

GENERAL NOTES

ALL WORK IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT STANDARDS BY THE STANDARDS ASSOCIATION OF AUSTRALIA.

ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE. ANY DISCREPANCIES ARE TO BE REPORTED TO BETTSWHITE PRIOR TO CONSTRUCTION

BUILDER TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN AND ENGINEERING PLANS ARE STRICTLY COMPLIED WITH

DEMOLITION.
ALL DEMOLITION TO BE IN ACCORDANCE WITH AS2601 DEMOLITION OF STRUCTURES. MUST BE CARRIED OUT BY A REGISTERED DEMOLISION CONTRACTOR

TIMBER CONSTRUCTION.
ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH AS 1684 - 'TIMBER FRAMING CODE'. EXTERNAL WALLS TO BE WRAPPED IN A BREATHABLE MEMBRANE

FIRE PROTECTION.
FIRE PROTECTION OF SEPARATING WALLS TO COMPLY WITH NCC PART 3.7.3.2. FRL 60/60/60 WITHIN 900mm OF BOUNDARY

BRICKWORK CONSTRUCTION.
ALL BRICKWORK TO COMPLY WITH AS1640 & AS3700

BATHROOMS & WET AREAS
ALL WET AREAS ARE TO BE ADEQUATELY WATERPROOFED AND COMPLY WITH AS3740 & PART 3.8.1 OF THE NCC

GLAZING
ALL GLAZING TO COMPLY WITH AS1288 & AS2047 WITH CHILD SAFE LOCKS/SCREENS TO COMPLE WITH NCC PART 3.9.2

STORMWATER
CONNECT ALL STORMWATER TO EXISTING STORMWATER SYSTEM WHICH DRAINS TO THE STREET. IN ACCORDANCE WITH AS3500 & PART 3.1.2 DRAINAGE OF THE NCC

SMOKE ALARMS
INTERCONNECTED/HARDWIRED SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786 AND THE NCC CLAUSE 3.7.2.2

STAIR BALUSTRADING
STAIRS ARE TO COMPLY WITH NCC PART 3.9.1 & 3.9.2

TERMITE PROTECTION
TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS3660

COLOUR SCHEME

ROOF:	WINDSPRAY COLORBOND COLOUR	O.T.A
WALLS:	WHITE	O.T.A
WINDOWS	WHITE	O.T.A
GUTTERS	MATCH ROOF COLOUR	
DOWNSPIPES	MATCH WALL COLOUR	
EAVES	WHITE	
BARGE BOARD	WHITE	

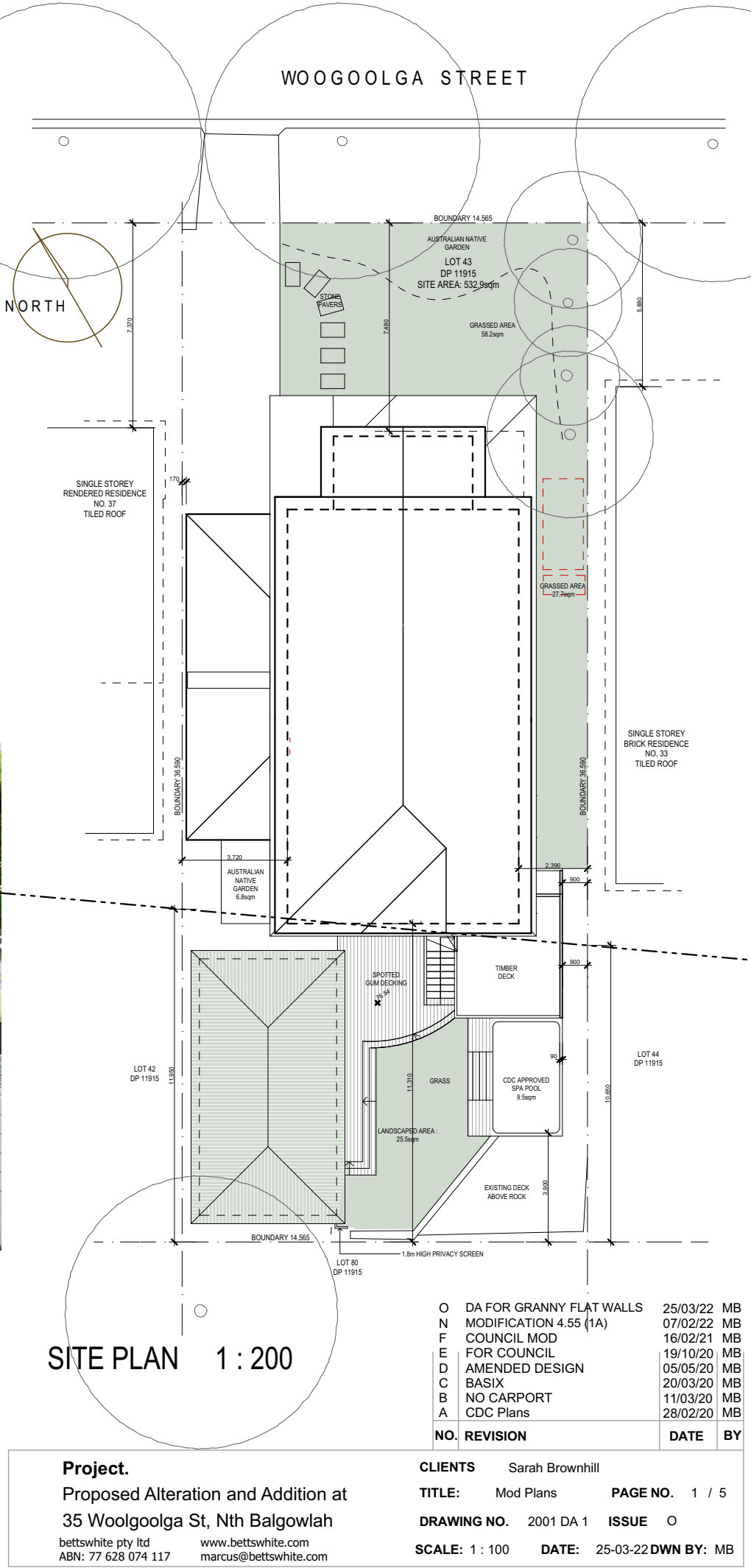
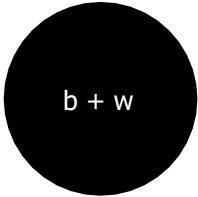
OPEN SPACE CALCULATIONS

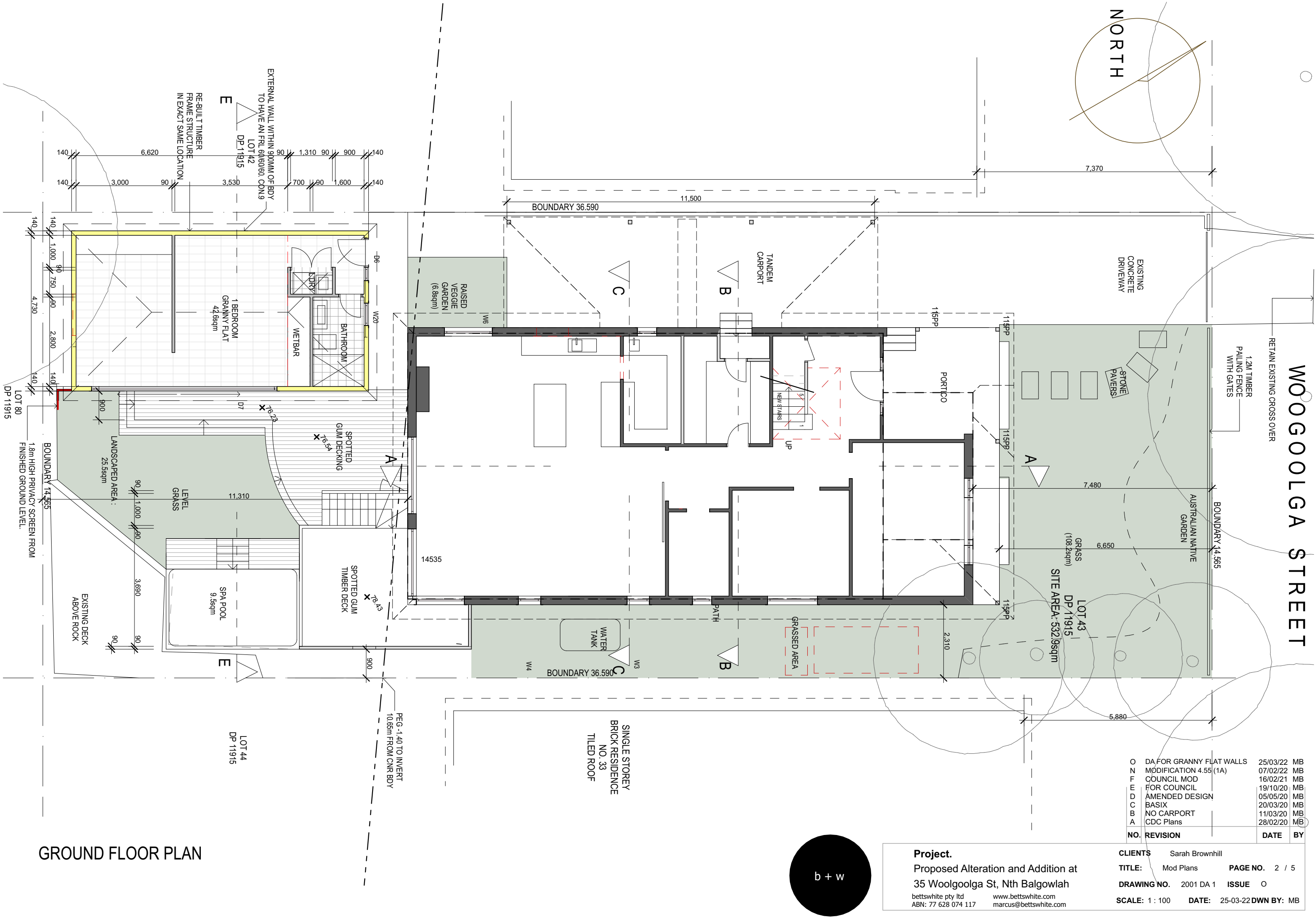
SITE AREA	532.9sqm
EXISTING LANDSCAPING	80sqm TOTAL 15%
PROPOSED LANDSCAPING	
FRONT & SIDE YARD	108.2sqm
VEGGIE GARDEN	6.8sqm
REAR GARDEN	25.5sqm
TOTAL LANDSCAPING	140.5sqm 26%
GROUND FLOOR AREA	130.6sqm
FIRST FLOOR AREA	126.4sqm
GRANNY FLAT AREA	42.6sqm
TOTAL FLOOR AREA	299.6sqm
NO CHANGE TO PREVIOUS APPROVAL	



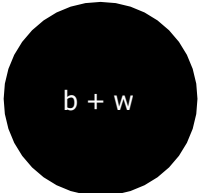
FOR ILLUSTRATIVE PURPOSES ONLY

PROPOSED GRANNY FLAT AT :
35 WOOLGOOLGA ST, NTH BALGOWLAH





GROUND FLOOR PLAN



Project.
Proposed Alteration and Addition at
35 Woolgoolga St, Nth Balgowlah
bettswwhite Pty Ltd
ABN: 77 628 074 117

CLIENTS Sarah Brownhill
TITLE: Mod Plans
DRAWING NO. 2001 DA 1
SCALE: 1 : 100

DATE: 25-03-22
DWN BY: MB

Project.
Proposed Alteration and Addition at
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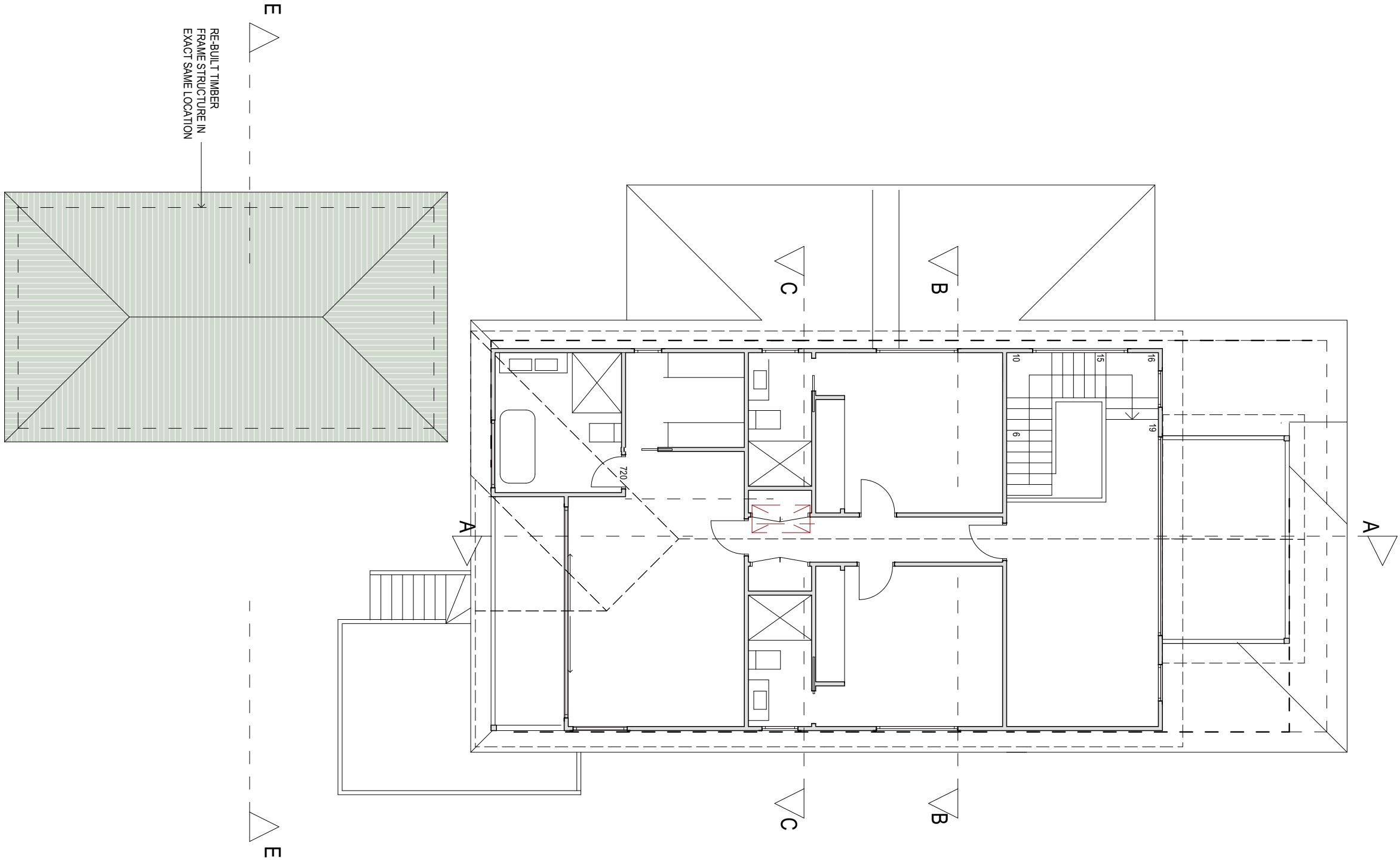
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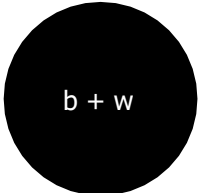
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O	DA FOR GRANNY FLAT WALLS	25/03/22	MB
N	MODIFICATION 4.55 (1A)	07/02/22	MB
F	COUNCIL MOD	16/02/21	MB
E	FOR COUNCIL	19/10/20	MB
D	AMENDED DESIGN	05/05/20	MB
C	BASIX	20/03/20	MB
B	NO CARPORT	11/03/20	MB
A	CDC Plans	28/02/20	MB
NO.	REVISION	DATE	BY



FIRST FLOOR PLAN



Project.
Proposed Alteration and Addition at
35 Woolgoolga St, Nth Balgoolah

bettswhite Pty Ltd
ABN: 77 628 074 117

www.bettswhite.com
marcus@bettswhite.com

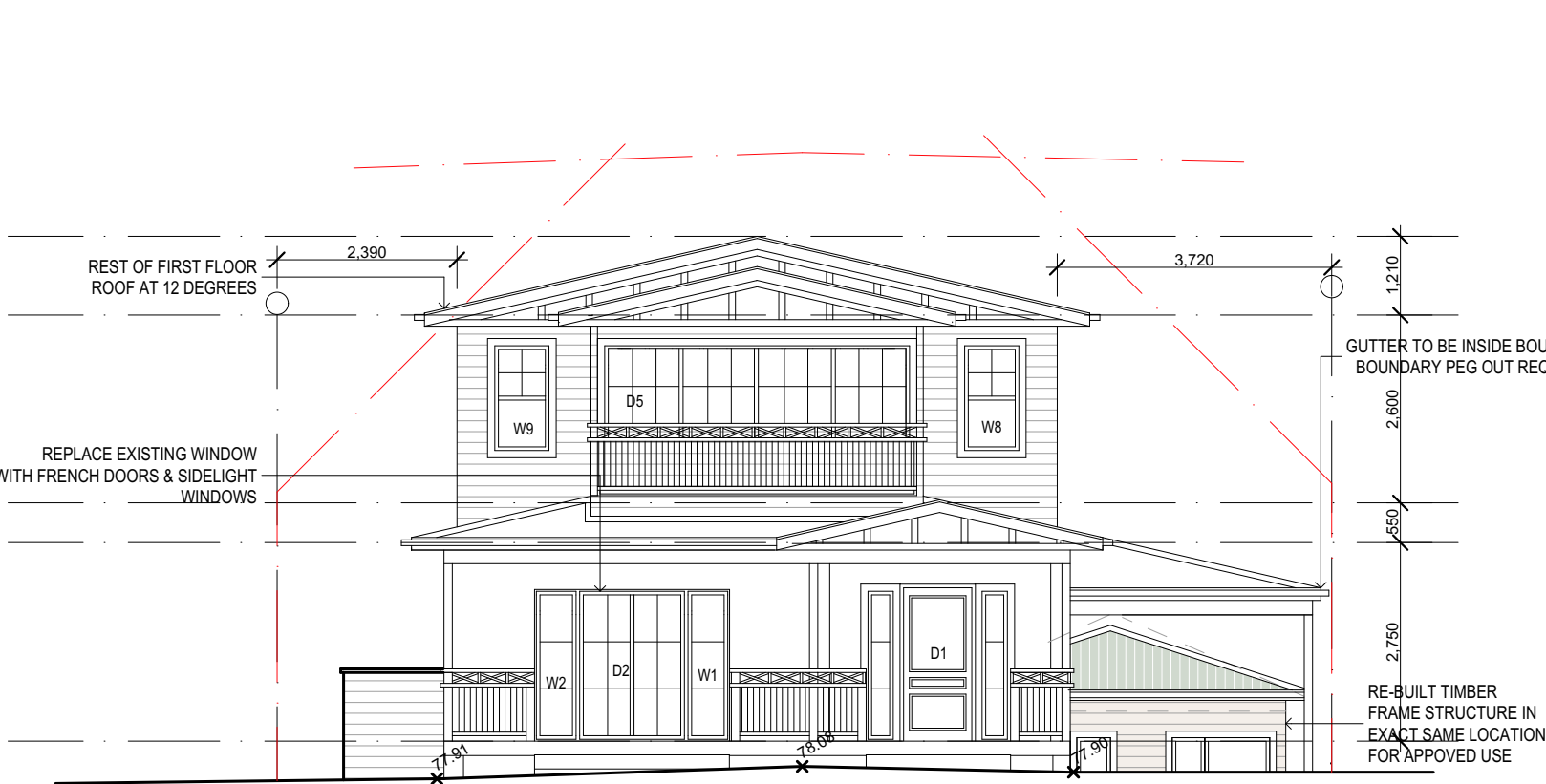
CLIENTS Sarah Brownhill

TITLE: Mod Plans **PAGE NO.** 3 / 5

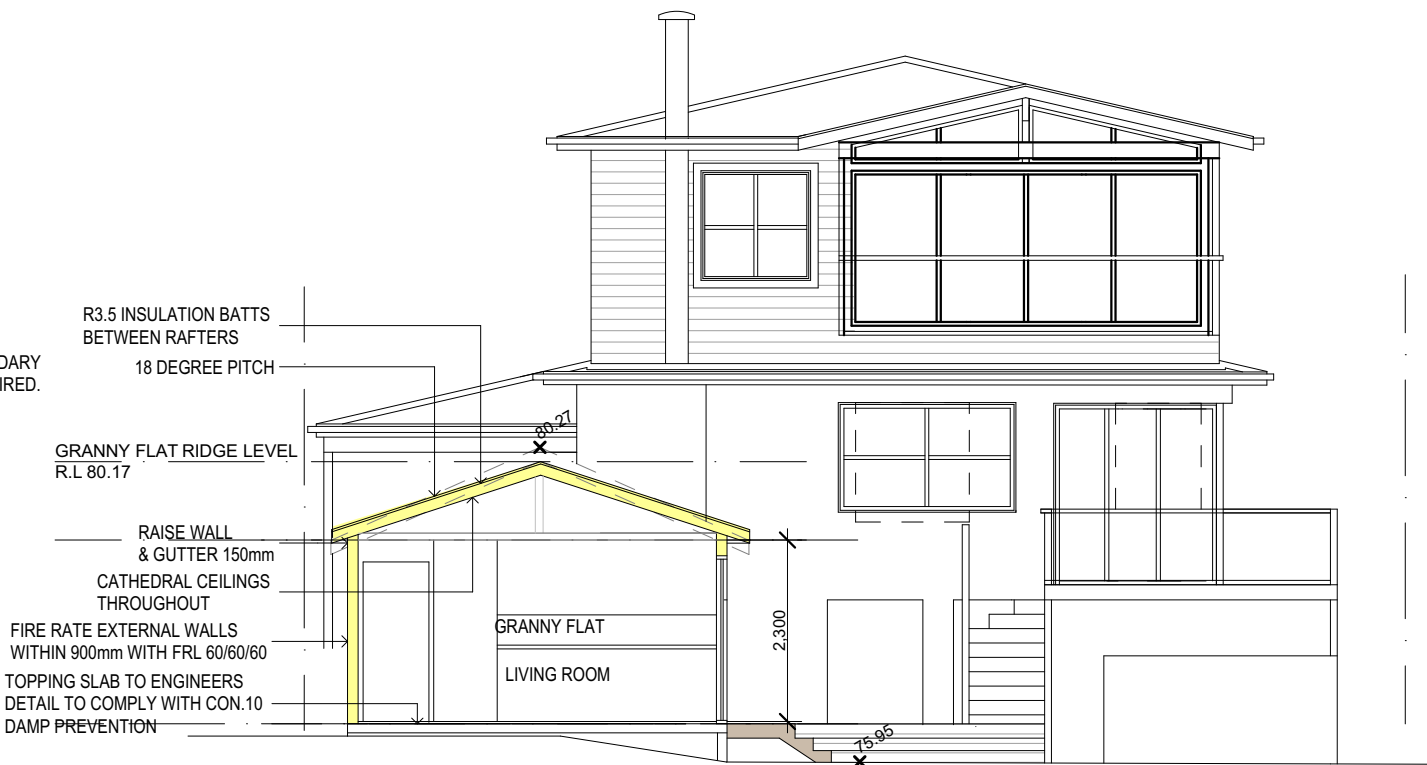
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SCALE: 1 : 100 **DATE:** 25-03-22 **DWN BY:** MB

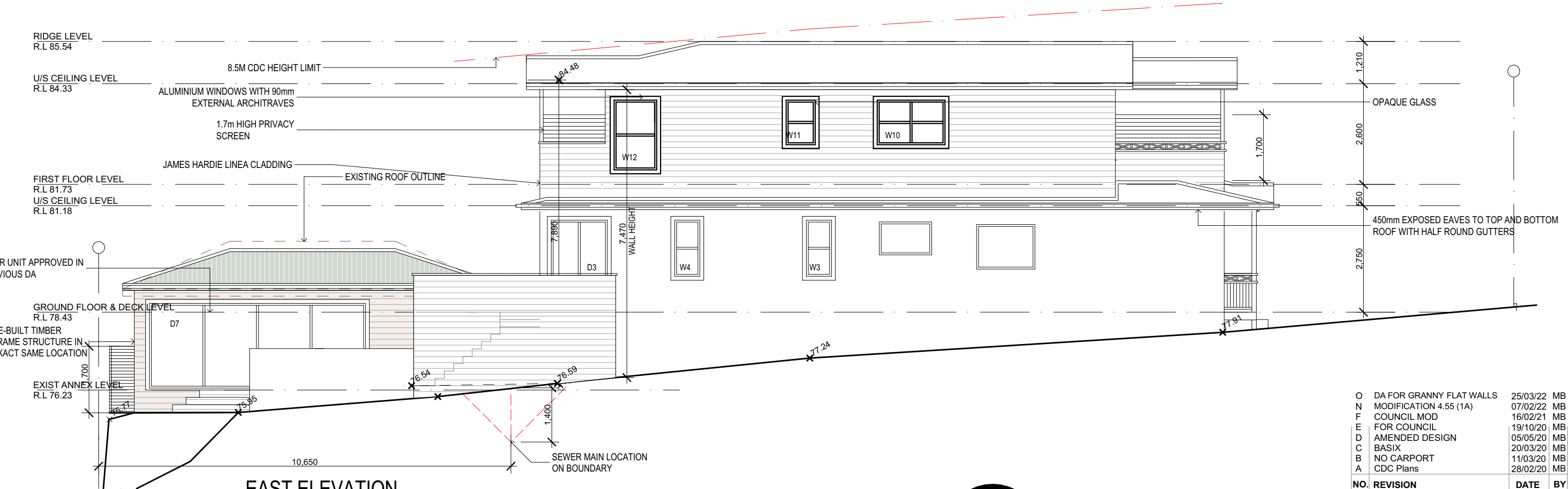
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NORTH ELEVATION

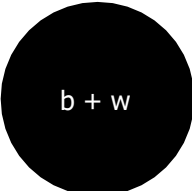


SECTION E-E



EAST ELEVATION

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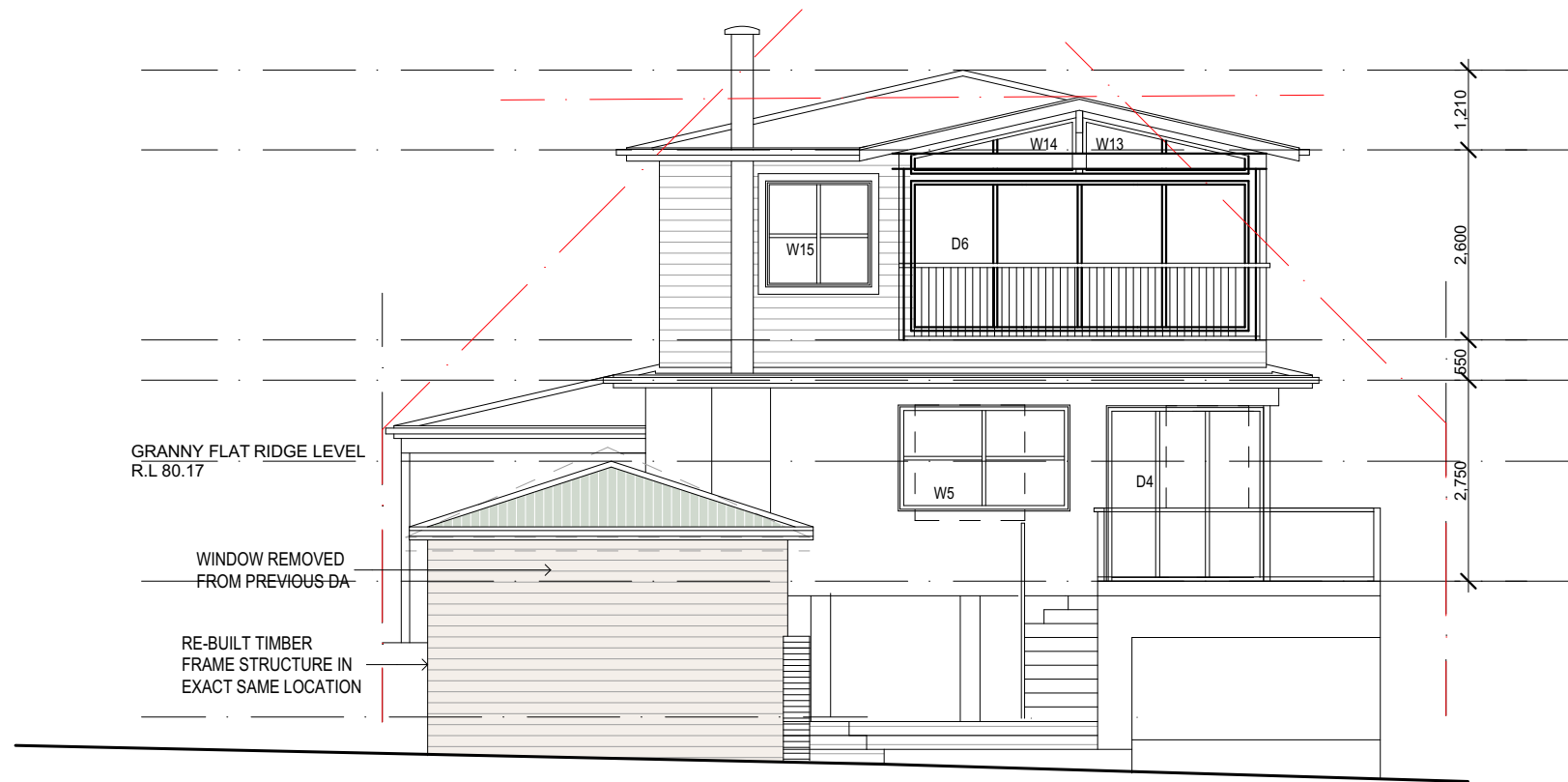


Project.
Proposed Alteration and Addition at
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bettswwhite Pty Ltd
ABN: 77 628 074 117

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DRAWING NO. 2001 DA 1
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PAGE NO. 4 / 5
ISSUE O



SOUTH ELEVATION



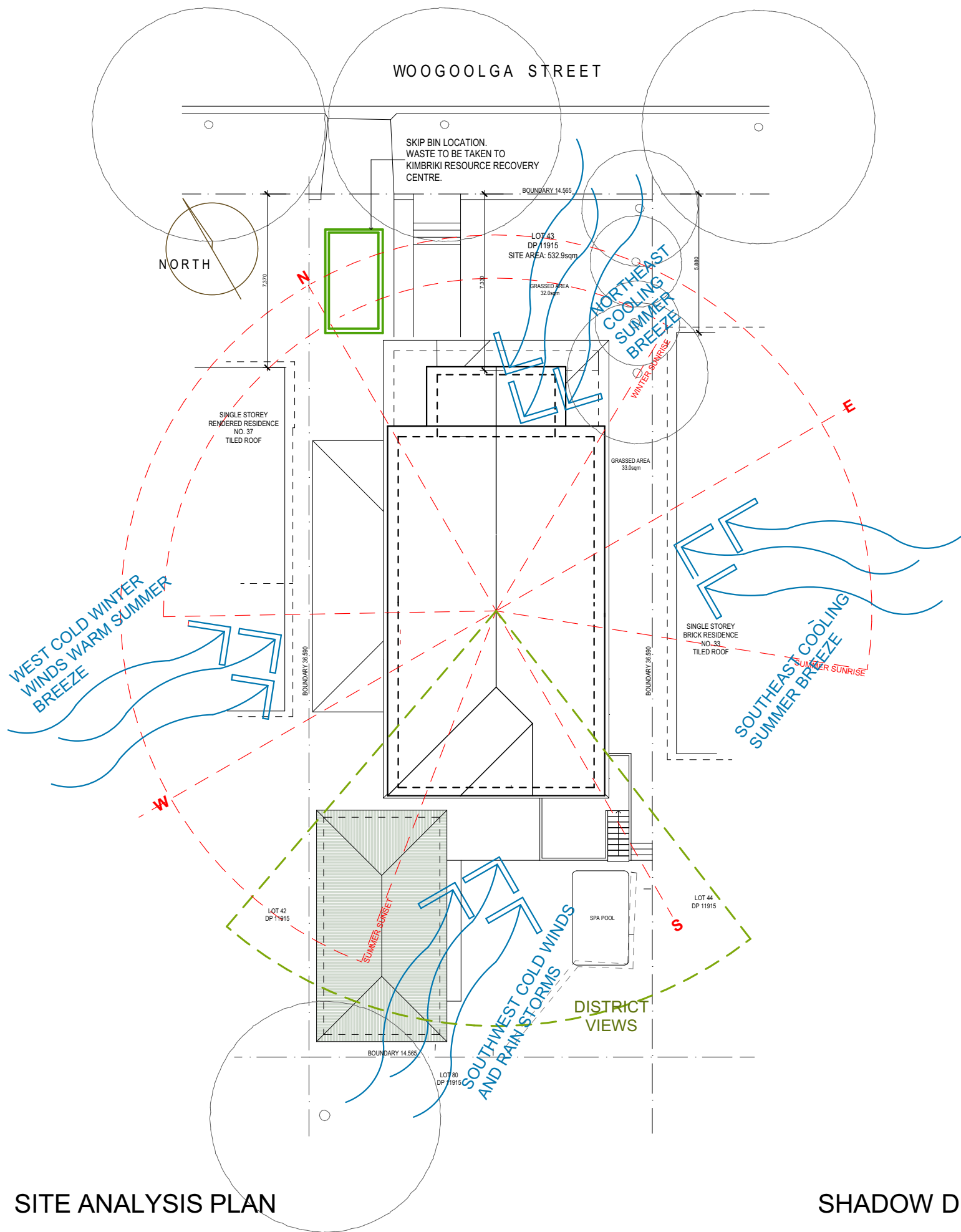
WESTELEVATION

NO.	REVISION	DATE	BY
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N	MODIFICATION 4.55 (1A)	07/02/22	MB
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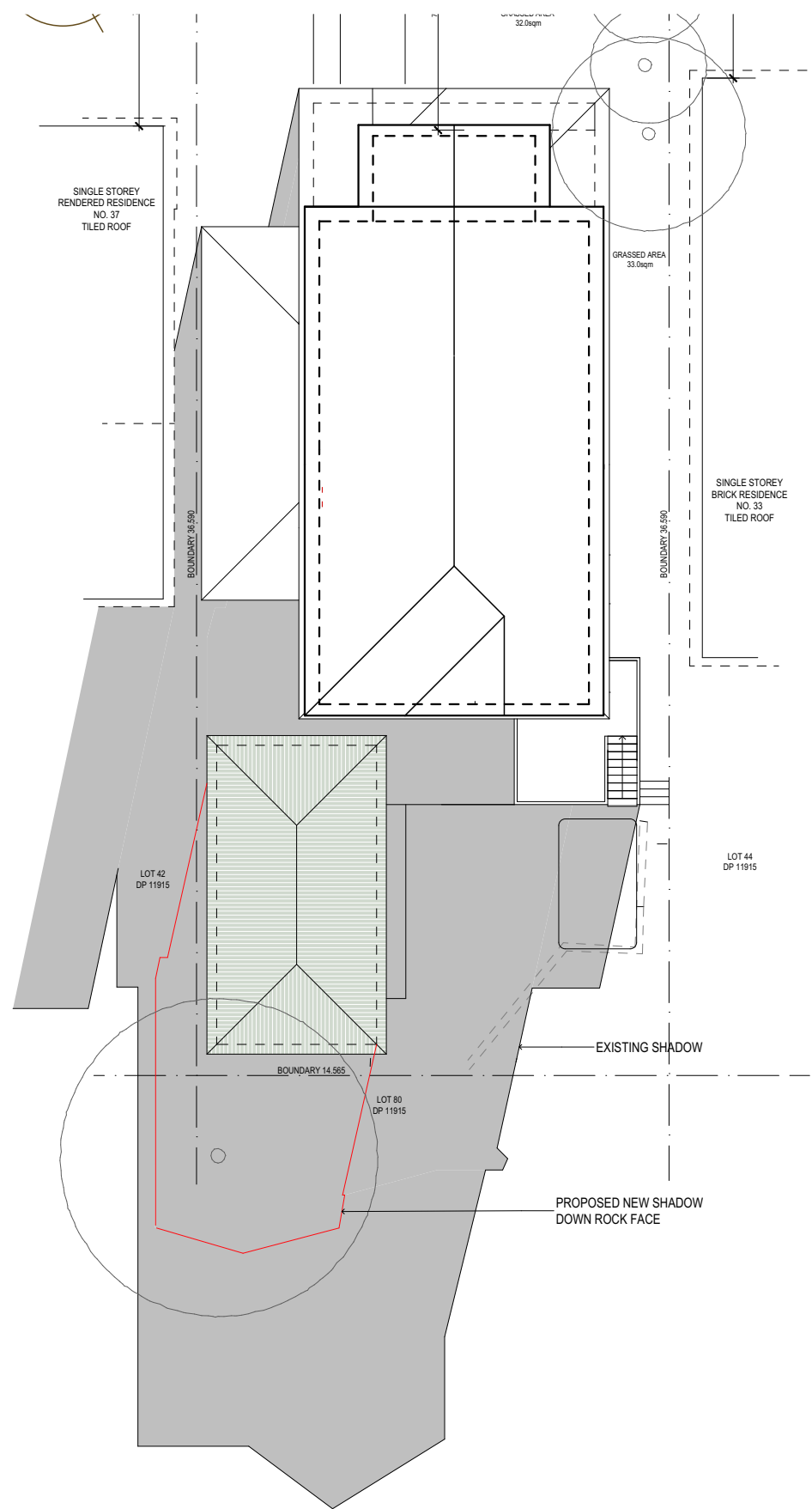
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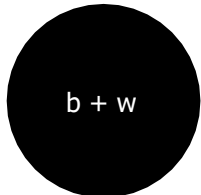
CLIENTS Sarah Brownhill
TITLE: Mod Plans **PAGE NO.** 5 / 5
DRAWING NO. 2001 DA 1 **ISSUE** O
SCALE: 1 : 100 **DATE:** 25-03-22 **DWN BY:** MB



SITE ANALYSIS PLAN

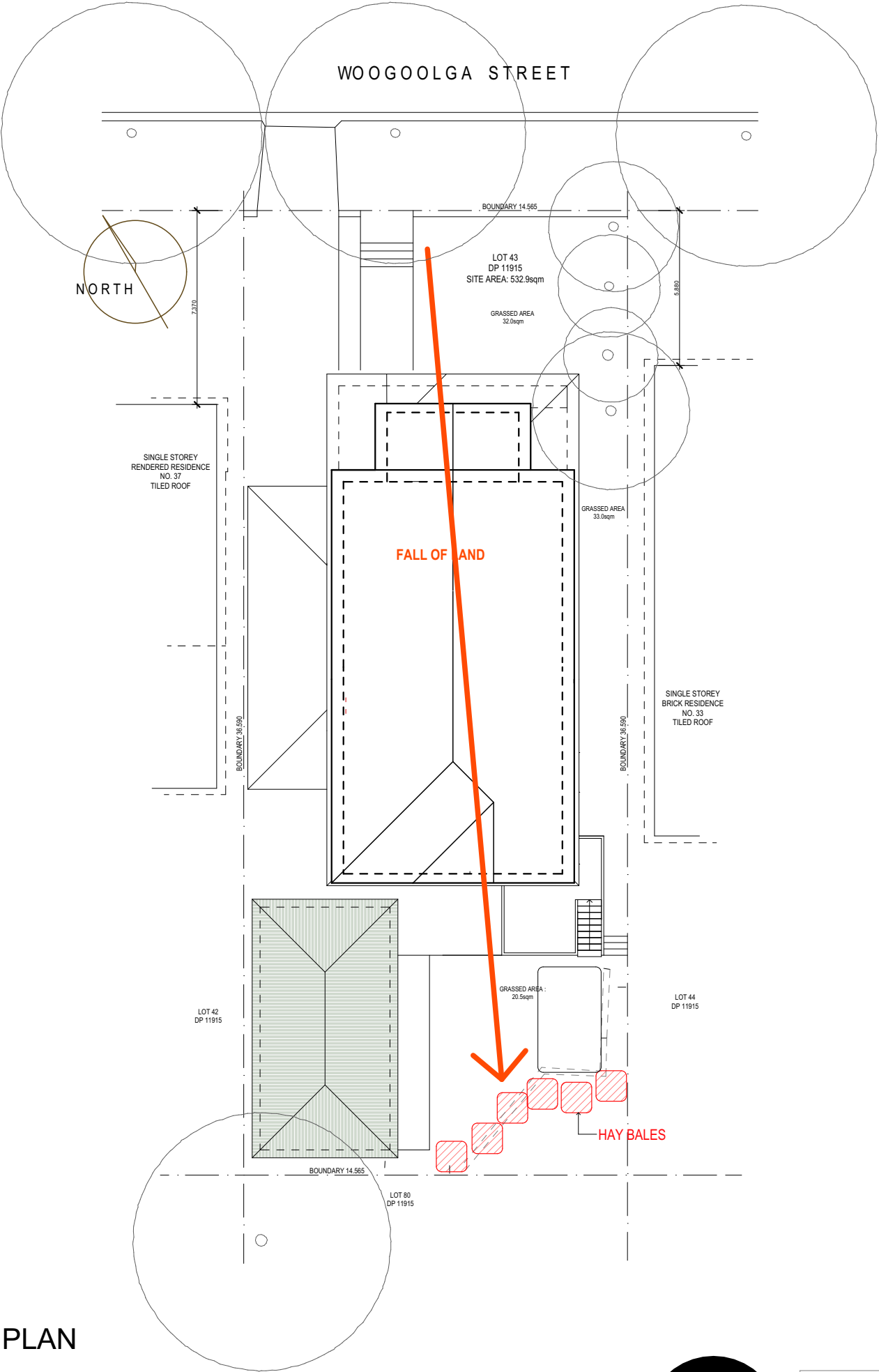


SHADOW DIAGRAMS AT 9AM 21ST JUNE

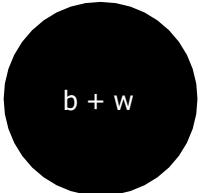


Project.		CLIENTS Sarah Brownhill	
Proposed Alteration and Addition at		TITLE: Site Analysis & Shadow Diagrams	
35 Woolgoolga St, Nth Balgowlah		DRAWING NO. 2001 DA 2 ISSUE C	
bettswwhite Pty Ltd ABN: 77 628 074 117		SCALE: 1 : 100 DATE: 25-03-22 DWN BY: MB	
www.bettswwhite.com marcus@bettswwhite.com			

C	For DA	25/03/22	MB
B	For Mod 4.55(A1)	09/02/22	MB
A	For Council	24/09/20	MB
NO.	REVISION	DATE	BY



EROSION & SEDIMENT CONTROL PLAN



Project.		CLIENTS	
Proposed Alteration and Addition at		Sarah Brownhill	
35 Woolgoolga St, Nth Balgowlah		TITLE: Site Analysis & Shadow Diagrams	
bettswwhite Pty Ltd		DRAWING NO. 2001 DA 2	
ABN: 77 628 074 117		ISSUE C	
www.bettswwhite.com		SCALE: 1 : 100	
marcus@bettswwhite.com		DATE: 25-03-22	
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