

75 VICTOR ROAD, DEE WHY 2099

LOT: 1 D.P: 20233 LAND SIZE: 967.5m²



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	EXISTING FIRST FLOOR PLAN
DA06	EXISTING GROUND FLOOR PLAN-SD
DA07	PROPOSED GROUND FLOOR PLAN
DA08	PROPOSED FIRST FLOOR PLAN
DA09	PROPOSED ROOF PLAN
DA10	PROPOSED LOWER GROUND FLOOR PLAN-SD
DA11	PROPOSED GROUND FLOOR PLAN-SD
DA12	SECTIONS
DA13	NORTH + SOUTH ELEVATION
DA14	EAST + WEST ELEVATION
DA15	NORTH + SOUTH ELEVATION-SD
DA16	EAST + WEST ELEVATION-SD
DA17	SECTIONS-SD
DA18	WINDOW SCHEDULE
DA19	DOOR SCHEDULE
DA20	LANDSCAPE PLAN
DA21	SHADOW DIAGRAMS

BUILDING

R&R

DESIGN

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DRAWING TITLE :
COVER PAGE

DRAWING NO:
DA 1

CLIENT:
MR+ MRS BLOCH

PROJECT NAME :
PROPOSED ALTERATIONS INC.
SECONDARY DWELLING
75 VICTOR ROAD NARRAWEENA
NSW 2099 AUSTRALIA

Checked By:

Arianna Rosnell

Plot Date:

9/8/2024

Project No.

240202 CDC

Project Status

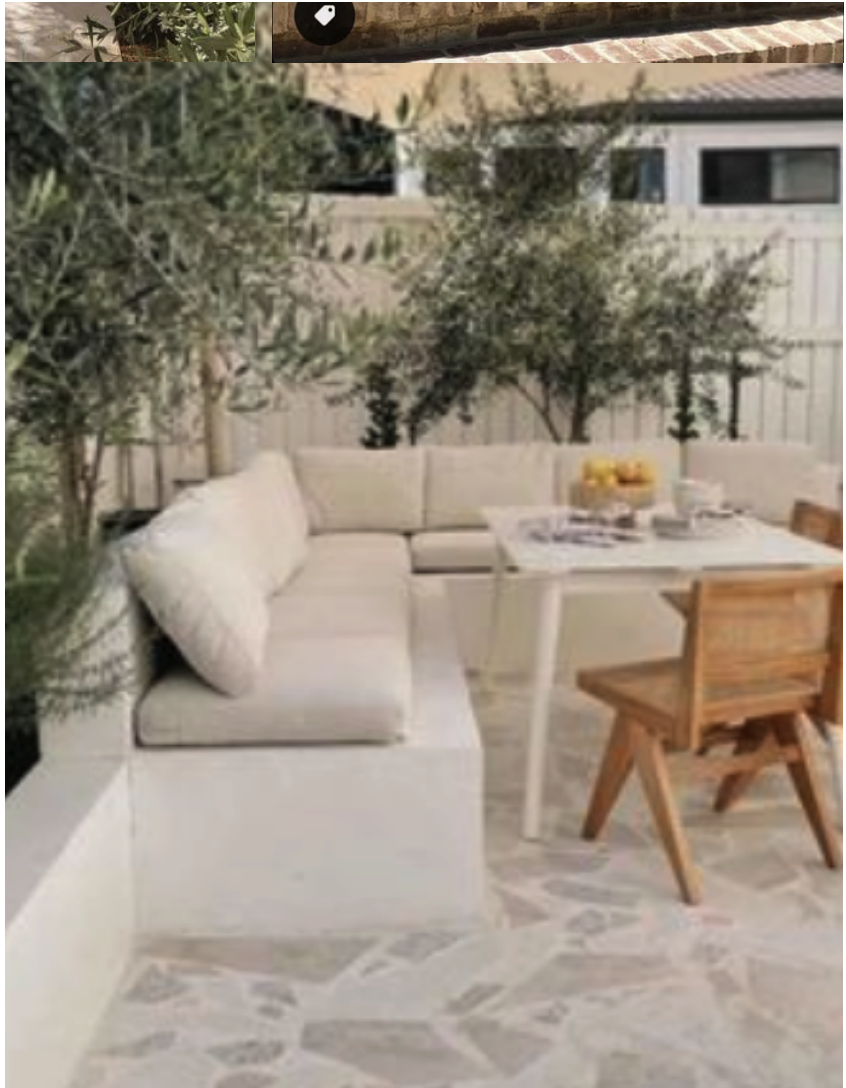
DESIGN DEVELOPMENT

DEVELOPMENT APPLICATION

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DRAWING TITLE :
EXTERNAL MOOD BOARD
DRAWING NO:
DA 2

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75 VICTOR ROAD NARRAWEENA
NSW 2099 AUSTRALIA

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Plot Date:	9/8/2024
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Project Status	DESIGN DEVELOPMENT

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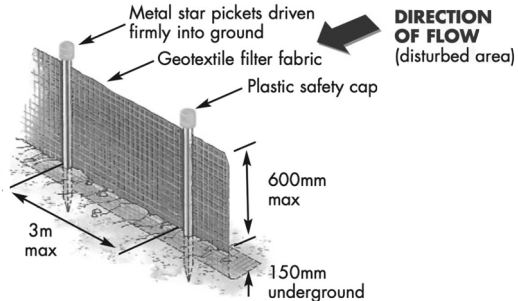
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IMAGE			
SCHEDULE	RENDER AND PAINT FINISH DULUX® Dune	TERRACOTTA ROOF TILES TO MATCH EXISTING TERRACOTTA (builder to source)	ALUMINIUM FRAMED WINDOWS/DOORS- WHITE

Site Information and Building Controls	Control	Existing	Proposed
Zoning	R2	R2	Unchanged
Site area	600m ²	967.5m ²	Unchanged
Frontage	10m	31.7m	Unchanged
Number of Storeys	2m	2m	Unchanged
Maximum Building Height	8.5m	8.23m	Unchanged
Front building setback	6.5m	6.24m	Unchanged
Rear building setback	6.0m	6.05m	Unchanged
Min. side boundary setback (East)>4m	0.9m	1.43m	Unchanged
Min. side boundary setback (East)<4m	At 45° Above 4m	Compliant	Unchanged
Min. side boundary setback (West)>4m	0.9m	10.82m	Unchanged
Min. side boundary setback (West)<4m	At 45° Above 4m	Compliant	Unchanged
Landscaping open space	387.0m ² (40%)	455.61m ² (47.09%)	388.5m ² (40.16%)
Private open space	35m ²	87.36m ²	40.08m ²



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DRAWING TITLE :

SITE ANALYSIS

DRAWING NO:

DA 3



CLIENT:

MR+ MRS BLOCH

PROJECT NAME :

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SECONDARY DWELLING
75 VICTOR ROAD NARRAWEENA
NSW 2099 AUSTRALIA

Checked By: Arianna Rosnell

Plot Date: 9/8/2024

Project No. 240202 CDC

Project Status DESIGN DEVELOPMENT

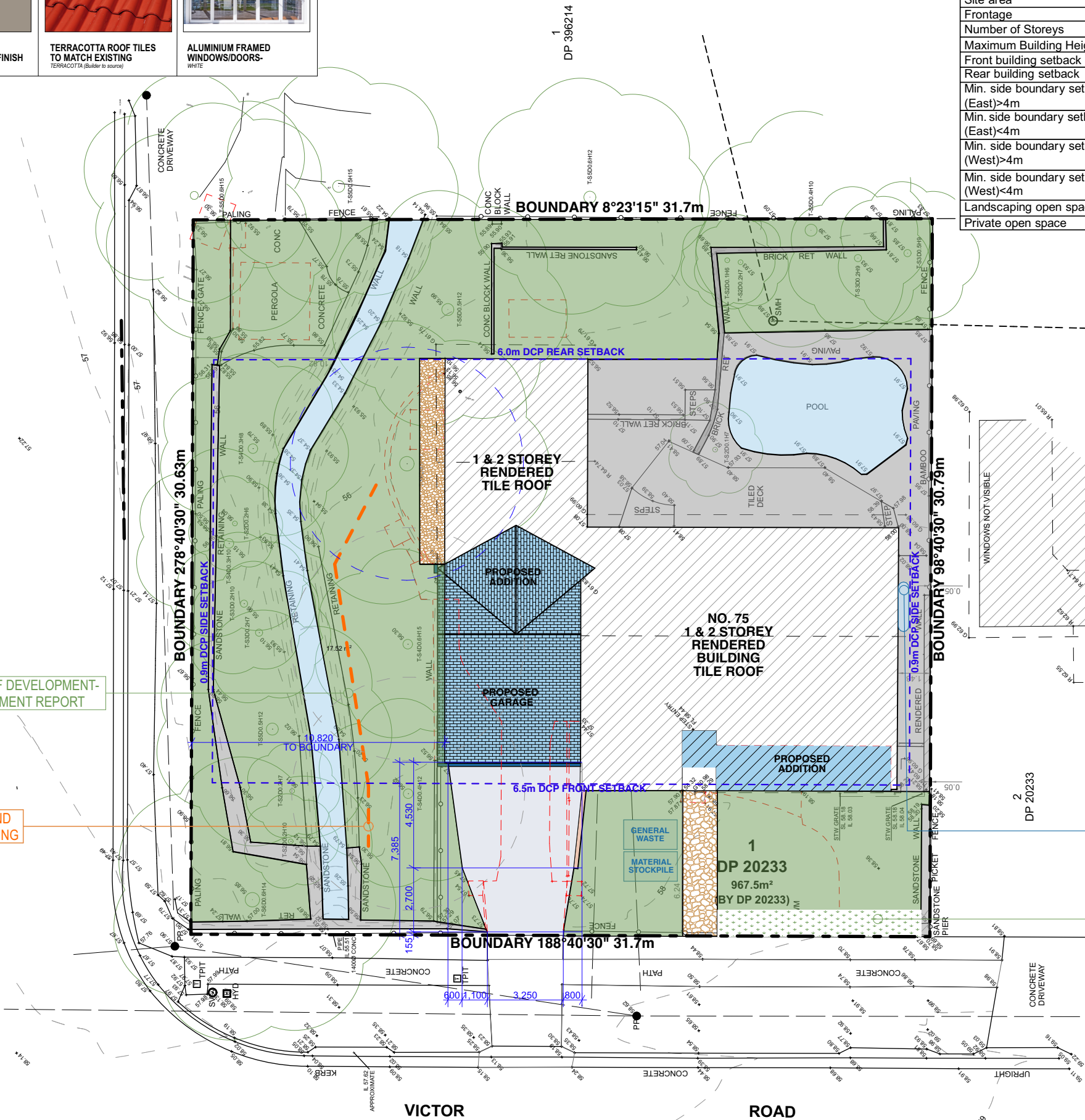
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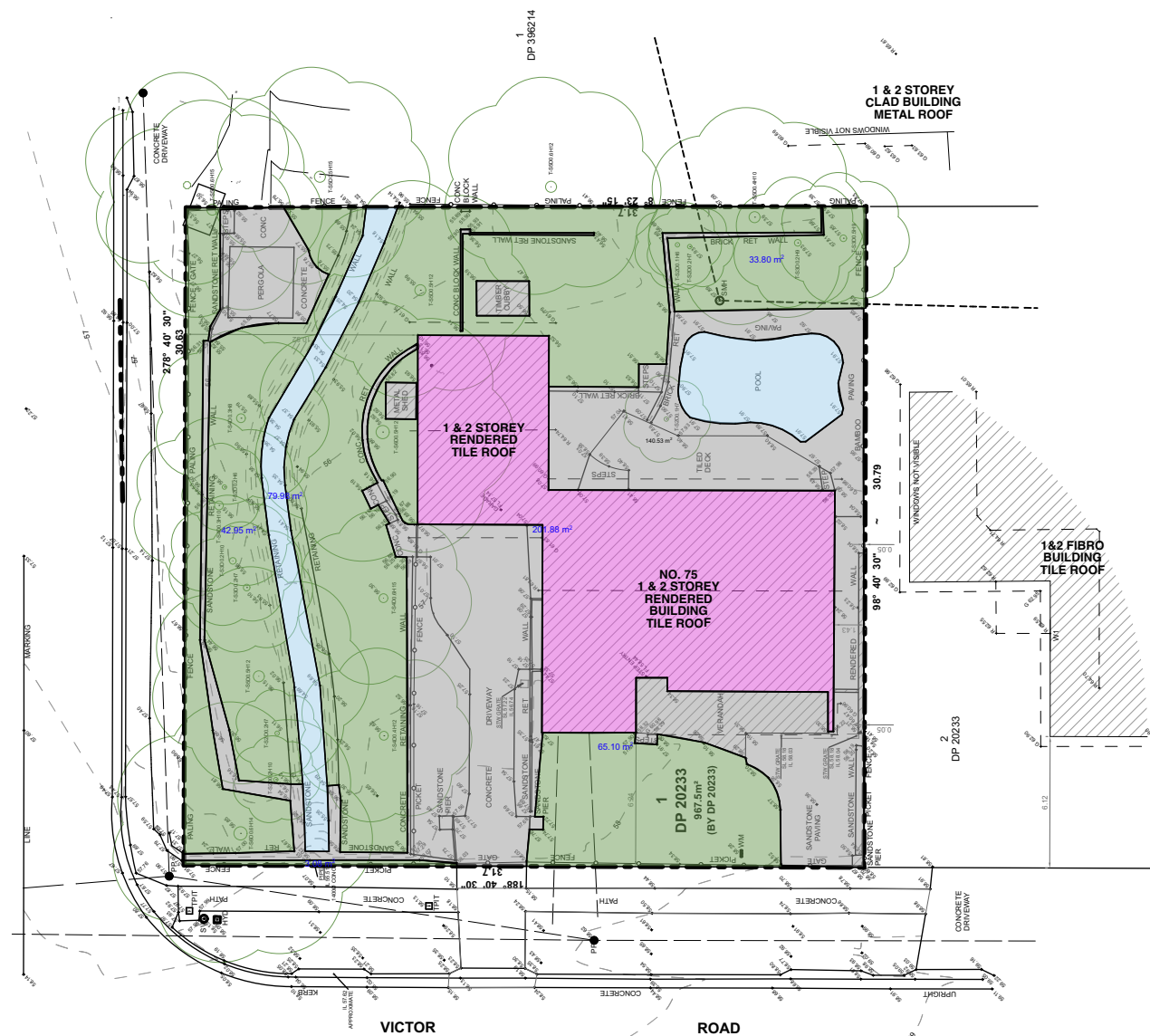


TREE WITHIN 5 METRES OF DEVELOPMENT-
SEE TREE IMPACT ASSESSMENT REPORT

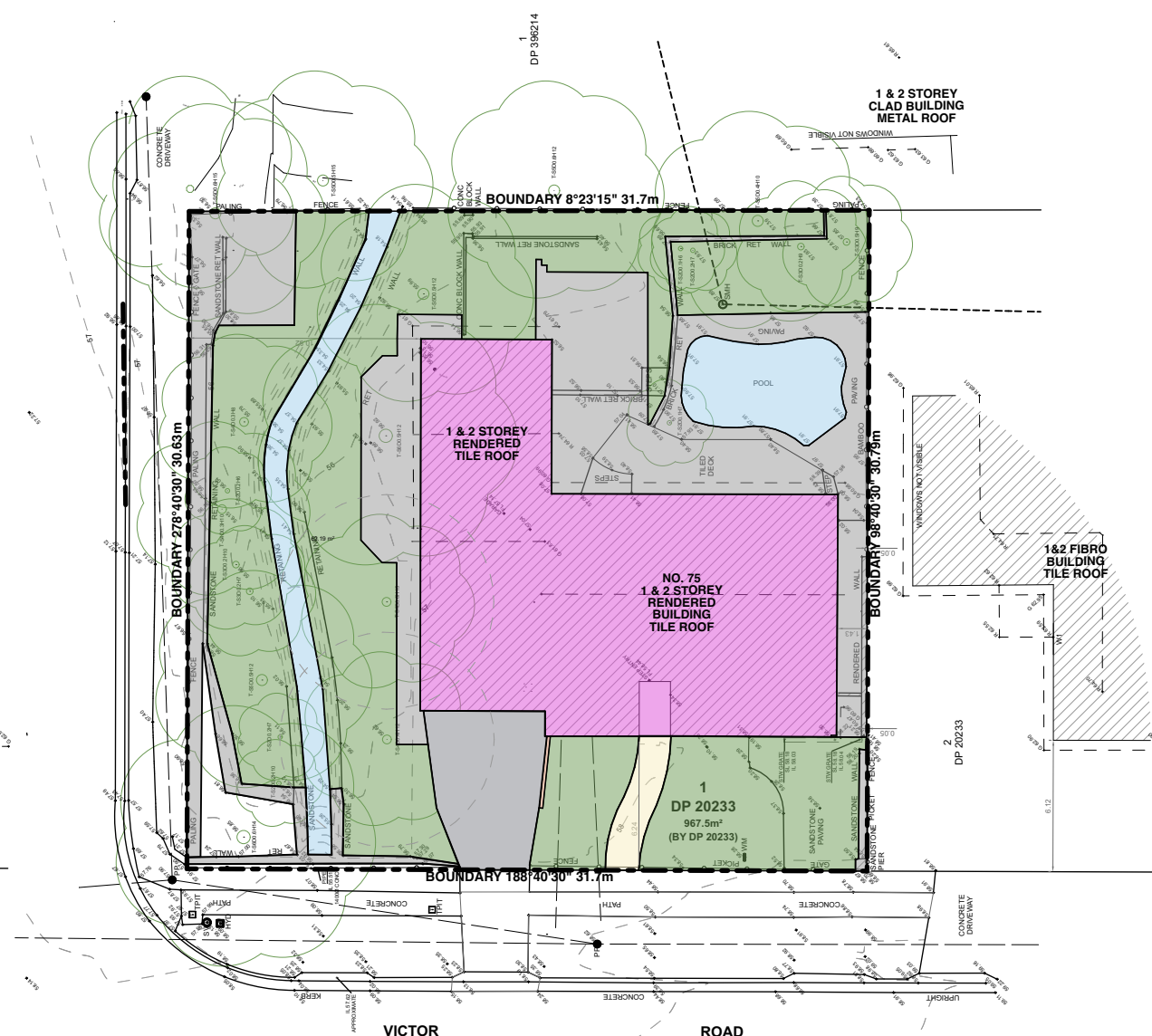
600mm HIGH SEDIMENT AND
EROSION CONTROL FENCING

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

	BUILDING FOOTPRINT
	PAVED AREAS/CONCRETE
	DECK/BALCONY
	PERVIOUS SURFACE MATERIAL
	GARDEN/LAWN
	POOL SURFACE



EXISTING SITE CALCULATIONS



PROPOSED SITE CALCULATIONS



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DRAWING TITLE :
SITE CALCULATIONS

DRAWING NO:
DA 4



CLIENT:

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PROJECT NAME :

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SECONDARY DWELLING
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DEMOLISH AND REMOVE EXISTING INTERNAL WALLS SHOWN RED HATCHED TO ALLOW FOR NEW LAYOUT AS PER PROPOSED PLAN- MAKE GOOD ALL ADJOINING SURFACES TO MATCH EXISTING

DEMOLISH AND REMOVE EXISTING WINDOW AND SECTION OF WALL SHOWN RED HATCHED TO ALLOW FOR PROPOSED WINDOW-MAKE GOOD ALL ADJOINING WALL SURFACES TO MATCH EXISTING

DEMOLISH AND REMOVE EXISTING INTERNAL WALLS SHOWN RED HATCHED TO ALLOW FOR NEW LAYOUT AS PER PROPOSED PLAN- MAKE GOOD ALL ADJOINING SURFACES TO MATCH EXISTING

DEMOLISH AND REMOVE EXISTING DOOR AND SECTION OF WALL SHOWN RED HATCHED TO ALLOW FOR PROPOSED DOOR-MAKE GOOD ALL ADJOINING WALL SURFACES TO MATCH EXISTING

DEMOLISH AND REMOVE SECTION OF EXTERNAL WALL SHOWN RED HATCHED TO ALLOW FOR NEW SLIDING DOOR AS PER WINDOW/DOOR SCHEDULE- MAKE GOOD ALL ADJOINING WALL FINISHES TO MATCH EXISTING

DEMOLISH AND REMOVE EXISTING GARAGE DOOR AND SECTION OF WALL SHOWN RED HATCHED TO ALLOW FOR NEW LAYOUT AS PER PROPOSED PLAN- MAKE GOOD ALL ADJOINING WALL FINISHES TO MATCH EXISTING

DEMOLISH AND REMOVE EXISTING DRIVEWAY TO ALLOW FOR NEW GARAGE AND DRIVEWAY AS PER PROPOSED PLANS

DEMOLISH AND REMOVE EXISTING WINDOW AND BLOCK UP TO ALLOW FOR NEW LAYOUT- MAKE GOOD ALL ADJOINING WALLS TO MATCH EXISTING

DEMOLISH AND REMOVE SECTION OF WALL SHOWN RED HATCHED TO ALLOW FOR NEW ENTRY DOOR TO SECONDARY DWELLING AS PER PROPOSED PLANS

REMOVE EXISTING FRONT ENTRY DOOR TO ALLOW FOR NEW ENTRY DOOR AS PER WINDOW/DOOR SCHEDULE- MAKE GOOD ALL ADJOINING WALLS TO MATCH EXISTING

DEMOLISH AND REMOVE EXISTING FRONT PORCH COLUMNS TO ALLOW FOR NEW LAYOUT AS PER PROPOSED PLAN

DEMOLISH AND REMOVE SECTION OF EXTERNAL WALL, WINDOW AND DOOR SHOWN RED HATCHED TO ALLOW FOR LAYOUT AS PER PROPOSED PLANS

GARAGE
Existing

STORE
Existing

HALL
Existing

BED 4
Existing

LIVING
Existing

KITCHEN
Existing

WC
Existing

LDRY
Existing

BATH
Existing

ENTRY
Existing

SITTING
Existing

GUEST BED
Existing

PORCH
Existing

POOL AREA
Existing

POOL
Existing

TERRACE
Existing

BOUNDARY 30.79m 98°40'30"



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DRAWING TITLE :
DEMOLITION GROUND FLOOR PLAN

DRAWING NO:
DA 5



CLIENT:
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PROJECT NAME :
PROPOSED ALTERATIONS INC.
SECONDARY DWELLING
75 VICTOR ROAD NARRAWEENA
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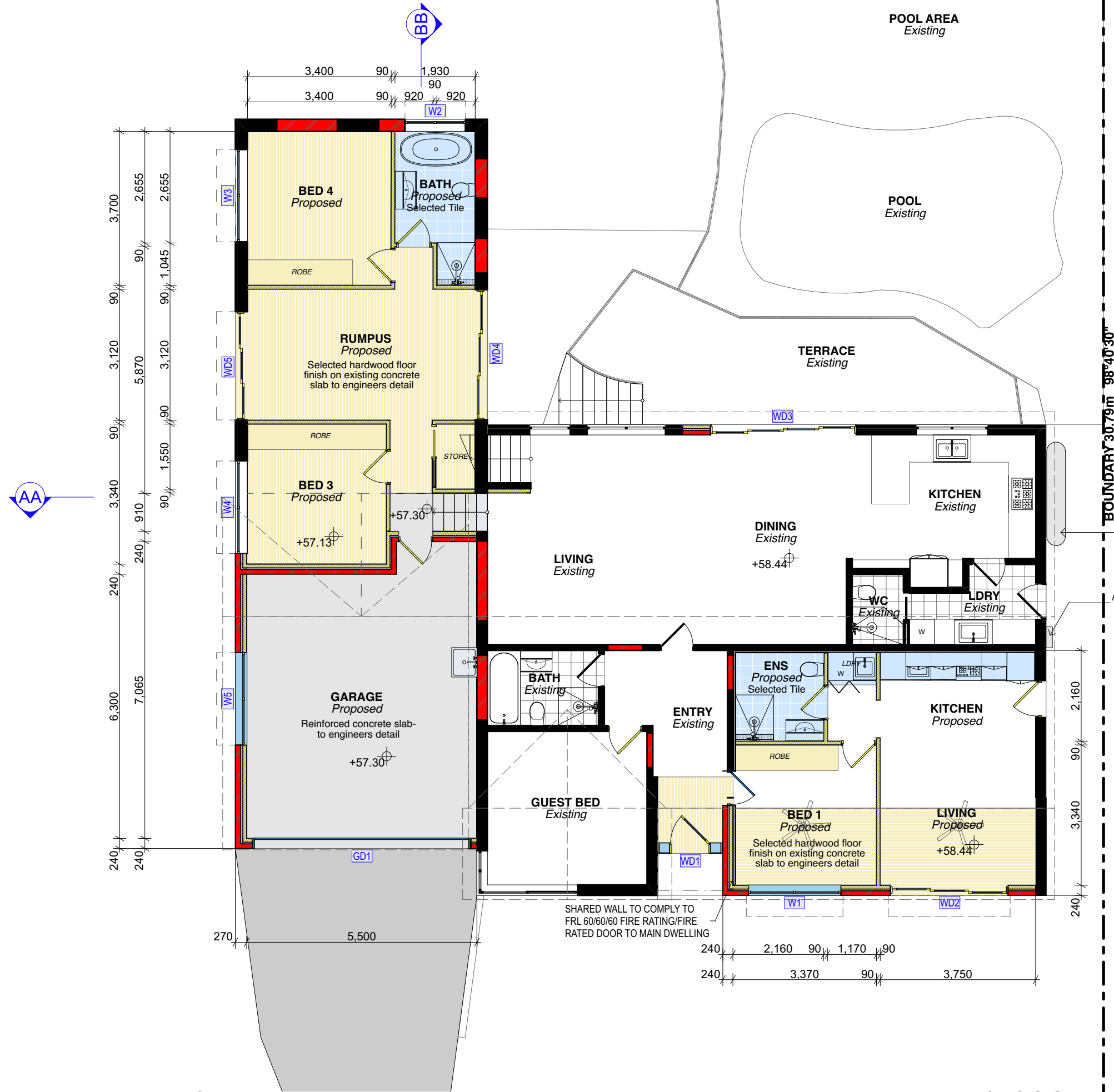
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1

PROPOSED GROUND FLOOR PLAN

1:100



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DRAWING TITLE :
PROPOSED GROUND FLOOR PLAN

DRAWING NO:
DA 6



CLIENT:
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PROJECT NAME :
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75 VICTOR ROAD NARRAWEENA
NSW 2099 AUSTRALIA

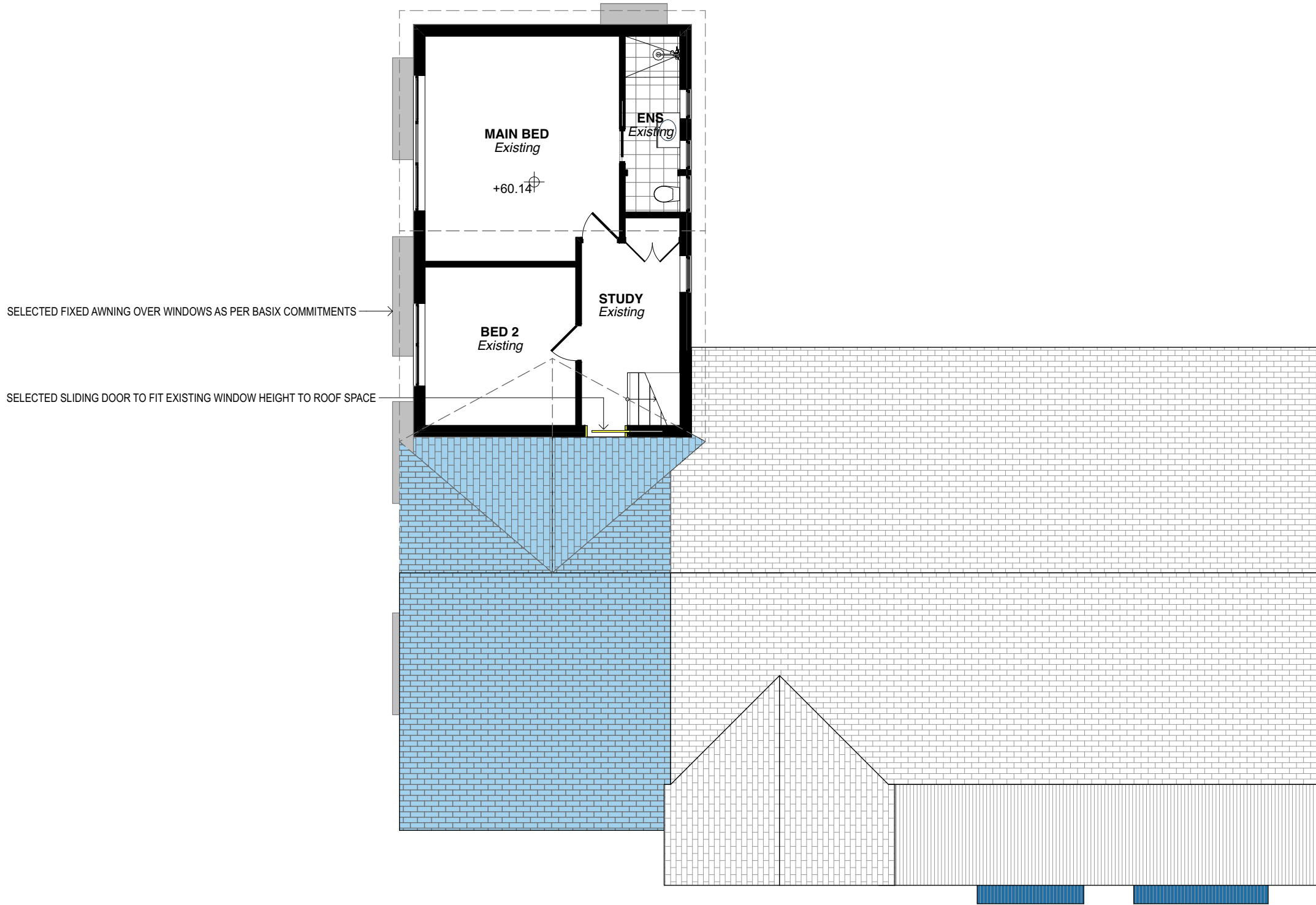
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Project No. 240202 CDC
Project Status DESIGN DEVELOPMENT

DEVELOPMENT APPLICATION

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DRAWING TITLE :
PROPOSED FIRST FLOOR PLAN

DRAWING NO:
DA 7



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SELECTED GUTTERS AND DOWNPIPES TO MATCH EXISTING

SELECTED TERRACOTTA TILES ON TIMBER FRAME
CONSTRUCTION TO MATCH EXISTING- TO ENGINEERS DETAIL

SELECTED FIXED AWNING OVER WINDOWS AS PER BASIX COMMITMENTS

BOUNDARY 30.79m 98°40'30"

1

PROPOSED GROUND FLOOR PLAN 1:100



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DRAWING TITLE :
PROPOSED ROOF PLAN

DRAWING NO:
DA 8



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MR+ MRS BLOCH

PROJECT NAME :
PROPOSED ALTERATIONS INC.
SECONDARY DWELLING
75 VICTOR ROAD NARRAWEENA
NSW 2099 AUSTRALIA

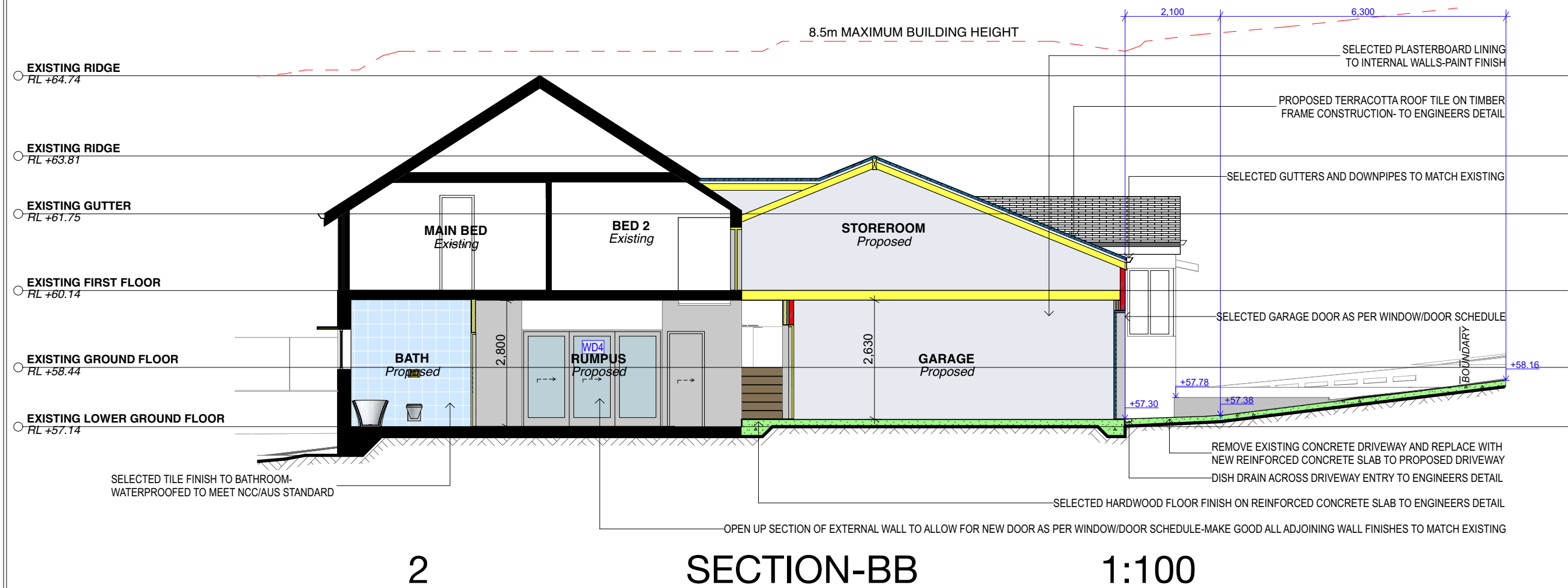
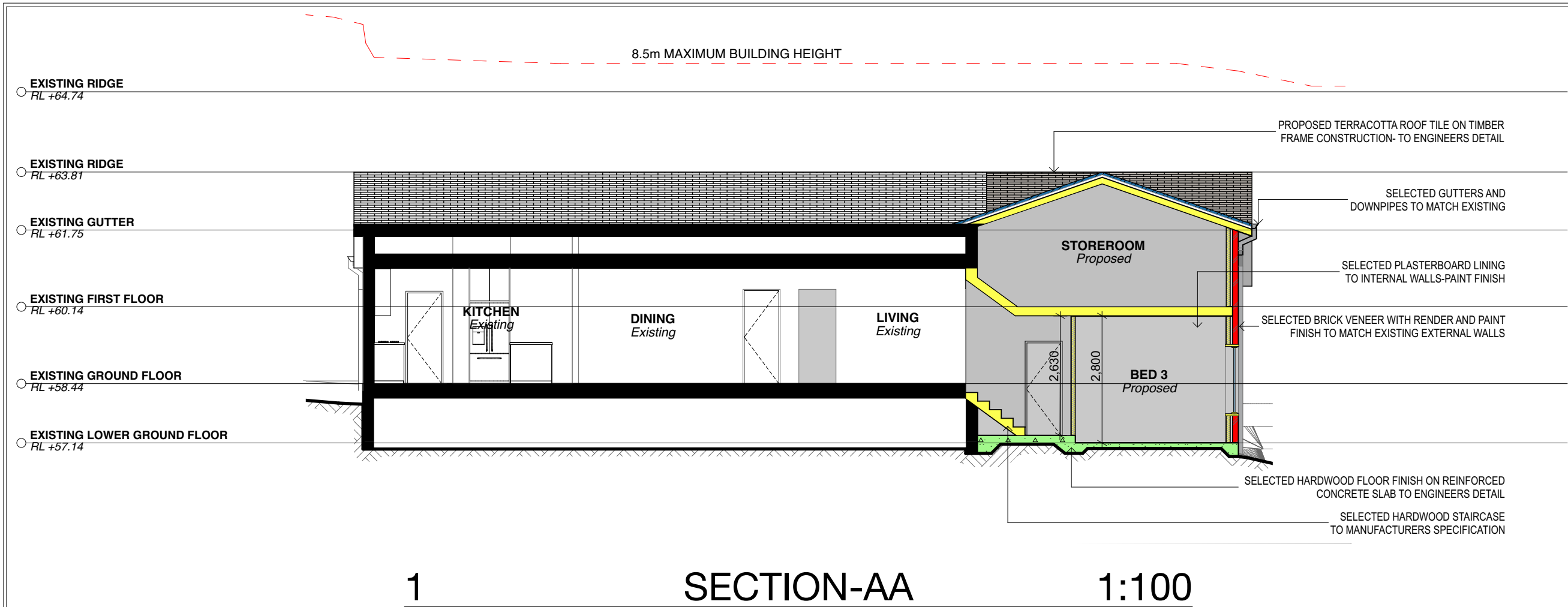
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DRAWING TITLE :

SECTIONS

DRAWING NO:

DA 9

CLIENT:

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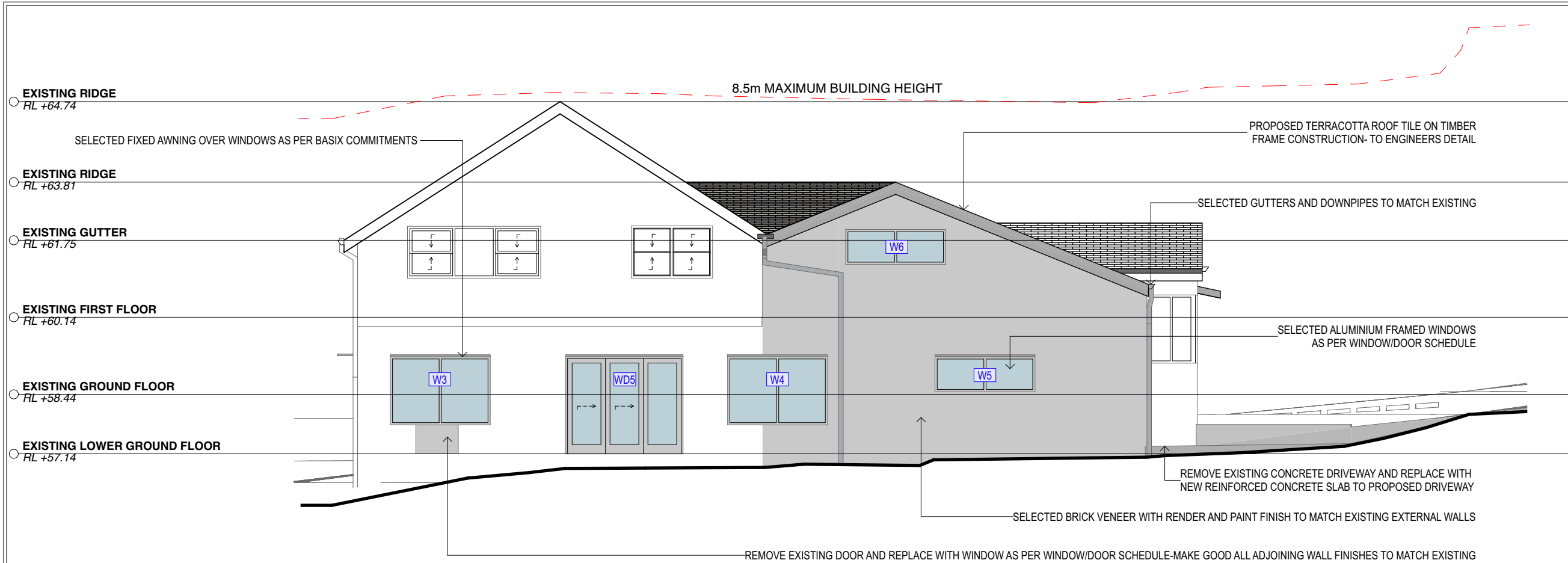
DEVELOPMENT APPLICATION

NOTE

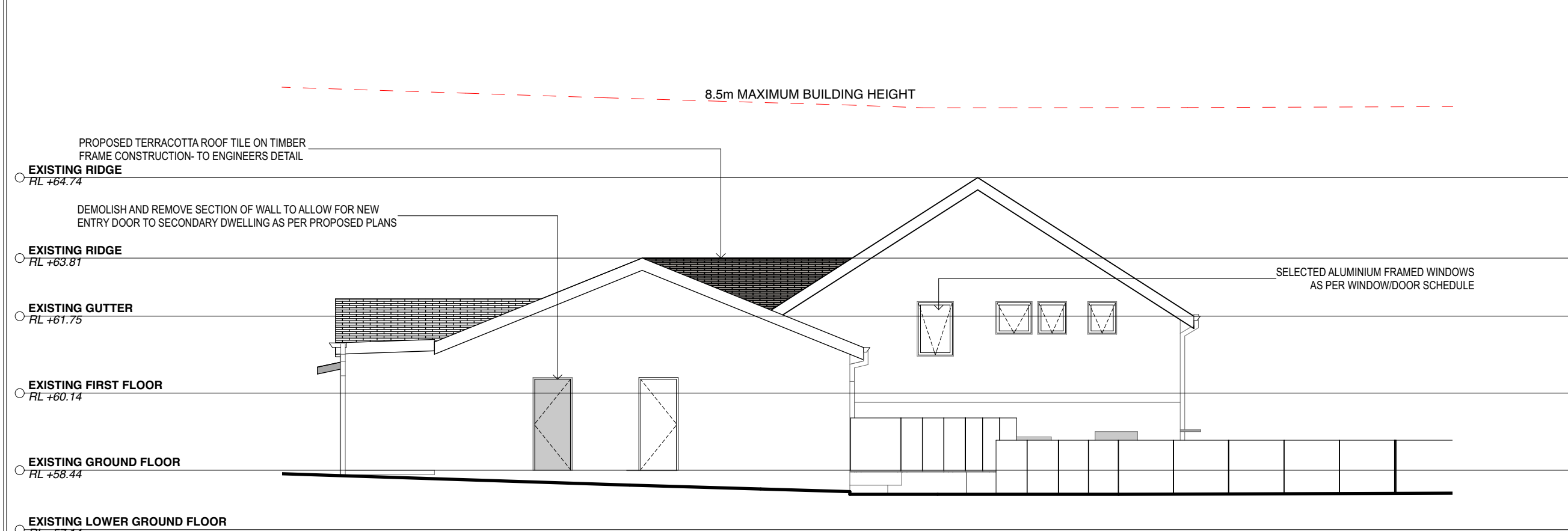
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1 NORTH ELEVATION 1:100



2 SOUTH ELEVATION 1:100



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DRAWING TITLE :
NORTH + SOUTH ELEVATION
DRAWING NO:
DA 10

CLIENT:
MR+ MRS BLOCH
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SECONDARY DWELLING
75 VICTOR ROAD NARRAWEENA
NSW 2099 AUSTRALIA

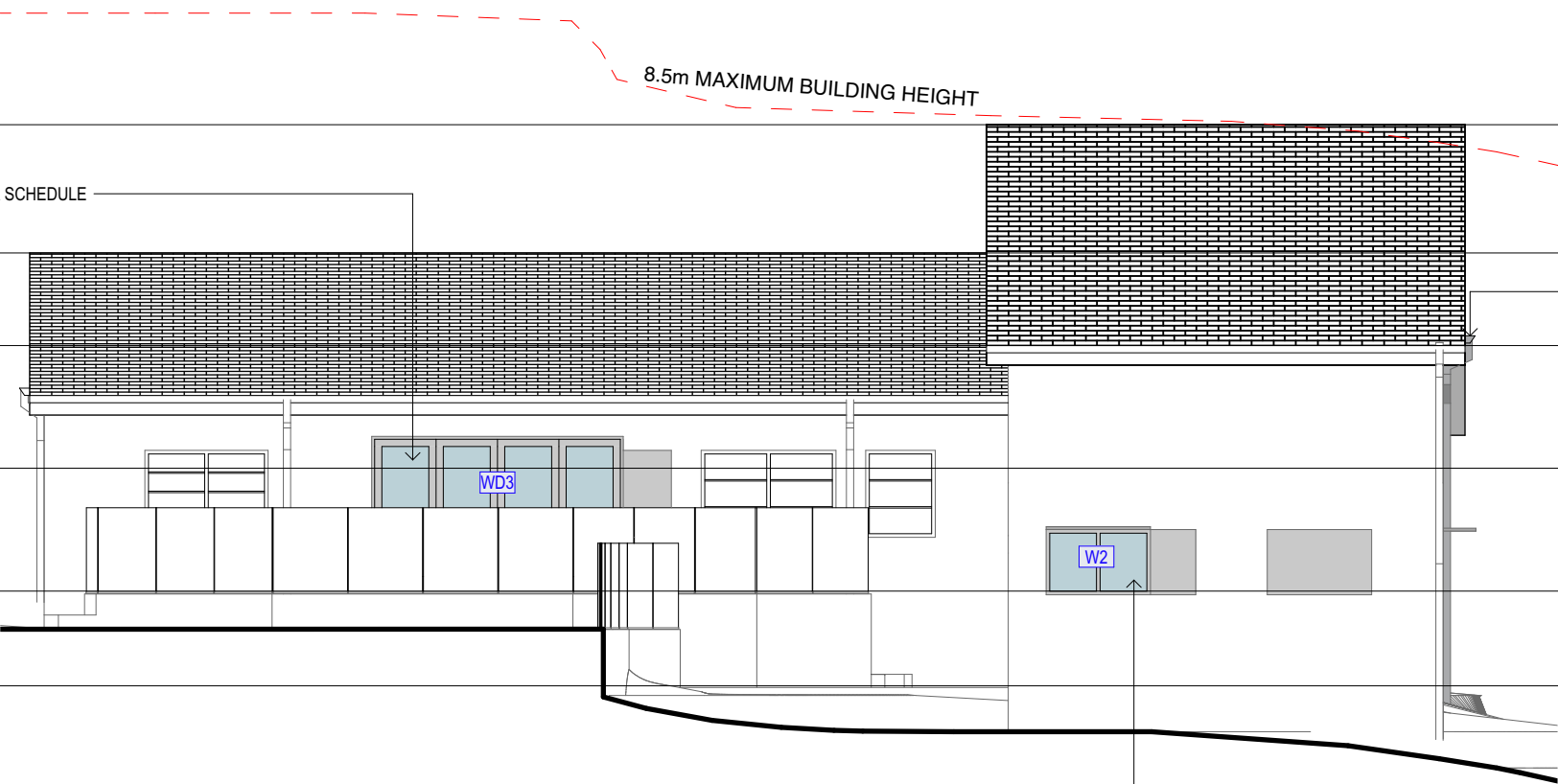
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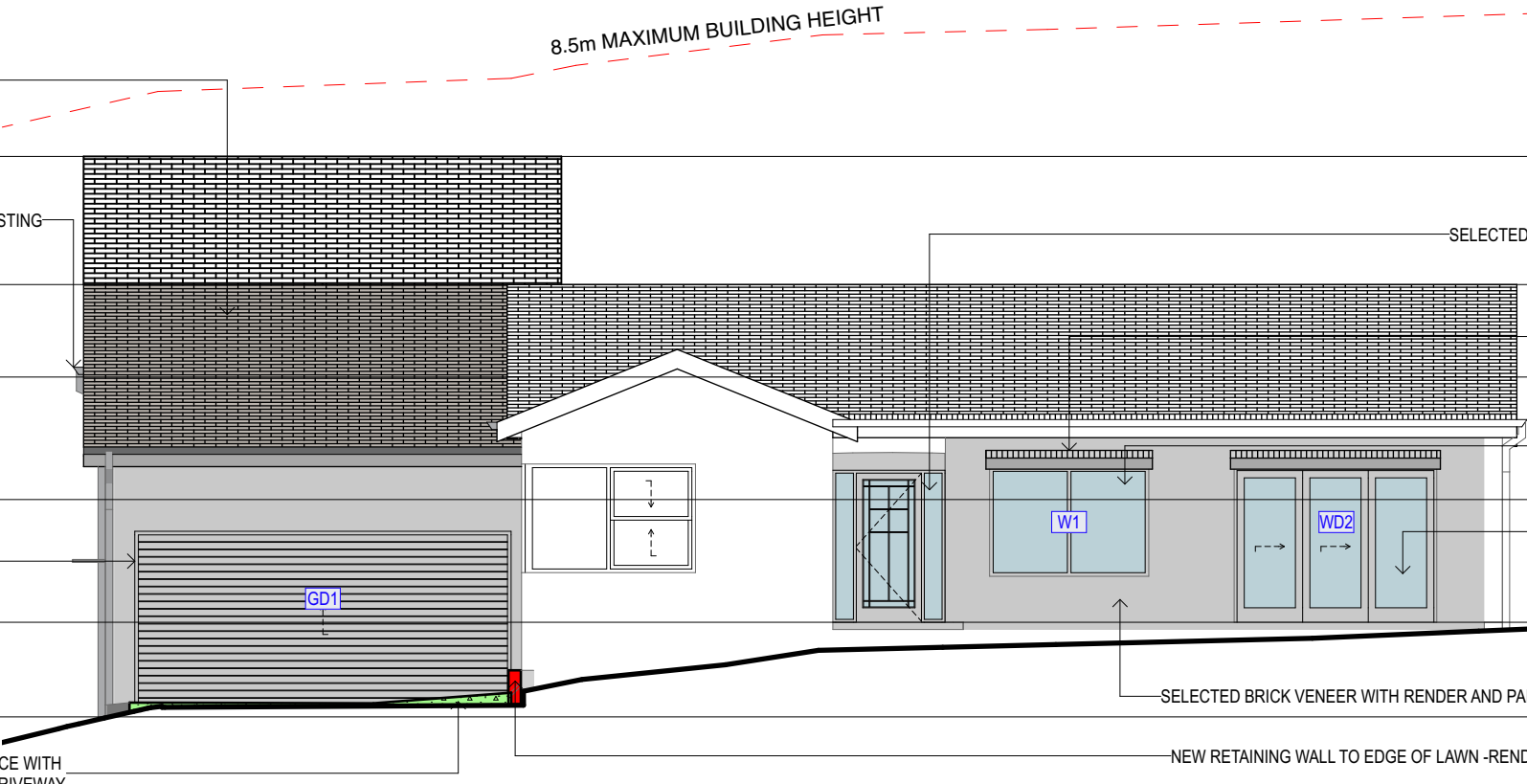
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3

EAST ELEVATION

1:100



4

WEST ELEVATION

1:100



Mobile: 0400 598 382
Email: hello@rrbuildingdesign.com.au
ABN:30 894 082 124

CERTIFIED BY



DRAWING TITLE :
EAST + WEST ELEVATION
DRAWING NO:
DA 11

CLIENT:
MR+ MRS BLOCH
PROJECT NAME :
PROPOSED ALTERATIONS INC.
SECONDARY DWELLING
75 VICTOR ROAD NARRAWEENA
NSW 2099 AUSTRALIA

Checked By: Arianna Rosnell
Plot Date: 9/8/2024
Project No. 240202 CDC
Project Status DESIGN DEVELOPMENT

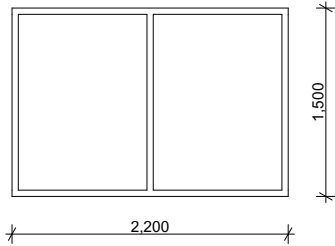
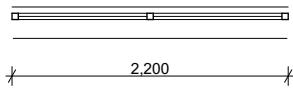
DEVELOPMENT APPLICATION

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Building Designer. 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 R&R Building Design and is to be used only for work when authorised in writing by R&R Building Design.

All boundaries and contours are subject to survey drawing **W-01**. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

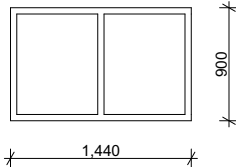
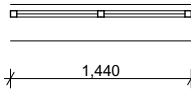
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W1
2,200
1,500



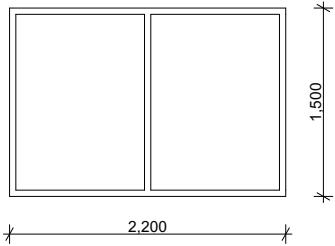
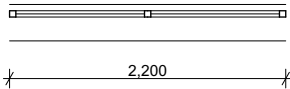
ALUMINIUM FRAMED SINGLE SLIDING WINDOW- SINGLE GLAZED U-VALUE: <=4 SHGC: 0.33-0.40

W2
1,440
900



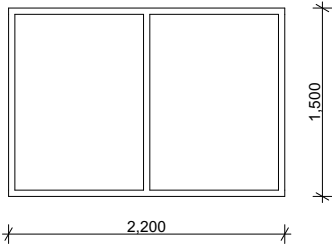
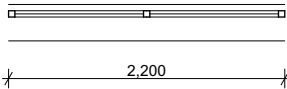
ALUMINIUM FRAMED SINGLE SLIDING WINDOW

W3
2,200
1,500



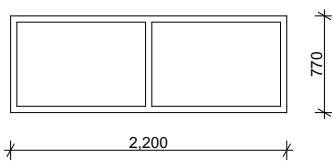
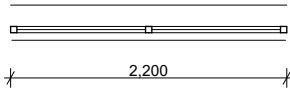
ALUMINIUM FRAMED SINGLE SLIDING WINDOW

W4
2,200
1,500



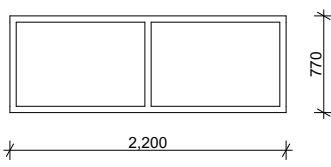
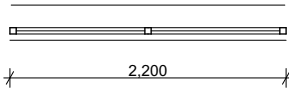
ALUMINIUM FRAMED SINGLE SLIDING WINDOW

W5
2,200
770



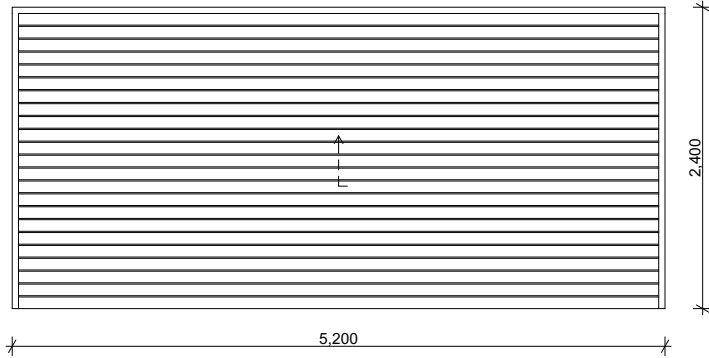
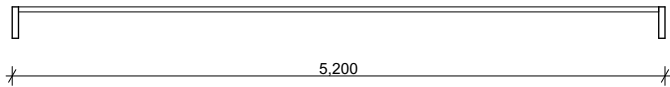
ALUMINIUM FRAMED SINGLE SLIDING WINDOW

W6
2,200
770



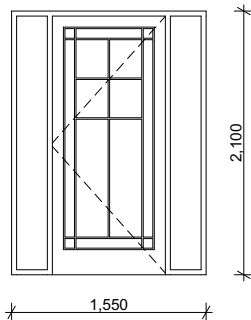
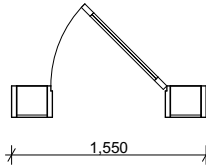
ALUMINIUM FRAMED SINGLE SLIDING WINDOW

GD1
5,200
2,400



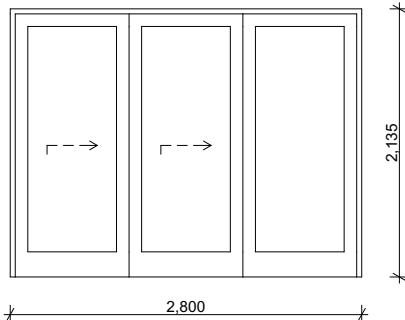
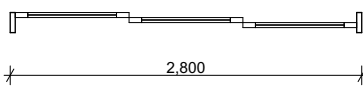
SELECTED ALUMINIUM ROLLER GARAGE DOOR- TO BE DETERMINED ON SITE WITH CLIENT AND BUILDER

WD1
1,550
2,100



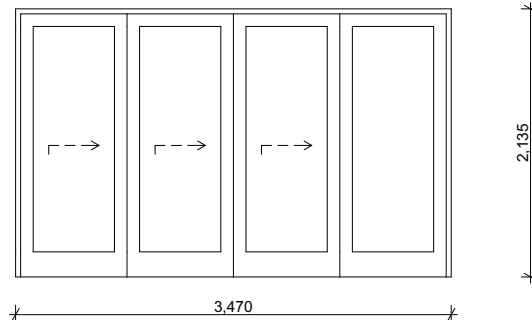
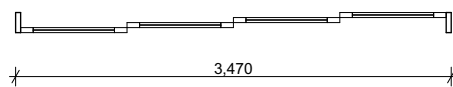
SELECTED TIMBER FRAME ENTRY DOOR WITH GLAZED PANELS AND FIXED SIDE LIGHTS

WD2
2,800
2,135



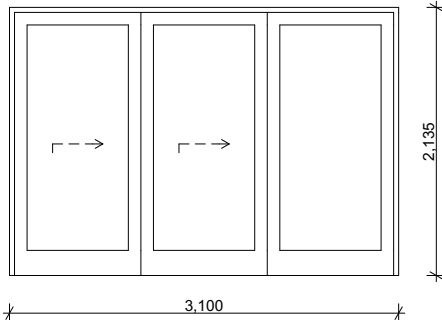
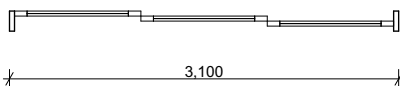
SELECTED ALUMINIUM FRAMED SLIDING STACKER DOOR TO BASIX COMMITMENTS- SINGLE GLAZED U-VALUE: <=3.5 SHGC: 0.33-0.40

WD3
3,470
2,135



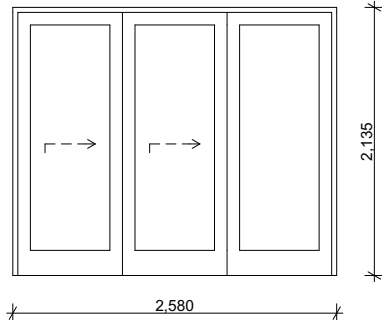
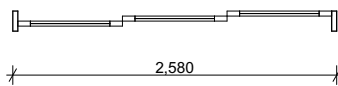
SELECTED ALUMINIUM FRAMED SLIDING STACKER DOOR TO BASIX COMMITMENTS

WD4
3,100
2,135



SELECTED ALUMINIUM FRAMED SLIDING STACKER DOOR TO BASIX COMMITMENTS

WD5
2,580
2,135



SELECTED ALUMINIUM FRAMED SLIDING STACKER DOOR TO BASIX COMMITMENTS

75 Victor Road, Dee Why

SUMMARY OF BASIX COMMITMENTS

This is a summary of the BASIX Commitments as detailed in the BASIX Certificate.
Refer to the CURRENT BASIX Certificate for Complete details.

WATER COMMITMENTS

Fixtures

3 Star Shower Heads

3 Star Toilet

3 Star Kitchen Taps

3 Star Basin Taps

THERMAL COMFORT COMMITMENTS

Concrete slab

On ground floor – Nil insulation

External walls

Brick veneer. R1.16 (or R1.70 including construction)

Internal walls

Adjoining garage: single skin masonry (R0.18) – Nil insulation

Flat ceilings –

Ceiling: R2.50 (up), Roof: foil backed blanket (55mm) – Medium colour

Pitched roof

Glazing –

Standard aluminium, single clear (or U-Value: 7.63, SHGC: 0.75)

Glazing –

Standard aluminium, single pyrolytic low-e (U-Value: 5.70, SHGC: 0.47)

Glazing –

Aluminium, single Lo-Tsol low-e (U-Value: 5.60, SHGC: 0.36)

ENERGY COMMITMENTS

Artificial

Install a minimum of 40% of new or altered light fixtures are fitted with

Lighting

fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps



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E: info@Hermosadesigns.com.au

M: 0400 598 382

Client

MR+ MRS BLOCH

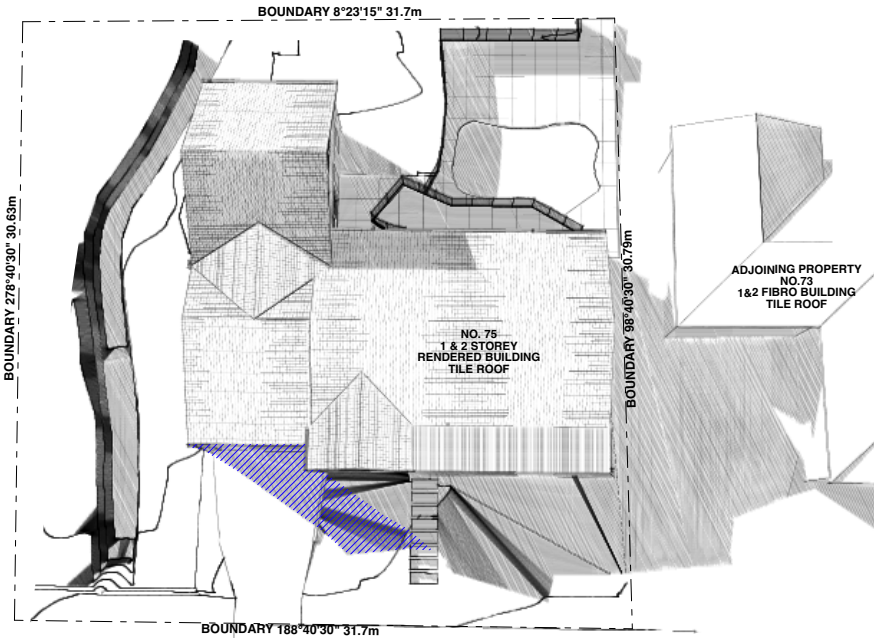
Project Name:

75 VICTOR ROAD

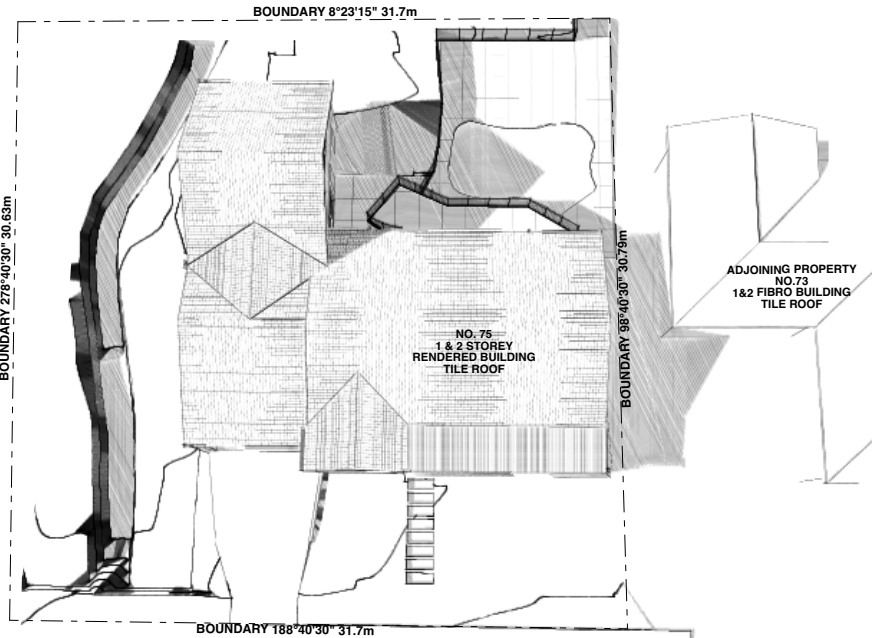
LEGEND

EXISTING SHADOW

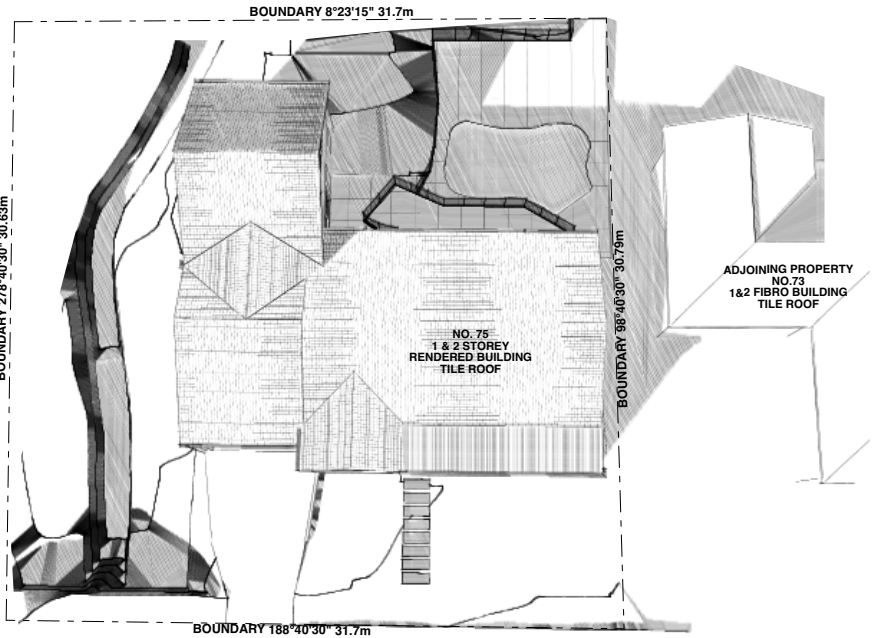
PROPOSED SHADOW



21nd JUNE-9am SHADOW DIAGRAMS



21nd JUNE-12pm SHADOW DIAGRAMS
(NO ADDITIONAL SHADOWING)



21nd JUNE-3pm SHADOW DIAGRAMS
(NO ADDITIONAL SHADOWING)

CERTIFIED BY

EEC

EVERGREEN ENERGY CONSULTANTS

BUILDING

R&R

DESIGN

Mobile: 0400 598 382
Email: hello@rrbuildingdesign.com.au
ABN:30 894 082 124

DEVELOPMENT APPLICATION ONLY

NOT FOR CONSTRUCTION

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Project North:

Drawn | Checked Arianna Rosnell

Plot Date: 9/8/2024

Project NO. 240202 CDC

Project Status Design Development

Client MR + MRS BLOCH

Site: 75 VICTOR ROAD NARRAWEENA NSW 2099 AUSTRALIA

DRAWING TITLE : DEVELOPMENT APPLICATION
SHADOW DIAGRAMS

PROJECT NAME : 75 VICTOR ROAD

REVISION NO.

DRAWING NO. **14**

Plot Date: 9/8/2024