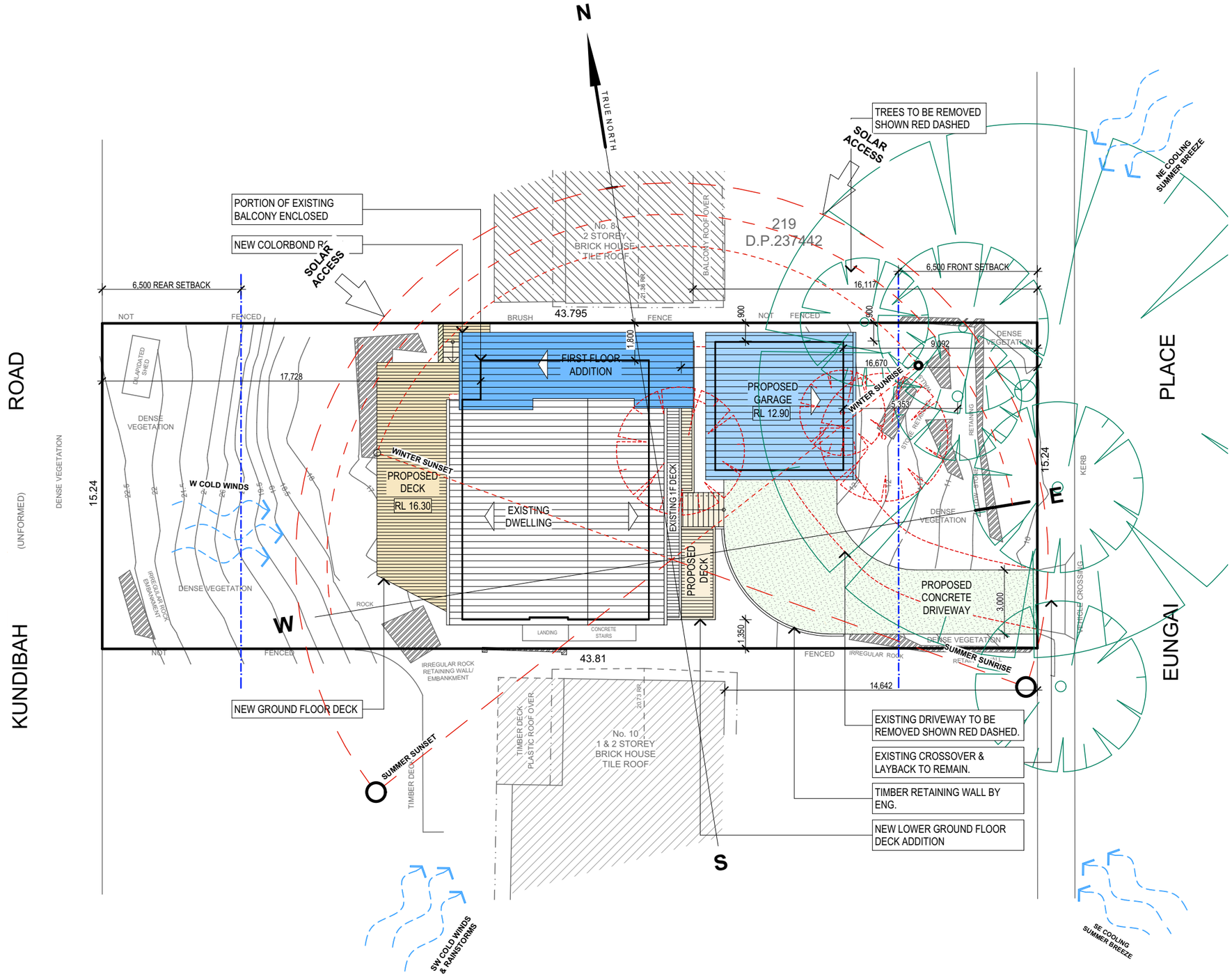

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THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/0012

SITE ANALYSIS PLAN
1:200

LOT 218 - DP 237442
SITE AREA: 667.5m2

GROSS FLOOR AREA CALCULATION:

EXISTING FLOOR AREA	122.76m^2
NEW FLOOR AREA	36.99m^2
TOTAL FLOOR AREA	159.75m^2

TRUE NORTH:

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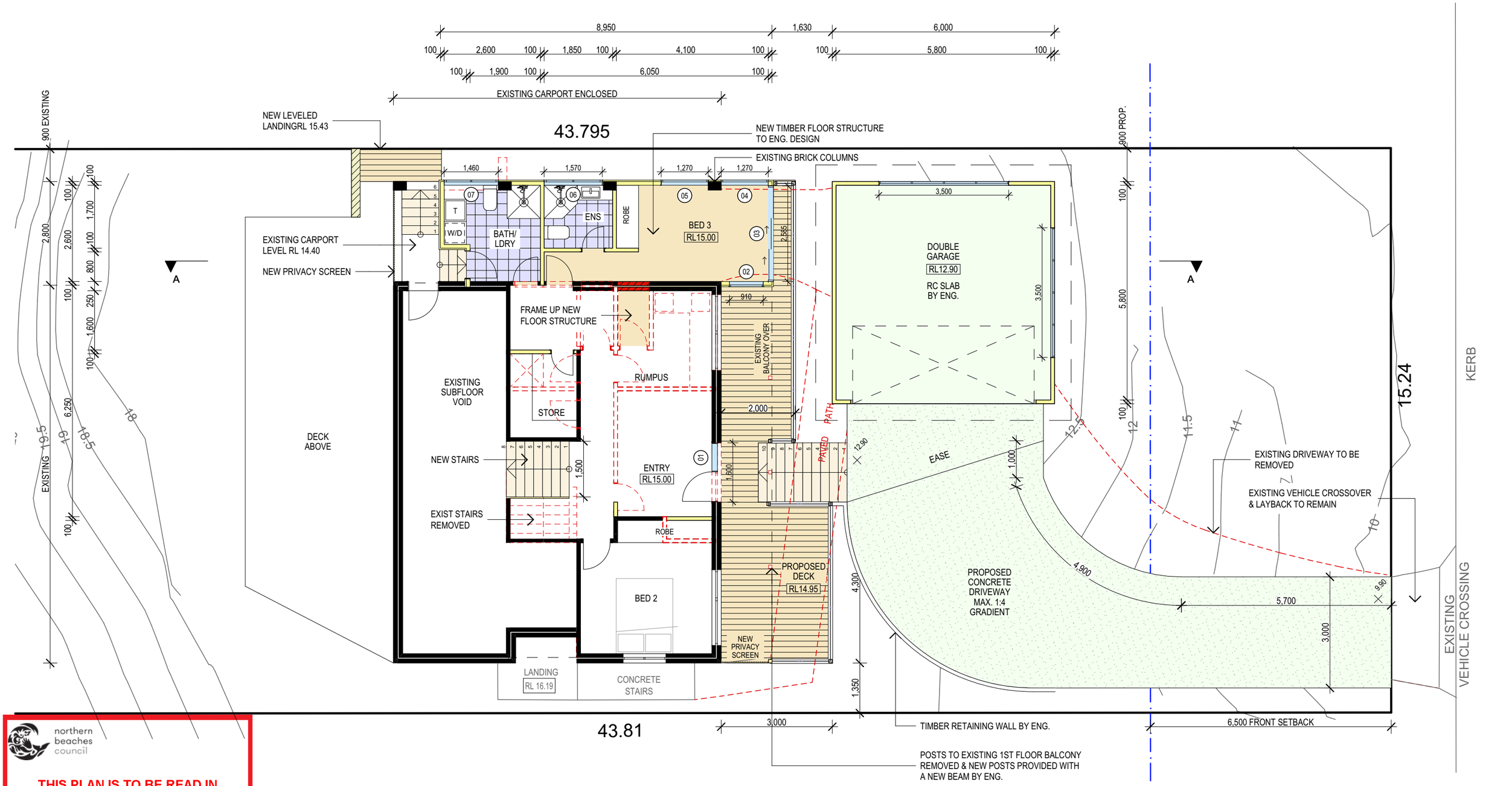
REV:	DATE:	DESCRIPTION:
A	19.02.20	LANDSCAPE PLAN/UPDATE DRIVEWAY
B	27.02.20	TREES UPDATE

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 9 EUNGAI PLACE NORTH NARRABEEN	DATE: AUG/19	DRAWN BY: AHB	SCALE: 1:200 @ A3
DRAWING TITLE: SITE ANALYSIS PLAN	JOB No: 721/19	CHECKED BY: JJ	DRAWING No: **DA.01**



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DA2020/0012

GARAGE & LOWER GROUND FLOOR PLAN

1:100

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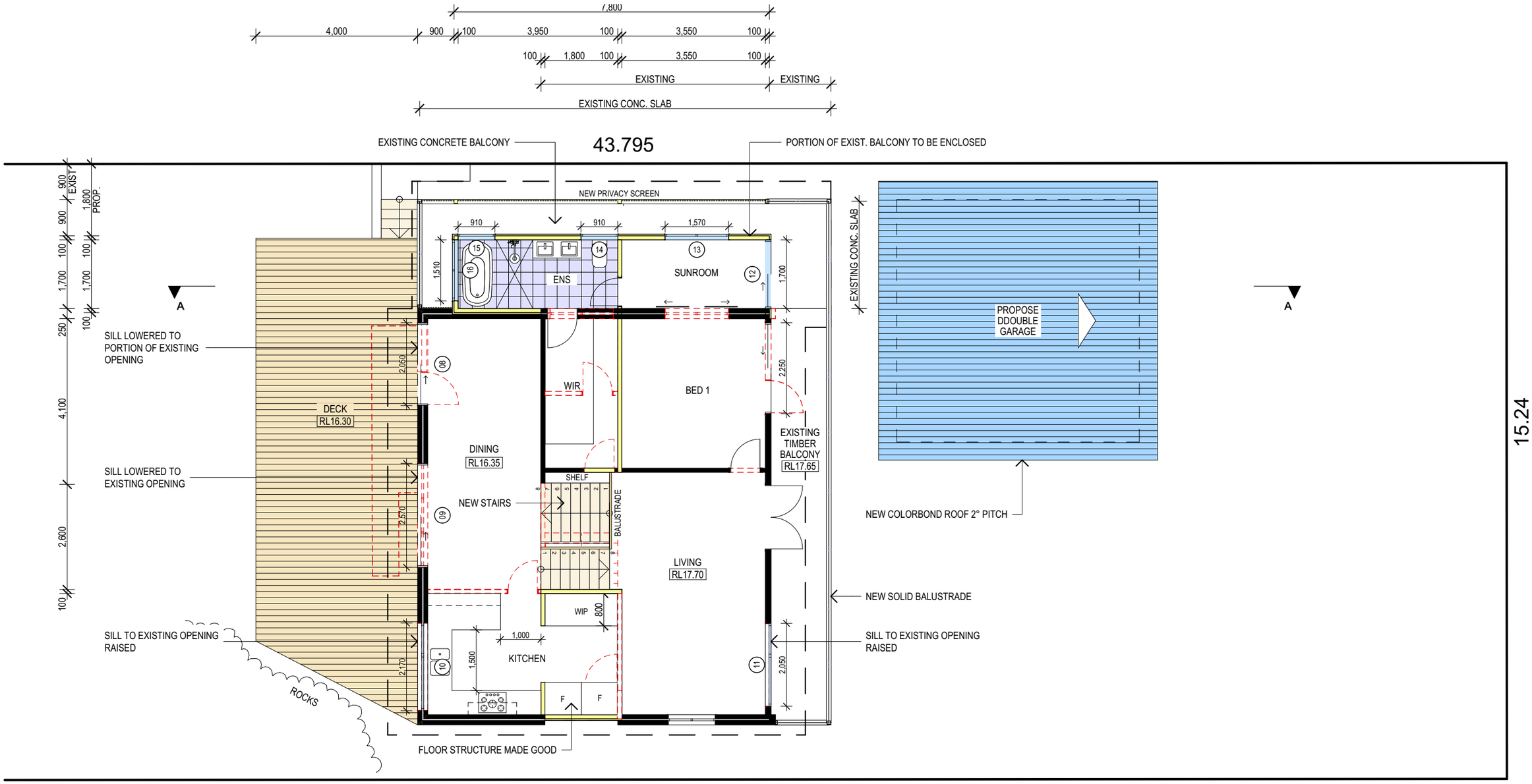
PROPOSED ALTERATIONS AND ADDITIONS 9 EUNGAI PLACE NORTH NARRABEEN	AUG/19	AHB	1:100 @ A3
DRAWING TITLE: GARAGE & LOWER GROUND FLOOR PLAN	JOB No: 721/19	CHECKED BY: JJ	DRAWING No: **DA.03**



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GROUND FLOOR & FIRST FLOOR PLAN

1:100

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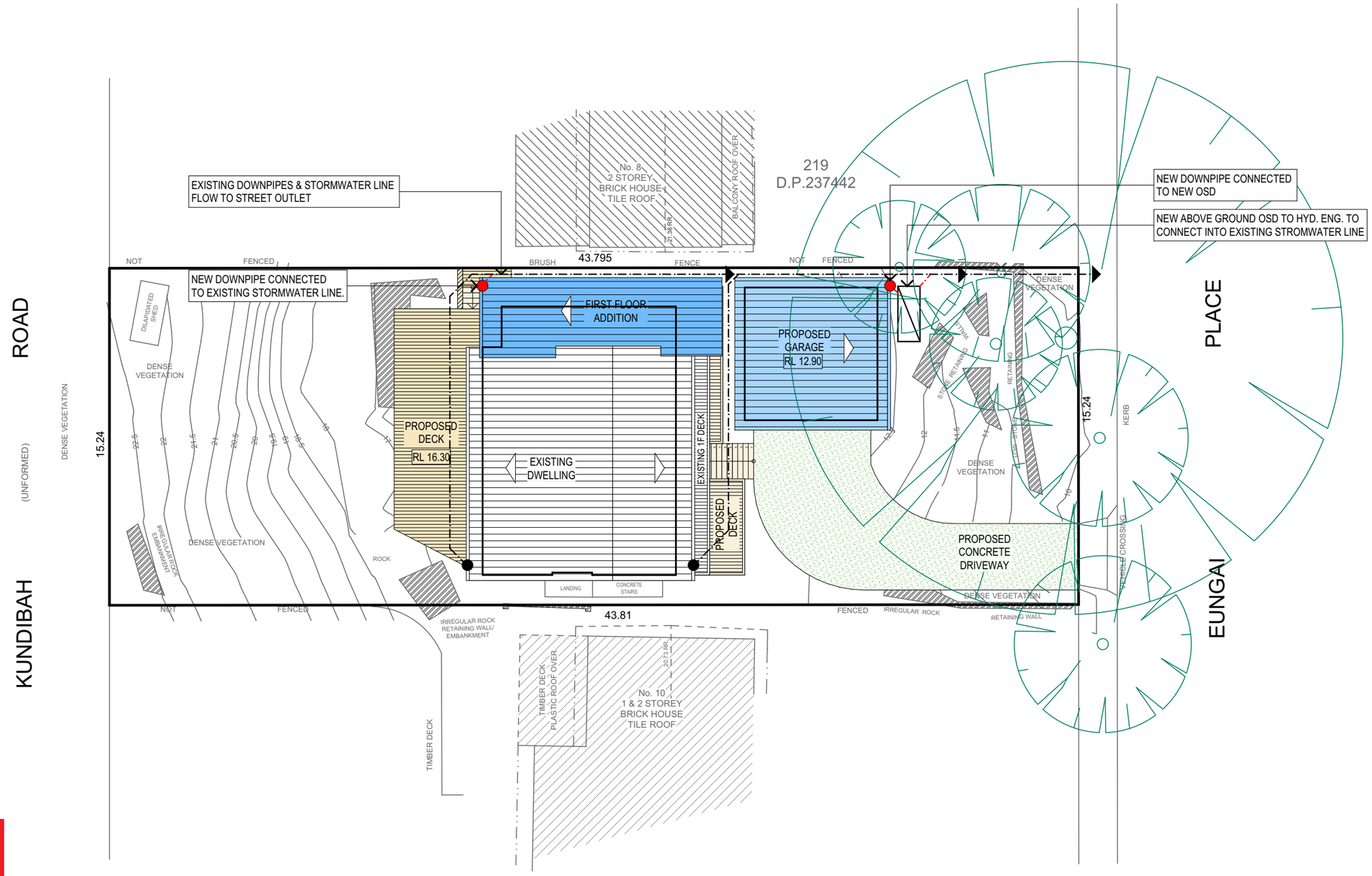
PROPOSED ALTERATIONS AND ADDITIONS 9 EUNGAI PLACE NORTH NARRABEEN	AUG/19	AHB	1:100 @ A3
DRAWING TITLE: GROUND FLOOR & FIRST FLOOR PLAN	JOB No: 721/19	CHECKED BY: JJ	DRAWING No: **DA.04**



ROOF PLAN & STORMWATER CONCEPT
1:200

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DA2020/0012

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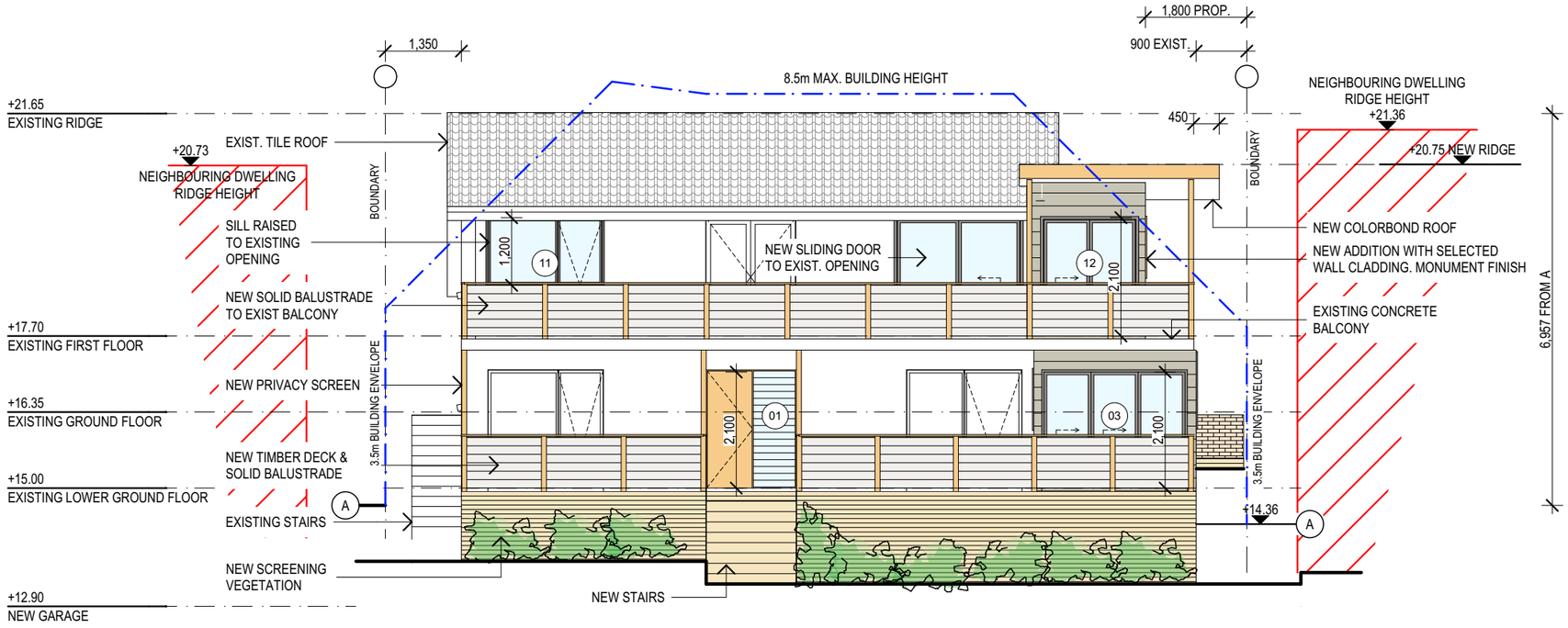
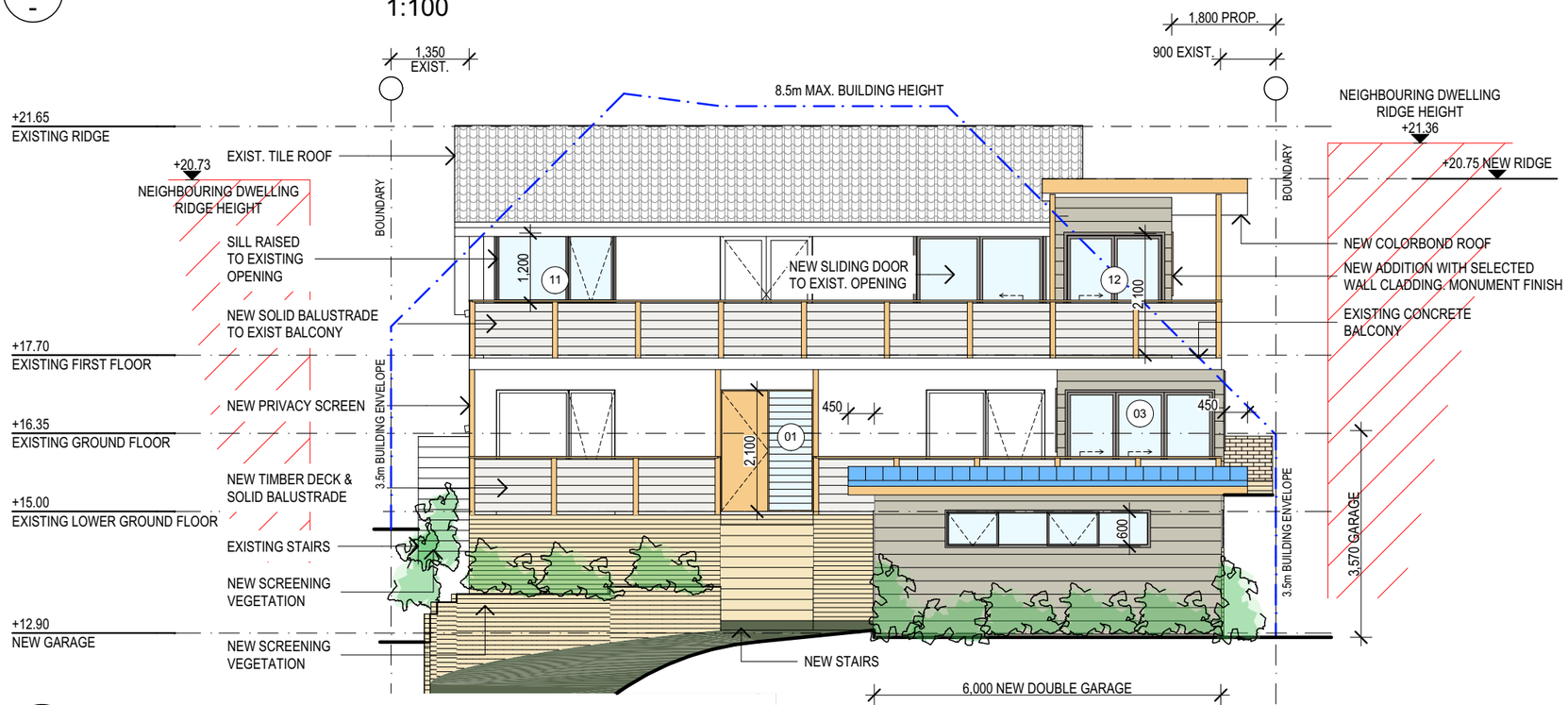
DRAWING TITLE: ROOF PLAN & STORMWATER CONCEPT	JOB No: 721/19	CHECKED BY: JJ	DRAWING No: **DA.05**



1 / - EAST (FRONT) ELEVATION
1:100



2 / - EAST (FRONT) ELEVATION SHOW GARAGE
1:100

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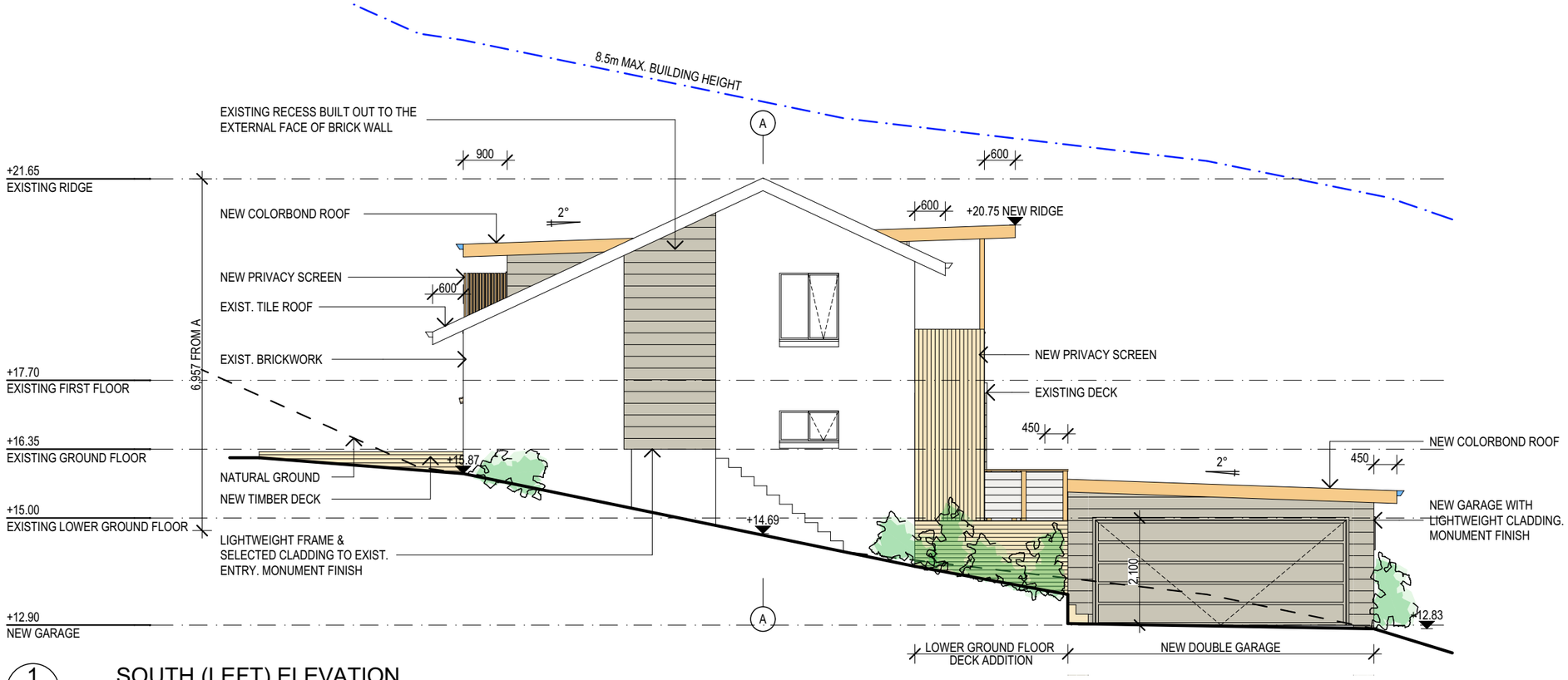
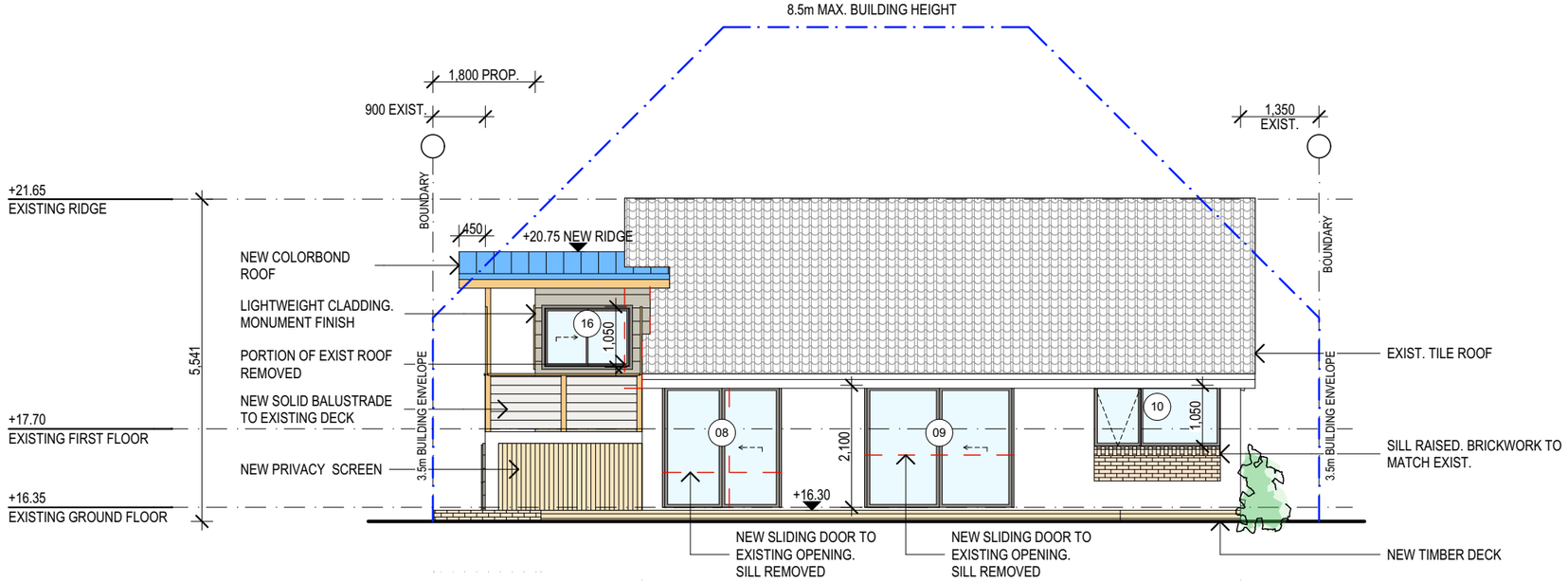
DRAWING TITLE: ELEVATIONS	JOB No: 721/19	CHECKED BY: JJ	DRAWING No: **DA.06**



1 / - SOUTH (LEFT) ELEVATION
1:100



2 / - WEST (REAR) ELEVATION
1:100

northern beaches council

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DA2020/0012

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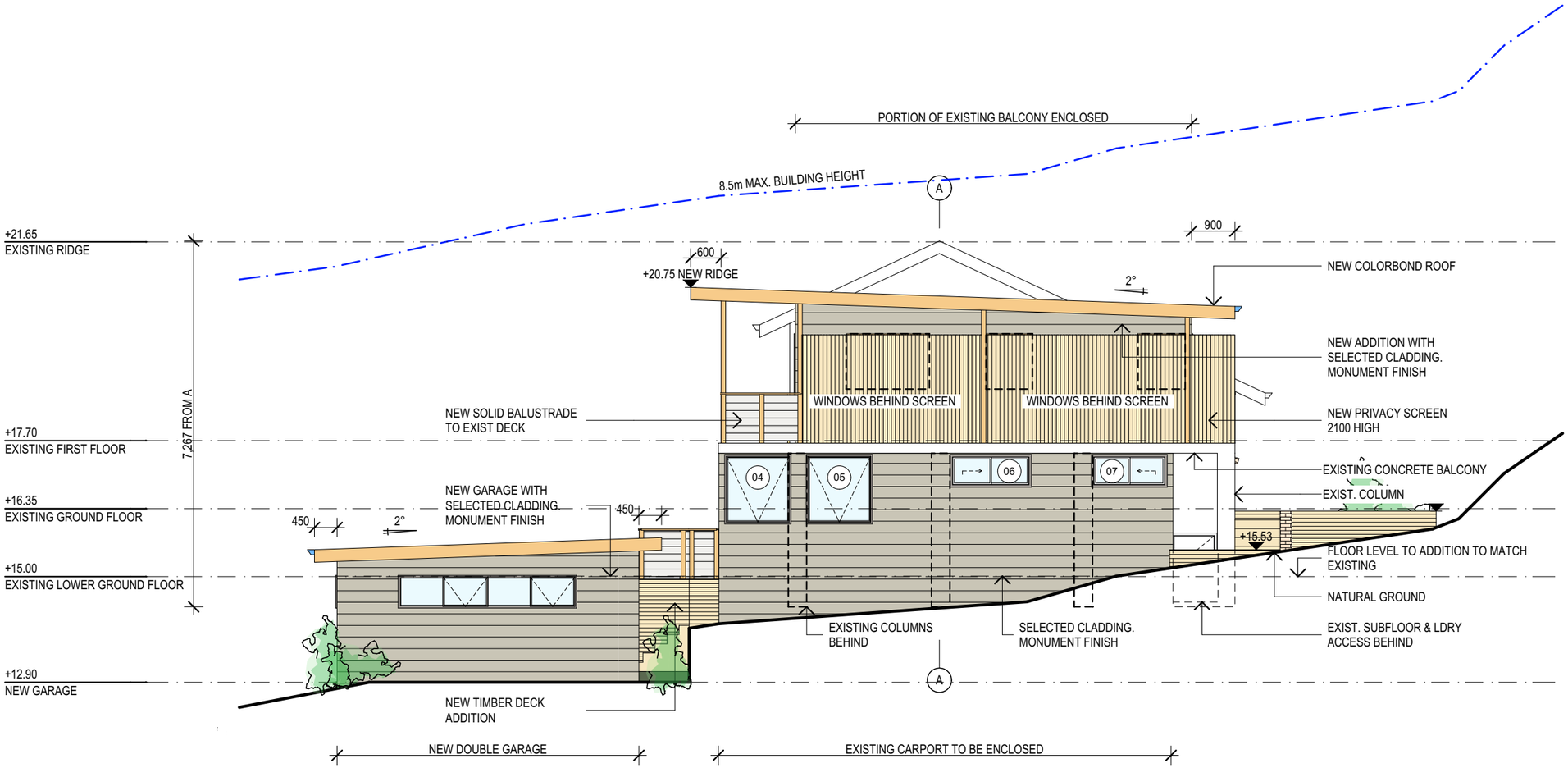
DRAWING TITLE: ELEVATIONS	JOB No: 721/19	CHECKED BY: JJ	DRAWING No: **DA.07**



NORTH (RIGHT) ELEVATION

1:100

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PROPOSED ALTERATIONS AND ADDITIONS
9 EUNGAI PLACE NORTH NARRABEEN

DRAWING TITLE:
ELEVATIONS

DATE:	DRAWN BY:	SCALE:
AUG/19	AHB	1:100 @ A3
JOB No:	CHECKED BY:	DRAWING No:
721/19	JJ	DA.08

northern beaches council

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

DA2020/0012

BASIX REQUIREMENT:

BASIX Inclusions for 9 EUNGAI ST NORTH NARRABEEN

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

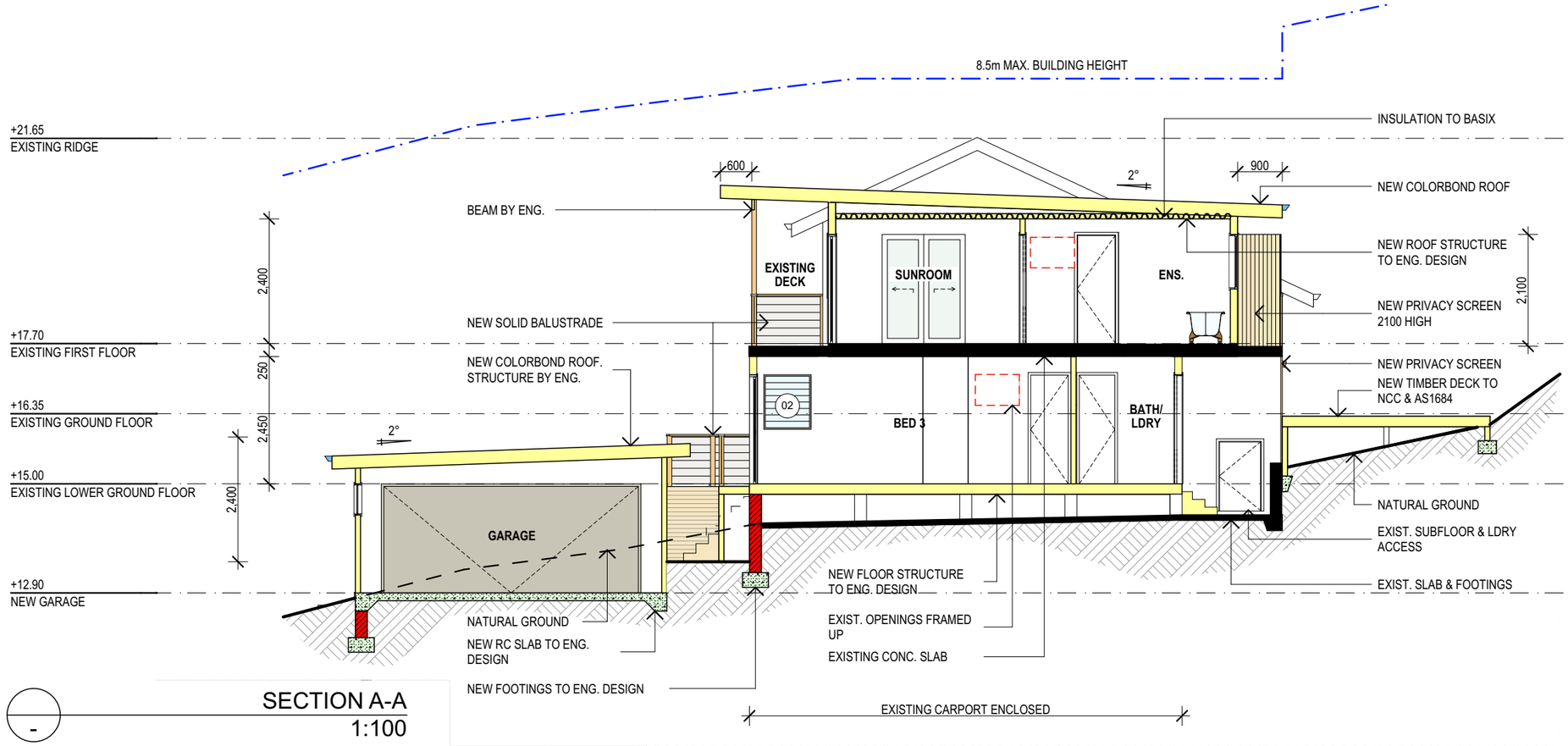
INSULATION REQUIREMENTS

CONSTRUCTION	ADDITIONAL INSULATION REQUIREMENT (R-VALUE)
CONCRETE SLAB ON GROUND FLOOR	NIL
SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR (R0.7)	R 0.60 (DOWN) (OR R 1.30 INCLUDING CONSTRUCTION)
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD	R1.30 R OR (1.70 INCLUDING CONSTRUCTION)
FLAT CEILING, FLAT ROOF FRAMED	Ceiling: R2.08 (up), roof: foil backed blanket (55 mm) Medium (solar absorptance 0.475 - 0.7)

GLAZING DOORS / WINDOWS:

Standard Aluminium, SINGLE CLEAR, (U-value: 7.63, SHGC: 0.75)
OPENING # - 01, 02, 07, 08, 09, 10, 14, 15, 16

Standard Aluminium, SINGLE PYROLYTIC LOW-E, (U-value: 5.7, SHGC: 0.47)
OPENING # 03, 04, 05, 11, 12, 13



SECTION A-A
1:100

SPECIFICATION NOTES:

INTERNAL LINING:
- PROVIDE PLASTERBOARD LINING.

EXTERNAL WALLS:
- TIMBER FRAME WALLS FINISHED OFF WITH SELECTED CLADDING. MONUMENT FINISH.

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

DECK:
- TIMBER DECKING WITH ROUNDED EDGE & 3mm GAP.

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

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

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

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.

CONCRETE BLOCKS OR BRICKS:
- TO COMPLY WITH TO AS4455 MANSORY BUILDING BLOCKS/PAVER.

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.

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

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

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.

STAIRS, HANDRAILS AND BALUSTRADES:
- SOLID COLORBOND BALUSTRADE.
- 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 STAIR CASES 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

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.

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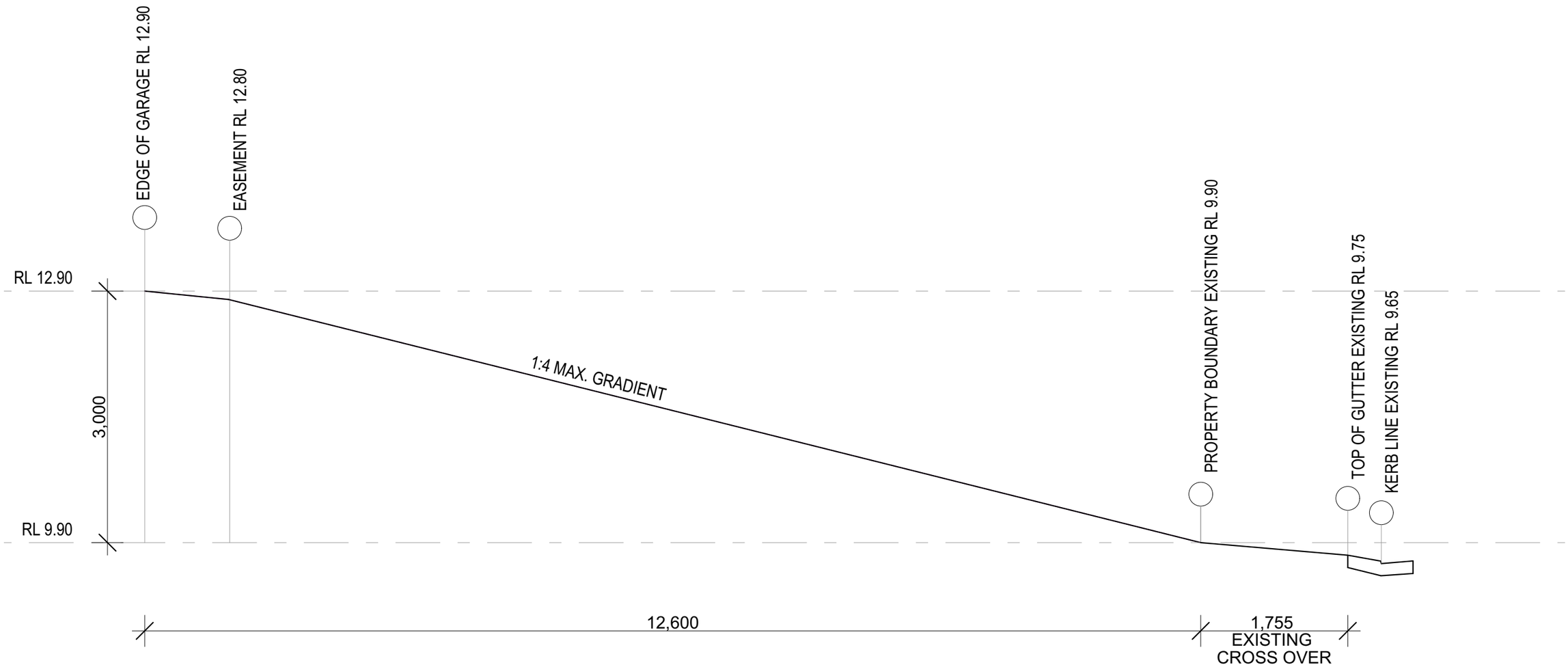
DRAWING TITLE:
SECTION & BASIX

DATE:	DRAWN BY:	SCALE:
AUG/19	AHB	1:100 @ A3
JOB No: 721/19	CHECKED BY: JJ	DRAWING No: DA.09



DRIVEWAY PROFILE
1:50

northern beaches council

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DRAWING TITLE: DRIVEWAY PROFILE	JOB No: 721/19	CHECKED BY: JJ	DRAWING No: **DA.10**