

FSR MAXIMUM =

EXISTING FSR =

PROPOSED FSR =

LOT

DP

36

11828 SITE AREA = 432.6 m²

AREA CALCULATIONS

TOTAL GROSS FLOOR AREA

APPROX. EXISTING GROSS FLOOR AREA 101.64m²

PROPOSED NEW GROSS FLOOR AREA 16.64m²

NOTES (E & OE)

0.5 : 1 - 50%

0.4 :1 - 24%

0.27:1 - 27%

118.28m²

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 edition

216.30m²

101.64m²

 All workflariship a finitetrials sitial use in accordance with the requirements of content construction including amendments of the National Construction Code, relevant Australian Standards & local council requirements.

New materials are to be used throughout unless otherwise noted.

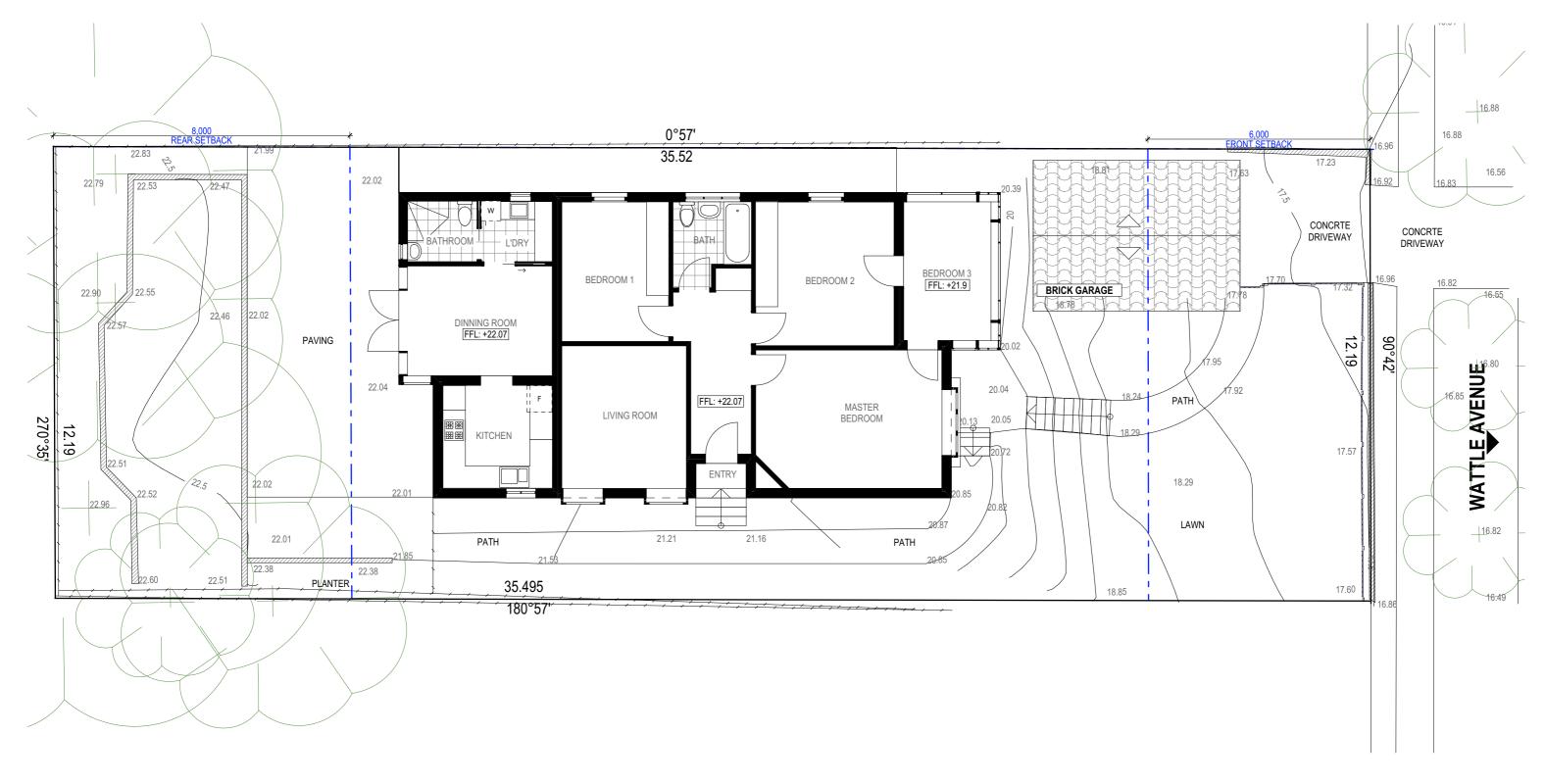
Concrete footings, slab, structural beams or any other structural members are to be designed. by a practicing engineer.

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

| | REV: | DATE: | DESCRIPTION: |
|---|------|------------|--------------------------------------|
| | Α | | SMALL AMENDMENTS TO PRELIM |
| | В | 22/07/2022 | DA DRAWINGS |
| | С | 25/11/2022 | DA ISSUED |
| | D | 24/01/2023 | DA DRAWINGS UPDATED (GARAGE REMOVED) |
| | | | |
| ſ | | | |
| г | | | |

| 1 | PROPOSED ALTERATIONS AND ADDITIONS 29 WATTLE AVE. FAIRLIGHT 2094 | D |
|---|--|----|
| | CLIENT: CHRIS AND PHILIPPA BLEAKLEY | JC |
| ı | DRAWING TITLE: SITE ANALYSIS PLAN | |

| 1041/22 | JJ | DA.01 |
|---------|-------------|-------------|
| JOB No: | CHECKED BY: | DRAWING No: |
| JUNE/22 | EV | 1:200 @ A3 |
| DATE: | DRAWN BY: | SCALE: |



EXISTING GROUND FLOOR PLAN

TRUE NORTH:



- NOTES (E & OE)

 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
- All working 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 precision continuor.
- by a practicing engineer.

JJ Drafting

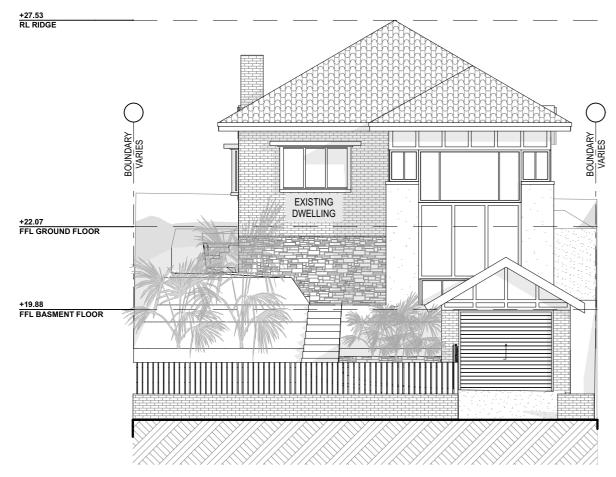
| Australia P/L. | ł |
|---|---|
| 26/90 Mona Vale Road, Mona Vale, NSW, 2103 | ļ |
| PO Box 687, Dee Why, NSW, 2099 | ļ |
| Mob. 0414 717 541 Email. jjdraft@tpg.com.au | ŀ |
| www.jjdrafting.com.au | Į |
| ACN 651 693 346 | I |

| _ | | | |
|-----|------|------------|--------------------------------------|
| | REV: | DATE: | DESCRIPTION: |
| | Α | | SMALL AMENDMENTS TO PRELIM |
| | В | 22/07/2022 | DA DRAWINGS |
| 3 | С | 25/11/2022 | DA ISSUED |
| | D | 24/01/2023 | DA DRAWINGS UPDATED (GARAGE REMOVED) |
| u | | | |
| | | | |
| - 1 | | | |

| PROPOSED ALTERATIONS AND ADDITIONS 29 WATTLE AVE. FAIRLIGHT 2094 | |
|--|--|
| CLIENT: CHRIS AND PHILIPPA BLEAKLEY | |
| DRAWING TITLE: EXISTING FLOOR PLANS | |

| DATE: | DRAWN BY: | SCALE: | |
|---------|-------------|-------------|--|
| JUNE/22 | EV | 1:100 @ A3 | |
| JOB No: | CHECKED BY: | DRAWING No: | |
| 1041/22 | JJ | DA.02 | |
| | | | |

8.5m MAX. BUILDING HEIGHT



EXISTING NORTH ELEVATION

+27.53 RL RIDGE **EXISTING DWELLING** +22.07 FFL GROUND FLOOR

8.5m MAX. BUILDING HEIGHT

EXISTING SOUTH ELEVATION

SCALE:

1:100 @ A3

DA.03

DRAWING No:

- NOTES (E & OE)

 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
- 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.

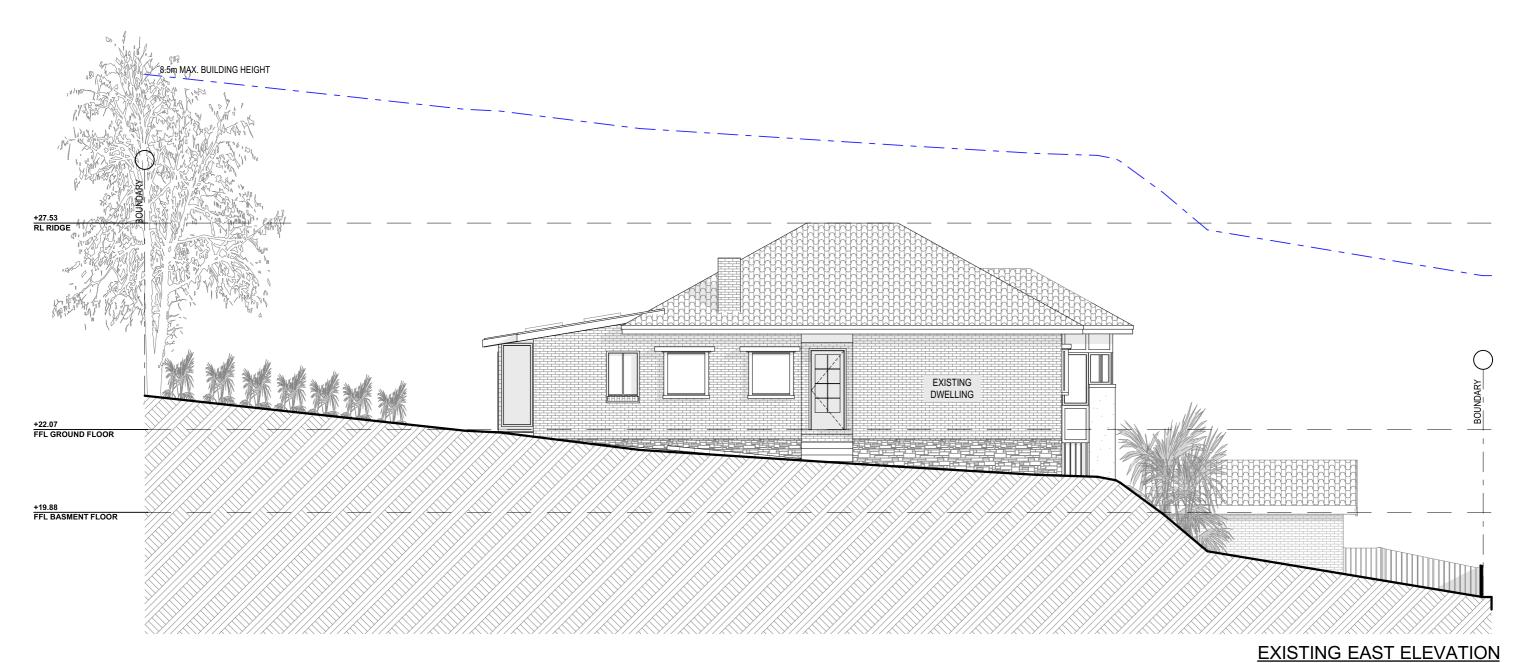
 New materials are to be used throughout unless otherwise noted.

 Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

JJ D Austr PO Box 687 Mob. 0414 717 54

| Dagaftásag | REV: | DATE: | DESCRIPTION: |
|---------------------------------|------|------------|--------------------------------------|
| Drafting | Α | | SMALL AMENDMENTS TO PRELIM |
| traliā P/L. 📉 | В | 22/07/2022 | DA DRAWINGS |
| le Road, Mona Vale, NSW, 2103 | С | 25/11/2022 | DA ISSUED |
| 687, Dee Why, NSW, 2099 | D | 24/01/2023 | DA DRAWINGS UPDATED (GARAGE REMOVED) |
| 541 Email. jjdraft@tpg.com.au | | | |
| ww.jjdrafting.com.au | | | |
| ACN 651 693 346 | | | |

| PROPOSED ALTERATIONS AND ADDITIONS 29 WATTLE AVE. FAIRLIGHT 2094 | DATE: JUNE/22 | DRAWN BY: | |
|--|------------------|-------------|--|
| CLIENT: CHRIS AND PHILIPPA BLEAKLEY | JOB No: | CHECKED BY: | |
| DRAWING TITLE: EXISTING ELEVATIONS SHEET 1 | 1041/22 | JJ | |



- NOTES (E & OE)

 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 Code (Relevant Australian Standards & Local Code (
- 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.

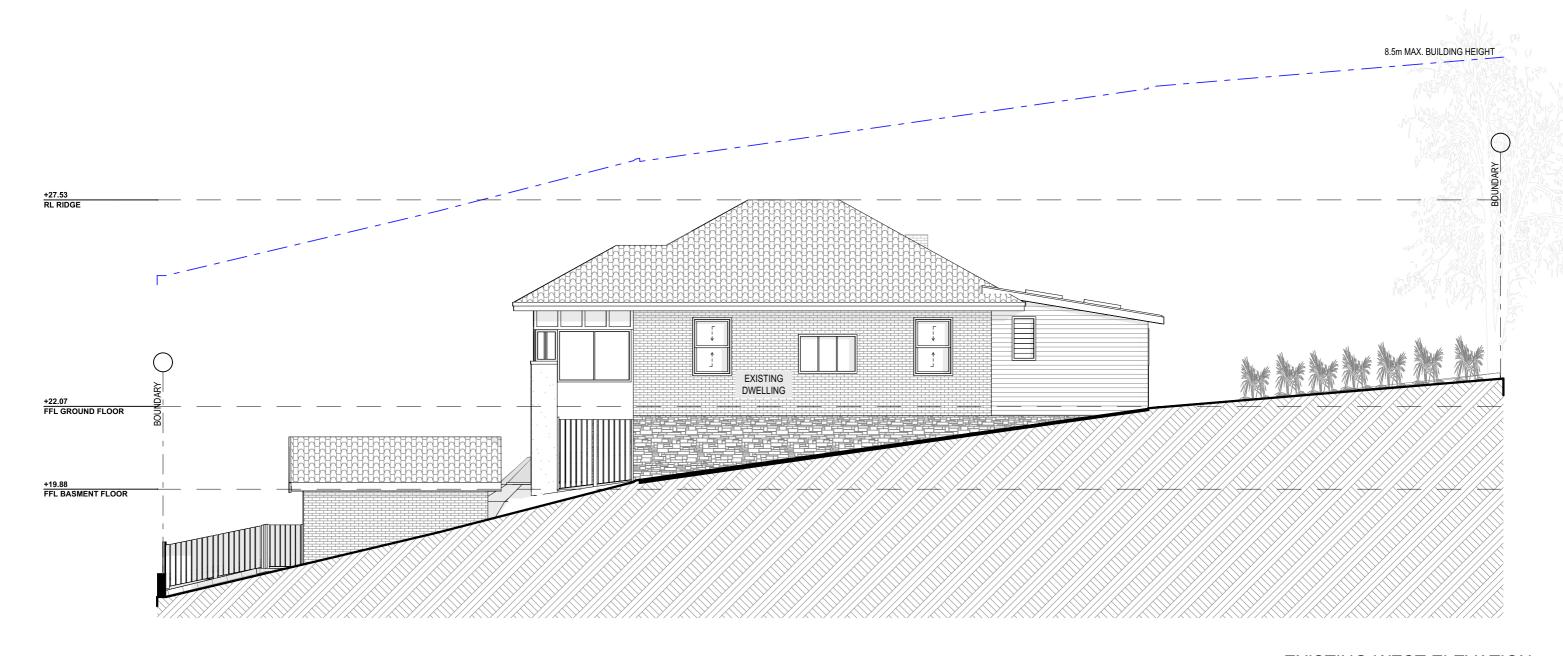
 Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

- JJ Drafting Australia P/L. 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

| | REV: | DATE: | DESCRIPTION: |
|-----|------|------------|--------------------------------------|
| | Α | | SMALL AMENDMENTS TO PRELIM |
| | В | 22/07/2022 | DA DRAWINGS |
| | С | 25/11/2022 | DA ISSUED |
| | D | 24/01/2023 | DA DRAWINGS UPDATED (GARAGE REMOVED) |
| u l | | | |
| | | | |
| | | | |

| PROPOSED ALTERATIONS AND ADDITIONS 29 WATTLE AVE. FAIRLIGHT 2094 | D |
|--|---|
| CLIENT: CHRIS AND PHILIPPA BLEAKLEY | |
| DRAWING TITLE: EXISTING ELEVATIONS SHEET 2 | |

| @ A3 |
|------|
| |
| No: |
| .04 |
| |



EXISTING WEST ELEVATION

- NOTES (E & OE)

 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.

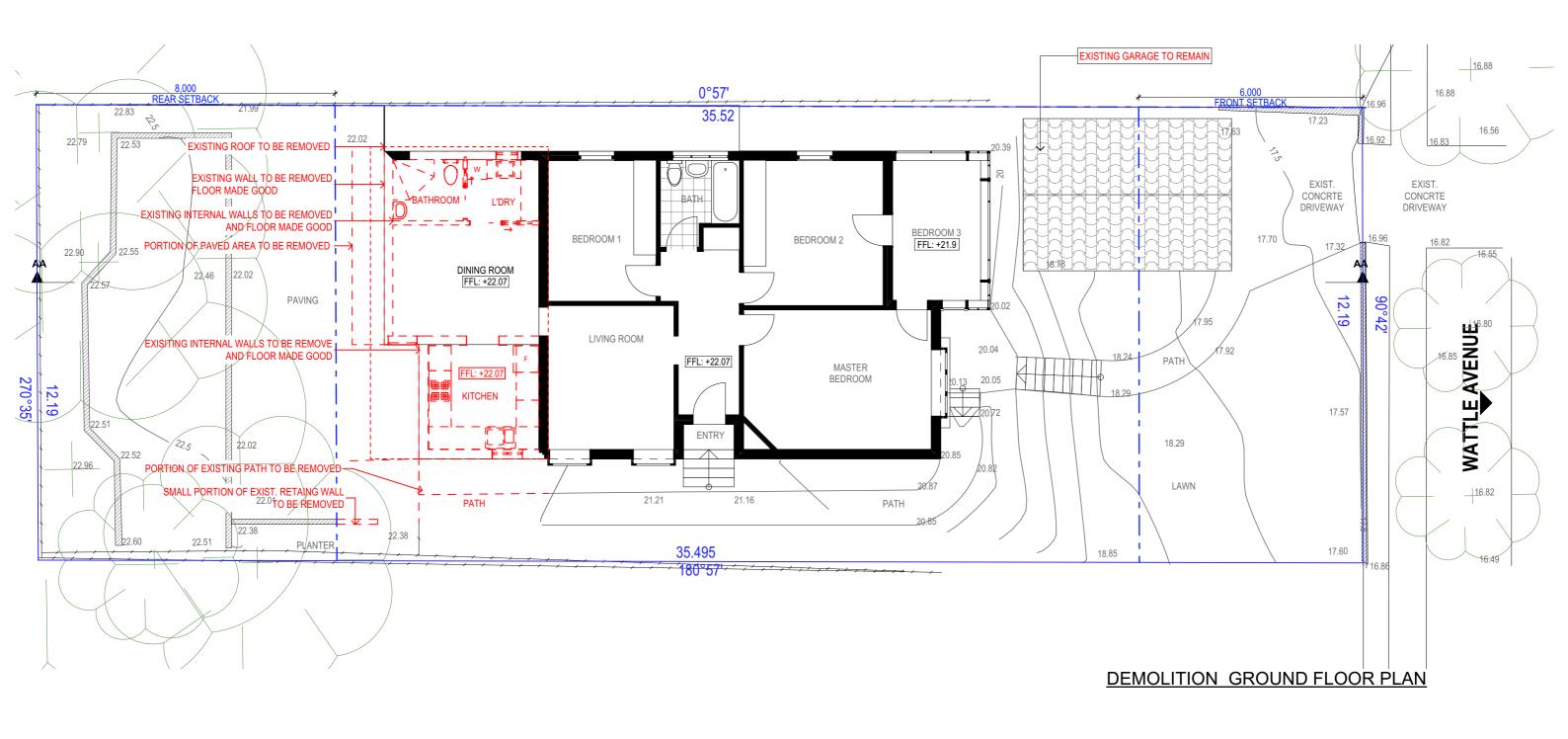
JJ Drafting Australia P/L. 26/90 Mona Vale Road, Mona Vale, NSW, 2103

PO Box 687, Dee Why, NSW, 2099
Mob. 0414 717 541 | Email. jjdraft@tpg.com.au
www.jjdrafting.com.au
ACN 651 693 346

| | REV: | DATE: | DESCRIPTION: |
|---|------|------------|--------------------------------------|
| | Α | | SMALL AMENDMENTS TO PRELIM |
| | В | 22/07/2022 | DA DRAWINGS |
| 3 | С | 25/11/2022 | DA ISSUED |
| | D | 24/01/2023 | DA DRAWINGS UPDATED (GARAGE REMOVED) |
| u | | | |
| | | | |
| | | | |

| PROPOSED ALTERATIONS AND ADDITIONS 29 WATTLE AVE. FAIRLIGHT 2094 | DAT |
|--|-----|
| CLIENT: CHRIS AND PHILIPPA BLEAKLEY | JOE |
| DRAWING TITLE: EXISTING ELEVATIONS SHEET 3 | |

| DATE: | DRAWN BY: | SCALE: |
|---------|-------------|-------------|
| JUNE/22 | EV | 1:100 @ A3 |
| JOB No: | CHECKED BY: | DRAWING No: |
| 1041/22 | JJ | DA.05 |



<u>NOTES</u>

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

TRUE NORTH:

NOTES (E & OE)

- 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.
- 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.

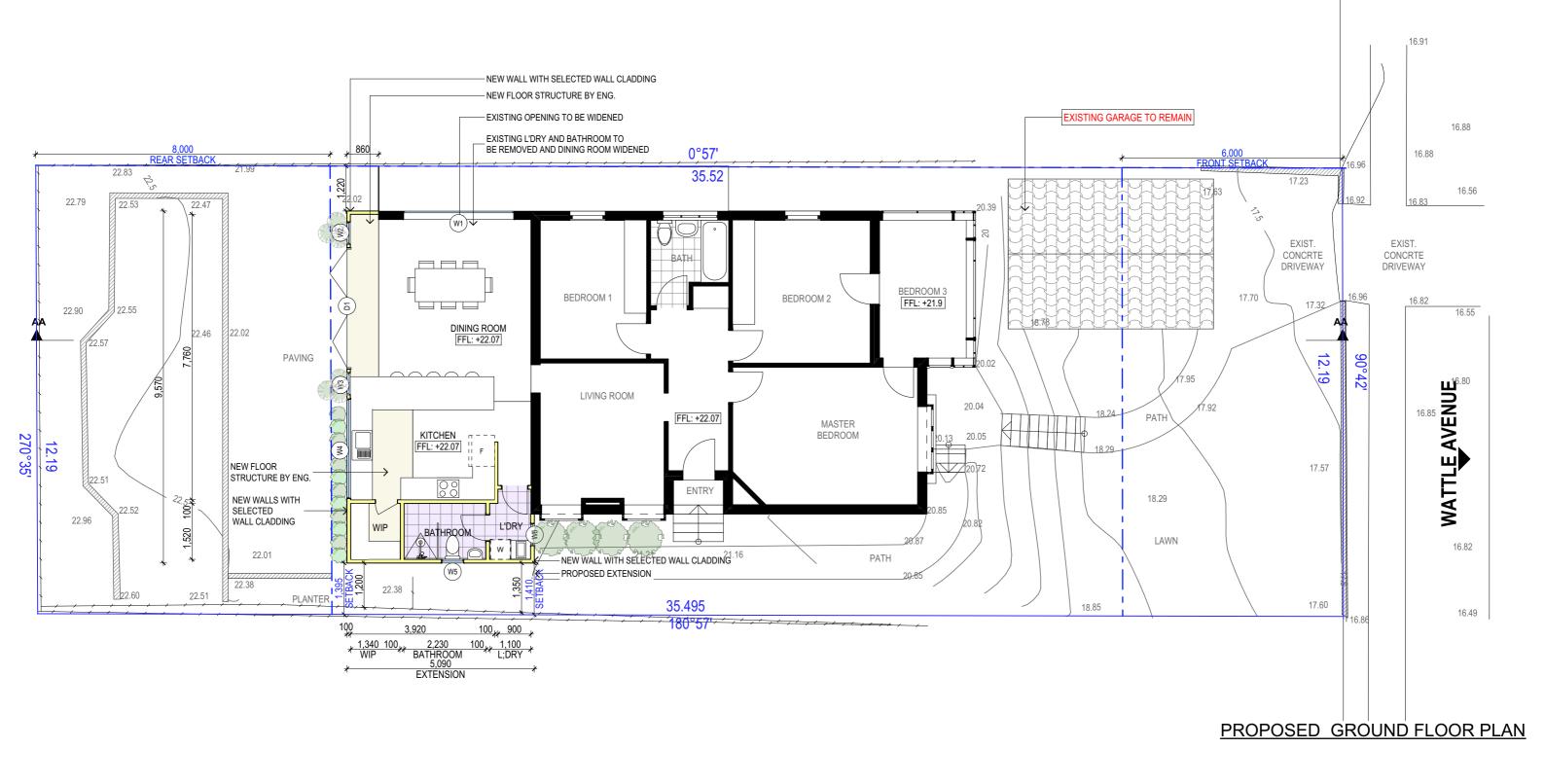
JJ Drafting

| Australia P/L. | |
|---|---|
| 26/90 Mona Vale Road, Mona Vale, NSW, 2103 | |
| PO Box 687, Dee Why, NSW, 2099 | ŀ |
| Mob. 0414 717 541 Email. jjdraft@tpg.com.au | ŀ |
| www.jjdrafting.com.au | L |
| ACN 651 693 346 | ı |

| | REV: | DATE: | DESCRIPTION: | PROPO |
|---|------|------------|--------------------------------------|--------|
| | Α | | SMALL AMENDMENTS TO PRELIM | 29 W |
| | В | 22/07/2022 | DA DRAWINGS | |
| | С | 25/11/2022 | DA ISSUED | CLIENT |
| | D | 24/01/2023 | DA DRAWINGS UPDATED (GARAGE REMOVED) | CHRIS |
| ı | | | | DRAWI |
| | | | | DEMO |

| | PROPOSED ALTERATIONS AND ADDITIONS 29 WATTLE AVE. FAIRLIGHT 2094 | [|
|---|--|---|
| | CLIENT: CHRIS AND PHILIPPA BLEAKLEY | |
| - | DRAWING TITLE: DEMOLITION PLAN | |

| DATE: | | DRAWN BY: | SCALE: |
|---------|---------|-------------|-------------|
| | JUNE/22 | EV | 1:100 @ A3 |
| JOB No: | | CHECKED BY: | DRAWING No: |
| | 1041/22 | JJ | DA.06 |
| 1 | | 1 | 1 |



| GROSS FLOOR AREA - EXISTING | m² |
|-----------------------------|----------------------|
| | 101.24m ² |

| GROSS FLOOR AREA - PROPOSED | m² |
|-----------------------------|---------------------|
| | 16.64m ² |

NOTES (E & OE)

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

• All workinalisting a materials stall be in accordance with the legitlements of current eductors including amendments of the National Construction Code, relevant Australian Standards & local council requirements.

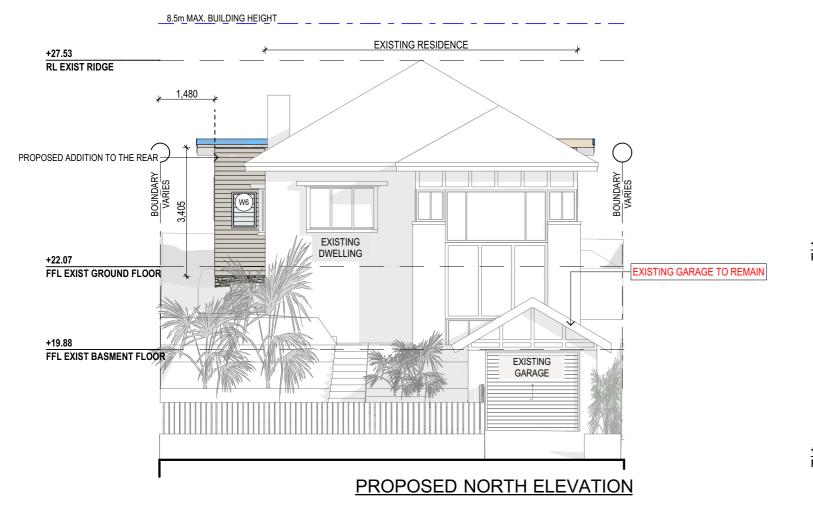
• New materials are to be used throughout unless otherwise noted.

• Concrete footings, slab, structural beams or any other structural members are to be designed by a concreticing construction. by a practicing engineer.

| l | TT Dagaftása a | REV: | DATE: | DESCRIPTION: |
|---|---|------|------------|--------------------------------------|
| l | JJ Drafting Australia P/L. | | | SMALL AMENDMENTS TO PRELIM |
| l | Australia P/I | В | 22/07/2022 | DA DRAWINGS |
| l | 26/90 Mona Vale Road, Mona Vale, NSW, 2103 | С | 25/11/2022 | DA ISSUED |
| l | PO Box 687, Dee Why, NSW, 2099 | | 24/01/2023 | DA DRAWINGS UPDATED (GARAGE REMOVED) |
| l | Mob. 0414 717 541 Email. jjdraft@tpg.com.au | | | |
| l | www.jjdrafting.com.au | | | |
| | ACN 651 693 346 | | | |

| PROPOSED ALTERATIONS AND ADDITIONS 29 WATTLE AVE. FAIRLIGHT 2094 | DA |
|--|----|
| CHRIS AND PHILIPPA BLEAKLEY | JC |
| DRAWING TITLE: PROPOSED GROUND FLOOR PLAN | |

| DATE: | DRAWN BY: | SCALE: |
|---------|-------------|-------------|
| JUNE/22 | EV | 1:100 @ A3 |
| | | |
| JOB No: | CHECKED BY: | DRAWING No: |
| 1041/22 | JJ | DA.07 |
| | | |



PROPOSED REAR ADDITION +27.53 RL EXIST RIDGE 450, 945 MEDIUM TO DARK ROOF COLOUR NEW 2° PITCH COLORBOND ROOF EXISTING ROOF TO BE REMOVED PROPOSED NEW WALLS WITH SELECTED WALL CLADDING W4 EXTENSION EXIST. WALL REMOVED AND FLOOR MADE GOOD +22.07 FFL EXIST GROUND FLOO PROPOSED SOUTH ELEVATION

8.5m MAX. BUILDING HEIGHT

NOTES (E & OE)

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 in

▼All workfliatiship a finaterials starial bethin accordance with one requirements or current evidence including amendments of the National Construction Code, relevant Australian Standards & loca 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 prefetible in preferance.

JJ Drafting Australia P/L. 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

| | REV: | DATE: | DESCRIPTION: | ı |
|----|------|------------|--------------------------------------|---|
| | Α | | SMALL AMENDMENTS TO PRELIM | ı |
| | В | 22/07/2022 | DA DRAWINGS | ı |
| 3 | С | 25/11/2022 | DA ISSUED | ı |
| - | D | 24/01/2023 | DA DRAWINGS UPDATED (GARAGE REMOVED) | Į |
| au | | | | ĺ |
| | | | | ı |

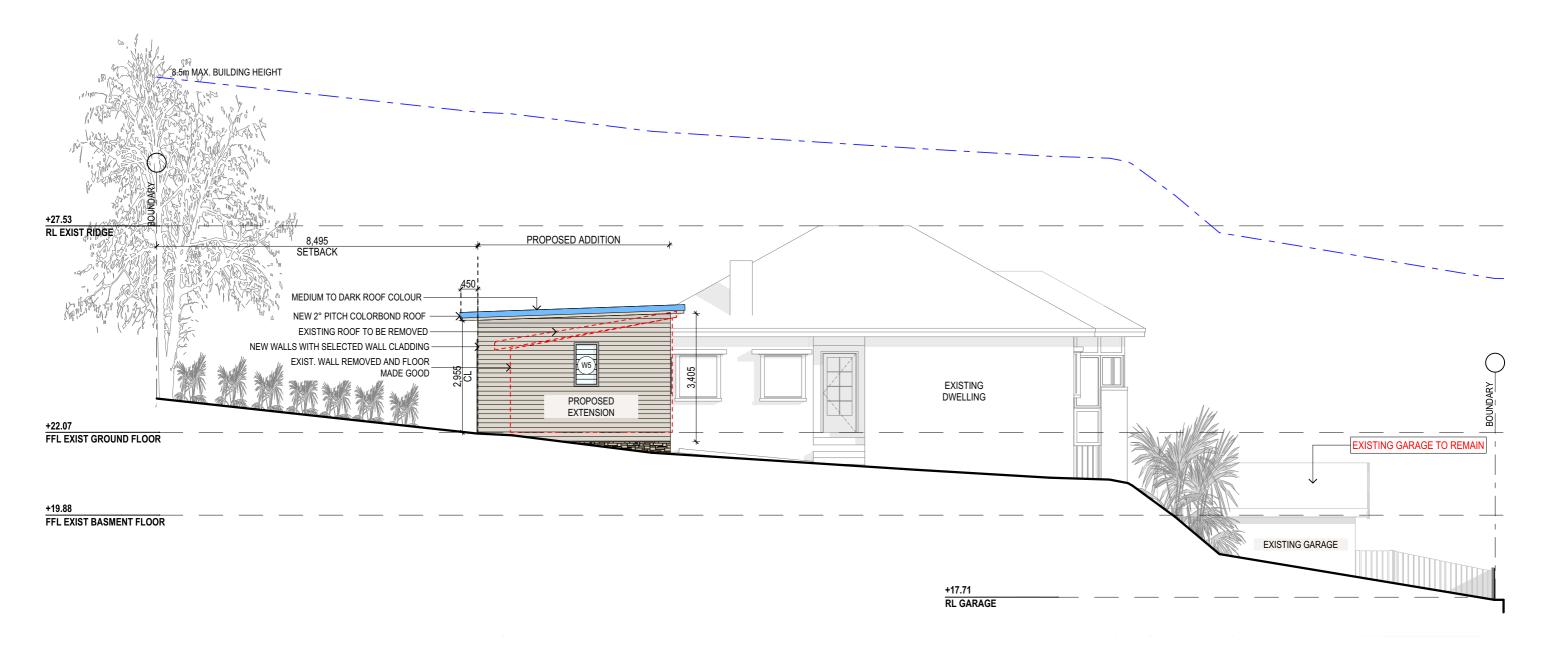
| PROPOSED ALTERATIONS AND ADDITIONS 29 WATTLE AVE. FAIRLIGHT 2094 CLIENT: | DATE: JUNE/22 | DRAWN BY: |
|--|------------------|-------------|
| CHRIS AND PHILIPPA BLEAKLEY | JOB No: | CHECKED BY: |
| DRAWING TITLE: PROPOSED ELEVATIONS SHEET 1 | 1041/22 | JJ |

SCALE:

1:100 @ A3

DA.08

DRAWING No:



PROPOSED EAST ELEVATION

- NOTES (E & OE)

 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 draw specifications.
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & loca 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.

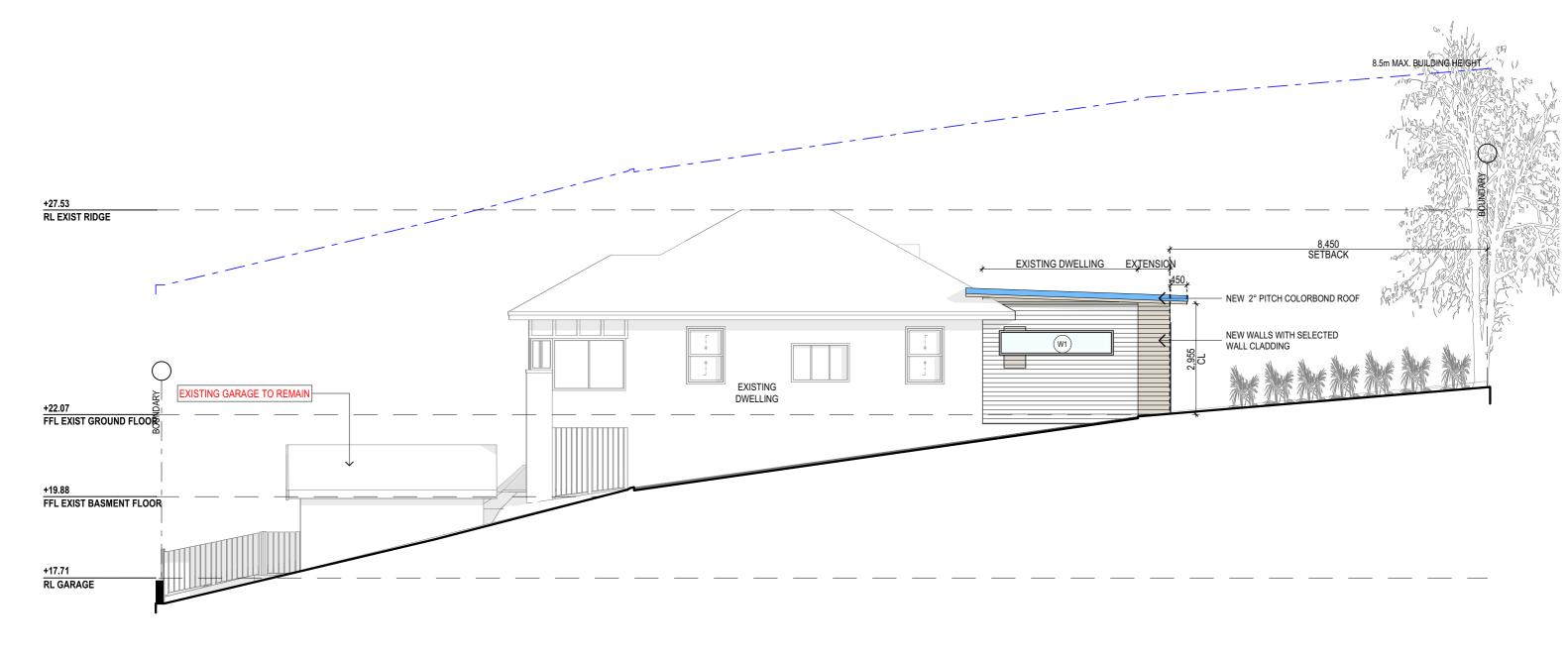
JJ Drafting

| Australia P/L. | |
|--|---|
| 6/90 Mona Vale Road, Mona Vale, NSW, 2103 | L |
| PO Box 687. Dee Why. NSW. 2099 | L |
| ob. 0414 717 541 Email. jjdraft@tpg.com.au | L |
| www.jjdrafting.com.au | L |
| ACN 651 693 346 | |

| 7 | REV: | DATE. | DESCRIPTION: | |
|---|-------|------------|--------------------------------------|---|
| ı | IXLV. | 2, | | P |
| ı | A | | SMALL AMENDMENTS TO PRELIM | 2 |
| ı | В | 22/07/2022 | DA DRAWINGS | = |
| ı | С | 25/11/2022 | DA ISSUED | C |
| l | D | 24/01/2023 | DA DRAWINGS UPDATED (GARAGE REMOVED) | C |
| ı | | | | П |
| ı | | | | - |
| 1 | | | | P |

| PROPOSED ALTERATIONS AND ADDITIONS 29 WATTLE AVE. FAIRLIGHT 2094 | D |
|--|---|
| CLIENT: CHRIS AND PHILIPPA BLEAKLEY | |
| DRAWING TITLE: PROPOSED ELEVATIONS SHEET 2 | |

| DATE: | DRAWN BY: | SCALE: | |
|---------|-------------|-------------|--|
| JUNE/22 | EV | 1:100 @ A3 | |
| JOB No: | CHECKED BY: | DRAWING No: | |
| 1041/22 | JJ | DA.09 | |



PROPOSED WEST ELEVATION

TRUE NORTH:



NOTES (E & OE)

• 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 draw specifications.

• All workmanship & materials shall be in accordance with the requirements of including amendments of the National Construction Code, relevant Australian.

• An working sain a material strain be in accordance with the requirements of current equilibrium including amendments of the National Construction Code, relevant Australian Standards & loc 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 to a contraction produced to the contraction of the cont

| II Desaftina | REV: | DATE: | DESCRIPTION: |
|---|------|------------|--------------------------------------|
| JJ Drafting Australia P/L. | Α | | SMALL AMENDMENTS TO PRELIM |
| Australia P/f | В | 22/07/2022 | DA DRAWINGS |
| 26/90 Mona Vale Road, Mona Vale, NSW, 2103 | С | | DA ISSUED |
| PO Box 687, Dee Why, NSW, 2099 | D | 24/01/2023 | DA DRAWINGS UPDATED (GARAGE REMOVED) |
| Mob. 0414 717 541 Email. jjdraft@tpg.com.au | | | |
| www.jjdrafting.com.au | | | |
| ACN 651 603 346 | | | |

| ٦ | PROPOSED ALTERATIONS AND ADDITIONS 29 WATTLE AVE. FAIRLIGHT 2094 |
|---|--|
| | CLIENT: CHRIS AND PHILIPPA BLEAKLEY |
| 1 | DRAWING TITLE: PROPOSED ELEVATIONS SHEET 3 |

| ATE: | DRAWN BY: | SCALE: |
|---------|-------------|-------------|
| JUNE/22 | EV | 1:100 @ A3 |
| OB No: | CHECKED BY: | DRAWING No: |
| 1041/22 | JJ | DA.10 |

BASIX REQUIREMENTS

BASIX INCLUSIONS FOR 29 WARRLE AVENUE FAIRLIGHT 2094

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

SHOWER RATING MIN. 3 STARS TAP RATING WC RATING MIN. 3 STARS

INSULATION

CONSTRUCTION ADDITIONAL INSULATION REQUIRED (R-VALUE)

Concrete slab on ground floor

External wall: framed (weatherboard, fibro, metal

R1.30 (or R1.70 including construction)

External wall: other/undecided

R1.70 (including construction)

Flat ceiling, pitched roof

Ceiling: R1.45 (up), Roof: foil backed blanket (55mm). Medium solar

GLAZING - DOORS & WINDOWS

Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W1, W2, W3, W4, W5, W6, D1

SPECIFICATION NOTES

- PROVIDE PLASTERBOARD LINING
- INSTALL TO MANUFACTURERS SPECIFICATIONS & AS 2589

LIGHTWEIGHT TIMBER OR COMPOSITE WALL CLADDING IN ACCORDANCE WITH NCC VOL 2 PART 3.5.4.

- GROUND FLOOR TO BE REINFORCED CONCRETE SLAB IN ACCORDANCE WITH AS2870

- ALL WATERPROOFING TO AS 3740
- PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWERS

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.

- 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:

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

- 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.

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

- 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.

- 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.

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

- 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.

STAIRS, HANDRAILS AND BALUSTRADES:

- NCC VOL.2 PARTS 3.9.1 AND 3.9.2
- 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 865mm ABOVE THE NOSINGS OF ANY STAIR TREADS OR FLOOR RAMP AND HAVE NO OPENING GREATER THAN 125mm
- THE HEIGHT OF BALUSTRADE TO THE NEW STAIRCASES IS TO BE MEASURED A MINIMUM 865mm ABOVE THE NOSING LINE AND HAVE NO OPENING GREATER NO OPENING GREATER THAN 125mm.

- 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.

STORMWATER:

EAVES GUTTERS, VALLEY GUTTERS AND DOWPIPES

- TO COMPLY WITH AS/NZS 2179 FOR METAL AND AS1273 FOR UPVC COMPONENTS.

DRAWING TITLE:

BASIX

- 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

WATERPROOFING FOR EXTERNAL TILED BALCONIES: - WATERPROOFING TO COMPLY WITH AS4654

- NCC VOL.1 PARTS B 1.4, D 3.12, F1.13 OR NCC VOL.2 PART 3.6

- NCC VOL 2 PART 3.7.5. FIRE/SMOKE DETECTORS 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 AND SHALL BE INSTALLED IN ACCORDANCE WITH AS3786. - INSTALLATIONS IN BUILDINGS OTHER THAN CLASS 1 AND 10 MUST BE INSTALLED AND MANAGED TO COMPLY WITH NCC SPEC. E2.2a.
- MULTIPLE ALARMS WITHIN HOUSES AND SOLE OCCUPANCY UNITS MUST BE HARD WIRED AND INTERCONNECTED.

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.

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 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
- All workmanship & materials shall be in accordance with the requirements of current editions
- cluding amendments of the National Construction Code, relevant Australian Sta uncularly affective that is a time valuation of constitution 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.
- II Drafting PO Box 687, Dee Why, NSW, 2099

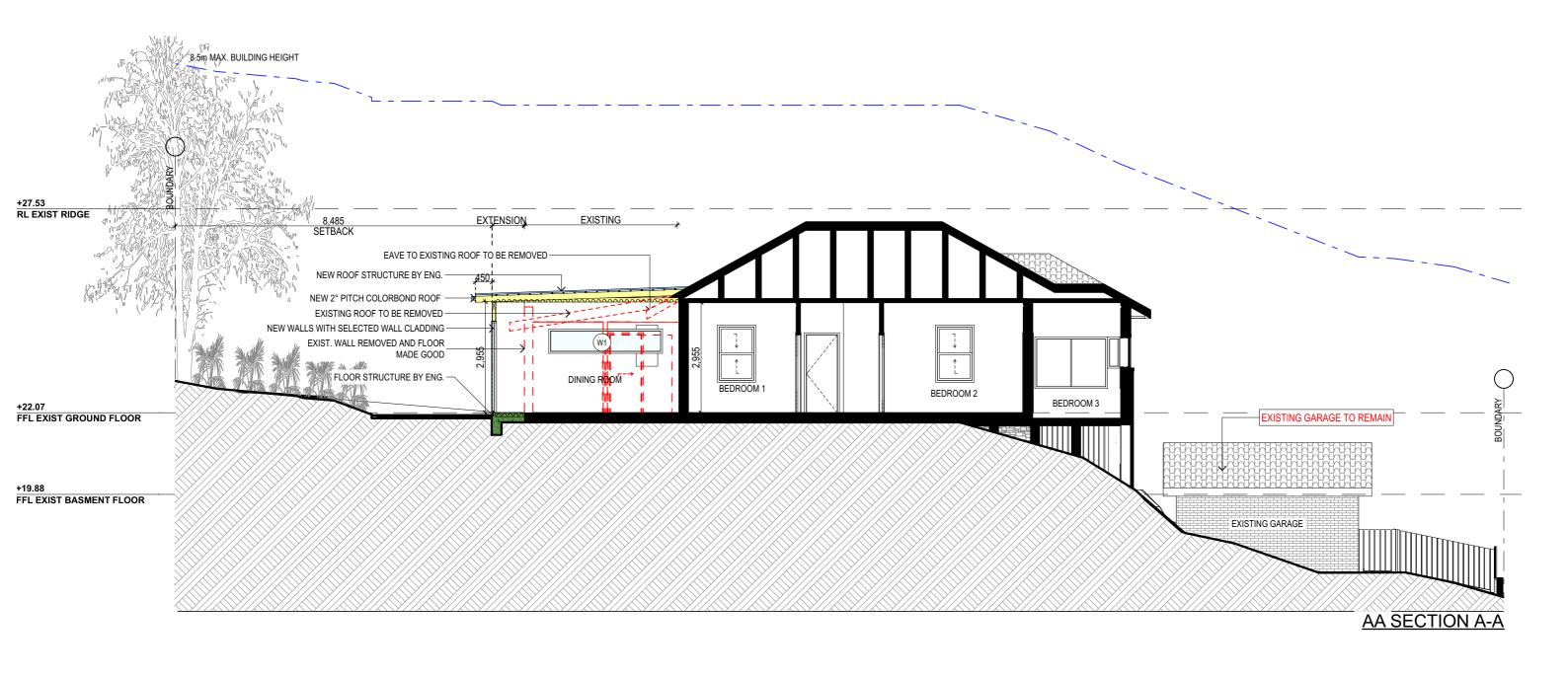
www.jjdrafting.com.au

ACN 651 693 346

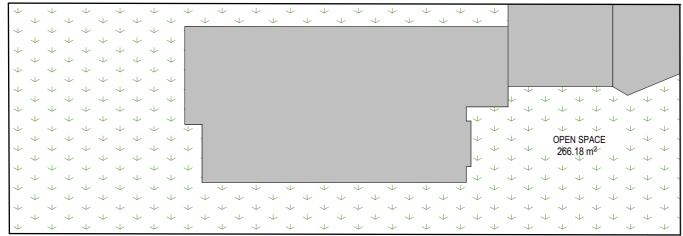
REV: DATE: DESCRIPTION: A 12/07/2022 SMALL AMENDMENTS TO PRELIM B 22/07/2022 DA DRAWINGS C 25/11/2022 DA ISSUED D 24/01/2023 DA DRAWINGS UPDATED (GARAGE REMOVED) Mob. 0414 717 541 | Email. jjdraft@tpg.com.au

PROPOSED ALTERATIONS AND ADDITIONS 29 WATTLE AVE. FAIRLIGHT 2094 CHRIS AND PHILIPPA BLEAKLEY

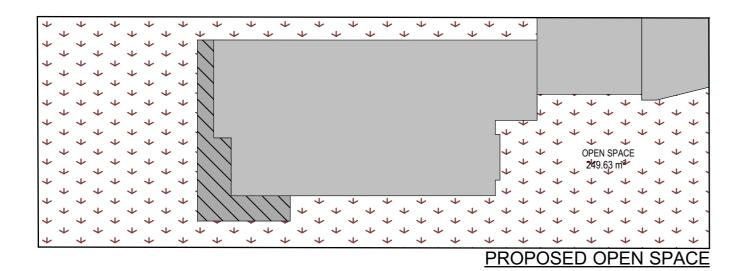
DATE: DRAWN BY: SCALE: JUNE/22 ΕV 1:100 @ A3 CHECKED BY DRAWING No: JOB No: 1041/22 JJ **DA.11**

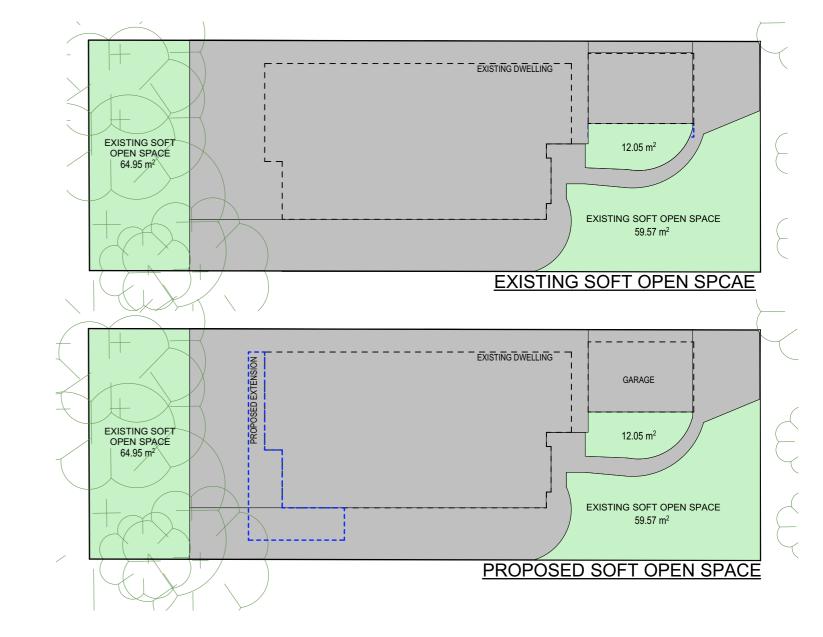


NOTES (E & OE) All structures including stormwater & drainage to engineer's details. Do not obtain dimensions by scaling drawings. All dimensions are to be checked on site prior to starting work. These drawings are to be read in conjunction with all other consultant's drawings and specifications. JJ Drafting REV: DATE: DESCRIPTION: PROPOSED ALTERATIONS AND ADDITIONS DATE: DRAWN BY: SCALE: A 12/07/2022 SMALL AMENDMENTS TO PRELIM 29 WATTLE AVE. FAIRLIGHT 2094 B 22/07/2022 DA DRAWINGS C 25/11/2022 DA ISSUED JUNE/22 ΕV 1:100 @ A3 Ăustralia P/L. CHRIS AND PHILIPPA BLEAKLEY D 24/01/2023 DA DRAWINGS UPDATED (GARAGE REMOVED) PO Box 687, Dee Why, NSW, 2099 CHECKED BY: • Au workinarising a fractical status but accordance with the tequinents of current eduloris 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 constitution analysis. DRAWING No: JOB No: Mob. 0414 717 541 | Email. jjdraft@tpg.com.au DRAWING TITLE: 1041/22 JJ **DA.12** www.jjdrafting.com.au **SECTION** ACN 651 693 346



EXISTING OPEN SPACE





| CALCULATIONS | | | | | |
|--------------------------------|---|-------------------|----------------------|--|--|
| SITE AREA | | | 432.80m ² | | |
| TOTAL OPEN SPACE REQUIRED | | 55% | 238.04m ² | | |
| SOFT OPEN SPACE REQUIRED | | 35% OPEN SPACE | 83.31m ² | | |
| EXISTING OPEN SPACE | + | 61% | 266.18m ² | | |
| PROPOSED TOTAL OPEN SPACE | + | 57% | 249.63m ² | | |
| EXISTING SOFT OPEN SPACE | | 57.3% | 136.57m ² | | |
| PROPOSED TOTAL SOFT OPEN SPACE | | 57.3% | 136.57m ² | | |

TRUE NORTH:

NOTES (E & OE)

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

In these drawings are to be read in Conjunction with an other consonants or armings 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 cracticing nanipage.

by a practicing engineer.

| JJ Drafting Australia P/L. 26/90 Mona Vale Road, Mona Vale, NSW, 2103 |
|---|
| PO Box 687, Dee Why, NSW, 2099 |

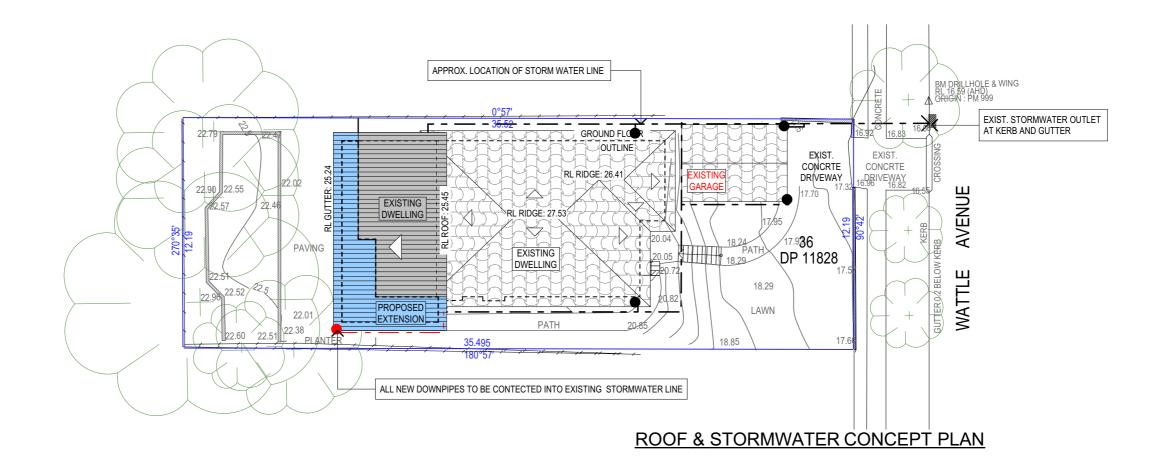
| A | | SMALL AMENDMENTS TO PRELIM |
|---|------------|--|
| В | 22/07/2022 | DA DRAWINGS |
| C | 25/11/2022 | DA ISSUED |
| D | 24/01/2023 | DA DRAWINGS UPDATED (GARAGE REMOVED) |
| | | |
| | | |
| | | |
| | В | B 22/07/2022 C 25/11/2022 D 24/01/2023 |

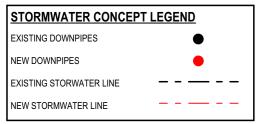
REV: DATE:

DESCRIPTION:

| PROPOSED ALTERATIONS AND ADDITIONS 29 WATTLE AVE. FAIRLIGHT 2094 | |
|--|--|
| CLIENT: CHRIS AND PHILIPPA BLEAKLEY | |
| DRAWING TITLE: OPEN SPACE PLAN | |

| DATE: | DRAWN BY: | SCALE: |
|---------|-------------|-------------|
| JUNE/22 | EV | 1:200 @ A3 |
| JOB No: | CHECKED BY: | DRAWING No: |
| 1041/22 | JJ | DA.13 |
| | | |





- NOTES (E & OE)

 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. by a practicing engineer.

REV: DATE: DESCRIPTION: A 12/07/2022 SMALL AMENDMENTS TO PRELIM JJ Drafting

| | A | | SWALL AMENDMENTS TO PRELIM |
|---|---|------------|--------------------------------------|
| Äustraliä P/L. | В | 22/07/2022 | DA DRAWINGS |
| 26/90 Mona Vale Road, Mona Vale, NSW, 2103 | С | 25/11/2022 | DA ISSUED |
| PO Box 687, Dee Why, NSW, 2099 | D | 24/01/2023 | DA DRAWINGS UPDATED (GARAGE REMOVED) |
| Mob. 0414 717 541 Email. jjdraft@tpg.com.au | | | |
| www.jjdrafting.com.au | | | |
| ACN 651 693 346 | | | |

| | PROPOSED ALTERATIONS AND ADDITIONS 29 WATTLE AVE. FAIRLIGHT 2094 |
|---|--|
| | CLIENT: CHRIS AND PHILIPPA BLEAKLEY |
| - | DRAWING TITLE: ROOF & STORMWATER CONCEPT PLAN |

| DATE: | DRAWN BY: | SCALE: |
|---------|-------------|-------------|
| JUNE/22 | EV | 1:200 @ A3 |
| JOB No: | CHECKED BY: | DRAWING No: |
| 1041/22 | JJ | DA.14 |

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

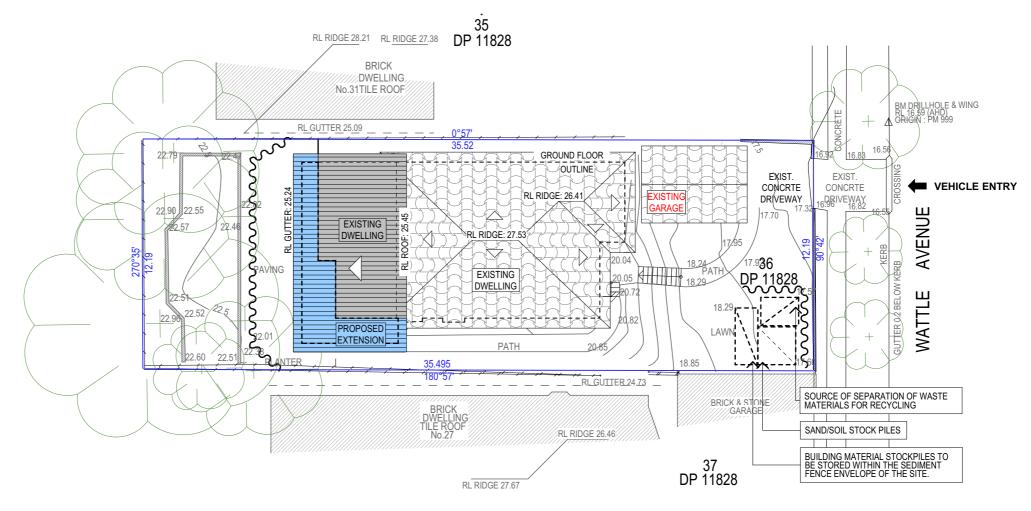
WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

DIVERSION CHANNELS

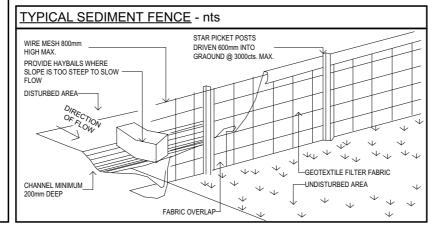
A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE. ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIEVED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

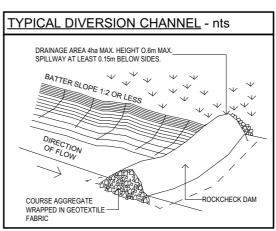
VEHICLE MOVEMENTS

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.



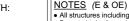
EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN





MANAGEMENT PLAN

TRUE NORTH:



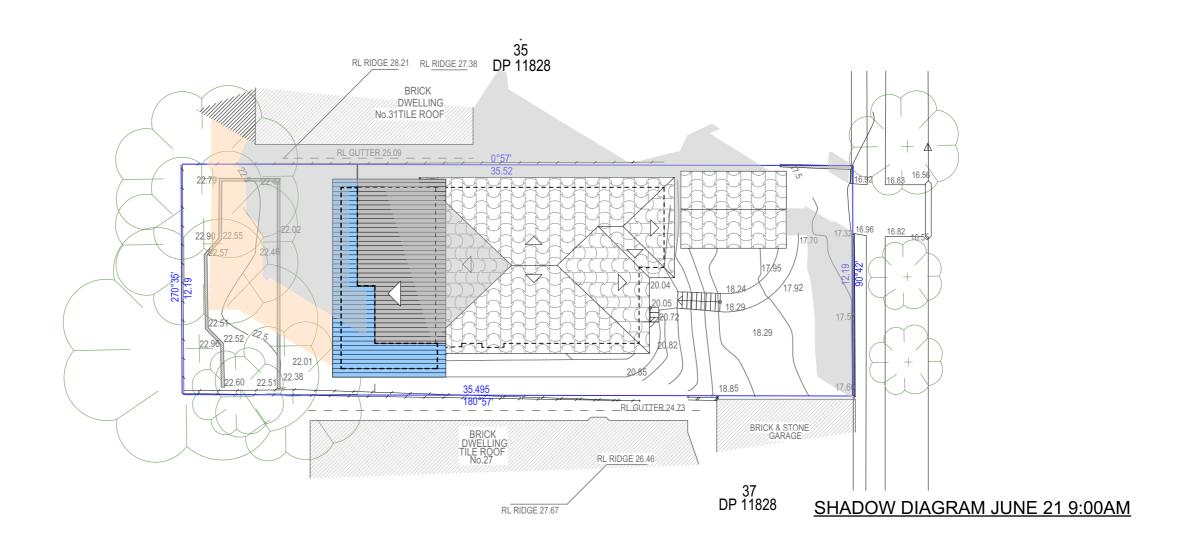
- All structures including stormwater & drainage to engineer's details
 Do not obtain dimensions by scaling drawings.
 All dimensions are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultant's drawings and
- All workmanship & materials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

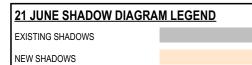
- New materials are to be used throughout unless otherwise noted.

 Concrete footings, slab, structural beams or any other structural members are to be designed. by a practicing engineer

| II Desaftica | REV: | DATE: | DESCRIPTION: |
|--|------|------------|--------------------------------------|
| JJ Drajing | Α | 12/07/2022 | SMALL AMENDMENTS TO PRELIM |
| Australia P/f | В | 22/07/2022 | DA DRAWINGS |
| JJ Drafting Australia P/L. 26/90 Mona Vale Road, Mona Vale, NSW, 2103 PO Box 687, Dee Why, NSW, 2099 lob. 0414 717 541 Email. jidraft@tpg.com.au www.jidraftg.com.au | С | | DA ISSUED |
| | D | 24/01/2023 | DA DRAWINGS UPDATED (GARAGE REMOVED) |
| | | | |
| | | | |
| ACN 651 693 346 | | | |

| 1 | PROPOSED ALTERATIONS AND ADDITIONS 29 WATTLE AVE. FAIRLIGHT 2094 | DATE: JUNE/22 | DRAWN BY: | SCALE: 1:200 @ A3 |
|---|--|------------------|-------------|----------------------|
| | CLIENT: CHRIS AND PHILIPPA BLEAKLEY | JOB No: | CHECKED BY: | DRAWING No: |
| ı | DRAWING TITLE: EROSION & SEDIMENT CONTROL / WASTE | 1041/22 | JJ | DA.15 |







- NOTES (E & OE)

 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 construction Code relevant Australian Standards & local code relevant Australian Standards & lo
- All workmanship a materials shall be in accordance with the equinements of content edulors 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 continuous. by a practicing engineer.

JJ D Austro PO Box 687, Mob. 0414 717 541

| Desaftina | REV: | DATE: | DESCRIPTION: |
|-------------------------------------|------|------------|--------------------------------------|
| Drafting Istralia P/L. | Α | | SMALL AMENDMENTS TO PRELIM |
| ustralia P/f | В | 22/07/2022 | DA DRAWINGS |
| a Vale Road, Mona Vale, NSW, 2103 | С | 25/11/2022 | DA ISSUED |
| Box 687, Dee Why, NSW, 2099 | D | 24/01/2023 | DA DRAWINGS UPDATED (GARAGE REMOVED) |
| 717 541 Email. jjdraft@tpg.com.au | | | |
| www.jjdrafting.com.au | | | |
| ACN 651 693 346 | | | |

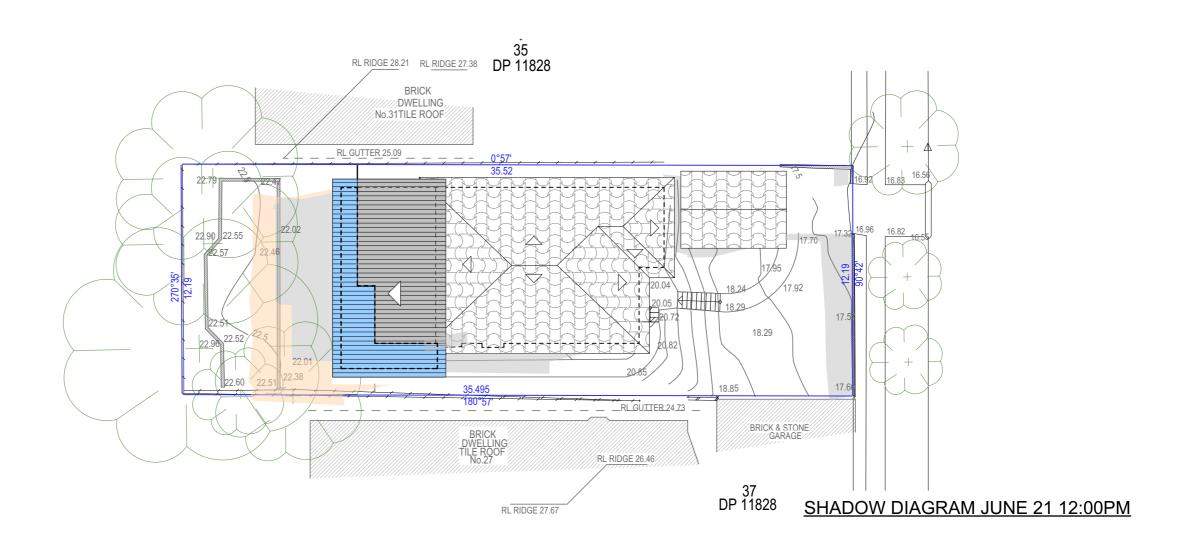
| PROPOSED ALTERATIONS AND ADDITIONS | DATE: | DRAWN BY: |
|--|---------|-------------|
| 29 WATTLE AVE. FAIRLIGHT 2094 | JUNE/22 | EV |
| CLIENT: | | |
| CHRIS AND PHILIPPA BLEAKLEY | JOB No: | CHECKED BY: |
| DRAWING TITLE: SHADOW DIAGRAM JUNE 21 9:00 am | 1041/22 | JJ |

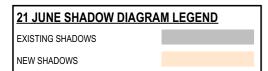
SCALE:

DRAWING No:

1:200 @ A3

DA.16





NOTES (E & OE)

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

 All working 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 precision construction construction. by a practicing engineer.

26/90 I

| | II Desaftina | REV: | DATE: | DESCRIPTION: |
|---|---|------|------------|--------------------------------------|
| l | JJ Drafting ^{Australia} P/L. | Α | | SMALL AMENDMENTS TO PRELIM |
| l | Australia P/I | В | 22/07/2022 | DA DRAWINGS |
| l | 26/90 Mona Vale Road, Mona Vale, NSW, 2103 | С | 25/11/2022 | DA ISSUED |
| l | PO Box 687, Dee Why, NSW, 2099 | D | 24/01/2023 | DA DRAWINGS UPDATED (GARAGE REMOVED) |
| l | Mob. 0414 717 541 Email. jjdraft@tpg.com.au | | | |
| l | www.jjdrafting.com.au | | | |
| | ACN 651 693 346 | | | |

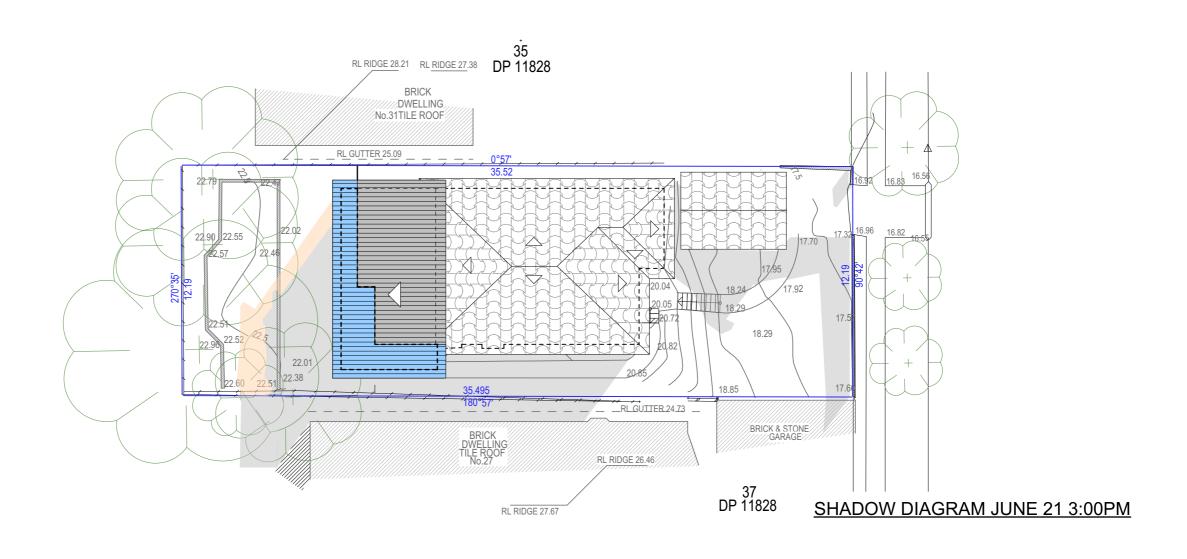
| PROPOSED ALTERATIONS AND ADDITIONS | DATE: | DRAWN BY: |
|---|---------|-------------|
| 29 WATTLE AVE. FAIRLIGHT 2094 | JUNE/22 | EV |
| CLIENT: | | |
| CHRIS AND PHILIPPA BLEAKLEY | JOB No: | CHECKED BY: |
| DRAWING TITLE: SHADOW DIAGRAM JUNE 21 12 noon | 1041/22 | JJ |

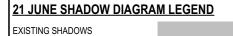
SCALE:

1:200 @ A3

DA.17

DRAWING No:





NEW SHADOWS

TRUE NORTH:



- NOTES (E & OE)

 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
- 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.

JJ Drafting ^{Australia} P/L.

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

| 1 | REV: | DATE: | DESCRIPTION: |
|----|------|------------|--------------------------------------|
| | Α | | SMALL AMENDMENTS TO PRELIM |
| | В | 22/07/2022 | DA DRAWINGS |
| | С | 25/11/2022 | DA ISSUED |
| | D | 24/01/2023 | DA DRAWINGS UPDATED (GARAGE REMOVED) |
| ıl | | | |
| | | | |
| 1 | | | |

| PROPOSED ALTERATIONS AND ADDITIONS | DATE: |
|------------------------------------|---------|
| 29 WATTLE AVE. FAIRLIGHT 2094 | JUN |
| CHRIS AND PHILIPPA BLEAKLEY | JOB No: |
| DRAWING TITLE: | |
| SHADOW DIAGRAM JUNE 21 3:00 pm | 104 |

| DATE: | DRAWN BY: | SCALE: | |
|---------|-------------|-------------|--|
| JUNE/22 | EV | 1:200 @ A3 | |
| JOB No: | CHECKED BY: | DRAWING No: | |
| 1041/22 | JJ | DA.18 | |

| LABEL ID | W1 | W2 | W3 | W4 | W5 | W6 |
|----------------|----------------------|-----------------|-----------------|---------------|----------------------------|-----------------|
| ORIENTATION | WEST | SOUTH | SOUTH | SOUTH | EAST | NORTH |
| ELEVATION | * 3,000 * * | 2,400 | \$ 2,400 # | 2,700 | \$600 \$\frac{1}{100}\$ | † 006 + 600 |
| LOCATION | DINING ROOM | DINING ROOM | DINING ROOM | KITCHEN | BATHROOM | L'DRY |
| TYPE | FIXED GLASS OR OTHER | LOUVERED WINDOW | LOUVERED WINDOW | AWNING WINDOW | LOUVERED WINDOW | LOUVERED WINDOW |
| AREA FOR BASIX | 1.80 | 1.44 | 1.44 | 3.58 | 0.66 | 0.54 |

WINDOW SCHEDULE

| LABEL ID | D1 | |
|----------------|---------------|--|
| ORIENTATION | SOUTH | |
| ELEVATION | 3,300 | |
| LOCATION | | |
| TYPE | BI- FOLD DOOR | |
| AREA FOR BASIX | 8.09 | |

DOOR SCHEDULE

<u>NOTES</u>

FRAME OPENING DIMENSIONS FOR WINDOWS & DOORS TO BE CONFIRMED ON SITE PRIOR TO ORDERING.

| _ 1 | NOTES | |
|-----|-------|------|
| | | |

- NOTES (E & OE)

 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.

JJ Drafting Australia P/L. 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

| | REV: | DATE: | DESCRIPTION: |
|---|------|------------|--------------------------------------|
| l | Α | | SMALL AMENDMENTS TO PRELIM |
| l | В | 22/07/2022 | DA DRAWINGS |
| l | С | 25/11/2022 | DA ISSUED |
| l | D | 24/01/2023 | DA DRAWINGS UPDATED (GARAGE REMOVED) |
| l | | | |
| l | | | |
| П | | | |

| 1 | PROPOSED ALTERATIONS AND ADDITIONS 29 WATTLE AVE. FAIRLIGHT 2094 | D |
|---|--|----|
| | CLIENT: CHRIS AND PHILIPPA BLEAKLEY | Jo |
| ı | DRAWING TITLE: OPENINGS SCHEDULE | |

| DATE: | DRAWN BY: | SCALE: | |
|---------|-------------|-------------|--|
| JUNE/22 | EV | 1:1 @ A3 | |
| JOB No: | CHECKED BY: | DRAWING No: | |
| 1041/22 | JJ | 1 of 1 | |