

GENERAL NOTES

1. The Works shall be constructed in accordance with NCC2019/BCA and all relevant Australian Standards together with any amendment or replacement of those Standards

2.Smoke alarms shall be installed in accordance with 3.7.5 of the BCA, AS 3786 and Manufacturers Specification recommendations and connected to consumer mains power and interconnected where there is more than one alarm

3. Balustrade construction shall comply with the provisions of Part 3.9.2 of the BCA . Balustrades shall have a minimum height of 1m and no openings greater than 125mm

BASIX COMMITMENTS:

1.All construction to comply with BASIX certificate A422395

2.40% of all new or altered lighting fixtures to be fluorescent, compact fluorescent or LED

3. Minimum 3 star water rating shower heads to be installed

4. Minimum 3 star water rating toilets to be installed

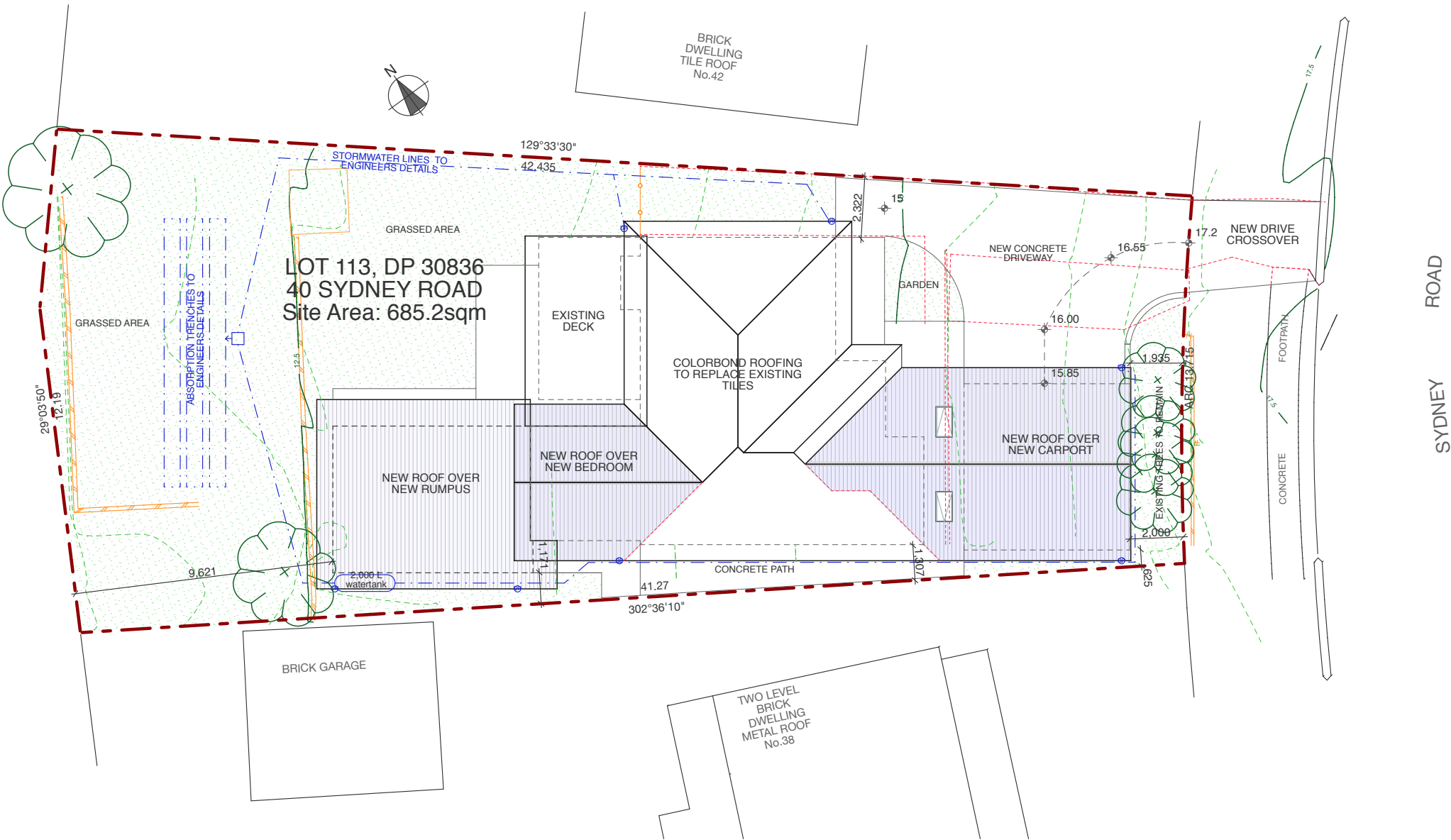
5.Minimum 3 star water taps to be installed

6.Minimum R1.3 insulation to be installed to all external timber framed walls (minimum combined Rvalue with construction R1.7)

7.Flat ceilings and pitched roofs to have 55m foil backed insulating blanket installed below all roofs with minimum R1.45 insulation to ceiling

8.Raked ceilings and pitched roofs to have 55m foil backed insulating blanket installed below all roofs with minimum R1.74 insulation to ceiling

NORTH
NARRABEEN
RESERVE



SITE CALCULATIONS

Site Area : 685.2 sqm

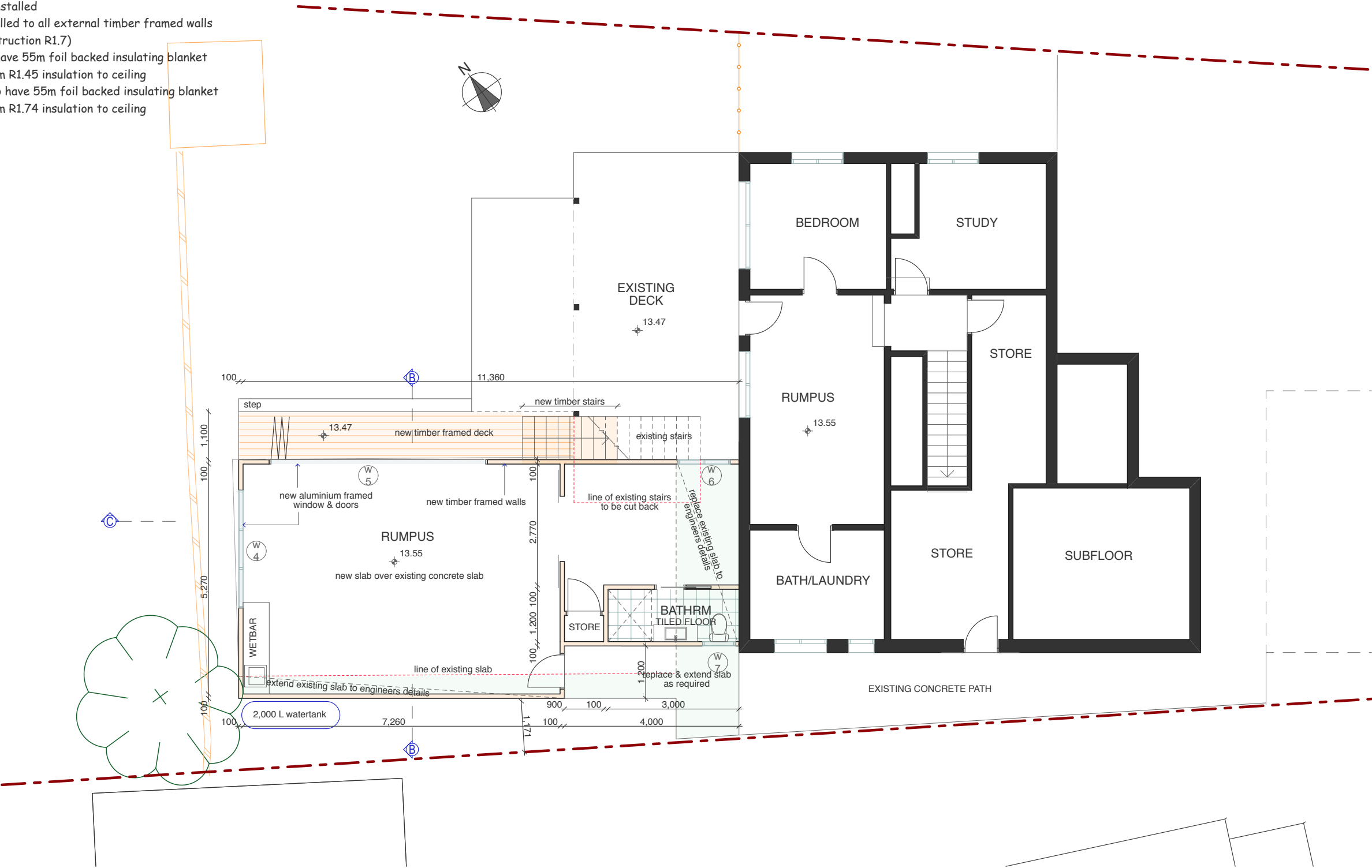
Existing Landscaped area - 363sqm = 52.98%

Proposed Landscaped area - 319 sqm = 46.55%
+ 30 sqm (impervious uncovered recreational space)

TOTAL Landscaped area -349sqm = 50.93%

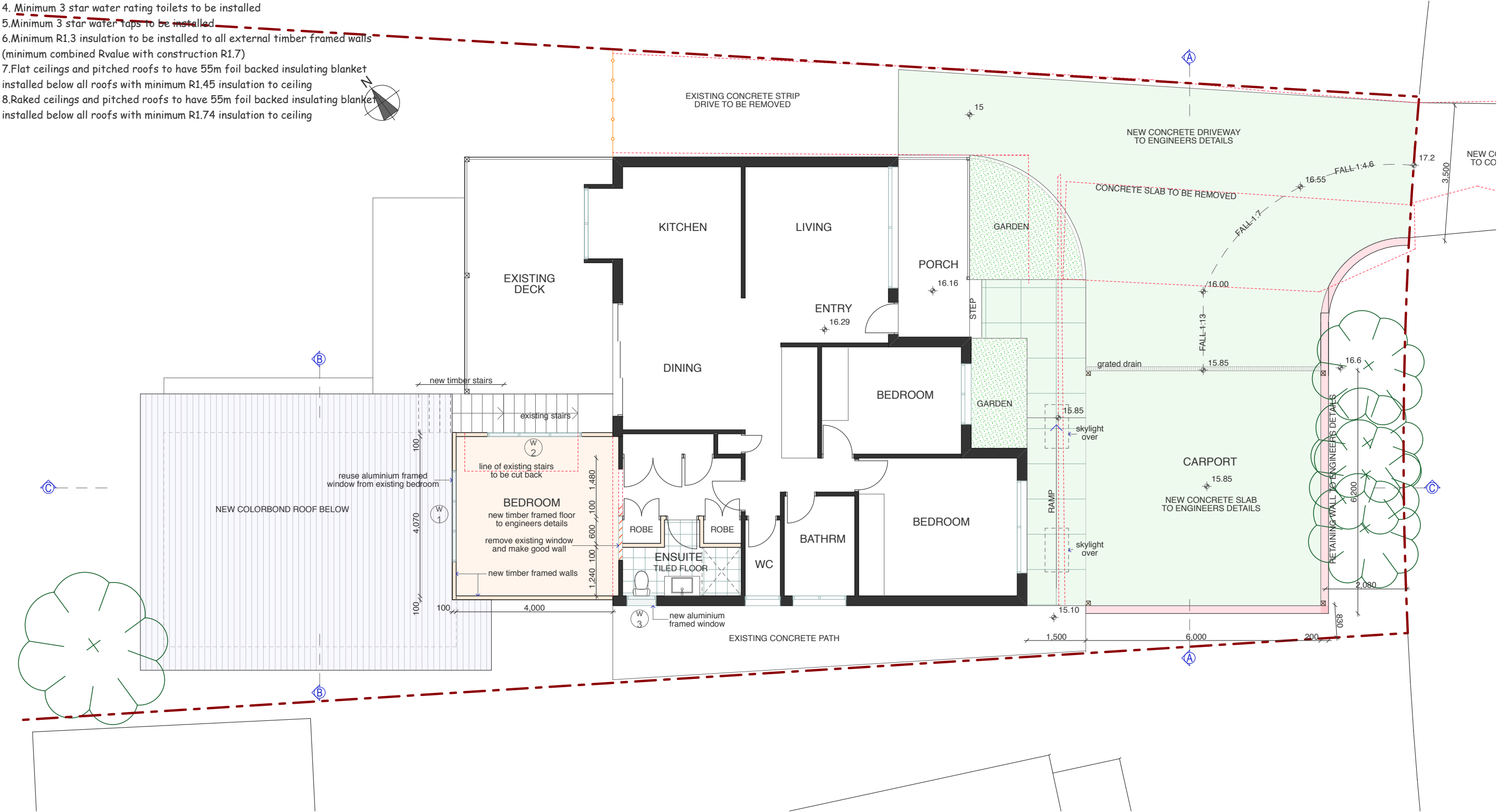
AMENDMENTS	JO WILLMORE DESIGNS 11 Hudson Parade Clareville NSW 2107 (02) 9918 2479 ABN 27 370 370 173	PROPOSED ALTERATIONS AND ADDITIONS for: K. & S. Bray at: LOT 113, DP 30836, 40 Sydney Road WARRIEWOOD, 2102	drawing title SITE PLAN	date: SEPTEMBER 2021 scale: 1:200 (A3)
			NOTE: Use figured dimension only. Do not scale off drawings . All levels and dimensions to be verified prior to construction of work	drawing number DA-01

- BASIX COMMITMENTS:
- 1.All construction to comply with BASIX certificate A422395
 - 2.40% of all new or altered lighting fixtures to be fluorescent, compact fluorescent or LED
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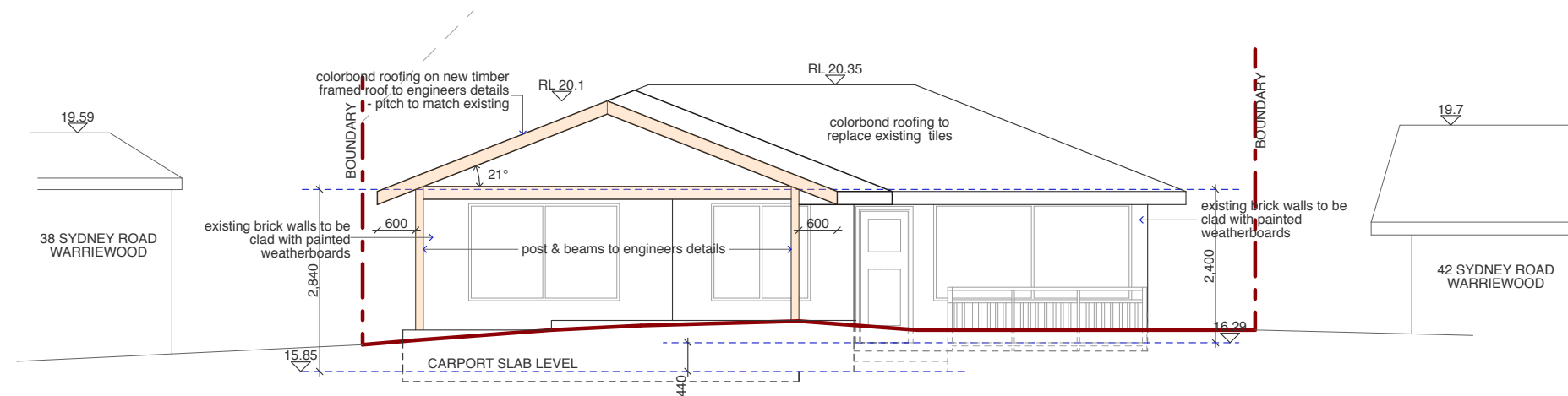


AMENDMENTS	JO WILLMORE DESIGNS 11 Hudson Parade Clareville NSW 2107 (02) 9918 2479 ABN 27 370 370 173	PROPOSED ALTERATIONS AND ADDITIONS for: K. & S. Bray at: LOT 113, DP 30836, 40 Sydney Road WARRIEWOOD, 2102	drawing title GROUND FLOOR PLAN	date: SEPTEMBER 2021 scale: 1:100 (A3)
			NOTE: Use figured dimension only. Do not scale off drawings . All levels and dimensions to be verified prior to construction of work	drawing number DA-02

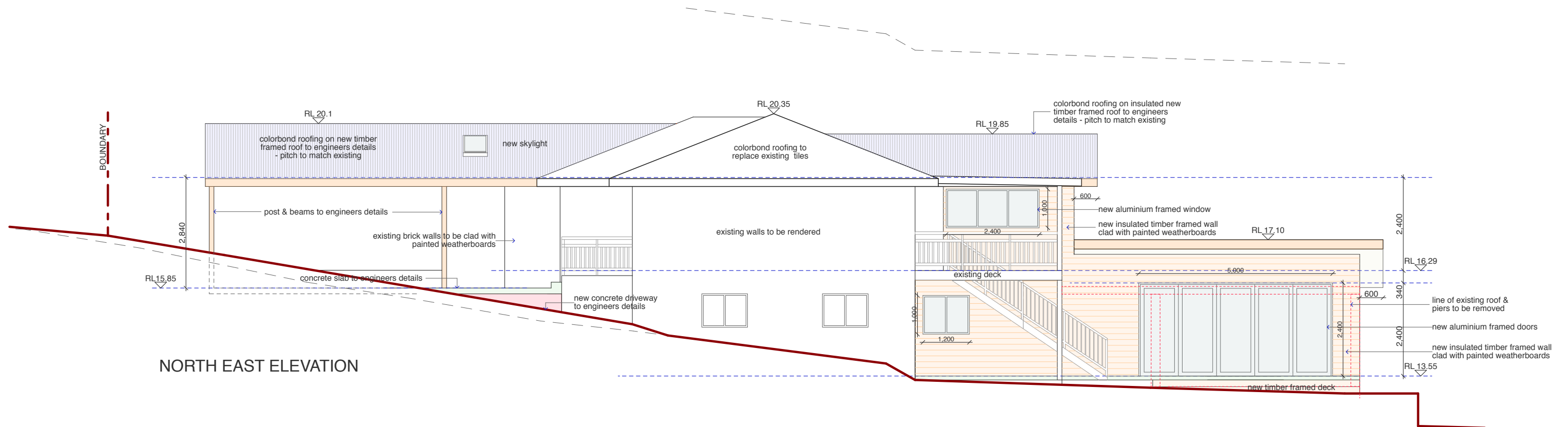
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SOUTH EAST ELEVATION



NORTH EAST ELEVATION

AMENDMENTS

JO WILLMORE DESIGNS
11 Hudson Parade
Clareville NSW 2107
(02) 9918 2479
ABN 27 370 370 173

PROPOSED ALTERATIONS AND ADDITIONS

for: K. & S. Bray
at: LOT 113, DP 30836, 40 Sydney Road
WARRIEWOOD, 2102

drawing title

ELEVATIONS

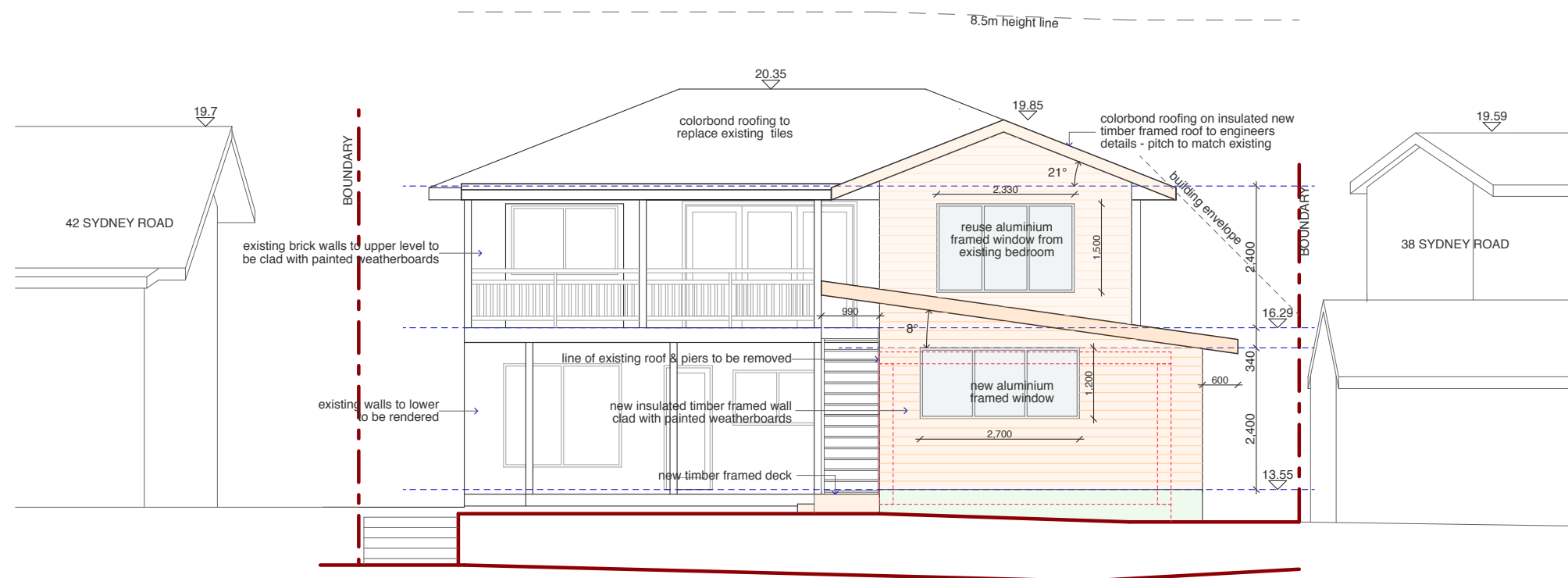
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date: SEPTEMBER 2021

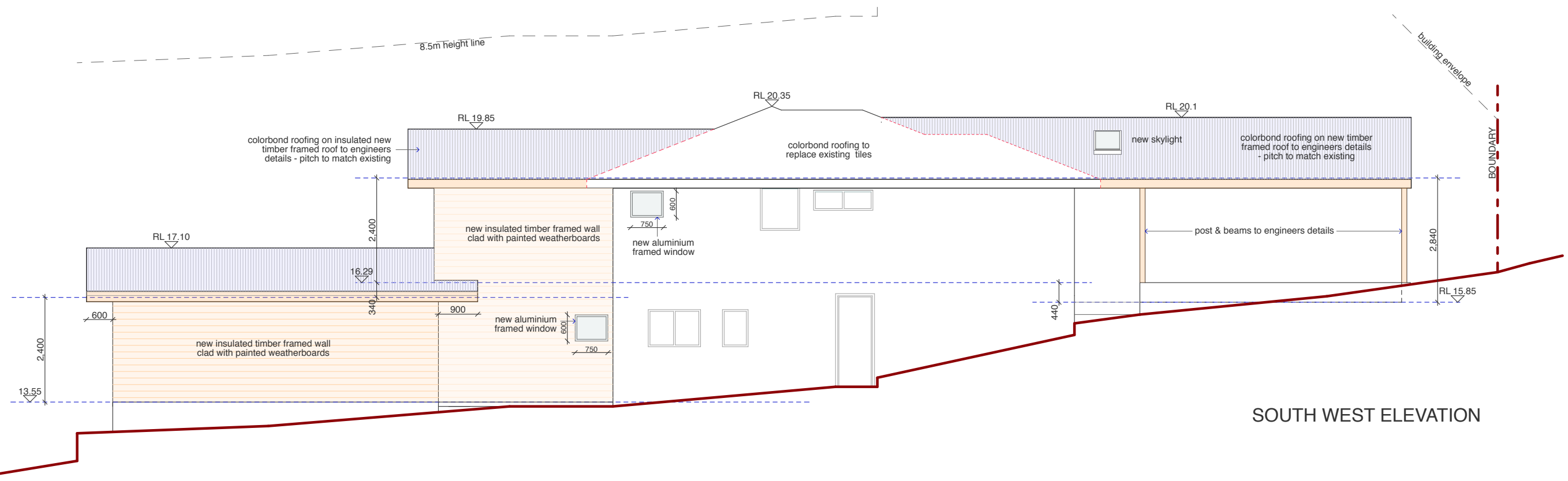
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drawing number

DA-04



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

AMENDMENTS

JO WILLMORE DESIGNS
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Clareville NSW 2107
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ABN 27 370 370 173

PROPOSED ALTERATIONS AND ADDITIONS

for: K. & S. Bray
at: LOT 113, DP 30836, 40 Sydney Road
WARRIEWOOD, 2102

drawing title

ELEVATIONS

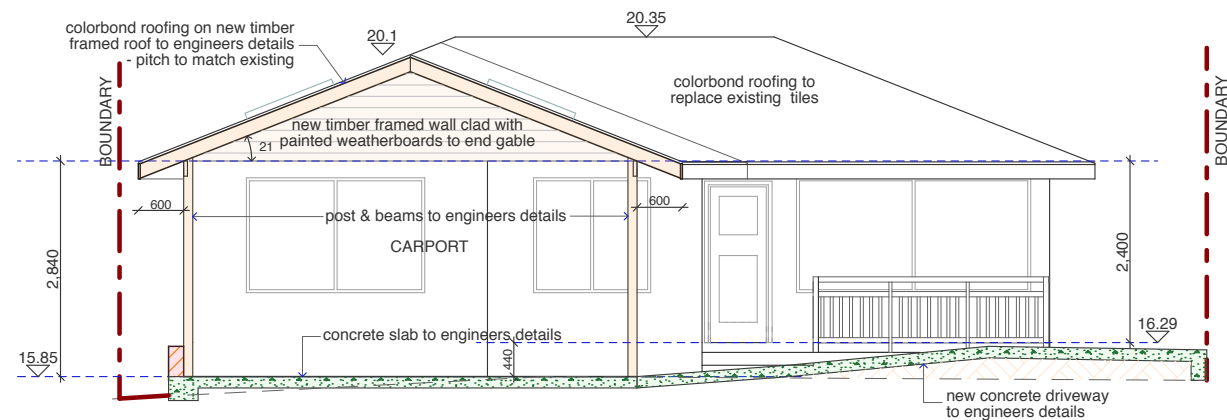
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date: SEPTEMBER 2021

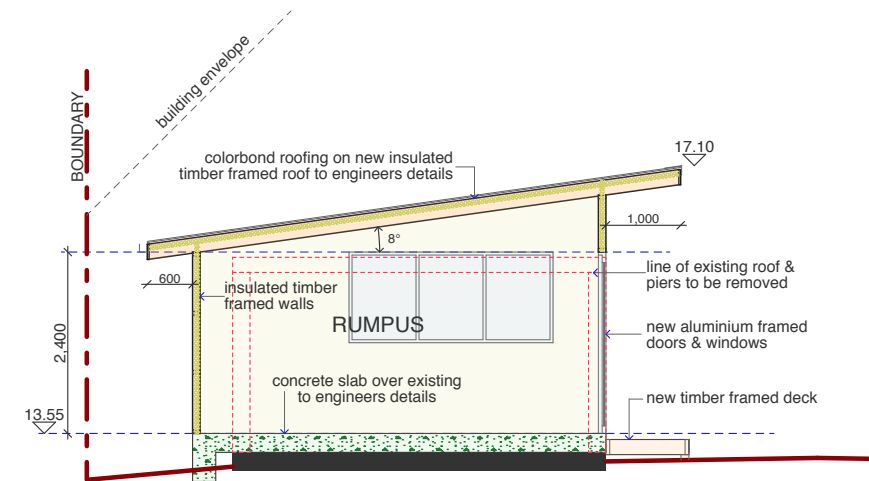
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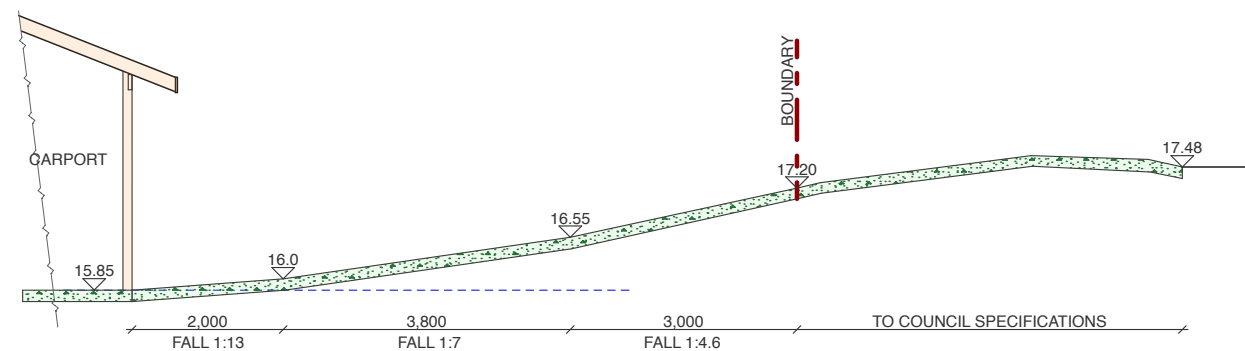
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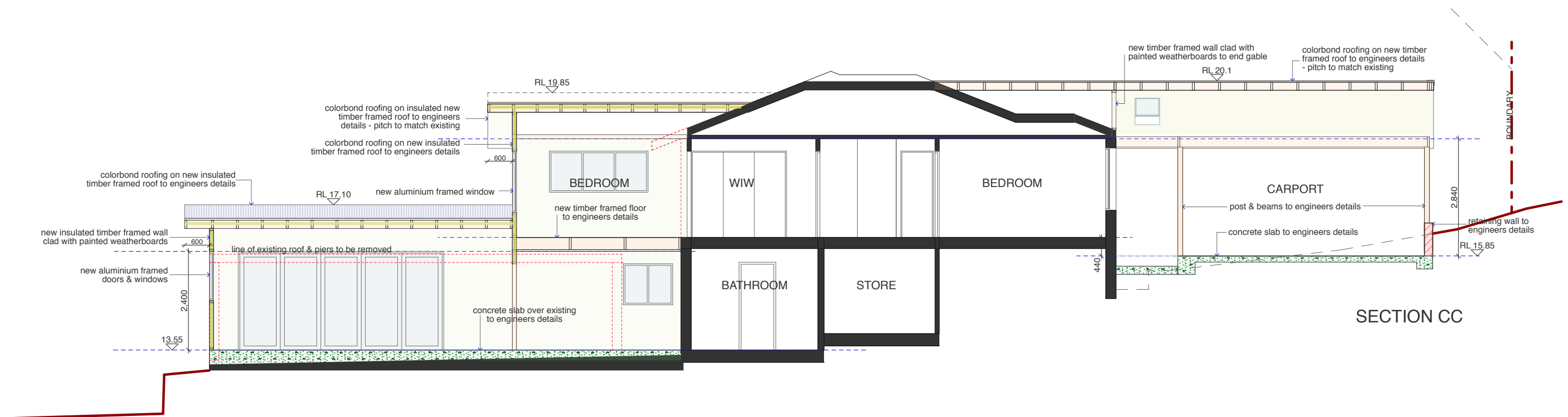
SECTION AA



SECTION BB



DRIVEWAY SECTION



SECTION CC

AMENDMENTS

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11 Hudson Parade
Clareville NSW 2107
(02) 9918 2479
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PROPOSED ALTERATIONS AND ADDITIONS

for: K. & S. Bray
at: LOT 113, DP 30836, 40 Sydney Road
WARRIEWOOD, 2102

drawing title

SECTIONS

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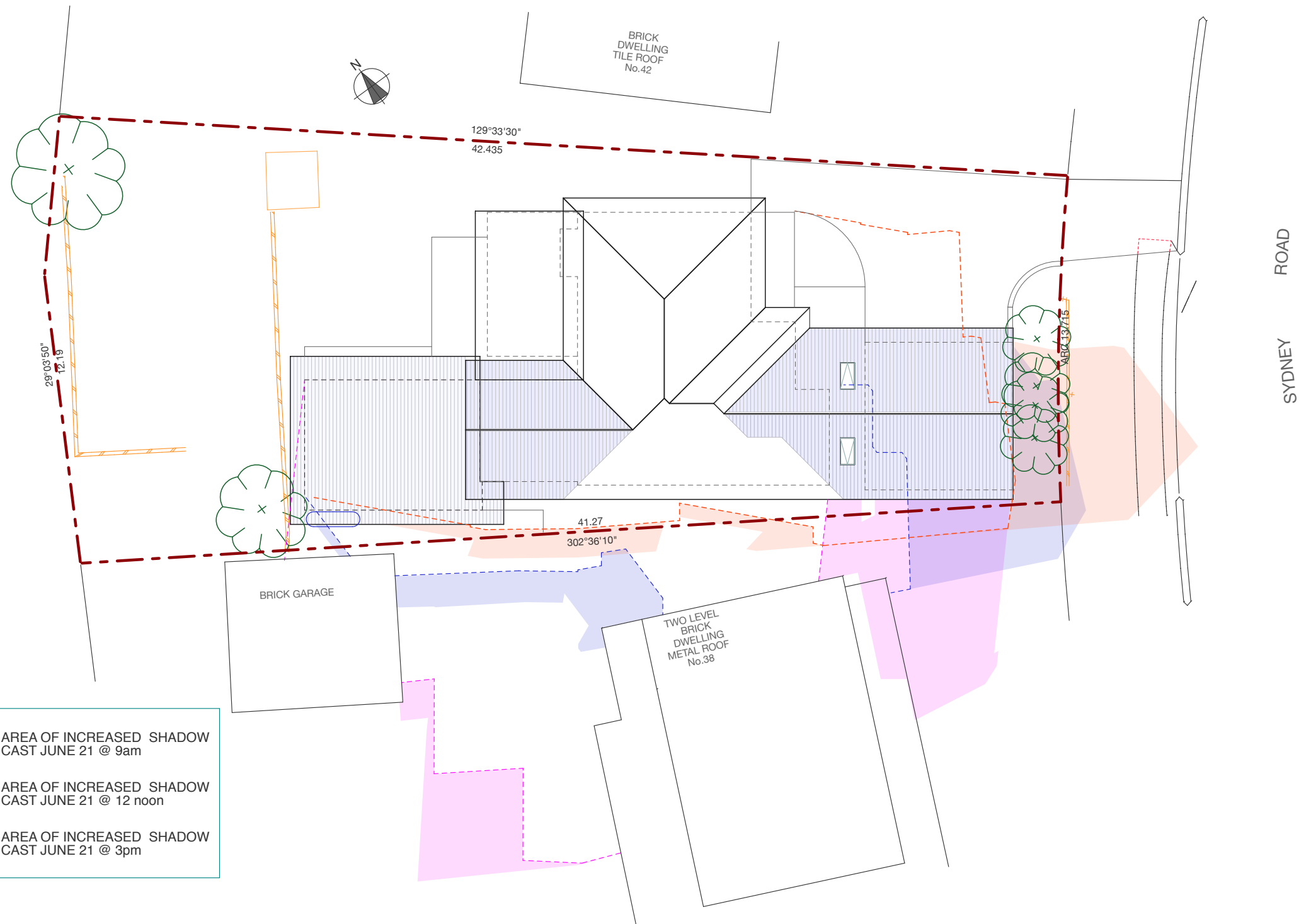
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drawing number

DA-06

NORTH
NARRABEEN
RESERVE



--- LINE OF EXISTING SHADOW JUNE 21 @ 9am	--- AREA OF INCREASED SHADOW CAST JUNE 21 @ 9am
--- LINE OF EXISTING SHADOW JUNE 21 @ 12 noon	--- AREA OF INCREASED SHADOW CAST JUNE 21 @ 12 noon
--- LINE OF EXISTING SHADOW JUNE 21 @ 3pm	--- AREA OF INCREASED SHADOW CAST JUNE 21 @ 3pm

AMENDMENTS

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PROPOSED ALTERATIONS AND ADDITIONS

for: K. & S. Bray
at: LOT 113, DP 30836, 40 Sydney Road
WARRIEWOOD, 2102

drawing title
**SHADOW DIAGRAMS-
JUNE 21**

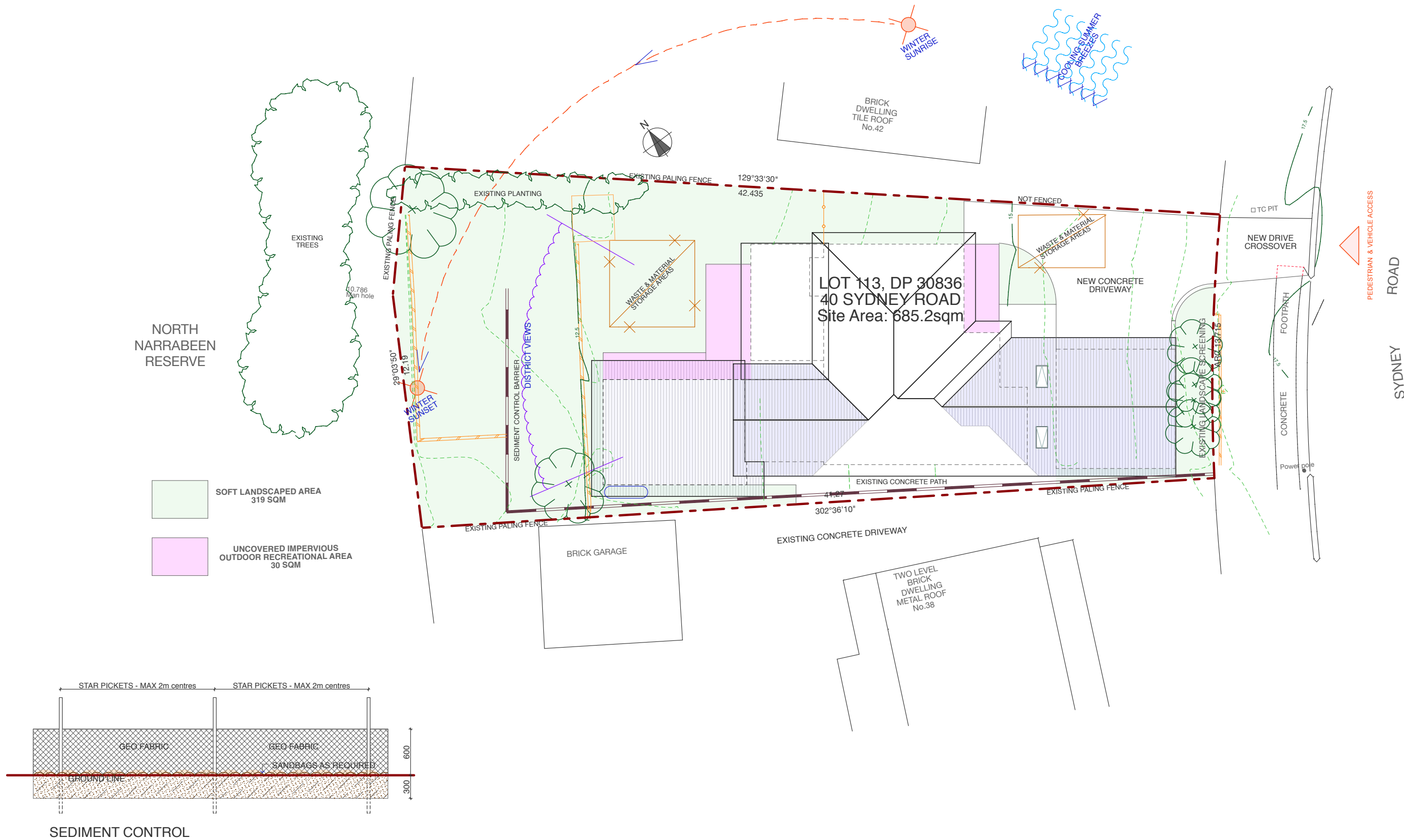
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drawing number

DA-07



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			NOTE: Use figured dimension only. Do not scale off drawings . All levels and dimensions to be verified prior to construction of work	drawing number DA-08

COLOUR SCHEDULE
ALTERATIONS & ADDITIONS
40 SYDNEY ROAD, WARRIEWOOD
FOR: K. & S. BRAY

ROOF



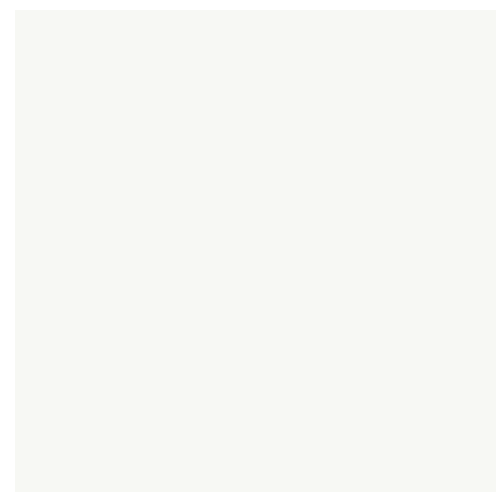
NEW & EXISTING -CORRUGATED
COLORBOND ‘ BASALT’

WALLS



WEATHERBOARDS & RENDERED WALLS
PAINTED SIMILAR TO
DULUX ‘ SILVER TEA SET’

TRIM/POSTS/FASCIAS



PAINTED - WHITE

WINDOWS



ALUMINIUM FRAMED-
POWDER COATED PEARL WHITE