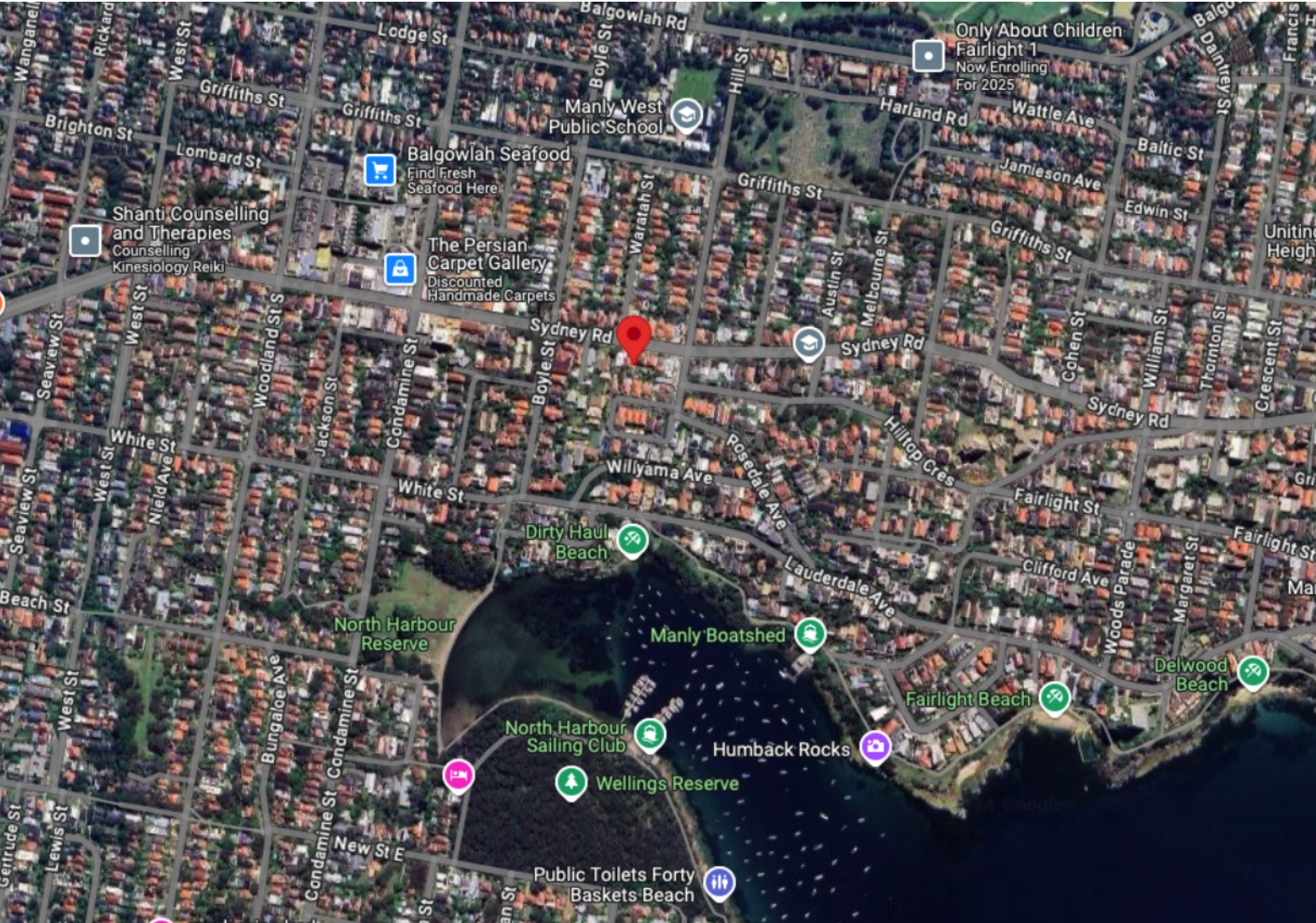


293 SYDNEY ROAD, BALGOWLAH 2093

LOT: 1 D.P: 612866 LAND SIZE: 261.5m² SURVEY 263.9m² TITLE



NOTES FOR CONSTRUCTION:

1. NOTE: All plans are to be read in conjunction and comply with the BASIX Certificate (incl. BASIX cert number), Bushfire and Geotech Reports
2. IMPORTANT NOTE: Any proposed design and or product changes after approval of the CC are to be immediately notified to the Private Certifying Authority for review and comment.
3. Structural Engineer's inspection reports for all concrete elements, steel and timber framing and Certification of completed works.
4. Civil / Hydraulic Engineers inspection reports and or Certification of completed works.
5. Geotechnical Engineers inspection reports and or Certification.
6. Sydney Water Sewer – Water Services Coordinator to provide certification as required.
7. Provide Asbestos clearance certificate should Asbestos have been removed.
8. Termite management installation of Perimeter & Collars to NCC 2022 - ABCB Housing Provisions Part 3.4 & AS 3660.1 Termite Management - New Building Work.
9. All external timber framed walls to be wrapped in a breathable vapour permeable membrane that complies, installed with AS/NZS 4200.1 & AS/NZS 4200.2.
10. Metal Roof Design and Installation shall be in accordance with NCC 2022 – ABCB Housing Provisions Part 7, AS 1562.
11. All external wall Claddings must be compliant with the requirements of NCC 2022 – ABCB Housing Provisions Part 7, AS1684 and all relevant CodeMark Certificates.
12. All Balustrades to comply with NCC 2022 – ABCB Housing Provisions Part 11, AS 1684, AS 1170, AS 1288 & AS/NZS 2208
13. All stairs providing access to comply with NCC 2022 – ABCB Housing Provisions Part 11, AS 4586 including slip resistance P3 / R10 for Dry or P4 / R11 for Wet.
14. All windows are to be restricted in accordance with NCC 2022 – ABCB Housing Provisions Part 11.3.7 & Part 11.3.8 Protection of openable windows where surface below is more than 2m.
15. Allow for separate taps for the washing machine and keep them separate from those of the laundry tub. A dedicated laundry space comprising of one washtub and a space for a washing machine must be provided in accordance with NCC 2022 – ABCB Housing Provisions Part 10.4.
16. Provide Plasterboard Lining installed to Manufacturers Specifications & AS 2589.
17. All waterproofing to NCC 2022 – ABCB Housing Provisions Part 10.2 or AS3740 and provide a Guaranteed Flexible Waterproof Membrane to all Wet Area Floors & Shower walls to manufactured specifications and installation instructions, or AS4654 external.
18. Provide lift-off hinges where the toilet pan is within 1.2 metres of the hinged side of the door in accordance with NCC 2022 – ABCB Housing Provisions Part 10.4.
19. Provide hardwired & interconnected smoke alarm devices. Smoke alarms to be installed to NCC 2022 – ABCB Housing Provisions Part 9.5, NSW 9.5.1 & AS 3786.
20. Condensation Management must be adhered to in accordance with NCC 2022 – Housing Provisions Part 10.8.
21. A final survey report indicating that the ridge heights, floor levels, wall to boundary and set out of the building are in accordance with the referenced stamped approved plans. The certificate must be prepared by a registered surveyor.
22. Fire separating wall, a wall within 900mm of boundary installation certificate (FRL60/60/60) incl Acoustic Sound (Rw) + Ctr50 to NCC 2022 - ABCB Housing Provisions Part 9 & Part 10.7, AS 1530 all parts.
23. Bushfire-prone areas certificate for building - NCC 2022 - Vol. 2 Part NSW H7D4 Construction in bushfire prone areas - AS 3959 Construction of building in bushfire-prone areas & Planning for Bushfire Protection 2019.

24. Residential slabs, footings and concrete structures to NCC 2022 – ABCB Housing Provisions Part 3 & 4, AS 2870 Residential slabs and footing & AS 3600 Concrete structures.
25. Damp proof course and flashings to NCC 2022 - ABCB Housing Provisions Part 5, 7 & 12 & AS/NZS 2904 Damp-proof courses and flashings.
26. Timber framing installation to NCC 2022 - ABCB Housing Provisions Part 6, AS 1684 Residential timber framed construction & AS/NZS 1170 Structural design actions.
27. Masonry structures to NCC 2022 - ABCB Housing Provisions Part 5 & AS 3700 Masonry structures.
28. Window and door glazing supply and installation - with Basix Certificate Number and commitments confirmed. to NCC 2022 - ABCB Housing Provisions Part 8, AS 1288 Glass in buildings, AS/NZS 2208 Safety glazing materials in buildings & AS 2047 Windows and external doors in buildings.
29. Roof and Wall cladding installation to NCC 2022 - ABCB Housing Provisions Part 7 & AS 1562 Design and installation of sheet roof and wall cladding.
30. Waterproof installation NCC (2022): AS 3740 Waterproofing of domestic wet areas (internal) or Housing Provisions Part 10.2 & AS 4654 Part 1 & 2 Waterproof for external use.
31. Tiling installation certificate to AS 3958.1 and AS 3958.2
32. Shower screen/mirrors / wardrobe glass installation to NCC 2022 - Housing Provisions Part 8, AS 1288 & AS/NZS 2208.
33. Plumber to provide NSW Fair Trading Plumbing and Drainage Certificate to AS 3500 Plumbing and Drainage - Stormwater drainage to be included as required.
34. Electrical Certificate of Compliance by Licenced Electrician - AS/NZS 3000 Wiring Rules
35. Air conditioning installation by a licenced contractor to NCC 2022 - ABCB Housing Provisions Part 10 & 13 & AS 4254 Ductwork for air handling systems in buildings.
36. Glass balustrade installation to NCC 2022 - Housing Provisions Part 11, AS 1288 Glass in buildings, AS/NZS 2208 Safety glazing materials in buildings & AS 1170 Structural design actions.
37. Timber balustrade/privacy screen certificate NCC 2022 - ABCB Housing Provisions Part 11, AS 1684 & AS 1170.
38. Steel structures installation certificate to NCC 2022 - ABCB Housing Provisions Part 4, 5 & 6 & AS 4100 Steel structures.
39. Steel framing to NCC 2022 - ABCB Housing Provisions Part 6, AS 4100 Steel Structures, AS/NZS 4600 Cold-formed steel structures & NASH Standard.
40. Gas Fire Supply and Installation to comply with NCC 2022 - ABCB Housing Provisions Part 12.4, AS/NZS 5601 Gas Installations.
41. Pool plumbing/circulation to comply with NCC 2022 H7D2, AS 1926.3 Swimming pool safety - Water recirculation systems
42. Glass Pool Fencing to be installed to:
- o AS 1926.1 – 2012 - Safety barriers for swimming pools

o AS 1926.2 – 20007 – Location of safety barriers for swimming pools

o AS 1288 – 2021 Glass in buildings

o AS/NZS 2208 – Safety Glass

o AS 1170 Structural Design actions
43. Concrete structures to - AS 3600 Concrete structures or AS 2783 Use of reinforced concrete for small swimming pools
44. Swimming pool barrier to be compliant with Australian Standard AS 1926.1 - 2012 - Safety barriers for swimming pools & AS 1926.2-2007 Location of safety barriers for swimming pools

SHEET NUMBER	SHEET NAME
DA01	COVER PAGE
DA02	EXTERNAL MOOD BOARD
DA03	SITE ANALYSIS
DA04	EXISTING GROUND FLOOR PLAN
DA05	PROPOSED GROUND FLOOR
DA06	PROPOSED FIRST FLOOR PLAN
DA07	PROPOSED ROOF PLAN
DA08	SECTIONS
DA09	NORTH + SOUTH ELEVATION
DA10	EAST + STUDIO ELEVATION
DA11	WINDOW/DOOR SCHEDULE
DA12	SHADOW DIAGRAMS
DA13	FSR CALCULATION

Existing Gross Floor Area m²		Proposed Gross Floor Area m²	
Site Area	263.90m²	Site Area	263.90m²
FSR (F) 0.6 :1= 0.6 x 263.90m²	158.34m²	FSR (F) 0.6 :1= 0.6 x 263.90m²	158.34m²
Ground Floor-	93.56m²	Ground Floor-	92.64m²
First Floor-	15.99m²	First Floor-	16.74m²
Total Existing Gross floor area	109.55m²	Total Existing Gross floor area	109.38m²



DRAWING TITLE :	
COVER PAGE	
DRAWING NO:	
DA 1	
CLIENT:	
MRS BARBARA PATTINSON	
PROJECT NAME :	
PROPOSED ALTERATIONS + ADDITIONS TO	
293 SYDNEY ROAD BALGOWLAH	
NSW 2093 AUSTRALIA	
LOT 1 DP 612866	
CHECKED BY:	Arianna Rosnell
PLOT DATE:	4/4/2025
PROJECT NO:	241128/DA
PROJECT STATUS:	DESIGN DEVELOPMENT
SCALE:	@A3

DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

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DRAWING TITLE :
EXTERNAL MOOD BOARD

DRAWING NO:
DA 2

CLIENT:
MRS BARBARA PATTINSON

PROJECT NAME :
PROPOSED ALTERATIONS +
ADDITIONS TO
293 SYDNEY ROAD BALGOWLAH
NSW 2093 AUSTRALIA
LOT 1 DP 612866

CHECKED BY:	Arianna Rosnell
PLOT DATE:	4/4/2025
PROJECT NO:	241128/DA
PROJECT STATUS:	DESIGN DEVELOPMENT
SCALE:	1:201.26@A3

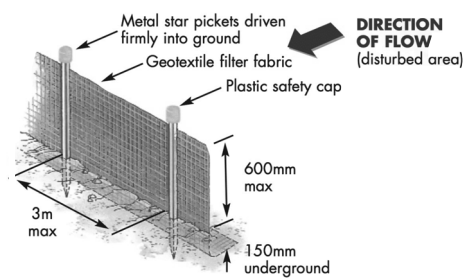
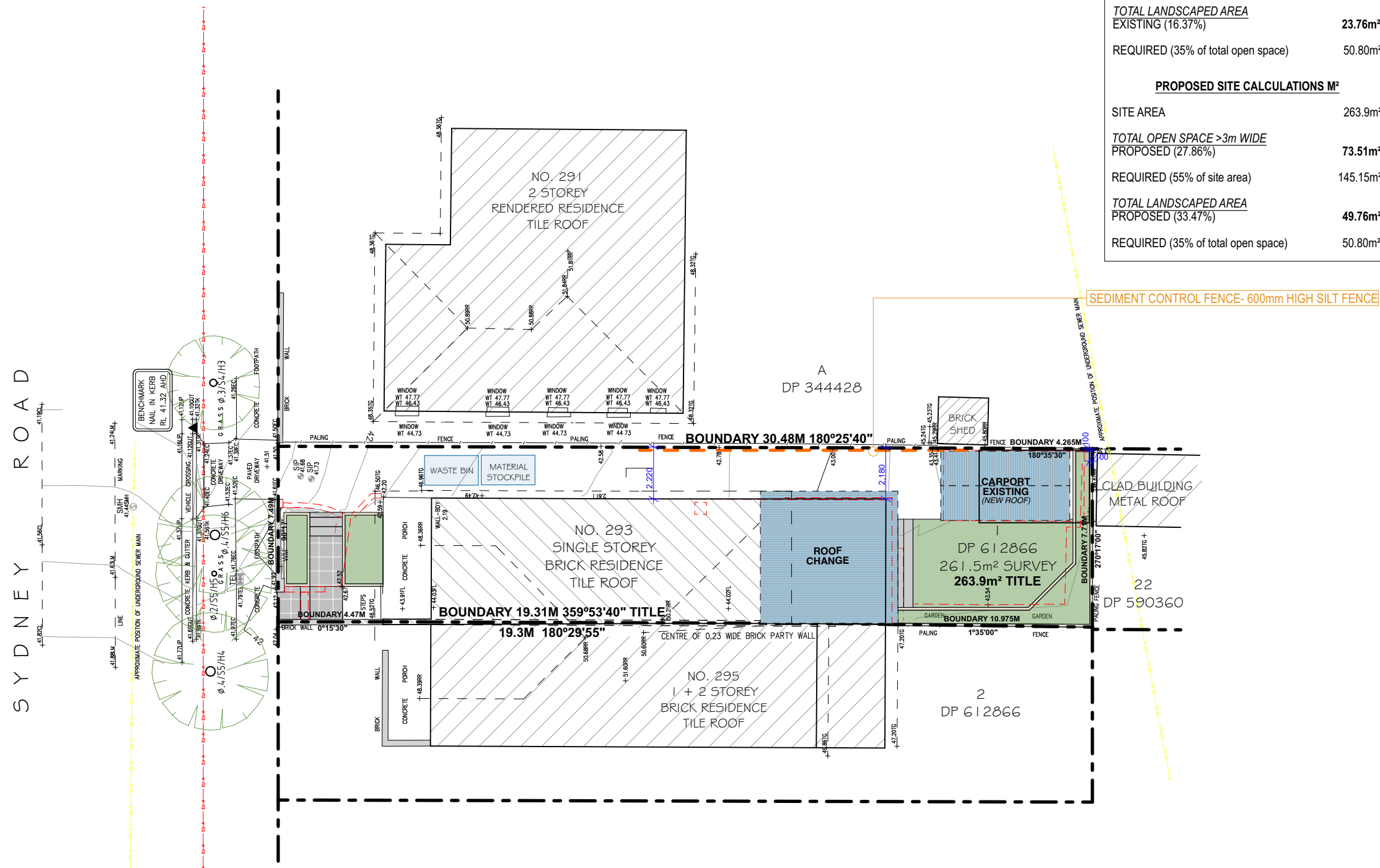
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<u>EXISTING SITE CALCULATIONS M²</u>	
SITE AREA	263.90m ²
<u>TOTAL OPEN SPACE >3m WIDE</u>	
EXISTING (27.86%)	73.51m²
REQUIRED (55% of site area)	145.15m ²
<u>TOTAL LANDSCAPED AREA</u>	
EXISTING (16.37%)	23.76m²
REQUIRED (35% of total open space)	50.80m ²
<u>PROPOSED SITE CALCULATIONS M²</u>	
SITE AREA	263.9m ²
<u>TOTAL OPEN SPACE >3m WIDE</u>	
PROPOSED (27.86%)	73.51m²
REQUIRED (55% of site area)	145.15m ²
<u>TOTAL LANDSCAPED AREA</u>	
PROPOSED (33.47%)	49.76m²
REQUIRED (35% of total open space)	50.80m ²



SEDIMENT AND EROSION CONTROL FENCE

1 SITE PLAN 1:200
 & SITE ANALYSIS/ ENVIRONMENTAL SITE MANAGMENT

NB: CONNECT ALL NEW STORMWATER PIPEWORK TO EXISTING SYSTEM WHICH DRAINS TO STREET KERB.
PROPOSED WORKS- DEVELOPMENT UNDER 50M² OF ADDITIONAL IMPERVIOUS AREA.

DRAWING TITLE :

SITE ANALYSIS

DRAWING NO:

DA 3



CLIENT:

MRS BARBARA PATTINSON

PROJECT NAME :
PROPOSED ALTERATIONS +
ADDITIONS TO
293 SYDNEY ROAD BALGOWLAH
NSW 2093 AUSTRALIA
LOT 1 DP 612866

CHECKED BY:	Arianna Rosnell
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PLOT DATE: 4/4/2025

PROJECT NO:	241128/DA
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PROJECT STATUS:	DESIGN DEVELOPMENT
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SCALE. 1:6.72, 1:200,
1:331.34 @ 1:3

DEVELOPMENT APPLICATION ONLY

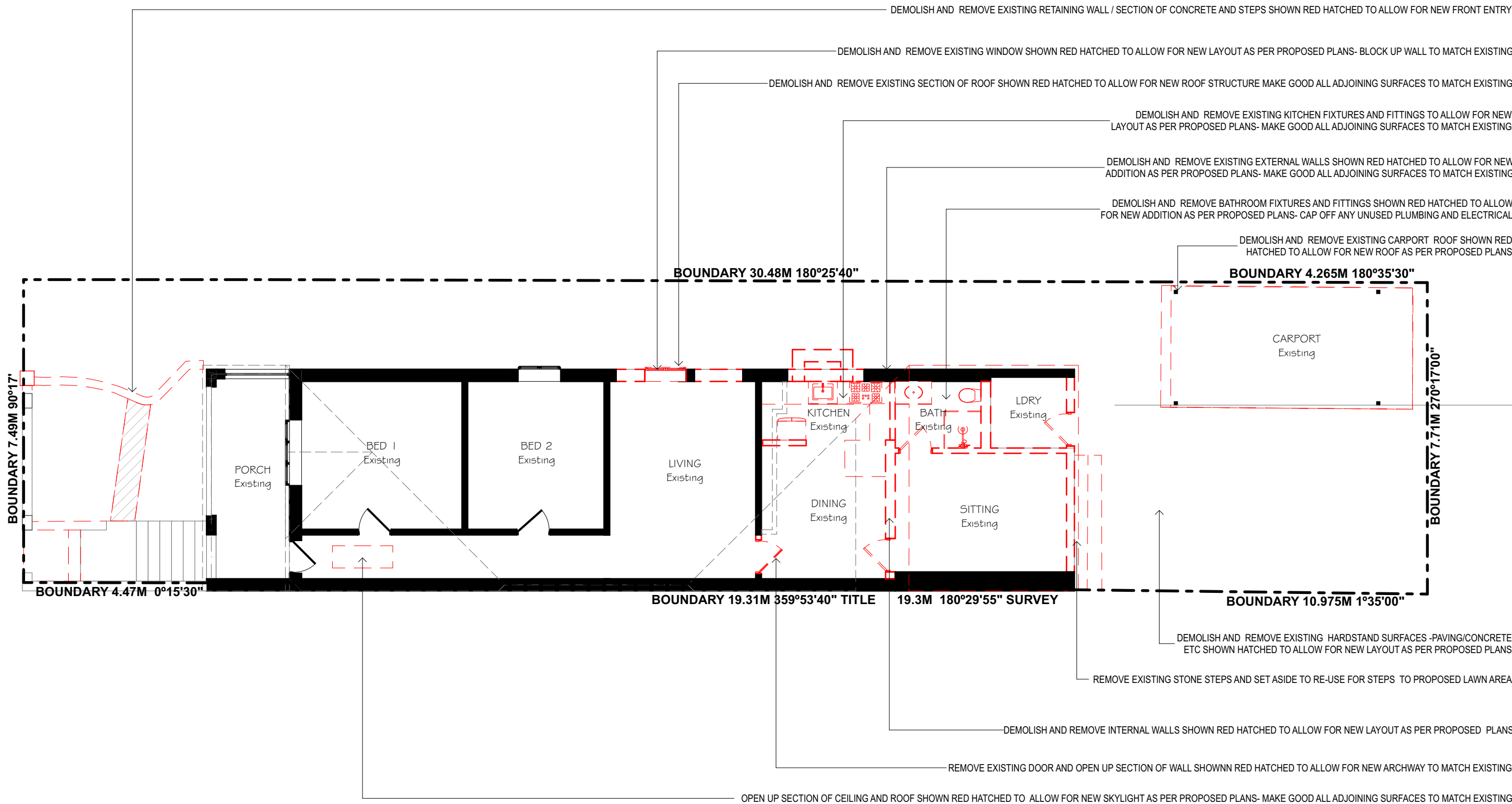
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1 EXISTING GROUND FLOOR PLAN 1:100



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ABN:30 894 082 124

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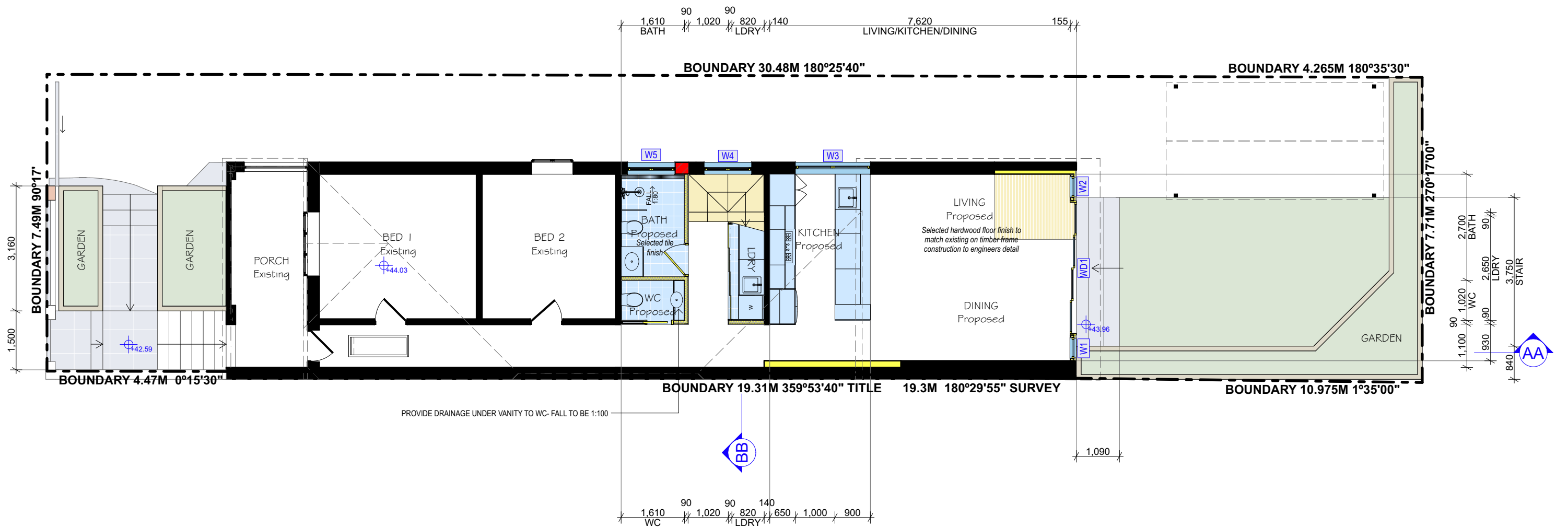
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Project North:	
Drawn Checked	Arianna Rosnell
Plot Date:	4/4/2025
Project NO.	241128/DA
Project Status	Design Development
Client	MRS BARBARA PATTINSON
Site:	293 SYDNEY ROAD BALGOWLAH NSW 2093 AUSTRALIA LOT 1 DP 612866

DRAWING TITLE :	
EXISTING GROUND FLOOR PLAN	
PROJECT NAME :	293 SYDNEY ROAD
SCALE:	1:100@A3
DRAWING NO.	DA 4
Plot Date:	4/4/2025



I PROPOSED GROUND FLOOR PLAN 1:100



- REINFORCED CONCRETE
- TIMBER FRAME CONSTRUCTION
- STEEL CONSTRUCTION/ROOF SHEETING
- INSULATED TIMBER FRAME CONSTRUCTION
- BRICKWORK/MASONRY CONSTRUCTION

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Email: hello@rrbuildingdesign.com.au
ABN:30 894 082 124

**DEVELOPMENT
APPLICATION ONLY**

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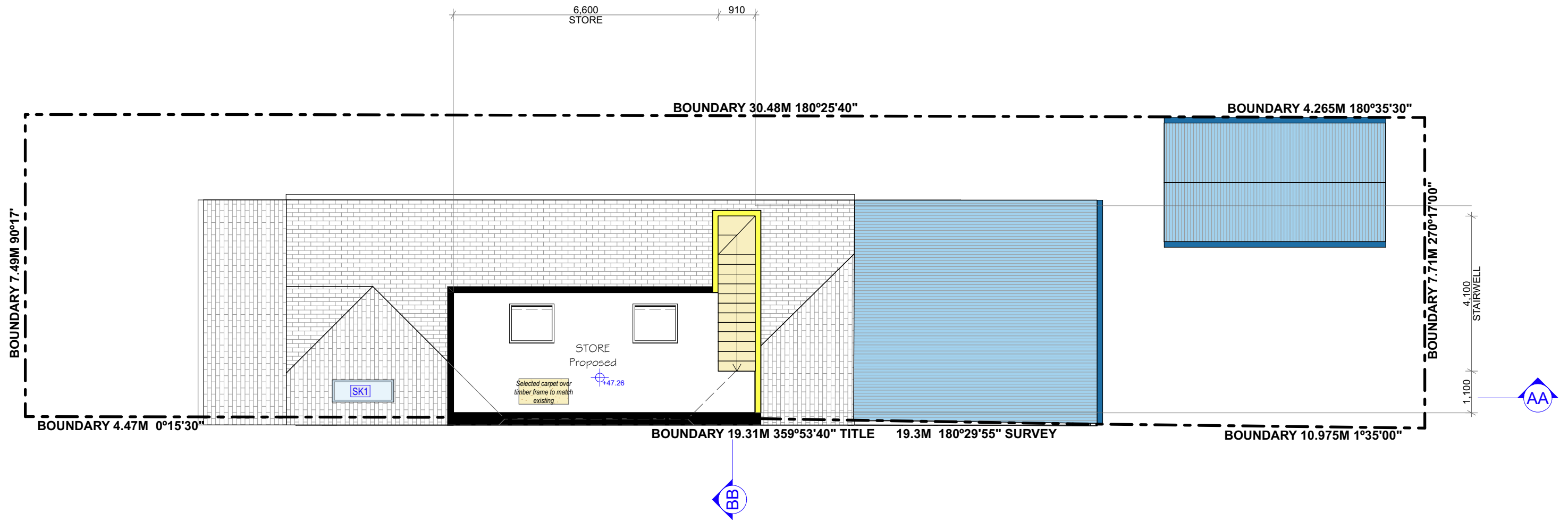
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Project North:	
Drawn Checked	Arianna Rosnell
Plot Date:	4/4/2025
Project NO.	241128/DA
Project Status	Design Development
Client	MRS BARBARA PATTINSON
Site:	293 SYDNEY ROAD BALGOWLAH NSW 2093 AUSTRALIA LOT 1 DP 612866

DRAWING TITLE :	PROPOSED GROUND FLOOR PLAN
PROJECT NAME :	293 SYDNEY ROAD
SCALE:	1:100@A3
DRAWING NO.	DA 5
Plot Date:	4/4/2025



1 PROPOSED FIRST FLOOR PLAN 1:100



- REINFORCED CONCRETE
- TIMBER FRAME CONSTRUCTION
- STEEL CONSTRUCTION/ROOF SHEETING
- INSULATED TIMBER FRAME CONSTRUCTION
- BRICKWORK/MASONRY CONSTRUCTION

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APPLICATION ONLY**

NOT FOR CONSTRUCTION

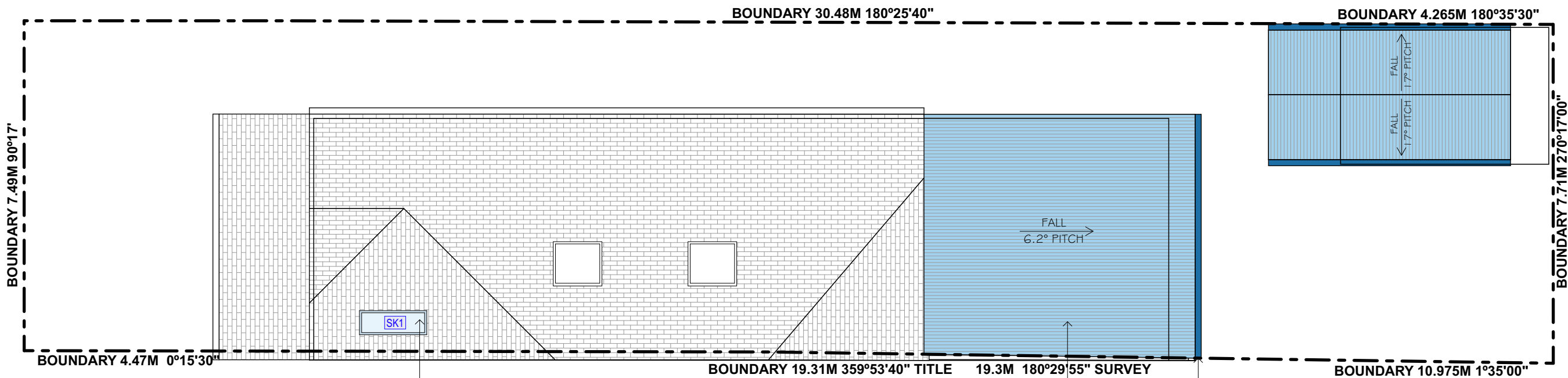
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Project North:	
Drawn Checked	Arianna Rosnell
Plot Date:	4/4/2025
Project NO.	241128/DA
Project Status	Design Development
Client	MRS BARBARA PATTINSON
Site:	293 SYDNEY ROAD BALGOWLAH NSW 2093 AUSTRALIA LOT 1 DP 612866

DRAWING TITLE :	PROPOSED FIRST FLOOR PLAN
PROJECT NAME :	293 SYDNEY ROAD
SCALE:	1:100@A3
DRAWING NO.	DA 6
Plot Date:	4/4/2025



SELECTED GUTTERS AND DOWNPIPES TO MATCH PROPOSED ROOF SHEETING

SELECTED ROOF SHEETING ON INSULATED TIMBER FRAME CONSTRUCTION TO NEW ROOF- TO ENGINEERS DETAIL

SELECTED SKYLIGHTS AS PER WINDOW/DOOR SCHEDULE

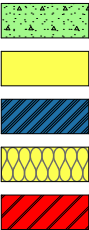
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PROPOSED ROOF PLAN

1:100



- REINFORCED CONCRETE
- TIMBER FRAME CONSTRUCTION
- STEEL CONSTRUCTION/ROOF SHEETING
- INSULATED TIMBER FRAME CONSTRUCTION
- BRICKWORK/MASONRY CONSTRUCTION



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APPLICATION ONLY**

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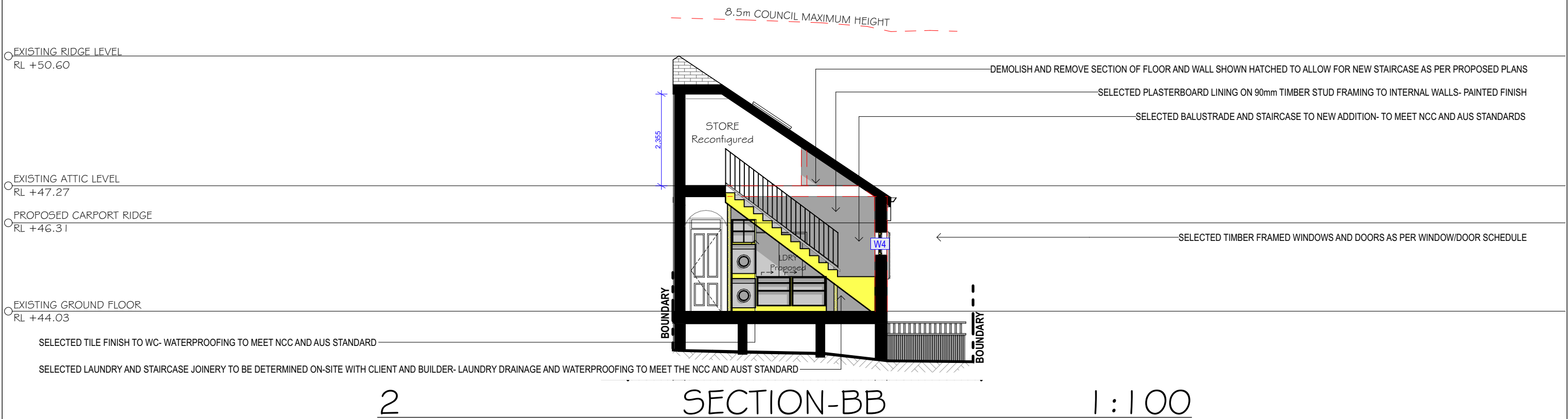
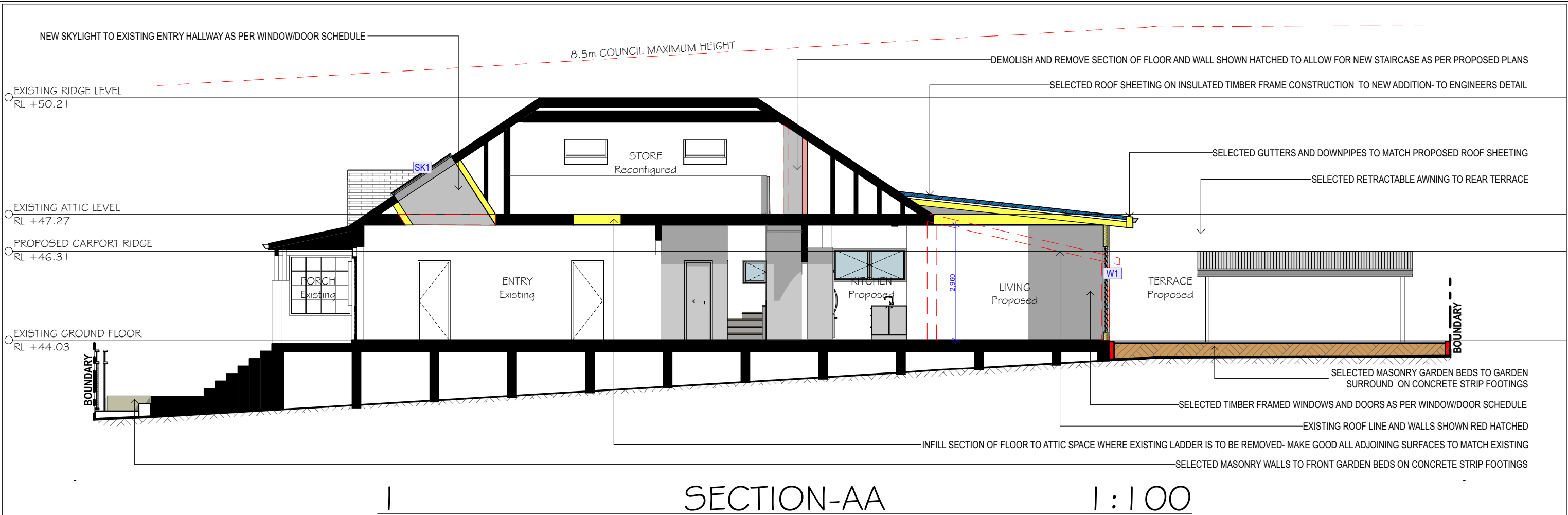
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Project North:	
Drawn Checked	Arianna Rosnell
Plot Date:	4/4/2025
Project NO.	241128/DA
Project Status	Design Development
Client	MRS BARBARA PATTINSON
Site:	293 SYDNEY ROAD BALGOWLAH NSW 2093 AUSTRALIA LOT 1 DP 612866

DRAWING TITLE :	PROPOSED ROOF PLAN
PROJECT NAME :	293 SYDNEY ROAD
SCALE:	1:100@A3
DRAWING NO.	DA 7
Plot Date:	4/4/2025



REINFORCED CONCRETE

TIMBER FRAME CONSTRUCTION

STEEL CONSTRUCTION/ROOF SHEETING

INSULATED TIMBER FRAME CONSTRUCTION

BRICKWORK/MASONRY CONSTRUCTION



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Project North:

Drawn | Checked: Arianna Rosnell
Plot Date: 4/4/2025
Project NO.: 241128/DA
Project Status: Design Development
Client: MRS BARBARA PATTINSON
Site: 293 SYDNEY ROAD BALGOWLAH NSW 2093 AUSTRALIA LOT 1 DP 612866

DRAWING TITLE : **SECTIONS**

PROJECT NAME : **293 SYDNEY ROAD**

SCALE: **1:100@A3**

DRAWING NO. **DA 8**

Plot Date: 4/4/2025

EXISTING RIDGE LEVEL
RL +50.60

SELECTED ROOF SHEETING ON INSULATED TIMBER FRAME CONSTRUCTION TO NEW ADDITION- TO ENGINEERS DETAIL

EXISTING ATTIC LEVEL
RL +47.27

PROPOSED CARPORT RIDGE
RL +46.31

EXISTING GROUND FLOOR
RL +44.03

8.5m COUNCIL MAXIMUM HEIGHT



NEW SKYLIGHT TO EXISTING ENTRY HALLWAY AS PER WINDOW/DOOR SCHEDULE

SELECTED COLORBOND ROOF SHEETING OVER TIMBER FRAME CONSTRUCTION- TO ENGINEERS DETAIL

SELECTED TIMBER FRONT FENCING TO EXISTING MASONRY WALL INSET- FRONT SLIDING ENTRY GATE- PAINT FINISH

SELECTED MASONRY WALLS TO FRONT GARDEN BEDS ON CONCRETE STRIP FOOTINGS

EXISTING FRONT ENTRY STEPS TO BE REMOVED AND REPLACED AS PER PROPOSED PLANS- TILE FINISH

1 NORTH ELEVATION 1:100

EXISTING RIDGE LEVEL
RL +50.60

SELECTED TIMBER FRAMED WINDOWS AND DOORS AS PER WINDOW/DOOR SCHEDULE

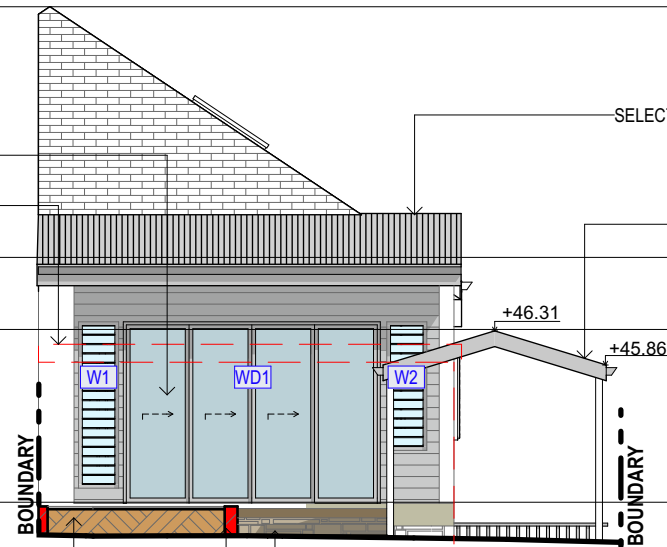
EXISTING ROOF LINE AND WALLS SHOWN RED HATCHED

EXISTING ATTIC LEVEL
RL +47.27

PROPOSED CARPORT RIDGE
RL +46.31

EXISTING GROUND FLOOR
RL +44.03

8.5m COUNCIL MAXIMUM HEIGHT



SELECTED ROOF SHEETING ON INSULATED TIMBER FRAME CONSTRUCTION TO NEW ADDITION- TO ENGINEERS DETAIL

REMOVE EXISTING ROOF TO CARPORT AND RAISE THE PITCH- NEW ROOF TO ENGINEERS DETAIL

SELECTED PLANTING TO NEW GARDEN BEDS AS PER PROPOSED PLANS

SELECTED MASONRY WALLS TO GARDEN BEDS ON CONCRETE STRIP FOOTINGS

REUSE EXISTING SANDSTONE STEPS FOR GARDEN ACCESS

2 SOUTH ELEVATION 1:100



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REINFORCED CONCRETE	
TIMBER FRAME CONSTRUCTION	
STEEL CONSTRUCTION/ROOF SHEETING	
INSULATED TIMBER FRAME CONSTRUCTION	
BRICKWORK/MASONRY CONSTRUCTION	

DRAWING TITLE :
NORTH + SOUTH ELEVATION
DRAWING NO:
DA 9

CLIENT:
MRS BARBARA PATTINSON
PROJECT NAME :
PROPOSED ALTERATIONS +
ADDITIONS TO
293 SYDNEY ROAD BALGOWLAH
NSW 2093 AUSTRALIA
LOT 1 DP 612866

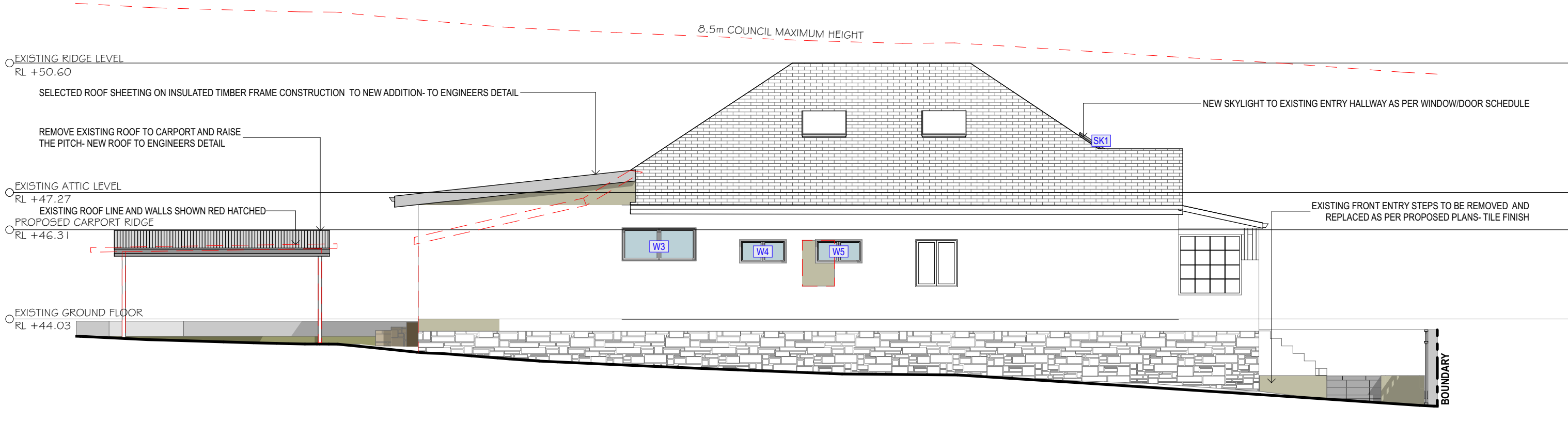
CHECKED BY: Arianna Rosnell
PLOT DATE: 4/4/2025
PROJECT NO: 241128/DA
PROJECT STATUS: DESIGN DEVELOPMENT
SCALE: 1:100@A3

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1 EAST ELEVATION 1 : 1 0 0



- REINFORCED CONCRETE
- TIMBER FRAME CONSTRUCTION
- STEEL CONSTRUCTION/ROOF SHEETING
- INSULATED TIMBER FRAME CONSTRUCTION
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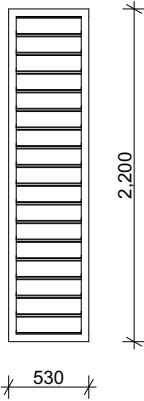
Drawn Checked	Arianna Rosnell
Plot Date:	4/4/2025
Project NO.	241128/DA
Project Status	Design Development
Client	MRS BARBARA PATTINSON
Site:	293 SYDNEY ROAD BALGOWLAH NSW 2093 AUSTRALIA LOT 1 DP 612866

DRAWING TITLE :	EAST + STUDIO ELEVATION
PROJECT NAME :	293 SYDNEY ROAD
SCALE:	1:100@A3
DRAWING NO.	DA 10
Plot Date:	4/4/2025

WINDOW/DOOR SCHEDULE

W1

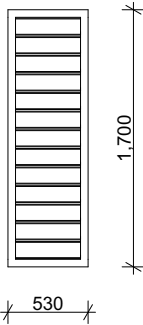
530
2,200



TIMBER FRAMED LOUVRED WINDOW

W2

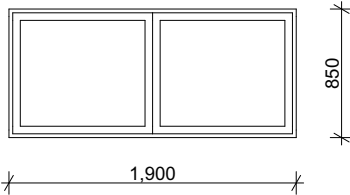
530
1,700



TIMBER FRAMED LOUVRED WINDOW

W3

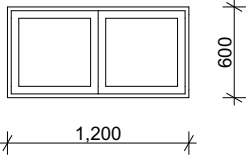
1,900
850



TIMBER FRAMED SLIDING WINDOW

W4

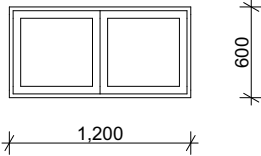
1,200
600



TIMBER FRAMED SLIDING WINDOW

W5

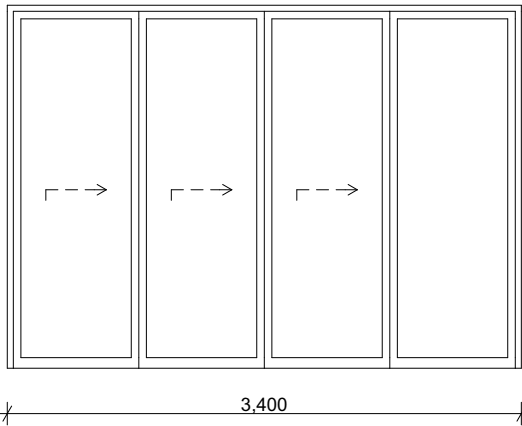
1,200
600



TIMBER FRAMED SLIDING WINDOW

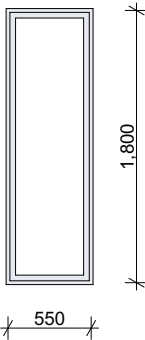
WD1

3,400
2,400



TIMBER FRAMED SLIDING STACKER DOOR

SK1



FIXED

ALUMINIUM
FRAMED



E: hello@rrbuildingdesign.com.au
M: 0400 598 382

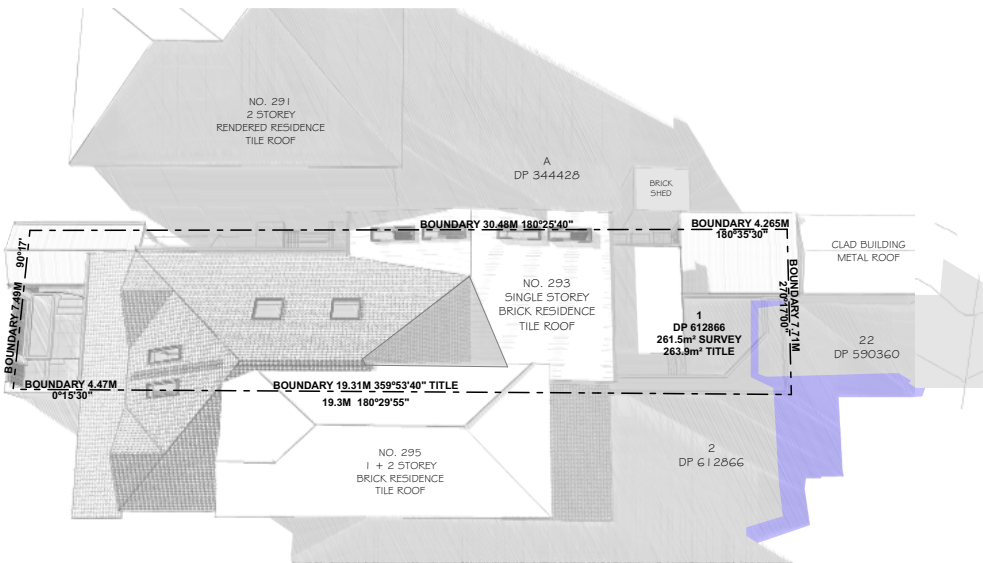
Client
MRS BARBARA
PATTINSON

Project Name:
293 SYDNEY ROAD

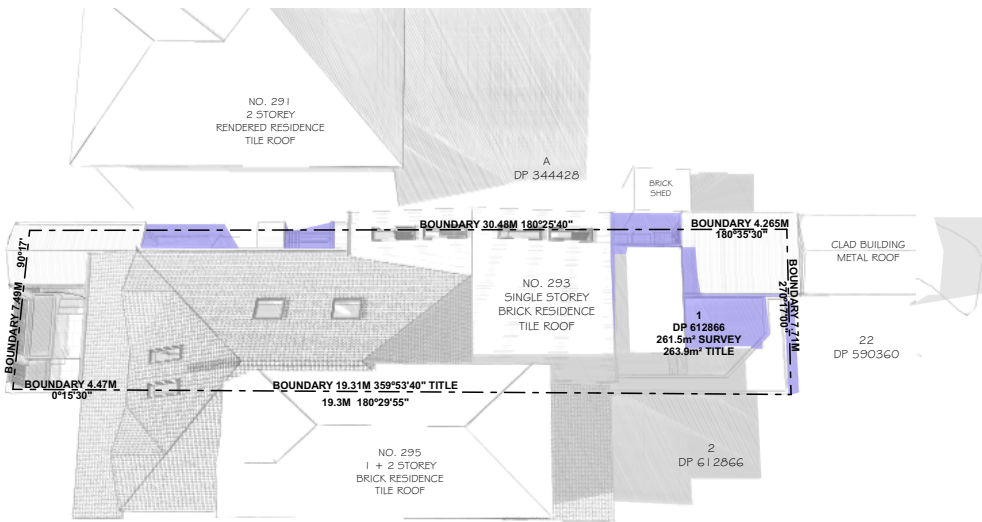
LEGEND

EXISTING SHADOW

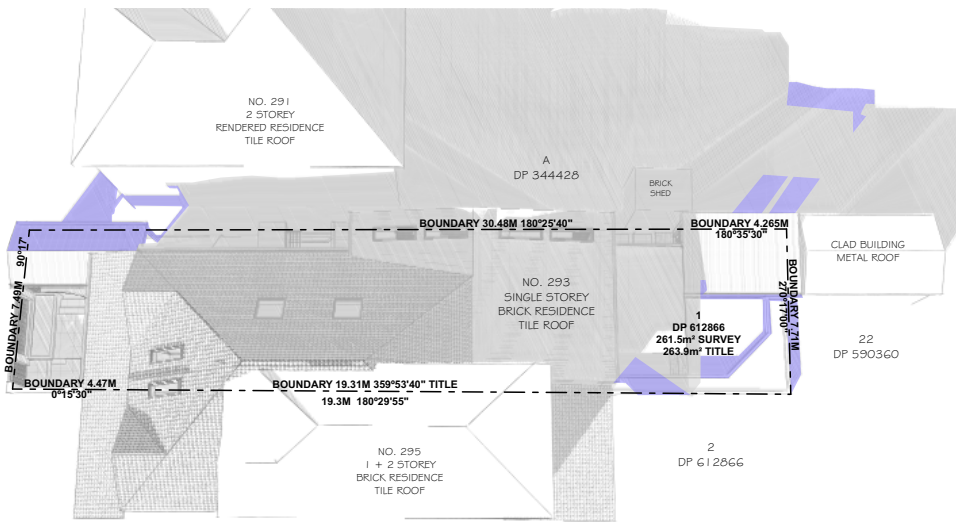
PROPOSED SHADOW



21st JUNE-9am SHADOW DIAGRAMS



21st JUNE-12pm SHADOW DIAGRAMS



21st JUNE-3pm SHADOW DIAGRAMS



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**DEVELOPMENT
APPLICATION ONLY**

NOT FOR CONSTRUCTION

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Hermosa Design and is to be used only for work when authorised in writing by Hermosa Design.

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Project North:	
Drawn Checked	Arianna Rosnell
Plot Date:	4/4/2025
Project NO.	241128/DA
Project Status	Design Development
Client	MRS BARBARA PATTINSON
Site:	293 SYDNEY ROAD BALGOWLAH NSW 2093 AUSTRALIA LOT 1 DP 612866

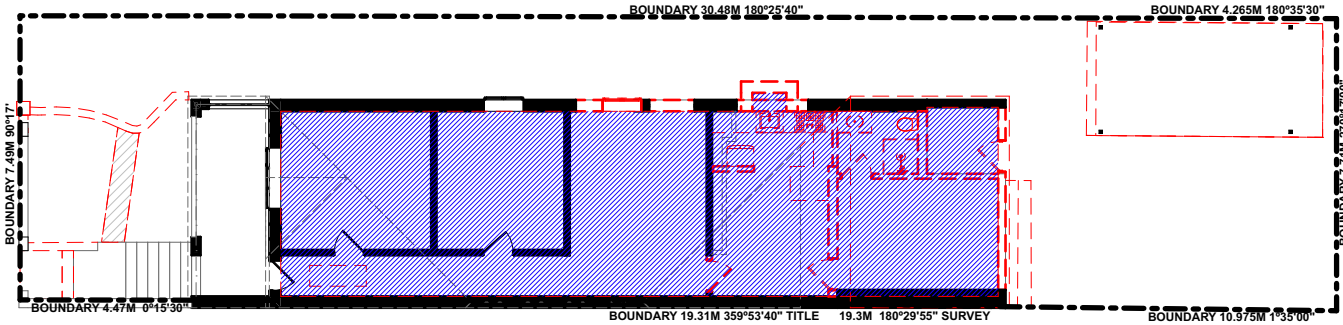
DRAWING TITLE :	SHADOW DIAGRAMS
PROJECT NAME :	293 SYDNEY ROAD
DRAWING NO.	DA 12
Plot Date:	4/4/2025

LEGEND

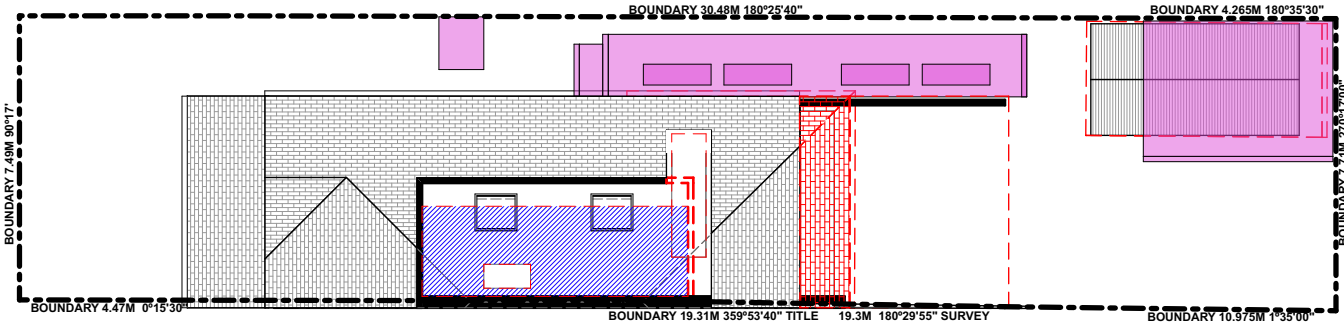
EXISTING FSR

PROPOSED FSR

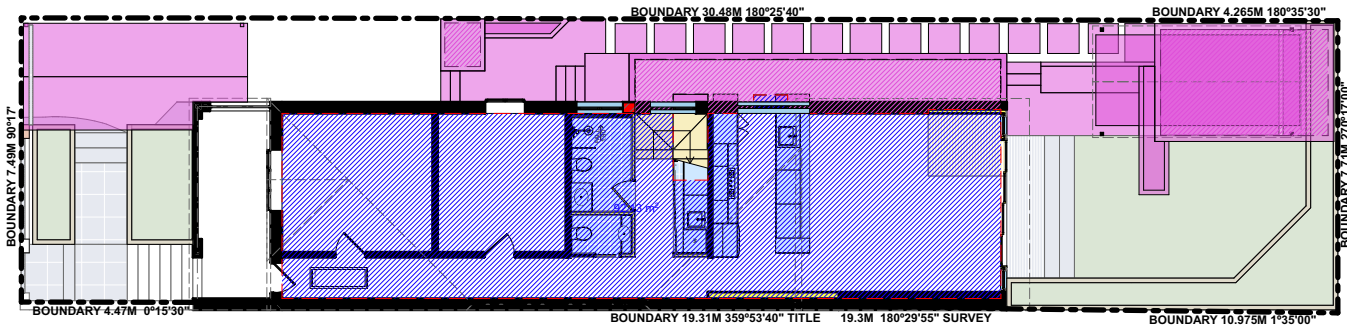
Existing Gross Floor Area m ²		Proposed Gross Floor Area m ²	
Site Area	263.90m ²	Site Area	263.90m ²
FSR (F) 0.6 :1= 0.6 x 263.90m ²	158.34m ²	FSR (F) 0.6 :1= 0.6 x 263.90m ²	158.34m ²
Ground Floor-	93.56m ²	Ground Floor-	92.64m ²
First Floor-	15.99m ²	First Floor-	16.74m ²
Total Existing Gross floor area	109.55m ²	Total Existing Gross floor area	109.38m ²



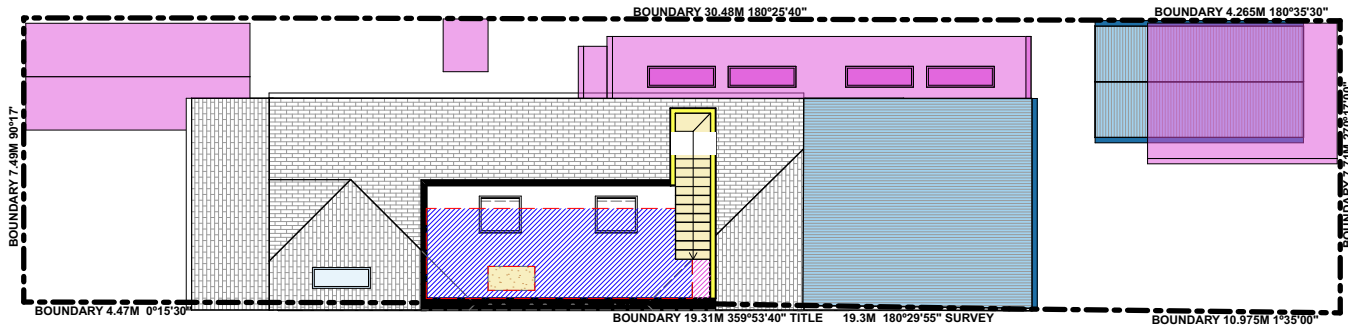
EXISTING GROUND FLOOR-FSR 1:200



EXISTING FIRST FLOOR-FSR 1:200



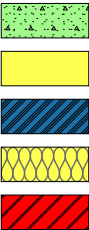
PROPOSED GROUND FLOOR-FSR 1:200



PROPOSED FIRST FLOOR-FSR 1:200



- REINFORCED CONCRETE
- TIMBER FRAME CONSTRUCTION
- STEEL CONSTRUCTION/ROOF SHEETING
- INSULATED TIMBER FRAME CONSTRUCTION
- BRICKWORK/MASONRY CONSTRUCTION



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Drawn Checked	Arianna Rosnell
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Project NO.	241128/DA
Project Status	Design Development
Client	MRS BARBARA PATTINSON
Site:	293 SYDNEY ROAD BALGOWLAH NSW 2093 AUSTRALIA LOT 1 DP 612866

DRAWING TITLE :	FSR CALCULATION
PROJECT NAME :	293 SYDNEY ROAD
DRAWING NO.	DA 13
Plot Date:	4/4/2025