

LOT 88 DP 236944 SITE AREA = 570.1 m²

TRUE NORTH:

NOTES (E & OE)

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by a practicing engineer.

JJ Drafting Australia P/L.

RENDERED HOUSE

EXISTING ROOF LINE

EXISTING WALL LINE

26/90 Mona Email.

2 STOREY BRICK HOUSE TILE ROOF

NO WORKS WILL BE PROPOSED WITHIN 5M OF THIS TREE

D.P.236944

PORTION OF EXISTING ROOF TO BE REMOVED AND REPLACED WITH NEW ROOF

131 D.P.237235

PROPOSED COLORBOND ROOF WITH RAKED CEILING TO EXTENSION NO PORTION OF THE PROPOSED WORKS WILL EXTEND OVER THE EASEMENT

ALL EXISTING TREES ARE SMALL AND NON NATIVE (FRANGIPANI AND GARDENIA PLANTS LOCATED HERE)

SMALL PALM

W

1	REV:	DATE:	DESCRIPTION:
	Α	17.10.2024	DA DRAWINGS
	В	30.10.2024	DA DRAWINGS REVISED
	С	20.11.2024	DA DRAWINGS REVISED
	D	25.11.2024	DA DRAWINGS REVISED
	E	16.01.2025	DA DRAWINGS REVISED
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PROPOSED ALTERATIONS AND ADDITIONS SITE ANALYSIS PLAN

No.5 BRICK HOUSE METAL ROOF

CONCRETE 为

PROPOSED FLAT ROOF EXTENSION TO FOLLOW EXISTING ROOF PROFILE

87 D.P.236944

No.7 BRICK HOUSE GARAGE UNDER METAL ROOF

PROPOSED COLORBOND ROOF TO NEW EXTENSION

DRAWN BY: SCALE:

PROPOSED SITE PLAN

TRUMAN

AVENUE

DRIVEWAY

DESIGNER KED BY:

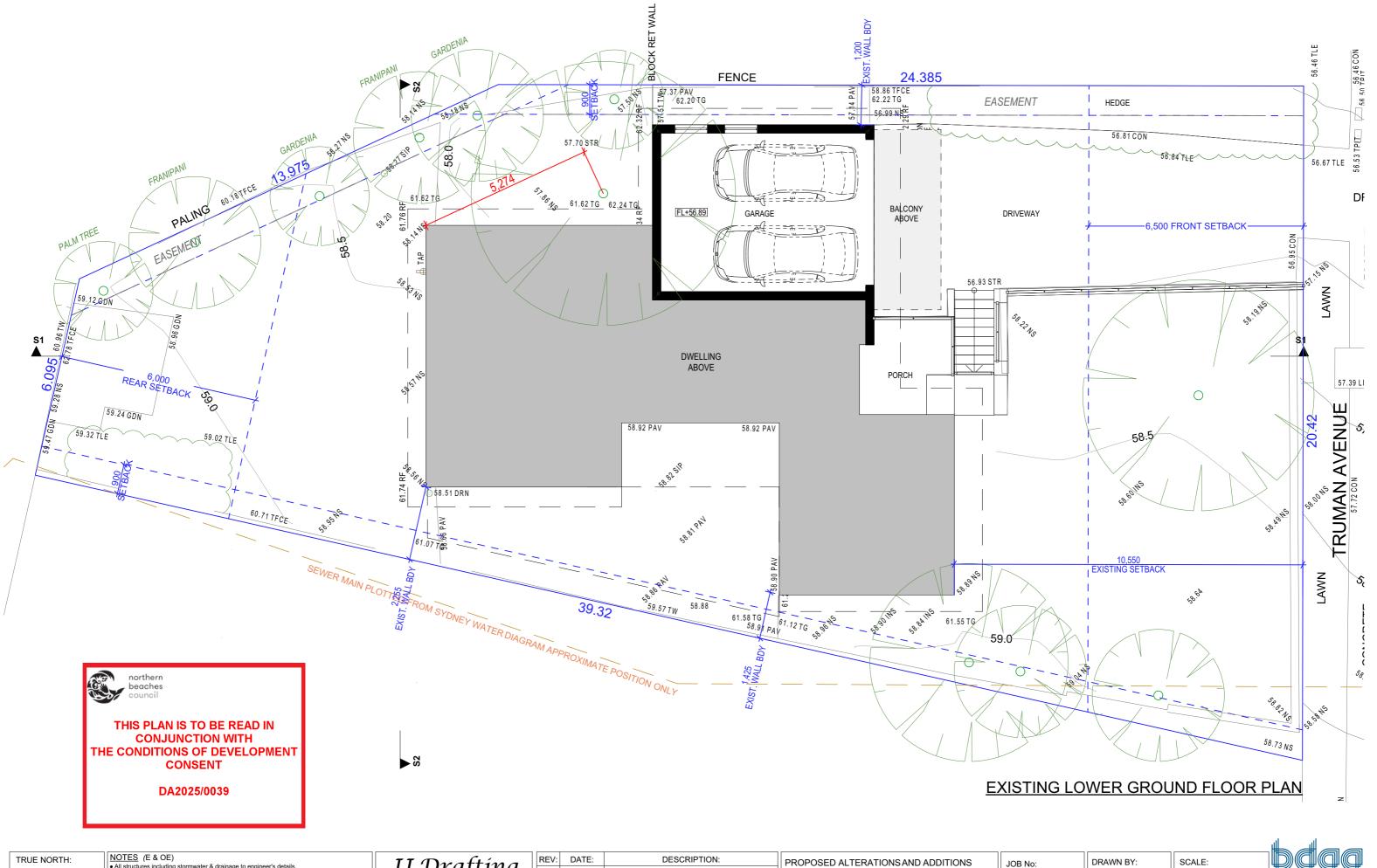
lustralia P/L.	B C	17.10.2024 30.10.2024 20.11.2024	DA DRAWINGS REVISED	7 TRUMAN AVENUE, CROMER CLIENT:	1282/24	ВС		A C C R E D BUILDING DE
ona Vale Road, Mona Vale, NSW, 2103	D	25.11.2024	DA DRAWINGS REVISED	JAMES AND AMANDA CARROLL		DATE:	DRAWING No:	CHECKED
b. 0414 717 541 ACN 651 693 346 nail. enquiries@jjdrafting.com.au	E	16.01.2025	DA DRAWINGS REVISED	DRAWING TITLE:		AUG	DA.01	OFFICIAL
www.jjdrafting.com.au	_			SITE ANALYSIS PLAN		7.00	DA.01	JJ

89

D.P.236944

_64.62 TG _ _ _ _ _64.60 TG

No.9 2 STOREY RENDERED HOUSE TILE ROOF







NOTES (E & OE)

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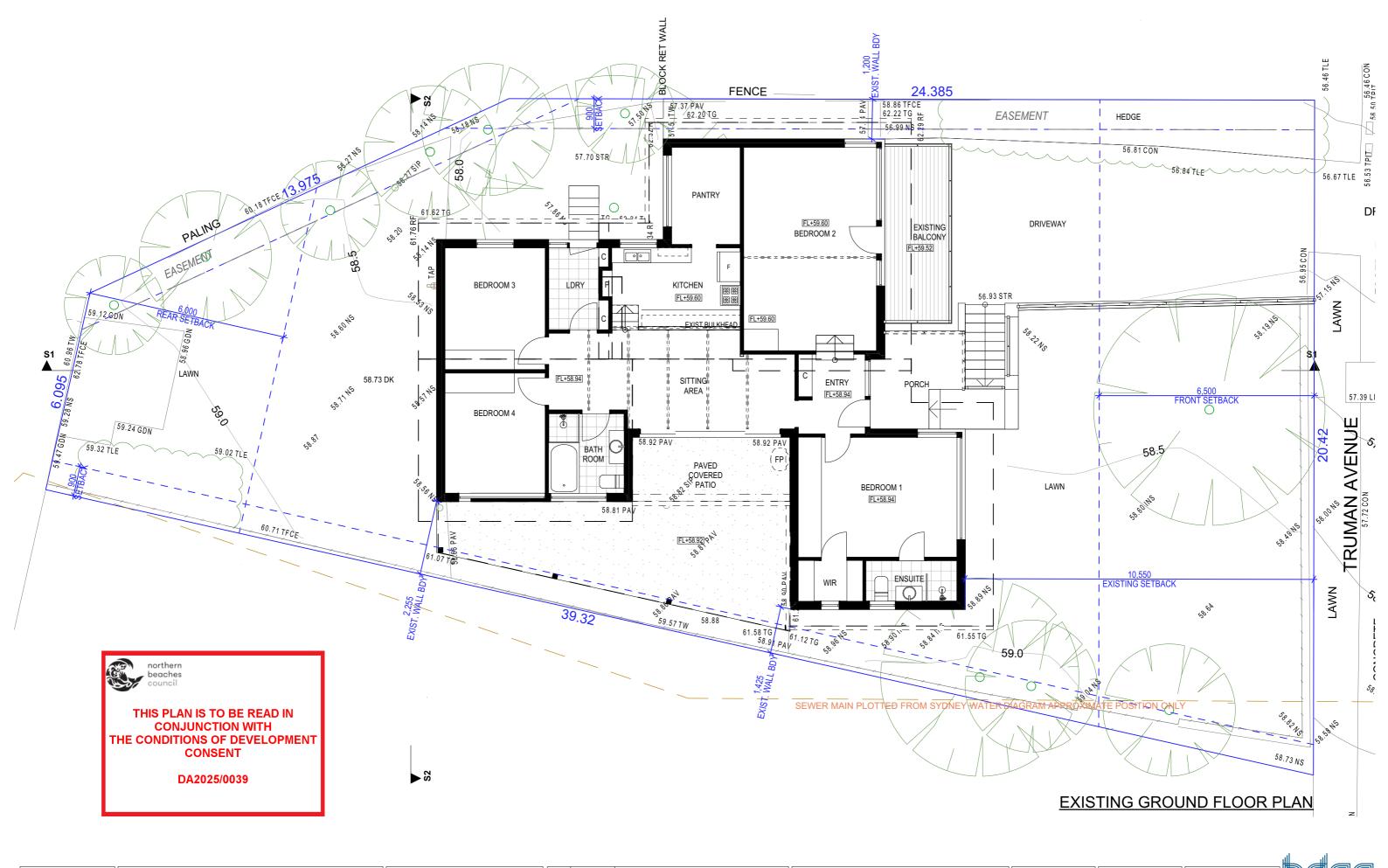
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	PROPOSED ALTERATIONS AND ADDITIONS 7 TRUMAN AVENUE, CROMER CLIENT:	JOB No: 1282/24	DRAWN BY:		A C C R E D I T E D BUILDING DESIGNER	
7	JAMES AND AMANDA CARROLL		DATE:	DRAWING No:	CHECKED BY:	
	DRAWING TITLE: EXISTING LOWER GROUND FLOOR PLAN	AUG	DA.02	JJ		







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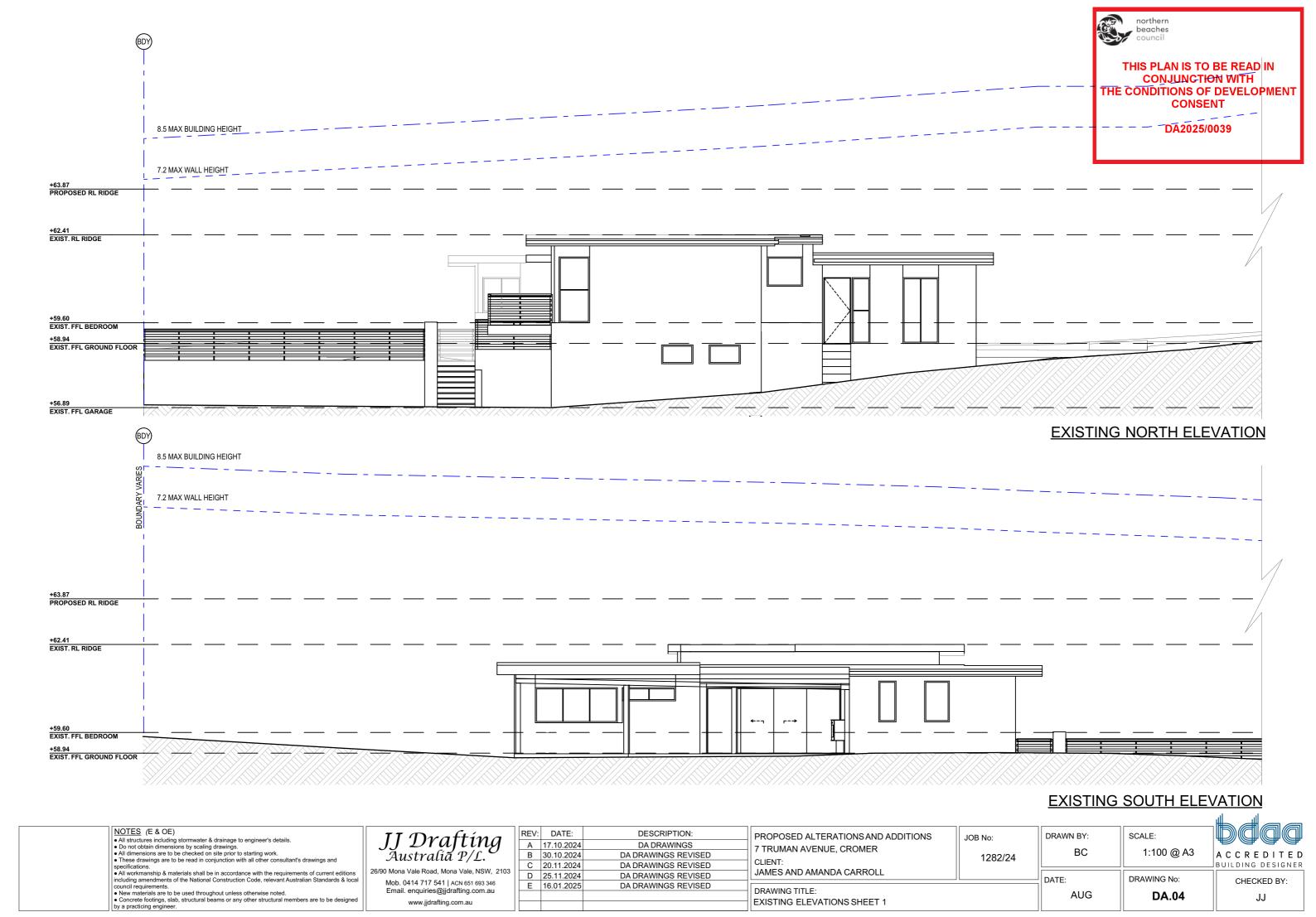
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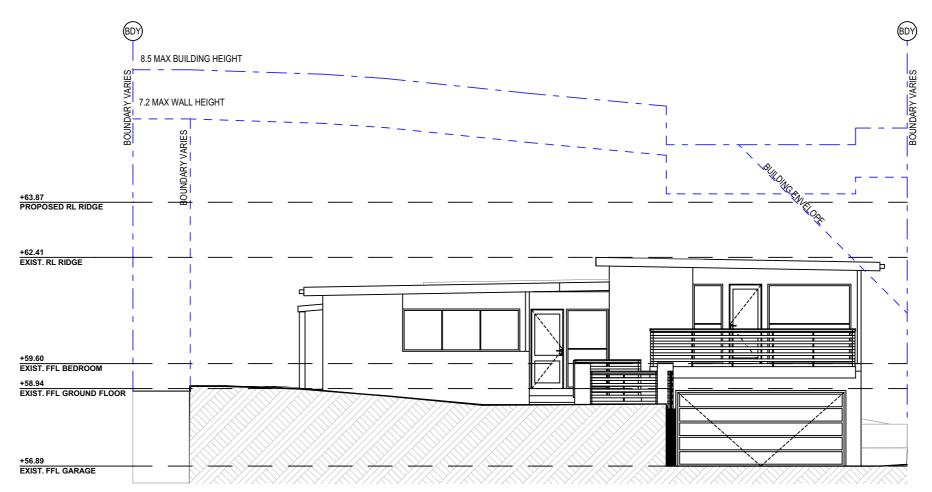
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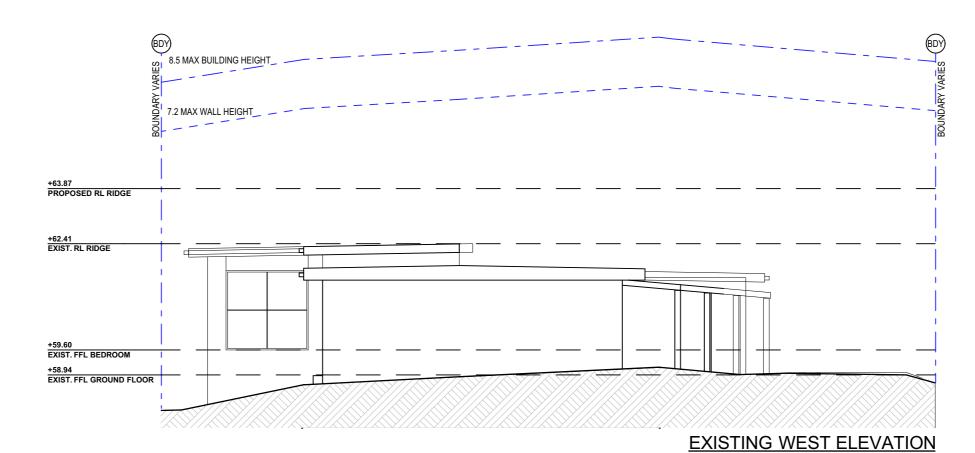
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7	JAMES AND AMANDA CARROLL		DATE:	DRAWING No:	CHECKED BY:	
1	DRAWING TITLE: EXISTING GROUND FLOOR PLAN		AUG	DA.03	JJ	





northern beaches THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT CONSENT DA2025/0039

EXISTING EAST ELEVATION



- NOTES (E & OE)

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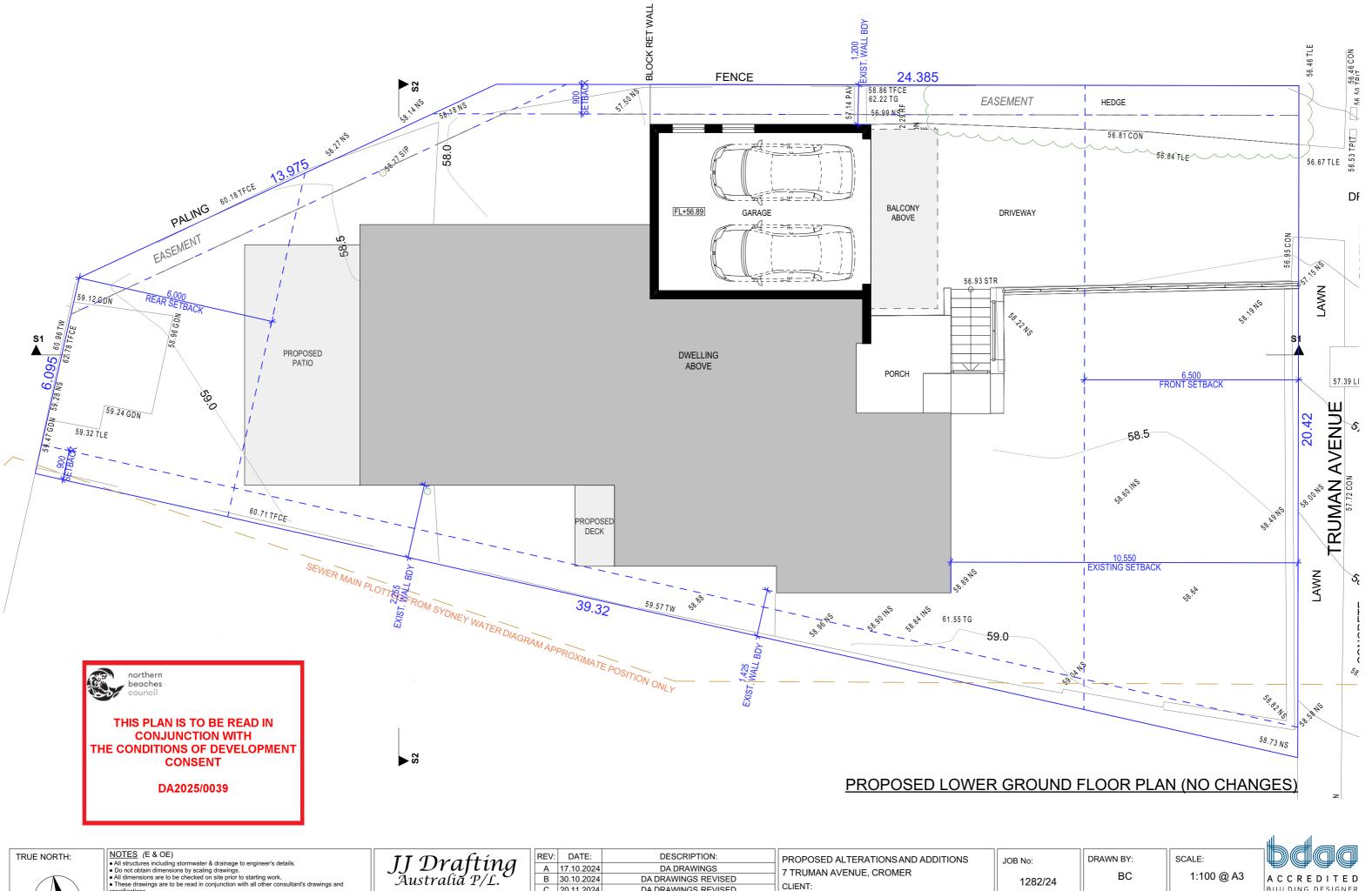
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PROPOSED ALTERATIONS AND ADDITIONS 7 TRUMAN AVENUE, CROMER CLIENT: JAMES AND AMANDA CARROLL	JOB No: 1282/24	
DRAWING TITLE: EXISTING ELEVATIONS SHEET 2		

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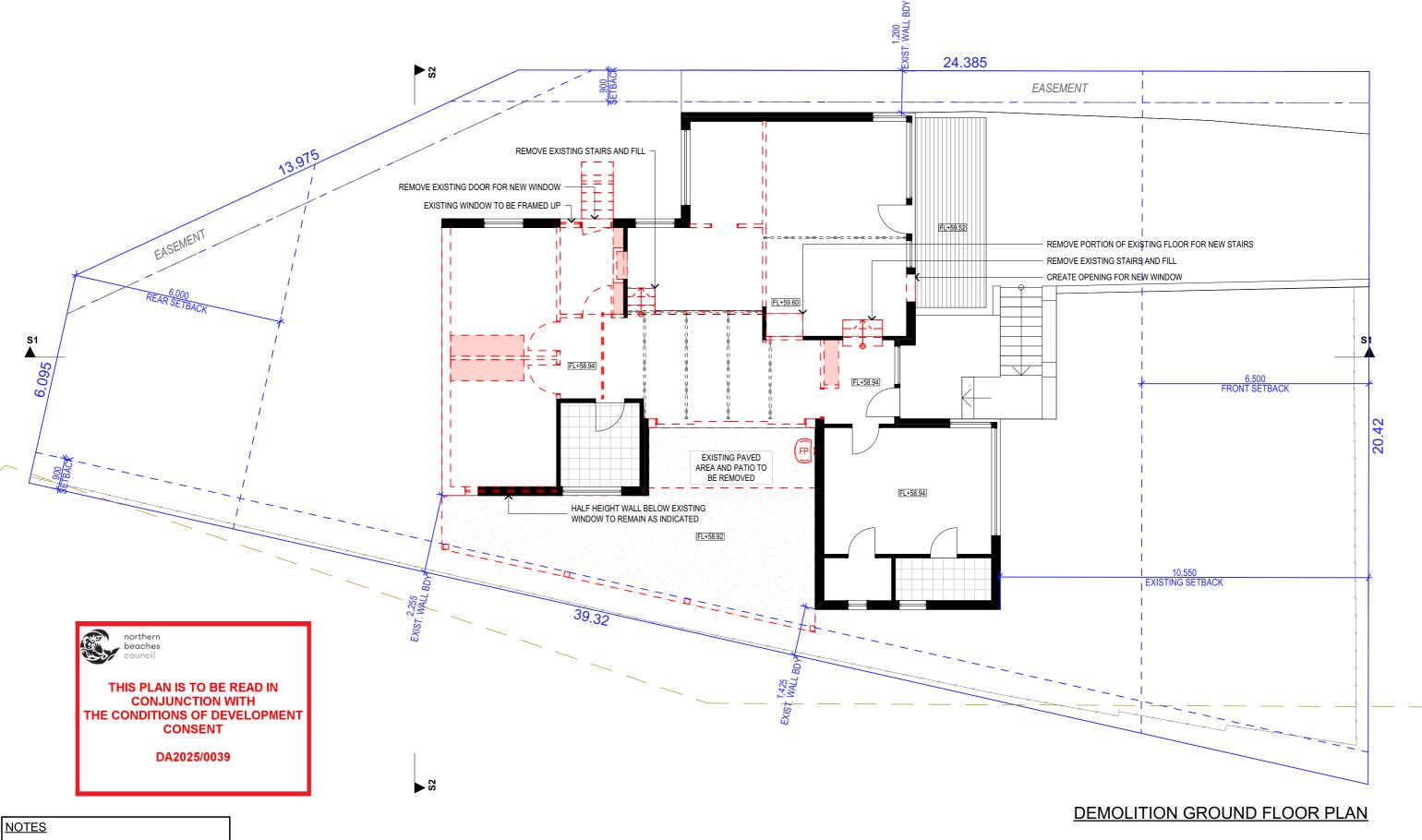
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	E	16.01.2025	DA DRAWINGS REVISED

JAMES AND AMANDA CARROLL	
7 TRUMAN AVENUE, CROMER	128
PROPOSED ALTERATIONS AND ADDITIONS	JOB No:

PROPOSED LOWER GROUND FLOOR PLAN (NO CHANGES)

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B No:	DRAWN BY:	SCALE:

@ A3 BUILDING DESIGNER CHECKED BY: **DA.06** JJ



ALL DEMOLITION WORK TO COMPLY WITH AS 2601 & SAFE WORK AUSTRALIA CODE OF PRACTICE.

EXISTING JOINERY TO BE REMOVED

TRUE NORTH:

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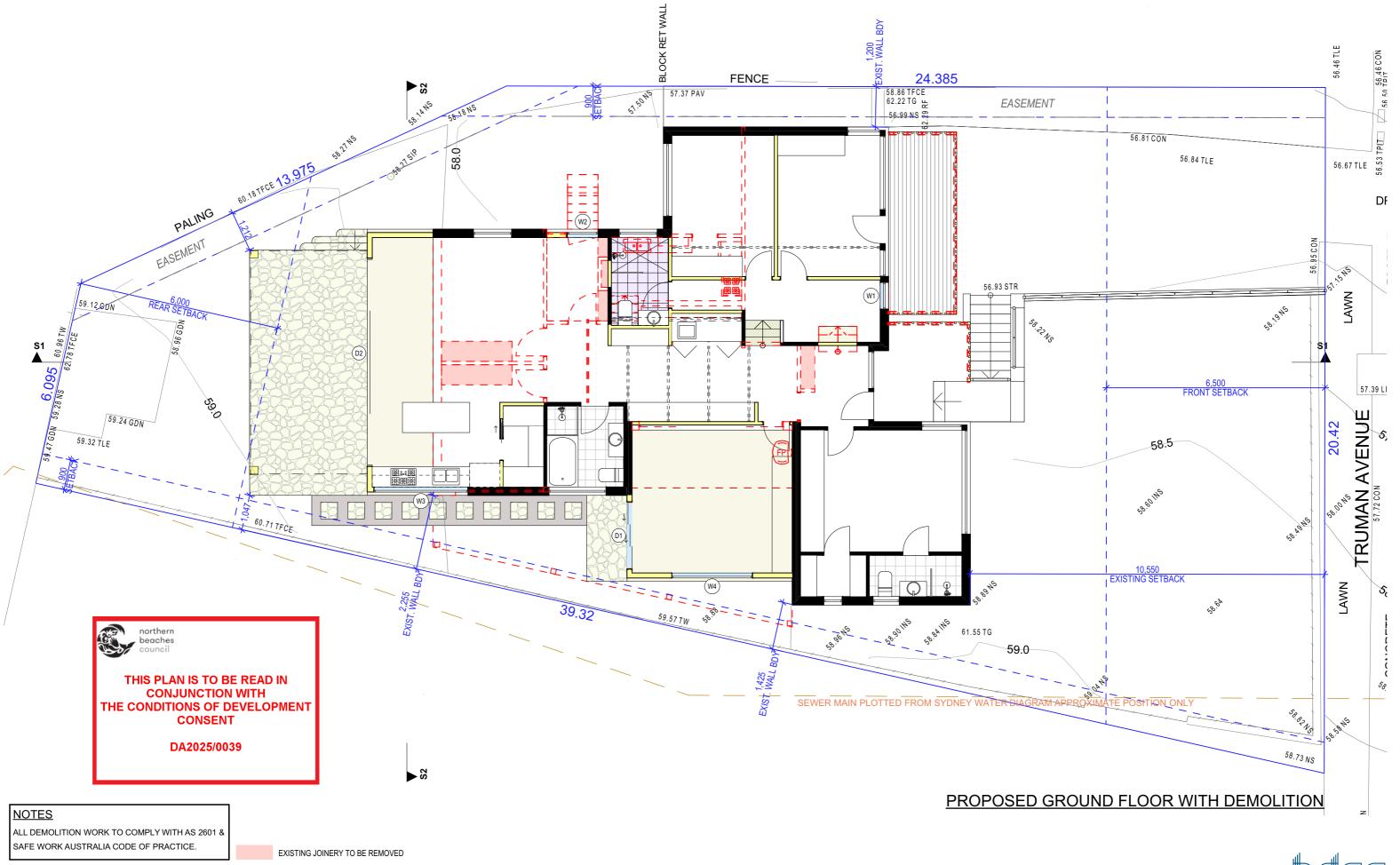
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PROPOSED ALTERATIONS AND ADDITIONS 7 TRUMAN AVENUE, CROMER CLIENT:	JOB No: 1282/24	DRAWN BY: BC		A C C R E D I T E D BUILDING DESIGNER	
JAMES AND AMANDA CARROLL		DATE:	DRAWING No:	CHECKED BY:	ĺ
DRAWING TITLE: DEMOLITION PLAN		AUG	DA.07	JJ	



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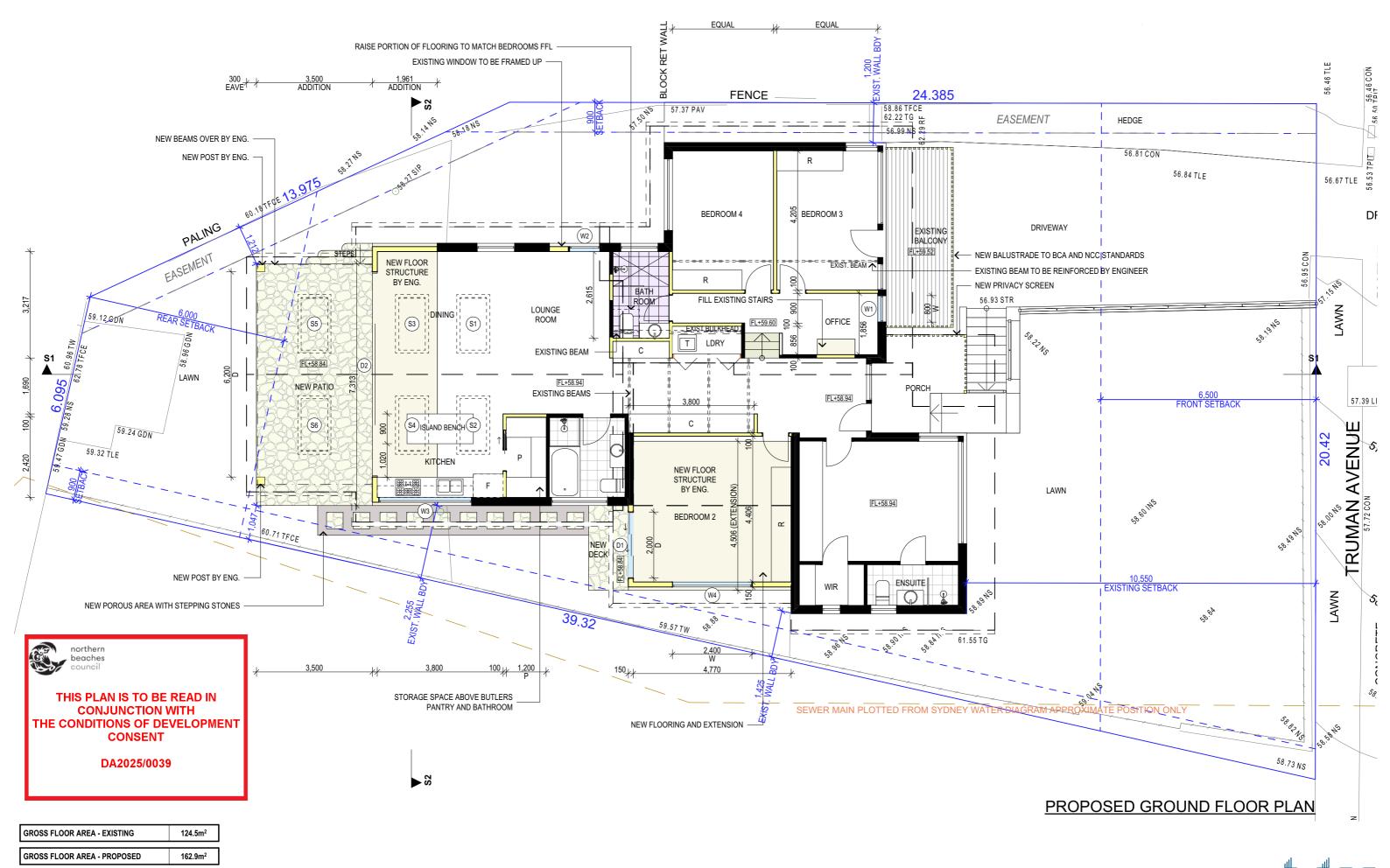
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4	PROPOSED ALTERATIONS AND ADDITIONS	JOB No:	DRAWN BY:	SCALE:
$\frac{1}{2}$	7 TRUMAN AVENUE, CROMER	4000/04	BC	1:100 @ A
l	CLIENT:	1282/24		
1	JAMES AND AMANDA CARROLL		DATE:	DRAWING No:
ı	DRAWING TITLE: PROPOSED GROUND FLOOR PLAN WITH D	AUG	DA.08	

BUILDING DESIGNER

CHECKED BY:



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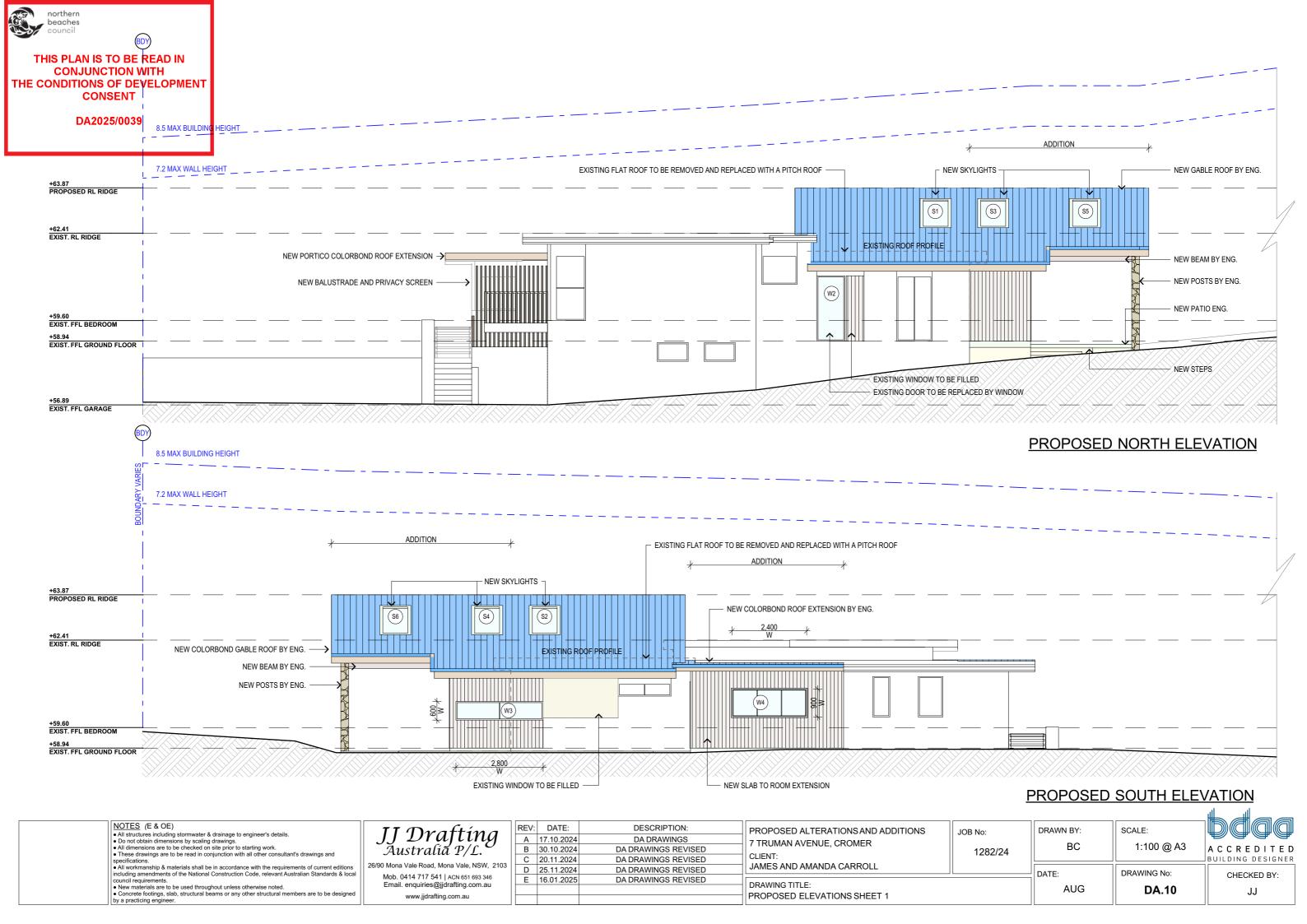
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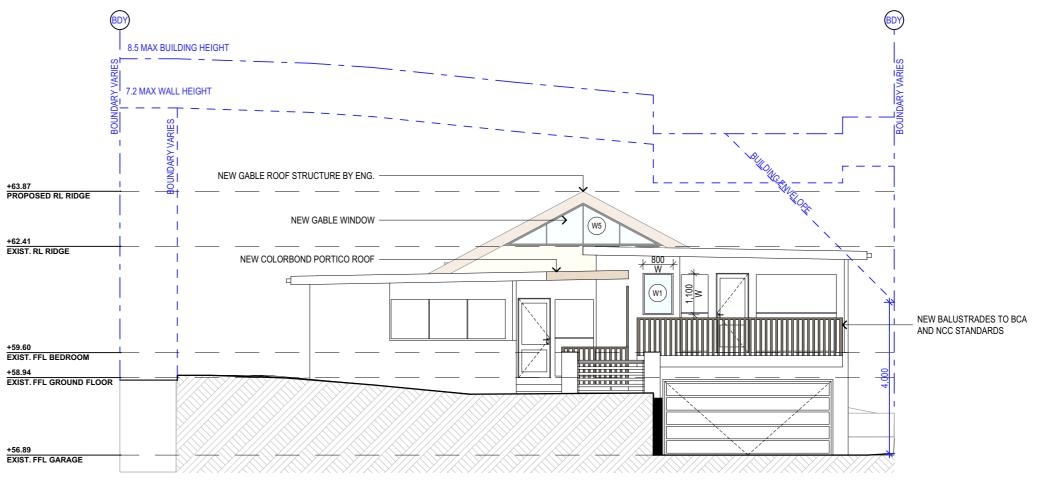
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1	DRAWING TITLE: PROPOSED GROUND FLOOR PLAN	AUG	DA.09	JJ		

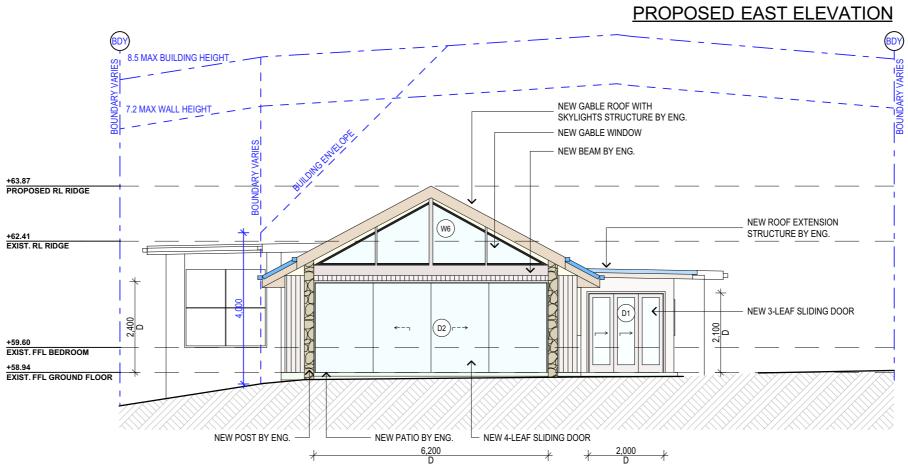






THE CONDITIONS OF DEVELOPMENT CONSENT

DA2025/0039



- NOTES (E & OE)

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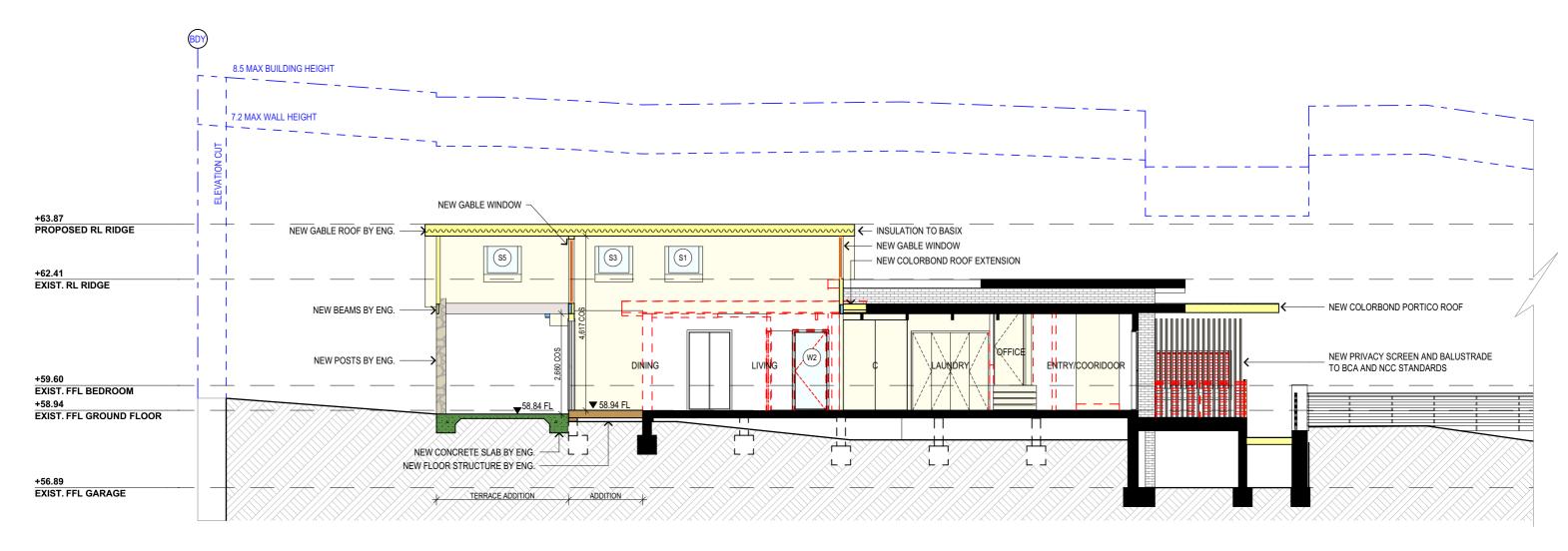
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PROPOSED ALTERATIONS AND ADDITIONS 7 TRUMAN AVENUE, CROMER CLIENT: JAMES AND AMANDA CARROLL	JOB No: 1282/24	DRA
DRAWING TITLE: PROPOSED ELEVATIONS SHEET 2		

PROPOSED WEST ELEVATION

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BC	1:100 @ A3	ACCREDITED
		BUILDING DESIGNER
DATE:	DRAWING No:	CHECKED BY:
AUG	DA.11	JJ





S1 SECTION 1

BUILDING DESIGNER

CHECKED BY:

JJ

- NOTES (E & OE)

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4	PROPOSED ALTERATIONS AND ADDITIONS	JOB No:
-	7 TRUMAN AVENUE, CROMER	4000/04
	CLIENT:	1282/24
	JAMES AND AMANDA CARROLL	
	DRAWING TITLE:	
	SECTION 1	

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DATE:	DRAWING No:

DA.12

AUG

beaches **BASIX REQUIREMENTS** 8.5 MAX BUILDING HEIGHT BASIX INCLUSIONS FOR 7 TRUMAN AVENUE CROMER THIS PLAN IS TO BE READ IN CONJUNCTION WITH 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT 7.2 MAX WALL HEIGHT THE CONDITIONS OF DEVELOPMENT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS. **CONSENT** WATER SHOWER RATING MIN. 3 STARS NEW GABLE ROOF BY ENG. DA2025/0039 MIN. 3 STARS NEW GABLE WINDOW WC RATING MIN. 3 STARS +63.87 **NEW SKYLIGHT** INSULATION **NEW SKYLIGHT** CEILING LINE ADDITIONAL INSULATION REQUIRED (R-VALUE) CONSTRUCTION STORAGE ABOVE BATHROOM AND PANTRY (S3) Concrete slab on ground floo INSULATION TO BASIX +62.41 Suspended floor with enclosed subfloor: other/undecided R1.30 (down) (including construction) EXIST. RL RIDGE PROPOSED COLORBOND EXTENSION ROOF STORAGE R1.16 (or R1.70 including construction) External wall: Framed (Weatherboard, fibro, Metal clad) R1.30 (or R1.70 including construction) External wall: other/undecided R1.70 (including construction) LIVING FNTRY KITCHEN Raked ceiling, pitched/skillion roof: framed Ceiling: R2.24 (up), Roof: foil backed blanket (55mm). Medium solar absorptanced 0.475 - 0.70) DINING NEW 3-LEAF SLIDING DOOR 2,560 Flat ceiling, flat roof: framed Ceiling: R2.08 (up), Roof: foil backed blanket (55mm). Medium solar absorptanced 0.475 - 0.70) **EXIST. FFL BEDROOM GLAZING - DOORS & WINDOWS** +58.94 Standard aluminium, single clear, (or U-value; 7.63, SHGC; 0.75) W1, W2, W3, W4, W6, D1, D2

SPECIFICATION NOTES

INTERNAL LINING

PROVIDE PLASTERBOARD I INING

- INSTALL TO MANUFACTURERS SPECIFICATIONS & AS 2589

Standard aluminium, single pyrolytic low-e, (or U-value: 5.7, SHGC: 0.47)

Timber, low E internal/argon fill/clear external, (or U-Value: 2.9, SHGC: 0.456 S1, S2, S3, S4

EXTERNAL WALLS:

BRICK VENEER WALLS WITH SELECTED BRICKS TO DWELLING.

- ALL EXTERNAL WALL CLADDINGS MUST BE COMPLIANT WITH THE REQUIREMENTS OF NCC 2022 -ABCB HOUSING PROVISIONS PART 7, AS1684 AND ALL RELEVANT CODEMARK CERTIFICATES. - ROOF AND WALL CLADDING INSTALLATION TO NCC 2022 H1D7 & AS 1562 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING.

CONDENSATION MANAGEMENT:

- CONDENSATION MANAGEMENT MUST BE ADHERED TO IN ACCORDANCE WITH NCC 2022 - HOUSING

- GROUND FLOOR TO BE REINFORCED CONCRETE SLAB IN ACCORDANCE WITH AS2870.
- GROUND FLOOR TO BE TIMBER FRAMED FINISHED WITH T&G HARDWOOD FLOORING.

- ALL WATERPROOFING TO NCC 2022 - ABCB HOUSING PROVISIONS PART 10, AS3740 AND PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWER WALLS TO MANUFACTURED SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.

- WATERPROOF INSTALLATION NCC (2022): HOUSING PROVISIONS PART 10, AS 3740 WATERPROOFING OF DOMESTIC WET AREAS (INTERNAL) & AS 4654 WATERPROOF MEMBRANES FOR EXTERNAL USE.

- SHALL BE INSTALLED TO COMPLY WITH AS1684 AS AMENDED FOR TIMBER COMPONENTS OR AS3620 FOR LIGHTWEIGHT STEEL FRAMING SECTIONS OR AS PER THE NASH ALTERNATIVES TO AS 3623.

ANT CAPS:

SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.

PROFILED STEEL ROOF:
- COLORBOND ROOF CLADDING

- METAL ROOF DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 7 AS 1562

ROOF TILES OR SHINGLES:

- NCC 2022 -ABCB HOUSING PROVISIONS PART 7.3.

- SHALL BE IN ACCORDANCE WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 4.2.10.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE

BRICK AND BLOCKWORK:

- MASONRY STRUCTURES TO NCC 2022 - ABCB HOUSING PROVISIONS PART 5 & AS 3700 MASONRY STRUCTURES

- FOOTINGS TO BE IN ACCORDANCE WITH AS1480. FOOTINGS TO BE IN ACCORDANCE WITH NCC VOL.2 PARTS H1D4
- ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303 AND AS1304
- RESIDENTIAL SLABS, FOOTINGS AND CONCRETE STRUCTURES TO NCC 2022 ABCB HOUSING PROVISIONS PART 3 & 4, AS 2870 RESIDENTIAL SLABS AND FOOTING & AS 3600 CONCRETE STRUCTURES.

EXIST. FFL GROUND FLOOR

- TIMBER TO COMPLY WITH AS1170.2 OR AS4055.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE. -TERMITE MANAGEMENT INSTALLATION OF PERIMETER & COLLARS TO NCC 2022 - ABCB HOUSING PROVISIONS PART 3.4 & AS 3660.1 TERMITE MANAGEMENT - NEW BUILDING WORK

TIMBER FRAMING:
-ALL EXTERNAL TIMBER FRAMED WALLS TO BE WRAPPED IN A BREATHABLE VAPOUR PERMEABLE MEMBRANE IN ACCORDANCE WITH NCC VOL.2 PART H1D6, INSTALLED WITH AS/NZS 4200.1 & AS/NZS

- -TIMBER FRAMING INSTALLATION TO NCC 2022 VOL.2 PART HAD6(4), AS 1684.4 RESIDENTIAL TIMBER FRAMED CONSTRUCTION & AS/NZS 1170 STRUCTURAL DESIGN ACTIONS.
- GROUND FLOOR TIMBERS SHALL BE ONLY OF HARDWOOD, CYPRESS PINE OR PRESSURE TREATED RADIATA OR CANADA PINE BELOW A HEIGHT OF 300mm ABOVE FINISHED GROUND LEVEL AND MUST NOT BE BUILT INTO BRICKWORK.
- SUBFLOOR VENTILATION SHALL CONFORM TO NCC 2022 ABCB HOUSING PRIVIONS PART 6.2
- IN BUSHFIRE PRONE AREAS SPECIAL CONDITIONS APPLY.
- WHERE TERMITE BARRIERS NEED TO BE INSPECTED, 400mm CLEARANCE IS REQUIRED BETWEEN THE LINDERSIDE OF REARER AND GROUND SURFACE
- USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY.
- DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE IN EXPOSED LOCATION. - PROVIDE STRUCTURE BRACING IN ACCORDANCE WITH AS1684
- PROVIDE STRUCTURE TIEDOWN IN ACCORDANCE WITH AS1684
- USE GALVANISED FIXINGS WHERE EXPOSED TO WEATHER.

TERMITE CONTROL:

TO BE IN ACCORDANCE WITH TO AS3660.1

SHALL BE IN ACCORDANCE WITH NCC 2022 - ABCB HOUSING PROVISION PART 3.4

FLASHING AND CAPPINGS:

- SELECTION AND INSTALLATION OF METAL RAINWATER GOODS REFER TO AS2180
- FLASH PROJECTIONS ABOVE THE ROOF WITH TWO PART FLASHINGS CONSISTING OF AN APRON FLASHING AND OVER FLASHING, WITH AT LEAST 100mm OVERLAP.
- PROVIDE FOR INDEPENDENT MOVEMENT BETWEEN ROOF AND PROJECTION.
- DAMP PROOF COURSE AND FLASHINGS TO NCC 2022 VOL.2 PART H2 & AS/NZS 2904 DAMP-PROOF COURSES AND FLASHINGS

CONCRETE BLOCKS OR BRICKS:

TO COMPLY WITH TO AS4455 MASONRY BUILDING BLOCKS/PAVER.

- 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

DOORS & WINDOWS:

- ALL FRAMED WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH AS2047-48 FOR ALUMINIUM WINDOWS AND AS2047 FOR TIMBER WINDOWS.
- ALUMINIUM FRAMED WINDOWS AND DOORS
- WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS. ALL WINDOWS ARE TO BE RESTRICTED IN ACCORDANCE WITH NCC 2022 - ABCB HOUSING PROVISIONS
- PART 11.3.7 & PART 11.3.8 PROTECTION OF OPENABLE WINDOWS WHERE SURFACE BELOW IS MORE
- PROVIDE LIFT-OFF HINGES WHERE THE TOILET PAN IS WITHIN 1.2 METRES OF THE HINGED SIDE OF THE DOOR IN ACCORDANCE WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 10.4

STAIRS, HANDRAILS AND BALUSTRADES:

- RELATIONSHIP OF RISER TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED OR AS PERMITTED IN
- BALUSTRADES SHALL BE PROVIDED TO ALL LANDINGS, RAMPS, DECKS, ROOFS AND OTHER ELEVATED PLATFORMS WHERE THE VERTICAL DISTANCE FROM THAT LEVEL IS MORE THAN 1m ABOVE THE ADJOINING FLOOR OR FINISHED GROUND LEVEL
- THE HEIGHT OF BALUSTRADE MUST BE A MINIMUM OF 1m HIGH ABOVE LANDING AND NOT LESS THAN 365mm ABOVE THE NOSINGS OF ANY STAIR TREADS OR FLOOR RAMP AND HAVE NO OPENING GREATER
- ALL BALUSTRADES & PRIVACY SCREENS TO COMPLY WITH NCC 2022 ABCB HOUSING PROVISIONS PART 11, AS 1684, AS 1170, AS 1288 & AS/NZS 2208

SLIP RESISTANCE:

- MATERIALS TO BE USED FOR SURFACES OF FLOORS. STAIR LANDING. STEPS AND NOSINGS SHALL BE IN ACCORDANCE WITH THE CLASSIFICATIONS FOR SLIP RESISTANCE AS APPLY IN AS4586 AND HB198. ALL STAIRS PROVIDING ACCESS TO COMPLY WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 11, AS 4586 INCLUDING SLIP RESISTANCE P3 / R10 FOR DRY OR P4 / R11 FOR WET.

STORMWATER:

EAVES GUTTERS, VALLEY GUTTERS AND DOWPIPES

- TO COMPLY WITH AS/NZS 2179 FOR METAL AND AS1273 FOR UPVC COMPONENTS. IN ACCORDANCE WITH NCC VOI 2 PART 3.5.3.
- NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE
- COLORBOND GUTTERS AND DOWNPIPES
- MINIMUM SLOPE OF EAVES AND GUTTERS 1:200

- NCC VOL2 PART H1D8. ABCB HOUSING PROVISIONS PART 8.3
- -ALL WINDOW GLAZING AND DOOR GLAZING TO BE INSTALLED IN ACCORDANCE TO NCC 2022 ABCB HOUSING PROVISIONS PART 8, AS 1288 GLASS IN BUILDINGS, AS/NZS 2208 SAFETY GLAZING MATERIALS IN BUILDINGS & AS 2047 WINDOWS AND EXTERNAL DOORS IN BUILDINGS.
- SHOWER SCREEN/MIRRORS / WARDROBE GLASS INSTALLATION TO NCC 2022 HOUSING PROVISIONS PART 8, AS 1288 & AS/NZS 2208.
- GLASS BALUSTRADE INSTALLATION TO NCC 2022 HOUSING PROVISIONS PART 11. AS 1288 GLASS IN BUILDINGS, AS/NZS 2208 SAFETY GLAZING MATERIALS IN BUILDINGS & AS 1170 STRUCTURAL DESIGN

WATERPROOFING FOR EXTERNAL TILED BALCONIES:

- WATERPROOFING TO COMPLY WITH AS4654
- ALL WATERPROOFING TO NCC 2022 ABCB HOUSING PROVISIONS PART 10, AS3740 AND PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWER WALLS TO MANUFACTURED SPECIFICATIONS AND INSTALLATION INSTRUCTIONS

S2 SECTION 2

- FIRE SAFETY, SMOKE DETECTORS/ALARMS:
 PROVIDE HARDWIRED & INTERCONNECTED SMOKE ALARM DEVICES COMPLYING WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT AND/OR STATE OR TERRITORY REGULATIONS MUST BE FITTED IN THE LOCATIONS REQUIRED AND APPROVED BY THE AUTHORITY. SMOKE ALARMS TO BE INSTALLED TO NCC 2022 - ABCB HOUSING PROVISIONS PART 9.5, NSW 9.5.1 & AS 3786
- INSTALLATIONS IN BUILDINGS OTHER THAN CLASS 1 AND 10 MUST BE INSTALLED AND MANAGED TO COMPLY WITH NCC SPEC, E2.2a. FIRE SEPARATING WALL, A WALL WITHIN 900MM OF BOUNDARY INSTALLATION CERTIFICATE
- (FRL60/60/60) INCL ACOUSTIC SOUND (RW) + CTR50 TO NCC 2022 ABCB HOUSING PROVISIONS PART 9 & PART 10.7. AS 1530 ALL PARTS. BUSHFIRE-PRONE AREAS CERTIFICATE FOR BUILDING - NCC 2022 - VOL. 2 PART NSW H7D4
- CONSTRUCTION IN BUSHFIRE PRONE AREAS AS 3959 CONSTRUCTION OF BUILDING IN BUSHFIRE-PRONE AREAS & PLANNING FOR BUSHFIRE PROTECTION 2019.

WASTE MANAGEMENT:

- ALL WASTE SHALL BE TAKEN AWAY BY TRUCKS TO A SUITABLE LANDFILL OR RECYCLE DEPOT.
- ALL WASTE SHALL BE COVERED DURING TRANSPORTATION
- WASTE GENERATED DURING CONSTRUCTION SHALL BE PLACED IN STEEL BINS AND TAKEN AWAY BY AN APPROVED CONTRACTOR TO A APPROVED LANDFILL SITE.

SEDIMENT CONTROL:

- A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS STORMWATER SYSTEM

MISCELLANEOUS ITEMS:

- ALLOW FOR SEPARATE TAPS FOR THE WASHING MACHINE AND KEEP THEM SEPARATE FROM THOSE OF THE LAUNDRY TUB. A DEDICATED LAUNDRY SPACE COMPRISING OF ONE WASHTUB AND A SPACE FOR A WASHING MACHINE MUST BE PROVIDED IN ACCORDANCE WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 10 4
- GAS FIRE SUPPLY AND INSTALLATION TO COMPLY WITH NCC 2022 ABCB HOUSING PROVISIONS PART 12.4. AS/NZS 5601 GAS INSTALLATIONS

NOTE:

ALL PLANS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE. BUSHFIRE AND GEOTECH REPORTS

NOTES (E & OE)

- All structures including stormwater & drainage to engineer's de
 Do not obtain dimensions by scaling drawings.
 All dimensions are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultant's drawings and
- All workmanship & materials shall be in accordance with the requirements of current editions ents of the National Construction Code, relevant Australian Standards & loca
- ouncil requirements.

 New materials are to be used throughout unless otherwise noted.

 Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer
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PROPOSED ALTERATIONS AND ADDITIONS JOB No: 7 TRUMAN AVENUE, CROMER 1282/24 CLIENT: JAMES AND AMANDA CARROLL DRAWING TITLE: SECTION / BASIX

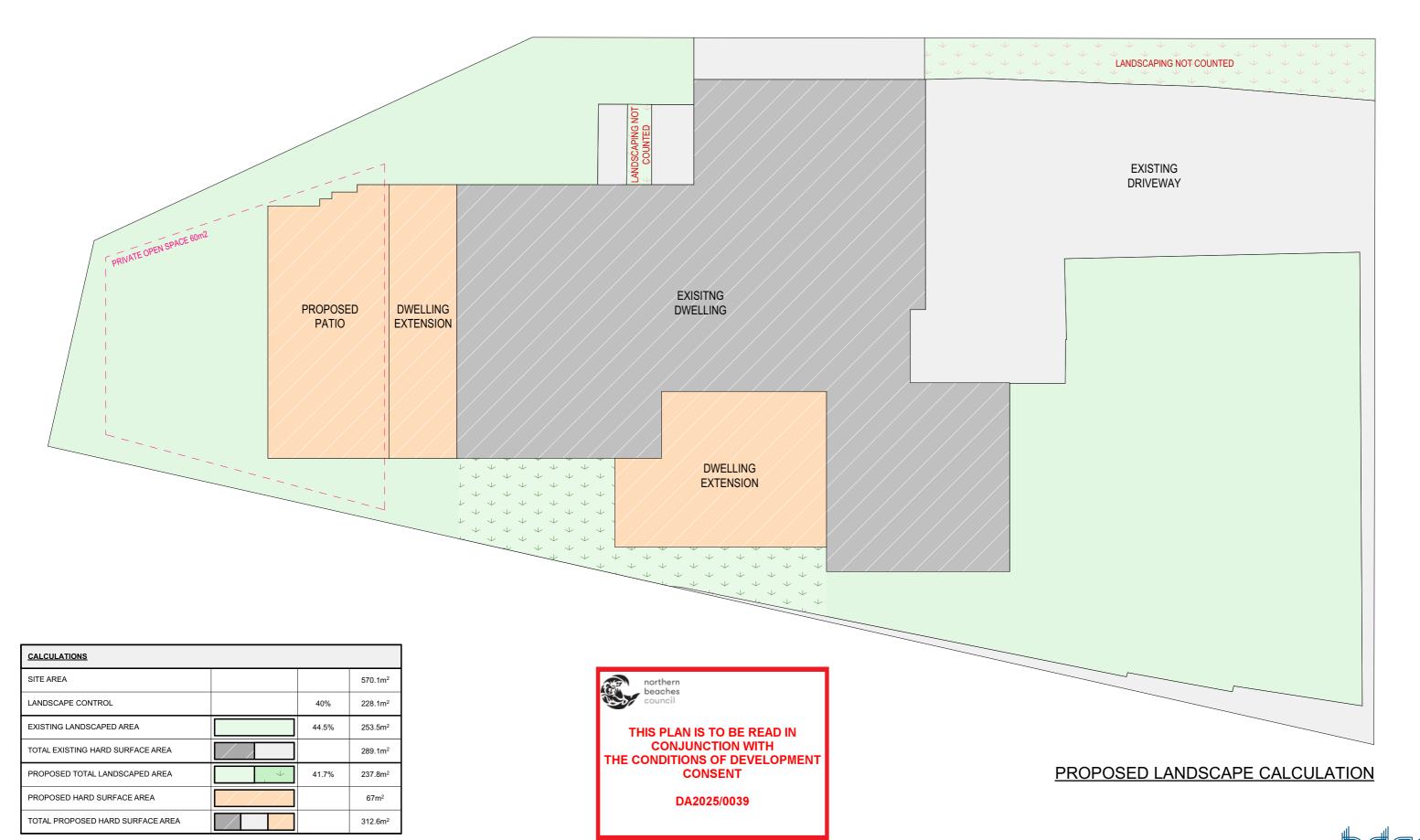
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- NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS	
7 TRUMAN AVENUE, CROMER	
CLIENT:	
JAMES AND AMANDA CARROLL	

LANDSCAPED AREA CALCULATION PLAN

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JOB No:	DRAWN BY:	s
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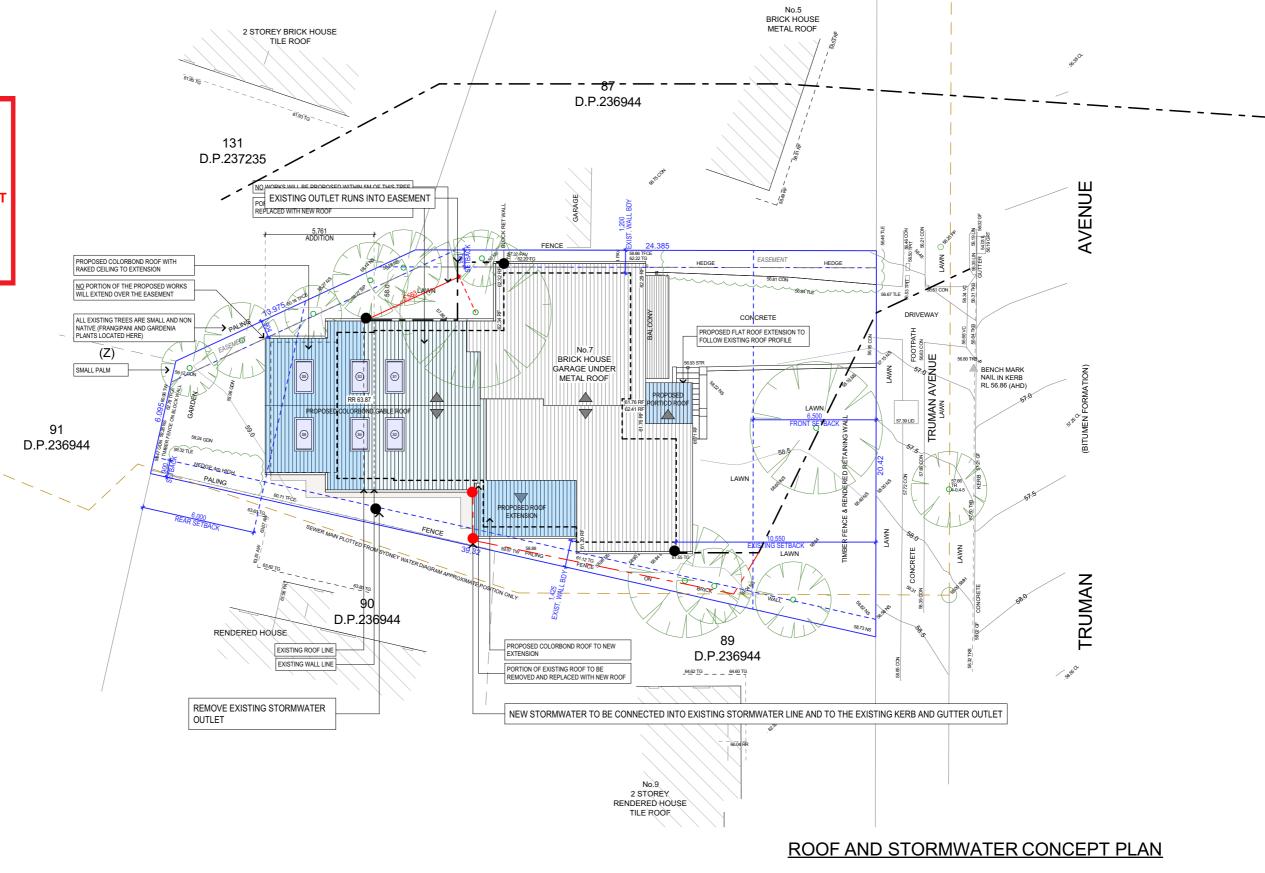
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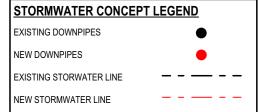
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BUILDING DESIGNER CHECKED BY: JJ







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	PROPOSED ALTERATIONS AND ADDITIONS	JOB No:	DRAWN BY:	SCALE:	bdaa	
	7 TRUMAN AVENUE, CROMER CLIENT:	1282/24	ВС		A C C R E D I T E D BUILDING DESIGNER	
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$\frac{1}{2}$	ROOF & STORMWATER CONCEPT PLAN		AUG	DA.15	JJ	

NOTES

DESIGNATED SITE MANAGER/BUILDER

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESPONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT

TOPSOIL MANAGEMENT

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUCED BY EITHER SLASHING OR MOWING. ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FOR REUSE ON SITE. SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREE SHRUBS. SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY RESULTING STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN MPERVIOUS MATERIAL, IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT. IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS. SURPLUS TOPSOIL MUST BE REASONABLY REMOVED FROM SITE.

BUILDING MATERIAL STOCKPILING

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S) OF THE SITE ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

ALL TRUCKS/UTES MUST COVER THEIR LOADS AT ALL TIMES. APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOWING DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR DOWN WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF EARTHWORKS, WATERING AND PROGRESSIVE VEGETATION. WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE, THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST. EARTH MOVING ACTIVITIES SHOULD BE AVOIDED WHERE WINDS ARE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE

EROSION & SEDIMENT CONTROLS

APPROPRIATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK. THOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDER TO SERVE THEIR INTENDED FUNCTION FOR THE DURATION OF THE WORKS OR UNTIL SUCH TIME AS THE SITE IS FULLY STABILISED. IF ANY CONTROLS ARE DAMAGED OR BECOME INEFFECTIVE DURING THE COURSE OF THE WORKS THEY ARE TO BE REINSTATED OR REPLACED IMMEDIATELY. SUFFICIENT ACCESS TO THESE CONTROLS MUST BE PROVIDED IN CASE OF THE

SEDIMENT TRAPS

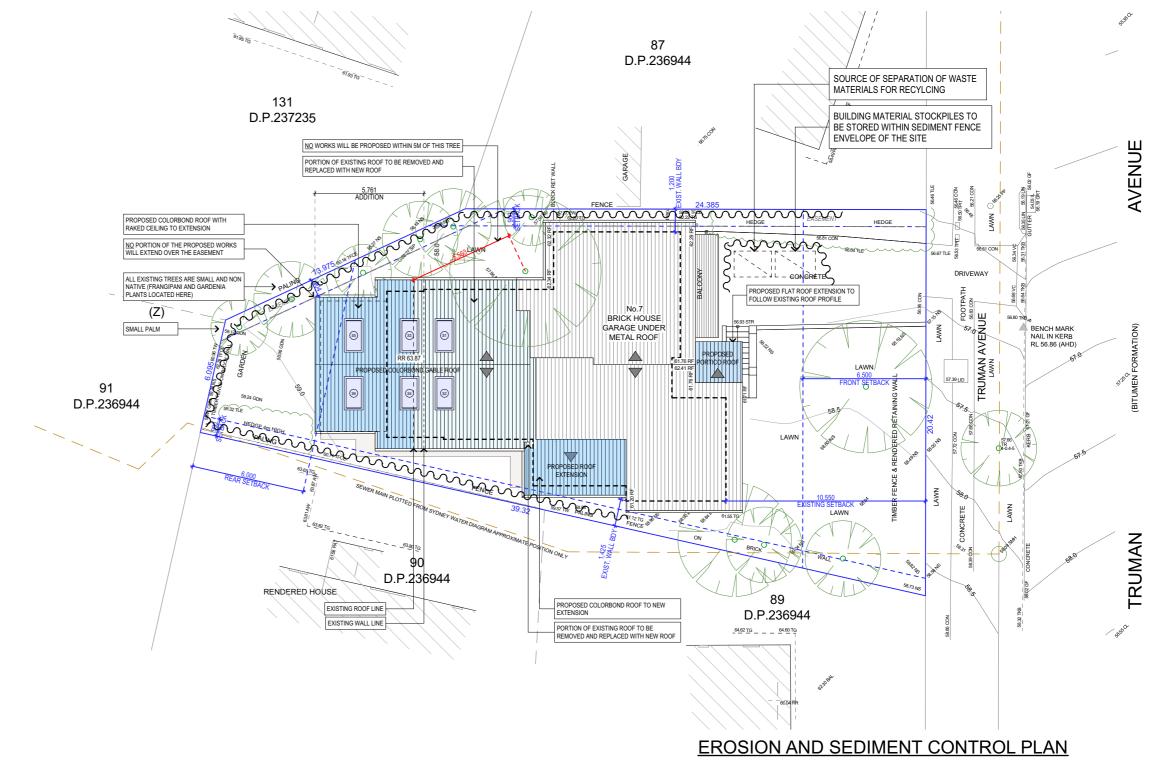
WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED. AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

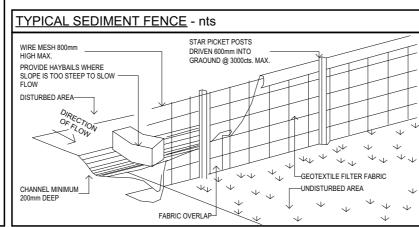
DIVERSION CHANNELS

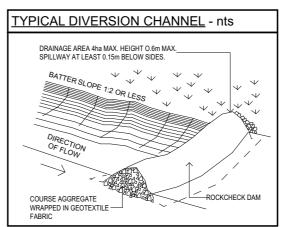
A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE JSED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE. ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIEVED BY CONSTRUCTING A TEMPORARY EARTH BANK AROUND THE UPSLOPE EXTENT OF THE CONSTRUCTION SITE WHERE THE DIVERSION DOES NOT AFFECT THE NEIGHBOURING

VEHICLE MOVEMENTS

TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUNCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS. ACCESS POINTS AND PARKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE ASAP AFTER THEIR FORMATION. IF SPILLAGE DOES OCCUR IT IS TO BE CONTAINED IMMEDIATELY AND CAREFULLY REMOVED. THE AREA AFFECTED IS TO BE RESTORED TO A STANDARD EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION. ALL VEHICLES ARE TO BE WASHED PRIOR TO EXISTING THE SITE. THIS SERVES THE PURPOSE OF REMOVING SITE MATERIAL ON THE VEHICLE AND PREVENTS IT FROM BEING DEPOSITED ON THE ROAD NETWORK ADJACENT TO THE SITE AND THUS, THE STORMWATER SYSTEM. NO VEHICLE ASSOCIATED WITH THE WORK IS TO BE PARKED ON A FOOTPATH OR PUBLIC RESERVE. ALL VEHICLES VISITING THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN THAT AREA.









TRUE NORTH:



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PROPOSED ALTERATIONS AND ADDITIONS 7 TRUMAN AVENUE, CROMER CLIENT: JAMES AND AMANDA CARROLL	JOB No: 1282/24		
DRAWING TITLE: EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PI AN			

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