75 VICTOR ROAD, DEE WHY 2099

LOT: 1 **D.P:** 20233 **LAND SIZE:** 967.5m²

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DA18	WINDOW SCHEDULE
DA19	DOOR SCHEDULE
DA20	LANDSCAPE PLAN
DA21	SHADOW DIAGRAMS

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

BUILDING R&R DESIGN

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CERTIFIED BY

EEC EVERGREEN ENERGY CONSULTANTS

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:	2/10/2024
Project No.	240202 CDC
Project Status	DESIGN DEVELOPMENT

DEVELOPMENT APPLICATION

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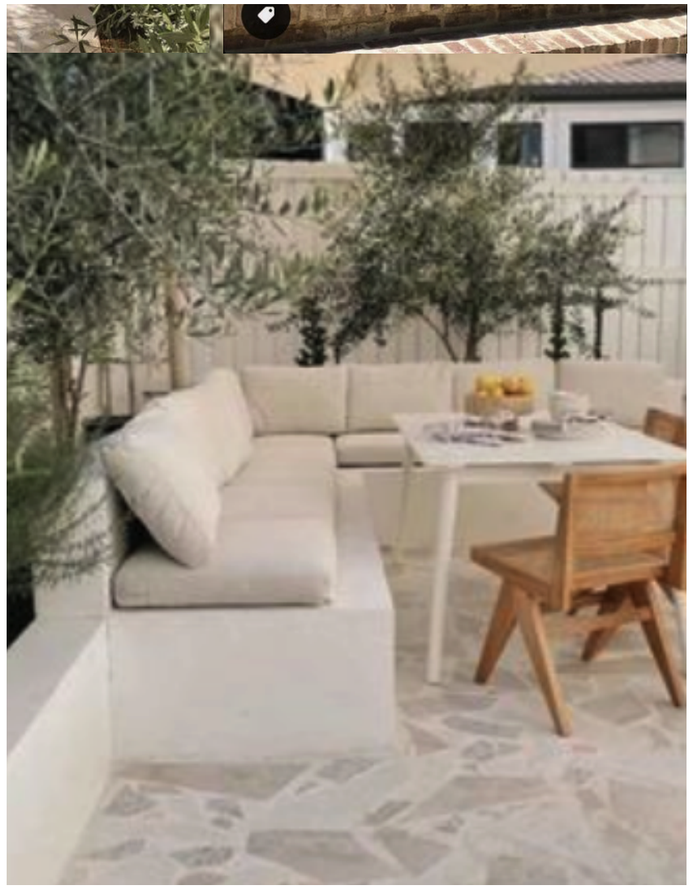

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DRAWING TITLE :

EXTERNAL MOOD BOARD

DRAWING NO:

DA 2

CLIENT:

MR+ MRS BLOCH

PROJECT NAME :

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

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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	600m²	967.5m²	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	387.0m² *(40%)*	455.61m² *(47.09%)*	388.5m² *(40.16%)*
Private open space	35m²	87.36m²	40.08m²

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

600mm HIGH SEDIMENT AND EROSION CONTROL FENCING

SELECTED MIN 1500L RAINWATER TANK TO BASIX COMMITMENT

10m² OF SELECTED LOW WATER USAGE VEGETATION TO BASIX COMMITMENT

SEDIMENT AND EROSION CONTROL FENCE

1 SITE PLAN 1:200

& SITE ANALYSIS/ ENVIRONMENTAL SITE MANAGMENT

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

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DRAWING TITLE :
SITE ANALYSIS

DRAWING NO:
DA 3

Project North

CLIENT:
MR+ MRS BLOCH

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

Checked By:	Arianna Rosnell
Plot Date:	2/10/2024
Project No.	240202 CDC
Project Status	DESIGN DEVELOPMENT

DEVELOPMENT APPLICATION

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LEGEND:

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

75 Victor Road, Dee Why

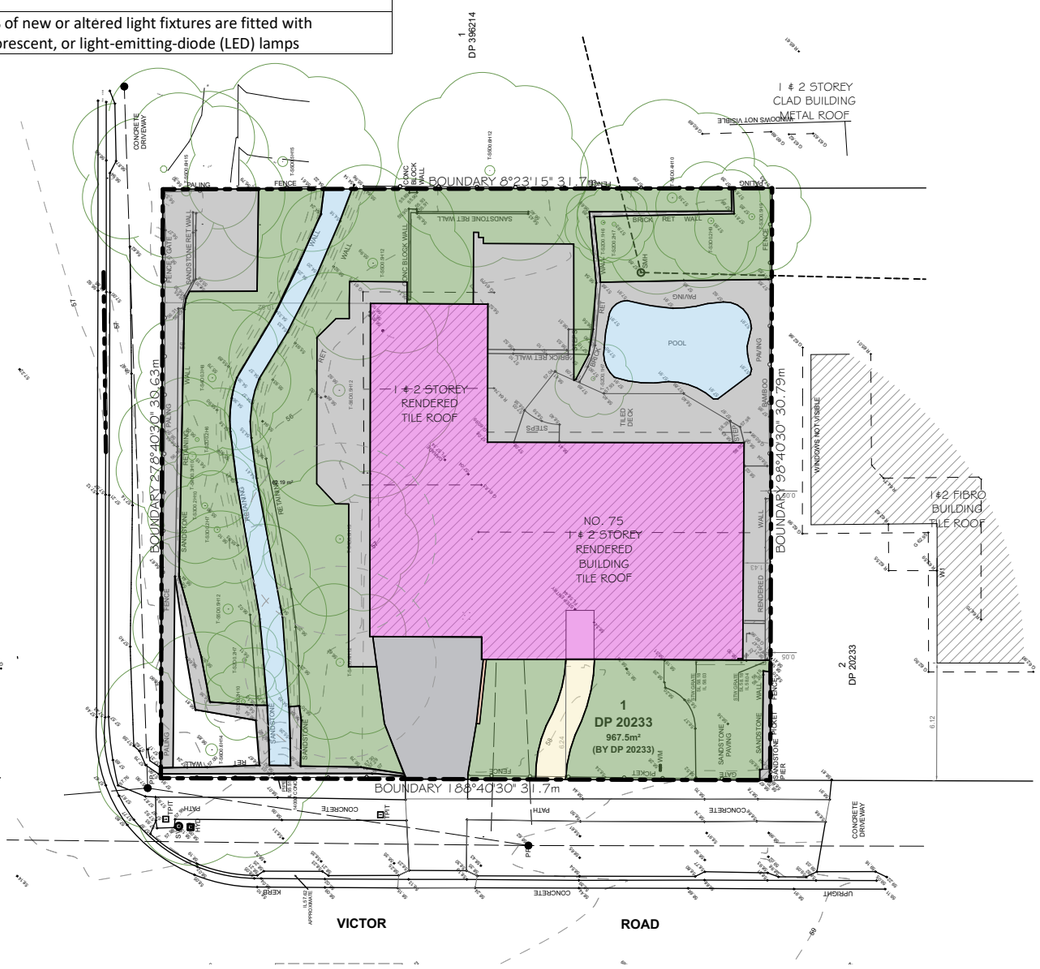
SUMMARY OF BASIX COMMITMENTS

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 – Pitched roof	Ceiling: R2.50 (up), Roof: foil backed blanket (55mm) – Medium colour
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 Lighting	Install a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps

EXISTING SITE CALCULATIONS



PROPOSED SITE CALCULATIONS

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DRAWING TITLE :

SITE CALCULATIONS

DRAWING NO:

DA 4

Project North

CLIENT:

MR+ MRS BLOCH

PROJECT NAME :

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

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Project No.	240202 CDC
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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

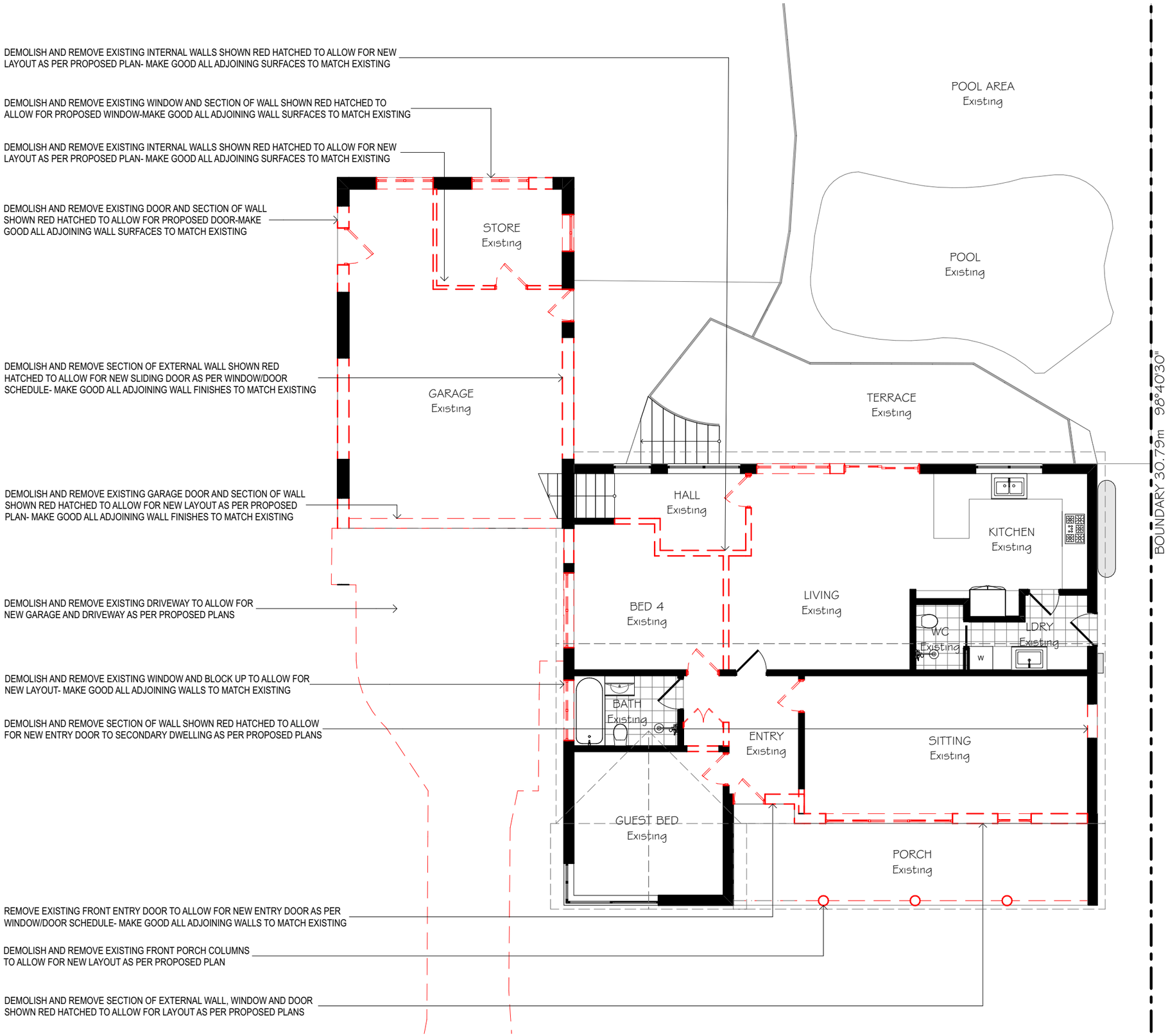
DEMOLISH AND REMOVE EXISTING WINDOW AND BLOCK UP TO ALLOW FOR NEW LAYOUT- MAKE GOOD ALL ADJOINING WALLS TO MATCH EXISTING

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



1 EXISTING GROUND FLOOR PLAN 1:100

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DRAWING TITLE :
DEMOLITION GROUND FLOOR PLAN

DRAWING NO:
DA 5

Project North

CLIENT:
MR+ MRS BLOCH

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

Checked By:	Arianna Rosnell
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Project No.	240202 CDC
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DEVELOPMENT APPLICATION

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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

Project North

CLIENT:
MR+ MRS BLOCH

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

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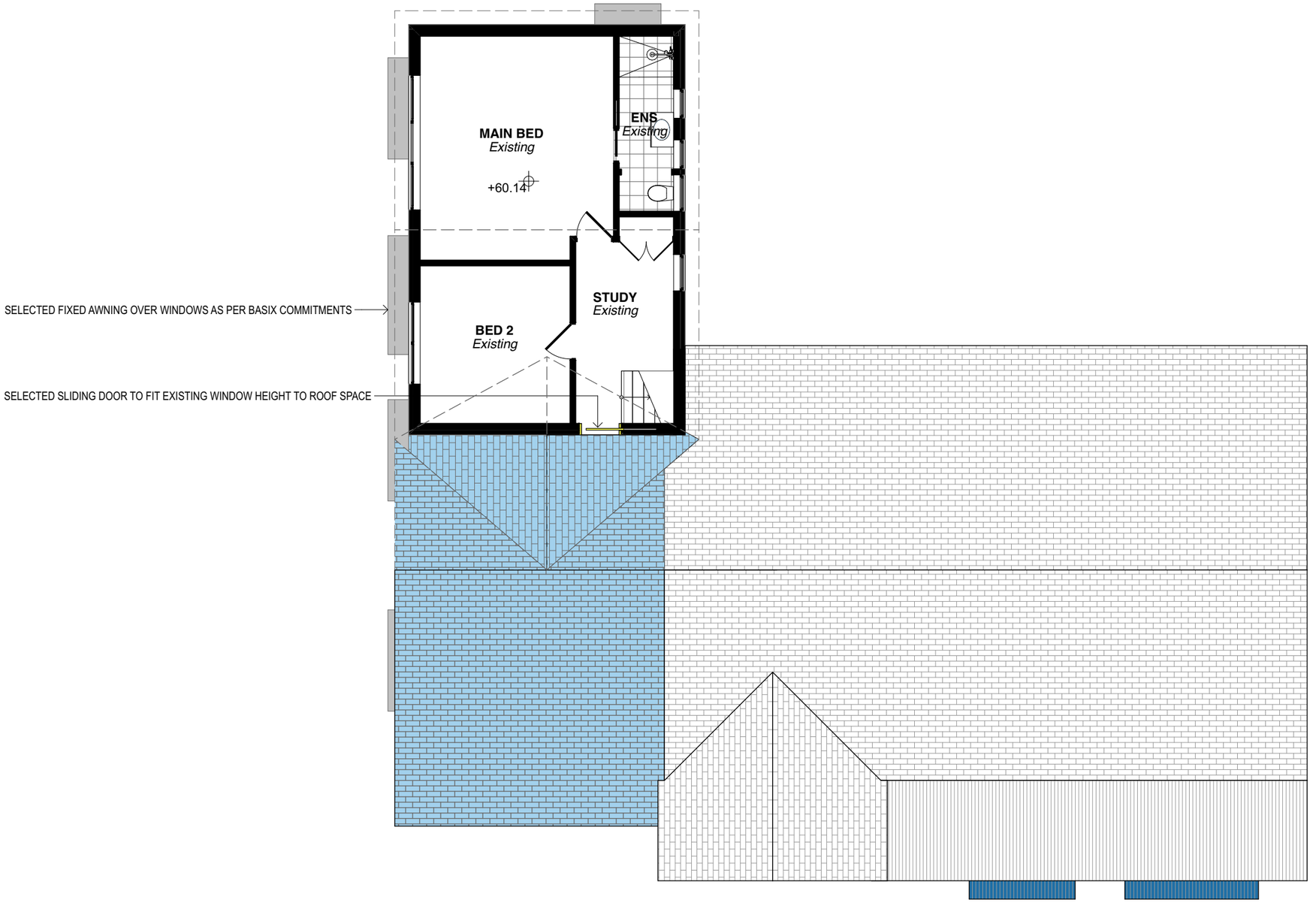

1 PROPOSED FIRST FLOOR PLAN 1:100

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DRAWING TITLE :
PROPOSED FIRST FLOOR PLAN

DRAWING NO:
DA 7

Project North

CLIENT:
MR+ MRS BLOCH

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

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DEVELOPMENT APPLICATION

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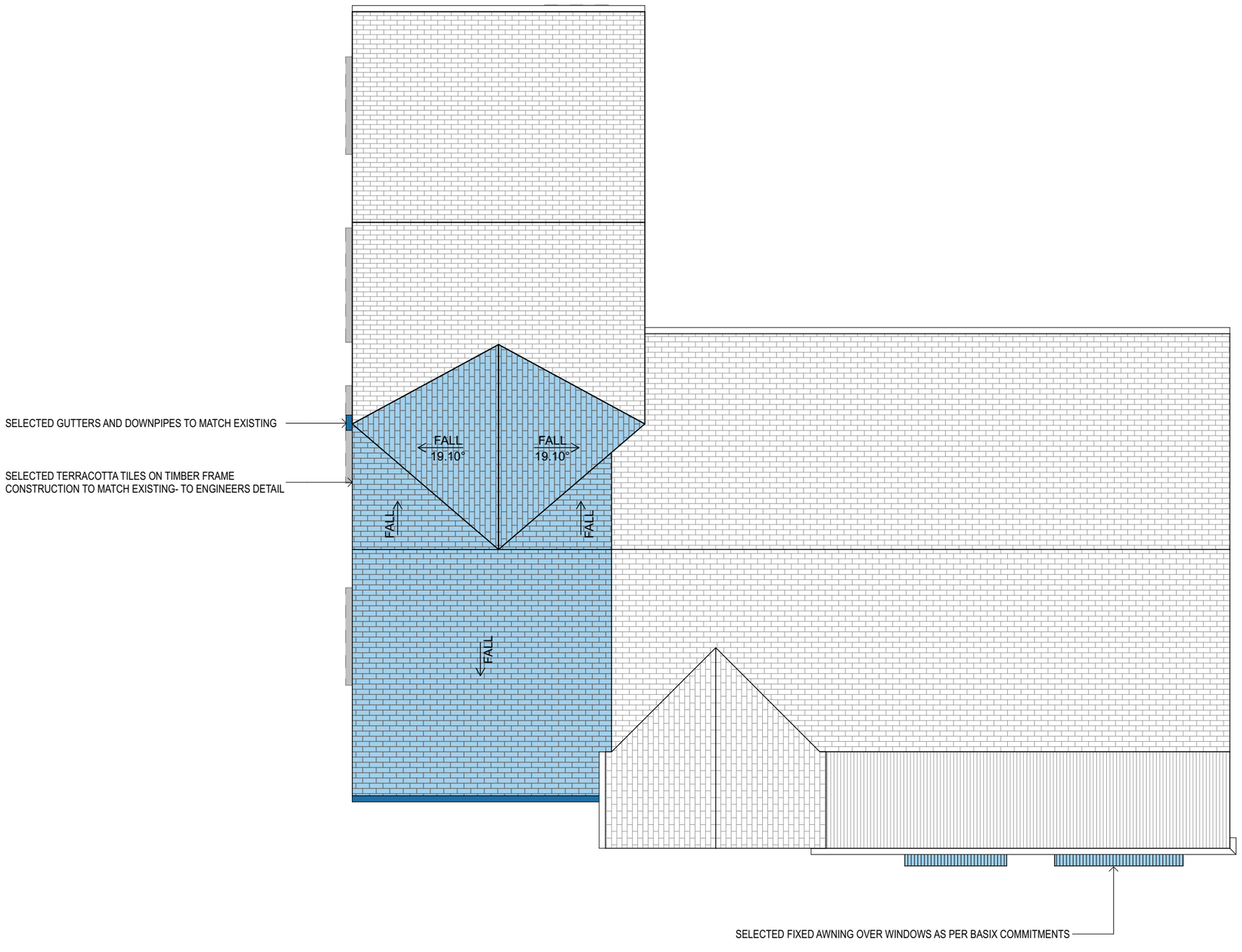

1 PROPOSED GROUND FLOOR PLAN 1:100

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DRAWING TITLE :
PROPOSED ROOF PLAN

DRAWING NO:
DA 8

N Project North

CLIENT:
MR+ MRS BLOCH

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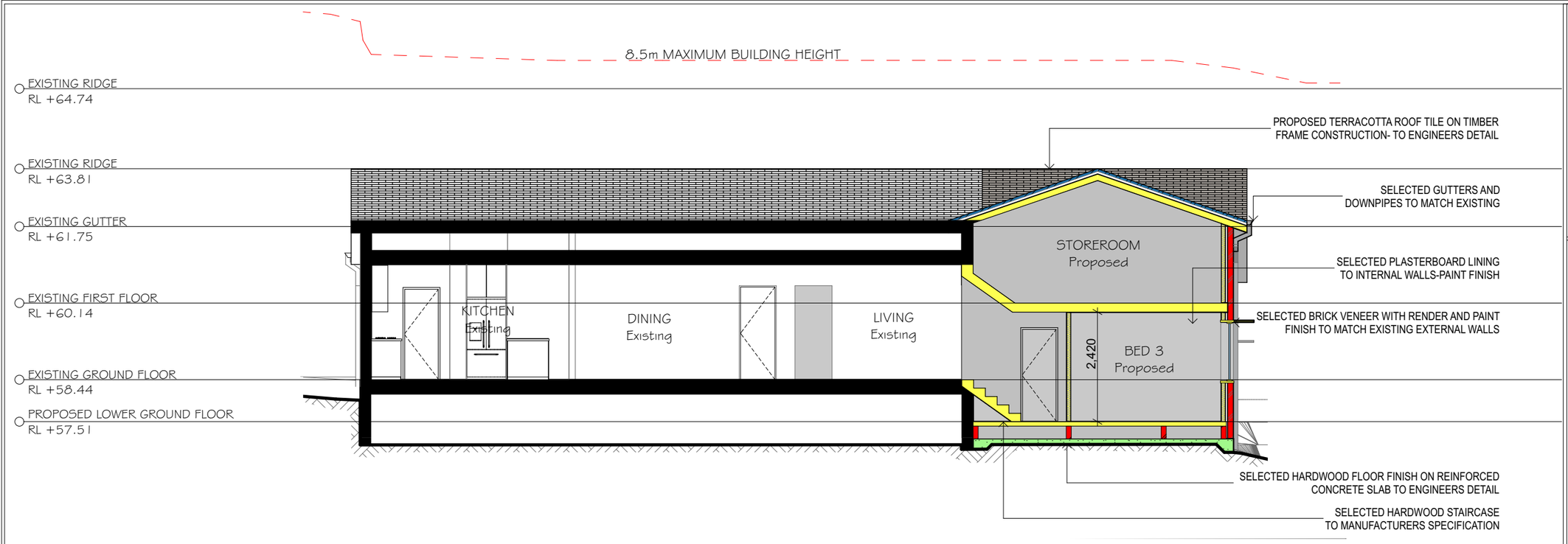
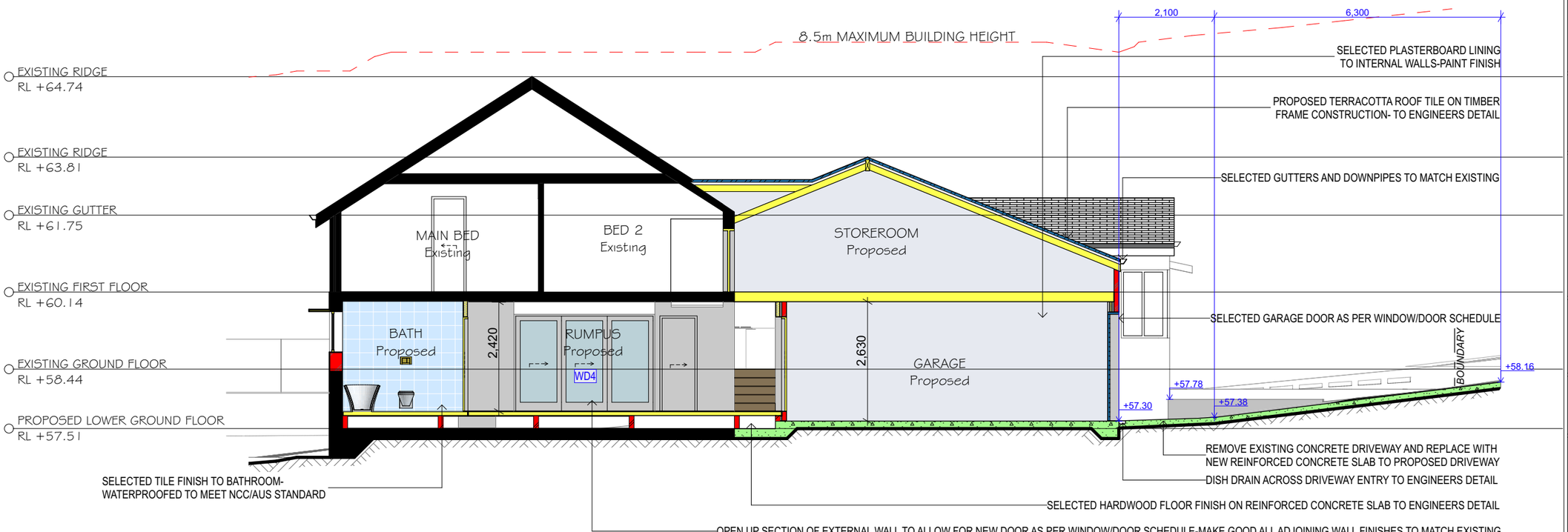


1 SECTION-AA 1:100



2 SECTION-BB 1:100

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DRAWING TITLE :
SECTIONS

DRAWING NO:
DA 9

CLIENT:
MR+ MRS BLOCH

PROJECT NAME :
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75 VICTOR ROAD NARRAWEENA
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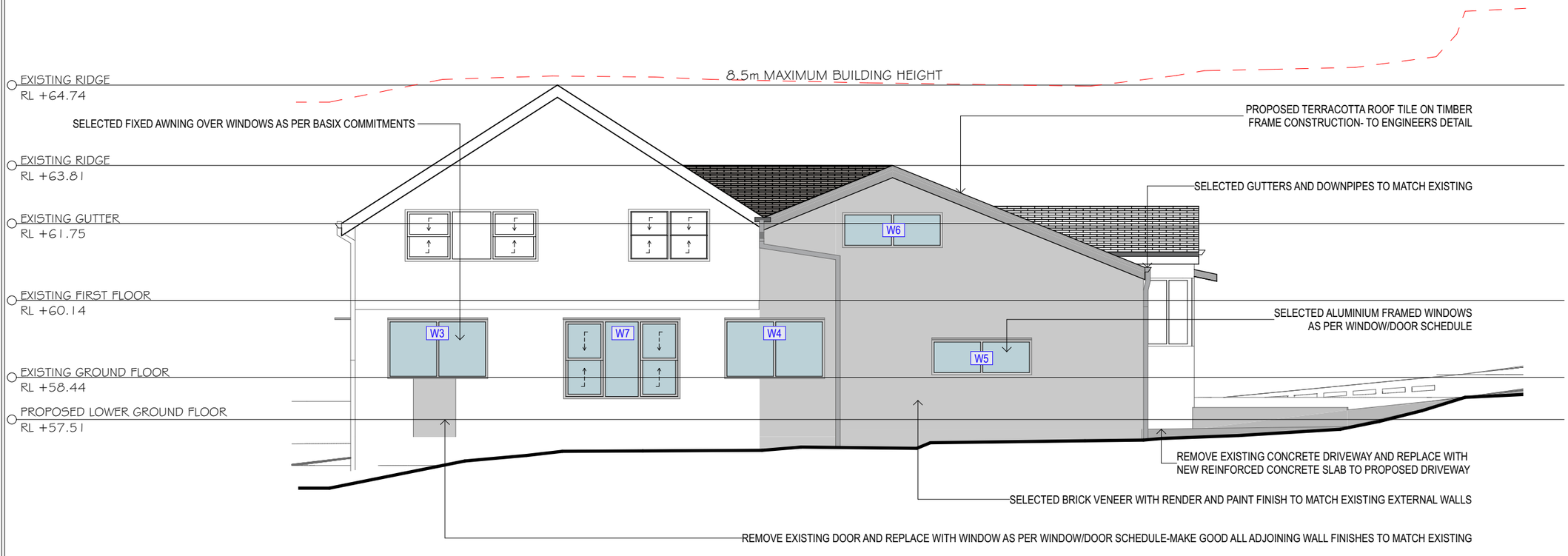
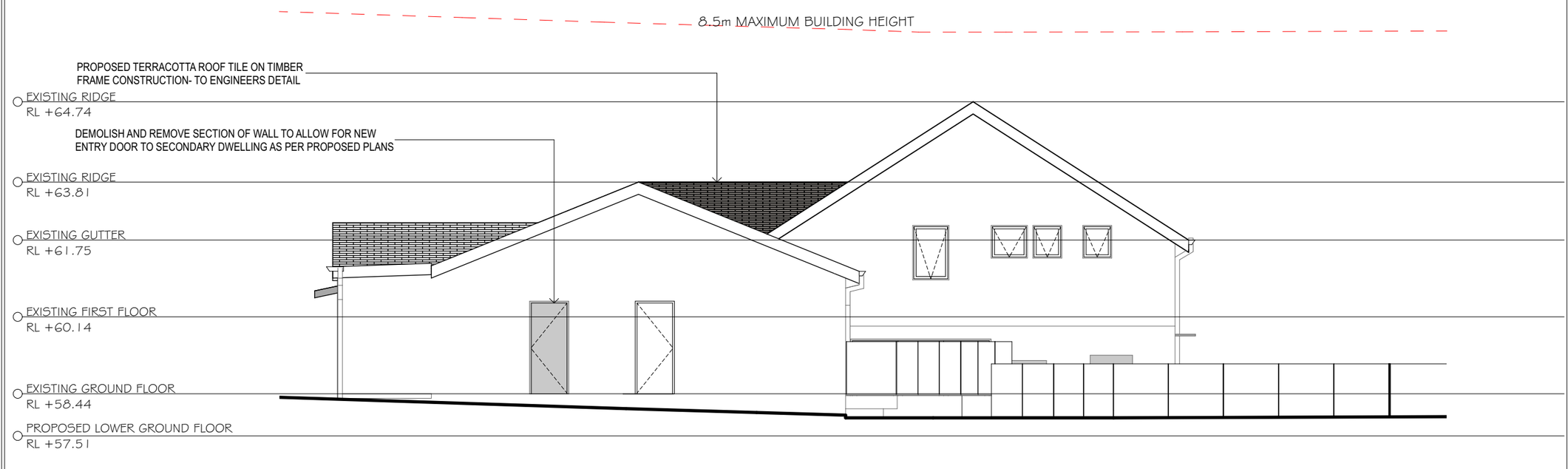


1 NORTH ELEVATION 1:100



2 SOUTH ELEVATION 1:100

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

CERTIFIED BY
EEC EVERGREEN ENERGY CONSULTANTS

DRAWING TITLE :
NORTH + SOUTH ELEVATION

DRAWING NO:
DA 10

CLIENT:
MR+ MRS BLOCH

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

Checked By:	Arianna Rosnell
Plot Date:	2/10/2024
Project No.	240202 CDC
Project Status	DESIGN DEVELOPMENT

DEVELOPMENT APPLICATION

NOTE
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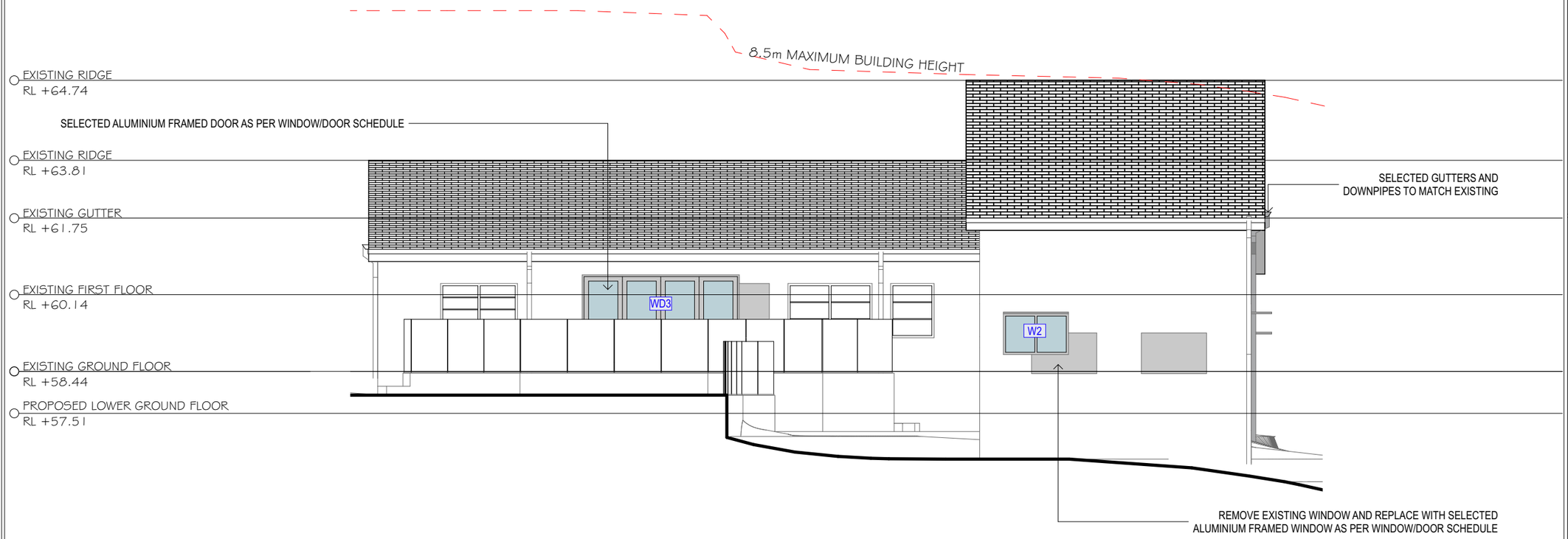
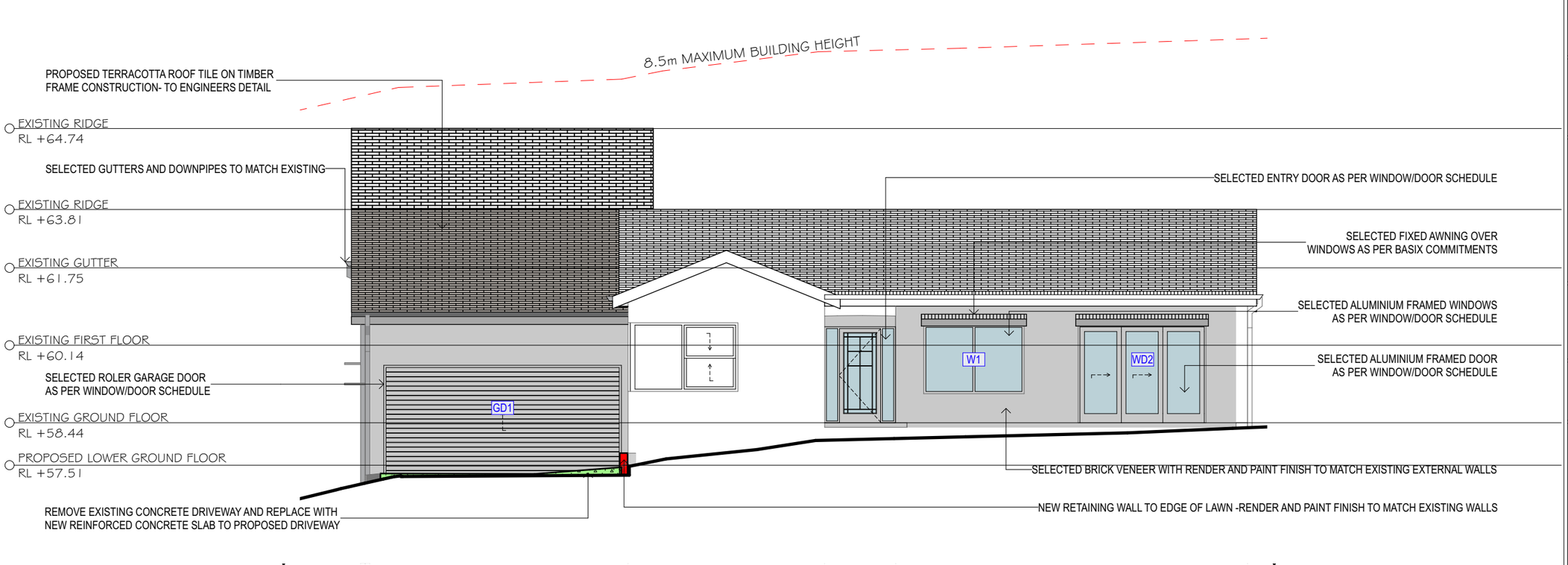


3 EAST ELEVATION 1:100



4 WEST ELEVATION 1:100

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

CERTIFIED BY
EEC EVERGREEN ENERGY CONSULTANTS

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:	2/10/2024
Project No.	240202 CDC
Project Status	DESIGN DEVELOPMENT

DEVELOPMENT APPLICATION

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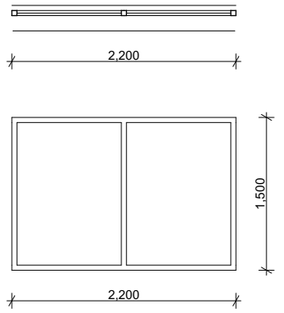
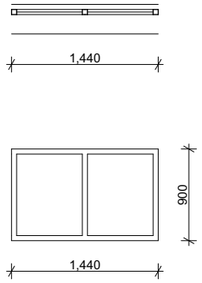
W1
2,200
1,500



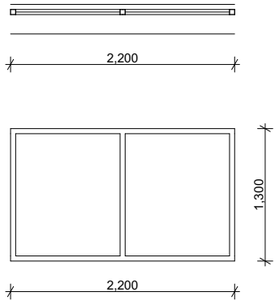
ALUMINIUM FRAMED SINGLE SLIDING WINDOW- SINGLE GLAZED

W2
1,440
900



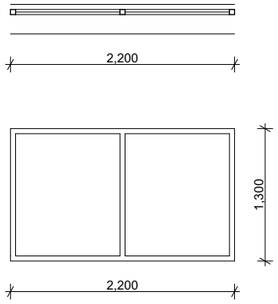
ALUMINIUM FRAMED SINGLE SLIDING WINDOW

W3
2,200
1,300



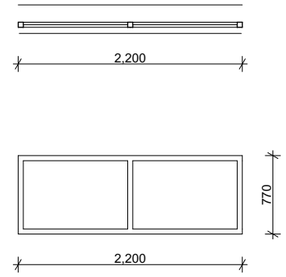
ALUMINIUM FRAMED SINGLE SLIDING WINDOW

W4
2,200
1,300



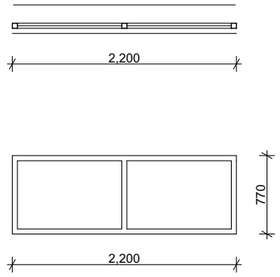
ALUMINIUM FRAMED SINGLE SLIDING WINDOW

W5
2,200
770



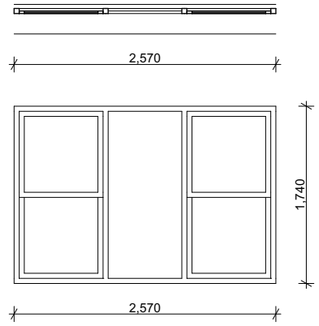
ALUMINIUM FRAMED SINGLE SLIDING WINDOW

W6
2,200
770



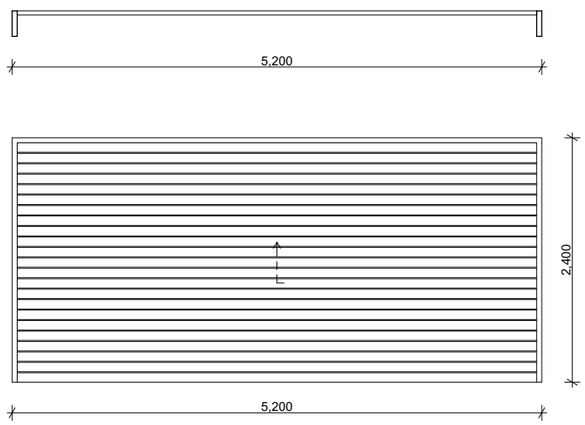
ALUMINIUM FRAMED SINGLE SLIDING WINDOW

W7
2,570
1,740



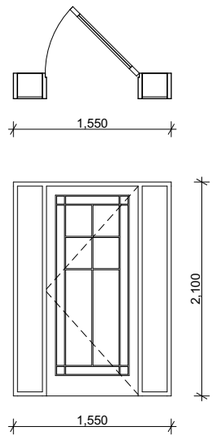
ALUMINIUM FRAMED WINDOW- DOUBLE HUNG/ FIXED/DOUBLE HUNG

GD1
5,200
2,400



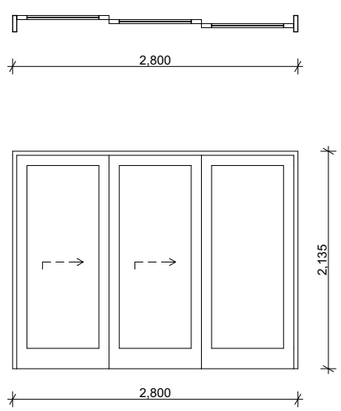
SELECTED ALUMINIUM ROLLER GARAGE DOOR- TO BE DETERMINED ON SITE WITH CLIENT AND BUILDER

WD1
1,550
2,100



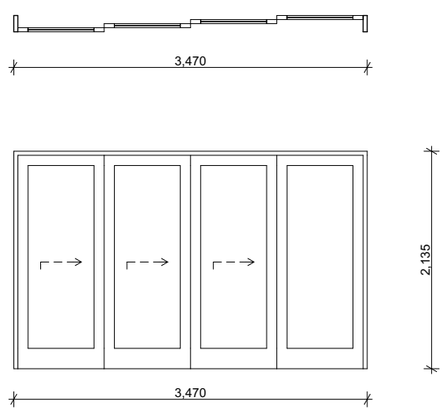
SELECTED TIMBER FRAME ENTRY DOOR WITH GLAZED PANELS AND FIXED SIDE LIGHTS

WD2
2,800
2,135



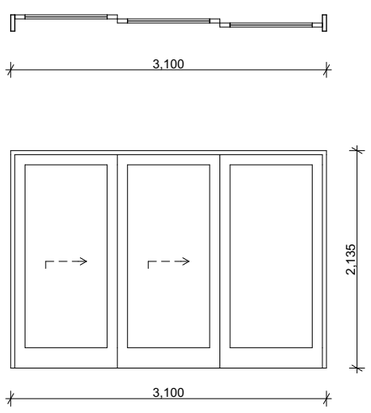
SELECTED ALUMINIUM FRAMED SLIDING STACKER DOOR TO BASIX COMMITMENTS- SINGLE GLAZED U-VALUE: <=3.5 SHGC: 0.33-0.40

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

BUILDING R&R DESIGN

CERTIFIED BY
EEC EVERGREEN ENERGY CONSULTANTS

E: info@Hermosadesigns.com.au
M: 0400 598 382

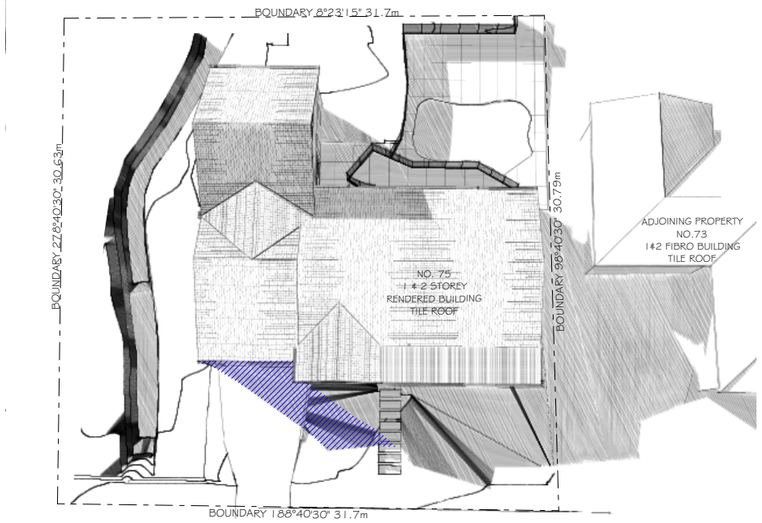
Client
MR+ MRS BLOCH

Project Name:
75 VICTOR ROAD

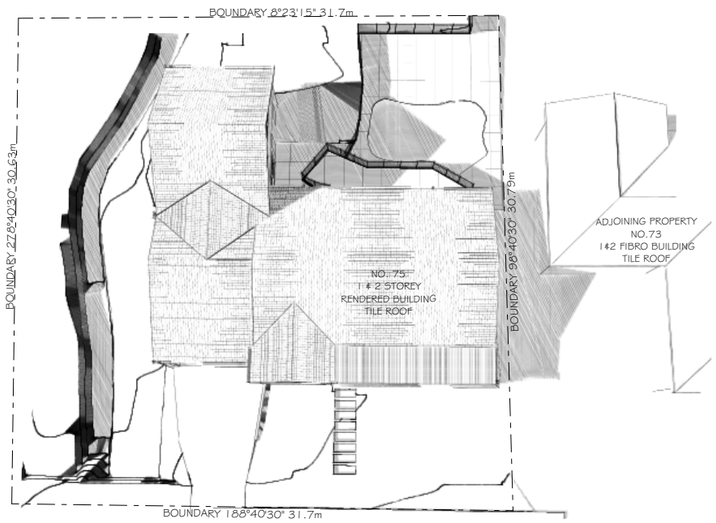
LEGEND

EXISTING SHADOW

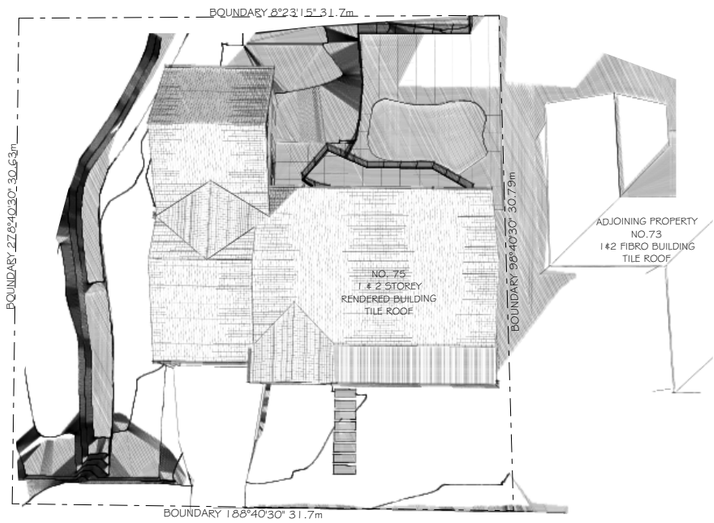
PROPOSED SHADOW



21st JUNE-9am SHADOW DIAGRAMS



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



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

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BUILDING R&R DESIGN

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Email: hello@rrbuildingdesign.com.au
ABN:30 894 082 124

DEVELOPMENT APPLICATION ONLY

NOT FOR CONSTRUCTION

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Project North:	N
Drawn | Checked	Arianna Rosnell
Plot Date:	2/10/2024
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: 2/10/2024