

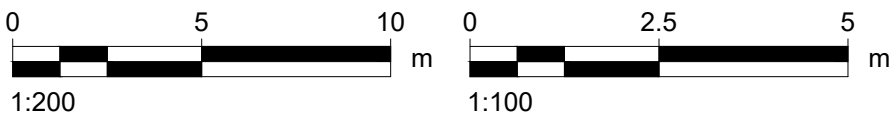
DEVELOPMENT PROPOSAL

ADDRESS: 136 WOODLAND ST, BALGOWLAH. NSW. 2093.
WORK: ADDITIONS & ALTERNATIONS TO EXISTING DWELLING.
ALTERATIONS TO GROUND FLOOR AND SECOND STOREY
D.P 9891 LOT: 6.



GENERAL NOTES

- BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS
- ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.
- CONNECT DPS TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS



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BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A355791

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, 14, August 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	136 Woodland St Balgowlah
Street address	136 Woodland Street Balgowlah 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 9891
Lot number	6
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: tim woods

ABN (if applicable): N/A

LOCATION



ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
MANAGEMENT
COUNCIL COMPLIANT PLANS

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Project ADDITIONS AND ALTERATIONS	Sheet
Date 08.08.2019	CV
Scale NTS	

DP No. 9891

LOT No. 6

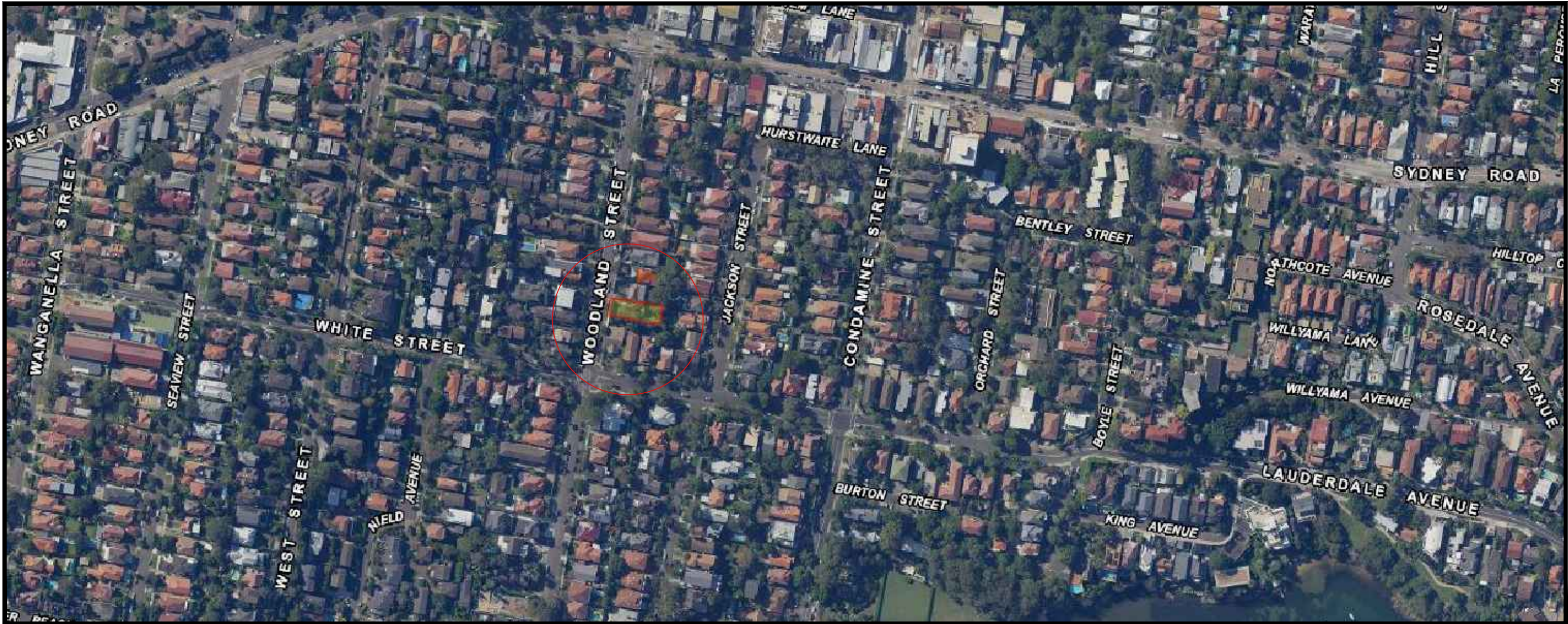
No.	Revision/Issue	Date

dh DRAFTING HELP
ARCHITECTURAL DRAFTING & DESIGN SERVICES
5/470 Sydney Rd
Balgowlah 2093 NSW
www.draftinghelp.com.au
02 87763474

Project Name and Address
JOHN O'LEARY
136 WOODLAND ST
BALGOWLAH
SYDNEY
2093.NSW.

LOCATION

136 WOODLAND ST,
BALGOWLAH,
NSW. 2093



ARCHITECTURAL DRAFTING
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PURPOSES.

Project ADDITONS AND ALTERATIONS	Sheet
Date 05.08.2019	M
Scale NTS	

DP No. 9891

LOT No. 6

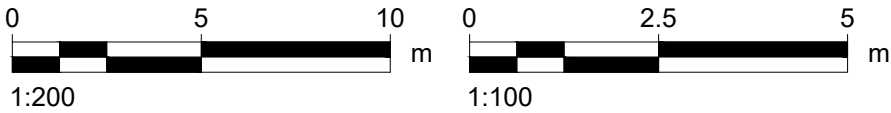
No.	Revision/Issue	Date
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Project Name and Address
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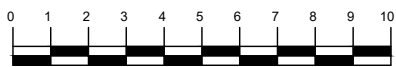


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FNAME

REVDATE

USER



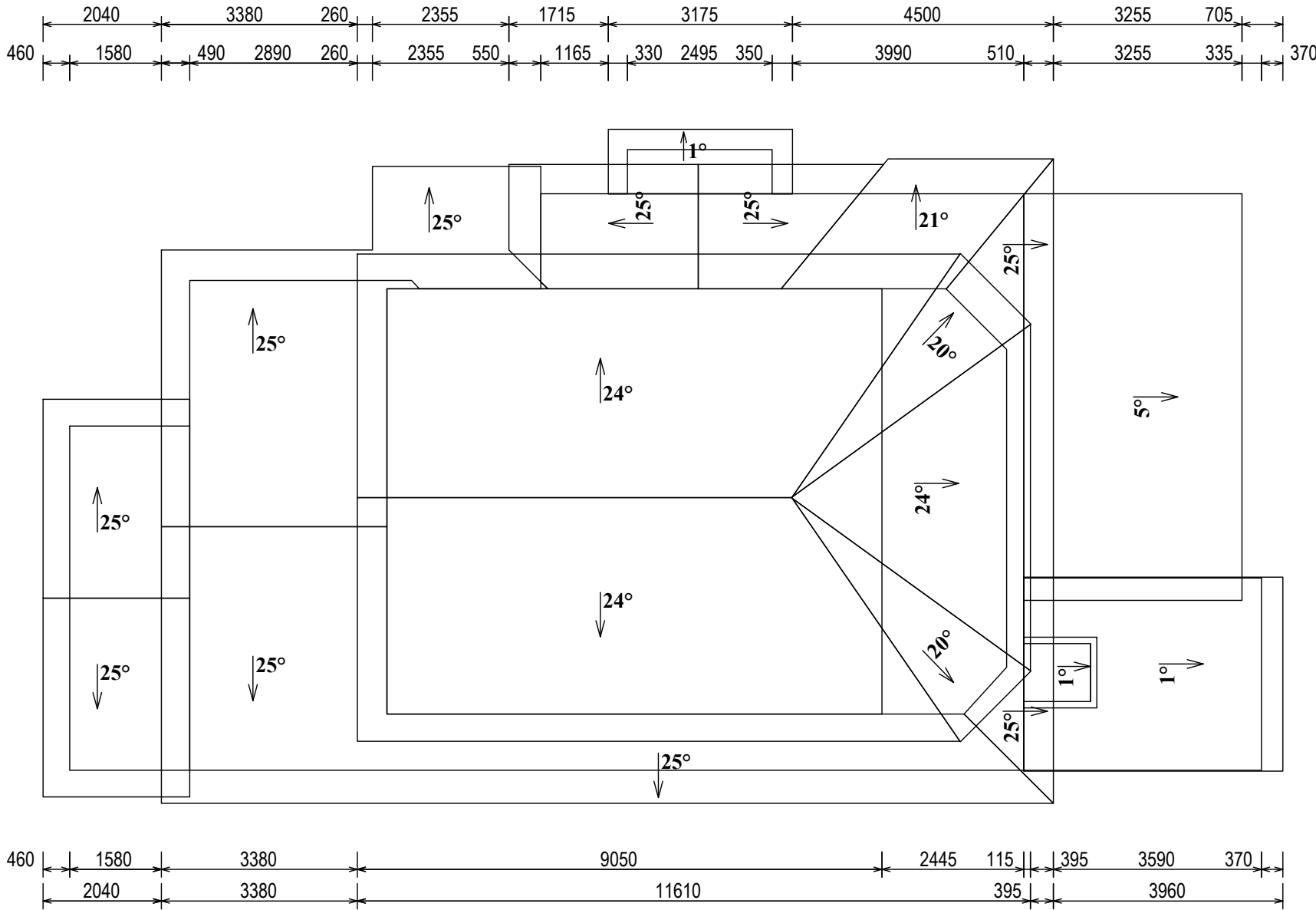
Project Name and Address

JOHN O'LEARY
136 WOODLAND ST
BLAGOWLAH
SYDNEY
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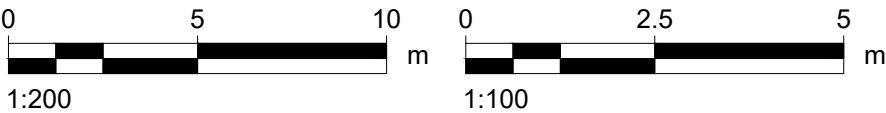
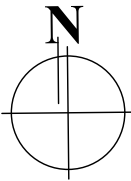
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3

Roof Plan - Existing

Scale 1:100



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LEGEND:

PROPOSED WORK

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Project ADDITIONS AND ALTERATIONS

Date

Scale

05.08.2019

1:100

Sheet

3

DP No.

9891

LOT No.

6

No.	Revision/Issue	Date

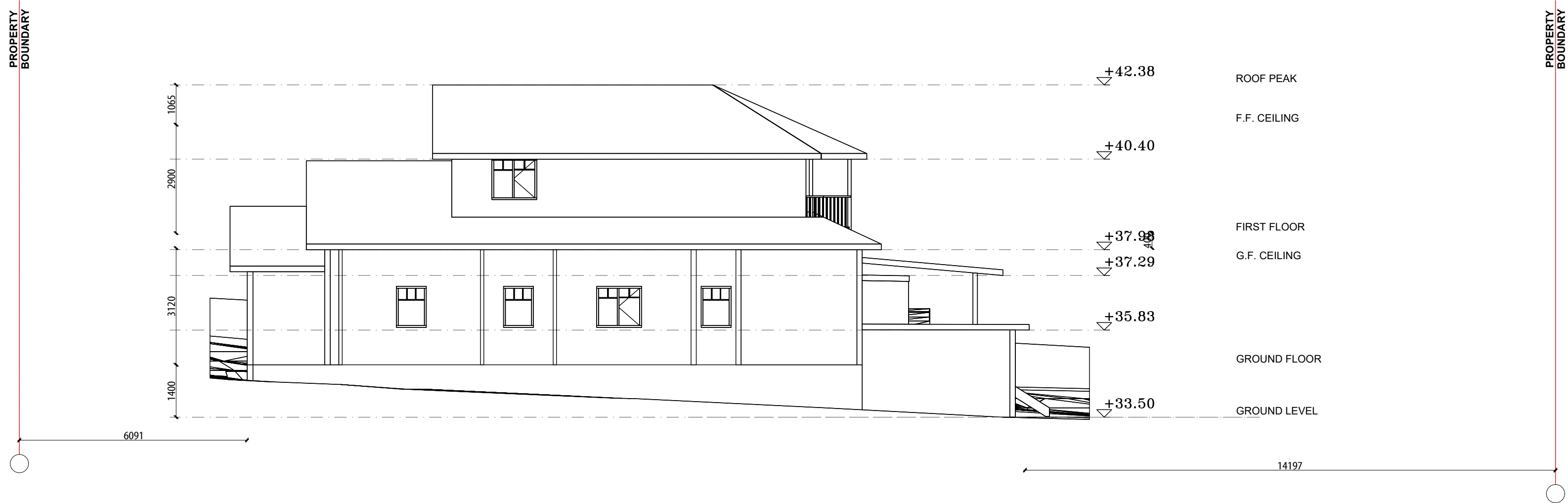
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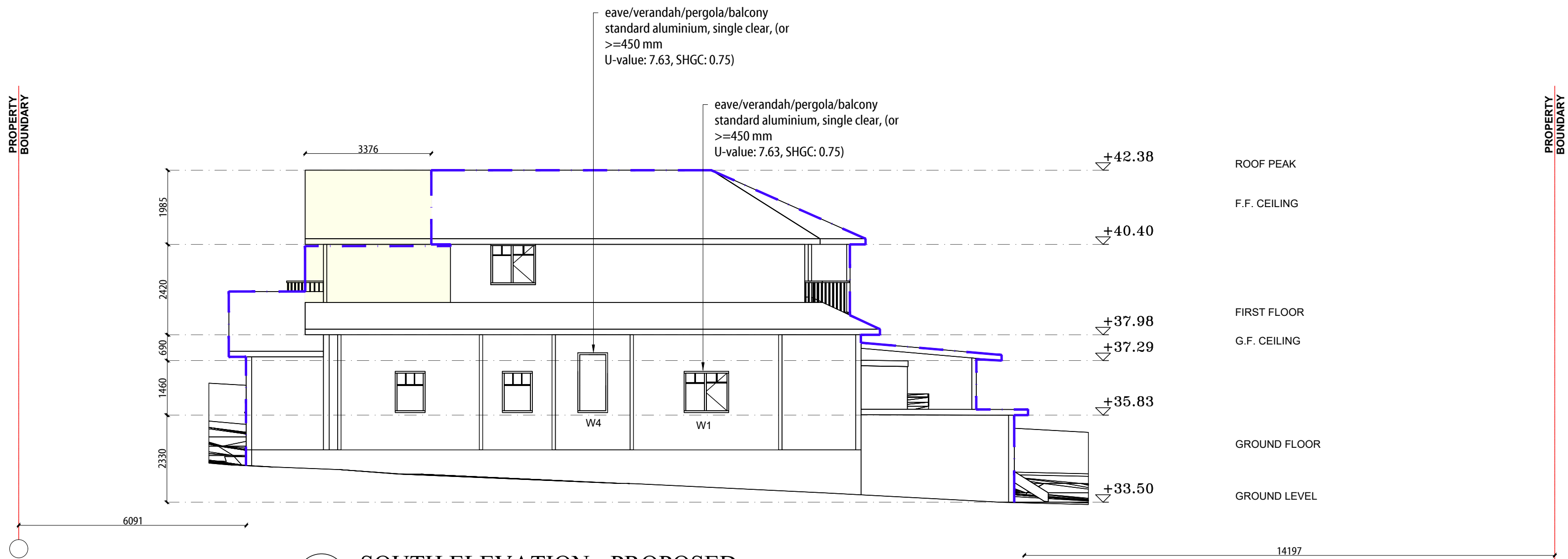
5/470 Sydney Rd
Balgowlah 2093 NSW
www.draftinghelp.com.au
02 87763474

Project Name and Address

JOHN O'LEARY
136 WOODLAND ST
BLAGOWLAH
SYDNEY
2093.NSW.



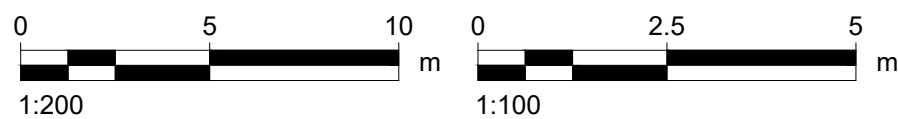
1
E-1 SOUTH ELEVATION - EXISTING
Scale 1:100



1
E-1 SOUTH ELEVATION - PROPOSED
Scale 1:100

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DEVELOPMENT APPLICATION
MANAGEMENT
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LEGEND:

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Project ADDITIONS AND ALTERATIONS
Date 05.08.2019
Scale 1:100

Sheet 4

DP No. 9891

LOT No. 6

No. Revision/Issue Date

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ARCHITECTURAL DRAFTING & DESIGN SERVICES
51470 Sydney Rd
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SYDNEY
2093.NSW.

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
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Project ADDITIONS AND ALTERATIONS Date 05.08.2019 Scale 1:100	Sheet 5	
DP No. 9891		
LOT No. 6		
No.	Revision/Issue	Date

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Project Name and Address
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136 WOODLAND ST
BLAGOWLAH
SYDNEY
2093.NSW.

PROPERTY BOUNDARY

PROPERTY BOUNDARY

1065

2900

400

3120

2036

969

+42.38 ROOF PEAK

F.F. CEILING

+40.40

+40.35

+39.14

FIRST FLOOR

+37.98

+37.39 G.F. CEILING

+34.90 GROUND FLOOR

2
E-2 WEST ELEVATION - EXISTING
Scale 1:100

PROJ BOUNDARY

PROPERTY BOUNDARY

1065

2900

400

3120

2036

969

+42.38 ROOF PEAK

F.F. CEILING

+40.40

+40.35

+39.14

FIRST FLOOR

+37.98

+37.39 G.F. CEILING

+34.90 GROUND FLOOR

eave/verandah/pergola/balcony standard aluminium, single clear, (or >=450 mm U-value: 7.63, SHGC: 0.75)

external louvre/blind (adjustable) standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

D1

W2

2
E-2 WEST ELEVATION - PROPOSED
Scale 1:100

EXISTING BUILDING OUTLINE

GENERAL NOTES

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0 5 10 m

1:200

0 2.5 5 m

1:100

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FNNAME

REVDATE

USER

FNAME

REVDATE

USER

PROPERTY
BOUNDARY

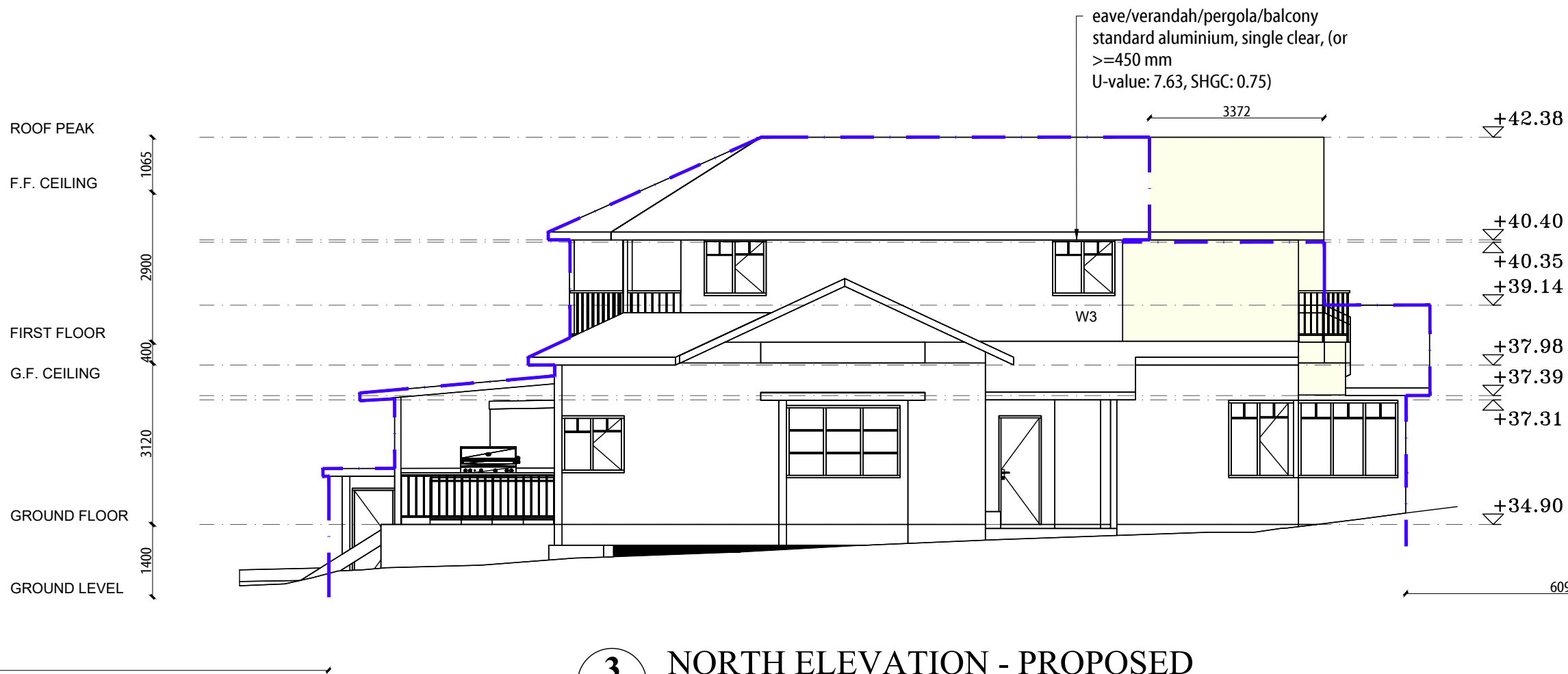
PROPERTY
BOUNDARY



3
E-3 NORTH ELEVATION - EXISTING
Scale 1:100

PROPERTY
BOUNDARY

PROPERTY
BOUNDARY

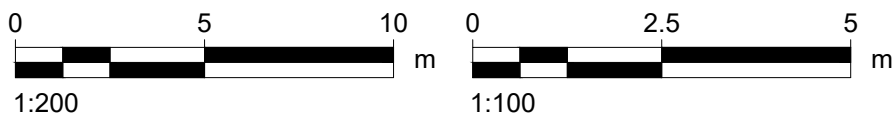


3
E-3 NORTH ELEVATION - PROPOSED
Scale 1:100

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3D VISUALISATION
DEVELOPMENT APPLICATION
MANAGEMENT
COUNCIL COMPLIANT PLANS

LEGEND:

PROPOSED
WORK

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Project ADDITIONS AND ALTERATIONS	Sheet 6
Date 05.08.2019	
Scale 1:100	

DP No. 9891

LOT No. 6

No.	Revision/Issue	Date
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02 97763474

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BLAGOWLAH
SYDNEY
2093.NSW.

FNNAME

REVDATE

USER



4
E-4 EAST ELEVATION - EXISTING
Scale 1:100

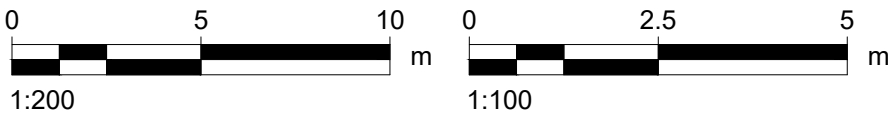


4
E-4 EAST ELEVATION - PROPOSED
Scale 1:100

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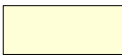
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Project ADDITIONS AND ALTERATIONS	Sheet
Date 05.08.2019	7
Scale 1:100	

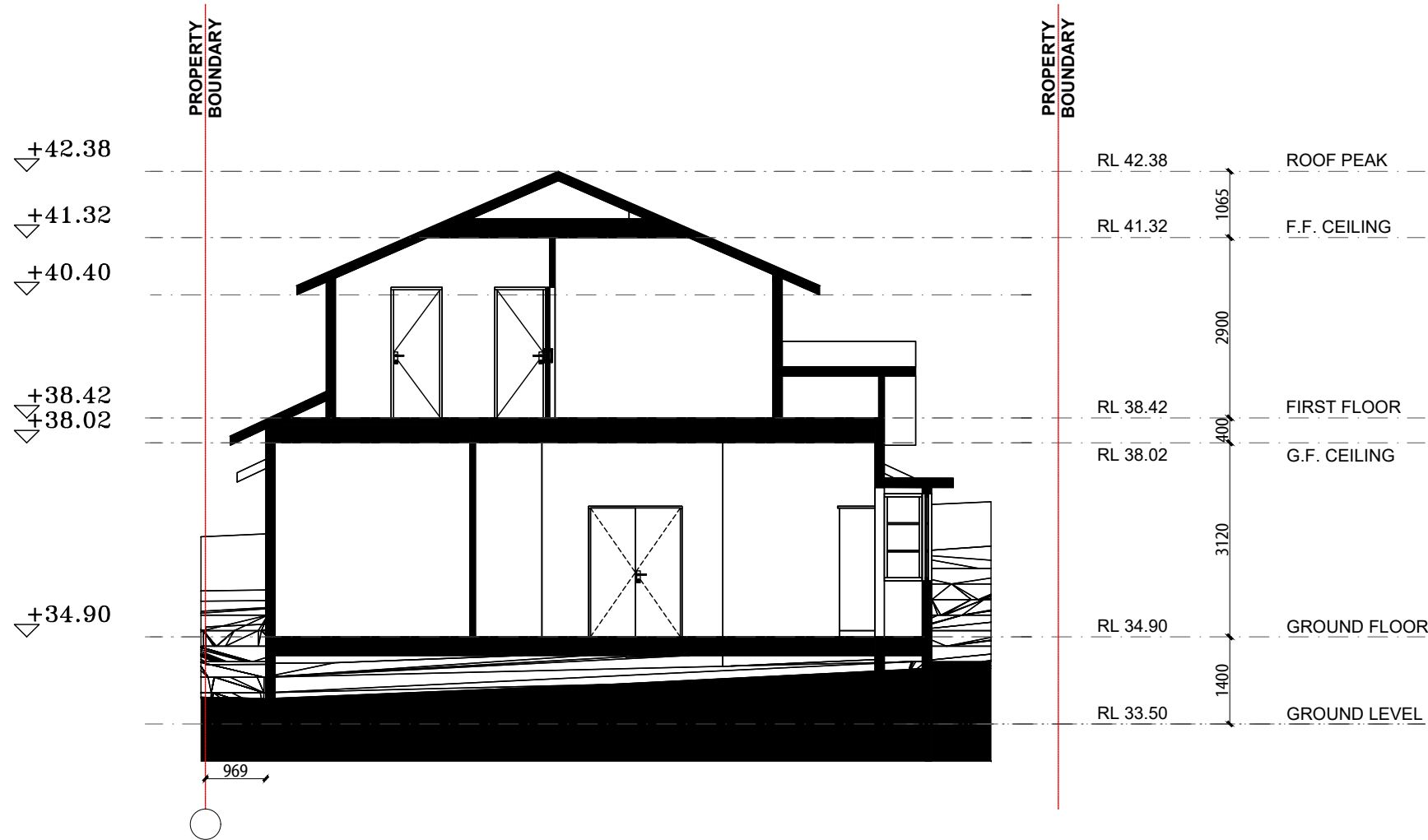
DP No. 9891

LOT No. 6

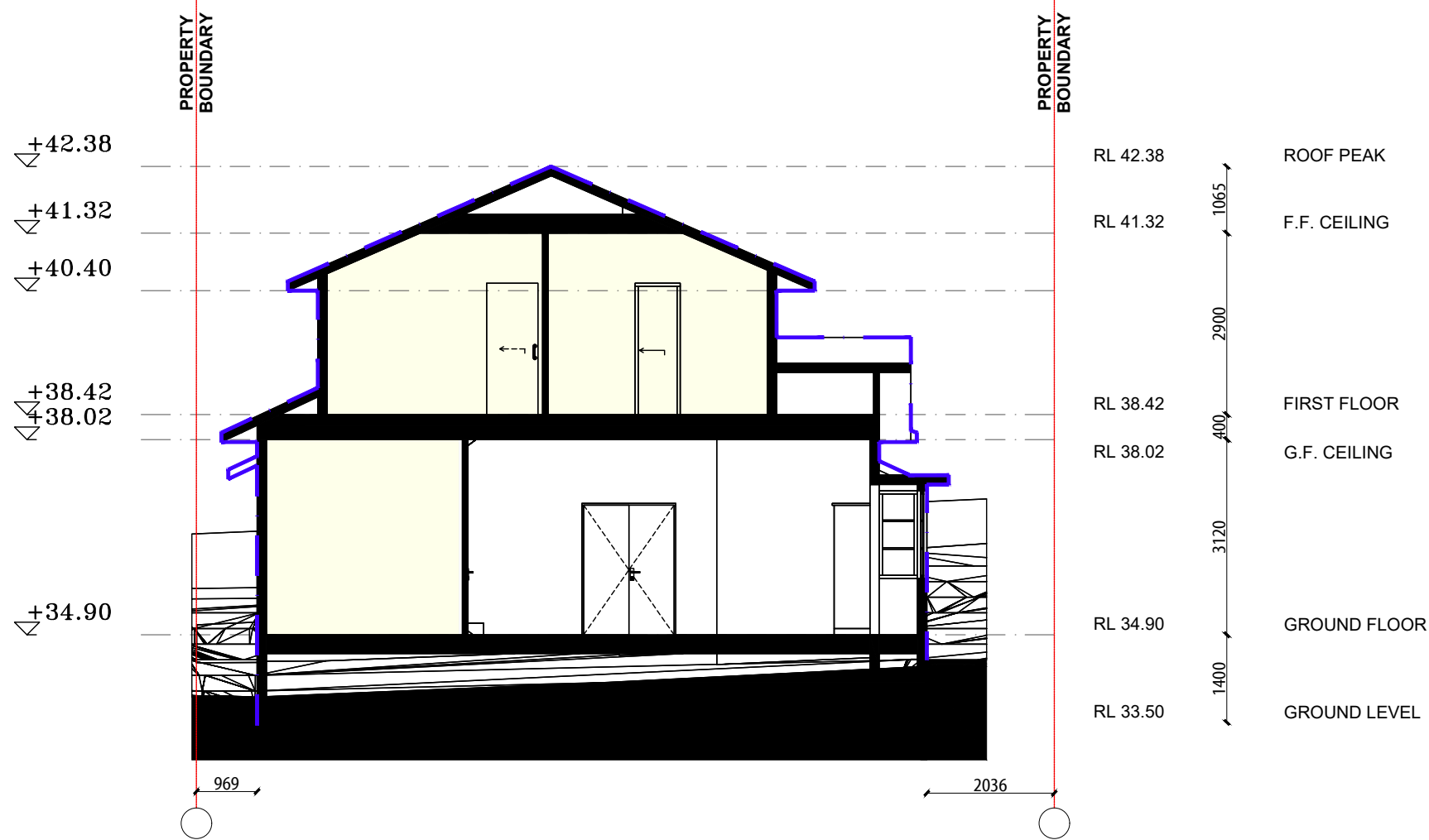
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Project Name and Address
JOHN O'LEARY
136 WOODLAND ST
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SYDNEY
2093.NSW.



1 SECTION 'A-A' - EXISTING
S-1 Scale 1:100



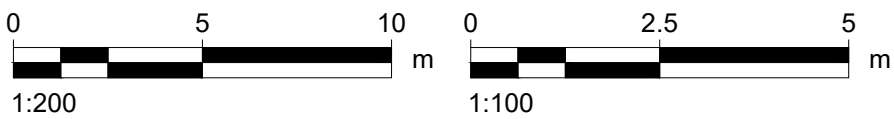
1 SECTION 'A-A' - PROPOSED
S-1 Scale 1:100

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EXISTING BUILDING OUTLINE

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DEVELOPMENT APPLICATION
MANAGEMENT
COUNCIL COMPLIANT PLANS

LEGEND:

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Project ADDITIONS AND ALTERATIONS	Sheet
Date 08.08.2019	8
Scale 1:100	

DP No. 9891

LOT No. 6

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Project ADDITONS AND ALTERATIONS	Sheet
Date 05.08.2019	12
Scale 1:100	

DP No.	9891
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LOT No. **6**

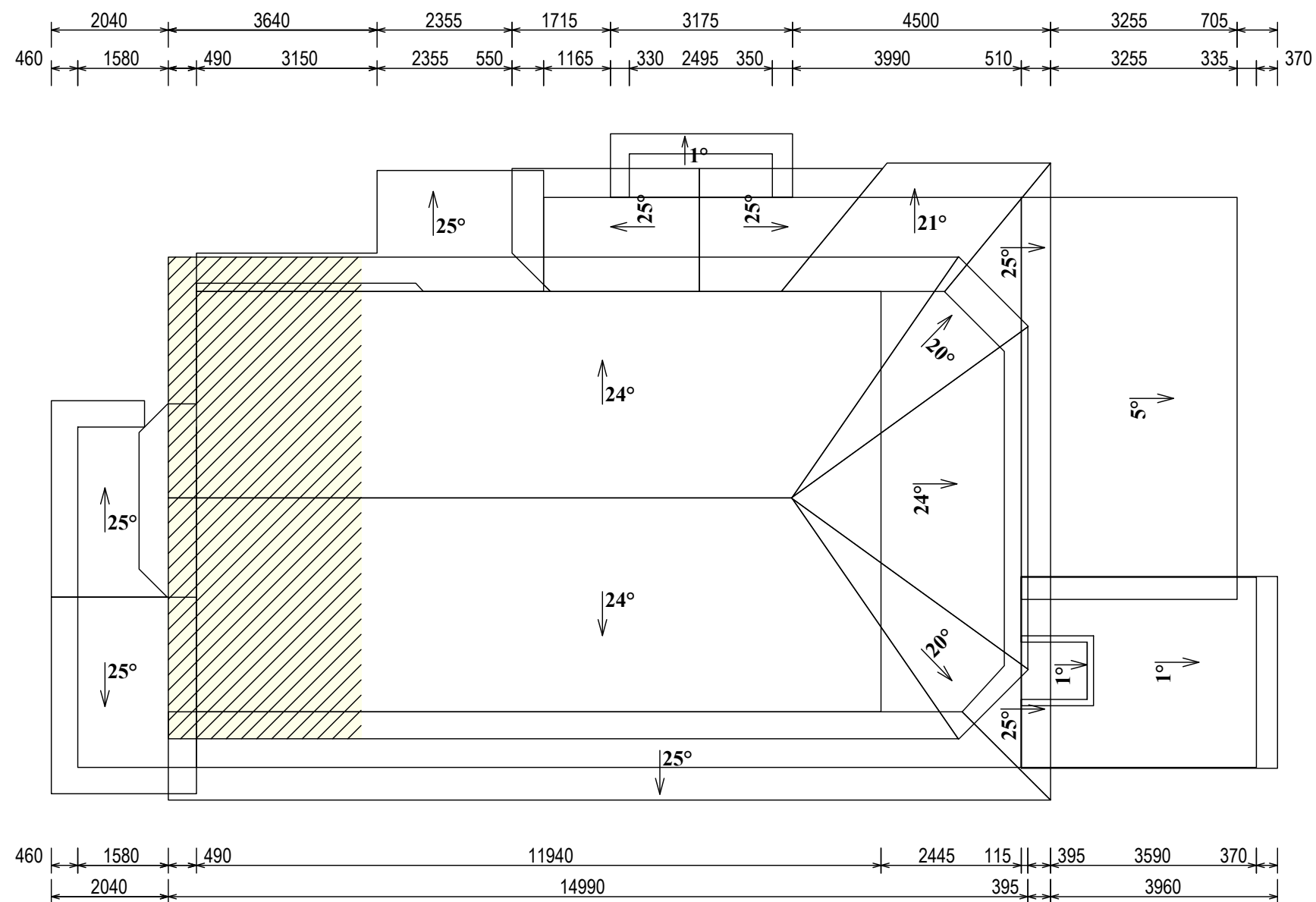
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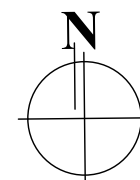
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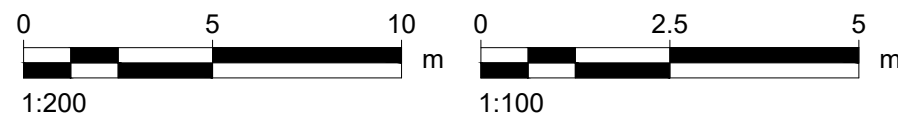


3 Roof Plan - Proposed

Scale 1:100

 ADDITIONAL ROOF AREA = 28.23MSQ.

- BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS
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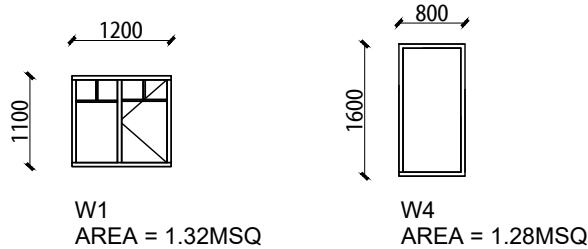
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Window Schedule										
Renovation Status	Existing									New
W x H Size / ID	1000×1100	1200×1100	1200×1100	1200×1500	1200×700	1920×1500	2195×1400	5635×1500	609×1400	800×1100
Quantity	2	1	3	2	1	1	1	1	2	4
Sill Height	900	1000	900	900	1600	900	900	900	900	1000
2D Symbol										
3D View										

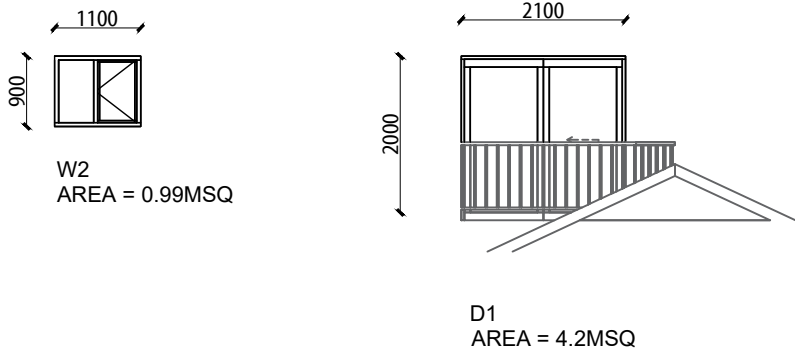
Window Schedule		
Renovation Status	To Be Demolished	
W x H Size / ID	1200×1100	600×1100
Quantity	1	1
Sill Height	1000	900
2D Symbol		
3D View		

WINDOWS AND DOORS FOR BASIX - NEW

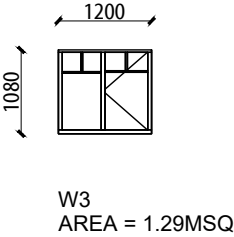
SOUTH ELEVATION



WEST ELEVATION

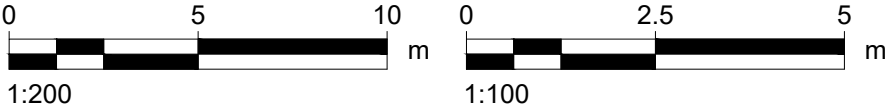


NORTH ELEVATION



GENERAL NOTES

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Project ADDITIONS AND ALTERATIONS	Sheet
Date	13
06.08.2019	
Scale 1:100	

DP No. 9891

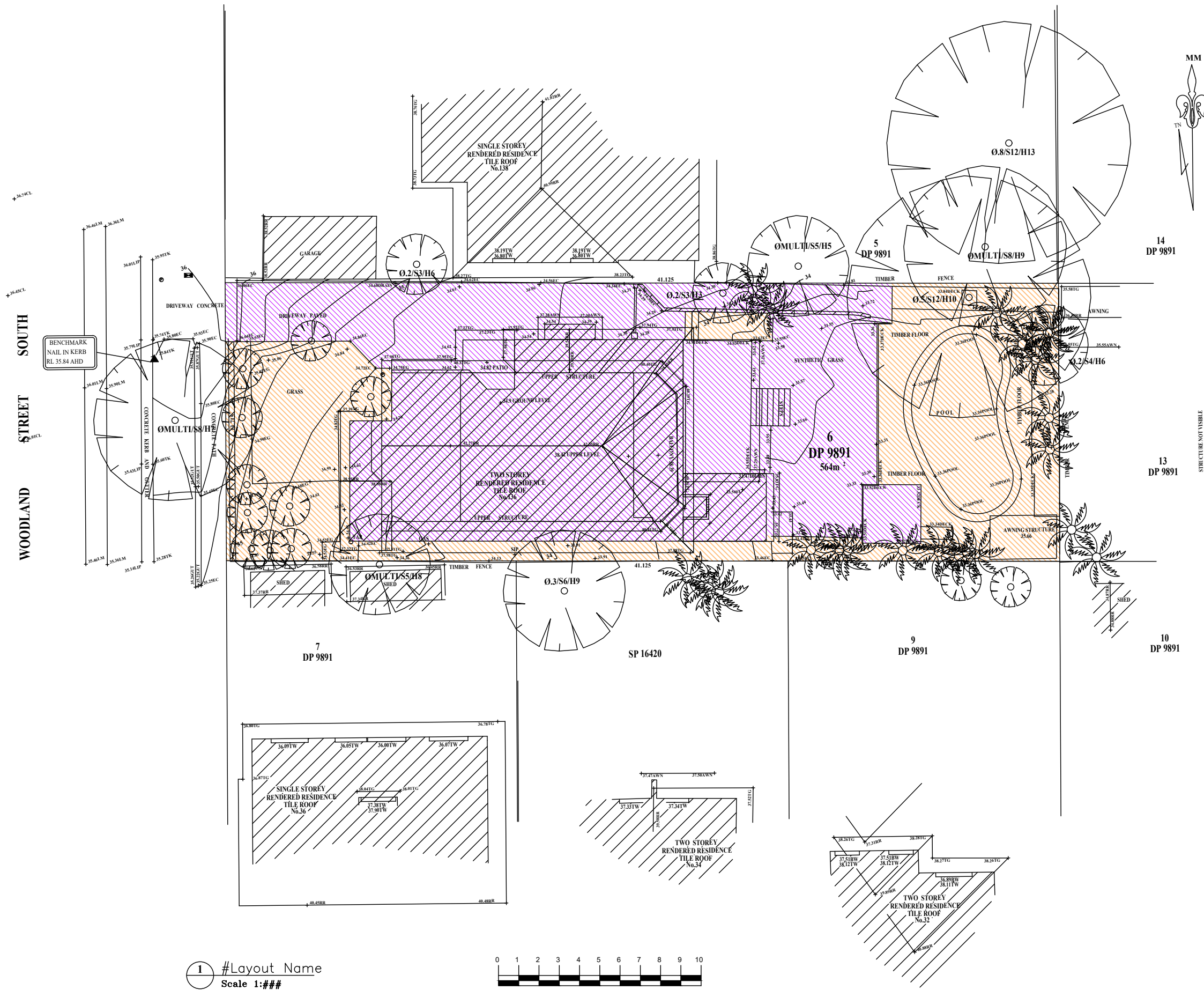
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No.	Revision/Issue	Date
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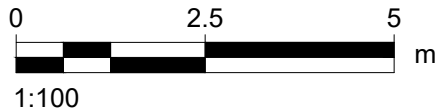
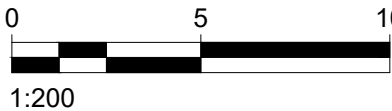
EXISTING LANDUSE



1 #Layout Name
Scale 1:###

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Project ADDITIONS AND ALTERATIONS	Sheet 14
Date 05.08.2019	
Scale 1:200	

DP No. **9891**

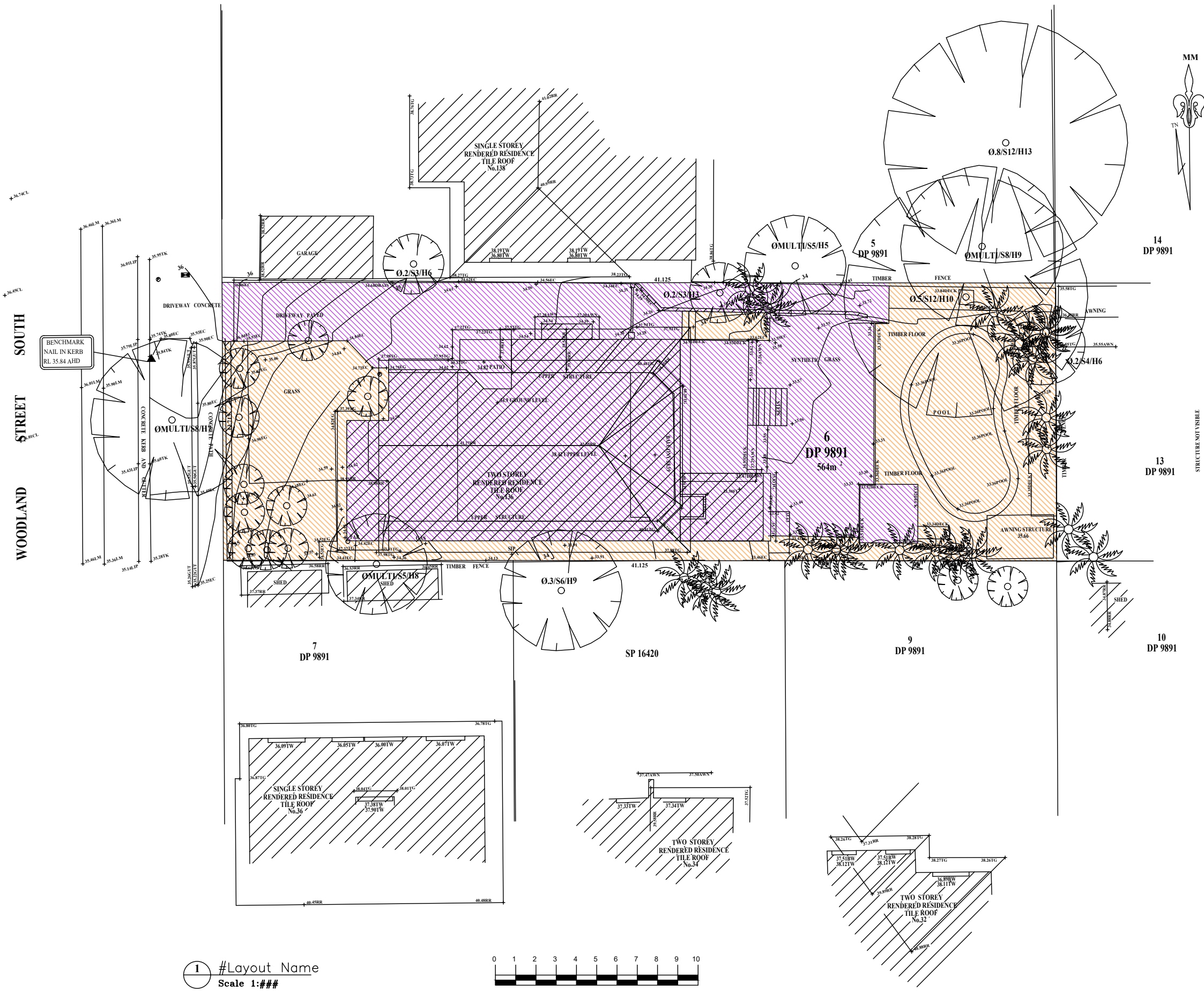
LOT No. **6**

No.	Revision/Issue	Date
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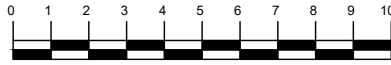
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PROPOSED LANDUSE

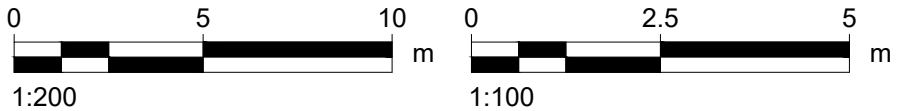


1 #Layout Name
Scale 1:###



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PROPOSED
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Project ADDITIONS AND ALTERATIONS	Sheet 15
Date 05.08.2019	
Scale 1:200	

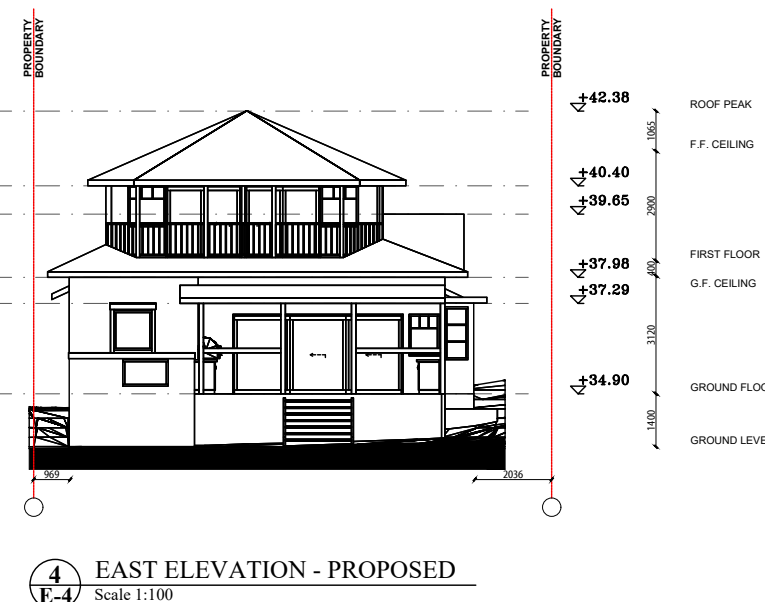
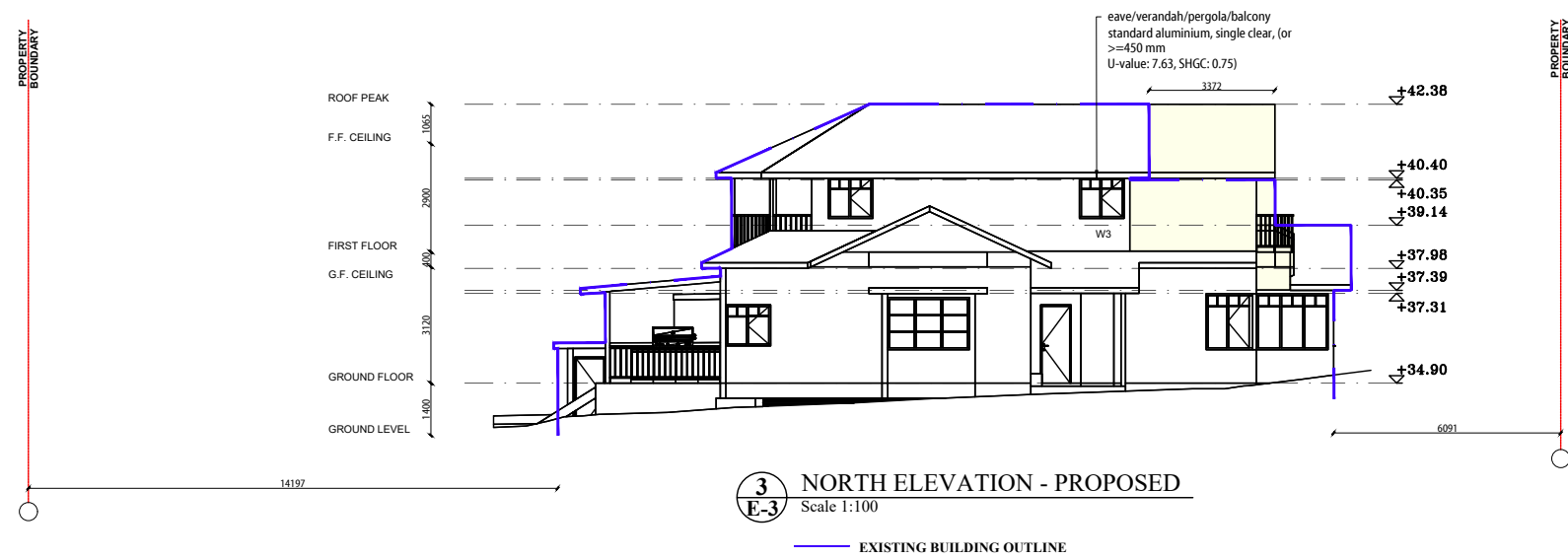
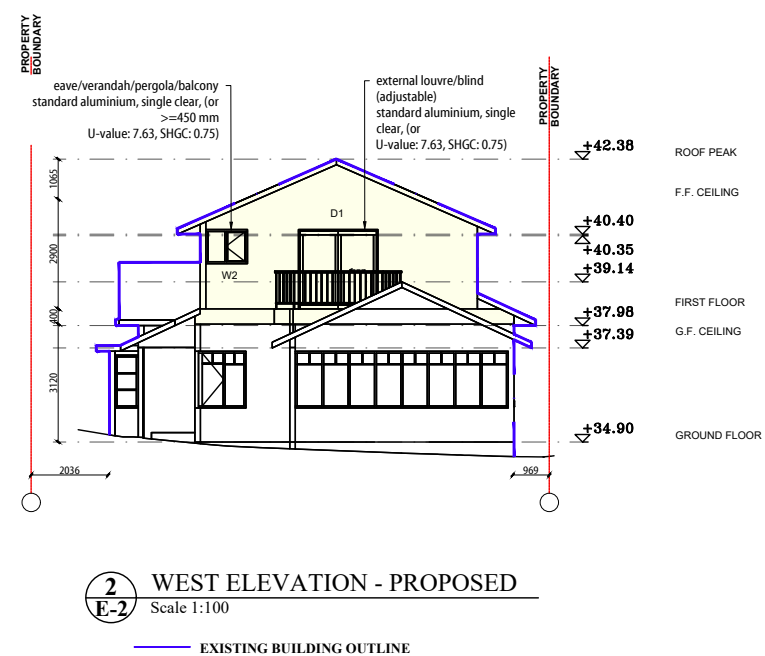
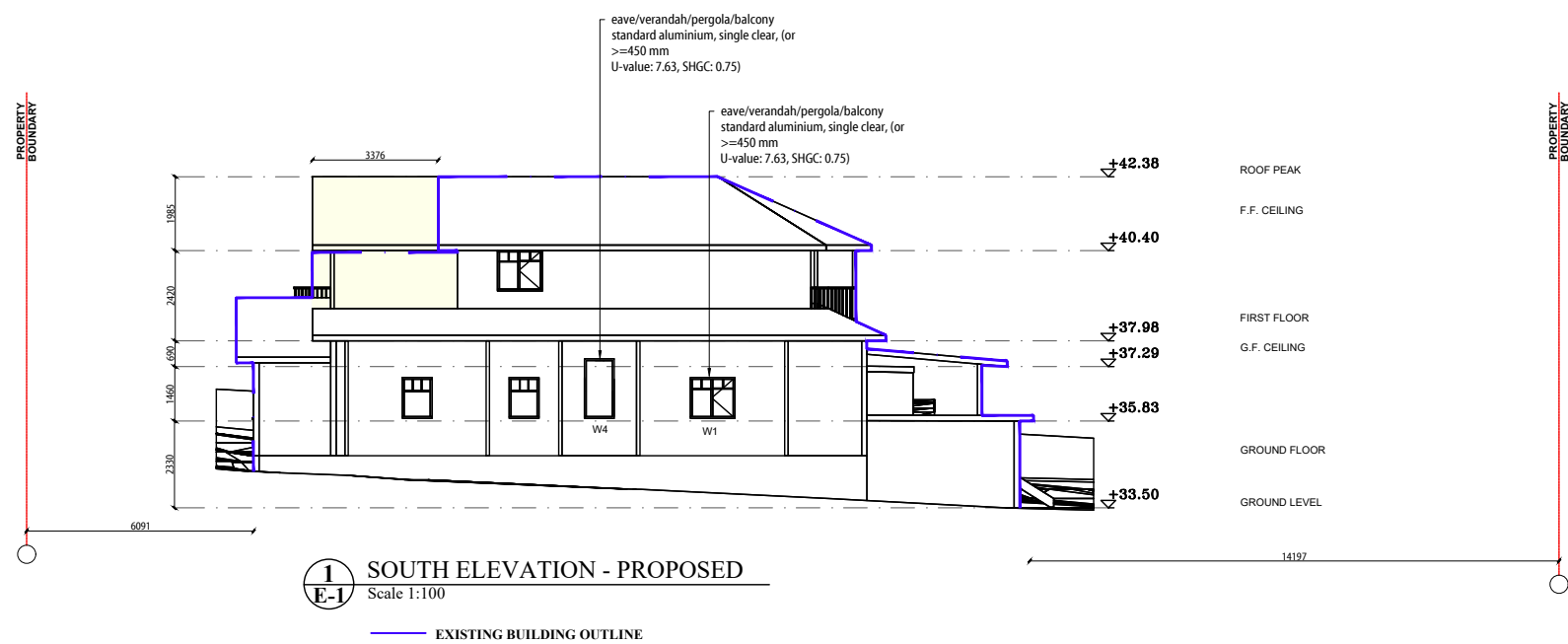
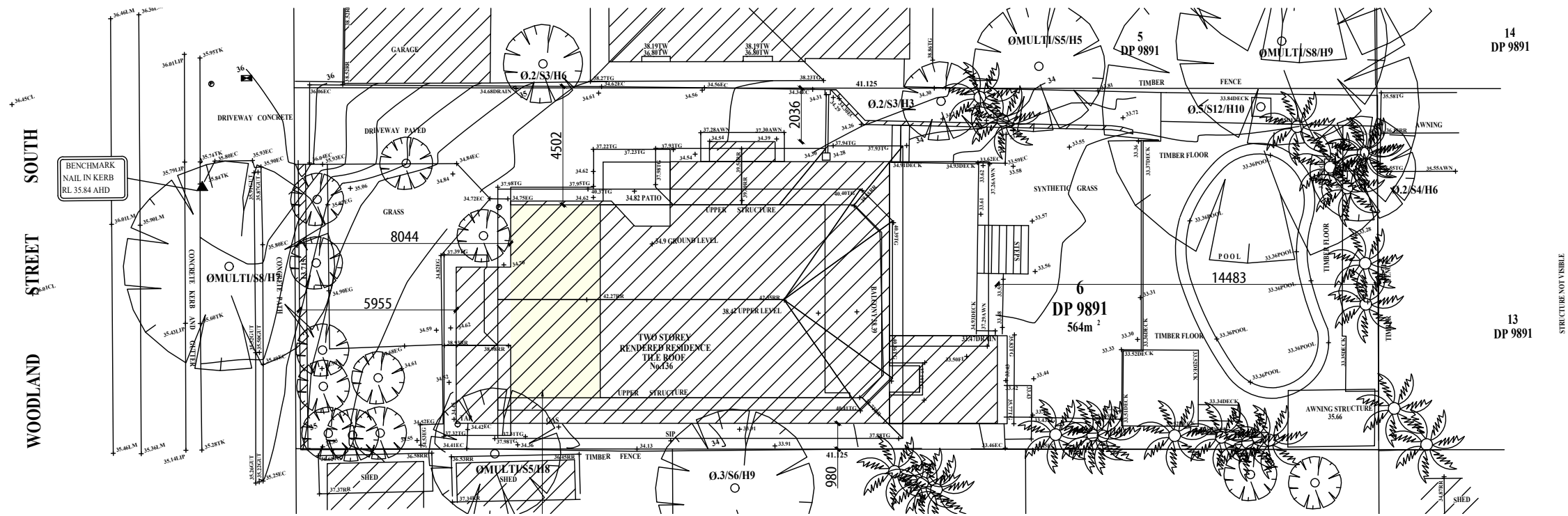
DP No. 9891

LOT No. 6

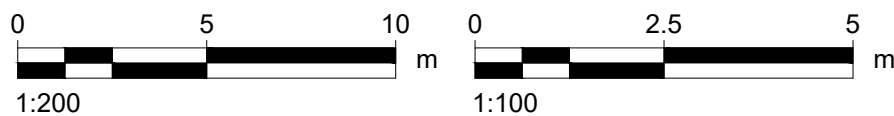
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Sheet**NP****DP No.**

9891

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Sediment Trans

Erosion & Sediment Controls

1. *Journal of Management Studies*, 1997, 34, 1, 1-14.

Designated Site Manager/Builder

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESPONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT WORKS.

Topsoil Management

Topsoil management

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUCED BY EITHER SLASHING OR MOWING.

ALL TOPSOILS TO BE RETAINED AND PROTECTED FOR REUSE ON SITE.

SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREE SUBURSES.

SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY RESULTING STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN IMPERVIOUS MATERIAL, IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT.

IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS.

SURPLUS TOPSOILS MUST BE REASONABLY REMOVED FROM SITE.

Building Material Stockpiling

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

Sediment Fences

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S) OF THE SITE, ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.



SCALE 1:200

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Project ADDITONS AND ALTERATIONS	Sheet
Date 05.08.2019	S1
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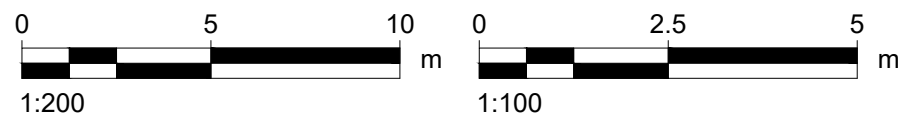
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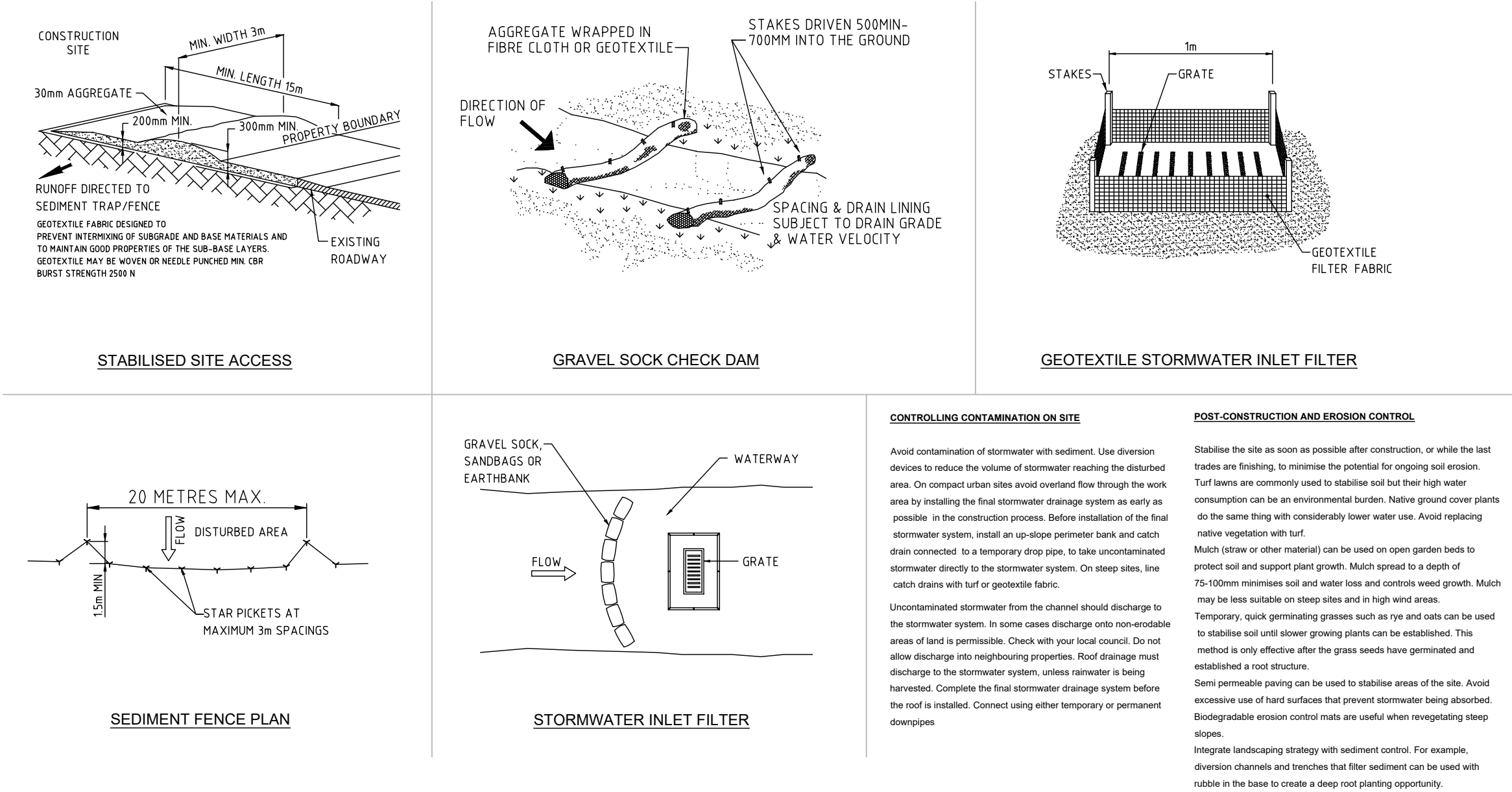
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Project ADDITIONS AND ALTERATIONS	Sheet S2
Date 05.08.2019	
Scale NTS	

DP No. 9891		
LOT No. 6		
No.	Revision/Issue	Date

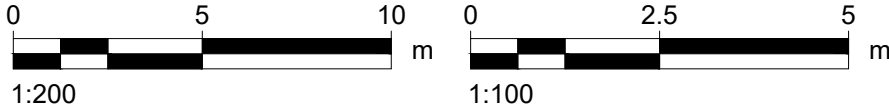
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SEDIMENT & EROSION CONTROL - ADDITIONAL DETAILS TO BE FOLLOWED BY SITE MANAGER / CONSTRUCTION WORKERS

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Project ADDITIONS AND ALTERATIONS	Sheet
Date 05.08.2019	S3
Scale NTS	

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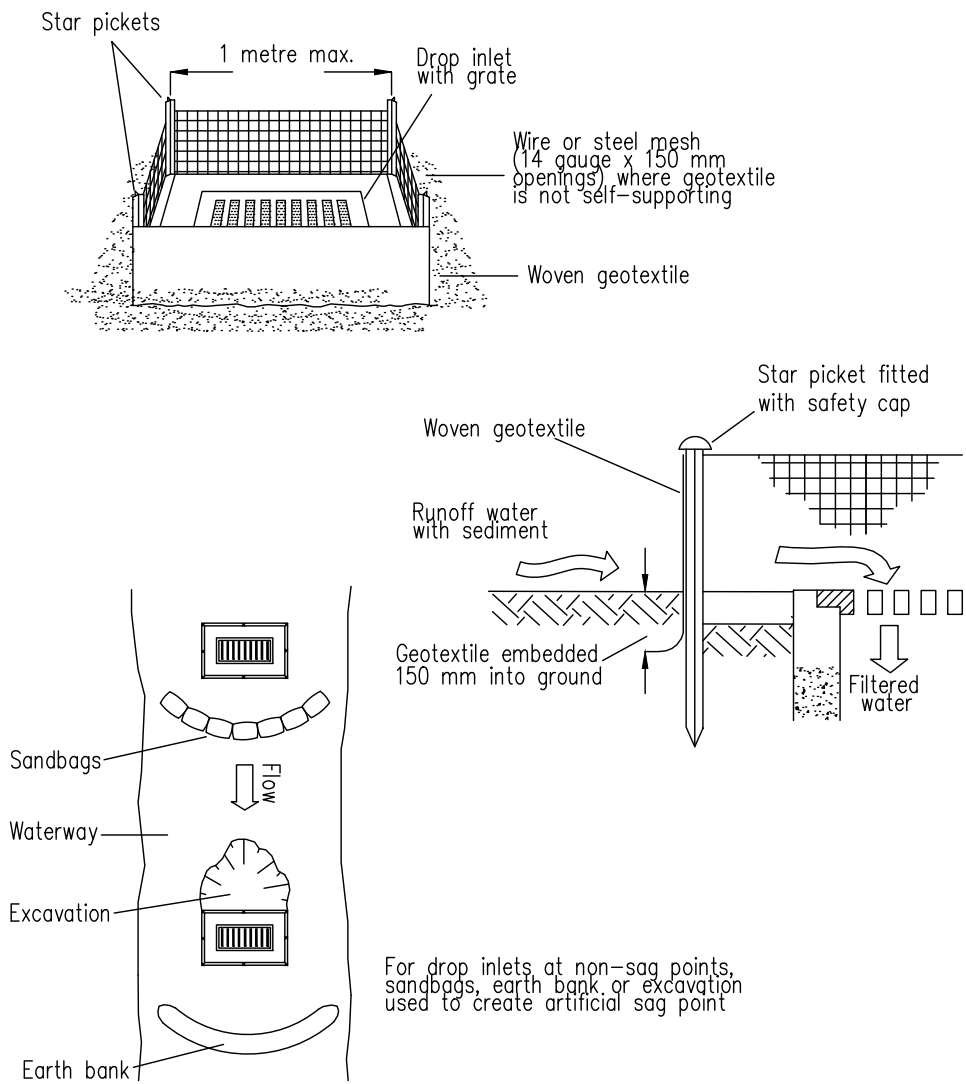
LOT No. 6

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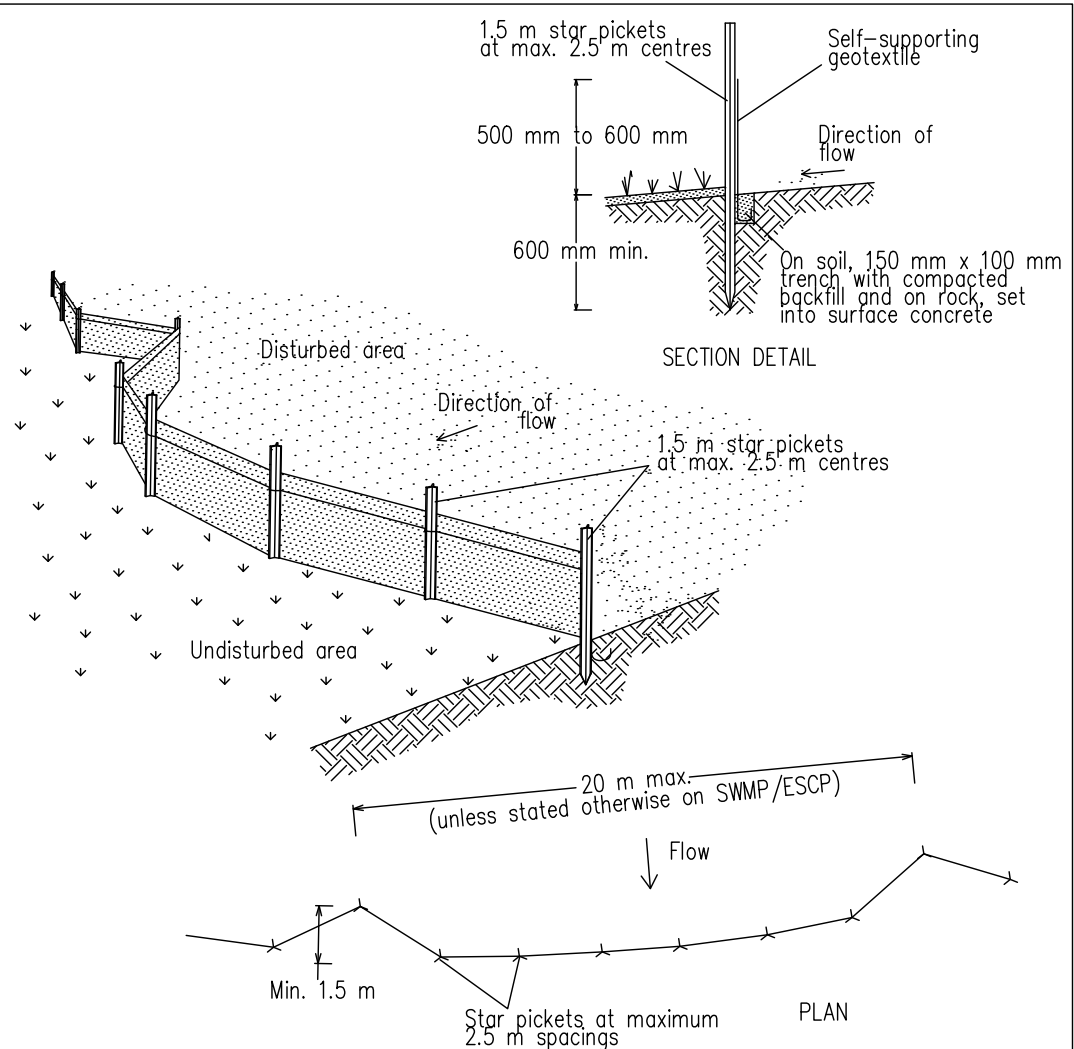


Construction Notes

1. Fabricate a sediment barrier made from geotextile or straw bales.
2. Follow Standard Drawing 6-7 and Standard Drawing 6-8 for installation procedures for the straw bales or geofabric. Reduce the picket spacing to 1 metre centres.
3. In waterways, artificial sag points can be created with sandbags or earth banks as shown in the drawing.
4. Do not cover the inlet with geotextile unless the design is adequate to allow for all waters to bypass it.

GEOTEXTILE INLET FILTER

SD 6-12



Construction Notes

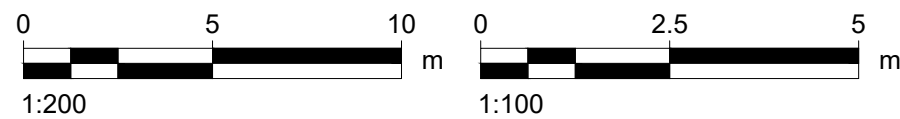
1. Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
2. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
5. Join sections of fabric at a support post with a 150-mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

SEDIMENT FENCE

SD 6-8

GENERAL NOTES

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Project ADDITONS AND ALTERATIONS	Sheet
Date 08.2019	SA
Scale NTS	

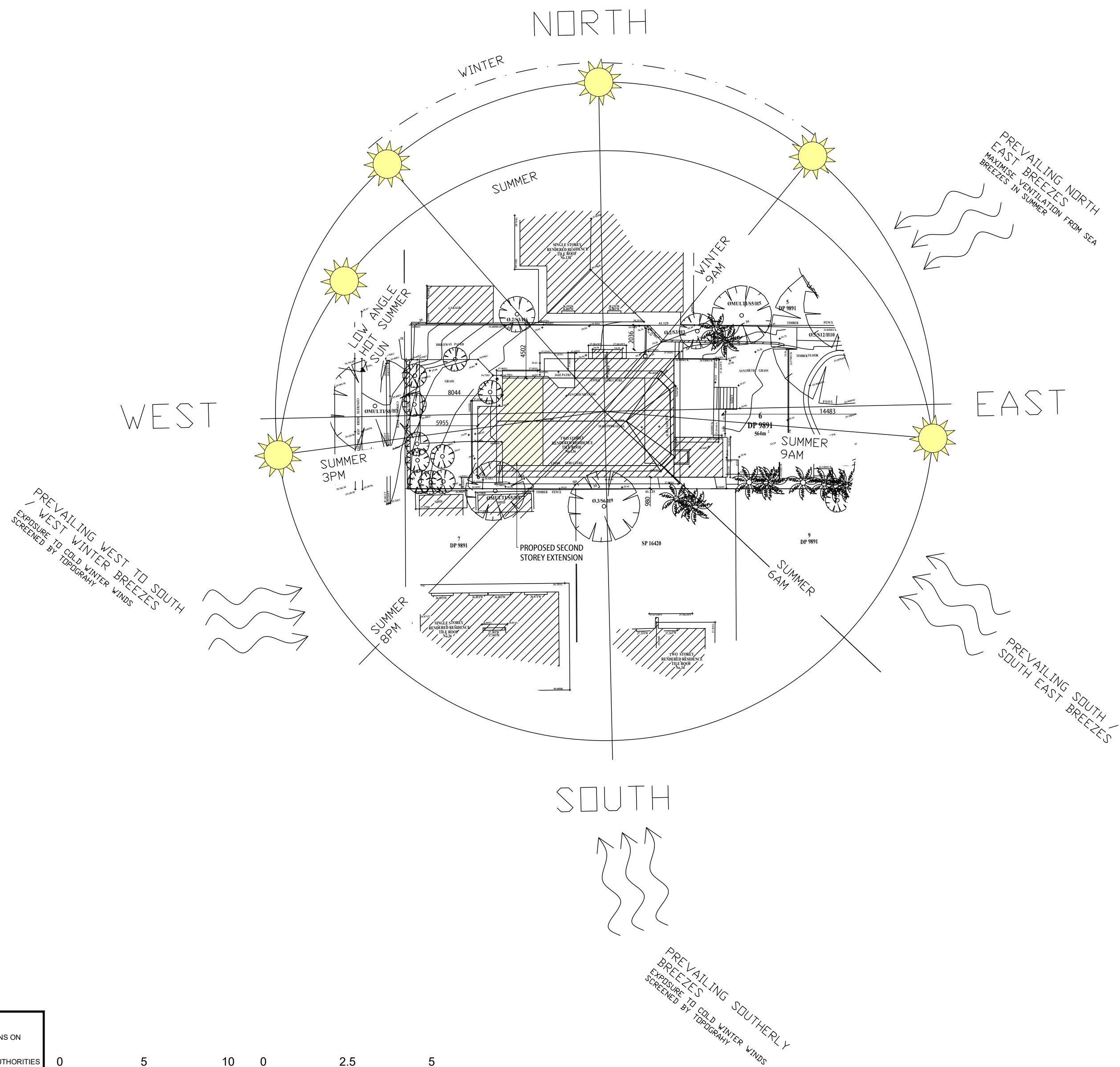
DP No. 9891LOT No. 6[illegible]

No.	Revision/Issue	Date
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Project Name and Address

JOHN O'LEARY
136 WOODLAND ST
BLAGOWLAH
SYDNEY
2093.NSW.



- BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS
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Project ADDITIONS AND ALTERATIONS	Sheet
Date 05.08.2019	N1
Scale NTS	

DP No. 9891

LOT No. 6

No.	Revision/Issue	Date
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dh DRAFTING HELP
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02 97763474

Project Name and Address
JOHN O'LEARY
136 WOODLAND ST
BLAGOWLAH
SYDNEY
2093.NSW.

PRELIMINARIES

All work to comply with the Building Code of Australia, current editions of the relevant Australian Standards, and industry codes of practice.

Select, store, handle and install propriety products or systems in accordance with the published recommendations of the manufacturer or supplier.

Dimensions and Setout
Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work. The site foreman shall be responsible for verifying all dimensions and levels prior to the commencement of the Works. In the event of discrepancies in the setout of the Works, the builder should refer to the Project Designer for clarification before proceeding.

TERMITE PROTECTION

Termite protection to AS3660.1.
Use a physical barrier system installed by licensed installers to manufacturer's specification.
Obtain all relevant certification from licensed installers to the effect that these works have been executed in accordance with the BCA, Aust. Stds and relevant codes of practice.

SITE PREPARATION

Groundworks for slabs and footings to AS2870.
Demolition to AS2601.
Avoid erosion, contamination and sedimentation of the site, surrounding areas and drainage systems. Limit clearing of the Site to areas to be occupied by the Works, paving and landscaping. Grub out or grind stumps of all trees to be removed from the site.

EXCAVATION

Excavate to give the levels and profiles required for construction, site services, paving and landscaping. Allow for compaction and settlement. Confirm bearing capacity for foundations is adequate. Provide even bearing surfaces for load-bearing elements including footings. Grade to ground surface externally to drain ground or surface water away from the buildings without ponding. Remove all loose material, debris and organic matter prior to placing fill, ground slabs and load-bearing elements. Compact the ground to achieve required density.

VAPOUR BARRIERS

All vapour barriers to AS2870.
Provide vapour barriers below all ground concrete slabs (if required) on sand blind surface sufficient to cover hard projections. Barriers to be minimum 0.2mm thick impact resistant polyethylene film.
Provide anti-caps between any brick or stone piers and sub walls and timber bearers.

SERVICE TRENCHES

Excavate trenches as required to bring all services to the Works. Trenches to be straight between manholes, inspection points and junctions where practicable, of minimum depth required to adequately accommodate relevant service. Obtain inspection approvals where relevant prior to backfilling. Backfilling to be compacted to prevent subsidence.

CONCRETE CONSTRUCTION

Concrete structures generally to AS3600.
Ground slabs and footings to AS2870.
Ready-mixed concrete to AS1379.
All reinforcement to be in accordance with Engineer's drawings and specification. Place all concrete uniformly over the width of the slab to achieve a level face. Provide construction joints as required.
Compaction, curing and formwork stripping to comply with Aust. Stds and codes of practice.

TIMBER AND STEEL CONSTRUCTION

All timber framing and flooring to AS1684, AS1720.1 where relevant.
Structural steelwork to AS4100.
Preparation of metal surfaces to AS1627.
Flashing and damp-proof courses to AS2904.

DOORS AND WINDOWS

All doors and windows generally to AS2047.1 as per door and window schedule.

To match existing upvc system throughout. Reuse existing doors and windows as denoted on the drawings

Install flashings, weather-bars, drips, storm moulds etc. to prevent water entering building between frames and the building structure. Install all door and window sets plumb, level, straight and true, adequately anchored and free of building loads and structural deflection.

LININGS

All plasterboard linings to AS2588, 13mm thick sheets to ceilings, 10mm thick sheets to walls. Moisture resistant plasterboard to be used in all wet areas.
All fibre cement linings to AS2908.2, walls - 9mm-thick sheets, suspended soffits - 9mm-thick sheets, floors - 18mm thick sheets.
All installation to AS2589.1. Linings to be fixed to framing at recommended spacing. Ensure all linings are level, plumb, straight and true as applicable. Provide recessed edge sheets and finish flush with perforated reinforcing tape. Provide flashings, trim and sealants to effectively waterproof wet areas. Provide timber trim as detailed and where necessary to make neat junctions between components and finishes. Provide Rondo stopping bead profile to ceiling planes.

WATERPROOFING AND WET AREAS

All waterproofing to AS3740. All liquid and sheet membrane systems to be specific for their intended purpose, installed to manufacturer's specification, properly and effectively terminated at perimeters and drainage outlets. Provide certification by a credited certifier for waterproofing works prior to executing subsequent stages of Works. Provide a written guarantee for all waterproofing membranes of not less than 12 years.

TILING

All tiles to be cut to fit neatly around fixtures and fittings and at perimeters. Drill holes with damaging tile faces. Return tiles into sils, reveals, and opening. Butt up to returns, frames, fittings and other finishes. Distribute variations in hue, colour and pattern uniformly by mixing tiles or tile batches before laying. Allow beddings to set and attain working strength before opening areas to traffic. Set out tiles from the centre of floors and walls. Align joints between floors and walls where possible. Grade floor tiling even falls to floor wastes. Ensure level junctions to walls. Achieve minimum falls of 1 in 100 generally and 1 in 60 in shower wastes. Junctions between tiled floors and other materials to be finished with corrosion-resistant metal dividing strip fixed to the substrate. Do not compromise waterproof membrane. Bath cavities to be ventilated with min. 2 ventilation points...

FLOOR COATINGS AND COVERINGS

Polished concrete slab to be helicoptered burnish finish to Proprietor's specification.
Timber Floor coating to be 2 - 3 coats of Bona Mega (Silk Matt), applied using a Bona Roller or applicator. A coverage rate of 8-10m² / litre should be observed. Application to manufacturers specification.

PAINTING

All painting AS2311 and paint manufacturer's specifications.
Clean off marks, paint spots and stains progressively.
Touch up damaged paintwork with original paint batch where possible.
Refer to finishes schedule for details of painted finishes.

Steelwork

Fabricate and erect all structural steelwork in accordance with Structural Engineer's drawings and specifications. Submit shop drawings to Designer and Engineer for approval before commencing fabrication. All welds to be free of slag. Remove all swarf from steelwork and surrounds immediately after it is deposited. All propriety fixings to be compatible with steelwork finish. Obtain certification from Structural Engineer to the effect that these works have been executed satisfactorily.

Flooring and Decking

Strip flooring to AS1684.
Particleboard sheet flooring to AS1859.1, installed to AS1860.
Fibre-cement flooring to AS2908.2.
New timber decking to AS2796.
Ensure building is sufficiently protected from weather prior to installing all strip- and sheet-flooring.

Decking

Timber deck in accordance with AS1684. Allow to fix select grade hardwood decking as supplied by Proprietor. All handling, storage, installation and finishing as recommended by the manufacturer. Allow for sufficient acclimatization prior to installation.

Wall framing

All framing to AS1684.
Provide additional noggings etc., where required to fix linings, cladding, hardware, fixtures, fittings and accessories.

Provide damp proof courses under bottom plate of external clad-frame walls on slabs or dwarf masonry walls. Provide flashings to all external openings sufficient to prevent entry of moisture and wind-driven rain and other precipitation.

MASONRY CONSTRUCTION

Masonry generally to AS3700 and masonry units to AS4455.
Provide anti-caps between any brick or stone piers sub walls and timber bearers.

INSULATION AND SARKING

Provide flexible membrane material normally used for waterproofing, vapour retarding or thermal reflective insulation.
All bulk insulation to AS3742, installed to AS3999.
All sarking material to AS4200.1.
Fit all batts tightly between framing members, and support securely. Provide vapour-permeable sarking under cladding which does not provide a permanent weatherproof seal, including boards or planks fixed in exposed locations where wind-driven rain can penetrate the joints. Apply to the outer face of external studs from top plate down over bottom plate and flashing. Run across studs and lap min. 150mm at joints. Provide roof sarking as part of roof insulation. Finish sarking at least 50mm clear of ridges.

ROOFING GUTTERING DOWNPIPES

new 150mm half-round guttering throughout with matching support brackets as selected
new 90mm dia downpipes as shown
new roof tiles (as required to rear extended roof only) to match existing installed in acc with manufacturers specifications
existing roof tiles to be carefully removed for reuse to front extended roof

ROOF PLUMBING

All roof plumbing to AS2179.1 and AS2180.
All fasteners and mechanically fastened joints to be sealed with silicone sealant. Flashing projections above and through roofing with 2-part apron flashing and over-flashing, min. 100mm overlap. Allow for independent movement between roofing and projection. All cover and under-flashing materials to be electrolytically compatible with roof sheeting and rainwater goods. Provide minimum 0.48 BxI steel cappings and fascias pre-formed to profiles indicated on details prior to delivery. All cappings and flashings to be in single, continuous lengths. All accessories and fixings as per sheet metal fabricator's recommendation. All guttering and roof sheeting to achieve minimum falls as per Aust. Stds and sheet metal manufacturer's recommendation.

CABINETRY

Allow to build in and fit off all sinks and tubs, and other plumbing fixtures to be supplied by Proprietor.
Allow to co-ordinate between electrical and plumbing trades during installation of all cabinetry.

ARCHITECTURAL METALWORK

All metalwork strictly to Structural Engineers specification where applicable and to Designer's details. Confirm all measurements on site before fabrication. Prefabricate components off-site where possible for on-site fixing. All work to be set into position truly plumb, square and level and secured to suit loadings in vertical and horizontal alignment.

PLUMBING DRAINAGE AND GAS INSTALLATIONS

All plumbing and drainage work strictly in accordance with AS3500.
All gas installations to AS3601.
Install piping in straight lines and to minimum uniform grades where required. Ensure all piping is installed to prevent vibration and water-hammer whilst permitting thermal movement. Prevent direct contact with incompatible metals. Lines in sub-floor spaces to be min. 150mm clear of ground level. Ensure adequate access for inspection and maintenance where required.

Stormwater and Wastewater

Use temporary covers during construction to openings and keep system free of debris. Flush system clean upon completion. Connect subsoil drains to groundwater drainage system. Laundry tub, washing machine and kitchen sink to be plumbed directly into drainage lines via dedicated charged waste. Do not plumb through floor waste.

Rainwater Storage

All plumbing and drainage work strictly in accordance with AS1273 / AS2179 / AS3500.
First flush devices to be fitted to all downpipes. All inlets and outlets to be protected with suitable mosquito barrier.

Gas

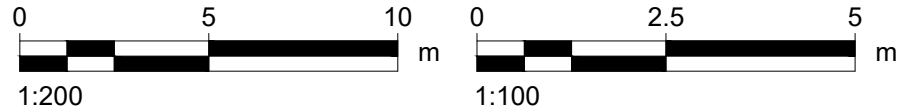
Gas supply to be installed to Local Authority Requirements. On completion of installation and testing, turn on isolation and control valves and purge and charge the installation.

DOMESTIC ELECTRICAL AND MECHANICAL INSTALLATIONS

All domestic electrical works to AS3018.
All mechanical installations to AS1668.
All telecommunications installations to AS1501.8.
Provide switches, outlets and plates generally in accordance with wiring diagrams. Provide control switchgear, circuit breakers and earth leakage protection devices as required. Provide for installation of exhaust fans where required, appropriate to the use and size of the rooms to be ventilated. Connect and duct ceiling grilles to suitable, rainproof exterior outlets. Install smoke alarms as required by Aust. Stds and BCA.
Test all electrical installations, smoke alarms and mechanical ventilation prior to completion.

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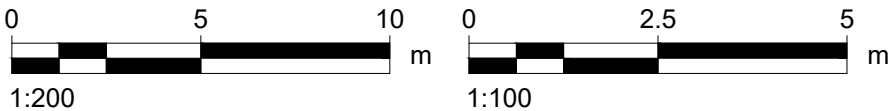
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Drafting Help Terms and Conditions

In these terms and conditions (Terms), Drafting Help means Drafting Help ACN: 621 017 007 and You means the person listed in the Quote (being the quote to which this document is attached) as the client of Drafting Help (and Your has a similar meaning).

You agree to, and will be bound by, these Terms upon the earlier of Your written or oral confirmation to Drafting Help to commence the Services (being the services specifically set out in the Quote, subject to any exclusions or assumptions in the Quote); and You making any payment to Drafting Help in connection with the Services. You agree that you have been given the opportunity to read and understand these Terms.

- You have engaged Drafting Help to perform the Services and agree to pay Drafting Help the Fee (being the fee set out in, or calculated in accordance with, the Quote and these Terms) in accordance with these Terms. If, at any time, You seek to end or cancel these Terms prior to the completion of the Services, without limiting Drafting Help's rights, Drafting Help may suspend the performance of the Services, and You must pay Drafting Help the balance of the Fee, immediately.
- Subject to these Terms, Drafting Help will perform the Services with due care and skill.
- You will pay the Fee in the manner, and at the times, set out in the Quote. If You do not comply with this paragraph, Drafting Help may immediately suspend the performance of the Services until such time as You have complied with this paragraph.
- You will pay a default interest rate on any overdue payments at the rate of 18% per annum (calculated and compounding daily). This paragraph 4 survives termination of these Terms.
- You will provide Drafting Help with all assistance, documentation, information and instructions requested by Drafting Help to enable Drafting Help to perform the Services (Input). If You do not comply with this paragraph, Drafting Help may itself carry out those activities at Your cost (calculated in accordance with the rates and prices set out in the Quote).
- Drafting Help will not be held responsible for any error, defect, omission, fault, inconsistency, discrepancy or ambiguity in or between the designs or documents prepared by or on behalf of Drafting Help in (or incidental to) the performance of the Services (Deliverables), to the extent caused by Your failure to comply with, or any Input provided by or on behalf of You for the purpose of, paragraph 5. This paragraph 6 survives termination of these Terms.
- If Drafting Help is asked to, or is required to perform:
 - services or activities which are different, or in addition, to the Services, You will pay Drafting Help for those services and activities; and
 - the Services in an order or sequence, or within a period of time, which is different to what Drafting Help had originally planned to perform those Services, You will pay Drafting Help the additional costs it suffers or incurs as a result of complying with the revised order, sequence or timing,in accordance with the rates and prices set out in the Quote (or, where those rates or prices are not applicable, in accordance with reasonable rates and prices determined by Drafting Help).
- You acknowledge and agree that the Fee is subject to change (and may be increased) where any fee, contribution, charge or third party cost increases (or a new fee, contribution, charge or third party cost is introduced) after the date Drafting Help issued the Quote.
- Despite anything to the contrary (to the maximum extent permitted by law):
 - Drafting Help excludes all terms implied by statute, in fact, at law or on any other basis;
 - You acknowledge and agree that Drafting Help and its employees and consultants are not registered architects, engineers or surveyors;
 - You acknowledge and agree that the Services are performed solely for Your benefit, and that no

third party will be permitted to use or rely upon the Deliverables, and Drafting Help will not be liable or responsible for any use, reliance or adaptation of the Deliverables;

- You acknowledge and agree that the Services and the Deliverables are subject to inherent limitations having regard to the nature and the scope of the Services, and the circumstances in which they have been commissioned and are to be delivered (and, specifically, the Deliverables are not, and are not intended to be, plans or drawings for construction and should not be used or relied upon for this purpose);
 - You acknowledge and agree that Drafting Help is not liable or responsible for any work or services carried out or performed by any third party, including in relation to any survey, report, plan or drawing which Drafting Help relied upon, used, adopted or modified (directly or indirectly) in the performance of the Services;
 - Drafting Help is entitled to include limitation and disclaimer wording in all of the Deliverables to the foregoing effect;
 - in no event will Drafting Help be liable or responsible for any claim (or cost, expense, liability, loss or damage) caused or contributed to by any act or omission of You or any third party;
 - in no event will Drafting Help be liable or responsible for economic loss, loss of contract or goodwill, loss of profit or revenue, loss of business opportunity, loss of use, loss of reputation, loss of data, loss of production or production stoppage, financing or holding costs, increased expenses of operation or any indirect or consequential loss; and
 - Drafting Help's total liability arising out of or in connection with the Quote, these Terms, the Services and the Deliverables will not exceed the Fee (in aggregate),
- and these limitations and exclusions will apply whether the claim is based on breach of contract, tort (including negligence), under any warranty, under any indemnity, under statute, in equity or otherwise. This paragraph 9 survives termination of these Terms.

- Drafting Help will retain ownership in all intellectual property rights (including moral rights and copyright) in or arising from the Services and the Deliverables, and You (and any of Your contractors or consultants) must not do anything which may infringe any of those intellectual property rights or the intellectual property rights of third parties (and, if any infringement does arise, You will indemnify Drafting Help for any loss or liability it suffers or incurs as a result). This paragraph 10 survives termination of these Terms.

- If
 - You are in breach of these Terms, and You fail to rectify the breach within 14 days after being notified by Drafting Help; or
 - the Services are not completed by [insert date] as a result or consequence of (directly or indirectly) any event or circumstance which is beyond Drafting Help's reasonable control,Drafting Help may (without limiting its rights at law) terminate these Terms and You will be obliged to pay the balance of the Fee to Drafting Help immediately. This paragraph 11 survives termination of these Terms.

- If You have any issue or concern in relation to the Services or Deliverables, You must raise those issues or concerns to Drafting Help in writing within 7 days of first becoming aware of the issue or concern. If You do not comply with this paragraph, to the maximum extent permitted by law, You will have no claim against Drafting Help (and You release and discharge Drafting Help from any such claim). This paragraph 12 survives termination of these Terms.

- No provision of these Terms will be construed adversely to Drafting Help because Drafting Help was responsible for the preparation of these Terms.

- The Quote and these Terms constitute the entire agreement between Drafting Help and You in connection with the Services and the Deliverables, and prevail over and supersede all other communications or documentation entered into or exchanged between the parties.

- These Terms are governed by the law in New South Wales, and each party irrevocably submits to the non-exclusive jurisdiction of courts exercising jurisdiction in New South Wales.

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Project
ADDITIONS AND
ALTERATIONS

Date
05.08.2019

Scale
NTS

Sheet
N2

DP No. 9891

LOT No. 6

No.

Revision/Issue

Date

dh

DRAFTING HELP

ARCHITECTURAL DRAFTING & DESIGN SERVICES

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Project Name and Address

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BLAGOWLAH
SYDNEY
2093.NSW.

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			
floor above existing dwelling or building.	nil				
external wall: cavity brick	nil				
external wall: cavity brick	nil				
external wall: cavity brick	nil				
external wall: cavity brick	nil				
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			

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.		✓	✓			
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✓	✓			
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.		✓	✓			
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 Height (m) Distance (m)	Shading device	Frame and glass type	
W1	S	1.32	9	2.5	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	W	0.99	7	10.5	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	N	1.29	6	5	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	S	1.28	9	2.5	eave/verandah/pergola/balcony	standard aluminium, single clear, (or

GENERAL NOTES

- BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS
- ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.
- CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS



1:200

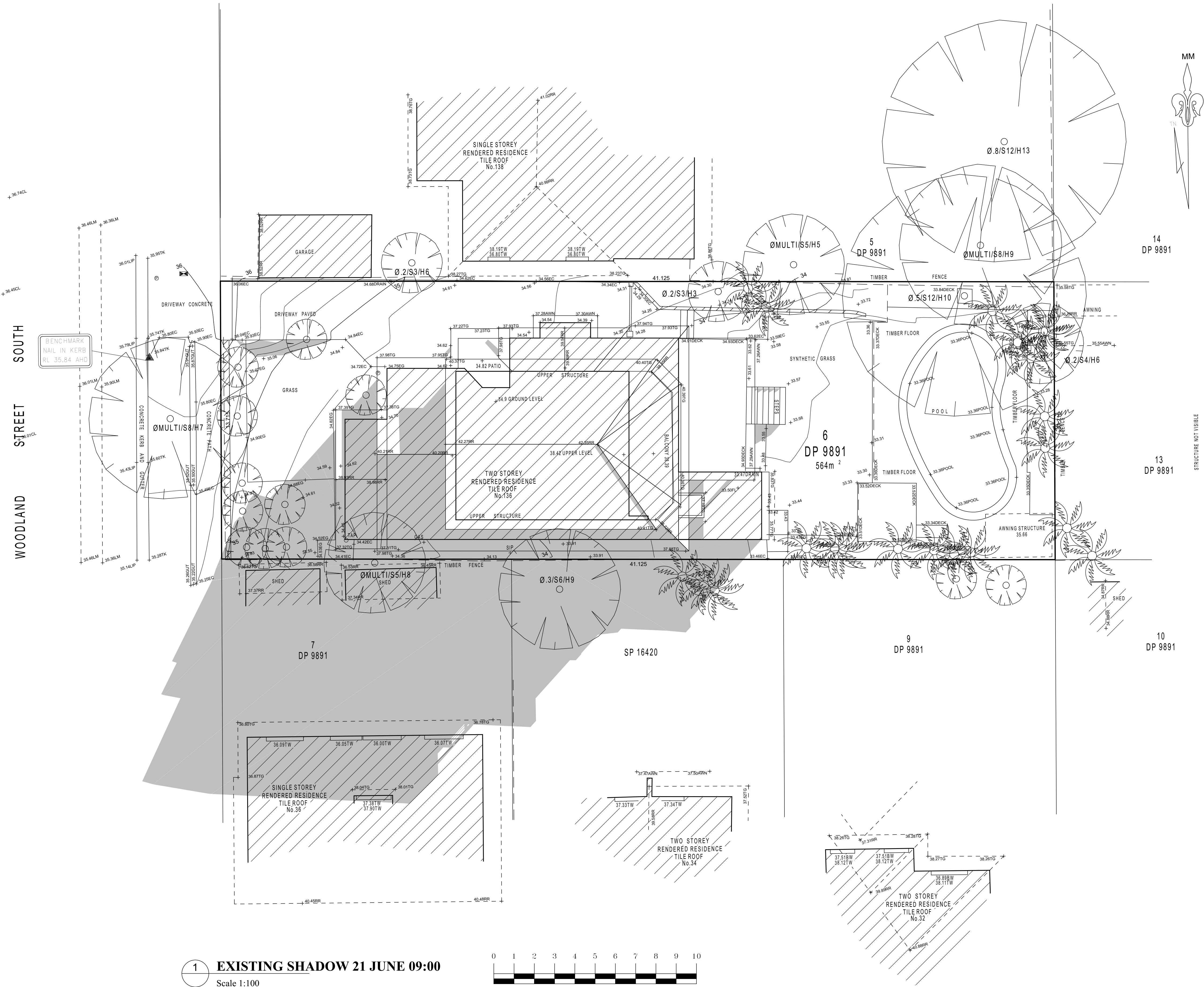
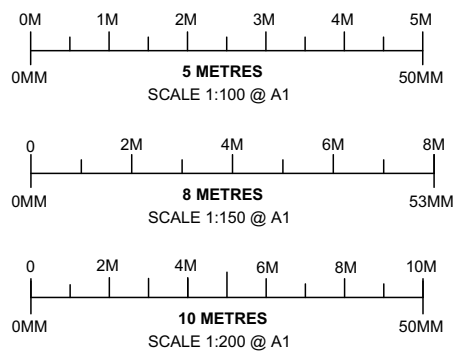


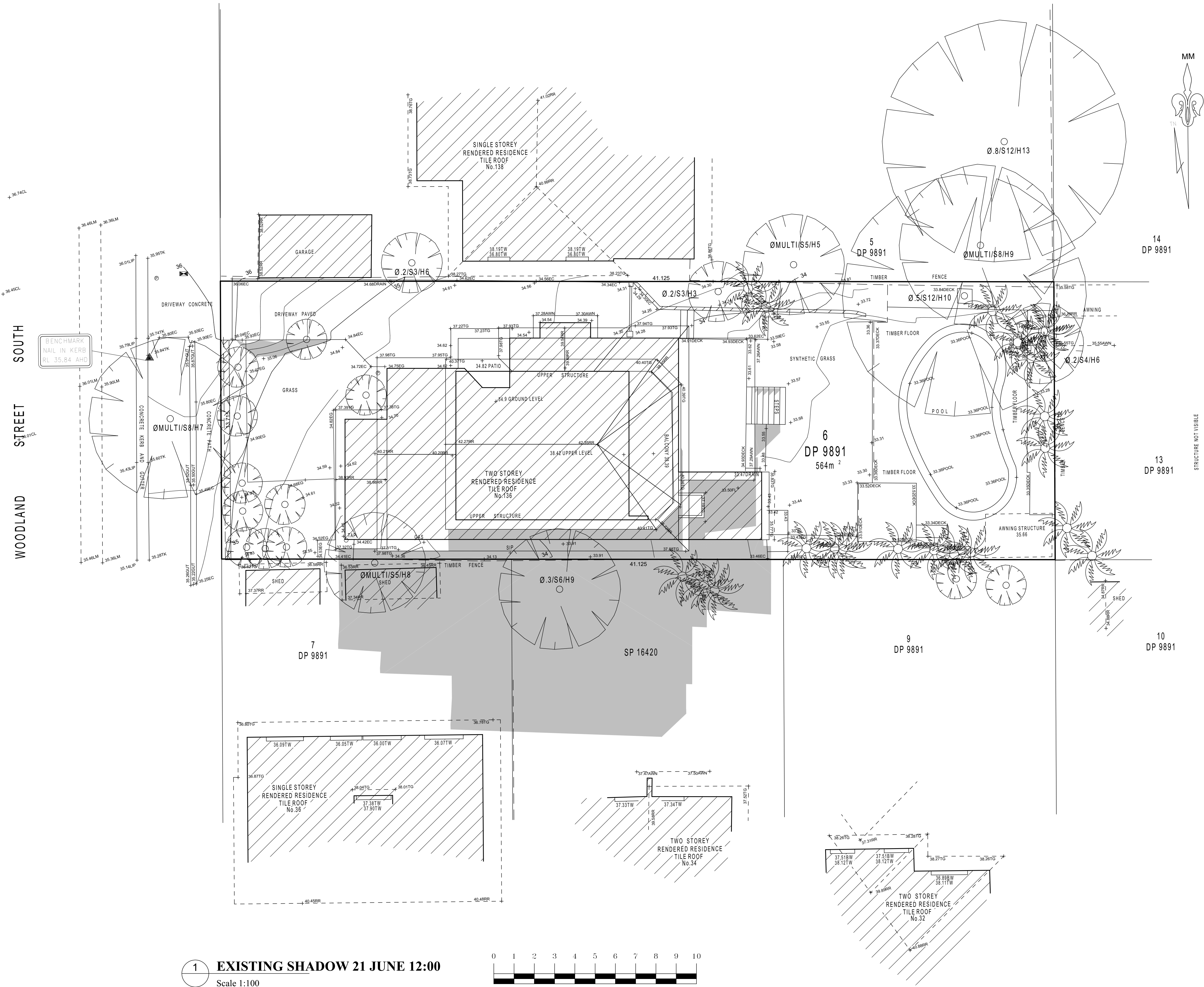
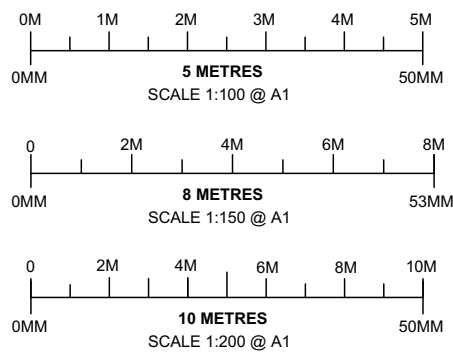
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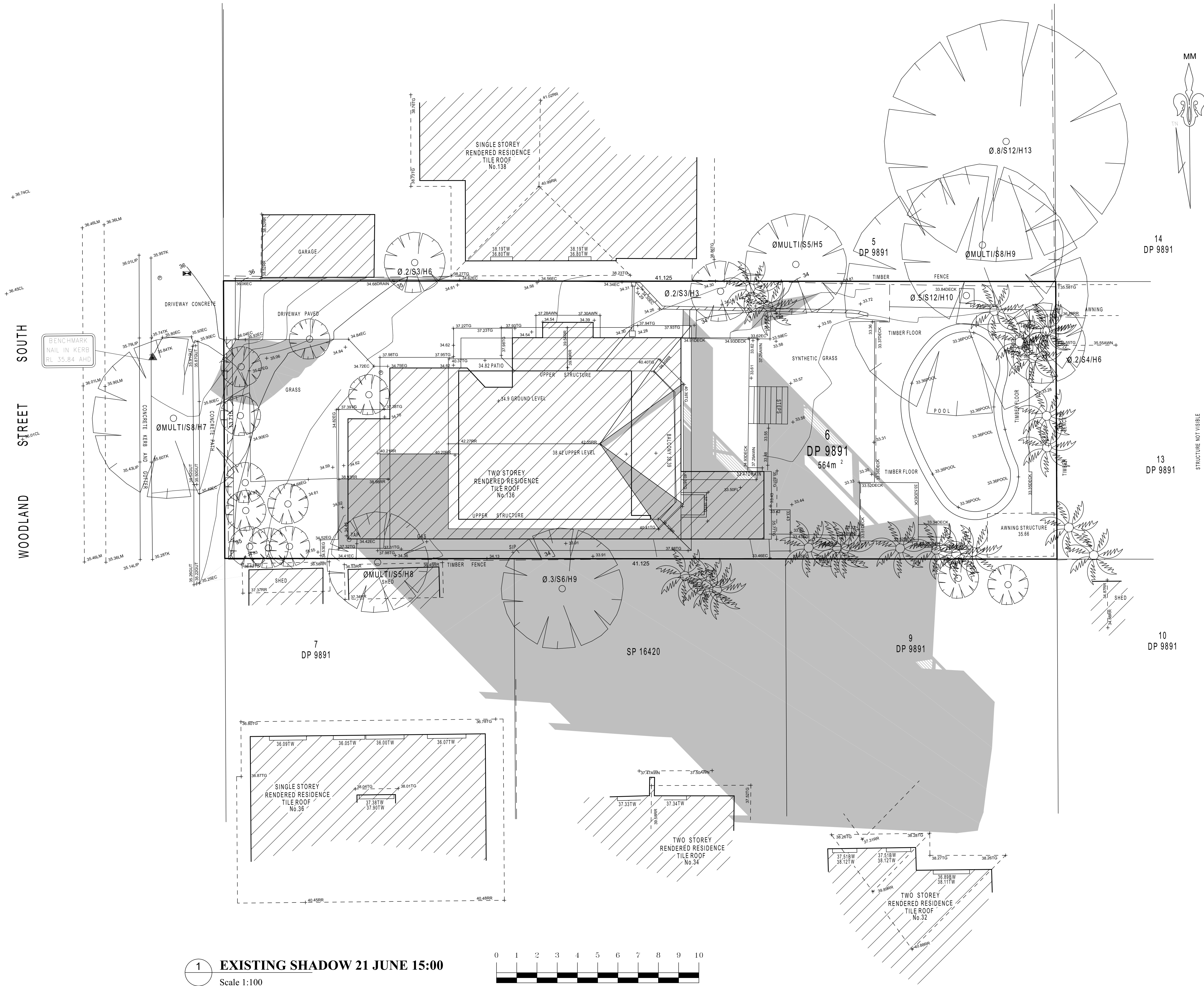
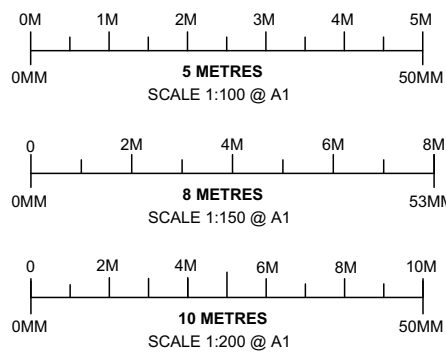
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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
D1	W	4.2	7	10.5	>=450 mm external louvre/blind (adjustable)	U-value: 7.63, SHGC: 0.75) standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION MANAGEMENT COUNCIL COMPLIANT PLANS		
General Notes		
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Project ADDITIONS AND ALTERATIONS	Sheet	
Date 05.08.2019	B1	
Scale NTS		
DP No. 9891		
LOT No. 6		
No.	Revision/Issue	Date
dhdrafting help ARCHITECTURAL DRAFTING & DESIGN SERVICES 5/470 Sydney Rd Blagowlah 2093 NSW www.draftinghelp.com.au 02 87763474		
Project Name and Address JOHN O'LEARY 136 WOODLAND ST BLAGOWLAH SYDNEY 2093.NSW.		







ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
MANAGEMENT
COUNCIL COMPLIANT PLANS

General Notes

It is the contractors responsibility to confirm all measurements on site prior to commencement of work. Drawings should not be scaled. Written dimensions only should be taken from drawings. These drawings are solely for the purpose of council submission.

DP No. 9891

LOT No. 6

No. Revision/Issue Date

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Tim Woods
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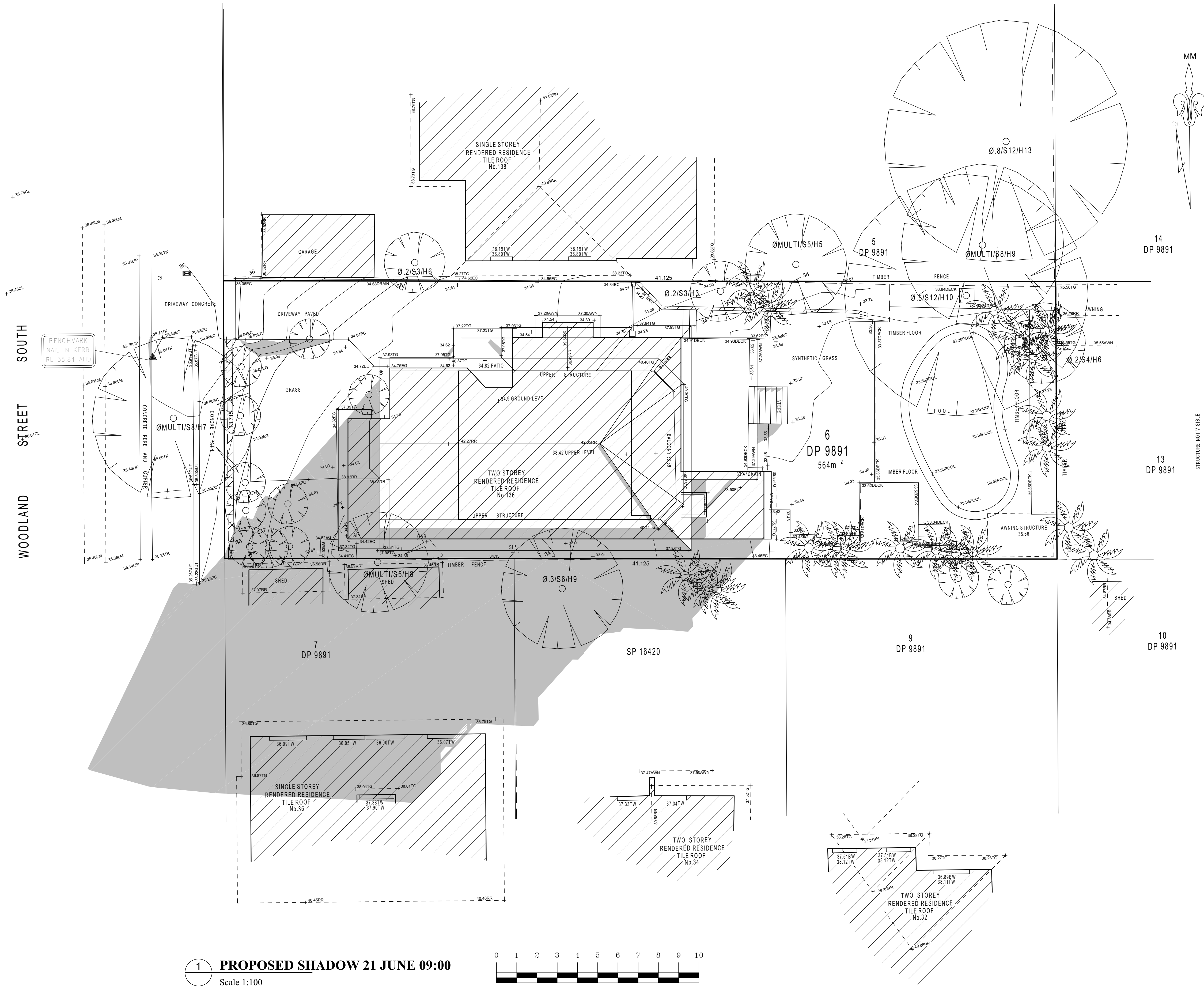
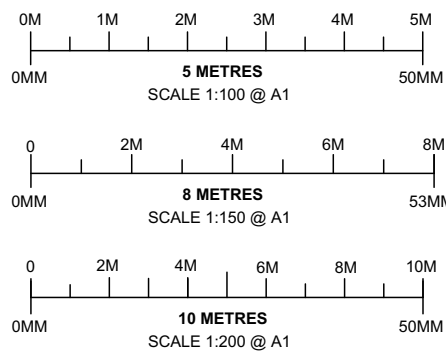
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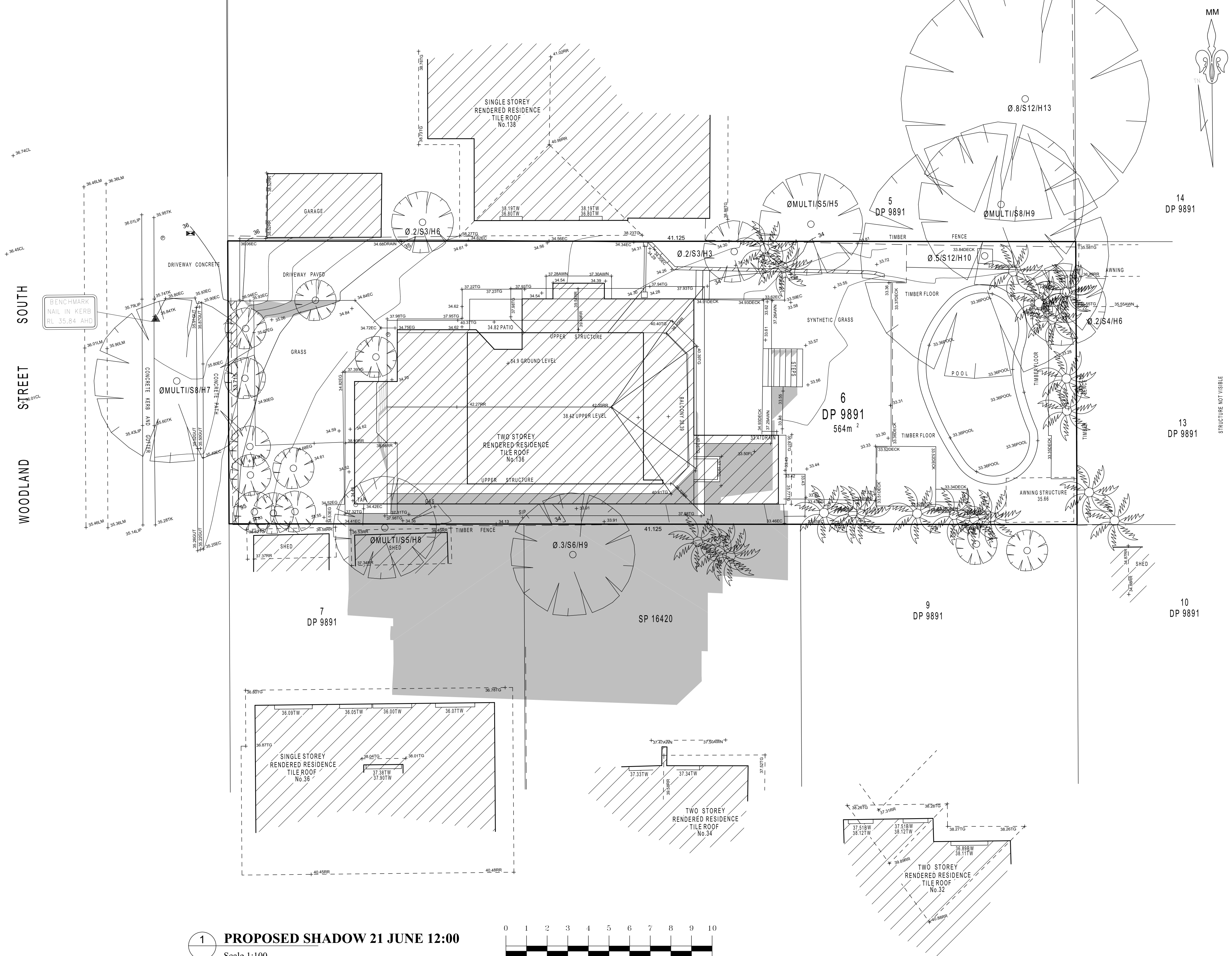
136 WOODLAND ST,
BALGOWLAH, NSW
2093

Project N136W Sheet

Date 30/08/2019 S.03

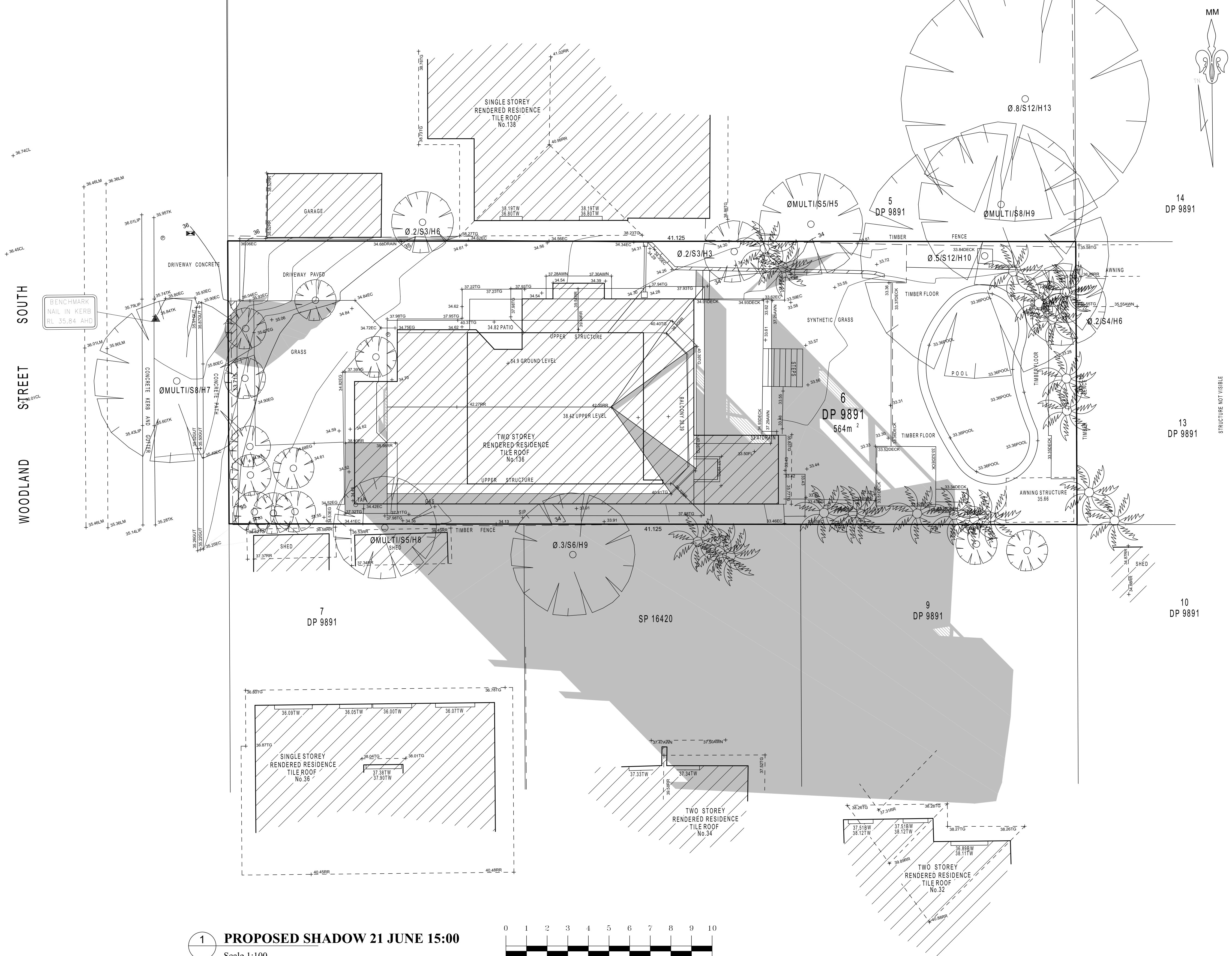
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Project	N136W	Sheet
Date	30/08/2019	
Scale	1:100	



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Project	N136W	Sheet S.06
Date	30/08/2019	
Scale	1:100	