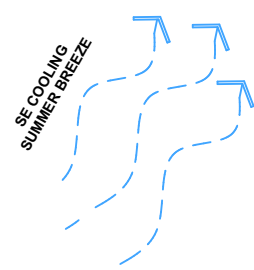
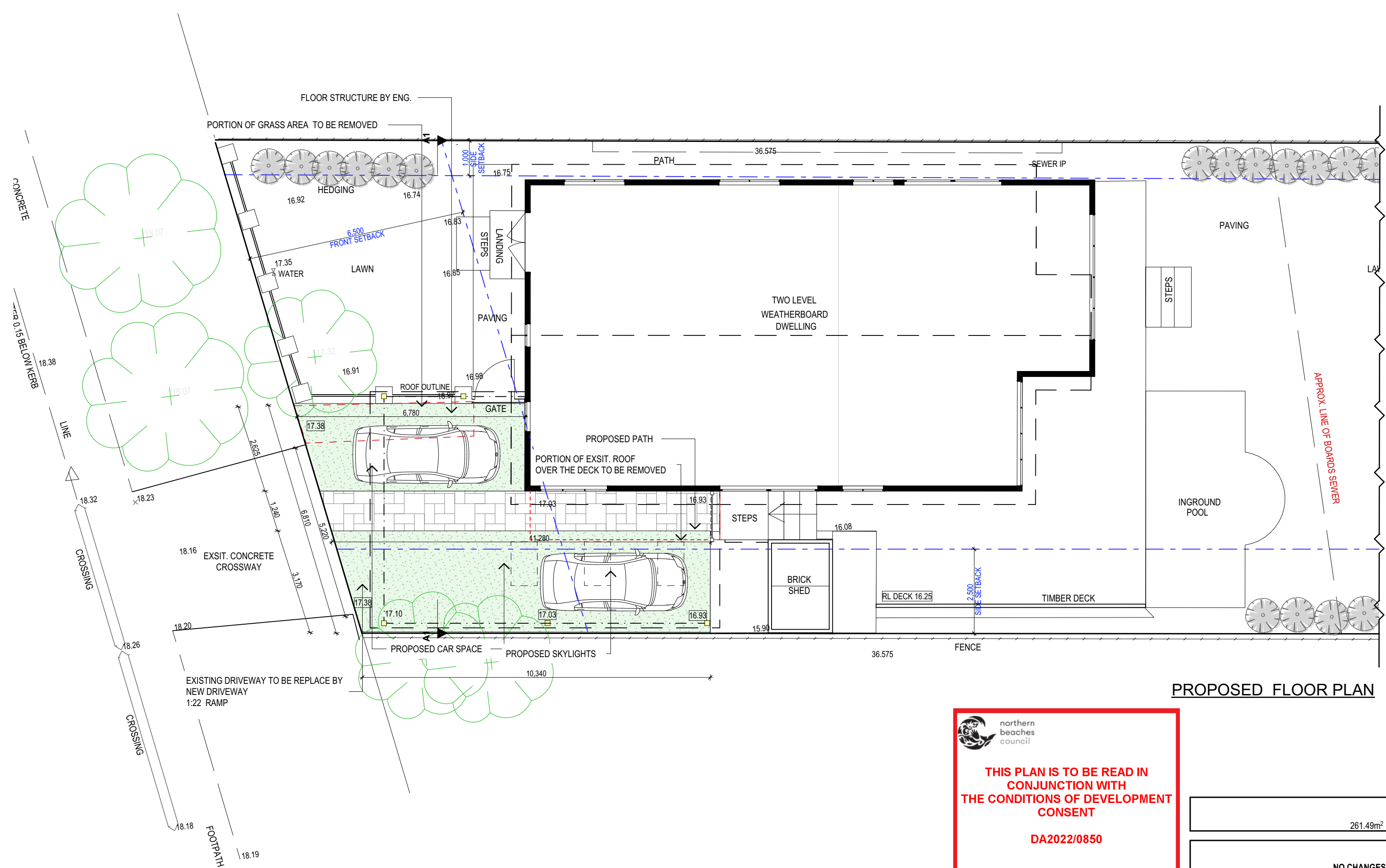


DRAWING No:

DA.01





TRUE NORTH:



NOTES (E & OE)

- 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

Division of JJ DRAFTING AUSTRALIA PTY LTD
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

REV:	DATE:	DESCRIPTION:
A	15/03/2022	AMEDMENTS FOR PRELIM DRAWINGS
B	06/04/2022	AMEDMENTS FOR PRELIM DRAWINGS
C	06/04/2022	DA DRAWINGS
D	03/06/2022	DA DRAWINGS UPDATED

PROPOSED ALTERATIONS AND ADDITIONS
108 QUEENS PARADE EAST, NEWPORT

CLIENT:
PETER FARRUGIA

DRAWING TITLE:
FLOOR PLAN

DATE:

MAR/22

JOB No.

955/22

DRAWN BY:

EV

CHECKED BY:

JJ

SCALE:

1:100 @ A3

DRAWING No:

DA.02



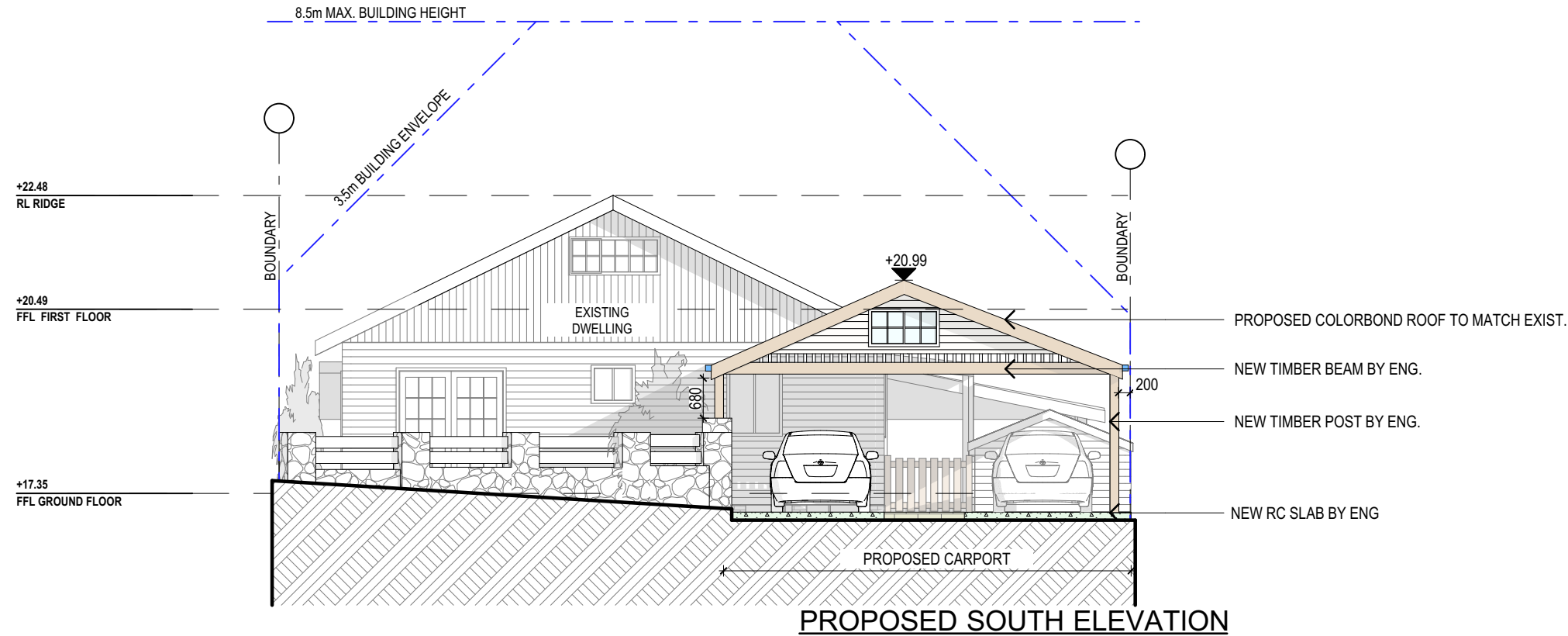
northern

beaches

council

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

DA2022/0850



NOTES (E & OE)

- 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
Division of JJ DRAFTING AUSTRALIA PTY LTD
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

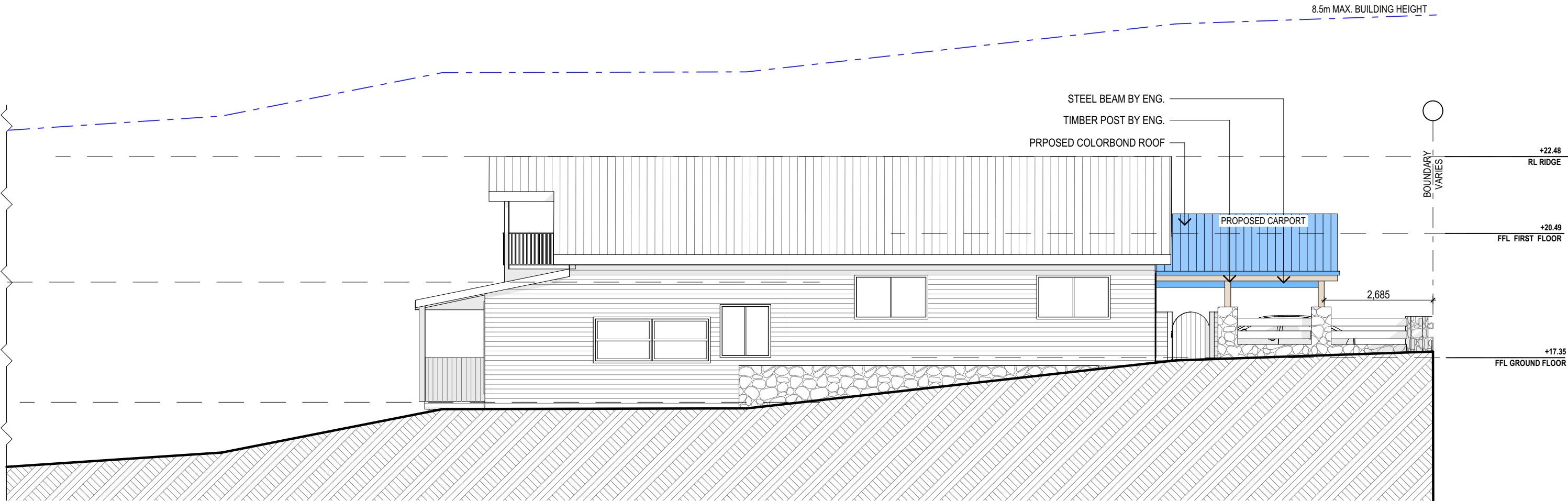
REV:	DATE:	DESCRIPTION:
A	15/03/2022	AMEDMENTS FOR PRELIM DRAWINGS
B	06/04/2022	AMEDMENTS FOR PRELIM DRAWINGS
C	06/04/2022	DA DRAWINGS
D	03/06/2022	DA DRAWINGS UPDATED

PROPOSED ALTERATIONS AND ADDITIONS 108 QUEENS PARADE EAST, NEWPORT CLIENT: PETER FARRUGIA	DRAWING TITLE: ELEVATIONS SHEET 1
--	--------------------------------------

DATE: MAR/22	DRAWN BY: EV	SCALE: 1:100 @ A3
JOB No: 955/22	CHECKED BY: JJ	DRAWING No: DA.03

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

DA2022/0850



PROPOSED WEST ELEVATION

NOTES (E & OE)

- 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

Division of JJ DRAFTING AUSTRALIA PTY LTD
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

REV:	DATE:	DESCRIPTION:
A	15/03/2022	AMEDMENTS FOR PRELIM DRAWINGS
B	06/04/2022	AMEDMENTS FOR PRELIM DRAWINGS
C	06/04/2022	DA DRAWINGS
D	03/06/2022	DA DRAWINGS UPDATED

PROPOSED ALTERATIONS AND ADDITIONS
108 QUEENS PARADE EAST, NEWPORT
CLIENT:
PETER FARRUGIA

DRAWING TITLE:
ELEVATIONS SHEET 2

DATE:
MAR/22

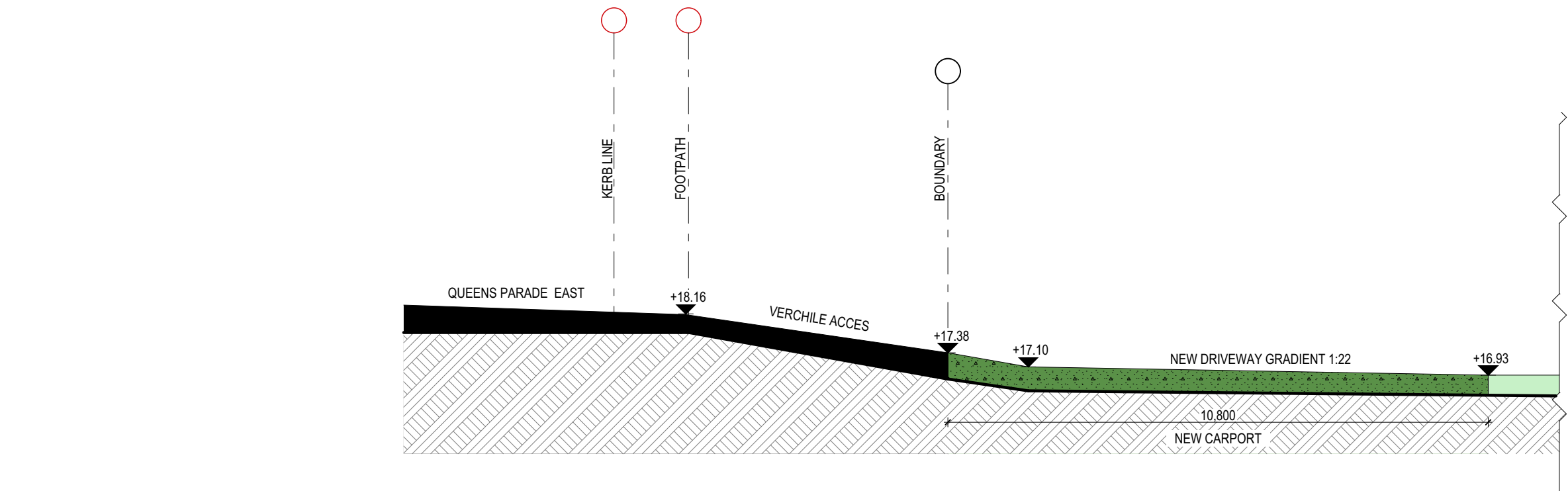
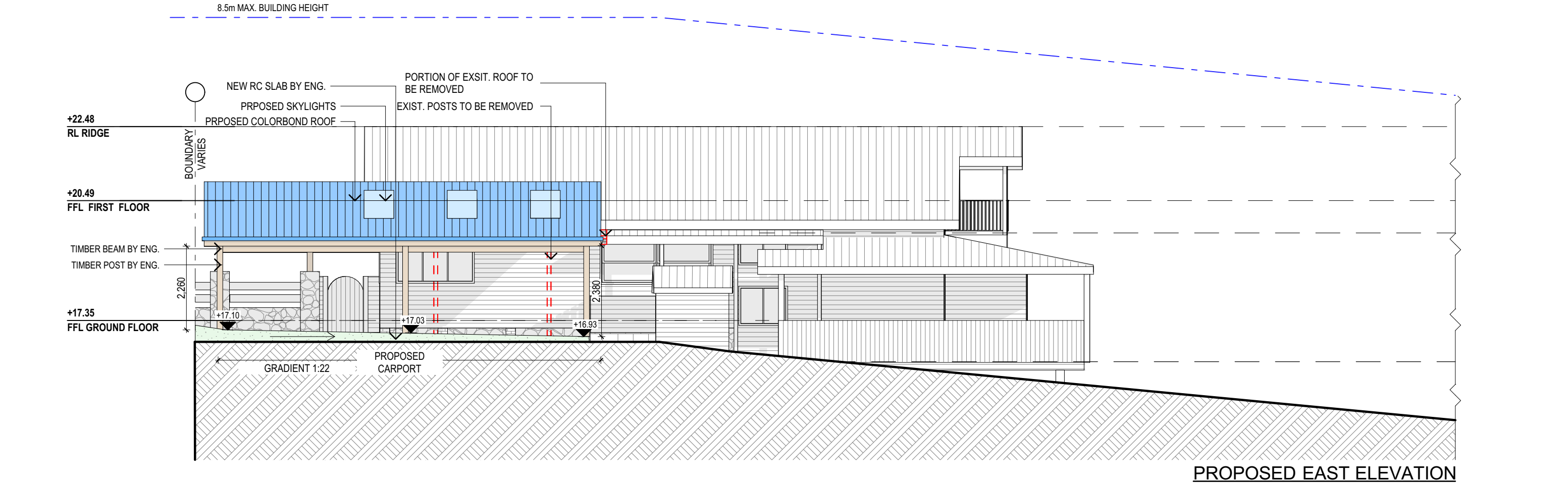
JOB No:
955/22

DRAWN BY:
EV

CHECKED BY:
JJ

SCALE:
1:100 @ A3

DRAWING No:
DA.04

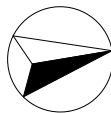


 northern
beaches
council

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

DA2022/0850

TRUE NORTH:



NOTES (E & OE)

- 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

Division of JJ DRAFTING AUSTRALIA PTY LTD
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

REV:	DATE:	DESCRIPTION:
A	15/03/2022	AMENDMENTS FOR PRELIM DRAWINGS
B	06/04/2022	AMENDMENTS FOR PRELIM DRAWINGS
C	06/04/2022	DA DRAWINGS
D	03/06/2022	DA DRAWINGS UPDATED

PROPOSED ALTERATIONS AND ADDITIONS
108 QUEENS PARADE EAST, NEWPORT
CLIENT:
PETER FARRUGIA

DRAWING TITLE:
ELEVATIONS SHEET 3

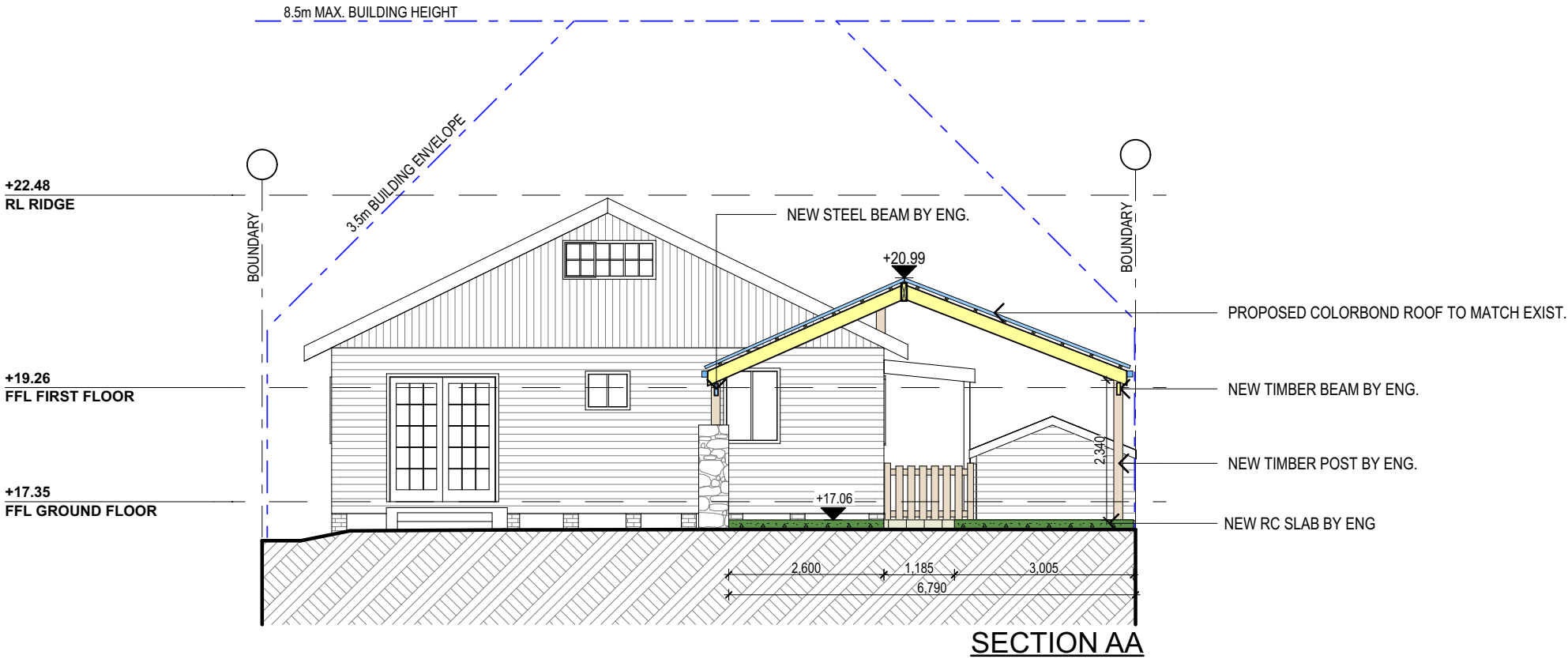
DATE: MAR/22	DRAWN BY: EV	SCALE: 1:100 @ A3
JOB No: 955/22	CHECKED BY: JJ	DRAWING No: DA.05



northern
beaches
council

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

DA2022/0850



SPECIFICATION NOTES

- FLOOR:**
- GROUND FLOOR TO BE REINFORCED CONCRETE SLAB IN ACCORDANCE WITH AS2870.
- 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.
- PROFILED STEEL ROOF:**
- COLORBOND ROOF CLADDING
 - NCC VOL.2 PART 3.5.1.
 - DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH AS/NZS 1562.
- 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.
- 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 3.1.4 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.
- 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.
- 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.
 - 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
- GLAZING:**
- NCC VOL.1 PARTS B 1.4, D 3.12, F1.13 OR NCC VOL.2 PART 3.6
- 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.
- NOTE:**
- ALL PLANS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE, BUSHFIRE AND GEOTECH REPORTS.**

NOTES (E & OE)

- 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
Division of JJ DRAFTING AUSTRALIA PTY LTD
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

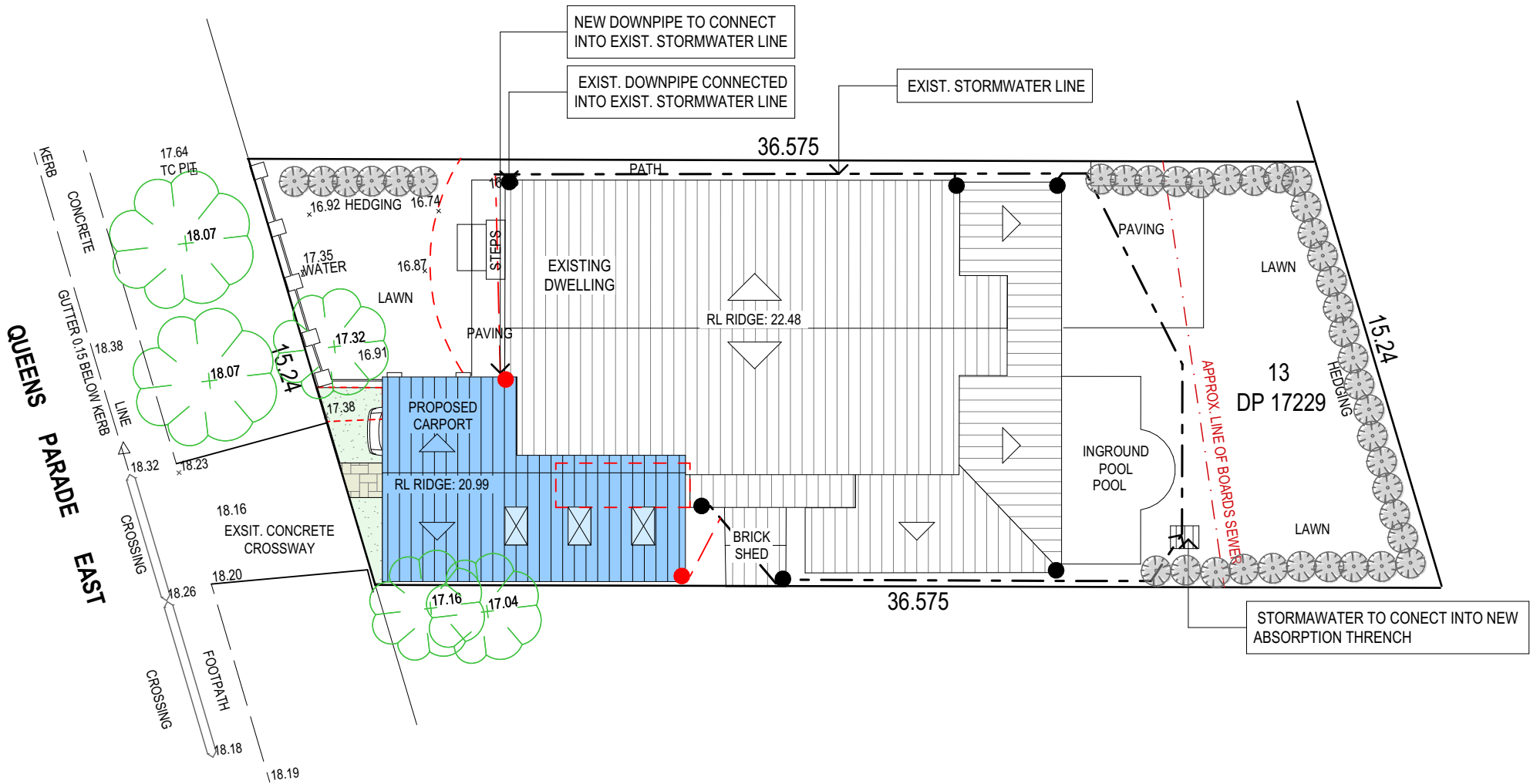
REV:	DATE:	DESCRIPTION:
A	15/03/2022	AMEDMENTS FOR PRELIM DRAWINGS
B	06/04/2022	AMEDMENTS FOR PRELIM DRAWINGS
C	06/04/2022	DA DRAWINGS
D	03/06/2022	DA DRAWINGS UPDATED

PROPOSED ALTERATIONS AND ADDITIONS 108 QUEENS PARADE EAST, NEWPORT CLIENT: PETER FARRUGIA	DRAWING TITLE: SECTION / BASIX
--	-----------------------------------

DATE: MAR/22	DRAWN BY: EV	SCALE: 1:100 @ A3
JOB No: 955/22	CHECKED BY: JJ	DRAWING No: DA.06

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

DA2022/0850

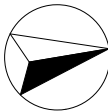


ROOF & STORMWATER CONCEPT PLAN

STORMWATER CONCEPT LEGEND

EXISTING DOWNPIPES	●
NEW DOWNPIPES	●
EXISTING STORMWATER LINE	---
NEW STORMWATER LINE	---

TRUE NORTH:



NOTES (E & OE)

- 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

Division of JJ DRAFTING AUSTRALIA PTY LTD
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

REV:	DATE:	DESCRIPTION:
A	15/03/2022	AMENDMENTS FOR PRELIM DRAWINGS
B	06/04/2022	AMENDMENTS FOR PRELIM DRAWINGS
C	06/04/2022	DA DRAWINGS
D	03/06/2022	DA DRAWINGS UPDATED

PROPOSED ALTERATIONS AND ADDITIONS
108 QUEENS PARADE EAST, NEWPORT
CLIENT:
PETER FARRUGIA

DRAWING TITLE:
ROOF & STORMWATER CONCEPT PLAN

DATE:
MAR/22

JOB No:
955/22

DRAWN BY:
EV

CHECKED BY:
JJ

SCALE:
1:200 @ A3

DRAWING No:
DA.08