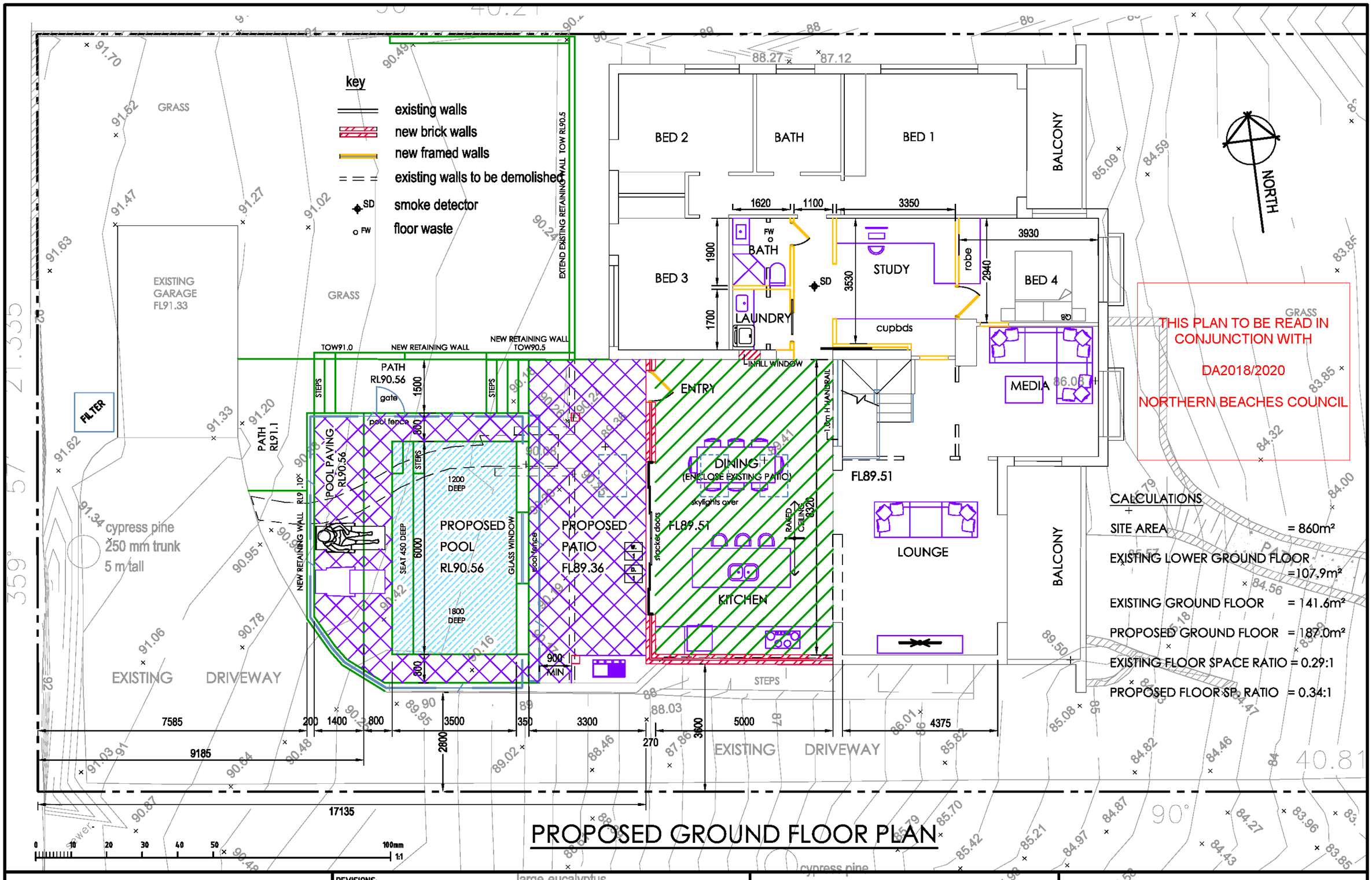


# PROPOSED GROUND FLOOR PLAN

RIGHT ANGLE DESIGN & DRAFTING PTY LTD
ROBYN GOOD
HORTICULTURE CERT III
ASSOC. DIPLOMA STRUCTURAL ENGINEERING
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EMAIL: info@rightangledesign.com.au
ABN: 70 150 745 556
MEMBERS OF : SWIMMING POOL ASSOCIATION OF NSW LIMITED
BUILDING DESIGNERS AUSTRALIA

REVISIONS:

PROPOSED ALTERATIONS AND ADDITIONS
TAYLOR RESIDENCE
LOT 3 SEC 18 DP244808
No. 3 ALLENBY PARK PARADE
ALLAMBIE HEIGHTS 2100

DWG NAME
PROPOSED GROUND FLOOR PLAN

| DATE | SCALE AT A3 | JOB NUMBER | DWG NUMBER |
|---|---|---|---|
| DEC 18 | 1:100 | RADD18061 | A3 |

NEW COLORBOND ROOF OVER EXISTING COVERED PATIO

NEW RIDGE RL94.07

8.5m HEIGHT LINE

EXISTING GARAGE

FL91.33

EXISTING SCREEN WALL

5266

3526

7450

5709

EXISTING RESIDENCE TO REMAIN

EXISTING RIDGE RL93.05

EXISTING CEILING RL91.95

EXISTING GROUND FLOOR FL89.51

EXISTING CEILING RL89.24

EXISTING LOWER GROUND FLOOR FL86.08

EL90.00

EXISTING DRIVEWAY LINE

EL85.08

| WINDOW SCHEDULE | |
|---|---|
| W1 | 4300mm x 600mm |
| D1 | 4300mm x 2100mm |

## SOUTH ELEVATION

BOUNDARY

8.5m HEIGHT LINE

BUILDING ENVELOPE

BOUNDARY

45°

21°

NEW RIDGE RL94.07

45°

EXISTING RIDGE RL93.05

RL92.79

4000

EXISTING RESIDENCE TO REMAIN

W 1

D 1

4705

RL92.52

3163

EXISTING CEILING RL91.95

4000

EXISTING GROUND FLOOR FL89.51

RL90.47

TWO STOREY NEIGHBOURING RESIDENCE No. 5

EXISTING GROUND LINE

RL89.36

TWO STOREY NEIGHBOURING RESIDENCE No. 1

## WEST ELEVATION

0 10 20 30 40 50 100mm 1:1

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DA2018/2020

NORTHERN BEACHES COUNCIL


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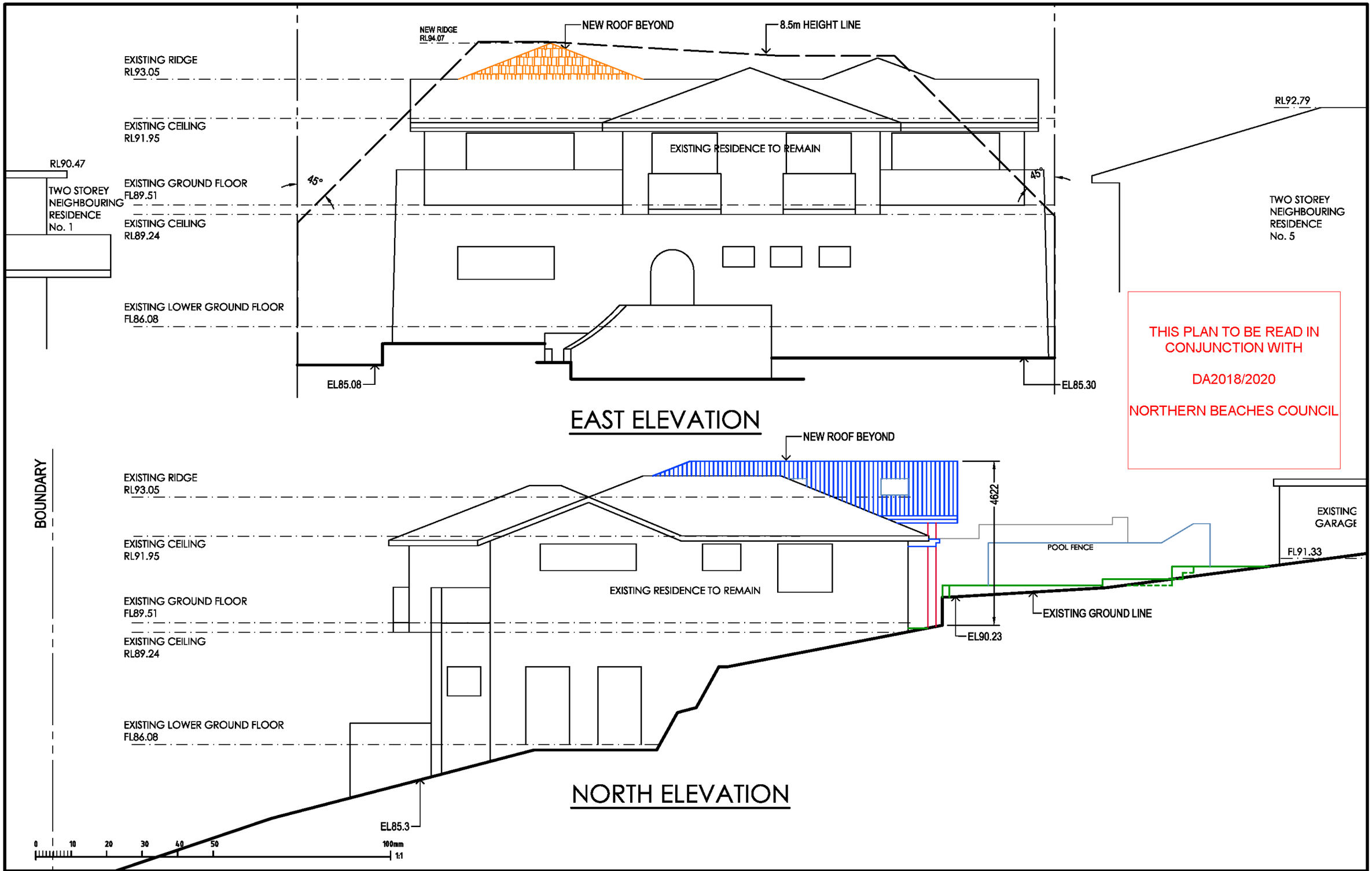
DWG NAME

SOUTH AND WEST ELEVATIONS

| DATE | SCALE AT A3 | JOB NUMBER | DWG NUMBER |
|---|---|---|---|
| DEC 18 | 1:100 | RADD18061 | A4 |




# EAST ELEVATION

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# NORTH ELEVATION

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& DRAFTING PTY LTD
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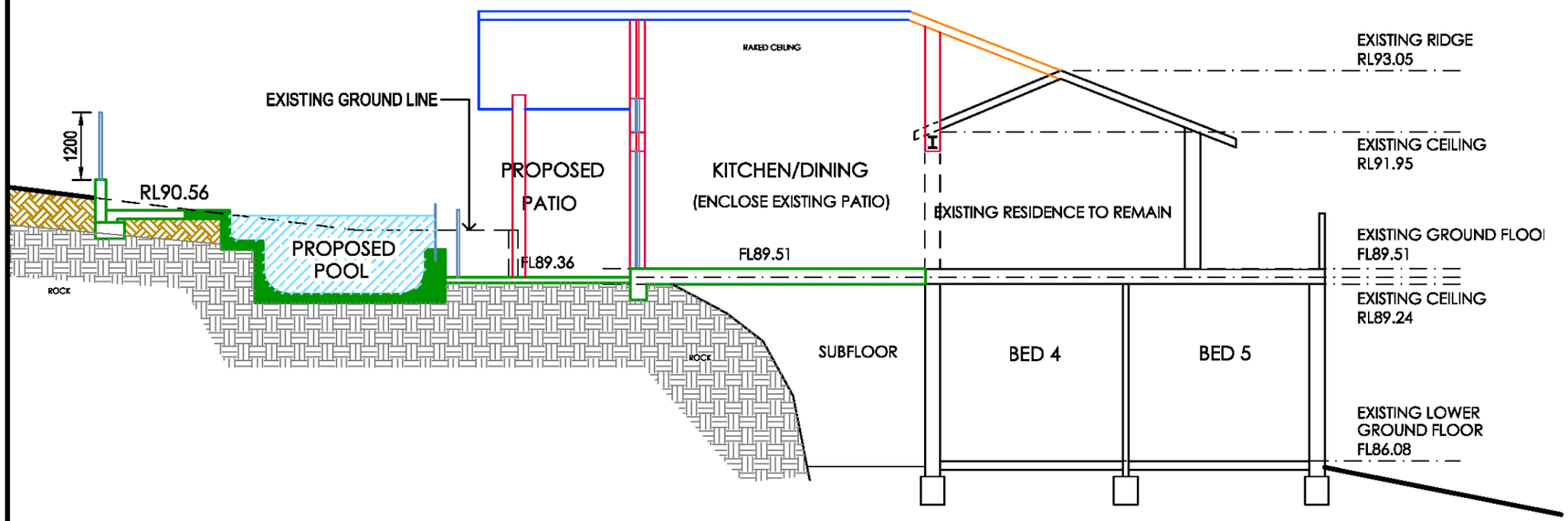
BUILDING DESIGNERS AUSTRALIA

REVISIONS:

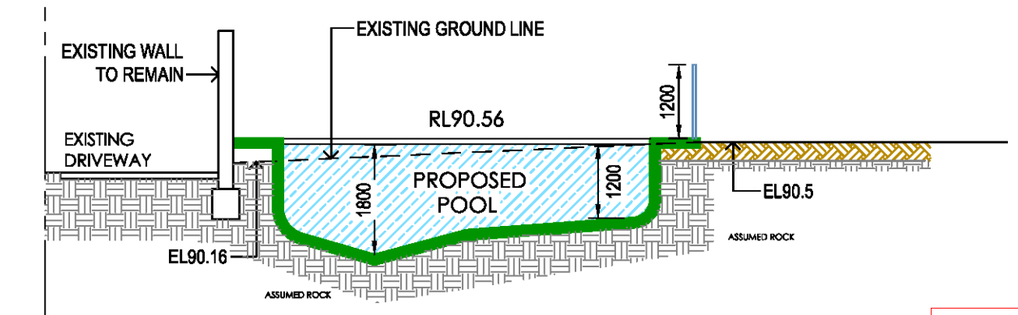
PROPOSED ALTERATIONS AND ADDITIONS
TAYLOR RESIDENCE
LOT 3 SEC 18 DP244808
No. 3 ALLENBY PARK PARADE
ALLAMBIE HEIGHTS 2100

DWG NAME
EAST AND NORTH ELEVATIONS

| DATE | SCALE AT A3 | JOB NUMBER | DWG NUMBER |
|---|---|---|---|
| DEC 18 | 1:100 | RADD18061 | A5 |




# SECTION A-A




# SECTION B-B

0 10 20 30 40 50 100mm
1:1

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NORTHERN BEACHES COUNCIL

BASIX Certificate number: A330783

Pool and Spa

Outdoor swimming pool

The swimming pool must be outdoors.

The swimming pool must not have a capacity greater than 27.3 kilolitres.

The swimming pool must have a pool cover.

The applicant must install a pool pump timer for the swimming pool.

The applicant must not incorporate any heating system for the swimming pool that is part of this development.

Fixtures and systems

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescer compact fluorescent, or

light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in

the table below, except that a) additional insulation is not required where the area of new constructio is less than 2m2, b) insulation specified

is not required for parts of altered construction where insulation already exists.

Construction

Additional insulation required (R-value)Other specifications

suspended floor with enclosed subfloor:concrete (R0.6).R0.70 (down) (or R1.30 includingconstructio

external wall: cavity brick nil raked ceiling, pitched/skillion roof: framed

ceiling: R2.24 (up), roof: foil backed blanket (55 mm) dark (solar absorptance > 0.70)

Glazing requirements

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.

Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or toned glas may either match the description, or,

have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table bel

Total system U-values and SHGCs

must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at

least that shown in the table below.

External louvres and blinds must fully shade the window or glazed door beside which they are situat when fully drawn or closed.

Windows and glazed doors glazing requirements

Window / door no. Orientation Area of glass inc. frame (m2) Overshadowing Shading device Frame and glass type Height (m) Distance (m)

W1 W 2.6 0 0 projection/height above sill ratio >=0.43 standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

D1 W 9 0 0 external louvre/blind (adjustable) standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below

The following requirements must also be satisfied in relation to each skylight:

Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in

the table below.

External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed.

Skylights glazing requirements

Skylight number Area of glazing frame (m2)Shading device Frame and glass type

S1 1 external adjustable awning or blind aluminium, moulded plastic single clear, (or U-value:6.21, SHGC: 0.808)

S2 1 external adjustable awning or blind aluminium, moulded plastic single clear, (or U-value:6.21, SHGC: 0.808)

S3 1external adjustable awning or blind aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)

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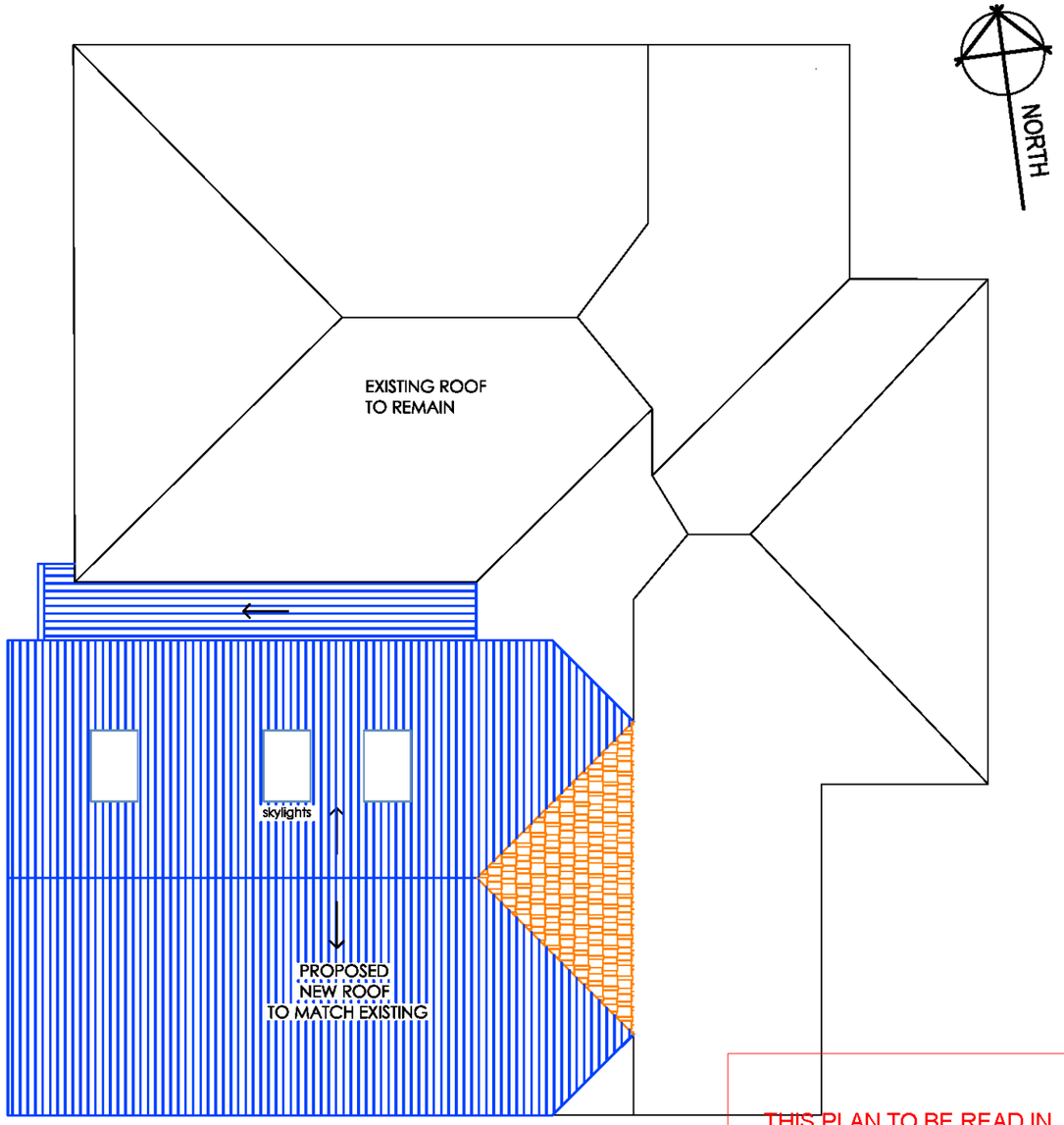
REVISIONS:

PROPOSED ALTERATIONS AND ADDITIONS
TAYLOR RESIDENCE
LOT 3 SEC 18 DP244808
No. 3 ALLENBY PARK PARADE
ALLAMBIE HEIGHTS 2100

DWG NAME
SECTION A-A & B-B

| DATE | SCALE AT A3 | JOB NUMBER | DWG NUMBER |
|---|---|---|---|
| DEC 18 | 1:100 | RADD18061 | A6 |




ROOF PLAN

0 10 20 30 40 50 100mm
1:1

THIS PLAN TO BE READ IN CONJUNCTION WITH

DA2018/2020

NORTHERN BEACHES COUNCIL

# SAFETY IN DESIGN

TO BE READ BY ALL INVOLVED IN THE PROPOSAL

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS -

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate:Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or PersonalProtective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES By Owner

Designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the areawhere the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work isbeing carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have PersonalProtective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts ofthe structure including fabricated steelwork, heavy panels and manyother components will remain standing prior to or after supportingparts are in place. Contractors should ensure that temporary bracingor other required support is in place at all times when collapse whichmay injure persons in the area is a possibility. Mechanical lifting of materials and components during construction,maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used,that loads are properly secured and that access to areas below theload is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be locatedusing an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.

All safety guards or devices should be regularly checked andPersonal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS-For alterations to a building constructed prior to 1990:If this existing building was constructed prior to: 1990 - it therefore may contain asbestos1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. Ineither case, the builder should check and, if necessary, takeappropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS-Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolitionshould ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required.The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish.Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. PersonalProtective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warningsigns and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within this building may present a risk to personsentering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers tounauthorised access. These should be maintained throughout thelife of the building. Where workers are required to enter enclosedspaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces wherE maintenance or other accessmay be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.

Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

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REVISIONS:

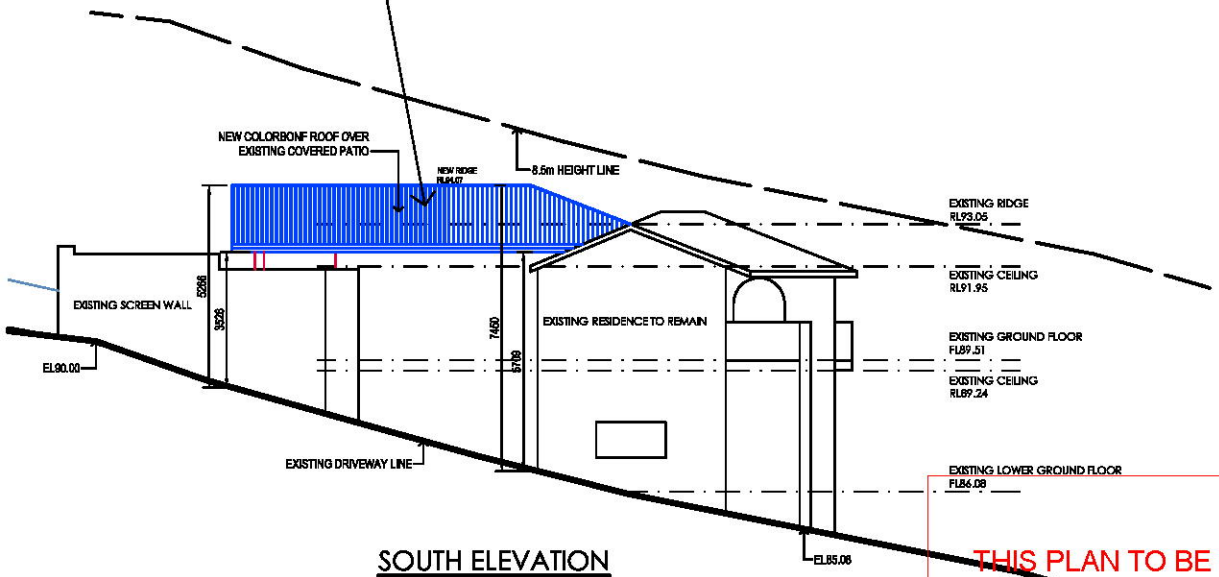
PROPOSED ALTERATIONS AND ADDITIONS
TAYLOR RESIDENCE
LOT 3 SEC 18 DP244808
No. 3 ALLENBY PARK PARADE
ALLAMBIE HEIGHTS 2100

DWG NAME

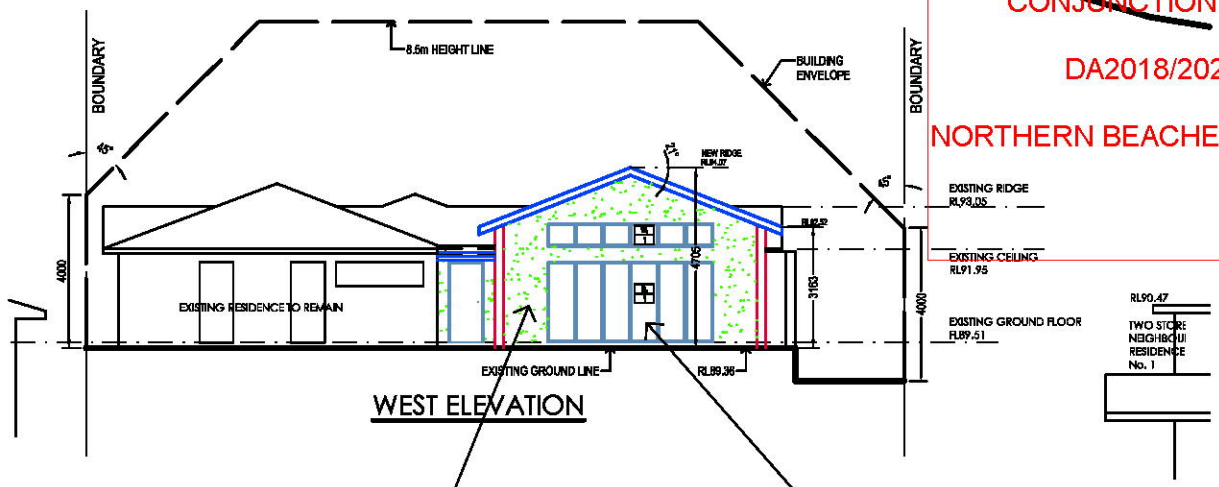
ROOF PLAN

| DATE | SCALE AT A3 | JOB NUMBER | DWG NUMBER |
|---|---|---|---|
| DEC 18 | 1:100 | RADD18061 | A7 |

(2) ROOF
COLORBOND
SHALE GREY




SOUTH ELEVATION




WEST ELEVATION

THIS PLAN TO BE READ IN CONJUNCTION WITH

DA2018/2020

NORTHERN BEACHES COUNCIL

(1) WALLS
PAINT & RENDER
OFF WHITE / CREAM
TO MATCH EXISTING

(3) WINDOW & DOOR
TRIM.
WHITE

PROPOSED ALTERATIONS AND ADDITIONS
TAYLOR RESIDENCE
LOT 3 SEC 18 DP244808
No. 3 ALLENBY PARK PARADE
ALLAMBIE HEIGHTS 2100

DWG NAME

MATERIALS BOARD

| DATE | SCALE AT A4 | JOB NUMBER | DWG NUMBER |
|---|---|---|---|
| DEC 18 | 1:200 | RADD18061 | MB1 |