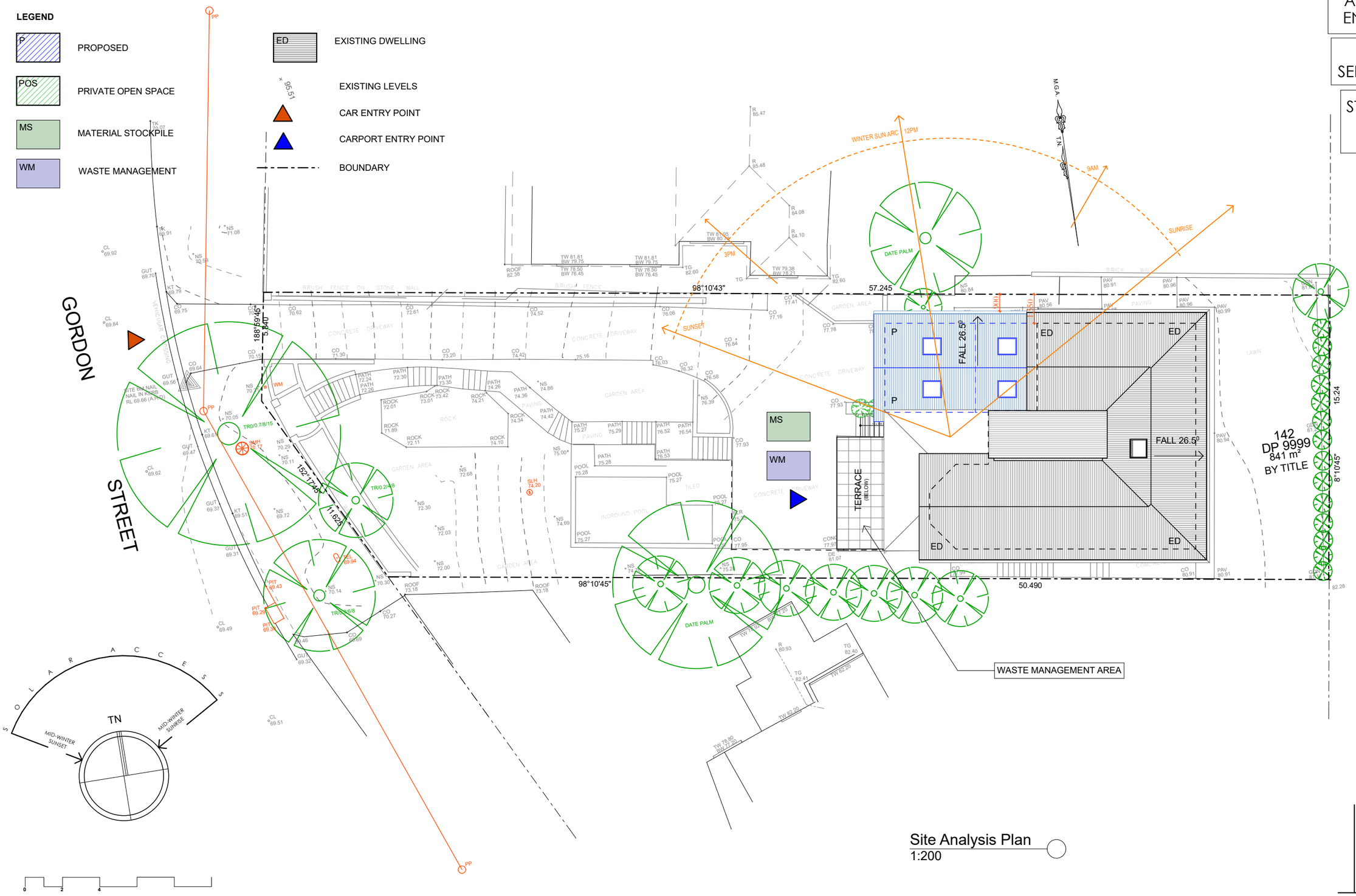
ALL TIMBER FRAMING AND FOOTINGS TO ENGINEERS DETAILS

EXISTING SITE SERVICES TO BE USED

STORMWATER TO BE CONNECTED TO EXISTING SYSTEM

LEGEND

- P — PROPOSED
- POS — PRIVATE OPEN SPACE
- MS — MATERIAL STOCKPILE
- WM — WASTE MANAGEMENT
- ED — EXISTING DWELLING
- EXISTING LEVELS
- CAR ENTRY POINT
- CARPORT ENTRY POINT
- BOUNDARY



Site Analysis Plan
1:200

= Proposed Work
= Demolition
= Existing

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

SHARPE BUILDING SOLUTIONS PTY LTD
LIC 183687C

Project : Alterations & Additions
DA
6 Gordon St, Clontarf
Lot 142 in DP 9999 - 842.2m2

Client : Private Residence

Drawing : - Site, Site Analysis & Waste Management Plan

TN

Drawn/Designed : TS / PB

Project Number : 2035

Drawing No. : DA3

Date : 011020

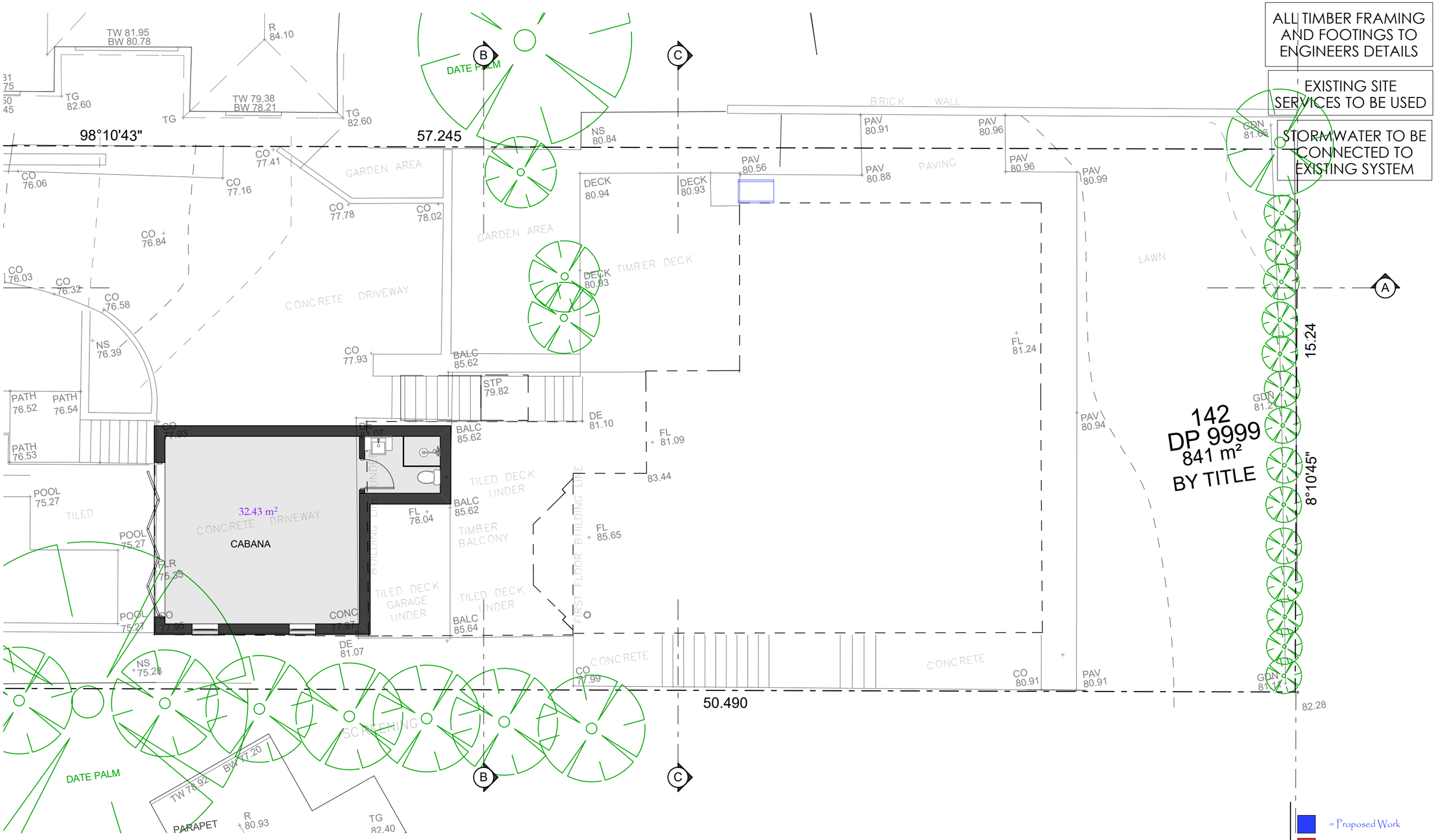
Scale : 1:200 @ A3

Issue :

ALL TIMBER FRAMING AND FOOTINGS TO ENGINEERS DETAILS

EXISTING SITE SERVICES TO BE USED

STORMWATER TO BE CONNECTED TO EXISTING SYSTEM



= Proposed Work

= Demolition

= Existing

Cabana Floor Plan (1)
1:100

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

SHARPE BUILDING SOLUTIONS PTY LTD
LIC. 183687C

Project : Alterations & Additions
DA
6 Gordon St, Clontarf
Lot 142 in DP 9999 - 842.2m2

Client : Private Residence

Drawing : - Cabana Floor Plan

TN

Drawn/Designed : TS / PB

Project Number : 2035

Drawing No. : DA4

Date : 011020

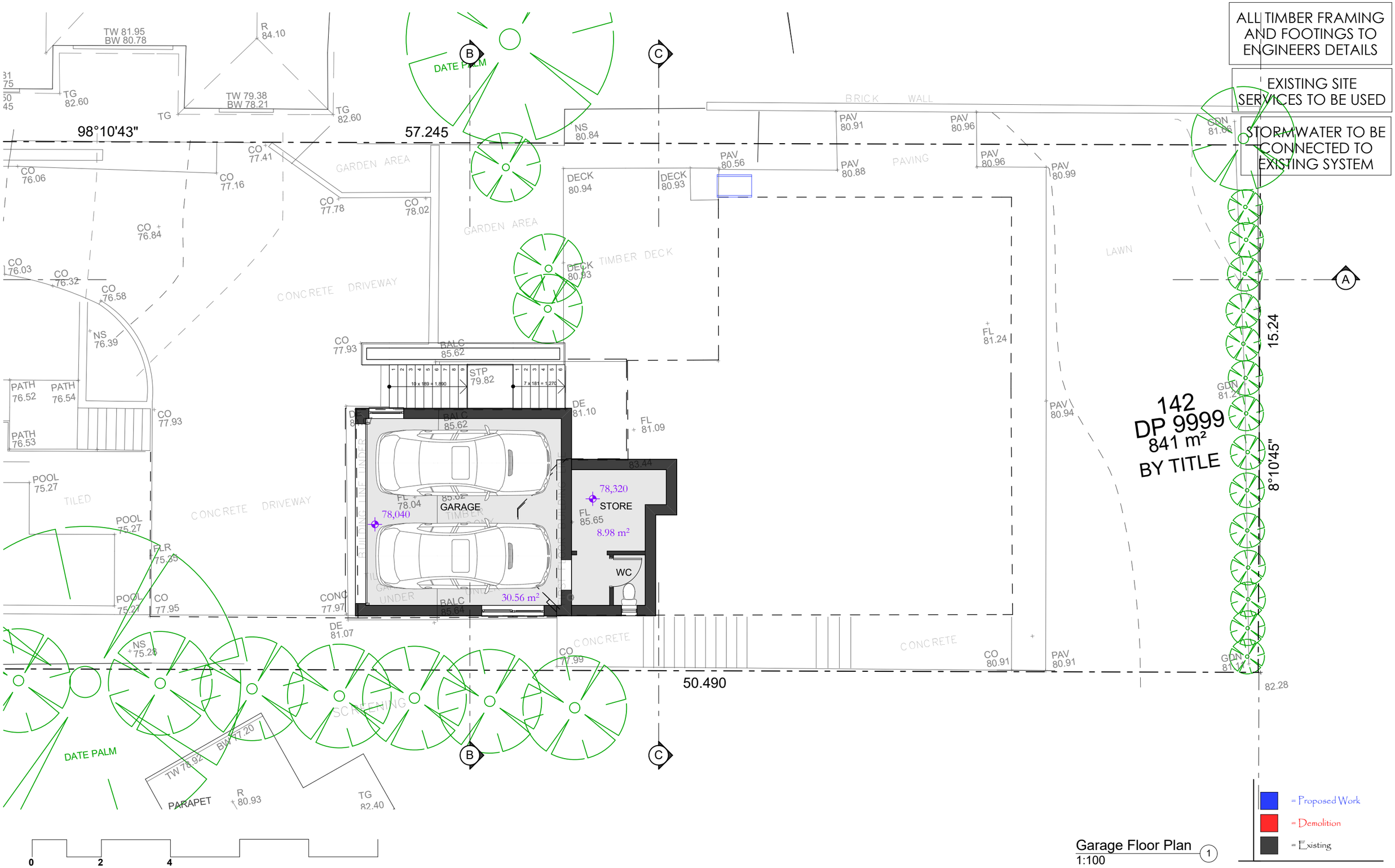
Scale : 1:100 @ A3

Issue :

ALL TIMBER FRAMING AND FOOTINGS TO ENGINEERS DETAILS

EXISTING SITE SERVICES TO BE USED

STORMWATER TO BE CONNECTED TO EXISTING SYSTEM



Garage Floor Plan (1)
1:100

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

SHARPE BUILDING SOLUTIONS PTY LTD
LIC 183687C

Project : Alterations & Additions
DA
6 Gordon St, Clontarf
Lot 142 in DP 9999 - 842.2m2

Client : Private Residence

Drawing : - Garage Floor Plan

TN

Drawn/Designed : TS / PB

Project Number : 2035

Drawing No. : DA5

Date : 011020

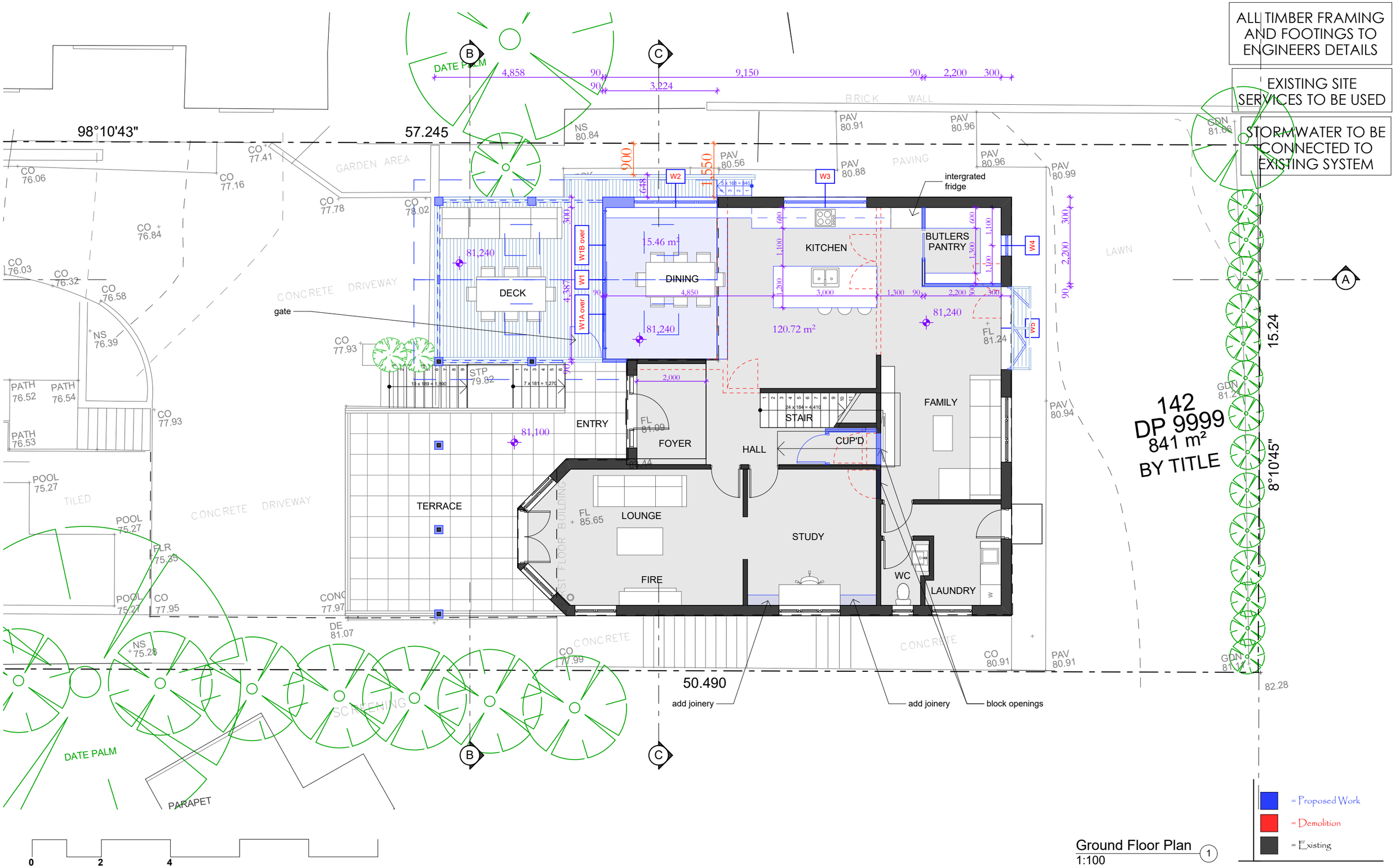
Scale : 1:100 @ A3

Issue :

ALL TIMBER FRAMING AND FOOTINGS TO ENGINEERS DETAILS

EXISTING SITE SERVICES TO BE USED

STORMWATER TO BE CONNECTED TO EXISTING SYSTEM



= Proposed Work

= Demolition

= Existing

Ground Floor Plan (1)
1:100

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

SHARPE BUILDING SOLUTIONS PTY LTD
LIC. 183687C

Project : Alterations & Additions
DA
6 Gordon St, Clontarf
Lot 142 in DP 9999 - 842.2m2

Client : Private Residence

Drawing : - Ground Floor Plan

TN

Drawn/Designed : TS / PB

Project Number : 2035

Drawing No. : DA6

Date : 011020

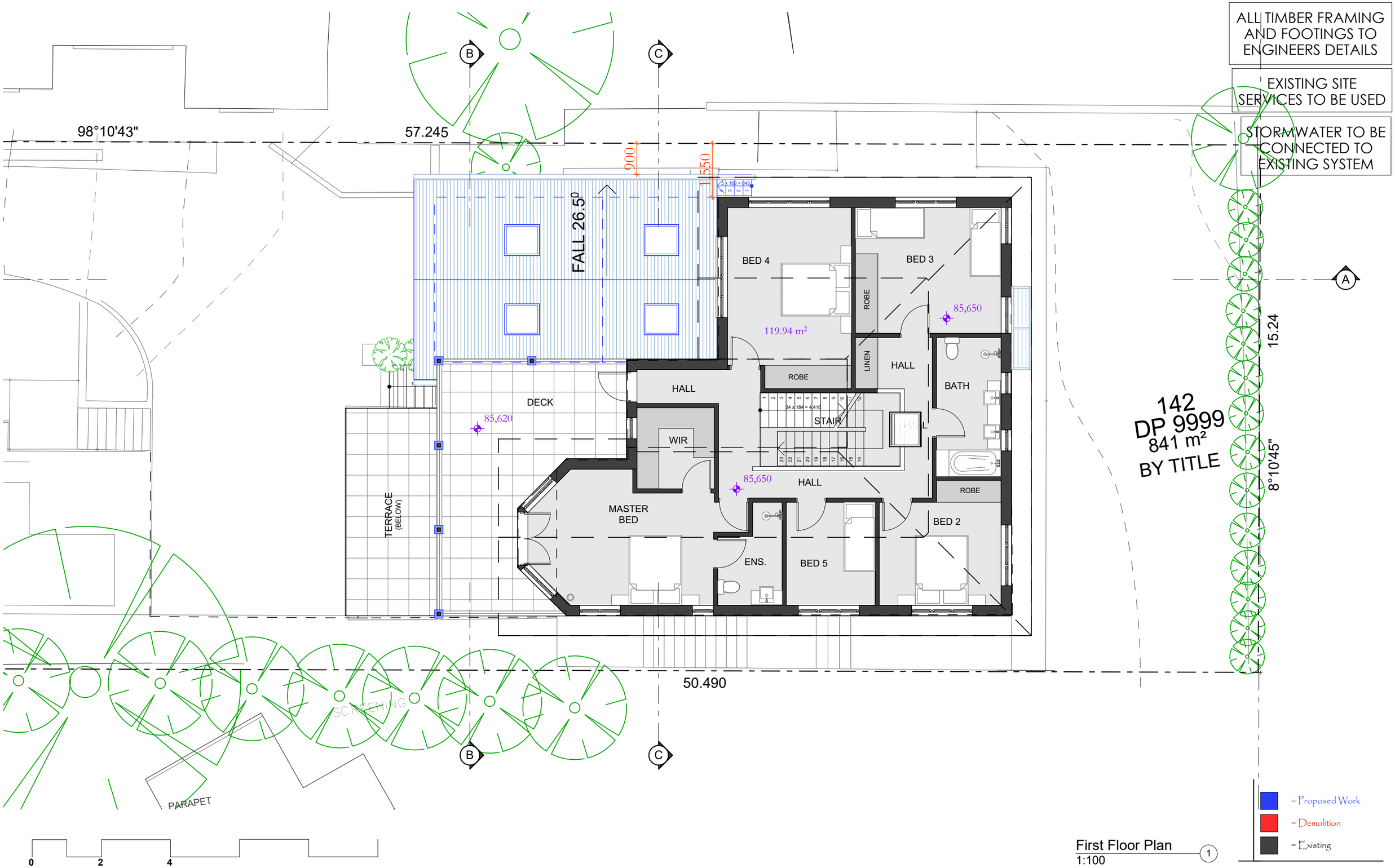
Scale : 1:100 @ A3

Issue :

ALL TIMBER FRAMING AND FOOTINGS TO ENGINEERS DETAILS

EXISTING SITE SERVICES TO BE USED

STORMWATER TO BE CONNECTED TO EXISTING SYSTEM



= Proposed Work

= Demolition

= Existing

First Floor Plan (1)
1:100

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

SHARPE BUILDING SOLUTIONS PTY LTD
LIC 183687C

Project : Alterations & Additions
DA
6 Gordon St, Clontarf
Lot 142 in DP 9999 - 842.2m2

Client : Private Residence

Drawing : - First Floor Plan

TN

Drawn/Designed : TS / PB

Project Number : 2035

Drawing No. : DA7

Date : 011020

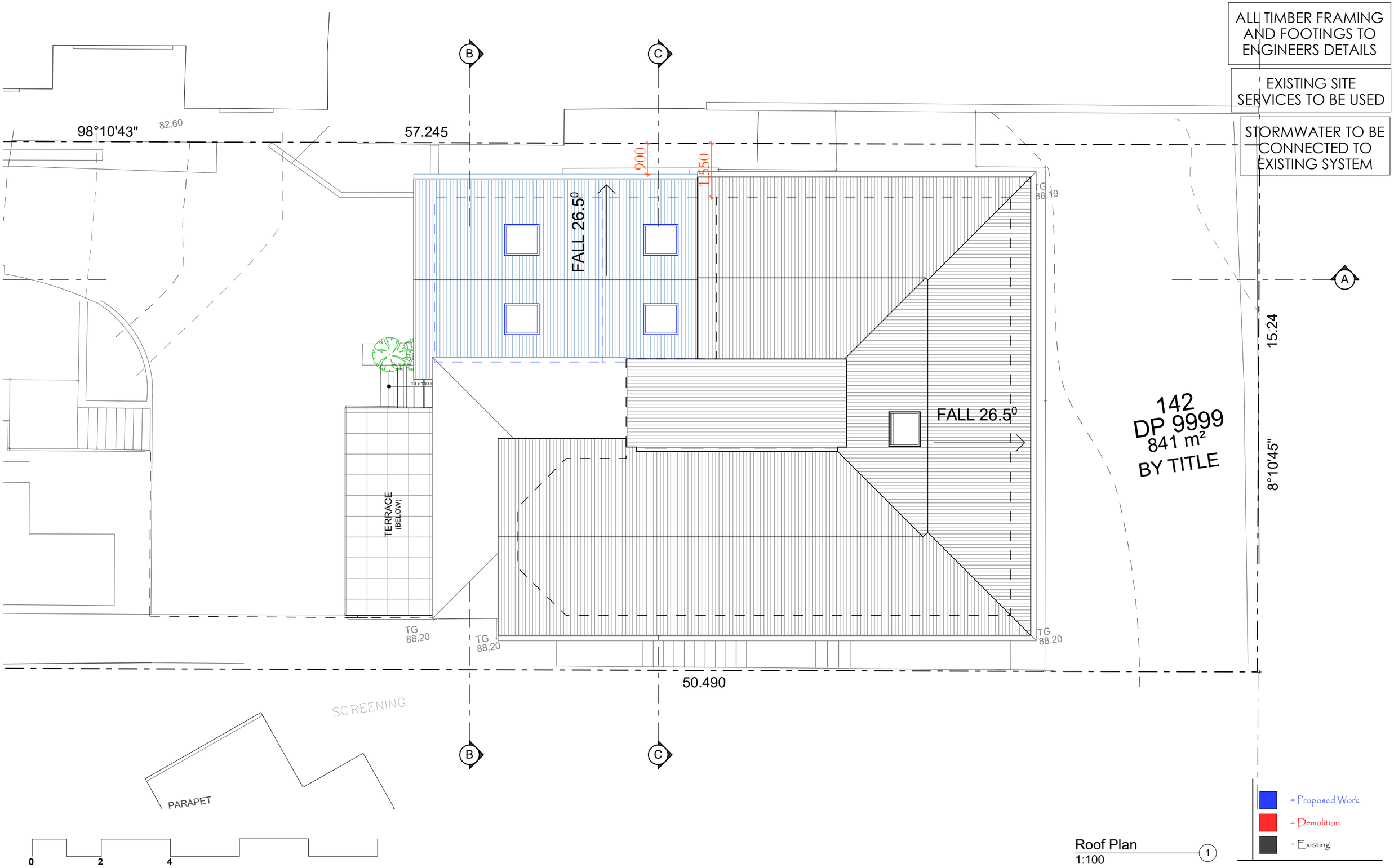
Scale : 1:100 @ A3

Issue :

ALL TIMBER FRAMING AND FOOTINGS TO ENGINEERS DETAILS

EXISTING SITE SERVICES TO BE USED

STORMWATER TO BE CONNECTED TO EXISTING SYSTEM



Roof Plan (1)
1:100

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

SHARPE BUILDING SOLUTIONS PTY LTD
LIC 183687C

Project : Alterations & Additions
DA
6 Gordon St, Clontarf
Lot 142 in DP 9999 - 842.2m2

Client : Private Residence

Drawing : - Roof Plan

TN

Drawn/Designed : TS / PB

Project Number : 2035

Drawing No. : DA8

Date : 011020

Scale : 1:100 @ A3

Issue :

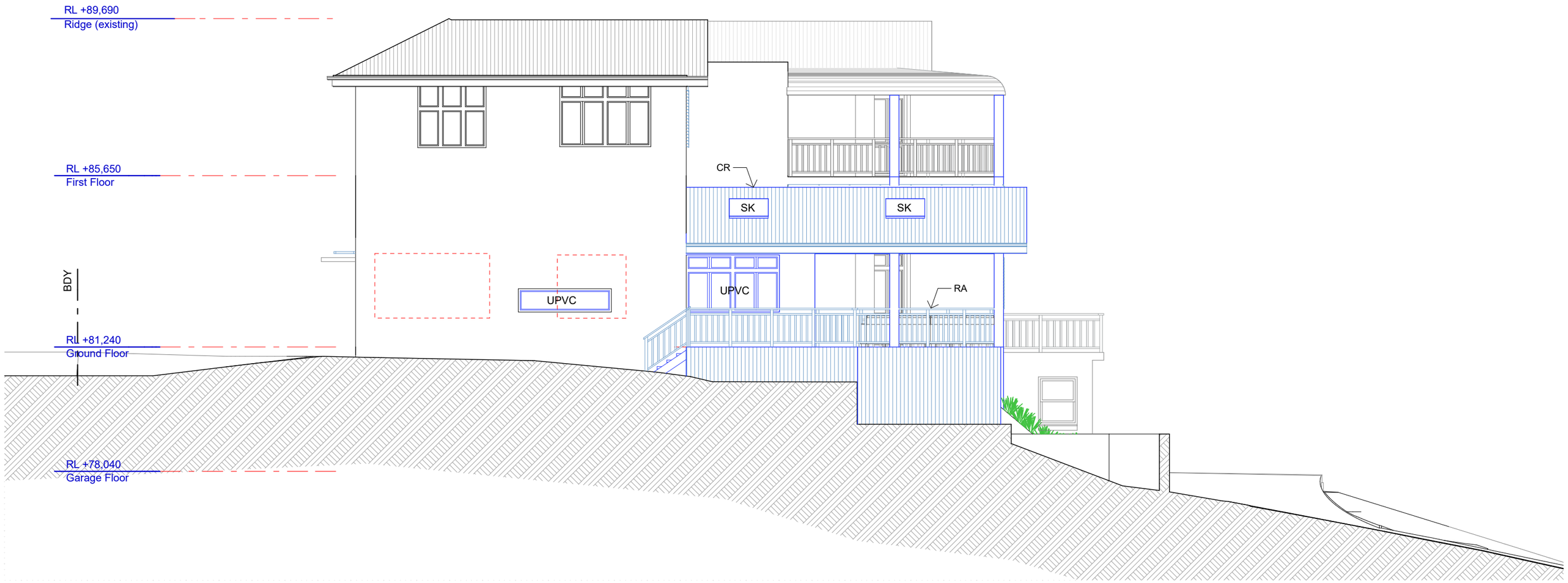
ALL TIMBER FRAMING AND FOOTINGS TO ENGINEERS DETAILS

EXISTING SITE SERVICES TO BE USED

STORMWATER TO BE CONNECTED TO EXISTING SYSTEM

LEGEND

CR	timber framed roof with Colorbond cladding
UPVC	UPVC window
RA	rail to BCA/NCC
PG	pergola
PW	painted wall
SK	skylight
SC	screen



North Elevation
1:100

= Proposed Work
= Demolition
= Existing

0 2 4

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

SHARPE BUILDING SOLUTIONS PTY LTD
LIC 183687C

Project : Alterations & Additions
DA
6 Gordon St, Clontarf
Lot 142 in DP 9999 - 842.2m2

Client : Private Residence

Drawing : - Elevations, N

Drawn/Designed : TS / PB

Project Number : 2035

Drawing No. : DA9

Date : 011020

Scale : 1:100 @ A3

Issue :

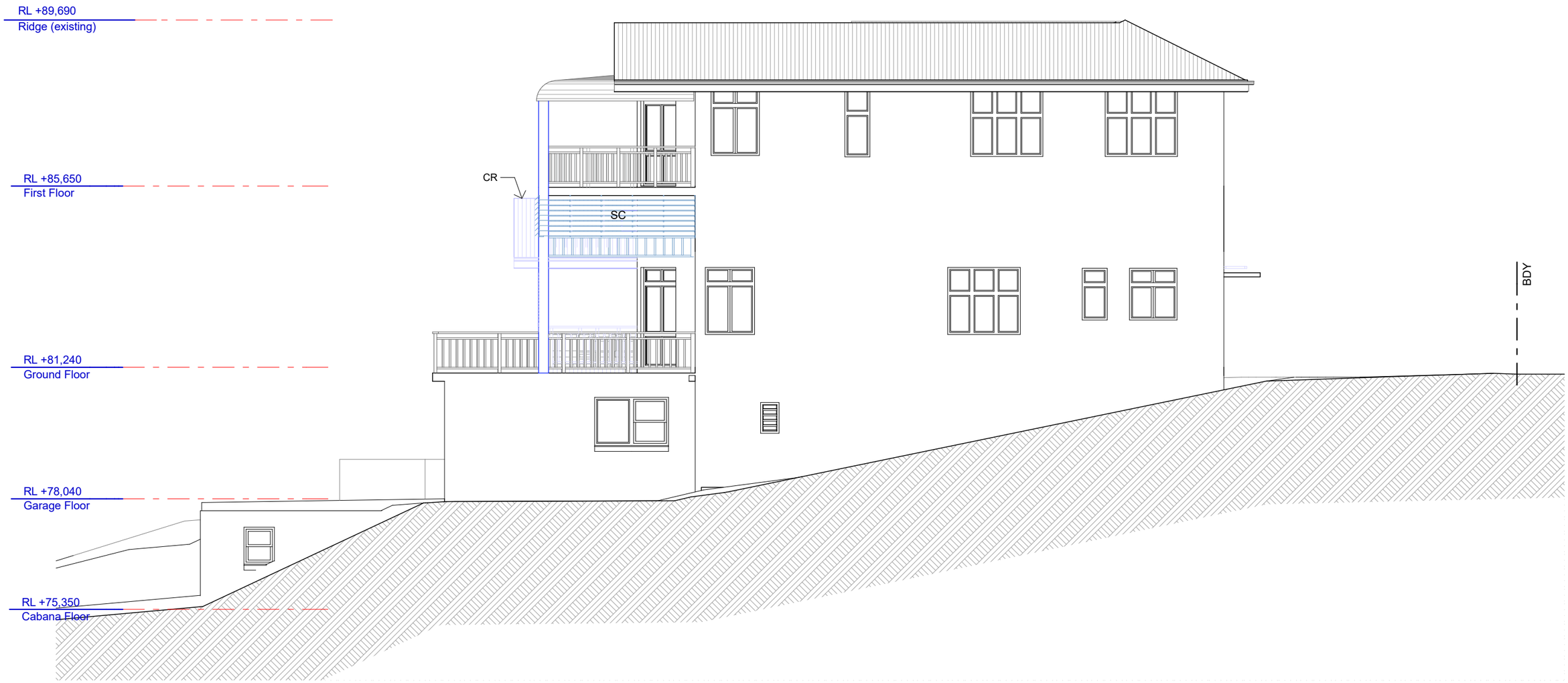
ALL TIMBER FRAMING AND FOOTINGS TO ENGINEERS DETAILS

EXISTING SITE SERVICES TO BE USED

STORMWATER TO BE CONNECTED TO EXISTING SYSTEM

LEGEND

CR	timber framed roof with Colorbond cladding
UPVC	UPVC window
RA	rail to BCA/NCC
PG	pergola
PW	painted wall
SK	skylight
SC	screen



South Elevation
1:100

= Proposed Work
= Demolition
= Existing

0 2 4

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

SHARPE BUILDING SOLUTIONS PTY LTD
LIC 183687C

Project : Alterations & Additions
DA
6 Gordon St, Clontarf
Lot 142 in DP 9999 - 842.2m2

Client : Private Residence

Drawing : - Elevations, S

Drawn/Designed : TS / PB

Project Number : 2035

Drawing No. : DA10

Date : 011020

Scale : 1:100 @ A3

Issue :

ALL TIMBER FRAMING AND FOOTINGS TO ENGINEERS DETAILS

EXISTING SITE SERVICES TO BE USED

STORMWATER TO BE CONNECTED TO EXISTING SYSTEM

LEGEND

CR	timber framed roof with Colorbond cladding
UPVC	UPVC window
RA	rail to BCA/NCC
PG	pergola
PW	painted wall
SK	skylight
SC	screen

West Elevation
1:100

East Elevation
1:100

= Proposed Work
= Demolition
= Existing

0 2 4

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

SHARPE BUILDING SOLUTIONS PTY LTD
LIC 183687C

Project : Alterations & Additions
DA
6 Gordon St, Clontarf
Lot 142 in DP 9999 - 842.2m2

Client : Private Residence

Drawing : - Elevations, E, W

Drawn/Designed : TS / PB

Project Number : 2035

Drawing No. : DA11

Date : 011020

Scale : 1:100 @ A3

Issue :

ALL TIMBER FRAMING AND FOOTINGS TO ENGINEERS DETAILS

EXISTING SITE SERVICES TO BE USED

STORMWATER TO BE CONNECTED TO EXISTING SYSTEM

Section A-A
1:100

= Proposed Work
= Demolition
= Existing

0 2 4

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

SHARPE BUILDING SOLUTIONS PTY LTD
LIC 183687C

Project : Alterations & Additions
DA
6 Gordon St, Clontarf
Lot 142 in DP 9999 - 842.2m2

Client : Private Residence

Drawing : - Sections A-A

Drawn/Designed : TS / PB

Date : 011020

Project Number : 2035

Scale : 1:100 @ A3

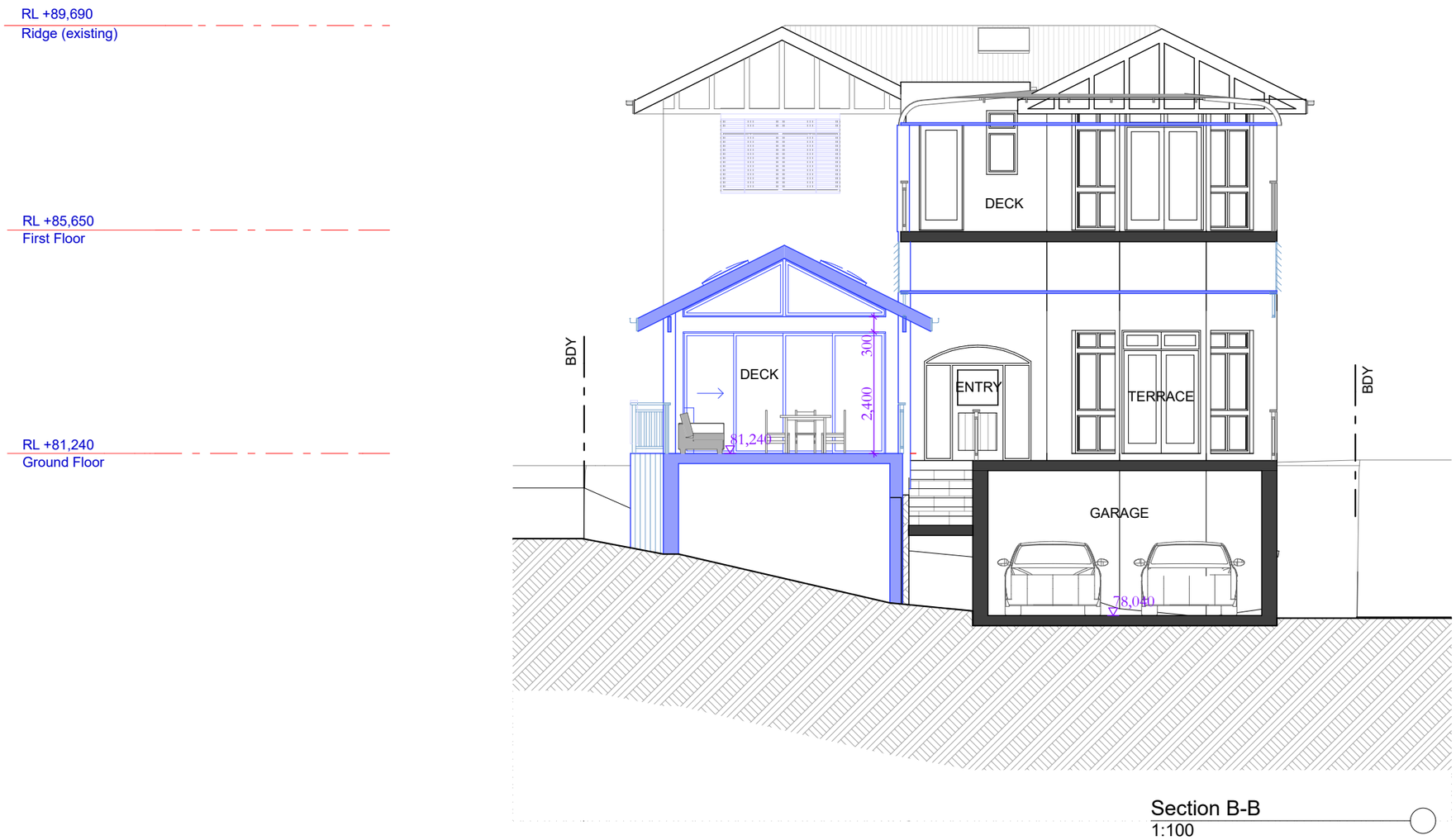
Drawing No. : DA12

Issue :

ALL TIMBER FRAMING AND FOOTINGS TO ENGINEERS DETAILS

EXISTING SITE SERVICES TO BE USED

STORMWATER TO BE CONNECTED TO EXISTING SYSTEM



Section B-B
1:100

= Proposed Work
= Demolition
= Existing

0 2 4

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

SHARPE BUILDING SOLUTIONS PTY LTD
LIC. 183687C

Project : Alterations & Additions
DA
6 Gordon St, Clontarf
Lot 142 in DP 9999 - 842.2m2

Client : Private Residence

Drawing : - Sections B-B

Drawn/Designed : TS / PB

Project Number : 2035

Drawing No. : DA13

Date : 011020

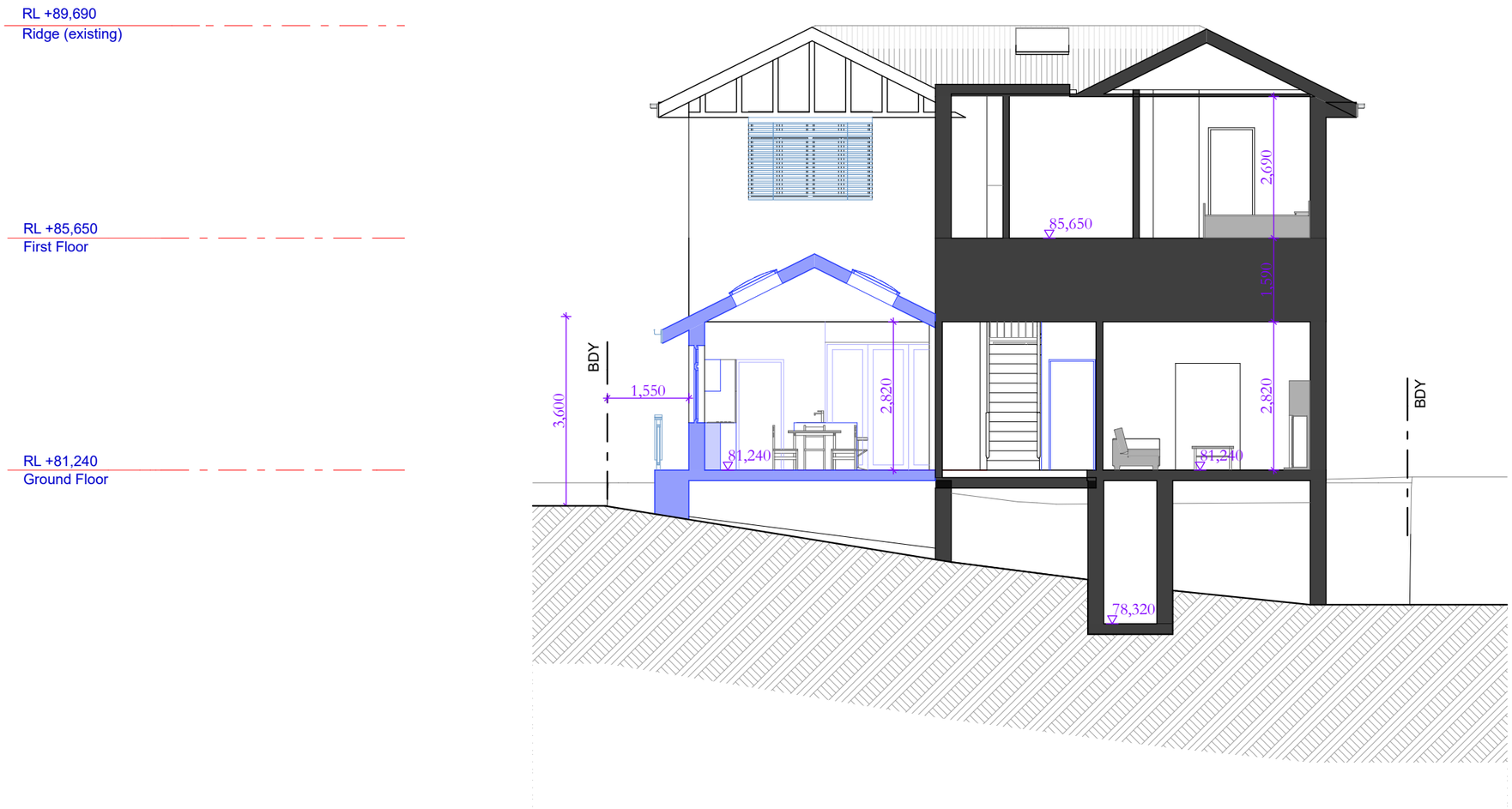
Scale : 1:100 @ A3

Issue :

ALL TIMBER FRAMING AND FOOTINGS TO ENGINEERS DETAILS

EXISTING SITE SERVICES TO BE USED

STORMWATER TO BE CONNECTED TO EXISTING SYSTEM



Section C-C
1:100

= Proposed Work
= Demolition
= Existing

0 2 4

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

SHARPE BUILDING SOLUTIONS PTY LTD
LIC 183687C

Project : Alterations & Additions
DA
6 Gordon St, Clontarf
Lot 142 in DP 9999 - 842.2m2

Client : Private Residence

Drawing : - Sections C-C

Drawn/Designed : TS / PB

Project Number : 2035

Drawing No. : DA14

Date : 011020

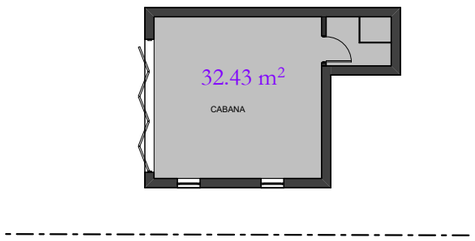
Scale : 1:100 @ A3

Issue :

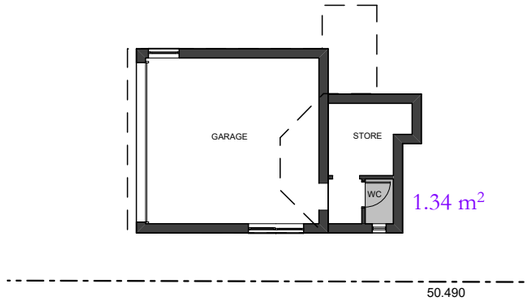
ALL TIMBER FRAMING AND FOOTINGS TO ENGINEERS DETAILS

EXISTING SITE SERVICES TO BE USED

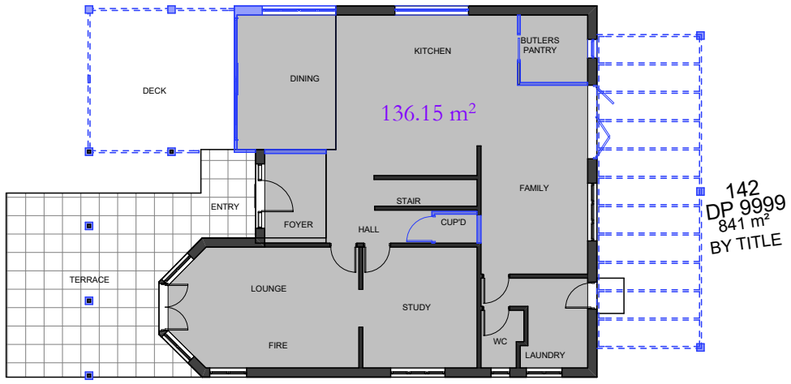
STORMWATER TO BE CONNECTED TO EXISTING SYSTEM



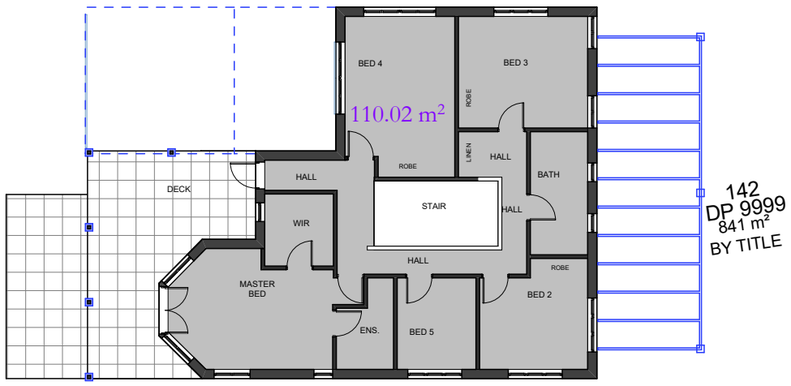
Cabana Floor Area Plan
1:200



Garage Floor Area Plan
1:200



Ground Floor Area Plan
1:200



First Floor Area Plan
1:200

SITE AREA = 841m²

FLOOR SPACE RATIO 0.4:1 max FSR = 336.4m²

CABANA FLOOR AREA	= 32.43m²
GARAGE FLOOR AREA	= 1.34m²
GROUND FLOOR AREA	= 136.15m²
FIRST FLOOR AREA	= 110.02m²
TOTAL FLOOR AREA COMPLIES	**= 279.94m²**

= Proposed Work
= Demolition
= Existing

0 2 4

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

SHARPE BUILDING SOLUTIONS PTY LTD
LIC 183687C

Project : Alterations & Additions
DA
6 Gordon St, Clontarf
Lot 142 in DP 9999 - 842.2m2

Client : Private Residence

Drawing : - FSR Plan

TN

Drawn/Designed : TS / PB

Project Number : 2035

Drawing No. : DA15

Date : 300920

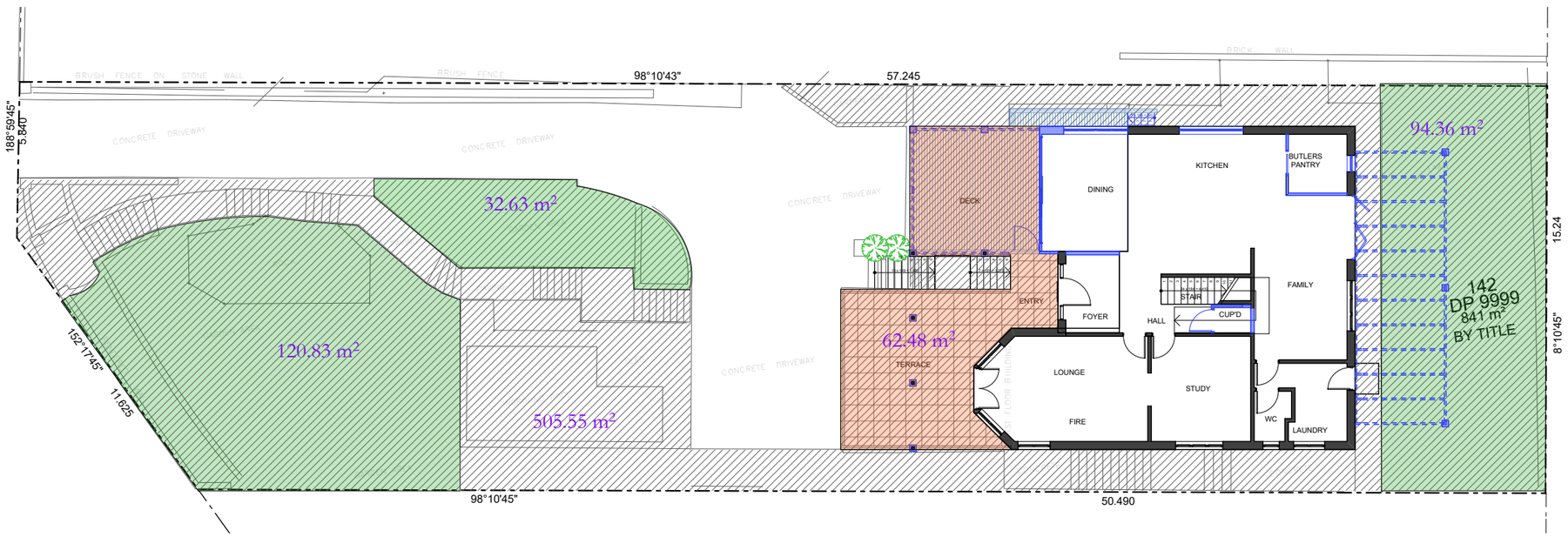
Scale : 1:100 @ A3

Issue :

ALL TIMBER FRAMING AND FOOTINGS TO ENGINEERS DETAILS

EXISTING SITE SERVICES TO BE USED

STORMWATER TO BE CONNECTED TO EXISTING SYSTEM



Open Space Landscaped Area Proposed Plan
1:200

	SITE AREA = 841m²	
	TOTAL OPEN SPACE (OS4) 60% SITE AREA	**= 504.6m²**
	TOTAL OPEN SPACE COMPLIES	= 505.55m²
	OPEN SPACE ABOVE GROUND (NO MORE THAN 25% OF TOTAL OPEN SPACE)	**= 123.68m²**
	OPEN SPACE ABOVE GROUND COMPLIES	= 62.48m²
	LANDSCAPED AREA 40% TOTAL OPEN SPACE	**= 202.22m²**
	LANDSCAPING COMPLIES	= 247.82m²

= Proposed Work
= Demolition
= Existing

0 2 4

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

SHARPE BUILDING SOLUTIONS PTY LTD
LIC 183687C

Project : Alterations & Additions
DA
6 Gordon St, Clontarf
Lot 142 in DP 9999 - 842.2m2

Client : Private Residence

Drawing : - Open Space & Landscaping

TN

Drawn/Designed : TS / PB

Project Number : 2035

Drawing No. : DA16

Date : 300920

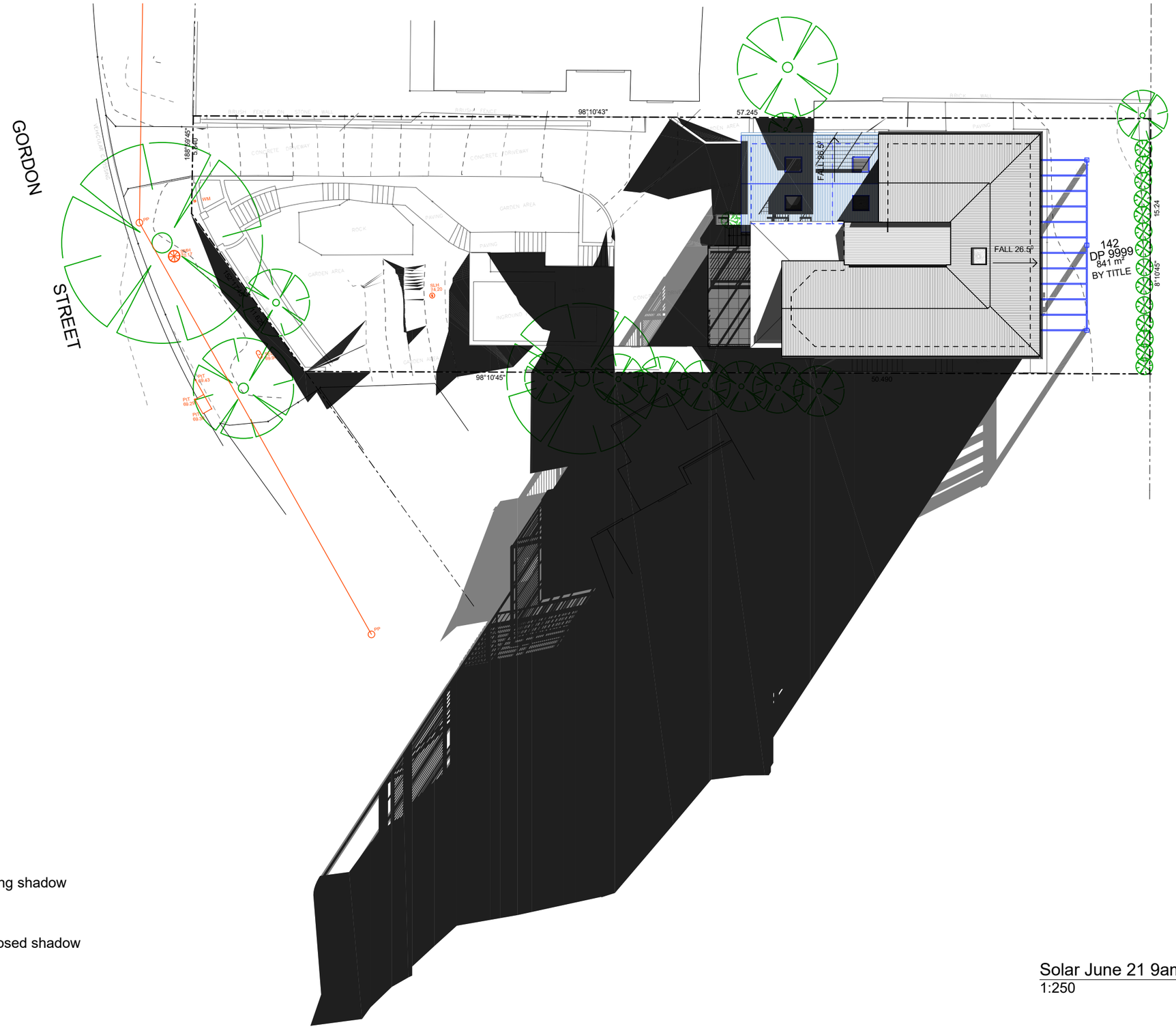
Scale : 1:100 @ A3

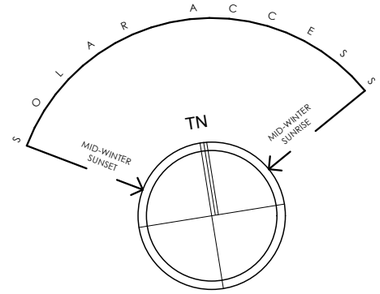
Issue :

ALL TIMBER FRAMING AND FOOTINGS TO ENGINEERS DETAILS

EXISTING SITE SERVICES TO BE USED

STORMWATER TO BE CONNECTED TO EXISTING SYSTEM





Existing shadow

Proposed shadow

Solar June 21 9am
1:250

= Proposed Work
= Demolition
= Existing

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

SHARPE BUILDING SOLUTIONS PTY LTD
LIC 183687C

Project : Alterations & Additions
DA
6 Gordon St, Clontarf
Lot 142 in DP 9999 - 842.2m2

Client : Private Residence

Drawing : - Solar June 21 - 9am

TN

Drawn/Designed : TS / PB

Project Number : 2035

Drawing No. : DA17

Date : 300920

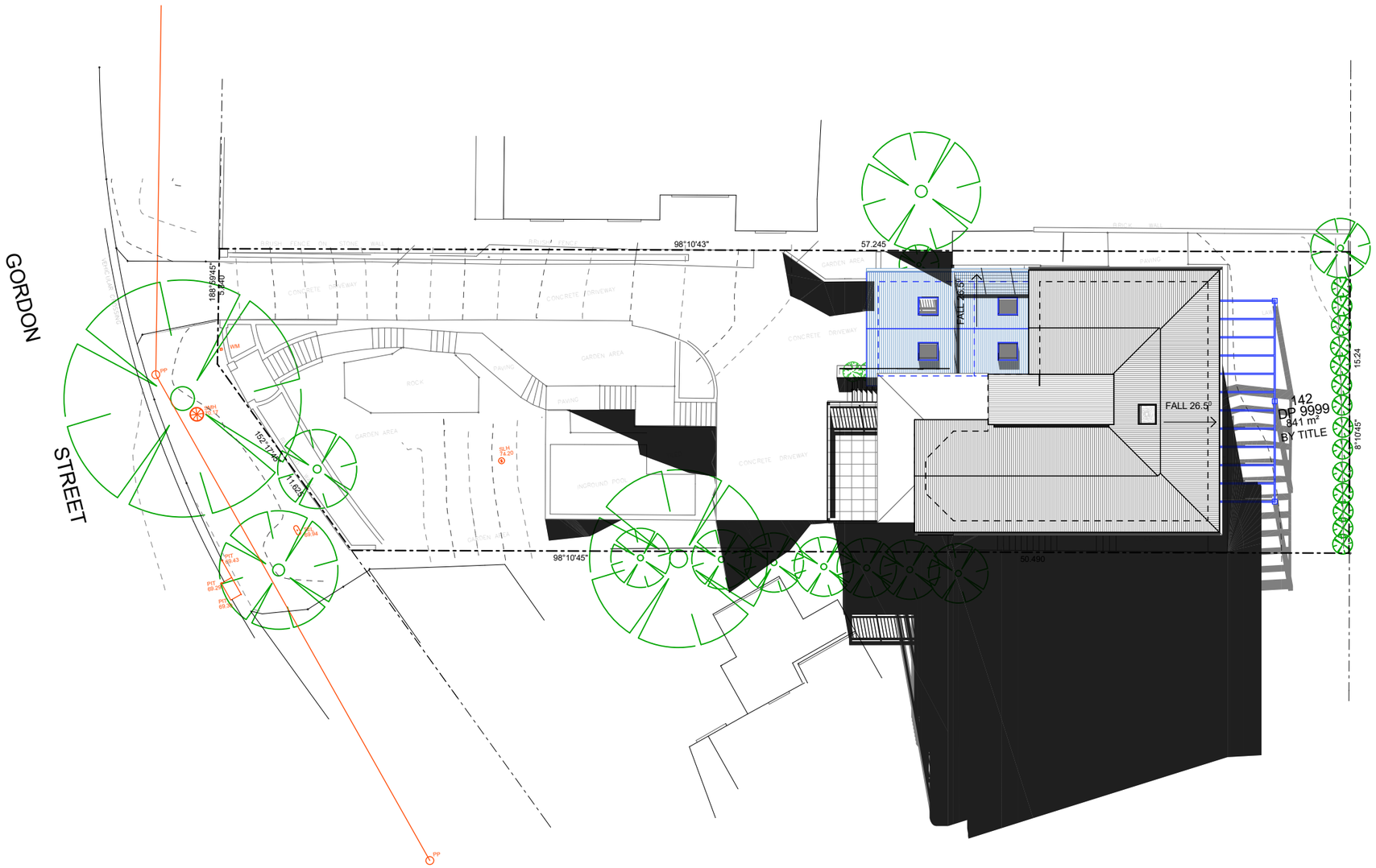
Scale : 1:250 @ A3

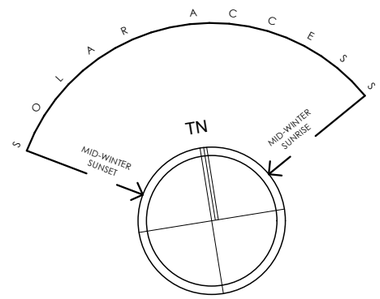
Issue :

ALL TIMBER FRAMING AND FOOTINGS TO ENGINEERS DETAILS

EXISTING SITE SERVICES TO BE USED

STORMWATER TO BE CONNECTED TO EXISTING SYSTEM





Existing shadow

Proposed shadow

= Proposed Work

= Demolition

= Existing

Solar June 21 12pm
1:250

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

SHARPE BUILDING SOLUTIONS PTY LTD
LIC. 183687C
LIC 183687C

Project : Alterations & Additions
DA
6 Gordon St, Clontarf
Lot 142 in DP 9999 - 842.2m2

Client : Private Residence

Drawing : - Solar June 21 - 12pm

TN

Drawn/Designed : TS / PB

Project Number : 2035

Drawing No. : DA18

Date : 300920

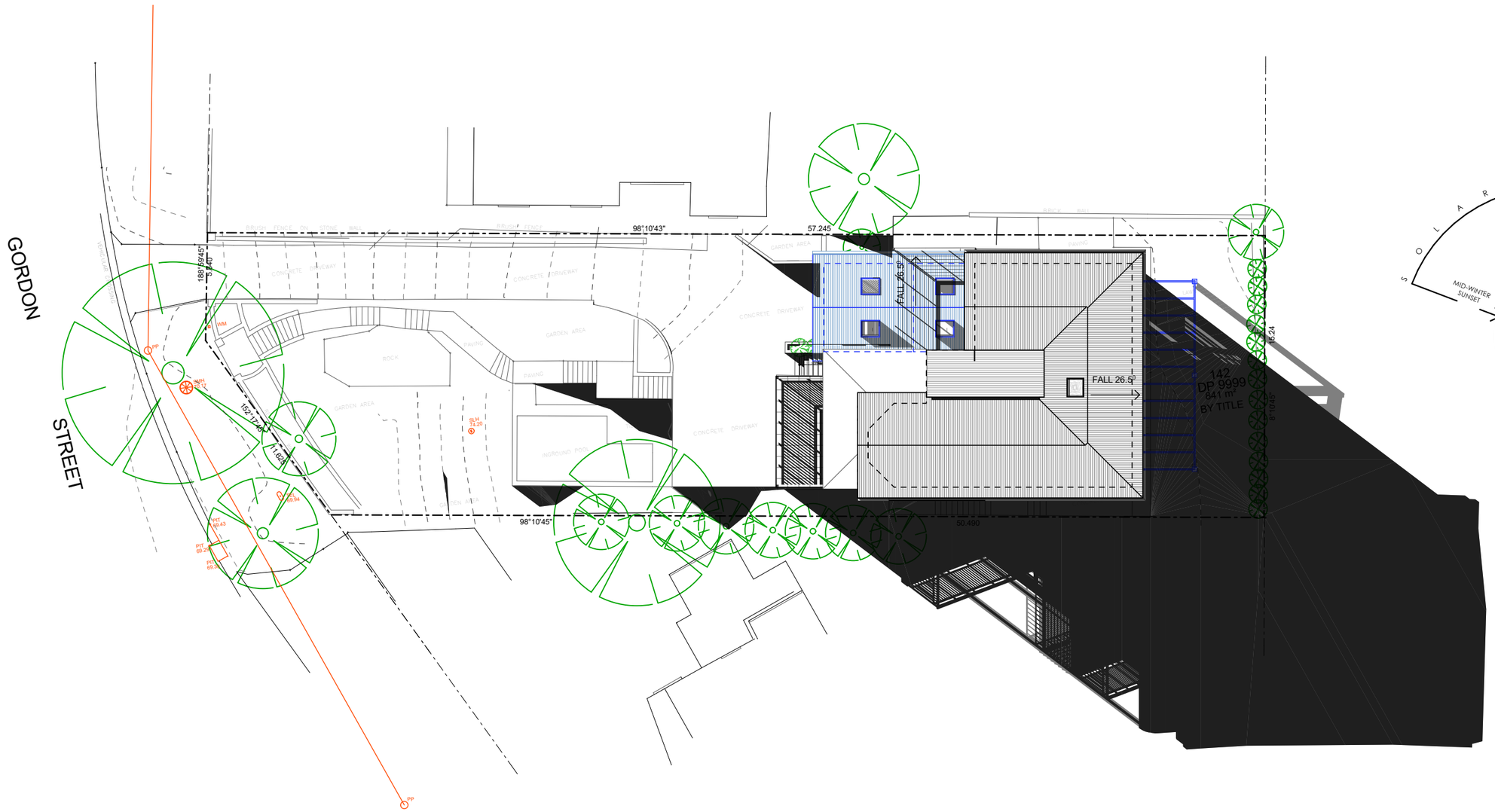
Scale : 1:250 @ A3

Issue :

ALL TIMBER FRAMING AND FOOTINGS TO ENGINEERS DETAILS

EXISTING SITE SERVICES TO BE USED

STORMWATER TO BE CONNECTED TO EXISTING SYSTEM


GORDON
STREET
98°10'43"
57.245
FALL 26.5°
FALL 26.5°
142
DP 9999
841 m²
BY TITLE
50.490
98°10'45"
152°17'45"
11.624
188°50'45"
5.840
8°10'45"
16.24
CONCRETE DRIVEWAY
GARDEN AREA
PAVING
ROCK
INGROUND POOL
BRUSH FENCE ON STONE WALL
BRUSH FENCE
STONE WALL
PIT 69.43
PIT 69.34
PIT 69.34
PIT 69.34
PIT 69.34
PIP
PIP
HM
SMH 74.20
SMH 74.20
SMH 74.20

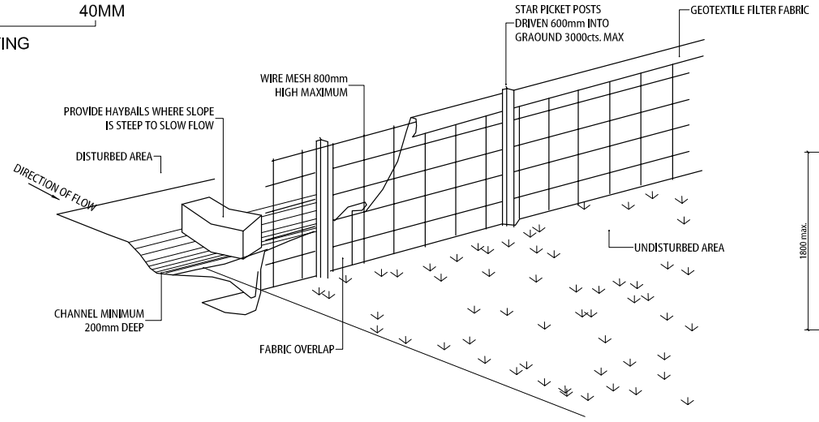
ALL TIMBER FRAMING AND FOOTINGS TO ENGINEERS DETAILS

EXISTING SITE SERVICES TO BE USED

STORMWATER TO BE CONNECTED TO EXISTING SYSTEM

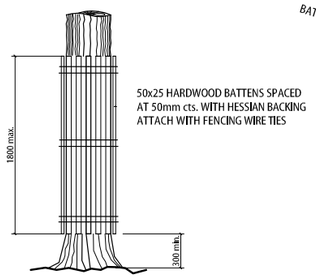
0 5 10 20 40MM

SCALE FOR PRINTING PURPOSE ONLY



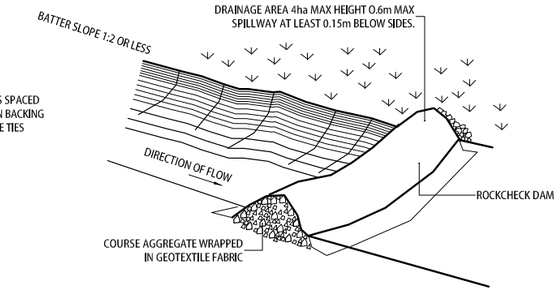
TYPICAL SEDIMENT FENCE

SCALE NTS



TYPICAL TREE PROTECTION

SCALE NTS



TYPICAL DIVERSION CHANNEL

SCALE NTS

Designated Site Manager/Builder

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT WORKS.

Topsoil Management

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUECED BY EITHER SLASHING OR MOWING.

ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FOR REUSE ON SITE.

SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREE SHRUBS.
SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY RESULTING STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN IMPERVIOUS MATERIAL, IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT.

IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS. SURPLUS TOPSOIL MUST BE REASONABLY REMOVED FROM SITE.

Builidng Material Stockpiling

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

Sediment Fences

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S)OF THE SITE, ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION , AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

Vehicle Movements

TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUMCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS.

ACCESS POINTS AND APRKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE AS SOON AS POSSIBLE AFTER THEIR FORMATION.

WHERE SPILLAGE DOES OCCUR IT IS TO BE CONTAINED IMMEDIATELY AND CAREFULLY REMOVED. THE AREA AFFECTED IS TO BE RESTORED TO A STANDARD EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION.

ALL VEHICLES ARE TO BE WASHED PRIOR TO EXISTING THE SITE.
THIS SERVES THE PURPOSE OF REMOVING SITE MATERIAL ON THE VEHICLE AND PREVENTS IT FROM BEING DEPOSITED ON THE ROAD NETWORK ADJACENT TO THE SITE AND THUS, THE STORWATER SYSTEM. ALL POLLUTED WATER MUST BE RETAINED ON SITE FOR TREATMENT BEFORE IT IS DISCHARGED INTO THE STORMWATER SYSTEM.

NO VEHICLE ASSOCIATED WITH THE WORK IS TO BE PARKED ON A FOOTPATH OR PUBLIC RESERVE.

ALL VEHILCES VISITNG THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN TAHT AREA.

Sediment Traps

WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

Diversion Channels

A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES AREE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE.

ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIVED BY CONSTRUCTING A TEMPORARY EARTH BANK AROUND THE UPSLOPE EXTENT OF THE CONSTRUCTION SITE WHERE THE DIVERSION DOES NOT AFFECT THE NEIGHBOURING PROPERTIES.

Erosion & Sediment Controls

APPROPRIATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.

THOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDER TO SERVE THEIR INTENDED FUNCTION FOR THE DURATION OF THW WORKS OR UNTIL SUCH TIME AS THE SITE IS FULLY STABILISED. IF ANY CONTROLS ARE DAMAGED OR BECOME INEFFECTIVE DURING THE COURSE OF THE WORKS THEY ARE TO BE REINSTATED OR REPLACED IMMEDIATELY. SUFFICIENT ACCESS TO THESE CONTROLS MUST BE PROVIDED IN CASE OF THE NEED TO REPAIR.

Dust Control

ALL TRUCKS/UTES MUST COVER THEIR LOADS AT ALL TIMES.

APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOWING DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR DOWN WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF EARTHWORKS, WATERING AND PROGRESSIVE VEGETATION.

WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE, THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST.

EARTH MOVONG ACTIVITIES SHOULD BE AVOIDED WHERE WINDS ARE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE DUST.

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

SHARPE BUILDING SOLUTIONS PTY LTD
LIC 183687C

Project : Alterations & Additions
DA
6 Gordon St, Clontarf
Lot 142 in DP 9999 - 842.2m2

Client : Private Residence

Drawing : - Sediment & Erosion Control Plan

Drawn/Designed : TS / PB

Project Number : 2035

Drawing No. : DA20

Date : 300920

Scale : 1:200 @ A3

Issue :

BASIX® Certificate

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

Alterations and Additions

Certificate number: A391358_03

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

Secretary
Date of issue: Thursday, 24, September 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT | Planning, Industry & Environment

Description of project

Project address	
Project name	6 Gordon St DA_03
Street address	6 Gordon Street Clontarf 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 9999
Lot number	142
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at $50,000 or more, and does not include a pool (and/or spa).

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier 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 overshadowing 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 with standard aluminium or timber frames and single clear or toned glass may either match the description, or, 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 Fenestration Rating Council (NFRC) conditions.		✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear 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 Fenestration Rating Council (NFRC) 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 eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
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 perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	W	9.6	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1A	W	1.3	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W1B	W	1.3	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	N	3.5	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W3	N	1.4	3	2.5	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W4	W	0.8	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W5	W	5.8	5	6.8	projection/height above sill ratio >=0.23	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" 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 "✓" in the "Show on CC/CDC plans & specs" 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 "✓" 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.

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

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Drawing : - BASIX

Drawn/Designed : TS / PB
Date : 300920
Project Number : 2035
Scale :
Drawing No. : DA21
Issue :