

6 Coolalie Place

6 Coolalie Place, Alambie Heights NSW 2100

Ryan & Nicole Thomas

General Notes

Coordination

Where applicable refer to and coordinate information contained in the architectural drawings, and the documentation of other consultants. Notify discrepancies between architectural and/or other consultant's documentation for direction prior to proceeding with the works.

Specifications and Schedules

Where applicable refer to and coordinate with relevant Specifications and Schedules. Written specifications and schedules take precedence to the extent of any discrepancy. Notify discrepancies between documents for direction prior to proceeding with the works.

Detail Drawings

Unless noted otherwise, refer to detail drawings for set-out information. Drawings at larger scales take precedence over drawings at smaller scales. Notify discrepancies for direction prior to proceeding with the works.

Execution of the works (Standards)

Execute the works in compliance with the current edition of the Building Code of Australia (as amended), current editions of relevant Australian and other applicable published Standards and the relevant requirements of Local and Statutory Authorities.

Units of measurement

Unless noted otherwise:
- Dimensions are shown in millimetres; and
- Levels are shown in meters

To detail

Where a notation refers to an item as "...to detail" the applicable item is to be in accordance with the relevant Architect's detail.

Materials handling and storage

Unless noted otherwise material, fixtures and fittings are to be handled, stored and installed in accordance with the Manufacturer's current written instructions.

Structure

Foundations, footings, reinforced concrete, slabs, retaining walls, framing, bracing, tie-down and other structural elements are to be designed and constructed in accordance with the Structural Engineer's details and specifications.

Hydraulics

Stormwater drainage, waste water drainage, fresh water, gas supply and other hydraulic services are to be designed and constructed in accordance with the Local Authority, Statutory Authority, Hydraulic and/or Civil Works Consultant's requirements.

Erosion & Sediment Control

Apply erosion and sediment control measures in accordance with the Local Authority and, where applicable, Hydraulic or Civil Works Consultant's requirements to avoid erosion, sedimentation and/or contamination of the site, surrounds and stormwater drainage system. Apply measures to ensure that the site remains free of water and to prevent water flow over the new work . Erosion & sediment control measures are to be effective from commencement of the works (including demolition) and maintained throughout the course of the works until the site is fully stabilised.

Services (existing & proposed)

Confirm location of existing under and above-ground services and coordinate with the relevant service authority to ensure that services are handled in accordance with the relevant authorities instructions prior to commencement of demolition, excavation and/or construction works.

Levels

Levels shown are consistent with the datum and benchmarks shown on the associated detail survey. In most instances the surveyed levels will be indicated relative to Australian Height Datum. However the existing site levels and datum are to be confirmed on site with reference to the site survey documents.

Interpretation

"Provide" means to supply and install.
"Required" means required by the contract documents or by the Local or Statutory Authorities.
"Proprietary" means identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.

Standard Abbreviations

A/W	Accordance with
AFFL	Above finished floor level
AP	Access Panel
Awn	Awning
Bal	Balustrade
Bdy	(Property) Boundary
Bhd	Bulkhead
Bldg	Building
Bldr	Builder or building contractor
CJ	Control / construction joint
CL	Centre line
COS	Check / confirm on site
Crs	Centres
Dp	Downpipe
D,Dr	Door
Dwg	Drawing
Eng	Engineer('s)
Est	Estimated
Exst	Existing
Ext	External
FFL	Finished floor level
FGL	Finished ground level
FR	Fire rated
Fxd	Fixed
Gnd	Ground
Hr	Handrail
Hyd	Hydraulic
Inst	Instruction(s)
Int	Internal
Man	Manufacturer('s)
Nom	Nominal
NTS	Not to scale
O/A	Overall
O/H	Overhead
Own	Owner Proprietor Principal
Req	Requirement(s)
RL	Relative Level (to Datum)
Schd	Schedule(s)
SFL	Structural floor level
Slid	Sliding
Spec	Specification(s)
SSL	Structural slab level
Std	Standard
SDr	Surface drainage
SSD	Sub-surface drainage
TBA	To be advised
TBC	To be confirmed
TBD	To be demolished
TBR	To be removed
TOW	Top of wall
Typ	Typical
U/G	Under ground
UNO	Unless noted otherwise
U/S	Underside
W,Win	Window
W/	With
W/O	Without

Location Plan



Source: Six Maps NSW Planning



Streetscape Perspective

Architectural Drawings

No.	Name	Rev	Date
D000	Cover Sheet, Title Page & Notes	1	16.08.2022
D001	Specifications	1	16.08.2022
D002	BASIX Commitments	1	16.08.2022
D010	Site Layout - Existing & Demolished	1	16.08.2022
D011	Site Layout & Site Analysis - Proposed	1	16.08.2022
D050	Compliance Plan	1	16.08.2022
D051	Compliance - Side Boundary Envelope	1	16.08.2022
D060	Erosion, Sediment, Stormwater Control & Waste Management Plan	1	16.08.2022
D070	Landscape Plan	1	16.08.2022
D100	Lower Ground Floor Plan - Proposed	1	16.08.2022
D101	Ground Floor Plan - Existing & Demolition	1	16.08.2022
D102	Ground Floor Plan - Proposed	1	16.08.2022
D103	First Floor Plan - Proposed	1	16.08.2022
D300	Sections	1	16.08.2022
D301	Sections	1	16.08.2022
D302	Sections	1	16.08.2022
D400	North Elevations - Existing, Demo & Proposed	1	16.08.2022
D401	South Elevations - Existing, Demo & Proposed	1	16.08.2022
D402	East Elevations - Existing, Demo & Proposed	1	16.08.2022
D403	West Elevations - Existing, Demo & Proposed	1	16.08.2022
D900	Shadow Diagrams - 9am to 11am	1	16.08.2022
D901	Shadow Diagrams - 12pm to 2pm	1	16.08.2022
D902	Shadow Diagrams - 3pm	1	16.08.2022
D905	Perspectives & Materials	1	16.08.2022

Applicable Controls:

Warringah Local Environmental Plan 2011 -
Version from 01 December 2021

Warringah Development Control Plan 2011

General Notes	Development Application	Rev	Date	Description
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple. Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.	Contact: info@buckandsimple.com ABN : 86 106 604 025 NSW #8631 VIC #19664 www.buckandsimple.com	1	16.08.2022	Issue for DA

Project Issue Date	Date	16.08.2022
Scale @ A3	By	Chk
	BS	BS
Project #	Drawing #	Rev
1228	D000	1

General

General Notes and Abbreviations
Refer also to the General Notes and Abbreviations where included with this drawing set.

This specification table forms a non-exhaustive list of the Standards and provisions applicable to the works.
Where an Australian Standard (AS/NZ/int) or provision of the NCC has been omitted, superseded or replaced the contractor is to ensure all works are carried out, completed and warranted in accordance with the most current form of the standard or provision.
Where a discrepancy arises, notify the contract administrator immediately
*refer to Execution of Works.

Coordination
Where applicable refer to and coordinate information contained in the architectural drawings, and the documentation of other consultants. Notify the project administrator of any discrepancies between architectural and/or other consultant's documentation for direction prior to proceeding with the affected part of the works.

Detail Drawings
Unless noted otherwise, refer to detail drawings for set-out information. Drawings at larger scales take precedence over drawings at smaller scales to the extent of any discrepancy. Notify the project administrator of any discrepancies prior to proceeding with the affected part of the works.

Units of measurement
Unless noted otherwise:
- Dimensions are shown in millimetres; and
- Levels are shown in meters

To detail
Where a notation refers to an item as "...to detail" the applicable item is to be in accordance with the relevant Architect's detail.

Materials handling and storage
Unless noted otherwise material, fixtures and fittings are to be handled, stored and installed in accordance with the Manufacturer's current written instructions.

Erosion & Sediment Control
Apply erosion and sediment control measures in accordance with the Local Authority and, where applicable, Hydraulic or Civil Works Consultant's requirements to avoid erosion, sedimentation and/or contamination of the site, surrounds and stormwater drainage system. Apply measures to ensure that the site remains free of water and to prevent water flow over the new work. Erosion & sediment control measures are to be effective from commencement of the site works (including demolition) and maintained throughout the course of the works until the site is fully stabilised.

Services (existing & proposed)
Confirm location of existing under and above-ground services and coordinate with the relevant service authority to ensure that services are handled in accordance with the relevant authorities instructions prior to commencement of demolition, excavation and/or construction works.

Levels
Levels shown are consistent with the datum and benchmarks shown on the associated detail survey. In most instances the surveyed levels will be indicated relative to Australian Height Datum. However the existing site levels and datum are to be confirmed on site with reference to the site survey documents.

Falls
Finish surfaces typically to fall as required to facilitate effective drainage.

Interpretation
"Provide" means to supply and install.
"Required" means required by the contract documents or by the Local or Statutory Authorities.
"Proprietary" means identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.

Specifications and schedules
Where a written specification and/or schedule exist and a discrepancy between documents is identified, the written documents take precedence over this document to the extent of the discrepancy. Where a discrepancy is identified notify the project administrator for direction prior to proceeding with the part of the works affected by the discrepancy.

Execution of the works (Specifications)
Execute the works in compliance with:
- The relevant deemed-to-satisfy provisions of the current edition of the Building Code of Australia (Volume 2- Housing Provisions) (as amended at the time of execution of the works);
- Current editions of relevant Australian and other applicable published Standards; and
- The relevant requirements of Local and/or Statutory Authorities applicable to the execution of the works.
The specification of codes and standards included herein outlines the minimum acceptable standards.

Termite protection
Provide termite protection:
In accordance with the BCA (Volume 2) Part 3.1.3_Termite Risk Management and to AS/NZS 3660.1_Termite management - New building work.
Upon completion, a durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating: The method of termite protection, the date of installation of the system, where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label and the installers or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.
Provide professional certification of the termite protection measures to the principal certifying authority, confirming compliance with the relevant provisions of the BCA and Australian Standards.

Flashings and damp-proof courses
Flashings and damp-proof courses: To AS/NZS 2904_Damp-proof courses and flashings

Fasteners
Steel nails: Hot-dip galvanized to AS/NZS 4680_Hot-dip galvanized (zinc) coatings on fabricated ferrous articles. Self-drilling screws: To AS 3566_Self-drilling screws for the building and construction industries - General requirements and mechanical properties

Metal finishes
Corrosion protection:
In accordance with the BCA (Volume 2) Part 3.4.2.2_Steel framing - General.
Preparation of metal surfaces:
To AS 1627.(Various)_Metal finishing - Preparation and pretreatment of surfaces.
Zinc plating:
To AS 1789_Electroplated zinc (electrogalvanized) coatings on ferrous articles (batch process), at least service condition number 2.
Anodising:
To AS 1231_Aluminium and aluminium alloys - Anodic oxidation coatings, at least class AA10.
Thermoset powder coating: To AS 3715_Metal finishing - Thermoset powder coating for architectural applications of aluminium and aluminium alloys.
Galvanize mild steel components (including fasteners);
To AS 1214_Hot-dip galvanized coatings on threaded fasteners (ISO metric coarse thread series) (ISO 10684:2004, MOD) or AS/NZS 4680_Hot-dip galvanized (zinc) coatings on fabricated ferrous articles, as appropriate, if exposed to weather, embedded in masonry or in contact with chemically treated timber.
Galvanized other components:
To AS/NZS 4680_Hot-dip galvanized (zinc) coatings on fabricated ferrous articles.
Durability requirements:
To AS/NZS 2699.2_Built-in components for masonry construction - Connectors and accessories
Steel sheeting:
To AS/NZS 2728_Prefinished/prepainted sheet metal products for interior/exterior building applications - Performance requirements.
Cold-form sections from metallic-coated steel:
To AS 1397_Continuous hot-dip metallic coated steel sheet and strip - Coatings of zinc and zinc alloyed with aluminium and magnesium.
Steel framing:
Zinc-coated or aluminium/zinc alloy coated steel;
To AS 1397 (Steel sheet and strip - Hot dipped zinc-coated or aluminium/zinc-coated) Z450 or AZ150.

Building in bushfire prone areas
Provide certification that**all construction methods** and any required bushfire prevention measures are installed in accordance with the approvals documentation, the NSW Rural Fire Service and **AS 3959**.

In order to provide a suitable combination of bush fire protection measures the NSW Rural Fire Service also requires additional construction requirements beyond those prescribed in AS3959 as deemed appropriate.

Construction methods must comply with these requirements, including, but not limited to: *Addendum Appendix 3 of Planning for bushfire fire protection*, including, but not limited to the relevant provisions of A3.7 and the nominated Australian Standard clauses.

Specify all measures installed on the certification.

Demolition
Demolish existing structures as shown: To AS 2601 (The demolition of structures)
Temporary Support: Provide temporary support for part(s) of the existing structure as required where part(s) of the works to be altered rely on work to be demolished for support .
Temporary Cover: Provide temporary cover as necessary to prevent damage from the weather and ensure that the site remains secure so as to prevent unauthorised entry.
Secure Site: Prior to the commencement of demolition works ensure that the site is secure and that erosion and other environmental protection measures are in place and operational.
Asbestos: Demolition involving the removal of asbestos or materials containing asbestos fibre must only be carried out by persons licensed by Workcover NSW and be in accordance with the National Occupational Health and Safety Commission (WorkSafe Australia), Code of practice for the safe removal of asbestos.

Earthworks
To be carried out in accordance with:
- The requirements of the Environmental Planning & Assessment Act 1979;
- Relevant conditions of development consent; and
- The relevant requirements of BCA (Volume 2) Part 3.1.1 of the BCA (volume 2)
Excavation adjacent to existing buildings:
To comply with BCA (Volume 2) Part 3.1.1.3
Excavation for drains adjacent to existing footings: To be in accordance with BCA (Volume 2) Part 3.1.2.2 & Figure 3.1.2.1.

Piling
Timber piled footing systems: Proprietary System designed to AS 2870 (Residential slabs and footings - Construction).
Screw-in foundations: Proprietary System designed to AS 2159 (Piling - Design and installation).

Structural design
Foundations, footings, reinforced concrete, slabs, retaining walls, framing, bracing, tie-down and other structural elements are to be designed and constructed in accordance with the Structural Engineer's details and specifications and in accordance with the relevant provisions of the following structural design manuals.

Site classification
To be in accordance with Part 3.2.4 of the BCA (volume 2)

Structural design manuals
AS 1170.1 (Dead and live loads and load combinations)
AS 1170.2 (Wind loads) or AS 4055 (Wind loads for housing)
AS 1170.4 (Earthquake loads)
AS 1720.1 (Timber structures code)
AS2870 (Residential slabs and footings)
AS 2159 (Piling - design and installation)
AS 2327.1 (Composite structures)
AS 3600 (Concrete structures)
AS 3700 (Masonry Structures)
AS 4100 (Steel structures)
AS 4773 (Masonry in small buildings)

Structural design certification
Submit structural engineer's design certification, in accordance with Local Authority requirements, to the Principal Certifying Authority prior to the commencement of works.

Concrete construction
Concrete structures generally: To AS 3600 (Concrete structures).
Ground slabs and footings: To AS 2870 (Residential slabs and footings - Construction).
Ready mixed supply: To AS 1379 (Specification and supply of concrete).
Concrete construction is to comply with Spec A2.4, B1.4 & AS 3600

Footings and slabs
Design and construct footings and slabs: In accordance with Part 3.2 of the BCA (volume 2) and AS 2870(Residential slabs and footings), AS 3600 (Concrete structures) and AS 2159(Piling - Design and installation).

Brick & block construction (masonry)
Masonry construction: To be in accordance with Part 3.3 of the BCA (volume 2) and to AS 3700 (Masonry structures).
Masonry units: To AS/NZS 4455 (Masonry units and segmental pavers).
Clay brick durability below damp-proof course: Use exposure category to AS/NZS 4456.10 (Masonry units and segmental pavers - Methods of test - Determining resistance to salt attack) Appendix A (Salt attack resistance categories).
AS 4773.1 and AS 4773.2 (Masonry in small buildings)

Wall ties
Wall ties: To AS/NZS 2699.1 (Built-in components for masonry construction - Wall ties); Non-seismic areas: Type A; Seismic areas: Type B.
Wall tie type: To BCA Volume 2 clause 3.3.3.2 (Acceptable construction - Masonry - Masonry accessories - Wall ties).
Wall tie spacing: To BCA Volume 2 Figure 3.3.3.1 (Typical brick ties spacings in cavity and veneer construction).
Wall tie corrosion protection: To BCA Volume 2 Table 3.3.3.1 (Corrosion protection for wall ties).

Lintels
Lintels generally: In accordance with Part 3.3.3.4 of the BCA (volume 2)
Cold-formed lintels: Proprietary cold-formed flat-based type designed to AS/NZS 4600(Cold-formed steel structures), manufactured from mild steel galvanized to AS/NZS 4680 (Do not cut after galvanizing).
Steel lintels (flats and angles): To BCA Volume 2 Figure 3.3.3.5, manufactured from mild steel galvanized to AS/NZS 4680 (Do not cut after galvanizing).
Lintel corrosion protection: To AS/NZS 2699.3 (Built-in components for masonry construction - Lintels and shelf angles (durability requirements)).

Timber & steel framed construction
Sub-floor ventilation
Sub floor ventilation: To be in accordance with Part 3.4.1 of the BCA (volume 2)

Timber wall, floor and roof framing
Timber framing: To be in accordance with Part 3.4 of the BCA (volume 2) and
AS 1684.4 (Residential timber-framed construction - Simplified - Non-cyclonic) or AS 1720.1 (Timber structures - Design methods).
Natural durability class of heartwood: To AS 5604(Timber - Natural durability ratings).
Preservative treatment: To the AS 1604 series (Specification for preservative treatment).
Contractor to ensure compliance with clause 3.4.3.0 of the BCA and AS 1684.2 (Amdt 1), AS1684.3(Amdt 1) or AS 1684.4 (Amdt 1).
Timber construction is to comply with clause 3.4.3.0 & AS 1684.2 – (Amdt 1).

Steel framing and structural steel members
Steel framing: to be in accordance with Part 3.4.2 of the BCA (volume 2)
Acceptable construction practice (Part 3.4.2.1 of the BCA) and / or
AS 4100 (Steel structures)
Steel structural members: To be in accordance with Part 3.4.4 of the BCA (volume 2) Acceptable construction practice and AS 4100 (Steel structures)
Structural steelwork: To AS 4100 (Steel structures).
Cold-formed steel framing: Provide a proprietary system designed to AS 3623(Domestic metal framing).
Welding: To AS/NZS 1554.1 (Structural steel welding - Welding of steel structures).

Floors
Floors: To AS 1684.4
Particleboard flooring: To AS/NZS 1860.1 (Particleboard flooring - Specifications) and install to AS 1860 (Installation of particleboard flooring).
Compressed Fibre cement flooring: To AS/NZS 2908.2 (Cellulosecement products - Flat sheets), Type A, Category 5.
Plywood flooring: To AS/NZS 2269 (Plywood - Structural), bond type A, tongue and grooved.

Roof trusses
Roof trusses installation: To AS 4440 (Installation of nail-plated timber trusses).
Anti-ponding boards: To AS/NZS 4200.2(Pliable building membranes and underlays - Installation requirements).

Roof and wall cladding
Roof tiling
To be in accordance with Parts 3.5.1.1 & 3.5.1.2 of the BCA (volume 2) and AS 2049 (Roof tiles).
Roof tile installation: To AS 2050 (Installation of roofing tiles).

Metal roof sheeting
To be in accordance with the BCA (Volume 2) Part 3.5.10, 3.5.1.1 & 3.5.1.3
Metal roofing design and installation: To AS 1562.1(Design and installation of sheet roof and wall cladding - Metal).

Roof plumbing
To be in accordance with BCA (Volume 2) Part 3.5.2 and AS/NZS 3500 (Part 3 - Stormwater drainage) and AS/NZS 3500(Part 5 - Domestic installation - section 5 - stormwater drainage)
PVC rainwater goods and accessories: To AS/NZS 2179.2 (Int) (Specification for rainwater goods, accessories and fasteners - PVC rainwater goods and accessories).

Fayes & soffits

lining is to comply with 3.5.3.4 of the BCA and AS/NZS 2908.2 - 2000 or ISO 8336 - 1993E

Wall cladding
To be in accordance with Part 3.5.3 of the BCA (volume 2)
Hardboard cladding: To AS/NZS 1859.4 (Int) (Reconstituted wood-based panels - Specifications - Wet-processed fibreboard).
Fibre cement cladding: To AS/NZS 2908.2(Cellulose-cement products - Flat sheets), Type A, Category 3.
Metal cladding design and installation: To AS 1562.1 (Design and installation of sheet roof and wall cladding - Metal).
Unplasticised polyvinyl chloride (uPVC) sheet: To AS/NZS 4256.4 (Plastic roof and wall cladding materials - Unplasticised polyvinyl chloride (uPVC) wall cladding boards).
Glass fibre reinforced polyester (GRP) sheet: To AS/NZS 4256.3 (Plastic roof and wall cladding materials - Glass fibre reinforced polyester (GRP)).
Polycarbonate: To AS/NZS 4256.5 (Plastic roof and wall cladding materials - Polycarbonate).
Installation of plastic claddings: To AS/NZS 1562.3 (Design and installation of sheet roof and wall cladding - Plastic).
Timber cladding to comply with BCA (Volume 2) Part 3.5.3.2

Insulation and sarking
Cellulosic fibre (loose fill): To AS/NZS 4859.1 (Materials for the thermal insulation of buildings - General criteria and technical provisions), Section 5.
Mineral wool blankets and cut pieces: To AS/NZS 4859.1, Section 8.
Polystyrene (extruded rigid cellular sheets): To AS 1366.4 (Rigid cellular plastics sheets for thermal insulation - Rigid cellular polystyrene - Extruded (RC/PSE)).
Polystyrene (moulded rigid cellular sheets): To AS 1366.3 (Rigid cellular plastics sheets for thermal insulation - Rigid cellular polystyrene - Moulded (RC/PS - M)).
Reflective insulation: To AS/NZS 4859.1, Section 9.
Wool: To AS/NZS 4859.1, Section 6.
Sarking material: To AS/NZS 4200.1 (Pliable building materials and underlays - Materials).

Standard: To AS 3999 (Thermal insulation of dwellings - Bulk insulation - Installation requirements).
Sarking material: To AS/NZS 4200.2 (Pliable building materials and underlays - Installation requirements).

Windows and doors
Glazing to be in accordance with Part 3.6 of the BCA (volume 2).
Glass Selection and installation: To AS 1288(Glass in buildings - Selection and installation).
Timber doorsets: To AS 2688 (Timber doors).
Timber frames and jamb linings: To AS 2689 (Timber doorsets).
Security screen doors and windows grilles: To AS 5039 (Security screen doors and security window grilles).
Window selection and installation: To AS 2047 (Windows in buildings - Selection and installation).
Doorset installation: To AS 1909 (Installation of timber doorsets).
Garage doors: To AS/NZS 4505 (Domestic garage doors).
Provide certification from a licensed installer that window framing and glazing is installed in accordance with the relevant standards.

Lining
Plasterboard: To AS/NZS 2588 (Gypsum plasterboard).
Plasterboard installation: To AS/NZS 2589.1 - (Gypsum linings in residential and light commercial construction - Application and finishing - Gypsum plasterboard) Level 4 finish.
Fibre cement: To AS/NZS 2908.2 (Cellulose-cement products - Flat sheets), Type B, Category 2.
Fibrous plaster products: To AS 2185 (Fibrous plaster products).

Fire safety
Fire separation
To be in accordance with BCA (Volume 2) Part 3.7.1 Fire separation - Separating wall construction: To BCA (Volume 2) Part 3.7.1.8
Fire separation - Roof lights: BCA (Volume 2) Part 3.7.1.10
Refer to architectural details of fire separation methods.

Flashing
Flashing to wall openings are to comply with BCA (Volume 2) Part 3.5.3.6 and AS/NZS 2904 - 1995 Amdt 1

Smoke alarms
To be in accordance with Part 3.7.2 of the BCA (volume 2), AS 3786 (Smoke alarms) and the Manufacturer's instructions. Where consumer mains power is supplied smoke alarms must be connected to mains power. For Class 1A buildings smoke alarms must be installed on every storey. In storeys containing bedrooms smoke alarms are to be located on or near the ceiling:
- In every corridor or hallway associated with a bedroom, or
- If there is no corridor or hallway, between the part of the building containing the bedroom and the remainder of the building.

On storeys not containing bedrooms a smoke alarm must be provided and should be located along the path of travel people will most likely take to evacuate the building. Provide certification from a Licensed electrical contractor certifying that the alarm system has been installed in accordance with the relevant standards.

All smoke alarms to be interlinked

Heating appliances
Part 3.7.3 of the BCA (volume 2) and
AS 2918 - Domestic solid - fuel burning appliances - installation

Health and amenity
Wet areas
Refer to "Waterproofing"

Room heights
To be in accordance with Part 3.8.2 of the BCA (volume 2)
Ceiling heights are to comply with clause 3.8.2.2 of the BCA.

Kitchen, sanitary and washing facilities
To be in accordance with Parts 3.8.3.2 and 3.8.3.3 of the BCA (volume 2)

Natural and artificial light
To be in accordance with Parts 3.8.4.2 and 3.8.4.3 of the BCA (volume 2)

Ventilation
To be in accordance with Part 3.8.5 of the BCA
Natural Ventilation: Parts 3.8.5.2 and 3.8.5.3 of the BCA (volume 2)
Mechanical Ventilation: Parts 3.8.5.0 and 3.8.5.3 of the BCA (volume 2)

Sound insulation
To be in accordance with Part 3.8.6.1 of the BCA (volume 2)
Refer to architectural details of sound insulation measures

Safe movement and access
Stair construction
To be in accordance with BCA (Volume 2) Part 3.9.1.1_Acceptable construction practice. Stair construction must comply with the provisions of the BCA (Volume 2) Part 3.9.1, i.e., treads min 240mm nosing to nosing; risers 115mm - 190mm; slope relationship (2R+G); handrail height 865mm above nosing; open treads maximum gap between treads is 125mm.

Balustrades
To be in accordance with BCA (Volume 2) Part 3.9.2.1_Acceptable construction practice. Balustrade construction must comply with the provisions of the BCA (Volume 2) Part 3.9.2. Balustrade height 1m above finished floor surface. Where ground height exceeds 4m from floor level of the deck / balcony balusters must be vertical / non-climbable between 150mm and 760mm above deck level.

Block and tile finishes
Ceramic tiling: Follow the guidance provided by AS 3958.1 (Ceramic tiles - Guide to the installation of ceramic tiles) and AS 3958.2 (Ceramic tiles - Guide to the selection of a ceramic tiling system).
Adhesives: To AS 2358 (Adhesives - For fixing ceramic tiles).

Waterproofing
To be in accordance with BCA (Volume 2) Part 3.8.1 and AS 3740 (Waterproofing of wet areas in residential buildings)
Provide certification from a licensed installer certifying that the waterproofing is installed in accordance with the relevant standards.

Floor coatings and coverings
Carpeting: To AS/NZS 2455.1 (Textile floor coverings - Installation practice - General).
Resilient finishes: To AS 1884 (Floor coverings - Resilient sheet and tiles - Laying and maintenance practices).

Painting
Painting generally: Follow the guidance provided by AS/NZS 2311 (Guide to the painting of buildings) and AS/NZS 2312 (Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings).
Preparation
Prepare surfaces to be painted in accordance with the Manufacturer's recommendations to suit the selected paint system, the type of substrate and its condition.

Timber fixtures
Hardboard: To AS/NZS 1859.4 (Int) (Reconstituted wood-based panels - Specifications - Wet-processed fibreboard).
Particleboard: To AS/NZS 1859.1 (Int) (Reconstituted wood-based panels - Specifications - Particleboard).
Medium density fibreboard: To AS/NZS 1859.2 (Int) (Reconstituted wood-based panels - Specifications - Dry-processed fibreboard).
Decorative overlaid wood panels: To AS/NZS 1859.3 (Reconstituted woodbased panels - Decorative overlaid

High-pressure decorative laminate sheets: To AS/NZS 2924.1 (High pressure decorative laminates - Sheets made from thermosetting resins - Classification and specification).
Domestic kitchen assemblies: To AS/NZS 4386.1 (Domestic kitchen assemblies - Kitchen units).

Hydraulic (plumbing) installations
Stormwater drainage, waste water drainage, fresh water, gas supply and other hydraulic services are to be designed and constructed in accordance with the Local Authority, Statutory Authority, Hydraulic and/or Civil Works Consultant's requirements. Where a discrepancy arises the hydraulic consultants, local or statutory authority's requirements take precedence over the following standards to the extent of the discrepancy.
Plumbing and drainage products: To SAA MP52-2001 (Manual of authorization procedures for plumbing and drainage products) and AS/NZS 3718 (Water supply - Tap ware).
Stormwater: To AS/NZS 3500.3 (Plumbing and Drainage - Stormwater drainage) or AS/NZS 3500.5(National Plumbing and Drainage - Domestic installations).
Wastewater: To AS/NZS 3500.2 (Plumbing and Drainage - Sanitary plumbing and drainage) or AS/NZS 3500.5.
Waterless composting toilets: To AS/NZS 1546.2 (On-site domestic wastewater treatment units - Waterless composting toilets).
On-site domestic wastewater treatment units: To AS/NZS 1546.3 (On-site domestic wastewater treatment units - Aerated wastewater treatment units).
Septic systems: To AS/NZS 1546.1 (On-site domestic wastewater treatment units - Septic tanks).
Effluent disposal: To AS 1547 (On-site domestic wastewater management).
Freshwater: To AS/NZS 3500.1 (Plumbing and Drainage - Water services) and AS/NZS 3500.4 (Plumbing and Drainage - Heated water services) or AS/NZS 3500.5
Copper pipe: To AS 4809 (Copper pipe and fittings - Installation and commissioning).
Rainwater tanks installation: To AS/NZS 3500.1.
Polyethylene tanks: To AS/NZS 4766 (Int).
Gas: To AS 5601(Gas installation code).
Gutters & downpipes:
To comply with BCA (Volume 2) Part 3.5.2.0 & AS/NZS 3500.3 (Amdt 1 & 2), or AS/NZS 3500.5 (Amdt 1 to 4).

Electrical installations
Where a discrepancy arises the electrical consultant's, local or statutory authority's requirements take precedence over the following standards to the extent of the discrepancy.
Electrical installation: To AS/NZS 3018 (Electrical installations - Domestic installations).
Circuit breakers: To AS/NZS 3947.2 (Low voltage switchgear and controlgear - Circuit-breakers).
Electrical accessories: To AS/NZS 3100-Approval and test specification - General requirements for electrical equipment).
Luminaries: To AS 3137 (Approval and test specification - Luminaries (lighting fittings)).
Smoke detectors: Refer to "Fire Safety, Smoke Alarms"
Switchboards: To AS/NZS 3439.1 (Low-voltage switchgear and controlgear assemblies - Type-tested and partially type-tested assemblies) or AS/NZS 3439.3 (Low-voltage switchgear and controlgear - Particular requirements ...), as appropriate.
Telecommunications accessories: To AS/ACIF S008 (Requirements for authorised cabling products).
Television antenna: To AS 1417.1 (Receiving antennas for radio and television in the frequency range 30 MHz to 1 GHz - Construction and installation) and AS 1417.2 (Receiving antennas for radio and television in the frequency range 30 MHz to 1 GHz - Performance).
Telecommunications installation: To AS/ACIF S009 (Installation Requirements for Customer Cabling (Wiring Rules))and the recommendations of SAA HB29 (Communications Cabling Manual, Module 2: Communications Cabling Handbook).
Small office/home office installations: To AS/ACIF S009 and AS/NZS 3086 (Telecommunications installations - Integrated communications cabling systems for small office/home office premises) and in accordance with the recommendations of SAA HB29. Television and audio systems: To AS/NZS 1367 (Coaxial cable systems for the distribution of analogue television and sound signals in single and multiple unit installations) and conforming to the recommendations of Digital Broadcasting Australia.
Smoke detection installation and testing: To AS 1670.1 (Fire detection, warning, control and intercom systems - System design, installation, and commissioning - Fire) in accordance with the requirements of the Building Code of Australia.
Connect smoke detectors to mains power.

Test electrical installations: To AS/NZS 3017 (Electrical installations - Testing guidelines). Certify compliance with AS/NZS 3018.
Test telecommunications cabling: To AS/NZS 3086 and the recommendations of SAA HB29. Test the cable link performance in accordance with the recommendations of SAA HB29 at the maximum frequency and data rate for the cable class, and the cable category. Certify compliance with AS/NZS 3086.
Test television and audio systems: To AS/NZS 1367.
Test the complete television and audio system. Certify compliance with AS/NZS 1367.

Mechanical installations
Mechanical ventilation: To AS 1668.2 (The use of ventilation and airconditioning in buildings - Mechanical ventilation for acceptable indoor quality) - Grade 2 amenity.
Refrigeration systems: To AS1677.2 (Refrigerating systems - Safety requirements for fixed applications) and the recommendations of SAA HB40.1 (The Australian Refrigeration and Air Conditioning Code of Good Practice - Reduction of Emissions of Fluorocarbon Refrigerants in Commercial and Industrial Refrigeration and Airconditioning Applications) and HB40.2 (... in Residential Airconditioning Applications).
Non-ducted airconditioners: To AS/NZS 3823.1.1 (Performance of electrical appliances - Room airconditioners - Non-ducted airconditioners and heat pumps - Testing and rating for performance).
Ducted airconditioners: To AS/NZS 3823.1.2(Performance of electrical appliances - Room airconditioners - Ducted airconditioners and air-to-air heat pumps - Testing and rating for performance) and AS/NZS 3823.2 (Performance of electrical appliances - Airconditioners and heat pumps - Energy labelling and minimum energy performance standard (MEPS) requirements).
Filters: Washable panel type with minimum average efficiency to AS 1324.2(Air filters for use in general ventilation and airconditioning - Methods of test)
Refrigeration pipes: To AS/NZS 1571 (Copper - Seamless tubes for airconditioning and refrigeration).
Condensate drains: Provide trapped: DN 20 condensate drains to AS/NZS 3666.1 (Air-handling and water systems of buildings - Microbial control - Design, installation and commissioning)
Ductwork: To AS 4254 (Ductwork for air handling systems in buildings).
Insulation and sealing: To BCA clause 3.12.5.3 (Acceptable construction - Energy efficiency - Services - Heating and cooling ductwork).

External works
Fences and external walls
Steel posts: Galvanize to AS/NZS 4680.
Brick fences: Follow the guidance given in Clay Brick and Paver Institute Technical Notes 21A (The Design of Freestanding Clay-Brick Walls) and 21B(Brick Beam Garden Fences).

Swimming pool safety fencing / barriers
To be in accordance with the Swimming Pools Act 1992 and AS 1926 Part 1 Refer to architectural details of swimming pool fencing.

Paving
Hot-mixed paving: Place and compact asphaltic concrete paving over the prepared base course to AS 2734 (Asphalt (hot-mixed) paving - Guide to good practice).
Unit paving Standard: To AS/NZS 4455 (Masonry units and segmental pavers).
In-situ concrete paving: To AS 1379 (Specification and supply of concrete).

- Site Specific References**
- Demolition of buildings and structures in accordance with AS2601-2001; Demolition of Structures
 - Earthworks to comply with clause 3.1.1 of the BCA.
 - Excavation adjacent to existing buildings is to comply with clause 3.1.1.3 of the BCA.
 - Excavation for drains adjacent to existing footings must be in accordance with clause 3.1.2.2 & Figure 3.1.2.1 of the BCA.
 - A barrier to termites shall be provided in accordance with clause 3.1.3.0 of the BCA & AS 3660.1 - 2000.
 - Masonry construction is to comply with clause 3.3.1.0 & AS 3700 – 2001 Amdt 1, 2 & 3 or AS 4773. 1 & 2 - 2010.
 - Concrete construction is to comply with Spec A2.4, B1.4 & AS 3600 – 2001
 - Timber construction is to comply with clause 3.4.3.0 & AS 1684.2 – 2006 Amdt 1.
 - Structural steel members are to comply with clause 3.4.4.0 of the BCA and AS4100 – 1998.
 - Metal roofing is to comply with clause 3.5.1.0 of the BCA & AS 1562.1 – 1992 Amdt 1 & 2.
 - Gutters & downpipes is to comply with 3.5.2.0 of the BCA & AS/NZS 3500.3 - 2003 Amdt 1 & 2. or AS/NZS 3500.5 - 2000 Amdt 1 to 4.
 - Eaves & soffit lining is to comply with 3.5.3.4 of the BCA and AS/NZS 2908.2 - 2000 or ISO 8336 - 1993E.
 - Flashing to wall openings are to comply with 3.5.3.6 of the BCA and AS/NZS 2904 - 1995 Amdt 1.
 - Glazing assemblies are to comply with clause 3.6.1 of the BCA, AS 1288- 2006 Amdt 1. & AS2047 – 1999 Amdt 1 & 2.
 - Smoke alarms are to comply with clause 3.7.2.2 of the BCA & AS 3786 - 1993 Amdt 1 to 4.
 - Waterproofing of wet areas are to comply with clause 3.8.1.0 of the BCA and AS 3740 - 2004.
 - Ceiling heights are to comply with clause 3.8.2.2 of the BCA.
 - Natural light is to comply with clause 3.8.4.2 of the BCA.
 - Ventilation of habitable rooms is to comply with clause 3.8.5.2 of the BCA.
 - Mechanical ventilation to enclosed bathrooms and laundries must be in accordance with BCA 3.8.5.2 (c) & AS 1668.2.

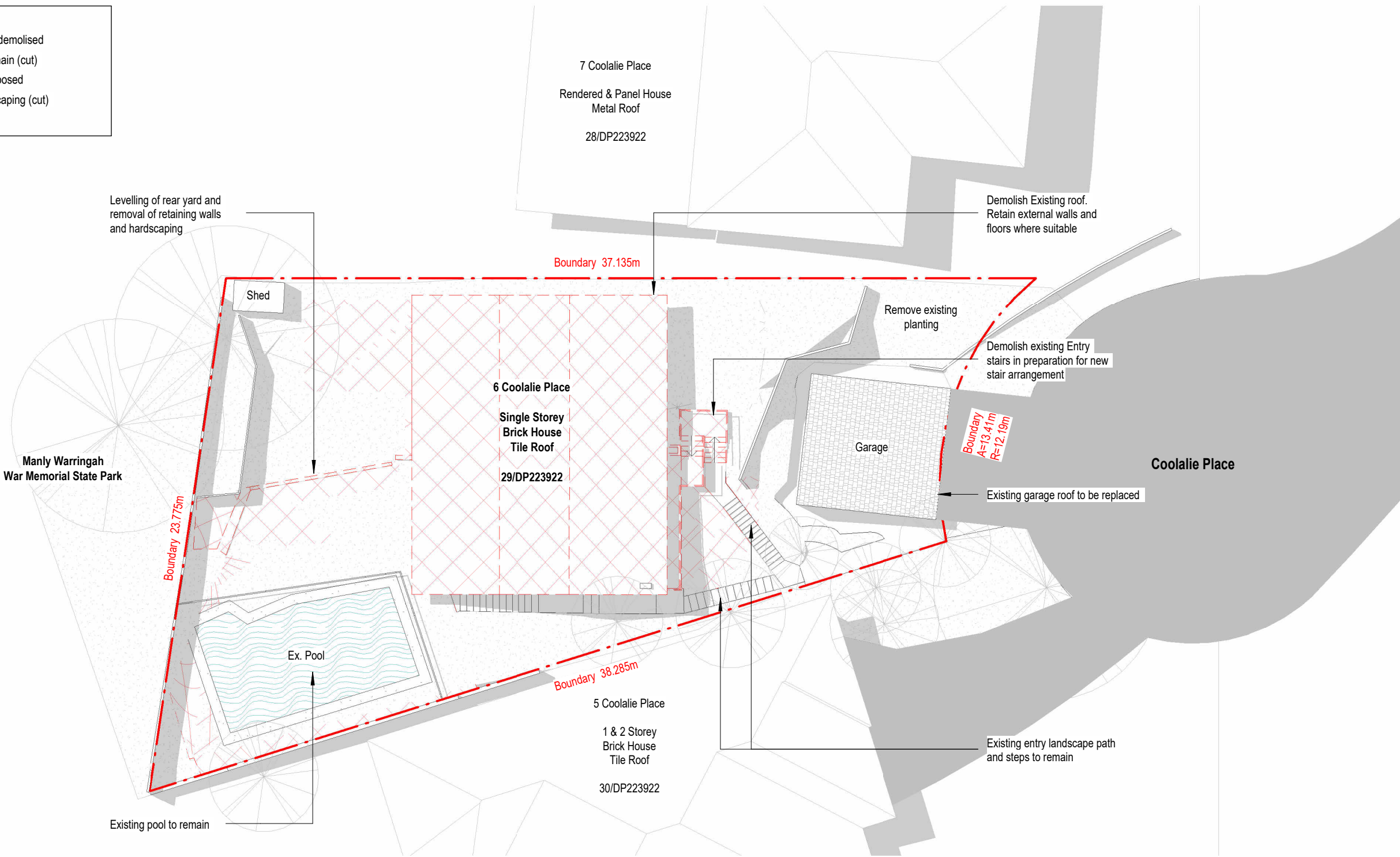
buck&simple.
doers of stuff

General Notes	No.	Description	Date
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple. Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.	1	Issue for DA	16.08.2022
Contact: info@buckandsimple.com ABN : 86 106 604 025 NSW #8631 VIC #19664			
www.buckandsimple.com			
Development Application			

Project	6 Coolalie Place
---------	------------------

Key:

- Existing building fabric to be demolished
- Existing building fabric to remain (cut)
- Existing area - No works proposed
- Ground plane and soft landscaping (cut)
- Site Boundary



buck&simple.
doers of stuff



General Notes

The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple.

Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works.

This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

Contact: info@buckandsimple.com
ABN : 86 106 604 025
NSW #8631 VIC #19664

www.buckandsimple.com

Development Application

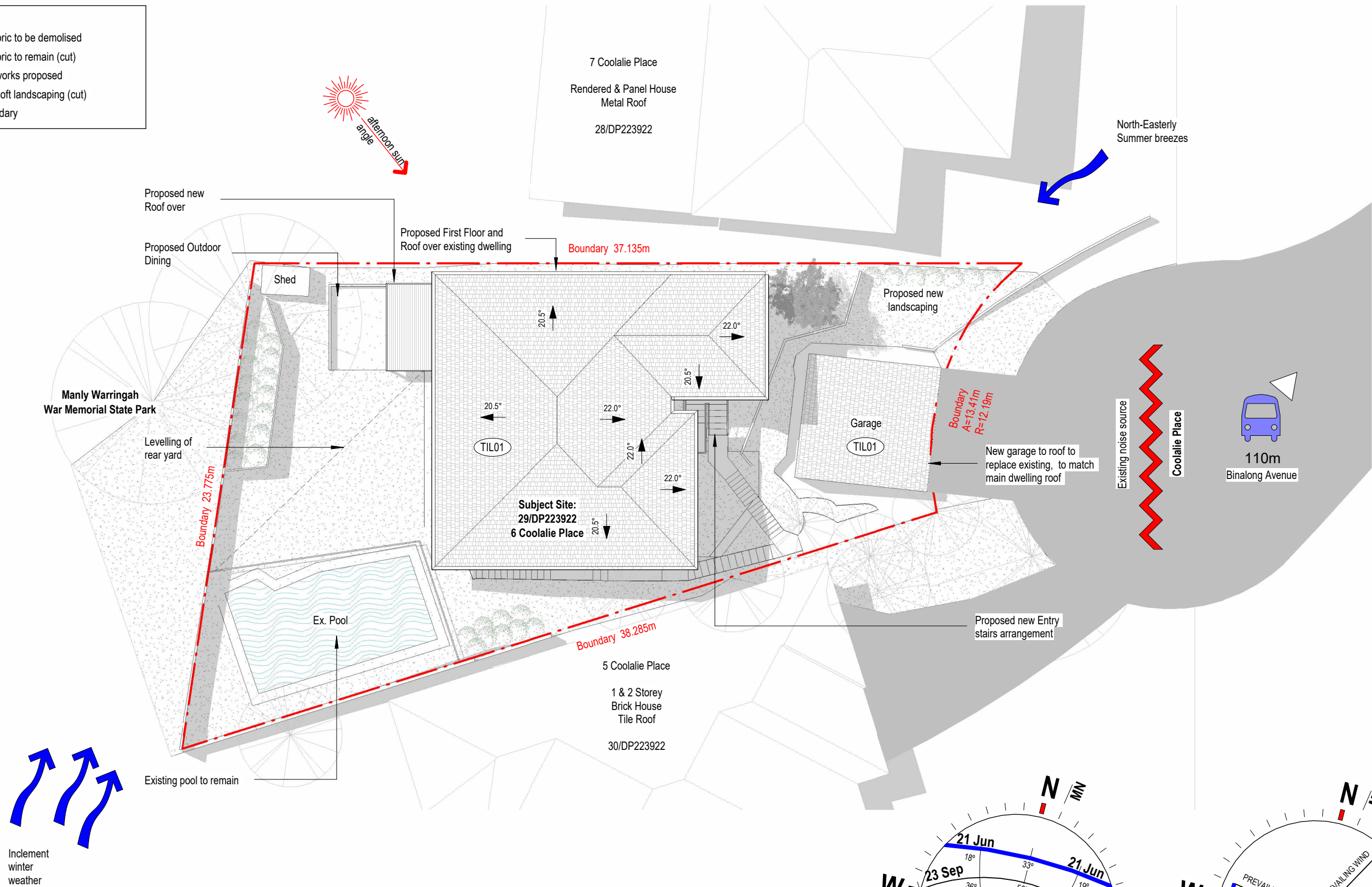
No.	Description	Date
1	Issue for DA	16.08.2022

Project	6 Coolalie Place
Location	6 Coolalie Place, Alambie Heights NSW 2100
Client	Ryan & Nicole Thomas
Drawing	Site Layout - Existing & Demolished

Scale @ A3	As indicated	Drawn by	BS	Checked by	BS
Project Issue Date	Issue Date	Sheet Issue Date	16.08.2022		
Project number	1228	Drawing #	D010	Revision	1

Key:

- Existing building fabric to be demolished
- Existing building fabric to remain (cut)
- Existing area - No works proposed
- Ground plane and soft landscaping (cut)
- Site Boundary



buck&simple.
doers of stuff



General Notes

The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple.

Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works.

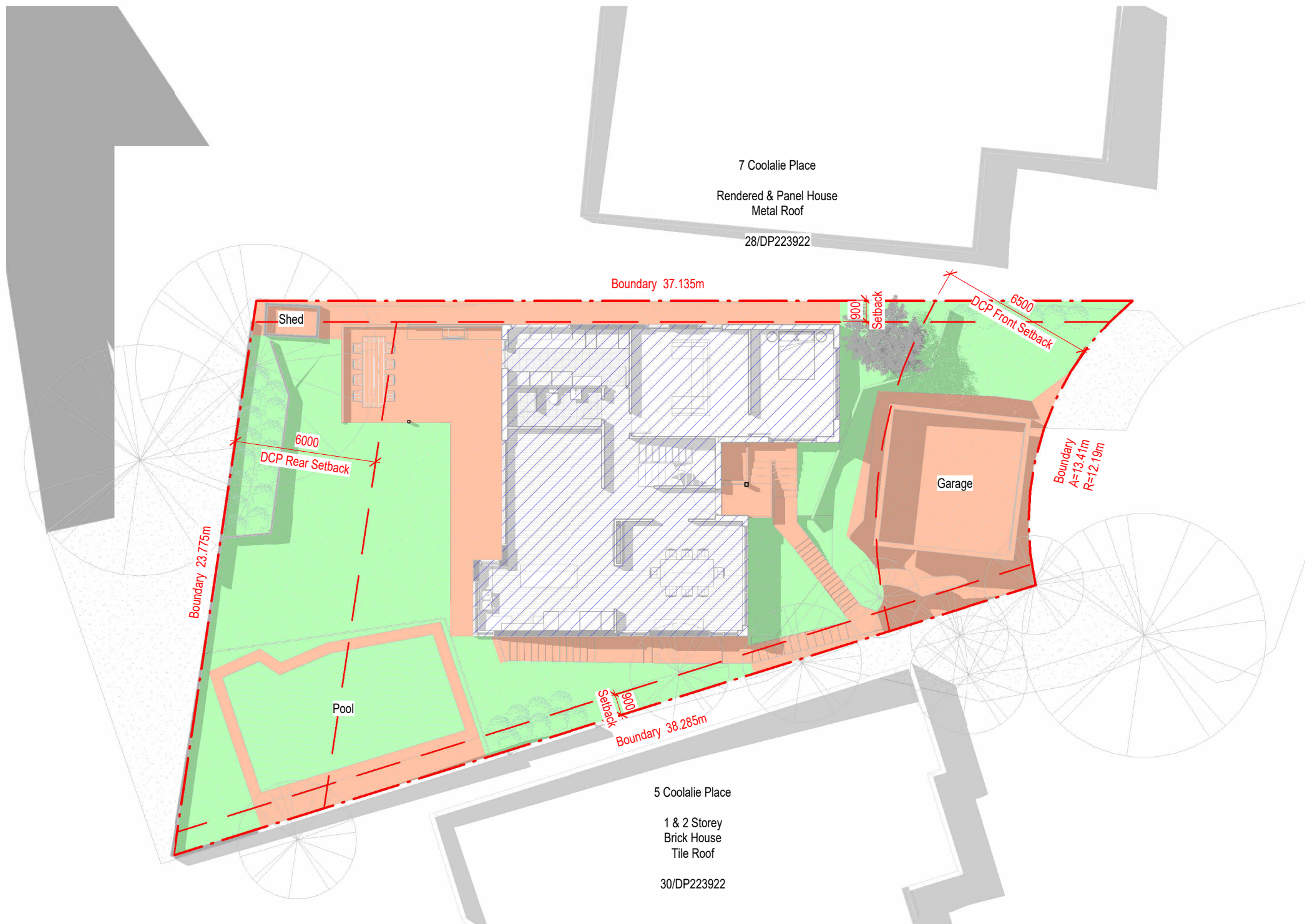
This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

Contact: info@buckandsimple.com
ABN : 86 106 604 025
NSW #8631 VIC #19664
www.buckandsimple.com
Development Application

No.	Description	Date
1	Issue for DA	16.08.2022

Project 6 Coolalie Place
Location 6 Coolalie Place, Alambie Heights NSW 2100
Client Ryan & Nicole Thomas
Drawing Site Layout & Site Analysis - Proposed

Scale @ A3 As indicated	Drawn by BS	Checked by BS
Project Issue Date Issue Date	Sheet Issue Date 16.08.2022	Revision
Project number 1228	Drawing # D011	Revision 1



1 Compliance Plan
1 : 200

Legend	Calculation		D1 - Landscaped Open Space and Bushland Setting - Warringah DCP 2011	
<div></div> Soft Landscaping	267 m ²	43 %	Required Landscaped Open Space and Bushland Setting = 40% (247m ²)	YES
<div></div> Hard Landscaping	193 m ²	31 %		
<div></div> Site Coverage	158 m ²	26 %	Proposed: 43% (267m ²)	
<div></div> Site Area	618 m ²			

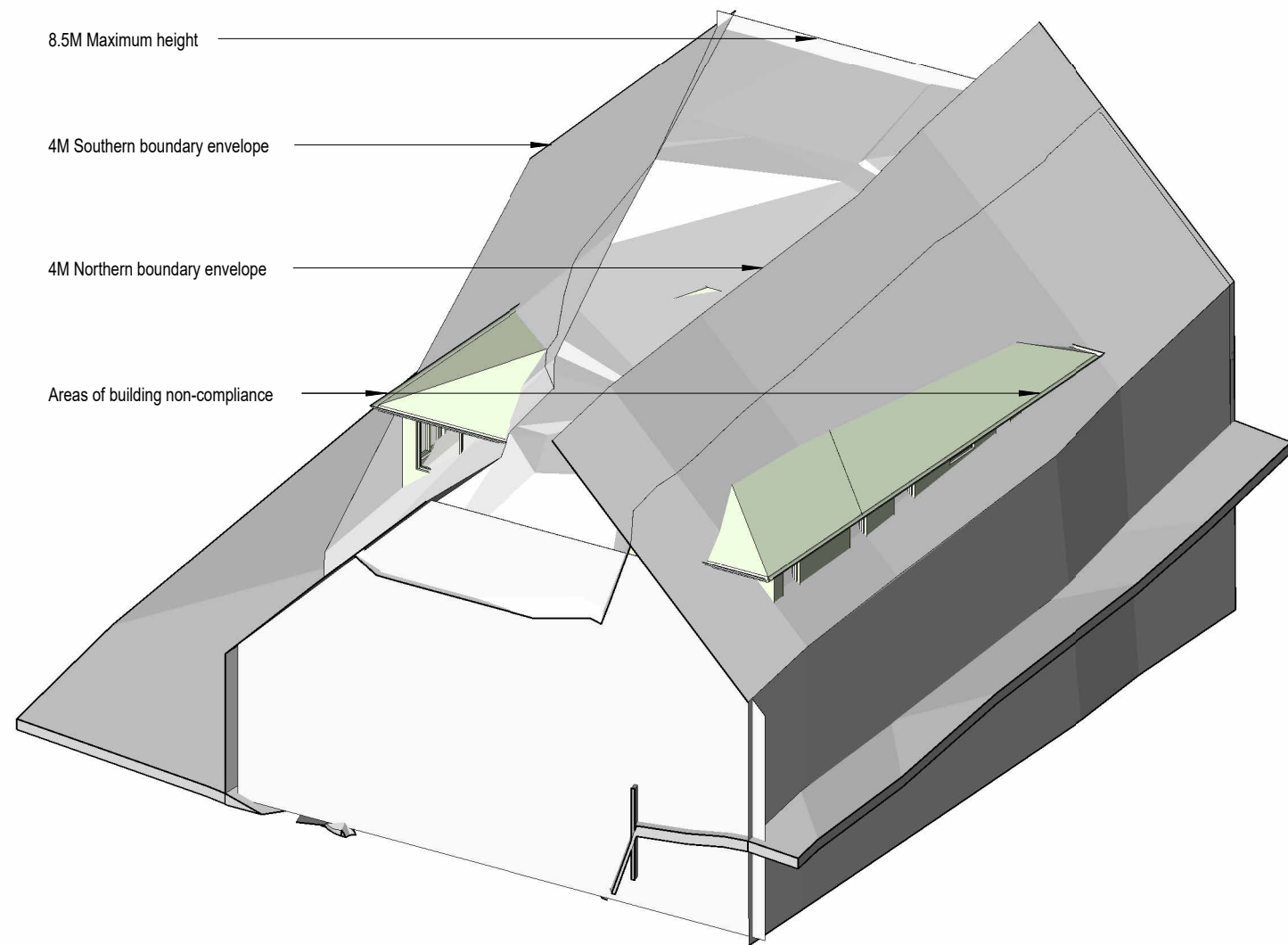
buck&simple.
doers of stuff



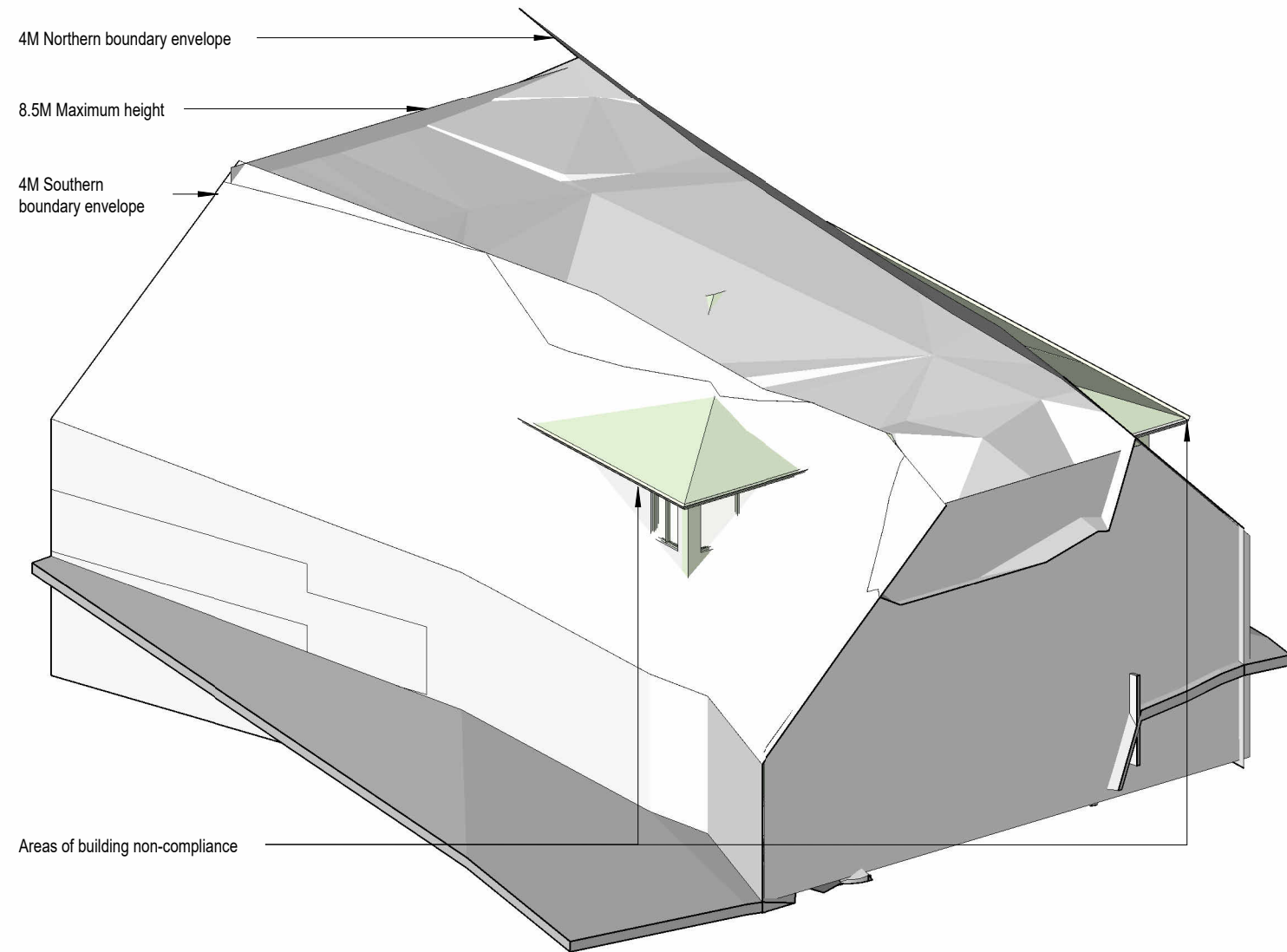
General Notes		No.	Description	Date		
<p>The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple.</p> <p>Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works.</p> <p>This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.</p>		<p>Contact: info@buckandsimple.com</p> <p>ABN : 86 106 604 025</p> <p>NSW #8631 VIC #19664</p> <p>www.buckandsimple.com</p> <p>Development Application</p>		1	Issue for DA	16.08.2022

Project 6 Coolalie Place
Location 6 Coolalie Place, Alambie Heights NSW 2100
Client Ryan & Nicole Thomas
Drawing Compliance Plan

Scale @ A3 As indicated	Drawn by BS	Checked by BS
Project Issue Date Issue Date	Sheet Issue Date 16.08.2022	
Project number 1228	Drawing # D050	Revision 1

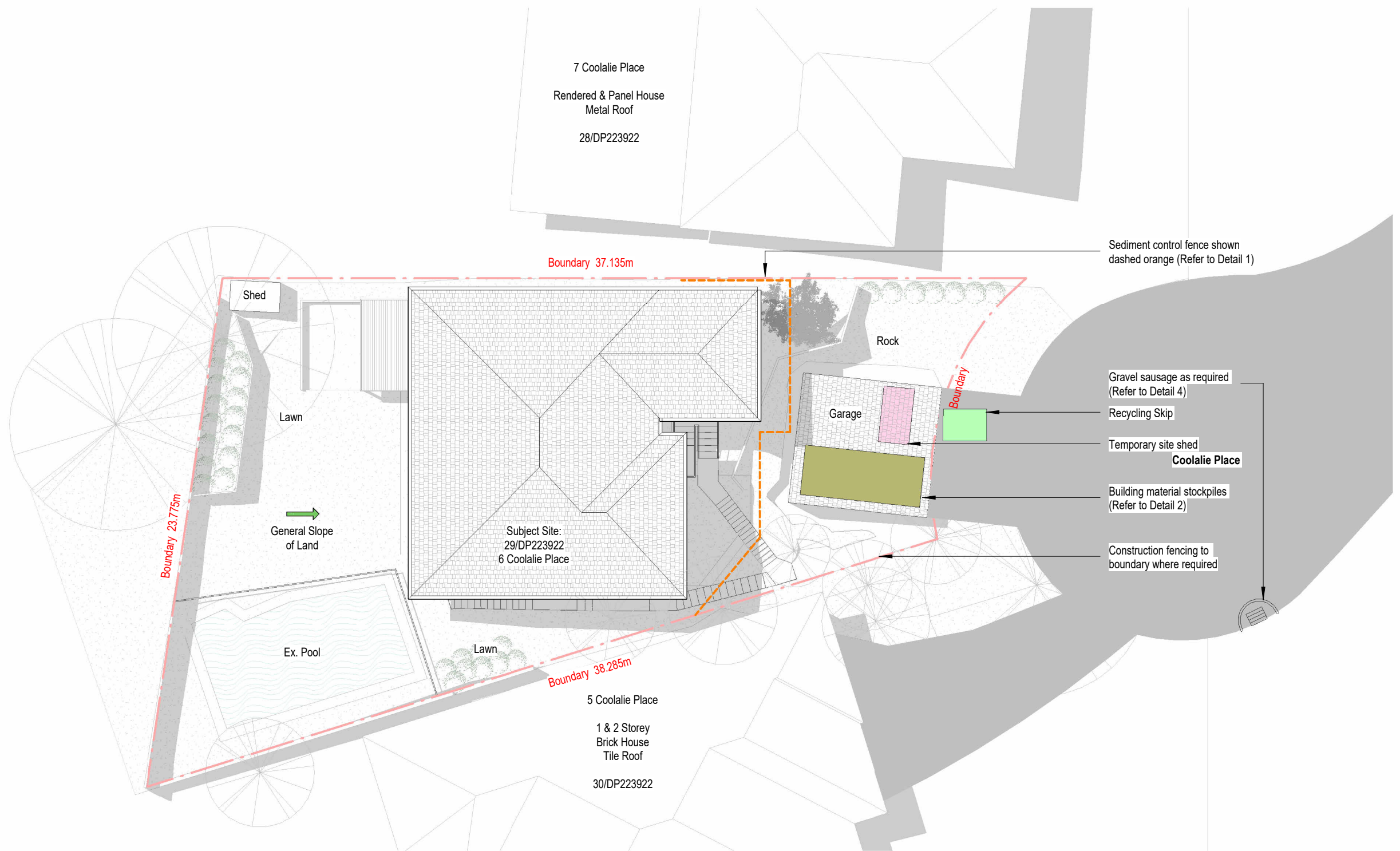


1 Perspective - Side Building Envelope Non-Compliance - North East View

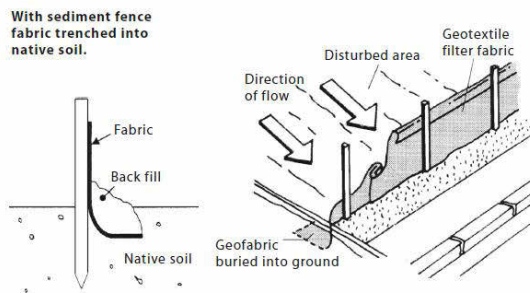


2 Perspective - Side Building Envelope Non-Compliance - South East View

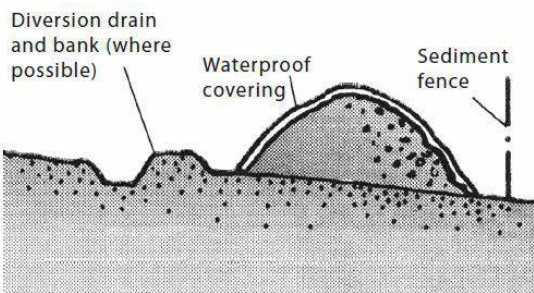
General Notes The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple. Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.	Contact: info@buckandsimple.com ABN : 86 106 604 025 NSW #8631 VIC #19664 www.buckandsimple.com Development Application	No. Description Date 1 Issue for DA 16.08.2022	Project 6 Coolalie Place	Scale @ A3 Drawn by BS Checked by BS
			Location 6 Coolalie Place, Alambie Heights NSW 2100	Project Issue Date Issue Date 16.08.2022
			Client Ryan & Nicole Thomas	Project number Drawing # Revision 1228 D051 1
			Drawing Compliance - Side Boundary Envelope	



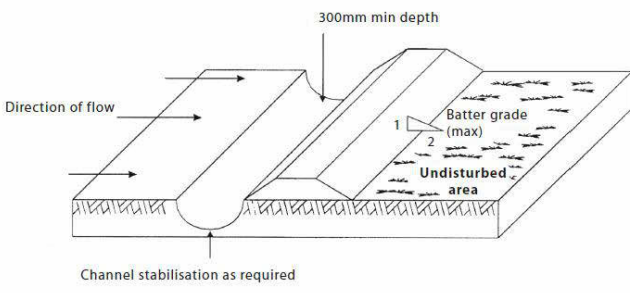
Note:
Gravel sausage to be used if there is any evidence of untreated runoff entering nearby stormwater inlets during construction (Refer to Detail 4)



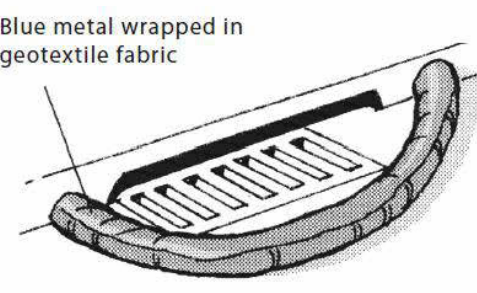
Detail 1 - Sediment Control Fence



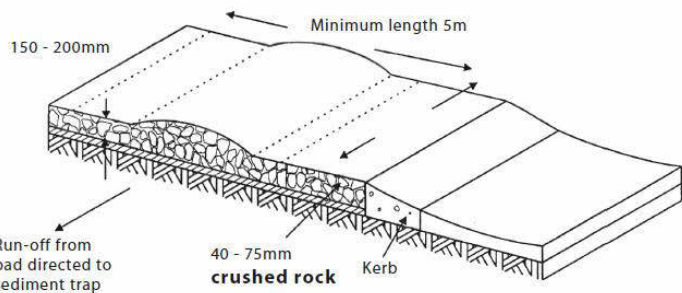
Detail 2 - Building Material Stockpiles



Detail 3 - Diversion Drain

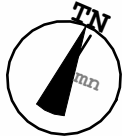


Detail 4 - Gravel Sausage



Detail 5 - Stabilised Channel

buck&simple.
doers of stuff



General Notes
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple.
Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works.
This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

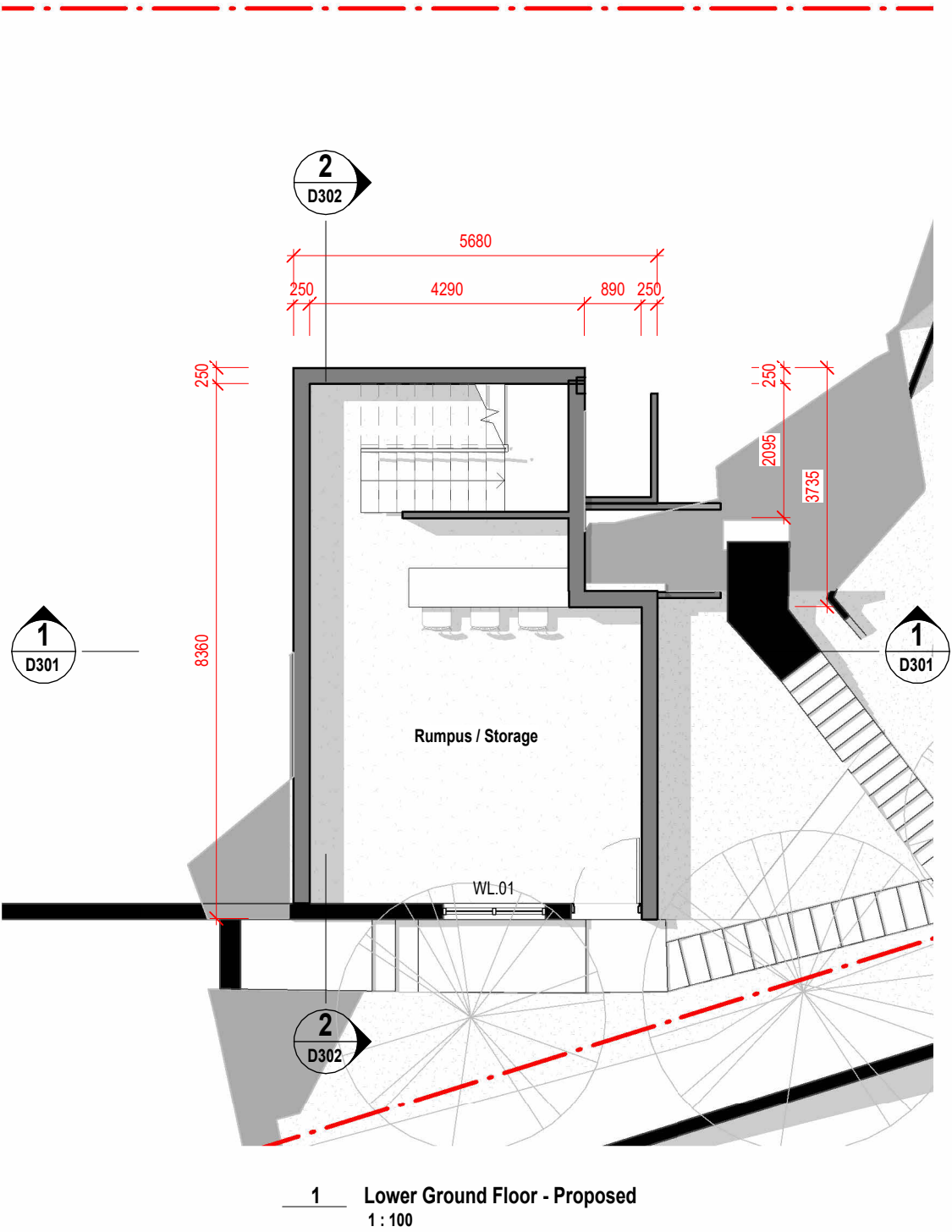
Contact: info@buckandsimple.com
ABN : 86 106 604 025
NSW #8631 VIC #19664
www.buckandsimple.com
Development Application

No.	Description	Date
1	Issue for DA	16.08.2022

Project 6 Coolalie Place
Location 6 Coolalie Place, Alambie Heights NSW 2100
Client Ryan & Nicole Thomas
Drawing Erosion, Sediment, Stormwater Control & Waste Management Plan

Scale @ A3 As indicated	Drawn by BS	Checked by BS
Project Issue Date Issue Date	Sheet Issue Date 16.08.2022	
Project number 1228	Drawing # D060	Revision 1

- Key:**
- Existing building fabric to be demolished
 - Existing building fabric to remain (cut)
 - Existing area - No works proposed
 - Ground plane and soft landscaping (cut)
 - Site Boundary



buck&simple.
doers of stuff



General Notes

The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple.

Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works.

This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

Contact: info@buckandsimple.com
ABN : 86 106 604 025
NSW #8631 VIC #19664
www.buckandsimple.com
Development Application

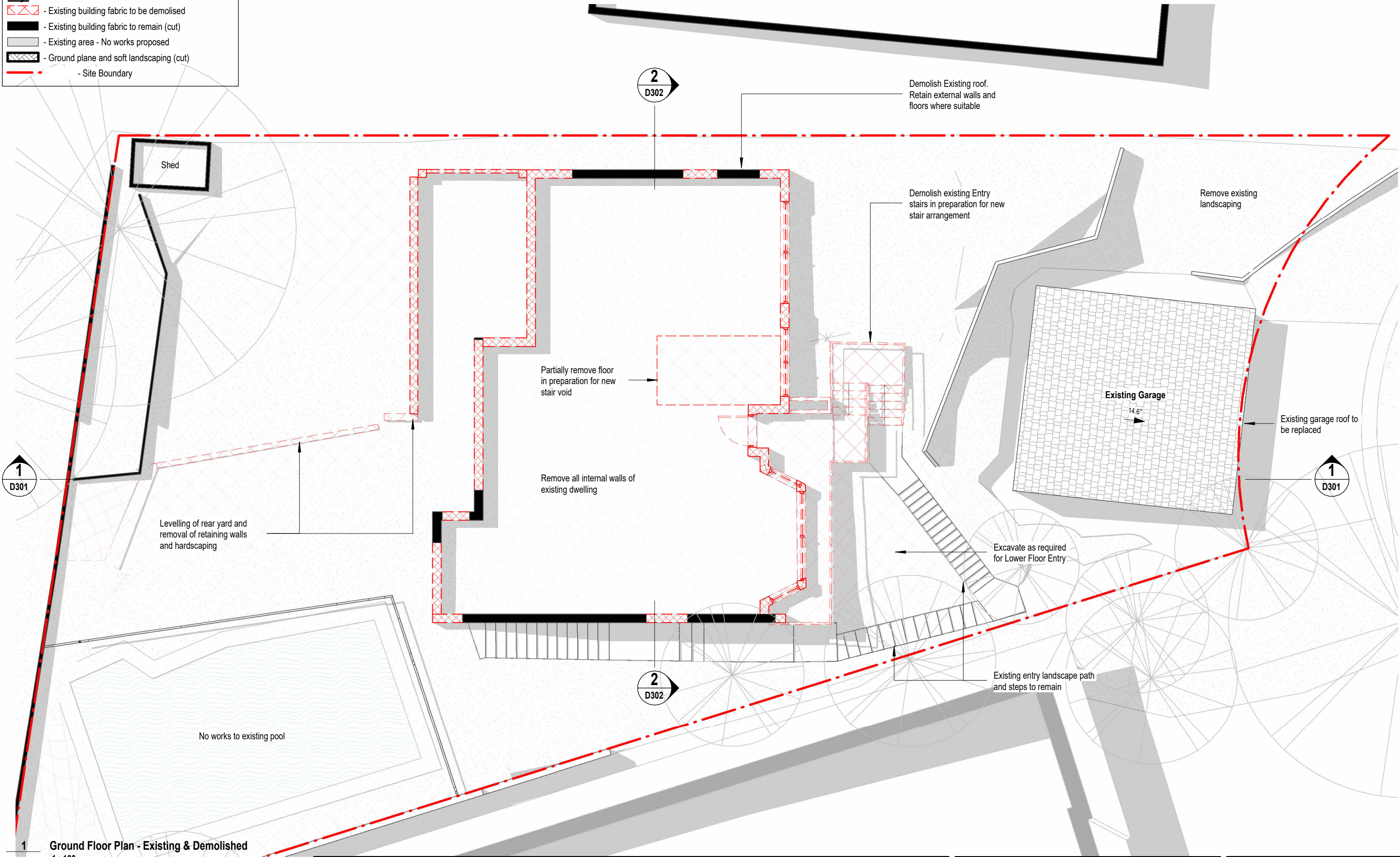
No.	Description	Date
1	Issue for DA	16.08.2022

Project	6 Coolalie Place	
Location	6 Coolalie Place, Alambie Heights NSW 2100	
Client	Ryan & Nicole Thomas	
Drawing	Lower Ground Floor Plan - Proposed	

Scale @ A3	1 : 100	Drawn by	BS	Checked by	BS
Project Issue Date	Issue Date	Sheet Issue Date	16.08.2022		
Project number	1228	Drawing #	D100	Revision	1

Key:

- Existing building fabric to be demolished
- Existing building fabric to remain (cut)
- Existing area - No works proposed
- Ground plane and soft landscaping (cut)
- Site Boundary



1 Ground Floor Plan - Existing & Demolished
1 : 100

buck&simple.
doers of stuff



General Notes
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple.
Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works.
This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

Contact: info@buckandsimple.com
ABN : 86 106 604 025
NSW #8631 VIC #19664
www.buckandsimple.com
Development Application

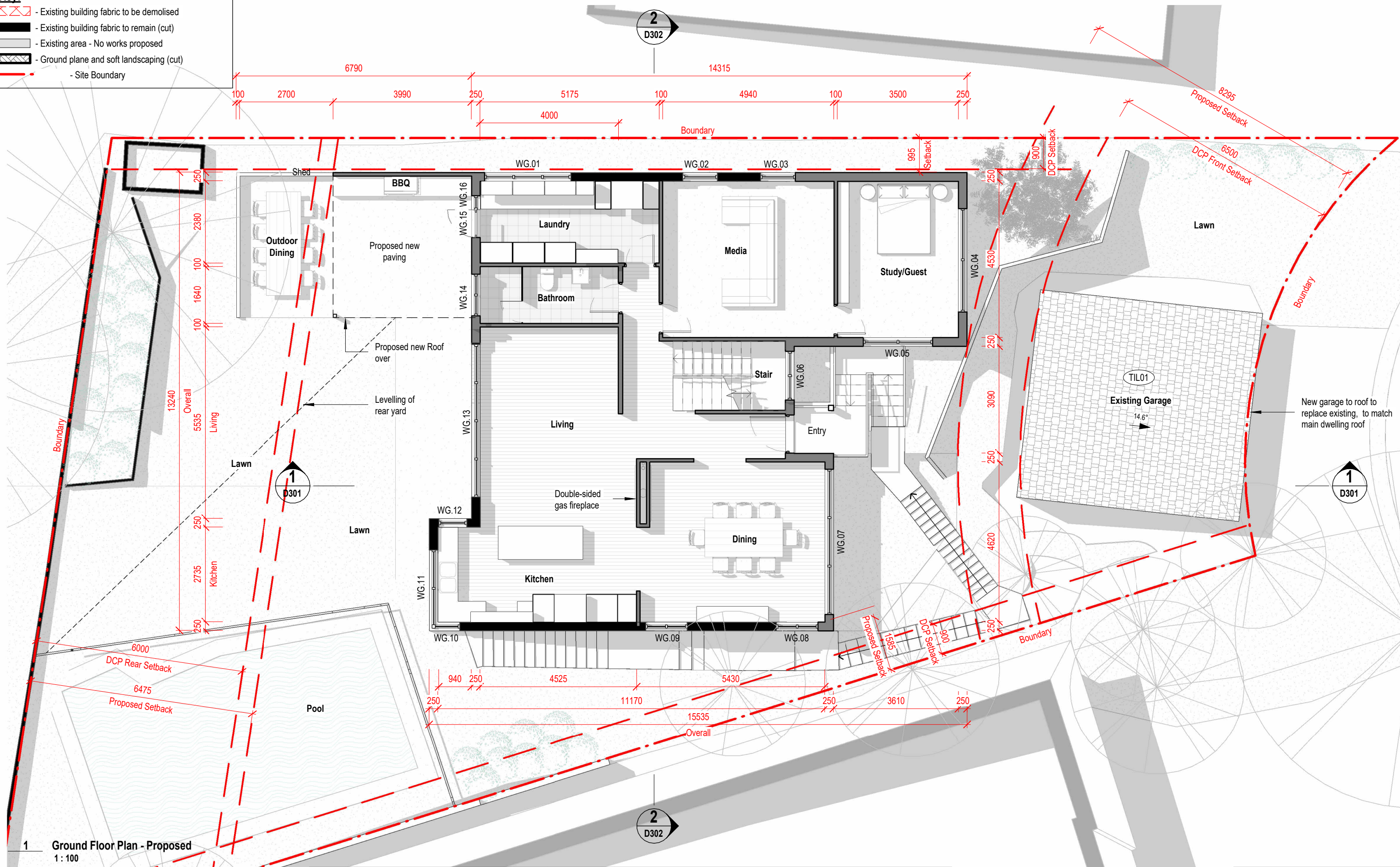
No.	Description	Date
1	Issue for DA	16.08.2022

Project 6 Coolalie Place
Location 6 Coolalie Place, Alambie Heights NSW 2100
Client Ryan & Nicole Thomas
Drawing Ground Floor Plan - Existing & Demolition

Scale @ A3 1 : 100	Drawn by BS	Checked by BS
Project Issue Date Issue Date	Sheet Issue Date 16.08.2022	
Project number 1228	Drawing # D101	Revision 1

Key:

- Existing building fabric to be demolished
- Existing building fabric to remain (cut)
- Existing area - No works proposed
- Ground plane and soft landscaping (cut)
- Site Boundary



buck&simple.
doers of stuff



General Notes
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple.
Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works.
This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

Contact: info@buckandsimple.com
ABN : 86 106 604 025
NSW #8631 VIC #19664
www.buckandsimple.com
Development Application

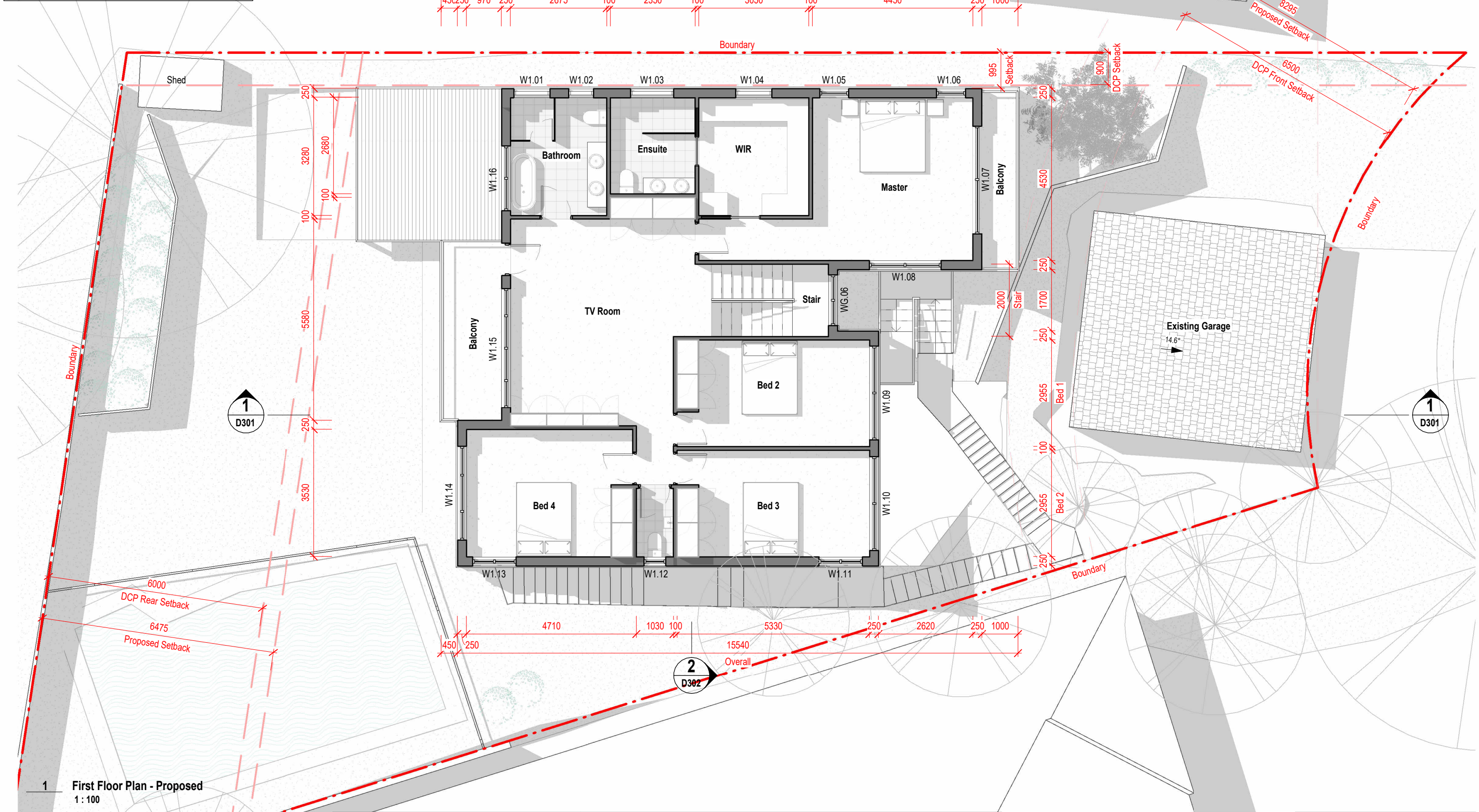
No.	Description	Date
1	Issue for DA	16.08.2022

Project 6 Coolalie Place
Location 6 Coolalie Place, Alambie Heights NSW 2100
Client Ryan & Nicole Thomas
Drawing Ground Floor Plan - Proposed

Scale @ A3 1 : 100	Drawn by BS	Checked by BS
Project Issue Date Issue Date	Sheet Issue Date 16.08.2022	Revision
Project number 1228	Drawing # D102	Revision 1

Key:

- Existing building fabric to be demolished
- Existing building fabric to remain (cut)
- Existing area - No works proposed
- Ground plane and soft landscaping (cut)
- Site Boundary



buck&simple.
doers of stuff



General Notes

The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple.

Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works.

This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

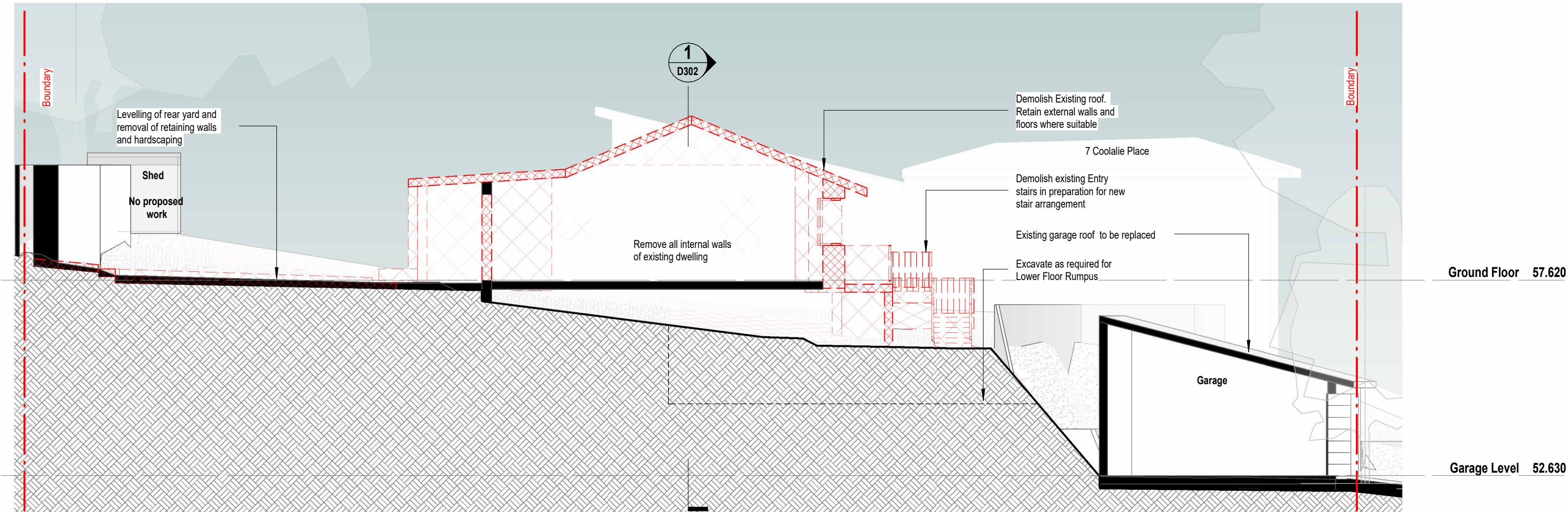
Contact: info@buckandsimple.com
ABN : 86 106 604 025
NSW #8631 VIC #19664
www.buckandsimple.com
Development Application

No.	Description	Date
1	Issue for DA	16.08.2022

Project	6 Coolalie Place
Location	6 Coolalie Place, Alambie Heights NSW 2100
Client	Ryan & Nicole Thomas
Drawing	First Floor Plan - Proposed

Scale @ A3	1 : 100	Drawn by	BS	Checked by	BS
Project Issue Date	Issue Date	Sheet Issue Date	16.08.2022		
Project number	Drawing #	Revision			
1228	D103	1			

- Key:**
- Existing building fabric to be demolished
 - Existing building fabric to remain (cut)
 - Existing area - No works proposed
 - Ground plane and soft landscaping (cut)
 - Site Boundary








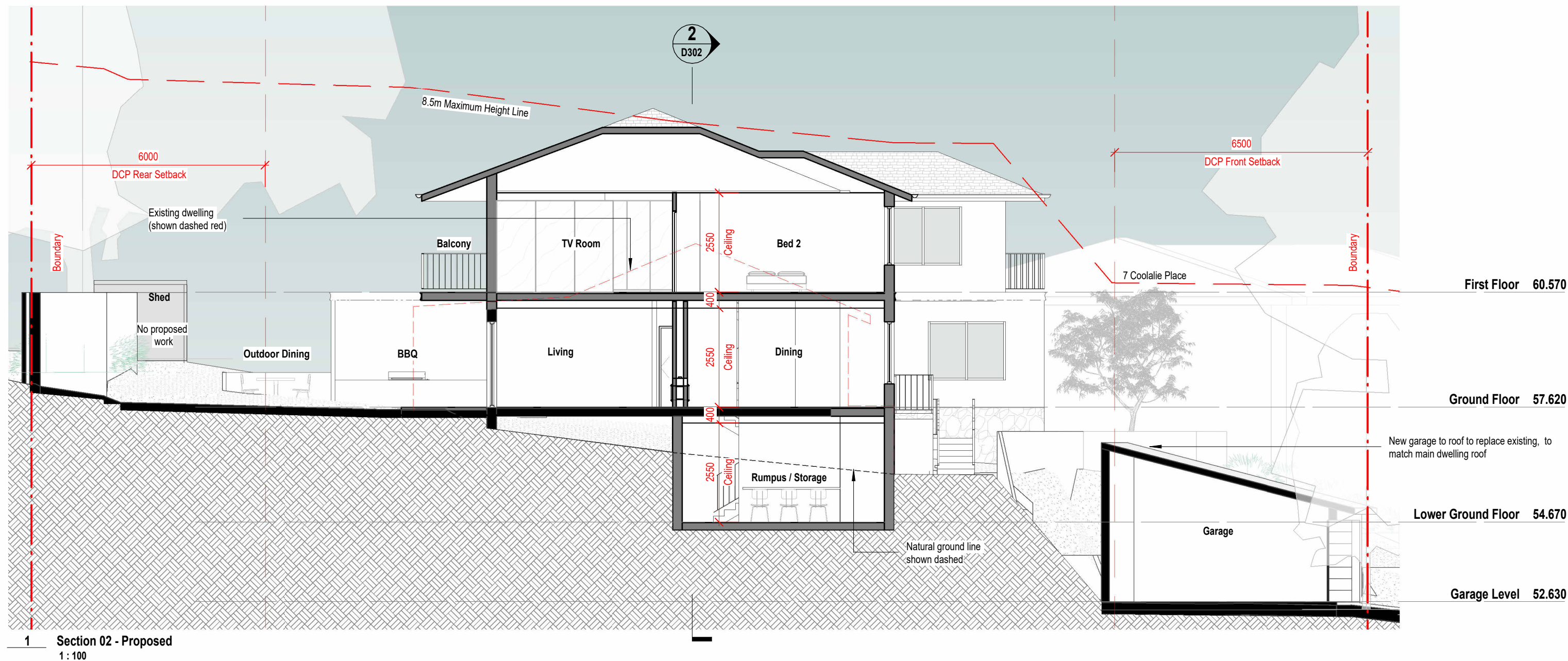
1 Section 01 - Existing & Demolition
1 : 100

buck&simple.
doers of stuff

General Notes		No. Description	Date	Project	Scale @ A3	Drawn by	Checked by	
<p>The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple.</p> <p>Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works.</p> <p>This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.</p>	<p>Contact: info@buckandsimple.com</p> <p>ABN : 86 106 604 025</p> <p>NSW #8631 VIC #19664</p> <p>www.buckandsimple.com</p> <p>Development Application</p>	<p>1 Issue for DA</p>	<p>16.08.2022</p>	<p>6 Coolalie Place</p>	<p>1 : 100</p>	<p>BS</p>	<p>BS</p>	
				<p>Location</p>	<p>Project Issue Date</p>	<p>Sheet Issue Date</p>		
				<p>6 Coolalie Place, Alambie Heights NSW 2100</p>	<p>Issue Date</p>		<p>16.08.2022</p>	
				<p>Client</p>	<p>Project number</p>		<p>Drawing #</p>	<p>Revision</p>
				<p>Ryan & Nicole Thomas</p>	<p>1228</p>		<p>D300</p>	<p>1</p>
				<p>Drawing</p>				
				<p>Sections</p>				

Key:

-  - Existing building fabric to be demolished
-  - Existing building fabric to remain (cut)
-  - Existing area - No works proposed
-  - Ground plane and soft landscaping (cut)
-  - Site Boundary

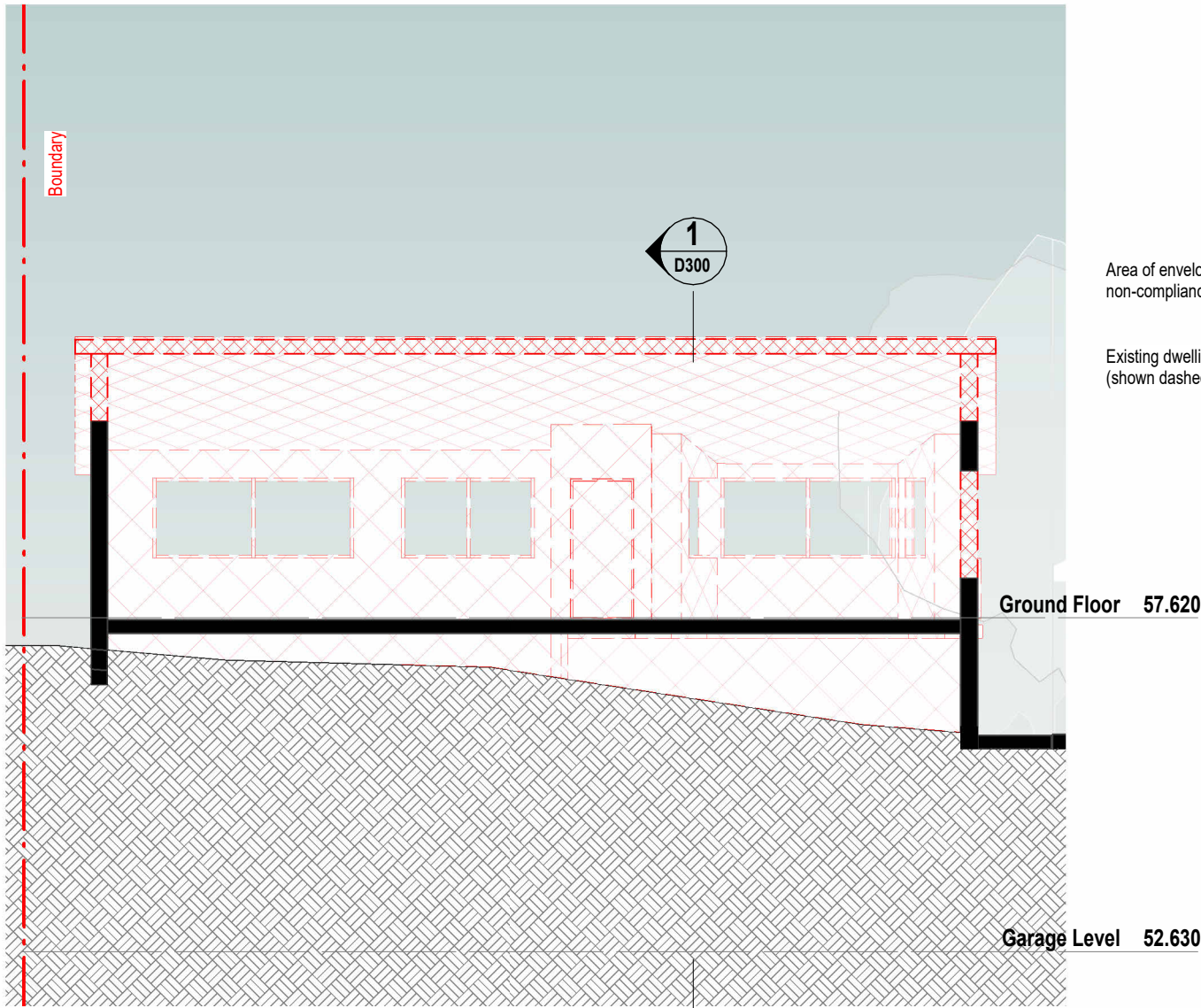


buck&simple.
doers of stuff

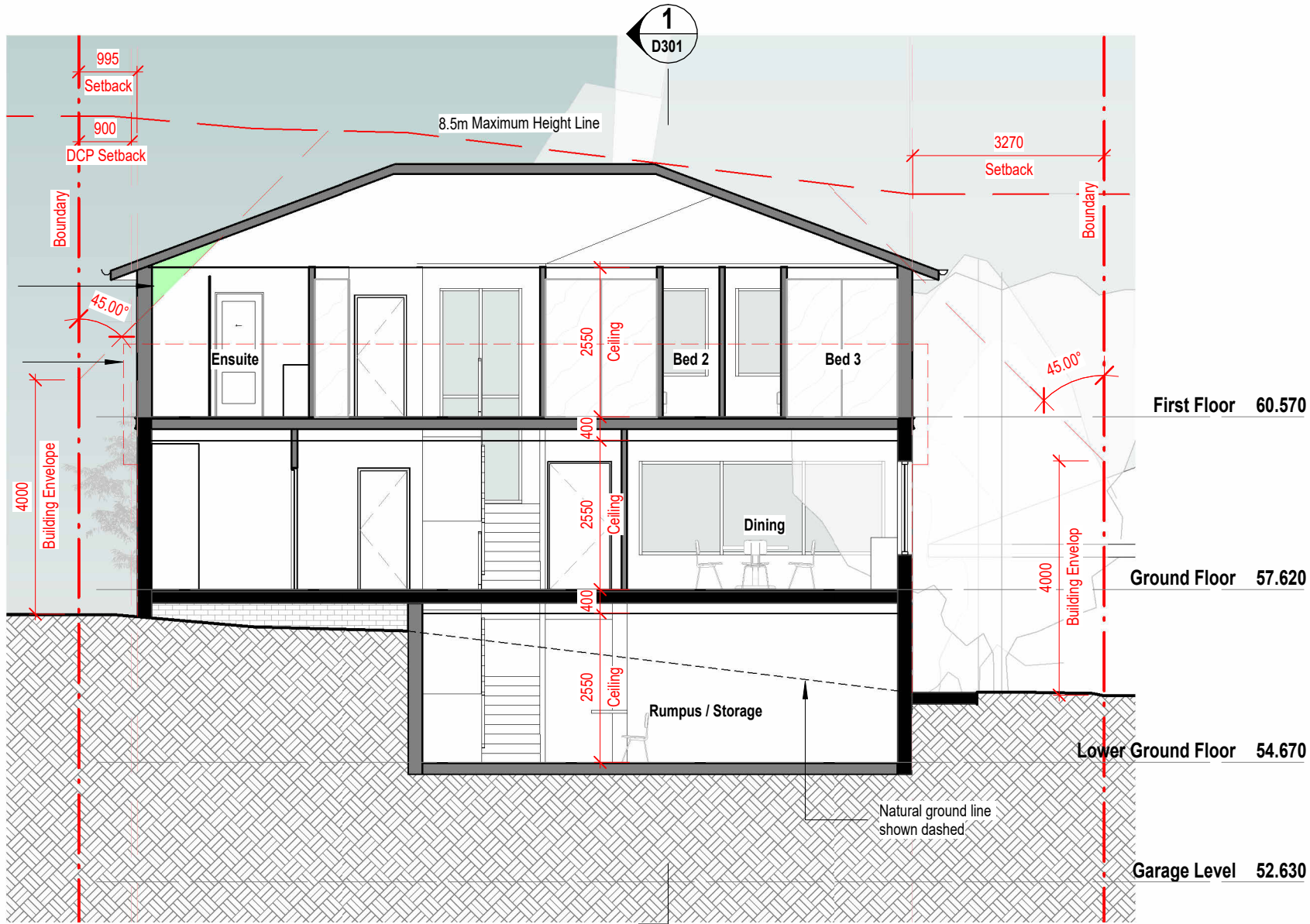
General Notes		No.	Description	Date	Project 6 Coolalie Place	Scale @ A3 1 : 100	Drawn by BS	Checked by BS
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple. Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.	Contact: info@buckandsimple.com ABN : 86 106 604 025 NSW #8631 VIC #19664	1	Issue for DA	16.08.2022	Location 6 Coolalie Place, Alambie Heights NSW 2100	Project Issue Date Issue Date	Sheet Issue Date 16.08.2022	
	www.buckandsimple.com				Client Ryan & Nicole Thomas	Project number 1228	Drawing # D301	Revision 1
		Development Application				Drawing Sections		

16/08/2022 11:11:09 AM

- Key:**
- Existing building fabric to be demolished
 - Existing building fabric to remain (cut)
 - Existing area - No works proposed
 - Ground plane and soft landscaping (cut)
 - Site Boundary



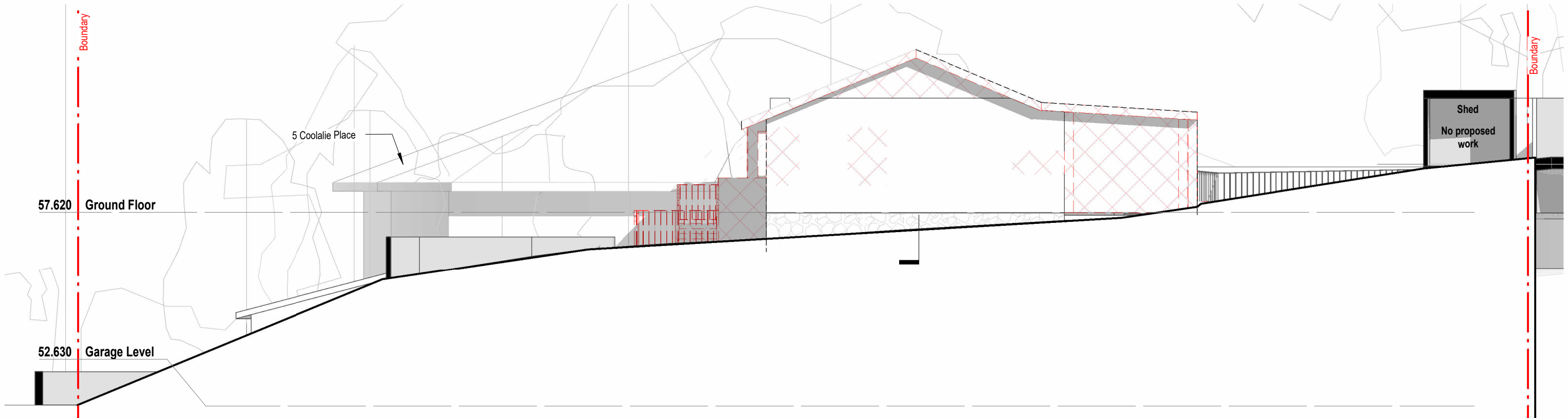
1 Section 03 - Existing & Demolition
1 : 100



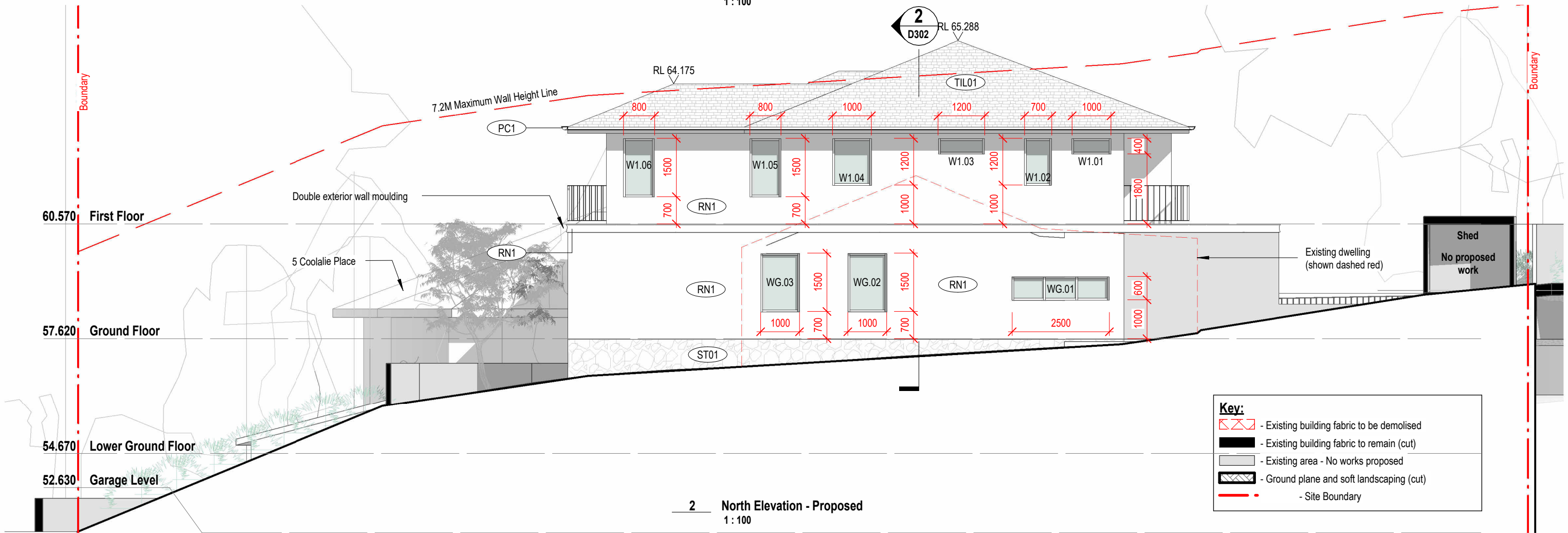
2 Section 04 - Proposed
1 : 100

buck&simple.
doers of stuff

General Notes		No.	Description	Date	Project	Scale @ A3	Drawn by	Checked by	
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple. Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.	Contact: info@buckandsimple.com ABN : 86 106 604 025 NSW #8631 VIC #19664	1	Issue for DA	16.08.2022	6 Coolalie Place	1 : 100	BS	BS	
	www.buckandsimple.com				Location	Project Issue Date			
					6 Coolalie Place, Alambie Heights NSW 2100			Sheet Issue Date	
					Client	Issue Date			
					Ryan & Nicole Thomas	16.08.2022			
					Drawing	Project number			
					Sections	Drawing #			
					1228			Revision	
					D302			1	



1 North Elevation - Existing & Demolition
1 : 100



2 North Elevation - Proposed
1 : 100

buck&simple.
doers of stuff

General Notes

The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple.

Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works.

This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

Contact: info@buckandsimple.com
ABN : 86 106 604 025
NSW #8631 VIC #19664

www.buckandsimple.com

Development Application

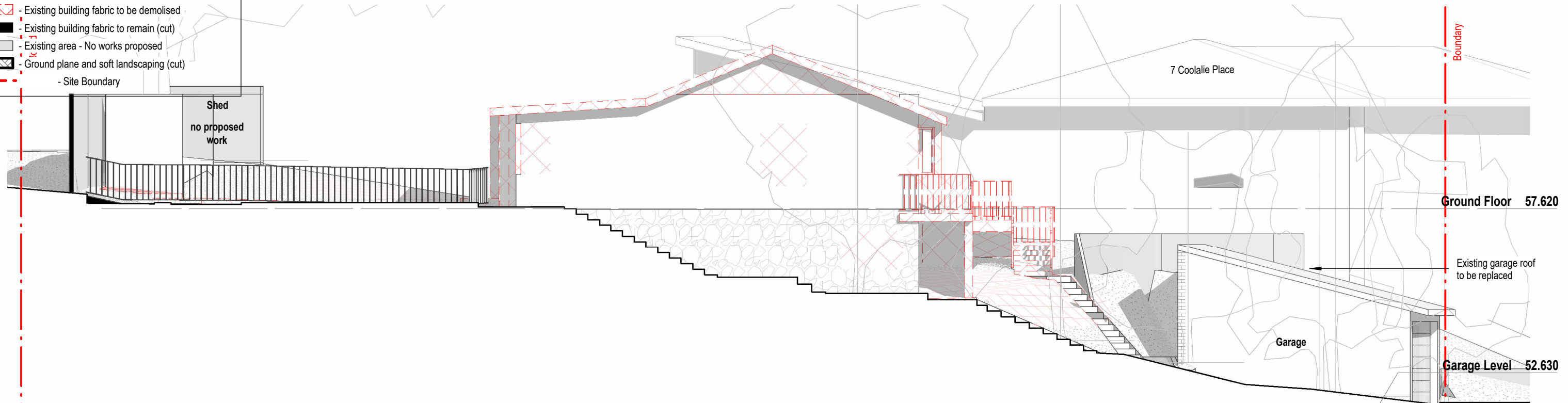
No.	Description	Date
1	Issue for DA	16.08.2022

Project	6 Coolalie Place
Location	6 Coolalie Place, Alambie Heights NSW 2100
Client	Ryan & Nicole Thomas
Drawing	North Elevations - Existing, Demo & Proposed

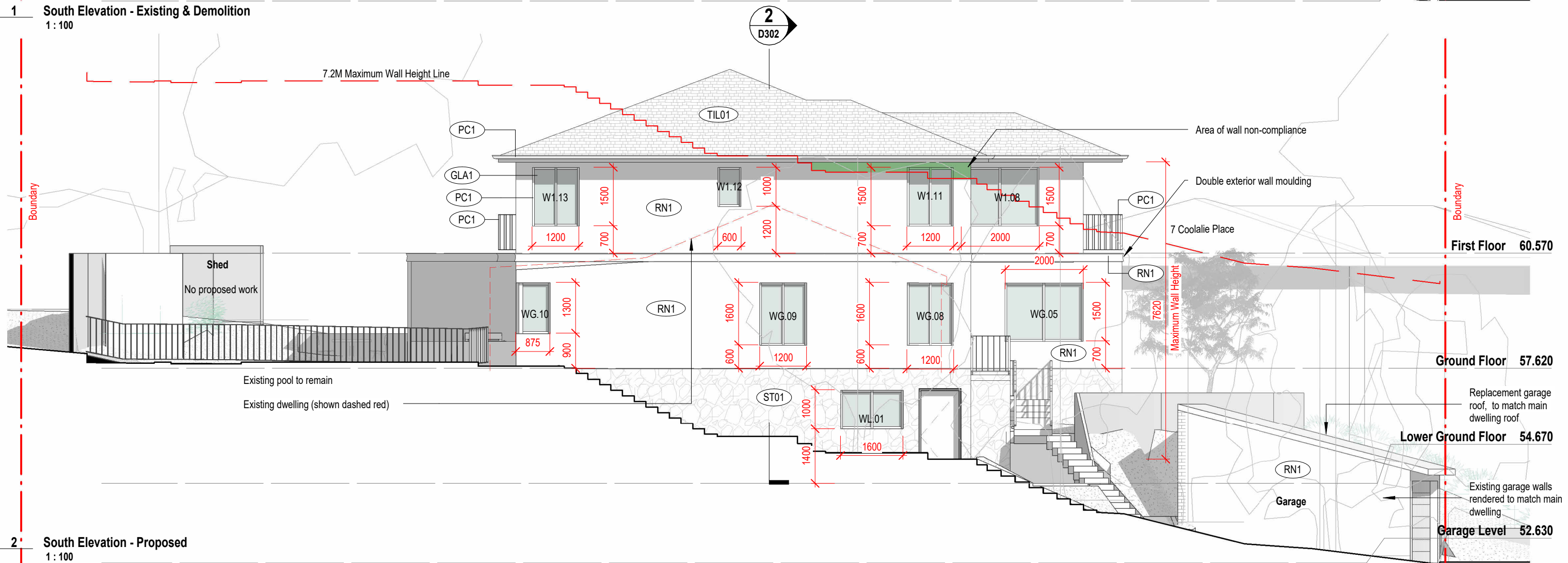
Scale @ A3	1 : 100	Drawn by	BS	Checked by	BS
Project Issue Date	Issue Date	Sheet Issue Date	16.08.2022		
Project number	Drawing #	Revision			
1228	D400	1			

Key:

- Existing building fabric to be demolished
- Existing building fabric to remain (cut)
- Existing area - No works proposed
- Ground plane and soft landscaping (cut)
- Site Boundary



1 South Elevation - Existing & Demolition
1 : 100



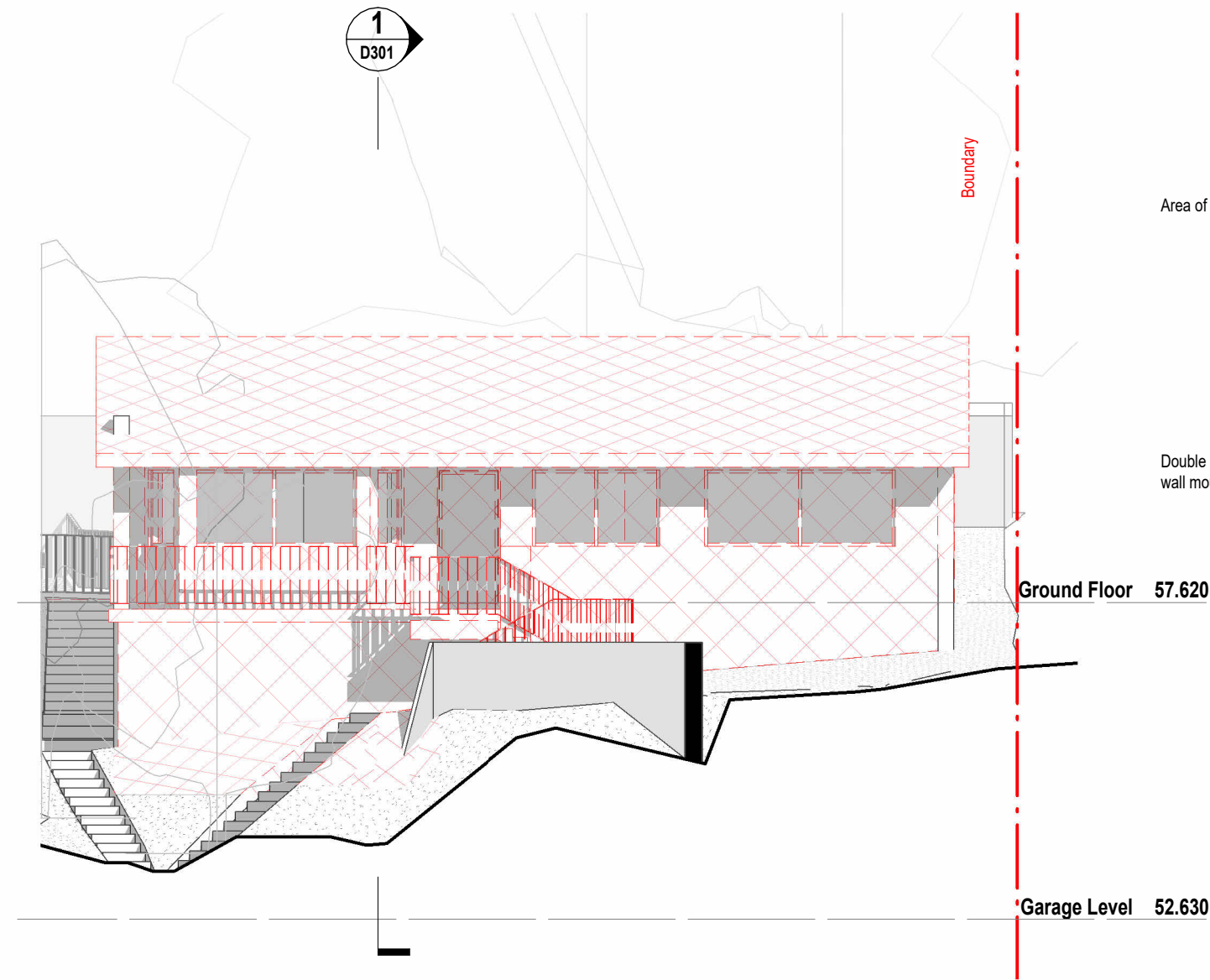
2 South Elevation - Proposed
1 : 100

buck&simple.
doers of stuff

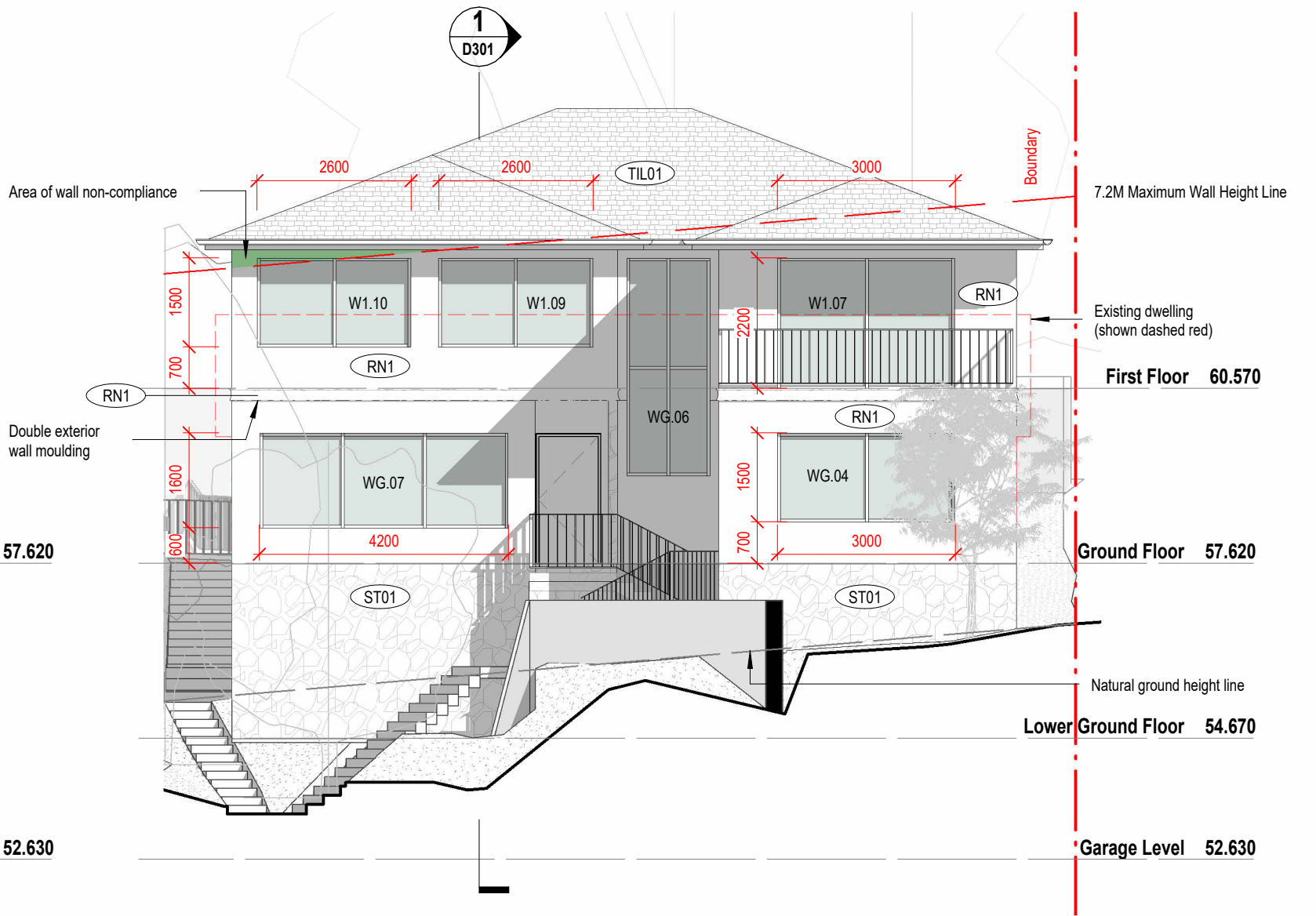
General Notes		No. Description		Date	Project		Scale @ A3		Drawn by	Checked by		
<p>The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple.</p> <p>Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works.</p> <p>This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.</p>		Contact: info@buckandsimple.com		1	Issue for DA	16.08.2022	6 Coolalie Place		1 : 100	BS	BS	
		ABN : 86 106 604 025					Location		Project Issue Date		Sheet Issue Date	
		NSW #8631 VIC #19664					6 Coolalie Place, Alambie Heights NSW 2100		Issue Date		16.08.2022	
		www.buckandsimple.com					Client		Project number		Drawing #	Revision
Development Application							Ryan & Nicole Thomas		1228	D401	1	
							Drawing					
							South Elevations - Existing, Demo & Proposed					

Key:

- Existing building fabric to be demolished
- Existing building fabric to remain (cut)
- Existing area - No works proposed
- Ground plane and soft landscaping (cut)
- Site Boundary



1 East Elevation - Existing & Demolition
1 : 100

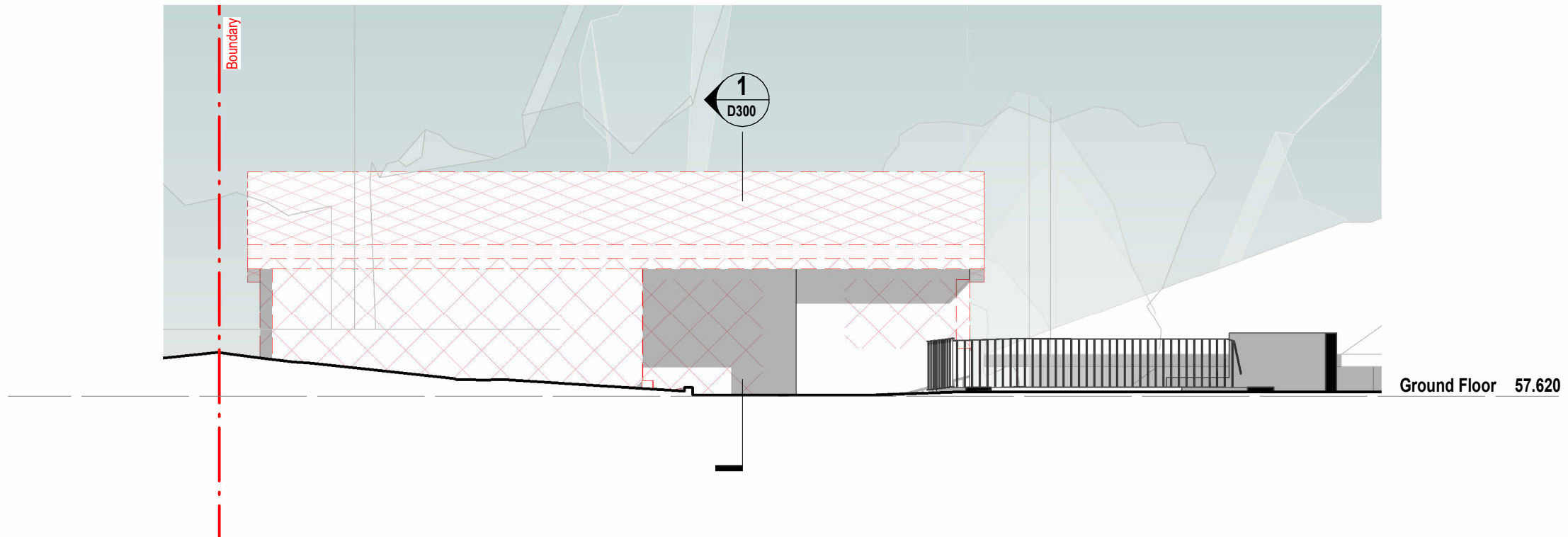


2 East Elevation - Proposed
1 : 100

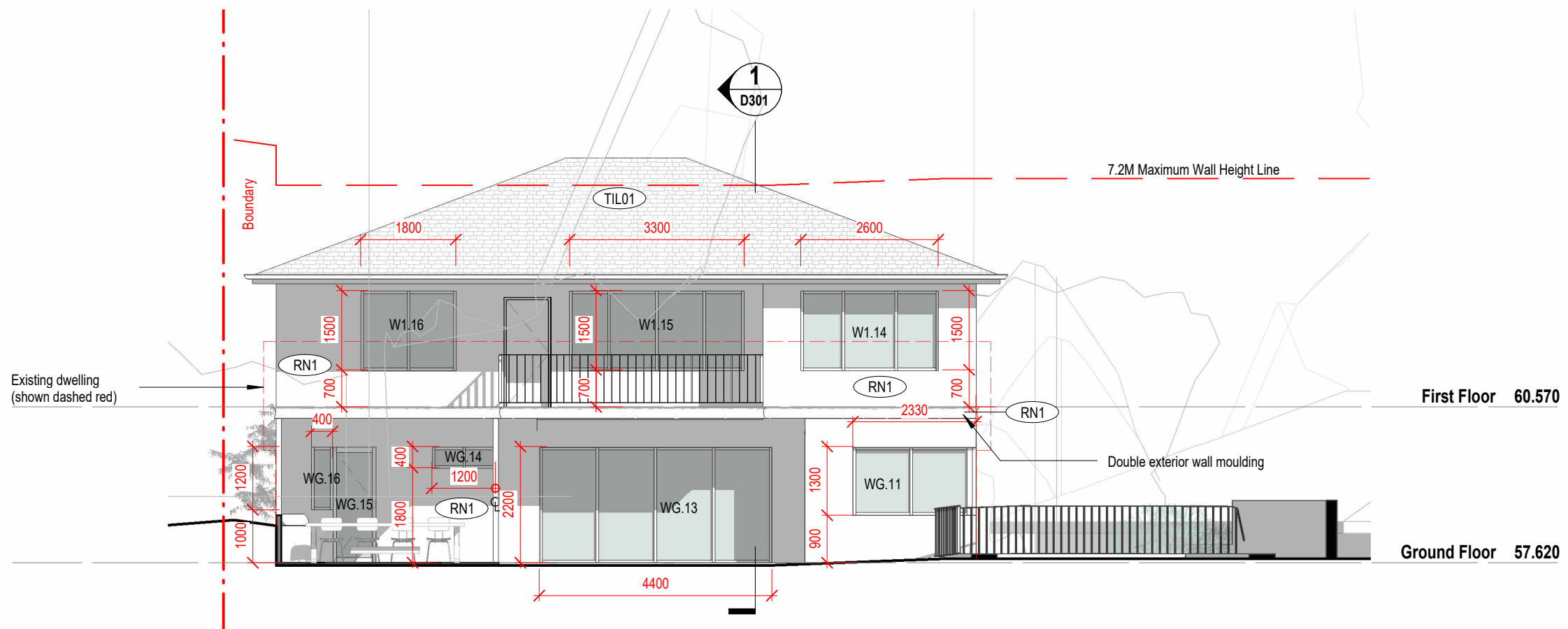
buck&simple.
doers of stuff

General Notes		No.	Description	Date	Project
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple. Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.	Contact: info@buckandsimple.com	1	Issue for DA	16.08.2022	6 Coolalie Place
	ABN : 86 106 604 025				Location
	NSW #8631 VIC #19664				6 Coolalie Place, Alambie Heights NSW 2100
	www.buckandsimple.com				Client
	Development Application				Ryan & Nicole Thomas
					Drawing
					East Elevations - Existing, Demo & Proposed

Scale @ A3	Drawn by	Checked by
1 : 100	BS	BS
Project Issue Date	Sheet Issue Date	
Issue Date	16.08.2022	
Project number	Drawing #	Revision
1228	D402	1



1 West Elevation - Existing & Demolition
1 : 100



2 West Elevation - Proposed
1 : 100

buck&simple.
doers of stuff

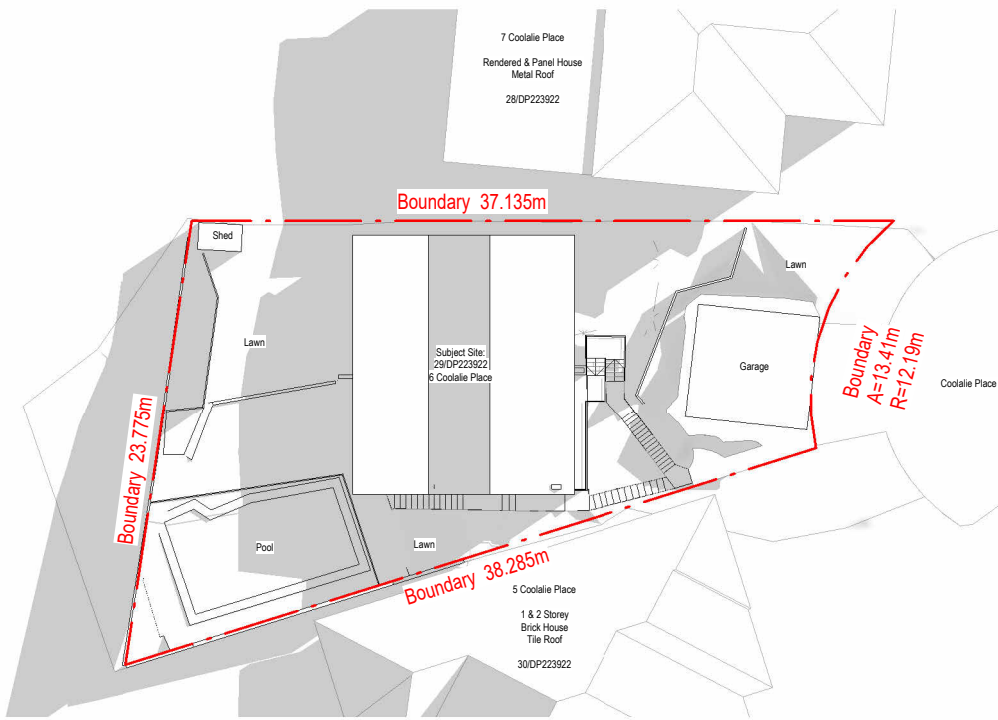
General Notes
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple.
Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works.
This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

Contact: info@buckandsimple.com
ABN : 86 106 604 025
NSW #8631 VIC #19664
www.buckandsimple.com
Development Application

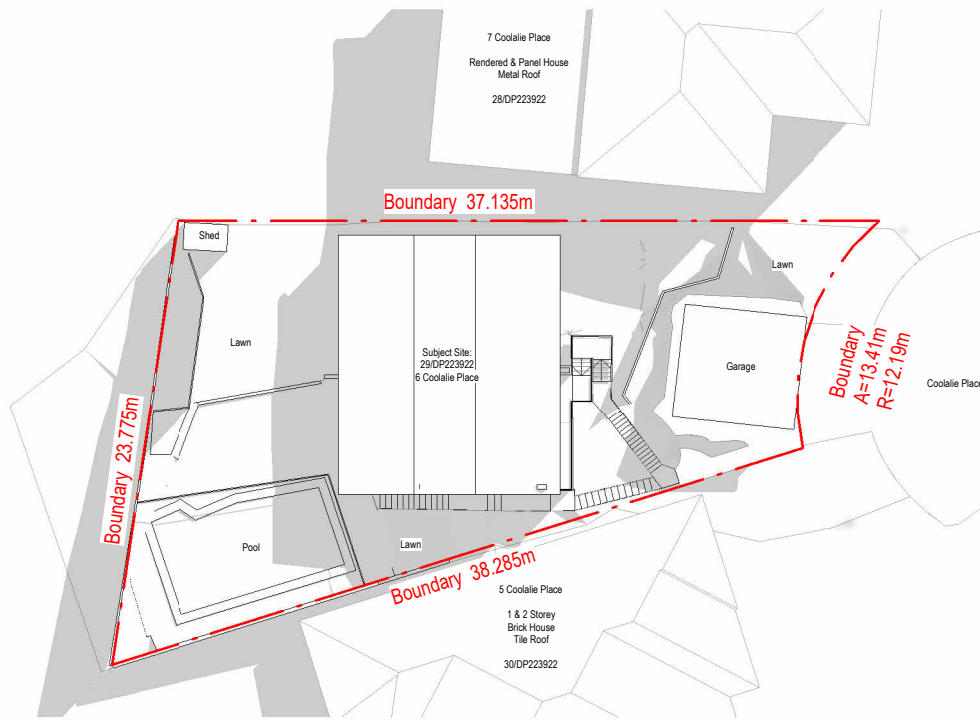
No.	Description	Date
1	Issue for DA	16.08.2022

Project 6 Coolalie Place
Location 6 Coolalie Place, Alambie Heights NSW 2100
Client Ryan & Nicole Thomas
Drawing West Elevations - Existing, Demo & Proposed

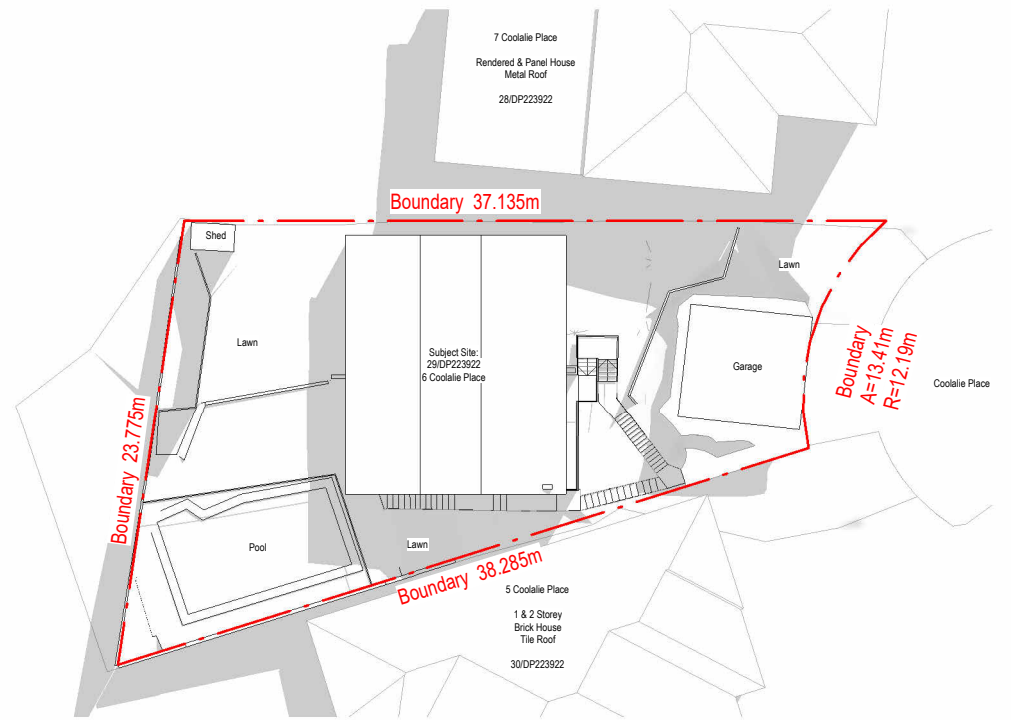
Scale @ A3 1 : 100	Drawn by BS	Checked by BS
Project Issue Date Issue Date	Sheet Issue Date 16.08.2022	
Project number 1228	Drawing # D403	Revision 1



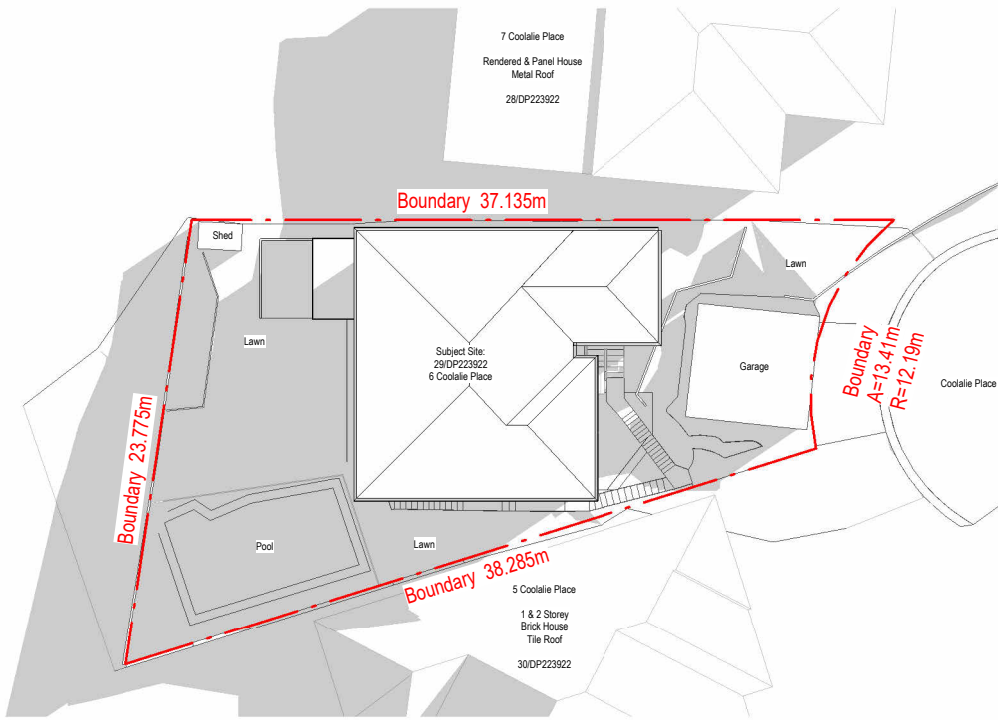
1 Existing Shadows - 9am June 21



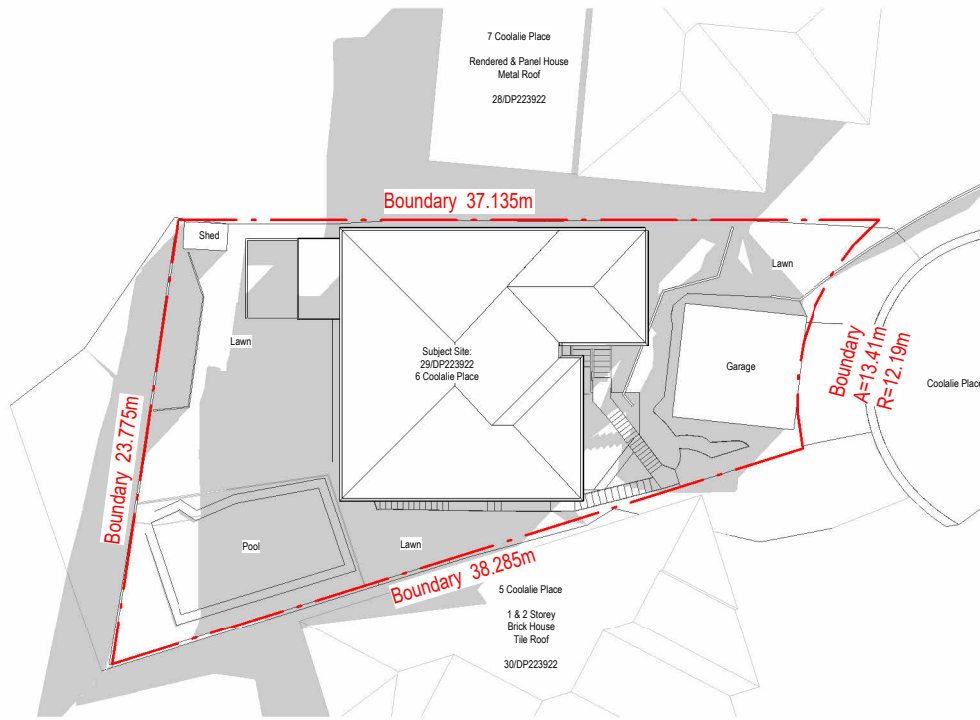
2 Existing Shadows - 10am June 21



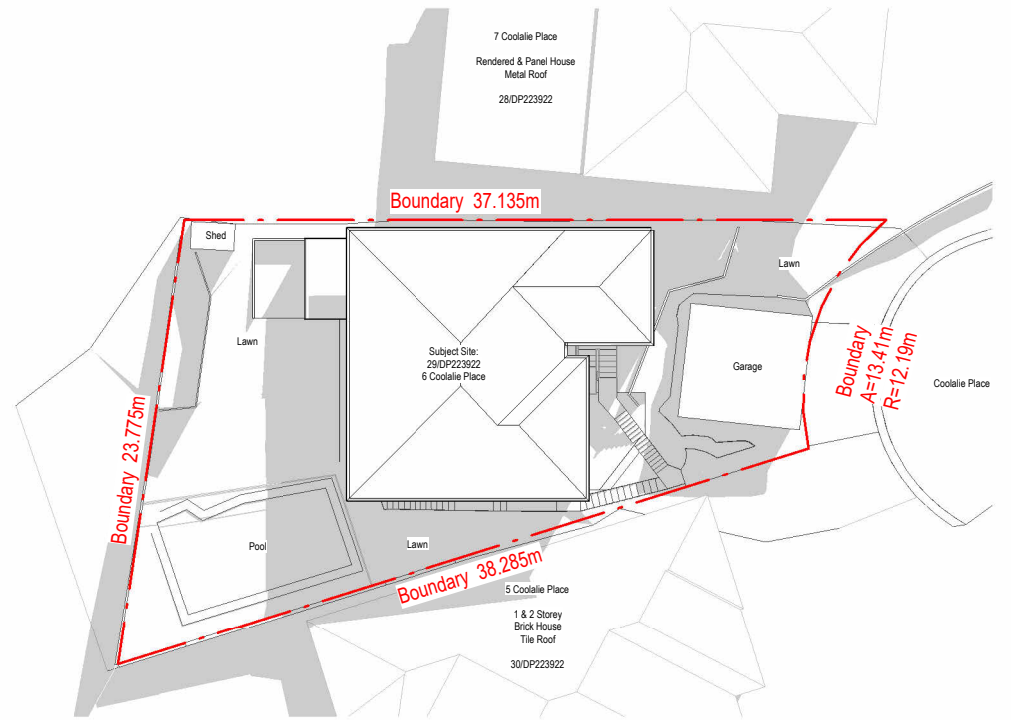
3 Existing Shadows - 11am June 21



4 Proposed Shadows - 9am June 21



5 Proposed Shadows - 10am June 21



6 Proposed Shadows - 11am June 21

buck&simple.
doers of stuff



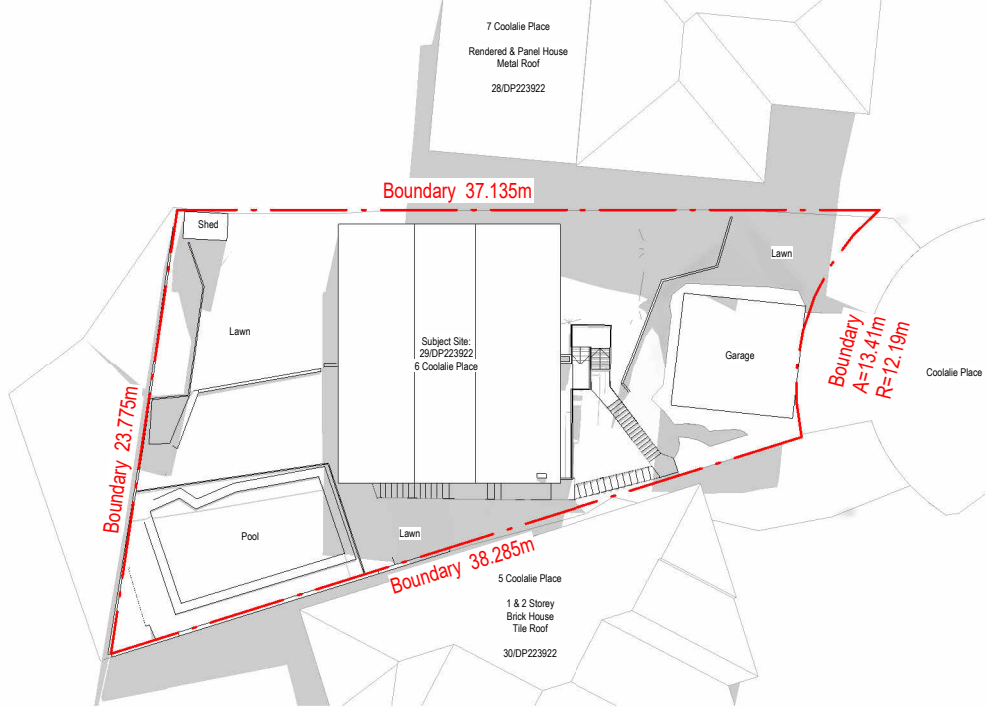
General Notes
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple.
Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works.
This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

Contact: info@buckandsimple.com
ABN : 86 106 604 025
NSW #8631 VIC #19664
www.buckandsimple.com
Development Application

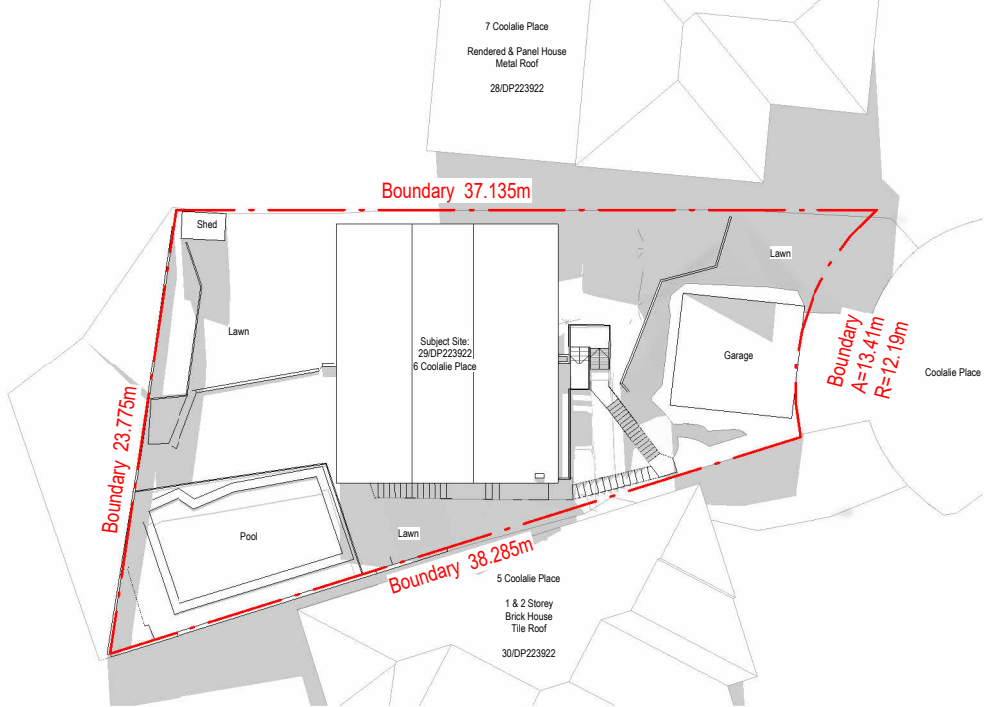
No.	Description	Date
1	Issue for DA	16.08.2022

Project 6 Coolalie Place
Location 6 Coolalie Place, Alambie Heights NSW 2100
Client Ryan & Nicole Thomas
Drawing Shadow Diagrams - 9am to 11am

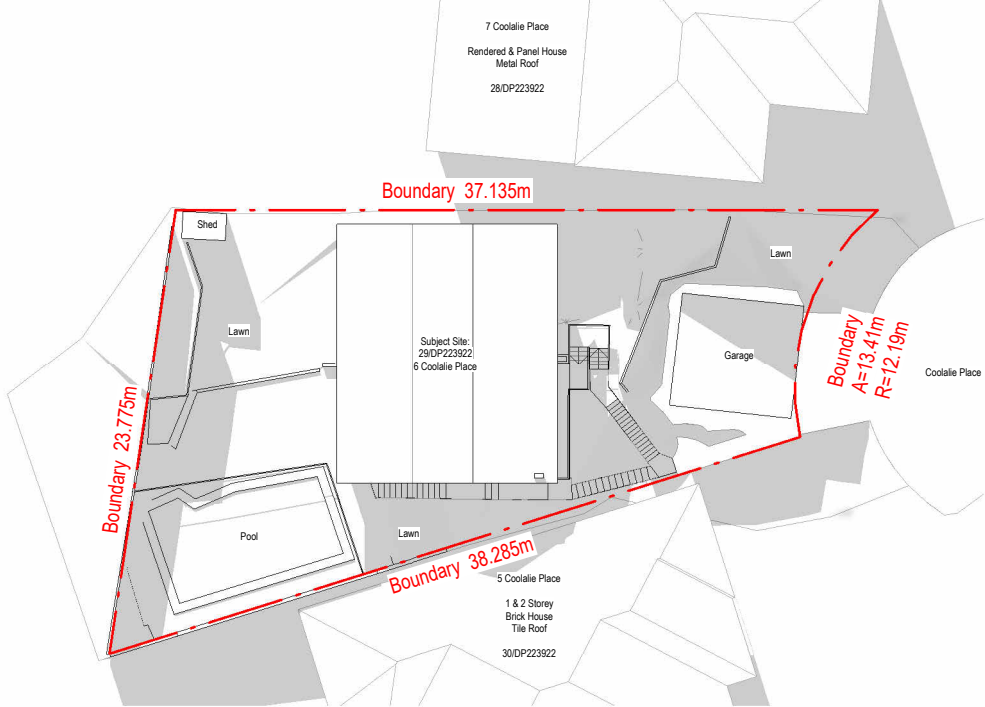
Scale @ A3 NTS	Drawn by BS	Checked by BS
Project Issue Date Issue Date	Sheet Issue Date 16.08.2022	
Project number 1228	Drawing # D900	Revision 1



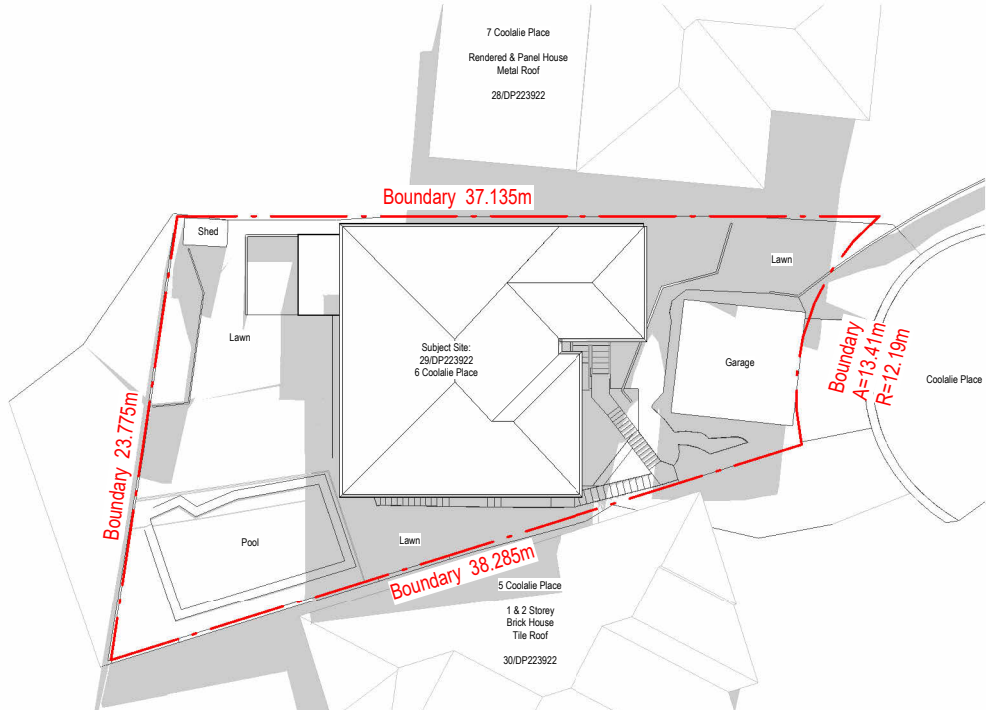
1 Existing Shadows -12pm June 21



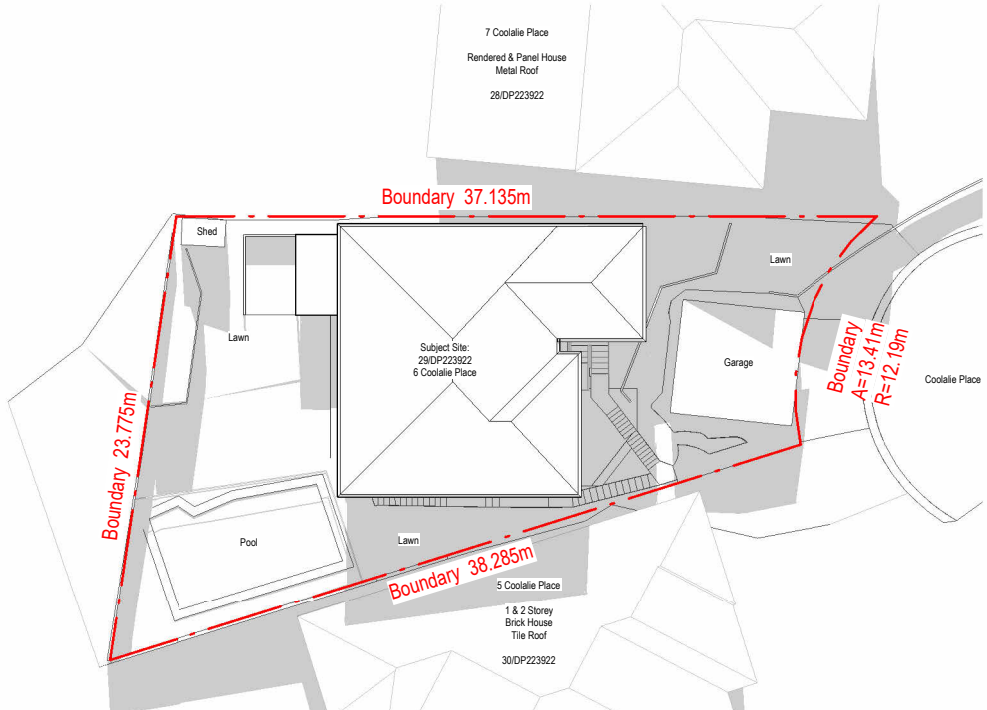
2 Existing Shadows - 1pm June 21



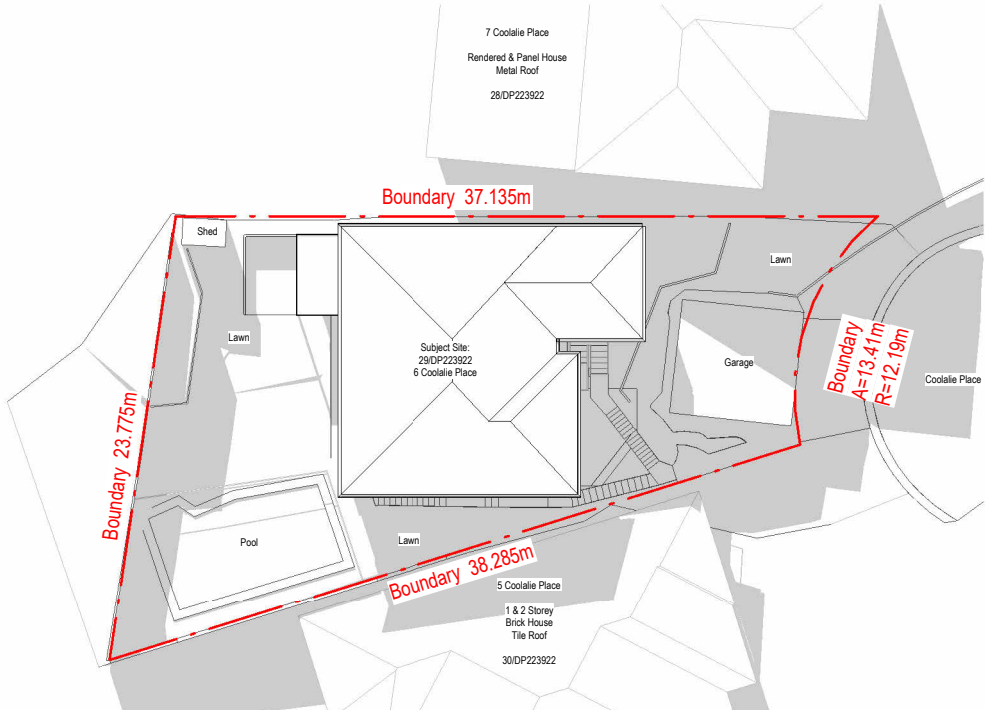
3 Existing Shadows - 2pm June 21



4 Proposed Shadows - 12pm June 21



5 Proposed Shadows - 1pm June 21



6 Proposed Shadows - 2pm June 21

buck&simple.
doers of stuff



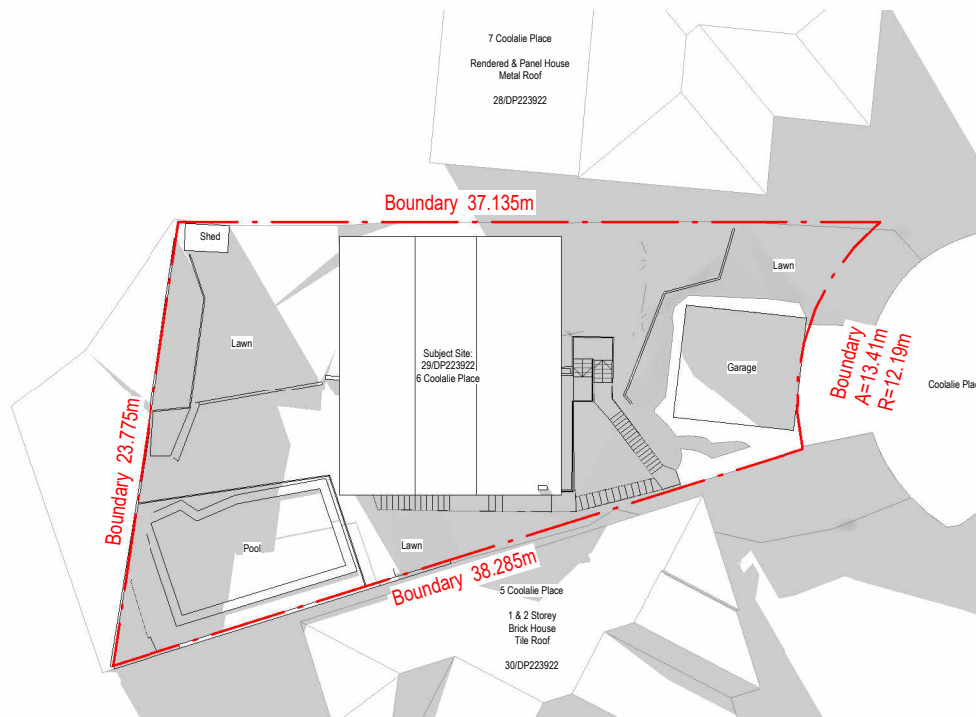
General Notes
The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple.
Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works.
This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

Contact: info@buckandsimple.com
ABN : 86 106 604 025
NSW #8631 VIC #19664
www.buckandsimple.com
Development Application

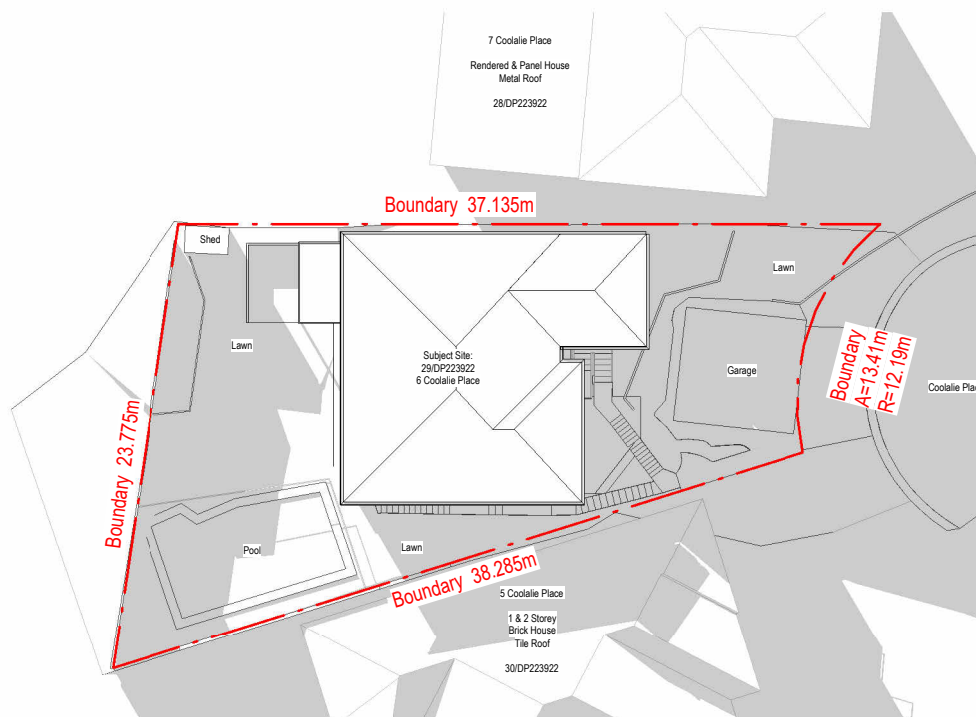
No.	Description	Date
1	Issue for DA	16.08.2022

Project 6 Coolalie Place
Location 6 Coolalie Place, Alambie Heights NSW 2100
Client Ryan & Nicole Thomas
Drawing Shadow Diagrams - 12pm to 2pm

Scale @ A3 NTS	Drawn by BS	Checked by BS
Project Issue Date Issue Date	Sheet Issue Date 16.08.2022	
Project number 1228	Drawing # D901	Revision 1



1 Existing Shadows - 3pm June 21



2 Proposed Shadows - 3pm June 21

buck&simple.
doers of stuff



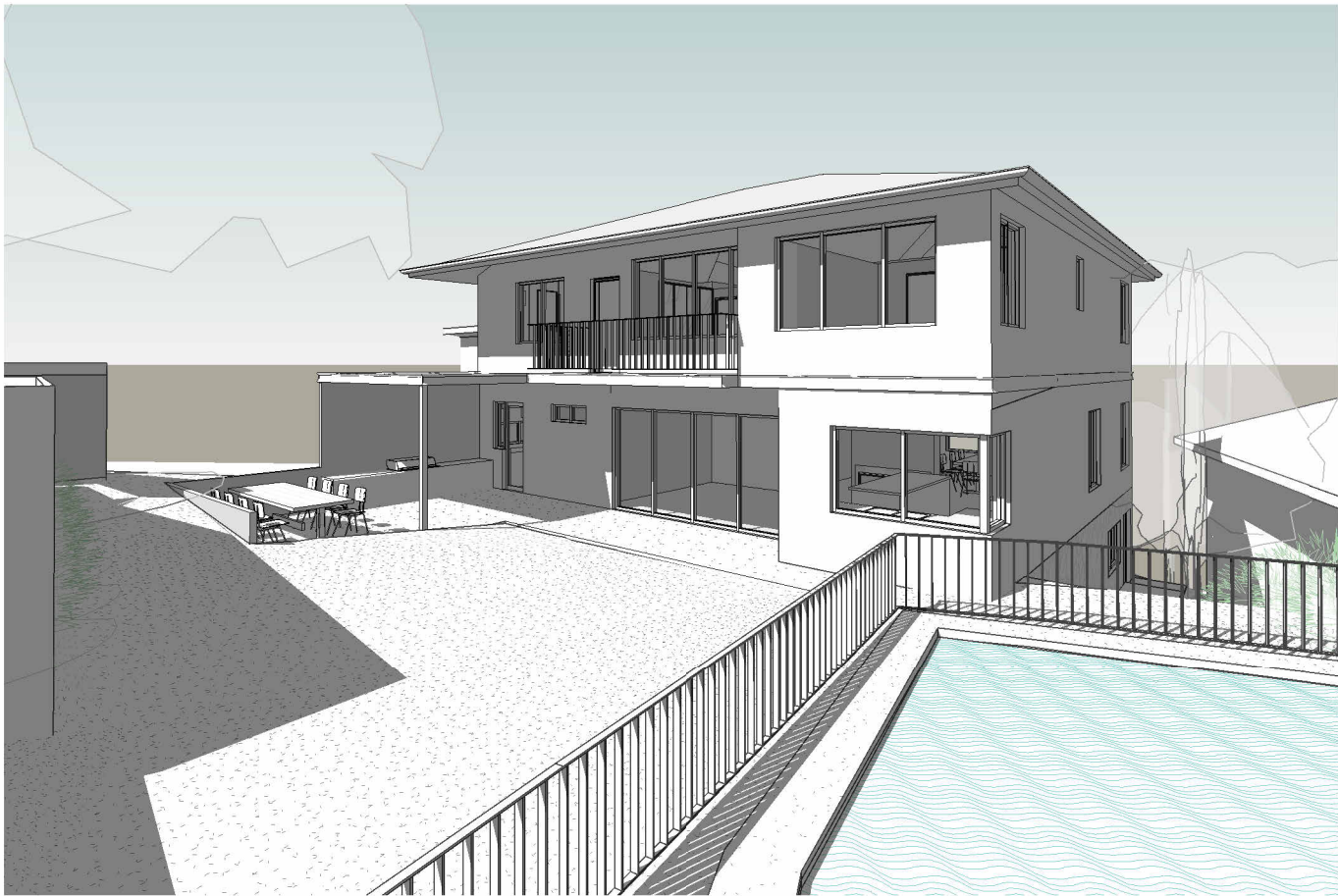
General Notes	No.	Description	Date
<p>The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple.</p> <p>Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works.</p> <p>This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.</p>	1	Issue for DA	16.08.2022
<p>Contact: info@buckandsimple.com ABN : 86 106 604 025 NSW #8631 VIC #19664 www.buckandsimple.com Development Application</p>			

Project	6 Coolalie Place		
Location	6 Coolalie Place, Alambie Heights NSW 2100		
Client	Ryan & Nicole Thomas		
Drawing	Shadow Diagrams - 3pm		

Scale @ A3	NTS	Drawn by BS	Checked by BS
Project Issue Date	Issue Date	Sheet Issue Date	16.08.2022
Project number	Drawing #	Revision	1
1228	D902		



1 Elevated Street Perspective

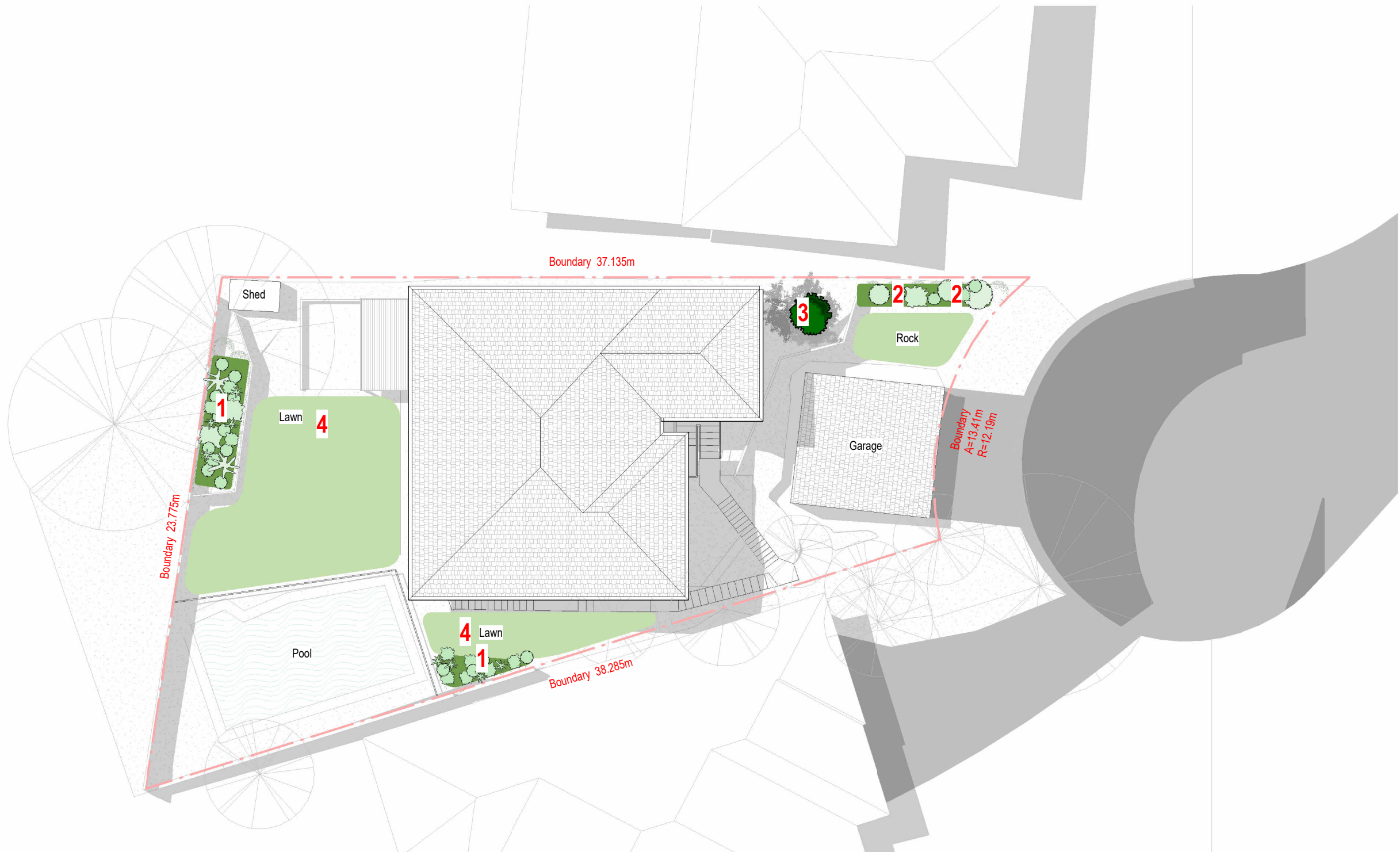


2 Rear yard Perspective

buck&simple.
doers of stuff

General Notes		No. Description		Date		Project		Scale @ A3		Drawn by		Checked by	
<p>The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple.</p> <p>Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works.</p> <p>This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.</p>		Contact: info@buckandsimple.com		1 Issue for DA		16.08.2022		6 Coolalie Place		BS		BS	
		ABN : 86 106 604 025						Location		Project Issue Date		Sheet Issue Date	
		NSW #8631 VIC #19664						6 Coolalie Place, Alambie Heights NSW 2100		Issue Date		16.08.2022	
		www.buckandsimple.com						Client		Project number		Drawing #	
Development Application								Ryan & Nicole Thomas		1228		D905	
								Drawing				1	
								Perspectives & Materials					

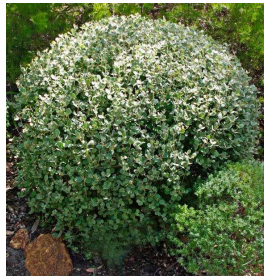
Material Shedule		
Code	Description	Material: Image
PC1	Colorbond Monument - Window Frames, Doors Rainwater Goods and Handrails	
RN1	Render Finish - Dulux Natural White - Exterior Walls and Trim	
ST01	Sanstone Wall Cladding - Lower Ground Level	
TIL01	Roof Tiling - Monier Marseille Tile in Mystic Grey or Similar - in a/w BASIX	



1)
Native Grasses (0.5-0.9m):
Mix of Poa Poiformis (left)
Lomandra Tanika (middle)
Lomandra Longifolia (right),
or similar



2)
Native Shurbs (1.5m):
Mix of Correa Alba (left),
Westringia Fruticosa
(right) or similar



3)
Native Feature Trees (3-4m):
Eucalyptus Pauciflora (left):
Banksia integrifolia (Coastal
Banksia) (right)



4)
Buffalo grass or
similar



buck&simple.
doers of stuff



General Notes

The copyright of this design remains the property of buck&simple. This design is not to be used, copied or reproduced without the authority of buck&simple.
Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy arises, seek direction prior to proceeding with the works.
This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

Contact: info@buckandsimple.com
ABN : 86 106 604 025
NSW #8631 VIC #19664

www.buckandsimple.com

Development Application

No.	Description	Date
1	Issue for DA	16.08.2022

Project 6 Coolalie Place
Location 6 Coolalie Place, Alambie Heights NSW 2100
Client Ryan & Nicole Thomas
Drawing Landscape Plan

Scale @ A3 As indicated	Drawn by BS	Checked by BS
Project Issue Date Issue Date	Sheet Issue Date 16.08.2022	
Project number 1228	Drawing # D070	Revision 1