

LEP FLOOR AREA - EXISTING	m²
EXISTING GARAGE	26.00
EXISTING HOUSE	133.21
TOTAL EXISTING FLOOR AREA	159.21 m²

LEP FLOOR AREA - PROPOSED	m²
EXISTING GARAGE	26.00
EXISTING HOUSE	133.21
NEW FLOOR AREA	33.93
TOTAL PROPOSED FLOOR AREA	193.14 m²

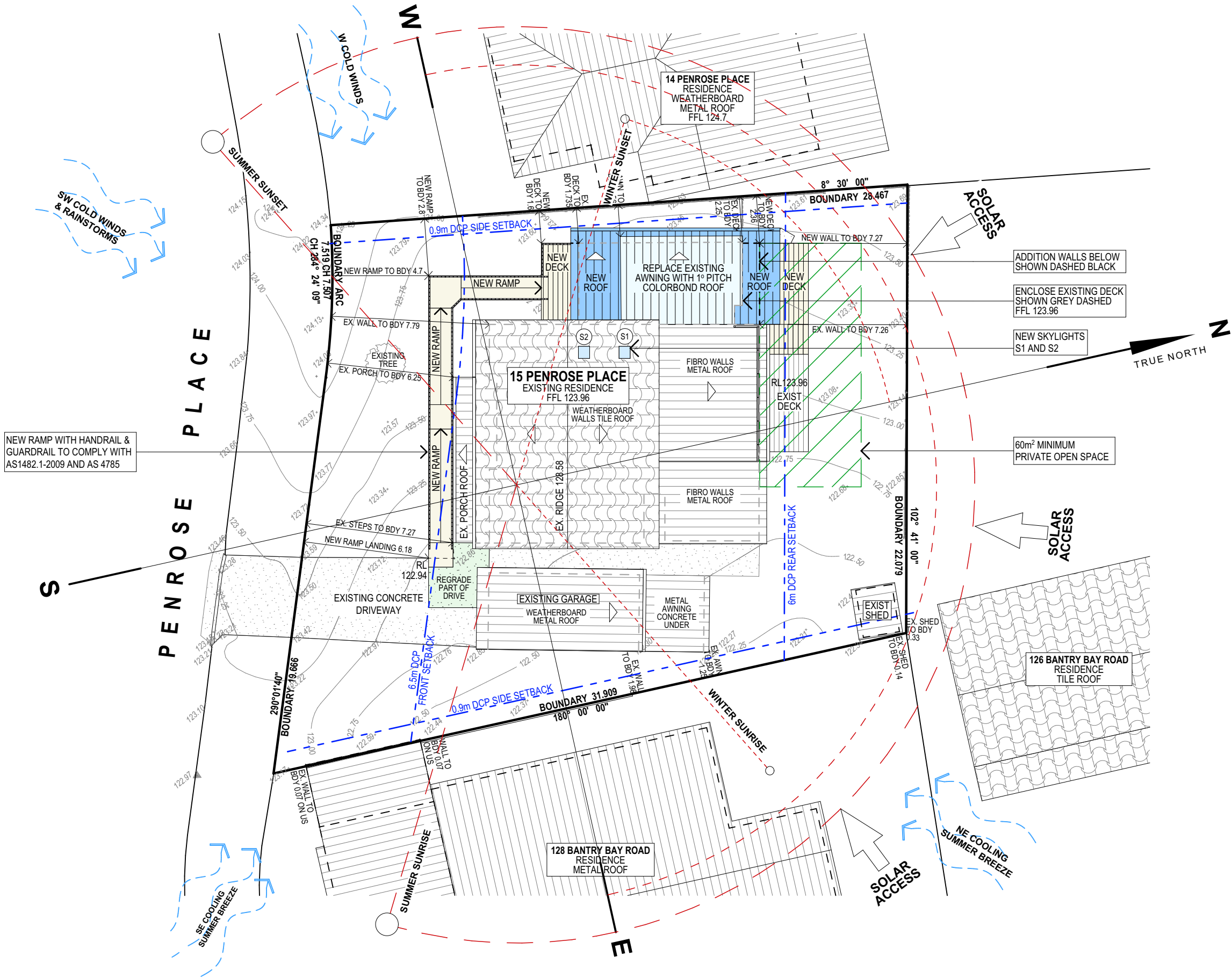
LOT	15
DP	28466
SITE AREA = 716.05 m²	




northern
beaches
council

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

DA2021/1685



SITE ANALYSIS PLAN

TRUE NORTH: 	NOTES (E & OE) <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 National Construction Code, relevant Australian Standards & local council requirements.• New materials are to be used throughout unless otherwise noted.• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.	JJ Drafting <small>Division of JJ DRAFTING AUSTRALIA PTY LTD</small> 26/90 Mona Vale Road, Mona Vale, NSW, 2103 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email. jjdraft@tpg.com.au www.jjdrafting.com.au ACN 651 693 346	<table><tr><th>REV:</th><th>DATE:</th><th>DESCRIPTION:</th></tr><tr><td>A</td><td>01/07/2021</td><td>ISSUE TO BUSHFIRE CONSULTANT FOR QUOTE</td></tr><tr><td>B</td><td>05/07/2021</td><td>EXISTING DECK INCLUDED</td></tr><tr><td>C</td><td>-</td><td>NOT ISSUED</td></tr><tr><td>D</td><td>19/08/2021</td><td>ISSUE FOR DA</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV:	DATE:	DESCRIPTION:	A	01/07/2021	ISSUE TO BUSHFIRE CONSULTANT FOR QUOTE	B	05/07/2021	EXISTING DECK INCLUDED	C	-	NOT ISSUED	D	19/08/2021	ISSUE FOR DA										<table><tr><td>PROPOSED ALTERATIONS AND ADDITIONS 15 PENROSE PLACE FRENCHS FOREST NSW 2086</td></tr><tr><td>CLIENT: STEVE KHATCHADOURIAN</td></tr><tr><td>DRAWING TITLE: SITE ANALYSIS PLAN</td></tr></table>	PROPOSED ALTERATIONS AND ADDITIONS 15 PENROSE PLACE FRENCHS FOREST NSW 2086	CLIENT: STEVE KHATCHADOURIAN	DRAWING TITLE: SITE ANALYSIS PLAN	<table><tr><td>DATE: JUNE 2021</td><td>DRAWN BY: MS</td><td>SCALE: 1:200 @ A3</td></tr><tr><td>JOB No: 914/21</td><td>CHECKED BY: JJ</td><td>DRAWING No: DA.01</td></tr></table>	DATE: JUNE 2021	DRAWN BY: MS	SCALE: 1:200 @ A3	JOB No: 914/21	CHECKED BY: JJ	DRAWING No: DA.01
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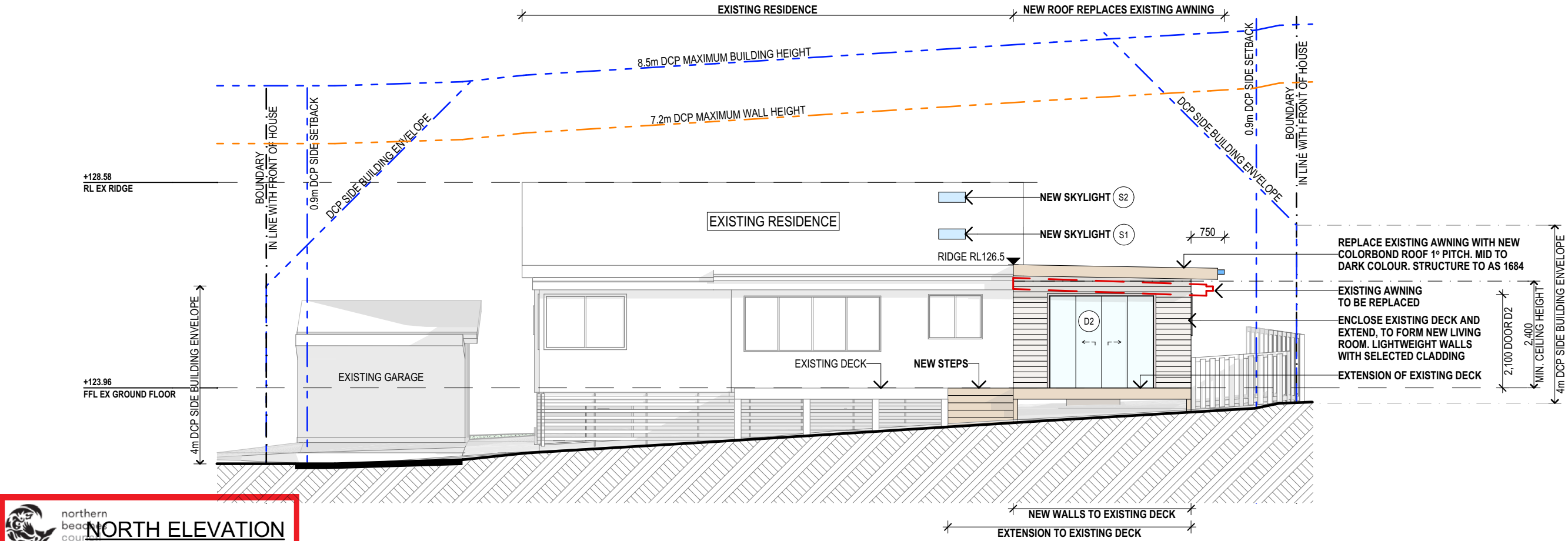
NOTE:
ALL RAMP LENGTHS AND GRADIENTS TO BE CONFIRMED ON SITE.
ALL RAMPS, LANDINGS & HANDRAILS TO BE CONSTRUCTED IN ACCORDANCE WITH AS1428.1-2009



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GROUND FLOOR PLAN

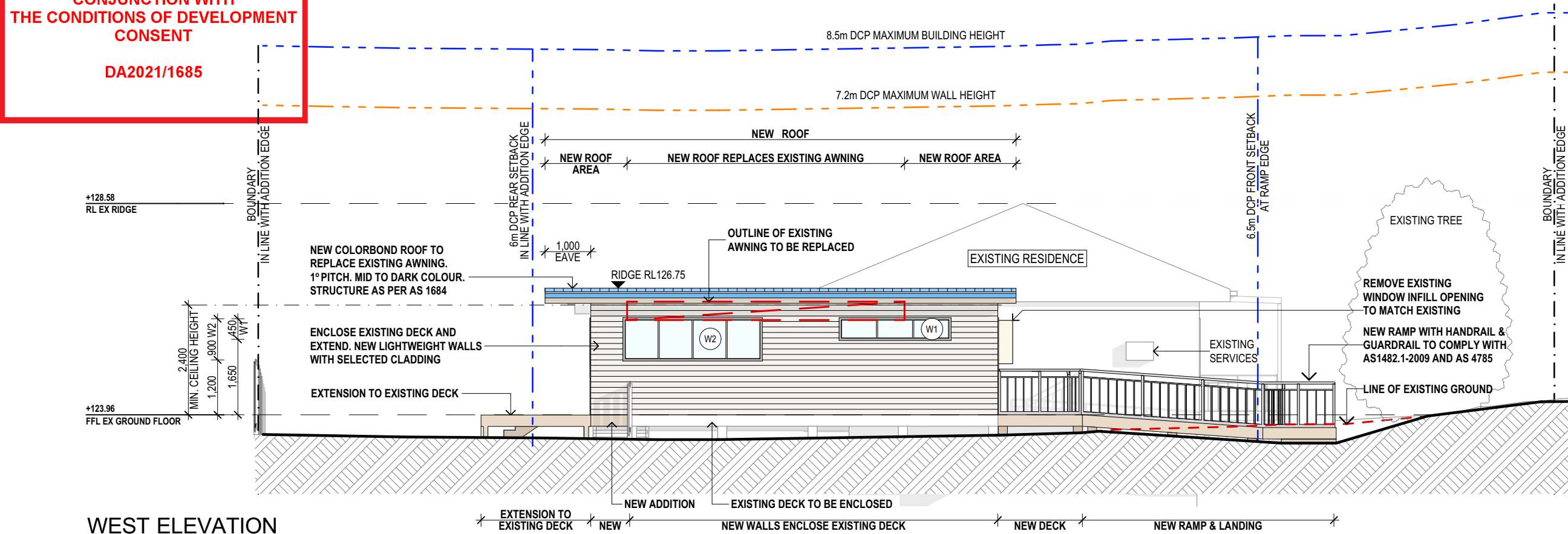
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DRAWING TITLE: FLOOR PLAN				JOB No: 914/21	CHECKED BY: JJ	DRAWING No: DA.03																									



NORTH ELEVATION

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

DA2021/1685



WEST ELEVATION

NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
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PROPOSED ALTERATIONS AND ADDITIONS
15 PENROSE PLACE FRENCHS FOREST NSW 2086

CLIENT:
STEVE KHATCHADOURIAN

DRAWING TITLE:
ELEVATIONS SHEET 2

DATE: JUNE 2021	DRAWN BY: MS	SCALE: 1:100 @ A3
JOB No: 914/21	CHECKED BY: JJ	DRAWING No: DA.07

BASIX REQUIREMENTS:	
INCLUSIONS FOR 15 PENROSE PLACE FRENCHS FOREST NSW 2086	
LIGHTING REQUIREMENTS 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS	
INSULATION REQUIREMENTS	
CONSTRUCTION	ADDITIONAL INSULATION REQUIREMENT (R-VALUE) / OTHER
SUSPENDED FLOOR WITH OPEN SUBFLOOR: OTHER / UNDECIDED	R 1.50 (DOWN) (INCLUDING CONSTRUCTION)
SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR: OTHER / UNDECIDED	R 1.30 (DOWN) (INCLUDING CONSTRUCTION)
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R 1.30 (OR R 1.70 INCLUDING CONSTRUCTION)
EXTERNAL WALL: OTHER / UNDECIDED	R 1.70 INCLUDING CONSTRUCTION
FLAT CEILING, FLAT ROOF: FRAMED	CEILING: R2.08 (UP), ROOF: FOIL BACKED BLANKET (55 mm) MEDIUM (SOLAR ABSORPTANCE 0.475 - 0.70)
GLAZING REQUIREMENTS	
GLAZING DOORS / WINDOWS - STANDARD ALUMINIUM, SINGLE CLEAR, (or U-value: 7.63, SHGC: 0.75) WINDOWS - W1 AND W2; DOORS - D1 AND D2	
GLAZING SKYLIGHTS - TIMBER, LOW-E INTERNAL, / ARGON FILL / CLEAR EXTERNAL (U-value: 2.5, SHGC: 0.456)	



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

SPECIFICATION NOTES
DA2021/1685

INTERNAL LINING
- PROVIDE PLASTERBOARD LINING.
- INSTALL TO MANUFACTURERS SPECIFICATIONS & AS 2589.

EXTERNAL WALLS:
- BRICK VENEER WALLS WITH SELECTED BRICKS TO DWELLING.
- LIGHTWEIGHT TIMBER CLADDING OR SIMILAR TO SINGLE GARAGE/GYM.

FLOOR:
- GROUND FLOOR TO BE TIMBER FRAMED FINISHED WITH BOARD OR T&G HARDWOOD FLOORING.

BEARERS AND JOISTS:
- SHALL BE INSTALLED TO COMPLY WITH AS1684 AS AMENDED FOR TIMBER COMPONENTS OR AS3620 FOR LIGHTWEIGHT STEEL FRAMING SECTIONS OR AS PER THE NASH ALTERNATIVES TO AS 3623.

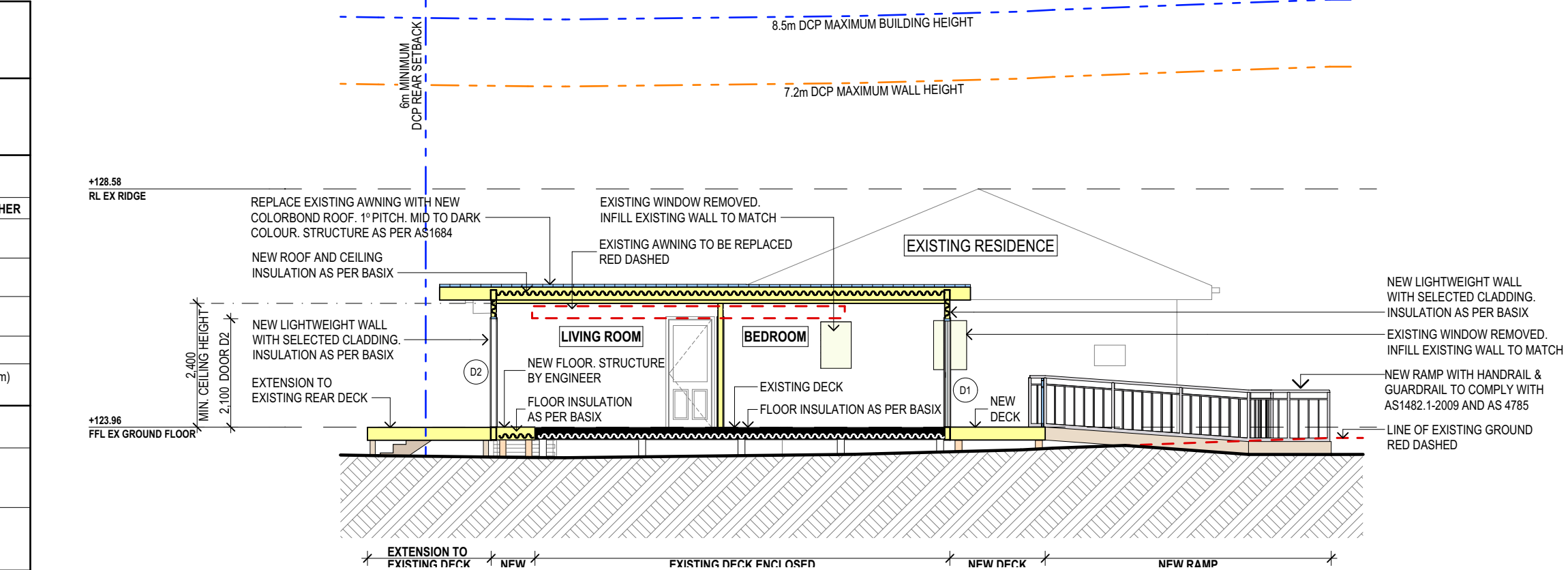
ANT CAPS:
- SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.

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

ROOFING:
- COLORBOND ROOF CLADDING

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.

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.



BRICK AND BLOCKWORK:

- CONSTRUCTION OF MASONRY BUILDINGS SHALL BE AS PER AS3700 OR AS4773.

CARPENTRY:

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

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.

CONCRETE BLOCKS OR BRICKS:

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

LIGHTING:

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

DOORS & 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.

STAIRS, HANDRAILS AND BALUSTRADES:

- NCC VOL.2 PARTS 3.9.1 AND 3.9.2
- RELATIONSHIP OF RISER TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED OR AS PERMITTED IN AS1657.
- BALUSTRADES SHALL BE PROVIDED TO ALL LANDINGS, RAMPS, DECKS, ROOFS AND OTHER ELEVATED PLATFORMS WHERE THE VERTICAL DISTANCE FROM THAT LEVEL IS MORE THAN 1m ABOVE THE ADJOINING FLOOR OR FINISHED GROUND LEVEL.
- THE HEIGHT OF BALUSTRADE MUST BE A MINIMUM OF 1m HIGH ABOVE LANDING AND NOT LESS THAN 865mm ABOVE THE NOSINGS OF ANY STAIR TREADS OR FLOOR RAMP AND HAVE NO OPENING GREATER THAN 125mm.
- THE HEIGHT OF BALUSTRADE TO THE NEW STAIRCASES IS TO BE MEASURED A MINIMUM 865mm ABOVE THE NOSING LINE AND HAVE NO OPENING GREATER NO OPENING GREATER THAN 125mm.

SLIP RESISTANCE:

- MATERIALS TO BE USED FOR SURFACES OF FLOORS, STAIR LANDING, STEPS AND NOSINGS SHALL BE IN ACCORDANCE WITH THE CLASSIFICATIONS FOR SLIP RESISTANCE AS APPLY IN AS4586 AND HB198.

STORMWATER:

EAVES GUTTERS, VALLEY GUTTERS AND DOWPIPES

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

GLAZING:

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

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.

ACCESSIBLE RAMPS, LANDINGS & ASSOCIATED HANDRAILS, BALUSTRADES & GUARDRAILS:

- TO BE BUILT IN ACCORDANCE WITH AS 1428.1 - 2009 AND AS 4795
- ALL GRADIENTS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO PRODUCTION OF SHOP DRAWINGS, MANUFACTURE AND INSTALLATION.

NOTE:

ALL PLANS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE AND BUSHFIRE REPORT.

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