

SPECIFICATION :

- "Approval" - obtained by either an "Accredited Certifying Authority" or "Local Council".
- The Owner will directly pay all fees associated with the following: building approval from Council or Accredited Certifier, any footpath and kerb deposits with the local council, insurance fees to Building Services Corporation, Long Service Leave Levies and approval fees by water and sewerage authorities. All other fees are to be paid by the Builder.  
The amount of any local authority deposits which are forfeited due to damage or other causes, will be deducted from payments due to the Builder.
- The Builder is to provide at his/her own expense, adequate Public Risk Insurance and arrange indemnification under the Workers Compensation Act. Works insurance to be as stated in the contract conditions.
- All tenderers are to visit the site to satisfy themselves as to the nature and extent of the works, facilities available and difficulties entailed in the works, as variations will not be allowed due to work arising owing to neglect of this clause.
- These drawings shall be read in conjunction with all structural and other consultant's drawings and specifications and with any such written instructions as may be issued during the course of the contract.
- Set out dimensions shown on the drawings shall be verified by the Builder on site before commencement of any work. Dimensions shall not be obtained by scaling the drawings. Use only figured dimensions. All dimensions are in millimetres.
- The Builder is to ensure all construction, levels and other items comply with the conditions of the Building Approval.
- Any detailing in addition to what is supplied shall be resolved between the Owner and the Builder, to the Owner's approval, except for any structural details or design which is to be supplied by the Engineer.
- All work to be carried out in a tradesman like manner and in accordance with the standards, codes and regulations of the Standards Association of Australia, National Construction Code of Australia and any Statutory Authority having jurisdiction over the works.
- All structural work is to be in accordance with the structural details prepared by a suitably qualified Structural Engineer. Including but not limited to, all piers, footings, concrete slabs, retaining walls, steelwork, formwork, underpinning, additional structural loads, timber framing, wind bracing and associated connections. Builder to obtain prior to finalising tender, unless previously obtained by owners.
- All brickwork is to be selected by owners and is to comply with AS 1640. All masonry is to comply with AS 3700.
- Provide all metalwork and flashings necessary to satisfactorily complete the works.
- All timber construction to be in accordance with AS 1684 - "Timber Framing Code".
- All glazing installed is to comply with AS 1288, AS 2047 and in accordance with manufacturer's recommendations.

- All wall and ceiling linings to be plasterboard or cement render as selected and villaboard or equal in wet areas. Workmanship is to comply with the relevant Australian Standards or installed in accordance with manufacturer's specifications.
- All bathrooms and wet areas to be adequately waterproofed to manufacturer's specification and in accordance with AS 3740 and Part 3.8.1 of the National Construction Code - Volume 2, provisions for Class 1 and Class 10 buildings.
- All architraves and skirtings to be to owner's selection or provide standard colonial mouldings or to match existing. Paint or stain finish as selected.
- All plumbing and drainage works to be installed and completed by a licenced tradesperson and in accordance with the statutory body having authority over the works. Connect all waste to Sydney Water sewer line.
- Connect all stormwater to existing system or street drainage system in accordance with AS 3500 and part 3.1.2 Drainage, of the National Construction Code - Volume 2, provisions for Class 1 and Class 10 buildings.
- Smoke detector alarms to be installed in accordance with AS3786 and part 3.7.2 of the National Construction Code - Volume 2, provisions for Class 1 and Class 10 buildings
- Termite protection measures to comply with AS3660 and be installed to manufacturer's specification.
- Stairs and Balustrades to comply with part 3.9.1 & 3.9.2 of the National Construction Code - Volume 2, provisions for Class 1 and Class 10 buildings.
- Electrical works to be in accordance with SAA wiring rules and be done by a licensed tradesman. Obtain electrical layout prior to proceeding. All electrical power (GPO) and light outlets to be determined by owner.
- Any work indicated on the plans but not specified and any item not shown on the plans which is obviously necessary as part of proper construction and/or finish, is to be considered as shown and specified and is to be undertaken at the Builder's expense.
- Variations will not be permitted without prior written approval by the owners.
- The Builder shall provide sediment and siltration control measures as required by Council and maintain them throughout the duration of the works.
- A legible copy of the plans bearing approval stamps, must be maintained on the job site at all times. Hours of construction shall be restricted to the times as required by the building approval.
- The Builder is to arrange for all inspections required by the relevant authorities and/or lending institutions, to their requirements.
- The Builder is to obtain approval for interruptions to existing services and minimise the duration and number of interruptions. Any interruptions to existing services and equipment is to be undertaken by appropriately qualified tradespersons.
- The Builder shall restore, reinstate or replace any damage to existing structures or landscaping caused by the construction works or workmen.
- Provide protection to existing trees to remain, or as required by the Approval Conditions.

DRAWING SCHEDULE

- Title Sheet
- N1. Specification & Drawing List
- N2. Schedules & Basix Commitments
- E1. Existing Upper Floor Plan
- E2. Existing Ground Floor Plan
- A1. Proposed Upper Floor Plan
- A2. Proposed Ground Floor Plan
- A3. Proposed Lower Ground Plan
- A4. Elevation - West
- A5. Elevation - South
- A6. Elevation - East
- A7. Elevation - North
- A8. Section A-A
- A8. Sections B-B & C-C
- S1. Site Analysis Plan
- S2. Site Plan and Calculations
- S3. Sediment Control & Site Management Plan
- S4. Shadow Diagram at 9am
- S5. Shadow Diagram at 12 noon
- S6. Shadow Diagram at 3pm

WINDOW SCHEDULE

NO.	HEIGHT	WIDTH	LOCATION	FRAME / GLAZING STYLE	U value : SHGC	Additional Basix Requirements
W1	2.100	3.000	Main Bed	Powder Coated Aluminium framed Sliding door with clear glazing	6.44 : 0.75	
W2	1.230	1.200	Bed 4	Powder Coated Aluminium framed Double Hung window with clear glazing	4.12 : 0.66	Requires Double glazing
W3	1.550	0.500	Stairwell	Powder Coated Aluminium framed Fixed window with clear glazing	6.44 : 0.75	
W4	0.750	2.530	Kitchen	Powder Coated Aluminium framed Fixed window with clear glazing	6.44 : 0.75	Requires min. 350 shade projection
W5	2.400	7.565	Dining	Powder Coated Aluminium framed Stacking Sliding doors with clear glazing	6.44 : 0.75	
W6	2.400	1.020	Dining	Powder Coated Aluminium framed Hinged door with clear glazing	4.48 : 0.46	Requires Pyrolytic low-e glazing
W7	2.400	3.480	Cabana	Powder Coated Aluminium framed Bi-fold doors with clear glazing		
W8	1.200	0.950	Powder	Powder Coated Aluminium framed Double Hung window with frosted glazing		
W9	1.500	3.550	Cabana	Powder Coated Aluminium framed Fixed / Louvred windows with clear glazing		
W10	0.400	3.550	Cabana	Powder Coated Aluminium framed Fixed window with clear glazing		
W11	0.900	3.000	Cabana	Powder Coated Aluminium framed Fixed / Sliding windows with clear glazing		

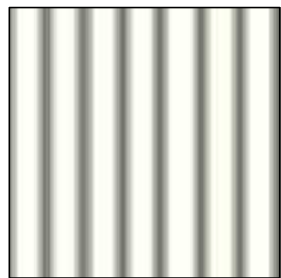
All sizes listed include the frame and are nominal sizes for BASIX Certification.  
All glazing assemblies will comply with AS2047 and AS1288  
All external glazing is to have a maximum reflectivity index of 25%.

DOOR & WINDOW NOTE:  
All Doors and Windows to be keyed alike with deadlocks to all sashes & doors. Provide weather strips and door seals around openings to prevent drafts.  
All new bedroom windows, where the floor level of the room is 2.0m or more above outside finished ground level, must be supplied with either permanently fixed robust mesh screens or permanent window locks which prevent the window from opening more than 125mm, if the lowest openable portion of the window is within 1.7m of the floor, in accordance with NCC requirements, for child safety.  
Wind loading compliance to all new windows and glazed doors to be confirmed by the Engineer prior to ordering and installation.

BASIX INSULATION SCHEDULE

Construction	Additional insulation required (R-value)
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)
external wall: brick veneer (R0.54)	R1.16 (or R1.70 including construction)
flat ceiling, flat roof: framed	ceiling: R3.00 (up), roof: foil/sarking

ROOF COLOUR



Colour classification in accordance with  
NSW Basix (Light - solar absorbance < 0.475)  
" Surfmist " - Colorbond roof sheeting.

BASIX COMMITMENTS

TAPS: Must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.  
TOILETS: Must have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.  
SHOWER HEADS: Must have a flow rate no greater than 9 litres per minute or a 3 star water rating.  
Install aerators on bathroom hand basins & kitchen sinks.

LIGHTING : Basix requirements  
A minimum of 40% of new or altered light fixtures must be fitted with flourescent, compact flourescent or light-emitting diode (LED) lamps.

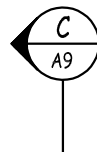
Smoke detector alarms to be installed in accordance with AS3786 and the National Construction Code of Australia.

Demolish items as indicated (dashed) or as required to allow for new construction and if necessary, rubbish removal. Make good floors & walls to match existing. Protect any items indicated for reuse from damage. Disconnect and terminate existing services, pipelines etc. in a workman like manner. Provide barricades, hoardings, tarpaulines etc. as necessary to protect the existing property and persons within the work area.

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D.P.214534

0.9m Side Setback

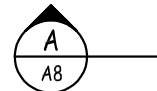
6  
D.P.514865  
559.4m<sup>2</sup>



6.5m Front Setback

To all Wardrobes, allow for providing one 1800mm edge stripped particleboard shelf 450mm wide, supported on 50 x 25mm battens to sides and back, along with a similar batten under front edge. Provide 20mm dia. hanging rail with fittings and supports to underside of shelf, unless owners direct otherwise.

To Linen Cupboards: provide five 18mm edge stripped particleboard shelves x 450 wide, supported on 50 x 25 battens to both sides and back edge along with a similar batten under front edge, unless owners direct otherwise.



0.9m Side Setback

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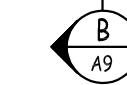
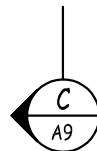
Colorbond "Custom-Orb" roof sheeting fixed to framing or trusses in accordance with the manufacturers specifications. Colour to match existing roof or as selected by owners. Reflective sarking to be installed under sheeting. Provide all ridge, barge and other fittings as required to complete the roof and leave fully cleaned.

Provide Colorbond downpipes in accordance with Hydraulic Engineer's details. Colour as selected by owners. Connect head to gutter & foot to drainage system with brackets at 2700mm max. spacing, with a minimum of 2 brackets per downpipe. All new downpipes are to be connected to the existing stormwater system that discharges to an existing Council stormwater collection system.

Timber Fascia Boards shall be of seasoned solid timber primed or stained all round prior to fixing and not less than 19mm finished thickness for 600mm maximum centres.

Provide Colorbond Guttering to all new eaves in accordance with Hydraulic Engineer's details. Set gutter with sufficient fall to all downpipes and secure with brackets max. 1200mm apart.

Timber Framed Pergola to owners selection, constructed to N.C.C. Requirements and Engineer's details.



PROPOSED UPPER FLOOR AREA = 75.17m<sup>2</sup>  
(measured to outside face of external walls)

1  
D.P.1081104

Construct raised platform for bed to permit min. 2100mm head height above existing stairs this location.

S.P.47652



New timber framed Terrace as indicated. Finish to be tiles as selected by owners laid over compressed fibre cement sheet flooring, fixed to joists in accordance with manufacturers instructions. Seal with approved waterproofing membrane. Lay mortar bed for floor tiles with min. 1:100 fall towards outside edge.

**BEDROOM WINDOW NOTE:**  
All new bedroom windows, where the floor level of the room is 2.0m or more above outside finished ground level, must be supplied with either permanently fixed robust mesh screens or permanent window locks which prevent the window from opening more than 125mm, if the lowest openable portion of the window is within 1.7m of the floor, in accordance with NCC requirements, for child safety.

14  
D.P.5963



Note:  
Wet areas shall be adequately flashed to ensure no water penetration to adjoining construction. Shower recess shall be waterproofed with an appropriate flexible epoxy coating covering the whole of the shower floor area. All wall junctions in the shower area shall be flashed to a height of a least 1800mm.

1  
D.P.1081104

Smoke detector alarms to be installed in accordance with AS3786 and the National Construction Code of Australia.

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D.P.214534

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D.P.514865  
559.4m<sup>2</sup>

S.P.47652

Timber framed stairs with closed risers, style as selected by owners, constructed to NCC requirements. Provide a continuous handrail to each flight and a slip resistant finish to treads.

Demolish items as indicated (dashed) or as required to allow for new construction and if necessary, rubbish removal. Make good floors & walls to match existing. Protect any items indicated for reuse from damage. Disconnect and terminate existing services, pipelines etc. in a workman like manner. Provide barricades, hoardings, tarpaulines etc. as necessary to protect the existing property and persons within the work area.

Swimming pool - fibreglass shell "Paradiso" as supplied by Nepean Pools or as otherwise selected by owners. Structural support to Engineer's details.

14  
D.P.5963

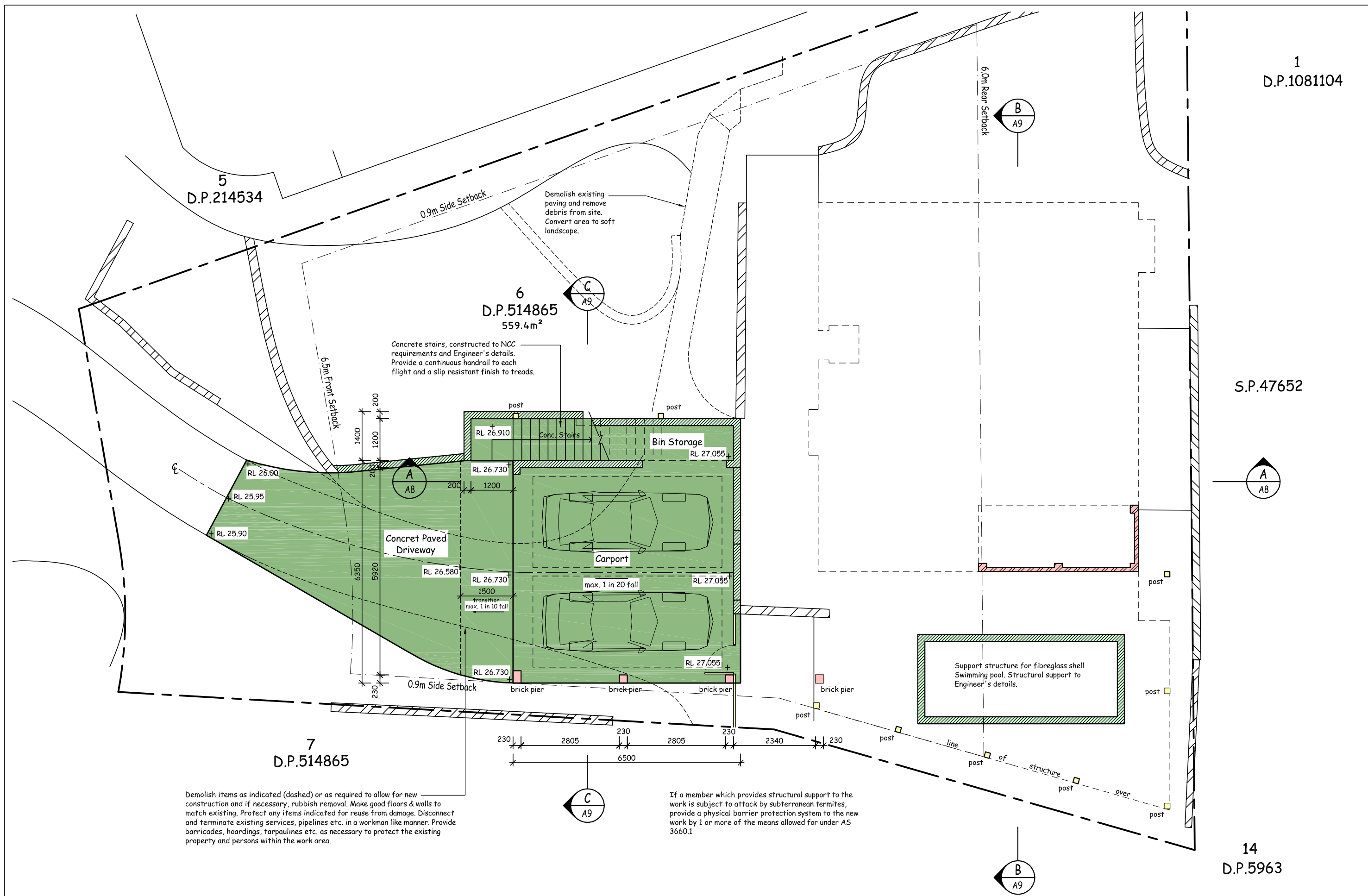
Tile Fixing  
Floors: Provide tiles as selected to all W.C., Bathroom, Laundry and other wet areas indicated, with falls where required.  
Walls: Provide to all W.C., Bathroom, Laundry and other wet areas indicated as follows :-  
1500mm high tiled skirting generally  
Floor to Ceiling all bathrooms and Powder rooms  
450mm high splashbacks over tubs and vanities.

If a member which provides structural support to the work is subject to attack by subterranean termites, provide a physical barrier protection system to the new work by 1 or more of the means allowed for under AS 3660.1

1.2m high Glass pool safety fence and gate as selected by owners, in accordance with current Australian Standard AS1926.1-2012 and any subsequent relevant amendments to the code.

PROPOSED GROUND FLOOR AREA = 95.1m<sup>2</sup>  
(measured to outside face of external walls)





Existing Roof Ridge Level RL 38.570

Existing Ceiling Level

Existing Upper Floor Level FFL 33.650

Existing Ceiling Level

Existing Ground Floor Level FFL 30.390

Proposed Cabana Floor Level FFL 30.240

Proposed Carport Floor Level FFL 26.730



## WEST ELEVATION

Existing Roof Ridge Level RL 38.570

Existing Ceiling Level

Existing Upper Floor Level FFL 33.650

Existing Ceiling Level

Existing Ground Floor Level FFL 30.390

Proposed Cabana Floor Level FFL 30.240

Blockwork retaining wall this elevation  
to Engineers specifications.

Proposed Carport Floor Level FFL 26.730

Timber Framed Pergola to  
owners selection, constructed  
to N.C.C. Requirements and  
Engineer's details.

8.5m Maximum Building  
Height

Extent of non-compliance within  
building envelope, this elevation.

Weatherboard cladding  
as selected by owners.

A cement render finish is to be  
applied to all external exposed  
brickwork & blockwork. Render is  
to have a painted finish to match  
existing residence or as selected  
by owners.

Existing roof to be retained

Powder coated aluminium framed  
windows & doors to owners selection,  
(refer schedule on Drg. N2).

New 1.0m high glass balustrade  
as selected by owners to NCC  
requirements

A cement render finish is to be  
applied to all external exposed  
brickwork. Render is to have a  
painted finish to match existing  
residence or as selected by  
owners.

125 x 125 Square timber posts  
as confirmed by Engineer.

1.2m high Glass pool safety fence and gate as  
selected by owners, in accordance with current  
Australian Standard AS1926.1-2012 and any  
subsequent relevant amendments to the code.

## SOUTH ELEVATION



Existing Roof Ridge Level RL 38.570

Existing Ceiling Level

Existing Upper Floor Level FFL 33.650

Existing Ceiling Level

Existing Ground Floor Level FFL 30.390

Proposed Cabana Floor Level FFL 30.240

Proposed Carport Floor Level FFL 26.730

A cement render finish is to be applied to all external exposed brickwork. Render is to have a painted finish to match existing residence or as selected by owners.

New 1.0m high balustrade as selected by owners to NCC requirements

Weatherboard cladding as selected by owners.

125 x 125 Square timber posts as confirmed by Engineer.

Glass pool fence and gate as selected by owners, in accordance with current Australian Standard AS1926.1-2012 and any subsequent relevant amendments to the code.

125 x 125 Square timber posts as confirmed by Engineer.

Timber framed stairs with open risers, style as selected by owners, constructed to NCC requirements. Provide a continuous handrail to each flight and a slip resistant finish to treads.

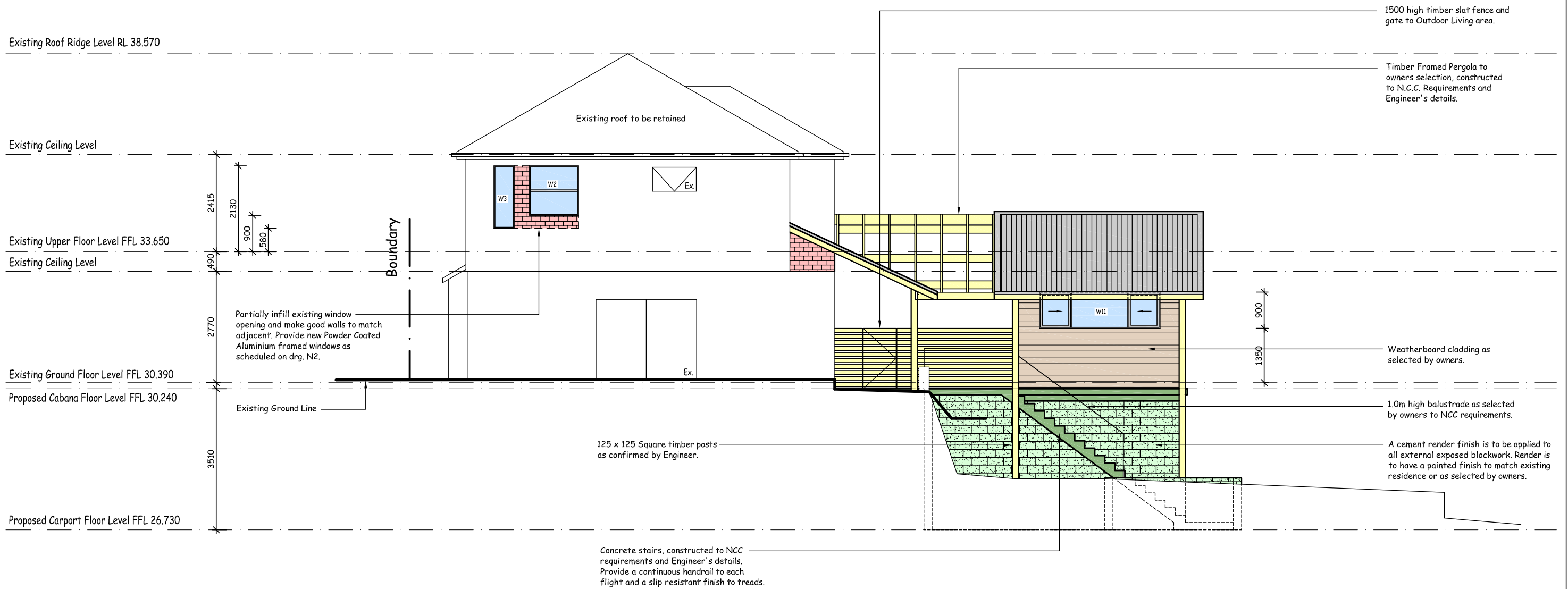
Existing roof to be retained

W4 requires a minimum 350mm shade projection be provided above window in accordance with Basix requirements.

Existing Ground Line

Powder coated aluminium framed windows & doors to owners selection, (refer schedule on Drg. N2).

## EAST ELEVATION



## NORTH ELEVATION

Existing Roof Ridge Level RL 38.570

Existing Ceiling Level

Existing Upper Floor Level FFL 33.650

Existing Ceiling Level

Existing Ground Floor Level FFL 30.390

Proposed Cabana Floor Level FFL 30.240

Proposed Carport Floor Level FFL 26.730

Natural Ground Line

8.5m Maximum Building Height

Structural roof framing to Engineer's details.

Gypsumboard lining to timber framed ceilings.

RL 34.650

Cabana

Outdoor Living

Living

Meals

Boundary

New concrete slab to Engineer's requirements

Carport

3360

Sub-floor

Provide new brickwork skin to support slab over, built off existing footing if suitable.

Blockwork retaining wall this elevation to Engineers specifications. Finish to be cement render and painted to owners colour selection.

PAINTING

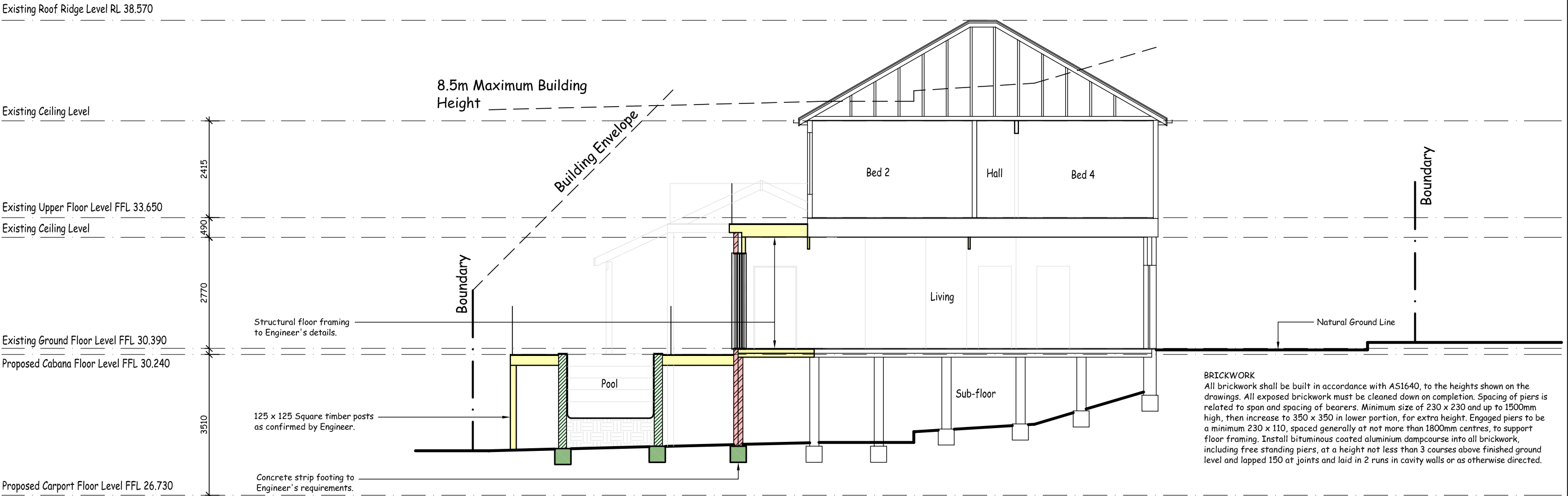
All paints or other coatings shall be of the best quality materials & of approved manufacture. All priming materials shall be of an approved brand and compatible to the finishing coats to be applied over them. External joinery intended to be painted, shall be primed on all faces at the place of assembly. Colours to be chosen by Owners. Where new or altered works adjoin existing painted surfaces, allow for repainting existing surfaces to provide uniform appearances. Only ZERO-VOC or LOW-VOC paints and primers are to be used.

SECTION A - A

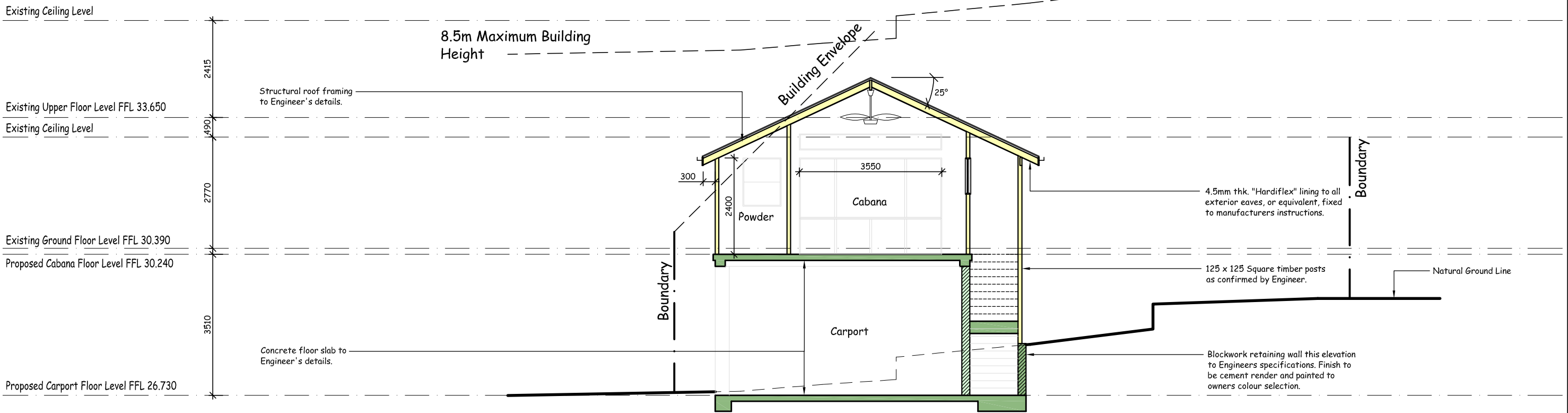
Sanitary Plumbing: Provide & connect all new & relocated fittings indicated to drainage system through wastes & traps as required by the Authority.  
Water Service: Extend from existing service with copper pipe to allow new & relocated fittings & hose cocks as indicated on plan & terminate with pressure cocks all to Authorities requirements.  
Hotwater: Provide copper water service which is fully lagged to all new & existing fittings as required.

All sanitary drainage must be concealed in service ducts or otherwise hidden from external view to the satisfaction of the Responsible Authority.





SECTION B - B

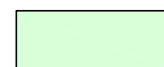


SECTION C - C



BELLEVUE

PLACE



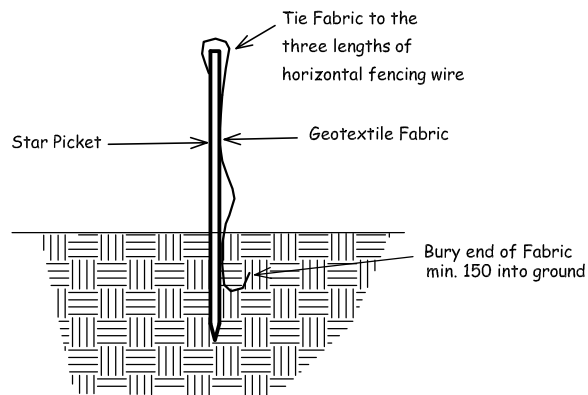
Denotes Proposed Landscape Area  
(excludes areas less than 2m wide)

#### SITE DEVELOPMENT CALCULATIONS - R2 LOW DENSITY RESIDENTIAL

	Existing m2	Existing %	Proposed m2	Proposed %	Control	Compliance
Site Area = 559.4 m2						
Residence	111.70		97.27			
Driveway	79.16		48.45			
Paving / Deck	142.56		138.26			
Carpport	0.0		44.54			
Site Coverage	333.42	59.60	328.52	58.73	60% max.	YES
Total Landscaped Open Space (Excludes areas of less than 2.0m wide)	175.39	31.35	180.45	32.26	40% min.	NO
Total Pervious Site Area	225.98	40.40	230.88	41.27		







## Sediment Control Fence

### SEDIMENT NOTE :

1. All Erosion and Sediment Control measures to be inspected and maintained daily by the site manager.
2. Minimise disturbed areas, remove excess soil from excavated area as soon as possible.
3. All material stockpile to be clear from drains, gutters and footpaths, or within sediment fence area.
4. Drainage to be connected to stormwater as soon as possible. If stored on site, it must be filtered before releasing into stormwater system or waterways.
5. Roads and footpaths to be swept daily.

### ON-SITE PRACTICES :

All trenches must be filled immediately after services are laid.  
Excess materials such as cement, water from tool cleaning, paintbrushes and brick and concrete slurry, must not be washed into stormwater system. It's against the law to pollute waters with any solid, liquid or gas. Where possible, construct a depression or earth dam below brick, concrete or tile cutting. If this is not possible, pass waste water through a filtration system prior to release.

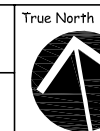
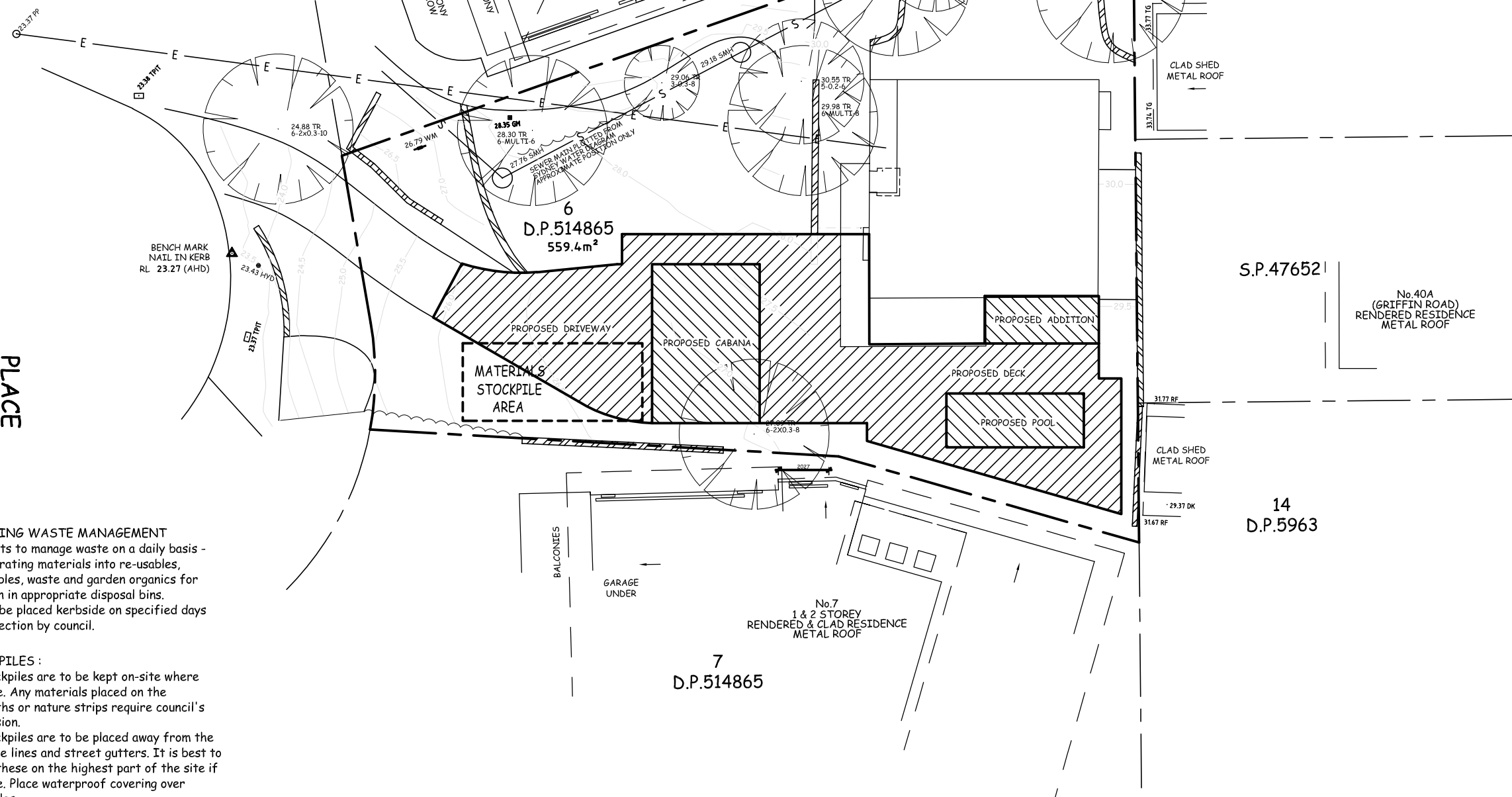
### DUST CONTROL :

To reduce dust generated by wind action, the removal of the top soil is to be minimised. To prevent dust generation, watering down of the site, especially during the movement of machinery is required.  
Where excavating into rock, keep the surface moist to minimise dust. Ensure wind breaks, such as existing fences are maintained during the construction phase until new landscaping is provided or reinstated. Prevent dust by covering stockpiles.

### BUILDING WASTE DISPOSAL

All waste material to be sorted and transported to the local authorized waste management centre for potential re-use by recycling.  
Garden waste to be delivered to an authorized Recycling centre for chipping for reuse as mulch.  
Any Asbestos materials located on the site during the demolition process is to be properly disposed of in accordance with the guidelines of the relevant regulatory authority.  
Every attempt will be made to keep waste to a minimum.

Approximate location of sediment control fence. (IF REQUIRED)



Survey Details provided by  
CMS Surveyors Pty Limited  
Datum to A.H.D.



SHADOWING DATA  
Sydney Latitude = 34deg south  
Landscape orientation 13.8% South West  
Shadows cast by trees and fences are  
not included.

BELLEVUE

PLACE

Proposed additional  
shadows cast at 9am  
Winter Solstice - 21st June

Existing shadows cast at 9am  
Winter Solstice - 21st June

Note: Elevated shadow  
diagram not required as no  
new shadows are cast at 9am  
over neighbouring residence  
windows at No7 Bellevue  
Place, as a result of the  
proposed works.

Survey Details provided by  
CMS Surveyors Pty Limited  
Datum to A.H.D.



SHADOWING DATA  
Sydney Latitude = 34deg south  
Landscape orientation 13.8% South West  
Shadows cast by trees and fences are  
not included.

BELLEVUE

PLACE

Existing shadows cast at  
12 noon Winter Solstice -  
21st June

1  
D.P.1081104

S.P.47652

No.40A  
(GRIFFIN ROAD)  
RENDERED RESIDENCE  
METAL ROOF

14  
D.P.5963

Existing shadows cast at  
12 noon Winter Solstice -  
21st June

Proposed additional  
shadows cast at 12 noon  
Winter Solstice - 21st June

ELEVATED SHADOW DIAGRAM - 12 Noon  
North Elevation - No7 Bellevue Place



BELLEVUE

PLACE

D.P.514865  
559.4m<sup>2</sup>

7  
D.P.514865

– Proposed additional shadows cast at 3pm  
Winter Solstice - 21st June

5  
D.P.214534

1  
D.P.1081104

S.P.476521

14  
D.P.5963

No.40A  
(GRIFFIN ROAD)  
RENDERED RESIDENCE  
METAL ROOF

Existing shadows cast at  
3pm Winter Solstice -  
21st June