

Window & Door Schedule
 All windows and doors to be aluminium framed

Legend	Height x Width	Description
D1	2250 x 3000	Bifold glass doors
W2	1350 x 950	Casement window
W3	2250 x 900	Fixed window
D4	2250 x 2500	Bifold glass doors
D5	2250 x 3300	Bifold glass doors
W6	900 x 2500	Louvre/fixe/louvre
W7	1200 x 2200	Sliding windows
D8	2100 x 860	Glass door
D9	2250 x 3900	Stacking glass doors
D10	2250 x 2400	Sliding glass doors
D11	2250 x 3520	Bifold glass doors
D12	2250 x 2980	Bifold glass doors
W13,15,16	2250 x 800	Glass louvres
D14	2250 x 6110	Bifold glass doors
W17	1700 x 650	Glass louvres

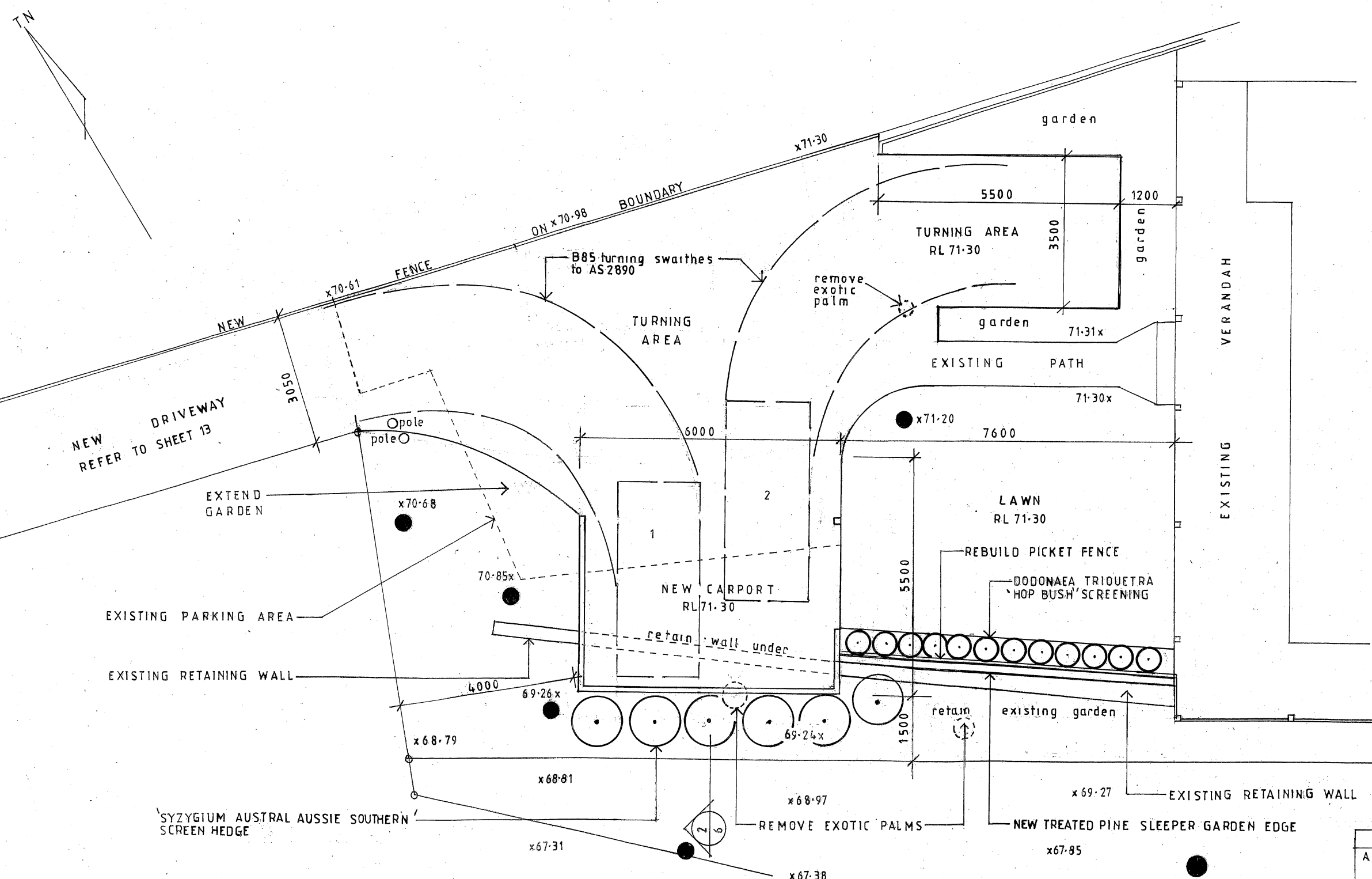
Glazing Note
 D1,W2,W3,D4,D9,D10,D11,D12,W13,D14,W15,W16 to be glazed with single clear glass to achieve a total system U-value: 6.44, SHGC: 0.75.
 D5,W6,W7,D8,W17 to be glazed with single pyrolytic low-e glass to achieve a total system U-value:4.48,SHGC:0.46

GROUND FLOOR PLAN

DATE	REVISION
A 12-2-20	TURNING AREA EXTENDED. EXISTING RETAINING WALL OFF VERANDAH RETAINED.

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ALTERATIONS AND ADDITIONS		
77A MYOLA ROAD NEWPORT LOT 1 DP715601		
CLIENT JON MILLIGAN		
GROUND FLOOR PLAN		
DATE NOVEMBER 2018	DRAWN J.WRIGHT	DRG. NO. 11-18-MYO
SCALE 1:100	ISSUE: DA	SHEET NO. 1A

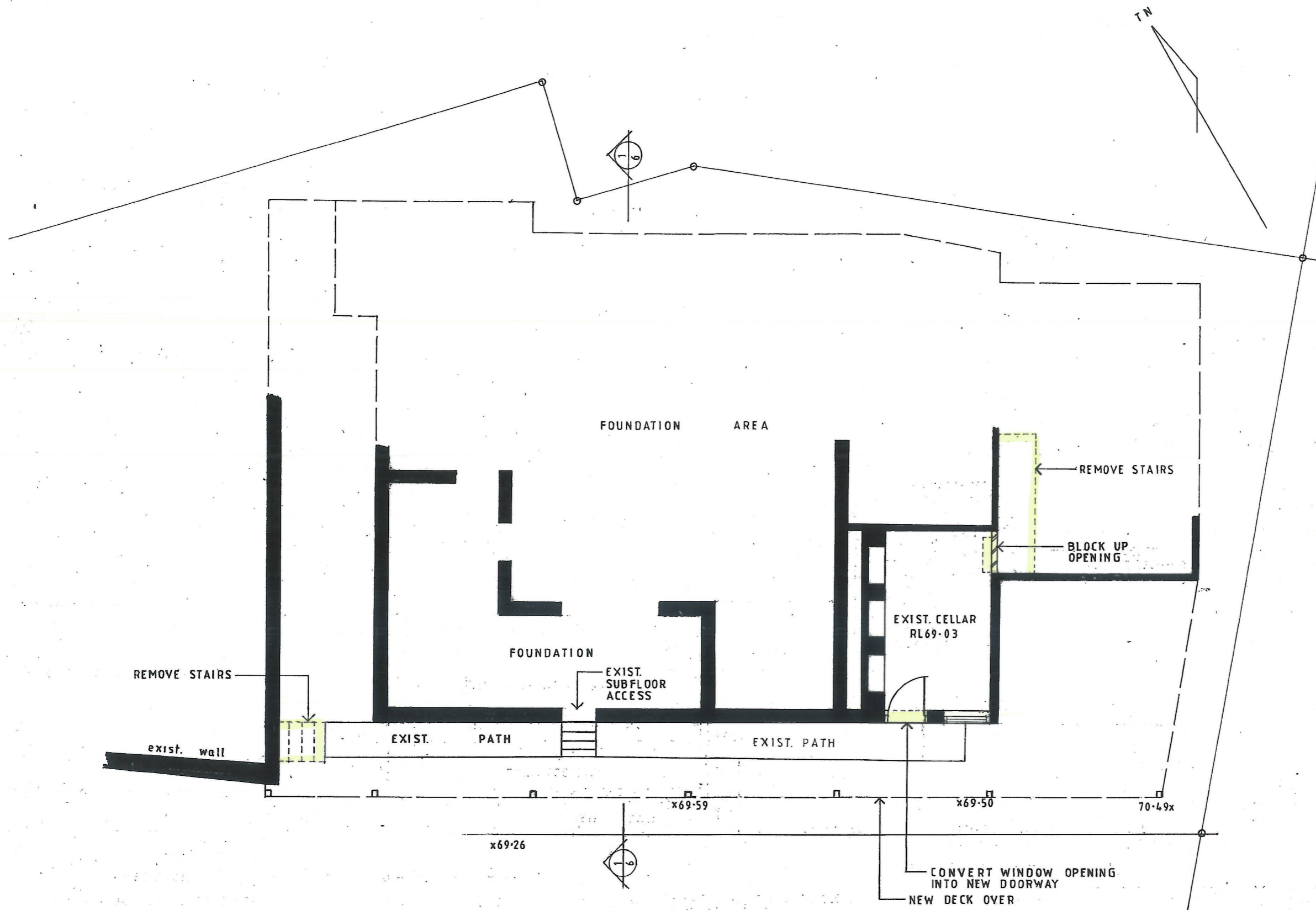


CARPORT AND FRONT YARD PLAN

	DATE	REVISION
A	12-2-20	NEW DRIVEWAY AND TURNING AREA EXTENDED. EXISTING RETAINING WALL OFF VERANDAH RETAINED. NEW FENCE TO NORTH BDY. CARPORT REVISED.
B	2-4-20	CARPORT SOUTH SETBACK INCREASED.


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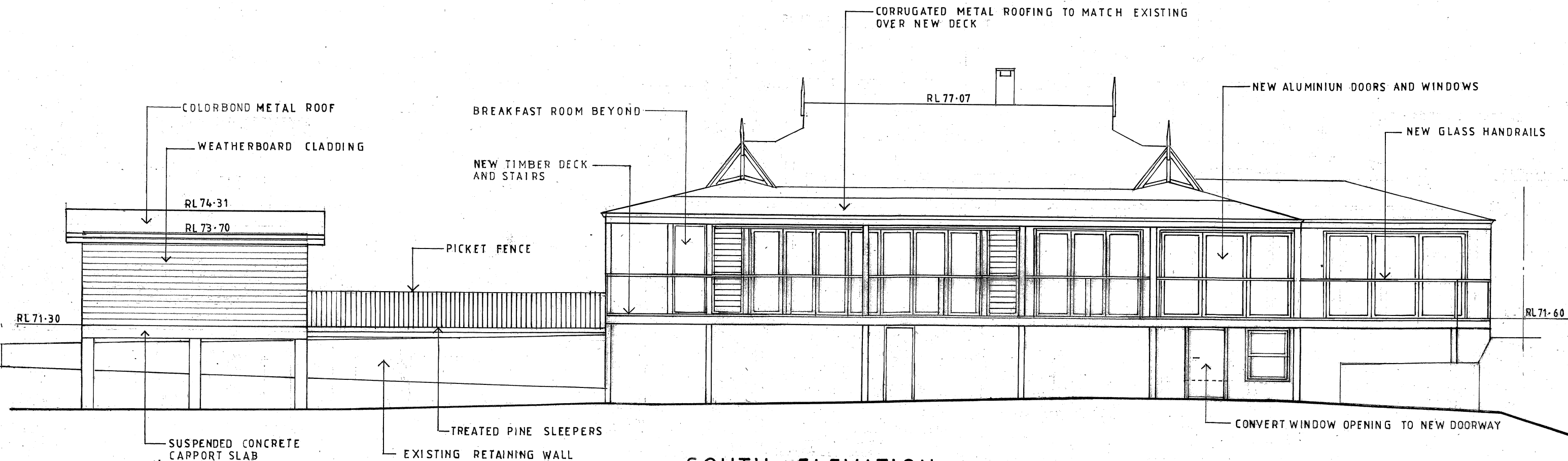
ALTERATIONS AND ADDITIONS		
77A MYOLA ROAD NEWPORT LOT 1 DP715601		
CLIENT JON MILLIGAN		
CARPORT AND FRONT YARD PLAN		
DATE NOVEMBER 2018	DRAWN J.WRIGHT	DRG. NO. 11-18-MYO
SCALE 1:100	ISSUE: DA	SHEET NO. 2B



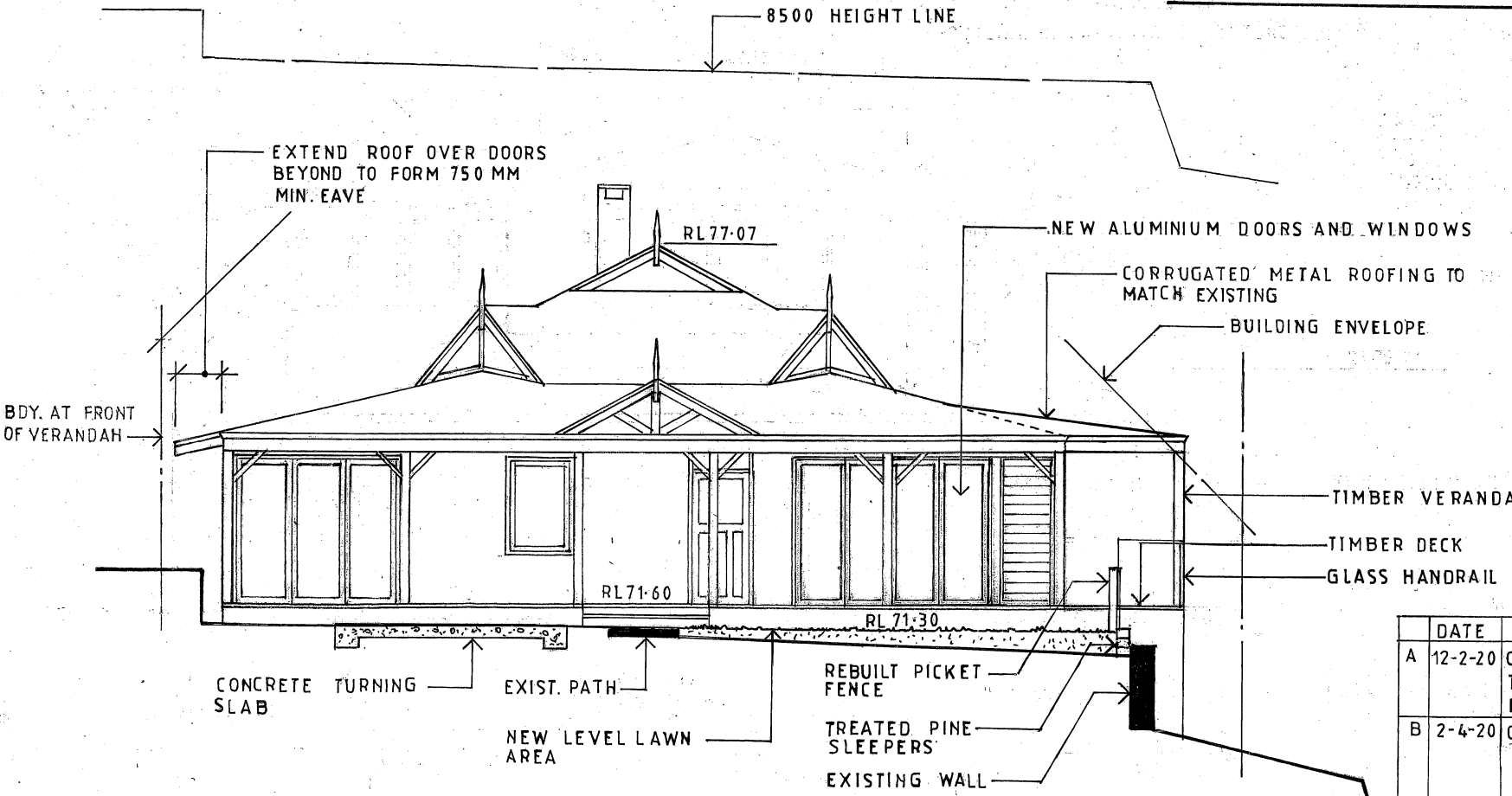
BASEMENT PLAN


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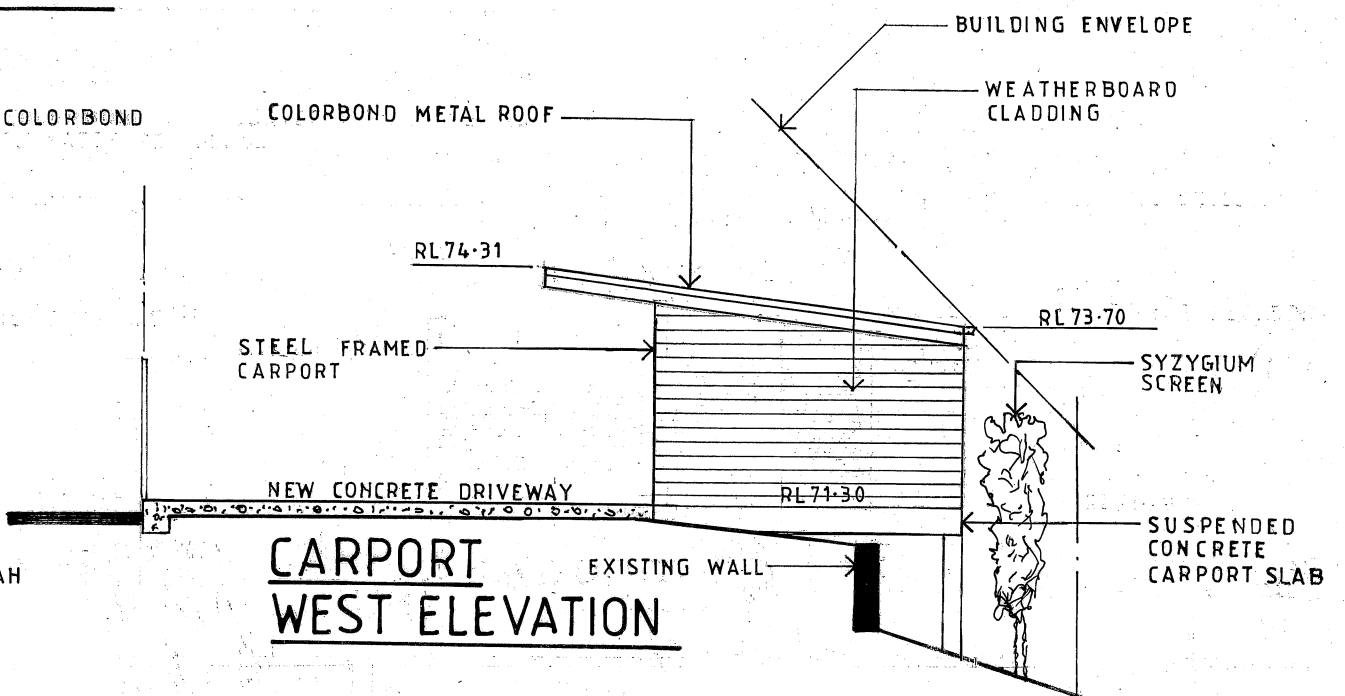
ALTERATIONS AND ADDITIONS		
77A MYOLA ROAD NEWPORT LOT 1 DP715601		
CLIENT JON MILLIGAN		
BASEMENT PLAN		
DATE NOVEMBER 2018	DRAWN J.WRIGHT	DRG. NO. 11-18-MYO
SCALE 1:100	ISSUE: DA	SHEET NO. 3



SOUTH ELEVATION



WEST ELEVATION



CARPORT WEST ELEVATION

DATE	REVISION
A 12-2-20	CARPORT REVISED TURNING SLAB ADDED EXIST. WALL RETAINED
B 2-4-20	CARPORT REVISED

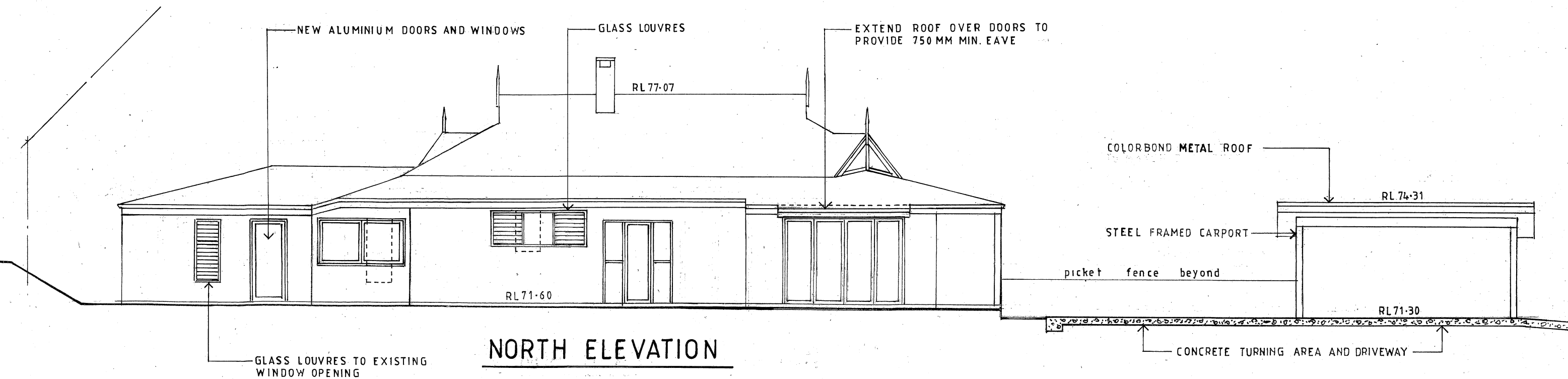


John Wright

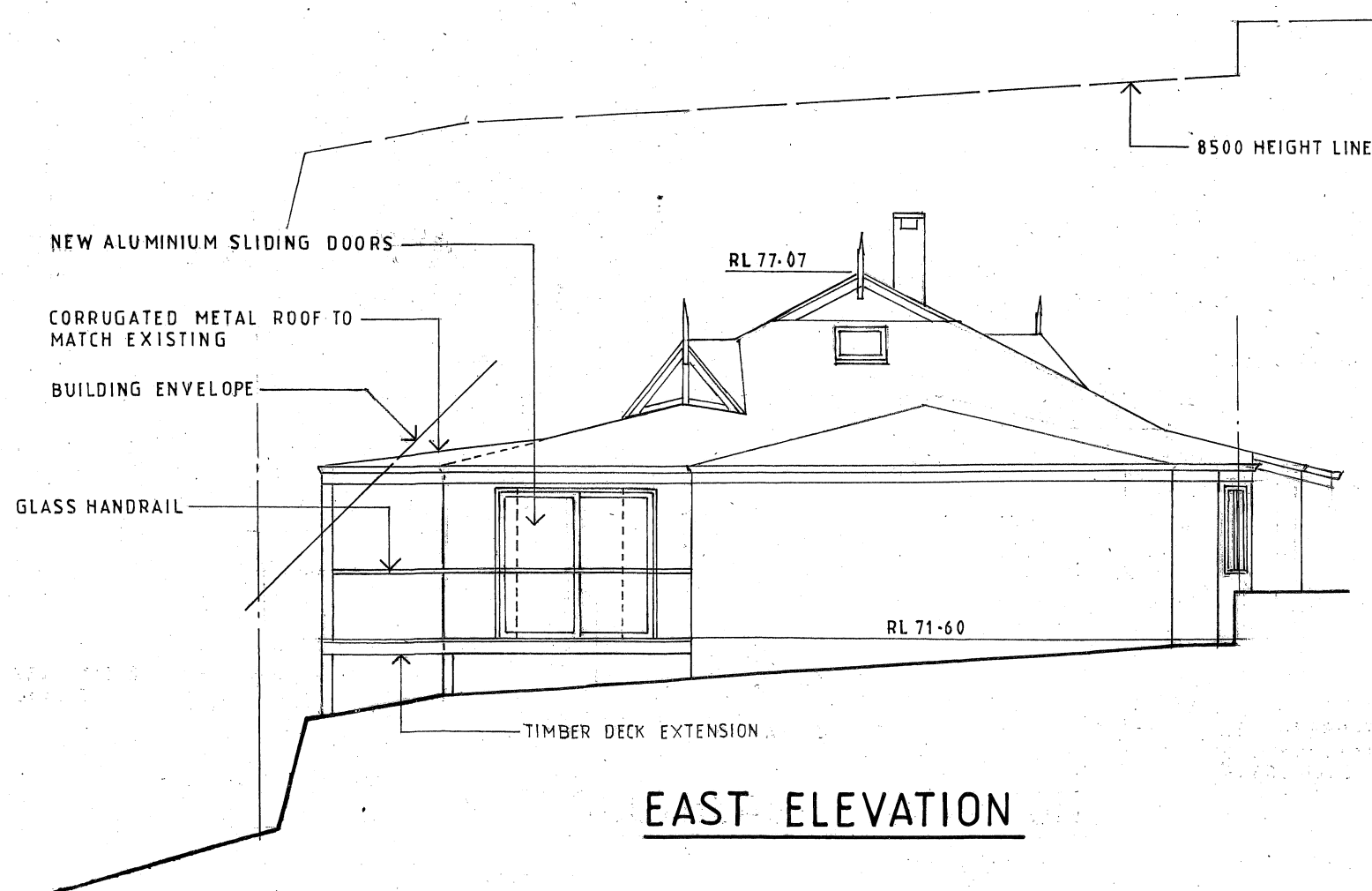
NETWORK DESIGN

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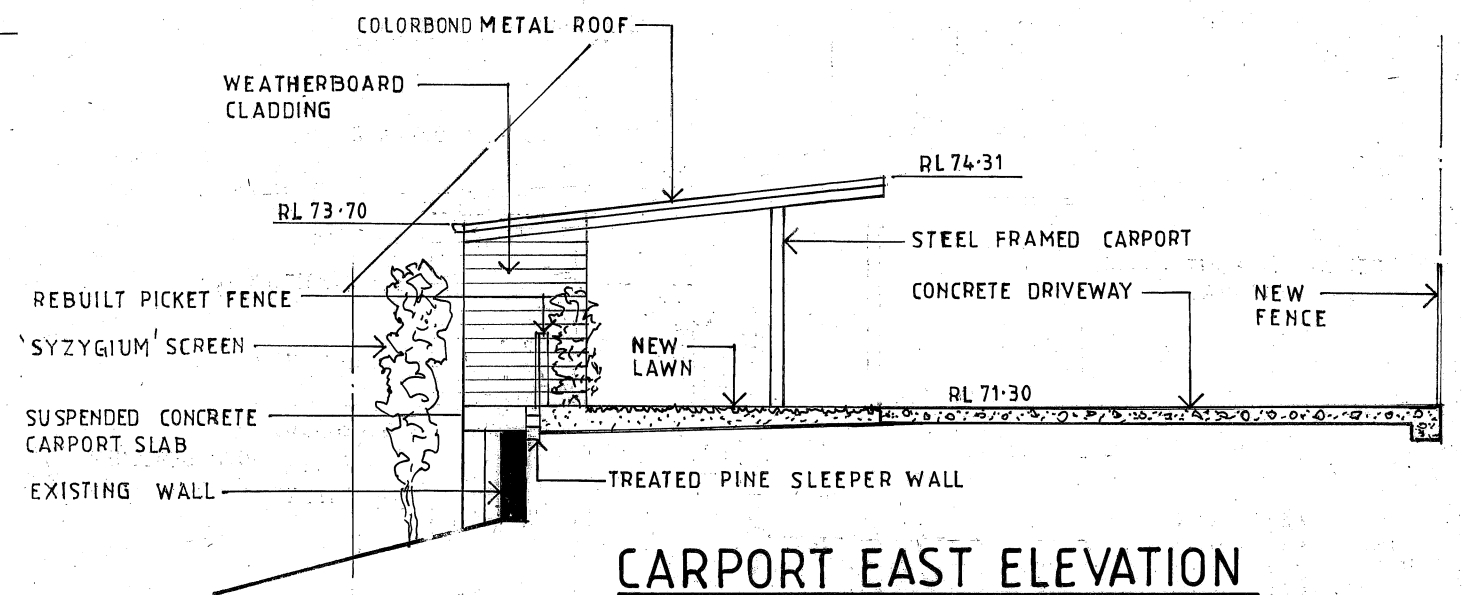
ALTERATIONS AND ADDITIONS		
77A MYOLA ROAD NEWPORT LOT 1 DP715601		
CLIENT JON MILLIGAN		
SOUTH AND WEST ELEVATION		
DATE NOVEMBER 2018	DRAWN J.WRIGHT	DRG. NO. 11-18-MYO
SCALE 1:100	ISSUE: DA	SHEET NO. 4B



NORTH ELEVATION



EAST ELEVATION

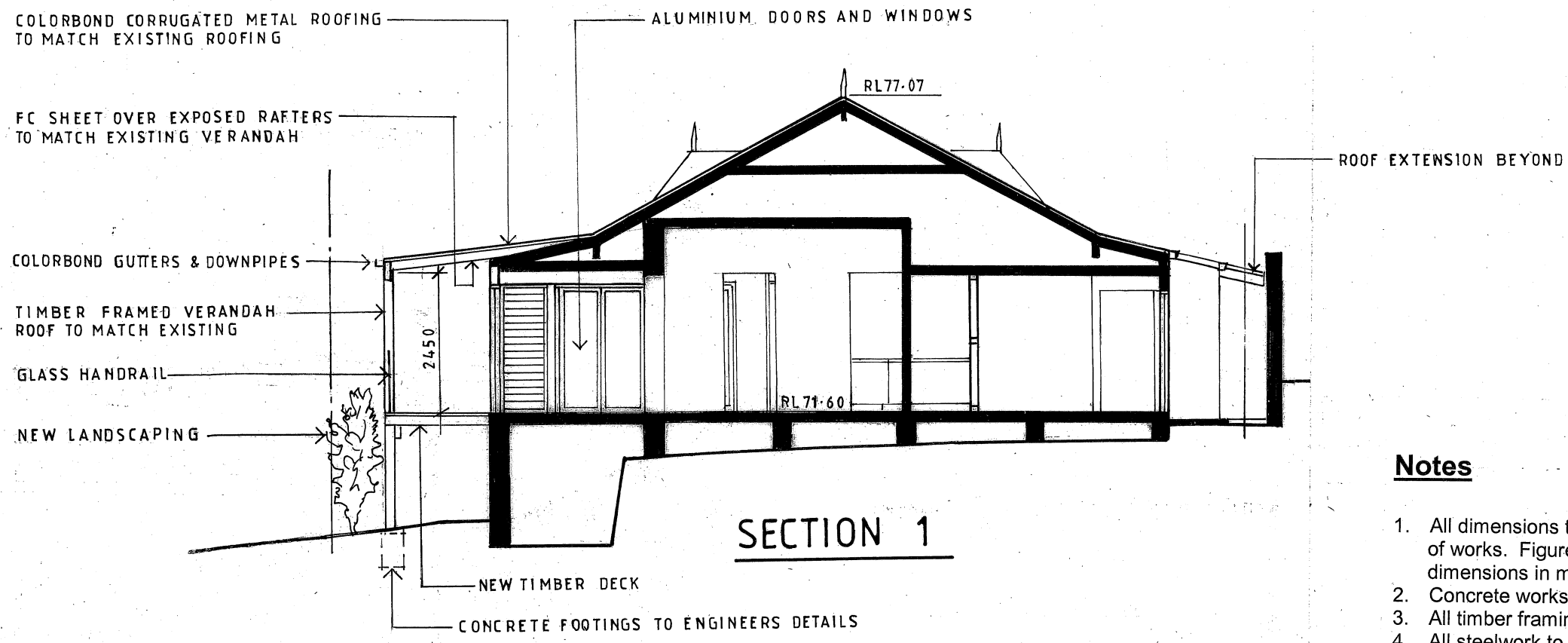


CARPORT EAST ELEVATION

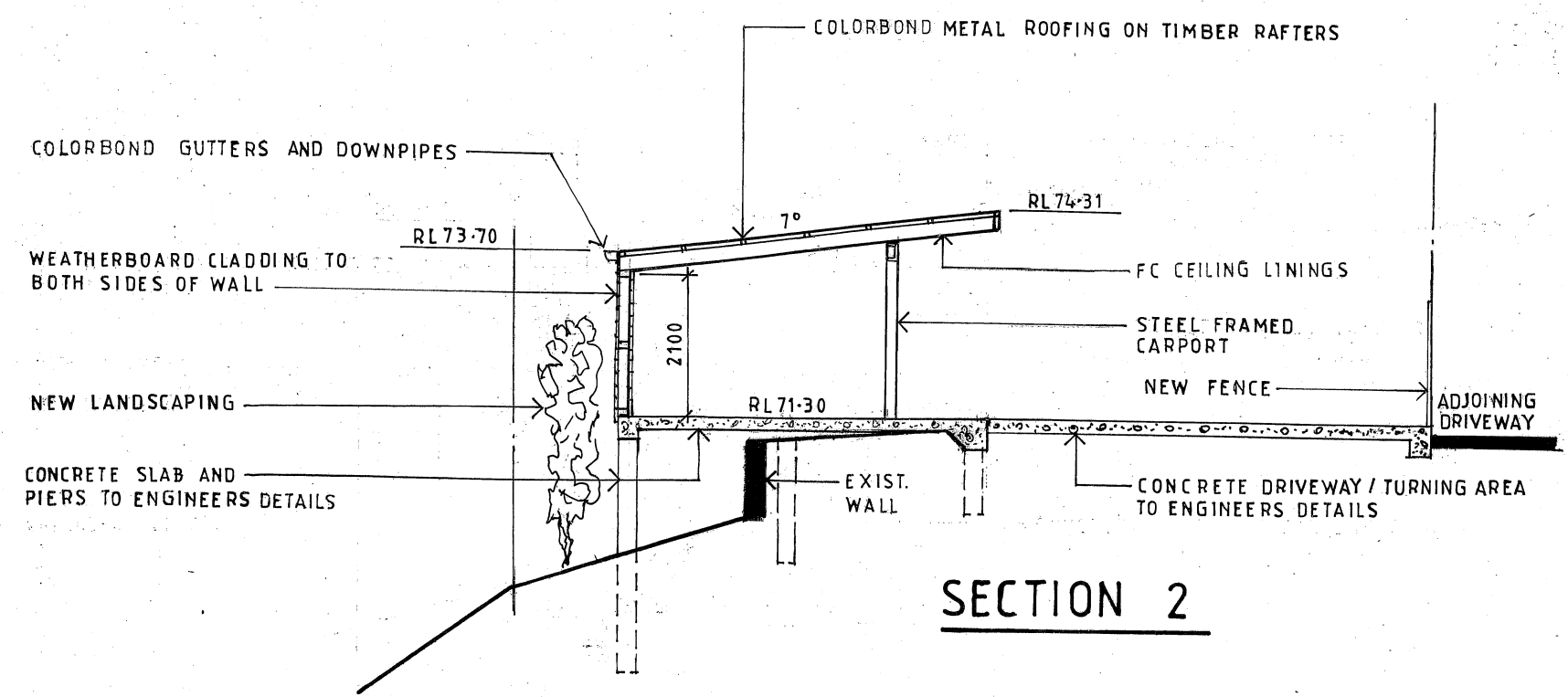
DATE	REVISION
A 12-2-20	CARPORT REVISED. TURNING AREA ADDED. EXISTING WALL RETAINED
B 2-4-20	CARPORT REVISED

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ALTERATIONS AND ADDITIONS 77A MYOLA ROAD NEWPORT LOT 1 DP715601		
CLIENT JON MILLIGAN		
NORTH AND EAST ELEVATION		
DATE NOVEMBER 2018	DRAWN J.WRIGHT	DRG. NO. 11-18-MYO
SCALE 1:100	ISSUE: DA	SHEET NO. 5 B



SECTION 1



SECTION 2

Notes

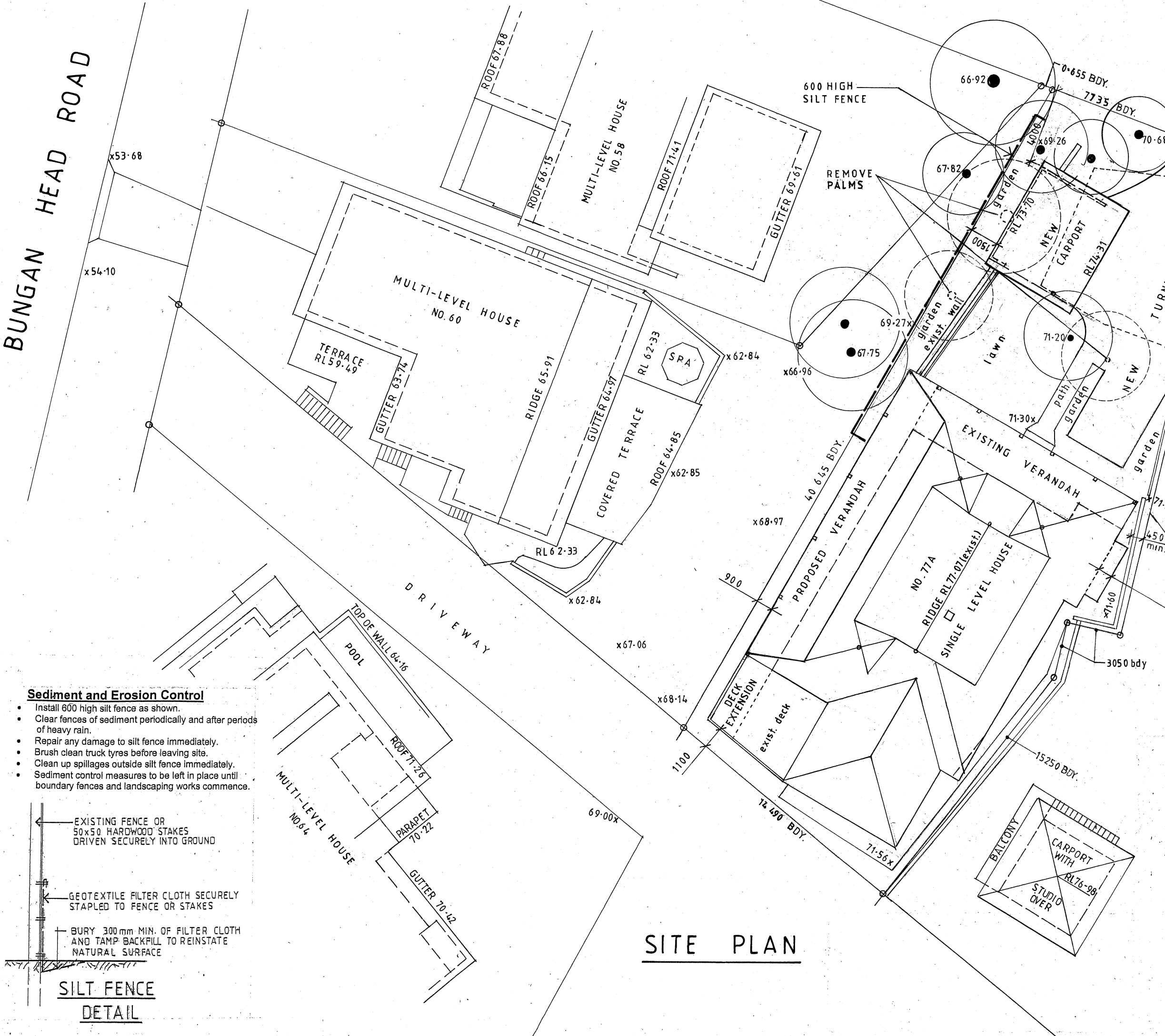
1. All dimensions to be checked on site by builder prior to the commencement of works. Figured dimensions to be used. Do not scale drawing. All dimensions in millimetres unless shown otherwise.
2. Concrete works to be in accordance with AS3600 and Engineers details.
3. All timber framing to AS1684 & 1720 and Engineers details where relevant.
4. All steelwork to AS4100 and Engineers details.
5. All brick and blockwork to be in accordance with AS3700.
6. All new glazing to be in accordance with AS1288. Windows and doors to be installed in accordance with manufacturers specifications. Flashing details to comply with the relevant exposure condition for each window or door.
7. All works generally to be in accordance with local council bylaws and the Building Code of Australia.
8. All work to be left in a safe and stable condition at the end of each day.

DATE	REVISION
A 12-2-20	CARPOT REVISED. EXISTING WALL RETAINED BOUNDARY FENCE ADDED.
B 2-4-20	CARPOT REVISED

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ALTERATIONS AND ADDITIONS		
77A MYOLA ROAD NEWPORT LOT 1 DP715601		
CLIENT JON MILLIGAN		
SECTIONS AND NOTES		
DATE NOVEMBER 2018	DRAWN J.WRIGHT	DRG. NO. 11-18-MYO
SCALE 1:100	ISSUE: DA	SHEET NO. 6B

BUNGAN HEAD ROAD



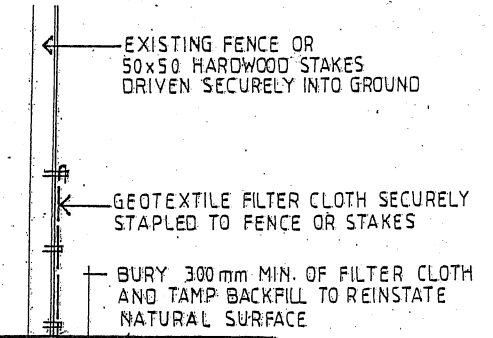
NEW DRIVEWAY TO MYOLA ROAD REFER TO SHEETS 13 & 14

Site Calculations m²

Site Area	851.8
Landscaped Area	
Proposed vegetated area (18.4%).....	157.0
Required (60%).....	511.1
Increase in BUA.....	257.3

Sediment and Erosion Control

- Install 600 high silt fence as shown.
- Clear fences of sediment periodically and after periods of heavy rain.
- Repair any damage to silt fence immediately.
- Brush clean truck tyres before leaving site.
- Clean up spillages outside silt fence immediately.
- Sediment control measures to be left in place until boundary fences and landscaping works commence.



**SILT FENCE
DETAIL**

SITE PLAN

DATE	REVISION
A 12-2-20	DRIVEWAY AND TURNING AREA EXTENDED. CARPORT REVISED. FENCE TO NORTH BOUNDARY ADDED.
B 2-4-20	CARPORT REVISED

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ALTERATIONS AND ADDITIONS
 77A MYOLA ROAD
 NEWPORT LOT 1 DP715601

CLIENT
 JON MILLIGAN

SITE PLAN AND CALCULATIONS

DATE NOVEMBER 2018	DRAWN J.WRIGHT	DRG. NO. 11-18-MYO
SCALE 1:200	ISSUE: DA	SHEET NO. 7B

BASIX[®] Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A348164_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 12, December 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	77A Myola Road, Newport_02
Street address	77A Myola Road Newport 2106
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 715601
Lot number	1
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Fixtures and systems

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 minute 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.

Construction	Additional insulation required (R-value)	Other specifications
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	

Glazing requirements

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed 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 improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

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.

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.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
D1	NW	6.75	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	NW	1.28	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	SW	2.03	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D4	NW	5.67	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D5	NE	7.43	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W6	NE	2.25	1.9	1.4	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W7	NE	2.64	2.2	0.9	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D8	NE	1.81	2.7	1.55	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D9	SW	8.78	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D10	SE	5.4	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D11	SW	7.92	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D12	SW	6.71	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W13	SW	1.8	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D14	SW	13.75	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W15	SW	1.8	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W16	NW	1.8	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W17	NW	1.11	2.2	1.2	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)



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ALTERATIONS AND ADDITIONS

77A MYOLA ROAD
NEWPORT LOT 1 DP715601

CLIENT

JON MILLIGAN

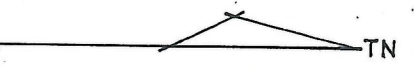
BASIX COMMITMENTS

DATE	DRAWN	DRG. NO.
NOVEMBER 2018	J.WRIGHT	11-18-MYO
SCALE	ISSUE:	SHEET NO.
1:100	DA	8

BUNGAN HEAD ROAD

PROPOSED ADDITIONAL SHADOW STRIKES ROOFS

PROPOSED ADDITIONAL SHADOW FALLS WITHIN EXISTING TREE SHADOW



9AM WINTER SHADOW PLAN

DATE	REVISION
A 12-2-20	CARPORT ROOF REVISED

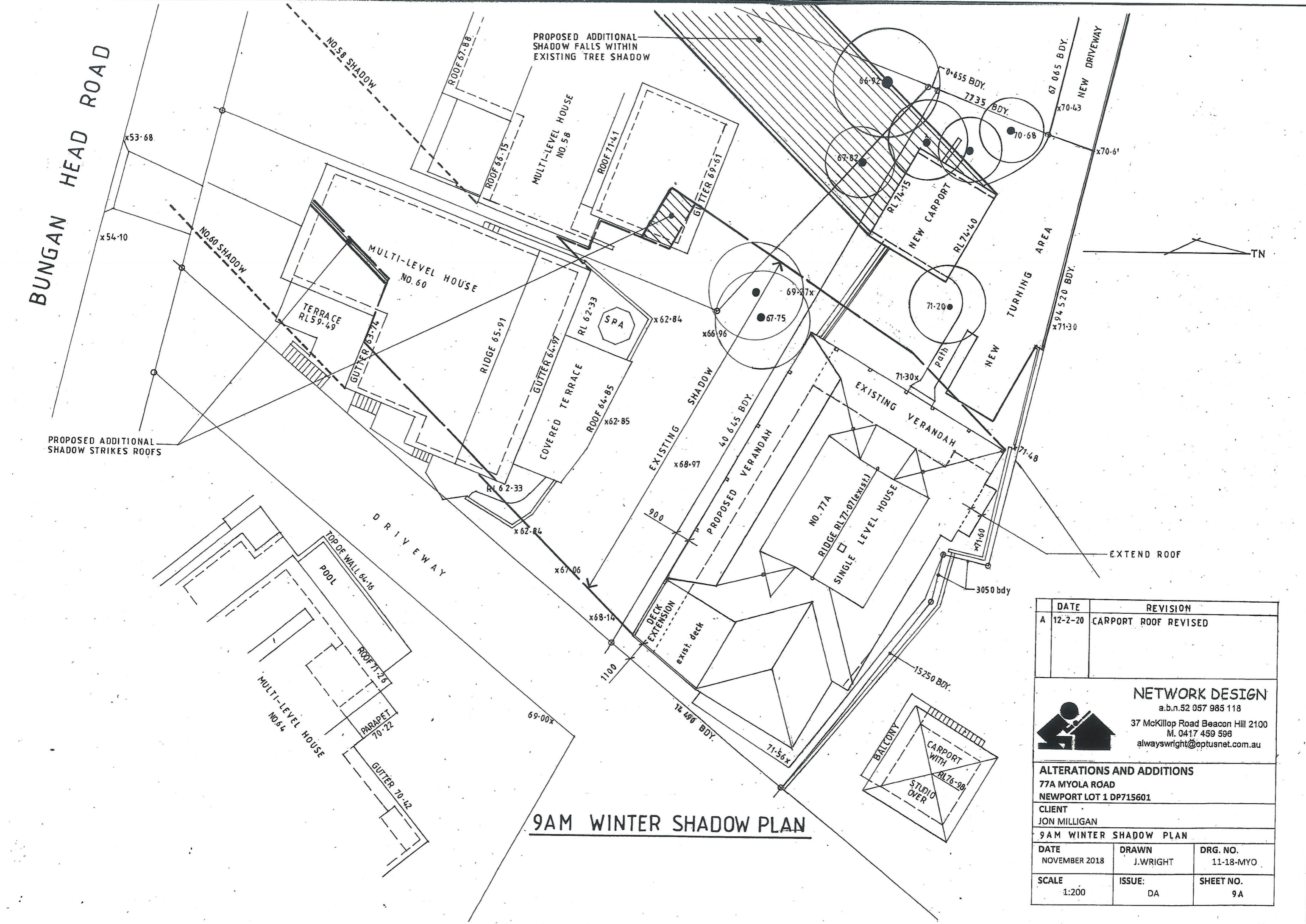
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ALTERATIONS AND ADDITIONS
 77A MYOLA ROAD
 NEWPORT LOT 1 DP715601

CLIENT
 JON MILLIGAN
 9AM WINTER SHADOW PLAN

DATE	DRAWN	DRG. NO.
NOVEMBER 2018	J.WRIGHT	11-18-MYO

SCALE	ISSUE:	SHEET NO.
1:200	DA	9A



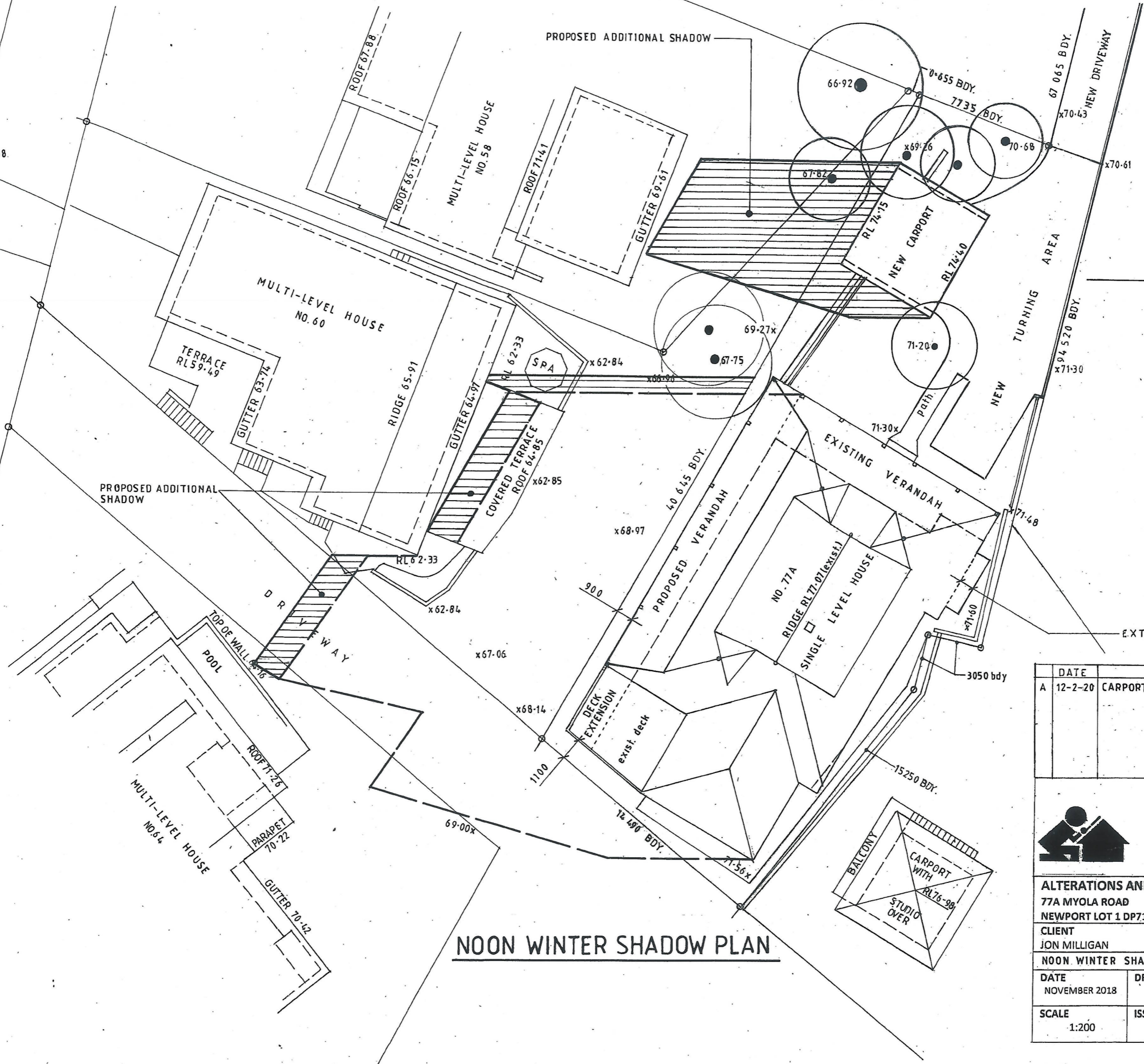
BUNGAN HEAD ROAD

PROPOSED ADDITIONAL SHADOW

x53.68
x54.10

PROPOSED ADDITIONAL SHADOW

NOON WINTER SHADOW PLAN



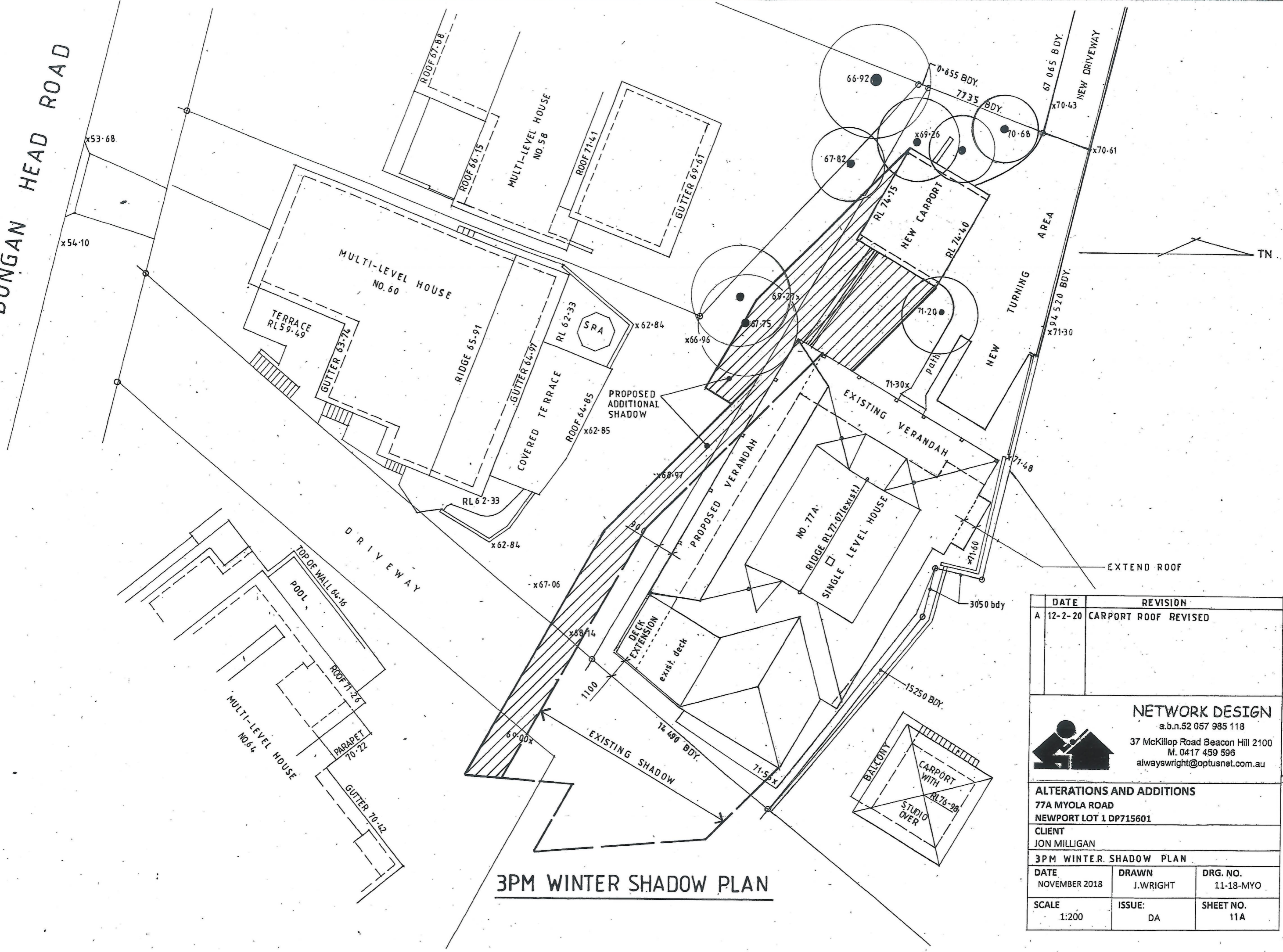
DATE	REVISION
A 12-2-20	CARPORT ROOF REVISED

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ALTERATIONS AND ADDITIONS
 77A MYOLA ROAD
 NEWPORT LOT 1 DP715601
 CLIENT
 JON MILLIGAN

NOON WINTER SHADOW PLAN		
DATE NOVEMBER 2018	DRAWN J.WRIGHT	DRG. NO. 11-18-MYO
SCALE 1:200	ISSUE: DA	SHEET NO. 10 A

BUNGAN HEAD ROAD



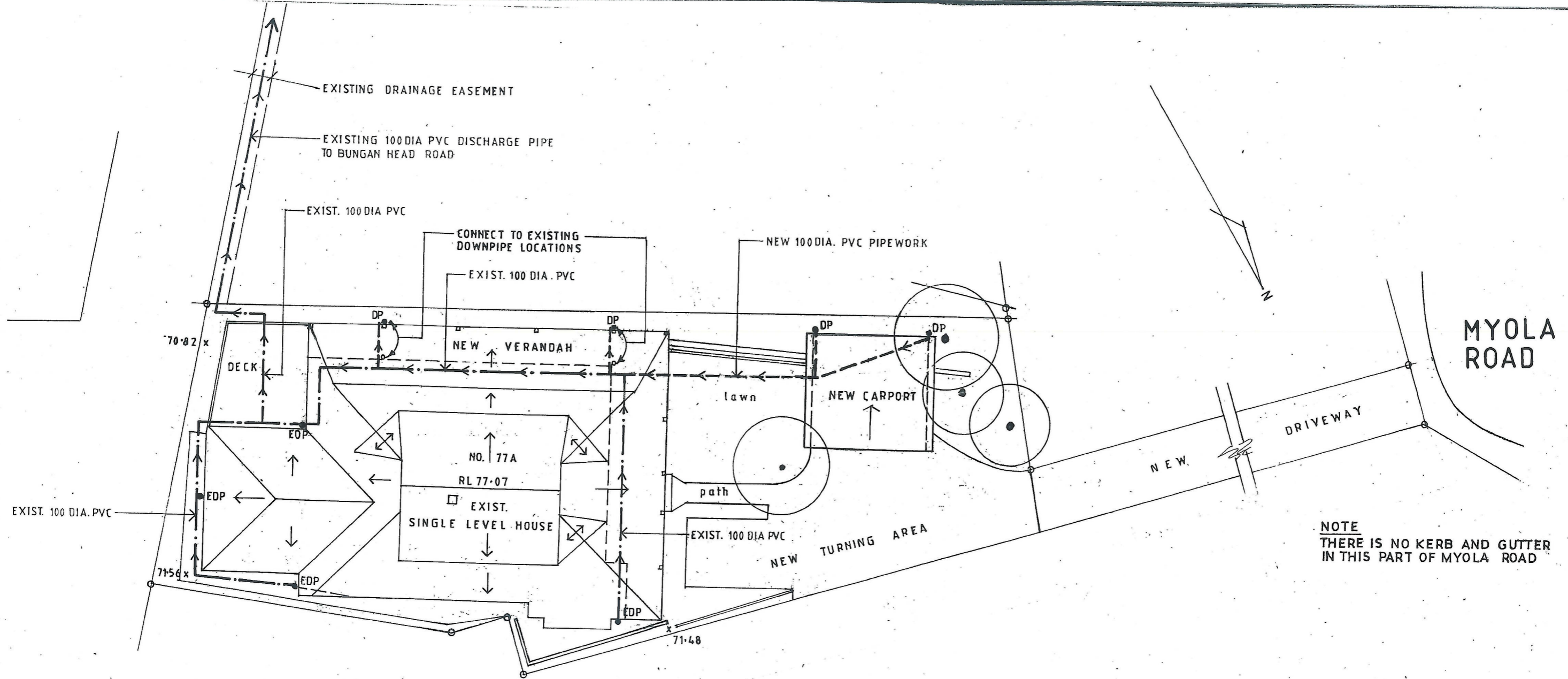
3PM WINTER SHADOW PLAN

DATE	REVISION
A 12-2-20	CARPORT ROOF REVISED



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ALTERATIONS AND ADDITIONS		
77A MYOLA ROAD NEWPORT LOT 1 DP715601		
CLIENT JON MILLIGAN		
3PM WINTER SHADOW PLAN		
DATE NOVEMBER 2018	DRAWN J. WRIGHT	DRG. NO. 11-18-MYO
SCALE 1:200	ISSUE: DA	SHEET NO. 11A



WATER MANAGEMENT PLAN

Stormwater Notes

- EDP denotes existing downpipe
- DP denotes new downpipe
- New pipework to be 100mm UPVC to AS 1254 -1973
- New pipework to be laid at 1% minimum grade
- All downpipes to be 90mm. Locations to be confirmed on site.
- Provide cleaning eyes at all down pipes.
- All work to be in accordance with local council standards and specifications.
- All levels shown are to AHD.
- Ensure all stormwater pipes are located clear from tree root systems.
- All works to be in accordance with AS 3500 -1990 National Plumbing and Drainage Code Part 3 - Stormwater Drainage.

Proposed Increase in BUA..... 19.0

	DATE	REVISION
A	12-2-20	CARPORT REVISED, DRIVEWAY ADDED, TURNING AREA EXTENDED

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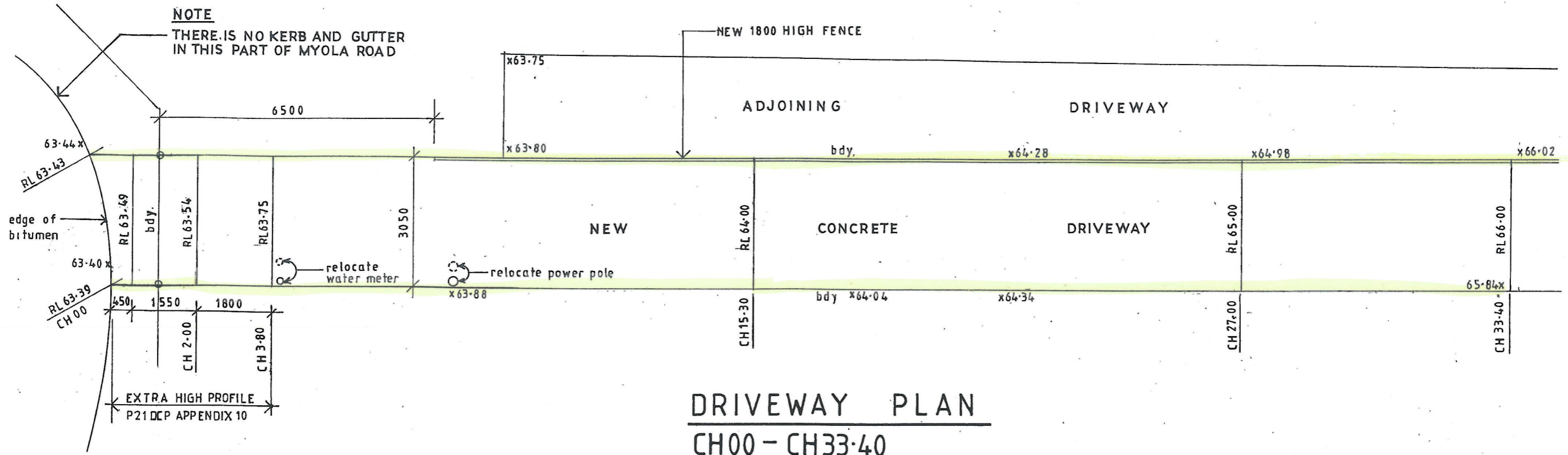
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ALTERATIONS AND ADDITIONS		
77A MYOLA ROAD NEWPORT LOT 1 DP715601		
CLIENT JON MILLIGAN		
WATER MANAGEMENT PLAN		
DATE NOVEMBER 2018	DRAWN J.WRIGHT	DRG. NO. 11-18-MYO
SCALE 1:200	ISSUE: DA	SHEET NO. 12 A

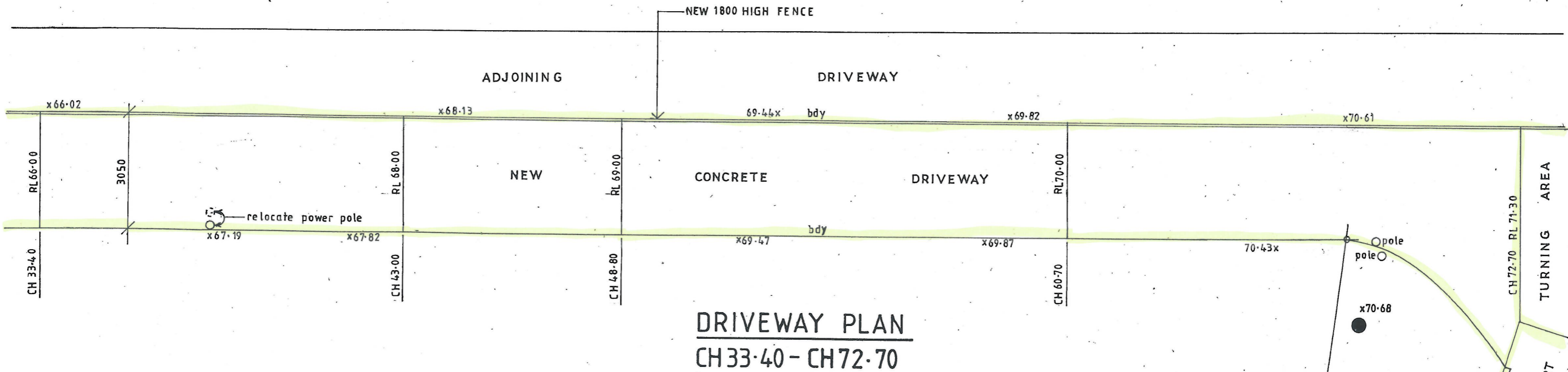
MYOLA ROAD

NOTE

THERE IS NO KERB AND GUTTER IN THIS PART OF MYOLA ROAD



**DRIVEWAY PLAN
CH00 - CH33.40**



**DRIVEWAY PLAN
CH33.40 - CH72.70**



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ALTERATIONS AND ADDITIONS

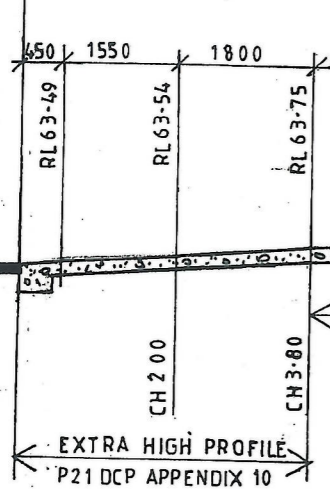
77A MYOLA ROAD
NEWPORT LOT 1 DP715601

CLIENT
JON MILLIGAN

NEW DRIVEWAY PLAN

DATE FEBRUARY 2020	DRAWN J.WRIGHT	DRG. NO. 11-18-MYO
SCALE 1:100	ISSUE: DA	SHEET NO. 13

MYOLA ROAD



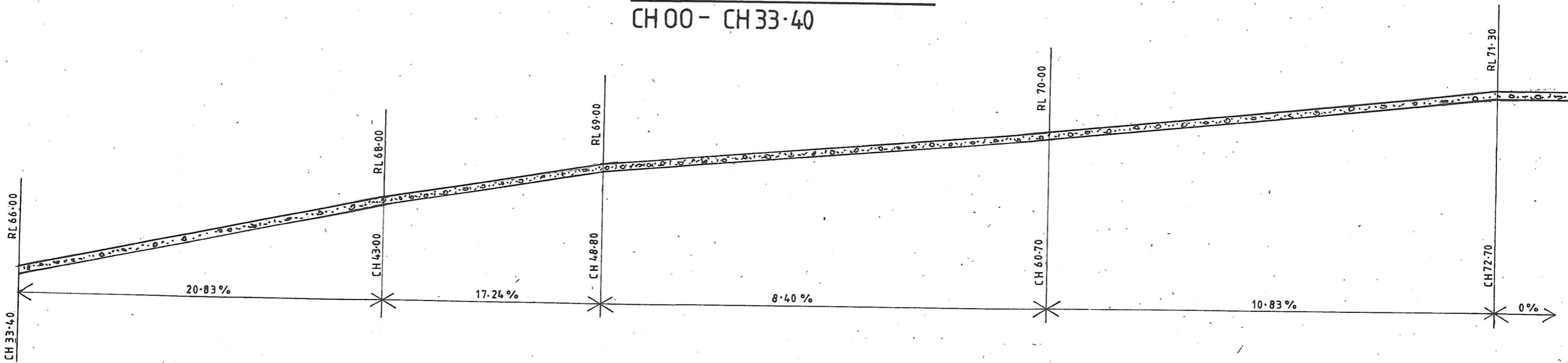
NEW CONCRETE DRIVEWAY TO ENGINEERS DETAILS

2.17%

8.55%

15.63%

LONGITUDINAL SECTION
CH 00 - CH 33.40



20.83%

17.24%

8.40%

10.83%

0%

LONGITUDINAL SECTION
CH 33.40 - CH 72.70



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ALTERATIONS AND ADDITIONS

77A MYOLA ROAD
NEWPORT LOT 1 DP715601

CLIENT
JON MILLIGAN

DRIVEWAY LONGITUDINAL SECTION

DATE FEBRUARY 2020	DRAWN J.WRIGHT	DRG. NO. 11-18-MYO
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SCALE 1:100	ISSUE: DA	SHEET NO. 14
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Schedule of Colours and and Finishes

Alterations and Additions at
77A Myola Road, Newport



NEW VERANDAH FRAMING AND ROOF TO MATCH EXISTING
NEW VERANDAH DECK TO MATCH EXISTING
NEW VERANDAH HANDRAIL – GLASS

NEW ALUMINIUM WINDOWS AND DOORS - WHITE

NEW CARPORT FRAMING AND ROOF TO MATCH EXISTING VERANDAH
CARPORT WEATHERBOARD CLADDING – LIGHT BLUE TO MATCH EXISTING TRIM