

northern beaches

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

DA2022/1949

SITE AREA = 690.30 m²

AREA CALCULATIONS

TOTAL GROSS FLOOR AREA

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

F	DESCRIPTION:	DATE:
1	PRELIMINARY DESIGN	11/10/22
`	BALCONY ADDITION	18/10/22
C	ADDITION OF CROSS-SECTION MARKER	17/11/22
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PROPOSED ALTERATIONS AND ADDITIONS 37 TERAMA ST BILGOLA NSW	
CLIENT: MATT AND MIRANDA FELTON	
DRAWING TITLE: SITE ANALYSIS PLAN	

DATE:	DRAWN BY:	SCALE:
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JOB No:	CHECKED BY:	DRAWING No:
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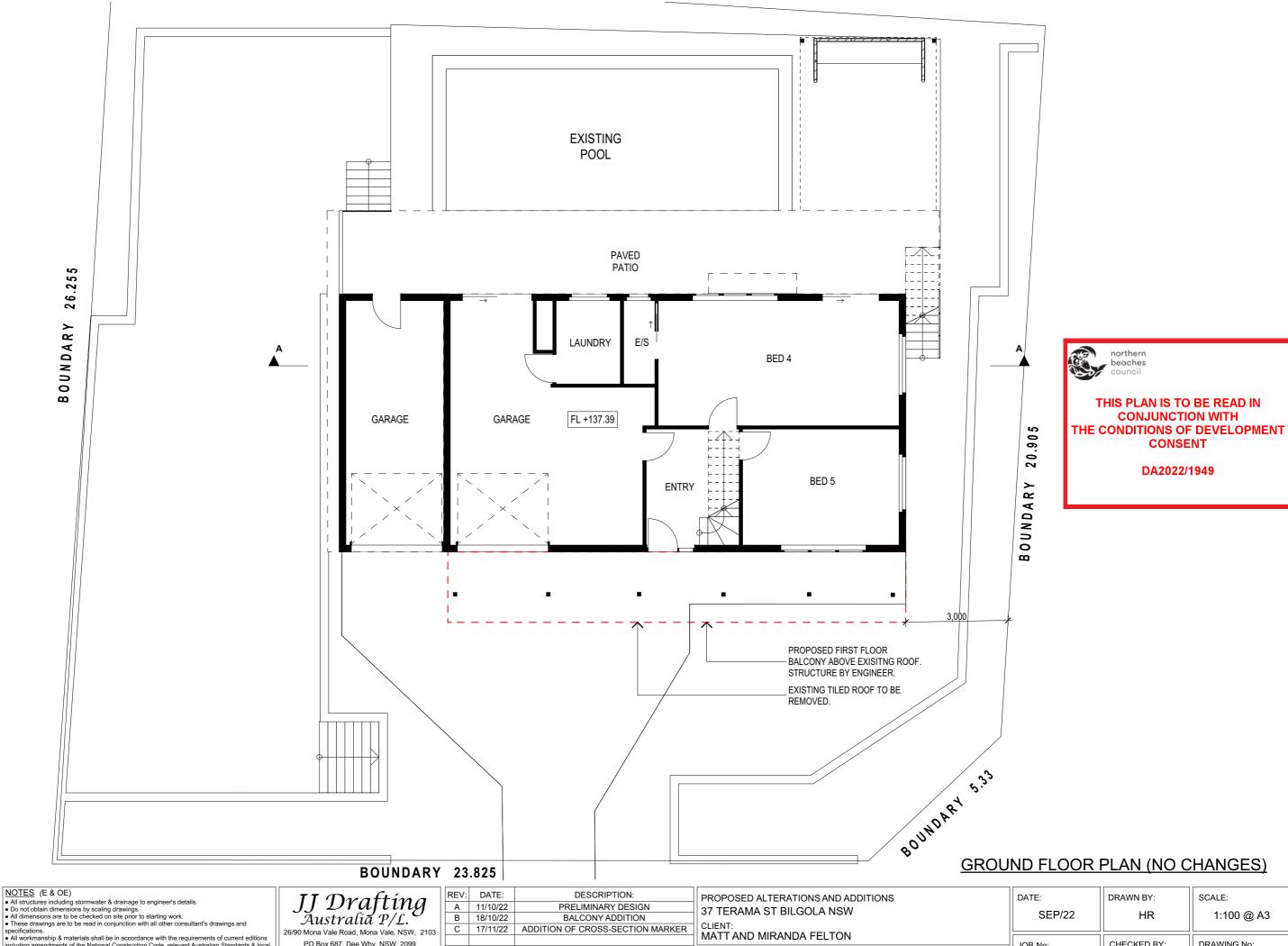
PROPOSED NEW GROSS FLOOR AREA 25.27m²

TRUE NORTH:

specifications.

• All workmanship & materials shall be in accordance with the requirements of current editions 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.



TRUE NORTH:



• All working an indefined strain be in accordance with the requirements of content editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.

• New materials are to be used throughout unless otherwise noted.

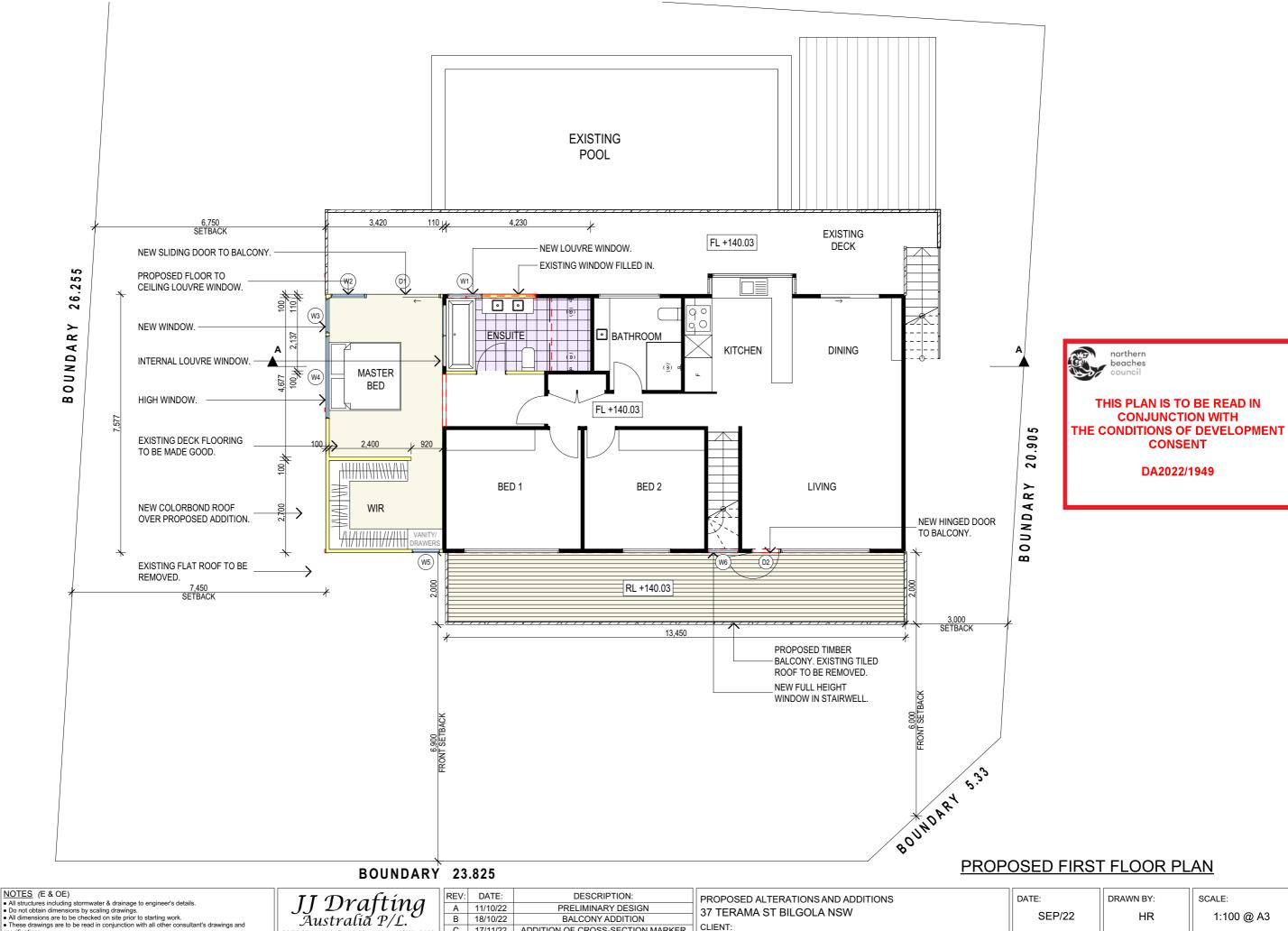
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PROPOSED ALTERATIONS AND ADDITIONS 37 TERAMA ST BILGOLA NSW	
CLIENT: MATT AND MIRANDA FELTON	L
DRAWING TITLE: PROPOSED GROUND FLOOR PLAN	"

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TRUE NORTH:



NOTES (E & OE)

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	PROPOSED ALTERATIONS AND ADDITIONS 37 TERAMA ST BILGOLA NSW	[
R	CLIENT: MATT AND MIRANDA FELTON	=
	DRAWING TITLE: PROPOSED FIRST FLOOR PLAN	•

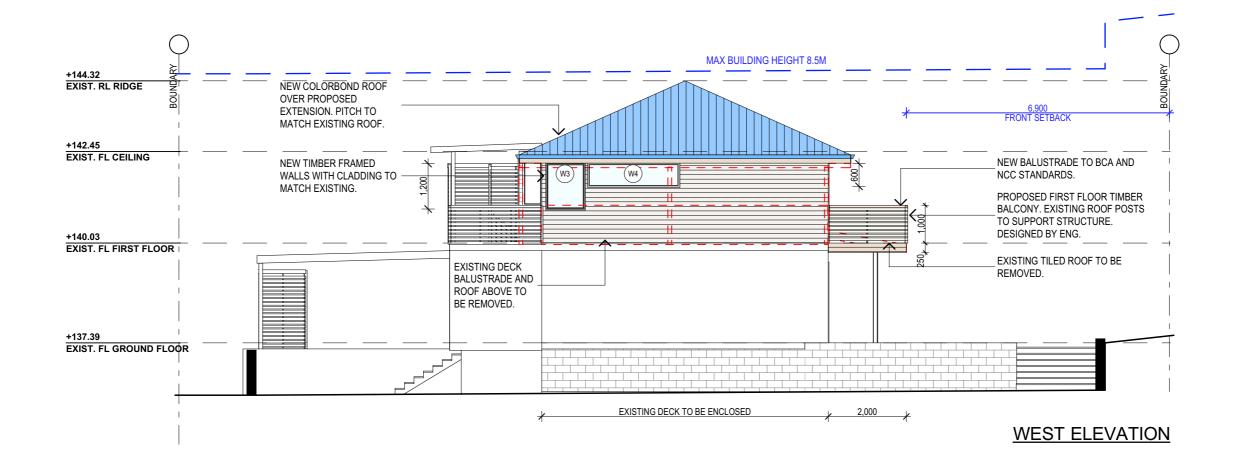
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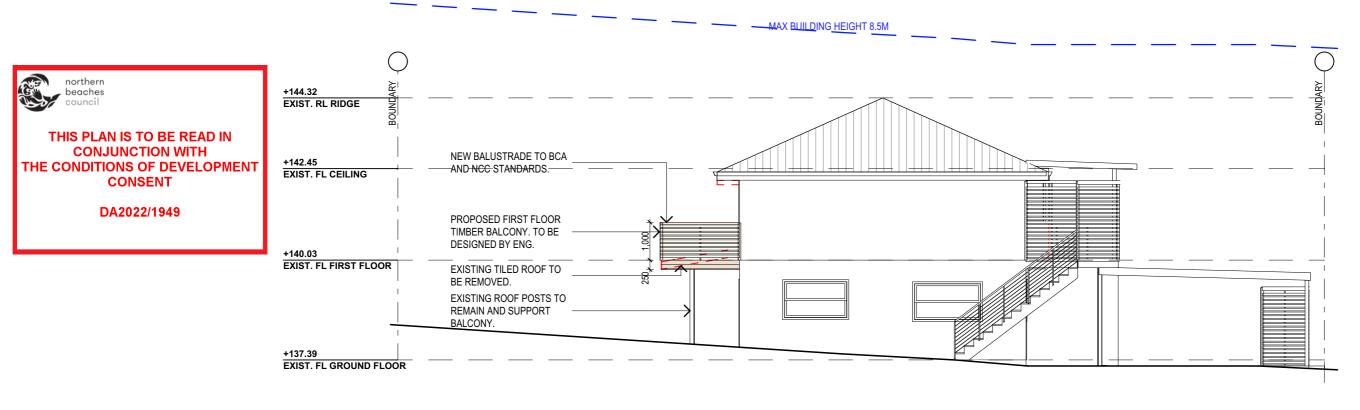
northern

CONJUNCTION WITH

CONSENT

DA2022/1949





EAST ELEVATION

NOTES (E & OE)	II Desaftina	REV	: DATE:	DESCRIPTION:	PROPOSED ALTERATIONS AND ADDITIONS	DATE:	DRAWN BY:	SCALE:
All structures including stormwater & drainage to engineer's details. Do not obtain dimensions by scaling drawings.	JJ Drafting	Α	11/10/22	PRELIMINARY DESIGN	37 TERAMA ST BILGOLA NSW	055/00		4 400 0 40
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	Australia P/L.	В	18/10/22		0.1515	SEP/22	HR	1:100 @ A3
specifications.	26/90 Mona Vale Road, Mona Vale, NSW, 2103	C	17/11/22	ADDITION OF CROSS-SECTION MARKER	CLIENT: MATT AND MIRANDA FELTON			
All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local	PO Box 687, Dee Why, NSW, 2099				WATTAND WIRANDA FELTON	JOB No:	CHECKED BY:	DRAWING No:
council requirements.	Mob. 0414 717 541 Email. jjdraft@tpg.com.au				DRAWING TITLE:			
New materials are to be used throughout unless otherwise noted. Concrete footings, slab, structural beams or any other structural members are to be designed.	www.jjdrafting.com.au				PROPOSED WEST AND EAST ELEVATIONS	1076/22	JJ	DA.08
by a practicing engineer.	ACN 651 693 346				FROFUSED WEST AND EAST ELEVATIONS			



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1	PROPOSED ALTERATIONS AND ADDITIONS	DATE:	DRAWN BY:
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1	MATT AND MIRANDA FELTON	JOB No:	CHECKED BY:
ı	DRAWING TITLE: PROPOSED SOUTH AND NORTH ELEVATIONS	1076/22	JJ

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DA.09

DRAWING No:

BASIX REQUIREMENTS

BASIX INCLUSIONS FOR 37 TERAMA ST, BILGOLA PLATEAU

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

SHOWER RATING MIN 3 STARS TAP RATING MIN. 3 STARS WC RATING MIN 3 STARS

INSULATION

CONSTRUCTION ADDITIONAL INSULATION REQUIRED (R-VALUE)

Suspended floor above garage: Framed (R0.70)

External wall: Framed (Weatherboard, fibro, Metal R1.30 (or R1.70 including construction)

Flat ceiling, pitched roof Ceiling: R1.45 (up), Roof: foil backed blanket (55mm). Medium solar

GLAZING - DOORS & WINDOWS

Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

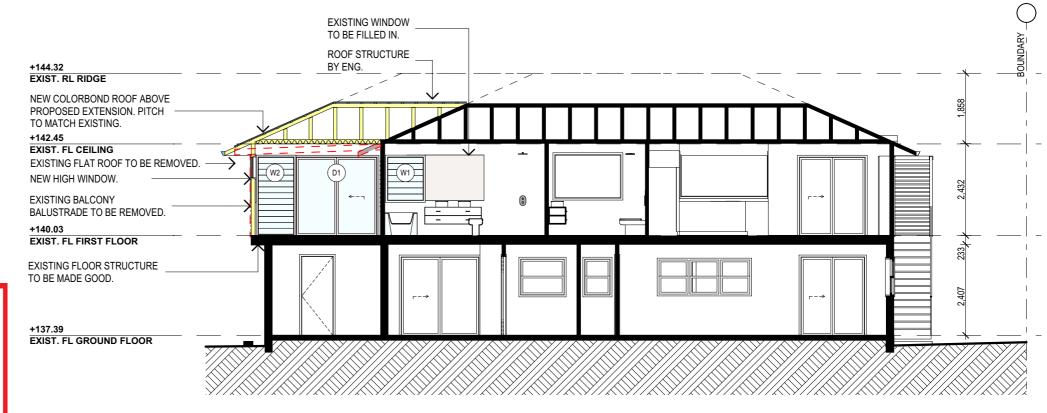
W5. W6, D2

Standard aluminium, single pyrolytic low-e, (or U-value: 5.7, SHGC: 0.47)

W1. W2. W3. W4. D1



CONSENT DA2022/1949



SECTION A-A

SPECIFICATION NOTES

INTERNAL LINING

- PROVIDE PLASTERBOARD LINING

- INSTALL TO MANUFACTURERS SPECIFICATIONS & AS 2589

EXTERNAL WALLS:

- LIGHTWEIGHT TIMBER OR COMPOSITE WALL CLADDING IN ACCORDANCE WITH NCC VOL 2 PART 3.5.4.

FLOOR

- FIRST FLOOR TO BE TIMBER FRAMED 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

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

- SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.

PROFILED STEEL ROOF:

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

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

- 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

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 3.1.4 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.

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 BALLISTRADE 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 HR198

STORMWATER:

EAVES GUTTERS, VALLEY GUTTERS AND DOWPIPES

- TO COMPLY WITH AS/NZS 2179 FOR METAL AND AS1273 FOR UPVC COMPONENTS.
- IN ACCORDANCE WITH NCC VOL 2 PART 3.5.3 - NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE
- COLORBOND GUTTERS AND DOWNPIPES - MINIMUM SLOPE OF EAVES AND GUTTERS 1:200

WATERPROOFING FOR EXTERNAL TILED BALCONIES:

- WATERPROOFING TO COMPLY WITH AS4654

- 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 3.7.5. 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
- 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.

ALL PLANS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE, **BUSHFIRE AND GEOTECH REPORTS.**

NOTES (E & OE)

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	CLIENT: MATT AND MIRANDA FELTON	JOB No:
	DRAWING TITLE: SECTION / RASIX	1076

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