

SITE PLAN, ROOF & STORMWATER

1:200

**LEGEND**

- PROPOSED DOWNPIPE
- EXISTING DOWNPIPE

**NOTE:** ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING



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**LEGEND**

NEW FLOOR AREA	CONCRETE
NEW WET FLOOR AREA	BRICKWORK
METAL ROOFING	METAL
TILED ROOFING	EXISTING
TIMBER	DEMOLISHED

**CLIENT**

Mr and Mrs Ford

**PROJECT ADDRESS**

203 Balgowlah Road  
Balgowlah NSW 2093

**DRAWING NO.**

DA02

**DATE**

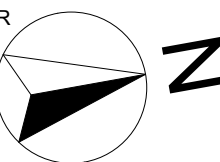
December 2019

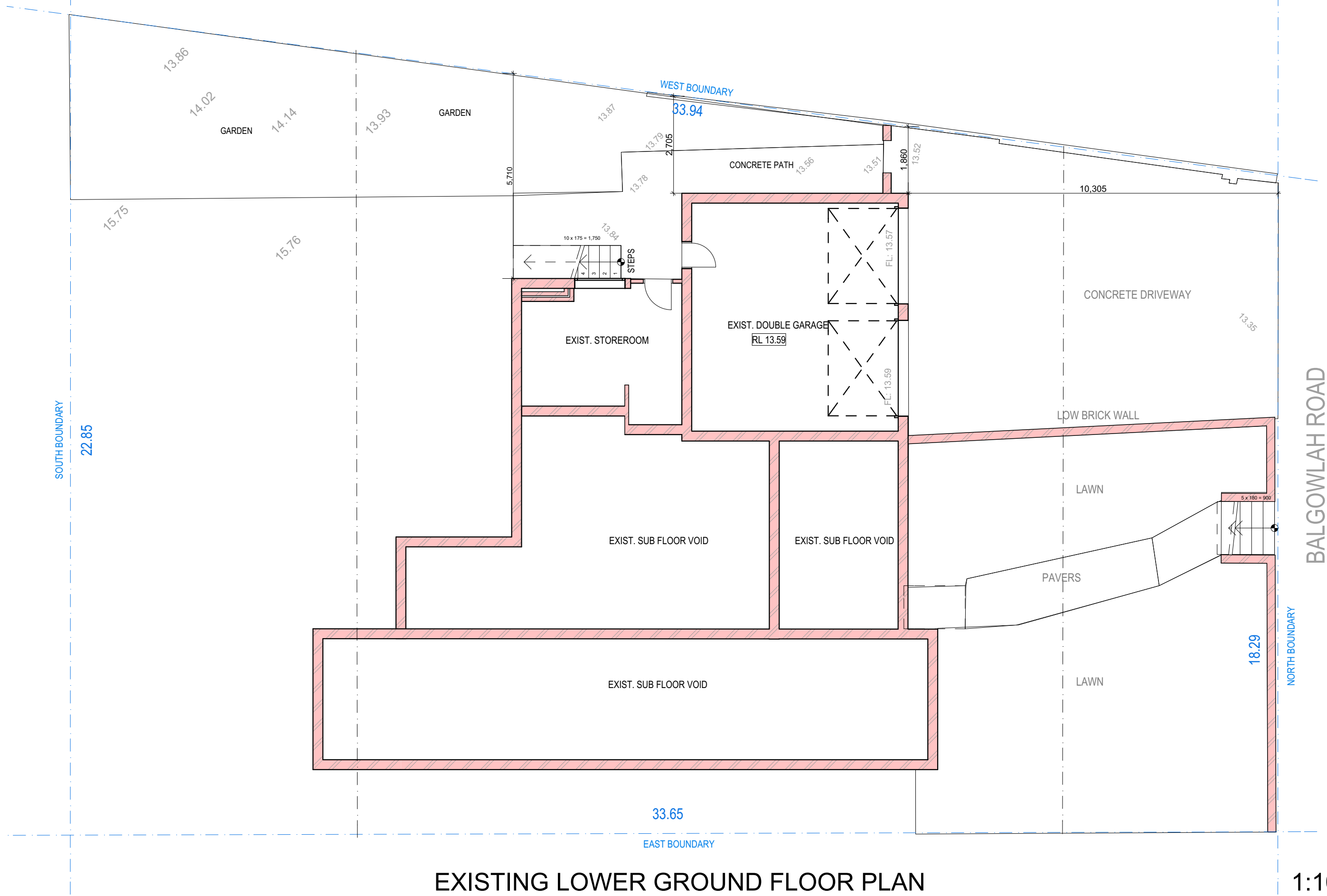
**DRAWING NAME**

SITE, ROOF & STORMWATER PLAN

**SCALE**

1:200 @A3





# EXISTING LOWER GROUND FLOOR PLAN

1:100

Note - Gross Floor Area not counted;  
garage and storage areas excluded from calculation

## NOTES

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## LEGEND

	NEW FLOOR AREA		CONCRETE
	NEW WET FLOOR AREA		BRICKWORK
	METAL ROOFING		METAL
	TILED ROOFING		EXISTING
	TIMBER		DEMOLISHED

## CLIENT

Mr and Mrs Ford

## PROJECT ADDRESS

203 Balgowlah Road  
Balgowlah NSW 2093

## DRAWING NO.

DA03

## DATE

December 2019

## DRAWING NAME

EXISTING LOWER GROUND  
FLOOR PLAN

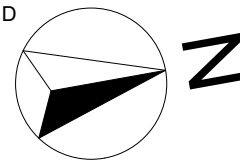
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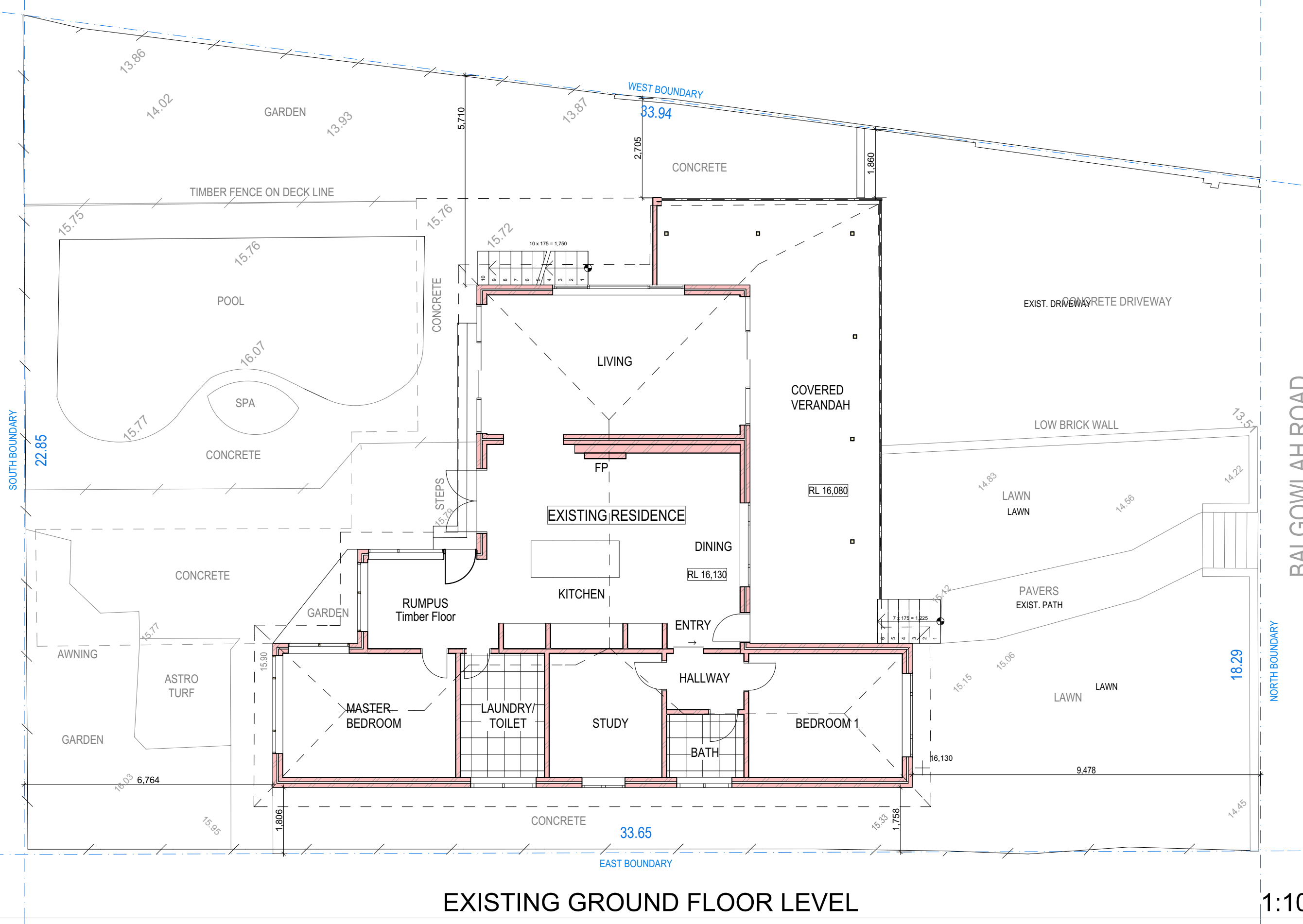
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donna barnes  
DESIGNS

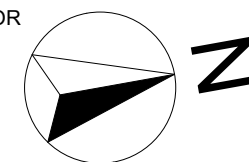
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e: DonnaBDesigns@outlook.com  
ABN: 24 628 502 321



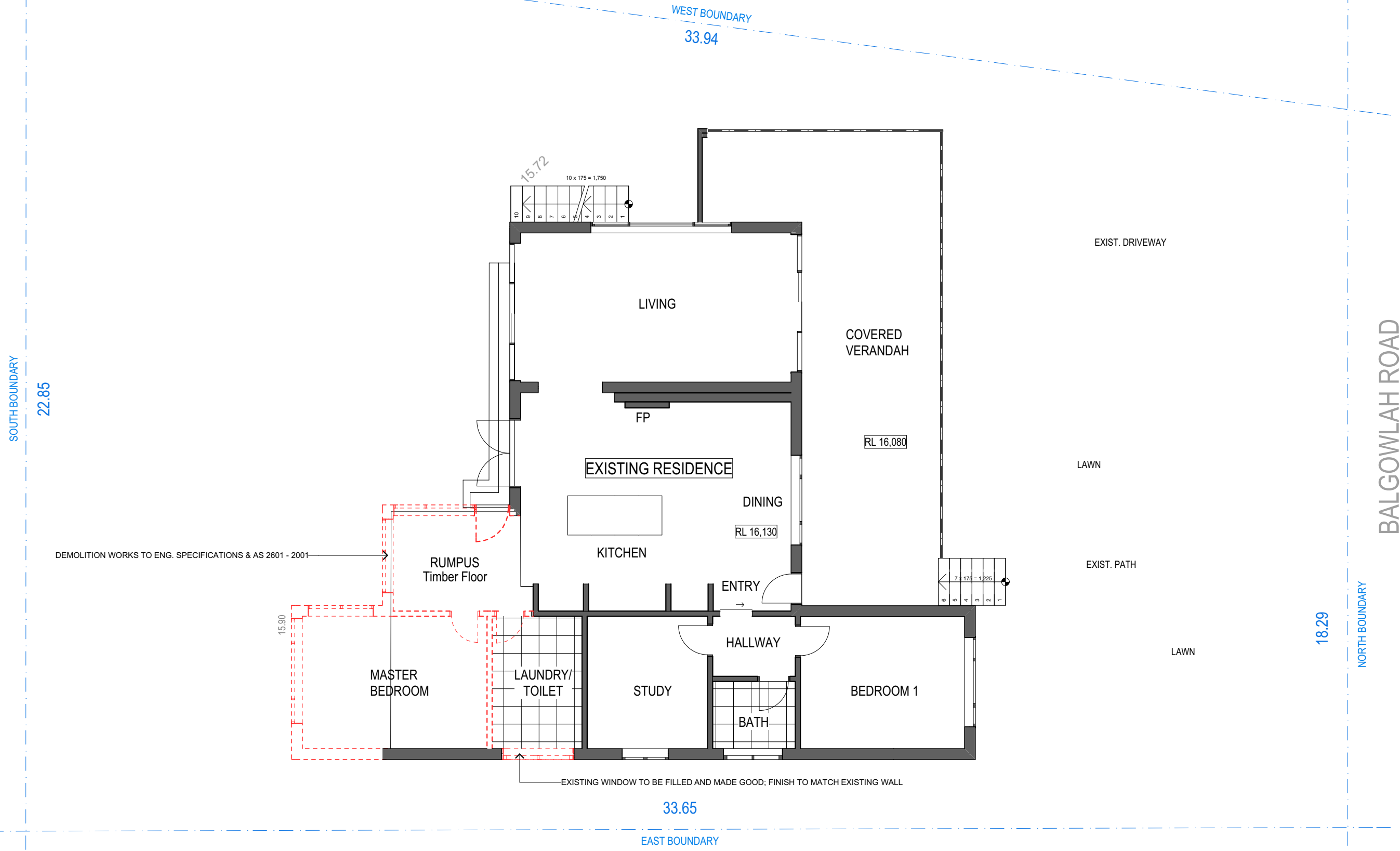


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





DEMOLITION GROUND FLOOR PLAN

1:100

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LEGEND

	NEW FLOOR AREA		CONCRETE
	NEW WET FLOOR AREA		BRICKWORK
	METAL ROOFING		METAL
	TILED ROOFING		EXISTING
	TIMBER		DEMOLISHED

CLIENT

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Balgowlah NSW 2093

DRAWING NO.

DA05

DATE

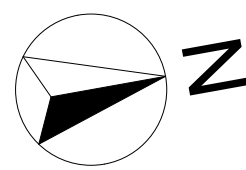
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DRAWING NAME

DEMOLITION PLAN

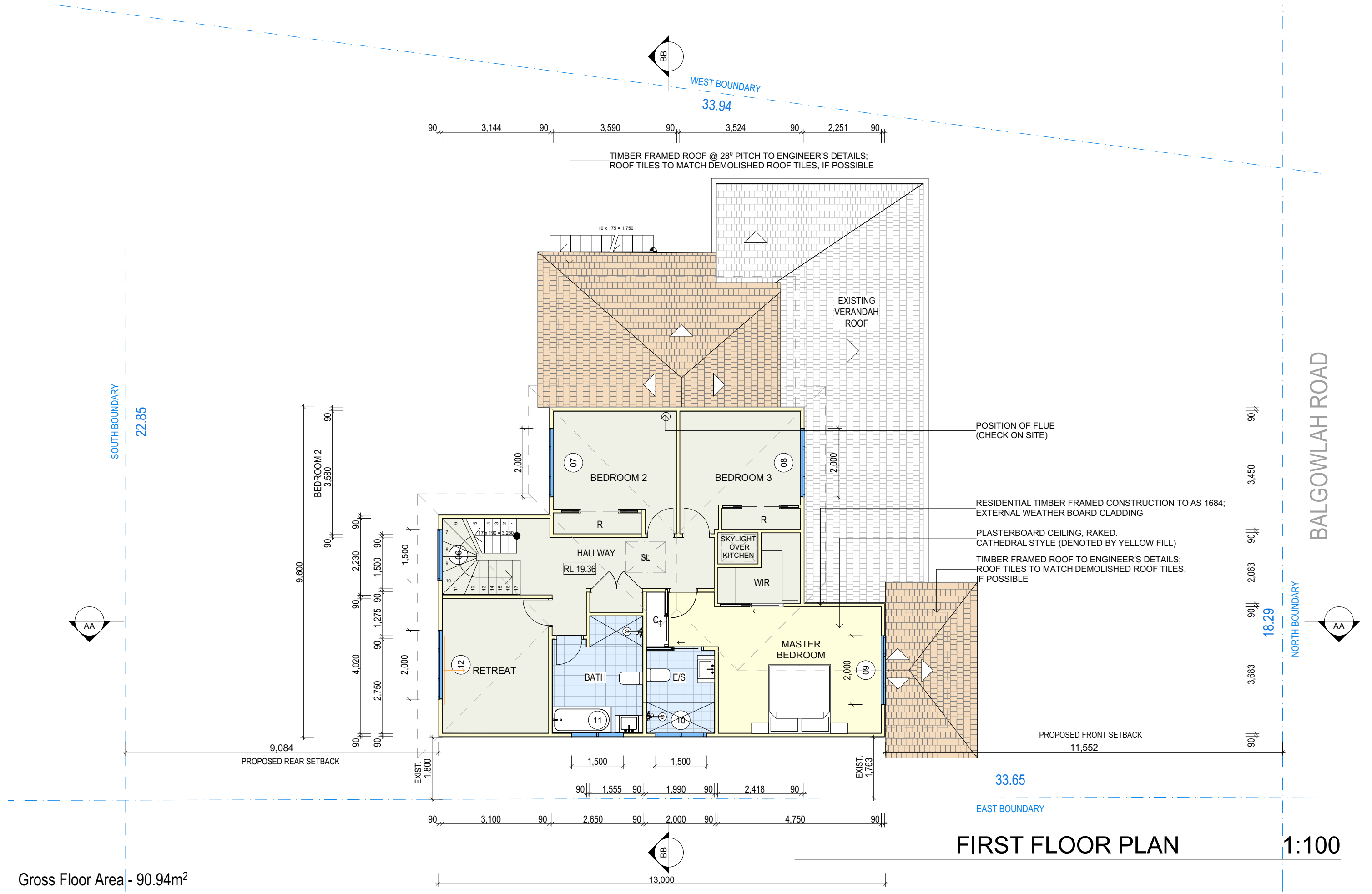
SCALE

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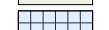

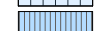



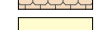



Gross Floor Area - 90.94m<sup>2</sup>

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	NEW WET FLOOR AREA		BRICKWORK
	METAL ROOFING		METAL
	TILED ROOFING		EXISTING
	TIMBER		DEMOLISHED

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#### DRAWING NO.

DA07

#### DATE

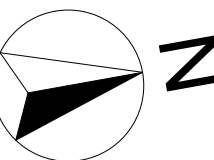
December 2019

#### DRAWING NAME

PROPOSED FIRST FLOOR  
PLAN

#### SCALE

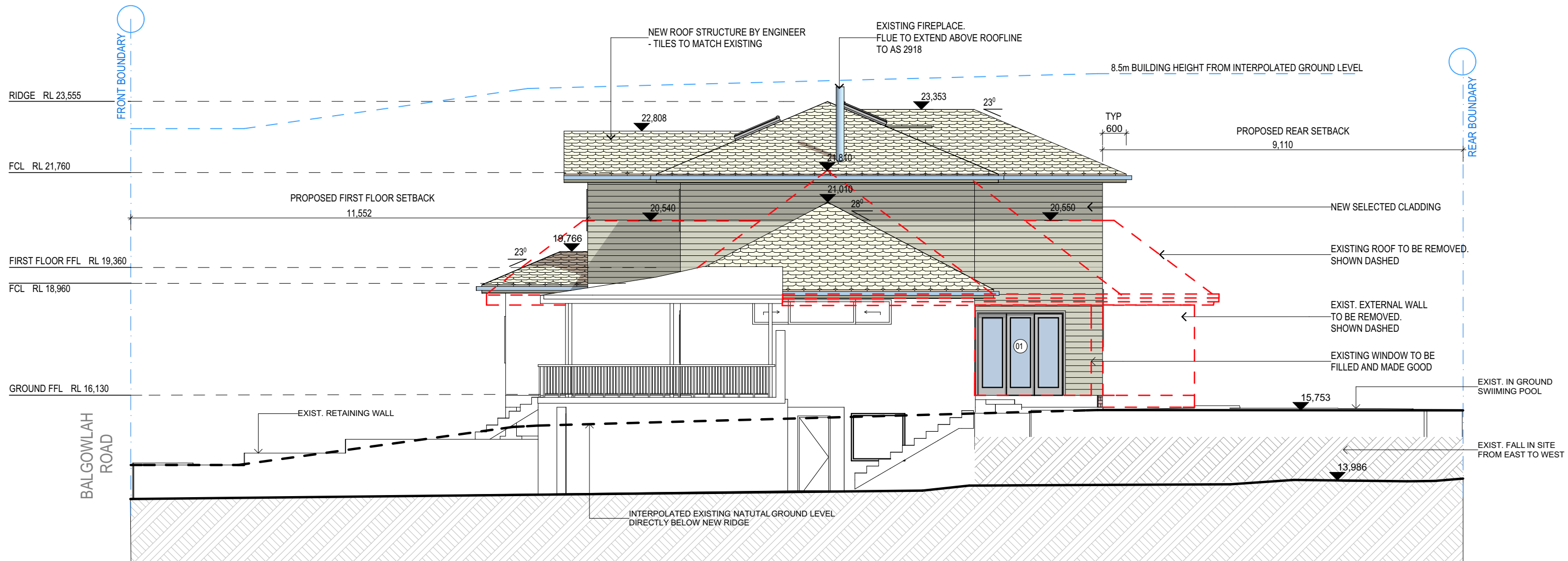
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








WEST ELEVATION

1:100

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LEGEND

	TIMBER		METAL ROOFING
	WEATHERBOARD		TILED ROOFING
	FACE BRICKWORK		RENDER
	METAL		EXISTING
	CONCRETE		

CLIENT

Mr and Mrs Ford

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DRAWING NO.

DA10

DATE

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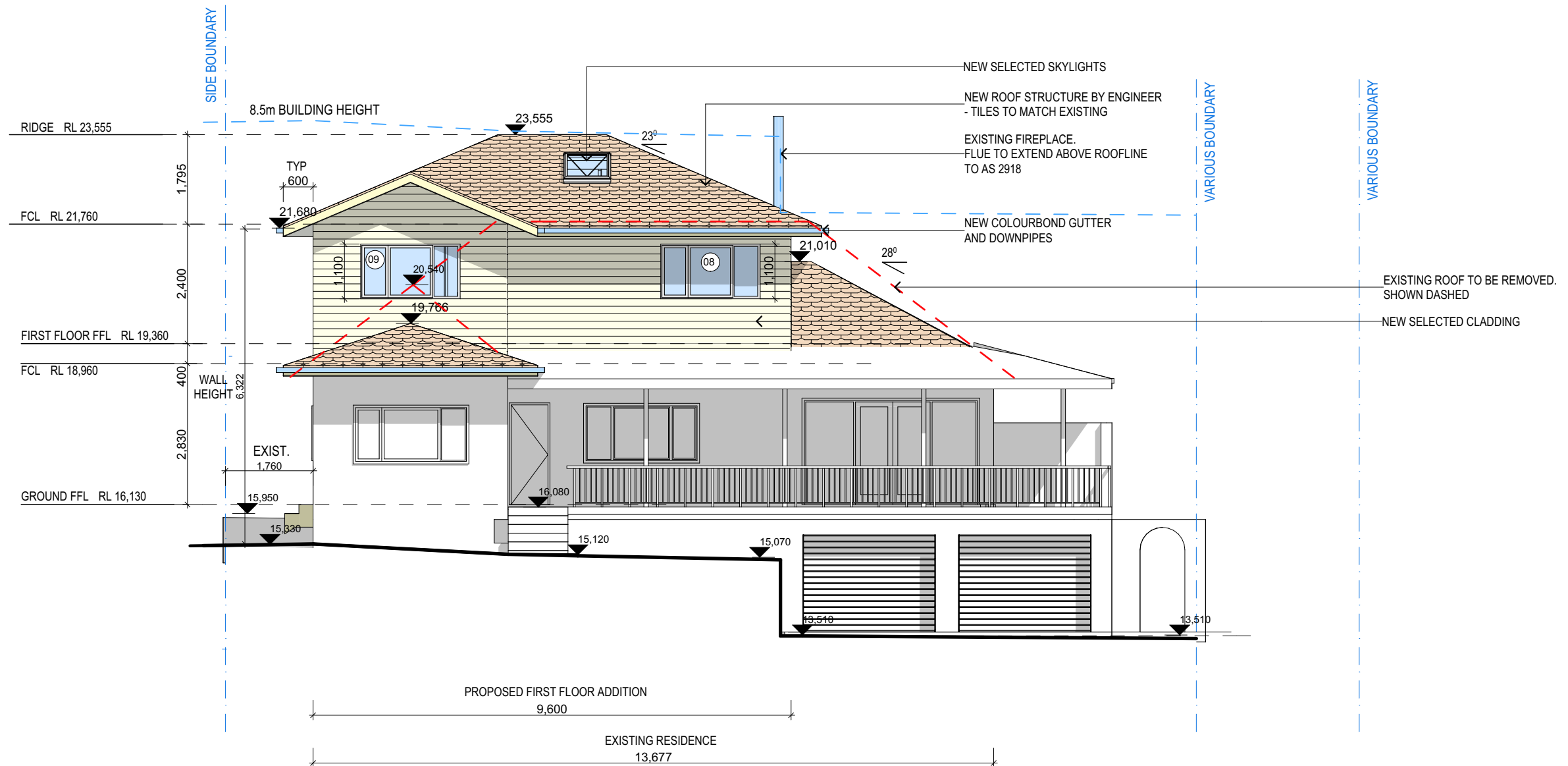
DRAWING NAME

ELEVATIONS

SCALE

1:100 @A3














NORTH ELEVATION

1:100

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LEGEND

	TIMBER		METAL ROOFING
	WEATHERBOARD		TILED ROOFING
	FACE BRICKWORK		RENDER
	METAL		EXISTING
	CONCRETE		

CLIENT

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Balgowlah NSW 2093

DRAWING NO.

DA11

DATE

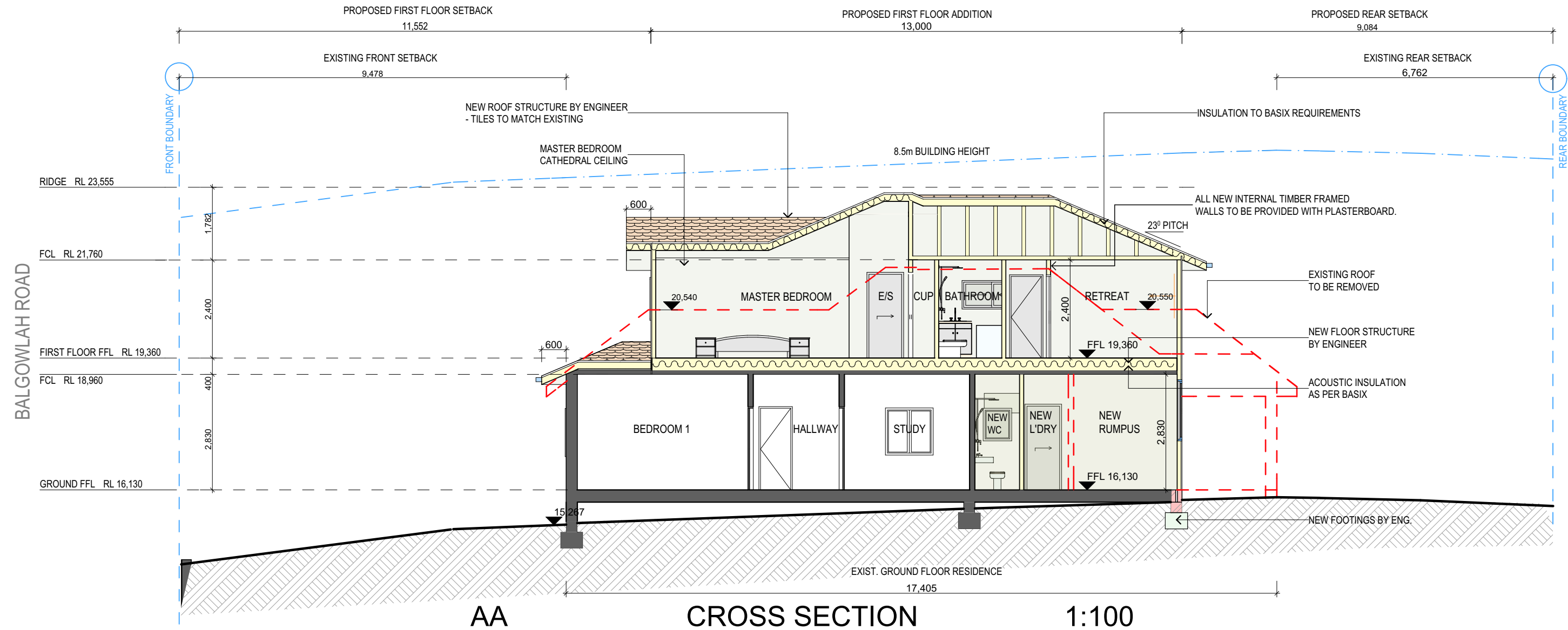
December 2019

DRAWING NAME

ELEVATIONS

SCALE

1:100 @A3



**BASIX REQUIREMENTS**

BASIX INCLUSIONS FOR 203 BALGOWLAH ROAD, BALGOWLAH, 2093

LIGHTING REQUIREMENTS

40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

WATER

SHOWER: MINIMUM 3 STARS  
TOLIET: MINIMUM 3 STARS  
TAPS: MINIMUM 3 STARS

INSULATION REQUIREMENTS

CONSTRUCTION	ADDITIONAL INSULATION REQUIREMENTS (R-VALUE)
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL
EXTERNAL WALL; FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (OR R1.70 INCLUDING CONSTRUCTION)
FLAT CEILING, PITCHED ROOF	CEILING; R1.45 (UP), ROOF; FOIL BLANKET (55mm)
RAKED CEILING, PITCHED/SKILLION ROOF; FRAMED	CEILING; R1.74 (UP), ROOF, FOIL BACKED BLANKET (55mm)
<u>GLAZING DOORS/ WINDOWS</u>	<u>SKYLIGHTS</u>
TIMBER or uPVC, SINGLE CLEAR, (OR U-VALUE 5.71, SHGC: 0.66) W2, W3, W4, W5, W6, W7, W8, W9, W10, W11, W12	TIMBER, LOW-e INTERNAL/ARGON FILL/ CLEAR EXTERNAL, (OR U-VALUE: 2.5, SHGC: 0.456) S1, S2
IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW e, (U-VALUE: 4.48, SHGC: 0.46) D1	

SPECIFICATION NOTES

EXTERNAL WALLS

- LIGHTWEIGHT FRAME WALLS FINISHED OFF WITH SELECTED CLADDING

DOORS AND WINDOWS

- ALUMINIUM & TIMBER FRAMED WINDOWS AND DOORS  
- WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS

FLOORS

- REINFORCED CONCRETE SLAB ON GROUND TO GROUND FLOOR  
- TIMBER FLOOR FRAMING TO BE FINISHED WITH T&G HARDWOOD  
FLOORING TO GROUND & FIRST FLOOR  
- TILES ON COMPRESSED F.C & WATERPROOF MEMBRANE TO ALL WET AREAS.

ROOFING

- SELECTED TILES

BATHROOM/LAUNDRY/ENSUITE

- ALL WATERPROOFING TO AS 3740  
- PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA  
FLOORS & SHOWER WALLS TO MANUFACTURES INSTRUCTIONS

STORMWATER

- NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER

TERMITE CONTOL

- TO AS 3660.1

GUTTERS & DOWNPIPES

- COLOURBOND GUTTER & DOWNPIPES  
- MINIMUM SLOPE OF EAVES AND GUTTERS 1:200

FLASHING & CAPPING

- SELECTION AND INSTALLATION OF METAL RAINWATER GOODS  
REFER TO AS 2180  
- FLASH PROJECTIONS ABOVE THE ROOF WITH TWO PART FLASHINGS  
CONSITING OF AN APRON FLASHING & OVER FLASHING, WITH AT LEAST  
100mm OVERLAP.  
- PROVIDE FOR INDEPENDANT MOVEMENT BETWEEN ROOF AND PROJECTION.

TIMBER FRAMING

- USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY  
- DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE  
IN EXPOSED LOCATION.  
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE  
WITH AS 1684 AND 1720 AS APPLICABLE  
- PROVIDE STRUCTURE BRACING AS PER AS 1684  
- PROVIDE STRUCTURE TIEDOWN AS PER AS 1684  
- USE GALVANISED FIXING WHERE EXPOSED TO WEATHER

CONCRETE

- FOOTINGS AS PER AS 1480.  
- ALL REINFORCEMENTS SHALL CONFORM TO AS 1302, AS 1303, AS 1304

INTERNAL LINING

- PROVIDE PLASTERBOARD LINING

STAIR

- DRESSED & SEASONED PINE TREADS  
- BALUSTRADE 1m HIGH TO NCC

SMOKE DETECTORS/ALARMS

- NCC VOL 2 PART 3.7.2, FIRE/SMOKE DETECORS COMPLYING WITH  
THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT AND/OR  
STATE OR TERRITORY REGULATIONS MUST BE FITTED IN THE  
LOCATIONS REQUIRED AND APPROVED BY THE AUTHORITY AND  
SHALL BE INSTALLED IN ACCORDANCE WITH AS3786-2014.

WASTE MANAGEMENT

- ALL WASTE SHALL BE TAKEN AWAY BY TRUCKS TO A SUITABLE  
LANDFILL OR RECYCLE DEPOT.  
- ALL WASTE SHALL BE COVERED DURING TRANSPORATION  
- WASTE GENERATED DURING CONSTRUCTION SHALL BE PLACED  
IN STEEL BINS AND TAKEN AWAY BY AN APPROVED LANDFILL SITE

SEDIMENT CONTOL

- A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY  
SEDIMENT ENTERING COUNCIL'S STORMWATER SYSTEM

NOTE:

ADDITIONS AND ALTERATIONS ARE TO BE READ IN CONJUNCTION  
AND COMPLY WITH THE BASIX CERTIFICATE



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**LEGEND**

	TIMBER		METAL ROOFING
	WEATHERBOARD		TILED ROOFING
	FACE BRICKWORK		RENDER
	METAL		EXISTING
	CONCRETE		

**CLIENT**

Mr and Mrs Ford

**PROJECT ADDRESS**

203 Balgowlah Road  
Balgowlah NSW 2093

**DRAWING NO.**

**DA12**

**DATE**

December 2019

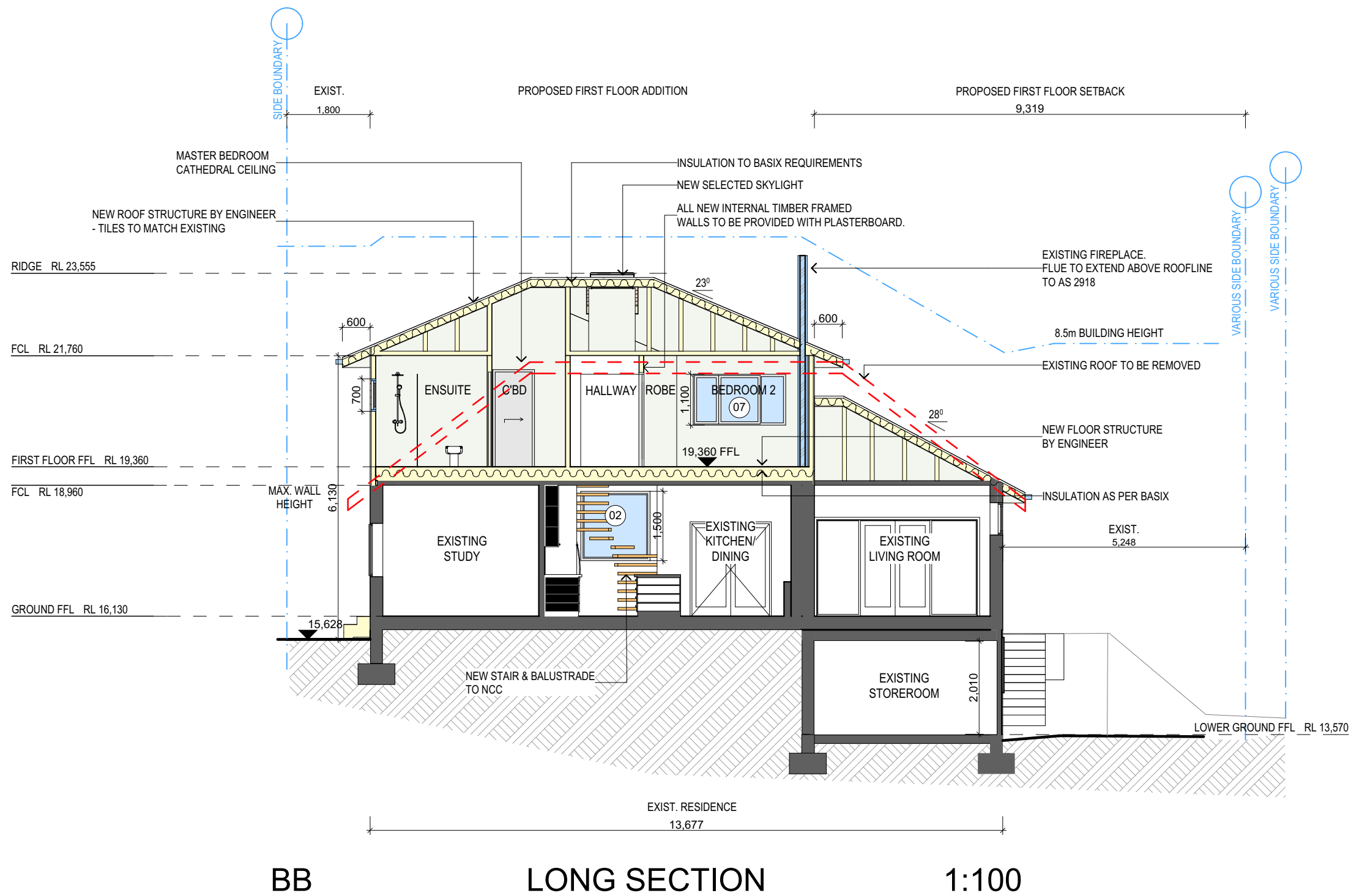
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CROSS SECTION

**SCALE**

1:100 @A3














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	TIMBER		METAL ROOFING
	WEATHERBOARD		TILED ROOFING
	FACE BRICKWORK		RENDER
	METAL		EXISTING
	CONCRETE		

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#### PROJECT ADDRESS

203 Balgowlah Road  
Balgowlah NSW 2093

#### DRAWING NO.

DA13

#### DATE

December 2019

#### DRAWING NAME

LONG SECTION

#### SCALE

1:100 @A3

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

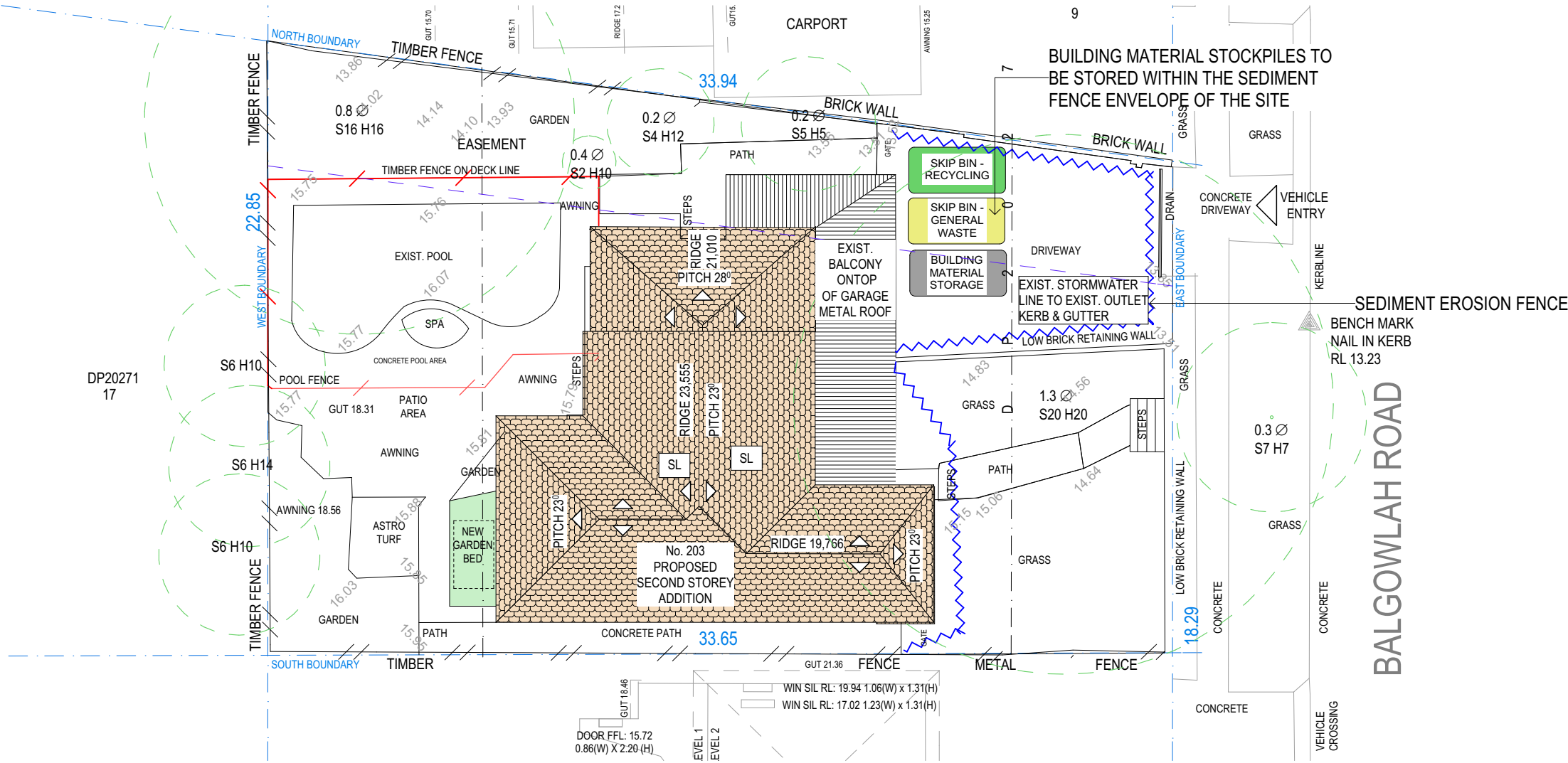
**BUILDING MATERIAL STOCKPILING:**  
SUFFICIENT AREA MUST BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S) OF THE SITE, ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

**GUTTER PROTECTION:**  
PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

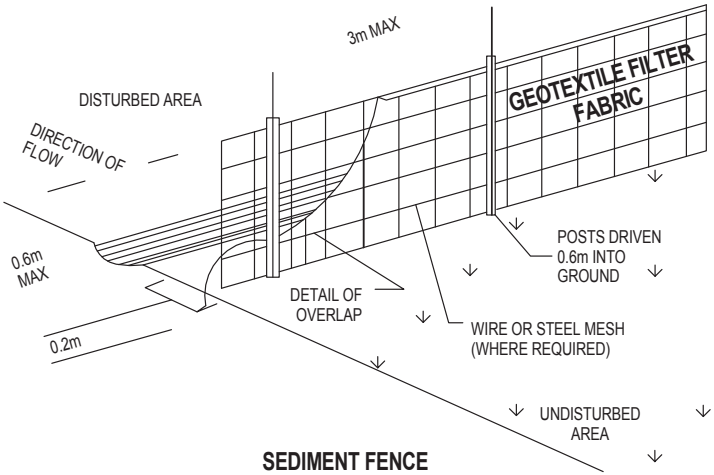
**STOCKPILES :**  
ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION.  
ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES.  
IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.

**SEDIMENT NOTE :**  
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.  
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.  
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.  
4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.  
5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

**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



# EROSION AND SEDIMENT CONTROL & WASTE MANAGEMENT PLAN 1:200



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	NEW WET FLOOR AREA		BRICKWORK
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	TIMBER		DEMOLISHED

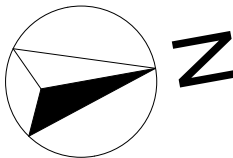
**CLIENT**  
Mr and Mrs Ford  
  
**PROJECT ADDRESS**  
203 Balgowlah Road  
Balgowlah NSW 2093

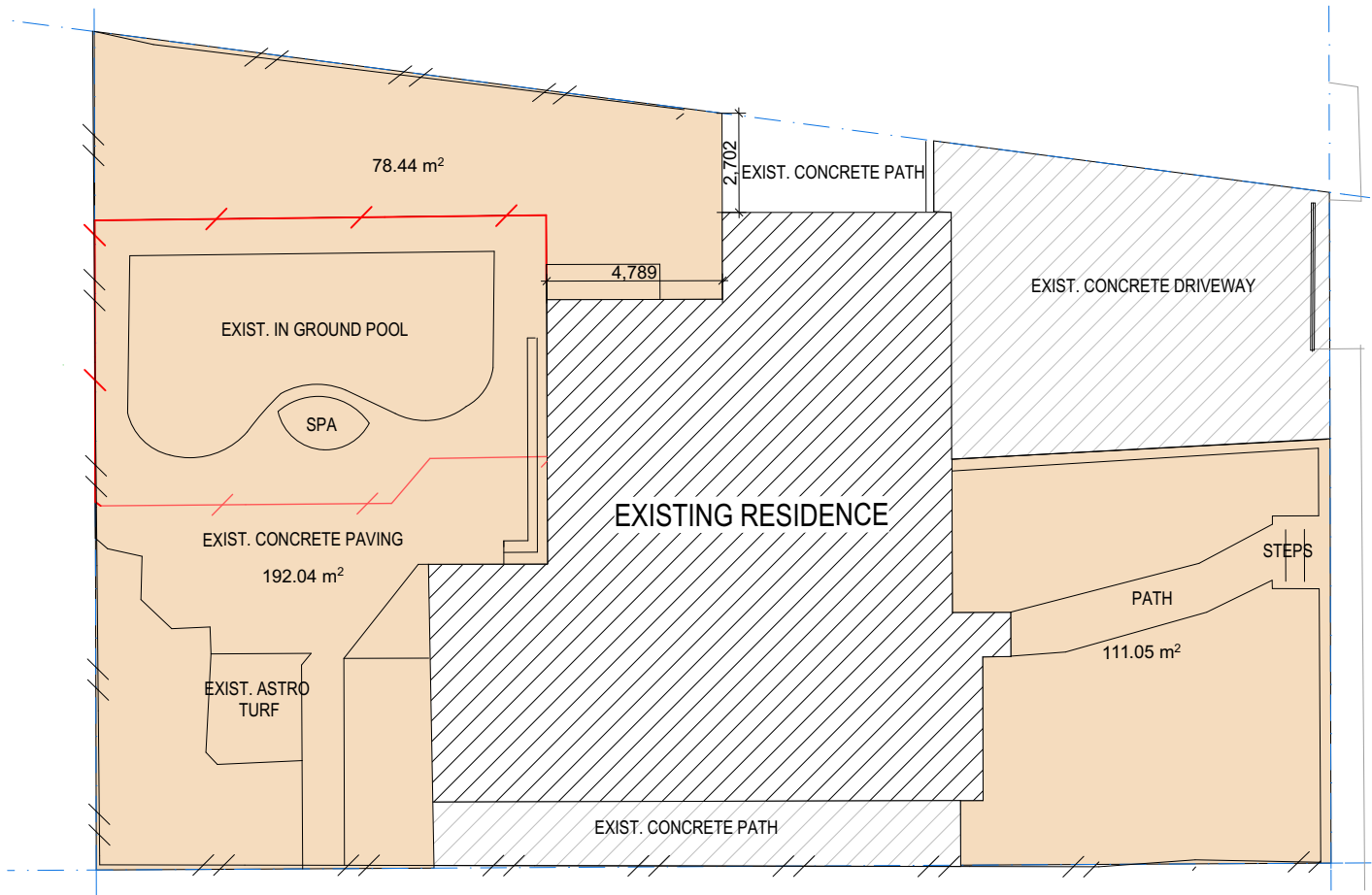
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**DA14**  
  
**DATE**  
December 2019

**DRAWING NAME**  
EROSION AND SEDIMENT  
CONTROL & WASTE  
MANAGEMENT PLAN  
  
**SCALE**  
1:200, 1:100 @A3



m: 0434 551 654  
e: DonnaBDesigns@outlook.com  
ABN: 24 628 502 321





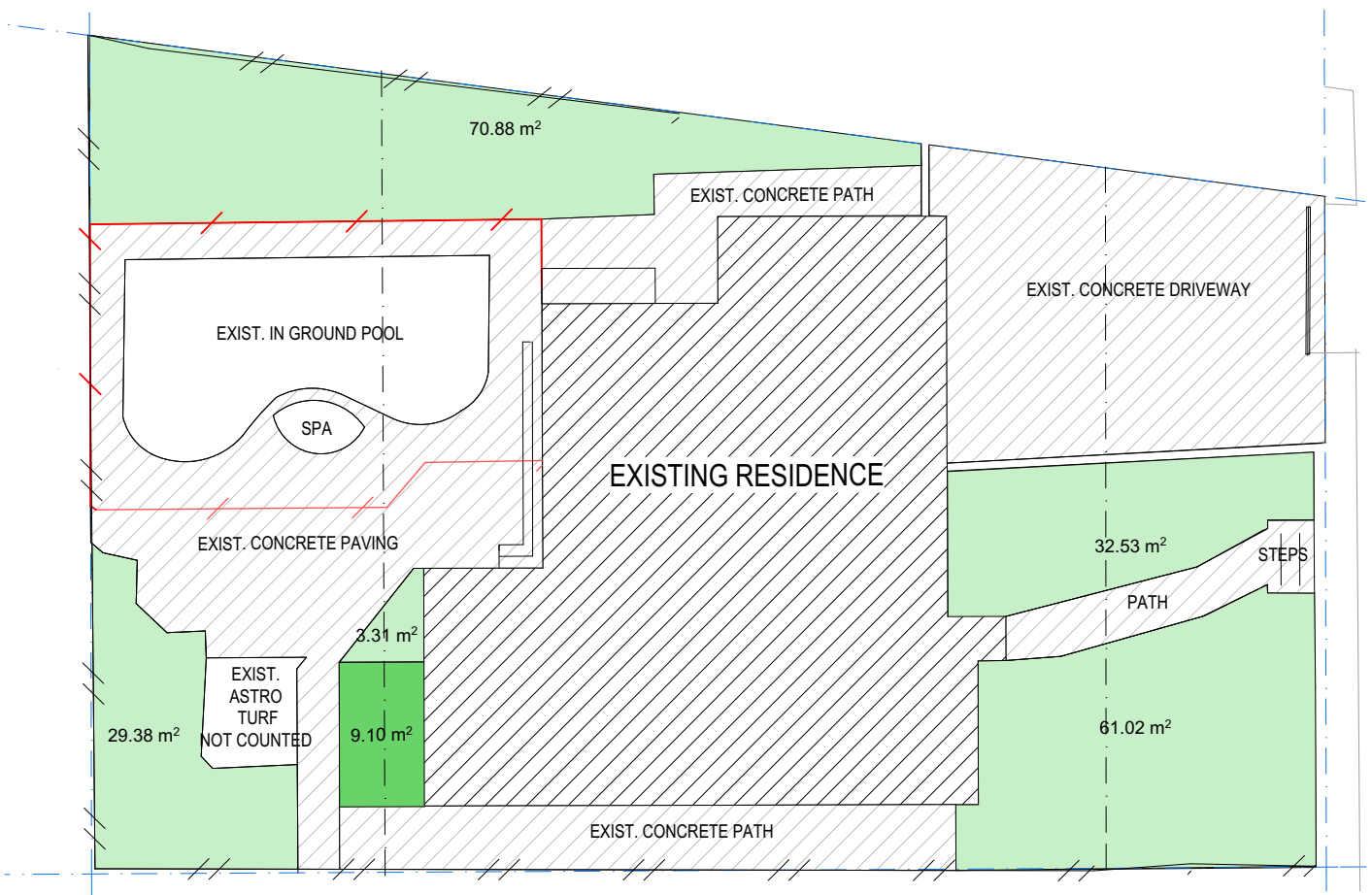
**MINIMUM RESIDENTIAL TOTAL OPEN SPACE REQUIREMENTS:**

AREA 0S3 - TOTAL OPEN SPACE - AT LEAST 55% OF SITE AREA

MIN. TOTAL OPEN SPACE =  $692\text{m}^2 \times 55\% = 380.6\text{m}^2$

EXIST. TOTAL OPEN SPACE =  $372.46\text{m}^2$  (53.82%)

PROPOSED TOTAL OPEN SPACE =  $381.53\text{m}^2$  (55.13%), COMPLIES



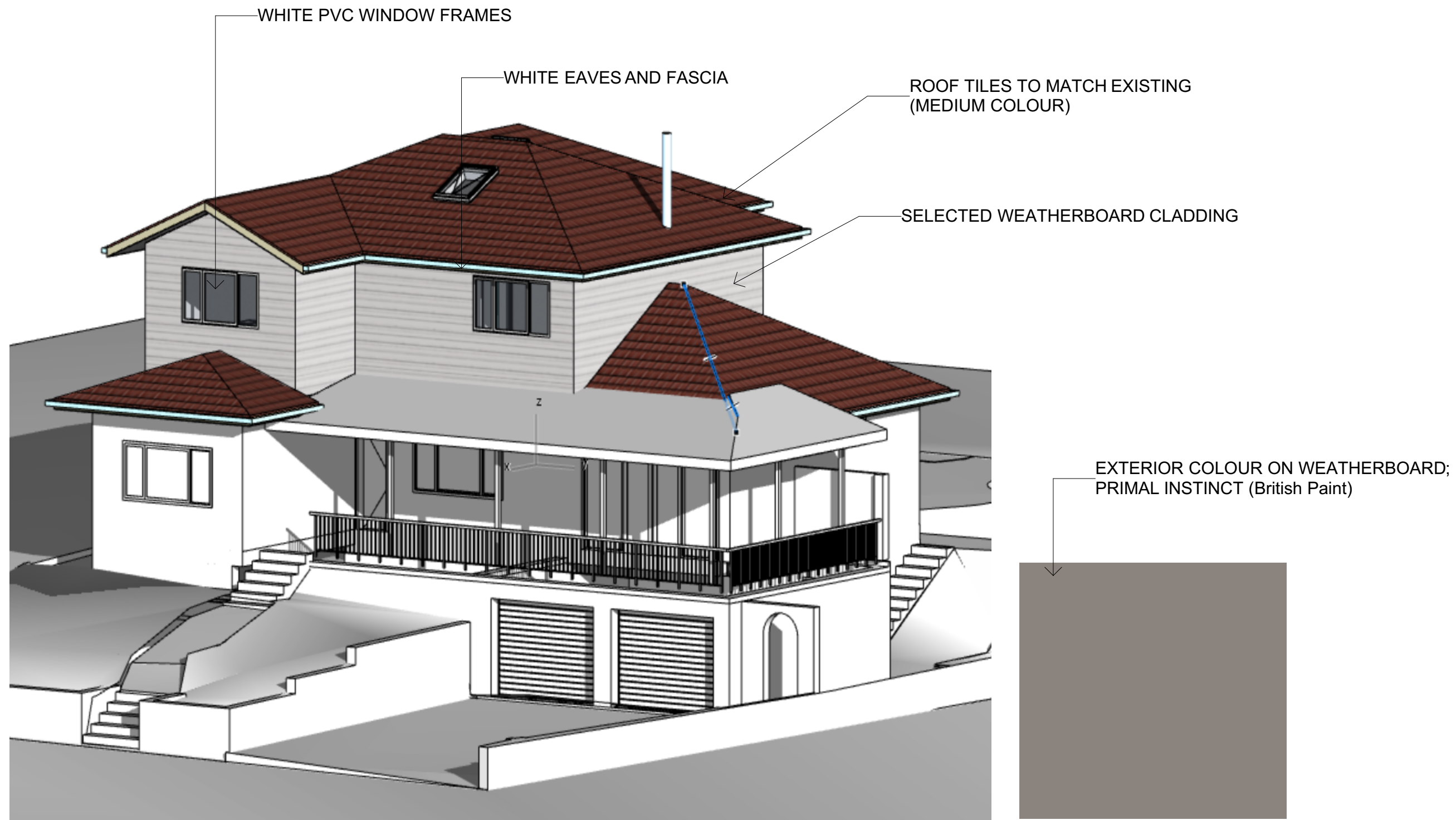
**AREA 0S3 - LANDSCAPE AREA - AT LEAST 35% OF OPEN SPACE**

MIN. LANDSCAPE AREA OF TOTAL OPEN SPACE =  $380.6\text{m}^2 \times 35\% = 133.21\text{m}^2$

EXIST. LANDSCAPE AREA OF TOTAL OPEN SPACE =  $197.12\text{m}^2$

PROPOSED LANDSCAPE AREA OF TOTAL OPEN SPACE =  $206.22\text{m}^2$ , COMPLIES





#### NOTES

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 Do no scale on drawings. Use figured dimensions.  
 All workmanship & materials shall be in accordance with the requirements of current editions including amendmnets of the SAA Codes of Practice, the Building Code of Australia, any AS standards and the current 2019 NCC and local council requirements.  
 Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

#### LEGEND

#### CLIENT

Mr and Mrs Ford

#### PROJECT ADDRESS

203 Balgowlah Road  
 Balgowlah NSW 2093

#### DRAWING NO.

**DA16**

#### DATE

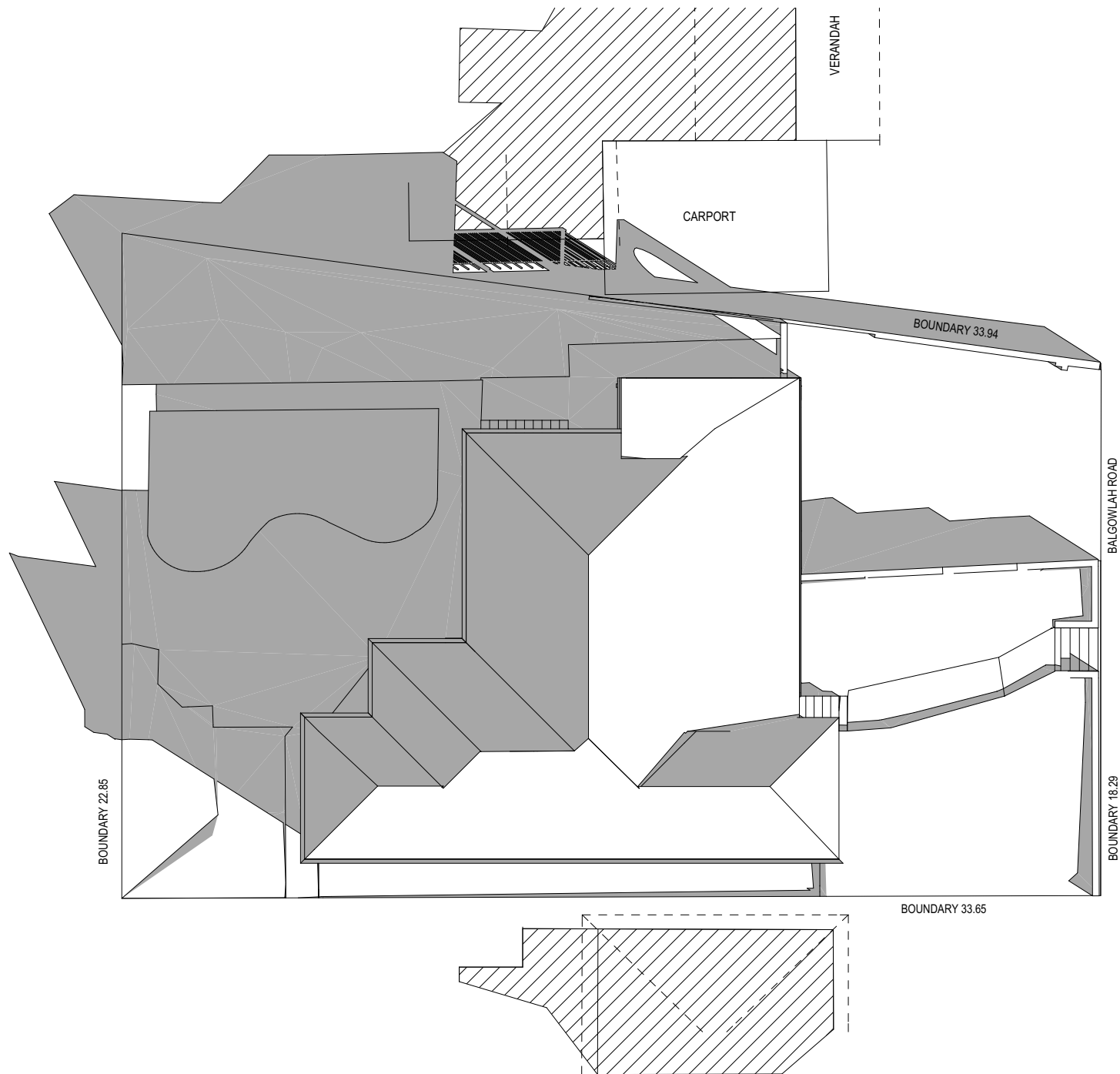
Thursday, 19  
 December 2019

#### DRAWING NAME

SCHEDULE OF FINISHES

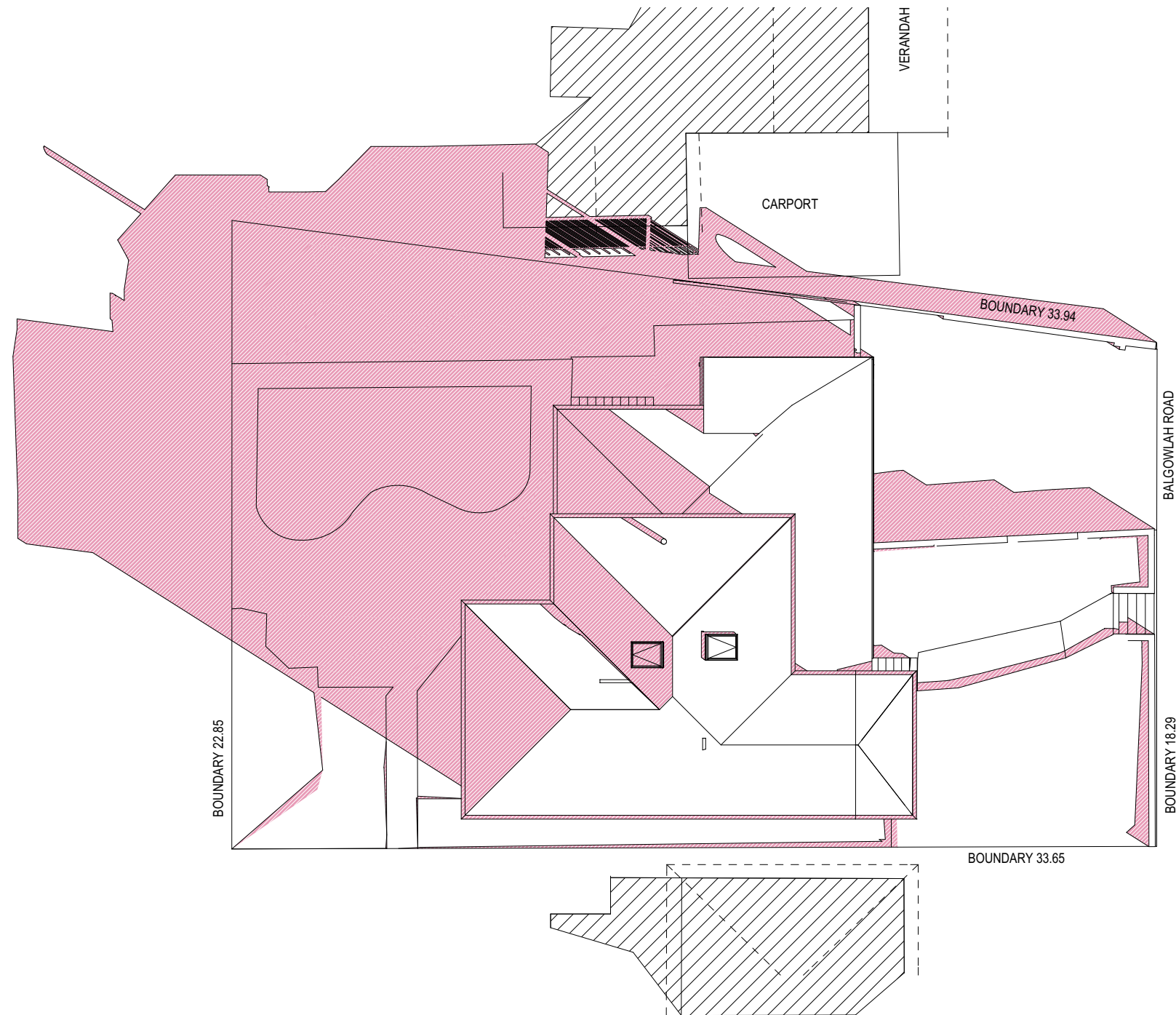
#### SCALE

@A3



Jun-21-9am 1:200

EXISTING SHADOW





Jun-21-9am 1:200

PROPOSED SHADOW

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#### LEGEND

 EXISTING SHADOW  
 PROPOSED SHADOW

#### CLIENT

Mr and Mrs Ford

#### PROJECT ADDRESS

203 Balgowlah Road  
Balgowlah NSW 2093

#### DRAWING NO.

DA17

#### DATE

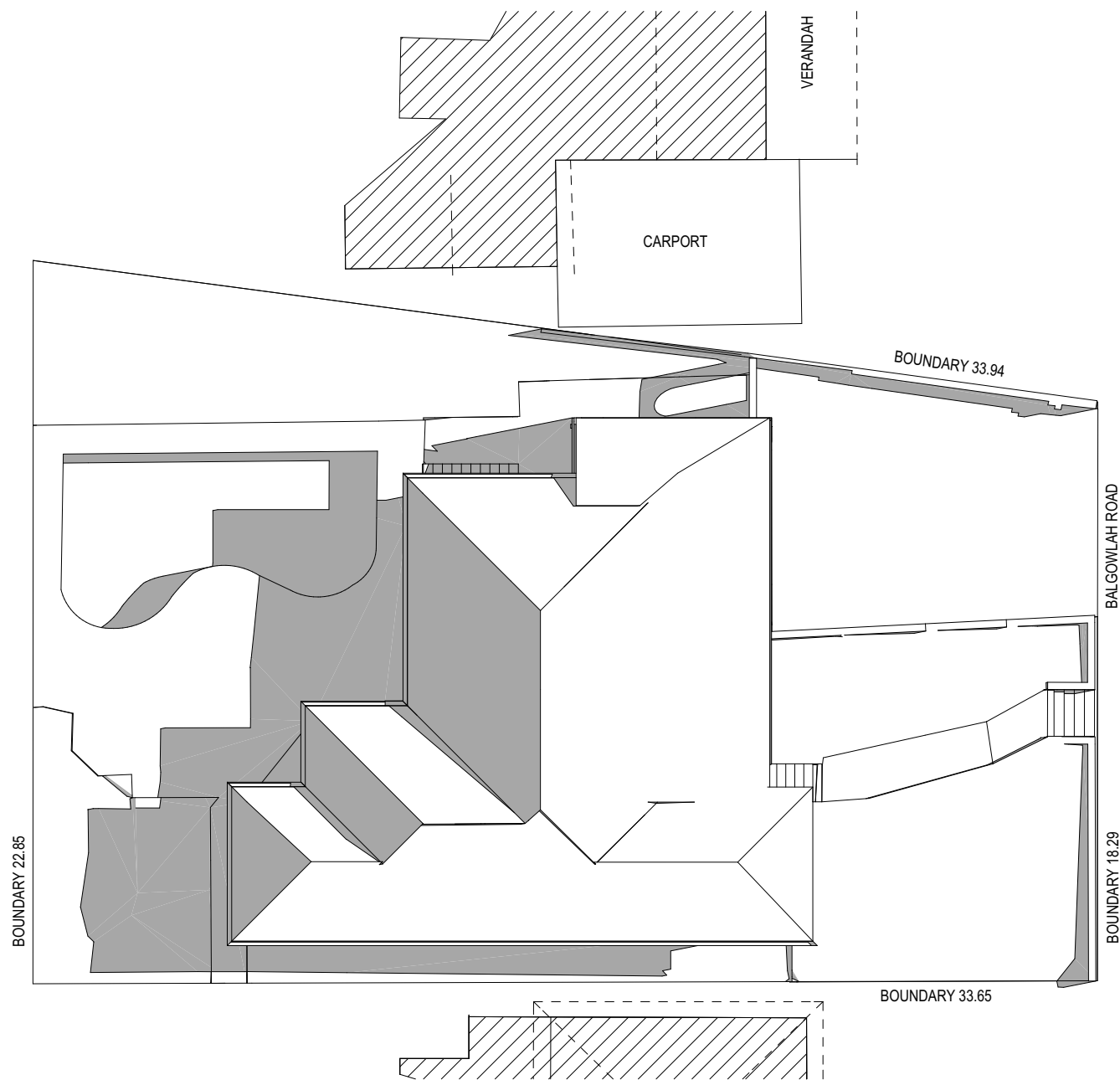
December 2019

#### DRAWING NAME

WINTER SOLSTICE 9 AM

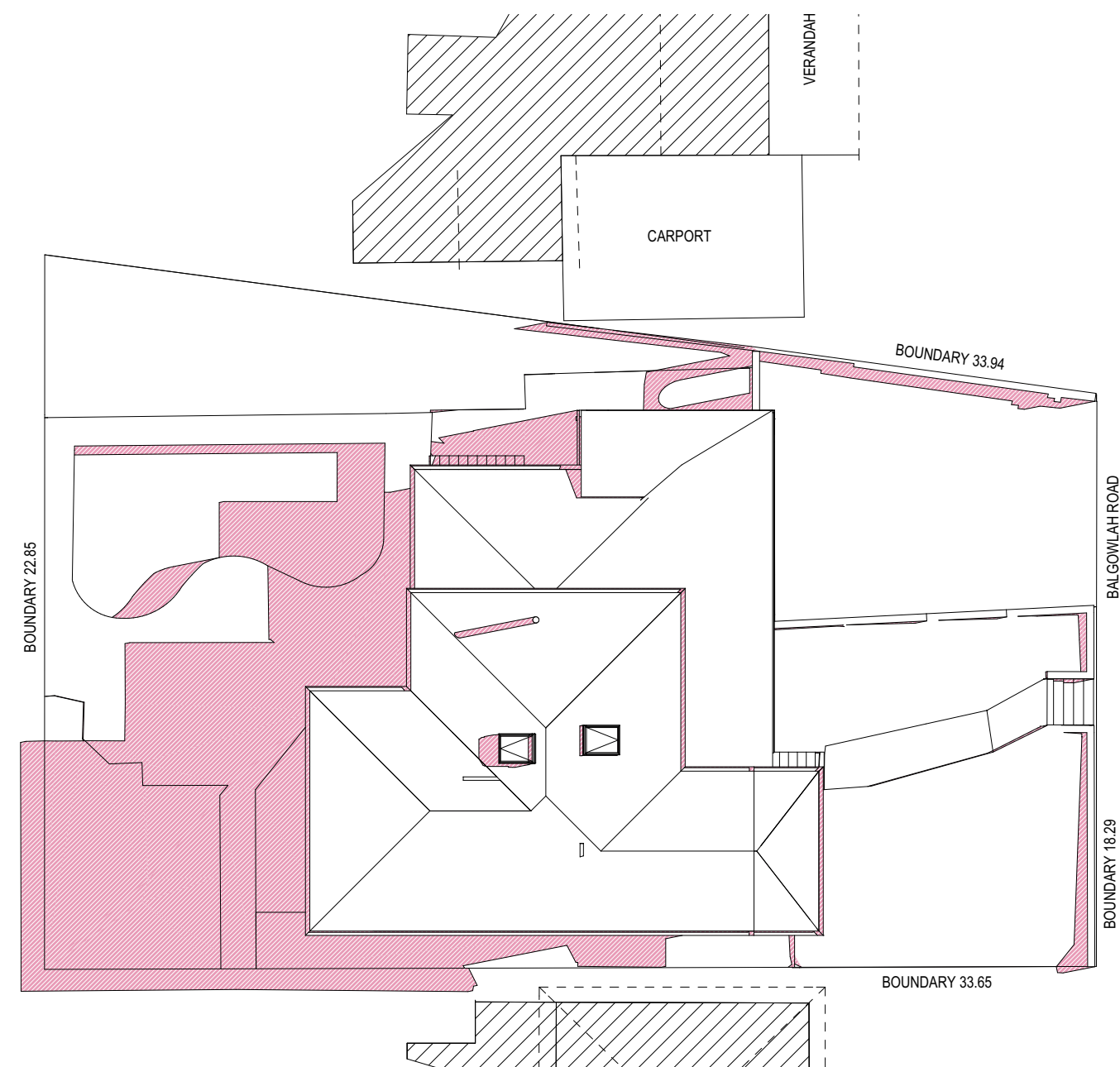
#### SCALE

1:200 @A3



Jun-21-12 NOON 1:200

EXISTING SHADOW





Jun-21-NOON 1:200

PROPOSED SHADOW

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#### LEGEND

 EXISTING SHADOW  
 PROPOSED SHADOW

#### CLIENT

Mr and Mrs Ford

#### PROJECT ADDRESS

203 Balgowlah Road  
Balgowlah NSW 2093

#### DRAWING NO.

**DA18**

#### DATE

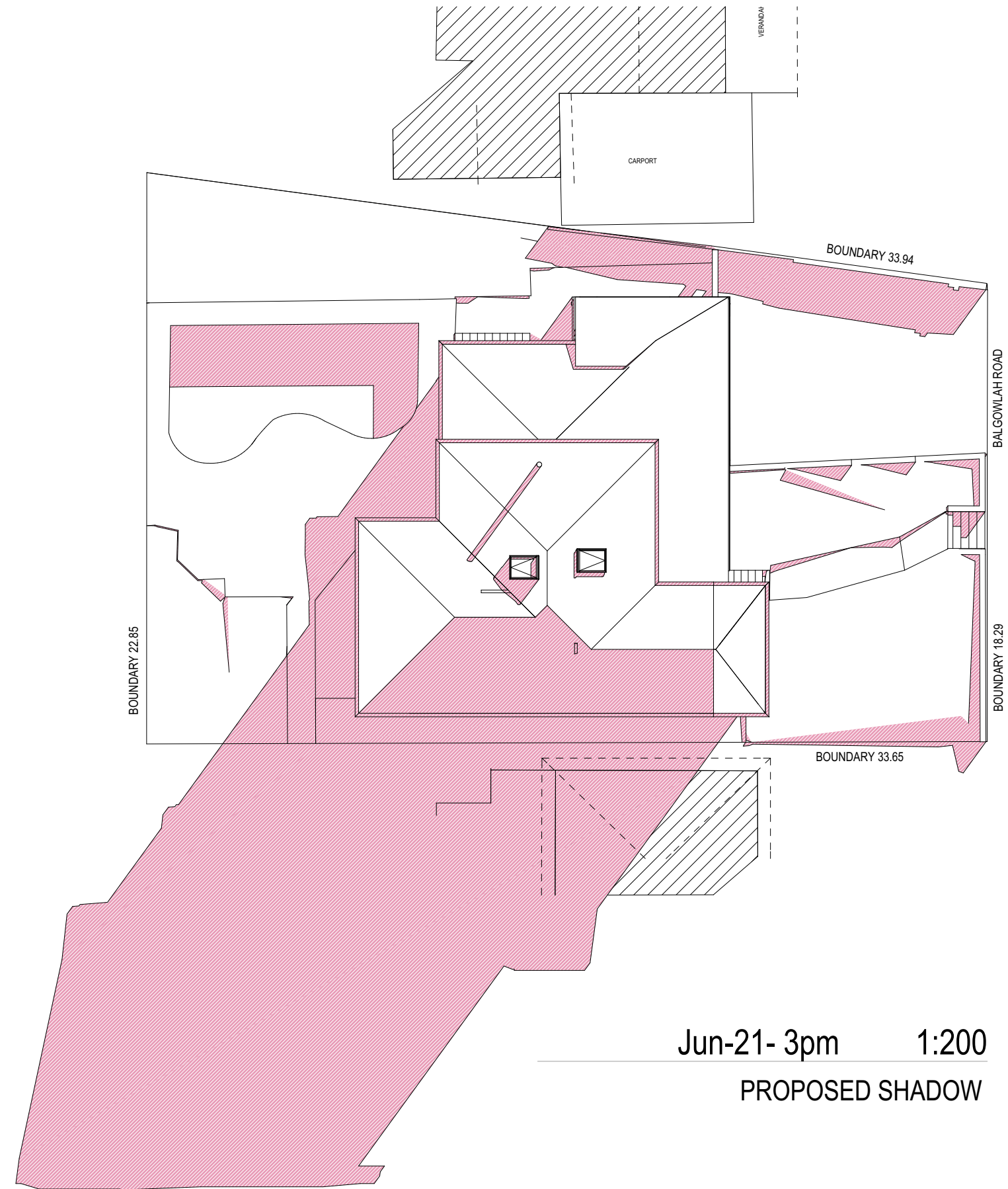
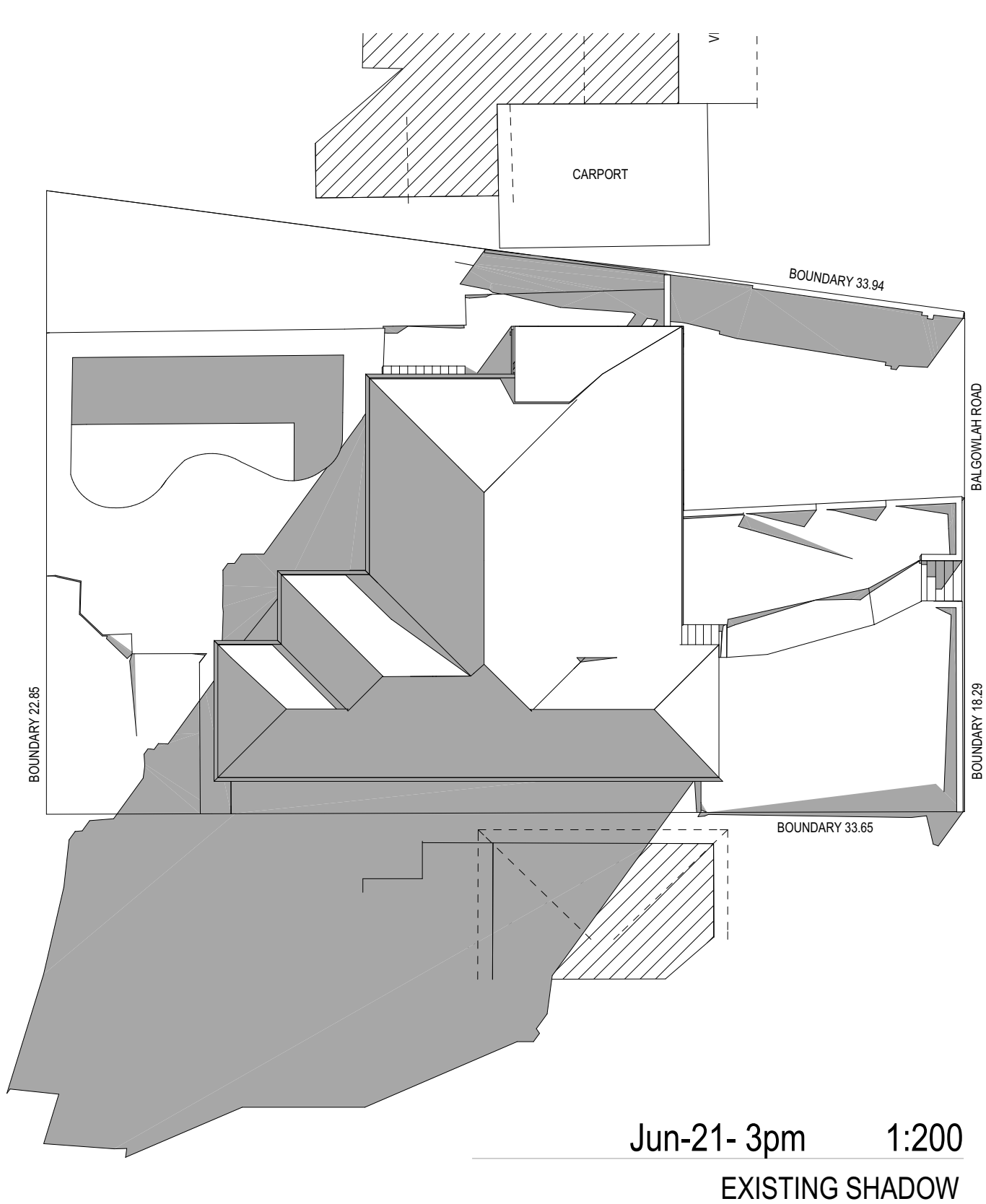
December 2019

#### DRAWING NAME

WINTER SOLSTICE 12 PM

#### SCALE



1:200 @A3



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#### LEGEND

 EXISTING SHADOW  
 PROPOSED SHADOW

#### CLIENT

Mr and Mrs Ford

#### PROJECT ADDRESS

203 Balgowlah Road  
Balgowlah NSW 2093

#### DRAWING NO.

**DA19**

#### DATE

December 2019

#### DRAWING NAME

WINTER SOLSTICE 3 PM

#### SCALE

1:200 @A3