# DEVELOPMENT PROPOSAL

ADDRESS: 21 CONDOVER ST, NORTH BALGOWLAH. NSW 2093.

PROPOSED WORKS:

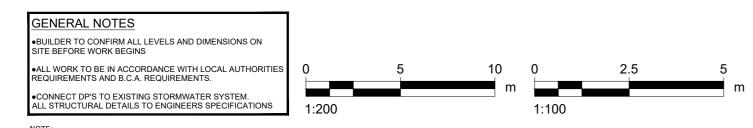
NEW POOL, NEW RETAINING WALL, NEW GLASS BALUSTRADING, NEW LOWER FLOOR EXTENSION, NEW GROUND FLOOR EXTENSION, NEW STEPS TO GARDEN AND NEW STAIRS TO NEW DECK.

D.P: 14137 LOT: 402.



NOTE: ALL WINDOWS TO BE WHITE COLOUR HOUSE TO BE PAINTED WHITE

NOTE: IMAGES ARE FOR VISUALISATION PURPOSES ONLY. REFER TO DRAWINGS FOR ACTUAL DETAILS



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## **BASIX**<sup>°</sup>Certificate

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,

Definitions" dated 06/10/2017 published by the Department. This document is

have the meaning given by the document entitled "BASIX Alterations and Additions

Building Sustainability Index www.basix.nsw.gov.au 21 CONDOVER STREET NORTH

## Alterations and Additions Certificate number: A450272

NORTHERN BEACHES COUNCIL

**Property Details** 

BALGOWLAH 2093

402/-/DP14137

R2 - Low Density Residential: (pub. 9-12-2011)

Address:

Council:

8.5 m

600 m<sup>3</sup>

NA

Local Environmental Plans

Land Zoning

Height Of Building

Floor Space Ratio

Minimum Lot Size

Lot/Section /Plan No:

Warringah Local Environmental Plan 2011 (pub. 14-2-2014)

Date of issue: Friday, 04, March 2022 o be valid, this certificate must be lodged within 3 months of the date of issue



available at www.basix.nsw.gov.au

Project address	
Project name	21 Condover Street, North Balgowlah
Street address	21 Condover Street North Balgowlah 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 14137
Lot number	402
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 includes a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Goal Zero Thermal Performance Assessors
ABN (if applicable): 82907709467

**Bushfire Planning & Design** Central Coast, Newcastle, Hunter & Sydney 0406077222 E: bpad.matthew.noone@gmail.com



## **Bushfire Hazard Assessment**

### 21 Condover Street North Balgowlah 2093 (Lot 402/-/DP14137).

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Assessed as: Residential Infill (BPAD Accreditation No. BPAD-PD 25584) Assessed by Matthew Noone Highest BAL on any facade BAL-29 Planning for Bushfire he development conforms to the relevant specification and requirements Protection (2019) of Planning for Bushfire Protection in accordance with Section 4.14 of the Compliance Environmental Planning and Assessment Act 1979. Alterations and Additions. Project Description BR-437021-B Report Number Date of Issue 10/05/2022 Report Validity: 1 year from date of issue



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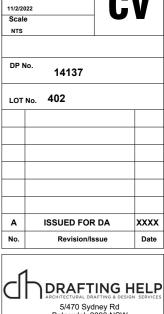
ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS

EXISTING BUILDING OUTLINE

PROPOSED WORK

General Notes

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- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER G1. CONSULTATIS DRAWINGS AND SPECIFICATION AND WITH SUCH DURING THE COURSE OF THE PROJECT. ANY DISCREPANCIES ARE TO BE REFERRED TO THE PRINCIPAL FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS RELEVENT TO SETTING OUT AND OFF-SITE FABRICATION WORK SHALL BE VERIFIED BY THE BUILDER BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED. DIMENSIONS SHALL NOT BE OBTIAINED BY SCALING THE DRAWINGS. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION G2.
- G3. AND NO PART SHALL BE OVERSTRESSED. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING G4.
- AUTHORITY.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. ALL LEVELS ARE G5.
- EXPRESSED IN METRES. EXPRESSED IN METRES. FLASHINGS AND DAMPROOF COURSE TO BE PLACED IN ACCORDANCE WITH GOOD BUILDING PRINCIPLES WHETHER SHOWN ON THE DETAILS OR NOT. THIS DRAWING TO BE READ IN CONJUNCTION WITH HIA GENERAL HOUSING SPECIFICATION. G7.

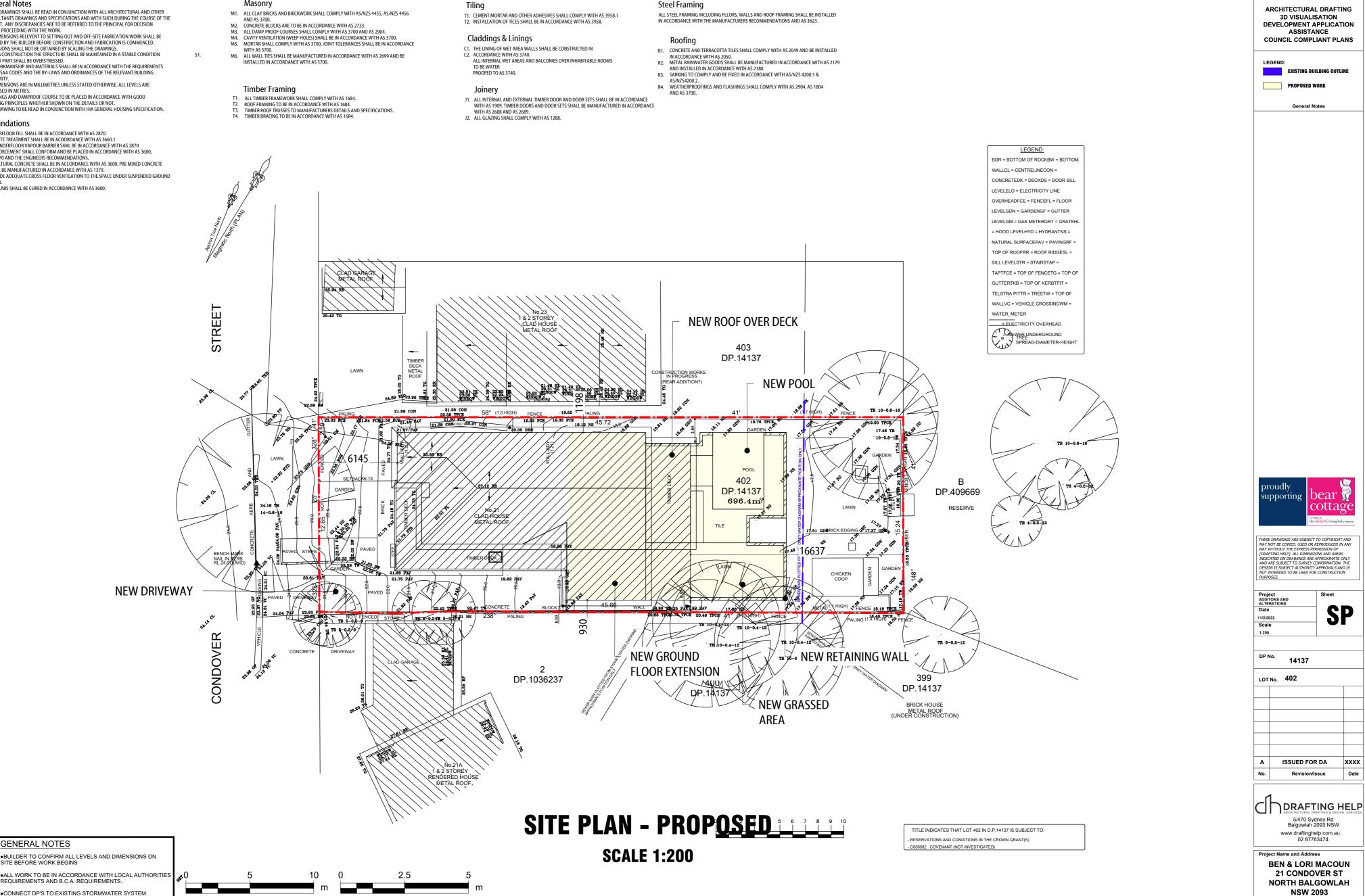
### Foundations

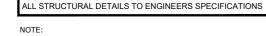
- UNDERELOOR FILL SHALL BE IN ACCORDANCE WITH AS 2870
- TERMITE TREATMENT SHALL BE IN ACCONDANCE WITH AS 300. TERMITE TREATMENT SHALL BE IN ACCOORDANCE WITH AS 3660.1 THE UNDERFLOOR VAPOUR BARRIER SHAL BE IN ACCORDANCE WITH AS 2870 REINFORCEMENT SHALL CONFORM AND BE PLACED IN ACCORDANCE WITH AS 3600, F4.
- AS 2870 AND THE ENGINEERS RECOMMENDATIONS.
- AS 20/0 AND THE ENGINEERS RECOMMENDATIONS. STRUCTURAL CONCRETE SHALL BE IN ACCORDANCE WITH AS 3600. PRE MIXED CONCRETE SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 1379. PROVIDE ADEQUATE CROSS FLOOR VENTILATION TO THE SPACE UNDER SUSPENDED GROUND F5.
- F6. FLOOR.
- F7. ALL SLABS SHALL BE CURED IN ACCORDANCE WITH AS 3600.

Masonry

- M2. CONCRETE BLOCKS ARE TO BE IN ACCORDANCE WITH AS 2733

### Tiling



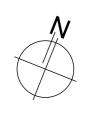


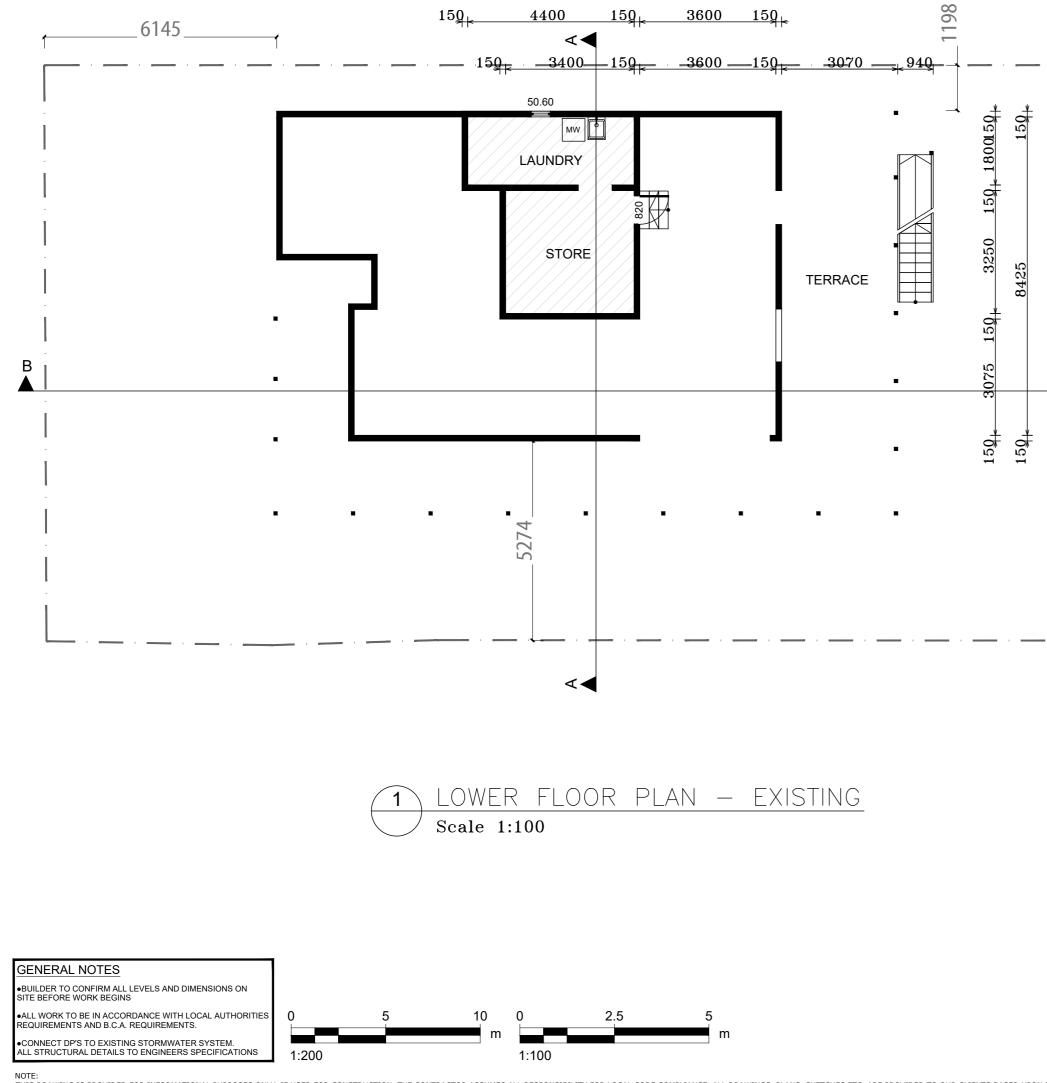
GENERAL NOTES

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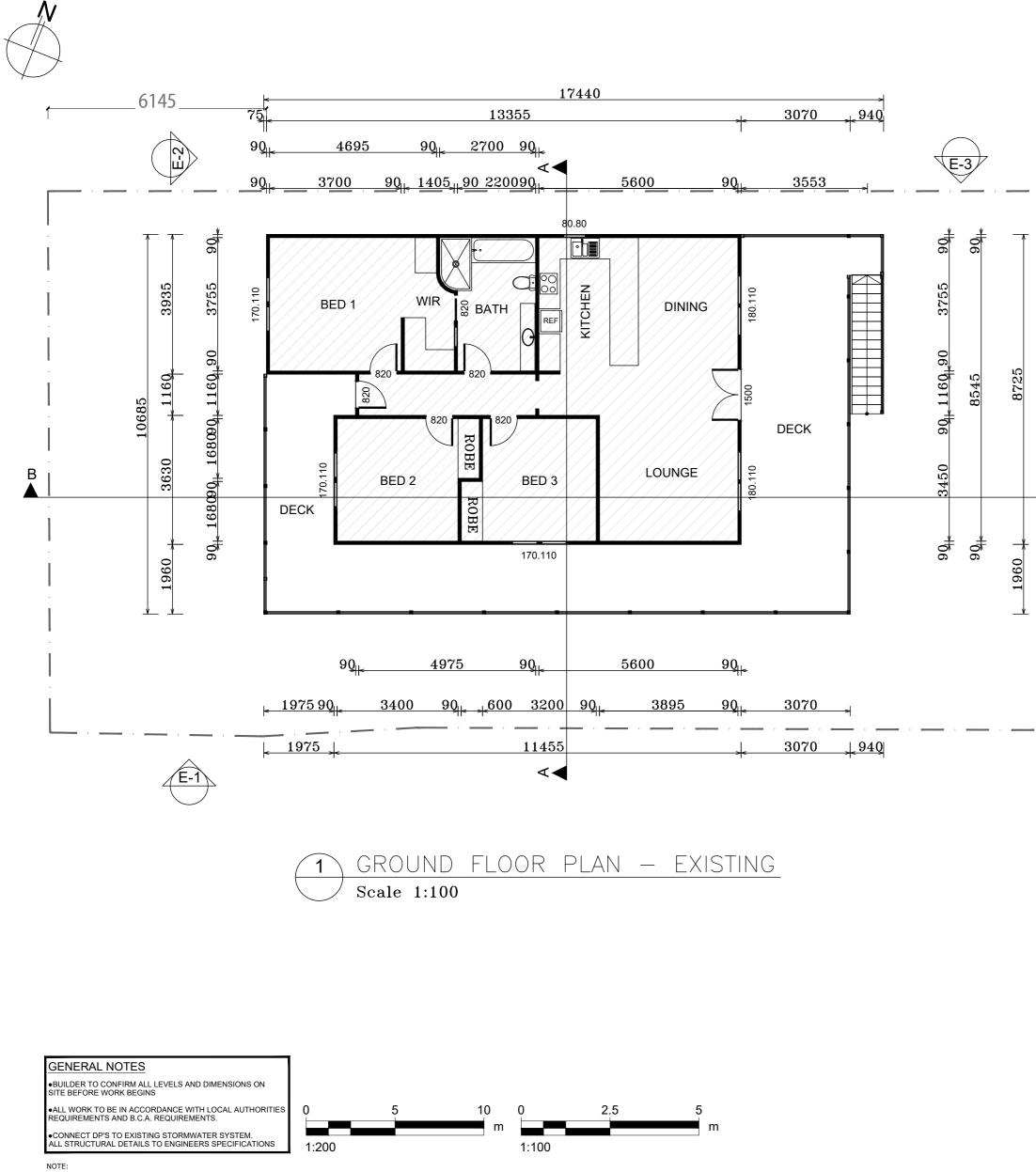




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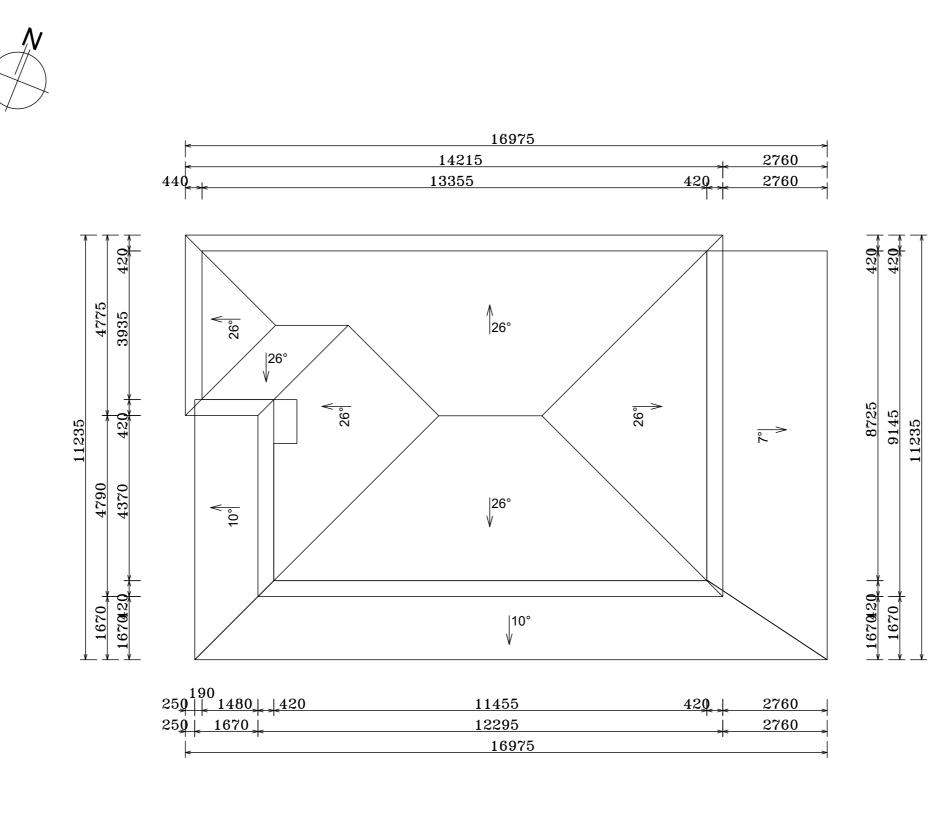
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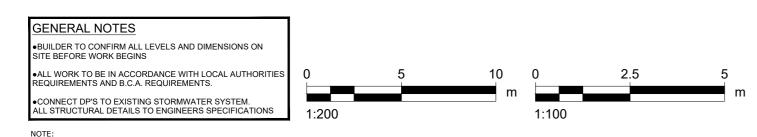
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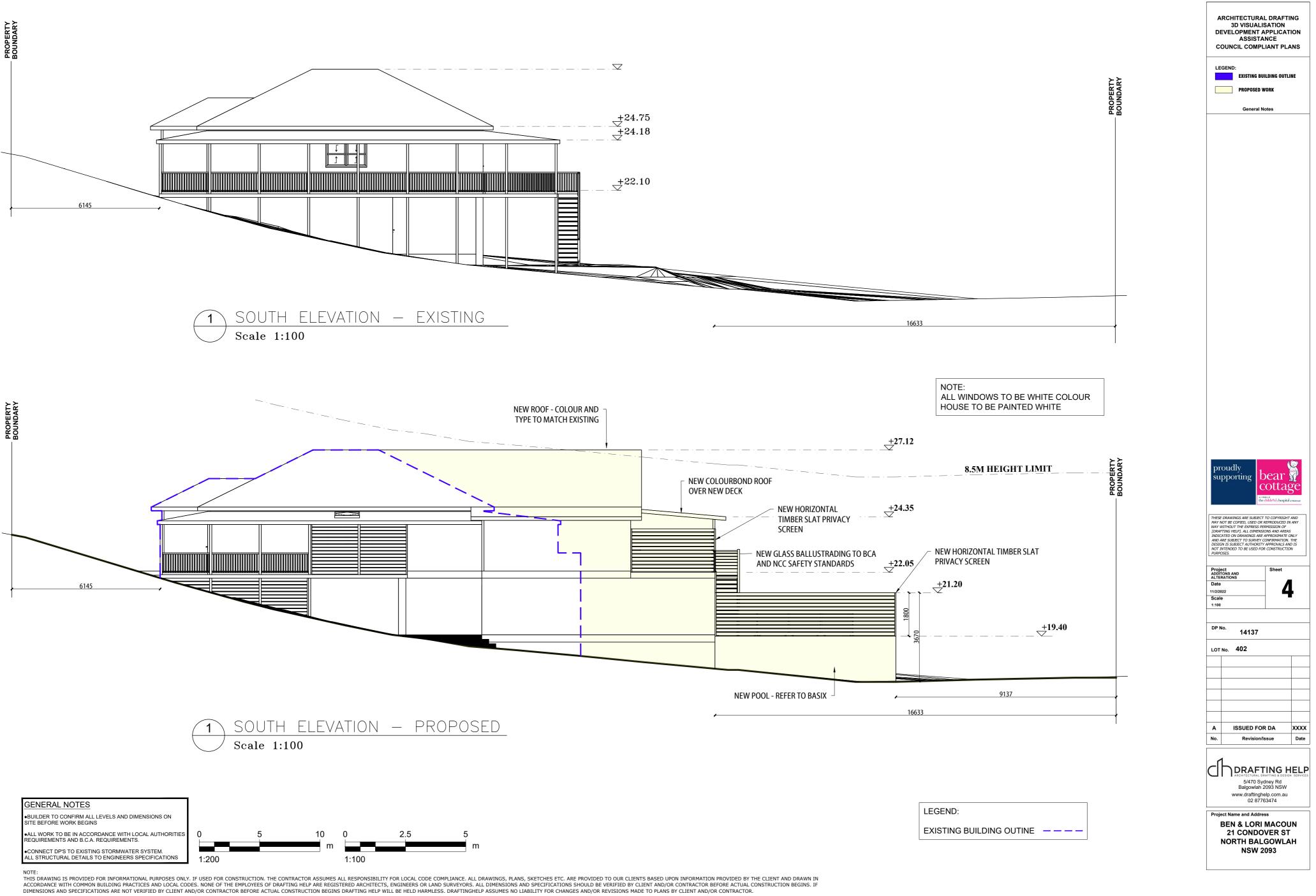




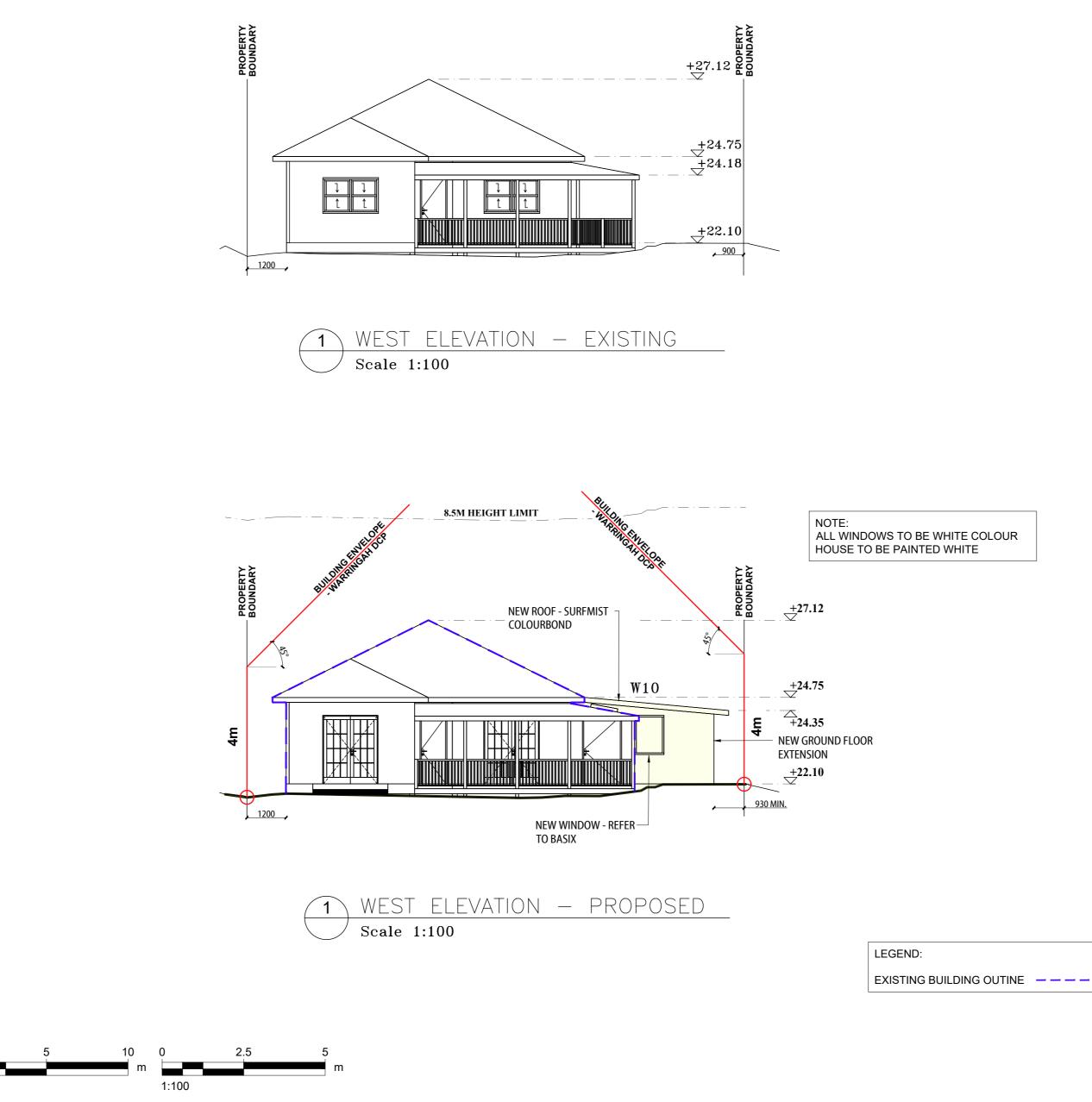


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GENERAL NOTES

•BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS

•ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.

•CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

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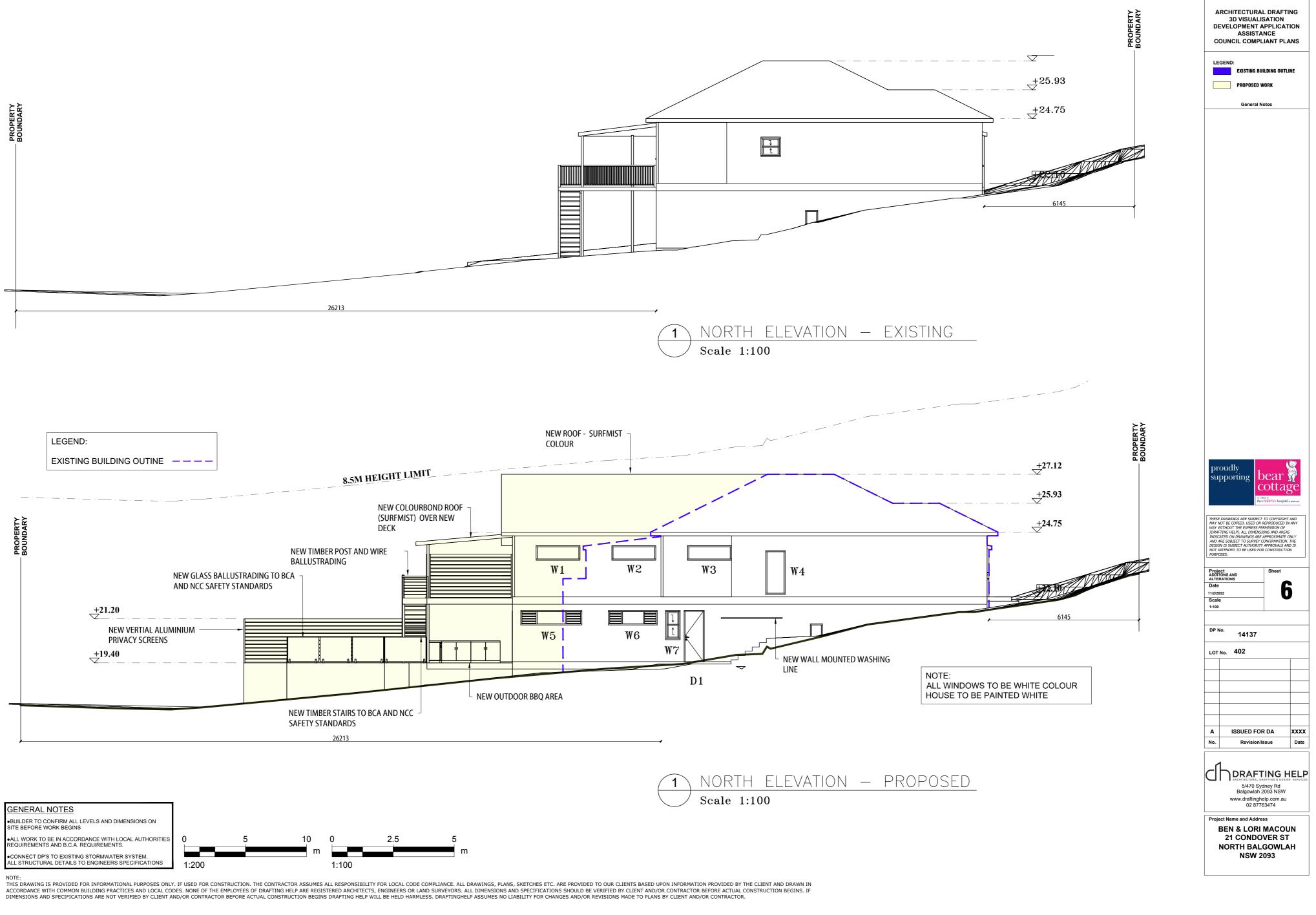


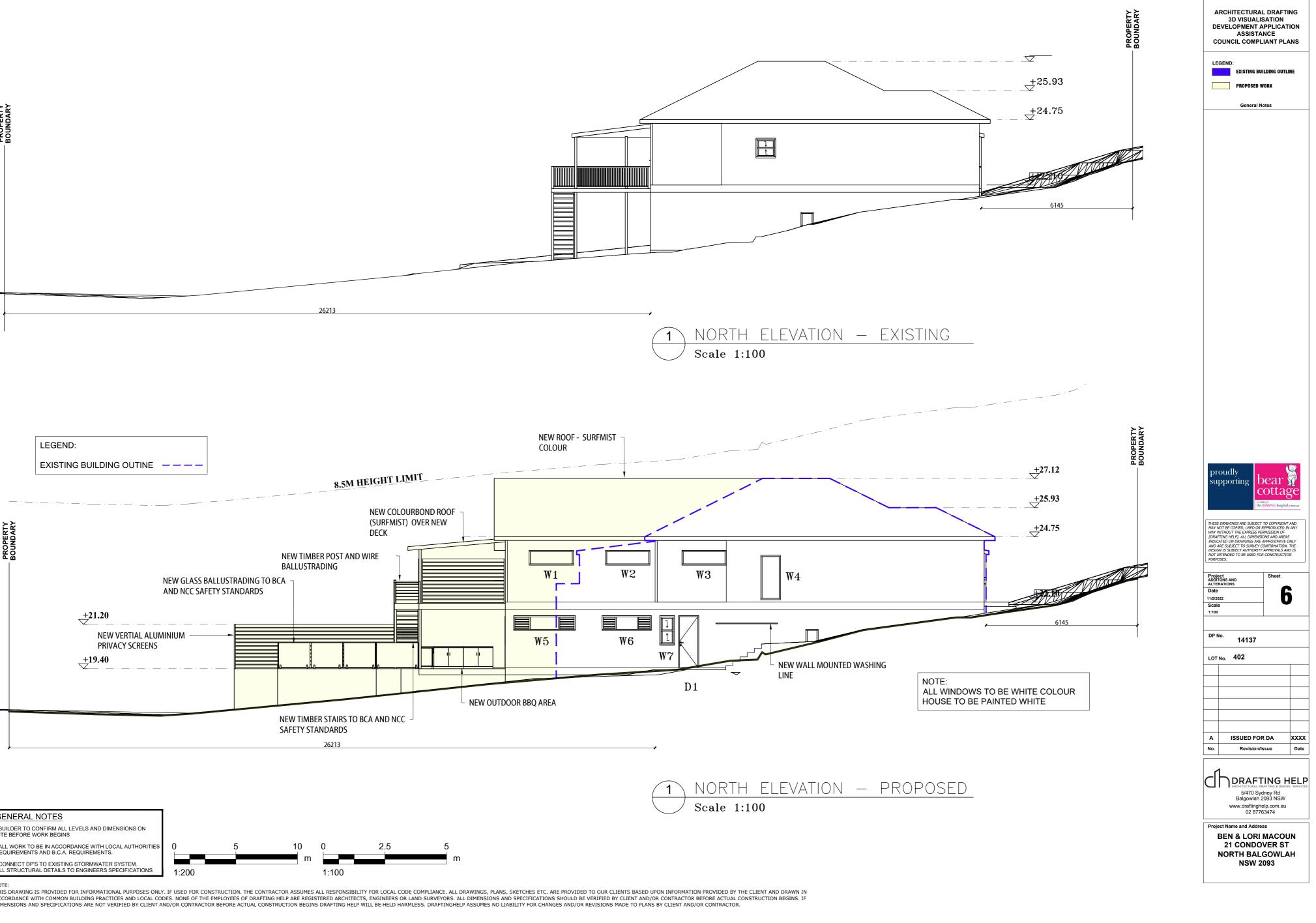
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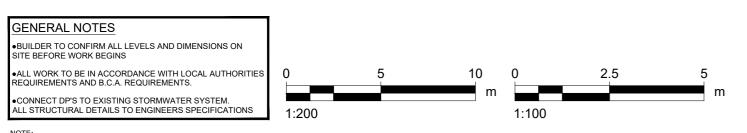
> EXISTING BUILDING OUTLINE PROPOSED WORK

> > General Notes

LEGEND







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## NOTES:

## PRELIMINARIES

All work to comply with the Building Code of Australia, current editions of the relevant Australian Standards, and industry codes of practice.

Select, store, handle and install proprietry products or systems in accordance with the published recommendations of the manufacturer or supplier.

### Dimensions and Setout

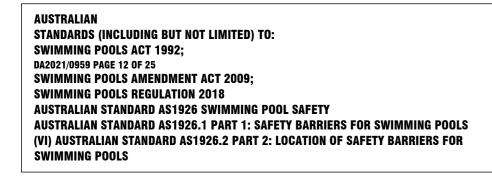
Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work. The site foreman shall be responsible for verifying all dimensions and levels prior to the commencement of the Works. In the event of discrepancies in the setout of the Works, the builder should refer to the Project Designer for clarification before proceeding.

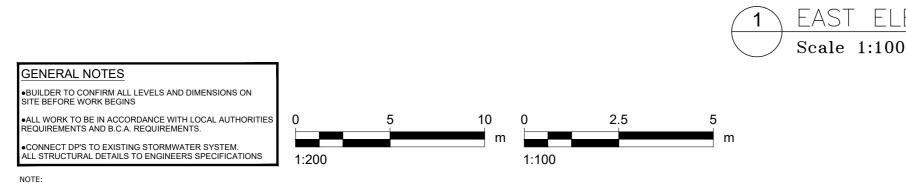
## CONCRETE CONSTRUCTION

Concrete structures generally to AS3600. Ground slabs and footings to AS2870. Ready-mixed concrete to A\$1379. All reinforcement to be in accordance with Engineer's drawings and specification. Place all concrete uniformly over the width of the slab to achieve a level face. Provide construction joints as required. Compaction, curing and formwork stripping to comply with Aust. Stds and codes of practice.

SWIMMING POOL FENCING AND WARNING NOTICES (RESUSCITATION CHART) SHALL BE MANUFACTURED, DESIGNED, CONSTRUCTED, LOCATED AND MAINTAINED IN ACCORDANCE WITH THE SWIMMING POOLS ACT 1992 AND REGULATIONS. THE FENCING AND WARNING NOTICES (RESUSCITATION CHART) SHALL BE PERMANENT STRUCTURES.

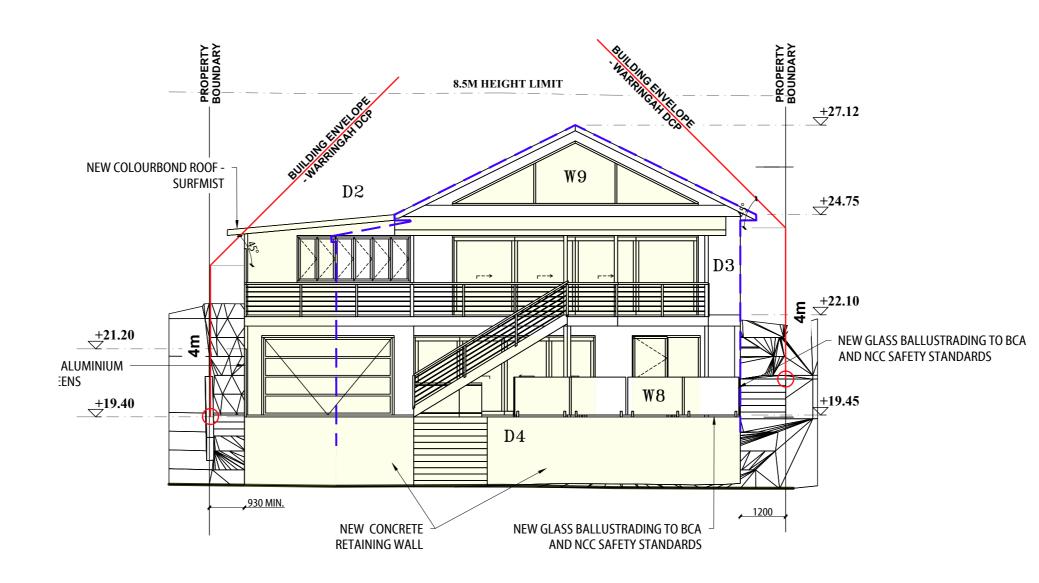
ALL WORKS TO SWIMMING POOL BARRIER ARE TO COMPLY WITH NSW SWIMMING POOLS ACT, REGULATIONS, (NCC) BCA AND AUSTRALIAN STANDARDS AS-1926.1 - 2012, AS-1926.2 2007 & AS - 1288-2006, ELECTRICAL AS -3000-2018. BUILDER AND INSTALLERS TO CONFIRM ALL MEASUREMENTS AND LOCATIONS AT TIMES OF FINAL SITE MEASURE, AND THEY ARE FULLY RESPONSIBLE FOR INSTALLING A COMPLIANT SWIMMING POOL BARRIER.





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LEGEND: EXISTING BUILDING OUTINE -----

ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS EXISTING BUILDING OUTLINE PROPOSED WORK General Notes proudly bear cottage MAY NOT BE COPIED, USED OR REPRODU WAY WITHOUT THE EXPRESS PERMISSIC [DRAFTING HELP]. ALL DIMENSIONS AND INDICATED ON DRAWINGS ARE APPROXIM IGS ARE APPI Project ADDITONS AND ALTERATIONS 11/2/2022 Scale 1:10 DP No. 14137 LOT No. 402 ISSUED FOR DA A XXXX No. Revision/Issue Date 5/470 Sydney Rd Balgowlah 2093 NSW www.draftinghelp.com.au 02 87763474 Project Name and Address **BEN & LORI MACOUN** 21 CONDOVER ST NORTH BALGOWLAH NSW 2093

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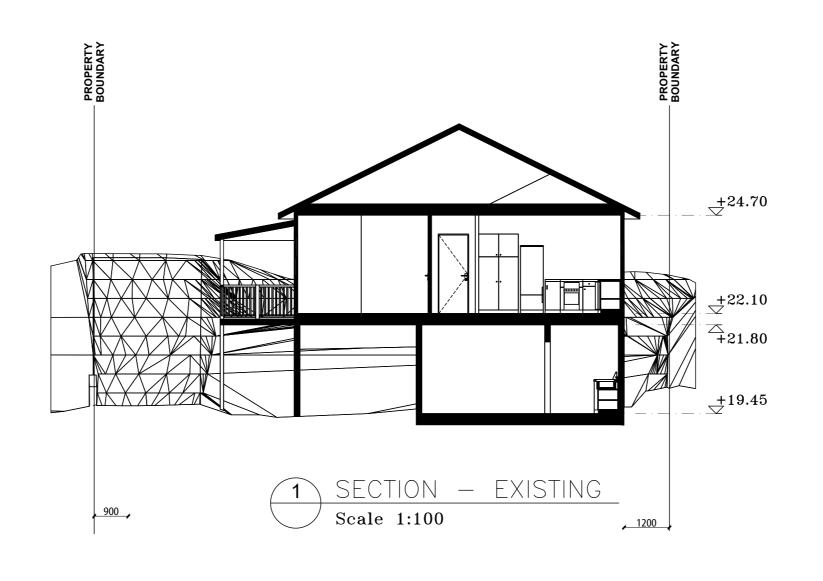
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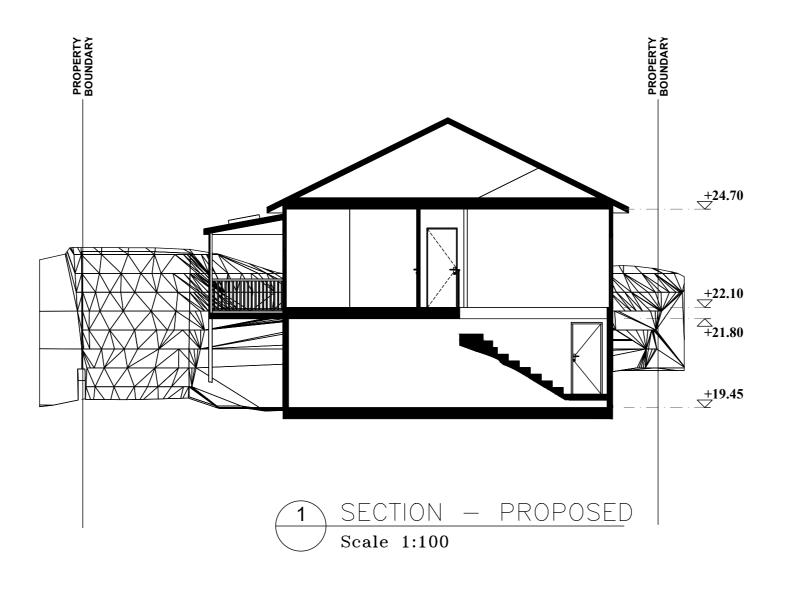
SECTION 8 OF AS 1684.

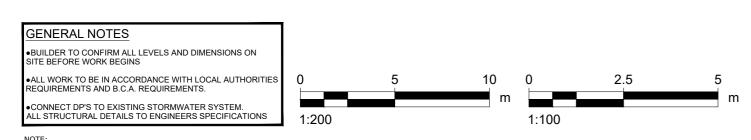
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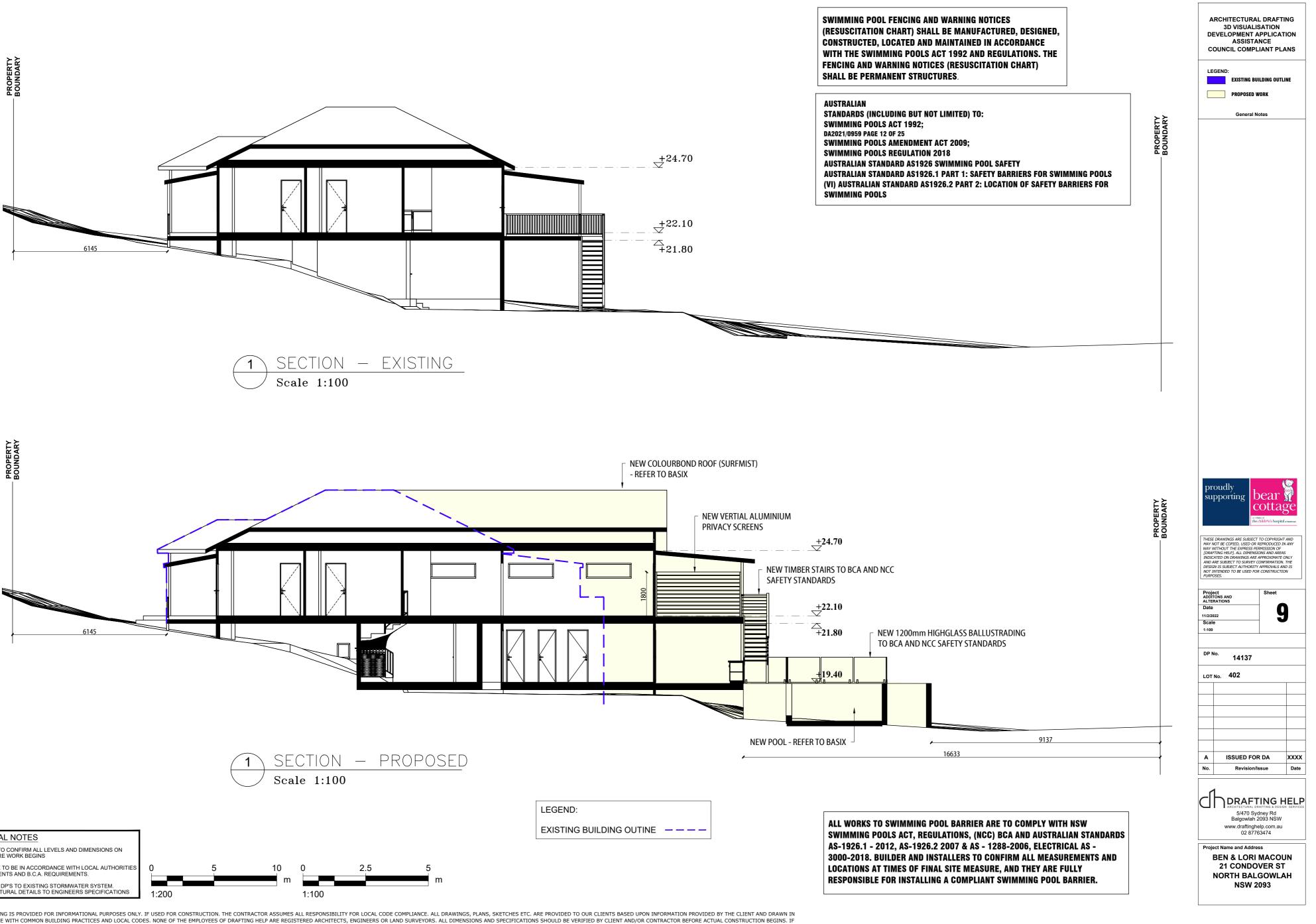


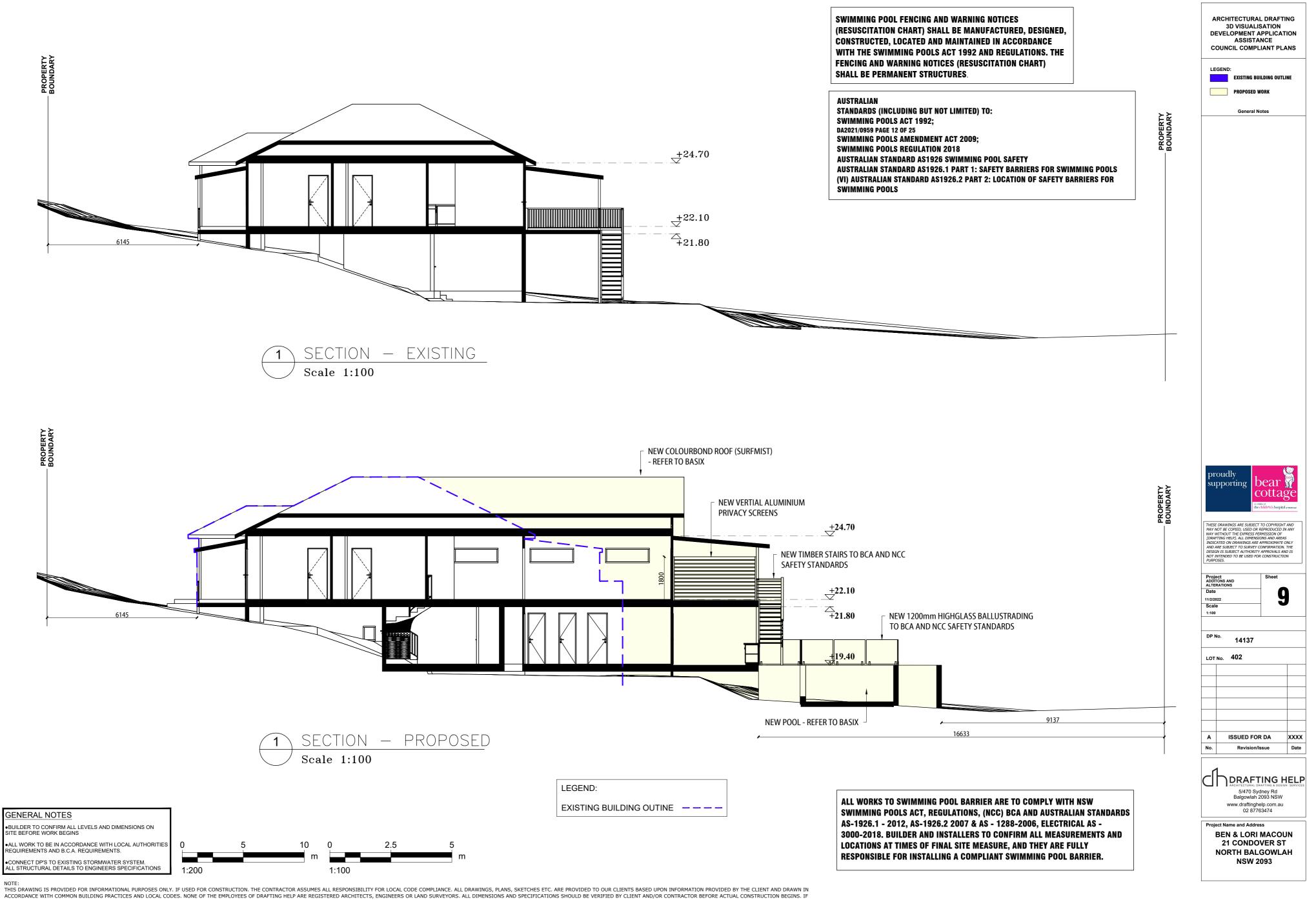


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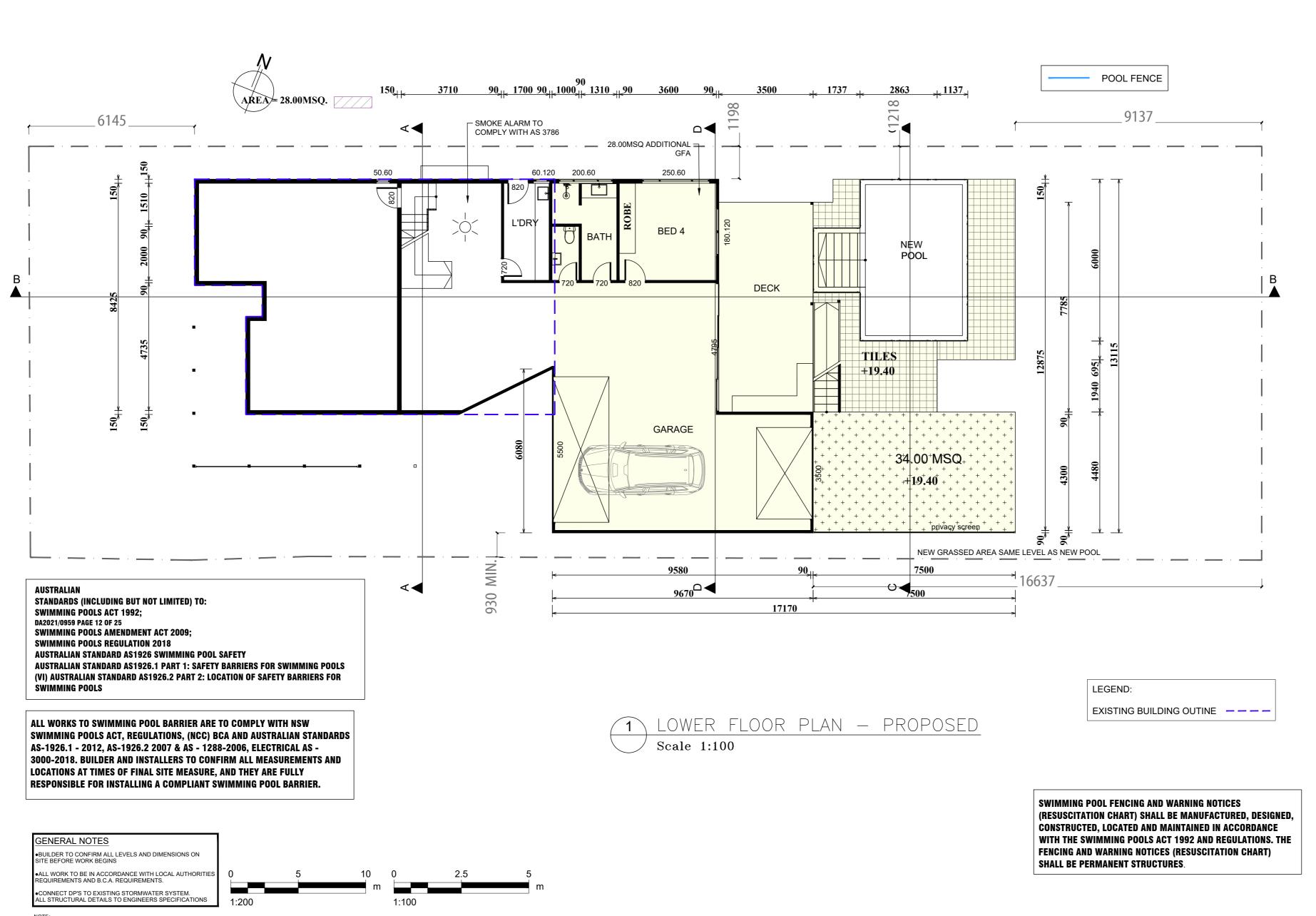
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02 87763474 Project Name and Address							
<b>BEN &amp; LORI MACOUN</b>							
21 CONDOVER ST							
21 CONDOVER ST NORTH BALGOWLAH NSW 2093							





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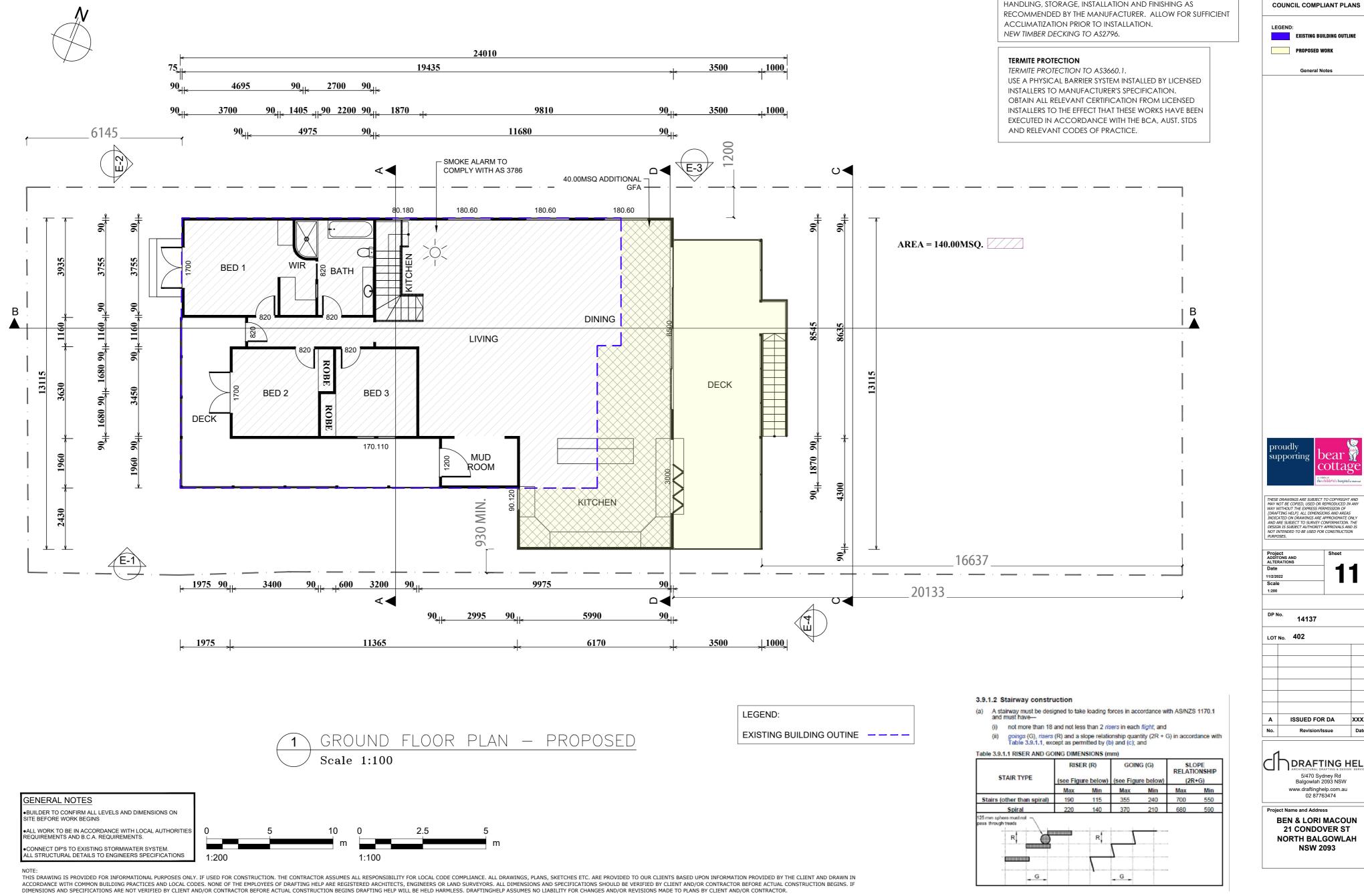


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3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS LEGEND EXISTING BUILDING OUTLINE PROPOSED WORK General Notes roudly bear apporting <u>cottage</u> MAY NOT BE CO PIED, USED OR REPRODUCED IN AN MAY NOT BE COPIEL, USED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESS PREMISSION OF [DRAFTING HELP]. ALL DIMENSIONS AND AREAS INDICATED ON DRAWINGS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY CONFIRMATION. THE DESIGN IS SUBJECT AUTHORITY APPROVALS AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PIRPOSES. Project ADDITONS AND ALTERATIONS Sheet 10 Date 11/2/2022 Scale DP No. 14137 LOT No. 402 Α ISSUED FOR DA XXXX Date No. Revision/Issue 5/470 Sydney Rd Balgowlah 2093 NSW www.draftinghelp.com.au 02 87763474 Project Name and Address **BEN & LORI MACOUN** 21 CONDOVER ST NORTH BALGOWLAH NSW 2093

ARCHITECTURAL DRAFTING



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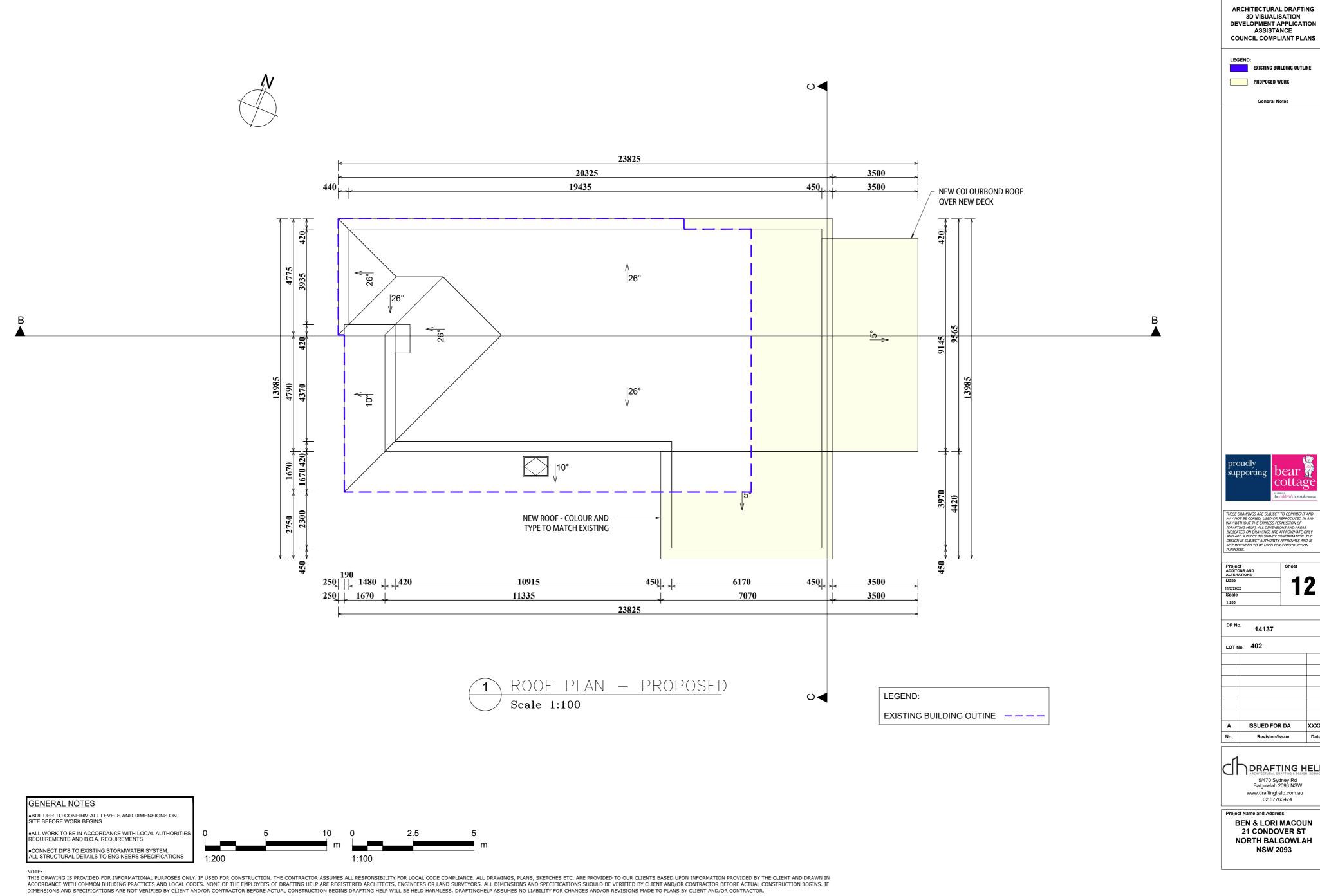
DECKING TIMBER DECK IN ACCORDANCE WITH AS1684. ALLOW TO FIX SELECT GRADE HARDWOOD DECKING AS SUPPLIED BY PROPRIETOR. ALL HANDLING, STORAGE, INSTALLATION AND FINISHING AS

> roudly bear cottage AWINGS ARE SUBJECT TO ENROPT AND BE COPIED, USED OR REPRODUCED IN ANY HOUT THE EXPRESS PERMISSION OF IG HELP]. ALL DIMENSIONS AND AREAS ED ON DRAWINGS ARE APPROXIMATE ONLY ND ARE SUBJECT TO SURVEY CONFIRMATION ESIGN IS SUBJECT AUTHORITY APPROVALS A Project ADDITONS AND ALTERATIONS 11 Date 11/2/2022 Scale 1:200 DP No. 14137 LOT No. 402 ISSUED FOR DA XXXX Α No. Date Revision/Issue 5/470 Sydney Rd Balgowlah 2093 NSW www.draftinghelp.com.au 02 87763474 Project Name and Address **BEN & LORI MACOUN** 21 CONDOVER ST NORTH BALGOWLAH NSW 2093

ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION

ASSISTANCE

General Notes



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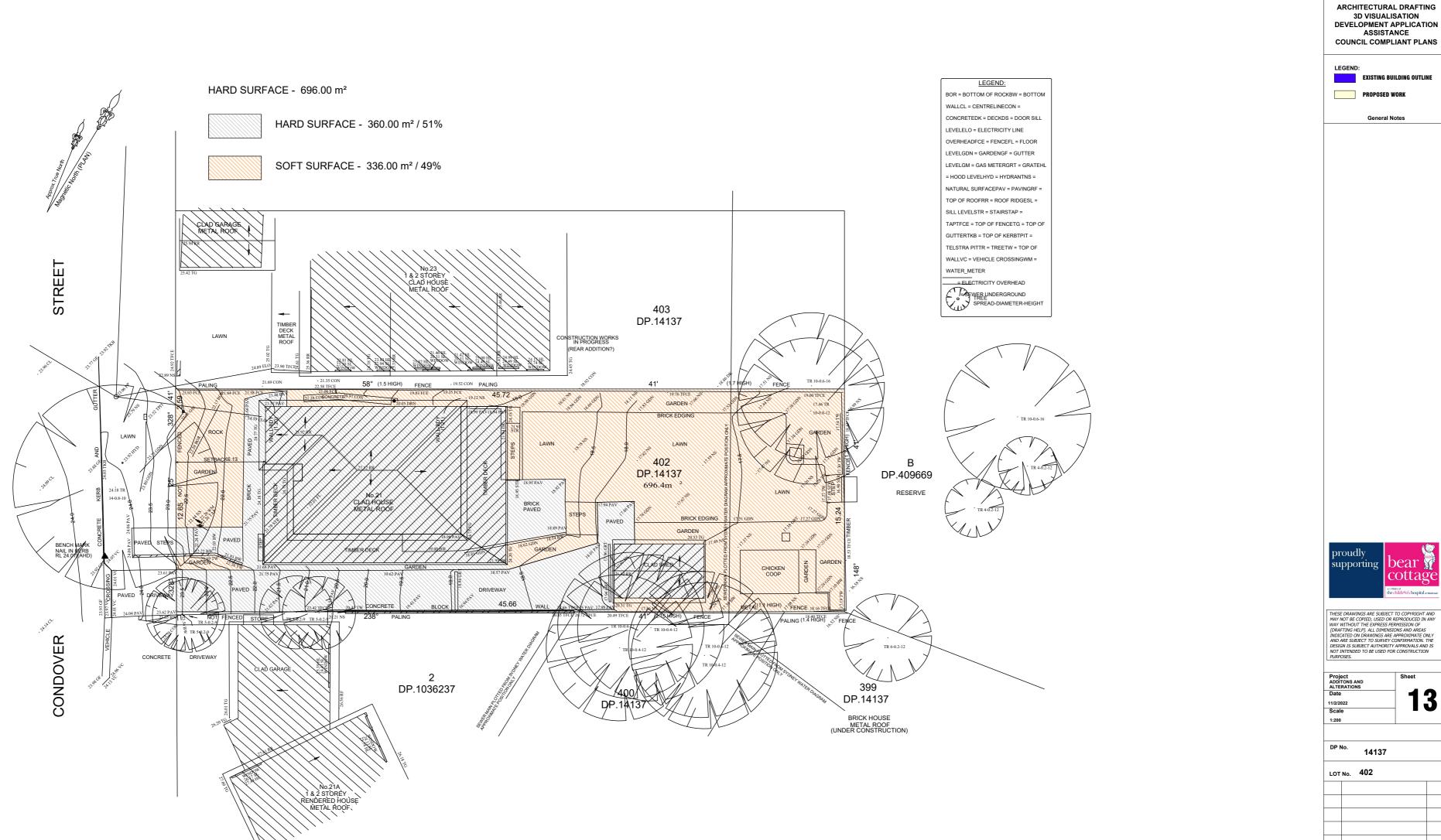
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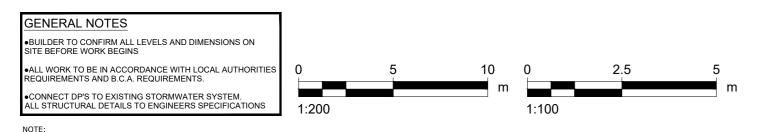
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LANDUSE DIAGRAM - EXISTING

**SCALE 1:200** 



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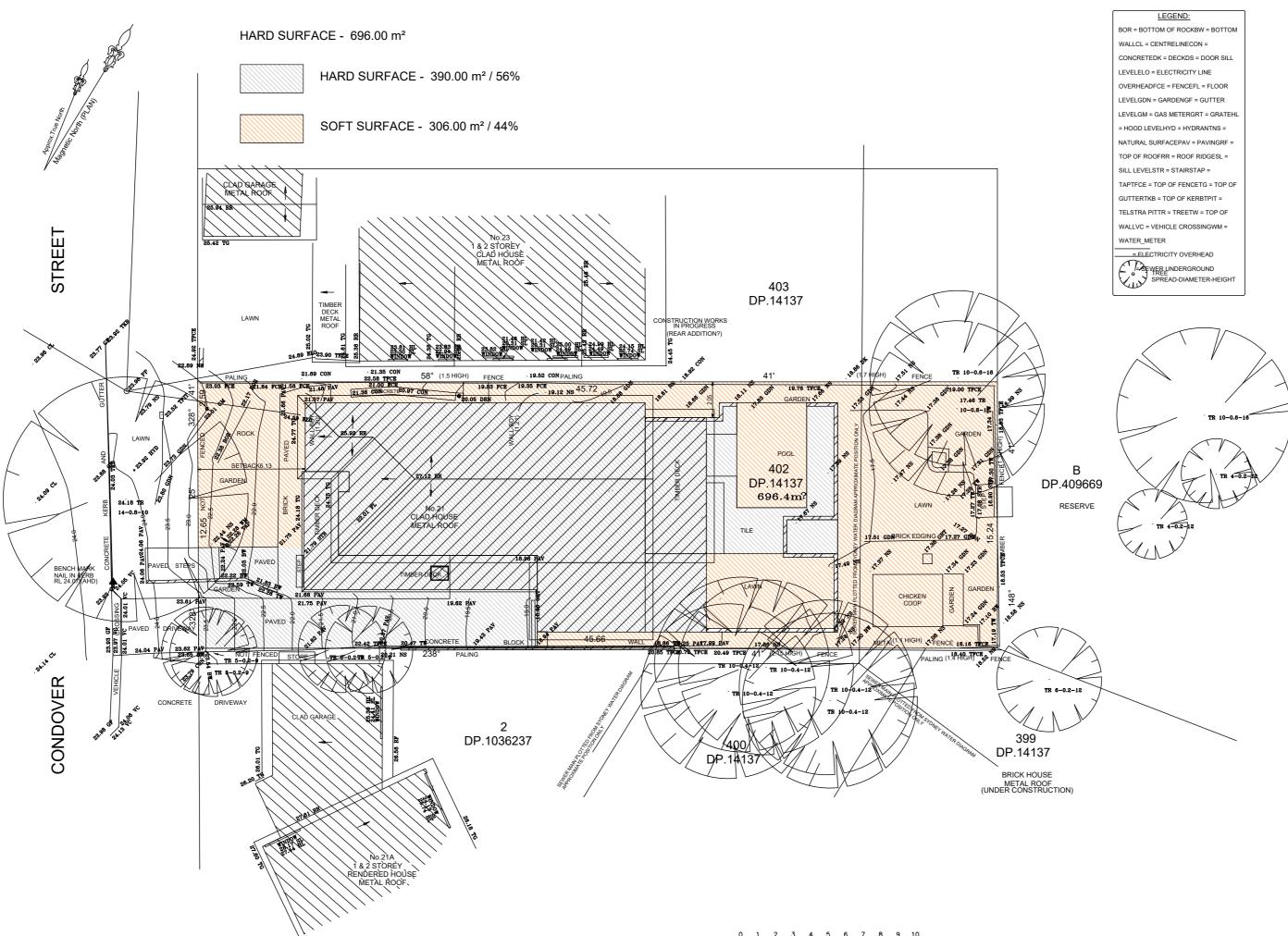
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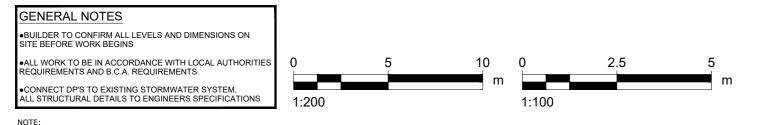
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**SCALE 1:200** 



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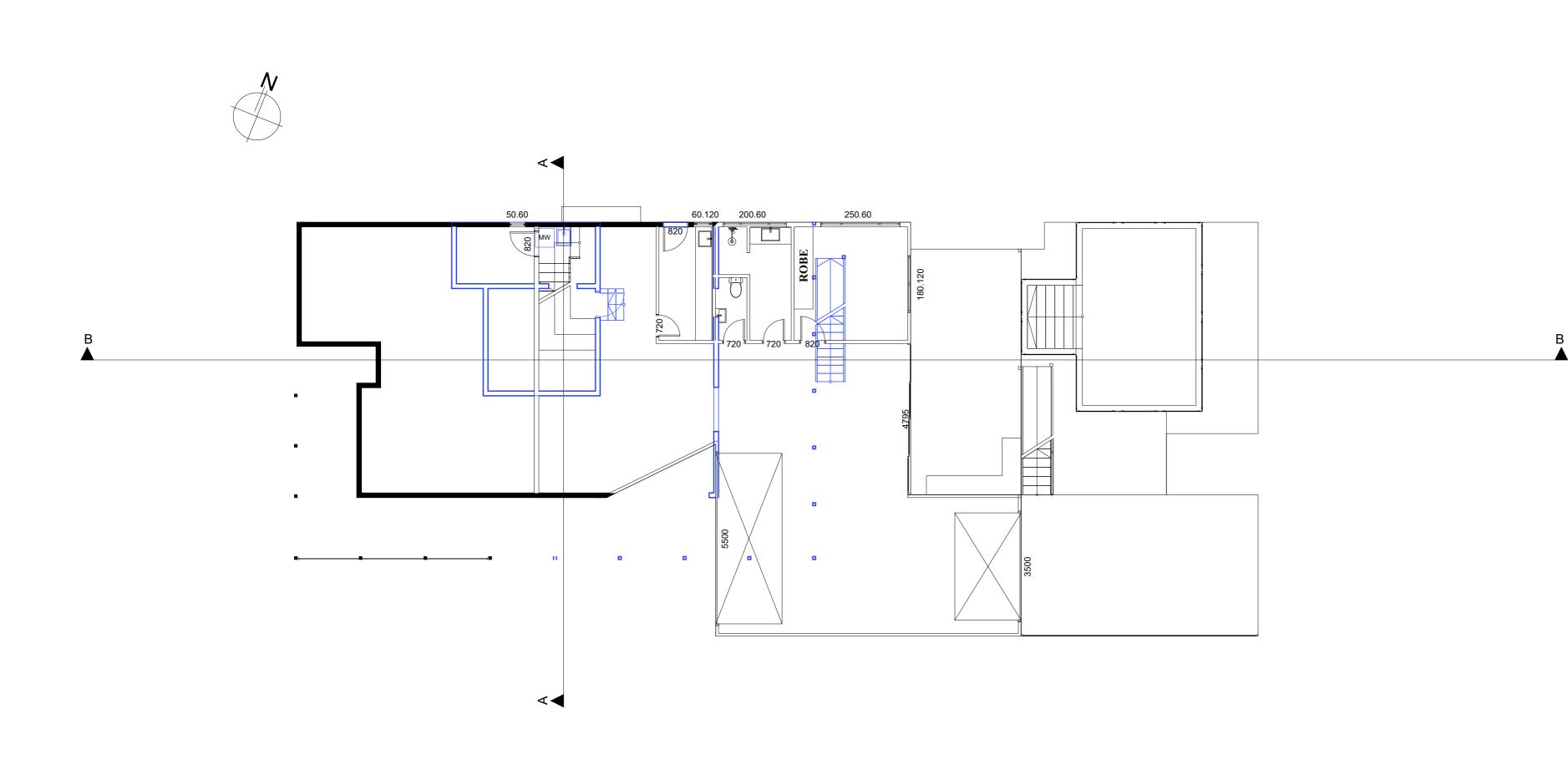
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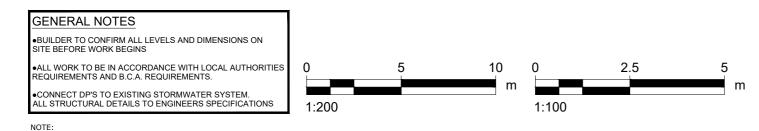
TITLE INDICATES THAT LOT 402 IN D.P.14137 IS SUBJECT TO: - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) - C858582 COVENANT (NOT INVESTIGATED)





## **DEMO PLAN - LOWER FLOOR**

**SCALE 1:100** 



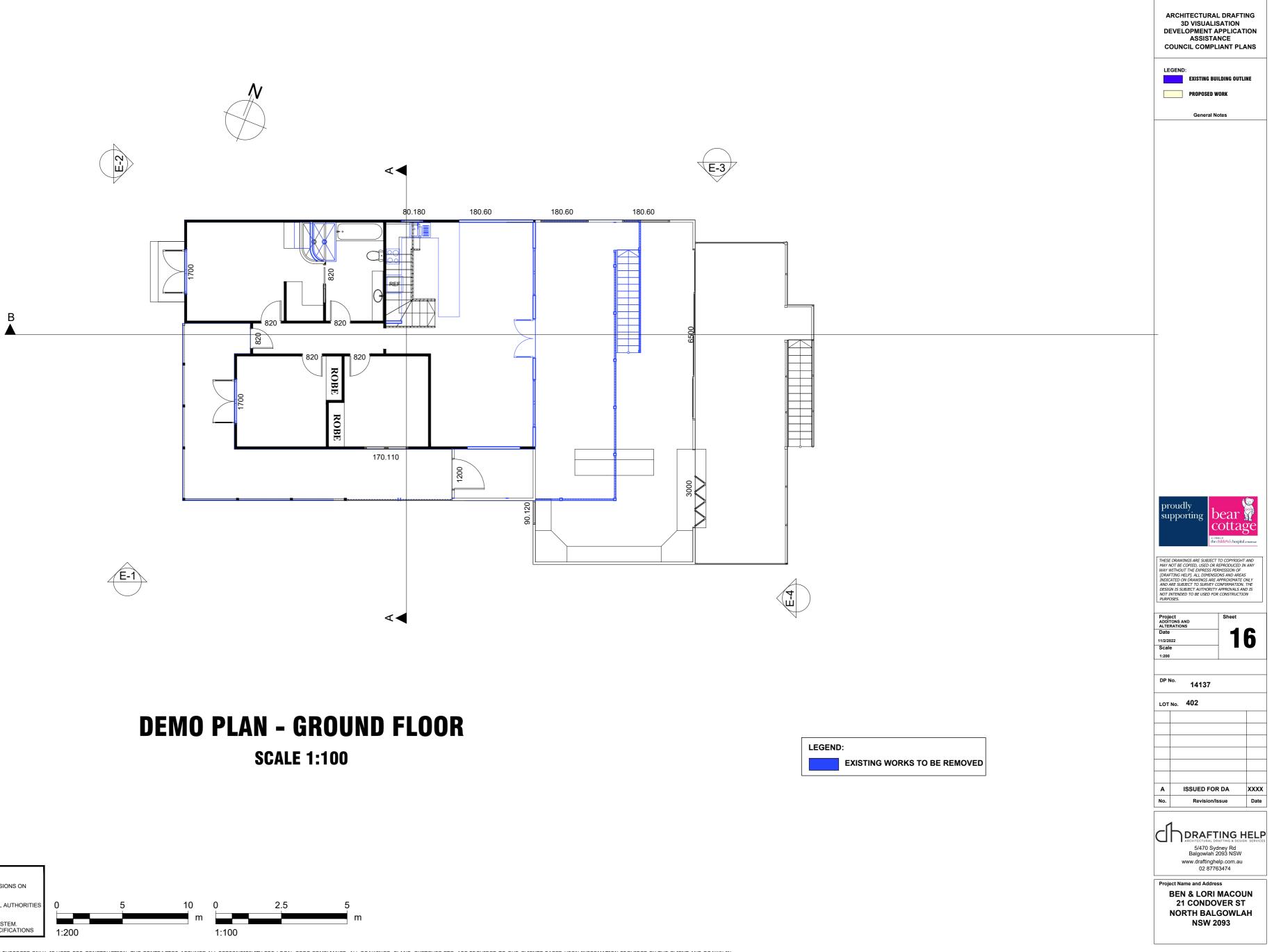
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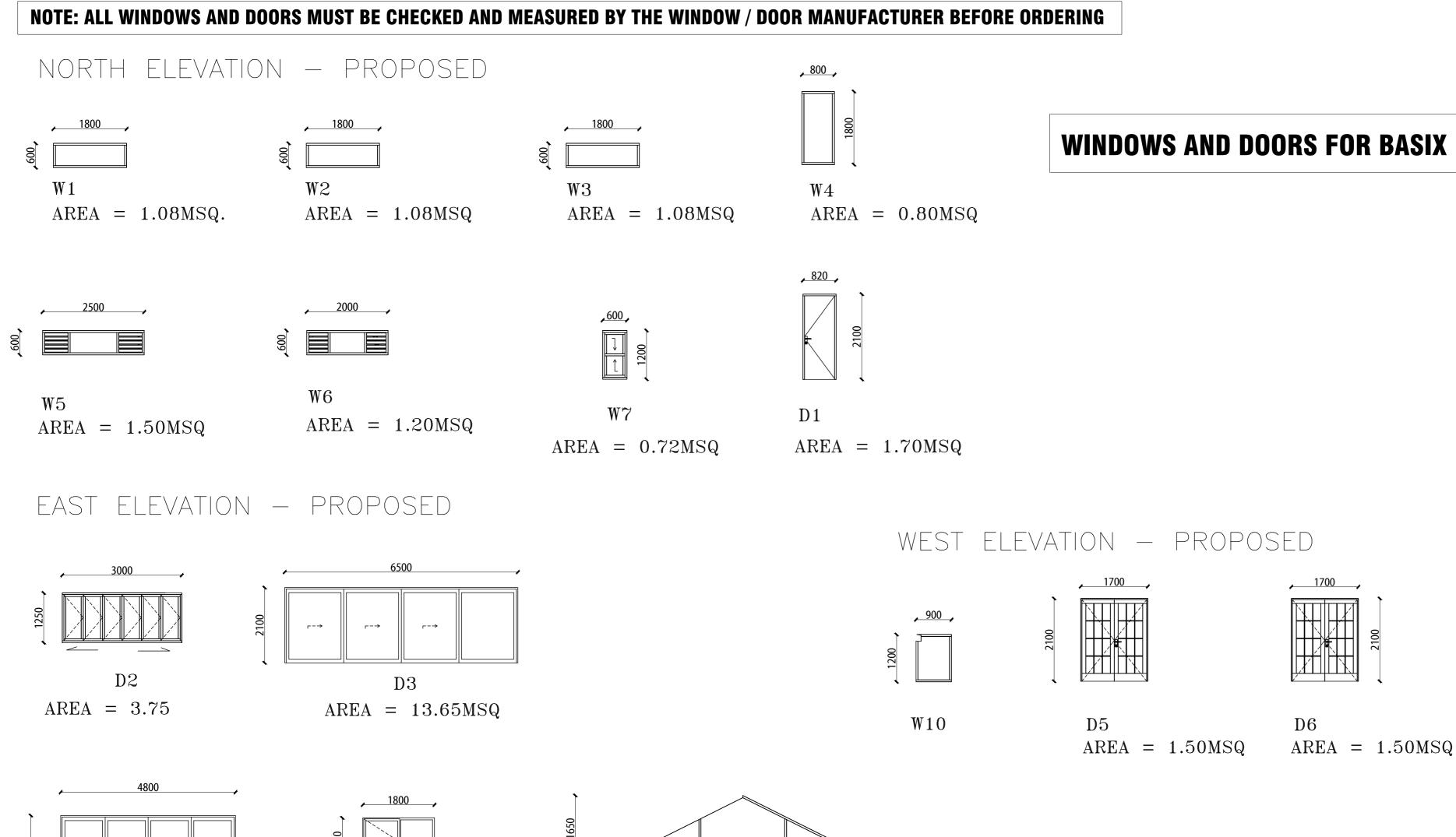




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GENERAL NOTES

NOTE

AREA = 10.08MSQ

REQUIREMENTS AND B.C.A. REQUIREMENTS.

•BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS

•CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

•ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES

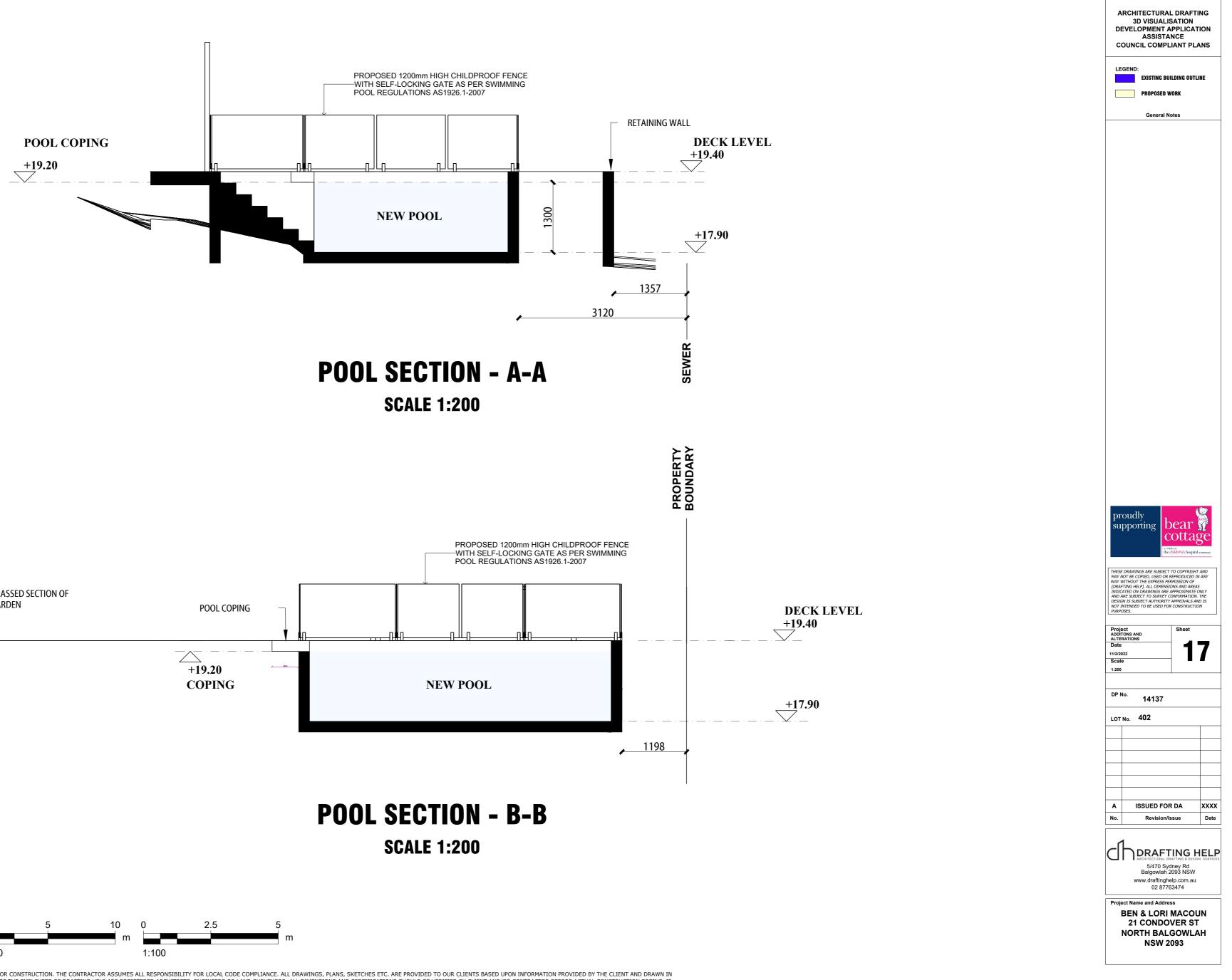
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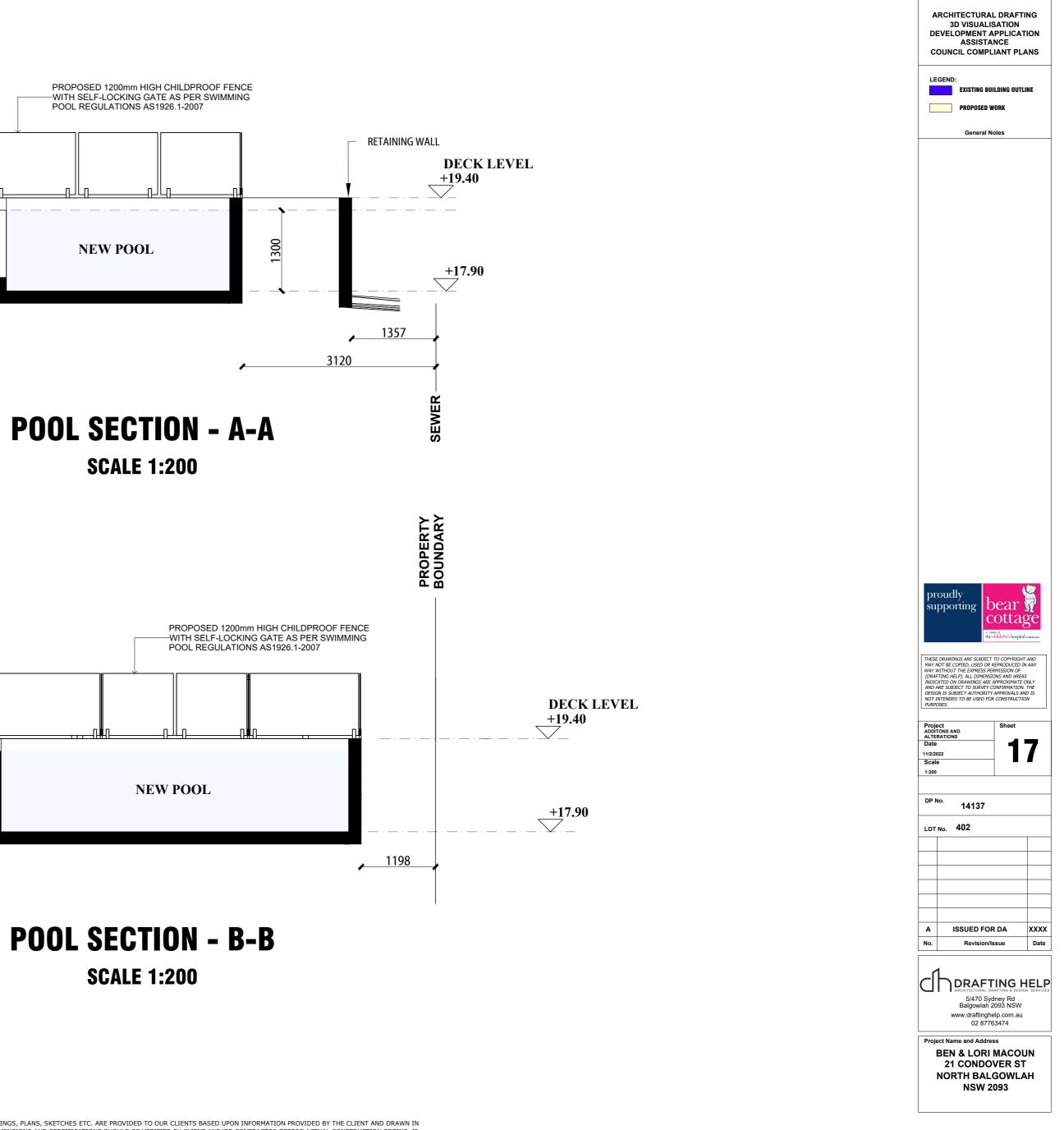
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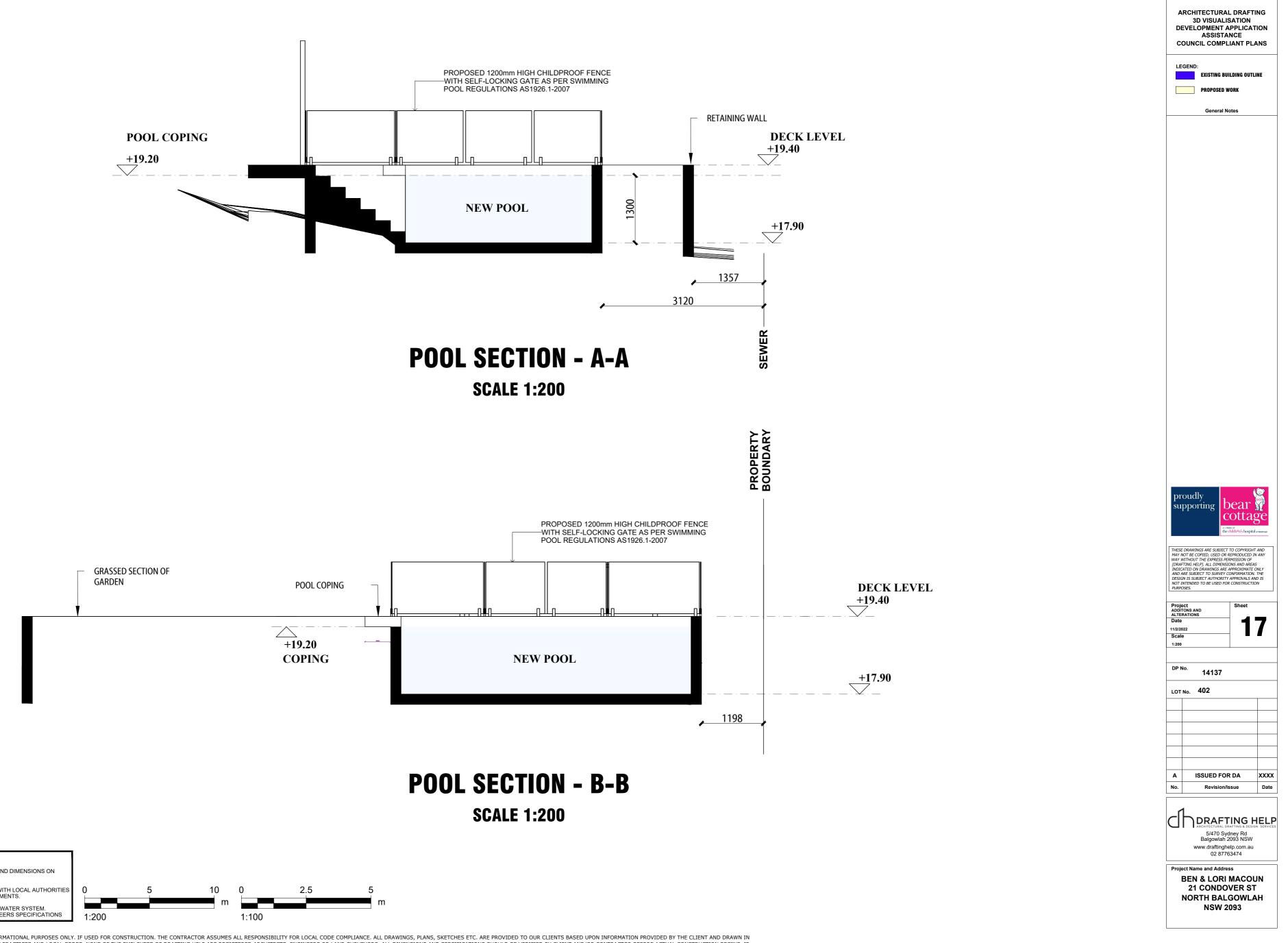
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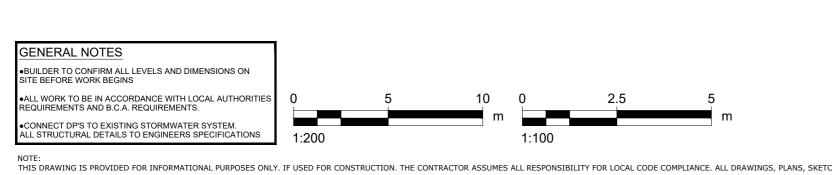


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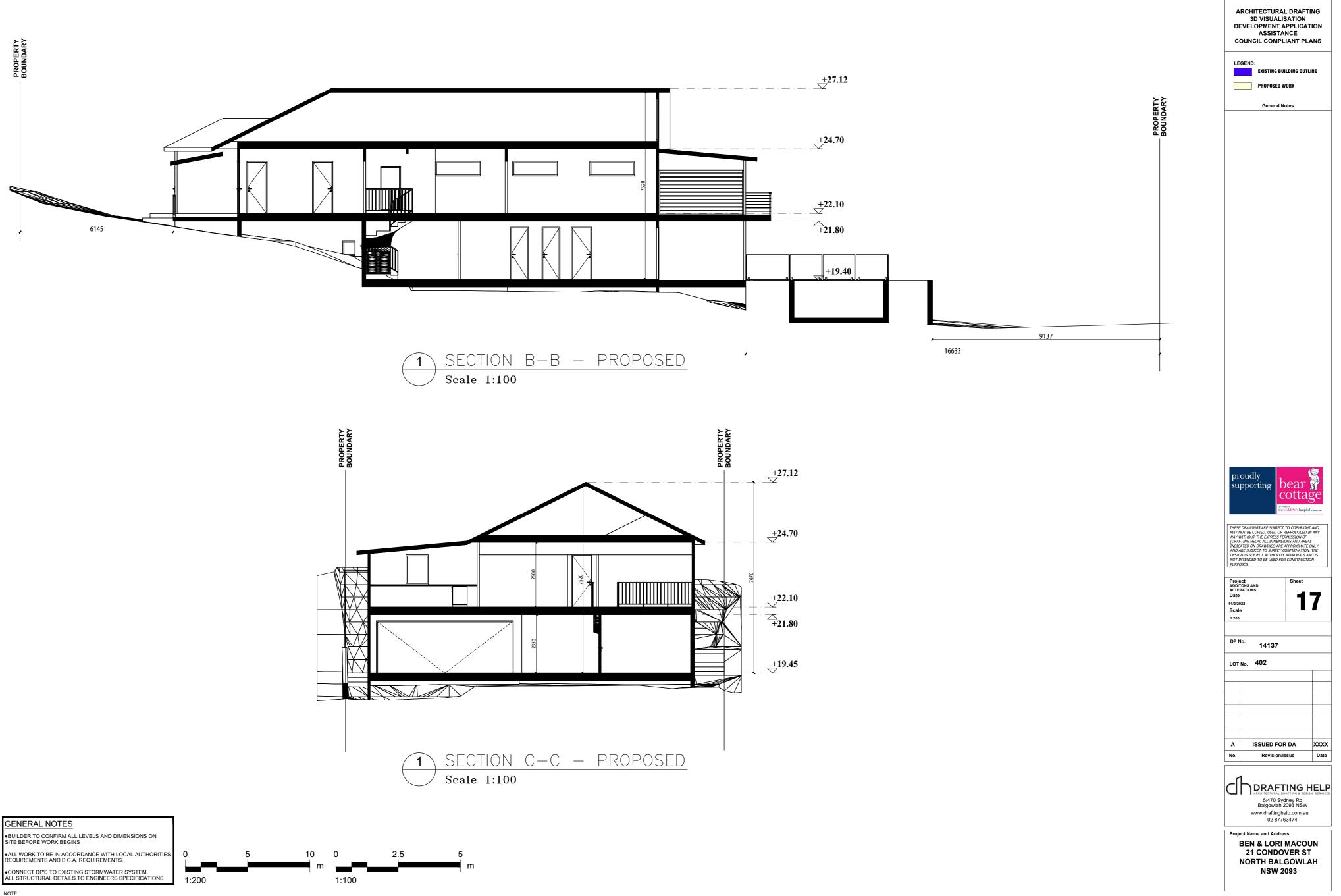


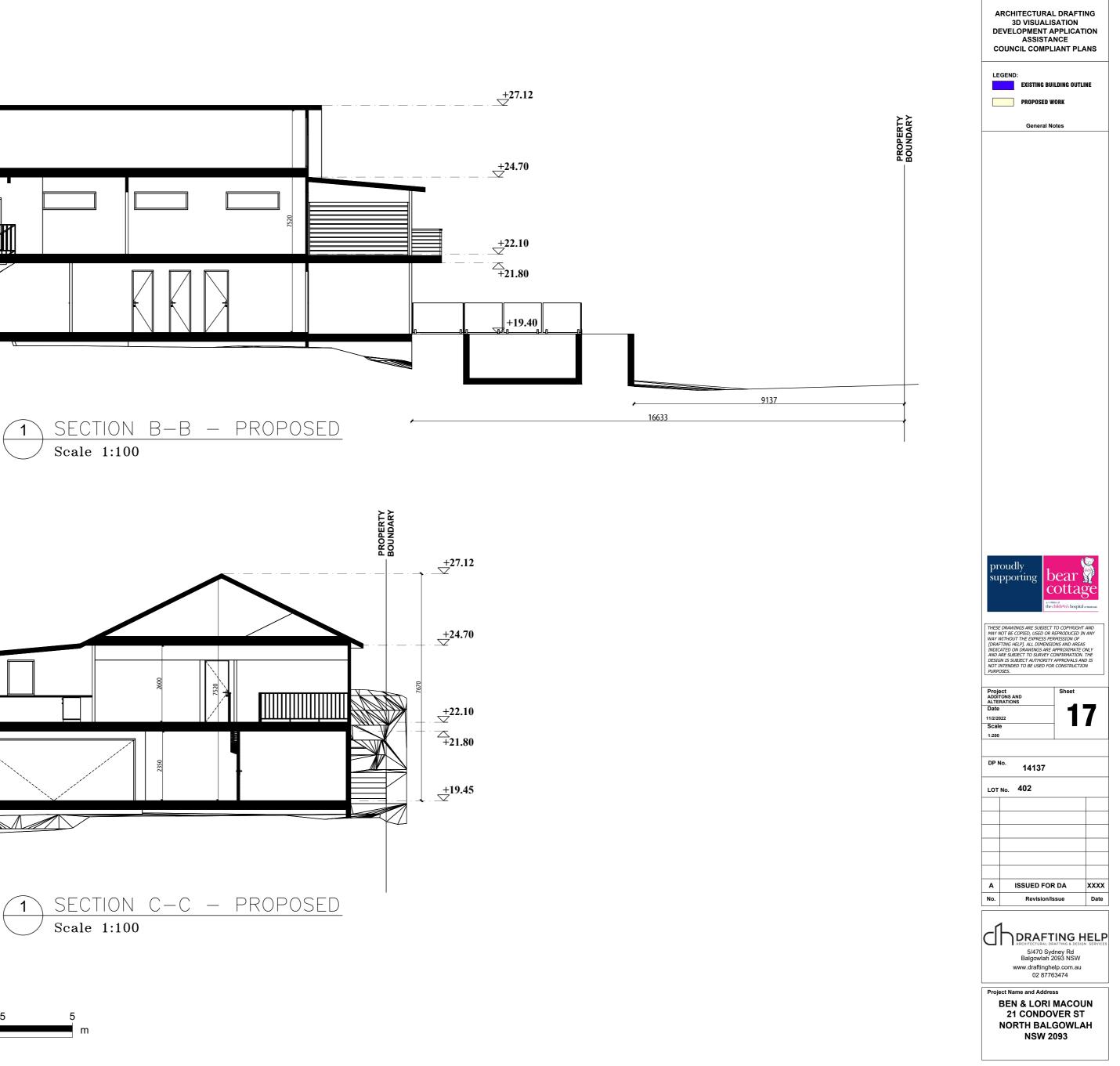


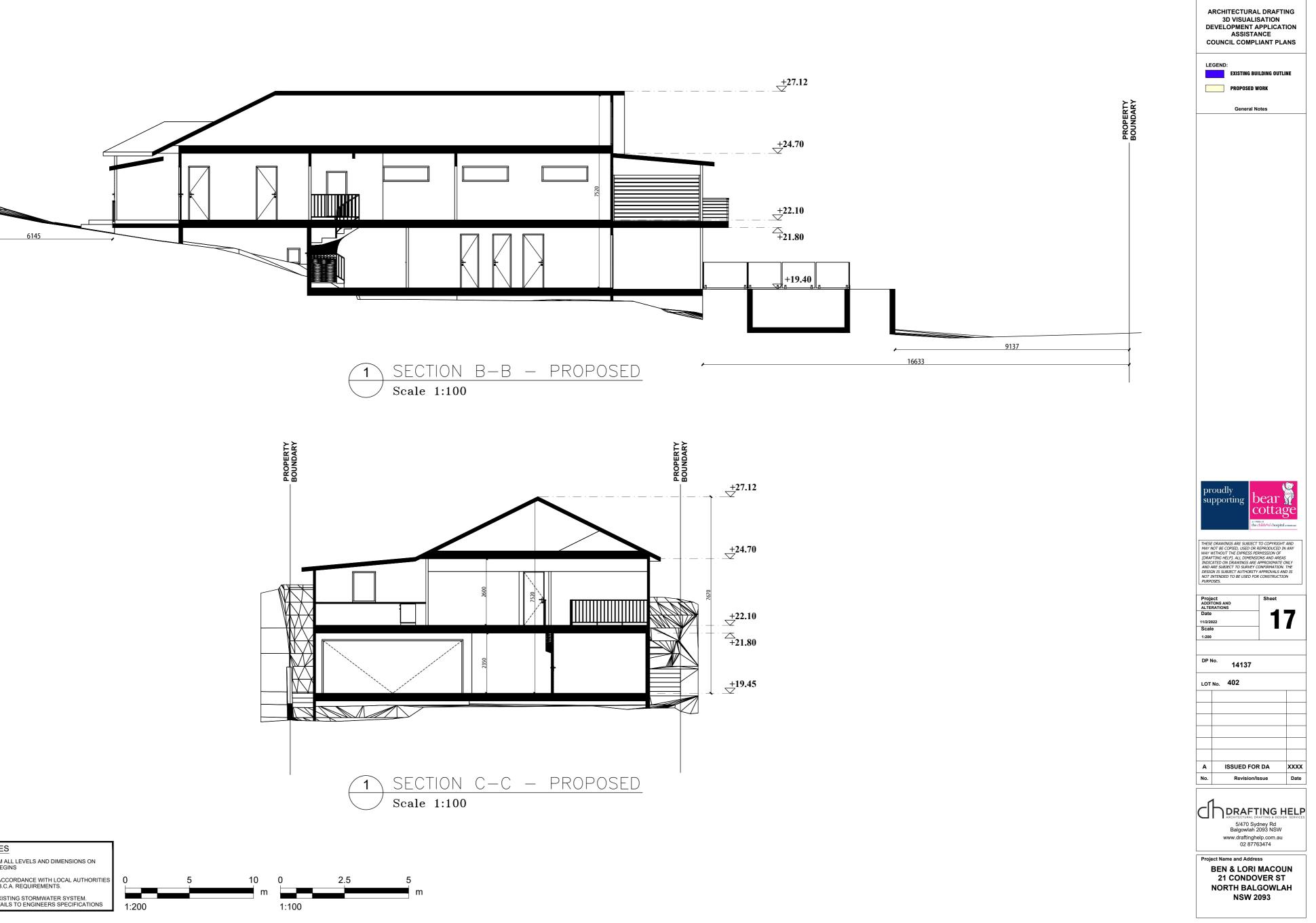


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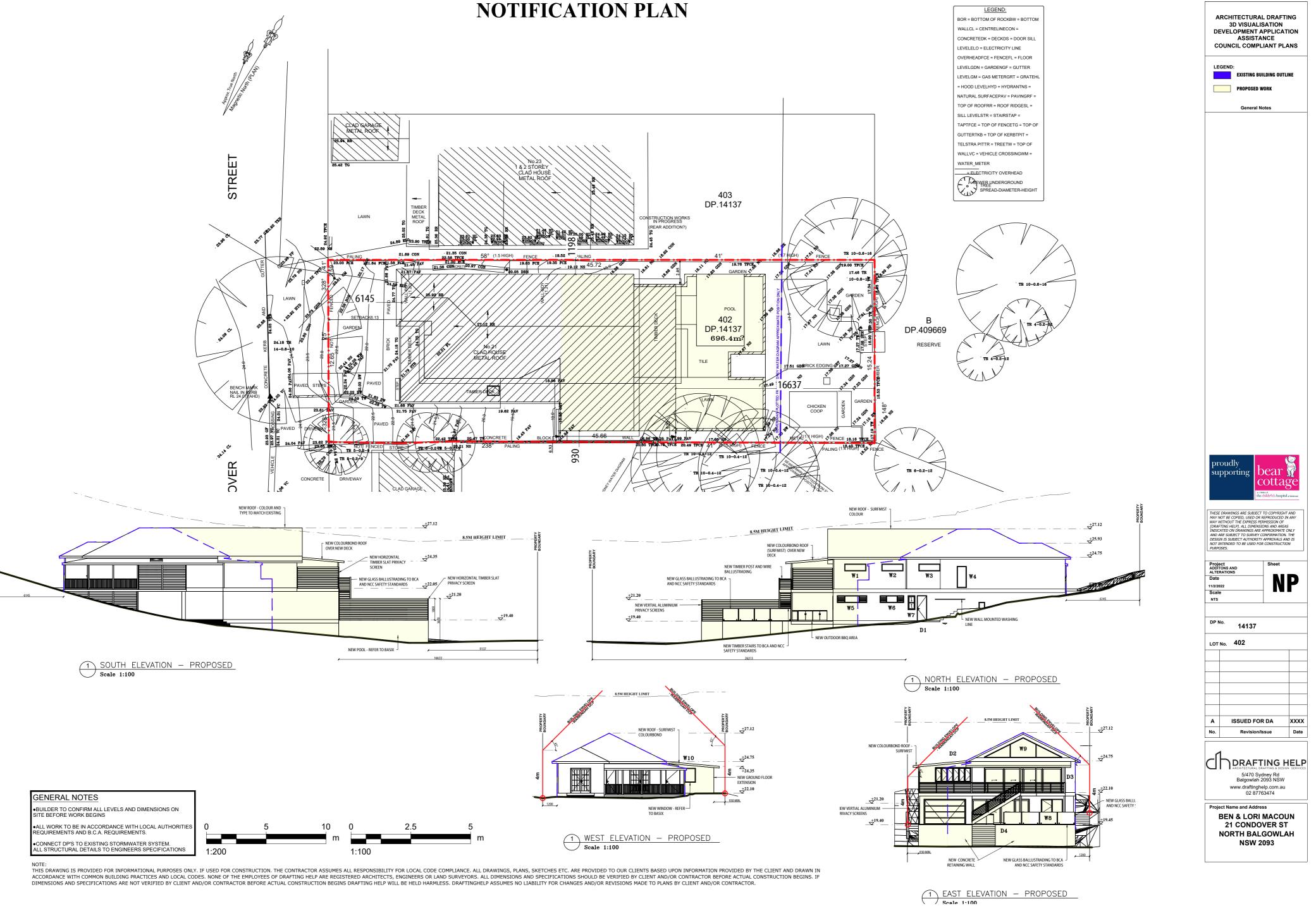


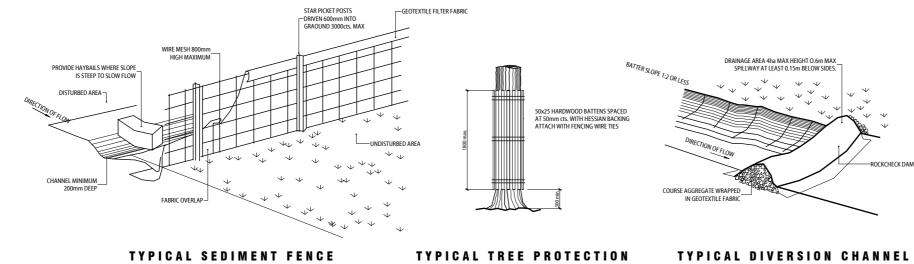


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SCALE NTS

HEY ARE TO BE REIN

**Erosion & Sediment Controls** 

APPROPRIATE EROSION AND SEDIMENT CONTROLS IN ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.

HOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDE REVE THEIR INTENDED FUNCTION FOR THE DURATION OF THW WORD NTIL SUCH TIME AS THE SITE IS FULLY STABILISED. IF ANY CONTROLS AMAGEO OR BECOME INFEFFCUTE DURING THE COURSE OF THE WO

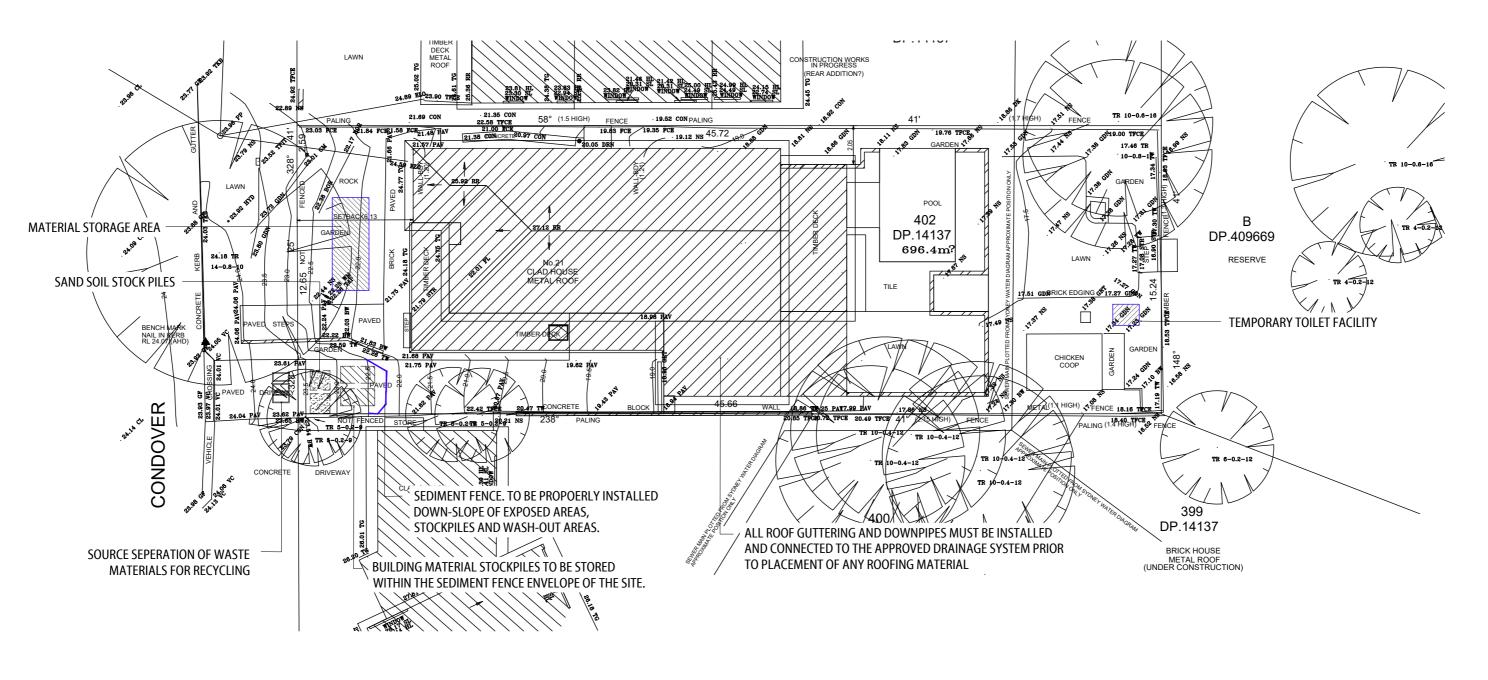


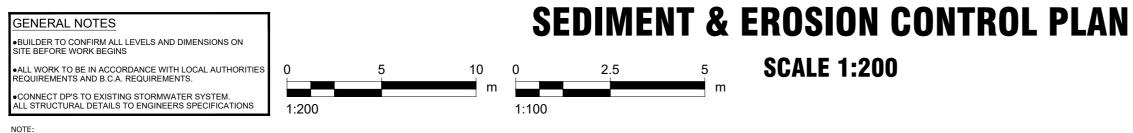
SCALE NTS

Sediment Traps

Diversion Channels

A DIVERSION CHANNEL IS AN EXCAVA STRUCTURES AREE USED TO INTERCEN LOCATION WHERE POSSIBLE.





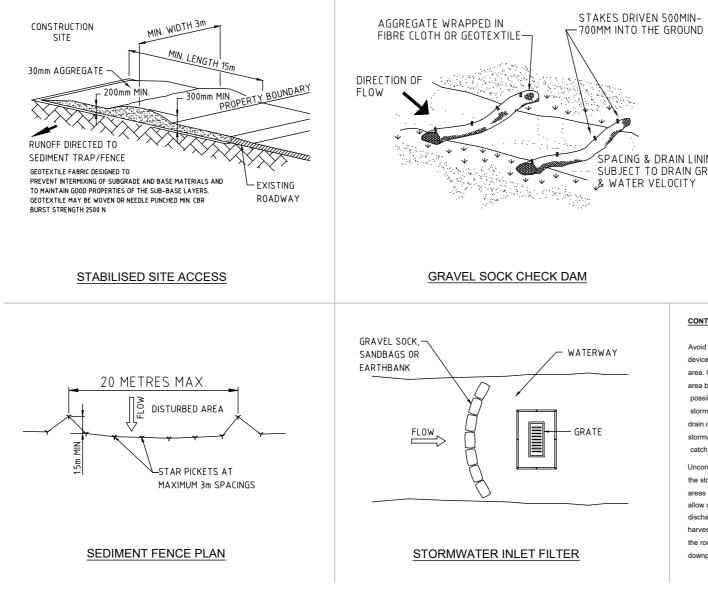
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- SCALE NTS Dust Control ALL TRUCKS/UTES MUST COVER THEIR LOADS AT ALL TIMES. APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOW CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF ARTHWORKS, WATERING AND PROGRESSIVE VECETATION WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE EN OF EACH DAY TO LAY THE DUST.
- ARTH MOVONG ACTIVITIES SHOULD BE AVOIDED WHE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE DUST

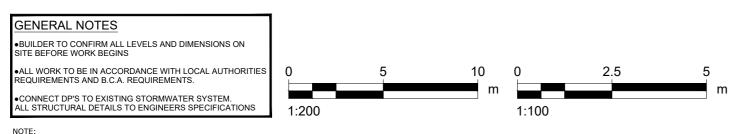








SEDIMENT & EROSION CONTROL - ADDITIONAL DETAILS TO BE FOLLOWED BY SITE MANAGER / CONSTRUCTION WORKERS

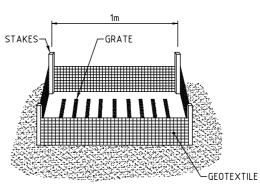


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SPACING & DRAIN LINING SUBJECT TO DRAIN GRADE



FILTER FABRIC

## GEOTEXTILE STORMWATER INLET FILTER

### CONTROLLING CONTAMINATION ON SITE

Avoid contamination of stormwater with sediment. Use diversion devices to reduce the volume of stormwater reaching the disturbed area. On compact urban sites avoid overland flow through the work area by installing the final stormwater drainage system as early as possible in the construction process. Before installation of the final stormwater system, install an up-slope perimeter bank and catch drain connected to a temporary drop pipe, to take uncontaminated stormwater directly to the stormwater system. On steep sites, line catch drains with turf or geotextile fabric.

Uncontaminated stormwater from the channel should discharge to the stormwater system. In some cases discharge onto non-erodable areas of land is permissible. Check with your local council. Do not allow discharge into neighbouring properties. Roof drainage must discharge to the stormwater system, unless rainwater is being harvested. Complete the final stormwater drainage system before the roof is installed. Connect using either temporary or permanent downpipes

#### POST-CONSTRUCTION AND EROSION CONTROL

Stabilise the site as soon as possible after construction, or while the last trades are finishing, to minimise the potential for ongoing soil erosion. Turf lawns are commonly used to stabilise soil but their high water consumption can be an environmental burden. Native ground cover plants do the same thing with considerably lower water use. Avoid replacing native vegetation with turf.

Mulch (straw or other material) can be used on open garden beds to protect soil and support plant growth. Mulch spread to a depth of 75-100mm minimises soil and water loss and controls weed growth. Mulch may be less suitable on steep sites and in high wind areas. Temporary, quick germinating grasses such as rye and oats can be used to stabilise soil until slower growing plants can be established. This method is only effective after the grass seeds have germinated and established a root structure.

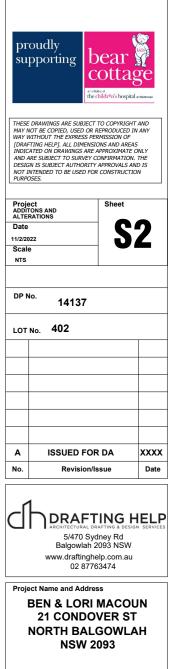
Semi permeable paving can be used to stabilise areas of the site. Avoid excessive use of hard surfaces that prevent stormwater being absorbed. Biodegradable erosion control mats are useful when revegetating steep slopes.

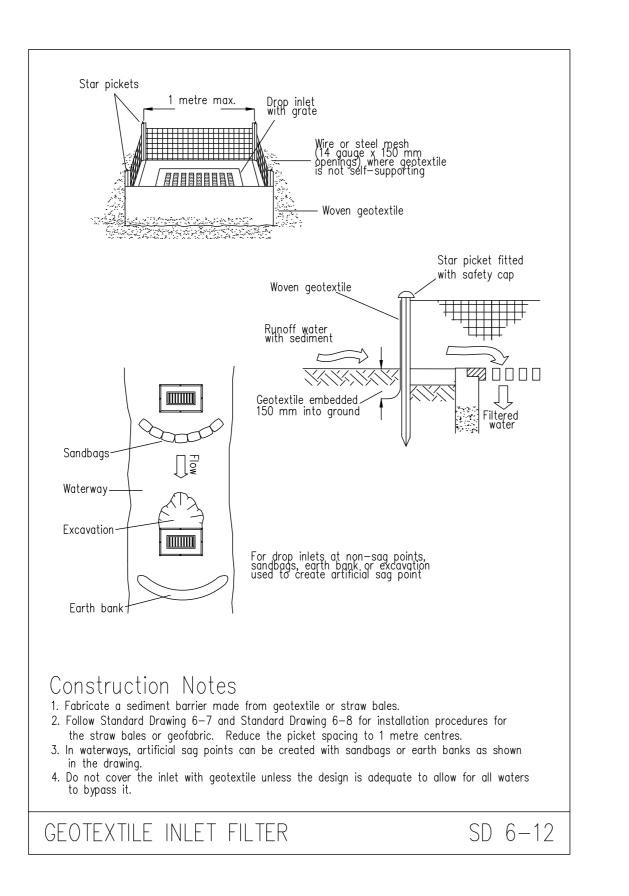
Integrate landscaping strategy with sediment control. For example, diversion channels and trenches that filter sediment can be used with rubble in the base to create a deep root planting opportunity.

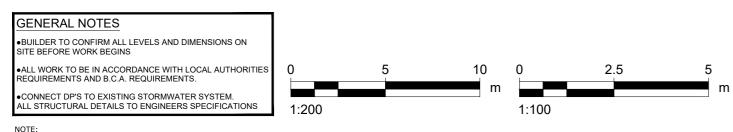
ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS



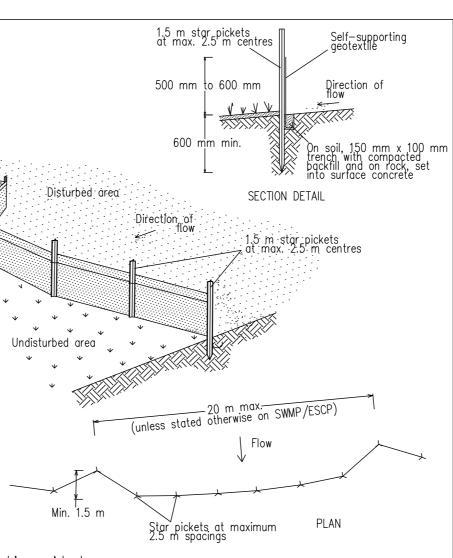
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## Construction Notes

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1. Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event. 2. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to

be entrenched. 3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.

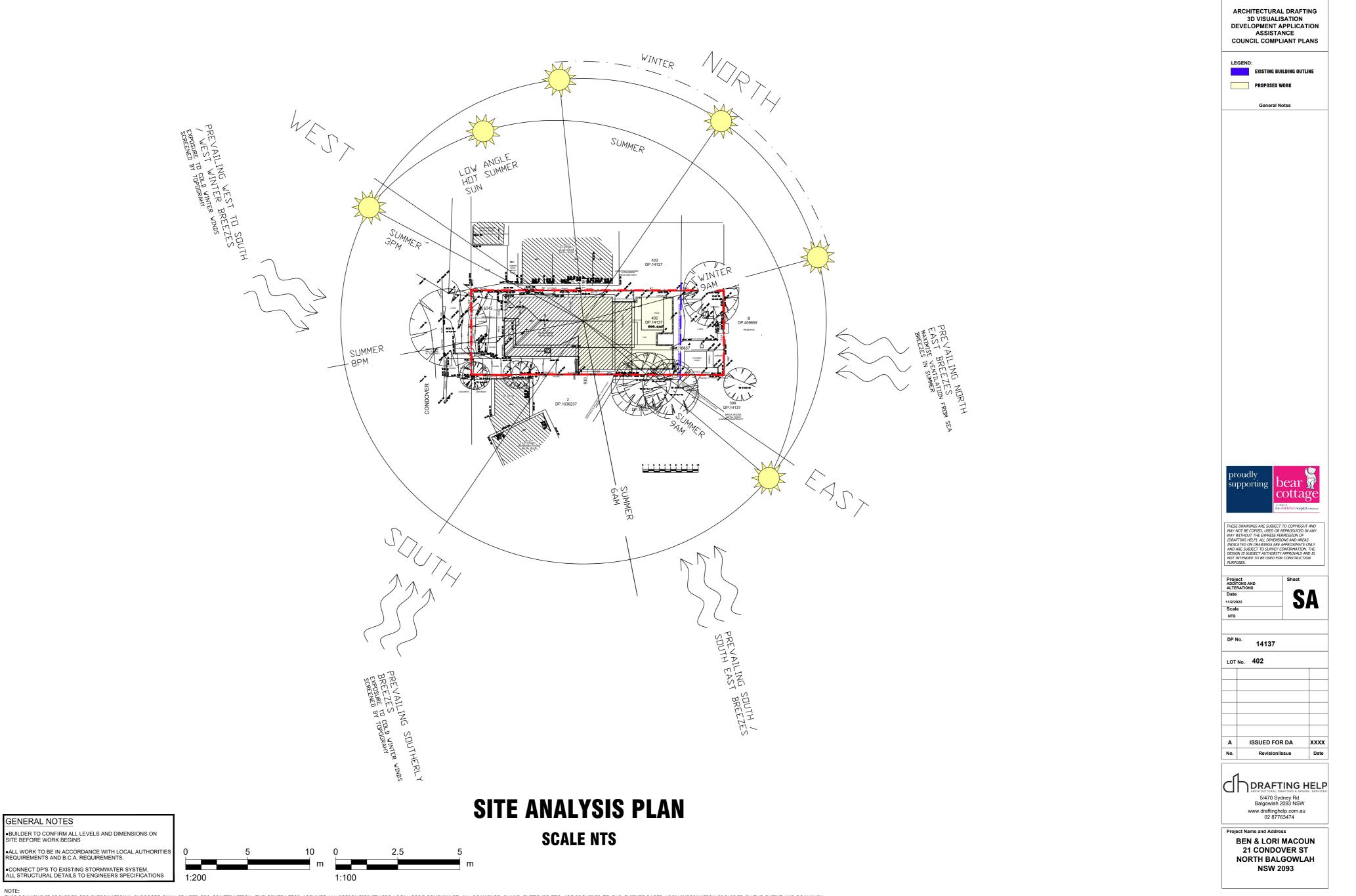
4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.

5. Join sections of fabric at a support post with a 150-mm overlap. 6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.





ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE



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#### PRELIMINARIES

All work to comply with the Building Code of Australia, current editions of the relevant Australian Standards, and industry codes of practice.

Select, store, handle and install proprietry products or systems in accordance with the published recommendations of the manufacturer or supplier.

#### Dimensions and Setout

Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work. The site foreman shall be responsible for verifying all dimensions and levels prior to the commencement of the Works. In the event of discrepancies in the setout of the Works, the builder should refer to the Project Designer for clarification before proceeding.

#### TERMITE PROTECTION

Termite protection to A\$3660.1. Use a physical barrier system installed by licensed installers to manufacturer's specification. Obtain all relevant certification from licensed installers to the effect that these works have been executed in accordance with the BCA, Aust. Stds and relevant codes of practice.

#### SITE PREPARATION

Groundworks for slabs and footings to AS2870.

Demolition to AS2601. Avoid erosion, contamination and sedimentation of the site, surrounding areas and drainage systems. Limit clearing of the Site to areas to be occupied by the Works, paving and landscaping. Grub out or grind stumps of all trees to be removed from the site.

#### EXCAVATION

Excavate to give the levels and profiles required for construction, site services, paving and landscaping. Allow for compaction and settlement. Confirm bearing capacity for foundations is adequate. Provide even bearing surfaces for load-bearing elements including footings. Grade to ground surface externally to drain ground or surface water away from the buildings without ponding. Remove all loose material, debris and organic matter prior to placing fill, ground slabs and load-bearing elements. Compact the ground to achieve required density.

### VAPOUR BARRIERS

All vapour barriers to AS2870. Provide vapour barriers below all ground concrete slabs (if required) on sand blind surface sufficient to cover hard projections. Barriers to be minimum 0.2mm thick impact resistant polyethylene film. Provide ant-caps between any brick or stone piers and sub walls and timber bearers.

#### SERVICE TRENCHES

Excavate trenches as required to bring all services to the Works. Trenches to be straight between manholes, inspection points and junctions where practicable, of minimum depth required to adequately accommodate relevant service. Obtain inspection approvals where relevant prior to backfilling. Backfilling to be compacted to prevent subsidence.

#### CONCRETE CONSTRUCTION

Concrete structures generally to A\$3600. Ground slabs and footings to A\$2870. Ready-mixed concrete to A\$1379. All reinforcement to be in accordance with Engineer's drawings and specification. Place all concrete uniformly over the width of the slab to achieve a level face. Provide construction joints as required. Compaction, curing and formwork stripping to comply with Aust. Stds and codes of practice.

#### TIMBER AND STEEL CONSTRUCTION

All timber framing and flooring to A\$1684, A\$1720.1 where relevant. Structural steelwork to A\$4100. Preparation of metal surfaces to A\$1627. Flashing and damp-proof courses to A\$2904.

#### DOORS AND WINDOWS

All doors and windows generally to A\$2047.1 as per door and window schedule. To match existing upvc system throughout. Reuse existing doors and windows as

denoted on the drawings

Install flashings, weather-bars, drips, storm moulds etc. to prevent water entering building between frames and the building structure. Install all door and window sets plumb, level, straight and true, adequately anchored and free of building loads and structural deflection.

#### LININGS

All plasterboard linings to AS2588, 13mm thick sheets to ceilings, 10mm thick sheets to walls. Moisture resistant plasterboard to be used in all wet areas. All fibre cement linings to AS2908.2, walls - 9mm-thick sheets, suspended soffits - 9mm-thick sheets, floors - 18mm thick sheets. All installation to AS2589.1. Linings to be fixed to framing at recommended

spacing. Ensure all linings are level, plumb, straight and true as applicable. Provide recessed edge sheets and finish flush with perforated reinforcing tape. Provide flashings, trim and sealants to effectively waterproof wet areas. Provide timber trim as detailed and where necessary to make neat junctions between components and finishes. Provide Rondo stopping bead profile to ceiling planes.

#### WATERPROOFING AND WET AREAS

All waterproofing to AS3740. All liquid and sheet membrane systems to be specific for their intended purpose, installed to manufacturer's specification, properly and effectively terminated at perimeters and drainage outlets. Provide certification by a credited certifier for waterproofing works prior to executing subsequent stages of Works. Provide a written guarantee for all waterproofing membranes of not less than 12 years.

#### TILING

All tiles to be cut to fit neatly around fixtures and fittings and at perimeters. Drill holes with damaging tile faces. Return tiles into sills, reveals, and opening. Butt up to returns, frames, fittings and other finishes. Distribute variations in hue, colour and pattern uniformly by mixing tiles or tile batches before laying. Allow beddings to set and attain working strength before opening areas to traffic. Set out tiles from the centre of floors and walls. Align joints between floors and walls where possible. Grade floor tiling even falls to floor wastes. Ensure level junctions to walls. Achieve minimum falls of 1 in 100 generally and 1 in 60 in shower wastes. Junctions between tiled floors and other materials to be finished with corrosion-resistant metal dividing strip fixed to the substrate. Do not compromise waterproof membrane. Bath cavities to be ventilated with min. 2 ventilation points.

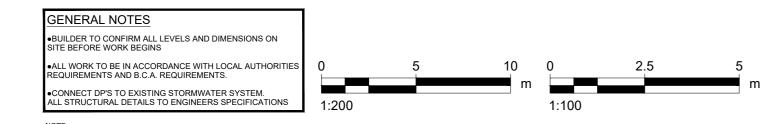
#### FLOOR COATINGS AND COVERINGS

Polished concrete slab to be helicoptered burnish finish to Proprietor's

specification. Timber Floor coating to be 2 - 3 coats of Bona Mega (Silk Matt), applied using a Bona Roller or applicator. A coverage rate of 8 10m<sup>2</sup> / litre should be observed. Application to manufacturers specification.

#### PAINTING

All painting AS2311 and paint manufacturer's specifications. Clean off marks, paint spots and stains progressively. Touch up damaged paintwork with original paint batch where possible. Refer to finishes schedule for details of painted finishes.



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#### Steelwork

Fabricate and erect all structural steelwork in accordance with Structural Engineer's drawings and specifications. Submit shop drawings to Designer and Engineer for approval before commencing fabrication. All welds to be free of slag. Remove all swarf from steelwork and surrounds immediately after it is deposited. All proprietry fixings to be compatible with steelwork finish. Obtain certification from Structural Engineer to the effect that these works have been executed satisfactorily.

#### Flooring and Decking Strip flooring to AS1684.

Particleboard sheet flooring to A\$1859.1, installed to A\$1860.

Fibre-cement flooring to A\$2908.2. New timber decking to A\$2796. Ensure building is sufficiently protected from weather prior to installing all

## strip- and sheet-flooring.

Decking

Timber deck in accordance with AS1684. Allow to fix select grade hardwood decking as supplied by Proprietor. All handling, storage, installation and finishing as recommended by the manufacturer. Allow for sufficient acclimatization prior to installation.

#### Wall framing All framing to A\$1684.

Provide additional noggings etc. where required to fix linings, cladding, hardware, fixtures, fittings and accessories.

Provide damp proof courses under bottom plate of external clad-frame walls on slabs or dwarf masonry walls. Provide flashings to all external openings sufficient to prevent entry of moisture and wind-driven rain and other precipitation.

#### MASONRY CONSTRUCTION

Masonry generally to AS3700 and masonry units to AS4455. Provide ant-caps between any brick or stone piers sub walls and timber bearers.

### INSULATION AND SARKING

Provide flexible membrane material normally used for waterproofing, vapour retarding or thermal reflective insulation.

All bulk insulation to A\$3742, installed to A\$3999. All sarking material to A\$4200.1.

Fit all barts tightly between framing members, and support securely. Provide vapour-permeable sarking under cladding which does not provide a permanent weatherproof seal, including boards or planks fixed in exposed locations where wind-driven rain can penetrate the joints. Apply to the outer face of external studs from top plate down over bottom plate and flashing. Run across studs and lap min. 150mm at joints. Provide roof sarking as part of roof insulation. Finish sarking at

## ROOFING GUTTERING DOWNPIPES

least 50mm clear of ridges.

new 150mm half-round guttering throughout with matching support brackets as selected

new 90mm dia downpipes as shown new roof tiles (as required to rear extended roof only) to match existing installed in acc with manufacturers specifications

existing roof tiles to be carefully removed for reuse to front extended roof

## ROOF PLUMBING

All roof plumbing to AS2179.1 and AS2180. All fasteners and mechanically fastened joints to be sealed with silicone sealant. Flashing projections above and through roofing with 2-part apron flashing and over-flashing, min. 100mm overlap. Allow for independent movement between roofing and projection. All cover and under-flashing materials to be electrolytically compatible with roof sheeting and rainwater goods. Provide minimum 0.48 BMT sheet steel cappings and fascias pre-formed to profiles indicated on details prior to delivery. All cappings and flashings to be in single, continuous lengths. All accessories and fixings as per sheet metal fabricator's

recommendation. All guttering and roof sheeting to achieve minimum falls as per Aust. Stds and sheet metal manufacturer's recommendation.

#### CABINETRY

Allow to build in and fit off all sinks and tubs, and other plumbing fixtures to be supplied by Proprietor. Allow to co-ordinate between electrical and plumbing trades during installation of all cabinetry.

#### ARCHITECTURAL METALWORK

All metalwork strictly to Structural Engineers specification where applicable and to Designer's details. Confirm all measurements on site before fabrication. Prefabricate components off-site where possible for on-site fixing. All work to be set into position truly plumb, square and level and secured to suit loadings in vertical and horizontal alignment.

#### PLUMBING DRAINAGE AND GAS INSTALLATIONS

All plumbing and drainage work strictly in accordance with AS3500. All gas installations to AS5601. Install piping in straight lines and to minimum uniform grades where required. Ensure all piping is installed to prevent vibration and

water-hammer whilst permitting thermal movement. Prevent direct contact with incompatible metals. Lines in sub-floor spaces to be min. 150mm clear of ground level. Ensure adequate access for inspection and maintenance where required.

#### Stormwater and Wastewater

Use temporary covers during construction to openings and keep system free of debris. Flush system clean upon completion. Connect subsoil drains to groundwater drainage system. Laundry tub, washing machine and kitchen sink to be plumbed directly into drainage lines via dedicated charged waste. Do not plumb through floor waste.

### Rainwater Storage

All plumbing and drainage work strictly in accordance with A\$1273 / A\$2179 / A\$3500. First flush devices to be fitted to all downpipes. All inlets and outlets to be protected with suitable mosquito barrier.

#### **6** ....

Gas supply to be installed to Local Authority Requirements.On completion of installation and testing, turn on isolation and control valves and purge and charge the installation.

#### DOMESTIC ELECTRICAL AND MECHANICAL INSTALLATIONS All domestic electrical works to AS3018.

All mechanical installations to A\$1668.

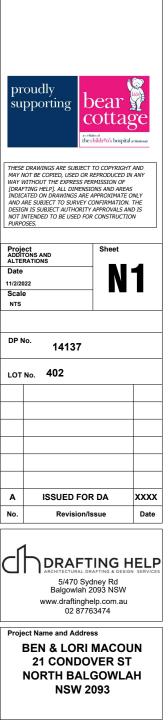
All telecommunications installations to A\$1501.8. Provide switches, outlets and plates generally in accordance with wiring diagrams. Provide control switchgear, circuit breakers and earth leakage protection devices as required. Provide for installation of exhaust fans where required, appropriate to the use and size of the rooms to be ventilated. Connect and duct ceiling grilles to suitable, rainproof exterior outlets. Install smoke alarms as required by Aust. Stds and BCA. Test all electrical installations, smoke alarms and mechanical

ventilation prior to completion.

#### ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS

LEGEND: EXISTING BUILDING OUTLINE





#### Dra**f**ting Help Terms and Conditions

In these terms and conditions (Terms), Drafting Help means Drafting Help ACN: 621 017 007 and You means the person listed in the  $\mathbf{Q}$ uote (being the quote to which this document is attached) as the client of Drafting Help (and Your has a similar meaning).

You agree to, and will be bound by, these Terms upon the earlier of Your written or oral confirmation to Drafting Help to commence the Services (being the services specifically set out in the Quote, subject to any exclusions or assumptions in the Quote); and You making any payment to Drafting Help in connection with the Services. You agree that you have been given the opportunity to read and understand these Terms.

- 1. You have engaged Drafting Help to perform the Services and agree to pay Drafting Help the Fee (being the fee set out in, or calculated in accordance with, the **Q**uote and these Terms) in accordance with these Terms. If, at any time, You seek to end or cancel these Terms prior to the f. Drafting Help is entitled to include limitation and disclaimer wording in all of the Deliverables to completion of the Services, without limiting Drafting Help's rights, Drafting Help may suspend the performance of the Services, and You must pay Drafting Help the balance of the Fee, immediately.
- 2. Subject to these Terms, Drafting Help will perform the Services with due care and skill.
- 3. You will pay the Fee in the manner, and at the times, set out in the Quote. If You do not comply with this paragraph, Drafting Help may immediately suspend the performance of the Services until such time as You have complied with this paragraph.
- 4. You will pay a default interest rate on any overdue payments at the rate of 18% per annum (calculated and compounding daily). This paragraph 4 survives termination of these Terms.
- 5. You will provide Drafting Help with all assistance, documentation, information and instructions requested by Drafting Help to enable Drafting Help to perform the Services (Input). If You do not comply with this paragraph, Drafting Help may itself carry out those activities at Your cost (calculated in accordance with the rates and prices set out in the Quote).
- 6. Drafting Help will not be held responsible for any error, defect, omission, fault, inconsistency, discrepancy or ambiguity in or between the designs or documents prepared by or on behalfof Drafting Help in (or incidental to) the performance of the Services (Deliverables), to the extent caused by Your failure to comply with, or any Input provided by or on behalf of You for the purpose of, paragraph 5. This paragraph 6 survives termination of these Terms.
- 7. If Drafting Help is asked to, or is required to perform:
- a. services or activities which are different, or in addition, to the Services, You will pay Drafting Help for those services and activities; and
- b. the Services in an order or sequence, or within a period of time, which is different to what Drafting Help had originally planned to perform those Services, You will pay Drafting Help the additional costs it suffers or incurs as a result of complying with the revised order, sequence or timing,
- in accordance with the rates and prices set out in the Quote (or, where those rates or prices are not applicable, in accordance with reasonable rates and prices determined by Drafting Help).
- 8. You acknowledge and agree that the Fee is subject to change (and may be increased) where any fee, contribution, charge or third party cost increases (or a new fee, contribution, charge or third party cost is introduced) after the date Drafting Help issued the Quote.
- 9. Despite anything to the contrary (to the maximum extent permitted by law):
- a. Drafting Help excludes all terms implied by statute, in fact, at law or on any other basis;
- b. You acknowledge and agree that Drafting Help and its employees and consultants are not registered architects, engineers or surveyors;
- c. You acknowledge and agree that the Services are performed solely for Your benefit, and that no 14. The Quote and these Terms constitute the entire agreement between Drafting Help and You in

these Terms.

11. I f

15. These Terms are governed by the law in New South Wales, and each party irrevocably submits to the non-exclusive jurisdiction of courts exercising jurisdiction in New South Wales.

GENERAL NOTES •BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES 10 0 25 0 REQUIREMENTS AND B C A REQUIREMENTS •CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS 1:200 1:100

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third party will be permitted to use or rely upon the Deliverables, and Drafting Help will not be liable or responsible for any use, reliance or adaptation of the Deliverables;

- d. You acknowledge and agree that the Services and the Deliverables are subject to inherent limitations having regard to the nature and the scope of the Services, and the circumstances in which they have been commissioned and are to be delivered (and, specifically, the Deliverables are not, and are not intended to be, plans or drawings for construction and should not be used or relied upon for this purpose);
- e. You acknowledge and agree that Drafting Help is not liable or responsible for any work or services carried out or performed by any third party, including in relation to any survey, report, plan or drawing which Drafting Help relied upon, used, adopted or modified (directly or indirectly) in the performance of the Services;
- the foregoing effect;
- g, in no event will Drafting Help be liable or responsible for any claim (or cost, expense, liability, loss or damage) caused or contributed to by any act or omission of You or any third party;
- h. in no event will Drafting Help be liable or responsible for economic loss, loss of contract or goodwill, loss of profit or revenue, loss of business opportunity, loss of use, loss of reputation, loss of data, loss of production or production stoppage, financing or holding costs, increased expenses of operation or any indirect or consequential loss; and
- i. Drafting Help's total liability arising out of or in connection with the Quote, these Terms, the Services and the Deliverables will not exceed the Fee (in aggregate),
- and these limitations and exclusions will apply whether the claim is based on breach of contract, tort (including negligence), under any warranty, under any indemnity, under statute, in equity or otherwise. This paragraph 9 survives termination of these Terms.
- 10. Drafting Help will retain ownership in all intellectual property rights (including moral rights and copyright) in or arising from the Services and the Deliverables, and You (and any of Your contractors or consultants) must not do anything which may infringe any of those intellectual property rights or the intellectual property rights of third parties (and, if any infringement does arise, You will indemnify Drafting Help for any loss or liability it suffers or incurs as a result). This paragraph 10 survives termination of these Terms.
- a. You are in breach of these Terms, and You fail to rectify the breach within 14 days after being notified by Drafting Help; or
- b. the Services are not completed by [insert date] as a result or consequence of (directly or indirectly) any event or circumstance which is beyond Drafting Help's reasonable control,
- Drafting Help may (without limiting its rights at law) terminate these Terms and You will be obliged to pay the balance of the Fee to Drafting Help immediately. This paragraph 11 survives termination of
- 12. If You have any issue or concern in relation to the Services or Deliverables, You must raise those issues or concerns to Drafting Help in writing within 7 days of first becoming aware of the issue or concern. If You do not comply with this paragraph, to the maximum extent permitted by law, You will have no claim against Drafting Help (and You release and discharge Drafting Help from any such claim). This paragraph 12 survives termination of these Terms.
- 13. No provision of these Terms will be construed adversely to Drafting Help because Drafting Help was responsible for the preparation of these Terms.
- connection with the Services and the Deliverables, and prevail over and supersede all other communications or documentation entered into or exchanged between the parties.



Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 1214 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	~	~	~
The applicant must configure the rainwater tank to collect rainwater runoff from at least 100 square metres of roof area.		~	~
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		~	~
Outdoor swimming pool			
The swimming pool must be outdoors.	~	~	~
The swimming pool must not have a capacity greater than 50 kilolitres.	~	~	~
The swimming pool must have a pool cover.		×	~
The applicant must install a pool pump timer for the swimming pool.		~	~
The applicant must install the following heating system for the swimming pool that is part of this development: gas.		~	~

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: gas instantaneous.	~	~	~
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.		~	

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
The applicant must construct the new or altered the table below, except that a) additional insulat is not required for parts of altered construction w	~	~	~		
Construction	Additional insulation required (R-value)	Other specifications			
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: brick veneer	R1.16 (or R1.70 including construction)				
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: R1.20 (up), roof: foil backed blanket (55 mm)	light (solar absorptance < 0.475)			
raked ceiling, pitched/skillion roof: framed	ceiling: R1.50 (up), roof: foil backed blanket (55 mm)	light (solar absorptance < 0.475)			

Window / doo	or Orientation	Area of	Oversha	adowing	Shading device
NO.		glass inc. frame (m2)	Height (m)	Distance (m)	
W3	N	1.08	0.78	2.1	eave/verandah/pergola/ba >=450 mm
W4	N	1.88	2.18	2.1	eave/verandah/pergola/ba >=450 mm
W5	N	1.5	3.43	2.1	none
W6	N	1.2	3.43	2.1	none
W7	N	0.72	4.03	2.1	none
W8	E	2.16	0	0	eave/verandah/pergola/ba >=900 mm
<b>W</b> 9	E	5.76	0	0	eave/verandah/pergola/ba >=450 mm
W10	w	1.08	0	0	eave/verandah/pergola/ba >=600 mm
D2	E	3.75	0	0	eave/verandah/pergola/ba >=900 mm
D3	E	13.65	0	0	eave/verandah/pergola/ba >=900 mm
D4	E	10.08	0	0	eave/verandah/pergola/ba >=900 mm
D5	w	3.57	0	0	awning (fixed) >=900 mm

Glazing requirements

## **SCHEDULE OF COLOURS AND FINISHES**



SURFMIST COLOURBOND ROOF



WHITE TIMBER CLADDING TO WALLS

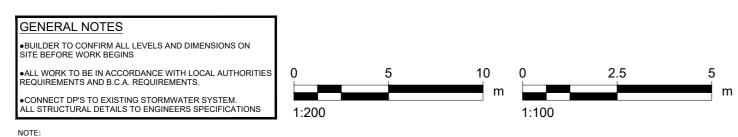


SANDSTONE CLADDING TO WALLS ON LOWER LEVEL (REAR)



3.57

WHITE VERTICAL ALUMINIUM PRIVACY SCREENS



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## azing requirements

Glazing re	quirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows a	and glazed do	OFS							
					nading devices, in accordance with each window and glazed door.	the specifications listed in the table below.	~	~	~
The following	g requirements	must also	be satisfie	ed in relation	to each window and glazed door:			~	~
have a U-va	lue and a Solar	Heat Gain	Coefficie	nt (SHGC) n		d glass may either match the description, or, le below. Total system U-values and SHGCs		~	~
have a U-va must be cald	lue and a Solar culated in accord	Heat Gain dance with	Coefficie National	nt (SHGC) r Fenestration	o greater than that listed in the tabl	ar glazing, or toned/air gap/clear glazing must le below. Total system U-values and SHGCs i. The description is provided for information		~	~
					each eave, pergola, verandah, bal han 2400 mm above the sill.	cony or awning must be no more than 500 mm	$\checkmark$	~	~
Pergolas wit	th polycarbonate	e roof or si	milar tran	slucent mate	rial must have a shading coefficien	t of less than 0.35.		~	~
					e window or glazed door above whi ens must not be more than 50 mm.	ch they are situated, unless the pergola also		~	~
	ving buildings or the 'overshadov				t and distance from the centre and	the base of the window and glazed door, as	~	~	~
Windows	and glazed	doors g	lazing re	equiremen	nts				
	oor Orientation			dowing	Shading device	Frame and glass type			
no.		glass inc. frame (m2)	Height (m)	Distance (m)					
W1	N	1. <b>0</b> 8	0.78	2.1	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)			
W2	N	1.08	0.78	2.1	eave/verandah/pergola/balcony	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)			

			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Shading	device	Frame and glass type			
eave/ver >=450 m	andah/pergola/balcony m	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)			
eave/ver >=450 m	andah/pergola/balcony m	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
none		standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
none		standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
none		standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
eave/ver >=900 m	andah/pergola/balcony m	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
eave/ver >=450 m	andah/pergola/balcony m	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
eave/ver >=600 m	andah/pergola/balcony m	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
eave/ver >=900 m	andah/pergola/balcony m	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
eave/ver >=900 m	andah/pergola/balcony m	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
eave/ver >=900 m	andah/pergola/balcony m	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
awning (	fixed) >=900 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)			
eave/ver >=900 m	andah/pergola/balcony m	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			



TRAVERTINE TILES AROUND POOL



