



DRAWING LIST

SERIES	DWG.No.	DWG.TITLE	SCALE	REVISION
PLANS	00	COVER	NTS.@A3+	01
	01	SITE PLAN	1:200@A3+	01
	02	NEW SITE ANALYSIS	1:200@A3+	01
	03	EXIST. FLOOR PLAN	1:100@A3+	01
	04	NEW FLOOR PLAN	1:100@A3+	01
ELEVATIONS & SECTION	05	SECTION	1:100@A3+	01
	06	NORTH EAST ELEVATION	1:100@A3+	01
	07	SOUTH WEST ELEVATION	1:100@A3+	01
	08	NORTH WEST ELEVATION	1:100@A3+	01
	09	SOUTH EAST ELEVATION	1:100@A3+	01
DIAGRAMS	10	MATERIALS SCHEDULE	by owners	01
DOCUMENTS		STATEMENT OF ENVIRONMENTAL EFFECTS	@A4	01

FOR: DA APPROVAL



amendments :

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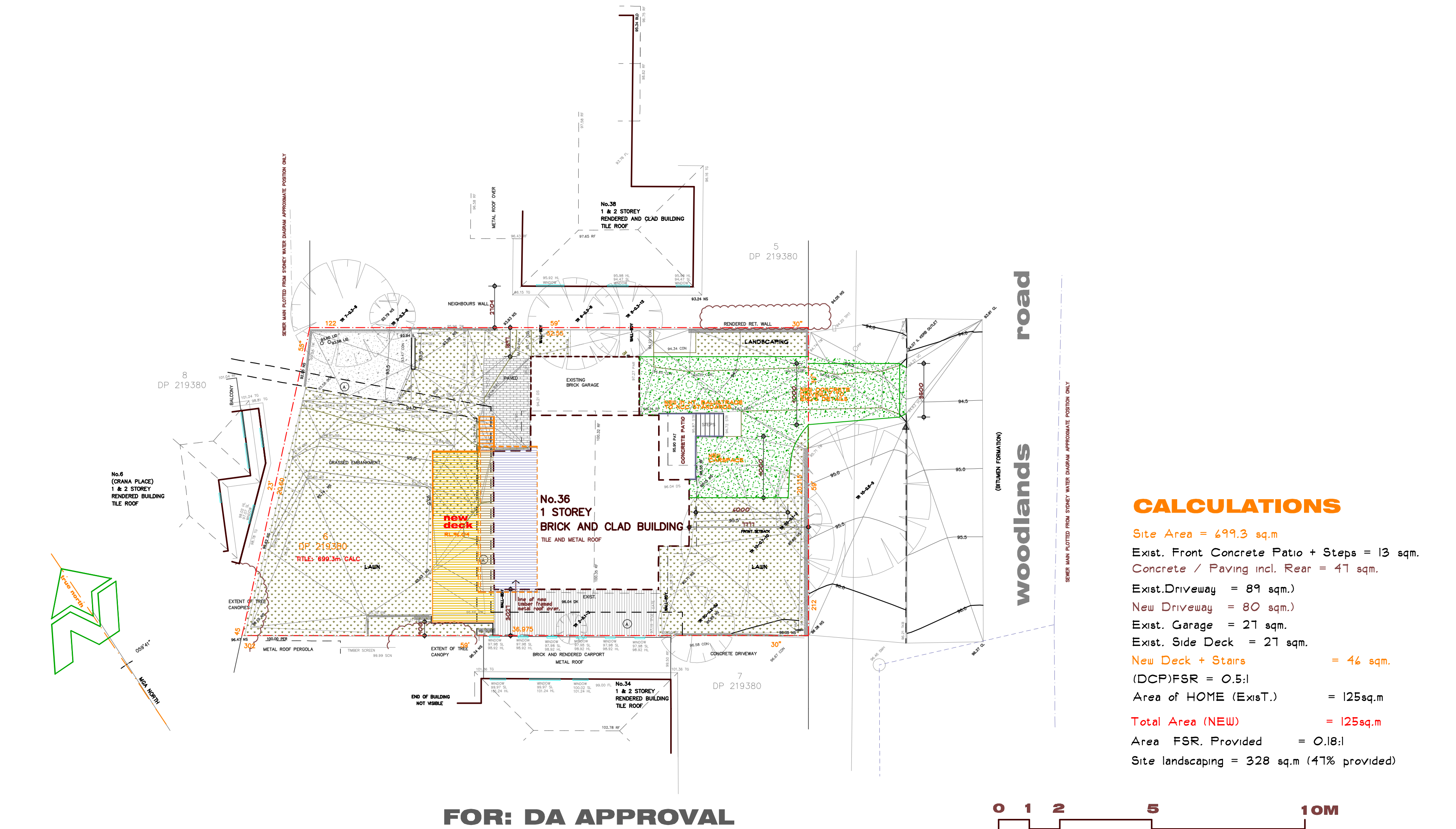


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project :	Alterations & Adns + New Deck	scale :	1 : 100 @ A3 oversized	date :	30th November, 2023
dwg. title :	Cover	job no. :	ms2023/0379B	designed :	gap
client :	Mr. & Mrs. M. Smithies	dwg no. :	0/10	issue :	01
address :	36 Woodlands Rd, FORRESTVILLE NSW				



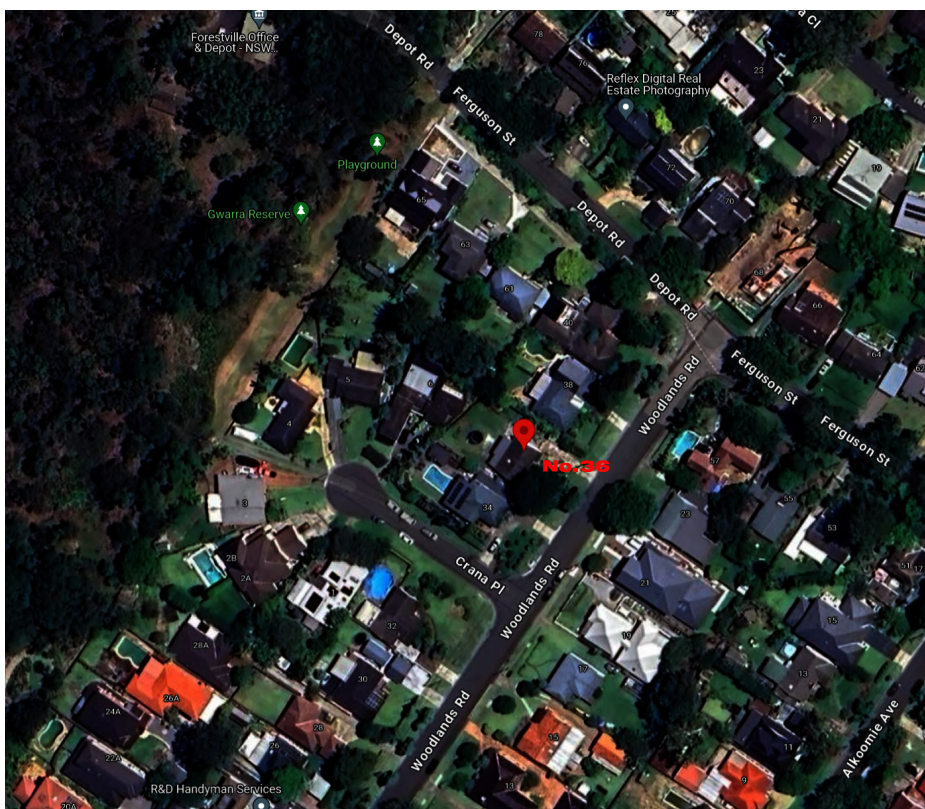




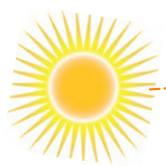
## CALCULATIONS

Site Area = 699.3 sq.m  
Exist. Front Concrete Patio + Steps = 13 sqm.  
Concrete / Paving incl. Rear = 41 sqm.  
Exist. Driveway = 89 sqm.)  
New Driveway = 80 sqm.)  
Exist. Garage = 27 sqm.  
Exist. Side Deck = 27 sqm.  
New Deck + Stairs = 46 sqm.  
(DCP)FSR = 0.5:1  
Area of HOME (ExisT.) = 125sq.m  
Total Area (NEW) = 125sq.m  
Area FSR. Provided = 0.18:1  
Site landscaping = 328 sq.m (47% provided)

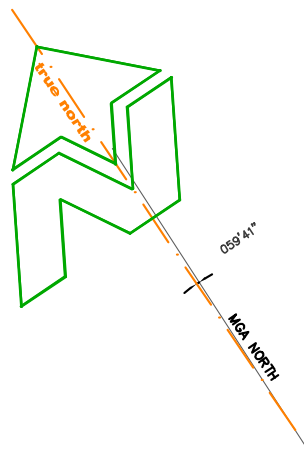




← bushland views



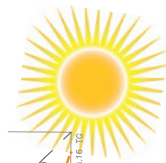
winter sunset solstice



HOT NORTH - WEST  
SUMMER WINDS



TRUE  
NORTH



winter sunrise solstice

PLEASANT NORTH - EAST  
SUMMER BREEZES

65 METERS  
TO FERGUSON STREET

street  
noise

road

summer sunrise solstice



woodlands

PLEASANT SOUTH - EAST  
SUMMER BREEZES

40 METERS  
TO CRANA PLC

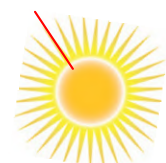
street  
noise

FOR: DA APPROVAL



summer sunset solstice

COLD SOUTH - WEST  
WINTER WINDS



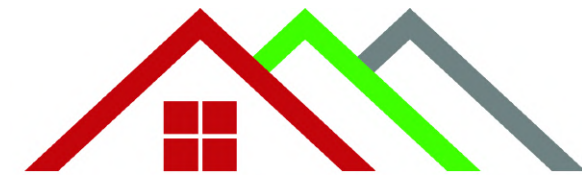
0 1 2 5 10M

amendments :

project : **Alterations & Adns + New Deck** scale : 1 : 200 @ A3 oversized date : 30th November, 2023

dwg. title : **Site Analysis Plan** job no. : ms2023/0379B designed : gap dwg no. : 02/10 issue : 01

client : **Mr. & Mrs. M. Smithies** address : **36 Woodlands Rd, FORRESTVILLE NSW**



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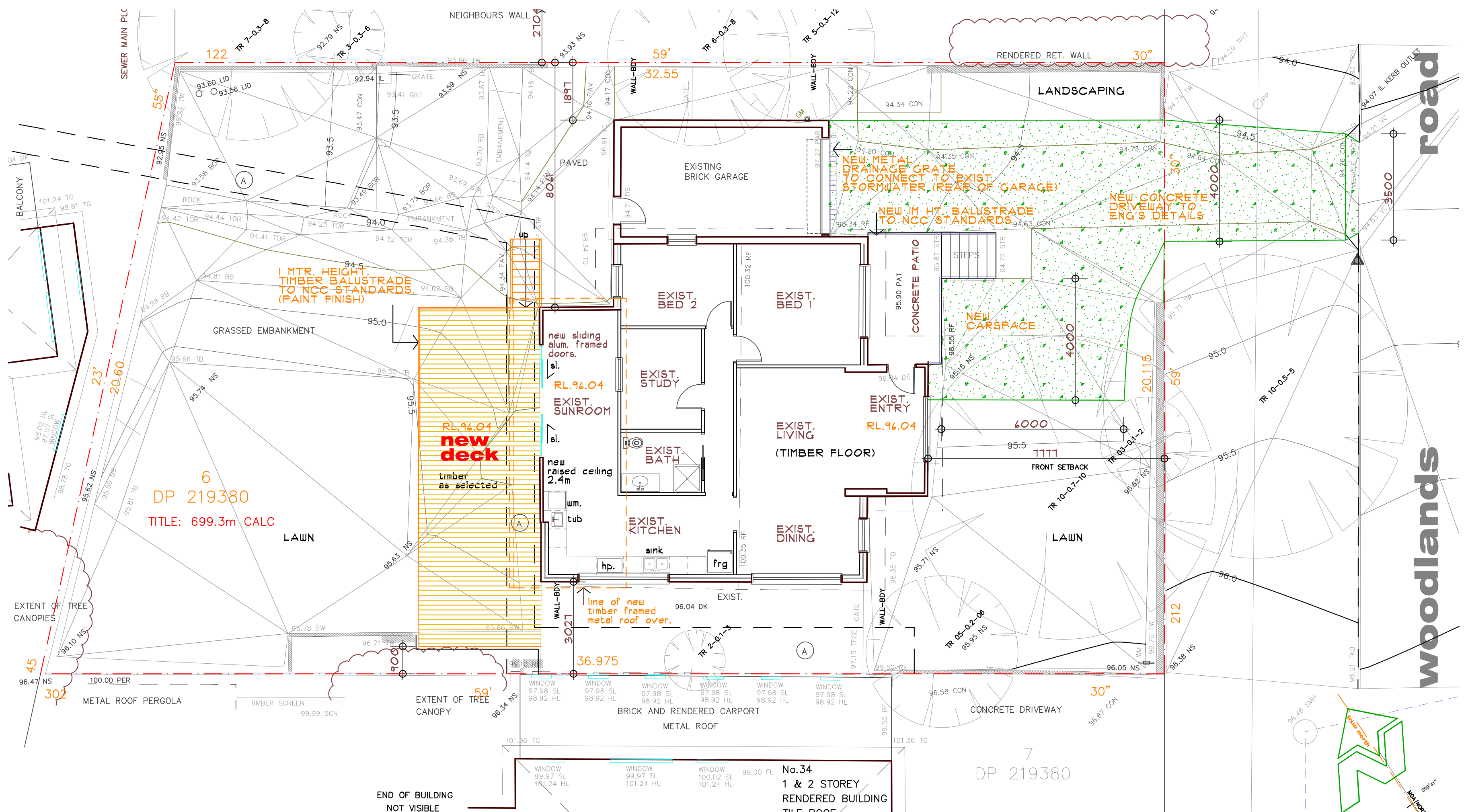
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project : **Alterations & Adns + New Deck**

dwg. title : **New Floor Plan**

client : **Mr. & Mrs. M. Smithies**

amendments :

scale : 1 : 200 @ A3 oversized

job no. : ms2023/0379B

address : **36 Woodlands Rd, FORRESTVILLE NSW**

date : 30th November, 2023

designed : gap

dwg no. : 04/10

issue : 01

Notes:

- All work shall be in accordance with the current Building Code of Australia, all Local and State Government Ordinances and Sydney Water regulations.
- All timbers shall be in accordance with AS. 1720 Timber Structures Code and AS. 1684 Timber Framing Code.
- Builder to ensure that all timber sizes, tie down methods, bracing units etc., comply with AS. 4055 Wind Loads for Housing.
- All Structural Elements shall be designed by a certified Structural Engineer.
- All Steel Framing (Part 3.4.2 NCC/BCA)  
Steel Framing shall be designed and constructed to either:  
a) - AS4100- Steel Structures  
b) - AS/NZS 4600 Cold formed steel structures  
c) - NASH - Residential and Lowrise steel framing " Part 1 "  
The Frame is to be assembled with fixings, as per the design or in accordance with the manufacturer's recommendations.
- This plan shall be read in conjunction with Structural Engineer's details where applicable.
- All site drainage shall comply to local council's requirements in accordance with the current (DCP) Stormwater Management Specification. All services shall be located and protected prior to any construction.
- All smoke detectors to comply with requirements of specification E1.7(NSW) Fire and smoke alarms shall comply to AS. 3786.
- No responsibility will be taken for any variations in design, builder's suggestions or materials used other than those specified.
- All Contractors to visit site prior to tender, checking site conditions and allowing for any contingency costs and extras affecting the contract sum.
- All Contractors & Builders on site to provide safe access to all parts of the new / existing building or structure from which a person may fall, including permanent provision of safe access to the roof for maintenance. All work to comply with Workcover OHS Regulation 2001 & Workcover Code of Practise NSW.

COLOURBOND METAL GUTTERS  
& DOWNPIPES TO BE CONNECTED  
TO EXISTING STORMWATER.

NEW COLOURBOND METAL CAPPING /  
GUTTERS & TIMBER FASCIA /  
(PROVIDE FLASHING AS NEEDED)

NEW COLOURBOND METAL ROOF  
CUSTOM ORB OR SIMILAR  
AS SELECTED BY OWNERS.

150 x 50 F8 TIMBER RAFTERS  
& CEILING JOISTS  
@ 450CTS. ( TO AS.1684)

R3.0 INSULATION BATTS & METAL  
SARKING IN CEILING AS SELECTED.

RL. 100.35

NEW TIMBER STUD WALLS  
HARDIES HORIZONTAL CLADDING  
WITH GYROCK INTERNALLY  
(COLOUR / TYPE - AS SELECTED)

IM HT. TIMBER FRAMED SAFETY  
FENCE / BALUSTRADE  
AS SELECTED BY OWNERS.

RL. 96.04

BNDRY EXIST. BRICK WALL

NEW TIMBER DECK & STAIRS  
TO AS.1684 & AS.1720  
(MATERIAL / COLOUR AS SELECTED)

PAD FOOTINGS & SUPPORT BEAMS & POSTS  
TO ENG'S DETAILS.

NEW BRICK PIERS  
& FOOTINGS  
(TO ENG'S DETAILS)

RAISE NEW TIMBER FLOOR TO MATCH  
EXIST. TIMBER FLOOR LEVEL  
TO AS.1684 & AS.1720  
(MATERIAL COLOUR AS SELECTED)

NEW IM HT. TIMBER  
BALUSTRADE TO NCC STANDARDS

NEW CONCRETE  
DRIVEWAY TO  
ENG'S DETAILS

NEW CARSPACE

RETAIN EXIST. WALLS AS NEEDED  
INCLUDING ANY TIMBER FRAMED CEILING  
& TIMBER FLOOR SYSTEM .

EXIST. BRICK PIERS TO BE REUSED  
& FLOOR TO BE CHECKED  
& MADE GOOD AS NEEDED.  
(TO ENG'S DETAILS)

STRUCTURAL INTEGRITY OF THE EXIST.  
BUILDING TO BE CHECKED & STRENGTHENED  
WHERE REQUIRED TO ENG'S DETAILS.

FOR: DA APPROVAL



amendments :

project : **Alterations & Adns + New Deck**

scale : 1 : 100 @ A3 oversized

date : 30th November, 2023

dwg. title : **Typical Section**

job no. : ms2023/0379B

designed : gap

dwg no. : 05/10

issue : 01

client : **Mr. & Mrs. M. Smithies**

address : **36 Woodlands Rd, FORRESTVILLE NSW**



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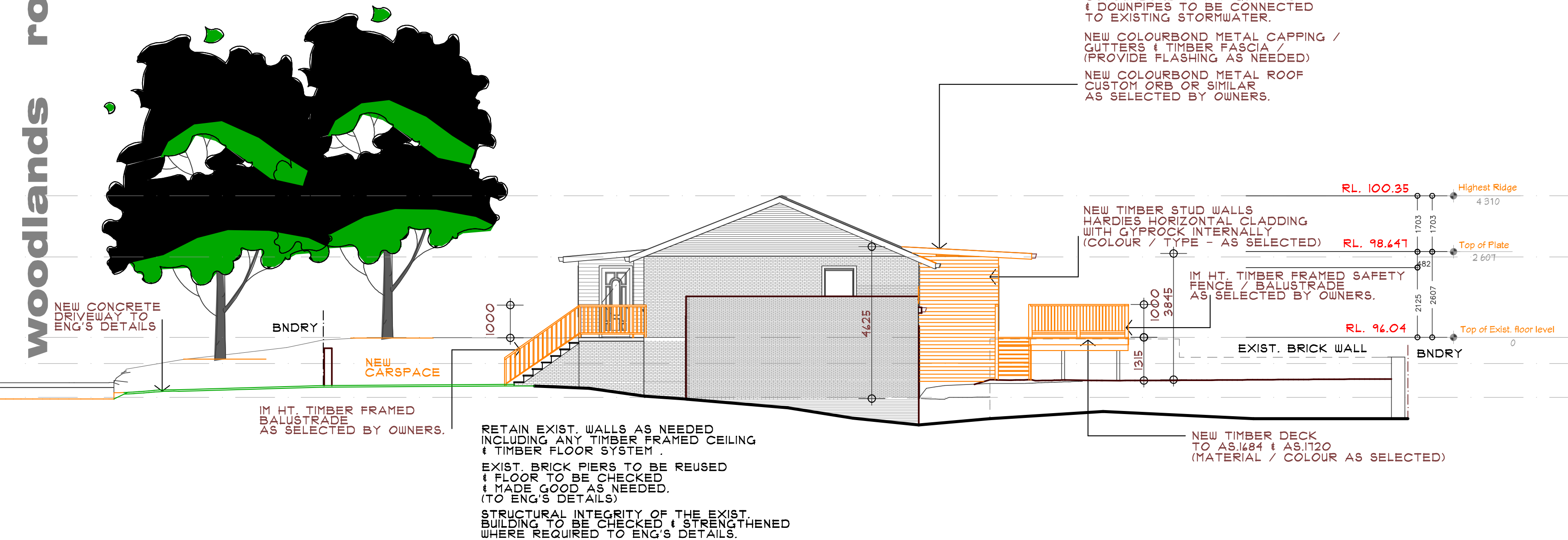


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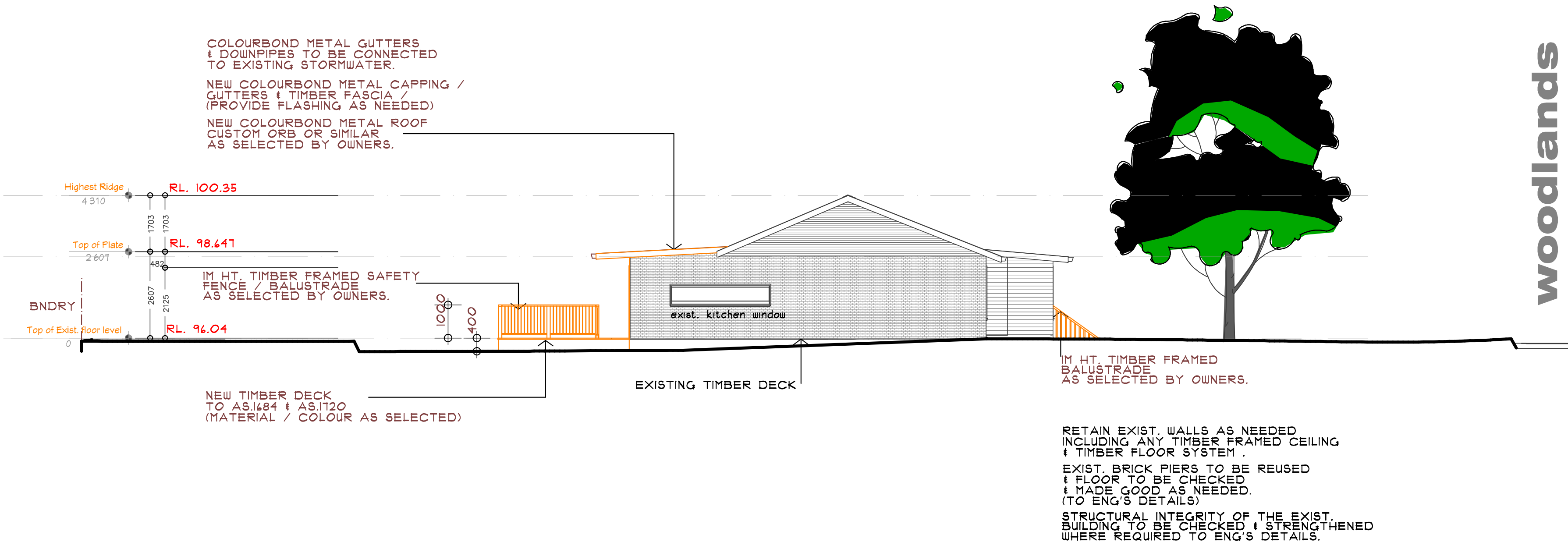
woodlands road



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amendments :



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project : **Alterations & Adns + New Deck**

scale : 1 : 100 @ A3 oversized

date : 30th November, 2023

dwg. title : **South West**

job no. : ms2023/0379B

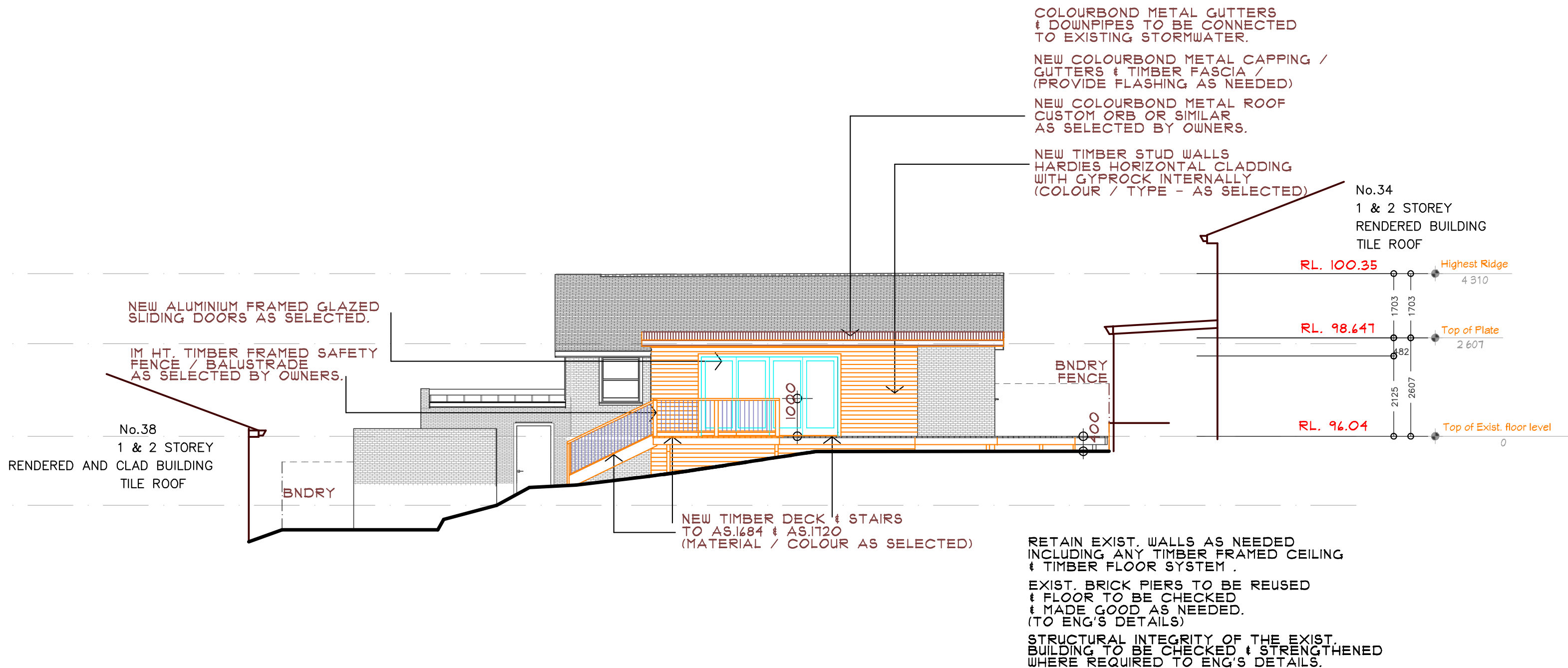
designed : gap

dwg no. : 07/10

issue : 01

client : **Mr. & Mrs. M. Smithies**

address : **36 Woodlands Rd, FORRESTVILLE NSW**



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amendments :

project : **Alterations & Adns + New Deck**

dwg. title : **North West Rear**

client : **Mr. & Mrs. M. Smithies**

scale : 1 : 100 @ A3 oversized

job no. : ms2023/0379B

address : **36 Woodlands Rd, FORRESTVILLE NSW**

date : 30th November, 2023

designed : gap dwg no. : 08/10 issue : 01





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0 1 2 5 10M

amendments :

project : **Alterations & Adns + New Deck**

scale : 1 : 100 @ A3 oversized

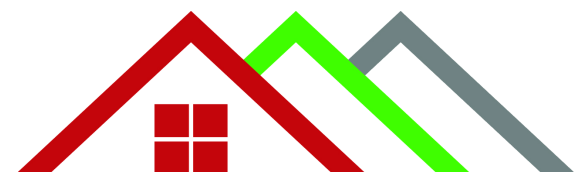
date : 30th November, 2023

dwg. title : **South East Front**

job no. : ms2023/0379B designed : gap dwg no. : 09/10 issue : 01

client : **Mr. & Mrs. M. Smithies**

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