SPECIFICATION

Demolition: -
• AS 2601(1991) - The demolition of structures
Site Preparation: -
• Earthworks - To be carried out in accordance with the requirements of the Environmental Planning & Assessment Act 1979, conditions of development consent and the relevant requirements of Part 3.1.1 of the BCA (Volume 2)
• Stormwater drainage - Part 3.1.2 of the BCA (Volume 2); and
• AS/NZS 3500 (2003) Part 3 - Stormwater drainage
• AS/NZS 3500 (2000) Part 5 – Domestic installations – Section 5 – stormwater drainage
• Termite protection - Part 3.1.3 of the BCA (Volume 2); and
• AS 3660.1(2000) - Protection of buildings from subterranean termites
Footings and Slabs: -
• Footings and slabs - Part 3.2 of the BCA (Volume 2); and • AS 2870 (1996) - Residential slabs and footings
• AS 3600 (2001) - Concrete structures
• AS 2159 (1995) - Piling – Design and installation
• Site classification Part 3.2.4 of the BCA (Volume 2)
Masonry: -
• Masonry construction - Part 3.3 of the BCA (Volume 2) and AS 3700 (2011) - Masonry Code
• Lintels in masonry - Part 3.3.3.4 of the BCA (volume 2)
Framing: -
• Sub-floor ventilation - Part 3.4.1 of the BCA (Volume 2)
• Steel framing - Part 3.4.2 of the BCA (Volume 2)
• Acceptable construction practice (Part 3.4.2.1 of the BCA) and / or
• AS 4100 (1998) - Steel structures
• Timber wall, floor and roof framing - Part 3.4 of the BCA (Volume 2); and • AS 1684 (2006) – Residential timber - frame construction
• Structural steel members - Part 3.4.4 of the BCA (Volume 2)
Roof and wall cladding: -
• Roof tiling – Parts 3.5.1.1 & 3.5.1.2 of the BCA (Volume 2) and AS 2049 (2002) - Roof tiles • Metal roof sheeting – Parts 3.5.1.1 & 3.5.1.3 of the BCA (Volume 2)
• Gutters and downpipes - Part 3.5.2 of BCA (Volume 2); and
• AS/NZS 3500 (2003) Part 3 – Stormwater drainage
• AS/NZS 3500 (2000) Part 5 – Domestic installation • Wall cladding - Part 3.5.3 of the BCA (Volume 2)
Glazing: -
• Glazing - Part 3.6 of the BCA (Volume 2) • AS 1288 (2006) Glass in buildings
• AS 2047 (1999) Windows in buildings
Fire safety: -
• Fire separation - Part 3.7.1 of the BCA (Volume 2)
• Fire separation - Separating wall construction - Part 3.7.1.8 of the BCA (Volume 2)
• Fire separation - Roof lights - Part 3.7.1.10 of the BCA (Volume 2)
• Smoke alarms - Part 3.7.2 of the BCA (Volume 2) and AS 3786 (1993) – Smoke alarms
• Heating appliances - Part 3.7.3 of the BCA (Volume 2) and AS 2918 (2001)- Domestic solid - fuel
burning appliances - installation
Health and amenity: -
• Wet areas - Part 3.8.1 of the BCA (Volume 2) and AS 3740 (2004) - Waterproofing of wet areas in residential buildings
• Room heights - Part 3.8.2 of the BCA (Volume 2)
• Kitchen, sanitary and washing facilities - Parts 3.8.3.2 and 3.8.3.3 of the BCA (Volume 2)
• Natural and artificial light - Parts 3.8.4.2 and 3.8.4.3 of the BCA (Volume 2)
• Ventilation - Part 3.8.5 of the BCA
• Natural - Parts 3.8.5.2 and 3.8.5.3 of the BCA (Volume 2)
• Mechanical - Parts 3.8.5.0 and 3.8.5.3 of the BCA (Volume 2)
• Sound insulation - Part 3.8.6.1 of the BCA (Volume 2)
Safe movement and access: -
• Stair construction - Part 3.9.1.1 of the BCA (Volume 2) - Acceptable construction practice • Balustrades - Part 3.9.2.1 of the BCA (Volume 2) - Acceptable construction practice
• Handrails – Part 3.9.2.4 of the BCA (Volume 2) - Acceptable construction practice
• Protection of openable windows – Part 3.9.2.5 of the BCA (Volume 2) - Acceptable construction
practice
• Slip resistance of stairs – Part 3.9.1.3 (g) of BCA (Volume 2)
Energy efficiency: -
• Building Fabric - Part 3.12.1 of the BCA (Volume 2) • Building Sealing - Part 3.12.3 of the BCA (Volume 2) • Services - Part 3.12.5 of the BCA (Volume 2)
Swimming pool safety: -
• Swimming pool safety fencing / barriers - Swimming Pools Act 1992 and Regulation 2008 and AS 1926 Part 1 (2012), Part 2 (2007) & Part 3 (2010)
Structural design manuals: -
• AS 1170.1 (1989) - Dead and live loads and load combinations • AS 1170.2 (1989) or AS 4055 (1992) - Wind loads
• AS 1170.4 (1993) - Earthquake loads
• AS 1720.1 (1997) - Timber structures
• AS 2159 (1995) - Piling - design and installation • AS 3600 (2001) - Concrete structures
• AS 4100 (1998) - Steel structures

BASIX COMMITMENTS

Certificate Number: A000000

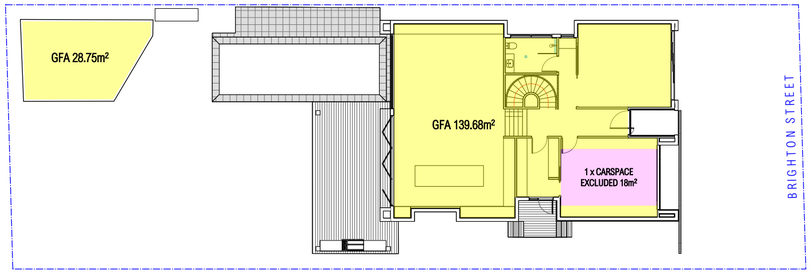
AREA CALCULATIONS + COMPLIANCE TABLE

AREA CALCULATIONS	CONTROL	EXISTING	PROPOSED
Site Area		696.5m²	696.5m²
CLAUSE 3.8			
Maximum Height (Detached Development)	8.5m	N/A	8.5m
CLAUSE 3.9 (Existing)			
Maximum GFA of All Buildings	335m²	N/A	313.41m²
CLAUSE 3.9 (Proposed)			
Maximum GFA of All Buildings	335m²	N/A	364.62m²
CLAUSE 3.13 (Existing)			
Min Landscaped Area (30% of Lot Area)	208.95m²	N/A	268.74m²
Landscaped Area as %	30%		39%
Area forward of front building line	52.23m²		
% of landscape forward of front building line	25%		54.65m² (26%)
Area behind the front building line	104.47m²		
% of landscape behind the building line	50%		214.09m² (102%)
CLAUSE 3.13 (Proposed)			
Min Landscaped Area (30% of Lot Area)	208.95m²	N/A	239.24m²
Landscaped Area as %	30%		34%
Area forward of front building line	52.23m²		
% of landscape forward of front building line	25%		52.95m² (25%)
Area behind the front building line	104.47m²		
% of landscape behind the building line	50%		184.59m² (88%)

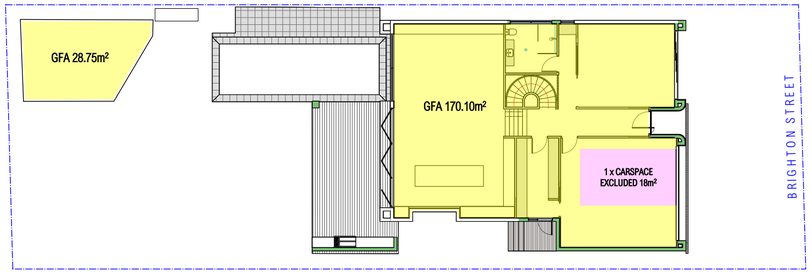
COUNCIL REGULATIONS SUMMARY

LOCAL ENVIRONMENT: Warringah Local Environmental Plan 2011
LAND ZONING: R2 - Low Density Residential
HEIGHT OF BUILDING: 8.5m
HERITAGE: N/A

CONTENTS:

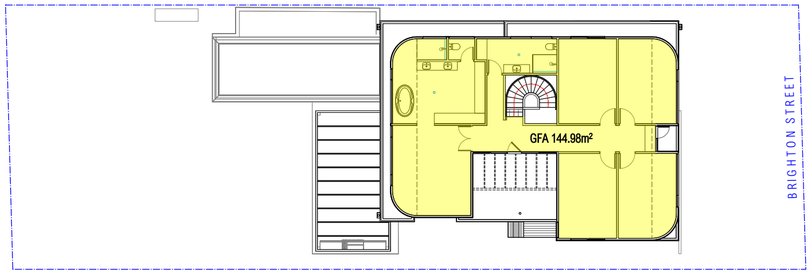


01 EXISTING GFA: GROUND FLOOR
A0.03 Scale: 1:250

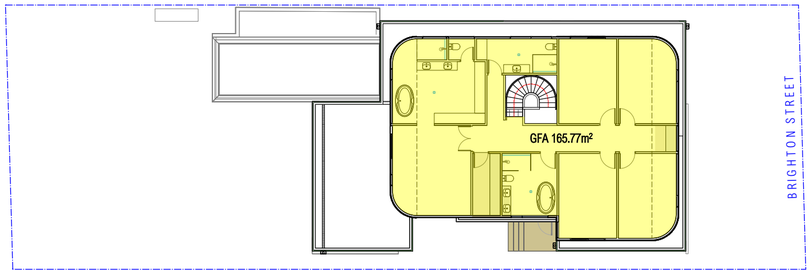


05 PROPOSED GFA: GROUND FLOOR
A0.03 Scale: 1:250

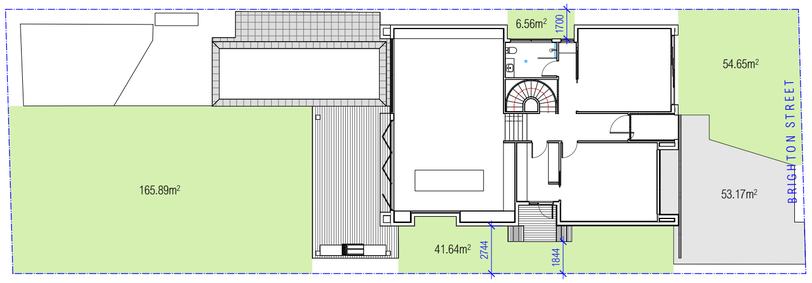
LEGEND:
Gross Floor Area
Excluded Floor Area



02 EXISTING GFA: FIRST FLOOR
A0.03 Scale: 1:250

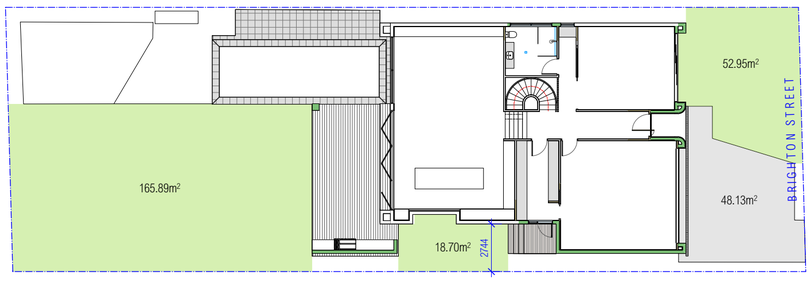


06 PROPOSED GFA: FIRST FLOOR
A0.03 Scale: 1:250



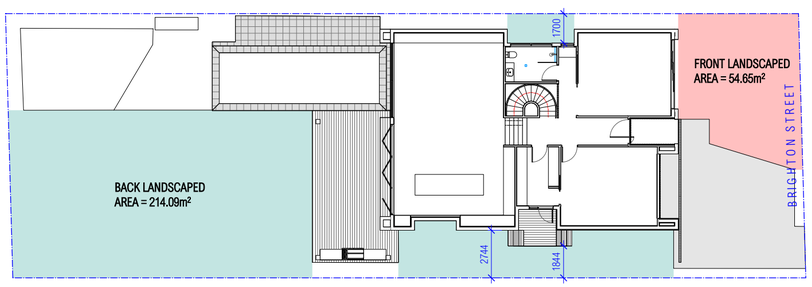
03 EXISTING TOTAL LANDSCAPE AREA
A0.03 Scale: 1:250

TOTAL PROPOSED LANDSCAPE AREA = 267.41m²
ALL LANDSCAPED AREAS ARE Min. DIMENSIONS OF 1.5m x 1.5m ALLOW FOR DEEP SOIL PLANTING

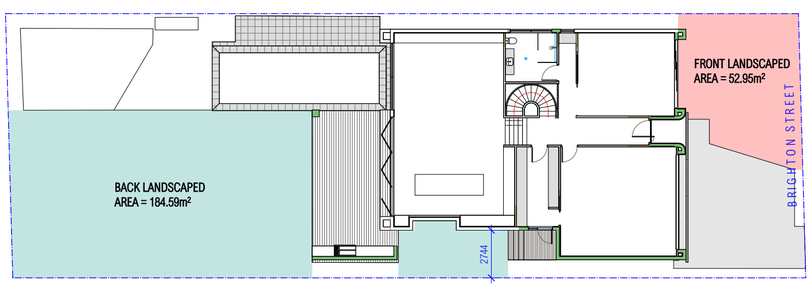


07 PROPOSED TOTAL LANDSCAPE AREA
A0.03 Scale: 1:250

TOTAL PROPOSED LANDSCAPE AREA = 239.24m²
ALL LANDSCAPED AREAS ARE Min. DIMENSIONS OF 1.5m x 1.5m ALLOW FOR DEEP SOIL PLANTING



04 EXISTING LANDSCAPE AREA: FRONT/BACK
A0.03 Scale: 1:250



08 PROPOSED LANDSCAPE AREA: FRONT/BACK
A0.03 Scale: 1:250

S.B.

DISCLAIMER

ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA, OTHER RELEVANT CODES, AND WITH MANUFACTURER'S RECCOMENDATIONS AND INSTRUCTIONS. DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM SARAH BLACKER.

PROJECT	LIEBKE RESIDENCE	DRAWING NO.	DA.00
ADDRESS	73 BRIGHTON STREET, CURL CURL	REVISION	.
DOCUMENT	DEVELOPMENT APPLICATION	SCALE	AS NOTED / A2
DRAWING	COVER PAGE	DATE	09.12.24

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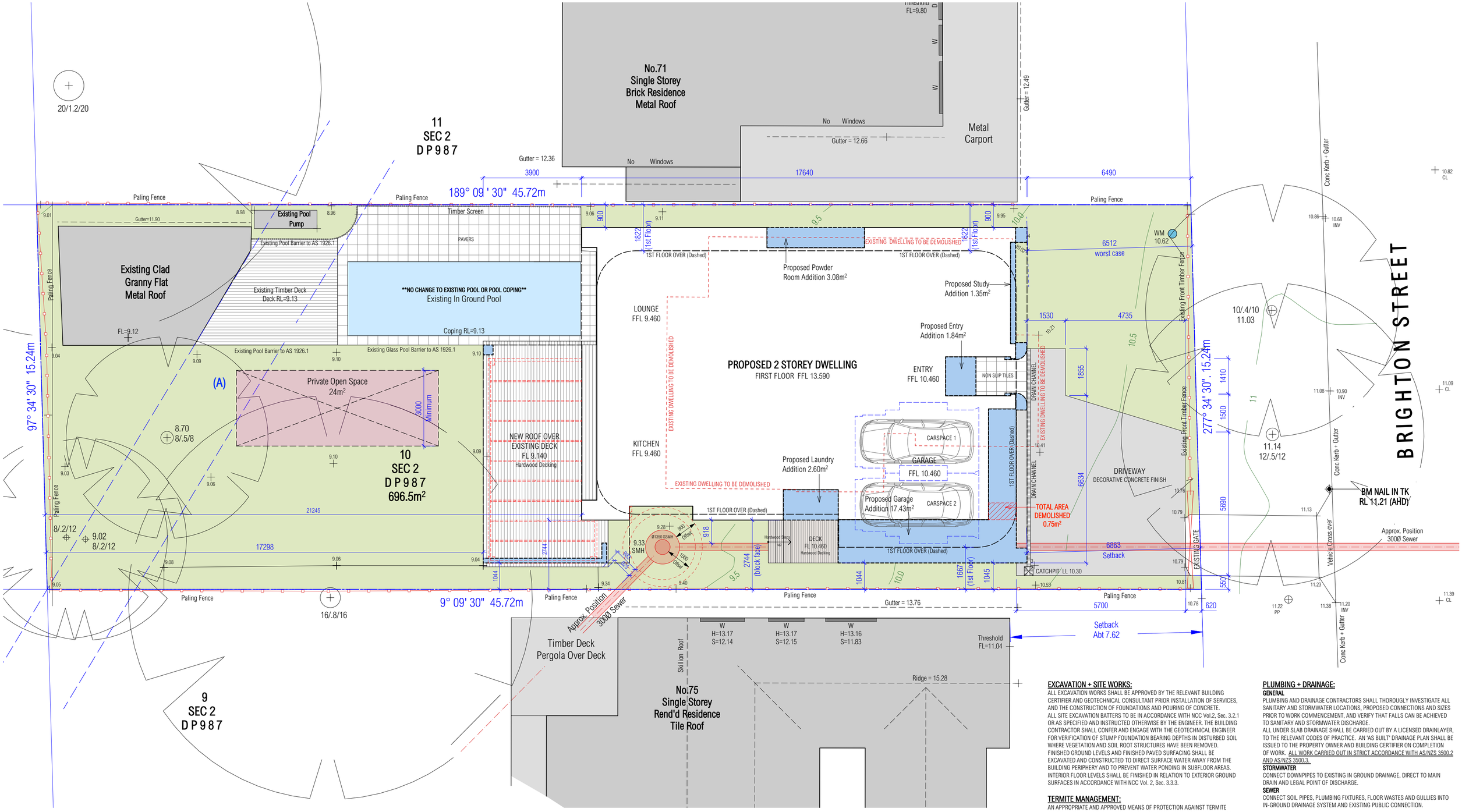

01 PROPOSED SITE PLAN
Scale: 1:100

REFER SHEET A0.00 FOR DEVELOPMENT AREAS SUMMARY

EXCAVATION + SITE WORKS:
ALL EXCAVATION WORKS SHALL BE APPROVED BY THE RELEVANT BUILDING CERTIFIER AND GEOTECHNICAL CONSULTANT PRIOR INSTALLATION OF SERVICES, AND THE CONSTRUCTION OF FOUNDATIONS AND POURING OF CONCRETE.
ALL SITE EXCAVATION BATTERS TO BE IN ACCORDANCE WITH NCC Vol.2, Sec. 3.2.1 OR AS SPECIFIED AND INSTRUCTED OTHERWISE BY THE ENGINEER. THE BUILDING CONTRACTOR SHALL CONFER AND ENGAGE WITH THE GEOTECHNICAL ENGINEER FOR VERIFICATION OF STUMP FOUNDATION BEARING DEPTHS IN DISTURBED SOIL WHERE VEGETATION AND SOIL ROOT STRUCTURES HAVE BEEN REMOVED.
FINISHED GROUND LEVELS AND FINISHED PAVED SURFACING SHALL BE EXCAVATED AND CONSTRUCTED TO DIRECT SURFACE WATER AWAY FROM THE BUILDING PERIPHERY AND TO PREVENT WATER PONDING IN SUBFLOOR AREAS.
INTERIOR FLOOR LEVELS SHALL BE FINISHED IN RELATION TO EXTERIOR GROUND SURFACES IN ACCORDANCE WITH NCC Vol. 2, Sec. 3.3.3.

TERMITE MANAGEMENT:
AN APPROPRIATE AND APPROVED MEANS OF PROTECTION AGAINST TERMITE ATTACK SHALL BE INSTALLED BY THE BUILDING CONTRACTOR WITH CERTIFICATE SUPPLIED THAT COVERS THE INSTALLATION AND PROTECTION SYSTEM WITH RELATED MAINTENANCE PROCEDURES.
THE BUILDING + LANDSCAPING CONTRACTORS SHALL ENSURE THAT EXTERIOR SURFACE FINISHES AND ABUTTING STRUCTURES DO NOT CONCEAL OR PROMOTE TERMITE INGRESS TO THE BUILDING AND THE FRAMING ELEMENTS.
SUBFLOOR PLINTH BOARDS and/or END DECKING BOARDS SHALL BE FIXED IN A MANNER THAT ALLOWS FOR EASY REMOVAL AND REGULAR INSPECTION OF SUBFLOOR FRAMING MEMBERS.

PLUMBING + DRAINAGE:
GENERAL
PLUMBING AND DRAINAGE CONTRACTORS SHALL THOROUGLY INVESTIGATE ALL SANITARY AND STORMWATER LOCATIONS, PROPOSED CONNECTIONS AND SIZES PRIOR TO WORK COMMENCEMENT, AND VERIFY THAT FALLS CAN BE ACHIEVED TO SANITARY AND STORMWATER DISCHARGE.
ALL UNDER SLAB DRAINAGE SHALL BE CARRIED OUT BY A LICENSED DRAINLAYER, TO THE RELEVANT CODES OF PRACTICE. AN 'AS BUILT' DRAINAGE PLAN SHALL BE ISSUED TO THE PROPERTY OWNER AND BUILDING CERTIFIER ON COMPLETION OF WORK. ALL WORK CARRIED OUT IN STRICT ACCORDANCE WITH AS/NZS 3500.2 AND AS/NZS 3500.3.
STORMWATER
CONNECT DOWNPIPES TO EXISTING IN GROUND DRAINAGE, DIRECT TO MAIN DRAIN AND LEGAL POINT OF DISCHARGE.
SEWER
CONNECT SOIL PIPES, PLUMBING FIXTURES, FLOOR WASTES AND GULLIES INTO IN-GROUND DRAINAGE SYSTEM AND EXISTING PUBLIC CONNECTION.

VEGETATION PROTECTION PLAN:
TREES TO BE RETAINED SHALL HAVE CONSTRUCTION WORKS PROTECTION IMPLEMENTED THROUGHOUT THE COURSE OF THE SITE AND BUILDING WORK. GROUND PROTECTION MEASURES MUST BE ESTABLISHED WHERE TREE PROTECTION FENCING IS IMPRACTICAL AND SITE ACCESS WITHIN THE TREE CANOPY DRIPLINE IS REQUIRED. GROUND PROTECTION MEASURES MAY INCLUDE A PERMEABLE MEMBRANE SUCH AS GEOTEXTILE FABRIC UNDER LAYER OF MULCH OR CRUSHED ROCK BELOW RUMBLE BOARDS.

S.B.

DISCLAIMER

PROJECT	LIEBKE RESIDENCE	DRAWING NO.	DA.01
ADDRESS	73 BRIGHTON STREET, CURL CURL	REVISION	.
DOCUMENT	DEVELOPMENT APPLICATION	SCALE	1:100 / A2
DRAWING	PROPOSED SITE PLAN	DATE	09.12.24

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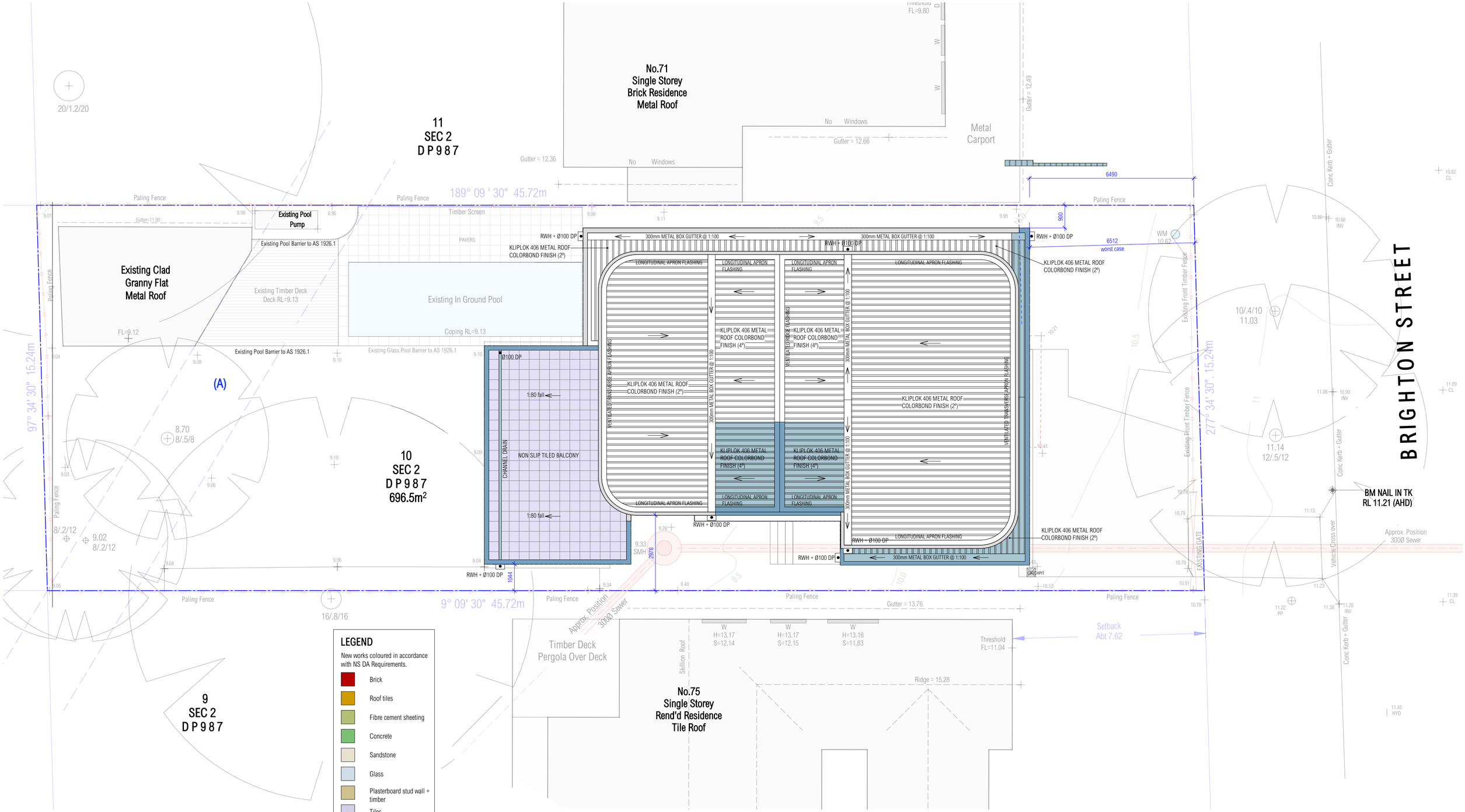

LEGEND

New works coloured in accordance with NS DA Requirements.

- Brick
- Roof tiles
- Fibre cement sheeting
- Concrete
- Sandstone
- Glass
- Plasterboard stud wall + timber
- Tiles
- Steel + aluminium
- Demolish existing walls

01 PROPOSED ROOF PLAN
Scale: 1:100

S.B.

PROJECT	LIEBKE RESIDENCE	DRAWING NO.	DA.02
ADDRESS	73 BRIGHTON STREET, CURL CURL	REVISION	.
DOCUMENT	DEVELOPMENT APPLICATION	SCALE	1:100 / A2
DRAWING	PROPOSED ROOF PLAN	DATE	09.12.24

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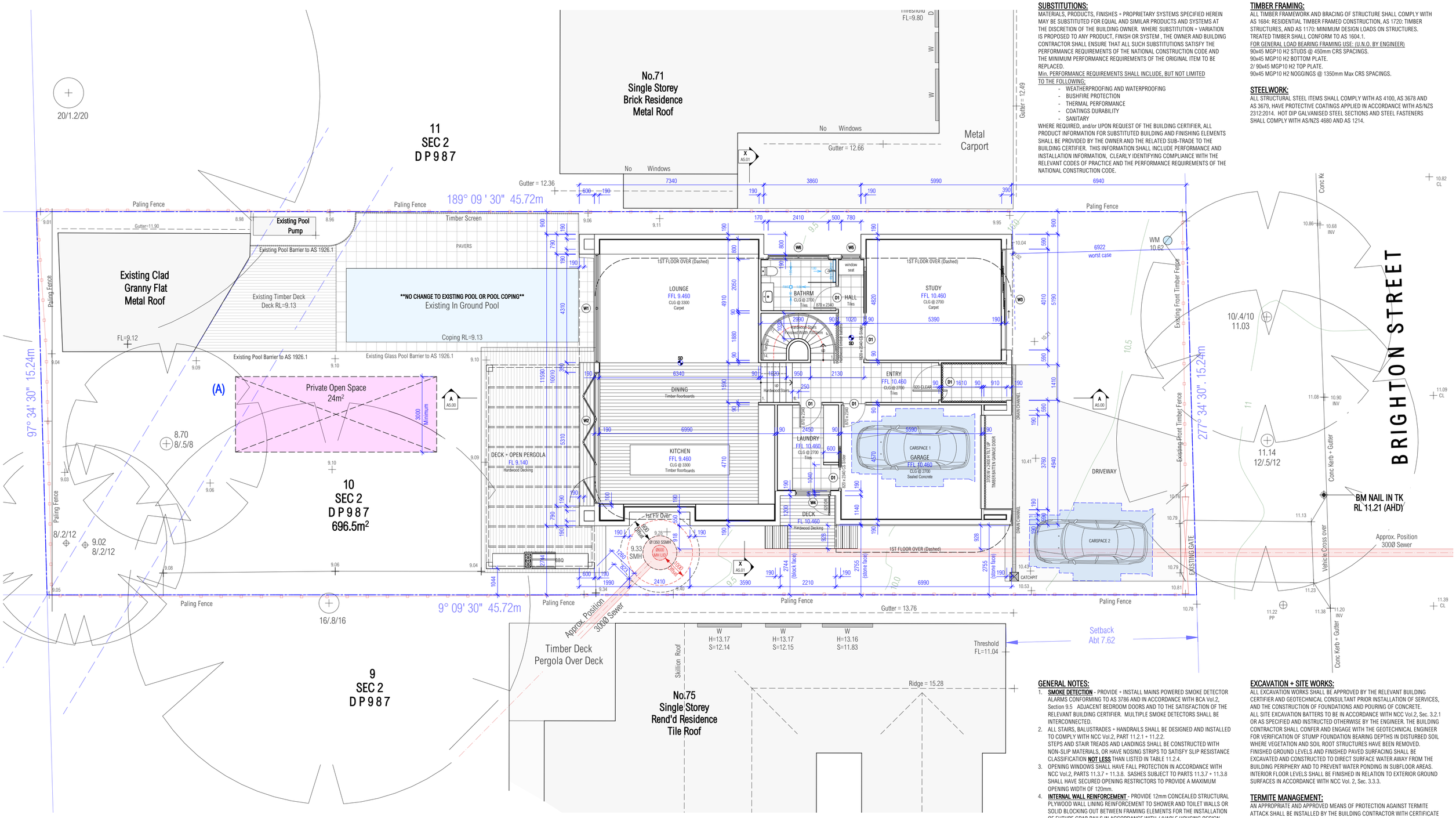

01 EXISTING GROUND FLOOR LAYOUT
Scale: 1:100

SUBSTITUTIONS:

MATERIALS, PRODUCTS, FINISHES + PROPRIETARY SYSTEMS SPECIFIED HEREIN MAY BE SUBSTITUTED FOR EQUAL AND SIMILAR PRODUCTS AND SYSTEMS AT THE DISCRETION OF THE BUILDING OWNER. WHERE SUBSTITUTION + VARIATION IS PROPOSED TO ANY PRODUCT, FINISH OR SYSTEM , THE OWNER AND BUILDING CONTRACTOR SHALL ENSURE THAT ALL SUCH SUBSTITUTIONS SATISFY THE PERFORMANCE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE AND THE MINIMUM PERFORMANCE REQUIREMENTS OF THE ORIGINAL ITEM TO BE REPLACED.
Min. PERFORMANCE REQUIREMENTS SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING;

- WEATHERPROOFING AND WATERPROOFING
- BUSHFIRE PROTECTION
- THERMAL PERFORMANCE
- COATINGS DURABILITY
- SANITARY

WHERE REQUIRED, and/or UPON REQUEST OF THE BUILDING CERTIFIER, ALL PRODUCT INFORMATION FOR SUBSTITUTED BUILDING AND FINISHING ELEMENTS SHALL BE PROVIDED BY THE OWNER AND THE RELATED SUB-TRADE TO THE BUILDING CERTIFIER. THIS INFORMATION SHALL INCLUDE PERFORMANCE AND INSTALLATION INFORMATION, CLEARLY IDENTIFYING COMPLIANCE WITH THE RELEVANT CODES OF PRACTICE AND THE PERFORMANCE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE.

TIMBER FRAMING:

ALL TIMBER FRAMEWORK AND BRACING OF STRUCTURE SHALL COMPLY WITH AS 1684: RESIDENTIAL TIMBER FRAMED CONSTRUCTION, AS 1720: TIMBER STRUCTURES, AND AS 1170: MINIMUM DESIGN LOADS ON STRUCTURES.
TREATED TIMBER SHALL CONFORM TO AS 1604.1.
FOR GENERAL LOAD BEARING FRAMING USE: (U.N.O. BY ENGINEER)
90x45 MGP10 H2 STUDS @ 450mm CRS SPACINGS.
90x45 MGP10 H2 BOTTOM PLATE.
2/ 90x45 MGP10 H2 TOP PLATE.
90x45 MGP10 H2 NOGGINGS @ 1350mm Max CRS SPACINGS.

STEELWORK:

ALL STRUCTURAL STEEL ITEMS SHALL COMPLY WITH AS 4100, AS 3678 AND AS 3679, HAVE PROTECTIVE COATINGS APPLIED IN ACCORDANCE WITH AS/NZS 2312:2014. HOT DIP GALVANISED STEEL SECTIONS AND STEEL FASTENERS SHALL COMPLY WITH AS/NZS 4680 AND AS 1214.

GENERAL NOTES:

1. **SMOKE DETECTION** - PROVIDE + INSTALL MAINS POWERED SMOKE DETECTOR ALARMS CONFORMING TO AS 3786 AND IN ACCORDANCE WITH BCA Vol.2, Section 9.5 ADJACENT BEDROOM DOORS AND TO THE SATISFACTION OF THE RELEVANT BUILDING CERTIFIER. MULTIPLE SMOKE DETECTORS SHALL BE INTERCONNECTED.
2. ALL STAIRS, BALUSTRADES + HANDRAILS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH NCC Vol.2, PART 11.2.1 + 11.2.2.
   STEPS AND STAIR TREADS AND LANDINGS SHALL BE CONSTRUCTED WITH NON-SLIP MATERIALS, OR HAVE NOSING STRIPS TO SATISFY SLIP RESISTANCE CLASSIFICATION **NOT LESS** THAN LISTED IN TABLE 11.2.4.
3. OPENING WINDOWS SHALL HAVE FALL PROTECTION IN ACCORDANCE WITH NCC Vol.2, PARTS 11.3.7 + 11.3.8. SASHES SUBJECT TO PARTS 11.3.7 + 11.3.8 SHALL HAVE SECURED OPENING RESTRICTORS TO PROVIDE A MAXIMUM OPENING WIDTH OF 120mm.
4. **INTERNAL WALL REINFORCEMENT** - PROVIDE 12mm CONCEALED STRUCTURAL PLYWOOD WALL LINING REINFORCEMENT TO SHOWER AND TOILET WALLS OR SOLID BLOCKING OUT BETWEEN FRAMING ELEMENTS FOR THE INSTALLATION OF FUTURE GRAB RAILS IN ACCORDANCE WITH *LIVABLE HOUSING DESIGN GUIDELINES* - SILVER LEVEL. PROVIDE ADDITIONAL STRUCTURAL IN-WALL SUPPORTS + FRAMING FOR SECURING OF WALL HUNG VANITIES.

WATERPROOFING INTERNAL AREAS:

ALL INTERNAL WET AREAS SHALL BE WATERPROOFED STRICTLY IN ACCORDANCE WITH AS3740. SHOWER CUBICLES SHALL HAVE EITHER A PROPRIETRAY TRAY FLOOR SYSTEM INSTALLED, SUITABLE FOR WATER PROOFING AND TILING, OR ALTERNATIVELY FORMED WITH A SPLASH HOB AND SCREEDED INTERNAL FALL TO SHOWER WASTE OUTLET. WATERSTOPS SHALL BE FORMED AT ALL WET AREAS ROOM DOORWAY THRESHOLDS.

EXCAVATION + SITE WORKS:

ALL EXCAVATION WORKS SHALL BE APPROVED BY THE RELEVANT BUILDING CERTIFIER AND GEOTECHNICAL CONSULTANT PRIOR INSTALLATION OF SERVICES, AND THE CONSTRUCTION OF FOUNDATIONS AND POURING OF CONCRETE.
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AN APPROPRIATE AND APPROVED MEANS OF PROTECTION AGAINST TERMITE ATTACK SHALL BE INSTALLED BY THE BUILDING CONTRACTOR WITH CERTIFICATE SUPPLIED THAT COVERS THE INSTALLATION AND PROTECTION SYSTEM WITH RELATED MAINTENANCE PROCEDURES.
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S.B.

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PROJECT	LIEBKE RESIDENCE	DRAWING NO.	DA.03
ADDRESS	73 BRIGHTON STREET, CURL CURL	REVISION	.
DOCUMENT	DEVELOPMENT APPLICATION	SCALE	1:100 / A2
DRAWING	EXISTING GROUND FLOOR LAYOUT	DATE	09.12.24

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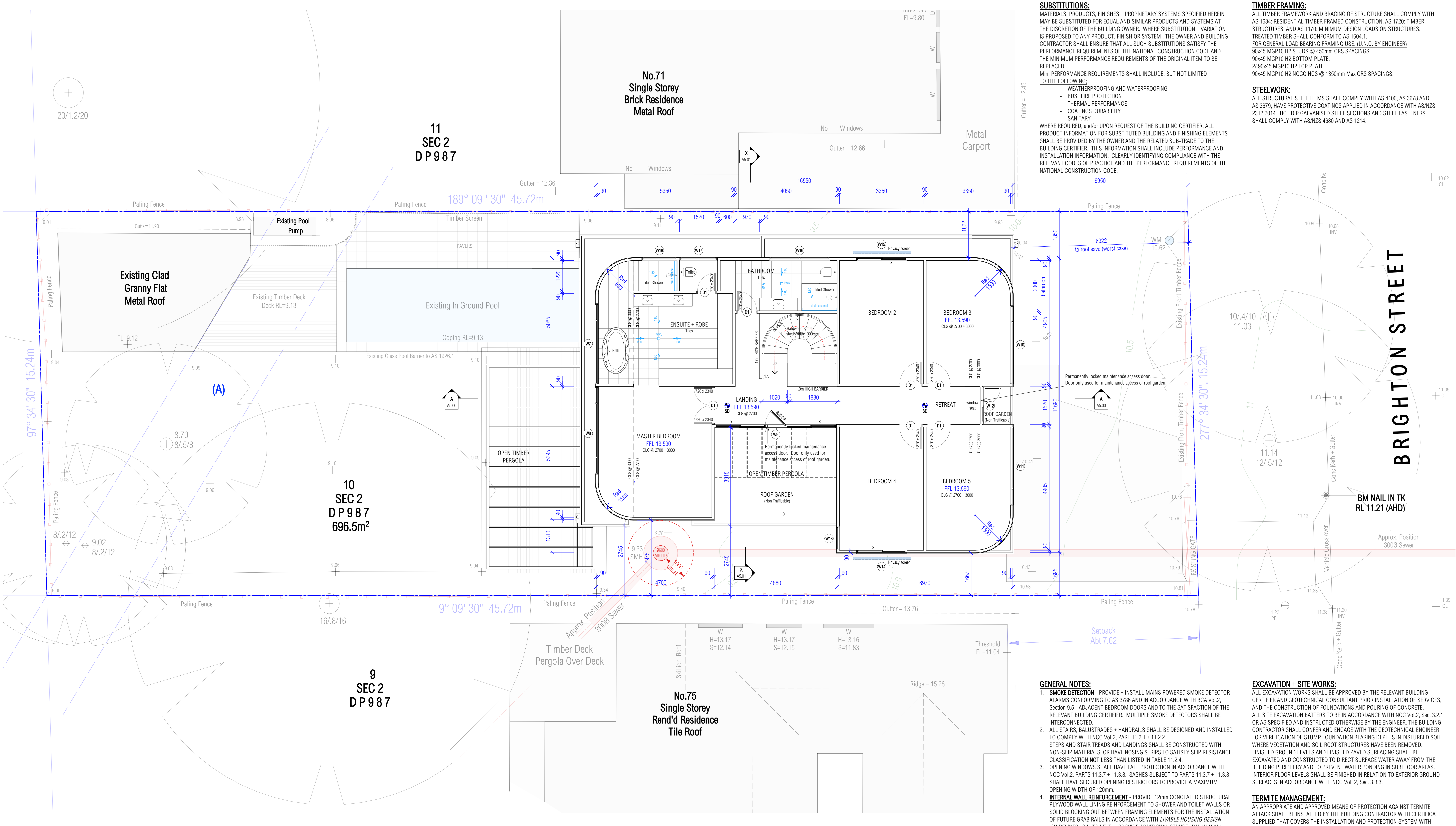

01 EXISTING FIRST FLOOR LAYOUT
Scale: 1:100

SUBSTITUTIONS:

MATERIALS, PRODUCTS, FINISHES + PROPRIETARY SYSTEMS SPECIFIED HEREIN MAY BE SUBSTITUTED FOR EQUAL AND SIMILAR PRODUCTS AND SYSTEMS AT THE DISCRETION OF THE BUILDING OWNER. WHERE SUBSTITUTION + VARIATION IS PROPOSED TO ANY PRODUCT, FINISH OR SYSTEM , THE OWNER AND BUILDING CONTRACTOR SHALL ENSURE THAT ALL SUCH SUBSTITUTIONS SATISFY THE PERFORMANCE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE AND THE MINIMUM PERFORMANCE REQUIREMENTS OF THE ORIGINAL ITEM TO BE REPLACED.

Min. PERFORMANCE REQUIREMENTS SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING;

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- THERMAL PERFORMANCE
- COATINGS DURABILITY
- SANITARY

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TIMBER FRAMING:

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90x45 MGP10 H2 BOTTOM PLATE.
2/ 90x45 MGP10 H2 TOP PLATE.
90x45 MGP10 H2 NOGGINGS @ 1350mm Max CRS SPACINGS.

STEELWORK:

ALL STRUCTURAL STEEL ITEMS SHALL COMPLY WITH AS 4100, AS 3678 AND AS 3679, HAVE PROTECTIVE COATINGS APPLIED IN ACCORDANCE WITH AS/NZS 2312:2014. HOT DIP GALVANISED STEEL SECTIONS AND STEEL FASTENERS SHALL COMPLY WITH AS/NZS 4680 AND AS 1214.

GENERAL NOTES:

1. **SMOKE DETECTION** - PROVIDE + INSTALL MAINS POWERED SMOKE DETECTOR ALARMS CONFORMING TO AS 3786 AND IN ACCORDANCE WITH BCA Vol.2, Section 9.5 ADJACENT BEDROOM DOORS AND TO THE SATISFACTION OF THE RELEVANT BUILDING CERTIFIER. MULTIPLE SMOKE DETECTORS SHALL BE INTERCONNECTED.
2. ALL STAIRS, BALUSTRADES + HANDRAILS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH NCC Vol.2, PART 11.2.1 + 11.2.2.
   STEPS AND STAIR TREADS AND LANDINGS SHALL BE CONSTRUCTED WITH NON-SLIP MATERIALS, OR HAVE NOSING STRIPS TO SATISFY SLIP RESISTANCE CLASSIFICATION **NOT LESS** THAN LISTED IN TABLE 11.2.4.
3. OPENING WINDOWS SHALL HAVE FALL PROTECTION IN ACCORDANCE WITH NCC Vol.2, PARTS 11.3.7 + 11.3.8. SASHES SUBJECT TO PARTS 11.3.7 + 11.3.8 SHALL HAVE SECURED OPENING RESTRICTORS TO PROVIDE A MAXIMUM OPENING WIDTH OF 120mm.
4. **INTERNAL WALL REINFORCEMENT** - PROVIDE 12mm CONCEALED STRUCTURAL PLYWOOD WALL LINING REINFORCEMENT TO SHOWER AND TOILET WALLS OR SOLID BLOCKING OUT BETWEEN FRAMING ELEMENTS FOR THE INSTALLATION OF FUTURE GRAB RAILS IN ACCORDANCE WITH *LIVABLE HOUSING DESIGN GUIDELINES* - SILVER LEVEL. PROVIDE ADDITIONAL STRUCTURAL IN-WALL SUPPORTS + FRAMING FOR SECURING OF WALL HUNG VANITIES.

WATERPROOFING INTERNAL AREAS:

ALL INTERNAL WET AREAS SHALL BE WATERPROOFED STRICTLY IN ACCORDANCE WITH AS3740. SHOWER CUBICLES SHALL HAVE EITHER A PROPRIETRAY TRAY FLOOR SYSTEM INSTALLED, SUITABLE FOR WATER PROOFING AND TILING, OR ALTERNATIVELY FORMED WITH A SPLASH HOB AND SCREEDED INTERNAL FALL TO SHOWER WASTE OUTLET. WATERSTOPS SHALL BE FORMED AT ALL WET AREAS ROOM DOORWAY THRESHOLDS.

EXCAVATION + SITE WORKS:

ALL EXCAVATION WORKS SHALL BE APPROVED BY THE RELEVANT BUILDING CERTIFIER AND GEOTECHNICAL CONSULTANT PRIOR INSTALLATION OF SERVICES, AND THE CONSTRUCTION OF FOUNDATIONS AND POURING OF CONCRETE.
ALL SITE EXCAVATION BATTERS TO BE IN ACCORDANCE WITH NCC Vol.2, Sec. 3.2.1 OR AS SPECIFIED AND INSTRUCTED OTHERWISE BY THE ENGINEER. THE BUILDING CONTRACTOR SHALL CONFER AND ENGAGE WITH THE GEOTECHNICAL ENGINEER FOR VERIFICATION OF STUMP FOUNDATION BEARING DEPTHS IN DISTURBED SOIL WHERE VEGETATION AND SOIL ROOT STRUCTURES HAVE BEEN REMOVED.
FINISHED GROUND LEVELS AND FINISHED PAVED SURFACING SHALL BE EXCAVATED AND CONSTRUCTED TO DIRECT SURFACE WATER AWAY FROM THE BUILDING PERIPHERY AND TO PREVENT WATER PONDING IN SUBFLOOR AREAS. INTERIOR FLOOR LEVELS SHALL BE FINISHED IN RELATION TO EXTERIOR GROUND SURFACES IN ACCORDANCE WITH NCC Vol. 2, Sec. 3.3.3.

TERMITE MANAGEMENT:

AN APPROPRIATE AND APPROVED MEANS OF PROTECTION AGAINST TERMITE ATTACK SHALL BE INSTALLED BY THE BUILDING CONTRACTOR WITH CERTIFICATE SUPPLIED THAT COVERS THE INSTALLATION AND PROTECTION SYSTEM WITH RELATED MAINTENANCE PROCEDURES.
THE BUILDING + LANDSCAPING CONTRACTORS SHALL ENSURE THAT EXTERIOR SURFACE FINISHES AND ABUTTING STRUCTURES DO NOT CONCEAL OR PROMOTE TERMITE INGRESS TO THE BUILDING AND THE FRAMING ELEMENTS.
SUBFLOOR PLINTH BOARDS and/or END DECKING BOARDS SHALL BE FIXED IN A MANNER THAT ALLOWS FOR EASY REMOVAL AND REGULAR INSPECTION OF SUBFLOOR FRAMING MEMBERS.

S.B.

PROJECT	LIEBKE RESIDENCE	DRAWING NO.	DA.04
ADDRESS	73 BRIGHTON STREET, CURL CURL	REVISION	.
DOCUMENT	DEVELOPMENT APPLICATION	SCALE	1:100 / A2
DRAWING	EXISTING FIRST FLOOR LAYOUT	DATE	09.12.24

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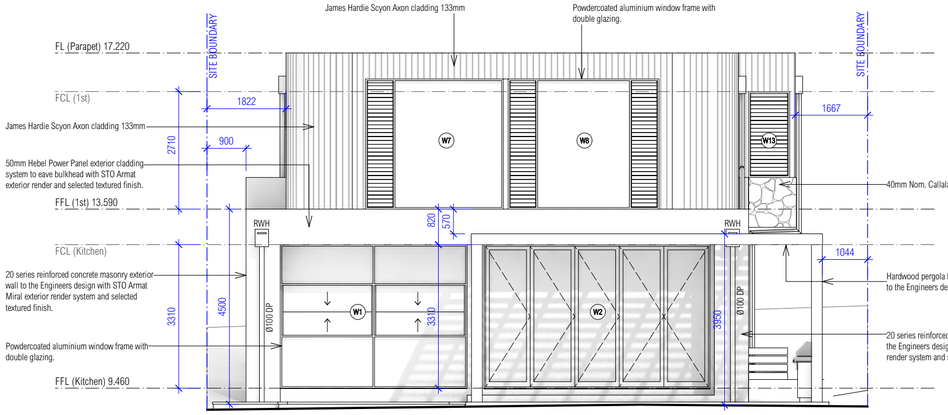
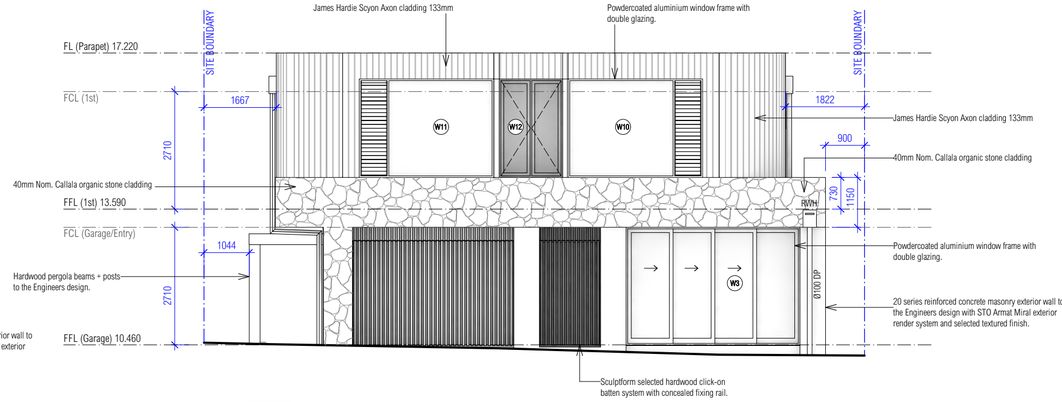
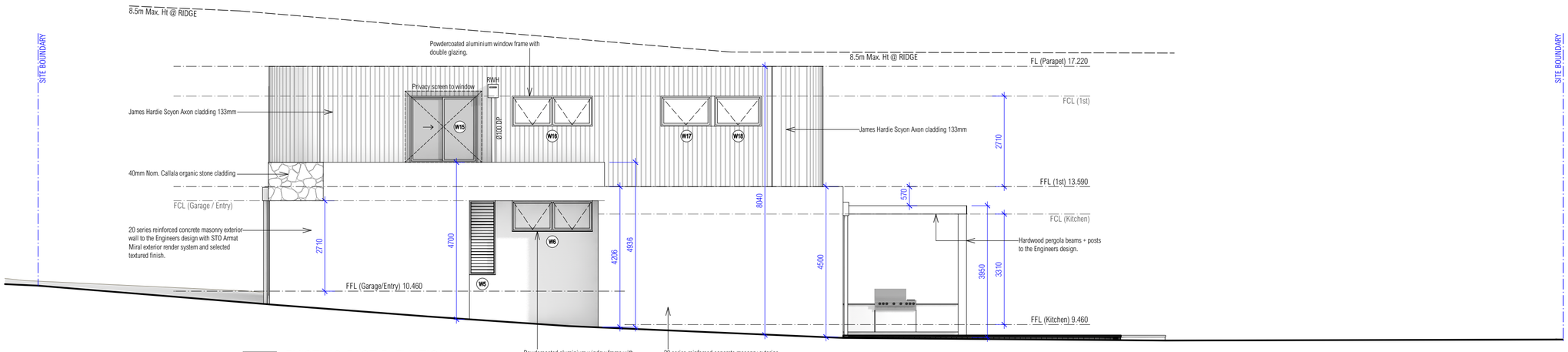


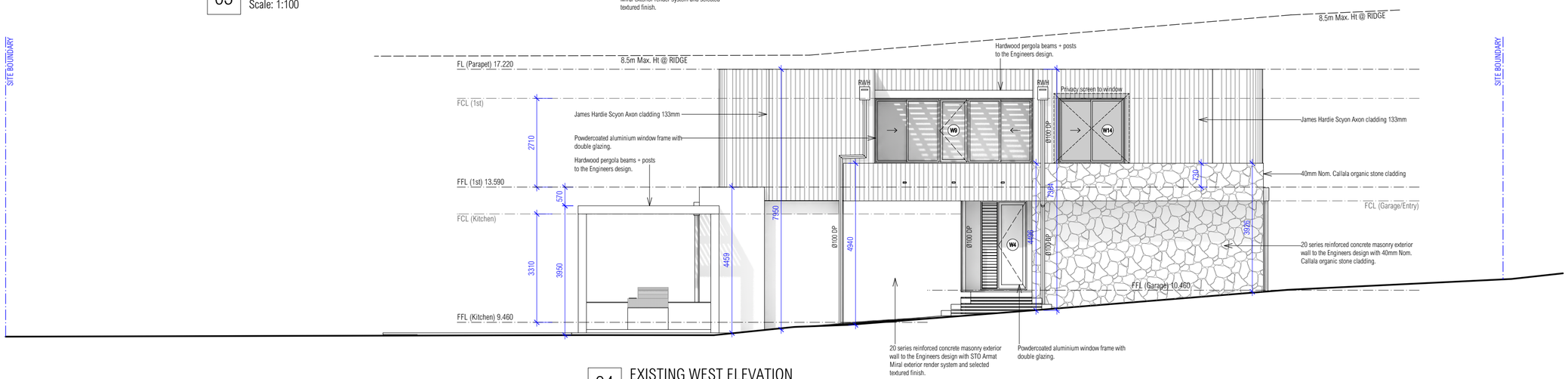
01 EXISTING NORTH ELEVATION
Scale: 1:100



02 EXISTING SOUTH ELEVATION
Scale: 1:100



03 EXISTING EAST ELEVATION
Scale: 1:100



04 EXISTING WEST ELEVATION
Scale: 1:100

SUBSTITUTIONS:

MATERIALS, PRODUCTS, FINISHES + PROPRIETARY SYSTEMS SPECIFIED HEREIN MAY BE SUBSTITUTED FOR EQUAL AND SIMILAR PRODUCTS AND SYSTEMS AT THE DISCRETION OF THE BUILDING OWNER. WHERE SUBSTITUTION + VARIATION IS PROPOSED TO ANY PRODUCT, FINISH OR SYSTEM , THE OWNER AND BUILDING CONTRACTOR SHALL ENSURE THAT ALL SUCH SUBSTITUTIONS SATISFY THE PERFORMANCE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE AND THE MINIMUM PERFORMANCE REQUIREMENTS OF THE ORIGINAL ITEM TO BE REPLACED.

Min. PERFORMANCE REQUIREMENTS SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING;

- WEATHERPROOFING AND WATERPROOFING
- BUSHFIRE PROTECTION
- THERMAL PERFORMANCE
- COATINGS DURABILITY
- SANITARY

WHERE REQUIRED, and/or UPON REQUEST OF THE BUILDING CERTIFIER, ALL PRODUCT INFORMATION FOR SUBSTITUTED BUILDING AND FINISHING ELEMENTS SHALL BE PROVIDED BY THE OWNER AND THE RELATED SUB-TRADE TO THE BUILDING CERTIFIER. THIS INFORMATION SHALL INCLUDE PERFORMANCE AND INSTALLATION INFORMATION, CLEARLY IDENTIFYING COMPLIANCE WITH THE RELEVANT CODES OF PRACTICE AND THE PERFORMANCE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE.

GENERAL NOTES:

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4. **INTERNAL WALL REINFORCEMENT** - PROVIDE 12mm CONCEALED STRUCTURAL PLYWOOD WALL LINING REINFORCEMENT TO SHOWER AND TOILET WALLS OR SOLID BLOCKING OUT BETWEEN FRAMING ELEMENTS FOR THE INSTALLATION OF FUTURE GRAB RAILS IN ACCORDANCE WITH *LIVABLE HOUSING DESIGN GUIDELINES* - SILVER LEVEL. PROVIDE ADDITIONAL STRUCTURAL IN-WALL SUPPORTS + FRAMING FOR SECURING OF WALL HUNG VANITIES.

EXCAVATION + SITE WORKS:

ALL EXCAVATION WORKS SHALL BE APPROVED BY THE RELEVANT BUILDING CERTIFIER AND GEOTECHNICAL CONSULTANT PRIOR INSTALLATION OF SERVICES, AND THE CONSTRUCTION OF FOUNDATIONS AND POURING OF CONCRETE.
ALL SITE EXCAVATION BATTERS TO BE IN ACCORDANCE WITH NCC Vol 2, Sec. 3.2.1 OR AS SPECIFIED AND INSTRUCTED OTHERWISE BY THE ENGINEER. THE BUILDING CONTRACTOR SHALL CONFER AND ENGAGE WITH THE GEOTECHNICAL ENGINEER FOR VERIFICATION OF STUMP FOUNDATION BEARING DEPTHS IN DISTURBED SOIL WHERE VEGETATION AND SOIL ROOT STRUCTURES HAVE BEEN REMOVED.
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INTERIOR FLOOR LEVELS SHALL BE FINISHED IN RELATION TO EXTERIOR GROUND SURFACES IN ACCORDANCE WITH NCC Vol. 2, Sec. 3.3.3.

TERMITE MANAGEMENT:

AN APPROPRIATE AND APPROVED MEANS OF PROTECTION AGAINST TERMITE ATTACK SHALL BE INSTALLED BY THE BUILDING CONTRACTOR WITH CERTIFICATE SUPPLIED THAT COVERS THE INSTALLATION AND PROTECTION SYSTEM WITH RELATED MAINTENANCE PROCEDURES.
THE BUILDING + LANDSCAPING CONTRACTORS SHALL ENSURE THAT EXTERIOR SURFACE FINISHES AND ABUTTING STRUCTURES DO NOT CONCEAL OR PROMOTE TERMITE INGRESS TO THE BUILDING AND THE FRAMING ELEMENTS.
SUBFLOOR PLINTH BOARDS and/or END DECKING BOARDS SHALL BE FIXED IN A MANNER THAT ALLOWS FOR EASY REMOVAL AND REGULAR INSPECTION OF SUBFLOOR FRAMING MEMBERS.

TIMBER FRAMING:

ALL TIMBER FRAMEWORK AND BRACING OF STRUCTURE SHALL COMPLY WITH AS 1684: RESIDENTIAL TIMBER FRAMED CONSTRUCTION, AS 1720: TIMBER STRUCTURES, AND AS 1170: MINIMUM DESIGN LOADS ON STRUCTURES.
TREATED TIMBER SHALL CONFORM TO AS 1604.1.
FOR GENERAL LOAD BEARING FRAMING USE: (U.N.O. BY ENGINEER)
90x45 MGP10 H2 STUDS @ 450mm CRS SPACINGS.
90x45 MGP10 H2 BOTTOM PLATE.
2/ 90x45 MGP10 H2 TOP PLATE.
90x45 MGP10 H2 NOGGINGS @ 1350mm Max CRS SPACINGS.

STEELWORK:

ALL STRUCTURAL STEEL ITEMS SHALL COMPLY WITH AS 4100, AS 3678 AND AS 3679, HAVE PROTECTIVE COATINGS APPLIED IN ACCORDANCE WITH AS/NZS 2312:2014. HOT DIP GALVANISED STEEL SECTIONS AND STEEL FASTENERS SHALL COMPLY WITH AS/NZS 4680 AND AS 1214.

INSULATION + BUILDING SEALING:

READ IN CONJUNCTION WITH THE BASIX REPORT AND SUMMARY.
PROVIDE + INSTALL R1.3 60mm ANTICON BLANKET TO NEW METAL ROOFS.
PROVIDE + INSTALL R6.0 250mm INSULATION BATTS ABOVE CEILING AREAS UNDER ROOFS AND A MINIMUM OF R3.5 185mm INSULATION BATTS TO RESTRICTED ROOF AREAS UNDER BOX GUTTERS AND THE LIKE.
PROVIDE + INSTALL R2.7 90mm INSULATION BATTS TO ALL EXTERIOR FRAMED WALLS AND BULKHEAD PLENUM AREAS OPEN TO ROOF AND BALCONY COVERINGS.
PROVIDE AND INSTALL R3.0 110mm CEILING INSULATION AND ACOUSTIC DAMPENING BATTS IN CEILING AREAS BELOW FIRST FLOOR.
PROVIDE +INSTALL R2.1 80mm INSULATION TO NEW CONCRETE FLOOR SLABS.
SEAL GAPS, CRACKS, DOWNLIGHTS AND EXHAUST FANS. WEATHER-STRIP WINDOWS AND ENTRY DOORS. GARAGE DOOR SEAL IS NOT REQUIRED. WINDOW FRAMES TO BE ALUMINIUM DOUBLE GLAZED TYPE OR APPROVED EQUIVALENT.

S.B.

PROJECT	LIEBKE RESIDENCE	DRAWING NO.	DA.05
ADDRESS	73 BRIGHTON STREET, CURL CURL	REVISION	.
DOCUMENT	DEVELOPMENT APPLICATION	SCALE	1:100 / A2
DRAWING	EXISTING ELEVATIONS	DATE	09.12.24

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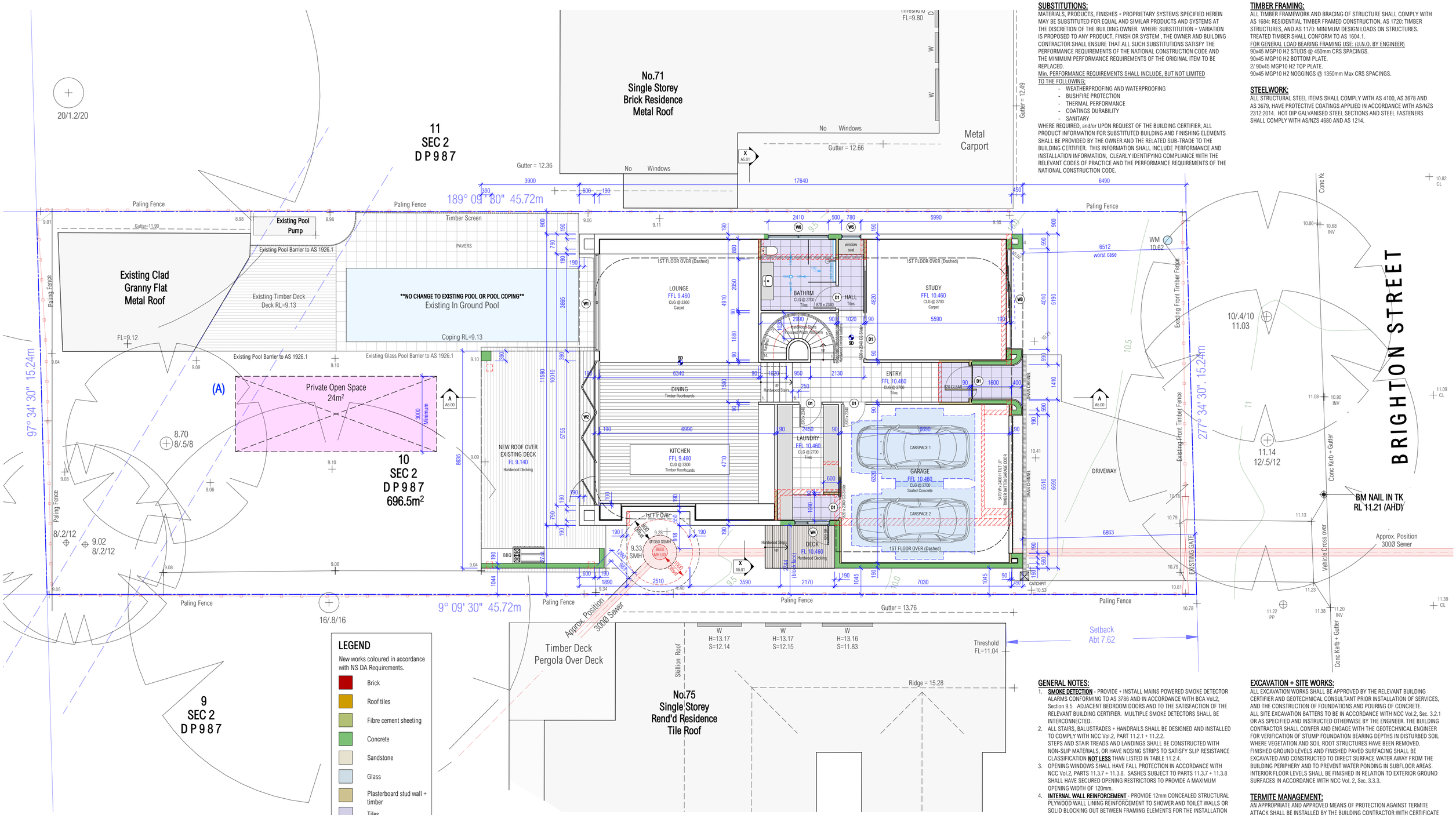

LEGEND

New works coloured in accordance with NS DA Requirements.

- Brick
- Roof tiles
- Fibre cement sheeting
- Concrete
- Sandstone
- Glass
- Plasterboard stud wall + timber
- Tiles
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- Demolish existing walls

01 PROPOSED GROUND FLOOR LAYOUT
Scale: 1:100

SUBSTITUTIONS:

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S.B.

DISCLAIMER

PROJECT	LIEBKE RESIDENCE	DRAWING NO.	DA.06
ADDRESS	73 BRIGHTON STREET, CURL CURL	REVISION	.
DOCUMENT	DEVELOPMENT APPLICATION	SCALE	1:100 / A2
DRAWING	PROPOSED GROUND FLOOR LAYOUT	DATE	09.12.24

SARAH BLACKER
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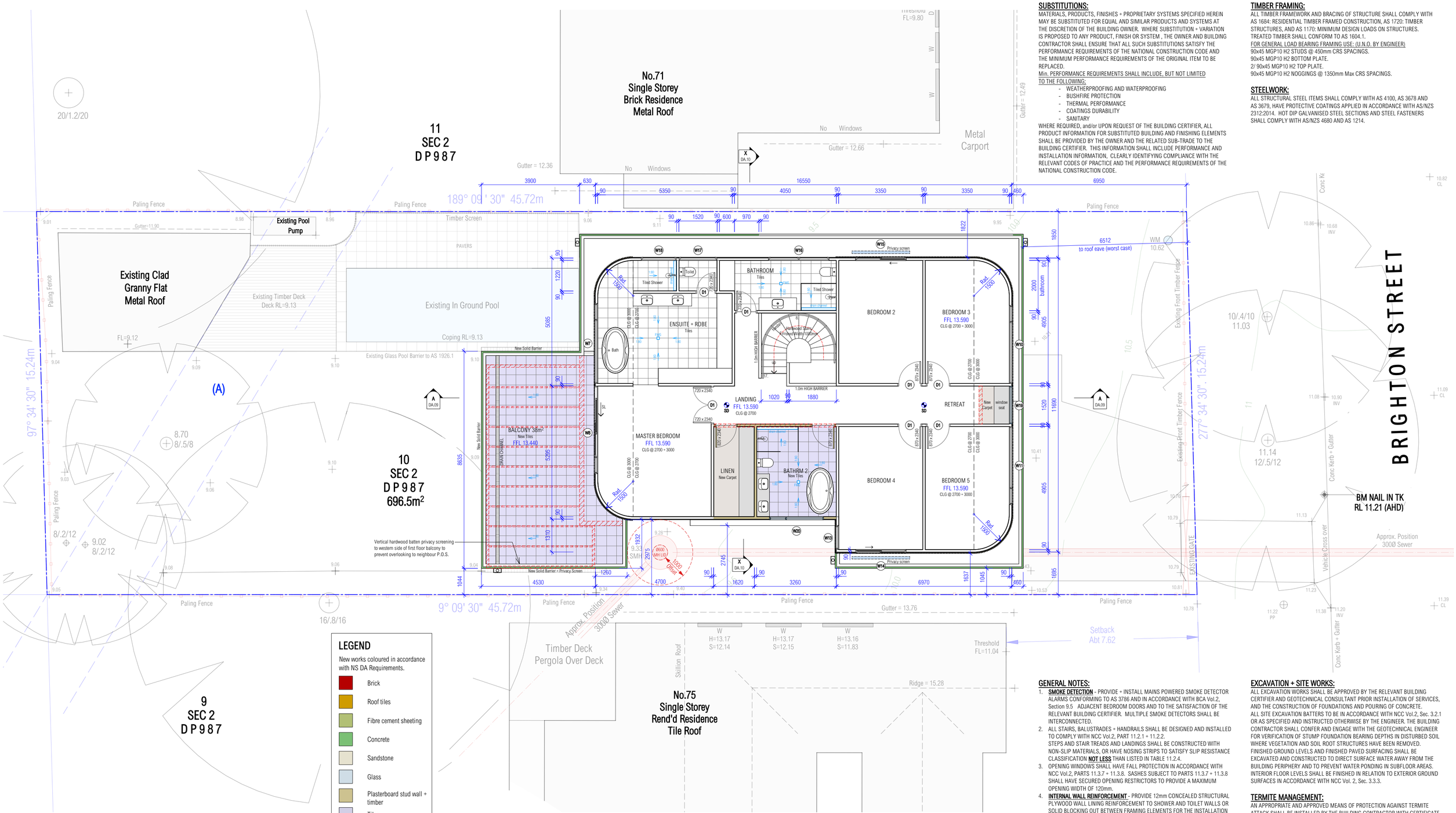

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LEGEND

New works coloured in accordance with NS DA Requirements.

- Brick
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01 PROPOSED FIRST FLOOR LAYOUT
Scale: 1:100

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TERMITE MANAGEMENT:

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THE BUILDING + LANDSCAPING CONTRACTORS SHALL ENSURE THAT EXTERIOR SURFACE FINISHES AND ABUTTING STRUCTURES DO NOT CONCEAL OR PROMOTE TERMITE INGRESS TO THE BUILDING AND THE FRAMING ELEMENTS.
SUBFLOOR PLINTH BOARDS and/or END DECKING BOARDS SHALL BE FIXED IN A MANNER THAT ALLOWS FOR EASY REMOVAL AND REGULAR INSPECTION OF SUBFLOOR FRAMING MEMBERS.

S.B.

DISCLAIMER

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PROJECT	LIEBKE RESIDENCE	DRAWING NO.	DA.07
ADDRESS	73 BRIGHTON STREET, CURL CURL	REVISION	.
DOCUMENT	DEVELOPMENT APPLICATION	SCALE	1:100 / A2
DRAWING	PROPOSED FIRST FLOOR LAYOUT	DATE	09.12.24

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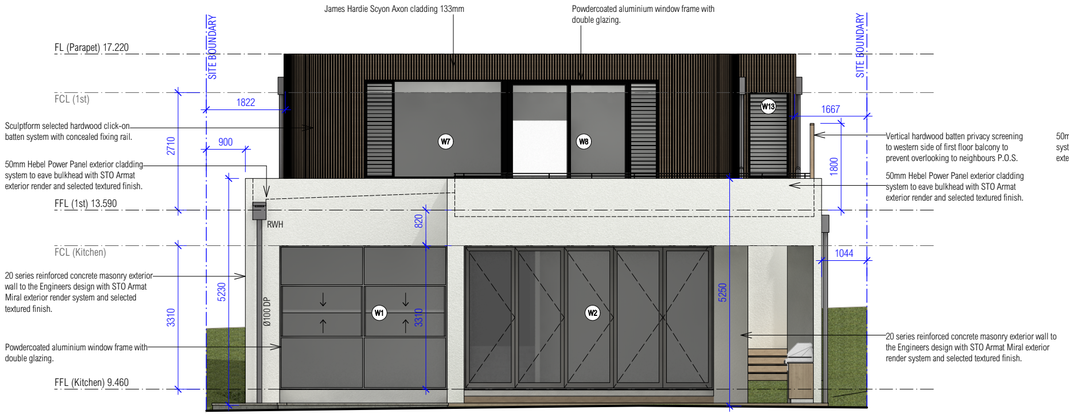
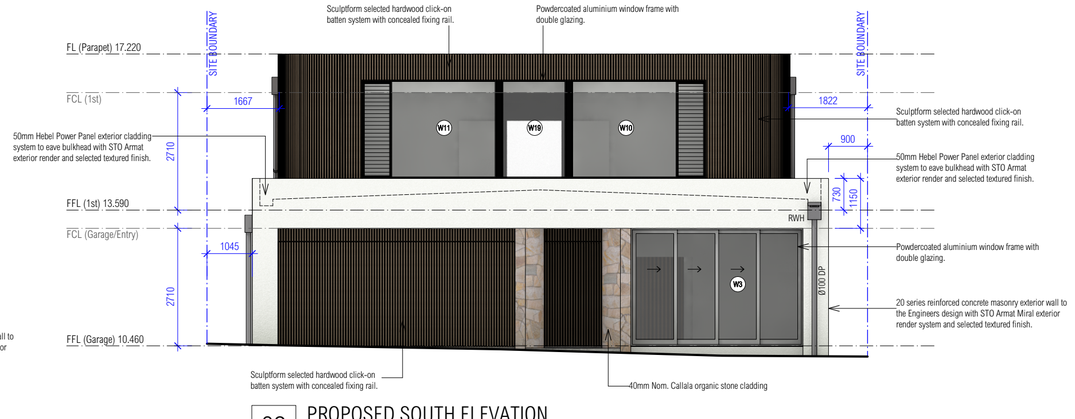
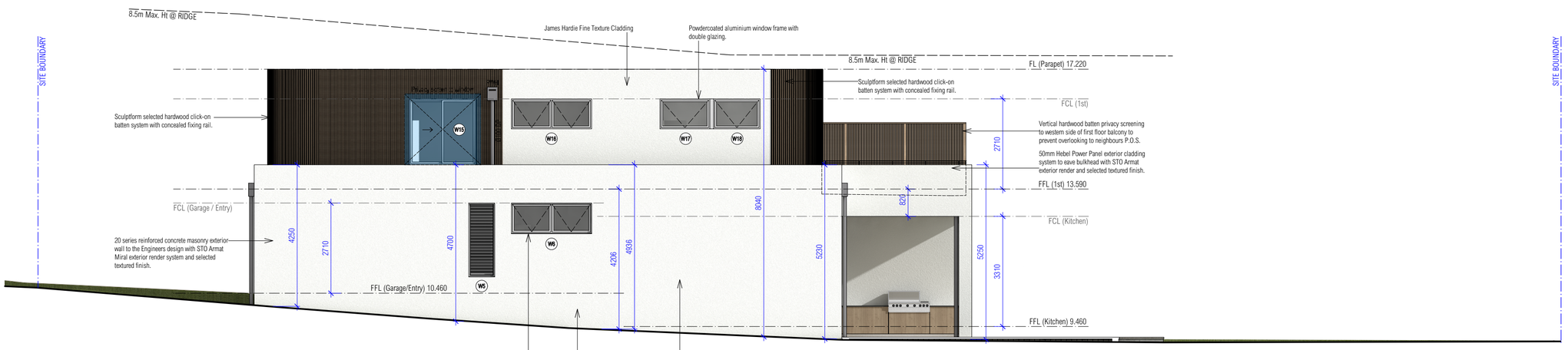


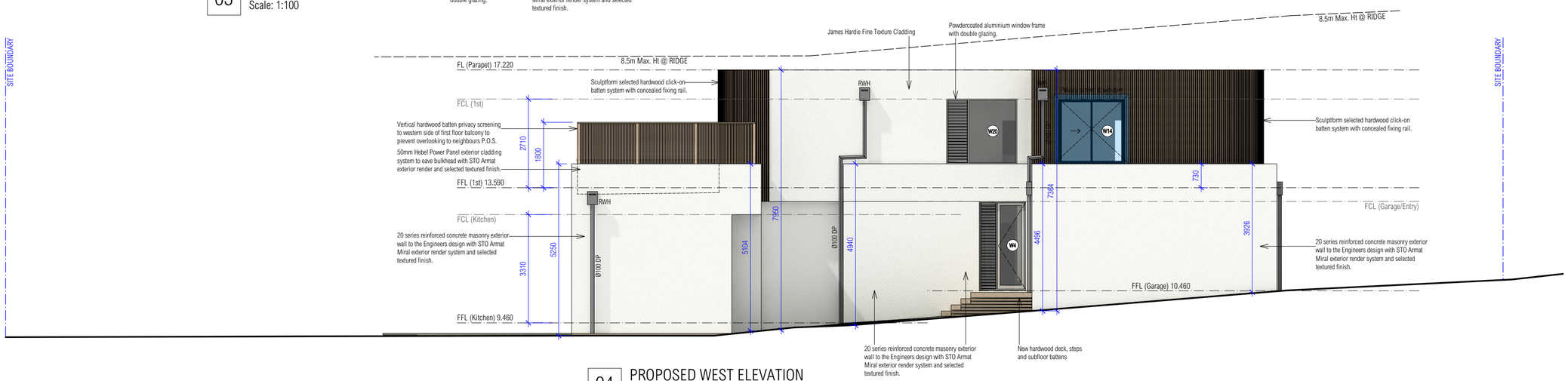
01 PROPOSED NORTH ELEVATION
Scale: 1:100



02 PROPOSED SOUTH ELEVATION
Scale: 1:100



03 PROPOSED EAST ELEVATION
Scale: 1:100



04 PROPOSED WEST ELEVATION
Scale: 1:100

SUBSTITUTIONS:

MATERIALS, PRODUCTS, FINISHES + PROPRIETARY SYSTEMS SPECIFIED HEREIN MAY BE SUBSTITUTED FOR EQUAL AND SIMILAR PRODUCTS AND SYSTEMS AT THE DISCRETION OF THE BUILDING OWNER. WHERE SUBSTITUTION + VARIATION IS PROPOSED TO ANY PRODUCT, FINISH OR SYSTEM , THE OWNER AND BUILDING CONTRACTOR SHALL ENSURE THAT ALL SUCH SUBSTITUTIONS SATISFY THE PERFORMANCE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE AND THE MINIMUM PERFORMANCE REQUIREMENTS OF THE ORIGINAL ITEM TO BE REPLACED.
Min. PERFORMANCE REQUIREMENTS SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING;

- WEATHERPROOFING AND WATERPROOFING
- BUSHFIRE PROTECTION
- THERMAL PERFORMANCE
- COATINGS DURABILITY
- SANITARY

WHERE REQUIRED, and/or UPON REQUEST OF THE BUILDING CERTIFIER, ALL PRODUCT INFORMATION FOR SUBSTITUTED BUILDING AND FINISHING ELEMENTS SHALL BE PROVIDED BY THE OWNER AND THE RELATED SUB-TRADE TO THE BUILDING CERTIFIER. THIS INFORMATION SHALL INCLUDE PERFORMANCE AND INSTALLATION INFORMATION, CLEARLY IDENTIFYING COMPLIANCE WITH THE RELEVANT CODES OF PRACTICE AND THE PERFORMANCE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE.

GENERAL NOTES:

1. **SMOKE DETECTION** - PROVIDE + INSTALL MAINS POWERED SMOKE DETECTOR ALARMS CONFORMING TO AS 3786 AND IN ACCORDANCE WITH BCA Vol.2, Section 9.5 ADJACENT BEDROOM DOORS AND TO THE SATISFACTION OF THE RELEVANT BUILDING CERTIFIER. MULTIPLE SMOKE DETECTORS SHALL BE INTERCONNECTED.
2. ALL STAIRS, BALUSTRADES + HANDRAILS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH NCC Vol.2, PART 11.2.1 + 11.2.2.
   STEPS AND STAIR TREADS AND LANDINGS SHALL BE CONSTRUCTED WITH NON-SLIP MATERIALS, OR HAVE NOSING STRIPS TO SATISFY SLIP RESISTANCE CLASSIFICATION **NOT LESS** THAN LISTED IN TABLE 11.2.4.
3. OPENING WINDOWS SHALL HAVE FALL PROTECTION IN ACCORDANCE WITH NCC Vol.2, PARTS 11.3.7 + 11.3.8. SASHES SUBJECT TO PARTS 11.3.7 + 11.3.8 SHALL HAVE SECURED OPENING RESTRICTORS TO PROVIDE A MAXIMUM OPENING WIDTH OF 120mm.
4. **INTERNAL WALL REINFORCEMENT** - PROVIDE 12mm CONCEALED STRUCTURAL PLYWOOD WALL LINING REINFORCEMENT TO SHOWER AND TOILET WALLS OR SOLID BLOCKING OUT BETWEEN FRAMING ELEMENTS FOR THE INSTALLATION OF FUTURE GRAB RAILS IN ACCORDANCE WITH *LIVABLE HOUSING DESIGN GUIDELINES* - SILVER LEVEL. PROVIDE ADDITIONAL STRUCTURAL IN-WALL SUPPORTS + FRAMING FOR SECURING OF WALL HUNG VANITIES.

EXCAVATION + SITE WORKS:

ALL EXCAVATION WORKS SHALL BE APPROVED BY THE RELEVANT BUILDING CERTIFIER AND GEOTECHNICAL CONSULTANT PRIOR INSTALLATION OF SERVICES, AND THE CONSTRUCTION OF FOUNDATIONS AND POURING OF CONCRETE.
ALL SITE EXCAVATION BATTERS TO BE IN ACCORDANCE WITH NCC Vol.2, Sec. 3.2.1 OR AS SPECIFIED AND INSTRUCTED OTHERWISE BY THE ENGINEER. THE BUILDING CONTRACTOR SHALL CONFER AND ENGAGE WITH THE GEOTECHNICAL ENGINEER FOR VERIFICATION OF STUMP FOUNDATION BEARING DEPTHS IN DISTURBED SOIL WHERE VEGETATION AND SOIL ROOT STRUCTURES HAVE BEEN REMOVED.
FINISHED GROUND LEVELS AND FINISHED PAVED SURFACING SHALL BE EXCAVATED AND CONSTRUCTED TO DIRECT SURFACE WATER AWAY FROM THE BUILDING PERIPHERY AND TO PREVENT WATER PONDING IN SUBFLOOR AREAS.
INTERIOR FLOOR LEVELS SHALL BE FINISHED IN RELATION TO EXTERIOR GROUND SURFACES IN ACCORDANCE WITH NCC Vol. 2, Sec. 3.3.3.

TERMITE MANAGEMENT:

AN APPROPRIATE AND APPROVED MEANS OF PROTECTION AGAINST TERMITE ATTACK SHALL BE INSTALLED BY THE BUILDING CONTRACTOR WITH CERTIFICATE SUPPLIED THAT COVERS THE INSTALLATION AND PROTECTION SYSTEM WITH RELATED MAINTENANCE PROCEDURES.
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TIMBER FRAMING:

ALL TIMBER FRAMEWORK AND BRACING OF STRUCTURE SHALL COMPLY WITH AS 1684: RESIDENTIAL TIMBER FRAMED CONSTRUCTION, AS 1720: TIMBER STRUCTURES, and AS 1170: MINIMUM DESIGN LOADS ON STRUCTURES.
TREATED TIMBER SHALL CONFORM TO AS 1604.1.
FOR GENERAL LOAD BEARING FRAMING USE: (U.N.O. BY ENGINEER)
90x45 MGP10 H2 STUDS @ 450mm CRS SPACINGS.
90x45 MGP10 H2 BOTTOM PLATE.
2/ 90x45 MGP10 H2 TOP PLATE.
90x45 MGP10 H2 NOGGINGS @ 1350mm Max CRS SPACINGS.

STEELWORK:

ALL STRUCTURAL STEEL ITEMS SHALL COMPLY WITH AS 4100, AS 3678 AND AS 3679, HAVE PROTECTIVE COATINGS APPLIED IN ACCORDANCE WITH AS/NZS 2312:2014. HOT DIP GALVANISED STEEL SECTIONS AND STEEL FASTENERS SHALL COMPLY WITH AS/NZS 4680 AND AS 1214.

INSULATION + BUILDING SEALING:

READ IN CONJUNCTION WITH THE BASIX REPORT AND SUMMARY.
PROVIDE + INSTALL R1.3 60mm ANTICON BLANKET TO NEW METAL ROOFS.
PROVIDE + INSTALL R6.0 250mm INSULATION BATTS ABOVE CEILING AREAS UNDER ROOFS AND A MINIMUM OF R3.5 185mm INSULATION BATTS TO RESTRICTED ROOF AREAS UNDER BOX GUTTERS AND THE LIKE.
PROVIDE + INSTALL R2.7 90mm INSULATION BATTS TO ALL EXTERIOR FRAMED WALLS AND BULKHEAD PLENUM AREAS OPEN TO ROOF AND BALCONY COVERINGS.
PROVIDE AND INSTALL R3.0 110mm CEILING INSULATION AND ACOUSTIC DAMPENING BATTS IN CEILING AREAS BELOW FIRST FLOOR.
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SEAL GAPS, CRACKS, DOWNLIGHTS AND EXHAUST FANS. WEATHER-STRIP WINDOWS AND ENTRY DOORS. GARAGE DOOR SEAL IS NOT REQUIRED. WINDOW FRAMES TO BE ALUMINIUM DOUBLE GLAZED TYPE OR APPROVED EQUIVALENT.

S.B.

PROJECT	LIEBKE RESIDENCE	DRAWING NO.	DA.08
ADDRESS	73 BRIGHTON STREET, CURL CURL	REVISION	.
DOCUMENT	DEVELOPMENT APPLICATION	SCALE	1:100 / A2
DRAWING	PROPOSED ELEVATIONS	DATE	09.12.24

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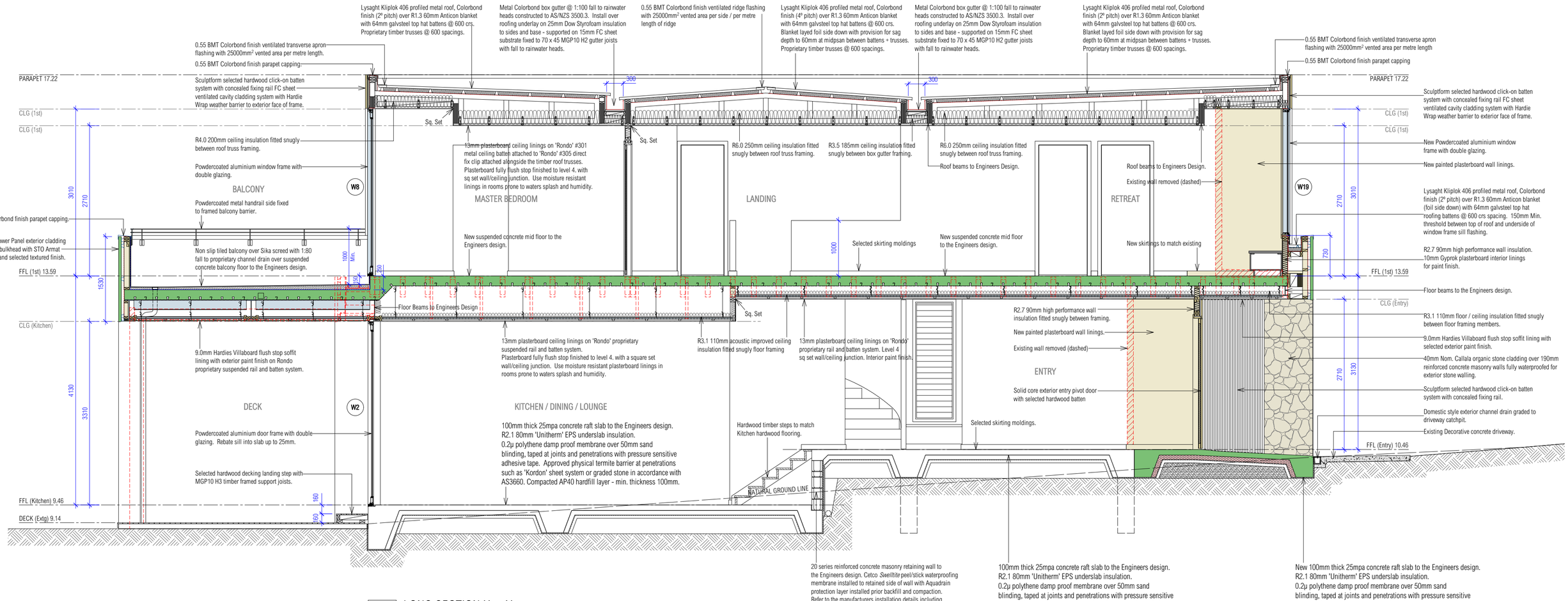

01 LONG SECTION 'A - A'
Scale: 1:50

GENERAL NOTES:

1. **SMOKE DETECTION** - PROVIDE + INSTALL MAINS POWERED SMOKE DETECTOR ALARMS CONFORMING TO AS 3786 AND IN ACCORDANCE WITH BCA Vol.2, Section 9.5 ADJACENT BEDROOM DOORS AND TO THE SATISFACTION OF THE RELEVANT BUILDING CERTIFIER. MULTIPLE SMOKE DETECTORS SHALL BE INTERCONNECTED.
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STEELWORK:

ALL STRUCTURAL STEEL ITEMS SHALL COMPLY WITH AS 4100, AS 3678 AND AS 3679, HAVE PROTECTIVE COATINGS APPLIED IN ACCORDANCE WITH AS/NZS 2312:2014. HOT DIP GALVANISED STEEL SECTIONS AND STEEL FASTENERS SHALL COMPLY WITH AS/NZS 4680 AND AS 1214.

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PLUMBING + DRAINAGE:

GENERAL
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ALL UNDER SLAB DRAINAGE SHALL BE CARRIED OUT BY A LICENSED DRAINLAYER, TO THE RELEVANT CODES OF PRACTICE. AN 'AS BUILT' DRAINAGE PLAN SHALL BE ISSUED TO THE PROPERTY OWNER AND BUILDING CERTIFIER ON COMPLETION OF WORK. ALL WORK CARRIED OUT IN STRICT ACCORDANCE WITH AS/NZS 3500.2 AND AS/NZS 3500.3.
STORMWATER
CONNECT DOWNPIPES TO EXISTING IN GROUND DRAINAGE, DIRECT TO MAIN DRAIN AND LEGAL POINT OF DISCHARGE.
SEWER
CONNECT SOIL PIPES, PLUMBING FIXTURES, FLOOR WASTES AND GULLIES INTO IN-GROUND DRAINAGE SYSTEM AND EXISTING PUBLIC CONNECTION.

INSULATION + BUILDING SEALING:

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PROVIDE + INSTALL R2.7 90mm INSULATION BATTS TO ALL EXTERIOR FRAMED WALLS AND BULKHEAD PLENUM AREAS OPEN TO ROOF AND BALCONY COVERINGS.
PROVIDE AND INSTALL R3.0 110mm CEILING INSULATION AND ACOUSTIC DAMPENING BATTS IN CEILING AREAS BELOW FIRST FLOOR.
PROVIDE +INSTALL R2.1 80mm INSULATION TO NEW CONCRETE FLOOR SLABS.
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- BUSHFIRE PROTECTION
- THERMAL PERFORMANCE
- COATINGS DURABILITY
- SANITARY

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WATERPROOFING INTERNAL AREAS:

ALL INTERNAL WET AREAS SHALL BE WATERPROOFED STRICTLY IN ACCORDANCE WITH AS3740. SHOWER CUBICLES SHALL HAVE EITHER A PROPRIETRAY TRAY FLOOR SYSTEM INSTALLED, SUITABLE FOR WATER PROOFING AND TILING, OR ALTERNATIVELY FORMED WITH A SPLASH HOB AND SCREEDED INTERNAL FALL TO SHOWER WASTE OUTLET. WATERSTOPS SHALL BE FORMED AT ALL WET AREAS ROOM DOORWAY THRESHOLDS.

LEGEND

New works coloured in accordance with NS DA Requirements.

- Brick
- Roof tiles
- Fibre cement sheeting
- Concrete
- Sandstone
- Glass
- Plasterboard stud wall + timber
- Tiles
- Steel + aluminium
- Demolish existing walls

S.B.

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PROJECT	LIEBKE RESIDENCE	DRAWING NO.	DA.09
ADDRESS	73 BRIGHTON STREET, CURL CURL	REVISION	.
DOCUMENT	DEVELOPMENT APPLICATION	SCALE	1:50 / A2
DRAWING	PROPOSED SECTION 'A - A'	DATE	09.12.24

SARAH BLACKER
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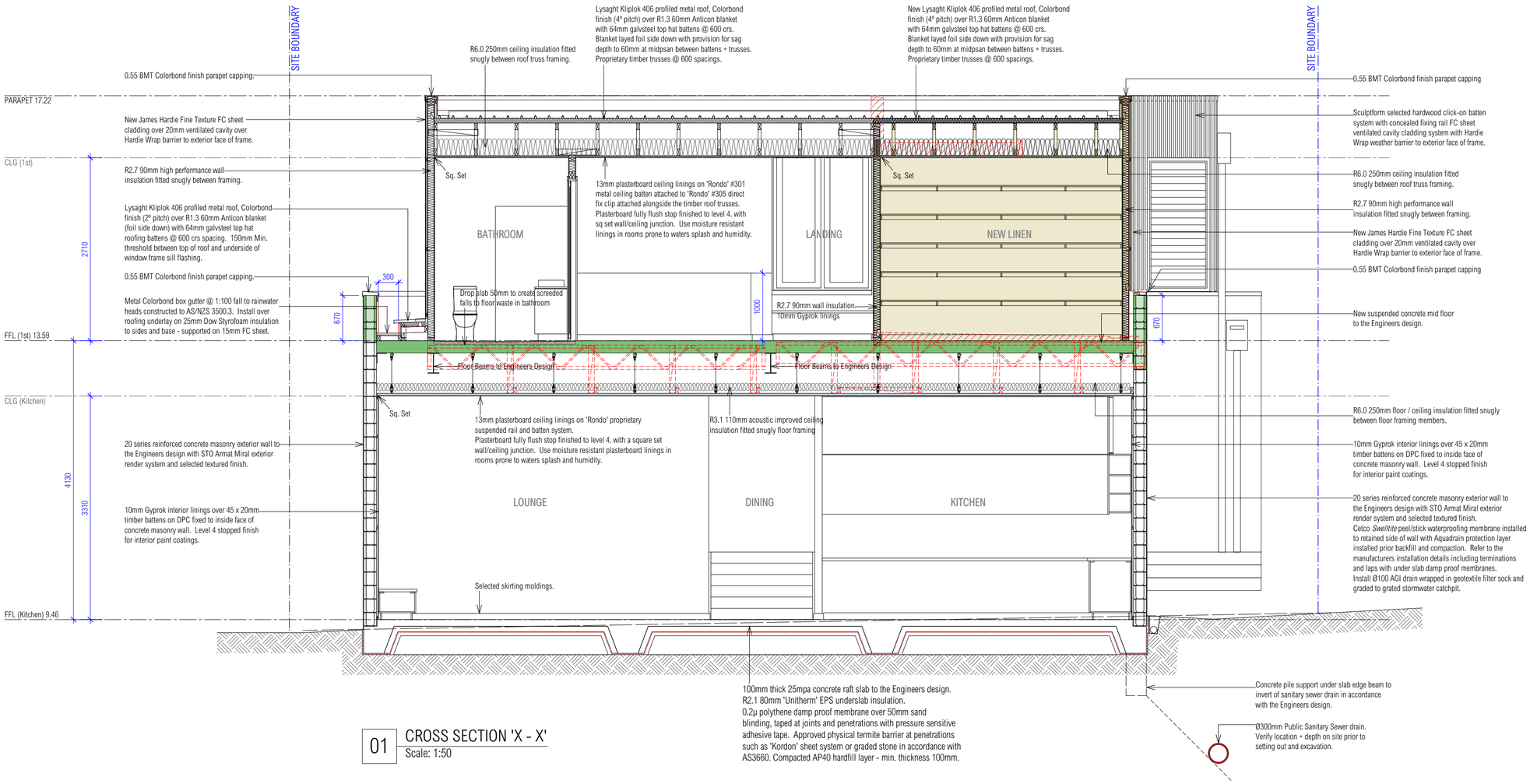

01 CROSS SECTION 'X - X'
Scale: 1:50

GENERAL NOTES:

1. **SMOKE DETECTION** - PROVIDE + INSTALL MAINS POWERED SMOKE DETECTOR ALARMS CONFORMING TO AS 3786 AND IN ACCORDANCE WITH BCA Vol.2, Section 9.5 ADJACENT BEDROOM DOORS AND TO THE SATISFACTION OF THE RELEVANT BUILDING CERTIFIER. MULTIPLE SMOKE DETECTORS SHALL BE INTERCONNECTED.
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3. OPENING WINDOWS SHALL HAVE FALL PROTECTION IN ACCORDANCE WITH NCC Vol.2, PARTS 11.3.7 + 11.3.8. SASHES SUBJECT TO PARTS 11.3.7 + 11.3.8 SHALL HAVE SECURED OPENING RESTRICTORS TO PROVIDE A MAXIMUM OPENING WIDTH OF 120mm.
4. **INTERNAL WALL REINFORCEMENT** - PROVIDE 12mm CONCEALED STRUCTURAL PLYWOOD WALL LINING REINFORCEMENT TO SHOWER AND TOILET WALLS OR SOLID BLOCKING OUT BETWEEN FRAMING ELEMENTS FOR THE INSTALLATION OF FUTURE GRAB RAILS IN ACCORDANCE WITH *LIVABLE HOUSING DESIGN GUIDELINES* - SILVER LEVEL. PROVIDE ADDITIONAL STRUCTURAL IN-WALL SUPPORTS + FRAMING FOR SECURING OF WALL HUNG VANITIES.

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STEELWORK:

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EXCAVATION + SITE WORKS:

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TERMITE MANAGEMENT:

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SUBFLOOR PLINTH BOARDS and/or END DECKING BOARDS SHALL BE FIXED IN A MANNER THAT ALLOWS FOR EASY REMOVAL AND REGULAR INSPECTION OF SUBFLOOR FRAMING MEMBERS.

PLUMBING + DRAINAGE:

GENERAL
PLUMBING AND DRAINAGE CONTRACTORS SHALL THOROUGLY INVESTIGATE ALL SANITARY AND STORMWATER LOCATIONS, PROPOSED CONNECTIONS AND SIZES PRIOR TO WORK COMMENCEMENT, AND VERIFY THAT FALLS CAN BE ACHIEVED TO SANITARY AND STORMWATER DISCHARGE.
ALL UNDER SLAB DRAINAGE SHALL BE CARRIED OUT BY A LICENSED DRAINLAYER, TO THE RELEVANT CODES OF PRACTICE. AN 'AS BUILT' DRAINAGE PLAN SHALL BE ISSUED TO THE PROPERTY OWNER AND BUILDING CERTIFIER ON COMPLETION OF WORK. ALL WORK CARRIED OUT IN STRICT ACCORDANCE WITH AS/NZS 3500.2 AND AS/NZS 3500.3.
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CONNECT DOWNPIPES TO EXISTING IN GROUND DRAINAGE, DIRECT TO MAIN DRAIN AND LEGAL POINT OF DISCHARGE.
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SEAL GAPS, CRACKS, DOWNLIGHTS AND EXHAUST FANS. WEATHER-STRIP WINDOWS AND ENTRY DOORS. GARAGE DOOR SEAL IS NOT REQUIRED. WINDOW FRAMES TO BE ALUMINIUM DOUBLE GLAZED TYPE OR APPROVED EQUIVALENT.

SUBSTITUTIONS:

MATERIALS, PRODUCTS, FINISHES + PROPRIETARY SYSTEMS SPECIFIED HEREIN MAY BE SUBSTITUTED FOR EQUAL AND SIMILAR PRODUCTS AND SYSTEMS AT THE DISCRETION OF THE BUILDING OWNER. WHERE SUBSTITUTION + VARIATION IS PROPOSED TO ANY PRODUCT, FINISH OR SYSTEM , THE OWNER AND BUILDING CONTRACTOR SHALL ENSURE THAT ALL SUCH SUBSTITUTIONS SATISFY THE PERFORMANCE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE AND THE MINIMUM PERFORMANCE REQUIREMENTS OF THE ORIGINAL ITEM TO BE REPLACED.
Min. PERFORMANCE REQUIREMENTS SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:
- WEATHERPROOFING AND WATERPROOFING
- BUSHFIRE PROTECTION
- THERMAL PERFORMANCE
- COATINGS DURABILITY
- SANITARY

WHERE REQUIRED, and/or UPON REQUEST OF THE BUILDING CERTIFIER, ALL PRODUCT INFORMATION FOR SUBSTITUTED BUILDING AND FINISHING ELEMENTS SHALL BE PROVIDED BY THE OWNER AND THE RELATED SUB-TRADE TO THE BUILDING CERTIFIER. THIS INFORMATION SHALL INCLUDE PERFORMANCE AND INSTALLATION INFORMATION, CLEARLY IDENTIFYING COMPLIANCE WITH THE RELEVANT CODES OF PRACTICE AND THE PERFORMANCE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE.

WATERPROOFING INTERNAL AREAS:

ALL INTERNAL WET AREAS SHALL BE WATERPROOFED STRICTLY IN ACCORDANCE WITH AS3740. SHOWER CUBICLES SHALL HAVE EITHER A PROPRIETRAY TRAY FLOOR SYSTEM INSTALLED, SUITABLE FOR WATER PROOFING AND TILING, OR ALTERNATIVELY FORMED WITH A SPLASH HOB AND SCREEDED INTERNAL FALL TO SHOWER WASTE OUTLET. WATERSTOPS SHALL BE FORMED AT ALL WET AREAS ROOM DOORWAY THRESHOLDS.

LEGEND

New works coloured in accordance with NS DA Requirements.

- Brick
- Roof tiles
- Fibre cement sheeting
- Concrete
- Sandstone
- Glass
- Plasterboard stud wall + timber
- Tiles
- Steel + aluminium
- Demolish existing walls

S.B.

DISCLAIMER

ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA, OTHER RELEVANT CODES, AND WITH MANUFACTURER'S RECCOMENDATIONS AND INSTRUCTIONS. DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM SARAH BLACKER.

PROJECT	LIEBKE RESIDENCE	DRAWING NO.	DA.10
ADDRESS	73 BRIGHTON STREET, CURL CURL	REVISION	.
DOCUMENT	DEVELOPMENT APPLICATION	SCALE	1:50 / A2
DRAWING	PROPOSED SECTION 'X - X'	DATE	09.12.24

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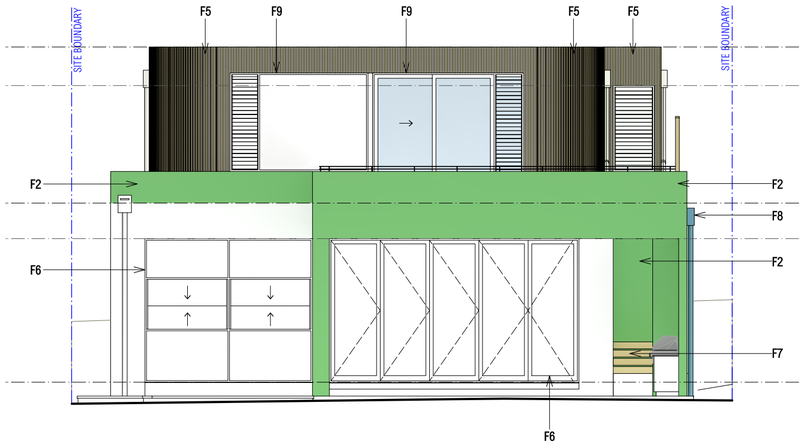
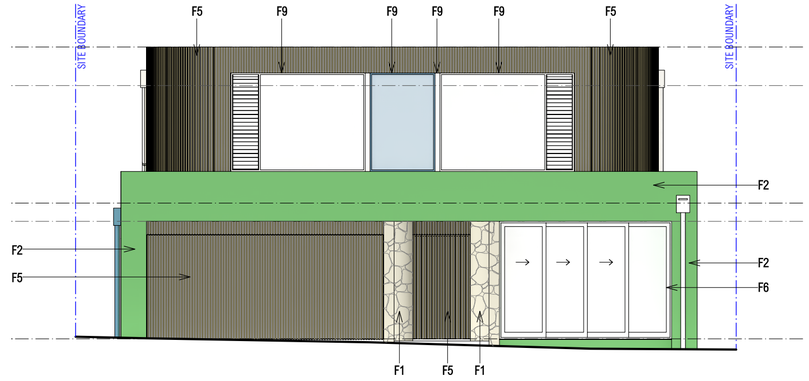
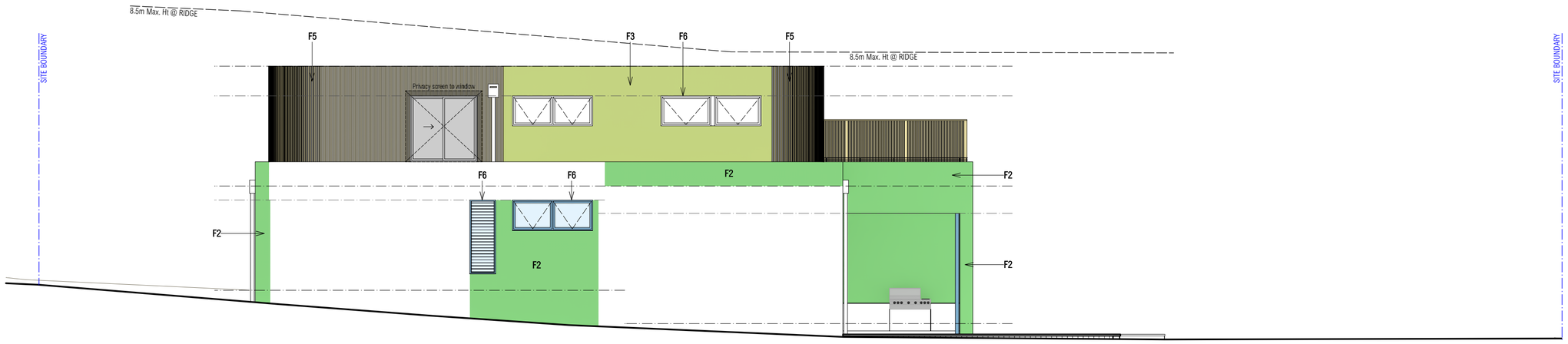


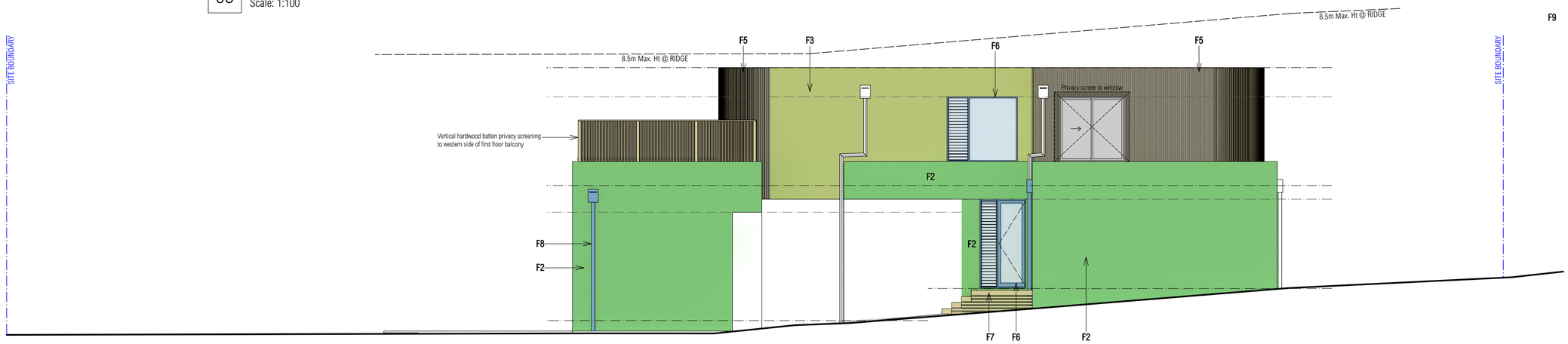
01 PROPOSED NORTH ELEVATION
Scale: 1:100



02 PROPOSED SOUTH ELEVATION
Scale: 1:100



03 PROPOSED EAST ELEVATION
Scale: 1:100



04 PROPOSED WEST ELEVATION
Scale: 1:100

MATERIALS + FINISHES

CODE	SAMPLE	COLOUR + SPEC	LOCATION
F1		STONE FINISH: 'Callala Stone Cladding'	ENTRY FEATURE
F2		TEXTURE FINISH: Hybrid cementicious exterior render system. 'White'	EXTERIOR BLOCK WALLS AND HEBEL FACADE
F3		TEXTURE FINISH: James Hardie Fine Texture FC Sheet exterior cladding. 'White'	FIRST FLOOR WALLS
F4		PAINT FINISH: White	EXTERNAL EAVES AND TRIM
F5		CLICK ON BATTENS: Proprietary click on hardwood timber batten. 'Tasmanian Oak'	GARAGE + ENTRY DOOR FIRST FLOOR WALLS
F6		POWDERCOAT FINISH: DURATEC 'Citi Silver Pearl'	ALUMINIUM WINDOWS + DOORS (SELECTED)
F7		HARDWOOD DECKING: 'Blackbutt'	LANDING DECK AND EXTERNAL STEPS
F8		COLORBOND FINISH: 'Windspray'	FLASHINGS + METAL RAINWATER ITEMS
F9		POWDERCOAT FINISH: DURATEC 'Nightsky'	ALUMINIUM WINDOWS + DOORS (SELECTED)

LEGEND

New works coloured in accordance with NS DA Requirements.

- Brick
- Roof tiles
- Fibre cement sheeting
- Concrete
- Sandstone
- Glass
- Plasterboard stud wall + timber
- Tiles
- Steel + aluminium
- Demolish existing walls

S.B.

DISCLAIMER

PROJECT	LIEBKE RESIDENCE	DRAWING NO.	DA.11
ADDRESS	73 BRIGHTON STREET, CURL CURL	REVISION	.
DOCUMENT	DEVELOPMENT APPLICATION	SCALE	1:100 / A2
DRAWING	SAMPLE BOARD	DATE	09.12.24

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