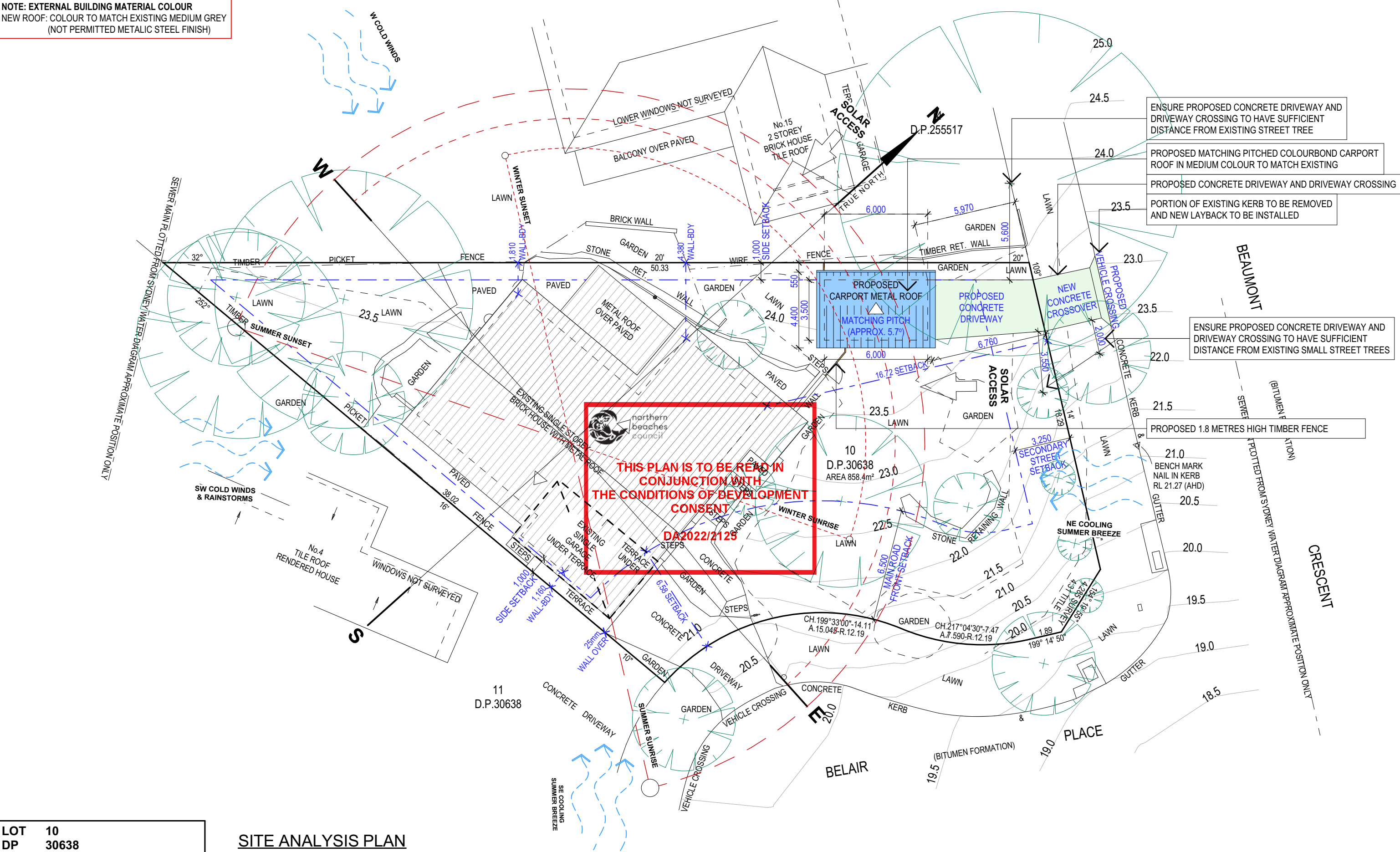


NOTE: EXTERNAL BUILDING MATERIAL COLOUR
NEW ROOF: COLOUR TO MATCH EXISTING MEDIUM GREY
(NOT PERMITTED METALIC STEEL FINISH)

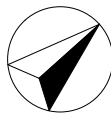


LOT 10
DP 30638

SITE AREA = 858.4 m²

SITE ANALYSIS PLAN

TRUE NORTH:



NOTES (E & OE)

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REV:	DATE:	DESCRIPTION:

PROPOSED ALTERATIONS AND ADDITIONS
5 BELAIR PLACE, BAYVIEW NSW 2104
CLIENT:
ARCHIE WILSON

DRAWING TITLE:
SITE ANALYSIS PLAN

DATE:
NOV/22

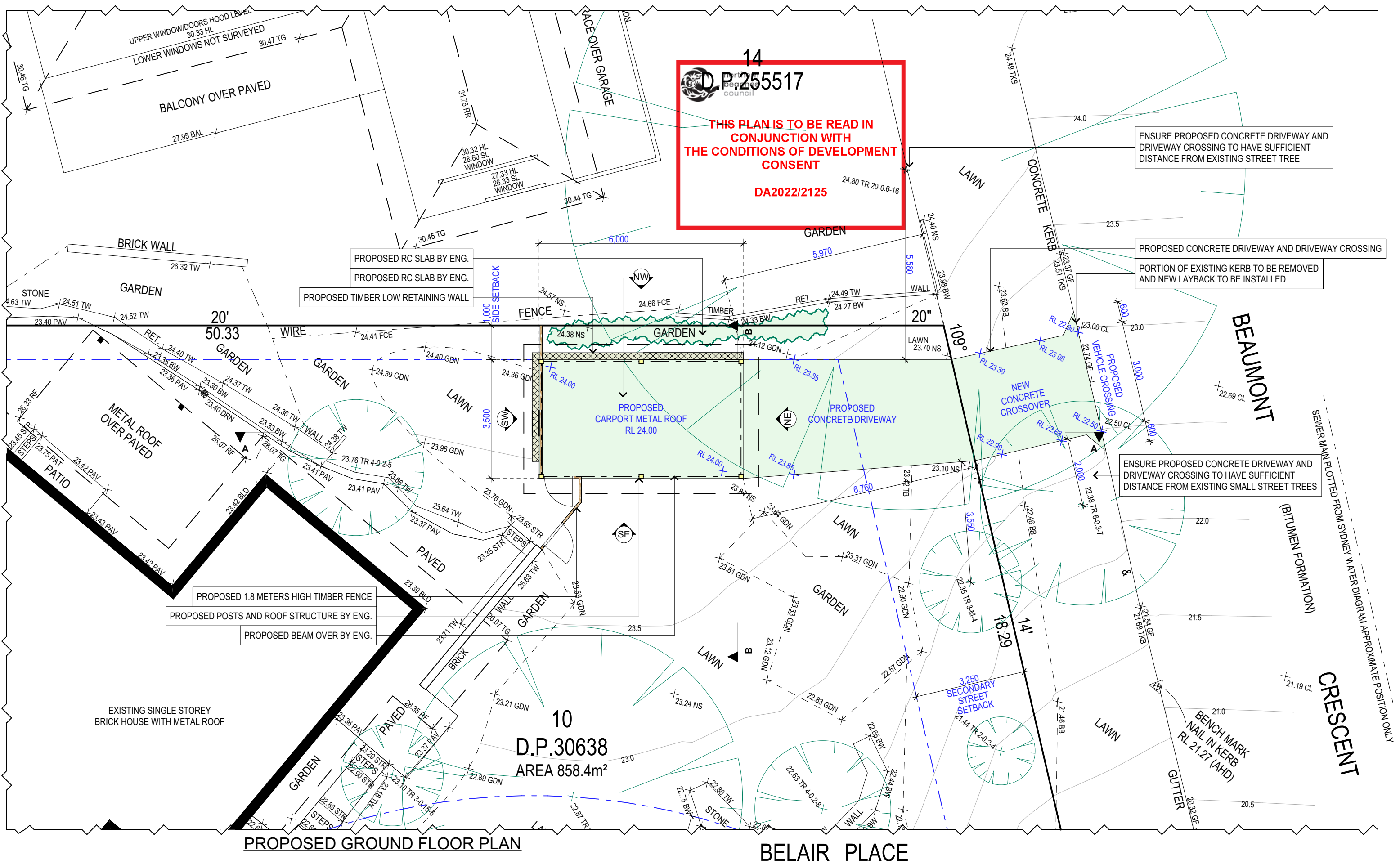
JOB No:
1094/22


DRAWN BY:
DK

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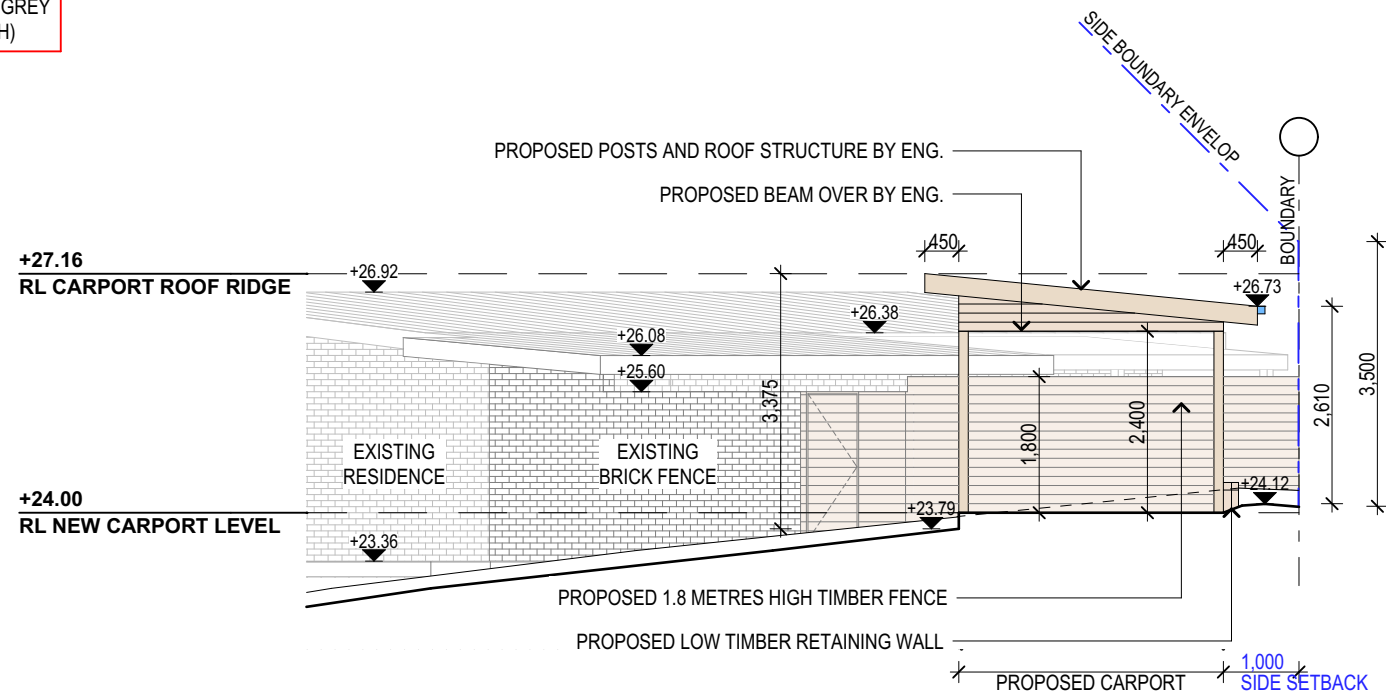
SCALE:
1:200 @ A3

DRAWING No:
DA.01



TRUE NORTH: 	NOTES (E & OE) <ul style="list-style-type: none">• All structures including stormwater & drainage to engineer's details.• 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 specifications.• All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council 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.	<div>JJ Drafting Australia P/L.</div> <div>26/90 Mona Vale Road, Mona Vale, NSW, 2103 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email. jjdraft@tpg.com.au www.jjdrafting.com.au ACN 651 693 346</div>	REV:	DATE:	DESCRIPTION:	PROPOSED ALTERATIONS AND ADDITIONS 5 BELAIR PLACE, BAYVIEW NSW 2104 CLIENT: ARCHIE WILSON	DATE: NOV/22	DRAWN BY: DK	SCALE: 1:100 @ A3
								JOB No: 1094/22	CHECKED BY: JJ

NOTE: EXTERNAL BUILDING MATERIAL COLOUR
NEW ROOF: COLOUR TO MATCH EXISTING MEDIUM GREY
(NOT PERMITTED METALIC STEEL FINISH)

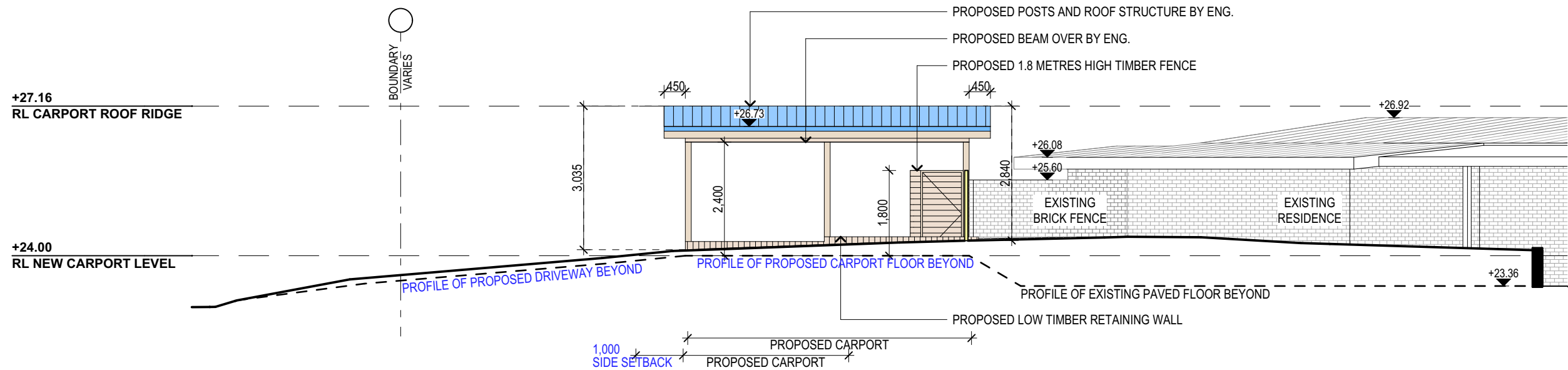


northern
beaches
council

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

DA2022/2125

PROPOSED NORTH EAST ELEVATION



PROPOSED NORTH WEST ELEVATION

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REV:	DATE:	DESCRIPTION:

PROPOSED ALTERATIONS AND ADDITIONS
5 BELAIR PLACE, BAYVIEW NSW 2104

CLIENT:
ARCHIE WILSON

DRAWING TITLE:
PROPOSED ELEVATION SHEET 1

DATE:
NOV/22

DRAWN BY:
DK

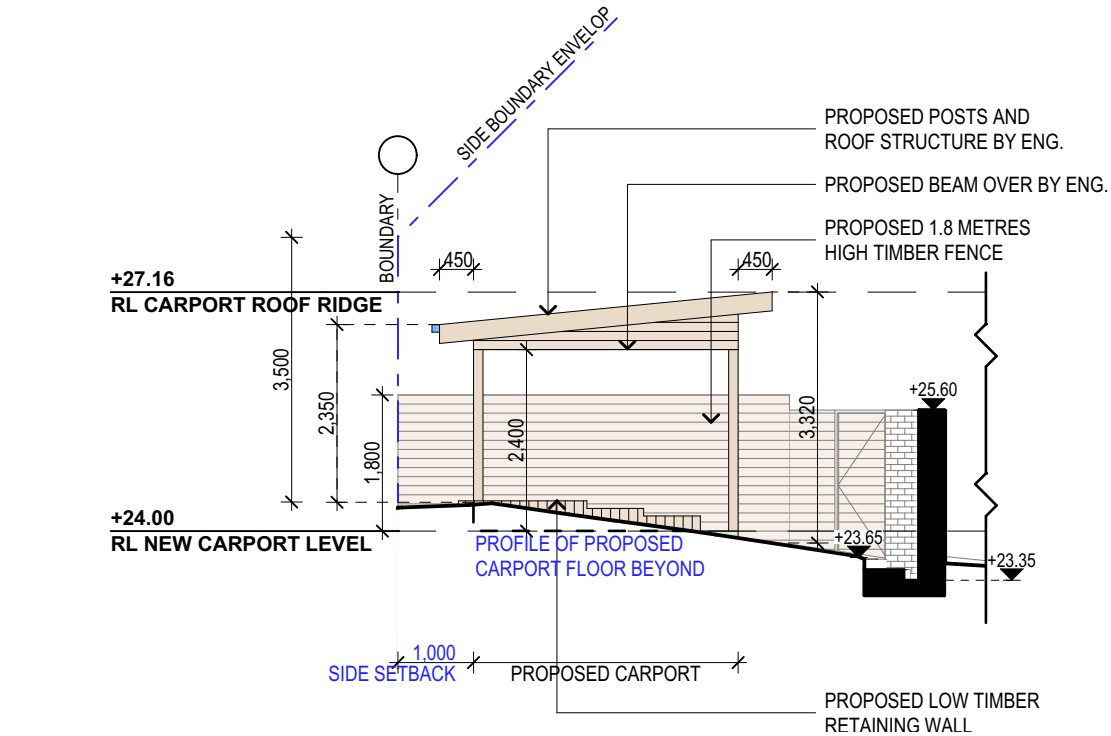
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1:100 @ A3

JOB No:
1094/22

CHECKED BY:
JJ

DRAWING No:
DA.04

NOTE: EXTERNAL BUILDING MATERIAL COLOUR
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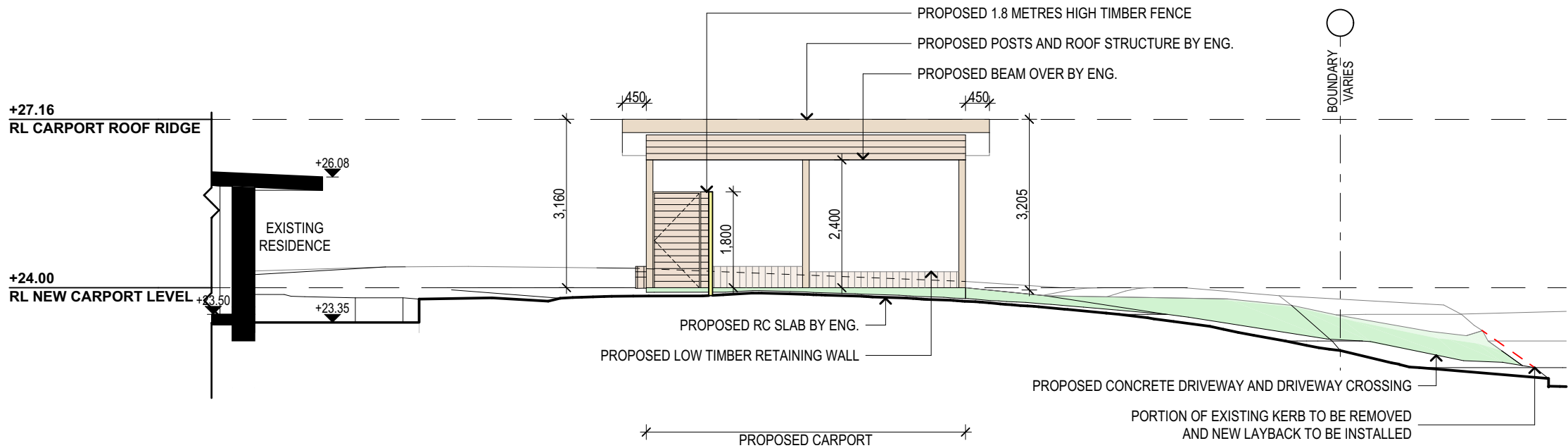


northern
beaches
council

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

DA2022/2125

PROPOSED SOUTH WEST ELEVATION

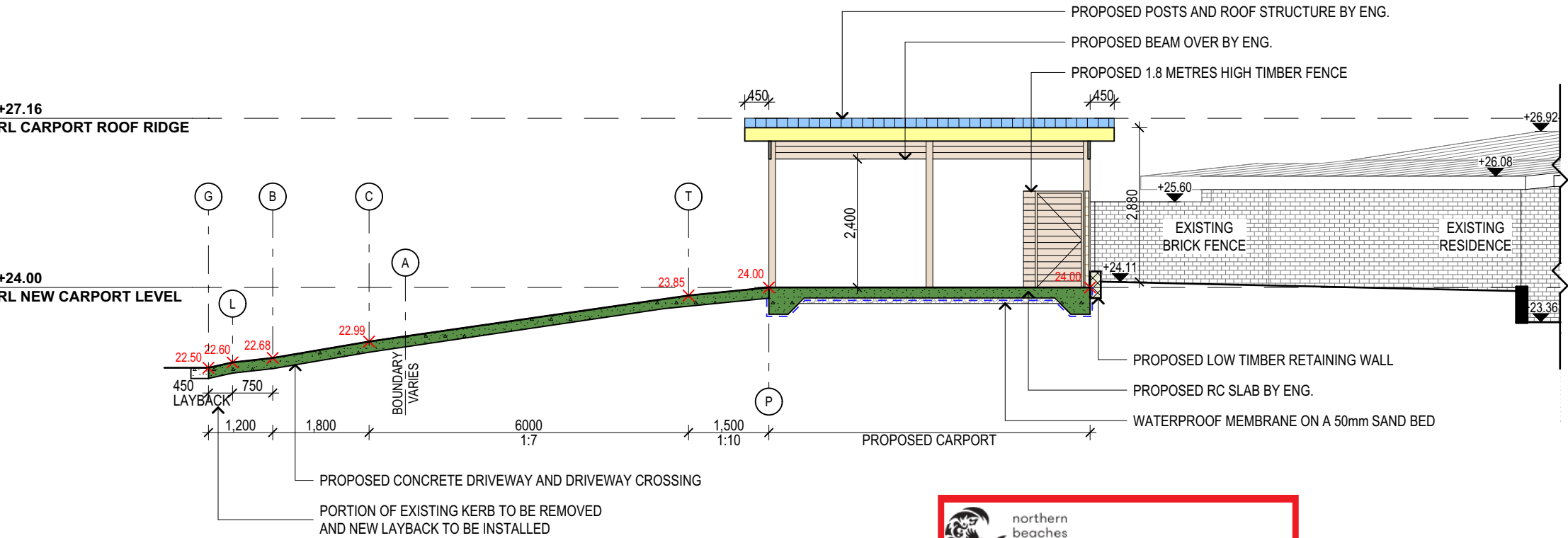


PROPOSED SOUTH EAST ELEVATION

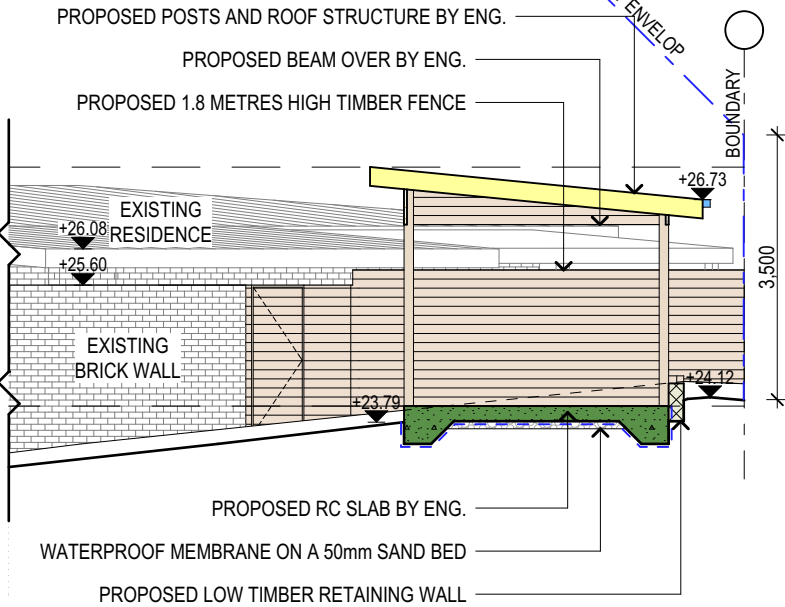
<div>NOTES (E & OE)</div> <div><ul style="list-style-type: none">• All structures including stormwater & drainage to engineer's details.• Do not obtain dimensions by scaling drawings.• All dimensions are to be checked on site prior to starting work.• These drawings are to be read in conjunction with all other consultant's drawings and specifications.• All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council 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.</div>	<div>JJ Drafting Australia P/L.</div> <div>26/90 Mona Vale Road, Mona Vale, NSW, 2103 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email. jjdraft@tpg.com.au www.jjdrafting.com.au ACN 651 693 346</div>	REV:	DATE:	DESCRIPTION:	PROPOSED ALTERATIONS AND ADDITIONS 5 BELAIR PLACE, BAYVIEW NSW 2104 CLIENT: ARCHIE WILSON	DATE: NOV/22	DRAWN BY: DK	SCALE: 1:100 @ A3	
					DRAWING TITLE: PROPOSED ELEVATION SHEET 1	JOB No: 1094/22	CHECKED BY: JJ	DRAWING No: DA.05	

NOTE: DRIVEWAY PROFILE
REFER TO NORTHERN BEACH COUNCIL'S
STANDARD VEHICLE CROSSING PROFILE
- MAXIMUM HIGH

NOTE: EXTERNAL BUILDING MATERIAL COLOUR
NEW ROOF: COLOUR TO MATCH EXISTING MEDIUM GREY
(NOT PERMITTED METALIC STEEL FINISH)



SECTION A-A
[DRIVEWAY PROFILE]



SECTION B-B



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

DA2022/2125

SPECIFICATION NOTES

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

BEARERS AND JOISTS:
- 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
- NCC VOL.2 PART 3.5.1.
- DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH AS/NZS 1562.

ROOF TILES OR SHINGLES:
- NCC VOL.2 PART 3.5.2.

CONCRETE:
- SHALL BE IN ACCORDANCE WITH NCC VOL.1 PART B1.4 OR VOL.2 PART 3.2.3.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE AS3600.

FOOTINGS:
- FOOTINGS TO BE IN ACCORDANCE WITH AS1480.
- FOOTINGS TO BE IN ACCORDANCE WITH NCC VOL.2 PARTS 3.2.3, 3.2.4 AND 3.2.5
- ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303 AND AS1304.

BRICK AND BLOCKWORK:
- CONSTRUCTION OF MASONRY BUILDINGS SHALL BE AS PER AS3700 OR AS4773.

CARPENTRY:
- TIMBER TO COMPLY WITH AS1170.2 OR AS4055.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE.

TIMBER FRAMING:
- TO COMPLY WITH NCC VOL.2 PART 3.4
- 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 VOL.2 PART 3.4.1.
- IN BUSHFIRE PRONE AREAS SPECIAL CONDITIONS APPLY.
- WHERE TERMITE BARRIERS NEED TO BE INSPECTED, 400mm CLEARANCE IS REQUIRED BETWEEN THE UNDERSIDE OF BEARER 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 VOL.2 PART 3.1.4 OR VOL.1 PART B1.4.

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.

CONCRETE BLOCKS OR BRICKS:
- TO COMPLY WITH TO AS4455 MASONRY BUILDING BLOCKS/PAVER.

STORMWATER:
EAVES GUTTERS, VALLEY GUTTERS AND DOWPIPES
- TO COMPLY WITH AS/NZS 2179 FOR METAL AND AS1273 FOR UPVC COMPONENTS.
- IN ACCORDANCE WITH NCC VOL 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

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.

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

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PROPOSED ALTERATIONS AND ADDITIONS 5 BELAIR PLACE, BAYVIEW NSW 2104 CLIENT: ARCHIE WILSON	DRAWING TITLE: SECTION
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DATE: NOV/22	DRAWN BY: DK	SCALE: 1:100 @ A3
JOB No: 1094/22	CHECKED BY: JJ	DRAWING No: DA.06