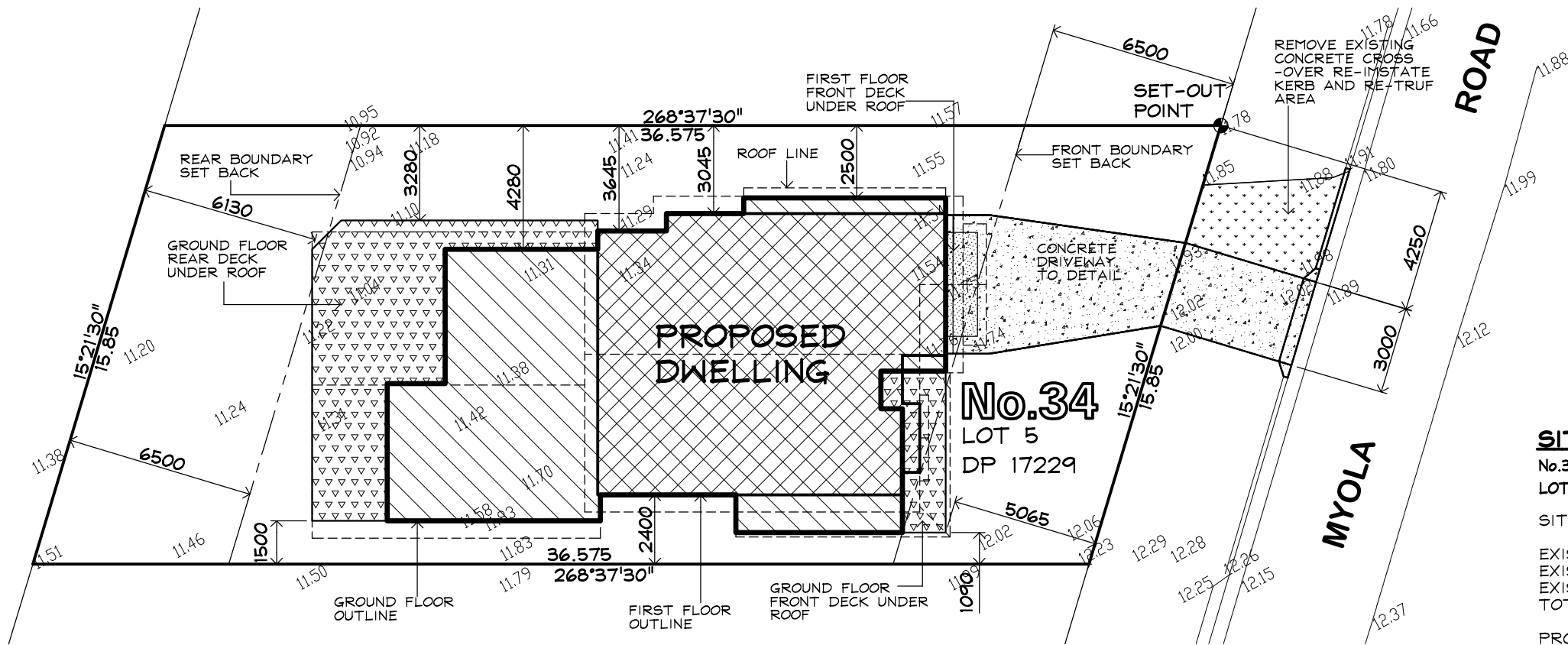




NOTES:-

1. ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE NATHERS REPORT.
2. EXTERNAL WALL CLADDING SHALL BE SELECTED PLANK CLADDING WITH A SPECIFIED PAINTED COLOUR FINISH.
3. AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.
4. AN APPROVED RATED INSULATION MATERIAL TO BE PLACED IN THE CEILING SPACE WITHIN THE PERIMETER OF ALL EXTERNAL WALLS IN ACCORDANCE WITH THE BASIX REPORT.
5. AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.
6. ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
7. EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
8. ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
9. ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
10. ALL PAINTING TO OWNERS REQUIREMENTS.
11. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
12. ALL GLAZING TO CODE AS1288
13. ALL PEST TREATMENT TO CODE AS3660.1-2000
14. SMOKE DETECTOR DENOTED SD ON PLAN TO BCA/39
15. ALL WATERPROOFING TO WET AREAS TO CODE AS3740
16. ALL TIMBER FRAMING TO CODE AS1684
17. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.

SITE CRITERIA

No.34 MYOLA ROAD NEWPORT N.S.W. 2106
LOT 5 D.P. 17229

SITE AREA = 555.1 sq. m. (BY CALC.)

EXISTING SOFT OPEN SPACE = 307.1 sq. m.
EXISTING HARD OPEN SPACE = 99.3 sq. m.
EXISTING HARDSTAND = 148.7 sq. m.
TOTAL EXISTING HARDSTAND = 248.0 sq. m.

PROPOSED DRIVEWAY AREA = 32.7 sq. m.
PROPOSED GARAGE FLOOR AREA = 40.9 sq. m.

PROPOSED TOTAL GROUND FLOOR AREA
NOT INCLUDING GARAGE = 138.3 sq. m.
PROPOSED GROUND FLOOR FRONT DECK AREA = 9.4 sq. m.
PROPOSED GROUND FLOOR REAR DECK AREA = 43.1 sq. m.

PROPOSED TOTAL FIRST FLOOR AREA = 110.0 sq. m.
PROPOSED FIRST FLOOR FRONT DECK AREA = 4.0 sq. m.

DWELLING ROOF AREA = 251.9 sq. m.

POST LANDSCAPE AREA = 291.8 sq. m. (52.6%)
POST HARDSTAND = 263.3 sq. m. (47.4%)

2 CAR PARKING SPACES PROVIDED IN GARAGE

TOTAL OSD IMPERVIOUS AREA POST DEVELOPEMENT
FLOOD AREA - OSD NOT REQUIRED = 281.7 sq. m. (50.7%)

BASIX REQUIREMENTS

TO BE READ INCONJUNCTION WITH THE
BASIX CERTIFICATE NUMBER 1129706S

ROOF AREA TO TANK TO BE USED
FOR TOILET FLUSHING, COLD WATER
CLOTHS WASHING AND GARDEN
TAPS SUPPLY (MINIMUM) 50.0 sq.m.

WATER STORAGE TANK CAPACITY 2,000 MIN. LITRES

NEW SHOWER HEAD MINIMUM RATING 3 STAR RATING

NEW TOILET MINIMUM RATING 3 STAR RATING

ALL NEW TAP FITTINGS MINIMUM RATING 3 STAR RATING

GLAZING TO ALUMINIUM FRAMED WINDOWS AND DOORS OR OTHERWISE NOTED
ARE TO BE IN ACCORDANCE WITH THE NATHERS/BASIX REPORT

ROOF COLOUR MEDIUM SA 0.475 - 0.70

FLOOR ABOVE SUB-FLOOR R2.1 RATING

FLOOR ABOVE SUB-FLOOR R2.1 RATING

BED 2 CANTILEVERED BAY WINDOW FLOOR R2.1 RATING

EXTERNAL WALLS INSULATION (EXCLUDES GARAGE) R2.0 RATING

INTERNAL WALLS GARAGE R2.0 RATING

CEILING INSULATION R4.0 RATING

INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THRU-OUT 0 sq.m.
OF THE SITE TO BE PLANTED REFER LANDSCAPE PLAN.

HOT WATER SERVICE TO BE GAS INSTANTANEOUS WITH A PREFORMANCE OF
5.5 STARS OR BETTER.

COOLING SYSTEM TO BE IN AT LEAST 1 LIVING AREA & 1 BEDROOM
TO BE A 1-PHASE AIR CONDITIONING WITH AN ENERGY RATING OF
EER 3.0-3.5 OR BETTER PLUS A CEILING FAN. THE COOLING SYSTEM MUST
MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING & BEDROOM AREAS.

HEATING SYSTEM IN AT LEAST 1 LIVING AREA & 1 BEDROOM TO BE 1-PHASE
AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.0-3.5 OR BETTER.

FIXED OUTDOORS CLOTHES DRYING LINE TO BE INSTALLED

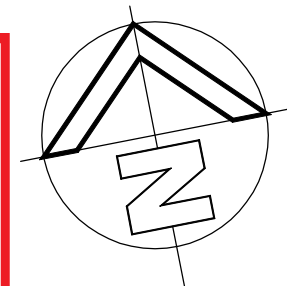
GAS COOKER WITH GAS OVEN.

APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING"
IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE
FOLLOWING ROOMS, AND WHERE THE "DEDICATEEND" APPEARS, THE FITTINGS
FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR
LIGHT EMITTING DIODE (LED) LAMPS:

- . THE HALLWAYS, AT LEAST 5 OF THE BEDROOMS / STUDY
- . AT LEAST 3 LIVING/DINING ROOMS

SITE PLAN

Scale 1:200



GENERAL NOTES AND BCA COMPLIANCE

- EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A.
- TERMITE RISK MANAGEMENT TO COMPLY WITH PART 3.1.3 OF THE B.C.A. AND AS3660-1
- FOOTINGS AND SLABS TO COMPLY WITH PART 3.2 OF THE B.C.A. , AS2870
- AND ENGINEERS DETAILS
- MASONARY CONSTRUCTION TO COMPLY WITH PART 3.3 OF THE B.C.A. AND AS3700
- TIMBER FRAMING TO COMPLY WITH PART 3.4 OF THE B.C.A AND AS1684
- GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS1288
- SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A. AND AS3786
- STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 OF THE B.C.A.
- BALISTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A.
- NATURAL LIGHT TO COMPLY WITH PART 3.8.4 OF THE B.C.A.
- VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.
- ALL DAMP AND WEATHERPROOFING TO COMPLY WITH PART 3.8 OF THE B.C.A.
- ROOFING TO COMPLY WITH PART 3.5.1 OF THE B.C.A. AND AS/NZ1562
- FLOOR SURFACES OF WATER CLOSETS, SHOWER COMPARTMENTS AND THE A LIKE
TO BE OF MATERIALS IMPERVIOUS TO MOISTURE AND WALLS FINISHED WITH AN
APPROVED IMPERVIOUS FINISH TO COMPLY WITH THE REQUIREMENTS OF
PART 3.8 OF THE B.C.A. AND AS3740
- CLOTHS WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY
WITH PART 3.8.3 OF THE B.C.A.

ABOVE NOTES TO BE READ IN-CONJUNCTION
WITH THE ARCHITECTURAL PLANS AND THE
STRUCTURAL ENGINEERS DETAILS

IF IN
DOUBT
ASK



OFFICE - 39 GAVENLOCK ROAD TUGGERAH 2259
P.O. BOX 5240 CHITTAWAY BAY N.S.W. 2261
Tel : (02) 4352 1189 Fax : (02) 4352 1198
Builders Lic. 158741C ABN 65 687 862 151

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PROJECT

**PROPOSED NEW DWELLING
34 MYOLA ROAD
NEWPORT**

FOR

Mr. D. & Mrs. M. SEXTON

DATE **AUGUST 2020** SCALE **1:200**

JOB No.

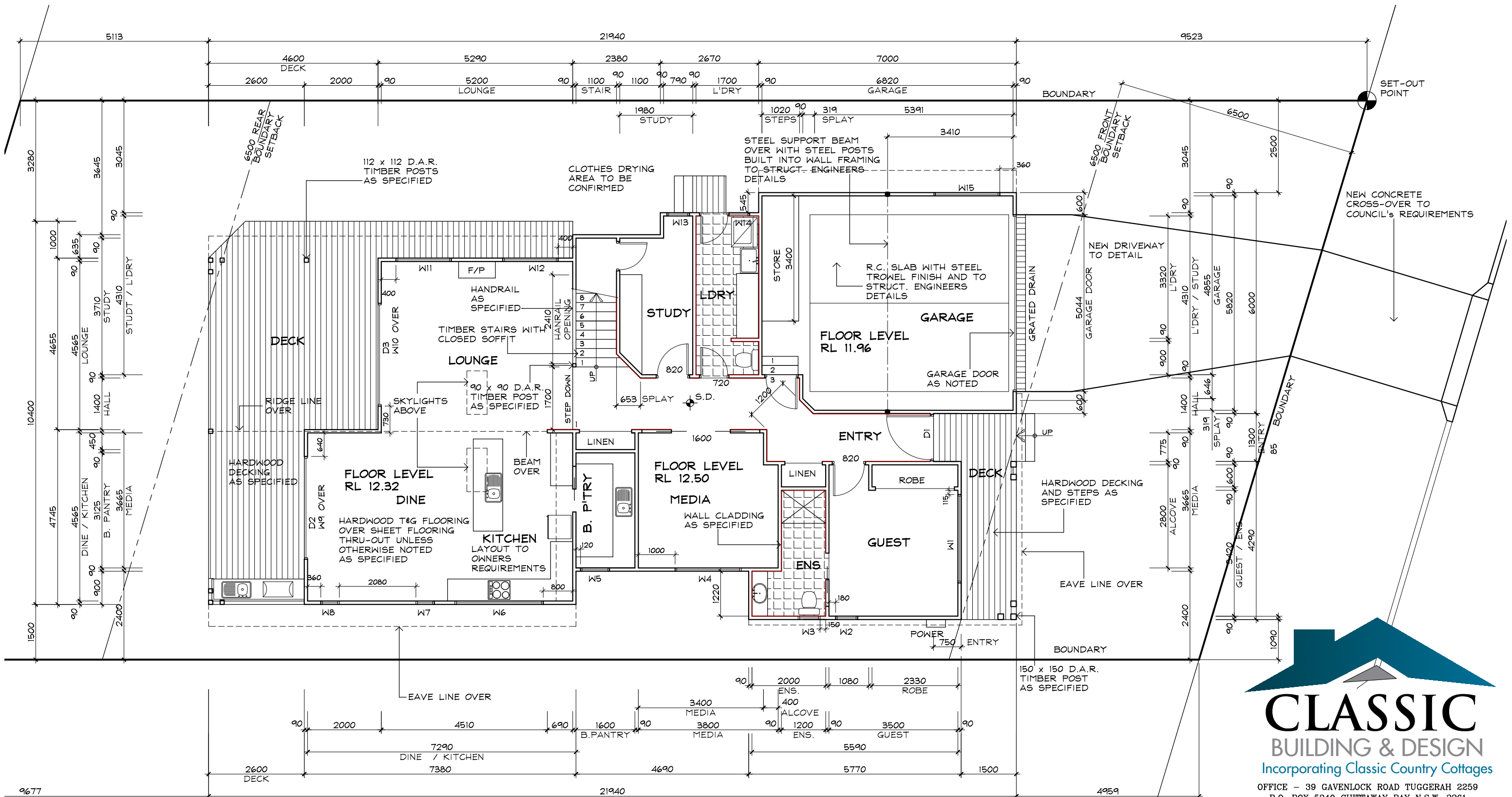
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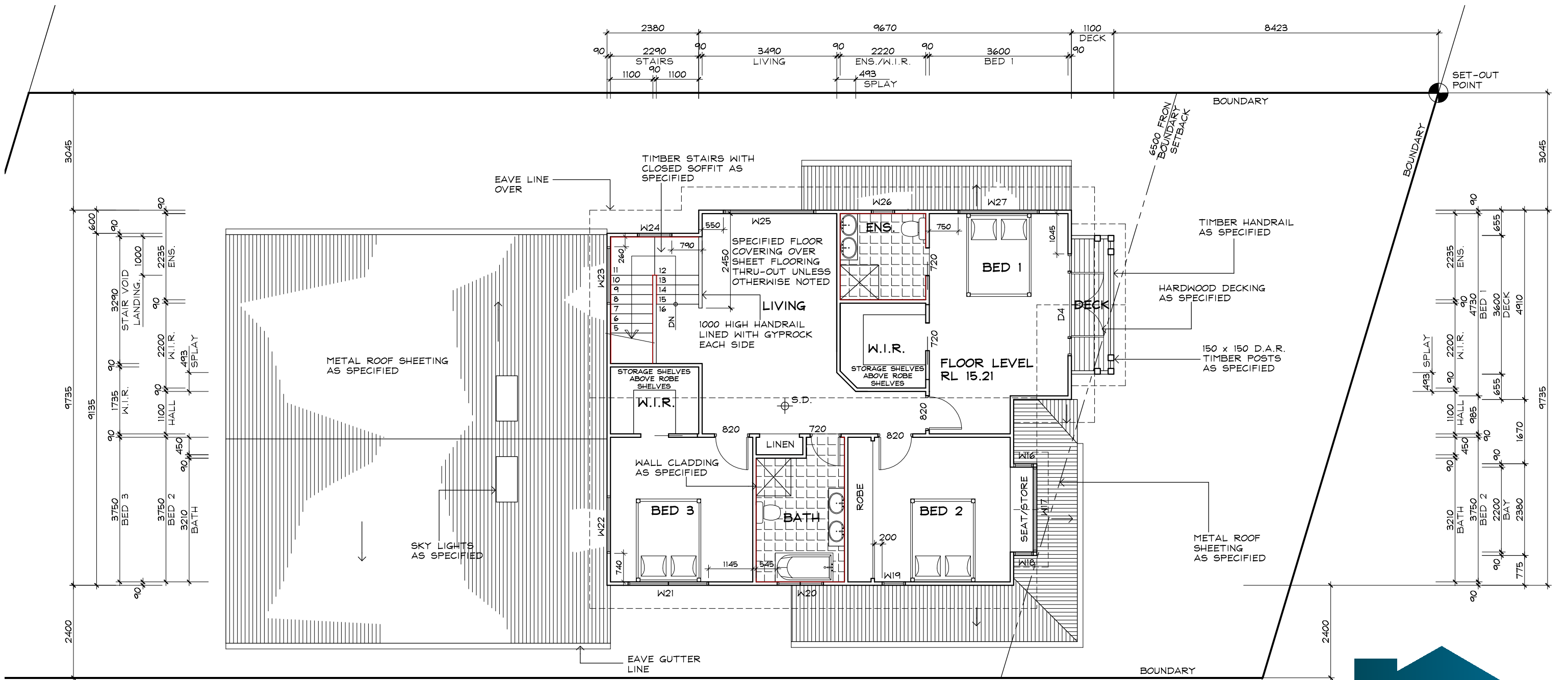
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**PROPOSED NEW DWELLING
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FOR
Mr. D. & Mrs. M. SEXTON

DATE **AUGUST 2020** SCALE **1:100**

REV

01

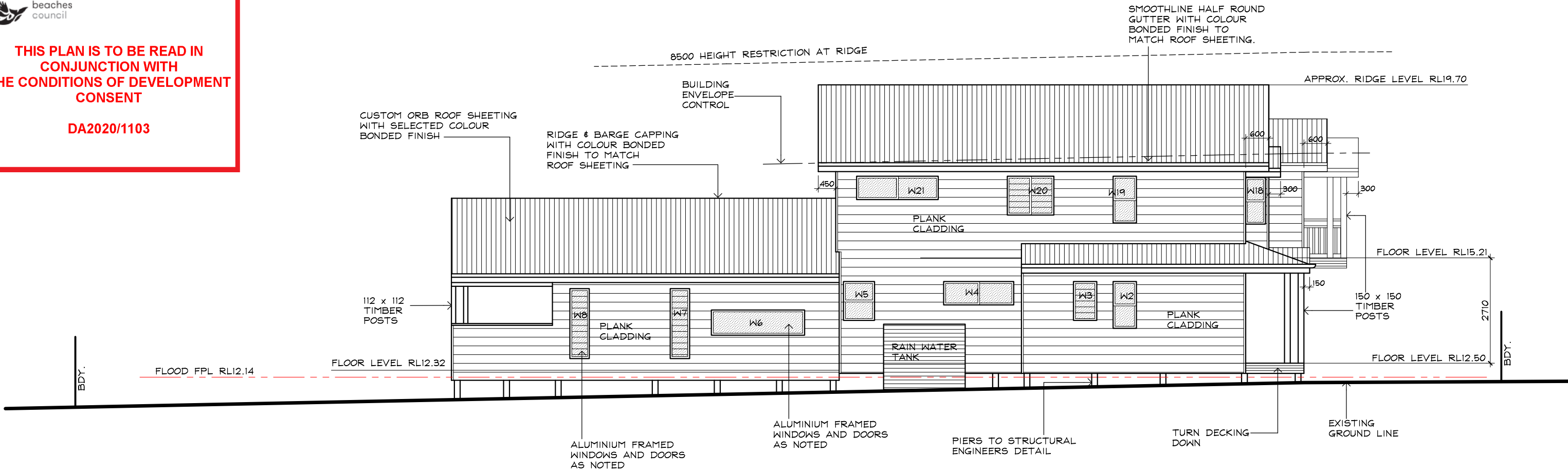
IF IN
DOUBT
ASK



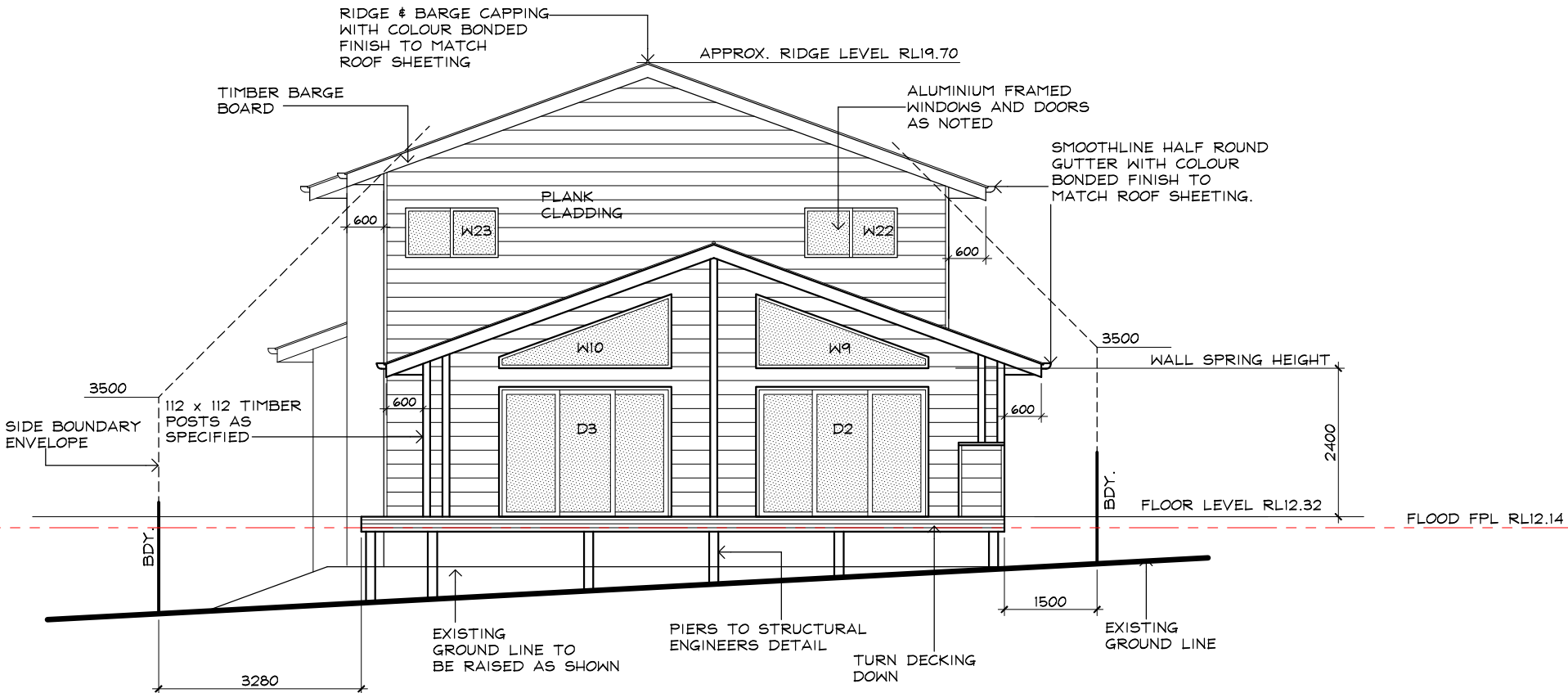
northern
beaches
council

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

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SOUTHERN ELEVATION



WESTERN ELEVATION



CLASSIC
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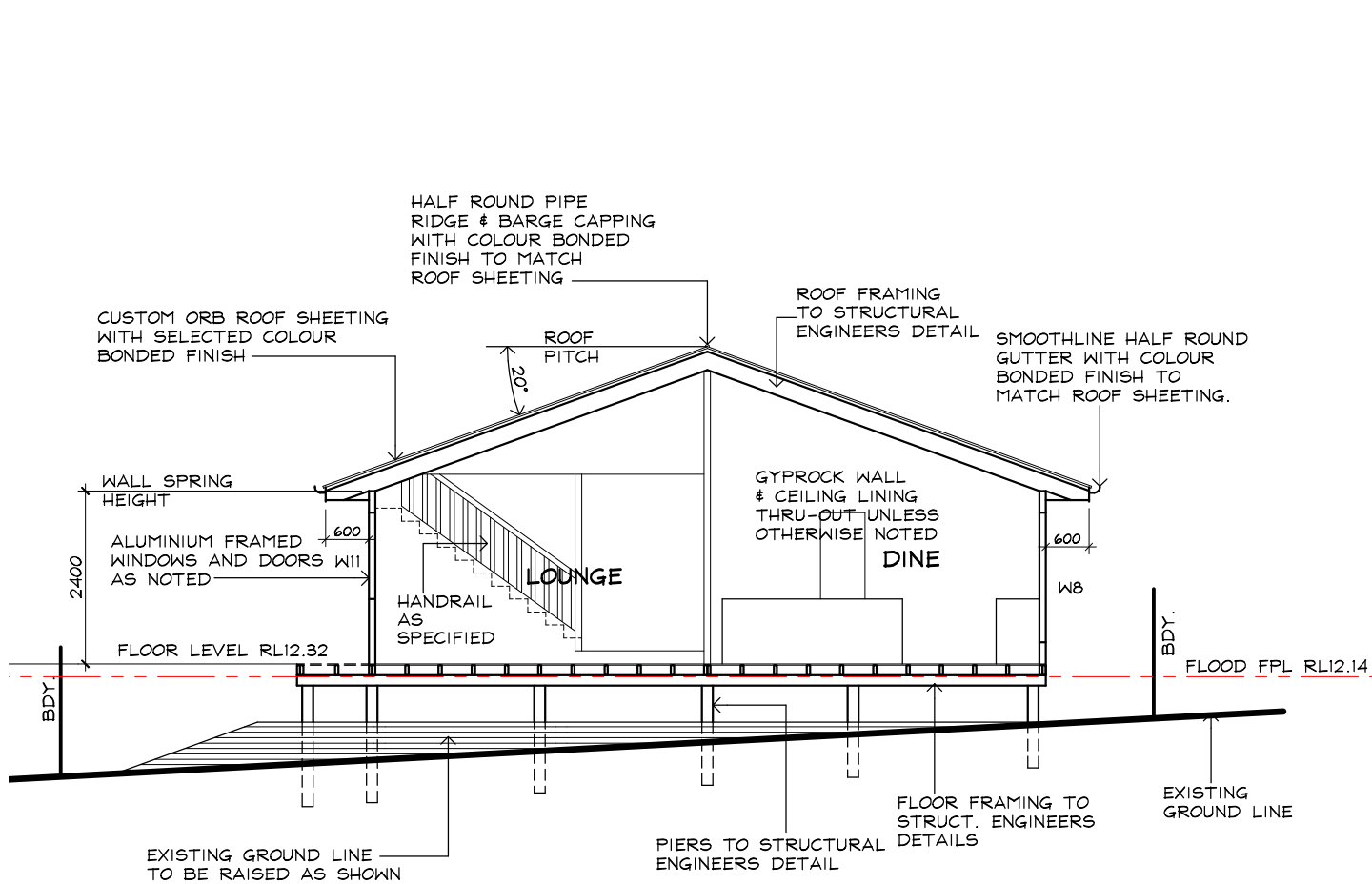
PROJECT
**PROPOSED NEW DWELLING
34 MYOLA ROAD
NEWPORT**

FOR
Mr. D. & Mrs. M. SEXTON

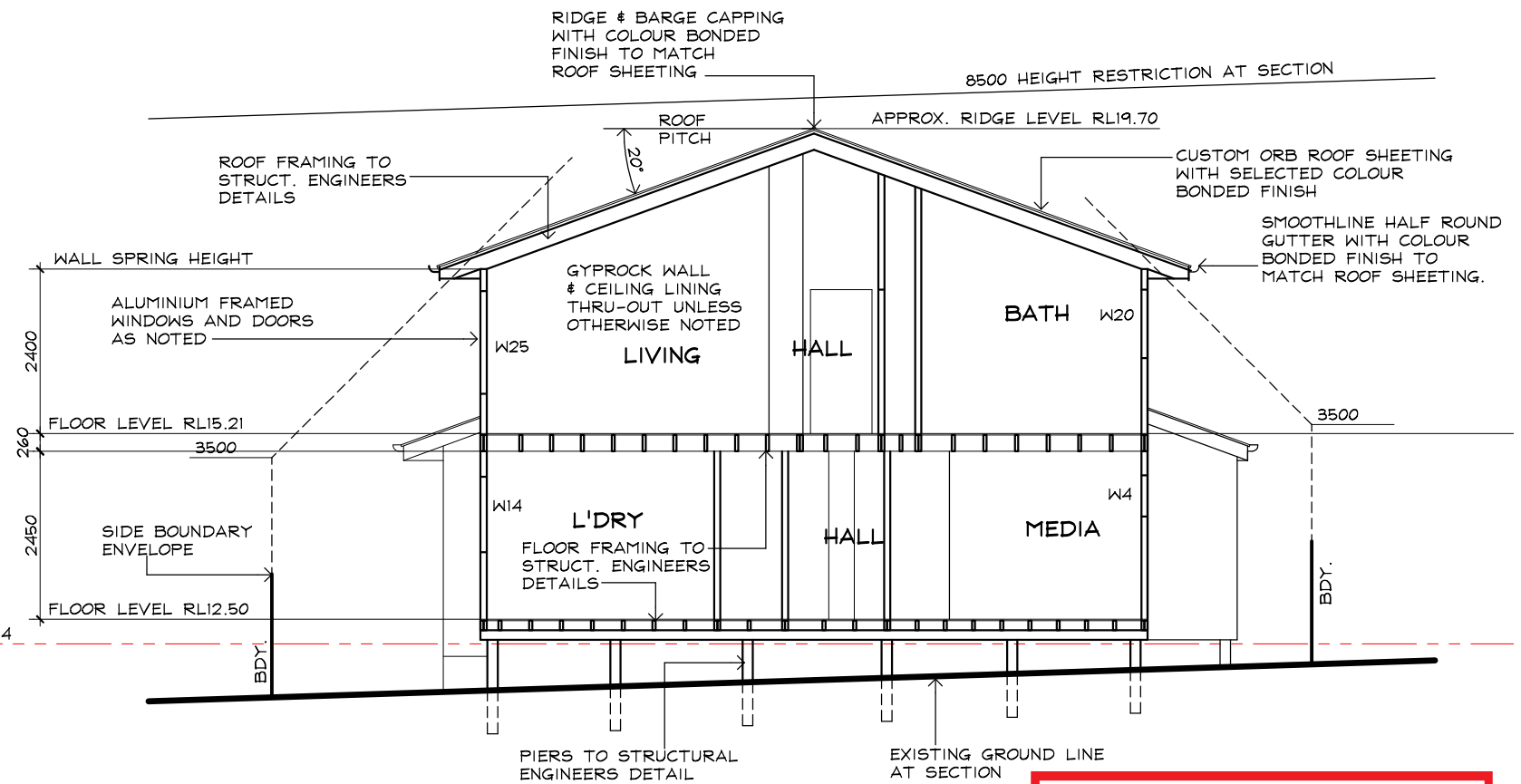
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DOUBT
ASK



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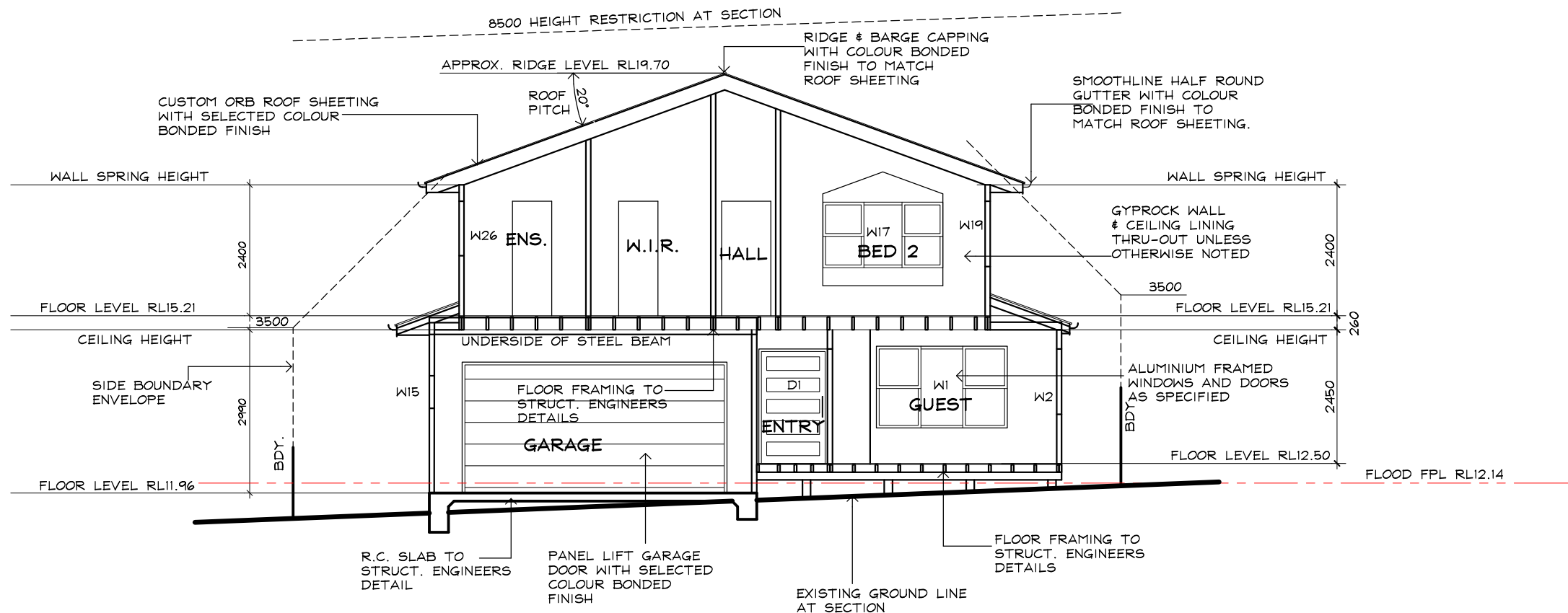


SECTION 2



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SECTION 3



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PROJECT

**PROPOSED NEW DWELLING
34 MYOLA ROAD
NEWPORT**

FOR
Mr. D. & Mrs. M. SEXTON

DATE **AUGUST 2020** SCALE **1:100**

JOB No.

CC165

DWG. No.

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