

PROPOSED FRONT PERSPECTIVE

WORKING PLANS SHEET LIST

SHEET NO.	SHEET TITLE
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VERSION

#	DESCRIPTION		DATE
A	TECHNICAL	JK	28.11.24
B	TO CLIENT	CS	20.12.24
C	POV 107407, 107439, 107441-442, 107494, 107535	CS	28.02.25
D	WINDOW 8 ADJUSTMENT	CS	10.03.25
E	BASIX ADDED & TO COUNCIL	CS	04.04.25

SPECIAL NOTES

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE WRITTEN PROPOSAL:

- PROVIDE 300MM BUILD UP TO “FLOOR ZONE” FOR AIR CONDITIONING DUCTWORK

SMOKE DETECTORS

⌚	GROUND	SUPPLIED & INSTALLED BY CAPE COD TO COMPLY WITH NCC STANDARD	1
⌚	FIRST	SUPPLIED & INSTALLED BY CAPE COD TO COMPLY WITH NCC STANDARD	1

WORKS BY OWNER

- SUPPLY & INSTALL OF KITCHEN & LAUDRY CUPBOARDS, BENCHTOPS, SPLASHBACK, SINK & TAP SETS.
- SUPPLY & INSTALLATION OF SHELVES & HANGING RAILS TO WALK-IN-ROBE.
- SANDING & POLISHING TO EXISTING TONGUE & GROOVE FLOORING.
- SUPPLY & INSTALLATION OF FLOOR COVERINGS & WINDOW FURNISHINGS.
- DEMOLITION & REBUILDING OF KITCHEN/DINING FLOOR & NORTHERN WALL IF REQUIRED.
- RELOCATION OR REPLACEMENT OF THE EXISTING AIR CONDITIONING SYSTEM.
- REMOVAL & RELOCATION OF CLOTHESLINE.
- SUPPLY & INSTALLATION OF LIGHT FITTINGS.
- ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE ON SITE DETENTION (OSD) SYSTEM AS REQUIRED BY COUNCIL TO BE COMPLETED.
- REMOVAL & REINSTALLATION OF T.V. AERIAL.

CAPE COD DOES NOT INCLUDE THE PAINTING OF ANY EXISTING GROUND FLOOR AREAS EXTERNALLY OR INTERNALLY AS THE PREPARATION OF THESE AREAS WILL VARY IN EXTENT OF THE WORK REQUIRED. AT YOUR REQUEST, CAPE COD WILL PROVIDE A QUOTE DURING THE COURSE OF CONSTRUCTION TO ALLOW US TO PROVIDE YOU THE BEST AND MOST COMPETITIVE PRICE OUTCOME.

PROPOSED ADDITION FOR:

MR B & MRS L WALSTAB  
51 BOYLE STREET  
BALGOWLAH NSW 2093

JOB NUMBER: 8267

COUNCIL: NORTHERN BEACHES

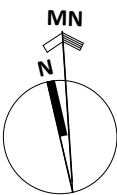
PROJECT DESIGNER: SCOTT MCDOUGALL



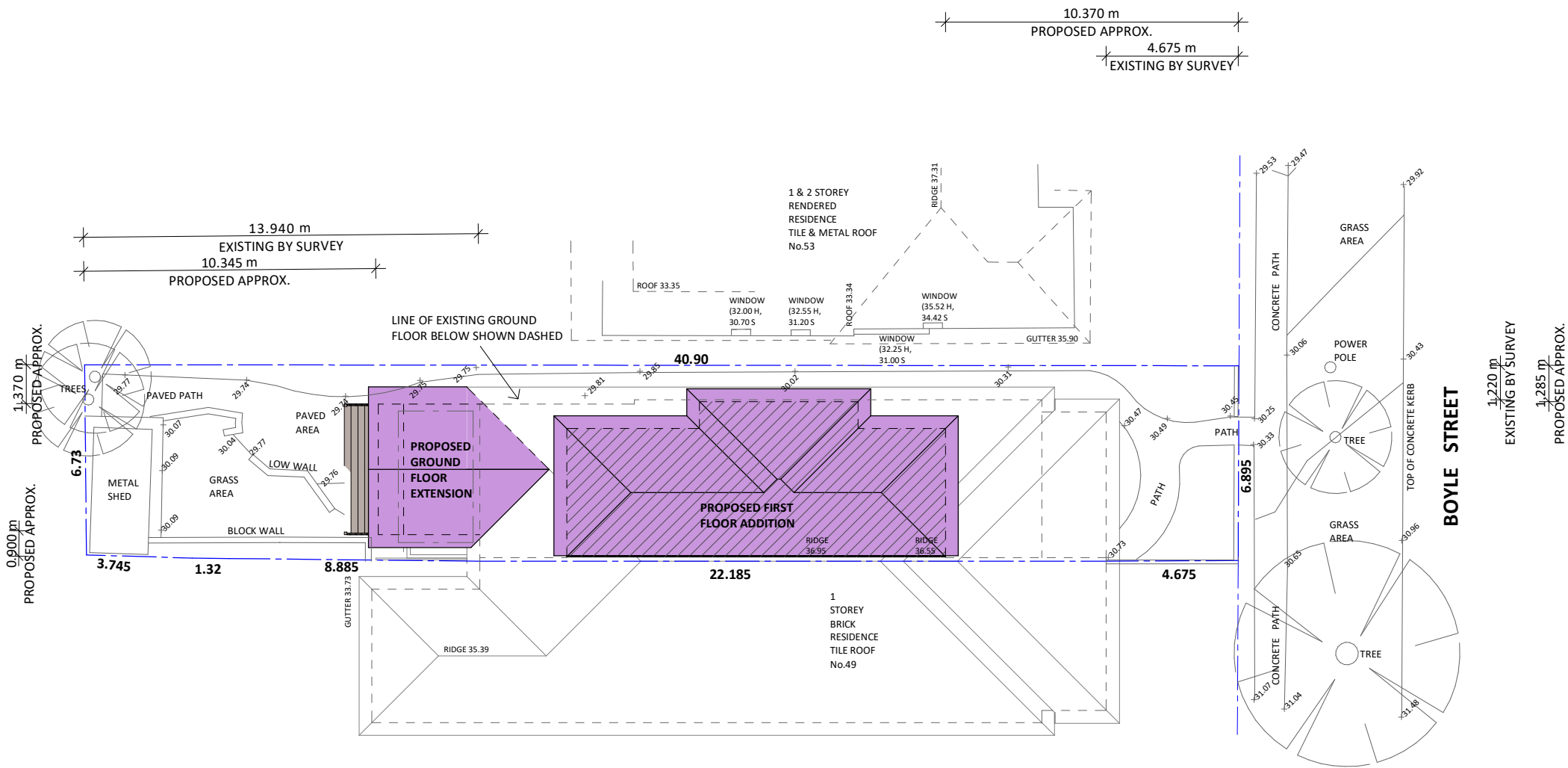
A.B.N. 54 000 605 407

P O BOX 2002  
NORTH PARRAMATTA 1750  
PHONE: (02) 9849 4444  
BUILDERS LICENCE NO. 5519

SITE PLAN



PROPERTY INFORMATION		
PROPERTY NO.	LOT NO.	DP NO.
51	2A	444638
SITE AREA INFORMATION		
BY SURVEY (m2)		BY TITLE (m2)
282.10		278.20

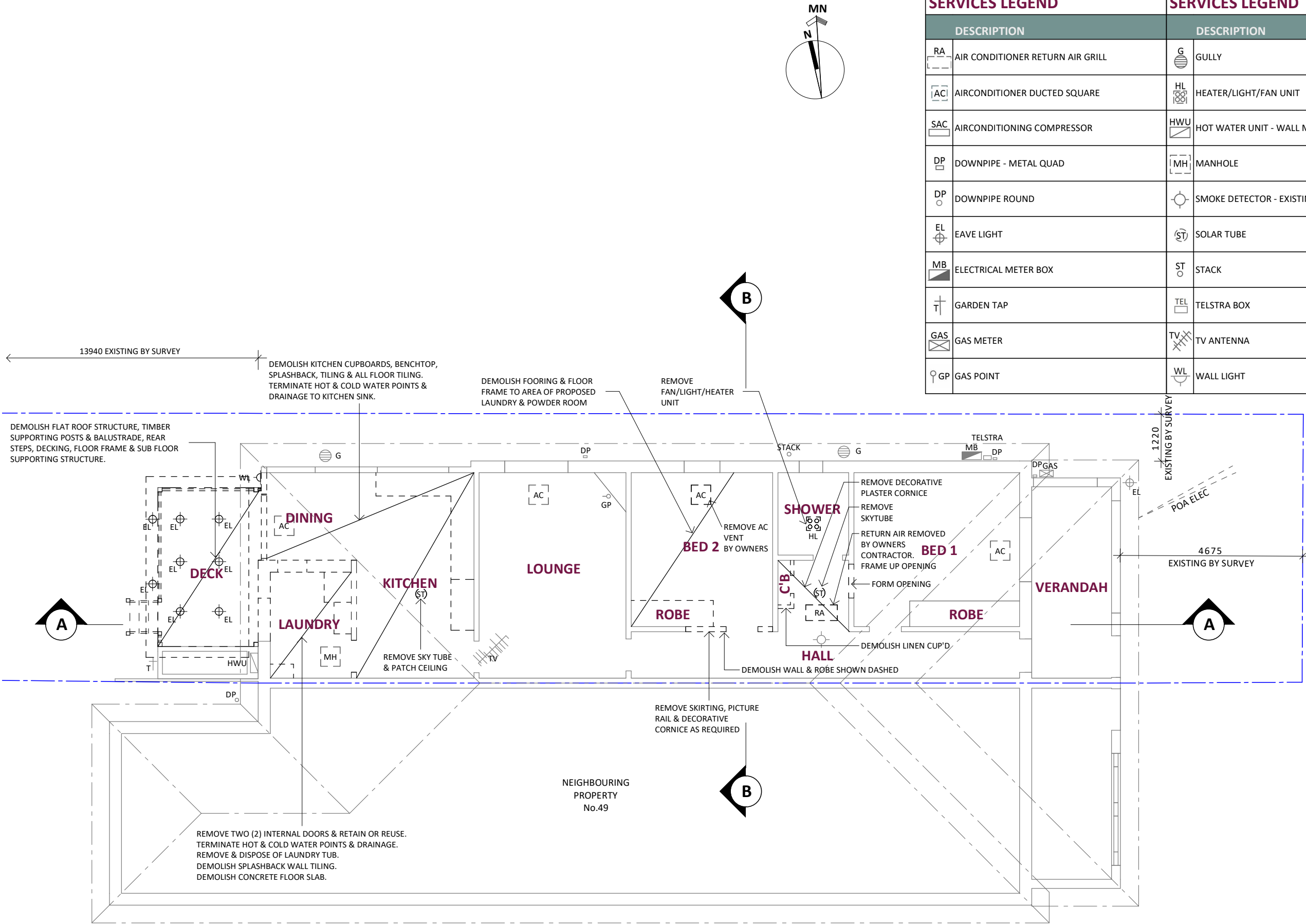


SITE PLAN 1 : 200

PROPOSED ADDITION FOR:  
8267 MR B & MRS L WALSTAB. 51 BOYLE STREET, BALGOWLAH NSW 2093

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GROUND FLOOR DEMOLITION PLAN

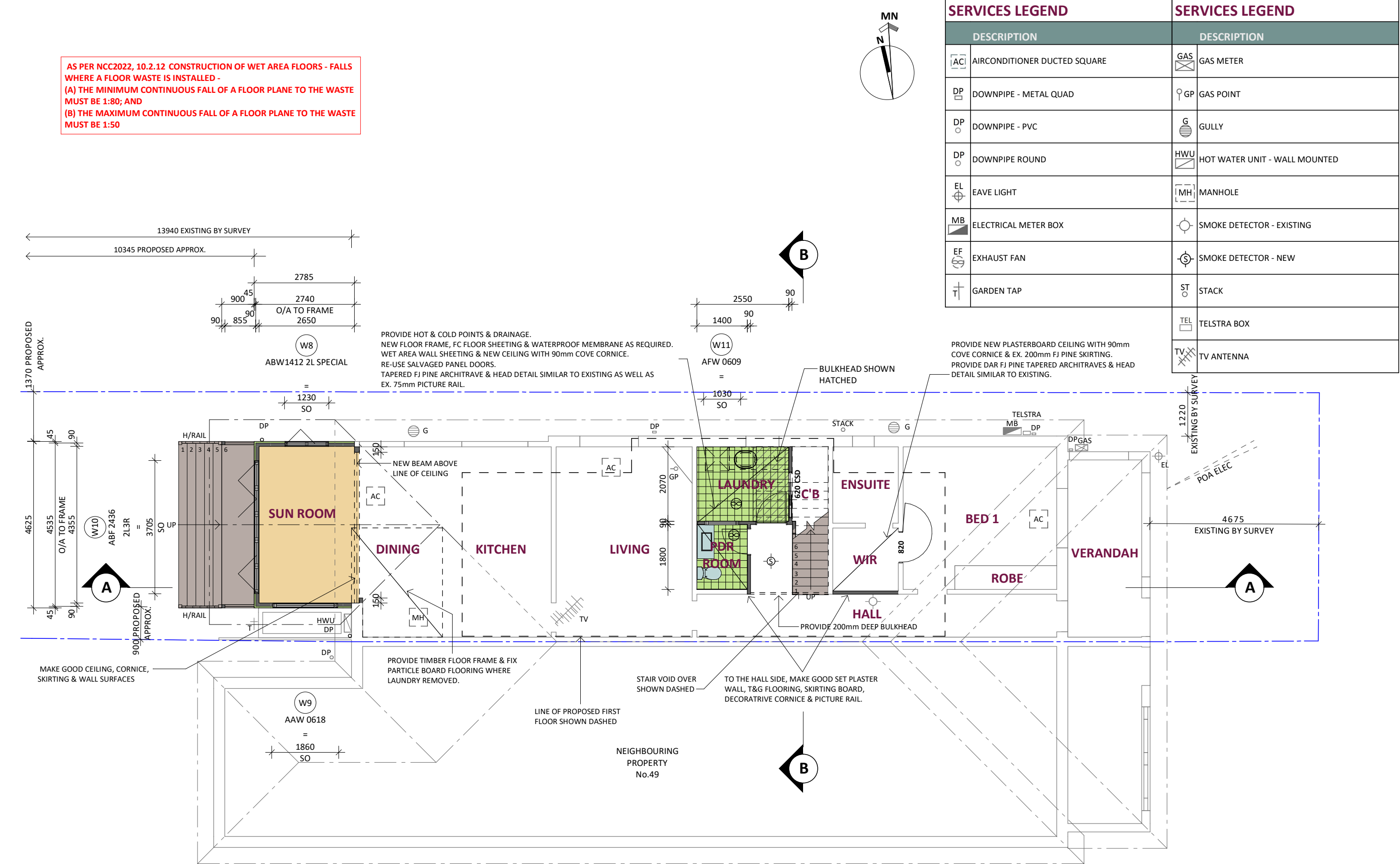


SERVICES LEGEND		SERVICES LEGEND	
DESCRIPTION		DESCRIPTION	
RA	AIR CONDITIONER RETURN AIR GRILL	G	GULLY
AC	AIRCONDITIONER DUCTED SQUARE	HL	HEATER/LIGHT/FAN UNIT
SAC	AIRCONDITIONING COMPRESSOR	HWU	HOT WATER UNIT - WALL MOUNTED
DP	DOWNPIPE - METAL QUAD	MH	MANHOLE
DP	DOWNPIPE ROUND		SMOKE DETECTOR - EXISTING
EL	EAVE LIGHT	ST	SOLAR TUBE
MB	ELECTRICAL METER BOX	ST	STACK
T	GARDEN TAP	TEL	TELSTRA BOX
GAS	GAS METER	TV	TV ANTENNA
GP	GAS POINT	WL	WALL LIGHT

GROUND FLOOR DEMOLITION PLAN 1 : 100

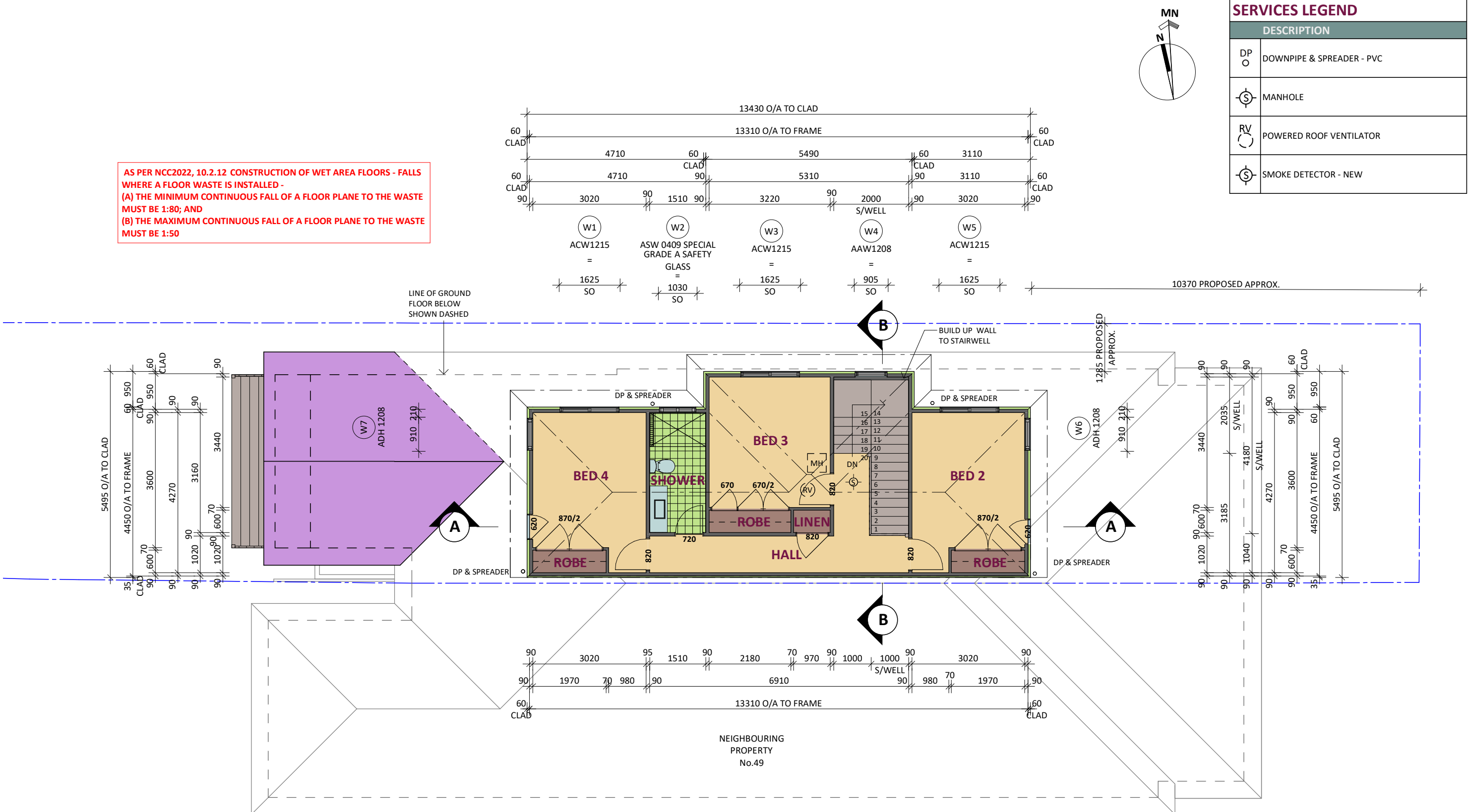
PROPOSED GROUND FLOOR PLAN

AS PER NCC2022, 10.2.12 CONSTRUCTION OF WET AREA FLOORS - FALLS WHERE A FLOOR WASTE IS INSTALLED -  
(A) THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND  
(B) THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50



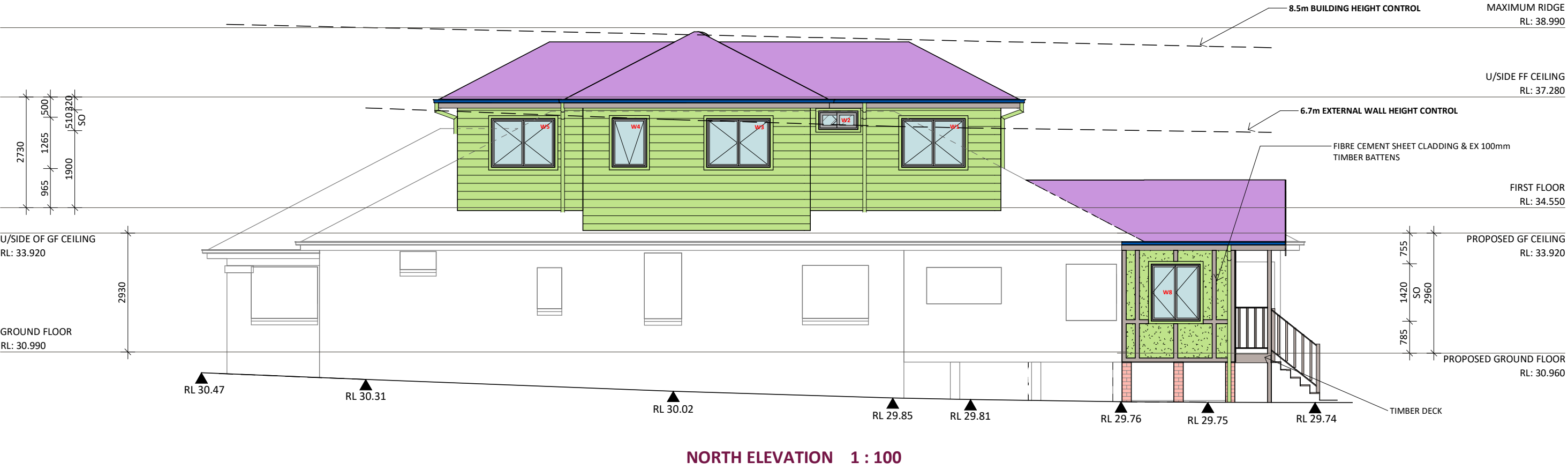
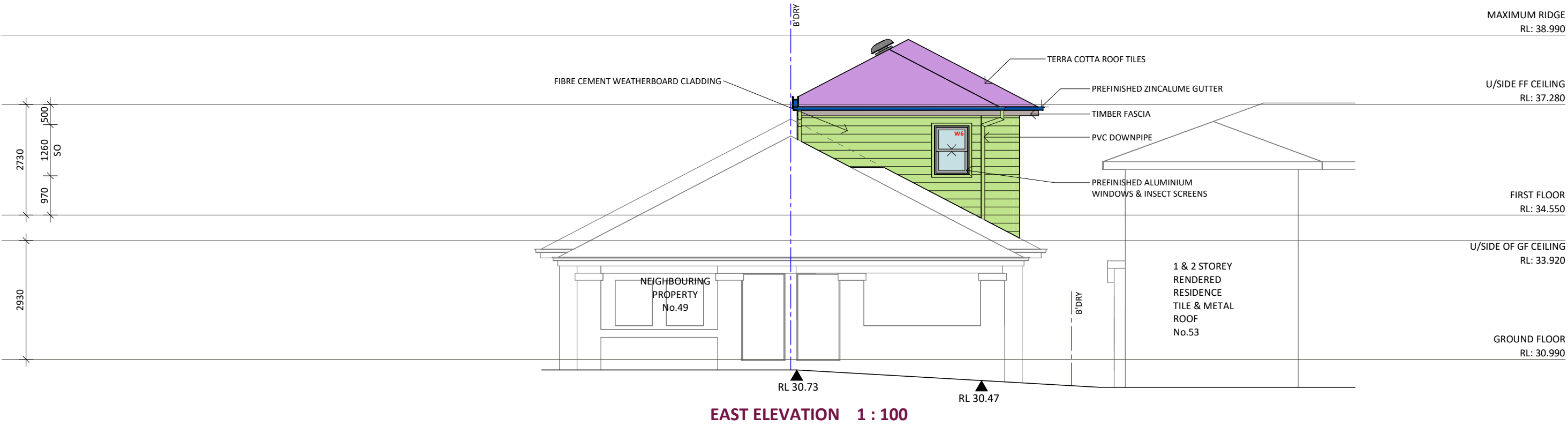
PROPOSED GROUND FLOOR PLAN 1 : 100

## PROPOSED FIRST FLOOR PLAN

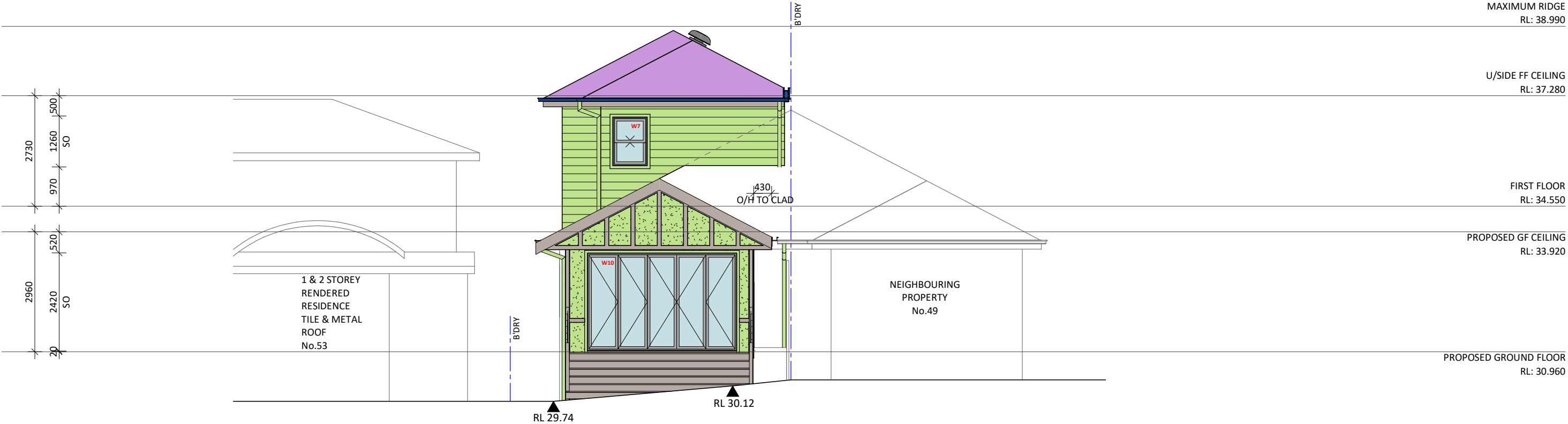


## PROPOSED FIRST FLOOR PLAN 1 : 100

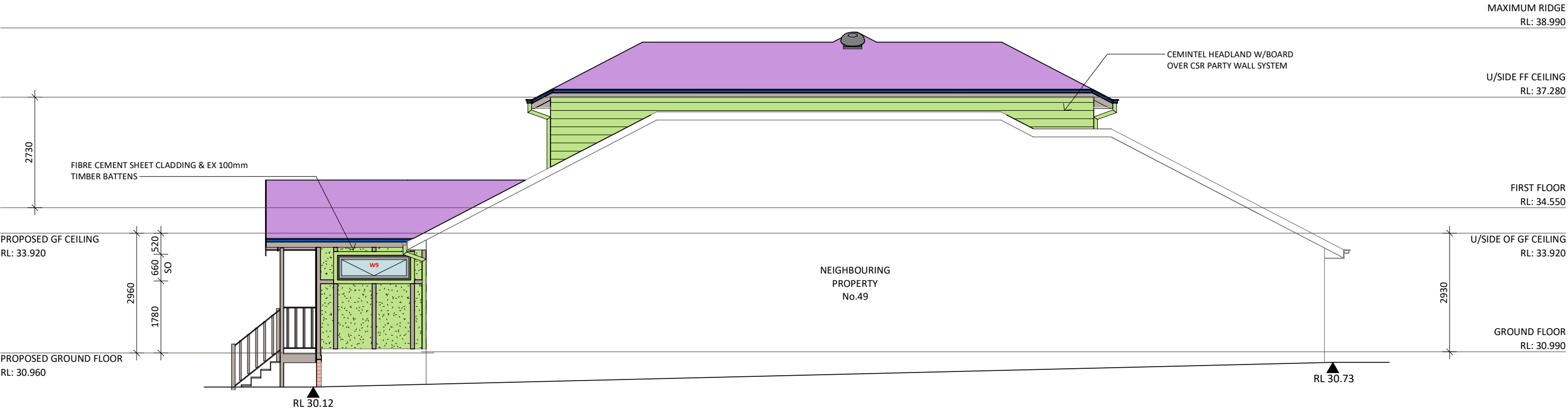
ELEVATIONS



ELEVATIONS



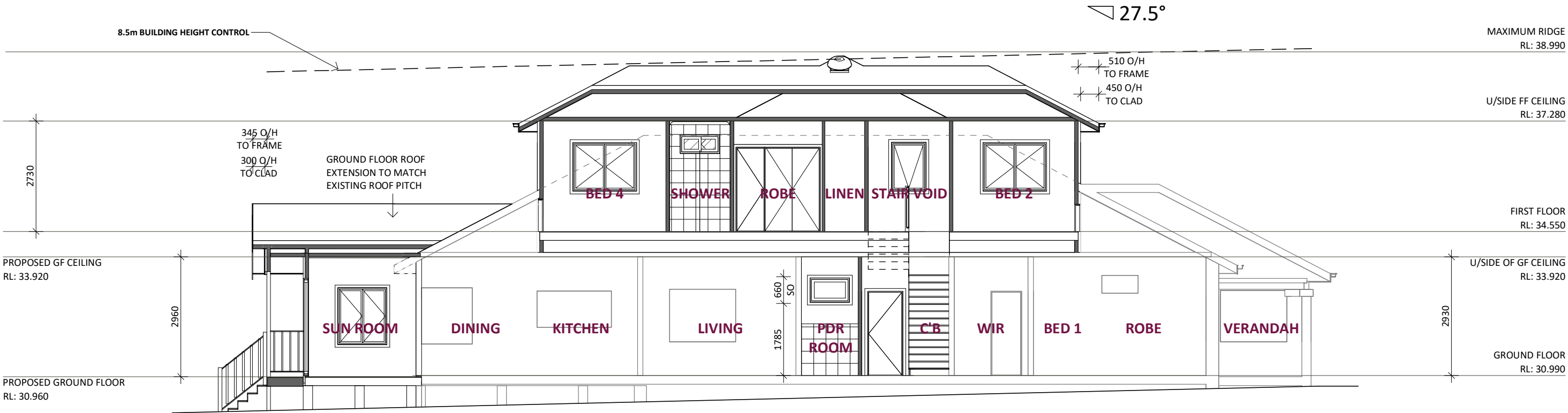
WEST ELEVATION 1 : 100



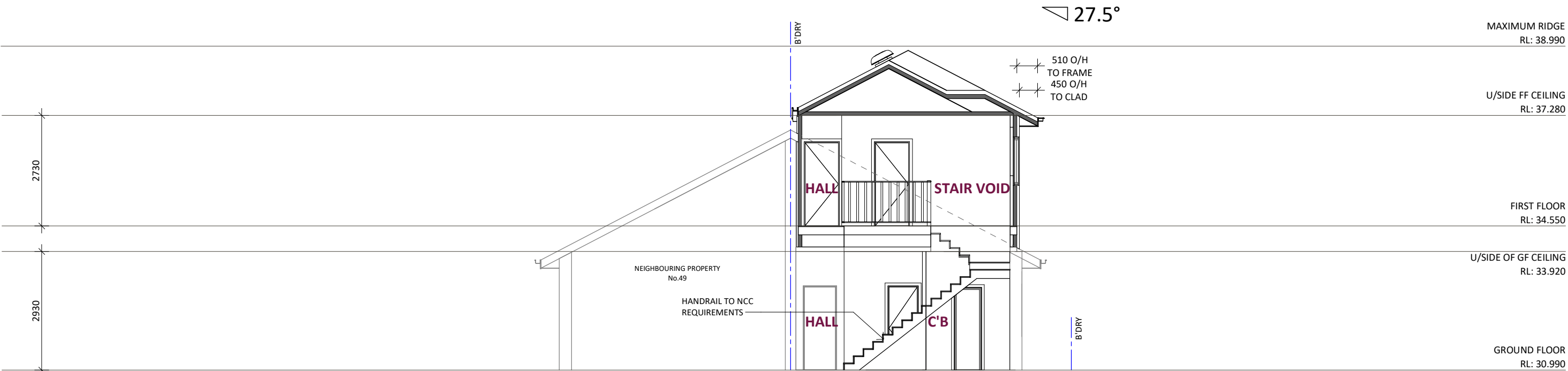
SOUTH ELEVATION 1 : 100



SECTIONS



SECTION AA 1 : 100



SECTION BB 1 : 100



BASIX COMMITMENTS

COUNCIL	BASIX NUMBER
NORTHERN BEACHES	A1788793

LIGHTING AND SYSTEMS

FIXTURES AND SYSTEMS	
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS
WET AREAS (NEW OR ALTERED)	SHOWER HEADS: 3 STAR RATED TOILETS: 3 STAR RATED TAPS: 3 STAR RATED

INSULATION

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A
floor above existing dwelling or building.	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorptance > 0.70)

GLAZING AND SHADING DEVICES

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	1.88	0	0	projection/ height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	N	0.44	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	N	1.88	0	0	projection/ height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	N	1.02	0	0	projection/ height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	N	1.88	0	0	projection/ height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

GLAZING AND SHADING DEVICES

W6	E	1.02	0	0	projection/ height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	W	1.02	0	0	projection/ height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8	N	1.57	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	S	1.08	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W10	W	8.84	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

GENERAL SPECIFICATIONS


ROOF SYSTEMS

ROOF COVERING MATERIAL	ROOF SARKING	ROOF INSULATION	BARGE MATERIAL	FASCIA MATERIAL	GUTTER & DP MATERIAL	GUTTER PROFILE	EAVE LINING	CEILING LINING
TO GROUND FLOOR TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES.	NON PERMEABLE FOIL SARKING	R3.0 FIBREGLASS INSULATION BATTS TO GROUND FLOOR CEILING AREA (165mm)	DAR TIMBER	DAR TIMBER	PREFINISHED ZINCALUME GUTTER. PVC DOWNPIPE.	QUAD	4.5mm FIBRE CEMENT SHEET	10mm PLASTERBOARD. 6.0mm FIBRE CEMENT SHEET TO WET AREAS. 6.0mm FIBRE CEMENT SHEET TO BALCONIES.
TO FIRST FLOOR TERRA COTTA ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.	NON PERMEABLE FOIL SARKING	R3.0 FIBREGLASS INSULATION BATTS TO FIRST FLOOR ADDITION CEILING AREA (165mm)	DAR TIMBER	DAR TIMBER	PREFINISHED ZINCALUME GUTTER. PVC DOWNPIPE.	QUAD	4.5mm FIBRE CEMENT SHEET	10mm PLASTERBOARD. 6.0mm FIBRE CEMENT SHEET TO WET AREAS..

FLOOR SYSTEMS

FLOOR STRUCTURE	FLOORING OVER	FLOOR FINISH	INSULATION	SPECIAL NOTES
FLOOR JOISTS TO STRUCTURAL DETAILS	19MM STRUCTURAL PARTICLEBOARD	BY OWNER	R1.4 EXPOL INSULATION	GROUND FLOOR
FLOOR JOISTS TO STRUCTURAL DETAILS	COMPRESSED FIBRE CEMENT	SELECTED TILES	- NOT APPLICABLE	GROUND FLOOR WET AREA
FLOOR JOISTS TO STRUCTURAL DETAILS	19MM STRUCTURAL PARTICLEBOARD	SELECTED CARPET	- NOT APPLICABLE	FIRST FLOOR
FLOOR JOISTS TO STRUCTURAL DETAILS	COMPRESSED FIBRE CEMENT	SELECTED TILES	- NOT APPLICABLE	FIRST FLOOR WET AREA

HOT WATER UNIT

	DESCRIPTION	CONNECTION
HWU 	HOT WATER UNIT - WALL MOUNTED	CONNECT TO EXISTING

EXTERNAL WALL SYSTEMS

WALL STRUCTURE	INSULATION	INTERNAL LINING	GABLE FINISH	SPECIAL NOTES
7.5mm FIBRE CEMENT BASE SHEET OVER POLYSTYRENE CORE WALL INSULATION WITH EX. 100mm TIMBER BATTENS	R2.0 FIBREGLASS INSULATION BATTS TO GROUND FLOOR EXTERNAL WALL FRAME (90mm)	10mm GYPSUM PLASTERBOARD. 6mm WET AREA BOARD TO WET AREAS	7.5mm FIBRE CEMENT BASE SHEET OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED PAINTED TEXTURE COAT FINISH WITH EX. 100mm TIMBER BATTENS	GROUND FLOOR EXTENSION
170mm CEMINTEL "HEADLAND" WEATHERBOARD CLADDING OVER POLYSTYRENE CORE WALL INSULATION	R2.0 FIBREGLASS INSULATION BATTS TO FIRST FLOOR EXTERNAL WALL FRAME (90mm)	10mm GYPSUM PLASTERBOARD. 6mm WET AREA BOARD TO WET AREAS	NOT APPLICABLE	FIRST FLOOR
CSR 5623 WALL SYSTEM WITH 170mm CEMINTEL "HEADLAND" WEATHERBOARD CLADDING	R2.0 FIBREGLASS INSULATION BATTS TO FIRST FLOOR EXTERNAL WALL FRAME (90mm)	10mm GYPSUM PLASTERBOARD. 6mm WET AREA BOARD TO WET AREAS	NOT APPLICABLE	FIRST FLOOR PARTY WALL

INTERIOR WALLS

WALLS STRUCTURE	WIDTH	WALL INSULATION	WALL INTERNAL LINING
70 x 35 STUDS @ 450 CENTRES	70 mm	NOT APPLICABLE	10mm GYPSUM PLASTERBOARD
90 x 35 STUDS @ 450 CENTRES	90 mm	R2.0 FIBREGLASS INSULATION BATTS TO GROUND FLOOR EXTERNAL WALL FRAME (90mm)	10mm GYPSUM PLASTERBOARD. 6mm WET AREA BOARD TO WET AREAS
90 x 35 STUDS @ 450 CENTRES	90 mm	R2.0 FIBREGLASS INSULATION BATTS TO FIRST FLOOR EXTERNAL WALL FRAME (90mm)	10mm GYPSUM PLASTERBOARD. 6mm WET AREA BOARD TO WET AREAS

STAIRS

STAIR TYPE	DESCRIPTION	WIDTH	NO. OF RISERS	RISER HEIGHT	TREAD DEPTH
CLOSED TIMBER	BLACKBUTT TREADS & PINE RISERS	1000 mm OVERALL STRINGER	20	178 mm	240 mm

INTERNAL DOORS

DOOR DESCRIPTION	DOOR TYPE	FINISH TYPE/MODEL
INTERNAL DOOR - SINGLE CAVITY SLIDING: 620 CSD GROUND FLOOR	HOLLOW CORE	CORINTHIAN "FLUSH"
INTERNAL DOOR - SINGLE HINGED: 820 GROUND FLOOR	SOLID CORE	COMPLETE DOORS "EDWARDIAN V4P"
INTERNAL DOOR - SINGLE HINGED: 620 ROOF ACCESS	SOLID CORE	CORINTHIAN "FLUSH"
INTERNAL DOOR - SINGLE HINGED: 670	HOLLOW CORE	CORINTHIAN "STANFORD" FOUR PANEL
INTERNAL DOOR - SINGLE HINGED: 720	HOLLOW CORE	CORINTHIAN "STANFORD" FOUR PANEL
INTERNAL DOOR - SINGLE HINGED: 820	HOLLOW CORE	CORINTHIAN "STANFORD" FOUR PANEL
INTERNAL DOOR - DOUBLE HINGED: 2x670	HOLLOW CORE	CORINTHIAN "STANFORD" FOUR PANEL
INTERNAL DOOR - DOUBLE HINGED: 2x870	HOLLOW CORE	CORINTHIAN "STANFORD" FOUR PANEL

FIXINGS

CORNICES	SKIRTINGS	WINDOW ARCHITRAVES (INTERNAL)	WINDOW ARCHITRAVES (EXTERNAL)
GROUND FLOOR 90mm COVE	EX 100mm x 25mm HALF SPLAY	EX 100mm x 25mm HALF SPLAY	EX. 100mm
FIRST FLOOR 90mm COVE	EX 100mm x 25mm HALF SPLAY	EX 75mm x 25mm HALF SPLAY	FIBRE CEMENT

WINDOW, DOOR & SKYLIGHT SCHEDULE

BASIX CERTIFICATE NUMBER: A1788793    WIND LOAD: W33N    TERRAIN: 3							ALUMINIUM STEGBAR WINDOWS: <u>EX-STOCK COLOURS</u> : PEARL WHITE GLOSS, APO GREY GLOSS, STONE BEIGE, WOODLAND GREY, CUSTOM BLACK, ANODISED 20UM CLEAR, NOTRE DAME, SURFMIST. <u>DESIGNER'S COLOURS AVAILABLE</u> : POTTERY SATIN, DEEP OCEAN MATT, WHITE BIRCH GLOSS, HAMERSLEY BROWN SATIN, PRIMROSE GLOSS									
<b>STANDARD NOTES:</b> <ul style="list-style-type: none"><li>• WINDOWS &amp; DOORS ARE DRAWN AS VIEWED FROM OUTSIDE. IMAGE IS NOT TO SCALE.</li><li>• ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS</li><li>• SOME WINDOW OPENINGS MAY BE RESTRICTED TO COMPLY WITH THE NCC 11.3.7 &amp; 8 (REFER WINDOW SCHEDULE SPECIAL NOTES)</li></ul>																

GLAZED WINDOW & DOOR: FIRST FLOOR

#	ROOM	ELEVATION	WINDOW INFORMATION									INSECT SCREEN INFORMATION			SPECIAL NOTES
			MANUFACT.	CODE	FRAME MATERIAL	FRAME COLOUR	REVEAL SIZE	TYPE	CONFIG	WINDOW GLAZING ALUMINIUM	RESTRICTOR (NCC REQUIRED)	FRAME MATERIAL	FRAME COLOUR	MESH MATERIAL	
W1	BED 4	NORTH	STEGBAR ALUMIERE	ACW1215	PREFINISHED ALUMINIUM	PEARL WHITE	130mm	CASEMENT	XX	6.38 LAMINATED CLEAR	RESTRIC SASH OPENING TO 125mm TO COMPLY WITH NCC	ALUMINIUM	PEARL WHITE	FIBREGLASS	
W2	SHOWER	NORTH	STEGBAR ALUMIERE	ASW 0409 SPECIAL	PREFINISHED ALUMINIUM	PEARL WHITE	130mm	SLIDING	SLIDING	6.38 LAMINATED TRANSLUCENT		ALUMINIUM	PEARL WHITE	FIBREGLASS	GRADE A SAFETY GLASS
W3	BED 3	NORTH	STEGBAR ALUMIERE	ACW1215	PREFINISHED ALUMINIUM	PEARL WHITE	130mm	CASEMENT	XX	6.38 LAMINATED CLEAR	RESTRIC SASH OPENING TO 125mm TO COMPLY WITH NCC	ALUMINIUM	PEARL WHITE	FIBREGLASS	
W4	STAIR VOID	NORTH	STEGBAR ALUMIERE	AAW1208	PREFINISHED ALUMINIUM	PEARL WHITE	130mm	AWNING	X	6.38 LAMINATED CLEAR		ALUMINIUM	PEARL WHITE	FIBREGLASS	
W5	BED 2	NORTH	STEGBAR ALUMIERE	ACW1215	PREFINISHED ALUMINIUM	PEARL WHITE	130mm	CASEMENT	XX	6.38 LAMINATED CLEAR	RESTRICT SASH OPENING TO 125mm TO COMPLY WITH NCC	ALUMINIUM	PEARL WHITE	FIBREGLASS	
W6	BED 2	EAST	STEGBAR ALUMIERE	ADH 1208	PREFINISHED ALUMINIUM	PEARL WHITE	130mm	DOUBLE HUNG	X	6.38 LAMINATED CLEAR	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC	ALUMINIUM	PEARL WHITE	FIBREGLASS	
W7	BED 4	WEST	STEGBAR ALUMIERE	ADH 1208	PREFINISHED ALUMINIUM	PEARL WHITE	130mm	DOUBLE HUNG	X	6.38 LAMINATED CLEAR	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC	ALUMINIUM	PEARL WHITE	FIBREGLASS	

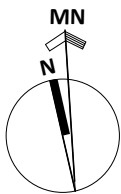
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

GLAZED WINDOW & DOOR: GROUND FLOOR

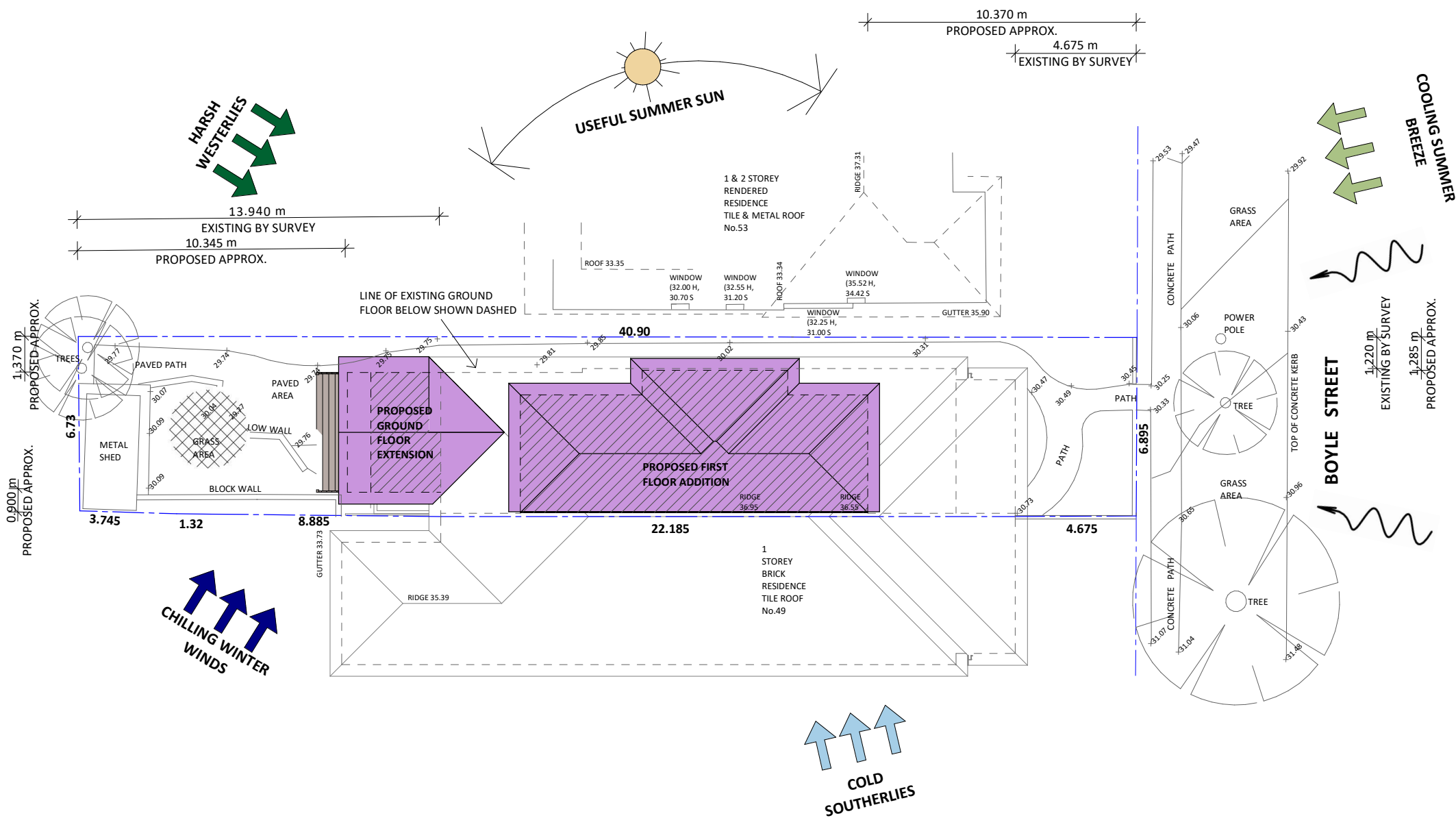
#	ROOM	ELEVATION	WINDOW INFORMATION								INSECT SCREEN INFORMATION			SPECIAL NOTES
			MANUFACT.	CODE	FRAME MATERIAL	FRAME COLOUR	REVEAL SIZE	TYPE	CONFIG	WINDOW GLAZING ALUMINIUM	FRAME MATERIAL	FRAME COLOUR	MESH MATERIAL	
W8	SUN ROOM	NORTH	STEGBAR ALUMIERE	ABW1412 2L SPECIAL	PREFINISHED ALUMINIUM	STANDARD	130mm	BIFOLD	2L	6.38 LAMINATED CLEAR	N/A	N/A	NA	
W9	SUN ROOM	SOUTH	STEGBAR ALUMIERE	AAW 0618	PREFINISHED ALUMINIUM	STANDARD	130mm	AWNING	X	6.38 LAMINATED CLEAR	ALUMINIUM	STANDARD	FIBREGLASS	
W10	SUN ROOM	WEST	STEGBAR ALUMIERE	ABF 2436	PREFINISHED ALUMINIUM	STANDARD	130mm	BIFOLD	3L 2R	6.38 LAMINATED CLEAR	N/A	N/A	NA	
W11	PDR ROOM	INTERNAL	STEGBAR ALUMIERE	AFW 0609	PREFINISHED ALUMINIUM	STANDARD	130mm	FIXED	F	6.38 LAMINATED CLEAR	N/A	N/A	NA	INTERNAL WINDOW



SITE ANALYSIS



PROPERTY INFORMATION		
PROPERTY NO.	LOT NO.	DP NO.
51	2A	444638
SITE AREA INFORMATION		
BY SURVEY (m2)		BY TITLE (m2)
282.10		278.20
LEGEND		
DESCRIPTION		
	NOISE SOURCE	
	PRIVATE OPEN	
	VIEWS	



NO.53 ADJOINING PROPERTY  
(TWO STOREY DETACHED RESIDENCE)



No.49 NEIGHBOUR PROPERTY  
(SINGLE STOREY)  
(SEMI - DETACHED RESIDENCE)

No.51 SUBJECT PROPERTY  
(SINGLE STOREY)  
(SEMI - DETACHED RESIDENCE)

SITE PLAN 1 : 200

PROPOSED UPPER FLOOR LEVEL IS SETBACK FROM THE STREET FRONTAGE, RETAINING THE FRONT FACING ROOF FORM & THEREFORE HAVING NEGLIGIBLE IMPACT ON THE STREET SCAPE.  
THE PROPOSAL CONSERVES & RESPECTS THE EXISTING STREET SCAPE ITEMS & REINFORCES THE STREET SCAPE FEATURES SUCH AS BUILDING SETBACKS & ALIGNMENTS.



## WASTE MANAGEMENT REPORT

Issued for Council 4.04.25

For Mr B & Mrs L Walstab

At 51 Boyle Street, Balgowlah

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### 1. Demolition and Construction

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#### OUTLINE OF PROPOSAL

Applicants Details:	Cape Cod Australia PO Box 2002 North Parramatta NSW 1750 T: 02 9849 4444
Existing Structures on Site:	Single storey brick residence with tile roof and metal shed in the rear yard.
Brief Description of Proposal:	Alterations & an upper floor addition to an existing single storey dwelling.

The details provided on this form are the intentions for Managing Waste relating to this project.

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CAPE COD AUSTRALIA PTY LTD

**Designers and Builders of quality home additions since 1965**

PO Box 2002, North Parramatta NSW 1750

Phone: 9849 4444 - [www.capecod.com.au](http://www.capecod.com.au)

Builders License No. 5519 - ABN 54 000 605 407

## 2. Demolition Stage 1

MATERIALS ONSITE		REUSE / RECYCLING		DISPOSAL	DETAIL
Type of Material	Estimated Volume of Area	Onsite	Offsite	Offsite	Contractor / Person conducting waste management & detail of waste facilities used
Excavation	0.1M <sup>3</sup>				<p>Waste Management contractors:  <i>Sydney Waste &amp; Property Solutions</i>  <i>MLC Property Solutions</i></p> <p>Offsite Waste/Recycling Facilities where disposed:  <i>Bingo Recycling Pty Ltd</i>  <i>Benedict Recycling</i>  <i>Horsley Park Waste Management</i>  <i>Veolia Waste Transfer Facility</i>  <i>Greenacre</i>  <i>Port Botany Resource Recovery</i></p>
Material Concrete Slab					
Concrete Footings	0.1M <sup>3</sup>				
Bricks	2.2M <sup>3</sup>				
Hot Water Unit:	Nil				
Others: Metal Deck Roofing	Nil				
Timber: -specify:	4.1M <sup>3</sup>				
Plasterboard	12.0 M <sup>2</sup>				
Metal Gutters	6 LM				
Terra Cotta Roof Tiles	65.0M <sup>2</sup>				<p>Removed, handled and disposed at <i>Horsley Park Waste Management</i> in accordance with legislative requirements as regulated by Safework NSW and the Environmental Protection Authority.  <i>(Cape Cod Class B Non-Friable Asbestos Removal Licence #AD205686 – applicable to volumes 10m<sup>2</sup> or more)</i></p>
Asbestos Containing Materials					

## Construction Stage 2

MATERIALS ONSITE		REUSE / RECYCLING		DISPOSAL	DETAIL
Type of Material	Estimated Volume of Area	Onsite	Offsite	Offsite	Contractor / Person conducting waste management & detail of waste facilities used
Excavation Material	0.1M <sup>3</sup>				Spread on site by Owner
Green Waste	Nil				Waste Management contractors: <i>Sydney Waste &amp; Property Solutions</i> <i>MLC Property Solutions</i>  Waste/Recycling Facilities where disposed: <i>Bingo Recycling Pty Ltd</i> <i>Benedict Recycling</i> <i>Horsley Park Waste Management</i> <i>Veolia Waste Transfer Facility</i> <i>Greenacre</i> <i>Port Botany Resource Recovery</i>
Bricks	0.2M <sup>3</sup>				
Metal Gutters	Nil				
Timber: -specify:	0.1 M <sup>3</sup>				
Plasterboard	2.1 M <sup>2</sup>				
Bathroom Tiles & Debris	1.0M <sup>2</sup>				
Others Metal Deck Roofing	Nil				

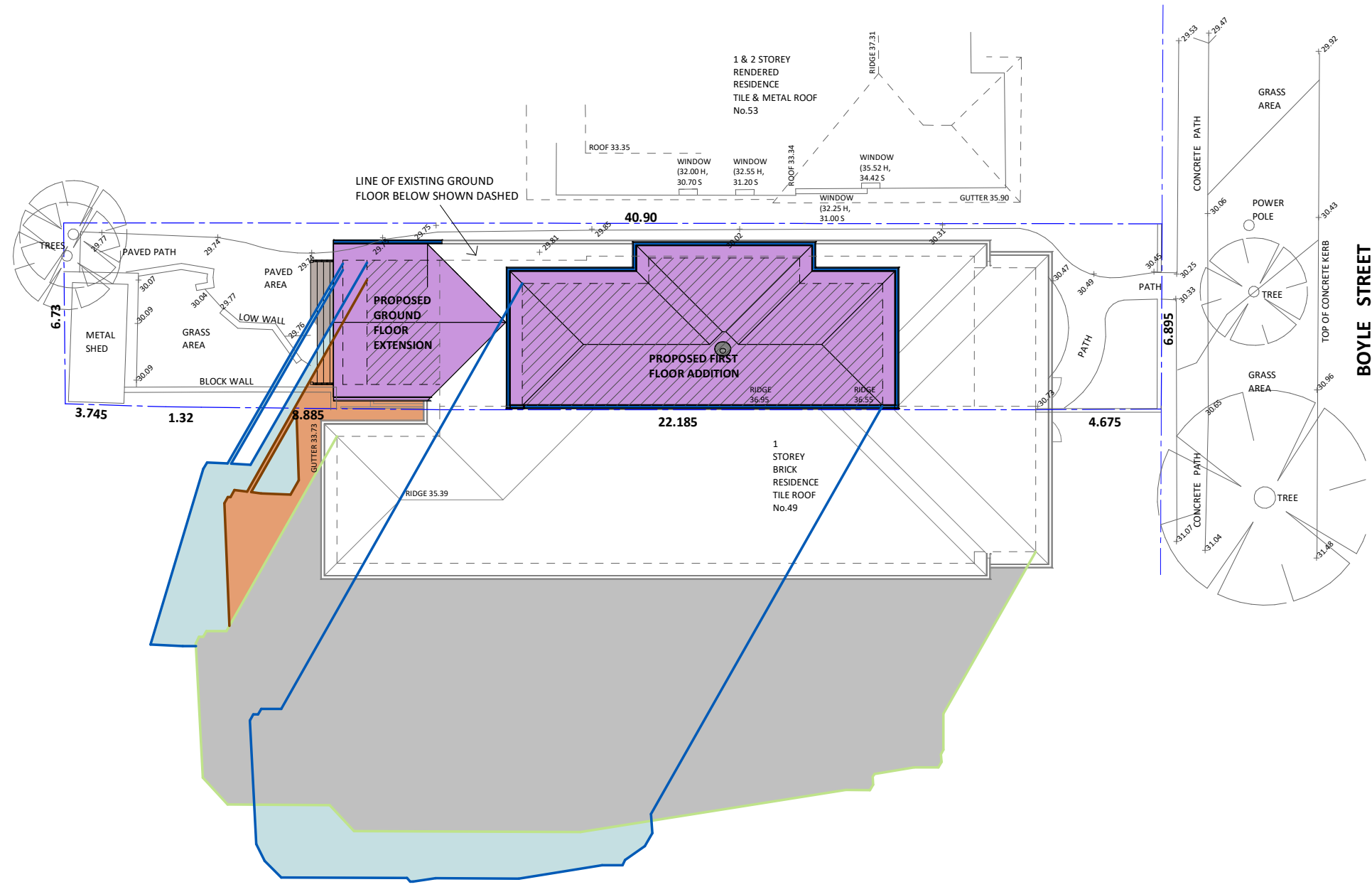
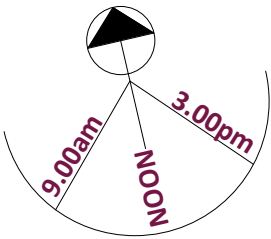
### ON-GOING MANAGEMENT

On site management of all wastes will be the responsibility of the land owner, to ensure the bins provided by council are used for their proper reasons, and that all occupants of the house, try to recycle as much as possible.



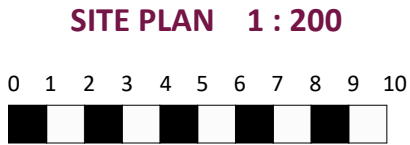
MID WINTER SHADOW DIAGRAM

ON: JUNE 22ND AT 9:00AM  
ALTITUDE: 18 DEG  
BEARING: 43 DEG



NOTE:  
ELEVATIONS NOT REQUIRED. DEVELOPMENT HAS NO IMPACT ON  
NEIGHBOURING PROPERTIES

CERTIFIERS DETAILS						
Title	<input checked="" type="radio"/> Mr <input type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms				Other:	
Given Names	Jim			Family Name	Kapodistrias	
Company	Cape Cod Australia Pty Ltd					
Qualifications (i.e Architect, Planner, Consultant, Surveyor)				Dip. Arch. Technology		

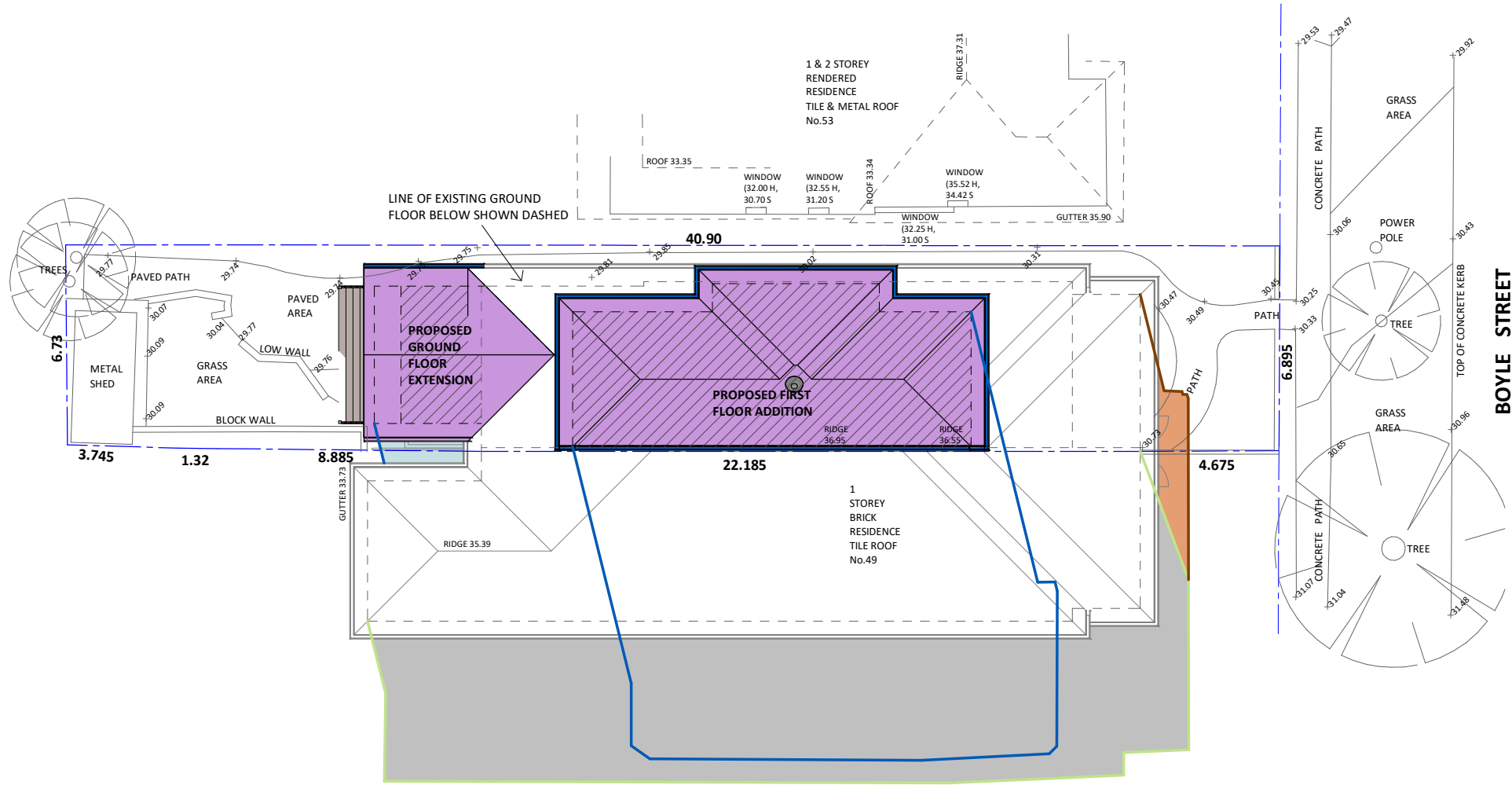
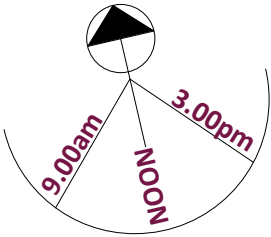


LEGEND	
DESCRIPTION	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

PROPOSED ADDITION FOR:  
8267 MR B & MRS L WALSTAB. 51 BOYLE STREET, BALGOWLAH NSW 2093

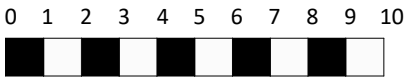
MID WINTER SHADOW DIAGRAM

ON: JUNE 22ND AT 12:00PM  
ALTITUDE: 32 DEG  
BEARING: 00 DEG



NOTE:  
ELEVATIONS NOT REQUIRED. DEVELOPMENT HAS NO IMPACT ON  
NEIGHBOURING PROPERTIES

SITE PLAN 1 : 200



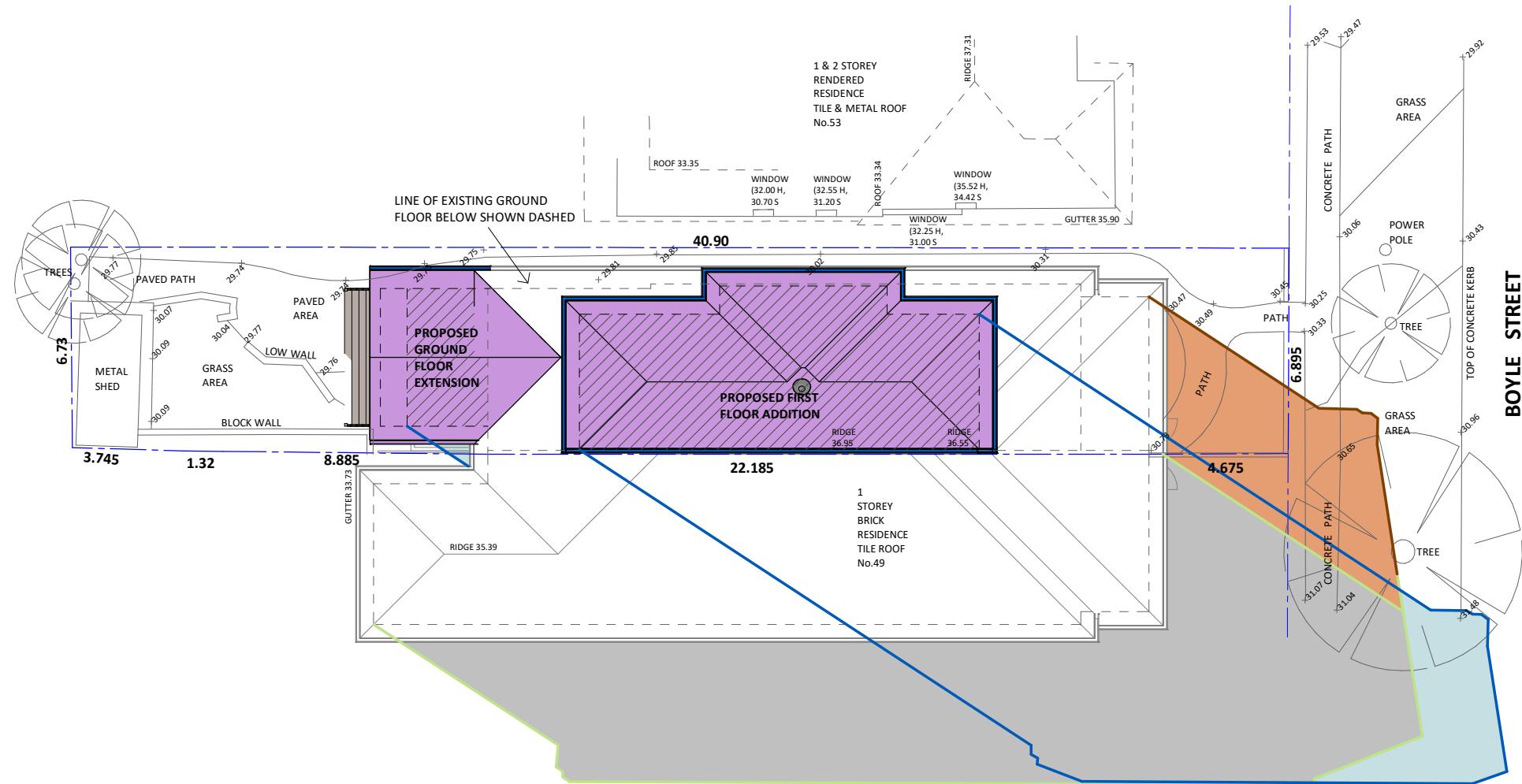
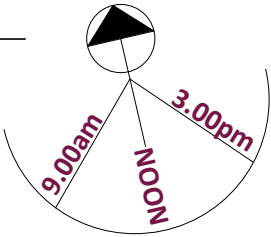
CERTIFIERS DETAILS				
Title	<input checked="" type="radio"/> Mr	<input type="radio"/> Mrs	<input type="radio"/> Miss	<input type="radio"/> Ms
Given Names	Jim		Family Name	Kapodistrias
Company	Cape Cod Australia Pty Ltd			
Qualifications (i.e Architect, Planner, Consultant, Surveyor)	Dip. Arch. Technology			

LEGEND	
DESCRIPTION	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

PROPOSED ADDITION FOR:  
8267 MR B & MRS L WALSTAB. 51 BOYLE STREET, BALGOWLAH NSW 2093

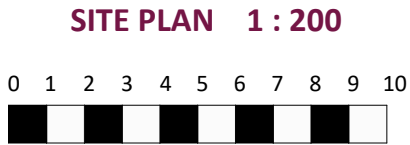
MID WINTER SHADOW DIAGRAM

ON: JUNE 22ND AT 3:00PM  
ALTITUDE: 18 DEG  
BEARING: 43 DEG



NOTE:  
ELEVATIONS NOT REQUIRED. DEVELOPMENT HAS NO IMPACT ON  
NEIGHBOURING PROPERTIES

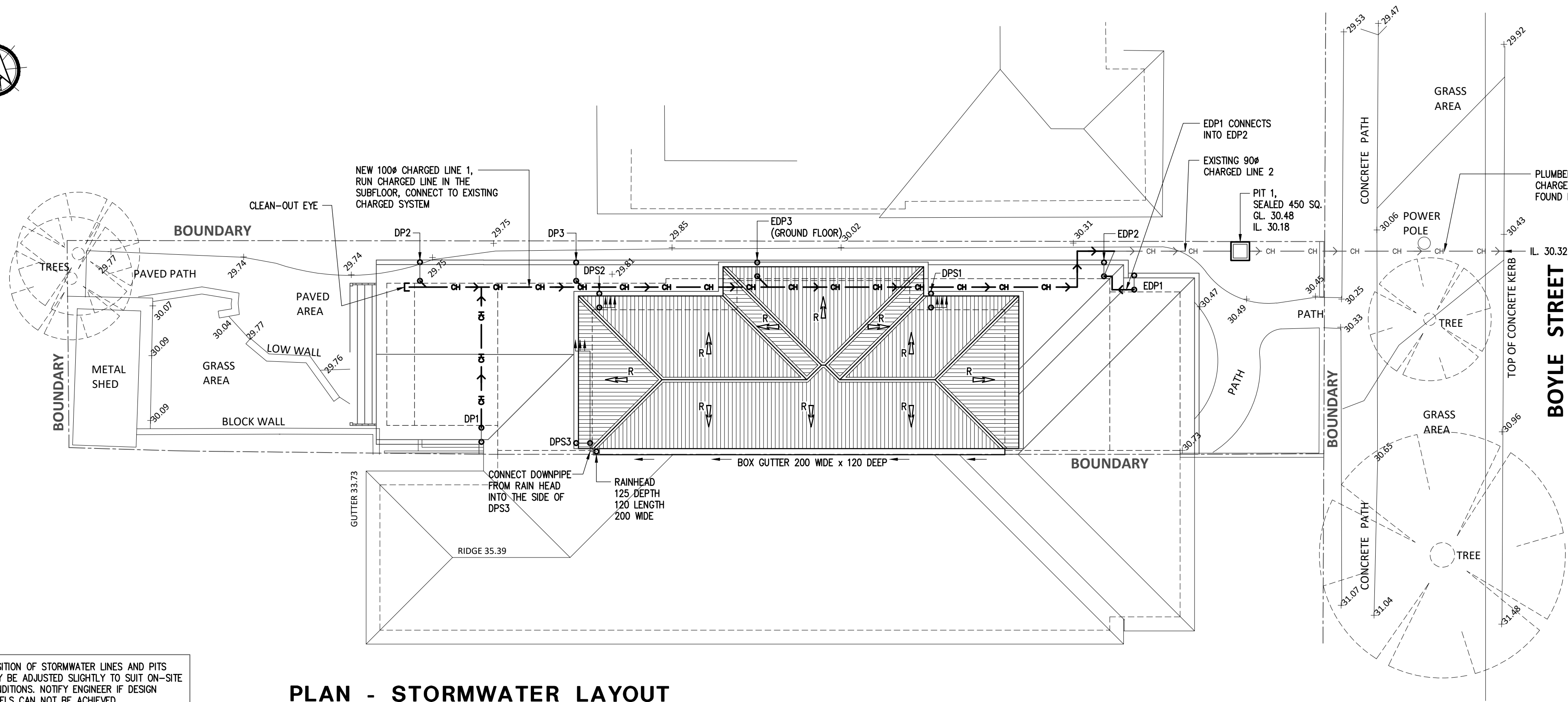
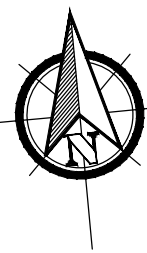
CERTIFIERS DETAILS				
Title	<input checked="" type="radio"/> Mr	<input type="radio"/> Mrs	<input type="radio"/> Miss	<input type="radio"/> Ms
Given Names	Jim		Family Name	Kapodistrias
Company	Cape Cod Australia Pty Ltd			
Qualifications (i.e Architect, Planner, Consultant, Surveyor)	Dip. Arch. Technology			



LEGEND	
DESCRIPTION	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

PROPOSED ADDITION FOR:  
8267 MR B & MRS L WALSTAB. 51 BOYLE STREET, BALGOWLAH NSW 2093





POSITION OF STORMWATER LINES AND PITS MAY BE ADJUSTED SLIGHTLY TO SUIT ON-SITE CONDITIONS. NOTIFY ENGINEER IF DESIGN LEVELS CAN NOT BE ACHIEVED.

MAINTAIN AT LEAST 450mm CLEARANCE BETWEEN EDGE OF PIPE TRENCH AND EXISTING FOOTINGS. PROVIDE TRENCH SHORING AS REQUIRED. NOTIFY ENGINEER IMMEDIATELY IF SOIL COLLAPSES INTO TRENCH.

DO NOT DISPERSE DPS (SPREADERS) DIRECTLY ONTO LOWER ROOF FLASHING OR INTO VALLEY GUTTERS

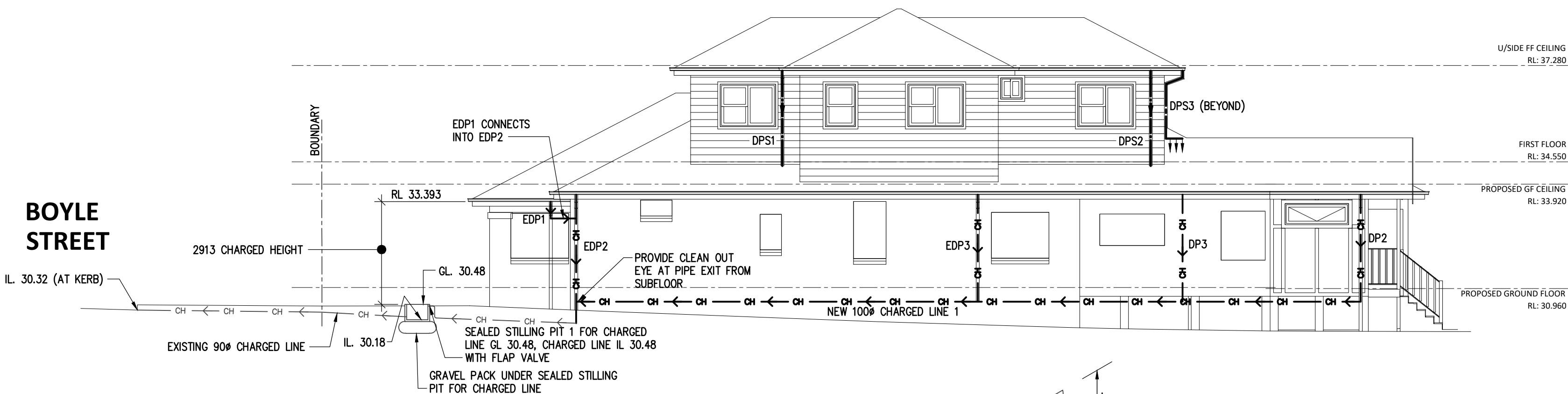
### PLAN - STORMWATER LAYOUT

SCALE 1:100

- ALL DOWNPIPES SHALL BE 100# UPVC
- ALL DRAINAGE LINES SHALL BE 100# UPVC CLASS (S1) STORMWATER DRAINAGE PIPE UNLESS NOTED OTHERWISE.
- ALL CHARGED DRAINAGE LINES SHALL BE MIN. 100# UPVC AIRTIGHT AND SOLVENT WELDED.
- PROVIDE 200 MIN. COVER TO PIPES U.N.O
- ALL ROOF GUTTERS TO HAVE AN EFFECTIVE CROSS SECTIONAL AREA NO LESS THAN 5,300mm<sup>2</sup>
- BOX GUTTERS SIZED FOR 1:100 ARI STORM EVENT, Tc = 5 MIN.  $q_{100} = 265 \text{ mm/hr}$ .
- ROOF GUTTERS SIZED FOR 1:20 ARI STORM EVENT, Tc = 5 MIN.  $q_{100} = 210 \text{ mm/hr}$ .
- ALL ROOF EAVES GUTTERS TO BE LAID AT 1:500 OR STEEPER
- ALL BOX GUTTERS TO BE LAID AT 1:200 OR STEEPER
- DPS DENOTES 100# DOWNPIPE SPREADER TO LOWER ROOF.
- EDP1, EDP2 & EDP3 : EXISTING 100x50 METAL DOWNPIPES TO BE REPLACED BY 100# PVC PIPE FOR CHARGED LINE.

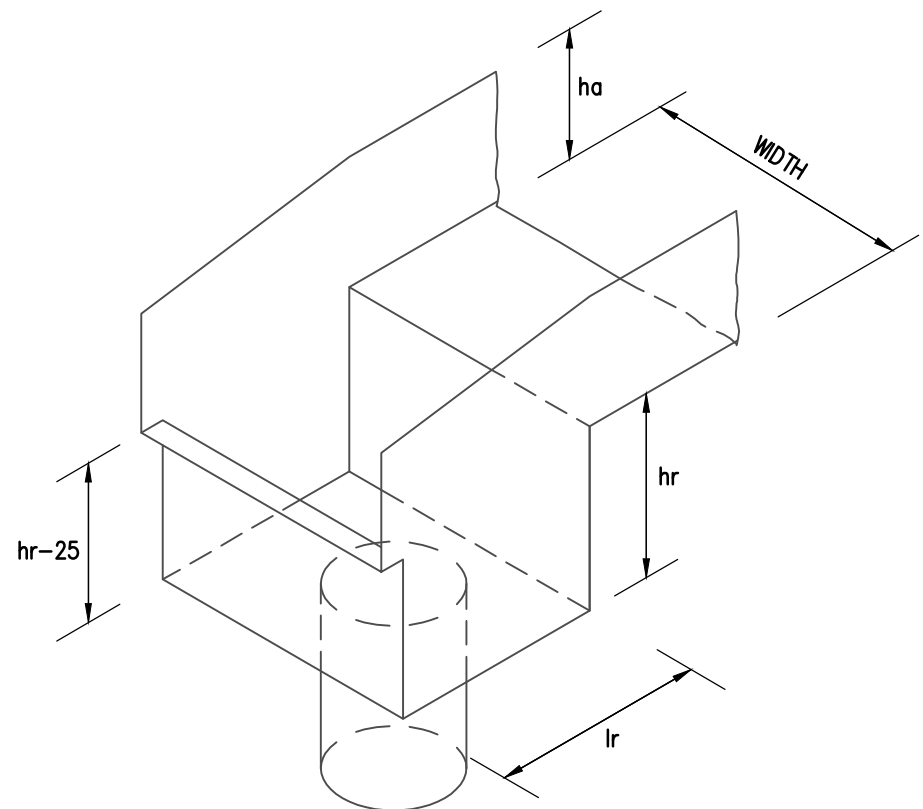
#### NOTES TO PLUMBER:

1. PLUMBER TO CHECK AND CONFIRM EXISTING STORMWATER PIPES. PIPES TO BE CHECKED FOR LEAKS, BLOCKAGES AND SUITABLE GRADIENT TO KERB PIT.
2. PIPES TO BE FLUSHED AND CLEANED OUT. ANY DEFECTIVE PIPES TO BE REPLACED IN ACCORDANCE WITH AS3500.3
3. OUTLET POINT OF EXISTING STORMWATER TO BE CHECKED AND VERIFIED BY PLUMBER. NOTIFY ENGINEER IF STORMWATER DOES NOT CONNECT INTO A REAR ABSORPTION PIT OR REGISTERED S/W EASEMENT AT REAR OF PROPERTY.



### NORTH ELEVATION

SCALE 1:100



### RAINHEAD DETAIL

#### DIMENSIONS (mm)

BOX GUTTER WIDTH	200
DEPTH OF BOX GUTTER (ha)	120
SLOPE OF BOX GUTTER	1:200
DEPTH OF RAINHEAD (hr)	125
LENGTH OF RAINHEAD (lr)	120
DOWNPIPE DIA.	100

#### Charged Line 1 Computation

PIPE FLOW				
ROOF AREA 'A'	=	157.68	m <sup>2</sup>	
RAIN FALL $^{100}I_s$	=	265	mm/hr	Northern Beaches Council
MAX. FLOW 'Q'	=	0.00028 x A x C x $^{100}I_s$		
	=	11.69986	L/S	
Pipe Flow to Sealed Pit 1				
'Q'	=	11.69986	L/S	Adopt 90 Ø Pipe
a = Pipe Area	=	0.00636	m <sup>2</sup>	
VELOCITY V = $\frac{Q}{a}$	=	11.69986 x 10 <sup>-3</sup> / 0.00636		
	=	1.8396	m/s	
H.G.L SLOPE	=	3.25	%	From Graph
DP1 to Sealed Pit 1				
LONGEST PIPE LENGTH	=	39	m	
LINEAR HEAD LOSS	=	1.2675	m	
BEND LOSS	:	$\frac{N \times K \times V^2}{2 \times G}$	m	K = 1.15
	=	1.2675 + 1.190137		
TOTAL HEAD LOSS	=	2.46	m	
RL AT BTM. OF EAVES..		33.39	m AHD	
INV. RL AT Pit 1		30.48	m AHD	
AVAILABLE HEAD	=	33.39 - 30.48		
	=	2.91	m	

### STORMWATER DRAINAGE NOTES

- SW-1. UNLESS SPECIFICALLY NOTED ON PLAN PIPES MAY BE EITHER VITRIFIED CLAY CLASS 2 GRADE A IN ACCORDANCE WITH AS1741, CONCRETE CLASS X IN ACCORDANCE WITH AS1342, OR UPVC IN ACCORDANCE WITH AS1254.
- SW-2. WORKMANSHIP AND MATERIALS TO COMPLY WITH AS1741 AND 1693 FOR VITRIFIED CLAY PIPES, AS1342 FOR CONCRETE PIPES, AND AS1254 AND 2032 FOR UPVC PIPES AS APPROPRIATE.
- SW-3. INVERT LEVELS SHOWN ON DRAWING ARE TO BE CHECKED ON SITE BEFORE EXCAVATION OR INSTALLATION OF PIPEWORK TO ENSURE CORRECT COVER AND FALL.
- SW-4. DO NOT COVER OR CONCEAL FROM VIEW UNDERGROUND OR ENCLOSED WORK UNTIL IT HAS BEEN INSPECTED AND APPROVED.
- SW-5. TRENCHES FOR DRAINAGE PIPES SHALL BE OF SUFFICIENT WIDTH TO ALLOW FOR BACKFILLING FIRMLY AROUND PIPES AND PROVIDE A CLEARANCE ON EACH SIDE OF PIPE EQUAL TO AT LEAST ONE-SIXTH THE INTERNAL DIAMETER OF THE PIPE BUT NOT LESS THAN 100mm.
- SW-6. PIPES SHALL BE LAID TRUE TO GRADE AND ALIGNMENT ON A FIRM, WELL RAMMED, AND CONSOLIDATED FOUNDATION. ANY SOFT OR YIELDING MATERIAL SHALL BE REMOVED AND REPLACED WITH SOUND, WELL CONSOLIDATED MATERIAL. ANY ROCK ENCOUNTERED SHALL BE EXCAVATED TO A DEPTH NOT LESS THAN 100mm BELOW BOTTOM OF PIPE AND EXCAVATION REILLED WITH WELL CONSOLIDATED SAND. ALTERNATIVELY ON A ROCK FOUNDATION THE PIPE MAY BE BEDDED FOR AT LEAST ONE-THIRD OF ITS CIRCUMFERENCE IN AN APPROVED CONCRETE CRADLE. RECESSES SHALL BE LEFT SOCKETTED JOINTS TO ALLOW THE BARRELS TO BEAR EVENLY ON THE FOUNDATION FOR THEIR FULL LENGTH.
- SW-7. ANY PIPE WHICH IS NOT IN TRUE ALIGNMENT OR GRADE OR WHICH SHOWS ANY SETTLEMENT AFTER LAYING OR WHICH IS DAMAGED DURING LAYING OR THE OPERATION OF ROLLING THE FORMATION SHALL BE TAKEN UP AND REPLACED.
- SW-8. ANY PIPE WHICH IS NOT IN TRUE ALIGNMENT OR GRADE OR WHICH SHOWS ANY SETTLEMENT AFTER LAYING OR WHICH IS DAMAGED DURING LAYING OR THE OPERATION OF ROLLING THE FORMATION SHALL BE TAKEN UP AND REPLACED.
- SW-9. CONCRETE PIPES SHALL BE JOINTED USING 3 TO 1 CEMENT MORTAR TO GIVE A WATER TIGHT JOINT. CARE SHALL BE TAKEN THAT THE INTERIOR OF THE PIPE IS CLEANED OF ANY EXCESS JOINTING MATERIAL.

### LEGEND

	EXISTING GROUND LEVEL
	PROPOSED DRAINAGE LINE
	PROPOSED CHARGED LINE
	STORMWATER DRAINAGE PIT
	YARD FLOW DIRECTION
	ROOF FLOW DIRECTION
	PAVEMENT FLOW DIRECTION
	F.F.L.
	G.L.
	I.L.
	DOWNPIPE
	EXISTING DOWNPIPE
	DOWNPIPE WITH SPREADER
	GUTTER FLOW DIRECTION
	EXISTING ROOF FLOW DIRECTION

CLIENT : CAPE COD AUSTRALIA PTY LTD

www.dialbeforeyoudig.com.au



DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE

ISSUE	DATE	APP'D	DESCRIPTION
			REVISIONS



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P: (02) 8850-0799 E: info@kbgconsulting.com W: www.kbgconsulting.com



SCALE	1:100, 1:20 (A1)
DATE	7-04-2025
DRAWN	A.W.
CHECKED	L.P.
APPROVED	

PROPOSED ADDITIONS TO RESIDENCE AT  
51 BOYLE STREET, BALGOWLAH  
FOR Mr BEN & Mrs LIBBY WALSTAB

STORMWATER DRAINAGE DETAILS

DRAWING NUMBER

93579-D1

ISSUE

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2A/444638

SEARCH DATE	TIME	EDITION NO	DATE
4/11/2024	3:04 PM	4	8/8/2016

LAND

LOT 2A IN DEPOSITED PLAN 444638  
LOCAL GOVERNMENT AREA NORTHERN BEACHES  
PARISH OF MANLY COVE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP444638

FIRST SCHEDULE

BENJAMIN JOHN WALSTAB  
LIBBY BRONWYN WALSTAB  
AS JOINT TENANTS (T AK660213)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 H141122 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)  
AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON  
BOUNDARY OF LOTS 2A & 2B IN DP444638
- 3 AK660214 MORTGAGE TO LEE-ANNE MAUREEN KENT

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

8267-Walstab

PRINTED ON 4/11/2024

Search Date/Time: 04/11/2024 3:04PM

Search Date: **04-Nov-2024**

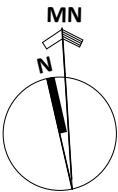
## Cost Summary

Our Ref#	Search Type	Search Reference	Client Ref#	Total Cost	Total GST
6656122	Title Search	2A/444638	8267-WALSTAB	15.73	1.43
REPORT TOTAL:				15.73	1.43

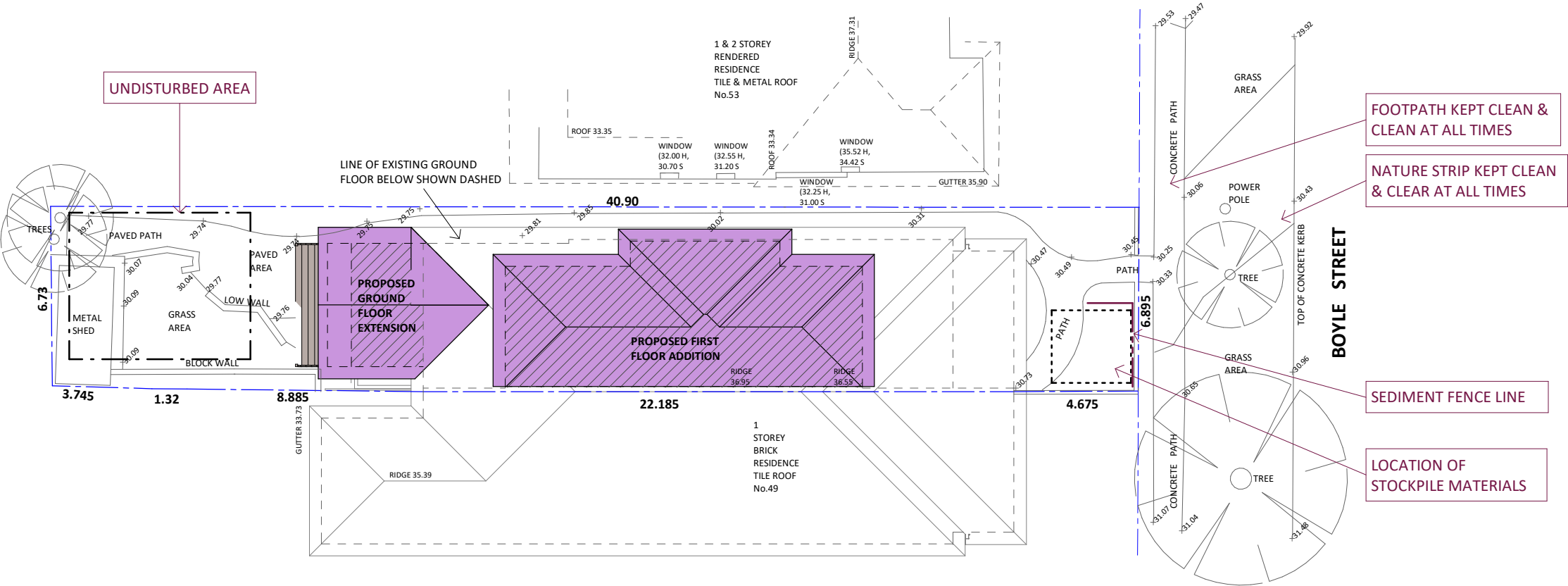
\* \* \* END OF REPORT \* \* \*



EROSION & SEDIMENT CONTROL PLAN



PROPERTY INFORMATION		
PROPERTY NO.	LOT NO.	DP NO.
51	2A	444638
SITE AREA INFORMATION		
BY SURVEY (m2)		BY TITLE (m2)
282.10		278.20
LEGEND		
DESCRIPTION		
---	SEDIMENTATION FENCE	
-----	LOCATION OF STOCKPILE MATERIALS	
- - - - -	UNDISTURBED AREA	



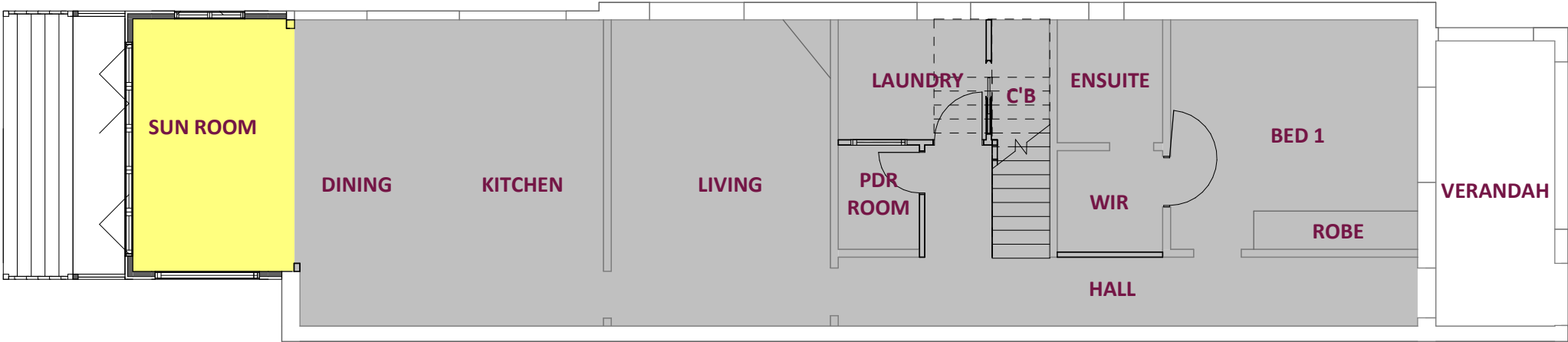
**SEDIMENT FENCE: NTS**

**SEDIMENT CONTROL NOTES**

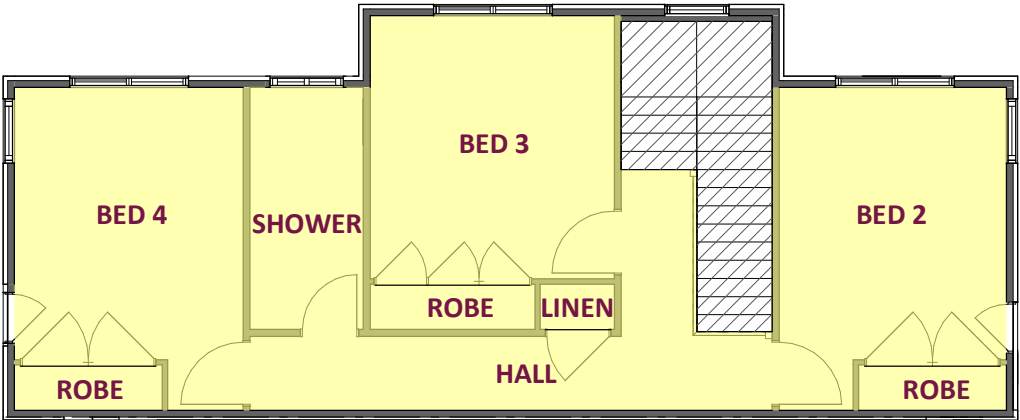
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AN STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLY DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOILE MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPOEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.



FLOOR SPACE RATIO CALCULATION PLAN



PROPOSED GROUND FLOOR PLAN 1 : 100



PROPOSED FIRST FLOOR PLAN 1 : 100

PROPERTY INFORMATION		
PROPERTY NO.	LOT NO.	DP NO.
51	2A	444638
SITE AREA INFORMATION		
BY SURVEY (m2)	BY TITLE (m2)	
282.10	278.20	

LEGEND	
DESCRIPTION	
<div></div>	PROPOSED FLOOR AREA
<div></div>	EXISTING FLOOR AREA
<div></div>	EXCLUDED FLOOR AREA

PROJECT COMPLIANCE		
SITE AREA	AREA	FSR:1
282.1	168.88 m <sup>2</sup>	0.60
INCLUDED AREA		
LEVEL	AREA	
GROUND FLOOR	114.31 m <sup>2</sup>	
FIRST FLOOR	54.57 m <sup>2</sup>	
EXCLUDED AREA		
NAME	AREA	
STAIR VOID	6.21 m <sup>2</sup>	



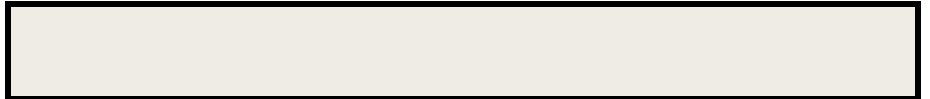
## External Finishes & Colour Schedule

For Mr B & Mrs L Walstab

At 51 Boyle Street, Balgowlah NSW 2093

**SOFFIT LINING:**

4.5mm thick flat Fibre Cement sheeting  
COLOUR: Natural White (to match Dulux)



**WALL CLADDING - HORIZONTAL BOARDS:**

Fibre Cement Weatherboard  
COLOUR: Linseed (to match Dulux)



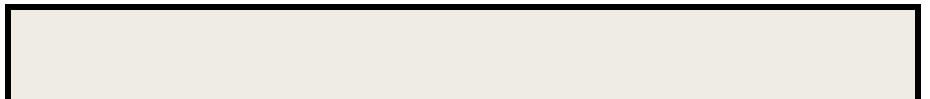
**WALL CLADDING - FIBRE CEMENT SHEETING:**

Fibre Cement base sheet  
COLOUR: Linseed (to match Dulux)



**WALL BATTENS:**

DAR Timber  
COLOUR: Natural White (to match Dulux)



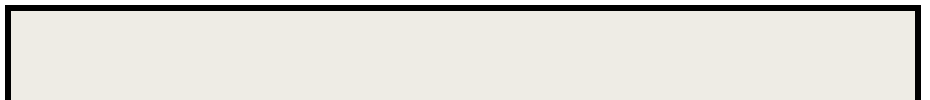
**GABLE CLADDING - FIBRE CEMENT SHEETING:**



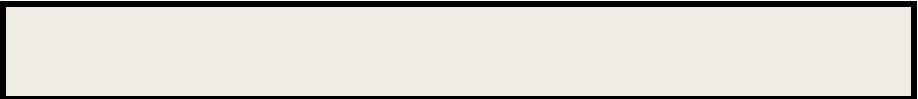




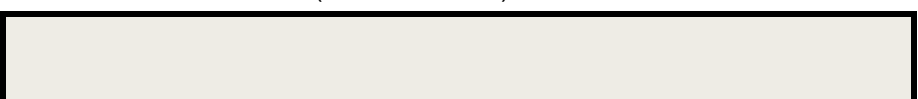
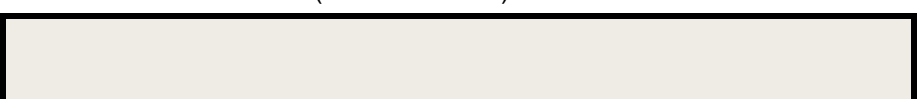
Fibre Cement base sheet  
COLOUR: Linseed (to match Dulux)



**GABLE BATTENS:**

DAR Timber  
COLOUR: Natural White (to match Dulux)



<b>WINDOW FRAMES:</b>	Prefinished Aluminium COLOUR: Pearl White	
<b>INSECT SCREEN:</b>	Prefinished Aluminium COLOUR: Pearl White	
<b>EXTERNAL WINDOW ARCHITRAVES:</b>	Fibre Cement COLOUR: Natural White (to match Dulux)	
<b>GUTTERS:</b>	Prefinished Zincalume COLOUR: Woodland Grey	
<b>DOWNPIPES:</b>	PVC COLOUR: Woodland Grey (match Colorbond)	
<b>FASCIA:</b>	DAR Timber COLOUR: Woodland Grey (match Colorbond)	
<b>BARGE BOARD:</b>	DAR Timber COLOUR: Woodland Grey (match Colorbond)	
<b>DECK POST:</b>	DAR Timber COLOUR: Natural White (to match Dulux)	
<b>BALUSTRADE BALUSTERS:</b>	Timber COLOUR: Natural White (to match Dulux)	

**BALUSTRADE POSTS:**

Timber

COLOUR: Natural White (to match Dulux)



**BALUSTRADE HANDRAIL:**

Timber

COLOUR: Beige Royal (to match Dulux)



**BALUSTRADE BOTTOM RAIL:**

Timber

COLOUR: Natural White (to match Dulux)



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