

RESIDENTIAL - ALTERATIONS AND ADDITIONS

16 GERTRUDE AVENUE, NEWPORT NSW 2106

NOTES

1. CONFIRM ALL DIMENSIONS ON SITE BEFORE ORDERING MATERIALS AND STARTING CONSTRUCTION.
2. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA, NSW WORKCOVER AND ALL RELEVANT APPROVALS/REQUIREMENTS.
3. ALL WORKS TO BE IN ACCORDANCE WITH BASIX CERTIFICATE A362890 AND ALL ASSOCIATED DOCUMENTATION.
4. DEMOLISH EXISTING STRUCTURES AS SHOWN. WHERE REQUIRED, ALL DEMOLITION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 2601 AND NSW WORKCOVER REGULATIONS.
5. IF REQUIRED, ANY ASBESTOS REMOVAL SHALL BE UNDER TAKEN BY APPROPRIATELY QUALIFIED AND LICENSED CONTRACTORS AND ALL MATERIALS TREATED AND DISPOSED OF IN ACCORDANCE WITH NSW WORKCOVER REQUIREMENTS.
6. PROVIDE TERMITE TREATMENT TO WHOLE OF NEW CONSTRUCTION AREA IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AS 3660.
7. WHERE REQUIRED, PROVIDE WATER SERVICES, STORMWATER DRAINAGE, HOT WATER SERVICES AND SANITARY SERVICES, METERS, VENTS, WASTES, Etc. AS REQUIRED IN ACCORDANCE WITH AS 3500 AND AS 1547 AND THE BUILDING CODE OF AUSTRALIA. ALL NEW WATER PIPES ARE TO BE ACCOUSTICALLY INSULATED.
8. WHERE REQUIRED, PROVIDE ALL ELECTRICAL SERVICES, METERS, LIGHTING, EMERGENCY LIGHTING, SWITCHBOARDS, METERS, Etc. IN ACCORDANCE WITH AS 3000 AND AS 1680.
9. WHERE REQUIRED, ALL WET AREAS ARE TO BE WATER PROOFED, AND THE INSTALLATION CERTIFIED, IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AS 4200.
10. WHERE REQUIRED, PROVIDE ALL TIMBER FRAMING, TRUSSES, BEAMS, POSTS, Etc. AS REQUIRED, ALL IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AS 1684 TIMBER FRAMING CODE.
11. WHERE REQUIRED, PROVIDE ALL STEEL FRAMING, TRUSSES, BEAMS, COLUMNS, Etc. AS REQUIRED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AS 4100.
12. WHERE REQUIRED, PROVIDE ALL ROOFING AND ASSOCIATED GUTTERS, DOWNPIPES, FLASHINGS, INSULATION, Etc. IN ACCORDANCE WITH AS 2050, AS 2728, AS 4389, AND AS 3500 AND THE THE BUILDING CODE OF AUSTRALIA,.
13. WHERE REQUIRED, PROVIDE SMOKE ALARMS IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AS 3786 AND AS 2293.
14. WHERE REQUIRED, PROVIDE ALL DOORS AND DOOR HARDWARE AS REQUIRED IN ACCORDANCE WITH AS 2688, AS 1909, AS 3959.
15. WHERE REQUIRED, PROVIDE ALL WINDOWS, FRAMES, GLAZING, Etc. IN ACCORDANCE WITH AS 1288, AS 3715, AS 4667, AS 3959 AND THE REQUIREMENTS OF THE BASIX REPORT/S.
16. WHERE REQUIRED, ALL PREPARATION FOR PAINTING AND PAINTING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 1627, AS 2311, AS 2312.
17. WHERE REQUIRED, PROVIDE ALL WALL AND FLOOR TILING IN ACCORDANCE WITH AS 1884 & AS 2358

CONSTRUCTION STANDARDS

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT BCA REQUIREMENTS & AUSTRALIAN STANDARDS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

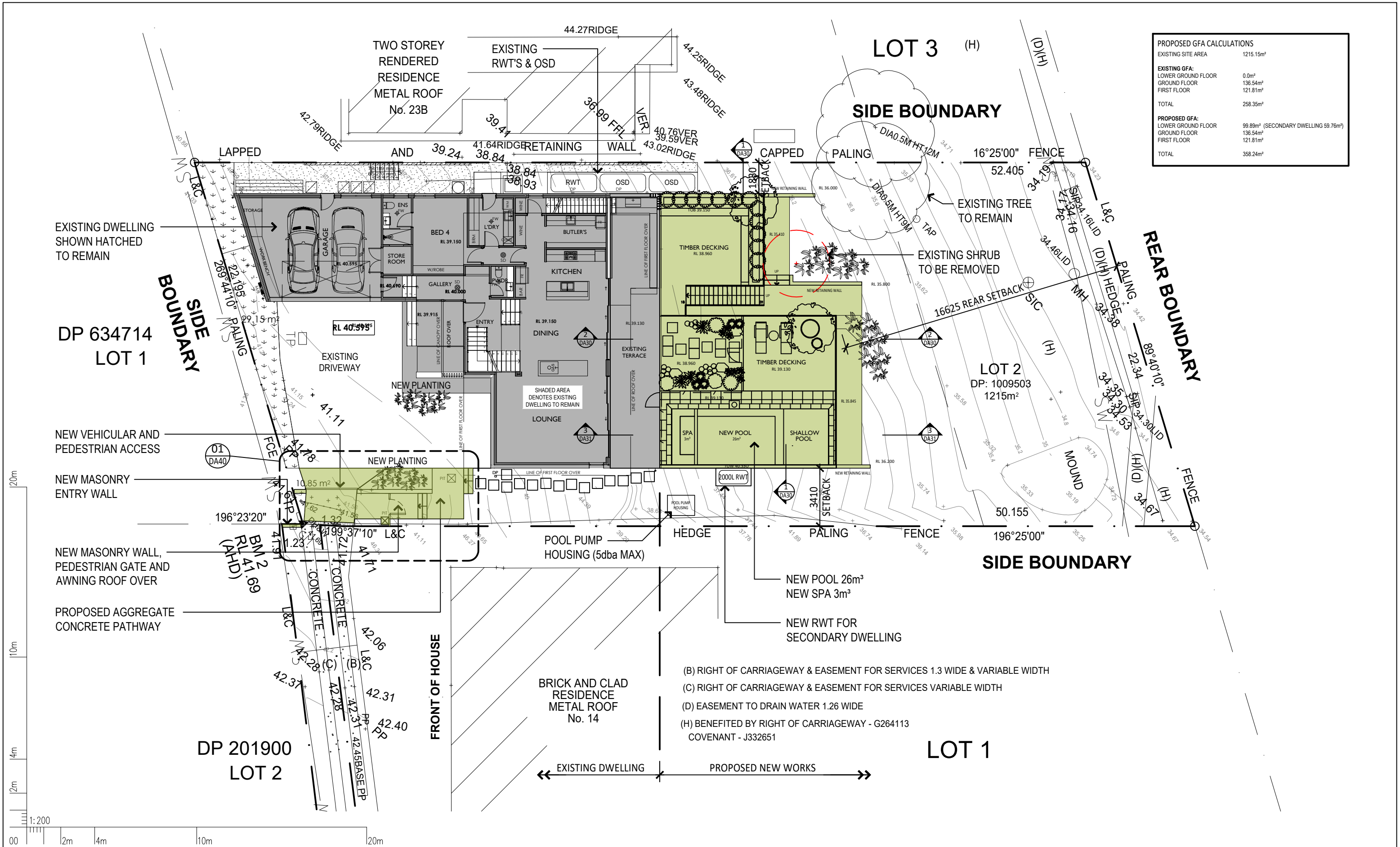
TRADE	STANDARD
SURVEYS: TECHNICAL DRAWING	AS 1100.40-1984
SAFETY: WORK HEALTH & SAFETY REGULATIONS 2011 & SAFE WORK AUSTRALIA HEALTH AND SAFETY AT WORK - PRINCIPLES AND PRACTICES	AS 1470
DEMOLITION: THE DEMOLITION OF STRUCTURES	AS 2601
EARTHWORKS & EXCAVATION: GEOTECHNICAL SITE INVESTIGATIONS EARTHWORKS COMPACTION TESTING	AS 1726. AS 1726. AS 1289.5.41 & AS 1289.5.4.2
STORM WATER & HYDRAULICS: WASTEWATER STORMWATER PLUMBING & DRAINAGE - WATER SERVICES PLUMBING & DRAINAGE - SANITARY PLUMBING & DRAINAGE PLUMBING & DRAINAGE - HEATED WATER SERVICES COPPER PIPES & FITTINGS - INSTALLATION & COMMISSIONING DEGREES OF ELECTRICAL PROTECTION ELECTRICAL INSTALLATIONS	AS 1547 AS NZS 3500.3 AS/NZS 3500.1. AS/NZS 3500.2. AS/NZS 3500.4 AS 4809. AS 1939. AS/NZS 3000.
ELECTRICAL: ELECTRICAL WORK INTERIOR LIGHTING	AS/NZS 3000. AS/NZS 1680.
TERMITE MANAGEMENT: TERMITE MANAGEMENT	AS 3660
TIMBER FRAMING: TIMBER FRAMING CODE	AS1684
CONCRETE & MASONRY: FORMWORK DESIGN & CONSTRUCTION STEEL REINFORCING MATERIALS CONCRETE MATERIALS & CONSTRUCTION CONCRETE STRUCTURES FOR RETAINING LIQUIDS MATERIALS & CONSTRUCTION	AS 3610. AS1302, AS1303 & AS1304. AS 1379. AS 3600. AS3735. AS 3700.
STRUCTURAL STEEL: MATERIALS, CONSTRUCTION, FABRICATION & ERECTION	AS 4100.
WATERPROOFING: PLIABLE BUILDING MEMBRANES & UNDERLAYS - MATERIALS/INSTALLATION	AS/NZS 4200.1, AS/NZS 4200.2
ROOFING: DESIGN AND INSTALLATION PRE-PAINTED AND ORGANIC FILM/METAL LAMINATE PRODUCTS SAFETY MESH ROOF PLUMBING	AS 1562.1. AS 2728. AS/NZS 4389. AS/NZS 3500.3.2.

TRADE	STANDARD
DOORS & DOOR HARDWARE: FLUSH DOORS AND JOINERY DOORS INSTALLATION	AS 2688 & AS 3959. AS 1909.
WINDOWS & GLAZING: MATERIALS, SELECTION AND INSTALLATION CUT-TO-SIZE QUALITY LAMINATED AND TOUGHENED GLASS PROCESS METAL FINISHING - THERMOSET POWDER COATING FOR ARCHITECTURAL APPLICATIONS OF ALUMINUM AND ALUMINUM ALLOY SAFETY GLAZING MATERIALS IDENTIFY EACH PIECE OR PANEL	AS 2047, AS 3959 & AS 1288. AS/NZS 4667. AS/NZS 4667. AS 3715-2002 AS 1288.
PAINTING: GUIDE TO THE PAINTING OF BUILDINGS GUIDE TO THE PROTECTION OF STRUCTURAL STEEL AGAINST ATMOSPHERIC CORROSION BY THE USE OF PROTECTIVE COATINGS METAL FINISHING - PREPARATION AND PRE-TREATMENT OF SURFACES - ABRASIVE BLAST CLEANING OF STEEL	AS/NZS 2311 AS/NZS 2312 AS 1627.4-2005
TLING: AN INTRODUCTORY GUIDE TO THE SLIP RESISTANCE OF PEDESTRIAN SURFACE MATERIALS FLOOR COVERINGS - RESILIENT SHEET AND TILES - INSTALLATION PRACTICES ADHESIVES - FOR FIXING CERAMIC TILES	HB197:1999 AS 1884 AS 2358-1990
LANDSCAPING: SOILS FOR LANDSCAPING & GARDEN USE	AS 4419
PARKING: PARKING FACILITIES PART 1 OFF-STREET CAR PARKING	AS/NZS 2890.1:2004

DRAWING SCHEDULE

DA00	COVER SHEET
DA01	PROPOSED SITE PLAN
DA02	SITE ANALYSIS PLAN
DA05	LANDSCAPE CALCULATIONS PLAN
DA10	PROPOSED LOWER GROUND FLOOR PLAN
DA11	PROPOSED GROUND FLOOR PLAN
DA12	PROPOSED FIRST FLOOR PLAN
DA20	PROPOSED ELEVATIONS
DA30	PROPOSED SECTIONS 1
DA31	PROPOSED SECTIONS 1
DA40	GATE ENTRY DETAILS
DA50	NOTIFICATION PLAN (A4)

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					M & S DEBELAK				COVER SHEET			
					16 GERTRUDE AVENUE, NEWPORT NSW 2106							
					PROJECT				SCALE	DRAWN	PLOT DATE	
					ALTERATIONS AND ADDITIONS				1:1 @ A3	SH	25/02/2023 1:16 PM	
					PROJECT PHASE				PROJECT No	DRAWING No	REVISION	
					DEVELOPMENT APPLICATION				NEW-01	DA00	01	
	01	ISSUED FOR DEVELOPMENT APPLICATION			SH				26.02.23			
	ISSUE	AMENDMENT DESCRIPTION			BY				DATE			
	AMENDMENTS											



PROPOSED GFA CALCULATIONS	
EXISTING SITE AREA	1215.15m ²
EXISTING GFA:	
LOWER GROUND FLOOR	0.0m ²
GROUND FLOOR	136.54m ²
FIRST FLOOR	121.81m ²
TOTAL	258.35m ²
PROPOSED GFA:	
LOWER GROUND FLOOR	99.89m ² (SECONDARY DWELLING 59.76m ²)
GROUND FLOOR	136.54m ²
FIRST FLOOR	121.81m ²
TOTAL	358.24m ²

01	ISSUED FOR COUNCIL APPROVAL	SH	26.02.23
ISSUE	AMENDMENT DESCRIPTION	BY	DATE
AMENDMENTS			

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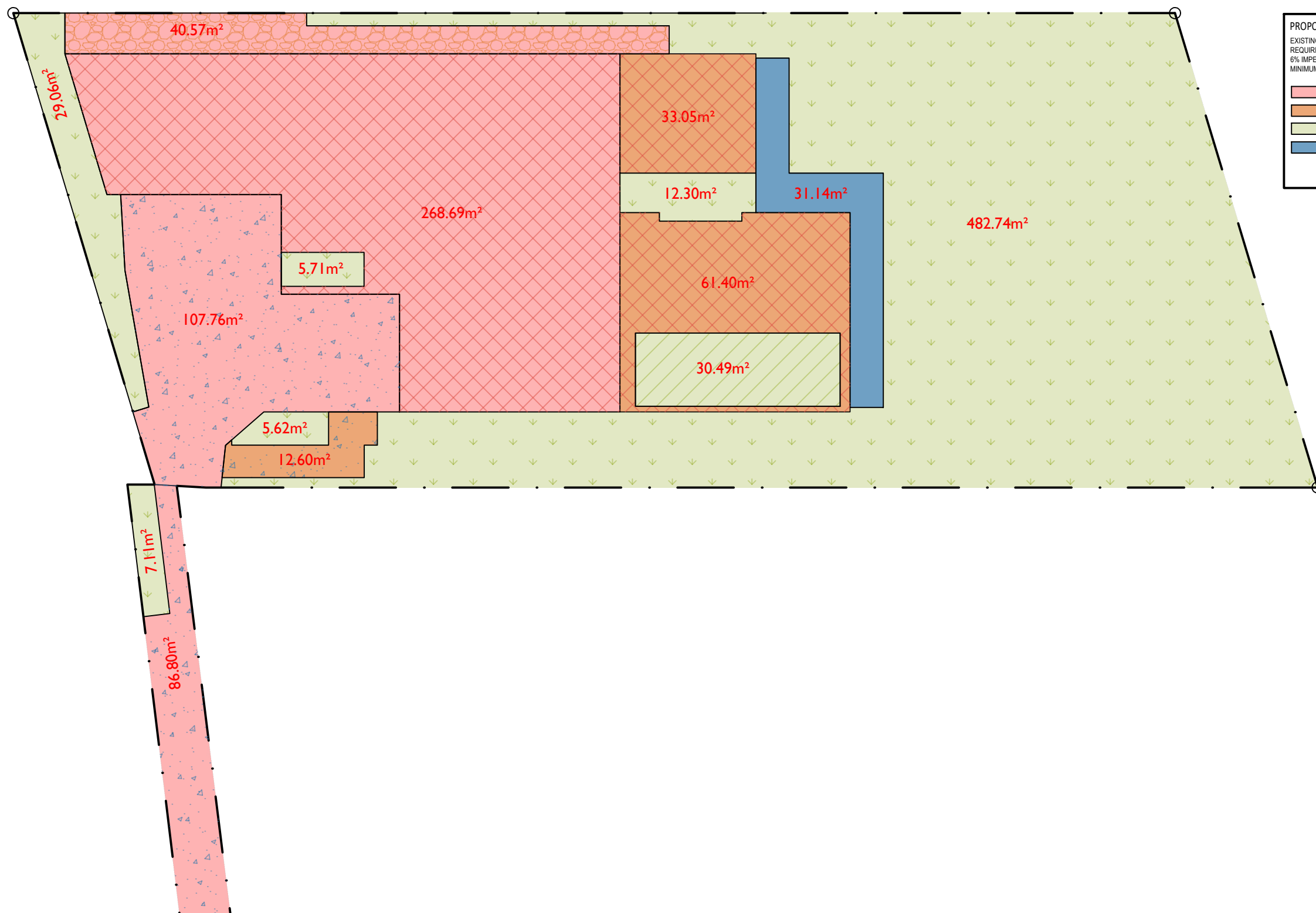
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PROJECT 39

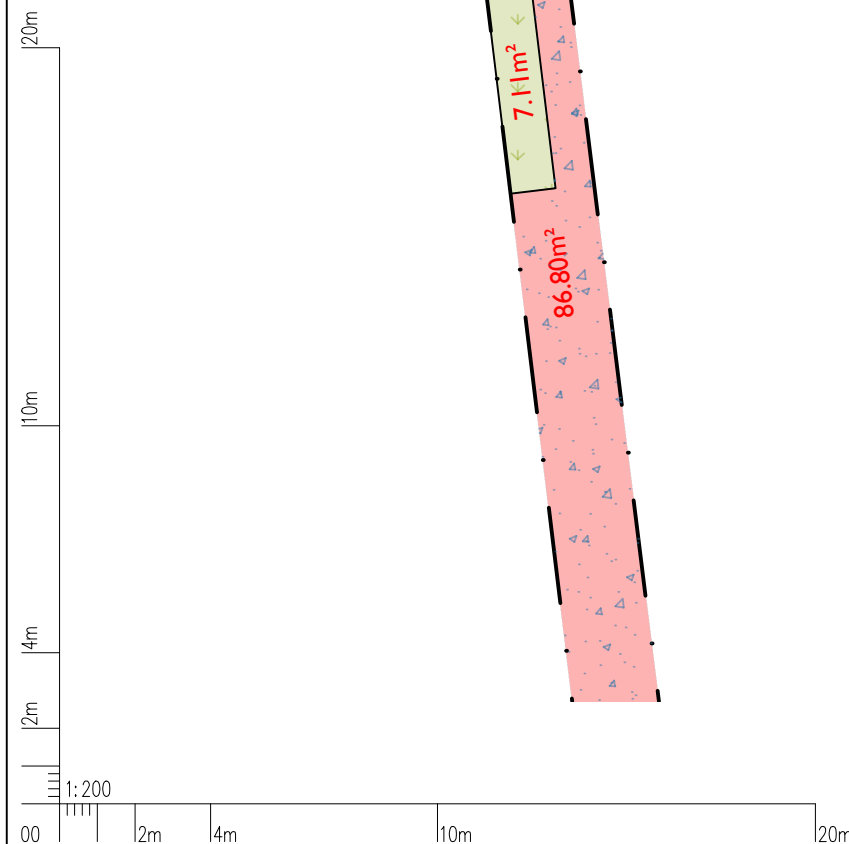
Mob: 0439 490 024

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CLIENT		DRAWING TITLE	
M & S DEBELAK		PROPOSED SITE PLAN	
16 GERTRUDE AVENUE, NEWPORT NSW 2106			
PROJECT	ALTERATIONS AND ADDITIONS	SCALE	1:200 @ A3
PROJECT PHASE	DEVELOPMENT APPLICATION	DRAWN	SH
PROJECT No	NEW-01	PLOT DATE	28/02/2023 5:41 AM
DRAWING No	DA01	REVISION	01



PROPOSED SITE AREA CALCULATIONS	
EXISTING SITE AREA	1215.15m²
REQUIRED LANDSCAPED AREA	50% x 1215.15 = 607.575m²
6% IMPERVIOUS LANDSCAPE	6% x 1215.15 = 72.909m²
MINIMUM SOFT LANDSCAPED AREA	44% x 1215.15 = 534.666m²
EXISTING HARD PAVED AREA	503.82m²
PROPOSED HARD PAVED AREA	107.05m²
PROPOSED LANDSCAPED AREA	573.03m²
PROPOSED 6% IMPERVIOUS LANDSCAPE	31.14m²
TOTAL SOFT LANDSCAPED AREA	604.17m²



	01	ISSUED FOR COUNCIL APPROVAL	SH	26.02.23	
	ISSUE	AMENDMENT DESCRIPTION	BY	DATE	
	AMENDMENTS				

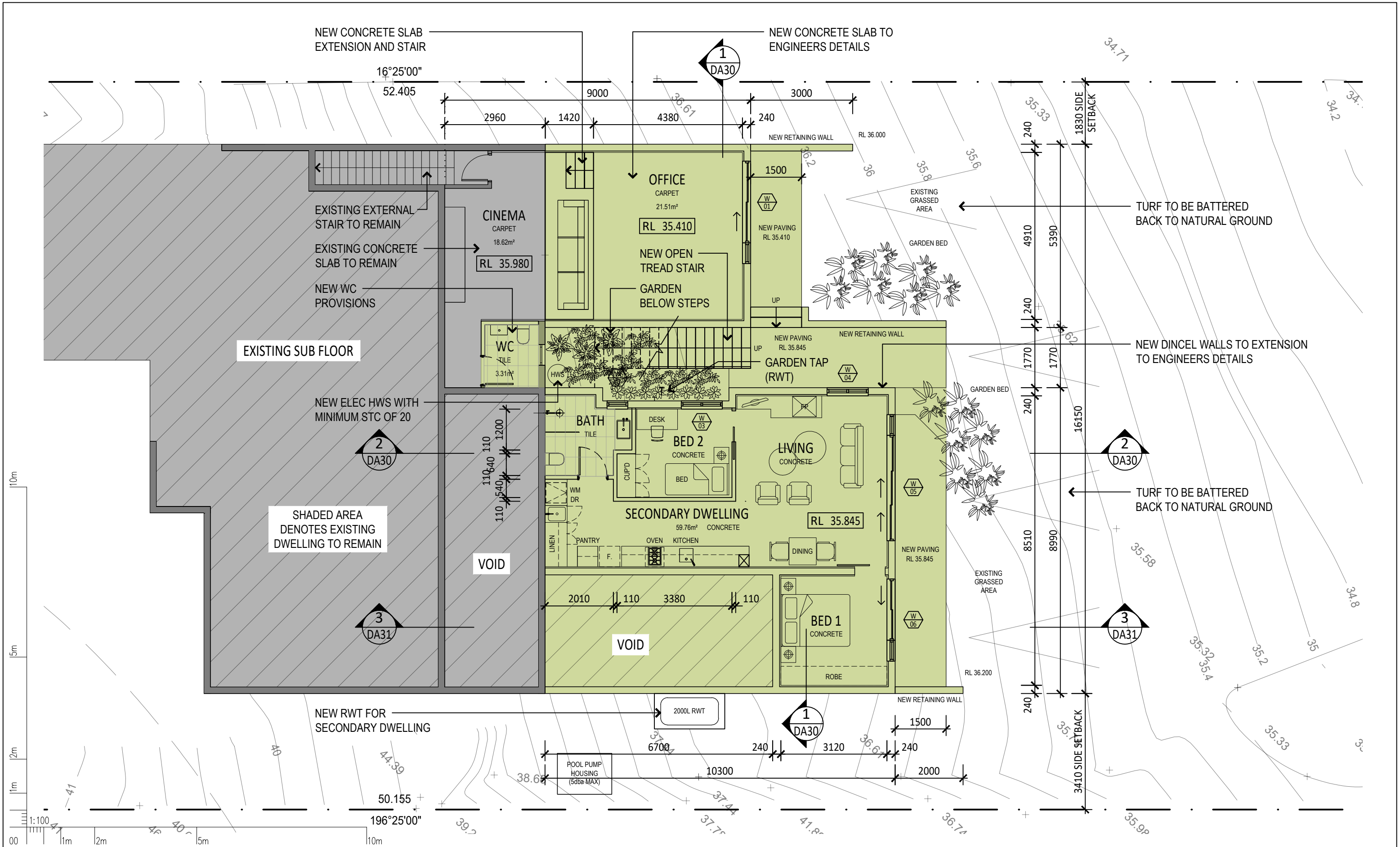
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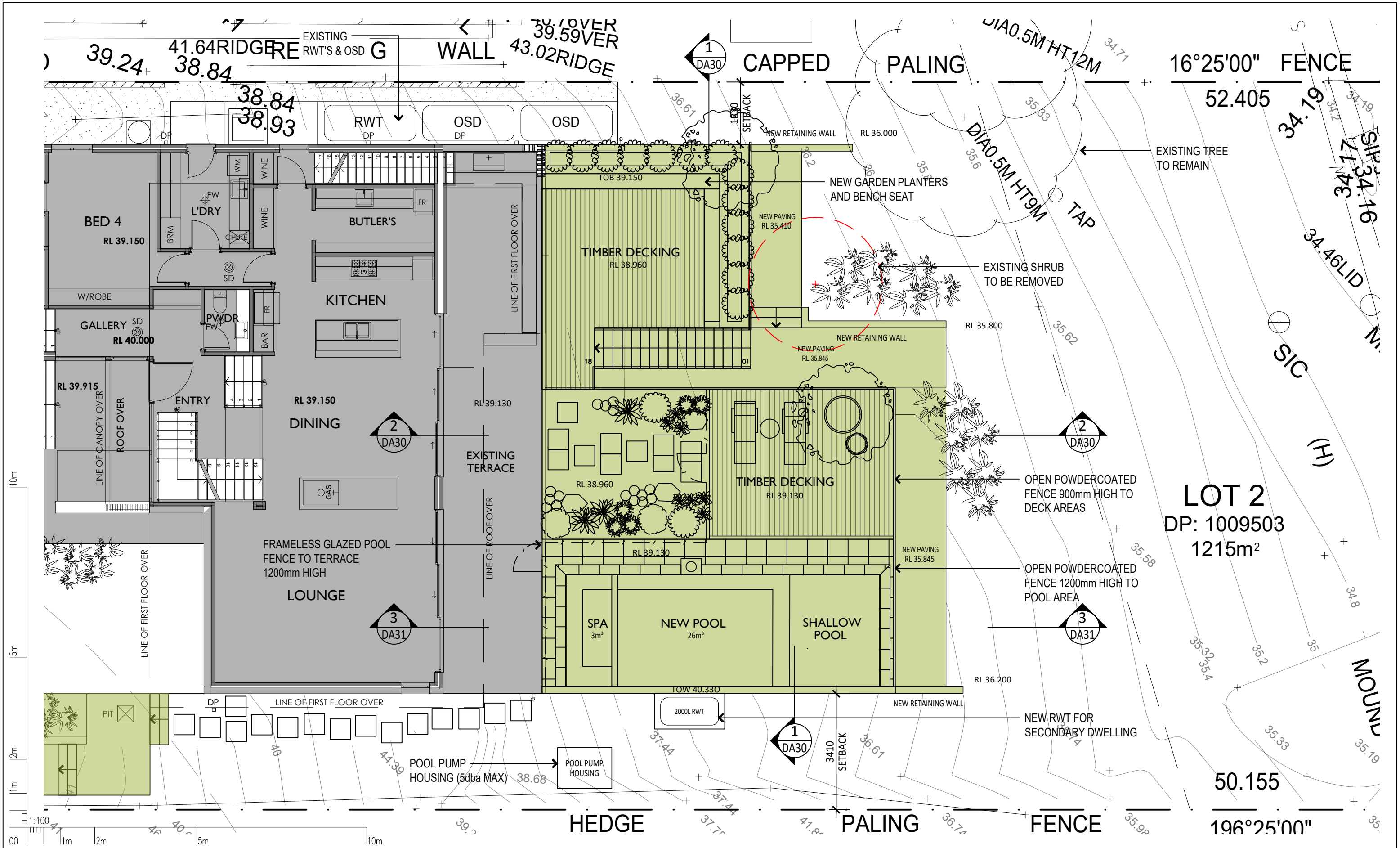
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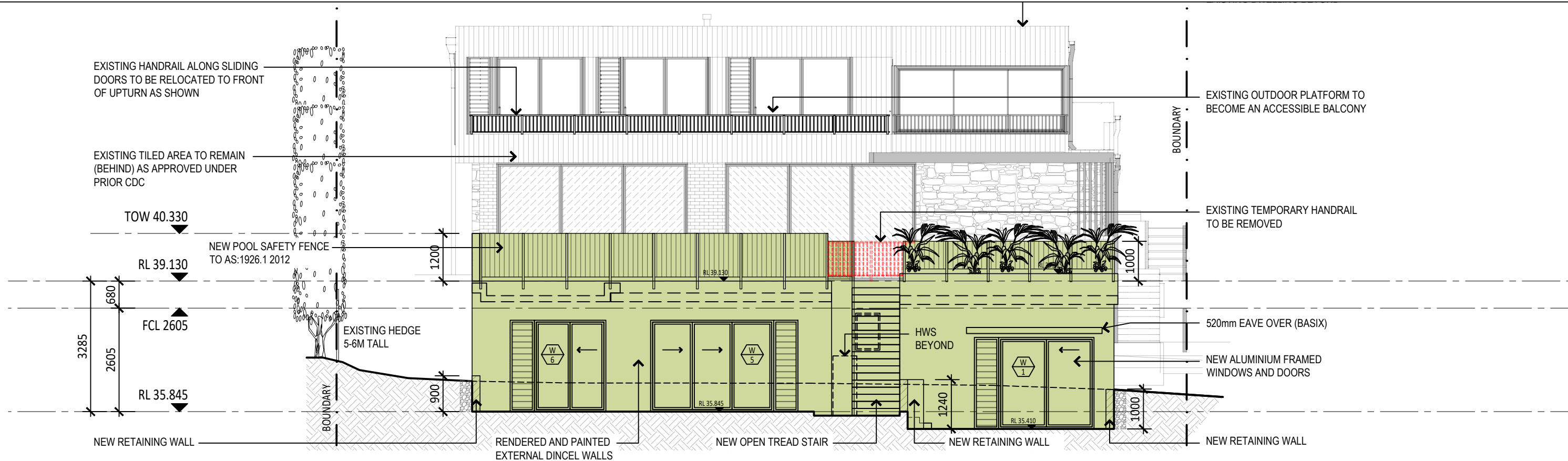
CLIENT M & S DEBELAK 16 GERTRUDE AVENUE, NEWPORT NSW 2106		DRAWING TITLE PROPOSED LANDSCAPE CALCULATIONS	
PROJECT ALTERATIONS AND ADDITIONS	SCALE 1:200 @ A3	DRAWN SH	PLOT DATE 25/02/2023 1:16 PM
PROJECT PHASE DEVELOPMENT APPLICATION	PROJECT No NEW-01	DRAWING No DA05	REVISION 01



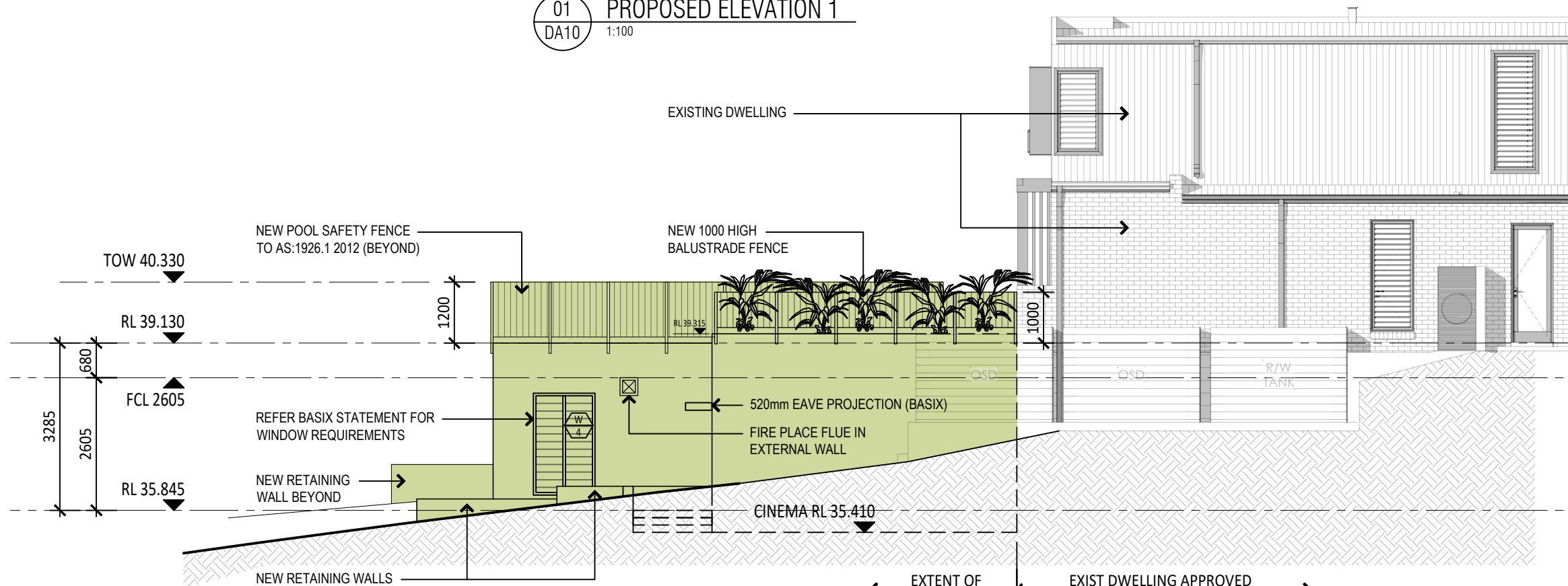
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	M & S DEBELAK		PROPOSED LOWER GROUND FLOOR PLAN									
	16 GERTRUDE AVENUE, NEWPORT NSW 2106											
	PROJECT		SCALE	DRAWN	PLOT DATE							
	ALTERATIONS AND ADDITIONS		1:100 @ A3	SH	28/02/2023 5:42 AM							
	PROJECT PHASE		PROJECT No	DRAWING No	REVISION							
	DEVELOPMENT APPLICATION		NEW-01	DA10	01							



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						M & S DEBELAK		PROPOSED GROUND FLOOR PLAN		
						PROJECT		SCALE	DRAWN	PLOT DATE
						ALTERATIONS AND ADDITIONS		1:100 @ A3	SH	28/02/2023 5:46 AM
01		ISSUED FOR COUNCIL APPROVAL		SH	26.02.23	PROJECT PHASE		PROJECT No	DRAWING No	REVISION
								NEW-01	DA11	01
AMENDMENTS		AMENDMENT DESCRIPTION		BY	DATE					



01
DA10
1:100
PROPOSED ELEVATION 1



02
DA10
1:100
PROPOSED ELEVATION 2

- CONSTRUCTION NOTES:
- FLOORS -
CONCRETE SLAB ON GROUND, NO INSULATION.
 - EXTERNAL WALLS -
200mm CONCRETE WALLS (DINCEL) WITH INSULATION. TOTAL SYSTEM VALUE R1.7
EXTERNAL COLOUR - MEDIUM (SA > 0.475 > 0.7)
 - WALLS WITHIN DWELLINGS -
PLASTERBOARD ON STUDS, NO INSULATION REQUIRED.
 - GLAZING DOORS 7 WINDOWS -
U-VALUE 6.7 (EQUAL TO OR LOWER THAN), SHGC 0.7 (±10%)
GIVEN VALUES ARE AFRC TOTAL WINDOW SYSTEM VALUES (GLASS AND FRAME)
 - ROOF AND CEILINGS -
CONCRETE ROOF, NO INSULATION
PLASTERBOARD CEILING WITH INSULATION, TOTAL SYSTEM VALUE R2.8 WHERE ROOF ABOVE OR BALCONY ABOVE.
COLOUR - MEDIUM (SA > 0.475 > 0.7)
 - CEILING PENETRATIONS -
SEALED LED DOWNLIGHTS, ONE EVERY 0.5m²
 - FLOOR COVERINGS -
POLISHED CONCRETE THROUGHOUT.

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CLIENT
M & S DEBELAK
16 GERTRUDE AVENUE, NEWPORT NSW 2106

PROJECT
ALTERATIONS AND ADDITIONS

PROJECT PHASE
DEVELOPMENT APPLICATION

DRAWING TITLE
PROPOSED ELEVATIONS

SCALE
1:100 @ A3

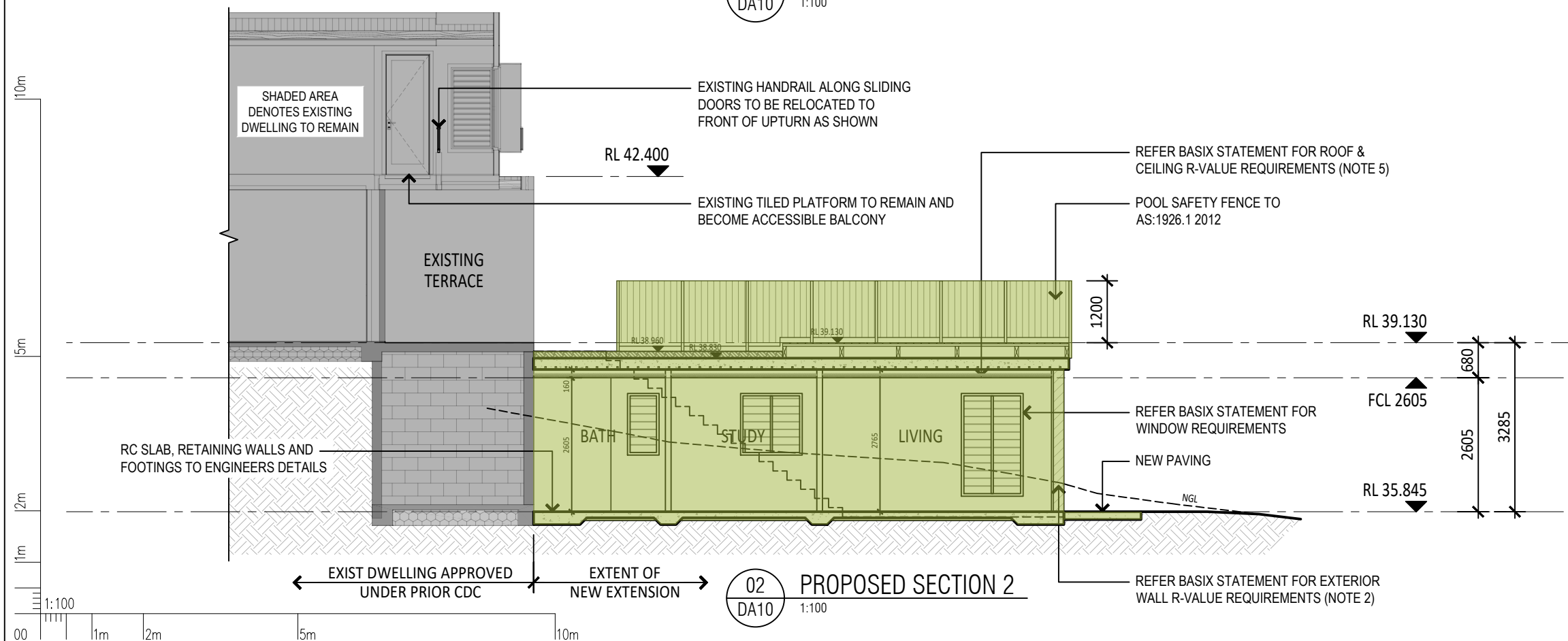
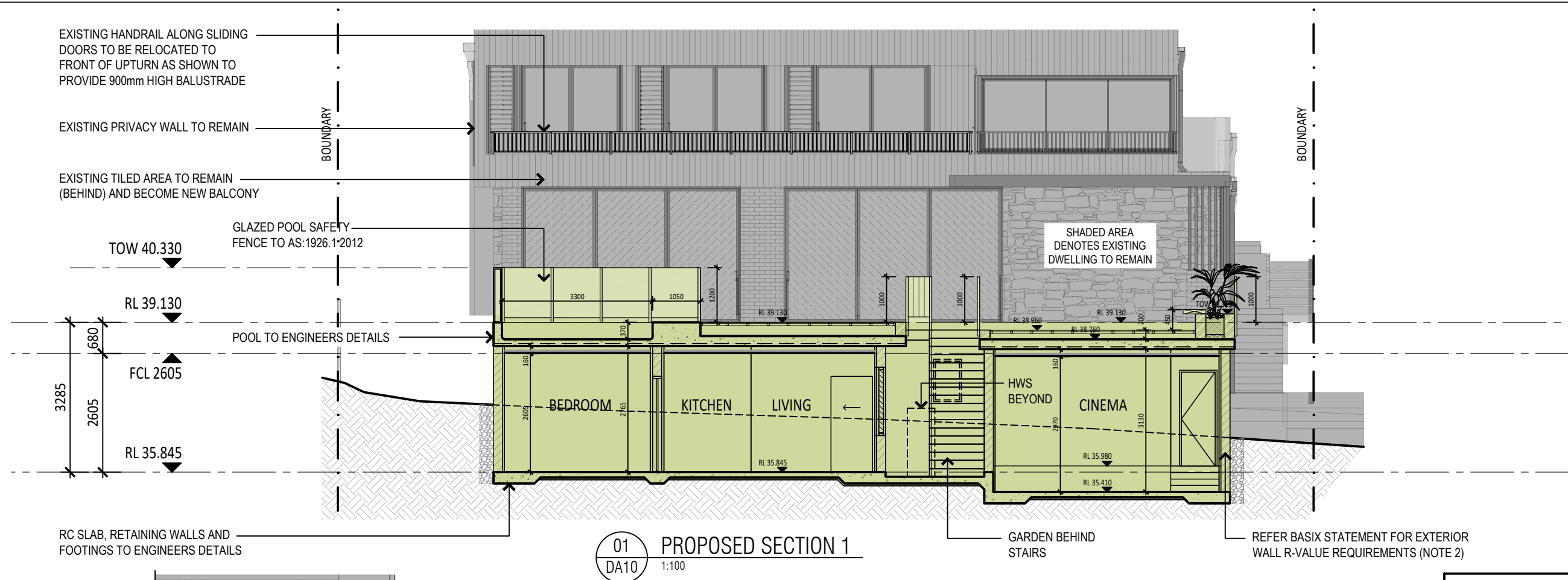
PROJECT No
NEW-01

DRAWN
SH

DRAWING No
DA20

PLOT DATE
25/02/2023
1:17 PM

REVISION
01



CONSTRUCTION NOTES:

1. FLOORS -
CONCRETE SLAB ON GROUND, NO INSULATION.
2. EXTERNAL WALLS -
200mm CONCRETE WALLS (DINCEL) WITH
INSULATION. TOTAL SYSTEM VALUE R1.7
EXTERNAL COLOUR - MEDIUM (SA > 0.475 > 0.7)
3. WALLS WITHIN DWELLINGS -
PLASTERBOARD ON STUDS, NO INSULATION
REQUIRED.
4. GLAZING DOORS 7 WINDOWS -
U-VALUE 6.7 (EQUAL TO OR LOWER THAN),
SHGC 0.7 ($\pm 10\%$)
GIVEN VALUES ARE AFRC TOTAL WINDOW
SYSTEM VALUES (GLASS AND FRAME)
5. ROOF AND CEILINGS -
CONCRETE ROOF, NO INSULATION
PLASTERBOARD CEILING WITH INSULATION,
TOTAL SYSTEM VALUE R2.8 WHERE ROOF
ABOVE OR BALCONY ABOVE.
COLOUR - MEDIUM (SA > 0.475 > 0.7)
6. CEILING PENETRATIONS -
SEALED LED DOWNLIGHTS, ONE EVERY 0.5m²
7. FLOOR COVERINGS -
POLISHED CONCRETE THROUGHOUT.

01	ISSUED FOR COUNCIL APPROVAL	SH	26.02.23
ISSUE	AMENDMENT DESCRIPTION	BY	DATE
AMENDMENTS			

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PROJECT 39

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CLIENT
M & S DEBELAK
16 GERTRUDE AVENUE, NEWPORT NSW 2106

PROJECT ALTERATIONS AND ADDITIONS

PROJECT PHASE
DEVELOPMENT APPLICATION

DRAWING TITLE

PROPOSED
SECTIONS 1

SCALE
1:100 @ A3

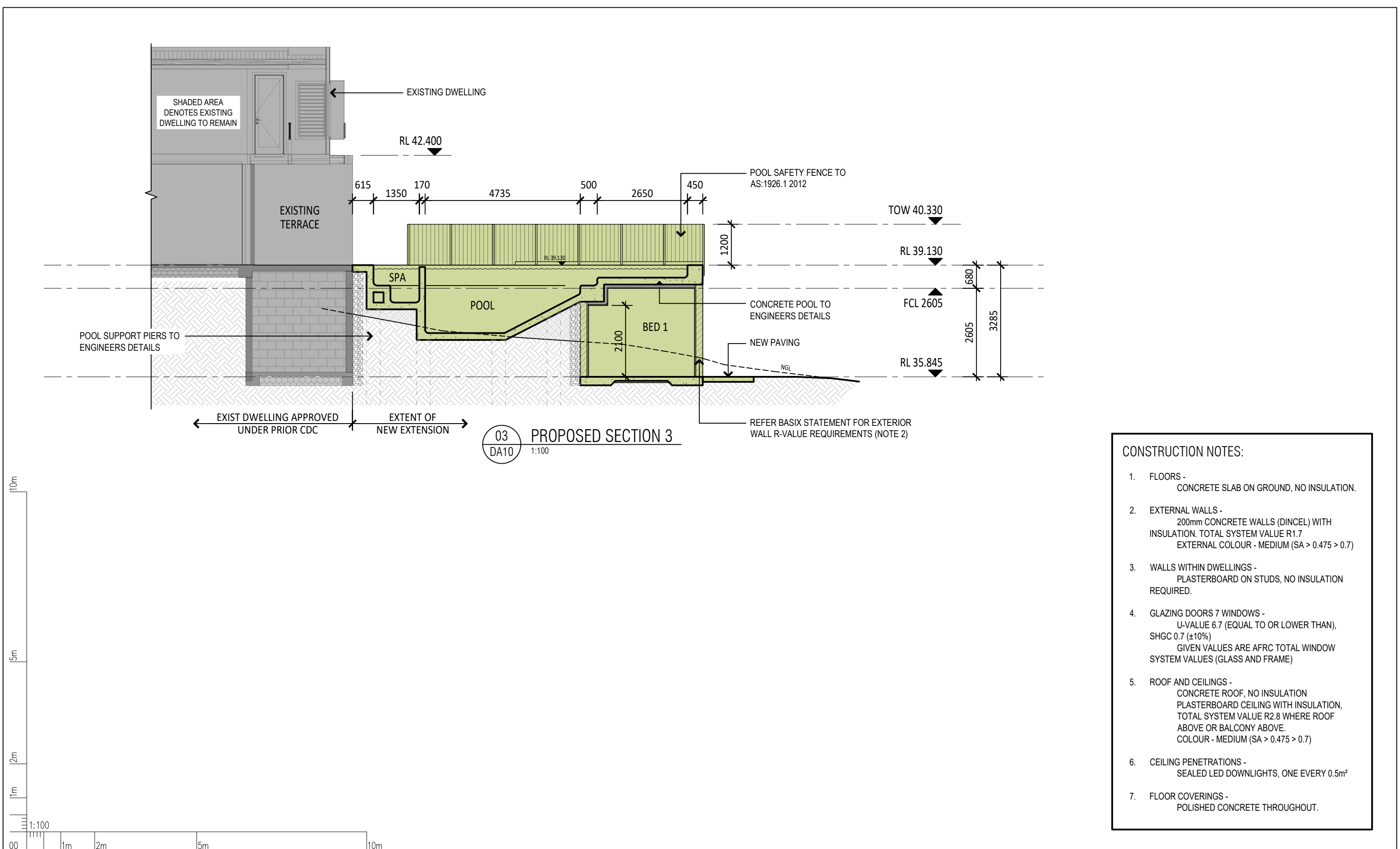
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PROJECT No
NEW-01

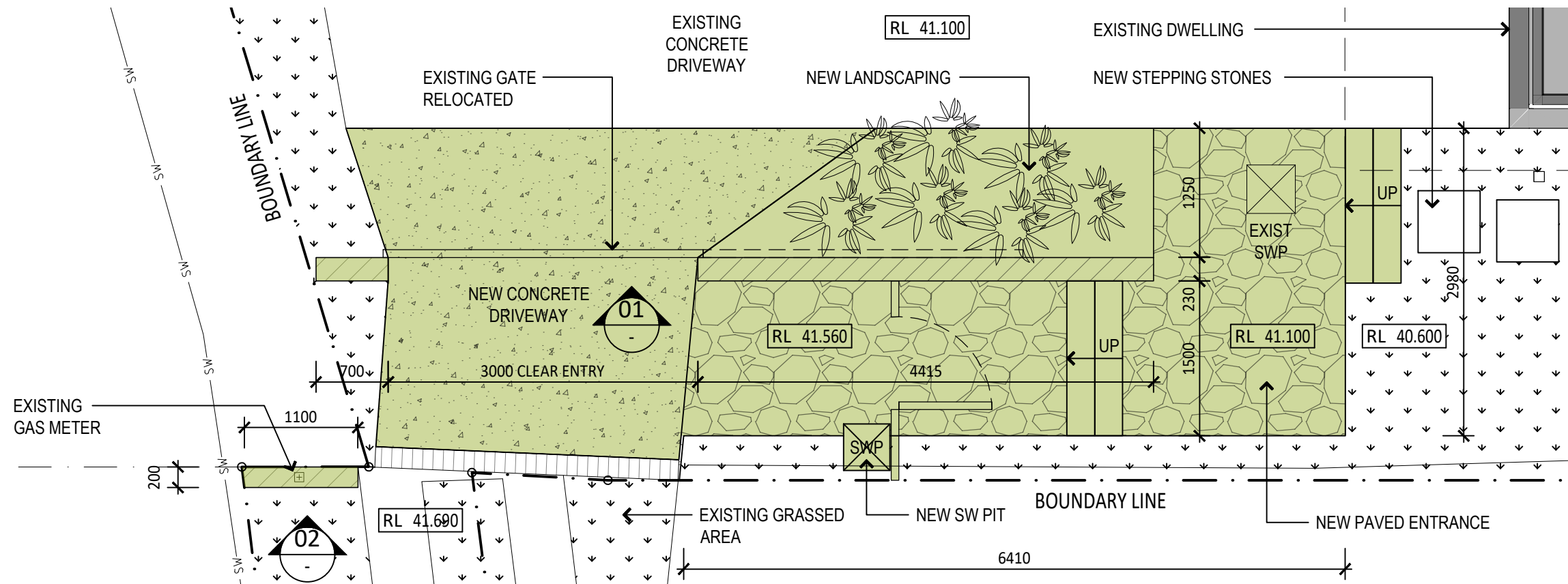
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DA30

REVISION	01
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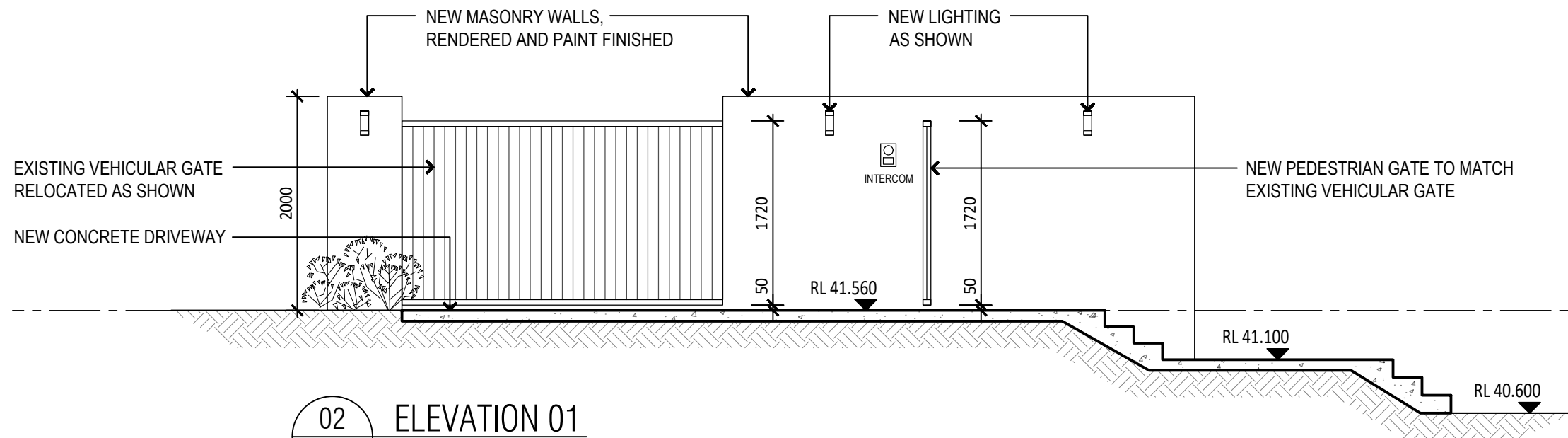


- CONSTRUCTION NOTES:
- FLOORS -
CONCRETE SLAB ON GROUND, NO INSULATION.
 - EXTERNAL WALLS -
200mm CONCRETE WALLS (DINCEL) WITH INSULATION. TOTAL SYSTEM VALUE R1.7
EXTERNAL COLOUR - MEDIUM (SA > 0.475 > 0.7)
 - WALLS WITHIN DWELLINGS -
PLASTERBOARD ON STUDS, NO INSULATION REQUIRED.
 - GLAZING DOORS 7 WINDOWS -
U-VALUE 6.7 (EQUAL TO OR LOWER THAN), SHGC 0.7 (±10%)
GIVEN VALUES ARE AFRC TOTAL WINDOW SYSTEM VALUES (GLASS AND FRAME)
 - ROOF AND CEILINGS -
CONCRETE ROOF, NO INSULATION
PLASTERBOARD CEILING WITH INSULATION, TOTAL SYSTEM VALUE R2.8 WHERE ROOF ABOVE OR BALCONY ABOVE.
COLOUR - MEDIUM (SA > 0.475 > 0.7)
 - CEILING PENETRATIONS -
SEALED LED DOWNLIGHTS, ONE EVERY 0.5m²
 - FLOOR COVERINGS -
POLISHED CONCRETE THROUGHOUT.

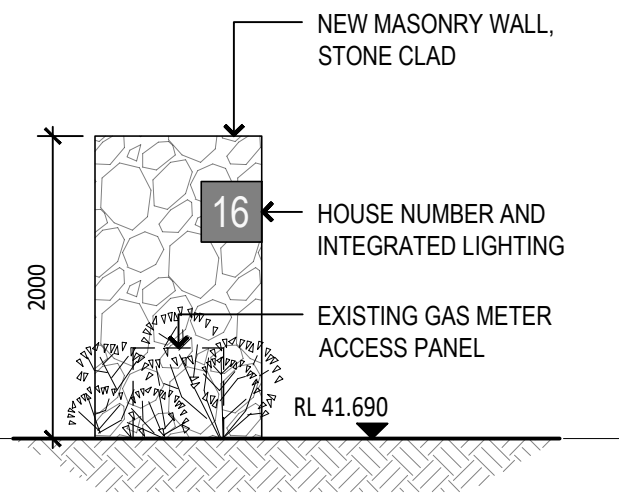
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	PROJECT ALTERATIONS AND ADDITIONS		SCALE 1:100 @ A3	DRAWN SH	PLOT DATE 25/02/2023 1:18 PM								
	PROJECT PHASE DEVELOPMENT APPLICATION		PROJECT No NEW-01	DRAWING No DA31	REVISION 01								
01	ISSUED FOR COUNCIL APPROVAL		SH	26.02.23									
ISSUE	AMENDMENT DESCRIPTION		BY	DATE									
AMENDMENTS													



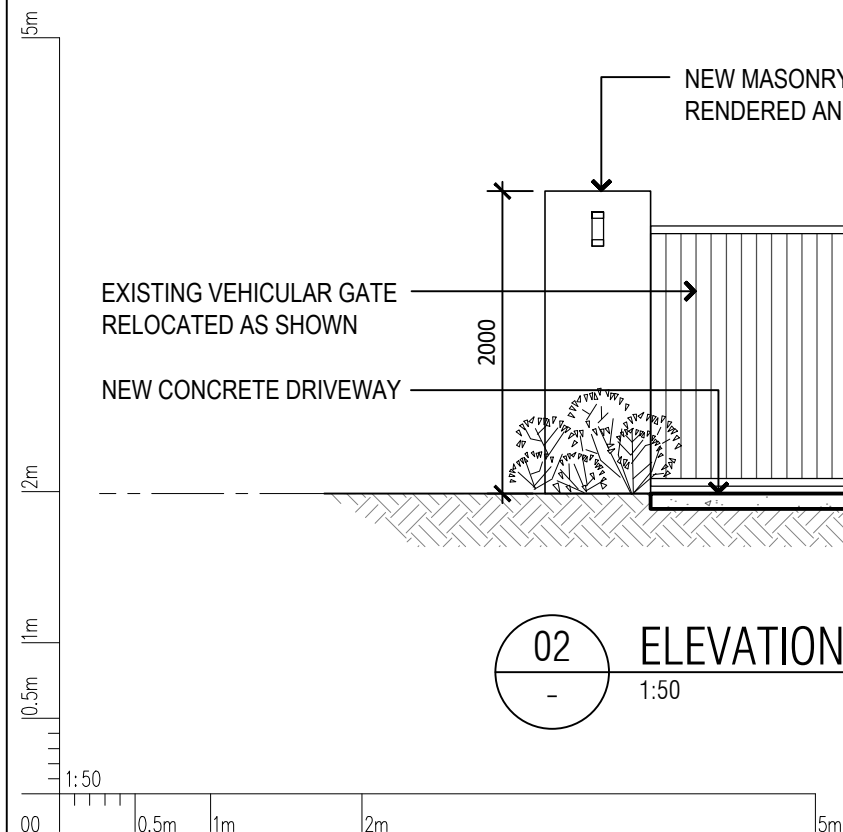
01 NEW GATE ENTRY PLAN
DA01 1:50



02 ELEVATION 01
1:50



03 ELEVATION 02
1:50



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PROJECT 39

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CLIENT M & S DEBELAK 16 GERTRUDE AVENUE, NEWPORT NSW 2106		DRAWING TITLE PROPOSED GATE ENTRY DETAILS		
PROJECT ALTERATIONS AND ADDITIONS	SCALE 1:50 @ A3	DRAWN SH	PLOT DATE 25/02/2023 1:27 PM	
PROJECT PHASE DEVELOPMENT APPLICATION	PROJECT No NEW-01	DRAWING No DA40	REVISION 01	



REECE NICHOLAS DESIGN
9/353A OLD SOUTH HEAD RD, BO
0424973239
reece@reecenicholasdesign.com.au

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CLIENT Suzzane Hart Debelak	PLAN Landscape Plan for DA			PLAN NO L02	
PROJECT 16 Gertrude Avenue, Newport	DATE 28.02.23	DRAWN R.G	SCALE 1:100 @ A1	REVISION A	

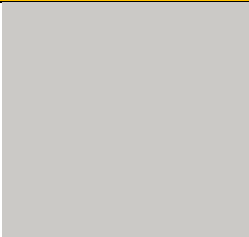
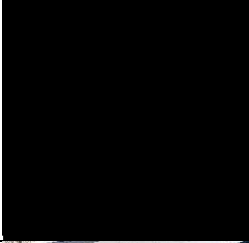
Exterior Finishes Schedule

Alterations and Additions

16 Gertrude Ave

Newport NSW 2106



REV	Code	Item	General Location	Supplier and Specification	Image
EXTERNAL					
	F1	External Walls	New Extension Any walls visible above ground Including raised planter beds	Rendered Dintel Painted Light Grey to match existing brickwork	
	F2	Pool paving	Pool area	Concrete look porcelain non-slip tile 600 x 600	
	F3	Window and door frames including balustrades	New Extension	Black	
	F4	Pool tiles	Pool	Green porcelain pool tile	
	F5	Timber Decking	Proposed new rear decking	Recycled Timber/Pine or hardwood	
	F6	Roof Garden planting	Turf area	No-mow grasses and boulders from the site.	
	F7	Raised garden beds and bench seating	Western Deck	Timber seating, raised garden beds, rendered and painted and planted out to a height of 1.5m above deck level	