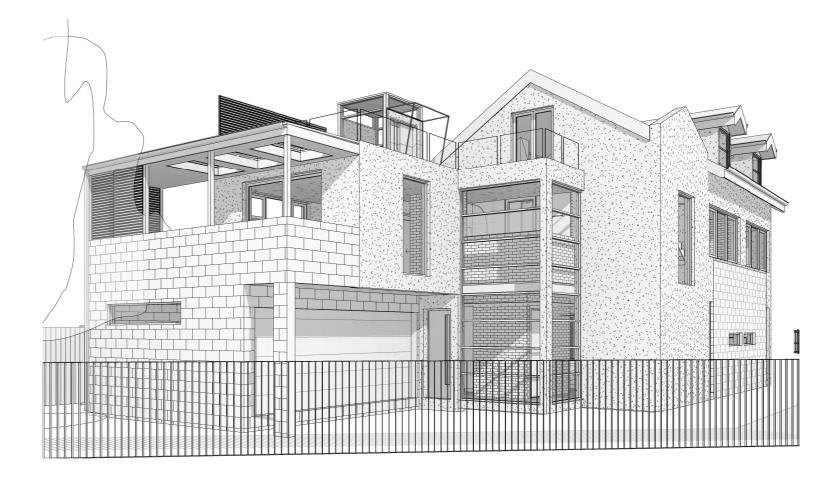
# **34 ADDISON ROAD, MANLY NSW 2095 LOT 1 - SP 72298**

FOR E. NELSON

# **DRAWING SCHEDULE**

DA00	COVER	В					
DA01(a)	A01 (a) GENERAL CONSTRUCTION NOTES						
DA01(b)	DA01 (b) BCA CONSTRUCTION NOTES						
DA01(c)	A01(c) BASIX REQUIREMENTS						
DA02	PROPOSED SITE PLAN & SITE ANALYSIS						
DA03	3 EXISTING / DEMOLITION PLAN - GROUND LEVEL						
DA04	EXISTING / DEMOLITION PLAN - FIRST LEVEL	В					
DA05	DA05 EXISTING / DEMOLITION PLAN - ATTIC LEVEL						
DA06	A06 PROPOSED GROUND LEVEL FLOOR PLAN						
DA07	PROPOSED FIRST LEVEL FLOOR PLAN						
DA08	08 PROPOSED ATTIC LEVEL FLOOR PLAN						
DA09	ELEVATIONS						
DA10	ELEVATIONS	В					
DA11	BUILDING SECTIONS	В					
DA12	EXTERIOR 3D PERSPECTIVES	В					
DA13(a)	SHADOW DIAGRAMS 9AM 21ST OF JUNE	В					
DA13(b)	SHADOW DIAGRAMS 12PM 21ST OF JUNE	В					
DA13(c)	SHADOW DIAGRAMS 3PM 21ST OF JUNE	В					
DA14	WASTE MANAGEMENT PLAN / SEDIMENT EROSION	В					







# BE ADVISED: SOME CLAUSES IN THIS SPECTIFICATION MAY NOT BE RELEVANT TO THIS PROJECT

BE ADVISED: SOME CLAUSES IN THIS SPECIFICATION MAY NOT BE RELEVANT TO THIS PROJECT											
	1.0 GENERAL								11.0 CEILINGS		
1.1	ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK	5 11	BLIILD IN ALCO	R/PGI FLASHINGS A	S FOLLOWS:			11.1	CEILINGS SHALL BE RECESSED EDGE, MINIMUM 8.0mm PLASTERGLASS OR GYPROCK.		
1.2	ALL MATERIALS SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND			OWN ON DRAWING				11.2	FLUSH JOINTS, SCREW HEADS, AND OTHER BLEMISHES IN THE SHEETS USING APPROVED		
1.2	UNLESS OTHERWISE STATED ON THE PLANS SHALL BE NEW AND THE BEST OF THE THEIR			BUILT OF SLAB ON C		HERE NOT PARC	SED)		SYSTEMS TO PROVIDE FLUSH SMOOTH CONTINUOUS SURFACE.		
	RESPECTIVE KIND AND SUITABLE FOR THEIR INTENDED PURPOSES.				•		TH OF OUTER LEAF CONTINUOUS	11.3	PROVIDE AND FIX ALL FLUSH STOP BEADS & CASING BEADS TO ALL CORNERS & EDGES.		
1.3	ALL WORKMANSHIP SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS			Y 50mm INTO INNE			III OI OOIEK EEA OOIIIII OOO	11.4	PROVIDE ALL SELECTED MOLDINGS AND CORNICES TO ALL CEILINGS AS SHOWN ON		
	AND TO GOOD TRADE PRACTICES.						PPED TO ROOF SLOPE TURNED		THE DRAWINGS.		
1.4	ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE RESPECTIVE					, -	SLOPING INWARDS AND BUILT				
	AUTHORITY HAVING JURISDICTION OVER THE WORKS.		INTO INNER LEA				020111101111111111111111111111111111111		12.0 PLASTERING		
1.5	THE ARCHITECTURAL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE				HE FULL HEIC	GHT 150mm WII	DE FIXED TO FRAMES INTERLEAVED	12.1	INTERNAL WALL FINISHES INCLUDING CUPBOARD, BIN & FRIDGE RECESSES ETC SHALL BE		
	SPECIFICATION, SCHEDULES AND CONSULTANTS DRAWINGS THAT FORM PART OF THE		WITH SILL AND	HEAD FLASHING AT	EACH END.				(OTHER THAN FACE FINISHES OR WHERE COVERED BY FEATURE MATERIALS) FLOAT AND		
	CONSTRUCTION DOCUMENTS REFERRED TO IN THE "BUILDING CONTRACT".		STRUCTURE OR SERVICES WITHIN 30mm OF OUTER BRICK LEAF IN CAVITY: VERTICAL FLASHING						SET IN HARDWALL PLASTER U.N.O.		
1.6	1.6 DO <u>NOT</u> SCALE FROM DRAWINGS. NOTIFY OF ANY ERRORS OR OMISSIONS BEFORE		CONTINUOUS 1¢ BELOW FL TO ABOVE STRUCTURE OR FRAME, NOMINAL 300m WIDE.						PLASTERED WALLS SHALL BE NOMINAL 12mm THICK CONSISTING OF 1:1:9,		
	PROCEEDING WITH ANY WORKS.		FOR HORIZONTAL STRUCTURES/SERVICES; CONTINUOUS FLASHING BUILT IN AS FOR OVER						CEMENT:LIME:SAND RENDER, AND FINISHED WITH NOMINALLY 3mm HARDWALL PLASTER.		
1.7	1.7 ENSURE THAT SUBSTRATES ARE SUITABLE FOR THE INTENDED SUBSEQUENT FINISHES.		LINTELS						SUPPLY AND FIX EXTERNAL CORNER BEADS TO ALL EXTERNAL CORNERS.		
	COMMENCEMENT OF WORK ON THE SUBSTRATES IMPLIES ACCEPTANCE BY THE		AT CAVITY WALLS WITH GLASS BLOCK 300mm WIDE FIXED TO GLASS BLOCK FRAME AND						PROVIDE STOP BEADS WHERE PLASTER WORK ABUTS TIMBER FRAMES, OR FACEWORK.		
	SUBCONTRACTOR OF THE SUBSTRATES ON WHICH FINISHES ARE APPLIED.			IN CAVITY FROM IN				12.5	EXTERNAL RENDER WHEN APPLICABLE SHALL BE 2 COAT SAND FINISH. (FOR PAINTING).		
1.8	1.8 CONTRACTOR IS TO SUPPLY ALL EQUIPMENT NECESSARY FOR THE COMPLETION OF THE 5.1:						S WITH GALVANISED WOVEN WIRE	12.6	NIBS IN INTERNAL CORNERS ADJACENT TO DOOR FRAMES GREATER THAN 40mm SHALL		
	RESPECTIVE WORKS.		FABRIC 75mm WIDE IN CENTRE OF EACH LEAF OPENING EXTENDING ALUMINIUM OF 600mm			NDING ALUMINIUM OF 600mm		NOT BE FLUSHED UP WITH FRAMES.			
1.9	CONTRACTOR IS RESPONSIBLE FOR THE PROGRESSIVE CLEAN UP DURING AND AFTER THE		BEYOND THE OPENING.					12.7	PROVIDE V-JOINTS IN RENDER & FINISHING PLASTER WHERE BRICK WORK ABUTS OR		
	COMPLETION OF RESPECTIVE WORKS.		UNLESS OTHERWISE SHOWN ON DRAWINGS						JOINS ONTO CONCRETE WORK.		
			EXTERNAL FACE WORK: 230x110x76mm								
0.1	2.0 EARTHWORKS			: 2c FACE BRICK SPI				13.1	13.0 FLOORING FINISHES		
2.1	UNLESS OTHERWISE STATED, REMOVE TOPSOIL TO A MINIMUM DEPTH OF 200mm		WINDOW HEADS: SOLID FACEBRICK COURSE						CARPET FLOOR COVERINGS TO NOMINATED AREAS COMPLETE WITH SELECTED		
	INCLUDING ALL ROOTS, AND OTHER MATTER, AND REQUIRED BY THE SOIL CONDITION								UNDERLAY SMOOTH EDGE, DIMINISHING STRIPS ETC, TO COMPLETE THE WORKS: REFER		
	AND/OR BUILDER, PROVIDE SUITABLE CLEAN FILL AND COMPACT IN LAYERS NOT GREATER	6.0	LINTELS					100	TO DRAWINGS AND FINISHES SCHEDULE.		
0.0	THAN 300mm TO REDUCE LEVELS AS SHOWN.		MAX SPAN (mm)	LINTELS SIZE (VERT x HORIZ x THI	CKI	BEARING EACH END (mm)		13.2	PROVIDE TILED FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, ANGLE TRIMS ETC., TO COMPLETE THE WORKS: REFER TO DRAWINGS AND FINISHES		
2.2	DO <u>NOT</u> EXCAVATE SERVICES TRENCHES WITHIN AN ANGLE OF 45 DEGREES DOWN FROM THE BOTTOM EDGE OF THE FOOTING.		(11111)	(VERT ATIONIZ A TITI	CKJ	LACITEND (ITIII)			SCHEDULE.		
2.3	ALL RETAINING WALLS TO BE TREATED WITH "BITKOTE" WATERPROOFING AGENT.		900	75x10		150		13.3	PROVIDE TIMBER FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL		
2.3	ALL RETAINING WALLS TO BE TREATED WITH BITROTE WATERFROOFING AGENT.		1200 1500	75x75x8 90x90x8		150 150		13.3	MATERIALS, DIMINISHING BOARDS ETC TO COMPLETE THE WORKS: FLOOR BOARDS TO BE		
	3.0 CONCRETE		1800	100x75x8		150 230			SANDED AND POLISHED TO HIGH STANDARD WITH PREMIUM QUALITY SEALER (2 COATS).		
3.1	ALL CONCRETE REINFORCEMENT AND FORMWORK SHALL BE TO STRUCTURAL ENGINEERS		2100 2400	125x75x8 125x75x10		230 230			REFER TO DRAWINGS AND FINISHES SCHEDULE.		
3.1	DETAILS. RELEVANT BUILDING CODES AND STANDARDS.		2500	100x100x8		230			KEI EK TO BRAVIINOS AND HINSHES SCHEDULE.		
3.2	THE FOOTING AND SLAB CONSTRUCTION IS TO COMPLY WITH AS 2870.		3000	150x90x10		230			14.0 SIGNAGE		
3.3	PROVIDE A PROPRIETARY VAPOUR BARRIER WHICH CONSISTS OF HIGH IMPACT RESISTANT	·						14.1	WHERE NECESSARY SUPPLY & FIX SELECTED UNIT AND HOUSE NUMBERS TO EACH UNIT		
0.0	POLYTHENE FILM MIN 0.2mm THICK WHICH HAS BEEN PIGMENTED AND BRANDED BY THE		7.0 CARPENTRY	' WORK				1-7.1	AND TO LETTERBOXES AS SCHEDULED.		
		7.1	ROOF AND CE	LING FRAMING SHO	DULD COMP	LY WITH AS 168	4 LIGHT TIMBER FRAMING CODE.	14.2	"DESIGNED 2 YOU" RESERVES THE RIGHT TO ERECT A BUILDERS SIGN ON THE PROPERTY		
			DRAW STRAP FI	RMLY OVER WALL P	LATES AND S	SECURELY FIX TO	O TOP OF PLATE BY 2x30mm GALV.		FACING THE STREET FRONTAGE IN COMPLIANCE WITH AUTHORITY REQUIREMENTS.		
	4.0 TERMITE PROTECTION		CLOUTS/STRAP.						THOMAS THE STREET TROTTINGE IT SOME ENTROL THIT TO HORIT REGUNETION		
4.1		7.2	REFER TO AS 1684 FOR ROOF FRAMING SIZES UNLESS SPECIFIED ON DRAWINGS.				D ON DRAWINGS.		15.0 PAVING		
•	AS 2057, AS 3660,1 AND APPENDIX D, FOR RETICULATED SYSTEMS. 7.3 SUPPLY AND FIX ALL BULKHEADS & FALSE CEILINGS AS SHOWN ON THE DRAWINGS.				I ON THE DRAWINGS.	15.1	GENERALLY: WHEN PAVING IS INCLUDED IN THE BUILDING CONTRACT THE FOLLOWING				
4.2	BUILDER SHALL PROVIDE "BIFLEX" OR SIMILAR APPROVED ANTI-TERMITE TREATMENT IN					SHALL APPLY AS A MINIMUM STANDARD					
	ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARD CODES.		8.0 ROOFING			SUPPLY AND LAY ALL PAVING TO EXTERNAL AREAS AS SHOWN ON WORKING DRAWINGS.					
		8.1	SELECTED ROO	FING MATERIAL SHA	all be instai	LLED AND FIXED	) IN ACCORDANCE WITH		CUT, FILL & COMPACT SAND TO REQUIRED LEVELS. SCREED TO UNIFORM THINNESS AND		
	5.0 BRICKWORK			RS SPECIFICATION A					LEVELS		
5.1				, -			T POSSIBLE LENGTHS		PROVIDE BRICK EDGE RETAINING FOOTING EMBEDDED IN MORTAR BENEATH THE		
	AS A123 MASONRY CODE 8.3				ING MATERI	als, collars, s	STRAPS & FASTENINGS NECESSARY		PAVING BRICK		
5.2	BRICK GAUGE 7 STANDARD COURSES = 600mm. MORTAR FOR MASONRY CONSTRUCTION		TO COMPLETE						to driveway areas, provide nominal 300x150mm concrete footing along		
5.3	THE STITLE BE CONTINUED INVESTED THE RITTED FOR THE BOLL IN EVERY OFF						NG, FLUMES THROUGH ROOF.		PERIMETER OF DRIVEWAY AND BED EDGE BRICK IN MORTAR.		
	COOKSE / II / II / KOXIM/ (IEET / JOHN CELTIKES, WITT / BETT CELTIKES)						THEIR FULL LENGTH .	15.2	PROVIDE 100mm COMPACTED LIMESTONE BASE TO DRIVEWAY TOPPED WITH 50mm		
	TIE/300mm HEIGHT OF OPENINGS AND VERTICAL CONTROL JOINTS AND WITHIN 150mm						OWN OVER BASE OR APRON		CLEAN SAND AND GRADE TO FALLS.		
	OF OPENINGS. BUILD TIES INTO EACH LEAF AT LEAST 50mm.				KUUF; FLAS	HING OVER SEC	CRET GUTTERS; AROUND ROOF	15.3	UNLESS NOTED PAVING PATTERN IS TO CLIENTS DETAIL.		
5.4	VERTICAL CONTROL JOINTS SHALL BE 12mm WIDE FILLED AT COMPLETION WITH A		PENETRATIONS	EIC.				15.4	BRICK PAVERS SHALL BE:		
	CONTINUOUS FILLER STRIP.		9.0 WINDOWS/	GI A7ING					TRAFFICABLE AREAS: MIN. 65mm SOLID CLAY OR CONCRETE		
5.5	CAVITIES TO BE KEPT CLEAR OF MORTAR. PROVIDE CAVITY BOARDS, TEMPORARILY OMIT				DBAMINICO	WINDOW ED A	MES SHALL BE ALUMINIUM		PEDESTRIAN AREAS: MIN. 43mm SOLID CLAY OR CONCRETE		
E /	BRICKS TO PERMIT RAKING OUT OF CAVITY BOTTOMS. FORM WEEP HOLES EVERY FOURTH PERPEND ABOVE FLASHING AND CAVITY FILL KEEP						DAT FINISH AS SELECTED BY OWNER.		16.0 ENERGY EFFICIENCY, REFER TO ENERGY REPORT		
5.6		9.2		YSCREENS TO BE FIT			A THRISTIAN SELECTED DI CAMPER.	16.1	INSULATION MUST FORM A CONTINUOUS BARRIER WITH CEILINGS, WALLS AND FLOORS		
	CLEAR OF MORNAR, BO HOT LOOKIE WEEL HOLES CLOSER HAND OOTHER TO SOLITION						O AND DELIVERED ON SITE AS A	16.1			
5.7	DAMP PROOF COURSES OR FLASHING. PROVIDE DAMP PROOF COURSES (DPC) IN THE BOTTOM 3 COURSES OF BRICK WORK AND		COMPLETE UNI		.,	., .D.E. / N.A.D. I I/ALL	, and defined Outsile vs v	16.2	BY ABUTTING OR OVERLAPPING ADJOINING INSULATION. INSULATION MUST NOT ADVERSELY AFFECT DOMESTIC SERVICES OR FITTINGS.		
5./					О СОМРІ У	WITH THE SPEC	IFICATIONS PROVIDED BY THE	16.2	REFLECTIVE INSULATION IS TO BE PROVIDED WITH A MINIMUM 25mm AIRSPACE AND IS		
5.8	SETOUT BRICKWORK ACCURATELY, PLUMP, LEVEL AND PROPERLY BONDED, RISING WORK	7.1		ORMANCE ASSESSO				10.3	FITTED CLOSE TO OPENINGS SUCH AS WINDOWS/DOORS ETC. AND IS PROVIDED WITH		
5.0		9.5		GENERALLY: OBSCU		FER TO DRAWII	NGS.		ADEQUATE SUPPORT.		
	TO BE IN INCES BY COR, 37 WYBO, NEVEY LEO, CONTINENC, I ENTER EN BO, ETO TO BE INCE, I ECONO 7 WYB				-		E IN FRAMES AND INSTALLED TO	16.4	BULK INSULATION MUST MAINTAIN ITS POSITION, THICKNESS. ENSURE THAT CEILING		
	WITH A MERGIN OF 12mm OR GREATER THAN 50mm.			RS SPECIFICATIONS				10.7	INSULATION OVERLAPS UN-INSULATED WALLS.		
5.9	PROVIDE 12mm PLASTERING MARGIN BETWEEN WINDOW FRAME AND INTERNAL							16.5	CONSTRUCTION JOINTS, SUCH AS BETWEEN WALL AND FLOOR, ARE TO BE TIGHT FITTING		
J.,	BRICKWORK TO BE PLASTERED.		10.0 JOINERY					. 5.0	OR SEALED USING CAULKING OR JOINERY ITEMS SUCH AS SKIRTING OR CORNICES.		
5.10		10.1		HALL BE OF HIGHEST	QUALITY MA	ATERIALS TO BES	ST TRADE PRACTICES AND HIGH	16.6	EXHAUST FANS ARE TO BE FITTED WITH A SELF CLOSING DAMPER.		
30	WIRE FABRIC 75mm WIDE IN CENTRE OF EACH LEAF OPENING EXTENDING ALUMINIUM OF		QUALITY FINISH					16.7	ROOF LIGHTS MUST BE SEALED WITH WEATHERPROOF SEALS.		
		10.2	EXTERNAL DOC	OR FRAMES SHALL BE	: 110x40 DC	OUBLE REBATED	FRAME WITH 130x40 WEATHERED	16.8	HEATED WATER PIPING MUST BE THERMALLY INSULATED AND PROTECTED AGAINST THE		
			THRESHOLD U.N						WEATHER AND SUN.		
		10.3	SUPPLY AND BU	JILD IN TIMBER DOC	OR FRAMES T	O EXTERNAL LO	CATIONS AS SHOWN ON	16.9	INTERNAL HEATED WATER PIPING TO HAVE AN R VALUE OF 0.2		
			ARCHITECTURA	L DRAWINGS.							
	ENERAL CONSTRUCTION NOTES								VBA REGISTRATION NO. DP-AD 44217 -		
G	FIATIVAL COMPLETION MOLES							1	A.B.N: 68 658 673 986 This drawing is © Copyright and shall remain the		
			Designed By	ADRIAN JOON	Rev	В		-	property of DOV		
			Job No:	24023	Date:	19 05 2025			DESIGNED 2 YOU		

**ADDITIONS & ALTERATIONS** 

Page No:

Job No: 24023 Date: 19.05.2025 DA01(a) Drawn By AJ Scale @A3 Amendment LIFT AMENDMENT 1:1



E. NELSON

### BCA NOTES FOR CLASS 1 & 10 BUILDINGS TO NCC 2022

NOTE: ALL PLANS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE CONDENSATION MANAGEMENT MUST BE ADHERED TO IN ACCORDANCE WITH NCC BASIX CERTIFICATE (INCL. BASIX CERT NUMBER), STRUCTURAL, STORMWATER, SURVEY, 2022 - HOUSING PROVISIONS PART 10.8. BUSHFIRE AND GEOTECH REPORTS / OR DRAWINGS. IF THERE ARE ANY DISCREPANCIES A FINAL SURVEY REPORT INDICATING THAT THE RIDGE HEIGHTS, FLOOR LEVELS, WALL TO PLEASE CONSULT WITH THE DESIGNER. 21.

STRUCTURAL ENGINEER'S INSPECTION REPORTS FOR ALL CONCRETE ELEMENTS,

CIVIL / HYDRAULIC ENGINEERS INSPECTION REPORTS AND OR CERTIFICATION OF

PROVIDE ASBESTOS CLEARANCE CERTIFICATE SHOULD ASBESTOS HAVE BEEN REMOVED.

TERMITE MANAGEMENT INSTALLATION OF PERIMETER & COLLARS TO NCC 2022 - ABCB

HOUSING PROVISIONS PART 3.4 & AS 3660.1 TERMITE MANAGEMENT - NEW BUILDING

ALL EXTERNAL TIMBER FRAMED WALLS TO BE WRAPPED IN A BREATHABLE VAPOUR

PERMEABLE MEMBRANE THAT COMPLIES, INSTALLED WITH AS/NZS 4200.1 & AS/NZS

METAL ROOF DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH NCC 2022 -

ALL EXTERNAL WALL CLADDINGS MUST BE COMPLIANT WITH THE REQUIREMENTS OF NCC

2022 – ABCB HOUSING PROVISIONS PART 7, AS1684 AND ALL RELEVANT CODEMARK

ALL BALUSTRADES TO COMPLY WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 11,

PROVISIONS PART 11, AS 4586 INCLUDING SLIP RESISTANCE P3 / R10 FOR DRY OR P4 / R11

ALL STAIRS PROVIDING ACCESS TO COMPLY WITH NCC 2022 - ABCB HOUSING

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

ALLOW FOR SEPARATE TAPS FOR THE WASHING MACHINE AND KEEP THEM SEPARATE

PROVIDE PLASTERBOARD LINING INSTALLED TO MANUFACTURERS SPECIFICATIONS &

PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS

PROVED HARDWIRED & INTERCONNECTED SMOKE ALARM DEVICES. SMOKE ALARMS TO BE INSTALLED TO NCC 2022 - ABCB HOUSING PROVISIONS PART 9.5, NSW 9.5.1 & AS 3786.

WASHTUB AND A SPACE FOR A WASHING MACHINE MUST BE PROVIDED IN

ACCORDANCE WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 10.4.

& SHOWER WALLS TO MANUFACTURED SPECIFICATIONS AND INSTALLATION

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

FROM THOSE OF THE LAUNDRY TUB. A DEDICATED LAUNDRY SPACE COMPRISING OF ONE

STEEL AND TIMBER FRAMING AND CERTIFICATION OF COMPLETED WORKS.

GEOTECHNICAL ENGINEERS INSPECTION REPORTS AND OR CERTIFICATION.

SYDNEY WATER SEWER - WATER SERVICES COORDINATOR TO PROVIDE

CERTIFICATION AS REQUIRED.

ABCB HOUSING PROVISIONS PART 7, AS 1562.

AS 1684, AS 1170, AS 1288 & AS/NZS 2208

WHERE SURFACE BELOW IS MORE THAN 2M.

4200.2.

CERTIFICATES.

FOR WET.

- BOUNDARY AND SET OUT OF THE BUILDING ARE IN ACCORDANCE WITH THE IMPORTANT NOTE: ANY PROPOSED DESIGN AND OR PRODUCT CHANGES AFTER REFERENCED STAMPED APPROVED PLANS. THE CERTIFICATE MUST BE PREPARED BY A APPROVAL OF THE CC ARE TO BE IMMEDIATELY NOTIFIED TO THE PRIVATE CERTIFYING A REGISTERED SURVEYOR. UTHORITY FOR REVIEW AND COMMENT.
  - 22. 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.
  - 24. 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.
  - DAMP PROOF COURSE AND FLASHINGS TO NCC 2022 ABCB HOUSING PROVISIONS PART 5, 7 & 12 & AS/NZS 2904 DAMP-PROOF COURSES AND FLASHINGS.
  - 26. TIMBER FRAMING INSTALLATION TO NCC 2022 - ABCB HOUSING PROVISIONS PART 6, AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION & AS/NZS 1170 STRUCTURAL DESIGN ACTIONS.
  - 27. MASONRY STRUCTURES TO NCC 2022 - ABCB HOUSING PROVISIONS PART 5 & AS 3700 MASONRY STRUCTURES.
  - WINDOW AND DOOR GLAZING SUPPLY AND INSTALLATION WITH BASIX CERTIFICATE NUMBER AND COMMITMENTS CONFIRMED. 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.
  - 29. ROOF AND WALL CLADDING INSTALLATION TO NCC 2022 - ABCB HOUSING PROVISIONS PART 7 & AS 1562 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING.
  - WATERPROOF INSTALLATION NCC (2022): HOUSING PROVISIONS PART 10, AS 3740 30. WATERPROOFING OF DOMESTIC WET AREAS (INTERNAL) & AS 4654 WATERPROOF MEMBRANES FOR EXTERNAL USE.
  - TILING INSTALLATION CERTIFICATE TO AS 3958.1 AND AS 3958.2 31.
  - SHOWER SCREEN/MIRRORS / WARDROBE GLASS INSTALLATION TO NCC 2022 -32. HOUSING PROVISIONS PART 8, AS 1288 & AS/NZS 2208.
  - 33. PLUMBER TO PROVIDE NSW FAIR TRADING PLUMBING AND DRAINAGE CERTIFICATE TO AS 3500 PLUMBING AND DRAINAGE - STORMWATER DRAINAGE TO BE INCLUDED AS REQUIRED.
  - ELECTRICAL CERTIFICATE OF COMPLIANCE BY LICENCED ELECTRICIAN AS/NZS 3000 34.
  - AIR CONDITIONING INSTALLATION BY A LICENCED CONTRACTOR TO NCC 2022 -ABCB HOUSING PROVISIONS PART 10 & 13 & AS 4254 DUCTWORK FOR AIR HANDLING ALL WATERPROOFING TO NCC 2022 - ABCB HOUSING PROVISIONS PART 10, AS3740 AND SYSTEMS IN BUILDINGS.
    - 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 ACTIONS.
    - TIMBER BALUSTRADE/PRIVACY SCREEN CERTIFICATE NCC 2022 ABCB HOUSING PROVISIONS PART 11, AS 1684 & AS 1170.

- STEEL STRUCTURES INSTALLATION CERTIFICATE TO NCC 2022 ABCB HOUSING PROVISIONS PART 4, 5 & 6 & AS 4100 STEEL STRUCTURES.
- STEEL FRAMING TO NCC 2022 ABCB HOUSING PROVISIONS PART 6, AS 4100 STEEL STRUCTURES, AS/NZS 4600 COLD-FORMED STEEL STRUCTURES & NASH STANDARD.
- 40. GAS FIRE SUPPLY AND INSTALLATION TO COMPLY WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 12.4, AS/NZS 5601 GAS INSTALLATIONS.
- POOL PLUMBING/CIRCULATION TO COMPLY WITH NCC 2022 PART NSW H7D2, AS 1926.3 SWIMMING POOL SAFETY - WATER RECIRCULATION SYSTEMS
- GLASS POOL FENCING TO BE INSTALLED TO: 42
  - NCC 2022 NSW H7D2
  - AS 1926.1 2012 SAFETY BARRIERS FOR SWIMMING POOLS
  - AS 1926.2 20007 LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS
  - AS 1288 2021 GLASS IN BUILDINGS
  - AS/NZS 2208 SAFETY GLASS
  - AS 1170 STRUCTURAL DESIGN ACTIONS
- CONCRETE STRUCTURES TO AS 3600 CONCRETE STRUCTURES OR AS 2783 USE OF REINFORCED CONCRETE FOR SMALL SWIMMING POOLS
- SWIMMING POOL BARRIER TO BE COMPLIANT WITH AUSTRALIAN STANDARD AS 1926.1 - 2012 - SAFETY BARRIERS FOR SWIMMING POOLS & AS 1926.2-2007 LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS

# **BCA CONSTRUCTION NOTES**

E. NELSON

LOT 1 - SP 72298

34 ADDISON ROAD, MANLY NSW 2095

PROVISIONS PART 10.4.

**ADDITIONS & ALTERATIONS** 

STAGE: DA SUBMISSION

Page No:

Scale @A3

DA01(b) 1:1

Designed By ADRIAN JOON

Rev Date: Drawn By

AJ

Amendment LIFT AMENDMENT



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#### BASIX™Certificate

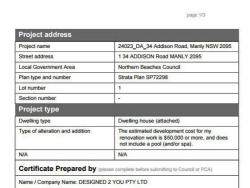
Building Sustainability Index www.planningportal.nsw.gov.au/development-and-assessment/basix

#### Alterations and Additions

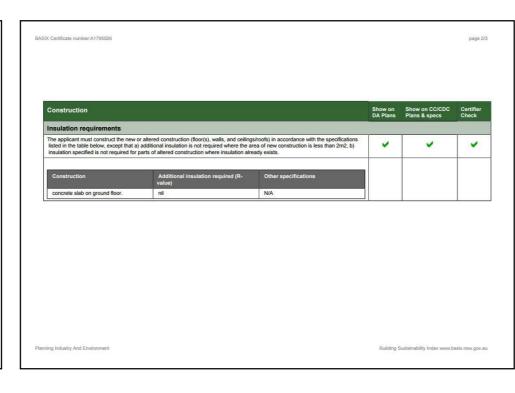
This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

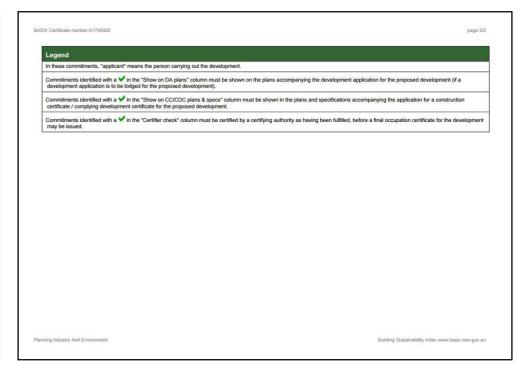
Secretary
Date of issue: Monday, 12 May 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.





ABN (if applicable): 68658673986









LOT 1 - SP 72298

34 ADDISON ROAD, MANLY NSW 2095

**ADDITIONS & ALTERATIONS** 

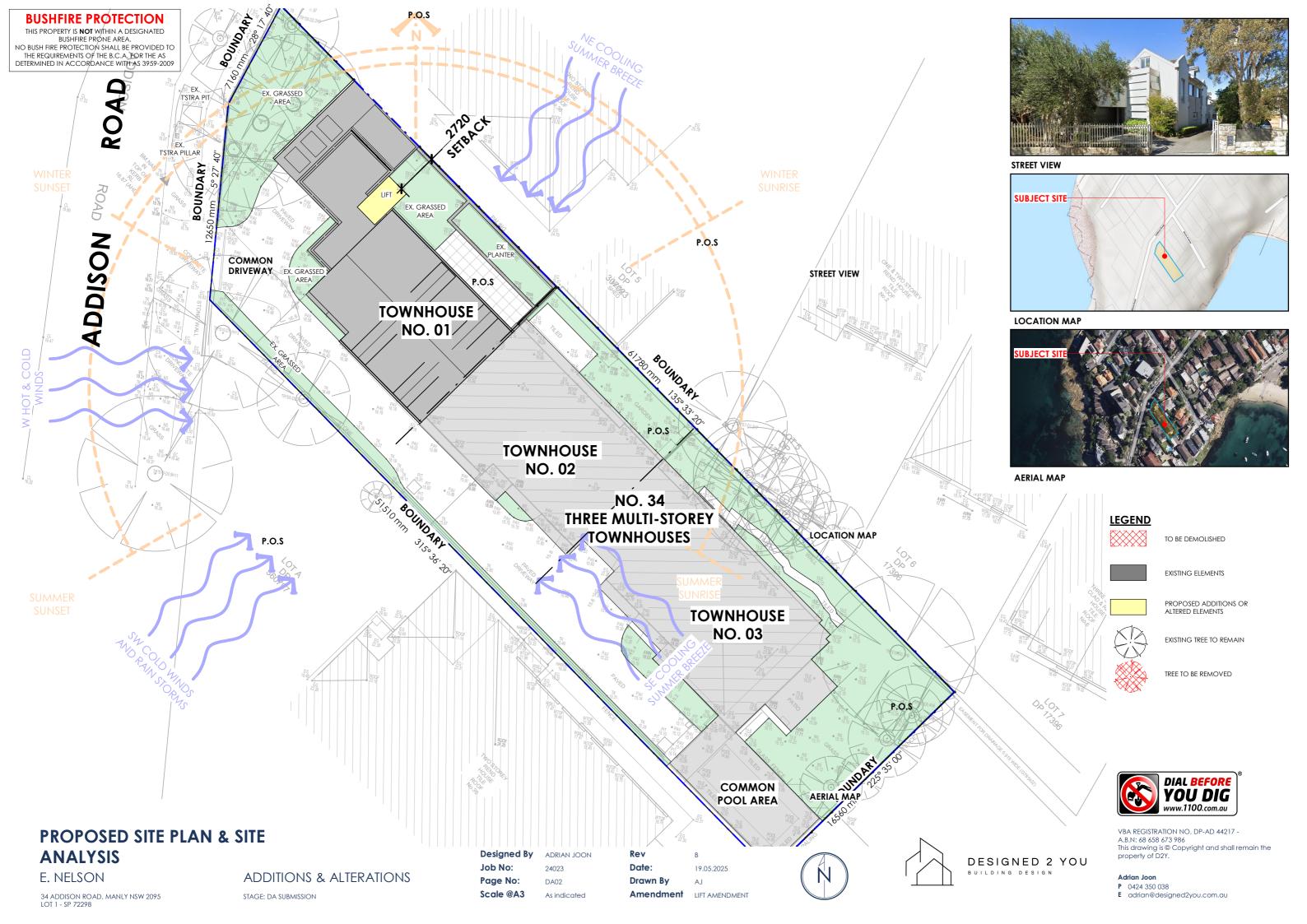
STAGE: DA SUBMISSION

Designed By ADRIAN JOON Job No: Page No: DA01(c) Scale @A3

Rev Date: 19.05.2025 AJ Amendment LIFT AMENDMENT

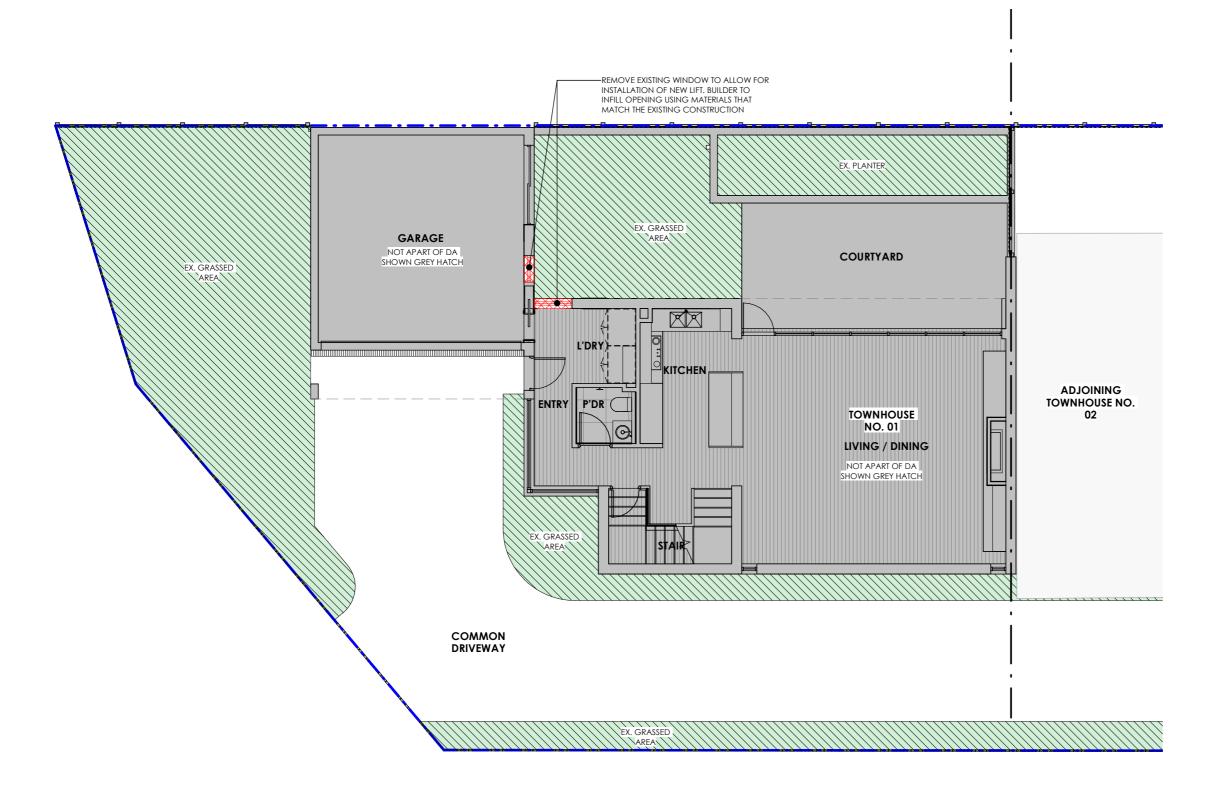


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# **EXISTING / DEMOLITION PLAN -GROUND LEVEL**

E. NELSON

**ADDITIONS & ALTERATIONS** 

Designed By ADRIAN JOON Job No: Page No: DA03 Scale @A3 1:100

Rev Date: AJ Amendment LIFT AMENDMENT





#### **NOTES**

- 1. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS:
  - ARCHITECTURAL PLANS AND SPECIFICATIONS,
- MATERIAL AND FINISHES SCHEDULE, FF&E SCHEDULE. - STRUCTURAL AND SERVICES PLANS AND SPECIFICATIONS.
- ENERGY REPORT.
   MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS FOR FINISHES, FIXTURES, AND FITTINGS.
- RELEVANT CODES AND STANDARDS.
- 2. ALL CONSTRUCTION WORK MUST COMPLY WITH THE LATEST 'NATIONAL CONSTRUCTION CODE' OF AUSTRALIA
  AND RECEIVE APPROVAL FROM THE LOCAL AUTHORITY
  OR BUILDING SURVEYOR.
- 3. SEWERAGE SYSTEMS MUST BE CONNECTED TO THE DESIGNATED LEGAL DISCHARGE POINTS, AS APPROVED BY THE RELEVANT AUTHORITY.
- 4. STORMWATER DRAINAGE SYSTEMS MUST BE CONNECTED TO THE AUTHORIZED LEGAL DISCHARGE POINTS, MEETING THE SATISFACTION OF THE RELEVANT AUTHORITY.
- 5. EXISTING STRUCTURES AND SERVICES MUST BE SAFEGUARDED AT ALL TIMES. ANY DAMAGE CAUSED MUST BE PROMPTLY REPAIRED BY THE BUILDER.
- 6. REFER TO THE STRUCTURAL AND CIVIL ENGINEER'S SPECIFICATIONS FOR SITE PREPARATION, ROAD DESIGN, DRAINAGE, STORMWATER, AND SEWER CONNECTIONS.
- 7. DIMENSIONS PROVIDED ARE APPROXIMATE. VERIFY ON-SITE BEFORE MANUFACTURING. SUBMIT SHOP DRAWINGS TO THE DESIGNER FOR REVIEW AND WRITTEN APPROVAL
- 8. BUILDING CONTRACTORS ARE REQUIRED TO NOTIFY THE DESIGNER/SUPERINTENDENT OF ANY DISCREPANCIES IN THE DOCUMENTATION AND AWAIT INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK.
- 9. FLOORING SHOULD EXTEND BENEATH JOINERY
- 10. INSTALL ALL DOOR HARDWARE AT A HEIGHT OF 1000MM ABOVE THE FINISHED FLOOR LEVEL (AFL).
- 11. ENSURE PROPER FALLS IN BATHROOM FLOORS ACCORDING TO AS1428.1 REGULATIONS.
- 12. ALL DEMOLITION MUST BE CARRIED OUT IN ACCORDANCE WITH A.S 2601-2001.
- 13. LEVELS INDICATED ON PLAN AND ELEVATIONS ARE FINISHED LEVELS RELATIVE TO THE LEVELS INDICATED ON THE SITE PLAN. REFER TO ENGINEER'S DOCUMENTATION FOR CUT LEVELS DEPENDANT ON FLOOR STRUCTURE.

#### **LEGEND**



TO BE DEMOLISHED



EXISTING ELEMENTS



PROPOSED ADDITIONS OR ALTERED ELEMENTS



EXISTING TREE TO REMAIN



TREE TO BE REMOVED

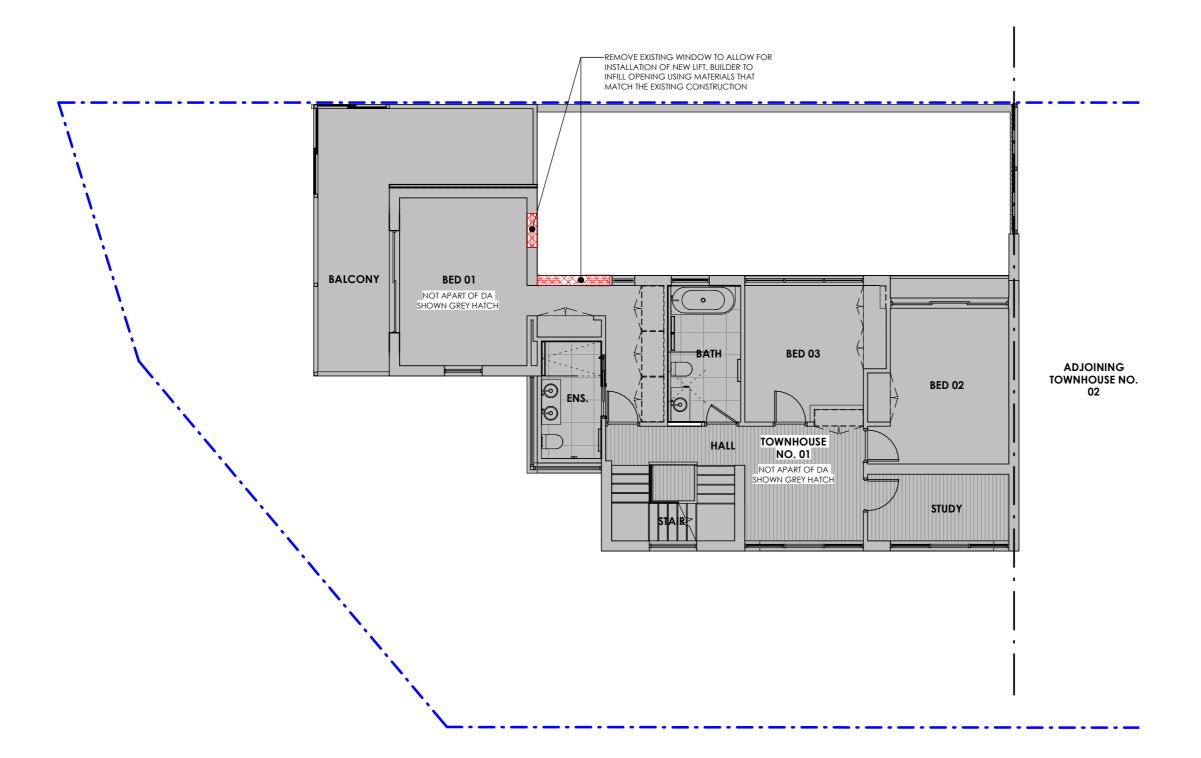


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# **EXISTING / DEMOLITION PLAN -FIRST LEVEL**

E. NELSON

**ADDITIONS & ALTERATIONS** 

Designed By ADRIAN JOON Job No: Page No: DA04 Scale @A3 1:100

Rev Date: AJ Amendment LIFT AMENDMENT





#### **NOTES**

- 1. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS:
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- MATERIAL AND FINISHES SCHEDULE, FF&E SCHEDULE. - STRUCTURAL AND SERVICES PLANS AND SPECIFICATIONS.
- ENERGY REPORT.
   MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS FOR FINISHES, FIXTURES, AND FITTINGS.
- RELEVANT CODES AND STANDARDS.
- 2. ALL CONSTRUCTION WORK MUST COMPLY WITH THE LATEST 'NATIONAL CONSTRUCTION CODE' OF AUSTRALIA
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  OR BUILDING SURVEYOR.
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- 4. STORMWATER DRAINAGE SYSTEMS MUST BE CONNECTED TO THE AUTHORIZED LEGAL DISCHARGE POINTS, MEETING THE SATISFACTION OF THE RELEVANT AUTHORITY.
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- 6. REFER TO THE STRUCTURAL AND CIVIL ENGINEER'S SPECIFICATIONS FOR SITE PREPARATION, ROAD DESIGN, DRAINAGE, STORMWATER, AND SEWER CONNECTIONS.
- 7. DIMENSIONS PROVIDED ARE APPROXIMATE. VERIFY ON-SITE BEFORE MANUFACTURING. SUBMIT SHOP DRAWINGS TO THE DESIGNER FOR REVIEW AND WRITTEN APPROVAL
- 8. BUILDING CONTRACTORS ARE REQUIRED TO NOTIFY THE DESIGNER/SUPERINTENDENT OF ANY DISCREPANCIES IN THE DOCUMENTATION AND AWAIT INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK.
- 9. FLOORING SHOULD EXTEND BENEATH JOINERY
- 10. INSTALL ALL DOOR HARDWARE AT A HEIGHT OF 1000MM ABOVE THE FINISHED FLOOR LEVEL (AFL).
- 11. ENSURE PROPER FALLS IN BATHROOM FLOORS ACCORDING TO AS1428.1 REGULATIONS.
- 12. ALL DEMOLITION MUST BE CARRIED OUT IN ACCORDANCE WITH A.S 2601-2001.
- 13. LEVELS INDICATED ON PLAN AND ELEVATIONS ARE FINISHED LEVELS RELATIVE TO THE LEVELS INDICATED ON THE SITE PLAN. REFER TO ENGINEER'S DOCUMENTATION FOR CUT LEVELS DEPENDANT ON FLOOR STRUCTURE.

#### **LEGEND**

TO BE DEMOLISHED



EXISTING ELEMENTS



PROPOSED ADDITIONS OR ALTERED ELEMENTS



EXISTING TREE TO REMAIN



TREE TO BE REMOVED

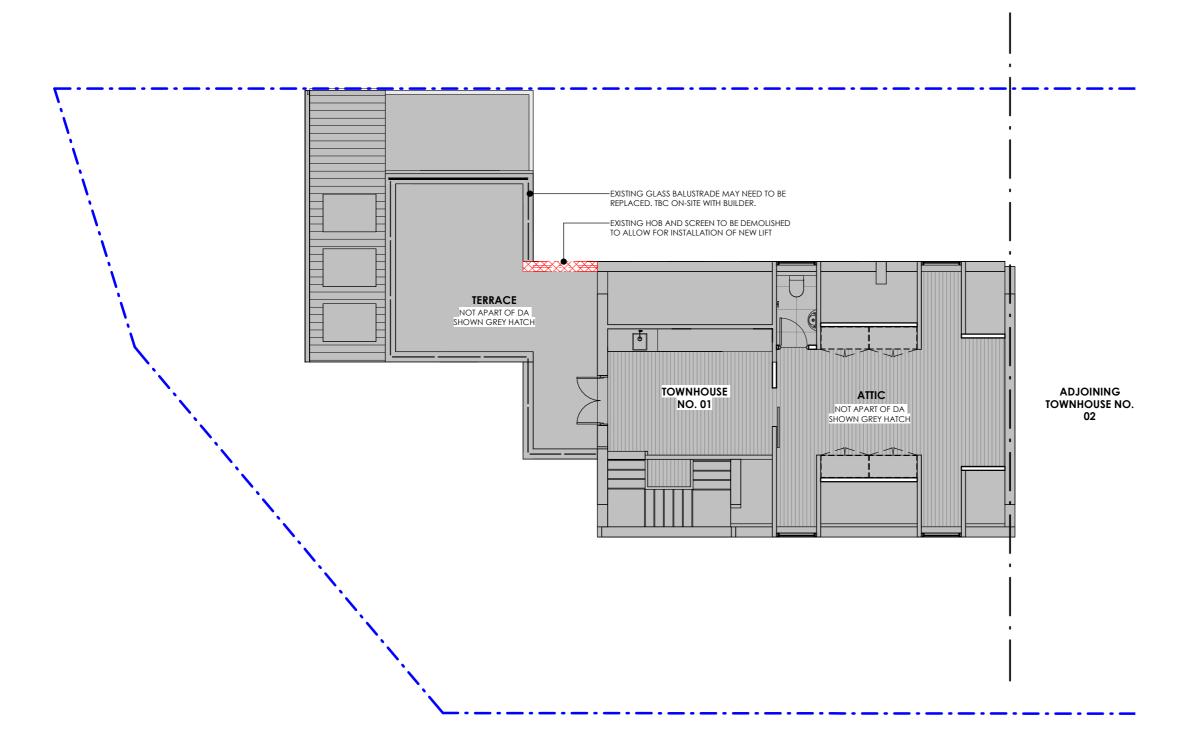


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# **EXISTING / DEMOLITION PLAN -ATTIC LEVEL**

E. NELSON

**ADDITIONS & ALTERATIONS** 

Designed By ADRIAN JOON Job No: Page No: DA05

Rev Date: AJ





#### **NOTES**

- 1. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS:
  - ARCHITECTURAL PLANS AND SPECIFICATIONS,
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- ENERGY REPORT.
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#### **LEGEND**

TO BE DEMOLISHED



EXISTING ELEMENTS



PROPOSED ADDITIONS OR ALTERED ELEMENTS

EXISTING TREE TO REMAIN



TREE TO BE REMOVED



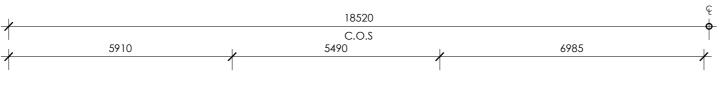
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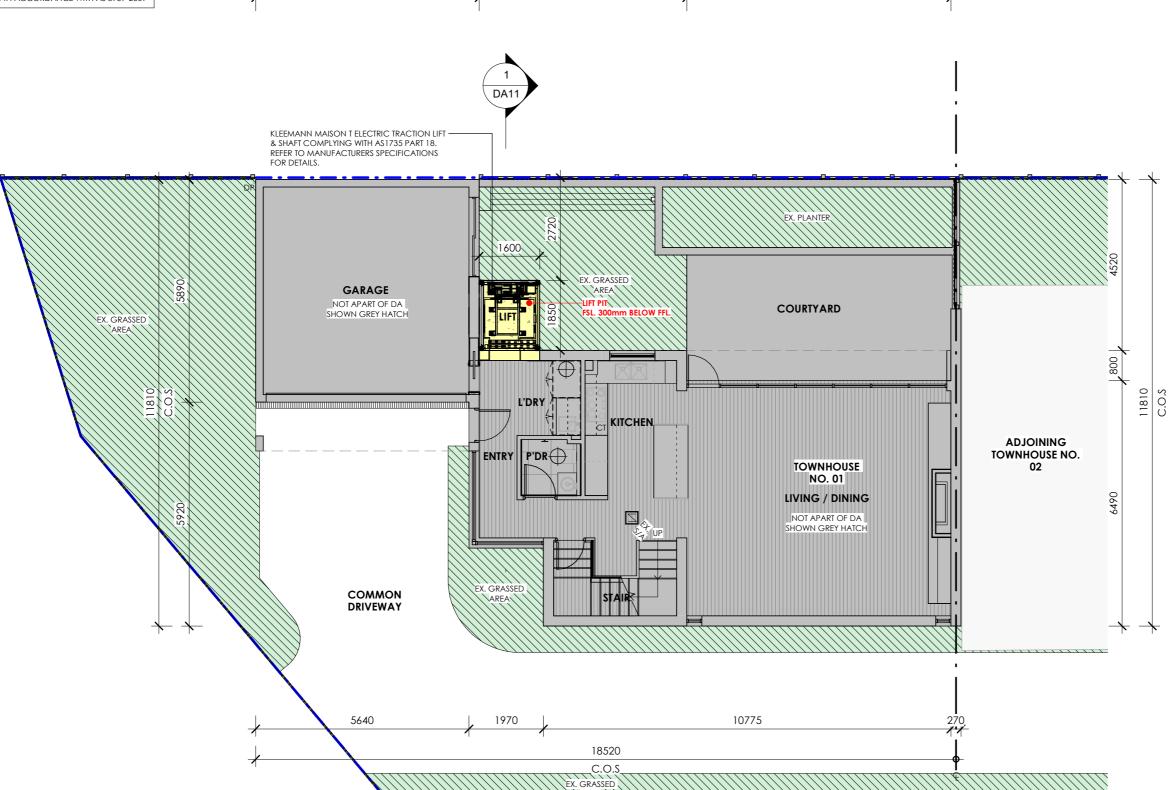
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# PROPOSED GROUND LEVEL **FLOOR PLAN**

E. NELSON

Job No: **ADDITIONS & ALTERATIONS** Page No: Scale @A3 STAGE: DA SUBMISSION

Designed By ADRIAN JOON DA06 1:100

Rev AJ





#### **NOTES**

- 1. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION
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#### **LEGEND**

TO BE DEMOLISHED



EXISTING ELEMENTS



EXISTING TREE TO REMAIN

PROPOSED ADDITIONS OR ALTERED ELEMENTS



TREE TO BE REMOVED



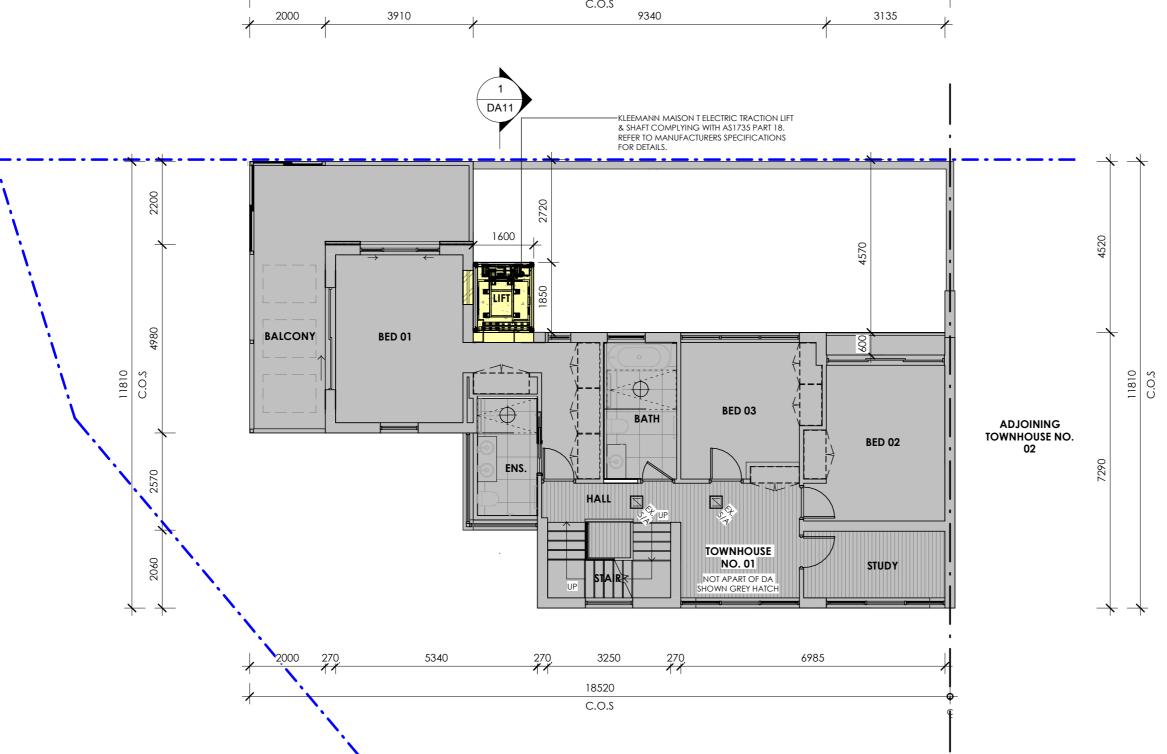
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18520 C.O.S 2000 3910 9340 3135



# PROPOSED FIRST LEVEL FLOOR **PLAN**

E. NELSON

**ADDITIONS & ALTERATIONS** 

Designed By ADRIAN JOON DA07 1:100

AJ





#### **NOTES**

- 1. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS:
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#### **LEGEND**

TO BE DEMOLISHED



EXISTING ELEMENTS



PROPOSED ADDITIONS OR ALTERED ELEMENTS



EXISTING TREE TO REMAIN

TREE TO BE REMOVED



**DIAL BEFORE** YOU DIG

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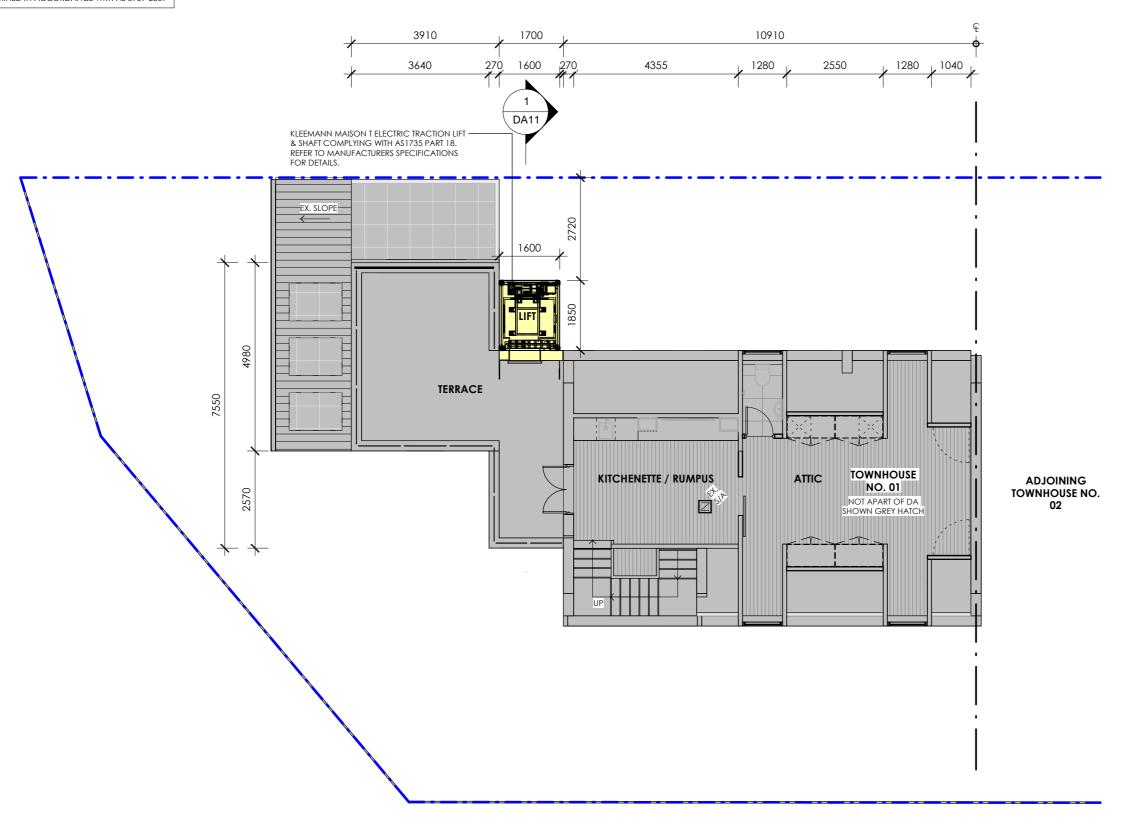
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E adrian@designed2you.com.au

Rev

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# PROPOSED ATTIC LEVEL FLOOR **PLAN**

E. NELSON

**ADDITIONS & ALTERATIONS** 

Designed By ADRIAN JOON Job No: Page No: DA08

Date: AJ Amendment LIFT AMENDMENT





#### **NOTES**

- 1. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION
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   ARCHITECTURAL PLANS AND SPECIFICATIONS, MATERIAL AND FINISHES SCHEDULE, FF&E SCHEDULE.
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#### **LEGEND**



TO BE DEMOLISHED



EXISTING ELEMENTS



PROPOSED ADDITIONS OR ALTERED ELEMENTS



EXISTING TREE TO REMAIN

TREE TO BE REMOVED



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#### Adrian Joon

Rev

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P 0424 350 038

E adrian@designed2you.com.au

2 NORTH WEST

Designed By ADRIAN JOON Job No: Page No: DA09 Scale @A3 As indicated

Rev Date: 19.05.2025 AJ Amendment LIFT AMENDMENT

DESIGNED 2 YOU BUILDING DESIGN

ALL MATERIALS, PRODUCTS AND COLOURS MAY SLIGHTLY VARY ON SITE.

**ELEVATIONS** 

# **BUSHFIRE PROTECTION** THIS PROPERTY IS **NOT** WITHIN A DESIGNATED BUSHFIRE PRONE AREA. NO BUSH FIRE PROTECTION SHALL BE PROVIDED TO THE REQUIREMENTS OF THE B.C.A. FOR THE AS KLEEMANN MAISON T ELECTRIC TRACTION LIFT & SHAFT COMPLYING WITH A\$1735 PART 18. REFER TO DETERMINED IN ACCORDANCE WITH AS 3959-2009 MANUFACTURERS SPECIFICATIONS FOR DETAILS. TOL. 25.545 m EX. RIDGE GL WF-01 NOT APART OF DA SHOWN GREY HATCH EX. SLOPE EX. ATTIC F.L. RL 22.80 m PR-S EX. FIRST F.L. RL 20.12 m WF-01 EX. GROUND F.L 1 NORTH EAST 1:100 KLEEMANN MAISON T ELECTRIC TRACTION LIFT & -SHAFT COMPLYING WITH AS1735 PART 18. REFER TO MANUFACTURERS SPECIFICATIONS FOR DETAILS. TOL. 25.545 m EX. RIDGE WF-01 GL

**LEGEND** 

**NOTES** 

SPECIFICATIONS.

AND FITTINGS.

OR BUILDING SURVEYOR.

BY THE RELEVANT AUTHORITY.

BEFORE PRODUCTION.

1. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION

MATERIAL AND FINISHES SCHEDULE, FF&E SCHEDULE.

INSTALLATION INSTRUCTIONS FOR FINISHES, FIXTURES,

2. ALL CONSTRUCTION WORK MUST COMPLY WITH THE LATEST 'NATIONAL CONSTRUCTION CODE' OF AUSTRALIA
AND RECEIVE APPROVAL FROM THE LOCAL AUTHORITY

3. SEWERAGE SYSTEMS MUST BE CONNECTED TO THE DESIGNATED LEGAL DISCHARGE POINTS, AS APPROVED

THE SATISFACTION OF THE RELEVANT AUTHORITY. 5. EXISTING STRUCTURES AND SERVICES MUST BE SAFEGUARDED AT ALL TIMES. ANY DAMAGE CAUSED MUST BE PROMPTLY REPAIRED BY THE BUILDER. 6. REFER TO THE STRUCTURAL AND CIVIL ENGINEER'S SPECIFICATIONS FOR SITE PREPARATION, ROAD DESIGN, DRAINAGE, STORMWATER, AND SEWER CONNECTIONS.

4. STORMWATER DRAINAGE SYSTEMS MUST BE CONNECTED TO THE AUTHORIZED LEGAL DISCHARGE POINTS, MEETING

7. DIMENSIONS PROVIDED ARE APPROXIMATE. VERIFY ON-SITE BEFORE MANUFACTURING, SUBMIT SHOP DRAWINGS TO THE DESIGNER FOR REVIEW AND WRITTEN APPROVAL

8. BUILDING CONTRACTORS ARE REQUIRED TO NOTIFY THE DESIGNER/SUPERINTENDENT OF ANY DISCREPANCIES IN THE DOCUMENTATION AND AWAIT INSTRUCTIONS

BEFORE PROCEEDING WITH THE WORK.

9. FLOORING SHOULD EXTEND BENEATH JOINERY

10. INSTALL ALL DOOR HARDWARE AT A HEIGHT OF 1000MM ABOVE THE FINISHED FLOOR LEVEL (AFL)

11. ENSURE PROPER FALLS IN BATHROOM FLOORS ACCORDING TO A\$1428.1 REGULATIONS.

12 ALL DEMOLITION MUST BE CARRIED OUT IN ACCORDANCE WITH A.S 2601-2001.

WITH THE FOLLOWING DOCUMENTS:
- ARCHITECTURAL PLANS AND SPECIFICATIONS,

- ENERGY REPORT.
- MANUFACTURER'S RECOMMENDATIONS AND

- STRUCTURAL AND SERVICES PLANS AND

- RELEVANT CODES AND STANDARDS.

TO BE DEMOLISHED

13. LEVELS INDICATED ON PLAN AND ELEVATIONS ARE

FINISHED LEVELS RELATIVE TO THE LEVELS INDICATED ON

THE SITE PLAN. REFER TO ENGINEER'S DOCUMENTATION FOR CUT LEVELS DEPENDANT ON FLOOR STRUCTURE.



EXISTING ELEMENTS



PROPOSED ADDITIONS OR ALTERED ELEMENTS



EXISTING TREE TO REMAIN



TREE TO BE REMOVED

### **MATERIAL SCHEDULE**

CODE ELEMENT MATERIAL / FINISHES RN-01 RENDERED LIGHTWEIGHT WALL WALL COLOUR: - DULUX - TO MATCH EXISTING PRECOLOURED POWDERCOATED ALUMINIUM WINDOW FRAME WF-01 DOOR FRAME COLOUR: - TO MATCH EXISTING

GL. GLASS **CLEAR GLASS** 

ALL MATERIALS, PRODUCTS AND COLOURS MAY SLIGHTLY VARY ON SITE.

DESIGNED 2 YOU BUILDING DESIGN

**DIAL BEFORE** YOU DIG www.1100.com.au

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#### Adrian Joon

P 0424 350 038

E adrian@designed2you.com.au

**ELEVATIONS** 

E. NELSON **ADDITIONS & ALTERATIONS** 

EX. ATTIC F.L.

EX. FIRST F.L.

EX. GROUND F.L.

S.O

()

O.S

2 SOUTH EAST

STAGE: DA SUBMISSION

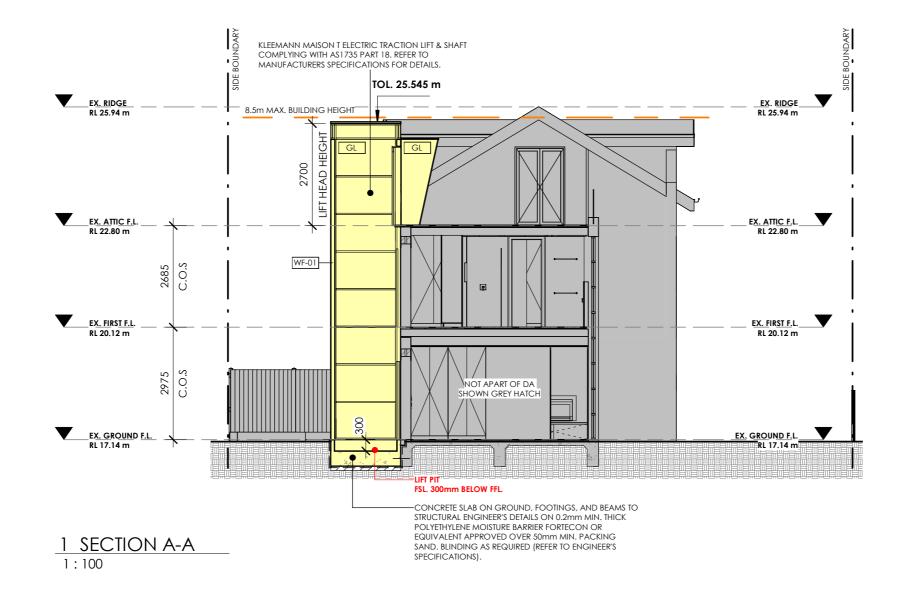
Designed By ADRIAN JOON Job No: Page No: DA10 Scale @A3 As indicated

NOT APART OF DA

Rev Date: 19.05.2025 AJ Amendment LIFT AMENDMENT

34 ADDISON ROAD, MANLY NSW 2095 LOT 1 - SP 72298

THIS PROPERTY IS **NOT** WITHIN A DESIGNATED BUSHFIRE PRONE AREA.
NO BUSH FIRE PROTECTION SHALL BE PROVIDED TO DETERMINED IN ACCORDANCE WITH AS 3959-2009



INSULATION NOTES:
PROVISION OF THERMAL INSULATION TO BE PROVIDED AS REQUIRED BY B.C.A. REGULATION F6.2. & BASIX REPORT REFER TO BASIX REPORT FOR DETAILS.

#### DESIGN REQUIREMENTS AND SPECIFICATION:

**CONSTRUCTION** ADDITIONAL INSULTATION REQUIRED (R-VALUE)

- CONCRETE SLAB ON GROUND FLOOR

INSULATION SPECIFIED MUST BE INSTALLED IN ACCORDANCE WITH PART 3.12.1.1 OF THE BUILDING CODE OF AUSTRALIA,

- IN SOME CLIMATE ZONES, INSULATION SHOULD BE INSTALLED WITH DUE CONSIDERATION OF CONDENSATION AND ASSOCIATED INTERACTION WITH ADJOINING BUILDING MATERIALS.

# **BUILDING SECTIONS**

E. NELSON

**ADDITIONS & ALTERATIONS** 

Designed By ADRIAN JOON Job No: Page No: DA11 Scale @A3 As indicated

OTHER SPECIFICATIONS

Rev Date: AJ Amendment LIFT AMENDMENT

# DESIGNED 2 YOU BUILDING DESIGN

#### **NOTES**

- 1. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS:
  - ARCHITECTURAL PLANS AND SPECIFICATIONS,
- MATERIAL AND FINISHES SCHEDULE, FF&E SCHEDULE. - STRUCTURAL AND SERVICES PLANS AND SPECIFICATIONS.
- ENERGY REPORT.
   MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS FOR FINISHES, FIXTURES, AND FITTINGS.
- RELEVANT CODES AND STANDARDS.
- 2. ALL CONSTRUCTION WORK MUST COMPLY WITH THE LATEST 'NATIONAL CONSTRUCTION CODE' OF AUSTRALIA
  AND RECEIVE APPROVAL FROM THE LOCAL AUTHORITY OR BUILDING SURVEYOR.
- 3. SEWERAGE SYSTEMS MUST BE CONNECTED TO THE DESIGNATED LEGAL DISCHARGE POINTS, AS APPROVED BY THE RELEVANT AUTHORITY.
- 4. STORMWATER DRAINAGE SYSTEMS MUST BE CONNECTED TO THE AUTHORIZED LEGAL DISCHARGE POINTS, MEETING THE SATISFACTION OF THE RELEVANT AUTHORITY. 5. EXISTING STRUCTURES AND SERVICES MUST BE
- SAFEGUARDED AT ALL TIMES. ANY DAMAGE CAUSED MUST BE PROMPTLY REPAIRED BY THE BUILDER.
- 6. REFER TO THE STRUCTURAL AND CIVIL ENGINEER'S SPECIFICATIONS FOR SITE PREPARATION, ROAD DESIGN, DRAINAGE, STORMWATER, AND SEWER CONNECTIONS.
- 7. DIMENSIONS PROVIDED ARE APPROXIMATE. VERIFY ON-SITE BEFORE MANUFACTURING, SUBMIT SHOP DRAWINGS TO THE DESIGNER FOR REVIEW AND WRITTEN APPROVAL
- 8. BUILDING CONTRACTORS ARE REQUIRED TO NOTIFY THE DESIGNER/SUPERINTENDENT OF ANY DISCREPANCIES IN THE DOCUMENTATION AND AWAIT INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK.
- 9. FLOORING SHOULD EXTEND BENEATH JOINERY
- 10. INSTALL ALL DOOR HARDWARE AT A HEIGHT OF 1000MM ABOVE THE FINISHED FLOOR LEVEL (AFL)
- 11. ENSURE PROPER FALLS IN BATHROOM FLOORS ACCORDING TO AS1428.1 REGULATIONS.
- 12 ALL DEMOLITION MUST BE CARRIED OUT IN ACCORDANCE WITH A.S 2601-2001.
- 13. LEVELS INDICATED ON PLAN AND ELEVATIONS ARE FINISHED LEVELS RELATIVE TO THE LEVELS INDICATED ON THE SITE PLAN. REFER TO ENGINEER'S DOCUMENTATION FOR CUT LEVELS DEPENDANT ON FLOOR STRUCTURE.

#### **LEGEND**



TO BE DEMOLISHED



EXISTING ELEMENTS



PROPOSED ADDITIONS OR ALTERED ELEMENTS



EXISTING TREE TO REMAIN



TREE TO BE REMOVED



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#### Adrian Joon







34 ADDISON ROAD, MANLY NSW 2095 LOT 1 - SP 72298

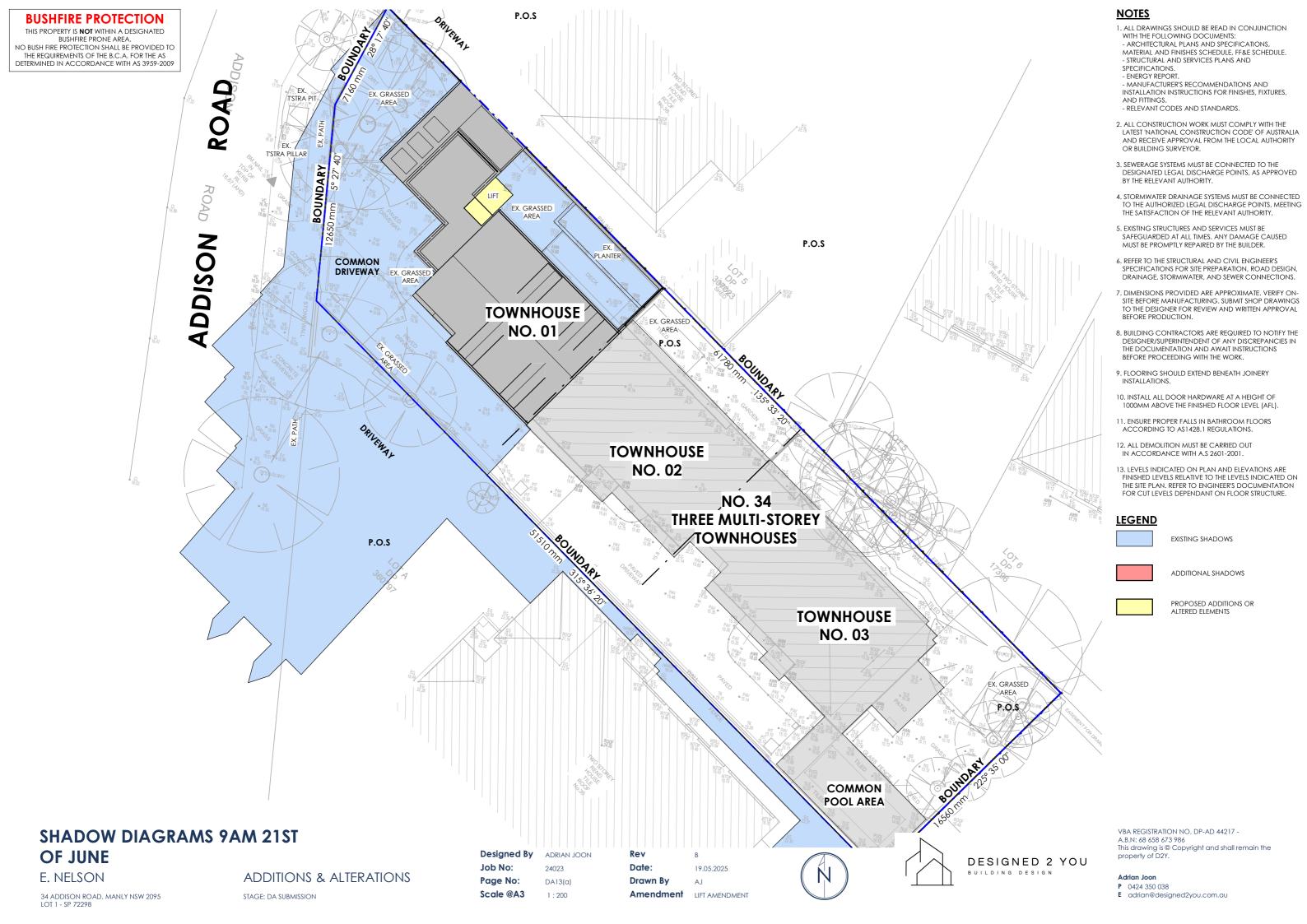
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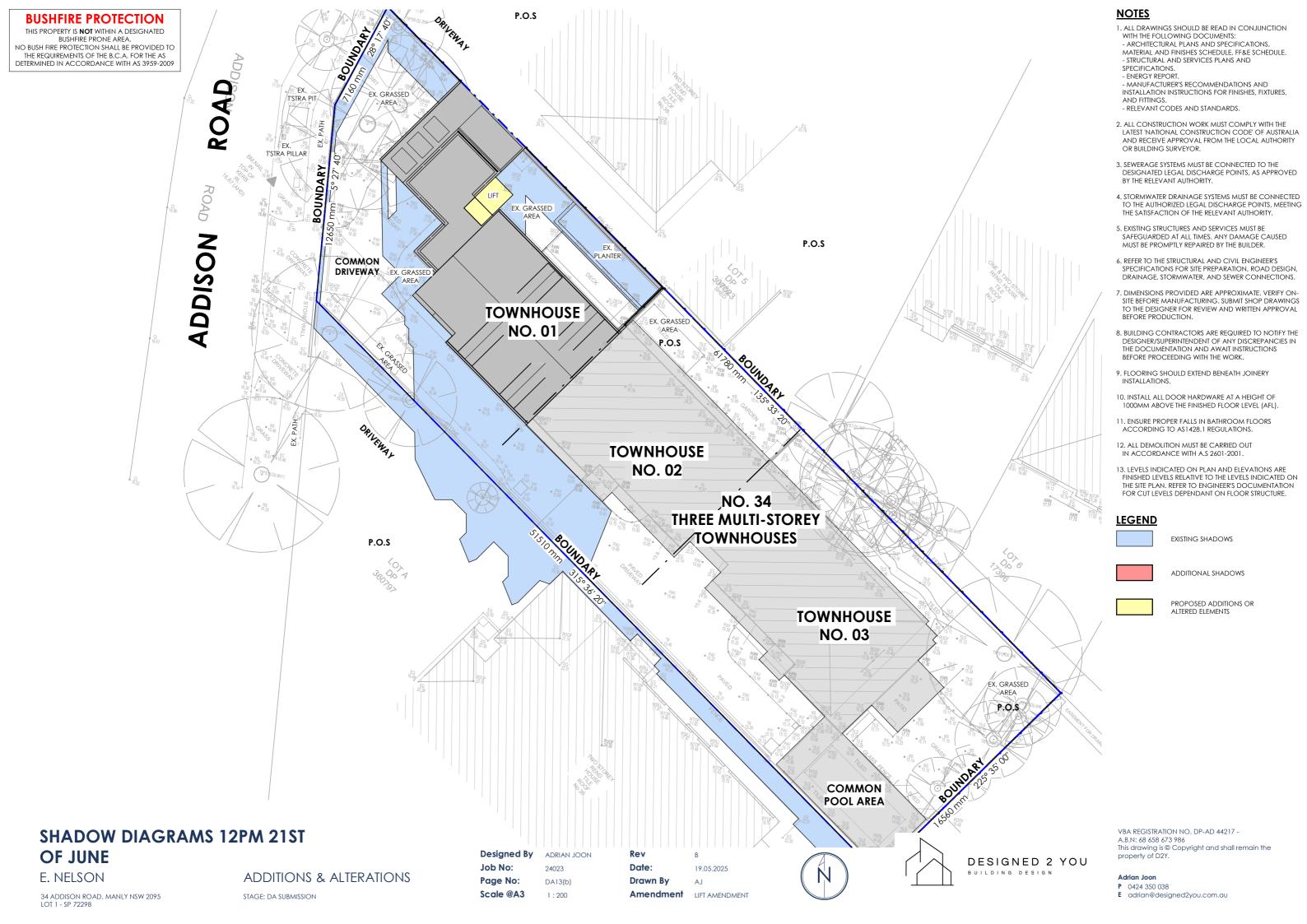
Rev Date: 19.05.2025 Drawn By AJ Amendment LIFT AMENDMENT



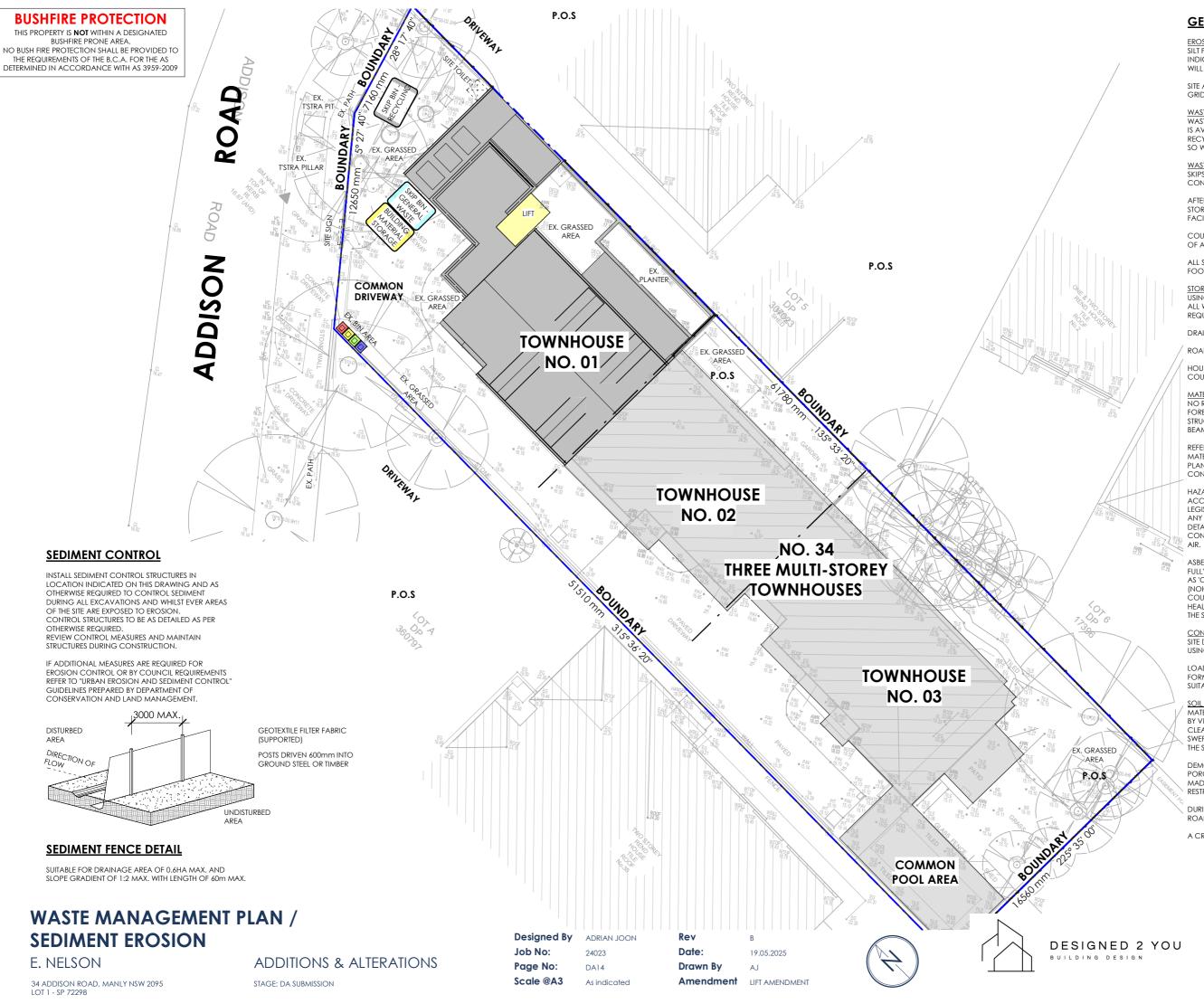


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#### **NOTES** P.O.S **BUSHFIRE PROTECTION** 1. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION THIS PROPERTY IS **NOT** WITHIN A DESIGNATED WITH THE FOLLOWING DOCUMENTS: - ARCHITECTURAL PLANS AND SPECIFICATIONS, BUSHFIRE PRONE AREA. NO BUSH FIRE PROTECTION SHALL BE PROVIDED TO ROAD MATERIAL AND FINISHES SCHEDULE, FF&E SCHEDULE. THE REQUIREMENTS OF THE B.C.A. FOR THE AS - STRUCTURAL AND SERVICES PLANS AND DETERMINED IN ACCORDANCE WITH AS 3959-2009 SPECIFICATIONS. - ENERGY REPORT. - MANUFACTURER'S RECOMMENDATIONS AND AS EX. INSTALLATION INSTRUCTIONS FOR FINISHES, FIXTURES, AND FITTINGS. FX. GRASSED - RELEVANT CODES AND STANDARDS 2. ALL CONSTRUCTION WORK MUST COMPLY WITH THE LATEST 'NATIONAL CONSTRUCTION CODE' OF AUSTRALIA AND RECEIVE APPROVAL FROM THE LOCAL AUTHORITY OR BUILDING SURVEYOR. 3. SEWERAGE SYSTEMS MUST BE CONNECTED TO THE DESIGNATED LEGAL DISCHARGE POINTS, AS APPROVED BY THE RELEVANT AUTHORITY. ROAD 4. STORMWATER DRAINAGE SYSTEMS MUST BE CONNECTED TO THE AUTHORIZED LEGAL DISCHARGE POINTS, MEETING EX. GRASSED THE SATISFACTION OF THE RELEVANT AUTHORITY. 5. EXISTING STRUCTURES AND SERVICES MUST BE ADDISON SAFEGUARDED AT ALL TIMES. ANY DAMAGE CAUSED P.O.S MUST BE PROMPTLY REPAIRED BY THE BUILDER. COMMON 6. REFER TO THE STRUCTURAL AND CIVIL ENGINEER'S SPECIFICATIONS FOR SITE PREPARATION, ROAD DESIGN, DRIVEWAY EX. GRASSED DRAINAGE, STORMWATER, AND SEWER CONNECTIONS. 7. DIMENSIONS PROVIDED ARE APPROXIMATE. VERIFY ON-SITE BEFORE MANUFACTURING, SUBMIT SHOP DRAWINGS TO THE DESIGNER FOR REVIEW AND WRITTEN APPROVAL TOWNHOUSE NO. 01 8. BUILDING CONTRACTORS ARE REQUIRED TO NOTIFY THE P.O.S DESIGNER/SUPERINTENDENT OF ANY DISCREPANCIES IN THE DOCUMENTATION AND AWAIT INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK. 9. FLOORING SHOULD EXTEND BENEATH JOINERY 10. INSTALL ALL DOOR HARDWARE AT A HEIGHT OF 1000MM ABOVE THE FINISHED FLOOR LEVEL (AFL) 11. ENSURE PROPER FALLS IN BATHROOM FLOORS ACCORDING TO AS1428.1 REGULATIONS. 12. ALL DEMOLITION MUST BE CARRIED OUT **TOWNHOUSE** IN ACCORDANCE WITH A.S 2601-2001. NO. 02 13. LEVELS INDICATED ON PLAN AND ELEVATIONS ARE FINISHED LEVELS RELATIVE TO THE LEVELS INDICATED ON THE SITE PLAN. REFER TO ENGINEER'S DOCUMENTATION FOR CUT LEVELS DEPENDANT ON FLOOR STRUCTURE. NO. 34 THREE MULTI-STOREY <u>LEGEND</u> **TOWNHOUSES** EXISTING SHADOWS P.O.S ADDITIONAL SHADOWS PROPOSED ADDITIONS OR **TOWNHOUSE** ALTERED ELEMENTS NO. 03 EX. GRASSED P.O.S COMMON **POOL AREA** VBA REGISTRATION NO. DP-AD 44217 -**SHADOW DIAGRAMS 3PM 21ST** A.B.N: 68 658 673 986 This drawing is $\ensuremath{\text{@}}$ Copyright and shall remain the **OF JUNE** Designed By Rev ADRIAN JOON DESIGNED 2 YOU Job No: Date: BUILDING DESIGN E. NELSON **ADDITIONS & ALTERATIONS** Adrian Joon Page No: DA13(c) AJ P 0424 350 038 Scale @A3 Amendment LIFT AMENDMENT 34 ADDISON ROAD, MANLY NSW 2095 STAGE: DA SUBMISSION E adrian@designed2you.com.au LOT 1 - SP 72298



#### **GENERAL NOTES**

SILT FENCE AROUND PERIMETER OF THE PROPERTY AS INDICATED. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED DAILY BY SITE MANAGER.

SITE ACCESS POINT PROVIDE KERB AND LAYBACK SEDIMENT

WASTE & RECYCLING MANAGEMENT
WASTE MATERIAL WILL BE STORED ONSITE UNTIL TRUCK OR SKIP IS AVAILABLE FOR PICK UP FROM STREET. MATERIALS FOR RECYCLING WILL BE SEPARATED AND STORED APPROPRIATELY SO WASTE AND RECYCLING REQUIREMENTS ARE REDUCED.

WASTE DURING CONSTRUCTION
SKIPS WILL BE POSITIONED IN THE OFF STREET PARKING AFTER

AFTER CONSTRUCTION WASTE AND RECYCLING BINS WILL BE STORED AT FRONT OF PROPERTY WITH ACCESS TO CLEANING

COUNCIL APPROVAL WILL BE OBTAINED PRIOR TO PLACEMENT OF ANY MATERIALS ON THE FOOTPATH.

ALL STOCKPILES TO BE CLEAR OF DRAINS, GUTTERS AND

STORMWATER AND DRAINAGE
USING EXISTING STORMWATER WILL REMAIN AS EXISTING AND ALL WORK WILL BE IN ACCORDANCE TO COUNCIL REQUIREMENTS.

DRAINAGE IS TO REMAIN AS EXISTING TO STORMWATER

ROADS AND FOOTPATH TO BE SWEPT DAILY.

HOURS OF OPERATION NOT TO EXCEED THOSE NOTED IN

NO RAINFOREST TIMERS OR TIMBER CUT FROM OLD GROWTH FOREST TO BE USED IN CONSTRUCTION. GENERALLY STRUCTURAL TIMBER TO BE TREATED PINE AND COMPOSITE

REFER WASTE MANAGEMENT PLAN FOR RECYCLING AND MATERIALS TO BE REMOVED FROM SITE. WASTE MANAGEMENT PLAN IS TO BE MAINTAINED ON SITE THROUGHOUT THE CONSTRUCTION PERIOD

HAZARDOUS MATERIALS AND ASBESTOS REMOVAL TO BE IN ACCORDANCE WITH REQUIREMENTS OF THE RELEVANT LEGISLATION, CODES, STANDARDS AND GUIDELINES PRIOR TO ANY DEMOLITION. PRIOR TO ANY REMOVAL OF ASBESTOS FULL DETAILS TO BE SUBMITTED TO COUNCIL ON THE METHOD OF CONTAINMENT AND CONTROL OF EMISSION OF FIBRES TO THE

ASBESTOS REMOVAL AND TRANSPORTATION WORKS ARE TO FULLY COMPLY WITH WORKCOVER NSW AND THE EPA AS WELL AS 'CODE OF PRACTICE FOR THE SAFE REMOVAL OF ASBESTOS (NOHSC:202(1988))' AND SPECIFICALLY NORTHERN BEACHES COUNCIL'S ASBESTOS POLICY AND NATIONAL OCCUPATIONAL HEALTH AND SAFETY COMMISSIONS: CODE OF PRACTICE FOR THE SAFE REMOVAL OF ASBESTOS 2000 (1988)

CONSTRUCTION MANAGEMENT
SITE DELIVERIES AND ACCESS TO BE MADE FROM THE STREET USING EXISTING ACCESS POINTS.

LOADING AND UNLOADING OF EXCAVATION MACHINES, FORM WORK AND BUILDING MATERIALS TO BE IN STREET USING SUITABLE WARNING SIGNS ERECTED DURING OPERATIONS.

#### SOIL AND EXCAVATION

MATERIAL FROM SITE IS NOT TO BE TRACKED ONTO THE ROAD BY VEHICLES/MACHINERY ENTERING OR LEAVING THE SITE. CLEAR DUST/SOIL OR OTHER CONSTRUCTION MATERIAL TO BE SWEPT OFF PAVEMENT / ROADWAY AND CONTAINED WITHIN

DEMOLISHED WORKS TO BE SPRAYED WITH WATER ONTO POROUS SURFACE ONLY TO SUPPRESS DUST. COVERS TO BE MADE SECURE OVER CEMENT WHEN SITE NOT IN USE TO RESTRICT CONCRETE BLOWING AROUND

DURING DEMOLITION / CONSTRUCTION KEEP FOOTPATH & ROAD CLEAR OF VEHICLE & MATERIALS.



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