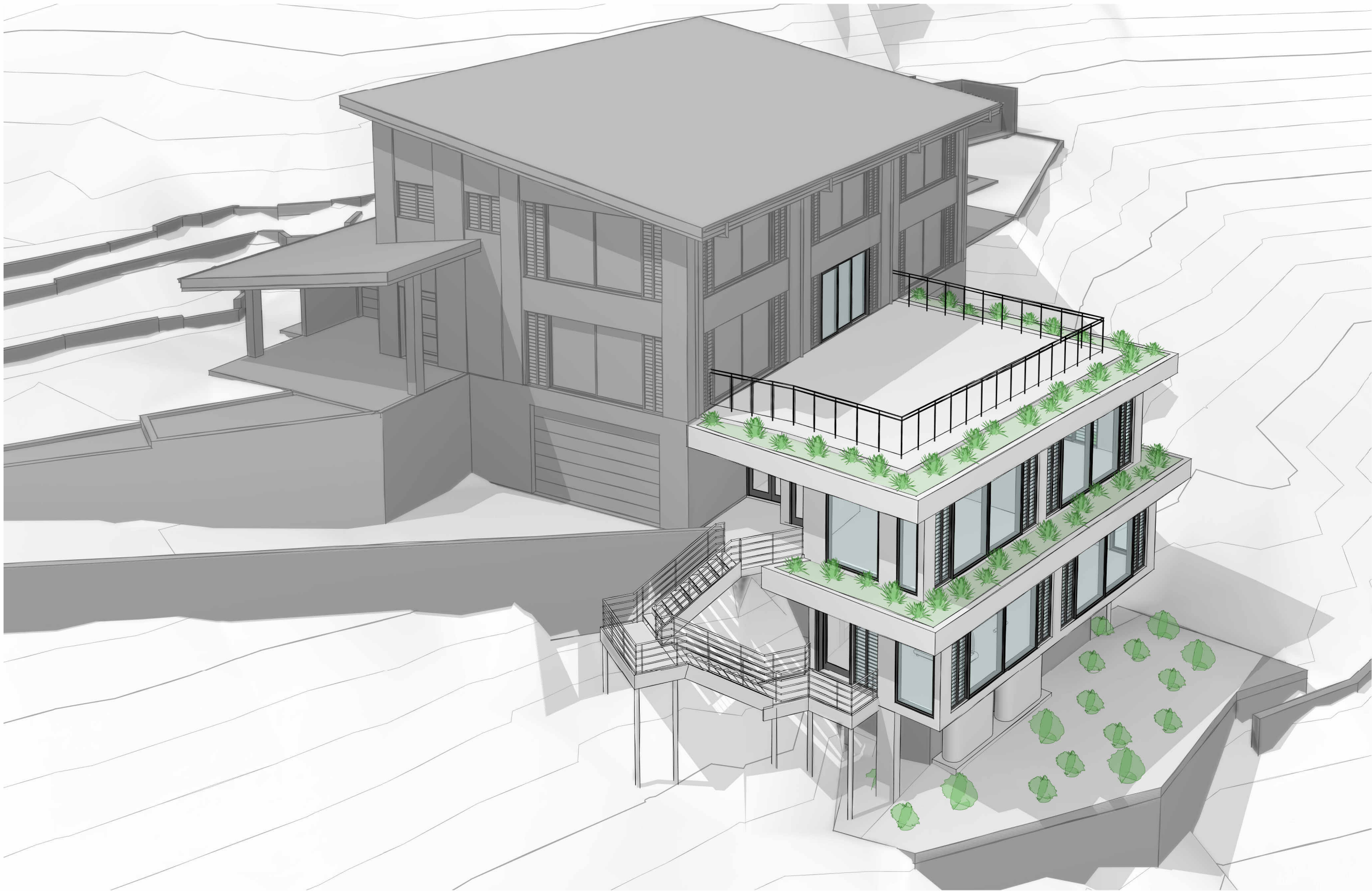


PROPOSED ADDITION

1 DILKERA CL, HORNSBY NSW 2077
MATTHEW & BELINDA SULLIVAN

SHEET LIST

A000	COVER SHEET
A001	GENERAL NOTES
A101	EXISTING SITE PLAN
A102	PROPOSED SITE PLAN
A110	EXISTING REMEDIAL SLAB PLAN
A111	LOWER FLOOR PLAN
A112	BASEMENT FLOOR PLAN
A113	GROUND FLOOR PLAN
A120	ELEVATIONS
A121	ELEVATIONS
A125	SECTIONS
A130	PERSPECTIVES
A140	MATERIALS AND FINISHES
A145	BASIX CERTIFICATE



B	ISSUE FOR D.A.	14/06/23	EY
A	ISSUE FOR D.A.	26/05/23	EY
REV	DESCRIPTION	DATE	DRAWN
REVISIONS			
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. DO NOT SCALE FROM THIS DRAWING. USE GIVEN DIMENSIONS. CONTRACTOR/ BUILDER IS TO CHECK ALL DIMENSIONS ONSITE PRIOR TO COMMENCEMENT OF SHOP DRAWINGS OR FABRICATION. ANY DISCREPANCIES ARE TO BE REVISED PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING IS TO BE USED IN ACCORDANCE WITH ITS PURPOSE OF ISSUE ONLY. NO RESPONSIBILITY WILL BE ACCEPTED FOR THE IMPROPER USE OF THIS DRAWING. ARCHITECTURAL DRAWINGS INDICATE DESIGN INTENT ONLY. BUILDER IS TO ENSURE THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND CODES.			
PROJECT LOCATION:			
1 DILKERA CL, HORNSBY NSW 2077			
PROJECT DESCRIPTION:			
PROPOSED ADDITION			
CLIENT:			
MATTHEW & BELINDA SULLIVAN			
CURRENT STATUS:			
ISSUE FOR DEVELOPMENT APPLICATION			
DRAWING TITLE:			
COVER SHEET			
SCALE AT A1:	DATE:	DRAWN:	
	14/06/23	EY	
PROJECT NO:	DRAWING NO:	REVISION:	
MS230427	A000	B	

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): **OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.**

WORK SAFETY NOTES

1. FALLS, SLIPS, TRIPS
A) WORKING AT HEIGHTS
DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.
DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

B) SLIPPERY OR UNEVEN SURFACES
FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.
FLOOR FINISHES By Owner
If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZS 4586:2004.
STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS
LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.
1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).
BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.
3. TRAFFIC MANAGEMENT
For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where onsite loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.
4. SERVICES
GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on at this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS
Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer 's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer 's specifications.
6. HAZARDOUS SUBSTANCES
ASBESTOS
For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: asbestos 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.
POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.
TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.
VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment should also be required. The manufacturer 's recommendations for use must be carefully considered at all times.
SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer 's recommendations for use must be carefully considered at all times.
7. CONFINED SPACES
EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.
ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.
SMALL SPACES
For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers access these small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.
8. PUBLIC ACCESS
Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.
9. OPERATIONAL USE OF BUILDING
RESIDENTIAL BUILDINGS
This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.
10. OTHER HIGH RISK ACTIVITY
Code All electrical work should be carried out in accordance with Practice: Managing Electrical Risks at the Workplace, AS/NZS and all licensing requirements. 3012 All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. Code of All work should be carried out in accordance with Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

EXCAVATIONS
1. Excavations
The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan. Top soil shall be out to a depth sufficient to remove all vegetation. Excavations for all footings shall be in accordance with the Engineer 's Recommendations or the BCA requirements.
FOUNDATIONS AND FOOTINGS
1. Underfloor Fill
Underfloor fill shall be in accordance with the BCA.
2. Termite Risk Management
Termite treatment shall be carried out in accordance with the BCA.
3. Vapour Barrier
The vapour barrier installed under slab-on-ground construction shall be 0.2mm nominal thickness, high impact resistance polyethylene film installed in accordance with the BCA.
4. Reinforcement
Reinforcement shall conform and be placed in accordance with the Engineer 's Recommendation and the BCA. Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete pour.
5. Concrete
Structural shall not be less than Grade N20 except otherwise approved by the engineer and in accordance with the BCA.
6. Curing
All concrete slabs shall be cured in accordance with AS 3600.
7. Footings and Slabs on Ground
Concrete slabs and footings shall not be poured until approval to pour concrete is given by the engineer or the Local Authority.
8. Sub-Floor Ventilation
Concrete slabs and footings shall be provided to the space under suspended ground floor. Construction is to meet the requirements of the BCA. No section of the under floor area wall to be constructed in such manner that will hold pockets of still air.
9. Sub-Floor Access
If required, access will be provided under suspended floors in position where indicated on plan.

WORK SAFETY NOTES CONTINUED

EFFLUENT DISPOSAL/DRAINAGE
1. Storm Water Drainage
Stormwater drainage shall be carried out in accordance with the BCA. The Builder will allow for the supplying and laying of stormwater drains where shown on the site plan.
TIMBER FRAMING
1. Generally
All timber framework spaces, spans, spacing, notching, checking and fixing to all floor, wall and roof structure shall comply with the BCA or AS 1684. Alternative structural framing shall be to structural engineer 's details and certification. The work shall be carried out in a proper and trades personal like manner and shall be in accordance with recognised and accepted building practices.
2. Roof Trusses
Where roof truss construction is used, trusses shall be designed in accordance with AS 1720 and fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricator 's written instructions.
3. Bracing
Bracing units shall be determined and installed in accordance with AS 1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.
4. Flooring
Floor joists will be covered with strip or sheet flooring as shown on plan with particular regard to ground clearance and installation in wet areas as required by the BCA. Thickness of the flooring is to be appropriate for the floor joist spacing. Strip and sheet flooring shall be installed in accordance with AS 1684. When listed in Schedule of Works, floors shall be sanded to provide an even surface and shall be left clean throughout.
5. Timber Posts
Posts supporting the carports, verandas and porches shall be timber suitable for external use, or as otherwise specified, supported on galvanised or treated metal post shoes, unless otherwise specified. Posts shall be bolted to all adjoining beams as required by AS 1684 for the wind speed classification assessed for the site.
6. Corrosion Protection
All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion protection.
STEEL FRAMING
1. Generally
Steel floor, wall or roof framing shall be installed in accordance with the manufacturer 's recommendations and the BCA.
ROOFING
All roof cladding is to comply with the relevant structural performance and weathering requirements of the BCA and be installed as per the manufacturer 's recommendations.
1. Tiled Roofing
The Builder will cover the roof of the dwelling with approved tiles as selected. The tiles are to be fixed (as required for appropriate design and wind speed) to battens of sixes appropriate to the spacing of rafters/trusses in accordance with the manufacturer 's recommendations. The Builder will cover hips and ridges with all necessary accessories including starters and apex caps. Capping and verge tiles are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed so as to minimise water penetration as far as practicable. As roof tiles are made of natural products slight variation in colour is acceptable.
2. Metal Roofing
The Builder will provide and install a metal roof together with accessories all in accordance with the manufacturer 's recommendations. Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing sheets shall be strictly in accordance with the manufacturer 's recommendation as required for the appropriate design and wind speed. Incompatible materials shall not be used on flashings, fasteners or downpipes.
3. Gutters and Downpipes
Gutters and downpipes shall be manufactured and installed in accordance with the BCA. Gutters and downpipes are to be compatible with other materials used.
4. Sarking
Sarking under roof coverings must comply with and be fixed in accordance with manufacturer 's recommendations.
5. Sealants
Appropriate sealants shall be used where necessary and in accordance with manufacturer 's recommendations.
6. Flashing
Flashings shall comply with, and be installed in accordance with the BCA.
MASONRY
1. Damp Proof Courses
All damp proof courses shall comply with the BCA and Clause 1.0.10. The damp proof membrane shall be visible in the external face of the masonry member in which it is placed and shall not be bridged by any applied coatings, render or the like.
2. Cavity Ventilation
Open vertical joints (weepholes) must be created in the course immediately above any DPC or flashing at centres not exceeding 1.2m and must be in accordance with the BCA.
3. Mortar and Joining
Mortar shall comply with the BCA. Joint tolerances shall be in accordance with AS 3700.
4. Lintels
Lintels used to support brickwork opening in walls must be suitable for the purpose as required by the BCA. The Builder will provide one lintel to each wall leaf. The Builder will provide corrosion protection in accordance with the BCA Part 3.4.4 as appropriate for the site environment and location of the lintels in the structure.
5. Cleaning
The Builder will clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.
CLADDING AND LININGS
1. External Cladding
Sheet materials or other external cladding shall be fixed in accordance with the manufacturer 's recommendations and any applicable special details. Where required in open verandas, porches and eave soffits, materials indicated on the plans shall be installed.
2. Internal Wall and Ceilings Linings
The Builder will provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets are to have recessed edges and will be a minimum of 10mm thick. Internal angles in walls from floor to ceiling are to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings or the joint set as required. The lining of wet area and walls shall be constructed in accordance with the BCA. Wet area lining is to be fixed in accordance with the manufacturer 's recommendations. The ceiling access hole shall be of similar material to the adjacent ceiling.
3. Waterproofing
All internal wet area and balconies over internal habitable rooms are to be waterproof in accordance with the BCA.
JOINERY
1. General
All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.
2. Door Frames
External door frames shall be a minimum of 32mm thick solid rebated 12mm deep to receive doors. Internal jamb linings shall be a minimum of 18mm thick flt with 12mm thick door stops. Metal doorframes shall be installed where indicated on drawings in accordance with the manufacturer 's recommendations.
3. Doors and Doorsets
All internal and external timber door and door sets shall be installed in accordance with accepted building practices. Unless listed otherwise in the Schedule of Works, doors and door sets shall be manufactured in accordance with AS 2688 and AS 2689.
4. Window and Sliding Doors
Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS 2047. Sliding and other aluminium windows and the doors shall be installed in accordance with manufacturer 's recommendations and AS 2047. All glazing shall comply with the BCA and any commitments outlined in the relevant BASIX Certificate.
5. Stairs, Balustrades and other Barriers
The Builder will provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as per the BCA.
SERVICES
1. Plumbing
All plumbing shall comply with the requirements of the relevant supply authority and AS 3500. The work is to be carried out by a licensed plumber. Fittings, as listed in the Schedule of Works, shall be supplied and installed to manufacturer 's recommendations. Fittings, hot water system and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate.
2. Electrical
The Builder will provide all labour and materials necessary for the proper installation of the electricity service by a licensed electrician in accordance with AS/NZS 3000 and the requirements of the relevant supply authority. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.
3. Gas
All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.
4. Smoke Detectors
The Builder will provide and install smoke alarms manufactured in accordance with AS 3786 AS specified or as indicated on the plans and in accordance with the BCA.
5. Thermal Insulation
Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer 's recommendations to achieve the R-values required by the BCA or as outlined in the relevant BASIX Certificate.
TILING
1. Materials
Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer 's recommendation.
2. Installation
Installation of tiles shall be in accordance with AS 3958.1, manufacturer 's recommendations or accepted building practices. Where practicable, spacing between tiles should be even and regular. The Builder will provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable.

4. Lintels
Lintels used to support brickwork opening in walls must be suitable for the purpose as required by the BCA. The Builder will provide one lintel to each wall leaf. The Builder will provide corrosion protection in accordance with the BCA Part 3.4.4 as appropriate for the site environment and location of the lintels in the structure.
5. Cleaning
The Builder will clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.
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Sheet materials or other external cladding shall be fixed in accordance with the manufacturer 's recommendations and any applicable special details. Where required in open verandas, porches and eave soffits, materials indicated on the plans shall be installed.
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The Builder will provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets are to have recessed edges and will be a minimum of 10mm thick. Internal angles in walls from floor to ceiling are to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings or the joint set as required. The lining of wet area and walls shall be constructed in accordance with the BCA. Wet area lining is to be fixed in accordance with the manufacturer 's recommendations. The ceiling access hole shall be of similar material to the adjacent ceiling.
3. Waterproofing
All internal wet area and balconies over internal habitable rooms are to be waterproof in accordance with the BCA.
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All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.
2. Door Frames
External door frames shall be a minimum of 32mm thick solid rebated 12mm deep to receive doors. Internal jamb linings shall be a minimum of 18mm thick flt with 12mm thick door stops. Metal doorframes shall be installed where indicated on drawings in accordance with the manufacturer 's recommendations.
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All internal and external timber door and door sets shall be installed in accordance with accepted building practices. Unless listed otherwise in the Schedule of Works, doors and door sets shall be manufactured in accordance with AS 2688 and AS 2689.
4. Window and Sliding Doors
Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS 2047. Sliding and other aluminium windows and the doors shall be installed in accordance with manufacturer 's recommendations and AS 2047. All glazing shall comply with the BCA and any commitments outlined in the relevant BASIX Certificate.
5. Stairs, Balustrades and other Barriers
The Builder will provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as per the BCA.
SERVICES
1. Plumbing
All plumbing shall comply with the requirements of the relevant supply authority and AS 3500. The work is to be carried out by a licensed plumber. Fittings, as listed in the Schedule of Works, shall be supplied and installed to manufacturer 's recommendations. Fittings, hot water system and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate.
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3. Gas
All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.
4. Smoke Detectors
The Builder will provide and install smoke alarms manufactured in accordance with AS 3786 AS specified or as indicated on the plans and in accordance with the BCA.
5. Thermal Insulation
Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer 's recommendations to achieve the R-values required by the BCA or as outlined in the relevant BASIX Certificate.
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Installation of tiles shall be in accordance with AS 3958.1, manufacturer 's recommendations or accepted building practices. Where practicable, spacing between tiles should be even and regular. The Builder will provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable.

4. Lintels
Lintels used to support brickwork opening in walls must be suitable for the purpose as required by the BCA. The Builder will provide one lintel to each wall leaf. The Builder will provide corrosion protection in accordance with the BCA Part 3.4.4 as appropriate for the site environment and location of the lintels in the structure.
5. Cleaning
The Builder will clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.
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1. External Cladding
Sheet materials or other external cladding shall be fixed in accordance with the manufacturer 's recommendations and any applicable special details. Where required in open verandas, porches and eave soffits, materials indicated on the plans shall be installed.
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The Builder will provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets are to have recessed edges and will be a minimum of 10mm thick. Internal angles in walls from floor to ceiling are to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings or the joint set as required. The lining of wet area and walls shall be constructed in accordance with the BCA. Wet area lining is to be fixed in accordance with the manufacturer 's recommendations. The ceiling access hole shall be of similar material to the adjacent ceiling.
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All internal wet area and balconies over internal habitable rooms are to be waterproof in accordance with the BCA.
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All internal and external timber door and door sets shall be installed in accordance with accepted building practices. Unless listed otherwise in the Schedule of Works, doors and door sets shall be manufactured in accordance with AS 2688 and AS 2689.
4. Window and Sliding Doors
Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS 2047. Sliding and other aluminium windows and the doors shall be installed in accordance with manufacturer 's recommendations and AS 2047. All glazing shall comply with the BCA and any commitments outlined in the relevant BASIX Certificate.
5. Stairs, Balustrades and other Barriers
The Builder will provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as per the BCA.
SERVICES
1. Plumbing
All plumbing shall comply with the requirements of the relevant supply authority and AS 3500. The work is to be carried out by a licensed plumber. Fittings, as listed in the Schedule of Works, shall be supplied and installed to manufacturer 's recommendations. Fittings, hot water system and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate.
2. Electrical
The Builder will provide all labour and materials necessary for the proper installation of the electricity service by a licensed electrician in accordance with AS/NZS 3000 and the requirements of the relevant supply authority. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.
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All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.
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Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer 's recommendations to achieve the R-values required by the BCA or as outlined in the relevant BASIX Certificate.
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Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer 's recommendation.
2. Installation
Installation of tiles shall be in accordance with AS 3958.1, manufacturer 's recommendations or accepted building practices. Where practicable, spacing between tiles should be even and regular. The Builder will provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable.

BUILDING SPECIFICATIONS

BUILDING SPECIFICATIONS FOR CLASS 1 AND 10 BUILDINGS
All works to be completed in accordance with the current version of the National Construction Code Series, including Building Code of Australia (BCA) Volume 2 and the Building Code of Australia (BCA), Volume 3 as applicable.
All Australian Standards listed are the versions that have been adopted by the relevant version of the National Construction Code Series at the time of Construction Certificate or Compiling Development Certificate Application.

STRUCTURAL PROVISIONS
Structural Design Manuals – is satisfied by complying with:
a) 3.0.3, 3.0.4, 3.0.5 of the BCA; or
b) the relevant provisions of other Parts of Section 3 of the Housing Provisions of the BCA relating to structural elements; or
c) any combination thereof.
3.0.5 - Structural Software – Must comply with the Australian Building Codes Board (ABCB) Protocol for Structural Software and Part 3.4.0.2 of the BCA.

SITE PREPARATION
Earthworks - Earthworks are to be undertaken in accordance with Part 3.1.1 of the BCA.
Earth Retaining structures (ie. retaining walls & batter) to be in accordance with AS4678.
Drainage – Stormwater drainage is to be undertaken in accordance with AS/NZS 3500.3, or, the Acceptable Construction Practice as detailed in Part 3.1.3 of the BCA.
Termite Risk Management –Where a primary building element is considered susceptible to termite attack the building shall be protected in accordance with the following:
a) AS 3600.1, and
b) A durable notice is permanently fixed to the building in a prominent location, such as in a meter box or the like, including the details listed in Part 3.1.4.4 of the BCA.
c) The Acceptable Construction Practice as detailed in accordance with Part 3.1.4 of the BCA.

FOOTINGS AND SLABS
The footing or slab is to be constructed in accordance with AS 2870, except that for the purposes of Clause 5.3.3.1 of AS 2870, a dampproofing membrane is required to be provided, or, the Acceptable Construction Practice detailed in Part 3.2 of the BCA.
Piled footings are to be designed in accordance with AS 2159.

MASONRY
Unreinforced Masonry – to be designed and constructed in accordance with;
a) AS 3700; or
b) AS 4773 Parts 1 and 2
Reinforced Masonry – to be designed and constructed in accordance with;
a) AS 3700; or
b) AS 4773 parts 1 and 2
Masonry Accessories – to be constructed and installed in accordance with;
a) AS 3700.1, and
b) AS 4773 Parts 1 and 2
Weatherproofing of Masonry
This Part applies to an external wall (including the junction between the wall and any window or door) of a Class 1 Building. This Part does not apply to any Class 10 building except where its construction contributes to the weatherproofing of the Class 1 building.
The weatherproofing of masonry is to be carried out in accordance with;
a) AS 3700, except as provided for by Part 3.3.2.0 (a), or
b) AS 4773 Part2 1 and 2

FRAMING
Sub-Floor Ventilation – Is to comply with the Acceptable Construction Practice of Part 3.4.1 of the BCA.
Steel Framing – is to be designed and constructed in accordance with the Acceptable Construction Practice of Part 3.4.2 of the BCA, or, one of the following manuals:
a) Steel structures: AS 4100.
b) Cold-formed steel structures: AS/NZS4600.
c) Residential and low-rise steel framing: NASH Standard.
Timber Framing – is to be designed and constructed in accordance with the following, as appropriate:
a) AS 1684.2.
b) AS 1684.4.
Structural Steel Members – is to be designed and constructed in accordance with the Acceptable Construction Practice of Part 3.4.4 of the BCA, or, one of the following manuals:
a) Steel Structures: AS 4100.
b) Cold-formed steel structures: AS/NZS 4600.

ROOF AND WALL CLADDING
Roof Cladding – is to comply with the Acceptable Construction Practice of Part 3.5.1 of the BCA, or, one of the following:
a) Roofing tiles: Part 3.5.1 BCA - AS2050.
b) Metal Roof Cladding: Part 3.5.1 BCA - AS1562.1.
c) Plastic sheet roofing: AS/NZS 4256 Parts 1, 2, 3 and 5; and AS/NZS 1562.3.
Gutters and Downpipes – are to be designed and constructed in accordance with the Acceptable Construction Practice of Part 3.5.3 of the BCA, or, AS/NZS 3500.3 – Stormwater drainage.
Timber & Composite Wall Cladding – to be designed and constructed in accordance with Acceptable Construction Practice of Part 3.5.4 of the BCA.
Autoclaved Aerated Concrete to AS146.1
Metal wall cladding to be designed and constructed in accordance with AS 1562.1.

GLAZING
Glazing – to be designed and constructed in accordance with the Acceptable Construction Practice of Part 3.6.1 of the BCA, or, one of the following manuals as applicable under Part 3.6.0 BCA
a) AS 2047.
b) AS 1288.

FIRE SAFETY
Fire Hazard properties of materials to comply with Part 3.7.1 of the BCA.
Fire Separation of external walls to comply with Part 3.7.2 of the BCA.
Fire Separation of separating walls & floors to comply with Part 3.7.3 of the BCA.
Fire Separation of garage top dwelling to comply with Part NSW 1.1 of the BCA.
Smoke Alarms & Evacuation lighting to comply Part 3.7.5 of the BCA.

BUSHFIRE AREAS
Bushfire Areas – This section relates to:
a) A Class 1 building; or
b) A Class 10a building or deck associated with a Class 1 building. If it is constructed in accordance with the following:
i) AS 3693, except as amended by planning for bushfire protection and, except for Section 9 Construction for Bushfire Attack Level F2 (BAL-F2), Buildings subject to BAL-F2 must comply with specific conditions of development consent for construction at this level; or
ii) The requirements of (c) above as modified by the development consent following consultation with the NSW Rural Fire Service undersection 79BA of the Environmental Planning and Assessment Act 1979; or
e) The requirements of (c) above as modified by the development consent with a bushfire safety authority issued under section 1008 of the Rural Fire Act for the purposes of integrated development.
Alpine Areas – to be constructed in accordance with the Acceptable Construction Practice of Part 3.10.4 of the BCA if located in an alpine area.

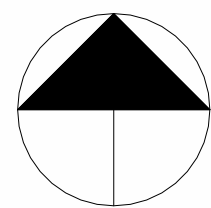
HEALTH AND AMENITY
Wet Areas and External Waterproofing – building elements in wet areas within a building must:
a) Be waterproof or water resistant in accordance with Table 3.8.1.1 of the BCA; and
b) Comply with AS 3740.
c) External areas to comply with AS4654.1 & AS4654.2
Room Heights – are to be constructed in accordance with the Acceptable Construction Practice of Part 3.8.2 of the BCA.
Facilities – are to be constructed in accordance with Acceptable Practice of Part 3.8.3 of the BCA.
Light – is to be provided in accordance with the Acceptable Construction Practice of Part 3.8.4 of the BCA.
Ventilation – is to be provided in accordance with the Acceptable Construction Practice of Part 3.8.5 of the BCA.
Sound Insulation – (only applies to a separating wall between two or more class 1 buildings) is to be provided in accordance with the Acceptable Construction Practice of Part 3.8.6 of the BCA.
Condensation Management to be provided in accordance with ACP Part 3.8.7 BCA.

SAFE MOVEMENT AND ACCESS
Stair Construction – to be constructed and installed in accordance with the Acceptable Construction Practice of Part 3.9.1 of the BCA.
Barriers and Handrails – to be constructed and installed in accordance with the Acceptable Construction Practice of Part 3.9.2 of the BCA.
Protection of openable windows to Part 3.9.2 of the BCA.

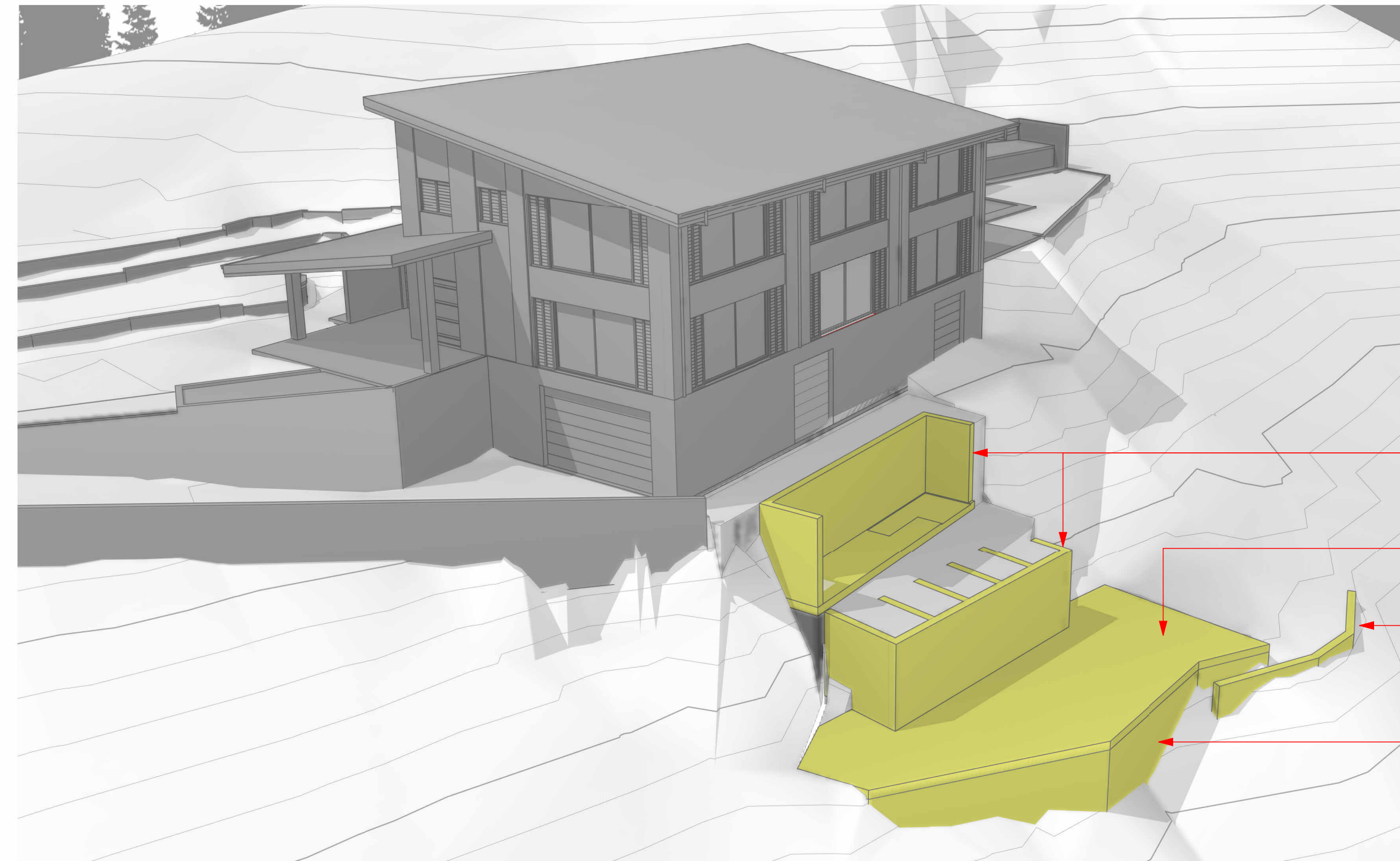
ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS
3.10.1 - Swimming Pools
Swimming Pool Access – to be designed and installed in accordance with the Swimming Pools Act 1992, Swimming Pool Regulation 2018 and AS1926 Parts 1 and 2.
Swimming Pool Water recirculation Systems – is to be designed and constructed in accordance with AS1926.3.
High Wind Areas – Applies to a region that is subject to design wind speeds more than N3 or C1 (see table 1.1.1 of the BCA).
To be constructed in accordance with one or more of the relevant manuals of Part 3.10.1 of the BCA.
3.10.2 - Earthquake Areas subject to "seismic activity" to be constructed in accordance with Part 3.0 BCA.
3.10.3 - Flood Hazard Areas – applies to areas on a site (weather or not mapped) encompassing the land lower than the flood hazard level (as defined by the BCA) which has been determined by the appropriate authority (statutory authority), are to be constructed in accordance with the ASCB Standard for Construction of Buildings in Flood Hazard Areas.
3.10.4 - Construction "Alpine Areas" in accordance with Part 3.10.4.
3.10.5 - Construction in Bushfire Prone Areas in accordance with Part 3.10.5.
3.10.6 - Attachment of Decks & Balconies to external walls of buildings to be in accordance with the acceptable construction practice of Part 3.10.6 of the BCA, or alternatively be engineer designed in accordance with Part 3.0 of the BCA.
3.10.7 - Boilers, Pressure Vessels, Heating Appliances, Fire Places, Chimneys & Flues to be in accordance with Part 3.10.7 of the BCA.

ENERGY EFFICIENCY
Energy Efficiency – to comply with the measures contained in the relevant BASIX certificate, and the requirements of NSW parts 3.12.1, 3.12.3 & 3.12.5 of the BCA.

PROJECT LOCATION:			
1 DILKERA CL, HORNSBY NSW 2077			
PROJECT DESCRIPTION:			
PROPOSED ADDITION			
CLIENT:			
MATTHEW & BELINDA SULLIVAN			
CURRENT STATUS:			
ISSUE FOR DEVELOPMENT APPLICATION			
DRAWING TITLE:			
GENERAL NOTES			
SCALE AT A1:	DATE:	DRAWN:	
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PROJECT NO:	DRAWING NO:	REVISION:	
MS230427	A001	B	



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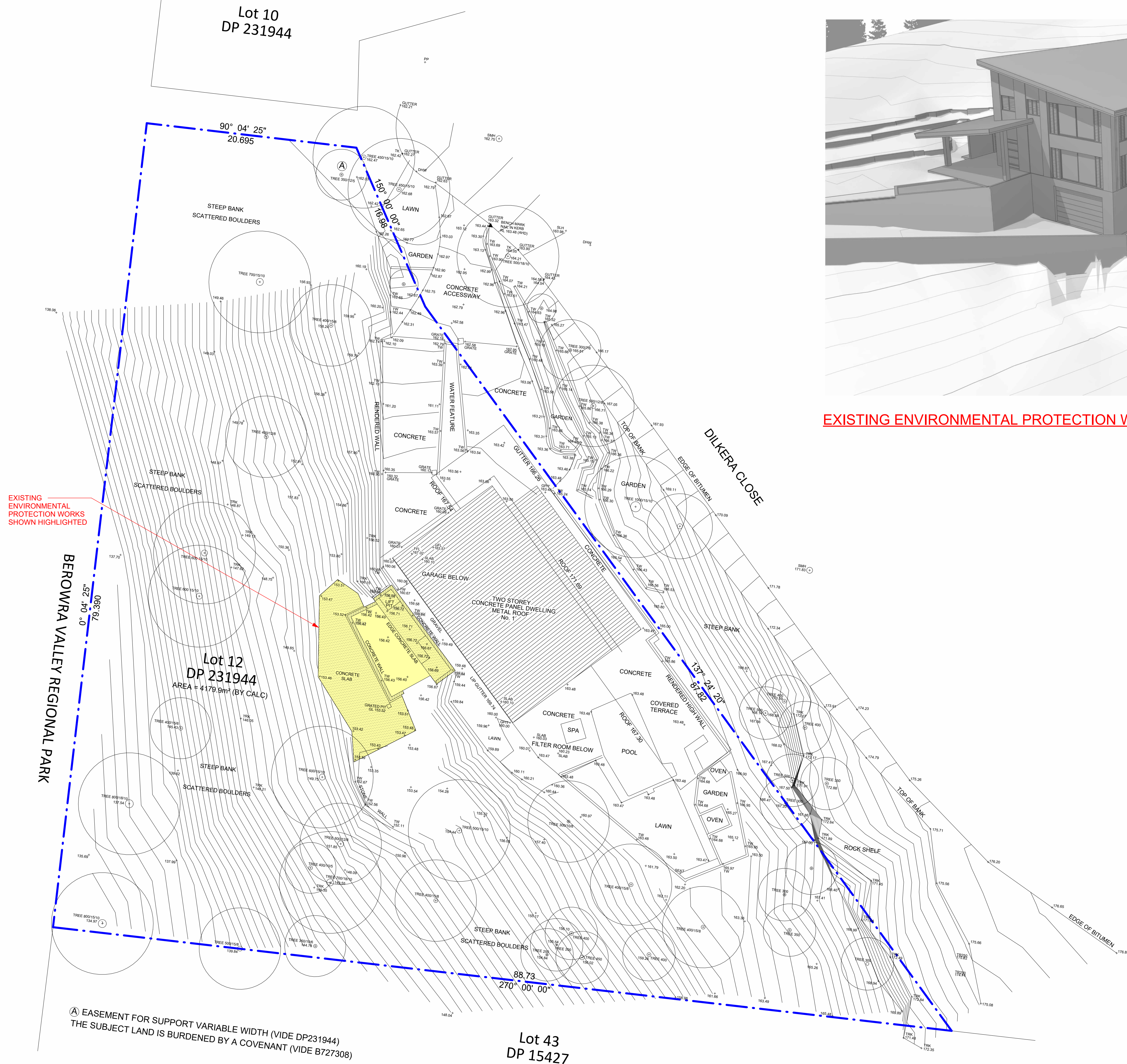
EXISTING RETAINING WALL

EXISTING SLAB TO PREVENT
FURTHER SOIL EROSION

EXISTING RETAINING WALL

EXISTING RETAINING WALL

EXISTING ENVIRONMENTAL PROTECTION WORKS



Ⓐ EASEMENT FOR SUPPORT VARIABLE WIDTH (VIDE DP231944)
THE SUBJECT LAND IS BURDENED BY A COVENANT (VIDE B727308)

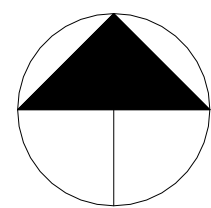
EXISTING SITE PLAN

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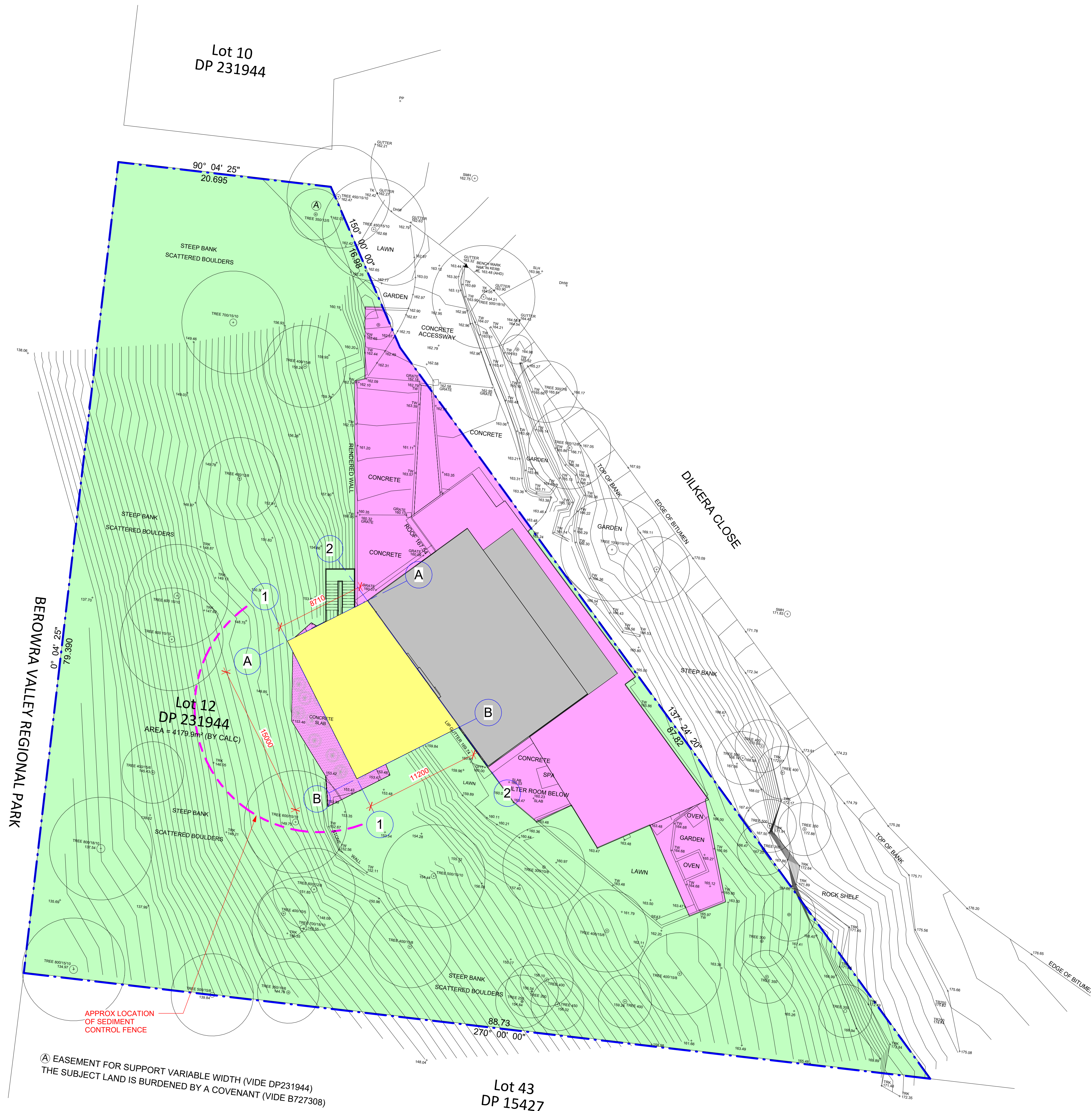
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B	ISSUE FOR D.A.	14/06/23	EY
A	ISSUE FOR D.A.	26/05/23	EY

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PROJECT DESCRIPTION:	PROPOSED ADDITION
CLIENT:	MATTHEW & BELINDA SULLIVAN
CURRENT STATUS:	ISSUE FOR DEVELOPMENT APPLICATION
DRAWING TITLE:	EXISTING SITE PLAN
SCALE AT A1:	1 : 200
DATE:	14/06/23
DRAWN:	EY
PROJECT NO:	MS230427
DRAWING NO:	A101
REVISION:	B

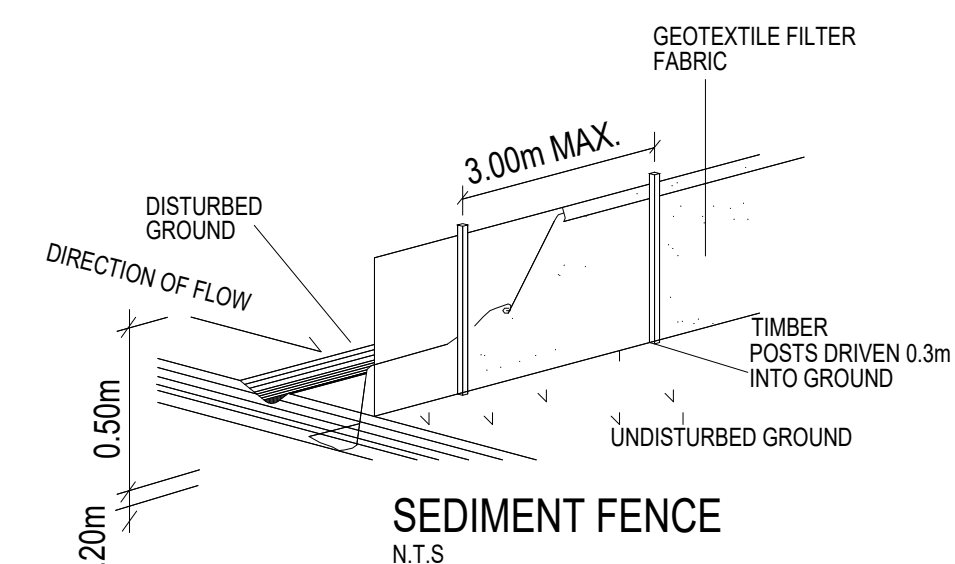


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SITE AREA CALCULATION

PROPOSED ADDITION	148.96m ²
EXISTING RESIDENCE	303.00m ²
EXISTING HARD GROUND	539.33m ²
EXISTING SOFT GROUND, BUSHLAND	3193.34m ²
OVERALL PROPERTY	4179.90m ²
TOTAL COVER	991.29m ² = 23.71%

SEDIMENT FENCE
N.T.S

SEDIMENT CONTROL NOTES

- all erosion and sedimentation control measures, including revegetation and storage of soil and topsoil, shall be implemented to the standards of the soil conservation of nsw.
- all drainage works shall be constructed and stabilized as early as possible during development.
- sediment traps shall be constructed around all inlet pits, consisting of 300mm wide x 300mm deep trench.
- all sediment basins and traps shall be cleaned when the structures are a maximum of 60 % full of soil materials, including the maintenance period.
- all disturbed areas shall be revegetated as soon as the relevant works are completed.
- soil and topsoil stockpiles shall be located away from drainage lines and areas where water may concentrate.
- filter shall be constructed by stretching a filter fabric (proplex or approved equivalent between post at 3.0m centres. fabric shall be buried 150mm along its lower edge.

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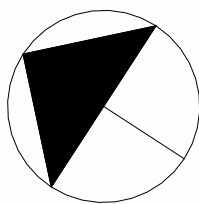
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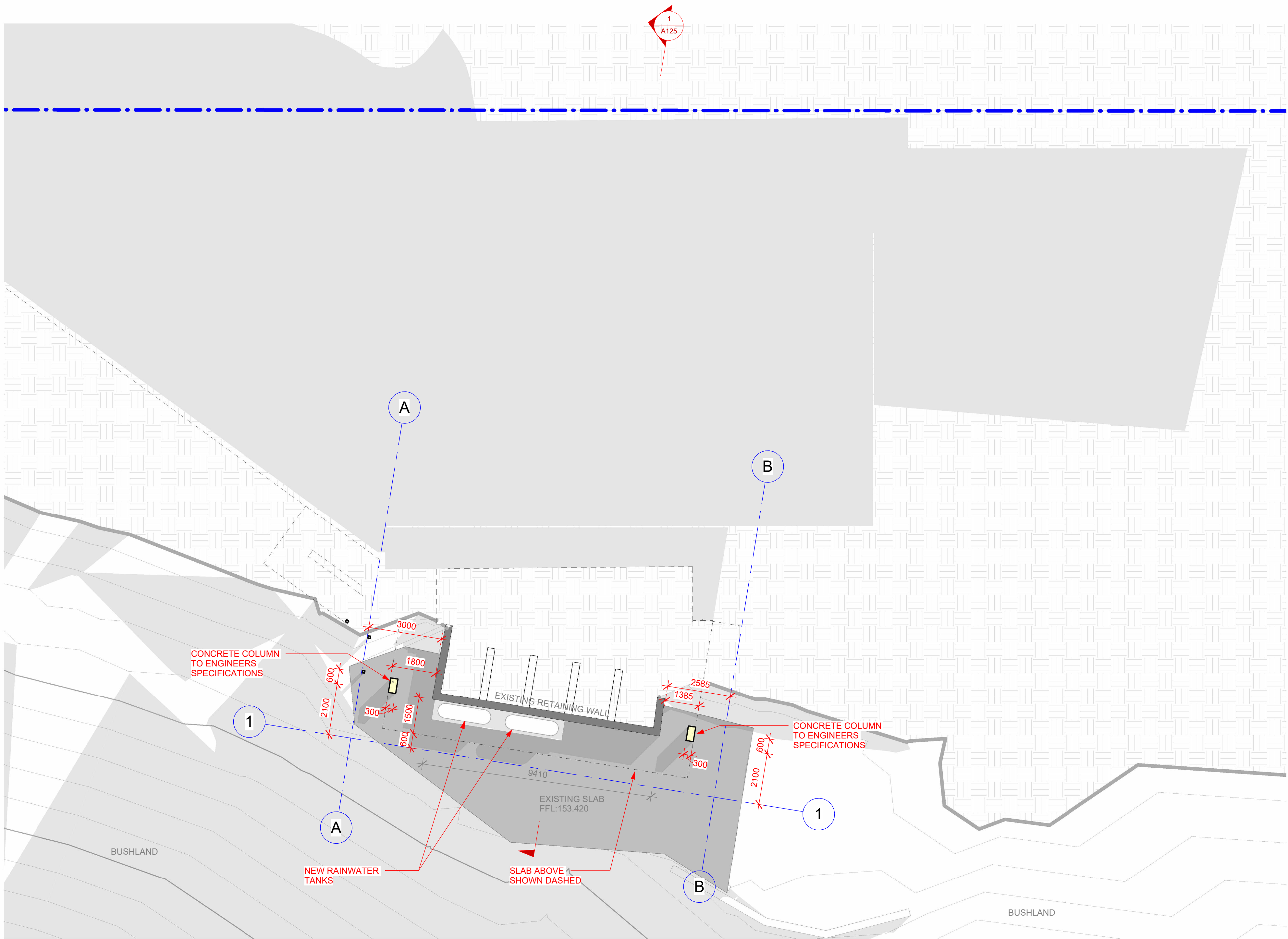
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PROJECT DESCRIPTION:	PROPOSED ADDITION
CLIENT:	MATTHEW & BELINDA SULLIVAN
CURRENT STATUS:	ISSUE FOR DEVELOPMENT APPLICATION
DRAWING TITLE:	PROPOSED SITE PLAN
SCALE AT A1:	As indicated
DATE:	14/06/23
DRAWN:	EY
PROJECT NO:	MS230427
DRAWING NO:	A102
REVISION:	B

PROPOSED SITE PLAN

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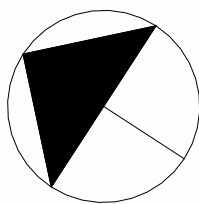


EXISTING REMEDIAL SLAB PLAN
1 : 100

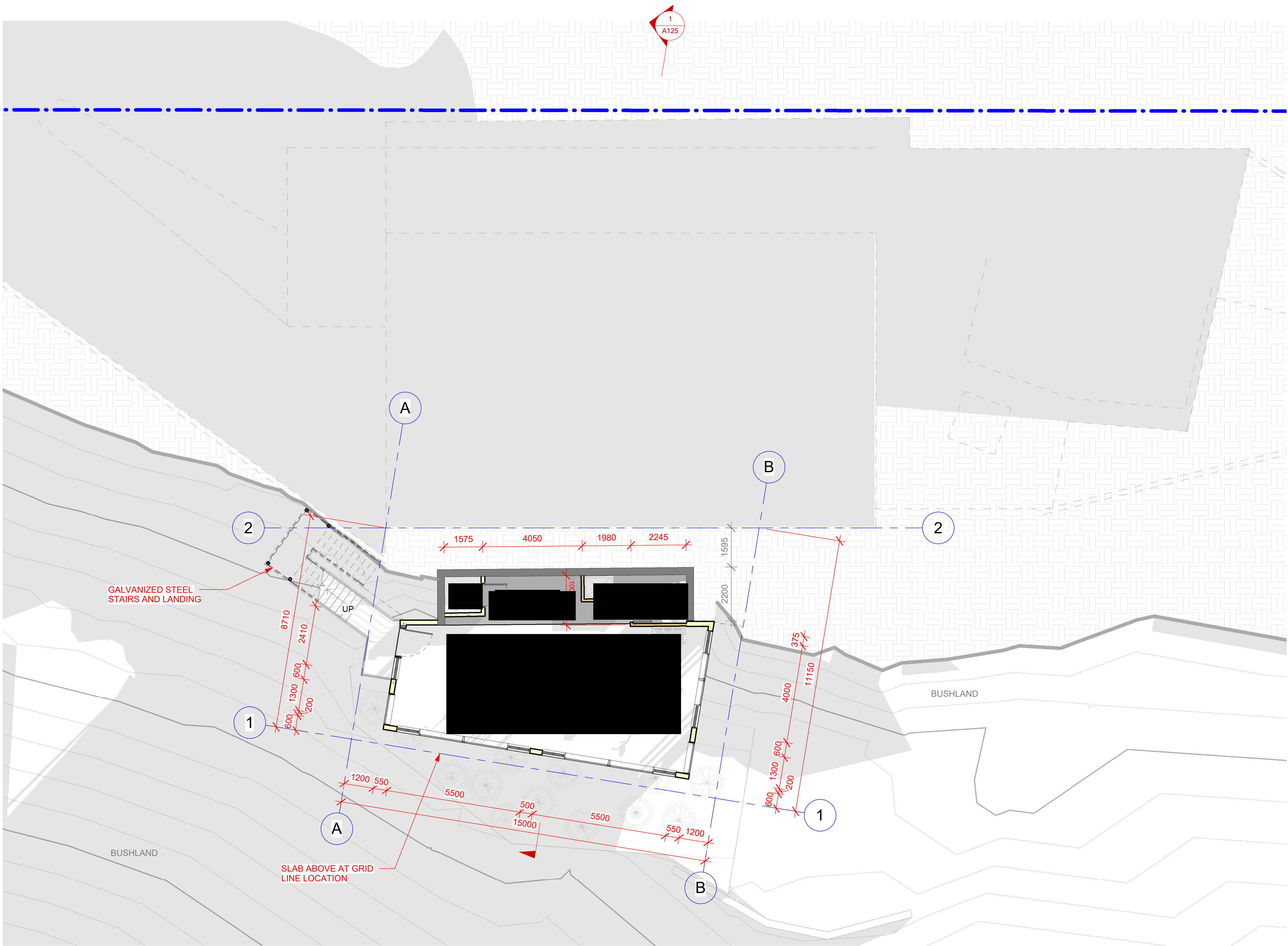
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SCALE AT A1:	1 : 100
DATE:	14/06/23
DRAWN:	EY
PROJECT NO:	MS230427
DRAWING NO:	A110
REVISION:	B



NORTH



LOWER FLOOR

1 : 100

B	ISSUE FOR D.A.	14/06/23	EY
A	ISSUE FOR D.A.	26/05/23	EY
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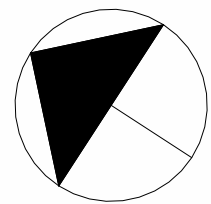
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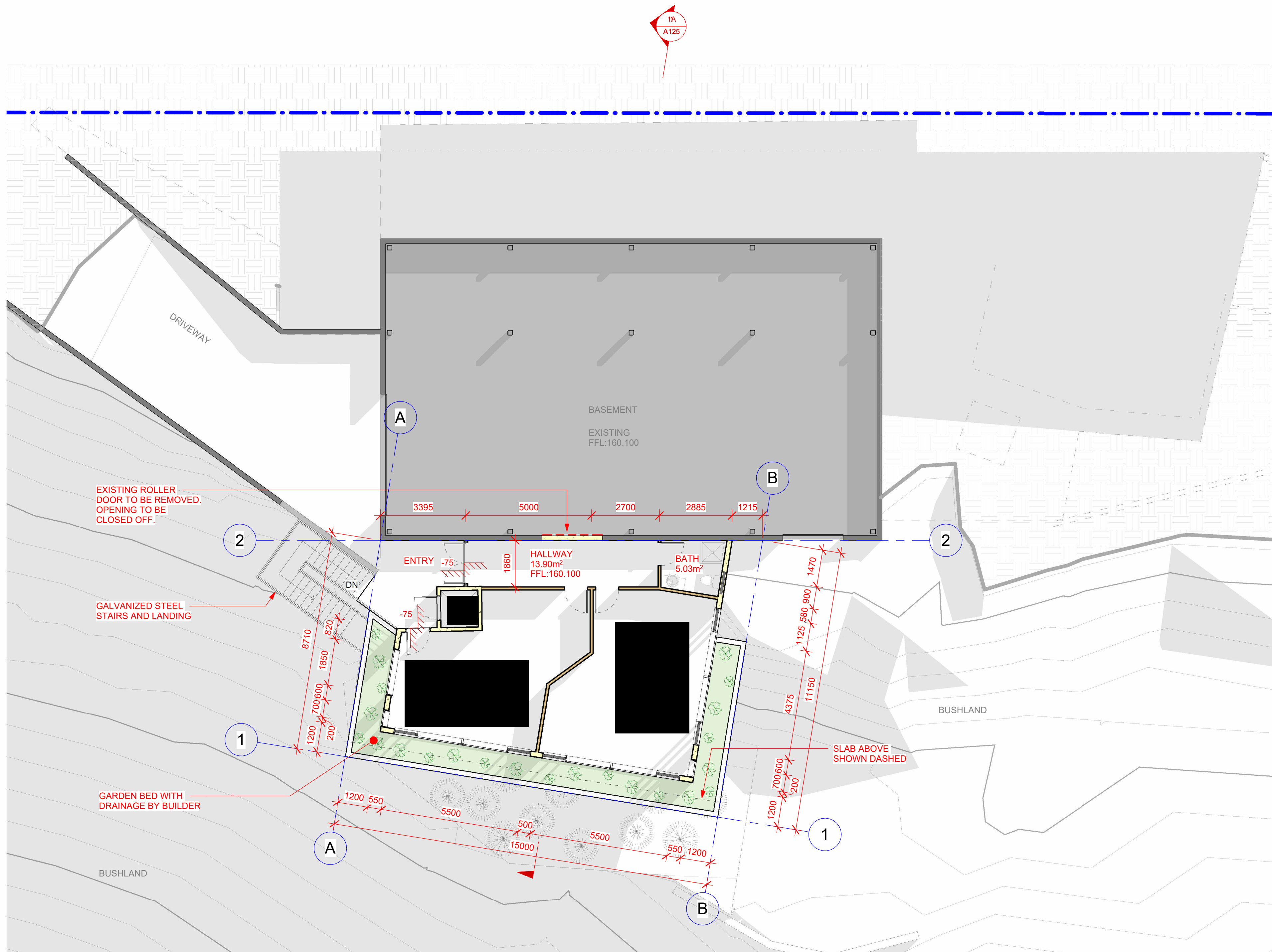
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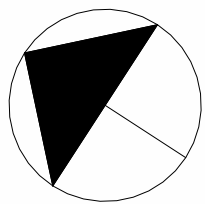


BASEMENT LEVEL
1 : 100

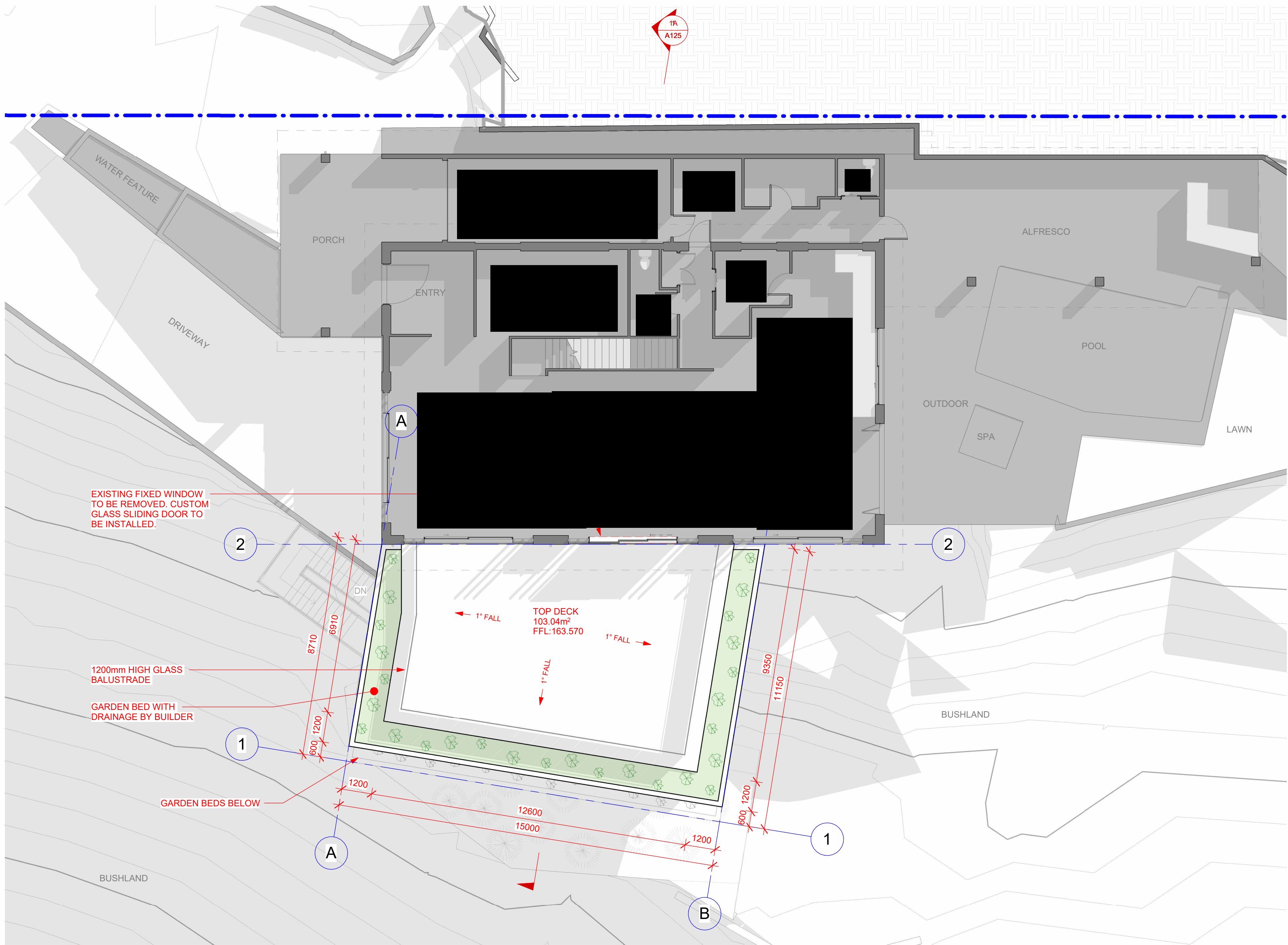
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MATTHEW & BELINDA SULLIVAN			
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ISSUE FOR DEVELOPMENT APPLICATION			
DRAWING TITLE:			
BASEMENT FLOOR PLAN			
SCALE AT A1:	DATE:	DRAWN:	
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PROJECT NO:	DRAWING NO:	REVISION:	
MS230427	A112	B	

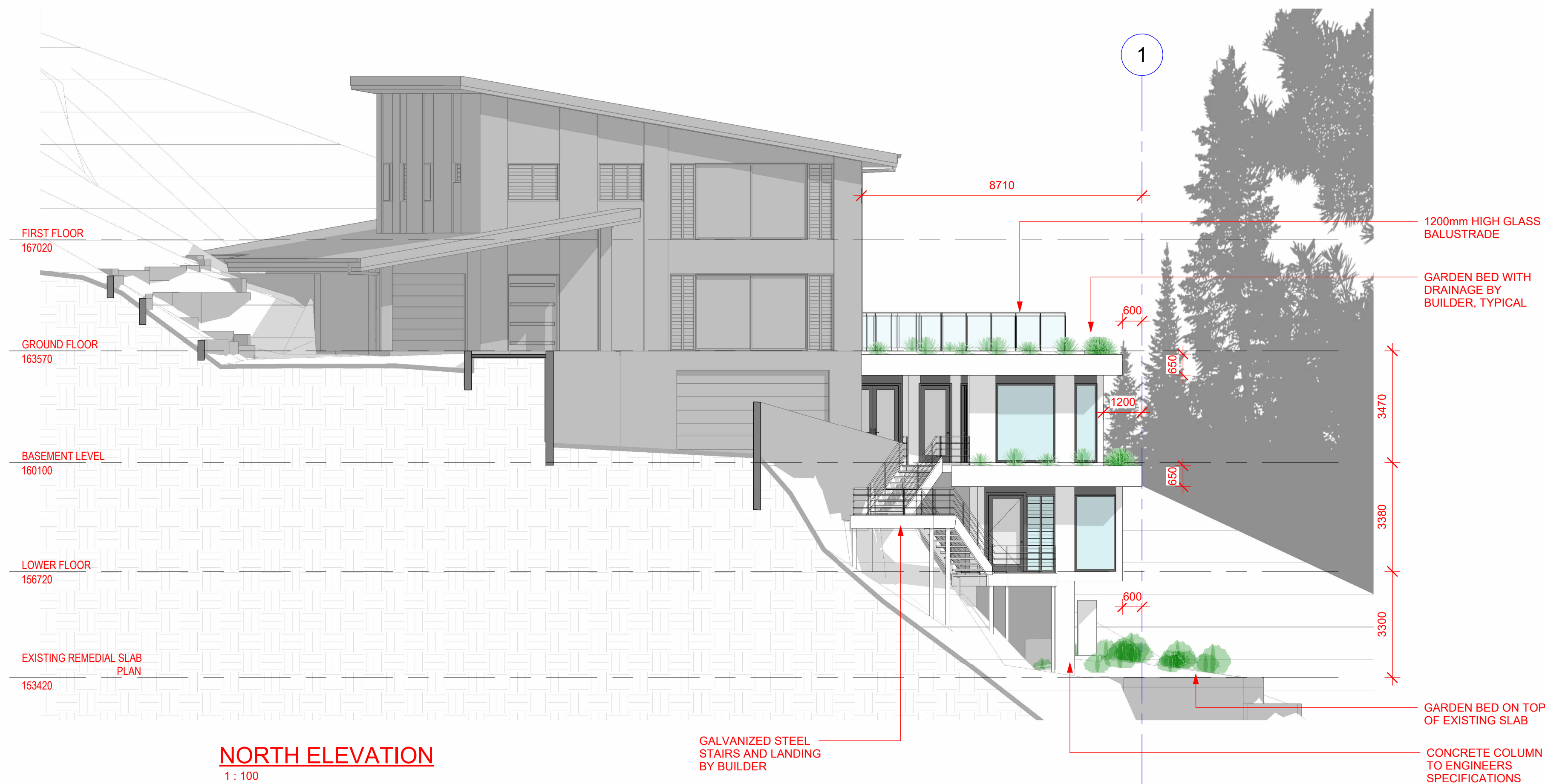
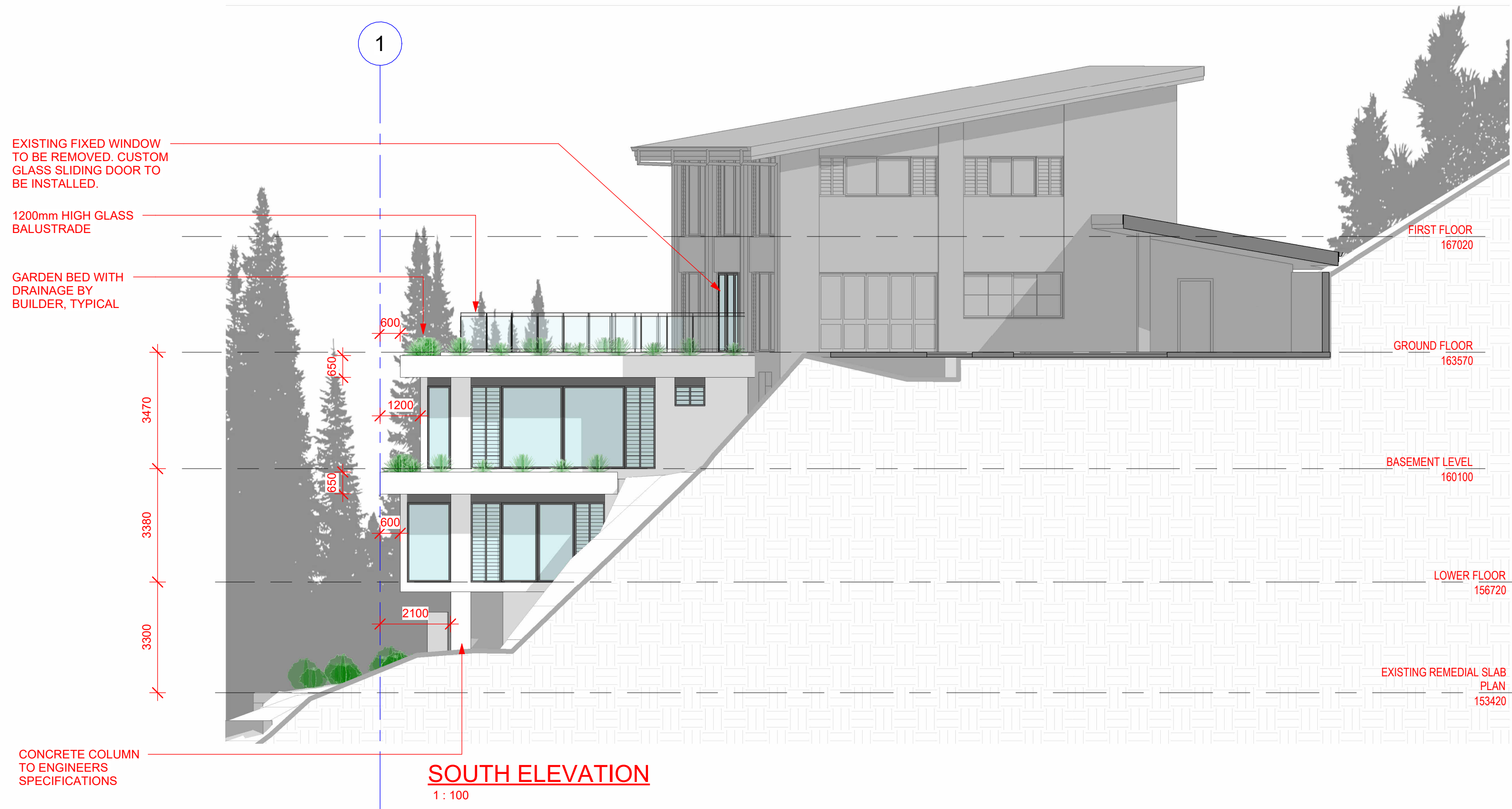


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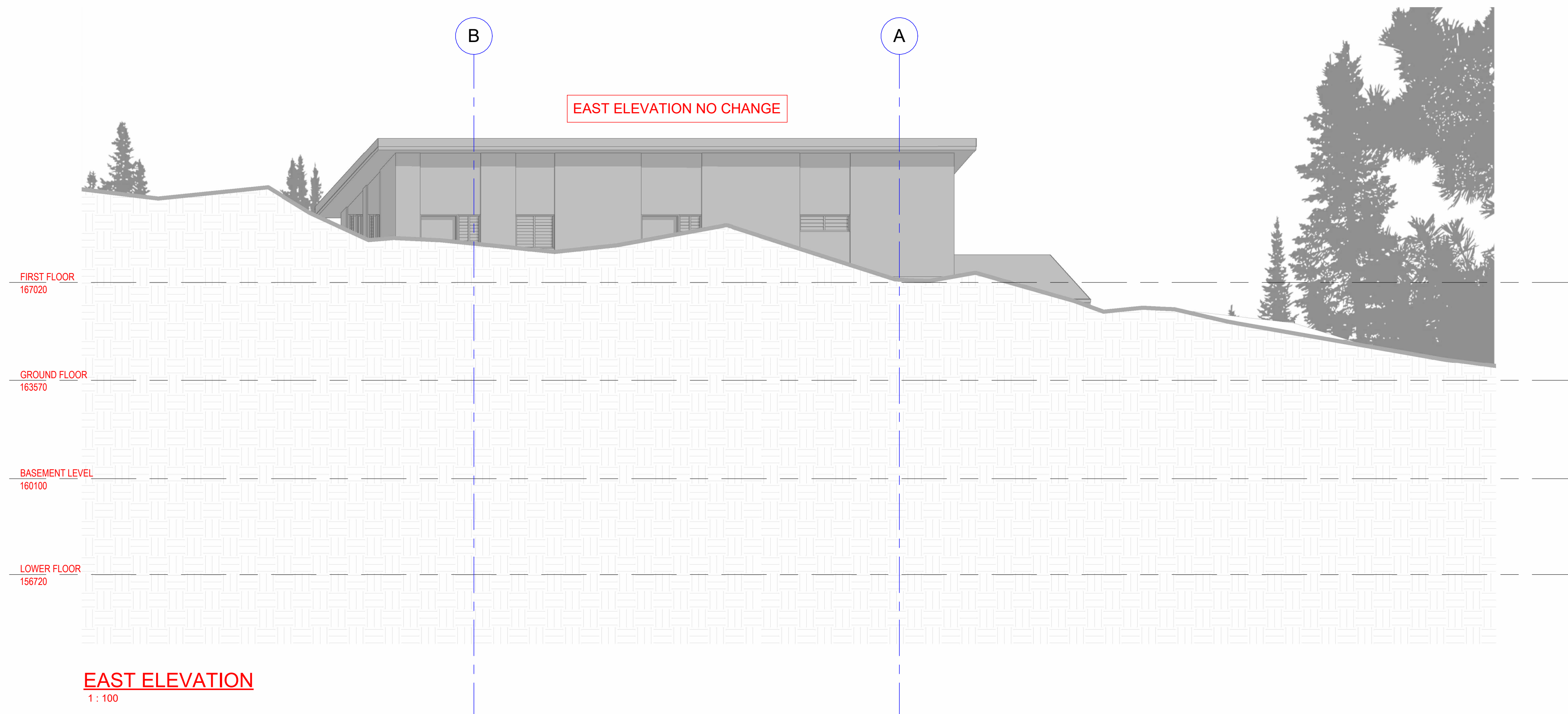
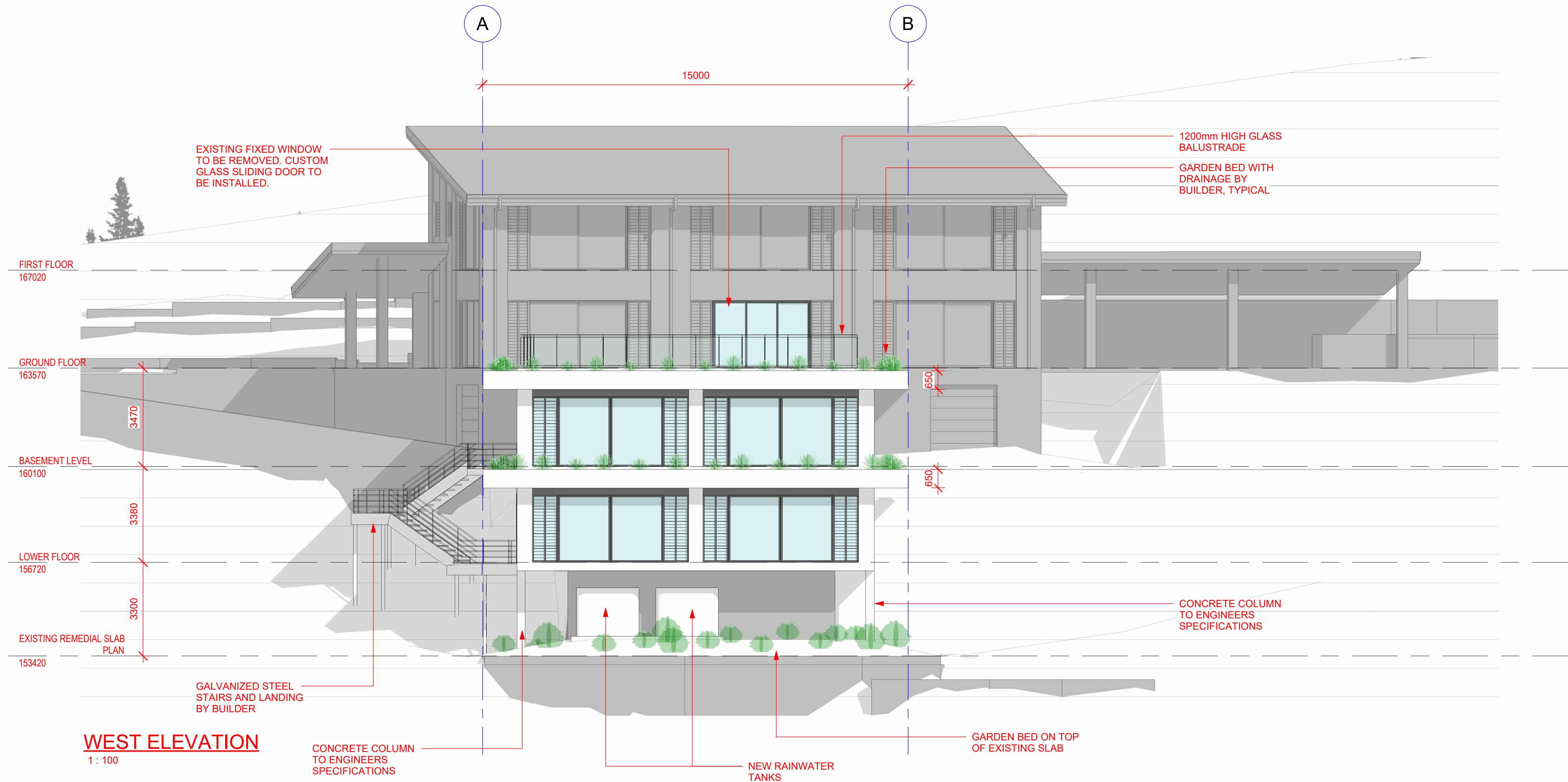


GROUND FLOOR
1 : 100

B	ISSUE FOR D.A.	14/06/23	EY
A	ISSUE FOR D.A.	26/05/23	EY
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CURRENT STATUS:			
ISSUE FOR DEVELOPMENT APPLICATION			
DRAWING TITLE:			
GROUND FLOOR PLAN			
SCALE AT A1:	DATE:	DRAWN:	
1 : 100	14/06/23	EY	
PROJECT NO:	DRAWING NO:	REVISION:	
MS230427	A113	B	



B	ISSUE FOR D.A.	14/06/23	EY
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SCALE AT A1:	DATE:	DRAWN:	
1 : 100	14/06/23	EY	
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MS230427	A120	B	



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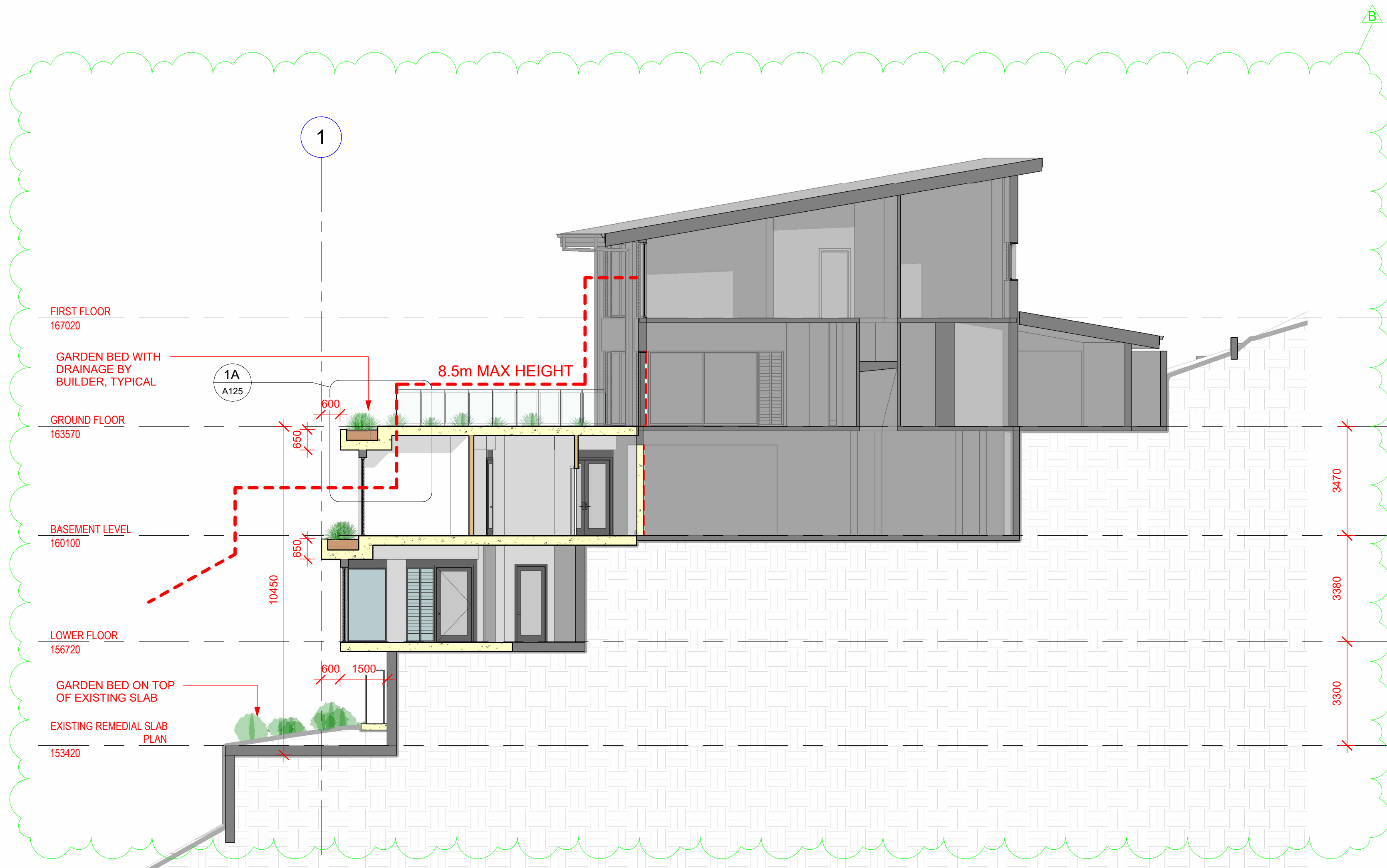
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1 DILKERA CL, HORNSBY NSW 2077

PROJECT DESCRIPTION:
PROPOSED ADDITION

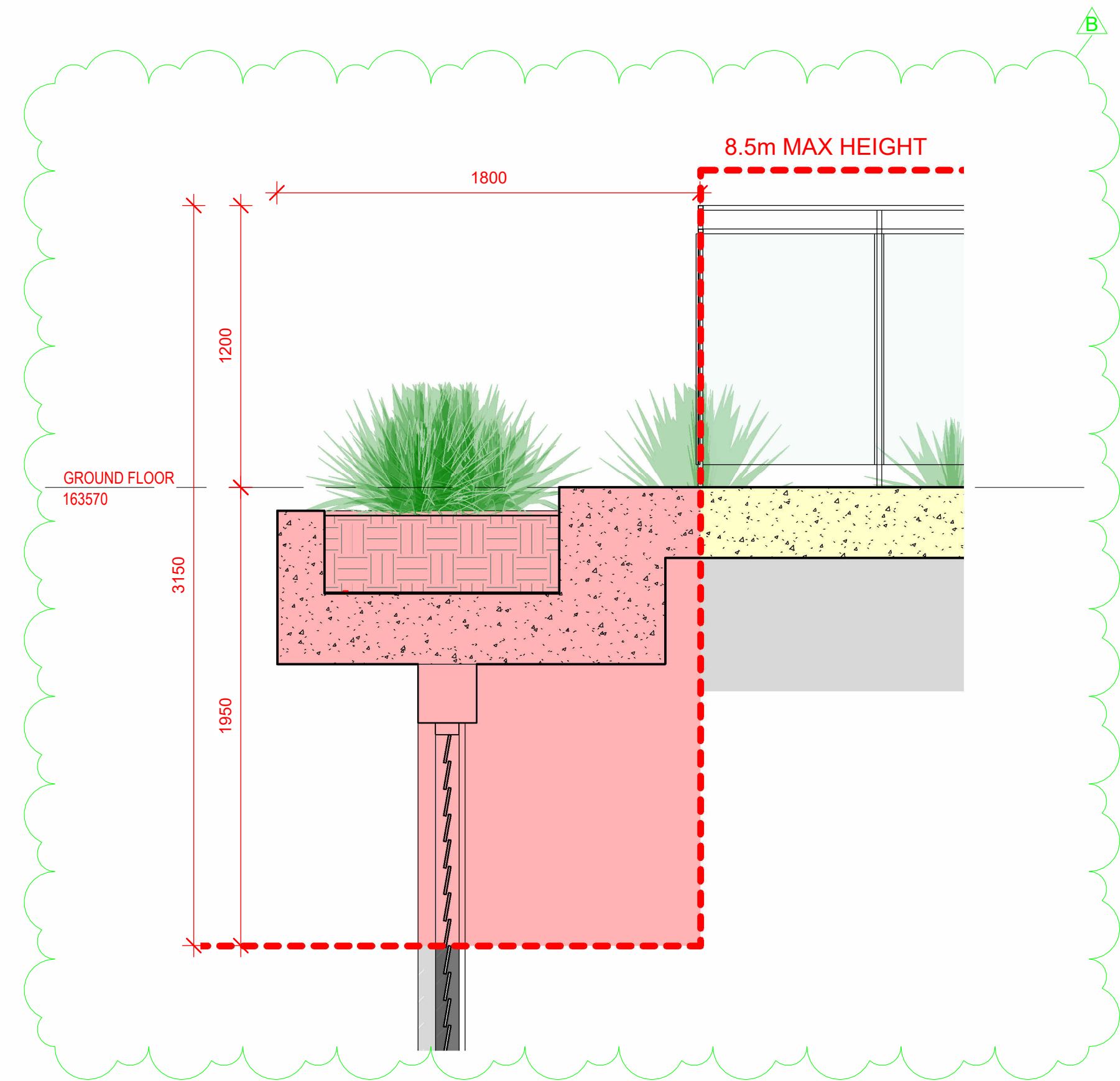
CLIENT:
MATTHEW & BELINDA SULLIVAN

CURRENT STATUS:
ISSUE FOR DEVELOPMENT APPLICATION

DRAWING TITLE: ELEVATIONS			
SCALE AT A1: 1 : 100	DATE: 14/06/23	DRAWN: EY	REVISION: B
PROJECT NO: MS230427	DRAWING NO: A121		



1 SECTION
1 : 100



1A SECTION
1 : 20

B	ISSUE FOR D.A.	14/06/23	EY
A	ISSUE FOR D.A.	26/05/23	EY
REV	DESCRIPTION	DATE	DRAWN

REVISIONS

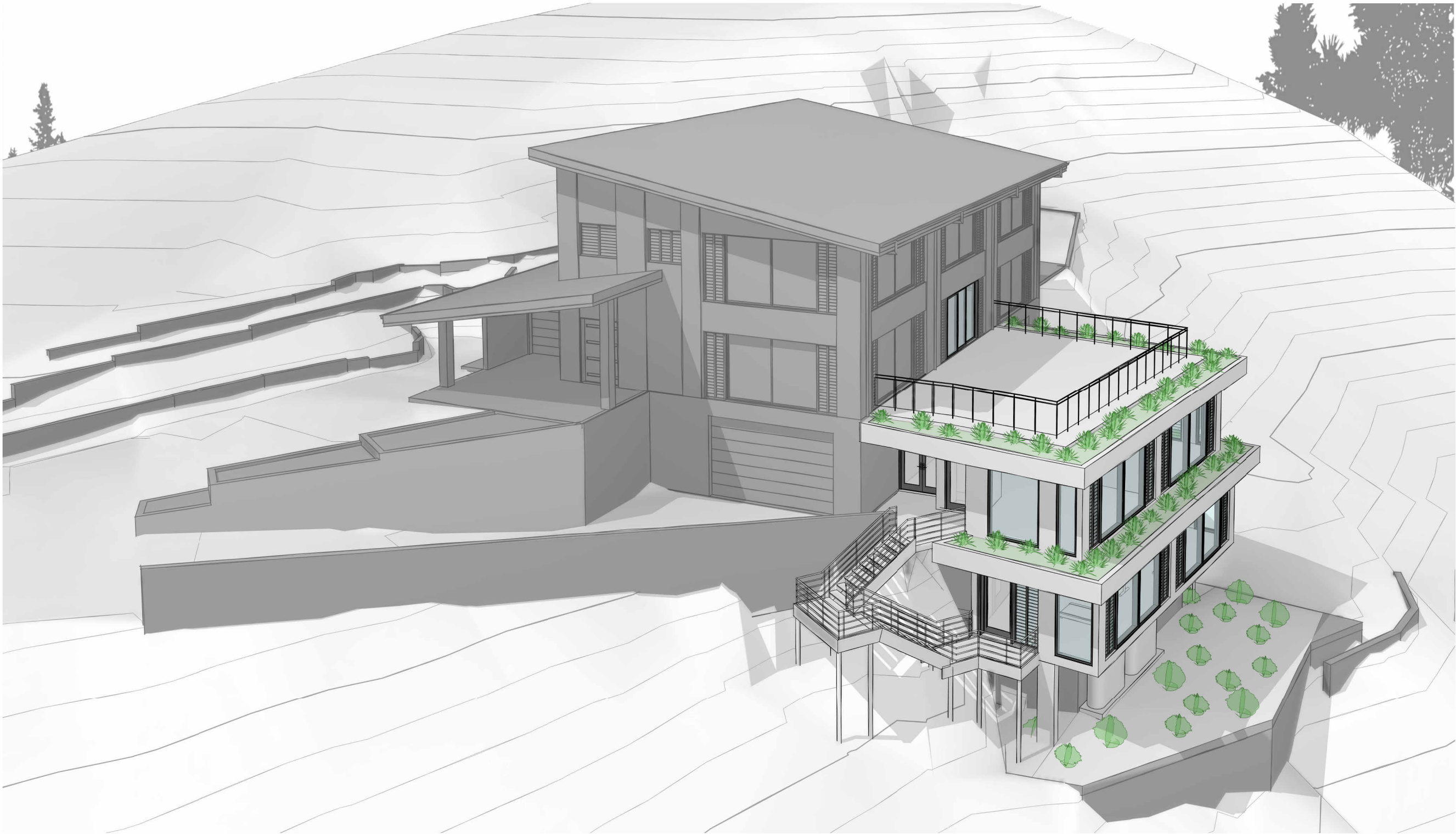
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. DO NOT SCALE FROM THIS DRAWING. USE GIVEN DIMENSIONS. CONTRACTOR/BUILDER IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF SHOP DRAWINGS OR FABRICATION. ANY DISCREPANCIES ARE TO BE REVISED PRIOR TO COMMENCEMENT OF WORK.

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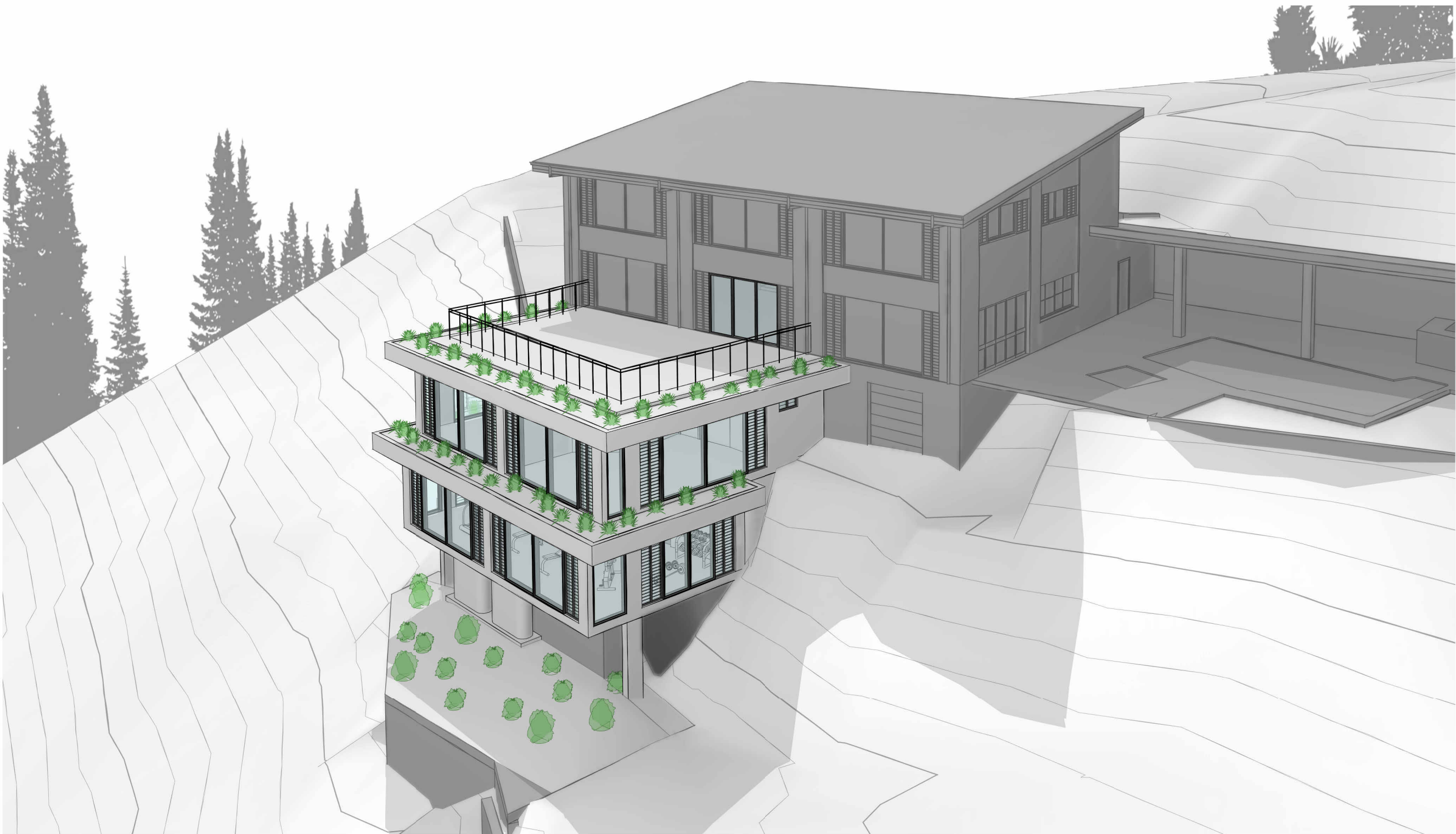
NO RESPONSIBILITY WILL BE ACCEPTED FOR THE IMPROPER USE OF THIS DRAWING.

ARCHITECTURAL DRAWINGS INDICATE DESIGN INTENT ONLY. BUILDER IS TO ENSURE THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND CODES.

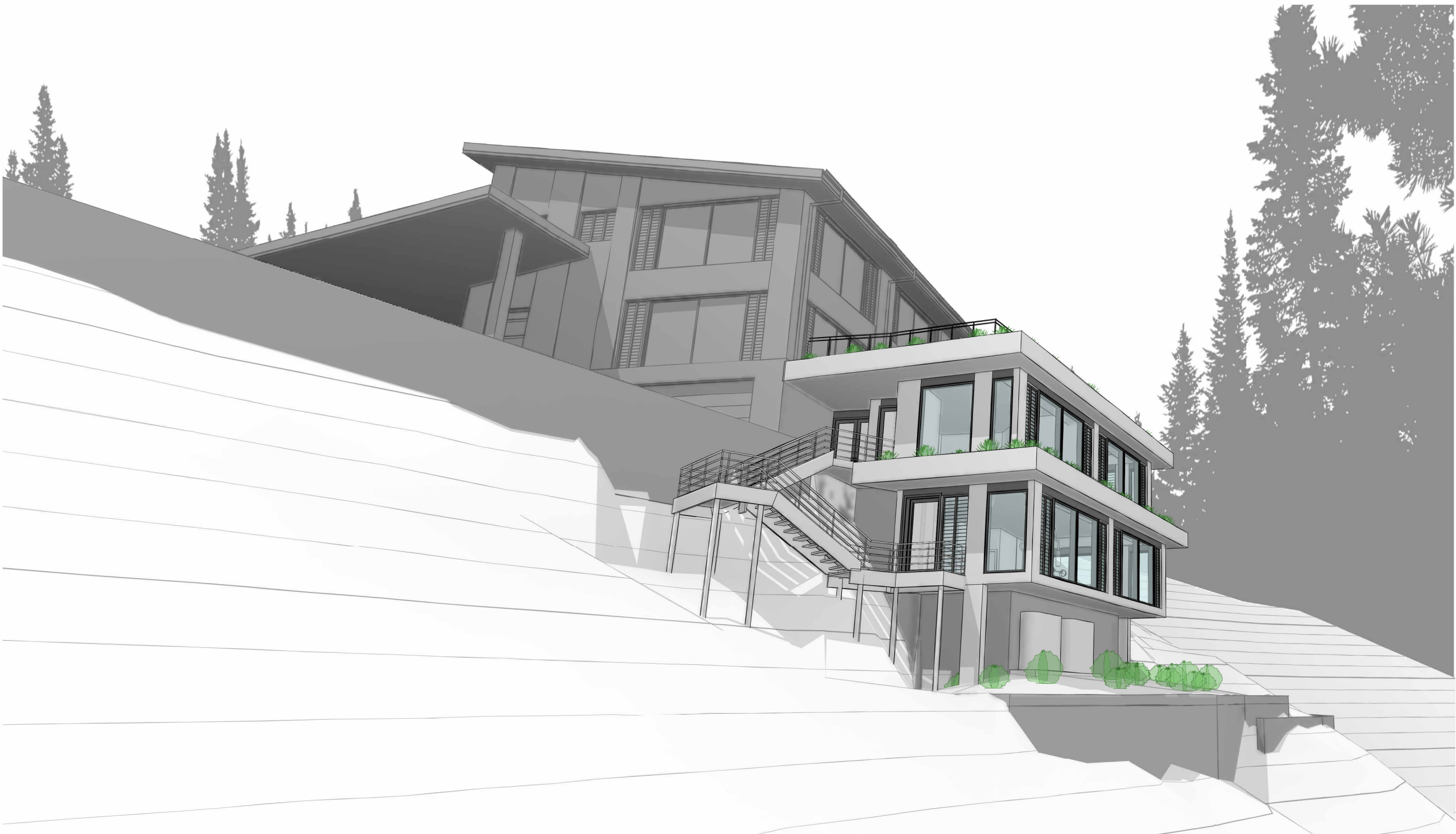
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1 DILKERA CL, HORNSBY NSW 2077		
PROJECT DESCRIPTION:		
PROPOSED ADDITION		
CLIENT:		
MATTHEW & BELINDA SULLIVAN		
CURRENT STATUS:		
ISSUE FOR DEVELOPMENT APPLICATION		
DRAWING TITLE:		
SECTIONS		
SCALE AT A1:	DATE:	DRAWN:
As indicated	14/06/23	EY
PROJECT NO:	DRAWING NO:	REVISION:
MS230427	A125	B



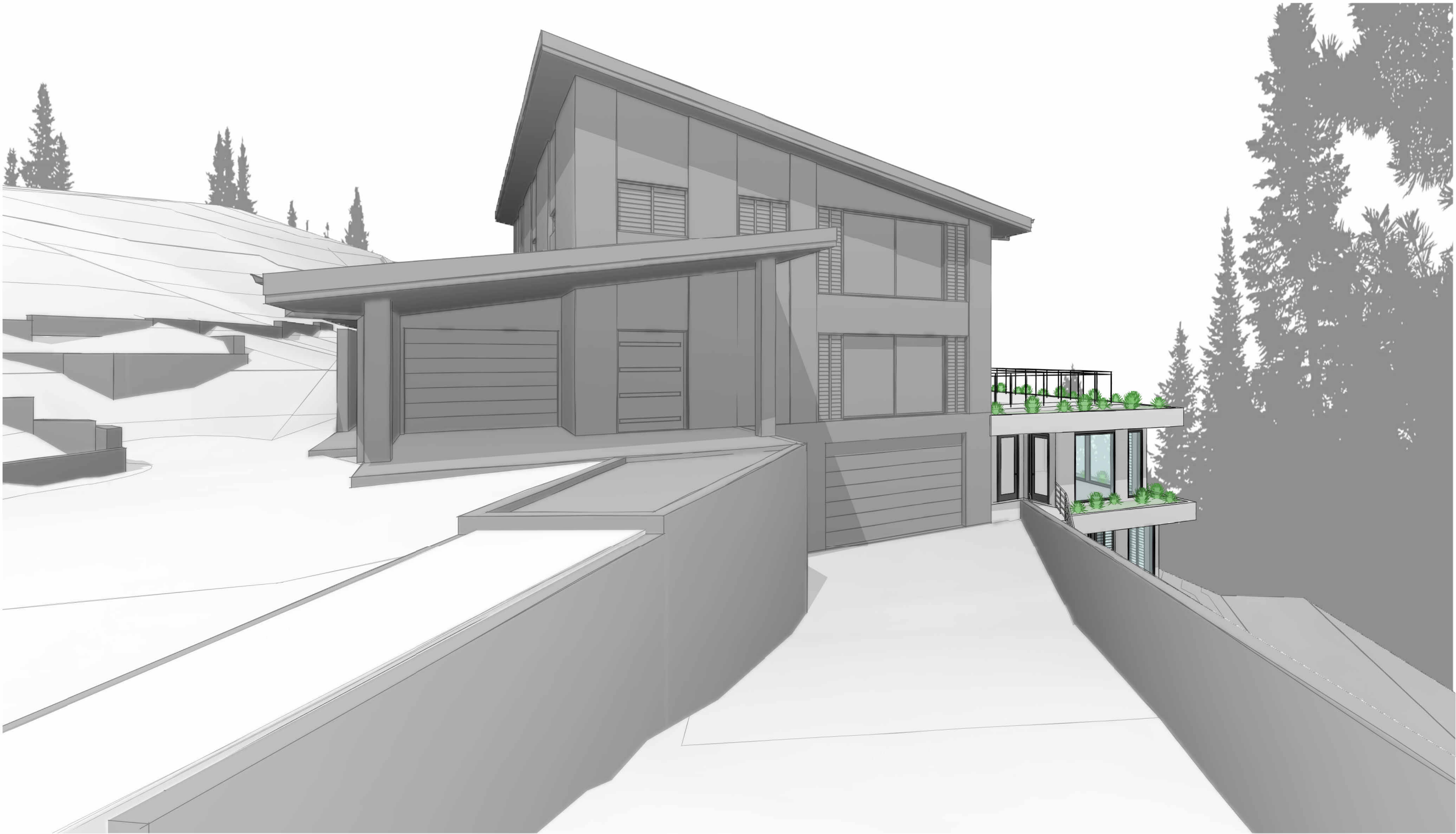
BIRDSEYE NORTH



BIRDSEYE SOUTH



VIEW FROM BELOW



VIEW FROM DRIVEWAY

B	ISSUE FOR D.A.	14/06/23	EY
A	ISSUE FOR D.A.	26/05/23	EY
REV	DESCRIPTION	DATE	DRAWN

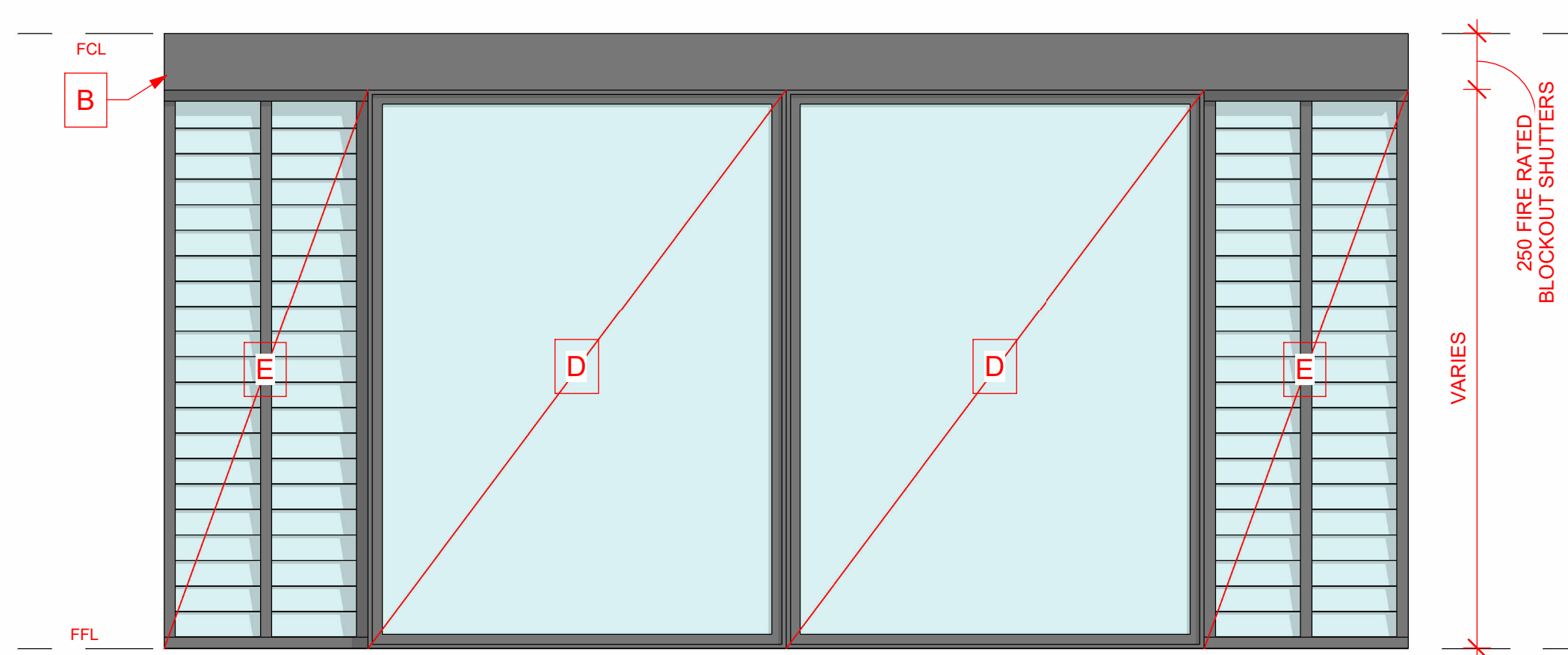
REVISIONS

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PROJECT LOCATION:			
1 DILKERA CL, HORNSBY NSW 2077			
PROJECT DESCRIPTION:			
PROPOSED ADDITION			
CLIENT:			
MATTHEW & BELINDA SULLIVAN			
CURRENT STATUS:			
ISSUE FOR DEVELOPMENT APPLICATION			
DRAWING TITLE:			
PERSPECTIVES			
SCALE AT A1:	DATE:	DRAWN:	
	14/06/23	EY	
PROJECT NO:	DRAWING NO:	REVISION:	
MS230427	A130	B	

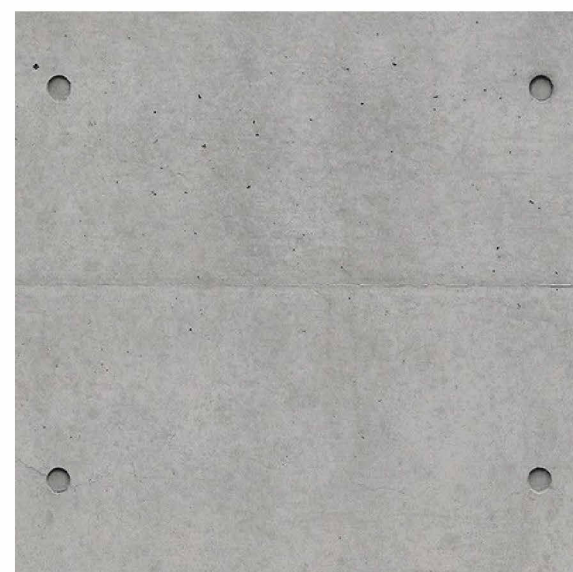


VARIES (5500 MAX.)
900 LOUVRE
VARIES
FIXED PANEL WINDOW
900 LOUVRE



TYPICAL WINDOW CONFIGURATION

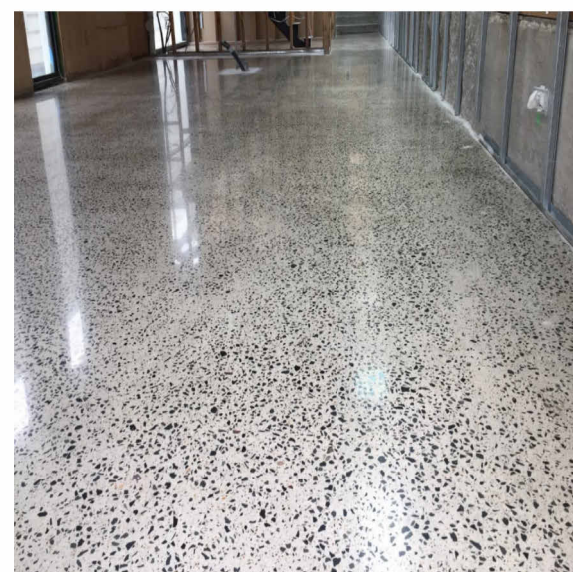
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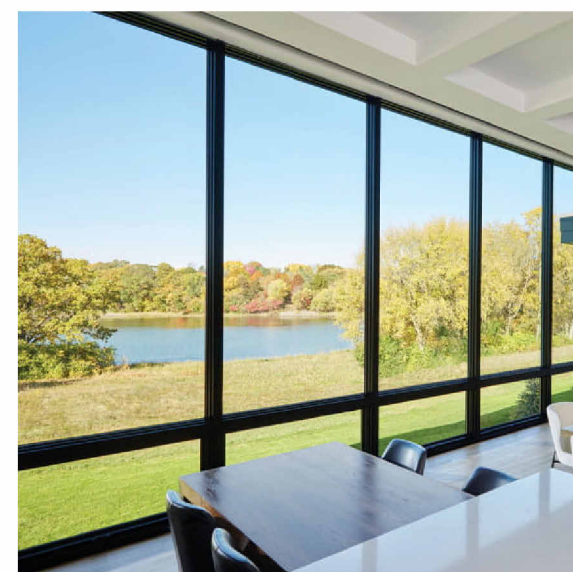
- A**
- OFF FORM FINISH CONCRETE
 - NATURAL COLOUR
 - TYPICAL FOR ALL EXTERNAL AND INTERNAL CONCRETE WALLS AND COLUMNS



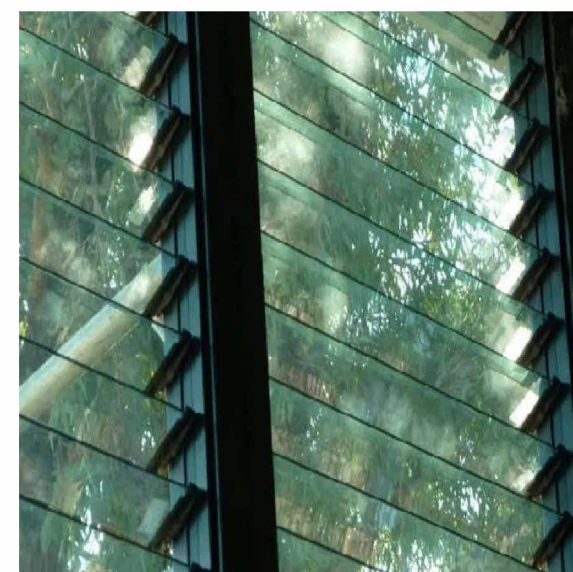
- B**
- BAL-FZ COMPLIANT STAINLESS STEEL BLOCKOUT SHUTTERS
 - BLACK POWDER COATED
 - TYPICAL FOR ALL WINDOWS AND DOOR OPENINGS



- C**
- POLISHED CONCRETE FLOOR
 - NATURAL COLOUR
 - IN SLAB HEATING SYSTEM
 - WATER PROOFING ADDITIVES
 - TYPICAL FOR ALL FLOORS



- D**
- ALUMINIUM FRAME FIXED WINDOWS
 - COMMERCIAL GRADE GLASS WINDOWS
 - BLACK POWDER COATED FRAME
 - CUSTOM FLOOR TO CEILING HEIGHT



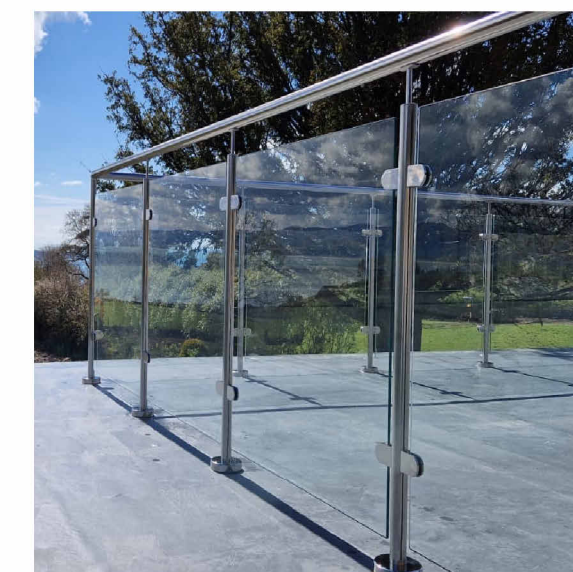
- E**
- ALUMINIUM FRAME GLASS LOUVRES
 - COMMERCIAL GRADE GLASS WINDOWS
 - BLACK POWDER COATED FRAME
 - CUSTOM FLOOR TO CEILING HEIGHT



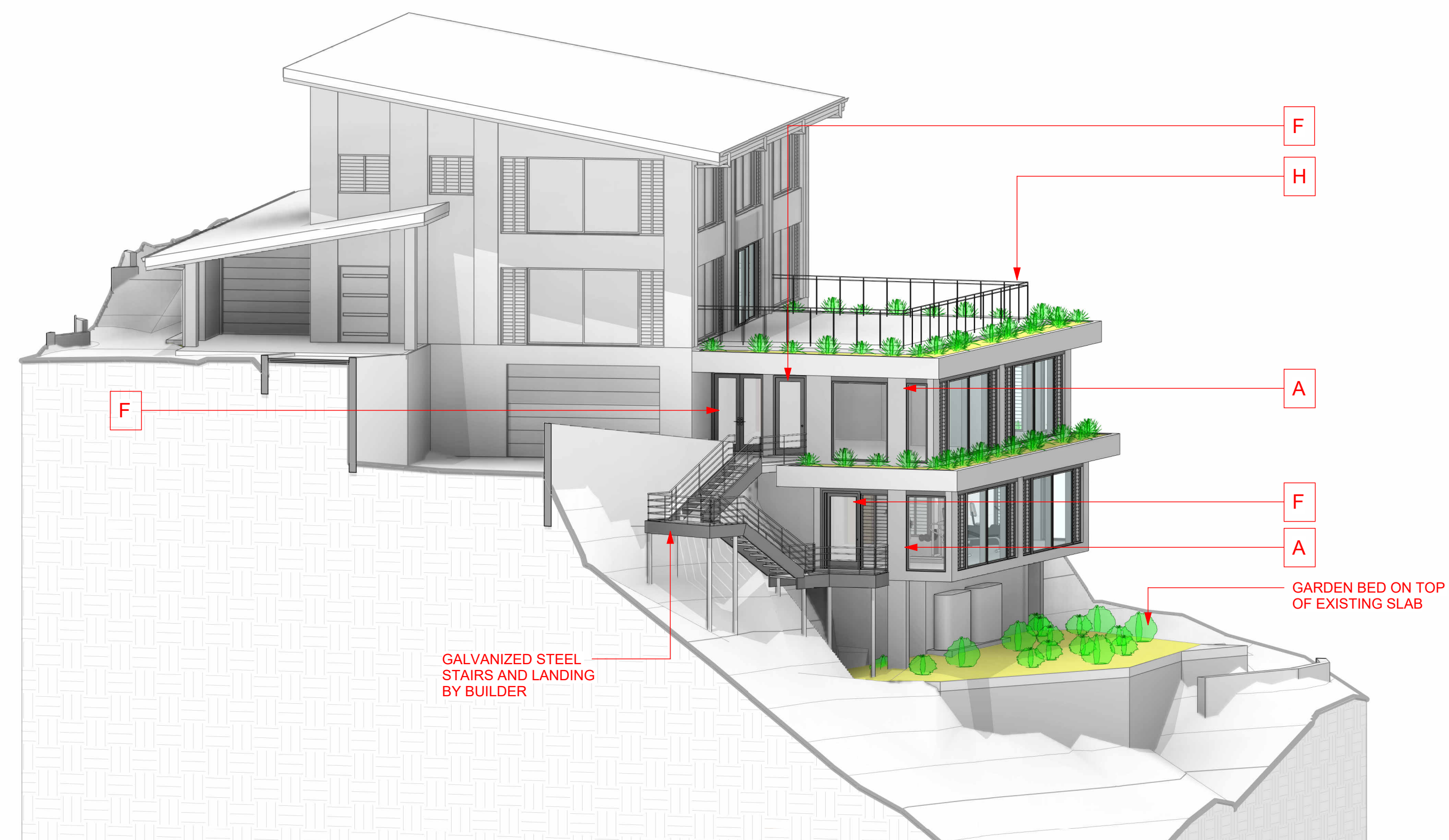
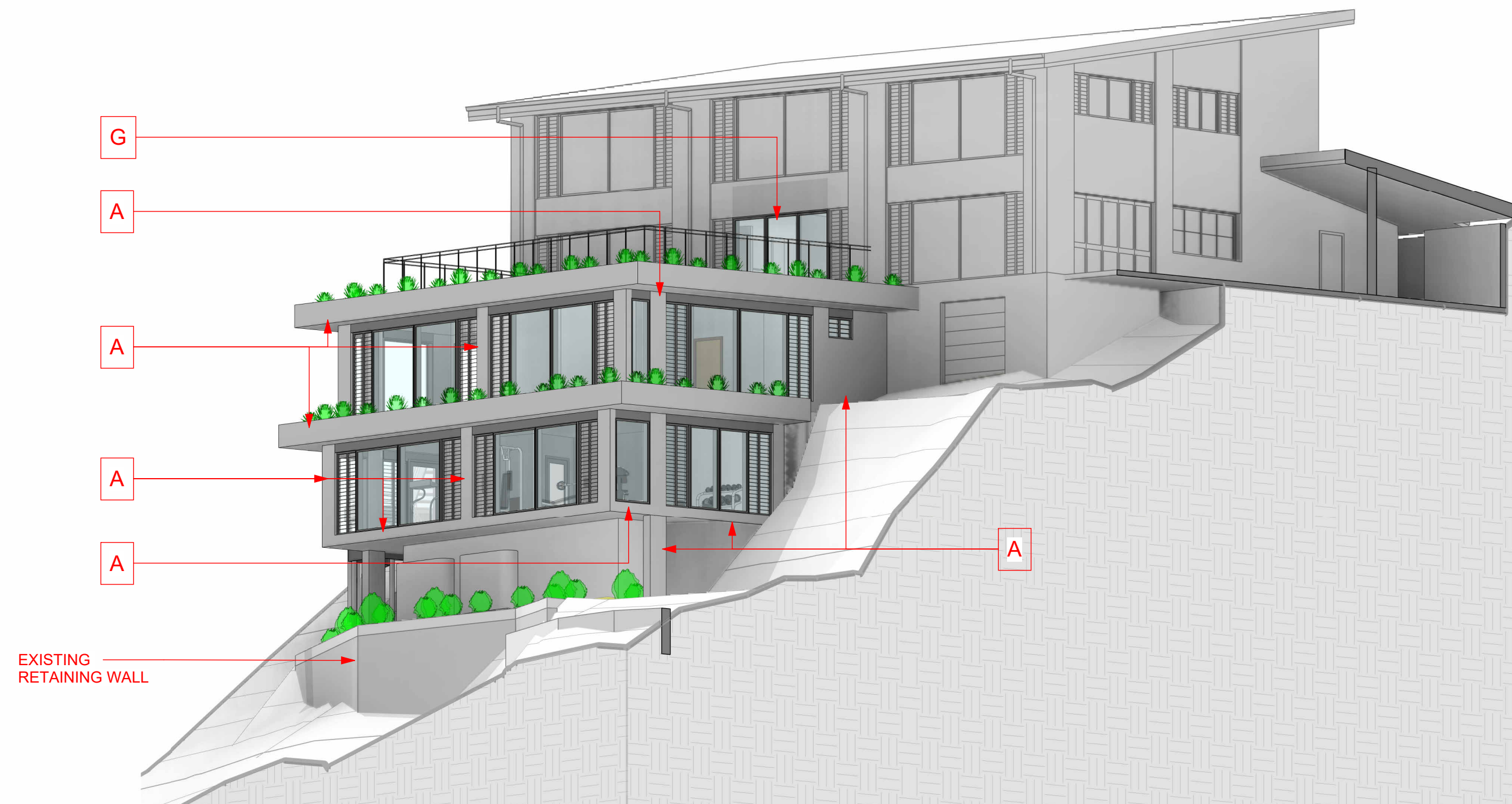
- F**
- ALUMINIUM FRAME DOUBLE OR SINGLE SWING DOORS
 - COMMERCIAL GRADE WHITE LAMINATE GLASS PANELS
 - BLACK POWDER COATED FRAME
 - CUSTOM FLOOR TO CEILING HEIGHT



- G**
- ALUMINIUM FRAME STACKER/SLIDING DOORS
 - COMMERCIAL GRADE GLASS PANELS
 - BLACK POWDER COATED FRAME
 - CUSTOM FLOOR TO CEILING HEIGHT



- H**
- TOUGHENED GLASS PANEL BALUSTRADE



REV	DESCRIPTION	DATE	DRAWN
B	ISSUE FOR D.A.	14/06/23	EY
A	ISSUE FOR D.A.	26/05/23	EY

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PROJECT LOCATION:
1 DILKERA CL, HORNSBY NSW 2077

PROJECT DESCRIPTION:
PROPOSED ADDITION

CLIENT:
MATTHEW & BELINDA SULLIVAN

CURRENT STATUS:
ISSUE FOR DEVELOPMENT APPLICATION

SCALE AT A1:	DATE:	DRAWN:
1 : 25	14/06/23	EY
DRAWING NO.:	DRAWING NO.:	REVISION:
MS230427	A140	B

Secretary
Date of issue: Friday, 26, May 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Certificate Prepared by (please complete before submitting to Council or PGA)
Name / Company Name: Design Draft Studio
ABN (if applicable): 60121627507

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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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Construction	Show on DA Plans	Show on CC/CDC Plans & spec	Certifier Check
Insulation requirements			
<p>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.</p>			
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor with in-slab heating system	R1.00 (slab edge)	in-slab heating system	
suspended floor with enclosed subfloor: concrete and in-floor heating system (R0.6)	R0.70 (down) under + slab edge (or R1.3 including construction)	in-slab heating system	
external wall: concrete panel/plasterboard (concrete: 200 mm)	R1.35 (or R1.70 including construction)		
external wall: concrete panel/plasterboard (concrete: 200 mm)	R1.35 (or R1.70 including construction)		
external wall: concrete panel/plasterboard (concrete: 200 mm)	R1.35 (or R1.70 including construction)		
external wall: concrete panel/plasterboard (concrete: 200 mm)	R1.35 (or R1.70 including construction)		
internal wall shared with garage: single skin masonry (R0.18)	nil		
flat ceiling, flat roof: concrete/plasterboard internal	ceiling: R3.00 (up), roof: none	light (solar absorptance < 0.475)	

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Glazing requirements					Show on DA Plans	Show on CC/CDC Plans & specs	Verifier 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 awne, 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.					✓	✓	✓
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	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type	
W1	NW	1.74	12.7	4	eave/verandah/pergola/balcony ≥600 mm	aluminium, double Lo-Tco/air gap/clear, (U-value: 4.9, SHGC: 0.33)	
W2	NW	1.82	12.7	5	eave/verandah/pergola/balcony ≥600 mm	aluminium, double Lo-Tco/air gap/clear, (U-value: 4.9, SHGC: 0.33)	
W3	NW	2.65	12.7	6.6	eave/verandah/pergola/balcony ≥600 mm	aluminium, double Lo-Tco/air gap/clear, (U-value: 4.9, SHGC: 0.33)	
W4	NW	2.2	9.1	1	eave/verandah/pergola/balcony	aluminium, double Lo-Tco/air gap/clear,	

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Glazing requirements							Show on DA Plans	Show on CC/CDD 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			
					>=600 mm	(U-value: 4.9, SHGC: 0.33)			
W5	NW	1.33	9.1	2	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W6	NW	4.04	9.1	4	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W7	NW	1.35	9.1	6.6	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W8	SE	2.64	12.7	9.1	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W9	SE	1.8	12.7	7.6	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W10	SE	4.4	12.7	5.5	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W11	SE	1.8	12.7	4.5	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W12	SE	1.34	9.1	9.1	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W13	SE	1.85	9.1	7.6	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W14	SE	8.1	9.1	3.9	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W15	SE	1.85	9.1	3	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W16	SE	0.4	7.3	1.5	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W17	SW	1.8	12.7	9	eave/verandah/pergola/balcony	aluminium, double Lo-Tsol/air gap/clear,			

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & spec	Verifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type			
					>=600 mm	(U-value: 4.9, SHGC: 0.33)			
W18	SW	7.8	12.7	9	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W19	SW	1.8	12.7	9	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W20	SW	1.8	12.7	9	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W21	SW	7.8	12.7	9	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W22	SW	1.8	12.7	9	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W23	SW	1.9	9.1	9	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W24	SW	8.08	9.1	9	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W25	SW	1.9	9.1	9	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W26	SW	1.9	9.1	9	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W27	SW	8.08	9.1	9	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W28	SW	1.9	9.1	9	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W29	SW	7.4	6	0.1	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			

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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/DCD 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 LOCATION:
1 DILKERA CL. HORNSBY NSW 2077

PROJECT DESCRIPTION:

PROPOSED ADDITION

CLIENT: MATTHEW & BELINDA SULLIVAN

CURRENT STATUS:
ISSUE FOR DEVELOPMENT APPLICATION

DRAWING TITLE:
BASIX CERTIFICATE

BASIX CERTIFICATE		
SCALE AT A1:	DATE:	DRAWN:

DATE: 14/06/23	BY: EY
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PROJECT NO:	DRAWING NO:	REVISION:
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MS230427	A145	B
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