

**SITE ANALYSIS PLAN**  
**LOT 58 - DP 6167**  
**SITE AREA: 560.8m2**

FLOOR AREA CALCULATION:	
SITE AREA:	560.8m <sup>2</sup>
EXISTING FLOOR AREA TOTAL	189.5m <sup>2</sup>
PROPOSED NEW FLOOR AREA	189.5m <sup>2</sup>
TOTAL NEW FLOOR AREA	189.5m <sup>2</sup>

TRUE NORTH:



**NOTES:**

- All structures including stormwater & drainage to engineer's details.
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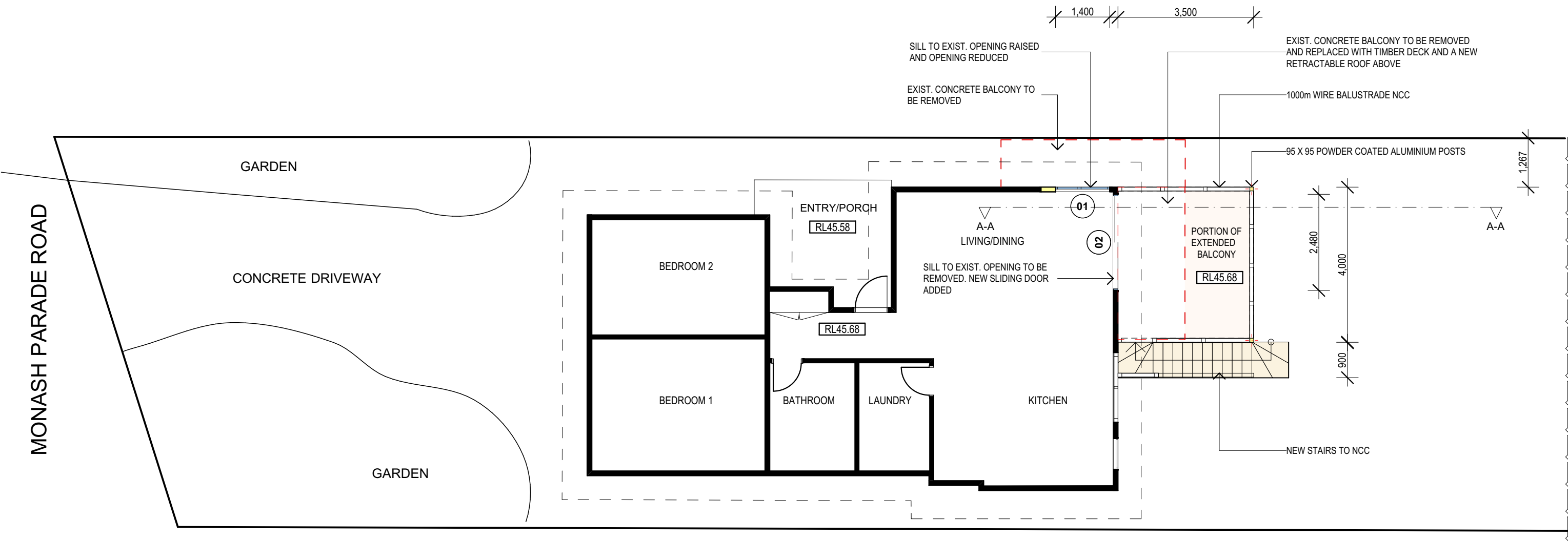
**JJ Drafting**

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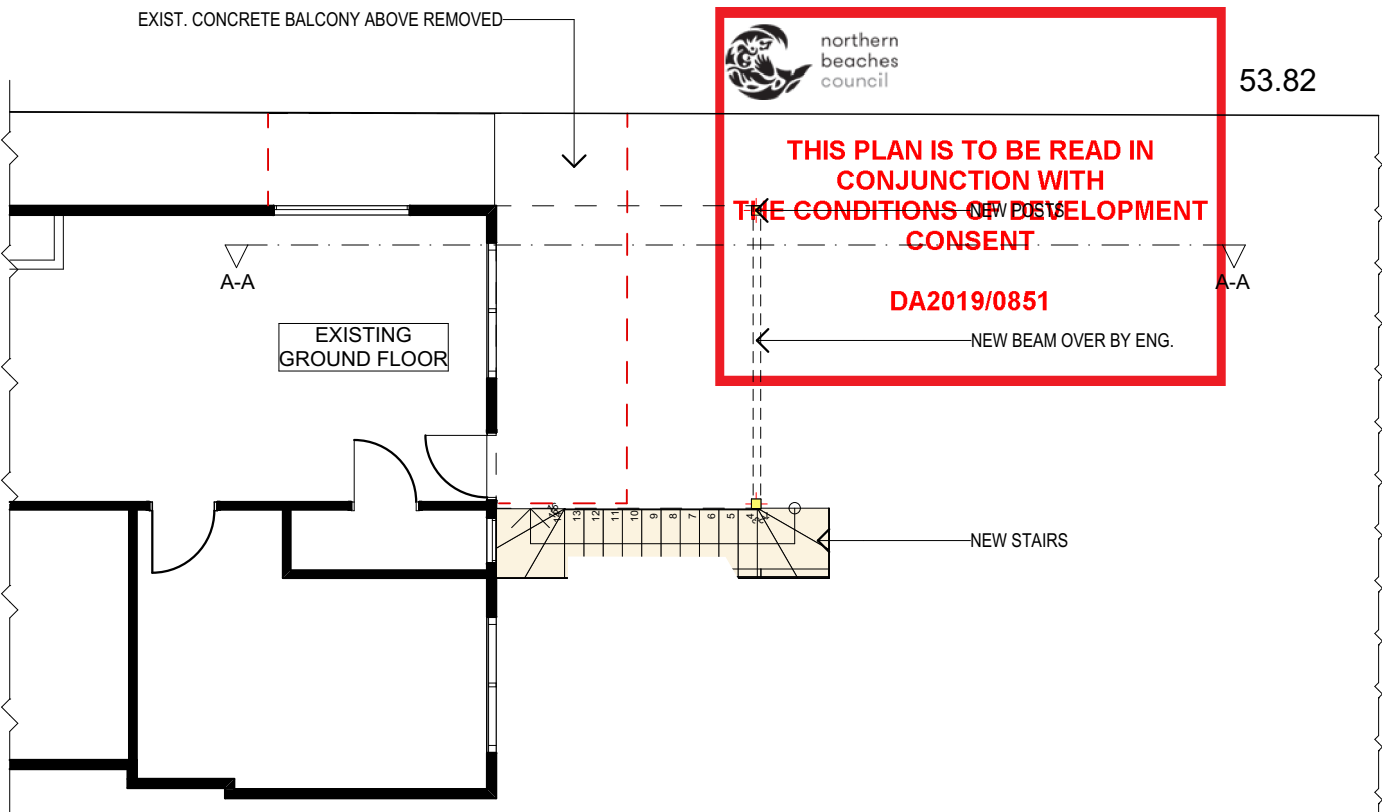
PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 54 MONASH PARADE, DEE WHY
DRAWING TITLE: SITE ANALYSIS PLAN

DATE: 16/07/2019	DRAWN BY: DB	SCALE: 1:200 @ A3
JOB No: 716/19	CHECKED BY: JJ	DRAWING No: <b>DA.01</b>



FIRST FLOOR PLAN

Proposed Floor Plan Area = 91.43m<sup>2</sup>



GROUND FLOOR PLAN

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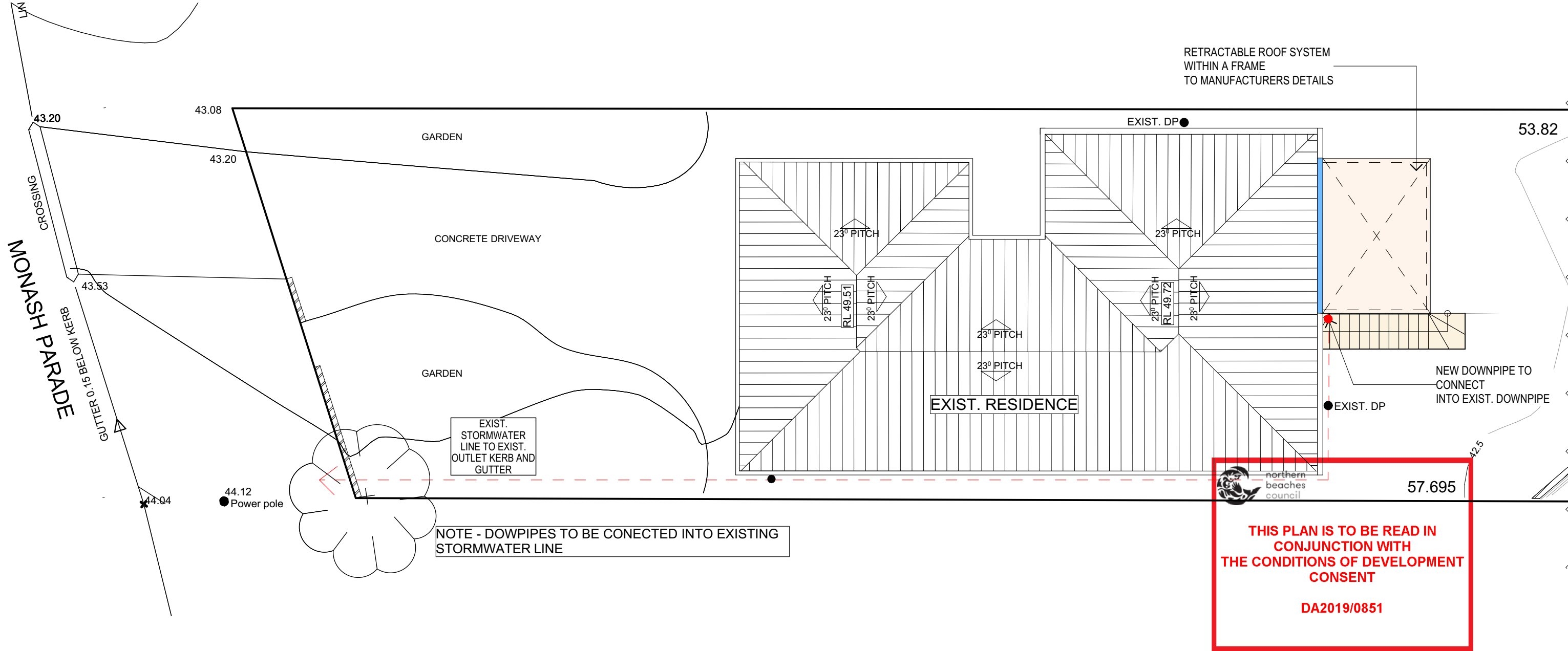
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REV:	DATE:	DESCRIPTION:

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 54 MONASH PARADE, DEE WHY
DRAWING TITLE: PROPOSED FLOOR PLANS

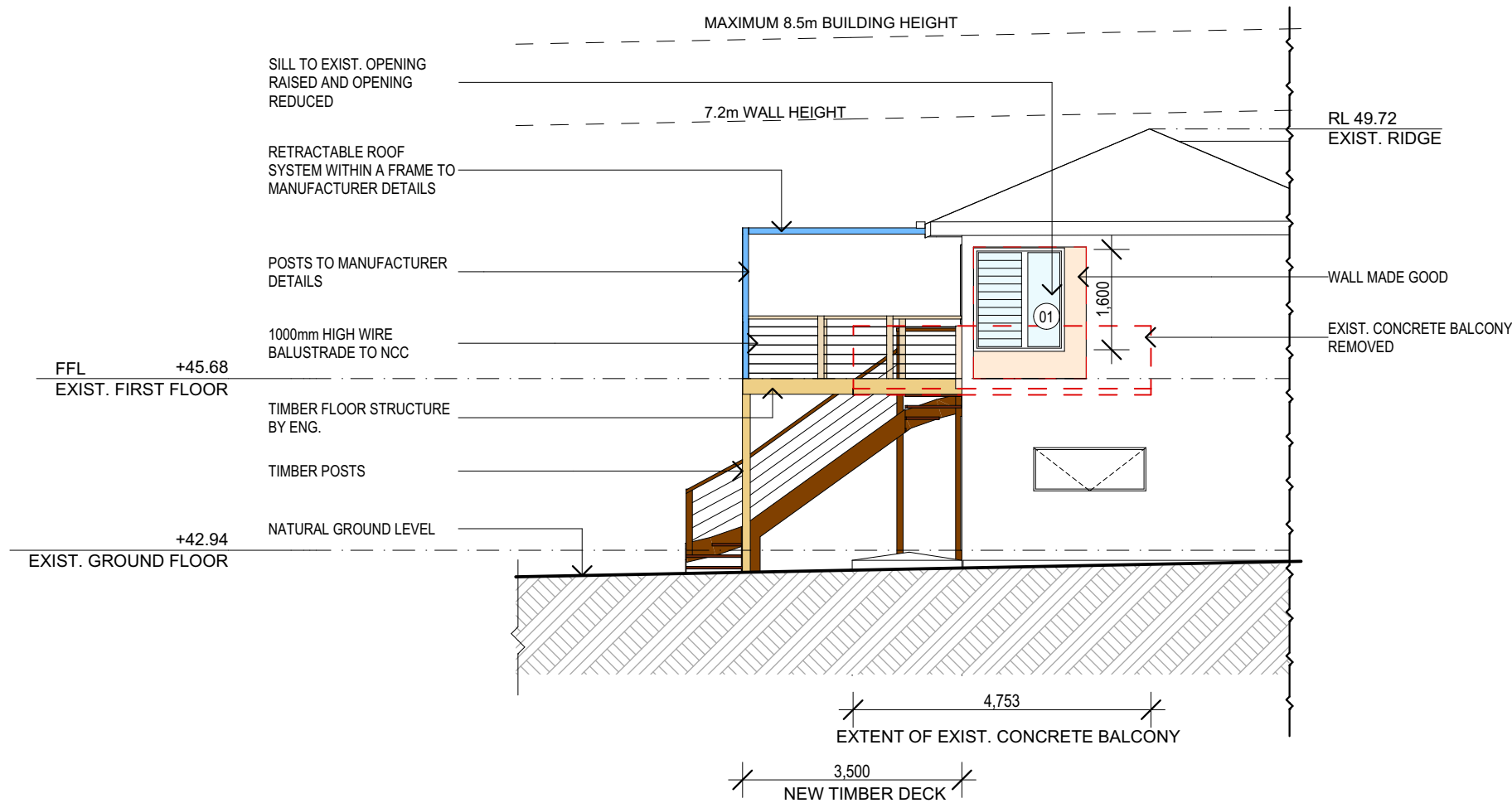
DATE: 16/07/2019	DRAWN BY: DB	SCALE: 1:100 @ A3
JOB No: 716/19	CHECKED BY: JJ	DRAWING No: DA.03



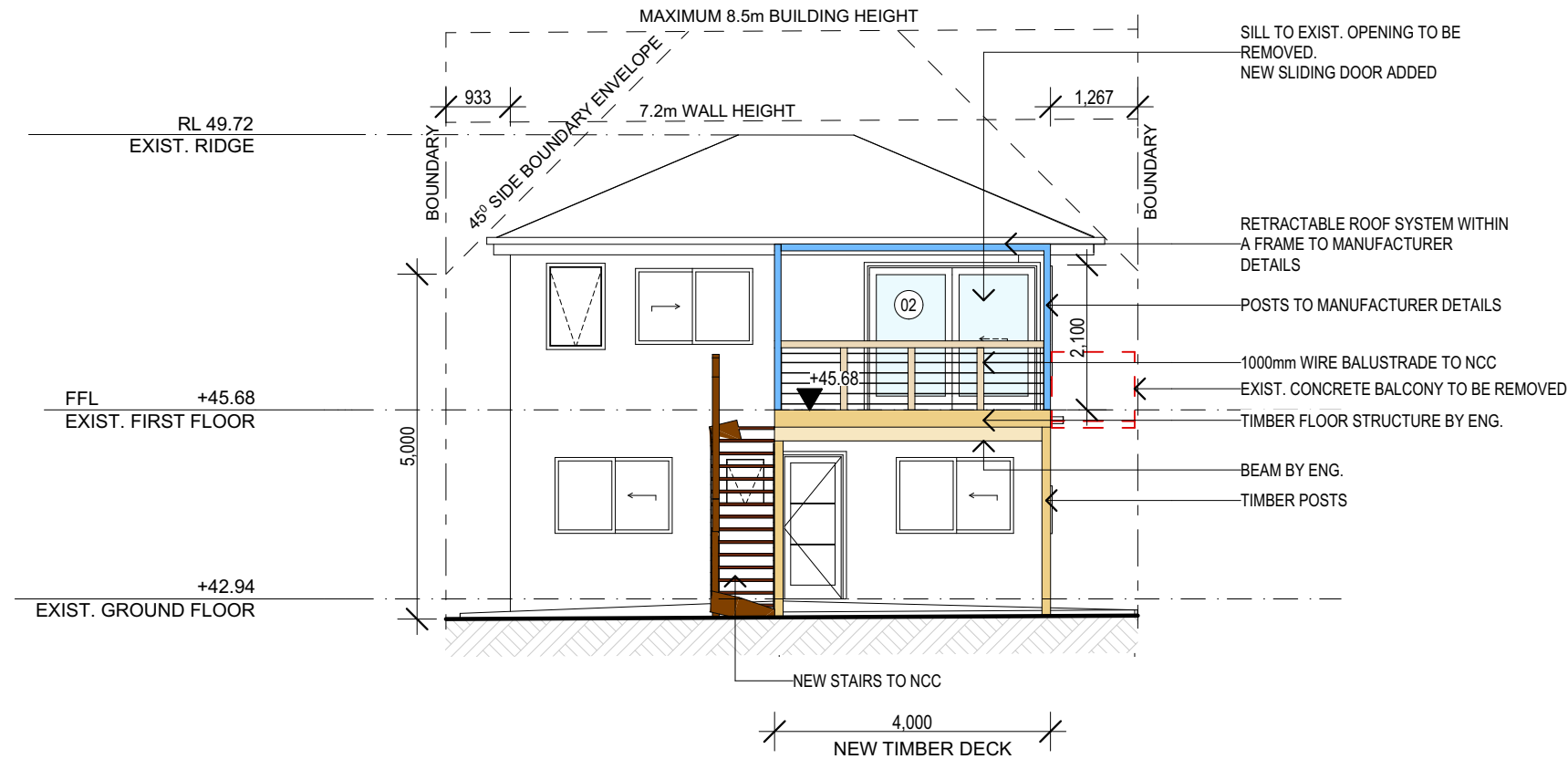
ROOF PLAN AND STORMWATER PLAN

TRUE NORTH: 	<b>NOTES:</b> <ul style="list-style-type: none"><li>• All structures including stormwater &amp; drainage to engineer's details.</li><li>• Do not obtain dimensions by scaling drawings.</li><li>• All dimensions are to be checked on site prior to starting work.</li><li>• These drawings are to be read in conjunction with all other consultant's drawings and specifications.</li><li>• All workmanship &amp; materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and local council requirements.</li><li>• New materials are to be used throughout unless otherwise noted.</li><li>• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.</li></ul>	<b>JJ Drafting</b> 174 Garden St, North Narrabeen, NSW, 2101 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email. jjdraft@tpg.com.au www.jjdrafting.com.au	REV:	DATE:	DESCRIPTION:	PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 54 MONASH PARADE, DEE WHY	DATE: 16/07/2019	DRAWN BY: DB	SCALE: 1:100 @ A3
						DRAWING TITLE: ROOF PLAN AND STORMWATER PLAN	JOB No: 716/19	CHECKED BY: JJ	DRAWING No: <b>DA.04</b>

NORTH ELEVATION



EAST ELEVATION

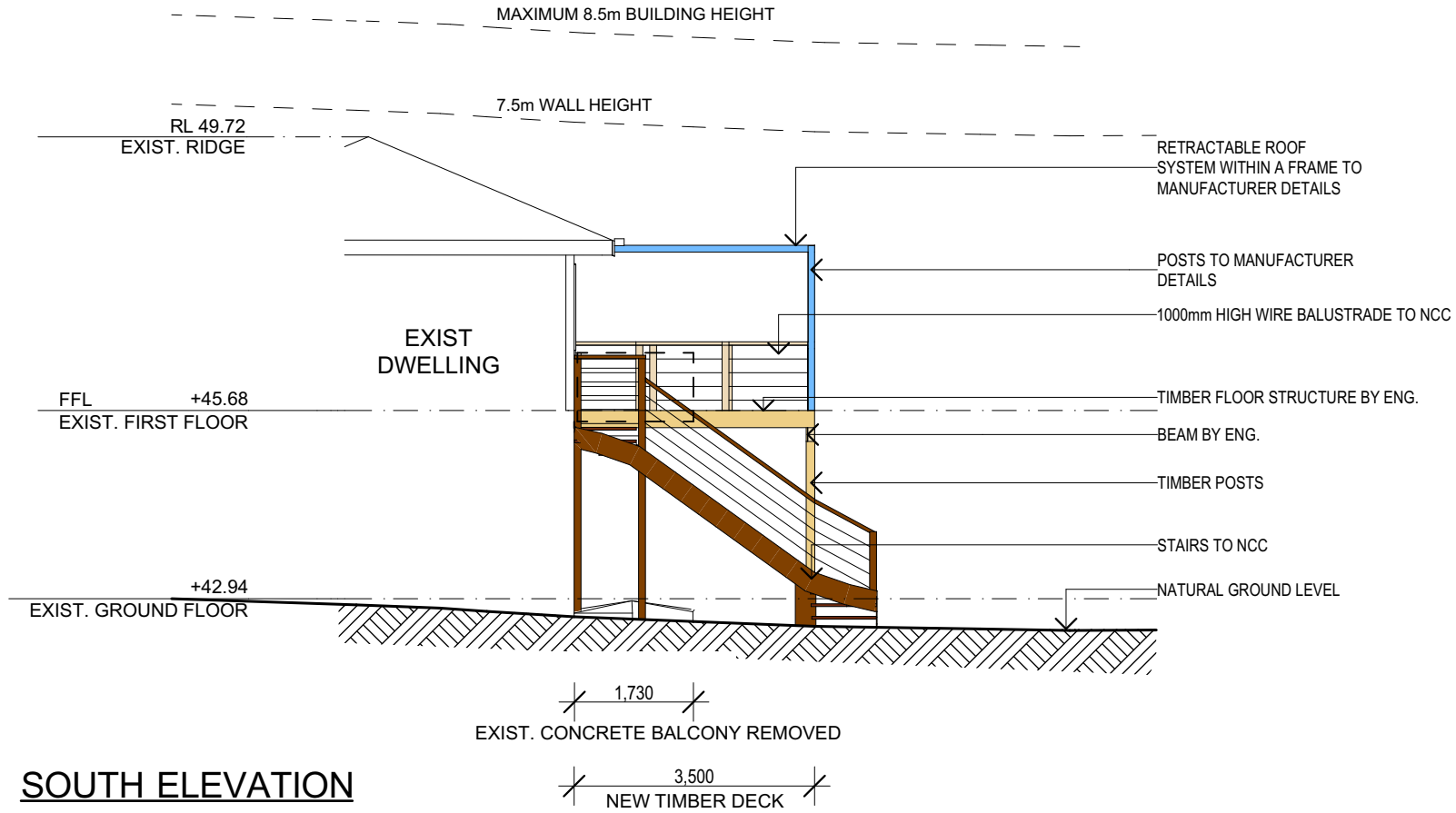
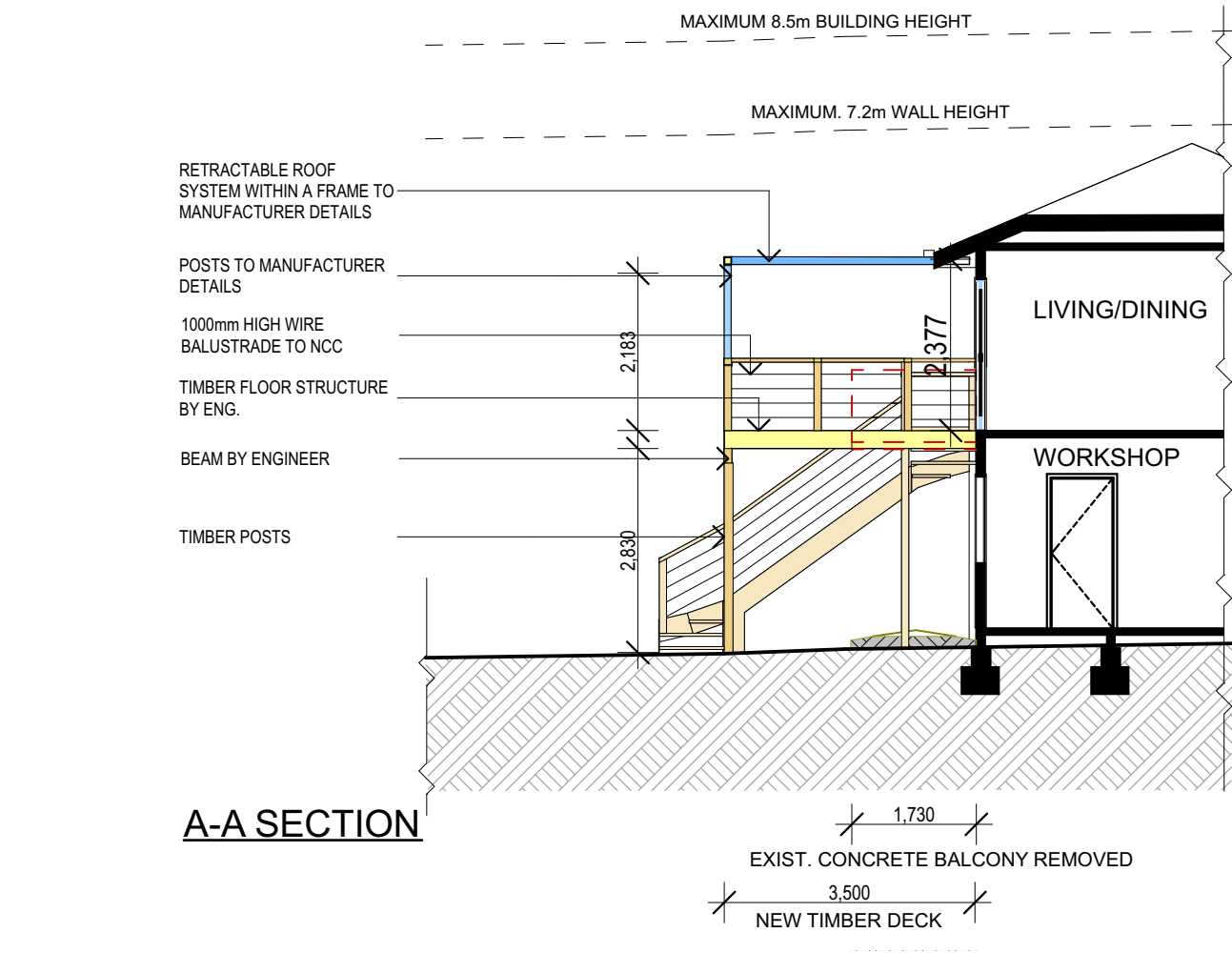


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**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**DA2019/0851**

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						PROPOSED ALTERATIONS AND ADDITIONS		16/07/2019	DB	1:100 @ A3
						54 MONASH PARADE, DEE WHY				
						DRAWING TITLE:		JOB No:	CHECKED BY:	DRAWING No:
						NORTH & EAST ELEVATION		716/19	JJ	DA.05



#### SPECIFICATION NOTES:

##### DOORS AND WINDOWS

- ALUMINIUM WINDOWS AND DOORS
- WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS

##### ROOFING

- RETRACTABLE ROOF SYSTEM ABOVE DECK TO MANUFACTURERS DETAILS

##### BALUSTRADE

- 1000mm HIGH BALUSTRADE TO NCC
- THE HEIGHT OF BALUSTRADE TO NEW ENTRY DECK IS TO BE MEASURED AT 1m AND HAVE NO OPENINGS GREATER THAN 125mm. THE HEIGHT OF THE BALUSTRADE TO THE NEW STAIR CASES IS TO BE MEASURED A MINIMUM 865mm ABOVE THE NOSING LINE AND HAVE NO OPENINGS GREATER THAN 125mm.

##### DECK

- TIMBER DECKING WITH ROUNDED EDGE & 3mm GAP

##### STORMWATER

- NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE

##### GUTTERS AND DOWNPIPES

- COLORBOND GUTTERS AND DOWNPIPES
- MINIMUM SLOPE OF EAVES AND GUTTERS 1:200

##### 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

##### TERMITE CONTROL

- TO AS3660.1

##### TIMBER FRAMING

- USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY
- DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE IN EXPOSED LOCATION
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE
- PROVIDE STRUCTURE BRACING IN ACCORDANCE WITH AS1684
- PROVIDE STRUCTURE TIEDOWN IN ACCORDANCE WITH AS1684
- USE GALVANISED FIXINGS WHERE EXPOSED TO WEATHER

##### CONCRETE

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE AS3600
- FOOTINGS TO BE IN ACCORDANCE WITH AS1480
- ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303, AS1304

##### STAIR

- OPEN TIMBER RISER TO NCC

##### SMOKE ALARMS

- CONNECT TO CONSUMER MAINS POWER AND INSTALL TO AS1670.6. 1997 AND AS3786 (fire detection, warning control and intercom systems - systems design, installation and commissioning - smoke alarms) and as3786 -1996 (smoke alarms)

##### 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



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PROPOSED ALTERATIONS AND ADDITIONS  
54 MONASH PARADE, DEE WHY

DRAWING TITLE:  
ELEVATION, SECTION & BASIX

DATE:  
16/07/2019

JOB No:  
716/19

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DB

CHECKED BY:  
JJ

SCALE:  
1:100 @ A3

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