

TABLE OF AREAS	
SITE AREA =	752.0 m2
EX. GROUND FLOOR AREA =	141.0 m2
NEW GROUND ADDITION =	2.1 m2
NEW FIRST FLOOR AREA =	75.0 m2
NEW TOTAL GROSS FLOOR AREA	218.1 m2
FLOOR SPACE RATIO =	218.1 / 752.0 = 0.29
EXISTING GARAGE =	44.3 m2
SITE COVERAGE =	278.8 m2 (37.1%)
EXISTING FRONT VERANDAH	22.1 m2
EXISTING PERGOLA	55.6 m2
NEW SWIMMING POOL	22.0 m2
EXISTING DRIVEWAY	43.4 m2
LANDSCAPED AREA	418.1 m2 (55.6%)

Site Plan
SCALE: 1:200

DRAWING SITE PLAN			
DATE OCTOBER, 2022	DRAWN A.P.G.		
REF. ..McKINNON\DAPLAN\AEC			
DRAWING No. 44501	EX. DA	YEAR 22	REV. A

PROJECT
PROPOSED ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE

AT
19 MARCELLA STREET [LOT 3, DP.231814] NORTH EPPING NSW 2121

FOR
J & F McKINNON

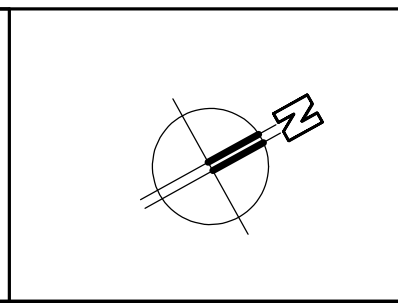
REV.	REVISION DESCRIPTION	DATE
A	AMENDED DA DRAWINGS / NOTATION	OCT, 2022

NOTES

FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.
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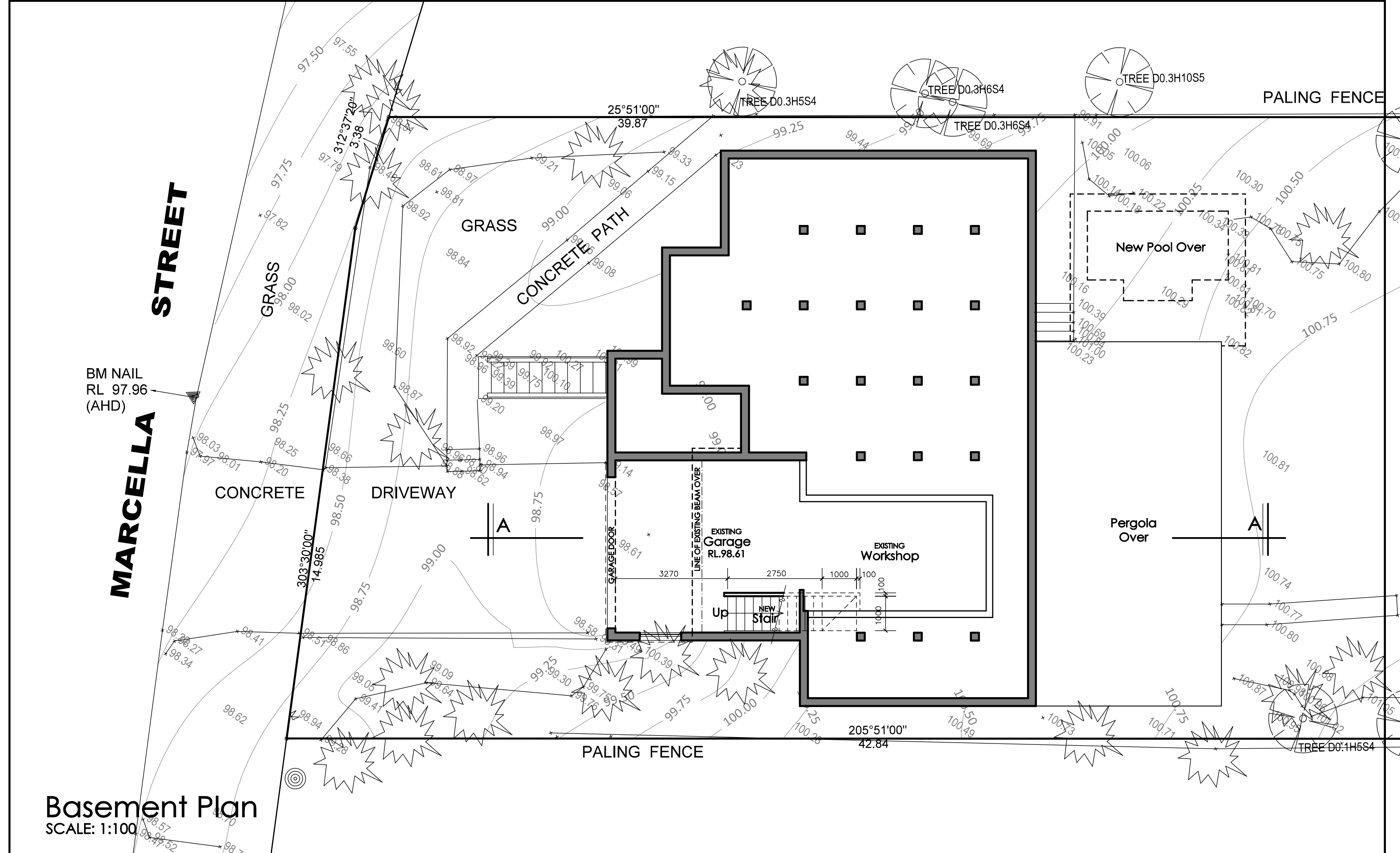
MARCELLA STREET

PALING FENCE

BM NAIL
RL 97.96
(AHD)

MARCELLA STREET

Basement Plan
SCALE: 1:100



DRAWING BASEMENT PLAN			
DATE	OCTOBER, 2022	DRAWN	A.P.G.
REF.	..McKINNON\DAPLANLAEC		
DRAWING No.	EX	YEAR	REV.
44502	DA	22	A

PROJECT
PROPOSED ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE

AT **19 MARCELLA STREET [LOT 3, DP.231814] NORTH EPPING NSW 2121**

FOR **J & F McKINNON**

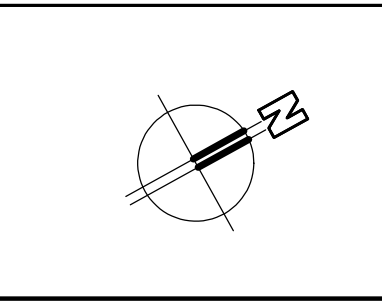
REV.	REVISION DESCRIPTION	DATE
A	AMENDED DA DRAWINGS / NOTATION	OCT. 2022

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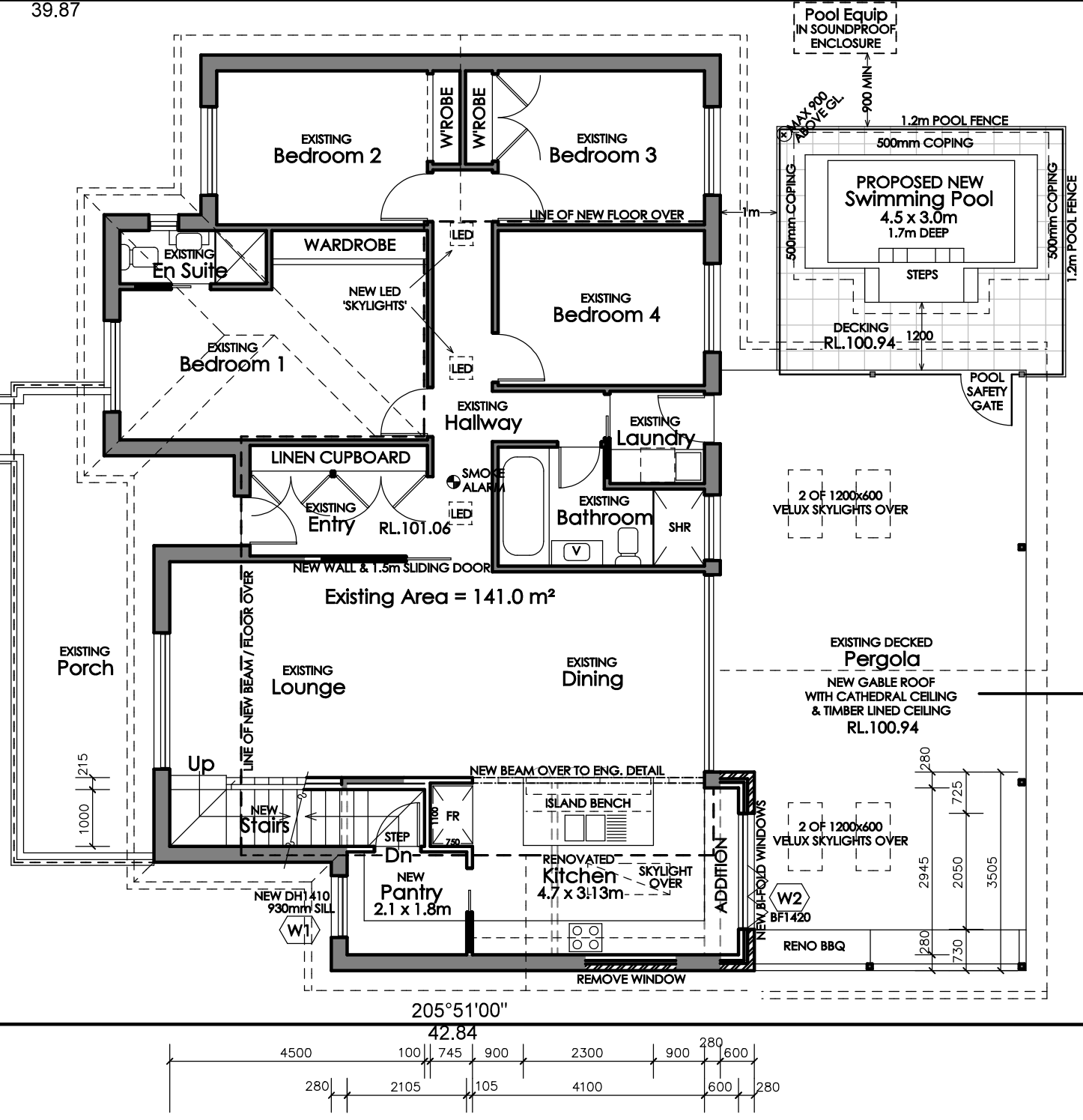
MARCELLA STREET

312°37'20"
3.38

25°51'00"
39.87

303°30'00"
14.985

EXISTING Driveway BELOW



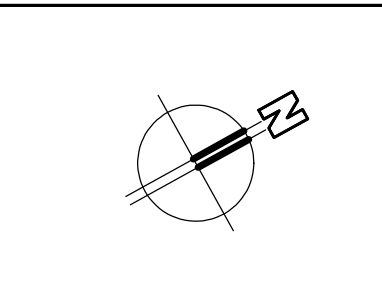
Ground Floor Plan
SCALE: 1:100

DRAWING GROUND FLOOR			
DATE OCTOBER, 2022	DRAWN A.P.G.		
REF. ..McKINNON\DAPLANLAEC			
DRAWING No. 44503	EX DA	YEAR 22	REV. A

PROJECT PROPOSED ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE	
AT 19 MARCELLA STREET [LOT 3, DP.231814] NORTH EPPING NSW 2121	FOR J & F McKINNON

REV.	REVISION DESCRIPTION	DATE
A	AMENDED DA DRAWINGS / NOTATION	OCT. 2022

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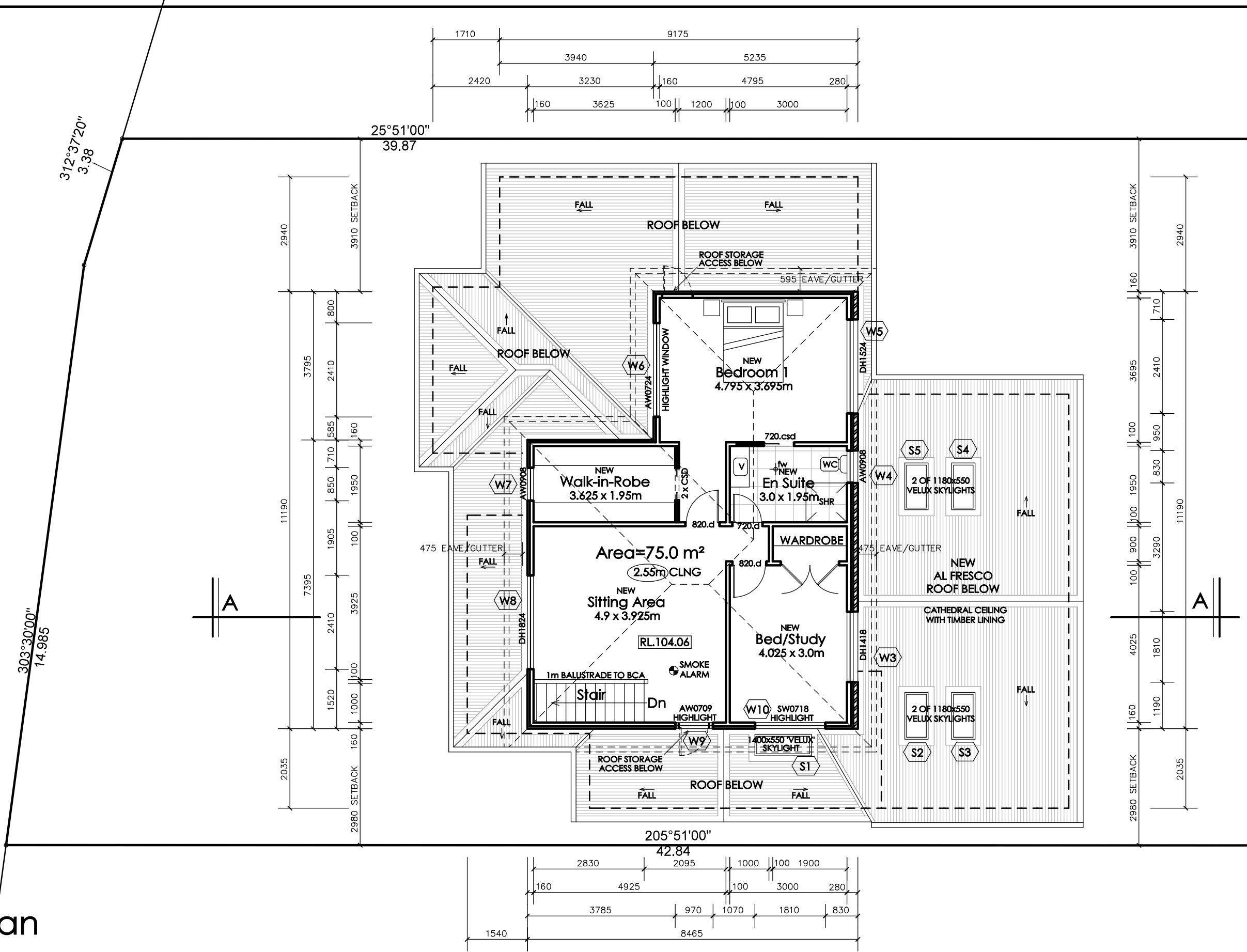
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MARCELLA STREET

New First Floor Plan

SCALE: 1:100



DRAWING FIRST FLOOR PLAN			
DATE OCTOBER, 2022	DRAWN A.P.G.		
REF. ..McKINNON\DAPLANLAEC	PROJECT PROPOSED ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE		
DRAWING No. 44504	EX DA	YEAR 22	REV. A

AT
19 MARCELLA STREET
[LOT 3, DP.231814]
NORTH EPPING NSW 2121

FOR
J & F McKINNON

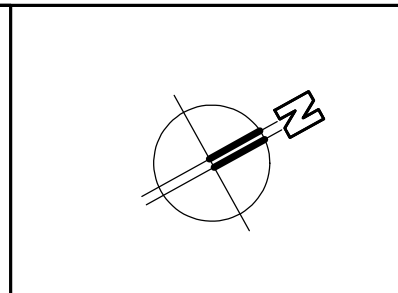
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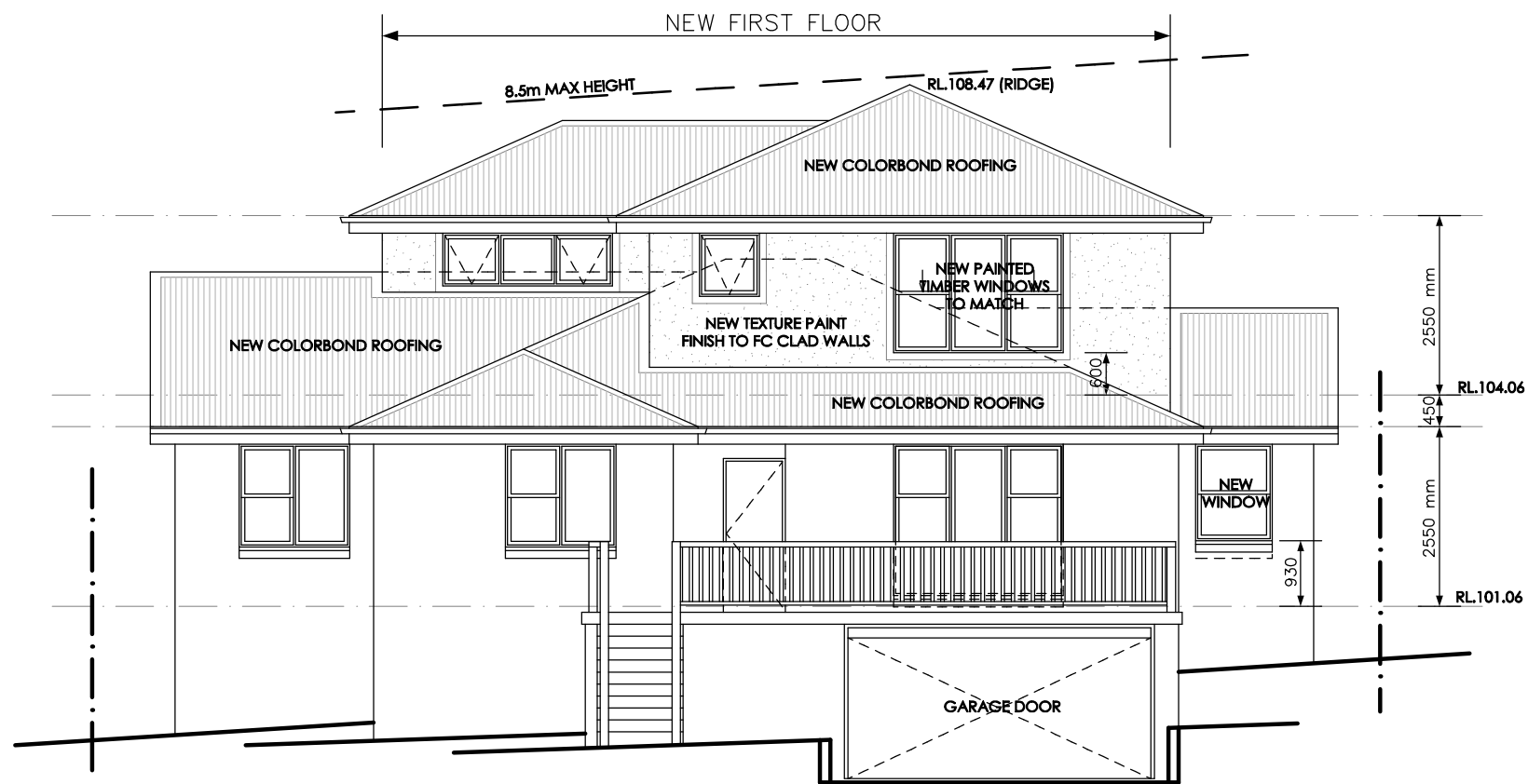
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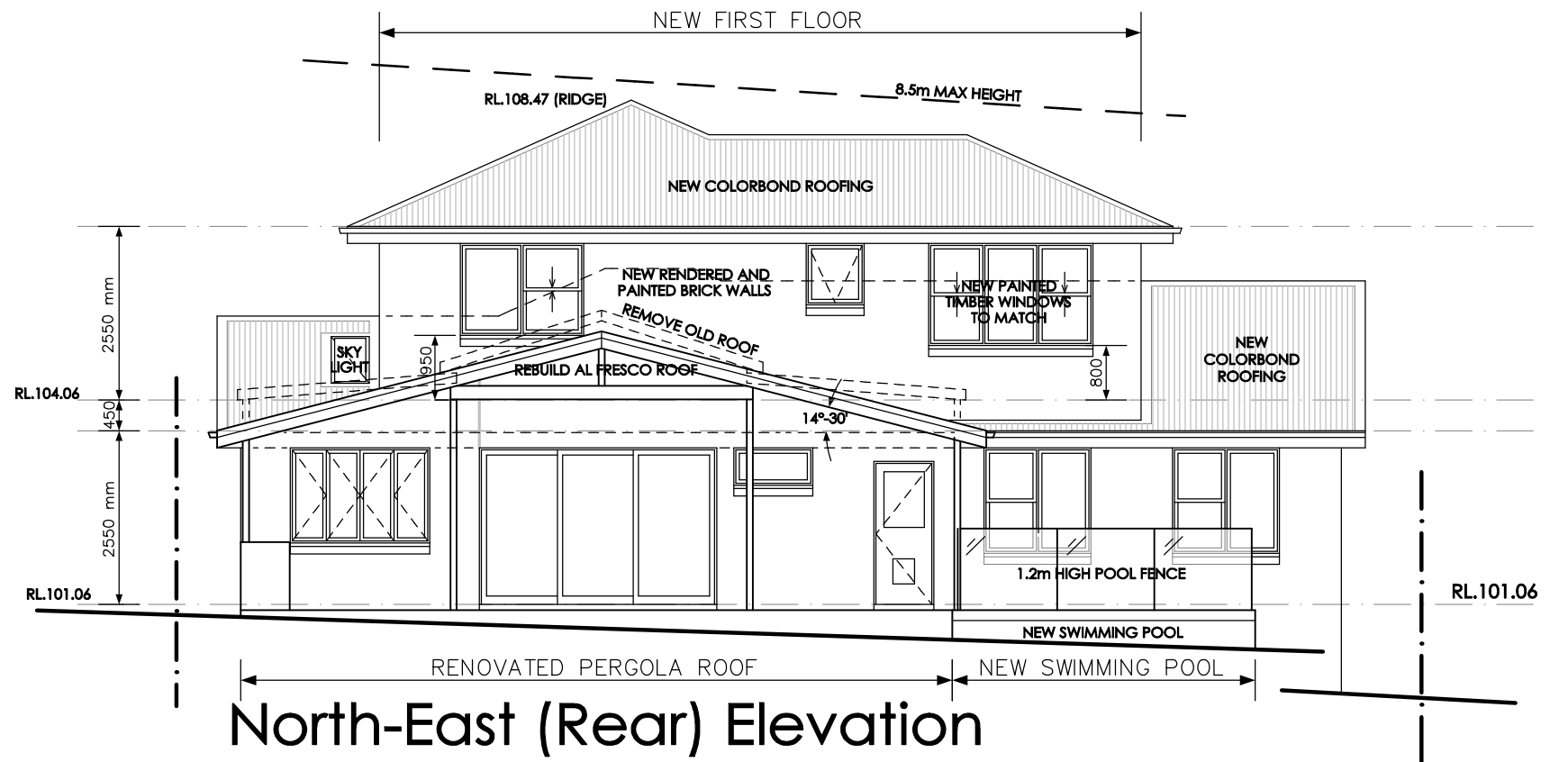


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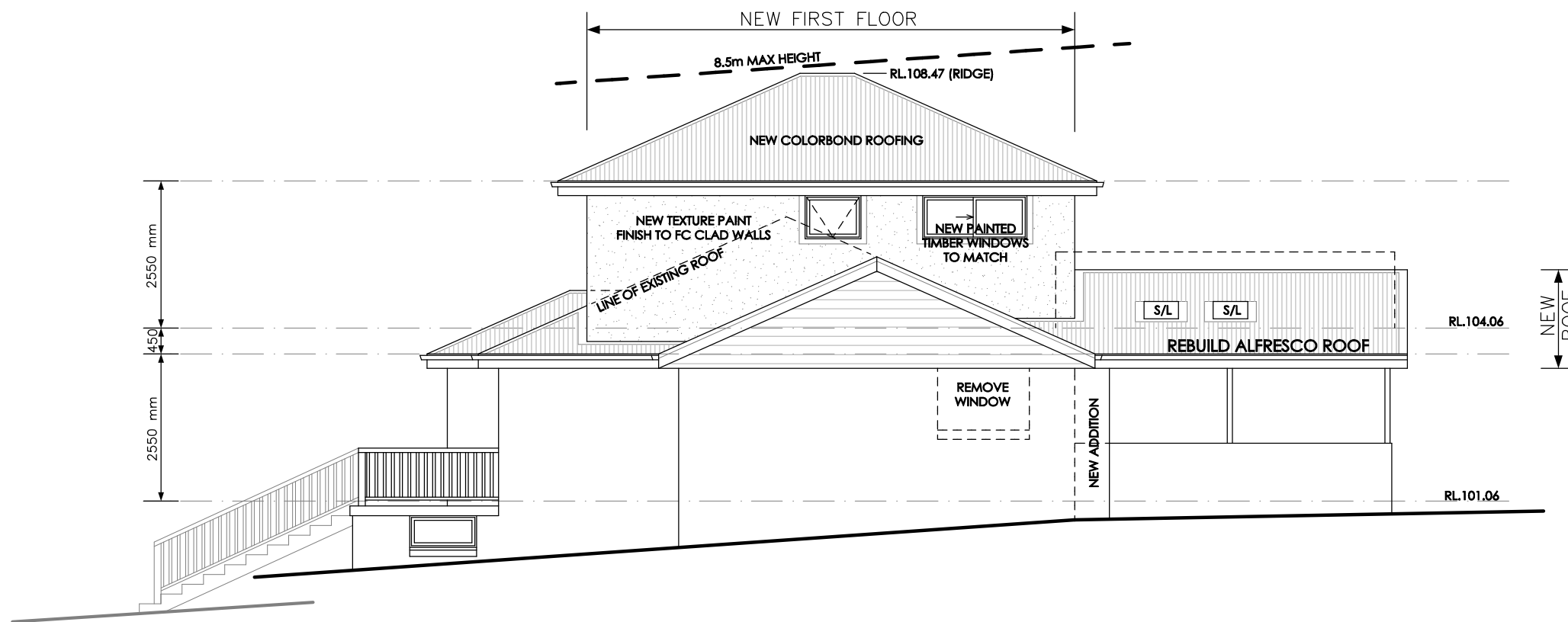
South-West (Front) Elevation



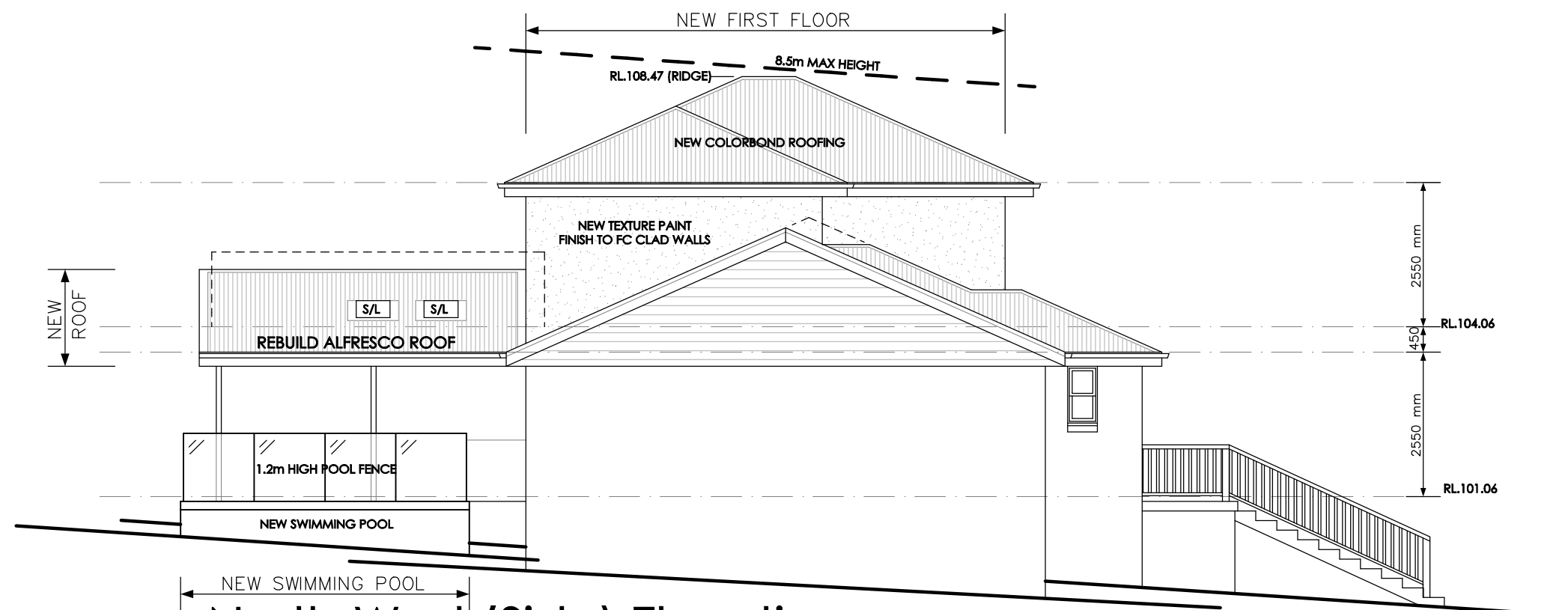
North-East (Rear) Elevation

Elevations (1 of 2)
SCALE: 1:100

DRAWING ELEVATIONS (1)		PROJECT PROPOSED ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE		REV. A	REVISION DESCRIPTION AMENDED DA DRAWINGS / NOTATION	DATE OCT. 2022	NOTES FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY DISCREPANCIES TO BE CHECKED WITH THE AUTHOR PRIOR TO COMMENCING WORK. ALL LOCAL GOVERNMENT REGULATIONS, BUILDING CODE OF AUSTRALIA AND OTHER CODES AND STANDARDS SHALL BE COMPLIED WITH IN THE WORKS. THESE DRAWINGS ARE PROTECTED BY COPYRIGHT.	HOMEPLAN ARCHITECTS PROJECT DESIGN RESOURCES UNIT 20, 22 HUDSON AVE, CASTLE HILL NSW 2154 AUSTRALIA PHONE: 02 8850 7688 FAX: 02 8850 7699 EMAIL: INFO@HOMEPLAN-ARCHITECTS.COM JOHN G. BOURKE B.ARCH (HONS), A.R.A.I.A DIP. C.D. (HONS), A.S.T.C. (HONS), P.D.C., N.S.W. REG. #2428
DATE OCTOBER, 2022	DRAWN A.P.G.							
REF. ..\McKINNON\DAPLANLAEC		AT 19 MARCELLA STREET [LOT 3, DP.231814] NORTH EPPING NSW 2121	FOR J & F McKINNON					
DRAWING No. 44505	EX DA	YEAR 22	REV. A					



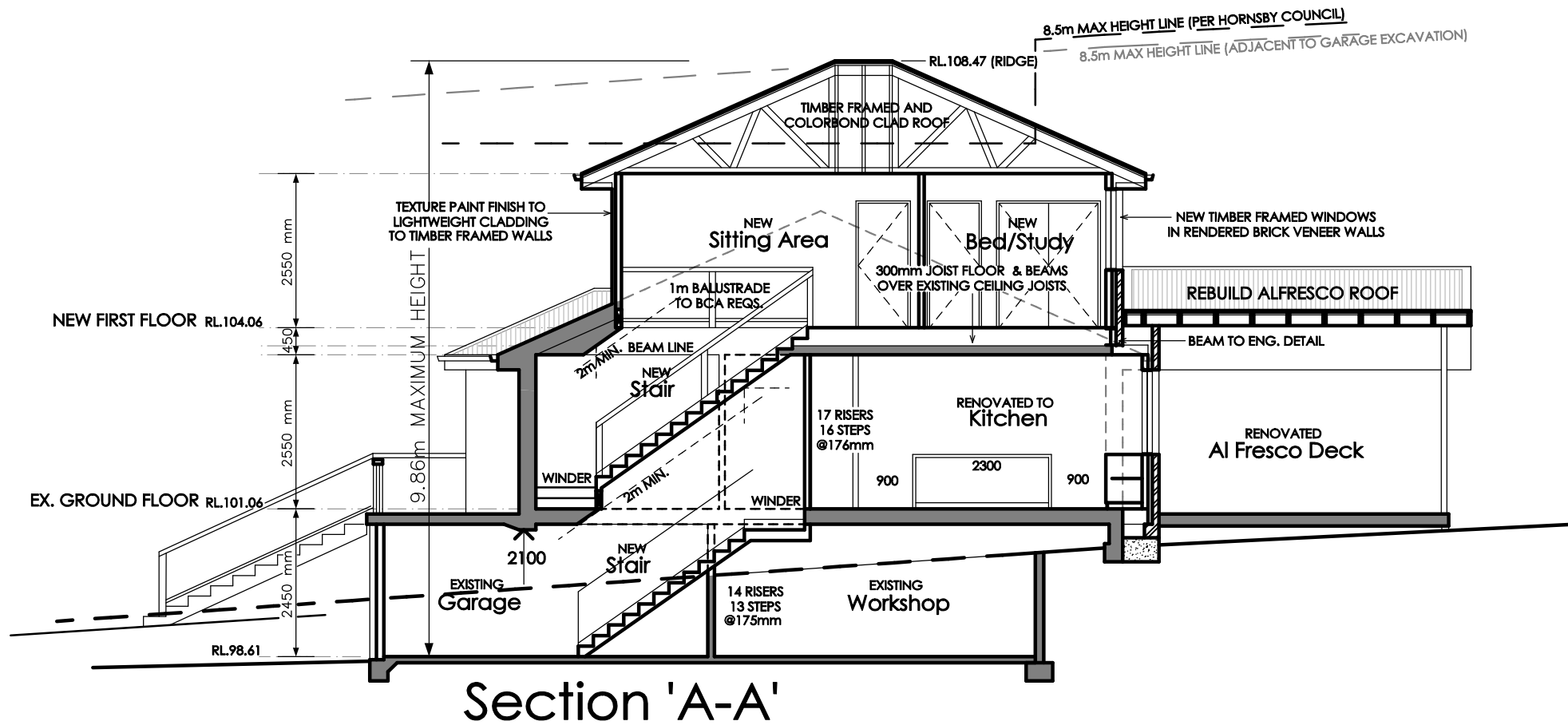
South-East (Side) Elevation



North-West (Side) Elevation


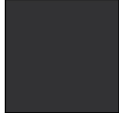





Elevations (2 of 2)
SCALE: 1:100

DRAWING ELEVATIONS (2)		PROJECT PROPOSED ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE		REV. A	REVISION DESCRIPTION AMENDED DA DRAWINGS / NOTATION	DATE OCT. 2022	NOTES FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY DISCREPANCIES TO BE CHECKED WITH THE AUTHOR PRIOR TO COMMENCING WORK. ALL LOCAL GOVERNMENT REGULATIONS, BUILDING CODE OF AUSTRALIA AND OTHER CODES AND STANDARDS SHALL BE COMPLIED WITH IN THE WORKS. THESE DRAWINGS ARE PROTECTED BY COPYRIGHT.	
DATE OCTOBER, 2022	DRAWN A.P.G.							
REF. .. \McKINNON\DAPLANLAEC		AT 19 MARCELLA STREET [LOT 3, DP.231814] NORTH EPPING NSW 2121		FOR J & F McKINNON				
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Section 'A-A'

FINISHES SCHEDULE

-  ROOFING (NEW/REPLACE):
'COLORBOND WINDSPRAY'
CUSTOM ORB COLORBOND STEEL
 -  GUTTERING/TRIM:
'COLORBOND MONUMENT'
PREFINISHED STEEL
 -  FASCIA/BARGE:
'COLORBOND MONUMENT'
PREFINISHED STEEL
 -  TIMBER POSTS:
GLOSS WHITE PAINT TIMBER
BALUSTRADE:
GLOSS WHITE PAINT TIMBER
 -  DOWNPIPES:
'COLORBOND MONUMENT'
PREFINISHED STEEL
 -  WALLS (CLAD/BRICKWORK):
TEXTURE PAINT OR RENDERED
PAINTED FINISH TO MATCH EXISTING
 -  WINDOWS/JOINERY:
WHITE PAINT FINISH TIMBER
JOINERY WITH CLEAR GLAZING
- SIMILAR ALTERNATIVE FINISHES ACCEPTABLE

BASIX SPECIFICATION

ALL NEW WORK TO BE CONSTRUCTED IN ACCORDANCE WITH BASIX CERTIFICATE AS INDICATED ON DRAWINGS AND AS NOTED BELOW

NEW LIGHTING: MINIMUM 40% SHALL BE FLUORESCENT, COMPACT FLUORESCENT OR LED (LIGHT EMITTING DIODE) LAMPS

NEW/ALTERED SHOWERHEADS, TOILETS, & TAPS TO BE MIN. 3 STAR RATED

INSULATION SPECIFICATION

FRAMED FLOOR/ENCLOSED SUBFLOOR: R.0.6 MIN. INSULATION
BRICK VENEER EXTERNAL WALLS: PROVIDE R.2.0 BULK INSULATION
FC CLAD EXTERNAL WALLS: PROVIDE R.2.0 BULK INSULATION
ROOF/FLAT CEILING: PROVIDE FOIL/SARKING & R.3 BULK INSULATION

GLAZING SPECIFICATION

ALL NEW WINDOWS/GLAZED DOOR SHALL BE TIMBER FRAMED WITH SINGLE CLEAR GLAZING U-VALUE 5.71 & SHGC 0.66

NEW (RELOCATED) SKYLIGHT SHALL BE TIMBER FRAME WITH LOW-E INTERNAL/ARGON FILL/CLEAR EXTERNAL U-VALUE 2.5, SHGC 0.456

POOL SPECIFICATION

OUTDOOR SWIMMING POOL INCLUDES AS PER BASIX CERTIFICATE...
- MAXIMUM POOL VOLUME OF 12kL
- NO HEATING PROPOSED
- POOL COVER TO BE PROVIDED
- MIN. 765L RAINWATER TANK TO BE PROVIDED TO SUPPLY POOL TAP WITH WATER COLLECTED FROM 32m² OF ROOF (HALF OF PERGOLA)

Section & Notes

SCALE: 1:100

SECTION				PROJECT			REV.		DATE		NOTES	
PROPOSED ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE				19 MARCELLA STREET [LOT 3, DP.231814] NORTH EPPING NSW 2121			A		OCT. 2022		FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY DISCREPANCIES TO BE CHECKED WITH THE AUTHOR PRIOR TO COMMENCING WORK. ALL LOCAL GOVERNMENT REGULATIONS, BUILDING CODE OF AUSTRALIA AND OTHER CODES AND STANDARDS SHALL BE COMPLIED WITH IN THE WORKS. THESE DRAWINGS ARE PROTECTED BY COPYRIGHT.	
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REF. .. \McKINNON \DAPLANLAEC				AT J & F McKINNON							HOMEPLAN PROJECT DESIGN RESOURCES ARCHITECTS UNIT 20, 22 HUDSON AVE, CASTLE HILL NSW 2154 AUSTRALIA PHONE: 02 8850 7688 FAX: 02 8850 7699 EMAIL: INFO@HOMEPLAN-ARCHITECTS.COM JOHN G. BOURKE B.ARCH (HONS), A.R.A.I.A DIP. C.D. (HONS), A.S.T.C. (HONS), P.D.C., N.S.W. REG. #2428	
DRAWING No. 44507				EX DA			YEAR 22		REV. A			

MARCELLA STREET

312°37'20"
3.38

303°30'00"
14.985

25°51'00"
39.87

ROOF BELOW

ROOF BELOW

NEW 24DEG PITCH
CORRUGATED STEEL ROOF

NEW
AL FRESCO
ROOF BELOW

ROOF BELOW

205°51'00"
42.84

A

A

New Roof Plan

SCALE: 1:100

DRAWING ROOF PLAN			
DATE OCTOBER, 2022	DRAWN A.P.G.		
REF. .. \McKINNON\DAPLANLAEC			
DRAWING No. 44514	EX. DA	YEAR 22	REV. A

PROJECT PROPOSED ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE	AT 19 MARCELLA STREET [LOT 3, DP.231814] NORTH EPPING NSW 2121	FOR J & F McKINNON
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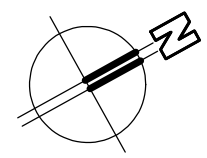
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