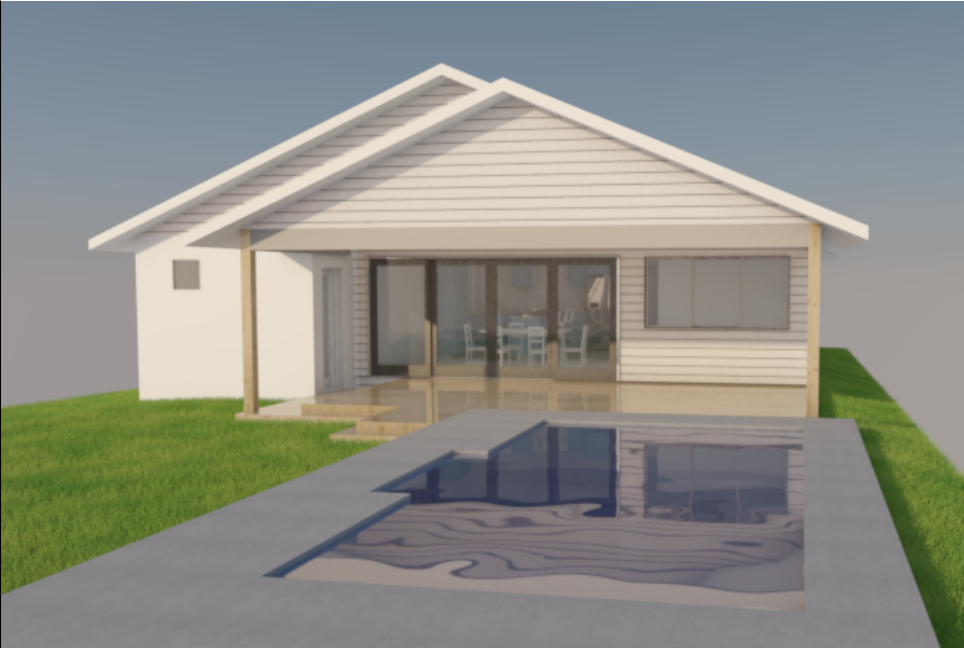


Alterations & Additions - 13 Shepard St, Umina W & J Nuttall

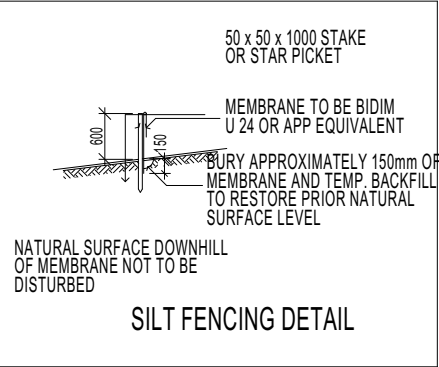
- GENERAL NOTES**
1. BUILDER MUST CHECK ALL BOUNDARIES AND BUILDING DIMENSIONS PRIOR TO COMMENCING ANY BUILDING WORKS IN ORDER TO SATISFY HIMSELF THAT THE WORKS CAN BE CARRIED OUT IN ACCORDANCE WITH LOCAL COUNCIL AND RELATIVE AUTHORITY REQUIREMENTS.
 2. DO NOT SCALE DIMENSIONS OFF THE PLANS, FIGURED DIMENSIONS ARE TO BE USED. ALL DIMENSIONS ARE TO BE VARIFIED BY THE BUILDER ON SITE. ANY DISCREPENCIES SHALL BE REFERED TO THE DESGNSERS BEFORE ANY CONSTRUCTION OR FABRICATION IS COMMENCED.
 3. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION,STRUCTURAL ENGINEERING DETAILS AND ANY OTHER DOCUMENT THAT MAY BE ISSUED.
 4. ALL BUILDING WORKS MUST COMPLY WITH CURRENT NCC, ALL REVELANT AUSTRALIAN STANDARDS & LOCAL COUNCIL REQUIREMENTS.
 5. BUILDINGS ARE TO BE PROTECTED AGAINST TERMITES IN ACCORDANCE WITH AUSTRALIAN STANDARDS (AS 3660.1) - REQUIREMENTS.
 6. SMOKE ALARMS ARE TO BE PROVIDED IN ACCORDANCE WITH NCC REQUIREMENTS NSW VARIATION 3.7.5.3 & 3.7.5.5
 7. ALL STORMWATER AND SEWER WORKS MUST COMPLY WITH LOCAL COUNCIL AND BOARD REQUIREMENTS.
 8. NO RESPONSIBILITY WILL BE ACCEPTED BY TIMBER & STONE BUILDING DESIGN IF ANY PART OR WHOLE OF THE DRAWINGS HAS BEEN MODIFIED, DELETED OR ADDED TO IN ANY WAY.
 9. BUILDER MUST CHECK FOR LOCATION OF SERVICES INCLUDING BUT NOT LIMITED TO SEWER, WATER, POWER, GAS, PHONE, FIBRE AND STORMWATER PRIOR TO THE COMMENCEMENT OF WORK. ONCE THE SEWER IS LOCATED IT IS THE BUILDERS RESPONSIBILITY TO DETERMINE WEATHER THE BUILDING LIES WITHIN THE ZONE OF INFLUENCE
 10. ALL FLOOR PLAN DESIGNS INCLUDING ELEVATIONS ARE COPYRIGHTED AND ARE THE PROPERTY OF TIMBER & STONE BUILDING DESIGN AND MAY NOT BE REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION.



Subset	Page Title	Drawings		Last Updated
		ID	Drawing Name	
DA Plans				
	DA 01 Coverpage		22-003 DA V1 - Picture1	16/11/2022 4:07 PM
	DA 01 Coverpage		22-003 DA V1 - Picture2	16/11/2022 4:03 PM
	DA 01 Coverpage		Drawing List	16/11/2022 4:16 PM
	DA 01 Coverpage		Location Plan	16/11/2022 3:23 PM
	DA 02 Site Plan Ex.		Roof Existing 1:200	16/11/2022 3:23 PM
	DA 02 Site Plan Ex.		Site Plan Ex.	16/11/2022 3:45 PM
	DA 03 Site Plan New		Roof NEW 1:200	16/11/2022 3:23 PM
	DA 03 Site Plan New		Site Analysis	18/03/2021 5:05 PM
	DA 03 Site Plan New		Site Plan New	16/11/2022 3:45 PM
	DA 04 Ground Floor Ex		Ground Existing	16/11/2022 3:46 PM
	DA 04 Ground Floor Ex		Ground Existing	16/11/2022 3:46 PM
	DA 05 Ground floor New		Ground Floor New	16/11/2022 3:46 PM
	DA 06 Roof Plan		Roof New	16/11/2022 3:46 PM
	DA 07 Sections	A-A	Section	16/11/2022 3:46 PM
	DA 07 Sections	B-B	Section	16/11/2022 3:46 PM
	DA 08 N & S Elevations	E-05	North Elevation New	16/11/2022 3:46 PM
	DA 08 N & S Elevations	E-07	South Elevation New	16/11/2022 4:09 PM
	DA 09 E & W Elevations	E-06	East Elevation New	16/11/2022 3:47 PM
	DA 09 E & W Elevations	E-08	West Elevation New	16/11/2022 3:47 PM
	DA 10 Basix Commitments		22-003 Basix Certificate	16/11/2022 3:52 PM
	DA 10 Basix Commitments		22-003 Basix Certificate	16/11/2022 3:52 PM
	DA 10 Basix Commitments		22-003 Basix Certificate	16/11/2022 3:52 PM
	DA 10 Basix Commitments		22-003 Basix Certificate	16/11/2022 3:52 PM
	DA 10 Basix Commitments		22-003 Basix Certificate	16/11/2022 3:52 PM
	DA 11 Window & Door Schedule	02.	Door Schedule	16/11/2022 3:22 PM
	DA 11 Window & Door Schedule	04.	Window Schedule	16/11/2022 4:18 PM



Location Plan



DUST CONTROL MEASURES:

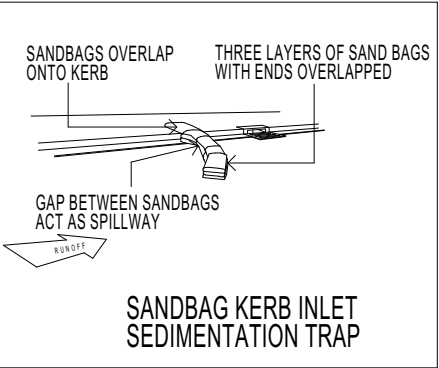
IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (CLIENT) WILL SPRINKLE WATER ON THE DUST

ANY AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY VEHICLES TO REDUCE & PROVIDE AN AREA TO WASH TRUCKS OFF (IF REQUIRED)

NOISE & VIBRATION MEASURES:

ALL EXCAVATION WILL BE CARRIED OUT BETWEEN THE TIME SETOUT IN THE COUNCIL CONDITIONS

MACHINERY SIZE WILL BE KEPT TO A MINIMUM REQUIRED FOR THE JOB

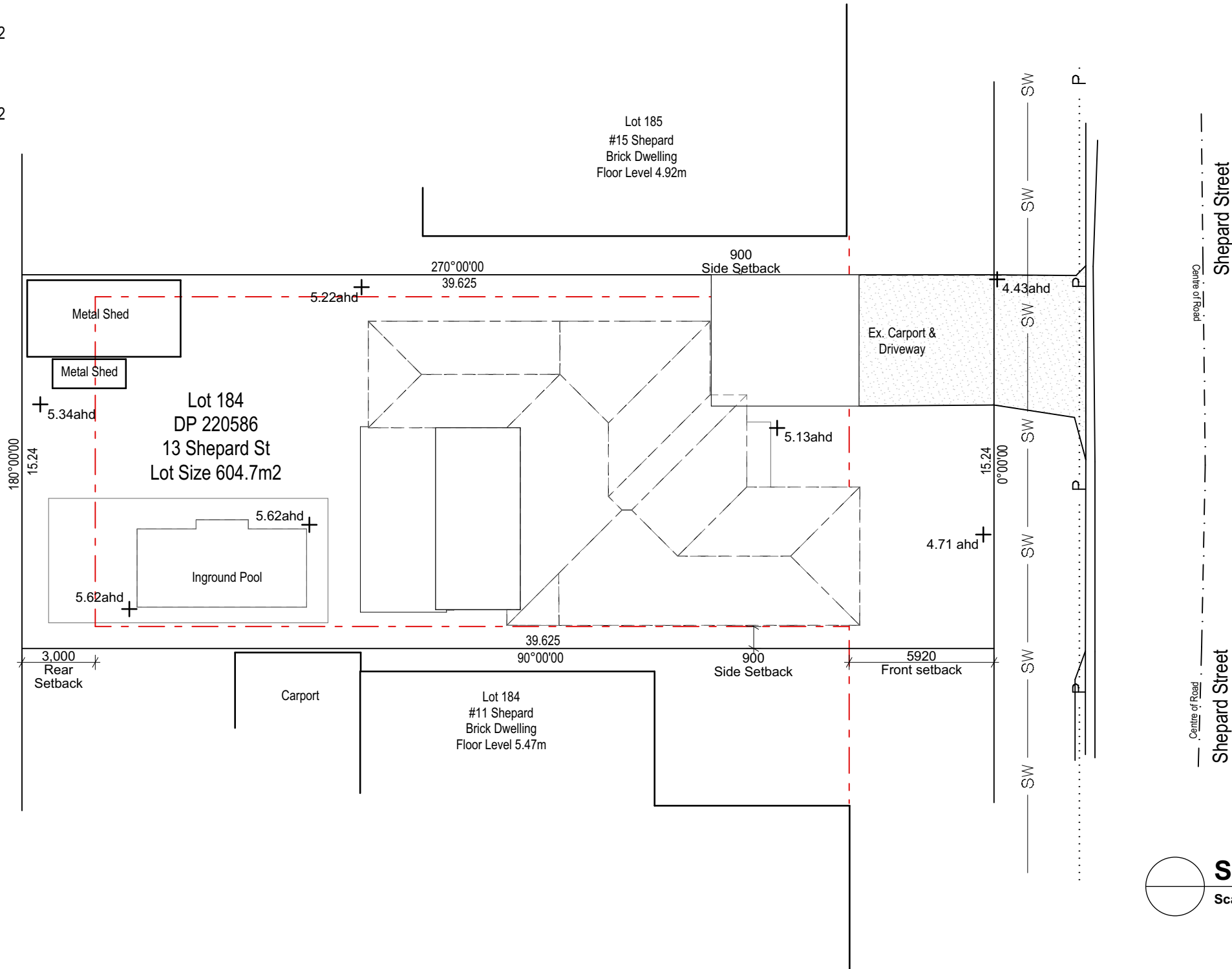




Site Lot Size 604.7m2
FSR 0.5:1 or 302.35m2
Ex. House 118.11m2
Ex. Sunroom 22.7m2
Ex. Carport 32m2
Ex Site coverage 140.81m2

New Addition 31.84m2
New deck area 33.02m2
New Total FSR 182.97m2

Landscape Area After 88.7m2



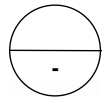
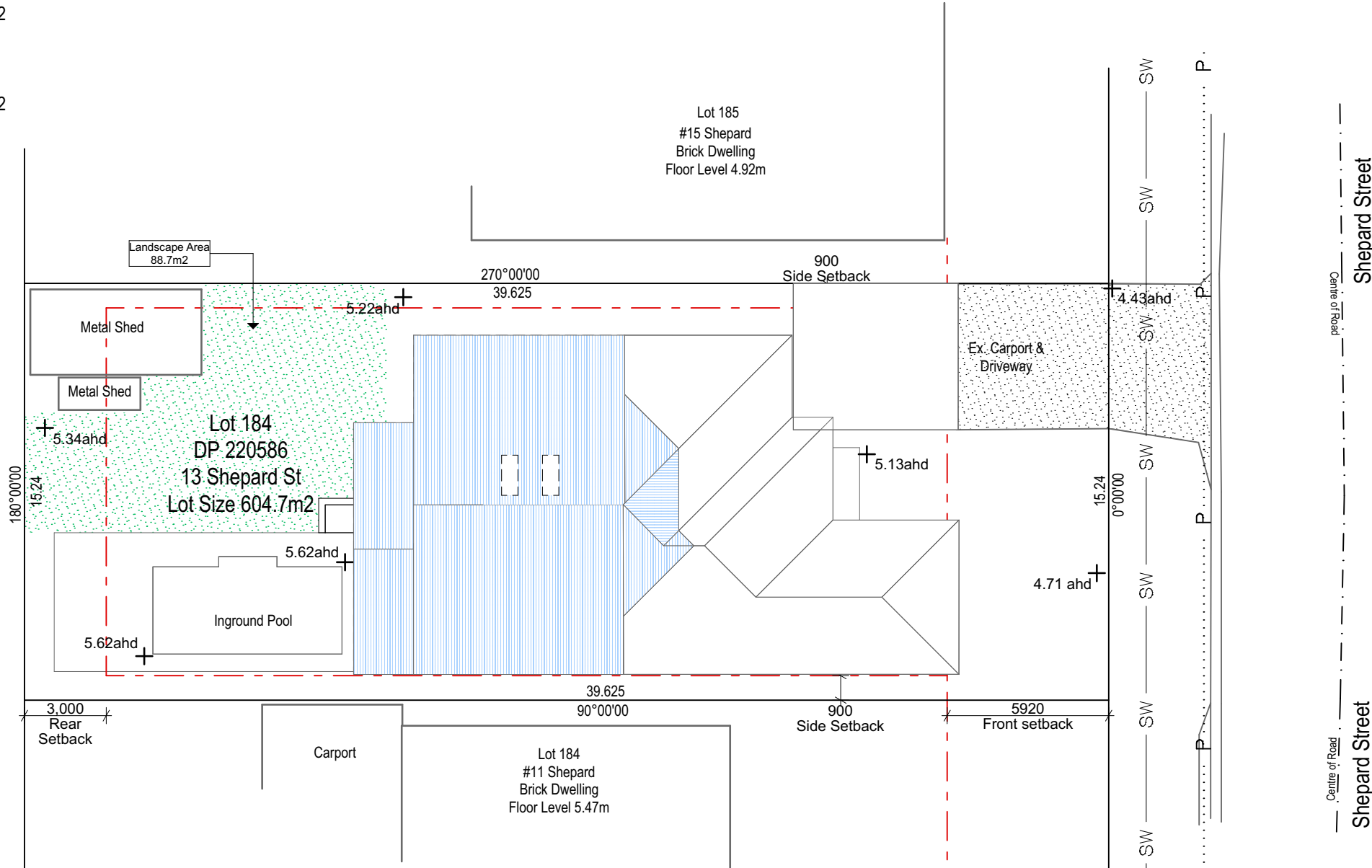
 **Site Plan Ex.**
Scale 1:200



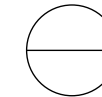
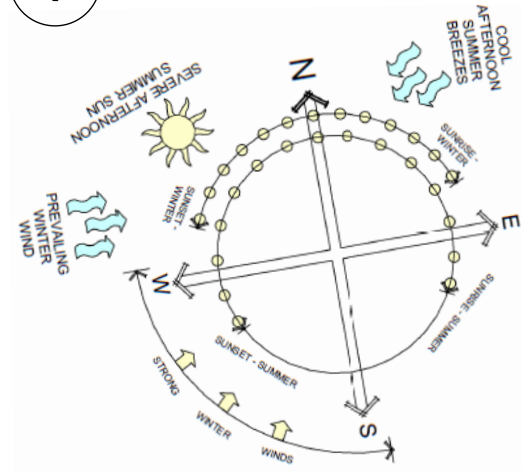
Site Lot Size 604.7m2
FSR 0.5:1 or 302.35m2
Ex. House 118.11m2
Ex. Sunroom 22.7m2
Ex. Carport 32m2
Ex Site coverage 140.81m2

New Addition 31.84m2
New deck area 33.02m2
New Total FSR 182.97m2

Landscape Area After 88.7m2



Site Analysis



Site Plan New

Scale 1:200

STORMWATER TO BE
CONNECTED TO EXISTING
SYSTEM


TIMBER & STONE
BUILDING DESIGN
0405 175 086

Drawn | Checked CA |
Plot Date: 16/11/2022
Project NO. 22-003
Project Status DA V1

Client Warrick & Jenny Nuttall
Climate Zone #Climate Zone
Wind Region #Wind Region
Site: 13 Shepard Street Umina NSW 2257

DRAWING TITLE :

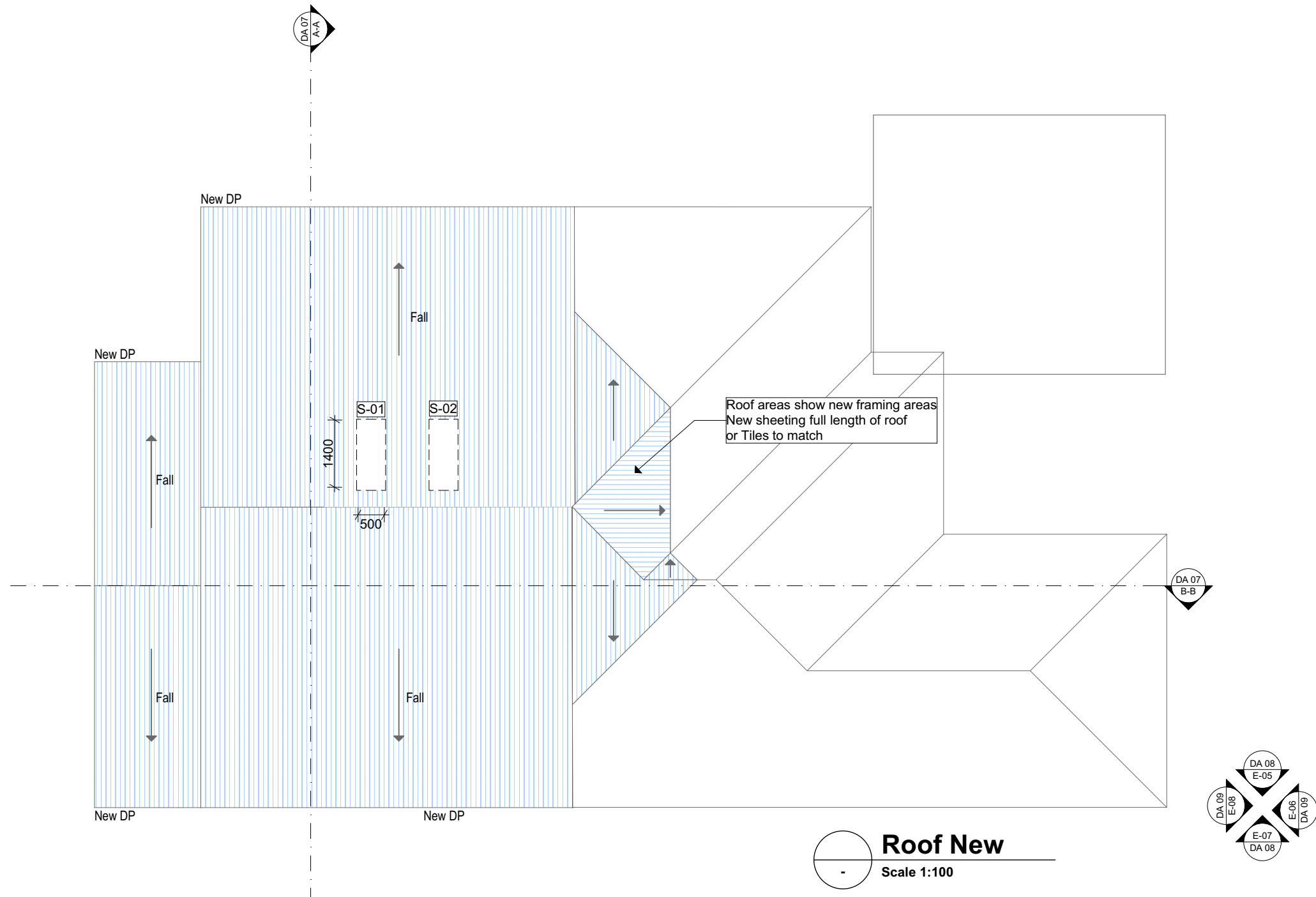
Plans
Site Plan New

PROJECT NAME :


22-003

DRAWING NO.

DA 03

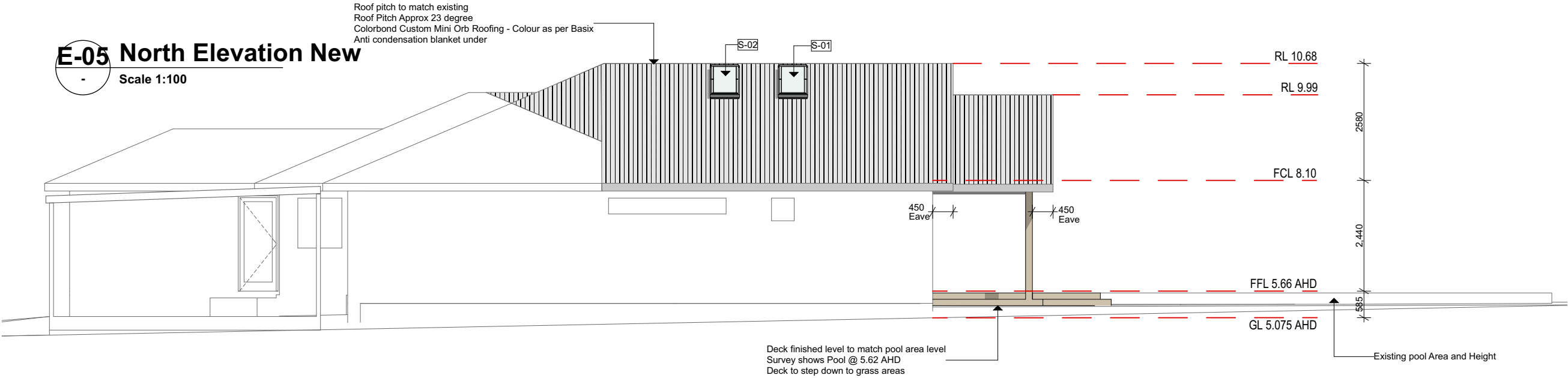


CONSTRUCTION IS TO BE IN ACCORDANCE WITH NCC AND RELEVANT AUSTRALIAN STANDARDS	TERMITE PROTECTION TO AS3660.2-2000	STORMWATER TO BE CONNECTED TO EXISTING SYSTEM
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<div> TIMBER & STONE BUILDING DESIGN 0405 175 086</div>	<div>Drawn Checked CA Plot Date: 16/11/2022 Project NO. 22-003 Project Status DA V1</div>	<div>DRAWING TITLE : Plans Roof Plan</div>		<div>DRAWING NO. DA 06</div>
	<div>Client Warrick & Jenny Nuttall Climate Zone #Climate Zone Wind Region #Wind Region Site: 13 Shepard Street Umina NSW 2257</div>	<div>PROJECT NAME : 22-003</div>		

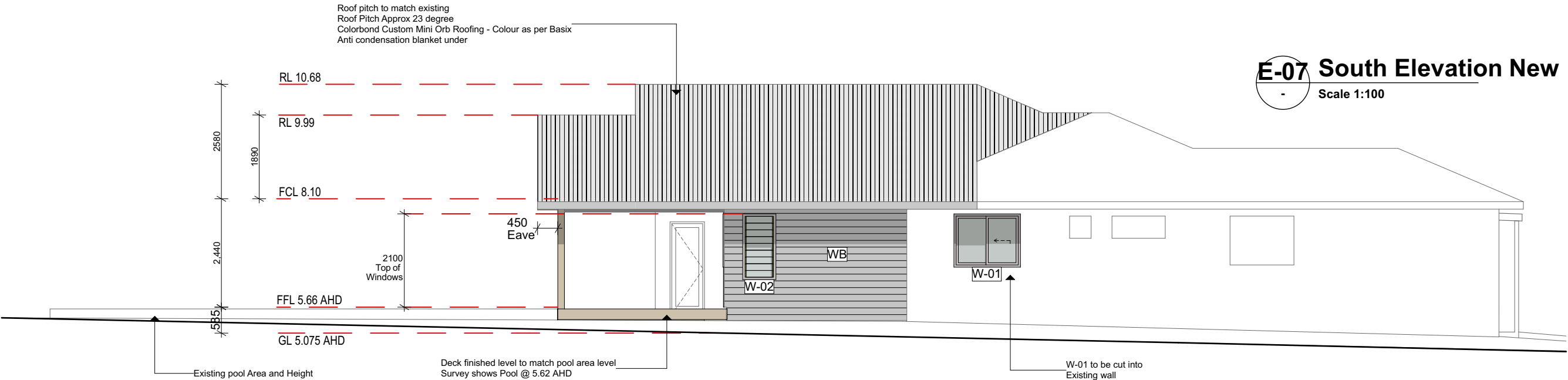
E-05 North Elevation New

Scale 1:100



E-07 South Elevation New

Scale 1:100



WB Denotes cladding finish

CONSTRUCTION IS TO BE IN
ACCORDANCE WITH NCC AND
RELEVANT AUSTRALIAN STANDARDS

TERMITE PROTECTION
TO AS3660.2-2000

STORMWATER TO BE
CONNECTED TO EXISTING
SYSTEM

TIMBER & STONE
BUILDING DESIGN
0405 175 086

Drawn | Checked CA |
Plot Date: 16/11/2022
Project NO. 22-003
Project Status DA V1

Client Warrick & Jenny Nuttall
Climate Zone #Climate Zone
Wind Region #Wind Region
Site: 13 Shepard Street Umina NSW
2257

DRAWING TITLE :

Plans
N & S Elevations

PROJECT NAME :

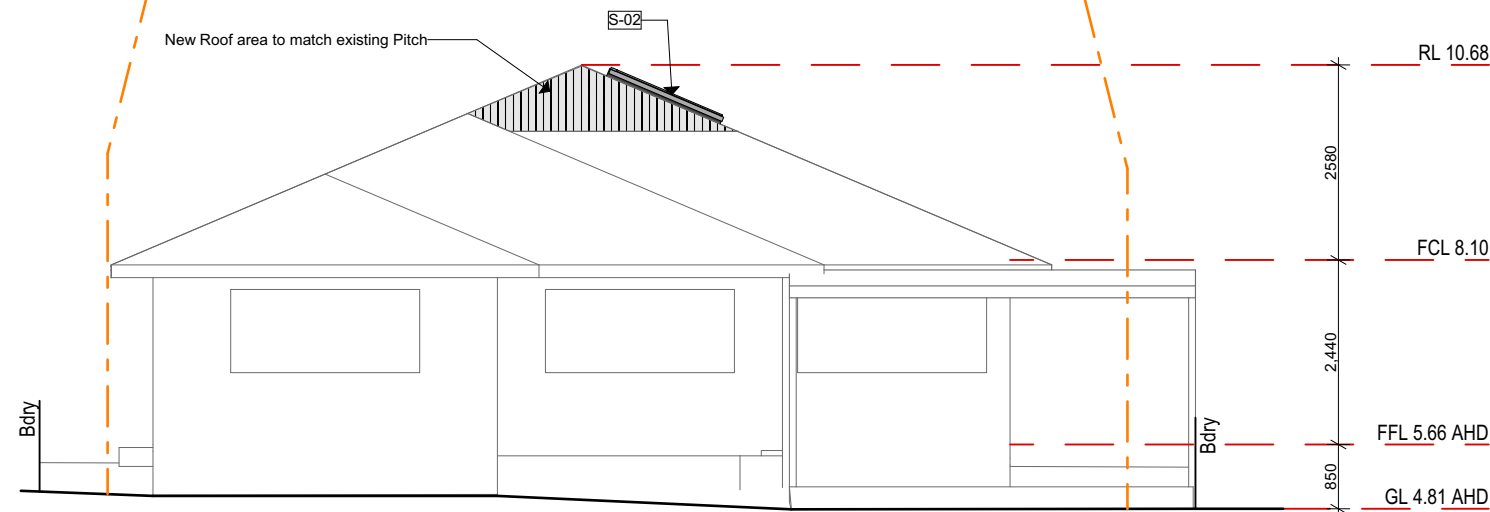
22-003

DRAWING NO.

DA 08

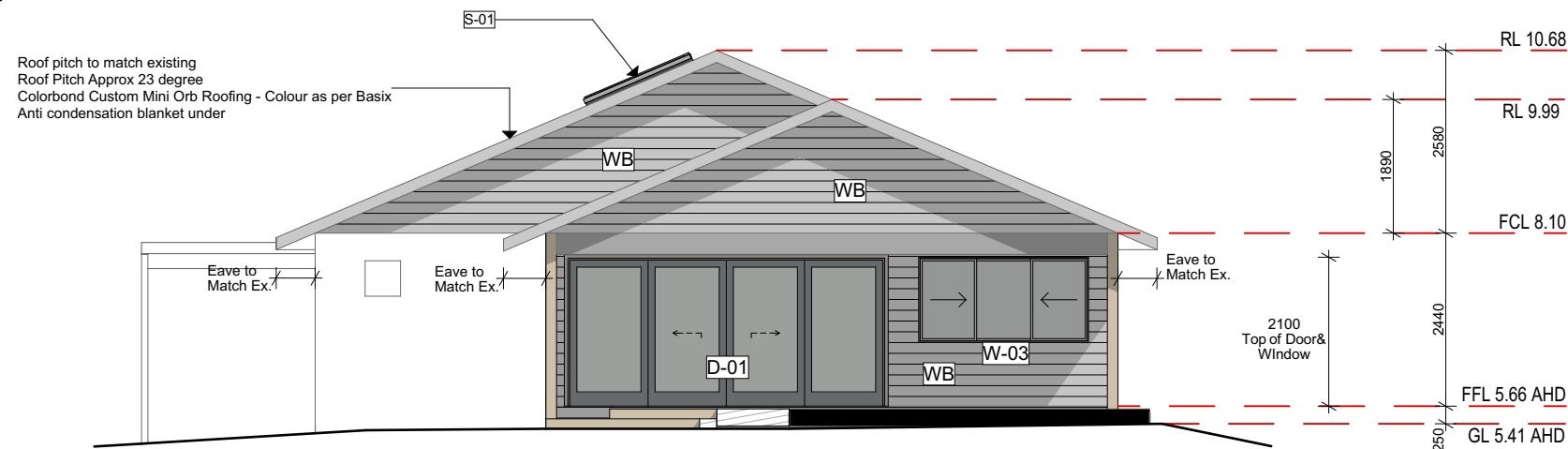
E-06 East Elevation New

Scale 1:100



E-08 West Elevation New

Scale 1:100



WB Denotes cladding finish

CONSTRUCTION IS TO BE IN
ACCORDANCE WITH NCC AND
RELEVANT AUSTRALIAN STANDARDS

TERMITE PROTECTION
TO AS3660.2-2000

STORMWATER TO BE
CONNECTED TO EXISTING
SYSTEM

TIMBER & STONE
BUILDING DESIGN
0405 175 086

Drawn | Checked CA |
Plot Date: 16/11/2022
Project NO. 22-003
Project Status DA V1

Client Warrick & Jenny Nuttall
Climate Zone #Climate Zone
Wind Region #Wind Region
Site: 13 Shepard Street Umina NSW
2257

DRAWING TITLE :

Plans
E & W Elevations

PROJECT NAME :

22-003

DRAWING NO.

DA 09

Alterations and Additions

Certificate number: A477880

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 16, November 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	22-003 Nuttall
Street address	13 Shepard Street Umina Beach 2257
Local Government Area	Central Coast Council
Plan type and number	Deposited Plan 220586
Lot number	184
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Northlight Building Pty Ltd
ABN (if applicable): 38138184764

BASIX Certificate number: A477880

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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		
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)			
raked ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)		

BASIX Certificate number: A477880

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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.			

BASIX Certificate number: A477880

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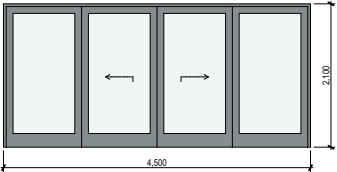
Glazing requirements		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check		
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be 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 standard aluminium or timber frames and 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 below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.			✓	✓		
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.			✓	✓		
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)		
W1	S	1.8	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	S	1.125	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	W	2.88	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	W	9.45	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
Skylights						

BASIX Certificate number: A477880

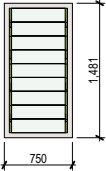
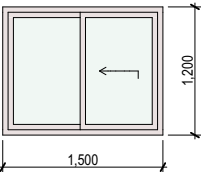
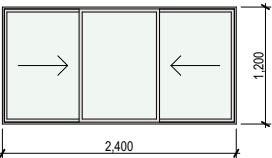
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Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
The applicant must install the skylights in accordance with the specifications listed in the table below.			
The following requirements must also be satisfied in relation 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.			
Skylights glazing requirements			
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	0.75	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)
S2	0.75	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)

Door Schedule

ID	Leaf Width	Opening Width	Opening Height	QTY	Head Height	Plan Preview	Elevation	Notes
D-01		4,500	2,100	1	2,100			Glazing as per BASIX

Window Schedule

Width	Height	QTY	Head Height	Elevation	Outside Frame Finish	Notes
750	1,481	1	2,100		Metal - Aluminium	Glazing as per Basix
1,500	1,200	1	2,100		Metal - Aluminium	Glazing as per Basix
2,400	1,200	1	2,100		Metal - Aluminium	Glazing as per Basix