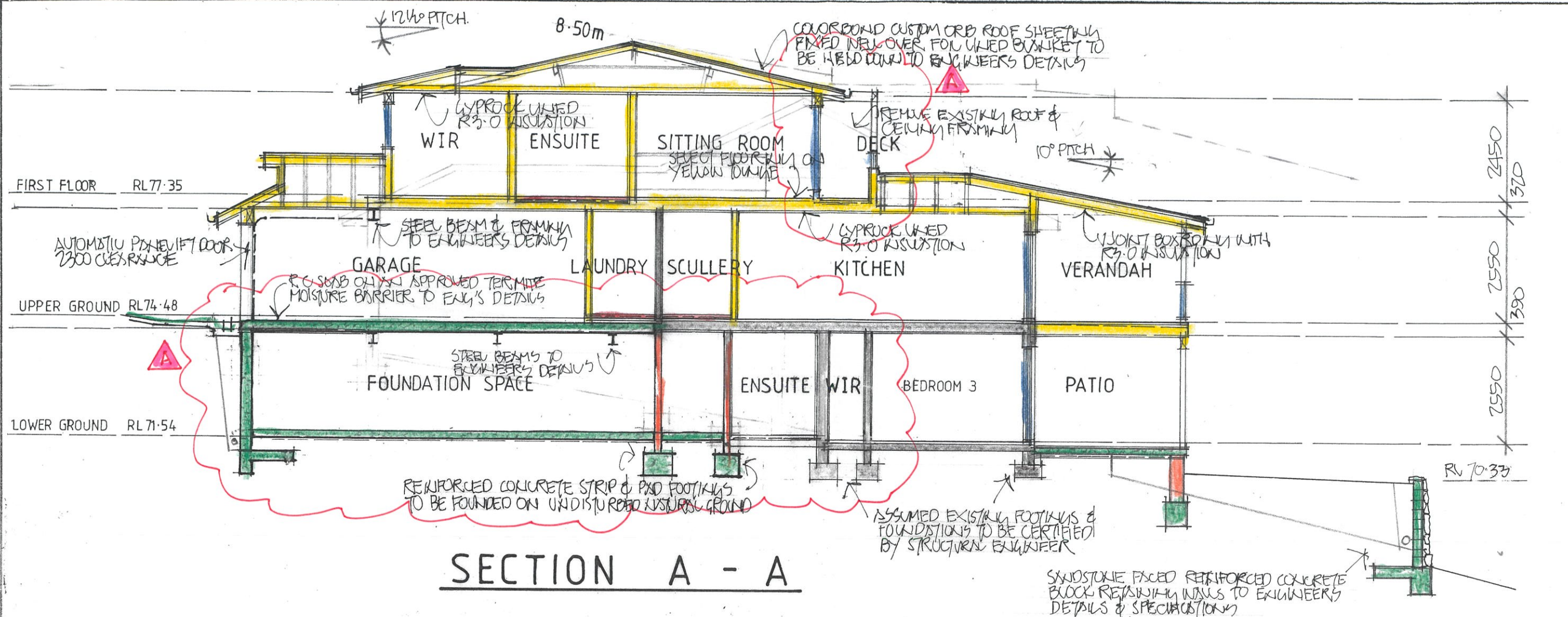


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PROJECT  
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CLIENT  
**DAVID & ANNA BRACEY**

DATE 8/10/2019	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No.	ISSUE
1995-6	30-8-23





## LONGITUDINAL SECTION THROUGH DRIVEWAY

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
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NO.	AMENDMENT	DATE
1	ORIGINAL AMENDMENTS	30-8



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