Compliance:

1. All works must comply with current codes and regulations.
2. All works must comply with current National Building Code Volume 2.
3. Smoke alarms must be installed to all floor levels and certified by respective licenced contractor.
4. Waterproofing is required to all wet areas and certified by respective licenced contractor.
5. All wet areas must have mechanical ventilation if external openings are not provided. Discharge for all mechanical ventilation as per BCA Part 3.8.7.4 - Condensation Management.
6. Provide floor wastes to all wet rooms.
7. Windows to comply with Part 3.9.2.5 of current NCC Volume 2 - Protection of Openable Windows.
8. Handrails to comply with Part 3.9.2 of current NCC Volume 2 - Barriers and Handrails.
9. Stair risers and goings to comply with Part 3.9.1 of current NCC Volume 2 - Stairway and Ramp Construction.
10. All wall and roof framing to be installed in accordance with current codes and regulations and as per manuafcturers requirements.
11. All proprietary structural steel systems to be installed in accordance with manufacturers requirements.
12. All footings, concrete slabs and specialised structural steel to be fabicated and installed as per structural engineers requirements.

Schedule of Finishes:.

CON - New reinforced concrete hardstand.

NS - Non-slip tiles / pavers over reinforced concrete slab suitable for pool surrounds.

SD - Spaced timber decking.

FF - Select floating floor over concrete or timber substrate.

CT - Ceramic floor and wall tiles.

CR1 - New metal roof with reflective foil insulation. Sheet profile to suit minimum 5 degree pitch.

CR2 - New metal Colorbond roof with reflective foil insulation. Sheet profile to suit 2 degree pitch.

CL - New light weight cladding i.e. Colorbond Steel / Fibre Cement / Timber fixed to wall frame.

BV - New Face Brick veneer external walls.

B1 - New frameless glass swimming pool safety barrier to current codes and regulations.

B2 - New balustrade to current codes and regulations.

YARD - Disturbed areas of existing grass to be reinstated as required.

BASIX Commitments - Part 1:

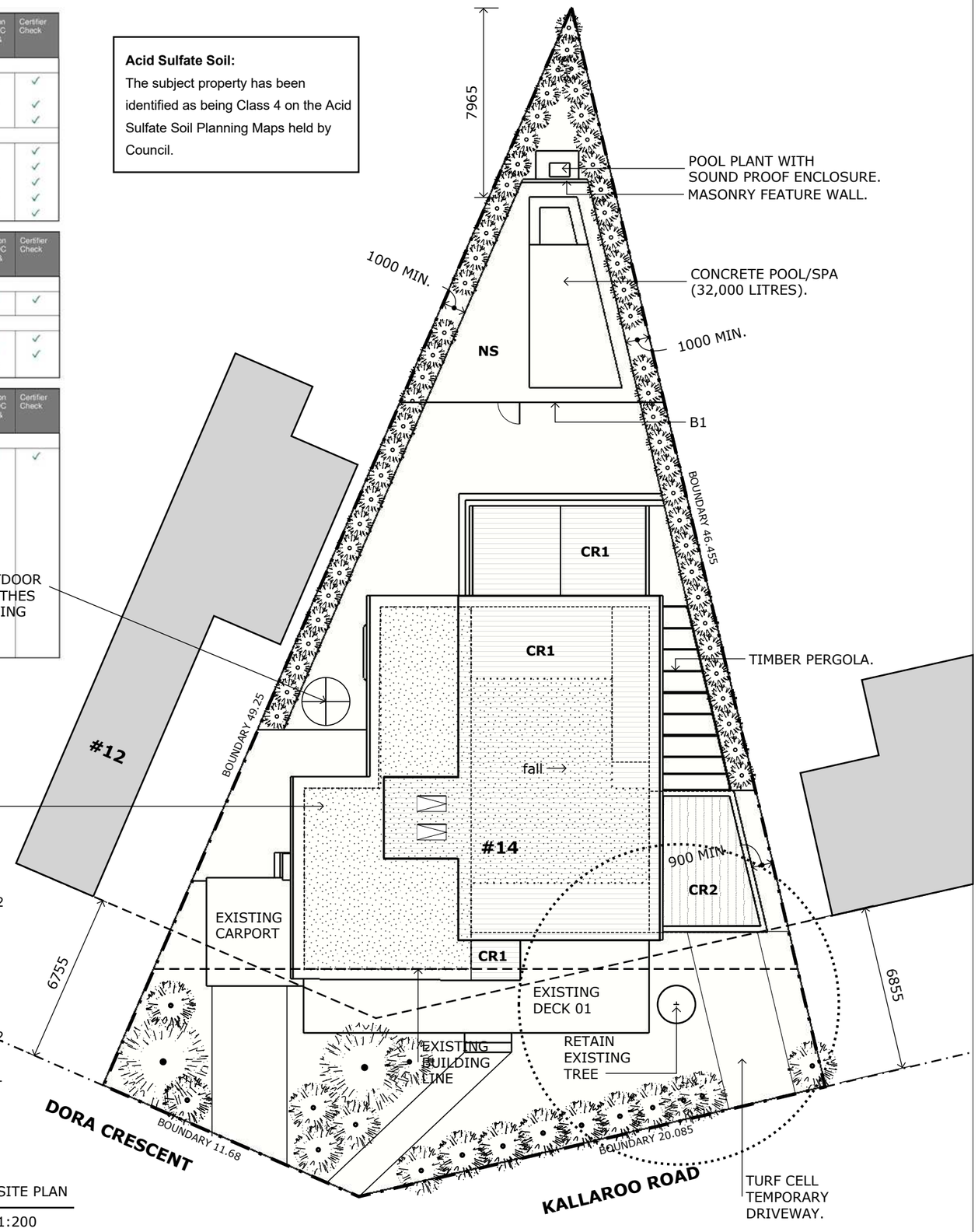
Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 1109 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 32 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 32 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.		✓	✓

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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 a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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 below, 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.	✓	✓	✓

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
floor above existing dwelling or building.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)

Acid Sulfate Soil:
The subject property has been identified as being Class 4 on the Acid Sulfate Soil Planning Maps held by Council.



A/01 SITE PLAN 1:200

Water Cycle Management Calculations:

Site area = 752.50m2
Roof Area = 308.27m2
Fraction Impervious = 30%

Stormwater Retention Volume Target as per Table 2:
= 2700 Litres

Rain water reuse for 1 week:
35Litres x 308.27m2 x 50% (Table 3):
= 5,394.73Litres

Balance to be discharged into on-site infiltration:
= 2700 - 5,394.73 = <0 retention (A 2700 litre tank provides adequate retention volume.

A 2700 litre water tank is required and installed to service new toilets, laundry and outdoor usage including dedicated outlet for pool top-up.

Site Coverage:
Maximum 50% x 752.50m2 = 376.25m2
Proposed = 247.81m2. (198.88m2 Secondary Dwelling, Residence and Garage + 30.39m2 Covered Deck & 18.54m2 Exiting Carport).

FSR:
Maximum 50% x 752.50m2 = 376.25m2
Proposed = 263.99m2 (42.92m2 Secondary Dwelling + 123.11m2 GFP + 97.96 FFP).

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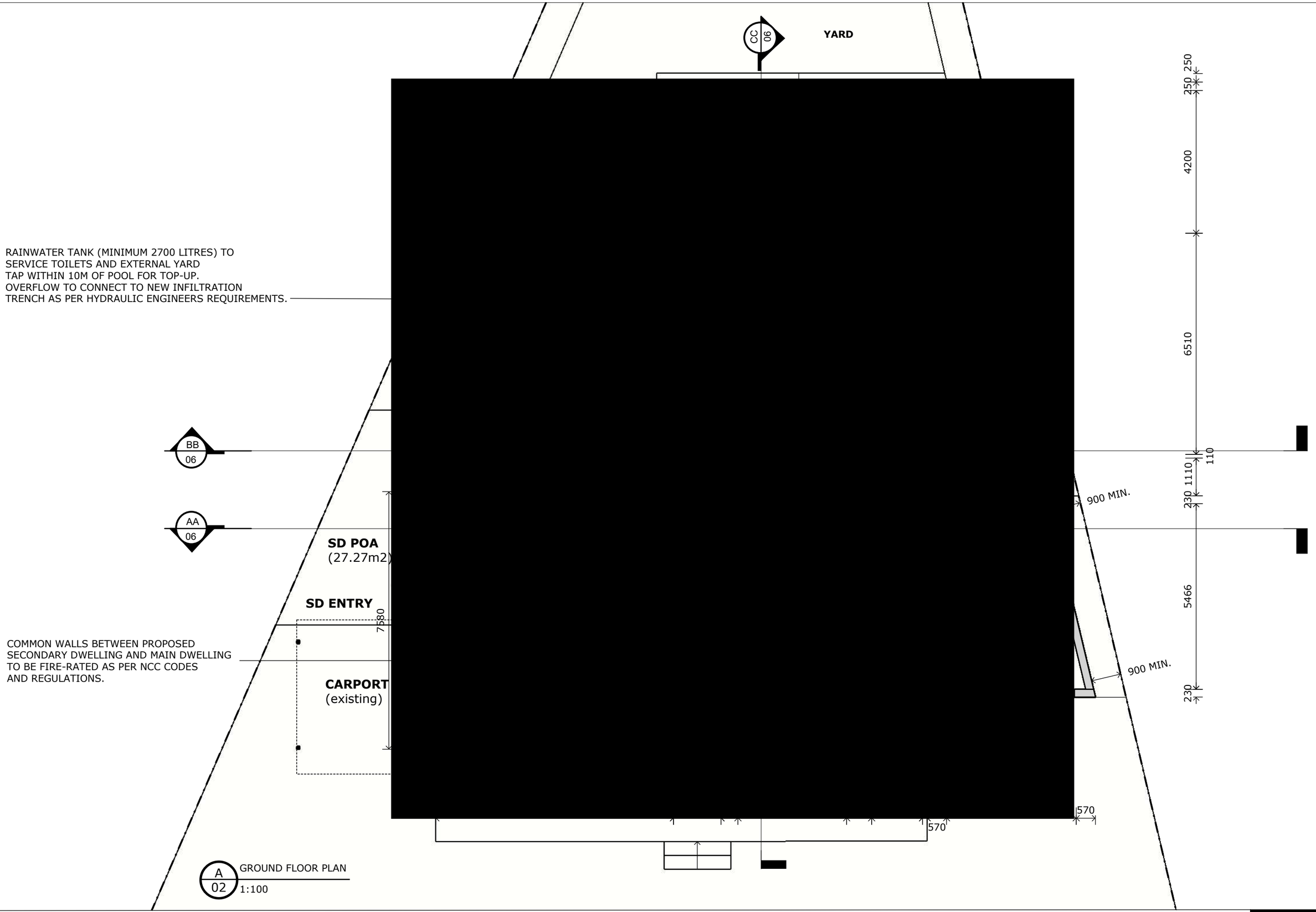
DATA	CLIENT	PROJECT	PROJECT NO.	ISSUE	DRAWN BY	DESCRIPTION
Site Area 752.50	Orlowski	14 Dora Crescent, Umina Beach NSW 2257	0001	09/05/2022	RB	Alterations and additions to existing residence.

For DA Approval

01



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DATA
Site Area
752.50

CLIENT
Orlowski

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09/05/2022

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RB

DESCRIPTION
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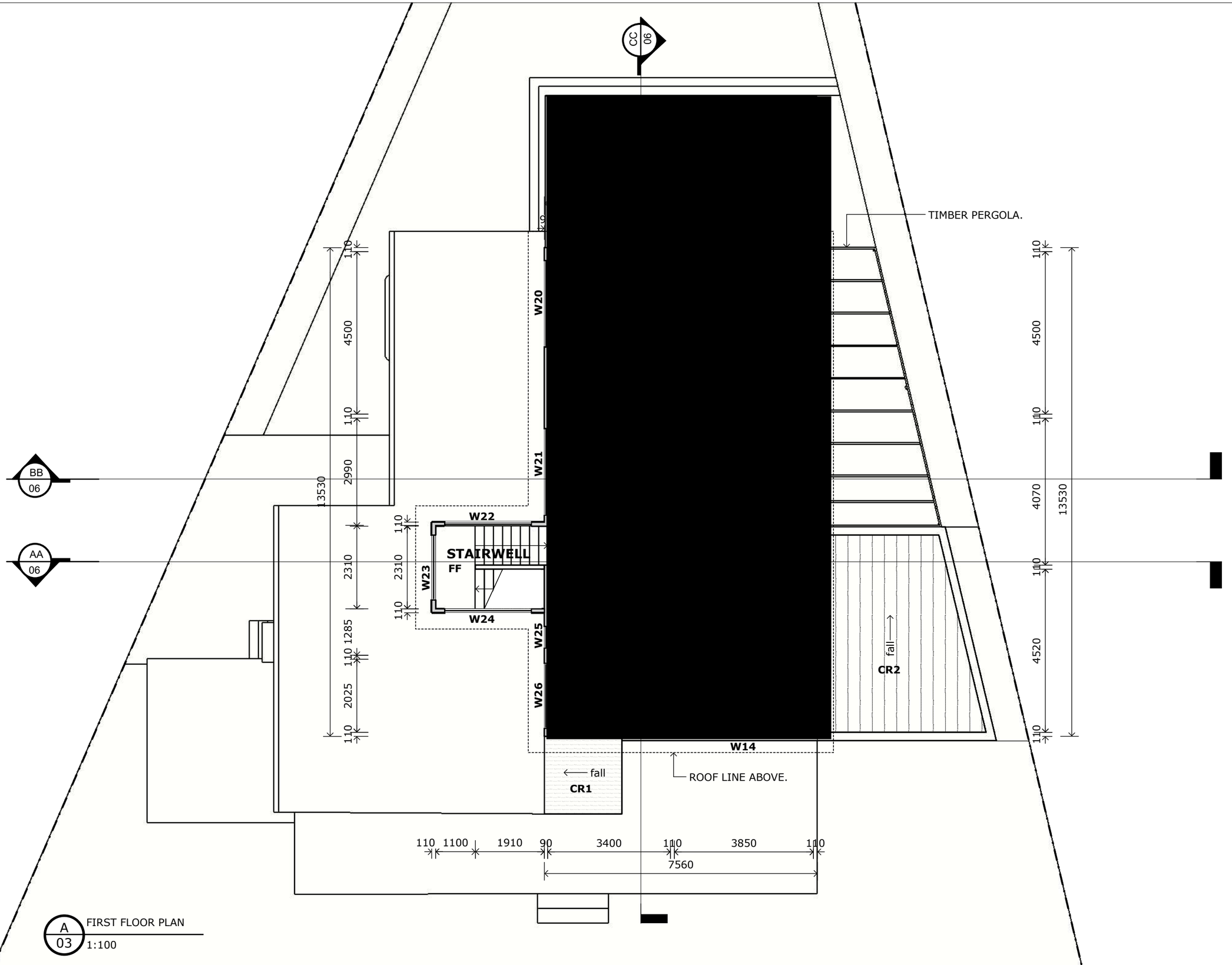
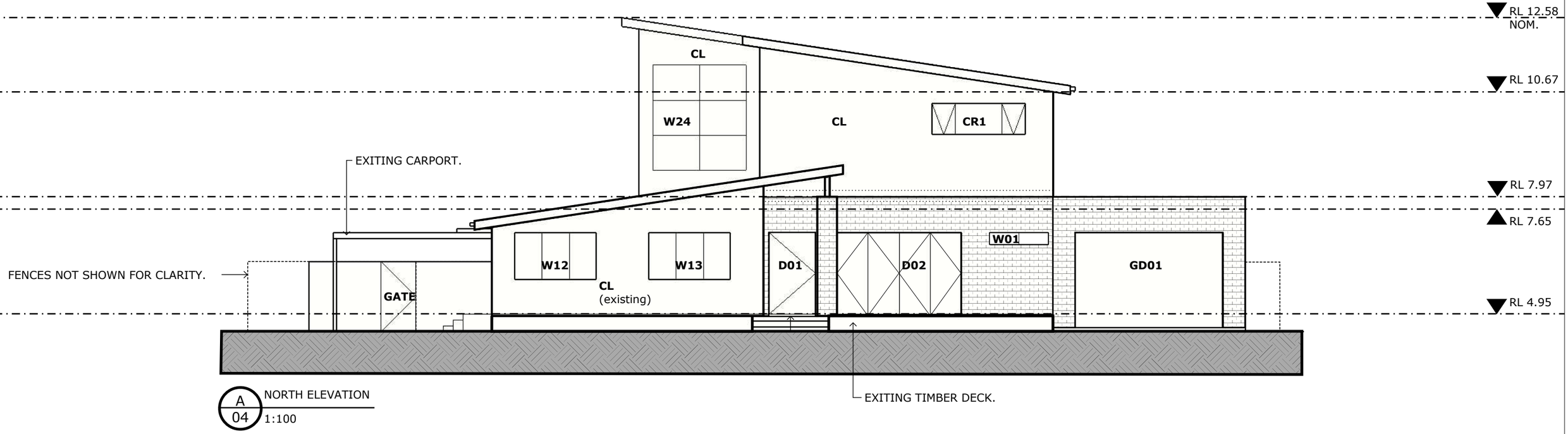
02

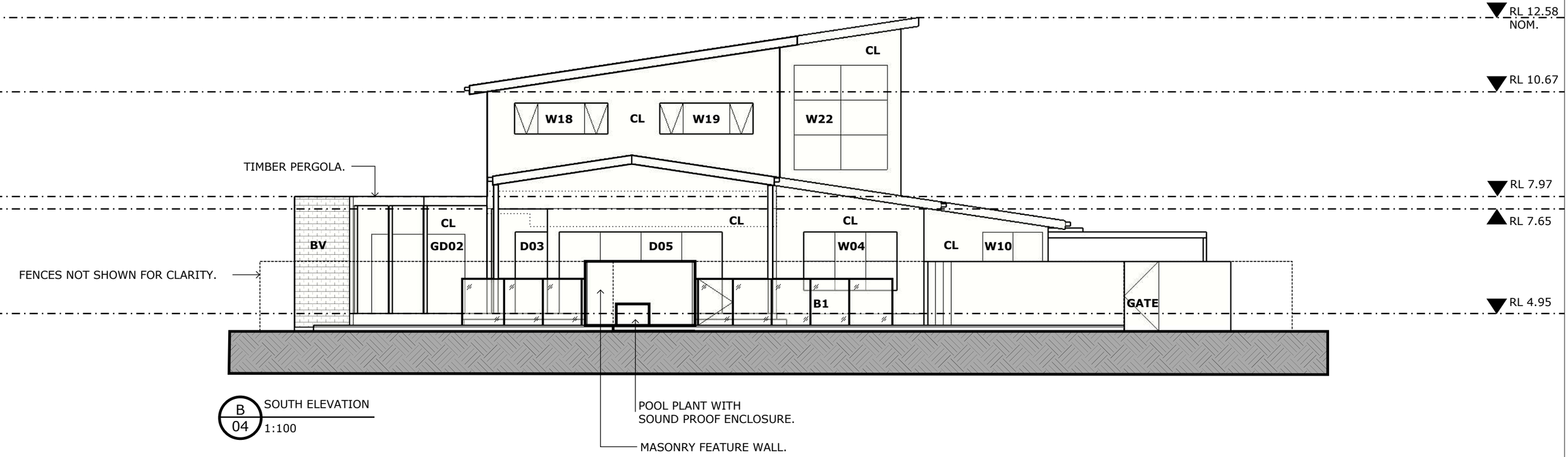


A 03 FIRST FLOOR PLAN
1:100

ARCHITECT Richard Blackmore M:0403122345 E:info@richardblackmore.com.au	**DATA** Site Area 752.50	**CLIENT** Orlowski	**PROJECT** 14 Dora Crescent, Umina Beach NSW 2257	**PROJECT NO.** 0001	**ISSUE** 09/05/2022	**DRAWN BY** RB	**DESCRIPTION** Alterations and additions to existing residence.	For DA Approval **03**



A 04 NORTH ELEVATION
1:100



B 04 SOUTH ELEVATION
1:100

NOTE: LANDSCAPE NOT SHOWN FOR CLARITY PURPOSES.

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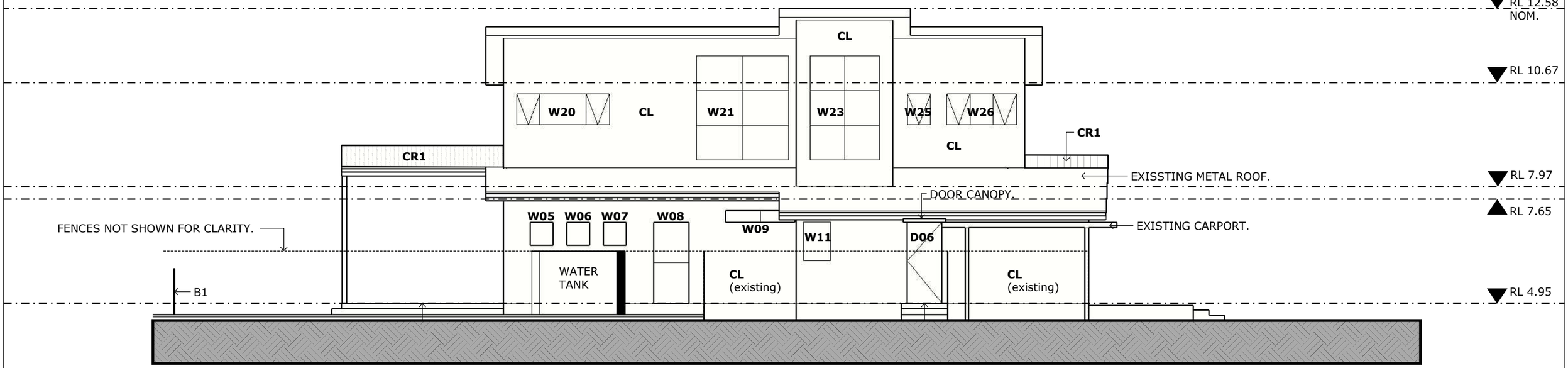
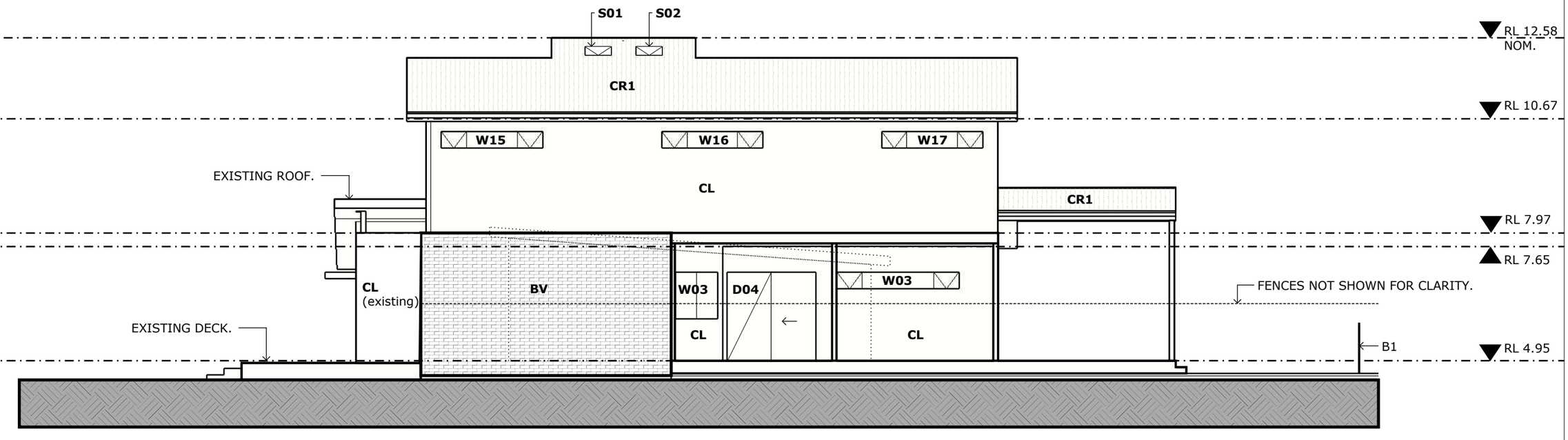
04



A 05 EAST ELEVATION
1:100



B 05 WEST ELEVATION
1:100

NOTE: LANDSCAPE NOT SHOWN FOR CLARITY PURPOSES.

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05

ROOF PITCH TO MATCH EXISTING
NOMINALLY 8.6 DEGREE - CONFIRM
ON-SITE PRIOR TO ANY FABRICATION.

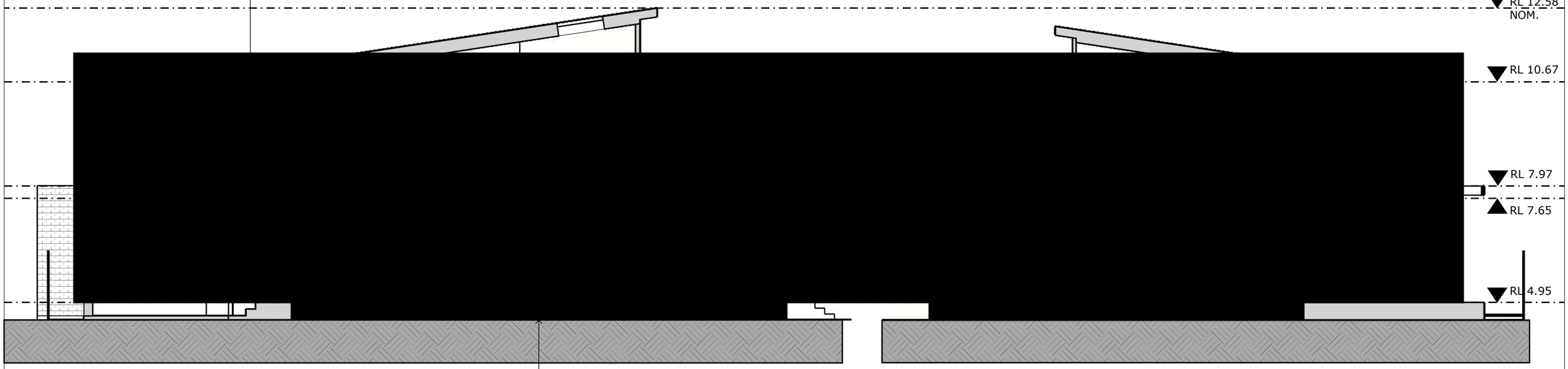
RL 12.58
NOM.

RL 10.67

RL 7.97

RL 7.65

RL 4.95



EXISTING STRUCTURE - TYP.

A 06 SECTION AA
1:100

B 06 SECTION BB
1:100

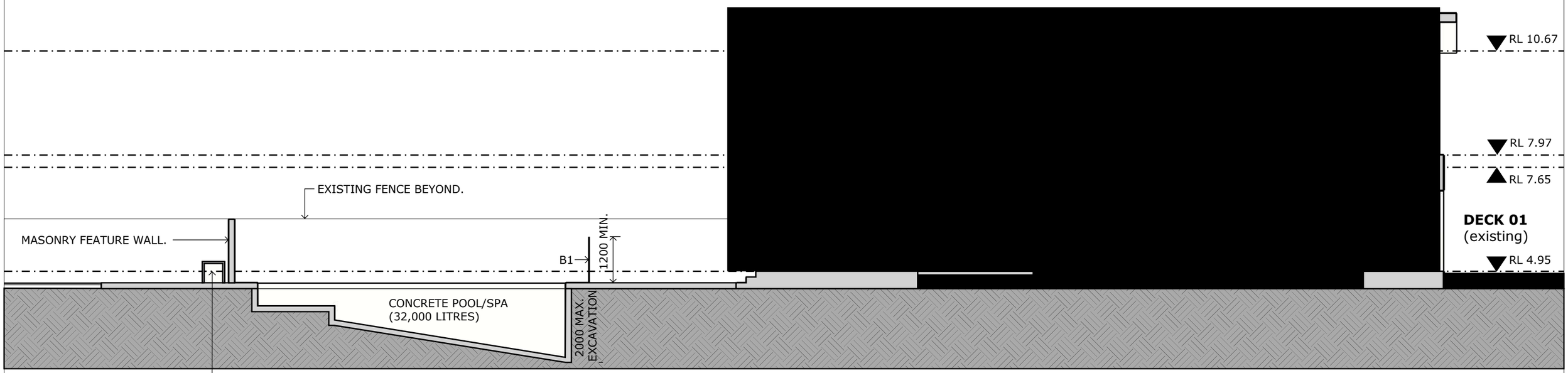
RL 12.58
NOM.

RL 10.67

RL 7.97

RL 7.65

RL 4.95



C 06 SECTION CC
1:100

POOL PLANT WITH
SOUND PROOF ENCLOSURE.

NOTE: LANDSCAPE NOT SHOWN FOR CLARITY PURPOSES.

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06

BASIX Commitments - Part 1:

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
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 below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided 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 500 mm above the head of the window or glazed door and no more than 2400 mm 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 must have 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 50 mm.		✓	✓
Pergolas with adjustable shading may have adjustable blades or removable shade cloth (not less than 80% shading ratio). Adjustable blades must overlap in plan view.		✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
D1	NW	2.52	20	9	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2	NW	6.64	20	7	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D3	SE	1.89	2	11	pergola (adjustable shade) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D4	SW	4.41	2	10	pergola (adjustable shade) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D5	SE	8.82	1	9	awning (fixed) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D6	NE	1.89	1	8	awning (fixed) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W1	NW	0.45	18	4	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	SW	1.1	1.5	7	pergola (adjustable shade) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	SW	1.1	1	9	pergola (adjustable shade) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	SE	3.6	2	6	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	NE	0.36	1	4	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6	NE	0.36	1	4.5	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W7	NE	0.36	1	5	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W8	NE	1.89	2	8	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W9	NE	0.54	0.5	9	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
					>=450 mm	6.44, SHGC: 0.75)
W13	NW	2.52	18.5	11	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W14	NW	1.92	15	5	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W15	SW	0.96	14	5	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W16	SW	0.96	14	10	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W17	SW	0.96	14	15	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W18	SE	1.92	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W19	SE	1.92	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W20	NE	1.92	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W21	NE	6.48	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W22	SE	6.48	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W23	NE	4.86	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W24	N	6.48	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

Skylights			
The applicant must install the skylights in accordance with the specifications listed in the table below.	✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:		✓	✓
Each skylight 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 below.		✓	✓
External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed.		✓	✓

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	0.72	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)
S2	0.72	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)

Notes:
01 - Skip bin.

02 - Wash area.

03 - Barrier fencing.

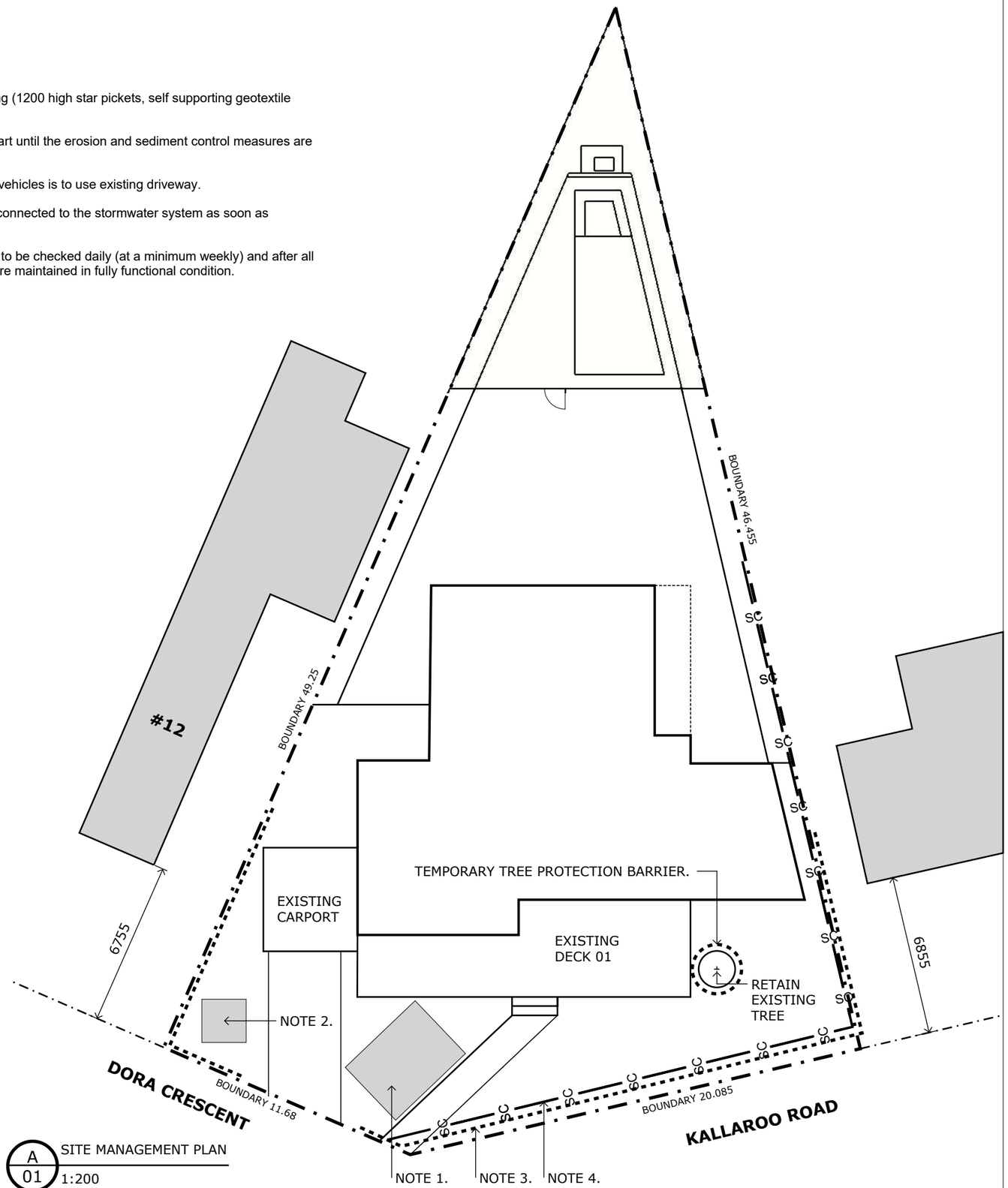
04 - Sediment control fencing (1200 high star pickets, self supporting geotextile fabric and sand bags).

05 - Site works are not to start until the erosion and sediment control measures are installed and functional.

06 - Entry and departure of vehicles is to use existing driveway.

07 - Roof guttering is to be connected to the stormwater system as soon as practicable.

08 - All erosion controls are to be checked daily (at a minimum weekly) and after all rain events to ensure they are maintained in fully functional condition.



A 01 SITE MANAGEMENT PLAN
1:200

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