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Date	Rev	Description

Project
ALTERATION &
ADDITONS

Client:
Greg Middleton

Project
41 Lewis St Balgowlah
Heights NSW 2093

Project J703

Issue 16/02/2023

Drawn By: JP

Checked GM

Sheet
SHEETS SCHEDULE,
OVERVIEW PERSPECTIVE

Sheet Number:
01

SHEET LIST

SHEET NUMBER	SHEET NAME
01	SHEETS SCHEDULE, OVERVIEW PERSPECTIVE
01A	BASIX
01B	BASIX
01C	BASIX
01D	BASIX
02	SITE PLAN
03	DESIGN CALCULATION DATA
04	EXISTING FLOOR PLAN
05	EXISTING FLOOR PLAN
06	PROPOSED LOWER GROUND FLOOR
07	PROPOSED GROUND FLOOR
08	PROPOSED FIRST FLOOR
09	PROPOSED ROOF PLAN
10	PROPOSED CARPORT PLAN
11	ELEVATIONS
12	ELEVATIONS
13	ELEVATIONS
14	SECTIONS
15	DOORS, WINDOWS SCHEDULE
16	SHADOW DIAGRAM JUNE 21ST 9AM
17	SHADOW DIAGRAM JUNE 21ST 12PM
18	SHADOW DIAGRAM JUNE 21ST 3PM
19	LANDSCAPING PLAN
20	LANDSCAPING DETAILS
21	EROSION AND SEDIMENT CONTROL/WASTE MANAGEMENT PLAN
22	EROSION AND SEDIMENT CONTROL PLAN
23	NOTIFICATION PLAN

OVERVIEW PERSPECTIVE 1



OVERVIEW PERSPECTIVE 2

BASIX[®]Certificate

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

Alterations and Additions

Certificate number: A317044_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 A317044_02 lodged with the consent authority or certifier on 20 Jul 2018 with application DA2018/1234.

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: Tuesday, 07, February 2023

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Description of project

Project address	
Project name	41 Lewis Street, Balgowlah Heights_04
Street address	41 Lewis Street Balgowlah Heights 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 19067
Lot number	2
Section number	NA
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).

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: Certified Energy

ABN (if applicable): 95164564210

BASIX Certificate number: A317044_04

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.		✓	✓

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Checked GM

Sheet
BASIX

Sheet Number:
01A

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			
floor above existing dwelling or building.	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	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)				
W7	S	1.5	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

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J703

Issue

16/02/2023

Drawn By:

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Checked

GM

Sheet

BASIX

Sheet Number:

01B

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)				
W8	S	1.1	0	0	eave/verandah/ pergola/ balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W9	S	1.1	0	0	eave/verandah/ pergola/ balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W10	W	0.9	0	0	eave/verandah/ pergola/ balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W12	N	1.2	0	0	eave/verandah/ pergola/ balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W1	N	1.6	0	0	eave/verandah/ pergola/ balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W2	E	1.6	0	0	eave/verandah/ pergola/ balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W3	E	1.2	0	0	eave/verandah/ pergola/ balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W4	E	2.4	0	0	eave/verandah/ pergola/ balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W5 upper	N	3	0	0	eave/verandah/ pergola/ balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W6	N	1	0	0	eave/verandah/ pergola/ balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W11	W	2.16	0	0	eave/verandah/ pergola/ balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)		
D5	N	4.2	4	2.5	eave/verandah/ pergola/ balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D1	E	5.04	0	0	eave/verandah/ pergola/ balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		

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Project		
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Client:		
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Project		
41 Lewis St Balgowlah Heights NSW 2093		
Project	J703	
Issue	16/02/2023	
Drawn By:	BASIX	
Checked	GM	
Sheet	BASIX	
Sheet Number:		
01C		

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)					
D2	E	5.04	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D3	N	6.3	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D6	E	6.3	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D7	E	6.3	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D12	W	9	0	0	projection/height above sill ratio >=0.43	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D11	W	9	0	0	projection/height above sill ratio >=0.43	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
C1	E	2.55	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
C2	E	2.95	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W13	N	2.4	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W5 lower	N	3	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			

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.

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Project

J703

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16/02/2023

Drawn By:

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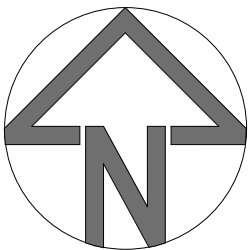
GM

Sheet

BASIX

Sheet Number:

01D



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Project J703

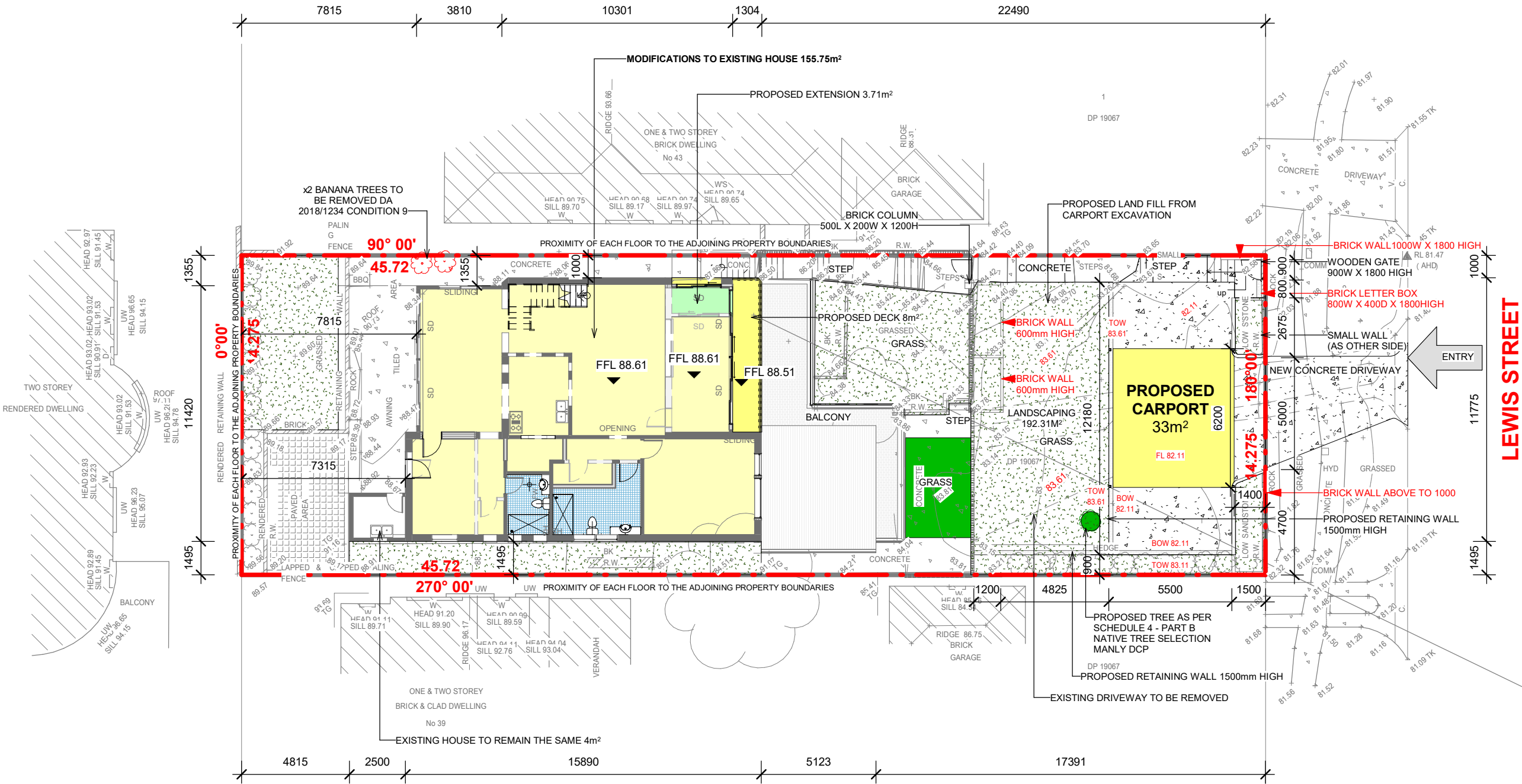
Issue 16/02/2023

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Sheet
SITE PLAN

Sheet Number:
02



SITE PLAN
SCALE: 1 : 200

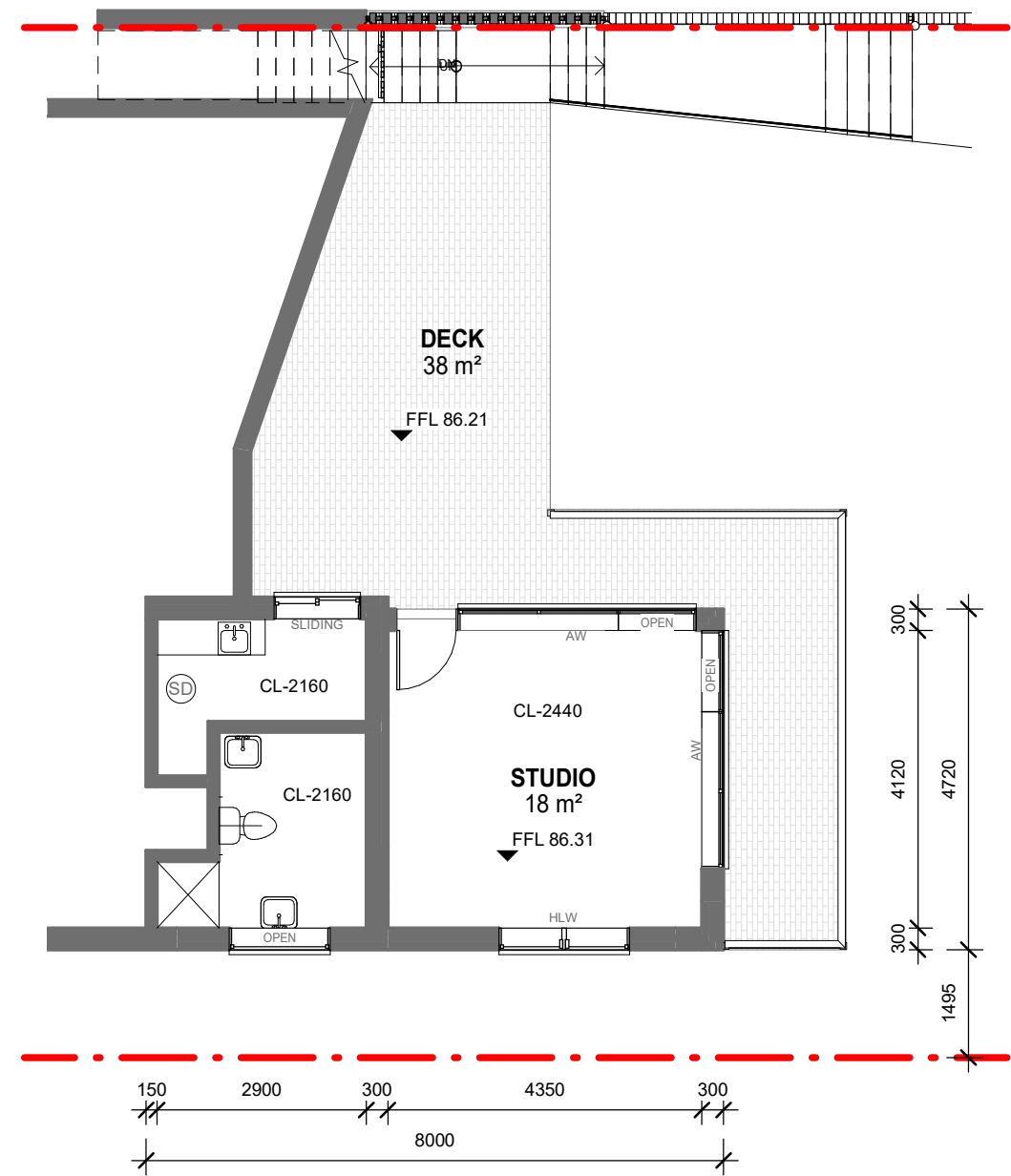
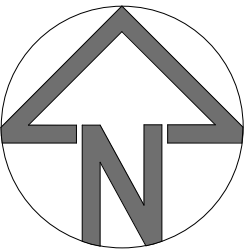
AREA CALCULATION

SITE AREA	: 652.6m ²
EXISTING LOWER GROUND FLOOR	: 30.60m ²
EXISTING STORE FLOOR	: 35.29m ²
EXISTING GROUND FLOOR	: 160.53m ²
PROPOSED LOWER GROUND FLOOR	: 30.60m ²
PROPOSED STORE FLOOR	: 35.29m ²
PROPOSED GROUND FLOOR	: 164.24m ²
PROPOSED FIRST FLOOR	: 82.04m ²
TOTAL GFA	: 312.17m ²
FSR	: 47.83%
SITE COVERAGE	: 217.52m ²
PROPOSED LANDSCAPE AREA	: 192.31m ² OR 30.74% OF SITE AREA

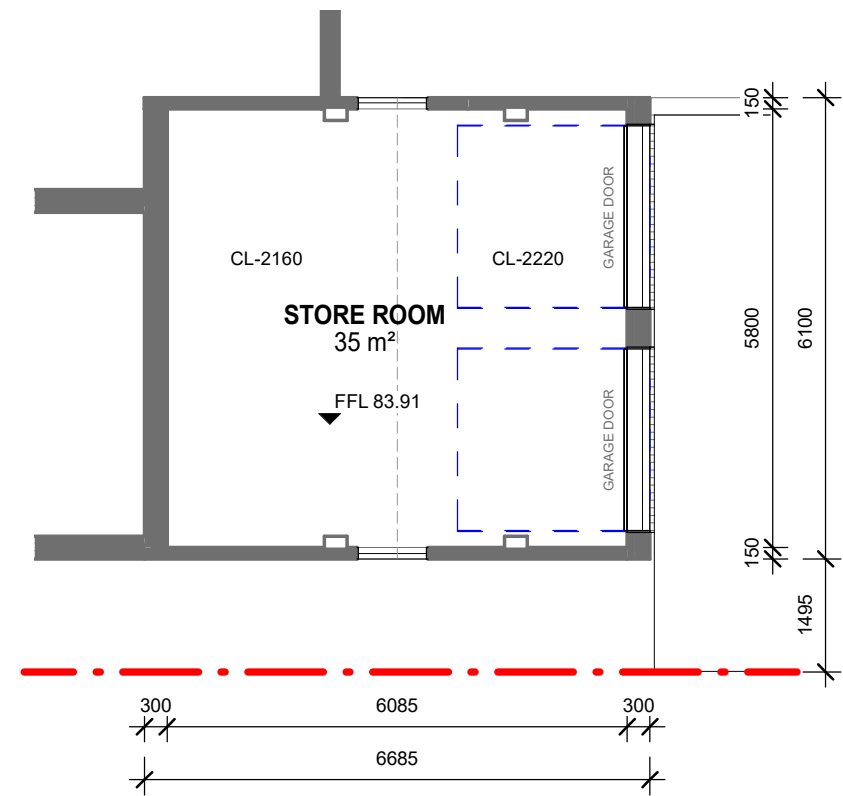
SITE NOTES

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- EXISTING PLUMBING AND ELECTRICAL WORKS TO BE REMOVED AND MADE GOOD AS NECESSARY.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH LANDSCAPING DETAIL PLANS FOR SPECIFIC PLANTING LOCATIONS.
- THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
- THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED.
- BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME CARE.
- REFER ALL MAJOR WORKS TO RAMPS, WALKWAYS, DRIVEWAYS ETC (INCLUDING CARPARK WORKS, LEVELS & DATUMS) REFER TO CIVIL ENGINEERS DOCUMENTATION.

Sheet Number: 03



EXISTING LOWER GROUND FLOOR
SCALE: 1 : 100



EXISTING STORE FLOOR
SCALE: 1 : 100

LEGEND: SMOKE DETECTOR



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Project **J703**

Issue **16/02/2023**

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Sheet
EXISTING FLOOR PLAN

Sheet Number:
04



SCALE: 1 : 100

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ALTERATION & ADDITIONS

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J703

16/02/2023

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EXISTING FLOOR PLAN

05

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Project
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Heights NSW 2093

Project
J703

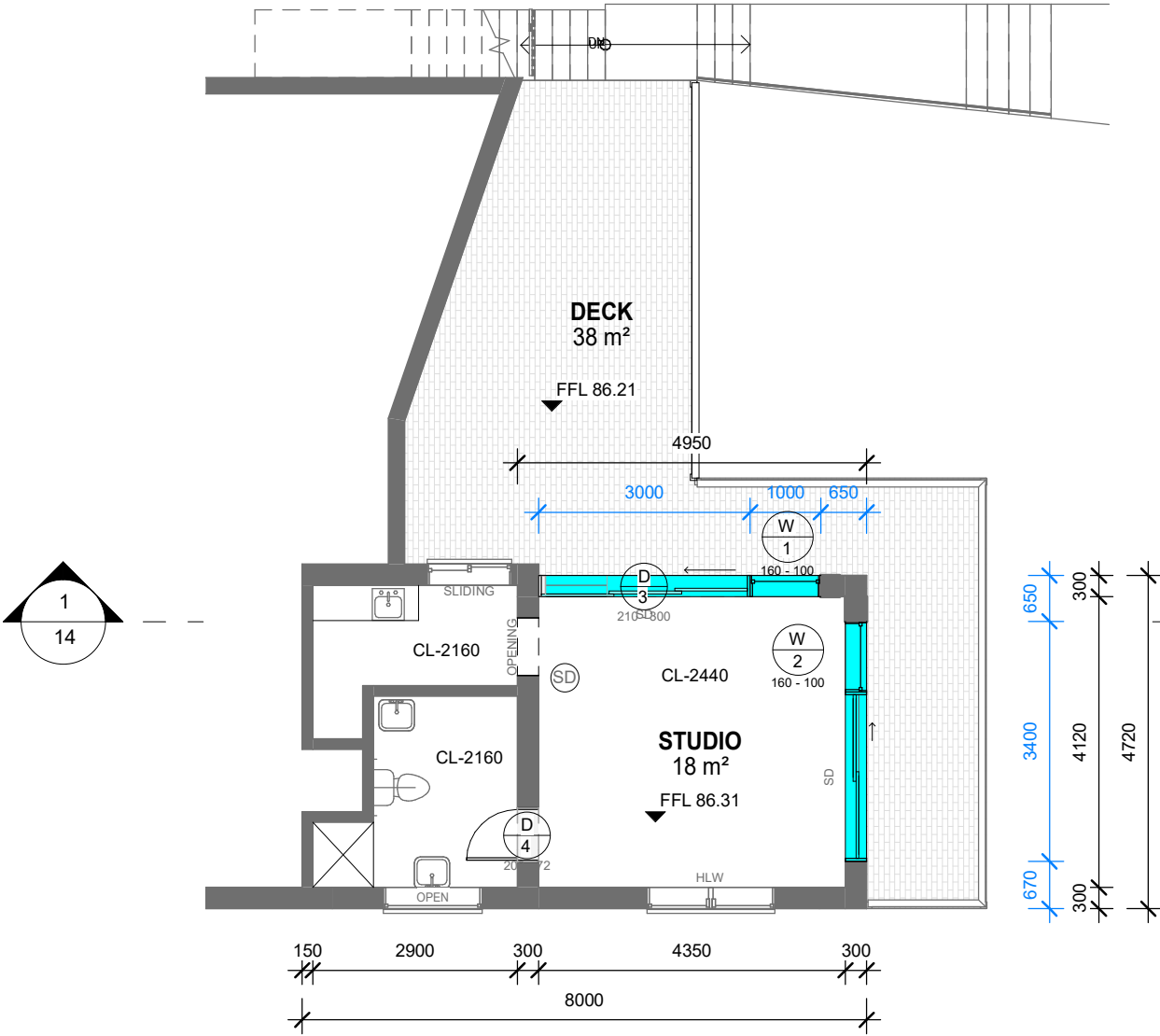
Issue
16/02/2023

Drawn By:
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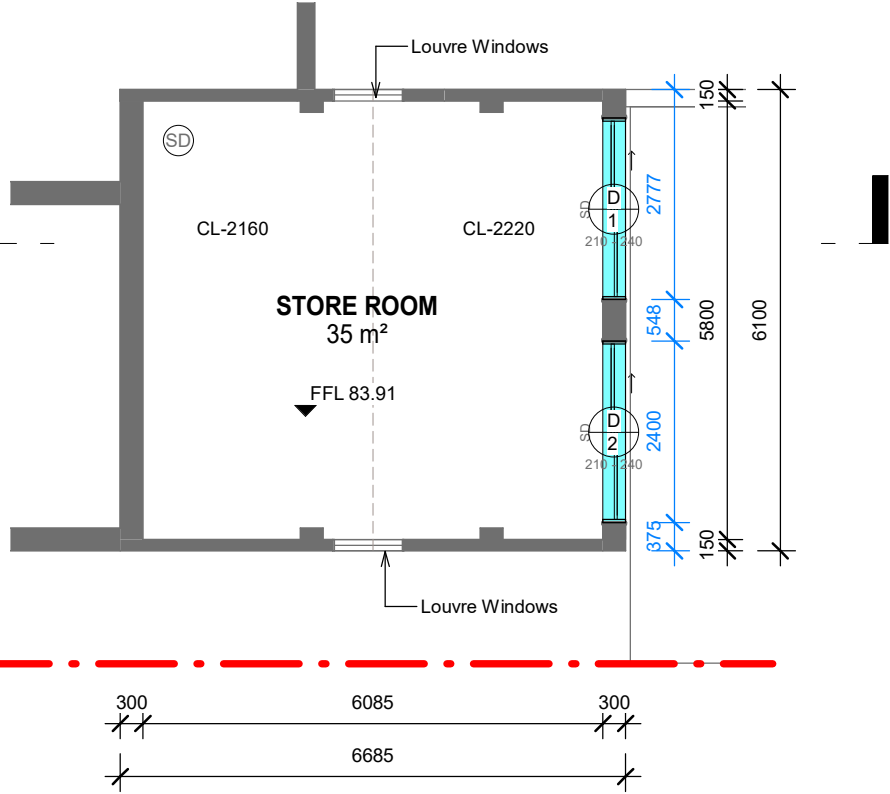
Checked
GM

Sheet
PROPOSED LOWER
GROUND FLOOR

Sheet Number:
06



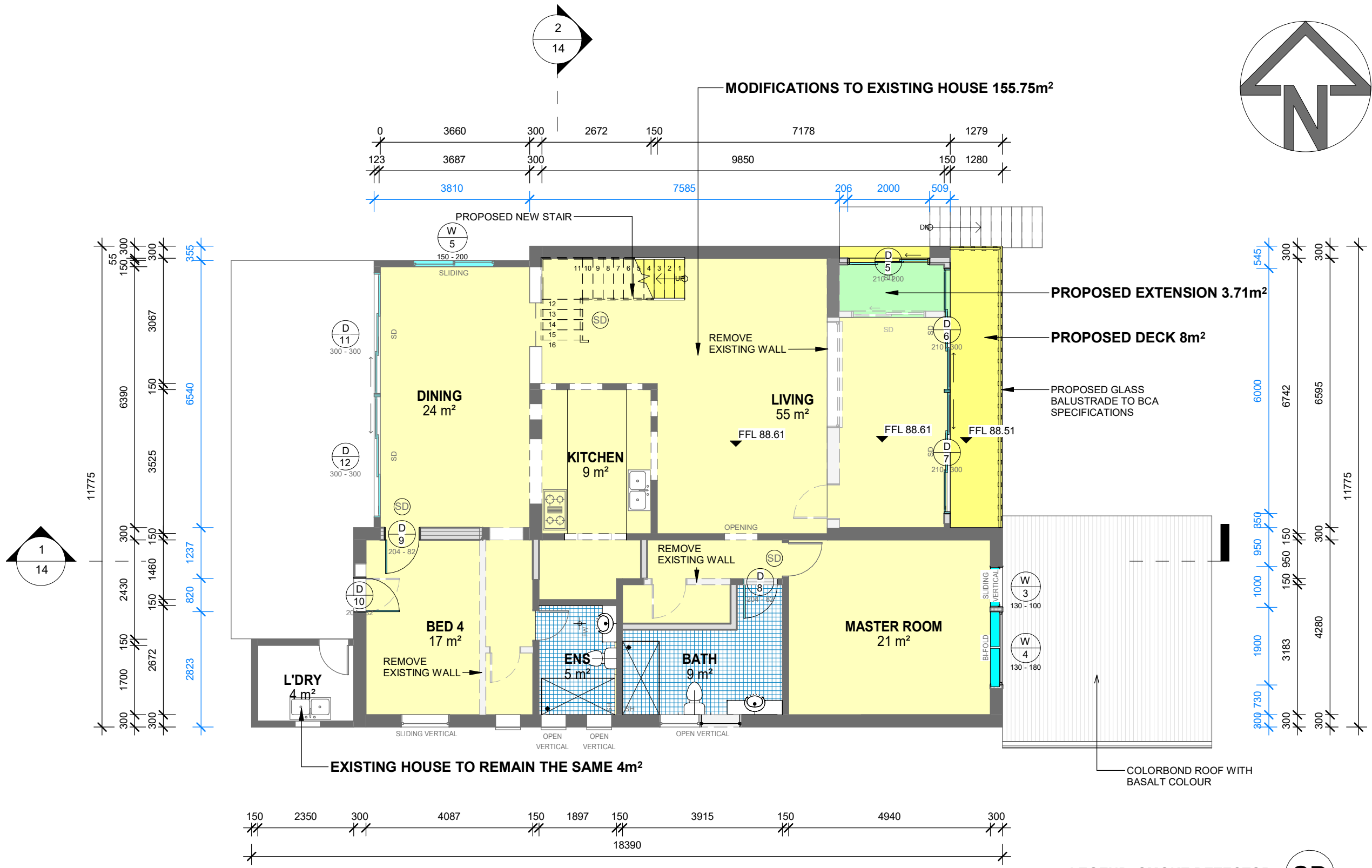
PROPOSED LOWER GROUND FLOOR
SCALE: 1 : 100



PROPOSED STORE FLOOR
SCALE: 1 : 100

ALL SMOKE ALARMS TO BE WIRED IN ACCORDANCE WITH
AS 3786 AND INTERCONNECTED

LEGEND: SMOKE DETECTOR
SD



PROPOSED GROUND FLOOR
SCALE: 1 : 100

STAIRS TO COMPLY WITH BCA 2019 3.9.1

NEW BARRIERS & HANDRAILS TO COMPLY WITH BCA 2019 3.9.2
NOTE: OPENINGS ON BARRIERS MUST NOT PERMIT A 125mm
SPHERE TO PASS THROUGH IT.

ALL SMOKE ALARMS TO BE WIRED IN ACCORDANCE WITH
AS 3786 AND INTERCONNECTED

LEGEND: SMOKE DETECTOR **SD**

LEGEND

- SD** SMOKE DETECTOR
- FW** FLOOR WASTE
- WORKS**
- TO BE DEMOLISHED**

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**41 Lewis St Balgowlah
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Project **J703**

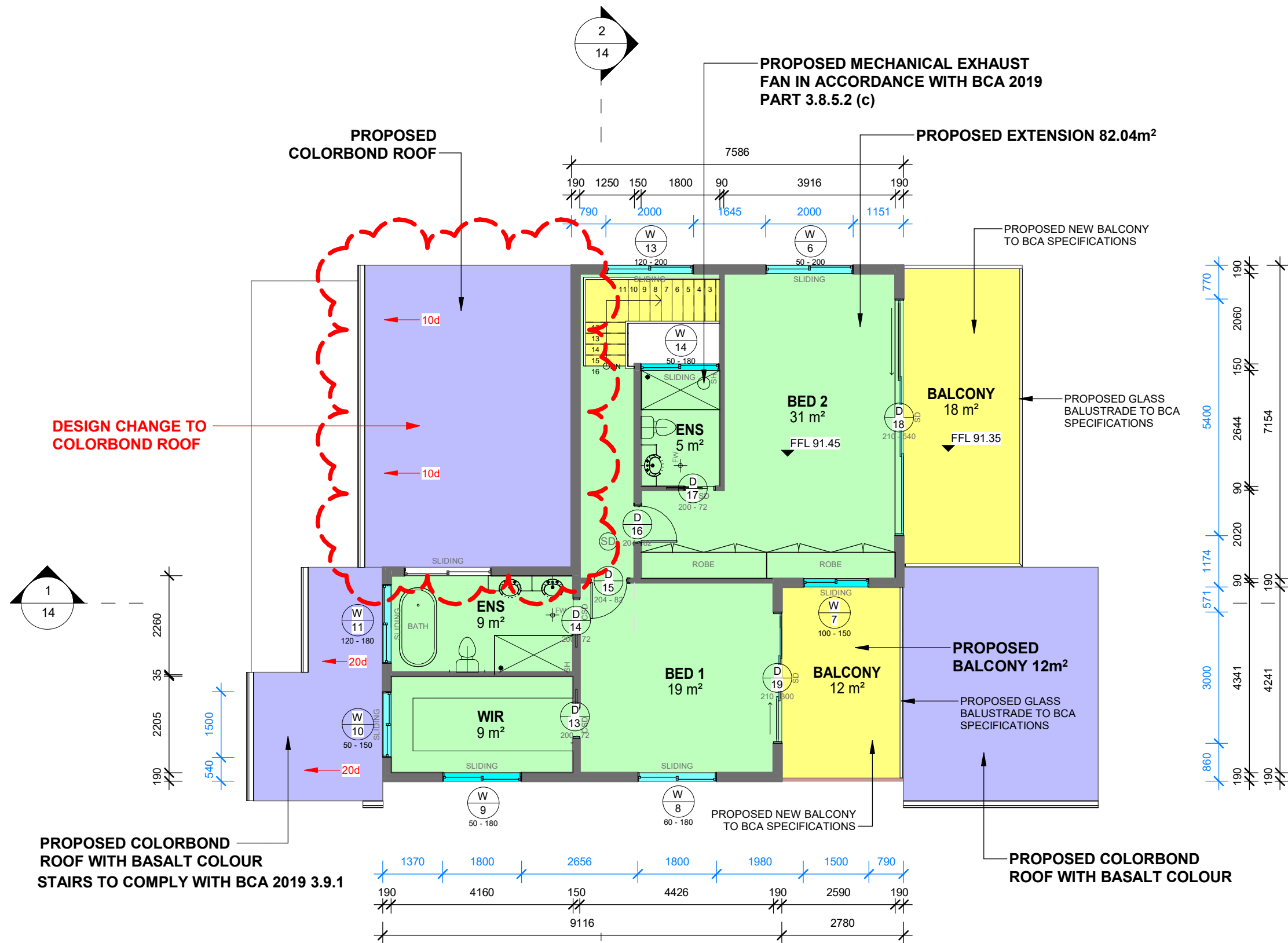
Issue **16/02/2023**

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Sheet
PROPOSED GROUND FLOOR

Sheet Number:
07



FIRST FLOOR

SCALE: 1 : 100

NEW BARRIERS & HANDRAILS TO COMPLY WITH BCA 2019 3.9.2
NOTE: OPENINGS ON BARRIERS MUST NOT PERMIT A 125mm SPHERE TO PASS THROUGH IT.

ALL SMOKE ALARMS TO BE WIRED IN ACCORDANCE WITH AS 3786 AND INTERCONNECTED

OPENABLE WINDOWS TO UPPER LEVEL BEDROOMS & ROOMS OTHER THAN BEDROOMS MUST COMPLY WITH BCA 2019 3.9.2.6 & 3.9.2.7 RESPECTIVELY

TERMITE RISK MANAGEMENT MUST COMPLY WITH BCA 2019 PART 3.1.4

DAMPNESS & WEATHPROOFING TO COMPLY WITH BCA 2019 PART 2.2, 3.3.4, 3.5.1, 3.5.3

GUTTERS & DOWNPIPES TO COMPLY WITH BCA 2019 3.5.3
SANITARY DRAINAGE DESIGNED & INSTALLED TO BCA 2019 VOL 3 & AS3500

LEGEND

	SMOKE DETECTOR
	FLOOR WASTE
	WORKS
	TO BE DEMOLISHED

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Project
J703

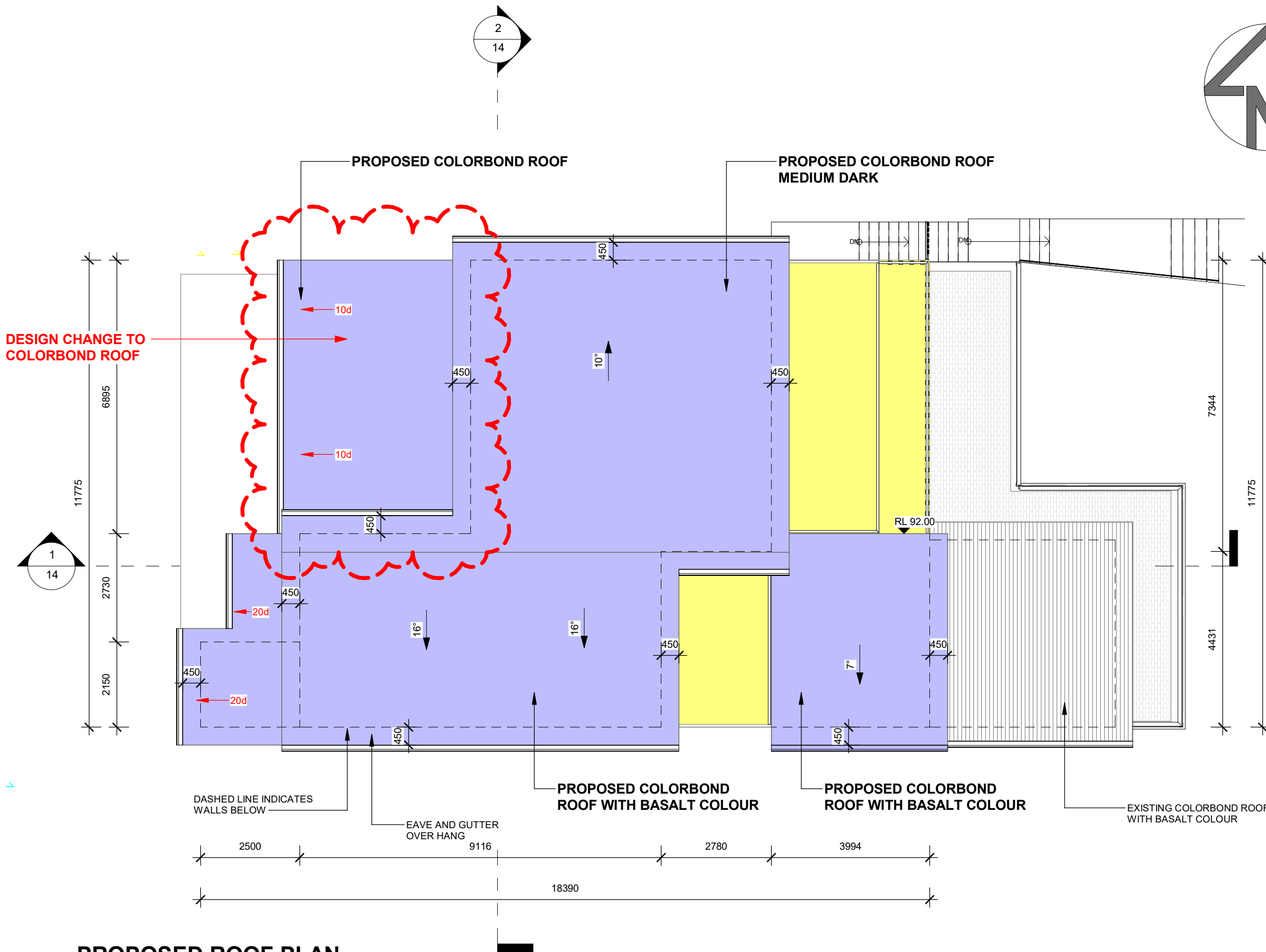
Issue
16/02/2023

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Sheet
PROPOSED FIRST FLOOR

Sheet Number:
08



PROPOSED ROOF PLAN
SCALE: 1 : 100

GUTTERS & DOWNPIPES TO COMPLY WITH BCA 2019 3.5.3
SANITARY DRAINAGE DESIGNED & INSTALLED TO
BCA 2019 VOL 3 & AS3500

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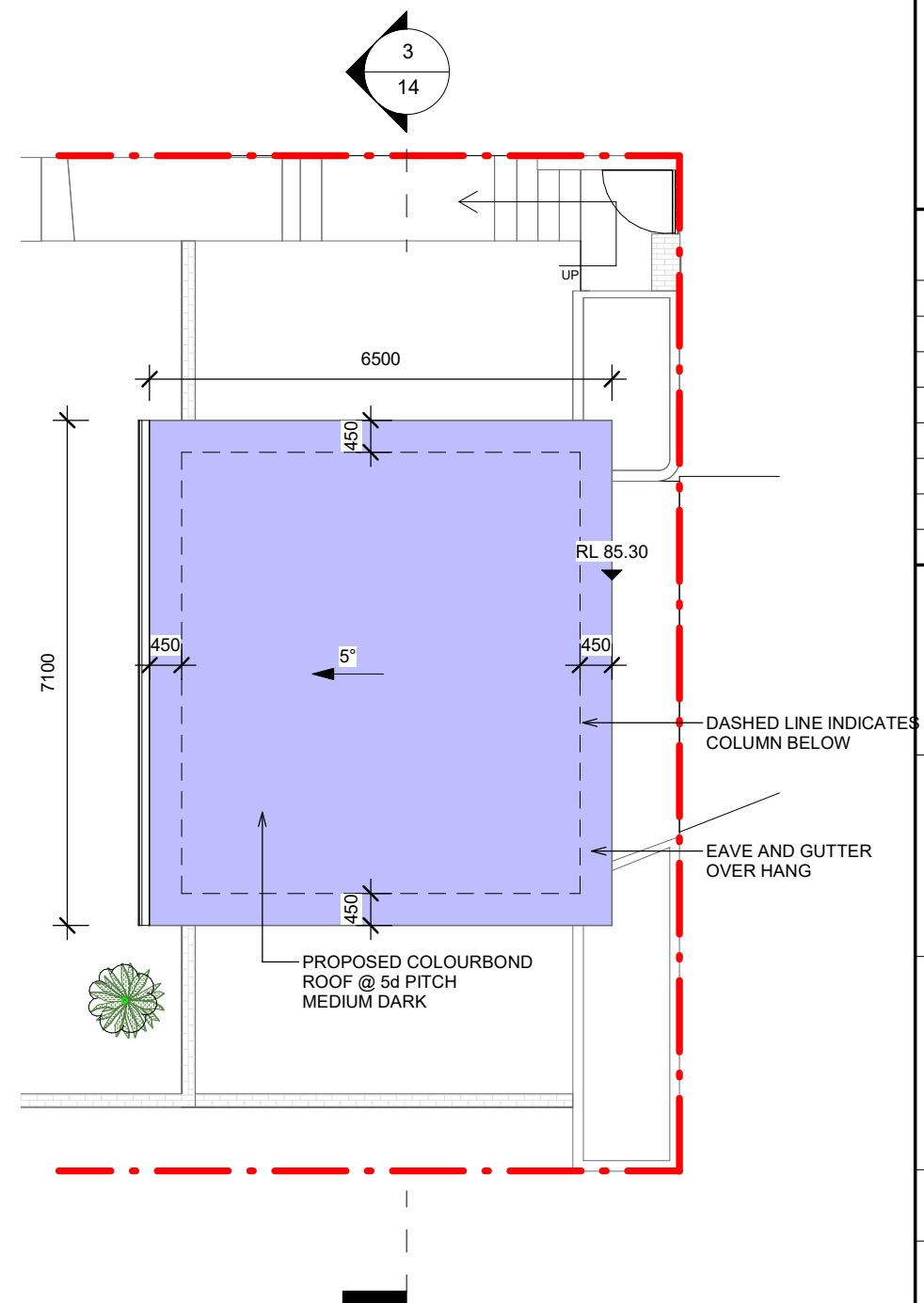
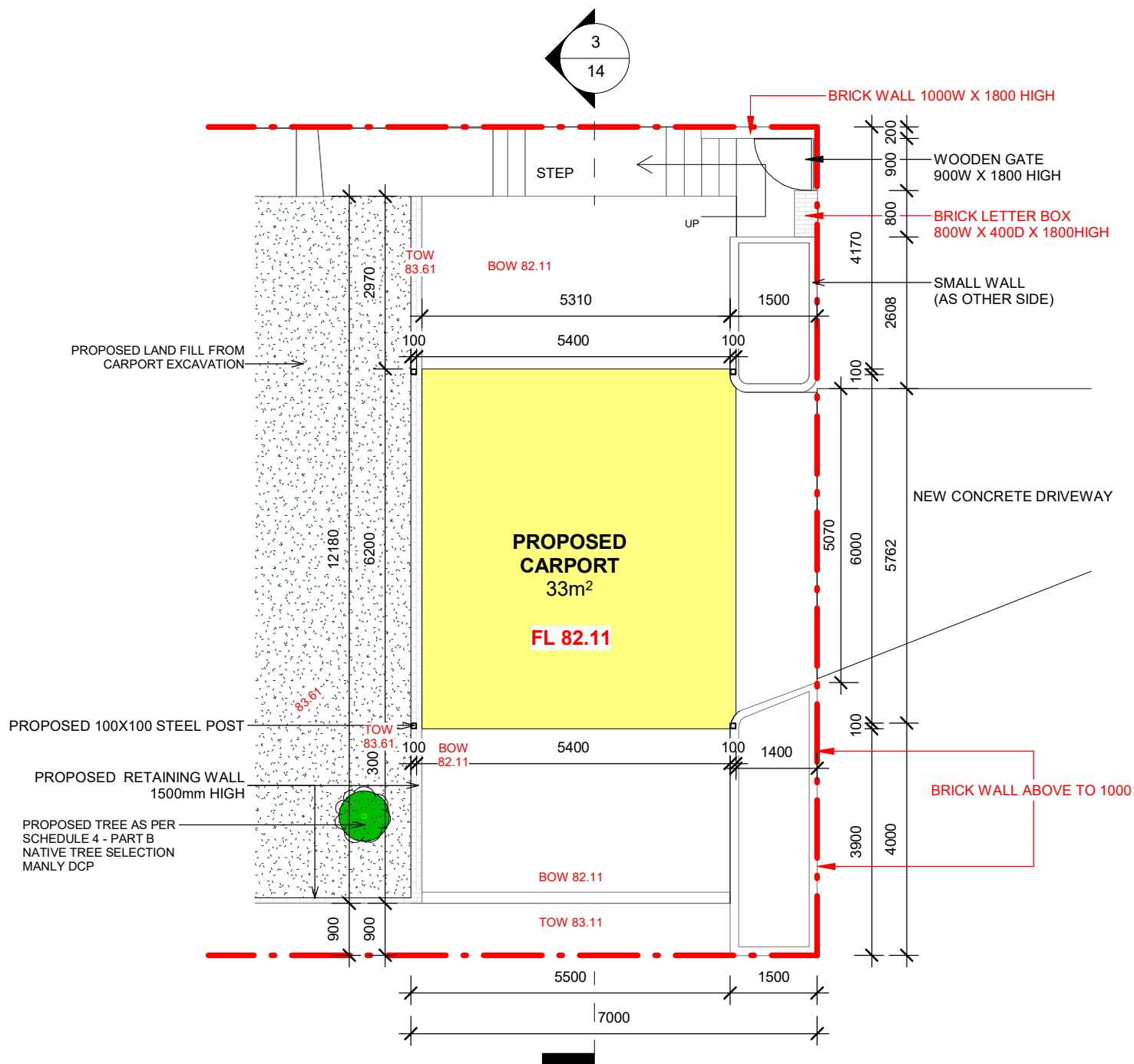
Project	J703
Issue	16/02/2023
Drawn By:	JP
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Sheet

PROPOSED ROOF PLAN

Sheet Number:

09



**GUTTERS & DOWNPIPES TO COMPLY WITH BCA 2019 3.5.3
SANITARY DRAINAGE DESIGNED & INSTALLED TO
BCA 2019 VOL 3 & AS3500**

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Project	J703
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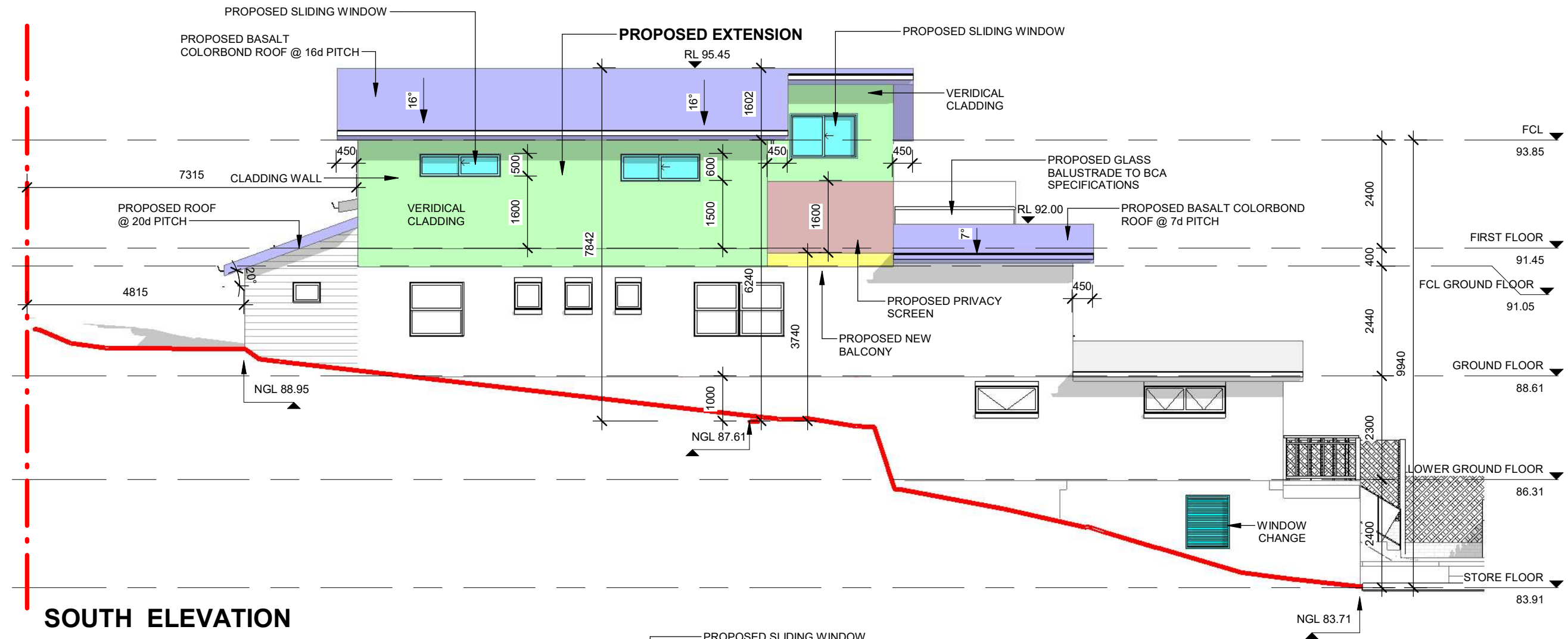
Issue	16/02/2023
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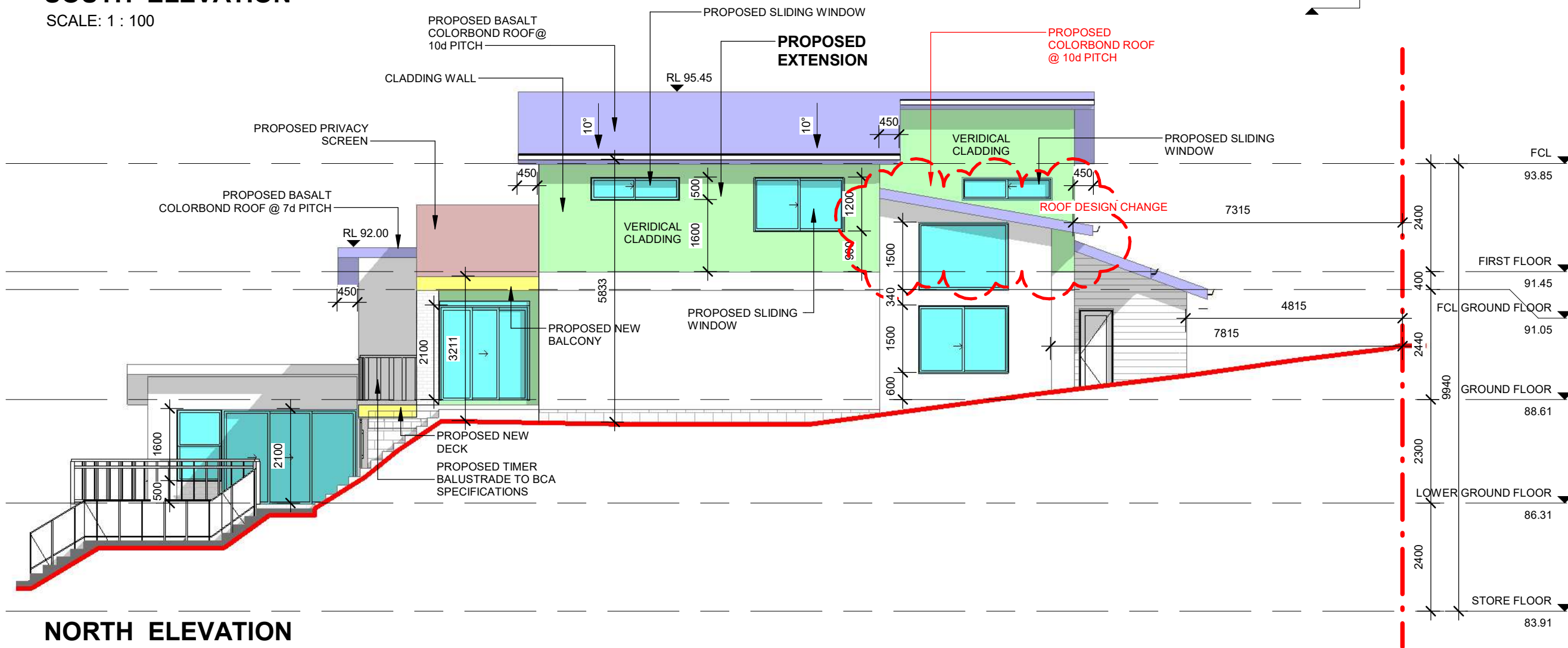
Sheet	PROPOSED CARPORT PLAN
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Sheet Number:	10
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SOUTH ELEVATION

SCALE: 1 : 100



NORTH ELEVATION

SCALE: 1 : 100

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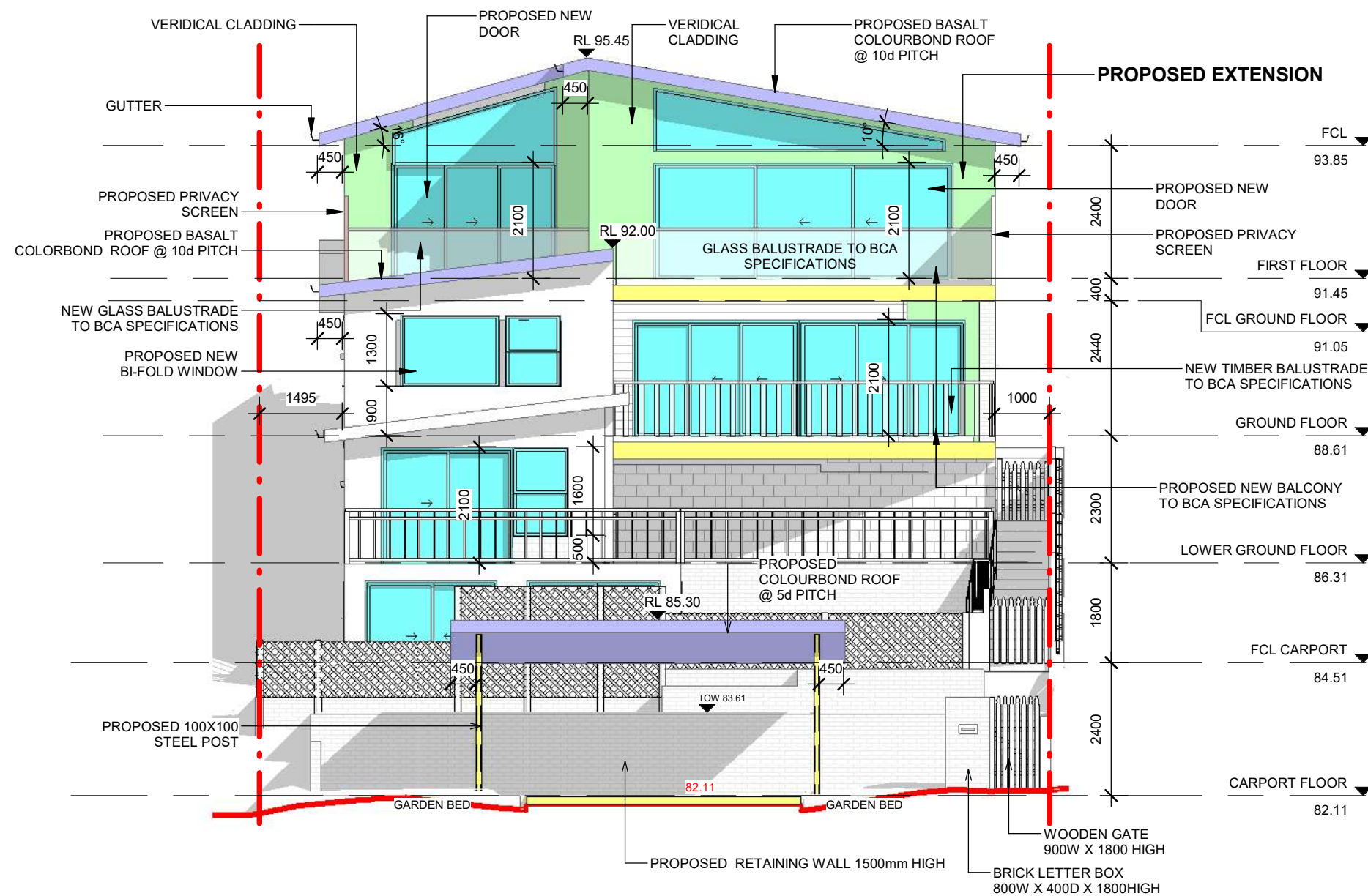
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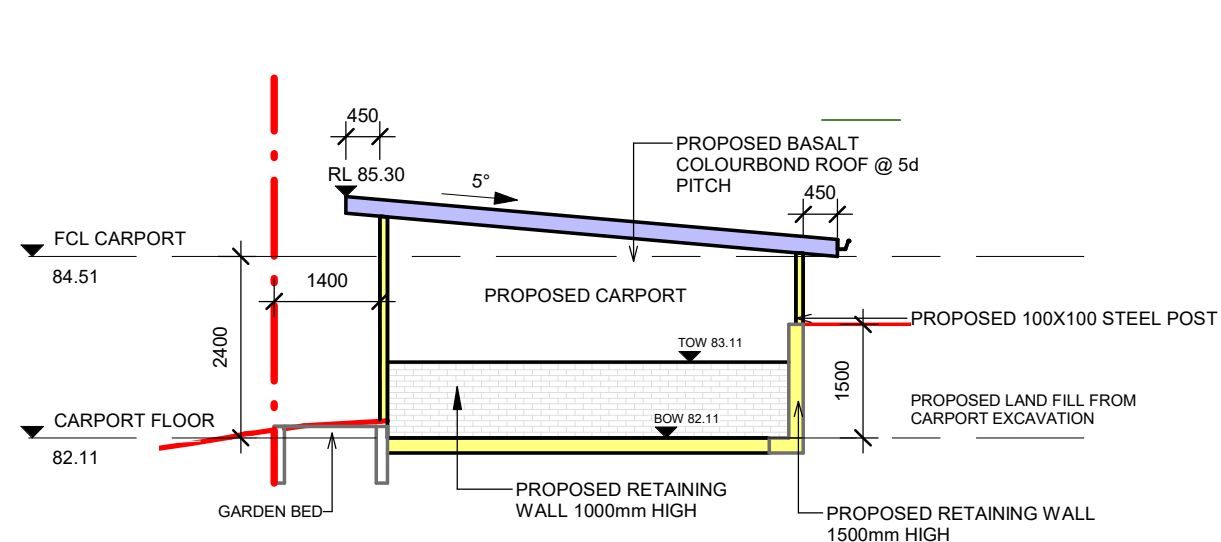
Sheet
ELEVATIONS

Sheet Number:
12



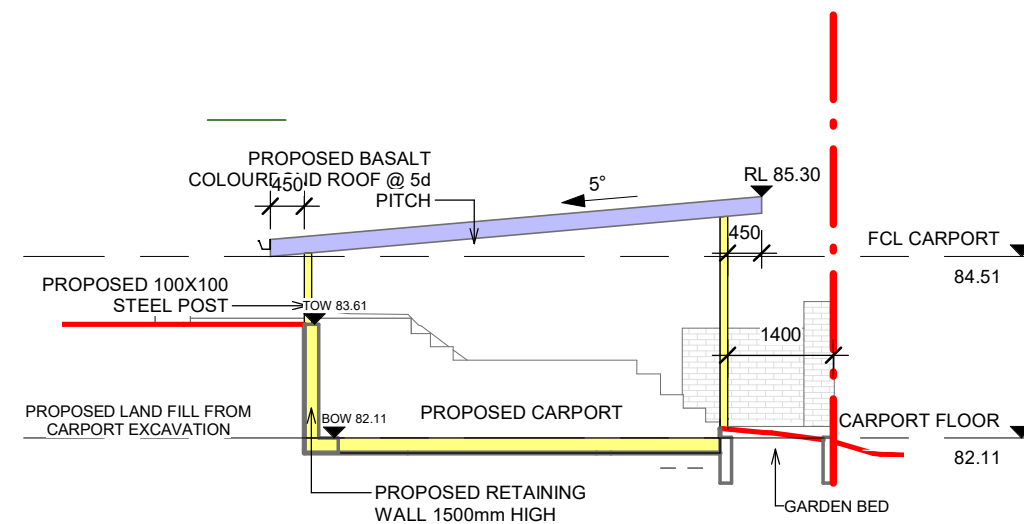
FRONT ELEVATION

SCALE: 1 : 100



NORTH ELEVATION

SCALE: 1 : 100



SOUTH ELEVATION

SCALE: 1 : 100

DRAFTING PLANS

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Project

ALTERATION & ADDITIONS

Client:

Greg Middleton

Project

41 Lewis St Balgowlah
Heights NSW 2093

Project

J703

Issue

16/02/2023

Drawn By:

JP

Checked

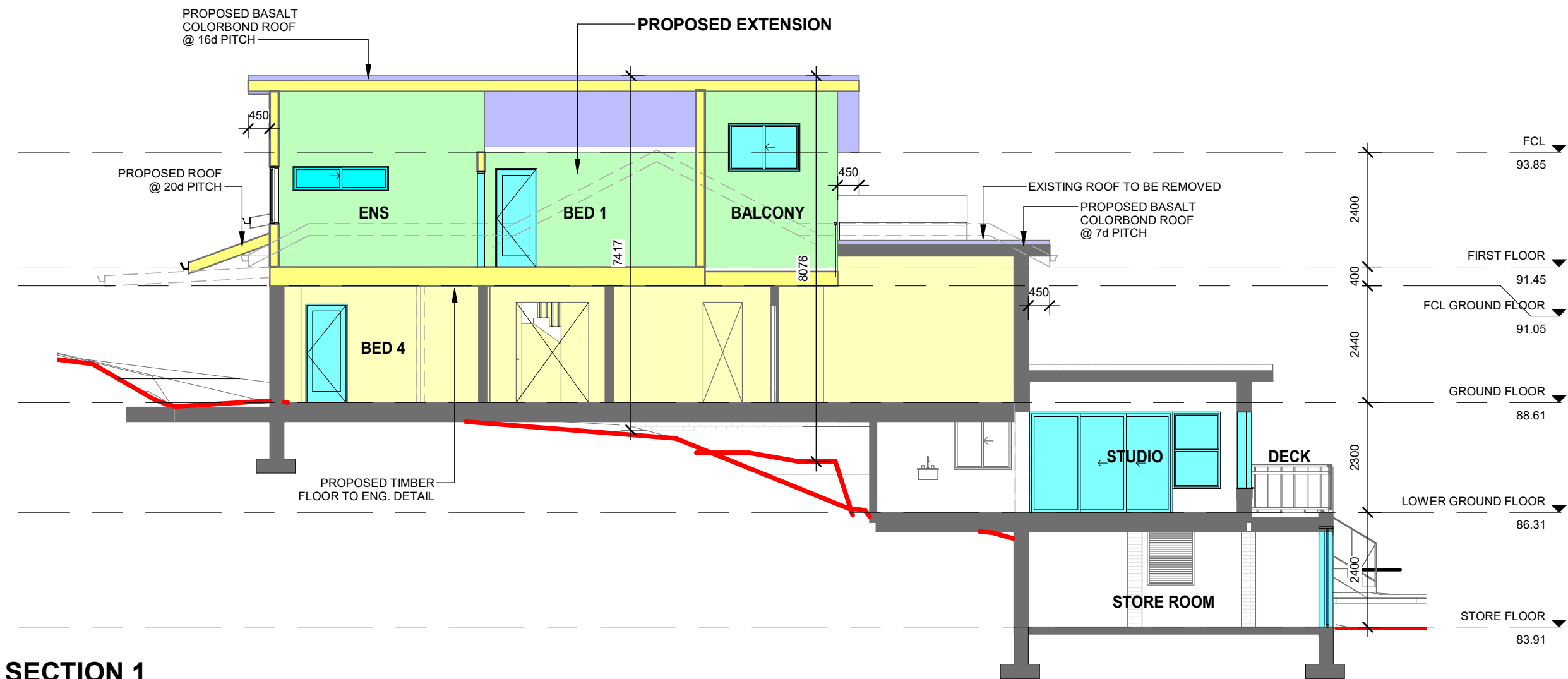
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ELEVATIONS

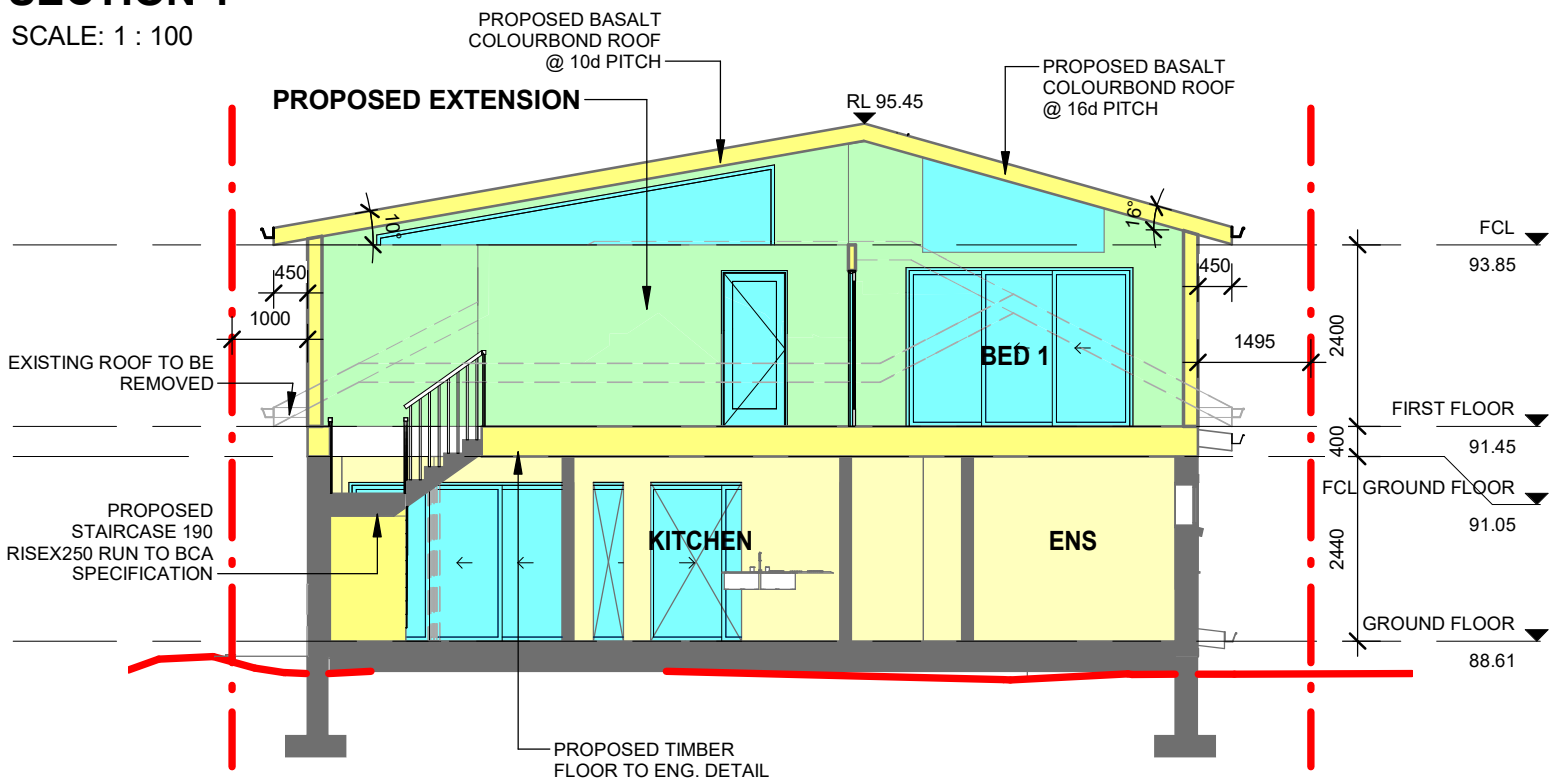
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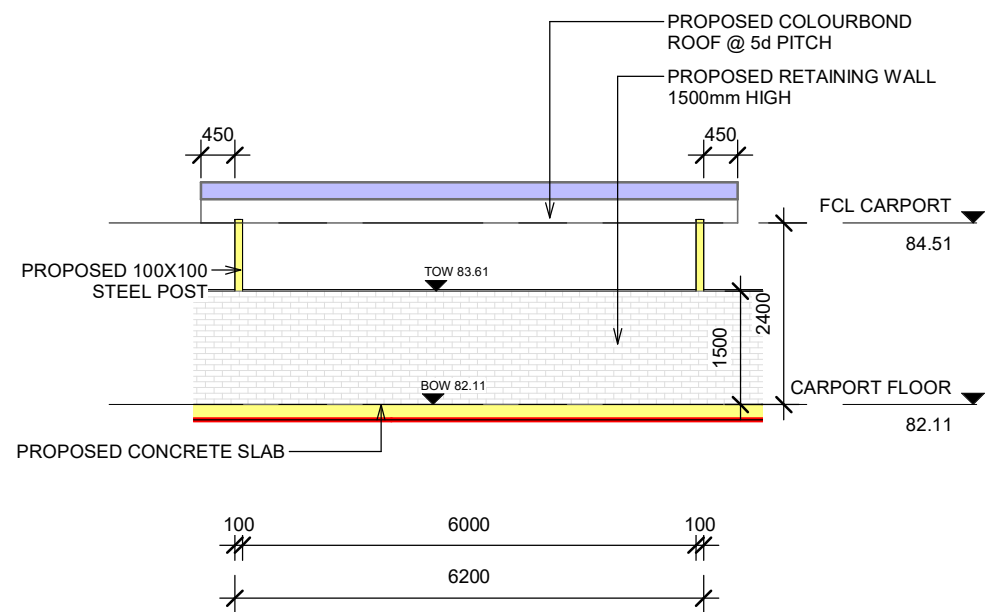
SECTION 1

SCALE: 1 : 100



SECTION 2

SCALE: 1 : 100



SECTION 3

SCALE: 1 : 100

DRAFTING PLANS

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Sheet
SECTIONS

Sheet Number:
14

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Issue	16/02/2023
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Drawn By:	JP
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Sheet	DOORS, WINDOWS SCHEDULE
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Sheet Number:	15
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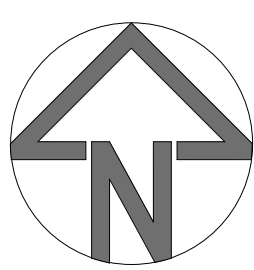
DOORS SCHEDULE			
wtwt	WIDTH	HEIGHT	DESCRIPTION
NORMAL DOOR			
4	720	2000	NORMAL DOOR
8	820	2035	NORMAL DOOR
9	820	2035	NORMAL DOOR
10	820	2035	NORMAL DOOR
13	720	2000	NORMAL DOOR
14	720	2000	NORMAL DOOR
15	820	2035	NORMAL DOOR
16	820	2035	NORMAL DOOR
17	720	2000	NORMAL DOOR
SLIDING DOOR			
1	2400	2100	SLIDING DOOR
2	2400	2100	SLIDING DOOR
3	3000	2100	SLIDING DOOR
5	2000	2100	SLIDING DOOR
6	3000	2100	SLIDING DOOR
7	3000	2100	SLIDING DOOR
11	3000	3000	SLIDING DOOR
12	3000	3000	SLIDING DOOR
18	5400	2100	SLIDING DOOR
19	3000	2100	SLIDING DOOR

NOTE REGARDING WINDOW AND DOOR SCHEDULES

THE CONTRACTOR MUST ALLOW FOR ALL LABOUR AND MATERIALS NECESSARY FOR THE SUPPLY AND INSTALLATION OF ALL WINDOWS AND DOORS INDICATED THROUGHOUT THE PROPOSED BUILDING. HE MUST ALSO ALLOW FOR THE PREPARATION OF A DETAILED WINDOW AND DOOR SCHEDULE THAT PROVIDES DETAIL INFORMATION AS TO THE TYPE, NUMBER AND CONFIGURATION OF EACH AND EVERY DOOR AND WINDOW FOR THE APPROVAL OF THE OWNERS BEFORE ORDERING AND OF THE DOORS AND WINDOWS. THIS DETAIL SCHEDULE IS NOT PART OF THE CONSTRUCTION CERTIFICATE DOCUMENTATION AND MUST BE ALLOWED FOR BY THE CONTRACTOR IN THE TENDER PRICE. ALL WINDOW AND DOOR DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING THESE ITEMS

WINDOW SCHEDULE						
MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	AREA	Description
LOWER GROUND FLOOR						
1	1000 mm	1600 mm	500 mm	2100 mm	1.6 m²	ALUMINIUM DOUBLE HUNG WINDOWS
2	1000 mm	1600 mm	500 mm	2100 mm	1.6 m²	ALUMINIUM DOUBLE HUNG WINDOWS
GROUND FLOOR						
3	1000 mm	1300 mm	900 mm	2200 mm	1.3 m²	
4	1800 mm	1300 mm	900 mm	2200 mm	2.3 m²	
5	2000 mm	1500 mm	600 mm	2100 mm	3.0 m²	ALUMINIUM SLIDING WINDOWS
FIRST FLOOR						
6	2000 mm	500 mm	1600 mm	2100 mm	1.0 m²	ALUMINIUM SLIDING WINDOWS
7	1500 mm	1000 mm	2000 mm	3000 mm	1.5 m²	ALUMINIUM SLIDING WINDOWS
8	1800 mm	600 mm	1500 mm	2100 mm	1.1 m²	ALUMINIUM SLIDING WINDOWS
9	1800 mm	500 mm	1600 mm	2100 mm	0.9 m²	ALUMINIUM SLIDING WINDOWS
10	1500 mm	500 mm	1600 mm	2100 mm	0.8 m²	ALUMINIUM SLIDING WINDOWS
11	1800 mm	1200 mm	900 mm	2100 mm	2.2 m²	ALUMINIUM SLIDING WINDOWS
12	2000 mm	500 mm	1600 mm	2100 mm	1.0 m²	ALUMINIUM SLIDING WINDOWS
13	2000 mm	1200 mm	900 mm	2100 mm	2.4 m²	ALUMINIUM SLIDING WINDOWS
14	1800 mm	500 mm	1600 mm	2100 mm	0.9 m²	ALUMINIUM SLIDING WINDOWS

ALL NEW GLAZING TO COMPLY WITH BCA 2019PART 3.6"



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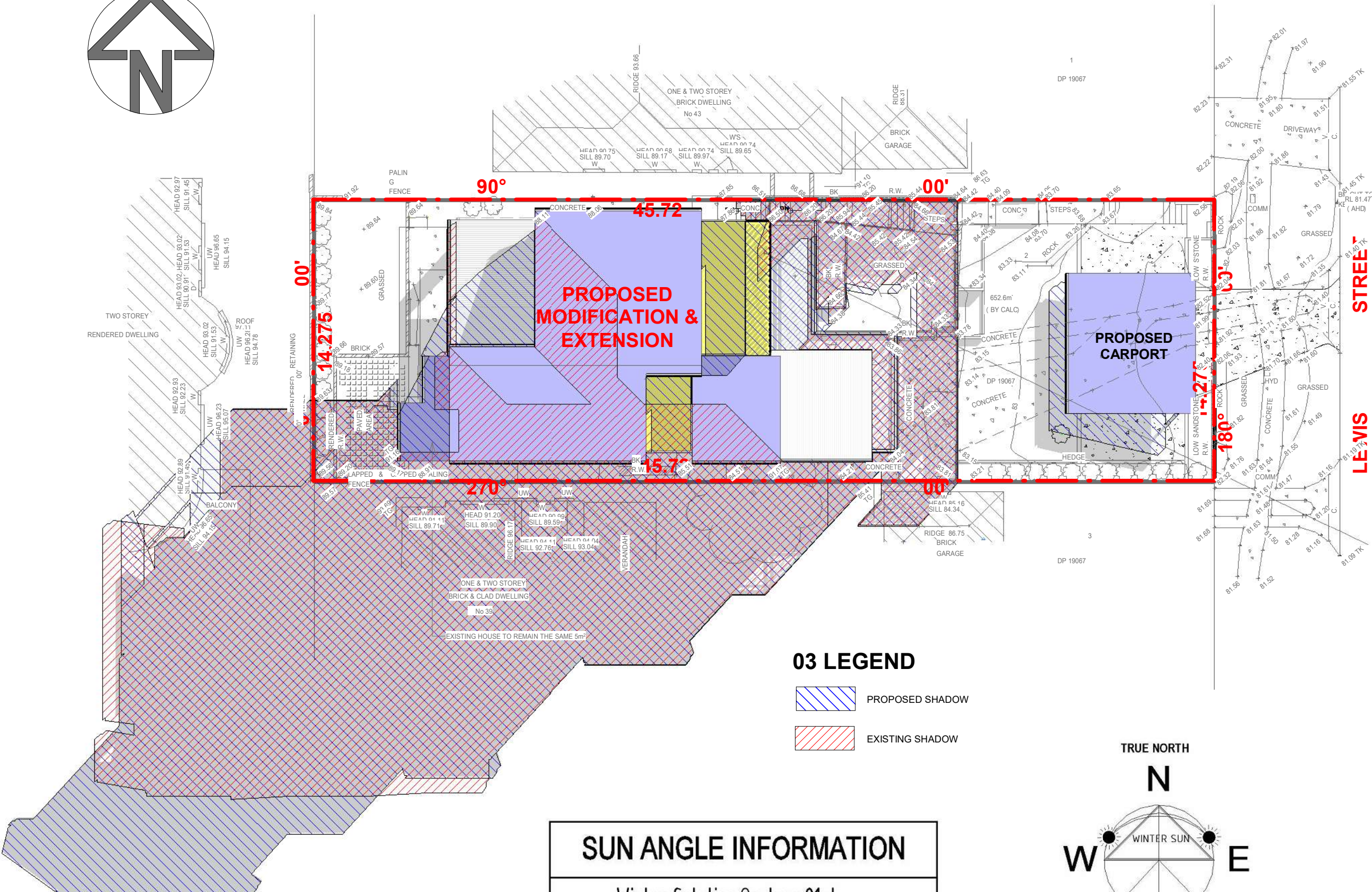
Checked	GM
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SHADOW DIAGRAM JUNE
21ST 9AM

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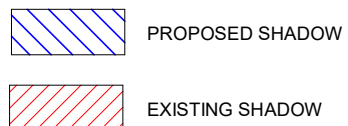
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SHADOW DIAGRAM JUNE 21st 9am

SCALE: 1 : 200

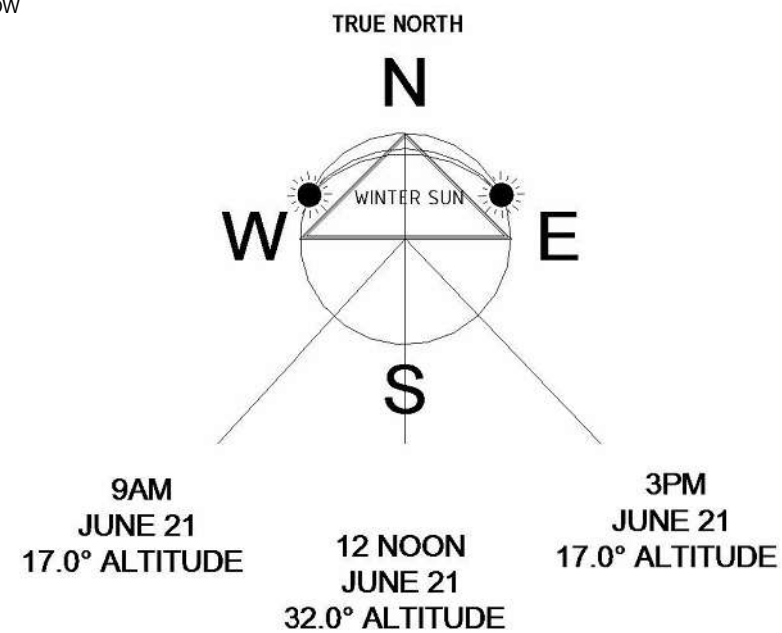
03 LEGEND

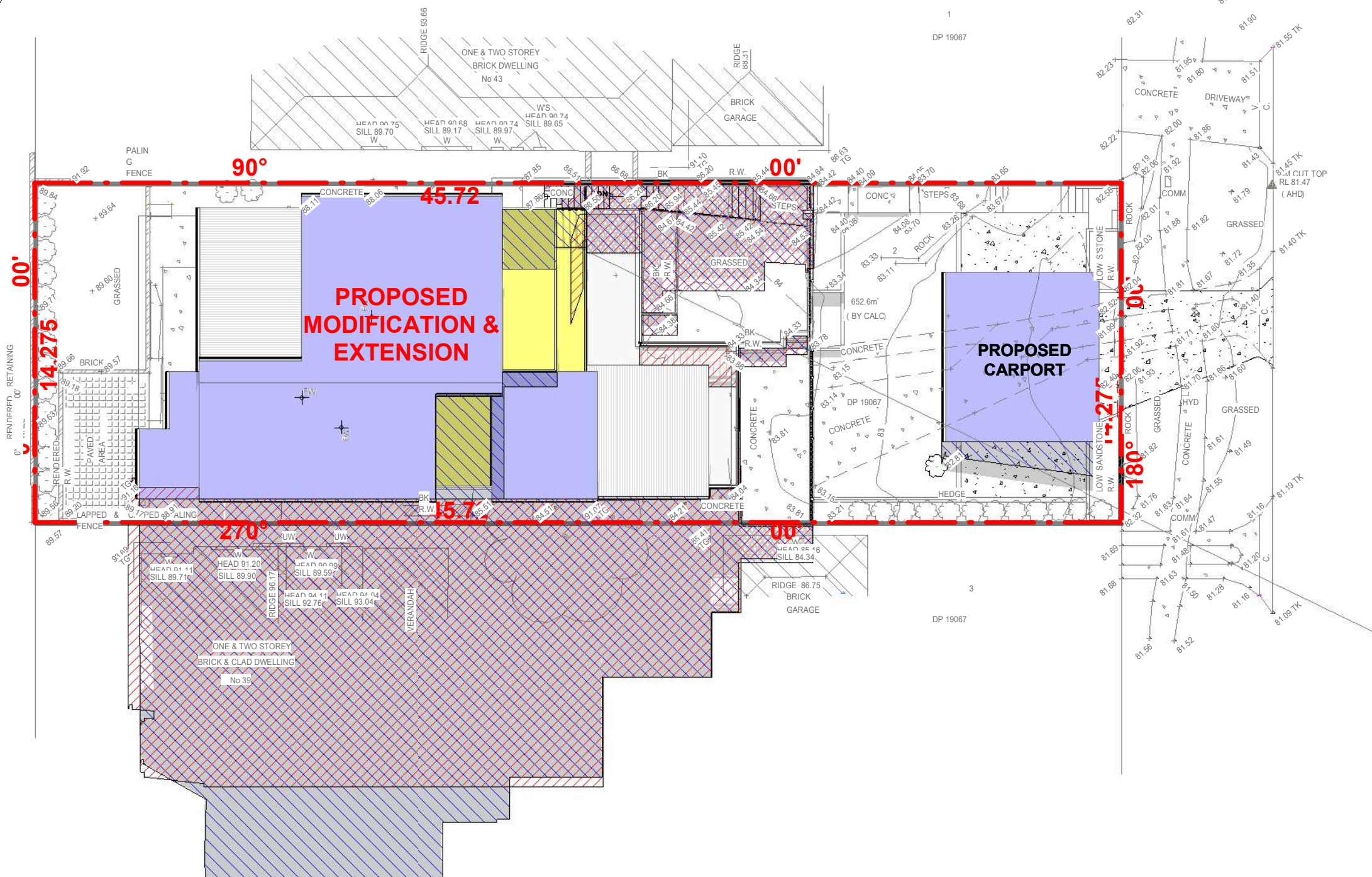
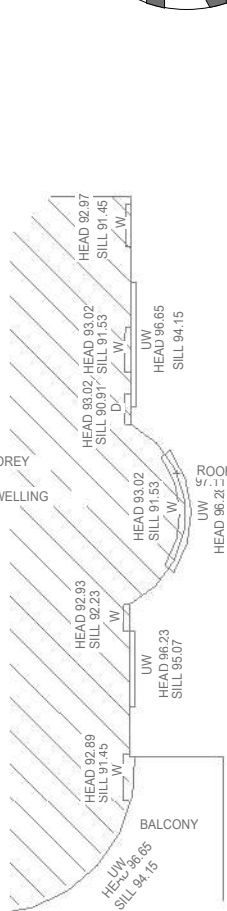


SUN ANGLE INFORMATION

Winter Solstice On June 21st

TIME	ALTITUDE	AZIMUTH
9 AM	17 °	42° E OF N
12 NOON	32 °	0° NORTH
3 PM	17 °	42° W OF N





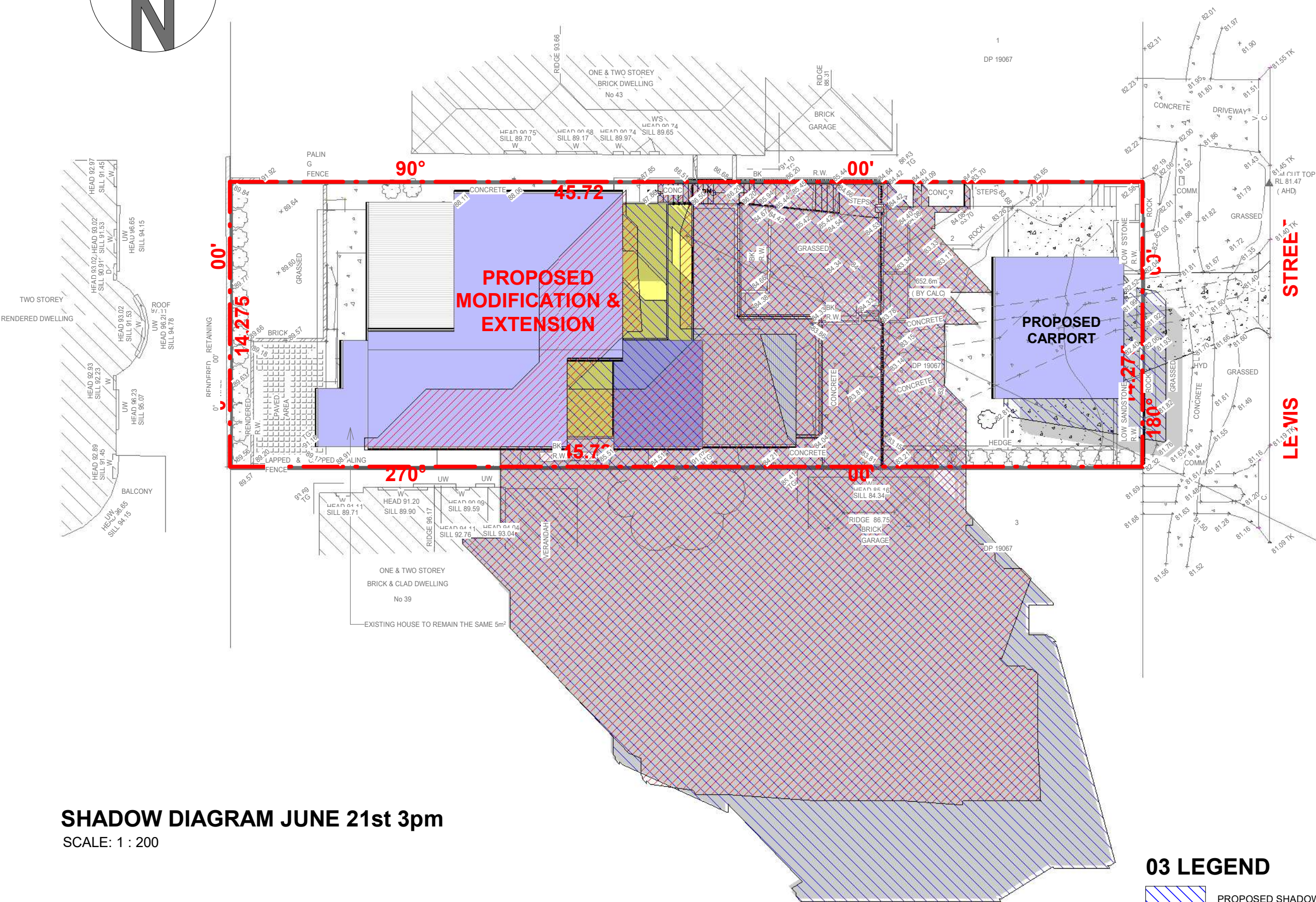
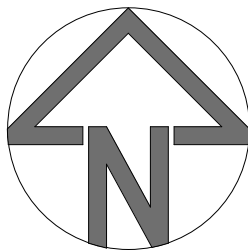
03 LEGEND



PROPOSED SHADOW



EXISTING SHADOW



SHADOW DIAGRAM JUNE 21st 3pm
SCALE: 1 : 200

03 LEGEND

-  PROPOSED SHADOW
-  EXISTING SHADOW

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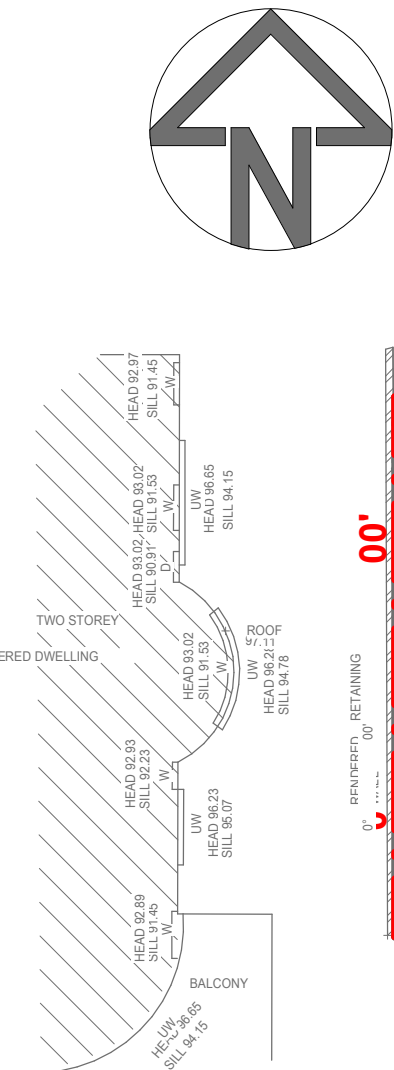
Project	ALTERATION & ADDITONS
Client:	Greg Middleton

Project	41 Lewis St Balgowlah Heights NSW 2093
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Project	J703
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Sheet	SHADOW DIAGRAM JUNE 21ST 3PM
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Sheet Number:	18
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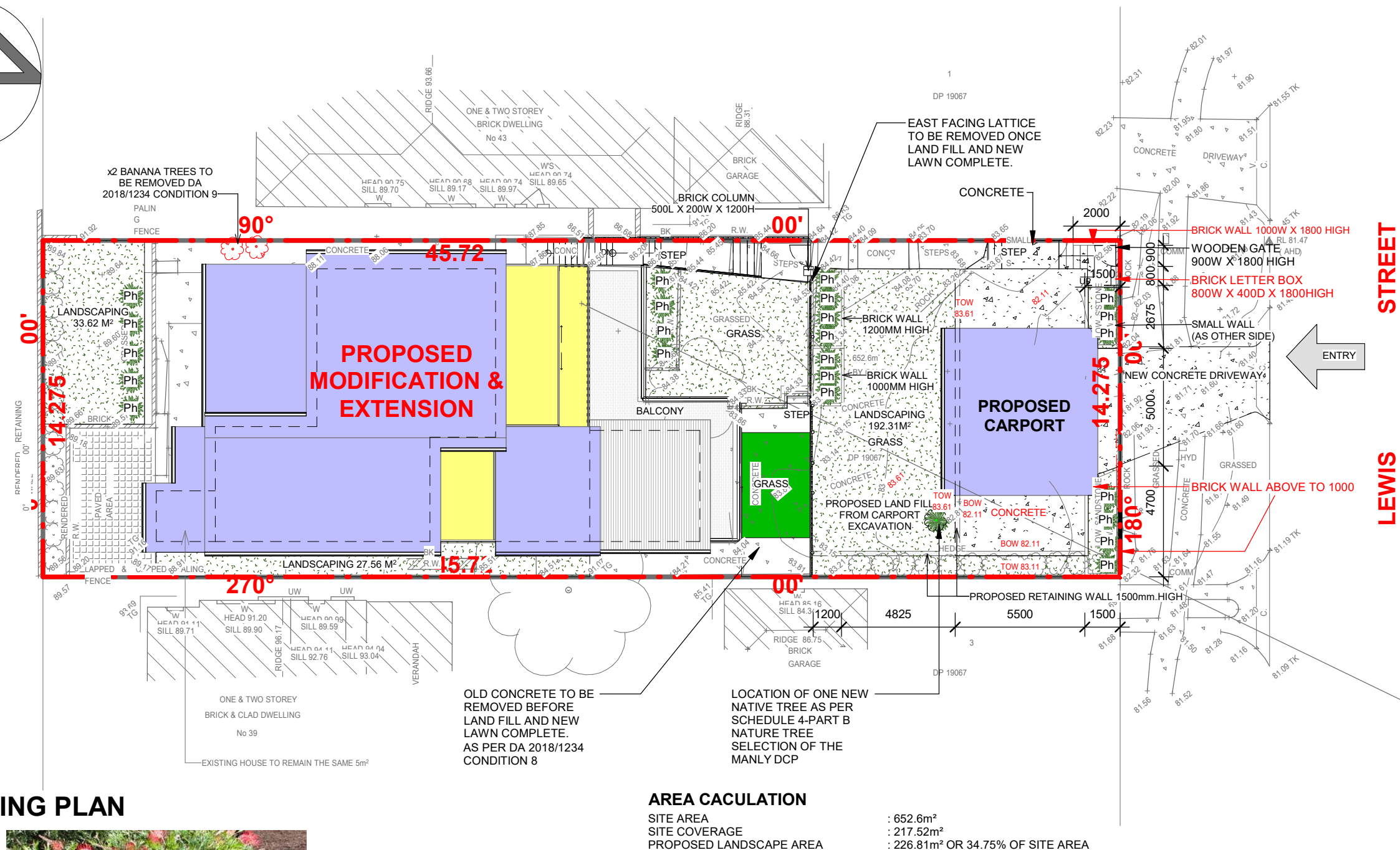
SCALE: 1 : 200



Grevillea Robyn Gordon (Grevillea - 2m)

PLANTING SCHEDULE

MARK	LATIN NAME (COMMON NAME - MATURE HEIGHT)	QTY	SIZE	STAKE
Shrubs				
Ph	Grevillea robyn gordon (Grevillea - 2m)	27	<varies>	yes



AREA CACULATION

SITE AREA	: 652.6m ²
SITE COVERAGE	: 217.52m ²
PROPOSED LANDSCAPE AREA	: 226.81m ² OR 34.75% OF SITE AREA

- a. Slab-on-ground - finished ground level adjacent to buildings
the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than (i) 25mm over the first 1m from the building in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete)
or
(ii) 50mm over the first 1m from the building in any other case.
- b. Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than
(i) 100mm above the finished ground level in low rainfall intensity areas or sandy, well-drained area; or
(ii) 50mm above impermeable (paved or concreted areas) that slope away from the building with (a); or
(iii) 150mm in any other case

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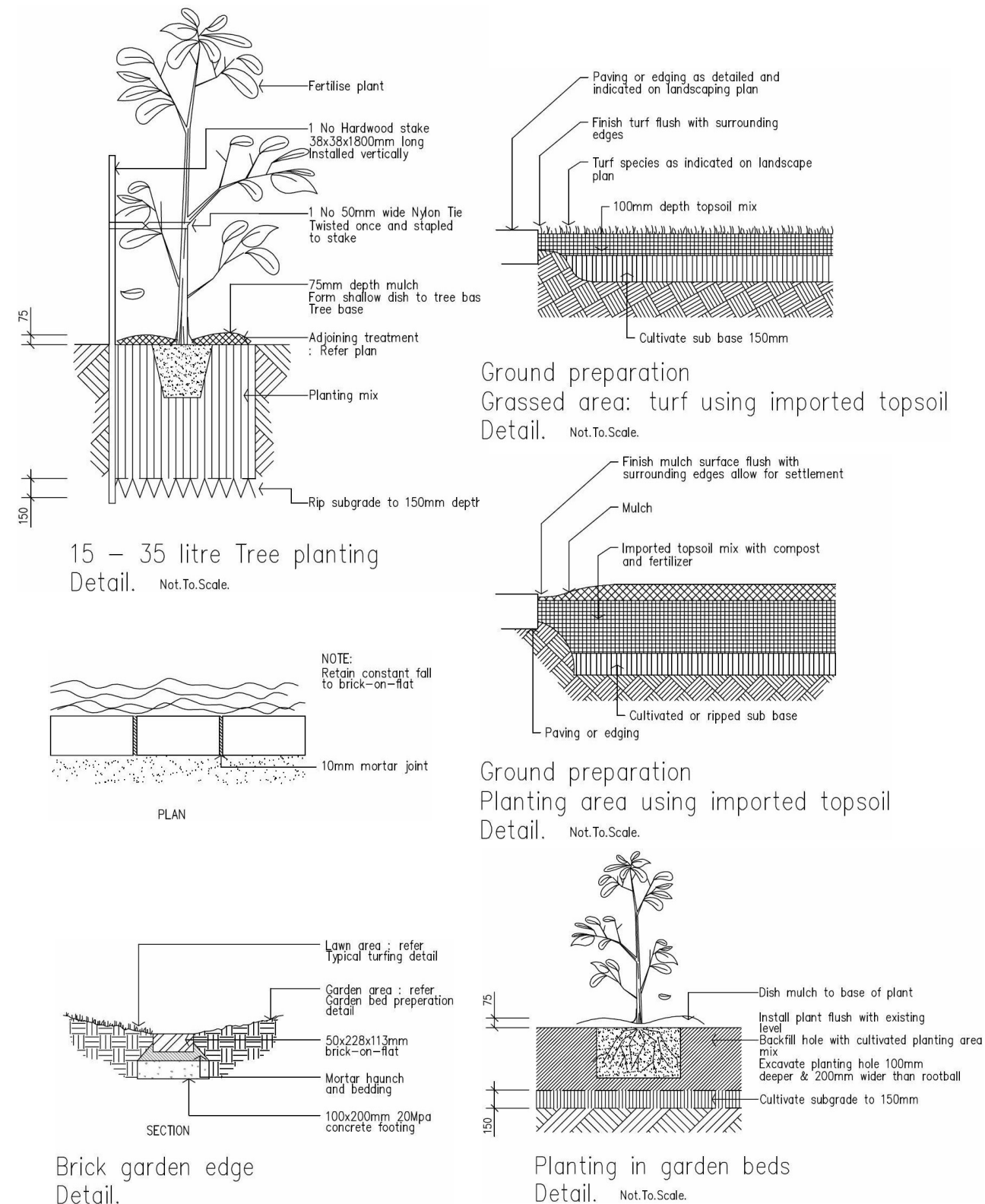
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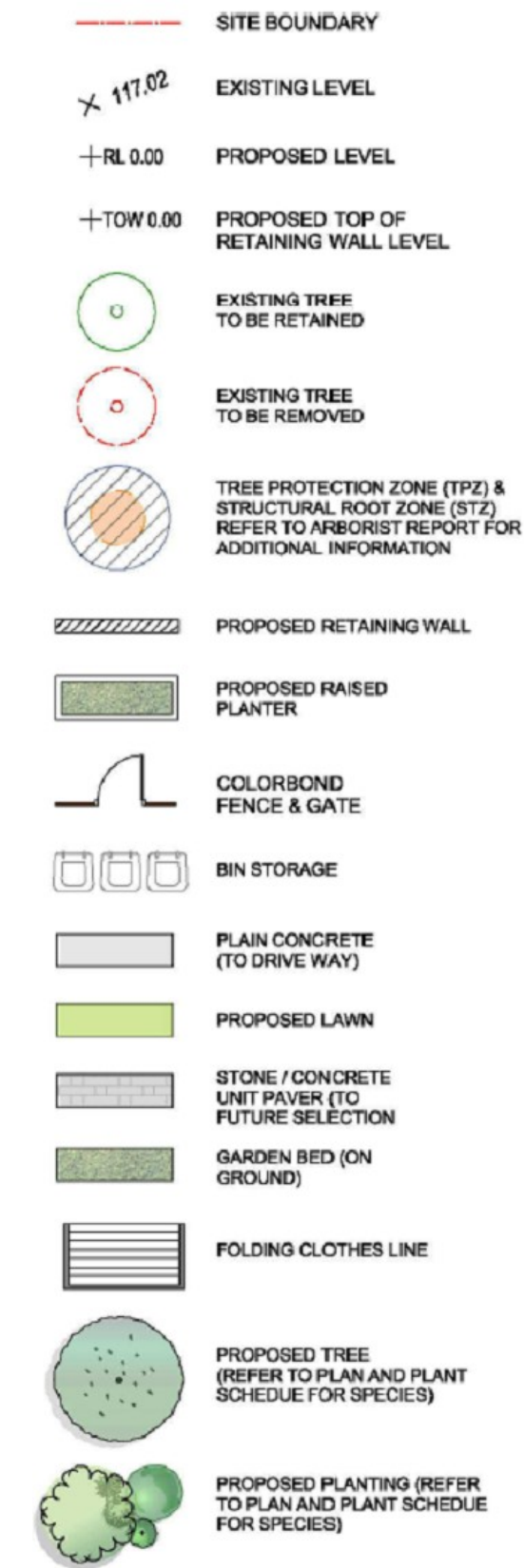
LANDSCAPING PLAN

Sheet Number:



LANDSCAPING DETAILS

LANDSCAPING LEGEND



NOTE: MAINTENANCE:
ALL LANDSCAPE WORKS ARE TO BE MAINTAINED FOR A PERIOD OF THREE MONTHS FROM THE DATE OF PRACTICAL COMPLETION. THIS INCLUDES ALL WATERING, WEEDING, SPRAYING AND RE-MULCHING NECESSARY TO ACHIEVE VIGOROUS GROWTH. ANY DEFECTS WHICH ARISE DURING THIS PERIOD ARE TO BE RECTIFIED IMMEDIATELY. ANY PLANTS OR AREAS OF TURF WHICH FAIL DURING THIS PERIOD ARE TO BE REPLACED AT NO ADDITIONAL COST.

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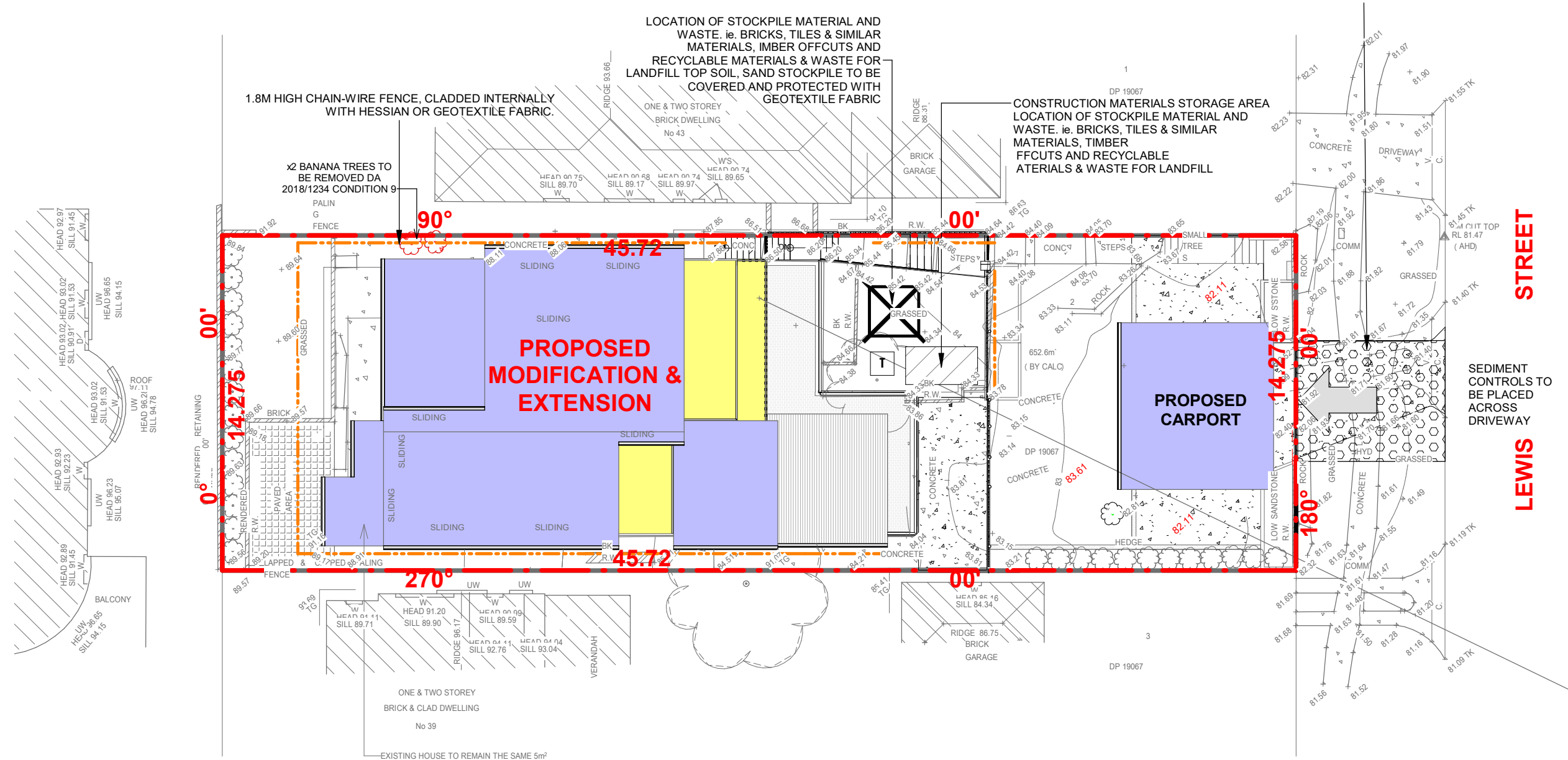
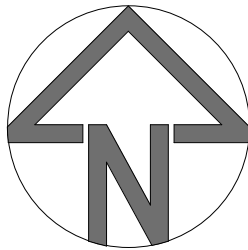
Issue 16/02/2023

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Checked GM

Sheet
LANDSCAPING DETAILS

Sheet Number:
20



VEHICLES CARRYING LOOSE BUILDING MATERIALS TO BE COVERED IN COMPLIANCE WITH ROAD TRAFFIC REGULATIONS. SAFE ACCESS FOR HEAVY EQUIPMENT PLANT AND MATERIALS DELIVERY.

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J703

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16/02/2023

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Sheet
EROSION AND SEDIMENT CONTROL/WASTE MANAGEMENT PLAN

Sheet Number:
21

EROSION AND SEDIMENT CONTROL/WASTE MANAGEMENT PLAN
SCALE: 1 : 200

LEGEND

- SEDIMNET 1.8M FENCE
- SITE ACCESS
- SITE TOILETS
- SITE SHED
- STABLISED SITE ACCESS
- MATERIAL STORAGE

Date	Rev	Description

Project
ALTERATION & ADDITONS

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Project **J703**

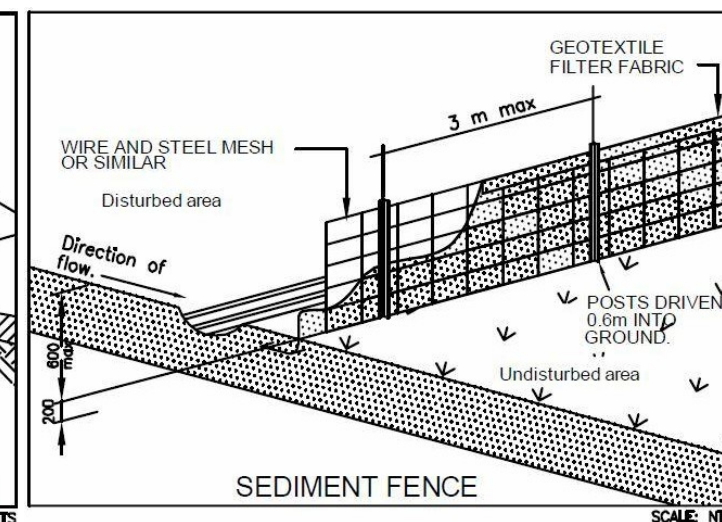
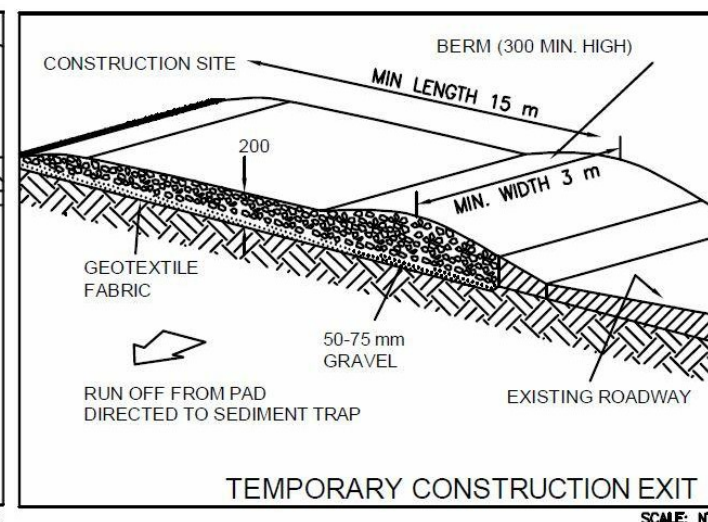
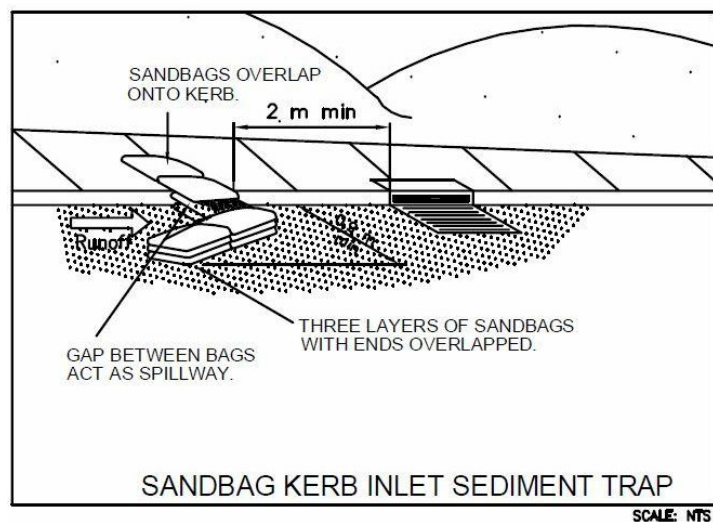
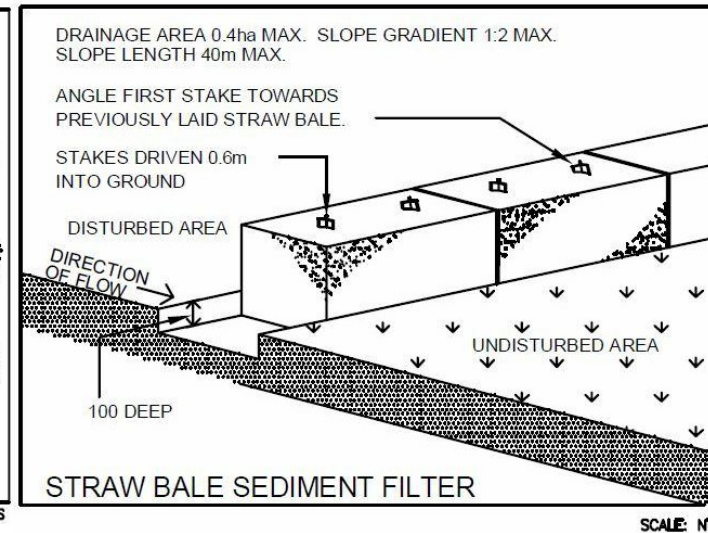
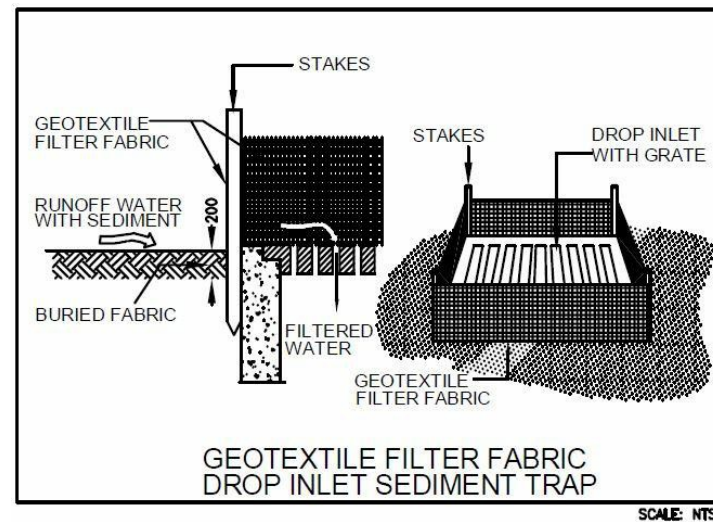
Issue **16/02/2023**

Drawn By: **JP**

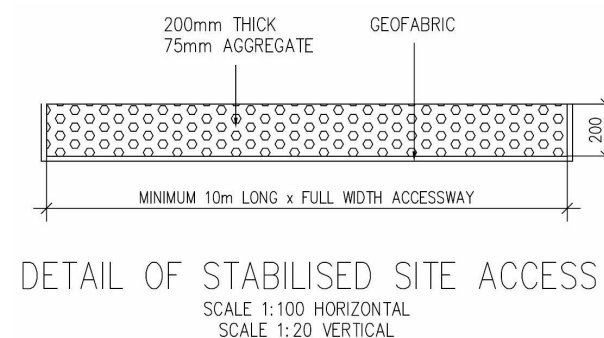
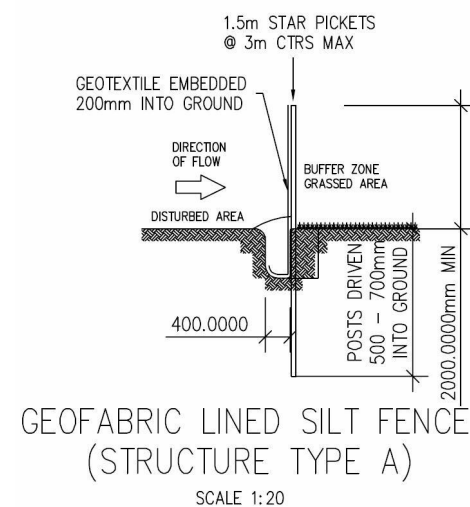
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EROSION AND SEDIMENT CONTROL PLAN

Sheet Number:
22

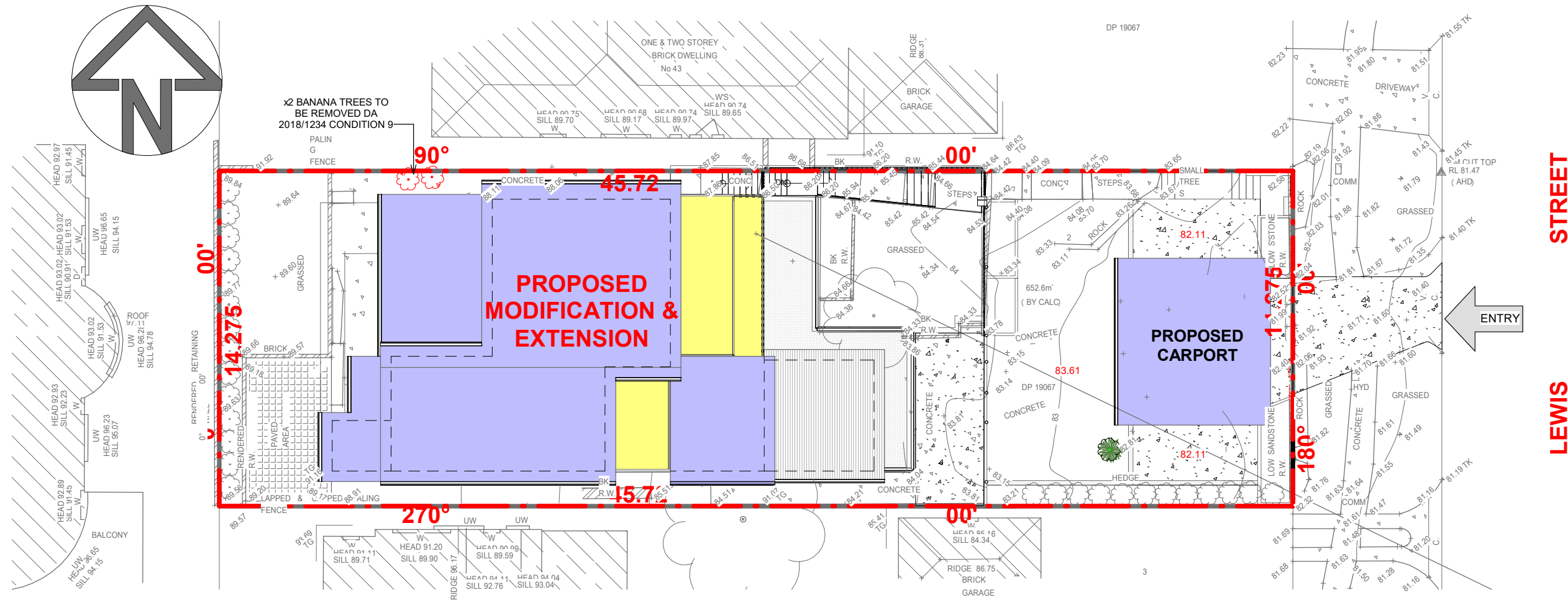


SEDIMENT CONTROL

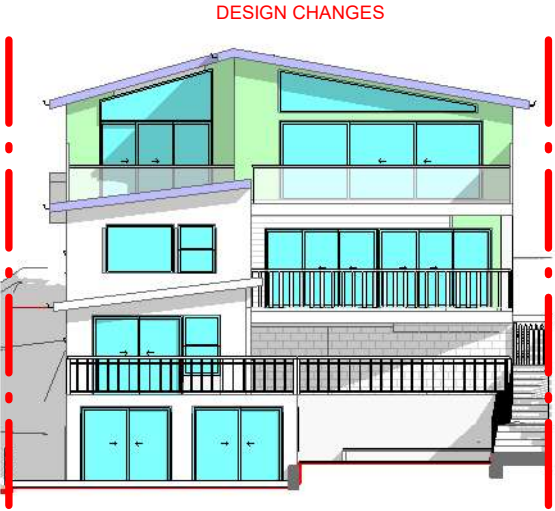


GEOFABRIC LINED SILT FENCE

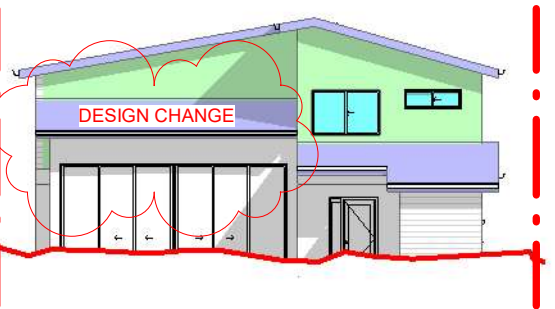
DETAIL OF STABILISED SITE ACCESS



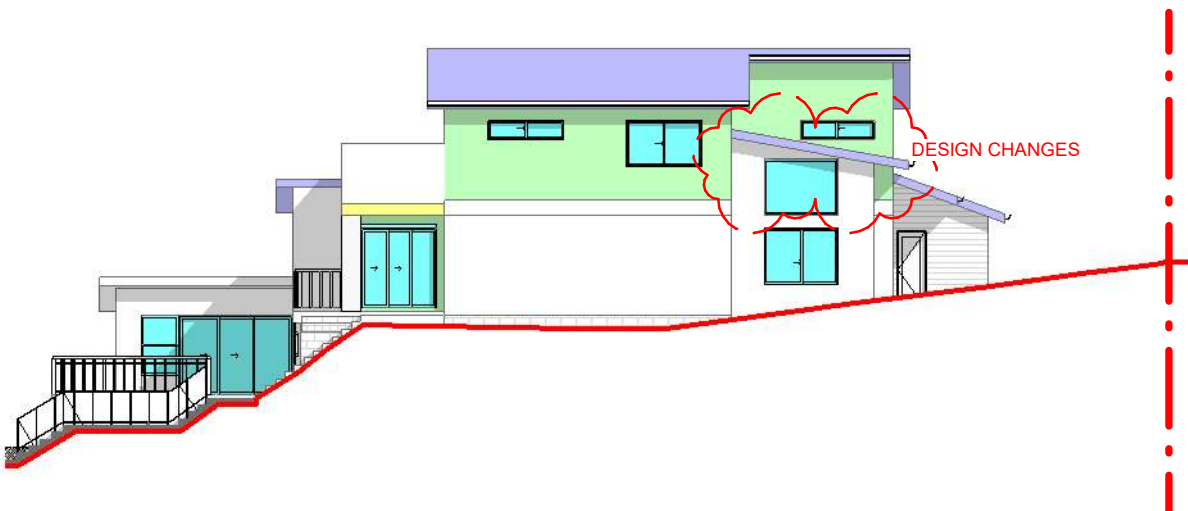
NOTIFICATION PLAN



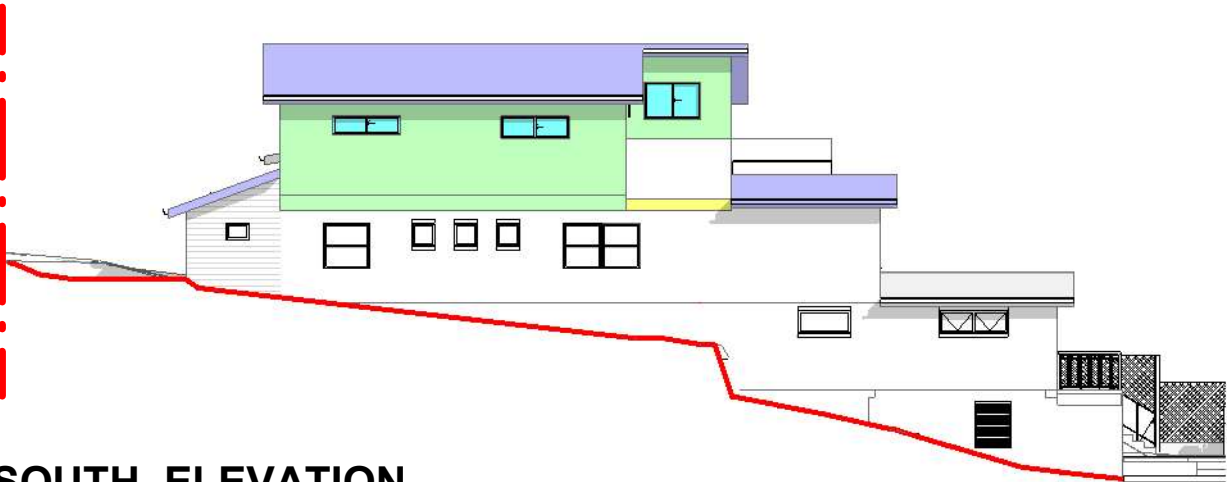
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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Sheet Number:	23	