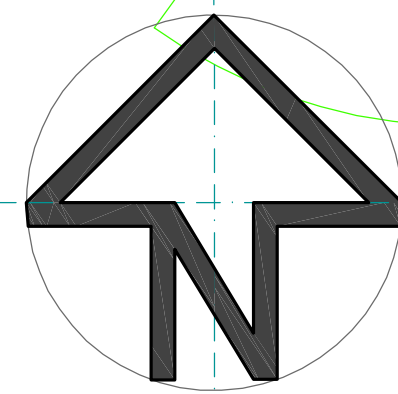
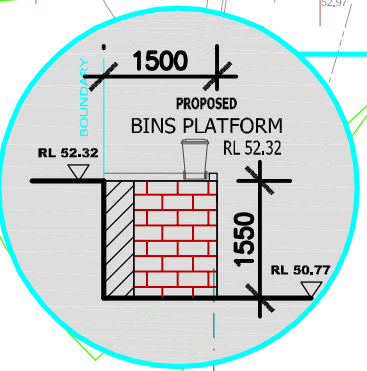
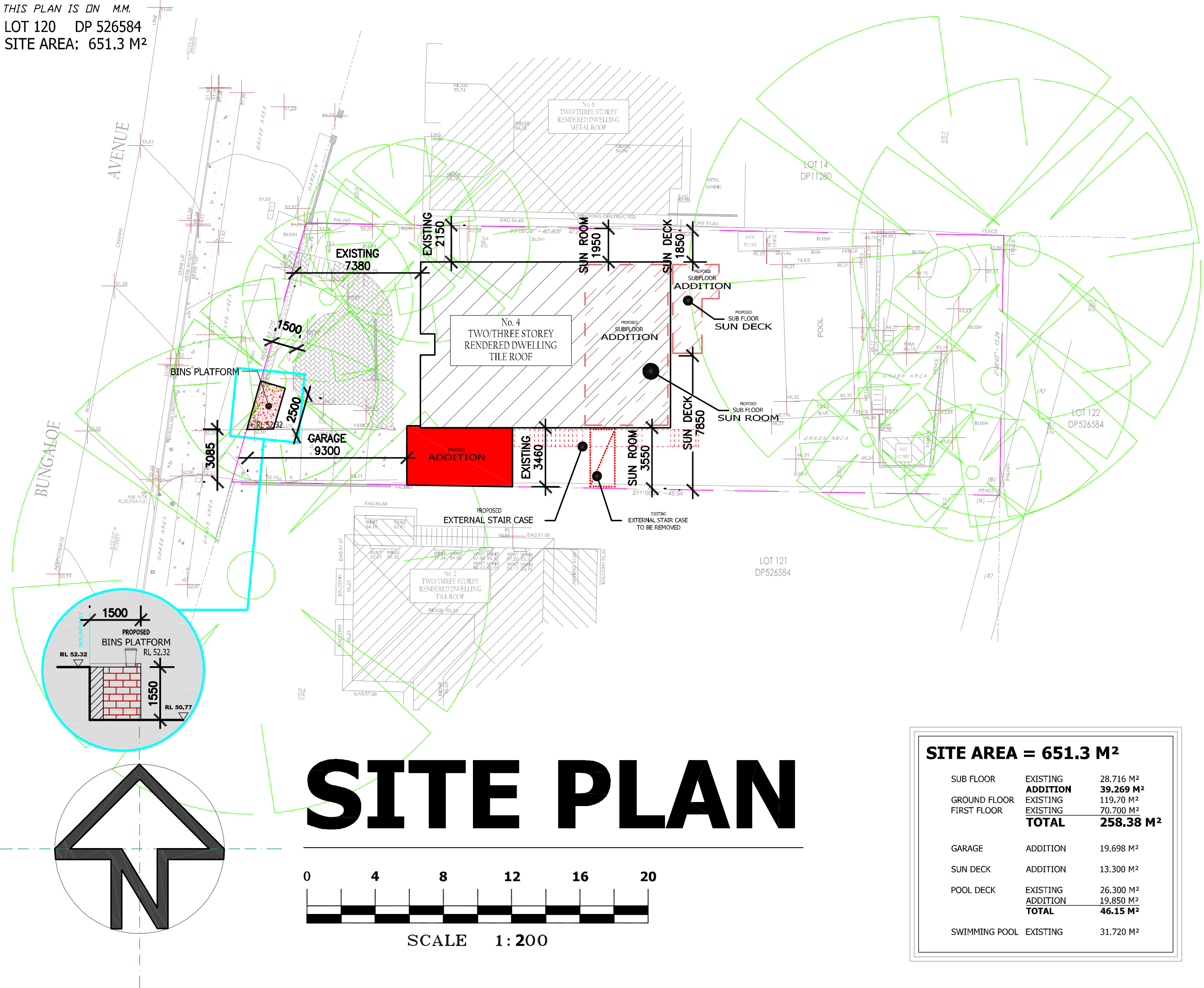
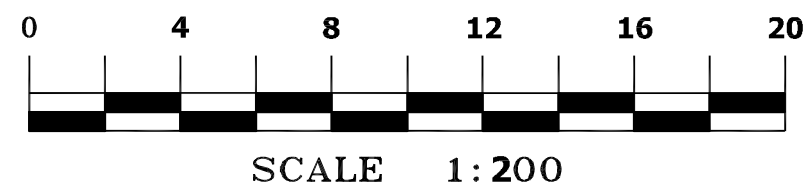


THIS PLAN IS ON M.M.
LOT 120 DP 526584
SITE AREA: 651.3 M²



SITE PLAN



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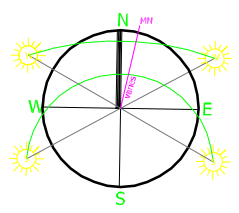
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LEGEND

- PROPOSED STAIR CASE
- PROPOSED BINS AREA
- PROPOSED SUB FLOOR ADDITION
- TREE TO BE REMOVED
- PROPOSED ADDITION
- STRUCTURE TO BE REMOVED



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Email: **john@mgroupe.com.au**
anthony@mgroupe.com.au
sam@mgroupe.com.au
john.boar@mgroupe.com.au

PROPOSED ALTERATION AND ADDITION
JOB : 4 BUNGALOE AVENUE, BALCONLAH HEIGHTS NSW 2093
FOR : MR. PAUL GRATTIAN
DRAWN BY : S. L. SCALE: 1:200 A3
DATE: OCT' 2019
DRAWING : No.8278/19 SHEET : 1

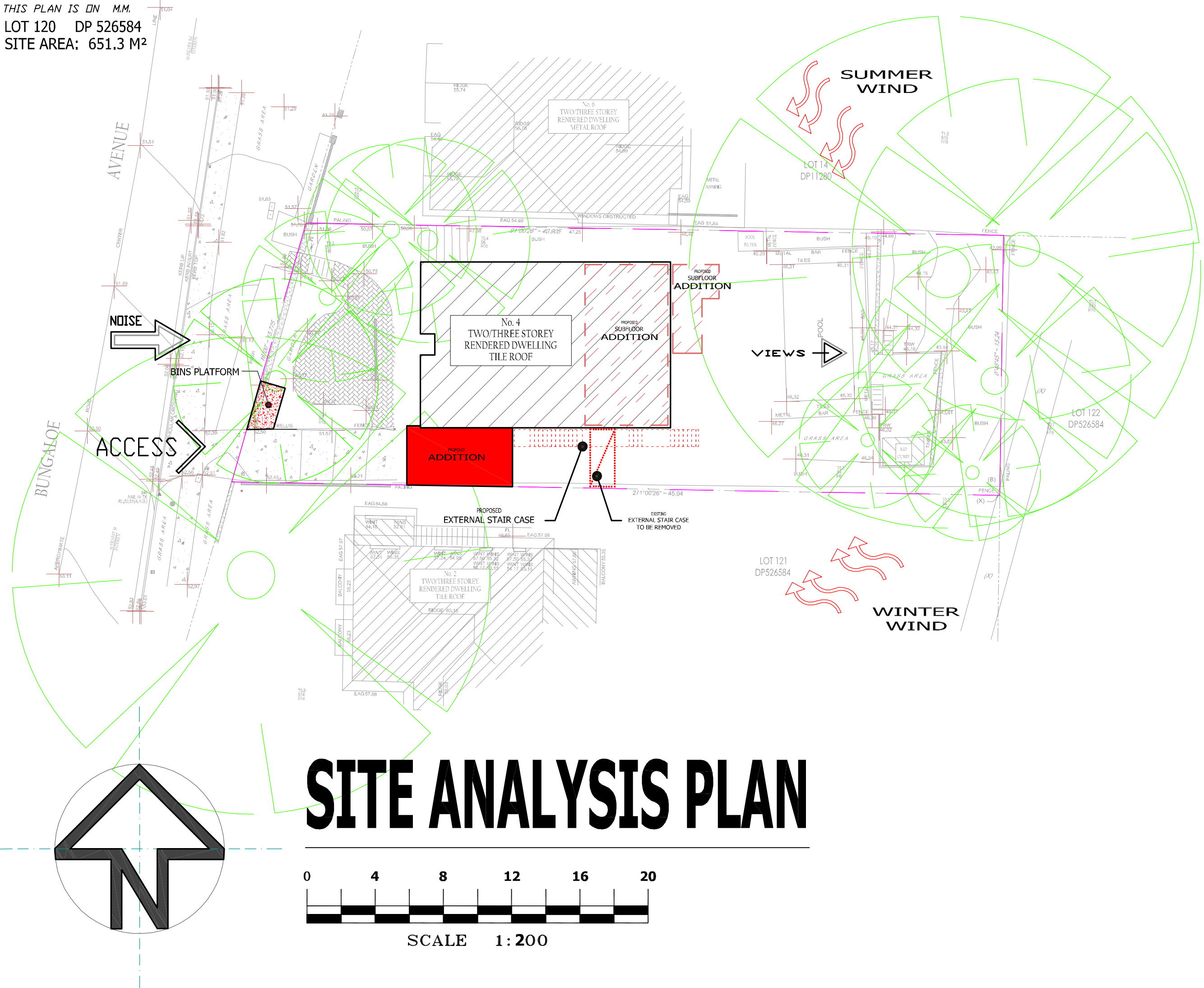
SUB	Detail	Date
CDC	DRAFT DESIGN	20/10/19
CDC	APPLICATION PROGRESS	20/11/19

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ABUL 4140 4123 562

SITE AREA = 651.3 M ²		
SUB FLOOR	EXISTING	28.716 M ²
	ADDITION	39.269 M²
GROUND FLOOR	EXISTING	119.70 M ²
	ADDITION	70.700 M²
FIRST FLOOR	EXISTING	70.700 M ²
	TOTAL	258.38 M²
GARAGE	ADDITION	19.698 M ²
SUN DECK	ADDITION	13.300 M ²
POOL DECK	EXISTING	26.300 M ²
	ADDITION	19.850 M²
	TOTAL	46.15 M²
SWIMMING POOL	EXISTING	31.720 M ²

THIS PLAN IS ON M.M.
LOT 120 DP 526584
SITE AREA: 651.3 M²



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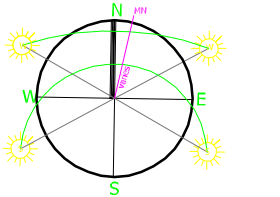
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LEGEND

- WINDS DIRECTION
- VIEWS
- NOISE
- POTENTIAL NOISE
- TREE TO BE REMOVED
- ACCESS
- SITE ACCESS
- STRUCTURE TO BE REMOVED



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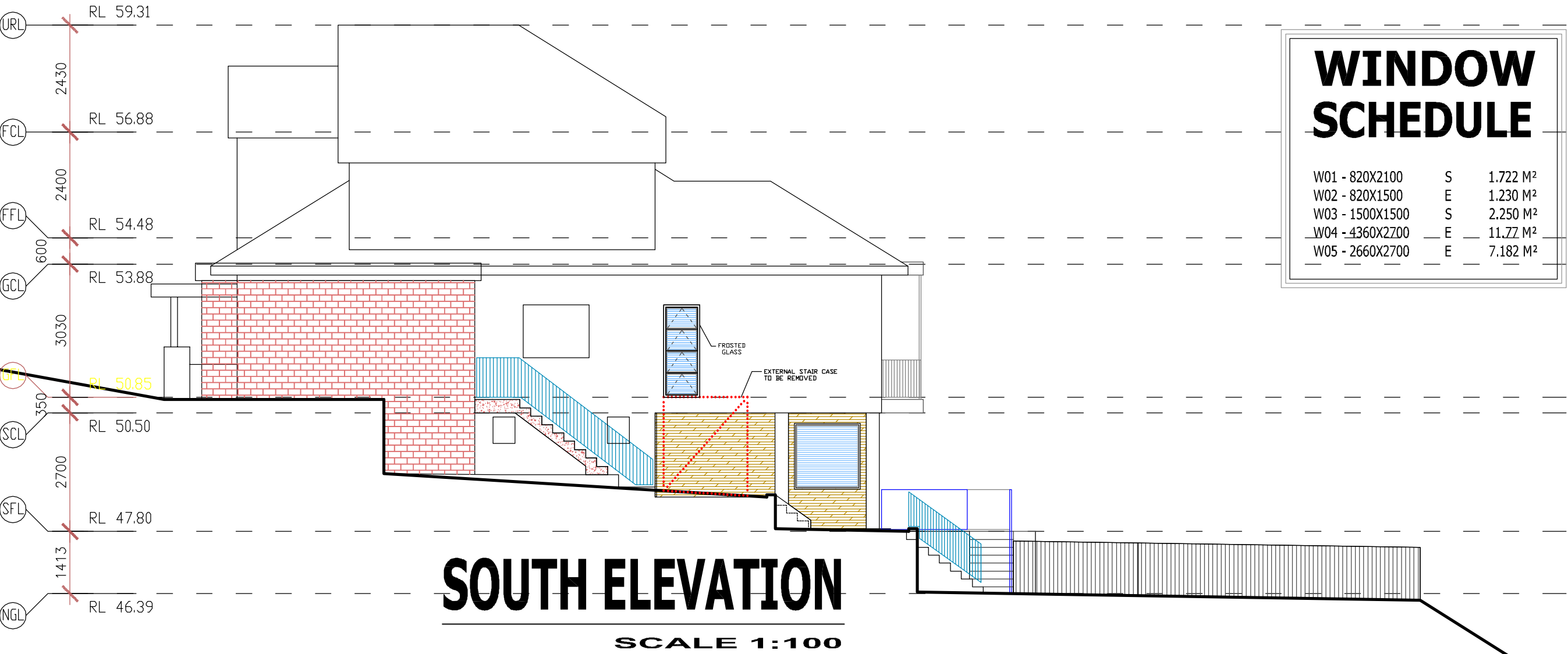
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PROPOSED ALTERATION AND ADDITION
JOB : 4 BUNGALOE AVENUE, BALCONLAH HEIGHTS NSW 2093
FOR : MR. PAUL GRATTAN
DRAWN BY : S.L. SCALE: 1:200 A3
DATE: OCT' 2019
DRAWING : No.8278/19 SHEET : 11

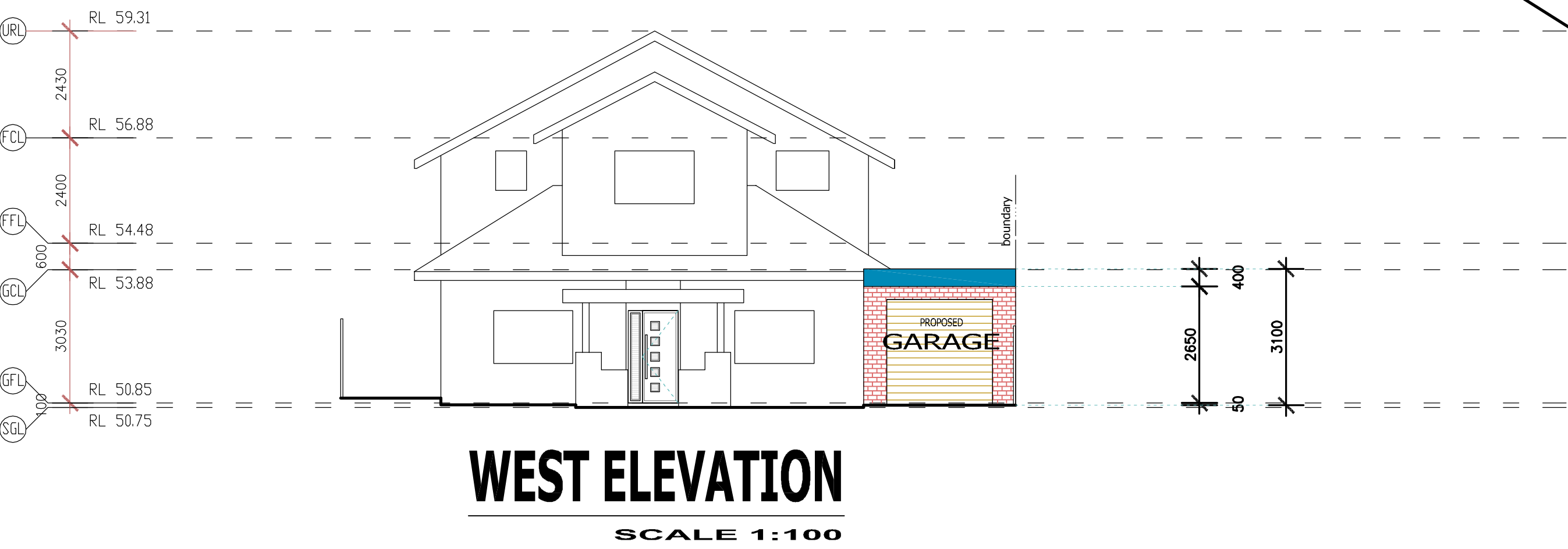
SUB	Detail	Date
CDC	DRAFT DESIGN	20/10/19
CDC	APPLICATION PROGRESS	20/11/19

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ABUL 4140 4123 562



WINDOW SCHEDULE		
W01 - 820X2100	S	1.722 M ²
W02 - 820X1500	E	1.230 M ²
W03 - 1500X1500	S	2.250 M ²
W04 - 4360X2700	E	11.77 M ²
W05 - 2660X2700	E	7.182 M ²

SPECIAL NOTES :
All Dimensions to be Site Checked Prior to any Commencement of Building Works by Builder
The setback dimensions shown on this plan are approximate, and based on measurements taken from the house to the fences on site. The dimensions may vary slightly during construction subject to a surveyor's peg-out from the actual boundaries.
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sam@mgroupe.com.au
john.boar@mgroupe.com.au

PROPOSED ALTERATION AND ADDITION
JOB : 4 BUNCALOE AVENUE, BALGOWLAH HEIGHTS NSW 2093
FOR : MR. PAUL GRATTIAN
DRAWN BY : S. L. SCALE: 1:100 A3
DATE: OCT' 2019
DRAWING : No.8278/19 SHEET : 6

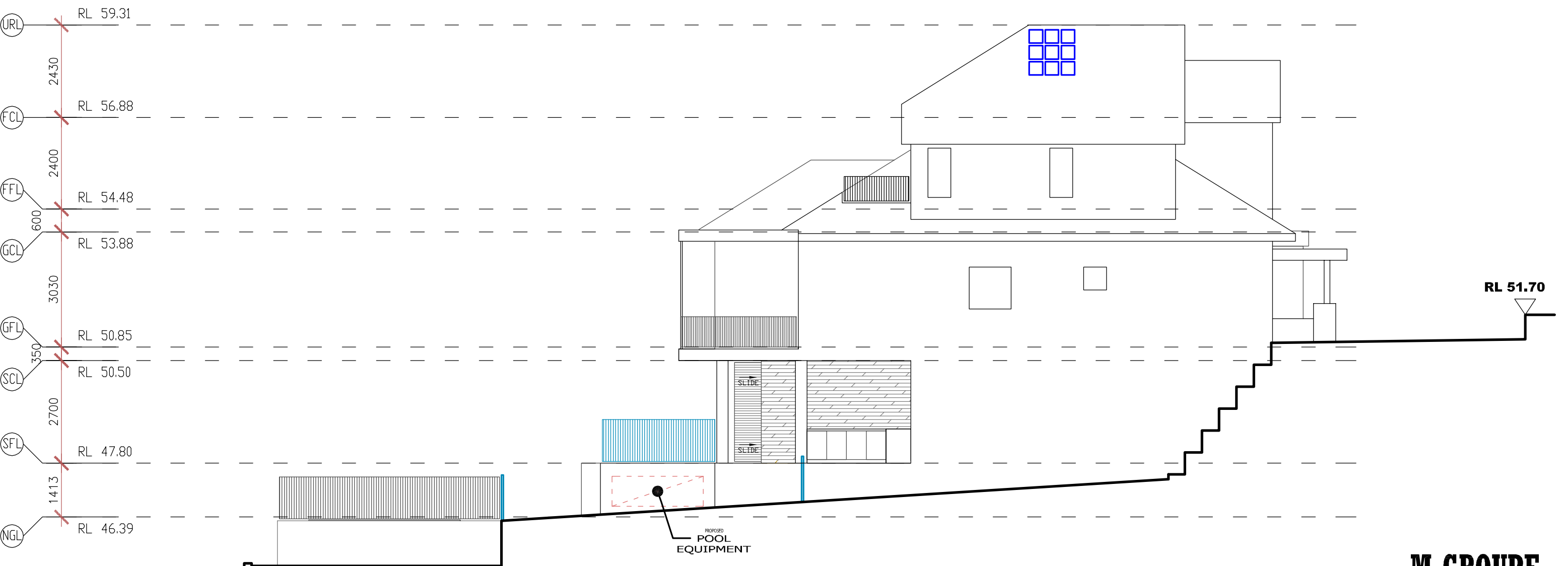
SUB	Detail	Date
CDC	DRAFT DESIGN	20/10/19
CDC	APPLICATION PROGRESS	20/11/19

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ABUL 4140 4123 562

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NORTH ELEVATION

SCALE 1:100

WINDOW SCHEDULE

W01 - 820X2100	S	1.722 M ²
W02 - 820X1500	E	1.230 M ²
W03 - 1500X1500	S	2.250 M ²
W04 - 4360X2700	E	11.77 M ²
W05 - 2660X2700	E	7.182 M ²

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john.boar@mgroupe.com.au

PROPOSED ALTERATION AND ADDITION
JOB : 4 BUNCALOE AVENUE, BALGOWLAH HEIGHTS NSW 2093
FOR : MR. PAUL GRATTIAN
DRAWN BY : S. L. SCALE: 1:100 A3
DATE: OCT' 2019
DRAWING : No.8278/19 SHEET : 7

SUB	Detail	Date
CDC	DRAFT DESIGN	20/10/19
CDC	APPLICATION PROGRESS	20/11/19

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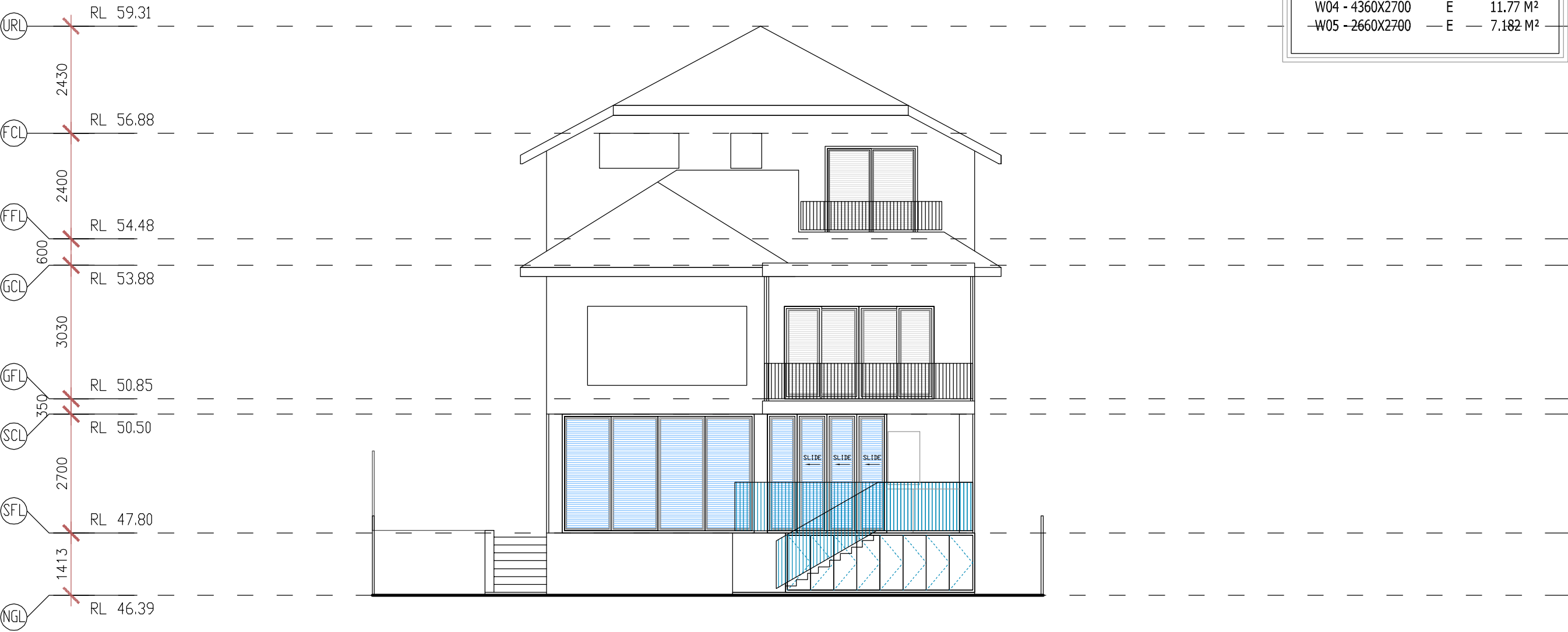
WINDOW SCHEDULE

W01 - 820X2100	S	1.722 M ²
W02 - 820X1500	E	1.230 M ²
W03 - 1500X1500	S	2.250 M ²
W04 - 4360X2700	E	11.77 M ²
W05 - 2660X2700	E	7.182 M ²

SPECIAL NOTES :
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EAST ELEVATION

SCALE 1:100

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PROPOSED ALTERATION AND ADDITION
JOB : 4 BUNCALOE AVENUE, BALCONLAH HEIGHTS NSW 2003
FOR : MR. PAUL GRATTAN
DRAWN BY : S. L. SCALE: 1:100 A3
DATE: OCT' 2019
DRAWING : No.8278/19 SHEET : 8

SUB	Detail	Date
CDC	DRAFT DESIGN	20/10/19
CDC	APPLICATION PROGRESS	20/11/19

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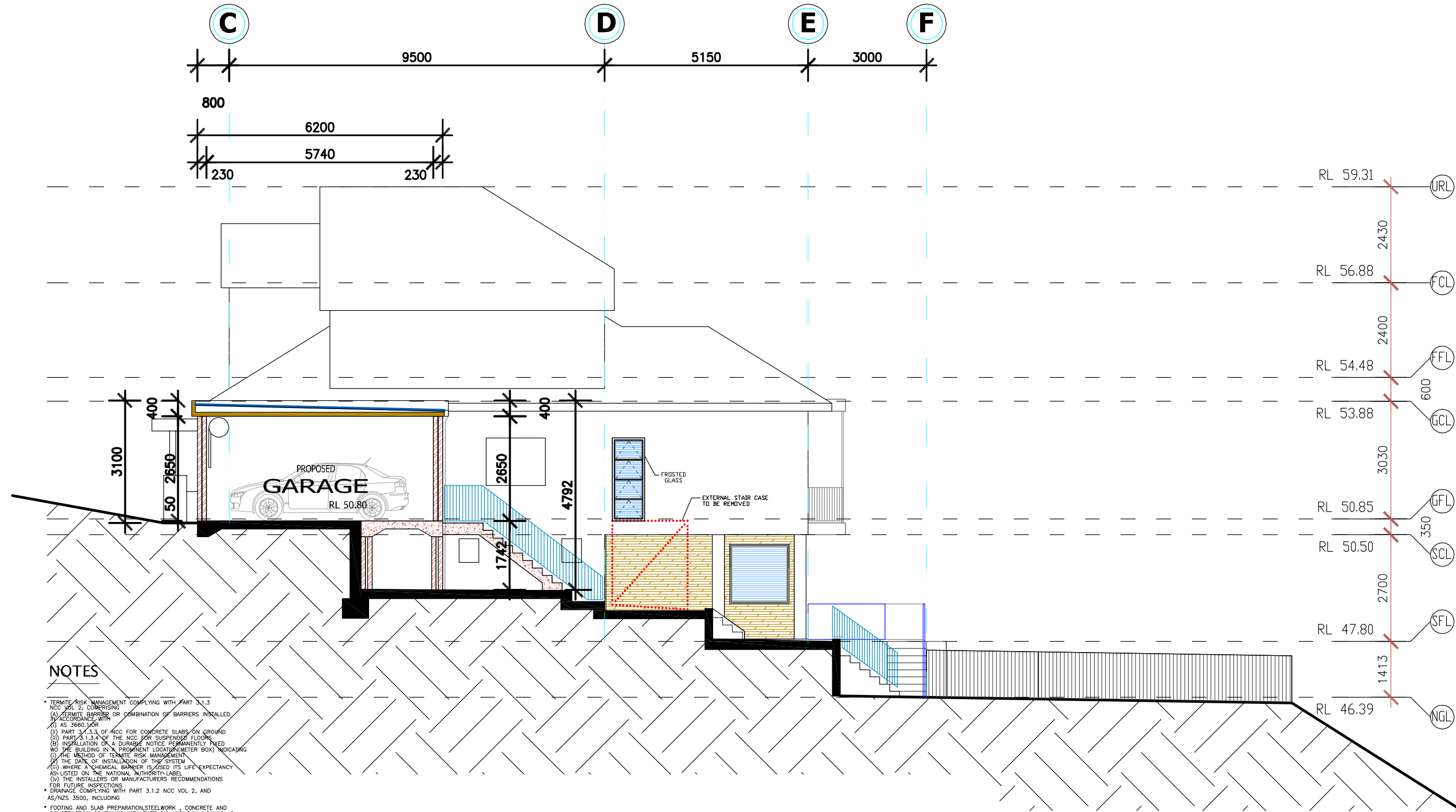
ABUL 4140 4123 562

THIS PLAN IS ON M.M.
LOT 120 DP 526584
SITE AREA: 651.3 M²

SPECIAL NOTES :
All Dimensions to be Site Checked
Prior to any Commencement of
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NOTES

- * TERMITE RISK MANAGEMENT COMPLYING WITH PART 3.1.3 NCC VOL 2; COMBINING
 - (A) TERMITE BARRIER OR COMBINATION OF BARRIERS INSTALLED IN ACCORDANCE WITH
 - (i) AS 3660.1:09
 - (ii) PART 3.1.3.3 OF NCC FOR CONCRETE SLABS ON GROUND
 - (iii) PART 3.1.3.4 OF THE NCC FOR SUSPENDED FLOORS
 - (B) INSTALLATION OF A DURABLE NOTICE PERMANENTLY FIXED TO THE BUILDING IN A PROMINENT LOCATION (METER BOX) INDICATING
 - (i) THE METHOD OF TERMITE RISK MANAGEMENT
 - (ii) THE DATE OF INSTALLATION OF THE SYSTEM
 - (iii) WHERE A CHEMICAL BARRIER IS USED ITS LIFE EXPECTANCY AS LISTED ON THE NATIONAL AUTHORITY LABEL
 - (iv) THE INSTALLERS OR MANUFACTURERS RECOMMENDATIONS FOR FUTURE INSPECTIONS
- * DRAINAGE COMPLYING WITH PART 3.1.2 NCC VOL 2, AND AS/NZS 3500, INCLUDING
 - * FOOTING AND SLAB PREPARATION, STEELWORK, CONCRETE AND CONSTRUCTION COMPLYING WITH PART 3.2 AND 3.1 NCC VOL 2
 - * INSTALL A CONTINUOUS WATERPROOF MEMBRANE TO ANY SLAB CONSTRUCTION FOR A HABITABLE BUILDING BETWEEN THE CONCRETE SLAB CONSTRUCTION AND SURFACE TO CLAUSE 3.2.2.6 NCC VOL 2
 - * TIMBER FRAMING CONSTRUCTION COMPLYING WITH PART 3.4.3 NCC VOL 2 INCLUSIVE OF REQUIREMENTS FOR MEMBER SIZES, SPACES, BRACING, SPANS, LOCATIONS AND STRESS GRADES, WHERE ROOF TRUSSES ARE TO BE USED, PROVIDE FULL DETAILS OF SAME PRINCIPAL CERTIFYING AUTHORITY BEFORE ERECTION OF THE ROOF FRAME, INCLUDING BRACING DETAILS
 - * SARKING MATERIALS USED IN THE ROOF OF THE CLASS 1 BUILDING MUST HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5, COMPLYING WITH CLAUSE 3.7.1.9 NCC VOL 2 AND BE SUITABLE FOR WEATHERPROOFING
 - * MASONRY CONSTRUCTION COMPLYING WITH PART 2.2 NCC VOL 2
 - * GLAZING COMPLYING WITH PART 3.6 NCC VOL 2
 - * INSTALLATION OF SMOKE DETECTORS TO COMPLY WITH PART 3.7.2.2 NCC VOL 2, INCLUDING SMOKE ALARMS
 - * STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 NCC VOL 2 INCLUDING GEOMETRY AND CONSTRUCTION REQUIREMENTS
 - * BALUSTRADES / BARRIERS TO COMPLY WITH PART 3.9.2 NCC VOL 2
 - * WATERPROOFING OF WET AREAS INCLUDING BATHROOMS, SHOWERS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE COMPLYING WITH PART 3.8.1 NCC VOL 2 AND AUSTRALIAN STANDARD 3740
 - * TIMBER FRAMEWORK COMPLYING WITH ALL RELEVANT PROVISIONS OF AUSTRALIAN STANDARD 1684-PARTS 2 & 4 INCLUSIVE OF REQUIREMENTS FOR MEMBER SIZES, SPACES, BRACING, SPANS, LOCATIONS AND STRESS GRADES
 - * AUSTRALIAN STANDARD AS 3500 PLUMBING AND DRAINAGE AND PART 5 DOMESTIC INSTALLATIONS
 - * CEILING INSULATION TO COMPLY WITH NSW PARTS 3.12.1 BUILDING
 - * BUILDING SEALING TO COMPLY WITH NCC PART 3.12.3
 - * SERVICES TO COMPLY WITH NCC PART 3.12.5
 - * STAIRS TO COMPLY WITH NCC PART 3.9.1.3

SECTION BB-BB

SCALE 1:100

NOTES :

1. Builder to check all Building and Boundary Dimensions Prior to Commencement of work so that the work can be carried out in accordance to Australian Authorities.
2. All Building work to comply with Australian Building codes and Local Council Requirements.
3. Provide Termite Protection in Accordance with AS3660.1-1995 Requirements.
4. All Dimensions shown are Theoretical only and are subject to Site Measure during Construction.
5. Do not Scale Of Drawings.
6. Site Boundary Survey to be provided where necessary to confirm Boundary Position in Accordance with Adjoining Properties and Services.
7. Wet area waterproofing shall comply with Part 3.8.1 of B.C.A
8. All stair balustrades to comply with Part 3.9 of B.C.A
9. Mechanical ventilation to al internal bathrooms and w.f.'s shall comply with Part 3.8.5 of B.C.A.
10. All timber framing shall comply with AS 1684 and Part 3.4.8 of B.C.A.
11. All glazing to comply with Part 3.6 of B.C.A.
12. W.C. doors to comply with Part 3.8.3.3 of the B.C.A. (Housing Provisions)

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PROPOSED ALTERATION AND ADDITION
JOB : 4 BELGRAVE AVENUE, BALCONLAH HEIGHTS NSW 2093
FOR : MR. PAUL GRATTAN
DRAWN BY : S.L. SCALE: 1:100 A3
DATE: OCT' 2019
DRAWING : No.8278/19 SHEET : 10

SUB	Detail	Date
CDC	DRAFT DESIGN	20/10/19
CDC	APPLICATION PROGRESS	20/11/19

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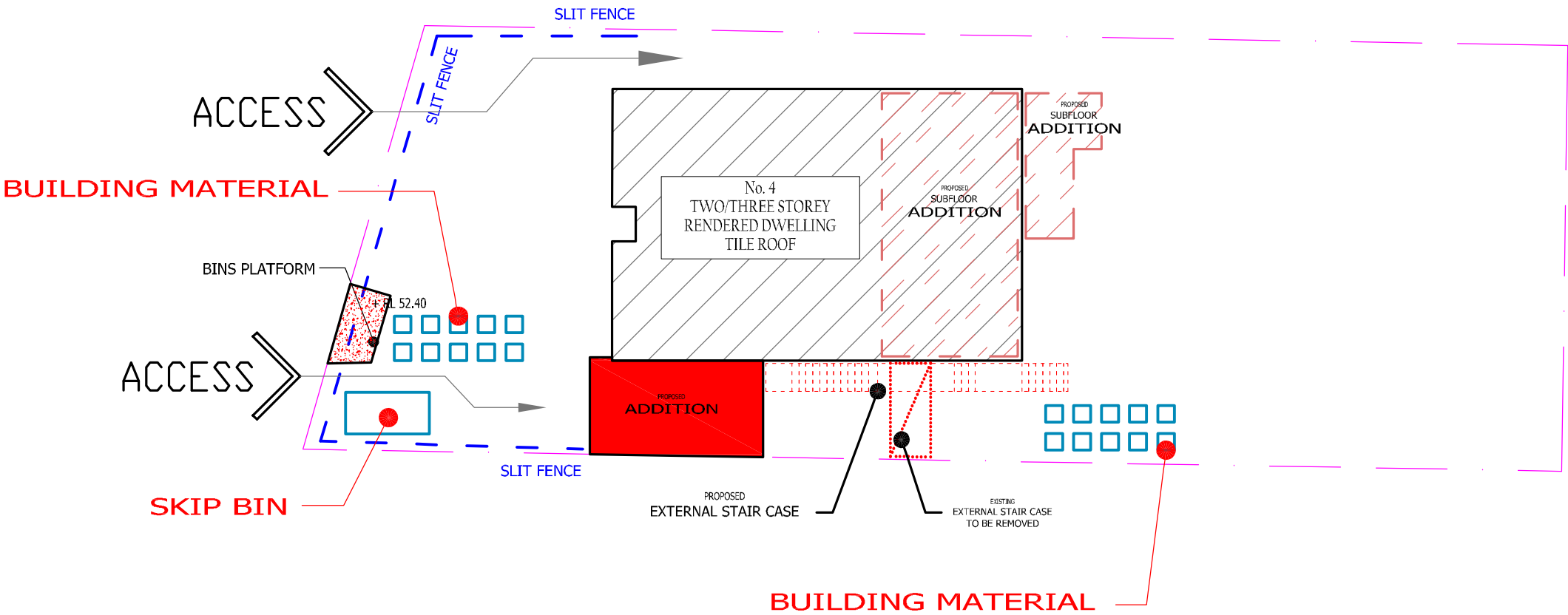
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SITE AREA: 651.3 M²

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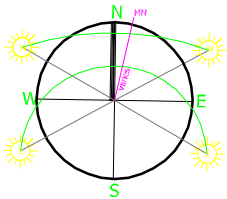
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LEGEND

- PROPOSED STAIR CASE
- PROPOSED BINS AREA
- PROPOSED SUB FLOOR ADDITION
- TREE TO BE REMOVED
- PROPOSED ADDITION
- STURCTURE TO BE REMOVED



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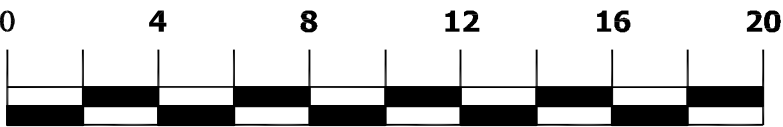
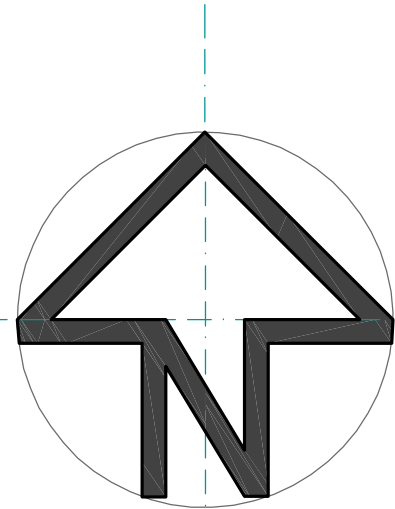
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PROPOSED ALTERATION AND ADDITION
JOB : 4 BELGRAVE AVENUE, BALCONLAH HEIGHTS NSW 2093
FOR : MR. PAUL GRATTAN
DRAWN BY : S.L.
DATE: OCT' 2019
DRAWING : No.8278/19
SCALE: 1:200 A3
SHEET : 14

SUB	Detail	Date
CDC	DRAFT DESIGN	20/10/19
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EROSION AND SEDIMENT CONTROL PLAN



SCALE 1:200

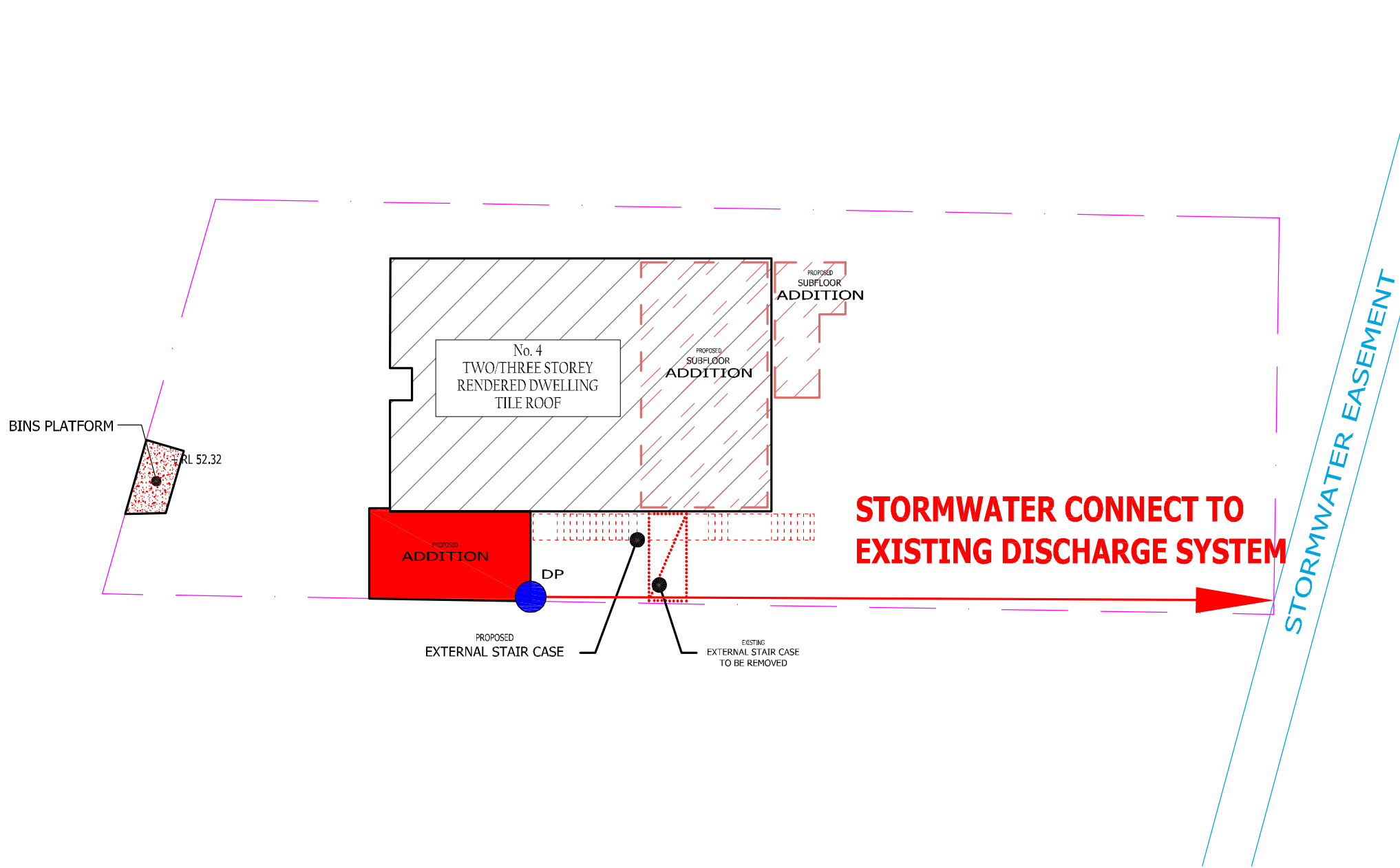
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SITE AREA: 651.3 M²

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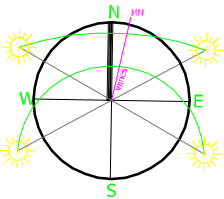
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LEGEND

- PROPOSED STAIR CASE
- PROPOSED BINS AREA
- PROPOSED SUB FLOOR ADDITION
- TREE TO BE REMOVED
- PROPOSED ADDITION
- STRUCTURE TO BE REMOVED



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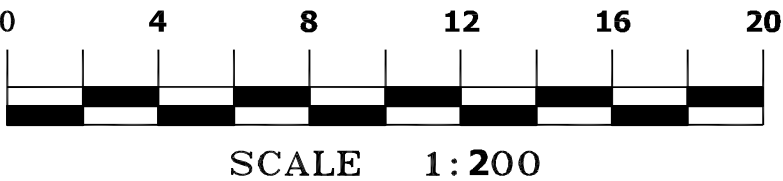
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JOB : 4 BUNCALDE AVENUE, BALCONLAH HEIGHTS NSW 2093
FOR : MR. PAUL GRATTAN
DRAWN BY : S.L. SCALE: 1:200 A3
DATE: OCT' 2019
DRAWING : No.8278/19 SHEET : 16

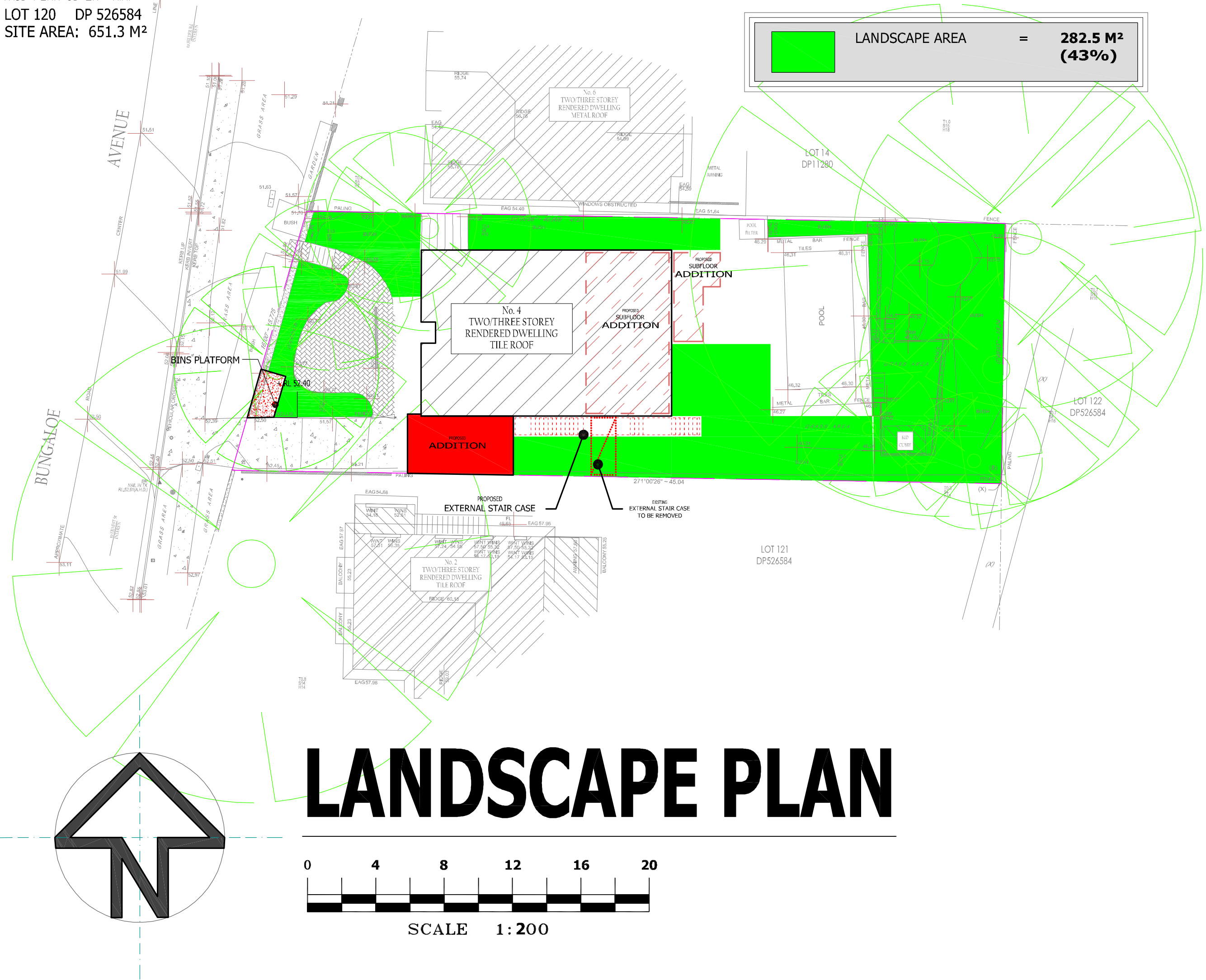
SUB	Detail	Date
CDC	DRAFT DESIGN	20/10/19
CDC	APPLICATION PROGRESS	20/11/19

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ABUL 4140 4123 562

CONCEPT OF STORMWATER PLAN



THIS PLAN IS ON M.M.
LOT 120 DP 526584
SITE AREA: 651.3 M²



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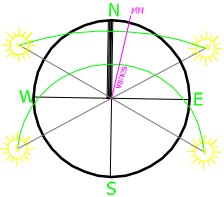
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CONTRACTOR ARE TO LIAISE WITH THIRD PARTY SUPPLIERS TO CONFIRM EXACT REQUIREMENTS.

LEGEND

- PROPOSED STAIR CASE
- PROPOSED BINS AREA
- PROPOSED SUB FLOOR ADDITION
- TREE TO BE REMOVED
- PROPOSED ADDITION
- STRUCTURE TO BE REMOVED



M GROUPE.

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ENGINEERING
MANAGEMENT
INTERIORS
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PROPOSED ALTERATION AND ADDITION
JOB : 4 BUNGALOE AVENUE, BALCONLAH HEIGHTS NSW 2093
FOR : MR. PAUL GRATTAN
DRAWN BY : S.L. SCALE: 1:200 A3
DATE: OCT' 2019
DRAWING : No.8278/19 SHEET : 15

SUB	Detail	Date
CDC	DRAFT DESIGN	20/10/19
CDC	APPLICATION PROGRESS	20/11/19

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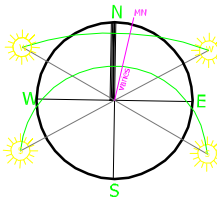
LEGEND

9 AM

12 PM

3 PM

PROPOSED GARAGE



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john.boar@mgroupe.com.au

PROPOSED ALTERATION AND ADDITION
JOB : 4 BUNGALOE AVENUE, BALCONLAH HEIGHTS NSW 2093

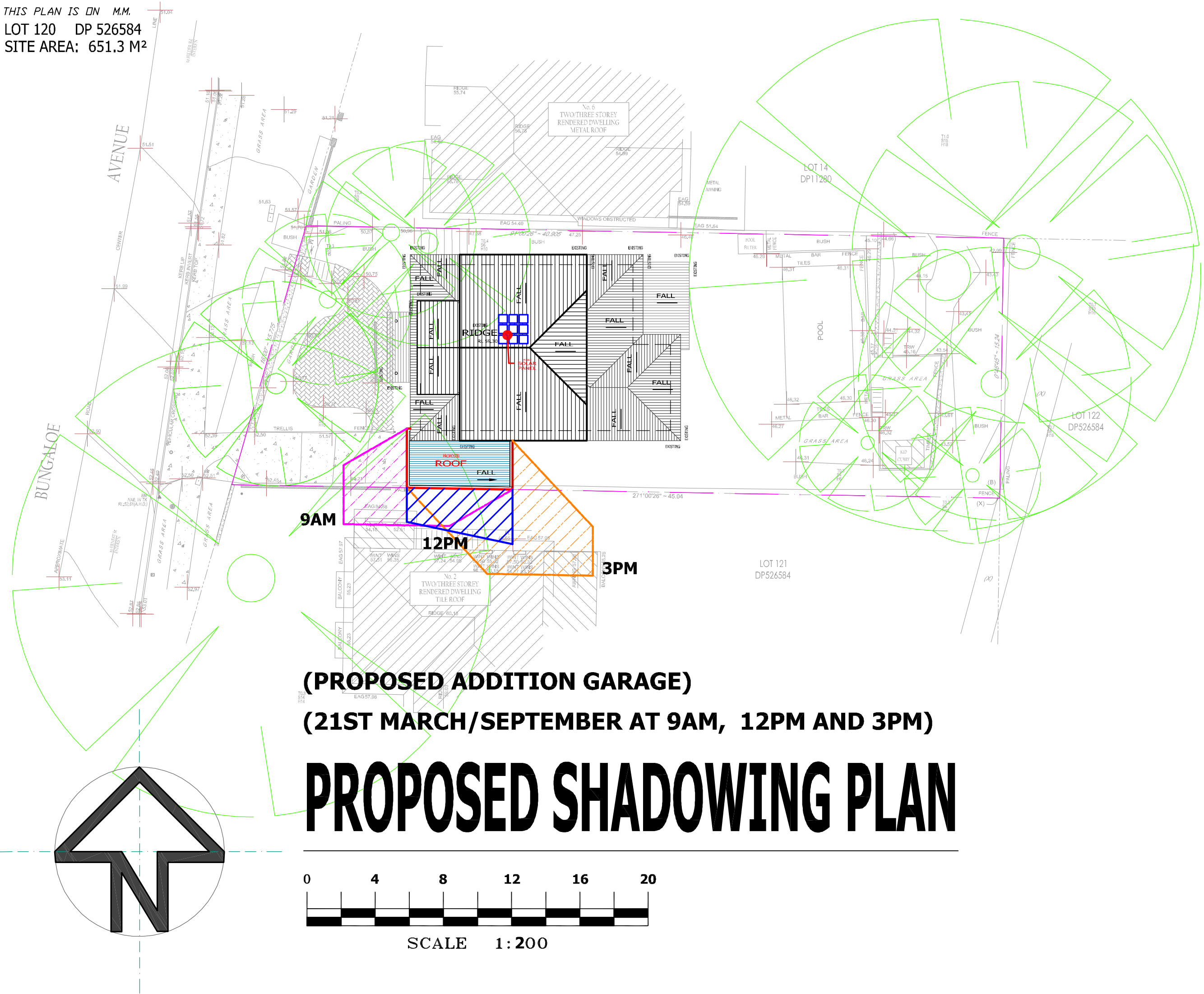
FOR : MR. PAUL GRATTAN
DRAWN BY : S.L.
DATE : OCT' 2019
DRAWING : No.8278/19

SCALE : 1:200 A3
SHEET : 12

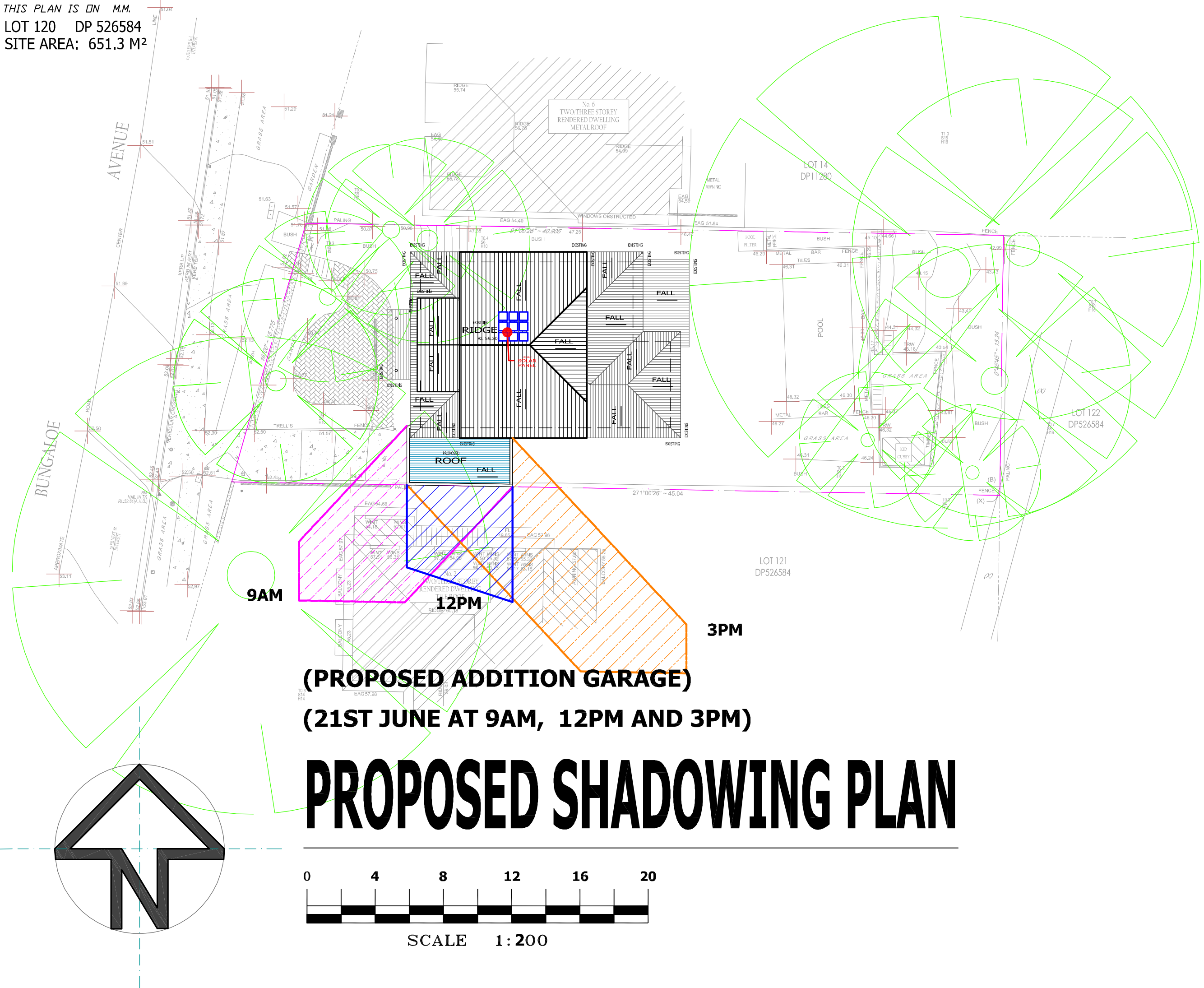
SUB	Detail	Date
CDC	DRAFT DESIGN	20/10/19
CDC	APPLICATION PROGRESS	20/11/19

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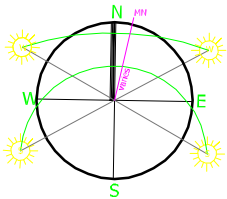
LEGEND

9 AM

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3 PM

PROPOSED GARAGE



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john.boar@mgroupe.com.au

PROPOSED ALTERATION AND ADDITION
JOB : 4 BUNGALOE AVENUE, BALCONLAH HEIGHTS NSW 2003
FOR : MR. PAUL GRATTAN
DRAWN BY : S.L. SCALE : 1:200 A3
DATE: OCT' 2019
DRAWING : No.8278/19 SHEET : 13

SUB	Detail	Date
CDC	DRAFT DESIGN	20/10/19
CDC	APPLICATION PROGRESS	20/11/19

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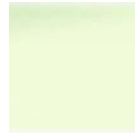


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Flat



Painted Wide Fascia
Colour: Cream 5

Gutter



Powdercoat/Painted Gutters
Colour: Warm Grey 1

Fascia



Painted Fascia
Colour: Red 2

Windows



Windows & Doors
Colour: White Birch

Rendered



Cement Render
Colour: Cream 4

Concrete



Concrete
Colour: Standard Grey

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