

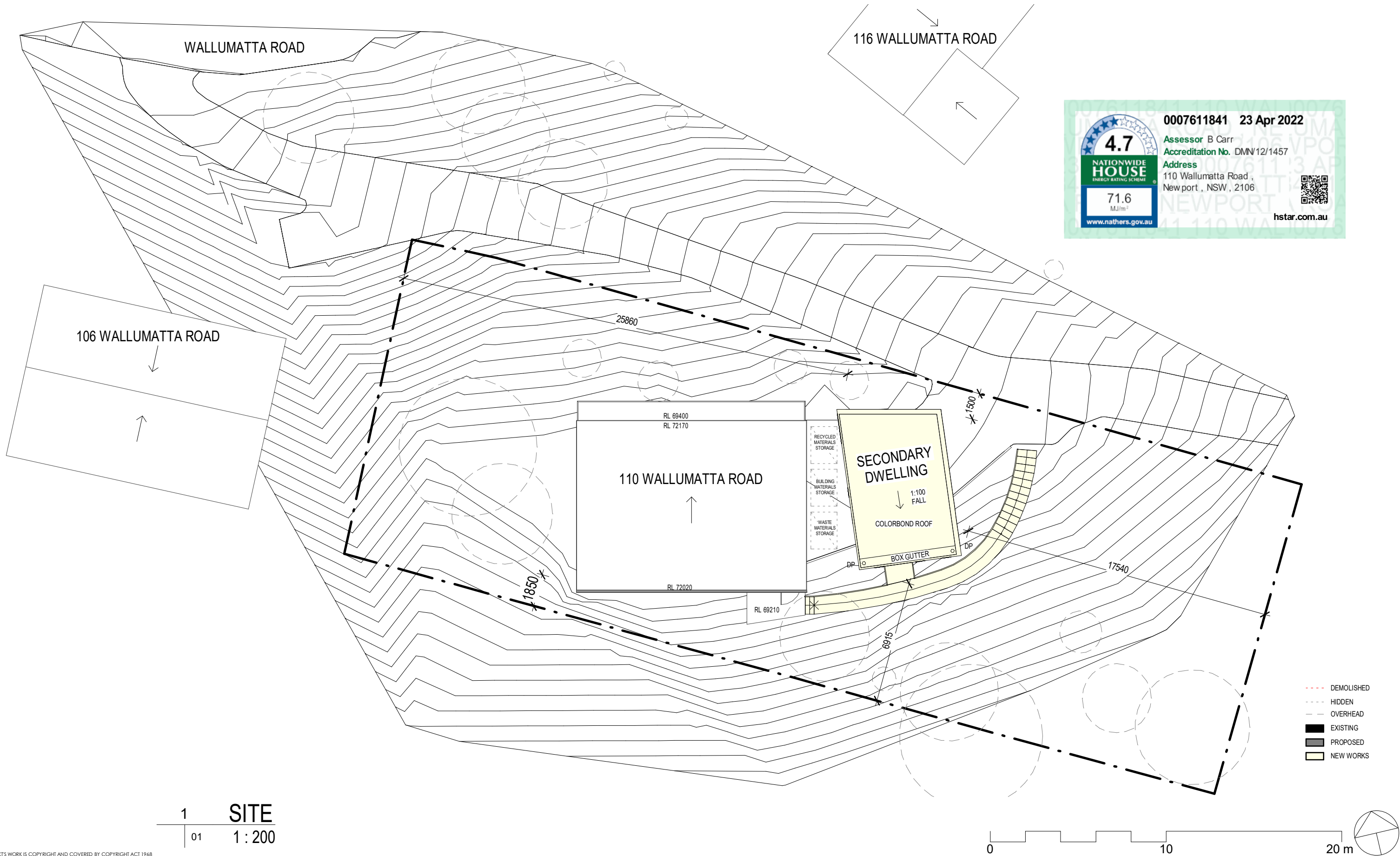
An architectural rendering of a modern, two-story residential building. The structure features a prominent glass facade on the upper level, revealing an interior with a desk and chair. The ground floor is partially covered by a carport supported by a central pillar and diagonal bracing. Two cars are parked under the carport. The building is surrounded by landscaping, including trees and shrubs. The rendering is presented in a black and white line-art style with some gray shading.

Building Component	Construction Materials		Insulation	Colour - Solar Absorpt.	Other Detail/Requirements
External Walls	Metal Cladding	Plasterboard lined	R2.7 + Reflective Foil	Dark (>0.71)	
Internal walls (within)	Plasterboard on studs		R2.0		
Windows/Glazing	Alum SG High Solar Gain Low-E: U = 5.40: SHGC = 0.58				
Roof	Metal Deck		R4.0	Dark (>0.71)	
Ceiling	Plasterboard				
Floor Structure	Timber				
Floor Covering	Ceramic Tiles	Wet areas			
	Timber	All other rooms			
Ceiling/Wall Penetrations					
External Shading Devices	External Louvres				W02



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ARCHITECT  reg# NSW 7417 - TIM WEST ph. 02 9918 5085 e. tim@thw.net.au m. Suite 101 - Level 1, 60 Old Barrenjoey rd, Avalon NSW, 2107	SURVEY DA SURVEYS 27 CHILTERN RD, INGLESIDE, NSW, 2101 E. PETER@DASURVEYS.NET.AU	PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING PO BOX 49, NEWPORT BEACH, NSW, 2106 P. 99994922 E. vmdc@bigpond.net.au	BASIX SUSTAINABLE THERMAL SOLUTIONS 138 COWLES RD, MOSMAN, NSW, 2088 P.0420 312 721 E.ENQUIRIES@SUSTAINABLETHERMALSOLUTIONS.COM.AU	PROJECT GARAGE AND SECONDARY DWELLING 110 WALLUMATTA RD, NEWPORT, NSW, 2106	C 14/03/2022 DA B 01/03/2022 DA A 20/01/2022 FOR CONSULTANTS IS DATE COMMENTS	JOB NUM# 186	DRAWN BY BH	CHK. BY TW	PAGE SIZE A3
	STORMWATER BARRENJOEY CONSULTANTING ENGINEERS 34 GEORGE ST, AVALON, SYDNEY, NSW, 2107 P. 0418 630 330 E. lucasbce@bigpond.com	GEOTECHNICAL	CLIENT TERRY-LYN STEVENS & ANDREW MATTHEWS 0404 891 771 matthews_andrew@outlook.com tl@terry-lyn.com.au	PROJECT NAME 110 WALLUMATTA RD		SCALE			
						DRAWING NAME COVERPAGE	DRAWING NUMBER A 00 -C		





0007611841 23 Apr 2022

Assessor B Carr
Accreditation No. DMN/12/1457

Address
110 Wallumatta Road ,
New port , NSW , 2106

71.6 MJ/m²
www.nathers.gov.au



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1

01

SITE

1 : 200

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	PROJECT NAME 110 WALLUMATTA RD		SCALE As indicated								
	DRAWING NAME SITE & ROOF PLAN		DRAWING NUMBER A 01 -C								
	STORMWATER BARRENJOEY CONSULTANTING ENGINEERS 34 GEORGE ST, AVALON, SYDNEY, NSW, 2107 P. 0418 630 330 E. lucasbce@bigpond.com		GEOTECHNICAL								
	CLIENT TERRY-LYN STEVENS & ANDREW MATTHEWS 0404 891 771 matthews_andrew@outlook.com t@terry-lyn.com.au										

4.7

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

71.6

MJ/m²

www.nathers.gov.au

0007611841

23 Apr 2022

Assessor B Carr

Accreditation No. DMV12/1457

Address

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Newport , NSW , 2106



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The diagram is a ground plan of a property. It features a large grey-shaded area representing the existing house, with the text "NO CHANGES TO EXISTING HOUSE" inside. To the right of the house is an "EXISTING CONCRETE DRIVEWAY" and two "EXISTING CONCRETE CARSPACES", each with a car icon. Below the carspaces are three "BINS". To the right of the bins are two "DP (ROOF)" markers. Further right is a "DP (DECK)" marker. A yellow-shaded area labeled "RL 67450" is shown on the right side of the plan. The property is bounded by a dashed line, and the surrounding area is hatched to indicate terrain or other features.

1

GROUND

10 | 02

1 : 100

DEMOLISHED

HIDDEN

OVERHEAD

█

EXISTING

█

PROPOSED

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NEW WORKS



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10 m

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									DRAWING NUMBER A 02 -C

4.7

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

71.6

MJ/m²

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23 Apr 2022

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1

FIRST

10 | 03

1 : 100

DEMOLISHED

HIDDEN

OVERHEAD

EXISTING

PROPOSED

NEW WORKS

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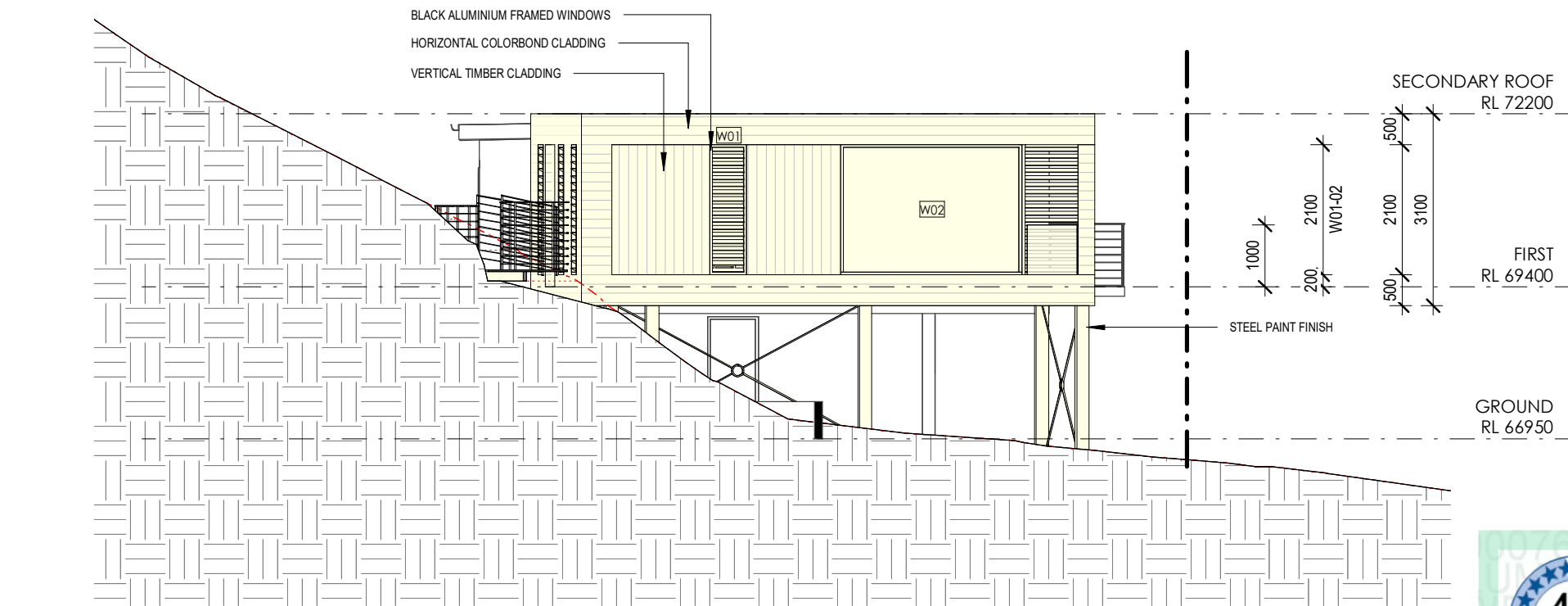
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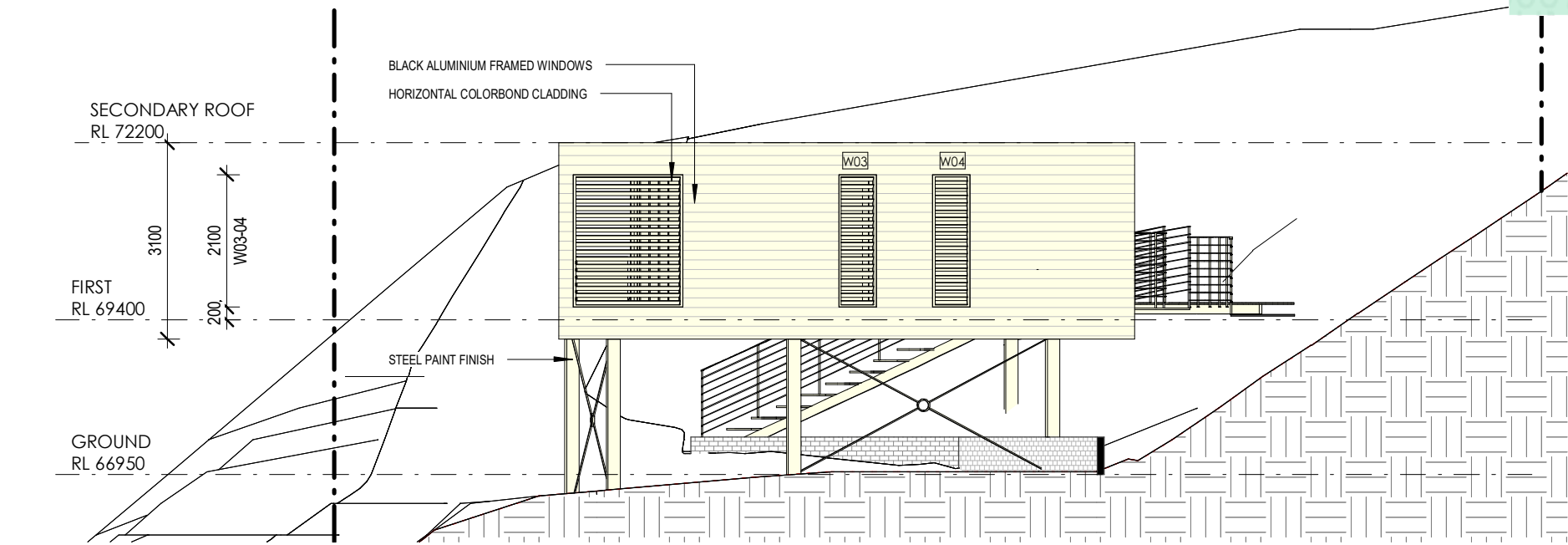


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	CLIENT TERRY-LYN STEVENS & ANDREW MATTHEWS 0404 891 771 matthews_andrew@outlook.com t@terry-lyn.com.au		DRAWING NAME FIRST FLOOR PLAN			DRAWING NUMBER A 03 -C				



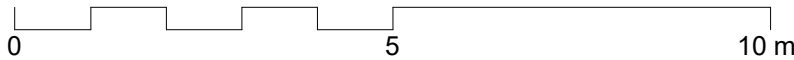
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10 1 : 100



2 WEST
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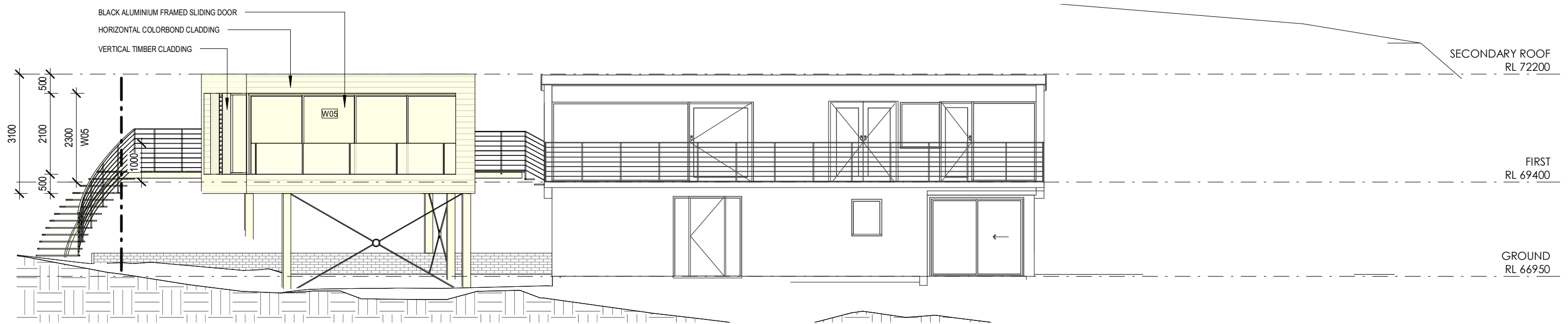


- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS

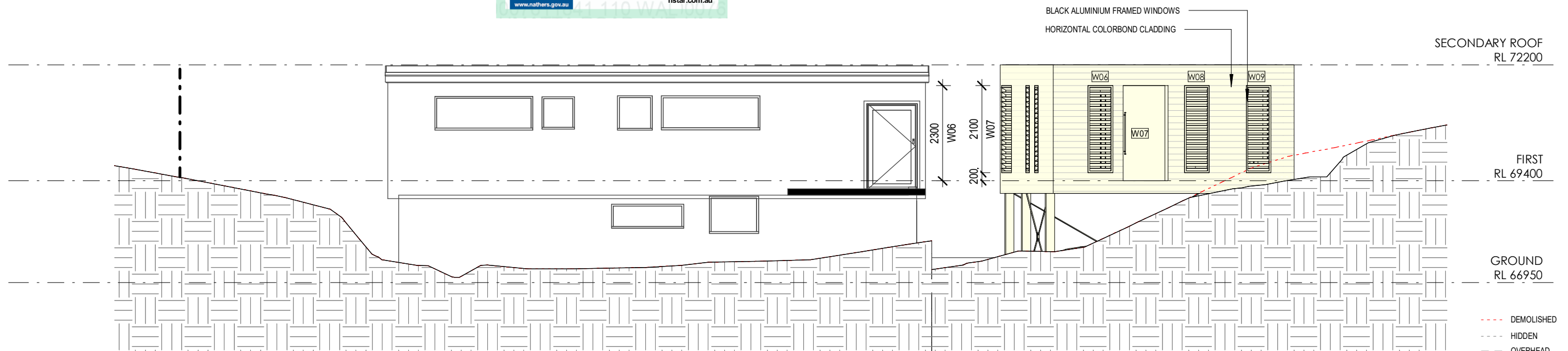


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							DRAWING NAME ELEVATIONS			DRAWING NUMBER A 10 -C



1 NORTH
11 1 : 100



2 SOUTH
11 1 : 100

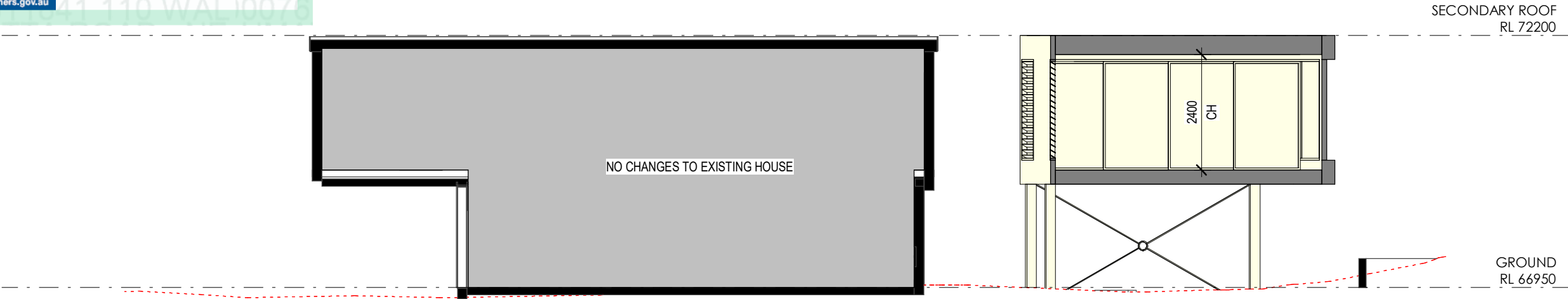
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- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS

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							DRAWING NAME ELEVATIONS			DRAWING NUMBER A 11 -C



Section 1
: 100

SECONDARY ROOF
RL 72200

FIRST
RL 69400

GROUND
RL 66950

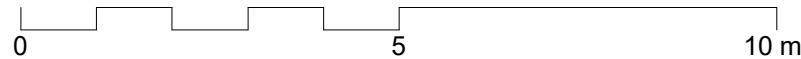
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2100

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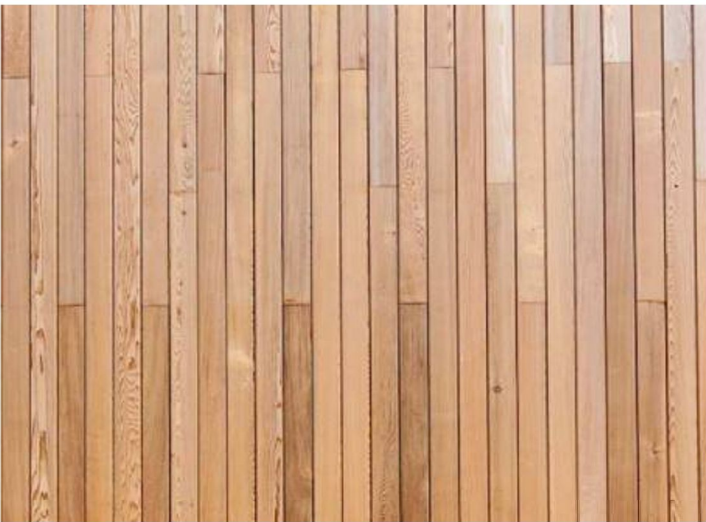
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- - - - DEMOLISHED
 - - - - HIDDEN
 — — OVERHEAD
 ■ EXISTING
 ■ PROPOSED
 ■ NEW WORKS



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				DRAWING NAME SECTION		DRAWING NUMBER A 20 -C			



VERTICAL TIMBER CLADDING

4.7

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

71.6

MJ/m²

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0007611841 23 Apr 2022

Assessor B Carr

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Address

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GREY HORIZONTAL METAL CLADDING

BLACK ALUMINIUM FRAMED WINDOWS/DOORS



GLASS BALUSTRADE



1

COLOURS AND FINISHES

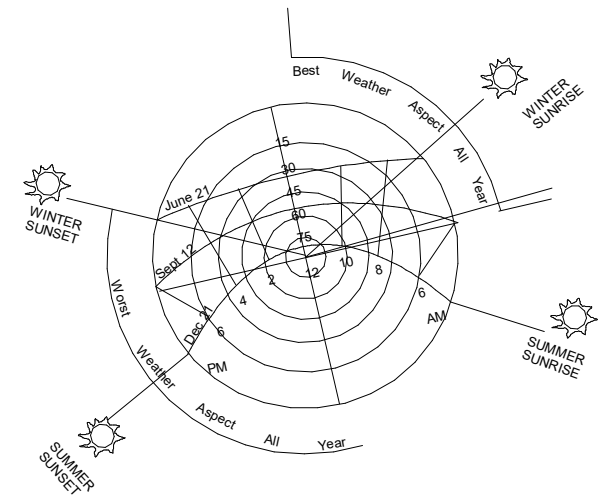
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BLACK STEEL COLUMN

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	STORMWATER BARRENJOEY CONSULTANT ENGINEERS 34 GEORGE ST, AVALON, SYDNEY, NSW, 2107 P. 0418 630 330 E. lucasbce@bigpond.com	GEOTECHNICAL		CLIENT TERRY-LYN STEVENS & ANDREW MATTHEWS 0404 891 771 matthews_andrew@outlook.com tli@terry-lyn.com.au				



100	1 : 100
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SITE AREA	948.6
ZONE	C4
(PRO) FLOOR AREA	35.8m ²
(EX) LANDSCAPE	676.4m ²
(PRO) LANDSCAPE	645.8m ²
SETBACKS	
- (PRO) FRONT	25.8m
- (PRO) SIDE	1.5m, 6.9m
- (PRO) REAR	17.5m
- MAX HEIGHT	5.5m

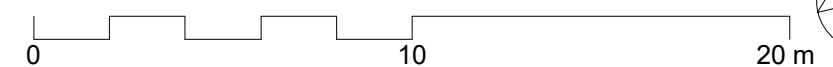
-  EXISTING FOOTPRINT
-  EXISTING HARD COVER
-  SOFT LANDSCAPE
-  PROPOSED FOOTPRINT
-  PROPOSED HARD COVER
-  BUILDING ENVELOPE
-  MAX BUILDING HEIGHT

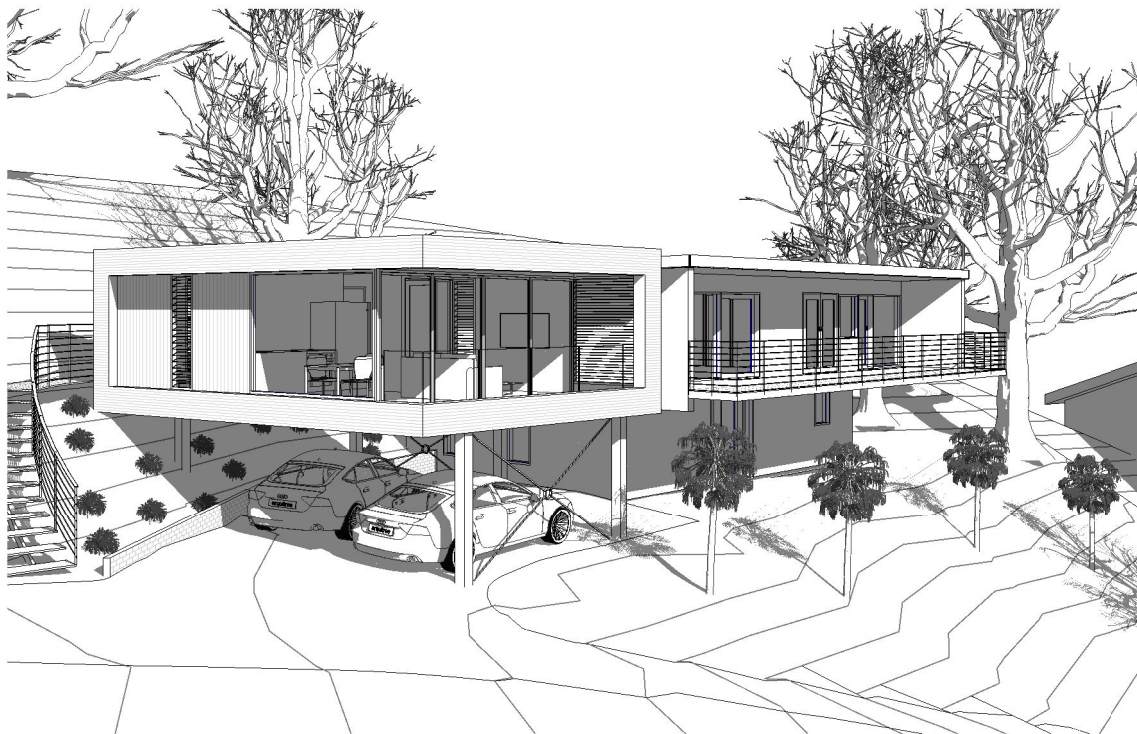


1	SITE
100	1 : 200

C	14/03/2022	DA
B	01/03/2022	DA
A	20/01/2022	FOR CONSULTANTS
IS	DATE	COMMENTS

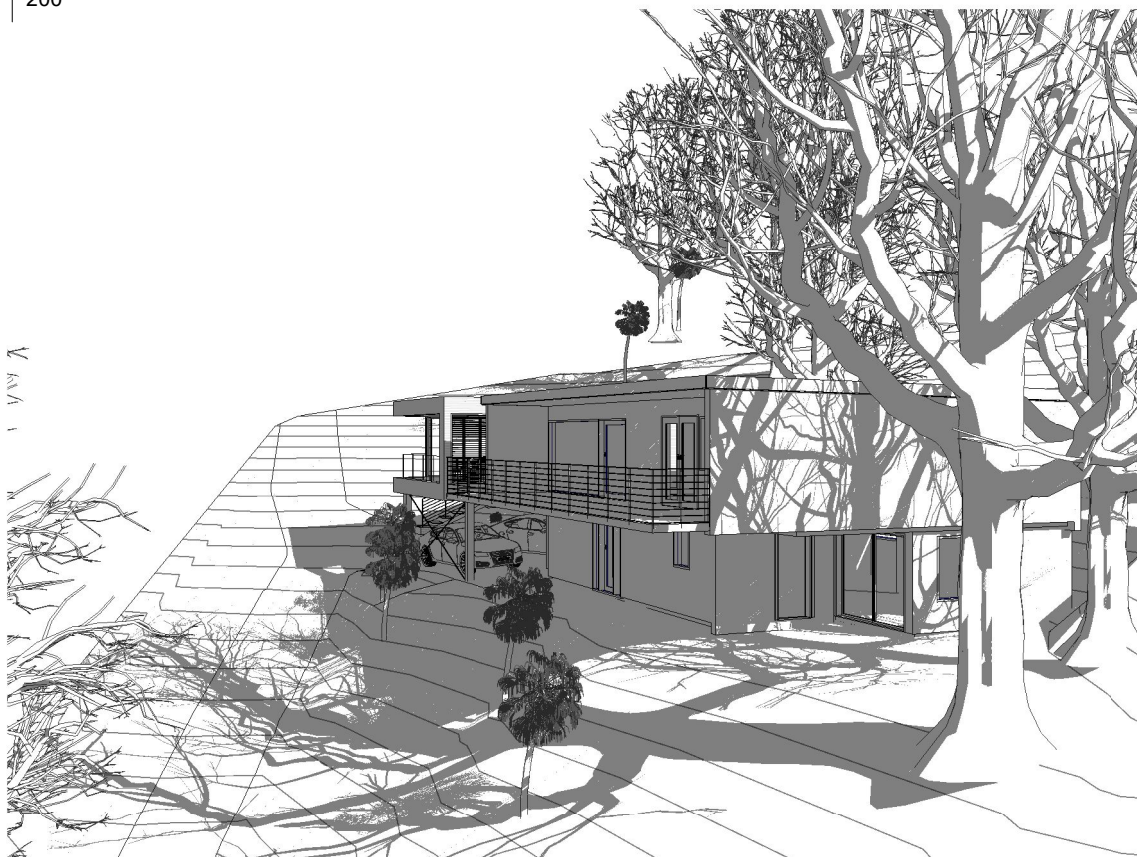
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PROJECT NAME 110 WALLUMATTA RD			SCALE As indicated
DRAWING NAME SITE ANALYSIS			DRAWING NUMBER A 100 -C





1 3D View 1

200



3 3D View 3

200



2 3D View 2

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4 3D View 4

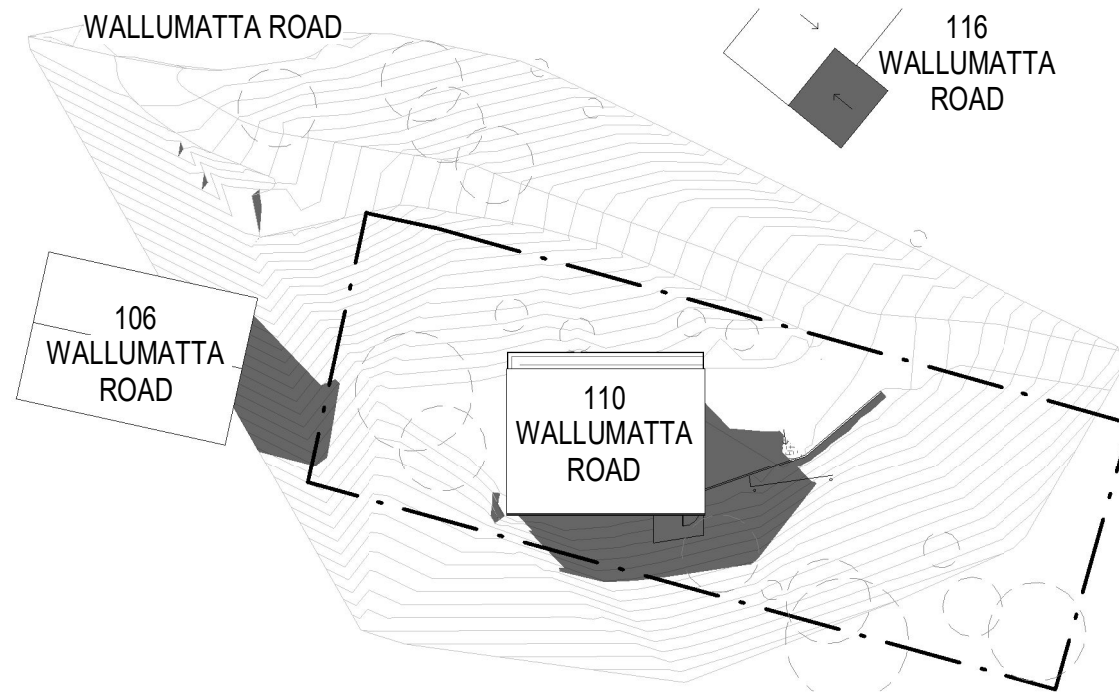
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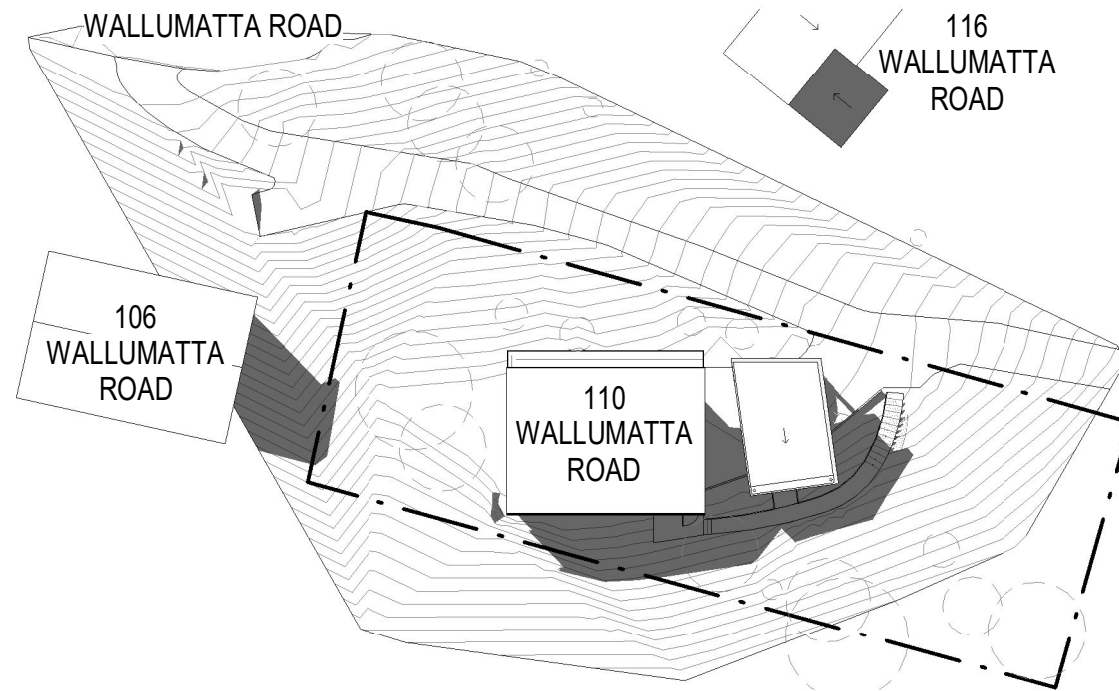
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						DRAWING NAME 3D's			DRAWING NUMBER A 200 -C



2 SHADOWS EXISTING 3pm
211 1 : 500



1 SHADOWS PROPOSED 3pm
211 1 : 500

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