

ALTERATIONS & ADDITIONS

VIRGINIO & ANTONINA MAUTONE
231 HUDSON PDE
CLAIREVELLE NSW

DEVELOPMENT APPLICATION TO NORTHERN BEACHES COUNCIL

- 01
- SITE PLAN
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- STORMWATER & SEDIMENT CONTROL

GENERAL NOTES AND BCA COMPLIANCE

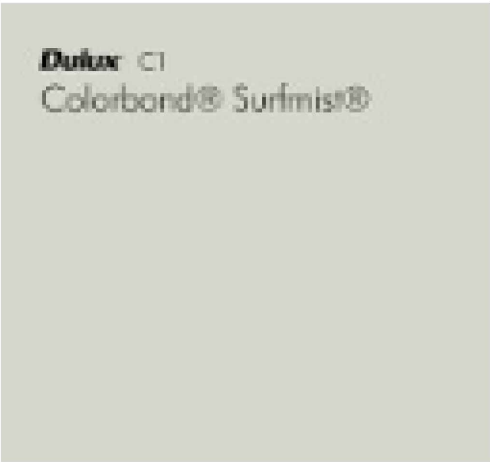
ALL NOTES TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL PLANS AND THE
STRUCTURAL ENGINEERS DETAILS

- EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A.
- FOOTINGS AND SLABS TO COMPLY WITH PART 3.2. OF THE B.C.A, AS 2870 AND ENGINEERS DETAILS.
- MASONARY CONSTRUCTION TO COMPLY WITH PART 3.3 OF THE B.C.A AND AS3700.
- TIMBER FRAMING TO COMPLY WITH PART 3.4 OF THE B.C.A AND AS1684.
- STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 OF THE B.C.A.
- NATURAL LIGHT TO COMPLY WITH PART 3.8.4. OF THE B.C.A.
- VENTILATION TO COMPLY WITH PART 3.8.5. OF THE B.C.A.
- ROOFING TO COMPLY WITH PART 3.5.1. OF THE B.C.A.AND AS/NZ1562
- CLOTHES WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY WITH PART 3.8.3 OF THE B.C.A.
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS 3786-1993 'SMOKE ALARMS'
- TERMITE MANAGEMENT TO COMPLY WITH AS 3660 - 2000 'TERMITE MANAGEMENT - NEW BUILDING WORK'
- GLAZING TO COMPLY WITH AS 1288 - 2006 'GLASS IN BUILDING - SELECTION AND INSTALLATION ' AND AS 2047 - 1999 'WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION'
- WATERPROOFING AND WET AREAS TO COMPLY WITH AS 3740 - 2004 'WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS'
- DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS TO COMPLY WITH PART 3.8.3 'FACILITIES' OF THE BUILDING CODE OF AUSTRALIA
- EXTERNAL GLAZING AND CLADDING BEING OF MINIMAL REFLECTANCE (MAXIMUM OF 20%)
- EXTERNAL FINISHED BEING IN NATURAL, RECESSIVE, NON REFLECTIVE COLOURS AND TEXTURES
- BALUSTRADES CONSTRUCTION TO COMPLY WITH PART 3.9.2.3 - 'BALUSTRADES' OF THE BUILDING CODE OF AUSTRALIA
- DAMP-PROOF MEMBRANE MUST BE 'HIGH IMPACT' 0.2MM THICK POLYETHYLENE FILM
- ALL DRAINAGE WORKS TO BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 3.1.2 OF THE BUILDING CODE OF AUSTRALIA AND AS/NZS 2500 3.2 - STORMWATER DRAINAGE

FINISHES SCHEDULE



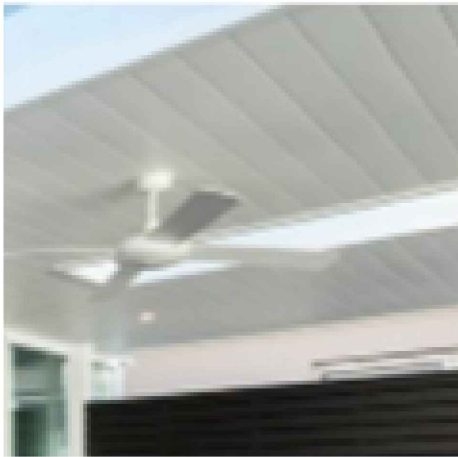
Exterior
Sandstone Rockface
Cladding to Garage
Columns



Colourbond Mid
Tone roof sheeting.
Half round gutters
and downpipes



Tiles
To owners
specifications



Painted Timber
Pergola Frame



Windows Doors
Painted White

1. PRELIMINARIES

These specifications shall be read with consideration for established ESD (Environmentally Sustainable Design) principles. Reduction of raw materials, use of reclaimed materials, and particular attention to product standards and specifications are paramount.

These specifications shall be adopted in addition to the standard acceptable codes and methods of construction as applicable under the current Building Code of Australia (BCA) and as prescribed in all relevant Australian Standards. Where a more current Standard or Standards have superseded, or have been introduced in addition to, the specific Standards mentioned in this Specification, the Contractor shall refer to the most current Australian Standard(s) applicable.

1.1 Additional Work / Costs to be included

- Certification of works in accordance with as required by all regulatory bodies;

NOTE: All statutory fees, bonds, etc, including Sydney Water, Local Government and the like, including all fees stated required for the CC, to be paid by the Owner. Owner Builder to manage co-ordination and notification of all inspections required.

- Street traffic control and street protection measures as necessary and as required by the Council and other relevant authorities;

- Disconnection and protection of all services as required;

- Provision of temporary builder's services as required during construction;

- Surveys by a qualified land surveyor as required and as necessary to facilitate and complete the works;

- Siltation barriers and stormwater/erosion management in accordance with the Sediment & Erosion Control Plan provided

- Co-ordination & facilitation of all nominated sub-contractors at the Owner's request;

1.2 Dimensions of plans

Figured dimensions shall be taken in preference to those scaled off the plans. The Contractor shall verify all dimensions on site through survey of boundaries prior to commencement of ordering or construction of works and notify the Principal Designer of any discrepancy.

1.3 Contractor / Owner Builder responsibilities

The Contractor shall:

1.3.1 Comply with all relevant building codes and regulations,

1.3.2 Comply with Council regulations as per the approved DA or CDC

1.3.3 Inform the Owner or Designer of any discrepancies within the plans or Conditions of Consent.

1.3.4 Carry out the work in accordance with the contract drawings and Specifications.

1.3.5 Shall ensure that work done by others, is maintained in "as new" condition until completion of the works.

1.3.6 Where "approved", "as approved" or "as selected" is mentioned, seek approval from the Owner or their nominated representative (defined in Contract) before materials are ordered or work begins.

1.3.7 Provide all the required Warranties and Insurances as required under the Home Building Act 1989, including the Builders All Risk Insurance for Owner supplied items once delivered to site.

1.3.8 Generally make good all retained building components, surfaces, etc, affected by the works and prepare all surfaces as required for final finishes.

1.3.9 Coordinate site inspections with nominated PCA.

2. SITE PREPARATION AND EXCAVATION

2.1 Site preparation

2.1.1 Site clearing shall be carried out by the Contractor prior to the commencement of construction and applies to the area of works only.

2.1.2 Provide a secure site in accordance with the Authorities' requirements.

1.1.1 Install and maintain silt and sedimentation management measures as required by the Conditions of Consent.

2.2 Demolition

2.2.1 All work to conform with AS2601-2001, including the proper methods of disposal of asbestos or other hazardous material to comply with Work Cover regulations and be disposed of in a legal manner.

2.2.2 Prepare a Hazardous substances management plan to AS 2601 clause 1.6. prior to demolition where required.

2.2.3 Demolished materials shall be re-used or recycled off-site where practicable and at no time shall be disposed of without scrutiny.

2.2.4 Demolition and waste recycling shall follow the guidelines outlined in the best practice' standards published by the Waste Wise Construction Program.

2.3 Excavation / Fill

2.3.1 Excavation for slabs, footings and services shall be limited to minimise natural ground disturbance over the site.

2.3.2 All fill to AS 3798 clause 4.4 including inorganic, non-perishable material suitably graded and capable of compaction to the documented density. (where noted in the engineering specification)

3. CONCRETING

3.0.1 All work in accordance with the Australian Standards AS3600 (Concrete Structure), AS1379 (Ready Mixed Concrete), AS 2870 (Residential slabs and Footings) and any other relevant Standard. All reinforcement shall be specified and certified by the consulting Engineer.

3.0.2 All concrete used in-situ for slabs and footings, including Council crossovers, laybacks and kerbs, shall be "Green 3 Star" concrete as supplied by Boral.

3.0.4 Any excess material spillage or splashing shall be cleaned and appropriately removed by the contractor whilst uncured, and any subsequent damage to material shall be the responsibility of the Contractor.

3.0.5 New RC slabs to be finished as required to achieve the finishes and levels shown in the drawings, including matching existing finished levels where necessary.

4. TERMITE PROTECTION

4.1.1 The Contractor shall construct the floor slabs and footings in accordance with AS2870 (residential slabs and footings) or AS 3600 (concrete structures) and AS3660 (termite management) to create a termite barrier.

4.1.2 In addition to the slab as termite barrier, provide the following non-chemical termite protection in accordance with AS3660 (termite management), by appropriately trained and licensed installers:

4.1.3 Install the termite barrier systems in various parts of the buildings as required to achieve a complete termite barrier, generally in perimeter walls, around slab penetrations, along construction/control joints and at building step-downs/retaining walls, all in accordance with manufacturer's instructions, ABCB National Certification and AS3660.

4.1.4 The Contractor is responsible for ensuring that the physical termite barriers used are fully protected during the carrying out of the works and can be fully Certified with a manufacturer's Warranty at the completion of the works

5. TIMBER PRODUCTS, FINISHES & TREATMENT

5.0.1 General: Provide timber products with finishes and treatments including for durability and carrying appropriate certification for the finishing applications.

5.0.2. General: Provide timbers having natural durability appropriate to the conditions of use, or preservative-treated timber of equivalent durability.

Natural durability class: To AS 5604.

5.0.3. Hardwood timber - As selected by Owner

5.0.4. All work to conform with Australian Standards, including AS1684 (residential timber framing), AS1720.1 (timber structures) and all relevant Australian Standards where they apply.

5.0.5. Stopping of clear-finished timbers will match the selected species or most suitable darker alternative. The stopping will match any general knots and natural deviations.

5.1 CARPENTRY

5.1.1 All work to conform with Australian Standards, including AS1684 (residential timber framing), AS1720.1 (timber structures) and all relevant Australian Standards where they apply.

5.1.2 Engineered wood products are to be used structurally throughout the works in preference to steel beams and instead of solid hardwood lengths.

5.2 Roof trusses, wall frames, beams and rafters

5.2.1 New timber roof trusses shall be Carter Holt Harvey LASER Frame TERMINATOR Blue. Where engineered timber is required to meet AS1687, or the structural engineers design specification, use HYPAN LVL beams as the first preference. All new posts and roof framing to be termite treated.

6. ELECTRICAL

6.0.1 All electrical work to comply with Australian Standards incl. AS3000 and AS3018.

6.0.2 Lighting and electrical layouts to be reviewed and discussed with Owner prior to final installation.

6.0.3 Inspect the existing meter board and upgrade safety switching if required.

6.0.4 Generally install and position electrical switches/plates to match existing.

6.0.5 Owner to supply light fittings incl. bulbs, Contractor to install.

7.0 PLUMBING & DRAINAGE

7.0.1 All work and materials to AS3500.1.2, AS3500.2.2, AS3500.4.2 and AS2179 installed by licensed tradespersons and in accordance with all regulations.

7.0.2 Provide protection against "water hammer" in plumbing as approved.

7.0.3 Connect all new guttering to existing stormwater lines via new matching downpipes.

7.0.4 Provide sub-soil drainage lines behind retaining walls as required and connect to the existing stormwater provisions.

7.0.5 All stormwater runoff to agricultural drains shall be filtered with appropriate means with the aim of maintaining stormwater quality. All stormwater shall be prevented from carrying excessive silt and sediment into the mains system.

8 MECHANICAL VENTILATION

8.1 All mechanical ventilation and air conditioning to comply with AS 1668.2

8.2 Mechanical ventilation discharge location as per BCA Part 3.8.7.4 Condensation Managemet

9. ROOFING

9.0.1 Generally, all work carried out shall comply with all relevant Australian Standards, including AS1397, AS1445, AS2179, AS2049 and AS3500.

9.0.2 New flat roof material to be Lysaght KliLok (or similar) suitable for 1° fall

9.0.3 New pitched roof material >5° to be Lysaght CustomOrb (or similar)xx4x4

9.0.4 Owner to select roof colour.

10. PAINTING

All painting to comply with Australian Standards including AS2311 and AS3750 and must be in accordance with the Australian Ecolabel Program's Good Environmental Choice Australia (GECA) standards, as outlined in their publication entitled 'Architectural and Protective Coatings'.

All paint specifications to Resene Low VOC standards (including Resene recommended surface preparation) or approved equivalent.

10.0.1 Apply new paint or appropriate surface coating to all new works externally, including areas where making good existing surfaces will necessitate new paint, unless pre-finished surface (such as Colorbond) is supplied.

10.0.2 Contractor to consult with Owner prior to purchasing paint to confirm areas and surfaces to be painted.

10.0.3 Colour schedule to be provided upon request of the Contractor who will sample test all schemes prior to implementation as approved by owner.

10.0.4 All new external cement render to be finished with selected membrane paint.

10.0.5 All finishes applied as recommended by and strictly in accordance with the manufacturer's recommendations.

11.0 SITE CLEAN UP

11.0.1 All building debris and dead vegetation shall be removed from site at the Contractor's cost and all trenches back-filled in accordance with the consulting structural Engineer's specification and/or instructions.

11.0.2 The Contractor will maintain a clean and dry site throughout the construction period where practicable, with regular cleaning of Sub-Contractor waste and rubbish.

11.0.3 The Contractor is to arrange final cleaning of works and site to the satisfaction of the the Owner.

12. STRUCTURAL STEEL General Requirements

12.1 Fabrication and erection of steel shall comply with Australian Standards including AS1252 (steel bolts, etc), AS1554 (structural steel welding), AS3750 (paints for steel), AS4100 (steel structures), AS4680 (hot-dip galvanizing) and other relevant Australian Standards where they apply.

12.3 Generally, all structural steel beams used shall be LiteSteel beams coated with AZ+ corrosion protection, as specified by the consulting structural engineer and erected only by approved or licensed trade.

12.4 Ensure all exposed steel is hot-dipped then galvanized and painted. It is recommended that all galvanized beams and other expressed structural elements are finished with enamel paint.

12.5 All steel reinforcement used in the works shall comply with Australian Standards including AS 4671 (steel reinforcing materials) or AS 4672 (pre-stressed steel). It shall be cut and bent in accordance with AS 3600 (concrete structures) or AS 2870 (slabs and footings).

13. WINDOWS AND GLAZED DOORS

13.1 Window and door selection as selected by owner, to comply with the BASIX certificate

13.2 Selection and installation: To AS 2047.

13.3 For smoke and heat venting, see AS 2665 which is cited in the BCA.

13.4 Glass type and thickness: To AS 1288, where no glass type or thickness is nominated.

13.5 For Glass type and thickness refer to Table 4.1 AS 1288 and to AS/NZS 4667.

13.6 Glass thickness may be governed by human safety and other requirements – see AS 1288 Section 5. The commonly available thicknesses of various glasses are shown on the wind pressure figures of AS 1288, Section 4.

13.7 In other cases the determination of thickness is usually within the competence of the glazing contractor. Where thickness is determined by loading from wind actions, the 'design wind pressure' needs to be known in order to interpret the figures and tables of glass sizes and thicknesses in AS 1288.

13.8 Design wind pressure: To AS/NZS 1170.2 or AS 4055 as appropriate.

13.9 Materials and installation: To AS 1288.

13.10 Quality requirements for cut-to-size and processed glass: To AS/NZS 4667.

13.11 Terminology for work on glass: To AS/NZS 4668.

13.12 Protection of openable windows to BCA 3.9.2.5, 3.9.2.6, 3.9.2.7

14 METALWORK General Requirements

14.1 All work shall comply with Australian Standards, including AS1163 (steel hollow sections), AS3679 (hot rolled steel), AS1231 (anodised aluminium), AS3715 (powder-coated aluminium), AS1627 (metal finishing) AS2047 (windows) and AS1664 (aluminium structures), AS1554 (welding) and all relevant Australian Standards where they apply.

14.2 Construction detail as required shall be provided within the relevant drawing and only modified with the approval of either the Owner or Principal Designer. All steel sections to be approved by the consulting structural engineer.

14.3 All external stainless steel components shall be 316 external marine grade. Where stainless steel components aren't used, ensure all other exposed steel is hot-dipped then galvanized and enamel painted.

15 MASONRY General Requirements

15.1 Generally, all work to comply with Australian Standards, including AS3700 (masonry construction), AS1316 (masonry cement), AS2904 (damp proof courses) and all relevant Australian Standards where they apply.

16 THERMAL INSULATION

16.1 All thermal insulation shall comply with Australian Standards, including AS4859.1 (thermal insulation materials), AS3999 (installation of bulk insulation), AS4200.1 (reflective foil, etc), AS4426 (insulation of pipework, ducts, etc) and all relevant Australian Standards where they apply.

16.2 Install insulation in walls, roofs and ceilings as detailed in the plans and ensure that all insulation complies with BASIX and the current requirements, and is in accordance with the Australian Ecolabel Program's Good Environmental Choice Australia (GECA) standards, as outlined in their publication entitled 'Insulation'.

16.3 Thermal insulation / lagging shall be fixed to all hot water plumbing..

17 Polystyrene / insulated cladding system (Where applicable)

17.1 Where shown in the plans as painted rendered EPS cladding, provide 100mm thick expanded polystyrene board insulation fixed to stud walls, rendered and coloured as specified by owner.

17.2 The EPS cladding system used shall be Uni-TWS supplied by Unitek, or a similar approved system, and installed strictly as per the manufacturer's details by appropriately trained & skilled trades people.

17.3 The rendering system used shall incorporate all items recommended by the manufacturer for correct installation, including collared fixings; mesh reinforcing at joins, corners, etc; water-based polymer render for fixing the mesh; reinforcing corner/edge/sill reveals; expansion joint sealant (with covering expansion joint profiles); lightweight high impact cement-based render (applied 10 min. thick) such as Unitek High Fibre Render; a selected coloured top-coat such as the Unitek Décor Range; and a final protective membrane coat such as Uniflex Membrane.

18 EXTERNAL WALL LININGS / TEXTURE COATING

18.1 All external wall linings and coatings shall comply with all relevant Australian Standards, including AS3972 (cement), AS1672.1 (limes), AS2758.1 (aggregates), AS1478 (admixtures), AS4548 (texture coatings) and AS1580 (paints, etc).

18.2 Where nominated in plans, rendered external masonry walls shall be painted with an approved proprietary render membrane paint.

18.4 All selected finish colours to be pre-approved by supplying sample boards in nominated colours, prior to application on walls.

19 GENERAL

19.1 Demolition of existing structur and/or alterations to the existing structure to comply with AS 4361.2 - Guid to lead paint management

19.2 Outdoor lighting to comply with AS 4282:1997

19.3 Pruning of amenity trees to comply with AS 4373-2007

19.4 Tree protection measures where relevant on the development site to comply with AS 4970-2009

19.5 Off-street parking to comply with AS/NZS 2890.1:2004, and Council regulations

19.6 Smoke Alarms in accordance with BCA 3.7.5

19.7 Stairs - Non slip resistant walking surfaces on stairway treads and landings near the edge of nosings.

Or a nosing strip with slip resistance classification not less than that listed in table 3.9.1.3

HUDSON PARADE

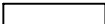


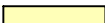
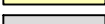

SITE CALCULATIONS
SITE AREA 696.3m2
MIN 60% LANDSCAPING 417.7m2

FOOTPRINT OF BLD 212m2
DRIVEWAY 137.4m2
PAVED BALCONY 52.3m2
PAVING REAR BLD LINE >1M 74m2

TOTAL 475.7m2
MINUS 6% IMPERVIOUS 433.9m2

DCP CALCS (m2)
EXISTING HSA 433.9
HSA TO BE RETAINED 433.9
PROP HSA 433.9
TOTAL SITE AREA 696.3
EXISTING LSC AREA 37.7%
PROP LSC AREA 37.7%
IMPERVIOUS AREA TO BE RETAINED 262.4m2

*Non compliance but existing landscaping area to be retained as work proposed is over existing hsa.

	EXISTING WALLS
	NEW INTERNAL WALLS
	DEMOLISH
	NEW FLOOR AREA
	NEW WORK
	NEW WINDOWS & DOORS

NOTES:
1. THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING.
2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.
3. THE PROPOSED WORKS HAVE BEEN DESIGNED SO THAT WHEN CONSTRUCTED THEY CAN COMPLY WITH THE BCA.

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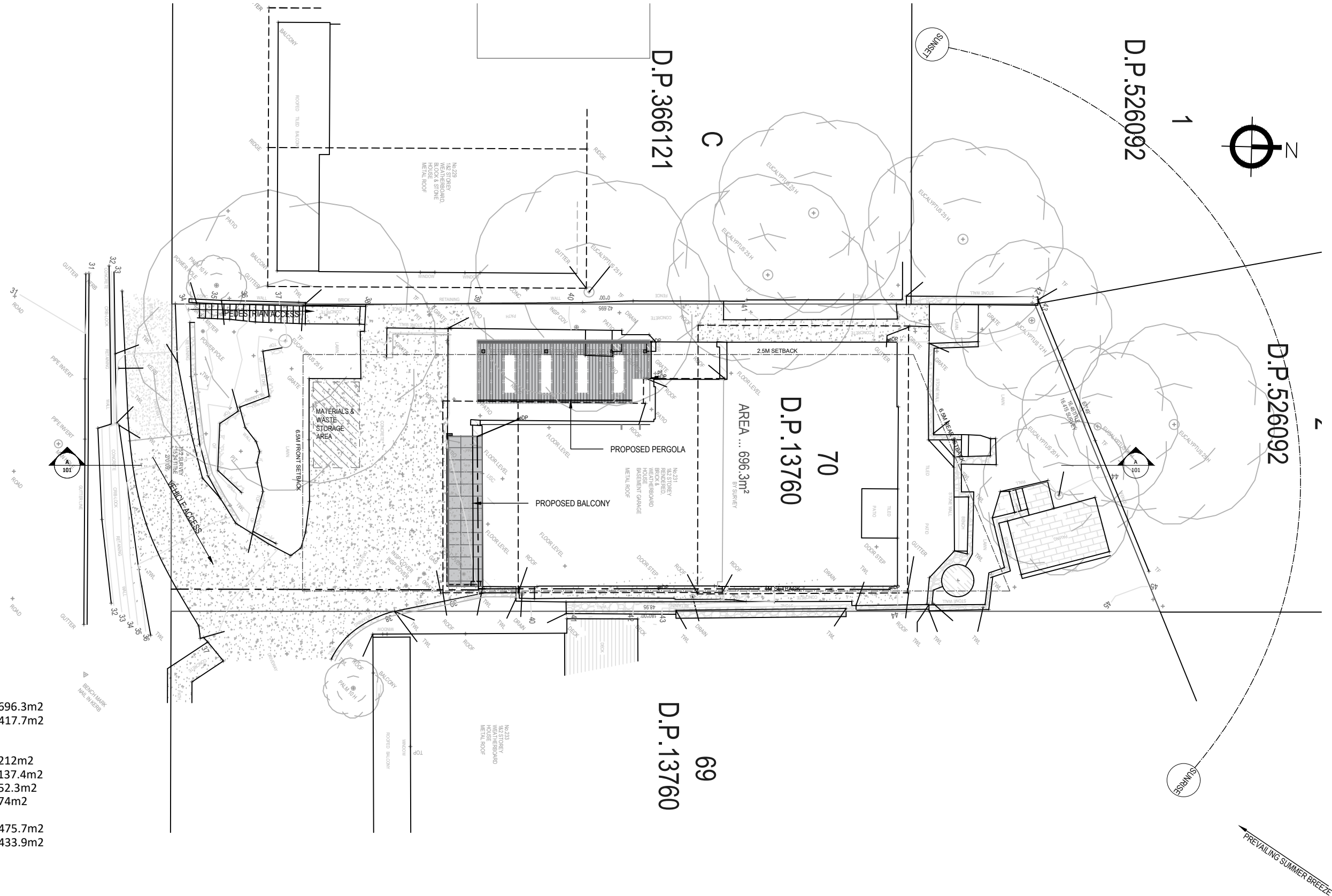
PROJECT
PERGOLA AND GARAGE
EXTENSION

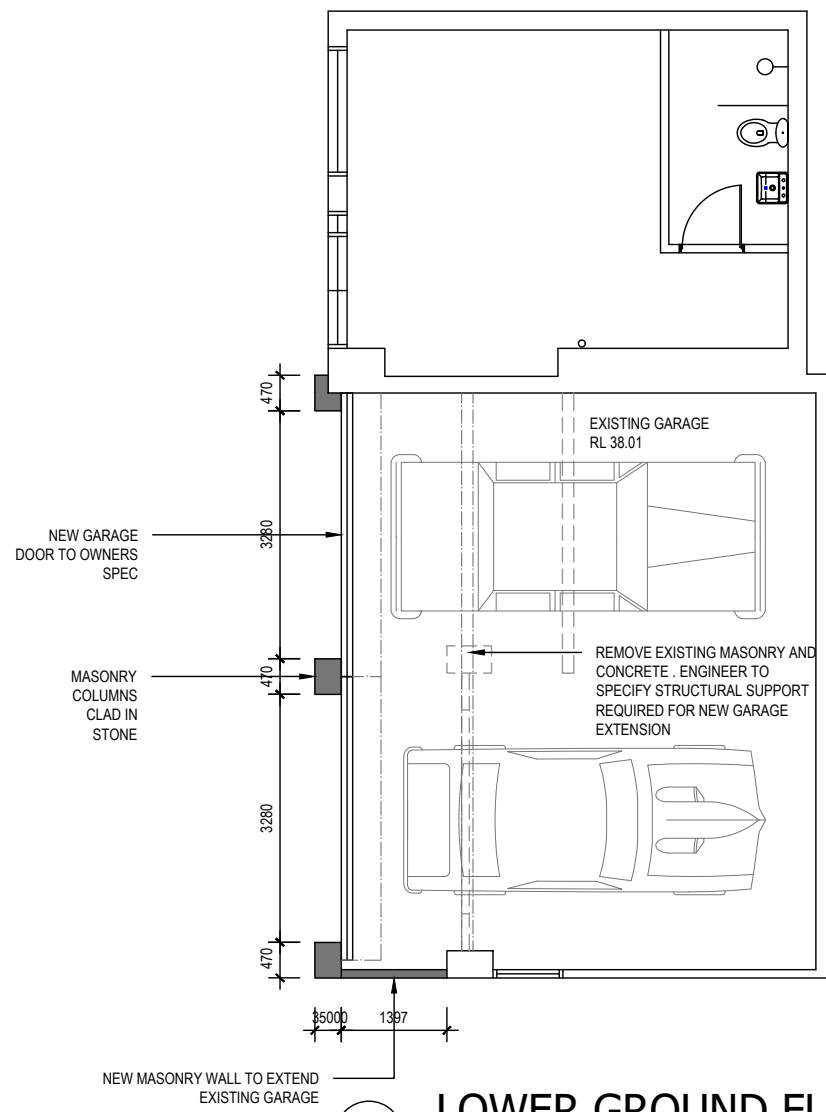
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DEBORAH PARTOS dpartos@giddis.com.au



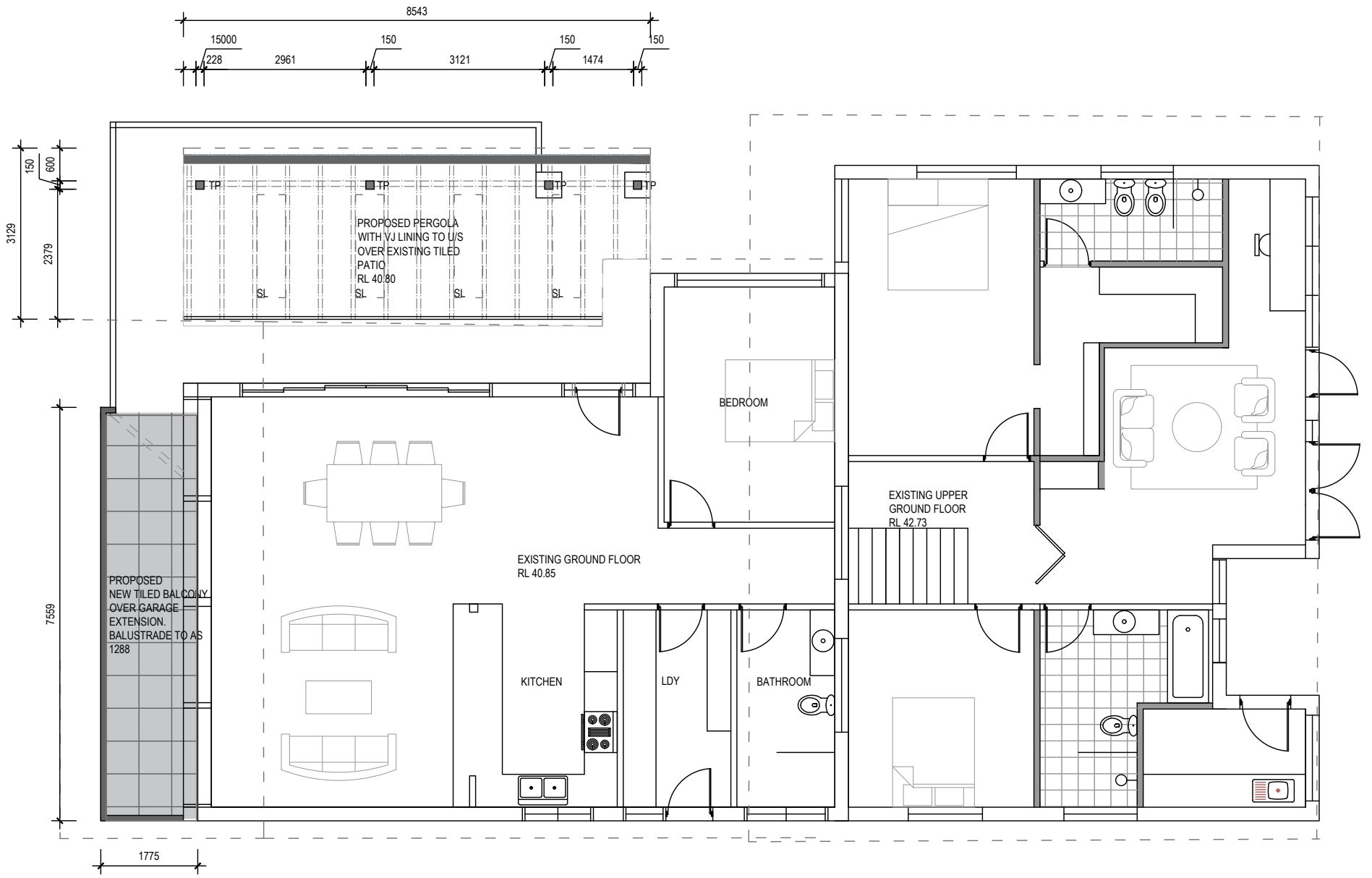
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SITE / SITE ANALYSIS PLAN

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1 LOWER GROUND FLOOR PLAN
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2 GROUND FLOOR PLAN
Scale: 1:100

LEGEND

- OC OPAQUE GLASING
- CG CLEAR GLASING
- CR COLOURBOND ROOFING
- ST STONE CLADDING
- TF TIMBER FRAME - PAINT FINISH
- VJ PAINTED VJ LINING
- FC FIBRE CEMENT SHEET - PAINT FINISH
- SC SHADOWCLAD CLADDING - PAINT FINISH
- WB WEATHERBOARD CLADDING
- MS MASONRY
- CN CONCRETE
- PV PAVERS TO OWNERS SPEC
- TL TILE TO OWNERS SPEC
- INSTALL SMOKE ALARM IN ACCORD WITH AS 3786

- EXISTING WALLS
- NEW INTERNAL WALLS
- DEMOLISH
- NEW FLOOR AREA
- NEW WORK
- NEW WINDOWS & DOORS

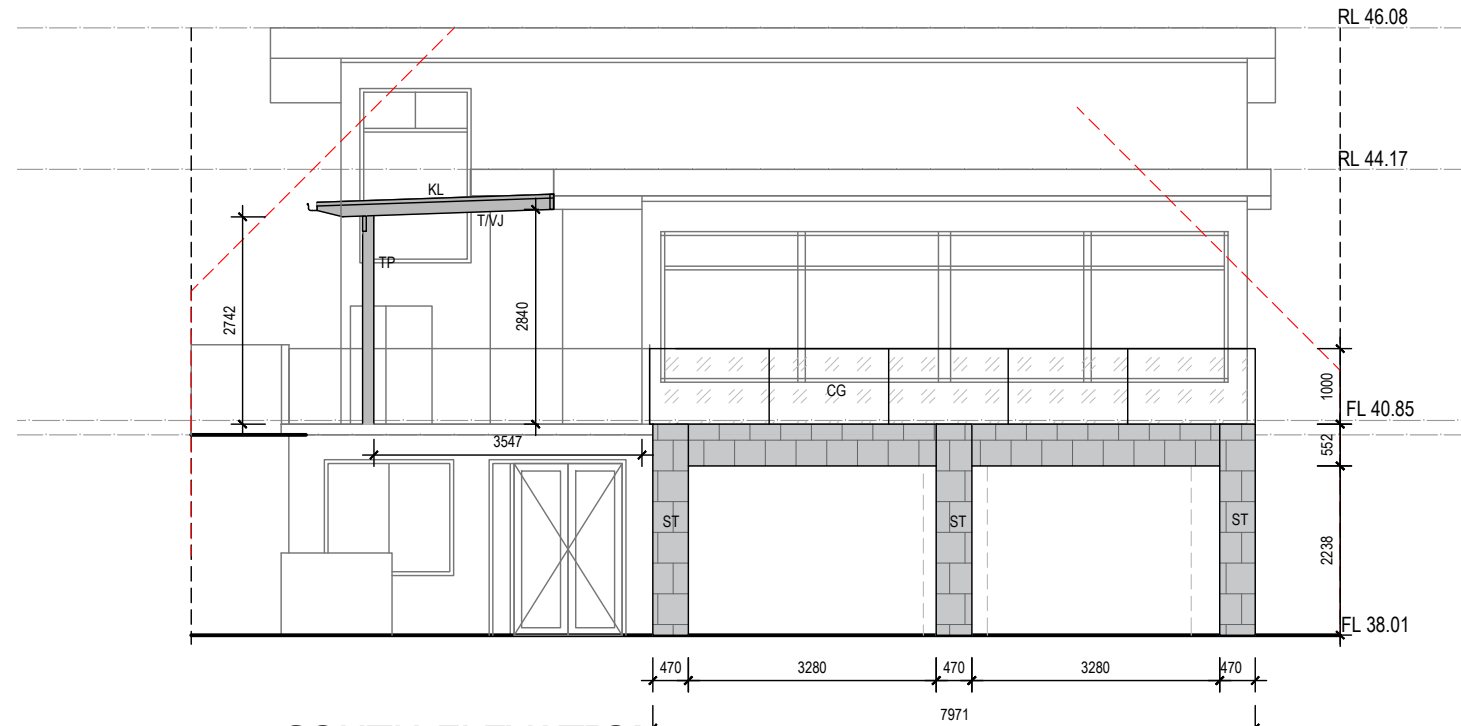
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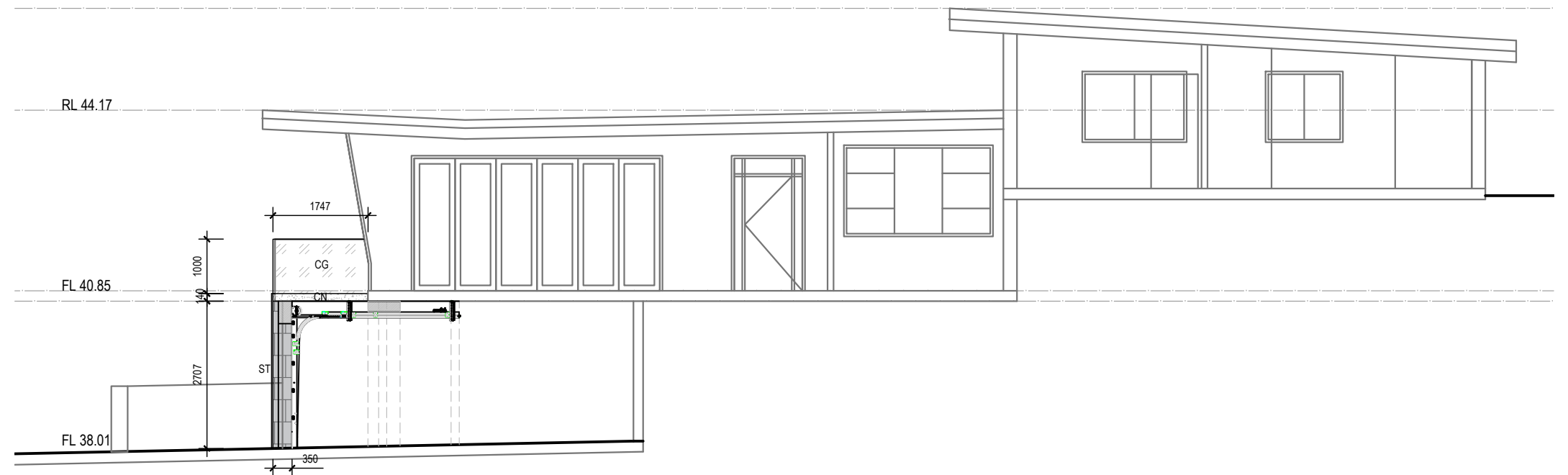
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PERGOLA AND GARAGE
EXTENSION

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GIDDIS
DRAFTING SERVICES

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GROUND & LOWER GROUND PLAN					
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3 SOUTH ELEVATION
Scale: 1:100



4 LONG SECTION
Scale: 1:100

LEGEND

KL	KLIPLOCK ROOFING
CG	CLEAR GLASING
CR	COLOURBOND ROOFING
ST	STONE CLADDING OVER MS
TF	TIMBER FRAME - PAINT FINISH
VJ	PAINTED VJ LINING
FC	FIBRE CEMENT SHEET - PAINT FINISH
SC	SHADOWCLAD CLADDING - PAINT FINISH
WB	WEATHERBOARD CLADDING
MS	MASONRY
CN	CONCRETE
PV	PAVERS TO OWNERS SPEC
TL	TILE TO OWNERS SPEC
	INSTALL SMOKE ALARM IN ACCORD WITH AS 3786

	EXISTING WALLS
	NEW INTERNAL WALLS
	DEMOLISH
	NEW FLOOR AREA
	NEW WORK
	NEW WINDOWS & DOORS

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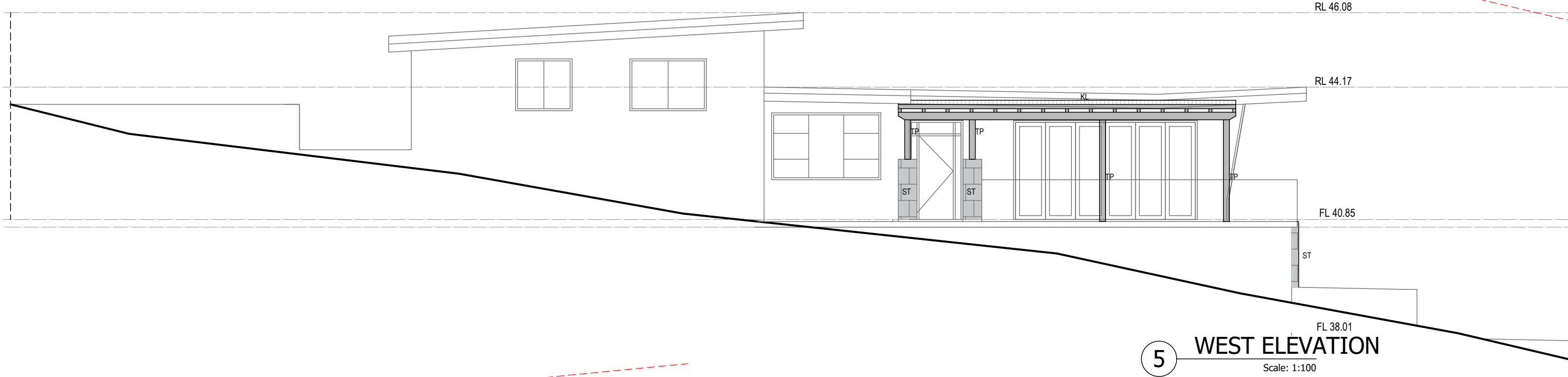
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PROJECT
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LEGEND

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CG

CR

ST

TF

VJ

FC

SC

WB

MS

CN

PV

TL

OPAQUE GLASING

CLEAR GLASING

COLOURBOND ROOFING

STONE CLADDING

TIMBER FRAME - PAINT FINISH

PAINTED VJ LINING

FIBRE CEMENT SHEET - PAINT FINISH

SHADOWCLAD CLADDING - PAINT FINISH

WEATHERBOARD CLADDING

MASONRY

CONCRETE

PAVERS TO OWNERS SPEC

TILE TO OWNERS SPEC

INSTALL SMOKE ALARM IN ACCORD WITH AS 3786

EXISTING WALLS

NEW INTERNAL WALLS

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EXTENSION

DRAWN BY:
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DRAWING TITLE					
ELEVATIONS					
PROJECT NO	SCALE	DATE	DRAWN	DWG NO	REVISION
	1:100	28/11/24	DP	04	B