

ALTERATIONS AND ADDITIONS TO 37 HIGHFIELD ROAD LINDFIELD LOT B DP 954017



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CONSTRUCTION CERTIFICATE



37 Highfield Road Lindfield

Title Page



Connected Design
Accredited Building Designer (6316 NSW)

TRACY GRAHAM
12 PETERSHAM ROAD,
MARRICKVILLE, NSW, 2204
MOBILE 0405 431 119
tracy@connecteddesign.com.au

Winnie Hsu & Hsu Chiang

Project number	W2	01
Date	05/05/21	
Drawn by	CC	
Version	CC 02	

Scale @A3

SITE INFORMATION

SITE AREA: 632m²

EXISTING GFA:

- EXISTING GARAGE (<31m² NOT INCLUDED IN FSR)
- GROUND 95m²
- LEVEL ONE 97m²
- TOTAL = 192m²

EXISTING FSR: 0.3:1

NO CHANGE TO FOOTPRINT OF HOUSE

COMPLIES GFA:

- EXISTING GARAGE (<31m² NOT INCLUDED IN FSR)
- GROUND 95m²
- LEVEL ONE 97m² + ENCLOSING BALCONY TO BECOME BATHROOM 12m²
- TOTAL = 204m²

PROPOSED FSR: 0.32:1 MINIMAL INCREASE TO FSR

LANDSCAPING: 255m²

NO CHANGE TO LANDSCAPING



WASTE MANAGEMENT:
 MATERIALS TO BE REUSED ON SITE WHERE POSSIBLE
 BUILDER TO MANAGE WASTE WITH OWN VEHICLE
 RECYCLED MATERIALS TO BE TAKEN TO BINGO RECYCLING CENTRE ARTARMON
 BIN ACCESS FROM DRIVEWAY

PROPOSED

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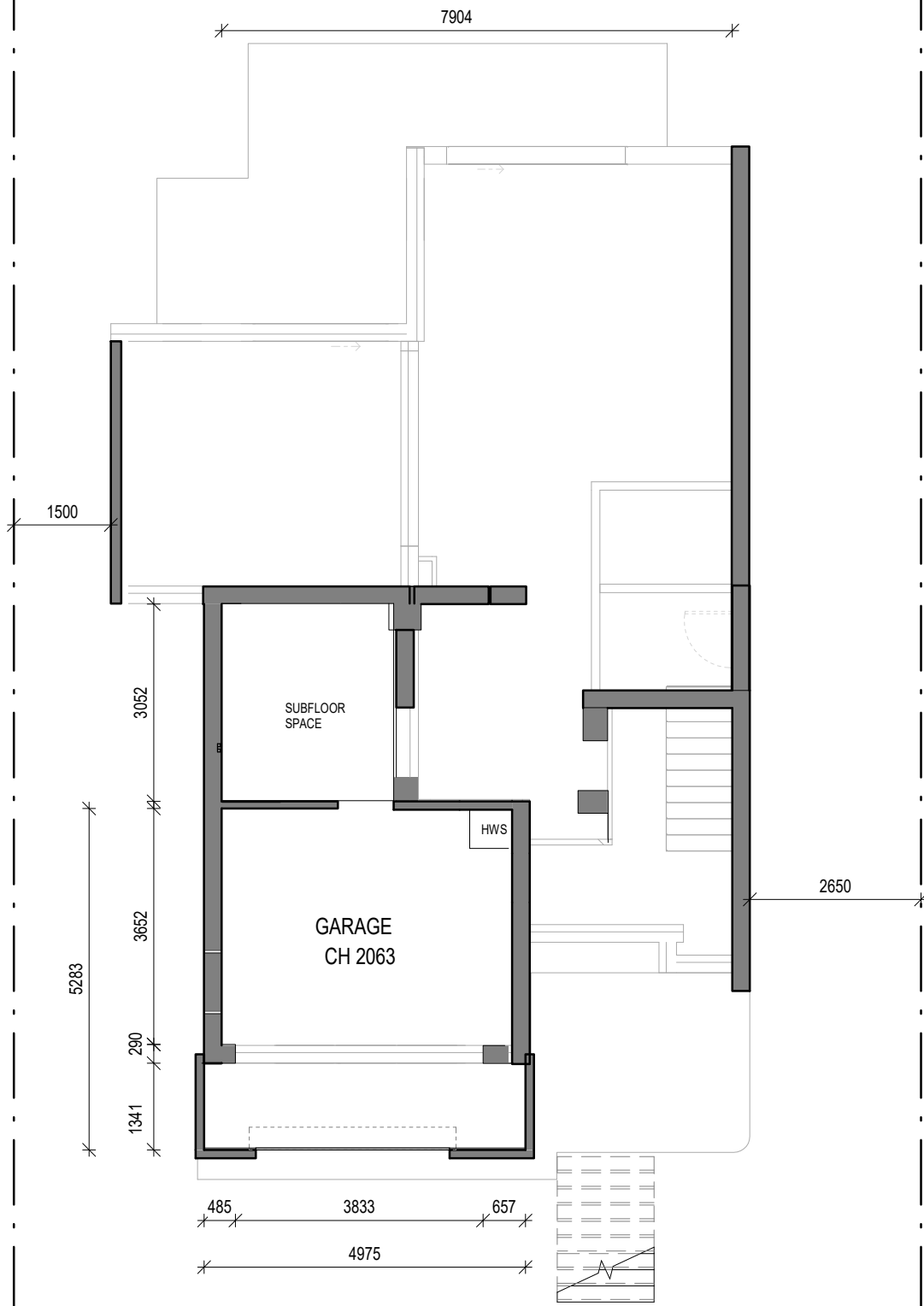
Site Plan



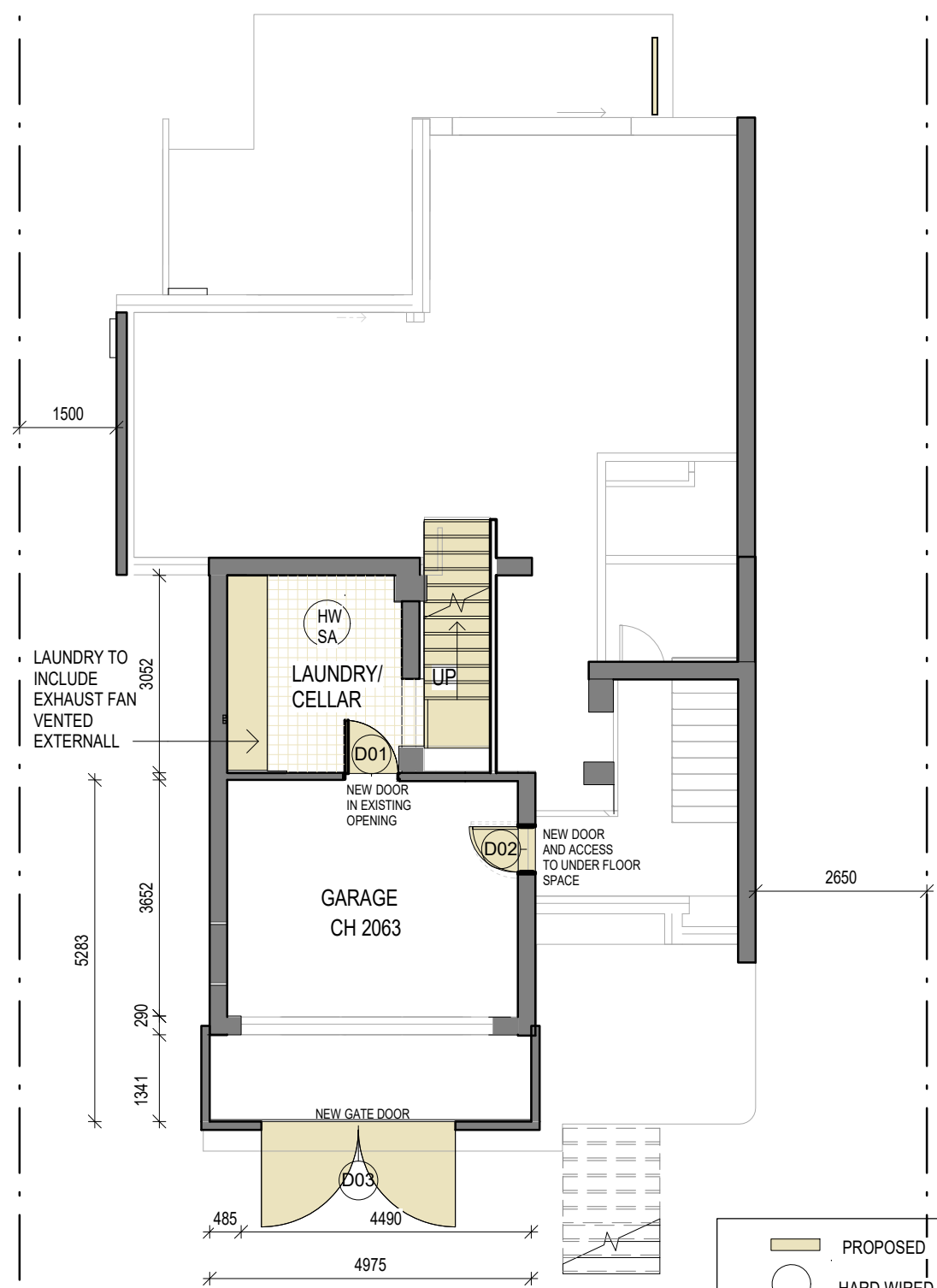
TRACY GRAHAM
 12 PETERSHAM ROAD,
 MARRICKVILLE, NSW, 2204
 MOBILE 0405 431 119
 tracy@connecteddesign.com.au

Winnie Hsu & Hsu Chiang

Project number	W2	02	
Date	05/05/21		
Drawn by	CC		
Version	CC 02	Scale @A3	1 : 200



1 Basement - Existing
1 : 100



2 Basement - Proposed
1 : 100

- PROPOSED
- HARD WIRED SMOKE ALARM

NOTE: PRIOR TO ANY CONSTRUCTION WORK COMMENCING

- ALL WORK MUST COMPLY WITH NCC
- CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
- ANY CONFLICTS **MUST** BE BROUGHT TO THE ATTENTION OF THE DESIGNER
- **DO NOT MEASURE FROM THE PLANS**

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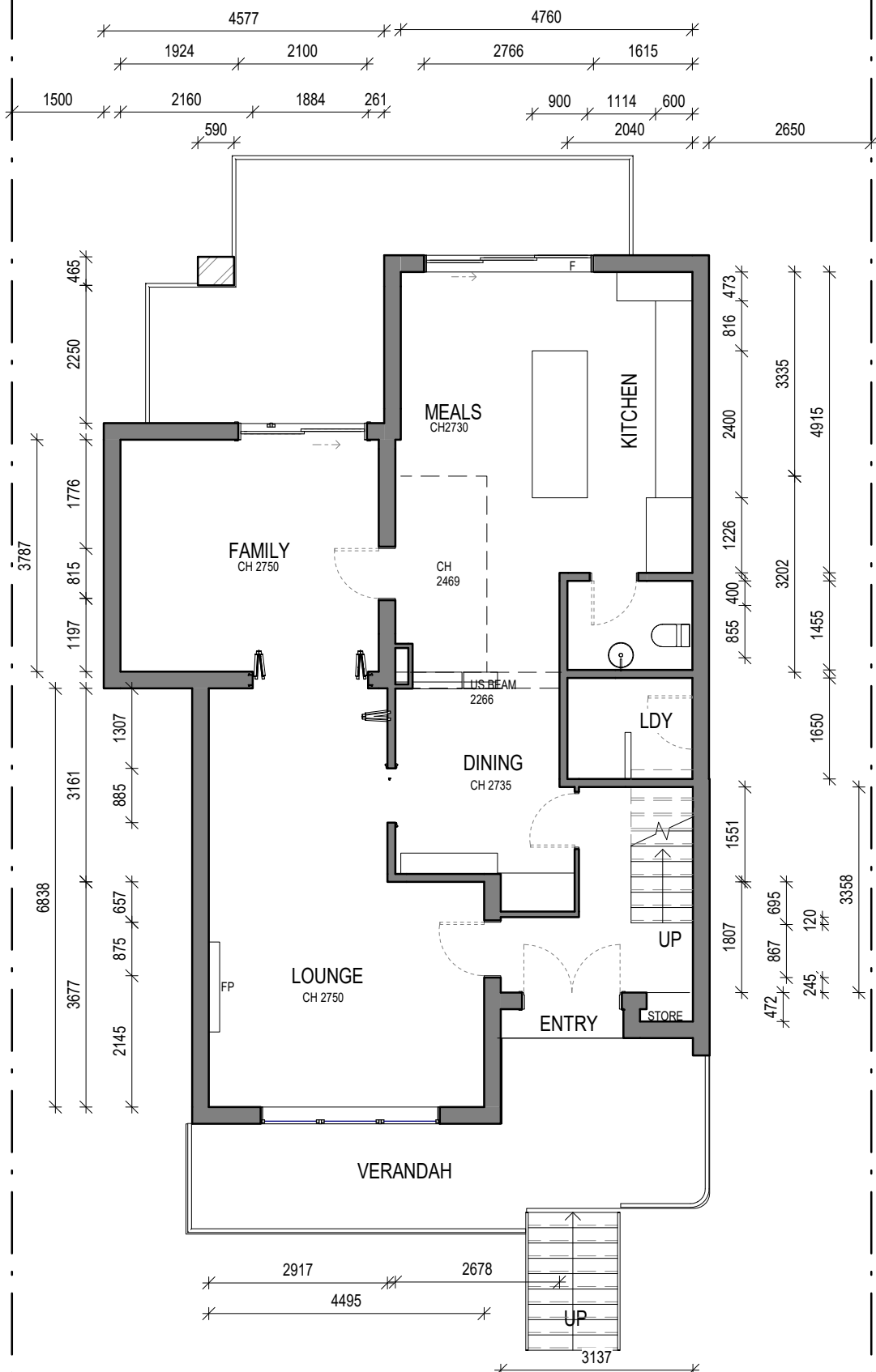
Garage - Existing and Proposed

Connected Design
Accredited Building Designer (6316 NSW)

TRACY GRAHAM
12 PETERSHAM ROAD,
MARRICKVILLE, NSW, 2204
MOBILE 0405 431 119
tracy@connecteddesign.com.au

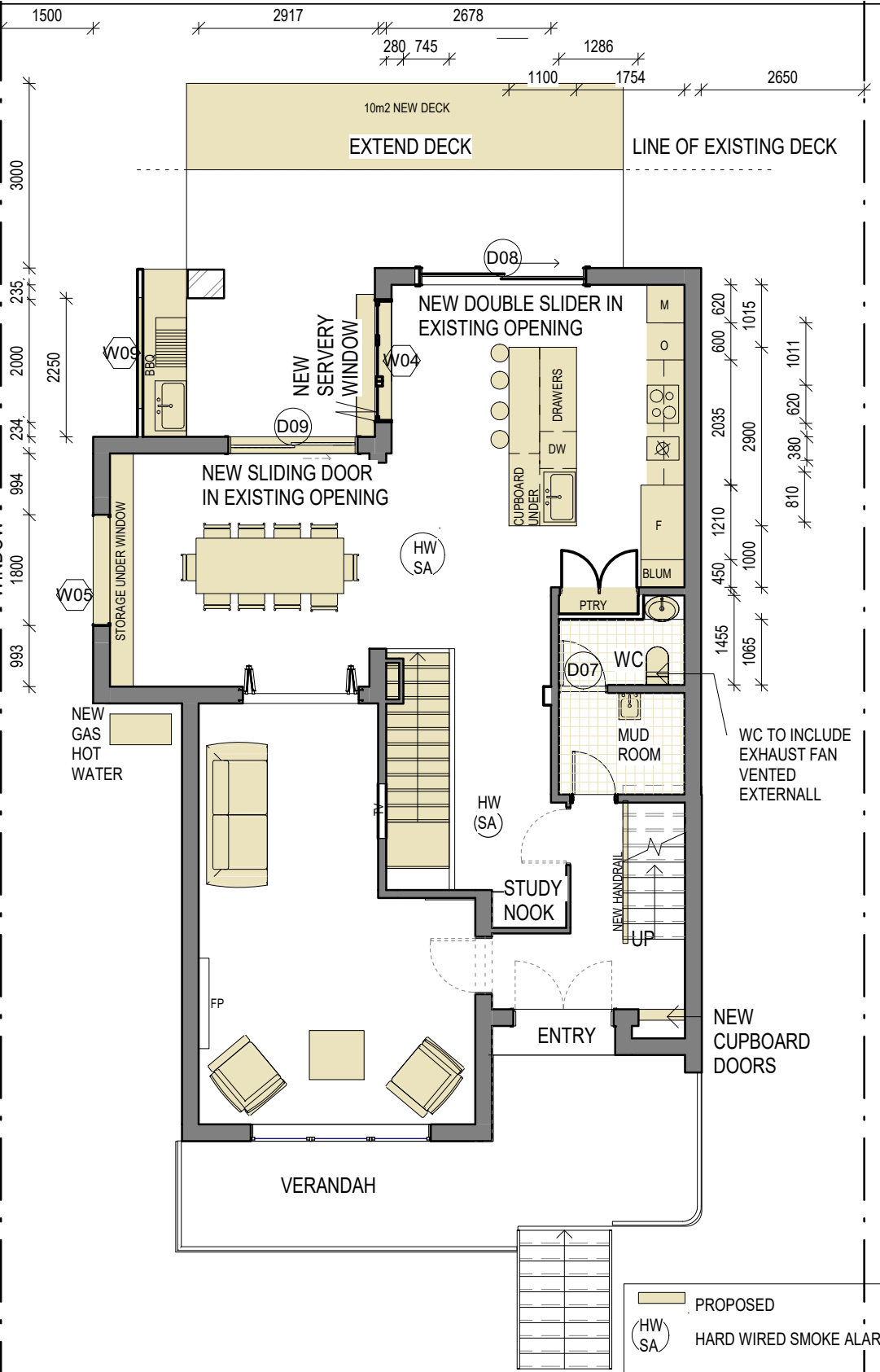
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Project number	W2	03
Date	05/05/21	
Drawn by	CC	
Version	CC 02	
Scale		@A3
		1 : 100



1 Ground Floor -Existing
1 : 100

- BASIX REQUIREMENTS:**
- NEW GAS INSTANTANEOUS HOT WATER
 - MIN 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS
 - NEW & ALTERED SHOWERHEADS MIN 3 STAR WATER RATING & LESS THAN 9L/MIN FLOW RATE
 - NEW & ALTERED TOILETS MIN 3 STAR WATER RATING & LESS THAN 4L/AVG FLUSH
 - NEW & ALTERED TAPS MIN 3 STAR WATER RATING & LESS THAN 9L/MIN FLOW RATE



2 Ground Floor -Proposed
1 : 100

- PROPOSED
 - (HW/SA) HARD WIRED SMOKE ALARM
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CONSTRUCTION CERTIFICATE



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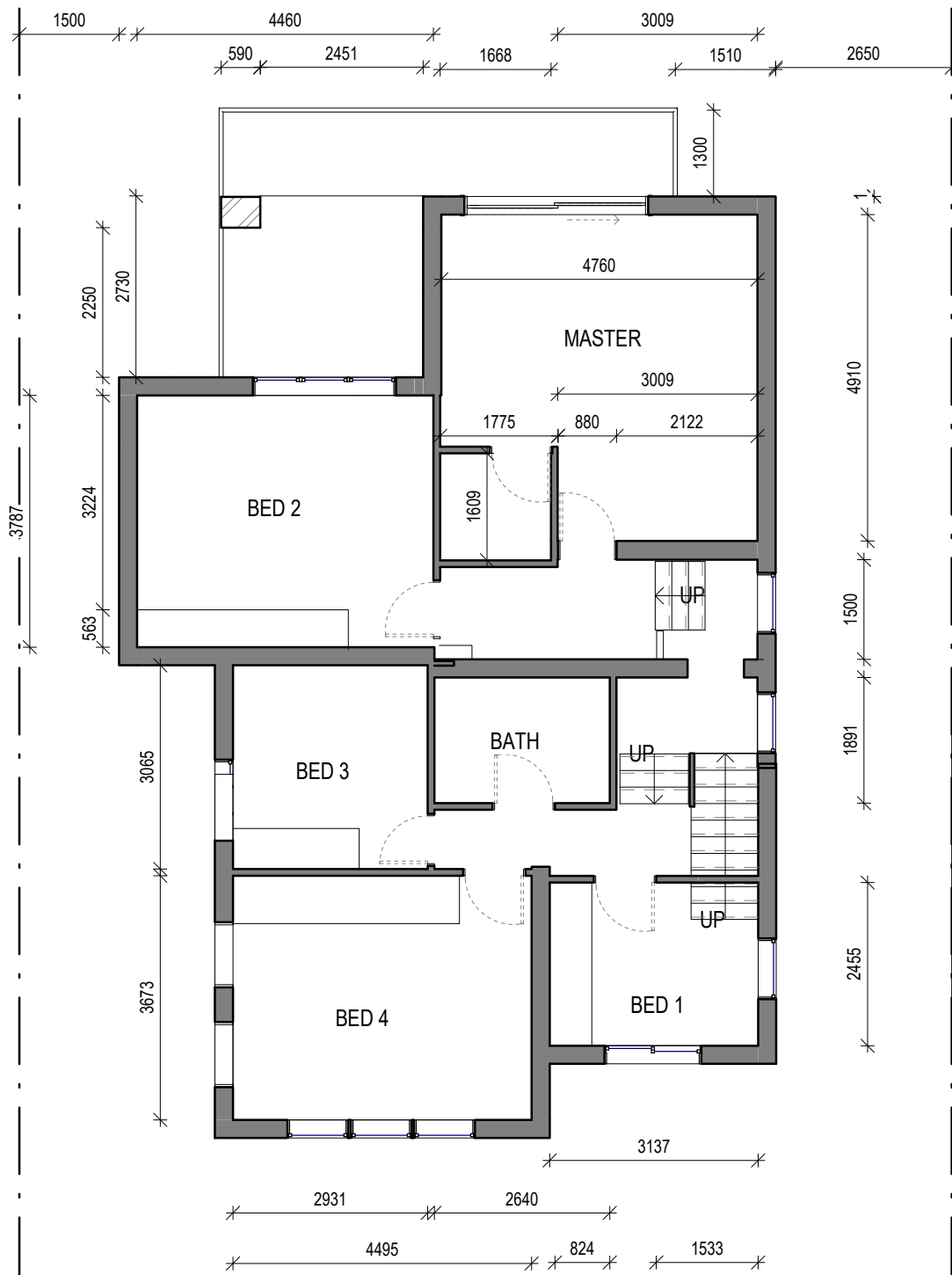
Ground - Existing & Proposed

Connected Design
Accredited Building Designer (6316 NSW)

TRACY GRAHAM
12 PETERSHAM ROAD,
MARRICKVILLE, NSW, 2204
MOBILE 0405 431 119
tracy@connecteddesign.com.au

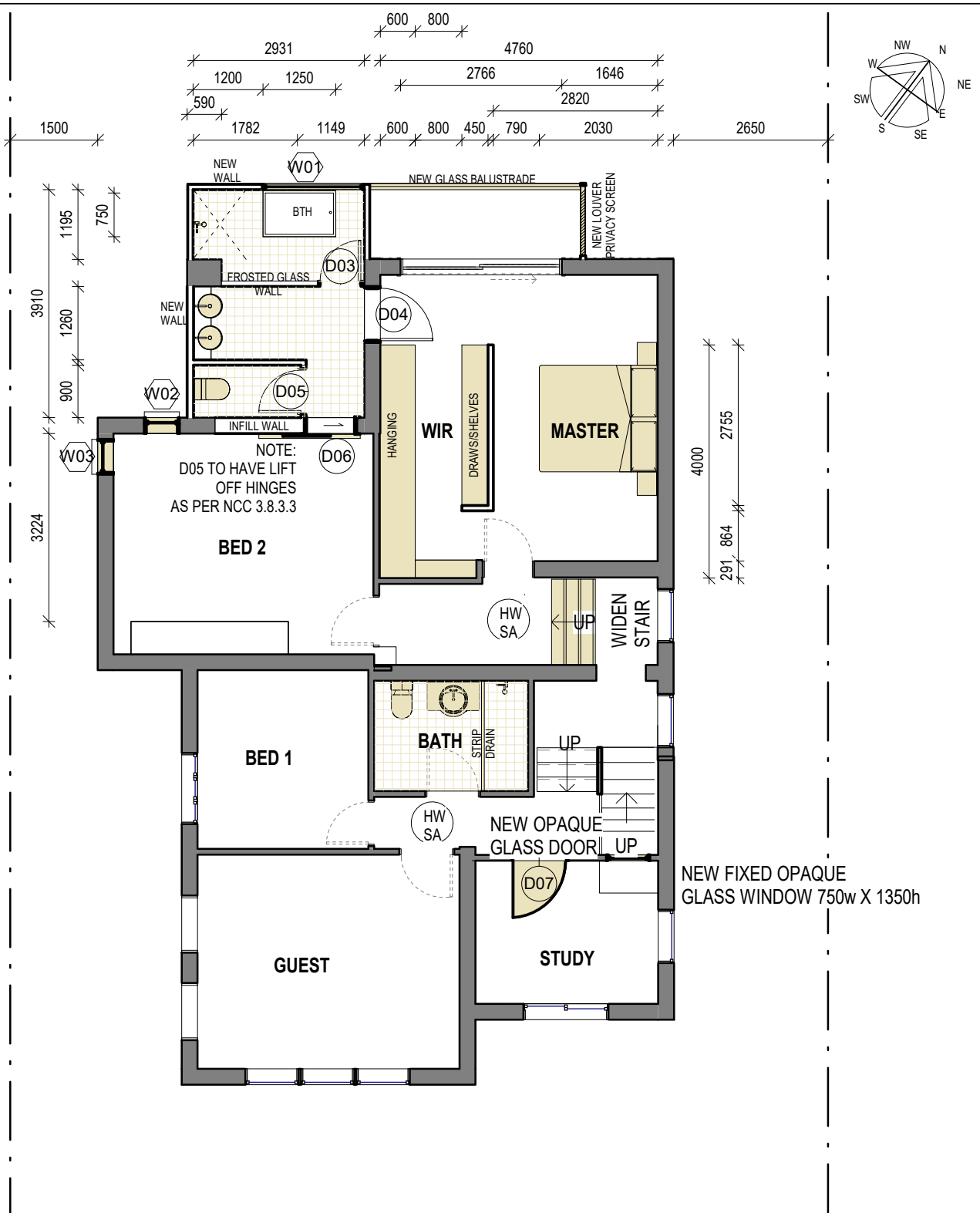
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Project number	W2	04
Date	05/05/21	
Drawn by	CC	
Version	CC 02	
Scale		@A3
		1 : 100



1 Level 1 - Existing
1 : 100

- BASIX REQUIREMENTS:**
- NEW GAS INSTANTANEOUS HOT WATER
 - MIN 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS
 - NEW & ALTERED SHOWERHEADS MIN 3 STAR WATER RATING & LESS THAN 9L/MIN FLOW RATE
 - NEW & ALTERED TOILETS MIN 3 STAR WATER RATING & LESS THAN 4L/AVG FLUSH
 - NEW & ALTERED TAPS MIN 3 STAR WATER RATING & LESS THAN 9L/MIN FLOW RATE



2 Level 1 - Proposed
1 : 100

- PROPOSED
 - (HW SA) HARD WIRED SMOKE ALARM
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First Floor - Existing and Proposed

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Accredited Building Designer (6316 NSW)

TRACY GRAHAM
12 PETERSHAM ROAD,
MARRICKVILLE, NSW, 2204
MOBILE 0405 431 119
tracy@connecteddesign.com.au

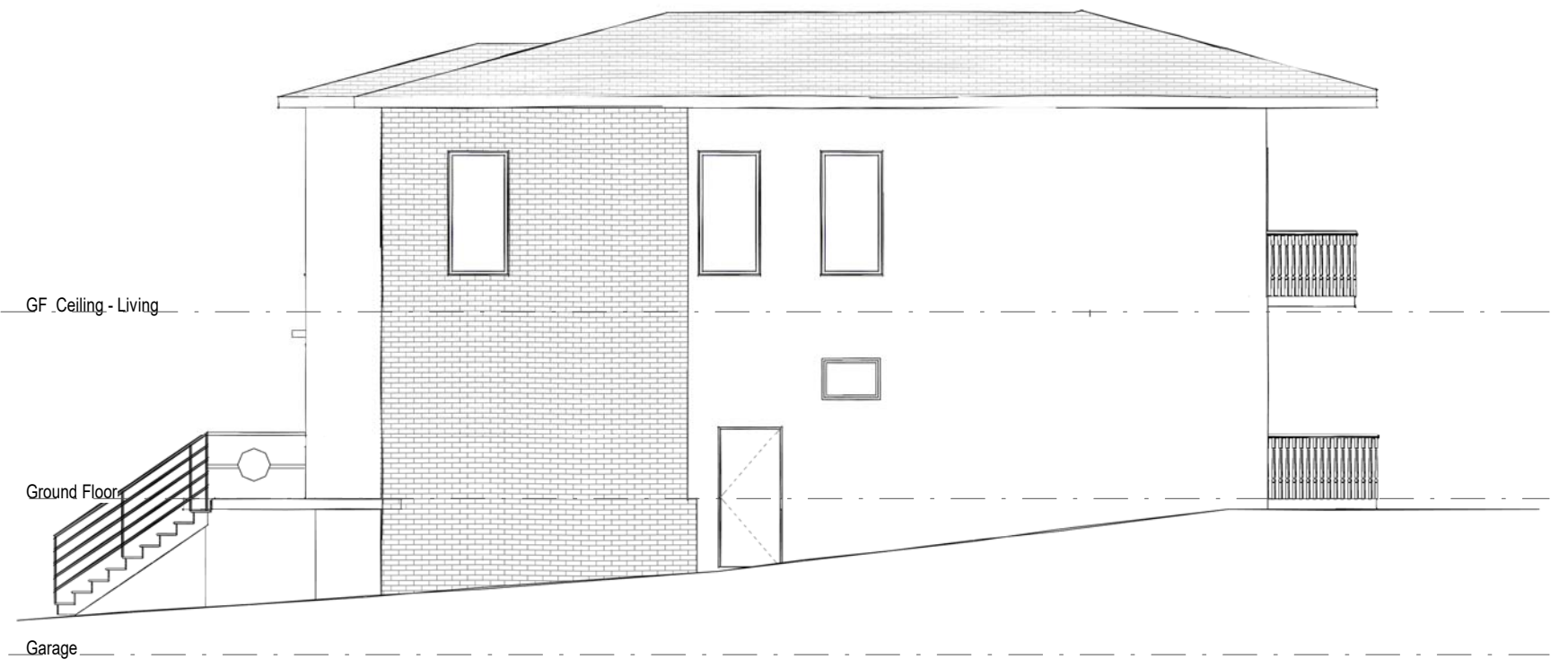
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Project number	W2	05
Date	05/05/21	
Drawn by	CC	
Version	CC 02	
Scale		@A3
		1 : 100



1 South - Existing

1:100



2 East Elevation - Existing

1:100



3 North Elevation - Existing

1:100



4 West Elevation - Existing

1:100

NOTE: PRIOR TO ANY CONSTRUCTION WORK COMMENCING
 • ALL WORK MUST COMPLY WITH NCC
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 • ANY CONFLICTS MUST BE BROUGHT TO THE ATTENTION OF THE DESIGNER
 • DO NOT MEASURE FROM THE PLANS

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Elevations - Existing



TRACY GRAHAM
 12 PETERSHAM ROAD,
 MARRICKVILLE, NSW, 2204
 MOBILE 0405 431 119
 tracy@connecteddesign.com.au

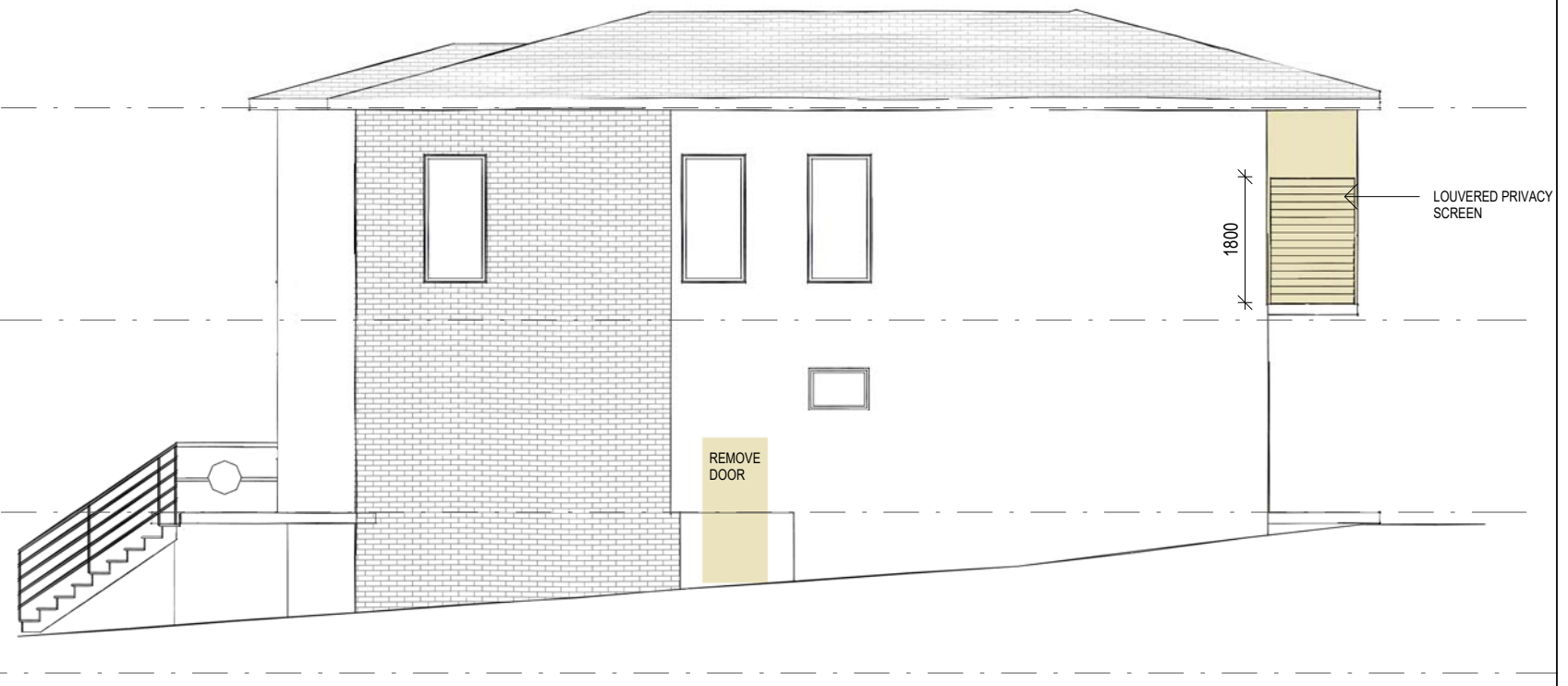
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Project number	W2	06
Date	05/05/21	
Drawn by	CC	
Version	CC 02	Scale @A3
		1:100

5/05/2021 3:51:05 PM



1 South - Proposed
1 : 100

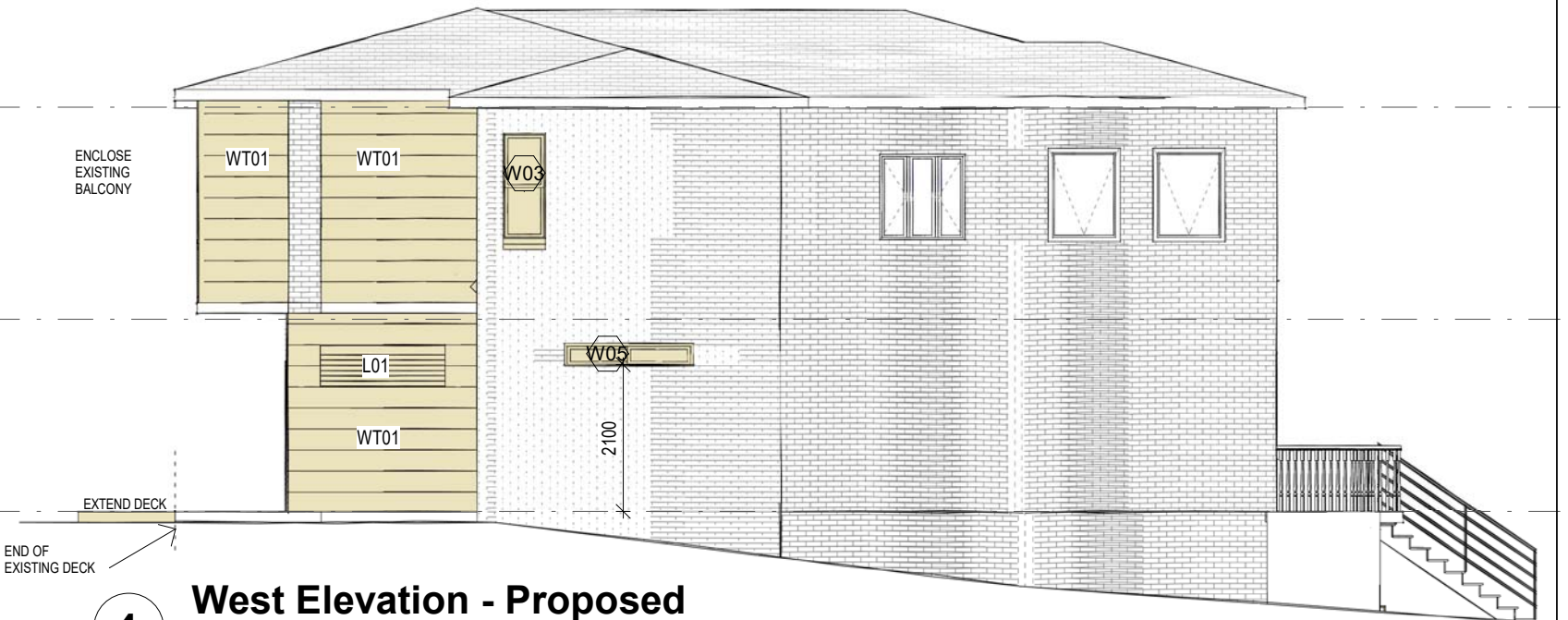


2 East Elevation - Proposed
1 : 100

BASIX REQUIREMENTS:
• R1.3 INSULATION TO FRAMED CLAD EXTERNAL WALLS



3 North Elevation - Proposed
1 : 100



4 West Elevation - Proposed
1 : 100

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CONSTRUCTION CERTIFICATE



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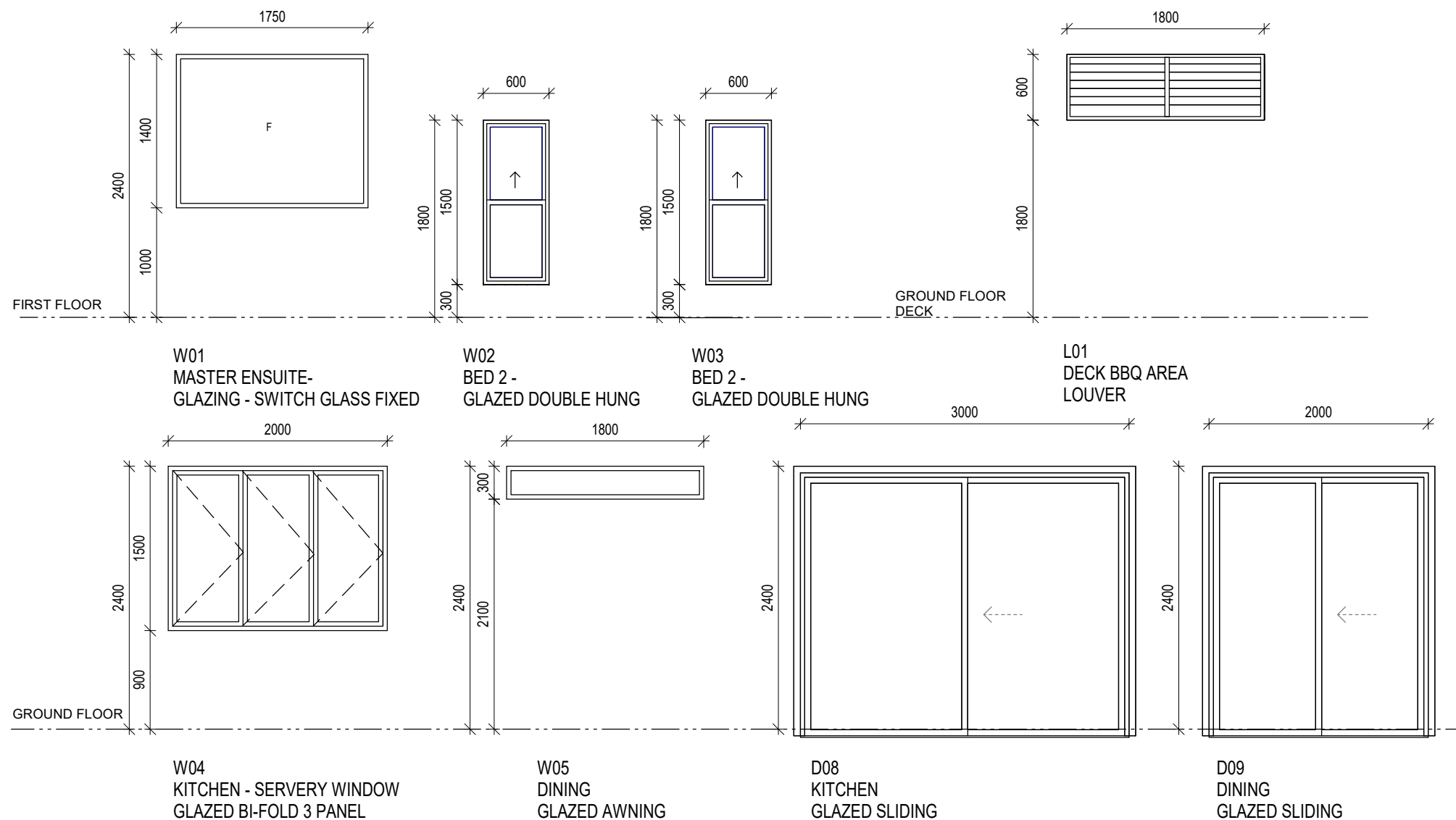
Elevations- Proposed

Connected Design
Accredited Building Designer (6316 NSW)

TRACY GRAHAM
12 PETERSHAM ROAD,
MARRICKVILLE, NSW, 2204
MOBILE 0405 431 119
tracy@connecteddesign.com.au

Winnie Hsu & Hsu Chiang

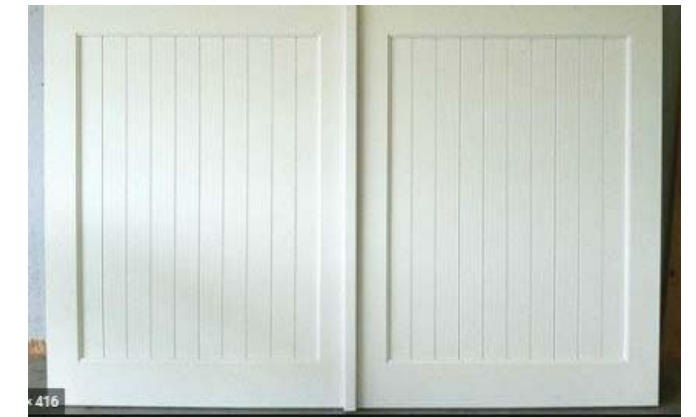
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Date	05/05/21	
Drawn by	CC	
Version	CC 02	
Scale		@A3
		1 : 100



MATERIALS AND FINISHES



WT 1 -SYCON STRIA 300 CLADDING



GD 1 - WHITE TIMBER SWING OUT GARAGE DOORS



WINDOW FRAME WHITE ALUMINUM



L01- LOUVERS TO BBQ AREA

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	NW	2.45	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)
W2	NW	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, clear/air gap/clear, (U-value: 4.12, SHGC: 0.66)
W3	NW	0.9	0	0	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)
W4	SW	3	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, clear/air gap/clear, (U-value: 4.12, SHGC: 0.66)
W5	SW	1.8	4	2	eave/verandah/pergola/balcony >=450 mm	improved aluminium, clear/air gap/clear, (U-value: 4.12, SHGC: 0.66)
D8	NW	5.6	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, clear/air gap/clear, (U-value: 4.12, SHGC: 0.66)
D9	NW	4.2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, clear/air gap/clear, (U-value: 4.12, SHGC: 0.66)

BASIX
CERTIFICATE
NUMBER:
A407243

CONSTRUCTION CERTIFICATE



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Door and Window Schedule & Materials/Finishes



TRACY GRAHAM
12 PETERSHAM ROAD,
MARRICKVILLE, NSW, 2204
MOBILE 0405 431 119
tracy@connecteddesign.com.au

Winnie Hsu & Hsu Chiang

Project number	W2	08
Date	05/05/21	
Drawn by	CC	
Version	CC 02	
Scale	@A3	1 : 50