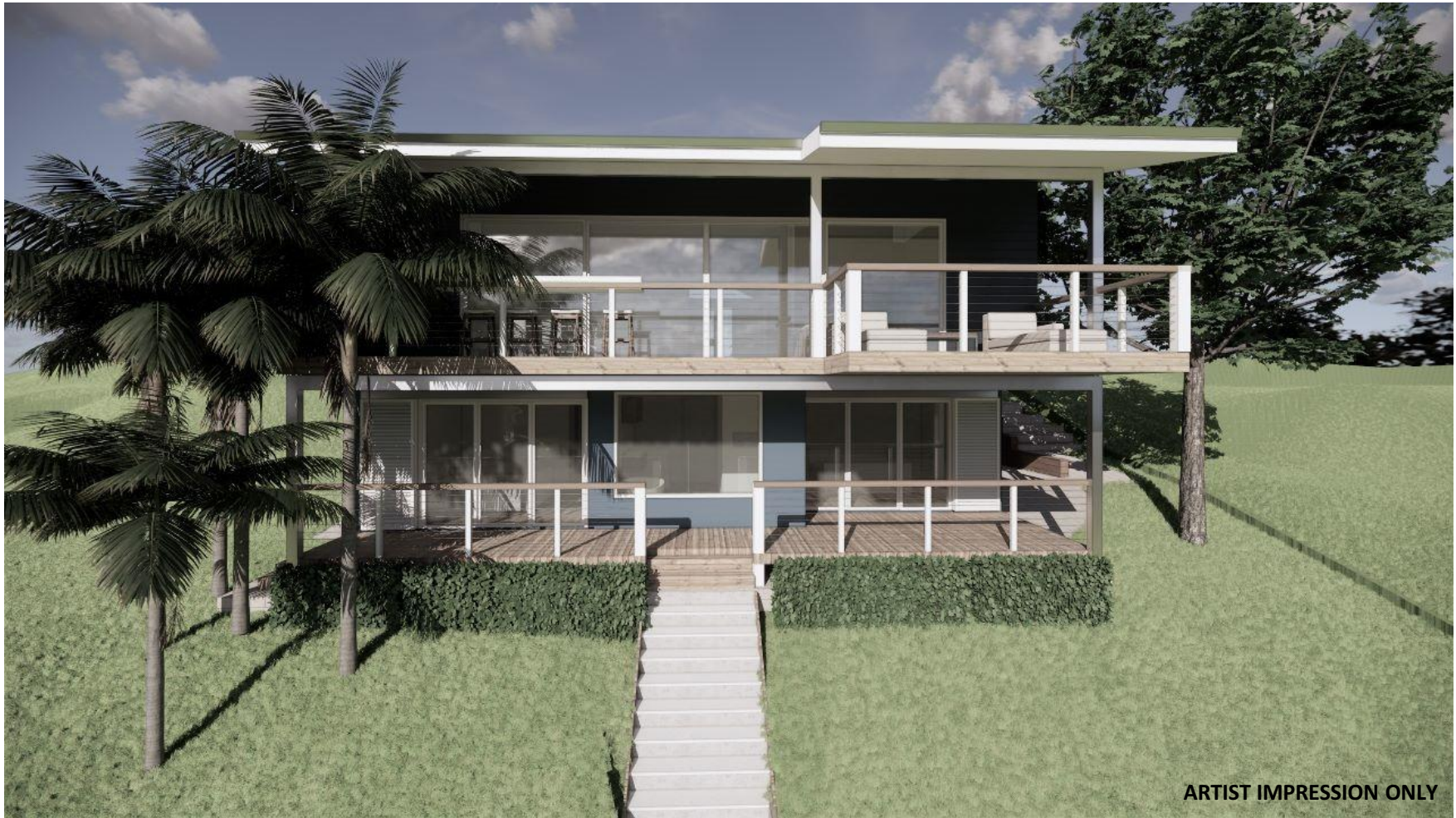


DEVELOPMENT APPLICATION

101 BUNGAN HEAD ROAD, NEWPORT



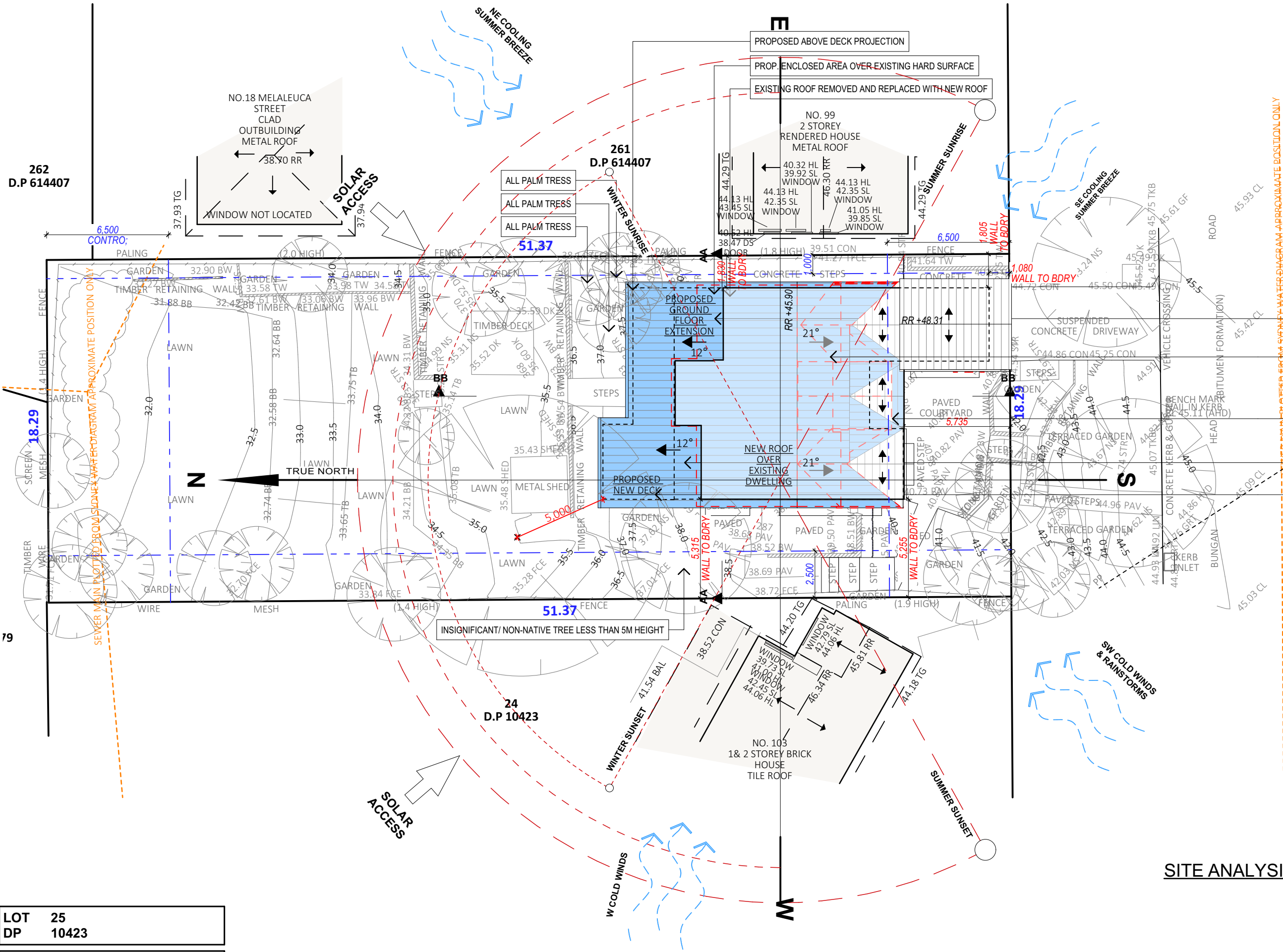
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AUSTRALIA PTY LTD

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DA.02	EXISTING LOWER GROUND FLOOR PLAN
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DA.19	ROOF & STORMWATER CONCEPT PLAN
DA.20	EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN
DA.21	SHADOW DIAGRAM JUNE 21 9:00 am
DA.22	SHADOW DIAGRAM JUNE 21 12 noon
DA.23	SHADOW DIAGRAM JUNE 21 3:00 pm
DA.24	OPENINGS SCHEDULE





- PROPOSED GROUND FLOOR EXTENSION
- PROPOSED 21° PITCH COLORBOND ROOF. LIGHT COLOUR
- PROPOSED 26° PITCH ROOF EXTENSION
- PROPOSED 12° PITCH COLORBOND ROOF. LIGHT COLOUR
- PROPOSED NEW DECK TO GROUND FLOOR

SITE ANALYSIS PLAN

LOT 25
DP 10423
SITE AREA = 939.5 m²

TRUE NORTH:

NOTES (E & OE)

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D.	25/02/25	CHANGES FOR DA
E.	05/03/25	CHANGES FROM EMAIL
F.	21/03/25	NOTES CHANGE

PROPOSED ALTERATIONS AND ADDITIONS
101 BUNGAN HEAD ROAD, NEWPORT 2106

CLIENT:
FRANK PEYLAIRE

DRAWING TITLE:
SITE ANALYSIS PLAN

DATE: MAY/24	DRAWN BY: EV	SCALE: 1:200 @ A3	bdaa ACCREDITED BUILDING DESIGNER
JOB No: 1253/24	DRAWING No: DA.01	CHECKED BY: JJ	



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PROPOSED ALTERATIONS AND ADDITIONS
101 BUNGAN HEAD ROAD, NEWPORT 2106
CLIENT:
FRANK PEYLAIRE

DRAWING TITLE:
EXISTING LOWER GROUND FLOOR PLAN

bdca
ACCREDITED
BUILDING DESIGNER

CHECKED BY:
JJ



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PROPOSED ALTERATIONS AND ADDITIONS 101 BUNGAN HEAD ROAD, NEWPORT 2106 CLIENT: FRANK PEYLAIRE
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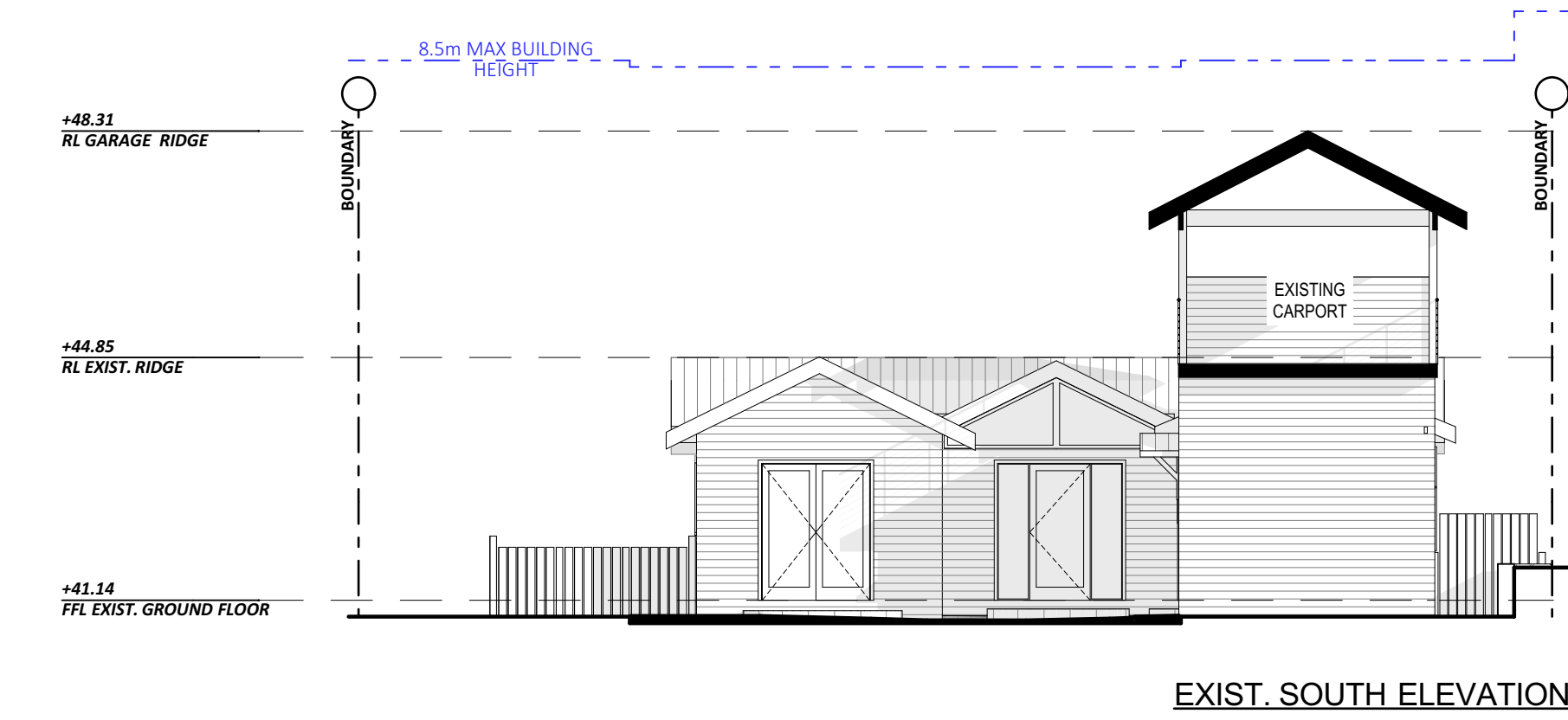
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EV

JOB No:
1253/24

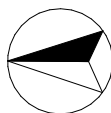


ACCREDITED
BUILDING DESIGNER

CHECKED BY:
JJ



TRUE NORTH:



NOTES (E & OE)

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F.	21/03/25	NOTES CHANGE

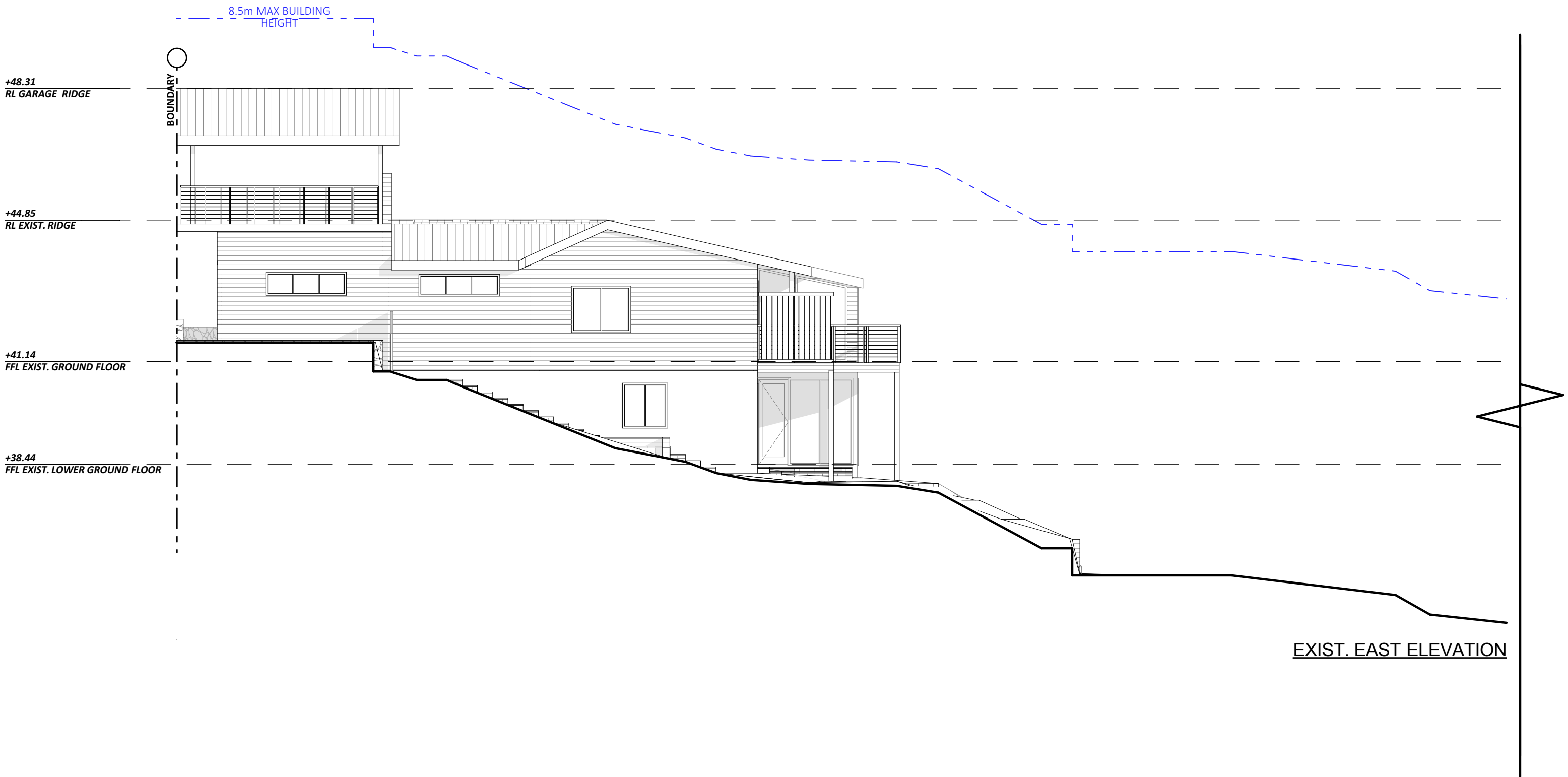
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101 BUNGAN HEAD ROAD, NEWPORT 2106
CLIENT:
FRANK PEYLAIRE
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EXISTING ELEVATIONS SHEET 1

DATE:
MAY/24

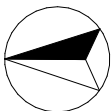
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DRAWING No:
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BUILDING DESIGNER
CHECKED BY:
JJ



TRUE NORTH:



NOTES (E & OE)

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F.	21/03/25	NOTES CHANGE

PROPOSED ALTERATIONS AND ADDITIONS
101 BUNGAN HEAD ROAD, NEWPORT 2106

CLIENT:
FRANK PEYLAIRE

DRAWING TITLE:
EXISTING ELEVATIONS SHEET 2

DATE:
MAY/24

DRAWN BY:
EV

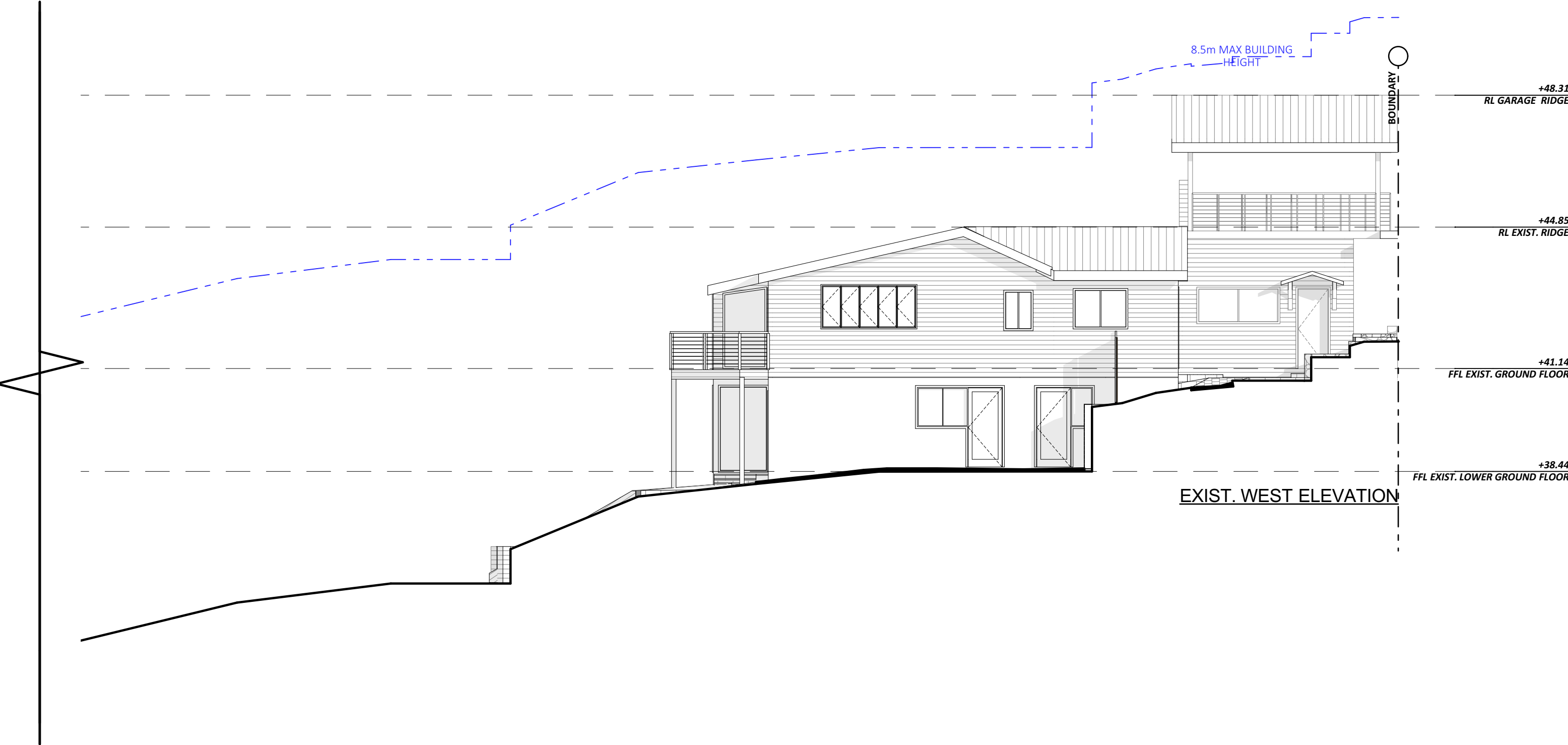
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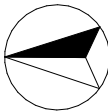
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CHECKED BY:
JJ



TRUE NORTH:



NOTES (E & OE)

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F.	21/03/25	NOTES CHANGE

PROPOSED ALTERATIONS AND ADDITIONS
101 BUNGAN HEAD ROAD, NEWPORT 2106
CLIENT:
FRANK PEYLAIRE

DRAWING TITLE:
EXISTING ELEVATIONS SHEET 3

DATE:
MAY/24

DRAWN BY:
EV

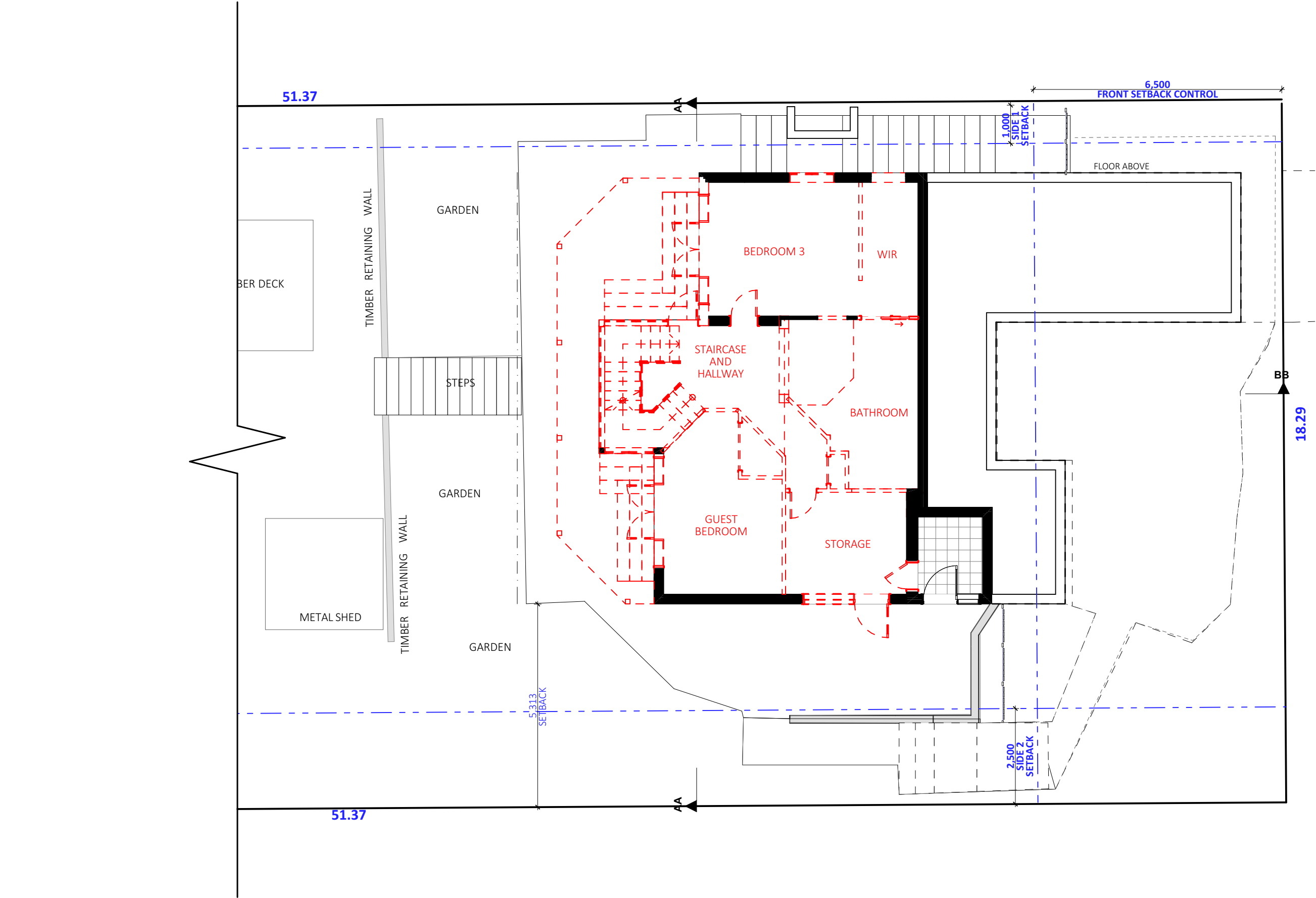
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1253/24

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DA.06



CHECKED BY:
JJ



NOTES

ALL DEMOLITION WORK TO COMPLY WITH AS 2601 & SAFE WORK AUSTRALIA CODE OF PRACTICE.

LOWER GROUND FLOOR DEMO PLAN

TRUE NORTH:

NOTES (E & OE)

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F.	21/03/25	NOTES CHANGE

PROPOSED ALTERATIONS AND ADDITIONS

101 BUNGAN HEAD ROAD, NEWPORT 2106

CLIENT:

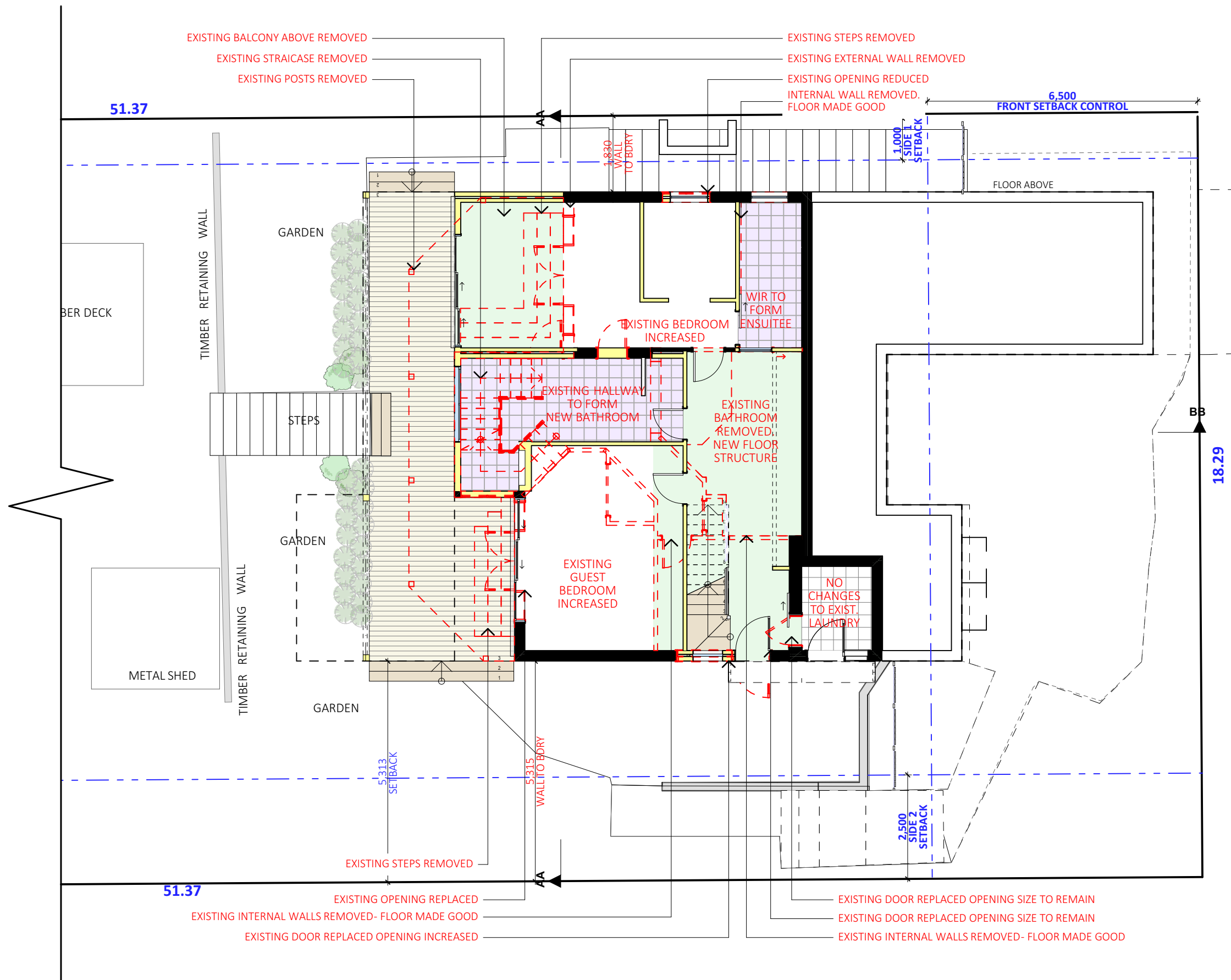
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DRAWING TITLE:

LOWER GROUND FLOOR DEMOLITION PLAN

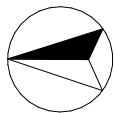
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JOB No:	1253/24
DRAWING No:	DA.07
CHECKED BY:	JJ

ACCREDITED BUILDING DESIGNER



PROPOSED DEMOLITION LOWER GROUND FLOOR PLAN

TRUE NORTH:



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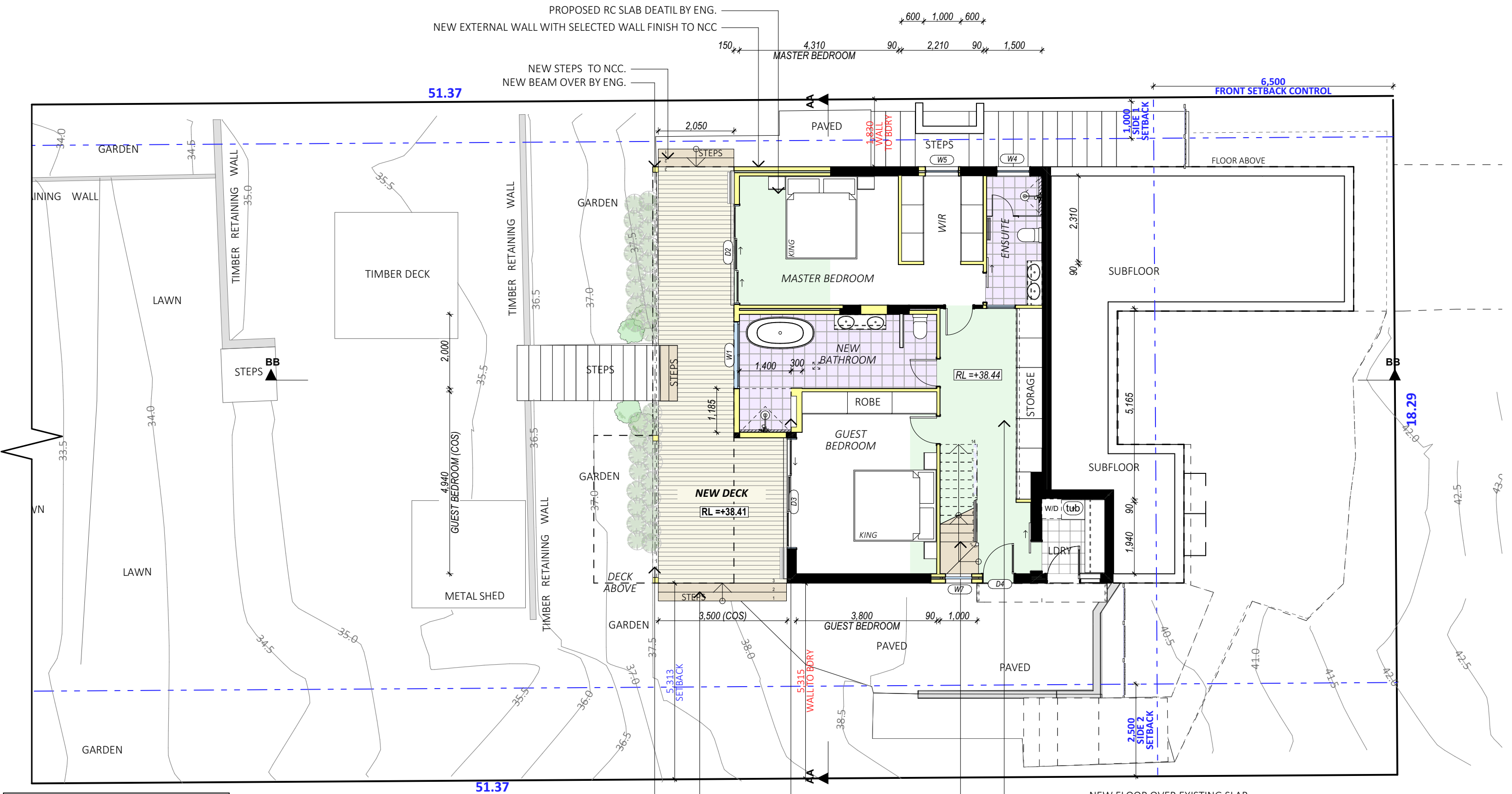
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101 BUNGAN HEAD ROAD, NEWPORT 2106
CLIENT:
FRANK PEYLAIRE
DRAWING TITLE:
PROPOSED LOWER GROUND FLOOR DEMOLITION PLAN

DATE:
MAY/24

DRAWN BY:
EV
JOB No:
1253/24

SCALE:
1:100 @ A3
DRAWING No:
DA.08

bdac
ACCREDITED
BUILDING DESIGNER
CHECKED BY:
JJ



LEGEND:

NEW WALLS	
NEW TIMBER FLOOR	
NEW RC SLAB	
NEW TIMBER DECK/BALCONY	
NEW TIMBER STAIRS	
TILES WET AREA	

TRUE NORTH:

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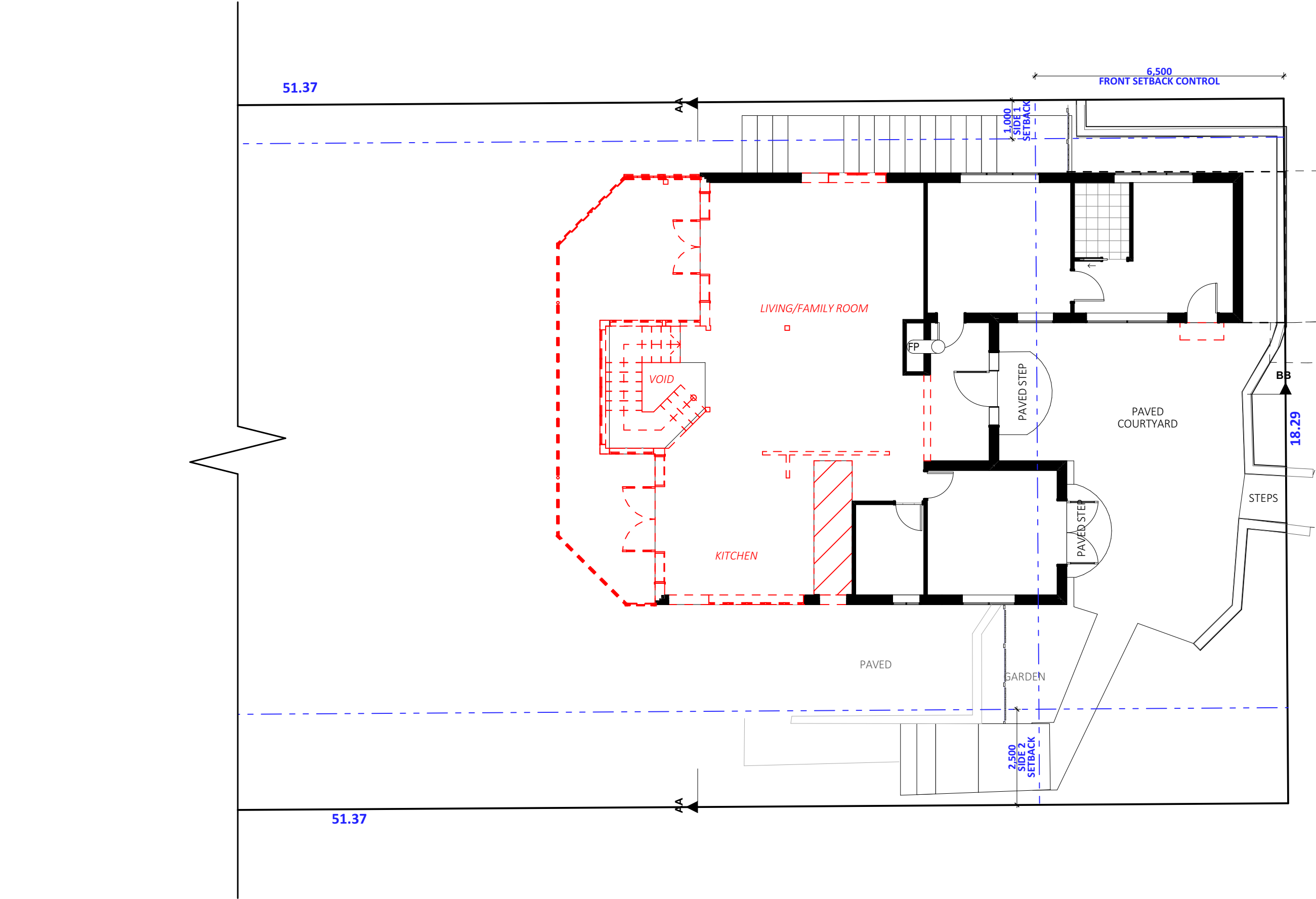
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PROPOSED ALTERATIONS AND ADDITIONS
101 BUNGAN HEAD ROAD, NEWPORT 2106
CLIENT:
FRANK PEYLAIRE

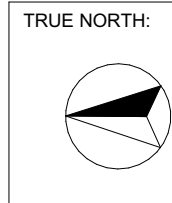
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PROPOSED LOWER GROUND FLOOR PLAN

DATE: MAY/24	DRAWN BY: EV	SCALE: 1:100 @ A3	 ACCREDITED BUILDING DESIGNER
JOB No: 1253/24	DRAWING No: DA.09	CHECKED BY: JJ	



NOTES

ALL DEMOLITION WORK TO COMPLY WITH AS 2601 & SAFE WORK AUSTRALIA CODE OF PRACTICE.



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PROPOSED ALTERATIONS AND ADDITIONS

101 BUNGAN HEAD ROAD, NEWPORT 2106

CLIENT:

FRANK PEYLAIRE

DRAWING TITLE:

GROUND FLOOR DEMOLITION PLAN

DATE:

MAY/24

DRAWN BY:

EV

JOB No:

1253/24

SCALE:

1:100 @ A3

DRAWING No:

DA.10

bdca

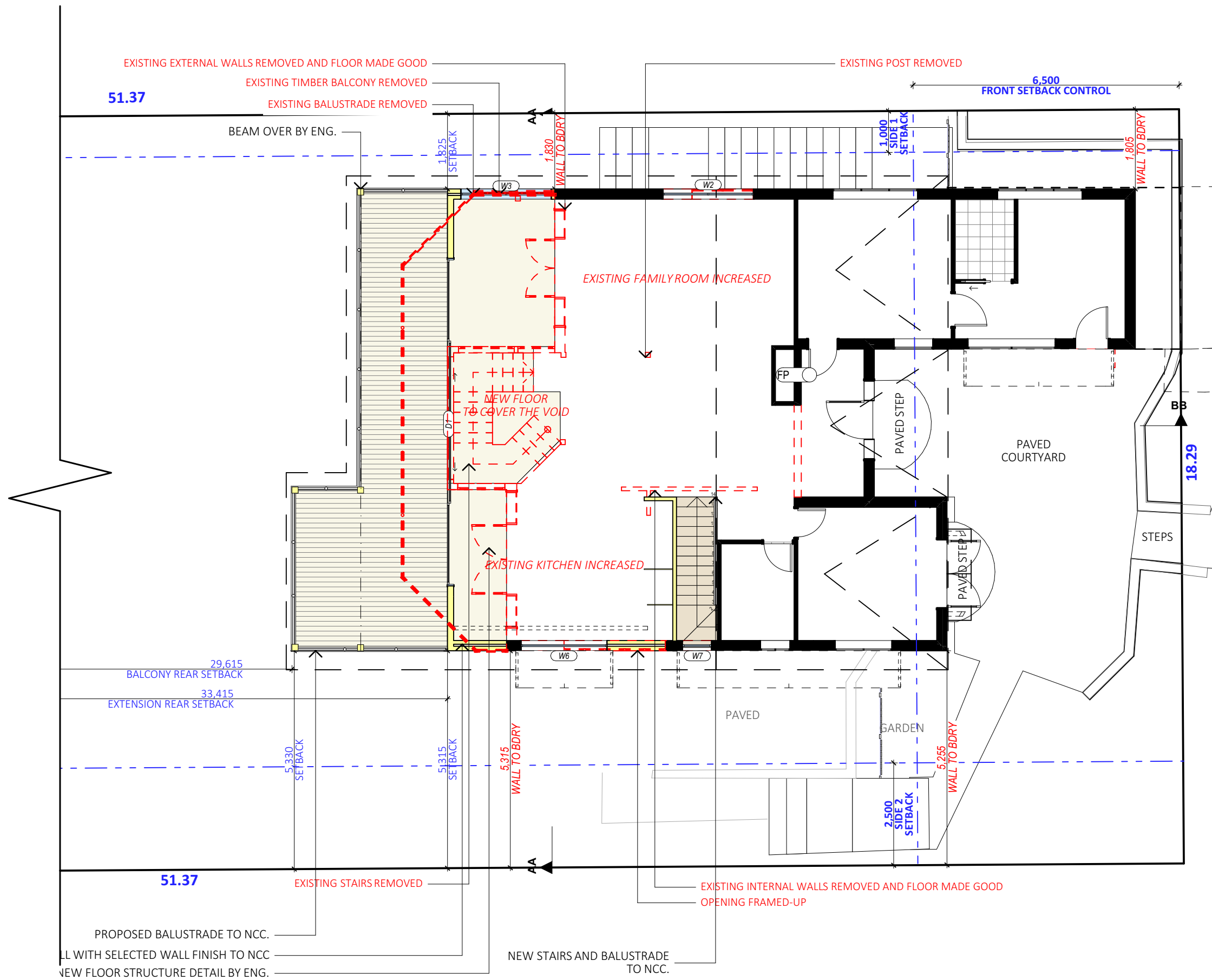
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BUILDING DESIGNER

CHECKED BY:

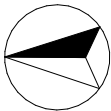
JJ

GROUND FLOOR DEMO PLAN



PROPOSED DEMOLITION GROUND FLOOR PLAN

TRUE NORTH:



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F.	21/03/25	NOTES CHANGE

PROPOSED ALTERATIONS AND ADDITIONS
101 BUNGAN HEAD ROAD, NEWPORT 2106

CLIENT:
FRANK PEYLAIRE

DRAWING TITLE:
PROPOSED GROUND FLOOR DEMOLITION PLAN

DATE:

MAY/24

DRAWN BY:

EV

JOB No:

1253/24

SCALE:

1:100 @ A3

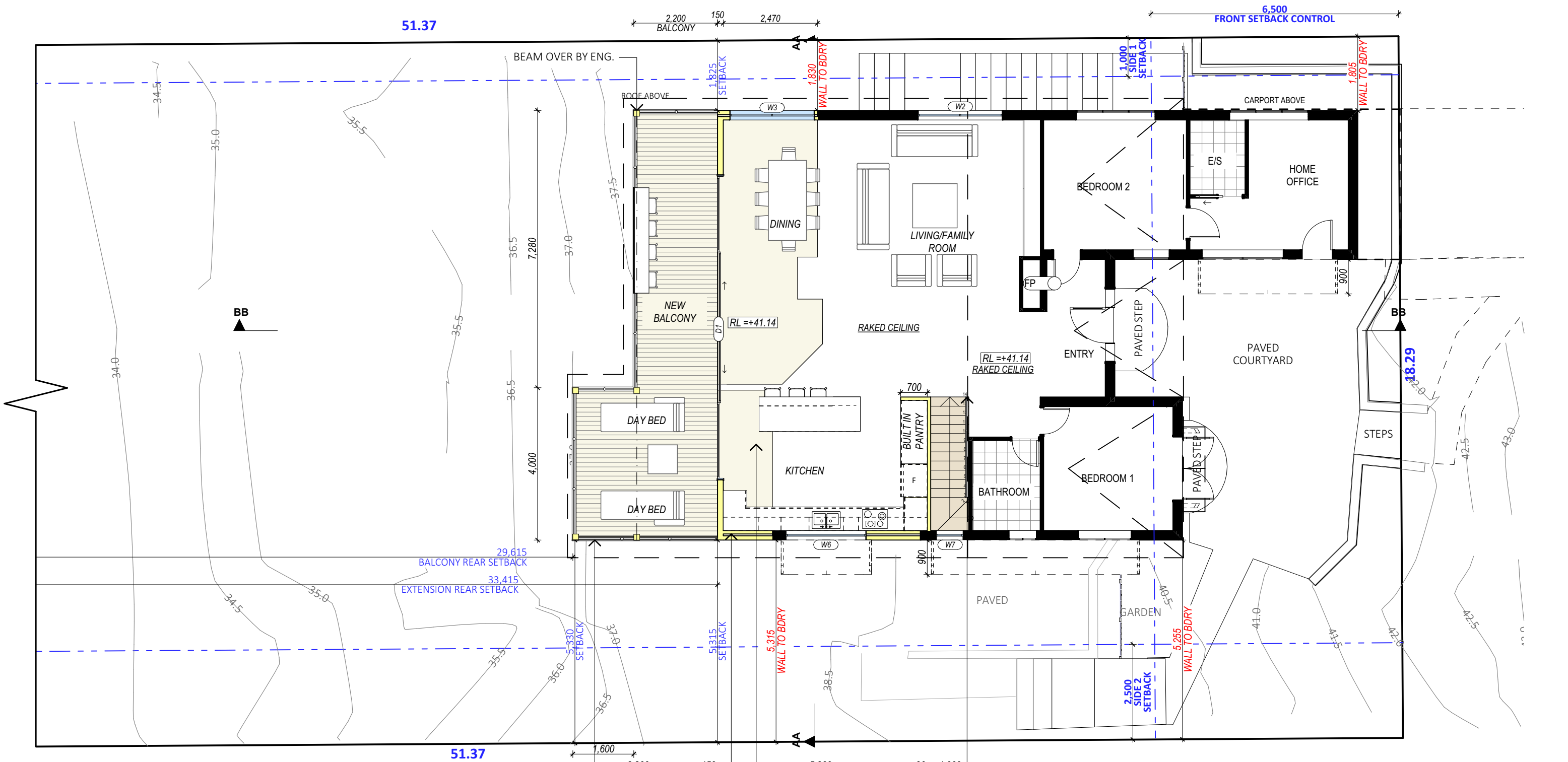
DRAWING No:

DA.11



CHECKED BY:

JJ



LEGEND:

NEW WALLS	
NEW TIMBER FLOOR	
NEW RC SLAB	
NEW TIMBER DECK/BALCONY	
NEW TIMBER STAIRS	
TILES WET AREA	

TRUE NORTH:

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PROPOSED ALTERATIONS AND ADDITIONS
101 BUNGAN HEAD ROAD, NEWPORT 2106

CLIENT:
FRANK PEYLAIRE

DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

DATE:
MAY/24

DRAWN BY:
EV

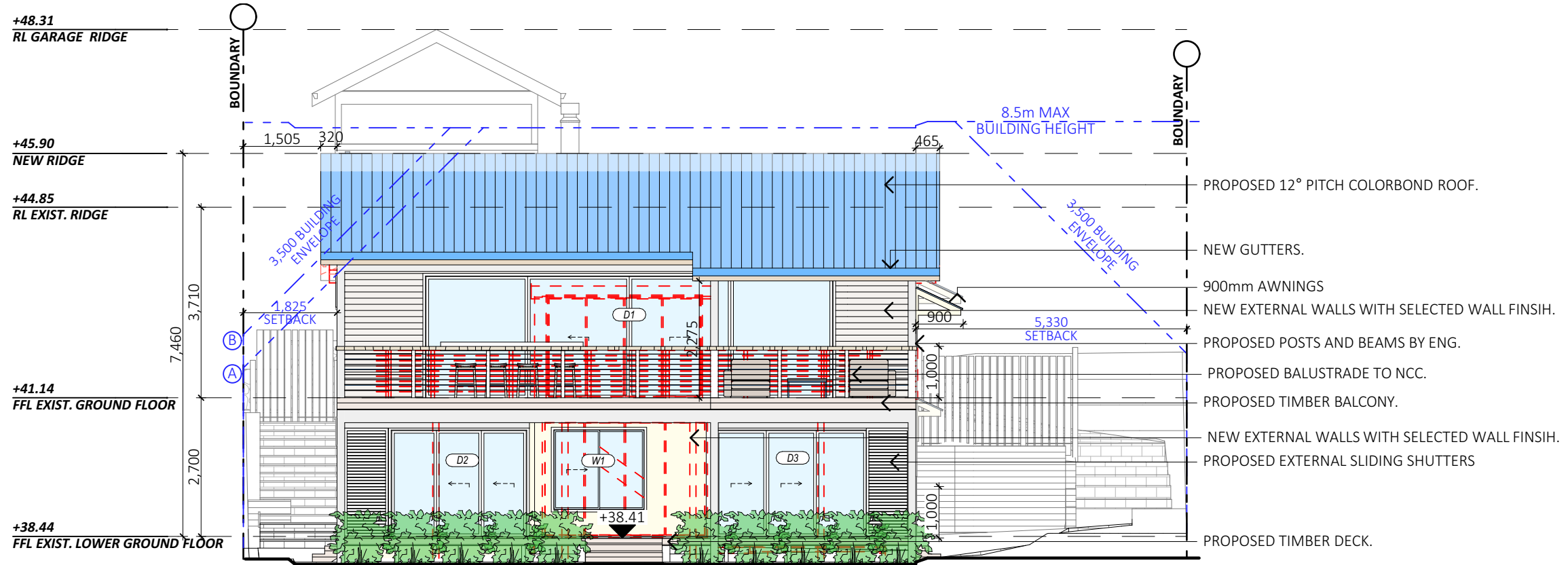
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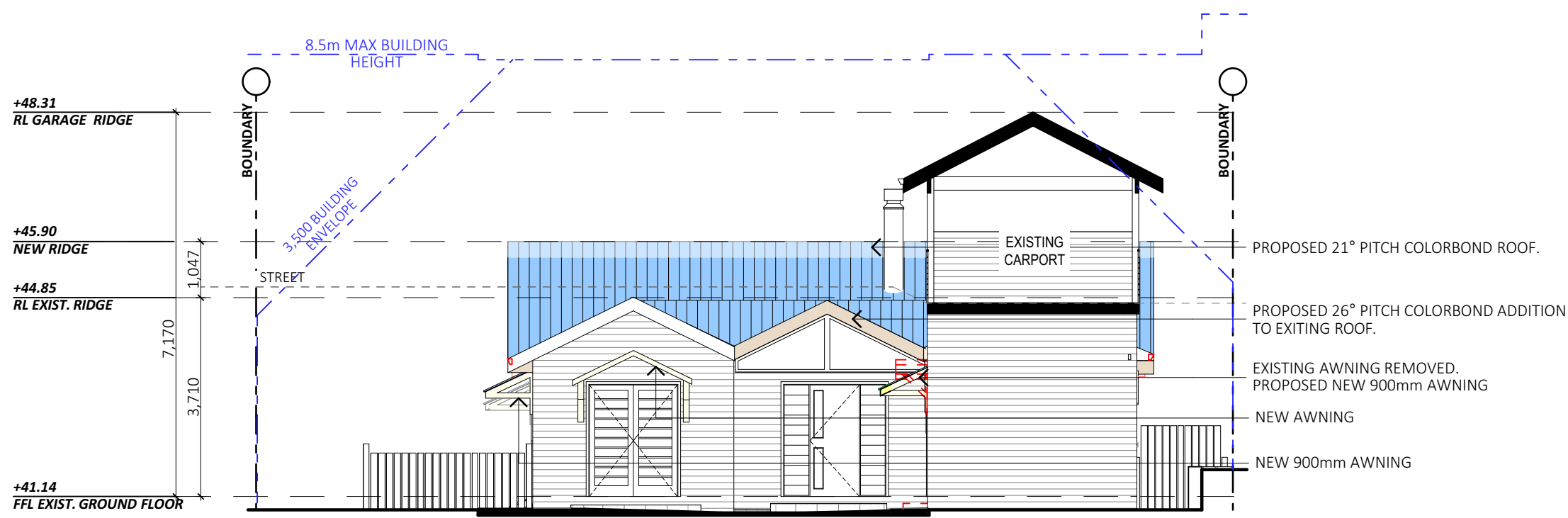
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DA.12

bdaa
ACCREDITED
BUILDING DESIGNER

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JJ



NORTH ELEVATION



SOUTH ELEVATION

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REV:	DATE:	DESCRIPTION:
A.	29/07/24	CHANGES TO OPTIONS, ROOF, REMOVING FF
B.	19/11/24	CHANGES TO LGF, STAIRS AND GF
C.	17/12/24	CHANGES TO GF, FF AND STAIRCASE
D.	25/02/25	CHANGES FOR DA
E.	05/03/25	CHANGES FROM EMAIL
F.	21/03/25	NOTES CHANGE

PROPOSED ALTERATIONS AND ADDITIONS
101 BUNGAN HEAD ROAD, NEWPORT 2106

CLIENT:
FRANK PEYLAIRE

DRAWING TITLE:
PROPOSED ELEVATIONS SHEET 1

DATE:
MAY/24

DRAWN BY:
EV

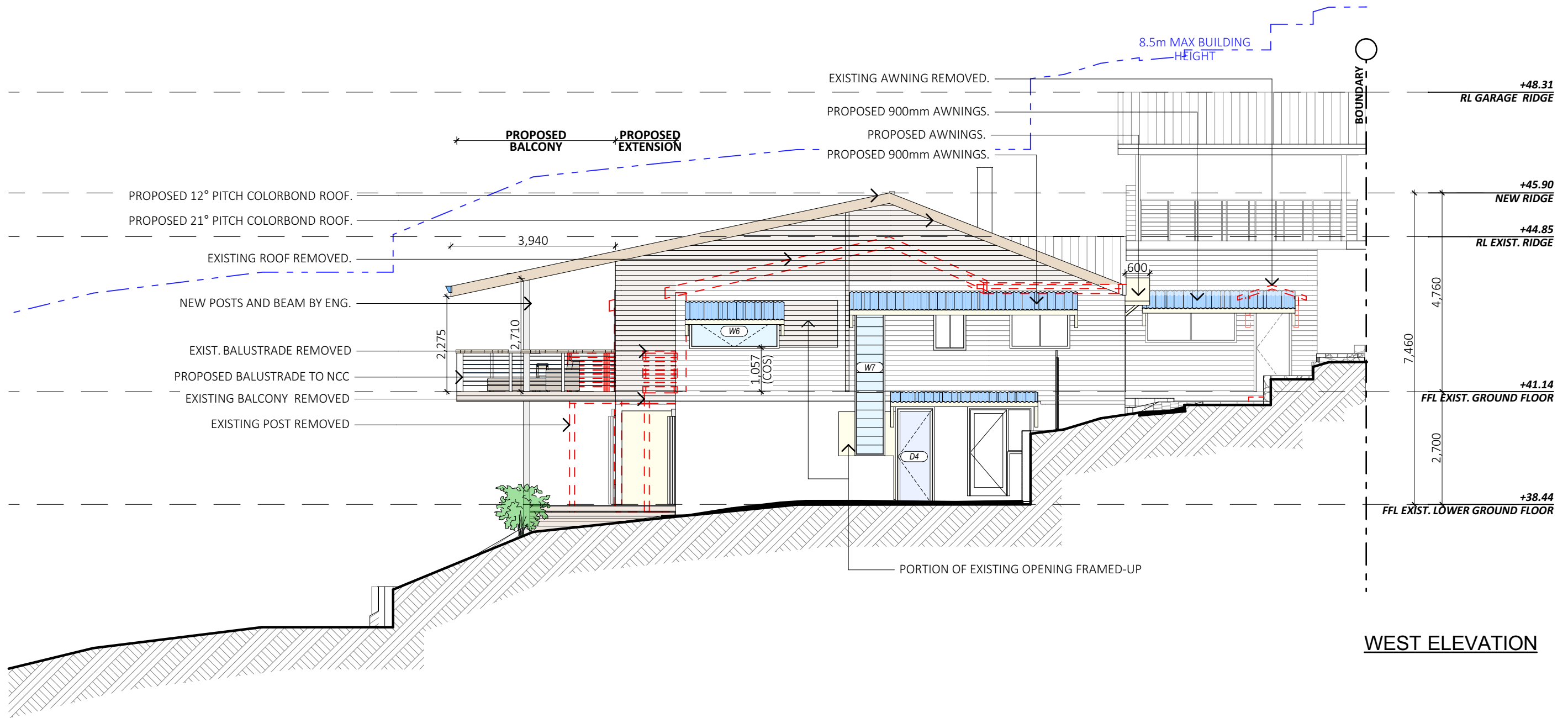
JOB No:
1253/24

SCALE:
1:100 @ A3

DRAWING No:
DA.13

bdca
ACCREDITED
BUILDING DESIGNER

CHECKED BY:
JJ



WEST ELEVATION

NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
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- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

JJ Drafting
Australia P/L.

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F.	21/03/25	NOTES CHANGE

PROPOSED ALTERATIONS AND ADDITIONS
101 BUNGAN HEAD ROAD, NEWPORT 2106

CLIENT:
FRANK PEYLAIRE

DRAWING TITLE:
PROPOSED ELEVATION SHEET 3

DATE:

MAY/24

DRAWN BY:

EV

JOB No:

1253/24

SCALE:

1:100 @ A3

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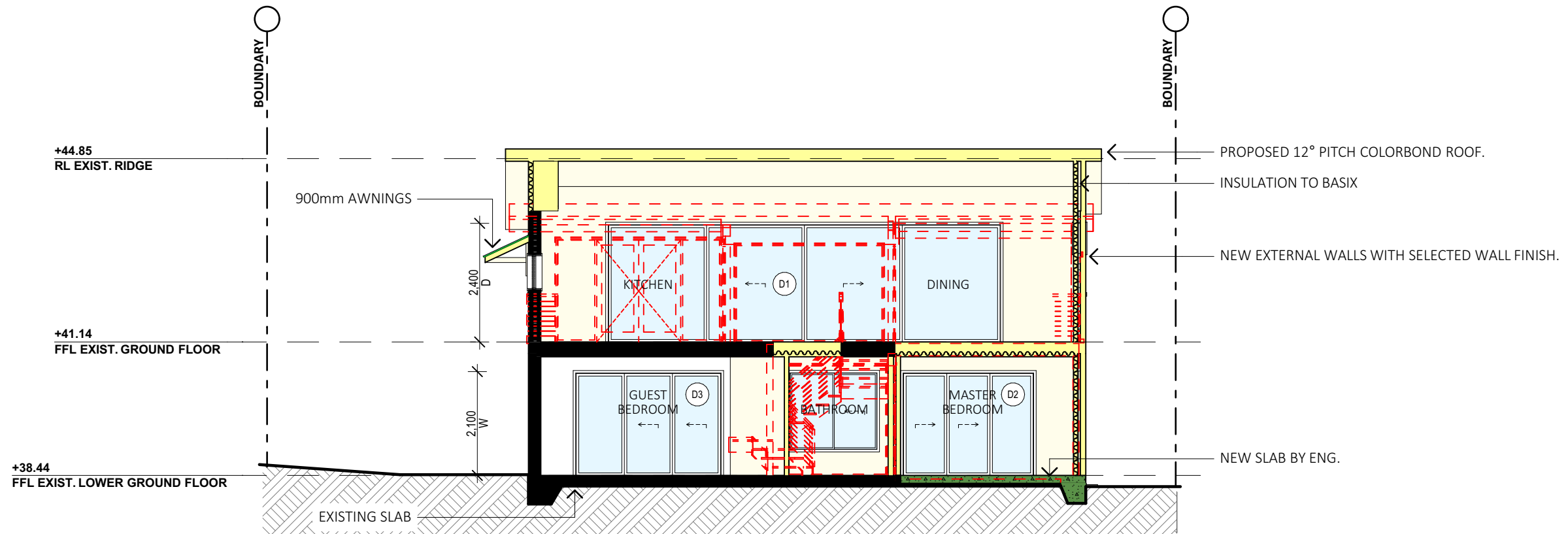
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BUILDING DESIGNER

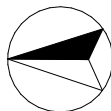
CHECKED BY:

JJ



AA SECTION A-A

TRUE NORTH:



NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS
101 BUNGAN HEAD ROAD, NEWPORT 2106

CLIENT:
FRANK PEYLAIRE

DRAWING TITLE:
SECTION

DATE:

MAY/24

DRAWN BY:

EV

JOB No:

1253/24

SCALE:

1:100 @ A3

DRAWING No:

DA.16




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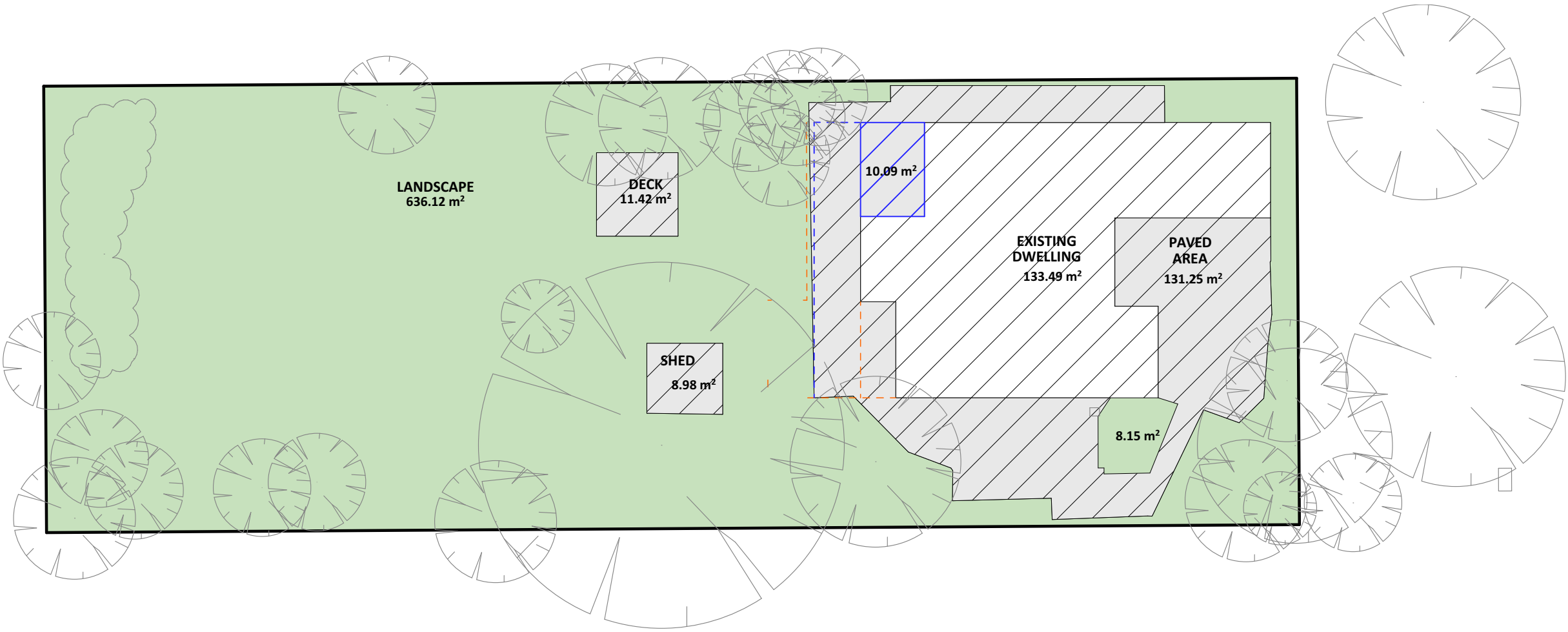
JJ

BASIX REQUIREMENTS		
BASIX INCLUSIONS FOR 101 BUNGAN HEAD ROAD, NEWPORT 2106		
LIGHTING		
40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.		
WATER		
SHOWER RATING	MIN. 3 STARS	
TAP RATING	MIN. 3 STARS	
WC RATING	MIN. 3 STARS	
CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R- VALUE)	OTHER SPECIFICATIONS
CONCRETE SLAB ON GROUND	NIL	N/A
SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR: FRAMED (R0.7).	R0.06 (DOWN)(OR R1.30 INCLUDING CONSTRUCTION)	N/A
FLOOR ABOVE EXISTING DWELLING/BUILDING	NIL	N/A
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO,METAL CLAD)	R1.30 (OR R1.70 INCLUDING CONSTRUCTION)	
EXTERNAL WALL: OTHER/UNDECIDED	R1.70 (INCLUDING CONSTRUCION)	
RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED	CEILING: R2.24(UP), ROOF: FOIL BACKED BLANKET (55mm)	LIGHT (SOLAR ABSORPTANCE < 0.475)
GLAZING REQUIREMENTS		
STANDARD ALUMINIUMN, SINGLE CLEAR , (OR U-VALUE" 7.63, SHGC:0.75)		
W1-W7, D1 - D4		

SPECIFICATION NOTES

<p>INTERNAL LINING</p> <p>- PROVIDE PLASTERBOARD LINING WHERE REQUIRED AND OTHER SELECTED INTERNAL FINISHES AS SPECIFIED BY CLIENT.</p>	<p>FOOTINGS:</p> <p>- FOOTINGS TO BE IN ACCORDANCE WITH NCC 2022.</p> <p>- 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.</p>	<p>DOORS & WINDOWS:</p> <p>- ALL FRAMED WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH NCC2022 - ALUMINIUM WINDOWS AND TIMBER WINDOWS.</p> <p>- ALUMINIUM FRAMED WINDOWS AND DOORS.</p> <p>- WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS.</p> <p>- 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.</p> <p>- 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.</p>	<p>FIRE SAFETY. SMOKE DETECTORS/ALARMS:</p> <p>- PROVIDE HARDWIRED & INTERCONNECTED SMOKE ALARM DEVICES COMPLYING WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT AND/OR STATE OR TERRITORY REGULATIONS MUST BE FITTED IN THE LOCATIONS REQUIRED AND APPROVED BY THE AUTHORITY. SMOKE ALARMS TO BE INSTALLED TO NCC 2022 – ABCB HOUSING PROVISIONS PART 3.7.5</p> <p>- INSTALLATIONS IN BUILDINGS OTHER THAN CLASS 1a AND 1b MUST BE INSTALLED AND MANAGED TO COMPLY WITH NCC SECTIONS 3.7.5.3 and 3.7.5.4.</p> <p>- 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</p> <p>- 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.</p>
<p>EXTERNAL WALLS:</p> <p>- ALL EXTERNAL WALL CLADDINGS MUST BE COMPLIANT WITH THE REQUIREMENTS OF NCC 2022 – ABCB HOUSING PROVISIONS PART 7, AS1684 AND ALL RELEVANT CODEMARK CERTIFICATES.</p> <p>- ROOF AND WALL CLADDING INSTALLATION TO NCC 2022 - ABCB HOUSING PROVISIONS PART 7 & AS 1562 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING.</p>	<p>CARPENTRY:</p> <p>- TIMBER TO COMPLY WITH NCC 2022.</p> <p>-TERMITE MANAGEMENT INSTALLATION OF PERIMETER & COLLARS TO NCC 2022 - ABCB HOUSING PROVISIONS PART 3.4 & AS 3660.1 TERMITE MANAGEMENT - NEW BUILDING WORK.</p>	<p>STAIRS, HANDRAILS AND BALUSTRADES:</p> <p>- RELATIONSHIP OF RISER TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED OR AS PERMITTED IN NCC2022.</p> <p>- BALUSTRADES SHALL BE PROVIDED TO ALL LANDINGS, RAMPS, DECKS, ROOFS AND OTHER ELEVATED PLATFORMS WHERE THE VERTICAL DISTANCE FROM THAT LEVEL IS MORE THAN 1m ABOVE THE ADJOINING FLOOR OR FINISHED GROUND LEVEL.</p> <p>- THE HEIGHT OF BALUSTRADE MUST BE A MINIMUM OF 1m HIGH ABOVE LANDING AND NOT LESS THAN 865mm ABOVE THE NOSINGS OF ANY STAIR TREADS OR FLOOR RAMP AND HAVE NO OPENING GREATER THAN 125mm.</p> <p>- THE HEIGHT OF BALUSTRADE TO THE NEW STAIRCASES IS TO BE MEASURED A MINIMUM 865mm ABOVE THE NOSING LINE AND HAVE NO OPENING GREATER NO OPENING GREATER THAN 125mm.</p> <p>- ALL BALUSTRADES & PRIVACY SCREENS TO COMPLY WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 11, AS 1684, AS 1170, AS 1288 & AS/NZS 2208</p>	<p>WASTE MANAGEMENT:</p> <p>- ALL WASTE SHALL BE TAKEN AWAY BY TRUCKS TO A SUITABLE LANDFILL OR RECYCLE DEPOT.</p> <p>- ALL WASTE SHALL BE COVERED DURING TRANSPORTATION.</p> <p>- WASTE GENERATED DURING CONSTRUCTION SHALL BE PLACED IN STEEL BINS AND TAKEN AWAY BY AN APPROVED CONTRACTOR TO A APPROVED LANDFILL SITE.</p>
<p>CONDENSATION MANAGEMENT:</p> <p>- CONDENSATION MANAGEMENT MUST BE ADHERED TO IN ACCORDANCE WITH NCC 2022 – HOUSING PROVISIONS PART 10.8.</p>	<p>TIMBER FRAMING:</p> <p>-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.- TO COMPLY WITH NCC2022.</p> <p>-TIMBER FRAMING INSTALLATION TO NCC 2022 - ABCB HOUSING PROVISIONS PART 6, AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION & AS/NZS 1170 STRUCTURAL DESIGN ACTIONS.</p> <p>- GROUND FLOOR TIMBERS SHALL BE ONLY OF HARDWOOD, CYPRESS PINE OR PRESSURE TREATED RADIATA OR CANADA PINE BELOW A HEIGHT OF 300mm ABOVE FINISHED GROUND LEVEL AND MUST NOT BE BUILT INTO BRICKWORK.</p> <p>- IN BUSHFIRE PRONE AREAS SPECIAL CONDITIONS APPLY.</p> <p>- WHERE TERMITE BARRIERS NEED TO BE INSPECTED, 400mm CLEARANCE IS REQUIRED BETWEEN THE UNDERSIDE OF BEARER AND GROUND SURFACE.</p> <p>- USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY.</p> <p>- DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE IN EXPOSED LOCATION.</p> <p>- USE GALVANISED FIXINGS WHERE EXPOSED TO WEATHER.</p>	<p>SLIP RESISTANCE:</p> <p>- MATERIALS TO BE USED FOR SURFACES OF FLOORS, STAIR LANDING, STEPS AND NOSINGS SHALL BE IN ACCORDANCE WITH THE CLASSIFICATIONS FOR SLIP RESISTANCE AS APPLY IN NCC2022.</p> <p>- 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.</p>	<p>SEDIMENT CONTROL:</p> <p>- A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS STORMWATER SYSTEM.</p>
<p>FLOOR:</p> <p>- GROUND FLOOR TO BE REINFORCED CONCRETE SLAB IN ACCORDANCE WITH NCC 2022.</p> <p>- FIRST FLOOR TO BE TIMBER FRAMED FINISHED WITH T&G HARDWOOD FLOORING.</p>	<p>STEEL FRAMING:</p> <p>-ALL STEEL FRAMING TO NCC 2022 - ABCB HOUSING PROVISIONS PART 6, AS 4100 STEEL STRUCTURES, AS/NZS 4600 COLD-FORMED STEEL STRUCTURES & NASH STANDARD.</p>	<p>STORMWATER:</p> <p>EAVES GUTTERS, VALLEY GUTTERS AND DOWPIPES</p> <p>- IN ACCORDANCE WITH NCC 2022</p> <p>- NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE</p> <p>- COLORBOND GUTTERS AND DOWNPIPES</p> <p>- MINIMUM SLOPE OF EAVES AND GUTTERS 1:200</p>	<p>MISCELLANEOUS ITEMS:</p> <p>- 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.</p> <p>- GAS FIRE SUPPLY AND INSTALLATION TO COMPLY WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 12.4, AS/NZS 5601 GAS INSTALLATIONS.</p>
<p>WET AREAS:</p> <p>- ALL WATERPROOFING TO NCC 2022 – ABCB HOUSING PROVISIONS PART 10, AS3740 AND PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWER WALLS TO MANUFACTURED SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.</p> <p>- WATERPROOF INSTALLATION NCC (2022): HOUSING PROVISIONS PART 10, AS 3740 WATERPROOFING OF DOMESTIC WET AREAS (INTERNAL) & AS 4654 WATERPROOF MEMBRANES FOR EXTERNAL USE.</p>	<p>TERMITE CONTROL:</p> <p>- TO BE IN ACCORDANCE WITH TO NCC2022.</p>	<p>GLAZING:</p> <p>-ALL WINDOW GLAZING AND DOOR GLAZING TO BE INSTALLED IN ACCORDANCE 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.</p> <p>- SHOWER SCREEN/MIRRORS / WARDROBE GLASS INSTALLATION TO NCC 2022 - HOUSING PROVISIONS PART 8, AS 1288 & AS/NZS 2208.</p> <p>- 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.</p>	<p>NOTE:</p> <p>ALL PLANS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE, BUSHFIRE AND GEOTECH REPORTS.</p>
<p>BEARERS AND JOISTS:</p> <p>- SHALL BE INSTALLED TO COMPLY WITH AS1684 AS AMENDED FOR TIMBER COMPONENTS OR AS3620 FOR LIGHTWEIGHT STEEL FRAMING SECTIONS OR AS PER THE NASH ALTERNATIVES TO AS 3623.</p>	<p>FLASHING AND CAPPINGS:</p> <p>- SELECTION AND INSTALLATION OF METAL RAINWATER GOODS</p> <p>- FLASH PROJECTIONS ABOVE THE ROOF WITH TWO PART FLASHINGS CONSISTING OF AN APRON FLASHING AND OVER FLASHING, WITH AT LEAST 100mm OVERLAP.</p> <p>- PROVIDE FOR INDEPENDENT MOVEMENT BETWEEN ROOF AND PROJECTION.</p> <p>- DAMP PROOF COURSE AND FLASHINGS TO NCC 2022 - ABCB HOUSING PROVISIONS PART 5, 7 & 12 & AS/NZS 2904 DAMP-PROOF COURSES AND FLASHINGS.</p>		
<p>ANT CAPS:</p> <p>- SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.</p>	<p>LIGHTING:</p> <p>- 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS</p>		
<p>PROFILED STEEL ROOF:</p> <p>- COLORBOND ROOF CLADDING</p> <p>- METAL ROOF DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 7, AS 1562.</p>	<p>WATERPROOFING FOR EXTERNAL TILED BALCONIES:</p> <p>- WATERPROOFING TO COMPLY WITH NCC2022</p>		
<p>CONCRETE:</p> <p>- SHALL BE IN ACCORDANCE WITH NCC VOL.1 PART B1.4 OR VOL.2 PART 3.2.3.</p> <p>- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE AS3600.</p>			

	<div>NOTES (E & OE)</div> <div><ul style="list-style-type: none">• All structures including stormwater & drainage to engineer's details.• Do not obtain dimensions by scaling drawings.• All dimensions are to be checked on site prior to starting work.• These drawings are to be read in conjunction with all other consultant's drawings and specifications.• All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.• New materials are to be used throughout unless otherwise noted.• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.</div>	<div><div>JJ Drafting</div><div>Australia P/L.</div><div>26/90 Mona Vale Road, Mona Vale, NSW, 2103</div><div>PO Box 687, Dee Why, NSW, 2099</div><div>Mob. 0414 717 541 ACN 651 693 346</div><div>Email. enquiries@jjdrafting.com.au</div><div>www.jjdrafting.com.au</div></div>	<table><tr><th>REV:</th><th>DATE:</th><th>DESCRIPTION:</th></tr><tr><td>A.</td><td>29/07/24</td><td>CHANGES TO OPTIONS, ROOF, REMOVING FF</td></tr><tr><td>B.</td><td>19/11/24</td><td>CHANGES TO LGF, STAIRS AND GF</td></tr><tr><td>C.</td><td>17/12/24</td><td>CHANGES TO GF , FF AND STAIRCASE</td></tr><tr><td>D.</td><td>25/02/25</td><td>CHANGES FOR DA</td></tr><tr><td>E.</td><td>05/03/25</td><td>CHANGES FROM EMAIL</td></tr><tr><td>F.</td><td>21/03/25</td><td>NOTES CHANGE</td></tr><tr><td></td><td></td><td></td></tr></table>	REV:	DATE:	DESCRIPTION:	A.	29/07/24	CHANGES TO OPTIONS, ROOF, REMOVING FF	B.	19/11/24	CHANGES TO LGF, STAIRS AND GF	C.	17/12/24	CHANGES TO GF , FF AND STAIRCASE	D.	25/02/25	CHANGES FOR DA	E.	05/03/25	CHANGES FROM EMAIL	F.	21/03/25	NOTES CHANGE				<div>PROPOSED ALTERATIONS AND ADDITIONS</div> <div>101 BUNGAN HEAD ROAD, NEWPORT 2106</div> <div>CLIENT:</div> <div>FRANK PEYLAIRE</div>	<div>DATE:</div> <div>MAY/24</div>	<div>DRAWN BY:</div> <div>EV</div>	<div>SCALE:</div> <div>@ A3</div>	<div></div> <div>ACCREDITED</div> <div>BUILDING DESIGNER</div>
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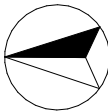


EXISTING and PROPOSED LANDSCAPED AREA CALCULATION

CALCULATIONS			
SITE AREA			939.5m²
LANDSCAPE CONTROL		60%	563.7m²
EXISTING & PROPOSED LANDSCAPED AREA		68.58%	644.27m²
EXISTING HARD SURFACE AREA			295.23m²
PROPOSED ENCLOSED AREA (NO HARD SURFACE CHANGE)			10.09m²

NO CHANGES TO THE EXISTING LANDSCAPING AREA

TRUE NORTH:



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PROPOSED ALTERATIONS AND ADDITIONS
101 BUNGAN HEAD ROAD, NEWPORT 2106

CLIENT:
FRANK PEYLAIRE

DRAWING TITLE:
LANDSCAPED AREA CALCULATION PLAN

DATE:
MAY/24

DRAWN BY:
EV

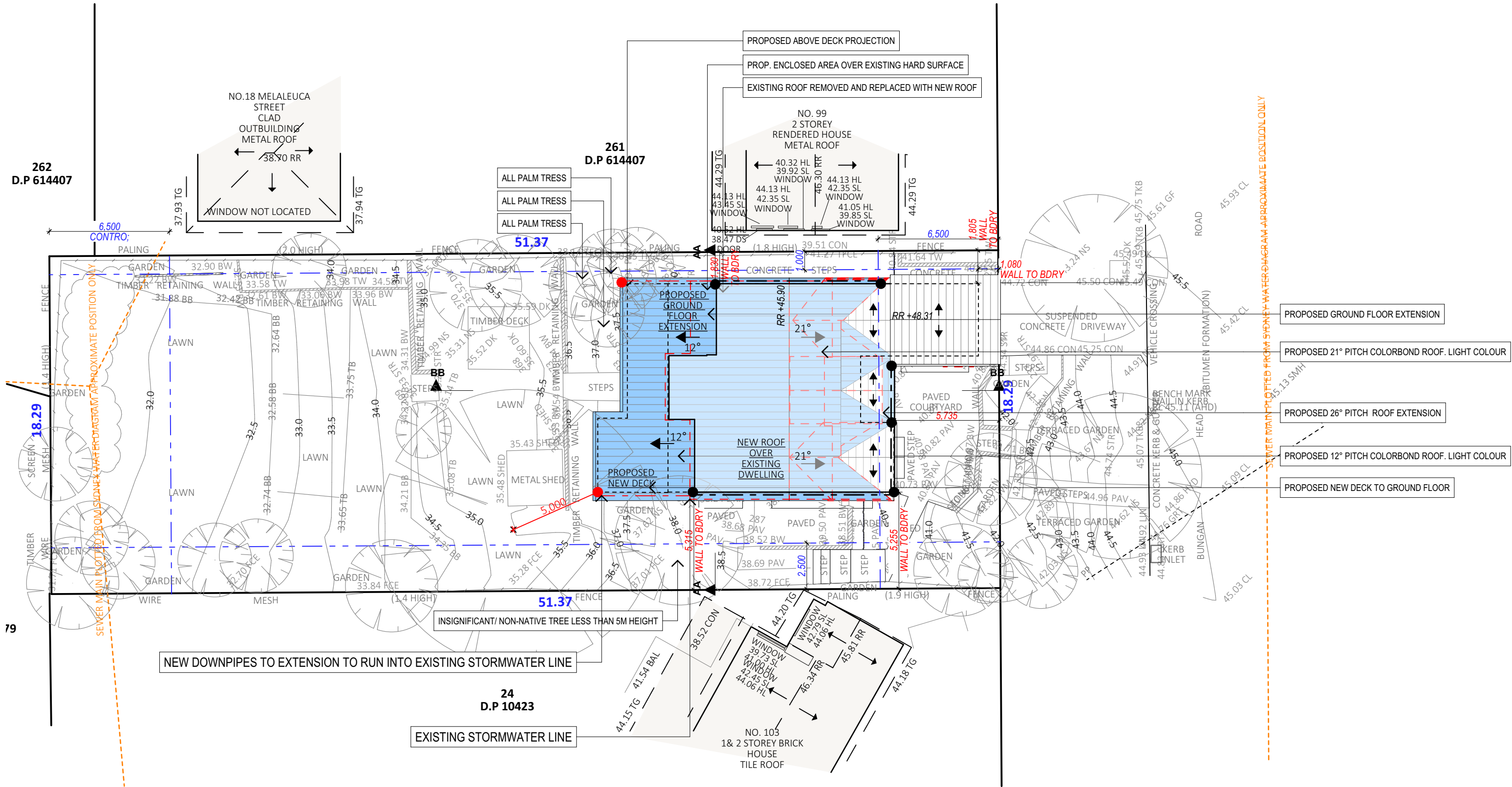
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1253/24

SCALE:
1:1, 1:200 @ A3

DRAWING No:
DA.18

bdca
ACCREDITED
BUILDING DESIGNER

CHECKED BY:
JJ



STORMWATER CONCEPT LEGEND	
EXISTING DOWNPIPES	●
NEW DOWNPIPES	●
EXISTING STORMWATER LINE	---
NEW STORMWATER LINE	---

TRUE NORTH:

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PROPOSED ALTERATIONS AND ADDITIONS
101 BUNGAN HEAD ROAD, NEWPORT 2106

CLIENT:
FRANK PEYLAIRE

DRAWING TITLE:
ROOF & STORMWATER CONCEPT PLAN

DATE: MAY/24	DRAWN BY: EV	SCALE: 1:200 @ A3	
JOB No: 1253/24	DRAWING No: DA.19	CHECKED BY: JJ	

ROOF AND STORMWATER CONCEPT PLAN

NOTES

DESIGNATED SITE MANAGER/BUILDER

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESPONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT WORKS.

TOPSOIL MANAGEMENT

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUCED BY EITHER SLASHING OR MOWING. ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FOR REUSE ON SITE. SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREE SHRUBS. SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY RESULTING STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN IMPERVIOUS MATERIAL, IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT. IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS. SURPLUS TOPSOIL MUST BE REASONABLY REMOVED FROM SITE.

BUILDING MATERIAL STOCKPILING

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

SEDIMENT FENCES

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S) OF THE SITE, ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

DUST CONTROL

ALL TRUCKS/UTES MUST COVER THEIR LOADS AT ALL TIMES. APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOWING DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR DOWN WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF EARTHWORKS, WATERING AND PROGRESSIVE VEGETATION. WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE, THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST. EARTH MOVING ACTIVITIES SHOULD BE AVOIDED WHERE WINDS ARE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE DUST.

EROSION & SEDIMENT CONTROLS

APPROPRIATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK. THOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDER TO SERVE THEIR INTENDED FUNCTION FOR THE DURATION OF THE WORKS OR UNTIL SUCH TIME AS THE SITE IS FULLY STABILISED. IF ANY CONTROLS ARE DAMAGED OR BECOME INEFFECTIVE DURING THE COURSE OF THE WORKS THEY ARE TO BE REINSTATED OR REPLACED IMMEDIATELY. SUFFICIENT ACCESS TO THESE CONTROLS MUST BE PROVIDED IN CASE OF THE NEED TO REPAIR.

SEDIMENT TRAPS

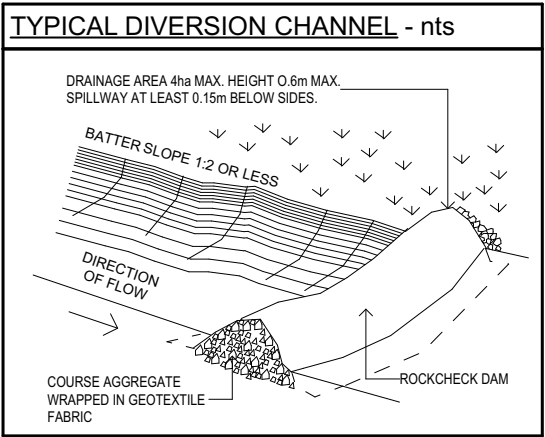
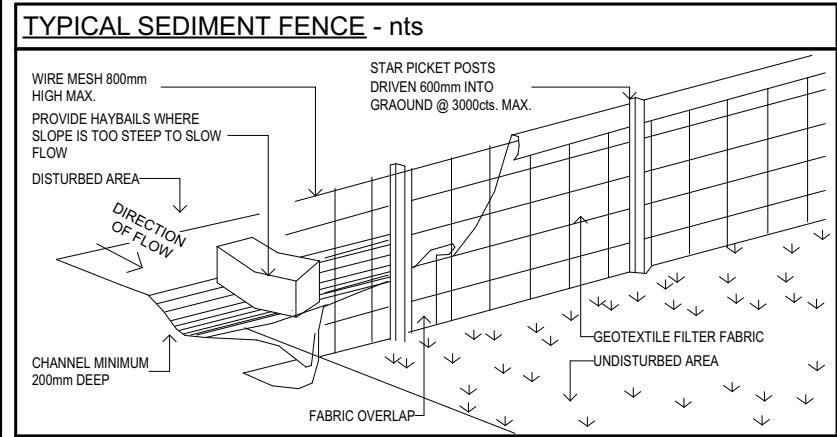
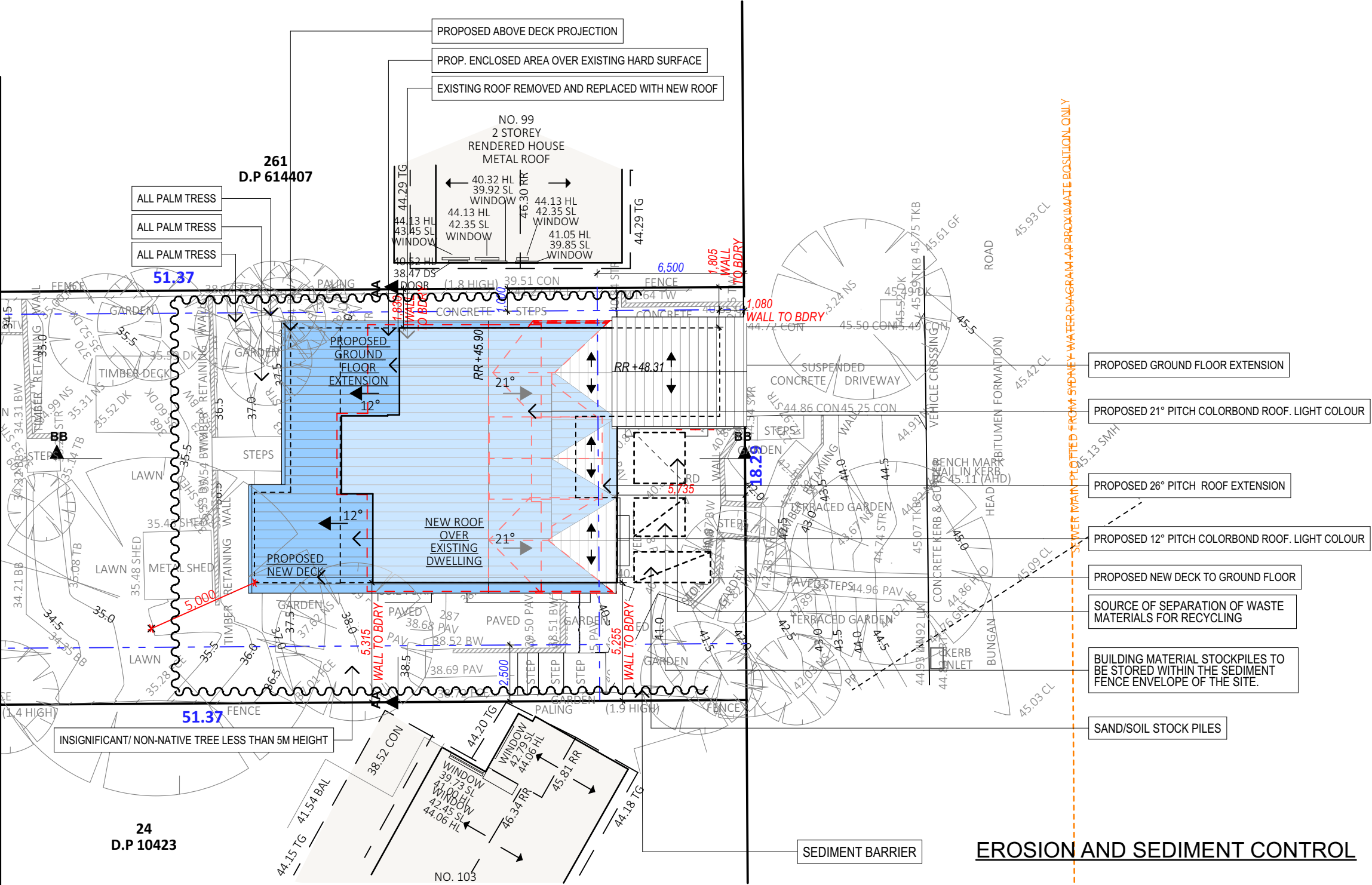
WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

DIVERSION CHANNELS

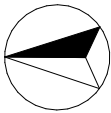
A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE. ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIEVED BY CONSTRUCTING A TEMPORARY EARTH BANK AROUND THE UPSLOPE EXTENT OF THE CONSTRUCTION SITE WHERE THE DIVERSION DOES NOT AFFECT THE NEIGHBOURING PROPERTIES.

VEHICLE MOVEMENTS

TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUNCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS. ACCESS POINTS AND PARKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE ASAP AFTER THEIR FORMATION. IF SPILLAGE DOES OCCUR IT IS TO BE CONTAINED IMMEDIATELY AND CAREFULLY REMOVED. THE AREA AFFECTED IS TO BE RESTORED TO A STANDARD EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION. ALL VEHICLES ARE TO BE WASHED PRIOR TO EXISTING THE SITE. THIS SERVES THE PURPOSE OF REMOVING SITE MATERIAL ON THE VEHICLE AND PREVENTS IT FROM BEING DEPOSITED ON THE ROAD NETWORK ADJACENT TO THE SITE AND THUS, THE STORMWATER SYSTEM. NO VEHICLE ASSOCIATED WITH THE WORK IS TO BE PARKED ON A FOOTPATH OR PUBLIC RESERVE. ALL VEHICLES VISITING THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN THAT AREA.



TRUE NORTH:



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C.	17/12/24	CHANGES TO GF, FF AND STAIRCASE
D.	25/02/25	CHANGES FOR DA
E.	05/03/25	CHANGES FROM EMAIL
F.	21/03/25	NOTES CHANGE

PROPOSED ALTERATIONS AND ADDITIONS
101 BUNGUN HEAD ROAD, NEWPORT 2106

CLIENT:
FRANK PEYLAIRE

DRAWING TITLE:
EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN

DATE:

MAY/24

DRAWN BY:

EV

JOB No:

1253/24

SCALE:

1:200 @ A3

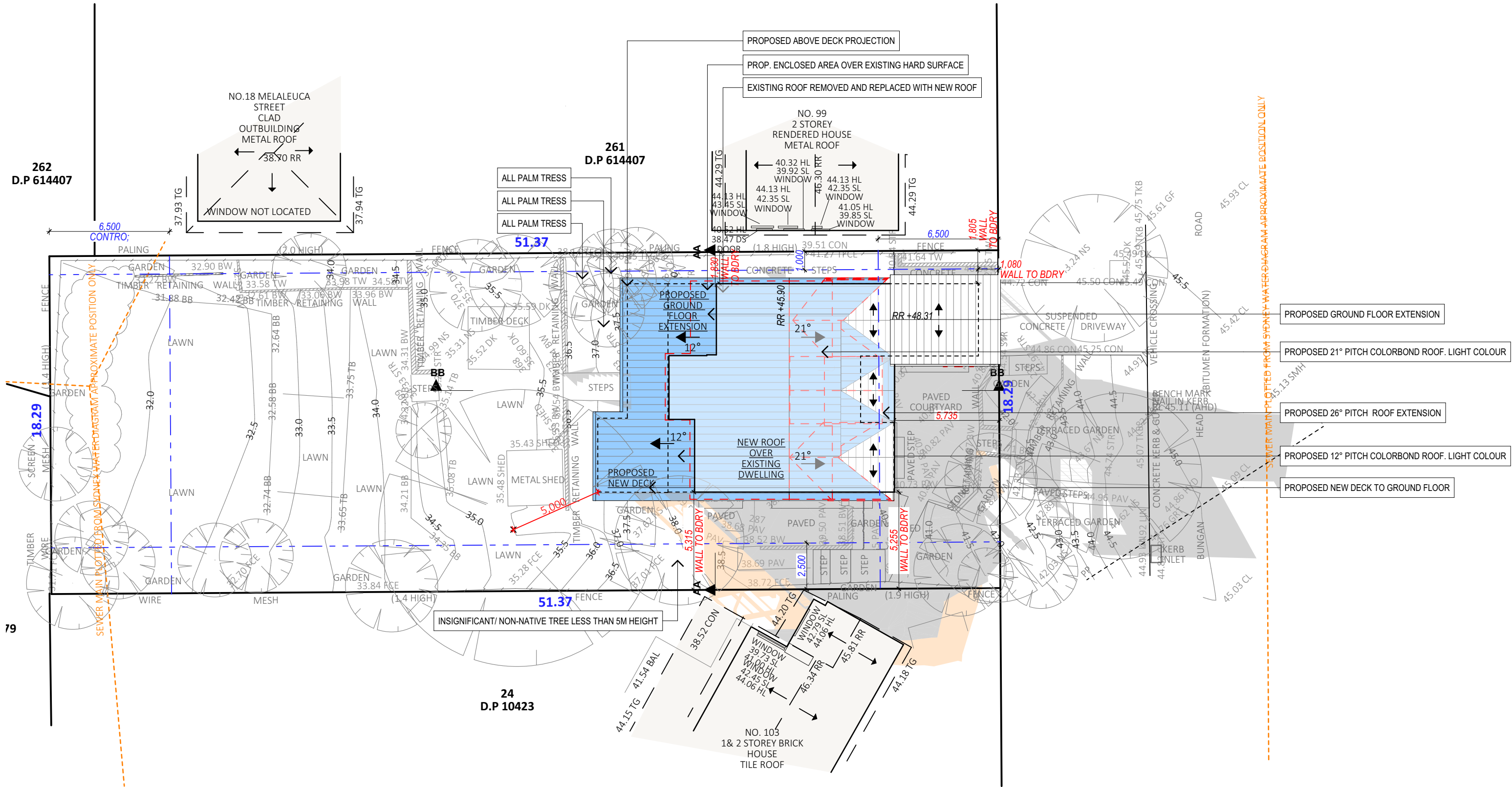
DRAWING No:

DA.20



CHECKED BY:

JJ



21 JUNE - 9AM SHADOWS

21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

NEW SHADOWS

TRUE NORTH:

NOTES (E & OE)

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E.	05/03/25	CHANGES FROM EMAIL
F.	21/03/25	NOTES CHANGE

PROPOSED ALTERATIONS AND ADDITIONS

101 BUNGAN HEAD ROAD, NEWPORT 2106

CLIENT:

FRANK PEYLAIRE

DRAWING TITLE:

SHADOW DIAGRAM JUNE 21 9:00 am

DATE:

MAY/24

DRAWN BY:

EV

JOB No:

1253/24

SCALE:

1:200 @ A3

DRAWING No:

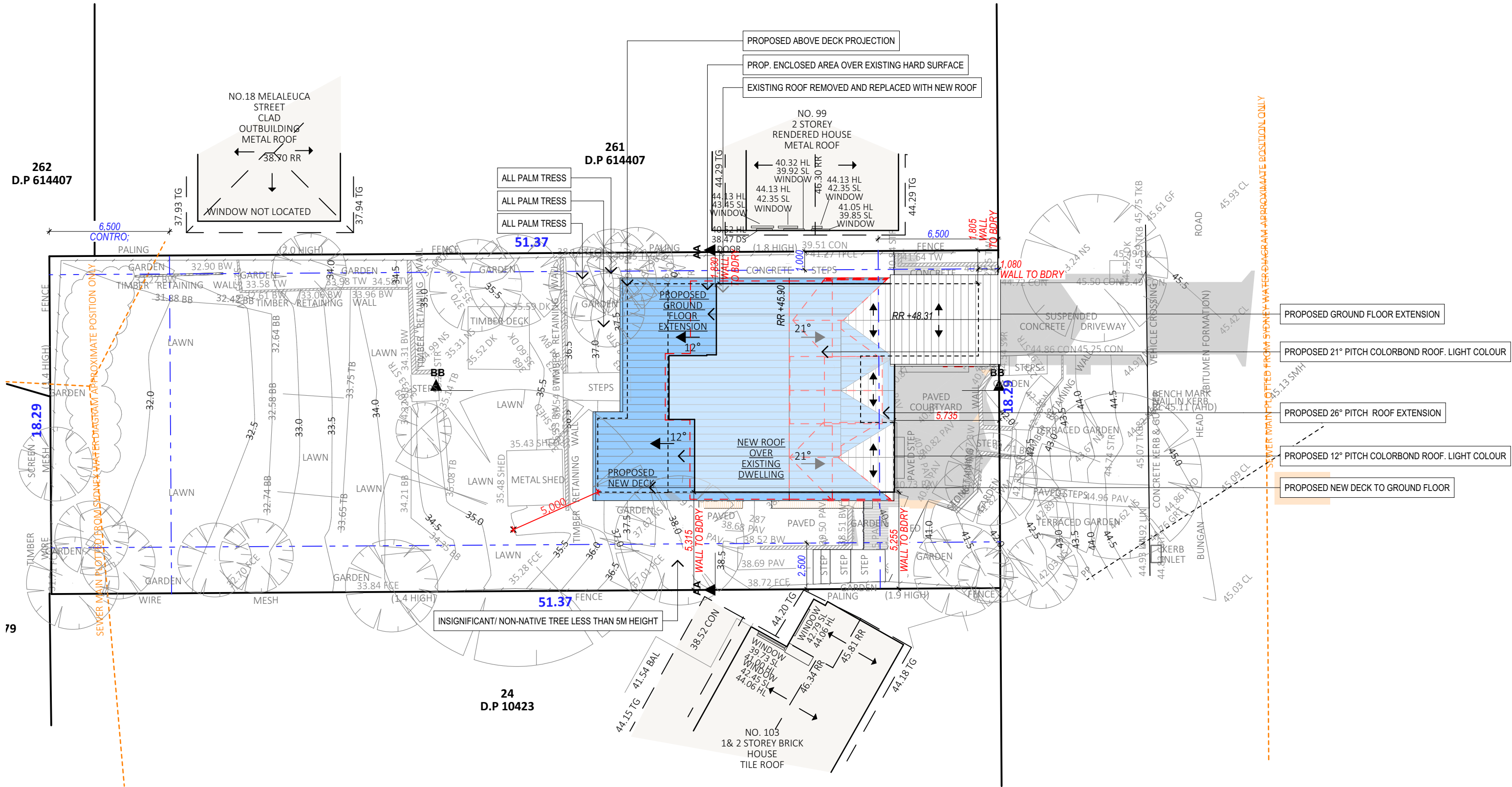
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JJ

bda

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BUILDING DESIGNER



21 JUNE - NOON SHADOWS

21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

NEW SHADOWS

TRUE NORTH:

NOTES (E & OE)

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E.	05/03/25	CHANGES FROM EMAIL
F.	21/03/25	NOTES CHANGE

PROPOSED ALTERATIONS AND ADDITIONS

101 BUNGAN HEAD ROAD, NEWPORT 2106

CLIENT:

FRANK PEYLAIRE

DRAWING TITLE:

SHADOW DIAGRAM JUNE 21 12 noon

DATE:

MAY/24

DRAWN BY:

EV

JOB No:

1253/24

SCALE:

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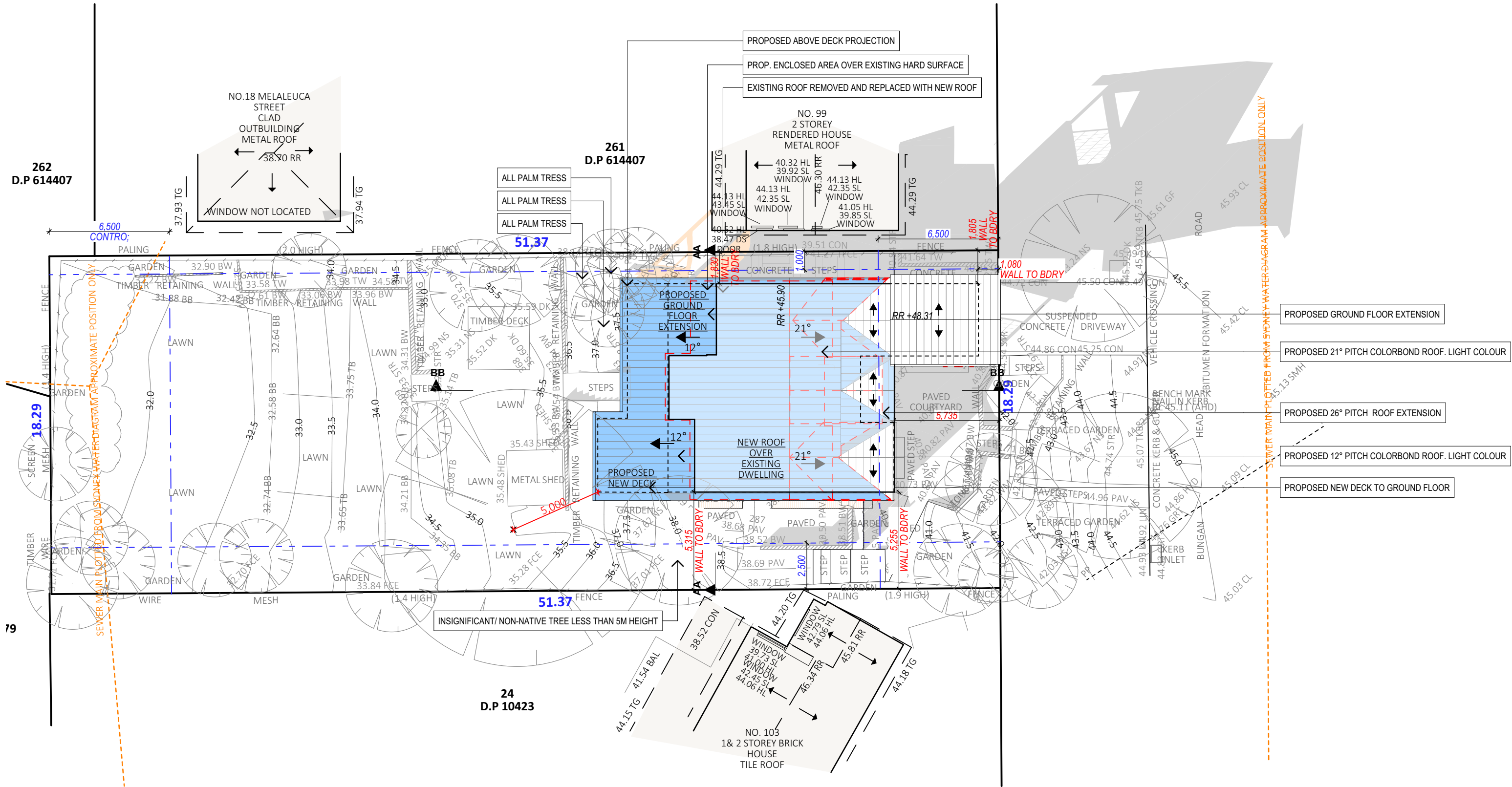
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BUILDING DESIGNER

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JJ



21 JUNE - 3PM SHADOWS

21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

NEW SHADOWS

TRUE NORTH:

NOTES (E & OE)

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E.	05/03/25	CHANGES FROM EMAIL
F.	21/03/25	NOTES CHANGE

PROPOSED ALTERATIONS AND ADDITIONS
101 BUNGAN HEAD ROAD, NEWPORT 2106

CLIENT:
FRANK PEYLAIRE

DRAWING TITLE:
SHADOW DIAGRAM JUNE 21 3:00 pm

DATE:
MAY/24

DRAWN BY:
EV

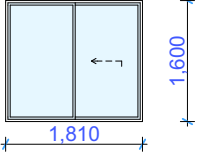
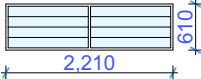
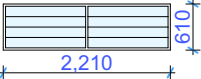
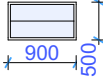
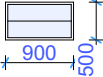
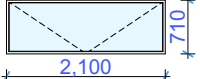
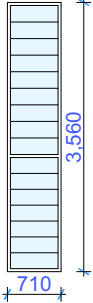
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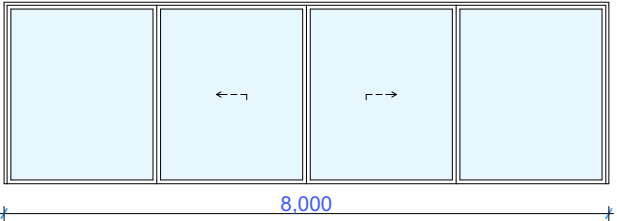
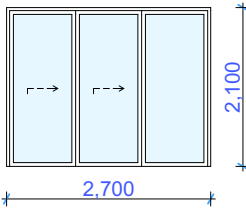
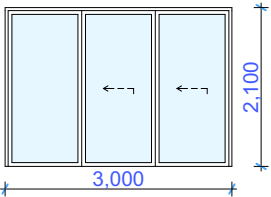
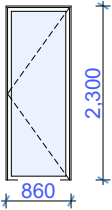
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DA.23

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BUILDING DESIGNER

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JJ

LABEL ID	W1	W2	W3	W4	W5	W6	W7
ORIENTATION	NORTH	EAST	EAST	EAST	EAST	WEST	WEST
ELEVATION							
LOCATION	NEW BATHROOM - LGF	LIVING/FAMILY ROOM	DINING ROOM	ENSUITE - LGF	WIR - LGF	KITCHEN	STAIRCASE
TYPE	SHASHLESS SLIDING WINDOW OR OTHER SELECTED BY OWNERS	LOUVER WINDOW OR OTHER SELECTED BY OWNERS	LOUVER WINDOW OR OTHER SELECTED BY OWNERS	OPENABLE WINDOW. SASHLESS HUNG WINDOW OR OTHER SELECT BY OWNERS	OPENABLE WINDOW. SASHLESS HUNG WINDOW OR OTHER SELECT BY OWNERS	AWNING WINDOW OR OTHER SELECTED BY OWNERS	LOUVER WINDOW OR OTHER
SHADING FOR BASIX	>900mm	N/A	N/A	N/A	N/A	900mm AWNING	900mm AWNING
AREA FOR BASIX	2.90	1.35	1.35	0.45	0.45	1.49	2.53

WINDOW SCHEDULE

LABEL ID	D1	D2	D3	D4
ORIENTATION	NORTH	NORTH	NORTH	WEST
ELEVATION				
LOCATION	KITCHEN AND DINING	MASTER BEDROOM - LGF	GUEST BEDROOM - LGF	LGF HALLWAY - STAIRCASE
TYPE	SELECTED SLIDING DOORS	SELECTED SLIDING DOORS	SELECTED SLIDING DOORS	HIGNED DOOR
SHADING	>900mm	>900mm	>900mm	900mm AWNING
AREA FOR BASIX	19.20	5.67	6.30	1.98

DOOR SCHEDULE

NOTES

FRAME OPENING DIMENSIONS FOR WINDOWS & DOORS TO BE CONFIRMED ON SITE PRIOR TO ORDERING.

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D.	25/02/25	CHANGES FOR DA
E.	05/03/25	CHANGES FROM EMAIL
F.	21/03/25	NOTES CHANGE

PROPOSED ALTERATIONS AND ADDITIONS

101 BUNGAN HEAD ROAD, NEWPORT 2106

CLIENT:

FRANK PEYLAIRE

DRAWING TITLE:

OPENINGS SCHEDULE

DATE:

MAY/24

DRAWN BY:

EV

JOB No:

1253/24

SCALE:

1:1 @ A3

DRAWING No:

DA.24

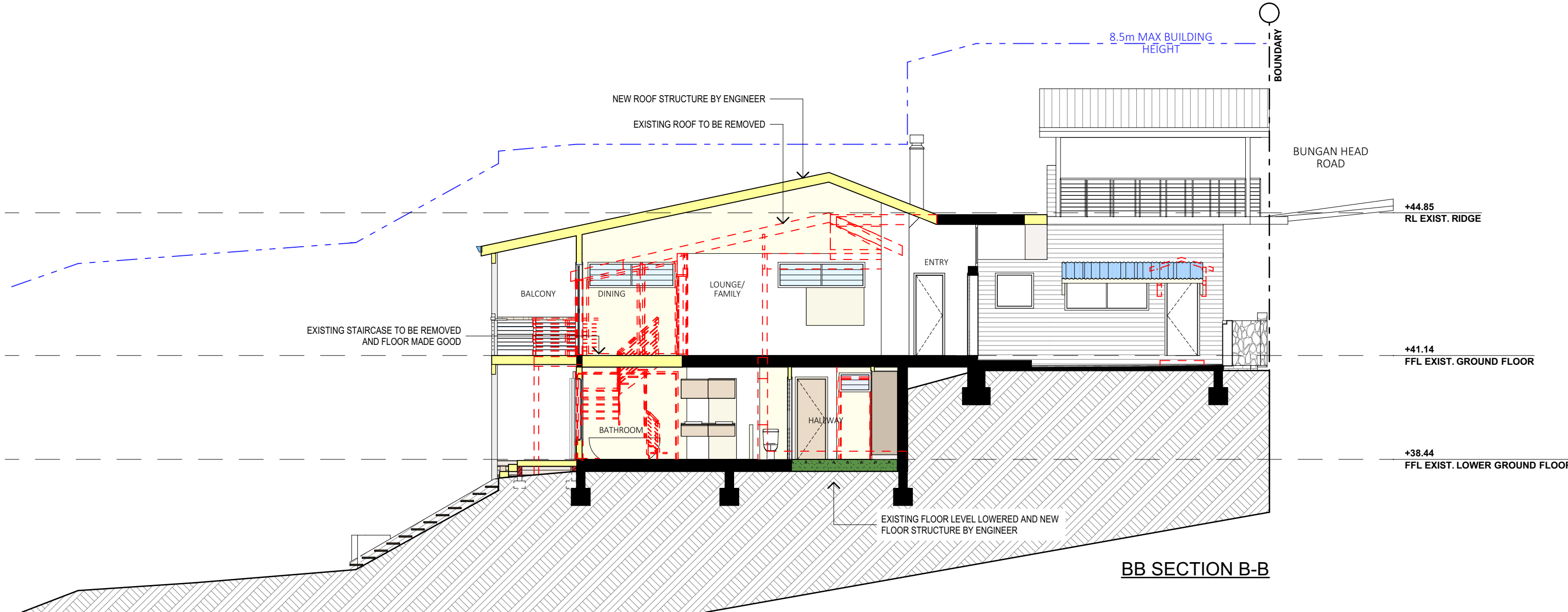


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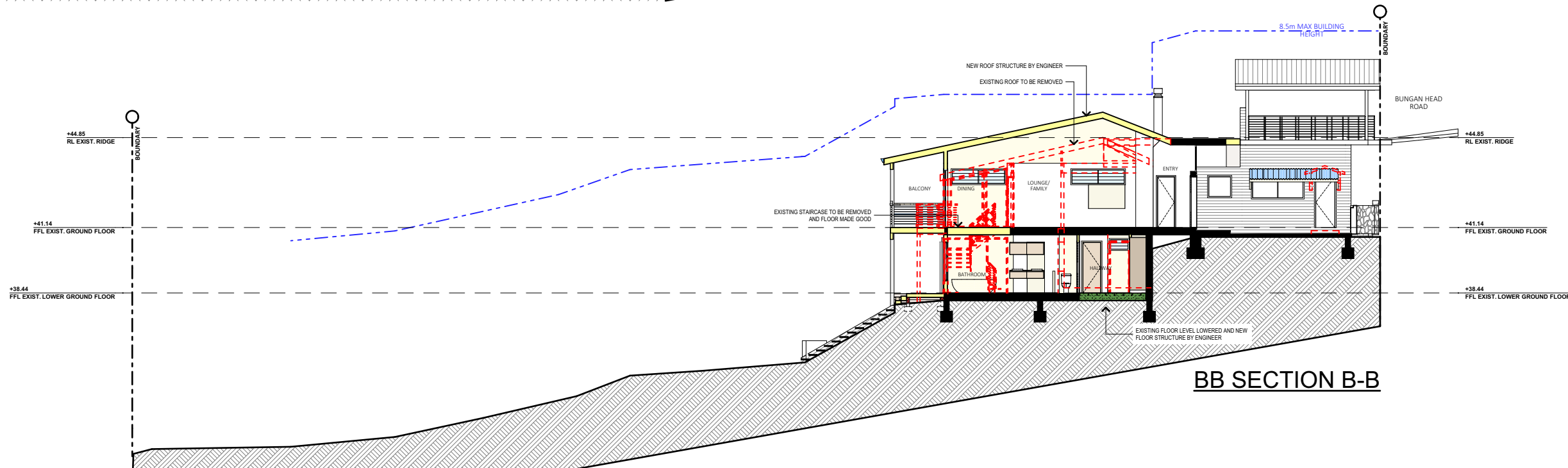
BUILDING DESIGNER

CHECKED BY:

JJ

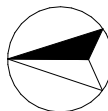


BB SECTION B-B



BB SECTION B-B

TRUE NORTH:



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F.	21/03/25	NOTES CHANGE
G.	02/04/25	ADDITIONAL SECTION

PROPOSED ALTERATIONS AND ADDITIONS
101 BUNGAN HEAD ROAD, NEWPORT 2106

CLIENT:
FRANK PEYLAIRE

DRAWING TITLE:
LONG SECTION

DATE:

MAY/24

DRAWN BY:

EV

JOB No:

1253/24

SCALE:

1:100, 1:200 @ A3

DRAWING No:

DA.25



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BUILDING DESIGNER

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