

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

**DA2020/0299**

TRUE NORTH:

**NOTES**

- 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**

174 Garden St, North Narrabeen, NSW, 2101  
PO Box 687, Dee Why, NSW, 2099  
Mob. 0414 717 541  
Email. jidraft@tpg.com.au  
www.jidrafting.com.au

REV:	DATE:	DESCRIPTION:

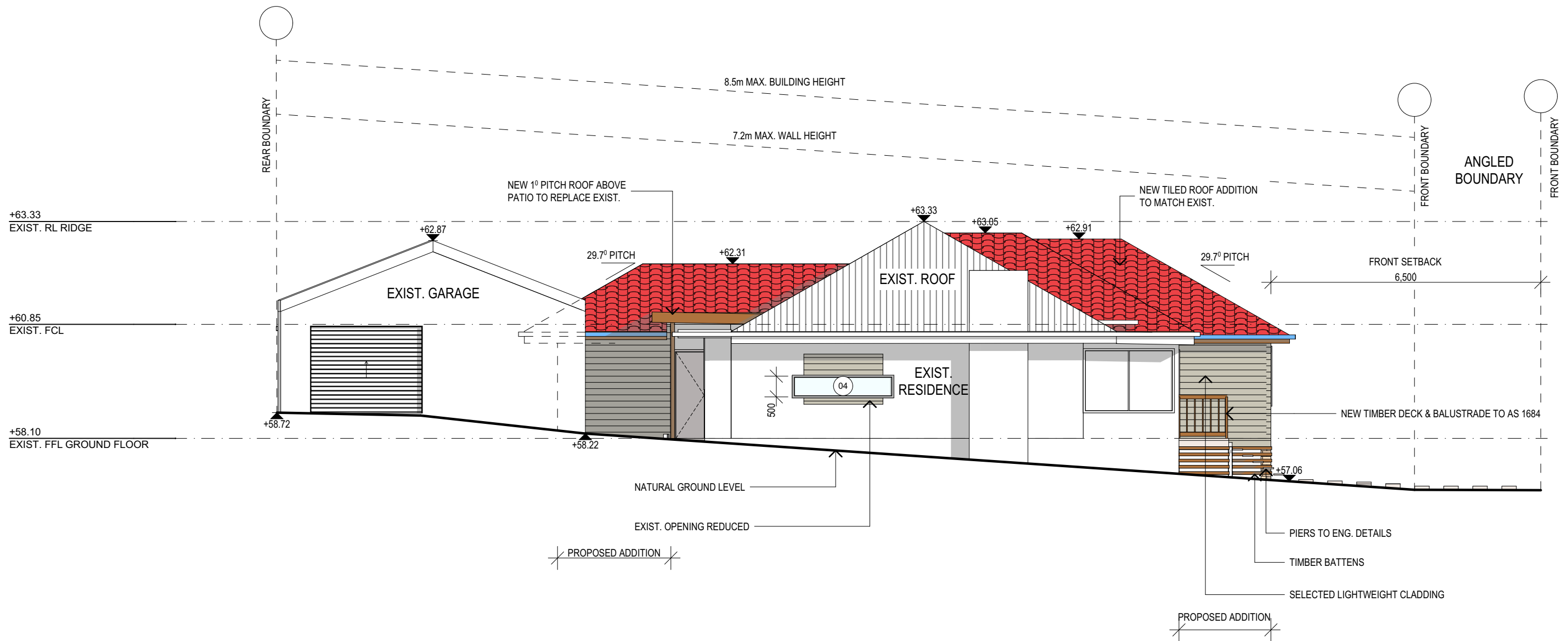
PROJECT DETAILS:  
PROPOSED ALTERATIONS AND ADDITIONS  
2 SELBY AVENUE, DEE WHY

DRAWING TITLE:  
FLOOR PLAN

DATE: FEBRUARY/20	DRAWN BY: DB	SCALE: 1:100 @ A3
JOB No: 774/20	CHECKED BY: JJ	DRAWING No: DA.03



	<div>NOTES</div> <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 National Construction Code, relevant Australian Standards &amp; 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>	<div><div>JJ Drafting</div><div>174 Garden St, North Narrabeen, NSW, 2101</div><div>PO Box 687, Dee Why, NSW, 2099</div><div>Mob. 0414 717 541</div><div>Email. <a href="mailto:jjdraft@tpg.com.au">jjdraft@tpg.com.au</a></div><div><a href="http://www.jjdrafting.com.au">www.jjdrafting.com.au</a></div></div>	<div>REV:</div> <div>DATE:</div> <div>DESCRIPTION:</div>	<div>PROJECT DETAILS:</div> <div>PROPOSED ALTERATIONS AND ADDITIONS</div> <div>2 SELBY AVENUE, DEE WHY</div>	<div>DATE:</div> <div>FEBRUARY/20</div>	<div>DRAWN BY:</div> <div>DB</div>	<div>SCALE:</div> <div>1:100 @ A3</div>	
					<div>DRAWING TITLE:</div> <div>ELEVATIONS</div>	<div>JOB No:</div> <div>774/20</div>	<div>CHECKED BY:</div> <div>JJ</div>	<div>DRAWING No:</div> <div>DA.04</div>



SOUTH ELEVATION

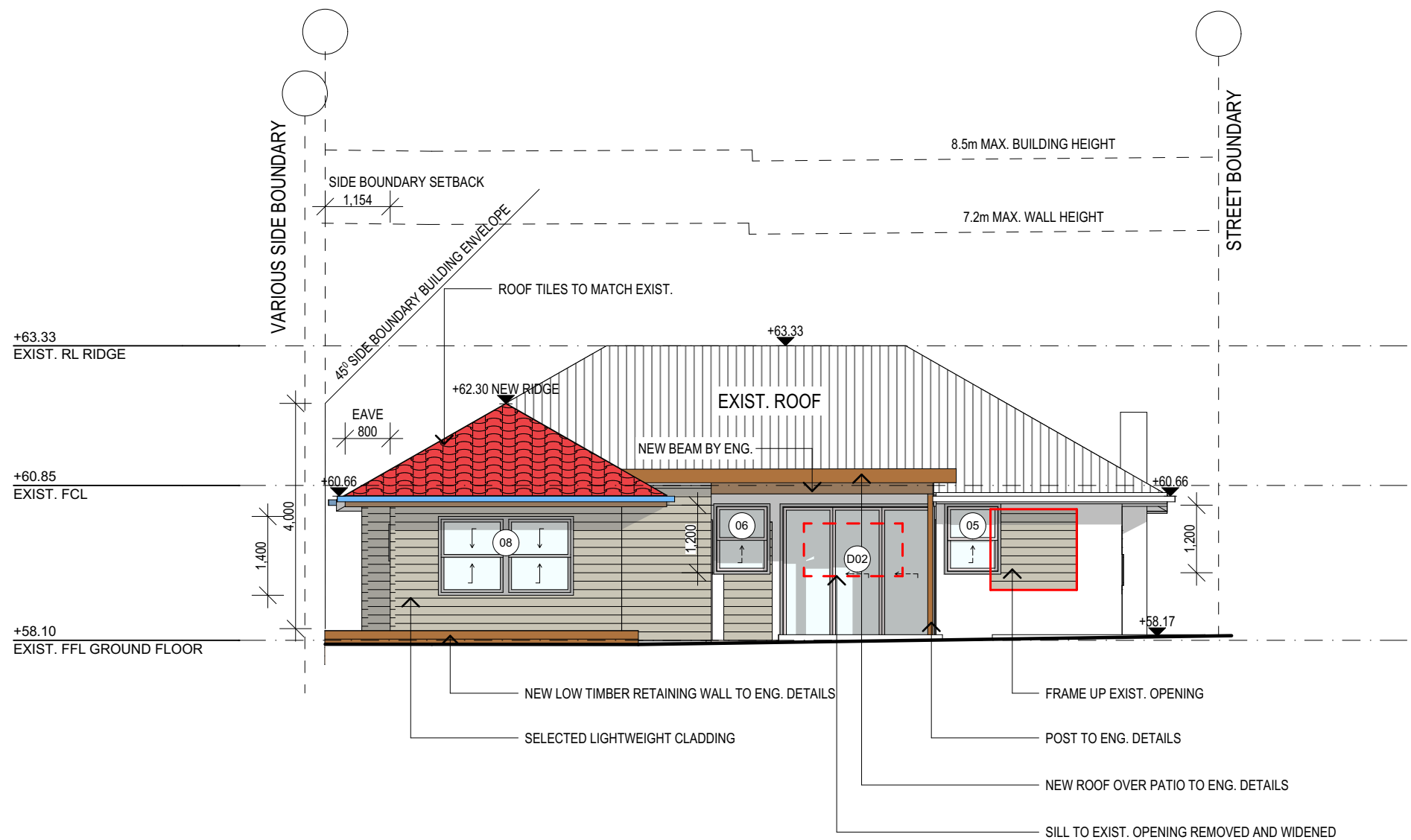


northern  
beaches  
council

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

DA2020/0299

<div>NOTES</div> <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 National Construction Code, relevant Australian Standards &amp; 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>	<div>JJ Drafting</div> <div>174 Garden St, North Narrabeen, NSW, 2101 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email. <a href="mailto:jjdraft@tpg.com.au">jjdraft@tpg.com.au</a> <a href="http://www.jjdrafting.com.au">www.jjdrafting.com.au</a></div>	REV:	DATE:	DESCRIPTION:	PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 2 SELBY AVENUE, DEE WHY	DATE: FEBRUARY/20	DRAWN BY: DB	SCALE: 1:100 @ A3
					DRAWING TITLE: ELEVATIONS	JOB No: 774/20	CHECKED BY: JJ	DRAWING No: DA.05



WEST ELEVATION



northern  
beaches  
council

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

DA2020/0299

TRUE NORTH:



NOTES

- 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*

174 Garden St, North Narrabeen, NSW, 2101  
PO Box 687, Dee Why, NSW, 2099  
Mob. 0414 717 541  
Email. [jjdraft@tpg.com.au](mailto:jjdraft@tpg.com.au)  
[www.jjdrafting.com.au](http://www.jjdrafting.com.au)

REV:	DATE:	DESCRIPTION:

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 2 SELBY AVENUE, DEE WHY
DRAWING TITLE: ELEVATIONS

DATE: FEBRUARY/20	DRAWN BY: DB	SCALE: 1:100 @ A3
JOB No: 774/20	CHECKED BY: JJ	DRAWING No: DA.06



NORTH ELEVATION



northern  
beaches  
council

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

DA2020/0299

TRUE NORTH:



NOTES

- 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*

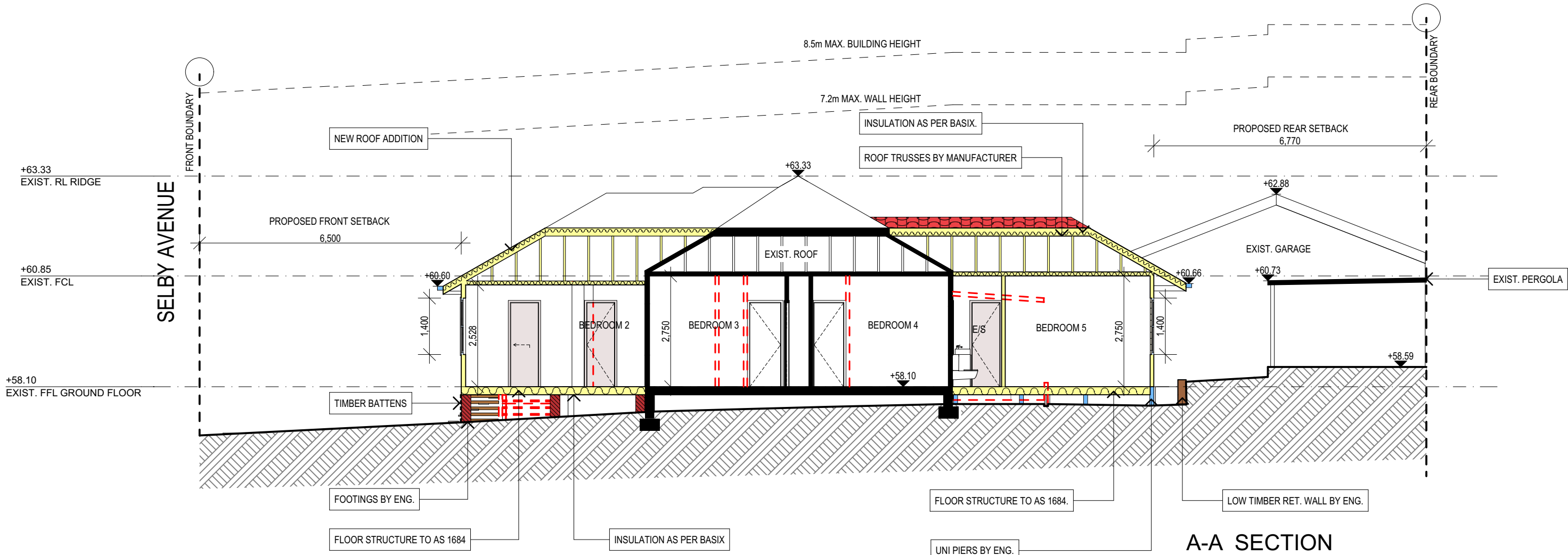
174 Garden St, North Narrabeen, NSW, 2101  
PO Box 687, Dee Why, NSW, 2099  
Mob. 0414 717 541  
Email. [jjdraft@tpg.com.au](mailto:jjdraft@tpg.com.au)  
[www.jjdrafting.com.au](http://www.jjdrafting.com.au)

REV:	DATE:	DESCRIPTION:

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 2 SELBY AVENUE, DEE WHY
DRAWING TITLE: ELEVATIONS

DATE: FEBRUARY/20	DRAWN BY: DB	SCALE: 1:100 @ A3
JOB No: 774/20	CHECKED BY: JJ	DRAWING No: DA.07





BASIX REQUIREMENTS

BASIX INCLUSIONS FOR 2 SELBY AVENUE, DEE WHY

LIGHTING

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

WATER

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

INSULATION

CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)
Suspended floor with open subfloor: Framed (R0.70)	R0.8 (down) (or R1.50 including construction)
External wall: Framed (Weatherboard, fibro, Metal clad)	R1.30 (or R1.70 including construction)
Flat ceiling, pitched roof	Ceiling: R3.00 (up), Roof: foil/sarking. Medium solar absorptanced 0.475 - 0.70)

GLAZING - DOORS & WINDOWS

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

W4, W5, W6, W7, W8, W9, D01, D02

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

W1, W2, W3

INTERNAL LINING

- PROVIDE PLASTERBOARD LINING.

EXTERNAL WALLS:

- TIMBER FRAME WALLS WITH SELECTED CLADDING.  
- TIMBER FLOOR FRAMING FINISHED WITH T&G HARDWOOD FLOORING

WET AREAS:

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

ROOFING:

- TILED ROOF TO MATCH EXIST.

GUTTERS AND DOWPIPES:

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

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.

CONCRETE BLOCKS OR BRICKS:

- TO COMPLY WITH TO AS4455 MANSORY BUILDING BLOCKS/PAVER.

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.

CARPENTRY:

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

LIGHTING:

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

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 3.1.3 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.

DOOR & 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.

GLAZING:

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

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.

STORMWATER:

EAVES GUTTERS, VALLEY GUTTERS AND DOWPIPES

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

SMOKE DETECTORS/ALARMS:

- NCC VOL 2 PART 3.7.2, 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.

NOTES

- 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

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

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

DA2020/0299

PROJECT DETAILS:

PROPOSED ALTERATIONS AND ADDITIONS  
2 SELBY AVENUE, DEE WHY

DRAWING TITLE:

SECTION / BASIX

DATE:

FEBRUARY/20

DRAWN BY:

DB

SCALE:

1:100 @ A3

JOB No:

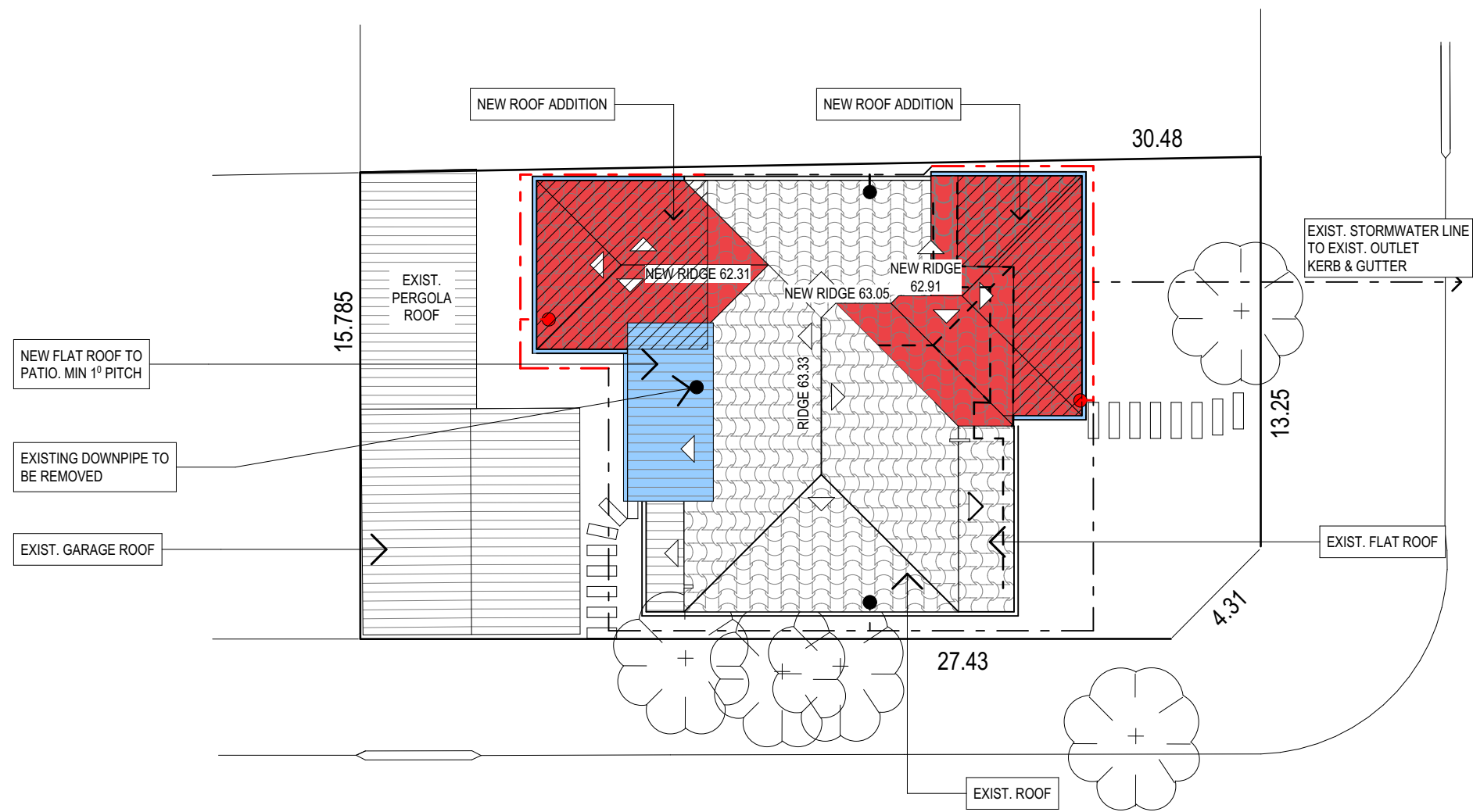
774/20

CHECKED BY:

JJ

DRAWING No:

DA.08



## ROOF AND STORMWATER CONCEPT PLAN

STORMWATER CONCEPT LEGEND	
EXISTING DOWNPIPES	●
NEW DOWNPIPES	●
EXISTING STORMWATER LINE	- - - - -
NEW STORMWATER LINE	- - - - -

<b>TRUE NORTH:</b> 	<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 National Construction Code, relevant Australian Standards &amp; 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. jidraft@tpg.com.au www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:

<b>PROJECT DETAILS:</b> PROPOSED ALTERATIONS AND ADDITIONS 2 SELBY AVENUE, DEE WHY
<b>DRAWING TITLE:</b> ROOF PLAN & STORMWATER CONCEPT

<b>DATE:</b> FEBRUARY/20	<b>DRAWN BY:</b> DB	<b>SCALE:</b> 1:200 @ A3
<b>JOB No:</b> 774/20	<b>CHECKED BY:</b> JJ	<b>DRAWING No:</b> DA.09



northern  
beaches  
council

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

DA2020/0299