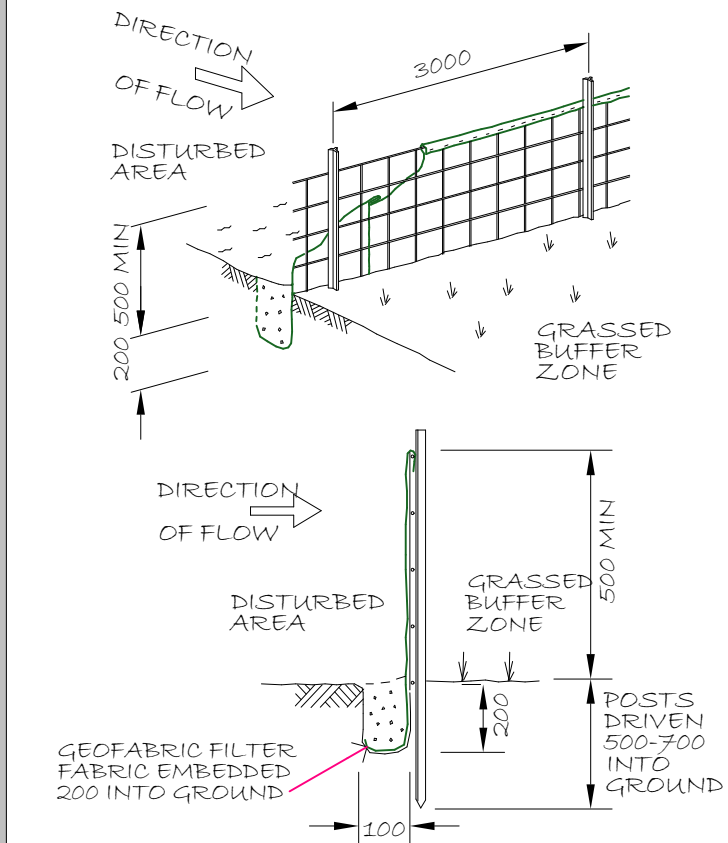


NOTES

- Ground lines shown are approx.
- Dimensions are in millimetres, Do Not Scale.
- Dimensions and levels are to be confirmed on site prior to commencement.
- All work to be carried out in accordance with the NCC (BCA), relevant Australian Standards and in Accordance with Local Council Requirements.
- Building Set Out in Relation to Boundaries to be Confirmed by Surveyor.
- Permission from Design Harmony may be required for the use or re-use of this design.
- The Builder, (or Structural Engineer Engaged by The Builder), Is To Determine Wind Terrain Category Prior To Commencement of Any Work.
- These Plans are to be read in conjunction with All Engineers Details and Reports, Council Approval Conditions, The Basix Certificate and the General Specification.
- Provide Articulation Joints in Brick or Masonry Walls in Accordance with AS 3700 or AS 4773.
- Window Glazing Must Comply with the Determined Wind Category for the Site, as well as the Basix and Bushfire Specifications (if applicable).
- Termite Prevention and Inspection Measures must be installed to last the life of the building and in Accordance with AS3660.1
- Existing In-Ground Utility Assets have been indicated from DBYD information supplied at Design Stage (Not All Services May be Shown). Due to the Time limitations of this Information, fresh DYDB requests should be Made Immediately Prior to Any Effected Works Commencing rather Than Relying the Information Shown Here.



GEO-FABRIC SILT FENCE DETAILS  
N.T.S.  
See Site Plan for Installation Location

AREAS

EXISTING RESIDENCE	78.9M <sup>2</sup>
PORTION DEMOLISHED (LDRY)	-6.4M <sup>2</sup>
PROPOSED ADDITIONS	43.6M <sup>2</sup>
COMBINED TOTAL	116.1M <sup>2</sup>
EXISTING FRONT PORCH	7.7M <sup>2</sup>
PROPOSED FRONT PORCH ADD.	10.3M <sup>2</sup>
PROPOSED REAR DECK	21.5M <sup>2</sup>
EXISTING GARAGE & CARPORT	48.2M <sup>2</sup>
SITE AREA	495.7M <sup>2</sup>
FSR LA / SITE	0.23 (MAX 0.5)

UNDERGROUND SERVICES LEGEND

	UNDERGROUND COUNCIL WATER MAIN
	UNDERGROUND COUNCIL SEWER MAIN
	UNDERGROUND COMMUNICATIONS
	UNDERGROUND ELECTRICITY
	ON SITE STORMWATER PIPES
	UNDERGROUND GAS MAIN
	SILTATION CONTROL FENCE

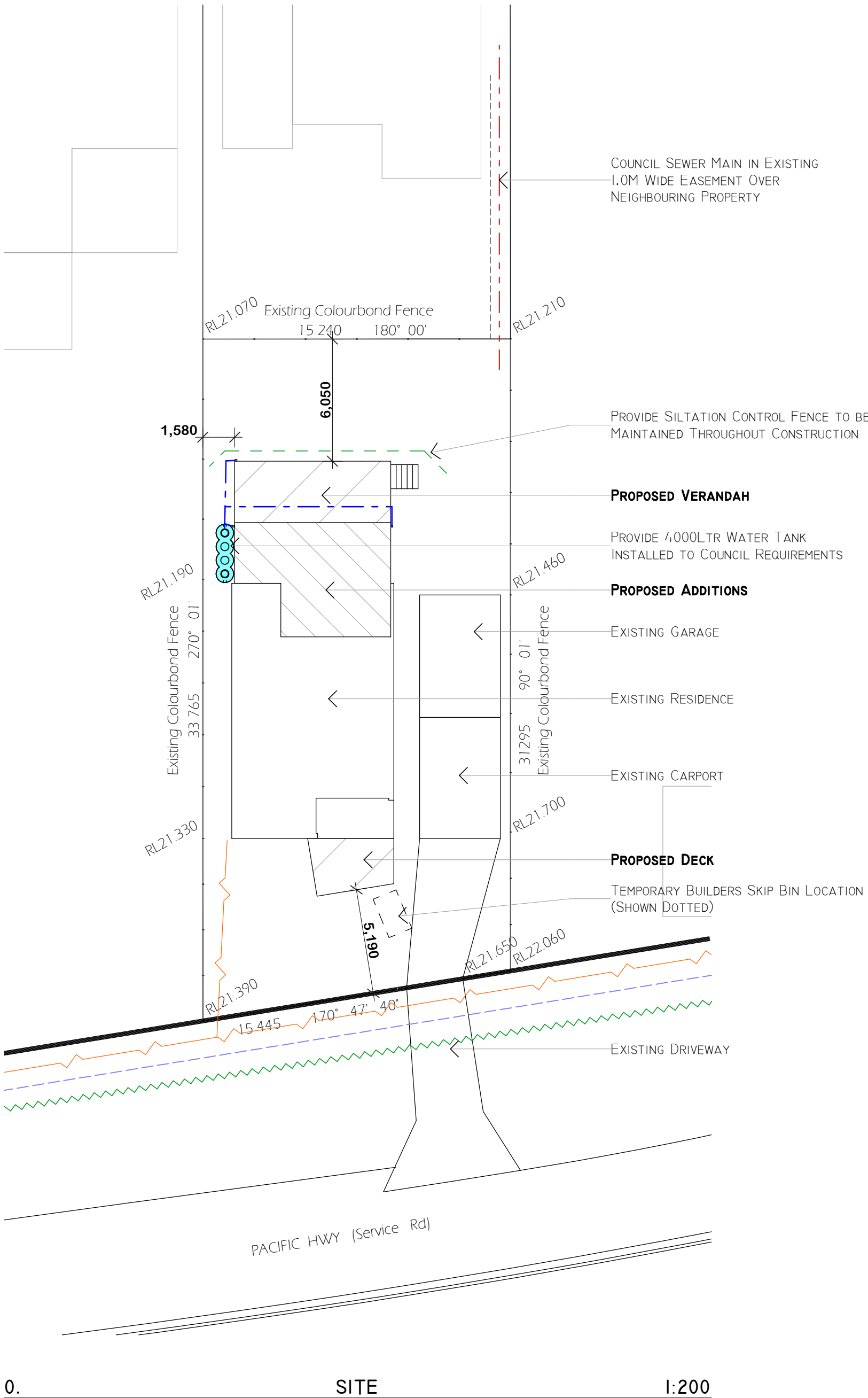
CENTRAL COAST COUNCIL

DEVELOPMENT CONSENT

Application No: 58879/2020

Date of Consent: 15/09/2020

Plan Approved subject to conditions and the amendments, if any, shown in RED.



NOTES

- ° THE BUILDER, (OR STRUCTURAL ENGINEER ENGAGED BY THE BUILDER), IS TO DETERMINE WIND TERRAIN CATEGORY PRIOR TO COMMENCEMENT OF ANY WORK.
- ° ROOFWATER TO BE PIPED TO WATER STORAGE TANKS.
- ° STORMWATER TO BE PIPED TO STREET.
- ° NO TREES ARE AFFECTED BY THE PROPOSAL.
- ° SEWER CONNECTED TO COUNCIL MAINS.
- ° NO EASEMENTS OR ROW'S AFFECT THE PROPERTY.
- ° LEVELS AND CONTOURS ARE TO APPROX AHD.

CALCULATION FOR ON SITE WATER TANK  
(CHAPTER 6.7)  
IMPERVIOUS AREA 224sq.M, SITE 495.7sq.M  
 $V = 0.01A(0.02F)^2$   
 $V = 0.01 \times 495.7(0.02 \times 45)^2$   
 $V = 4.957 \times 0.81$   
 $V = 4.0KL$   
TANK PROVIDED IS 4000LITRES

SUPPLEMENTARY SPECIFICATION - BASIX COMMITMENTS

THIS IS A SUMMARY OF THE FULL BASIX CERTIFICATE #A382871 ISSUED FOR THIS PROJECT. COMPLIANCE WITH ALL ASPECTS OF THE CERTIFICATE IS MANDATORY FOR THE CONSTRUCTION OF THE PROJECT.

1. FITTINGS & FIXTURES

- \* A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FITTINGS ARE TO BE FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS.
- \* ANY NEW OR ALTERED SHOWER HEADS MUST BE A MINIMUM 3STAR RATED.
- \* ANY NEW OR ALTERED WC'S MUST BE HAVE A MINIMUM 3STAR RATED CISTERN.
- \* ANY NEW OR ALTERED TAPS MUST BE A MINIMUM 3STAR RATED.

2. INSULATION REQUIREMENTS

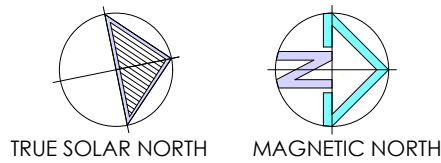
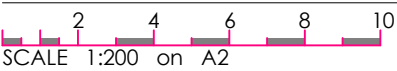
- \* SUSPENDED TIMBER FRAMED FLOOR (WITH OPEN SUB - FLOOR) IS TO HAVE R0.8 (DOWN) INSULATION ADDED.
- \* EXTERNAL TIMBER STUD WALLS ARE TO HAVE MINIMUM R1.3 INSULATION ADDED.
- \* LEVEL CEILING AND ROOF ARE TO HAVE R1.95(UP) INSULATION ADDED TO CEILING & 55MM FOIL BACKED BLANKET INSTALLED DIRECTLY UNDER THE "MEDIUM" COLOURED ROOF SHEETING.

3. WINDOWS

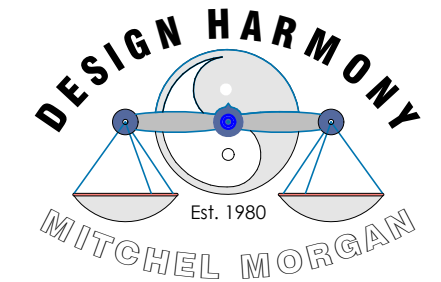
- \* GENERALLY - WINDOW SIZES, PLACEMENT, GLAZING, FRAME TYPE AND ORIENTATION MUST ALL BE AS INDICATED ON THE PLANS AND WINDOW SCHEDULE.
- \* TOP OF WINDOW TO BOTTOM OF ADJACENT OVERHANG MUST NOT EXCEED 500MM.
- \* VERANDAHS AND EAVE OVERHANGS MUST BE CONSTRUCTED AS INDICATED ON THE PLANS.

List of Other Consultants

List of Amendments



RESIDENTIAL BUILDING DESIGN  
LICENSED BUILDER # 41026



993 Yarramalong Rd, Wyong Creek, 2259  
P. 02 43 561 226 M. 0414 872 813  
E. [desharm@bigpond.net.au](mailto:desharm@bigpond.net.au)

OWNER / CLIENT

Robson, P.

Project

Proposed T/F Additions  
To Existing Residence

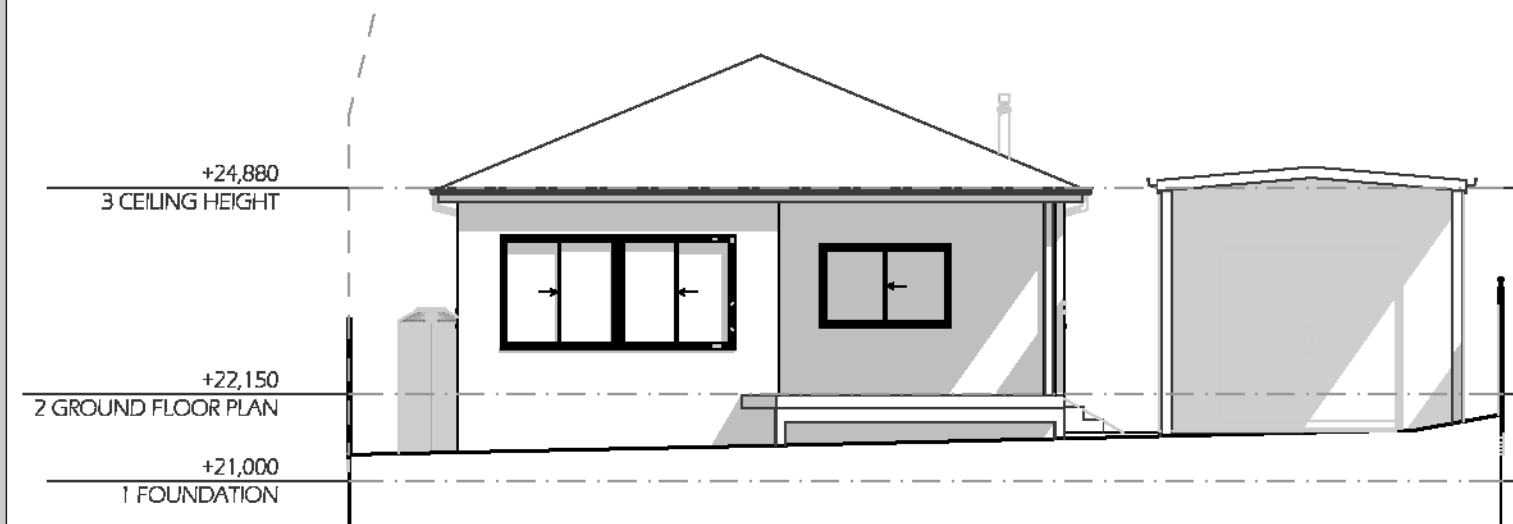
Project Address

Lot 192  
DP 812 167  
1014 Pacific Hwy,  
Lisarow

THIS SHEET - 2

SITE PLAN

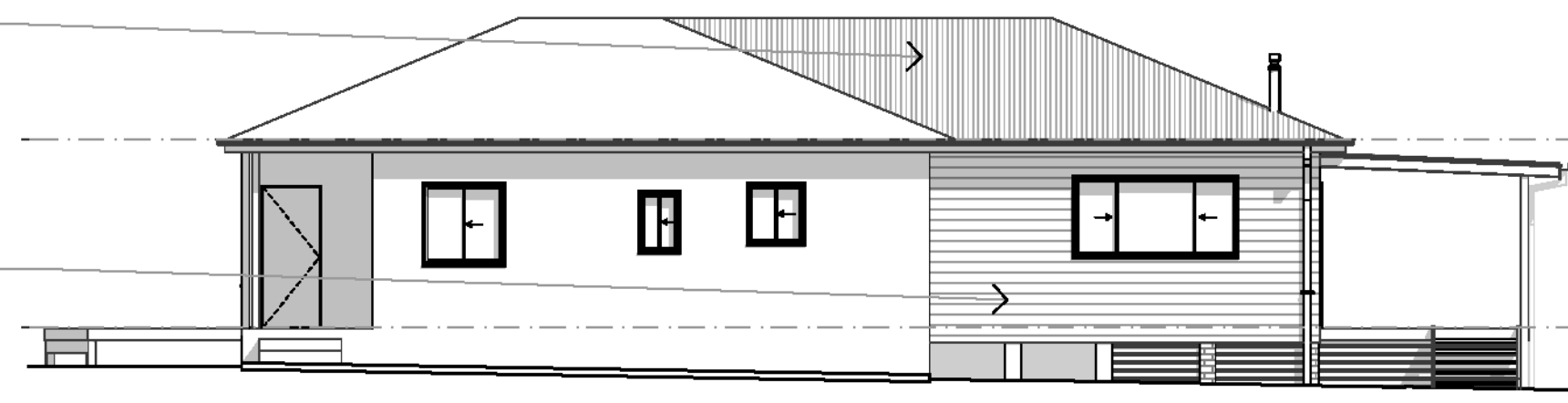
SCALE 1:200	DATE 12/07/2020
FILE No. 220 - 402	DRAWN MM
	ISSUE 01



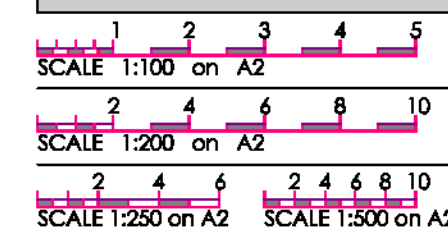
E-01 EAST ELEVATION I:100

PROVIDE COLOURBOND METAL ROOFING IN COLOUR TO MATCH EXISTING

PROVIDE SELECTED CLADDING WITH PAINT FINISH IN SELECTED COLOUR



E-02 NORTH ELEVATION I:100



TRUE SOLAR NORTH MAGNETIC NORTH

List of Amendments

CENTRAL COAST COUNCIL  
DEVELOPMENT CONSENT  
Application No: 58879/2020  
Date of Consent: 15/09/2020  
Plan Approved subject to conditions and the amendments, if any, shown in RED.

PROVIDE COLOURBOND METAL CLADDING IN SELECTED COLOUR TO WALL BEHIND TANK

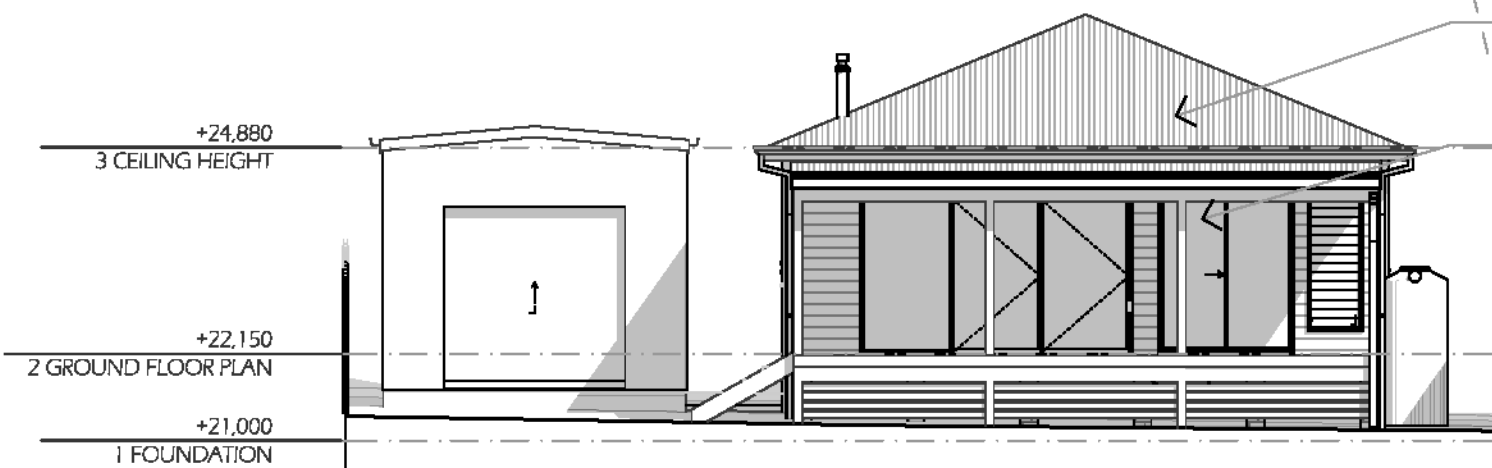
PROVIDE COLOURBOND METAL ROOFING IN COLOUR TO MATCH EXISTING

PROVIDE ALUMINIUM FRAME WINDOWS & SLIDING DOORS IN SELECTED COLOUR

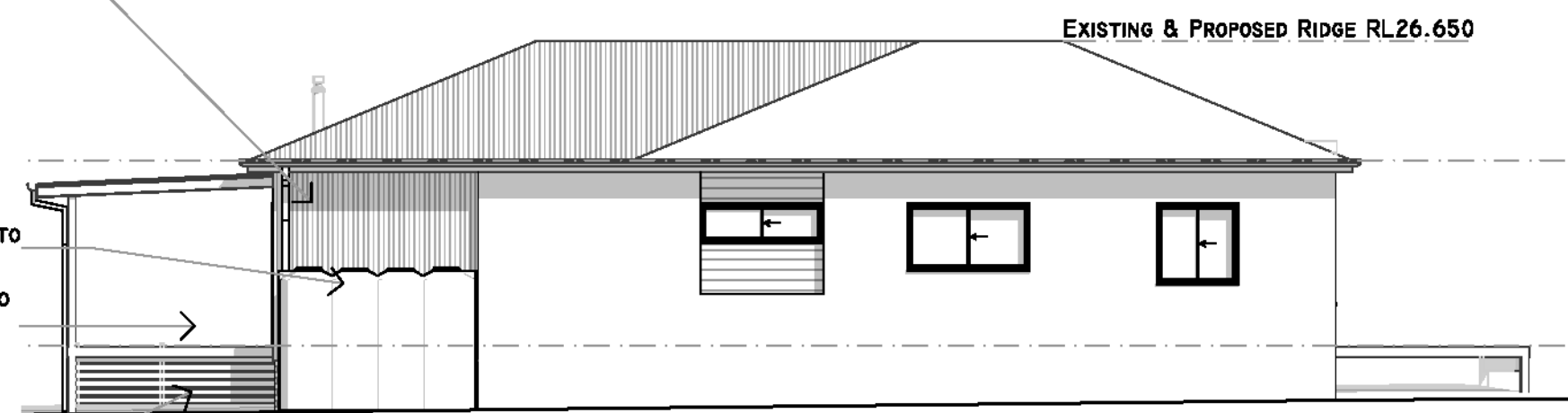
PROVIDE WATER TANK INSTALLED TO COUNCIL REQUIREMENTS

PROVIDE SELECTED BALUSTRADE TO NCC REQUIREMENT IF DECK IS 1M OR MORE FROM FINISHED GROUND

PROVIDE BATTEN SCREENING TO FOUNDATION PERIMETER



E-03 WEST ELEVATION I:100



E-04 SOUTH ELEVATION I:100

RESIDENTIAL BUILDING DESIGN  
LICENSED BUILDER # 41026



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P. 02 43 581 226 M. 0414 872 813  
E. [desham@bigpond.net.au](mailto:desham@bigpond.net.au)

OWNER / CLIENT  
Robson, P.

Project  
Proposed T/F Additions  
To Existing Residence

Project Address  
Lot 192  
DP 812 167  
1014 Pacific Hwy,  
Lisarow

THIS SHEET - 4  
ELEVATIONS :

SCALE 1:100	DATE 12/07/2020
FILE No. 220 - 402	DRAWN MM
	ISSUE 01