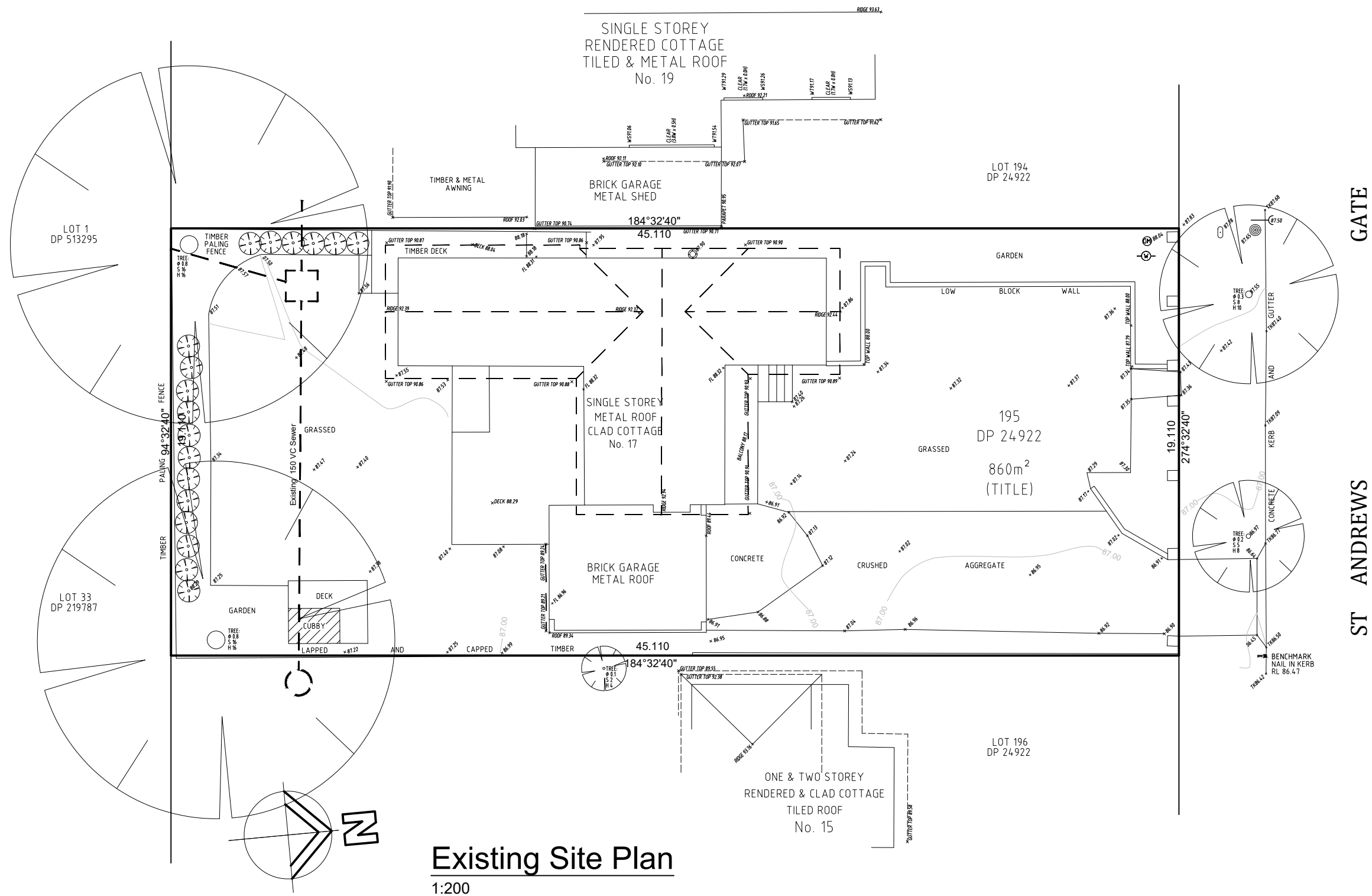
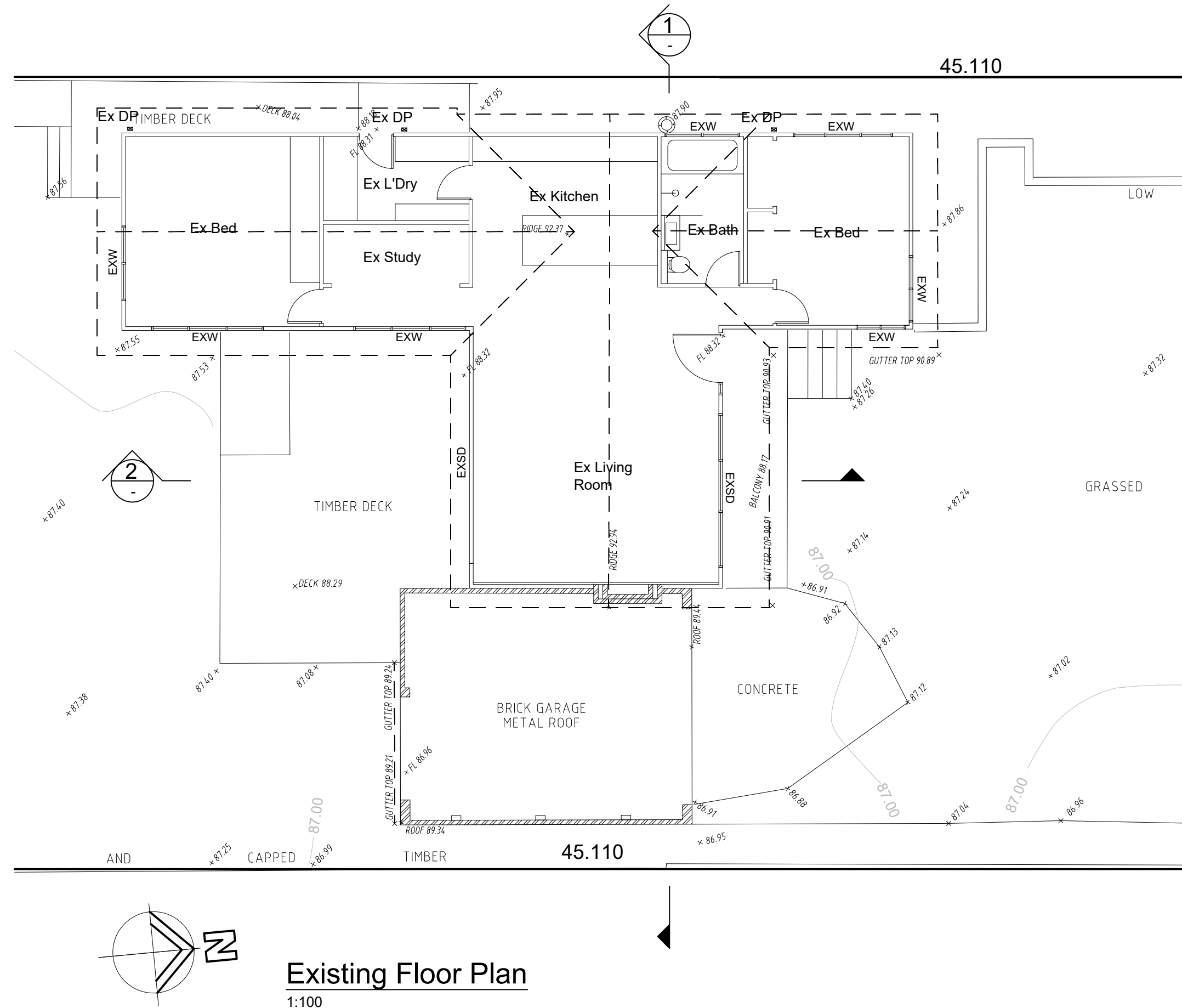
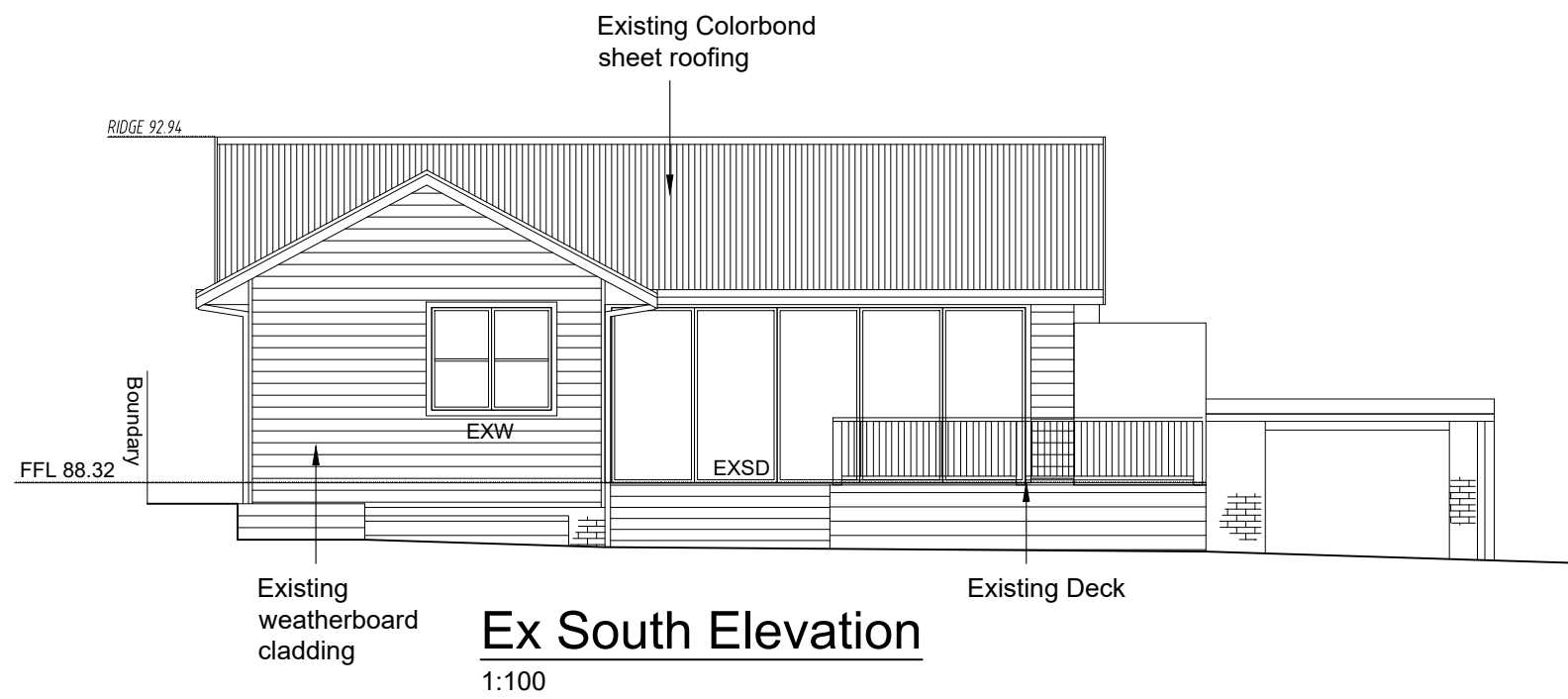




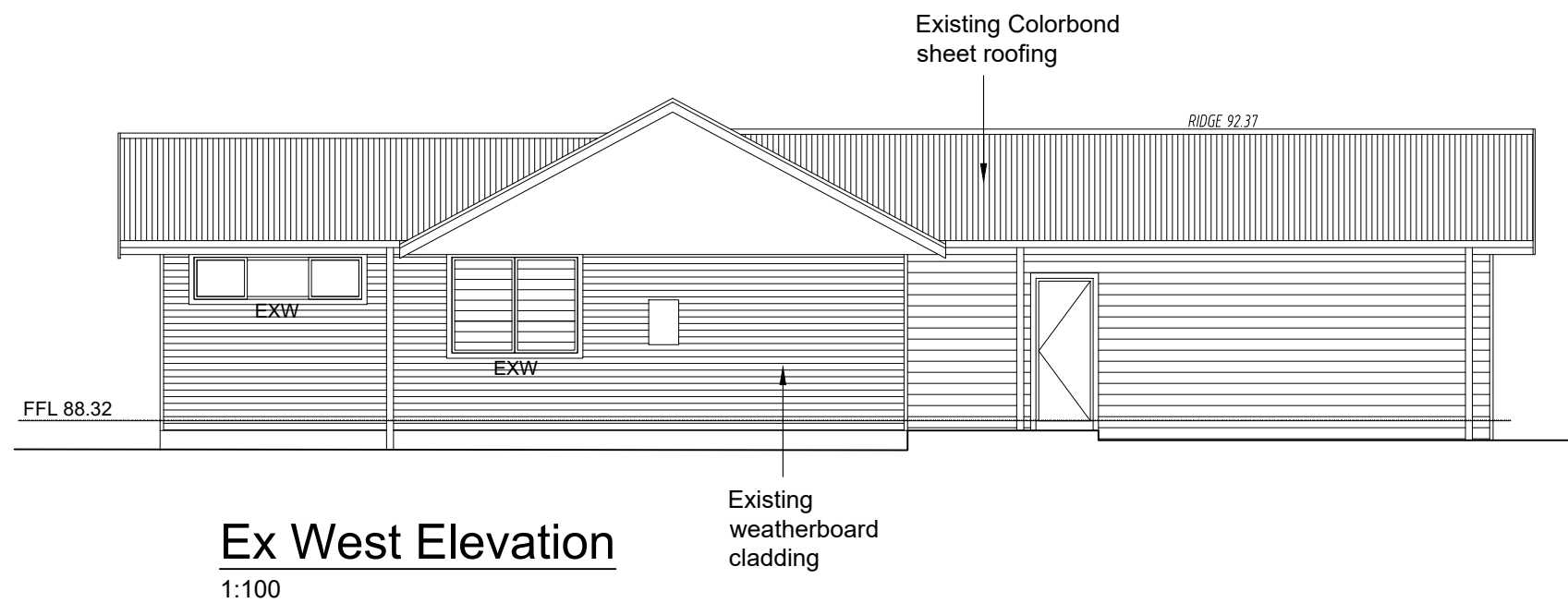
Existing Site Plan
1:200



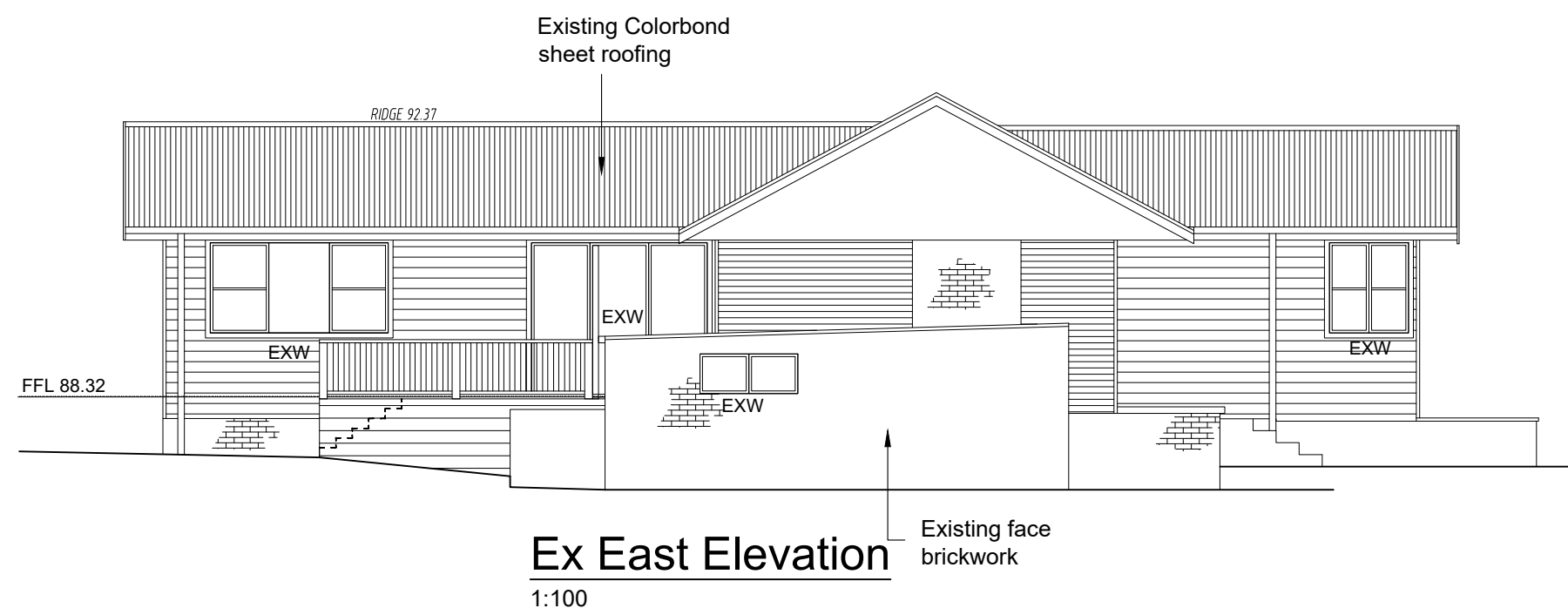
Existing Floor Plan
1:100



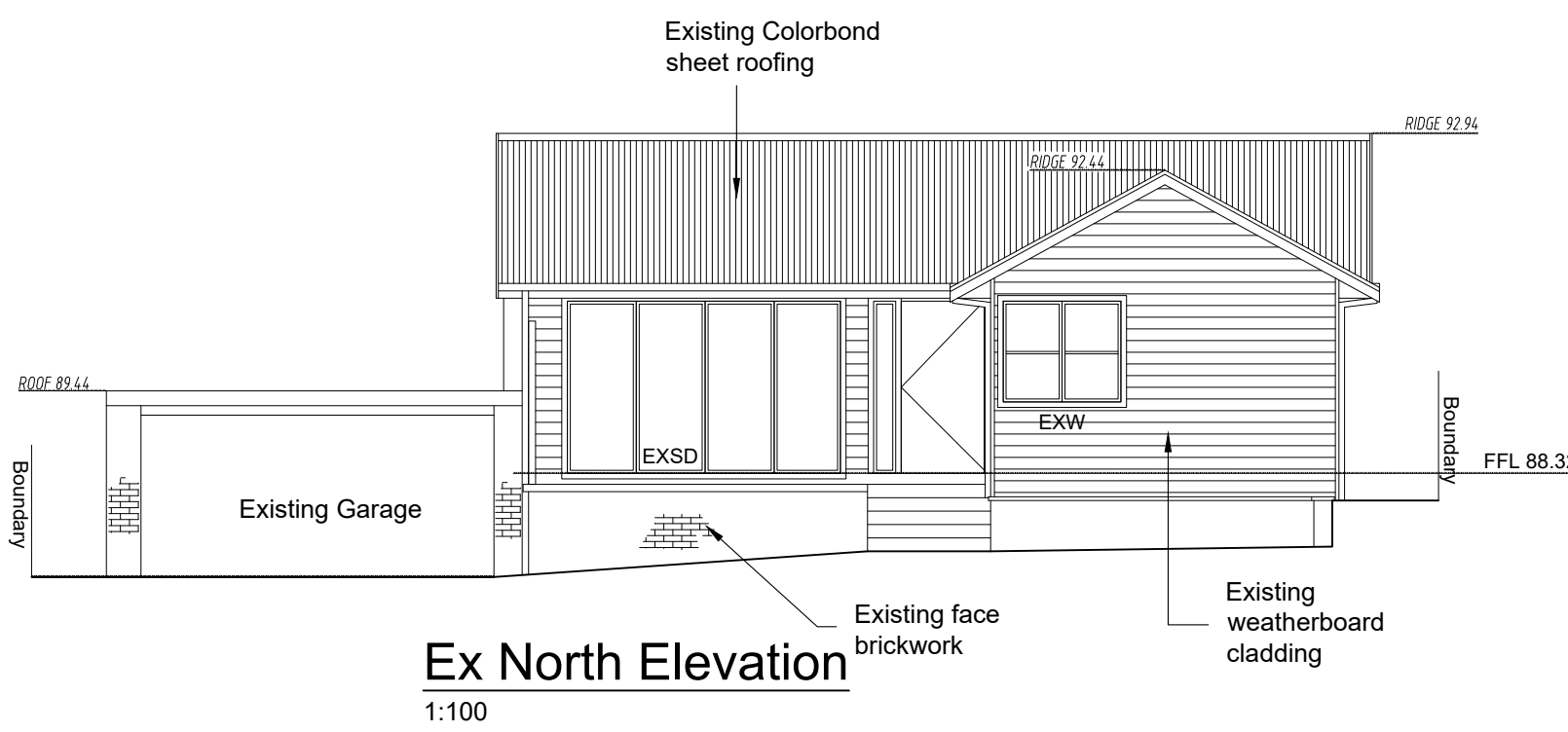
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1:100



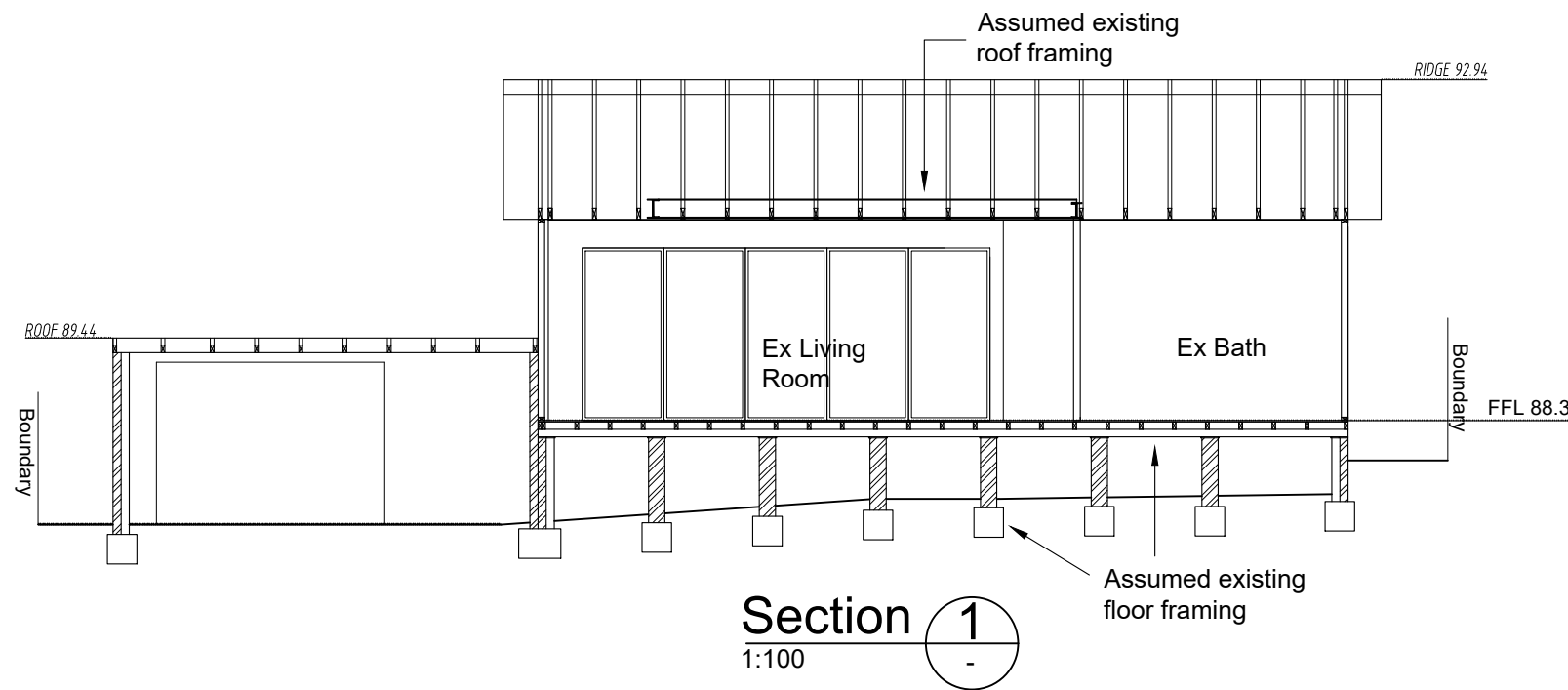
Ex West Elevation
1:100



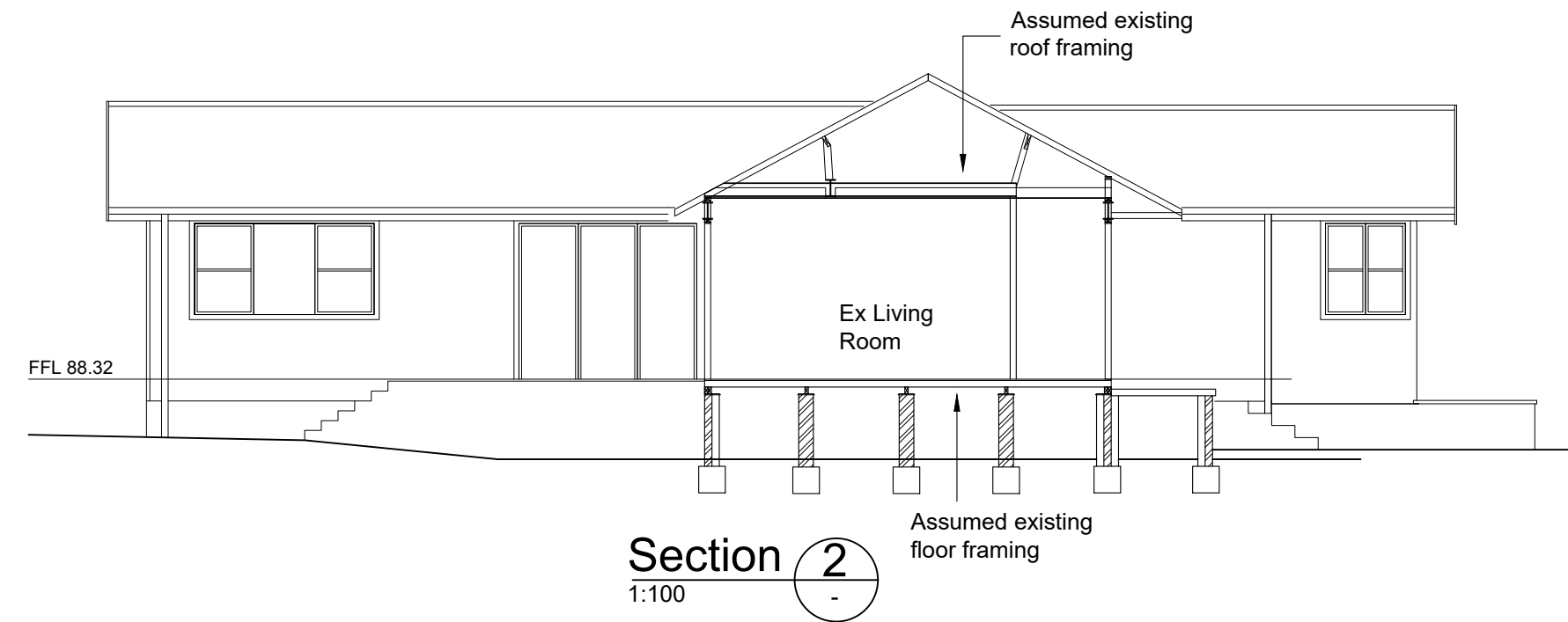
Ex East Elevation
1:100



Ex North Elevation
1:100



Section 1
1:100



Section 2
1:100

- General notes
1. All figured dimensions are to be checked on site prior to the commencement of construction.
 2. These drawings are to be read in conjunction with the Specification & an approved Complying Development Certificate or a DA approval from Council.
 3. All work is to be carried out in accordance with the Building Code of Australia (BCA), the requirements of the legally constituted authorities for services, and the relevant standards by the Standards Association of Australia.
 4. Do not scale from drawings, use figured dimensions only & any discrepancies are to be reported to the building designer as soon as noticed.
 5. For relevant Australian Standards refer Specification.
 6. Finished ground levels on the plan are subject to site conditions.

REVISION	AMENDMENTS	ISSUE	DATE
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PROJECT:
Proposed Alterations & additions
17 St Andrews Gate, Elanora Heights
Lot 195 DP 24922

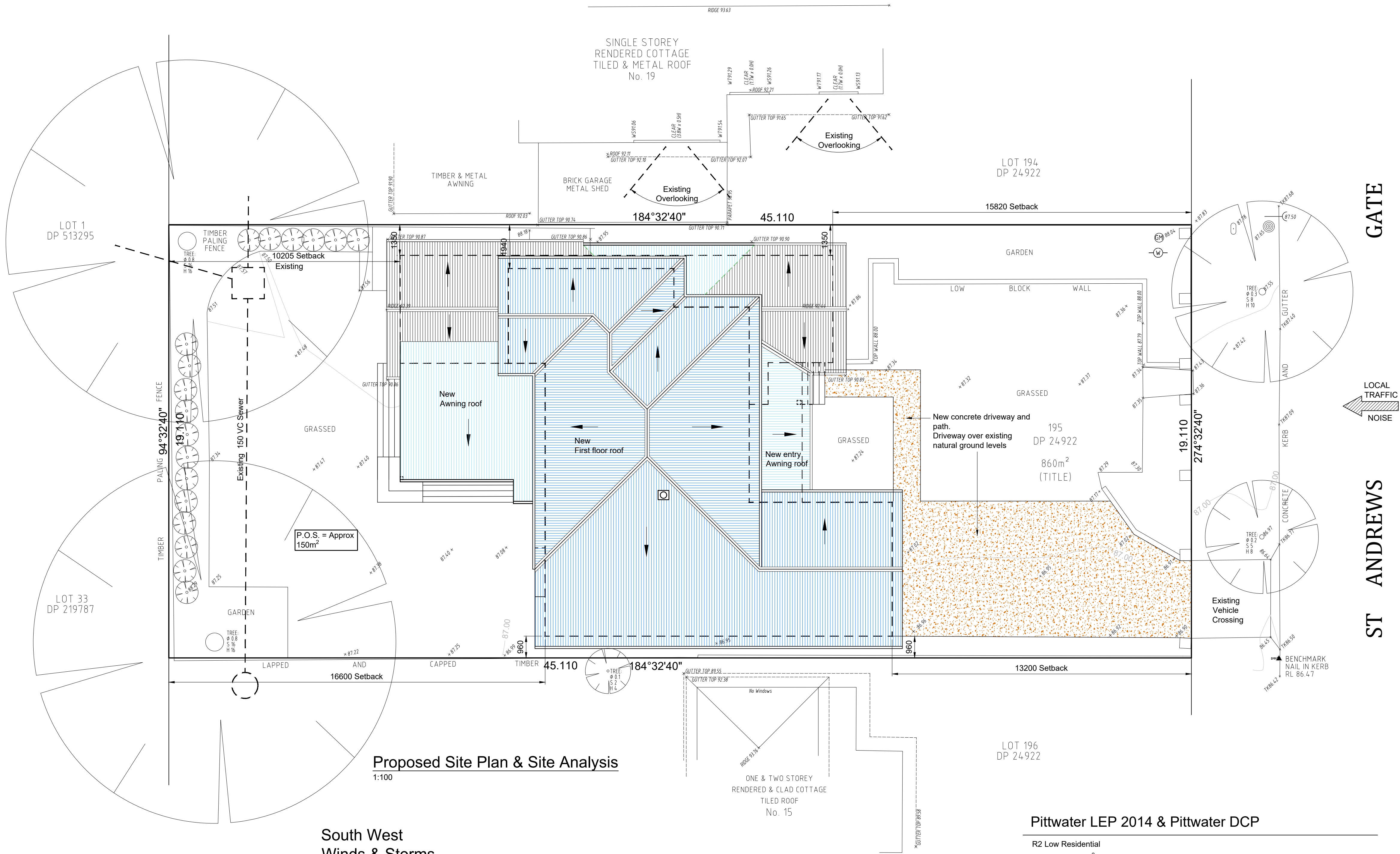
CLIENT:
Jay & Carly Papandrea
17 St Andrews Gate, Elanora Heights
Lot 195 DP 24922

DRAWING:
Existing Building

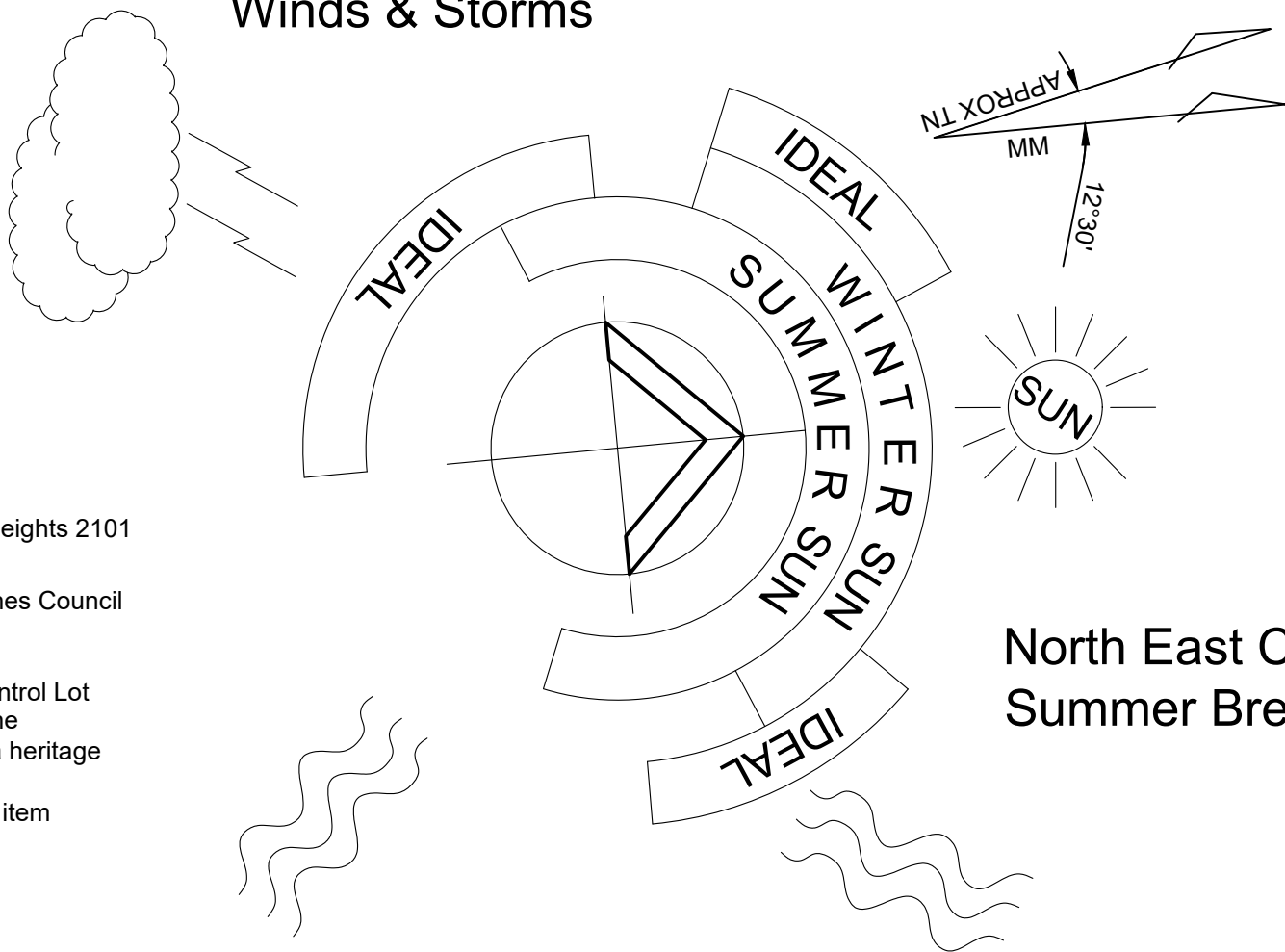
DRAWN:
Chris Pasfield & Associates
Building Design & Drafting
ABN: 60 378 544 690
Mob: 0434095790
email: chrispasfield@hotmail.com

CONSULTANT:

DRAWN: CP	NO. OF DRAWINGS 1 OF 8
CHECKED:	PROJECT NUMBER: 2021-003
SCALE: AS SHOWN	DRAWING NUMBER:
DATE: November 2020	A01



South West
Winds & Storms



North East Cool
Summer Breezes

South East Cool
Summer Breezes

SITE ANALYSIS

Address: 17 St Andrews Gate Elanora Heights 2101
Site Area - 860m²
Local Government Area: Northern Beaches Council
Title Reference: Lot:195 DP:24922
Zone: R2
Flood Control Lot: Not within a Flood Control Lot
Bushfire Prone: Not within a bushfire zone
Heritage Conservation Area: Not within a heritage or draft heritage conservation area
Local Heritage Item: Not a local heritage item
Critical habitat: None

Pittwater LEP 2014 & Pittwater DCP

R2 Low Residential Site Area - 860m ²		
Clause	DA Permissible	Proposed
Maximum building height	8.5m	8.48m
D5.5 Front Building Line	10m	13.2m
D5.6 Side & Rear building line	2.5 to one side; 1.0 for other side.	1.35m 0.96m (Refer Statement of Environmental effects)
	6.5 Rear	10.2m
D5.8 Landscaped Area	60% (and 6% impervious area allowance)	512.11m ² = 59.41%

- General notes
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REVISION	AMENDMENTS	ISSUE	DATE
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PROJECT:
Proposed Alterations & additions
17 St Andrews Gate, Elanora Heights
Lot 195 DP 24922

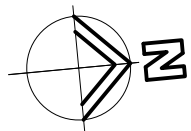
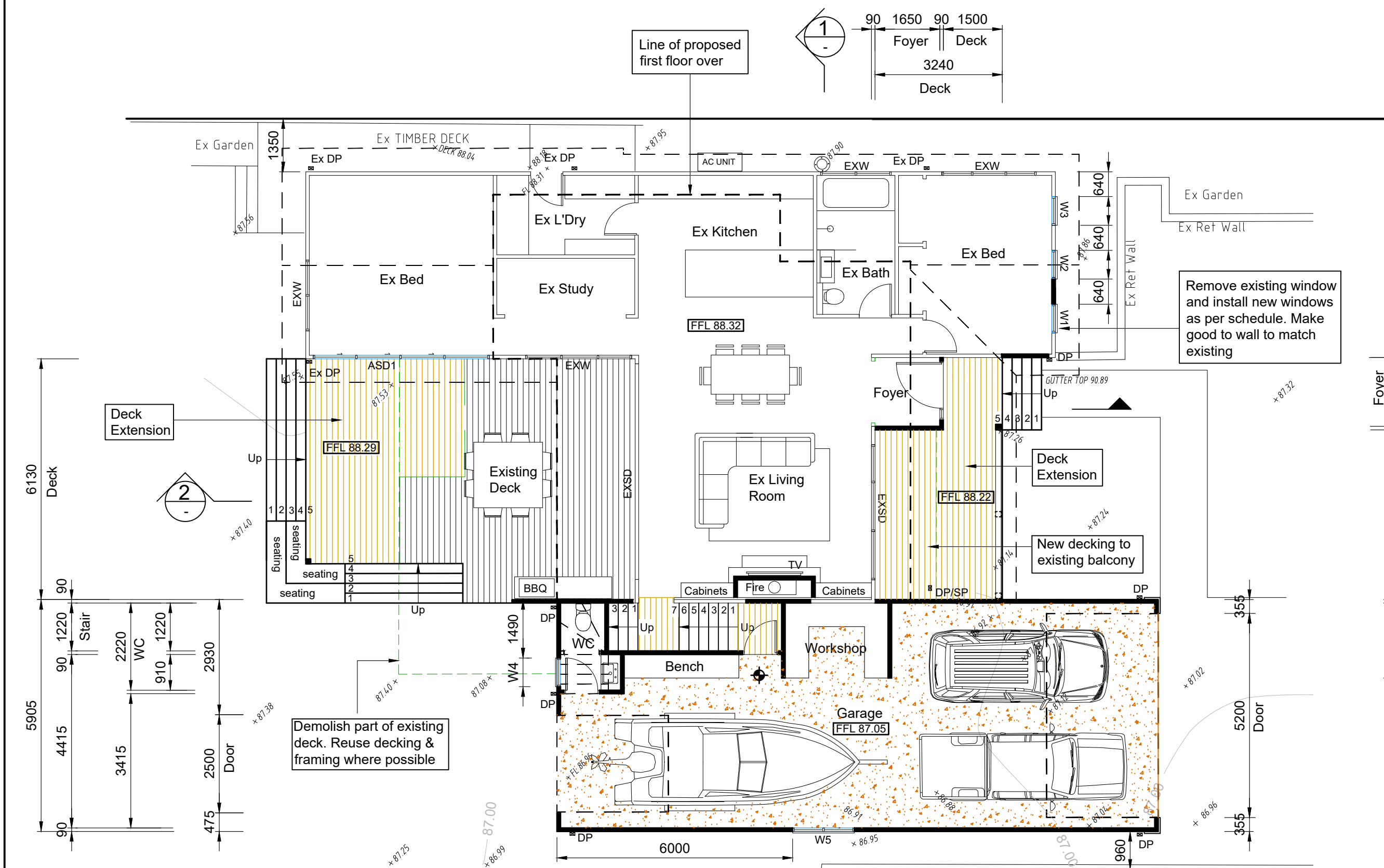
CLIENT:
Jay & Carly Papandrea
17 St Andrews Gate, Elanora Heights
Lot 195 DP 24922

DRAWING:
Proposed Site Plan

DRAWN:
Chris Pasfield & Associates
Building Design & Drafting
ABN: 60 378 544 690
Mob: 0434095790
email: chrispasfield@hotmail.com

CONSULTANT:

DRAWN: CP	NO. OF DRAWINGS 3 OF 8
CHECKED:	PROJECT NUMBER: 2021-003
SCALE: AS SHOWN	DRAWING NUMBER: A03
DATE: November 2020	



Proposed Ground Floor Plan

1:100

Legend

- EXW - Existing Window
- W - New Window
- csd - Cavity Sliding Door
- FFL - Finish Floor Level
- FCL - Finish Ceiling Level
- EXDP - Existing Downpipe
- DP - New Downpipe
- COS - Confirm on Site
- New 90 stud Walls
- Existing walls demolished
- Existing Timber walls
- New brickwork
- Interconnected / hardwired smoke alarm in accordance with AS3786 & NCC 3.7.2.2
- CT - Selected Ceramic tiles
- C - Selected Carpet
- T - Selected Timber Flooring
- SH - Shower
- WC - Toilet
- FW - Floor Waste
- HWS - Hot Water System
- MB - Meter Box
- AC UNIT - Air Conditioning Unit

Additional Notes:

- All dimensions to be confirmed on site.
- Any bulkheads to be determined on site by contractor.
- Provide suitable pest control system in accordance with the relevant Australian Standard.
- Any Brickwork Articulation, Contraction, and Expansion joints to be confirmed on site and installed in accordance with the relevant Australian Standard.
- Slab and framing to Engineers details.
- Kitchen, Ensuite, Bathroom, & L'dry fitout to owners specification.

Note:

The contractor is to coordinate all new lights, switches, power points & the installation of electrical items with the owner & other trades & in accordance with the Basix Certificate in order to determine exact type & locations.

WINDOW & GLAZED DOOR GLAZING REQUIREMENTS

PROVIDE FLYSCREEN AND SECURITY LOCK FOR ALL WINDOWS AND GLAZED DOORS

Window/door No	Size w/h	Window/Door Type	Comments
W1 to W3	730x1370	Timber Double Hung	Selected Colonial Glazing bar system
W4	730x900	Timber Awning	Frosted glazing
W5	1570x1030	Timber Sliding	Selected Colonial Glazing bar system
W6 to W7	2170x1500	Timber Double Hung	Selected Colonial Glazing bar system
W8	2170x1030	Timber Double Hung	Selected Colonial Glazing bar system
W9	4/850x1370	Timber Fixed	Selected Colonial Glazing bar system
W10 to W11	850x1370	Timber Double Hung	Selected Colonial Glazing bar system
W12 to W15	730x900	Timber Double Hung	Selected Colonial Glazing bar system
W16	1210x1030	Timber Double Hung	Selected Colonial Glazing bar system
W17	730x1030	Timber Double Hung	Selected Colonial Glazing bar system
W18	1500x1030	Timber Double Hung	Selected Colonial Glazing bar system
W19	1500x1800	Timber Fixed	Selected Colonial Glazing bar system
W19A	1500x1030	Timber Fixed	
W20 to W22	730x900	Timber Double Hung	Selected Colonial Glazing bar system
W23	2610x730	Timber Sliding	Selected Colonial Glazing bar system
W24	1460x730	Timber Louvres	Selected Colonial Glazing bar system Frosted glazing
W25	2170x730	Timber Sliding	Selected Colonial Glazing bar system
ASD1	4500x2340	Aluminium Sliding Stacker	To match existing sliding door

NOTE:

All new window and door dimensions to be confirmed by Builder on site prior to purchase and installation. The builder is not to use the sizes in the table to order doors and windows. Sizes of doors and windows not to exceed sizes in window schedule/Basix schedule. Specific Glazing requirements are to be in accordance with the approved Basix Certificate.

Schedule of Materials

& Colours

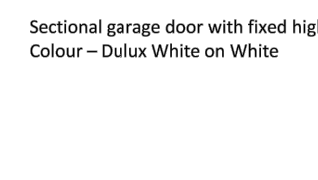
Existing Building's general material & Colour scheme



Proposed Colorbond quad gutters & rectangular downpipes to match existing



Roof, gutters and downpipes colour - Basalt



Sectional garage door with fixed highlight windows
Colour - Dulux White on White

Painted timber double hung windows to match existing
With colonial bar system.

Colour - Dulux White on White

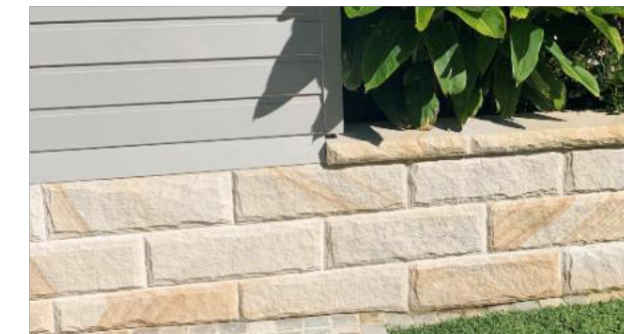
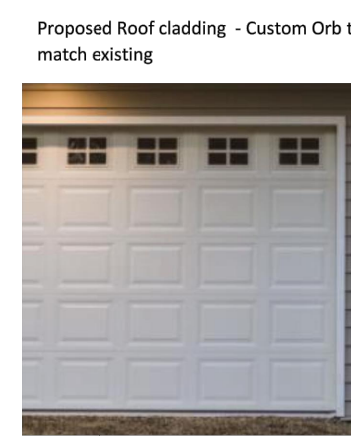


Proposed external cladding - James Hardie Primeline Newport weatherboards to match existing.

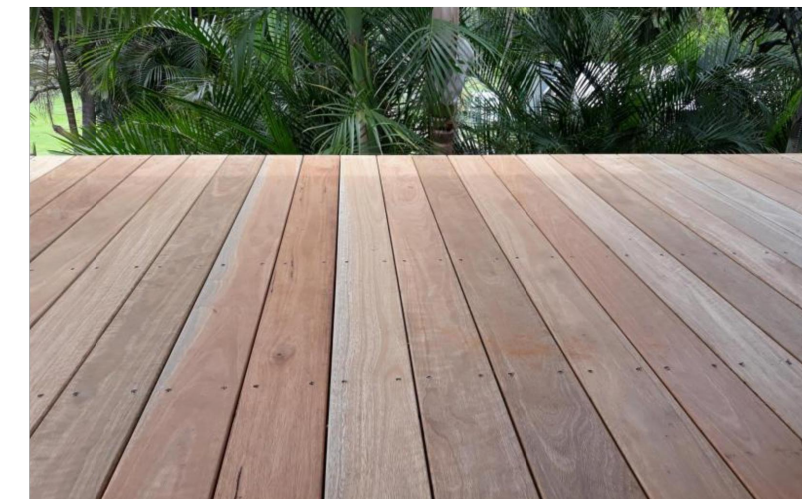
Colour - Dulux Call Skin

Fascia boards, Eaves and trim boards to match existing

Colour - Dulux White on White



Stone veneer features to match existing - Sandstone



Decking to match existing - Blackbutt or similar.

General notes

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REVISION	AMENDMENTS	ISSUE	DATE
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PROJECT:

Proposed Alterations & additions
17 St Andrews Gate, Eianora Heights
Lot 195 DP 24922

CLIENT:

Jay & Carly Papandrea
17 St Andrews Gate, Eianora Heights
Lot 195 DP 24922

DRAWING:

Proposed ground floor plans
& Sections

DRAWN:

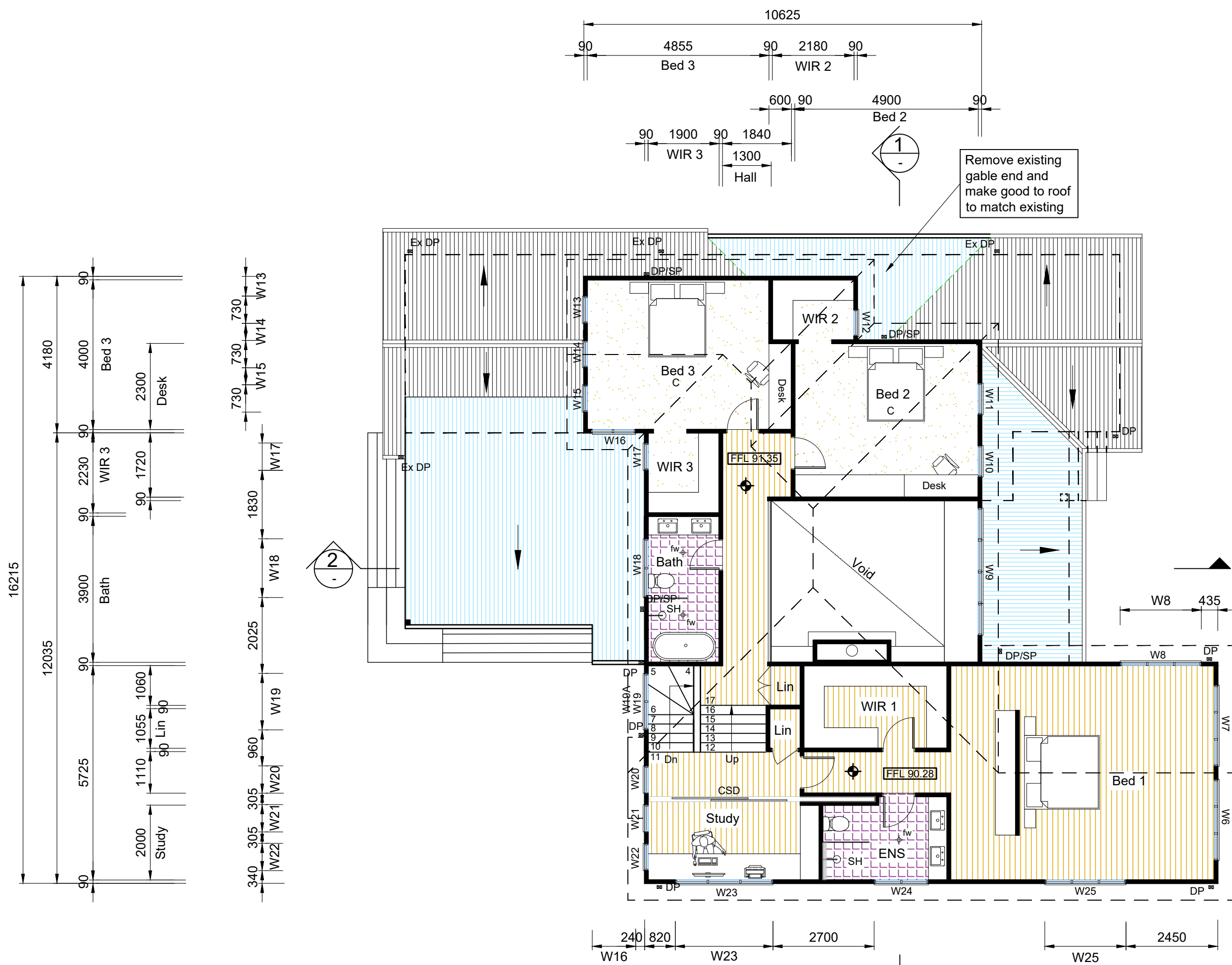
Chris Pasfield & Associates
Building Design & Drafting

ABN: 60 378 544 690

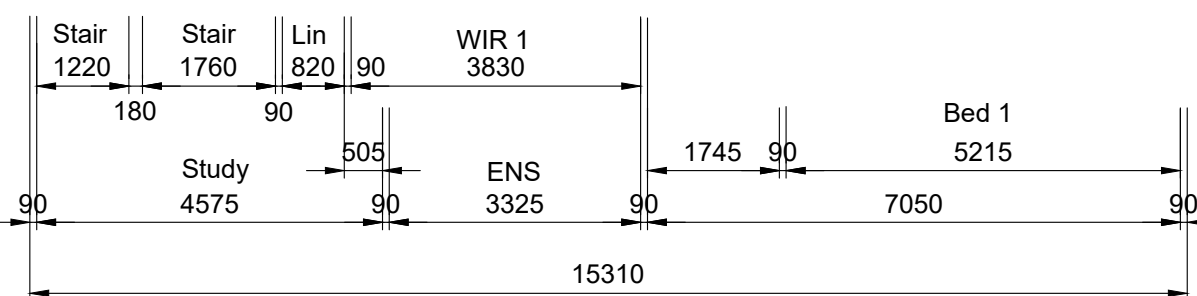
Mob: 0434095790
email: chrispasfield@hotmail.com

CONSULTANT:

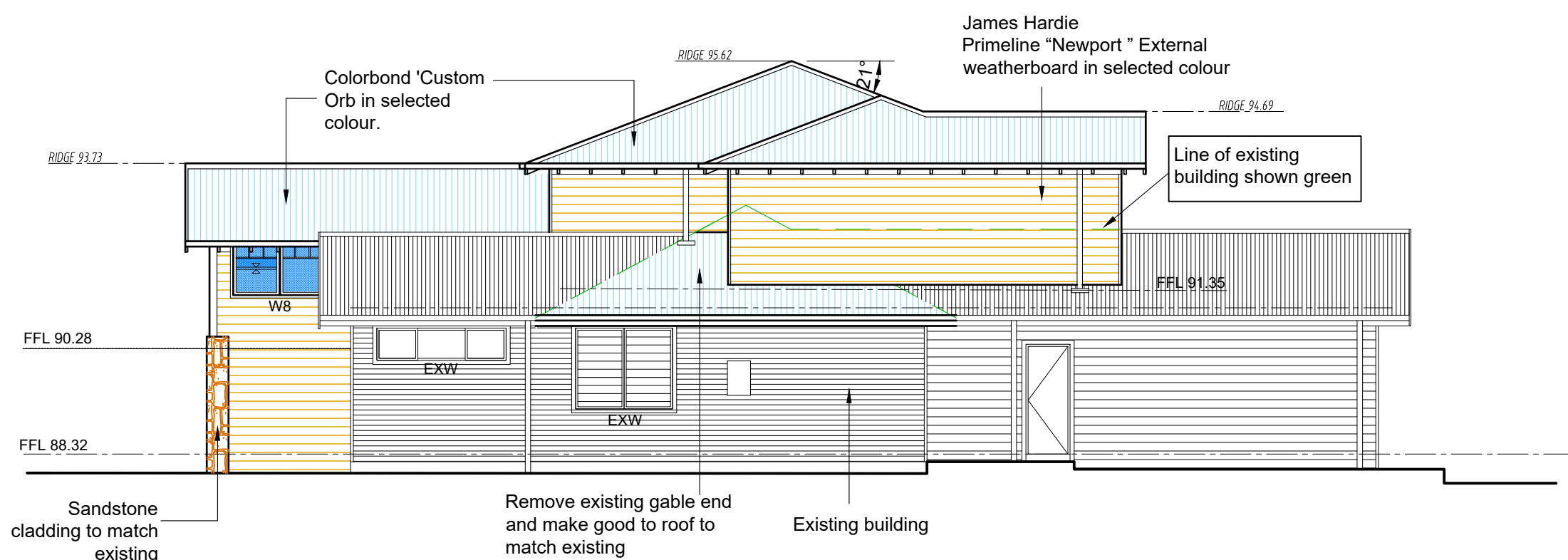
DRAWN: CP	NO. OF DRAWINGS 4 OF 8
CHECKED:	PROJECT NUMBER: 2021-003
SCALE: AS SHOWN	DRAWING NUMBER: A04
DATE: OCT 2020	



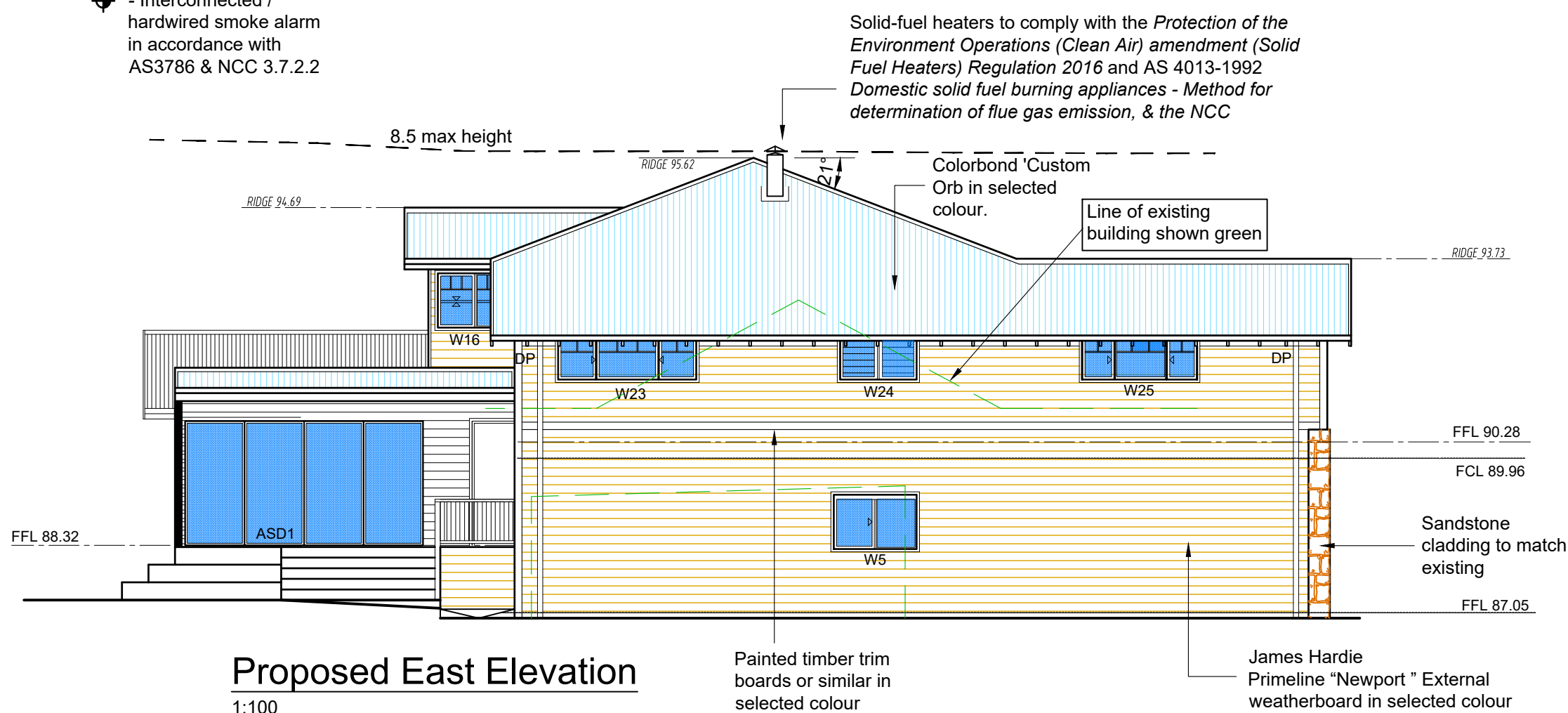
Proposed First Floor Plan
1:100



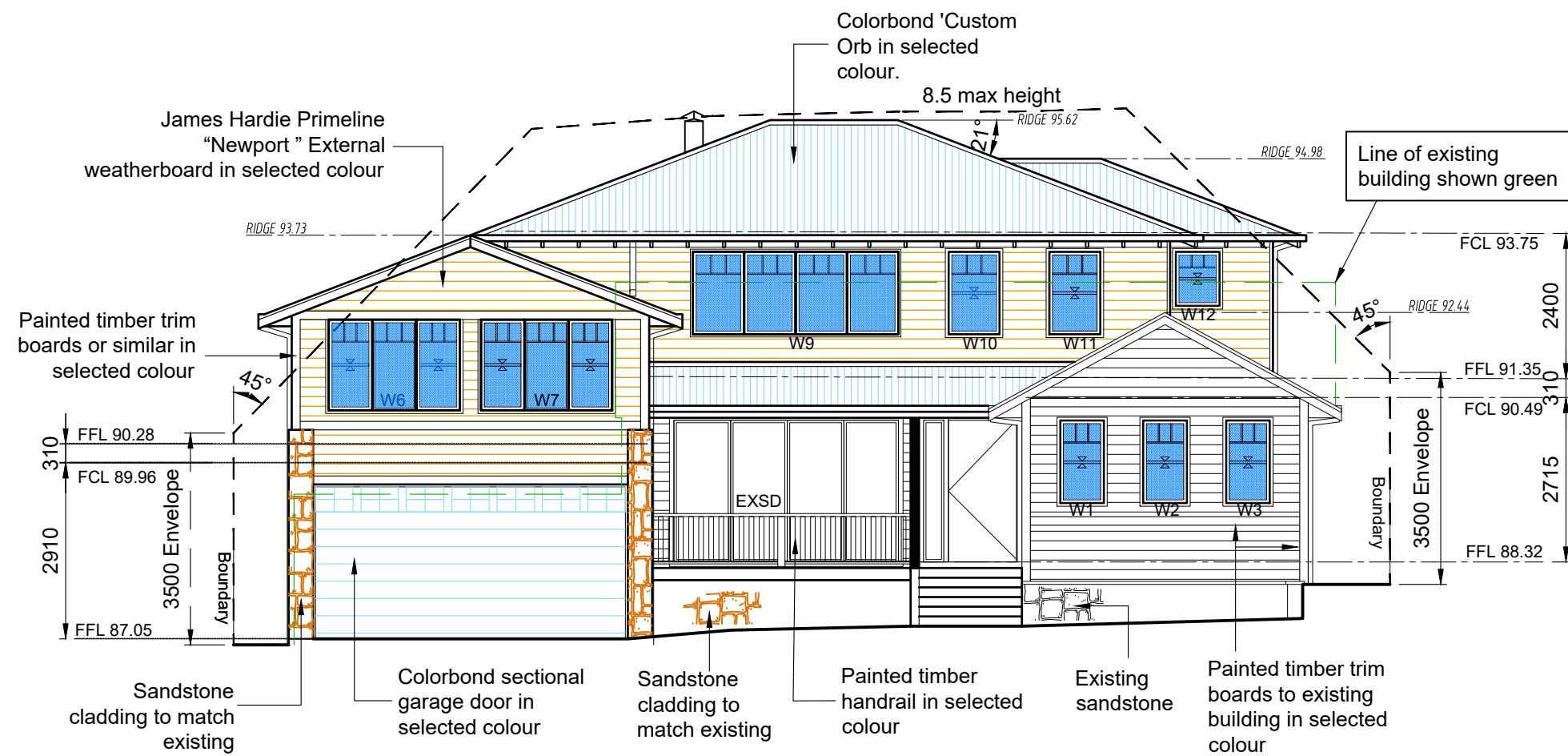
- Legend**
- EXSD - Existing Sliding Door
 - EXW - Existing Window
 - W1 - New Window
 - csd - Cavity Sliding Door
 - FFL - Finish Floor Level
 - FCL - Finish Ceiling Level
 - EXDP - Existing Downpipe
 - DP - New Downpipe
 - COS - Confirm on Site
 - New 90 stud Walls
 - Existing walls demolished
 - Existing Timber walls
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 - SH - Shower
 - WC - Toilet
 - Fw - Floor Waste
 - HWS - Hot Water System
 - MB - Meter Box
 - AC UNIT - Air Conditioning Unit



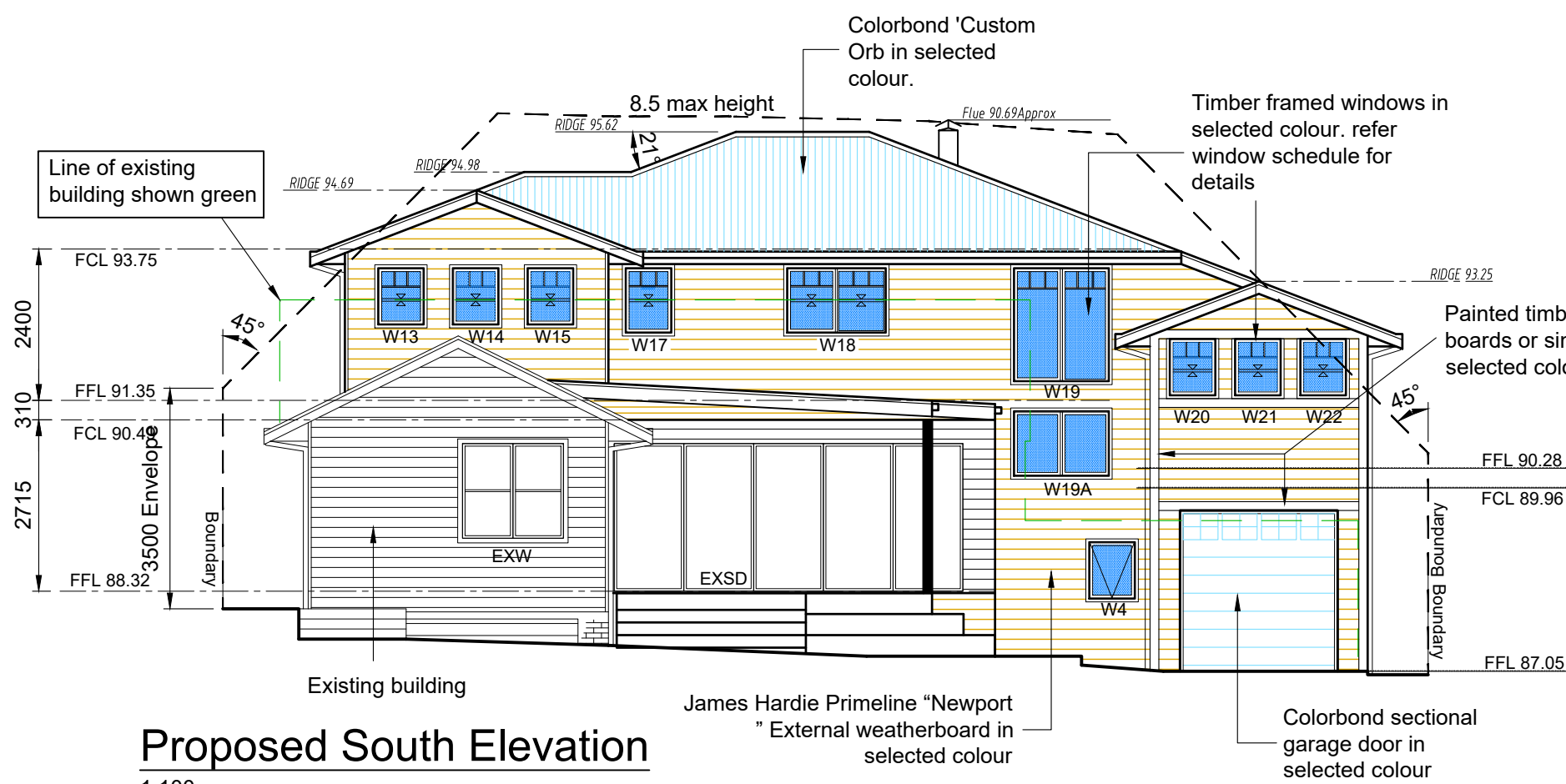
Proposed West Elevation
1:100



Proposed East Elevation
1:100



Proposed North Elevation
1:100



Proposed South Elevation
1:100

- General notes**
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REVISION	AMENDMENTS	ISSUE	DATE
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PROJECT:
Proposed Alterations & additions
17 St Andrews Gate, Elanora Heights
Lot 195 DP 24922

CLIENT:
Jay & Carly Papandrea
17 St Andrews Gate, Elanora Heights
Lot 195 DP 24922

DRAWING:
Upper Floor Plan Elevations

DRAWN:
Chris Pasfield & Associates
Building Design & Drafting
ABN: 60 378 544 690
Mob: 0434095790
email: chrispasfield@hotmail.com

CONSULTANT:

DRAWN: CP	NO. OF DRAWINGS 5 OF 8
CHECKED:	PROJECT NUMBER 2021-003
SCALE: AS SHOWN	DRAWING NUMBER: A05
DATE: OCT 2020	

Alterations and Additions

Certificate number: A397317_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 09, December 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Papandrea_02
Street address	17 St Andrews Gate Elanora Heights 2101
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 24922
Lot number	195
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	Chris Pasfield
ABN (if applicable):	N/A

BASIX Certificate number: A397317

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Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting		✓	✓
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			
Fixtures		✓	✓
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.			
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.			
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.			

BASIX Certificate number: A397317

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Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor.	nil		
suspended floor with enclosed subfloor: framed (R0.7)	R0.60 (down) (or R1.30 including construction)		
suspended floor above garage: framed (R0.7)	nil		
floor above existing dwelling or building.	nil		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
internal wall shared with garage: plasterboard (R0.36)	nil		
flat ceiling, pitched roof	ceiling: R1.95 (up), roof: foil backed blanket (55 mm)	dark (solar absorptance > 0.70)	
raked ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55 mm)	dark (solar absorptance > 0.70)	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check			
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						
The following requirements must also be satisfied in relation to each window and glazed door:						
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.						
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.						
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.						
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.						
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.						
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m) Shading device Frame and glass type			
W1	N	1	9	18.8	projection/height above sill ratio >=0.23	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)
W2	N	1	9	18.8	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)
W3	N	1	9	18.8	projection/height above sill ratio >=0.23	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)

Planning, Industry & Environment

Building Sustainability Index www.basix.nsw.gov.au

BASIX Certificate number: A397317_02

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W4	S	0.65	0	0	none	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W5	E	1.61	4.1	2.3	none	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W6	N	3.2	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W7	N	3.2	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W8	W	3.2	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W9	N	4.65	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W10	N	1.16	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W11	N	1.16	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W12	N	0.65	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W13	S	0.65	0	0	projection/height above sill ratio >=0.29	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W14	S	0.65	0	0	none	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W15	S	0.65	0	0	projection/height above sill ratio >=0.29	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W16	E	1.22	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			

BASIX Certificate number: A397317_02

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W17	S	0.75	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W18	S	1.61	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W19	S	2.7	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W20	S	0.65	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W21	S	0.65	0	0	projection/height above sill ratio >=0.23	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W22	S	0.65	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W23	E	1.19	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W24	E	1.1	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
W25	E	1.59	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			
ASD1	E	10.48	0	0	awning (fixed) >=900 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)			
W19A	S	1.54	0	0	none	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)			

BASIX Certificate number: A397317

page 7 / 7

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

- General notes
1. All figured dimensions are to be checked on site prior to the commencement of construction.
 2. These drawings are to be read in conjunction with the Specification & an approved Complying Development Certificate or a DA approval from Council.
 3. All work is to be carried out in accordance with the Building Code of Australia (BCA), the requirements of the legally constituted authorities for services, and the relevant standards by the Standards Association of Australia.
 4. Do not scale from drawings. Use figured dimensions only & any discrepancies are to be reported to the building designer as soon as noticed.
 5. For relevant Australian Standards refer Specification.
 6. Finished ground levels on the plan are subject to site conditions.

REVISION	AMENDMENTS	ISSUE	DATE
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PROJECT:
Proposed Alterations & additions
17 St Andrews Gate, Elanora Heights
Lot 195 DP 24922

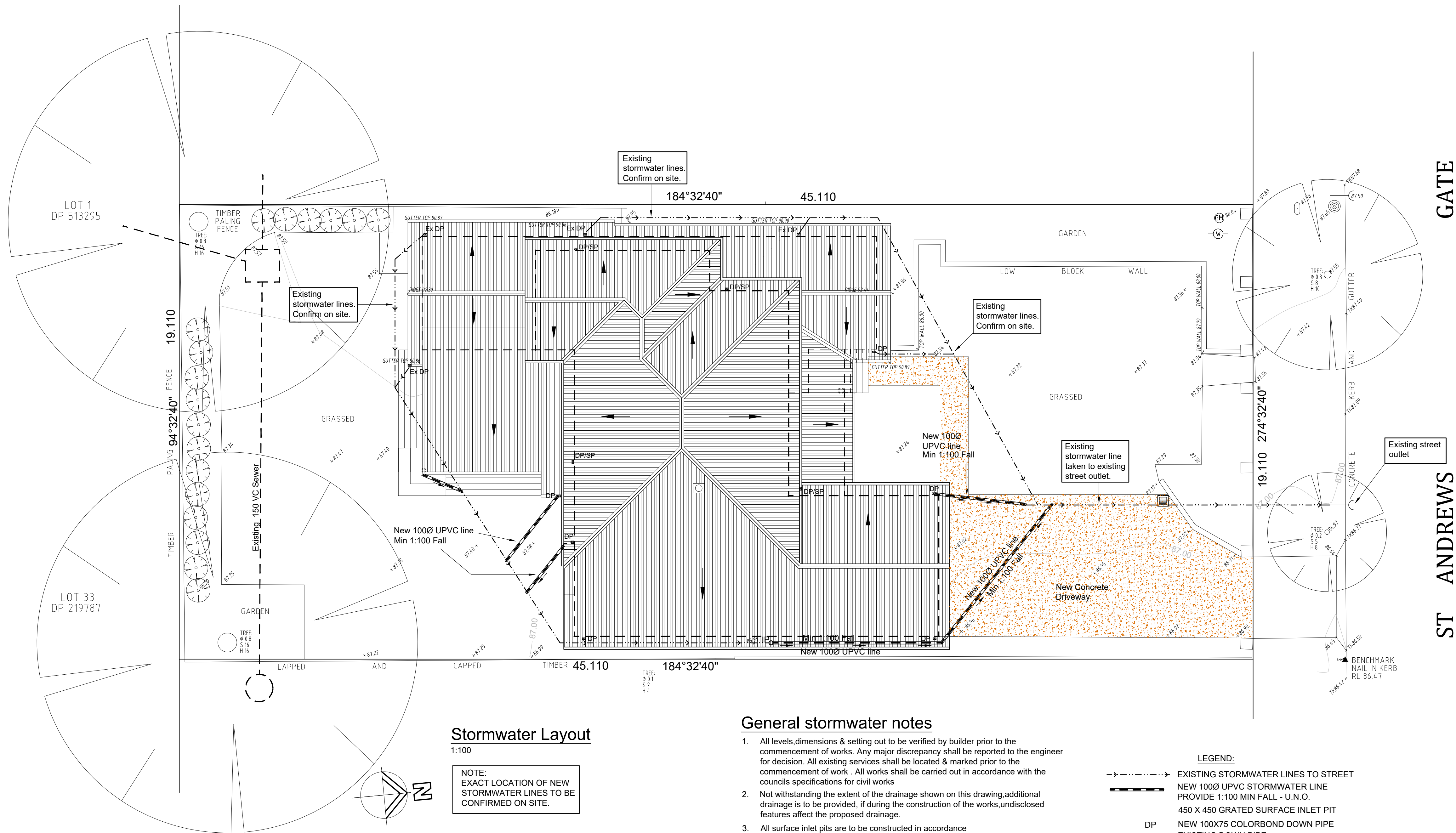
CLIENT:
Jay & Carly Papandrea
17 St Andrews Gate, Elanora Heights
Lot 195 DP 24922

DRAWING:
Basix Requirements

DRAWN:
Chris Pasfield & Associates
Building Design & Drafting
ABN: 60 378 544 690
Mob: 0434095790
email: chrspasfield@hotmail.com

CONSULTANT:

DRAWN: CP	NO. OF DRAWINGS 6 OF 8
CHECKED:	PROJECT NUMBER: 2021-003
SCALE: AS SHOWN	DRAWING NUMBER: A06
DATE: OCT 2020	



Stormwater Layout

1:100

NOTE:
EXACT LOCATION OF NEW
STORMWATER LINES TO BE
CONFIRMED ON SITE.

Stormwater Drainage Notes

Site Area = 860m²

existing roof area = 206.8m²
existing driveway (crushed aggregate) area = 107m²
total impervious area = 313m² or 36% of site area

proposed additional roof area = 115m²
proposed new total driveway and path (concrete) replacing existing = 85m²
total impervious area (206.8 + 115 + 85) = 406.8m² or 47.3% of site area.
Minor increase of 12%

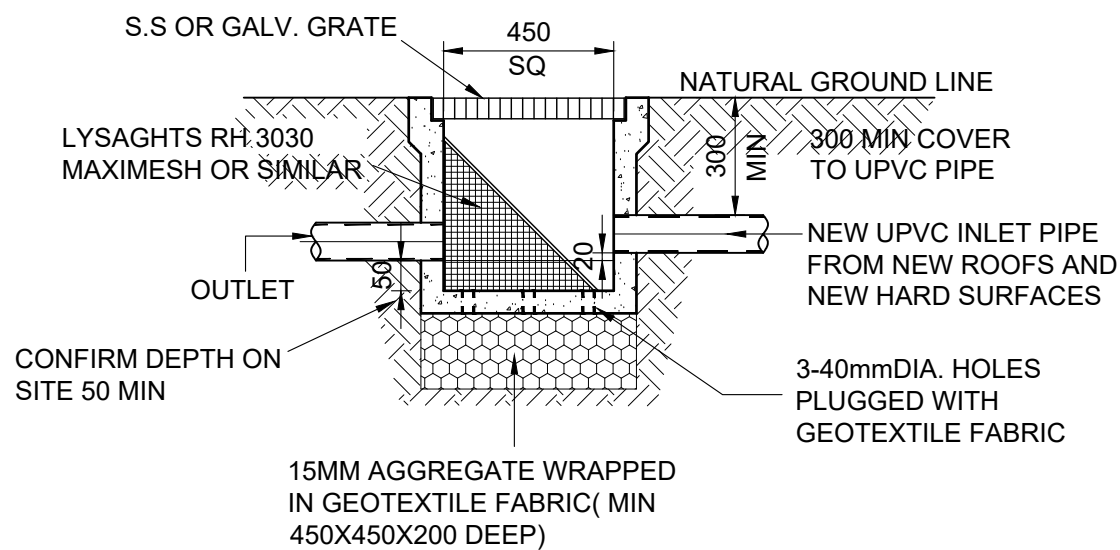
Note:

- All stormwater works to be in accordance with Councils P21 DCP for Stormwater Management.
- New roof water to be connected to the existing stormwater system.
- Down pipes must be connected to the existing internal drainage system in accordance with AS3500 2018. Confirm exact location on site.

General stormwater notes

- All levels, dimensions & setting out to be verified by builder prior to the commencement of works. Any major discrepancy shall be reported to the engineer for decision. All existing services shall be located & marked prior to the commencement of work. All works shall be carried out in accordance with the councils specifications for civil works
- Notwithstanding the extent of the drainage shown on this drawing, additional drainage is to be provided. If during the construction of the works, undisclosed features affect the proposed drainage.
- All surface inlet pits are to be constructed in accordance With councils specification.
- All pipes shall conform to relevant Australian standard requirements.
- All pipes to be 100 dia min. Laid at 1% min. Fall U.N.O
- All pipes shall be laid on 50mm sand bedding.
- All trenches shall be backfilled with approved granular material to councils satisfaction.
- Grating & frames are to conform to the requirements of as 1830 and are to be hot dipped galvanised.
- All gratings subject to vehicular traffic shall be heavy duty type.
- All downpipes to be 100 x 50 rectangular section. Inverts in pits shall match pipe profiles.
- Repair & make good existing footpath, kerb & gutter and council strip area, all to match existing items and all to councils satisfaction.
- The location of downpipes are indicative only and the exact numbers & locations is to be determined by the builder in accordance with the relevant Australian standards & council requirements.

- LEGEND:
- EXISTING STORMWATER LINES TO STREET
 - NEW 1000 UPVC STORMWATER LINE PROVIDE 1:100 MIN FALL - U.N.O.
 - 450 X 450 GRATED SURFACE INLET PIT
 - DP NEW 100X75 COLORBOND DOWN PIPE
 - EXDP EXISTING DOWN PIPE
 - IP INSPECTION POINT
 - DP / SP NEW DOWN PIPE & SPREADER



TYPICAL 450 X 450 GRATED SURFACE INLET PIT WITH LITTER SCREEN

1:20

- General notes
- All figured dimensions are to be checked on site prior to the commencement of construction.
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 - All work is to be carried out in accordance with the Building Code of Australia (BCA), the requirements of the legally constituted authorities for services, and the relevant standards by the Standards Association of Australia.
 - Do not scale from drawings, use figured dimensions only & any discrepancies are to be reported to the building designer as soon as noticed.
 - For relevant Australian Standards refer Specification.
 - Finished ground levels on the plan are subject to site conditions.

REVISION	AMENDMENTS	ISSUE	DATE
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PROJECT:
Proposed Alterations & additions
17 St Andrews Gate, Elanora Heights
Lot 195 DP 24922

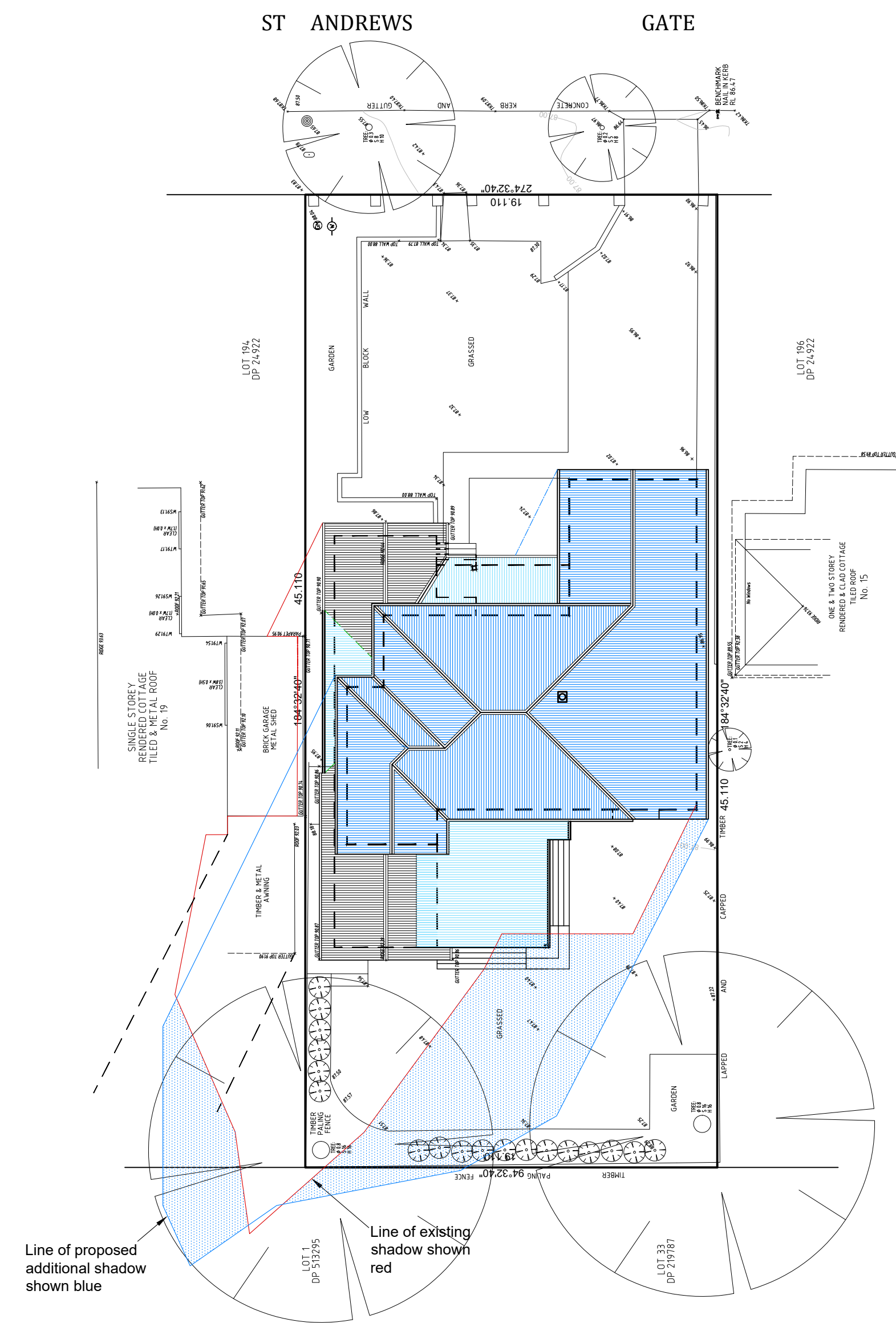
CLIENT:
Jay & Carly Papandrea
17 St Andrews Gate, Elanora Heights
Lot 195 DP 24922

DRAWING:
Stormwater Plan

DRAWN:
Chris Pasfield & Associates
Building Design & Drafting
ABN: 60 378 544 690
Mob: 0434095790
email: chrispasfield@hotmail.com

CONSULTANT:

DRAWN: CP	NO. OF DRAWINGS 7 OF 8
CHECKED:	PROJECT NUMBER: 2021-003
SCALE: AS SHOWN	DRAWING NUMBER: A07
DATE: OCT 2020	



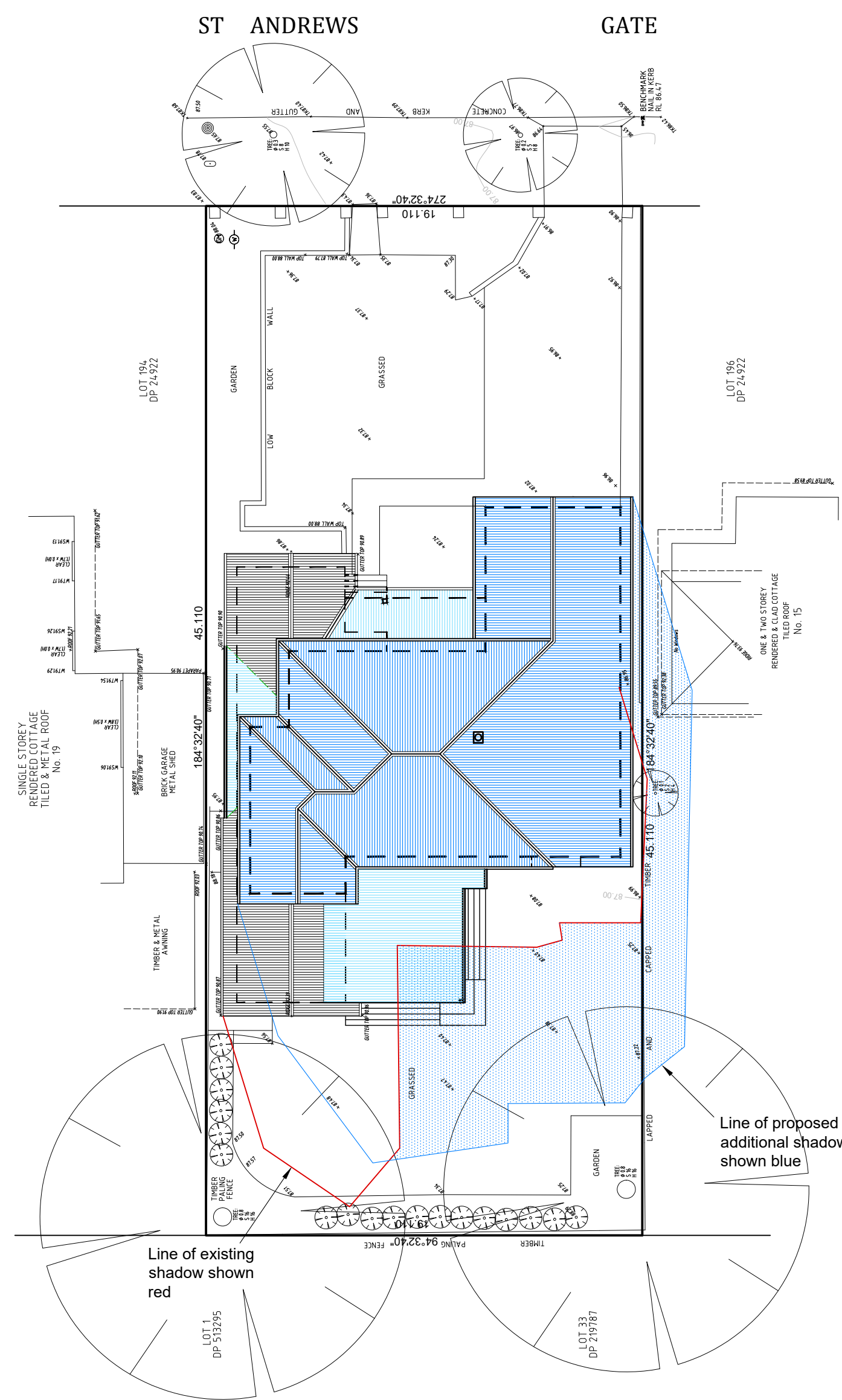
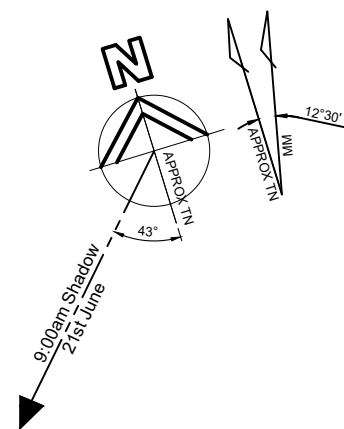
Shadows at Winter Solstice
21 June
9.00 AM
Altitude - 17°
Azimuth - 43°E

- Proposed approx.
additional shadow

Shadow Diagram

1:200

21 June
9.00 am



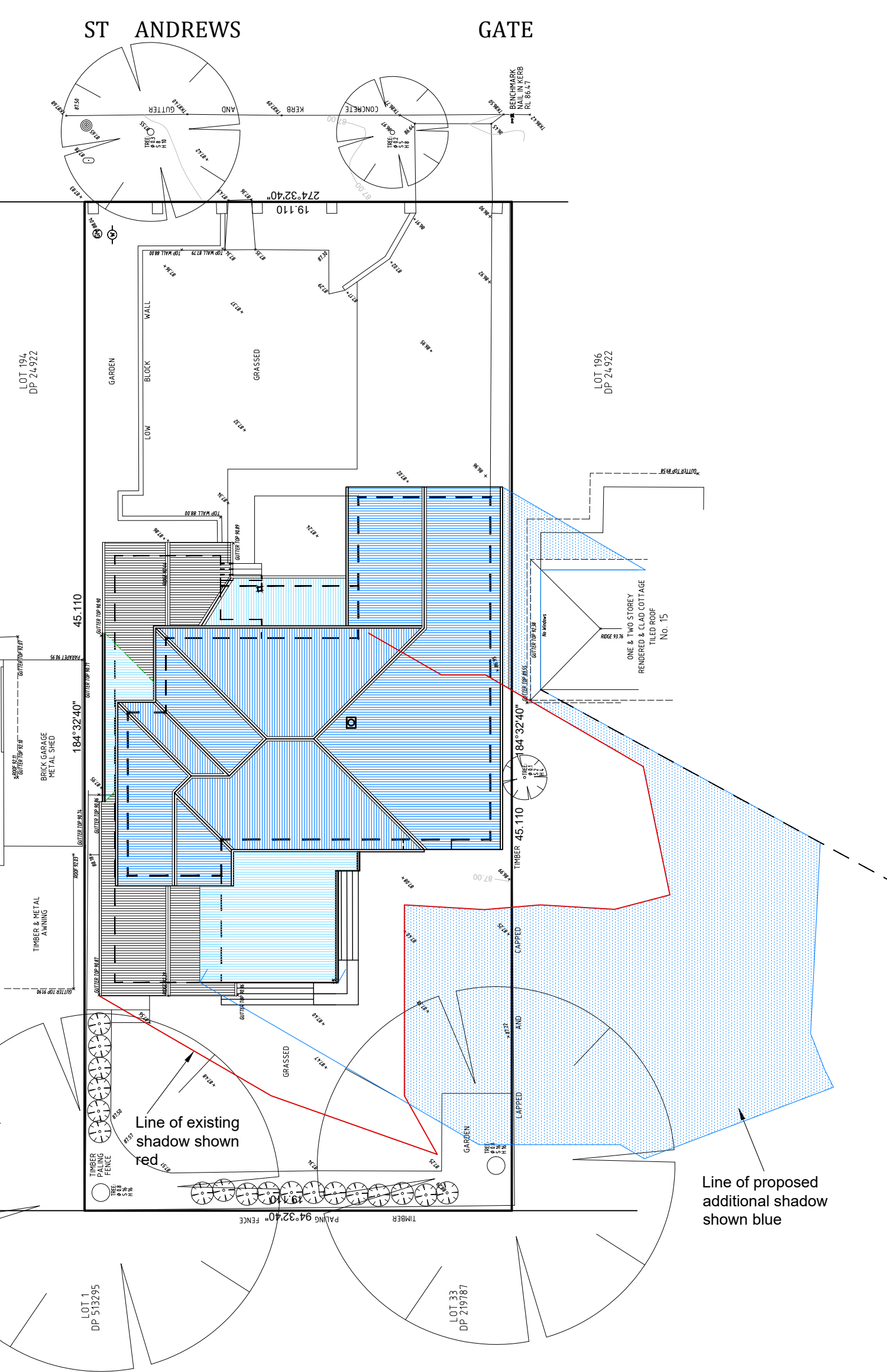
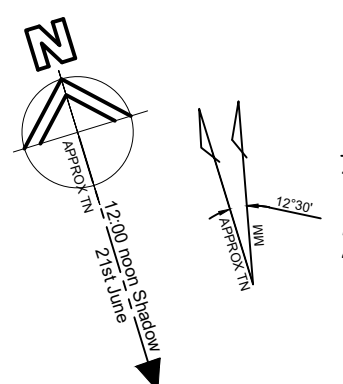
Shadows at Winter Solstice
21 June
12.00 noon
Altitude - 31°
Azimuth - 43°E

- Proposed approx.
additional shadow

Shadow Diagram

1:200

21 June
12.00 noon



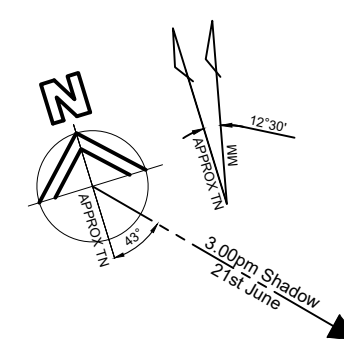
Shadows at Winter Solstice
21 June
3.00 PM
Altitude - 17°
Azimuth - 43°E

- Proposed approx.
additional shadow

Shadow Diagram

1:200

21 June
3.00 PM



Shadow Diagram Certification Statement.

The above shadow diagrams are certified accurate and have been prepared by Chris Pasfield, director of Chris Pasfield & Associates, Project director at BDDS (Building Design & drafting Service - members of the HIA & the BDA), Architectural and Structural draftsperson with 15 years experience.
The proposal complies with the sunlight access requirements. Solar access and natural light will be accessible to the north facing proposed development. The shadow diagrams indicate the additional shadowing to neighbouring properties demonstrating that a minimum of 3 hours sunlight between 9am and 3pm is maintained for all adjoining properties.

General notes

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2. These drawings are to be read in conjunction with the Specification & an approved Complying Development Certificate or a DA approval from Council.
3. All work is to be carried out in accordance with the Building Code of Australia (BCA), the requirements of the legally constituted authorities for services, and the relevant standards by the Standards Association of Australia.
4. Do not scale from drawings, use figured dimensions only & any discrepancies are to be reported to the building designer as soon as noticed.
5. For relevant Australian Standards refer Specification.
6. Finished ground levels on the plan are subject to site conditions.

REVISION	AMENDMENTS	ISSUE	DATE

PROJECT:
Proposed Alterations & additions
17 St Andrews Gate, Elanora Heights
Lot 195 DP 24922

CLIENT:
Jay & Carly Papandrea
17 St Andrews Gate, Elanora Heights
Lot 195 DP 24922

DRAWING:
Shadow Diagrams

DRAWN:
Chris Pasfield & Associates
Building Design & Drafting
ABN: 60 378 544 690
Mob: 0434095790
email: chrispasfield@hotmail.com

CONSULTANT:

DRAWN: CP	NO. OF DRAWINGS 8 OF 8
CHECKED:	PROJECT NUMBER: 2021-003
SCALE: AS SHOWN	DRAWING NUMBER: A08
DATE: OCT 2020	

Schedule of Materials & Colours

Existing Building's general material
& Colour scheme



Proposed Colorbond quad gutters & rectangular
downpipes to match existing

Roof, gutters and downpipes colour – Basalt



Proposed Roof cladding - Custom Orb to
match existing

Sectional garage door with fixed highlight windows
Colour – Dulux White on White



Painted timber double hung windows
to match existing
With colonial bar system.

Colour – Dulux White on White



Proposed external cladding – James Hardie
Primeline 'Newport' weatherboards to
match existing.
Colour – Dulux Calf Skin

Fascia boards, Eaves and trim boards
to match existing

Colour – Dulux White on White

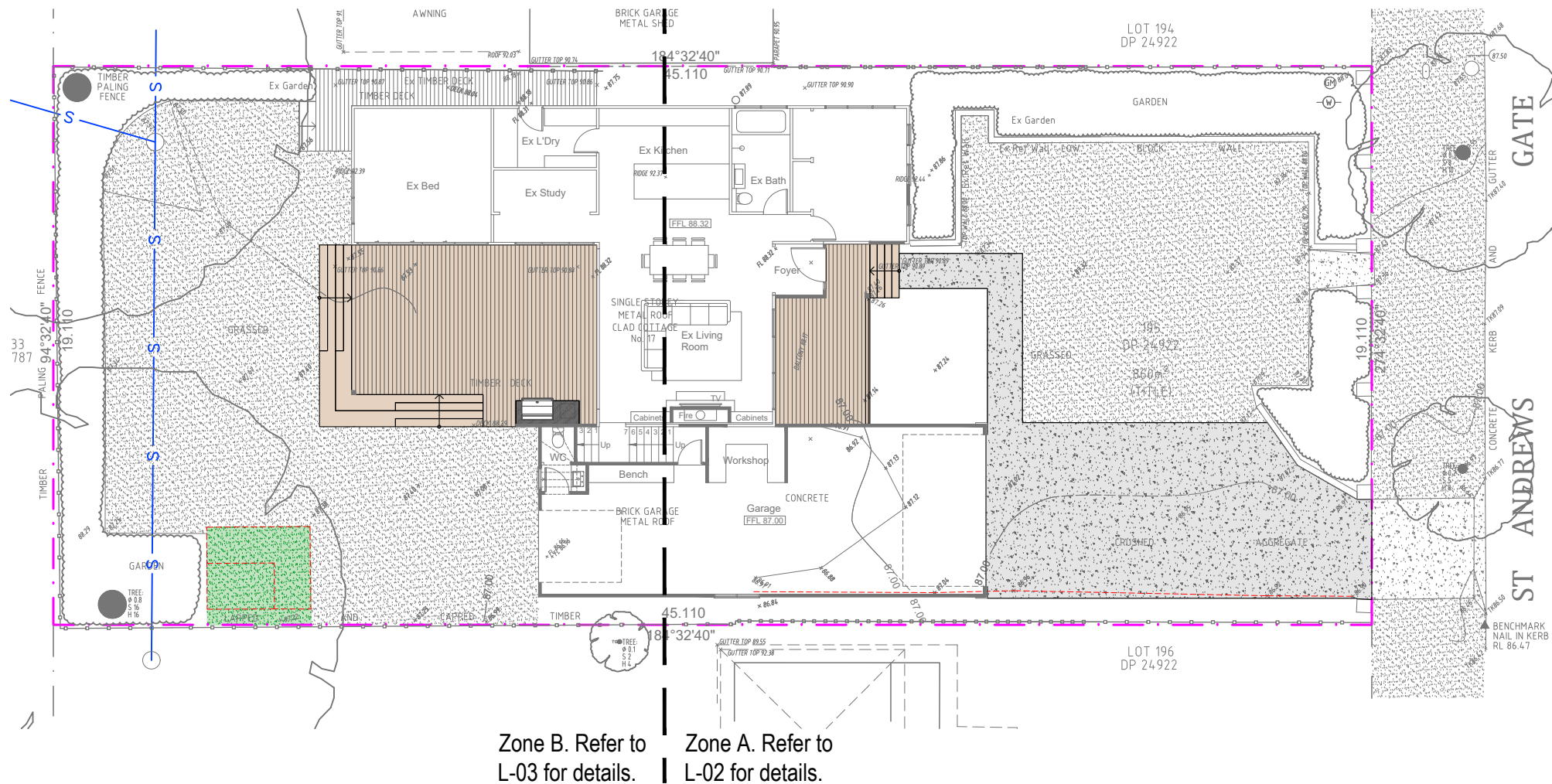




Stone veneer features to match existing – Sandstone

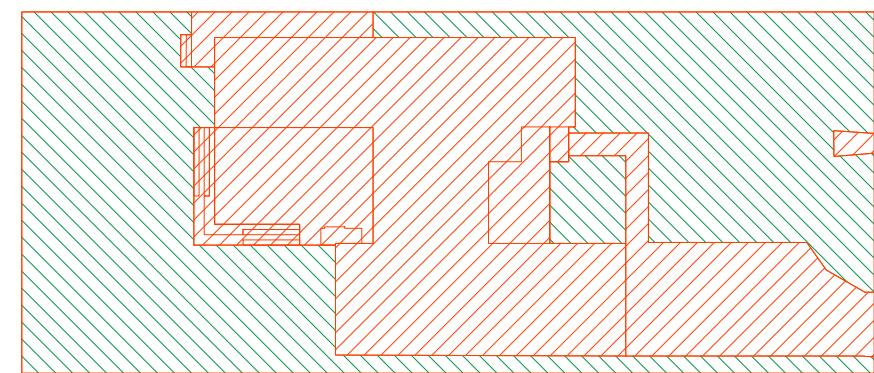


Decking to match existing – Blackbutt or similar.



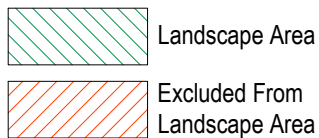
Zone B. Refer to L-03 for details. | Zone A. Refer to L-02 for details.

Landscape Site Plan
Scale 1:200



Landscape Area Calculation
Scale 1:400

Landscape Area Calculations Legend



Landscape Area Calculations

Site Area	862.05m ²
Required Landscape Area	431.02m ² (50%)
Existing Landscape Area	471.52m ² (54.70%)
Impervious Area allowance	51.72m ² (6%)
Proposed Landscape Area	460.39m ² (53.41%)
Impervious area allowance (paving)	51.72m ² (6%)
Total Landscape Areas:	512.11m ² (59.41%)

Note:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Serenescapes Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.
- Copyright Serenescapes Landscape Designs 2020.

LANDSCAPE SPECIFICATION NOTES

SITE PREPARATION

Locate any underground and overground services & ensure no damage occurs. Levels on plan are nominal only & all dimensions to be checked on site prior to commencement. Final structural integrity of all items shall be the sole responsibility of landscape contractor.

PROTECTION OF EXISTING TREES:

All tree protection is to be undertaken in accordance with the guidelines provided in AS4970-2009

Protection of trees on development sites.

Prior to construction, the builder shall erect tree protection fencing for each protected tree. Tree protection fencing setbacks are to be determined by multiplying the diameter at breast height by twelve (12).

Fencing is to consist of Chain wire mesh panels at least 1.8m in height, anchored with concrete feet.

Signage stating “Tree Protection Zone – No Access” is to be displayed on the fencing.

According to AS 4970-2009, activities excluded from the TPZ include but are not limited to;

- machine excavation including trenching
- excavation for silt fencing
- cultivation
- storage
- preparation of chemicals, including preparation of cement products
- parking of vehicles and plant and/or refuelling
- dumping of waste and/or wash down and cleaning of equipment
- soil level changes and/or placement of fill
- lighting of fires
- temporary or permanent installation of utilities and signs
- physical damage to the tree.

ELIMINATE WEEDS

Remove all existing weeds by hand, wiping or spraying with a glyphosate based herbicide. Weed control shall never be performed by mechanical cultivation or by scraping. Herbicide spraying is to be used to eliminate all existing weeds 30 days prior to planting.

EXCAVATION & SUB SOIL PREPARATION

Excavate garden beds to the depth required and rip or scarify base & sides of pit to a minimum depth of 150mm.

SUB SOIL DRAINAGE

Install drainage layer where there is surface water runoff draining into garden bed areas & where the existing sub-soil has more than 50% clay composition & there is a risk of subsurface water ponding. Install perforated corrugated ag. line 75-100mm Dia. with geotextile filter sock & backfill to a minimum 200mm using free draining material, reclaimed/recycled where available. Direct flows at a minimum 0.5% fall to sw system. In areas isolated from stormwater system excavate & backfill an appropriate water dispersion pit.

REUSE EXISTING TOPSOIL

Existing site topsoil should be salvaged & appropriately stockpiled where possible.

IMPORTED TOPSOIL

Quality System: AS 4419 or as specified below.

Turf Areas: 'Turf Underlay' as supplied by, ANL p: 02 9450 1444 or approved alternative.

Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p: 02 9450 1444 or approved alternative.

TIMBER DECK, STAIRS & BENCH SEATS

Supply and install timber deck, stairs and bench seats to BCA requirements and to Australian Standards. All framing timber posts to be treated pine. All decking, steps and bench seats to be hardwood. Decking to be fixed using stainless steel countersink nails or screws. Decking boards up to 86mm space with 3mm gaps, boards over 86mm space with 5mm gaps. Stagger joints and ensure all joins in decking boards sit over a joist. Pre drill nail holes into decking boards to avoid splitting. Nail to be 12mm from edges and ends of boards. Nails driven flush with surface (not punched). Each decking board should be nailed to each joist with two nails as per AS1684 or in accordance with manufacturers instructions.

Supply and install 2 coats of oil. Ensure minimum 300mm clearance between bearer & ground level to provide adequate airflow around structure.

MULCHING

Quality system: AS 4454

All planting area impacted by building works to receive 50-75mm of garden Mulch, Hort-Bark, ANL p: 02 9450 1444 or approved alternative. Keep mulch 100mm away from plant stem & form a well to stop excessive water runoff. Finish flush with adjacent surfaces.

TURFING

New turf- Sir Walter Soft Leafed Buffalo.

Excavate / grade all areas to be turfed to 120mm below finished levels. Ensure that all surface runoff is directed away from buildings. Ensure that no pooling or ponding will occur. Further rip the sub-grade to 150mm. Install 100mm of imported turf underlay. Rolls to be closely butted and laid in a brickwork pattern. Fill any small gaps with topsoil and water thoroughly.

WATERING

Water in immediately after plant installation & allow for soil settlement. For the first 2 to 4 weeks after planting, the root zone & immediate surrounds must be kept moist. Continue watering until plants have established.

