ADDRESS: 21 NOOAL ST, NEWPORT. NSW 2106.

WORK: ADDITIONS & ALTERNATIONS TO EXISTING DWELLING.

NEW GRANNY FLAT AT FRONT OF DWELLING, NEW GRASS STRIPS

ON DRIVEWAY, RETAINING WALLS AND STEPS.

D.P: 12837 LOT: 23.



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

Single Dwelling

Certificate number: 1187581S_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 Definitions" dated 10/09/2020 published by the Department. This document is available at

Secretary
Date of issue: Tuesday, 17 August 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary	
Project name	21 Nooal Street Newport 2106_02
Street address	21 Nooal Street Newport 2106
Local Government Area	Northern Beaches Council
Plan type and plan number	deposited 12837
Lot no.	23
Section no.	-
Project type	separate dwelling house - secondary dwelling
No. of bedrooms	1
Project score	
Water	
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 50 Target 50



ARCHITECTURAL DRAFTING

3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE

COUNCIL COMPLIANT PLANS

ALTERATIONS		
Date		CV
18/08/2021		JV
Scale		
NTS		
DP No.	12837	
LOT No. 2	3	
A ISS	UED FOR DA	18/08/2021
No.	Revision/Issue	Date

DRAFTING HELP 5/470 Sydney Rd Balgowlah 2093 NSW www.draftinghelp.com.au 02 87763474

BEN & LISA WALSH 21 NOOAL ST NEWPORT **NSW 2106**

NEW GRANNY FLAT AT FRONT OF DWELLING

> **NEW STEPS FOR GRANNY** FLAT ENTRY / EXIT

NEW GRANNY FLAT

NEW CONCRETE

RETAIING WALL



NEW CONCRETE

DRIVEWAY

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

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

1:100

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BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS RELEVENT TO SETTING OUT AND OFF-SITF FABRICATION WORK SHALL BE VERIFIED BY THE BUILDER BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED.

DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.

DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION

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

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. ALL LEVELS ARE

ALL DIMENSIONS ARE IN WILLIMETERS ONLESS STATED OFFICIATION. REPORT AND THE STATE OF THE STATE O

Foundations

LINDERELOOR FILL SHALL BE IN ACCORDANCE WITH AS 2870

TERMITE TREATMENT SHALL BE IN ACCORDANCE 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,

AS 2870 AND THE ENGINEERS RECOMMENDATIONS.

AS 2070 AND THE TRUNINEARS ACCOMPANIES WITH AS 3600. PRE MIXED CONCRETE STRUCTURAL CONCRETE SHALL BE IN ACCORDANCE WITH AS 1379.
PROVIDE ADEQUATE CROSS FLOOR VENTILATION TO THE SPACE UNDER SUSPENDED GROUND

ALL SLABS SHALL BE CURED IN ACCORDANCE WITH AS 3600.

Masonry

Timber Framing

NEW GRASS STRIPS

ON DRIVEWAY

LEGEND

AHD AWN BM CONC CS D/H/S

EG FL GDN HYD IL LH

ALL TIMBER FRAMEWORK SHALL COMPLY WITH AS 1684.

M1. ALL CLAY BRICKS AND BRICKWORK SHALL COMPLY WITH AS/NZS 4455, AS/NZS 4456 AND AS 3700.

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

M2. CUNCRETE BLOCKS ARE 10 BE IN ACCURDANCE WITH AS 2733.

M3. ALL DAMP PROOF COURSES SHALL COMPLY WITH AS 3700 AND AS 2904.

M4. CAVITY VENTILATION (WEEP HOLES) SHALL BE IN ACCORDANCE WITH AS 3700. M5. MORTAR SHALL COMPLY WITH AS 3700, JOINT TOLERANCES SHALL BE IN ACCORDANCE

M6. ALL WALL TIES SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 2699 AND BE INSTALLED IN ACCORDANCE WITH AS 3700.

ROOF FRAMING TO BE IN ACCORDANCE WITH AS 1684.

TIMBER ROOF TRUSSES TO MANUFACTURERS DETAILS AND SPECIFICATIONS.

TIMBER BRACING TO BE IN ACCORDANCE WITH AS 1684.

Claddings & Linings

C1. THE LINING OF WET AREA WALLS SHALL BE CONSTRUCTED IN C2. ACCORDANCE WITH AS 3740. ALL INTERNAL WET AREAS AND BALCONIES OVER INHABITABLE ROOMS TO BE WATER
PROOFED TO AS 3740.

T1. CEMENT MORTAR AND OTHER ADHESIVES SHALL COMPLY WITH AS 3958.1 T2. INSTALLATION OF TILES SHALL BE IN ACCORDANCE WITH AS 3958.

Joinery

GRASS

DRIVEWAY

GRASS

BM, NAIL INTOP KERBRI 3.57 (AHD)

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AUSTRALIAN HEIGHT DATUM

CONCRETE SURFACE DOOR EDGE OF CONCRETE

EAVE & GUTTER
FLOOR LEVEL
GARDEN
HYDRANT

INVERT LEVEL

LAMP HOLE NATURAL SURFACE POWER POLE

REDUCED LEVEL STEPS SURFACE LEVEL

WINDOW SILL STOP VALE TELSTRA PIT TOP OF KERB

VEHICLE CROSSING WINDOW WATER METER

TOP OF WALL

CONCRETE

J1. ALL INTERNAL AND EXTERNAL TIMBER DOOR AND DOOR SETS SHALL BE IN ACCORDANCE WITH AS 1909. TIMBER DOORS AND DOOR SETS SHALL BE MANUFACTURED IN ACCORDANCE

WITH AS 2688 AND AS 2689. J2. ALL GLAZING SHALL COMPLY WITH AS 1288.

Steel Framing

ALL STEEL FRAMING INCLUDING FLLORS, WALLS AND ROOF FRAMING SHALL BE INSTALLED

Roofing

R1. CONCRETE AND TERRACOTTA TILES SHALL COMPLY WITH AS 2049 AND BE INSTALLED IN ACCORDANCE WITH AS 2050.

R2. METAL RAINWATER GOODS SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 2179

AND INSTALLED IN ACCORDANCE WITH AS 2180.

R3. SARKING TO COMPLY AND BE FIXED IN ACCORDANCE WITH AS/NZS 4200.1 & AS/NZS4200.2.

R4. WEATHERPROOFINGS AND FLASHINGS SHALL COMPLY WITH AS 2904, AS 1804

LOT 24 DP 12837 **NEW CONCRETE STEPS** FOR GF ENTRY CONCRETE SH SH LOT 1 DP 599946 /DP 12837/ RENDERED *C\$ WALL CONCRETE CONCRETE TOW-BI WTO 10.76 \ 10.76 \ 10.76 \ HOUSEMETA **NEW TIMBER CLAD** LOT 22 DP 12837 **GRANNY FLAT WITH COLOURBOND ROOF**

SITE PLAN - PROPOSED

SCALE 1:200

GENERAL NOTES

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ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

10 0 2.5 1:200 1:100

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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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CD

Date

18/08/2	2021			J	
Scal	cale		•		
1:200					
DP N	No.	12837	7		
LOT	No.	23			

THE SUBJECT TITLE NOTES: SECOND SCHEDULE (SEARCH DATE 15/9/2020)

1) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2) AQ276589 MORTGAGE TO WESTPAC BANKING CORPORATION

C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
ORIGIN OF LEVELS: SS 11113, RL 3.504 (AHD), CLASS LC.

D) USE STATED DIMENSIONS. DO NOT SCALE.

A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT

AT THE TIME OF SURVEY SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO

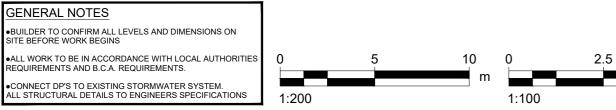
VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.

E) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED. F) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED



ISSUED FOR DA

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150

6688

695

GARAGE FLOOR PLAN - PROPOSED

Scale 1:100

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE COUNCIL COMPLIANT PLANS EXISTING BUILDING OUTLINE PROPOSED WORK General Notes |bear 🖫 cottage DP No. 12837 LOT No. 23 ISSUED FOR DA

A ISSUED FOR DA 18/08
No. Revision/Issue Da

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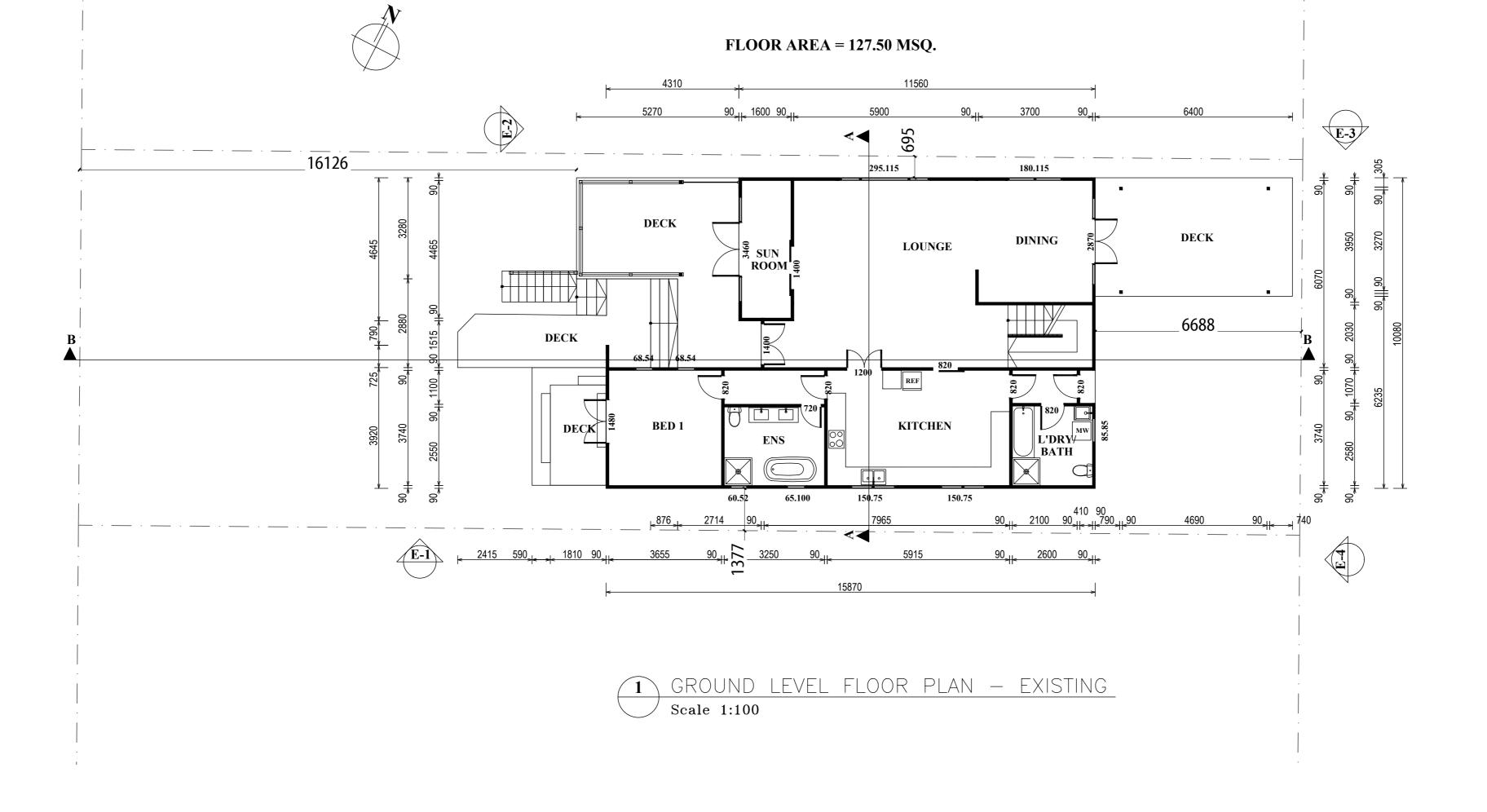
Balgowlah 2093 NSW

www.draftinghelp.com.au

02 87763474

Project Name and Address

BEN & LISA WALSH 21 NOOAL ST NEWPORT NSW 2106



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. 10 •CONNECT DP'S TO EXISTING STORMWATER SYSTEM.
ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS 1:200 1:100

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DEVELOPMENT APPLICATION
ASSISTANCE COUNCIL COMPLIANT PLANS EXISTING BUILDING OUTLINE PROPOSED WORK **General Notes** cottage

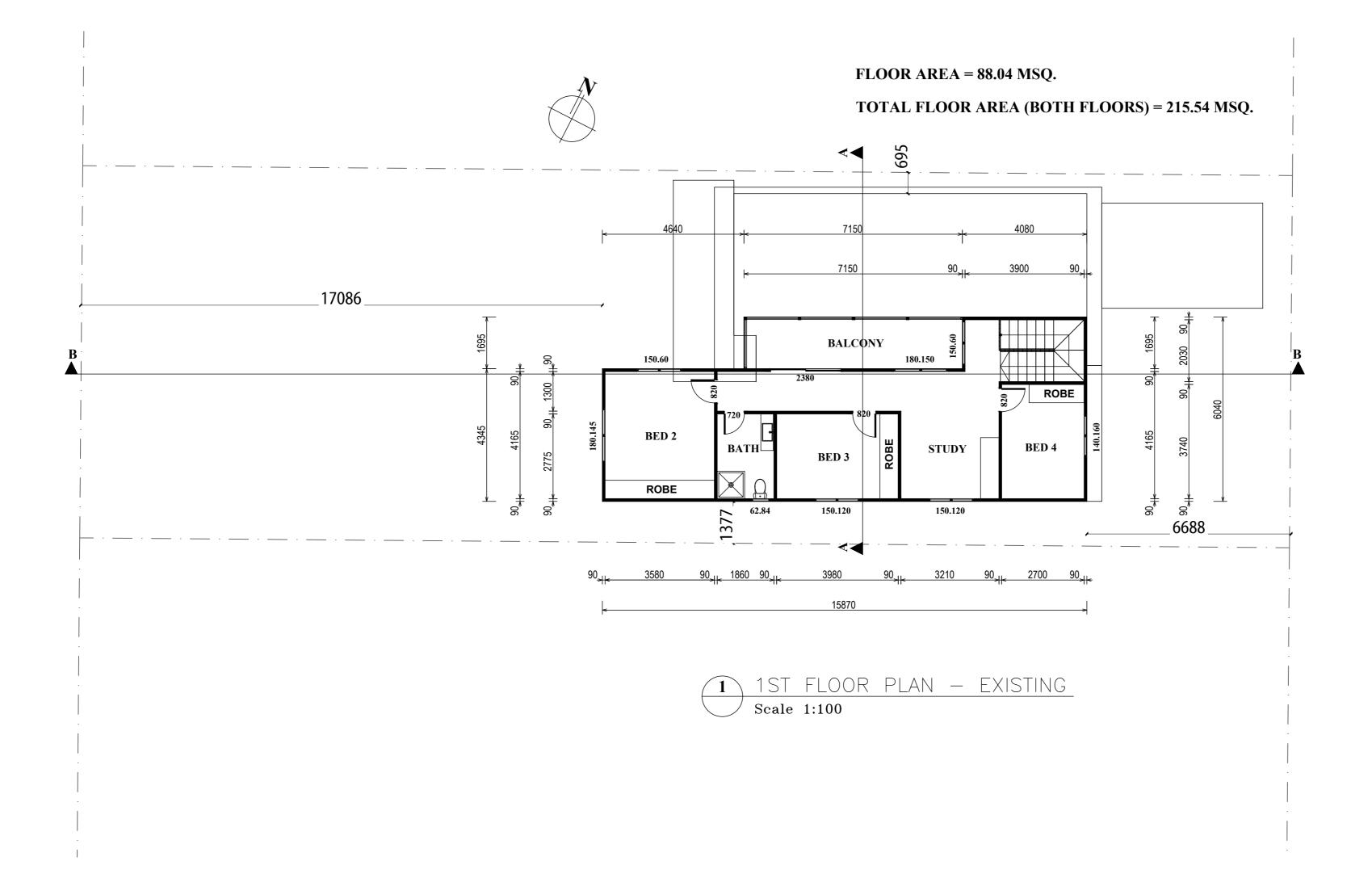
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No.	Revision/Issue	



Project Name and Address **BEN & LISA WALSH**

21 NOOAL ST NEWPORT **NSW 2106**





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3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

EXISTING BUILDING OUTLINE

General Notes

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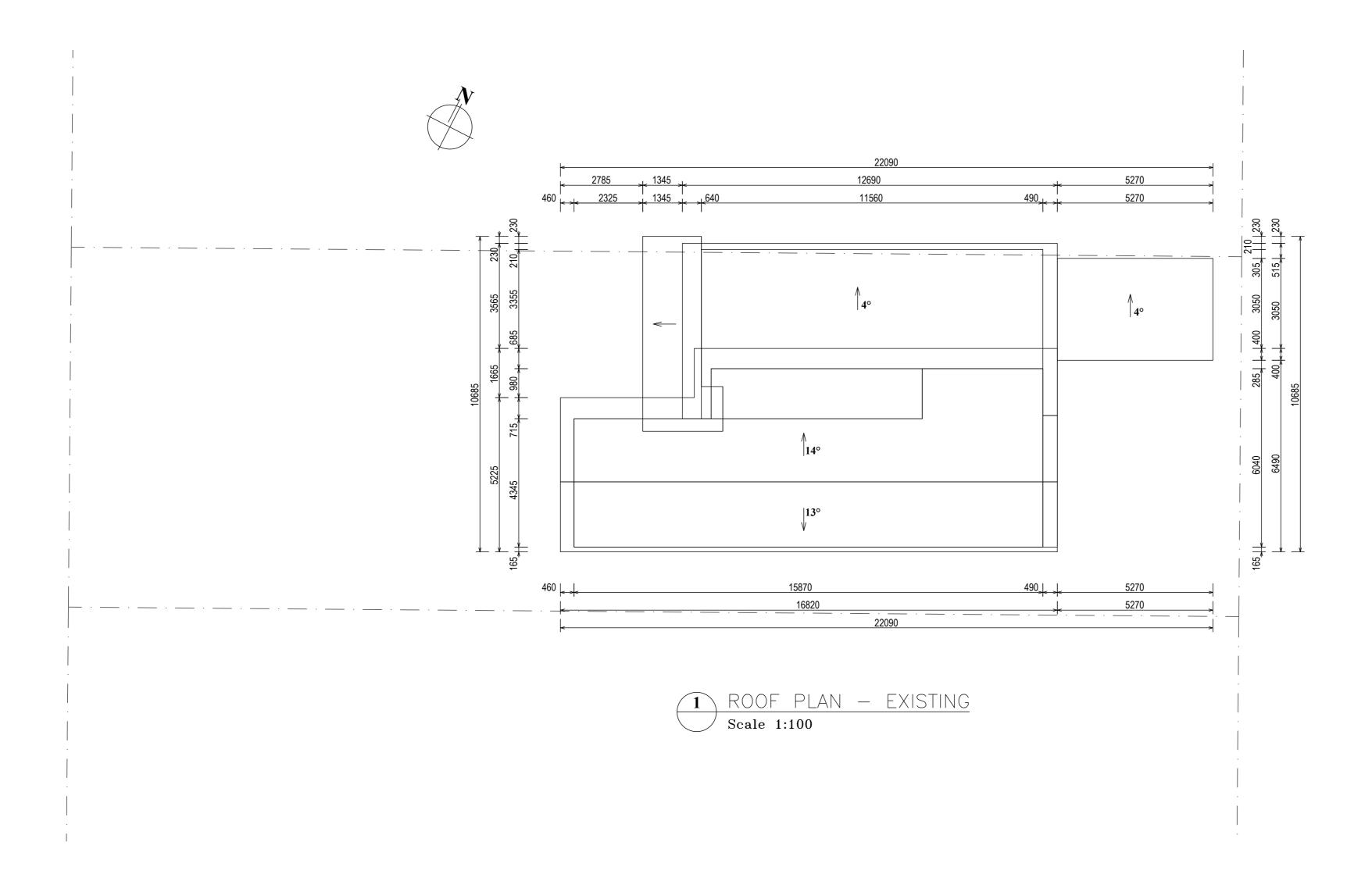
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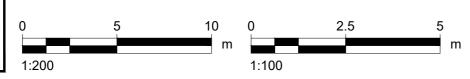
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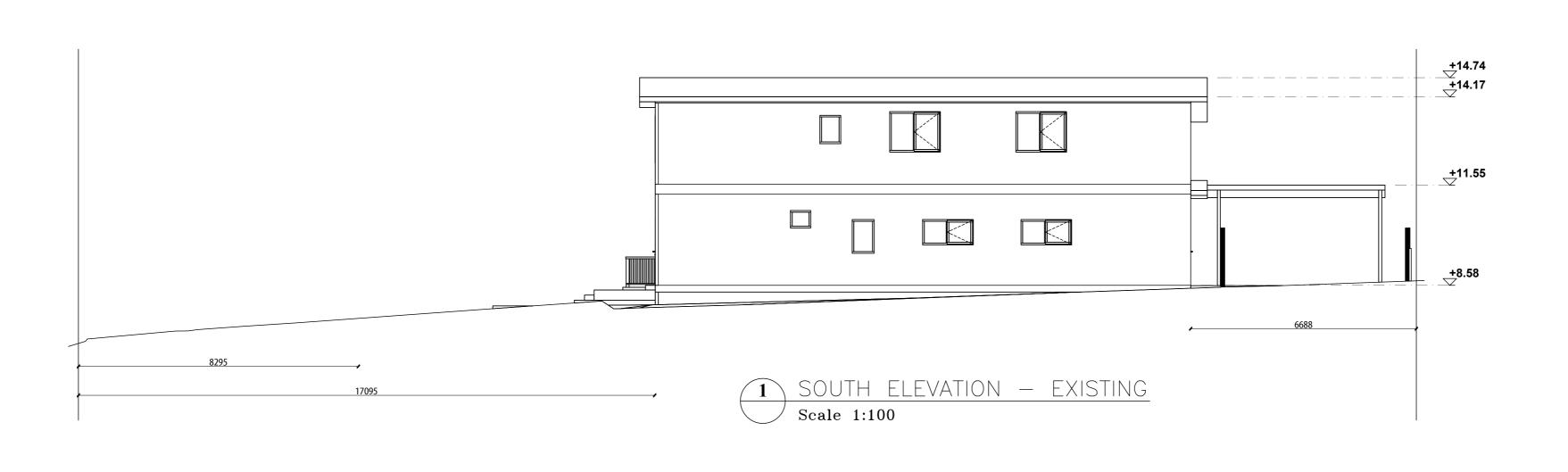
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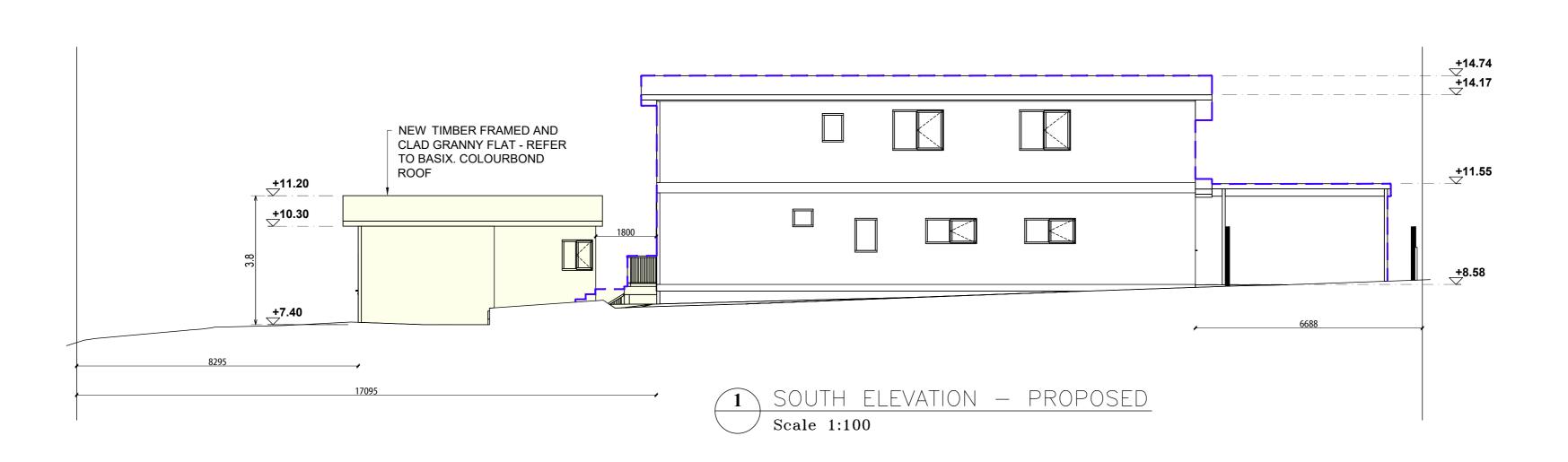
ARCHITECTURAL DRAFTING
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ASSISTANCE COUNCIL COMPLIANT PLANS EXISTING BUILDING OUTLINE PROPOSED WORK General Notes bear **y** cottage

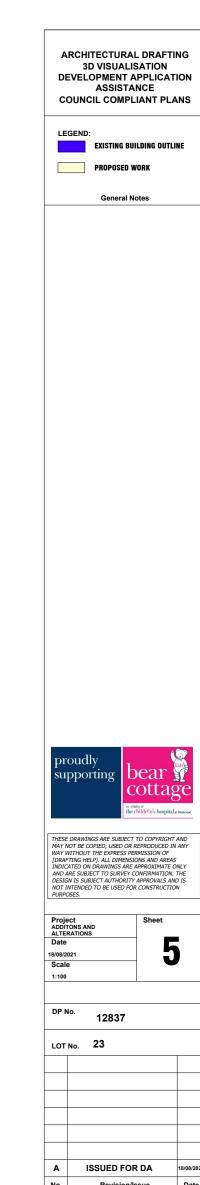
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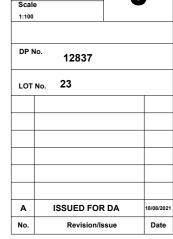


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LEGEND:

EXISTING BUILDING OUTINE ----

Scale 1:100

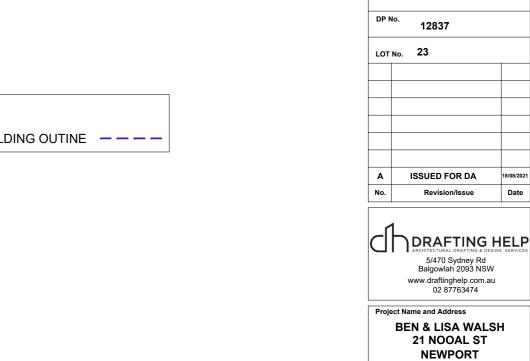
+11.58 +8.58 <u>, 1377</u> , 695 WEST ELEVATION - EXISTING

+14.74 ▽ +14.17 ▽



WEST ELEVATION - PROPOSED Scale 1:100

> LEGEND: EXISTING BUILDING OUTINE ----



ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE

COUNCIL COMPLIANT PLANS

EXISTING BUILDING OUTLINE

General Notes

NSW 2106

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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.

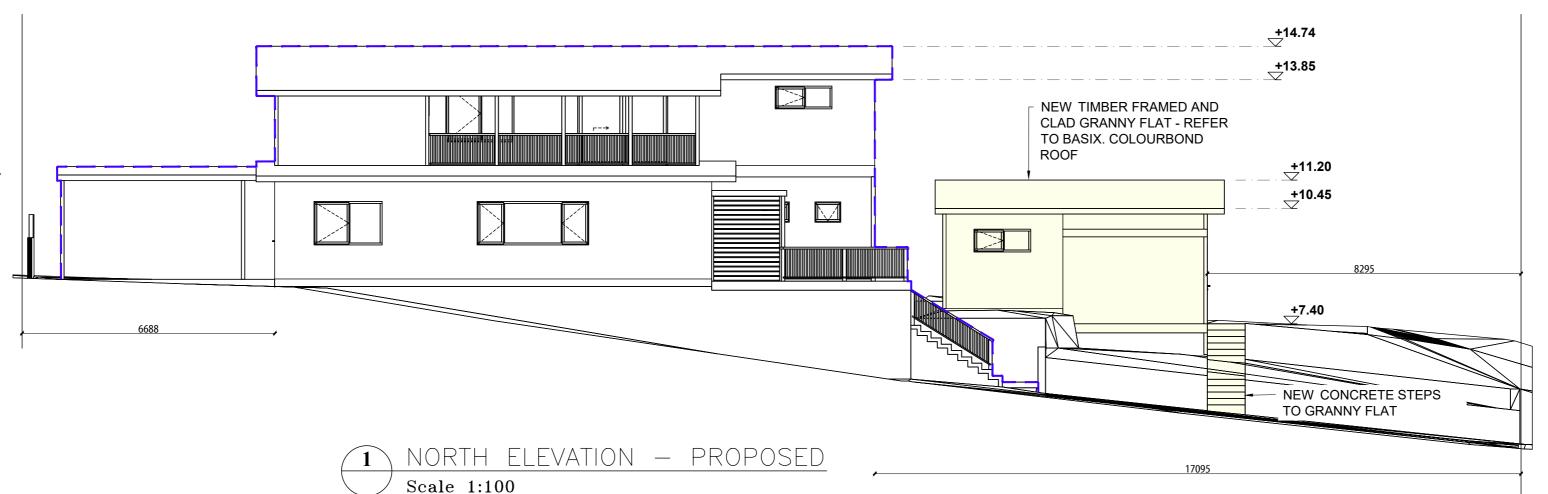
CONCRETE CONSTRUCTION

AS1379.

Concrete structures generally to AS3600. Ground slabs and footings to AS2870. Ready-mixed concrete to

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.

±14.74 +14.00 13.57 +11.58 _____ +11.30 M +8.52 **+**7.97 NORTH ELEVATION — EXISTING Scale 1:100



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

10 2.5 1:100 1:200

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BEARERS AND JOISTS: SPAN AND SPACING OF BEARERS AND JOISTS IS TO CONFORM TO AS1684 SERIES OF STANDARDS IN CONJUCTION WITH SUP; PORTING SUPPLEMENTS RELEVANT TOT HE APPLCABLE WIND CLASSIFICATION AND STRESS.

ALL TIMBER GENERALLY SHALL BE OF THE DURABILITY AND STRESS GRADE SPECIFIED AND OR COMPLY WITH AS1720 AND AS1684.

ROOF BRACING IN ACCORDANCE WITH TRUSS MANUFACTURERS DETAIL AND SECTION 8 OF AS 1684.

WALL FRAMING: WALL FRAME, SIZES AND SPACING SHALL BE IN ACCORDANCE WITH AS1684 OR AS SPECIFIED BY A PRACTISING ENGINEER.

LEGEND:

EXISTING BUILDING OUTINE ----

ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS

PROPOSED WORK

EXISTING BUILDING OUTLINE

General Notes

bear cottage

12837 LOT No. 23

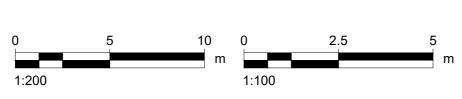
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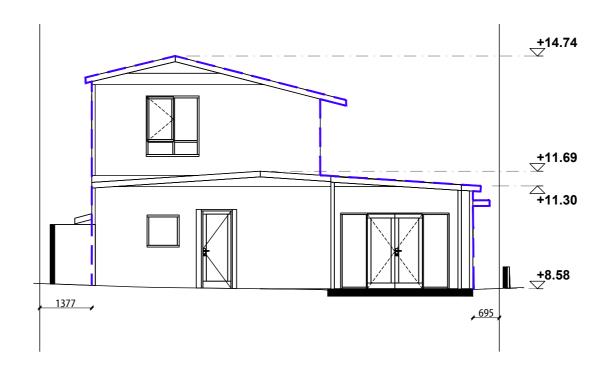
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±14.74 ±13.57 +11.69 +11.30 1377 695

EAST ELEVATION - EXISTING Scale 1:100



EAST ELEVATION - PROPOSED Scale 1:100

> LEGEND: EXISTING BUILDING OUTINE ----

ARCHITECTURAL DRAFTING 3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE COUNCIL COMPLIANT PLANS EXISTING BUILDING OUTLINE PROPOSED WORK **General Notes** 12837 LOT No. 23 A ISSUED FOR DA

Date

DRAFTING HELP 5/470 Sydney Rd Balgowlah 2093 NSW www.draftinghelp.com.au 02 87763474

Project Name and Address **BEN & LISA WALSH** 21 NOOAL ST NEWPORT NSW 2106

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All timber framing and flooring to A\$1684, A\$1720.1 where relevant.

Structural steelwork to AS4100.

Preparation of metal surfaces to AS1627. Flashing and damp-proof courses to AS2904.

TERMITE PROTECTION

Termite protection to AS3660.1. 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.

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. New timber decking to AS2796.

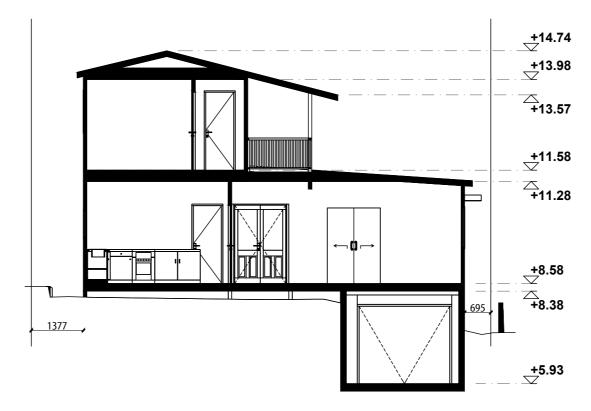
GUTTERS AND DOWNPIPES TO TO COMPLY WITH PART 3.5.2 OF THE BCA. GUTTERS AND DOWNPIPES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PART 3.5 BCA AND AS 3500.

SMOKE ALARM SHALL BE INSTALLED IN ACCORDANCE WITH PART 3.7.2 BCA ABD COMPLY WITH AS 3786.

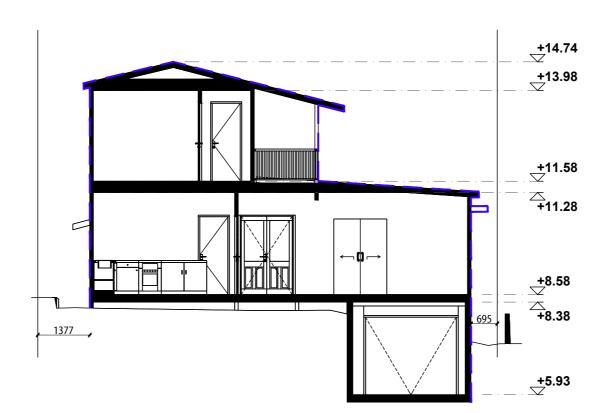
ALL ELECTRICAL WORK SHALL BE COMPLIENT WITH AS/NZS5033 AND AS3000.

FALLS IN WET AREAS: FLOOR TILES TO BE GRADED TO WASTE AREAS AND WHERE REQUIRED. RECOMMENED RATIO OF FALL WITHIN THE SHOWER TO BE BETWEEN 1:60 & 1:100.

SANITARY PLUMBING AND DRAINAGE: SHALL BE UNDERTAKEN IN ACCORDANCE WITH LOCAL PCA AND REQUIREMENTS OF REGULATORY AUTHORITY. TO BE CARRIED OUT BY APPROPRIATLEY QUALIFIED PERSON.



SECTION - EXISTING Scale 1:100



Scale 1:100

LEGEND:

EXISTING BUILDING OUTINE ----

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

10 2.5 1:100

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ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION
ASSISTANCE COUNCIL COMPLIANT PLANS

EXISTING BUILDING OUTLINE PROPOSED WORK

bear cottage

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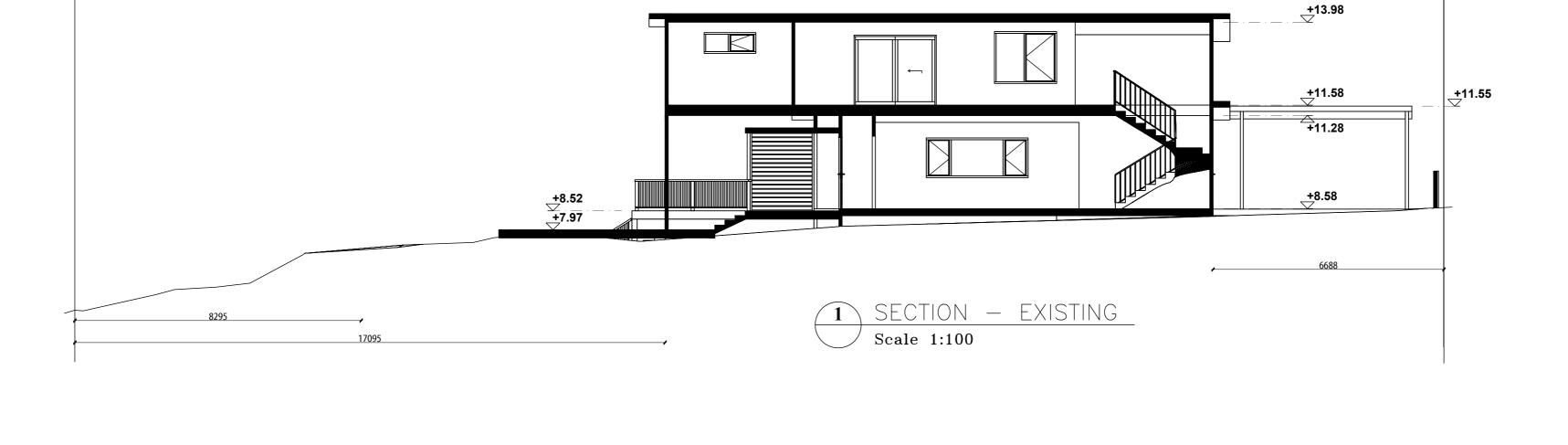
18/08/2021 Scale 12837 LOT No. 23

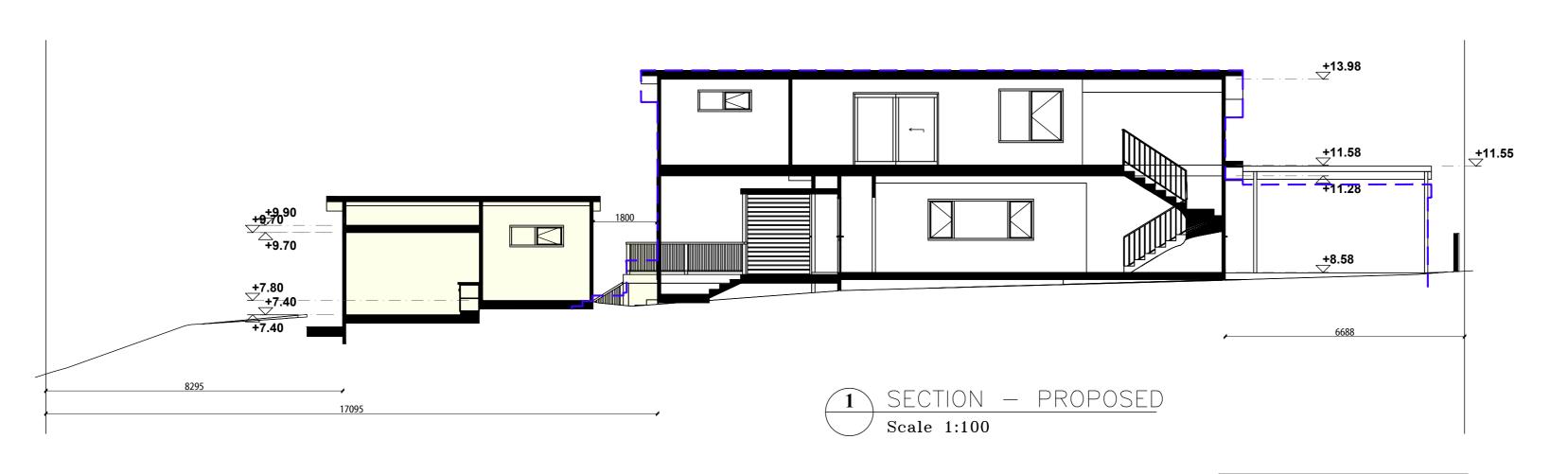
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Date





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1:100

1:200

ARCHITECTURAL DRAFTING 3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS EXISTING BUILDING OUTLINE **General Notes** bear cottage 12837 LOT No. 23 ISSUED FOR DA

Date Revision/Issue

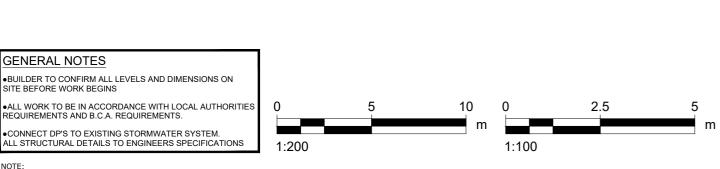
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Project Name and Address **BEN & LISA WALSH** 21 NOOAL ST NEWPORT NSW 2106

LEGEND:

EXISTING BUILDING OUTINE ----



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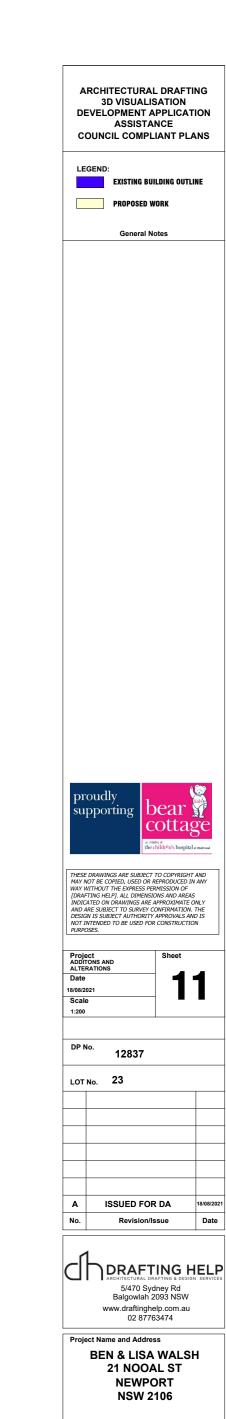
GARAGE FLOOR PLAN - PROPOSED

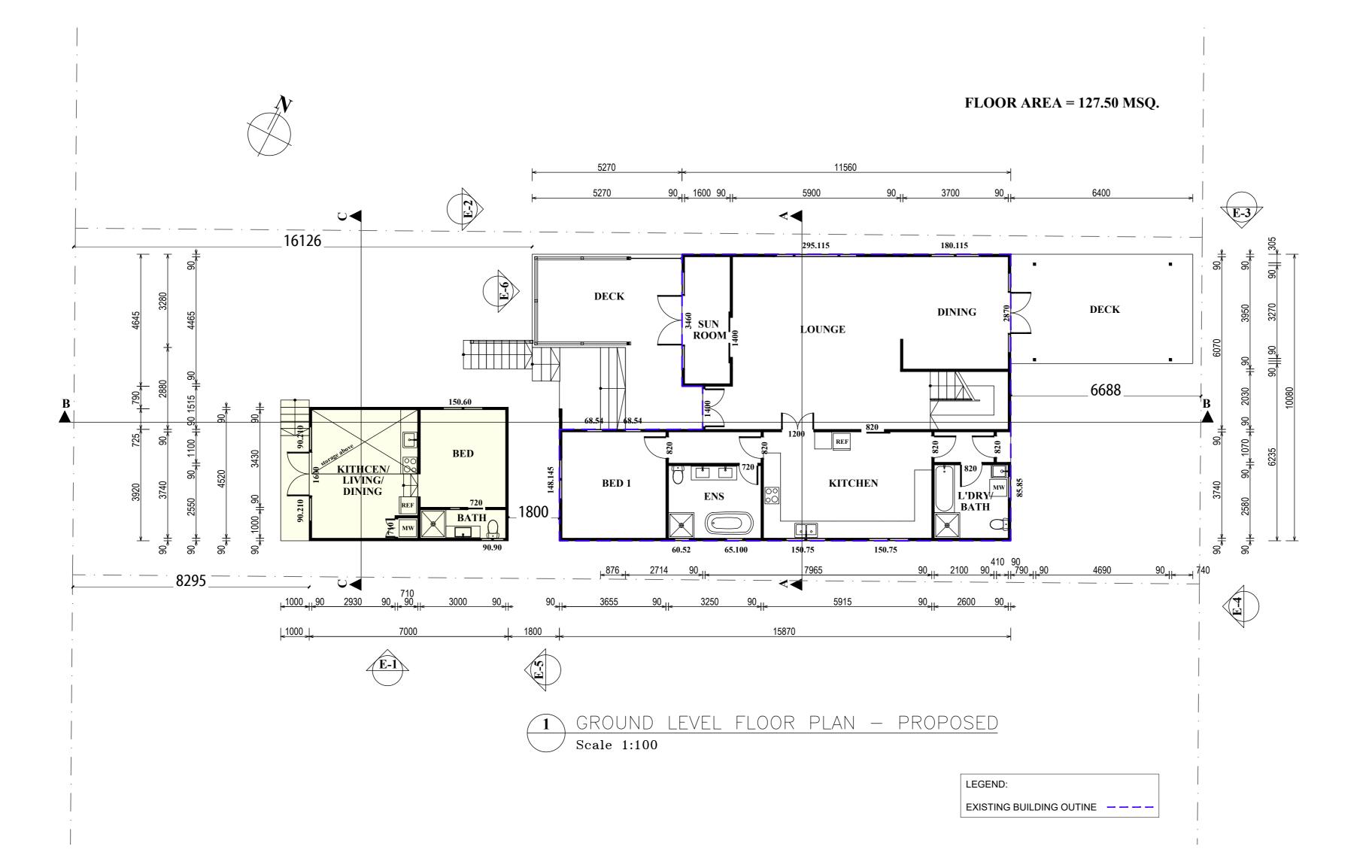
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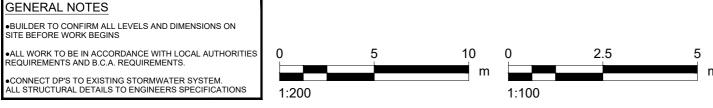
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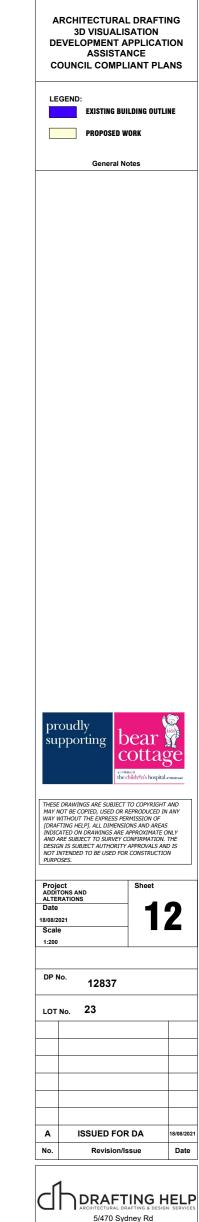
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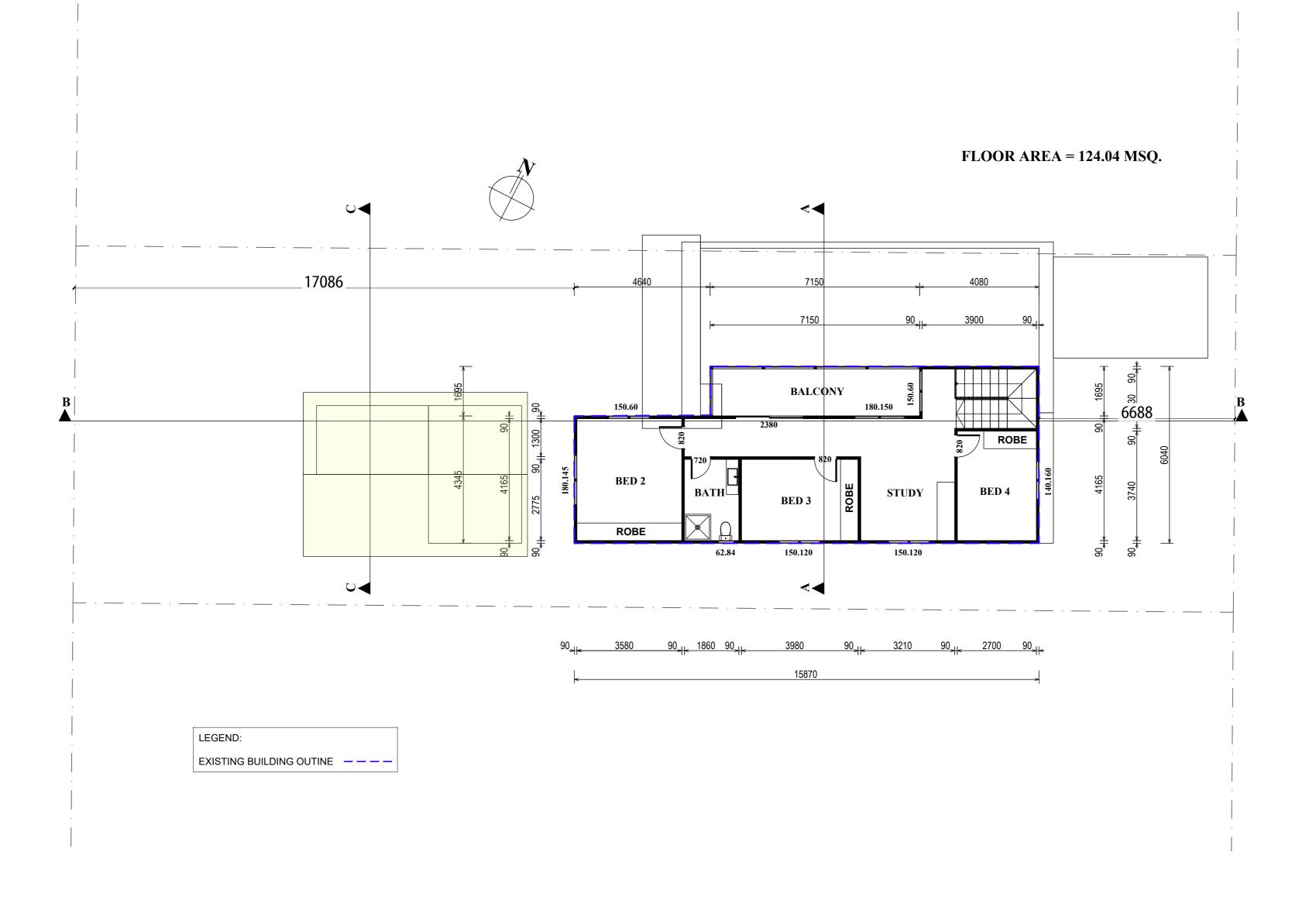




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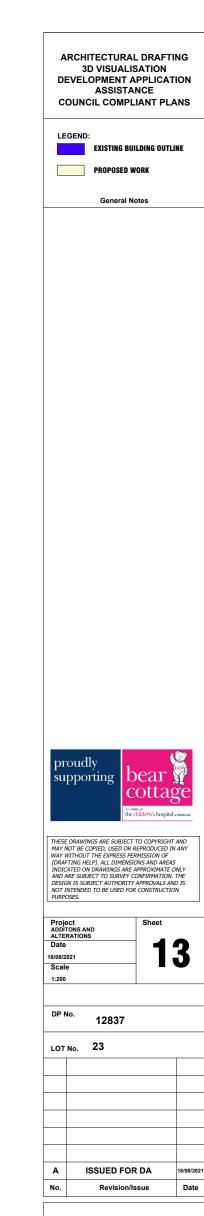
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1:200

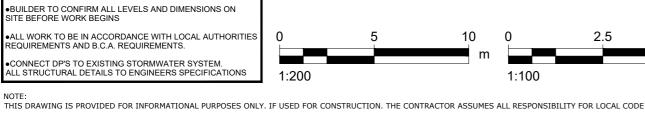
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EXISTING BUILDING OUTINE ----

LEGEND:

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ROOF PLAN - PROPOSED

Scale 1:100

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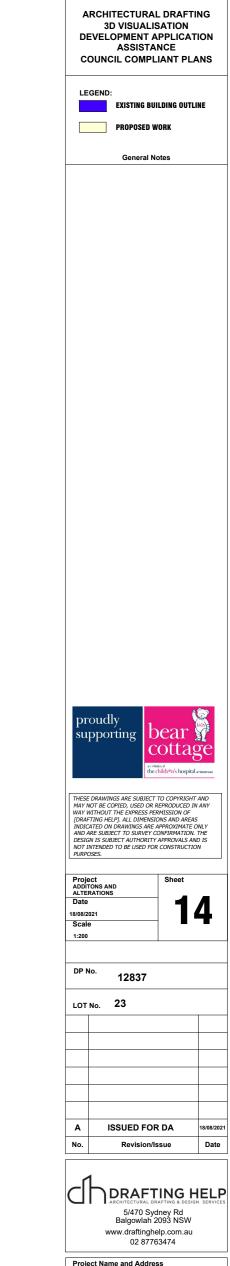
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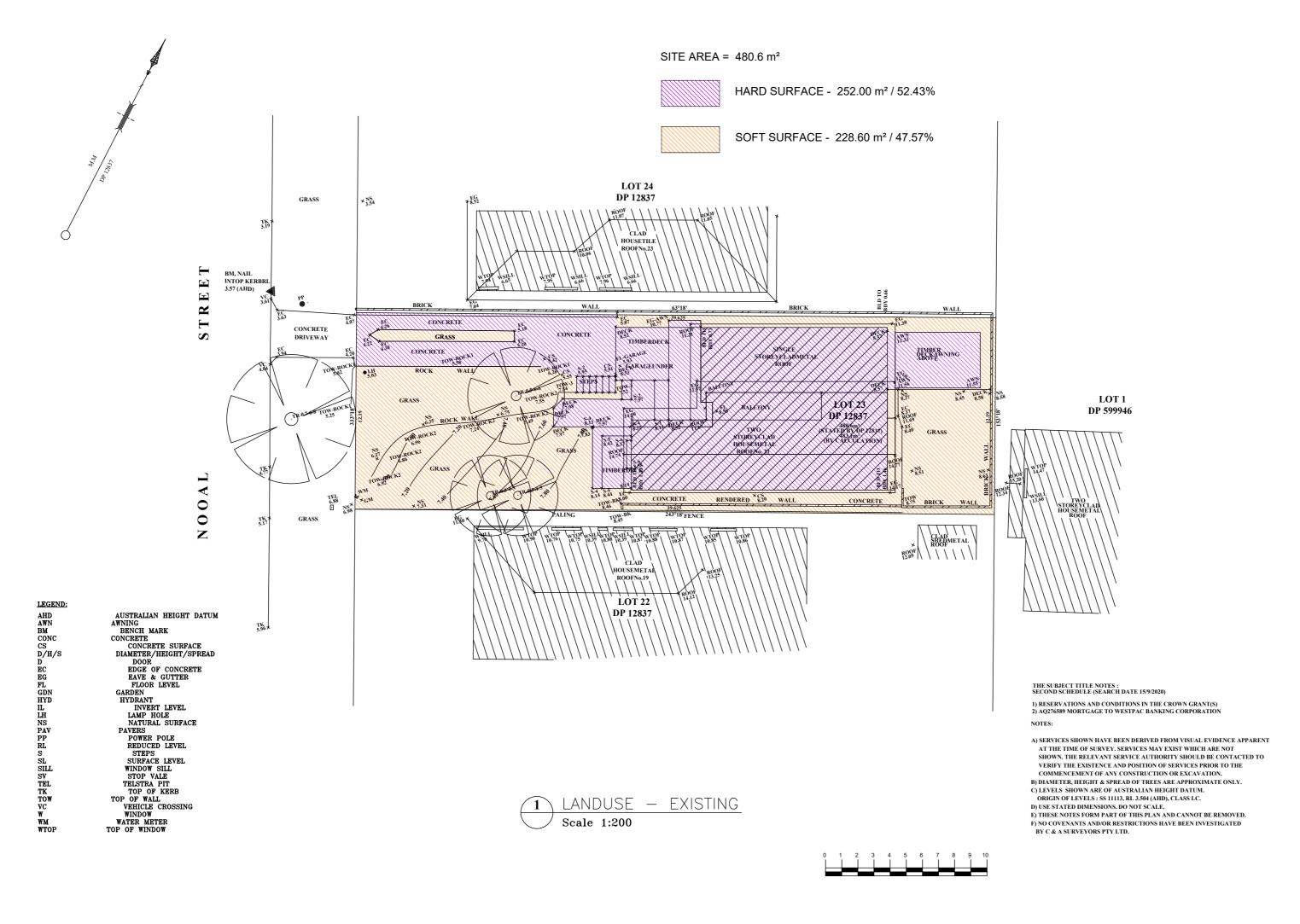
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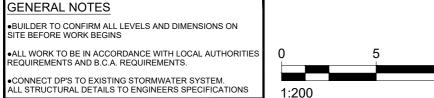
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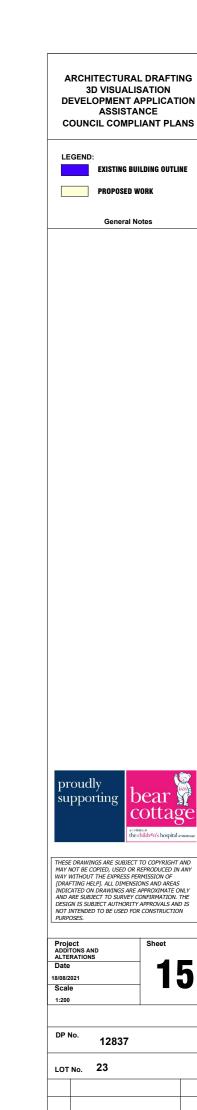
EXISTING LAND USE

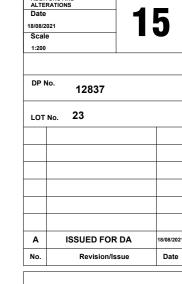




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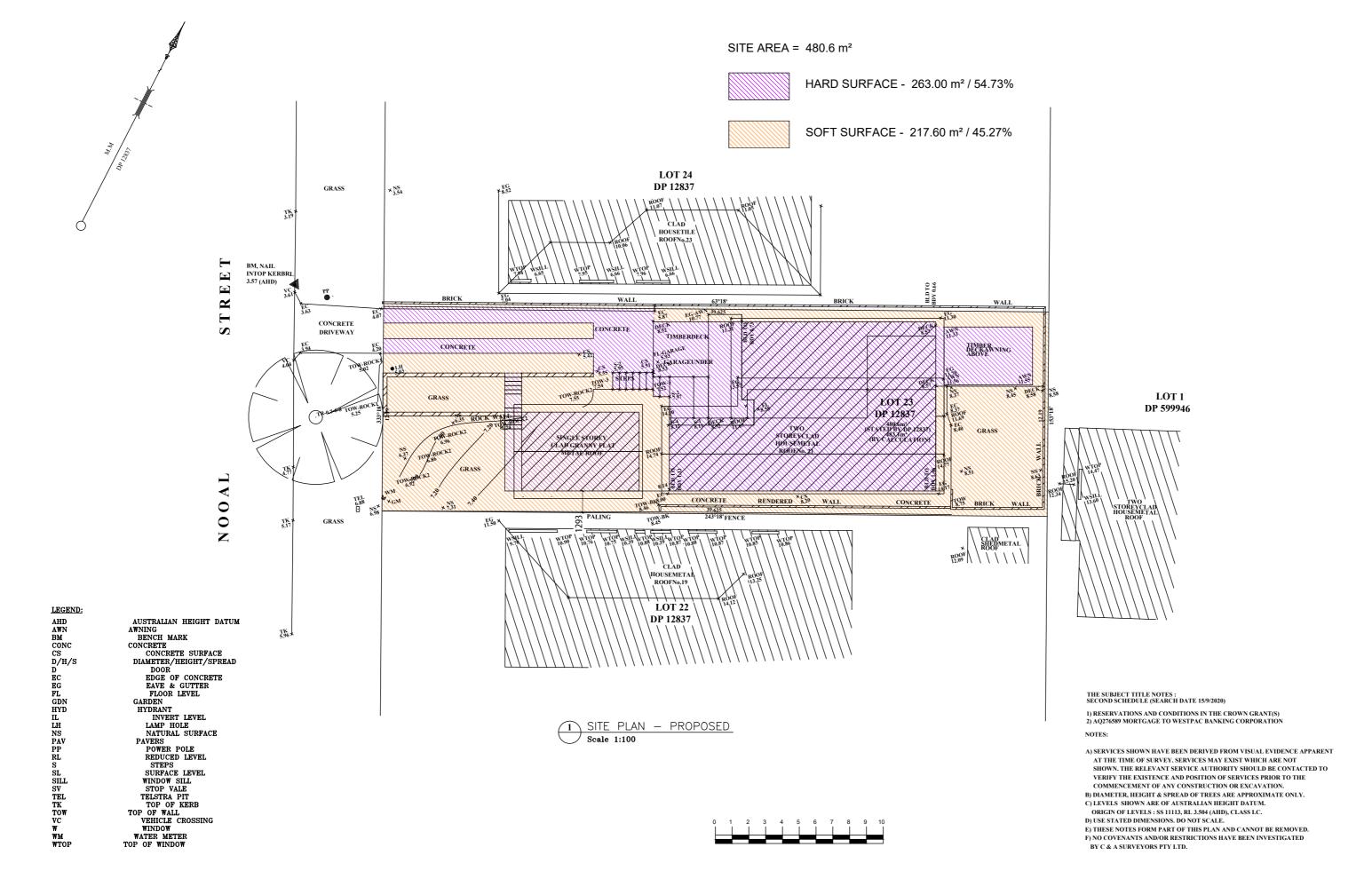




GENERAL NOTES •BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS •ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS. 10 •CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS 1:100

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PROPOSED LAND USE



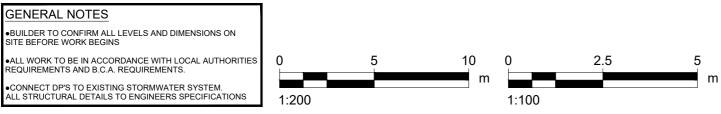
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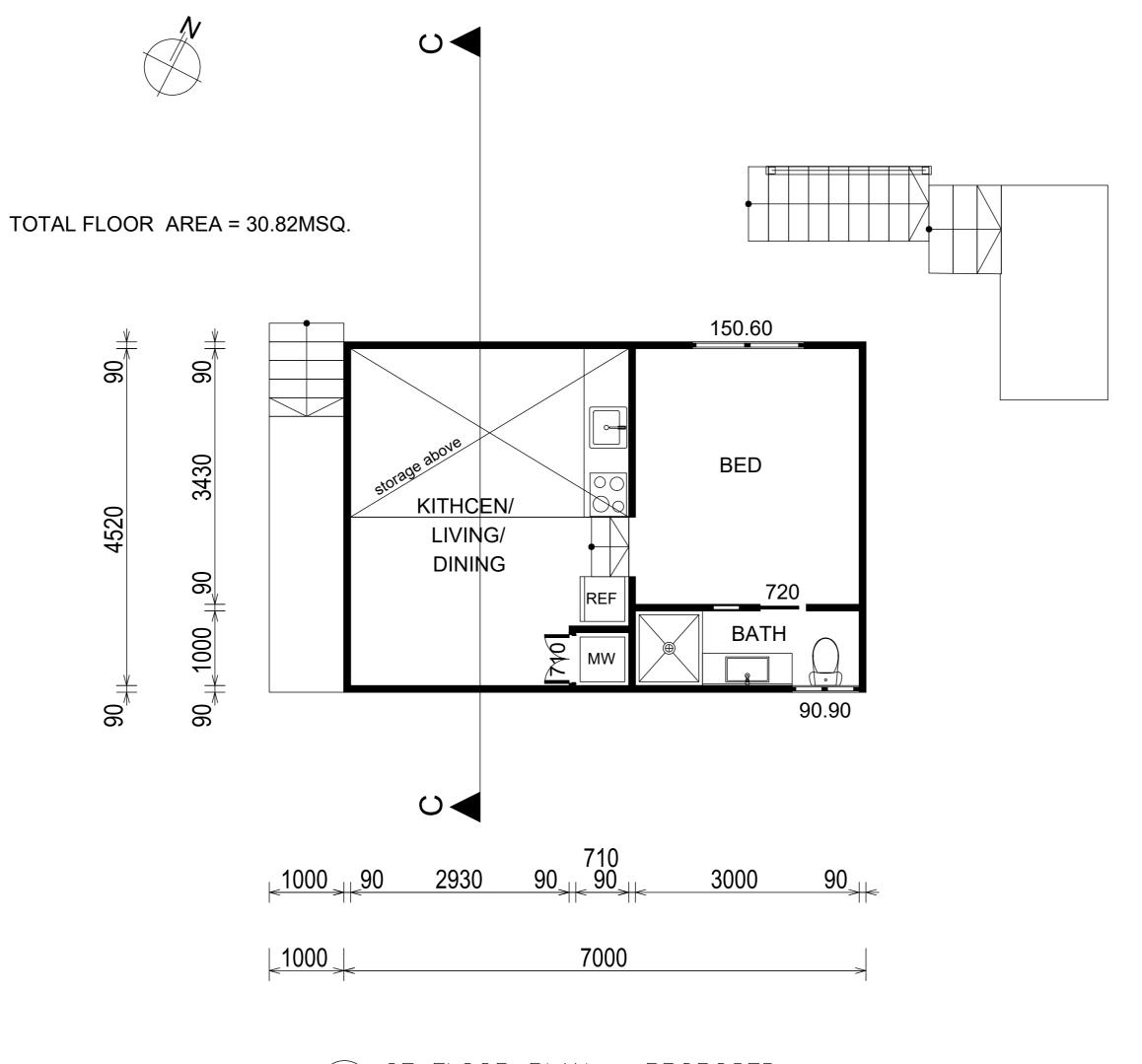


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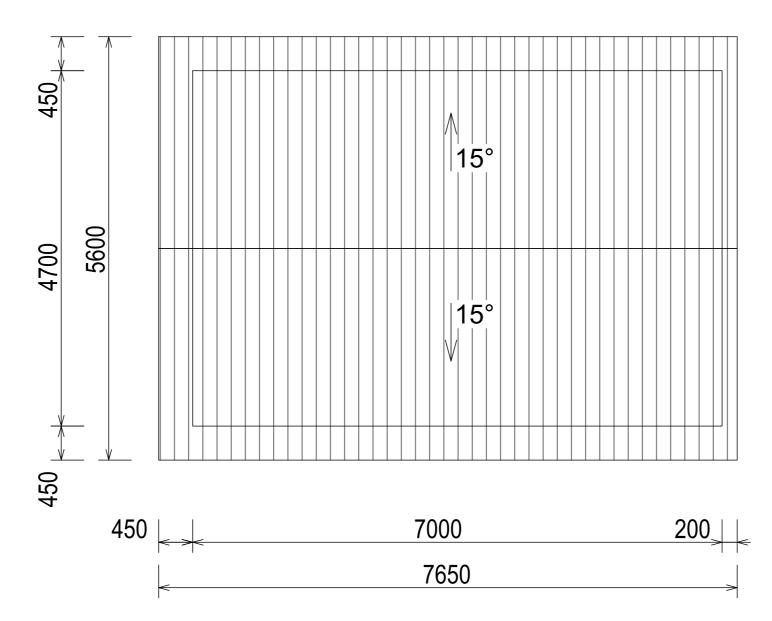


LOT No. 23 1 GF FLOOR PLAN - PROPOSED ISSUED FOR DA

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3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS General Notes







1 ROOF PLAN - PROPOSED

Scale 1:50

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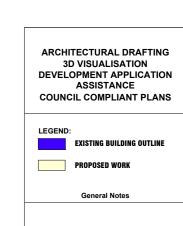
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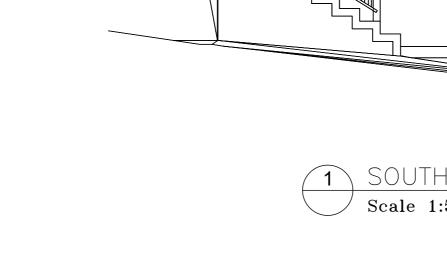
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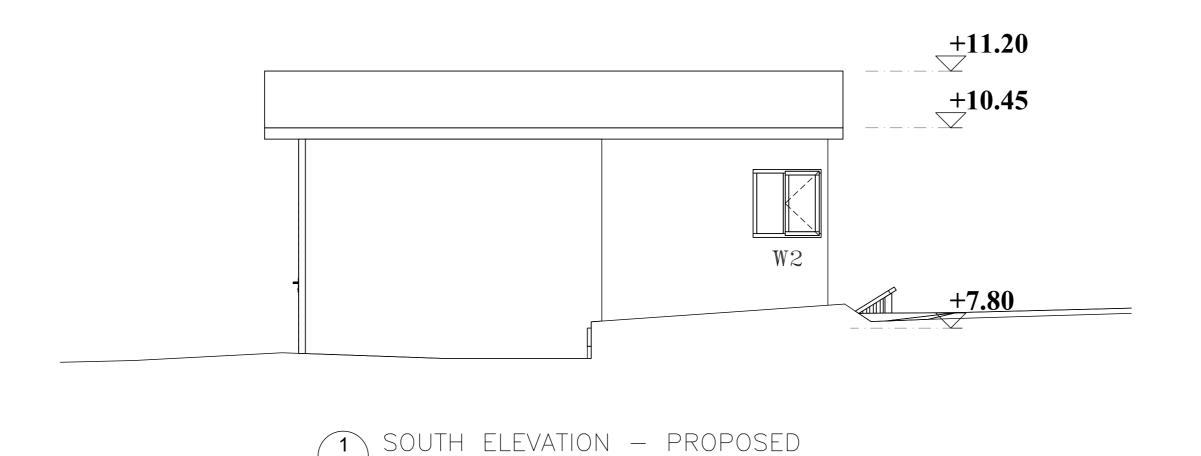
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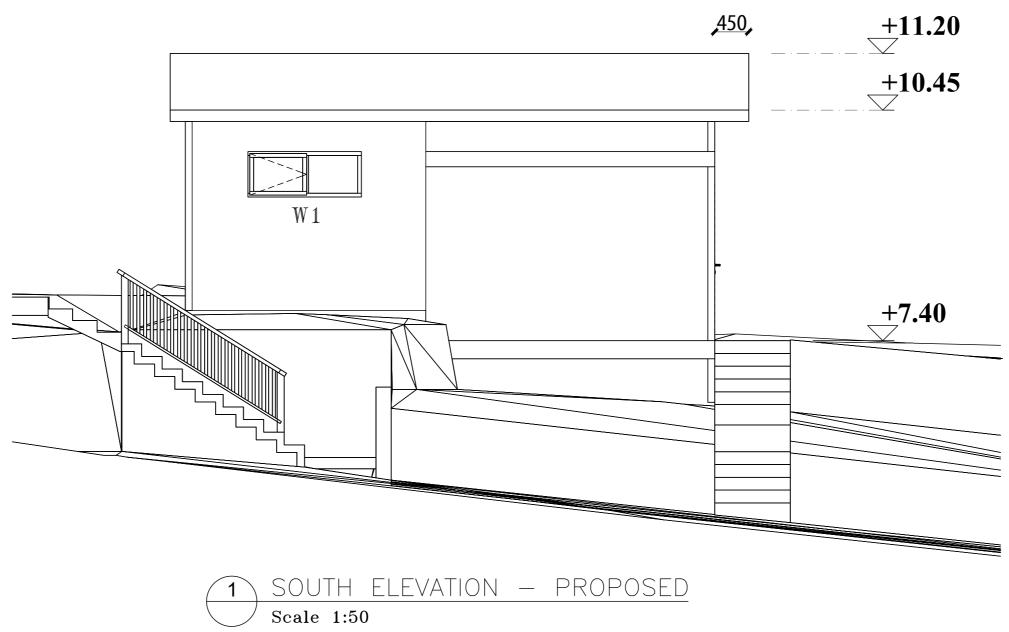


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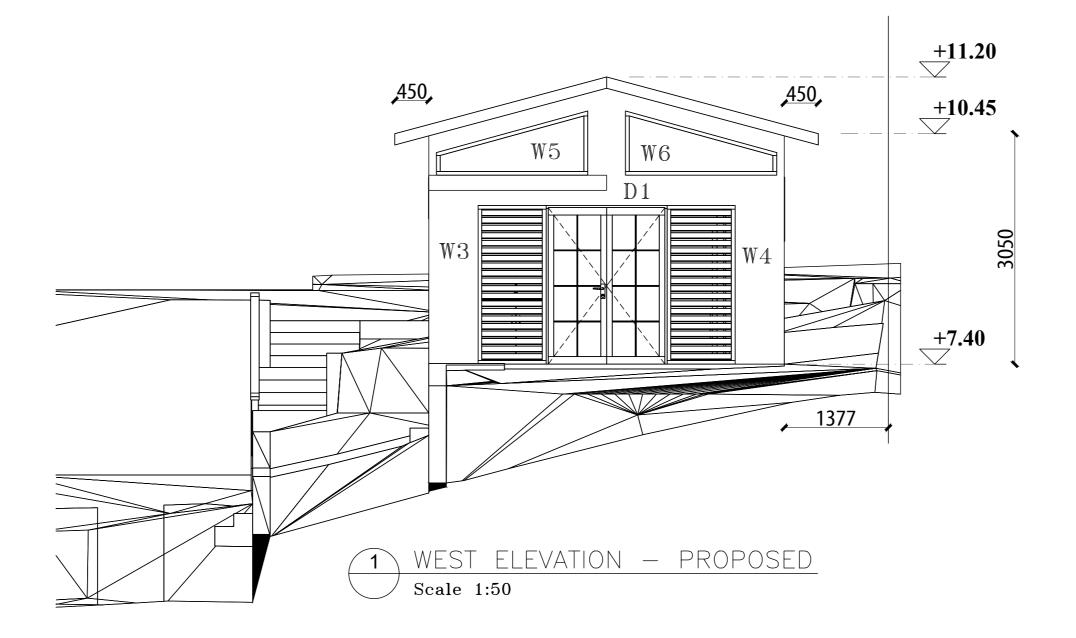
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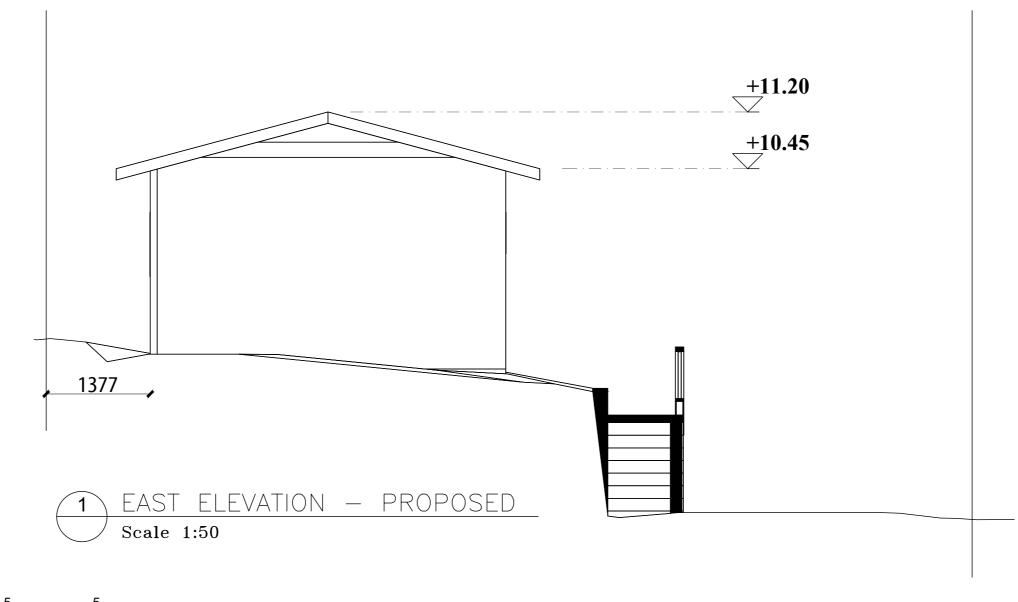


ARCHITECTURAL DRAFTING
3D VISUALISATION
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ASSISTANCE
COUNCIL COMPLIANT PLANS General Notes

19 DP No. 12837 LOT No. 23 ISSUED FOR DA Date

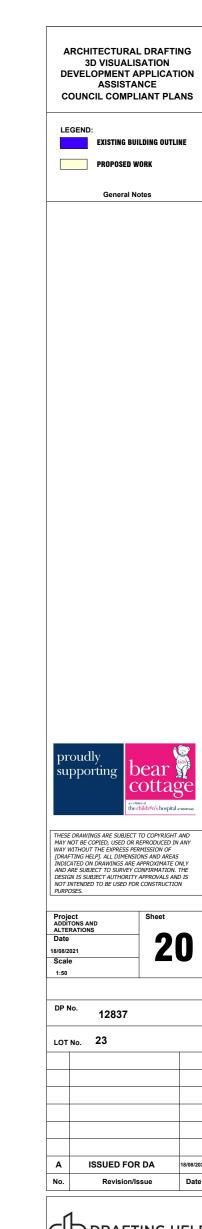






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Date

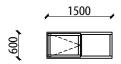
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ASSISTANCE
COUNCIL COMPLIANT PLANS LEGEND:

EXISTING BUILDING OUTLINE PROPOSED WORK General Notes 21 DP No. 12837 LOT No. 23 ISSUED FOR DA

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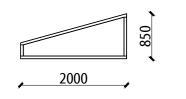
TYPE: SLIDING WINDOW AREA: 0.90MSQ.

SOUTH ELEVATION

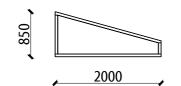


TYPE: SLIDING WINDOW AREA: 0.81MSQ.

WEST ELEVATION - GRANNY FLAT



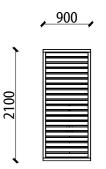
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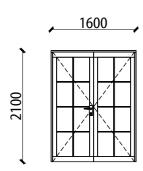
TYPE: FIXED WINDOW

AREA: 1.07MSQ.

TYPE: FIXED WINDOW AREA: 1.07MSQ.



TYPE: DOUBLE HUNG WITH EXTERNAL PLANATTION SHUTTERS AREA: 1.89MSQ.



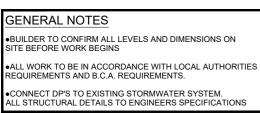
TYPE: BI-FOLD DOOR

AREA: 3.36MSQ.



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TYPE: DOUBLE HUNG WITH EXTERNAL PLANATTION SHUTTERS AREA: 1.89MSQ.



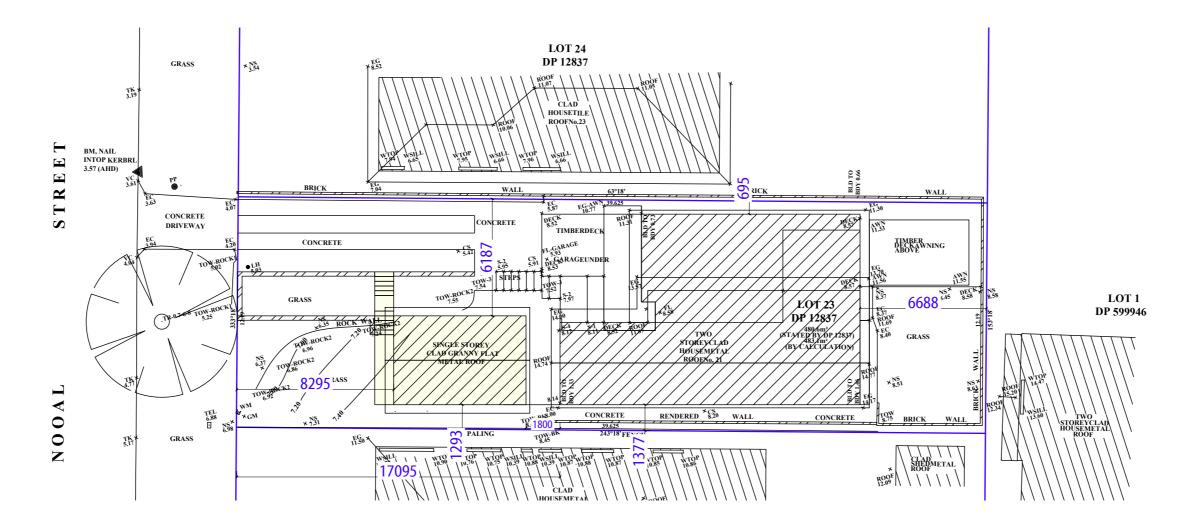
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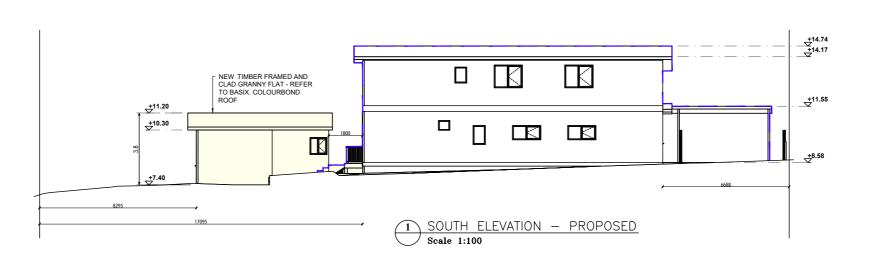
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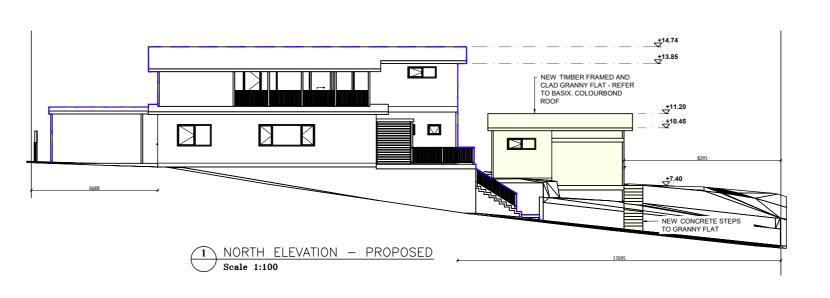


NOTIFICATION PLAN







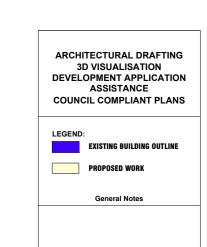


GENERAL NOTES •BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS •ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.

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

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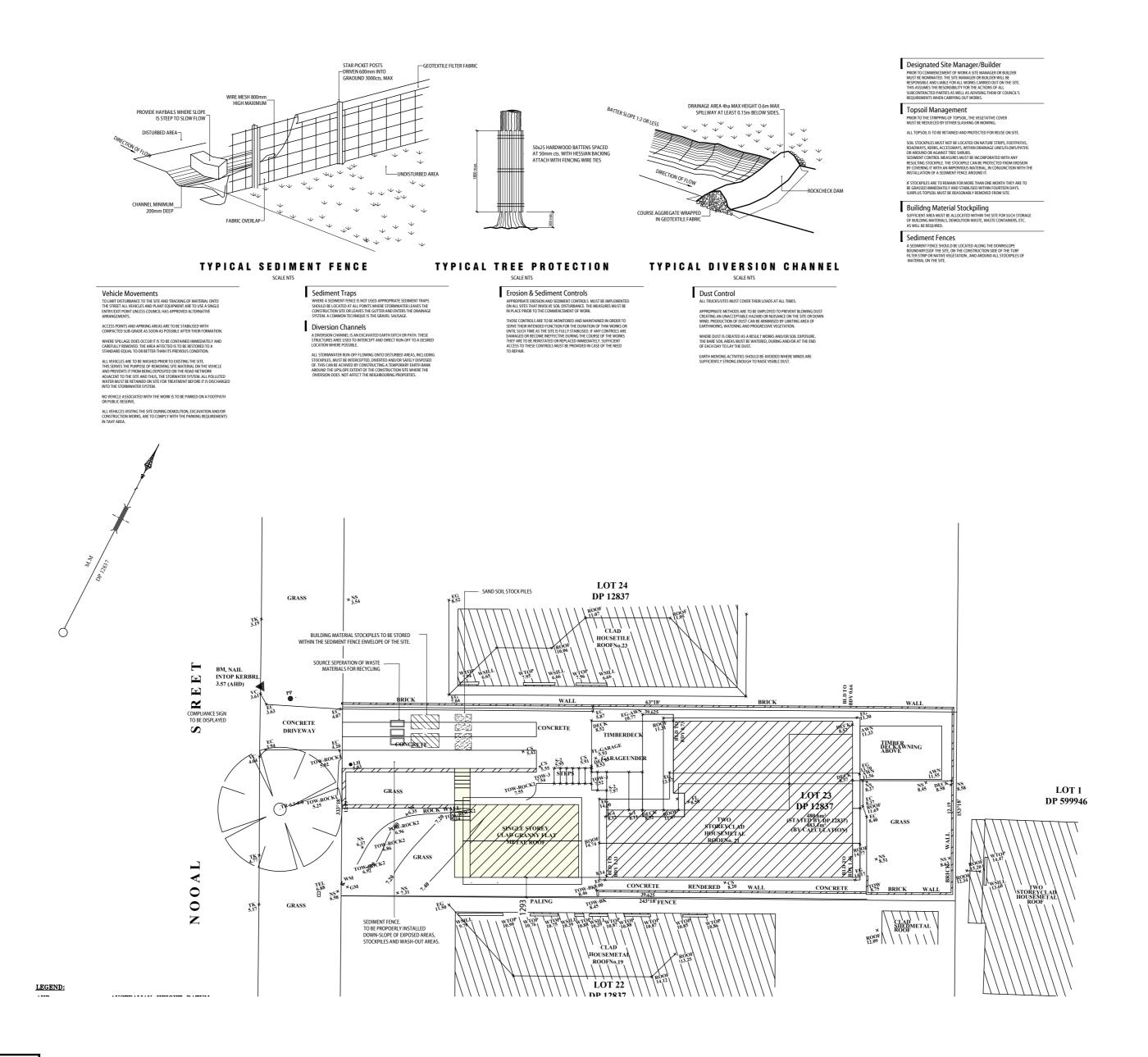
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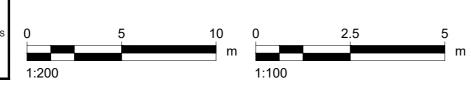




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ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION
ASSISTANCE COUNCIL COMPLIANT PLANS

EXISTING BUILDING OUTLINE

PROPOSED WORK

General Notes



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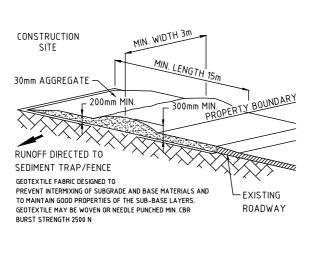


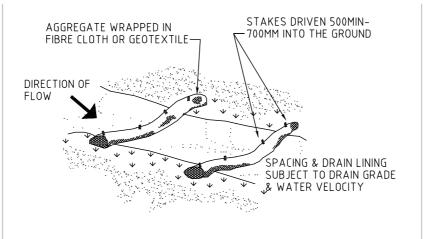
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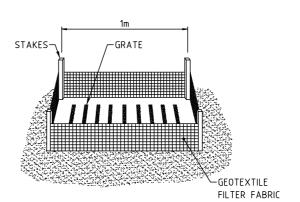
Date

Project Name and Address

BEN & LISA WALSH 21 NOOAL ST NEWPORT NSW 2106



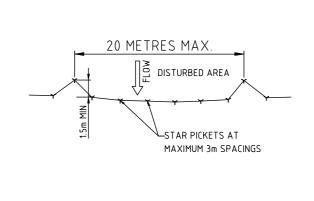




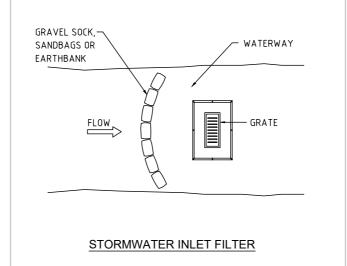
STABILISED SITE ACCESS

GRAVEL SOCK CHECK DAM

GEOTEXTILE STORMWATER INLET FILTER



SEDIMENT FENCE PLAN



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 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.

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

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. consumption can be an environmental burden. Native ground cover plants possible in the construction process. Before installation of the final 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

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.

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

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EXISTING BUILDING OUTLINE

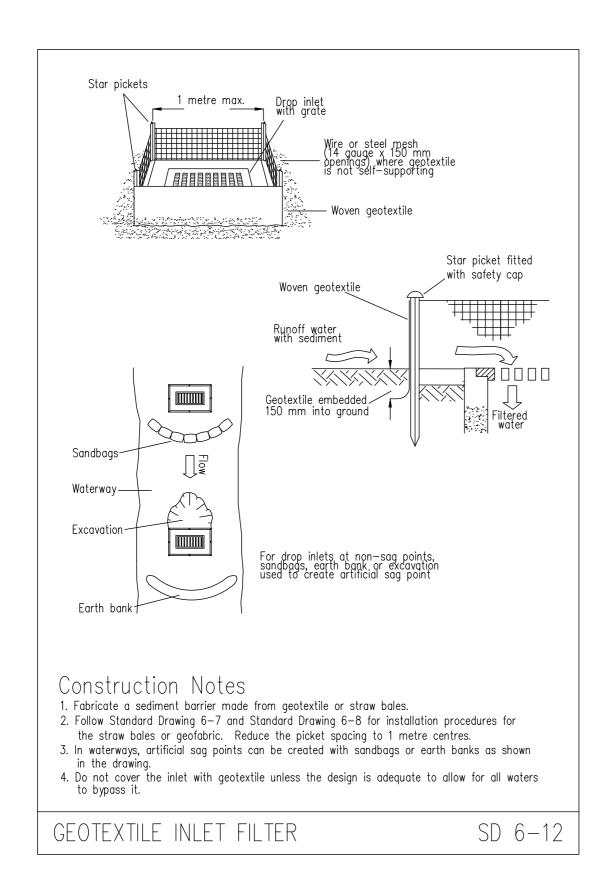
PROPOSED WORK

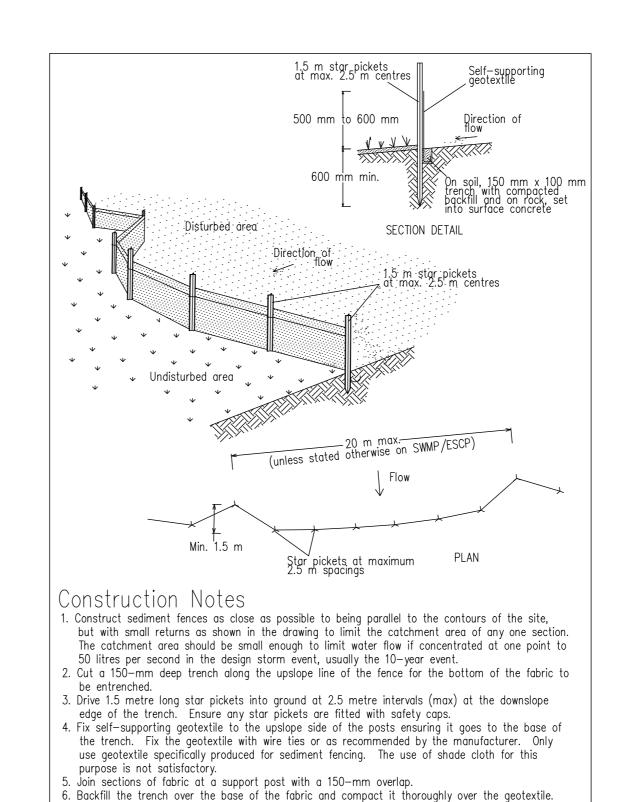
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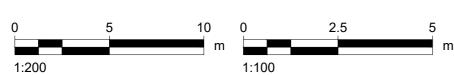
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GENERAL NOTES

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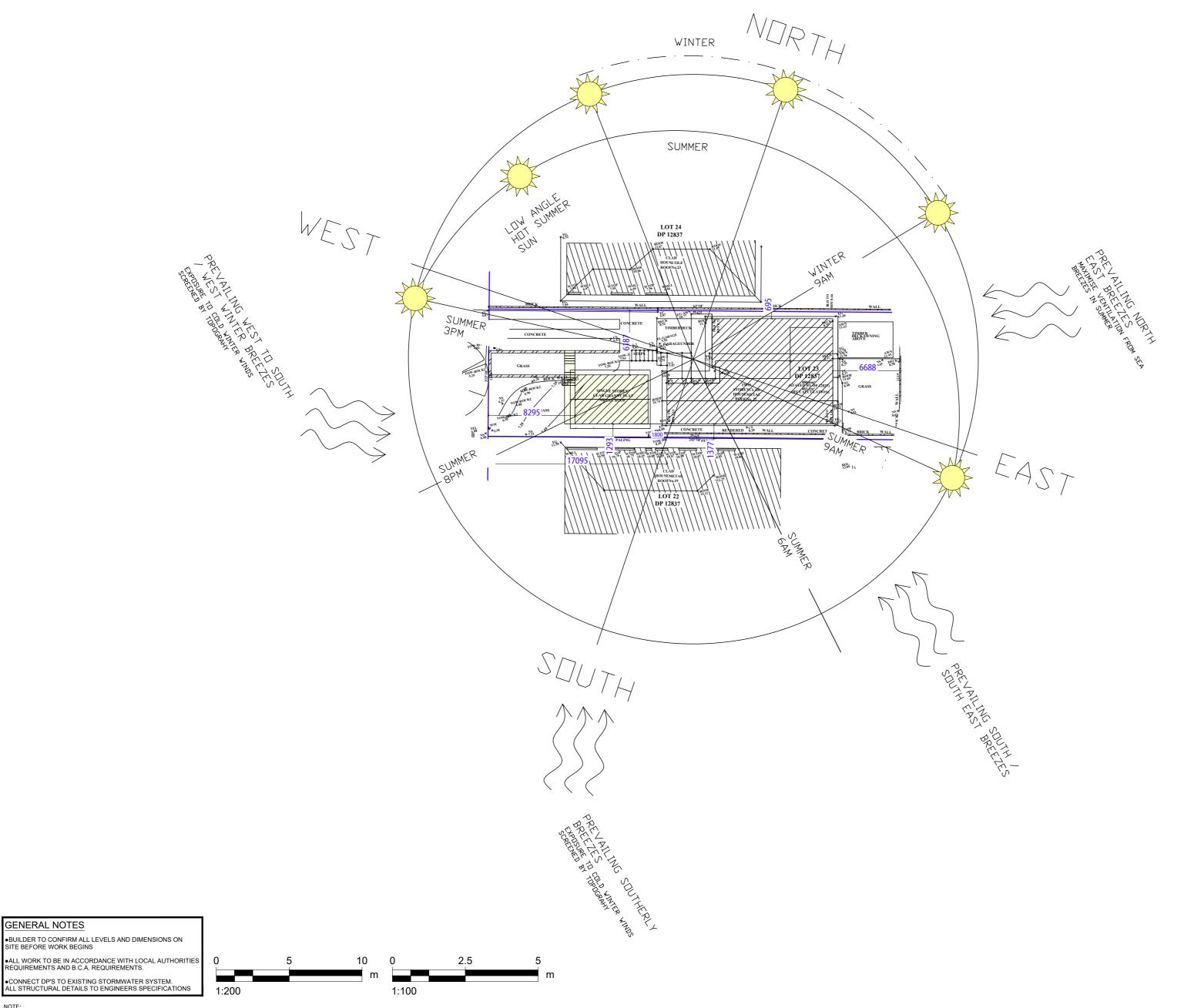
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ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS

PROPOSED WORK

General Notes

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Revision/Issue

Date

Project Name and Address

BEN & LISA WALSH 21 NOOAL ST NEWPORT NSW 2106

GENERAL 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

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

rmite protection to AS3660.1.

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.

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 around 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

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 AS3600. Ground slabs and footings to AS2870. Ready-mixed concrete to AS1379. 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 AS2904

DOORS AND WINDOWS

All doors and windows generally to AS2047.1 as per door and window schedule.

To match existing upvc system throughout. Reuse existing doors and windows as

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.

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

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 10m² / litre should be observed. Application to manufacturers specification.

All painting AS2311 and paint manufacturer's specifications.

Clean off marks, paint spots and stains progressively. $\label{touch up damaged paintwork with original paint batch where possible.$ Refer to finishes schedule for details of painted finishes.

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

Flooring and Decking Strip flooring to AS1684.

Particleboard sheet flooring to A\$1859.1, installed to A\$1860. Fibre-cement flooring to AS2908.2. New timber decking to AS2796.

Ensure building is sufficiently protected from weather prior to installing all strip- and sheet-flooring.

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.

All framing to AS1684.

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

INSULATION AND SARKING

ovide flexible membrane material normally used for waterproofing, vapour retarding or thermal reflective insulation. All bulk insulation to AS3742, installed to AS3999.

All sarking material to AS4200.1.

Fit all batts 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 least 50mm clear of ridges.

ROOFING GUTTERING DOWNPIPES

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 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

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

PLUMBING DRAINAGE AND GAS INSTALLATIONS

All plumbing and drainage work strictly in accordance with A\$3500. 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

Stormwater and Wastewater

and maintenance where required.

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 AS1273 / First flush devices to be fitted to all downpipes. All inlets and outlets to

Gas supply to be installed to Local Authority Requirements.On

completion of installation and testing, turn on isolation and control

DOMESTIC ELECTRICAL AND MECHANICAL INSTALLATIONS

All domestic electrical works to AS3018.

be protected with suitable mosquito barrier.

valves and purge and charge the installation.

All mechanical installations to AS1668. All telecommunications installations to AS1501.8. 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.

3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS

ARCHITECTURAL DRAFTING

EXISTING BUILDING OUTLINE

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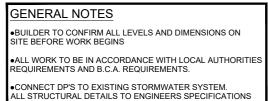
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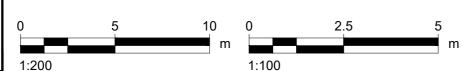
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Scale DP No. 12837 LOT No. 23 ISSUED FOR DA



Project Name and Address **BEN & LISA WALSH** 21 NOOAL ST NEWPORT NSW 2106





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Drafting 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 \mathbf{q} uote 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 Quote 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 itselfcarry 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;

- 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 ofdata, loss ofproduction 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 ofor 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 these Terms.
- 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.
- 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 connection with the Services and the Deliverables, and prevail over and supersede all other communications or documentation entered into or exchanged between the parties.
 - 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.



ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS

EXISTING BUILDING OUTLINE

General Notes

PROPOSED WORK

AFTING HELP]. ALL DIMENSIONS AND AREA

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LOT	No.	23		
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ISSUED FOR DA

Project Name and Address BEN & LISA WALSH 21 NOOAL ST **NEWPORT** NSW 2106

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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Description of project

Project address	
Project name	21 Nooal Street Newport 2106_02
Street address	21 Nooal Street Newport 2106
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 12837
Lot no.	23
Section no.	-
Project type	
Project type	separate dwelling house - secondary dwelling
No. of bedrooms	1
Site details	
Site area (m²)	482
Roof area (m²)	40
Conditioned floor area (m2)	26.9
Unconditioned floor area (m2)	3.0
Total area of garden and lawn (m2)	15
Roof area (m2) of the existing dwelling	180
No. of bedrooms in the existing dwelling	5

Assessor details and thermal lo	ads	
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m².year)	n/a	
Area adjusted heating load (MJ/m².year)	n/a	
Ceiling fan in at least one bedroom	n/a	
Ceiling fan in at least one living room or other conditioned area	n/a	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 50	Target 50
Area adjusted cooling load (MJ/m².year) Area adjusted heating load (MJ/m².year) Ceiling fan in at least one bedroom Ceiling fan in at least one living room or other conditioned area Project score Water Thermal Comfort	n/a n/a n/a n/a n/a v 40 v Pass	Target Pass

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

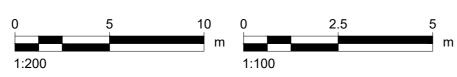
Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		¥	~
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		~	~
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		¥	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.			

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	¥	-	¥
The conditioned floor area of the dwelling must not exceed 300 square metres.	~	~	¥
The dwelling must not contain open mezzanine area exceeding 25 square metres.	~	V	V
The dwelling must not contain third level habitable attic room.	~	~	v
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	¥	V	V

Construction	Additional insulation required (R-Value)	Other specifications
floor - suspended floor above enclosed subfloor, framed	1.10 (or 1.8 including construction) (down)	
external wall - framed (weatherboard, fibre cement, metal clad)	3.00 (or 3.40 including construction)	
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 5 (up), roof: foil/sarking	framed; dark (solar absorptance > 0.70)

Note	Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

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



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Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	¥	~	~
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	¥	¥	-
The following requirements must also be satisfied in relation to each window and glazed door:	V	v	v
 For the following glass and frame types, the certifier check can be performed by visual inspection. 	,		
- Aluminium single clear			
- Aluminium double (air) clear			
- Timber/uPVC/fibreglass single clear			
- Timber/uPVC/fibreglass double (air) clear			
 For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only. 			~
 Vertical external louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed. 		-	v
 Overshadowing buildings/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. 	~	V	~

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Туре	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W01 600		1500	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 550 mm, 500 mm above head of window or glazed door	not overshadowed
South facing	South facing				
W02 900 U-value: 5.6, SHGC: 0.369 - 0.451 eave 550 mm, 500 mm above her (aluminium, single, Lo-Tsol Low-e) of window or glazed door		eave 550 mm, 500 mm above head of window or glazed door	2-4 m high, 2-5 m away		
West facing					

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Туре	Shading Device (Dimension within 10%)	Overshadowing
W04	2100	900	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	external louvre/vertical blind (adjustable)	not overshadowed
W06	535	2000	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 550 mm, 240 mm above head of window or glazed door	not overshadowed
D01	2100	1600	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	eave 550 mm, 1500 mm above head of window or glazed door	not overshadowed
W03	2100	900	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	external louvre/vertical blind (adjustable)	not overshadowed
W05	535	2000	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 550 mm, 240 mm above head of window or glazed door	not overshadowed

Energy Commitments	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, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	¥	¥	~
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans; Energy rating: n/a		~	¥
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a		~	~
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		~	¥
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		~	v
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off			
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		-	-
Laundry: natural ventilation only, or no laundry; Operation control: n/a		~	
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
at least 1 of the bedrooms / study; dedicated			v
at least 1 of the living / dining rooms; dedicated		-	~
the kitchen; dedicated		J	

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE COUNCIL COMPLIANT PLANS

EXISTING BUILDING OUTLINE PROPOSED WORK



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Project Name and Address

BEN & LISA WALSH 21 NOOAL ST NEWPORT NSW 2106

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
all bathrooms/toilets; dedicated		¥	•
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	¥	¥	•
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	¥	Y	•
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		~	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		V	
The applicant must install a fixed outdoor clothes drying line as part of the development.		¥	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		¥	

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3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE COUNCIL COMPLIANT PLANS

LEGEND:

EXISTING BUILDING OUTLINE



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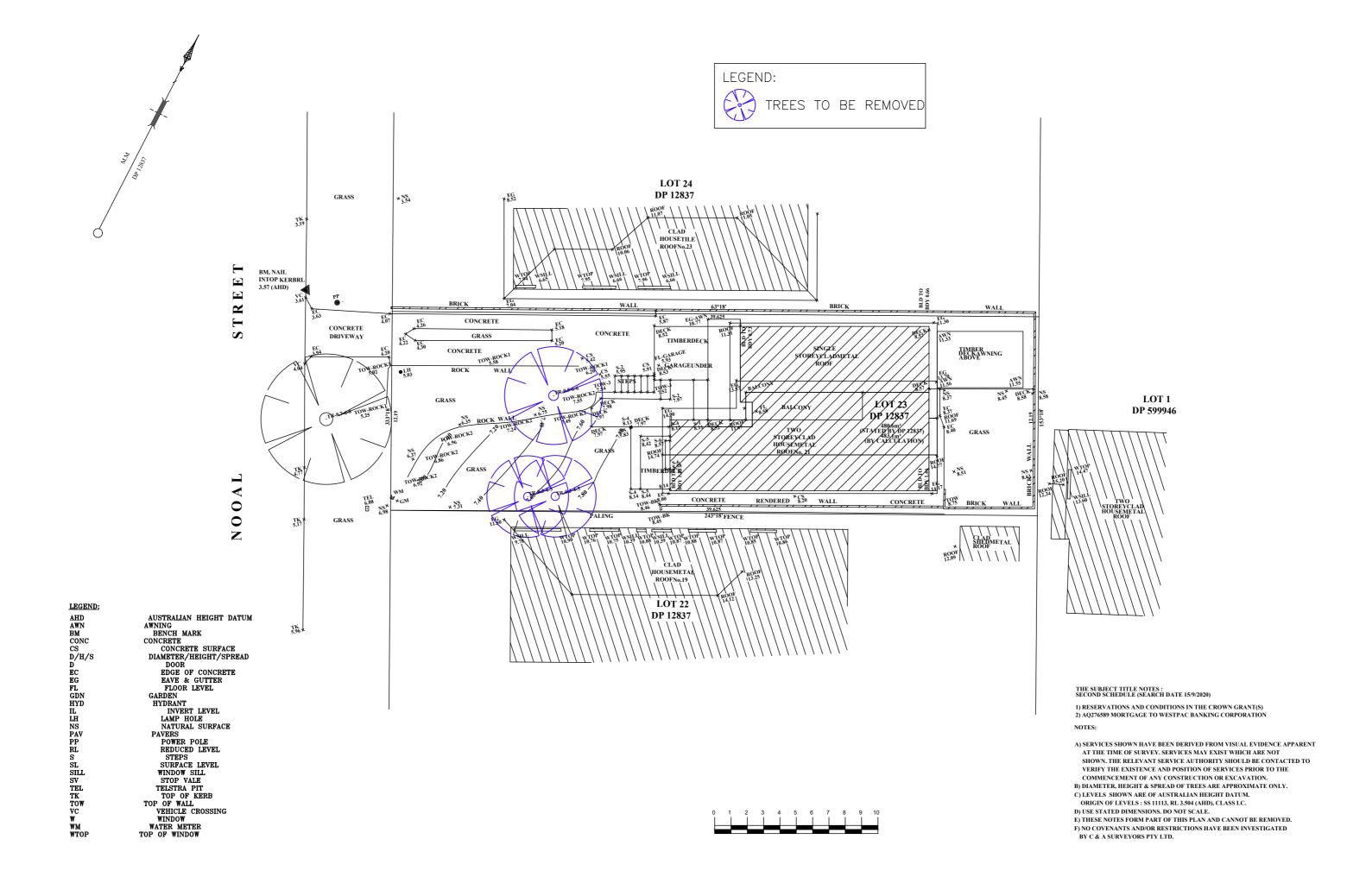


5/470 Sydney Rd Balgowlah 2093 NSW www.draftinghelp.com.au 02 87763474

Project Name and Address

BEN & LISA WALSH 21 NOOAL ST NEWPORT NSW 2106

TREE REMOVAL PLAN



GENERAL NOTES

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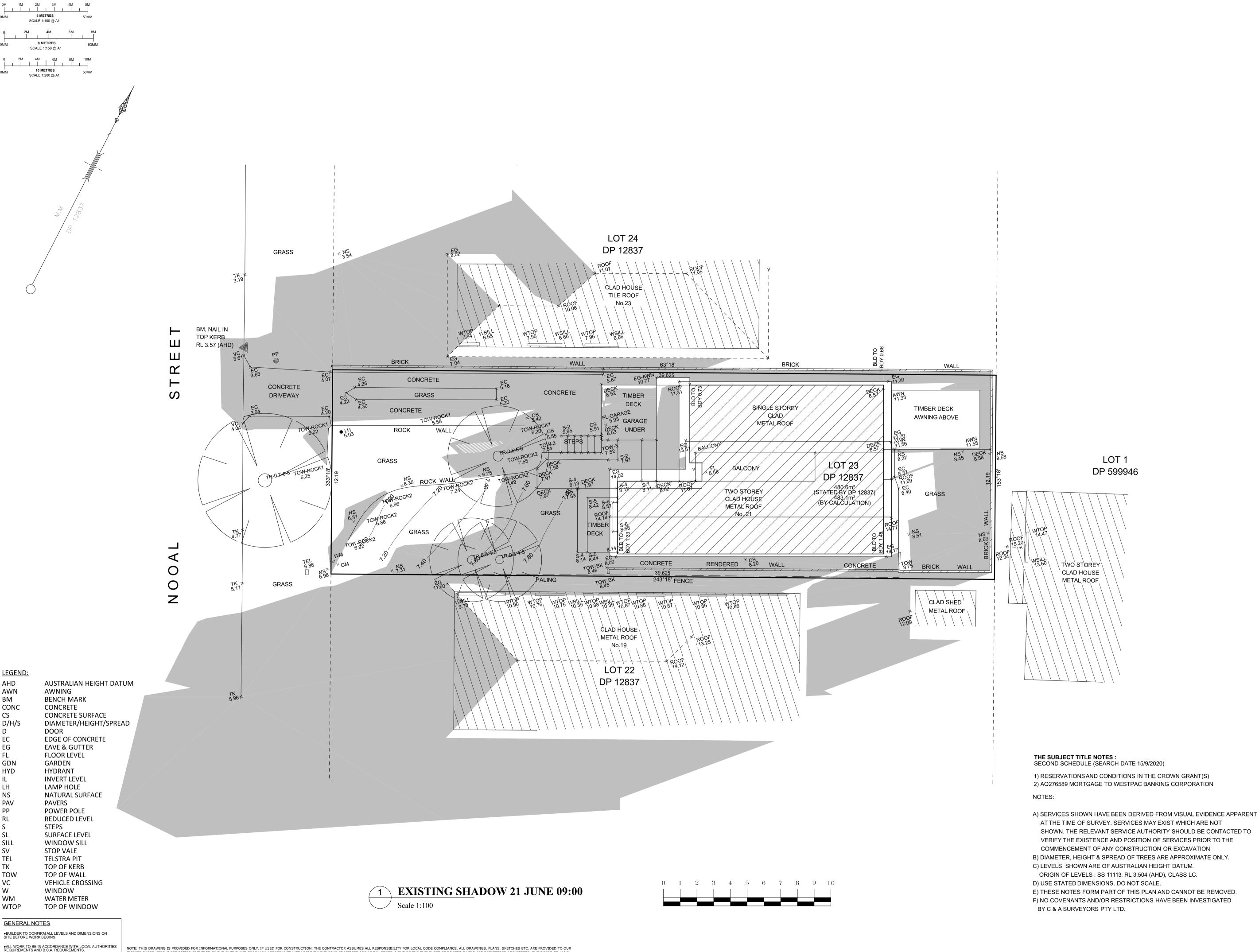
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ASSISTANCE COUNCIL COMPLIANT PLANS

EXISTING BUILDING OUTLINE PROPOSED WORK



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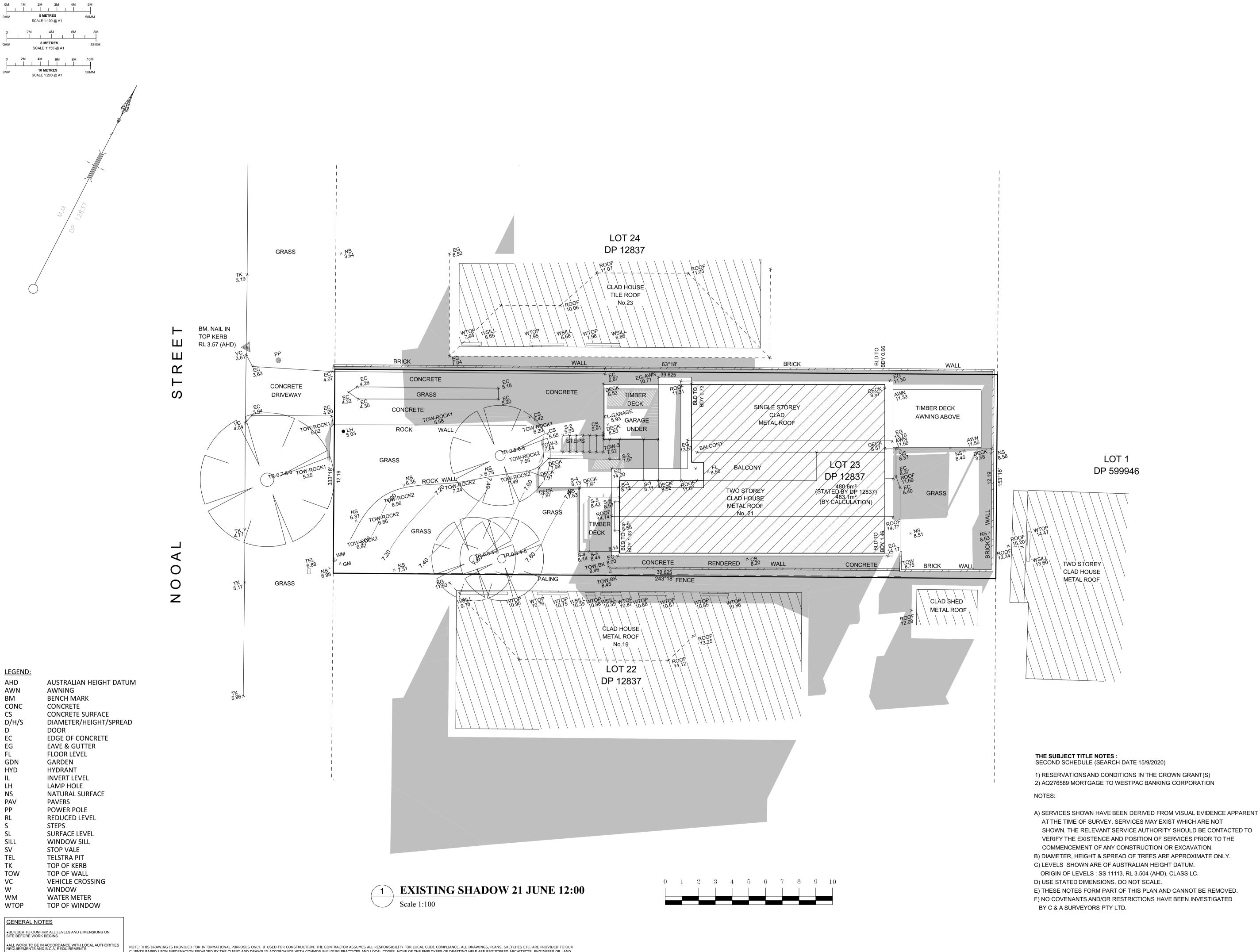
ARCHITECTURAL DRAFTING 3D VISUALISATION
DEVELOPMENT APPLICATION
MANAGEMENT COUNCIL COMPLIANT PLANS It is the contractors responsibility to confirm all measurements on site prior to commencement of work. Drawings should not be scaled. Written dimension only should be taken from drawings. These dwg's are solely for the purpose of council submission. 12837 23 Revision/Issue Date DRAFTING HELP

ARCHITECTURAL DRAFTING & DESIGN SERVICES Project Name and Address 21 NOOAL ST, NEWPORT, NSW 2106 N21N

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ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
MANAGEMENT
COUNCIL COMPLIANT PLANS

General Notes

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DP No. 12837

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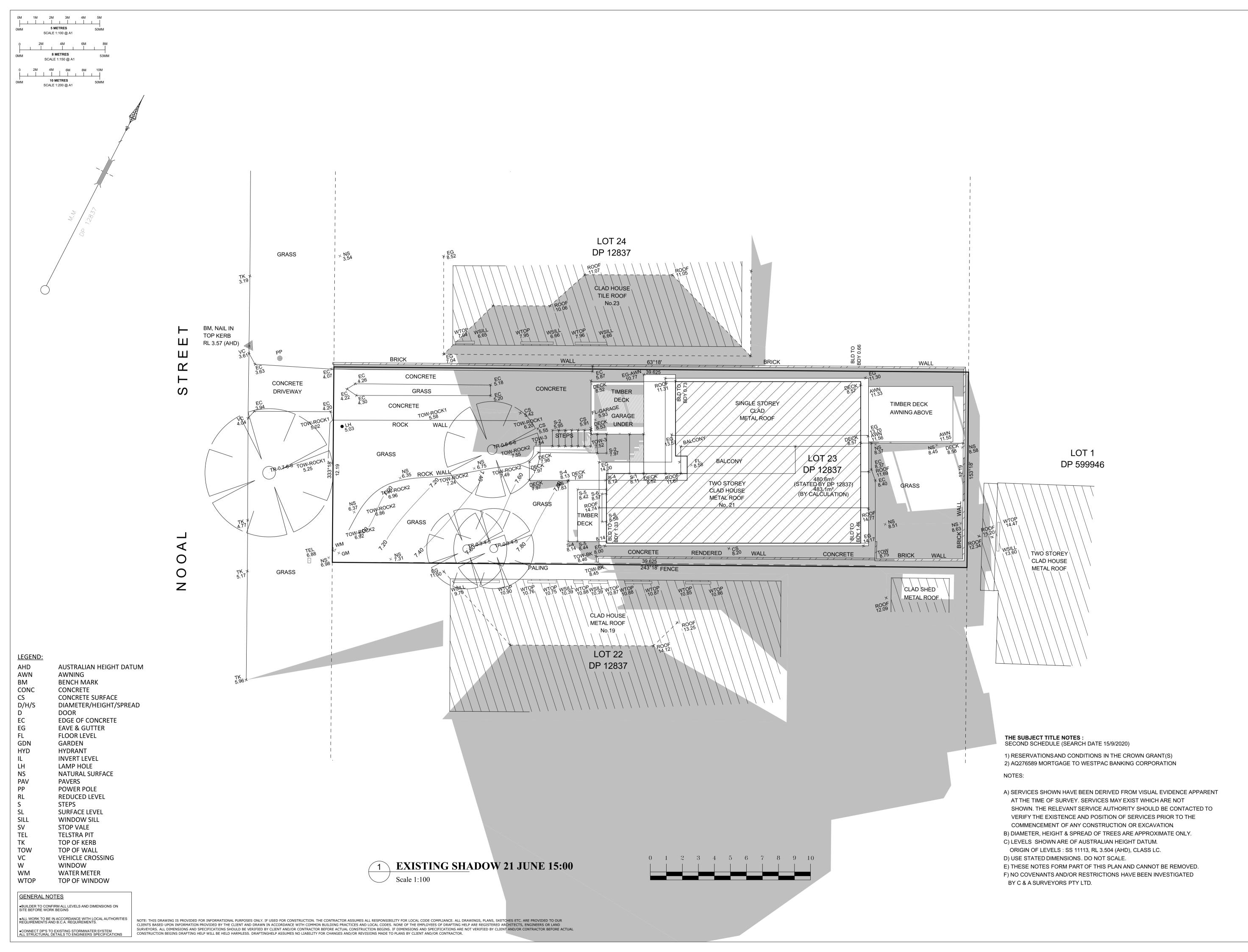
Project Name and Address

21 NOOAL ST, NEWPORT, NSW 2106

Project N21N
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SUSUALISATION
DEVELOPMENT APPLICATION
MANAGEMENT
COUNCIL COMPLIANT PLANS

General Notes

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No. Revision/Issue Date

Project Name and Address

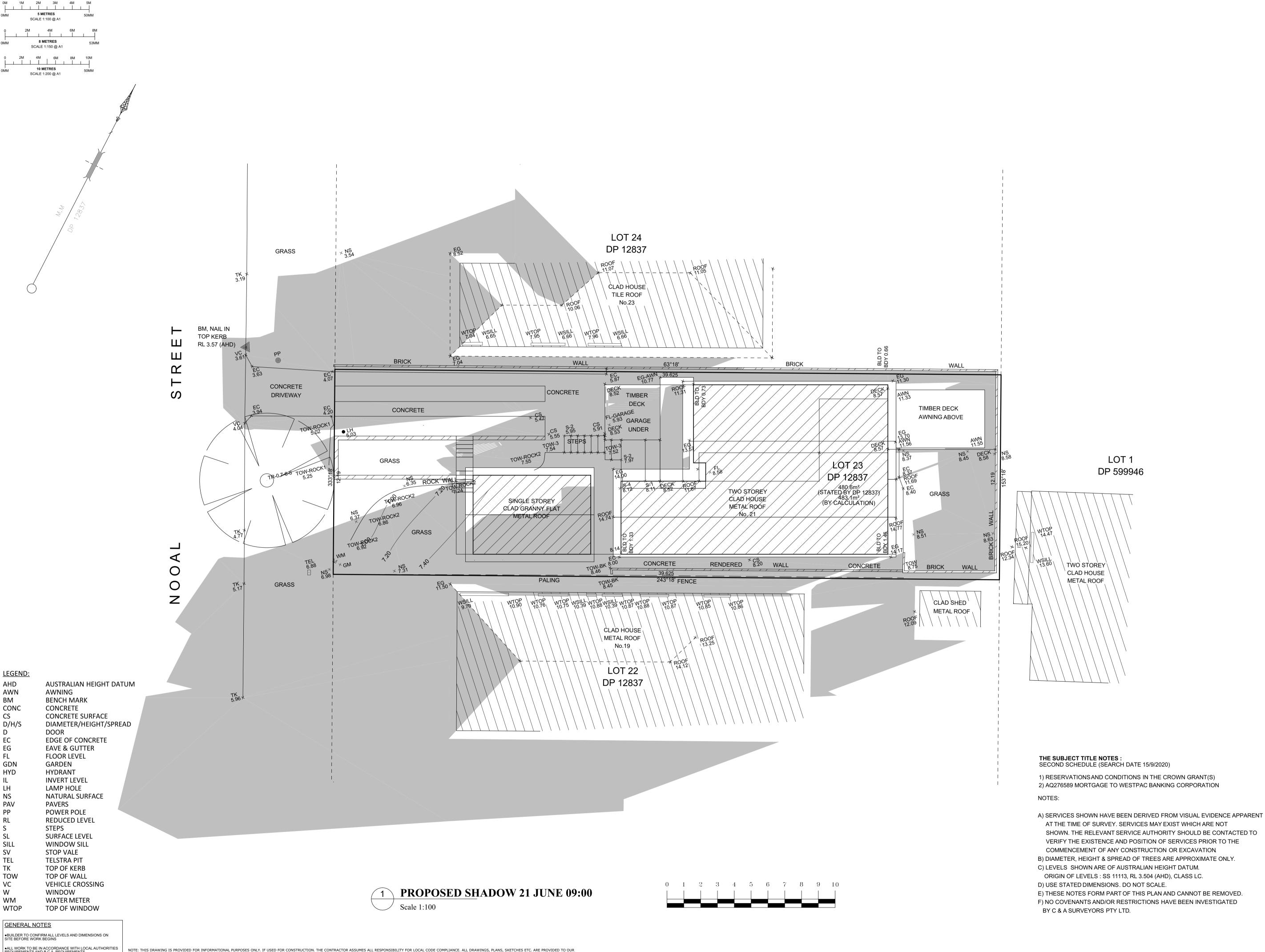
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17/08/2021 S.03

ARCHITECTURAL DRAFTING



STATESTING HELP

ACHITECTURAL DRAFTING A DESIGN SERVICES

Project Name and Address

Project Name and Address

Project N21N

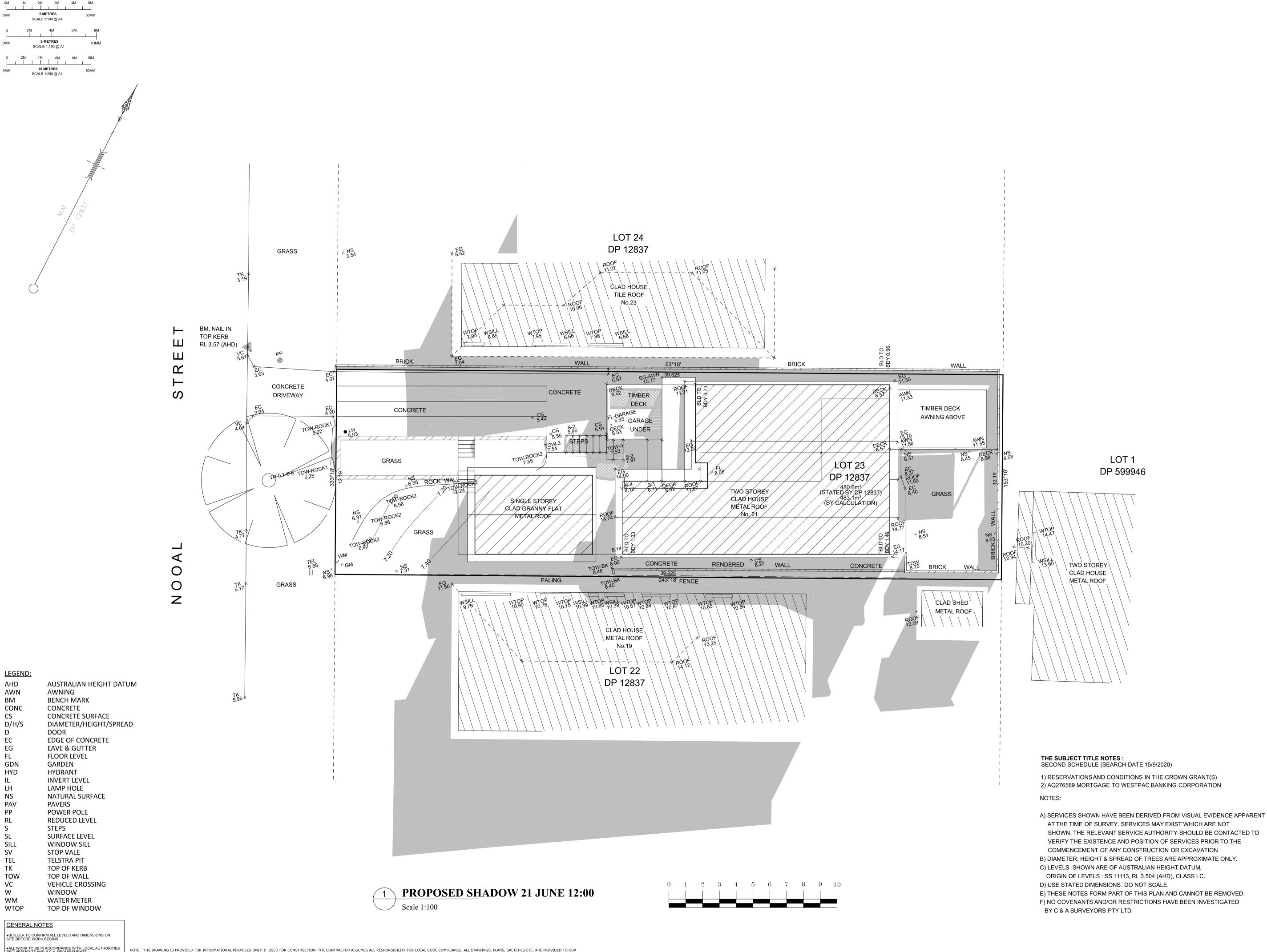
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ARCHITECTURAL DRAFTING

NOTE: THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.



Souncil Superior State of Council Submission.

It is the contractors responsibility to confirm all measurements on site prior to commencement of work. Drawings should not be scaled. Written dimensions only should be taken from drawings. These days are solely for the purpose of council submission.

DP No. 12837

LOT No. 23

Project Name and Address

21 NOOAL ST, NEWPORT, NSW 2106

Project N21N

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Project N21N

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17/08/2021

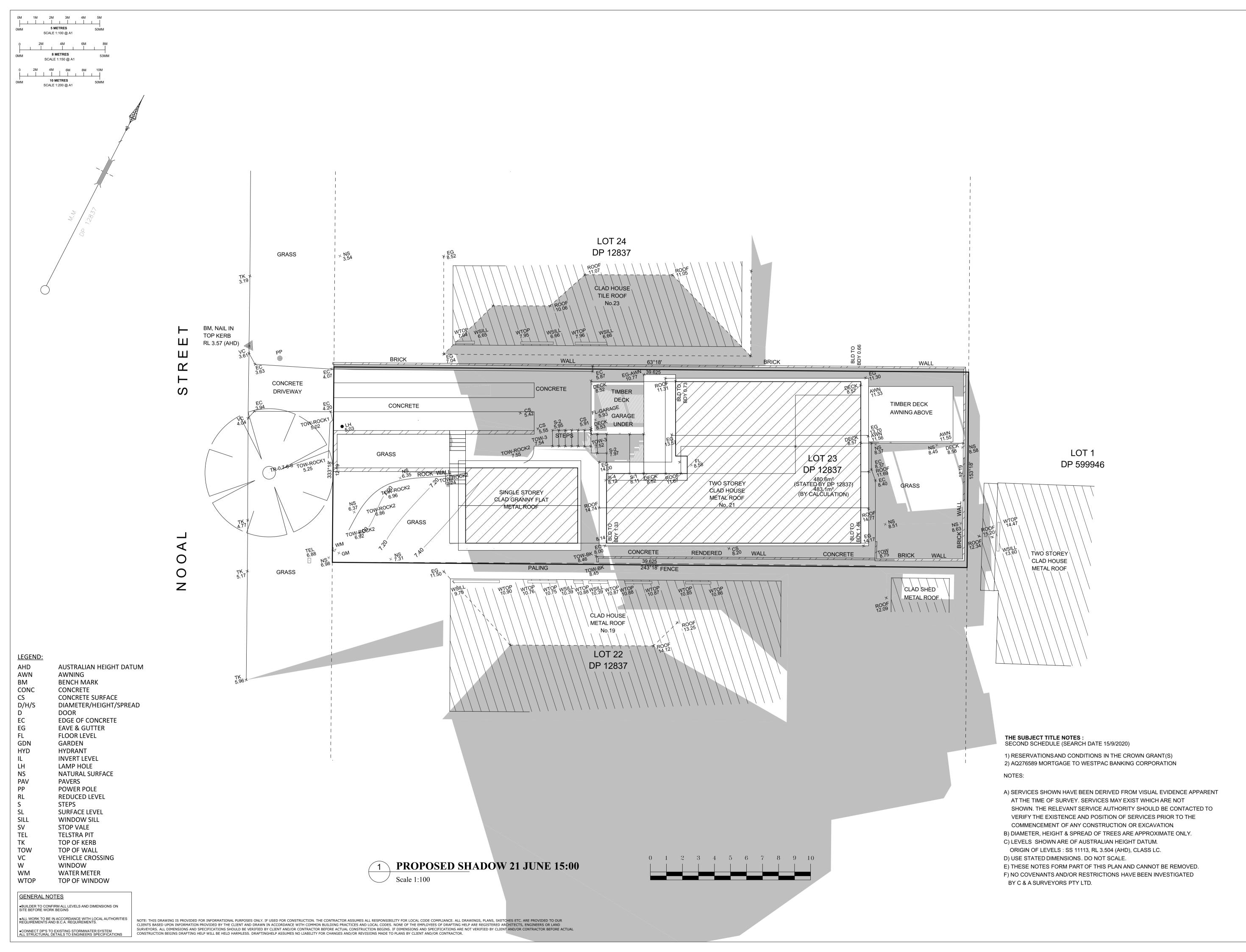
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ARCHITECTURAL DRAFTING

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ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
MANAGEMENT
COUNCIL COMPLIANT PLANS

General Notes

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DP No. 12837

LOT No. 23

No. Revision/Issue Date

Project Name and Address

21 NOOAL ST, NEWPORT, NSW 2106

N21N

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