

NOTES:

- ALL BUILDING WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE B.C.A/ NCC - AS PER CONDT. 2 OF THE DA CONSENT

- ANY BUILDING ELEMENTS WITHIN 900mm OF THE BOUNDARY, MUST BE MADE OF NON-COMBUSTIBLE MATERIAL.

Window Schedule

Mark	Room Name	Window Style	Height	Width
1	Garden Shed	Sliding	940	1210
2	Garden Shed	Sliding	940	1810
3	Garden Shed	Sliding	600	610

PROJECT

**PROPOSED COVERED
ALFRESCO, SHED & FENCING**

FOR

MORLANDO

JOB ADDRESS

**LOT 124 in DP 31133
4 MAROOTA AVE
BALGOWNIE, NSW, 2519**

SUBJECT

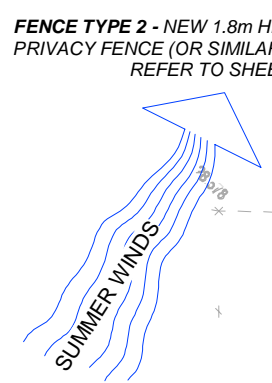
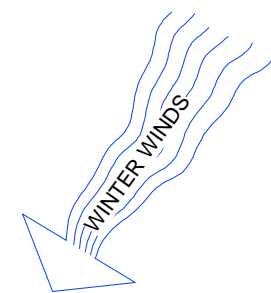
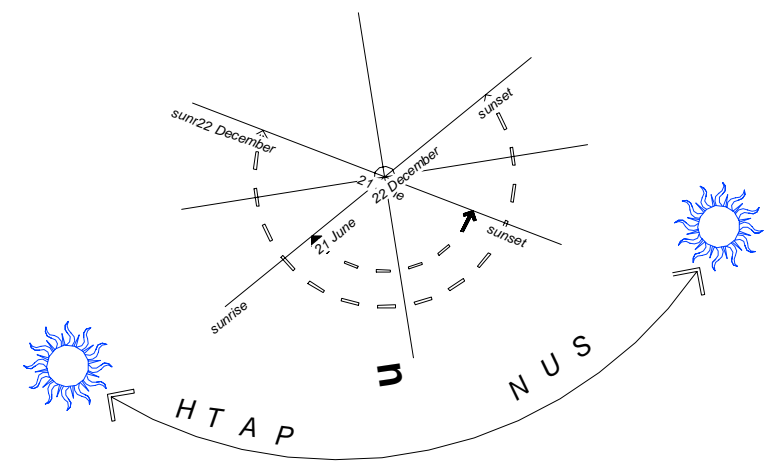
DEVELOPMENT APPLICATION

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SH-02	GROUND FLOOR PLAN
SH-03	ALFRESCO ELEVATIONS
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SH-07	SHED ELEVATIONS
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SH-10	FENCE INSPIRATION
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**SITE CHECK ALL DIMENSIONS
BEFORE CONSTRUCTION**



MIN. 1.5m WIDE LANDSCAPE AREA (SHOWN GREEN)

LANDSCAPE AREA BEHIND THE BUILDING LINE (SHOWN DASHED)

FENCE TYPE 1 - NEW 1.8m HIGH MATT BLACK COLORBOND FENCE (OR SIMILAR) (SHOWN ORANGE). PLEASE REFER TO SHEET 10 FOR FURTHER DETAILS

FRONT BUILDING LINE

FENCE TYPE 2 - NEW 1.8m HIGH, MATT BLACK ALUMINIUM PRIVACY FENCE (OR SIMILAR) (SHOWN PURPLE). PLEASE REFER TO SHEET 10 FOR FURTHER DETAILS

PATHWAY TO BE COMPLETED AS EXEMPT DEVELOPMENT

1

Site Plan

1 : 200

AMENDMENTS:		
No:	DATE:	COMMENTS:

GENERAL NOTES:

- Dimensions in preference to scale
- All ground lines are approximate
- Window & Door sizes as shown - Nominal
- All work to be carried out in accordance with Local Council Codes, the B.C.A., Australian Standards and any relevant authorities
- Wind Rating refer to framing manufacturer's specification

DRAWING: SITE PLAN

PROJECT: PROPOSED COVERED ALFRESCO, SHED & FENCING

SUBJECT: DEVELOPMENT APPLICATION

CLIENT: MORLANDO

**SITE: LOT 124 in DP 31133
4 MAROOTA AVE
BALGOWNIE, NSW, 2519**

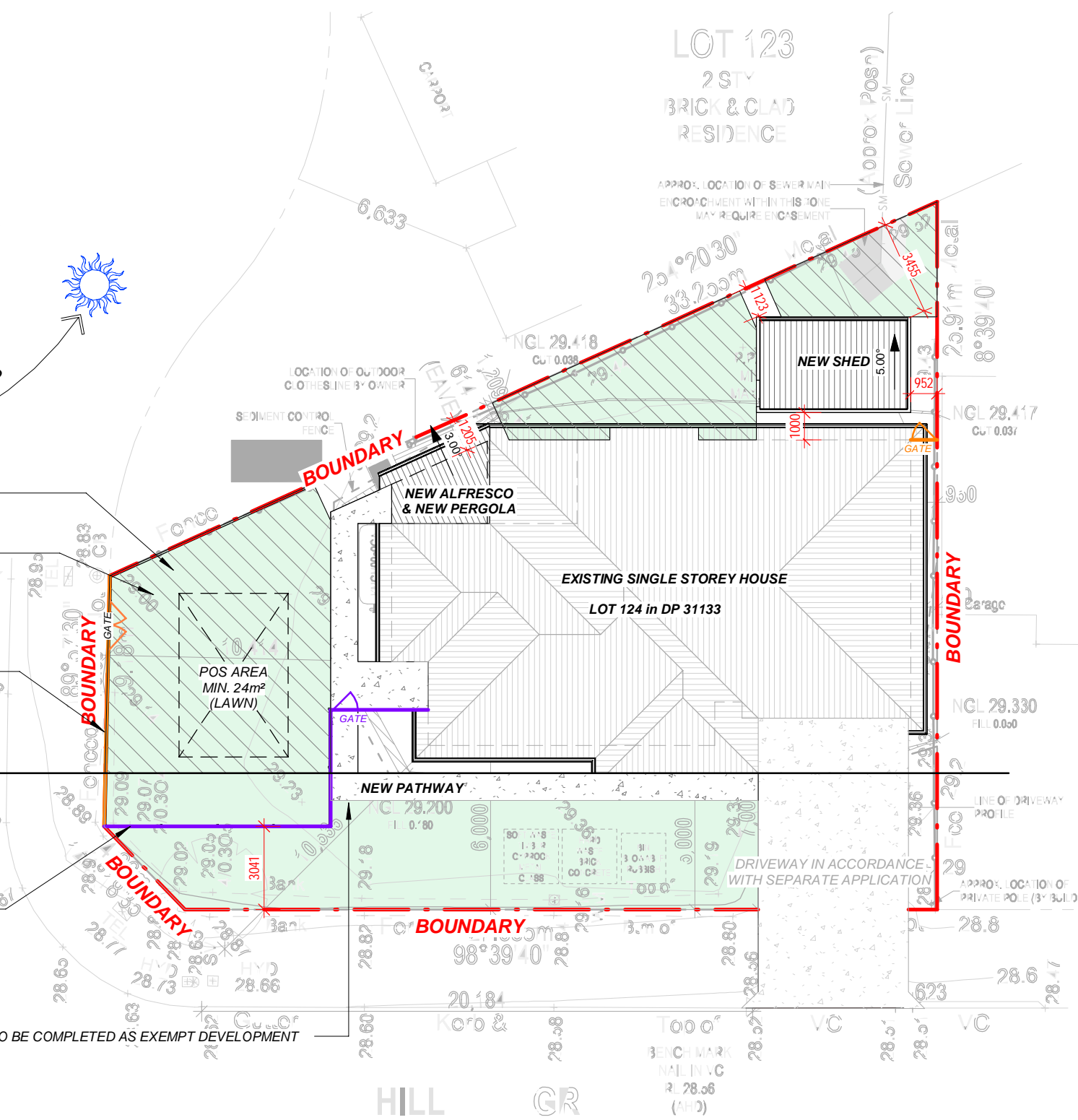
JOB No.:

DATE: 25.11.24

DRAWN: C.M

SCALE: As indicated

PAGE No.: SH-01



Landscape Area Calculations

Site Area:	575.00m ²
Required 20% =	115.00m ²
Landscape Calculated:	222.07m² 38.62%
Required 50% of 20% = Behind Building Line	57.50m ²
Landscape Behind Building Line Calculated:	122.54m² > 57.50m²

LEGEND:-

(B)	- DOMESTIC WASTE BINS	(WM)*	- WASHING MACHINE
(RWT)*	- RAIN WATER TANK	(CJ)	- BRICK CONTROL JOINT
(HWS)*	- HOT WATER SYSTEM	(MT)	- MAINS WATER TAP
(CL)*	- CLOTHES LINE	(ET)	- ELECTRICITY TURRET
(MB)	- MAIL BOX	(GP)	- GRATED PIT
(EMB)*	- ELECTRICAL METER BOX	(MH)	- MAINTENANCE HOLE
(DP)	- DOWN PIPE	(TP)	- TELSTRA PIT
(SA)	- SMOKE ALARM	(WM)	- WATER METER
* ALL ITEMS TO BE INSTALLED & SUPPLIED IN ACCORDANCE WITH BASIX REQUIREMENTS.		(SL)	- SKY LIGHT

GENERAL CONSTRUCTION NOTES:-

- ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK
- KITCHEN, BATHROOM, ENSUITE AND LAUNDRY TO OWNERS REQUIREMENTS.
- ALL INTERNAL WALL RECESS FEATURES TO OWNERS DETAIL.
- VERTICAL CONSTRUCTION JOINTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE B.C.A. VOLUME 2, CLAUSE 3.31.8.
- PROVIDE STRUCTURAL PLYWOOD BRACING IN ACCORDANCE WITH A.S. 1684.
- ONLY APPARENT SERVICES HAVE BEEN LOCATED BY SURVEY. NO SEARCH OF PUBLIC UTILITIES OR SUB SURFACE INVESTIGATION HAS BEEN CARRIED OUT TO DETERMINE THE LOCATION OF ANY UNDERGROUND SERVICES SUCH AS TELSTRA, INTEGRAL ENERGY, GAS, WATER OR SEWER. SEE THE ATTACHED DIAL BEFORE YOU DIG CAUTION IN THIS PLAN SPACE. NO INVESTIGATION OF LOCATION OF ANY FOOTINGS OR FOUNDATIONS HAS BEEN CARRIED OUT.
- CONTOURS ARE INTERPOLATED FROM SPOT LEVELS AS SHOWN & SHOULD BE USED AS A GUIDE ONLY. DO NOT RE-INTERPOLATE CONTOURS.



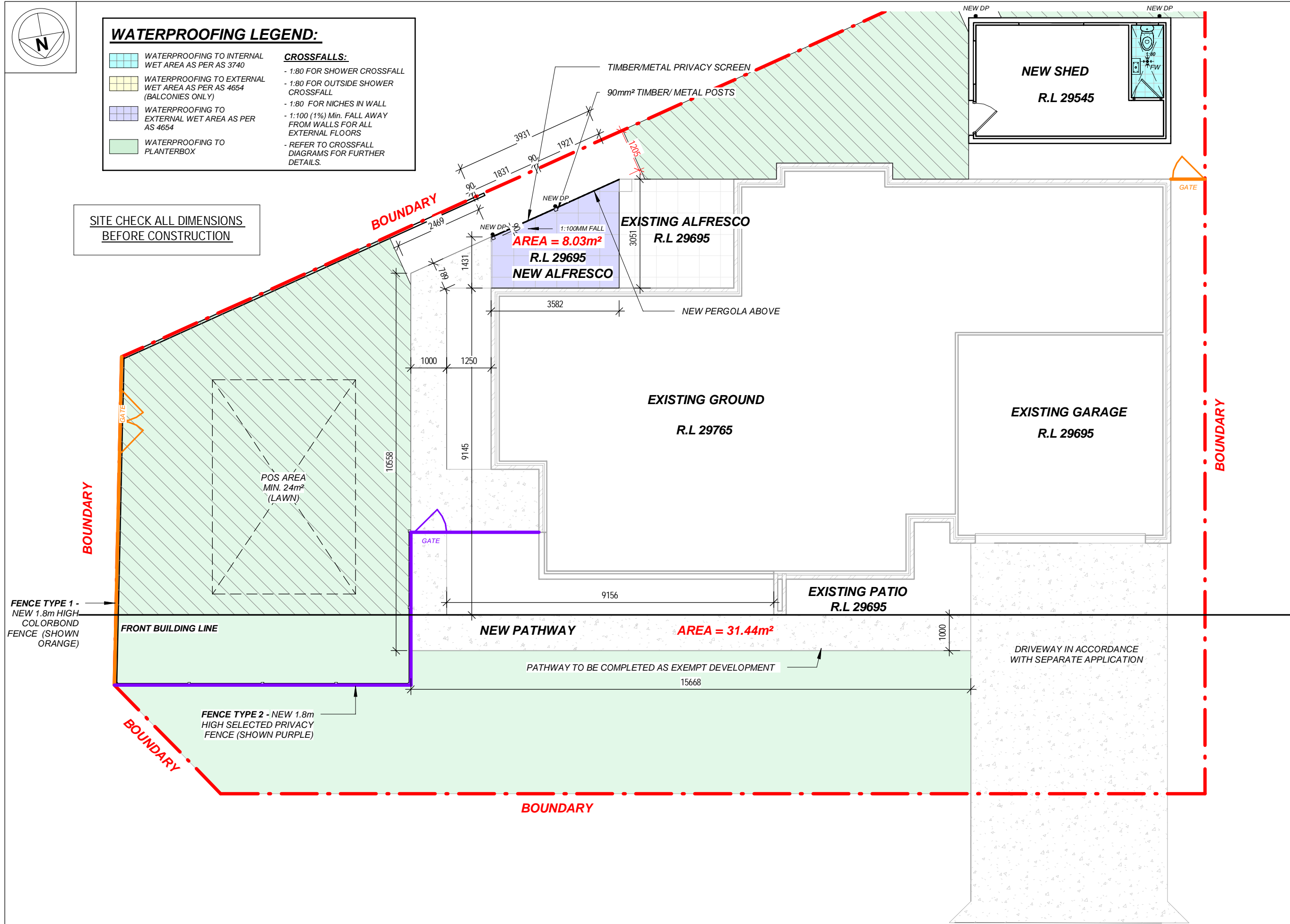
WATERPROOFING LEGEND:

- WATERPROOFING TO INTERNAL WET AREA AS PER AS 3740
- WATERPROOFING TO EXTERNAL WET AREA AS PER AS 4654 (BALCONIES ONLY)
- WATERPROOFING TO EXTERNAL WET AREA AS PER AS 4654
- WATERPROOFING TO PLANTERBOX

CROSSFALLS:

- 1:80 FOR SHOWER CROSSFALL
- 1:80 FOR OUTSIDE SHOWER CROSSFALL
- 1:80 FOR NICHES IN WALL
- 1:100 (1%) Min. FALL AWAY FROM WALLS FOR ALL EXTERNAL FLOORS
- REFER TO CROSSFALL DIAGRAMS FOR FURTHER DETAILS.

SITE CHECK ALL DIMENSIONS BEFORE CONSTRUCTION



AMENDMENTS:			
No:	DATE:	COMMENTS:	DWN:

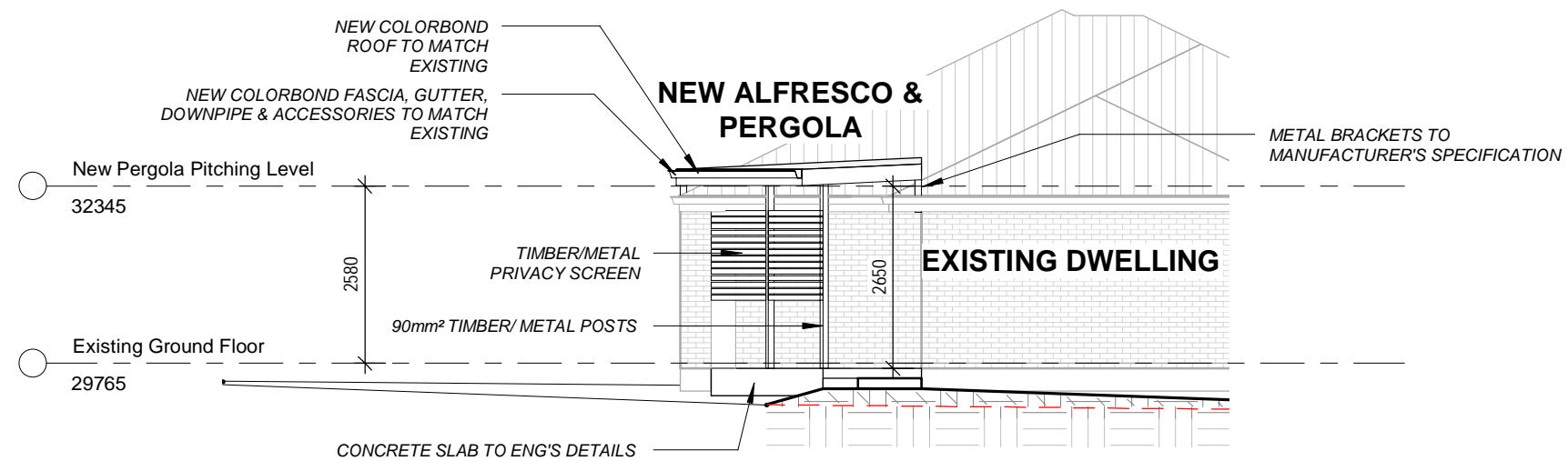
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DRAWING: GROUND FLOOR PLAN
PROJECT: PROPOSED COVERED ALFRESCO, SHED & FENCING
SUBJECT: DEVELOPMENT APPLICATION

CLIENT: MORLANDO
SITE: LOT 124 in DP 31133
4 MAROOTA AVE
BALGOWNIE, NSW, 2519

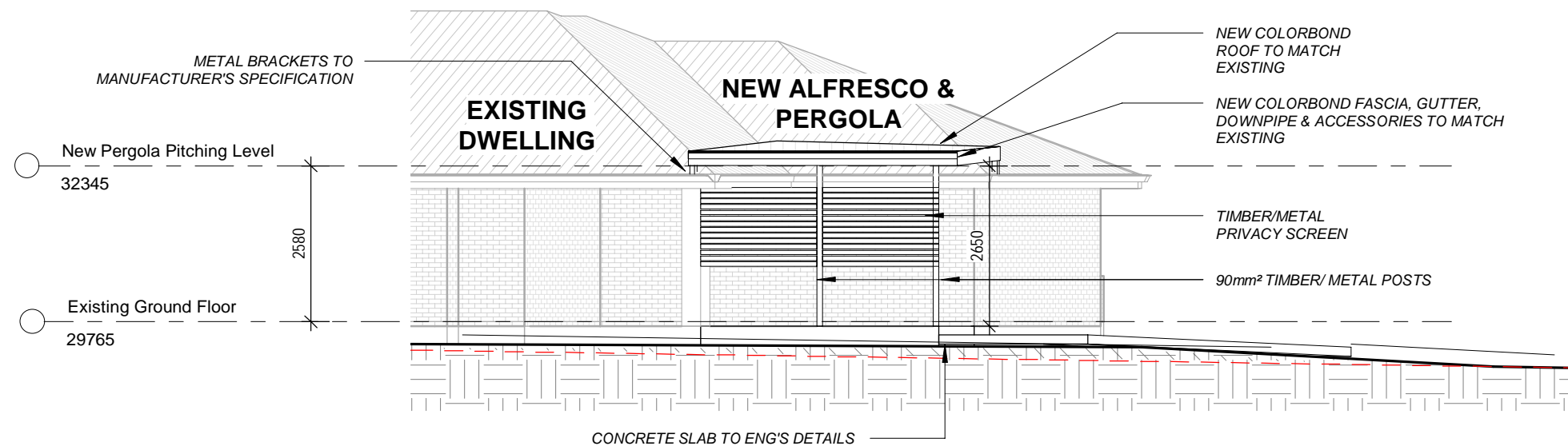
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DATE: 25.11.24
DRAWN: C.M
SCALE: 1 : 100



1

Alfresco - South East Elevation

1 : 100



2

Alfresco - South West Elevation

1 : 100

AMENDMENTS:			DWN:
No:	DATE:	COMMENTS:	

GENERAL NOTES:

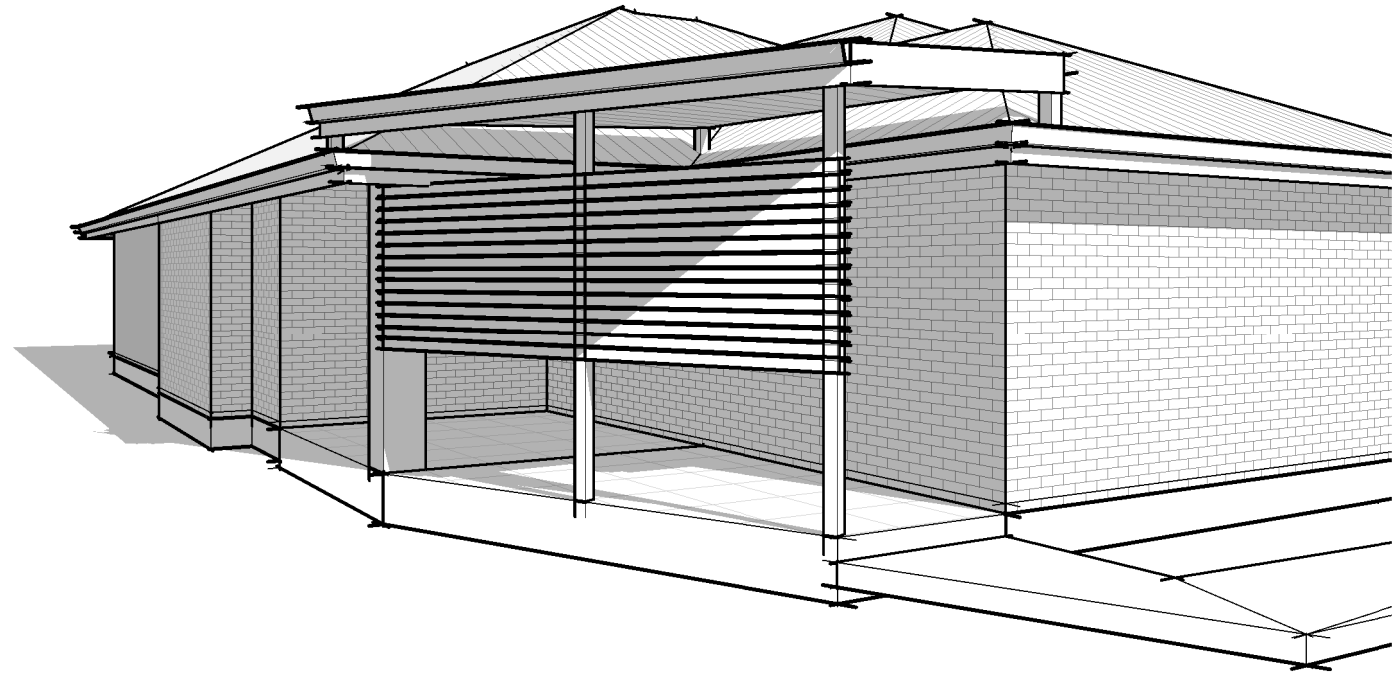
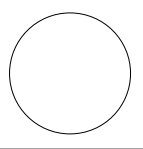
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DRAWING: ALFRESCO ELEVATIONS
PROJECT: PROPOSED COVERED ALFRESCO, SHED & FENCING
SUBJECT: DEVELOPMENT APPLICATION

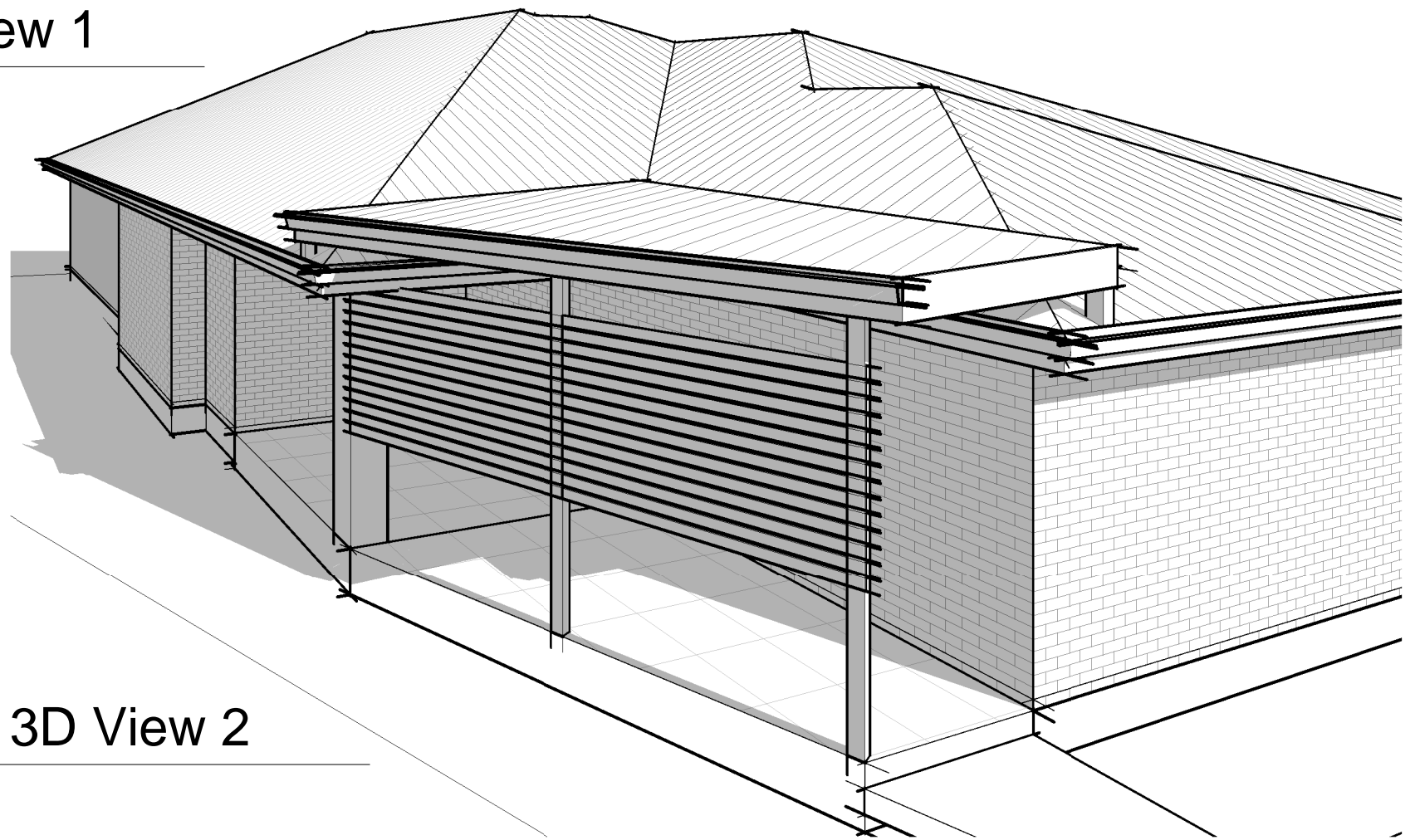
CLIENT: MORLANDO
SITE: LOT 124 in DP 31133
4 MAROOTA AVE
BALGOWNIE, NSW, 2519

JOB No.:
DATE: 25.11.24
DRAWN: C.M
SCALE: 1 : 100

PAGE No.:
SH-03



1 New Shed & New Pergola - 3D View 1



2 New Shed & New Pergola - 3D View 2

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DRAWING: ALFRESCO 3D VIEWS
PROJECT: PROPOSED COVERED ALFRESCO, SHED & FENCING
SUBJECT: DEVELOPMENT APPLICATION

CLIENT: MORLANDO
SITE: LOT 124 in DP 31133
4 MAROOTA AVE
BALGOWNIE, NSW, 2519

JOB No.:
DATE: 25.11.24
DRAWN: C.M
SCALE:



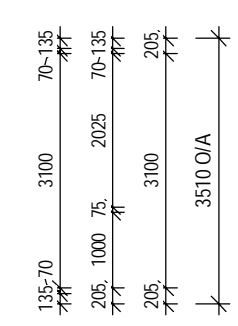
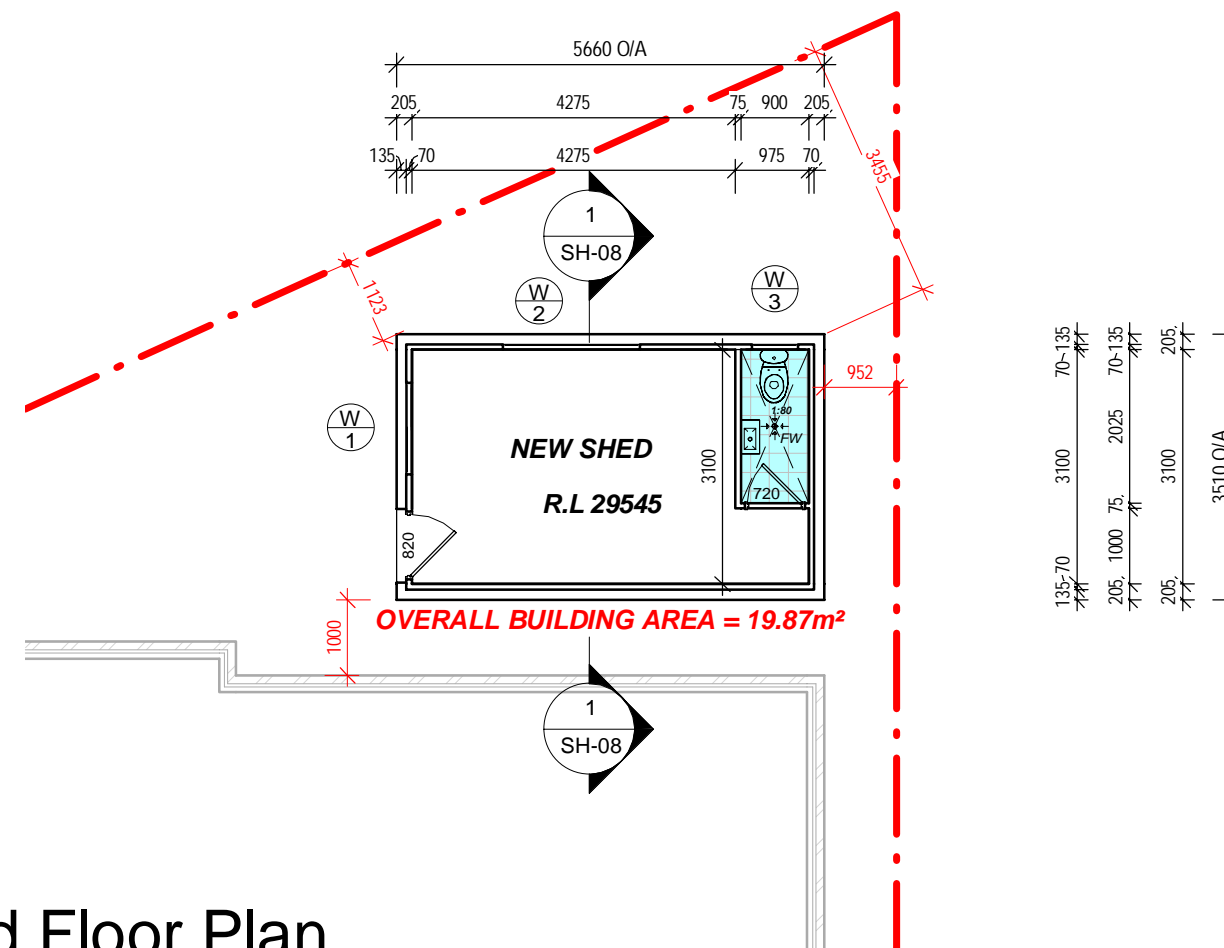
LEGEND:-

(B)	- DOMESTIC WASTE BINS	(WM)*	- WASHING MACHINE
(RWT)*	- RAIN WATER TANK	(CJ)	- BRICK CONTROL JOINT
(HWS)*	- HOT WATER SYSTEM	(MT)	- MAINS WATER TAP
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(EMB)*	- ELECTRICAL METER BOX	(MH)	- MAINTENANCE HOLE
(DP)	- DOWN PIPE	(TP)	- TELSTRA PIT
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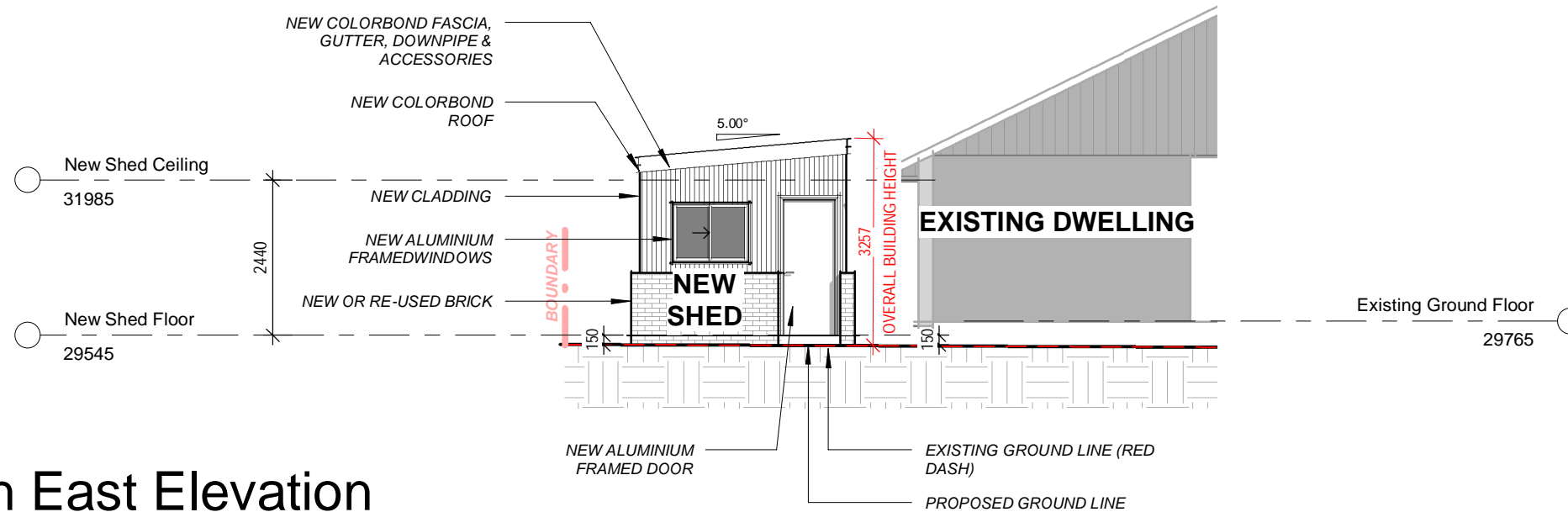
1 New Shed Floor Plan
1 : 100

SITE CHECK ALL DIMENSIONS BEFORE CONSTRUCTION

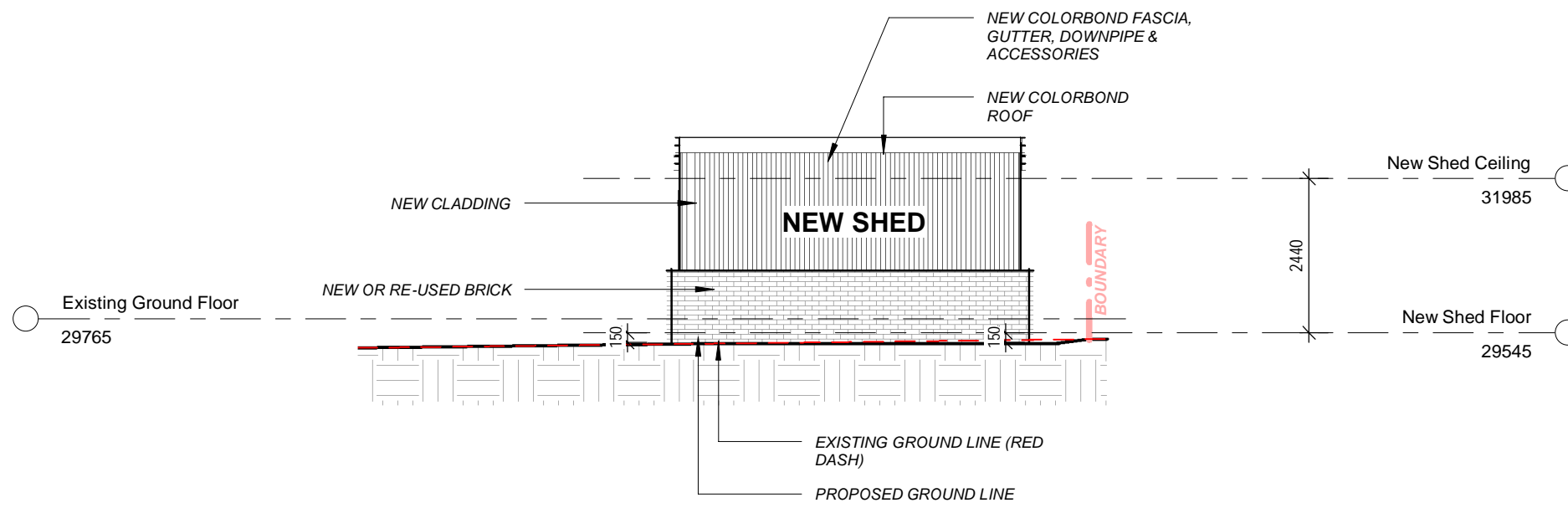
WATERPROOFING LEGEND:

	WATERPROOFING TO INTERNAL WET AREA AS PER AS 3740	CROSSFALLS:
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AMENDMENTS:		GENERAL NOTES: - Dimensions in preference to scale - All ground lines are approximate - Window & Door sizes as shown - Nominal - All work to be carried out in accordance with Local Council Codes, the B.C.A., Australian Standards and any relevant authorities - Wind Rating refer to framing manufacturer's specification	DRAWING: SHED PLAN PROJECT: PROPOSED COVERED ALFRESCO, SHED & FENCING SUBJECT: DEVELOPMENT APPLICATION	CLIENT: MORLANDO SITE: LOT 124 in DP 31133 4 MAROOTA AVE BALGOWNIE, NSW, 2519	JOB No.: DATE: 25.11.24 DRAWN: C.M SCALE: 1 : 100	PAGE No.: SH-05
No:	DATE: COMMENTS:					

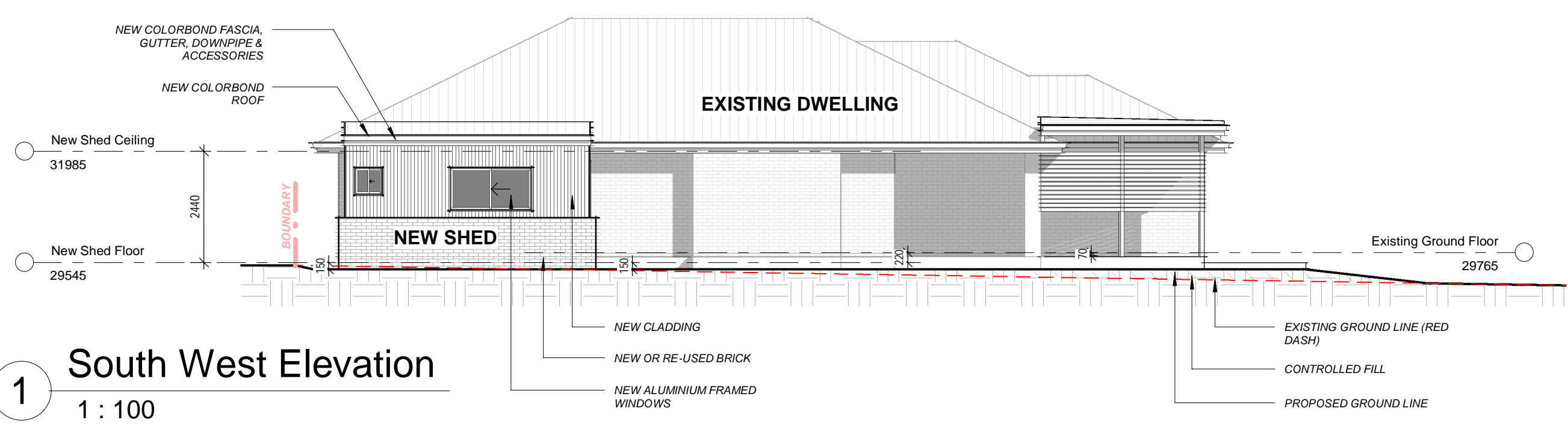


1 South East Elevation
1 : 100

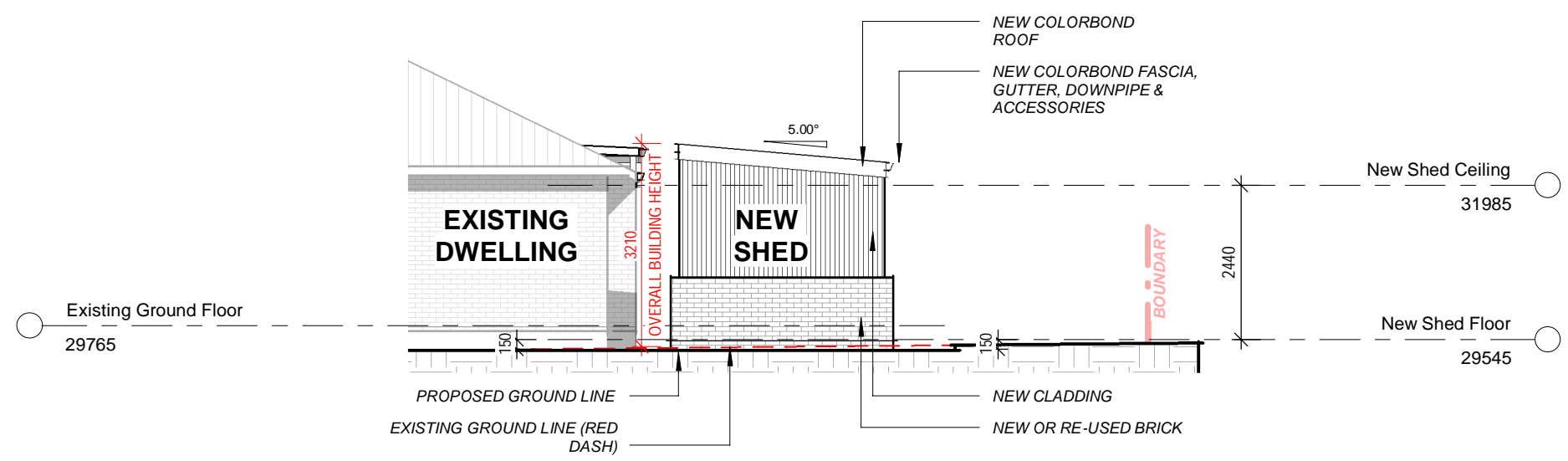


2 North East Elevation
1 : 100

AMENDMENTS:			DWN:	GENERAL NOTES:	DRAWING: SHED ELEVATIONS	CLIENT: MORLANDO	JOB No.:	PAGE No.:
No:	DATE:	COMMENTS:						
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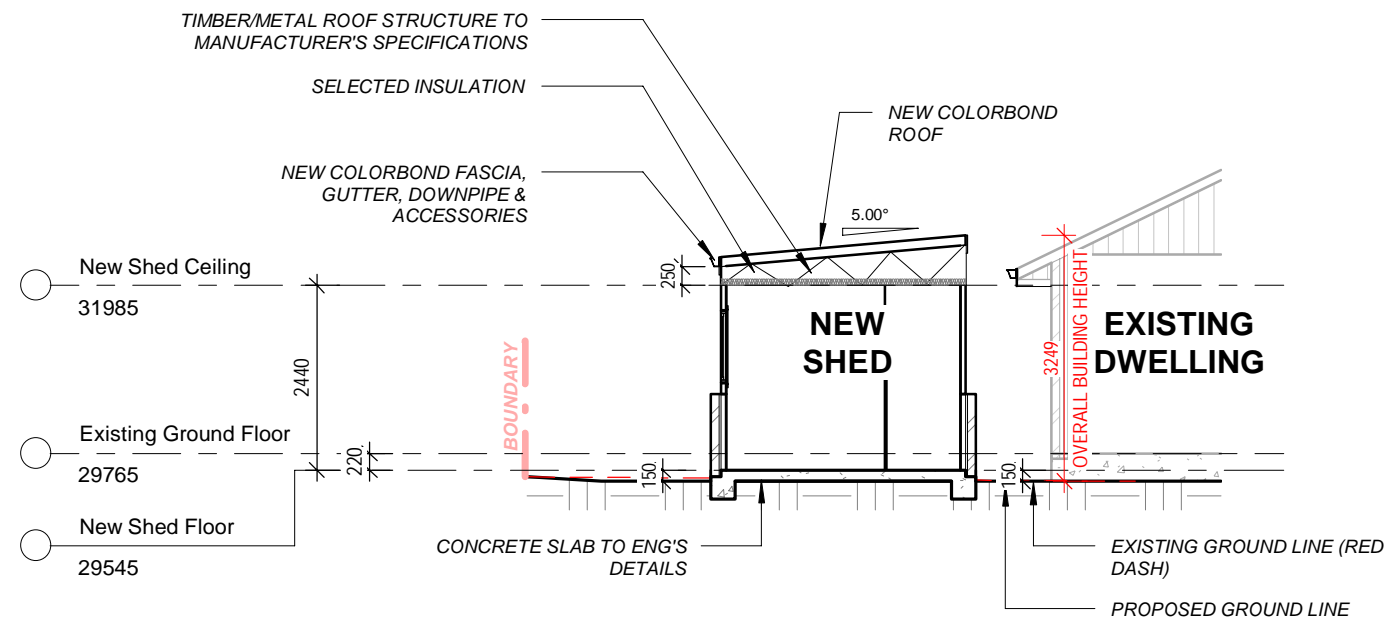


1 South West Elevation
1 : 100



3 North West Elevation
1 : 100

AMENDMENTS:			GENERAL NOTES:	DRAWING: SHED ELEVATIONS	CLIENT: MORLANDO	JOB No.:	PAGE No.:
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1 Section 1
1 : 100

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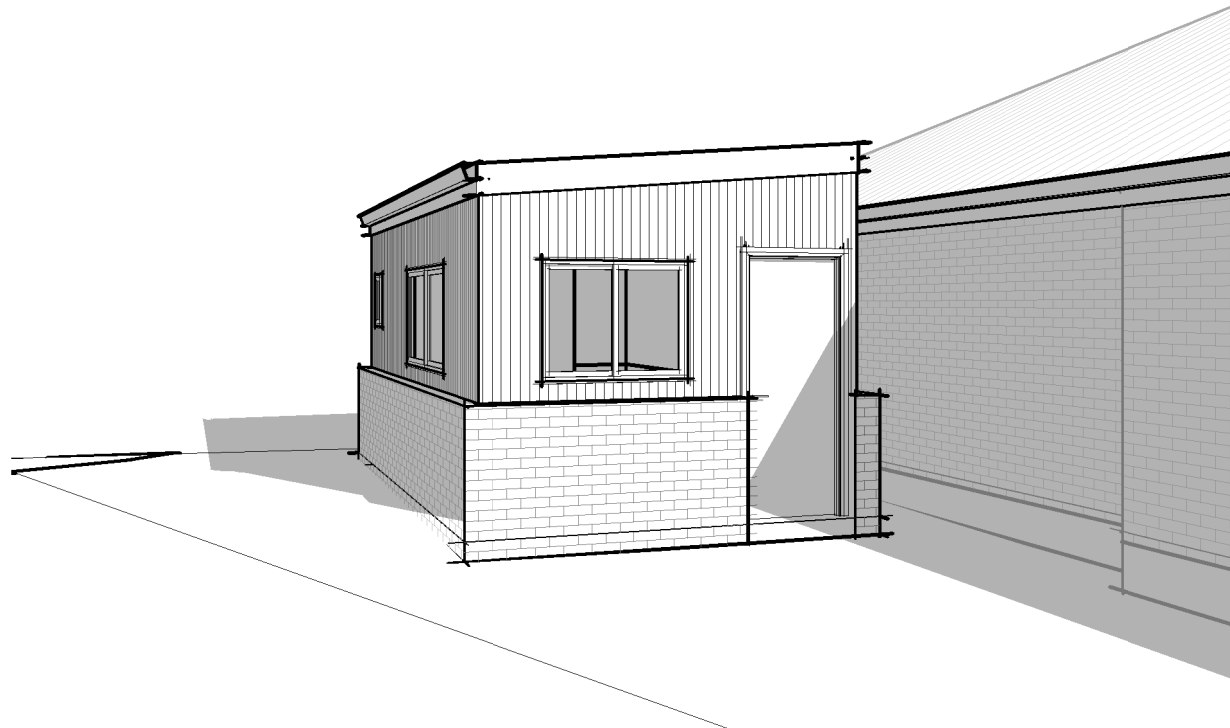
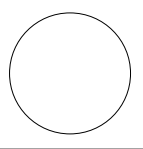
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DRAWING: SHED SECTION
PROJECT: PROPOSED COVERED ALFRESCO, SHED & FENCING
SUBJECT: DEVELOPMENT APPLICATION

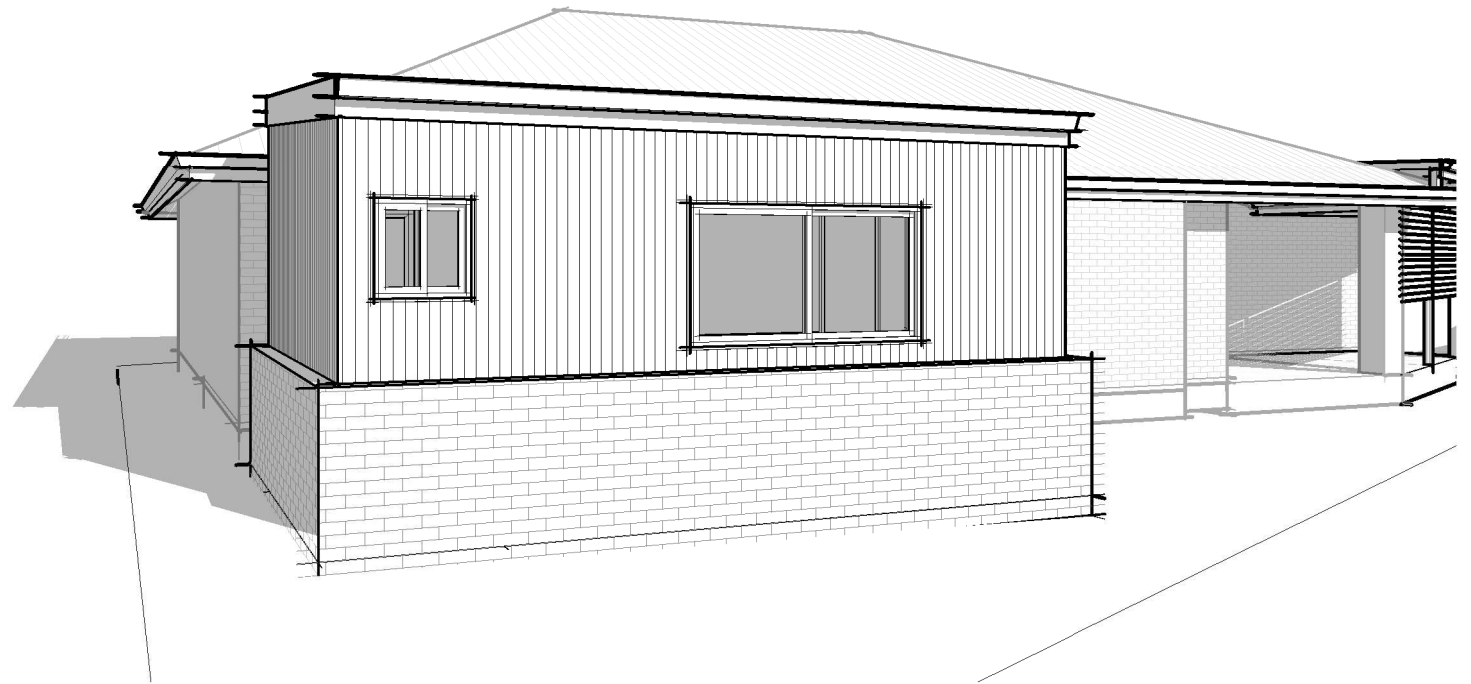
CLIENT: MORLANDO
SITE: LOT 124 in DP 31133
4 MAROOTA AVE
BALGOWNIE, NSW, 2519

JOB No.:
DATE: 25.11.24
DRAWN: C.M
SCALE: 1 : 100



1

New Shed - 3D View 1



2

New Shed - 3D View 2

AMENDMENTS:			DWN:
No:	DATE:	COMMENTS:	

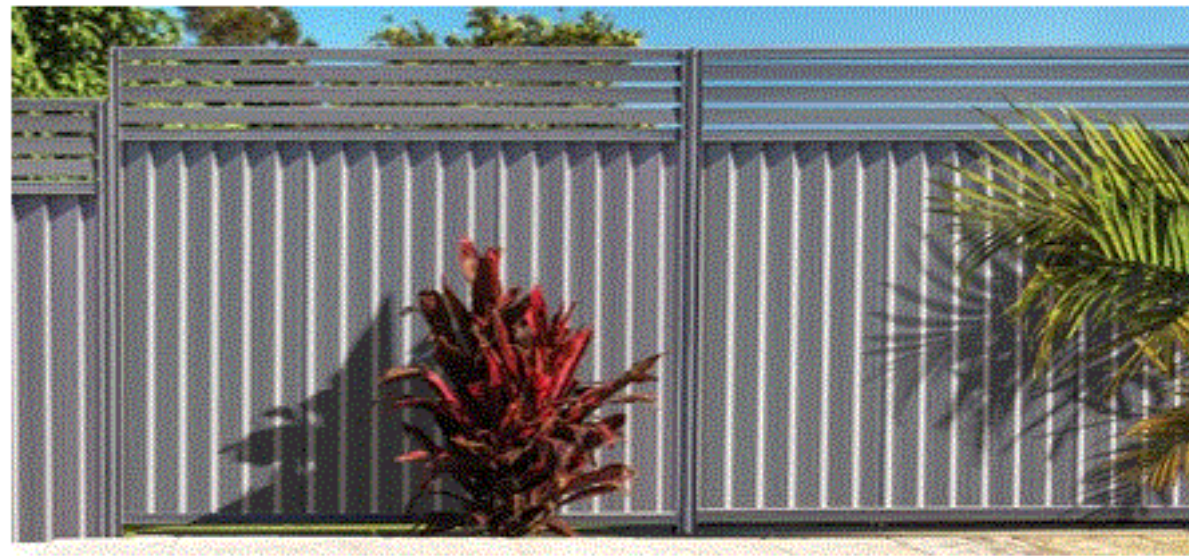
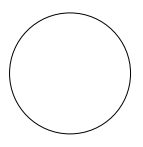
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DRAWING: SHED 3D VIEWS
PROJECT: PROPOSED COVERED ALFRESCO, SHED & FENCING
SUBJECT: DEVELOPMENT APPLICATION

CLIENT: MORLANDO
SITE: LOT 124 in DP 31133
4 MAROOTA AVE
BALGOWNIE, NSW, 2519

JOB No.:
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DRAWN: C.M
SCALE:



Monument®

TYPE 1 FENCE

INSPIRATION



TYPE 2 FENCE

AMENDMENTS:			DWN:
No:	DATE:	COMMENTS:	

GENERAL NOTES:

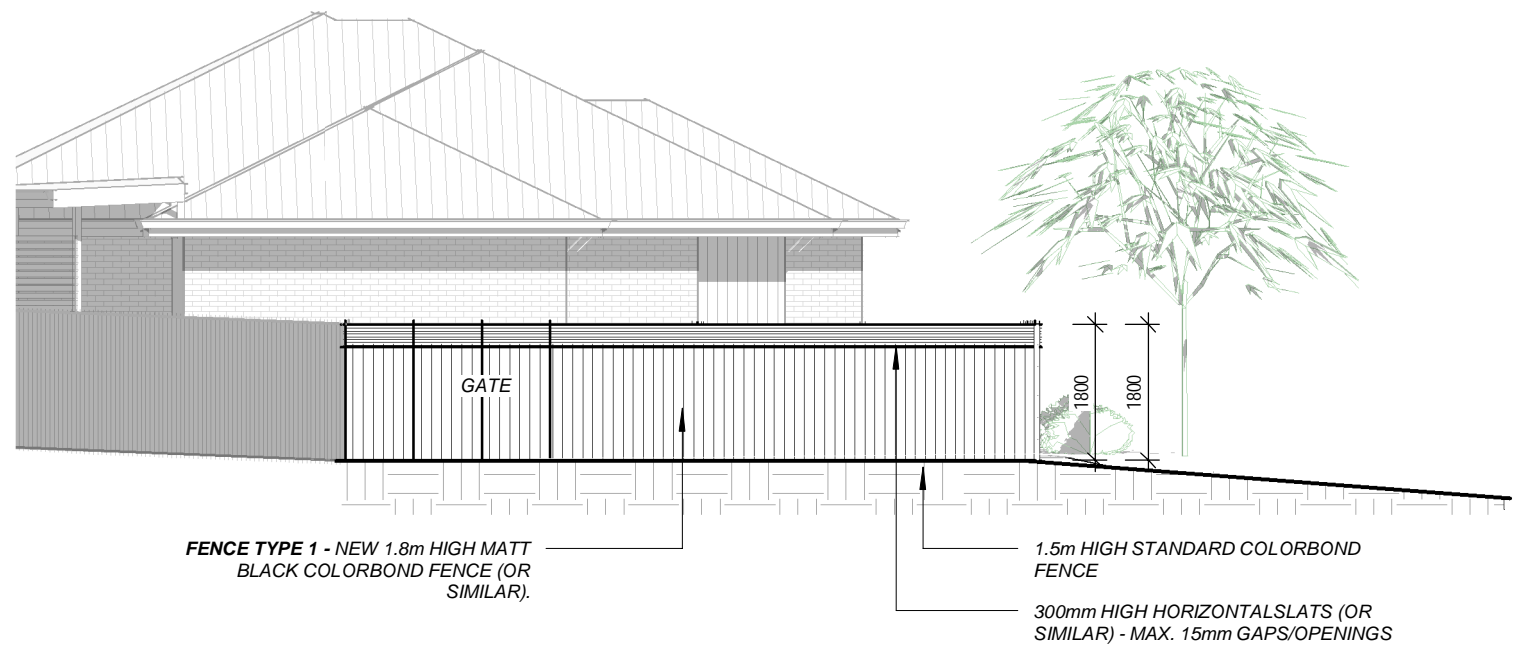
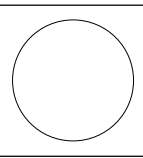
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DRAWING: FENCE INSPIRATION
PROJECT: PROPOSED COVERED ALFRESCO, SHED & FENCING
SUBJECT: DEVELOPMENT APPLICATION

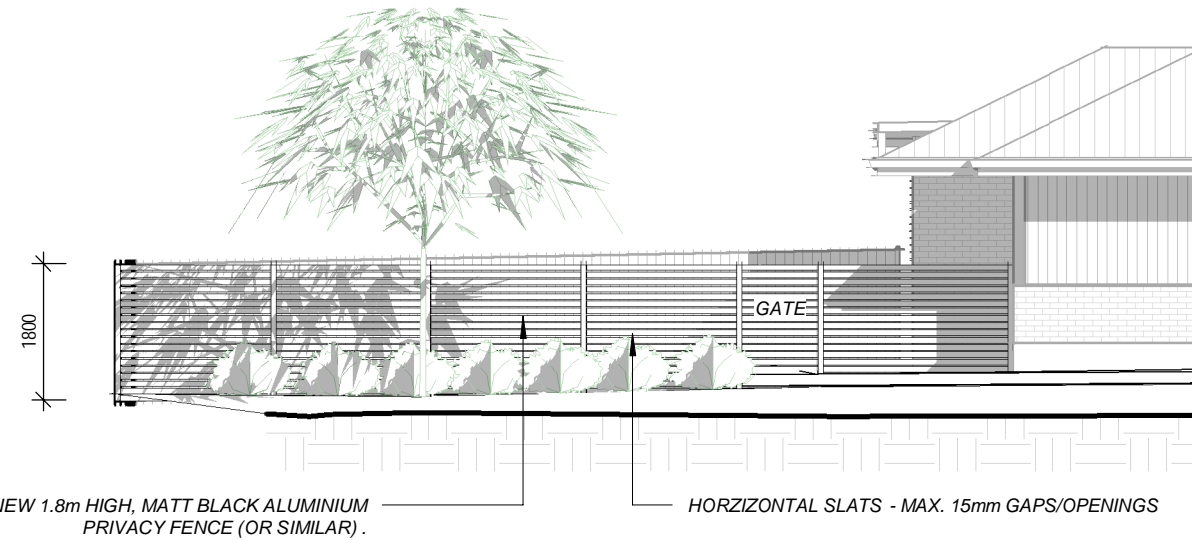
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JOB No.:
DATE: 25.11.24
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PAGE No.:
SH-10

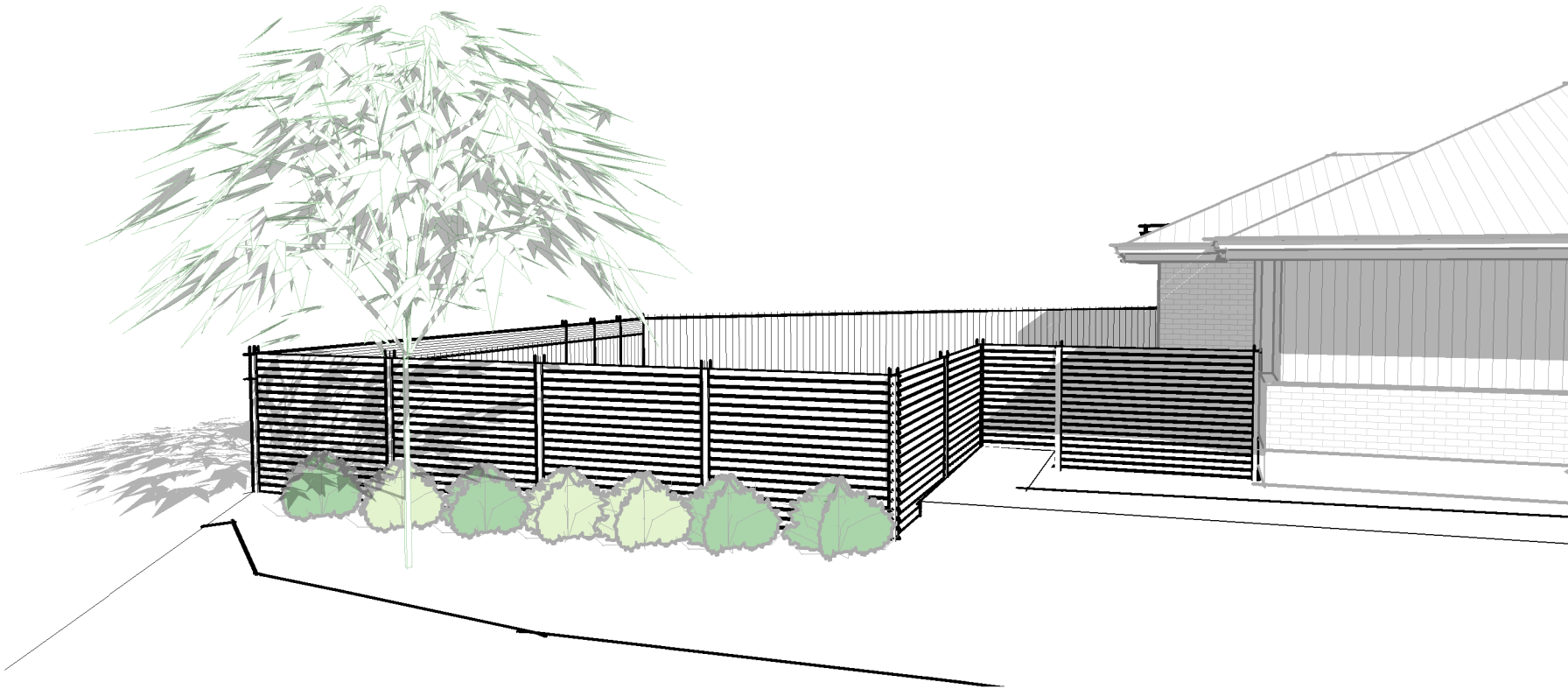
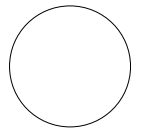


1 Fence - South East Elevation
1 : 100



2 Fence - South West Elevation
1 : 100

AMENDMENTS:				GENERAL NOTES:	DRAWING: FENCE ELEVATIONS	CLIENT: MORLANDO	JOB No.:	PAGE No.:
No:	DATE:	COMMENTS:	DWN:					
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1 Fence - 3D View 1



2 Fence - 3D View 2

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DRAWING: FENCE 3D VIEWS
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BALGOWNIE, NSW, 2519

JOB No.:
DATE: 25.11.24
DRAWN: C.M
SCALE:



SITE CHECK ALL DIMENSIONS BEFORE CONSTRUCTION

NOTE:
- LOCATION OF DOWNPIPES TO STORMWATER DETAILS PROVIDED BY ENGINEER
- ALL REQUIRED BEAMS TO ENGINEER'S DETAILS
- ALL BOX GUTTERS TO MANUFACTURER'S DETAILS
- TANK (& SLAB) LOCATIONS TO BE CONFIRMED ON SITE

NEW DOWNPIPES & DRAINAGE LINE MUST BE CONNECTED TO EXISTING DRAINAGE SYSTEM

LOCATION OF OUTDOOR CLOTHESLINE BY OWNER

SEDIMENT CONTROL FENCE

BOUNDARY

NEW COLORBOND ROOF TO MATCH EXISTING

NEW ALFRESCO & NEW PERGOLA

450mm EAVE OVERHANG

EXISTING SINGLE STOREY HOUSE

EXISTING DRAINAGE LINE (SHOWN HALF TONED) LOCATION TO BE CONFIRMED ON SITE.

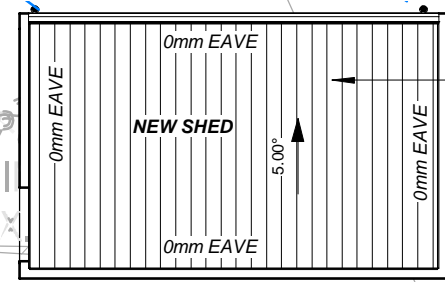
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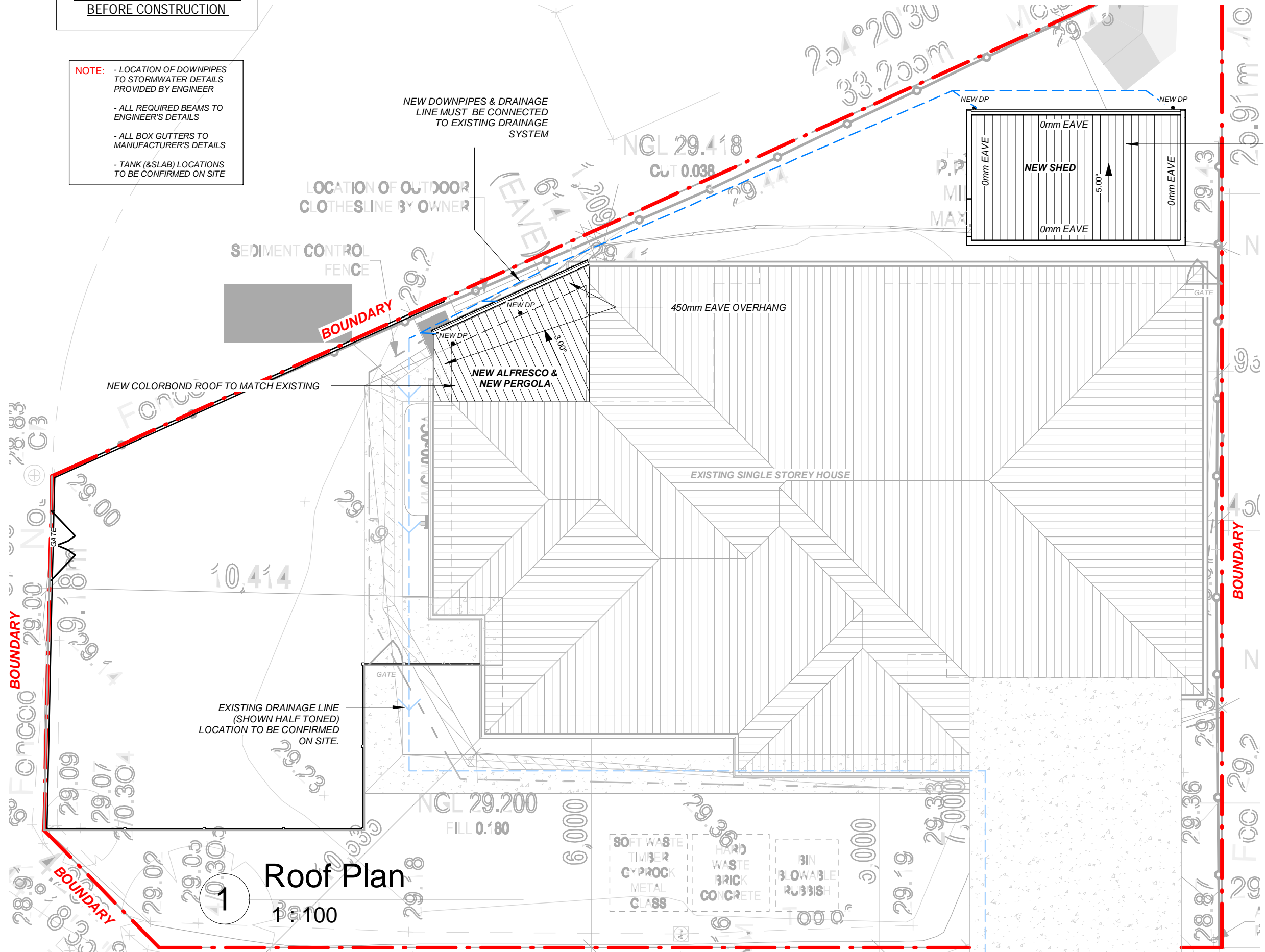
Roof Plan

1:100

1



NEW COLORBOND ROOF



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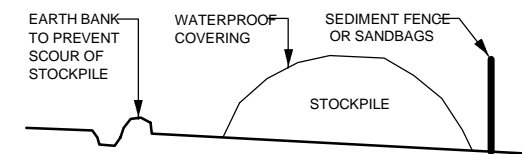
DRAWING: ROOF PLAN
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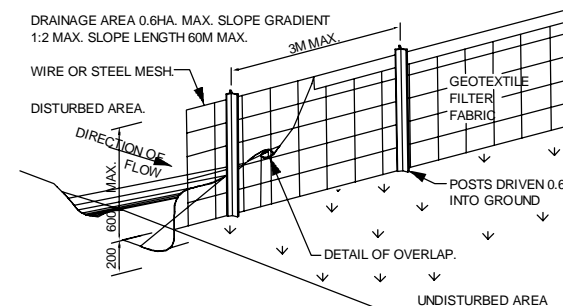
JOB No.:
DATE: 25.11.24
DRAWN: C.M
SCALE: 1 : 100



WASTE BAYS	
STOCKPILE No.	MATERIAL TYPE
1	CONCRETE
2	LANDFILL
3	PLASTERBOARD
4	PAPER PACKAGING
5	METALS
6	TIMBER
7	INSULATION / PLASTICS



BUILDING MATERIAL STOCKPILES DETAIL
NTS



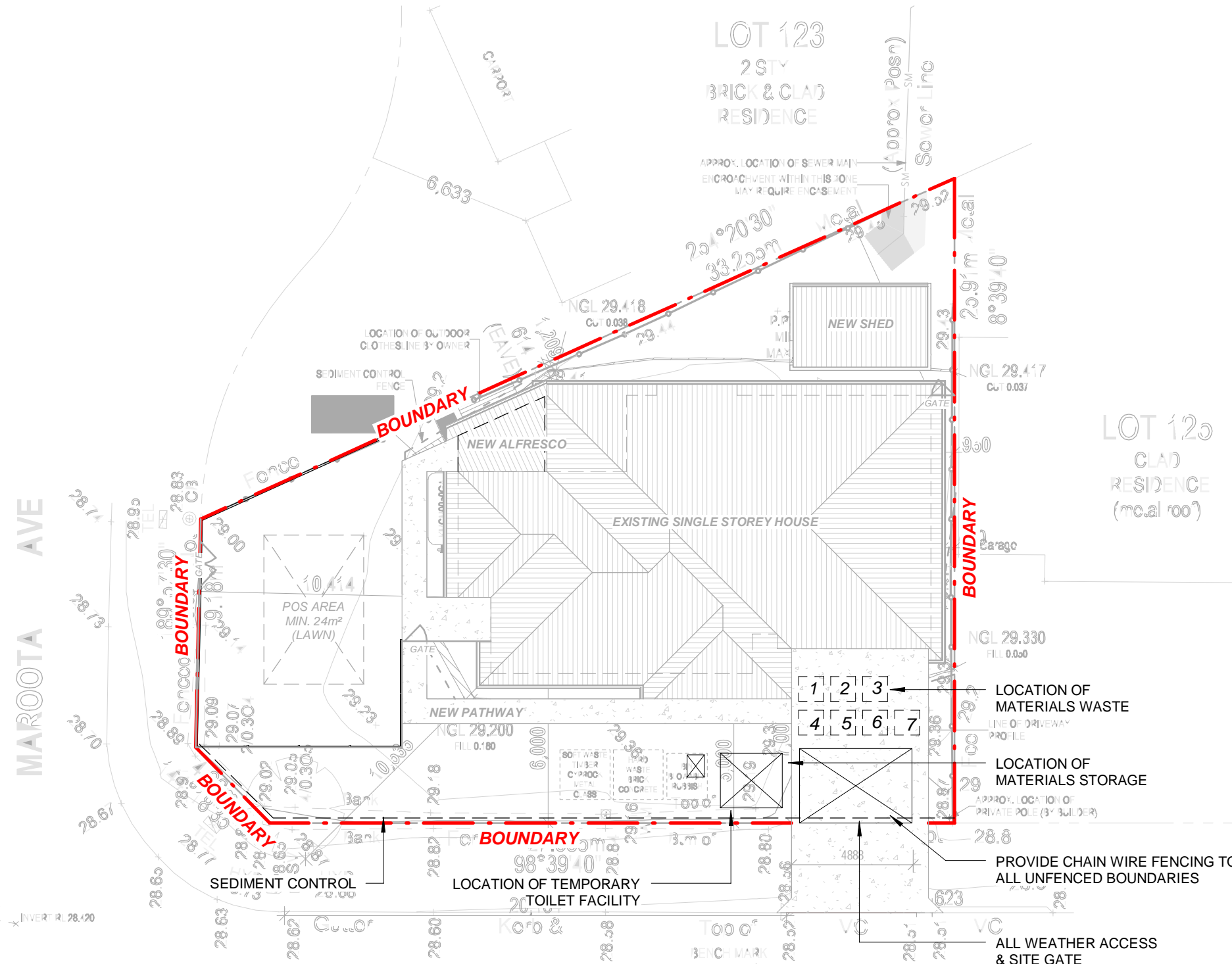
SEDIMENT FENCE DETAIL
NTS

WASTE MANAGEMENT NOTES:-

- VEHICLES TO BE HOSED DOWN TO PREVENT SOIL/EXCAVATED MATERIAL BEING DEPOSITED ON ROADWAY.
- CONCRETE PUMPING, DELIVERY OF MATERIAL, LOADING AND UNLOADING OF MATERIAL TO BE DONE WITHIN THE CONFINES OF THE PROPERTY
- WASTE BAYS 1-4 ARE TO BE CONSTRUCTED USING SHADE CLOTH OR SEDIMENT FENCING. WHERE THE WASTE STREAM IS MADE UP OF LIGHT MATERIAL SUCH AS PAPER AND CARDBOARD, THE WASTE BAYS MUST CONSIST OF A CONTAINER FOR THE STORAGE OF THIS MATERIAL.
- A METAL WASTE CONTAINER (5) WITH A MINIMUM CAPACITY OF FOUR CUBIC METRES MUST BE PROVIDED ON SITE FOR THE DISPOSAL OF "GENERAL WASTE" DESIGNATED FOR LANDFILL.

SOIL EROSION/SEDIMENT CONTROL NOTES:-

- SEDIMENT FABRIC SUCH AS TERRAAM 100, POLFELT TS 500, BIDIM U24, GEOFAB, ENVIROFENCE OR EQUIVALENT TO BE PROVIDED ON ALL BOUNDARIES AS REQUIRED.
- FABRIC IS ATTACHED TO A STRAND WIRE (ORDINARY FENCE WIRE) OR WIRE MESH (14 GAUGE AND 150MM X 150MM OPENING).
- THE LOWER END OF THE FABRIC AND MESH TO BE EMBEDDED 200MM INTO THE GROUND.
- FILTER CLOTH TO BE FASTENED SECURELY TO WIRE FENCE WITH TIES SPACED EVERY 600MM
- GENERALLY FOLLOW THE CONTOUR OF THE LAND.
- WHEN 2 SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 150MM AND FOLDED OVER.
- POSTS HOLDING THE MESH ARE EITHER STEEL Y OR U TYPE OR 45-50MM HARDWOOD 900-1200MM LONG POSTS. THESE ARE TO BE SPACED 2-3M APART.
- STOCK PILES ARE TO BE SET UP WITH SEDIMENT CONTROL DEVICES ON THE LOWER SLOPE.
- TEMPORARY BARRIERS CONSTRUCTED FROM TIMBER, SYNTHETIC FABRICS, JUTE, STRAW BALES, BRUSH OR SIMILAR MATERIALS CAN BE USED TO CONTROL AIR CURRENTS AND BLOWING SOIL. THEY SHOULD BE PLACED AT RIGHT ANGLES TO THE PREVAILING WIND AND SPACED AT INTERVALS EQUIVALENT TO ABOUT 15 TIMES THEIR HEIGHT.



Sediment & Waste Management Plan

5

1 : 200

AMENDMENTS:			DWN:
No:	DATE:	COMMENTS:	

GENERAL NOTES:

- Dimensions in preference to scale
- All ground lines are approximate
- Window & Door sizes as shown - Nominal
- All work to be carried out in accordance with Local Council Codes, the B.C.A., Australian Standards and any relevant authorities
- Wind Rating refer to framing manufacturer's specification

DRAWING: SEDIMENT & WASTE MANAGEMENT
PROJECT: PROPOSED COVERED ALFRESCO, SHED & FENCING
SUBJECT: DEVELOPMENT APPLICATION

CLIENT: MORLANDO
SITE: LOT 124 in DP 31133
4 MAROOTA AVE
BALGOWNIE, NSW, 2519

JOB No.:
DATE: 25.11.24
DRAWN: C.M
SCALE: As indicated

CONDENSATION MANAGEMENT:

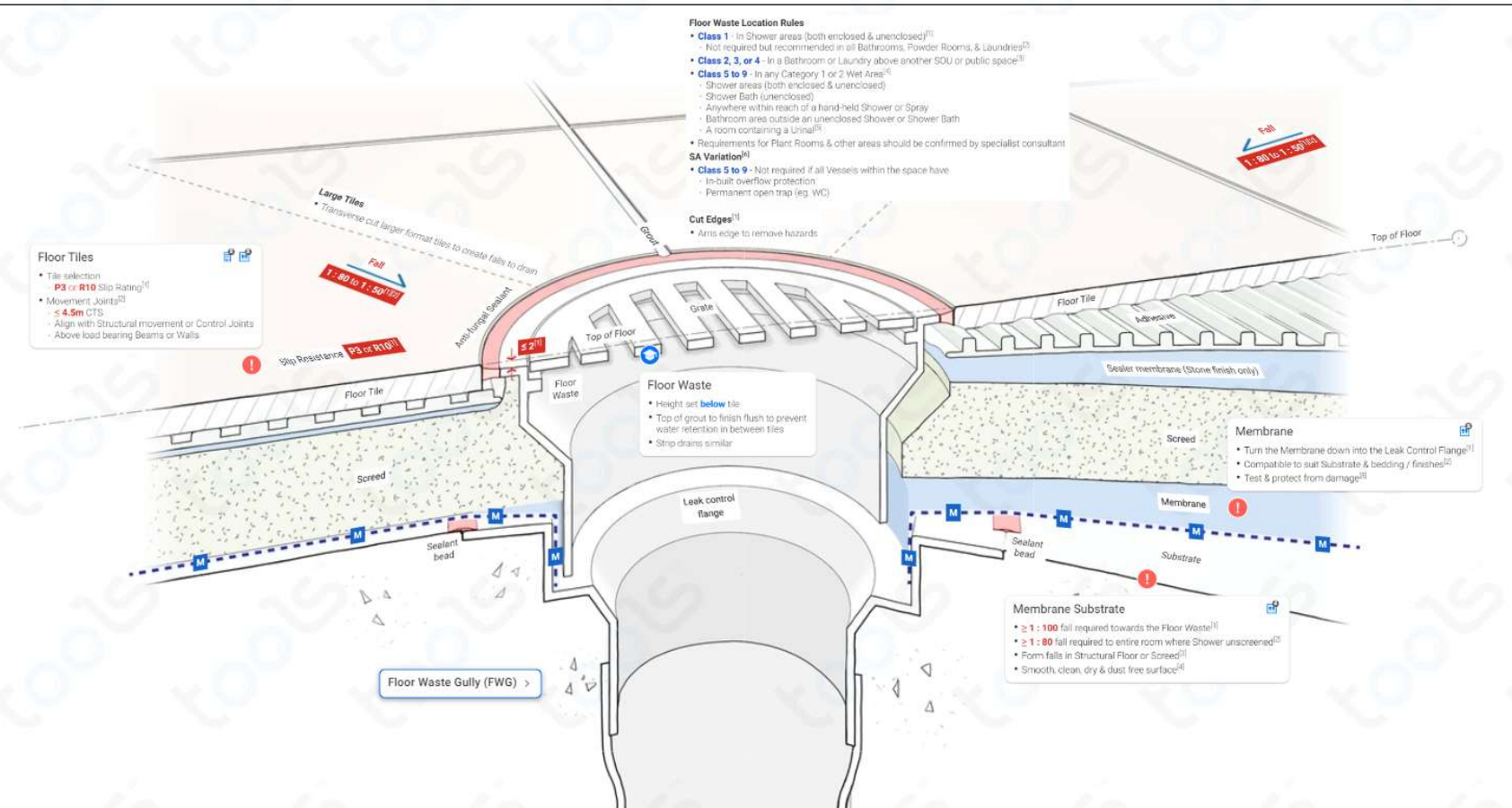
(1) AN EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF—
 (A) 25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND
 (B) 40 L/S FOR A KITCHEN OR LAUNDRY.

(2) EXHAUST FROM A KITCHEN, KITCHEN RANGE HOOD, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR.

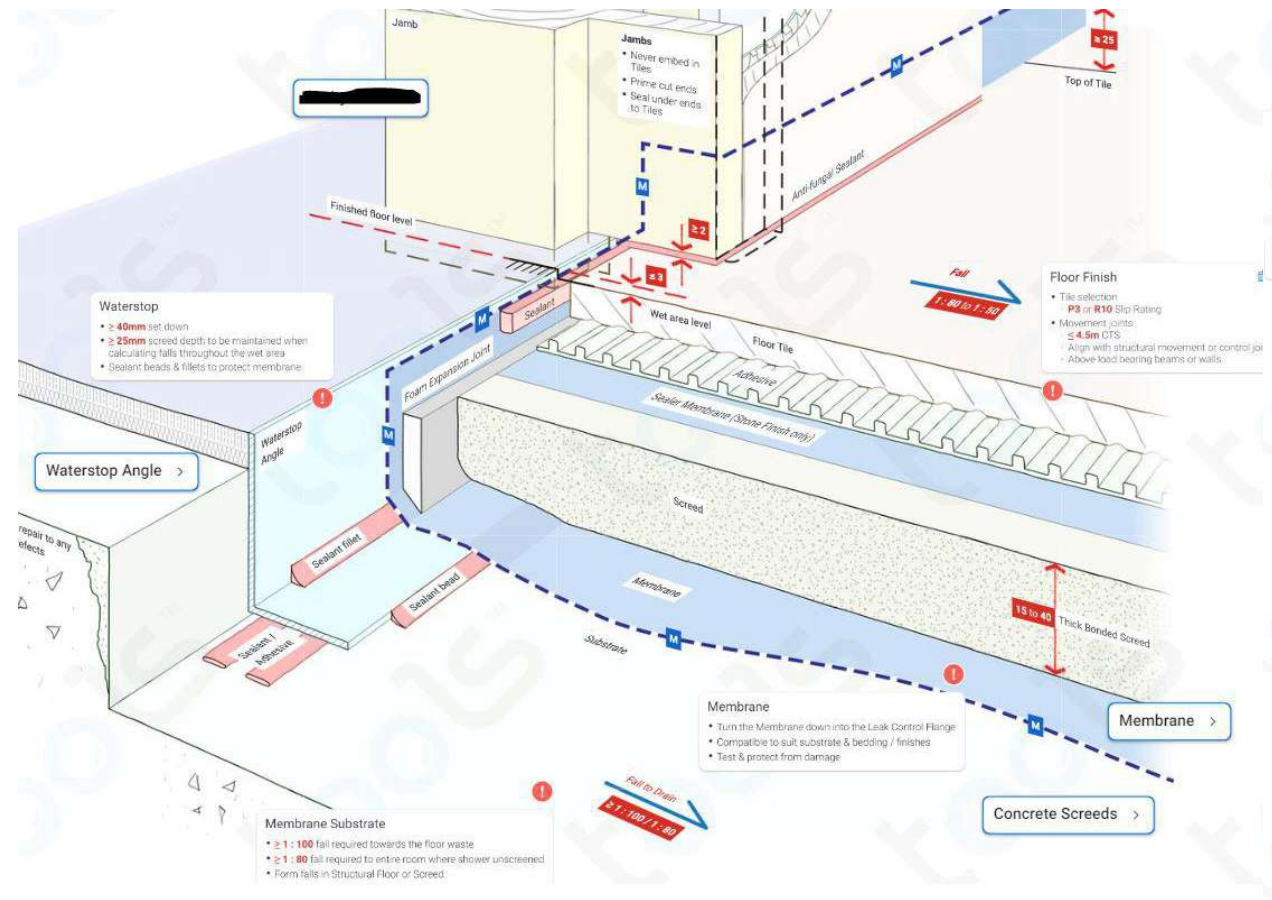
(3) WHERE A VENTING CLOTHES DRYER IS INSTALLED, IT MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR.

(4) AN EXHAUST SYSTEM THAT IS NOT RUN CONTINUOUSLY AND IS SERVING A BATHROOM OR SANITARY COMPARTMENT THAT IS NOT VENTILATED IN ACCORDANCE WITH 10.6.2(A) MUST—
 (A) BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND
 (B) INCLUDE A RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS TURNED OFF.

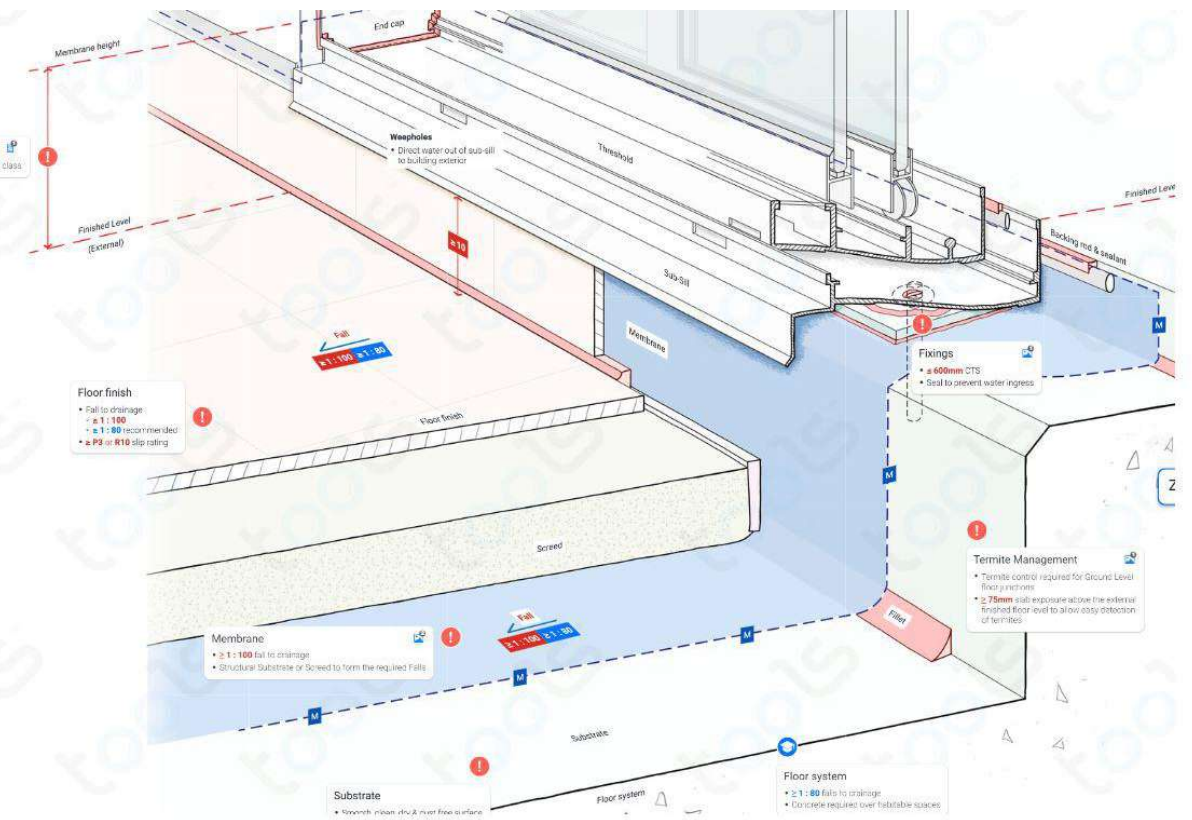
(5) EXCEPT FOR ROOMS THAT ARE VENTILATED IN ACCORDANCE WITH 10.6.2(A), A ROOM WITH AN EXHAUST SYSTEM IN ACCORDANCE WITH (1) MUST BE PROVIDED WITH MAKE-UP AIR—
 (A) VIA OPENINGS TO AN ADJACENT ROOM WITH A FREE AREA OF 14,000 MM²; OR IN ACCORDANCE WITH AS 1668.2.



WATERPROOFING TO INTERNAL WET AREA AS PER AS 3740



WATERPROOFING TO INTERNAL WET AREA AS PER AS 3740



WATERPROOFING TO EXTERNAL WET AREA AS PER AS 4654

AMENDMENTS:			GENERAL NOTES:	DRAWING: WATERPROOFING NOTES	CLIENT: MORLANDO	JOB No.:	DATE: 25.11.24	DRAWN: C.M	SCALE: 1:100	PAGE No.:
No:	DATE:	COMMENTS:								
			- Dimensions in preference to scale - All ground lines are approximate - Window & Door sizes as shown - Nominal - All work to be carried out in accordance with Local Council Codes, the B.C.A., Australian Standards and any relevant authorities - Wind Rating refer to framing manufacturer's specification	PROJECT: PROPOSED COVERED ALFRESCO, SHED & FENCING SUBJECT: DEVELOPMENT APPLICATION	SITE: LOT 124 in DP 31133 4 MAROOTA AVE BALGOWNIE, NSW, 2519					SH-15