






AFFL	Above Finished Floor Level	PB	Plasterboard
AG	Agricultural Pipe	PBL	Pebble Ballast
AP	Access panel	PBM	Plasterboard Moisture Resistant
AW	Awning Window	PBF	Plasterboard or Fibre Cement Fire Rated Lining to BCA
		PWC	Plywood Panel Wall Cladding
B	Blind	PD	Planter Drain
BFD	Bifolding Glazed Doors	PL	Planter
BW	Brickwork	P	Painted
BWF	Brick work face	PR	Polycarbonate Roof ing
BWS	Brick work soldier course	PV	Paving concrete
CL	Centre Line	R	Robe
CB	Concrete block reinforced if retaining wall	RH	Rangehood
CBF	Concrete block facework	RWH	Rainwater Head
CJ	Control Joint	RWO	Rainwater Outlet
COS	Check On Site	RWT	Rainwater Tank
CPT	Carpet	RS	Rain Screen
CR	Cement Render	RTC	Roof Tile - Concrete
CS	Concrete Slab	RTT	Roof Tile - Terracotta
CT	Ceramic Tiling		
CW	Casement Window	ST	Stone
CWS	Cold Water Service	SD	Smoke Detector
		SDH	Sashless Double Hung Window
DP	Downpipe	SHR	Shower Head 2000 AFFL unless noted otherwise
DPC	Damp Proof Course	SK	Skirting
DPM	Damp Proof Membrane	SHS	Skylight
		SLD	Sliding door
EDB	Electrical Distribution Board	SLS	Sliding Louvre Screen
EGL	Existing Ground Level	SS	Steel Stainless
EJ	Expansion Joint	SS	Steel
EX	Existing	SF	Steel frame
EXT	External	SP	Solar panel
		SSW	Sashless Sliding Window
FC	Fibrous Cement	STD	Strip drain
FCP	Fibrous Cement Panel	STP	Stormwater Pipe
FD	Floor Drain, cast into concrete	SW	Sandstone Wall
FFL	Finished Floor Level	SWP	Sewer Pipe
FGL	Finished Ground Level		
FG	Fixed Glazing	TBD	Timber Bi-folding Doors
FW	Floor Waste	TD	Timber Framed Doors
		TDB	Timber Decking Boards
G	Glass	TW	Timber Framed Windows
		TW	Timber wall cladding
HC	Hose cock	TPH	Toilet Paper Holder 500 AFFL
		TR	Towel Rail 850 AFFL unless noted otherwise
J	Joint		
		UC	Universal Steel Column
LS	Louvre Screen	U/S	Underside
LV	Louvre Vent	UG	Underground
		VB	Vapour Barrier
M	Masonry wall	VP	Vent Pipe
MA	Metal Awning		
MB	Metal Balustrade	WA	Window Awning
MIR	Metal Roofing	WC	Water Closet
MS	Mild Steel	WM	Washing Machine
MW	Metal Walling	WPM	Water Proof Membrane
		WRC	Western Red Cedar
OP	Opaque Glazing	WS	Window Sliding
OS	Over/low Spitter	WOV	Wall Oven
OFC	Off Form Concrete		



 EXISTING
  MASONRY
 EXISTING TO BE DEMOLISHED

 TIMBER
 BITUMINOUS

 CONCRETE
  GLASS

BASIX Certificate
Building Sustainability Index www.basix.nsw.gov.au
Alterations and Additions
Certificate number: A457450

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: Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Description of project	Project address	
	Project name	3153 Baginawah Road
	Street address	153 Baginawah Road Baginawah 2093
	Local Government Area	Mares Creek
	Plan type and number	State Plan SP1173
	Lot number	3
	Section number	
	Project type	
	Dwelling type	Unit
	Type of alteration and addition	My renovation work is valued at \$50,000 or more.

BASIS Certificate number: A476142		page 3 of 3	
Construction	Show on DA Plans	Show on GCC/DOE Plans & Specs	Certifier Checks
<p>Insulation requirements</p> <p>The applicant must meet the new or altered construction (floor(s), walls, and ceiling(s/roof)) in accordance with the specifications listed in the table below, except that if additional insulation is not required where the area of new construction is less than 2m², (s) insulation specified is not required for parts of altered construction where insulation already exists.</p>			
Construction	Additional insulation required (R-value)	Other specifications	
suspended floor above garage, concrete (R10.6)	nil		✓
floor above existing dwelling or building	nil		✓
external wall: cavity brick	nil		✓
external wall: framed (weatherboard, fibro, metal) etc.	R1.30 (or R1.70 including construction)		
flat ceiling, glicked roof	ceiling: R0.95 (q), roof: foil backed batts (75 mm)	medium (solar absorptance 0.475 - 0.70)	
ceiling, glicked, pitch/skillion roof: framed	ceiling: R2.50 (q), roof: batt/insulation	medium (solar absorptance 0.475 - 0.70)	

BASIS Certificate number: A461760		page 4 of 4	
Glazing requirements		Show on DA Plans	Carliette Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.		✓	✓
Relevant overhauling specifications must be satisfied for each window and glazed door.		✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door must withstand aluminium or timber frames and angle clear or towel glass as detailed in the description, or a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Firewater Heating Council (NFHC) conditions.		✓	✓
For windows or glazed doors with aluminium or timber frames, or specific low-e glass, or transferable appliance glazing, or transferable appliance glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Firewater Heating Council (NFHC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
For projections described in millimetres, the leading edge of each main, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door or no more than 2400 mm above the sill.		✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
External louvers and blinds must fully shade the window or glazed door beneath which they are situated when fully drawn or closed.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a proper glazed door. The spacing between battens must not be more than 100 mm.		✓	✓
Adjustable shading may have adjustable blades or removable shade cloth (not less than 80% shading ratio). Adjustable blades must overlap in plan view.		✓	✓
Overhauling buildings or vegetation must be to the height and distance from the centre and the base of the window and glazed door, as specified in the 'overhauling' columns in the table below.		✓	✓
Windows and glazed doors glazing requirements			

GLAZING						Shade on DA Plate	Shade on COCOD Plate & spec	Capitol Check
Window / door	Orientation	Area of glazing (m ²)	Overlapping height (mm)	Distance (mm)	Branding device	Frame and glass type		
W1	S	7	2.5	2.9	perspex (adjustable shade) >=600	standard aluminium, single clear; (or Univak 7.63, Sheds 0.76)		
W2	N	2	2.5	2.9	perspex (adjustable shade) >=600	standard aluminium, single clear; (or Univak 7.63, Sheds 0.76)		
W3	E	4.8	0	0	external horizontal blinds/adjusting >=600 mm	standard aluminium, single persimic tone; (Univak 7.63, Sheds 0.47)		
W4	E	1	0	0	external horizontal blinds/adjusting >=600 mm	standard aluminium, single persimic tone; (Univak 7.63, Sheds 0.47)		
W5	W	10	0	0	external horizontal blinds/adjusting >=600 mm	standard aluminium, single clear; (or Univak 7.63, Sheds 0.76)		
W6	N	2	2.5	2.9	perspex (adjustable shade) >=600	standard aluminium, single clear; (or Univak 7.63, Sheds 0.76)		
W7	S	4	2.5	2.9	perspex (adjustable shade) >=600	standard aluminium, single clear; (or Univak 7.63, Sheds 0.76)		
W8	E	5	6	3.6	none	standard aluminium, single clear; (or Univak 7.63, Sheds 0.76)		
W9	E	2.5	0	0	external horizontal blinds/adjusting >=600 mm	standard aluminium, single persimic tone; (Univak 7.63, Sheds 0.47)		

BASE Certificate number: A475920

Page 4

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "v" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development if a development application is to be lodged for the proposed development.

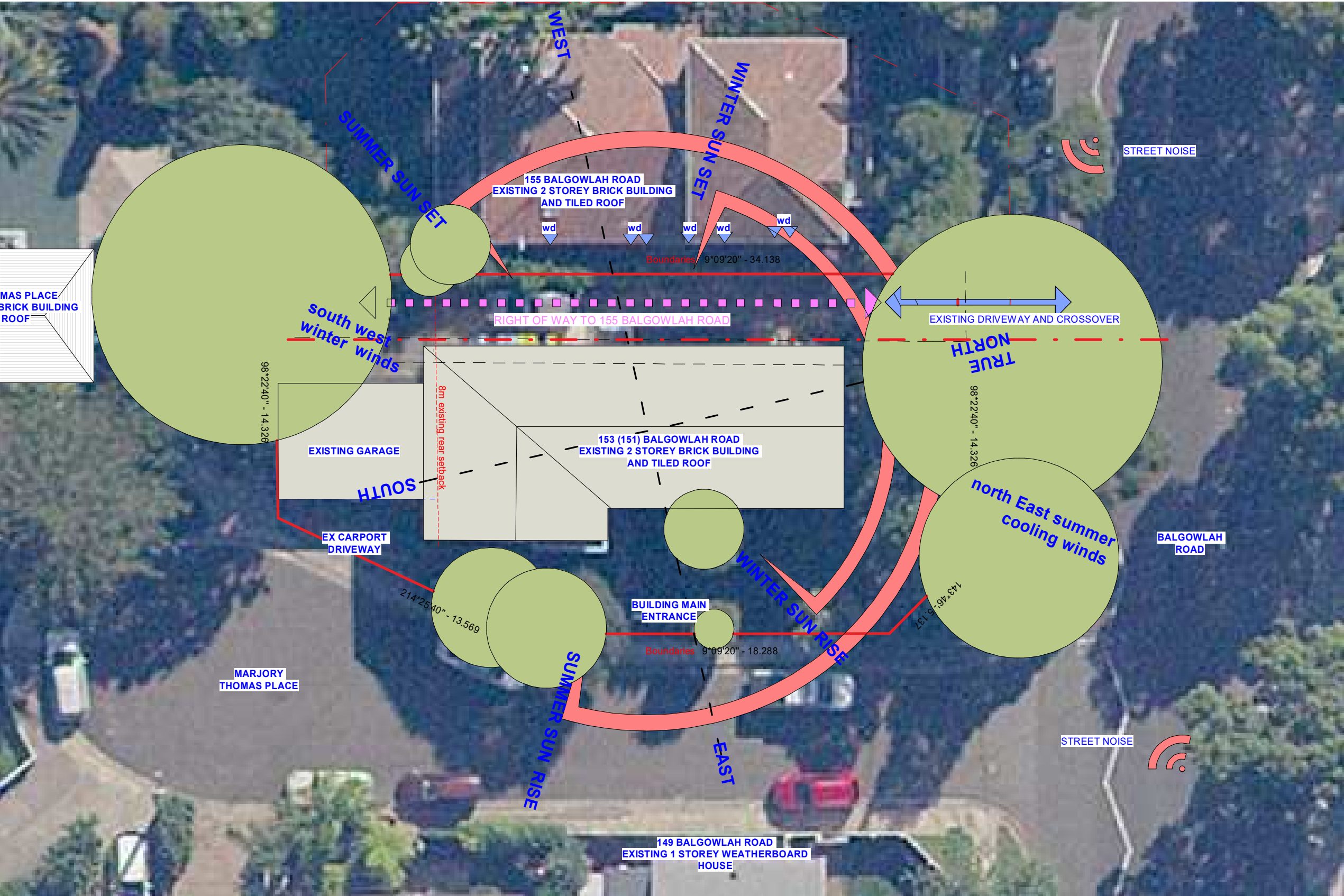
Commitments identified with a "p" in the "Show on COCOP plans" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "c" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

2101

DA			
DA00	Cover Page	E	23.07.2022
DA01	Site Analysis	D	11.05.2022
DA02	Proposed Site Plan	E	23.07.2022
DA03	Ground Floor Proposed plan	E	23.07.2022
DA04	Level 1 proposed plan	D	11.05.2022
DA05	Sections	E	23.07.2022
DA06	Street Elevations & Finishes	E	23.07.2022
DA07	Side Elevations & Finishes	E	23.07.2022
DA08	Shadow Diagram Plan	D	11.05.2022
DA09	Shadow Diagram Elevation	D	11.05.2022
DA10	Landscape Plan	D	11.05.2022
DA11	Area Calculation	C	11.05.2022
DA12	Erosion Control Plan	C	11.05.2022
DA13	Proposed Subdivision Plan	D	23.07.2022
DA14	Notification Plan	C	11.05.2022

tel +61 (0) 0481 341 417
charlotte@oulalaarchitects.com



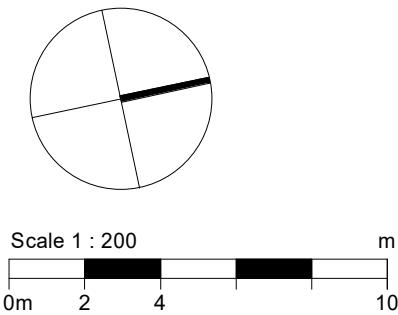
studio
oulala

Unit 13, 28-34 Roseberry Street
Balgowlah, NSW, 2093
tel +61 (0) 0481 341 417
charlotte@oulalaarchitects.com
© STUDIO OULALA 2021

DRAWING STATUS

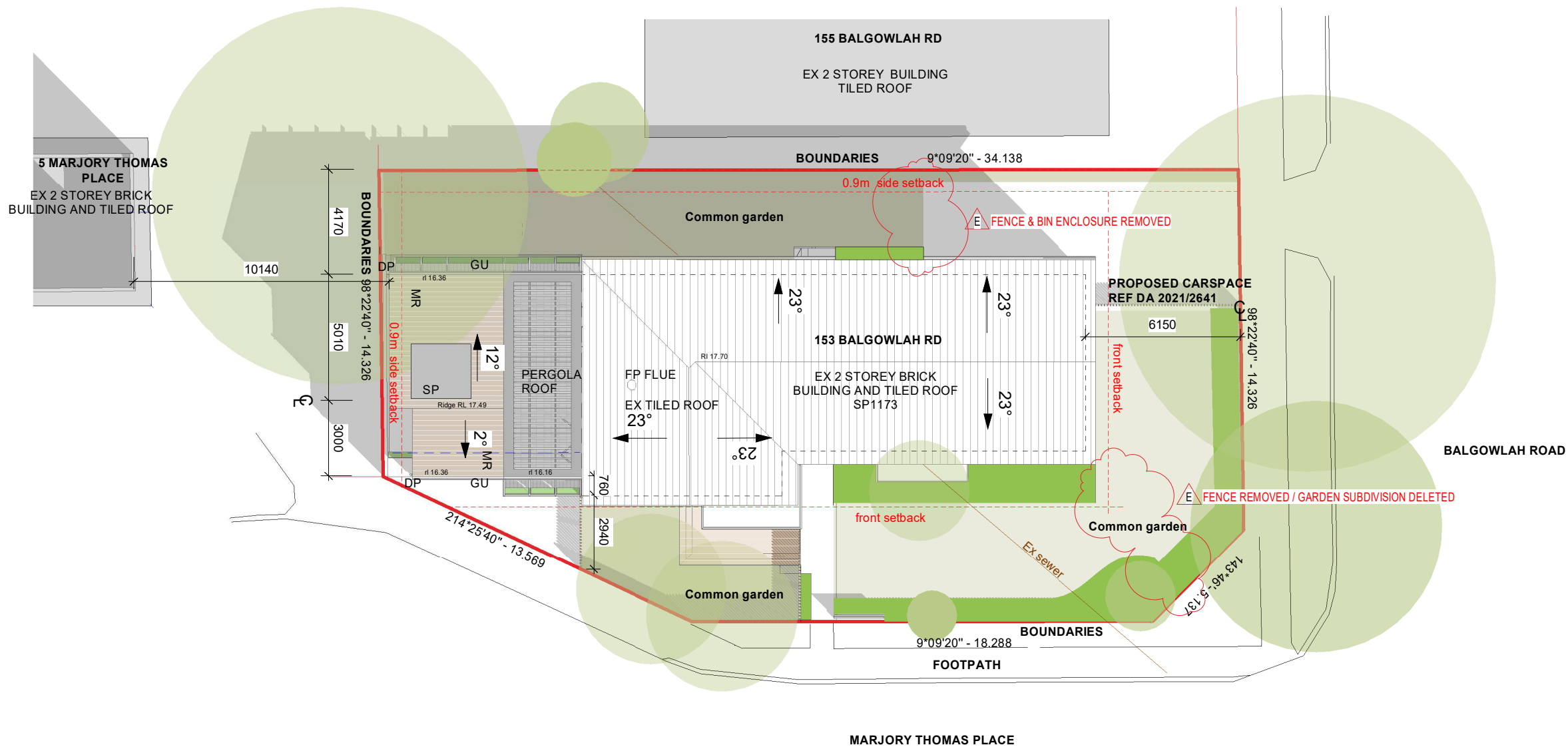
D	11.05.2022	Issued for DA	CV
C	02.05.2022	Issued for owner consent	CV
B	27.04.2022	Issued for Information	CV
A	23.03.2022	Issue for Information	CV
REV	Date	Reason For Issue	Chk

- General Notes :
- Any discrepancies to be brought to the Architect's attention.
 - This drawing remains the property of the Architects.
 - Client is granted conditional licence to use drawings.
 - Transfer of the licence is prohibited.
 - Architect reserves the right to terminate the licence.
 - Reproduction of the drawing in whole or part is prohibited.
 - Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect.
 - Refer to hard copies for accuracy of electronic data.
 - Dimensions are in millimetres unless stated otherwise. Levels are in metres AHD unless stated otherwise.
 - Dimensions govern. Do not scale off drawing.
 - All site dimensions to be verified on site before proceeding on site.
 - All discrepancies to be notified in writing to Studio Oulala.
 - These drawings are not for construction.
 - © Copyright reserved by the Architects.



Project
Austin Ware & Charlotte Vergnolle
3/153 Balgowlah Rd, Balgowlah NSW
Drawing Title
Site Analysis

Scale at A3 1 : 200	Revision Date. 11.05.2022
Project No. 2101	Rev No. D
	Drawing No. DA01



studio
oulala

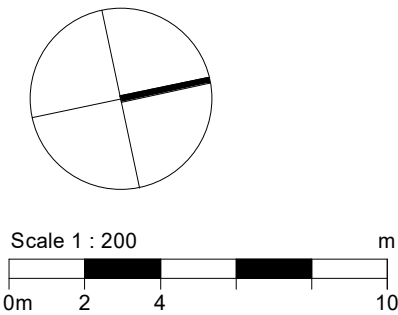
Unit 13, 28-34 Roseberry Street
Balgowlah, NSW, 2093
tel +61 (0) 0481 341 417
charlotte@oulalaarchitects.com
© STUDIO OULALA 2021

DRAWING STATUS

E	23.07.2022	Additional information	CV
D	11.05.2022	Issued for DA	CV
C	02.05.2022	Issued for owner consent	CV
B	27.04.2022	Issued for Information	CV
A	23.03.2022	Issue for Information	CV
REV	Date	Reason For Issue	Chk

General Notes :

- Any discrepancies to be brought to the Architect's attention.
- This drawing remains the property of the Architects.
- Client is granted conditional licence to use drawings.
- Transfer of the licence is prohibited.
- Architect reserves the right to terminate the licence.
- Reproduction of the drawing in whole or part is prohibited.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect.
- Refer to hard copies for accuracy of electronic data.
- Dimensions are in millimetres unless stated otherwise. Levels are in metres AHD unless stated otherwise.
- Dimensions govern. Do not scale off drawing.
- All site dimensions to be verified on site before proceeding on site.
- All discrepancies to be notified in writing to Studio Oulala.
- These drawings are not for construction.
- © Copyright reserved by the Architects.



Project
Austin Ware & Charlotte Vergnolle
3/153 Balgowlah Rd, Balgowlah NSW
Drawing Title
Proposed Site Plan

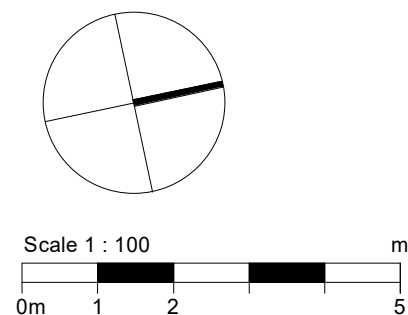
Scale at A3
1 : 200
Project No.
2101
Revision Date.
23.07.2022
Rev No.
E
Drawing No.
DA02

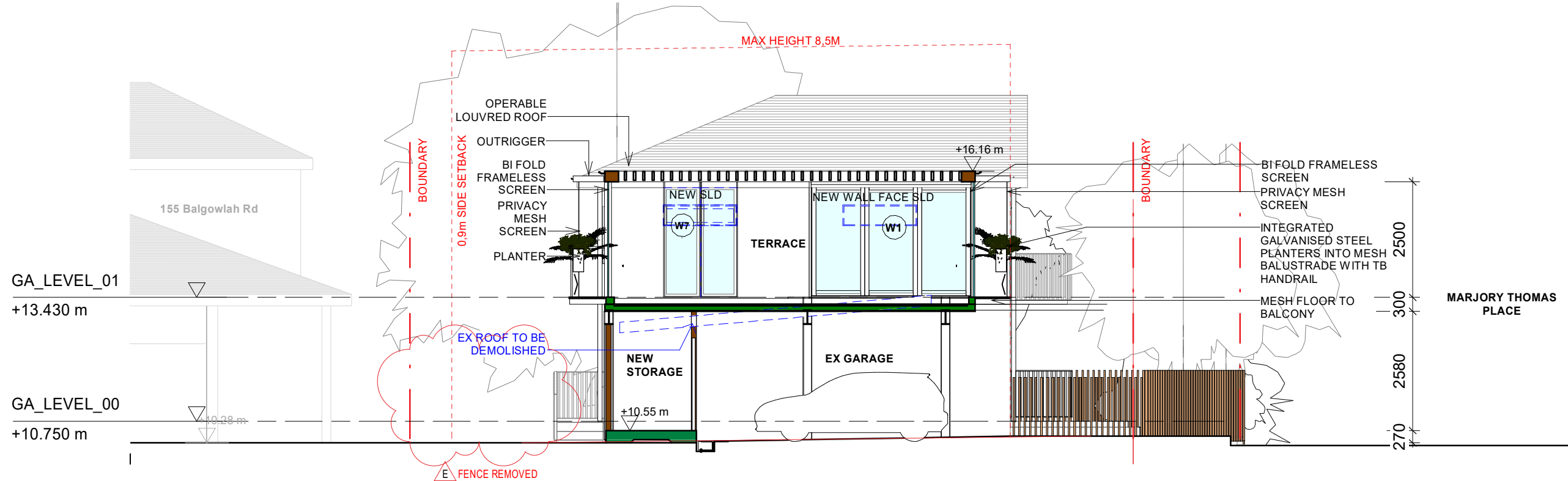
DRAWING STATUS

D	11.05.2022	Issued for DA	CV
C	02.05.2022	Issued for owner consent	CV
B	27.04.2022	Issued for Information	CV
A	23.03.2022	Issue for Information	CV
REV	Date	Reason For Issue	Chk

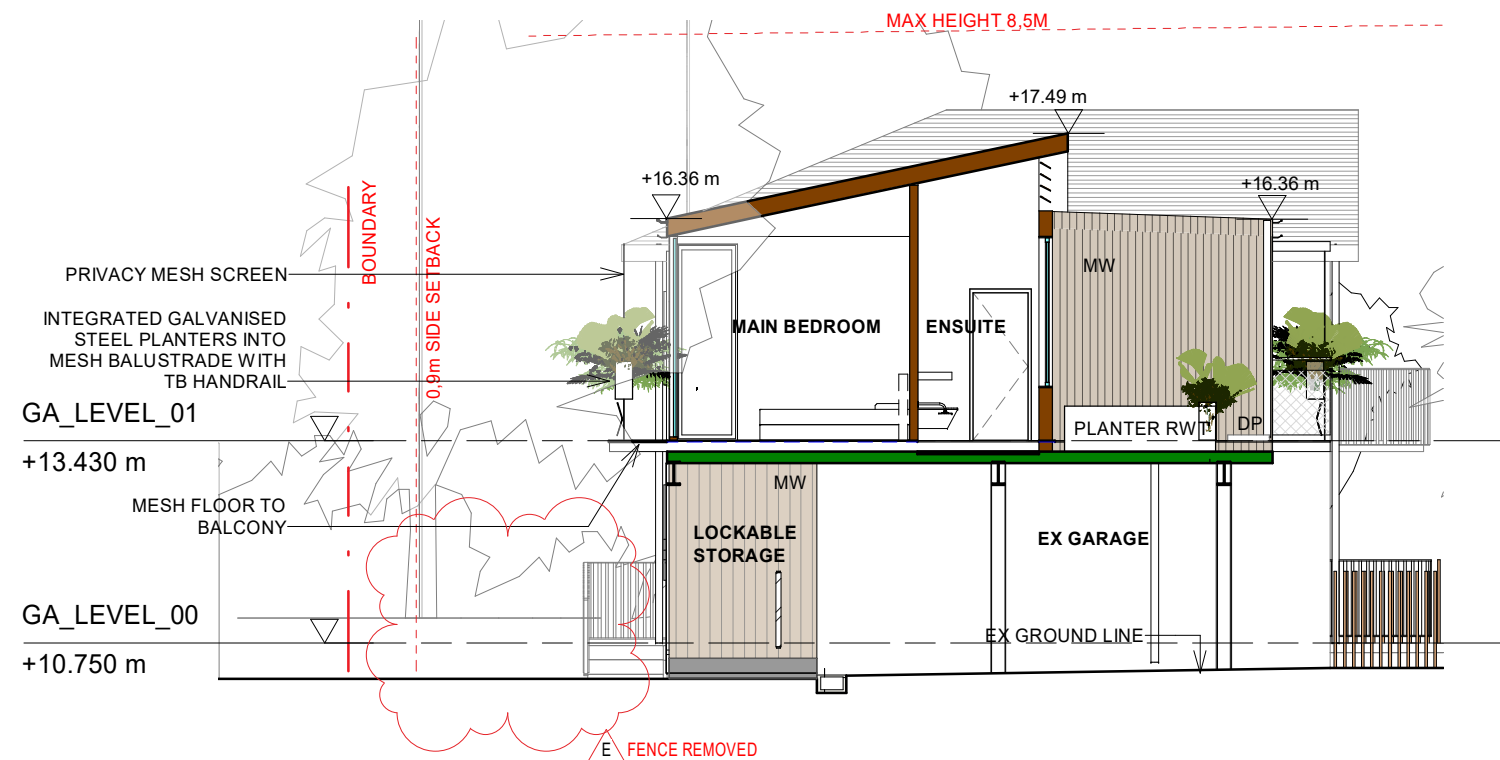
General Notes :

- Any discrepancies to be brought to the Architect's attention.
- This drawing remains the property of the Architects.
- Client is granted conditional licence to use drawings.
- Transfer of the licence is prohibited.
- Architect reserves the right to terminate the licence.
- Reproduction of the drawing in whole or part is prohibited..
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect.
- Refer to hard copies for accuracy of electronic data.
- Dimensions are in millimetres unless stated otherwise. Levels are in metres AHD unless stated otherwise.
- Dimensions govern. Do not scale off drawing.
- All site dimensions to be verified on site before proceeding on site.
- All discrepancies to be notified in writing to Studio Oulala.
- These drawings are not for construction.
- © Copyright reserved by the Architects.

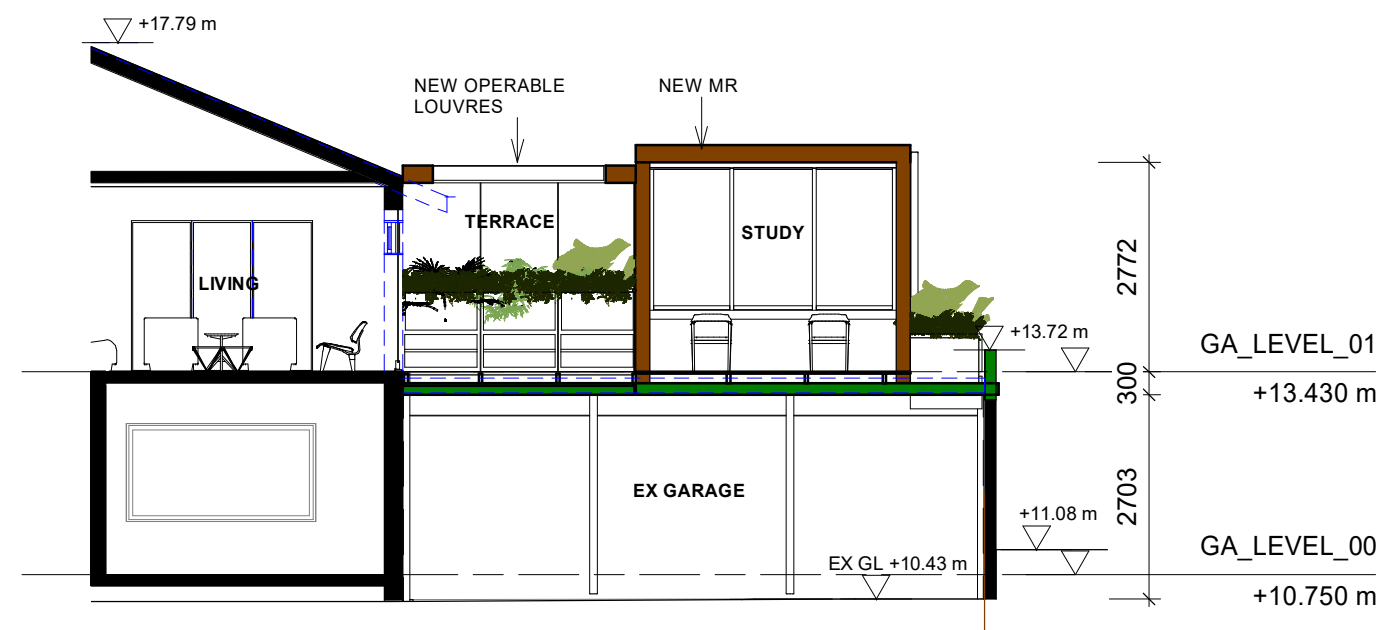




1 East West Section through terrace
1 : 100 REF:1/A2000



2 East West Section through main bed
1 : 100 REF:1/DA03



3 North South Section
1 : 100 REF:1/A2000

**studio
oulala**

Unit 13, 28-34 Roseberry Street
Balgowlah, NSW, 2093

tel +61 (0) 0481 341 417

charlotte@oulalaarchitects.com

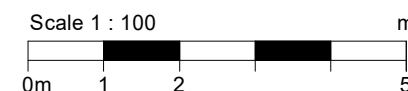
© STUDIO OULALA 2021

DRAWING STATUS

E	23.07.2022	Additional information	CV
D	11.05.2022	Issued for DA	CV
C	02.05.2022	Issued for owner consent	CV
B	27.04.2022	Issued for Information	CV
A	23.03.2022	Issue for Information	CV
REV	Date	Reason For Issue	Chk

General Notes :

- Any discrepancies to be brought to the Architect's attention.
- This drawing remains the property of the Architects.
- Client is granted conditional licence to use drawings.
- Transfer of the licence is prohibited.
- Architect reserves the right to terminate the licence.
- Reproduction of the drawing in whole or part is prohibited.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect.
- Refer to hard copies for accuracy of electronic data.
- Dimensions are in millimetres unless stated otherwise. Levels are in metres AHD unless stated otherwise.
- Dimensions govern. Do not scale off drawing.
- All site dimensions to be verified on site before proceeding on site.
- All discrepancies to be notified in writing to Studio Oulala.
- These drawings are not for construction.
- © Copyright reserved by the Architects.



Project
Austin Ware & Charlotte Vergnolle
3/153 Balgowlah Rd, Balgowlah NSW
Drawing Title
Sections

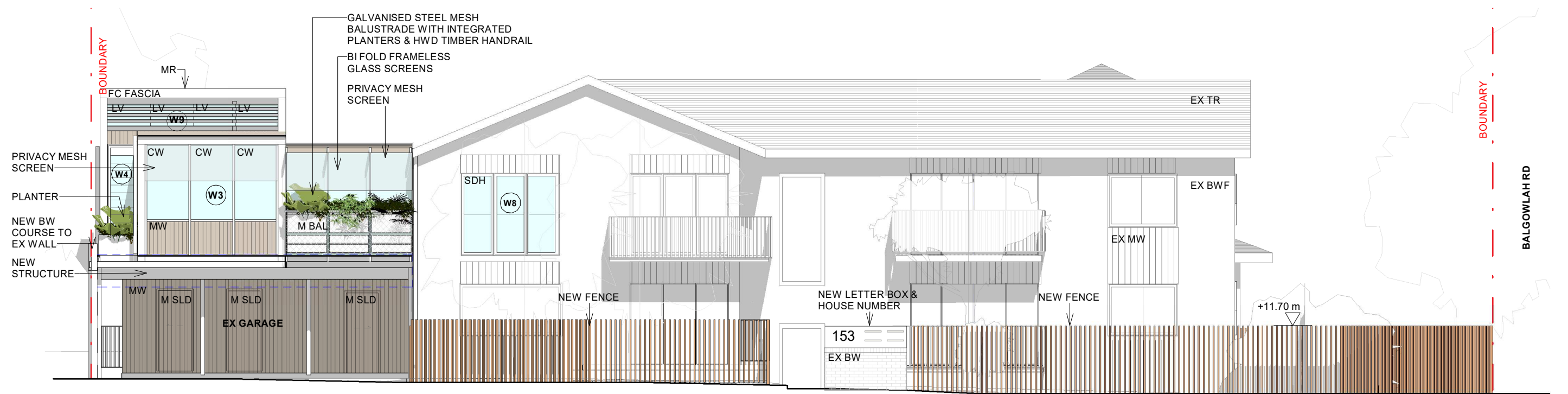
Scale at A3
1 : 100

Project No.
2101

Rev No.

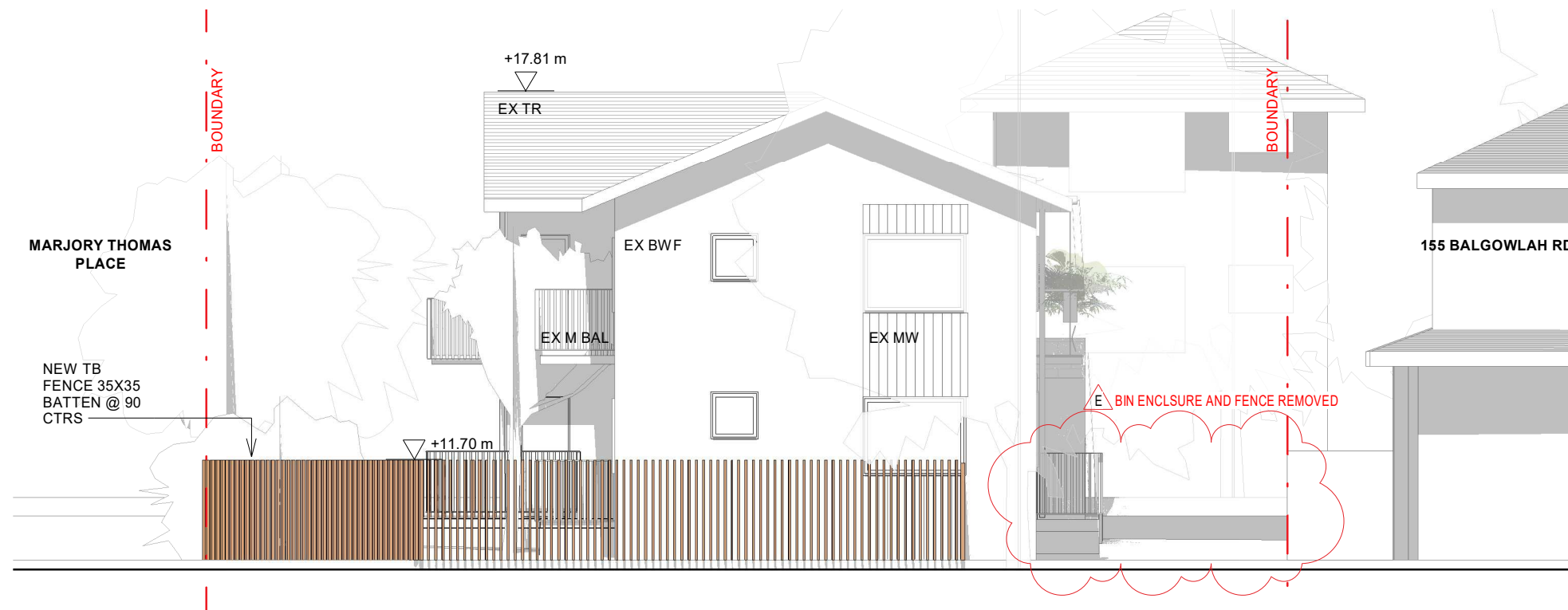
Revision Date.
23.07.2022

Drawing No.
DA05



1 Proposed East Elevation - Marjory Thomas Place

1 : 100



2 North Elevation- Balgowlah Road

1 : 100

FINISHES



EX BRICKWORK



METAL WALL
AND ROOFING



GALVANISED STEEL



GALVANISED
STEEL PLANTER



WHITE ALUMINUM WINDOW
FC WHITE FINISH



GALVANISED MESH STEEL

**studio
oulala**

Unit 13, 28-34 Roseberry Street
Balgowlah, NSW, 2093

tel +61 (0) 0481 341 417

charlotte@oulalaarchitects.com

© STUDIO OULALA 2021

DRAWING STATUS

REV	Date	Reason For Issue	Chk
E	23.07.2022	Additional information	CV
D	11.05.2022	Issued for DA	CV
C	02.05.2022	Issued for owner consent	CV
B	27.04.2022	Issued for Information	CV
A	23.03.2022	Issue for Information	CV

General Notes :

- Any discrepancies to be brought to the Architect's attention.
- This drawing remains the property of the Architects.
- Client is granted conditional licence to use drawings.
- Transfer of the licence is prohibited.
- Architect reserves the right to terminate the licence.
- Reproduction of the drawing in whole or part is prohibited.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect.
- Refer to hard copies for accuracy of electronic data.
- Dimensions are in millimetres unless stated otherwise. Levels are in metres AHD unless stated otherwise.
- Dimensions govern. Do not scale off drawing.
- All site dimensions to be verified on site before proceeding on site.
- All discrepancies to be notified in writing to Studio Oulala.
- These drawings are not for construction.
- © Copyright reserved by the Architects.

Scale 1 : 100
0m 1 2 5 m

Project
Austin Ware & Charlotte Vergnolle
3/153 Balgowlah Rd, Balgowlah NSW
Drawing Title
Street Elevations & Finishes

Scale at A3

1 : 100

Project No.

2101

Rev No.

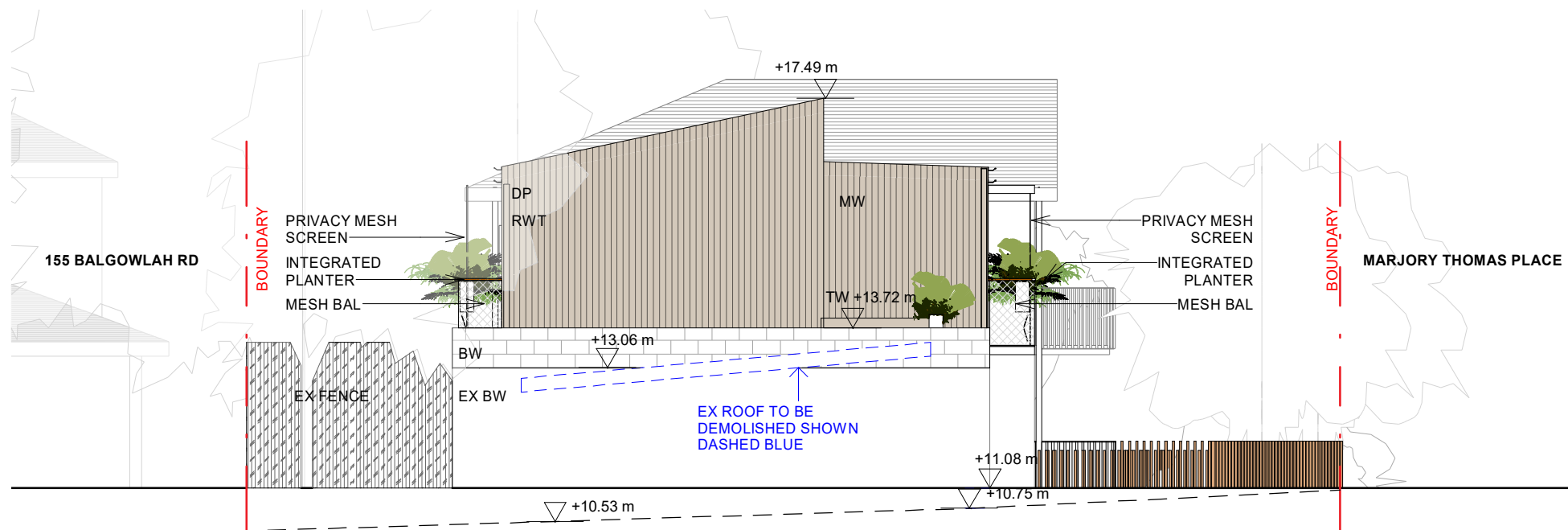
Revision Date.

23.07.2022

Drawing No.

E

DA06



1 South Elevation
1 : 100

FINISHES



EX BRICKWORK



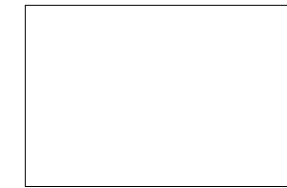
METAL WALL
AND ROOFING



STAINLESS STEEL



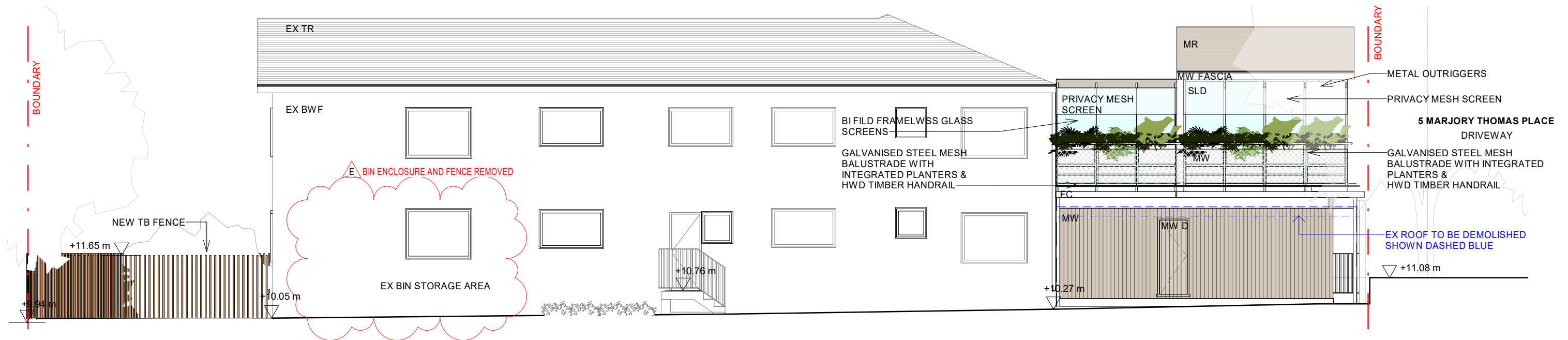
STAINLESS
STEEL PLANTER



WHITE ALUMINUM WINDOW
FC WHITE FINISH



WHITE PAINTED TB FENCE



2 West Elevation.
1 : 100

**studio
oulala**

Unit 13, 28-34 Roseberry Street
Balgowlah, NSW, 2093

tel +61 (0) 0481 341 417

charlotte@oulalaarchitects.com

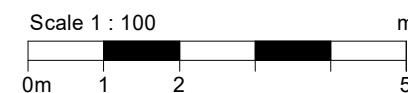
© STUDIO OULALA 2021

DRAWING STATUS

E	23.07.2022	Additional information	CV
D	11.05.2022	Issued for DA	CV
C	02.05.2022	Issued for owner consent	CV
B	27.04.2022	Issued for Information	CV
A	23.03.2022	Issue for Information	CV
REV	Date	Reason For Issue	Chk

General Notes :

- Any discrepancies to be brought to the Architect's attention.
- This drawing remains the property of the Architects.
- Client is granted conditional licence to use drawings.
- Transfer of the licence is prohibited.
- Architect reserves the right to terminate the licence.
- Reproduction of the drawing in whole or part is prohibited.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect.
- Refer to hard copies for accuracy of electronic data.
- Dimensions are in millimetres unless stated otherwise. Levels are in metres AHD unless stated otherwise.
- Dimensions govern. Do not scale off drawing.
- All site dimensions to be verified on site before proceeding on site.
- All discrepancies to be notified in writing to Studio Oulala.
- These drawings are not for construction.
- © Copyright reserved by the Architects.



Project
Austin Ware & Charlotte Vergnolle
3/153 Balgowlah Rd, Balgowlah NSW
Drawing Title
Side Elevations & Finishes

Scale at A3

1 : 100

Project No.

2101

Rev No.

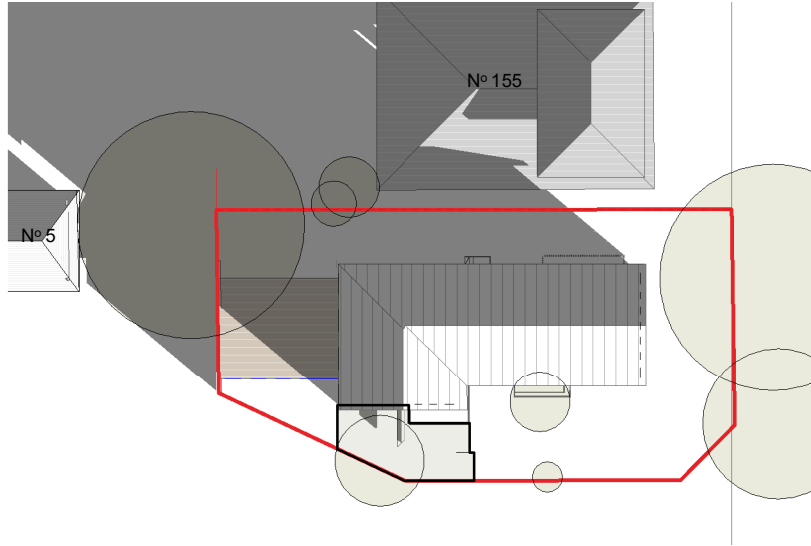
Revision Date.

23.07.2022

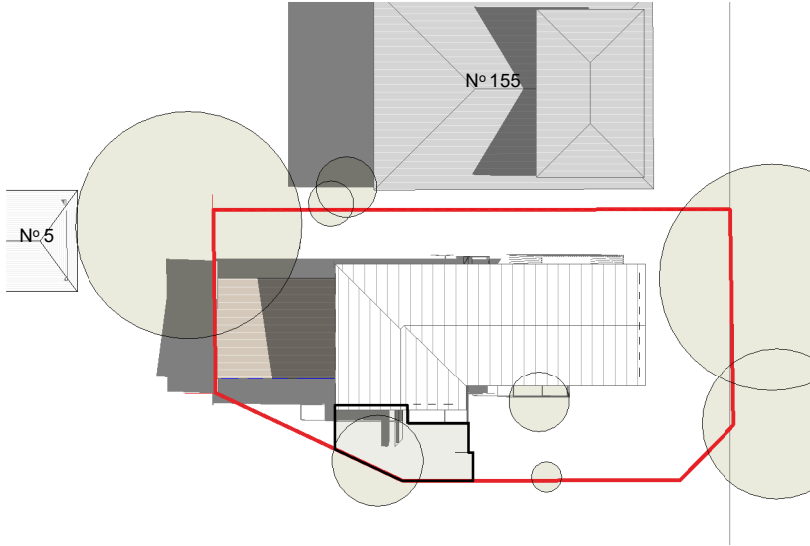
Drawing No.

E

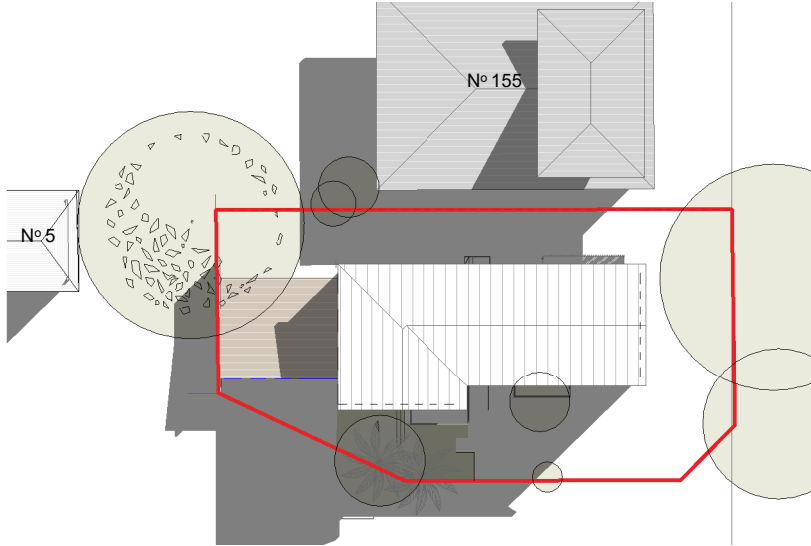
DA07



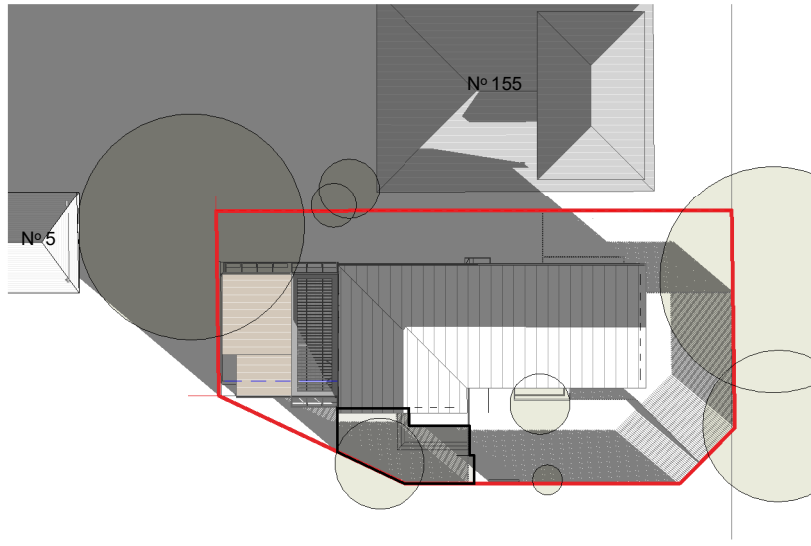
EXISTING PLAN VIEW 9AM WINTER SOLSTICE



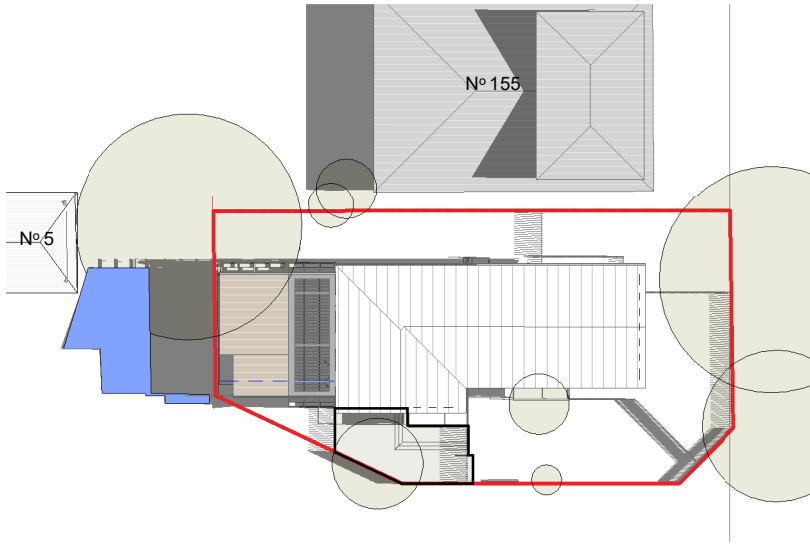
EXISTING PLAN VIEW 12PM WINTER SOLSTICE



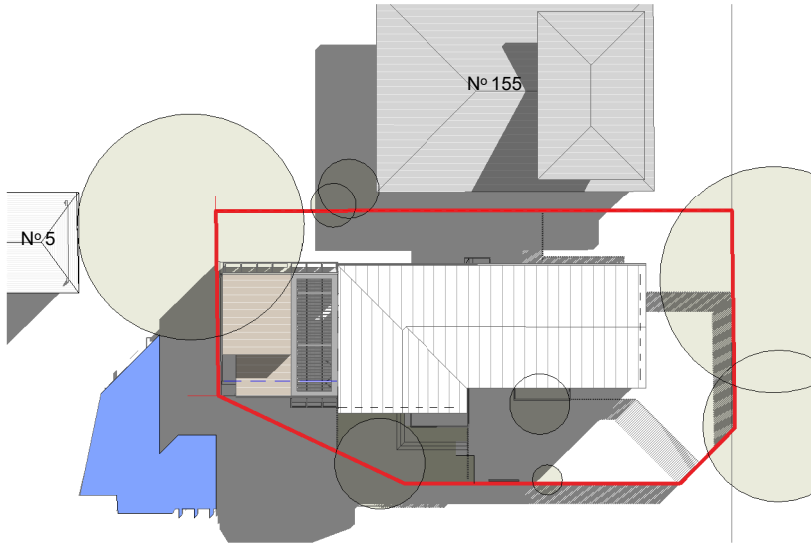
EXISTING PLAN VIEW 3PM WINTER SOLSTICE



PROPOSED PLAN VIEW 9AM WINTER SOLSTICE



PROPOSED PLAN VIEW 12PM WINTER SOLSTICE



PROPOSED PLAN VIEW 3PM WINTER SOLSTICE

LEGEND



EXISTING SHADOW



ADDITIONAL SHADOW

**studio
oulala**

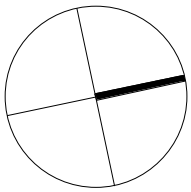
Unit 13, 28-34 Roseberry Street
Balgowlah, NSW, 2093
tel +61 (0) 0481 341 417
charlotte@oulalaarchitects.com
© STUDIO OULALA 2021

DRAWING STATUS

D	11.05.2022	Issued for DA	CV
C	02.05.2022	Issued for owner consent	CV
B	27.04.2022	Issued for Information	CV
A	23.03.2022	Issue for Information	CV
REV	Date	Reason For Issue	Chk

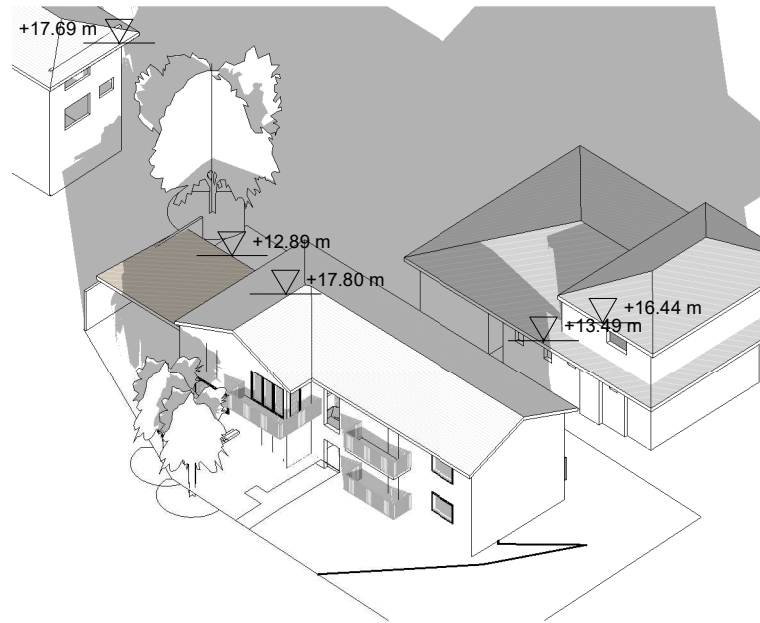
General Notes :

- Any discrepancies to be brought to the Architect's attention.
- This drawing remains the property of the Architects.
- Client is granted conditional licence to use drawings.
- Transfer of the licence is prohibited.
- Architect reserves the right to terminate the licence.
- Reproduction of the drawing in whole or part is prohibited.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect.
- Refer to hard copies for accuracy of electronic data.
- Dimensions are in millimetres unless stated otherwise. Levels are in metres AHD unless stated otherwise.
- Dimensions govern. Do not scale off drawing.
- All site dimensions to be verified on site before proceeding on site.
- All discrepancies to be notified in writing to Studio Oulala.
- These drawings are not for construction.
- © Copyright reserved by the Architects.

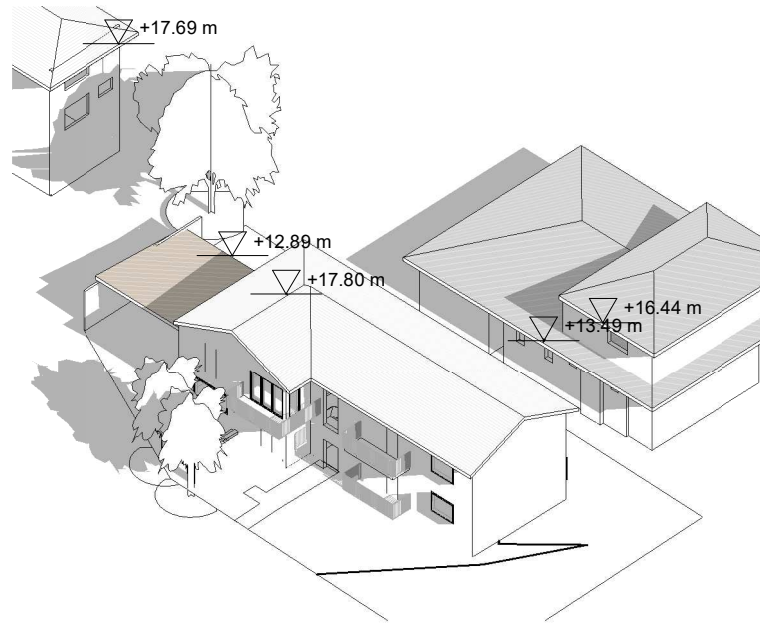


Scale 1 : 500
0m 5 10 25 m

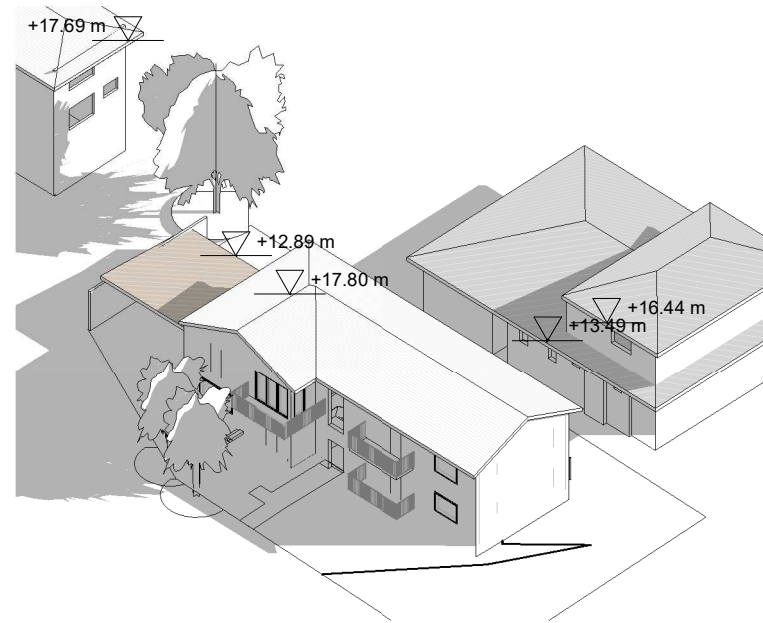
Project
Austin Ware & Charlotte Vergnolle
3/153 Balgowlah Rd, Balgowlah NSW
Drawing Title
Shadow Diagram Plan
Scale at A3
Comme
indiqué
2101
Revision Date.
11.05.2022
Drawing No.
DA08
Rev No.
D



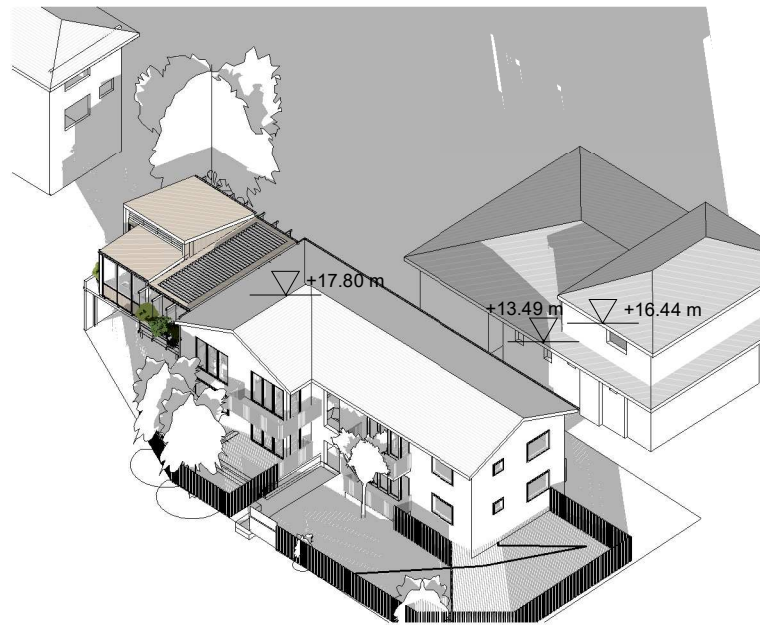
EXISTING PLAN VIEW 9AM WINTER SOLSTICE



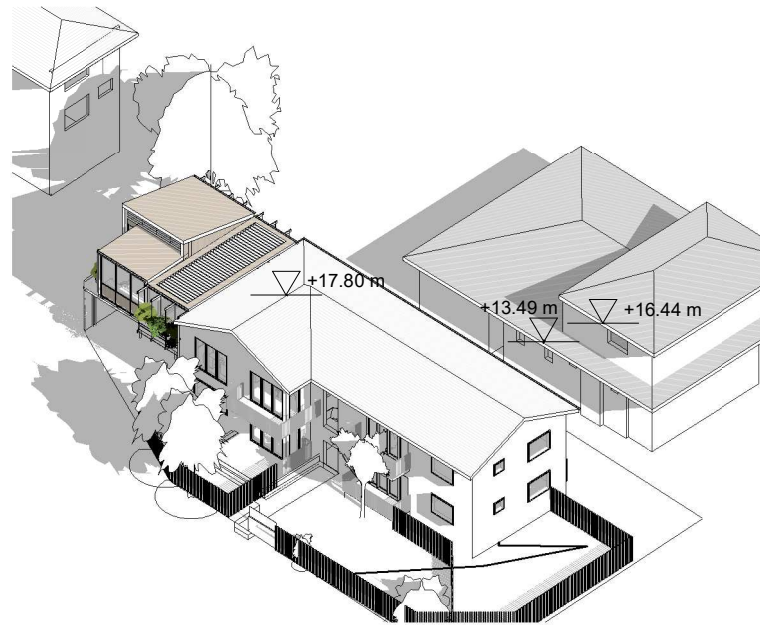
EXISTING PLAN VIEW 12PM WINTER SOLSTICE



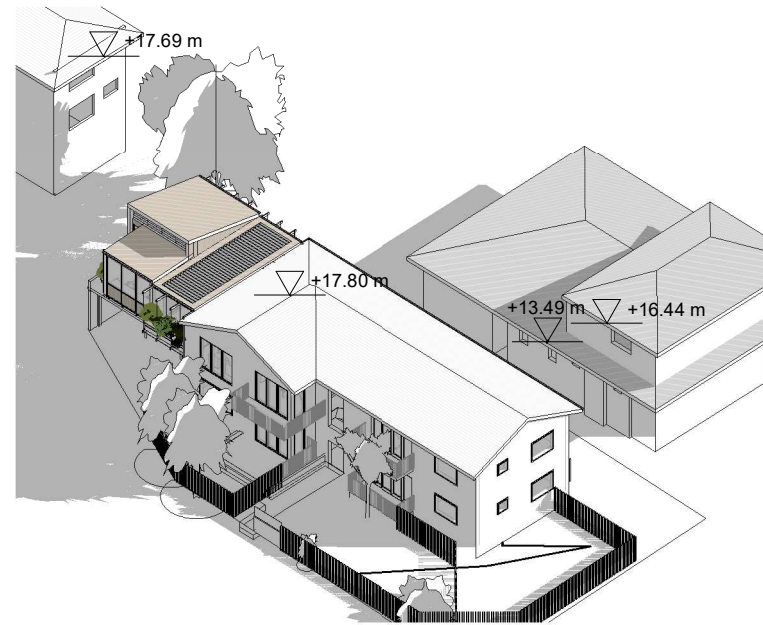
EXISTING PLAN VIEW 3PM WINTER SOLSTICE



PROPOSED PLAN VIEW 9AM WINTER SOLSTICE



PROPOSED PLAN VIEW 12PM WINTER SOLSTICE



PROPOSED PLAN VIEW 3PM WINTER SOLSTICE

**studio
oulala**

Unit 13, 28-34 Roseberry Street
Balgowlah, NSW, 2093
tel +61 (0) 0481 341 417
charlotte@oulalaarchitects.com
© STUDIO OULALA 2021

DRAWING STATUS

D	11.05.2022	Issued for DA	CV
C	02.05.2022	Issued for owner consent	CV
B	27.04.2022	Issued for Information	CV
A	23.03.2022	Issue for Information	CV
REV	Date	Reason For Issue	Chk

General Notes :

- Any discrepancies to be brought to the Architect's attention.
- This drawing remains the property of the Architects.
- Client is granted conditional licence to use drawings.
- Transfer of the licence is prohibited.
- Architect reserves the right to terminate the licence.
- Reproduction of the drawing in whole or part is prohibited.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect.
- Refer to hard copies for accuracy of electronic data.
- Dimensions are in millimetres unless stated otherwise. Levels are in metres AHD unless stated otherwise.
- Dimensions govern. Do not scale off drawing.
- All site dimensions to be verified on site before proceeding on site.
- All discrepancies to be notified in writing to Studio Oulala.
- These drawings are not for construction.
- © Copyright reserved by the Architects.

Project
Austin Ware & Charlotte Vergnolle
3/153 Balgowlah Rd, Balgowlah NSW
Drawing Title
Shadow Diagram Elevation

Scale at A3	Revision Date.
	11.05.2022
Project No.	Rev No.
2101	D
	Drawing No.
	DA09



1 **Lomandra longifolia**
spiny-head mat-rush



2 **Concrete**



3 **Grass pavers**



4 **Pebbles**



5 **Anigozanthos**
Kangaroo paw



6 **Banksia integrifolia**



7 **Dwarf thryptomene**
Payne's Thryptomene



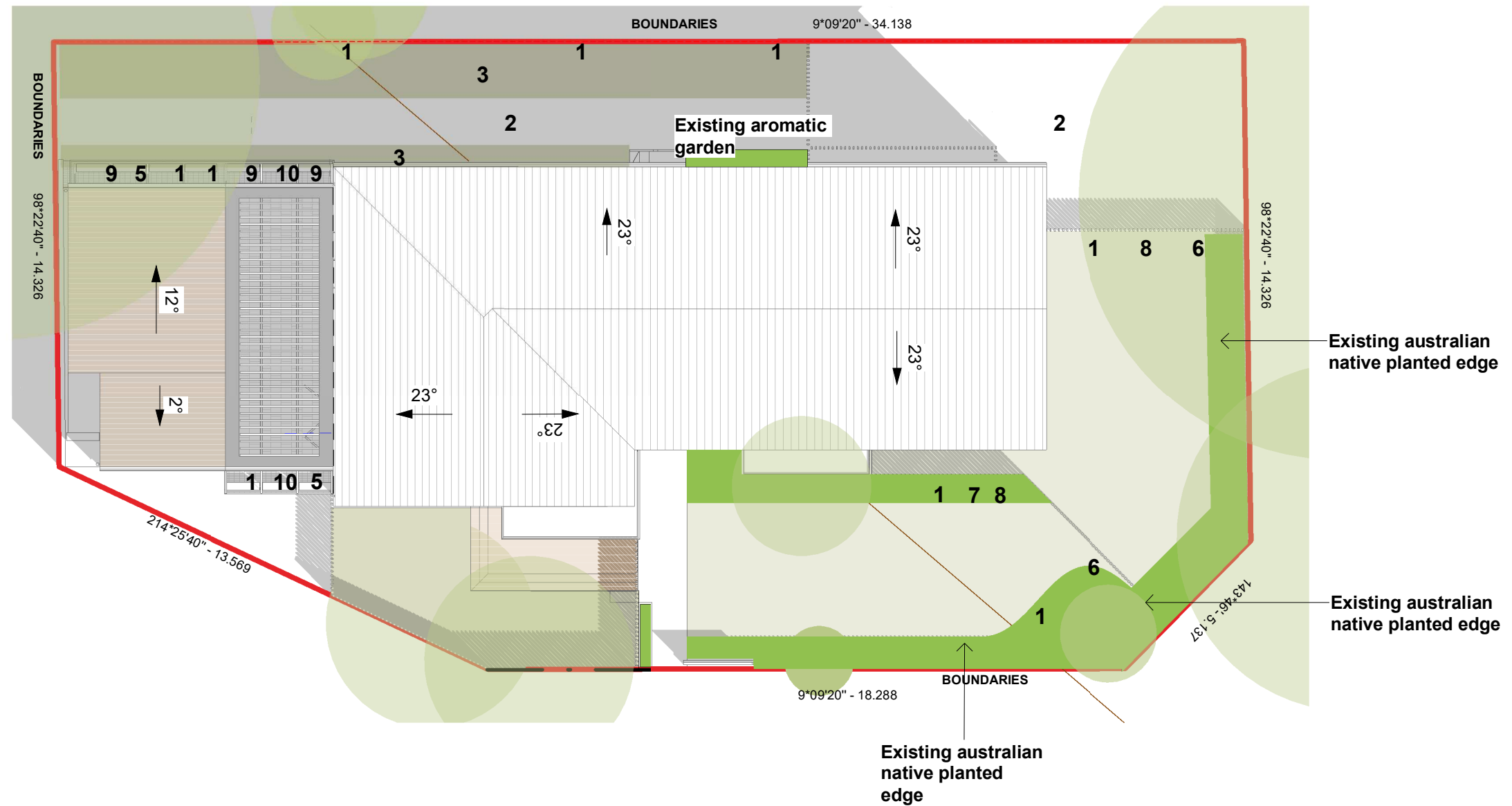
8 **Grevillea**



9 **Crassula Arborescens**
Silver Dollar Plant



10 **Hardenbergia**
Happy Wanderer



**studio
oulala**

Unit 13, 28-34 Roseberry Street
Balgowlah, NSW, 2093

tel +61 (0) 0481 341 417

charlotte@oulalaarchitects.com

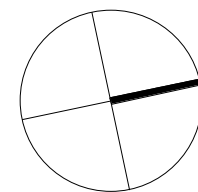
© STUDIO OULALA 2021

DRAWING STATUS

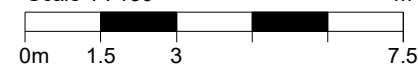
D	11.05.2022	Issued for DA	CV
C	02.05.2022	Issued for owner consent	CV
B	27.04.2022	Issued for Information	CV
A	23.03.2022	Issue for Information	CV
REV	Date	Reason For Issue	Chk

General Notes :

- Any discrepancies to be brought to the Architect's attention.
- This drawing remains the property of the Architects.
- Client is granted conditional licence to use drawings.
- Transfer of the licence is prohibited.
- Architect reserves the right to terminate the licence.
- Reproduction of the drawing in whole or part is prohibited.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect.
- Refer to hard copies for accuracy of electronic data.
- Dimensions are in millimetres unless stated otherwise. Levels are in metres AHD unless stated otherwise.
- Dimensions govern. Do not scale off drawing.
- All site dimensions to be verified on site before proceeding on site.
- All discrepancies to be notified in writing to Studio Oulala.
- These drawings are not for construction.
- © Copyright reserved by the Architects.



Scale 1 : 150



Project
Austin Ware & Charlotte Vergnolle
3/153 Balgowlah Rd, Balgowlah NSW
Drawing Title
Landscape Plan

Scale at A3

1 : 150

Project No.

2101

Rev No.

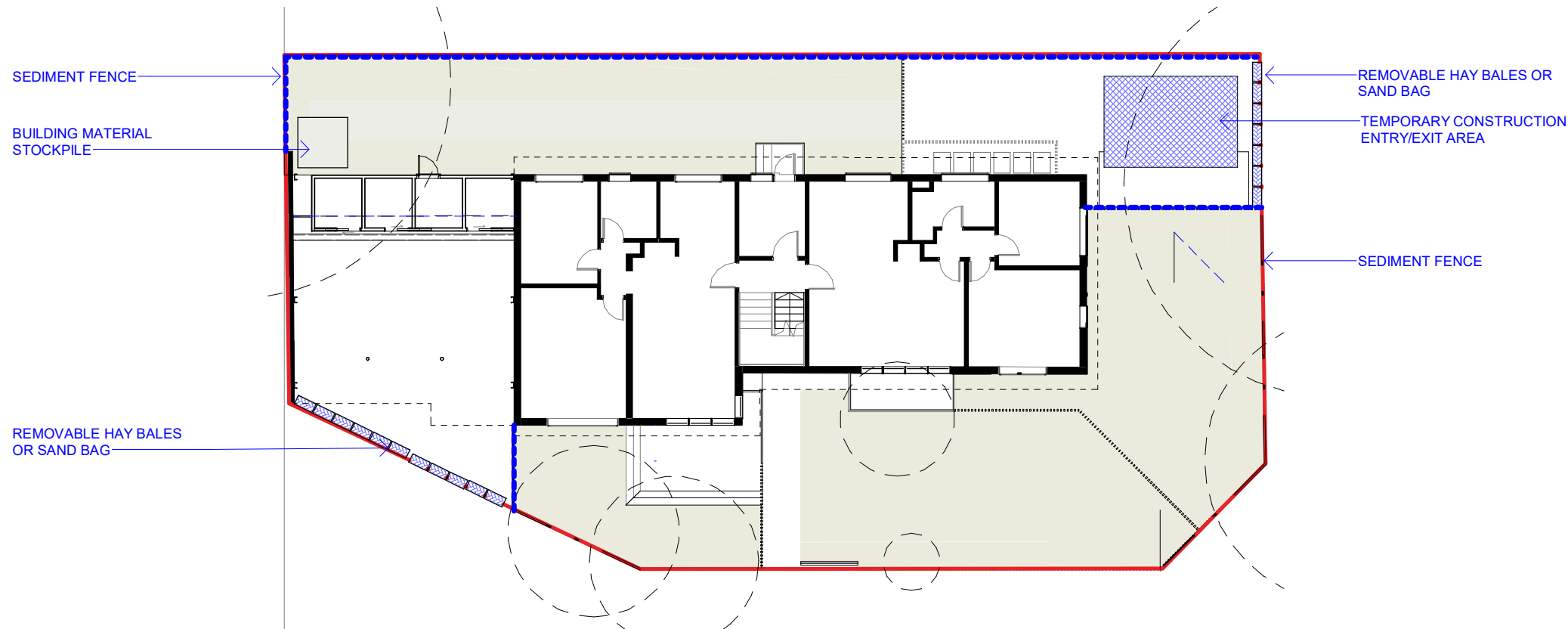
Revision Date.

11.05.2022

Drawing No.

DA10

D



SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT AND EROSION CONTROL SHALL BE EFFECTIVELY MAINTAINED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL THE SITE HAS BEEN STABILISED OR LANDSCAPED TO THE PRINCIPAL'S SATISFACTION.

A SINGLE ALL WEATHER ACCESS WAY WILL BE PROVIDED WHERE FRONECESSARY CONSISTING OF 50-75 AGGREGATE OR SIMILAR MATERIAL AT A MINIMUM THICKNESS OF 150 LAID OVER NEEDLE-PUNCHED GEOTEXTILE FABRIC AND CONSTRUCTED PRIOR TO COMMENCEMENT OF WORKS.

THE CONTRACTOR SHALL ENSURE THAT NO SPOIL OR FILL ENCROACHES UPON ADJACENT AREAS FOR THE DURATION OF WORKS.

THE CONTRACTOR SHALL ENSURE THAT KERB INLETS AND DRAINS RECEIVING STORMWATER SHALL BE PROTECTED AT ALL TIMES DURING DEVELOPMENT. KERB INLET SEDIMENT TRAPS SHALL BE INSTALLED ALONG THE IMMEDIATE VICINITY ALONG THE STREET FRONTAGE.

SEDIMENT FENCING SHALL BE SECURED BY POST (WHERE METAL STAR PICKETS ARE USED PLASTIC SAFETY CAPS SHALL BE USED) AT 2000 INTERVALS WITH GEOTEXTILE FABRIC EMBEDDED 200 IN SOIL.

ALL TOPSOIL STRIPPED FORM THE SITE AND STOCKPILED DOES NOT INTERFERE WITH DRAINAGE LINES AND STORMWATER INLETS AND WILL BE SUITABLY COVERED WITH AN IMPERVIOUS MEMBRANE MATERIAL AND SCREENED BY SEDIMENT FENCING.

SOIL CONSERVATION NOTE:

PRIOR TO COMMENCEMENT OF CONSTRUCTION PROVIDE 'SEDIMENT FENCE,' 'SEDIMENT TRAP' AND WASHOUT AREA TO ENSURE THE CAPTURE OF WATER BORNE MATERIAL GENERATED FROM THE SITE.

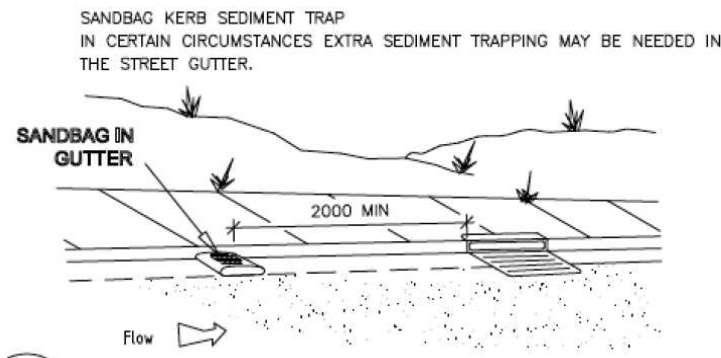
MAINTAIN THE ABOVE DURING THE COURSE OF CONSTRUCTION, AND CLEAR THE 'SEDIMENT TRAP' AFTER EACH STORM.

SEDIMENT TRAP

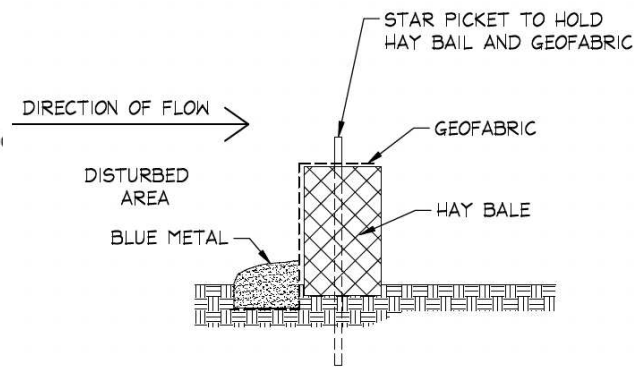
900 x 900 WIDE 500 DEEP PIT, LOCATED AT THE LOWEST POINT TO THE TRAP SEDIMENT.

WASHOUT AREA
TO BE 900 x 900 ALLOCATED FOR THE WASHING OF TOOL & EQUIPMENT.

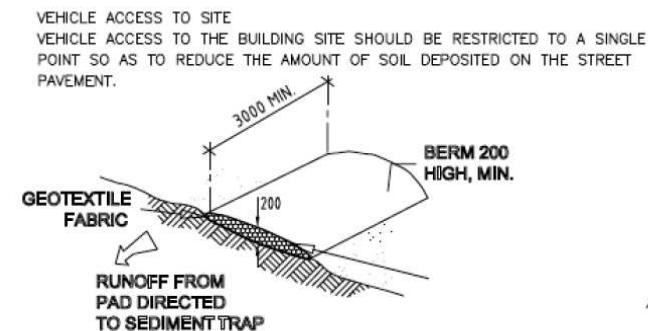
SANDBAG KERB INLET SEDIMENT TRAP
TYPICAL DETAIL



SEDIMENT FENCE
TYPICAL DETAIL



TEMPORARY CONSTRUCTION ENTRY
TYPICAL DETAIL



BUILDING MATERIAL STOCKPILES
TYPICAL DETAIL

BUILDING MATERIAL STOCKPILES
ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION.
THE SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.



studio oulala

Unit 13, 28-34 Roseberry Street
Balgowlah, NSW, 2093

tel +61 (0) 0481 341 417

charlotte@oulalaarchitects.com

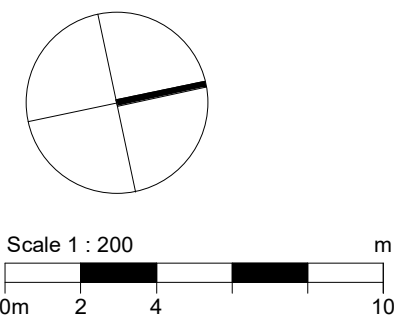
© STUDIO OULALA 2021

DRAWING STATUS

C	11.05.2022	Issued for DA	CV
B	02.05.2022	Issued for owner consent	CV
A	27.04.2022	Issued for Information	CV
REV	Date	Reason For Issue	Chk

General Notes :

- Any discrepancies to be brought to the Architect's attention.
- This drawing remains the property of the Architects.
- Client is granted conditional licence to use drawings.
- Transfer of the licence is prohibited.
- Architect reserves the right to terminate the licence.
- Reproduction of the drawing in whole or part is prohibited..
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect.
- Refer to hard copies for accuracy of electronic data.
- Dimensions are in millimetres unless stated otherwise. Levels are in metres AHD unless stated otherwise.
- Dimensions govern. Do not scale off drawing.
- All site dimensions to be verified on site before proceeding on site.
- All discrepancies to be notified in writing to Studio Oulala.
- These drawings are not for construction.
- © Copyright reserved by the Architects.



Project
Austin Ware & Charlotte Vergnolle
3/153 Balgowlah Rd, Balgowlah NSW
Drawing Title
Erosion Control Plan

Scale at A3
1 : 200

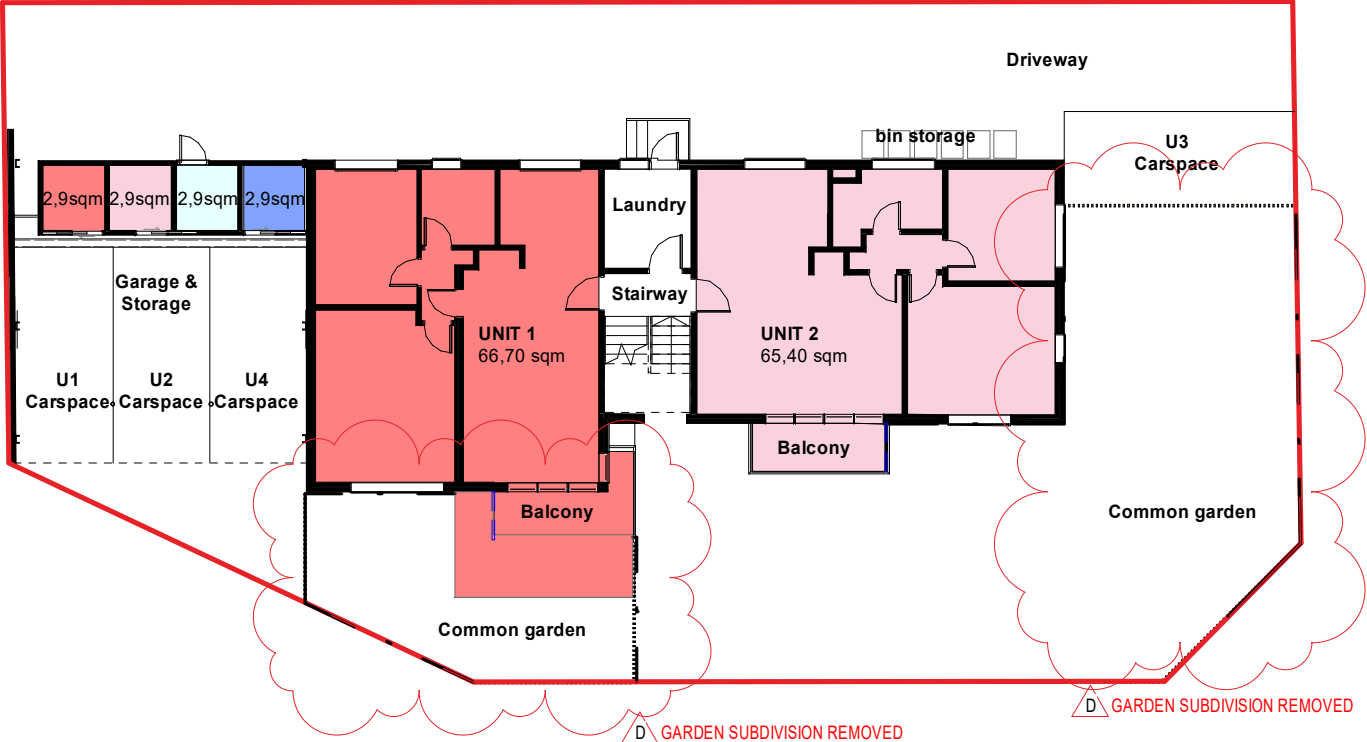
Project No.
2101

Rev No.

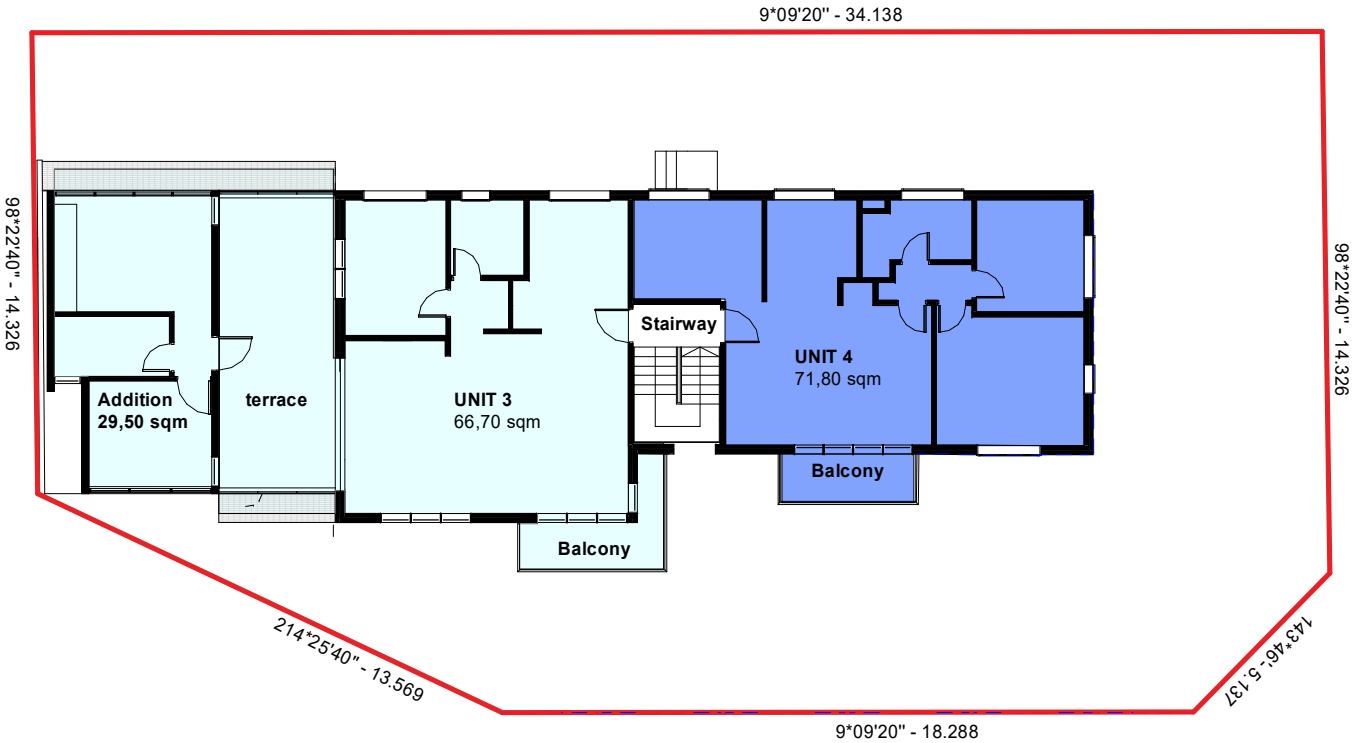
Revision Date.
11.05.2022

Drawing No.
DA12

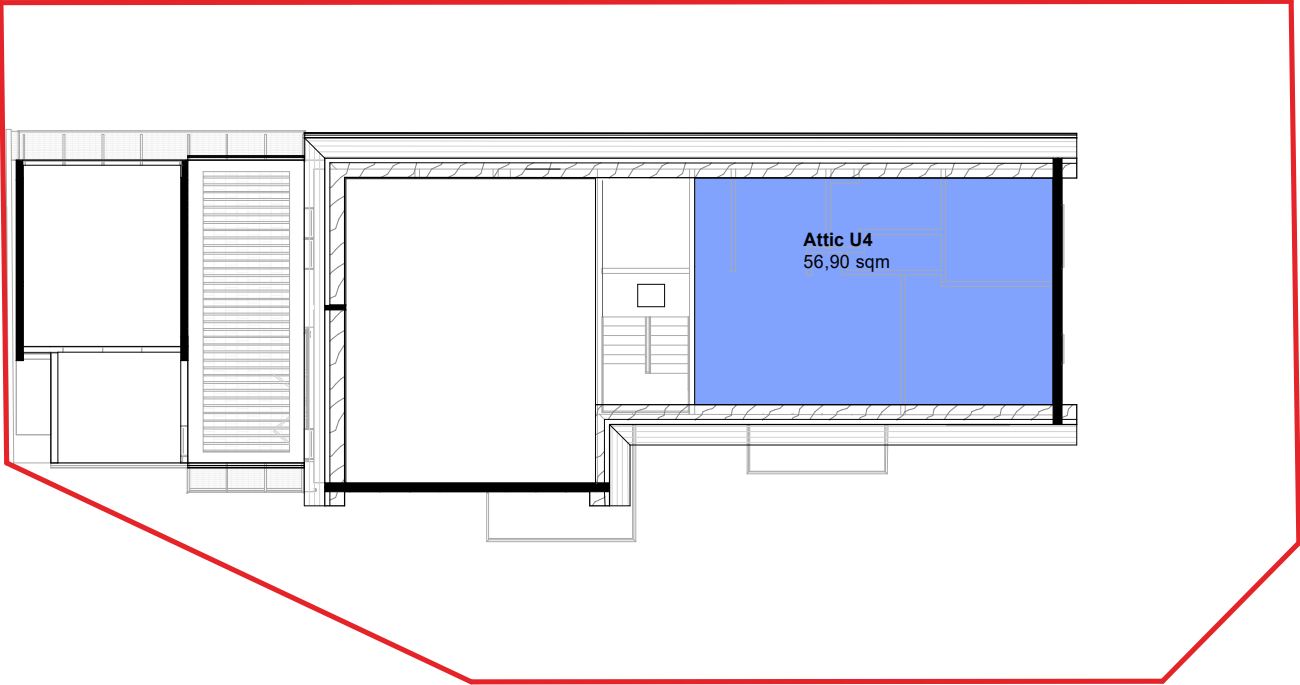
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF ATTIC PLAN



<div></div> <div>UNIT 1 Existing: 66,70 sqm (718 sq.ft) Balcony: 9,00 sqm Storage: 2,90 sqm TOTAL: 78,60 sqm</div>	<div></div> <div>UNIT 3 Existing: 66,70 sqm (718 sq.ft) Addition: 29,50 sqm Open space: 33,00 sqm Storage: 2,9 qsm TOTAL: 132,00 sqm</div>
<div></div> <div>UNIT 2 Existing: 65,40 sqm (704 sq.ft) Storage: 2,90 sqm TOTAL: 68,30 sqm</div>	<div></div> <div>UNIT 4 Existing: 71,80 sqm (773 sq.ft) Attic: 56,90 sqm Storage: 2,9 qsm TOTAL: 131,56 sqm</div>

Area Lot Schedule
1 : 100

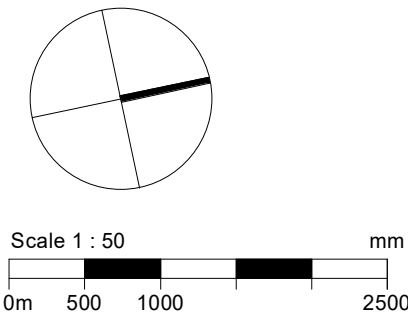
studio
oulala

Unit 13, 28-34 Roseberry Street
Balgowlah, NSW, 2093
tel +61 (0) 0481 341 417
charlotte@oulalaarchitects.com
© STUDIO OULALA 2021

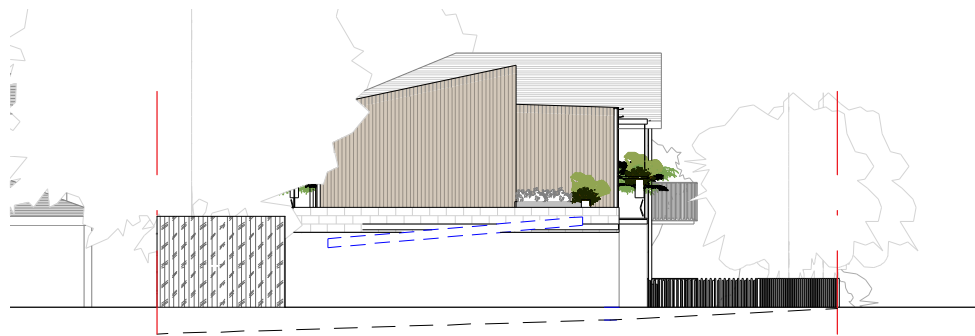
DRAWING STATUS

D	23.07.2022	Additional information	CV
C	11.05.2022	Issued for DA	CV
B	02.05.2022	Issued for owner consent	CV
A	27.04.2022	Issued for Information	CV
REV	Date	Reason For Issue	Chk

- General Notes :
- Any discrepancies to be brought to the Architect's attention.
 - This drawing remains the property of the Architects.
 - Client is granted conditional licence to use drawings.
 - Transfer of the licence is prohibited.
 - Architect reserves the right to terminate the licence.
 - Reproduction of the drawing in whole or part is prohibited.
 - Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect.
 - Refer to hard copies for accuracy of electronic data.
 - Dimensions are in millimetres unless stated otherwise. Levels are in metres AHD unless stated otherwise.
 - Dimensions govern. Do not scale off drawing.
 - All site dimensions to be verified on site before proceeding on site.
 - All discrepancies to be notified in writing to Studio Oulala.
 - These drawings are not for construction.
 - © Copyright reserved by the Architects.



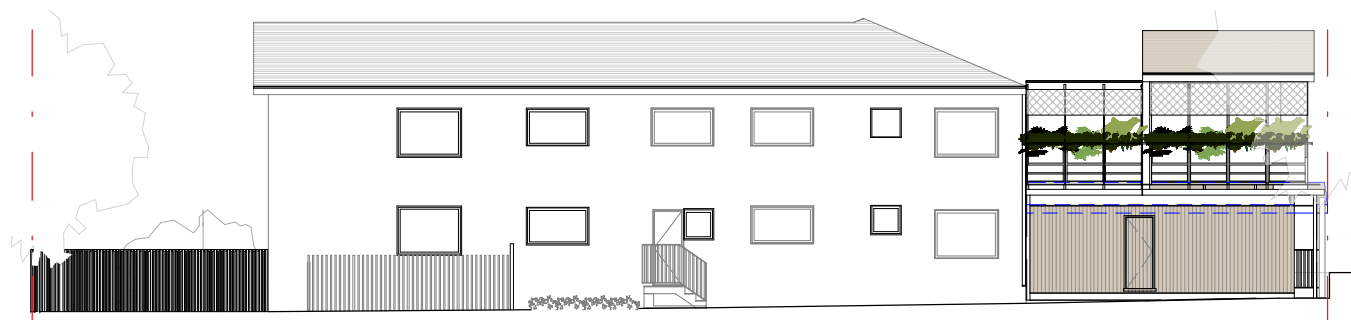
Project
Austin Ware & Charlotte Vergnolle
3/153 Balgowlah Rd, Balgowlah NSW
Drawing Title
Proposed Subdivision Plan
Scale at A3
As indicated
Revision Date.
23.07.2022
Project No.
2101
Rev No.
D
Drawing No.
DA13



SOUTHERN ELEVATION



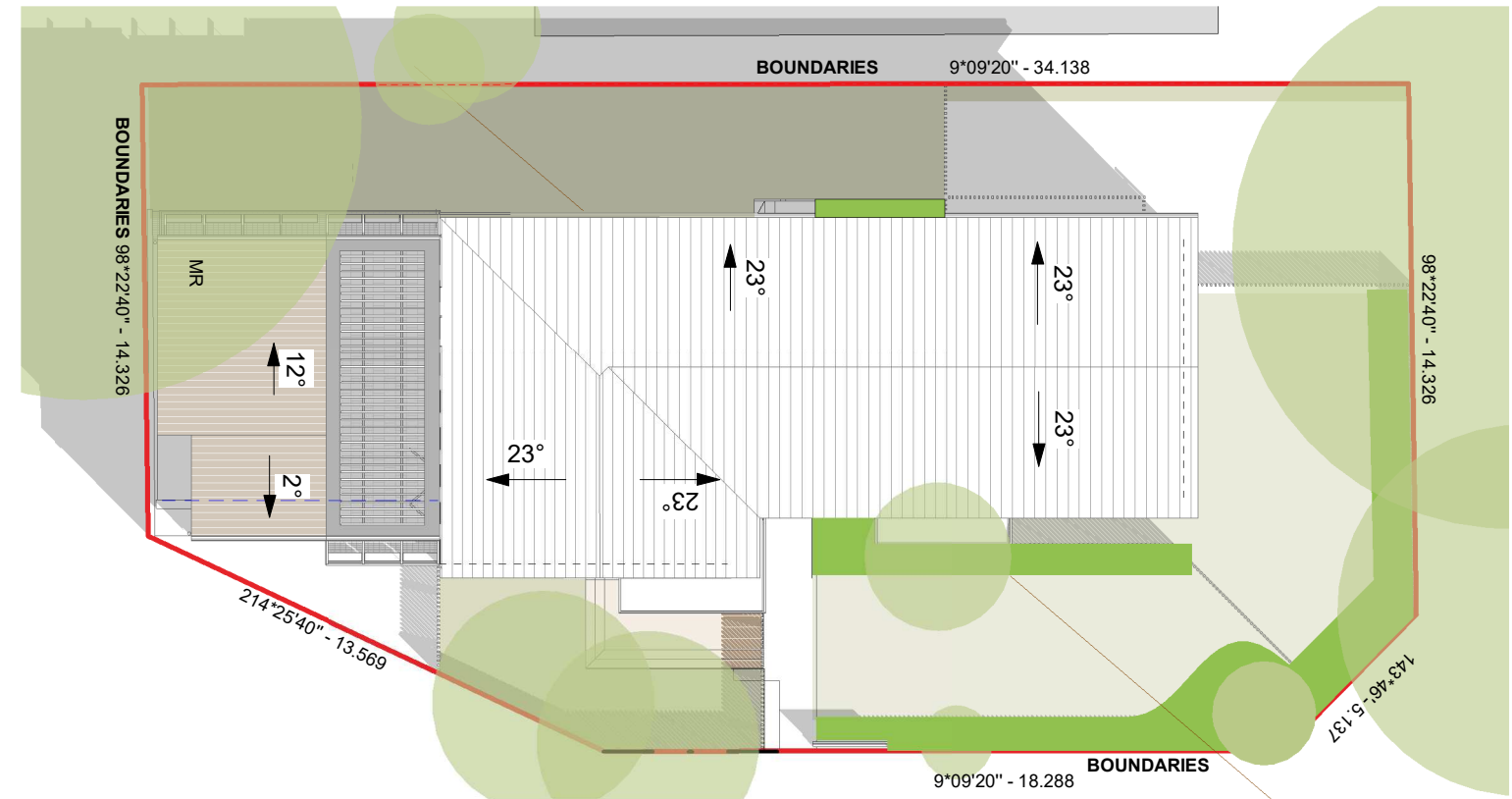
NORTH ELEVATION



WESTERN ELEVATION



EASTERN ELEVATION



SITE PLAN

**studio
oulala**

Unit 13, 28-34 Roseberry Street
Balgowlah, NSW, 2093

tel +61 (0) 0481 341 417

charlotte@oulalaarchitects.com

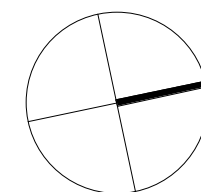
© STUDIO OULALA 2021

DRAWING STATUS

C	11.05.2022	Issued for DA	CV
B	02.05.2022	Issued for owner consent	CV
A	27.04.2022	Issued for Information	CV
REV	Date	Reason For Issue	Chk

General Notes :

- Any discrepancies to be brought to the Architect's attention.
- This drawing remains the property of the Architects.
- Client is granted conditional licence to use drawings.
- Transfer of the licence is prohibited.
- Architect reserves the right to terminate the licence.
- Reproduction of the drawing in whole or part is prohibited.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the architect.
- Refer to hard copies for accuracy of electronic data.
- Dimensions are in millimetres unless stated otherwise. Levels are in metres AHD unless stated otherwise.
- Dimensions govern. Do not scale off drawing.
- All site dimensions to be verified on site before proceeding on site.
- All discrepancies to be notified in writing to Studio Oulala.
- These drawings are not for construction.
- © Copyright reserved by the Architects.



Scale 1 : 50

0m 500 1000 2500 mm

Project
Austin Ware & Charlotte Vergnolle
3/153 Balgowlah Rd, Balgowlah NSW
Drawing Title
Notification Plan

Scale at A3

1 : 200

Project No.

2101

Rev No.

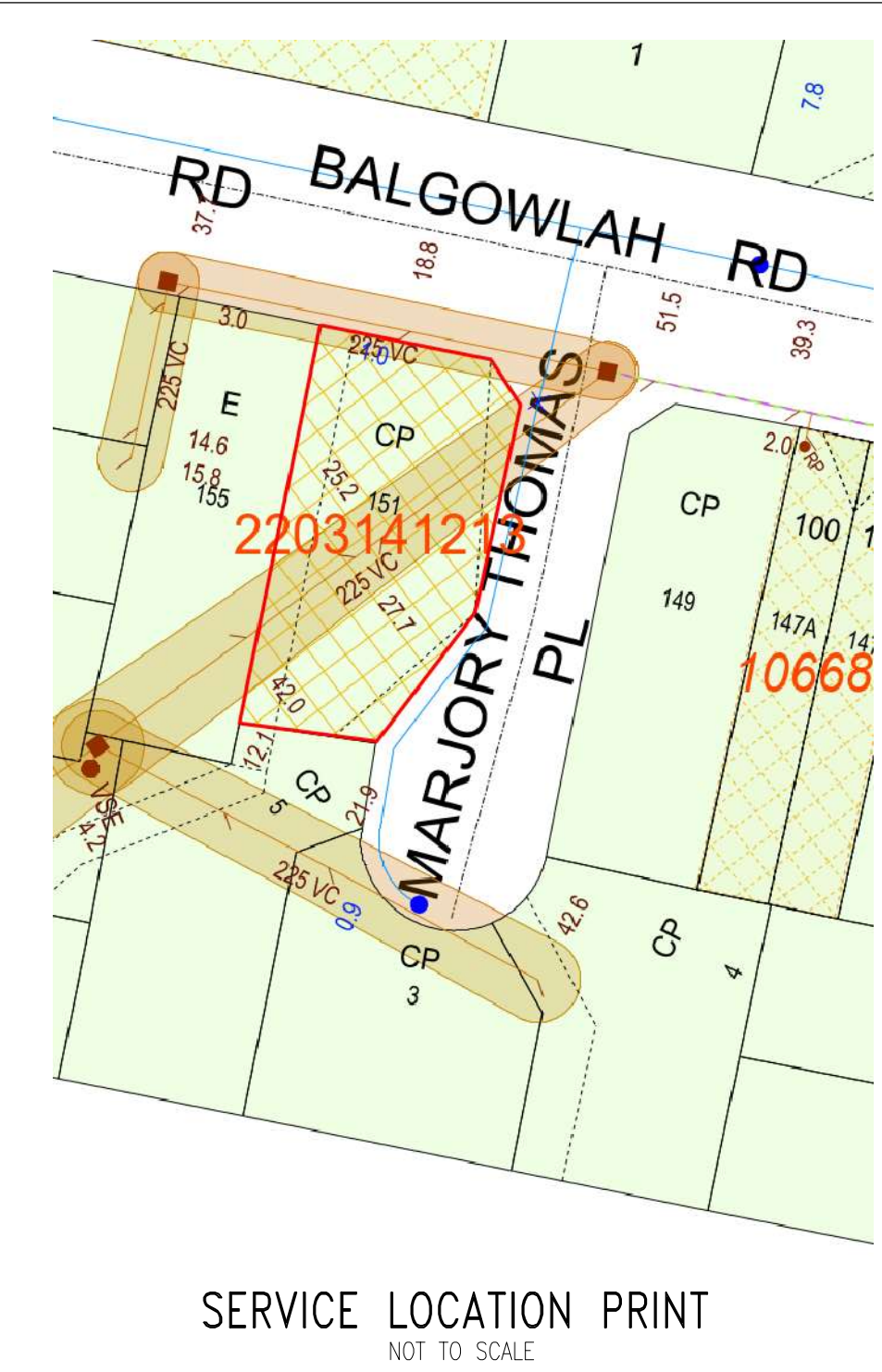
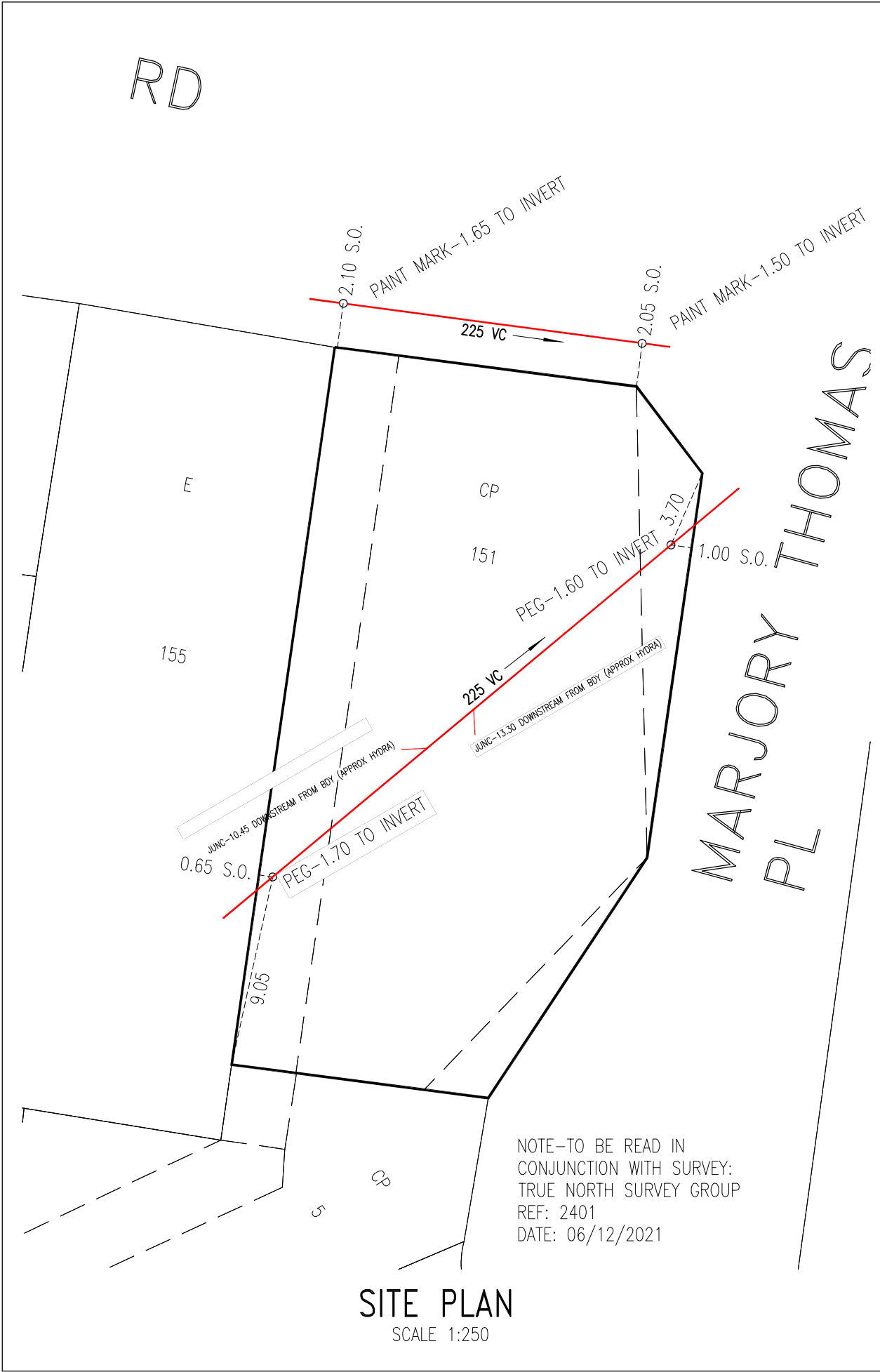
C

Revision Date.

11.05.2022

Drawing No.

DA14



- NOTES:
1. I, MARC GAUDRY OF MGP BUILDING & INFRASTRUCTURE SERVICES PTY LTD BEING ACCREDITED TO CARRY OUT A SERVICE PROTECTION REPORT, CERTIFY THAT THE INFORMATION SHOWN ON THIS REPORT HAS BEEN PREPARED IN ACCORDANCE WITH THE RELEVANT INSTRUCTIONS AND ACCEPT FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION ON THIS REPORT.
SIGN: *Marc Gaudry*
 2. FOR THE PURPOSE OF THIS REPORT, "BOUNDARY" REFERS TO THE ACTUAL PROPERTY BOUNDARY AS IDENTIFIED IN THE PROPERTY SURVEY PLAN. PHYSICAL MEASUREMENTS HAVE BEEN TAKEN FROM FIXED STRUCTURES (FENCES, RETAINING WALLS, BUILDINGS ETC) AND USED TO TIE THE LOCATION OF THE SYDNEY WATER ASSET(S) TO THE PROPERTY BOUNDARY.
 3. NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. BEARINGS, DIMENSIONS AND AREA ARE FROM TITLE ONLY AND ARE SUBJECT TO CONFIRMATION BY BOUNDARY SURVEY.
 4. SOME SURFACE EVIDENCE MAY NOT HAVE BEEN IDENTIFIED AT THE TIME OF THE SURVEY DUE TO SITE IMPEDIMENTS.
 5. SERVICES BETWEEN SURFACE EVIDENCE (SUCH AS MANHOLES) HAVE BEEN ASSUMED TO BE STRAIGHT UNLESS PLANS INDICATE OTHERWISE.
 6. WHERE THE LOCATION OF A SERVICE COULD NOT BE CONFIRMED DUE TO LACK OF INTERNAL/EXTERNAL ACCESS, LACK OF ACCESS TO THE MAINTENANCE STRUCTURES, LACK OF SURFACE EVIDENCE; THE SERVICES HAVE BEEN PLOTTED FROM SYDNEY WATER RECORDS AND NOTATED ACCORDINGLY. MGP IS TO BE CONTACTED AT THE CONSTRUCTION PHASE OF THE PROJECT TO CONFIRM THE LOCATION OF THE ASSETS AND PLACEMENT OF RECOVERABLE MARKS ONCE THESE ASSETS ARE EXPOSED BY THE DEVELOPER
 7. SEWER LOCATIONS MARKS ARE NOT NECESSARILY ON BOUNDARY.
 8. DO NOT SCALE FROM THIS PLAN, USE DIMENSIONS ONLY.
 9. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
 10. THIS STATEMENT IS AN INTEGRAL PART OF THIS PLAN. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS STATEMENT BEING INCLUDED IN FULL WILL RENDER THE INFORMATION INVALID AND NOT SUITABLE FOR USE.
 11. PLEASE NOTE THE ZONE OF INFLUENCE IS 1 IN 1.
 12. DATA OBTAINED IN THIS REPORT HAS BEEN TAKEN USING ON-SITE INSPECTION SONAR DETECTION, SURVEY & SYDNEY WATER HYDRA RECORDS.
 13. STRATA: SOIL
PIPE SIZE: 225
PIPE TYPE: VC

LEGEND:			
SEWER MAIN		RODDING POINT	
MAINTENANCE HOLE		VENT SHAFT (Induct or Educt)	
ASSET INDICATOR		VERTICAL RISER	
Water Servicing Coordinator		Drawing	
		SERVICE PROTECTION REPORT	
Suite 203, 18 Aquatic Drive, Frenchs Forest NSW 2086		151 BALGOWLAH ROAD	
T: 02 9451 7555 F: 02 9451 8555 E: info@mgp.com.au		BALGOWLAH 2093	
JUNCTION (PCP)		CONCRETE ENCASED SECTION	
LAMP HOLE		CON.EN	
Drawn By	EC	Date	15/03/2022
Design By	MG	Scale	1:250
Approved	MG	Sheet	1 OF 1
Job.No.	2022-0108		
Dwg.No.	SPR1		Issue
		2	