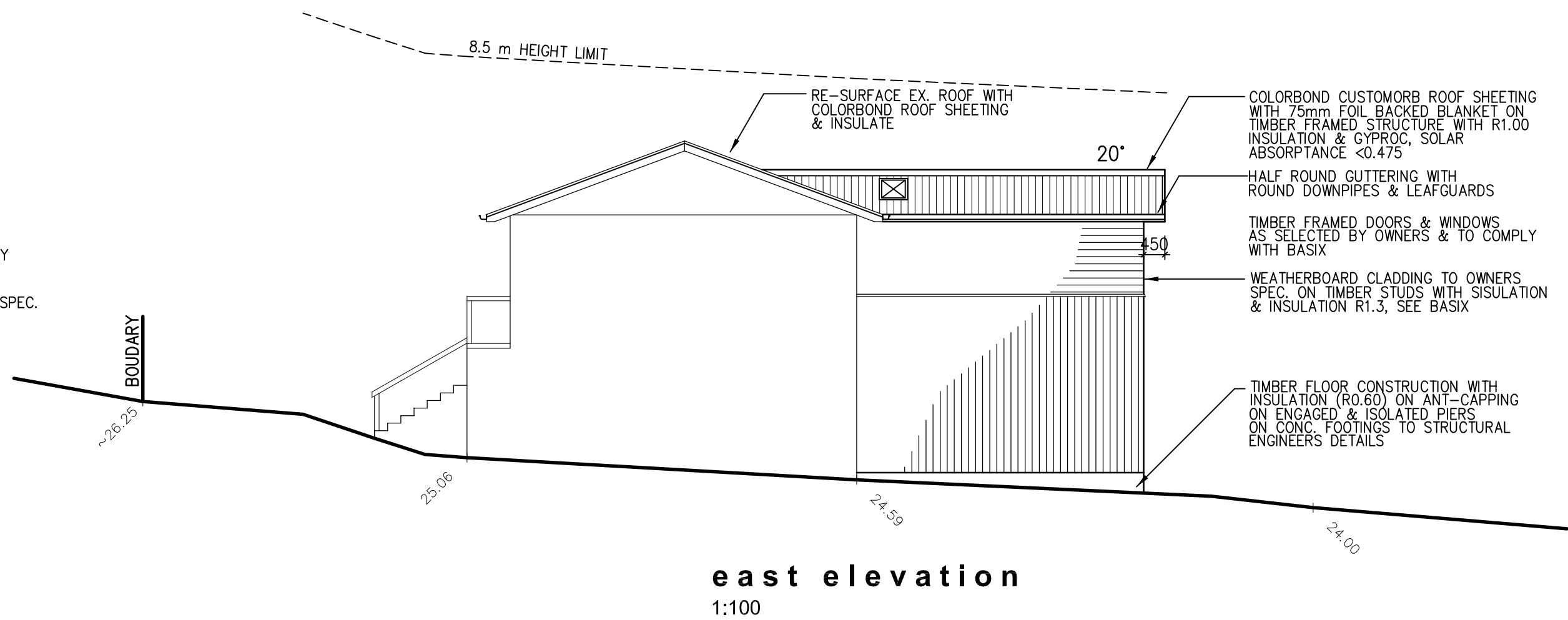
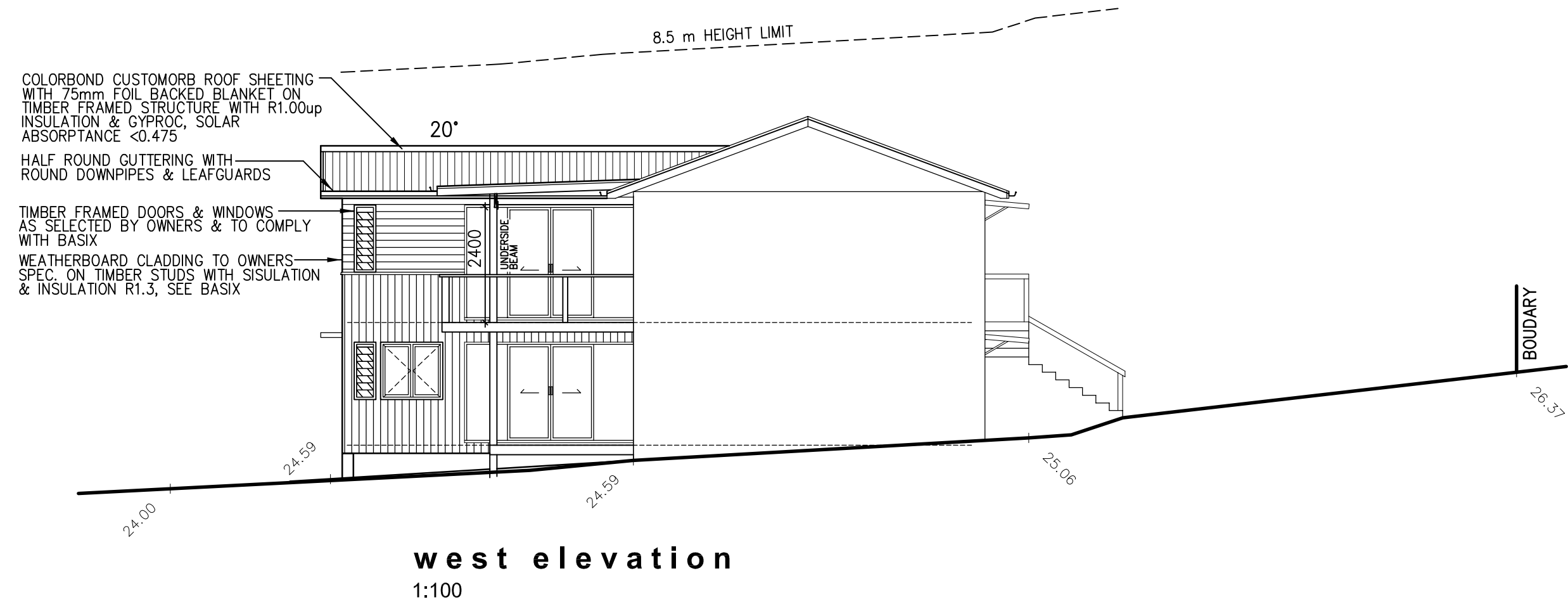
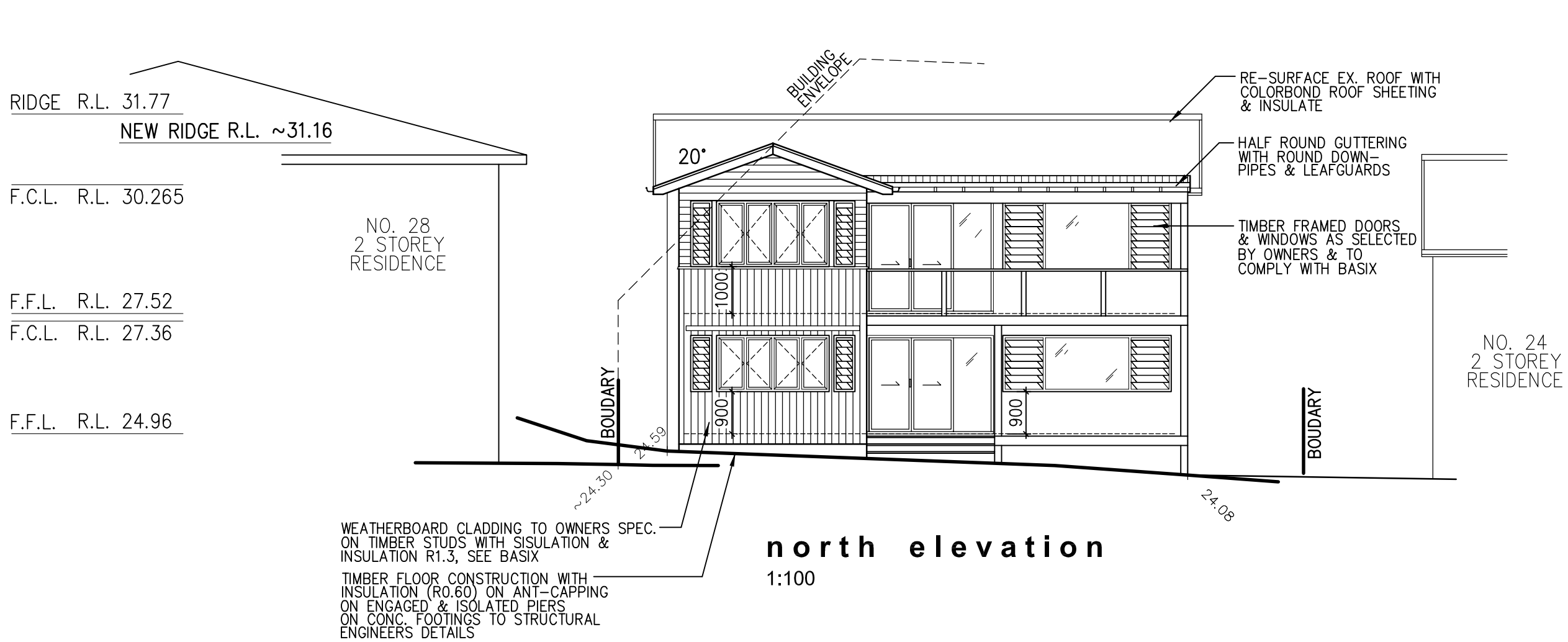




project no. **A-140** sheet no. **1** of **2**
amendments. **A**



BASIX:

THE DRAWINGS SHOULD BE READ IN
CONJUNCTION WITH THE CORRECT BASIX
CERTIFICATE (A COPY IS ATTACHED). ALL
WORKS TO BE CARRIED OUT IN
ACCORDANCE WITH THE REPORT.

NOTES:

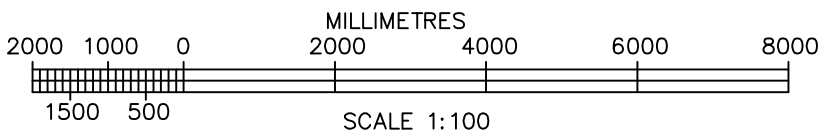
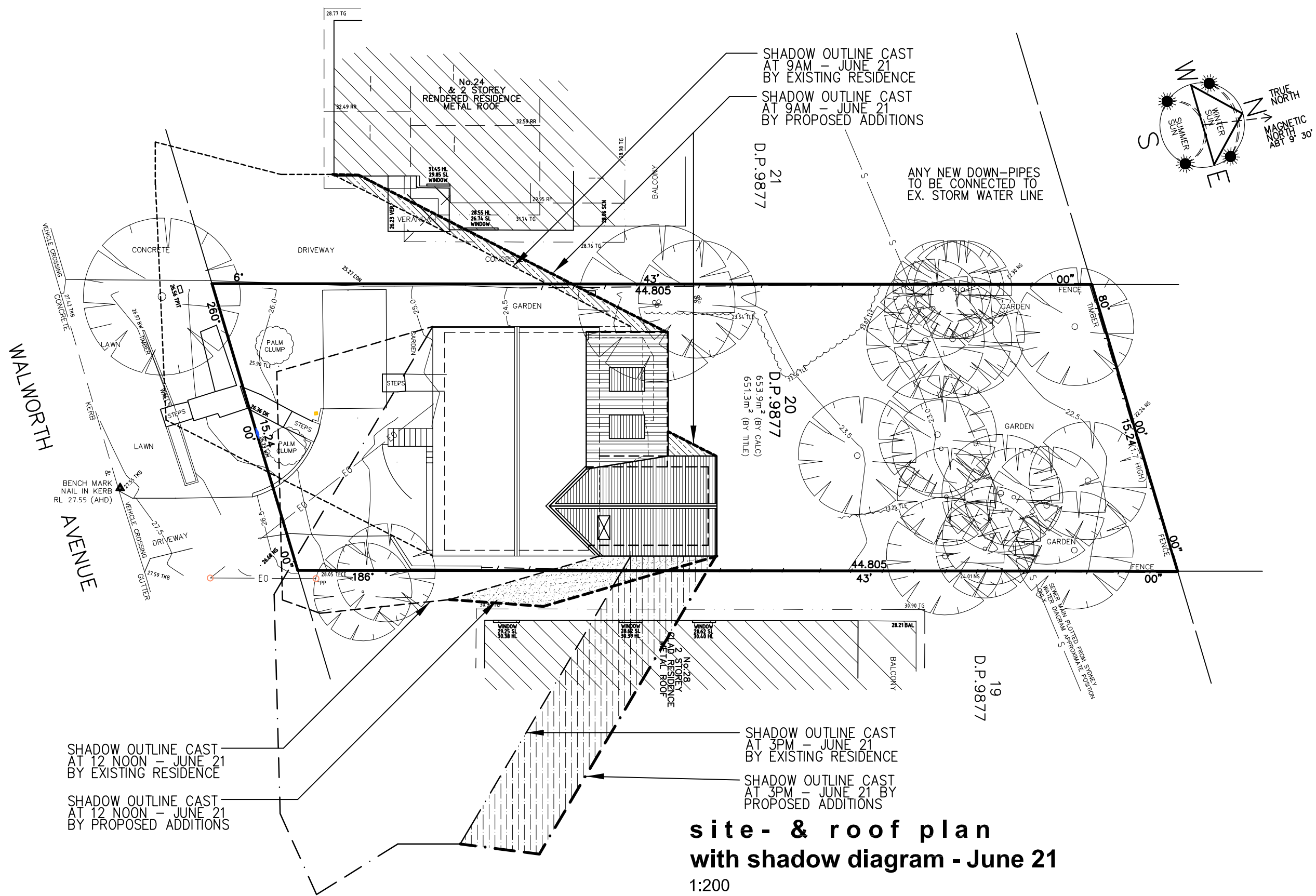
*LIGHTING: 40% OF NEW OR ALTERED LIGHT
FIXTURE TO BE FITTED WITH FLOURESCENT,
COMPACT OR LED LAMPS.

*ALL DOORS & WINDOWS TO BE INSTALLED
AS SPECIFIED ON THE LIST IN BASIX –
TIMBER SINGLE CLEAR (U-VALUE: 5.71,
SHGC: 0.86). WINDOW W6, W7, W8 TO BE FITTED
WITH EXTERNAL AWNINGS AS PER BASIX.

*SKYLIGHT TO BE TIMBER DOUBLE CLEAR/
AIR FILL, U-VALUE : 4.3, SHGC: 0.5

*ALL TAPS, FIXTURES FITTINGS & TOILETS
TO BE MINIMUM WATER RATING OF 3 STARS

*SMOKE ALARM TO BE FITTED IN ACCORDANCE
TO BCA AS 3786-2014. ●



A	13/4/2022	8.5m Height limit indication added
-	23/3/2022	issue to client for council approval
mark	date	ammdments.

project.
Alteration & addition
for
Mr. & Mrs. William
26 Walworth Avenue
Newport Beach NSW 2106

drawing title.
**WORKING DRAWINGS-
site- & roof plan with shadow
diagram, elevations**

scale. date.
1:100 / 1:200 MARCH 2022

Draftperson.
ANNA HENRY
AH DESIGN
59 DRESS CIRCLE ROAD, AVALON BEACH NSW 2107
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project no. sheet no. of
A-140 **2** **2**
ammdments. **A**

Site Coverage

SITE CALCULATIONS

SITE AREA _____ **651.3 SQ. M**

EX. HARD SURFACE AREA:

EX. DWELLING _____ **83.12 SQ. M**
EX. DRIVEWAY, PATHS & DECK _____ **111.63 SQ. M***
(73.03+38.60)

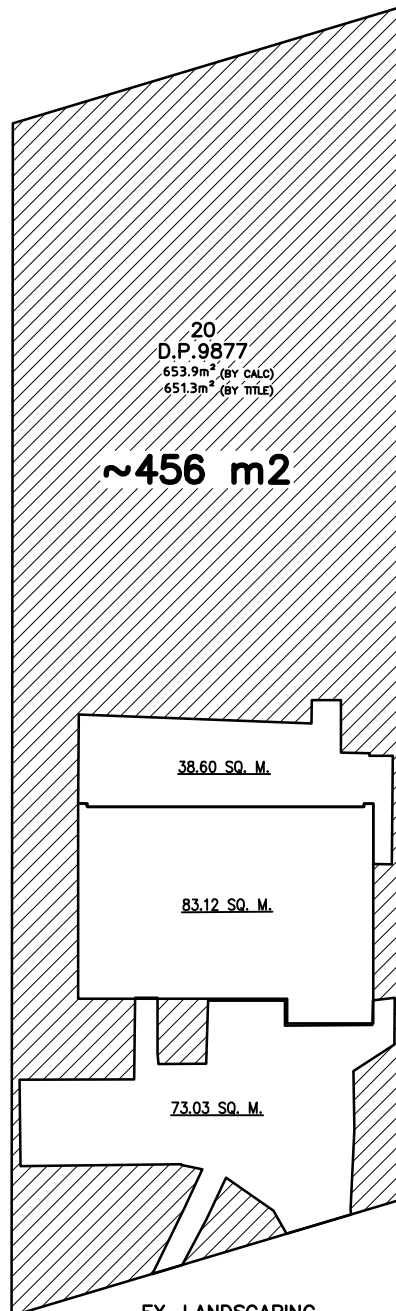
EX. HARD SURFACE AREA _____ **194.75 SQ. M.**
29.9%

PROPOSED WORKS:

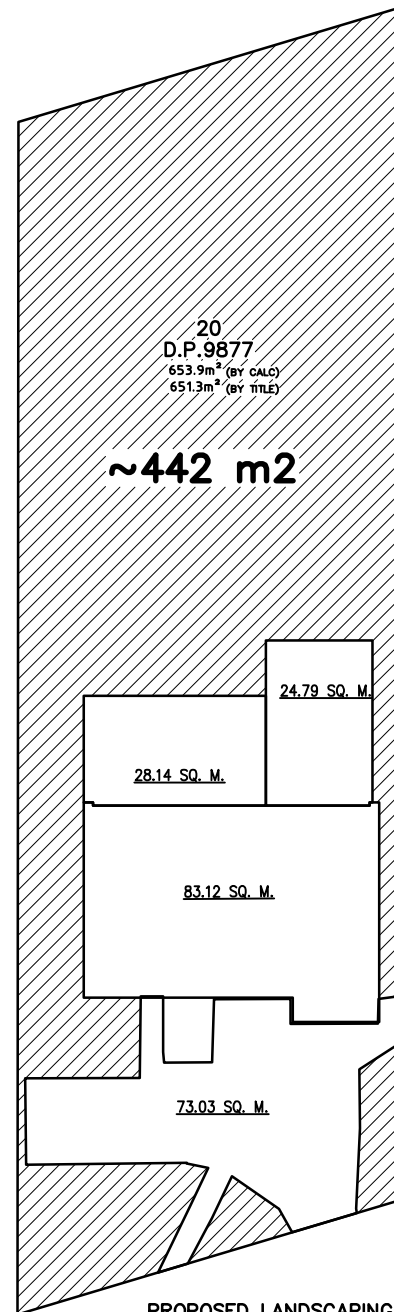
REMOVE EX. DECK AREA _____ **-38.60 SQ. M***
NEW EXTENSION _____ **24.79 SQ. M**
NEW DECK AREA _____ **28.14 SQ. M***
NEW HARD SURFACE AREA _____ **209.08 SQ. M.**
32.10%

PROPOSED INCREASE IN
HARD SURFACE _____ **14.33 SQ. M**

***EXTERNAL HARD SURFACE**



EX. LANDSCAPING



PROPOSED LANDSCAPING

project.
Alteration & addition
for
Mr. & Mrs. William
26 Walworth Avenue
Newport Beach NSW 2106

drawing title.

SITE COVERAGE/ LANDSCAPING

scale.

NTS

date.

MARCH 2022

Draftperson.

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E. ahdesign@email.com

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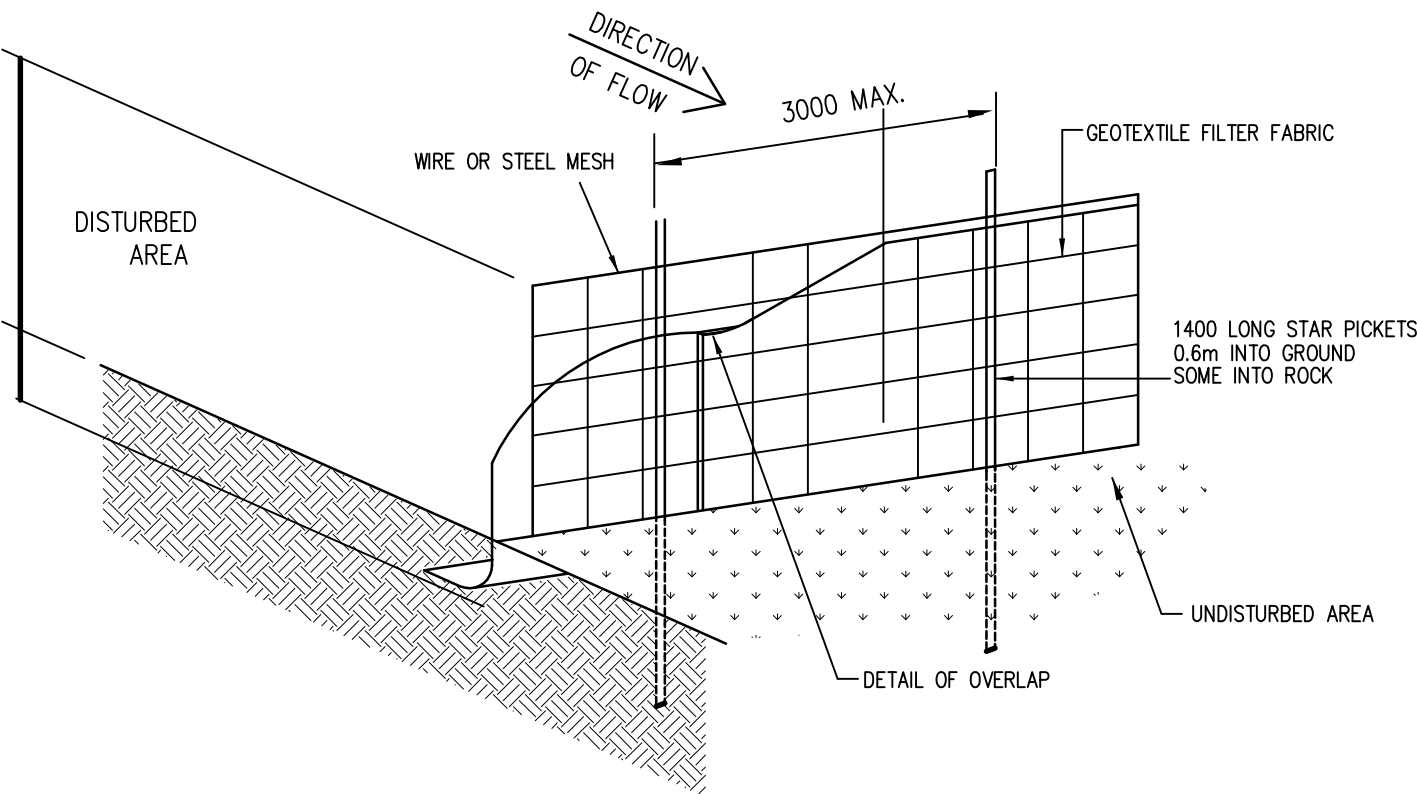
project no.

LAND-140

1/1

SEDIMENT CONTROL:

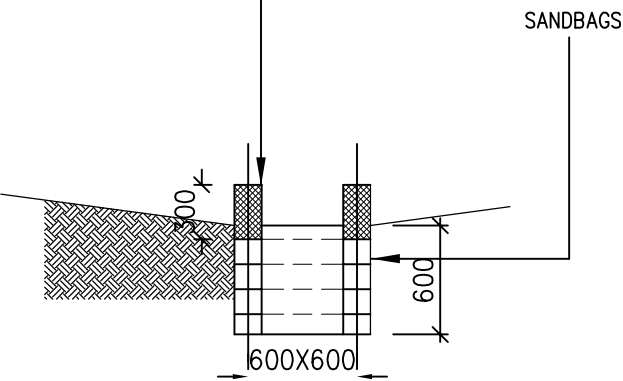
- 1. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
- 2. CONTROL STRUCTURES TO BE AS DETAILED OR AS OTHERWISE REQUIRED.
- 3. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.



SILT FENCE DETAIL

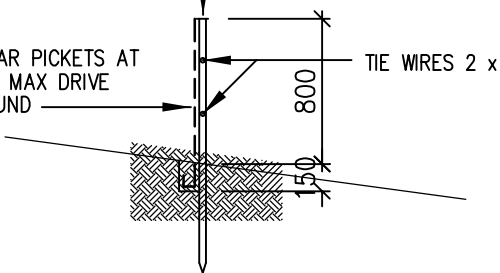
SCALE = N.T.S.

HAY BAILS FIXED ALL ROUND
PIT ENTRANCE, MIN. TWO STAKES PER BAIL
600 INTO GROUND



FILTER SYSTEM EQUAL TO
GEOFABRICS "SILT FENCE 2000"

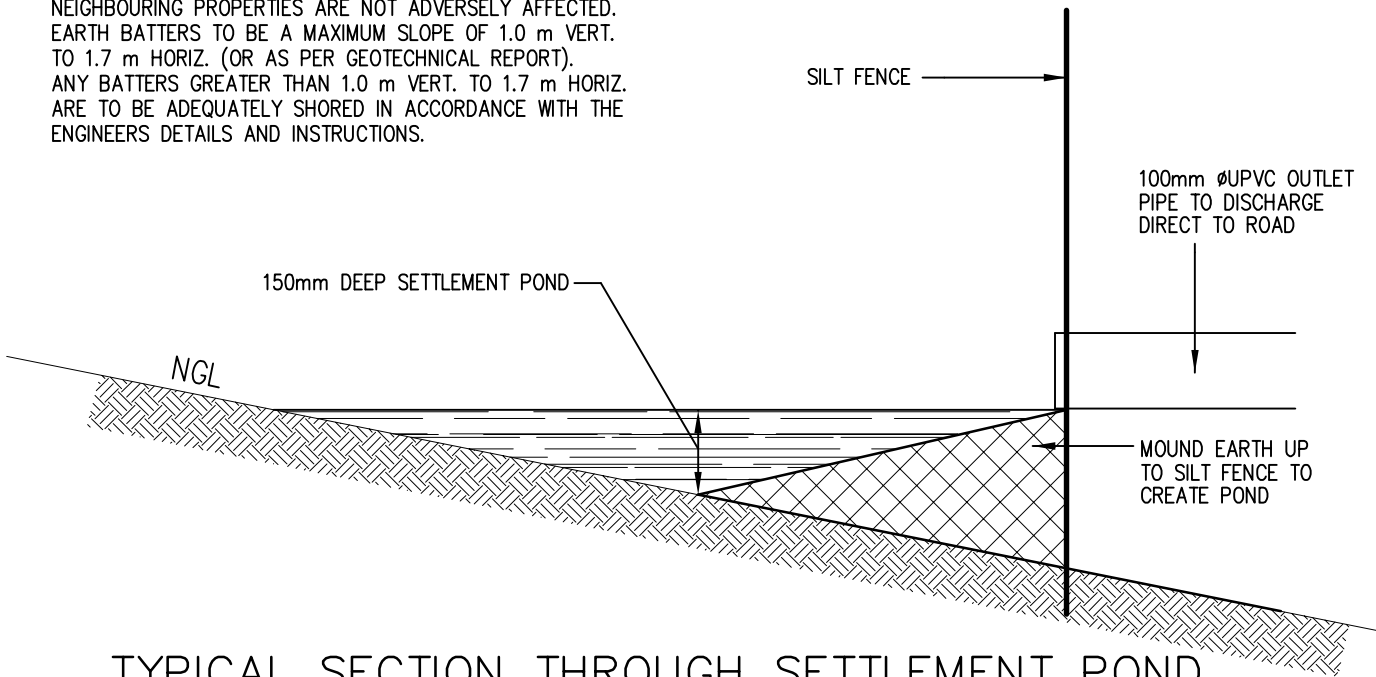
1400 LONG STAR PICKETS AT
3000 CENTRES MAX DRIVE
600 INTO GROUND



SEDIMENTATION PIT
(ALTERNATIVE TO SETTLEMENT POND)

SCHEDULE OF WORKS:

- 1. SILT FENCE AND ASSOCIATED WORKS INCLUDING INTERCEPTOR DRAIN IS TO BE INSTALLED BEFORE THE COMMENCEMENT OF ANY EXCAVATION.
- 2. CUTS TO BE EXECUTED TO THE REQUIRED LEVEL USING CONVENTIONAL EXCAVATION MACHINERY. INITIALLY THE DEPTH OF FILL/CLAY IS TO BE ESTABLISHED TO ENSURE NEIGHBOURING PROPERTIES ARE NOT ADVERSELY AFFECTED. EARTH BATTERS TO BE A MAXIMUM SLOPE OF 1.0 m VERT. TO 1.7 m HORIZ. (OR AS PER GEOTECHNICAL REPORT). ANY BATTERS GREATER THAN 1.0 m VERT. TO 1.7 m HORIZ. ARE TO BE ADEQUATELY SHORED IN ACCORDANCE WITH THE ENGINEERS DETAILS AND INSTRUCTIONS.
- 3. ANY PERMANENT RETAINING STRUCTURE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERS DETAILS AND INSTRUCTIONS.
- 4. ALL PERMANENT RETAINING STRUCTURES ARE TO BE COMPLETED WITH MINIMUM DELAY FOLLOWING EXCAVATION.



TYPICAL SECTION THROUGH SETTLEMENT POND

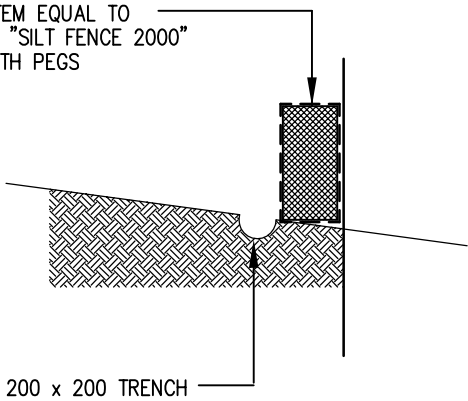
SCALE = N.T.S.

IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.

SILT FENCE DETAIL 1

CONTRACTOR TO MAINTAIN SILT FENCE
IN GOOD WORKING ORDER
SECURED WITH PEGS

FILTER SYSTEM EQUAL TO
GEOFABRICS "SILT FENCE 2000"
SECURED WITH PEGS



SILT FENCE DETAIL
(ALTERNATIVE)

project.
Alteration & addition
for
Mr. & Mrs. William
26 Walworth Avenue
Newport Beach NSW 2106

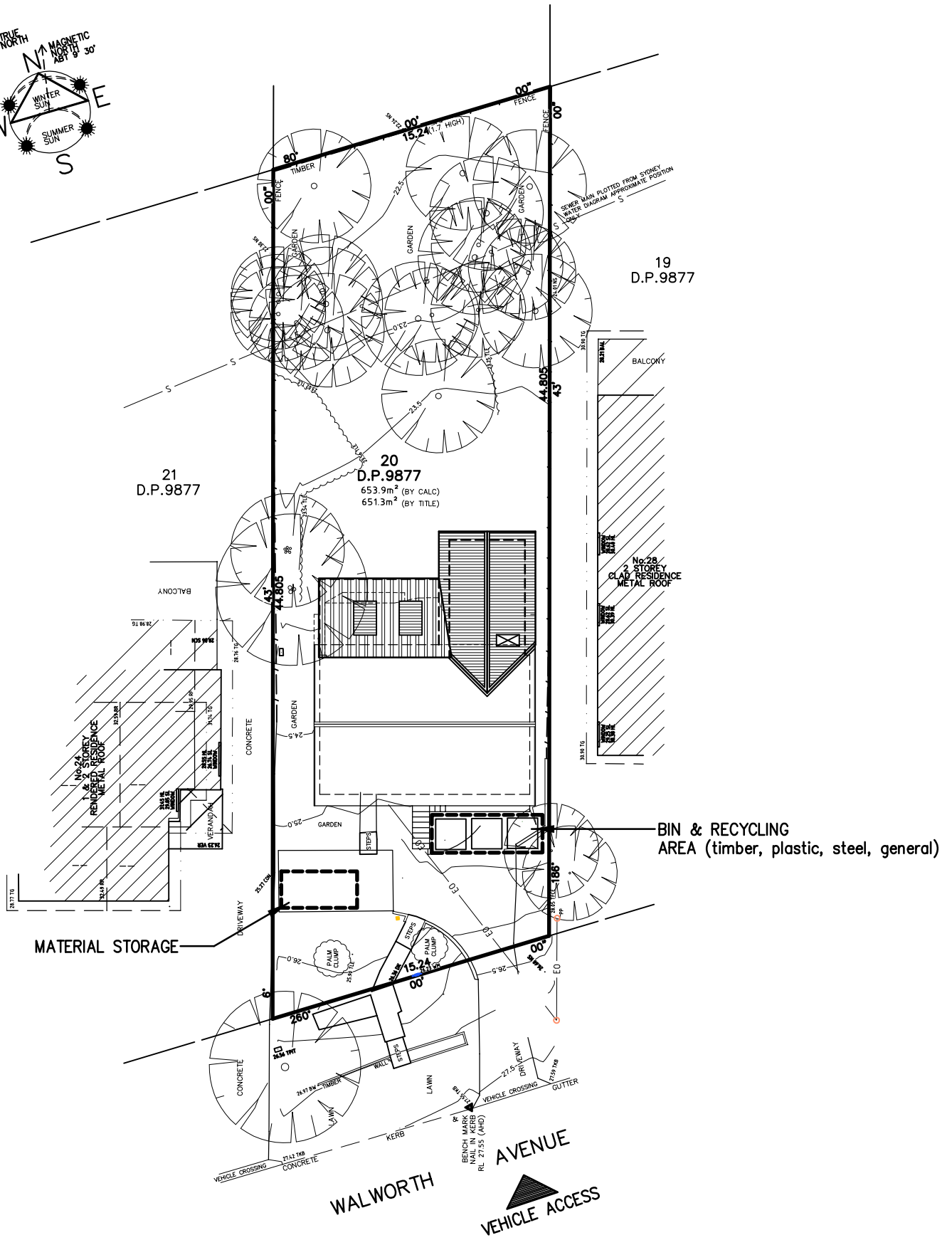
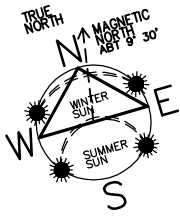
drawing title.
SEDIMENTATION DRAWING

scale. NTS date. MARCH 2022

Draftperson.
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project no.
SED-140



-----AH DESIGN-----
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Ph: 0415 559 737, Email: ahdesign@email.com
ABN: 28 863 393 321

Schedule of Colours

**Alteration & Addition
26 Walworth Avenue
Newport Beach
NSW 2107**






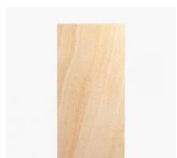
**for
Mr. & Mrs. William**

Specification

This schedule is to be read in conjunction with the enclosed plans.

Material and Colours

Provide material and colours as set out in the following schedule.

Items	Material & Description	Colour	Sample
Roof	Colorbond customorb roof sheeting with insulation (see BASIX) on timber framed roof	Colorbond Windspray or equal	
Guttering & downpipes	Half round guttering with round downpipes, connected to existing stormwater line	See above	
Eaves lining	Timber lining boards (or V-jointed pine) to owners specification	Dulux Lexicon Half or similar	
Windows & doors	Timber framed (see BASIX), selected by owners	See above	
External walls & features	Cement painted existing brickwork	Dark Charcoal or similar'	 
	Weatherboard cladding	'Dulux' Lexicon Half or similar	
	Letterbox and garden features	Sandstone and natural timber	
Decks	Natural timber		