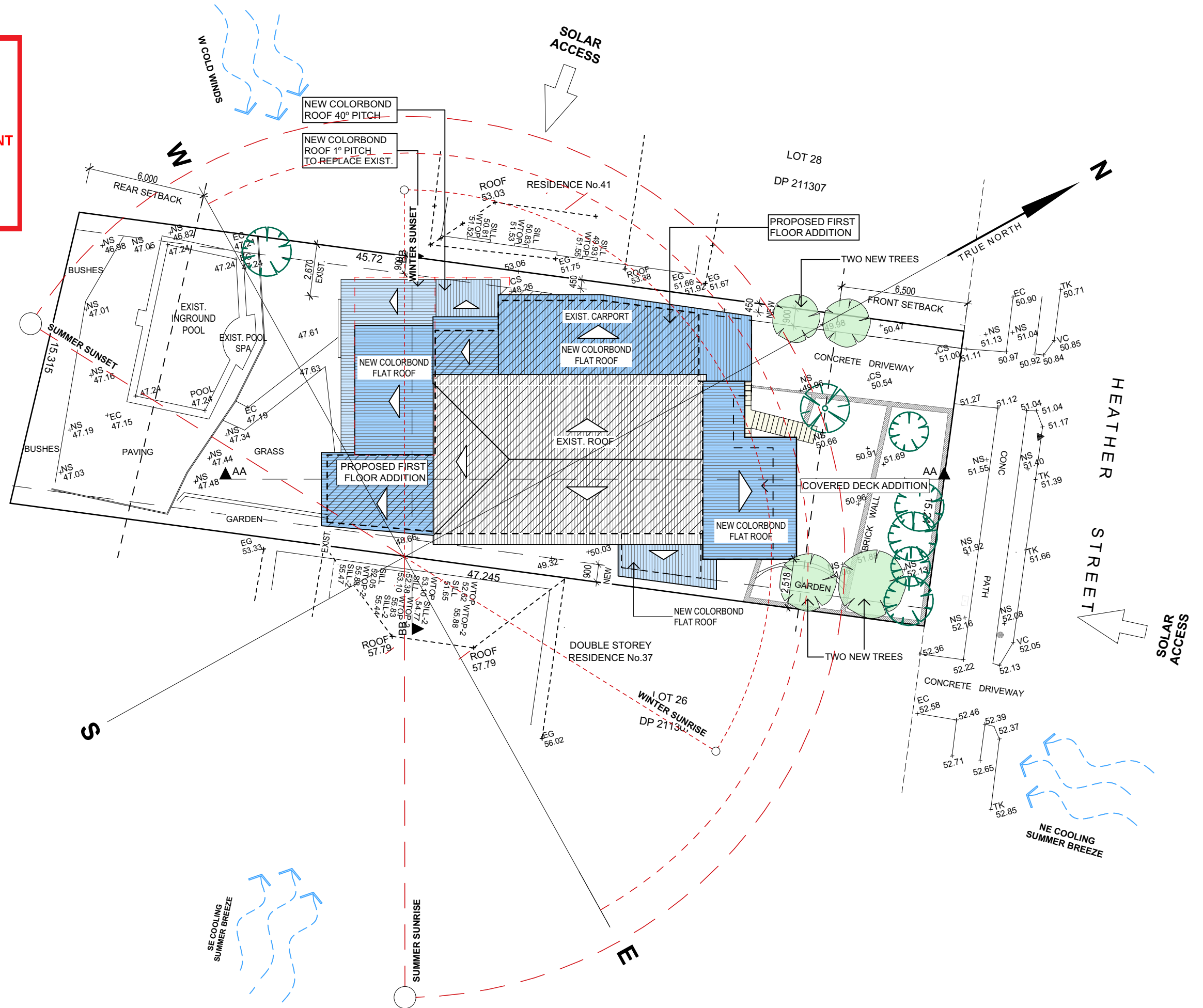




THIS PLAN IS TO BE READ IN
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CONSENT

DA2020/0542



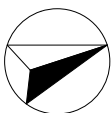
SITE ANALYSIS PLAN

LOT 27
DP 211307

AREA CALCULATIONS

| | |
|-----------------------------|----------------------|
| SITE AREA | 701.90m ² |
| EXISTING GROSS FLOOR AREA | 272.15m ² |
| ADDITIONAL GROSS FLOOR AREA | 75.76m ² |
| TOTAL GROSS FLOOR AREA | 347.91m ² |

TRUE NORTH:



NOTES:

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| E | 18.08.20 | FRONT ENSUITE ROOF AMENDED |
| F | 20.08.20 | CLIENT AMENDMENTS |
| E | 27.08.20 | AMENDMENTS AS PER COUNCIL MEETING |

PROJECT DETAILS:
PROPOSED ALTERATIONS AND ADDITIONS
39 HEATHER ST - WHEELER HEIGHTS

DRAWING TITLE:
SITE ANALYSIS PLAN

DATE:
NOVEMBER/19

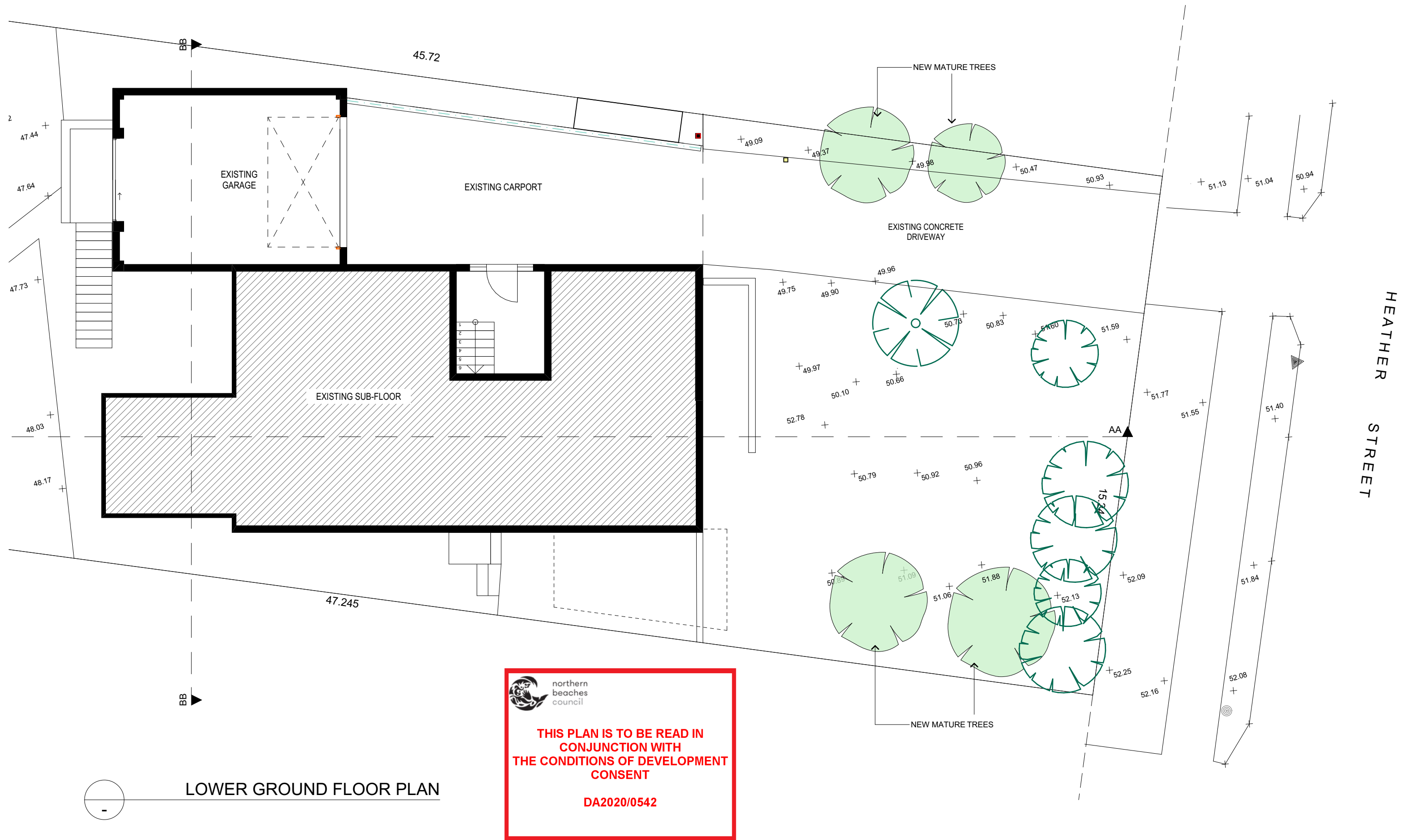
JOB No:
757/19

DRAWN BY:
LB

CHECKED BY:
JJ

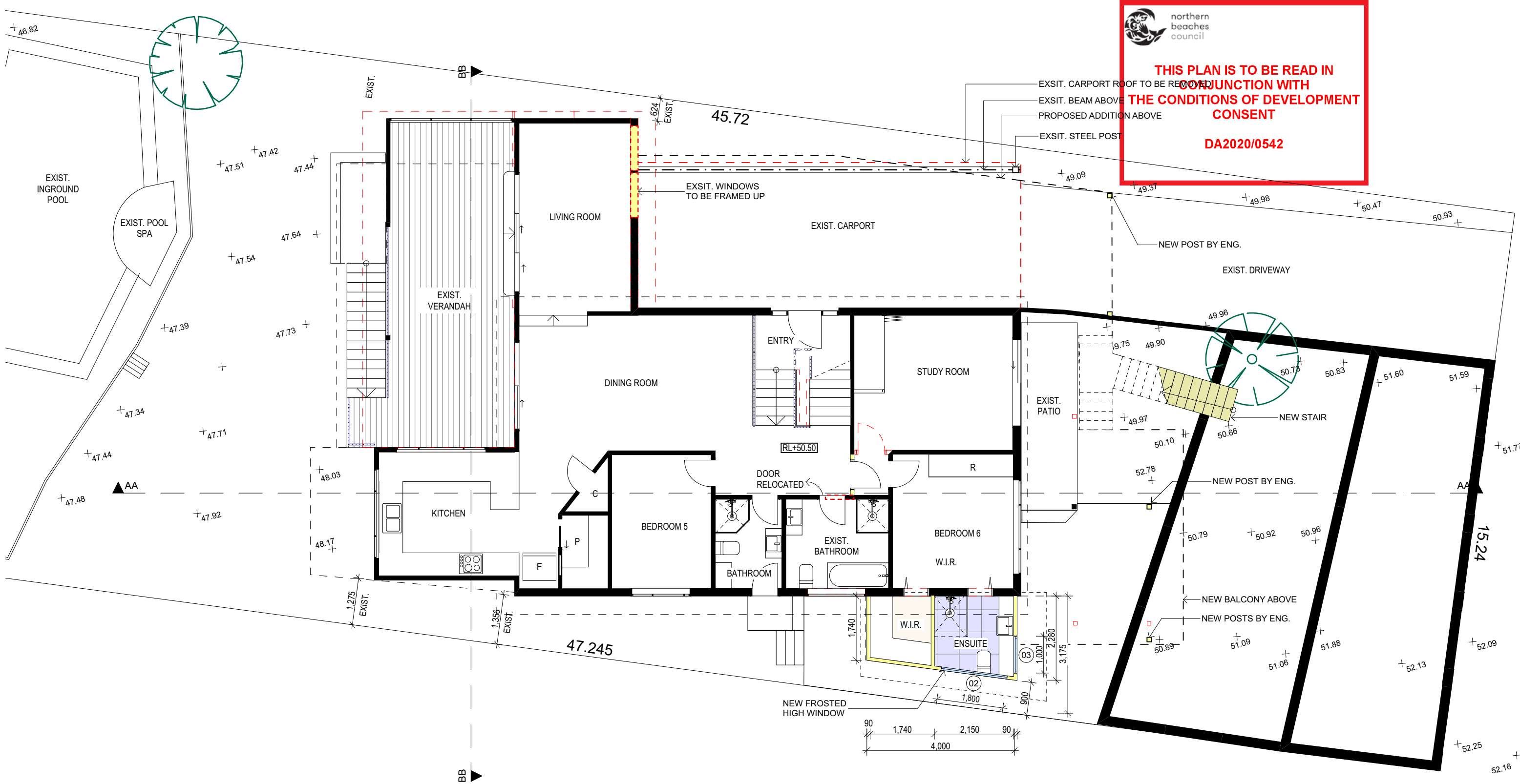
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DRAWING No:
DA.01



GROSS FLOOR AREA 34.92m²

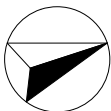
| TRUE NORTH: | NOTES: <ul style="list-style-type: none">• All structures including stormwater & drainage to engineer's details.• Do not obtain dimensions by scaling drawings.• All dimensions are to be checked on site prior to starting work.• These drawings are to be read in conjunction with all other consultant's drawings and specifications.• All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and 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 | <table><tr><th>REV:</th><th>DATE:</th><th>DESCRIPTION:</th></tr><tr><td>B</td><td>04.08.20</td><td>AMENDMENTS</td></tr><tr><td>C</td><td>10.08.20</td><td>AMENDMENTS</td></tr><tr><td>D</td><td>12.08.20</td><td>FRONT ENSUITE ROOF AMENDED</td></tr><tr><td>E</td><td>18.08.20</td><td>FRONT ENSUITE ROOF AMENDED</td></tr><tr><td>F</td><td>20.08.20</td><td>CLIENT AMENDMENTS</td></tr><tr><td>E</td><td>27.08.20</td><td>AMENDMENTS AS PER COUNCIL MEETING</td></tr></table> | REV: | DATE: | DESCRIPTION: | B | 04.08.20 | AMENDMENTS | C | 10.08.20 | AMENDMENTS | D | 12.08.20 | FRONT ENSUITE ROOF AMENDED | E | 18.08.20 | FRONT ENSUITE ROOF AMENDED | F | 20.08.20 | CLIENT AMENDMENTS | E | 27.08.20 | AMENDMENTS AS PER COUNCIL MEETING | PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 39 HEATHER ST - WHEELER HEIGHTS | | DATE: NOVEMBER/19 | DRAWN BY: LB | SCALE: 1:100 @ A3 |
|---|---|--|--|-------------------|-------------------|----------------------|---|----------|------------|---|----------|------------|---|----------|----------------------------|---|----------|----------------------------|---|----------|-------------------|---|----------|-----------------------------------|---|--|----------------------|-----------------|----------------------|
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| DRAWING TITLE: LOWER GROUND FLOOR PLAN | | | | JOB No: 757/19 | CHECKED BY: JJ | DRAWING No: DA.02 | | | | | | | | | | | | | | | | | | | | | | | |



PROPOSED GROUND FLOOR PLAN

GROSS FLOOR AREA 137.20m²

TRUE NORTH:



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PROJECT DETAILS:
PROPOSED ALTERATIONS AND ADDITIONS
39 HEATHER ST - WHEELER HEIGHTS

DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

DATE:
NOVEMBER/19

JOB No:
757/19

DRAWN BY:
LB

CHECKED BY:
JJ

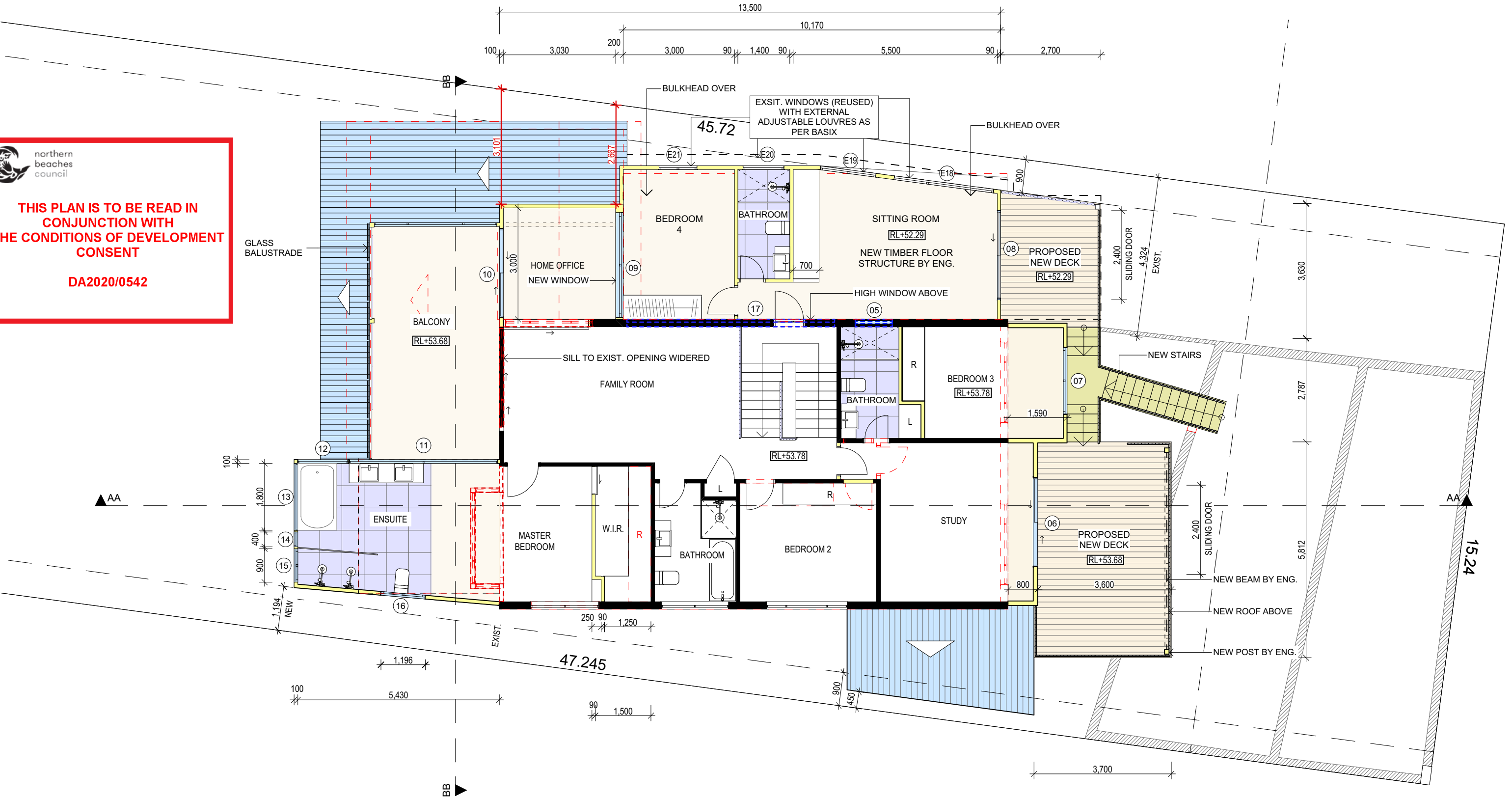
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DRAWING No:
DA.04

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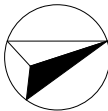
DA2020/0542



PROPOSED FIRST FLOOR PLAN

GROSS FLOOR AREA 175.79m²

TRUE NORTH:



NOTES:

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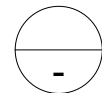
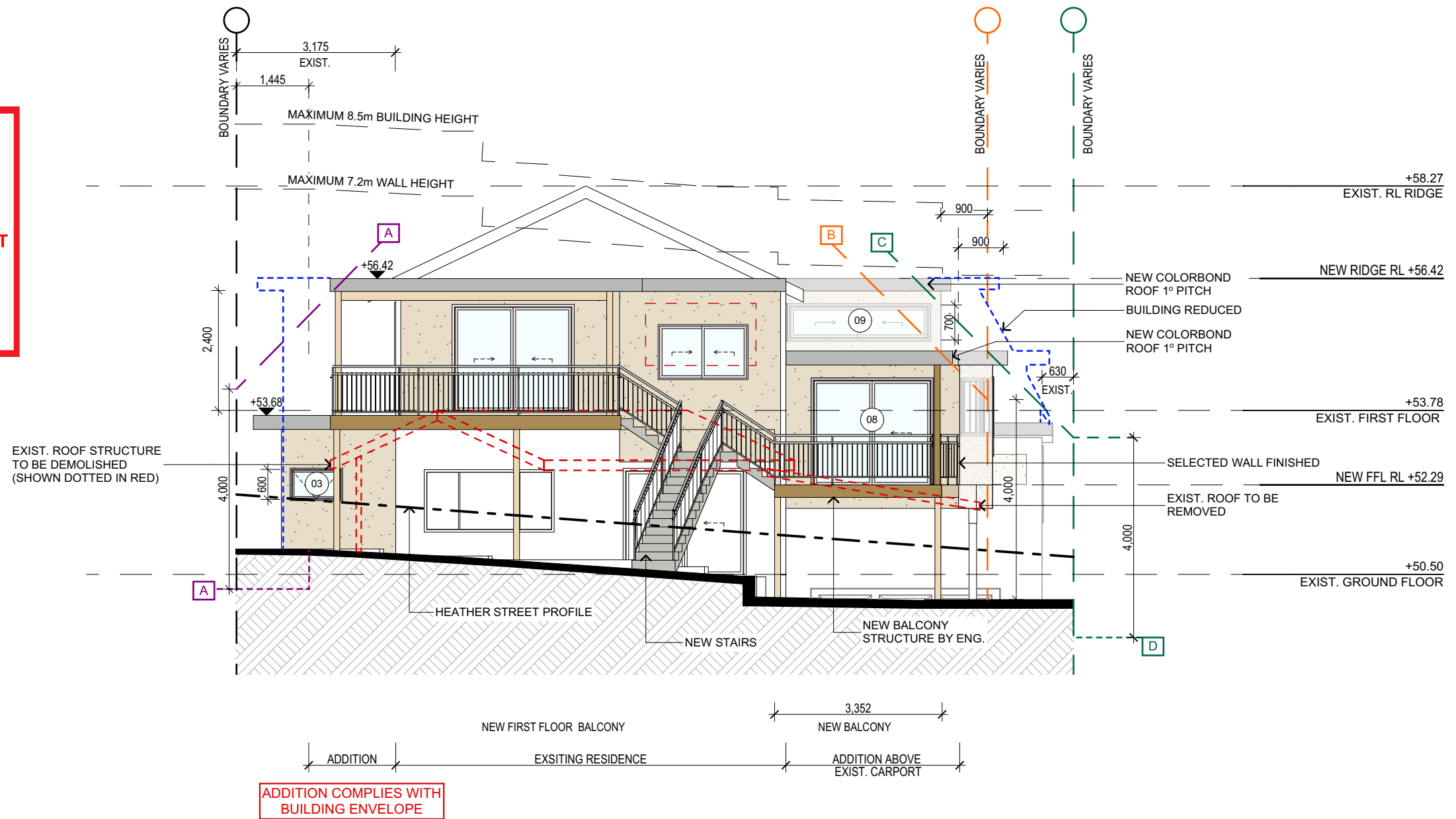
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| JOB No: 757/19 | CHECKED BY: JJ | DRAWING No: DA.06 |



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NORTH ELEVATION

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PROJECT DETAILS:
PROPOSED ALTERATIONS AND ADDITIONS
39 HEATHER ST - WHEELER HEIGHTS

DRAWING TITLE:
NORTH ELEVATION

DATE:
NOVEMBER/19

JOB No:
757/19

DRAWN BY:
LB

CHECKED BY:
JJ

SCALE:
1:100 @ A3

DRAWING No:
DA.07



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STREET ELEVATION WITH THE ADJOINING PROPERTY

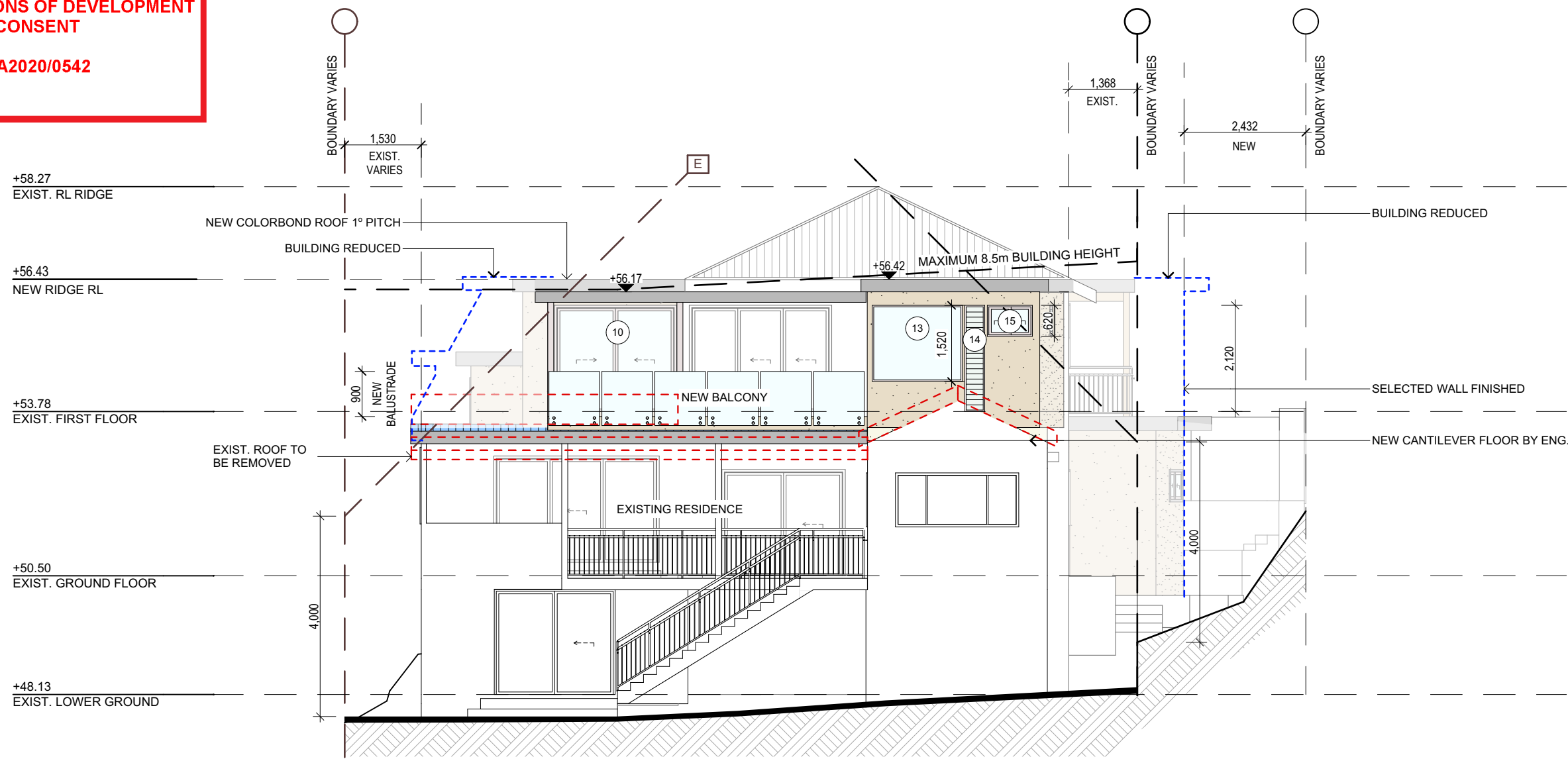
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|--|---|---|--|-------|--------------|--------------|---|----------|------------|---|----------|------------|---|----------|----------------------------|---|----------|----------------------------|---|----------|-------------------|---|----------|-----------------------------------|--|---|------------------------------------|---|
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| <div>DRAWING TITLE:</div> <div>NORTH ELEVATION WITH THE ADJOINING PROPERTY</div> | <div>JOB No:</div> <div>757/19</div> | <div>CHECKED BY:</div> <div>JJ</div> | <div>DRAWING No:</div> <div>DA.08</div> | | | | | | | | | | | | | | | | | | | | | | | | | |



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SOUTH ELEVATION

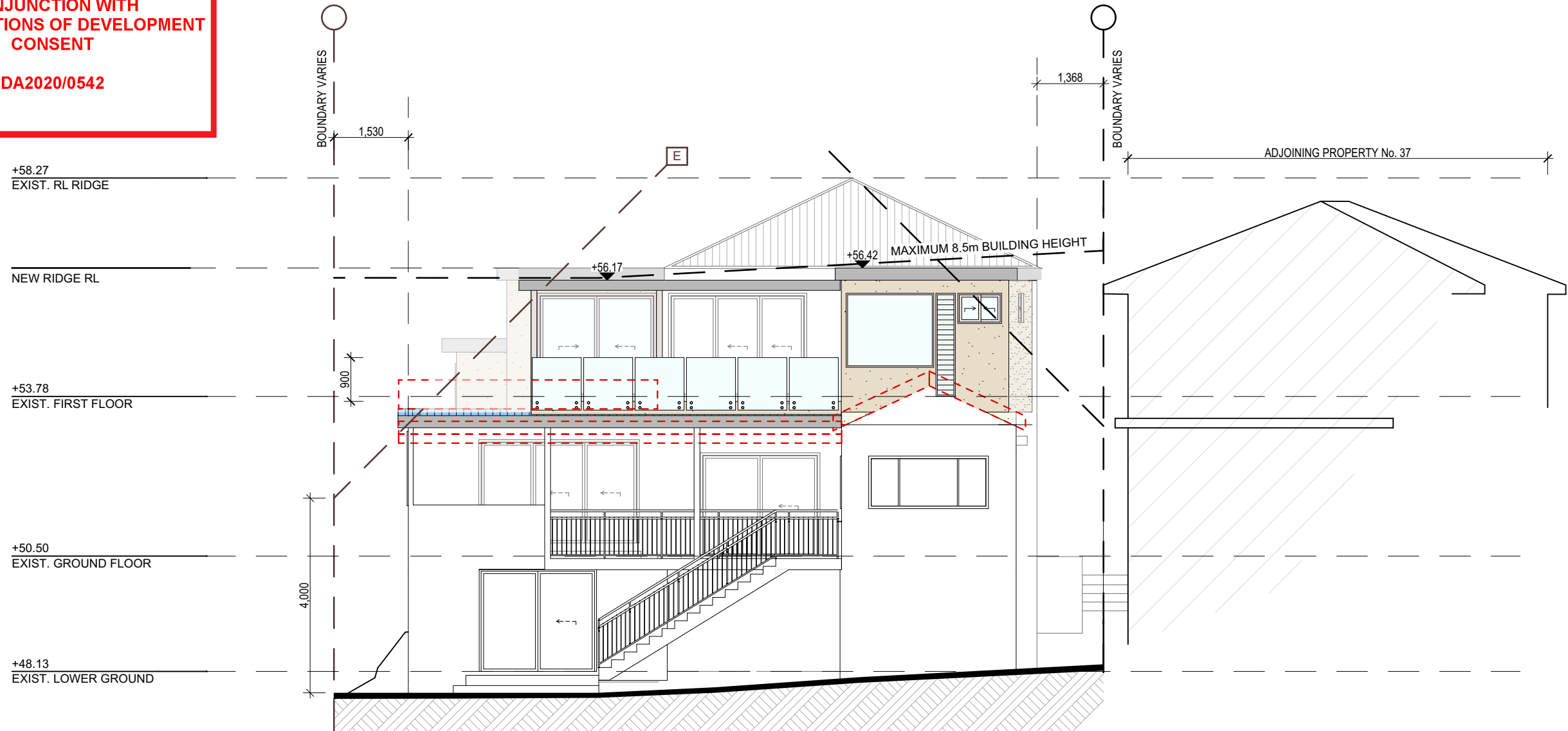
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| | | <div>DRAWING TITLE:</div> <div>SOUTH ELEVATION</div> | <div>JOB No:</div> <div>757/19</div> | <div>CHECKED BY:</div> <div>JJ</div> | <div>DRAWING No:</div> <div>DA.09</div> | | | | | | | | | | | | | | | | | | | | | | |



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SOUTH ELEVATION WITH THE ADJOINING PROPERTY

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| PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 39 HEATHER ST - WHEELER HEIGHTS |
| DRAWING TITLE: SOUTH ELEVATION WITH THE ADJOINING PROPERTY |

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| DATE: NOVEMBER/19 | DRAWN BY: LB | SCALE: 1:100 @ A3 |
| JOB No: 757/19 | CHECKED BY: JJ | DRAWING No: DA.10 |

DA2020/0542



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NOVEMBER/19

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| DRAWN BY: | LB |
| CHECKED BY: | JJ |

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1:100 @ A3

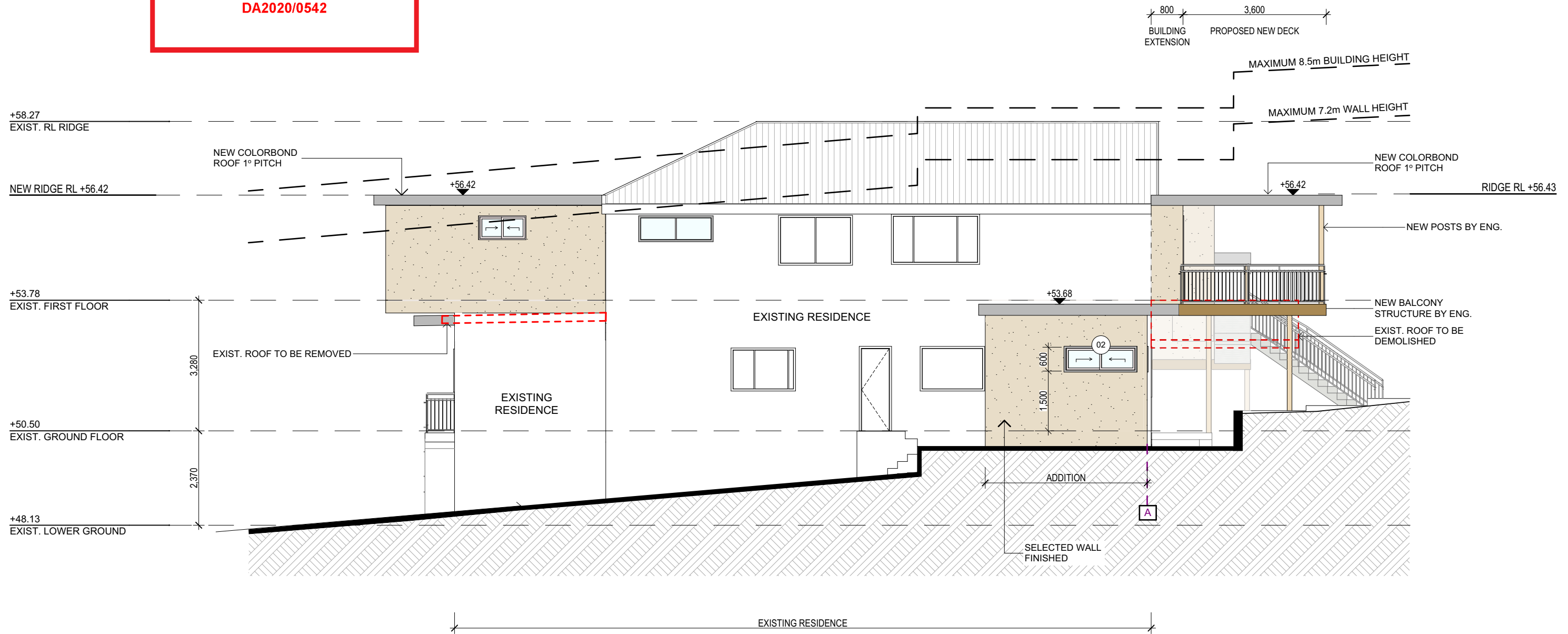
DRAWING No:
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DA2020/0542



EAST ELEVATION

NOTES:

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PROJECT DETAILS:
PROPOSED ALTERATIONS AND ADDITIONS
39 HEATHER ST - WHEELER HEIGHTS

DRAWING TITLE:
EAST ELEVATION

DATE:
NOVEMBER/19

JOB No:
757/19

DRAWN BY:
LB

CHECKED BY:
JJ

SCALE:
1:100 @ A3

DRAWING No:
DA.12

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

+58.27
EXIST. RL RIDGE

DA2020/0542

NEW COLORBOND
FLAT ROOF 1° PITCH
ROOF STRUCTURE BY ENG.

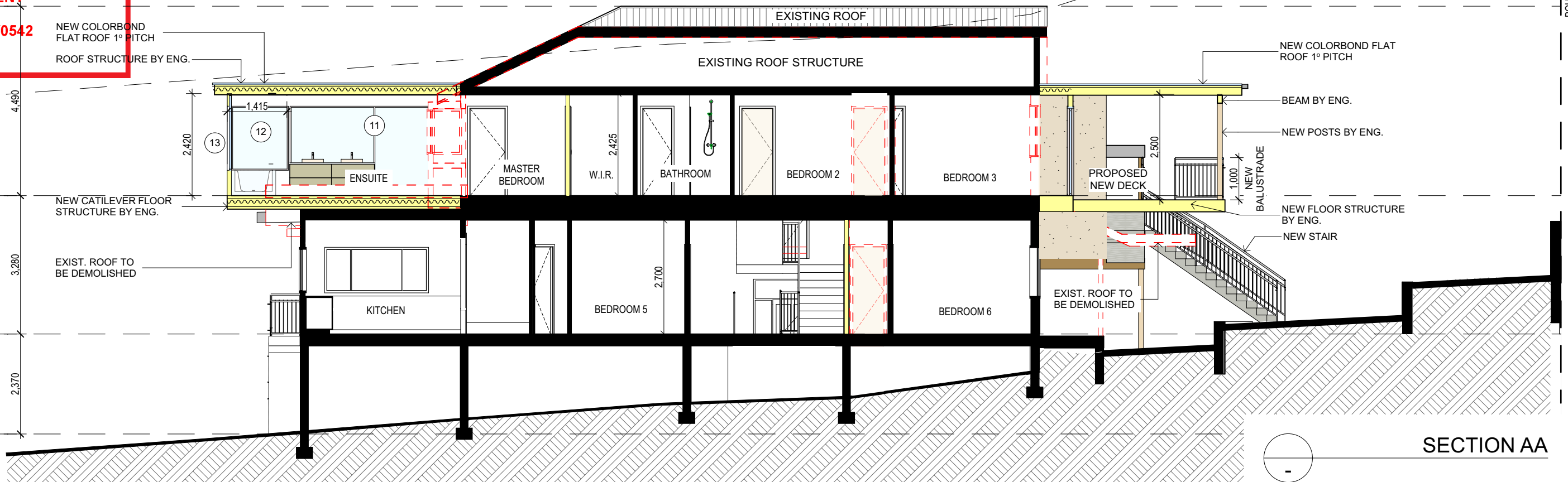
+53.78
EXIST. FIRST FLOOR

NEW CATILEVER FLOOR
STRUCTURE BY ENG.

+50.50
EXIST. GROUND FLOOR

EXIST. ROOF TO
BE DEMOLISHED

+48.13
EXIST. LOWER GROUND



SECTION AA

BASIX REQUIREMENT:

BASIX Inclusions for 39 Heather Street - Wheeler Heights

LIGHTING REQUIREMENTS

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

WATER

- SHOWER RATING _____ MINIMUM 3 STAR
- TAP RATING _____ MINIMUM 3 STAR
- WC'S RATING _____ MINIMUM 3 STAR

INSULATION REQUIREMENTS

| CONSTRUCTION | ADDITIONAL INSULATION REQUIREMENT (R-VALUE) |
|---|---|
| SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR | R 1.60 (OR R 1.30 INCLUDING CONSTRUCTION) |
| FLOOR ABOVE EXISTING DWELLING OR BUILDING | NIL |
| EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD) | R 1.30 (OR R 1.70 INCLUDING CONSTRUCTION) |
| RAKED CEILING, PITCHED/SKILLION ROOF:FRAMED | Ceiling: R2.24 (up), roof: foil backed blanket (55 mm) MEDIUM (solar absorptance 0.45 - 0.70) |
| FLAT CEILING, FLAT ROOF: FRAMED | Ceiling: R2.08 (up), roof: foil backed blanket (55 mm) MEDIUM (solar absorptance 0.45 - 0.70) |

GLAZING DOORS / WINDOWS

- STANDARD ALUMINIUM, SINGLE CLEAR, (or U-value: 7.63, SHGC: 0.75)
- WINDOWS - W1, W2, W3, W4, W5, W6, W7, W8, W9, W10, W11, W12, W13, W14, W15, W16, W18, W19, W20, W21
- STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (or U-value: 5.7, SHGC: 0.47)
- WINDOW - W17

SPECIFICATION NOTES:

INTERNAL LINING

- PROVIDE PLASTERBOARD LINING.

EXTERNAL WALLS:

- TIMBER FRAME WALLS WITH SELECTED CLADDING.
- RENDER OR SELECTED WALL FINISHED.

FLOOR:

- TIMBER FLOOR FRAMING TO BE 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

PROFILED STEEL ROOF:

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

ROOFING:

- COLORBOND ROOF CLADDING

GUTTERS AND DOWNPIPES:

- 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.

STAIR:

- DRESSED & WELL SEASONED PINE TREADS WITH OPEN RISERS WITH 5mm PENCIL ROUND NOSING.

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 DOWNPIPES

- 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.

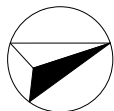
WASTE MANAGEMENT:

- 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.

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 relevant SAA Codes of Practice, the Building Code of Australia and 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

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www.jjdrafting.com.au

| REV: | DATE: | DESCRIPTION: |
|------|----------|-----------------------------------|
| B | 04.08.20 | AMENDMENTS |
| C | 10.08.20 | AMENDMENTS |
| D | 12.08.20 | FRONT ENSUITE ROOF AMENDED |
| E | 18.08.20 | FRONT ENSUITE ROOF AMENDED |
| F | 20.08.20 | CLIENT AMENDMENTS |
| E | 27.08.20 | AMENDMENTS AS PER COUNCIL MEETING |

PROJECT DETAILS:

PROPOSED ALTERATIONS AND ADDITIONS
39 HEATHER ST - WHEELER HEIGHTS

DRAWING TITLE:

SECTION / BASIX

DATE:

NOVEMBER/19

DRAWN BY:

LB

SCALE:

1:100 @ A3

JOB No:

757/19

CHECKED BY:

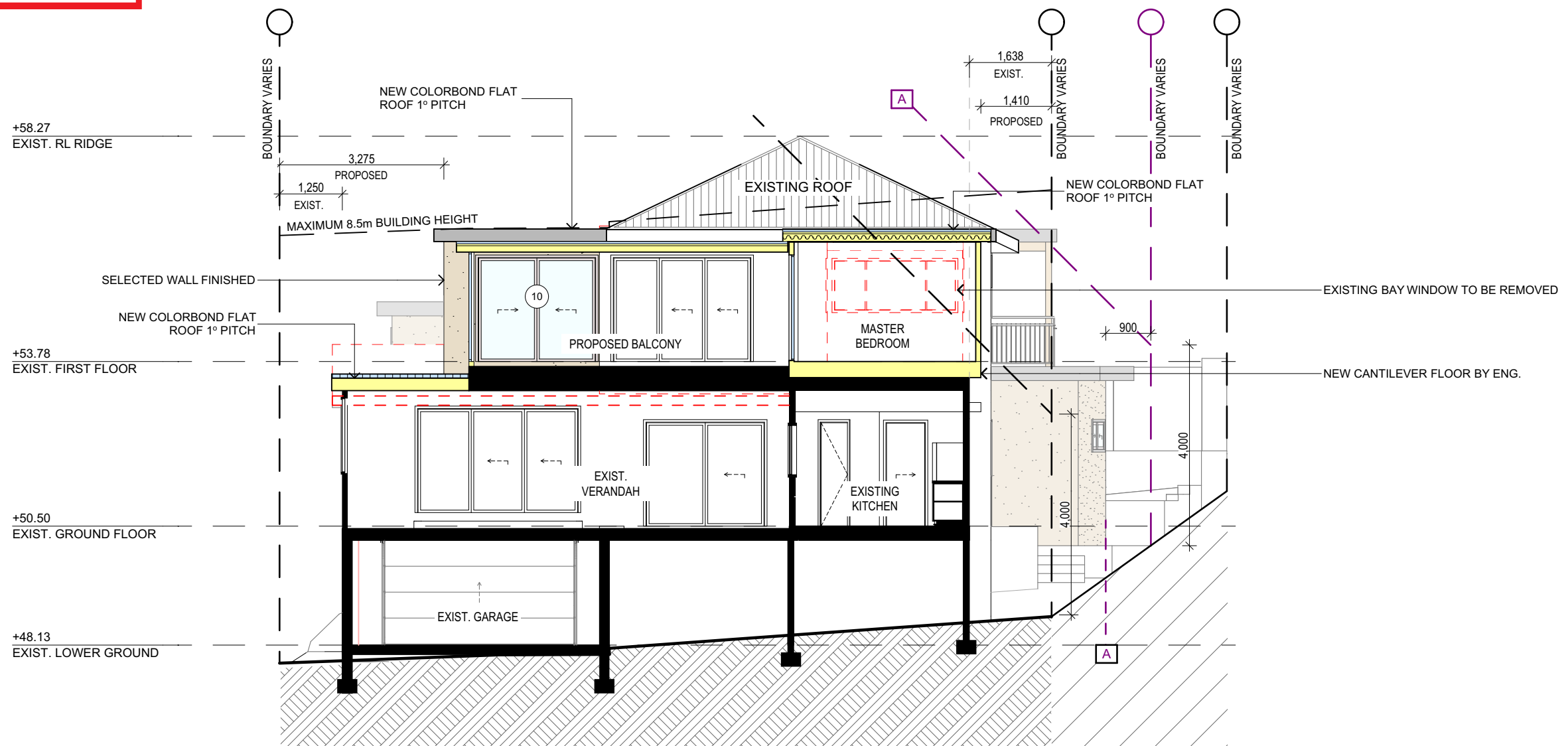
JJ

DRAWING No:

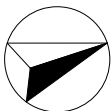
DA.13

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DA2020/0542



TRUE NORTH:



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PROJECT DETAILS:

PROPOSED ALTERATIONS AND ADDITIONS
39 HEATHER ST - WHEELER HEIGHTS

DRAWING TITLE:

SECTION BB

DATE:

NOVEMBER/19

DRAWN BY:

LB

SCALE:

1:100 @ A3

JOB No:

757/19

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JJ

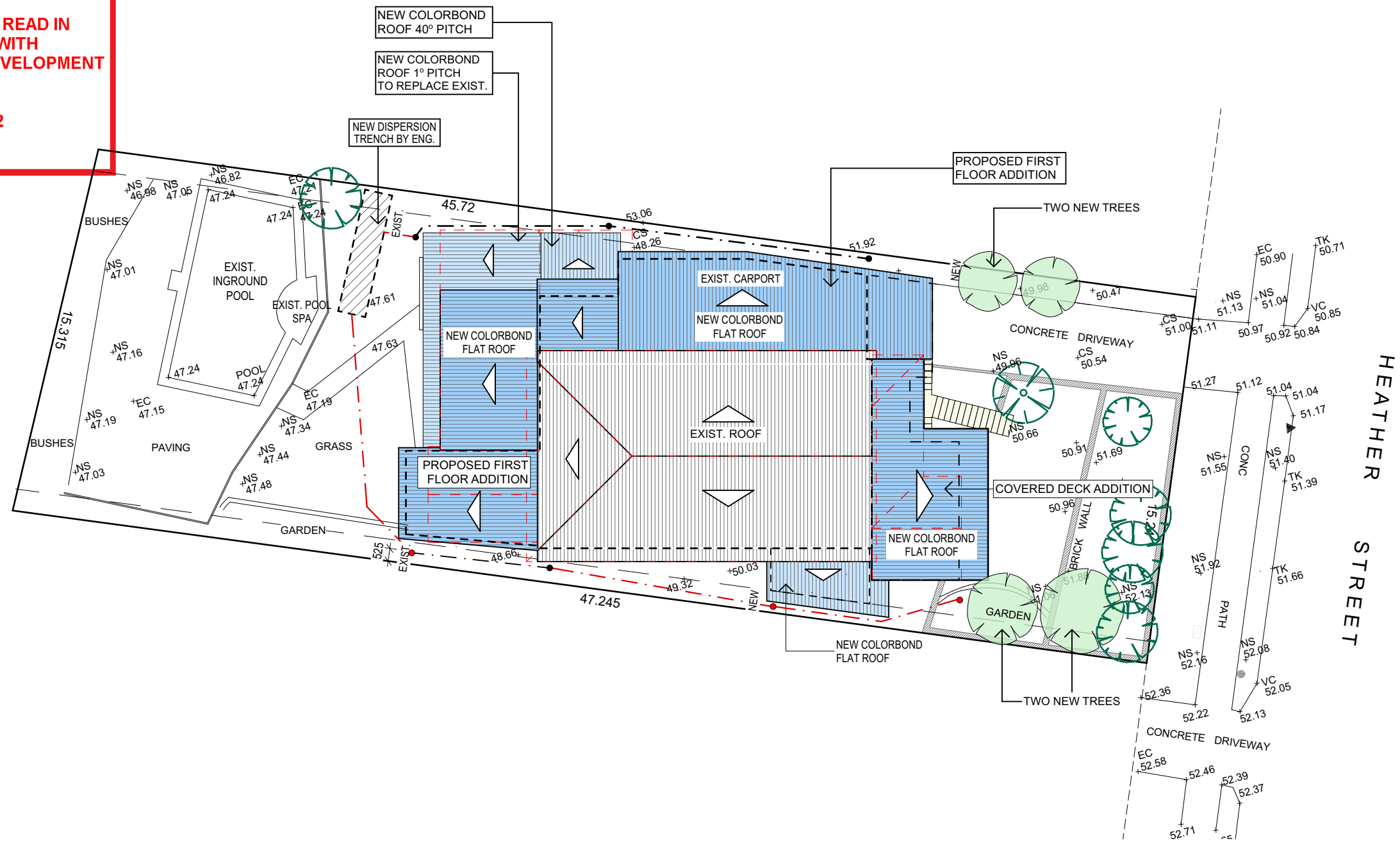
DRAWING No:

DA.14



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CONSENT

DA2020/0542



ROOF PLAN AND STORMWATER CONCEPT PLAN

STORMWATER CONCEPT LEGEND

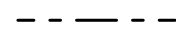
EXISTING DOWNPIPES



NEW DOWNPIPES



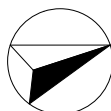
EXISTING STORMWATER LINE



NEW STORMWATER LINE



TRUE NORTH:



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PROJECT DETAILS:

PROPOSED ALTERATIONS AND ADDITIONS
39 HEATHER ST - WHEELER HEIGHTS

DRAWING TITLE:

ROOF PLAN & STORMWATER CONCEPT

DATE:

NOVEMBER/19

DRAWN BY:

LB

SCALE:

1:200 @ A3

JOB No:

757/19

CHECKED BY:

JJ

DRAWING No:

DA.15