

MACGREGOR RESIDENCE PROPOSED ALTERATIONS AND ADDITIONS

17 IDALINE STREET,
COLLARROY PLATEAU
NSW 2097

PLAN OR DOCUMENT CERTIFICATION

I AM A QUALIFIED STRUCTURAL DRAFTSPERSON
I HOLD THE FOLLOWING QUALIFICATIONS

BUILDING CERTIFICATE - SYDNEY TAFE
MEMBER: BUILDING DESIGNERS ASSOCIATION AUSTRALIA - Accreditation No. 6255

FURTHER I AM APPROPRIATELY QUALIFIED TO CERTIFY THIS
COMPONENT OF THE PROJECT.

I HEREBY STATE THAT THESE PLANS OR DETAILS COMPLY WITH THE
CONDITIONS OF DEVELOPMENT CONSENT OF THE APPROPRIATE
LOCAL GOVERNMENT AUTHORITY AND / OR THE RELEVANT AUSTRALIAN
BUILDING INDUSTRY STANDARDS.

SALLY GARDNER 31/07/20

NAME

DATE

Sally Gardner

SIGNATURE

31 July, 2020



47 Towradgi Street, Narrabeena, NSW, 2099 Australia
ABN 17 751 732 195
Accreditation Number 6255
www.designanddraft.com.au

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". Level & grade where necessary under timber floor, to provide minimum 300mm clearance under bearers or 400mm under joists. Adequate precautions shall be taken to ensure that surface and/or seepage water does not collect or remain under floor area.
- 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 villaboard or equal in wet areas. A breathable wall wrap is to be provided to all external walls. All external cladding is to be battened out from timber frame to provide an "air" gap to prevent condensation. 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 with a flexible membrane installed 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 Ground Floor Plan
- A1. Roof Plan
- A2. Proposed Upper Floor Plan
- A3. Proposed Ground Floor Plan
- A4. Elevations - East & West
- A5. Elevations - North & South
- A6. Sections
- 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	2.400	4.000	Bed 1	Powder coated Aluminium framed Sliding door with clear glazing	4.48 : 0.46	Requires Pyrolytic low-e glazing
W2	0.450	3.300	Bed 1	Powder coated Aluminium framed Sliding window with clear glazing	6.44 : 0.75	Nil
W3	2.000	0.500	En-suite	Powder coated Aluminium framed Louvred window with frosted & clear glazing	6.39 : 0.56	Nil
W4	0.850	1.500	Bath 1	Powder coated Aluminium framed Sliding window with frosted glazing	6.39 : 0.56	Nil
W5	1.050	2.400	Bed 2	Powder coated Aluminium framed Sliding window with clear glazing	6.44 : 0.75	Nil
W6	3.000	0.800	Stairwell	Powder coated Aluminium framed fixed window with frosted glazing	6.39 : 0.56	Nil
W7	3.000	0.800	Stairwell	Powder coated Aluminium framed fixed window with frosted glazing	6.39 : 0.56	Nil
W8	1.050	2.800	Bed 3	Powder coated Aluminium framed Sliding window with clear glazing	6.44 : 0.75	Nil
W9	1.500	0.800	Bed 3	Powder coated Aluminium framed Double Hung window with clear glazing	6.44 : 0.75	Nil
W10	1.500	0.800	Bed 4	Powder coated Aluminium framed Double Hung window with clear glazing	6.44 : 0.75	Nil
W11	1.050	2.800	Bed 4	Powder coated Aluminium framed Sliding window with clear glazing	6.44 : 0.75	Nil
W12	1.050	0.800	Bed 4	Powder coated Aluminium framed Awning window with clear glazing	6.44 : 0.75	Nil
W13	1.050	3.500	Hall	Powder coated Aluminium framed Sliding window with clear glazing	6.44 : 0.75	Nil
W14	1.050	3.500	Hall	Powder coated Aluminium framed Sliding window with clear glazing	6.44 : 0.75	Nil
W15	1.050	0.600	Bed 1	Powder coated Aluminium framed Awning window with clear glazing	6.44 : 0.75	Nil
W16	1.050	1.500	Bed 1	Powder coated Aluminium framed Sliding window with clear glazing	6.44 : 0.75	Nil
W17	2.100	4.000	Living	Powder coated Aluminium framed Stacking Sliding Doors with clear glazing	6.44 : 0.75	Nil
W18	2.100	3.000	Dining	Powder coated Aluminium framed Stacking Sliding Doors with clear glazing	6.44 : 0.75	Nil
W19	0.450	1.800	Dining	Powder coated Aluminium framed Sliding window with clear glazing	6.44 : 0.75	Nil
W20	0.600	2.290	Kitchen	Powder coated Aluminium framed fixed window with frosted glazing	6.39 : 0.56	Nil
W21	1.300	0.670	Laundry	Powder coated Aluminium framed Awning window with clear glazing	6.44 : 0.75	Nil
W22	0.630	0.820	Bath 2	Powder coated Aluminium framed Sliding window with frosted glazing	6.39 : 0.56	Nil
W23	2.050	0.300	Entry	Timber framed fixed window with clear glazing	5.71 : 0.66	Nil
W24	2.050	0.300	Entry	Timber framed fixed window with clear glazing	5.71 : 0.66	Nil

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%.

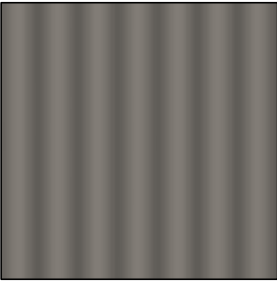
DOOR & WINDOW NOTE:

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

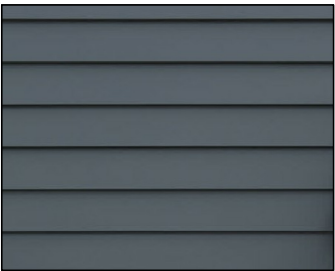
Construction	Additional insulation required (R-value)
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)
floor above existing dwelling or building.	nil
external wall: brick veneer (R0.54)	R1.16 (or R1.70 including construction)
external wall: framed (weatherboard, fibro, metal clad) (R0.40)	R1.30 (or R1.70 including construction)
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking

ROOF COLOUR



Colour classification in accordance with NSW Basix (Dark - solar absorbance > 0.70)
"Wallaby" - Colorbond roof sheeting.

EXTERNAL WALL CLADDING

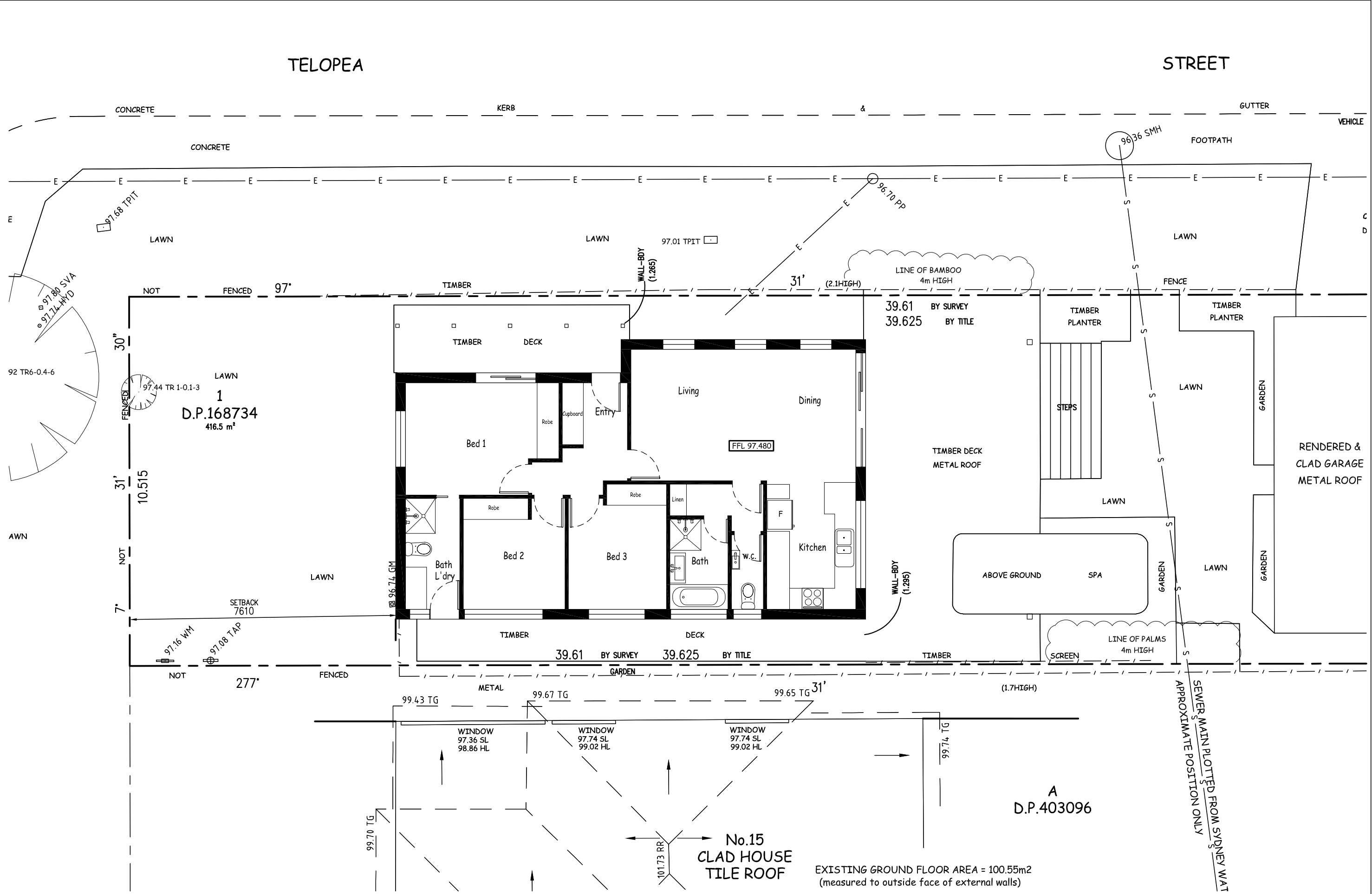


"Scyon - Linea"
manufacturer James Hardie
(colour as selected by owners)

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.



TELOPEA

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.

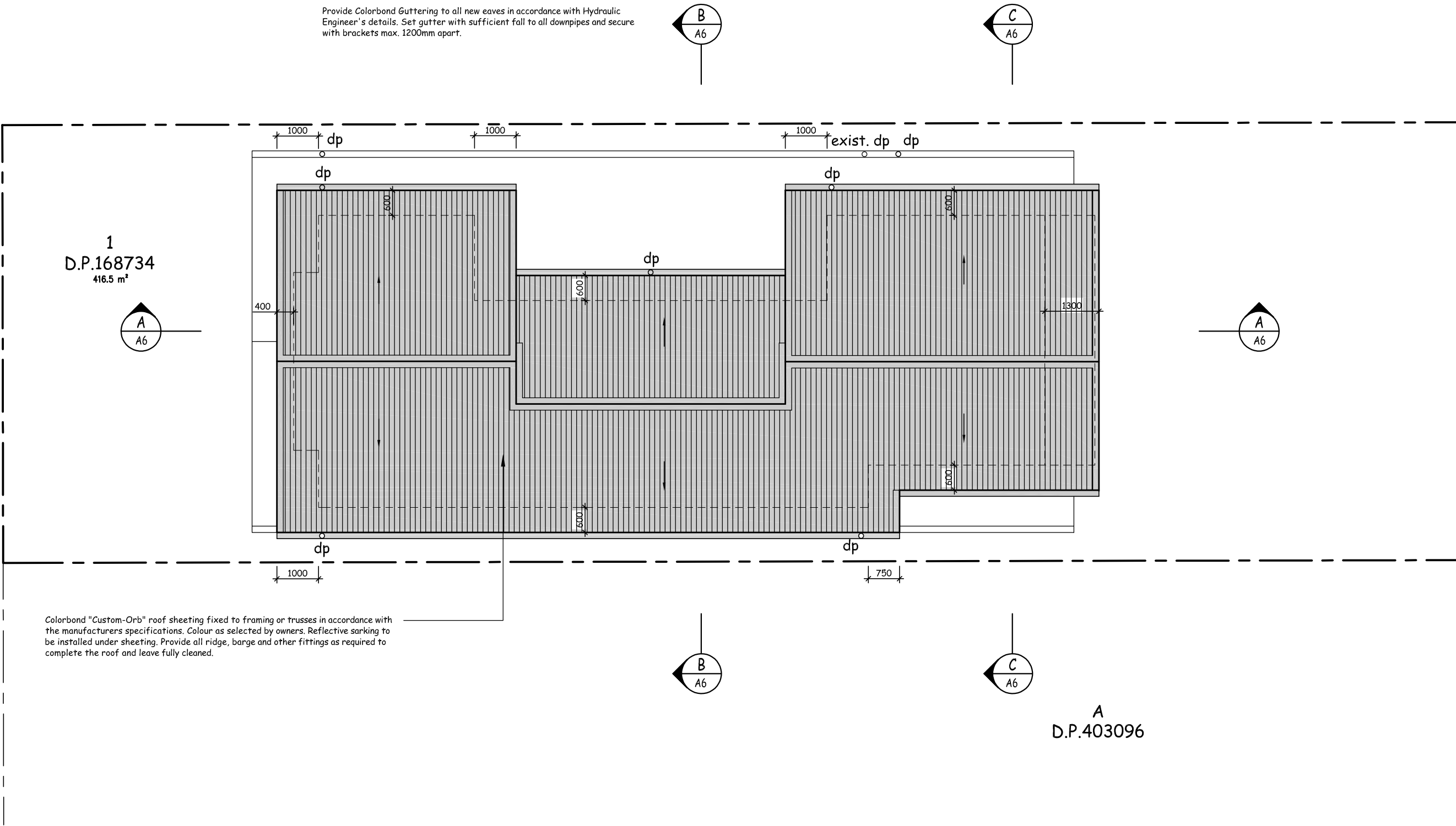
Timber Fascia Boards shall be of seasoned solid timber primed or stained all round prior to fixing and not less than 19mm finished thickness for 600mm maximum centres.

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.

STORMWATER CONNECTION

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.

STREET



Colorbond "Custom-Orb" roof sheeting fixed to framing or trusses in accordance with the manufacturers specifications. Colour 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.

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

TELOPEA

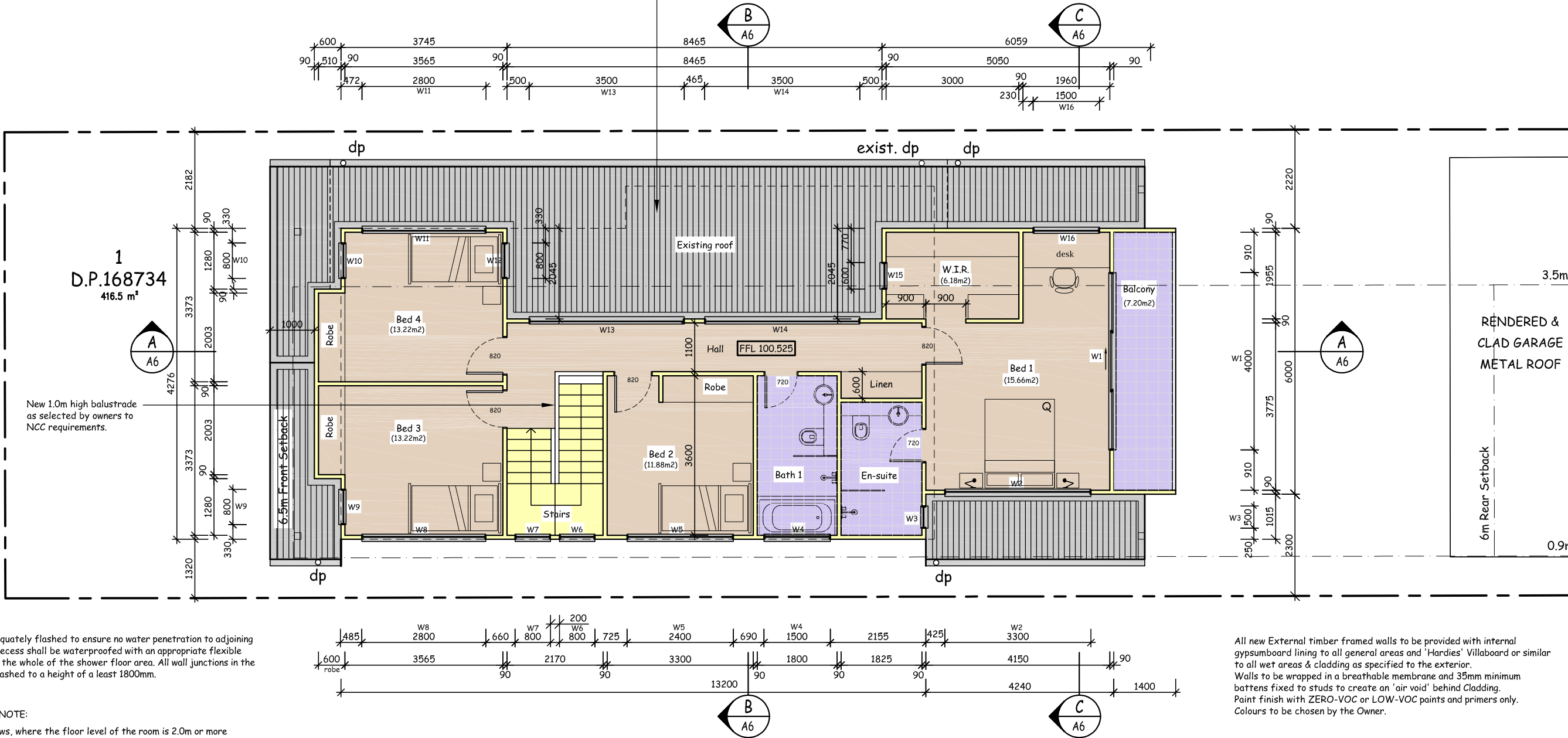
STREET

STORMWATER CONNECTION
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.

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.

Remove existing roof tiles and replace with Colorbond "Custom-Orb" roof sheeting fixed to existing framing or trusses in accordance with the manufacturers specifications. Colour 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.



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.

BEDROOM WINDOW NOTE:

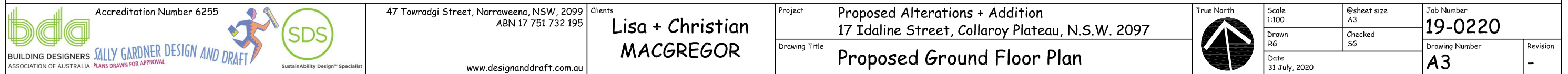
All new bedroom windows, where the floor level of the room is 2.0m or more above outside finished ground level, must be supplied with either permanently fixed robust mesh screens or permanent window locks which prevent the window from opening more than 125mm, if the lowest openable portion of the window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

All new External timber framed walls to be provided with internal gypsumboard lining to all general areas and 'Hardies' Villaboard or similar to all wet areas & cladding as specified to the exterior. Walls to be wrapped in a breathable membrane and 35mm minimum battens fixed to studs to create an 'air void' behind Cladding. Paint finish with ZERO-VOC or LOW-VOC paints and primers only. Colours to be chosen by the Owner.

EXTERNAL WALLS :

PROPOSED UPPER FLOOR AREA = 103.29m2
(measured to outside face of external walls, excl. Balcony)

STREET



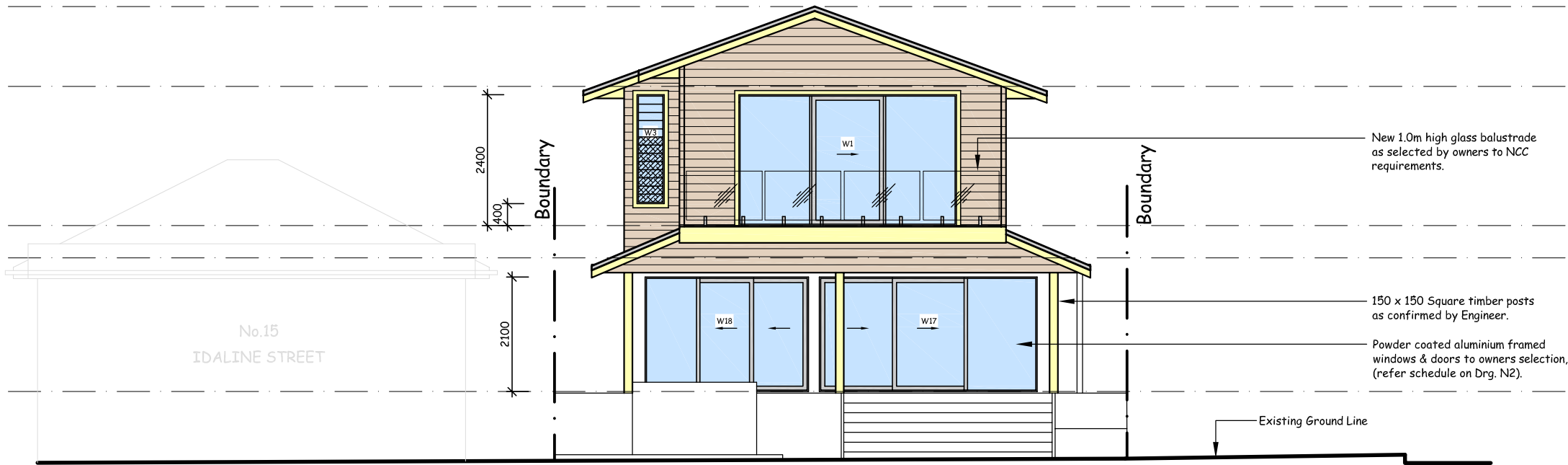
Proposed Roof Ridge Level RL 104.540

Proposed Ceiling Level

Proposed Upper Floor Level FFL 100.525

Existing Ceiling Level

Existing Ground Floor Level FFL 97.480



EAST ELEVATION

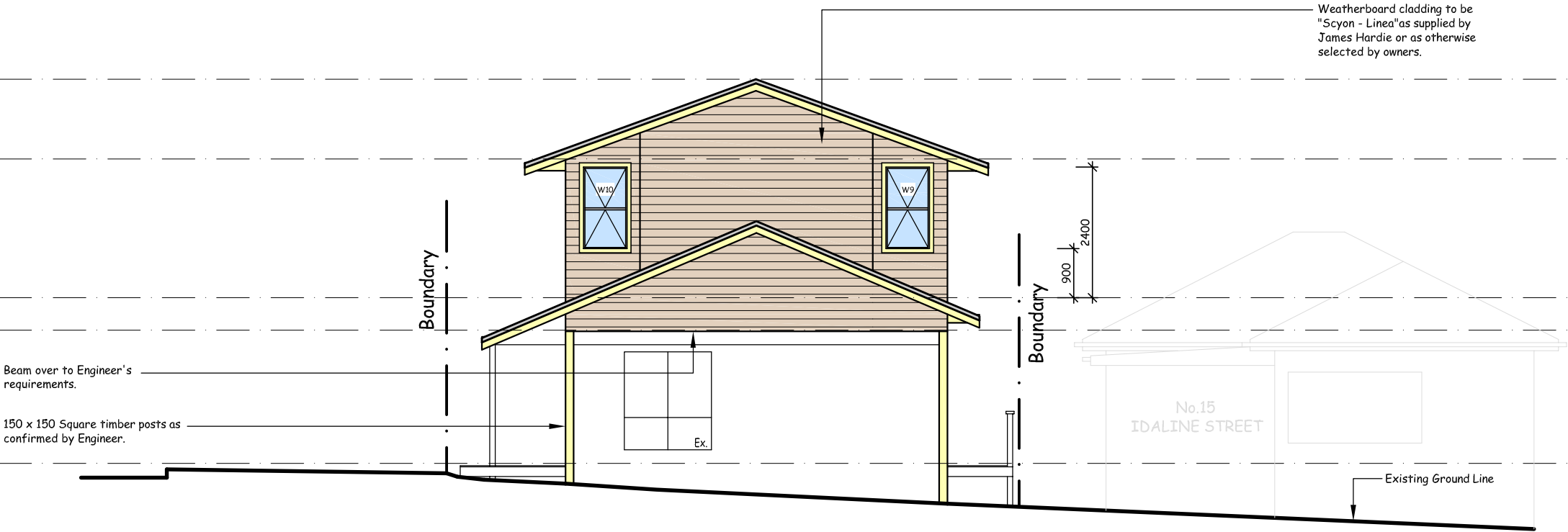
Proposed Roof Ridge Level RL 104.540

Proposed Ceiling Level

Proposed Upper Floor Level FFL 100.525

Existing Ceiling Level

Existing Ground Floor Level FFL 97.480



WEST ELEVATION

Proposed Roof Ridge Level RL 104.540

Proposed Ceiling Level

Proposed Upper Floor Level FFL 100.525

Existing Ceiling Level

Existing Ground Floor Level FFL 97.480

Weatherboard cladding to be "Scyon - Linea" as supplied by James Hardie or as otherwise selected by owners.

Existing Ground Line

Infill existing window opening and make good walls to match adjacent.

Remove existing main entry doorway and replace with new solid core door with glazed sidelights to owners selection.

150 x 150 Square timber posts as confirmed by Engineer.

Boundary

NORTH ELEVATION

Proposed Roof Ridge Level RL 104.540

Proposed Ceiling Level

Proposed Upper Floor Level FFL 100.525

Existing Ceiling Level

Existing Ground Floor Level FFL 97.480

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

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

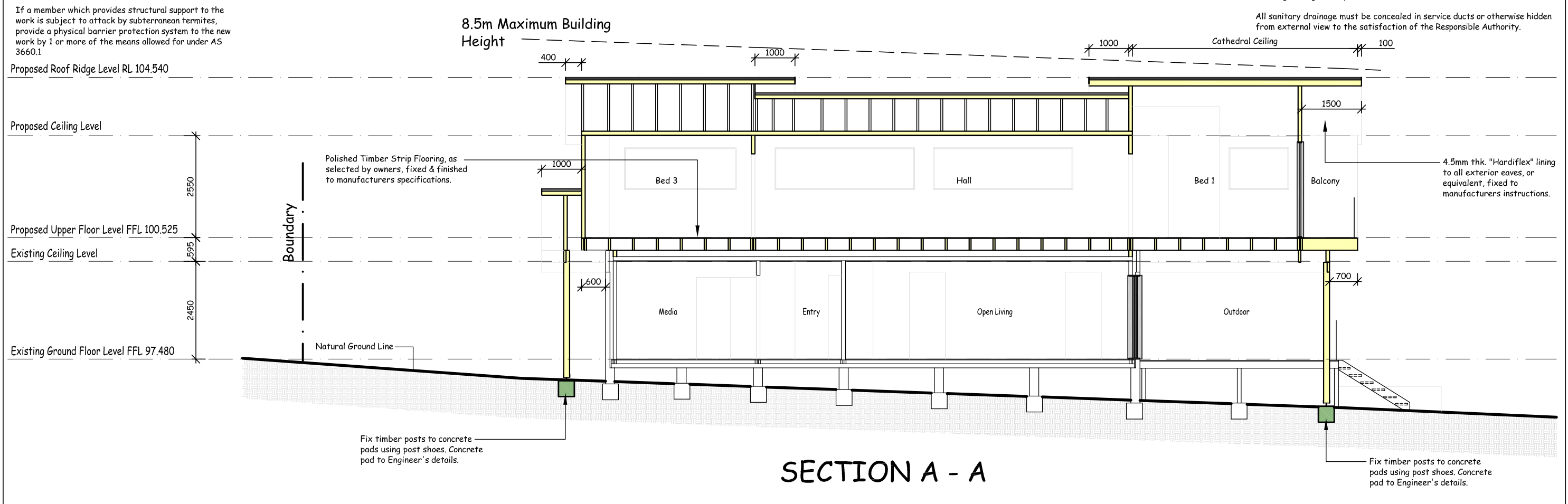
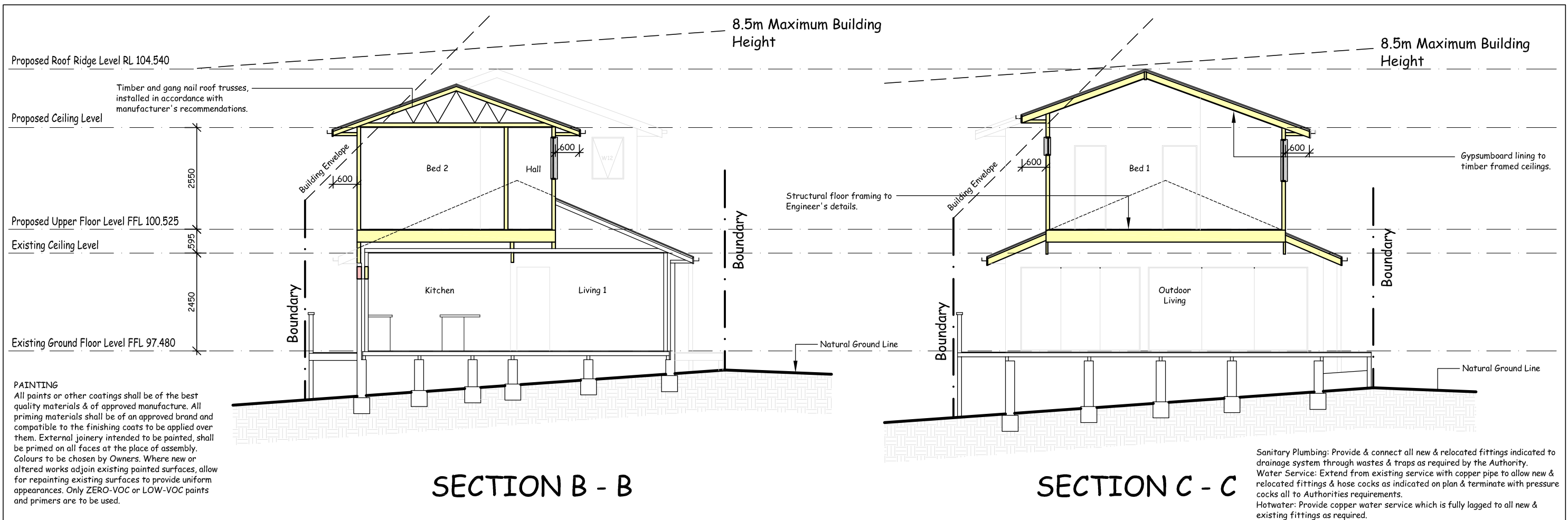
Boundary

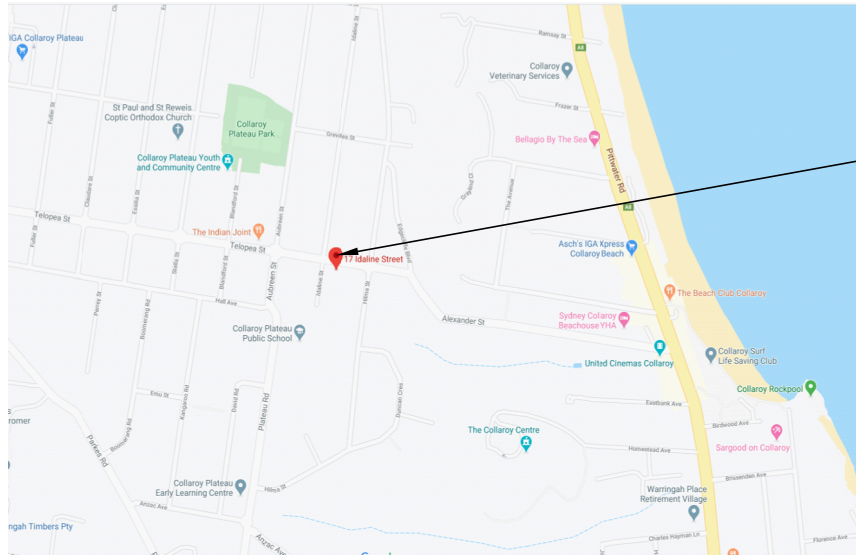
Infill existing window openings as indicated and make good walls to match adjacent.

150 x 150 Square timber posts as confirmed by Engineer.

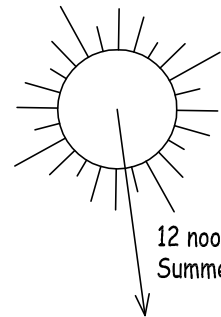
Existing Ground Line

SOUTH ELEVATION



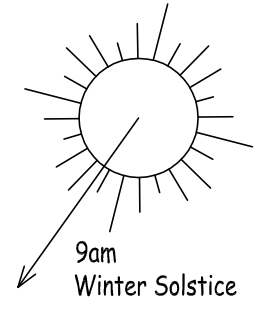
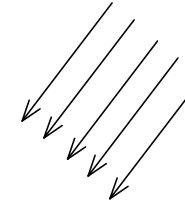


SITE LOCATION



12 noon
Summer/Winter Solstice

Prevailing Summer
Cooling Breezes

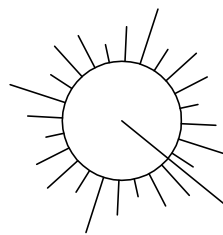
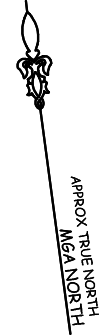


9am
Winter Solstice

TELOPEA

(BITUMEN FORMATION)

STREET

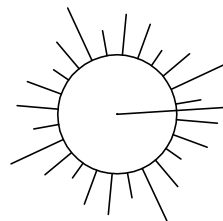


3pm
Winter Solstice

STREET

(BITUMEN FORMATION)

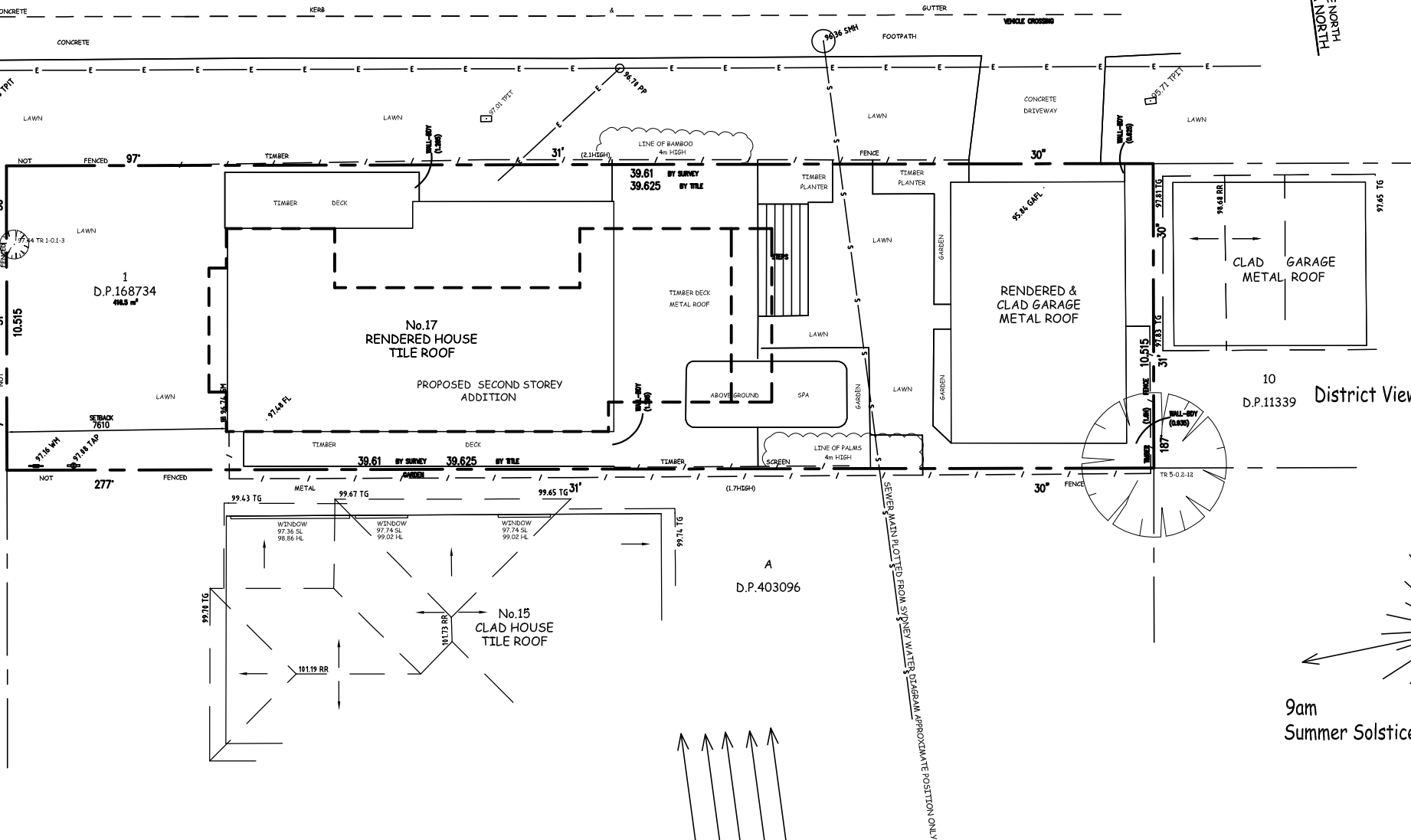
IDALINE



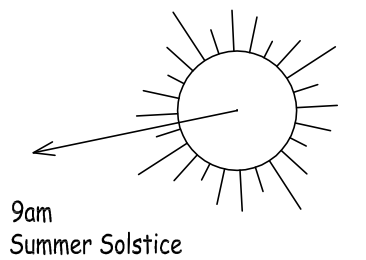
3pm
Summer Solstice

BENCH MARK
NAIL IN KERB
RL 97.45

Noise Source
Collaroy Plateau Public School
approx. 100m



10
D.P.11339 District Views

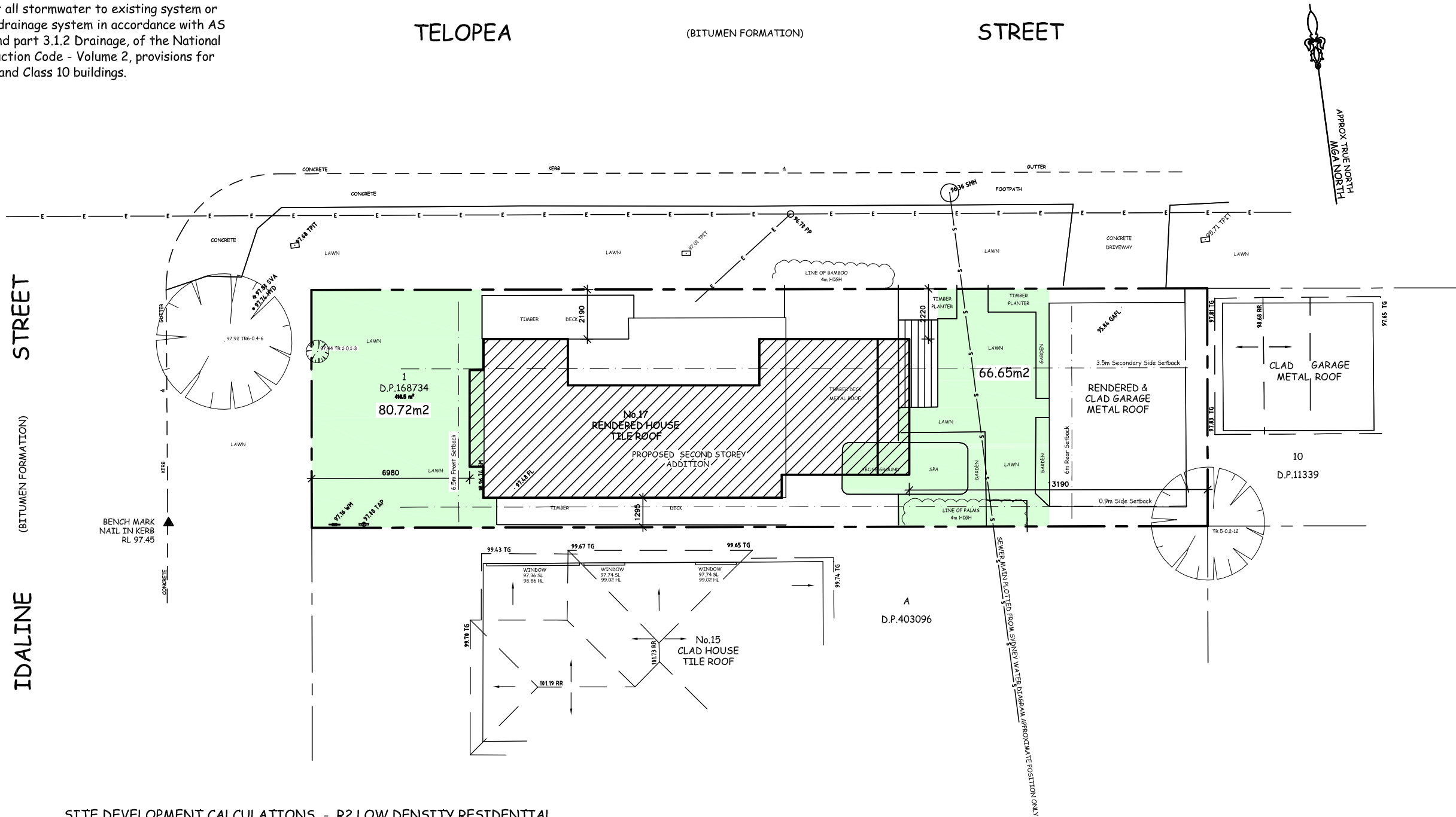


9am
Summer Solstice



Prevailing Winter
Chilling Winds

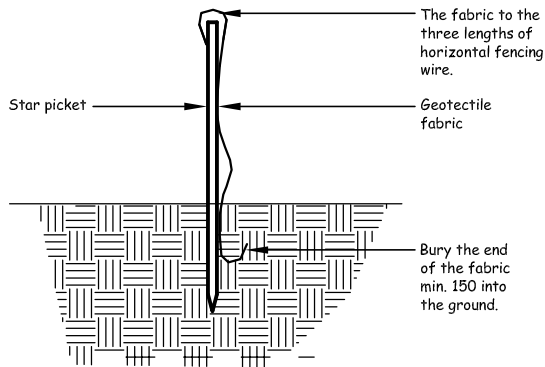
STORMWATER CONNECTION
Connect all stormwater to existing system or street drainage system in accordance with AS 3500 and part 3.1.2 Drainage, of the National Construction Code - Volume 2, provisions for Class 1 and Class 10 buildings.



SITE DEVELOPMENT CALCULATIONS - R2 LOW DENSITY RESIDENTIAL

Site Area = 416.5 m2	Existing m2	Existing %	Proposed m2	Proposed %	Control	Compliance
Residence	100.18		100.18			
Driveway	3.78		3.78			
Paving / Deck	81.14		81.14			
Garage	54.45		54.45			
Site Coverage	239.55	57.52	239.55	57.52	60% max.	YES
Total Landscaped Open Space (Excludes areas of less than 2.0m wide)	147.37	35.38	147.37	35.38	40% min.	NO
Total Pervious Site Area	176.95	42.48	176.95	42.48		

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



Sediment Control Fence

SEDIMENT NOTE :

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

SITE ACCESS :

Vehicular access to the site must be via a single entry point that is stabilised to prevent the tracking of sediment onto the roads and footpath. Soil, earth, mud, clay, concrete washing, paint or similar materials must be removed from the roadway, by means other than washing, on a daily basis.

STOCKPILES :

All stockpiles are to be kept on-site where possible. Any materials placed on the footpaths or nature strips require council's permission.
All stockpiles are to be placed away from the drainage lines and street gutters. It is best to locate these on the highest part of the site if possible. Place waterproof covering over stockpiles.
If required provide diversion drain & bank around stockpiles.

SITE DISTURBANCE MINIMISATION :

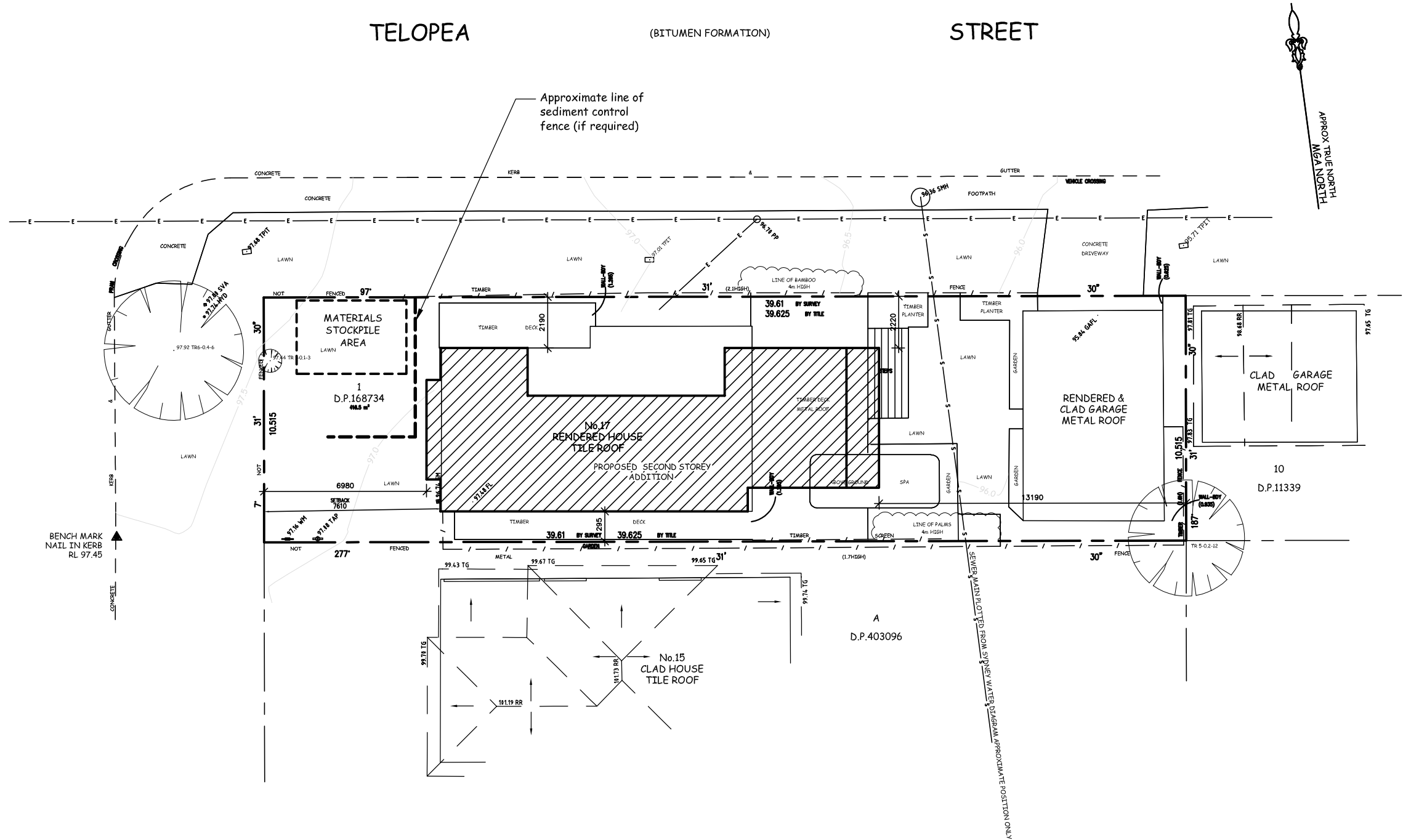
This should be achieved by:
restrict machinery and vehicle movement to the building footprint and access corridor.
locating drainage lines close to the building within previously excavated areas
confine storage areas to previously disturbed parts of the site, away from the drip-line of trees to be retained

WASTE MINIMISATION :

This should be achieved by:
ordering the right quantities of materials
prefabrication of materials
careful consideration of design to reduce the need for off-cuts
co-ordination and sequencing of various trades

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. Construct a gravel entry/exit point using blue metal and restrict all vehicle movements within the site to a minimum. 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.



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

TELOPEA

(BITUMEN FORMATION)

STREET

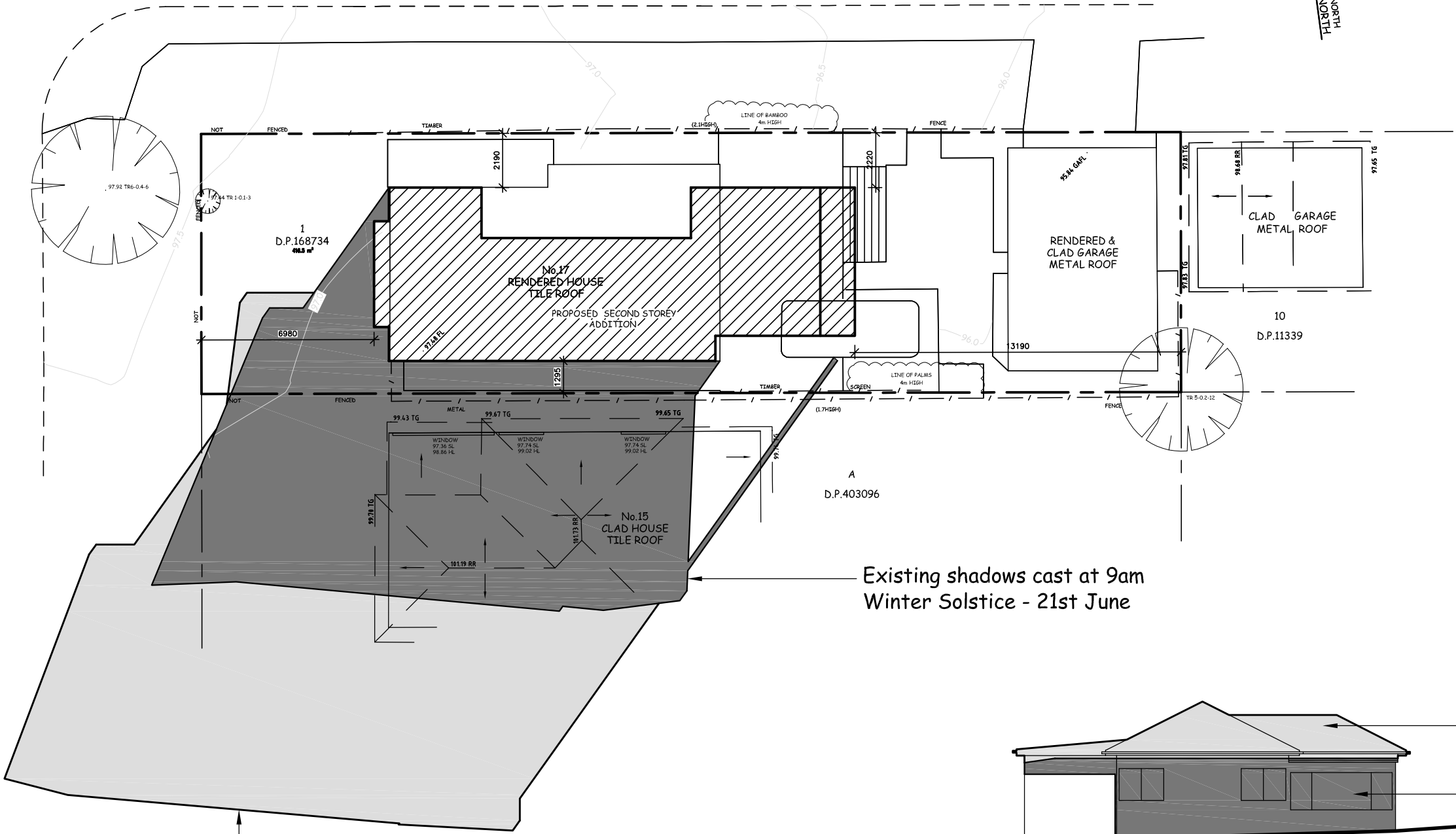
SHADOWING DATA
Sydney Latitude = 34deg south
Landscape orientation 5.6% South East
Shadows cast by trees and fences are
not included.



STREET

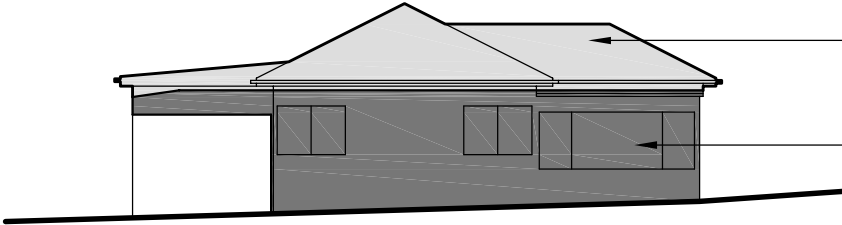
(BITUMEN FORMATION)

IDALINE



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

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



ELEVATED SHADOW DIAGRAM - 9am
North Elevation - No15 Idaline Street

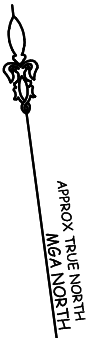
Survey Details provided by
CMS Surveyors Pty Limited
Datum to A.H.D.

TELOPEA

(BITUMEN FORMATION)

STREET

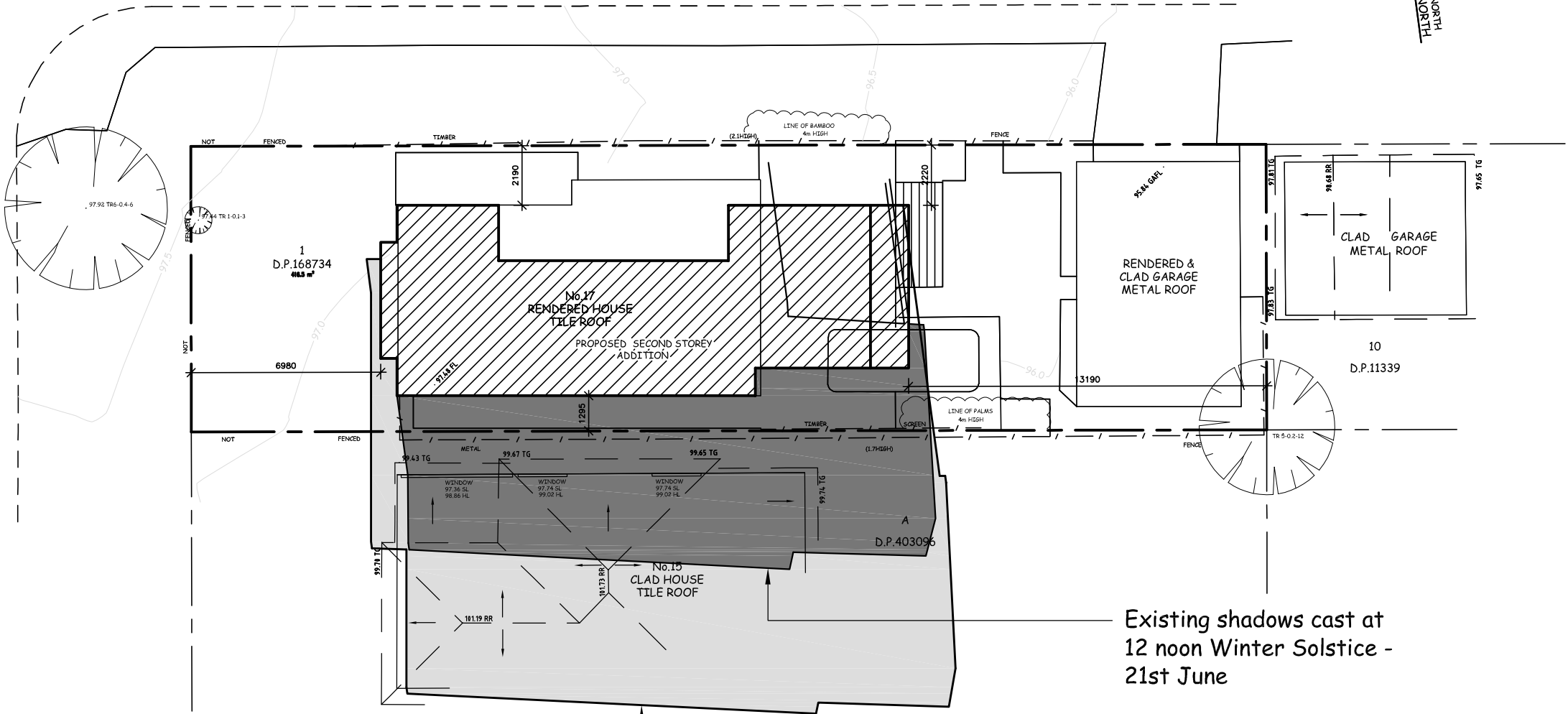
SHADOWING DATA
Sydney Latitude = 34deg south
Landscape orientation 5.6% South East
Shadows cast by trees and fences are
not included.



STREET

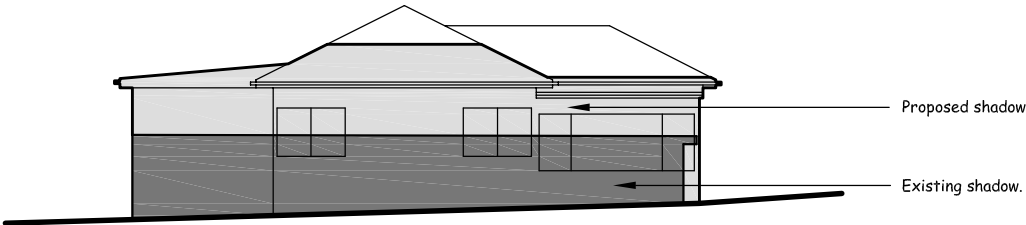
(BITUMEN FORMATION)

IDALINE



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 - No15 Idaline Street

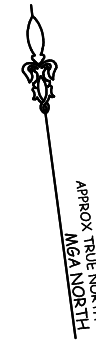
Survey Details provided by
CMS Surveyors Pty Limited
Datum to A.H.D.

TELOPEA

(BITUMEN FORMATION)

STREET

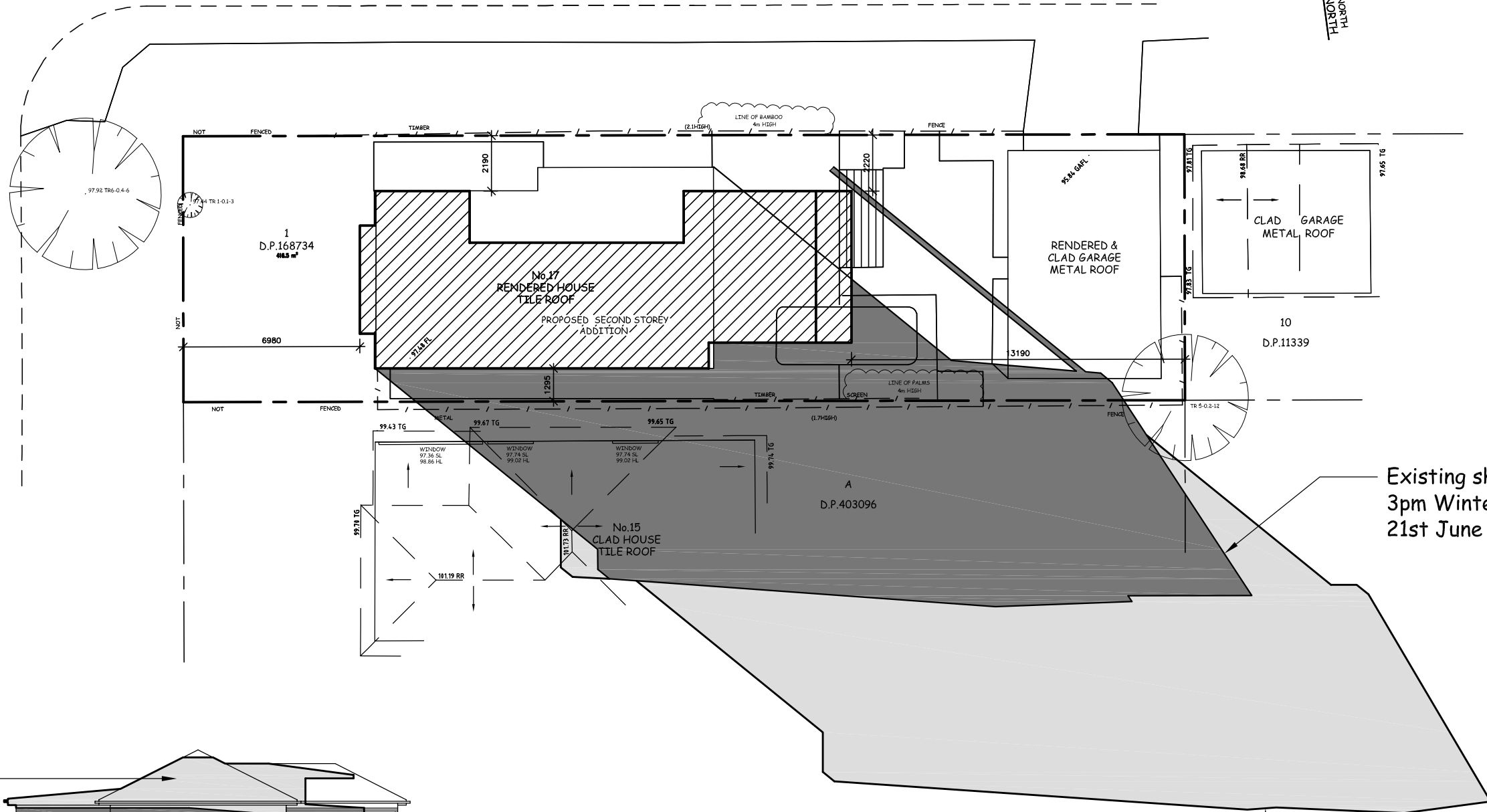
SHADOWING DATA
Sydney Latitude = 34deg south
Landscape orientation 5.6% South East
Shadows cast by trees and fences are
not included.



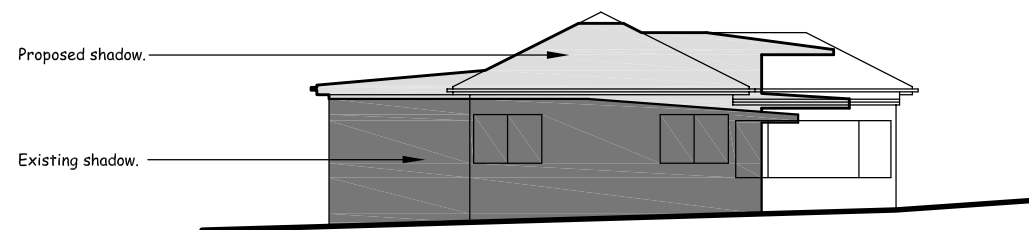
STREET

(BITUMEN FORMATION)

IDALINE



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



ELEVATED SHADOW DIAGRAM - 3pm
North Elevation - No15 Idaline Street

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