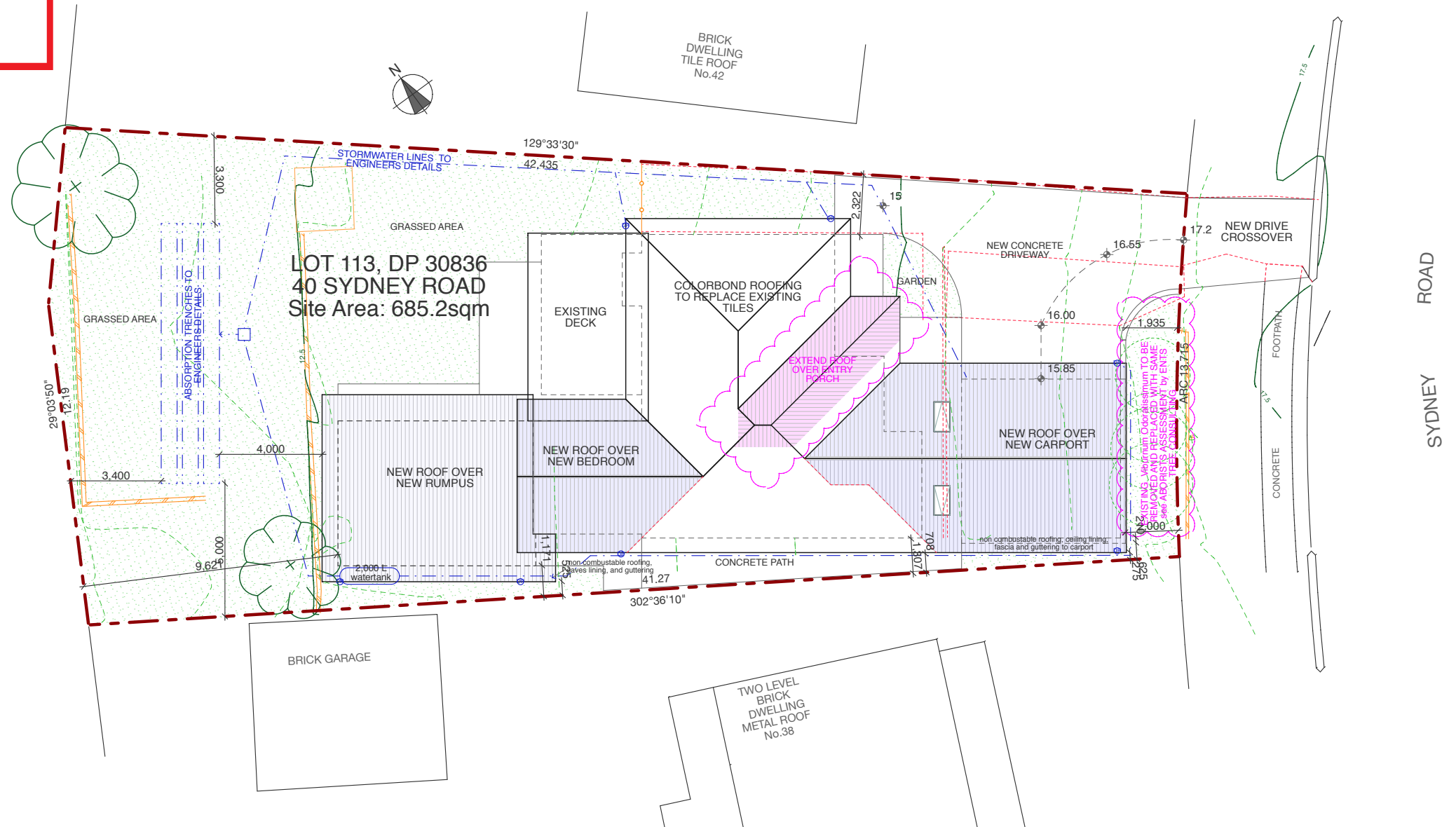


1. The Works shall be constructed in accordance with NCC2019/BCA and all relevant Australian Standards together with any amendment or replacement of those Standards
2. In accordance with Part 3.7.2.5 & Part 3.7.2.6 of the NCC2019/BCA the carport roofing, ceiling, fascia and gutter shall be constructed in non combustible materials.
3. Smoke alarms shall be installed in accordance with Part 3.7.5 of the NCC2019/BCA, AS 3786 and Manufacturers Specification recommendations and connected to consumer mains power and interconnected where there is more than one alarm
4. Where mechanical ventilation is installed it shall be in accordance with Part 3.8.7.4 of the NCC2019/BCA.
5. Balustrade construction shall comply with the provisions of Part 3.9.2.6 of the 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 requirements of NCC2019/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 meters

- 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

Site Area : 685.2 sqm

Proposed Landscaped area - 319 sqm = 46.55%
+ 30 sqm (impervious uncovered recreational space)
TOTAL Landscaped area -349sqm = 50.93%




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	date: APRIL 2022 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-01A

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. In accordance with Part 3.7.2.5 & Part 3.7.2.6 of the NCC2019/BCA the carport roofing, ceiling, fascia and gutter shall be constructed in non combustible materials.
3. Smoke alarms shall be installed in accordance with Part 3.7.5 of the NCC2019/BCA, AS 3786 and Manufacturers Specification recommendations and connected to consumer mains power and interconnected where there is more than one alarm.
4. Where mechanical ventilation is installed it shall be in accordance with Part 3.8.7.4 of the NCC2019/BCA.
5. Balustrade construction shall comply with the provisions of Part 3.7.2 of the 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 requirements of NCC2019/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 meters

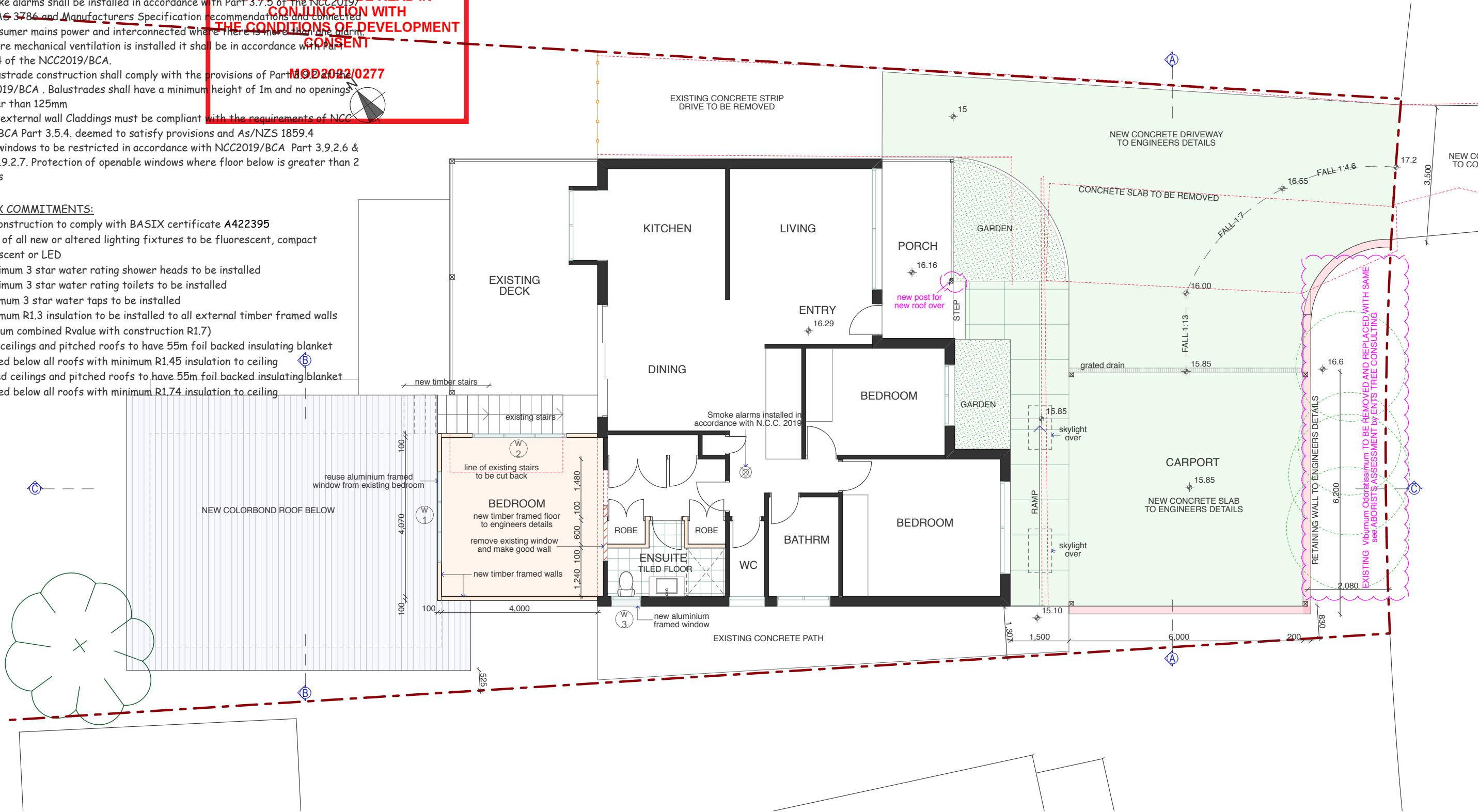
BASIX COMMITMENTS:

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



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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 FIRST FLOOR PLAN	date: APRIL 2022 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-03A

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. In accordance with Part 3.7.2.5 & Part 3.7.2.6 of the NCC2019/BCA the carport roofing, ceiling, fascia and gutter shall be constructed in non combustible materials.

3. Smoke alarms shall be installed in accordance with Part 3.7.5 of the NCC2019/BCA, AS 3786 and Manufacturers Specification recommendations and connected to consumer mains power and interconnected where there is more than one alarm

4. Where mechanical ventilation is installed it shall be in accordance with Part 3.8.7.4 of the NCC2019/BCA.

5. Balustrade construction shall comply with the provisions of Part 3.9.2.2 of the 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 requirements of NCC2019/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 meters

MOD 2022/0277

- 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



<p>AMENDMENTS</p> <p>'A'-MAY 2022- Remove and replace existing shrubs at front boundary to provide screen planting, modify roof to extend over part of front porch</p>	<p>JO WILLMORE DESIGNS</p> <p>11 Hudson Parade</p> <p>Clareville NSW 2107</p> <p>(02) 9918 2479</p> <p>ABN 27 370 370 173</p>	<p>PROPOSED ALTERATIONS AND ADDITIONS</p> <p>for: K. & S. Bray</p> <p>at: LOT 113, DP 30836, 40 Sydney Road</p> <p>WARRIEWOOD, 2102</p>	<p>drawing title</p> <p>ELEVATIONS</p>	<p>date: APRIL 2022</p> <p>scale: 1:100 (A3)</p>
			<p>NOTE: Use figured dimension only. Do not scale off drawings . All levels and dimensions to be verified prior to construction of work</p>	<p>drawing number</p> <p>DA-04A</p>

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. In accordance with Part 3.7.2.5 & Part 3.7.2.6 of the NCC2019/BCA the carport roofing, ceiling, fascia and gutter shall be constructed in non combustible materials.
3. Smoke alarms shall be installed in accordance with Part 3.7.5 of the NCC2019/BCA, AS 3786 and Manufacturers Specification recommendations and connected to consumer mains power and interconnected where there is more than one alarm.
4. Where mechanical ventilation is installed it shall be in accordance with Part 3.8.7.4 of the NCC2019/BCA.
5. Balustrade construction shall comply with the provisions of Part 3.9.2.2 of the 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 requirements of NCC2019/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 meters

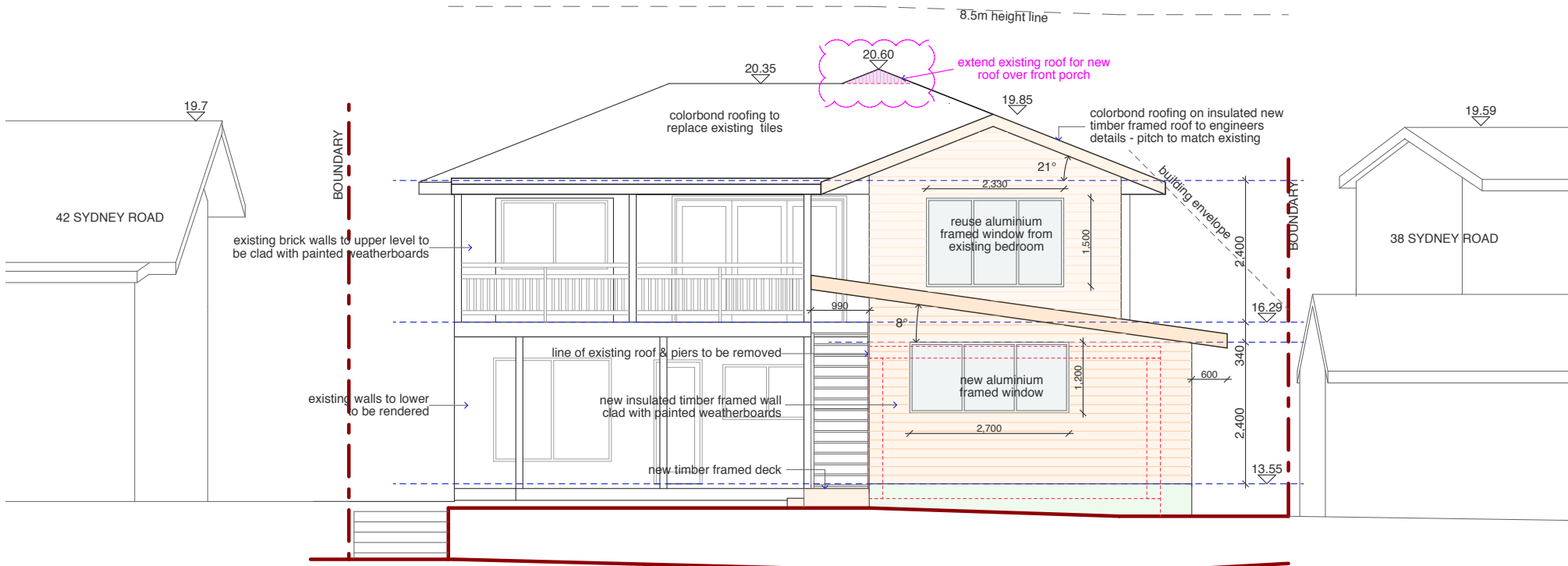
BASIX COMMITMENTS:

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
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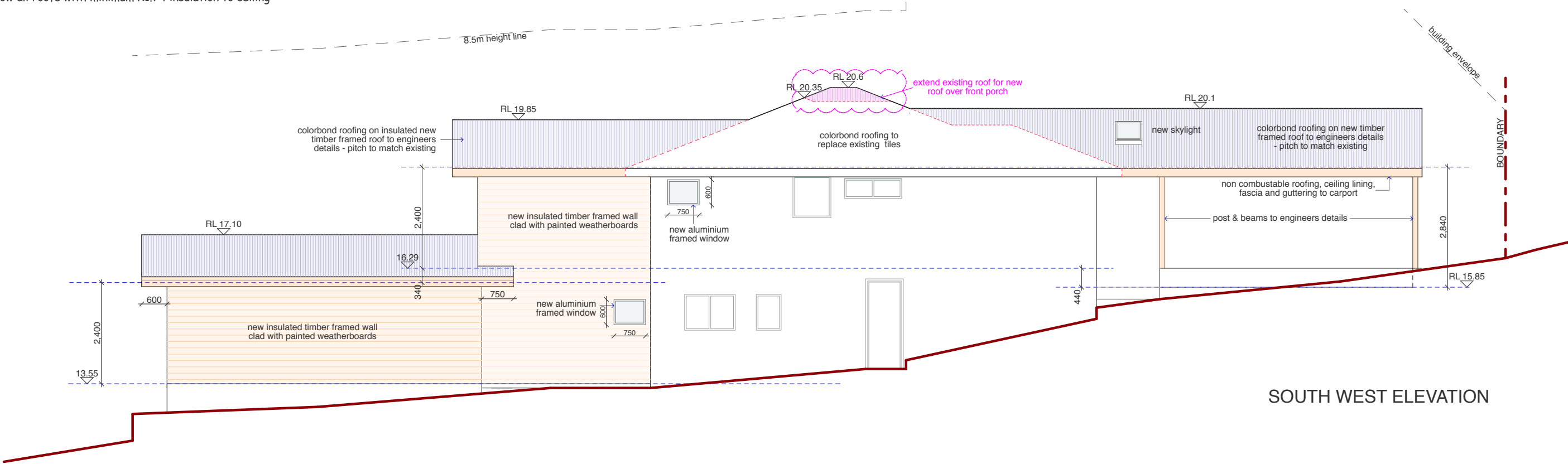


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD 2022/0277

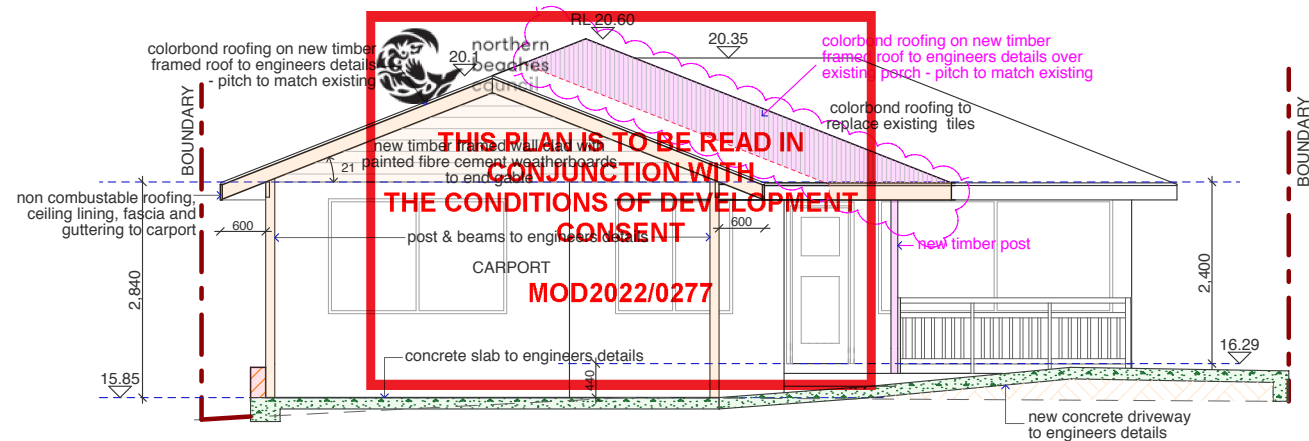


NORTH WEST ELEVATION

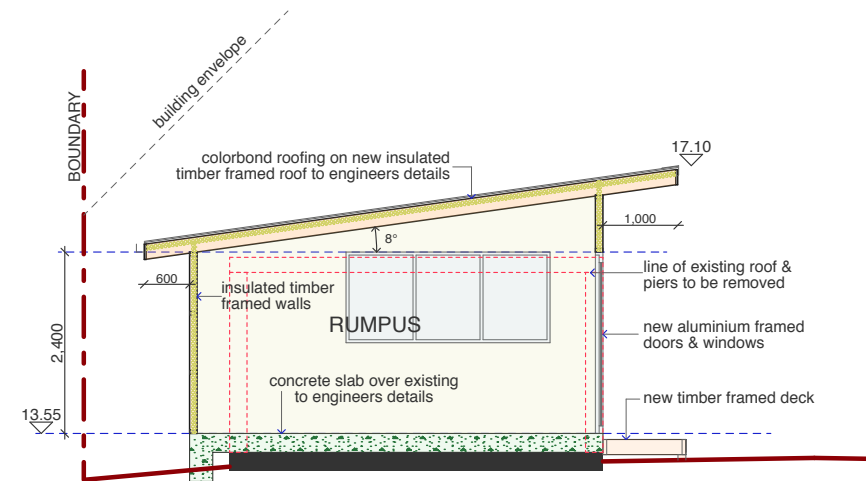


SOUTH WEST ELEVATION

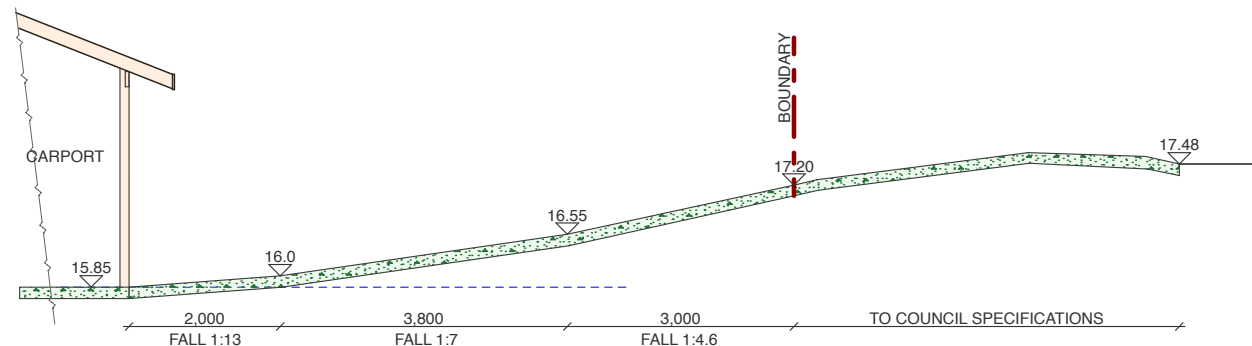
<p>AMENDMENTS</p> <p>'A'-MAY 2022- Remove and replace existing shrubs at front boundary to provide screen planting, modify roof to extend over part of front porch</p>	<p>JO WILLMORE DESIGNS</p> <p>11 Hudson Parade</p> <p>Clareville NSW 2107</p> <p>(02) 9918 2479</p> <p>ABN 27 370 370 173</p>	<p>PROPOSED ALTERATIONS AND ADDITIONS</p> <p>for: K. & S. Bray</p> <p>at: LOT 113, DP 30836, 40 Sydney Road</p> <p>WARRIEWOOD, 2102</p>	<p>drawing title</p> <p>ELEVATIONS</p> <p>NOTE: Use figured dimension only. Do not scale off drawings . All levels and dimensions to be verified prior to construction of work</p>	<p>date: APRIL 2022</p> <p>scale: 1:100 (A3)</p> <p>drawing number</p> <p>DA-05A</p>
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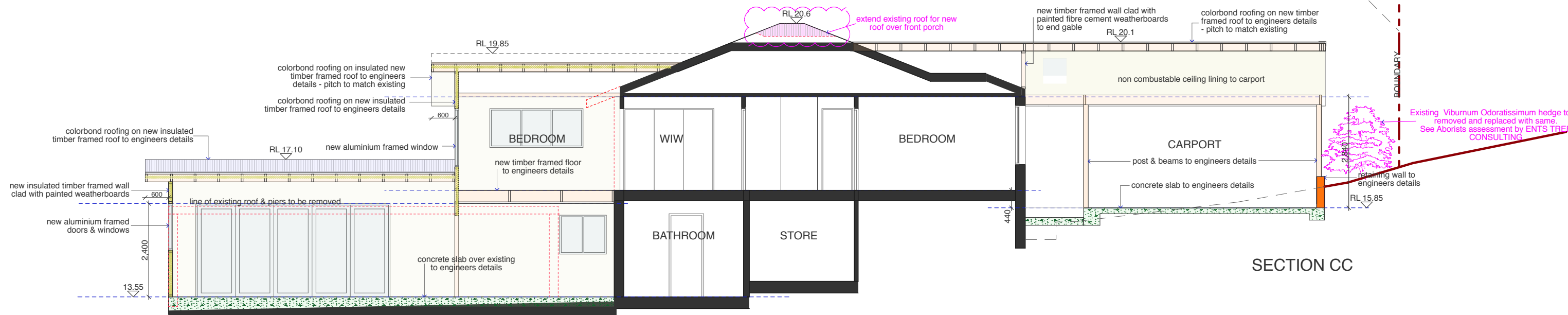
SECTION AA



SECTION BB




DRIVEWAY SECTION




SECTION CC

<p>AMENDMENTS</p> <p>'A'-MAY 2022- Remove and replace existing shrubs at front boundary to provide screen planting, modify roof to extend over part of front porch</p>	<p>JO WILLMORE DESIGNS</p> <p>11 Hudson Parade</p> <p>Clareville NSW 2107</p> <p>(02) 9918 2479</p> <p>ABN 27 370 370 173</p>	<p>PROPOSED ALTERATIONS AND ADDITIONS</p> <p>for: K. & S. Bray</p> <p>at: LOT 113, DP 30836, 40 Sydney Road</p> <p>WARRIEWOOD, 2102</p>	<p>drawing title</p> <p>SECTIONS</p> <p>NOTE: Use figured dimension only. Do not scale off drawings. All levels and dimensions to be verified prior to construction of work</p>	<p>date: APRIL 2022</p> <p>scale: 1:100 (A3)</p> <p>drawing number</p> <p>DA-06A</p>
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COLOUR SCHEDULE
ALTERATIONS & ADDITIONS
40 SYDNEY ROAD, WARRIEWOOD
FOR: K. & S. BRAY

ROOF	WALLS
 <p>NEW & EXISTING -CORRUGATED COLORBOND ' BASALT'</p>	 <p>WEATHERBOARDS & RENDERED WALLS PAINTED SIMILAR TO DULUX ' SILVER TEA SET'</p>
TRIM/POSTS/FASCIAS	WINDOWS
 <p>PAINTED - WHITE</p>	 <p>ALUMINIUM FRAMED- POWDER COATED PEARL WHITE</p>



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