

SITE COVER CALCULATIONS

SITE AREA = 812 SQM

MAX PERMISSIBLE SITE COVER 50% - DCP 2022 2.1.2.2 = 397.1 SQ.M.
Def Fig 2 = not including eaves, unenclosed balconies, pool, decks etc

EXISTING LIVING FOOTPRINT AREA = 141.680 SQM

EXISTING AL-FRESCO FOOTPRINT AREA = 60.679 SQM

EXISTING GARAGE FOOTPRINT AREA = 36.000 SQM

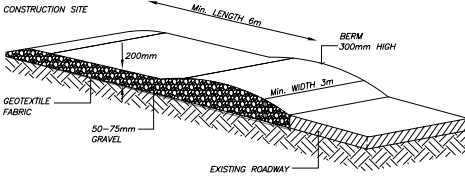
EXISTING CARPORT FOOTPRINT AREA = 42.506 SQM

EXISTING LAUNDRY FOOTPRINT AREA = 15.039 SQM to be demolished

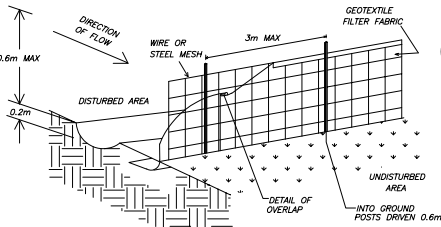
PROPOSED COVERED WALKWAY FOOTPRINT AREA = 11.316 SQM

PROPOSED LIVING FOOTPRINT AREA = 56.676 SQM

TOTAL SITE COVER = 42.96% = 348.854 SQM



TEMPORARY ENTRANCE/EXIT



SEDIMENT FENCE

NOTE :

ALL STRUCTURAL WORKS:
TO CONSULTING STRUCTURAL ENGINEERS
DETAILS AND CERTIFICATION

NOTES :

WINDOW OPENING DIMENSIONS REFER
TO FRAME SIZE FRAMER TO ALLOW
FOR TOLERANCES, REVEALS ETC

- AS 2870 - CONCRETE FOOTINGS
- AS 4654 - EXTERNAL MEMBRANES
- AS 4100 - STEELWORK
- AS 3660 - TERMITE TREATMENT
- AS 3740 - WATERPROOFING
- AS 3500 - PLUMBING & DRAINAGE
- AS 2094 - DPC & FLASHING
- AS 4773 - MASONRY
- AS 1684 - TIMBER FRAMING
- AS 2047 - DOORS & WINDOWS
- AS 1288 - GLAZING
- AS 3786 - SMOKE ALARMS

NOTES :

NOTE SEWER CONNECTION:
TO EXISTING CONNECTION AT NORTH

NOTE STORMWATER CONNECTION:
TO EXISTING SYSTEM AT NORTH

NOTE EXCAVATION :
MAX 200mm BATTERED EXCAVATION

NOTE LEVELS:
ALL RLS ARE TO AHD DATUM

NOTES :

SURFACE WATER DRAINAGE
PROVIDE STEPDOWN TO PREVENT
INGRESS OF WATER AS PER CLAUSE
H208 OF THE NCC BCA & AS4654-2012

GUTTERING AND DOWNPIPES
PROVIDE OVERFLOW MEASURES TO
COMPLY WITH PARTS 7.1.1 & 7.1.2
OF THE NCC BCA

SMOKE ALARMS
TO BE INSTALLED IN ACCORDANCE
WITH PART 3.7.5.2 OF THE NCC BCA
AND CONNECTED TO MAINS POWER.

STAIRS RAMPS AND LANDINGS
TO BE INSTALLED IN ACCORDANCE
WITH PART 11.2 OF THE NCC BCA
AND SLIP RESISTANCE TO BE IN
ACCORDANCE WITH CLAUSE 11.2.2

BARRIERS AND HANDRAILS
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WITH PART 11.3 OF THE NCC BCA

PROTECTION OF WINDOWS
TO BE INSTALLED IN ACCORDANCE WITH
PART 11.3 OF THE NCC BCA AND
COMPLY WITH CLAUSES 11.3.7 & 11.3.8
AS APPLICABLE. WINDOWS WITH (R)
SUFFIX DENOTES RESTRICTED OPENING



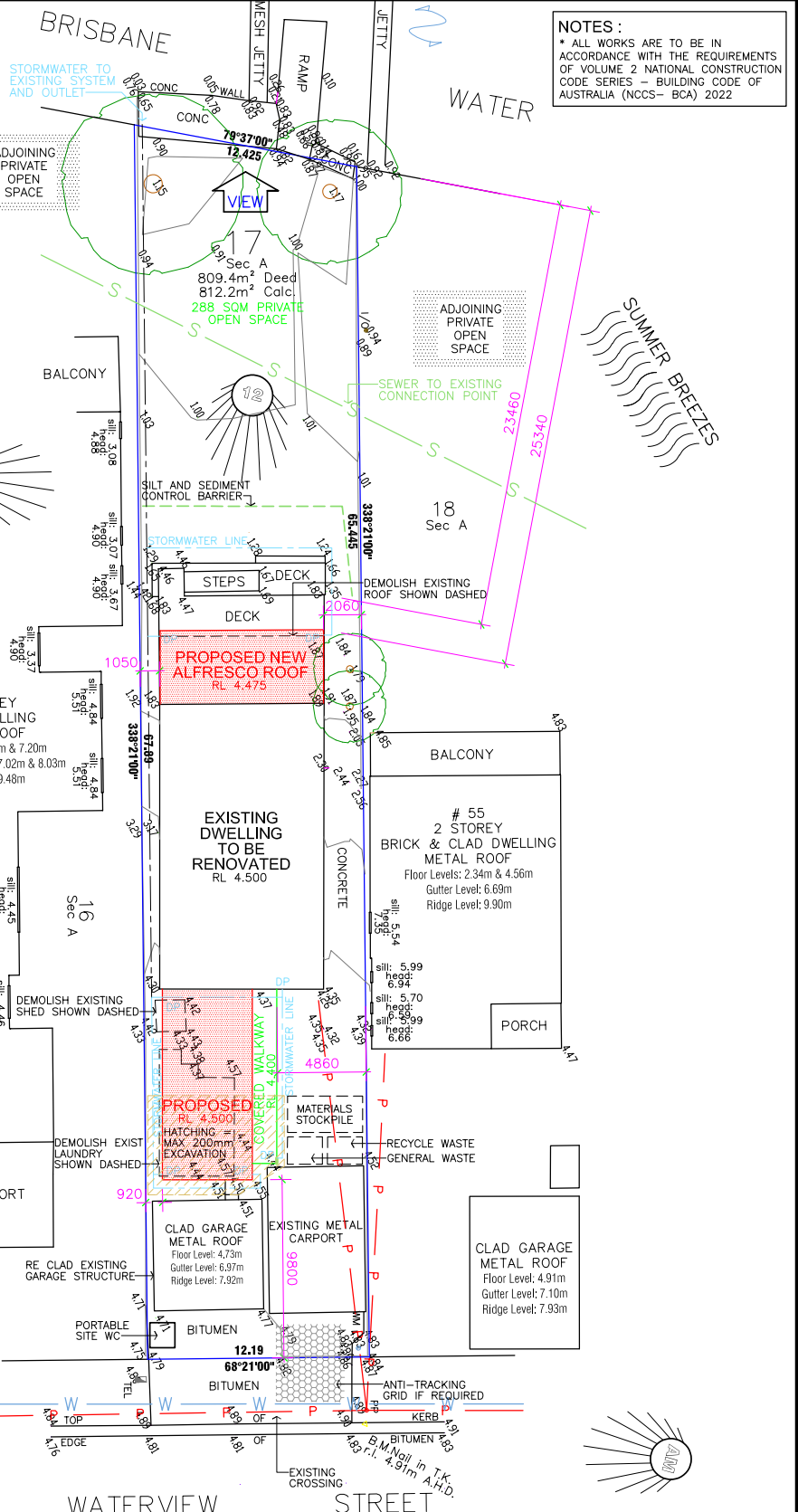
SCALE

NOTES:

* ALL WORKS ARE TO BE TO THE
SATISFACTION OF THE LOCAL
GOVERNING AUTHORITIES

* ALL WORKS ARE TO BE IN
ACCORDANCE WITH THE 'BUILDING
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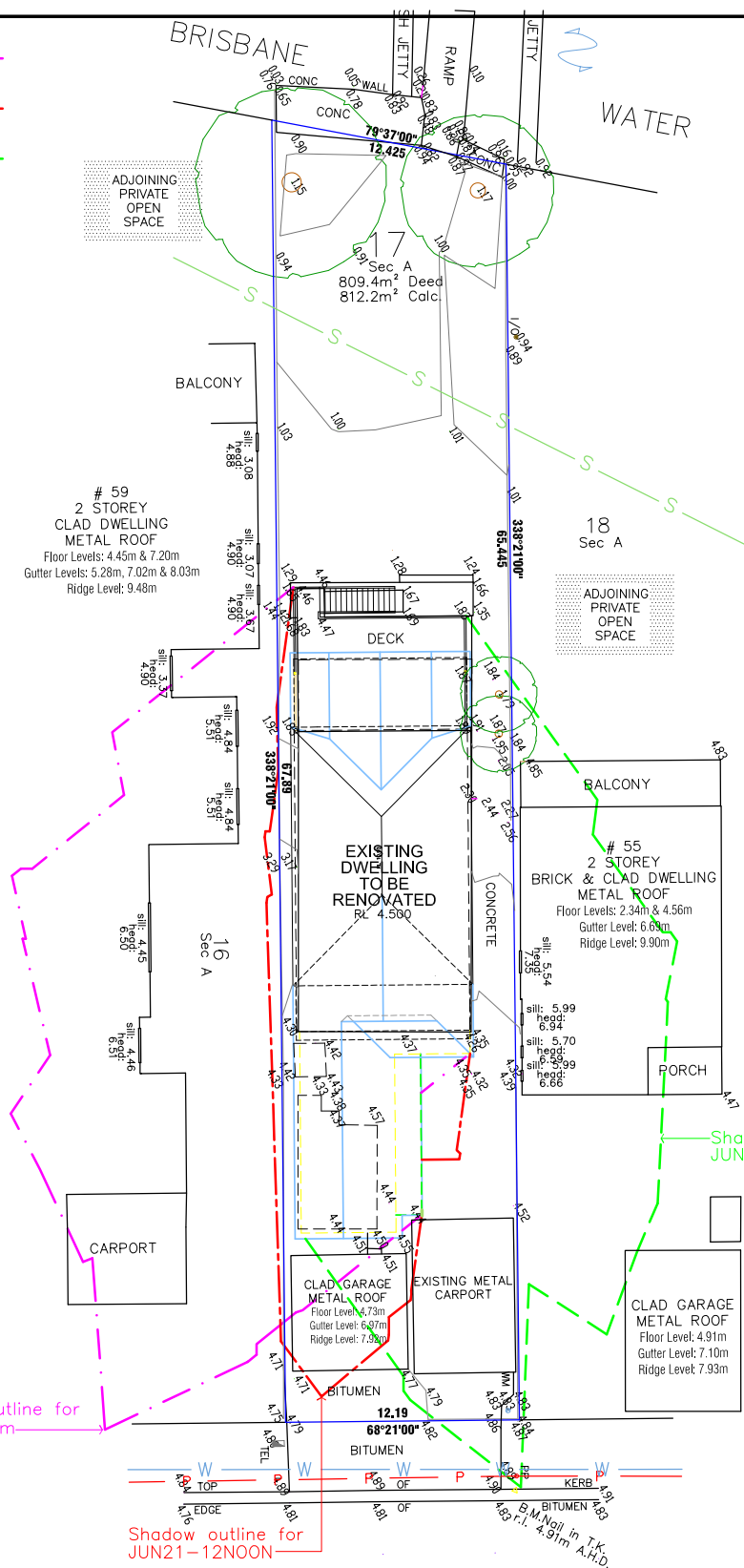
SITE ANALYSIS, MANAGEMENT & SETOUT PLAN

SCALE 1:250

NOTE : ALL DIMENSIONS, SIZES, LEVELS AND HEIGHTS ARE NOMINAL.

ABSOLUTE BUILDING DESIGNERS			ABSOLUTE BUILDING DESIGNERS			
			PO Box 318 Terrigal NSW 2260			
			Ph: (02) 4385 5000. Mob: 0409 837 241. ABN:61 862 850 105			
			© Copyright 2025 Reproduction in whole or part is forbidden			
JOB: PROPOSED ADDITIONS/ALTERATIONS TO EXISTING HOME			FOR: Mr A & Mrs S GOODLACE.			
AT: Lot 17, Sec A, DP 5153, No 57 Waterview Street, WOY WOY.						
DATE	REVISION	BY	DATE	DRAWN	DESIGN	SCALE
06.06.26.		B.B				1:250 - A3
						DRAWING No
						GOODLACE - 1 OF 7

Shadow outline for
JUN21-3pm



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* ALL WORKS ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF VOLUME 2 NATIONAL CONSTRUCTION CODE SERIES – BUILDING CODE OF AUSTRALIA (NCCS– BCA) 2022



NOTES:

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- * ALL WORKS ARE TO BE IN ACCORDANCE WITH THE 'BUILDING CODE OF AUSTRALIA' AND ALL RELEVANT AUSTRALIAN STANDARDS
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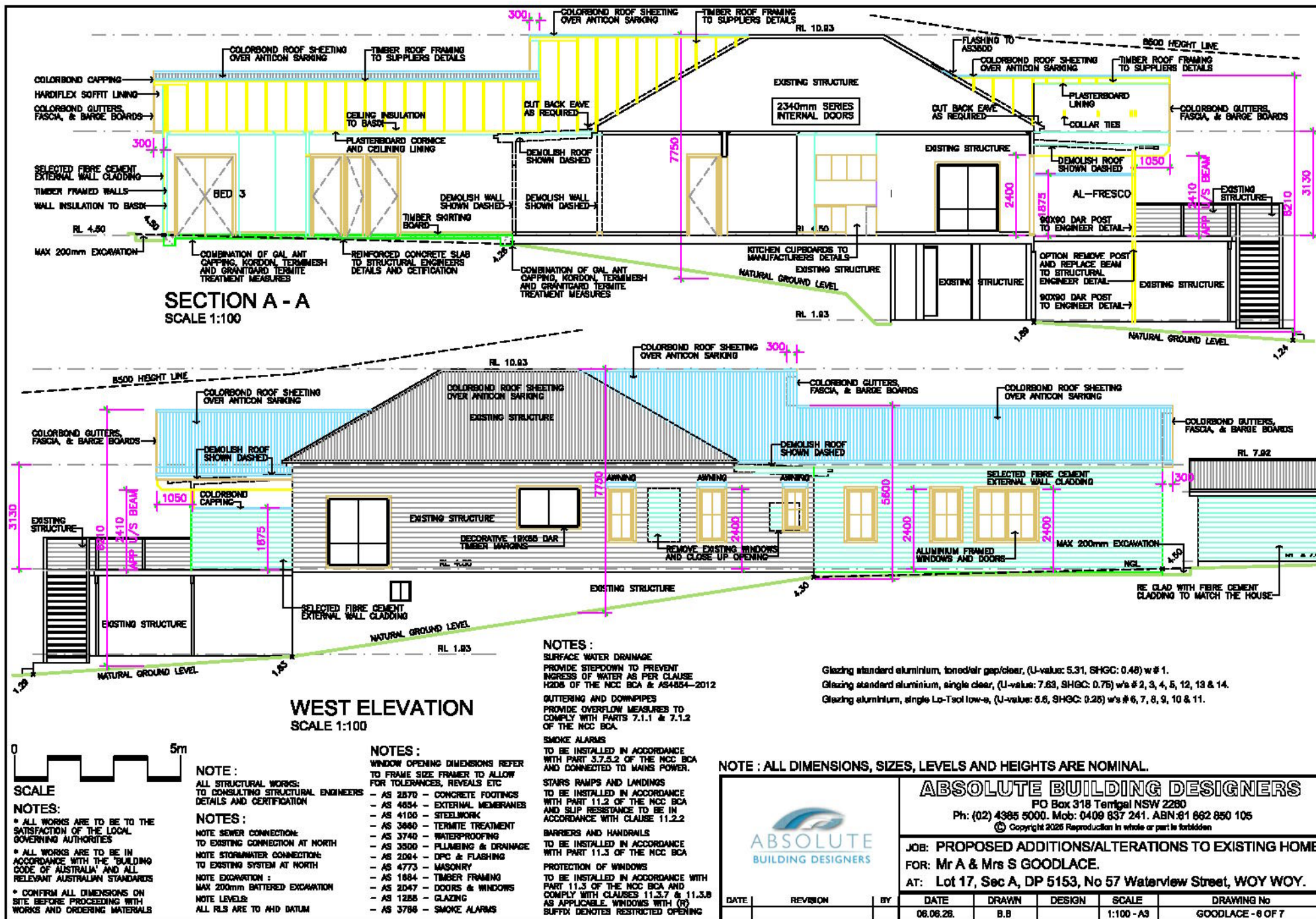


WATERVIEW STREET

SHADOW DIAGRAM - WINTER SOLSTICE JUNE 21
SCALE 1:250

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 ABSOLUTE BUILDING DESIGNERS	ABSOLUTE BUILDING DESIGNERS PO Box 318 Terrigal NSW 2260 Ph: (02) 4385 5000. Mob: 0409 837 241. ABN:61 862 850 105 © Copyright 2025 Reproduction in whole or part is forbidden JOB: PROPOSED ADDITIONS/ALTERATIONS TO EXISTING HOME FOR: Mr A & Mrs S GOODLACE. AT: Lot 17, Sec A, DP 5153, No 57 Waterview Street, WOY WOY.																
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BASIX COMMITMENTS

Lighting
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

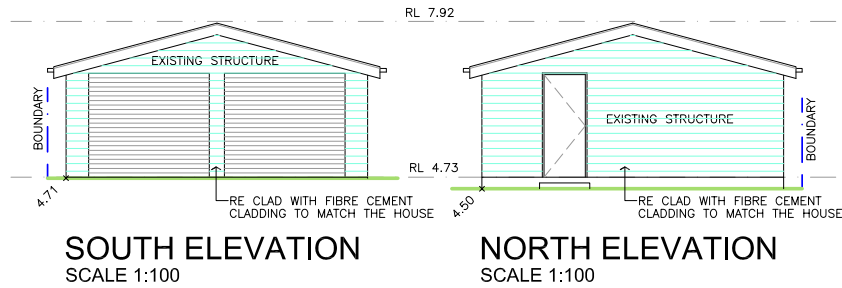
Fixtures
The applicant must ensure new or altered showerheads have flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have flow rate no greater than 4 litres per average flush or a 3 star water rating.
The applicant must ensure new or altered taps have flow rate no greater than 9 litres per minute or a 3 star water rating.

Construction
Insulation requirements
The applicant must construct the new or altered construction (floor(s) walls, and ceilings/roofs in accordance with the specifications listed in the table attached, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

concrete slab on ground floor,	nil
suspended floor enclosed subfloor (R0.7)	R0.60 (down) (or R1.30 including construction)
external wall: framed (weatherboard)	R1.30 (or R1.70 including construction)
flat ceiling, pitched roof	ceiling: R1.20 (up), roof: 55mm foil backed blanket light (solar absorptance < 0.475)
raked ceiling, pitched roof	ceiling: R1.50 (up), roof: 55mm foil backed blanket light (solar absorptance < 0.475)

Glazing requirements
Windows and glazed doors
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table attached. Relevant overshadowing specifications must be satisfied for each window or glazed door.
The following requirements must also be satisfied in relation to each window and glazed door:
Each window or glazed door with standard aluminium or timber frames and a single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table attached.
Total system U-values and SHGC's must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table attached. Total system U-values

for information only. Alternative systems with complying U-value and SHGC may be substituted.
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500mm above the head of the window or glazed door and no more than 2400mm above the sill.
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
Pergolas with fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50mm.
Glazing standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48) w/s # 1.
Glazing standard aluminium, single clear, (U-value: 7.63, SHGC: 0.75) w/s # 2, 3, 4, 5, 12, 13 & 14.
Glazing aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.25) w/s # 6, 7, 8, 9, 10 & 11.



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COLOUR SCHEDULE

COLORBOND ROOF SHEETING	=		Colorbond 'Windspray'
GUTTER, BARGE & DOWNPIPE	=		Colorbond 'Windspray'
FASCIA BOARD	=		Colorbond 'Dover white'
WALL CLADDING	=		Colorbond 'Dover white'
WINDOW FRAMES	=		Pearl white gloss
VERANDAH POSTS	=		Dulux 'Windspray'
FRONT DOOR	=		Dulux 'White'

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