

Architectural Drawing Set # 191 Approval: DA2019/0030

Section 4.55 : Application Amendment C

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Section 4.55 # 1 -
Approved Mod2020/0103

Section 4.55 # 2 - Modifications to Plans

- ground floor design modified
- first floor design modified
- structural engineering modified
- garage retained
- some windows modified
- introduced void and ducting
- calculations revised
- BASIX revised



Glazing Schedule - (to be read in conjunction with BASIX)

builder to check sizes prior to order

ELEVATION	Win. Num.	No.	Width	Height	Sill	Head	Area m2 (BASIX)
Confirm Orientation	Tag	Total				AutoCalculates	AutoCalculates
Main Residence							
north west							
stacker	d1	1	2700	2400	0	2400	6.480
louvre	w1	2	800	2400	0	2400	3.840
south east							
custom	w2	1	custom	custom	custom	#VALUE!	1.890
louvre	w3	1	800	2100	900	3000	1.680
fixed splashback	w4	1	2130	800	900	1700	1.704
door	d2	1	900	2400	0	2400	2.160
north east							
double hung	w5	1	900	2700	0	2700	2.430
fixed sidelight	w6	1	700	2700	0	2700	1.890
pivot solid door	d3	1	1500	2700	0	2700	4.050
fixed	w7	1	3200	2700	0	2700	8.640
fixed	w8	1	1500	2100	900	3000	3.150
south west							
door + louvre	d4	3	1600	2100	0	2100	10.080
stacker	d5	1	5400	2100	0	2100	11.340
louvre	w9	2	900	1500	600	2100	2.700
skylights							
openable	s1	4	600	1400	custom	#VALUE!	3.360
openable	s2	1	600	1200	custom	#VALUE!	0.720

External Colours Finishes and Materials Schedule

ITEM	MATERIAL PREFERENCES	COLOUR PREFERENCES
External Walls		
Existing Brick	Render Ex. Masonry	Dark Grey/ Dulux Vivid White e.g., Colorbond Shale Grey or Basalt
Standard Cladding	James Hardie Axon Vertical Cladding 255mm	Night Sky/Monument
Door and Window Framing	Aluminium Frame/90mm Architrave	Night Sky/ Monument
Awning Box / Heka Hood	Aluminium	Black, Silver or White
Roof	Colorbond	Custom-Orb Sheeting or
	Lysaght	Kliplok
	Colorbond	'Matt'
	Snap Lock or Standing Seam	Night Sky/ Monument
Downpipes	Colorbond Metal	Monument/Windspray
Guttering and Fascia	Colorbond Metal	Monument/Windspray
Balustrades	Safety Balustrades/Metal or Glass	Night Sky/ Monument
Battens to Garage	Timber slat (painted)	Night Sky/Monument
Feature Parapet	Blueboard Clad and Render	Dulux Vivid White

Material and Colour Links/Specs Guide:

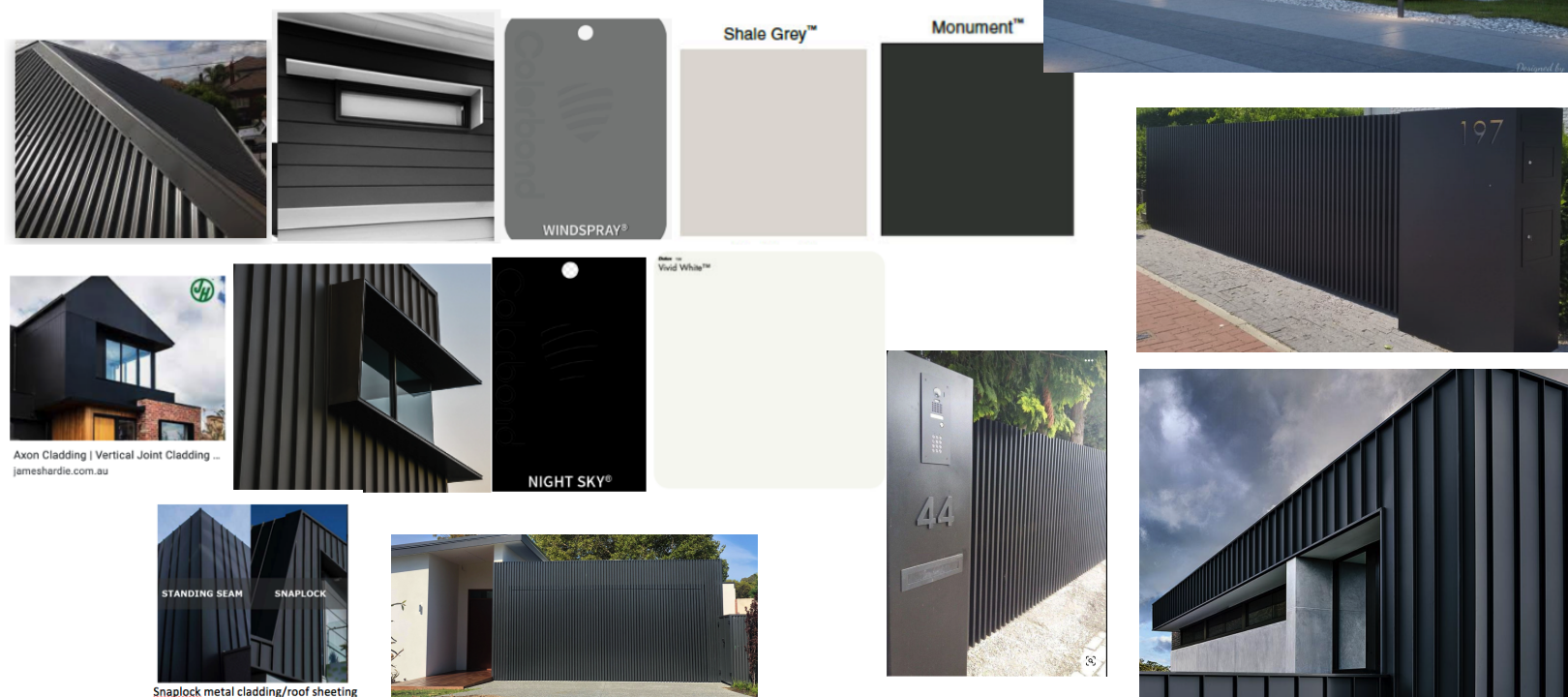
Colorbond Technical Specifications: <https://professionals.lysaght.com/resources/manuals>

James Hardie Scyon Axon Specifications: <http://www.jameshardie.com.au/products/external-cladding/scyon-axon-cladding/>

Colorbond Colours and Products: <http://colorbond.com/colour>

Dulux Colour Wall: <https://www.dulux.com.au/colour/all-colours>

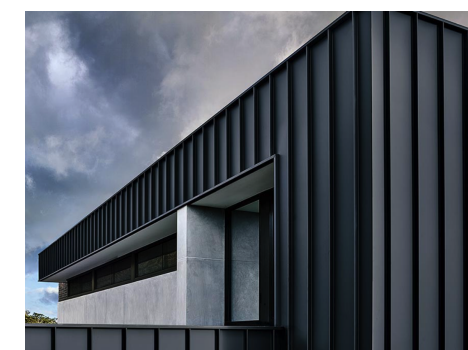
Please contact supplier or manufacturer directly for confirmation on all specifications.



Inspiration

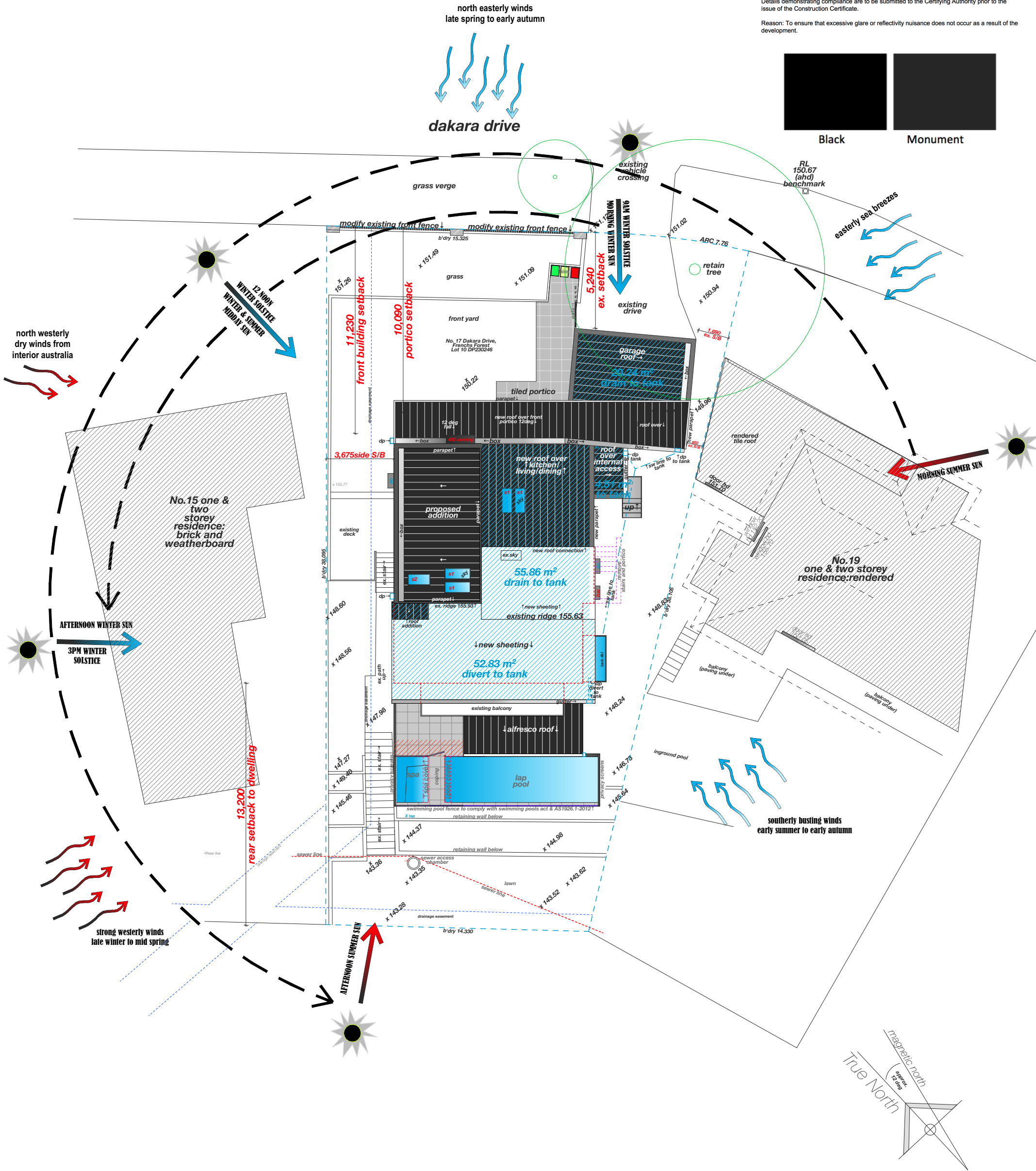
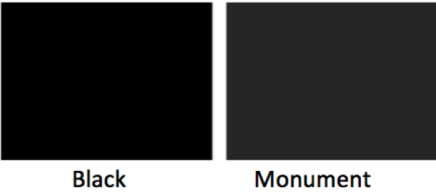
Modern

Modern homes are contemporary in design. They're on trend now, and into the future, as external design trends move slowly. Home owners are resisting the dated, inefficient, brick-clad, hip-roof homes many builders have stuck with since the 1980s. Today's home buyers and renovators prefer the simple, calming, clean lines of a modern home and a light and airy open plan lifestyle it can bring.



NB: Colorbond and Klip Lok roof sheeting to be used in the development:
Colour Monument or Night Sky

12. External Finishes to Roof
The external finish to the roof shall have a medium to dark range in order to minimise solar reflections to neighbouring properties. Any roof with a metallic steel finish is not permitted.
Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.
Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development.



existing walls	
existing walls for demolition	
proposed brick veneer walls	
proposed 1hr fire rated walls	
proposed timber framed walls	
proposed masonry infill walls	
beam over to engineer's detail	
smoke alarms to be hardwired and interconnected in accordance with BCA regulations Part 3.7.2.3 and to AS3786-2014	
mechanical ventilation to AS1668.2 and NCC requirements	
strip drains and floor wastes to all wet areas AS3740 and NCC ; waterproofing by specialist	



Legend

- existing walls

existing walls for demolition

proposed brick veneer walls

proposed 1hr fire rated walls

proposed timber framed walls

proposed masonry infill walls

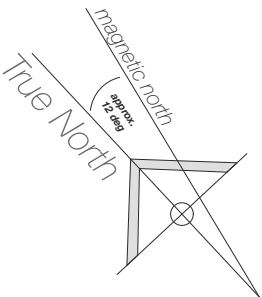
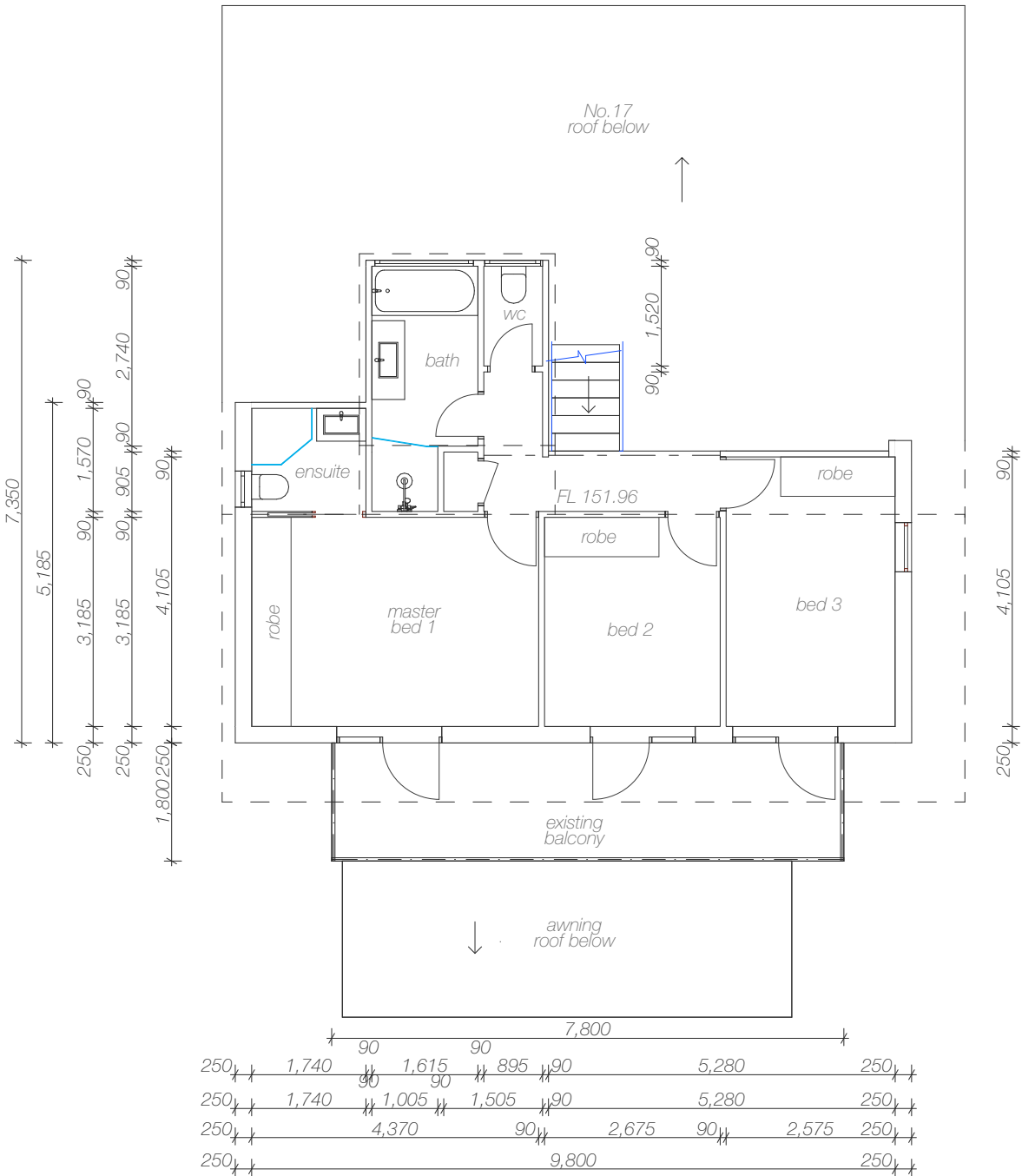
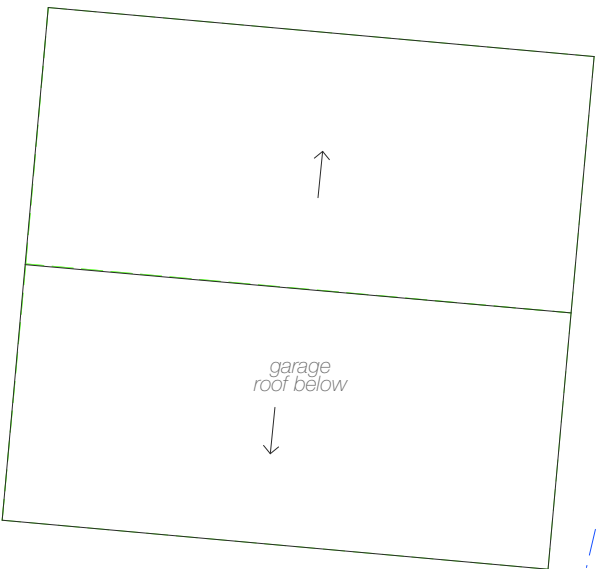
beam over to engineer's detail
-
- smoke alarms to be hardwired and interconnected in accordance with BCA regulations Part 3.7.2.3 and to AS3786-2014

mechanical ventilation to AS1668.2 and NCC requirements

strip drains and floor wastes to all wet areas AS3740 and NCC :

waterproofing by specialist

AC vents and ducting
-

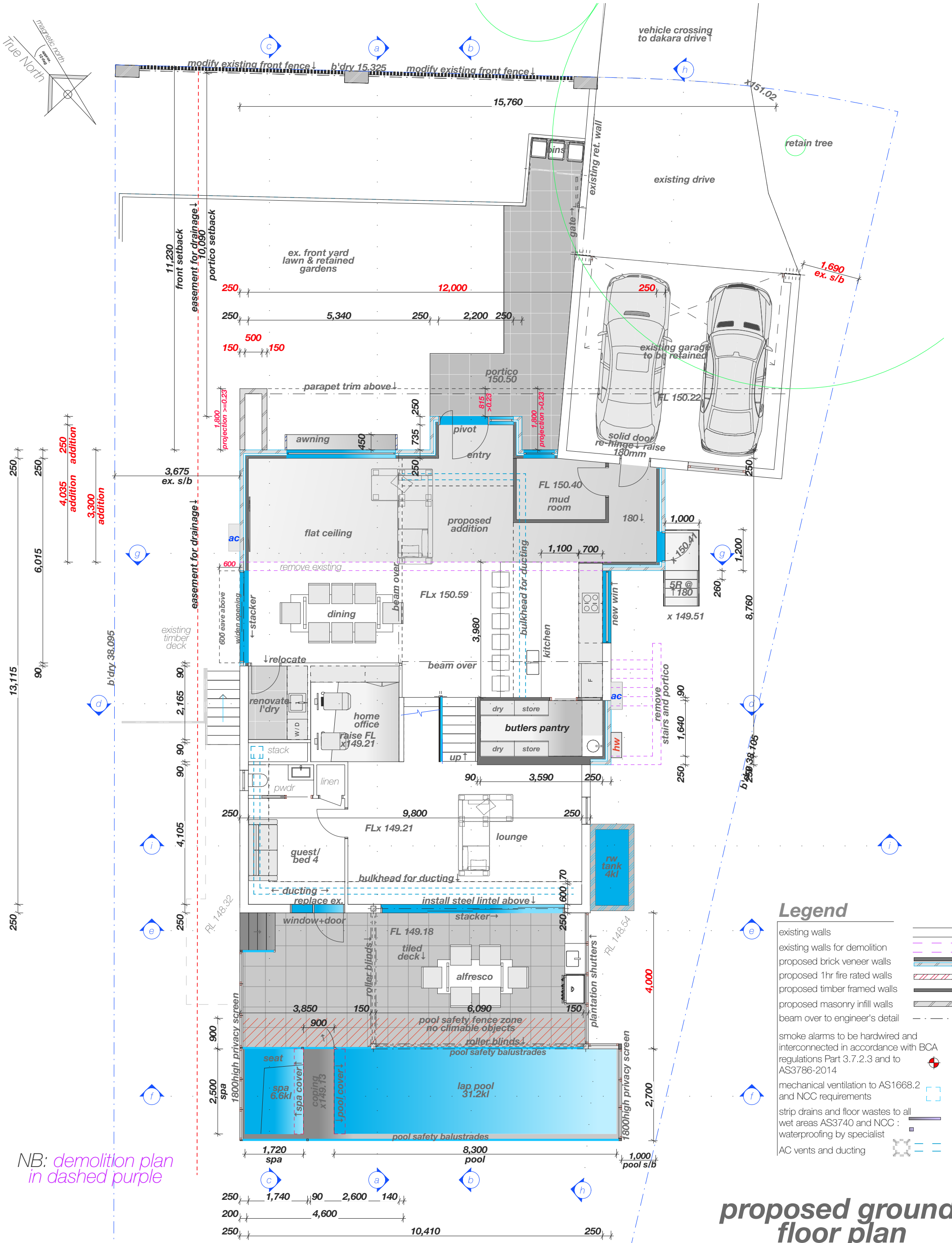


existing first floor plan

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	C	ds	8.4.21	
	B	ds	30.10.19	revised for construction certificate
	A	kn	29.5.19	
		by	date	

DA2019/0030: approved
Mod2020/0103: approved
Section 4.55 #2
Alterations and Additions
17 Dakara Drive
Frenchs Forest NSW 2086
Lot 10, DP 230246
for Pat & Karen Doherty

Date	31/5/21
Drawn	DS
Checked	DS
Scale	1:100 @ A3
Drawing No.	
#191-	4



NB: demolition plan
in dashed purple

Legend

- existing walls
- existing walls for demolition
- proposed brick veneer walls
- proposed 1hr fire rated walls
- proposed timber framed walls
- proposed masonry infill walls
- beam over to engineer's detail
- smoke alarms to be hardwired and interconnected in accordance with BCA regulations Part 3.7.2.3 and to AS3786-2014
- mechanical ventilation to AS1668.2 and NCC requirements
- strip drains and floor wastes to all wet areas AS3740 and NCC : waterproofing by specialist
- AC vents and ducting

proposed ground floor plan

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Building Designers

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#191-	5

Legend

- existing walls

existing walls for demolition

proposed brick veneer walls

proposed 1hr fire rated walls

proposed timber framed walls

proposed masonry infill walls

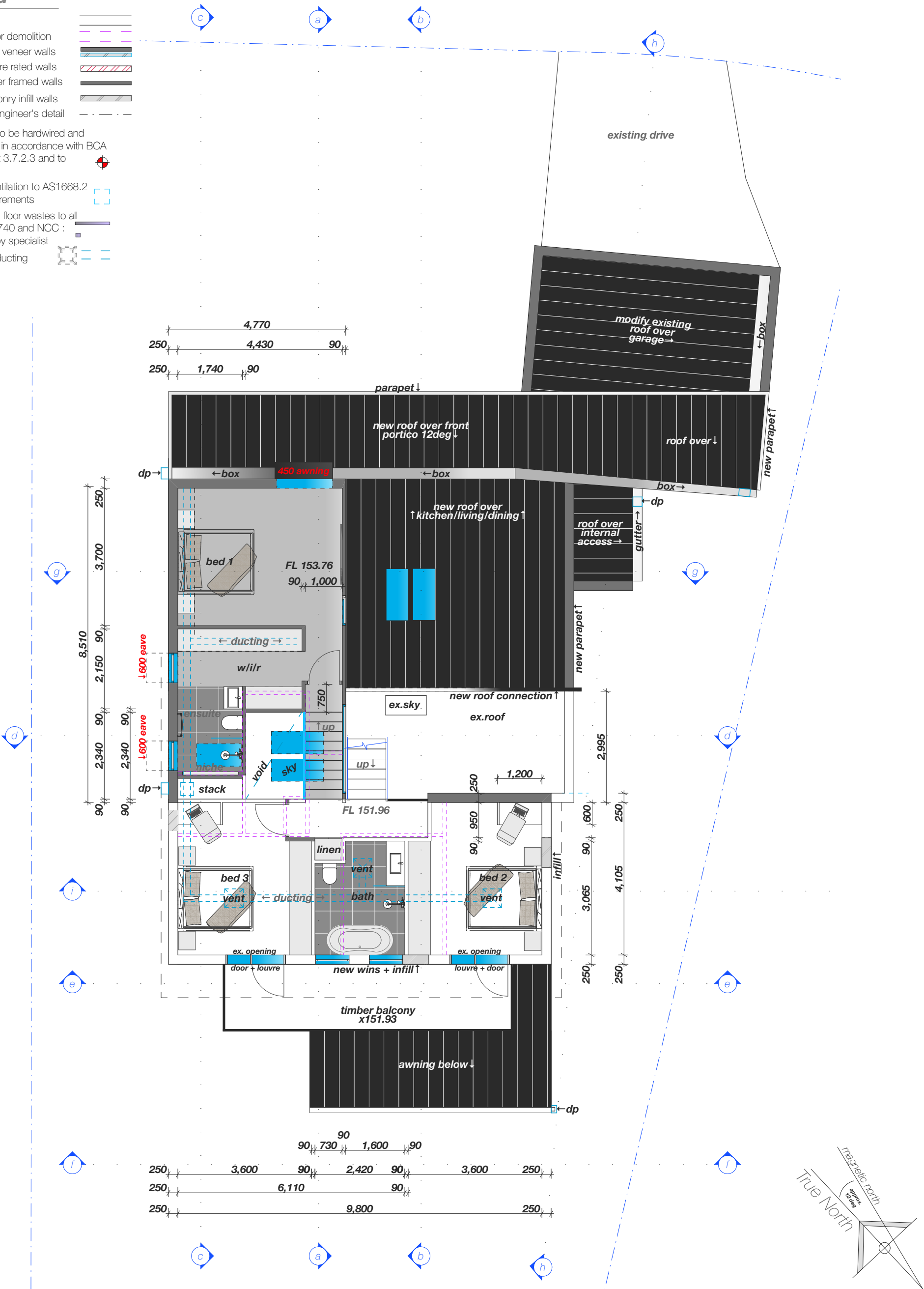
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AC vents and ducting

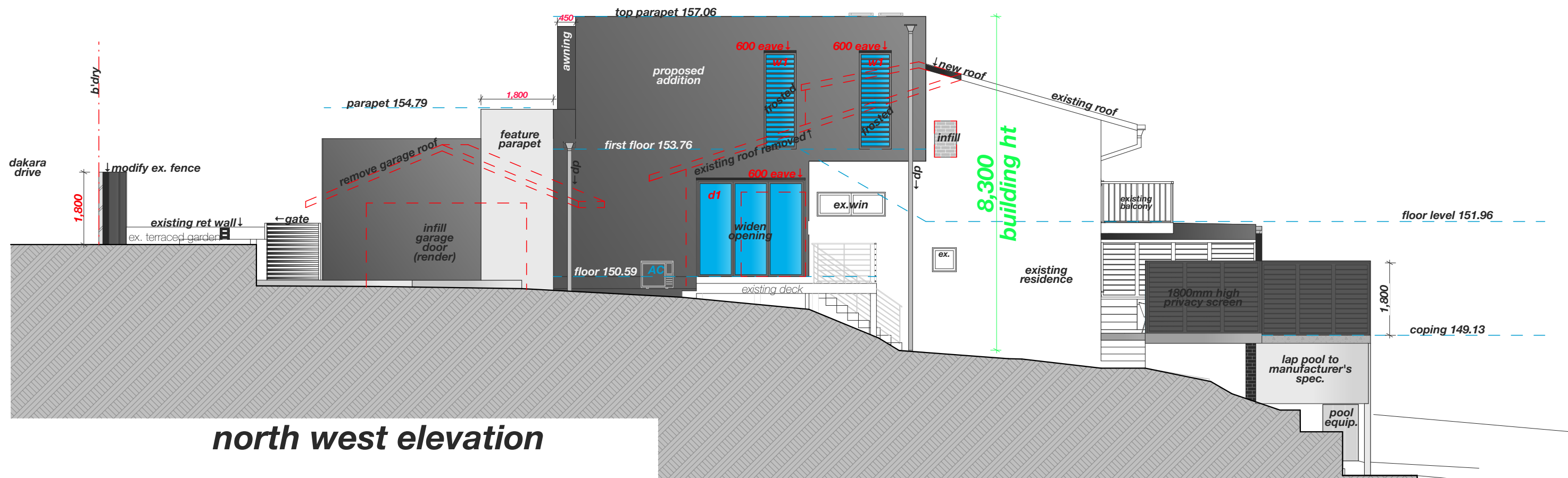


proposed first floor plan

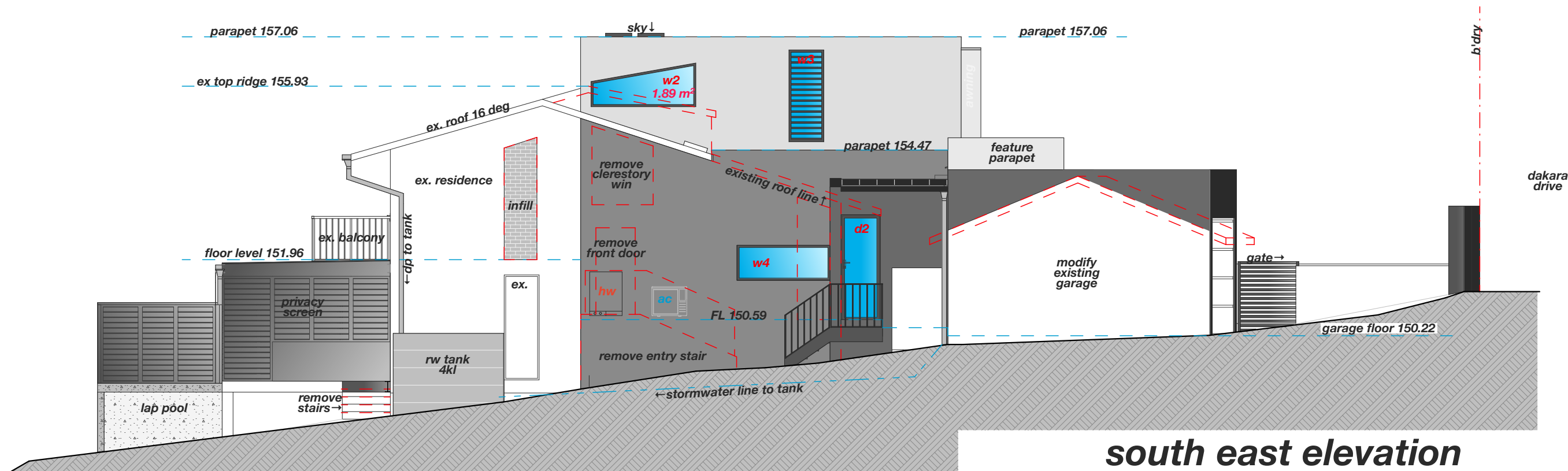
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north west elevation

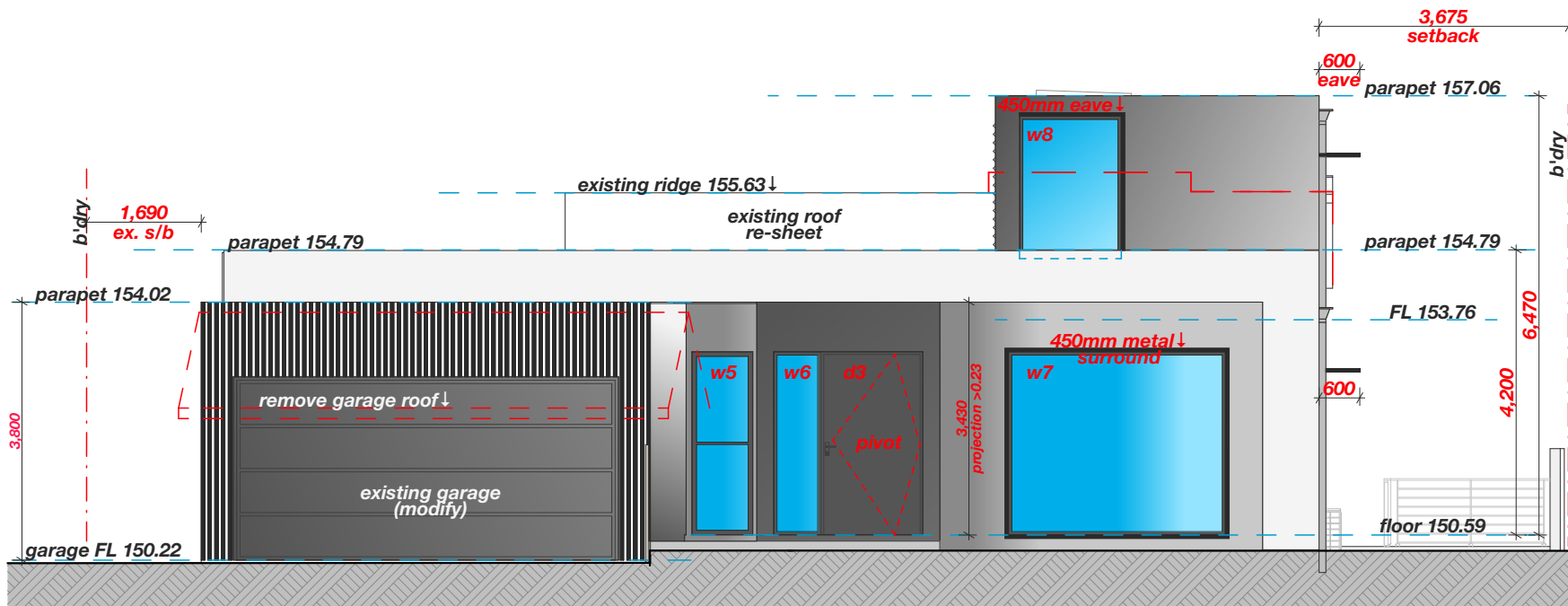


south east elevation

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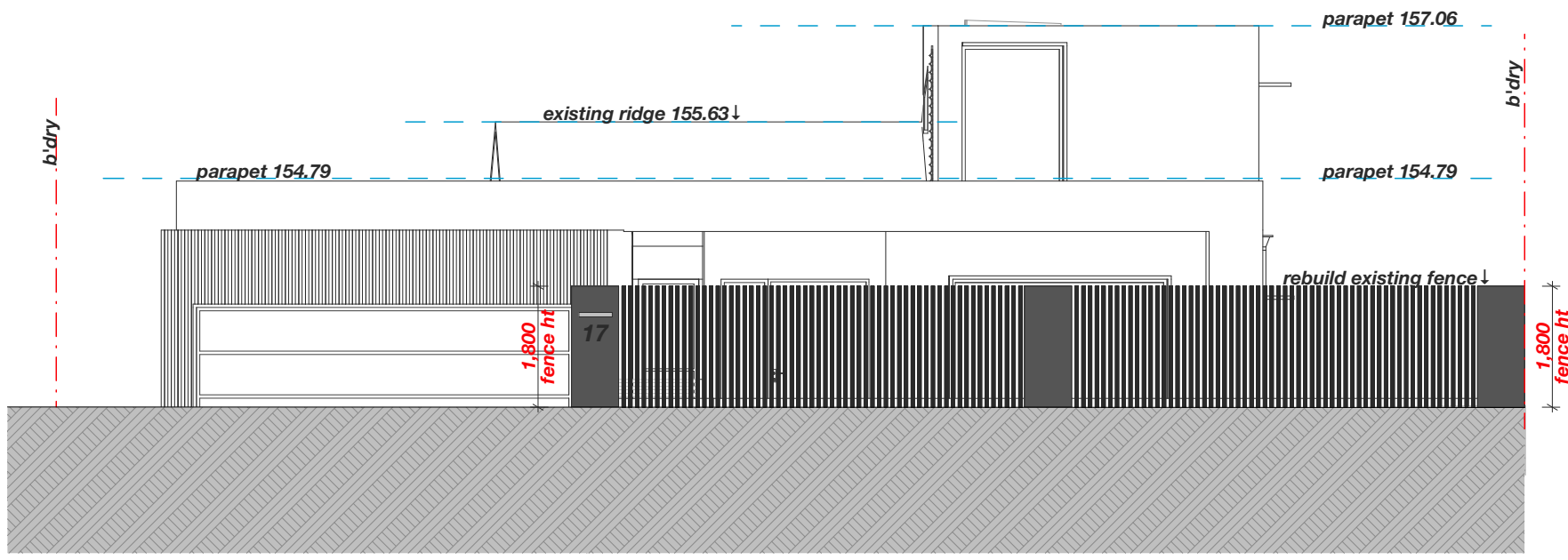
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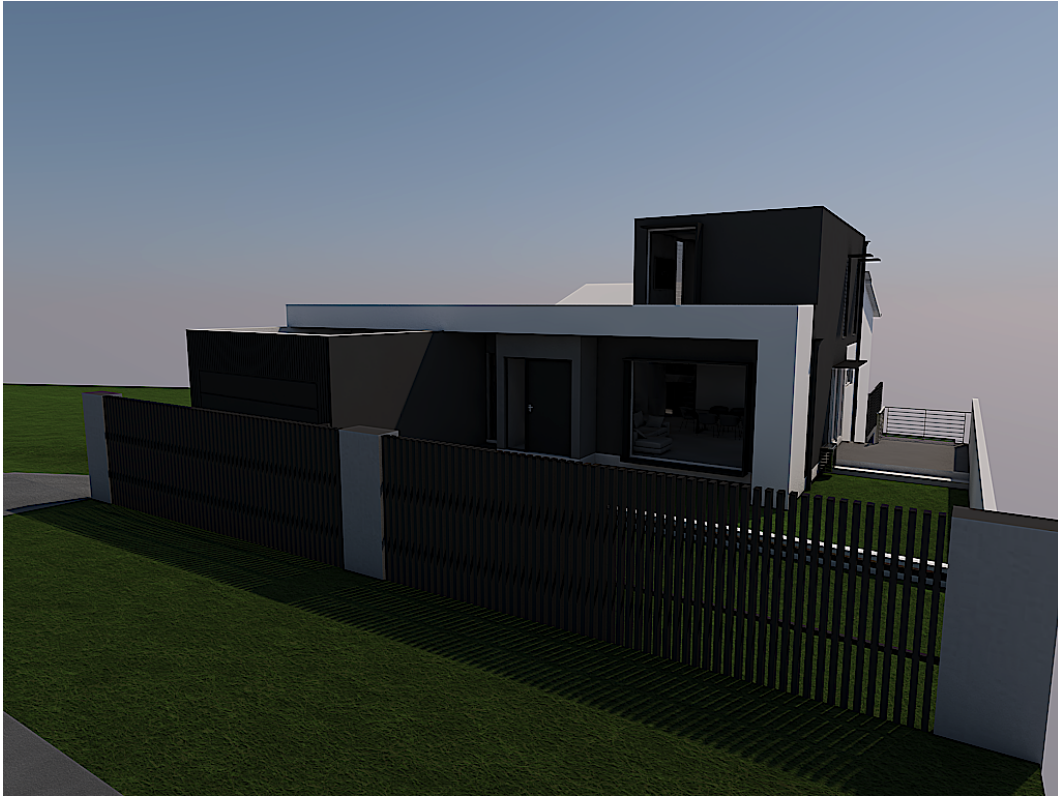
north east elevation - residence



front perspective
(concept only)



north east elevation - fence detail

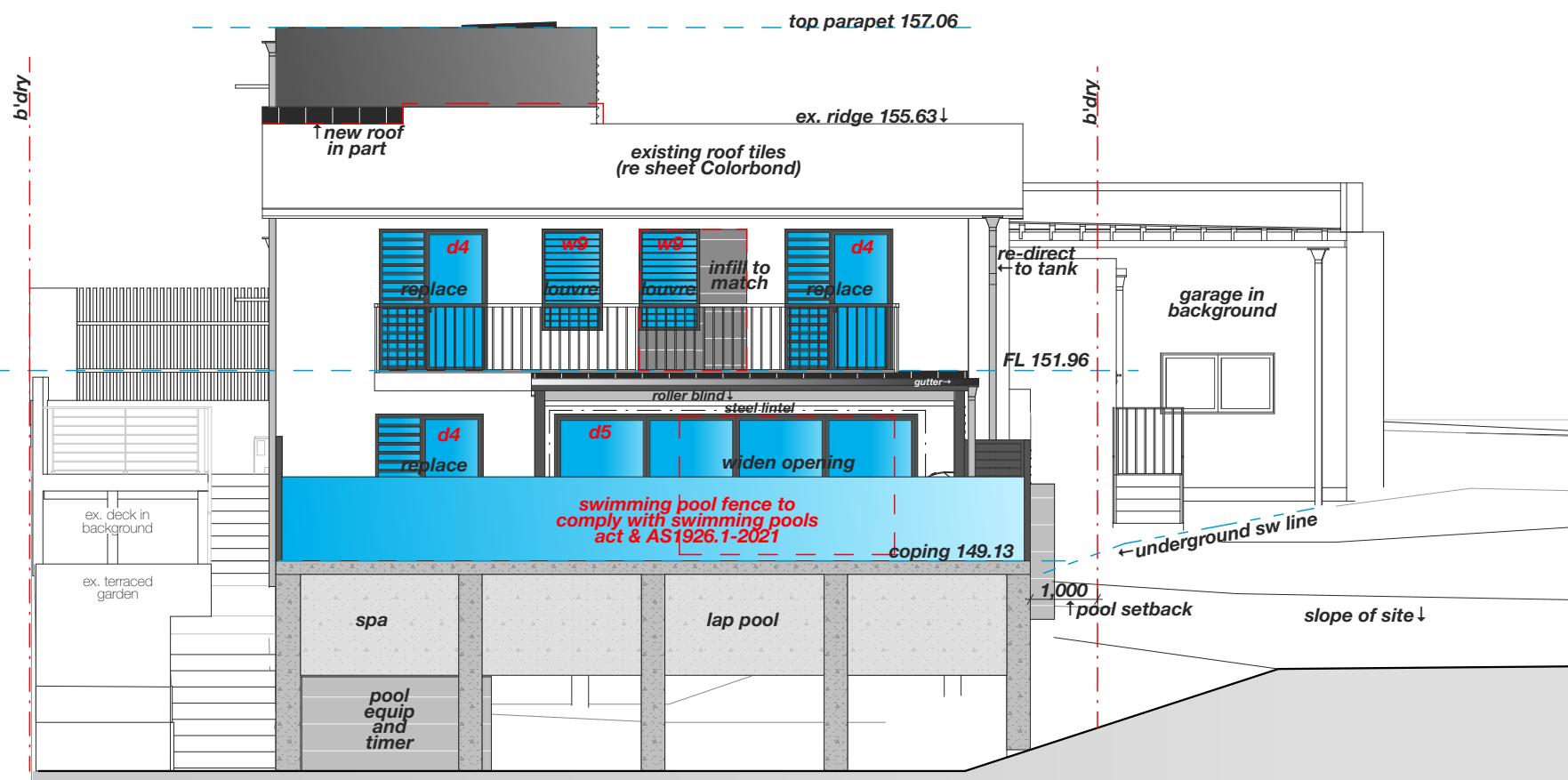


front fence perspective
(concept only)

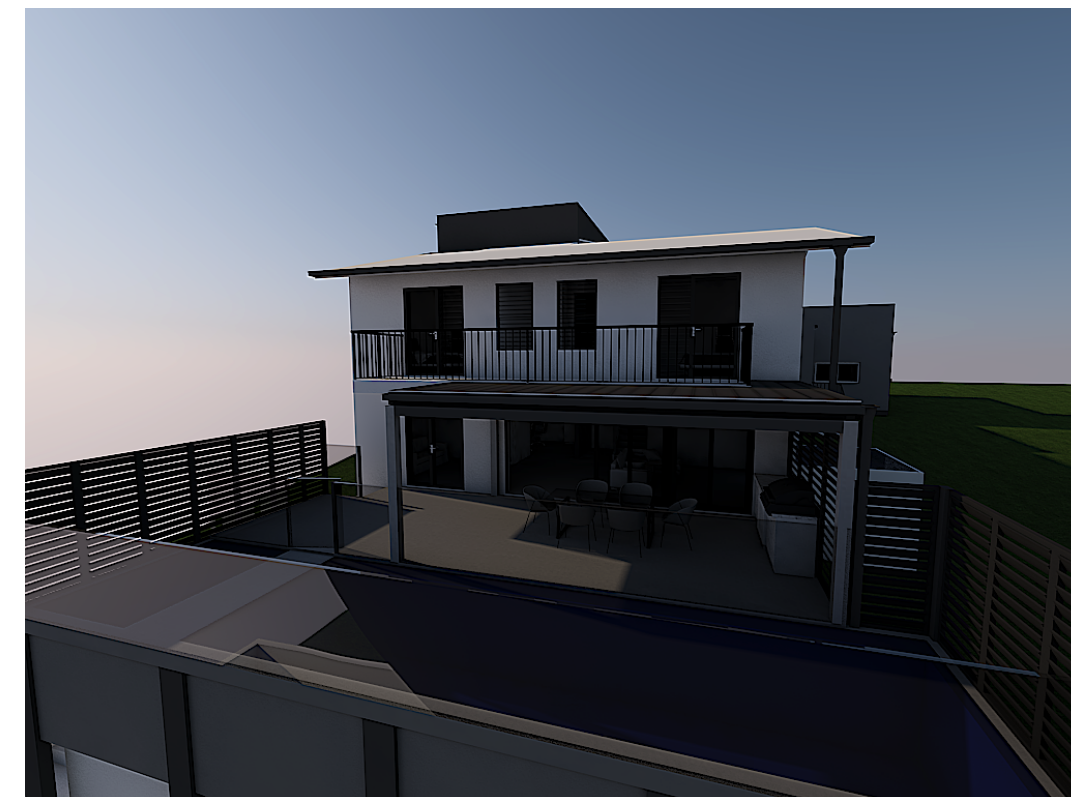
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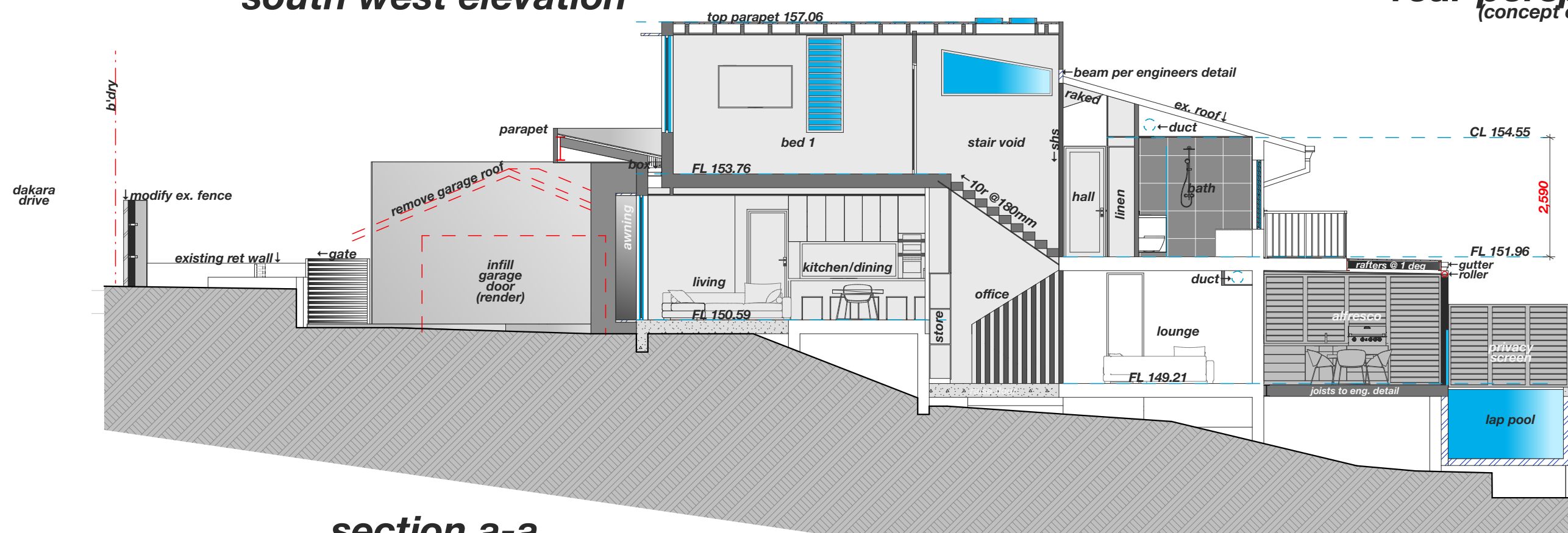
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Drawn	DS
Checked	DS
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Drawing No.	
#191-	8



south west elevation



rear perspective
(concept only)

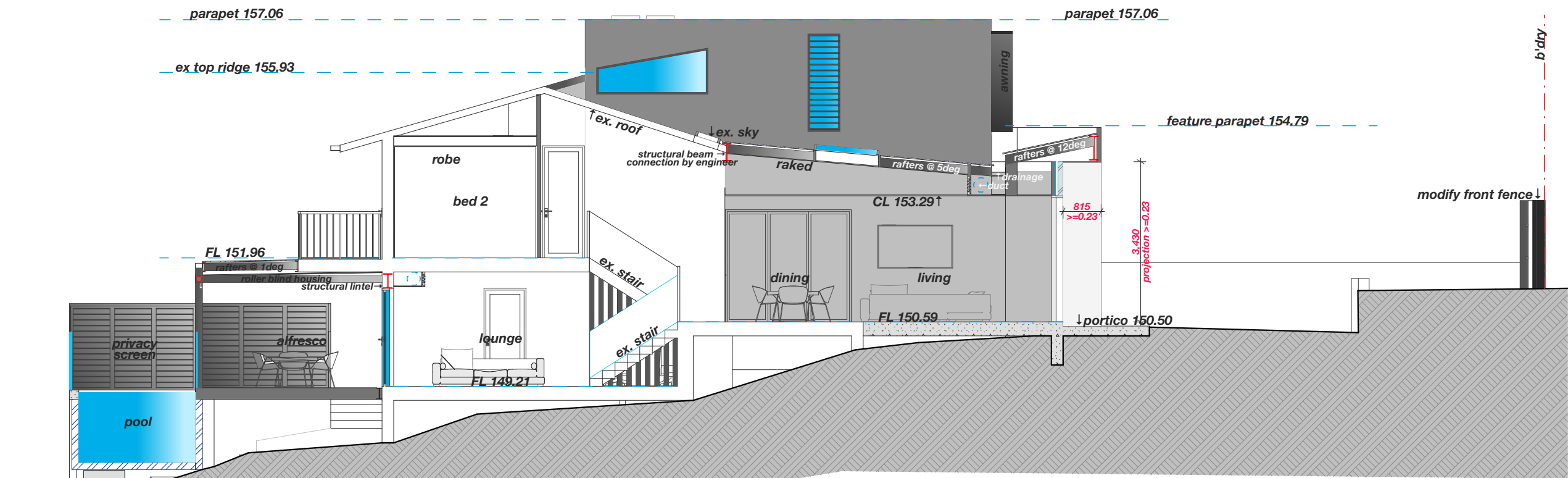


section a-a

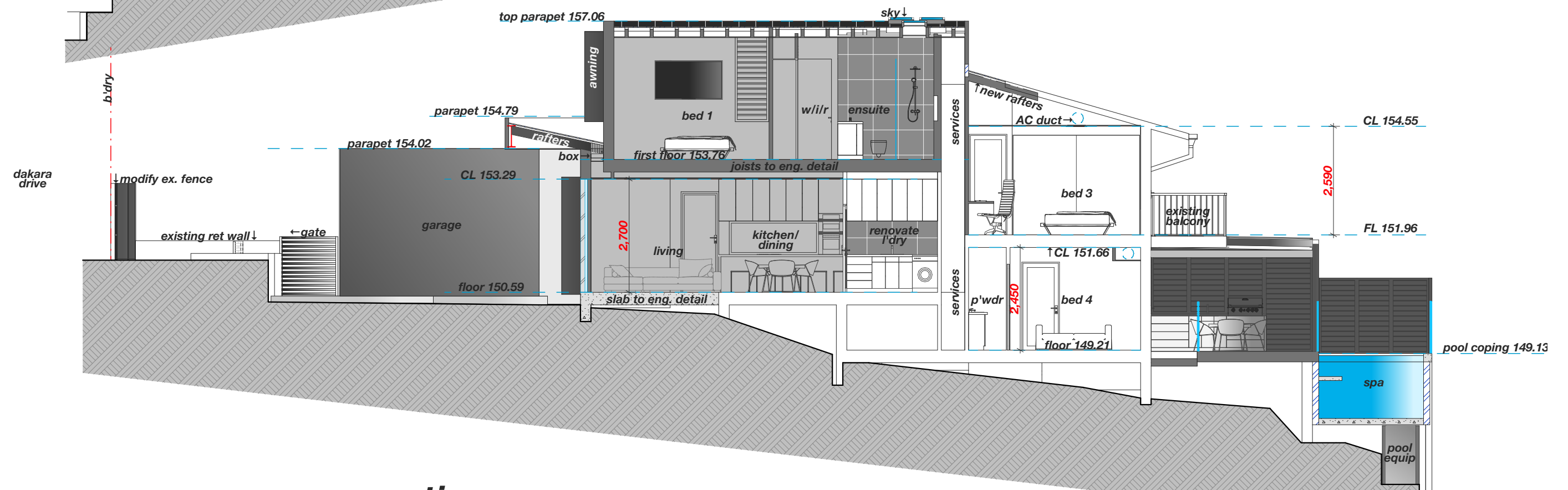
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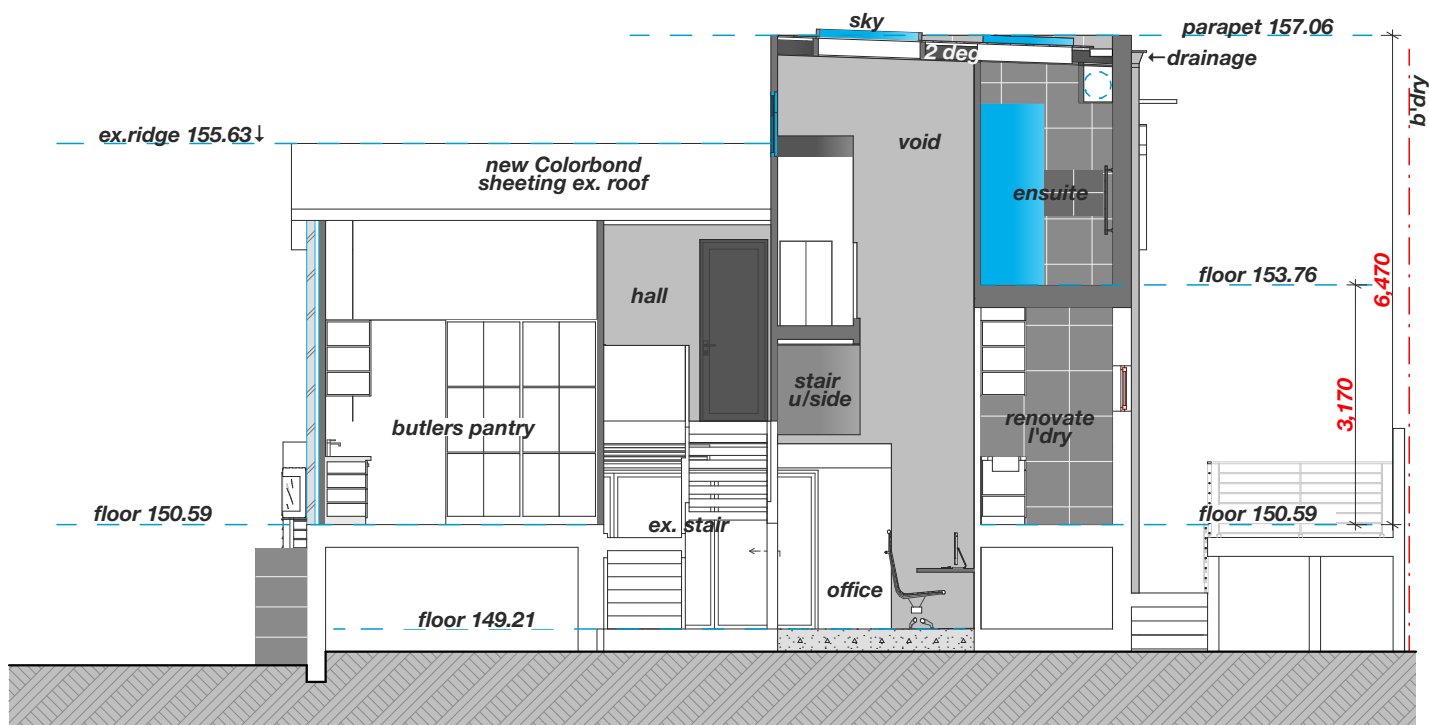
section b-b



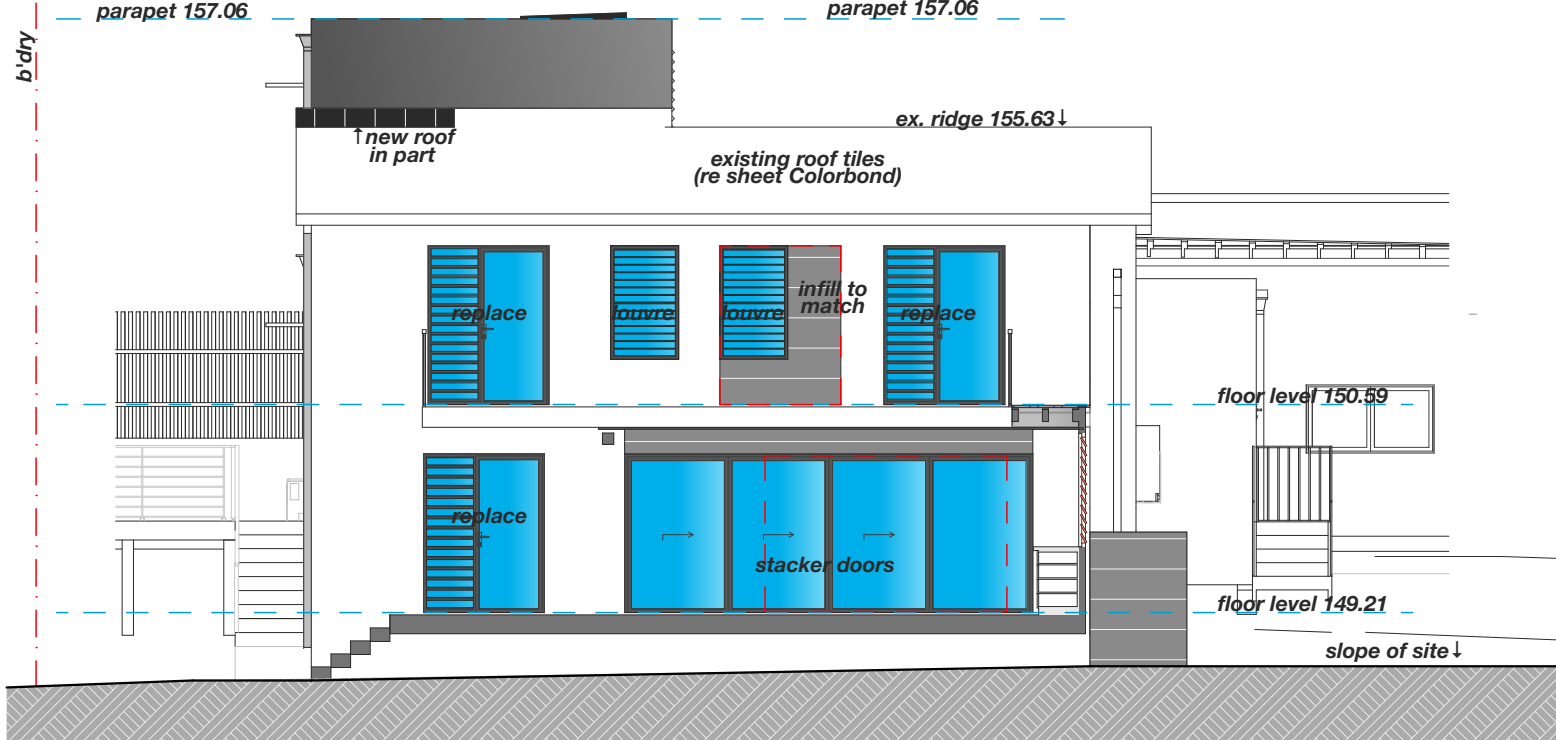
section c-c

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			schematic re-design:
ds	30.10.19		engineering modifications
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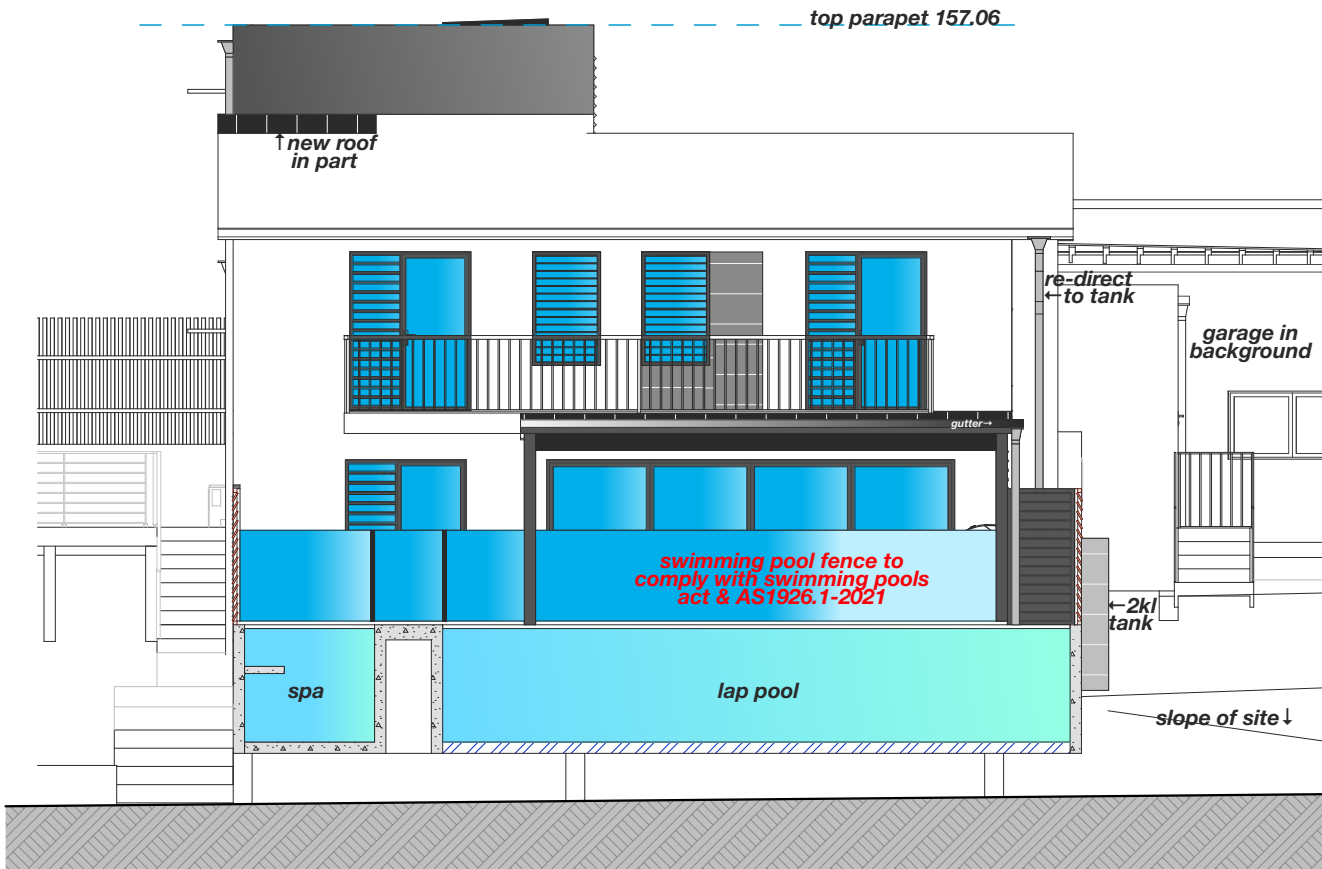
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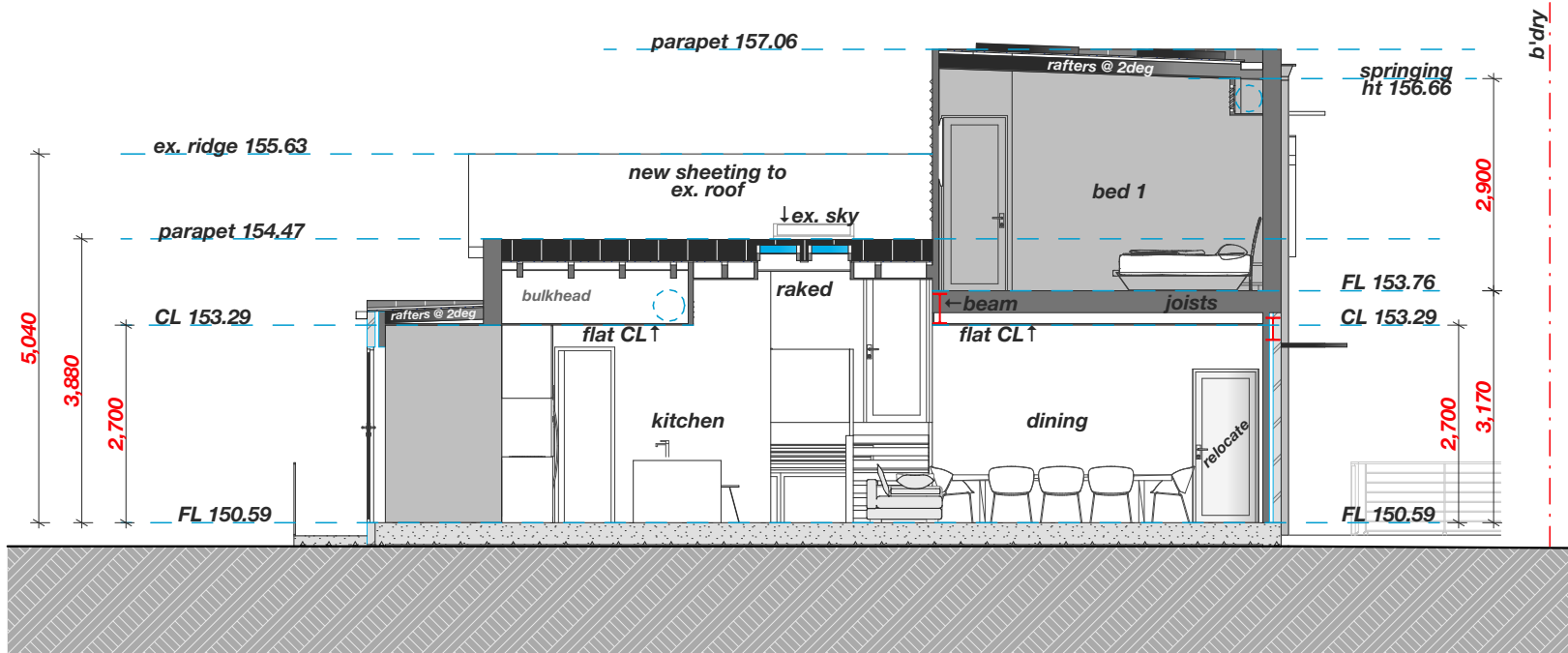
section d-d



section e-e



section f-f

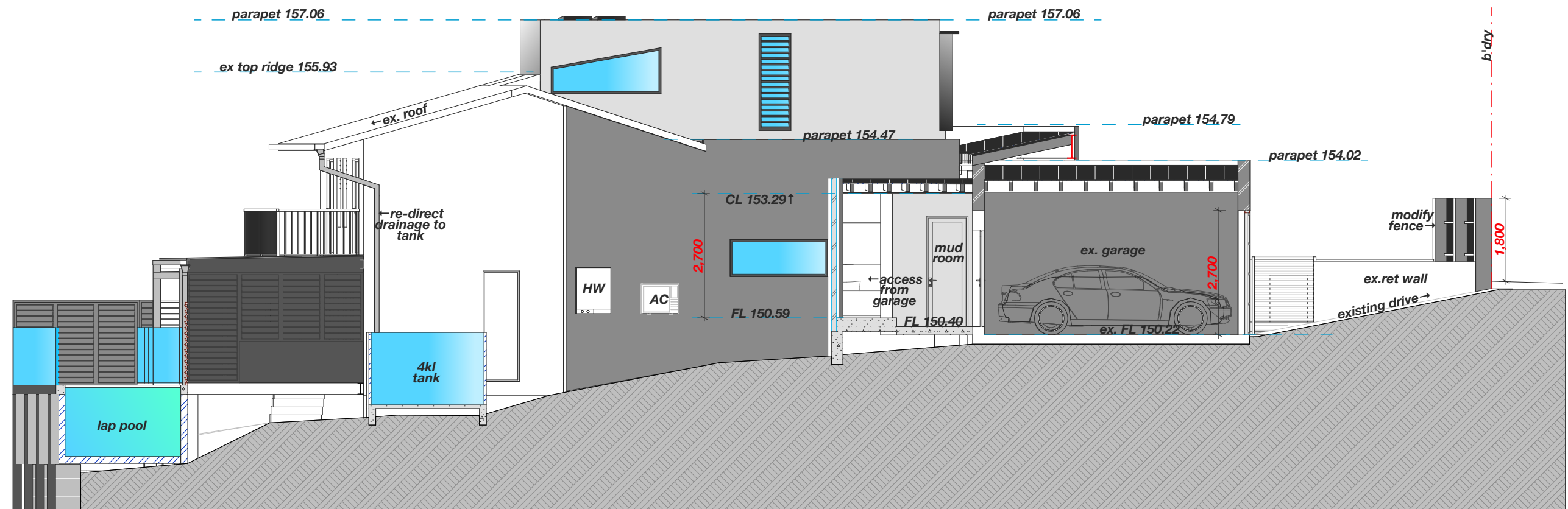


section g-g

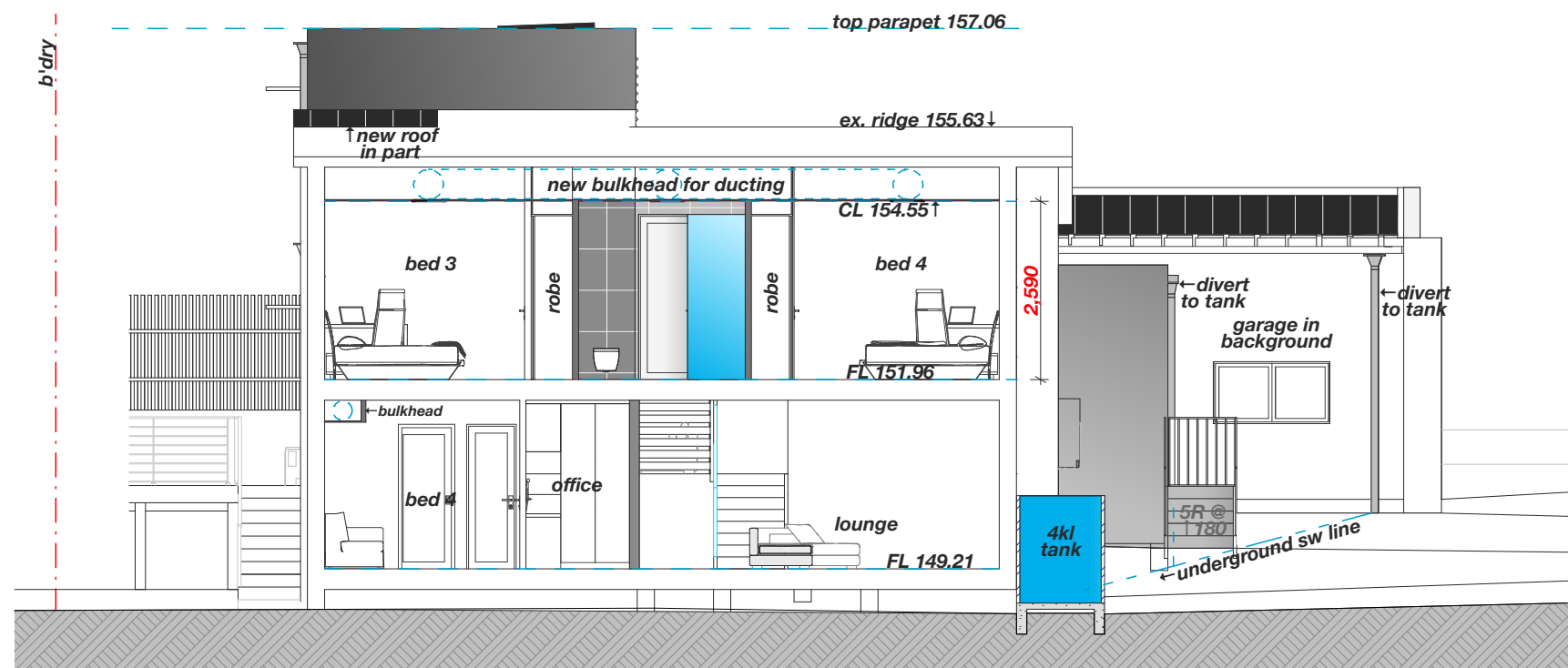
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section h-h

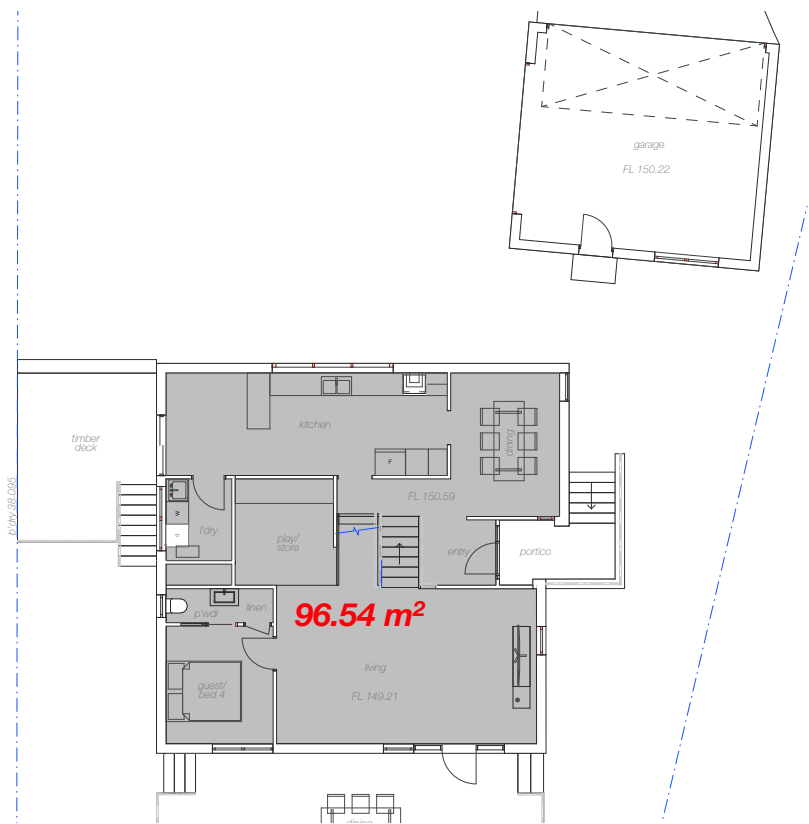


section i-i

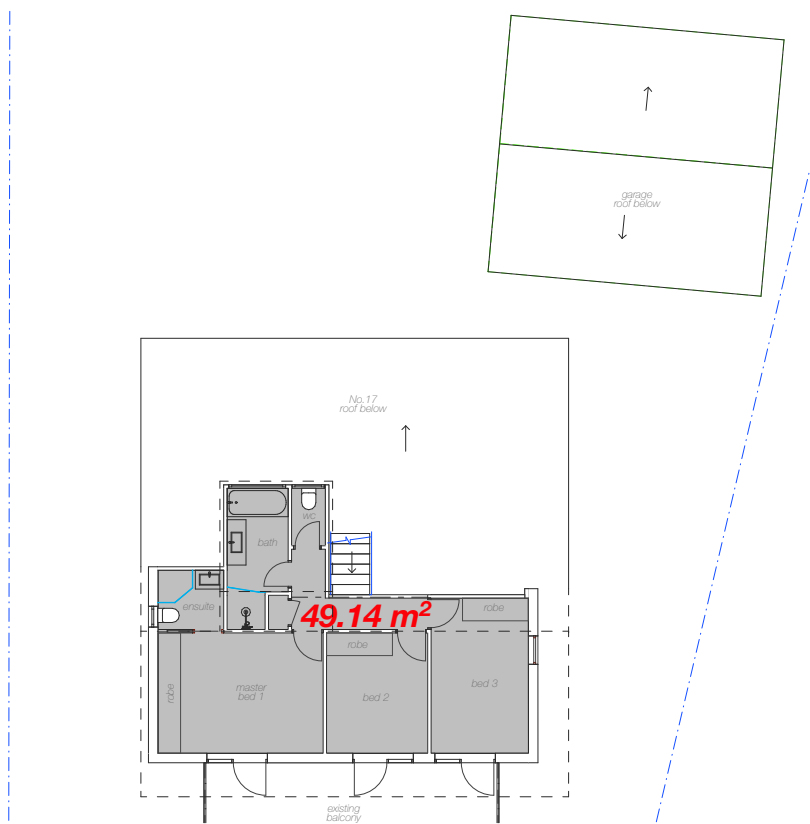
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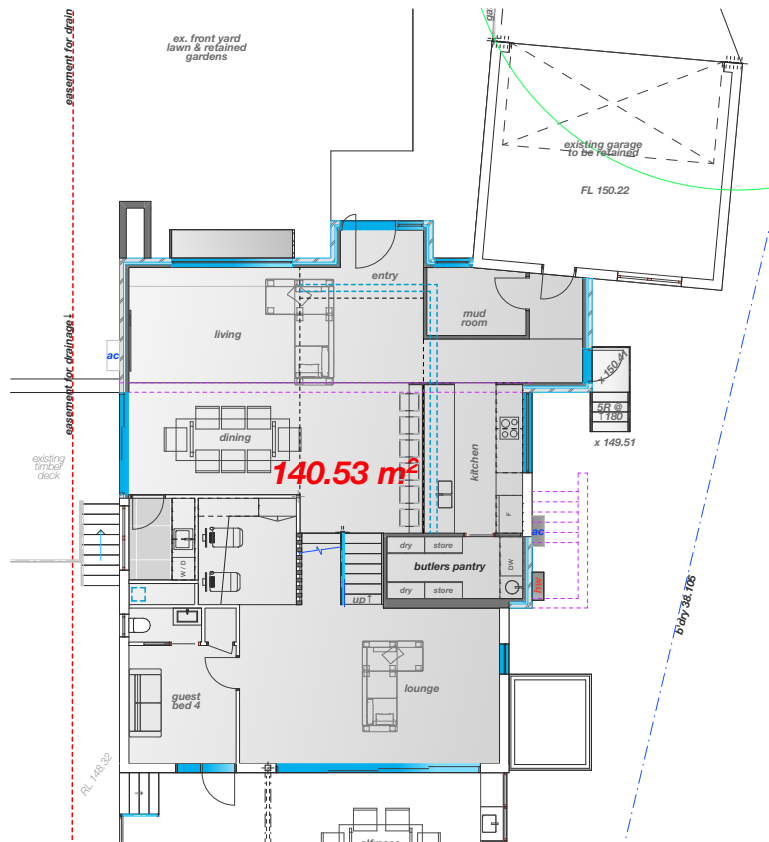
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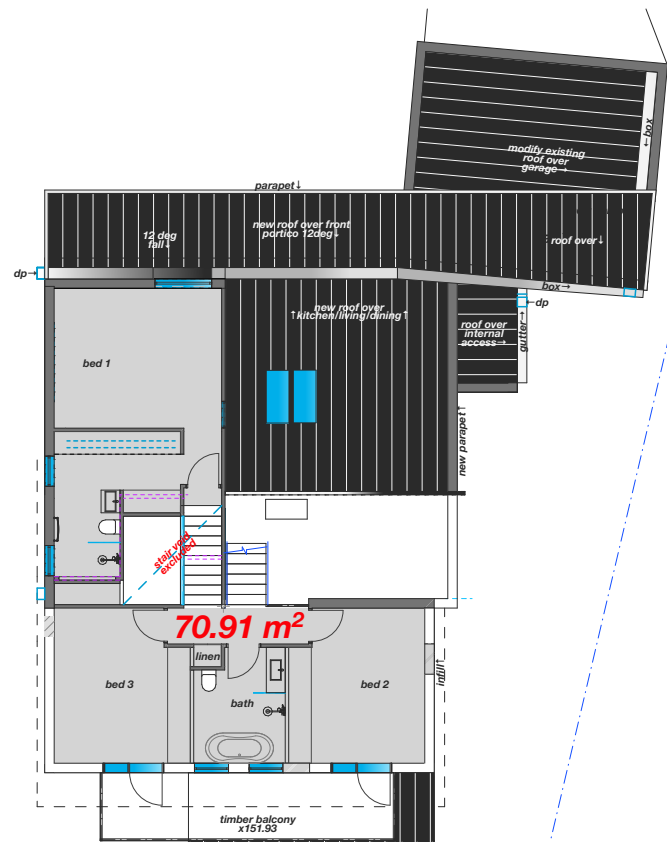
existing ground floor area



existing first floor area



proposed ground floor area



proposed first floor area

Calculations

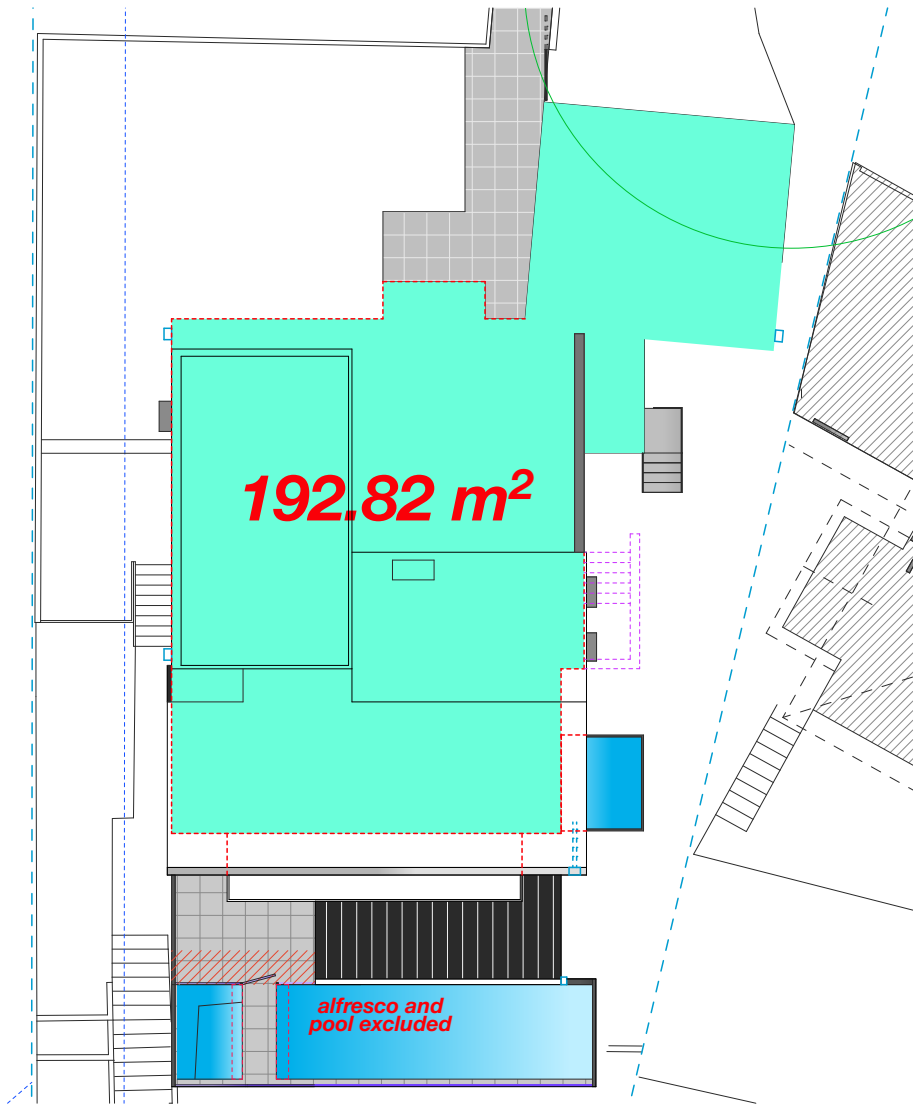
site area	- 712 sqm	Council Controls	Compliance
floor area			
existing residence	- 145.68 sqm	N/A	✓
prop. ground	- 140.53 sqm		
prop. first	- 70.91 sqm		
total	- 211.44 sqm		
proposed addition	- 65.76 sqm		
FSR	- 0.29.6:1		
site cover			
total	- 192.82 sqm - 27% of site	maximum 33.3% of site	✓
landscaping			
total	- 348.55 sqm - 48.9% of site	minimum 40 % of site	✓
private open space			
total	- 173.90 sqm - 24.4% of site	minimum 3X3	✓

	Council Controls	Compliance
building height		
proposed building height - 8.3 m	maximum 8.5m	✓
side setbacks		
- garage = 1.690m and 850mm - residence = 3.675m - pool = 1m	minimum 900m setback	✗ ex. garage non compliance ✓
front setback		
- garage = 5.240 m - portico = 10.090m - residence = 11.230m	6.5m minimum setback	✗ ex. garage non compliance ✓
rear setback		
- 13.200 m	minimum 6m setback	✓

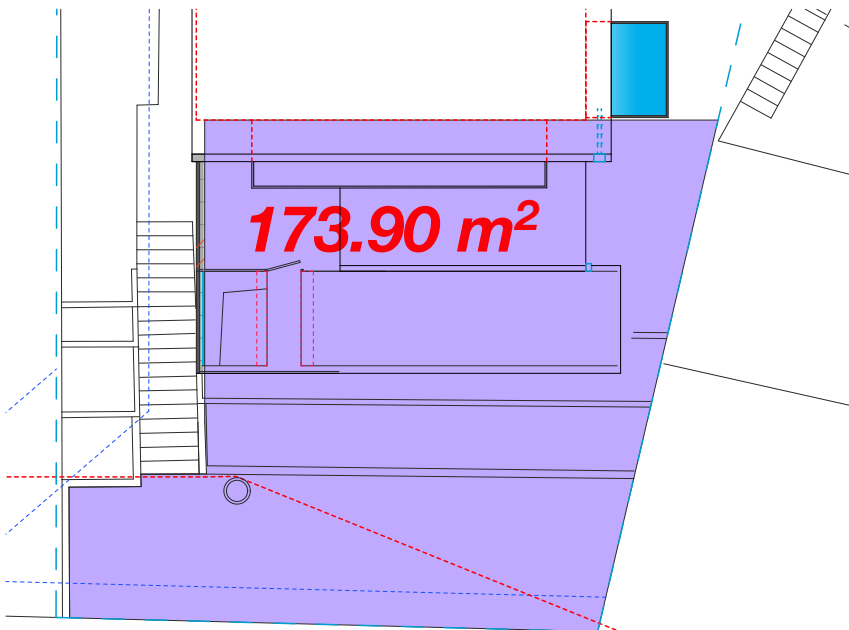
calculation plan: floor area existing and proposed



landscaping



site cover



private open space

Calculations

site area	- 712 sqm	Council Controls	Compliance
floor area			
existing residence	- 145.68 sqm	N/A	✓
prop. ground	- 140.53 sqm		
prop. first	70.91 sqm		
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	Council Controls	Compliance
building height		
proposed building height - 8.3 m	maximum 8.5m	✓
side setbacks		
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- residence = 3.675m		✓
- pool = 1m		
front setback		
- garage = 5.240 m	6.5m minimum setback	✗ ex. garage non compliance
- portico = 10.090m		✓
- residence = 11.230m		
rear setback		
- 13.200 m	minimum 6m setback	✓

calculation plan: landscaping, site cover and private open space



Building Designers

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Alterations and Additions

Certificate number: A324150_04

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

This certificate is a revision of certificate number A324150_02 lodged with the consent authority or certifier on 16 Jan 2019 with application DA2019/0030.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Sch 1 Cl 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary
Date of issue: Monday, 31, May 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



BASIX Certificate number: A324150_04

Description of project

Project address	
Project name	Pat and Karen Doherty_04
Street address	17 Dakara Drive Frenchs forest 2086
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 230246
Lot number	10
Section number	
Project type	
Dwelling type	Attached dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	Precision Planning
ABN (if applicable):	600725219

page 2 / 8

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank The applicant must install a rainwater tank of at least 3828 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities. The applicant must configure the rainwater tank to collect rainwater runoff from at least 113.7 square metres of roof area. The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool and outdoor spa.	✓	✓	✓
Outdoor swimming pool The swimming pool must be outdoors. The swimming pool must not have a capacity greater than 31.2 kilolitres. The swimming pool must have a pool cover. The applicant must install a pool pump timer for the swimming pool. The applicant must install the following heating system for the swimming pool that is part of this development: gas.	✓	✓	✓
Outdoor spa The spa must not have a capacity greater than 6.6 kilolitres. The spa must have a spa cover. The applicant must install a spa pump timer. The applicant must install the following heating system for the outdoor spa that is part of this development: gas.	✓	✓	✓

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Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water The applicant must install the following hot water system in the development: gas instantaneous.	✓	✓	✓
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.		✓	✓

BASIX Certificate number: A324150_04

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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	
concrete slab on ground floor.	nil		
suspended floor with open subfloor: concrete (R0.6).	R0.9 (down) (or R1.50 including construction)		
floor above existing dwelling or building.	nil		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
external wall: brick veneer	R1.16 (or R1.70 including construction)		
internal wall shared with garage: single skin masonry (R0.18)	nil		
flat ceiling, pitched roof	ceiling: R0.95 (up), roof: foil backed blanket (100 mm)	dark (solar absorptance > 0.70)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.24 (up), roof: foil backed blanket (100 mm)	dark (solar absorptance > 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 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.	✓	✓	✓																																			
Windows and glazed doors glazing requirements																																						
<table><tr><th>Window / door no.</th><th>Orientation</th><th>Area of glass inc. frame (m2)</th><th>Overshadowing Height (m)</th><th>Distance (m)</th><th>Shading device</th><th>Frame and glass type</th></tr><tr><td>d1</td><td>NW</td><td>6.48</td><td>0</td><td>0</td><td>eave/verandah/pergola/balcony >=600 mm</td><td>improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)</td></tr><tr><td>w1 x2</td><td>NW</td><td>3.84</td><td>0</td><td>0</td><td>eave/verandah/pergola/balcony >=600 mm</td><td>improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)</td></tr><tr><td>w2</td><td>SE</td><td>1.89</td><td>0</td><td>0</td><td>none</td><td>improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)</td></tr><tr><td>w3</td><td>SE</td><td>1.68</td><td>0</td><td>0</td><td>none</td><td>improved aluminium, single clear, (U-value:</td></tr></table>	Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type	d1	NW	6.48	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)	w1 x2	NW	3.84	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)	w2	SE	1.89	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	w3	SE	1.68	0	0	none	improved aluminium, single clear, (U-value:	✓	✓	✓
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type																																
d1	NW	6.48	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)																																
w1 x2	NW	3.84	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)																																
w2	SE	1.89	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)																																
w3	SE	1.68	0	0	none	improved aluminium, single clear, (U-value:																																

BASIX Certificate number: A324150_04

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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 Height (m)	Distance (m)	Shading device	Frame and glass type			
						6.44, SHGC: 0.75)			
w4	SE	1.704	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
d2	SE	2.16	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
w5	NE	2.43	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
w6	NE	1.89	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
d3	NE	4.05	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
w7	NE	8.64	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
w8	NE	3.15	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
d4 x3	SW	10.08	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
d5	SW	11.34	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
w9 x2	SW	2.7	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
Skylights									
The applicant must install the skylights in accordance with the specifications listed in the table below.							✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:								✓	✓

BASIX Certificate number: A324150_04

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Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check												
Each skylight 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. Skylights glazing requirements <table><tr><th>Skylight number</th><th>Area of glazing inc. frame (m2)</th><th>Shading device</th><th>Frame and glass type</th></tr><tr><td>S1 X 4</td><td>3.36</td><td>no shading</td><td>timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)</td></tr><tr><td>S2 x 1</td><td>0.72</td><td>no shading</td><td>timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)</td></tr></table>	Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type	S1 X 4	3.36	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)	S2 x 1	0.72	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)		✓	✓
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type												
S1 X 4	3.36	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)												
S2 x 1	0.72	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)												

BASIX Certificate number: A324150_04

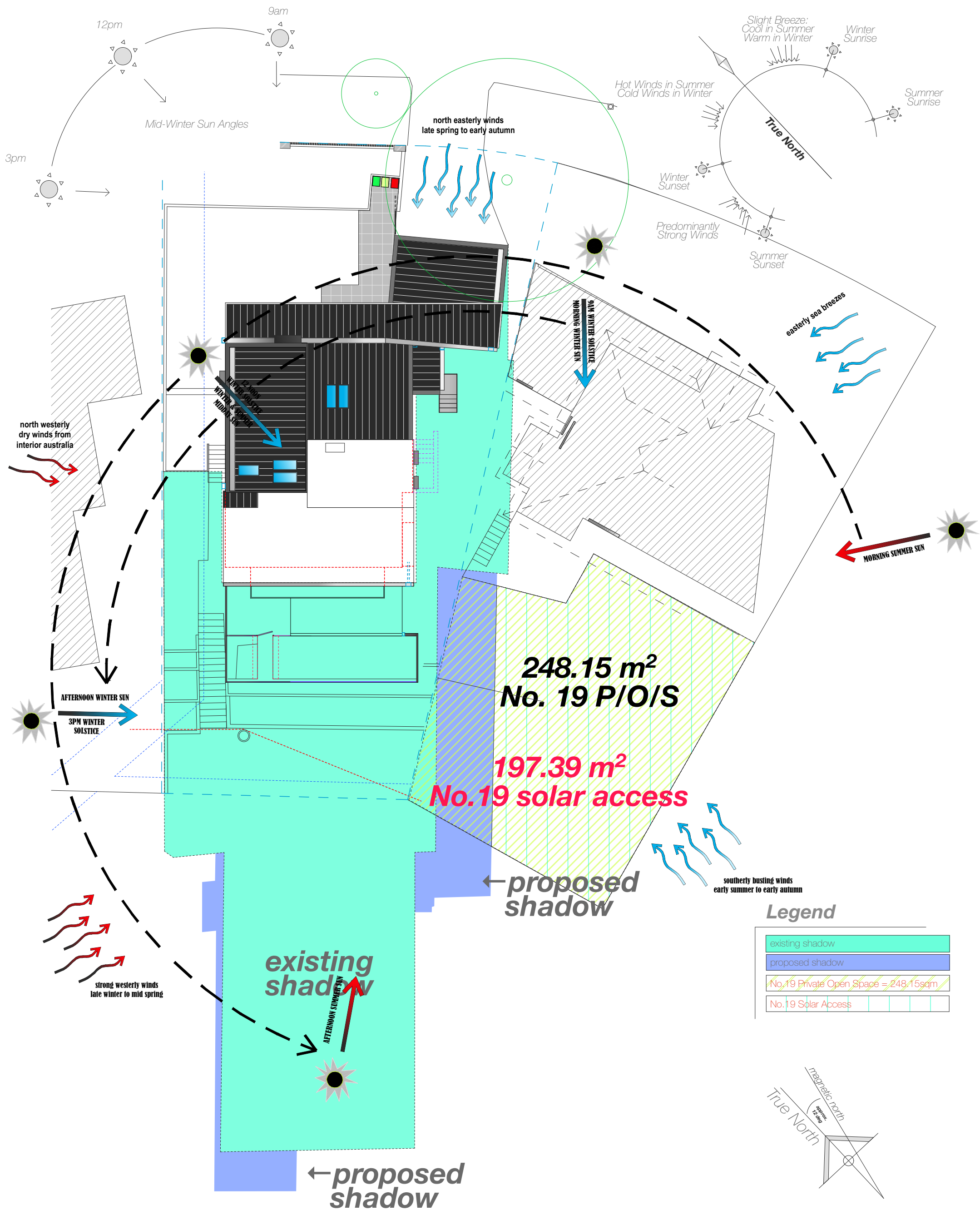
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Legend
In these commitments, "applicant" means the person carrying out the development. Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (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.

DA2019/0030: approved
Section 4.55 application
Alterations and Additions

17 Dakara Drive
Frenchs Forest NSW 2086
Lot 10, DP 230246
for Pat & Karen Doherty

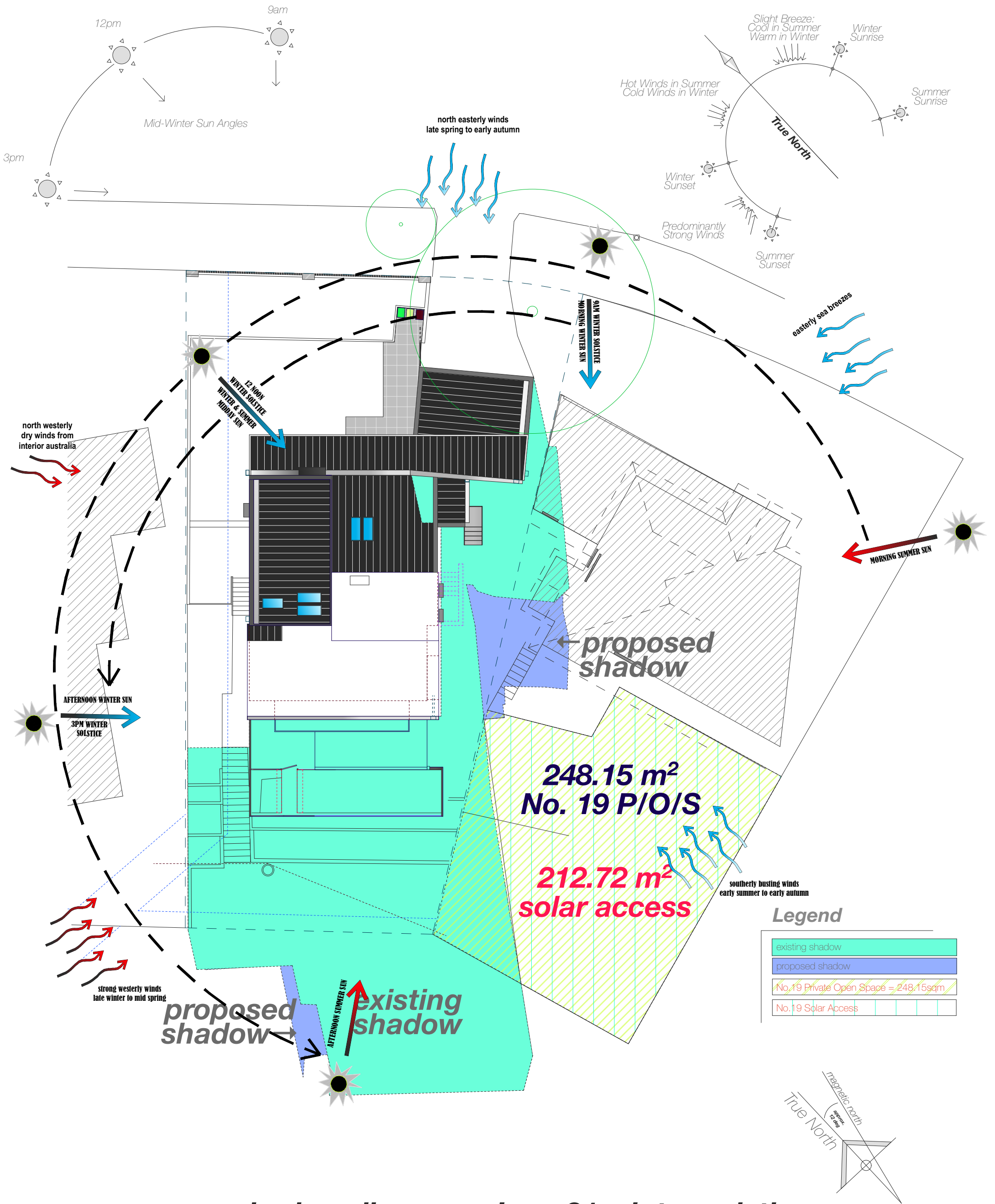
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Checked	DS
Scale	
Drawing No.	
#191- 16	



**shadow diagrams June 21 winter solstice
9am plan view**

			schematic re-design: engineering modifications
C	ds	8.4.21	
			schematic re-design: engineering modifications
B	ds	30.10.19	
			revised for construction certificate
A	kn	29.5.19	
	by	date	revision

Date	31/5/21
Drawn	DS
Checked	DS
Scale	1:200 @ A3
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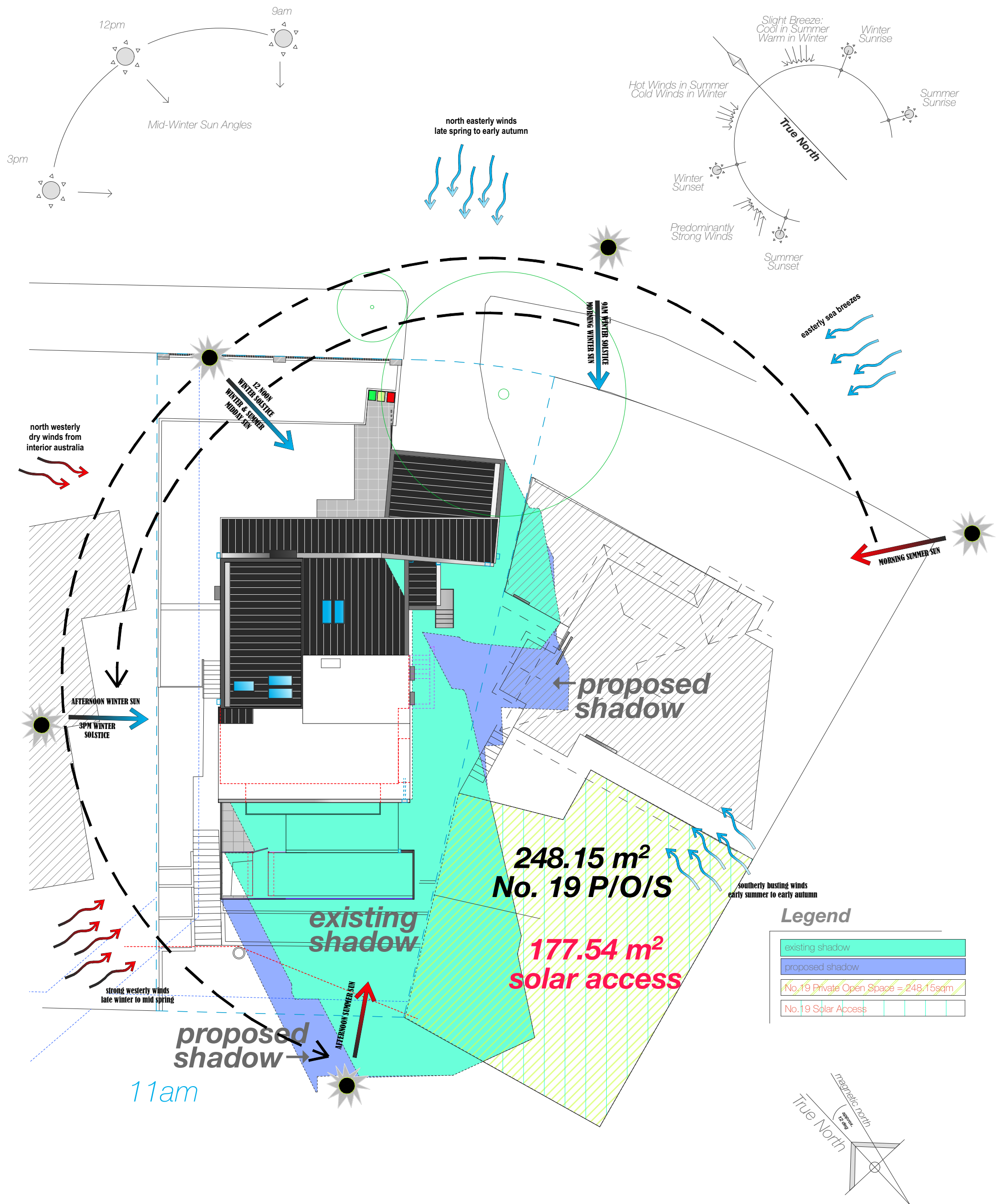


shadow diagrams June 21 winter solstice
10am plan view

			schematic re-design:
ds	8.4.21		engineering modifications
ds	30.10.19		schematic re-design:
kn	29.5.19		engineering modifications
			revised for construction certificate
by	date		revision

DA2019/0030: approved
Mod2020/0103: approved
Section 4.55 #2
Alterations and Additions
17 Dakara Drive
Frenchs Forest NSW 2086
Lot 10, DP 230246
for Pat & Karen Doherty

Date	31/5/21
Drawn	DS
Checked	DS
Scale	1:200 @ A3
Drawing No.	
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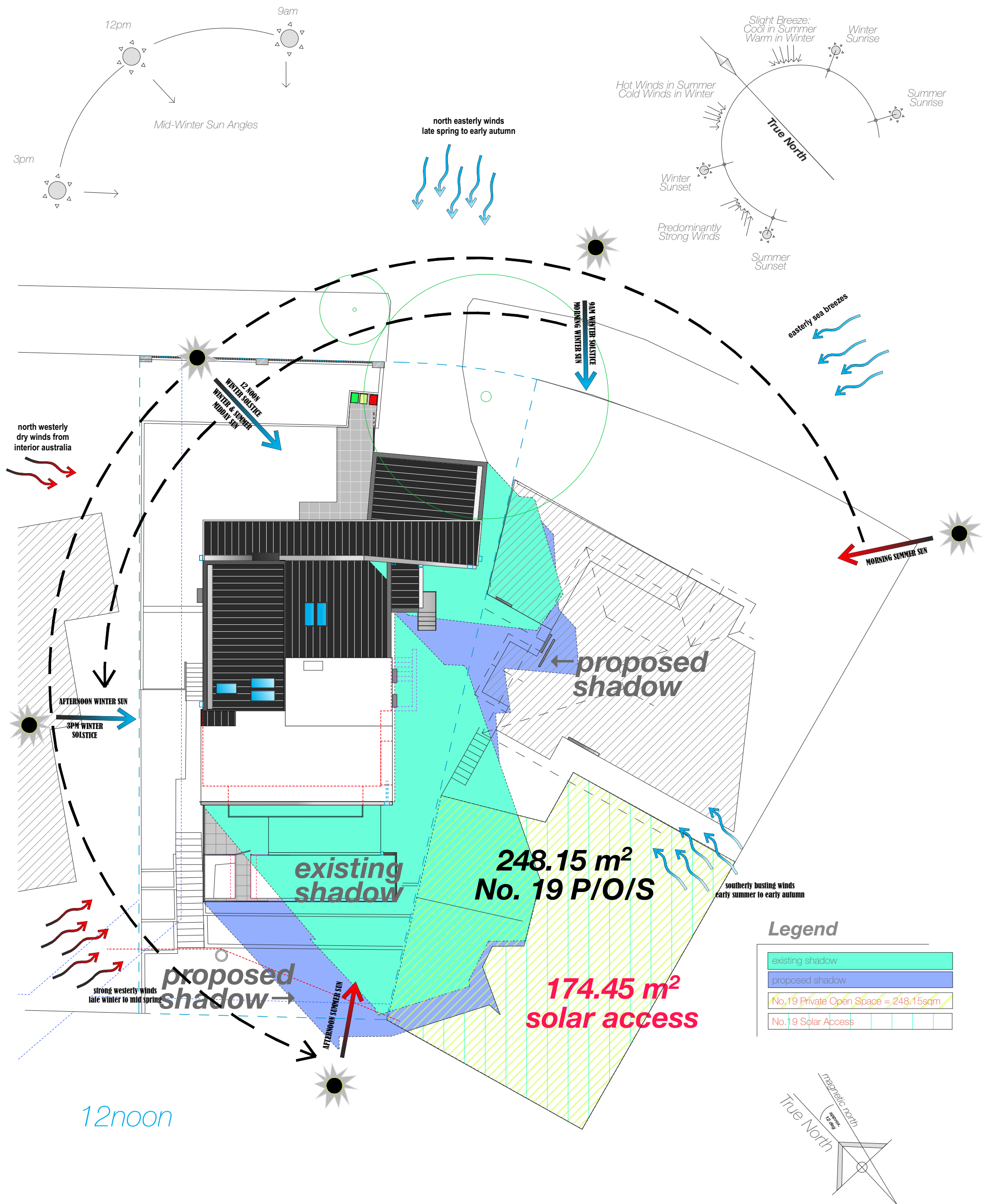


shadow diagrams June 21 winter solstice
11am plan view

			schematic re-design: engineering modifications
	ds	8.4.21	
	ds	30.10.19	schematic re-design: engineering modifications
	kn	29.5.19	revised for construction certificate
by	date		revision

DA2019/0030: approved
Mod2020/0103: approved
Section 4.55 #2
Alterations and Additions
17 Dakara Drive
Frenchs Forest NSW 2086
Lot 10, DP 230246
for Pat & Karen Doherty

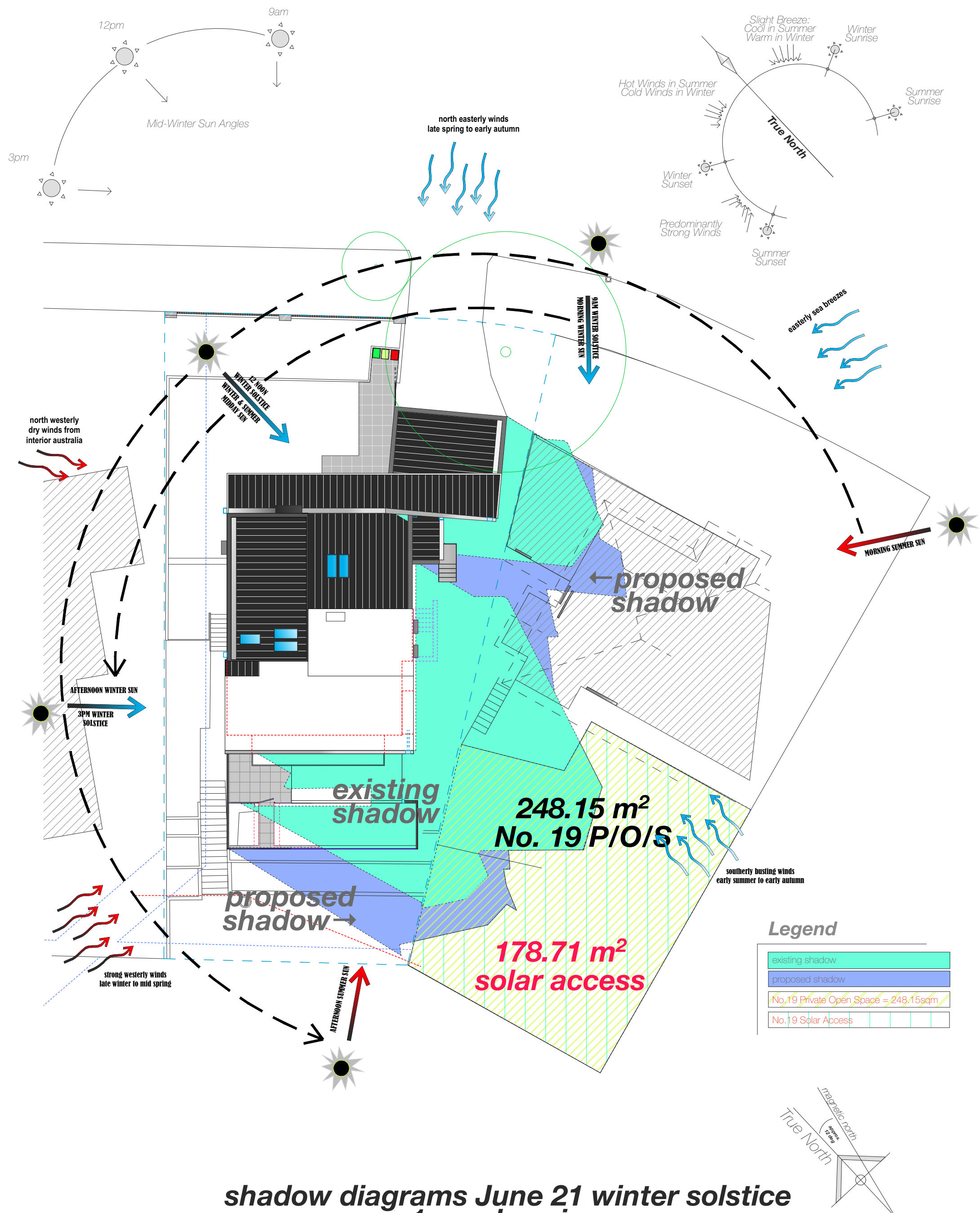
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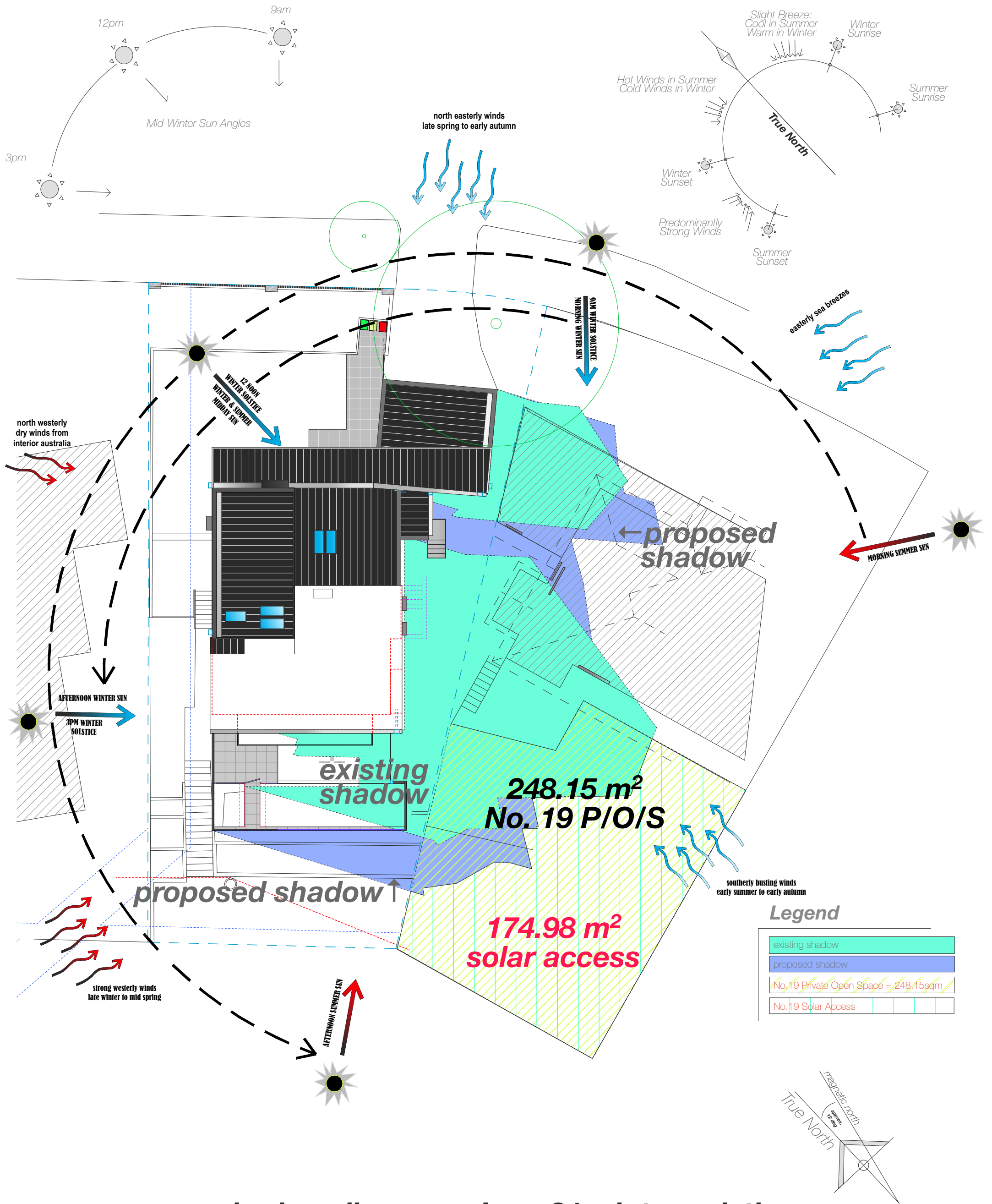


			schematic re-design:
ds	8.4.21		engineering modifications
ds	30.10.19		schematic re-design:
kn	29.5.19		engineering modifications
			revised for construction certificate
by	date		revision

DA2019/0030: approved
Mod2020/0103: approved
Section 4.55 #2
Alterations and Additions
17 Dakara Drive
Frenchs Forest NSW 2086
Lot 10, DP 230246
for Pat & Karen Doherty

Date	31/5/21
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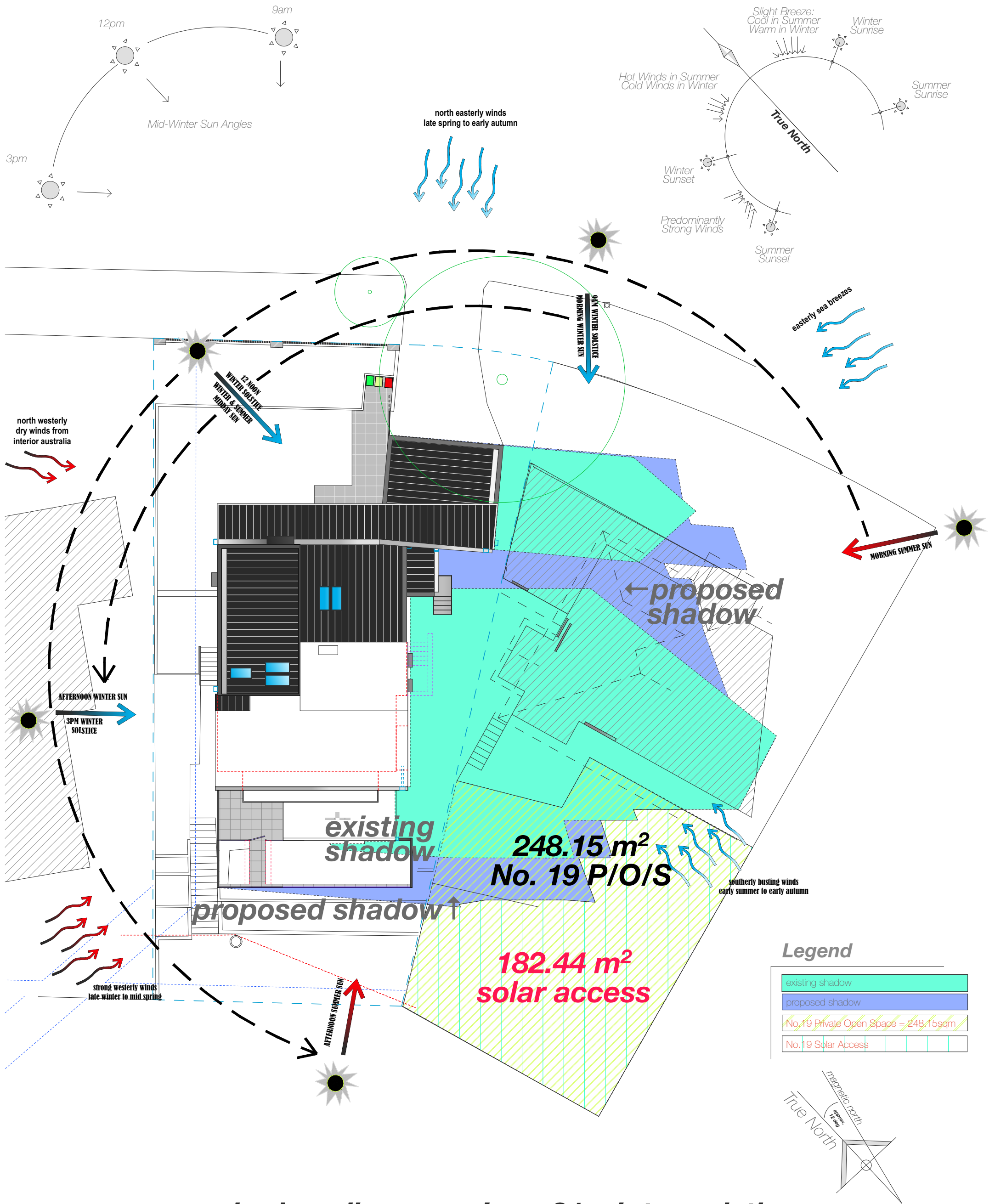




shadow diagrams June 21 winter solstice
2pm plan view

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ds	8.4.21		engineering modifications
ds	30.10.19		schematic re-design:
kn	29.5.19		engineering modifications
by	date		revised for construction certificate
			revision

Date	31/5/21
Drawn	DS
Checked	DS
Scale	1:200 @ A3
Drawing No.	
#191-	22



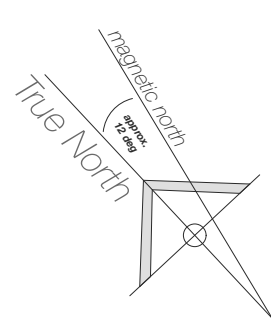
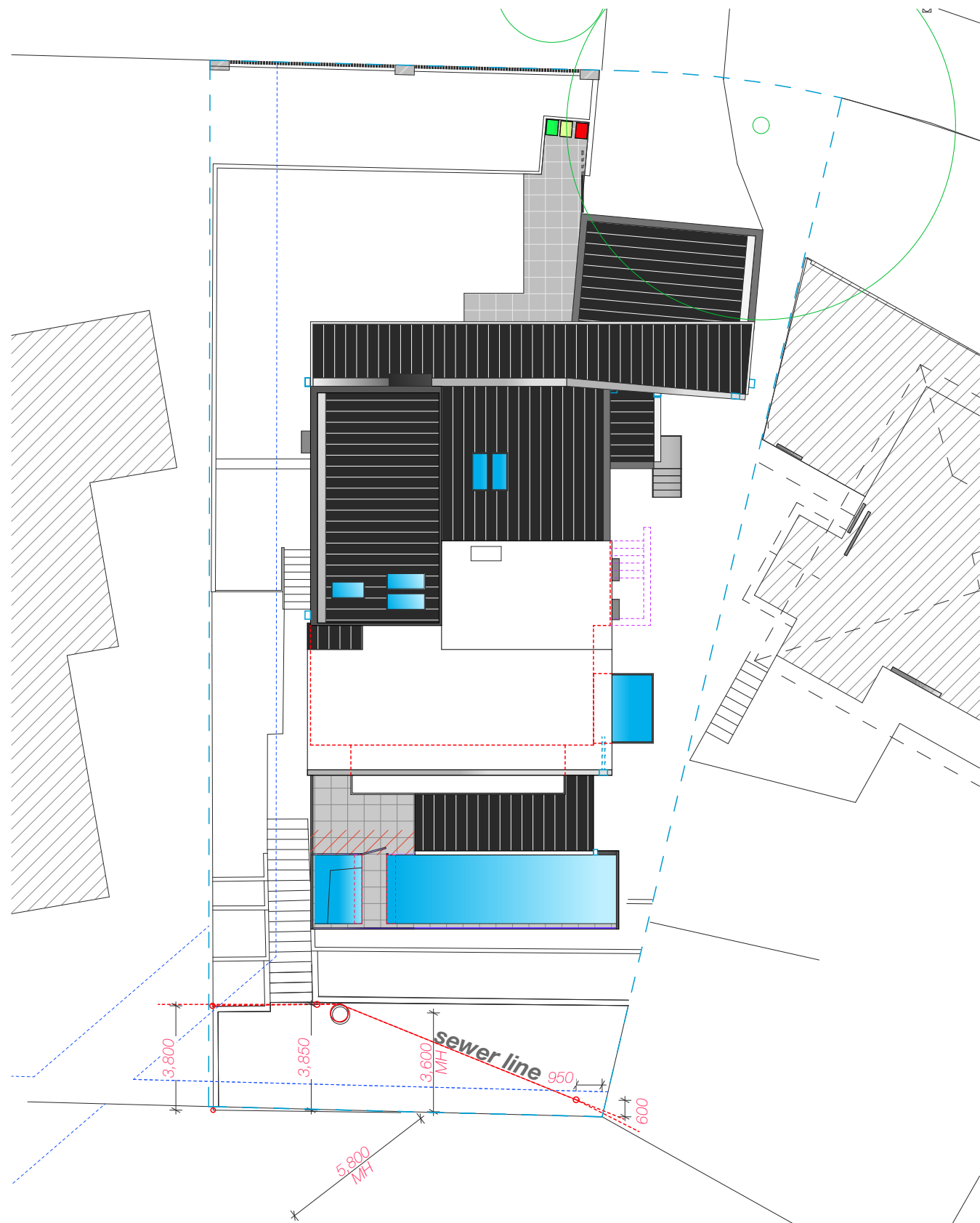
shadow diagrams June 21 winter solstice 3pm plan view

ds	8.4.21	schematic re-design: engineering modifications
		schematic re-design: engineering modifications
ds	30.10.19	revised for construction certificate
kn	29.5.19	revision
by	date	revision

DA2019/0030: approved
Mod2020/0103: approved
Section 4.55 #2

Alterations and Additions
17 Dakara Drive
Frenchs Forest NSW 2086
Lot 10, DP 230246
for Pat & Karen Doherty

Date	31/5/21
Drawn	DS
Checked	DS
Scale	1:200 @ A3
Drawing No.	
#191-	23



LEGEND:

SEWER MAIN AND DIRECTION OF FLOW	POTABLE WATER MAIN	VC	VITRIFIED CLAY
SYDNEY WATER SEWER MAN-HOLE	HYDRANT	S.O.	SQUARE OFF
MAINTENANCE SHAFT	STOP VALVE	PEG	PEG IN GROUND OR ON WALL
RODDING POINT	DICL	NAIL	NAIL IN GROUND OR ON WALL
VENTSHAFT (INDUCT OR EDUCT)	DUCTILE IRON CEMENT LINED	BOY	BOUNDARY
VERTICAL RISER	EARTHENWARE	EX	EXISTING
P.C.P. OR JUNCTION	RC	DN	DIAMETER PEG
	REINFORCED CONCRETE		
	SCW		
	SALT GLAZED WARE		

PEG-OUT / SERVICE PROTECTION REPORT
A3 - SIZE SHEET

NOTES:

- CONTRACTOR TO CONFIRM LINE, LEVEL AND SIZE OF ALL THE EXISTING SERVICES (AS PER NOTE ON PLAN) WITHIN THE VICINITY OF ANY NEW WORKS AND REPORT ANY CONFLICT TO SITE SUPERINTENDENT PRIOR TO ANY CONSTRUCTION COMMENCING.
- Ausflow Pty Ltd (ABN: 86 097 766 428)
Ph: (02) 9555 7979
Level 1, 323a Darling Street, Balmain NSW 2041
Email: info@ausflow.com.au
Web: www.ausflow.com.au
ACCREDITED AS SERVICE PROTECTION REPORTER BY SYDNEY WATER
- THE LOCATION OF THE ASSETS SPECIFIED ON THIS REPORT HAVE BEEN TAKEN FROM EXISTING FENCE LINES AND/OR SURVEYORS MARKINGS OR PEGS. FENCE LINES MAY NOT BE TRUE BOUNDARY LINES AND MAY NEED TO BE CONFIRMED BY SURVEYOR.
- THIS PLAN IS NOT TO SCALE. DO NOT SCALE FROM THIS PLAN REFER DIMENSIONS SHOWN

UTILITIES LOCATED:

SERVICE	DATE	SIZE (mm)	TYPE
EXISTING SEWER	20/06/19	150	VC
STORMWATER			
POTABLE WATER			

SITE STRATA (CIRCLE APPLICABLE)

CLAY	ROCK	ROCK TRENCH	SAND	SHALE	TUNNEL	RUBBISH FILL	OTHER (SPECIFY)

PROPERTY ADDRESS:
Lot No. 10
17
Dakara Drive
Frenchs Forest

PLAN SUPPLIED BY:
AUSFLOW

LOCATOR: Gabriel Austin
LOCATOR SIGNATURE: *Gabriel Austin*
Date: 20/06/19

PLAN TO BE READ IN CONJUNCTION WITH CURRENT SURVEY PLAN

PLAN DRAWN DATE: 20/06/19

DRAFTED BY: J.N.