

- General Notes

G1.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH DURING THE COURSE OF THE PROJECT. ANY DISCREPANCIES ARE TO BE REFERRED TO THE PRINCIPAL FOR DECISION BEFORE PROCEEDING WITH THE WORK.

G2.

ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE FABRICATION WORK SHALL BE VERIFIED BY THE BUILDER BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.

G3.

DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.

G4.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY.

G5.

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. ALL LEVELS ARE EXPRESSED IN METRES.

G6.

FLASHINGS AND DAMPROOF COURSE TO BE PLACED IN ACCORDANCE WITH GOOD BUILDING PRINCIPLES WHETHER SHOWN ON THE DETAILS OR NOT.

G7.

THIS DRAWING TO BE READ IN CONJUNCTION WITH HIA GENERAL HOUSING SPECIFICATION.
- Foundations

F1.

UNDERFLOOR FILL SHALL BE IN ACCORDANCE WITH AS 2870.

F2.

TERMITE TREATMENT SHALL BE IN ACCORDANCE WITH AS 3660.1

F3.

THE UNDERFLOOR VAPOUR BARRIER SHALL BE IN ACCORDANCE WITH AS 2870

F4.

REINFORCEMENT SHALL CONFORM AND BE PLACED IN ACCORDANCE WITH AS 3600, AS 2870 AND THE ENGINEERS RECOMMENDATIONS.

F5.

STRUCTURAL CONCRETE SHALL BE IN ACCORDANCE WITH AS 3600. PRE MIXED CONCRETE SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 1379.

F6.

PROVIDE ADEQUATE CROSS FLOOR VENTILATION TO THE SPACE UNDER SUSPENDED GROUND FLOOR.

F7.

ALL SLABS SHALL BE CURED IN ACCORDANCE WITH AS 3600.

S1.

Masonry

- M1.

ALL CLAY BRICKS AND BRICKWORK SHALL COMPLY WITH AS/NZS 4455, AS/NZS 4456 AND AS 3700.
- M2.

CONCRETE BLOCKS ARE TO BE IN ACCORDANCE WITH AS 2733.
- M3.

ALL DAMP PROOF COURSES SHALL COMPLY WITH AS 3700 AND AS 2904.
- M4.

CAVITY VENTILATION WEEP HOLES SHALL BE IN ACCORDANCE WITH AS 3700.
- M5.

MORTAR SHALL COMPLY WITH AS 3700, JOINT TOLERANCES SHALL BE IN ACCORDANCE WITH AS 3700.
- M6.

ALL WALL TIES SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 2699 AND BE INSTALLED IN ACCORDANCE WITH AS 3700.

Timber Framing

- T1.

ALL TIMBER FRAMEWORK SHALL COMPLY WITH AS 1684.
- T2.

ROOF FRAMING TO BE IN ACCORDANCE WITH AS 1684.
- T3.

TIMBER ROOF TRUSSES TO MANUFACTURERS DETAILS AND SPECIFICATIONS.
- T4.

TIMBER BRACING TO BE IN ACCORDANCE WITH AS 1684.

Tiling

- T1.

CEMENT MORTAR AND OTHER ADHESIVES SHALL COMPLY WITH AS 3958.1
- T2.

INSTALLATION OF TILES SHALL BE IN ACCORDANCE WITH AS 3958.

Claddings & Linings

- C1.

THE LINING OF WET AREA WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS 3740.
- C2.

ALL INTERNAL WET AREAS AND BALCONIES OVER INHABITABLE ROOMS TO BE WATER PROOFED TO AS 3740.

Joinery

- J1.

ALL INTERNAL AND EXTERNAL TIMBER DOOR AND DOOR SETS SHALL BE IN ACCORDANCE WITH AS 1909. TIMBER DOORS AND DOOR SETS SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 2688 AND AS 2689.
- J2.

ALL GLAZING SHALL COMPLY WITH AS 1288.

Steel Framing

ALL STEEL FRAMING INCLUDING FLOORS, WALLS AND ROOF FRAMING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND AS 3623.

Roofing

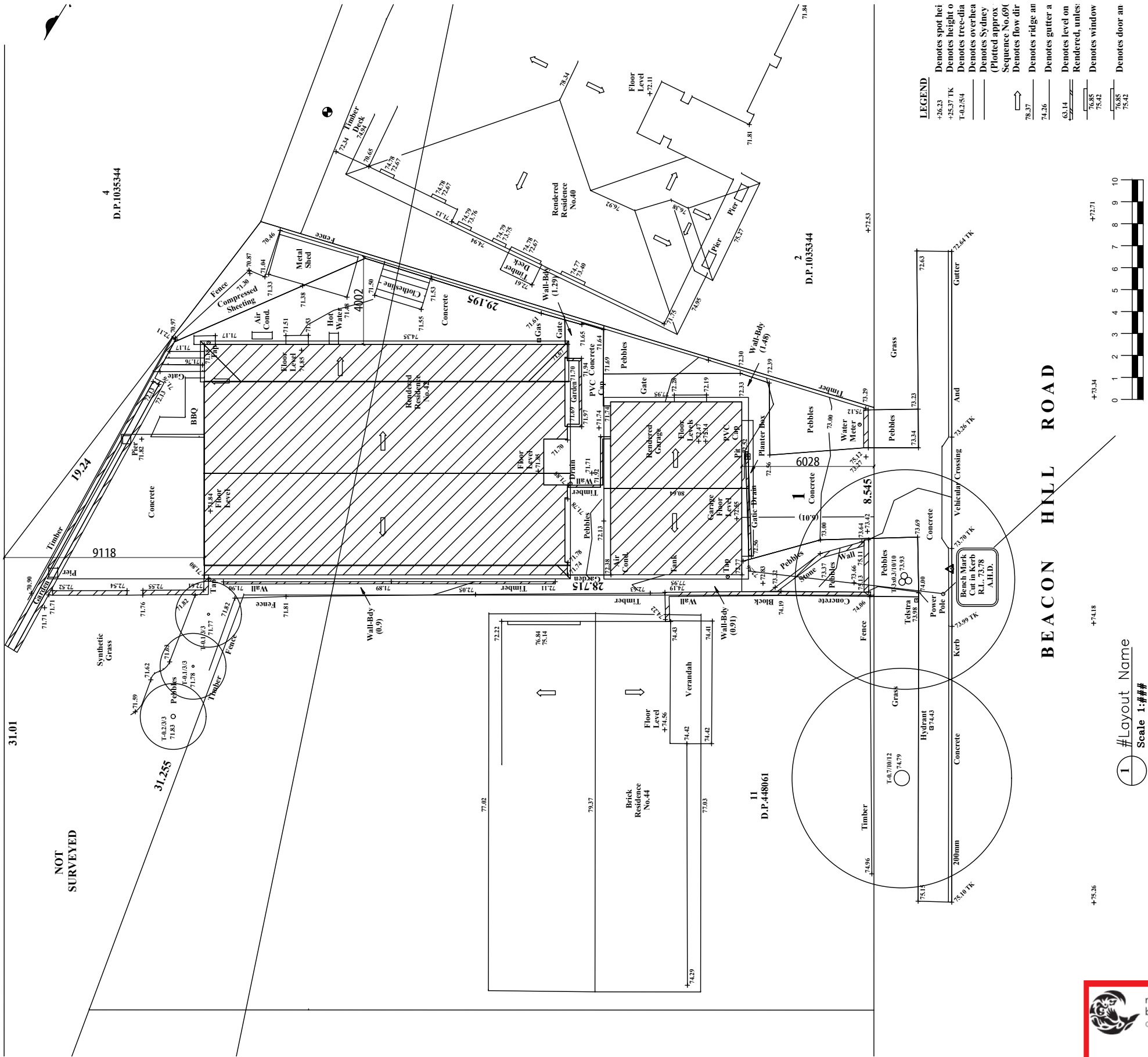
- R1.

CONCRETE AND TERRACOTTA TILES SHALL COMPLY WITH AS 2049 AND BE INSTALLED IN ACCORDANCE WITH AS 2050.
- R2.

METAL RAINWATER GOODS SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 2179 AND INSTALLED IN ACCORDANCE WITH AS 2180.
- R3.

SARKING TO COMPLY AND BE FIXED IN ACCORDANCE WITH AS/NZS 4200.1 & AS/NZS 4200.2.
- R4.

WEATHERPROOFINGS AND FLASHINGS SHALL COMPLY WITH AS 2904, AS 1804 AND AS 3700.

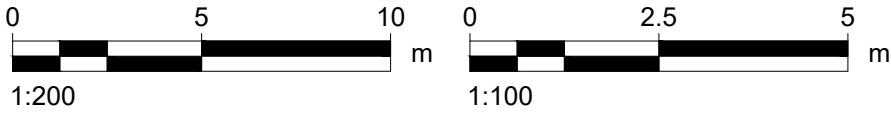


- GENERAL NOTES

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•ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.

•CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS



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3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
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LEGEND:

EXISTING BUILDING OUTLINE

PROPOSED WORK

General Notes

proudly supporting

bear cottage

the children's hospital & museum

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Project
ADDITIONS AND ALTERATIONS

Date
23/09/20

Scale
1:200

Sheet
SP

DP No.
1035344

LOT No.
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No.

Revision/Issue

Date

northern beaches council

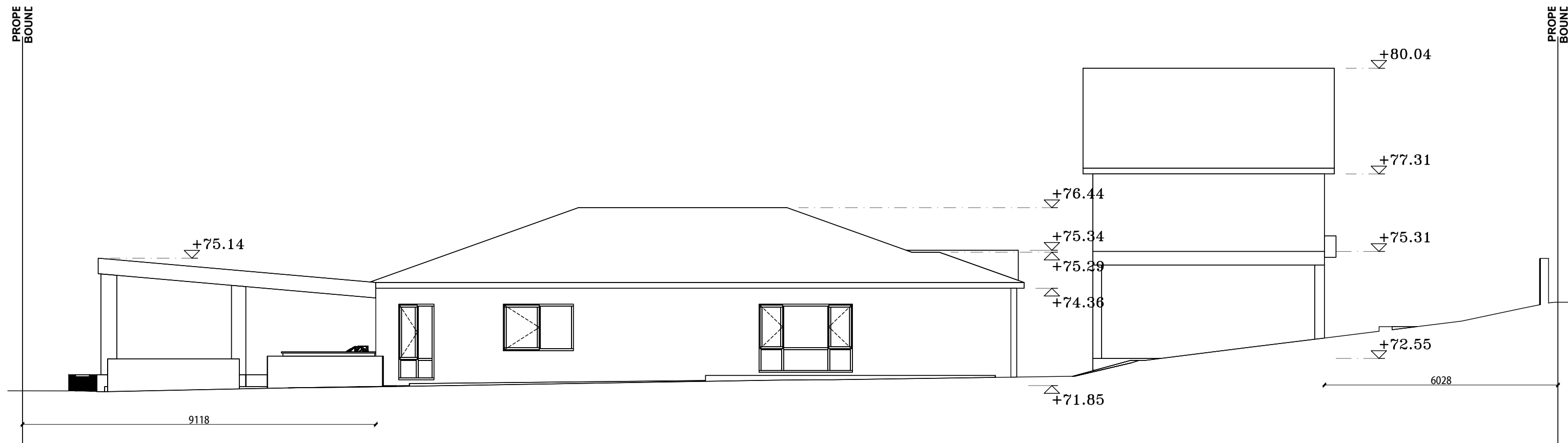
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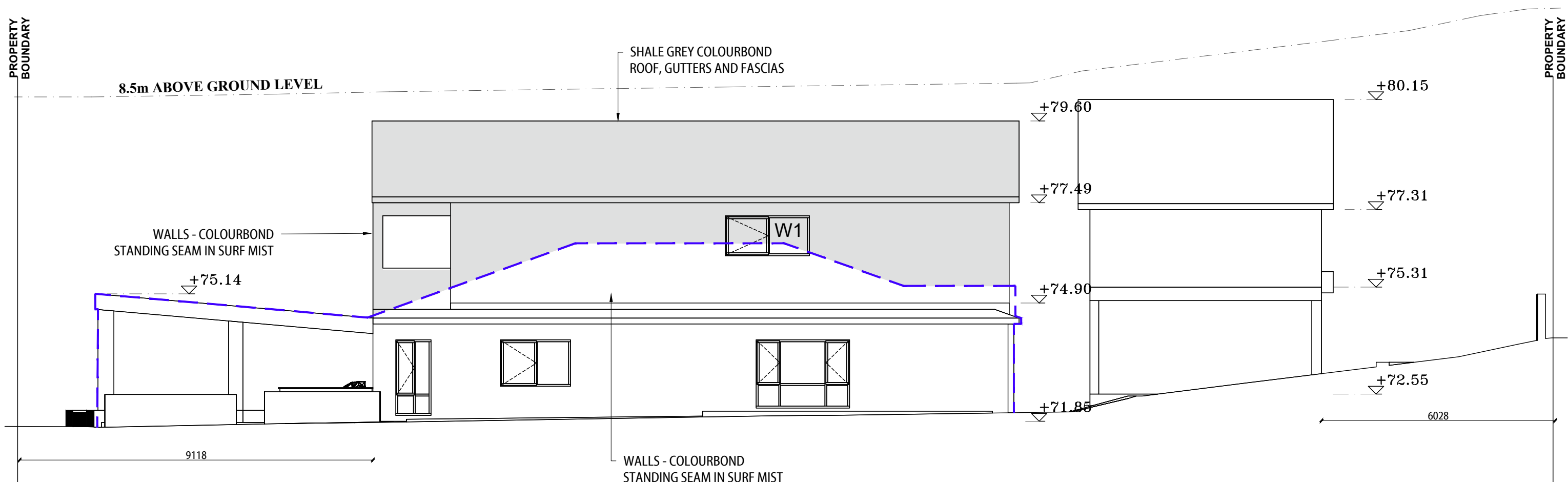
5/470 Sydney Rd
Belconnen 2603 NSW
www.draftinghelp.com.au
02 87763474

Project Name and Address

SIMON DUCKWORTH
42 BEACON HILL RD
BROOKVALE
NSW 2100



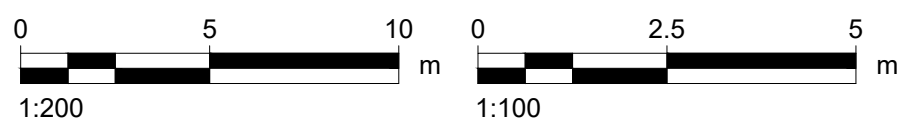
1 NORTH ELEVATION – EXISTING
Scale 1:100



1 NORTH ELEVATION – PROPOSED
Scale 1:100

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LEGEND:

- EXISTING BUILDING OUTLINE
- PROPOSED WORK

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ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
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Project ADDITIONS AND ALTERATIONS	Sheet
Date 23/09/20	4
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DP No. 1035344

LOT No. 1

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No.	Revision/Issue	Date

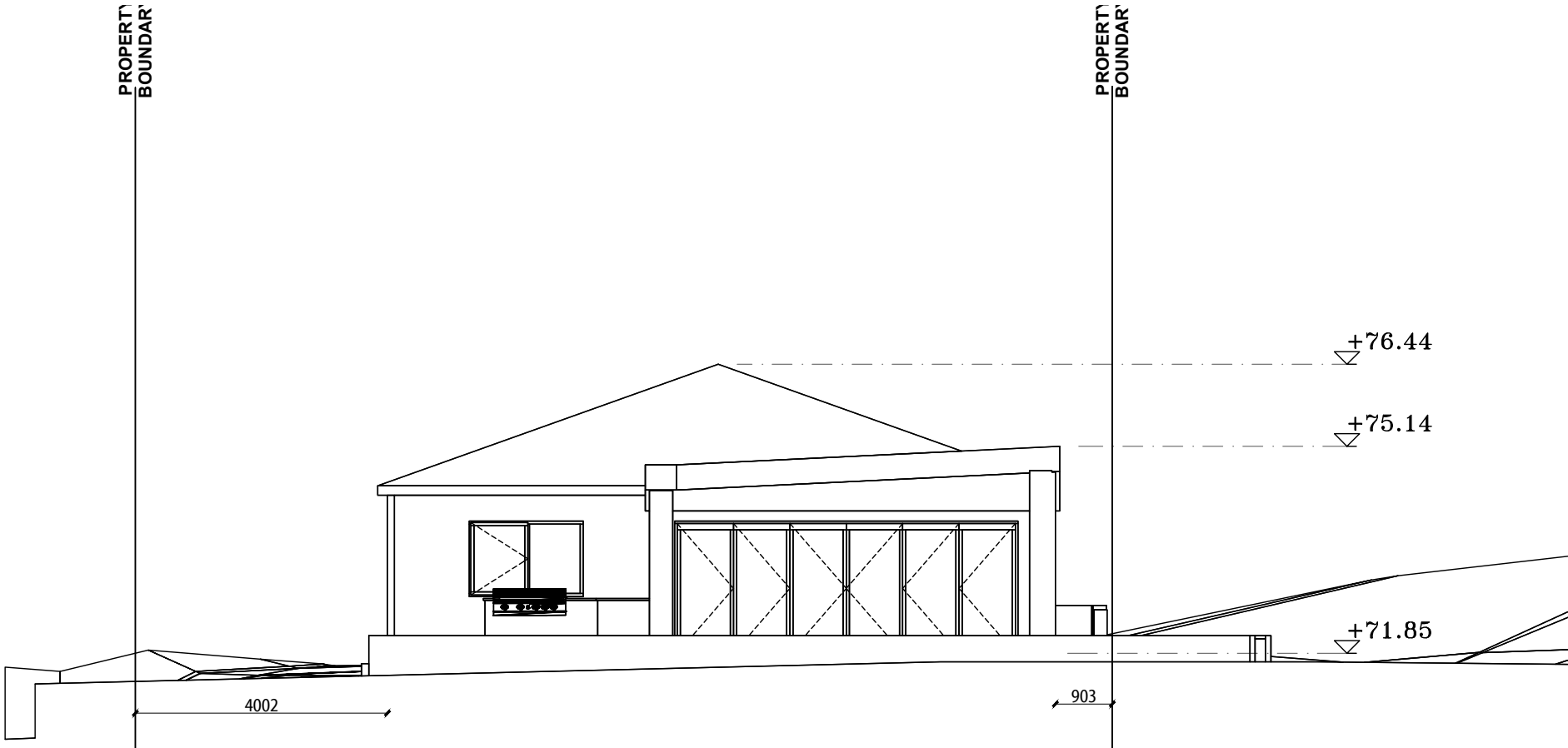
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51470 Sydney Rd
Balgowlah 2093 NSW
www.draftinghelp.com.au
02 87763474

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SIMON DUCKWORTH
42 BEACON HILL RD
BROOKVALE
NSW 2100

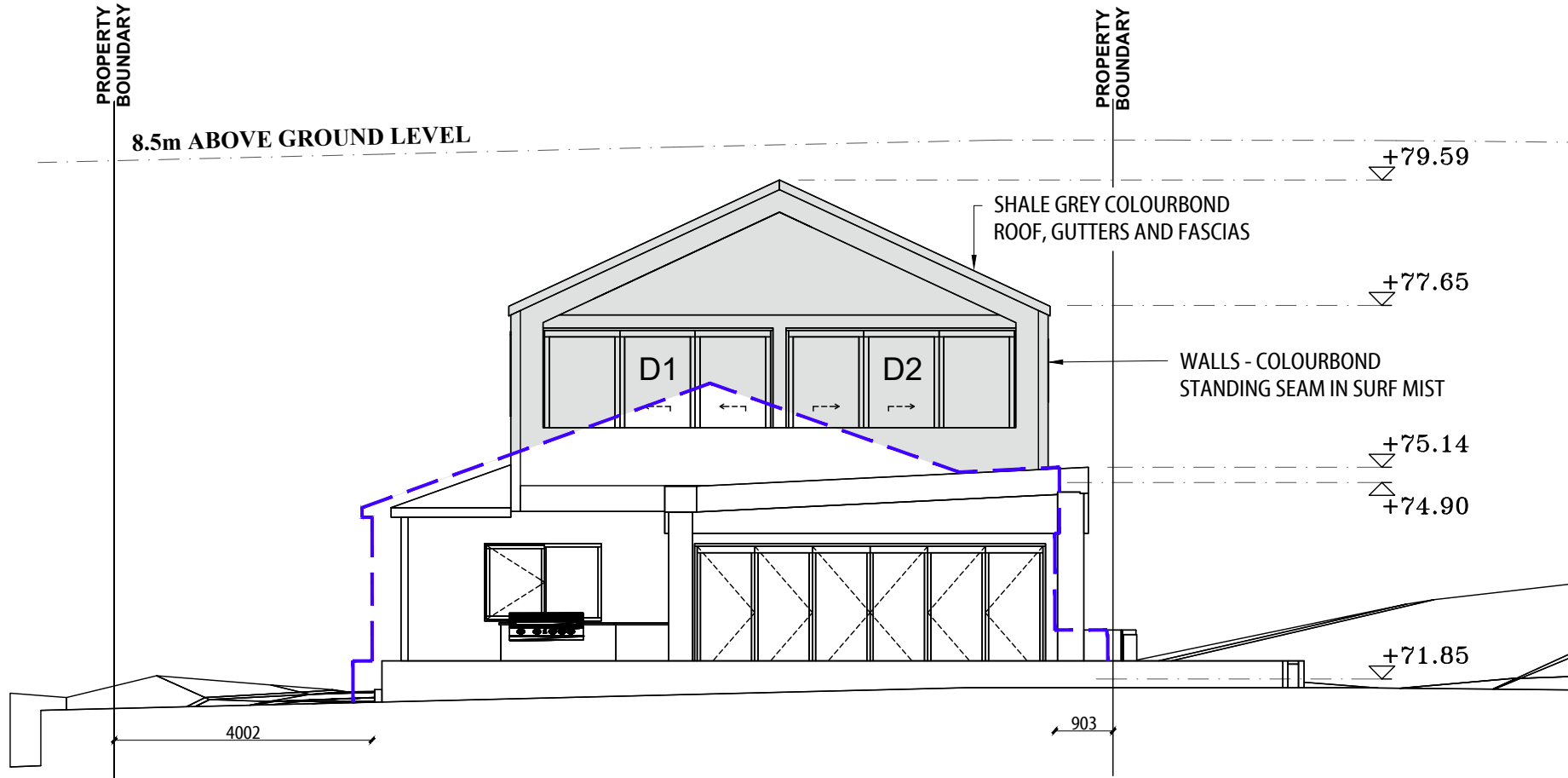
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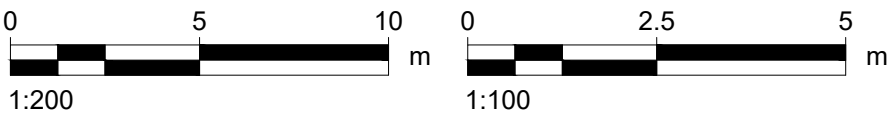
1 EAST ELEVATION – EXISTING
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1 EAST ELEVATION – PROPOSED
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COUNCIL COMPLIANT PLANS

LEGEND:
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Project AUDITS AND ALTERATIONS	Sheet
Date 23/09/20	5
Scale 1:100	

DP No. **1035344**

LOT No. **1**

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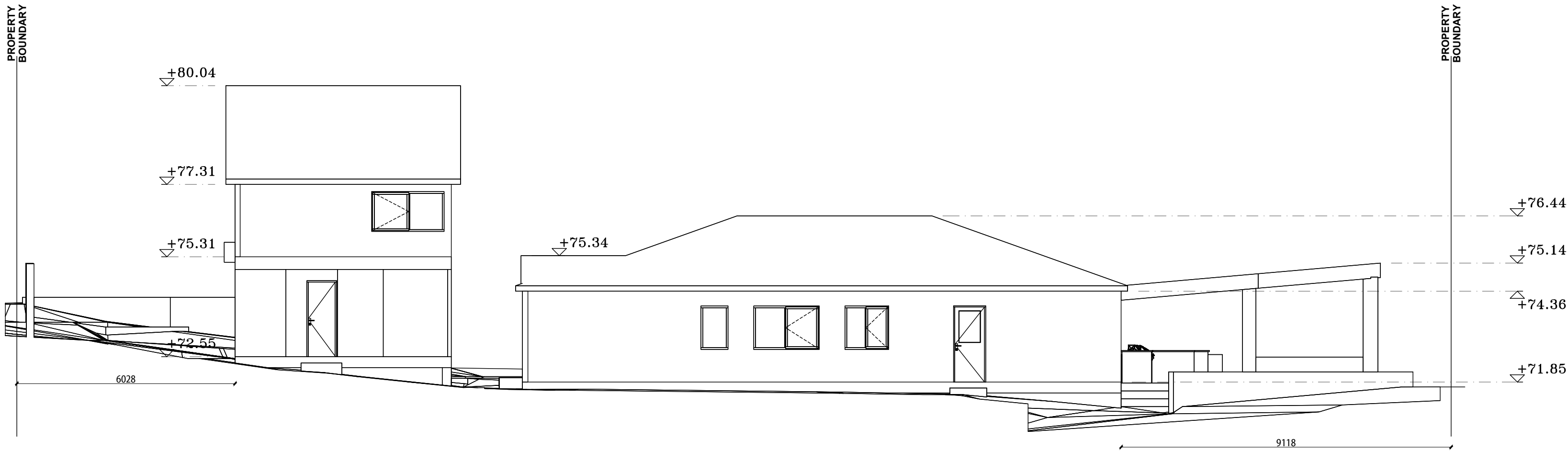
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BROOKVALE
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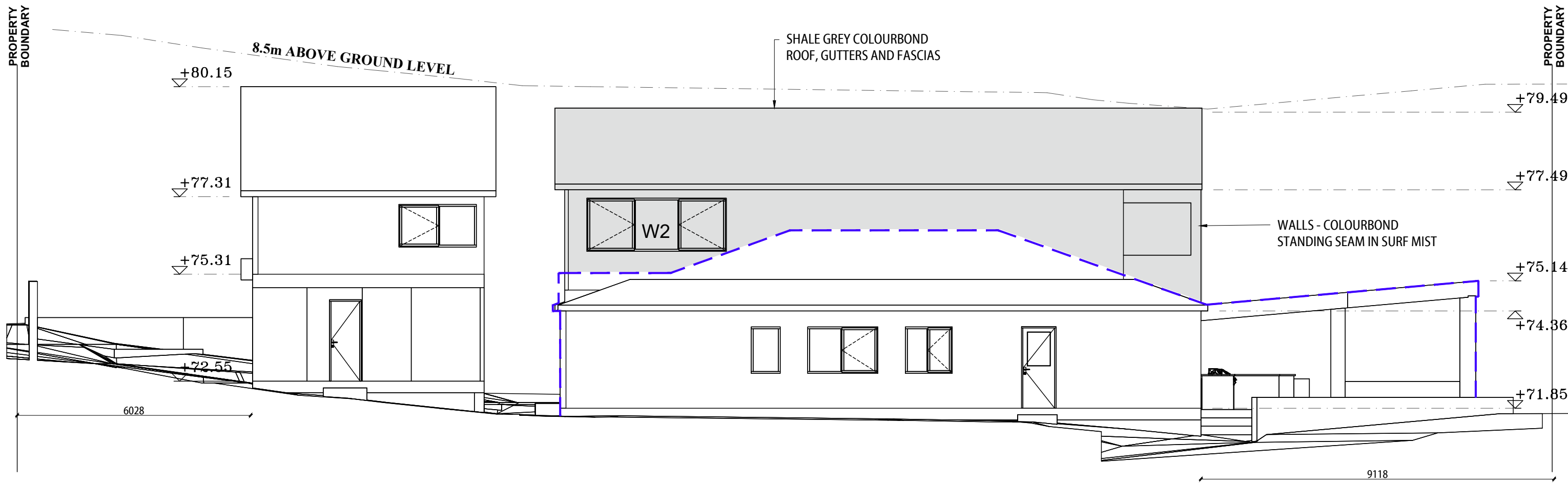
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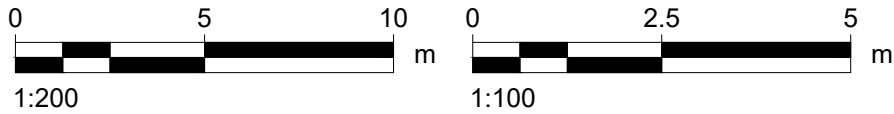
1 SOUTH ELEVATION — EXISTING
Scale 1:100



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LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK

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Project ADDITIONS AND ALTERATIONS	Sheet
Date 23/09/20	6
Scale 1:100	

DP No. 1035344

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ARCHITECTURAL DRAFTING & DESIGN SERVICES
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Balgowlah 2093 NSW
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02 97763474

Project Name and Address
SIMON DUCKWORTH
42 BEACON HILL RD
BROOKVALE
NSW 2100

NOTES:

PRELIMINARIES

All work to comply with the Building Code of Australia, current editions of the relevant Australian Standards, and industry codes of practice.

Select, store, handle and install proprietry products or systems in accordance with the published recommendations of the manufacturer or supplier.

Dimensions and Setout

Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work. The site foreman shall be responsible for verifying all dimensions and levels prior to the commencement of the Works. In the event of discrepancies in the setout of the Works, the builder should refer to the Project Designer for clarification before proceeding.

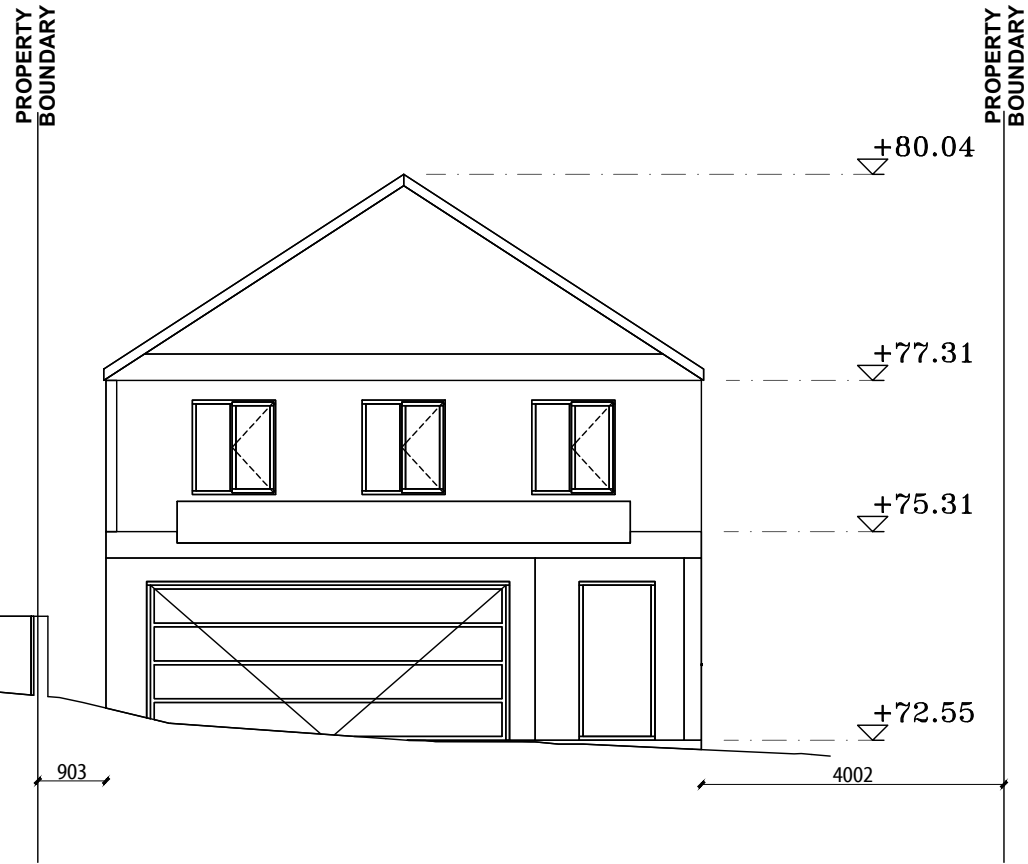
CONCRETE CONSTRUCTION

Concrete structures generally to AS3600.

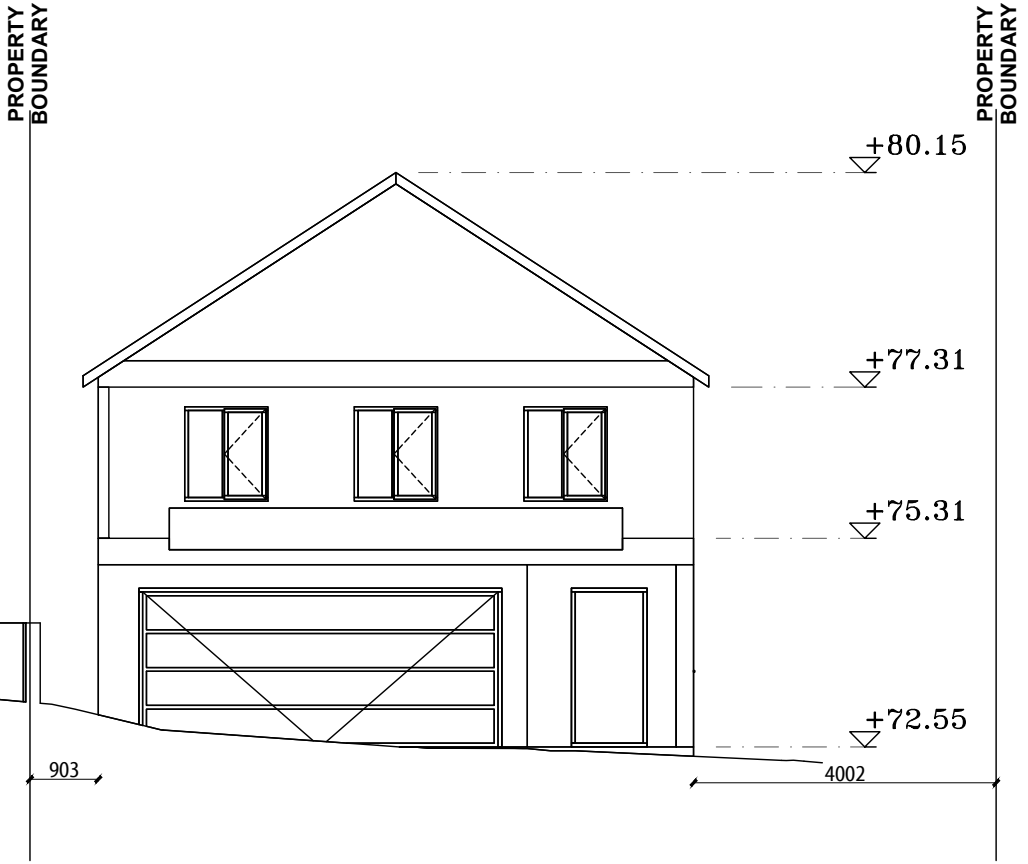
Ground slabs and footings to AS2870.

Ready-mixed concrete to AS1379.

All reinforcement to be in accordance with Engineer's drawings and specification. Place all concrete uniformly over the width of the slab to achieve a level face. Provide construction joints as required. Compaction, curing and formwork stripping to comply with Aust. Stds and codes of practice.



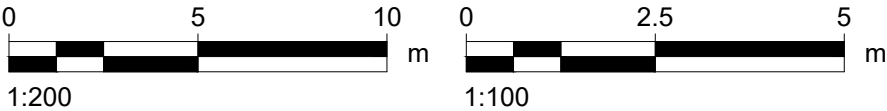
1 WEST ELEVATION – EXISTING
Scale 1:100



1 WEST ELEVATION – PROPOSED – NO CHANGE
Scale 1:100

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BEARERS AND JOISTS: SPAN AND SPACING OF BEARERS AND JOISTS IS TO CONFORM TO AS1684 SERIES OF STANDARDS IN CONJUNCTION WITH SUP:PORTING SUPPLEMENTS RELEVANT TOT HE APPLCABLE WIND CLASSIFICATION AND STRESS.

ALL TIMBER GENERALLY SHALL BE OF THE DURABILITY AND STRESS GRADE SPECIFIED AND OR COMPLY WITH AS1720 AND AS1684.

ROOF BRACING IN ACCORDANCE WITH TRUSS MANUFACTURERS DETAIL AND SECTION 8 OF AS 1684.

WALL FRAMING: WALL FRAME, SIZES AND SPACING SHALL BE IN ACCORDANCE WITH AS1684 OR AS SPECIFIED BY A PRACTISING ENGINEER,

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Project ADDITIONS AND ALTERATIONS	Sheet
Date 23/09/20	7
Scale 1:100	

DP No. 1035344

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ARCHITECTURAL DRAFTING & DESIGN SERVICES
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www.draftinghelp.com.au
02 87763474

Project Name and Address
**SIMON DUCKWORTH
42 BEACON HILL RD
BROOKVALE
NSW 2100**

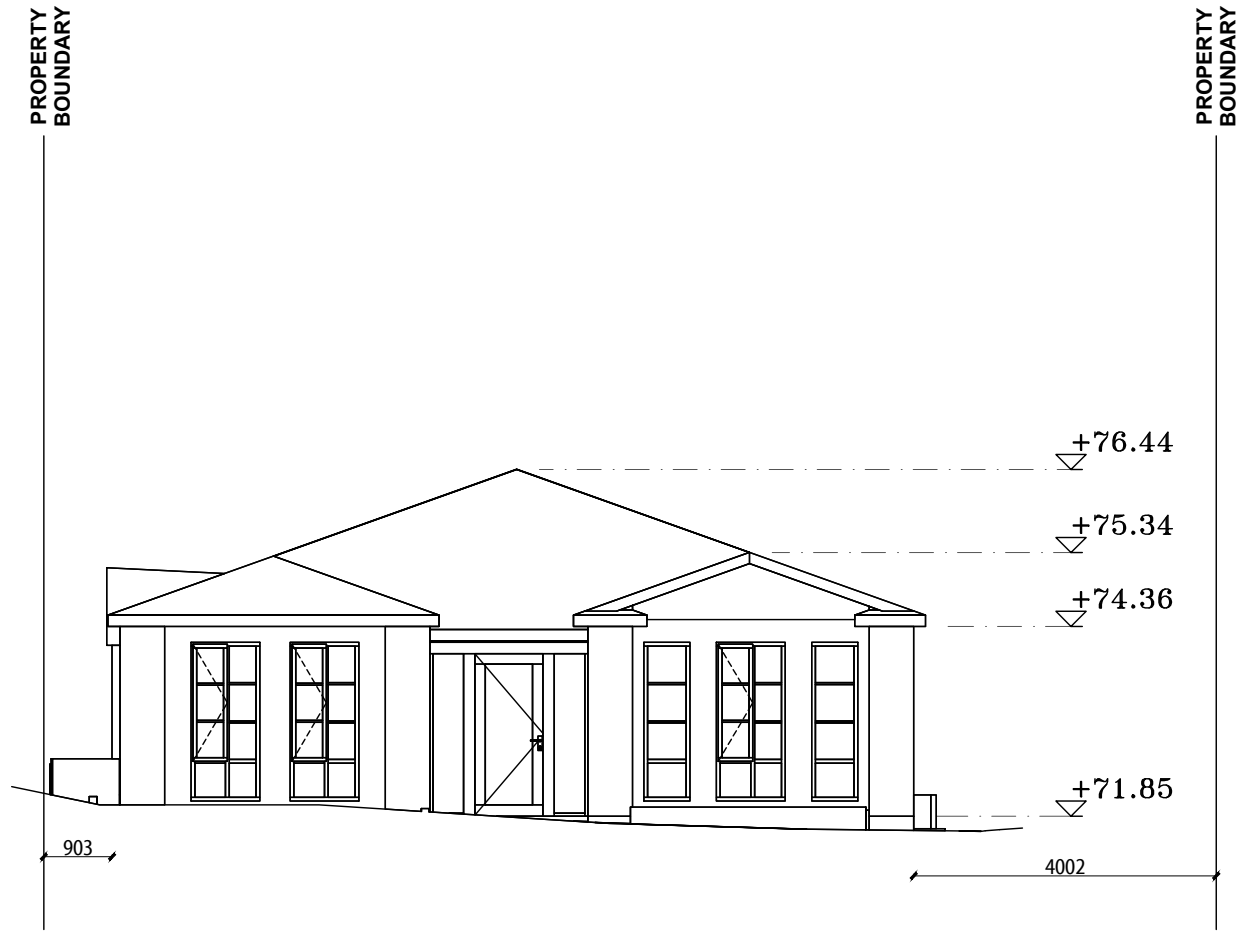
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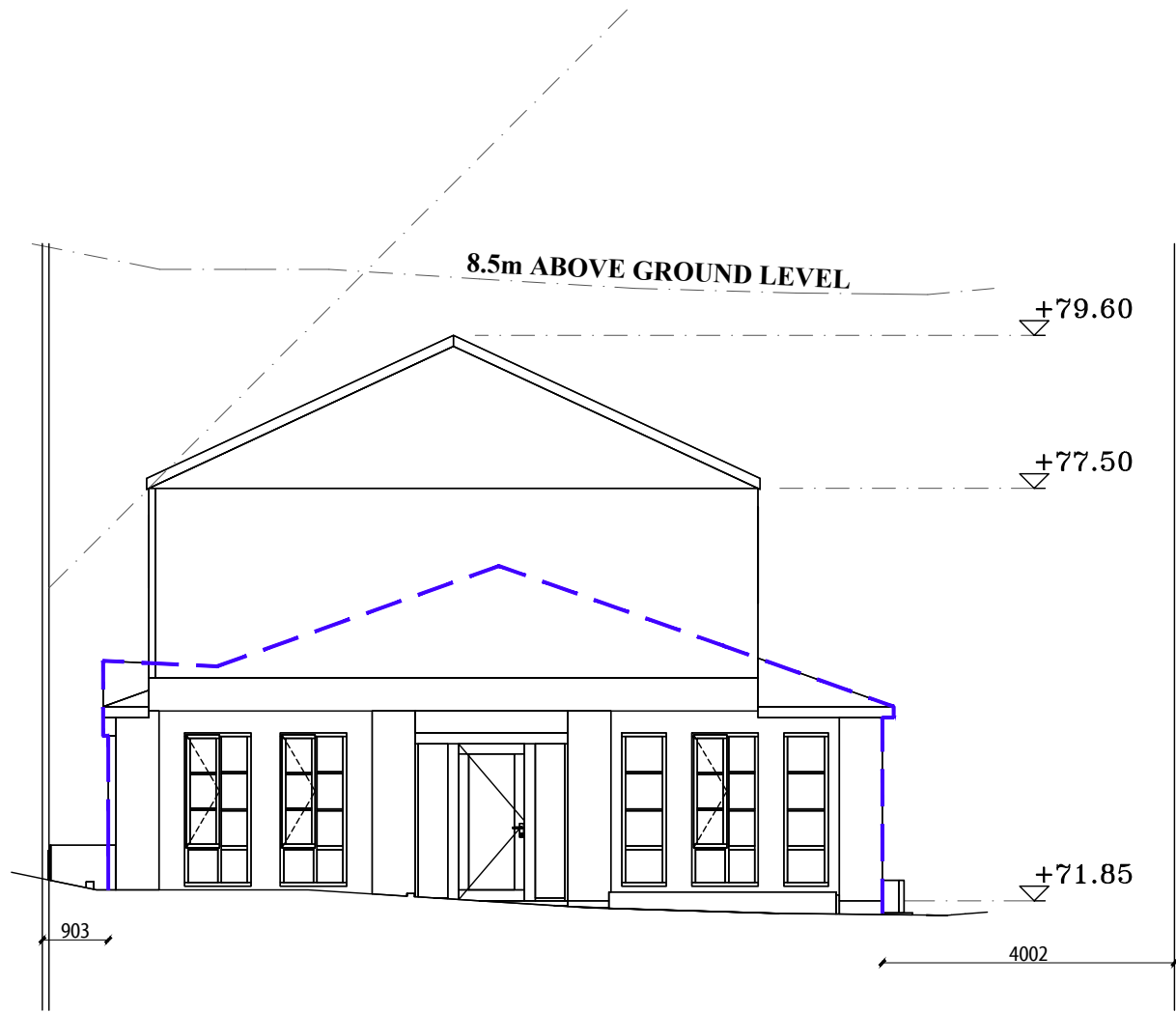
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1 WEST ELEVATION – EXISTING
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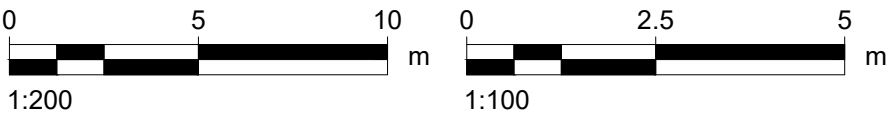
1 WEST ELEVATION – PROPOSED
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PROPOSED WORK

General Notes

proudly
supporting

bear
cottage

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Project ADDITIONS AND ALTERATIONS	Sheet
Date 23/09/20	8
Scale 1:100	
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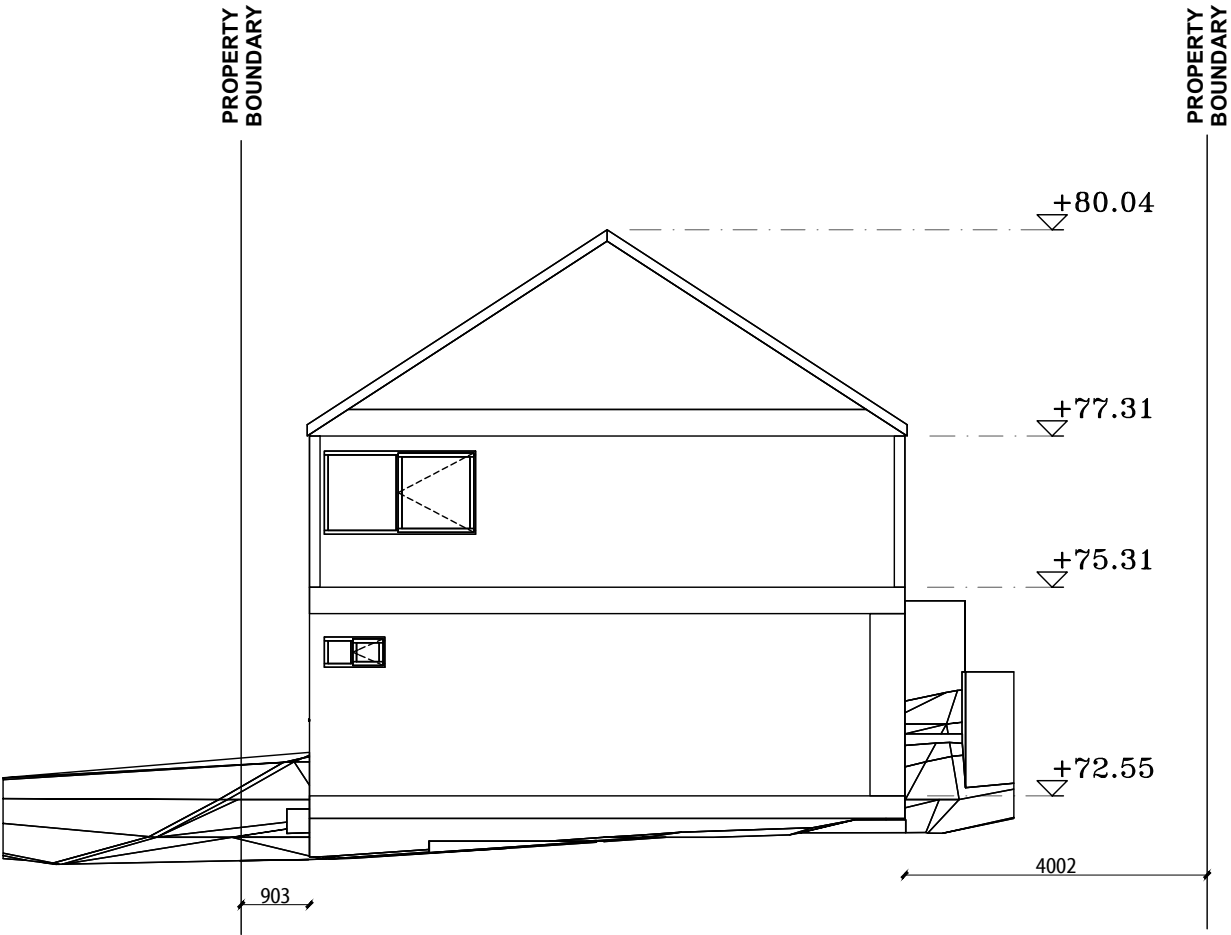
SIMON DUCKWORTH
42 BEACON HILL RD
BROOKVALE
NSW 2100

NOTES:
TIMBER AND STEEL CONSTRUCTION
All timber framing and flooring to AS1684, AS1720.1 where relevant.
Structural steelwork to AS4100.
Preparation of metal surfaces to AS1627.
Flashing and damp-proof courses to AS2904.

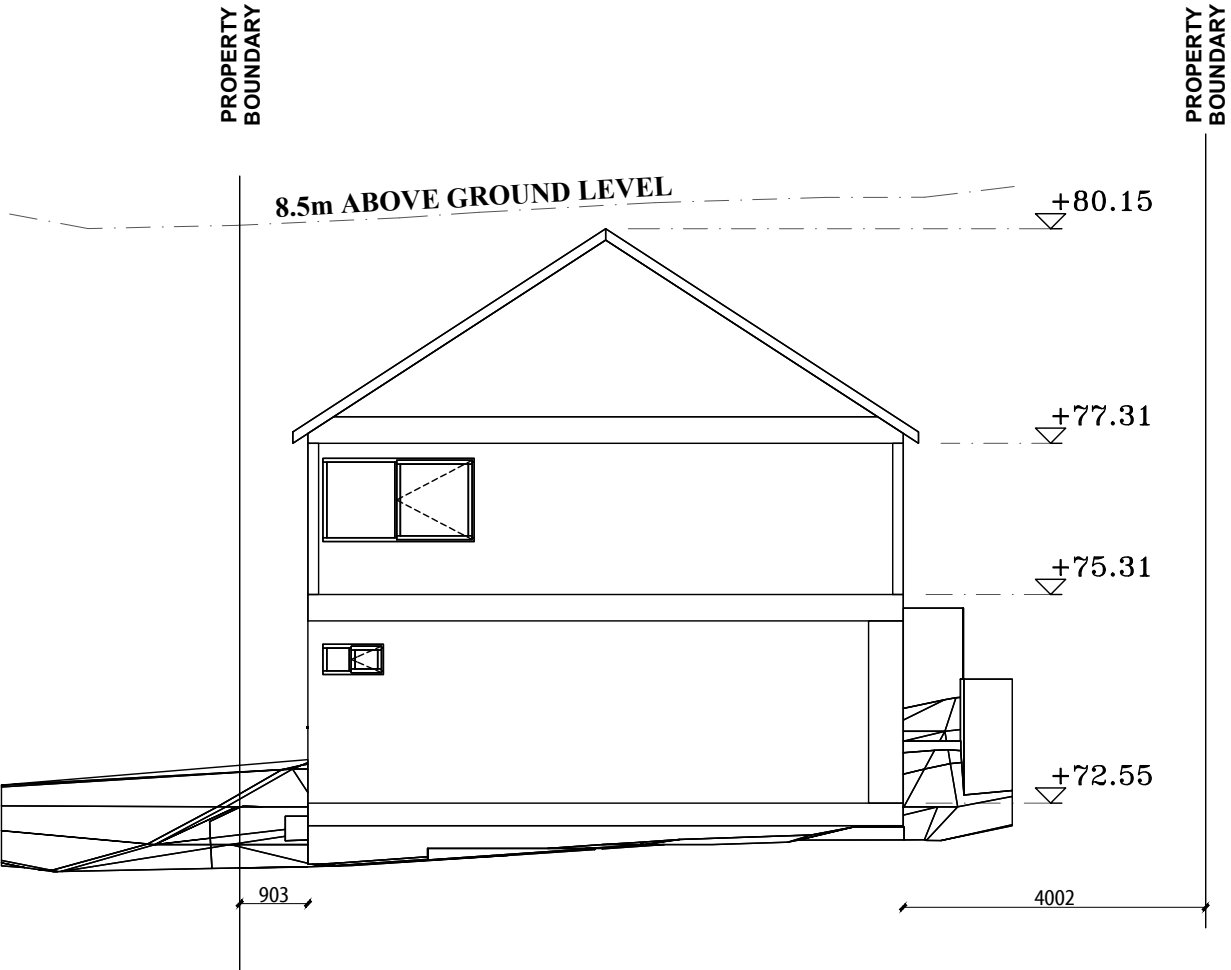
TERMITE PROTECTION
Termite protection to AS3660.1.
Use a physical barrier system installed by licensed installers to manufacturer's specification.
Obtain all relevant certification from licensed installers to the effect that these works have been executed in accordance with the BCA, Aust. Stds and relevant codes of practice.

Decking
Timber deck in accordance with AS1684. Allow to fix select grade hardwood decking as supplied by Proprietor. All handling, storage, installation and finishing as recommended by the manufacturer. Allow for sufficient acclimatization prior to installation.
New timber decking to AS2796.

- GUTTERS AND DOWNPIPES TO TO COMPLY WITH PART 3.5.2 OF THE BCA.
GUTTERS AND DOWNPIPES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PART 3.5 BCA AND AS 3500.
- SMOKE ALARM SHALL BE INSTALLED IN ACCORDANCE WITH PART 3.7.2 BCA AND COMPLY WITH AS 3786.
- ALL ELECTRICAL WORK SHALL BE COMPLIANT WITH AS/NZS5033 AND AS3000.
- FALLS IN WET AREAS: FLOOR TILES TO BE GRADED TO WASTE AREAS AND WHERE REQUIRED, RECOMMENDED RATIO OF FALL WITHIN THE SHOWER TO BE BETWEEN 1:60 & 1:100.
- SANITARY PLUMBING AND DRAINAGE: SHALL BE UNDERTAKEN IN ACCORDANCE WITH LOCAL PCA AND REQUIREMENTS OF REGULATORY AUTHORITY. TO BE CARRIED OUT BY APPROPRIATELY QUALIFIED PERSON.

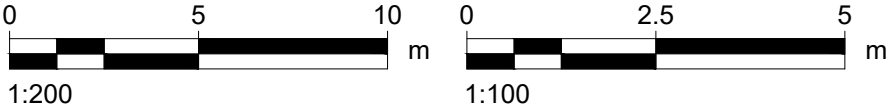


1 WEST ELEVATION – EXISTING
Scale 1:100



1 WEST ELEVATION – PROPOSED – NO CHANGE
Scale 1:100

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ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK

General Notes

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Project ADDITIONS AND ALTERATIONS	Sheet
Date	9
23/08/20	
Scale	
1:100	

DP No.	1035344	
LOT No.	1	
A	ISSUED FOR DA	XXXX
No.	Revision/Issue	Date

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ARCHITECTURAL DRAFTING & DESIGN SERVICES

5/470 Sydney Rd
Balgowlah 2093 NSW
www.draftinghelp.com.au
02 87763474

Project Name and Address
SIMON DUCKWORTH
42 BEACON HILL RD
BROOKVALE
NSW 2100

FNNAME

REVDATE

USER

FNAME

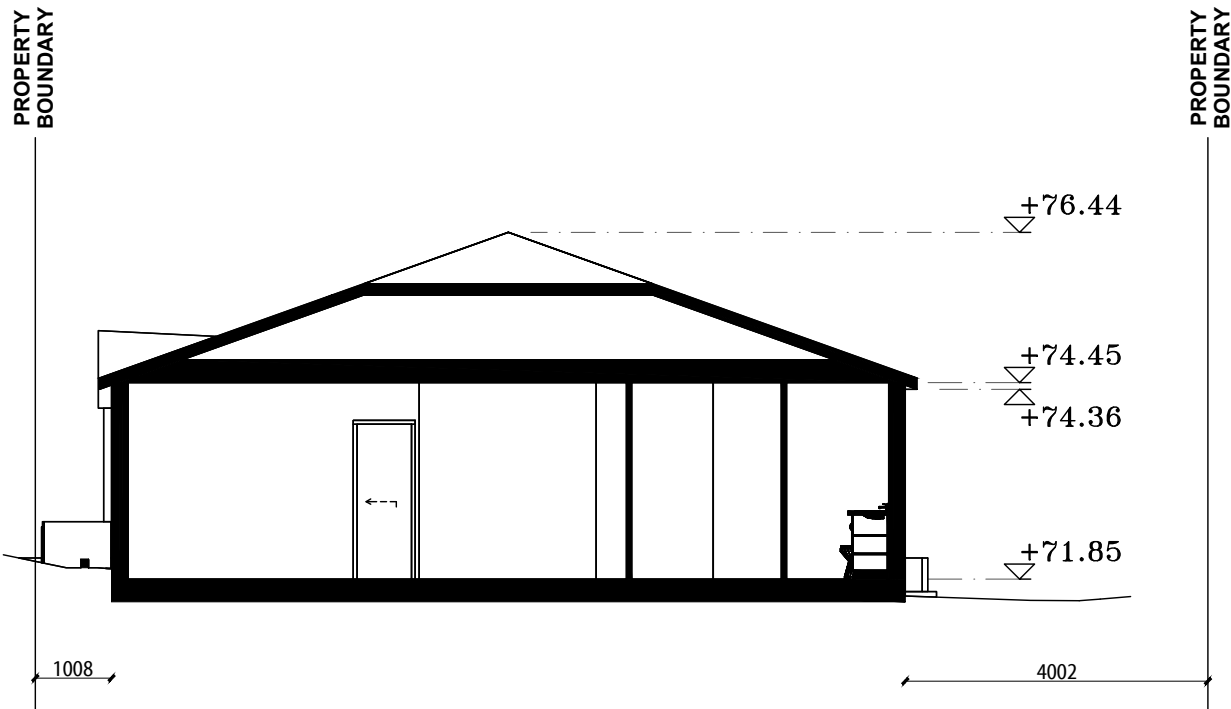
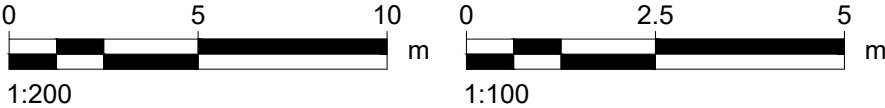
RE/DATE

USER

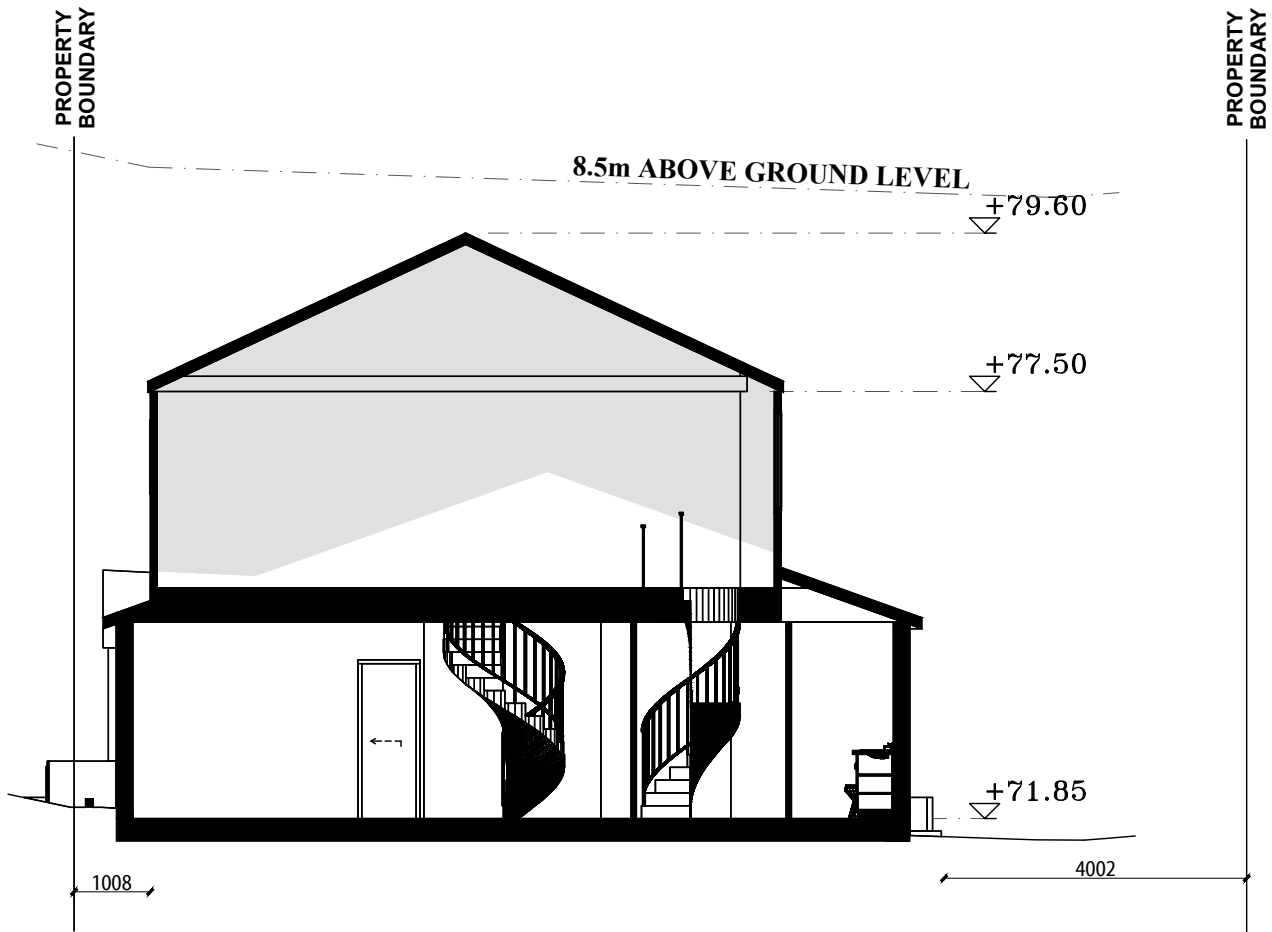
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1 SECTION – EXISTING
Scale 1:100



1 SECTION – PROPOSED
Scale 1:100

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

DA2021/0131

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LEGEND:

- EXISTING BUILDING OUTLINE
- PROPOSED WORK

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Project ADDITIONS AND ALTERATIONS	Sheet 10
Date	
Scale	

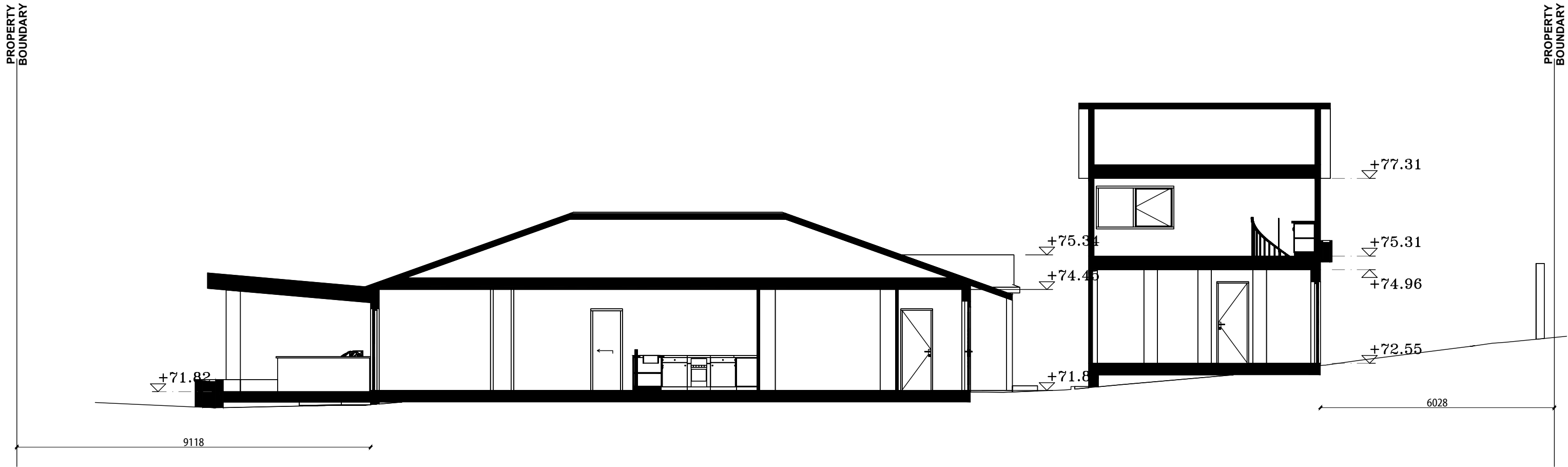
DP No. **1035344**

LOT No. **1**

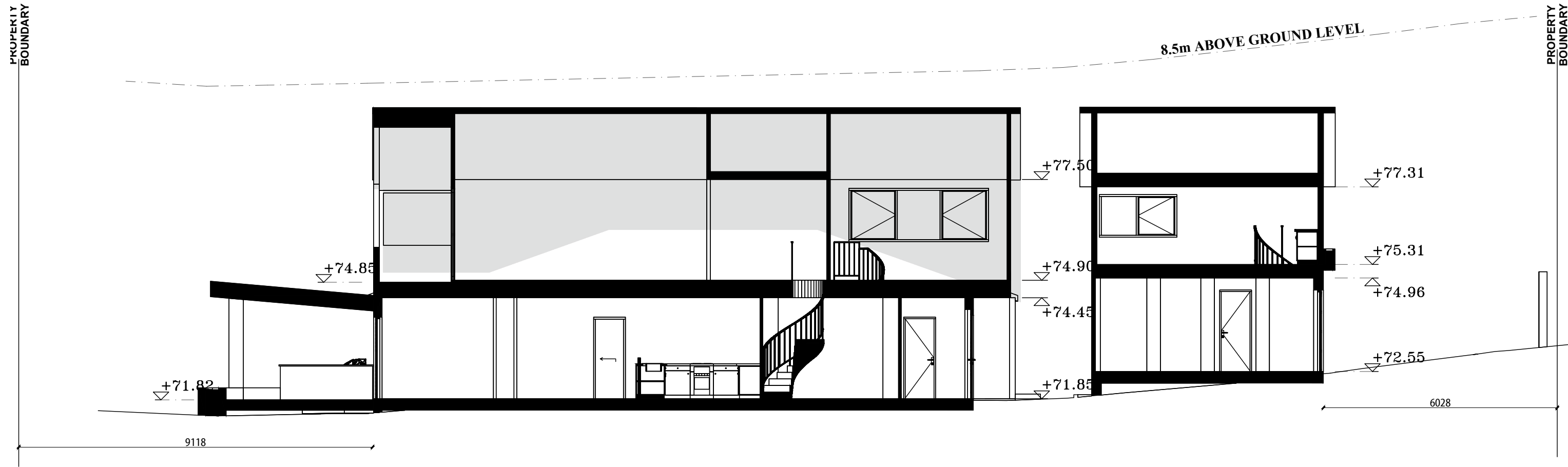
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Balgowah 2093 NSW
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02 81763474

Project Name and Address
SIMON DUCKWORTH
42 BEACON HILL RD
BROOKVALE
NSW 2100

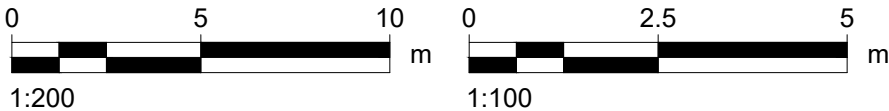


1 SECTION – EXISTING
Scale 1:100



1 SECTION – PROPOSED
Scale 1:100

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THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2021/0131

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3D VISUALISATION
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LEGEND:
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Project ADDITIONS AND ALTERATIONS	Sheet 11
Date 23/09/20	
Scale 1:200	

DP No. **1035344**

LOT No. **1**

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No.	Revision/Issue	Date

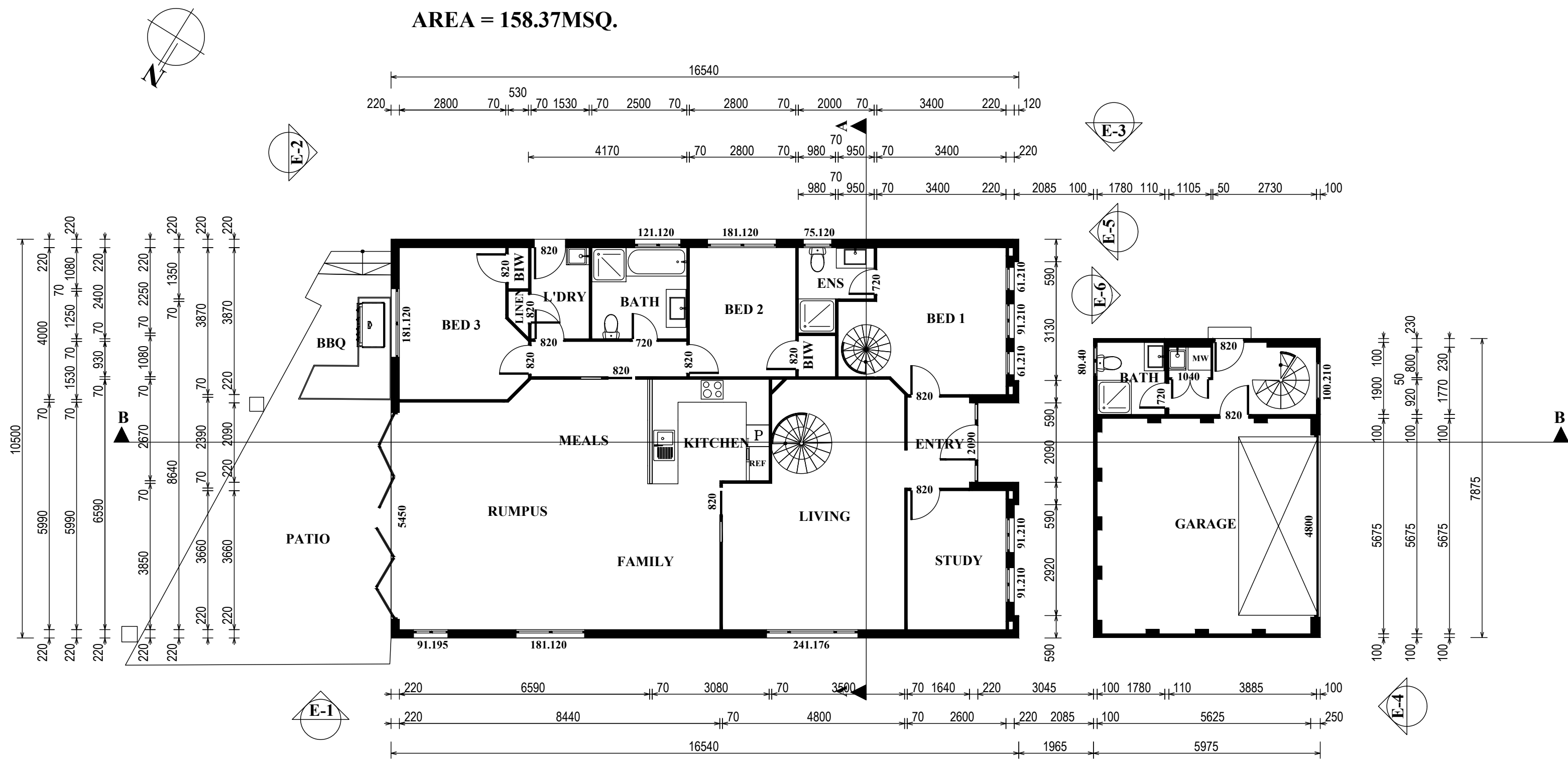
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5/470 Sydney Rd
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Project Name and Address
**SIMON DUCKWORTH
42 BEACON HILL RD
BROOKVALE
NSW 2100**

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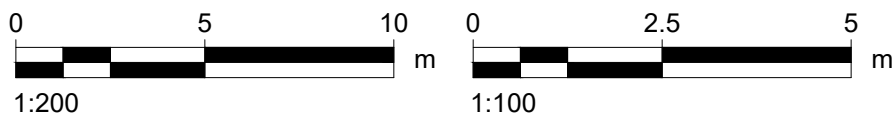
USER



1 GROUND FLOORPLAN – PROPOSED
Scale 1:100

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Project ADDITIONS AND ALTERATIONS	Sheet 12
Date 23/09/20	
Scale 1:200	

DP No. **1035344**

LOT No. **1**

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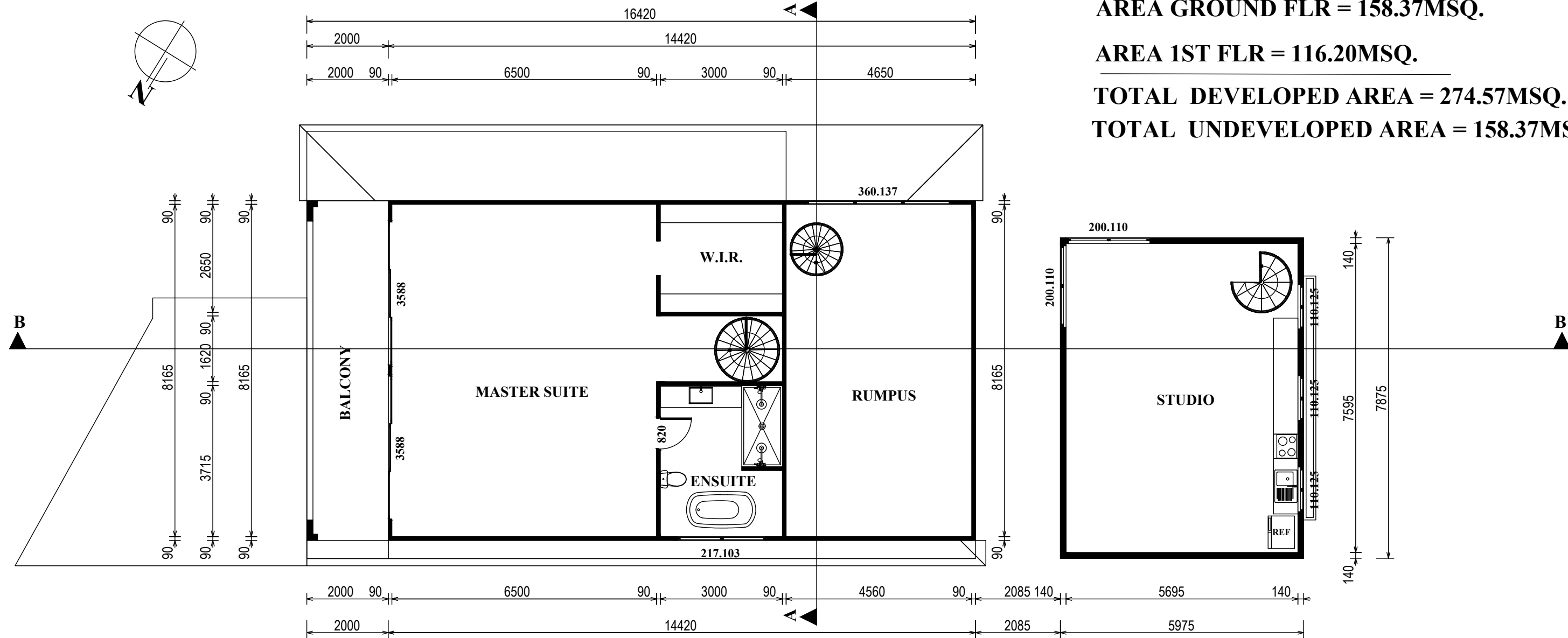
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Balgowlah 2093 NSW
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Project Name and Address
**SIMON DUCKWORTH
42 BEACON HILL RD
BROOKVALE
NSW 2100**

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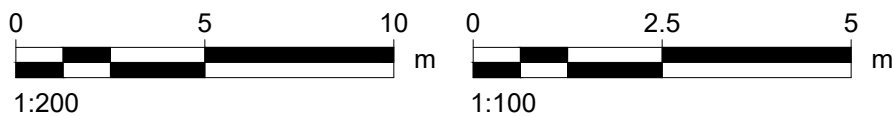
USER



1 1ST FLOORPLAN – PROPOSED
Scale 1:100

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Project ADDITIONS AND ALTERATIONS	Sheet
Date 23/09/20	13
Scale 1:200	

DP No. 1035344

LOT No. 1

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