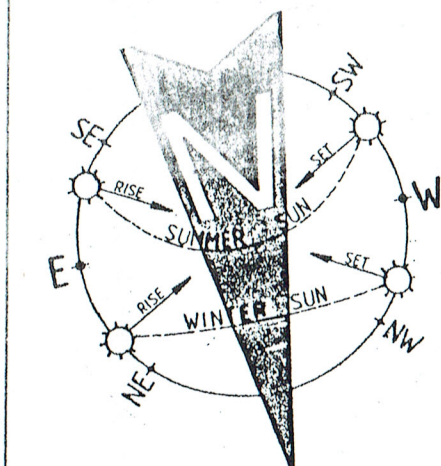
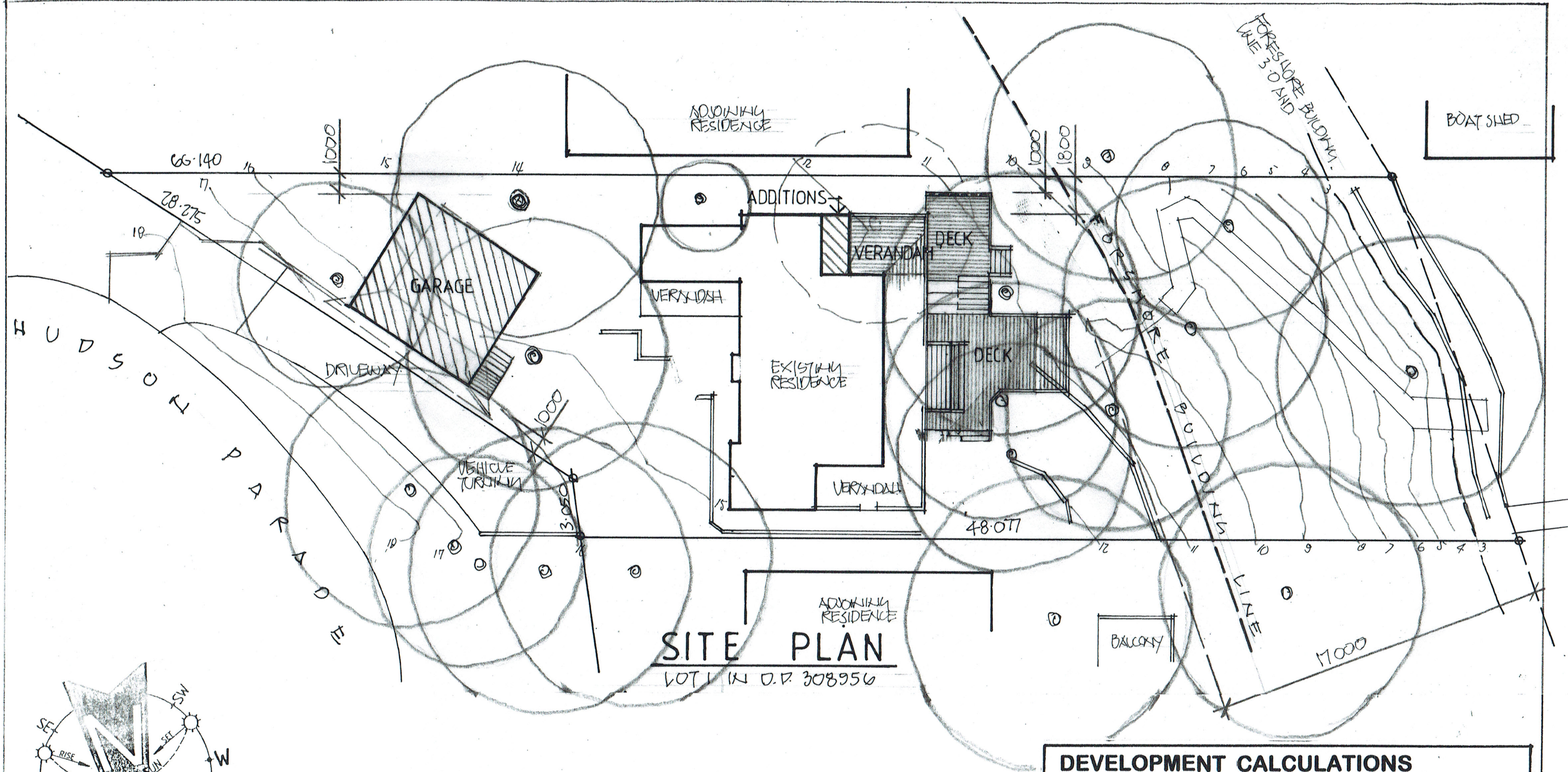




- NOTES:**
1. THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING.
 2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

DEVELOPMENT CALCULATIONS		
SITE AREA	1018.00 SQUARE METRES	
DESCRIPTION	EXISTING SQM	PROPOSED SQM
FLOOR	112.77	117.57
ROOF	112.77	117.57
VERANDAH'S	43.22	55.22
DRIVEWAY	16.35	16.35
CARPORT	31.20	—
DECK'S & STAIRS	—	63.75
GARAGE	—	51.00
TOTAL HARD SURFACE	203.54 (19.99%)	303.89 (29.85%)

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
 2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
 3. All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
 4. All timber construction to be in accordance with the "TIMBER FRAMING" code.
 5. Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
 6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
 7. All electrical power & light outlets to be determined by owner.
 8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

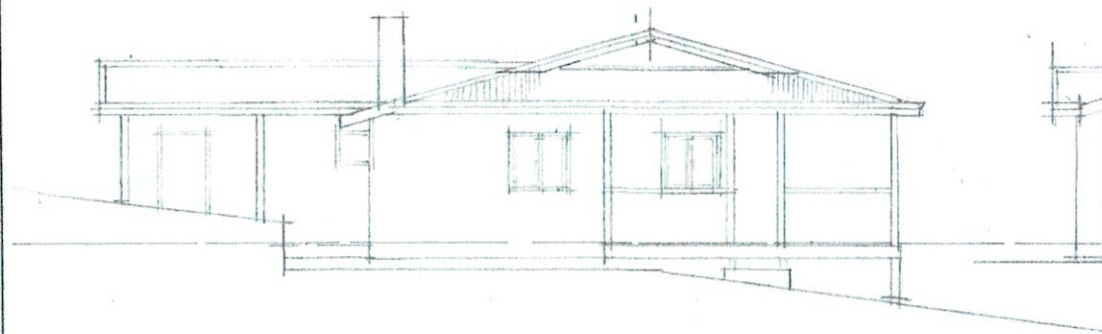
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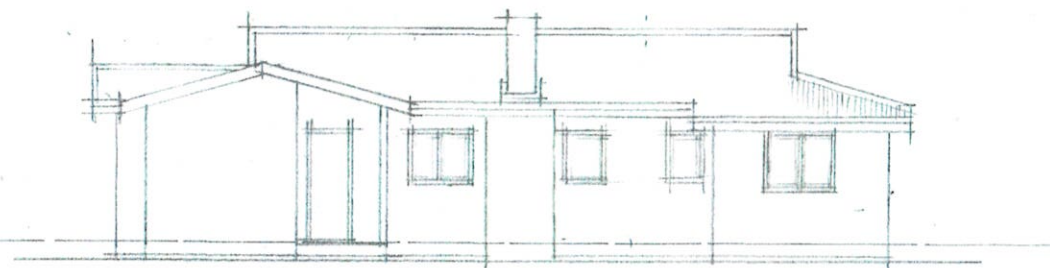
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PROJECT
 PROPOSED ALTERATIONS/ADDITIONS
 No. 34 HUDSON PARADE
 CLAREVILLE N. S. W. 2107
 CLIENT
 BOB & BRITT GOLDIE

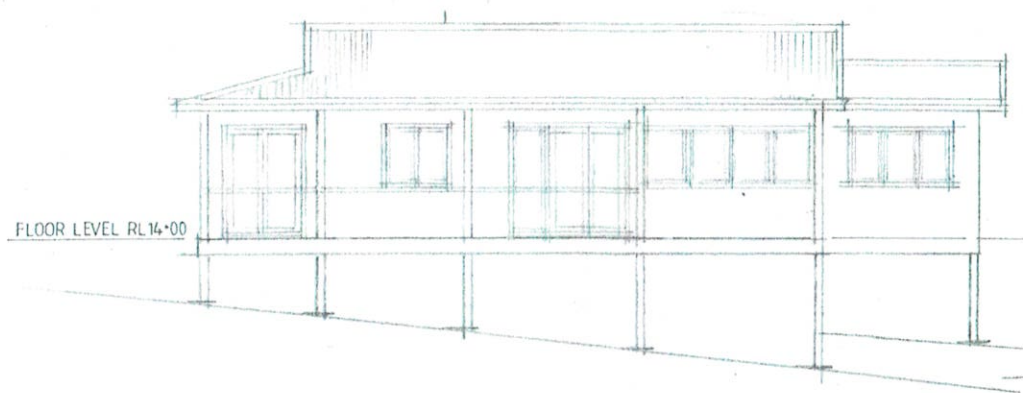
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 DRAWN JDE CHECKED
 DRAWING No. 2002-1 ISSUE A
 24/4/20



NORTH ELEVATION

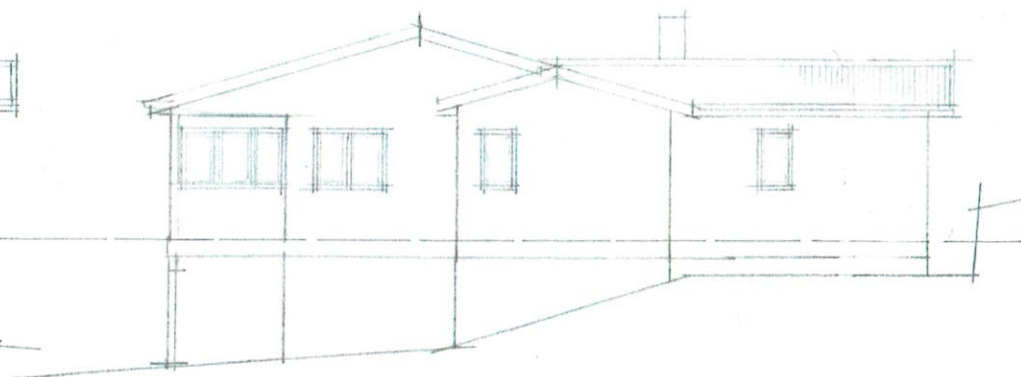


EAST ELEVATION



FLOOR LEVEL RL14.00

WEST ELEVATION



SOUTH ELEVATION

EXISTING ELEVATIONS

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3. All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All timber construction to be in accordance with the "Timber Framing" code.
5. Any detailing in addition to what is suggested shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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PROJECT
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BOB & BRITT GOLDIE

DATE 19/11/2019	SCALE 1:100
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DRAWING No. 2002-4	FOCUS A

FLOOR LEVEL RL 14.00

NORTH ELEVATION

ELV 10.75

RIDGE RL 18.16

FLOOR LEVEL RL 14.00

PRIVACY SCREEN 1800 HIGH
AS SELECTED BY OWNERS

LOWER FLOOR & DECK 2 RL 11.55

ELV 12.80

ELV 11.40

ELV 10.30

SOUTH ELEVATION

HARDWOOD CLADDING WITH
SARKHAN & RL 0.14 SUSPENSION

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3. All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All similar construction to be in accordance with the "NATIONAL FIRE" code.
5. Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
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ISSUE A	

COLORBOND CUSTOM ORB ROOF SHEETING
FIXED NEW OVER FOL LINED BLANKET

NEW VELUX SK/UG477
H08 (VSE004)

FLOOR LEVEL RL 14.00

EAST ELEVATION

FLOOR LEVEL RL 14.00

LOWER FLOOR & DECK 2 RL 11.00

WEST ELEVATION

SCHEDULE OF BASIX COMMITMENTS

WATER COMMITMENTS

FIXTURES:

1. ALL NEW & ALTERED SHOWER HEADS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.
2. ALL NEW & ALTERED TOILET FLUSHING SYSTEMS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
3. ALL NEW & ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.

SOLAR (GAS BOOSTED).

THERMAL COMFORT COMMITMENTS

CONSTRUCTION INSULATION REQUIREMENTS

1. THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET-OUT IN THE CERTIFICATE NUMBER A366920, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.

WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS

1. THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER. A366920. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR
2. FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL.

ENERGY COMMITMENTS

LIGHTING

1. THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

VENTILATION

1. THE APPLICANT MUST HAVE INSTALLED THE FOLLOWING EXHAUST SYSTEM:
 - a. AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (IE. NATURAL).
 - b. KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF.

NATURAL LIGHTING

1. THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.
2. THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.

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4. All timber construction to be in accordance with the "Timber (Flooring)" code.
5. Any detailing in addition to what is supplied shall be reviewed between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
6. Roof water & air-out drainage to be disposed of in the approved manner or as directed by local council inspectors.
7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing finishes damaged by new work. Remove existing materials where possible.

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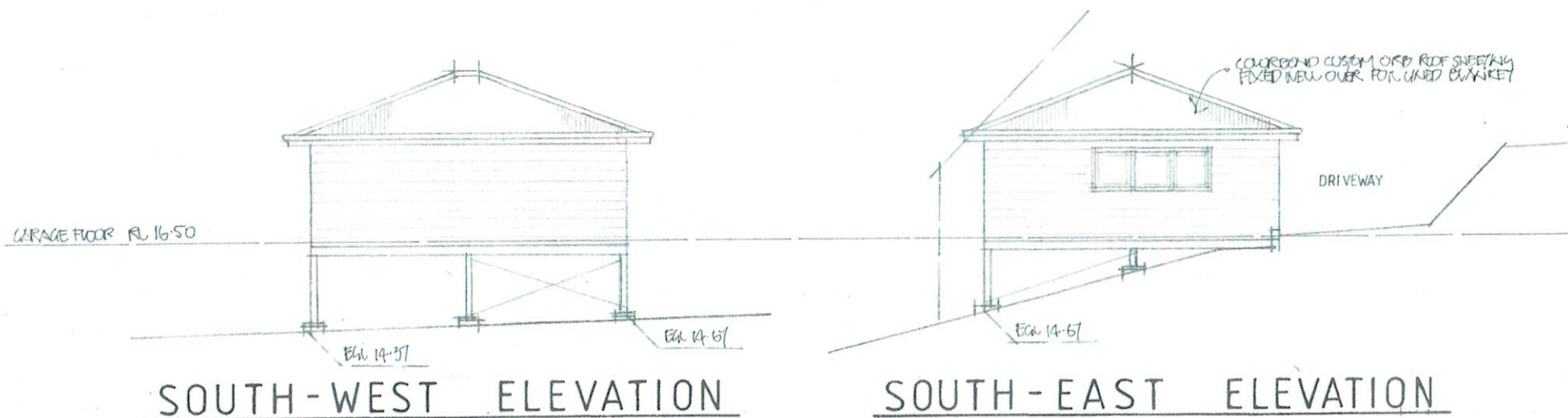
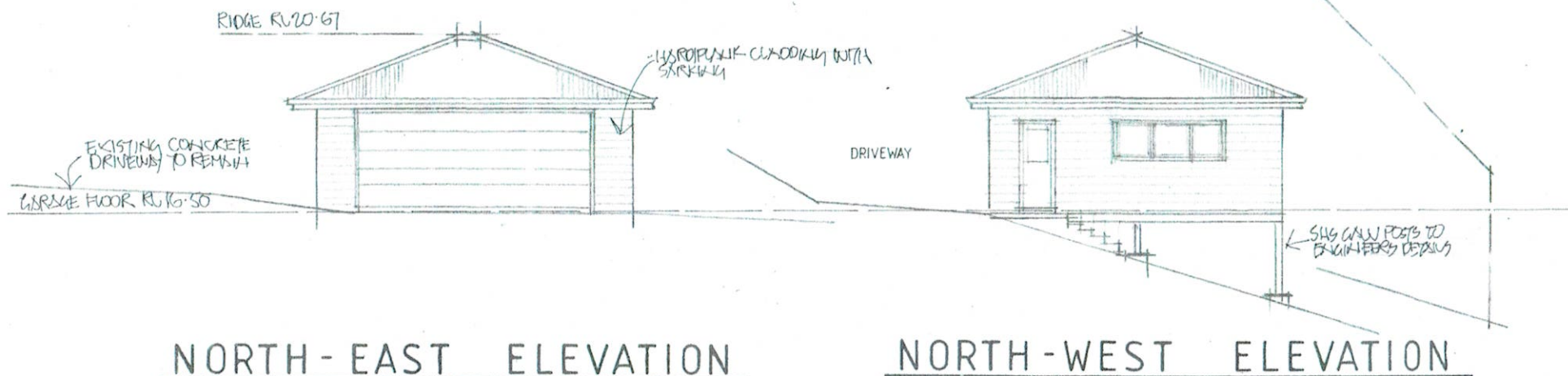
APPROVED FOR CONSTRUCTION
DATE 21-4-20



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PHONE 9999 4566 MOBILE 0418 976 596
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PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 34 HUDSON PARADE
CLAREVILLE N. S. W. 2107
CLIENT
BOB & BRITT GOLDIE

DATE 19/11/2019 SCALE 1:100
DRAWN JDE CHECKED
DRAWING No. 2002-6 ISSUE A



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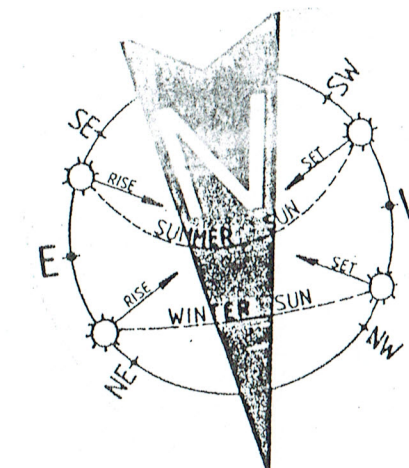
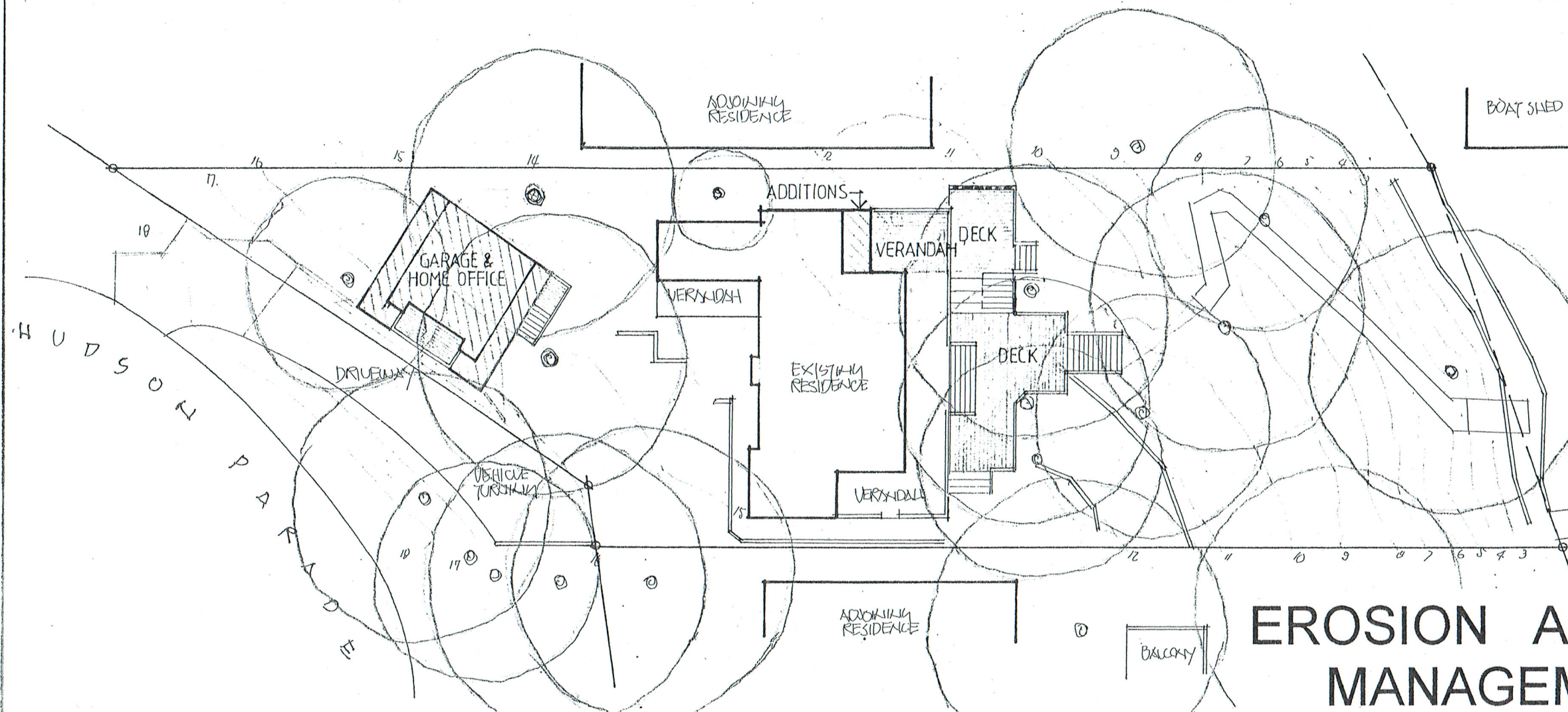
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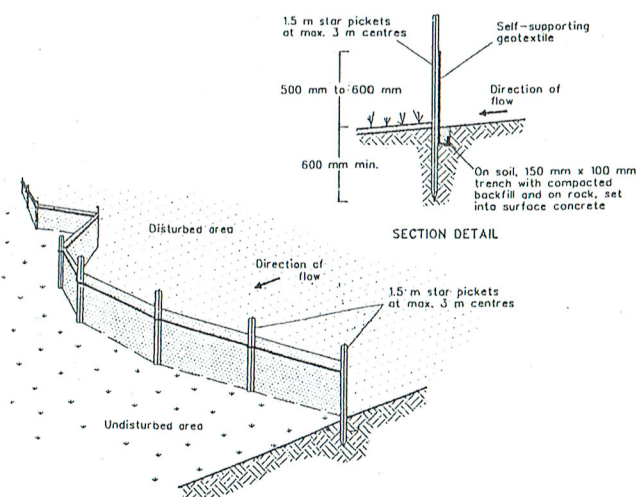
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 SHEET A



EROSION AND SEDIMENT MANAGEMENT PLAN

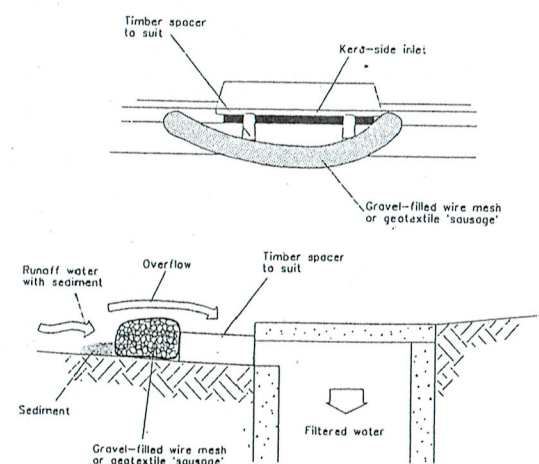
SEDIMENT FENCE



CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3.0 METRES APART.
3. DIG A 150MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE. FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150MM OVERLAP.

MESH AND GRAVEL INLET FILTER

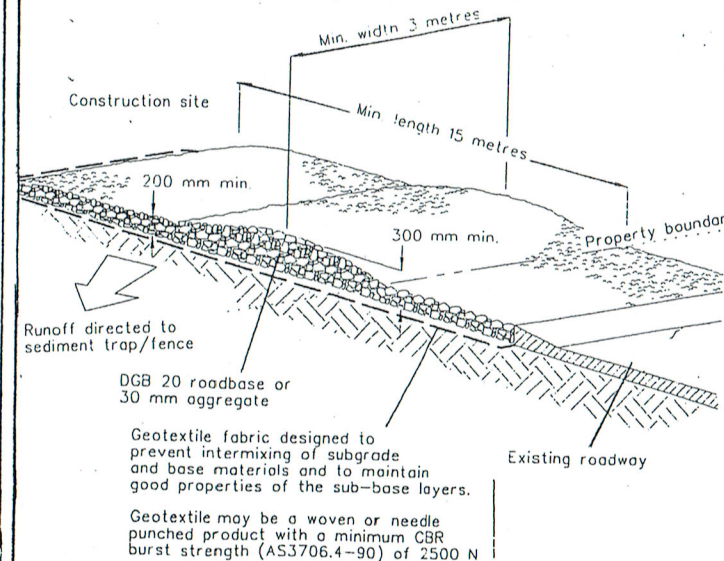


NOTE: This practice only to be used where specified in an approved SWMP/ESCP.

CONSTRUCTION NOTES

1. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT.
2. FILL THE SLEEVE WITH 25MM TO 50MM GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150MM HIGH X 400MM WIDE.
4. PLACE THE FILTER AT THE OPENING OF THE KERB INLET LEAVING A 100MM GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY.
5. MAINTAIN THE OPENING WITH SPACER BLOCKS.
6. FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER.
7. FIT TO ALL KERB INLETS AT SAG POINTS

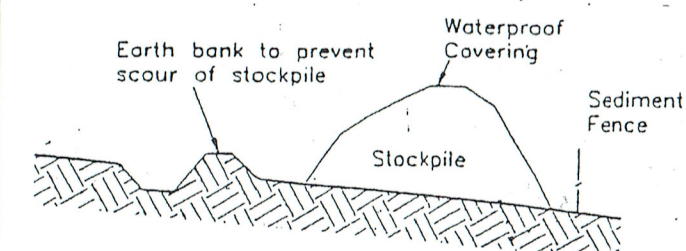
STABILISED SITE ACCESS



CONSTRUCTION NOTES

1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGGREGATE. MINIMUM LENGTH 15 METRES OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN THE BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OF OTHER SEDIMENT TRAP.

BUILDING MATERIAL STOCKPILES DETAIL



CERTIFICATION

I JOHN EVANS MEMBER No. 365-96 OF THE BUILDING DESIGNERS ASSOCIATION OF N. S. W. INC, HEREBY CERTIFY THAT THIS DRAWING HAS BEEN DESIGNED IN WITH THE REQUIREMENTS OF THE N. S. W. DEPARTMENT OF LAND AND WATER CONSERVATION'S "URBAN EROSION AND SEIMENT CONTROL" MANUAL.

Signed

[Signature]

Date

19/11/19

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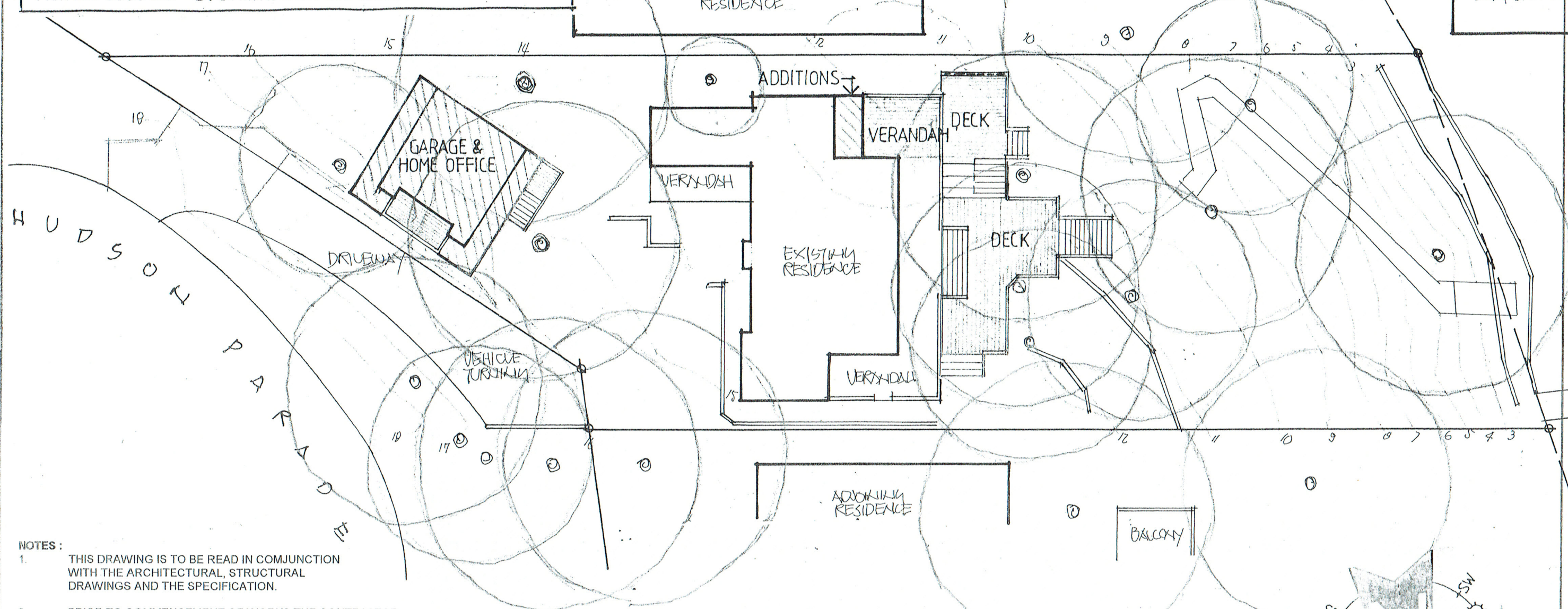


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PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 34 HUDSON PARADE
CLAREVILLE N. S. W. 2107
CLIENT
BOB & BRITT GOLDIE

DATE 19/11/2019 SCALE NT5
DRAWN JDE CHECKED
DRAWING No. 2002-10 ISSUE

NOTE:
ALL DRAINAGE WORKS TO BE DESIGNED AND IMPLEMENTED
IN ACCORDANCE WITH THE REQUIREMENTS OF
Section 3.1.2 OF THE BUILDING CODE OF AUSTRALIA AND
AS/NZS 3500 3.2 - STORMWATER DRAINAGE



NOTES :

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY THEMSELVES OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE DRAWINGS AND ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
4. ALL SWD PIPES ARE 100 mm UPVC AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE
5. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION & SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT.
6. TOPSOIL SHALL BE STRIPED & STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
7. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.

**CONNECT ALL NEW STORMWATER
LINES TO THE EXISTING SYSTEM**

**STORMWATER
CONCEPT PLAN**

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
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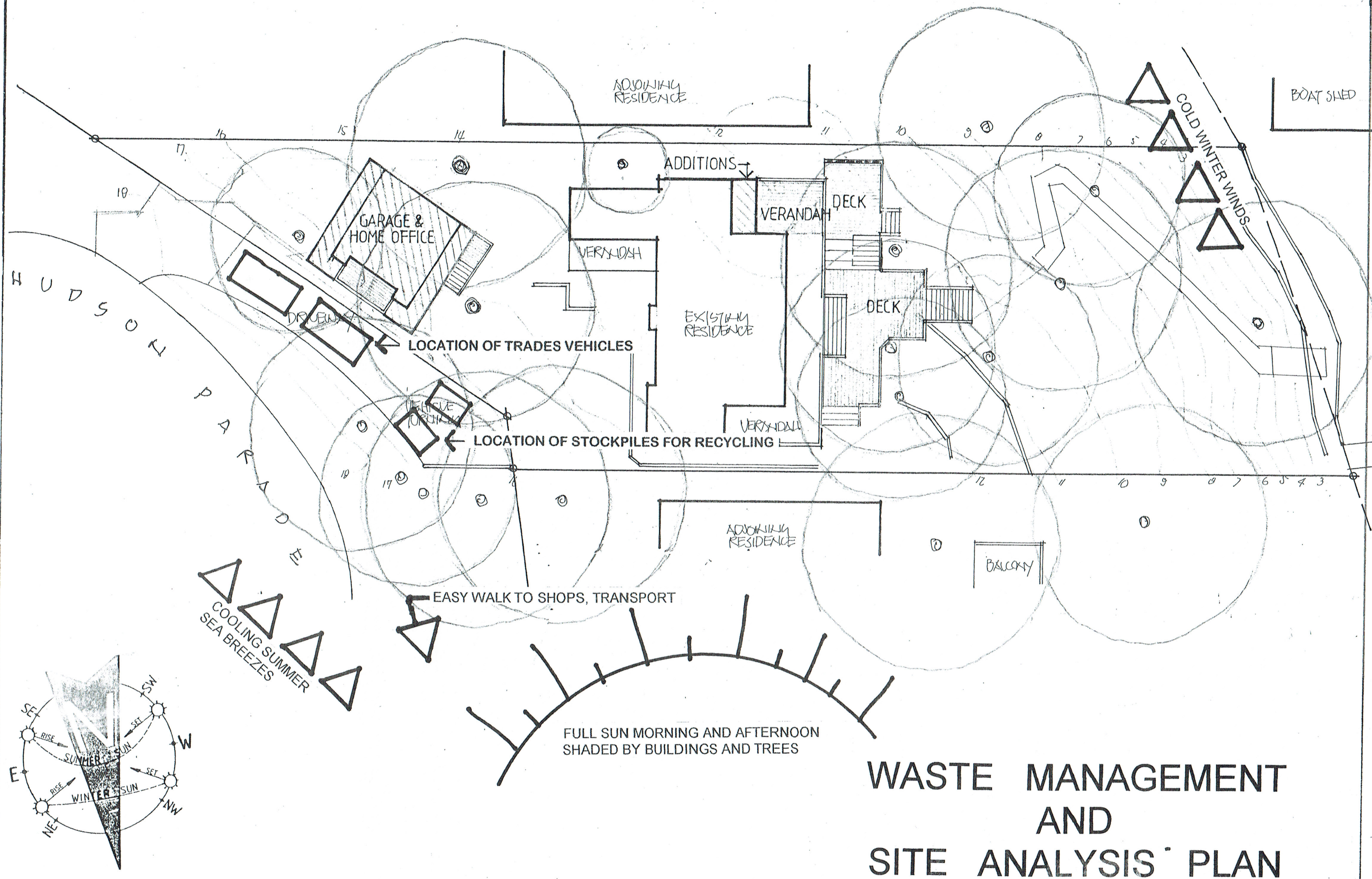
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WASTE MANAGEMENT AND SITE ANALYSIS PLAN

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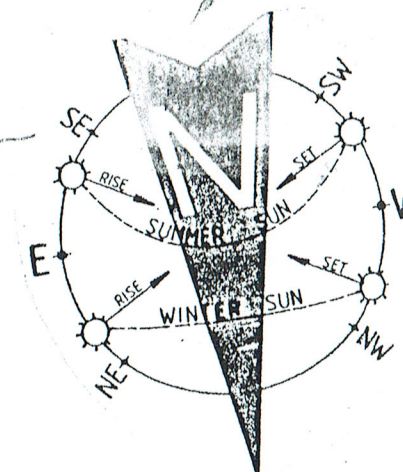
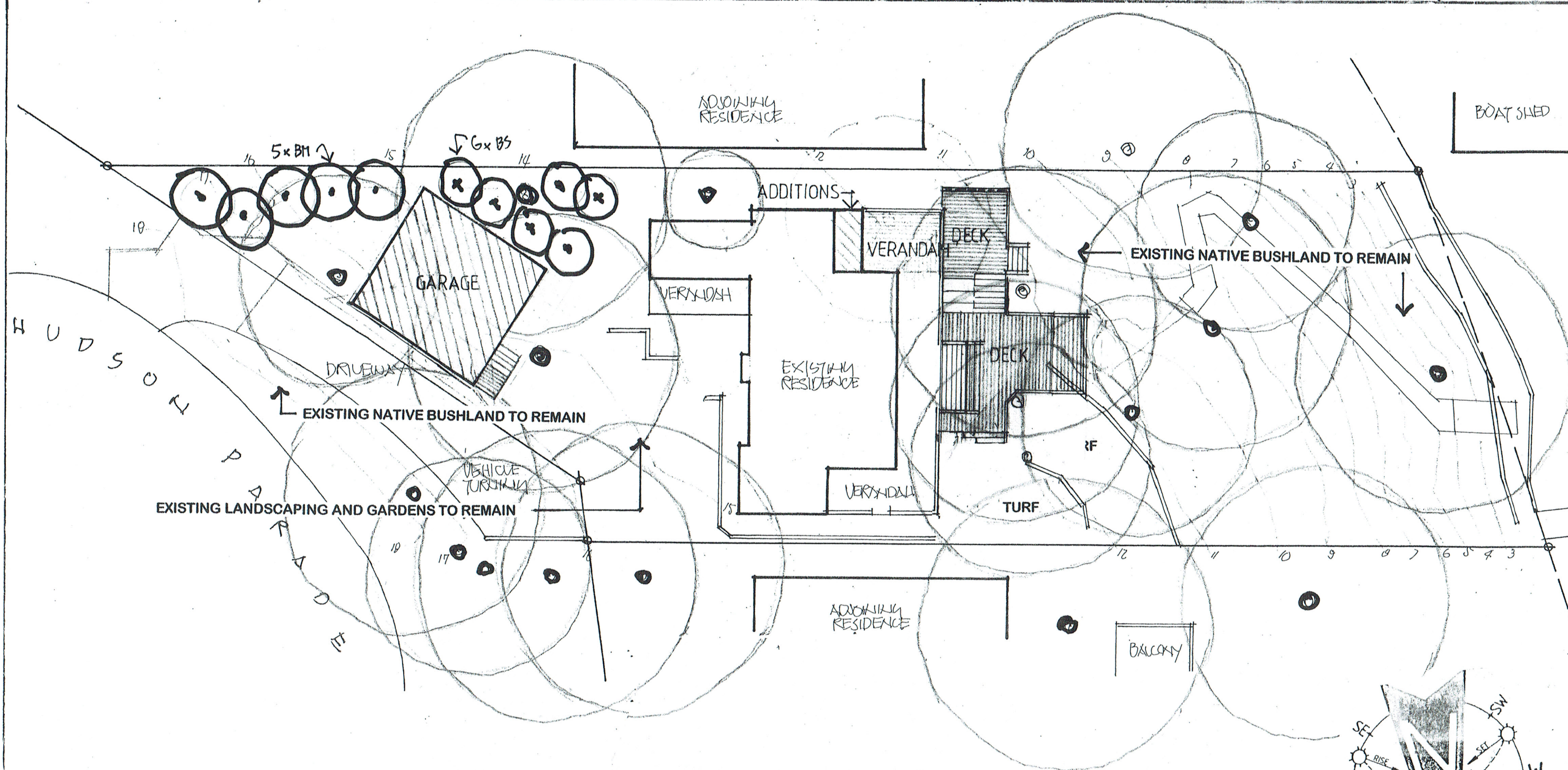
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2002-12	



PLANTING SCHEDULE FOR SHALE SLOPES

SYMBOL	BOTANICAL NAME	COMMON NAME	POT SIZE	NO. OFF	HEIGHT	SPREAD
SHRUBS						
BS	BANKSIA SPINULOSA	HAIRPIN BANKSIA	5Ltr	6	2-3	2-3
BM	BORONIA MOLLIS	SOFT BORONIA	5Ltr	5	2-3	2.5
GROUND COVERS / SCRAMBLERS						
KR	KENNEDIA RUBICUNDA	DUSKY CORAL PEA				
VH	VIOLA HEDERACEA	NATIVE VIOLET				

LANDSCAPE CONCEPT PLAN

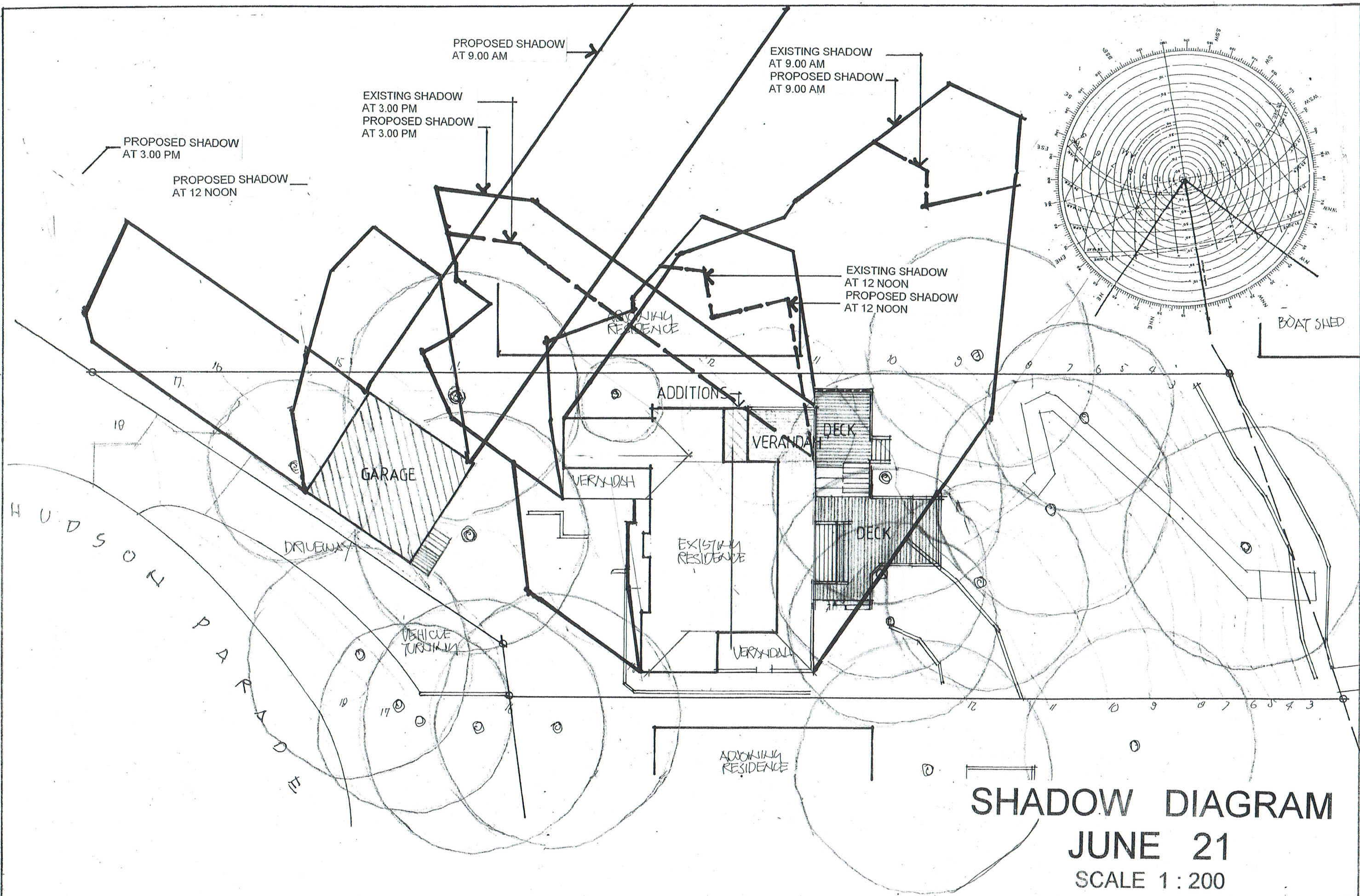
ALL CIVIL STRUCTURAL AND HYDRAULIC WORKS ASSOCIATED WITH THIS PROJECT SHALL BE TO THE RELEVANT ENGINEER'S DETAILS. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING. ALL DIMENSIONS & LEVELS TO BE VERIFIED BY THE CONTRACTOR ON SITE.



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 DRAWING No. 2002-13 ISSUE A
 21-4-20



SHADOW CERTIFICATION
 I JOHN EVANS SENIOR BUILDING DESIGNER OF J.D. EVANS & COMPANY PTY LIMITED
 EST. 1978, HEREBY CERTIFY THAT THE SHADOW DIAGRAMS ARE ACCURATE
 Signed _____ Date 19/11/19

No.	AMENDMENT	DATE



J.D. EVANS and COMPANY
 DESIGN AND BUILDING CONSULTANTS
 UNIT 7, 6 JUBILEE AVENUE, WARRIEWOOD 2102
 PHONE 9999 4566 MOBILE 0418 976 596
 www.jdeco.com.au email info@jdeco.com.au

PROJECT
 PROPOSED ALTERATIONS/ADDITIONS
 No. 34 HUDSON PARADE
 CLAREVILLE N.S.W. 2107
 CLIENT
 BOB & BRITT GOLDIE

DATE 19/11/2019	SCALE 1:200
DRAWN JOE	CHECKED
DRAWING No. 2002-14	ISSUE A