

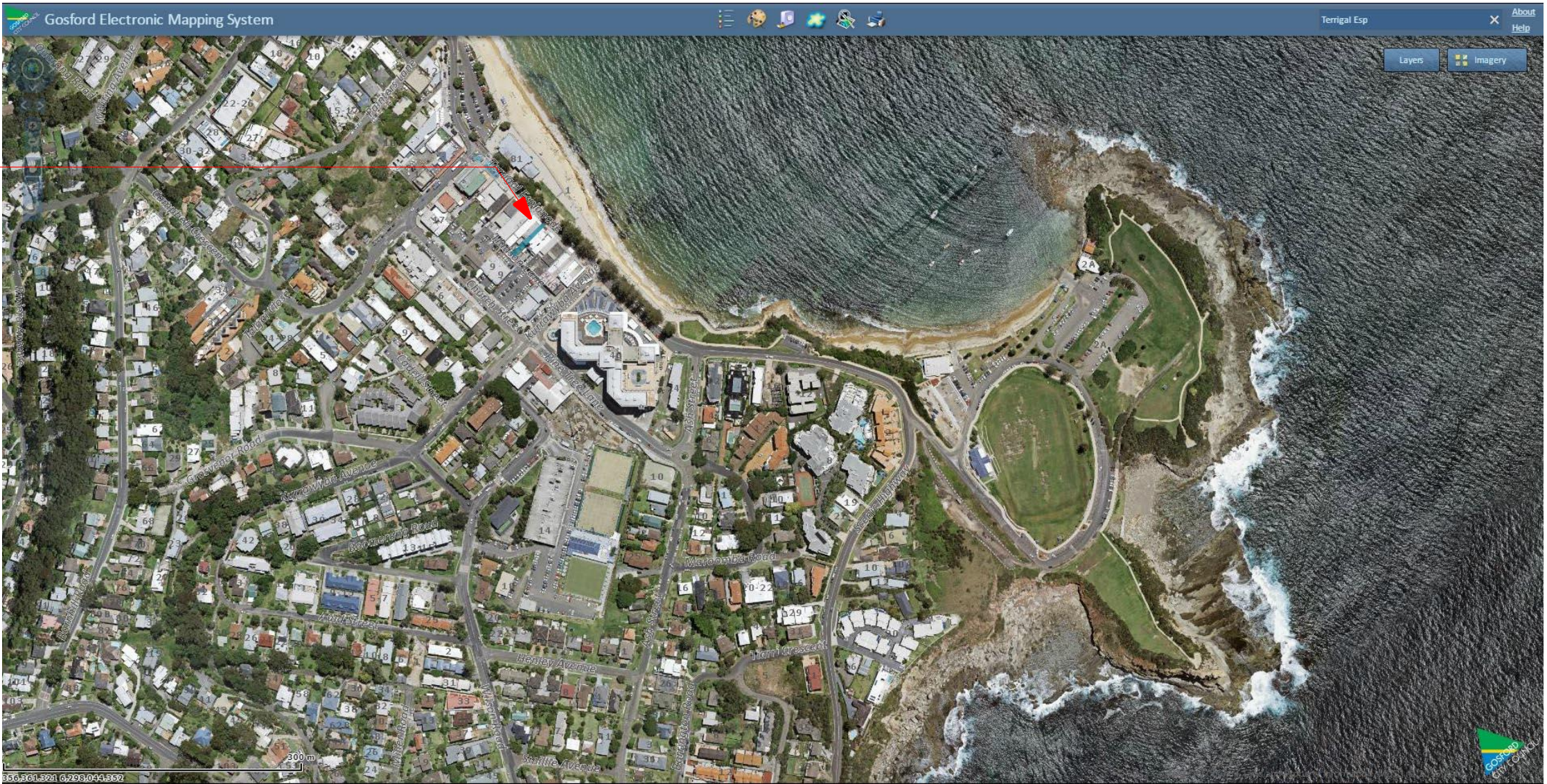
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AMENDMENTS				
ID	Description	Last Modified	By	Status

Additions & Alterations to Mixed Development

for
Felitsch
at
60 Terrigal Esplanade TERRIGAL NSW 2260

SITE



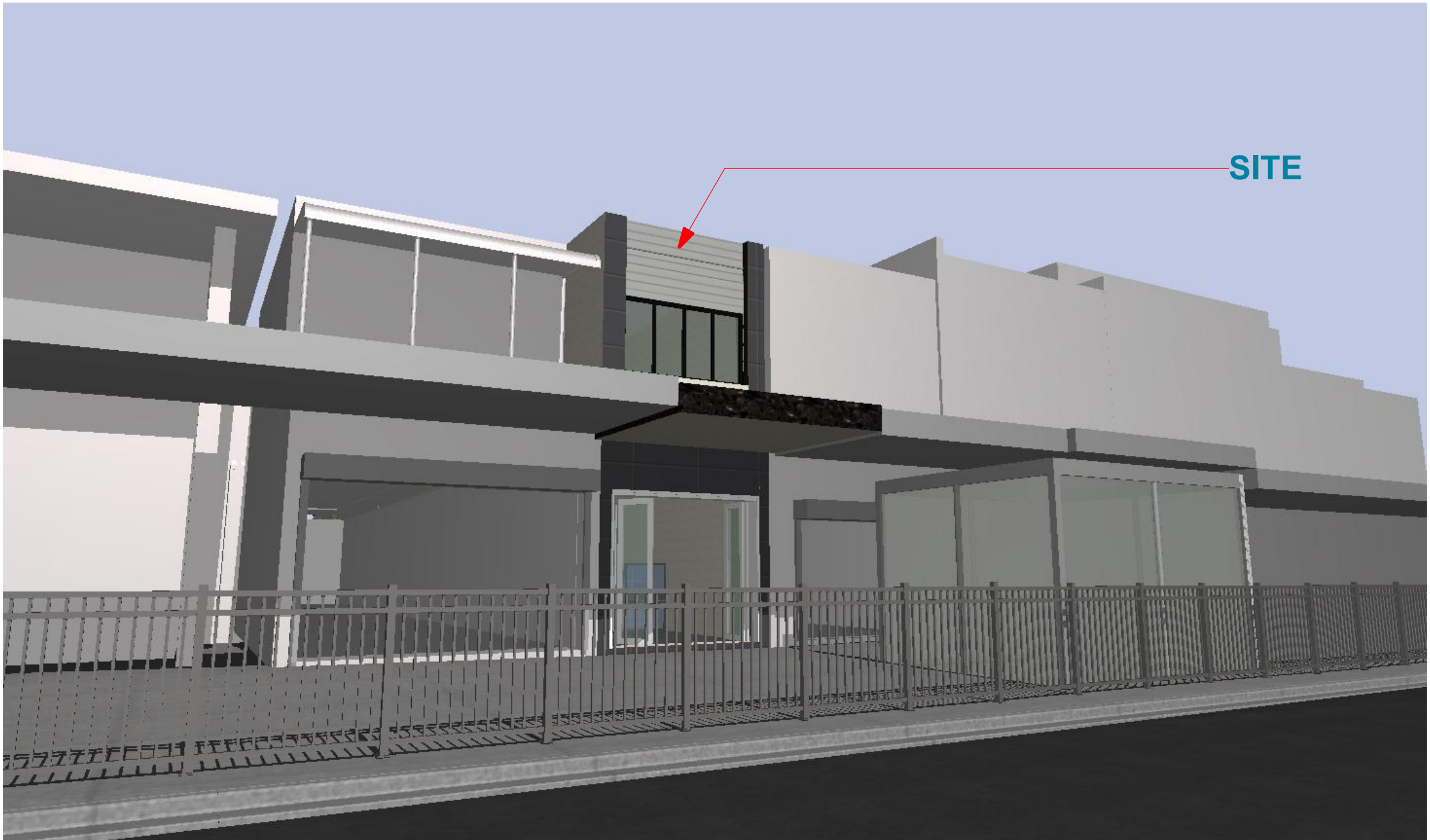
Project Locality

SITE



The Esplanade -VIEW 2

SITE



The Esplanade - VIEW 1

- GENERAL NOTES:**
- All drawings are to be read in conjunction with the GENERAL NOTES sheets within this set, Specifications, any Conditions of Approval, and other consultants documents in relation to the project.
 - Figured dimensions take precedence over scaling of drawings.
 - All reduced levels relate to Assumed Datum / Australian Height Datum (AHD).

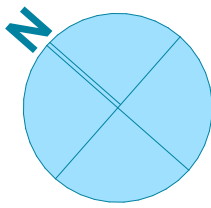
HOWARD LESLIE & ASSOCIATES

residential and commercial building design

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Est. 1985 on the Central Coast



Additions & Alterations to Mixed Development
No. 60 Terrigal Esplanade
TERRIGAL NSW 2260
Lot 1 and B, D.P. 214139 and 374520
Felitsch

REV	Issue	Date
02	Concept Plan	16/02/2019 9:58 AM
03	Revised Concept Plan	27/02/2019 1:54 PM
A	DA issue -draft	11/03/2019 4:10 PM
B	Sec & 2A issue	24/12/2019 10:20 ...
C	DA issue	18/02/2020 1:36 PM
D	DA Re-issue	9/11/2020 5:05 PM
E	DA Re-issue	26/02/2021 2:18 PM
F	DA Re-issue	26/04/2021 10:56 ...

DRAWING LISTS & SYMBOLS

BASIX Cert: **A344115_03**

Scale @ A1 sheet size:

BAL Rating: **N/A**

Issue:

sheet #:

drawn: **ARF**

checked: **DR**

print date: **26/04/2021**

F

18651-DA00

These GENERAL NOTES are applicable only to the drawing set / project that they form part of. They are to be read in conjunction with all drawings, details, and any specifications provided by Howard Leslie & Associates in relation to the "Project"

Generally, the quality of the construction and finishes is to be of a suitably acceptable level fit for the intended use. The level of construction and finishes is to be of a minimum standard that could be reasonably expected from a new building. Refer to attached **NSW Guide to Standards and Tolerances 2017** for further clarification.

Works are to be carried out in accordance with the following list of standards. This list may not be exhaustive.

REFERENCE	TITLE
AS 1170 (Part1)	Structural design actions—Preferment, imposed and other action
AS 1170 (Part2)	Structural design actions—Wind actions
AS 1319	Safety signs for the occupational environment
AS/NZS 1576 (set)	Scaffolding: General requirement
AS 1657	fixed platform, walkways, stairways and ladders: design, construction & installation
AS 1674.1	Safety in welding and allied processes- Fire precautions
AS/NZS 1680.1	Interior and workplace lighting—General principles and recommendations
AS/NZS 1650.2.4	Interior lighting—Industrial tasks and processing
AS 1668.2	The use of ventilation and air conditioning in buildings
AS 1926	Swimming Pool Safety
AS 1940	The storage and handling of flammable and combustible liquids
AS 2550 (set)	Cranes, hoists and winches- Safe use- General requirements
AS 2601	The demolition of structures
AS/NZS 2918	Domestic solid fuel burning appliances—Installation
AS 3000	Electrical installation (known as the Australian New Zealand wiring rules)
AS 2890 (set)	Parking Facilities Set
AS 3610	Formwork for concrete
AS 3610 (Sup 2)	Formwork for concrete- Commentary
AS 3600	Concrete structures
AS 3828	Guidelines for the erecting of building steelwork
AS 3850.1	Pre- fabricated concrete elements- General Requirements
AS 3550.2	Pre- fabricated concrete elements—Building Construction
AS 3959	Construction of buildings in bushfire prone areas
AS 4024.1 (set)	Safety of machinery
AS 4100	Steel structures
AS/AZS 4114	Sprat pointing booths
AS/NZS 4360	Risk management
AS/NZS 4359	Safety mesh
AS/NZS 4576	Guidelines for scaffolding
AS/NZS 4801	OH&S management systems- Specification with guidance for use
AS/NZS 4994.	Roof edge protection equipment.

All works are to comply with the NCC (National Construction Code) and all relevant authority requirements including (but not limited to) the following requirements:

CLASS 2-9 BUILDINGS

- Fire hazard properties of materials and assemblies to be in accordance with NCC 3.7.1.9.
- Service installations to be in accordance with NCC 3.8.6.4.
- Stair construction to be in accordance with NCC 3.9.1 & AS1657.
- Door thresholds to be in accordance with NCC D2.15 & AS1428.
- Balustrades to be designed to have no openings greater than 125mm and constructed to take loading forces in accordance with NCC 3.9.2 & AS1170.1.
- Handrails to be constructed in accordance with NCC 3.9.2.
- Mechanical ventilation shall be provided to internal laundries, bathrooms and W.C.'s in accordance with NCC 3.8.5 & 3.12.4.2 & AS 1668.2 & AS/NZS3666.1
- Sound insulation between units shall be to a sound insulation level of Rw + Ctr 50 in accordance with NCC 3.8.6 or refer to manufacturers specifications.
- Provision of clothes drying facilities to each unit via clothes drier or clothes line. Refer to development consent.
- Fire resisting construction in accordance with NCC 3.7.1 & Specification A2.3(volume 1).
- FRL from fire source for building type refer to NCC.
- Smoke alarms to be in accordance with NCC 3.7.2.
- Windows in accordance with CI 3.9.2.5.
- Windows to ground floor to comply with NCC Volume 2 Clause 3.9.2.5. i.e. where the lowest level of the window opening is less than 1.7m above the floor the openable portion of the window must be protected with a window restrictor or a screen with secure fittings. Additionally, all similar windows in other rooms to also comply.
- Windows to first floor to comply with NCC Volume 2 Clause 3.9.2.5. Additionally, all similar windows in other rooms to also comply.

All dimensions and sizes of documented elements dependent on existing structures or site conditions shall be verified by the Builder on site prior to the commencement of the works. Any discrepancies should be referred to the designer for confirmation. These drawings show design intent only.

Existing services are located on or around this site. Where known, these are identified so the plan but the exact location and extent of services may vary from that indicated.



Registered Surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works.

All timber framing & construction must comply with AS1684 'The National Timber Framing Code'. Provide temporary & permanent bracing to all framing in accordance with the NCC.

All concrete slabs and footings are subject to a soil classification and are to comply with AS2870 'Residential Slabs and Footings Code' including all relevant region-specific supplements.

All lintels, beams, framing and supports to be specified by a Registered Engineer. All sizes if shown, represent design intent only, and the Designer does not warrant their structural adequacy

The structure shall be maintained in a stable condition at all times, and no element shall be overstressed, during and after construction.

The designer seeks to create safe work environments in its designs and encourages owners and building professionals to contact them for resolution of design safety concerns before and during the construction process.

Construction documentation provided may not cover all information required by your builder. If circumstances arise during or after construction where further clarification of any aspect of these documents is required by the client, builder, or any contractor then the client, builder, or contractor (through the builder) is to contact the designer or engage a suitably qualified consultant.

If any question as to the adequacy or compliance of the drawings is not referred to the designer, or if the designer is not given reasonable opportunity prior to the implementation of the works to rectify the design then the designer cannot be held liable.

Make good to match existing all surfaces and structure affected by the works

All materials, fixtures & finishes to match existing building as practicable from locally & readily available product & material unless noted otherwise

Provide termite protection in accordance with the NCC, AS3660.1, and all relevant local authority requirements. Termite protection is to be physical where practicable. Chemical treatment should be relied upon only where physical protection is not practicable.

All sewer & stormwater is to be connected to existing legal point of discharge to municipal services and is to be in accordance with the NCC and all local authority requirements. Refer to Hydraulic Engineer's document for Commercial waste treatment.

BASIX COMMITMENTS

Certificate number: A344115 (alterations & additions)

Dated: 22.05.2019

WATER COMMITMENTS

Install showerheads with a minimum 3-star rating in all showers.

Install toilets with a minimum 3-star rating

Install tap(s) with a minimum 3-star rating

Rainwater tank not required under Basix. Refer also to DCP 2013 chapter 6.7. Provide 3000L Rainwater tank and to be used for toilet flushing, laundry, and watering.

THERMAL PERFORMANCE COMMITMENTS

Construct the development in accordance with all thermal performance specifications set out in the Basix Certificate, and in accordance with those aspects of the development application plans and documentation

External wall (concrete block) insulation R1.18 (or R1.70 including construction)

Roof insulation (foil/sarking) R3.00 (up)

All new roofs to comply with part 3.12.1.2 of the NCC

Ceiling insulation (foil/sarking) R0.9 (up) min. 55mm blanket

Floor insulation (N/A)

Install weather strips on all external doors and doors leading to garages. Install seals on all wet area doors.

ENERGY COMMITMENTS

Install hot water system with gas booster system. Min. 26 REC's

Install exhaust fans with manual on/off switch in: bathrooms, laundry and kitchen

All new exhaust fans in conditioned or habitable rooms to be fitted with a sealing device in accordance with part 3.12.3.3 of the NCC

The "primary type of artificial lighting" is to be fluorescent or light emitting diode (LED) lighting in all rooms. All

fittings are to be dedicated to take fluorescent or light emitting diode (LED) lights only.

or
A minimum of 40% of new light fixtures to be fitted with fluorescent, compact fluorescent, or light-emitting-diode (led) lamps.

Install gas or electric cook top / electric oven in kitchen.

All new services to comply with part 3.12.5 of the NCC

GLAZING REQUIREMENTS

All windows, glazed doors, skylights and shading devices to be in accordance with the table listed in the BASIX Certificate

All new operable windows to be treated in accordance with part 3.12.3.3 of the NCC

CONSTRUCTION NOISE MANAGEMENT AND MITIGATION

Control of noise arising from the works in accordance with the requirements of the Protection of the Environment Operations Act 1997 and guidelines contained in the New South Wales Environment Protection Authority Environmental Noise Control Manual.

Principal contractor to make provisions for the prevention of any paint spillages or other damage to the public footpath while work is being carried out.

Hours for building noise and work hours required by Council:

Monday to Friday - 7:00am to 6:00pm

Saturday - 8:00am to 5:00pm

Work is not to be carried out on Sundays or Public Holidays

Australian Standard AS 2436-2010 'Guide to Noise Control on Construction, Maintenance and Demolition Sites' sets out numerous practical recommendations to assist in mitigating construction noise emissions. Recommendations provided in this standard include operational strategies, source noise control strategies, noise barrier controls, and community consultation.

It is estimated that adopting strategies contained in this standard may result in the following noise attenuation:

- up to 10 dB(A) where space requirements place limitations on the attenuation options available;

and

- up to 20 dB(A) in situations where noise source noise mitigation measures (silencers, mufflers, etc.) can be combined with noise barriers and other management techniques.

Further descriptions of management measures and mitigation options are provided for specific construction activities and work areas in the following sections. General noise mitigation and management measures are included in Table 4.1.

STANDARD CONSTRUCTION ACTIVITIES

During construction activities, the following noise management and mitigation strategies should be adopted where feasible:

- plant, where possible, to be strategically positioned to provide shielding where noise generation at a site is predicted to be above criteria at surrounding receptors;
- limitation of use of acoustically significant plant (reticulation pumps) to minimise exposure to nearby residences (where possible);
- undertake regular maintenance of machinery to minimise noise emissions. Maintenance will be confined to standard daytime construction hours and where possible, away from noise sensitive receivers; and
- hydraulic fracture stimulation to use localised screens to block line of site from construction plant to adjacent receivers, screens may include other not operational plant, shipping containers, site sheds etc.

TRUCKING OPERATIONS

Mitigation strategies to manage noise from on-site truck operations include:

- trucks will be well maintained; and
- trucks will adhere to the designated speed limits in and around local streets.

DANGEROUS GOODS MANAGEMENT

It is not envisaged that any dangerous goods will be required as part of the demolition and remediation works. If the need arises, then the following points below will be adhered to:

- Sub-contractors to provide list of hazardous chemicals and MSDS to the Principal Contractor prior to bringing chemicals on site;
- No chemicals to come onto site unaccompanied by a suitable MSDS;
- MSDS, chemical inventory and copy of Emergency Response Plan be held at each storage facility;
- Designated hazardous substances or dangerous goods require Principal Contractor Project Manager approval prior to bringing on Site;
- Corrosive materials to be stored and handled in accordance with AS3780.8 (Class 8 substances – Corrosives);
- All fuel, oils and chemicals must be clearly labelled;
- Transfer of bulk fuel and handling of hazardous chemicals to be conducted only by appropriately trained personnel;
- Spill clean-up kits including absorbent materials will be kept at each storage place.
- No permanent bulk oil storage areas would be permitted;
- All temporary fuel, oil, or chemical storage areas shall be banded, have suitable fire protection, appropriate procedures for monitoring and clearing accumulated stormwater, and appropriate procedures for spill containment and clean up with equipment stored in close proximity ready for immediate use.
- operational procedures for bulk oil or chemical handling, delivery and disposal shall be documented and shall be in accordance with the relevant regulations and Australian Standards;
- Only personnel trained in the relevant procedures and in contingency action and spill clean-up procedures shall supervise the loading and unloading of bulk oil and chemicals (if any); and
- Appropriate quantities of spill containment material shall be available for immediate use

CONTRACTORS AND SUBCONTRACTORS

All contractors and subcontractors have environmental responsibilities during the performance of their various activities on the Project in particular:

- The submission to the Project Manager of their own documentation which complies with Federal, State, and Local Authority regulations and the contents of this CEMP,
- The preparation and implementation of specific environmental control plans deemed necessary by the Project Manager or his nominee to correct identified deficiencies or to enhance overall environmental performance and compliance on the Project;
- Taking all necessary precautions or actions in relation to any activity conducted on the Project that may potentially cause environmental harm and ensuring compliance with this Project CEMP and relevant regulations including the development and implementation of an environmental monitoring program;
- Providing initial and ongoing environmental awareness training including induction training for all new employees detailing each person's individual environmental responsibilities and key aspects of the Project CEMP and their own environmental objectives and compliance plans, and any other details specific to their individual work scope on the Project;
- The immediate reporting to the project manager of all environmental incidents, non-conformances, or concerns and the timely implementation of corrective actions or remediation strategies to control or ameliorate the extent of environmental harm; and
- Ensure that all environmental complaints are handled in a prompt and courteous manner and in compliance with the guidelines contained in this CEMP.

WORKS IN THE PUBLIC DOMAIN

Works associated with the development will take place outside of the main site footprint such as road works and provision of site services.

The Principal Contractor will consider the following indicative issues with regards to local authority assets:

- Local authority assets such as roads, kerbing and channels etc, stormwater drains and street furniture will be protected and made good if damaged as a direct result of the building work;
- Priority repair will be given to those areas relied upon by pedestrians, cyclists, and motorists' safety; and
- Any services installation such as electrical, drainage etc. that extends over footpaths will be temporarily covered over and pedestrian and disability access facilitated by a ramp until such time as full reinstatement is complete.

SAFETY AND SECURITY

The following indicative issues will be considered with regards to the safety and security of the site:

- Adequate lighting, safety signage and traffic controls will be provided in accordance with Codes of Practice (from RTA, Sydney City Council etc.);
- Traffic controls and a traffic management plan will be developed and will comply with the relevant legislation;
- Any temporary or permanent changes to street lighting will be approved by the relevant authority;
- Security measures will be in place at all times when the site is not in operation;
- If the site cannot be fully secured, then consideration may be given to a security service, with patrols or fixed guards; and
- Hazardous chemicals will be stored in accordance with the relevant Australian Standard (mainly including items such as fuel, paints, and solvents).

FIRE PRECAUTIONS DURING CONSTRUCTION

During construction there is to be:

- not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required exit or temporary stairway or exit, in accordance with NCC Volume 1 Part E1.9(a)

EMERGENCY PROCEDURES

Emergency services will be informed of the location and nature of the works and the nature of potentially hazardous materials encountered at the Site during the demolition and recycling works and the early works in general. Emergency procedures on site will cover actions to be taken if a serious event occurs. Serious events may include but not be limited to:

- Oil or other contamination spillage;
- Collapse or potential collapse of a structure;
- Fire and explosion;
- Failure of any control structures;
- Industrial accident.

In order to ensure that the environmental impact of catastrophic events is minimised, emergency procedures are to be followed. These include:

- The first priority is the safety of any persons either workers or others involved in the events;
- Whatever reasonable actions necessary to protect safety will be taken. The Site Occupational Health and Safety Plan will outline actions to be taken in relation to safety of persons if these circumstances eventuate;
- The second priority is to quickly minimise the environmental damage. All emergency action should take place as soon as possible after the event.

Actions to be taken may include:

- The containment of any pollution by booms, silt fences or other means. Supplies of silt fences are to be kept on-site;
- The temporary re-establishment of the control structure; and

- The taking of appropriate samples to assess the extent of the problem.

DUST SUPPRESSION

- Water sprays will be used for dust suppression across unsealed areas of the site, stockpiles and other dust generating areas. The water will be applied to the area at a rate sufficient to maintain dust control.

WORKPLACE HEALTH & SAFETY

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

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.

ANCHORAGE POINTS

Builder to install appropriate anchorage points for portable scaffold or fall arrest devices for use by maintenance workers. In particular to services located in elevated areas where no other fall protection is provided (i.e. roof tops, balcony ledges etc). Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

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/NZ 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 toe boards 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 on-site 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 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 specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to 1990: it therefore may contain asbestos 1986 - it therefore is likely to contain asbestos 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 must 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 (VOC)

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 may 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.

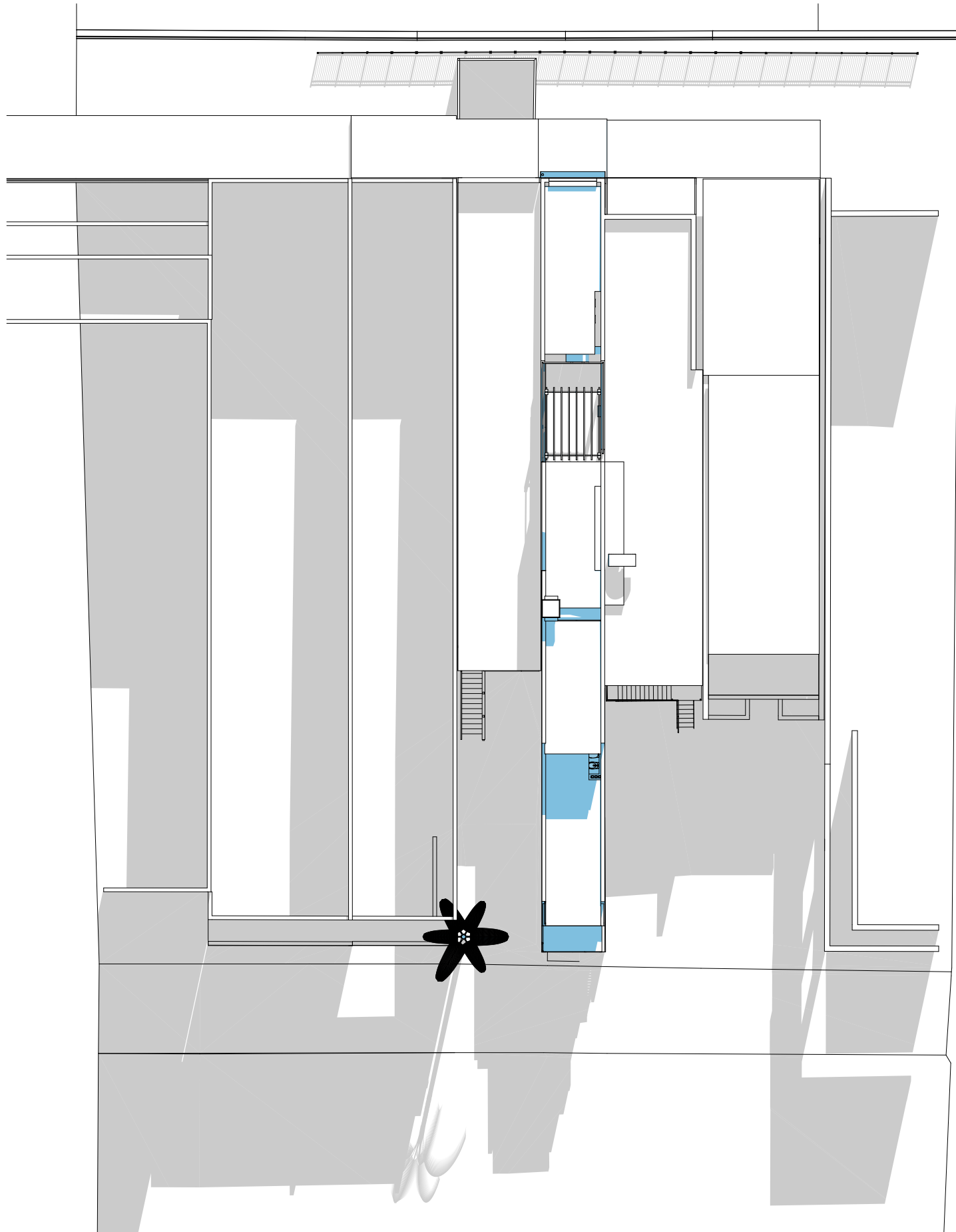
7. CONFINED SPACES

EXCAVATION

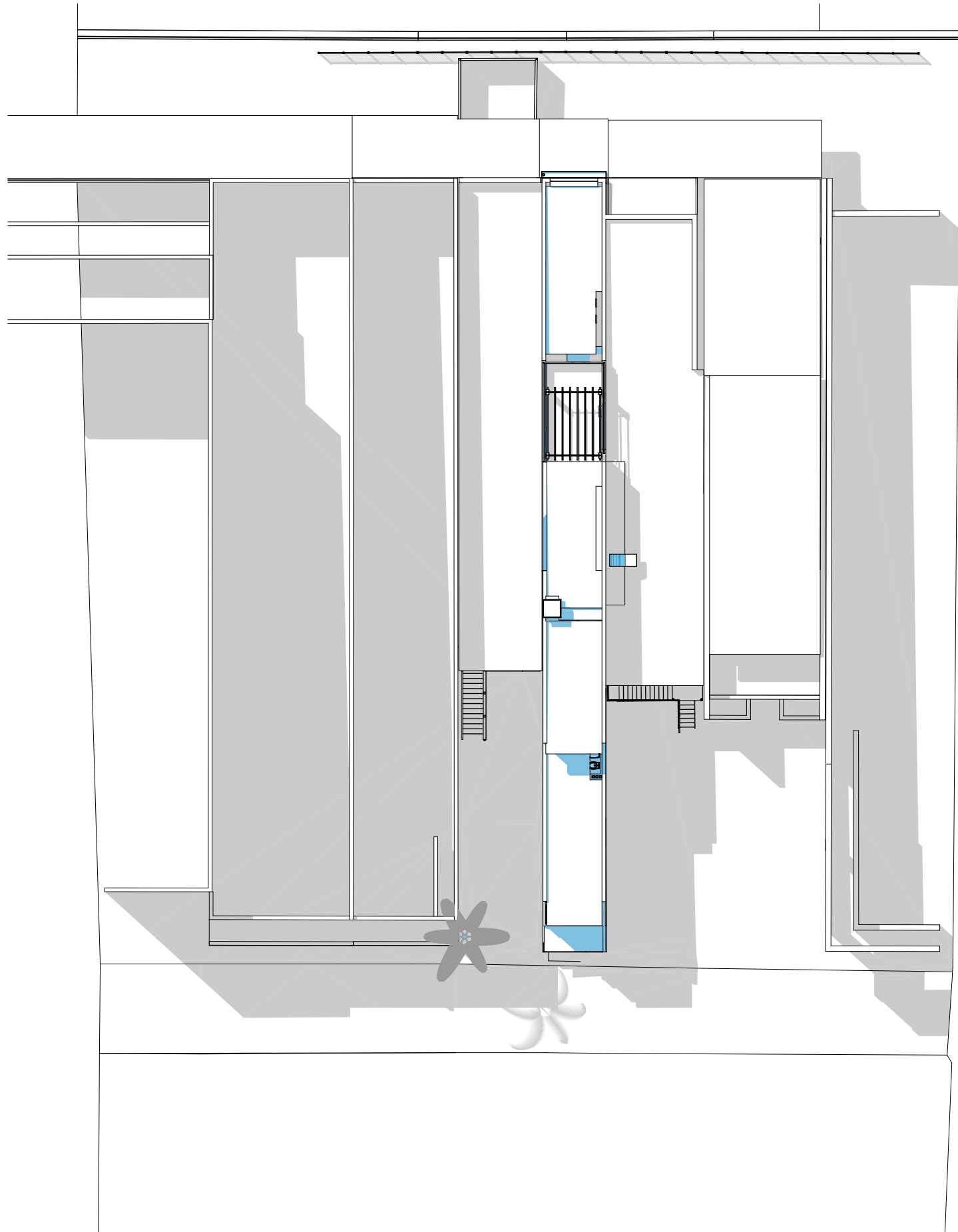
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support 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

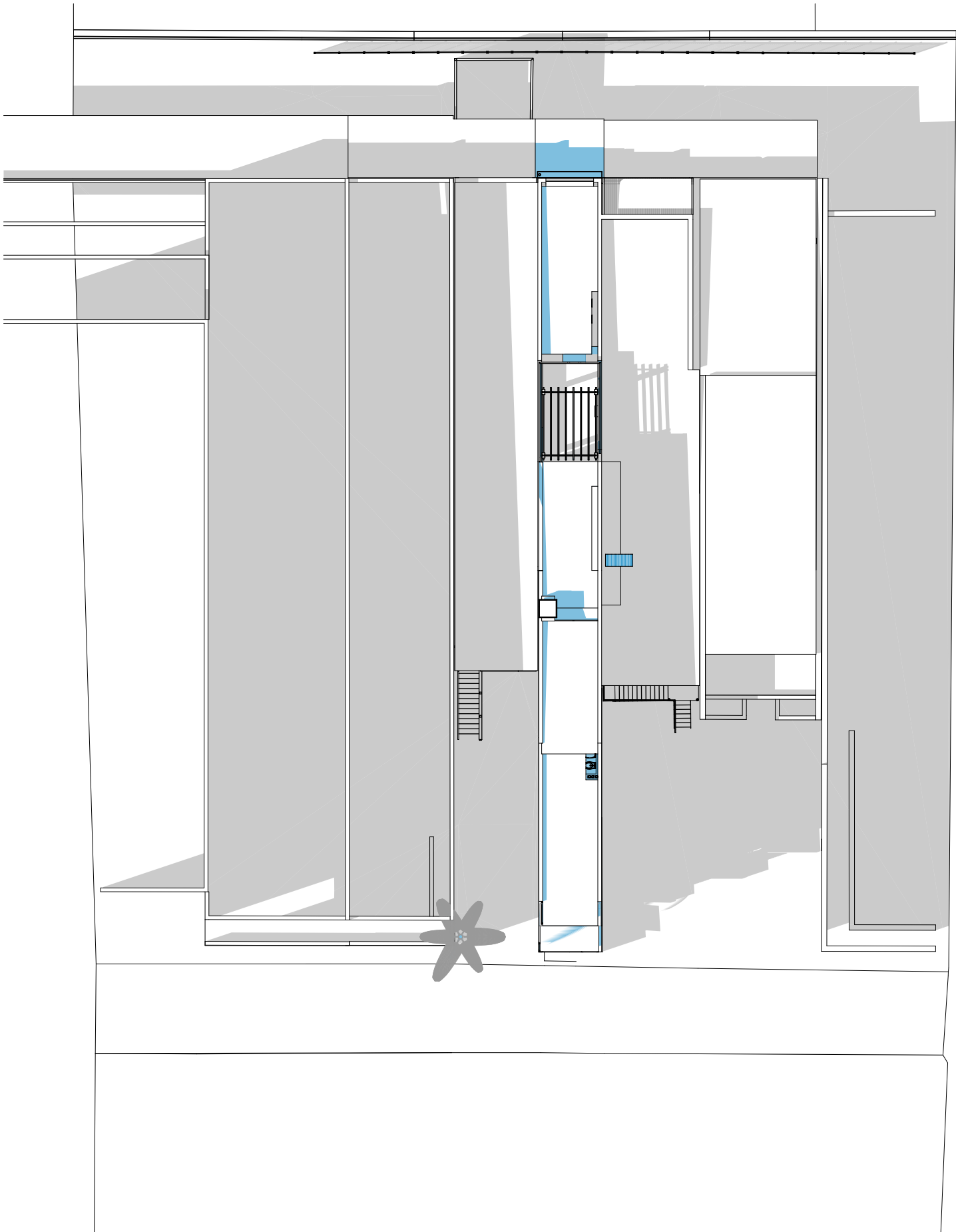
For buildings with enclosed spaces where maintenance or other access may be required:



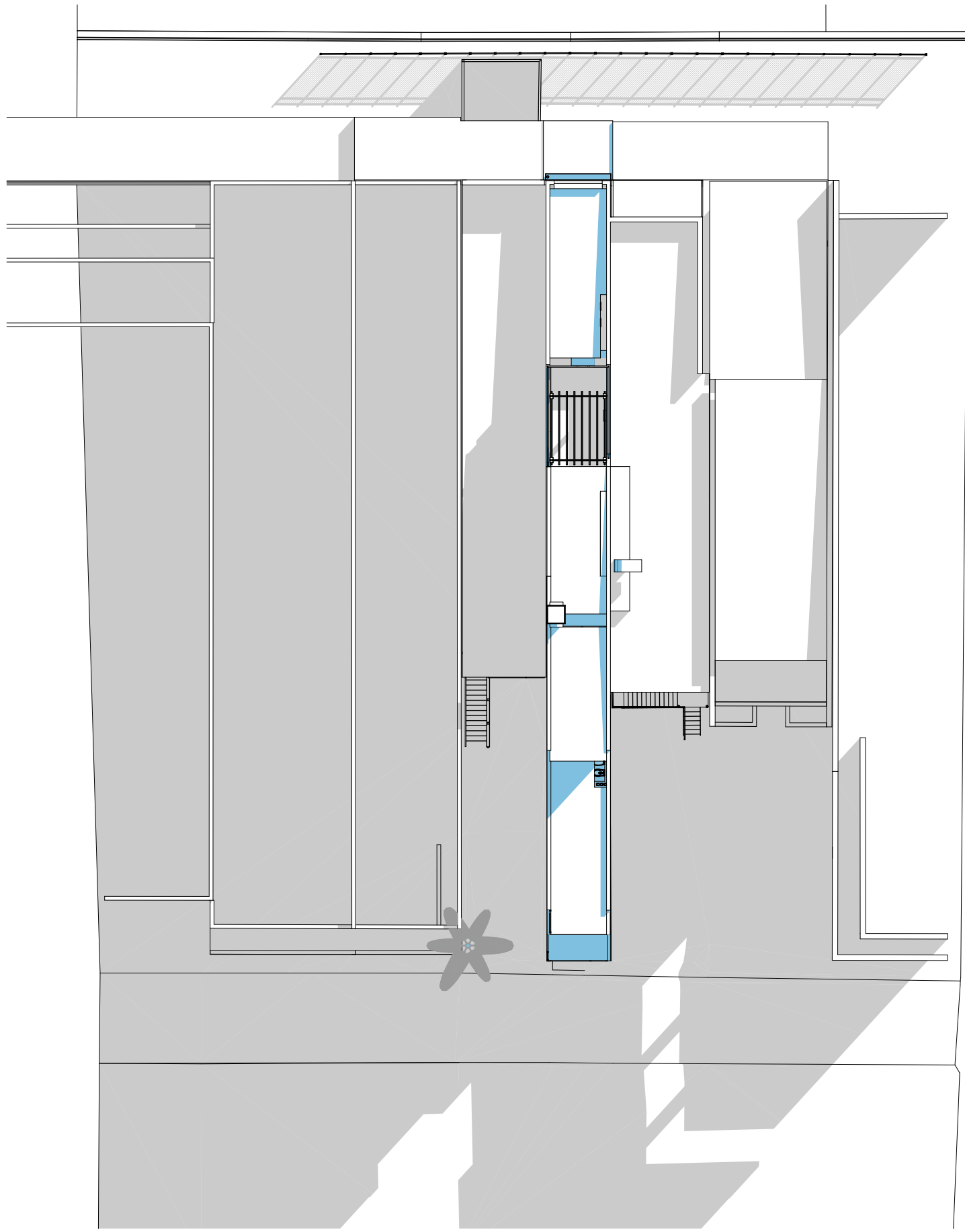
01 -22 MAR 9:00AM 1:250



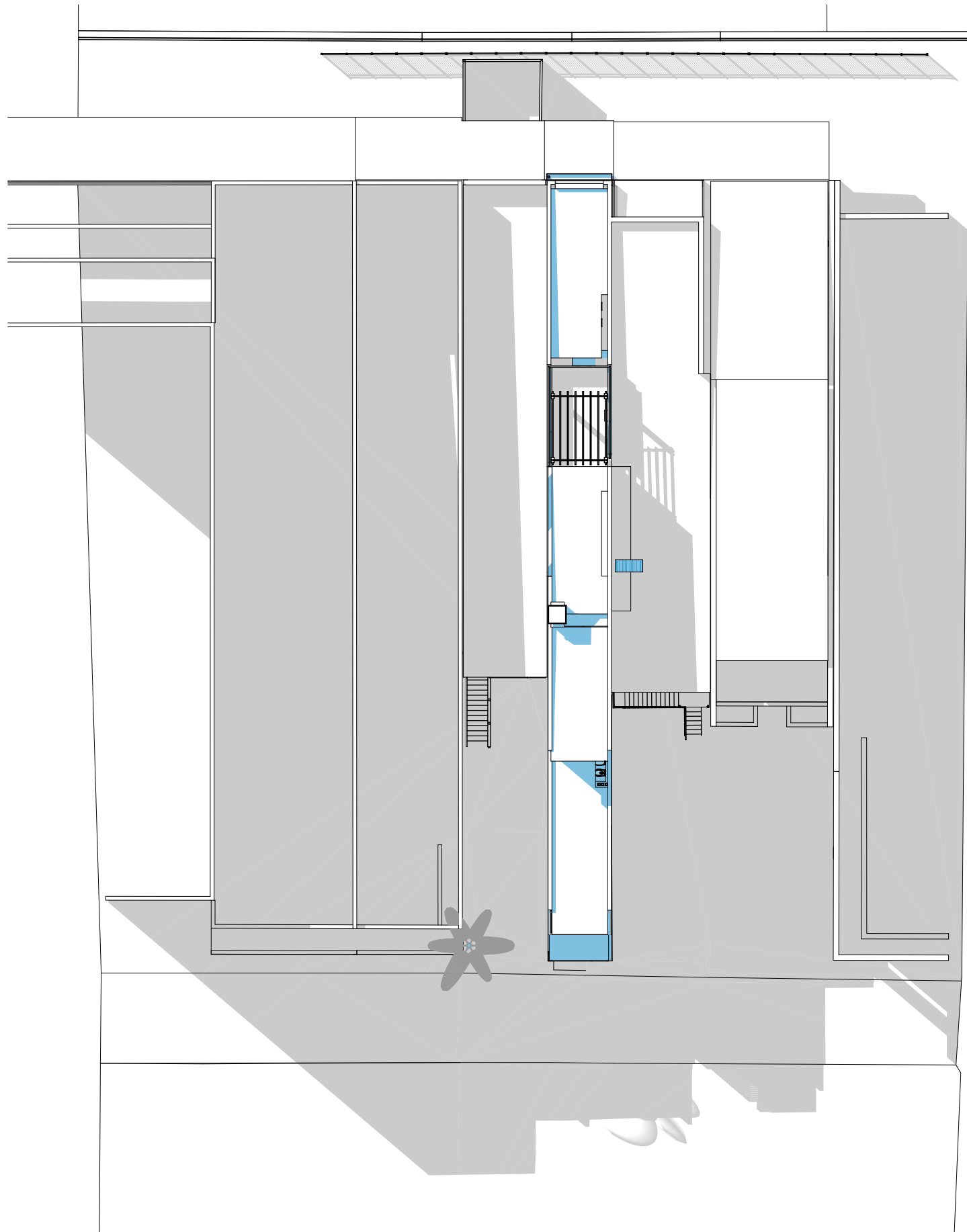
02 -22 MAR 12:00PM 1:250



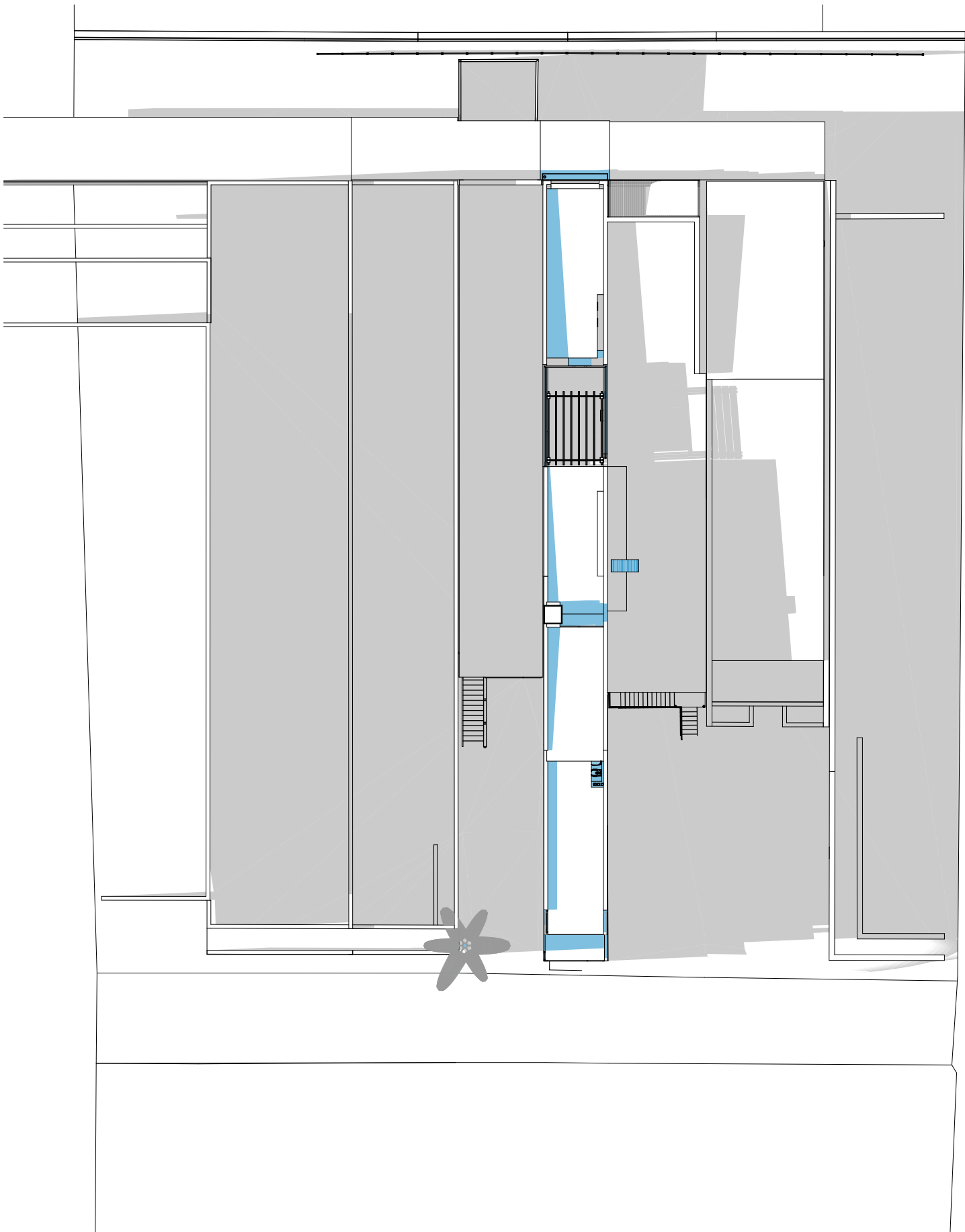
03 -22 MAR 3:00PM 1:250



04 -21 JUN 9:00AM 1:250



05 -21 JUN 12:00PM 1:250



06 -21 JUN 3:00PM 1:250

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NOTE

• Locations, heights, and dimensions of all existing elements on neighbouring lands depicted in these drawings are an estimate only, and have been ascertained using aerial photography, site observations, and other publicly available information. The designer does not warrant the accuracy of such information and information shown is indicative only.

(• Ground levels of both the subject site & neighbouring lands depicted have been ascertained from survey information available. Actual site conditions shall be verified prior to construction.)

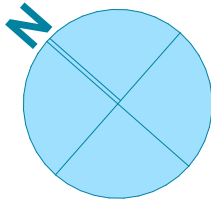
(• Ground levels of both the subject site & neighbouring lands depicted have been ascertained from site measurement and shown indicative only. Site conditions shall be verified prior to construction.)

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Additions & Alterations to Mixed Development
No. 60 Terrigal Esplanade
TERRIGAL NSW 2260
Lot 1 and B, D.P. 214139 and 374520
Felitsch

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SHADOW DIAGRAMS

BASIX Cert: **A344115_03**

BAL Rating: **N/A**

drawn: **ARF**

checked: **DR**

print date: **26/04/2021**

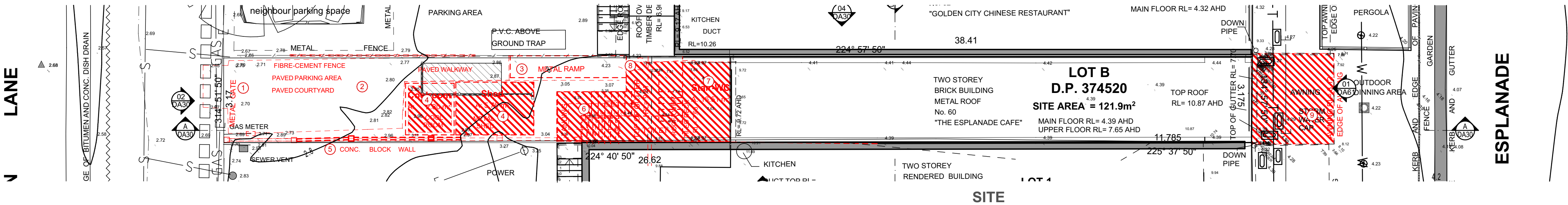
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Issue:

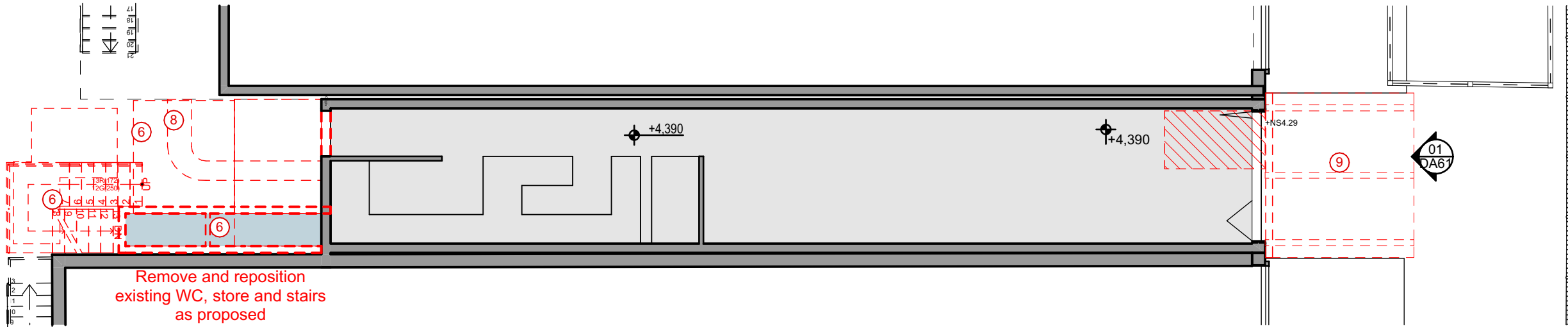
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sheet #:

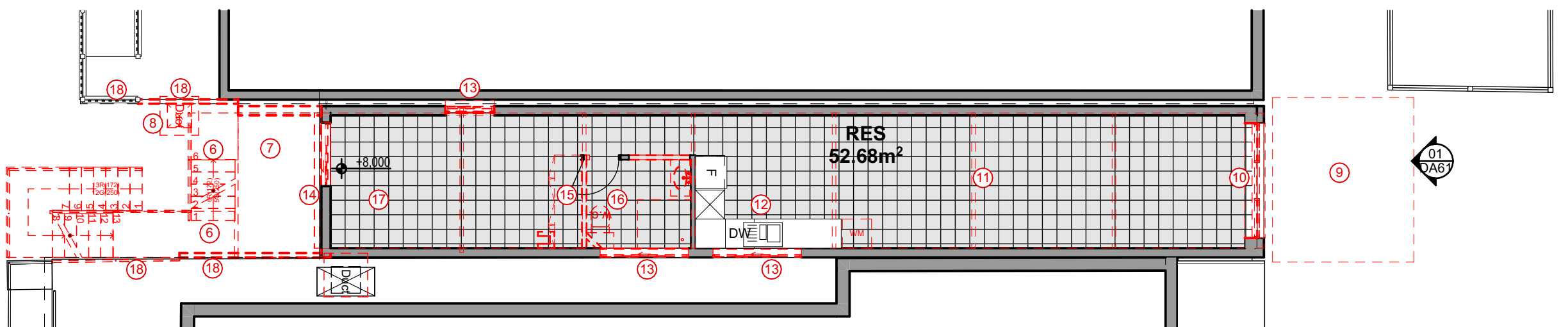
18651-DA11



- Demolish metal gates
- Remove existing paving
- Remove existing metal ramp & any associated footings
- Remove existing metal shed, cool room and associated slab.
- Remove existing block wall
- Demolish existing stairs, slabs, base walls & toilet under, including capping existing services made redundant
- Demolish existing tiled balcony & laserlite roof over
- Remove existing exhaust duct to be relocated.
- Demolish existing steel framed / polycarbonate awning including gutter.



- Remove existing windows and make good opening for new windows
- Demolish existing timber roof structure including all associated roofing, cappings & flashings
- Demolish existing kitchen/laundry fit out including capping existing services made redundant
- Demolish existing windows, and timber framed a.c. infills, and make good opening to take new blockwork
- Remove existing sliding door and portion of block wall
- Remove robe and retain for re-use
- Demolish existing tiled balcony
- Remove existing patch to floor, and provide concrete infill to re-instate FRL
- Demolish blade walls, screens & handrails to neighbouring property interface as required.



GENERAL NOTES:

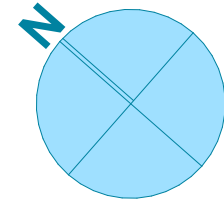
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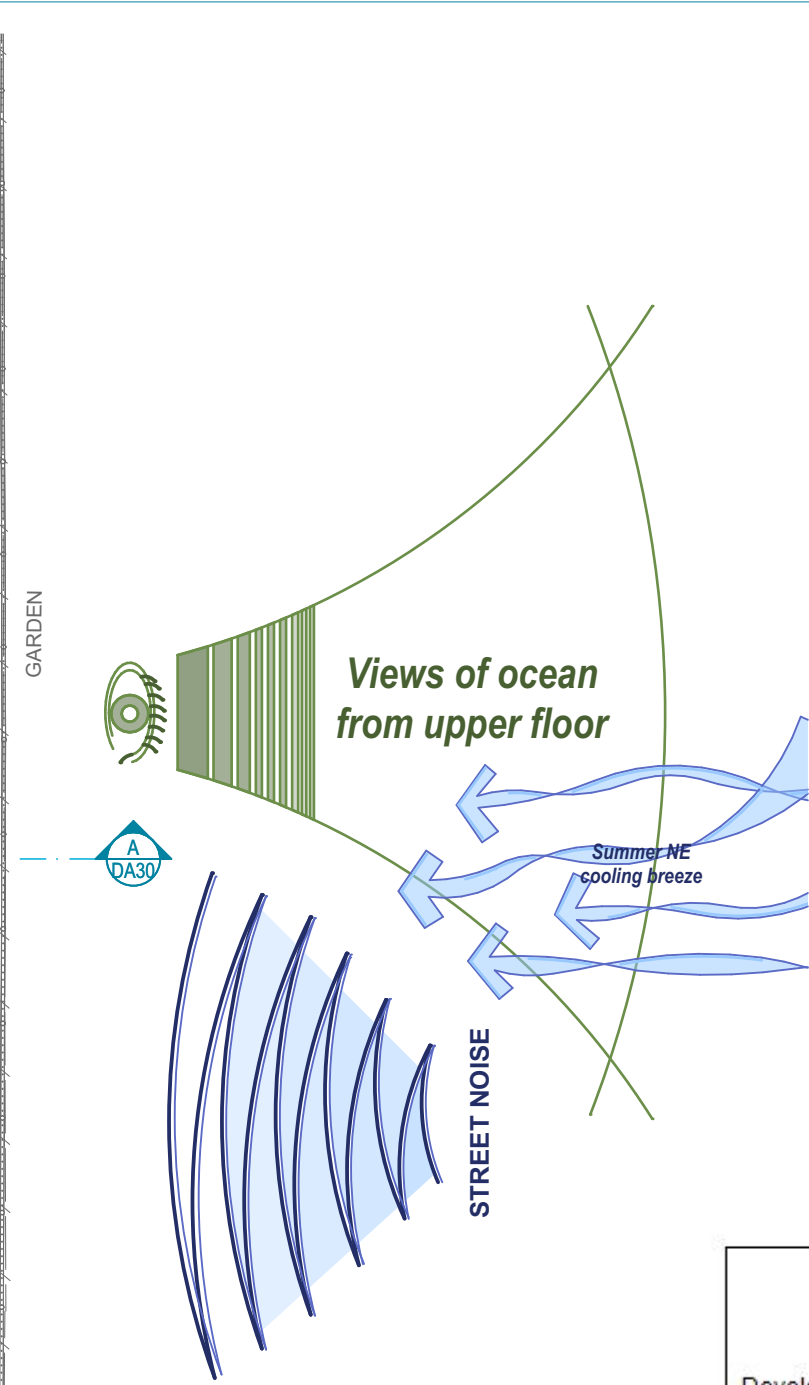


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DEMOLITION PLANS

BASIX Cert: A344115_03	Scale @ A1 sheet size: 1:100
BAL Rating: N/A	Issue: sheet #:
drawn: ARF	F 18651-DA21
checked: DR	
print date: 26/04/2021	



Site Coverage		FLOOR AREA BY USE	
CIR	2.68	COM	Com Circulation 3.37
COM - Ex	61.78	COM	Ex. Com 31.61
COM - New circulation	13.79	COM	Ex. Com Kitchen 21.48
New Car space	37.61	COM	Ex. Com Utilities 13.38
RES - New Car	4.31	RES	Bath 11.34
		RES	Bed 14.75
	120.17 m ²	RES	Circulation 3.78
		RES	DINE 9.06
		RES	Dining 11.45
		RES	Entry 1.80
		RES	Hall 5.86
		RES	Kitchen 6.69
COM Existing	53.09	RES	Laundry 1.92
COM New	16.51	RES	linen 0.69
COM To Be Demolished	2.71	RES	Lounge 13.13
	69.6m ²	RES	POS - Res 7.26
		RES	Ruber 0.83
RES Existing	52.68	RES	Storage 0.57
RES New	50.74	RES	Toilet 2.23
	103.42 m ²	RES	TV 10.97
	173.02m ²	RES	Wet Bar 4.41

Room List				
1	Carport	8	Laundry	15 Bath
2	Entry	11	Bed	16 Toilet
3	Lounge	13	Circulation-ext	16 WC Disabled
3a	TV	13	Circulation	17 Storage
4	Dining	13	Hall / Stairs	18 linen
4	DINE	13	Hall	18 Robe
7	Kitchen	13	new step ramp	20 POS - L/S
7A	Wet Bar	13a	Lift	20 POS - Res

6.7.6 Water Cycle Management Plan

Table 1 Development Control Targets Matrix

Development Control Targets	Development Types						
	Pools & Spas	Alterations & Additions in excess of 50m ²	Single Dwellings & Dual Occupancy	Medium and High Density Residential Development	Group homes, seniors housing, emergency facilities	Commercial/Industrial	Subdivisions (Urban & Rural)
Water Conservation		Covered by BASIX				✓	x
Retention	✓	✓	✓	✓	✓	✓	✓
Stormwater Quality	x	x	✓	✓	✓	✓	✓
Onsite Detention	x	x	x	✓	✓	✓	✓
Local Overland Drainage	✓	✓	✓	✓	✓	✓	✓
Flooding	✓	✓	✓	✓	✓	✓	✓

Type 1 -

Smaller Scale Developments

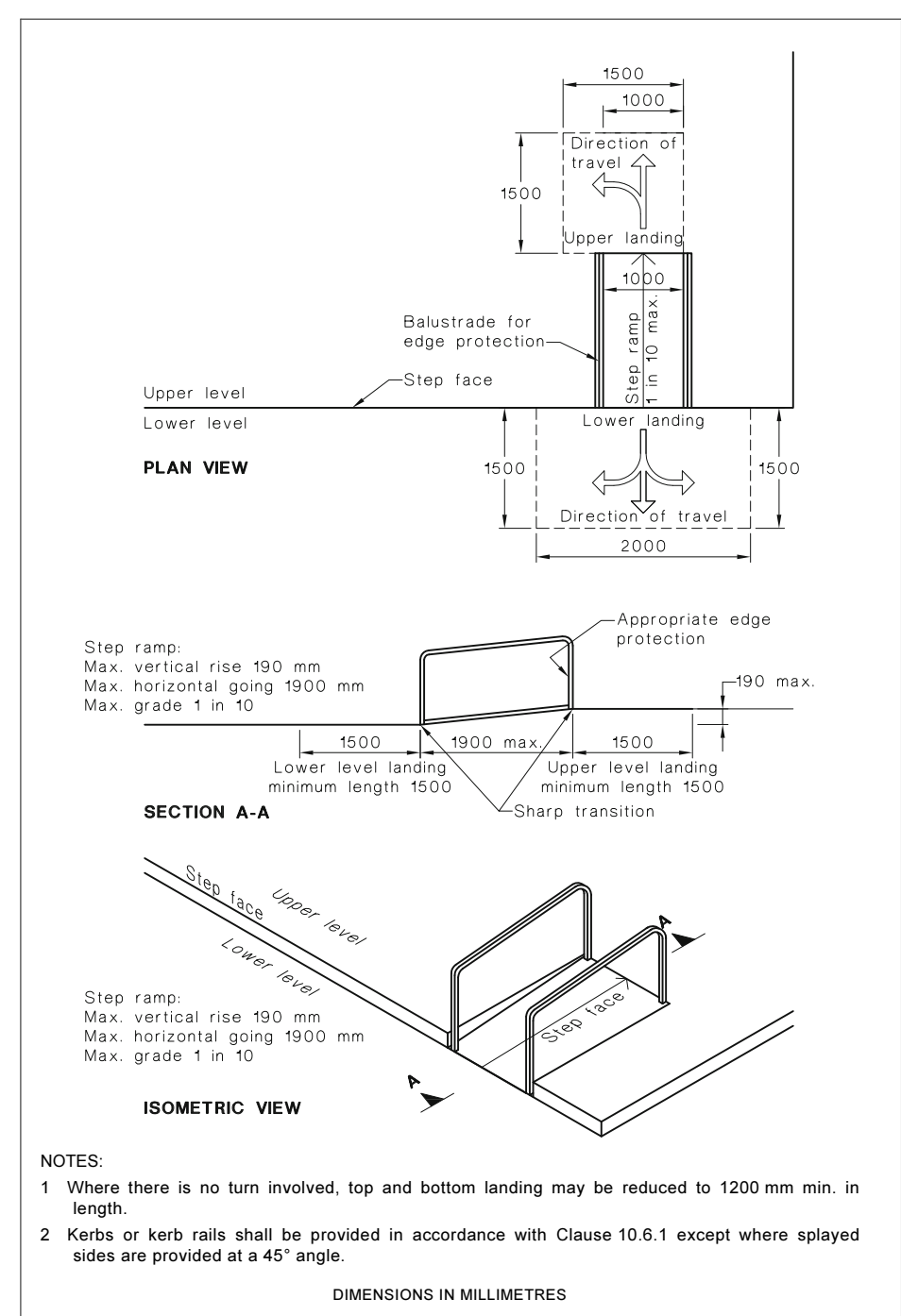
Industrial / Commercial Development that involves the development of 2000m² of land or less.
adoption of Council's Deemed to Comply criteria, as outlined in Section 6.7.6.3.1

Site 122m2 block
Roof area of 80m2
External paved area of 40m2.
Plumbed to new residence (outdoor, toilets, laundry and bathroom).

$$\begin{aligned} V &= 0.01A(0.02F)^2 \\ &= 0.01 \times 122(0.02 \times 100)^2 \\ &= 4.88 \\ \text{or} &= 5000 \text{ L} \end{aligned}$$

or $= 5000 \text{ L}$

This scenario shows that household rainwater reuse provides an adequate retention volume, providing that the tank size is at least 4880 litres.



GROUND FLOOR STEP RAMP DETAIL

GENERAL NOTES:

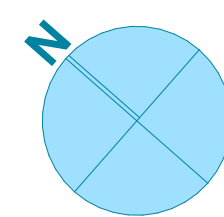
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PLANS

BASIX Cert: A344115 03

BAL Rating: N/A

drawn: ARE

checked:	DR
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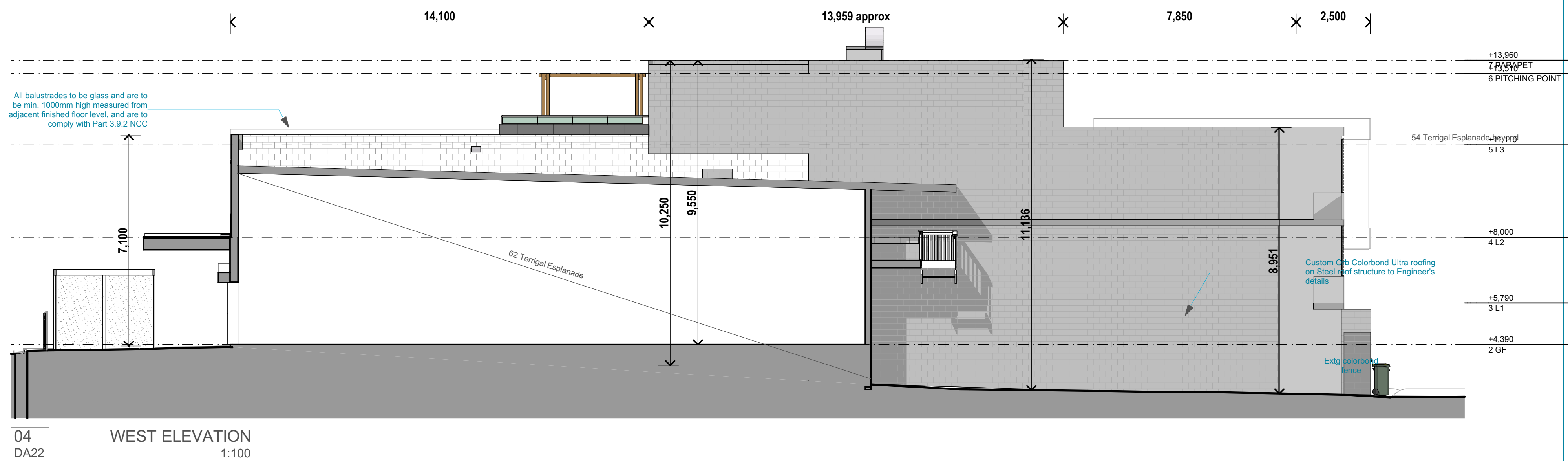
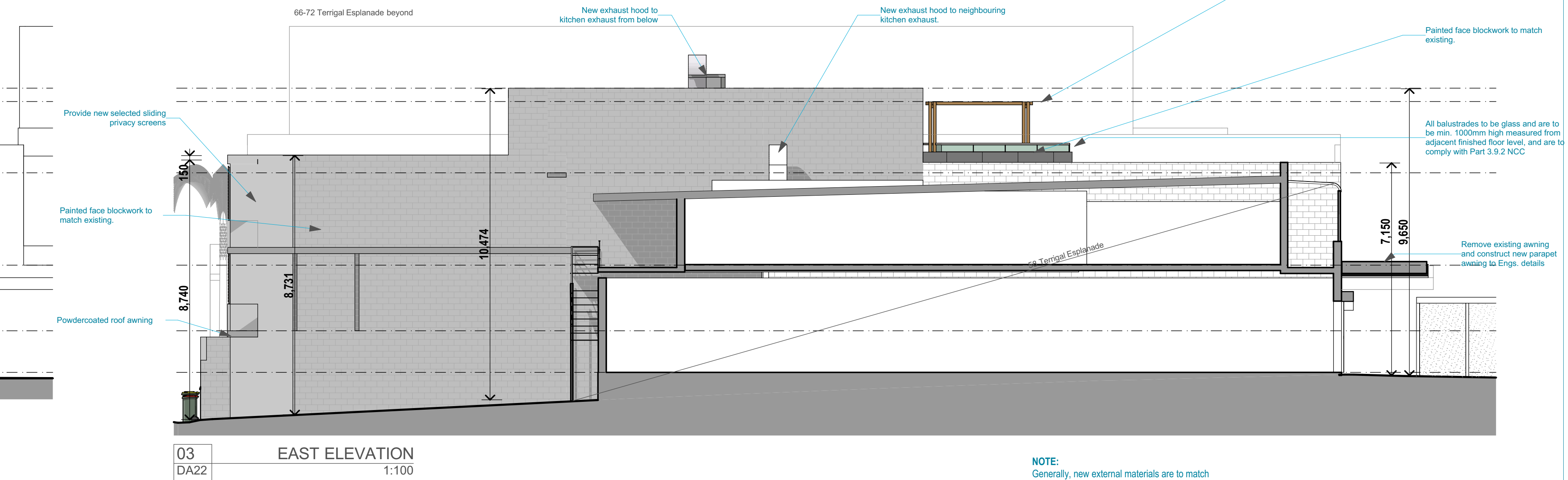
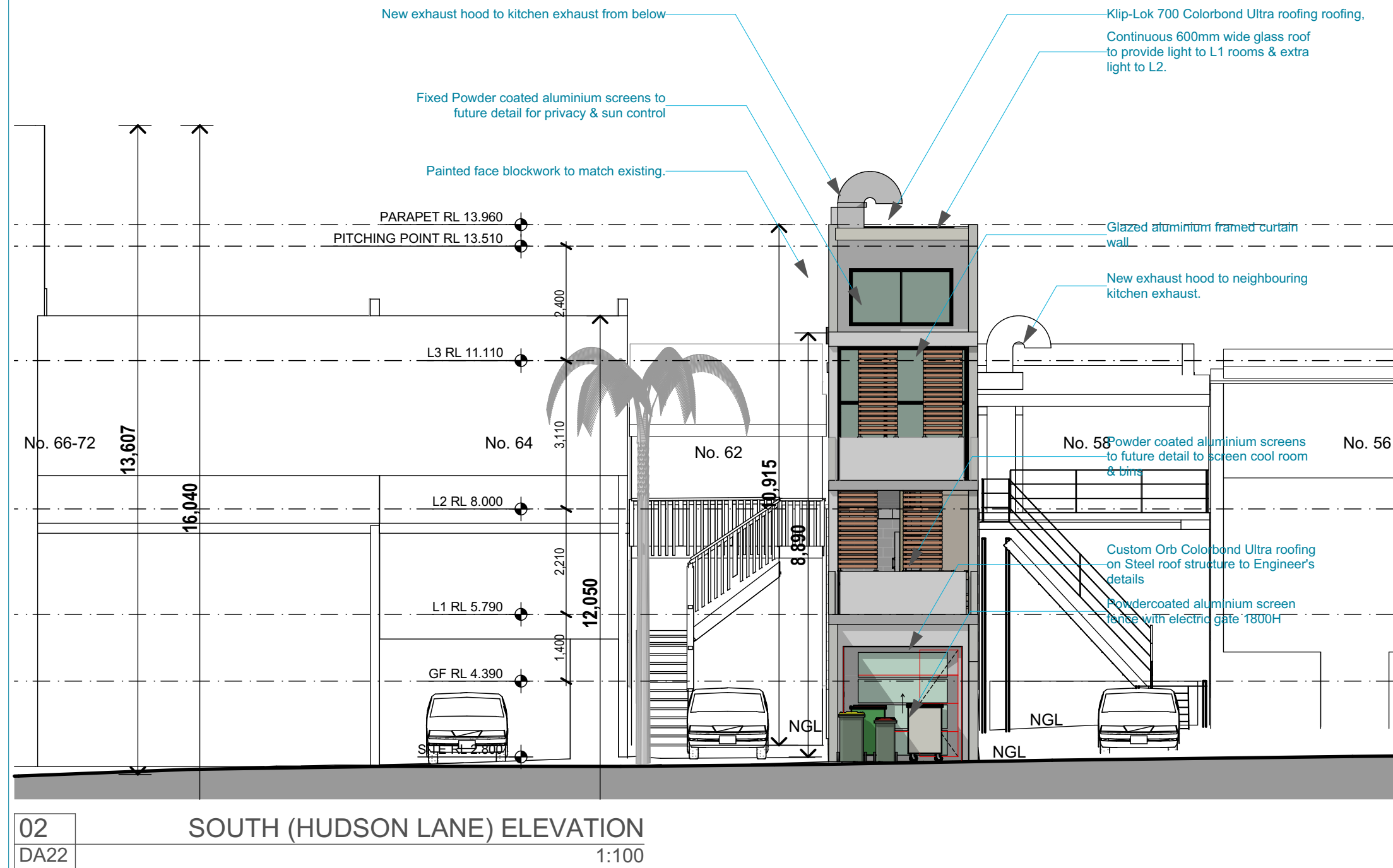
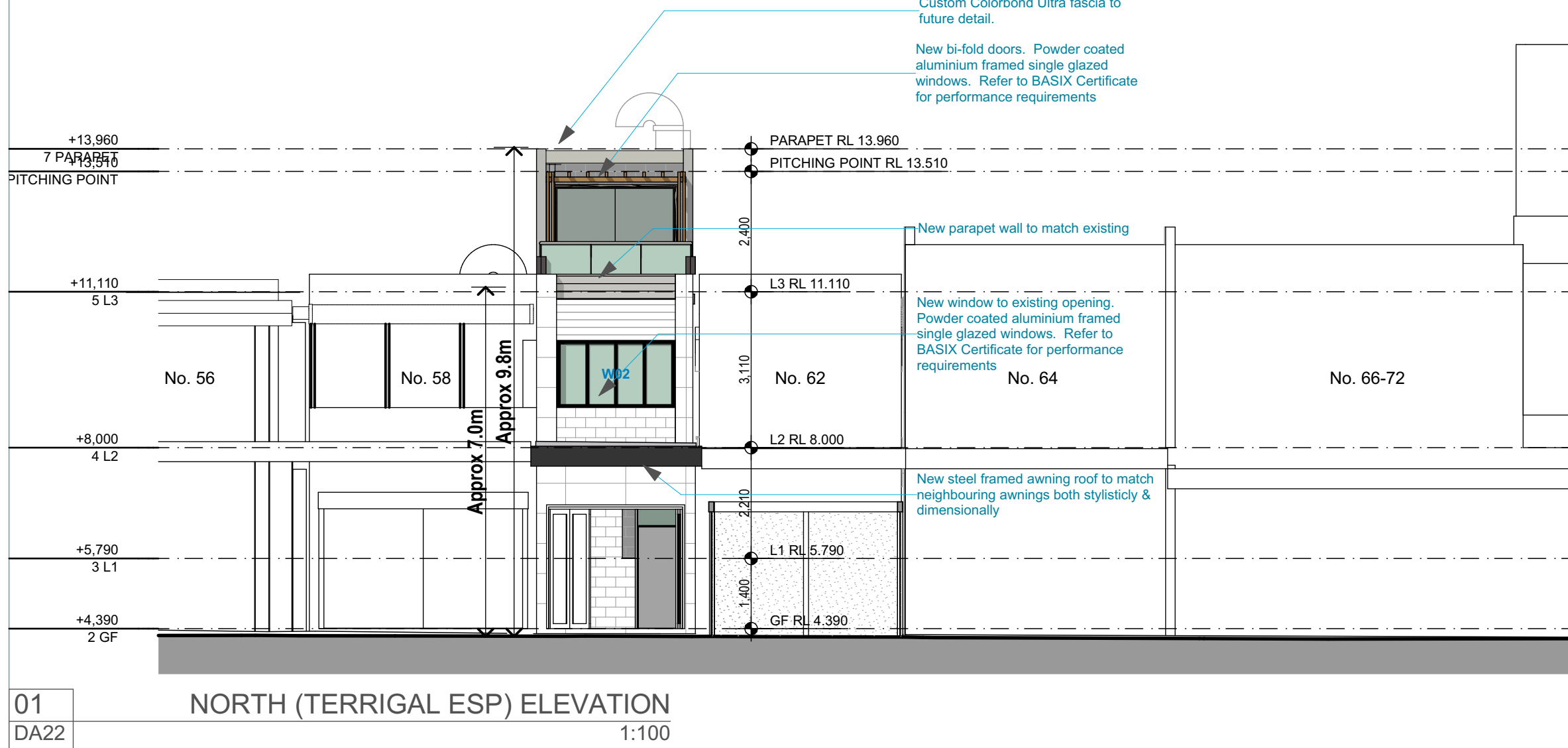
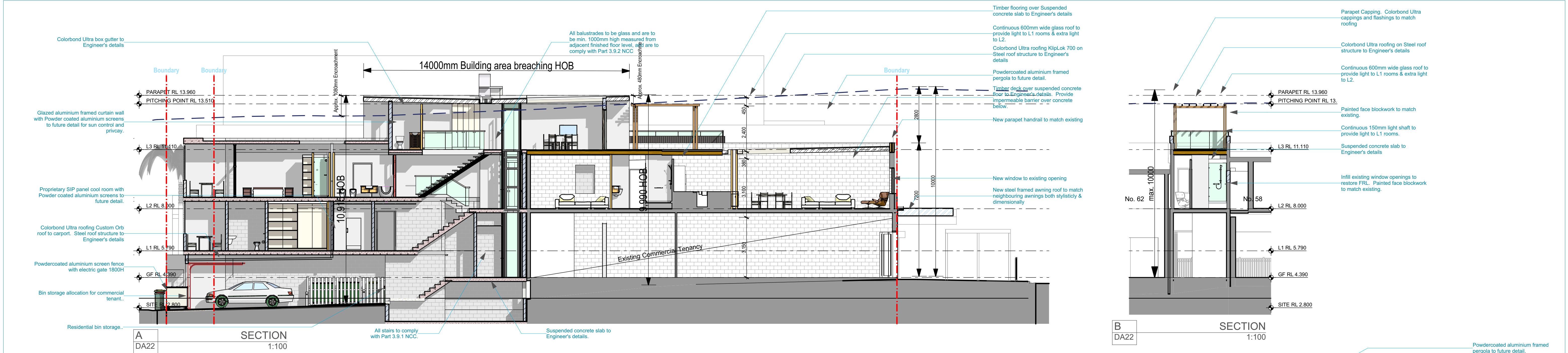
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Issue:	sheet #:
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1005

F	1865
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DA2



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Scale @ A1 sheet size: 1:100

BASIX Cert: A344115_03

BAL Rating: N/A

drawn: ARF

checked: DR

print date: 26/04/2021

Issue: F

sheet #: 18651-DA30

Window Type	W01	W02	W03	W04
Orientation	N	S	S	N
Quantity	2	1	1	1
Width	920	2,370	2,170	1,090
Height	2,140	1,340	1,200	901
Glass Material	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Clear
Other notes	internal			
As viewed from outside				
Nominal Area	1.97	3.18	2.60	0.98

1. WINDOW SCHEDULE AWS
1:1

ID	920	1020	1020	D10	D11	D11	D11
Quantity	1	1	1	1	1	1	2
W x H x Wall Thickness	920x2,040x140	920x2,040x140	1,020x2,040x140	820x2,040x190	1,200x2,040x95	820x2,040x110	920x2,040x140
Frame type							
Glass type							
Other notes							
As viewed from outside							

ID	D20	D20	D20	D20
Quantity	1	1	1	1
W x H x Wall Thickness	2,400x2,100x190	620x2,040x90	920x1,740x110	2,500x2,400x140
Frame type				
Glass type				
Other notes				
As viewed from outside				

2. DOOR SCHEDULE
1:1

Timber elements / Privacy screens:
Powder coated aluminium - Copper Satin



Window & Privacy ScreenFrames:
Powder coated aluminium - Matt Black



Block walls:
Painted blockwork to match existing

Timber elements / Privacy screens:
Powder coated aluminium - Copper Satin

BASIX[®]Certificate

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

Alterations and Additions

Certificate number: A344115_03

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 A344115 lodged with the consent authority or certifier on 31 May 2019 with application 56621/2019.

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, 18, February 2020

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

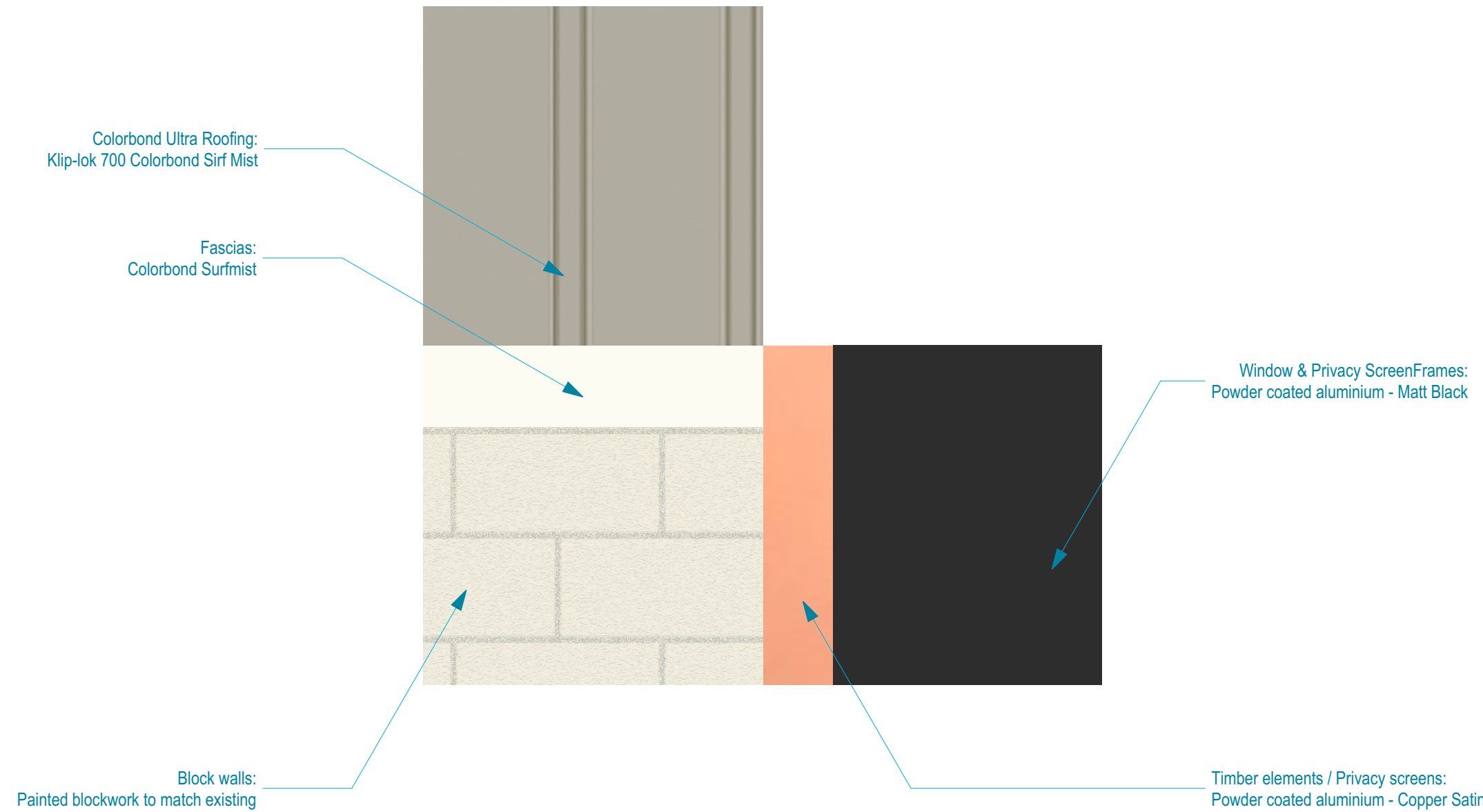


Project address	
Project name	18651-Felitsch_03
Street address	60 Terrigal Esplanade Terrigal 2260
Local Government Area	Central Coast Council
Plan type and number	Deposited Plan 374520
Lot number	B
Section number	
Project type	
Dwelling type	Unit
Type of alteration and addition	My renovation work is valued at \$50,000 or more.

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	Howard Leslie and Associates
ABN (if applicable):	38100855892

Basix Certificate

1:1



Colorbond Ultra Roofing:
Klip-lok 700 Colorbond Siff Mist

Fascias:
Colorbond Surfmist

Block walls:
Painted blockwork to match existing

Window & Privacy ScreenFrames:
Powder coated aluminium - Matt Black

Timber elements / Privacy screens:
Powder coated aluminium - Copper Satin

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SCHEDULES

BASIX Cert: A344115_03

Scale @ A1 sheet size: 1:1

BAL Rating: N/A

Issue: sheet #:

drawn: ARF

F 18651-

checked: DR

DA40

print date: 26/04/2021



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7



VIEW 8



VIEW 9

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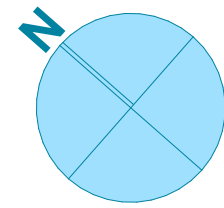
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3D VIEWS

BASIX Cert: A344115_03

BAL Rating: N/A

drawn: ARF

checked: DR

print date: 26/04/2021

Scale @ A1 sheet size:

Issue:

F

sheet #:

18651-DA50