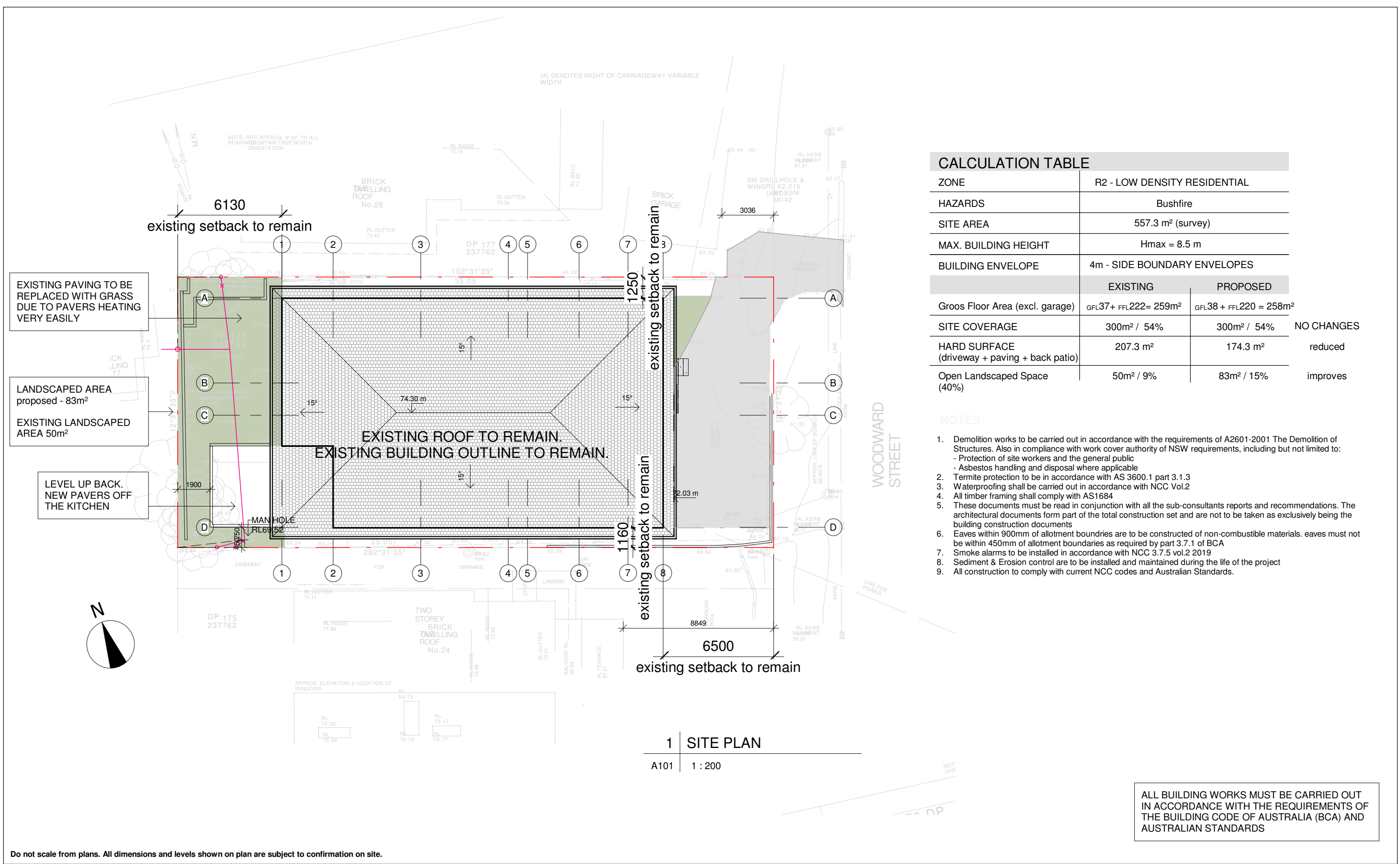




26 Woodward Street, Cromer 





### CALCULATION TABLE

| ZONE   | R2 - LOW DENSITY RESIDENTIAL     |                                    |
|--|----------------------------------|------------------------------------|
| HAZARDS  | Bushfire                         |                                    |
| SITE AREA  | 557.3 m <sup>2</sup> (survey)    |                                    |
| MAX. BUILDING HEIGHT                             | Hmax = 8.5 m                     |                                    |
| BUILDING ENVELOPE                                | 4m - SIDE BOUNDARY ENVELOPES     |                                    |
|  | EXISTING                         | PROPOSED                           |
| Gross Floor Area (excl. garage)                  | GFL37+ FFL222= 259m <sup>2</sup> | GFL38 + FFL220 = 258m <sup>2</sup> |
| SITE COVERAGE                                    | 300m <sup>2</sup> / 54%          | 300m <sup>2</sup> / 54%            |
| HARD SURFACE<br>(driveway + paving + back patio) | 207.3 m <sup>2</sup>             | 174.3 m <sup>2</sup>               |
| Open Landscaped Space                            | 50m <sup>2</sup> / 9%            | 83m <sup>2</sup> / 15%             |

### NOTES:

- Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:
  - Protection of site workers and the general public
  - Asbestos handling and disposal where applicable
- Termite protection to be in accordance with AS 3600.1 part 3.1.3
- Waterproofing shall be carried out in accordance with NCC Vol.2
- All timber framing shall comply with AS1684
- These documents must be read in conjunction with all the sub-consultants reports and recommendations. The architectural documents form part of the total construction set and are not to be taken as exclusively being the building construction documents
- Eaves within 900mm of allotment boundaries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA
- Smoke alarms to be installed in accordance with NCC 3.7.5 vol.2 2019
- Sediment & Erosion control are to be installed and maintained during the life of the project
- All construction to comply with current NCC codes and Australian Standards.

ALL BUILDING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA) AND AUSTRALIAN STANDARDS

| rev. | DATE       | DESCRIPTION              | DRWN | CHKD |
|------|------------|--------------------------|------|------|
| -    | 04.10.2019 | EXISTING                 | MN   | MW   |
|      | 20.11.2019 | PRELIMINARY 1 - OPTION 1 | MW   |      |
| 1    | 29.01.2020 | DA ISSUE                 | MW   | KM   |
| 2    | 08.04.2020 | DA ISSUE_review          | MW   |      |

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

BLUE SKY

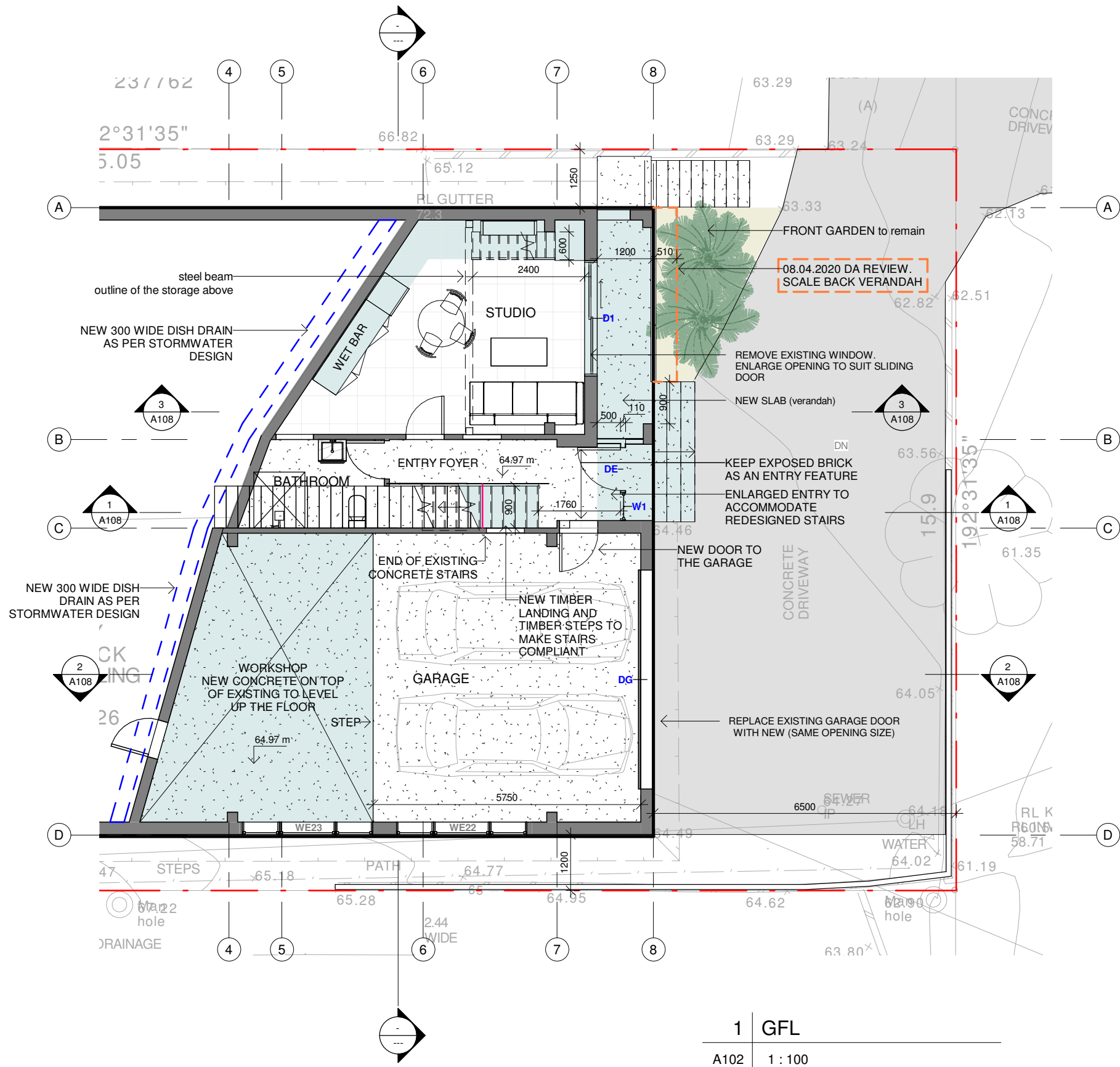
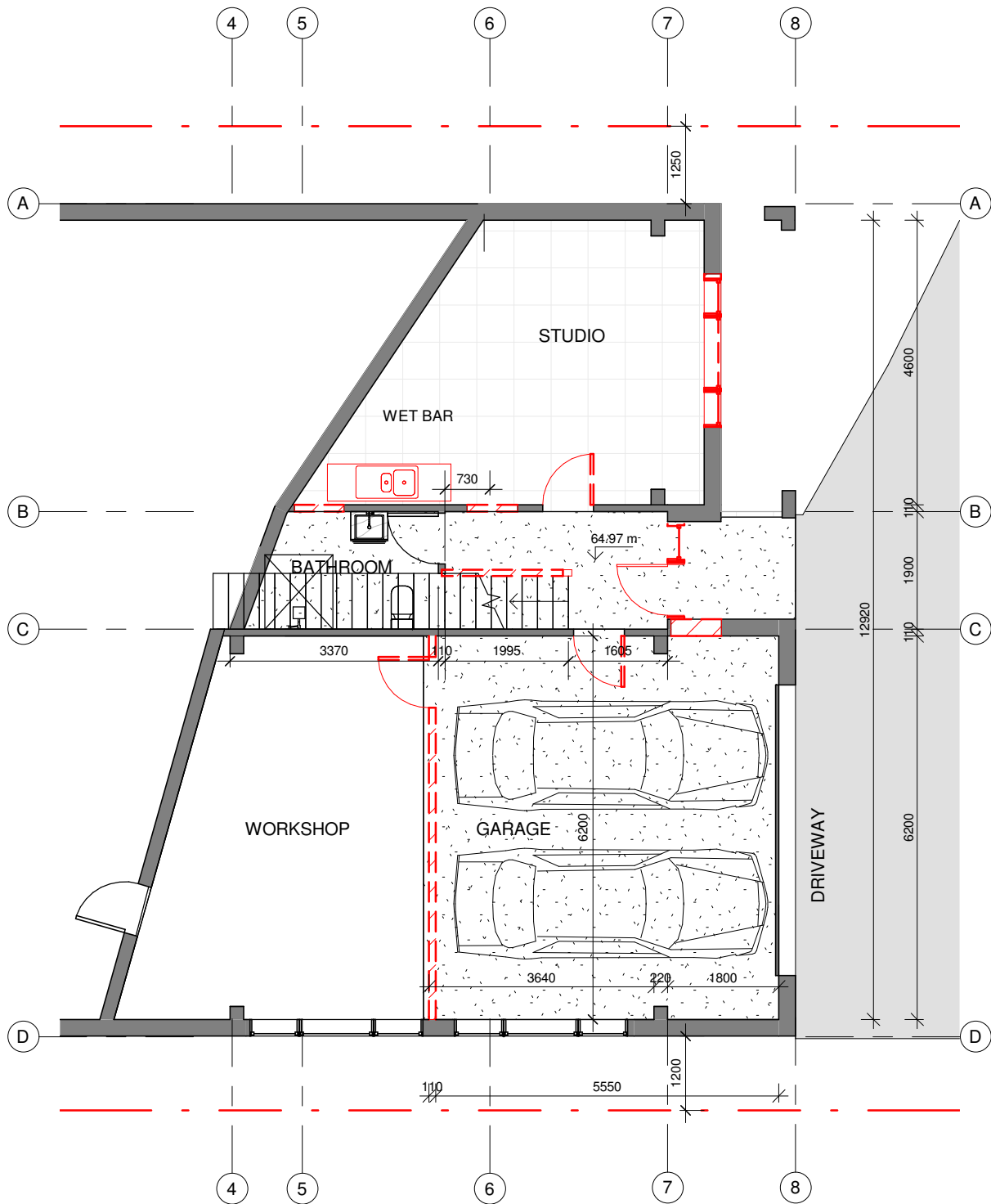
BUILDING DESIGNS

PO BOX 167  
Newport 2106  
  
Mobile: 0 414 310 171  
E: info@bsbd.com.au

[www.blueskybuildingdesigns.com.au](http://www.blueskybuildingdesigns.com.au)

|                |                            |
|----------------|----------------------------|
| PROJECT TITLE: | Alteration & Addition      |
| PROJECT NO.:   | 2019050                    |
| AT:            | 26 Woodward Street, Cromer |
| FOR:           | Rhonda & Iain Hogg         |

|              |              |
|--------------|--------------|
| SHEET TITLE: | SITE PLAN    |
| SHEET NO:    | A101         |
| SCALE A3:    | As indicated |

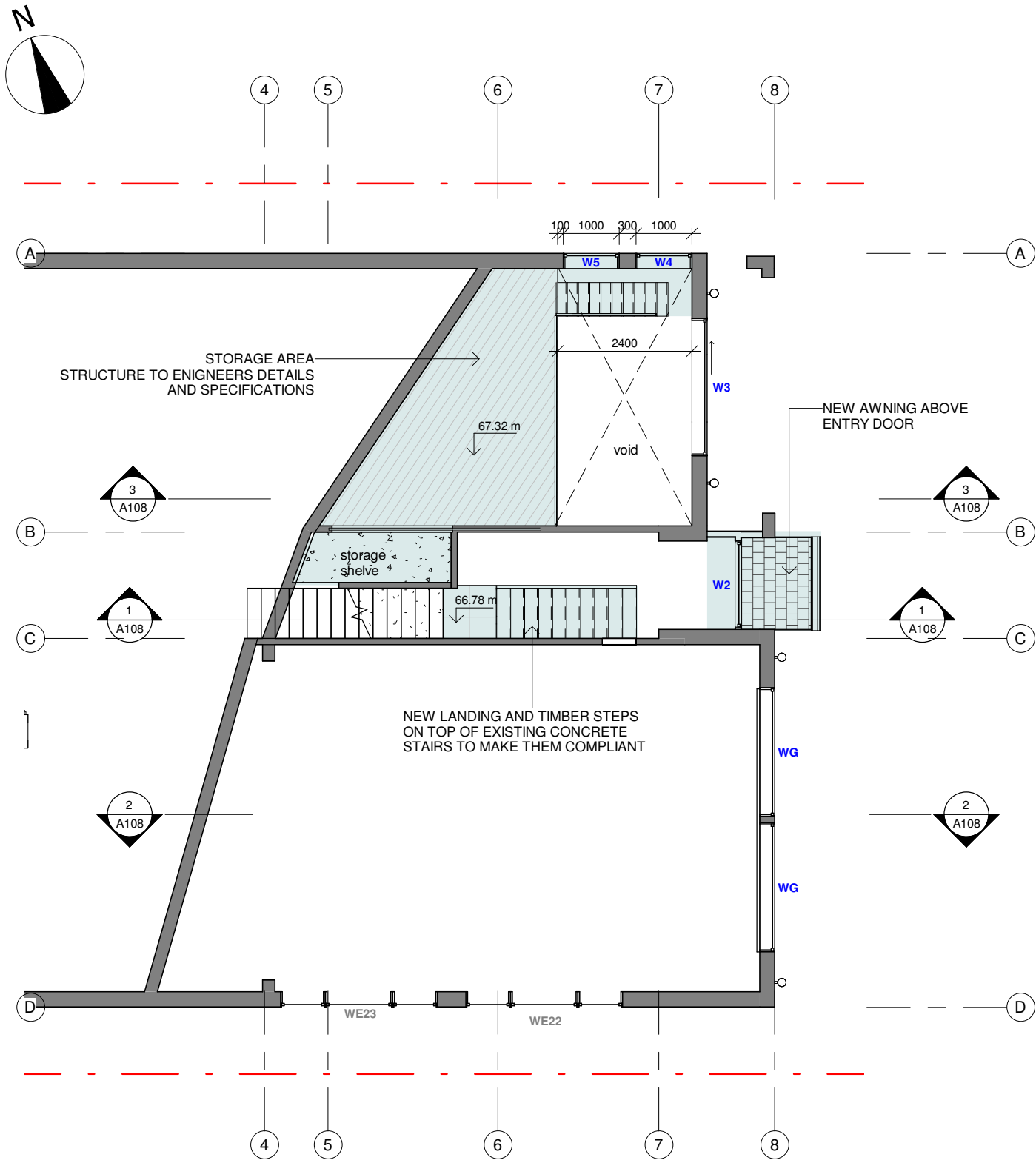


Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

| rev. | DATE       | DESCRIPTION              | DRWN | CHKD |
|------|------------|--------------------------|------|------|
| -    | 04.10.2019 | EXISTING                 | MN   | MW   |
|      | 20.11.2019 | PRELIMINARY 1 - OPTION 1 | MW   |      |
| 1    | 29.01.2020 | DA ISSUE                 | MW   | KM   |
| 2    | 08.04.2020 | DA ISSUE_review          | MW   |      |

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.





1 | mezzanine  
A103 1 : 100

### WINDOW SCHEDULE

| Level | Mark | Phase Created    | Width | Height | Sill Height | Comments | area                |
|-------|------|------------------|-------|--------|-------------|----------|---------------------|
| GFL   | W1   | New Construction | 600   | 2400   | 0           |          | 1.44 m <sup>2</sup> |
| GFL   | W2   | New Construction | 1550  | 800    | 2700        |          | 1.24 m <sup>2</sup> |
| GFL   | W3   | New Construction | 2450  | 800    | 2700        |          | 1.96 m <sup>2</sup> |
| GFL   | W4   | New Construction | 1000  | 800    | 2700        |          | 0.80 m <sup>2</sup> |
| GFL   | W5   | New Construction | 1000  | 800    | 2700        |          | 0.80 m <sup>2</sup> |
| GFL   | WG   | New Construction | 2300  | 600    | 2700        |          | 1.38 m <sup>2</sup> |
| GFL   | WG   | New Construction | 2300  | 600    | 2700        |          | 1.38 m <sup>2</sup> |
| FFL   | W6   | New Construction | 600   | 2400   | 0           | LOUVER   | 1.44 m <sup>2</sup> |
| FFL   | W7   | New Construction | 600   | 2400   | 0           | LOUVER   | 1.44 m <sup>2</sup> |
| FFL   | W8   | New Construction | 1500  | 2400   | 0           |          | 3.60 m <sup>2</sup> |
| FFL   | W9   | New Construction | 600   | 2400   | 0           | LOUVER   | 1.44 m <sup>2</sup> |
| FFL   | W10  | New Construction | 600   | 1500   | 900         |          | 0.90 m <sup>2</sup> |
| GFL   | WE22 | Existing         | 2800  | 1400   | 1650        |          | 3.92 m <sup>2</sup> |
| GFL   | WE23 | Existing         | 2800  | 1400   | 1650        |          | 3.92 m <sup>2</sup> |
| FFL   | WE11 | Existing         | 1800  | 1450   | 950         |          | 2.61 m <sup>2</sup> |
| FFL   | WE12 | Existing         | 1800  | 1450   | 950         |          | 2.61 m <sup>2</sup> |
| FFL   | WE13 | Existing         | 1800  | 1450   | 950         |          | 2.61 m <sup>2</sup> |
| FFL   | WE14 | Existing         | 2000  | 1500   | 950         |          | 3.00 m <sup>2</sup> |
| FFL   | WE15 | Existing         | 2000  | 1500   | 950         |          | 3.00 m <sup>2</sup> |
| FFL   | WE16 | Existing         | 1800  | 950    | 1500        |          | 1.71 m <sup>2</sup> |
| FFL   | WE17 | Existing         | 850   | 900    | 1500        |          | 0.77 m <sup>2</sup> |
| FFL   | WE18 | Existing         | 2000  | 1500   | 950         |          | 3.00 m <sup>2</sup> |
| FFL   | WE19 | Existing         | 2700  | 1500   | 950         |          | 4.05 m <sup>2</sup> |
| FFL   | WE20 | Existing         | 2700  | 1500   | 950         |          | 4.05 m <sup>2</sup> |
| FFL   | WE21 | Existing         | 2000  | 1500   | 950         |          | 3.00 m <sup>2</sup> |

### DOOR SCHEDULE

| Level | Mark | Width | Height | Comments                                      |
|-------|------|-------|--------|---|
| GFL   | D1   | 2400  | 2400   | SLIDING                                       |
| FFL   | D2   | 5400  | 2350   | SLIDING                                       |
| FFL   | D3   | 4400  | 2400   | SLIDING                                       |
| FFL   | D4   | 4400  | 2400   | SLIDING                                       |
| FFL   | D5   | 920   | 2400   | HINGED GLASS DOOR TO BACKYARD                 |
| FFL   | D6   | 1800  | 2400   | SLIDING                                       |
| GFL   | DE   | 920   | 2400   | SOLID ENTRY DOOR charcoal colour finish       |
| GFL   | DG   | 4700  | 2700   | SECTIONAL GARAGE DOORS charcoal colour finish |

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

| rev. | DATE       | DESCRIPTION              | DRWN | CHKD |
|------|------------|--------------------------|------|------|
| -    | 04.10.2019 | EXISTING                 | MN   | MW   |
|      | 20.11.2019 | PRELIMINARY 1 - OPTION 1 | MW   |      |
| 1    | 29.01.2020 | DA ISSUE                 | MW   | KM   |
| 2    | 08.04.2020 | DA ISSUE_review          | MW   |      |

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

BLUE SKY

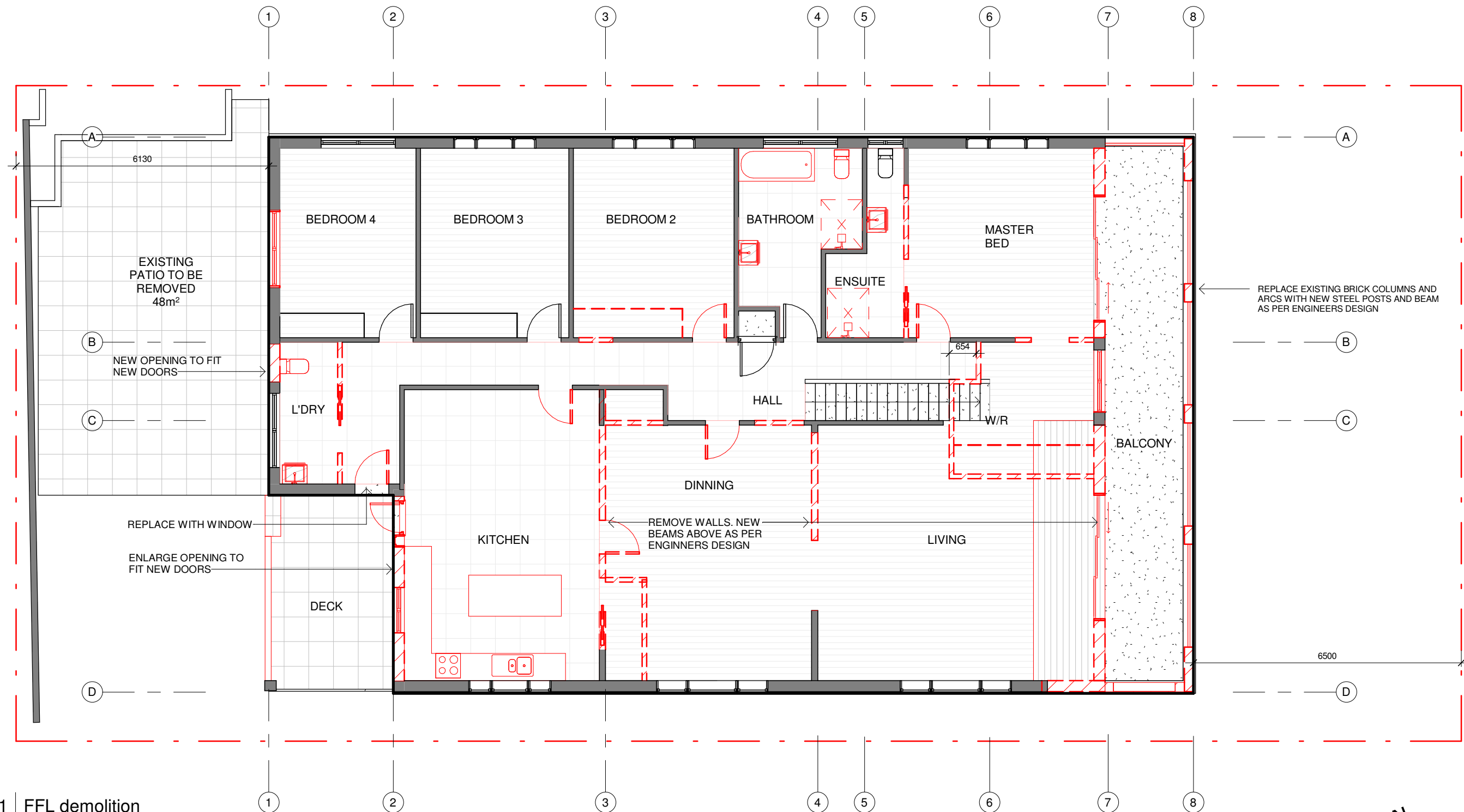
BUILDING DESIGNS

PO BOX 167  
Newport 2106  
  
Mobile: 0 414 310 171  
E: info@bsbd.com.au

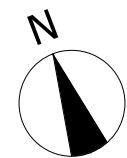
www.blueskybuildingdesigns.com.au

|                |                            |
|----------------|----------------------------|
| PROJECT TITLE: | Alteration & Addition      |
| PROJECT NO.:   | 2019050                    |
| AT:            | 26 Woodward Street, Cromer |
| FOR:           | Rhonda & Iain Hogg         |

|              |               |
|--------------|---------------|
| SHEET TITLE: | STORAGE LEVEL |
| SHEET NO:    | A103          |
| SCALE A3:    | 1 : 100       |



|      |                |
|------|----------------|
| 1    | FFL demolition |
| A104 | 1 : 100        |



Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

| rev. | DATE       | DESCRIPTION              | DRWN | CHKD |
|------|------------|--------------------------|------|------|
| -    | 04.10.2019 | EXISTING                 | MN   | MW   |
|      | 20.11.2019 | PRELIMINARY 1 - OPTION 1 | MW   |      |
| 1    | 29.01.2020 | DA ISSUE                 | MW   | KM   |
| 2    | 08.04.2020 | DA ISSUE_review          | MW   |      |

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

BLUE SKY

BUILDING DESIGNS

PO BOX 167

Newport 2106

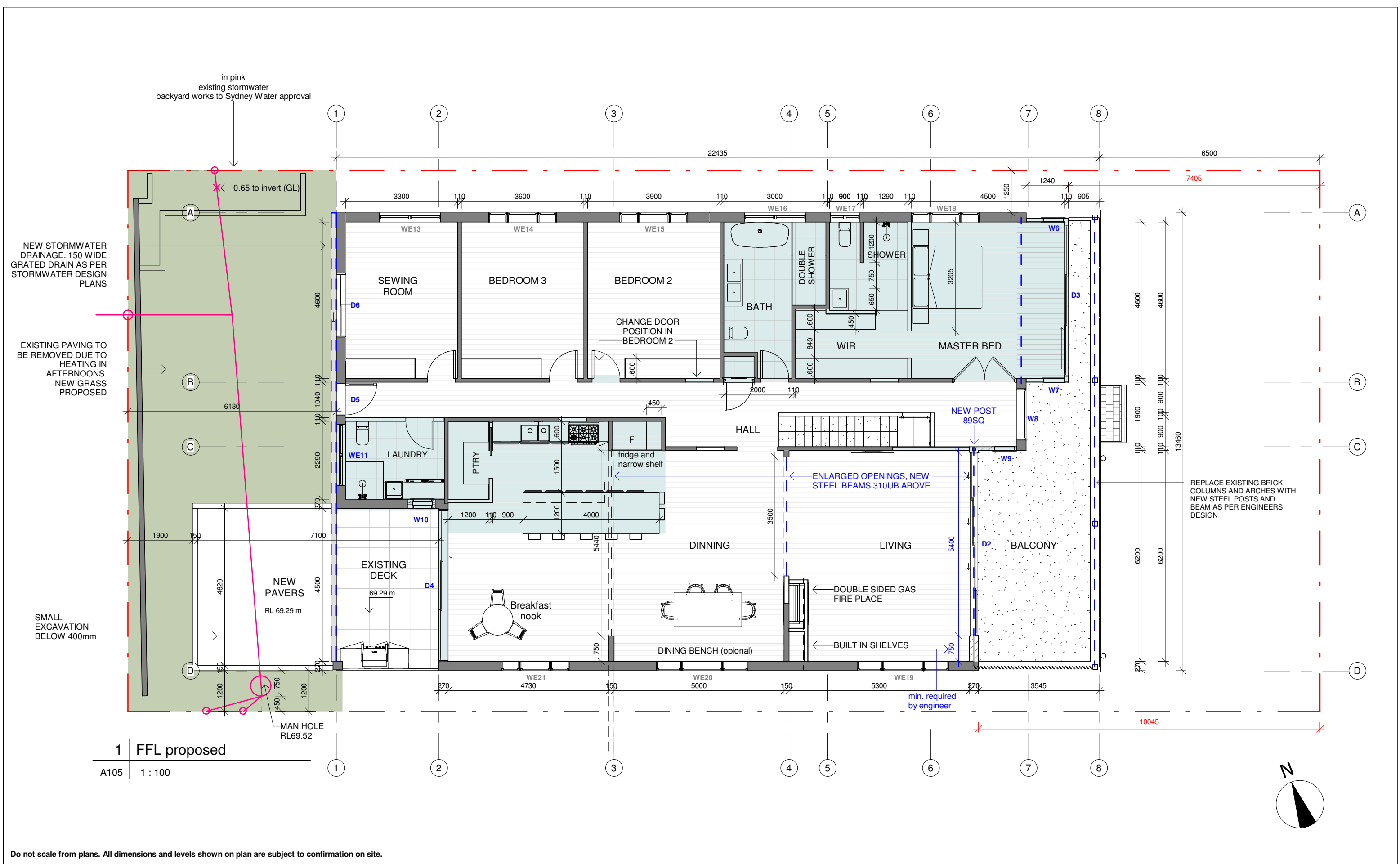
Mobile: 0 414 310 171

E: info@bsbd.com.au

[www.blueskybuildingdesigns.com.au](http://www.blueskybuildingdesigns.com.au)

|                |                            |
|----------------|----------------------------|
| PROJECT TITLE: | Alteration & Addition      |
| PROJECT NO.:   | 2019050                    |
| AT:            | 26 Woodward Street, Cromer |
| FOR:           | Rhonda & Iain Hogg         |

|              |                |
|--------------|----------------|
| SHEET TITLE: | FFL DEMOLITION |
| SHEET NO:    | A104           |
| SCALE A3:    | 1 : 100        |



| rev. | DATE       | DESCRIPTION              | DRWN | CHKD |
|------|------------|--------------------------|------|------|
| -    | 04.10.2019 | EXISTING                 | MN   | MW   |
|      | 20.11.2019 | PRELIMINARY 1 - OPTION 1 | MW   |      |
| 1    | 29.01.2020 | DA ISSUE                 | MW   | KM   |
| 2    | 08.04.2020 | DA ISSUE_review          | MW   |      |

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

BLUE SKY

BUILDING DESIGNS

PO BOX 167

Newport 2106

Mobile: 0 414 310 171

E: info@bsbd.com.au

[www.blueskybuildingdesigns.com.au](http://www.blueskybuildingdesigns.com.au)

|                |                            |
|----------------|----------------------------|
| PROJECT TITLE: | Alteration & Addition      |
| PROJECT NO.:   | 2019050                    |
| AT:            | 26 Woodward Street, Cromer |
| FOR:           | Rhonda & Iain Hogg         |

|              |          |
|--------------|----------|
| SHEET TITLE: | FFL PLAN |
| SHEET NO:    | A105     |
| SCALE A3:    | 1 : 100  |





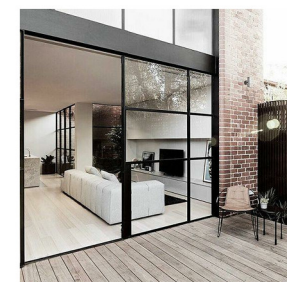
1 SE ELEVATION

A106 1 : 100



2 NW ELEVATION

A106 1 : 100



Pictures above -  
INSPIRATIONS FOR EXTERNAL  
LOOK - contemporary (industrial)  
BRICK + DARK STEEL (beams,  
posts, joinery) + OVERSIZED  
GLASS+ WHITE INTERIORS



EXISTING



PROPOSED - artist's impression

EXTERNAL FINISHES AND MATERIALS SCHEME

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

| rev. | DATE       | DESCRIPTION              | DRWN | CHKD |
|------|------------|--------------------------|------|------|
| -    | 04.10.2019 | EXISTING                 | MN   | MW   |
|      | 20.11.2019 | PRELIMINARY 1 - OPTION 1 | MW   |      |
| 1    | 29.01.2020 | DA ISSUE                 | MW   | KM   |
| 2    | 08.04.2020 | DA ISSUE_review          | MW   |      |

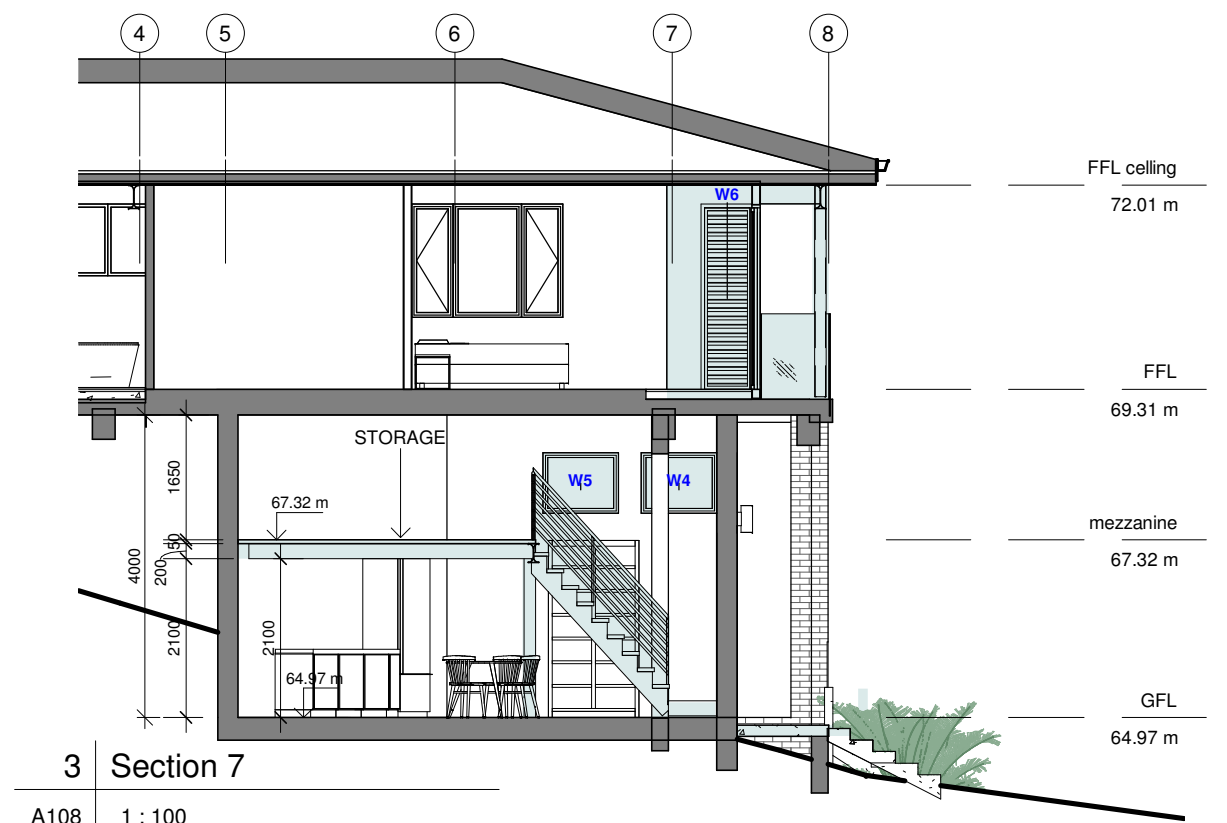
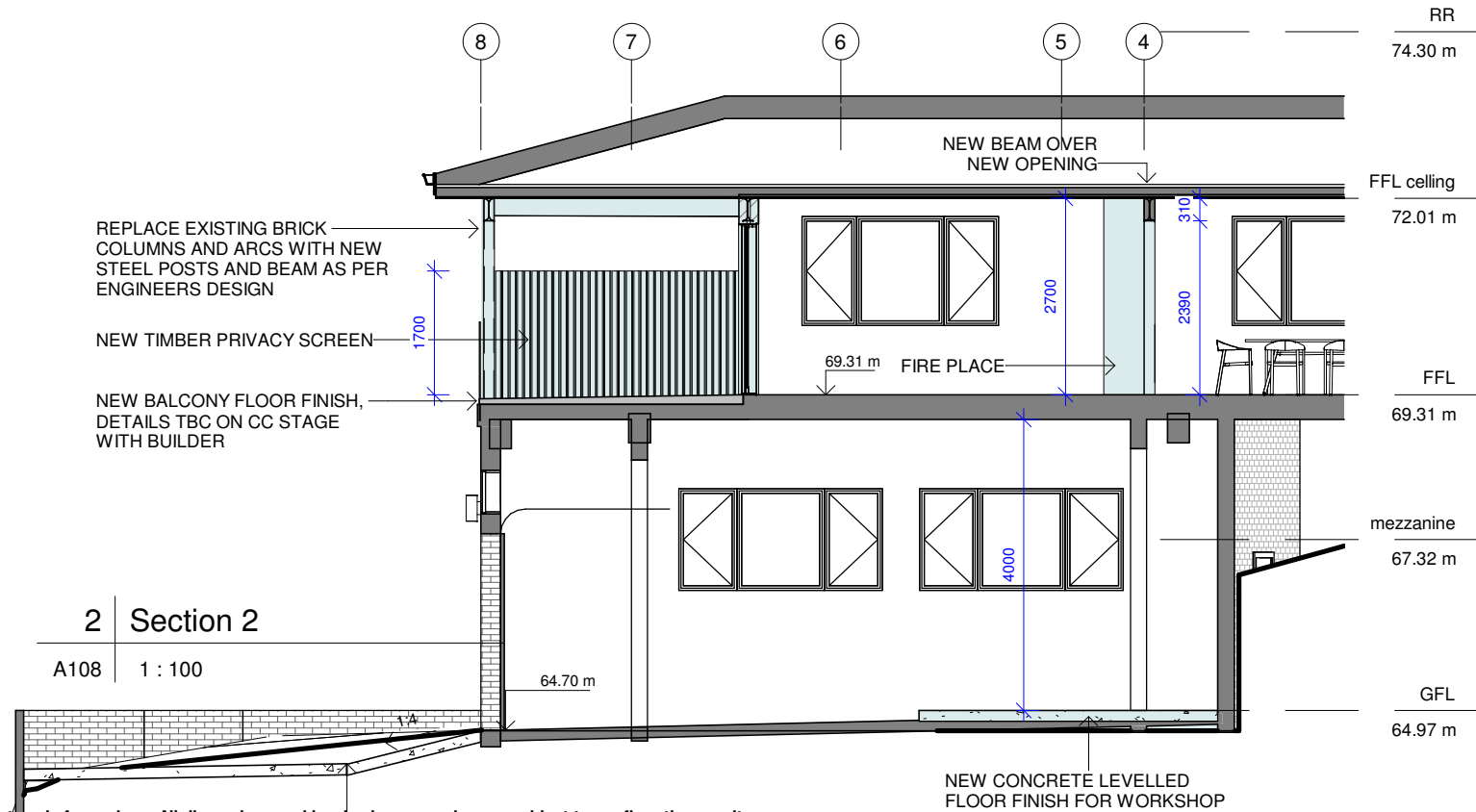
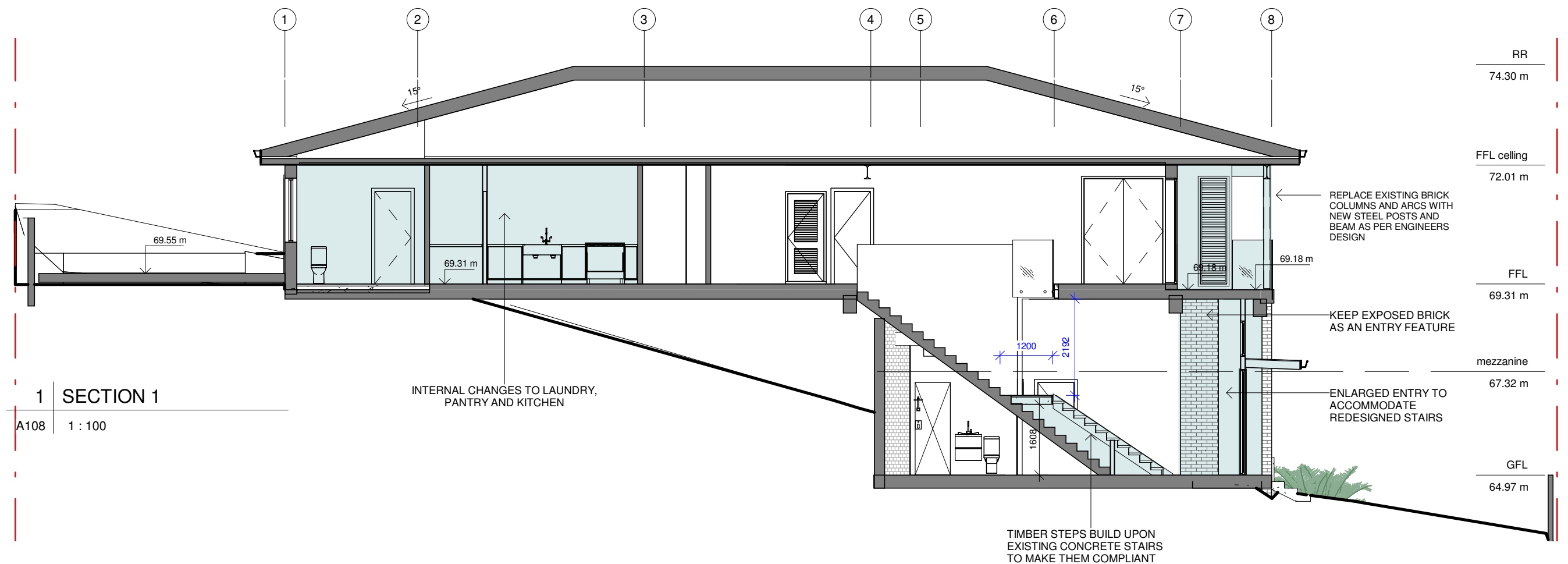
This drawing is copyright and remains the property of Blue Sky Building Designs P/L.



| rev. | DATE       | DESCRIPTION              | DRWN | CHKD |
|------|------------|--------------------------|------|------|
| -    | 04.10.2019 | EXISTING                 | MN   | MW   |
|      | 20.11.2019 | PRELIMINARY 1 - OPTION 1 | MW   |      |
| 1    | 29.01.2020 | DA ISSUE                 | MW   | KM   |
| 2    | 08.04.2020 | DA ISSUE_review          | MW   |      |

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

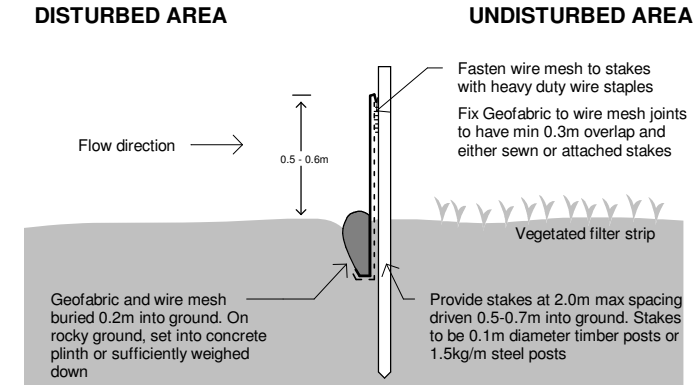
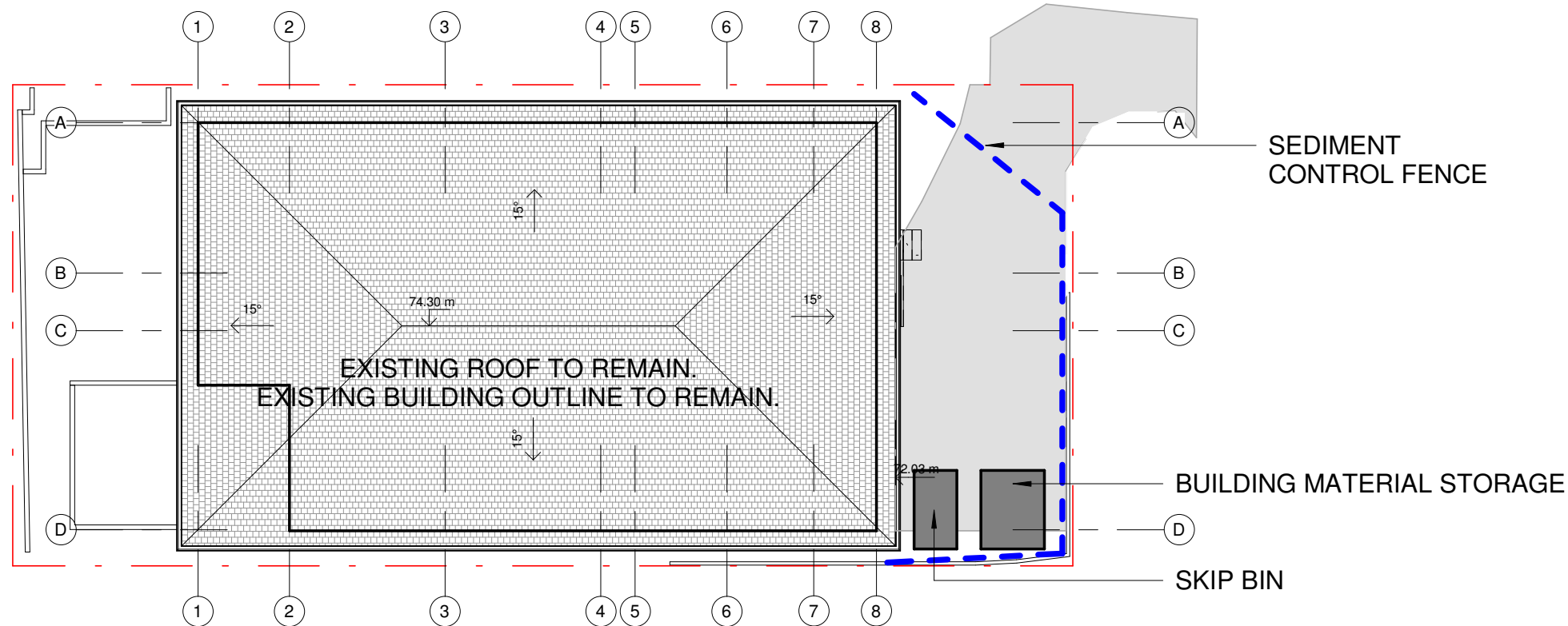




Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

| rev. | DATE       | DESCRIPTION              | DRWN | CHKD |
|------|------------|--------------------------|------|------|
| -    | 04.10.2019 | EXISTING                 | MN   | MW   |
|      | 20.11.2019 | PRELIMINARY 1 - OPTION 1 | MW   |      |
| 1    | 29.01.2020 | DA ISSUE                 | MW   | KM   |
| 2    | 08.04.2020 | DA ISSUE_review          | MW   |      |

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.



- SILT FENCE DETAIL & NOTES:**
1. Silt fences should be installed on a site as early as possible, ideally before excavation or other soil disturbance begins
  2. Install a silt fence down-slope from the construction area, always along the contour (curve) of the slope you are protecting – don't install in straight lines
  3. Significant downward slopes should use the curved installation method
  4. Stockpiles of soil and building materials must be contained by a silt fence
  5. Leave the silt fence in place until vegetation is established, or sediment is stabilised
  6. Silt fencing requires frequent inspections, particularly after each runoff event (storm, rainfall etc.), to check for damage or clogging of the fence by silt and debris
  7. Silt fences are best used for sites where the soil disturbance area is up to 0.5 of a hectare

## 1 Sediment Ctrl Plan

A109 1 : 200

### WASTE MANAGEMENT PLAN

CONTRACTORS WILL BE RESPONSIBLE FOR ENSURING:

1. Dedicated safe pedestrian access is, at all times, to be provided in front of the site.
2. Demolition and construction will be minimised and separation, reuse and recycling of materials will be maximised.
3. Demolition will be managed to ensure air and water borne pollutants such as, dust, odour, liquids and the like are minimised.
4. Demolition will be managed to minimise site disturbance to the surrounding area.

### KEY ACTIONS :

1. Install Sediment Barrier on downslope side of property
2. Stock pile demolition materials on level sections at rear and front of existing dwelling .Separate waste, from reuse and recycle materials.
3. Clean and Clear footpath and roadway as required
4. Limit Disturbance when clearing
5. Wash Equipment in Designated area
6. Store all hard waste & litter in a designed area
7. Restrict vehicle movements and use the driveway only when possible.
8. Preserve as much grassed area as possible.

## 2 WASTE MANAGEMENT PLAN

A109 1 : 65

### WASTE MANAGEMENT PLAN

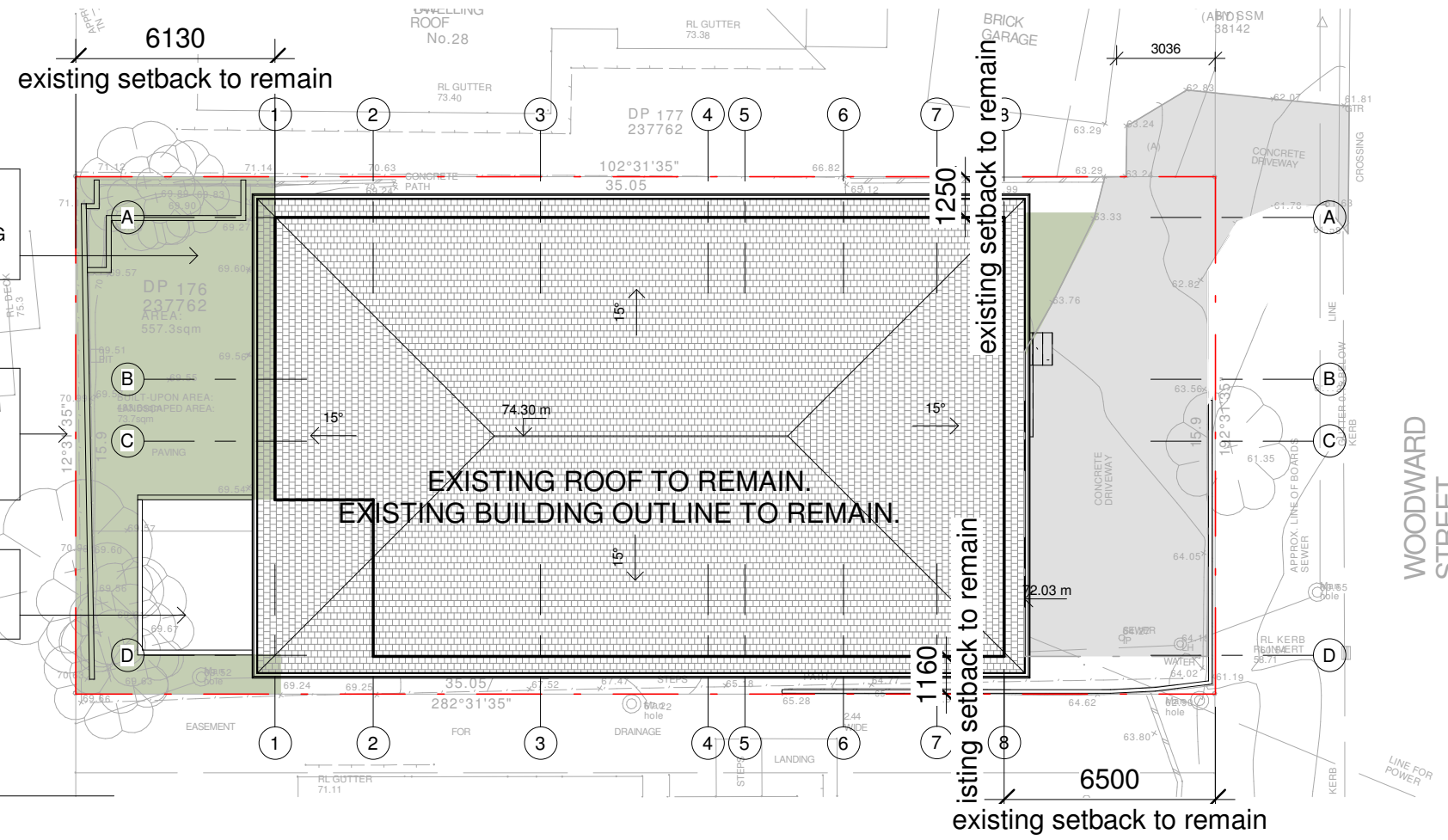
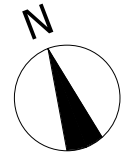
| MATERIAL ON SITE    |                      | DESTINATION  |  |                                  |                     |
|---------------------|----------------------|--------------|--|----------------------------------|---------------------|
| TYPE OF MATERIAL    | ESTIMATED VOLUME     |              | REUSE OR RECYCLING                       |                                  | DISPOSAL            |
|                     | DEMOLITION           | CONSTRUCTION | ON-SITE                                  | OFF-SITE                         |                     |
| EXCAVATION MATERIAL | 1m³                  |              |  | SOIL & CRASHED ROCK TO KIMBRICKI |                     |
| GREEN WASTE         |                      |              | DISPOSED ON SITE                         |                                  |                     |
| BRICKS              | 0.5m³                |              | REUSED FOR FILL INS AND NEW WALLS FINISH |                                  |                     |
| CONCRETE            | 0.5m³                | 0.1m³        |  | KIMBRIKI RECYCLE                 |                     |
| TIMBER              | 10m³                 | 2m³          |  | KIMBRIKI RECYCLE                 |                     |
| PLASTER BOARDS      | 3m³                  | 0.2m³        |  |                                  | KIMBRIKI BY BUILDER |
| ASBESTOS            | TBC PRIOR DEMOLITION |              |  |                                  | ASBESTOS REMOVALIST |
| ROOF TILES          |                      |              |  |                                  |                     |
| METALS              | 1m³                  | 0.1m³        |  | KIMBRIKI RECYCLE                 |                     |
| GLASS               | 1m³                  |              |  | KIMBRIKI RECYCLE                 |                     |
| PLASTIC             |                      |              |  |                                  |                     |
| OTHERS              | 1m³                  | 1m³          |  |                                  | KIMBRIKI BY BUILDER |

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

| rev. | DATE       | DESCRIPTION              | DRWN | CHKD |
|------|------------|--------------------------|------|------|
| -    | 04.10.2019 | EXISTING                 | MN   | MW   |
|      | 20.11.2019 | PRELIMINARY 1 - OPTION 1 | MW   |      |
| 1    | 29.01.2020 | DA ISSUE                 | MW   | KM   |
| 2    | 08.04.2020 | DA ISSUE_review          | MW   |      |

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.





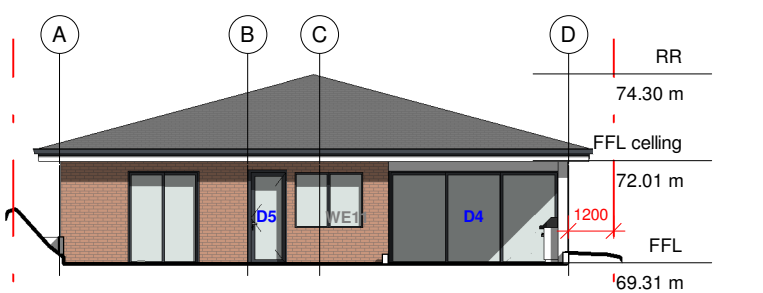
1 SITE PLAN NP

NP 1 : 200



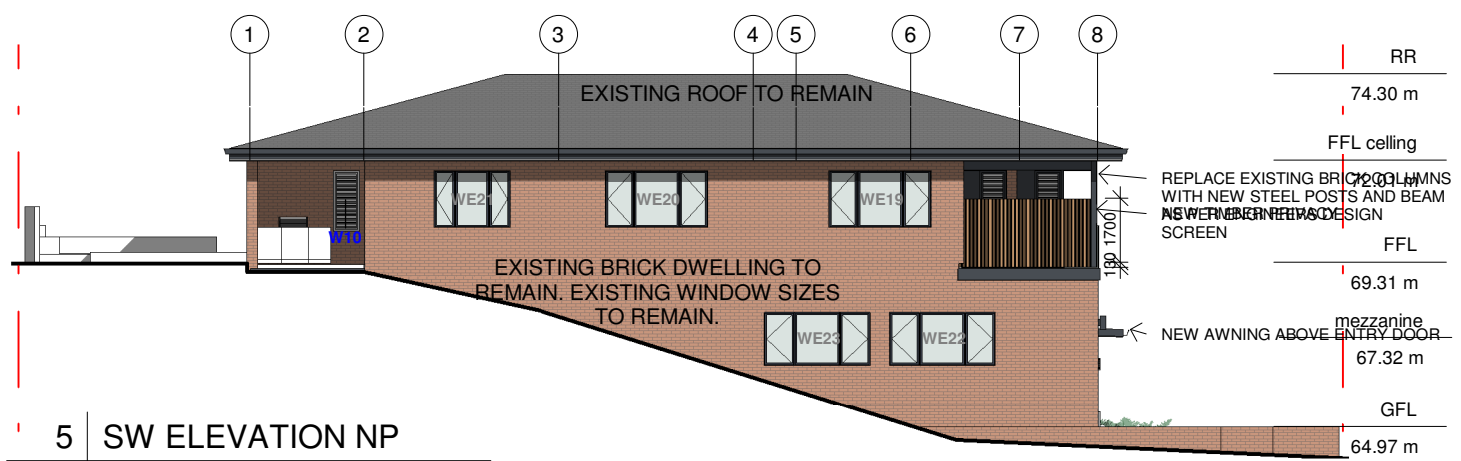
4 SE ELEVATION NP

NP 1 : 200



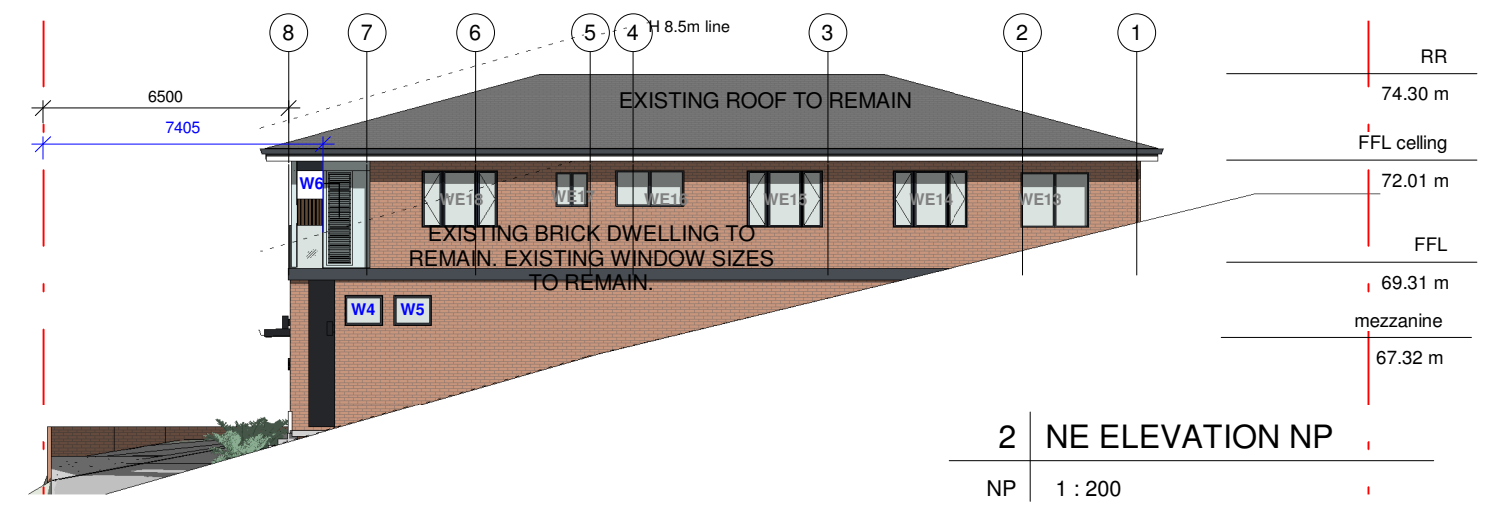
3 NW ELEVATION NP

NP 1 : 200



5 SW ELEVATION NP

NP 1 : 200



2 NE ELEVATION NP

NP 1 : 200

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

| rev. | DATE       | DESCRIPTION              | DRWN | CHKD |
|------|------------|--------------------------|------|------|
| -    | 04.10.2019 | EXISTING                 | MN   | MW   |
|      | 20.11.2019 | PRELIMINARY 1 - OPTION 1 | MW   |      |
| 1    | 29.01.2020 | DA ISSUE                 | MW   | KM   |
| 2    | 08.04.2020 | DA ISSUE_review          | MW   |      |

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

BLUE SKY

BUILDING DESIGNS

PO BOX 167

Newport 2106

Mobile: 0 414 310 171

E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

|                |                            |
|----------------|----------------------------|
| PROJECT TITLE: | Alteration & Addition      |
| PROJECT NO.:   | 2019050                    |
| AT:            | 26 Woodward Street, Cromer |
| FOR:           | Rhonda & Iain Hogg         |

|              |                   |
|--------------|-------------------|
| SHEET TITLE: | NOTIFICATION PLAN |
| SHEET NO:    | NP                |
| SCALE A3:    | 1 : 200           |