1. The Works shall be constructed in accordance with NCC2019/BCA and all

relevant Australian Standards together with an

those Standards 2.In accordance with Part 3.7.2.5 & Part 3.7.2.6 carport roofing, ceiling, fascia and gutter shall be materials.

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constructed in non combustible

3. Smoke alarms shall be installed in accordance with Part 3.7.3 of the NS TO BE READ IN BCA, AS 3786 and Manufacturers Specification recommendations and connected With to consumer mains power and interconnected where the FS more than the Garine VELOPMENT

4. Where mechanical ventilation is installed it shall be in accordance was a state of the shall be in accordance was a state of the shall be in accordance was a state of the shall be in accordance was a state of the shall be in accordance with the shall be in the shall

3.8.7.4 of the NCC2019/BCA.

5. Balustrade construction shall comply with the provisions of Part 100 02022/0277 NCC2019/BCA. Balustrades shall have a minimum height of 1m and no openings greater than 125mm

6. All external wall Claddings must be compliant with the req 2019/BCA Part 3.5.4. deemed to satisfy provisions and As/NZS 1859.4 7. All windows to be restricted in accordance with NCC2019/BCA Part 3.9.2.6 & Part 3.9.2.7. Protection of openable windows where floor below is greater than 2

BASIX COMMITMENTS:

1, All construction to comply with BASIX certificate A422395

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

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

# 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%

17.2 NEW DRIVE CROSSOVER 16.55 NEW CONCRETE --- DRIVEWAY LOT 113, DP 30836 | ||g|| | 40 SYDNEY ROAD COLORBOND ROOFING TO REPLACE EXISTING TILES Site Area: 685.2sgm EXISTING DECK NEW ROOF OVER NEW CARPORT NEW ROOF OVER NEW BEDROOM NEW ROOF OVER NEW RUMPUS BRICK GARAGE

### **AMENDMENTS**

'A'-MAY 2022- Remove and replace existing shrubs at front boundary to provide screen planting, modify roof to extend over part of front porch

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

NOTE: Use figured dimension only. Do not scale off drawings . All levels and dimensions to be verified prior to construction

date: APRIL 2022

scale: 1:200 (A3)

DA-01A

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

those Standards

2.In accordance with Part 3.7.2.5 & Part 3.7.2.6 carport roofing, ceiling, fascia and gutter shall be

nortnern NCC2019/BCA the council confucted in non combustible materials. 3. Smoke alarms shall be installed in accordance with Part 3.7.3 of the Not 2019 BE READ IN BCA, AS 3786 and Manufacturers Specification recommendations and consumer mains power and interconnected where the CONDETIONS OF DEVELOPMENT

4. Where mechanical ventilation is installed it shall be in accordance was a state of the shall be in accordance was a state of the shall be in accordance was a state of the shall be in accordance was a state of the shall be in accordance with the shall be in the shall

3.8.7.4 of the NCC2019/BCA.

5. Balustrade construction shall comply with the provisions of Part 100 02022/0277 NCC2019/BCA. Balustrades shall have a minimum height of 1m and no openings greater than 125mm

6. All external wall Claddings must be compliant with the requ 2019/BCA Part 3.5.4. deemed to satisfy provisions and As/NZS 1859.4 7. All windows to be restricted in accordance with NCC2019/BCA Part 3.9.2.6 & Part 3.9.2.7. Protection of openable windows where floor below is greater than 2

### BASIX COMMITMENTS:

1,All construction to comply with BASIX certificate A422395

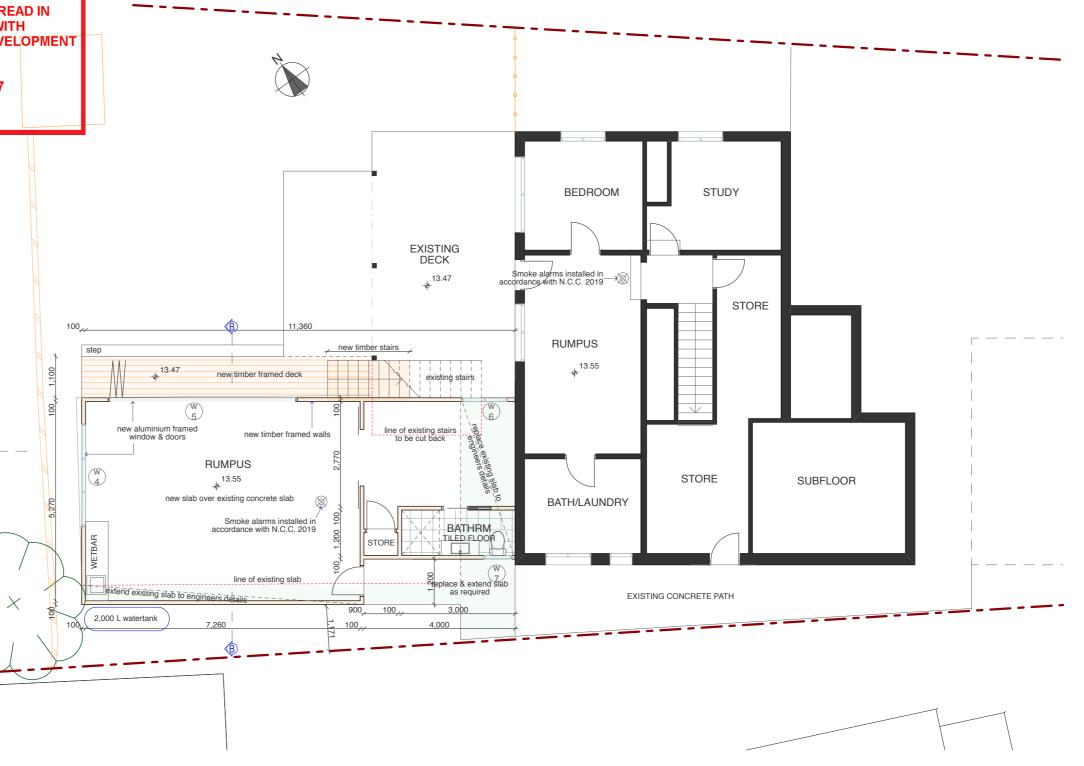
2.40% of all new or altered lighting fixtures to be fluorescent, compact fluorescent or LED

- 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



### **AMENDMENTS**

'A'-MAY 2022- Remove and replace existing shrubs at front boundary to provide screen planting, modify roof to extend over part of front porch

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**

NOTE: Use figured dimension only. Do not scale off drawings . All levels and dimensions to be verified prior to construction date: APRIL 2022

scale: 1:100 (A3)

drawing number

DA-02A

### GENERAL NOTES 1. The Works shall be constructed in accordance with NCC2019/BCA and all relevant Australian Standards together with any northern NCC2019/BCA the Council Counc those Standards 2.In accordance with Part 3.7.2.5 & Part 3.7.2.6 carport roofing, ceiling, fascia and gutter shall b materials. 3. Smoke alarms shall be installed in accordance with Part 3.7.5 of the NCCOTO BE READ IN BCA, AS 3786 and Manufacturers Specification recommendations and Consumer mains power and interconnected where the CONDITIONS OF DEVELOPMENT 4. Where mechanical ventilation is installed it shall be in accordance with the state of the sta 3.8.7.4 of the NCC2019/BCA. 5. Balustrade construction shall comply with the provisions of Part 10.02022/0277 NCC2019/BCA. Balustrades shall have a minimum height of 1m and no openings EXISTING CONCRETE STRIP greater than 125mm 15 6. All external wall Claddings must be compliant with the 2019/BCA Part 3.5.4. deemed to satisfy provisions and As/NZS 1859.4 NEW CONCRETE DRIVEWAY TO ENGINEERS DETAILS 7. All windows to be restricted in accordance with NCC2019/BCA Part 3.9.2.6 & 16.55 FALL 1:4.6 Part 3.9.2.7. Protection of openable windows where floor below is greater than 2 CONCRETE SLAB TO BE REMOVED BASIX COMMITMENTS: 1, All construction to comply with BASIX certificate A422395 KITCHEN LIVING GARDEN 2.40% of all new or altered lighting fixtures to be fluorescent, compact **PORCH** fluorescent or LED 3. Minimum 3 star water rating shower heads to be installed **EXISTING** 4. Minimum 3 star water rating toilets to be installed /16.00 DECK 5.Minimum 3 star water taps to be installed **ENTRY** 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 16.6 15.85 grated drain DINING 8.Raked ceilings and pitched roofs to have 55m foil backed insulating blanket new timber stairs installed below all roofs with minimum R1.74 insulation to ceiling BEDROOM GARDEN 15 85 Smoke alarms in accordance with N.C.C. 20 AINING WALL TO ENGINEERS CARPORT line of existing stairs to be cut back 15.85 reuse aluminium framed NEW CONCRETE SLAB TO ENGINEERS DETAILS BEDROOM NEW COLORBOND ROOF BELOW new timber framed floor to engineers details BEDROOM ROBE ROBE **BATHRM** remove existing window and make good wall ENSUITE WC TILED FLOOR new timber framed walls 4 000 new aluminium EXISTING CONCRETE PATH A

### **AMENDMENTS**

'A'-MAY 2022- Remove and replace existing shrubs at front boundary to provide screen planting, modify roof to extend over part of front porch

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
21 4771119	11110

FIRST FLOOR PLAN

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

date: APRIL 2022

scale: 1:100 (A3)

DA-03A

NEW CO

1. The Works shall be constructed in accordance with NCC2019/BCA and all

relevant Australian Standards together with any

those Standards

2.In accordance with Part 3.7.2.5 & Part 3.7.2.6 carport roofing, ceiling, fascia and gutter shall be materials.

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Counc 3. Smoke alarms shall be installed in accordance with Part 3.73 of the NC COLON WITH BCA, AS 3786 and Manufacturers Specification recommendations and Commence With Part 3.73 of the NC COLON WITH to consumer mains power and interconnected where THE CONDITIONS OF DEVELOPMENT

4. Where mechanical ventilation is installed it shall be in accordance with NEST

3.8.7.4 of the NCC2019/BCA.

5. Balustrade construction shall comply with the provisions of PartMOD2022/0277 NCC2019/BCA . Balustrades shall have a minimum height of 1m and no openings greater than 125mm

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2019/BCA Part 3.5.4. deemed to satisfy provisions and As/NZS 1859.4 7. All windows to be restricted in accordance with NCC2019/BCA Part 3.9.2.6 &

Part 3.9.2.7. Protection of openable windows where floor below is greater than 2

### BASIX COMMITMENTS:

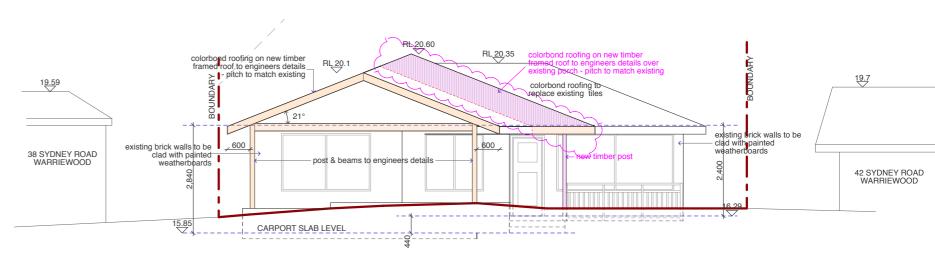
1.All construction to comply with BASIX certificate A422395 2.40% of all new or altered lighting fixtures to be fluorescent, compact fluorescent or LED

- 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

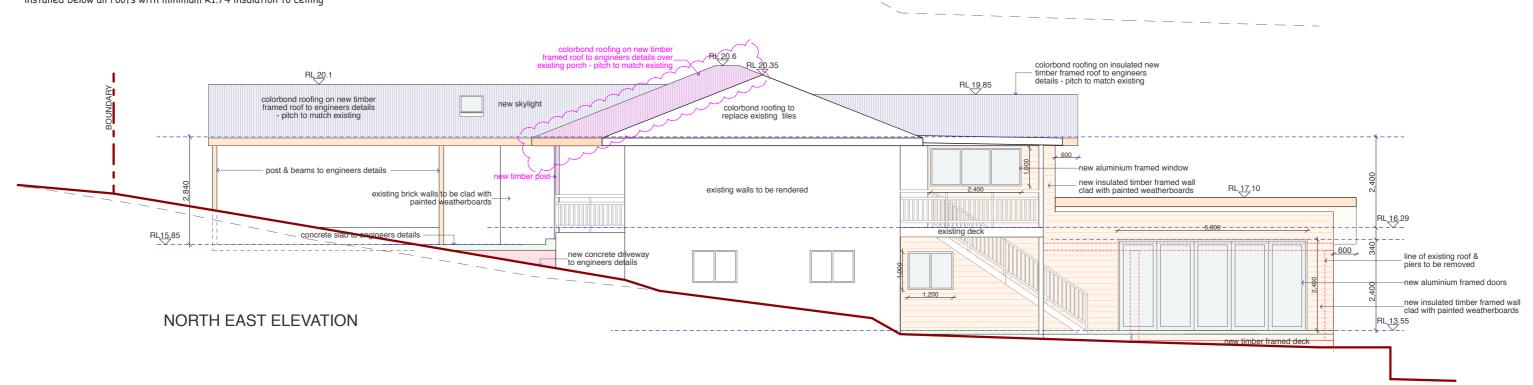
6. Minimum R1.3 insulation to be installed to all external timber framed walls (minimum combined Rvalue with construction R1.7)

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



SOUTH EAST ELEVATION



### **AMENDMENTS**

'A'-MAY 2022- Remove and replace existing shrubs at front boundary to provide screen planting, modify roof to extend over part of front porch

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	date: APRIL 2022
ELEVATIONS	scale: 1:100 (A3)
NOTE: Use figured dimension only.	drawing number
Do not scale off drawings . All levels and dimensions to be verified prior to construction	DA-04A

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

those Standards

2.In accordance with Part 3.7.2.5 & Part 3.7.2.6 carport roofing, ceiling, fascia and gutter shall be materials.

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ructed in non combustible 3. Smoke alarms shall be installed in accordance with Part 3.7.3 of the NSCION BE READ IN BCA, AS 3786 and Manufacturers Specification recommendations and connected WITH to consumer mains power and interconnected where the GONDE THOUSE GENDEVELOPMENT

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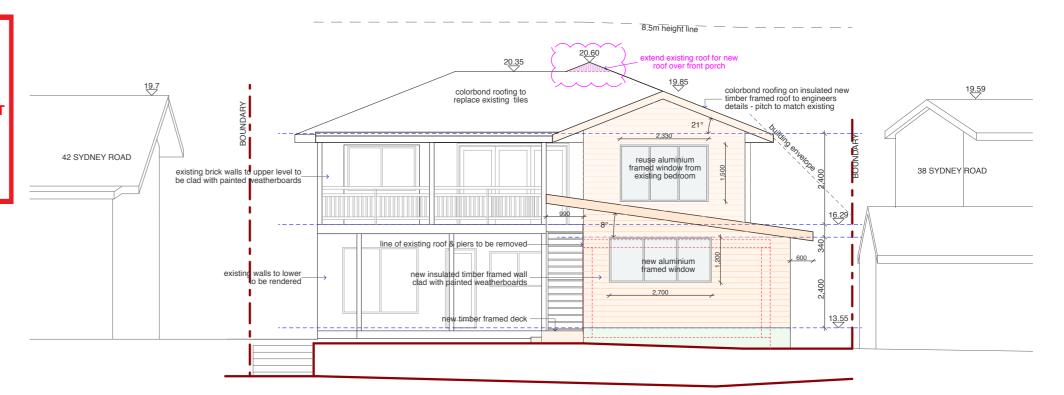
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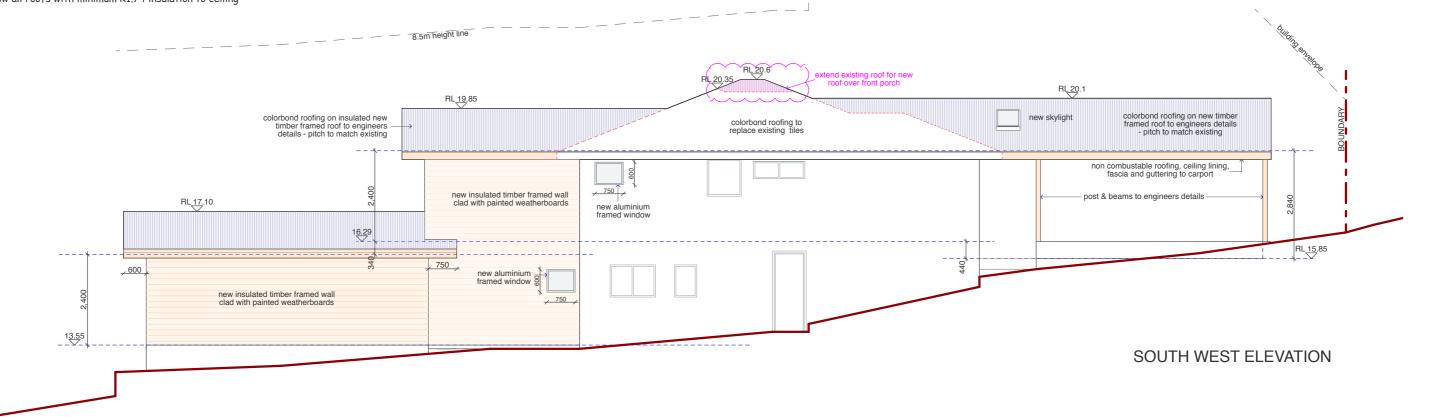
6. Minimum R1.3 insulation to be installed to all external timber framed walls (minimum combined Rvalue with construction R1.7)

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 WEST ELEVATION



### **AMENDMENTS**

'A'-MAY 2022- Remove and replace existing shrubs at front boundary to provide screen planting, modify roof to extend over part of front porch

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

dimensions to be verified prior to construction

**ELEVATIONS** 

of work

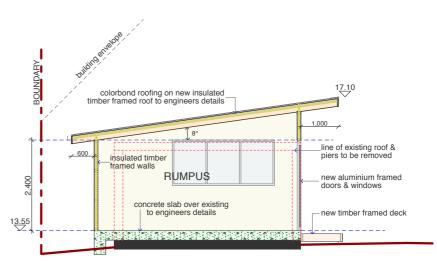
NOTE: Use figured dimension only. Do not scale off drawings . All levels and

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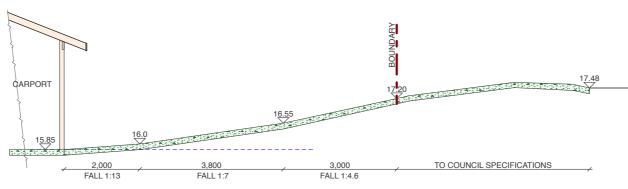
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**SECTION BB** 



# **DRIVEWAY SECTION**



### **AMENDMENTS**

'A'-MAY 2022- Remove and replace existing shrubs at front boundary to provide screen planting, modify roof to extend over part of front porch

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

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SECTIONS

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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

date: APRIL 2022 scale: 1:100 (A3)

drawing number

DA-06A

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

