

SCOPE OF WORK


DEVELOPMENT APPLICATION DRAWINGS REVISION 13

**DRAWINGS REVISION:**  
**AMENDMENTS:**  
REVISION 01: DATED 00/00/19: PRESENTED PLANS  
REVISION 02: DATED 13/02/20: AMEND PLANS AS REQUESTED.  
REVISION 03: DATED 25/02/20: AMEND PLANS AS REQUESTED.  
REVISION 04: DATED 31/03/20: AMEND PLANS AS REQUESTED.  
REVISION 05: DATED 07/04/20: AMEND PLANS AS REQUESTED.  
REVISION 06: DATED 20/04/20: AMEND PLANS AS REQUESTED.  
**PRELIMINARY CONSULTANTS DRAWINGS:**  
REVISION 07: DATED 21/04/20: PRESENTED PLANS  
REVISION 08: DATED 28/04/20: DRAWINGS CHECKED WITH SoFEE  
REVISION 09: DATED 30/04/20: AMEND DRAWINGS AS DISCUSSED 30/04/20  
REVISION 09: DATED 30/04/20: AMEND DRAWINGS AS DISCUSSED 30/04/20  
REVISION 10: DATED 12/05/20: AMEND DRAWINGS AS DISCUSSED 30/04/20  
REVISION 11: DATED 15/05/20: AMEND DRAWINGS AS DISCUSSED  
**DEVELOPMENT APPLICATION DRAWINGS:**  
REVISION 12: DATED 19/05/20: DEVELOPMENT APPLICATION DRAWINGS FOR BUSFIRE REPORT STAMPING  
REVISION 13: DATED 13/01/20: RESPONSE TO COUNCILS REQUEST FOR FURTHER INFORMATION AS SUMMERISED BY PLANNER.

**DEVELOPMENT CONSENT CERTIFICATE:**  
THE CONSTRUCTION CERTIFICATE PLANS AND ASSOCIATED SPECIFICATIONS MUST COMPLY WITH THE RELEVANT PROVISIONS OF THE BUILDING CODE OF AUSTRALIA (BCA) AND THE BUILDING WORK MUST BE CARRIED OUT IN ACCORDANCE WITH COUNCILS DEVELOPMENT CONSENT CERTIFICATE. ASSESSMENT OF THE DEVELOPMENT APPLICATION DOES NOT INCLUDE AN ASSESSMENT UNDER THE BCA AND DETAILS OF COMPLIANCE WITH THE RELEVANT PROVISIONS OF THE BCA AND CONDITIONS OF DEVELOPMENT CONSENT ARE TO BE PROVIDED ON THE PLANS, SPECIFICATIONS AND DOCUMENTATION FOR THE CONSTRUCTION CERTIFICATE.  
PLEASE NOTE THAT THE DEVELOPMENT AND ALL BUILDING WORK MUST BE CARRIED OUT FULLY IN ACCORDANCE WITH THE DEVELOPMENT CONSENT AND CONDITIONS OF CONSENT.

**SCHEDULE OF EXTERNAL FINISHES:**  
COLOURS, TEXTURES AND PATTERNS SHOWN ON DRAWINGS ARE INDICATIVE ONLY AND WHILE EVERY EFFORT IS MADE TO DO SO, THEY MAY NOT ACCURATLY REPRESENT ACTURAL PROPERTIES OF THE BUILDING MATERIALS.

EXTERNAL RENDER




DULUX  
MEDIUN GREY

ROOF CLADDING



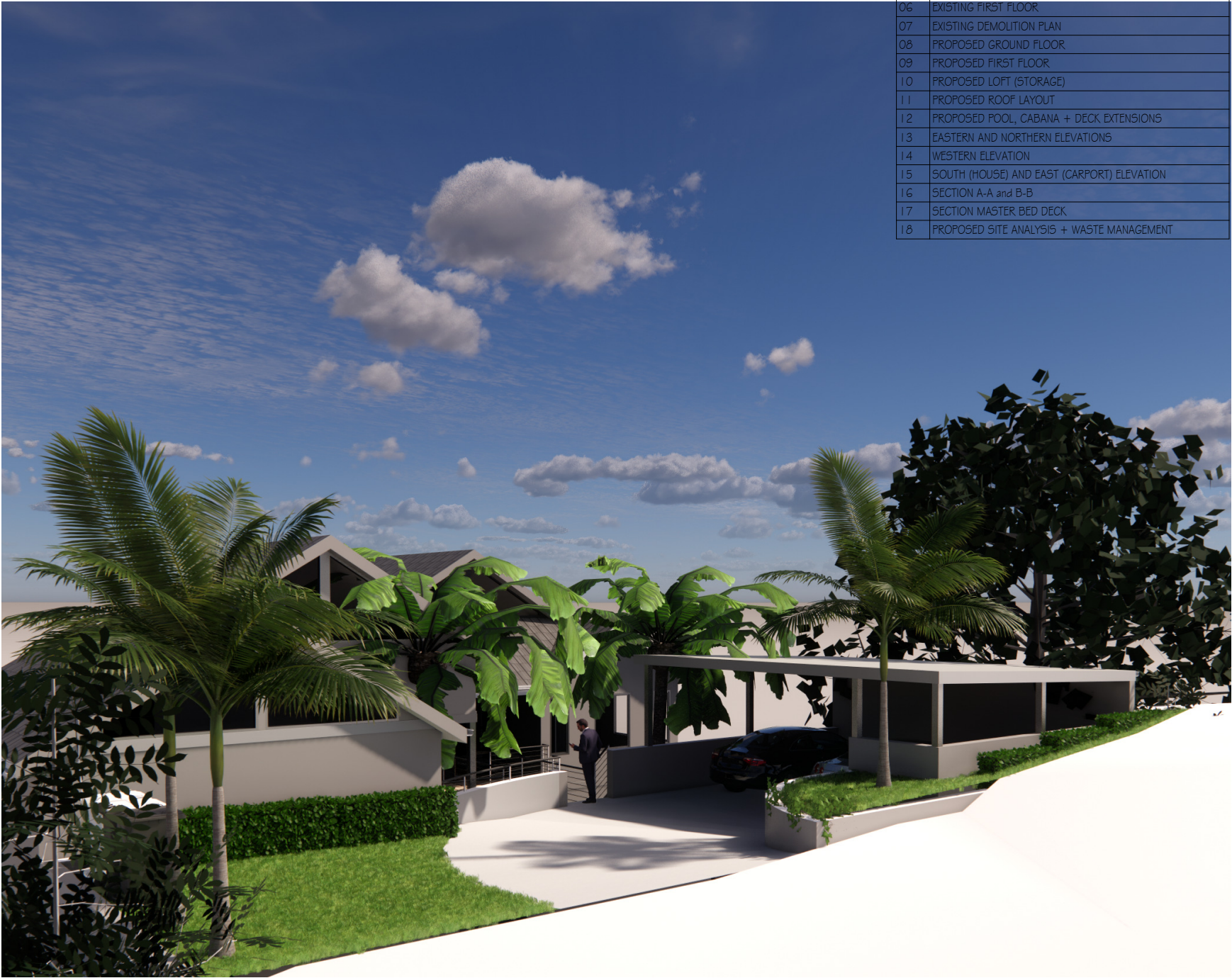
RE-COLOUR EXISTING  
(SELECTED LIGHT GREY)

DR+WADOW FRAMES



COLOURBOND  
DARK GREY

<b>CONSULTANTS CHECKLIST:</b>		
CHECKED AGAINST TOWN PLANNERS S.E.E.	REF No:	DATE:
CHECKED AGAINST STRUCTURAL ENGINEERS DRAWINGS:	DWG No:	DATE:
CHECKED AGAINST COUNCIL NOTICE OF DETERMINATION:	REF No:	DATE:
CHECKED AGAINST LANDSCAPE ARCHITECTS DRAWINGS	DWG No:	DATE:
CHECKED AGAINST ARBORICULTURAL IMPACT ASSESSMENT:	DWG No:	DATE:
CHECKED AGAINST BASIX:	CERT No:	DATE:
CHECKED AGAINST HYDRAULIC ENGINEERS DRAWINGS:	DWG No:	DATE:
CHECKED AGAINST RULAL FIRE SERVICE NOTICE OF DETERMINATION:	REF No:	DATE:



ISSUE FOR COUNCIL/DEVELOPER APPROVAL ONLY NOT FOR CONSTRUCTION

DRAWING LIST	
No	SHEET NAME
01	COVERSHEET AND DRAWING LIST
02	PROPOSED ISOMETRIC VIEWS
03	EXISTING CONTOUR PLAN
04	PROPOSED SITE PLAN + CALCULATIONS
05	EXISTING GROUND FLOOR
06	EXISTING FIRST FLOOR
07	EXISTING DEMOLITION PLAN
08	PROPOSED GROUND FLOOR
09	PROPOSED FIRST FLOOR
10	PROPOSED LOFT (STORAGE)
11	PROPOSED ROOF LAYOUT
12	PROPOSED POOL, CABANA + DECK EXTENSIONS
13	EASTERN AND NORTHERN ELEVATIONS
14	WESTERN ELEVATION
15	SOUTH (HOUSE) AND EAST (CARPORT) ELEVATION
16	SECTION A-A and B-B
17	SECTION MASTER BED DECK
18	PROPOSED SITE ANALYSIS + WASTE MANAGEMENT

NOTE: ALL LEVELS TO AUSTRALIAN HEIGHT DATA. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS ON SITE AND LOCATIONS OF ANY SERVICES PRIOR TO COMMENCEMENT OF WORK. DRAWINGS SHOULD NOT BE SCALED. WRITTEN DIMENSIONS SHOULD ONLY BE TAKEN FROM DRAWINGS, IF A DISCREPANCY EXISTS NOTIFY THE DESIGNER IMMEDIATELY. ALL WORKS SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA THE RULES AND REQUIREMENTS OF APPLICABLE STATUTORY BODIES, COUNCIL AND ALL RELEVANT AUSTRALIAN STANDARDS CODES AND SPECIFICATIONS.  
(C) COPYRIGHT IN ALL DOCUMENTS PREPARED BY CHAPMAN DESIGN STUDIO ANY WORK EXECUTED FROM CHAPMAN DESIGN STUDIO DOCUMENTS AND DRAWINGS WILL REMAIN THE PROPERTY OF THE DESIGNER OR ON CREATION VEST IN CHAPMAN DESIGN STUDIO.



COVERSHEET AND DRAWING LIST

ZONE: R2	LOT: 11	D.P. 758566	PROJECT: 20-01	CLIENT: SIMON AND LOUISE BAKER
COUNCIL: NORTHERN BEACHES			DATE: 27/12/19	77 BALLYSHANNON RD, KILLARNEY HTS.

SHEET No:

01

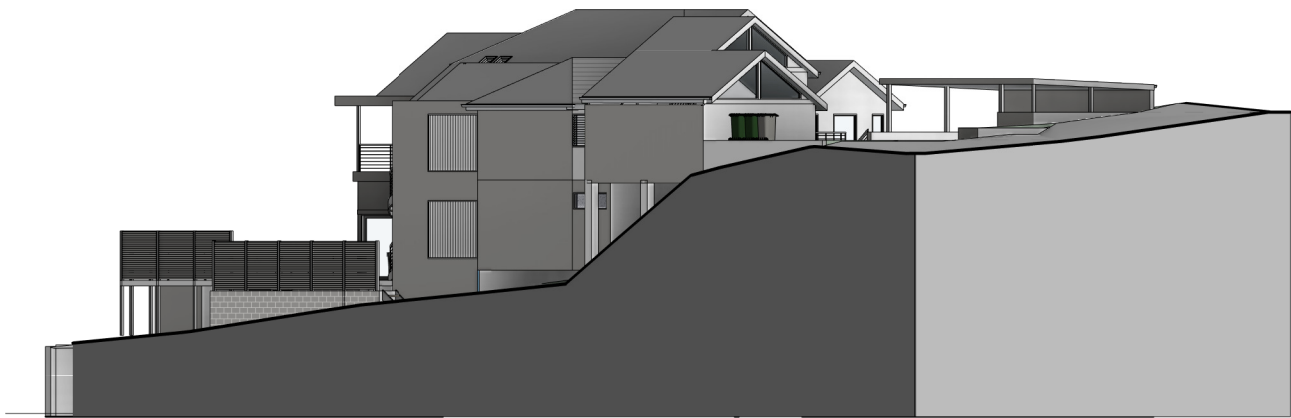
REV 13

13/01/20



CHAPMAN DESIGN STUDIO PTY LTD  
Email: richard@chapmandesignstudio.com.au  
P: 0416 215594  
BANGALOW NSW

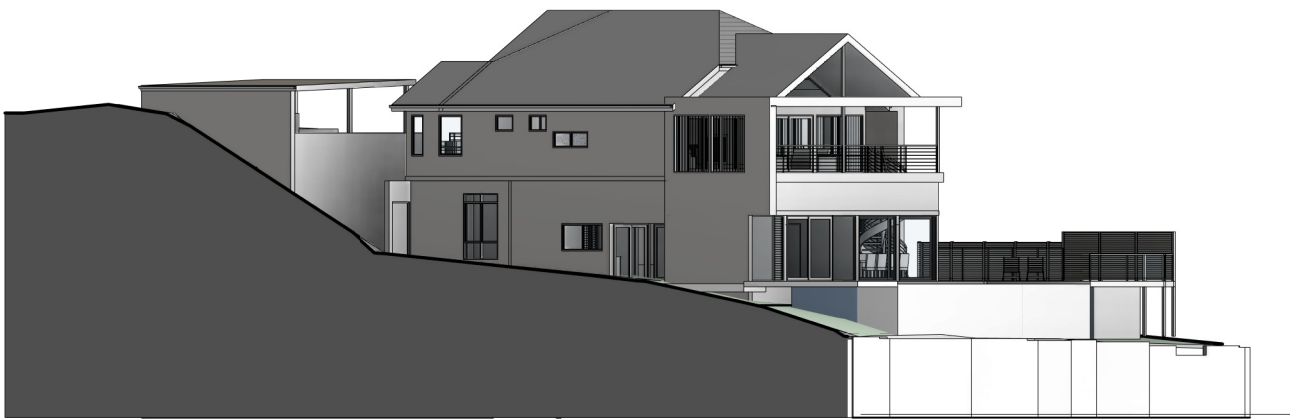




ISOMETRIC VIEW 01



ISOMETRIC VIEW 02



ISOMETRIC VIEW 03



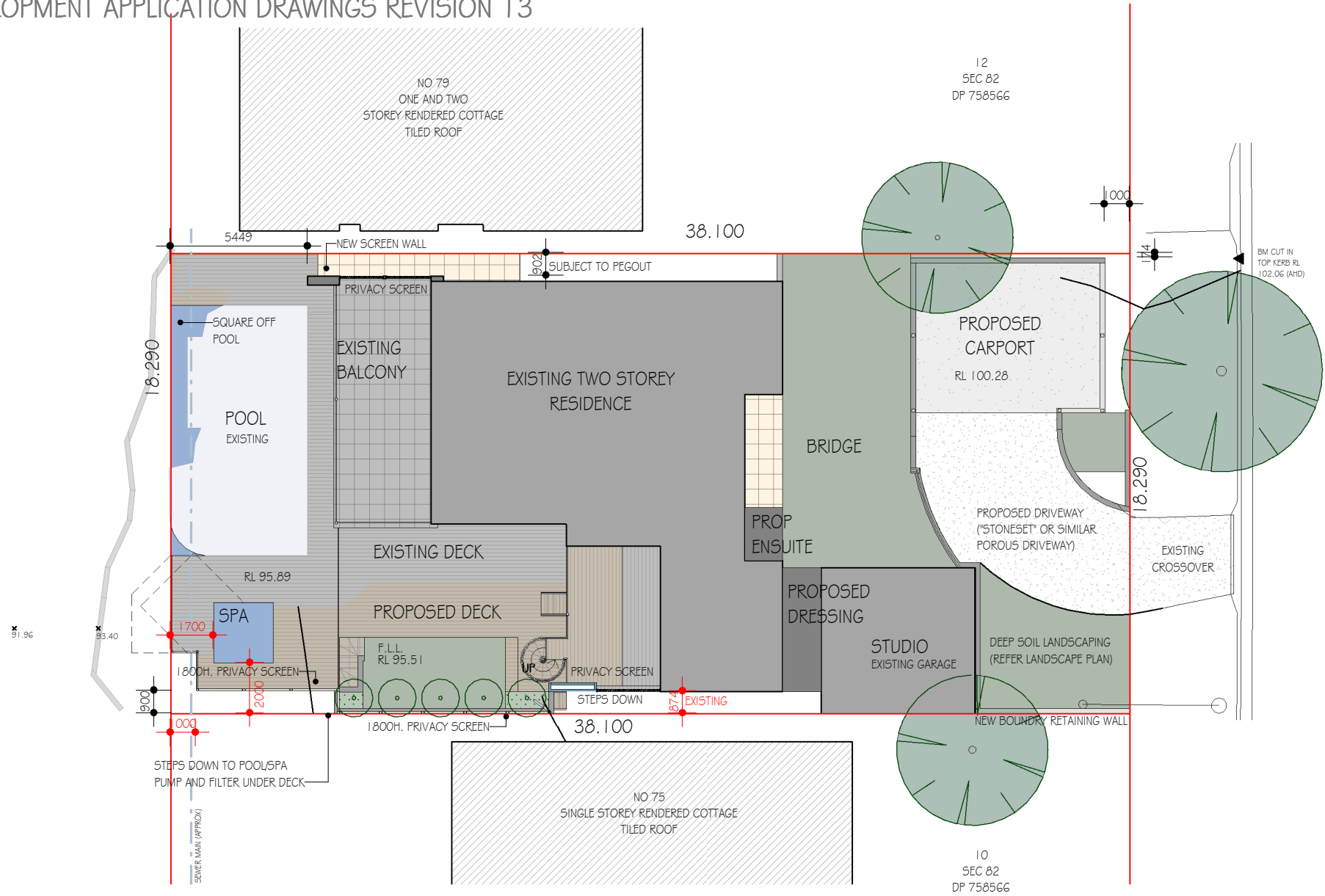
ISOMETRIC VIEW 04







DEVELOPMENT APPLICATION DRAWINGS REVISION 13



LEGEND

- EXISTING GROUND FLOOR
- PROPOSED GROUND FLOOR
- PROPOSED FIRST FLOOR
- TURF AREA
- PERMEABLE PAVING
- CONCRETE DRIVE + PATH
- SELECTED PAVING
- TURF CELL
- GRATE DRAIN
- EXISTING TREES
- TREES TO BE REMOVED
- EXISTING ROCK
- ADJOINING PROPERTIES
- BUILDING B'DRY SETBACKS

NOTE:  
BOUNDRY FENCE AND POOL FENCE  
MUST COMPLY WITH AS 1926.1

COUNCILS CONTROLS:

**DEVELOPMENT APPLICATION:**  
COUNCIL WARRINGAH  
ZONE R2  
SITE AREA 696.84 m<sup>2</sup>  
ACID SULPHATE SOIL Class 5

**MAXIMUM PERMISSIBLE HEIGHT OF DWELLING**  
MAXIMUM HEIGHT OF DWELLING IS 8.5M. ABOVE EXISTING GROUND LEVEL.  
WALLS NOT TO EXCEED 7.2M. FROM GROUND LEVEL

**EXISTING**

**MINIMUM LANDSCAPE AREA**  
MINIMUM REQUIRED 40% LANDSCAPED OPEN SPACE 278.73m<sup>2</sup>  
WIDTH <2000 NOT INCLUDED  
EXISTING LANDSCAPE AREA: 91.59 m<sup>2</sup>  
PROPOSED LANDSCAPE AREA: 113.00 m<sup>2</sup>  
LANDSCAPED AREA >2m WIDE HAS BEEN INCREASED

SITE PLAN PROPOSED BUSHFIRE PRONE LAND:

1 : 200  
NSW PLANNING:  
VEGETATION CATEGORY

SITE NOTES:

**PERIMETER FENCING:**  
THE BUILDER TO PROVIDE PERIMETER FENCING TO RESTRICT PUBLIC ACCESS TO THE CONSTRUCTION SITE.

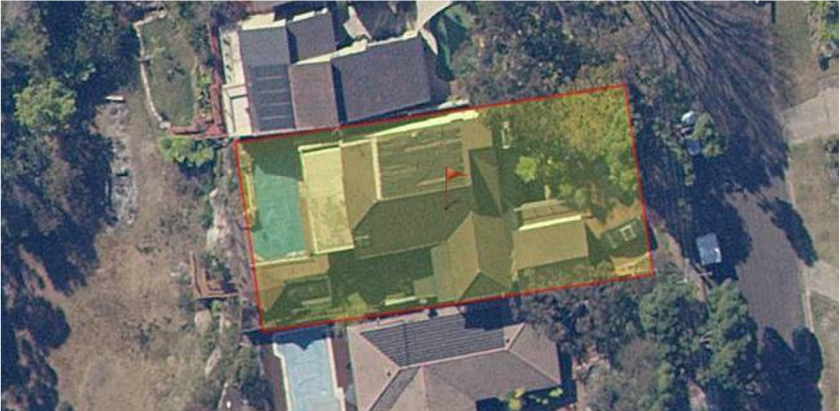
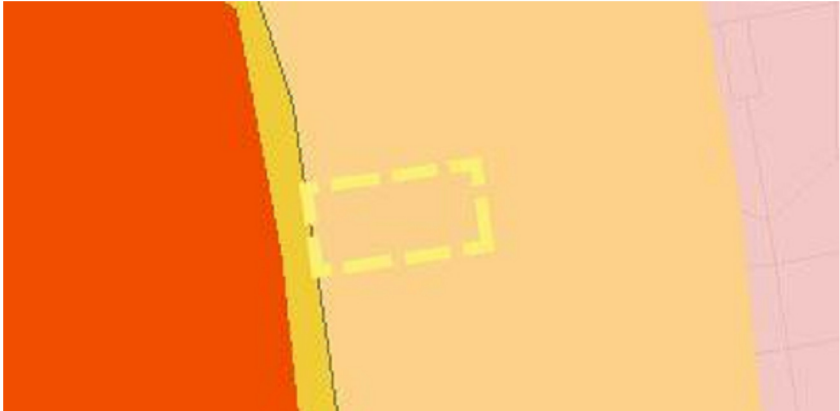
**SETBACK DIMENSIONS:**  
BUILDING LINE SETBACKS AND PERIMETER WALLS ARE TO BE CONFIRMED BY "PEG OUT SURVEY" BY REGISTERED SURVEYOR.

**INTERNAL SITE DRIVEWAYS:**  
INTERNAL SITE DRIVEWAYS SHAL HAVE A MAXIMUM GRADE OF 20% WITH A MAXIMUM CHANGE IN GRADE AT ANY POINT OF 12.5% AND TRANSITION LENGTHS OF 2M TO MEET THE PROVISIONS OF THE AUSTRALIAN STANDARDS "AS 2890.1 - 1993 - PARKING FACILITIES - PART 1 - OFF STREET CARPARKING. UNLESS OTHERWISE ACCEPTED BY COUNCIL.

**LANDSCAPE CONCEPT PLAN:**  
REFER TO THE LANDSCAPE CONCEPT PLAN PREPARED BY THE LANDSCAPE ARCHITECT OR A SUITABLY QUALIFIED PERSON, LANDSCAPE PLAN TO BE READ IN CONJUNCTION WITH THIS PLAN.

**RETAINING WALLS:**  
NO RESPONSIBILITY HAS BEEN TAKEN FOR THE INTEGRITY OF ALL EXISTING RETAINING WALLS ON THE SITE.  
PROPOSED RETAINING WALLS TO BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS DETAILED DRAWINGS AND SPECIFICATIONS..

SIX MAPS:



NOTE: ALL LEVELS TO AUSTRALIAN HEIGHT DATA. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS ON SITE AND LOCATIONS OF ANY SERVICES PRIOR TO COMMENCEMENT OF WORK. DRAWINGS SHOULD NOT BE SCALED. WRITTEN DIMENSIONS SHOULD ONLY BE TAKEN FROM DRAWINGS. IF A DISCREPANCY EXISTS NOTIFY THE DESIGNER IMMEDIATELY. ALL WORKS SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA THE RULES AND REQUIREMENTS OF APPLICABLE STATUTORY BODIES, COUNCIL AND ALL RELEVANT AUSTRALIAN STANDARDS CODES AND SPECIFICATIONS.  
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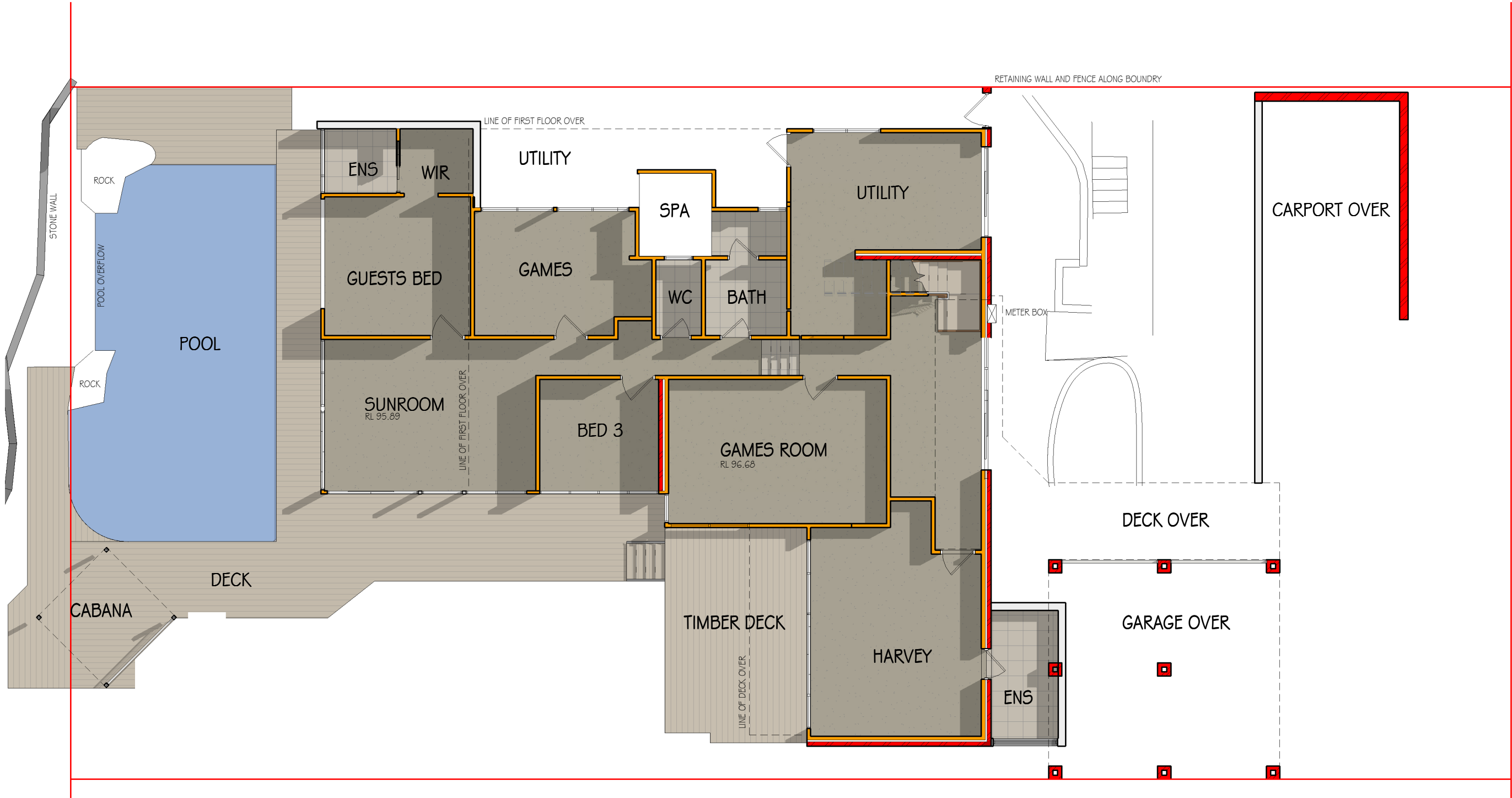
PROPOSED SITE PLAN + CALCULATIONS

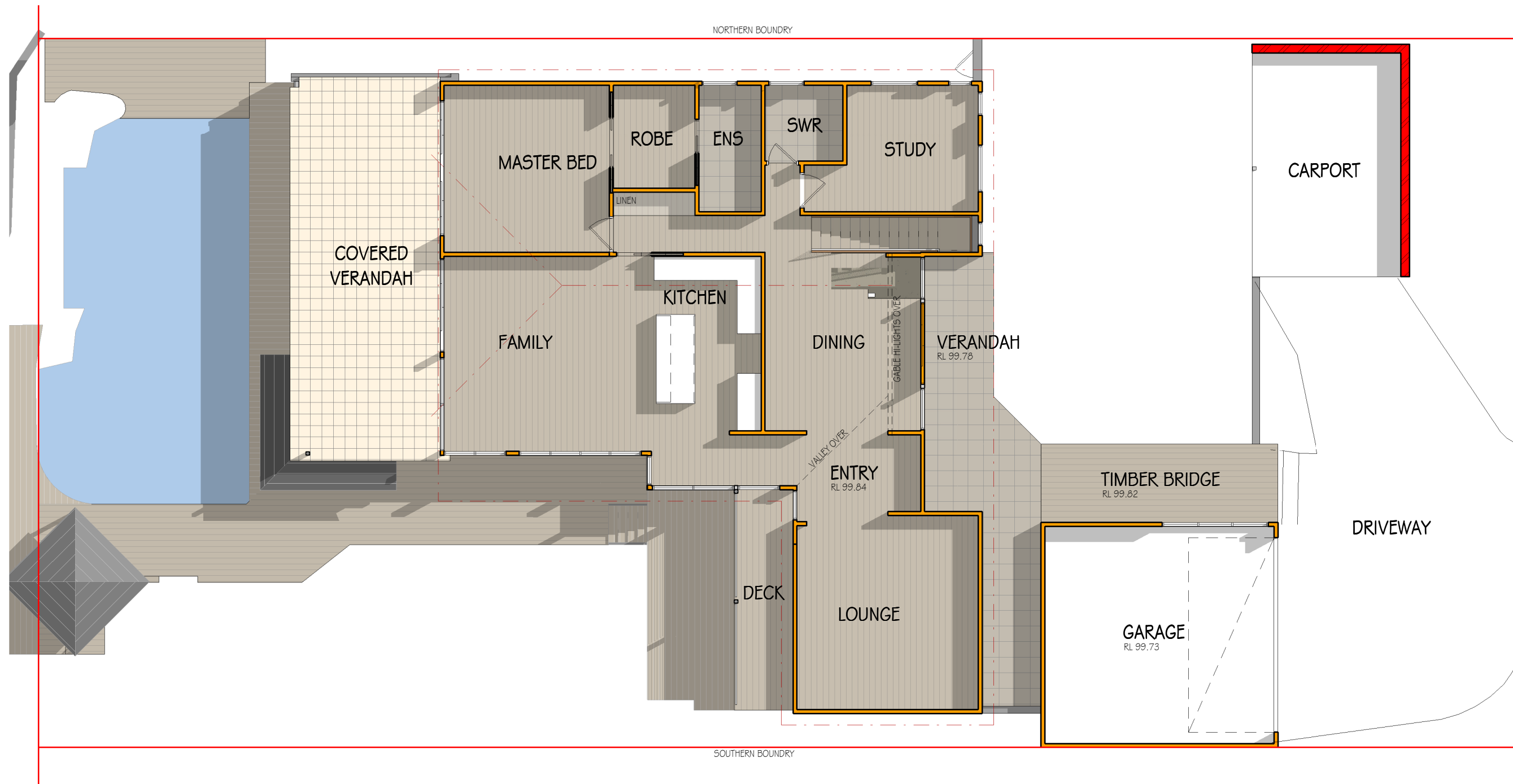
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COUNCIL: NORTHERN BEACHES			DATE: 27/12/19	77 BALLYSHANNON RD, KILLARNEY HTS.

SHEET No:  
**04**  
REV 13  
13/01/20

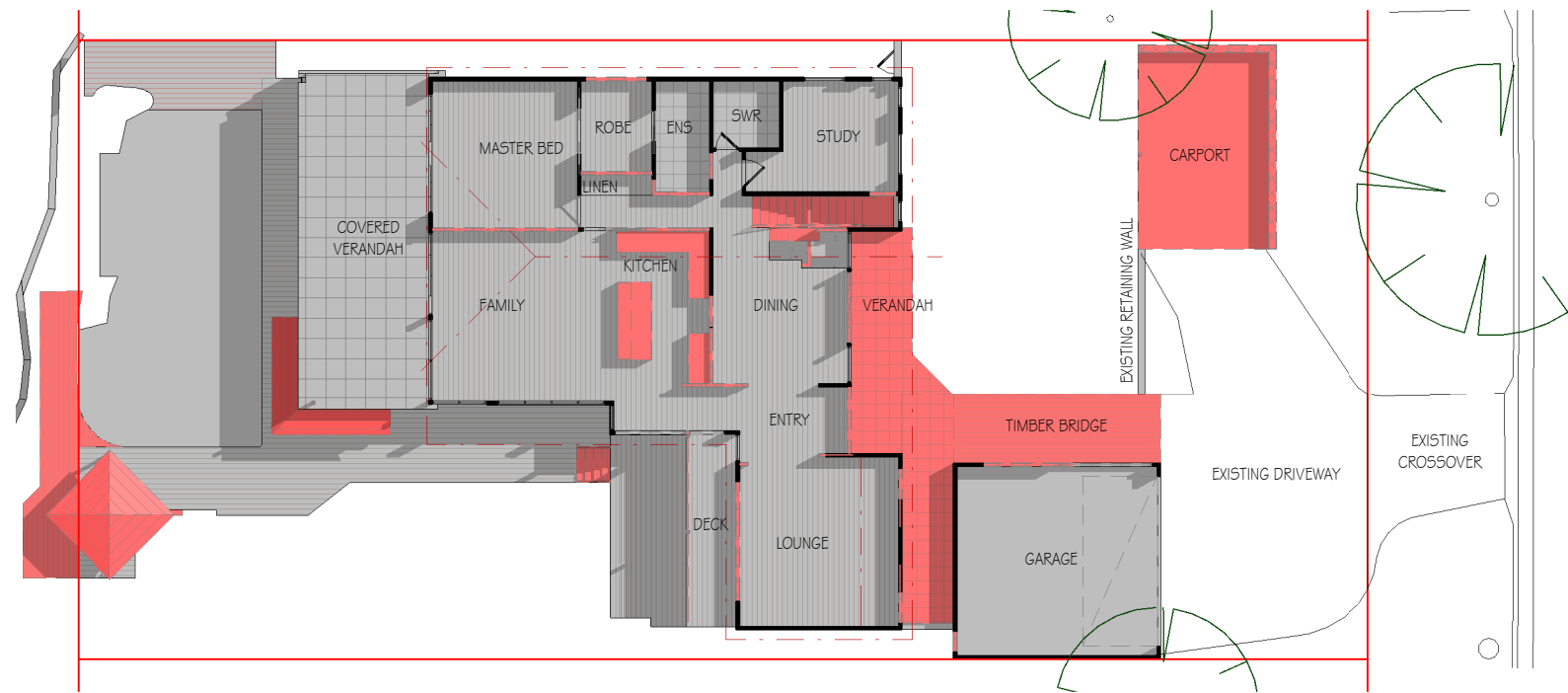












FIRST FLOOR DEMOLITION  
1 : 200

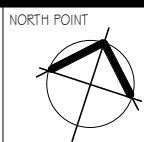


GROUND FLOOR DEMOLITION  
1 : 200

**DEMOLITION LEGEND AND CONDITIONS:**  
[Red solid box] DEMOLISH AND REMOVE FLOORS  
[Red hatched box] DEMOLISH AND REMOVE WALLS.  
**CONSTRUCTION SITE MANAGEMENT PLAN:**  
THE BUILDER SHALL PROVIDE A CONSTRUCTION SITE MANAGEMENT PLAN IN ACCORDANCE WITH COUNCILS CONDITIONS.  
**DEMOLITION WORK PLAN:**  
THE BUILDER SHALL PROVIDE A DEMOLITION WORK PLAN IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2601-2001 IF REQUESTED BY COUNCIL OR PRIVATE CERTIFIER.  
**NOTE:**  
THE WORK PLANS REQUIRED BY AS2601:2001 SHALL BE ACCOMPANIED BY A WRITTEN STATEMENT FROM A SUITABLY QUALIFIED PERSON.  
THE PROPOSAL CONTAINED IN THE WORK PLAN SHALL COMPLY WITH THE SAFTY REQUIREMENTS OF THE STANDARD.  
THE WORK PLAN AND THE STATEMENT OF COMPLIANCE SHALL BE SUBMITTED TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY PRIOR TO COMMENCEMENT OF WORKS.  
**ASBESTOS REMOVAL:**  
ALL DEMOLITION WORKS INVOLVING THE REMOVAL OF AND DISPOSAL OF ASBESTOS MUST ONLY BE UNDERTAKEN BY CONTRACTORS WHO HOLD A CURRENT WORK COVER FRIABLE CLASS A ASBESTOS REMOVAL LICENCE.  
THE REMOVAL MUST BE CARRIED OUT IN ACCORDANCE WITH THE 'CODE OF PRACTICE ON HOW TO SAFELY REMOVE ASBESTOS' PUBLISHED BY WORKCOVER NSW (CATALOGUE No WC03561) AND COUNCILS ASBESTOS POLICY.  
**DILAPIDATION REPORTS:**  
DILAPIDATION SURVEYS MUST BE CONDUCTED AND DILAPIDATION REPORTS PREPARED BY A PRACTISING PROFESSIONAL ENGINEER (STRUCTURAL) OF ALL BUILDINGS, BOTH INTERNAL AND EXTERNAL, INCLUDING ANCILLARY STRUCTURES LOCATED ON THE LAND ADJOINING THE SITE AND OF SUCH FURTHER BUILDINGS LOCATED WITHIN THE LIKELY 'ZONE OF INFLUENCE' OF ANY EXCAVATION, DEWATERING AND / OR CONSTRUCTION INDUCED VIBRATION.  
THE SURVEY MUST IDENTIFY WHICH PROPERTIES ARE WITHIN THE LIKELY 'ZONE OF INFLUENCE'.  
**EXTERNAL DOORS AND WINDOWS:**  
MEASURE ON SITE EXISTING FLOOR LEVEL TO EXISTING EAVES HEIGHT TO CONFIRM NEW DOOR AND WINDOW HEAD HEIGHTS.



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EXISTING DEMOLITION PLAN						SHEET No: <b>07</b> REV 13 13/01/20	richardchapman BUILDING DESIGNS SCALE:
ZONE: R2	LOT: 11	D.P. 758566	PROJECT: 20-01	CLIENT: SIMON AND LOUISE BAKER			
COUNCIL: NORTHERN BEACHES			DATE: 27/12/19	77 BALLYSHANNON RD, KILLARNEY HTS.			



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## PROPOSED GROUND FLOOR

ZONE: R2	LOT: 11
COUNCIL: NORTHERN BEACHES	

D.P.	758566
------	--------

PROJECT:	20-01
DATE:	27/12/19

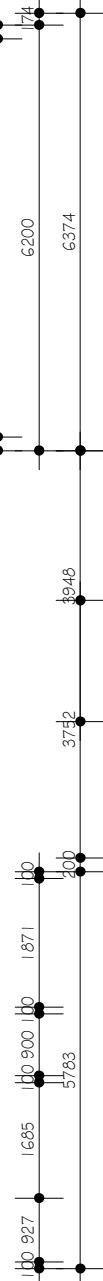
CLIENT:  
SIMON AND LOUISE BAKER  
77 BALLYSHANNON RD, KILLARNEY HTS.

SHEET No: 08  
REV 13  
13/01/20

**richardchapman**  
BUILDING DESIGNS

SCALE:





NORTH POINT

ZONE: R2	LOT: 11	D.P. 758566
COUNCIL: NORTHERN BEACHES		

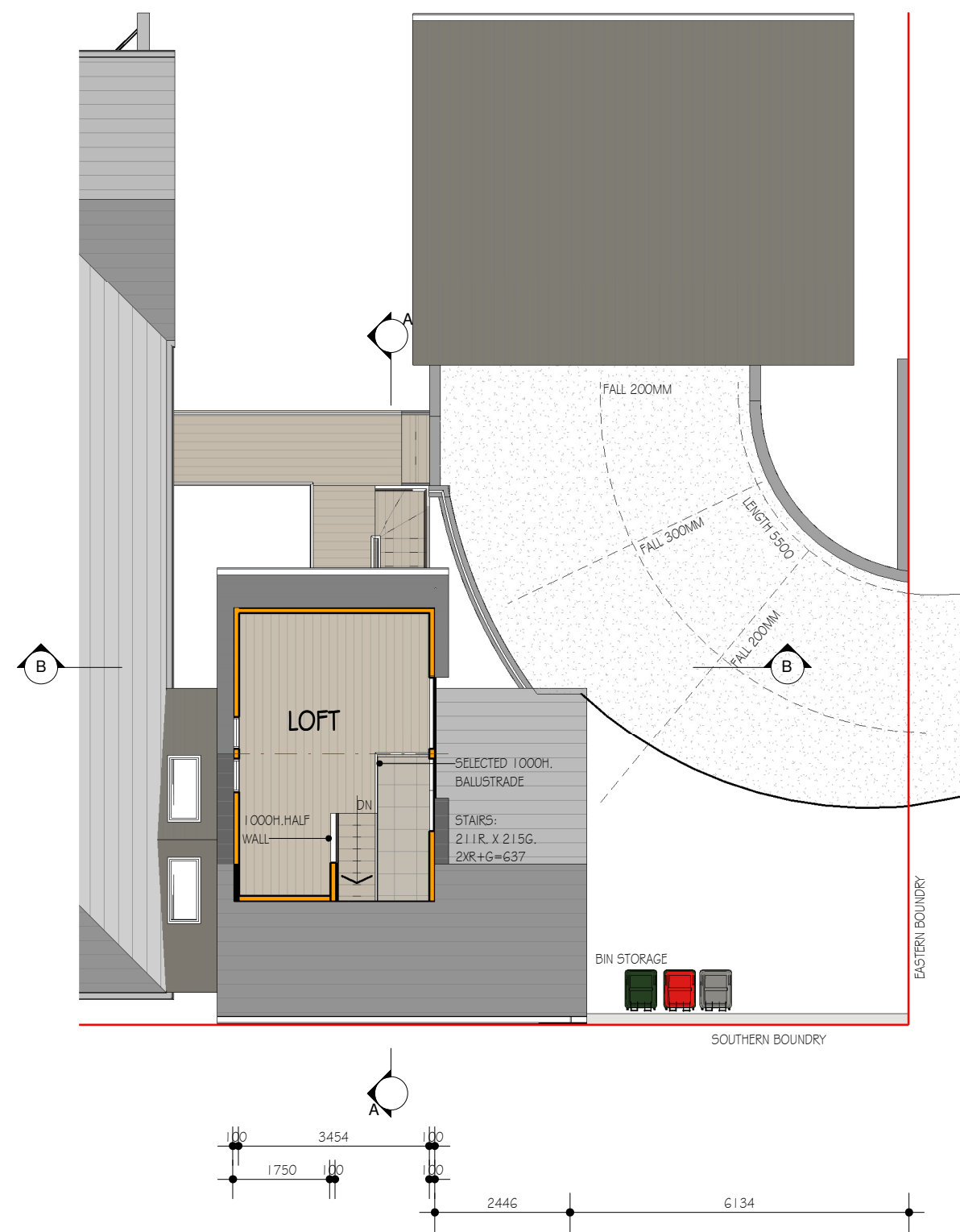
PROJECT:	20-01
DATE:	27/12/19

CLIENT:  
SIMON AND LOUISE BAKER  
77 BALLYSHANNON RD, KILLARNEY HTS.

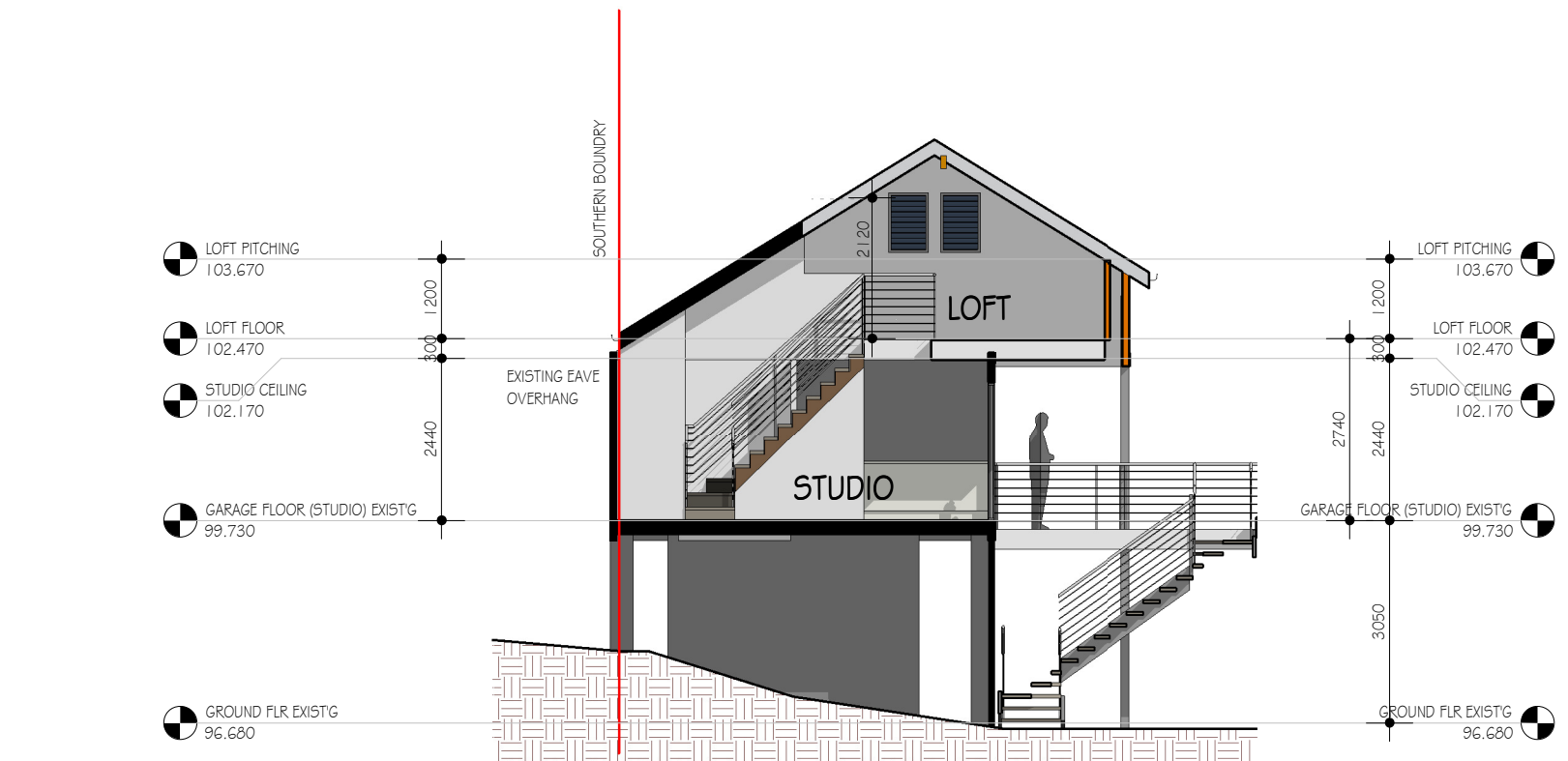
SHEET No: 09  
REV 13  
13/01/20

**richardchapman**  
BUILDING DESIGNS

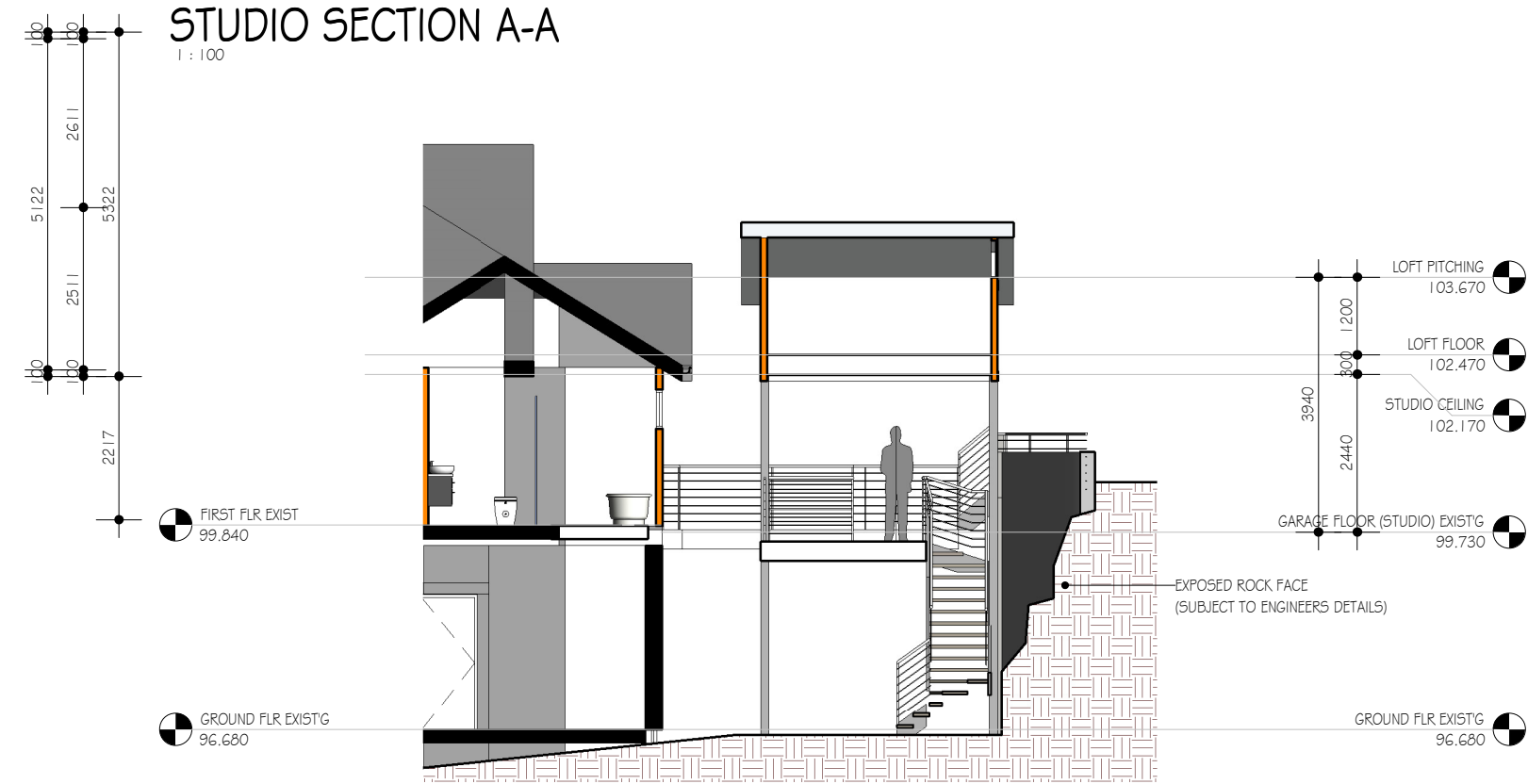
SCALE:



LOFT FLOOR PLAN  
1 : 100

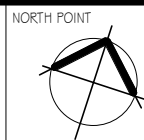


STUDIO SECTION A-A  
1 : 100



STUDIO SECTION B-B  
1 : 100

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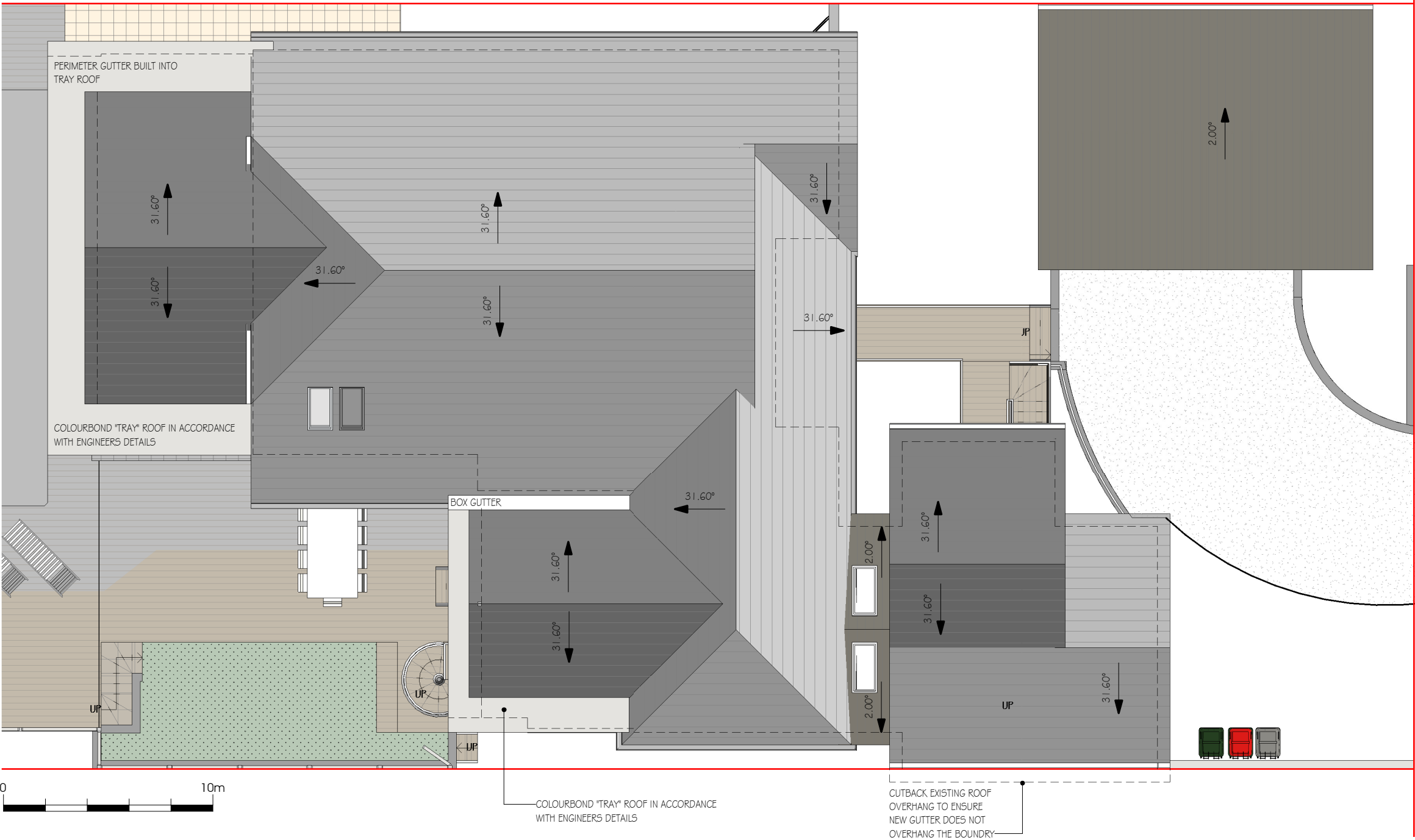
### PROPOSED LOFT (STORAGE)

ZONE: R2	LOT: 11	D.P. 758566	PROJECT: 20-01	CLIENT: SIMON AND LOUISE BAKER
COUNCIL: NORTHERN BEACHES			DATE: 27/12/19	77 BALLYSHANNON RD, KILLARNEY HTS.

SHEET No:  
**10**  
REV 13  
13/01/20

**richardchapman**  
BUILDING DESIGNS  
SCALE:





**ROOF CONSTRUCTION GENERAL NOTES:**  
**STRUCTURAL MEMBERS:**  
ALL STRUCTURAL STEELWORK TO BE IN ACCORDANCE WITH ENGINEERS DETAILED DRAWINGS AND SPECIFICATIONS.  
ALL TIMBER FRAME CONSTRUCTION TO BE IN ACCORDANCE WITH THE LIGHT TIMBER FRAMING CODE OF AUSTRALIA.  
**GANGNAIL ROOF TRUSSES:**  
GANGNAIL ROOF TRUSSES TO BE IN ACCORDANCE WITH MANUFACTURES DETAILS.  
**ROOF CLADDING and PITCH:**  
REFER ROOF LAYOUT FOR ROOF CLADDING AND PITCH.  
**EAVES:**  
REFER SECTIONS AND ROOF LAYOUT FOR EAVE DETAILS.

**ROOF CLADDING:**  
**PITCHED ROOFS:**  
TO BE CLAD WITH MATCHING CEMENT ROOF TILES, EXISTING TO BE COLOURED TO MATCH IN ACCORDANCE MANUFACTURES DETAILS AND SPECIFICATIONS.  
**FLAT ROOFS:**  
TO BE CLAD WITH COLOURBOND TRIMDECK OR SIMILAR, CLADDING FIXED IN ACCORDANCE WITH MANUFACTURES DETAILS AND SPECIFICATIONS.

**ACCESSORIES:**  
**DUE TO CLOSE PROXIMITY TO SALT WATER: CONFIRM**  
**GUTTERS AND DOWNPIPES:**  
TO BE IN ACCORDANCE WITH ROOF MANUFACTURES RECOMMENDATIONS, DETAILS AND SPECIFICATIONS.

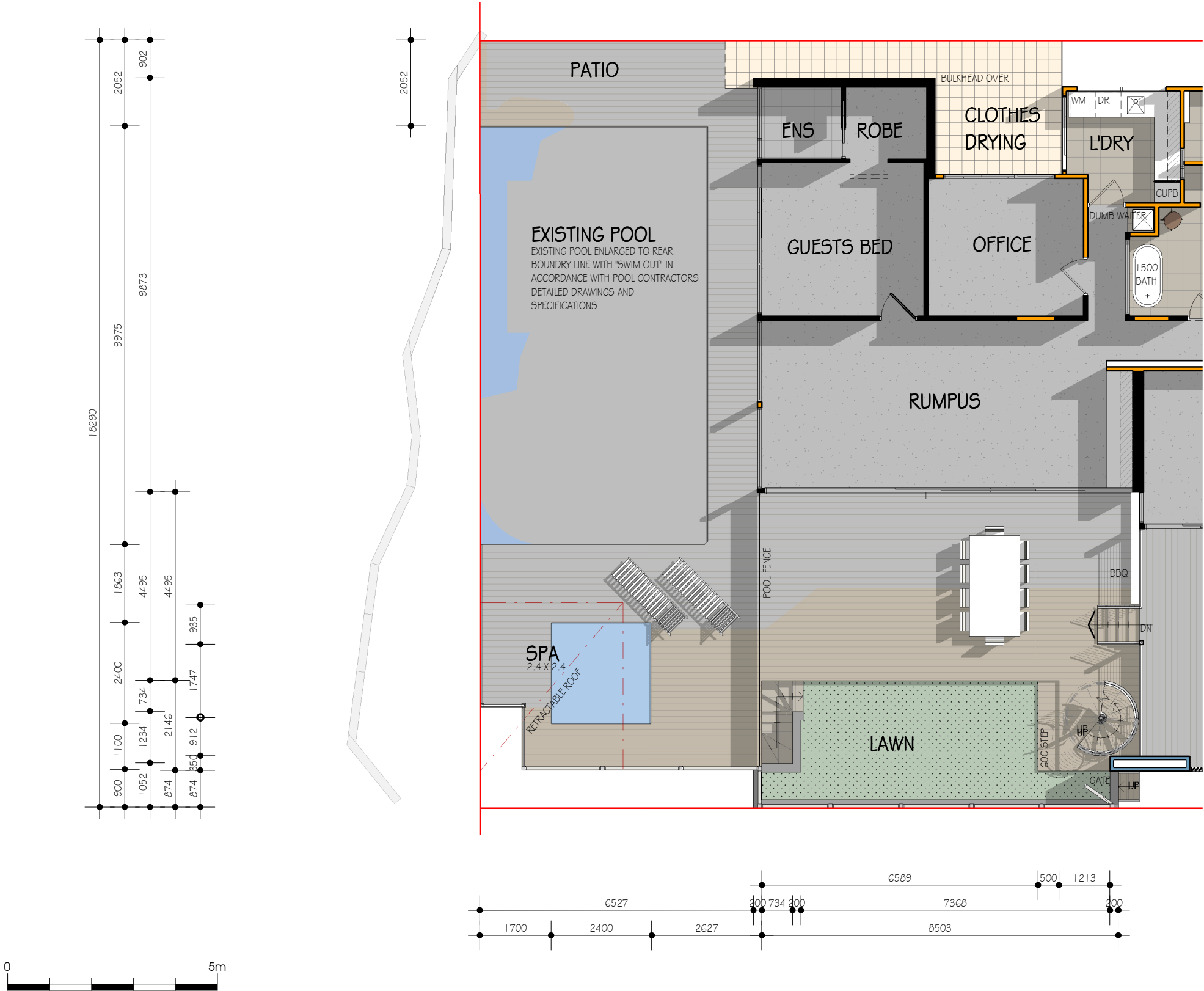
**STORMWATER DISPOSAL:**  
**STORMWATER SCHAMATIC:**  
TO BE PREPARED BY CONSULTING HYDRAULIC ENGINEER PRIOR TO ISSUING CONSTRUCTION CERTIFICATE.

**WATER MANAGEMENT:**  
**MANAGEMENT STRATEGY:**  
STORMWATER DRAINAGE AND WATER MANAGEMENT STRATAGY PLAN TO BE IN ACCORDANCE WITH FINAL DETAILS PROVIDED BY THE HYDRAULIC ENGINEER AND IN ACCORDANCE WITH COUNCILS REQUIREMENTS.

**DOWNPIPES:**  
GENERALLY A5/NZS 3500.3 REQUIRES MAXIMUM CATCHMENT PER DOWNPIPE A5 47°..

**STORMWATER AND DRAINAGE:**

- ALL PIPES AND FITTINGS TO BE 100DIA. UPVC STORMWATER CLASSIFICATION TO AS 1254 AT 1° MIN GRADE UNLESS OTHERWISE NOTED ON PLAN AND SUBJECT TO FINAL DESIGN BY HYDRAULIC ENGINEER.
- INSTALL TEMPORY SEDIMENT BARRIERS TO INLET PITS TO COUNCILS STANDARDS UNTILL SURROUNDING AREAS ARE PAVED OR GRASSED.
- CONTRACTOR NIS TO VERIFY THE LEVEL OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF EXCAVATION FOR DRAINAGE.
- ALL BASES OF PITS TO BE BENCHMARKED TO HALF PIPE DEPTH AND PROVIDE GALVANISED ANGLE SURROUNDS TO GRATE.
- DOWNPIPES SHOWN ARE INDICATIVE ONLY, ALL ROOF GUTTERING AND DOWNPIPES TO AS/NZ 3500.3:2003.
- STORMWATER PIT LOCATIONS AND LEVELS MAY BE VARIED TO SUITE SITE CONDITIONS AFTER CONSULTING WITH ENGINEER.
- ALL COURTYARD AND LANDSCAPE PITS TO BE 450MM SQUARE UNLESS OTHERWISE NOTED.
- HAND EXCAVATE STORMWATER PIPES IN VICINITY OF TREE ROOTS.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH COUNCILS SPECIFICATIONS.



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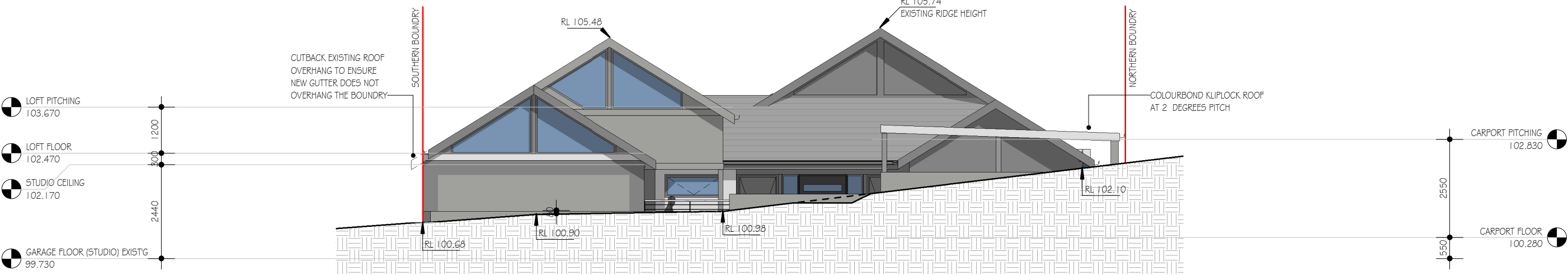
## PROPOSED POOL, CABANA + DECK EXTENSIONS

ZONE: R2	LOT: 11	D.P. 758566	PROJECT: 20-01	CLIENT: SIMON AND LOUISE BAKER
COUNCIL: NORTHERN BEACHES			DATE: 27/12/19	77 BALLYSHANNON RD, KILLARNEY HTS.

SHEET No: **12**  
REV 13  
13/01/20

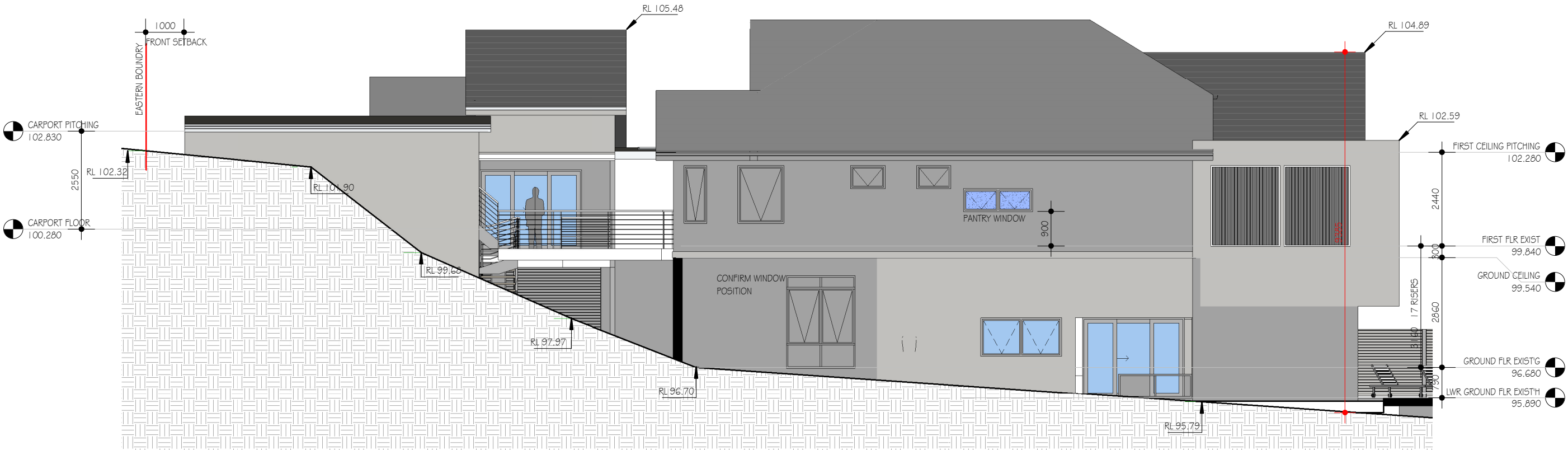
**richardchapman**  
BUILDING DESIGNS  
SCALE:





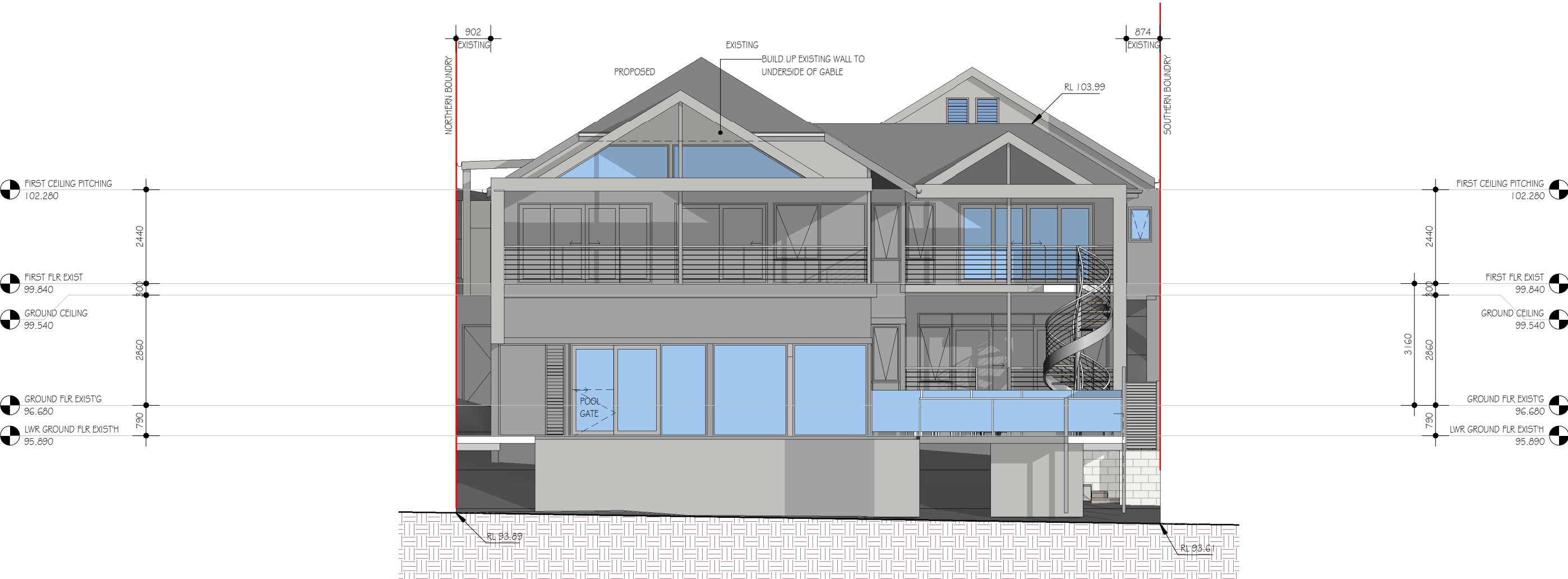
EASTERN ELEVATION (STREET)

1 : 100

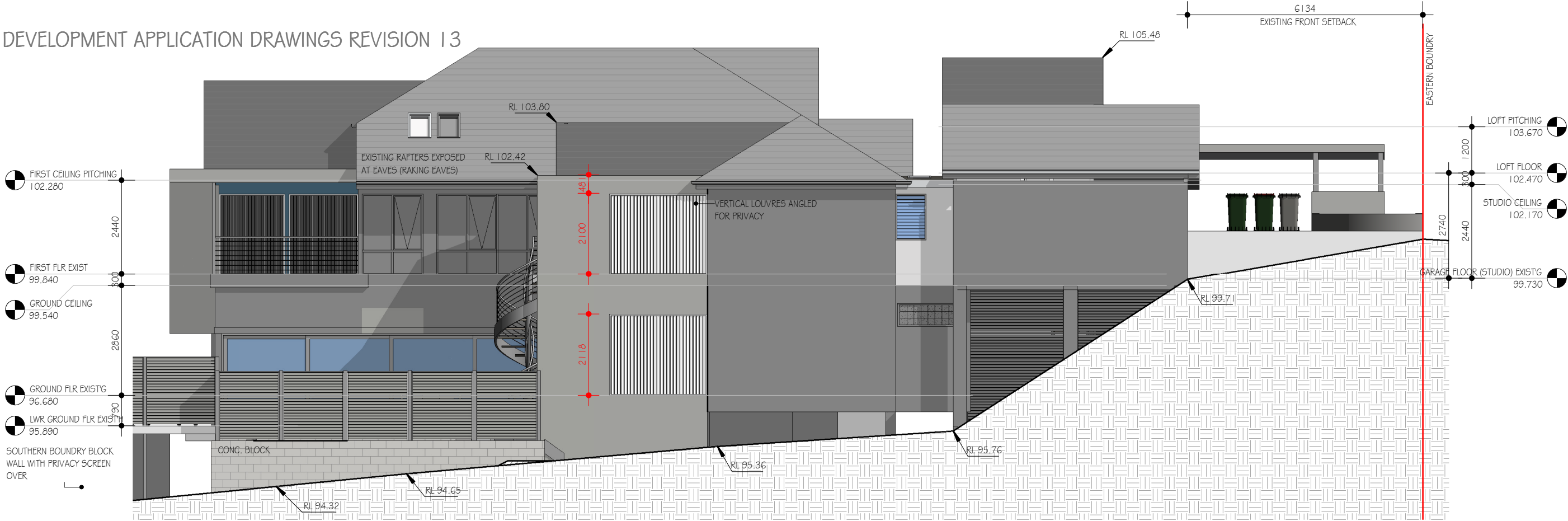


NORTHERN ELEVATION

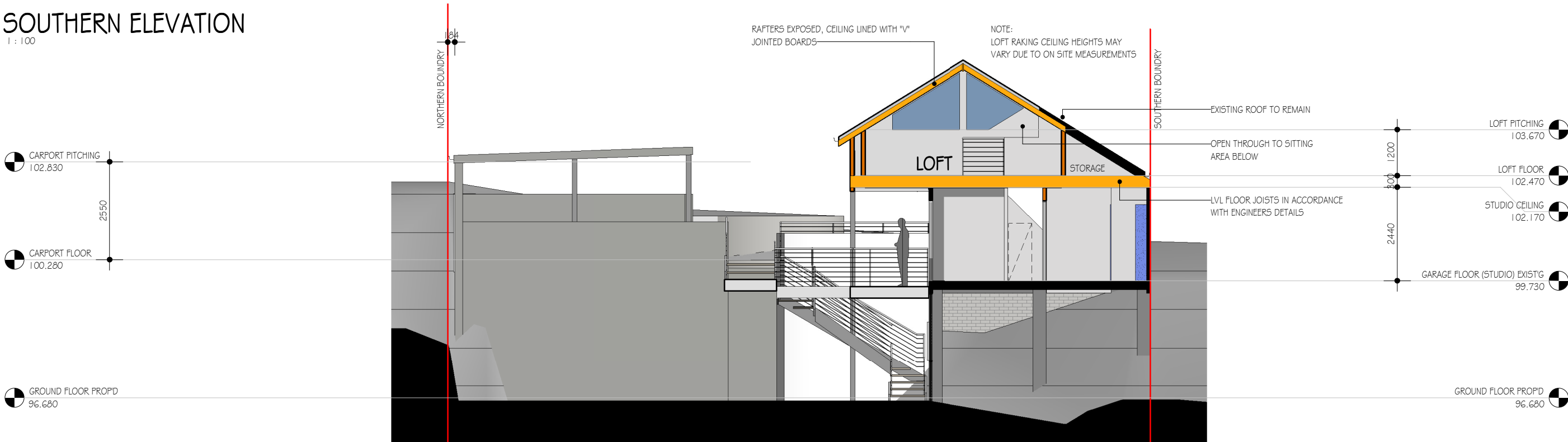
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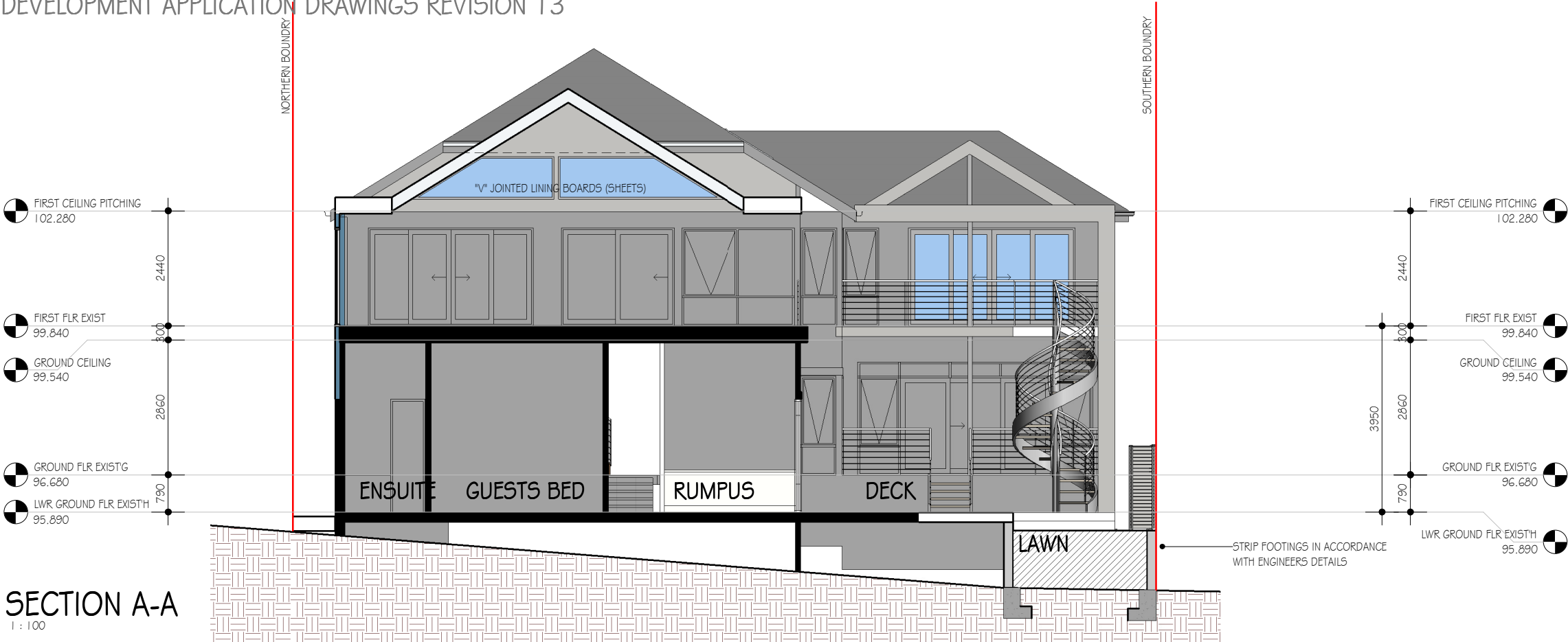




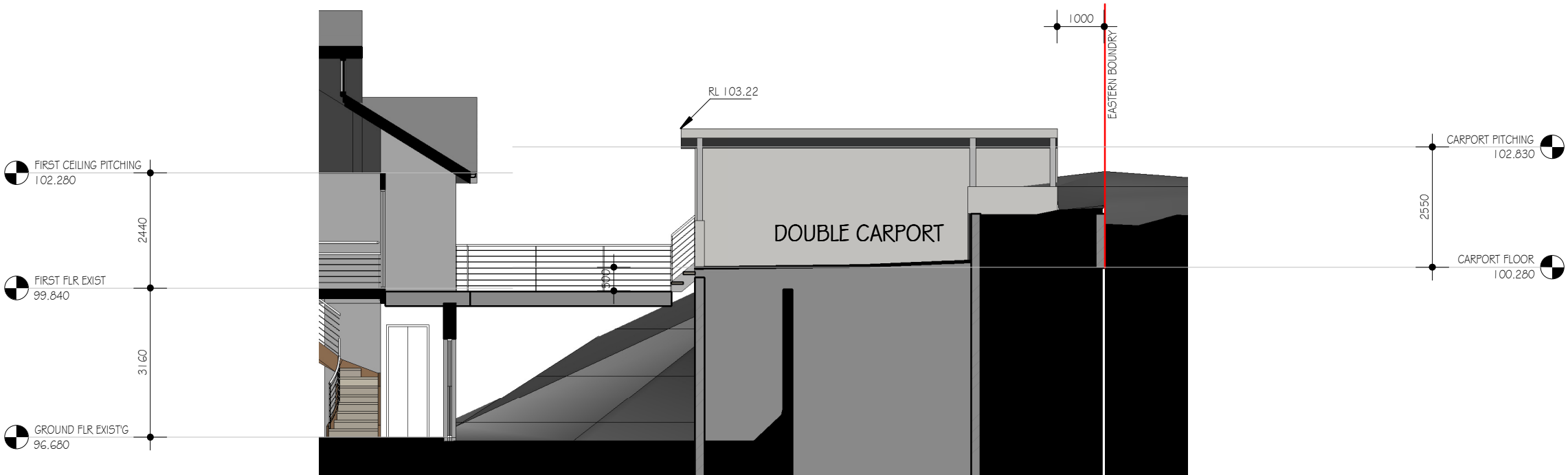
SOUTHERN ELEVATION  
1 : 100



WESTERN ELEVATION (CARPORT) + SECTION (STUDIO LOFT)  
1 : 100



SECTION A-A  
1 : 100



SECTION B-B  
1 : 100

## BUILDING CODE CONTROLS

- NATIONAL CONSTRUCTION CODE:**  
ALL EXTERNAL WALLS AREA TO COMPLY WITH THE RELEVANT REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE (NCC).
- STRUCTURAL STEELWORK:**  
ALL STRUCTURAL STEELWORK TO BE IN ACCORDANCE WITH ENGINEERS DETAILED DRAWINGS, SPECIFICATIONS AND BCA 2019.
- TIMBER ROOF AND FRAME:**  
ALL TIMBER FRAME CONSTRUCTION TO BE IN ACCORDANCE WITH THE LIGHT TIMBER FRAMING CODE OF AUSTRALIA AND IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILED DRAWINGS.
- FOOTINGS AND SLABS:**  
ALL STRIP, PAD AND RAFT SLABS TO BE INACCORDANCE WITH STRUCTURAL ENGINEERS DETAILED DRAWINGS, SPECIFICATIONS AND A52870-2011
- FASCIA AND GUTTERS:**  
COLOURBOND/TIMBER FASCIA, 125MM QUAD GUTTERS AND PVC DOWNPIPES UNLESS OTHERWISE NOTED OR SPECIFIED.
- WALL AND CEILING LININGS:**  
10MM SMOOTH FINISH PLASTERBOARD WALL AND CEILING LININGS THROUGHOUT, UNLESS OTHERWISE SPECIFIED.
- DOOR AND WINDOW FRAMES:**  
ALUMINIUM SEMI-COMMERCIAL WINDOWS AND DOORS, POWDERCOATED IN STANDARD COLOUR RANGE: KEYED ALIKE LOCKS, SINGLE GLAZING SUBJECT TO FUTURE ENERGY CERTIFICATE REQUIREMENTS.
- BULKHEADS AND SUSPENDED CEILINGS:**  
ALLOWANCE MUST BE MADE IN THE FIRST FLOOR OR WITH BULKHEADS TO THE GROUND FLOOR CEILING FOR ANY PLUMBING, DRAINAGE TRAPS OR PIPEWORK AS NECESSARY.
- INSULATION:**  
WALLS: R1.5 THERMAL INSULATION BATTS TO EXTERNAL CAVITY WALL.  
CEILINGS: 3.5 THERMAL INSULATION BATTS TO THE ROOF SPACE. ALL SUBJECT TO ENERGY CERTIFICATE REQUIREMENTS
- SMOKE ALARM SYSTEM:**  
A SMOKE ALARM SYSTEM IS TO BE INSTALLED WITHIN THE BUILDING IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA. ALL ALARMS TO BE INTERLINKED.
- LIGHTING:**  
ANY LIGHTING TO THE SITE SHALL BE DESIGNED SO AS TO NOT TO CAUSE NUISANCE TO THE OTHER RESIDENCES IN THE AREA OR TO MOTORISTS ON THE NEARBY ROADSAND TO ENSURE NOADVERSE IMPACT ON THE AMENITY OF THE SURROUNDING AREA BY LIGHT OVERSPILL.  
ALL LIGHTING SHALL COMPLY WITH THE AUSTRALIAN STANDARD AS 4282-1:1997CONTROL OF THE OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING.
- FLOOR WASTE:**  
FLOOR WASTES TO ALL WET AREAS IN ACCORDANCE WITH A53740.
- STAIRS:**  
STAIRS TO HAVE A MAXIMUM FLIGHT OF 18 RISERS IN ACCORDANCE WITH PART 3.9.1.2 OF THE BCA. 2019
- HAND RAILS:**  
HANDRAILS TO ALL NEW STAIRS IN ACCORDANCE WITH PART 3.9.2.4 OF THE BCA 2019.
- LIFT OFF HINGES:**  
POWDER ROOMS AND SEPERATE WC IN ALL DWELLINGS TO HAVE 'LIFT OFF HINGES' OR TO DOORS TO OPEN OUTWARDS IN ACCORDANCE WITH PART 3.8.3.3 OF THE BCA 2019 VOL.2.
- MECHANICAL VENTILATION:**  
FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS.  
PROVIDE MECHANICAL VENTILATION TO POWDER ROOMS AND ENSUITES ALL IN ACCORDCANCE WITH PART 3.8.5.3 OF THE BCA 2019 VOL 2.(ALL VENTED TO OUTSIDE AIR)  
FLOW RATE:  
40L PER SECOND TO ALL LAUNDRIES + SWR RWLAUNDRY  
25L PER SECOND TO BATHROOMS + ENSUITES.  
VENTILATION OF ROOF SPACES (IF EXHAUST FANS DONT VENT TO OUTSIDE AIR):  
PROVIDE VENTILATION TO ALL ROOF VOIDS ALL IN ACCORDCANCE WITH PART 3.8.7.4 OF THE BCA 2019 VOL 2.
- CONDENSATION MANAGEMENT:**  
THE BUILDER SHALL CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE PROVISIONS LOCATED IN PART F6 OF VOLUME ONE AND 3.8.7.1 IN VOLUME TWO OF THE NCC.
- FIRE SEPARATION OF EXTERNAL WALLS (IF APPLICABLE):**  
THE BUILDER SHALL CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE PROVISIONS LOCATED IN PART 3.7.2 FIRE SEPARATION OF EXTERNAL WALLS, ACCEPTABLE CONSTRUCTION PRACTICE OF THE BCA.

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## SECTION A-A and B-B

ZONE: R2	LOT: 11	D.P. 758566	PROJECT: 20-01	CLIENT: SIMON AND LOUISE BAKER
COUNCIL: NORTHERN BEACHES	DATE: 27/12/19			77 BALLYSHANNON RD, KILLARNEY HTS.

SHEET No:

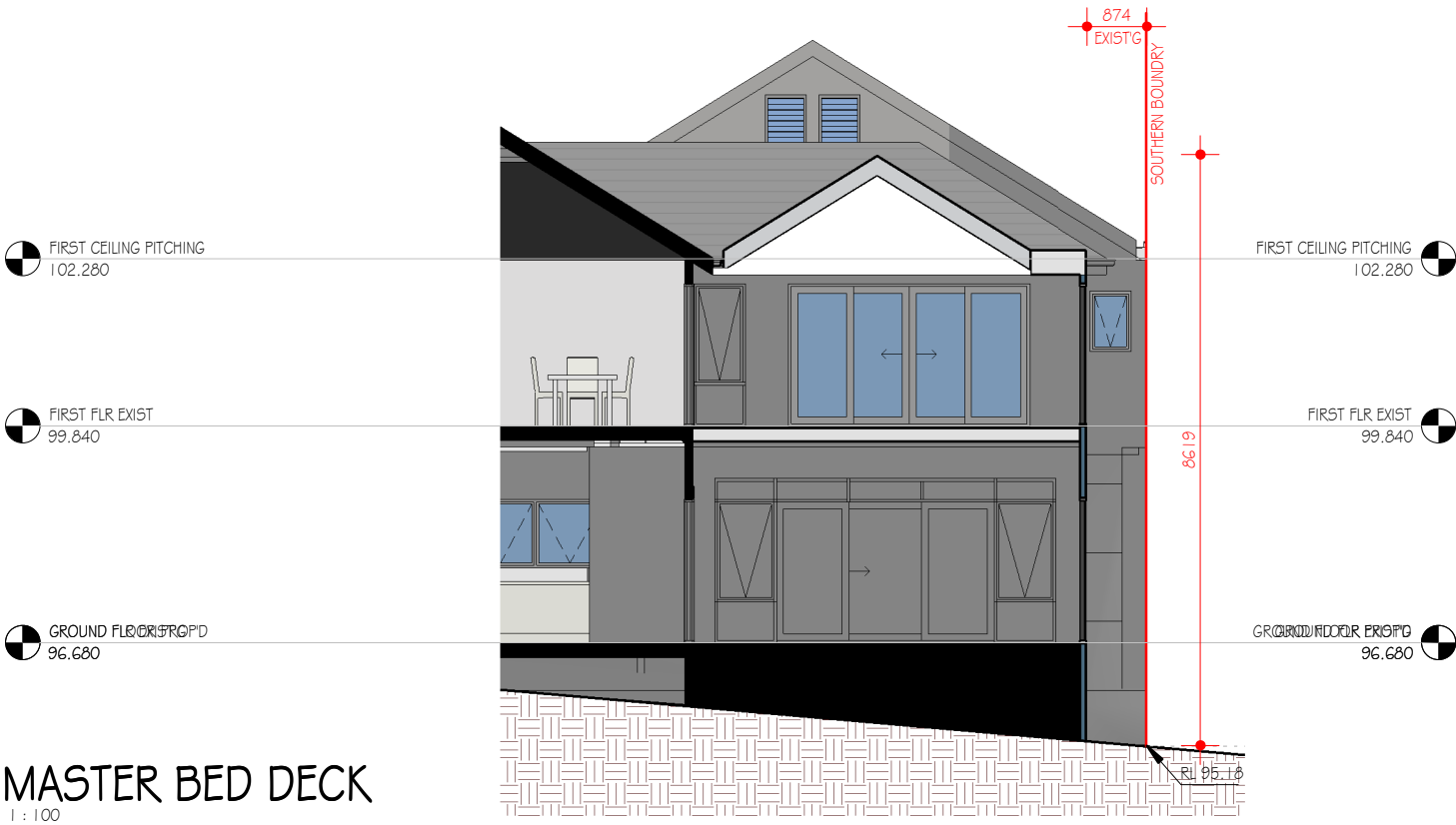
16

REV 13  
13/01/20

richardchapman  
BUILDING DESIGNS

SCALE:





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NORTH POINT

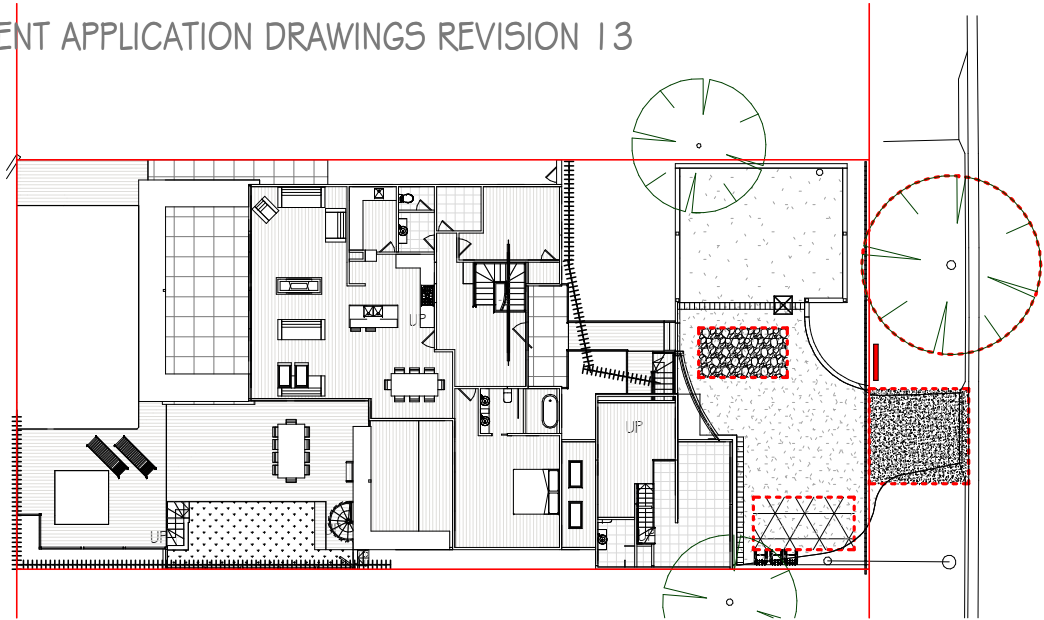
## SECTION MASTER BED DECK

ZONE: R2	LOT: 11	D.P. 758566	PROJECT: 20-01	CLIENT: SIMON AND LOUISE BAKER
COUNCIL: NORTHERN BEACHES			DATE: 27/12/19	77 BALLYSHANNON RD, KILLARNEY HTS.

SHEET No:  
**17**  
REV 13  
13/01/20

**richardchapman**  
BUILDING DESIGNS  
SCALE:

DEVELOPMENT APPLICATION DRAWINGS REVISION 13



BALLYSHANNON ROAD

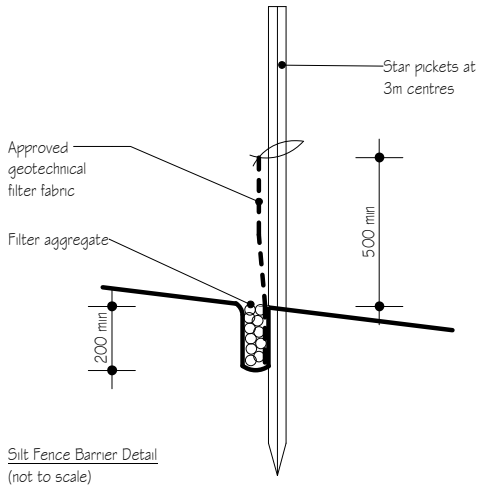
LEGEND

- BUILDING MATERIAL STORAGE
- WASTE MATERIAL STORAGE
- TEMPORARY BUILDERS DRIVEWAY
- CHEMICAL TOILET
- SEDIMENT CONTROL FENCE
- TEMPORARY SECURITY FENCE
- SITE INFORMATION SIGN
- TREES PROTECTED
- EXISTING FENCING MAINTAINED

NOTE:  
ALL WASTE MATERIAL TO BE TAKEN TO AN  
APPROVED WASTE DISPOSAL SITE

SITE PLAN SITE WASTE MANAGEMENT

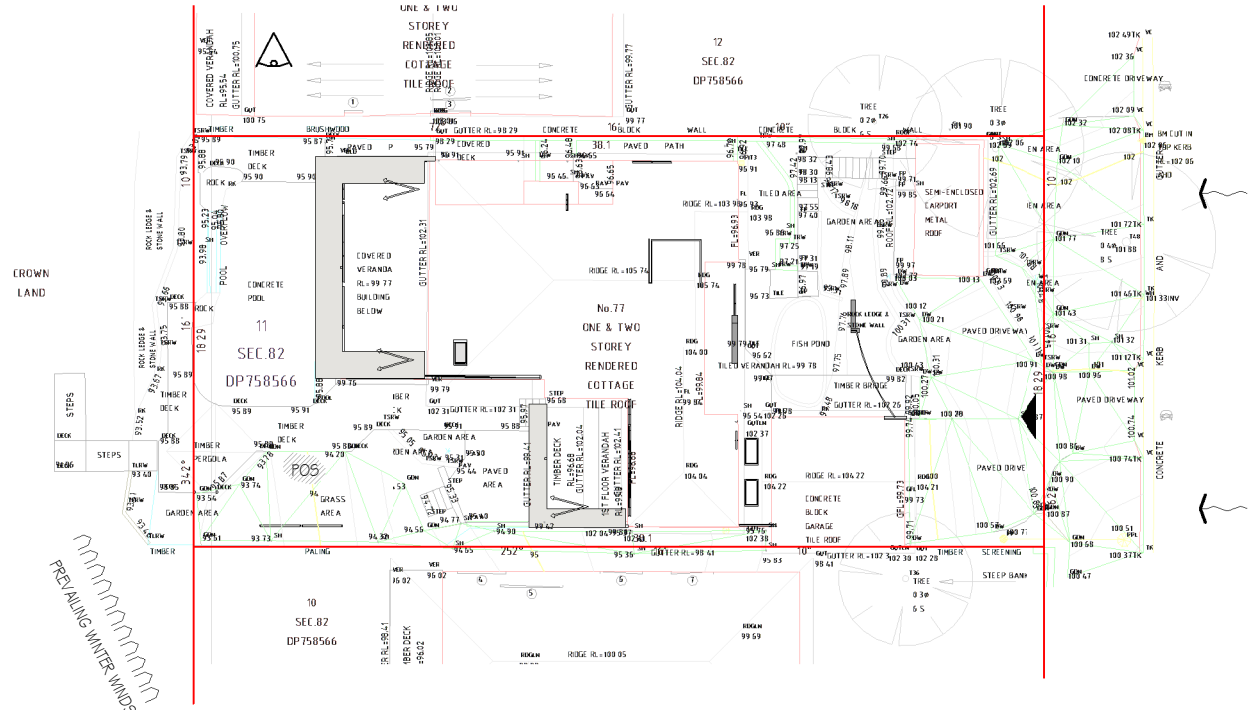
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Silt Fence Barrier Detail  
(not to scale)

GENERAL NOTES

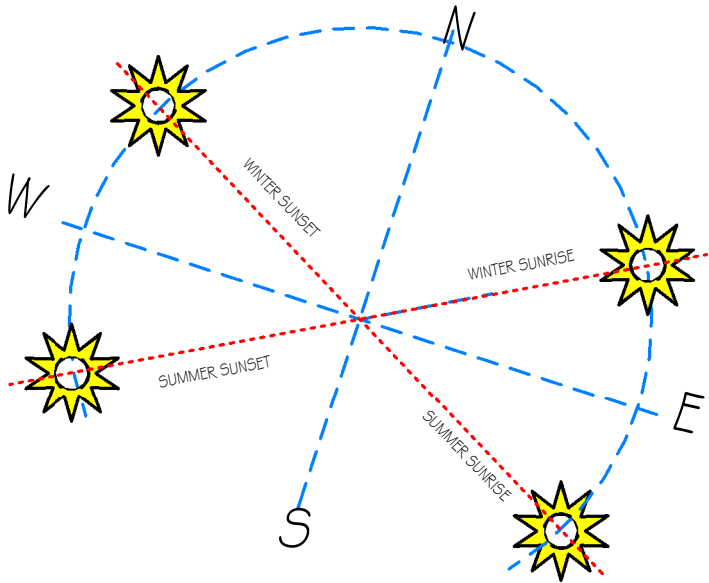
**EXISTING TREES:**  
ALL EXISTING TREES TO BE RETAINED UNLESS OTHERWISE SHOWN ON LANDSCAPE ARCHITECTS PLANS.  
RETAINED TREES TO BE PROTECTED WITH A HIGH VISIBILITY FENCE, PLUS FLAGGING TO INDIVIDUAL TREES IF NECESSARY.  
**GRASS COVER:**  
RETAIN ALL EXISTING GRASS COVER WHERE POSSIBLE.  
**SEDIMENT AND EROSION CONTROLS:**  
SEDIMENT AND EROSION CONTROLS TO BE IN PLACE PRIOR TO COMMENCEMENT OF ANY EARTHWORKS OR DEMOLITION ACTIVITY.  
INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADED WATER UNTIL SURROUNDING AREAS HAVE BEEN PAVED OR RE-GRASSED.  
**SILT FENCES:**  
ALL SILT FENCES AND BARRIERS TO BE MAINTAINED IN GOOD ORDER AND REGULARLY DE-SILTED DURING THE CONSTRUCTION PROCESS.  
**POLLUTION:**  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL MEASURES ARE TAKEN DURING THE COURSE OF CONSTRUCTION TO PREVENT SEDIMENT EROSION AND POLLUTION OF THE DOWNSTREAM SYSTEM.  
**SKIP BINS:**  
WASTE MATERIALS ARE TO BE STOCKPILED OR LOADED INTO SKIP BINS LOCATED AS SHOWN ON PLANS.  
STOCKPILES OF LOOSE MATERIALS SUCH AS SAND, SOIL AND GRAVEL MUST BE COVERED WITH SEDIMENT FENCE MATERIAL, PLASTIC SHEETING OR MEMBRANE MUST NOT BE USED.  
SAFETY BARRICADING SHOULD BE USED TO ISOLATE STOCKPILES OF SOLID MATERIALS SUCH AS STEEL REINFORCING, FORMWORK AND SCAFFOLDING.  
**LEAVING VEHICLES:**  
ALL VEHICLES THE SITE MUST PASS OVER THE "BALLAST" AREA TO SHAKE OFF SITE CLAY AND SOIL. WHEELS AND AXLES TO BE HOSED DOWN IF NECESSARY.  
BALLAST IS TO BE MAINTAINED AND REPLACED AS NECESSARY DURING THE CONSTRUCTION PERIOD. TRUCKS REMOVING EXCAVATED MATERIAL SHOULD TRAVEL ON STABILISED CONSTRUCTION PATHS AND MATERIALS SHOULD BE TAKEN TO THE TRUCK TO REDUCE TRUCK MOVEMENT ON THE SITE. TRUCKS TO BE LIMITED TO SINGLE UNIT HEAVY RIGID VEHICLES (NO SEMI-TRAILERS).  
**FOOTPATH:**  
ANY SEDIMENT DEPOSITED ON THE PUBLIC WAY, INCLUDING FOOTPATH RESERVE AND ROAD SURFACE IS TO BE REMOVED IMMEDIATELY.  
**BARRIERS:**  
PROVIDE BARRIERS AROUND ALL CONSTRUCTION WORKS WITHIN THE FOOTPATH AREA TO PROVIDE SAFE ACCESS FOR PEDESTRIANS.  
**CONCRETE PUMPS AND CRANES:**  
CONCRETE PUMPS AND CRANES ARE TO OPERATE FROM WITHIN THE BALLAST ENTRY DRIVEWAY AREA AND ARE NOT TO OPERATE FROM THE PUBLIC ROADWAY UNLESS SPECIFIC COUNCIL PERMISSION IS OBTAINED.  
**DELIVERY VEHICLES:**  
DELIVERY VEHICLES MUST NOT STAND WITHIN THE PUBLIC ROADWAY FOR MORE THAN 20 MINUTES AT A TIME.  
**EXCAVATION:**  
ANY EXCAVATION WORK ADJACENT TO THE ADJOINING PROPERTIES OR THE PUBLIC ROADWAY IS NOT TO BE COMMENCED UNTIL THE STRUCTURAL ENGINEER IS CONSULTED AND SPECIFIC INSTRUCTIONS ARE RECEIVED.  
**TOILET FACILITIES:**  
TOILET FACILITIES MUST BE EITHER A FLUSHING TYPE OR APPROVED PORTABLE CHEMICAL CLOSET. CHEMICAL CLOSETS ARE TO BE MAINTAINED AND SERVICED ON A REGULAR BASIS SO THAT OFFENSIVE ODOUR IS NOT EMITTED.



BALLYSHANNON ROAD

LEGEND

- PRIVATE OPEN SPACE
- VIEWS
- VEHICLE SITE ENTRY
- PREVAILING WINDS
- NOISE
- OVERLOOKING



SITE PLAN SITE ANALYSIS

1 : 300

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NORTH POINT



PROPOSED SITE ANALYSIS + WASTE MANAGEMENT

ZONE: R2	LOT: 11	D.P. 758566	PROJECT: 20-01	CLIENT: SIMON AND LOUISE BAKER
COUNCIL: NORTHERN BEACHES			DATE: 27/12/19	77 BALLYSHANNON RD, KILLARNEY HTS.

SHEET No:

18  
REV 13  
13/01/20

richardchapman  
BUILDING DESIGNS

SCALE:



SCHEDULE APPLICATION DRAWING REVISION 13

FRAME		LEGEND	
SA	-	STANDARD ALUMINIUM	H.H. HEAD HEIGHT
IA	-	IMPROVED ALUMINIUM	H. WINDOW HEIGHT
TF	-	TIMBER FRAMED OR PVC	W. DOOR AND WINDOW WIDTH
			F. ALUMINIUM FRAME TYPE
			G. GLASS TYPE
			ORIENTN. ORIENTATION
			O. OBSCURE GLASS
GLAZING			
SC	-	SINGLE CLEAR	
SP	-	SINGLE PYROLYTIC LOE-E	
ST	-	SINGLE TONED	
CP	-	COMFORT PLUS	
DC	-	DOUBLE CLEAR	

GENERAL NOTES:

SEMI-COMMERCIAL FRAMES

ALL NEW DOOR AND WINDOW FRAMES TO BE FROM THE MANUFACTURES "SEMI-COMMERCIAL" RANGE, UNLESS OTHERWISE SPECIFIED.

TRANSLUCENT GLAZING:

ALL WINDOWS MARKED AS OBSCURE IN THE SCHEDULE WILL HAVE WHITE TRANSLUCENT GLAZING.

FIRST FLOOR WINDOWS:

BCA REQUIRES PROTECTION FOR OPENING WINDOWS IN ALL BEDROOMS WHERE THE FLOOR BELOW THE WINDOW IS MORE THAN 2000MM.

(PART 3.9.2.5 of the bca 2016)

RESTRICTED OPENING OR SCREEN:

THE AFFECTED WINDOWS ARE TO BE FITTED WITH EITHER A DEVICE TO RESTRICT THE WINDOW OPENING OR A SUITABLE SCREEN, SO A 125MM DIA. SPHERE CANNOT PASS THROUGH.

DOUBLE HUNG WINDOWS:

BOTTOM SASH OF FIRST FLOOR DOUBLE HUNG WINDOWS THAT ARE 1800MM HIGH OR GREATER ARE TO BE SCREW LOCKED BY THE MANUFACTURER.

SKYLIGHTS:

SKYLIGHTS WITHIN 900MM OF THE PROPERTIES PARTY WALL ARE TO BE NON-COMBUSTABLE IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.

ROOF AREA:

ROOF AREA MEASURED (TOTAL) 364.00m²

UNCONDITIONED FLOOR AREA:

IN RELATION TO A DWELLING, MEANS THE TOTAL FLOOR AREA OF ALL BATHROOMS (NOT INCLUDING ENSUITES) AND LAUNDRIES WITH A VENTILATION OPENING.

EACH DWELLING: 23.50m²

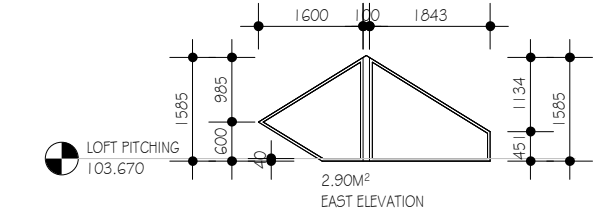
CONDITIONED FLOOR AREA:

IN RELATION TO A DWELLING, MEANS THE TOTAL FLOOR AREA OF THE DWELLING EXCLUDING:

a) FLOOR AREA THAT IS NOT FULLY ENCLOSED.

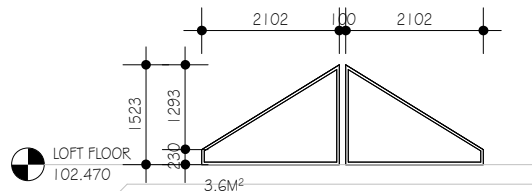
b) BATHROOMS (BUT NOT ENSUITES) AND LAUNDRIES, WITH A VENTILATION OPENING; AND VOIDS, STORE ROOMS, GARAGES AND CARPARKS.

EACH DWELLING: 354m²



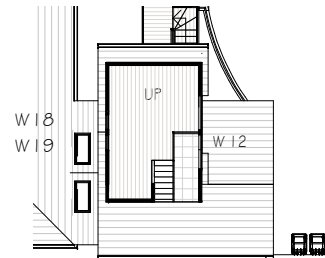
W 13 - LOFT GABLE

1 : 100



W 14- STUDIO GABLE

1 : 100

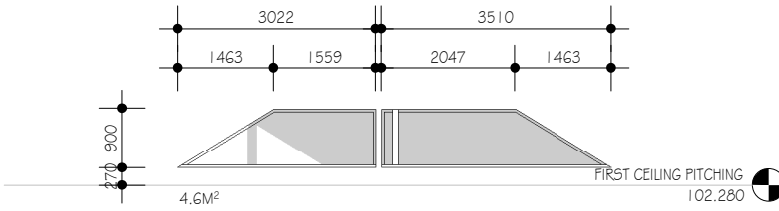


SCHEDULE LOFT

1 : 250

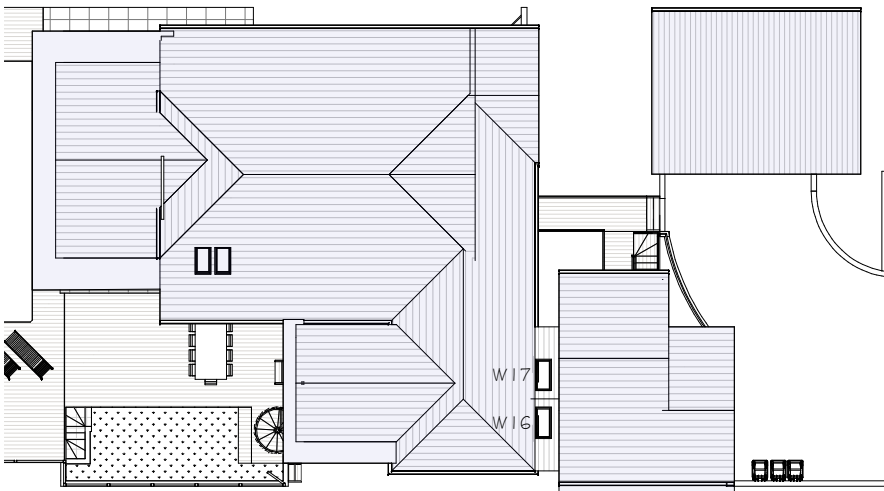
WINDOW SCHEDULE

No	SASH TYPE	H.	W.	F.	G.	ORIENTN	O.	H.H.	AREA
01	AWNING	1000	2100	SA	SC	NORTH	No	2100	2.10
02	AWNING	1000	2100	SA	SC	EAST	No	2100	2.10
03	FIXED GLASS	2400	1932	SA	SC	WEST	No	8289	4.64
04	FIXED GLASS	2400	1932	SA	SC	WEST	No	8289	4.64
05	FIXED GLASS	2400	1212	SA	SC	WEST	No	2400	2.91
06	AWNING	600	1800	SA	SC	NORTH	Yes	1500	1.08
07	FIXED GLASS	2100	451	SA	SC	EAST	No	2100	0.95
08	FIXED GLASS	2100	451	SA	SC	EAST	No	2100	0.95
09	AWNING	600	1500	SA	SC	NORTH	No	2100	0.90
10	AWNING	900	1800	SA	SC	NORTH	No	2100	1.62
11	AWNING	900	600	SA	SC	WEST	No	2100	0.54
12	LOUVRE	1200	800	SA	SC		No	2100	0.96
16	VELUS SKYLIGHT	600	1200	SA	SC		No		0.72
17	VELUS SKYLIGHT	600	1200	SA	SC		No		0.72
18	LOUVRE	900	600	SA	SC	WEST	No	1015	0.54
19	LOUVRE	900	600	SA	SC	WEST	No	2215	0.54



W 15 - WESTERN GABLE

1 : 100

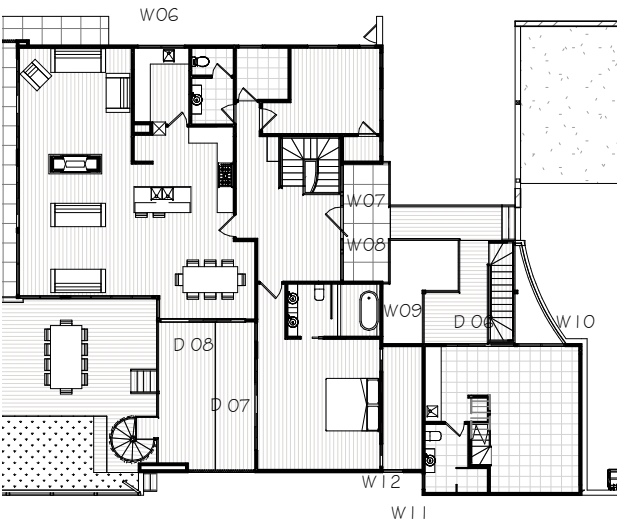


SCHEDULE ROOF

1 : 250

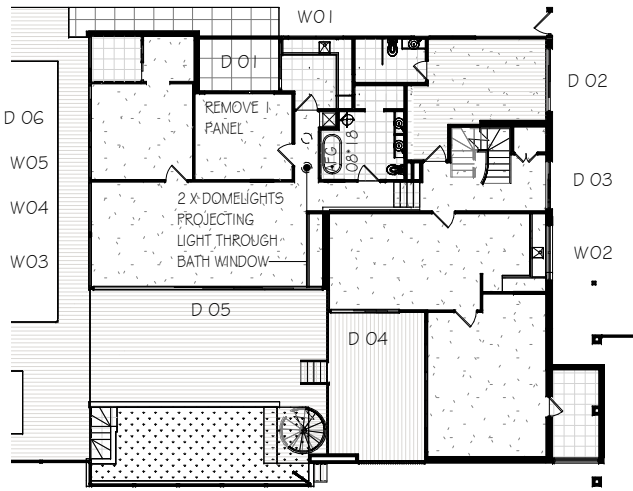
DOOR SCHEDULE

No	DOOR TYPE	H.	W.	F.	G.	ORIENTN	AREA
01	2 PANEL SLIDER	2100	1810	SA	SC	WEST	3.80
03	2 PANEL SLIDER	2100	1810	SA	SC	EAST	3.80
04	3 PANEL SLIDER	2100	2650	SA	SC	SOUTH	5.57
05	4 PANEL STACKER	2400	8769	SA	SC	SOUTH	21.05
06	3 PANEL SLIDER	2100	2650	SA	SC	NORTH	5.57
06	2 PANEL SLIDER	2400	2386	SA	SC	WEST	5.73
07	4 PANEL SLIDER	2100	3520	SA	SC	WEST	7.39
08	3 PANEL STACKER	2100	3270	SA	SC	SOUTH	6.87



SCHEDULE STUDIO

1 : 250



SCHEDULE GROUND FLOOR

1 : 250

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NORTH POINT



DOOR and WINDOW SCHEDULE

ZONE: R2	LOT: 11	D.P. 758566	PROJECT: 20-01	CLIENT: SIMON AND LOUISE BAKER
COUNCIL: NORTHERN BEACHES			DATE: 27/12/19	77 BALLYSHANNON RD, KILLARNEY HTS.

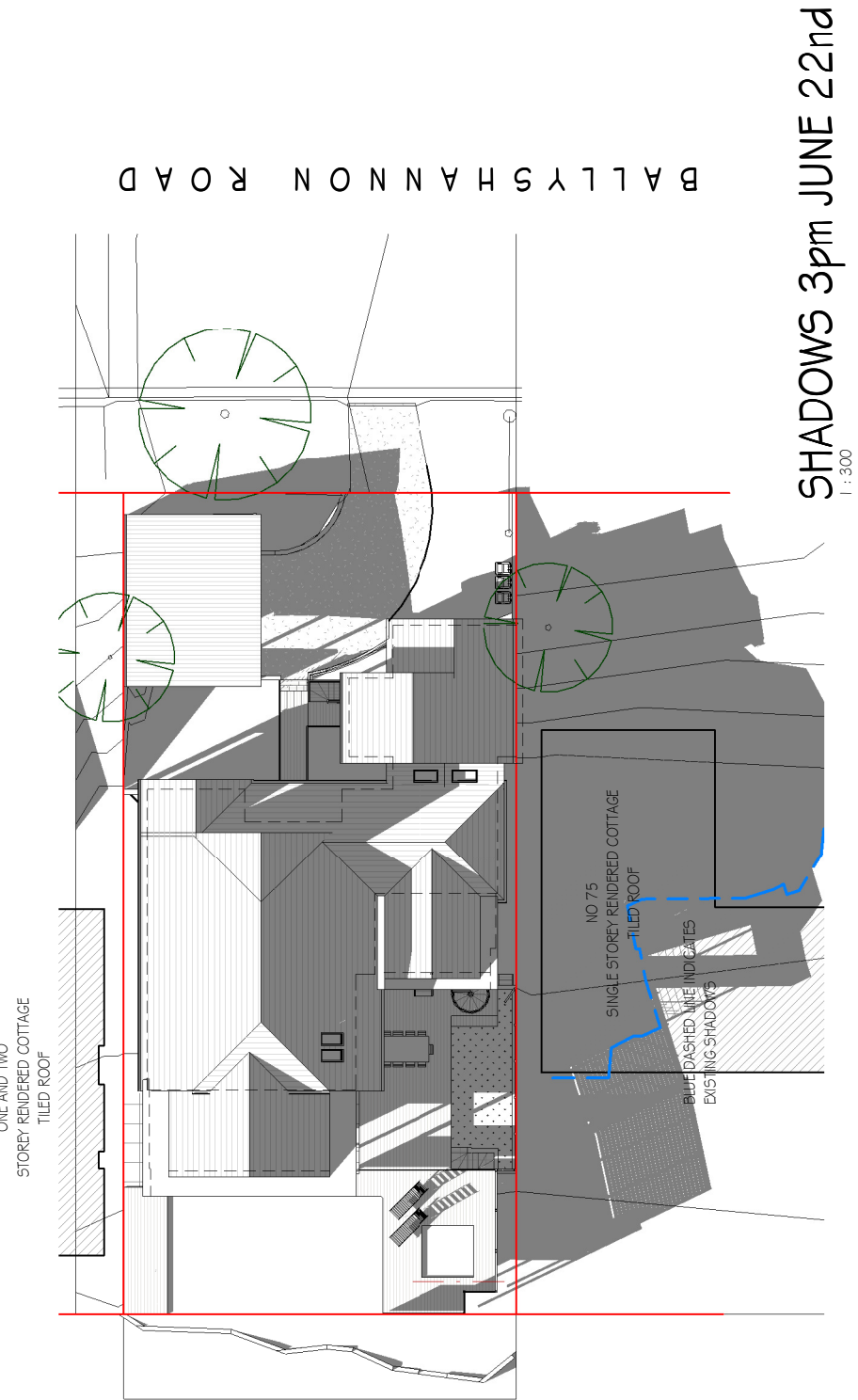
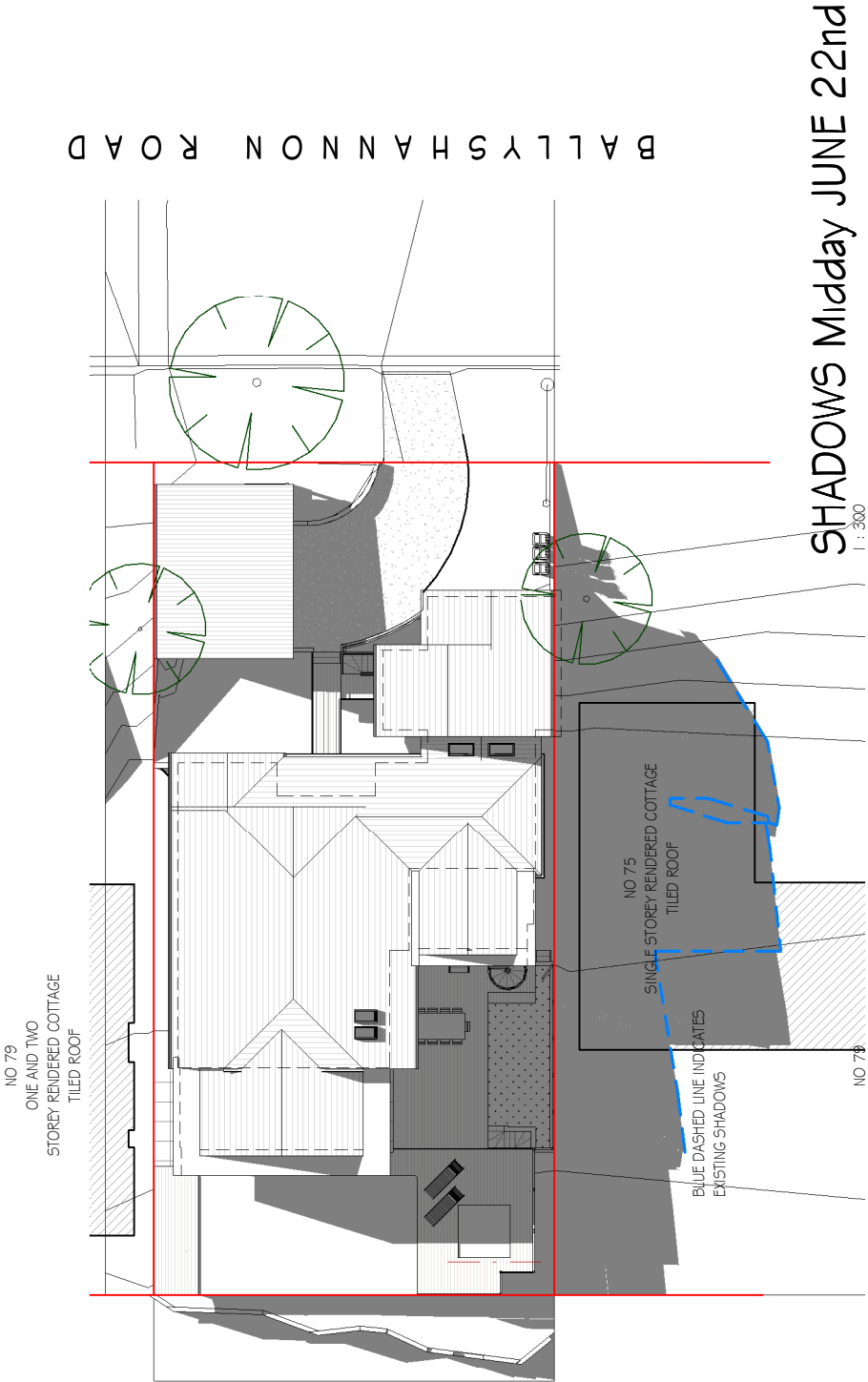
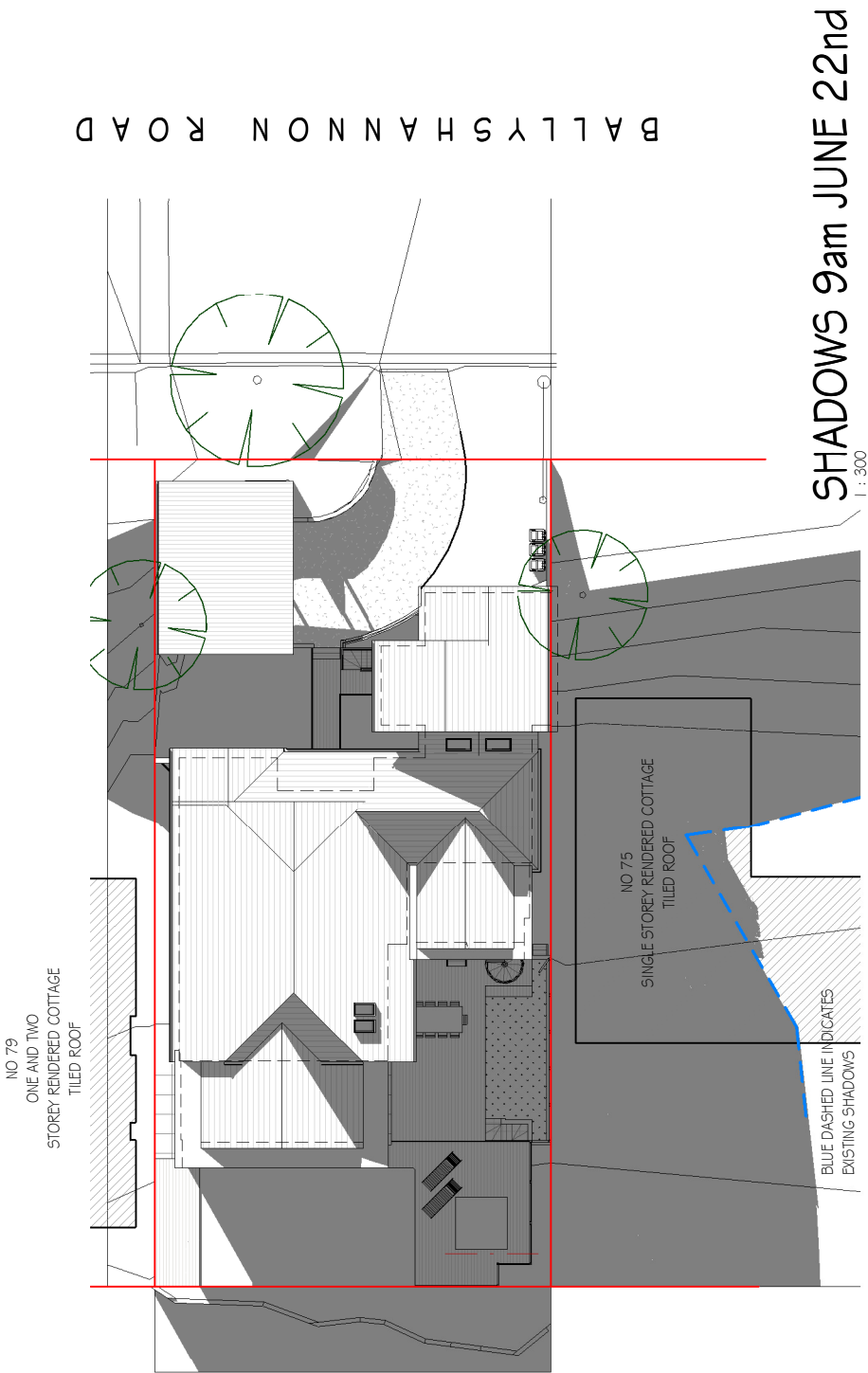
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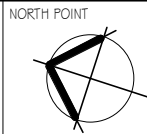
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richardchapman  
BUILDING DESIGNS

SCALE:



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## SHADOW DIAGRAMS JUNE 22nd

ZONE: R2  
LOT: 11  
COUNCIL: NORTHERN BEACHES

D.P. 758566

PROJECT: 20-01  
DATE: 27/12/19

CLIENT: SIMON AND LOUISE BAKER  
77 BALLYSHANNON RD, KILLARNEY HTS.

SHEET No:  
**20**  
REV 13  
13/01/20

**richardchapman**  
BUILDING DESIGNS  
SCALE: