



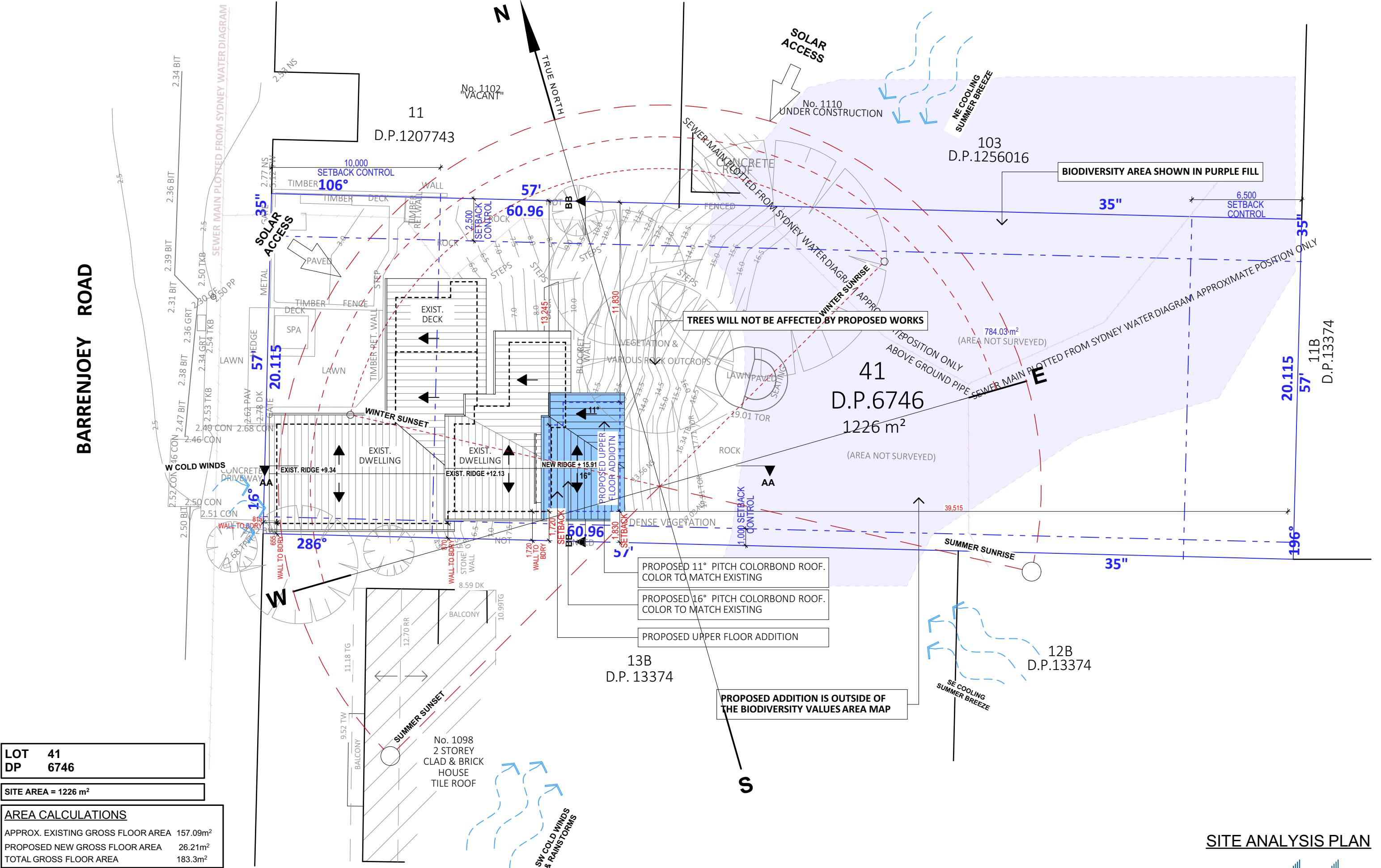
A 3D architectural rendering of a modern, multi-level house. The house features a gabled roof with a wide overhang, light beige horizontal siding, and a two-car garage with white vertical-slatted doors. Large windows are visible on the upper levels. The house is set on a green lawn, with a dark wooden fence and a large tree in the background. The text "STREET VIEW" and "ARTIST'S INSPIRATION ONLY" is overlaid on the bottom right.

ARTIST'S INSPIRATION ONLY

PAGE	DRAWING TITLE
DA.00	COVER PAGE
DA.01	SITE ANALYSIS PLAN
DA.02	EXISTING LOWER GROUND FLOOR
DA.03	EXISTING GROUND FLOOR PLAN
DA.04	EXISTING FIRST FLOOR PLAN
DA.05	EXISTING ELEVATIONS SHEET 1
DA.06	EXISTING ELEVATIONS SHEET 2
DA.07	EXISTING ELEVATIONS SHEET 3
DA.08	PROPOSED FIRST FLOOR PLAN
DA.09	PROPOSED UPPER FIRST FLOOR PLAN
DA.10	ELEVATION SHEET 1
DA.11	ELEVATIONS SHEET 2
DA.12	ELEVATION SHEET 3
DA.13	SECTION SHEET 1
DA.14	SECTION SHEET 2
DA.15	SPECIFICATION NOTES & BASIX
DA.16	LANDSCAPED AREA CALCULATION PLAN
DA.17	ROOF & STORMWATER CONCEPT PLAN
DA.18	EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN
DA.19	SHADOW DIAGRAM JUNE 21 9:00 am
DA.20	SHADOW DIAGRAM JUNE 21 12 noon
DA.21	SHADOW DIAGRAM JUNE 21 3:00 pm
DA.22	8.5m HEIGHT BLANKET



PREPARED BY
JJ DRAFTING AUSTRALIA P/L



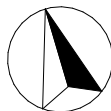
LOT 41
DP 6746

SITE AREA = 1226 m²

AREA CALCULATIONS

APPROX. EXISTING GROSS FLOOR AREA 157.09m²
PROPOSED NEW GROSS FLOOR AREA 26.21m²
TOTAL GROSS FLOOR AREA 183.3m²

TRUE NORTH:



NOTES (E & OE)

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A.	06/06/24	NEW OPTIONS, AMENDMENTS AS PER EMAIL
B.	11/06/24	MINOR FIXES
C.	11/07/24	DA REV A- CHANGES TO DOOR TYPE
D.	16/01/25	DA REVISION
E.	24/01/25	DA REVISION

PROPOSED ALTERATIONS AND ADDITIONS
1100 BARRENJOEY ROAD, PALM BEACH NSW 2108

CLIENT:
NICK SPROATS

DRAWING TITLE:
SITE ANALYSIS PLAN

DATE:
MAY/24

DRAWN BY:
EV

JOB No:
1257/24

SITE ANALYSIS PLAN

SCALE:
1:200 @ A3

DRAWING No:
DA.01

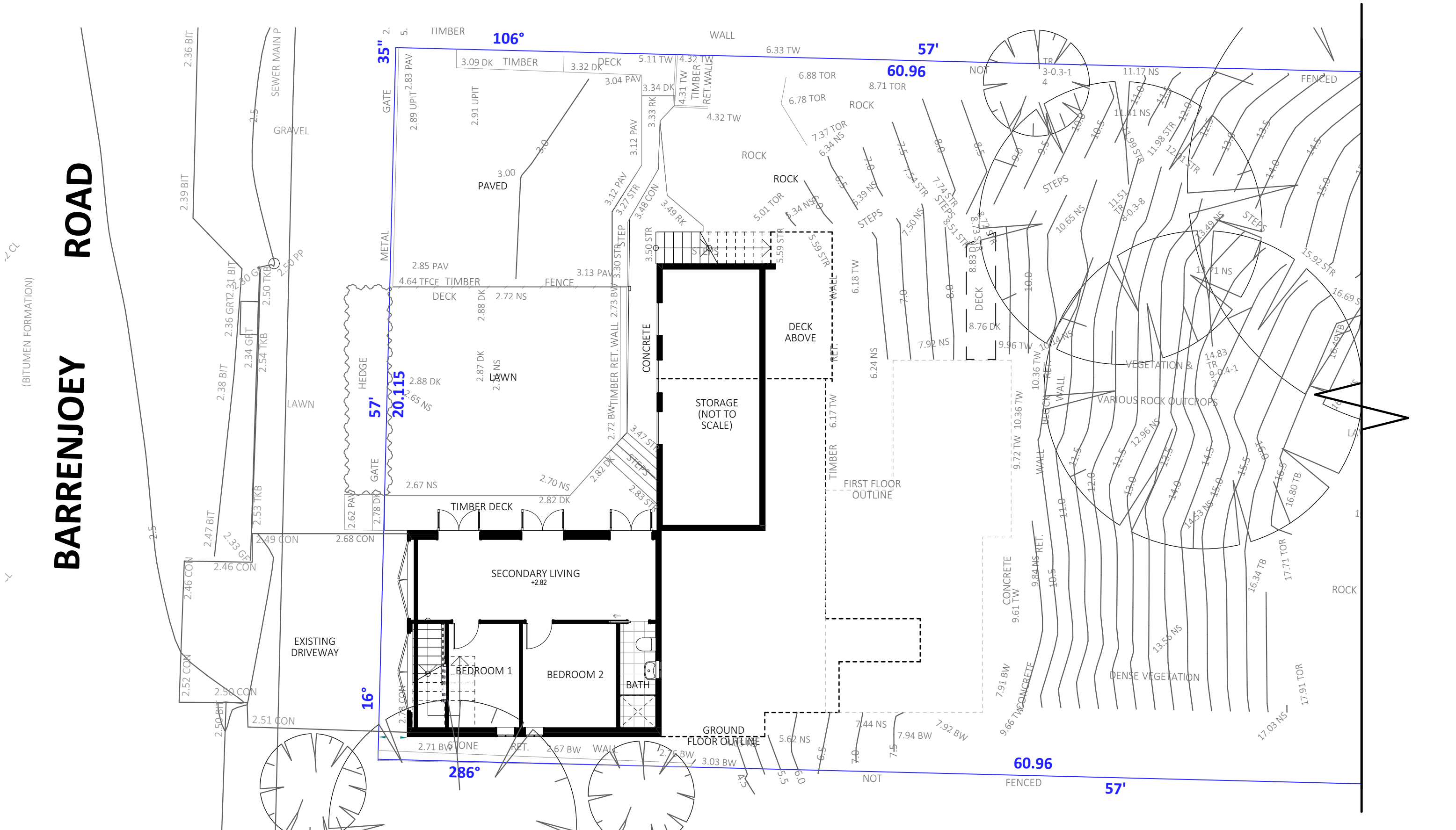
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BUILDING DESIGNER

CHECKED BY:
JJ

BARRENJOEY ROAD

(BITUMEN FORMATION)

EXIST. LOWER GROUND FLOOR PLAN



TRUE NORTH:

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PROPOSED ALTERATIONS AND ADDITIONS

1100 BARRENJOEY ROAD, PALM BEACH NSW 2108

CLIENT:

NICK SPROATS

DRAWING TITLE:

EXISTING LOWER GROUND FLOOR

DATE:

MAY/24

DRAWN BY:

EV

JOB No:

1257/24

SCALE:

1:100 @ A3

DRAWING No:

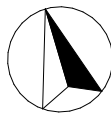
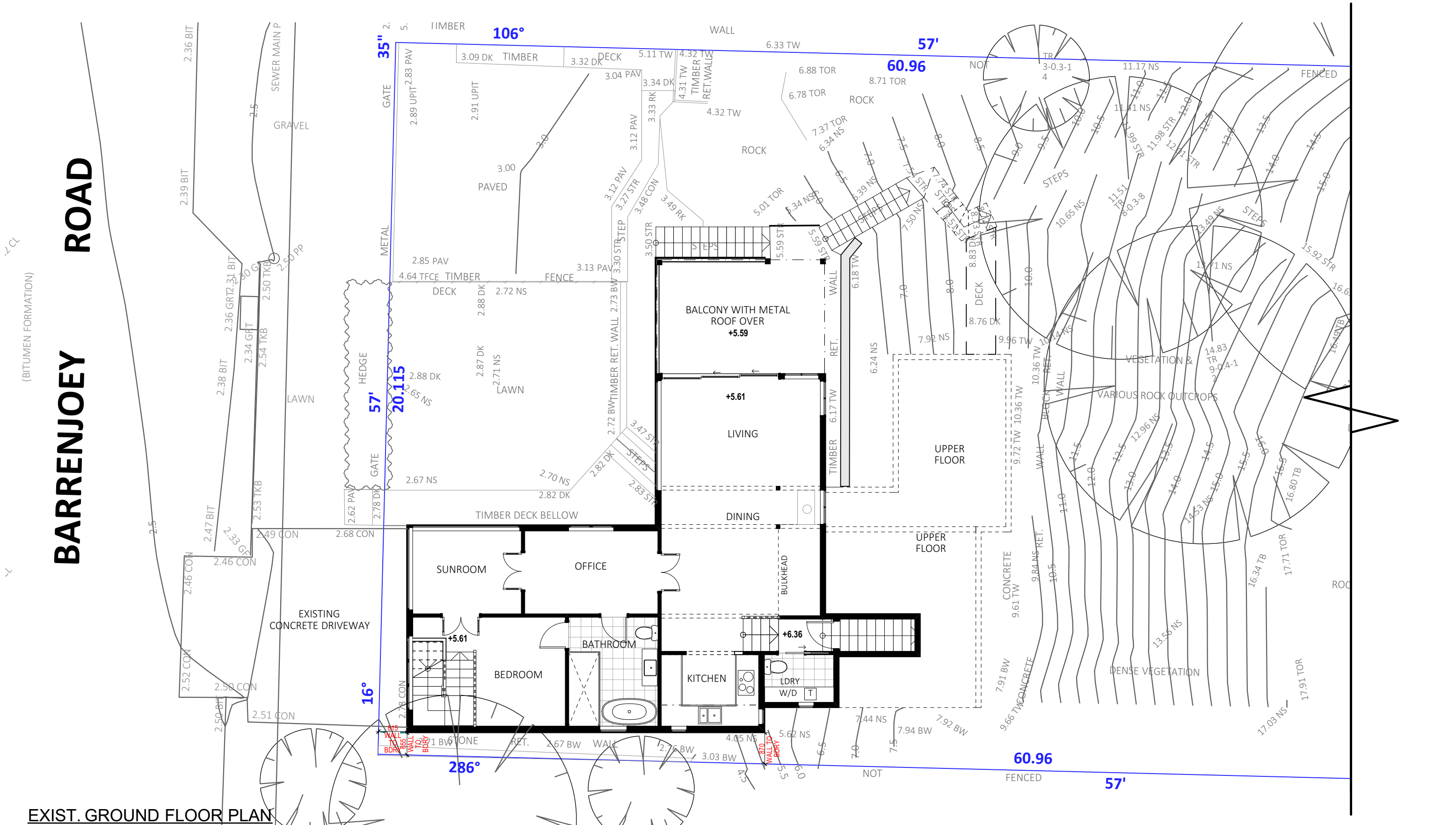
DA.02

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BARRENJOEY

EXIST. GROUND FLOOR PLAN



TRUE NORTH:

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PROPOSED ALTERATIONS AND ADDITIONS
1100 BARRENJOEY ROAD, PALM BEACH NSW 2108
CLIENT:
NICK SPROATS

DRAWING TITLE:
EXISTING GROUND FLOOR PLAN

DATE: 08 MAY/24

DRAWN BY:
EV

JOB No:
1257/24

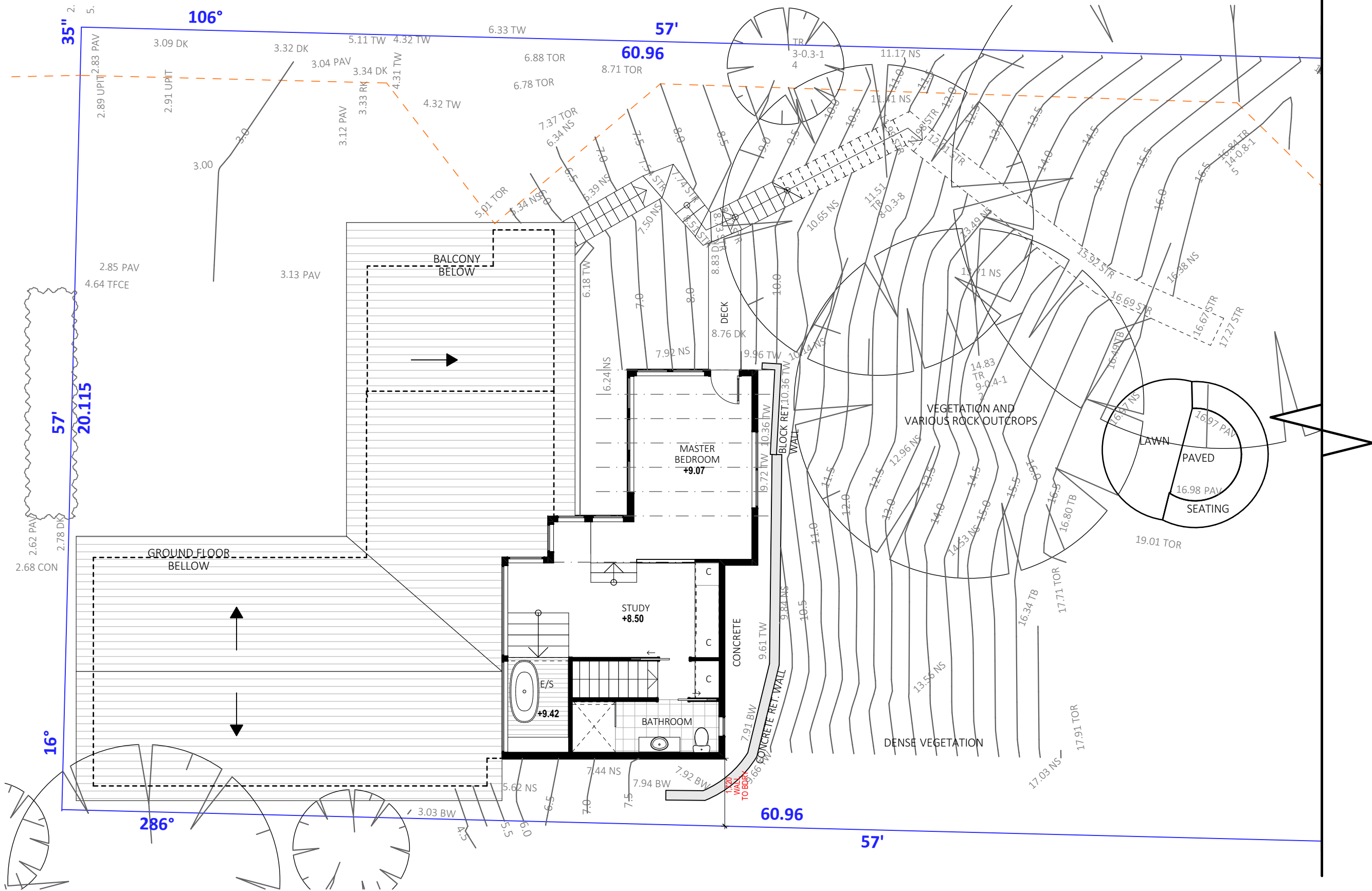
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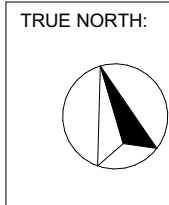
DA.03



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EXIST. FIRST FLOOR PLAN



NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS 1100 BARRENJOEY ROAD, PALM BEACH NSW 2108
CLIENT: NICK SPROATS
DRAWING TITLE: EXISTING FIRST FLOOR PLAN

DATE: MAY/24

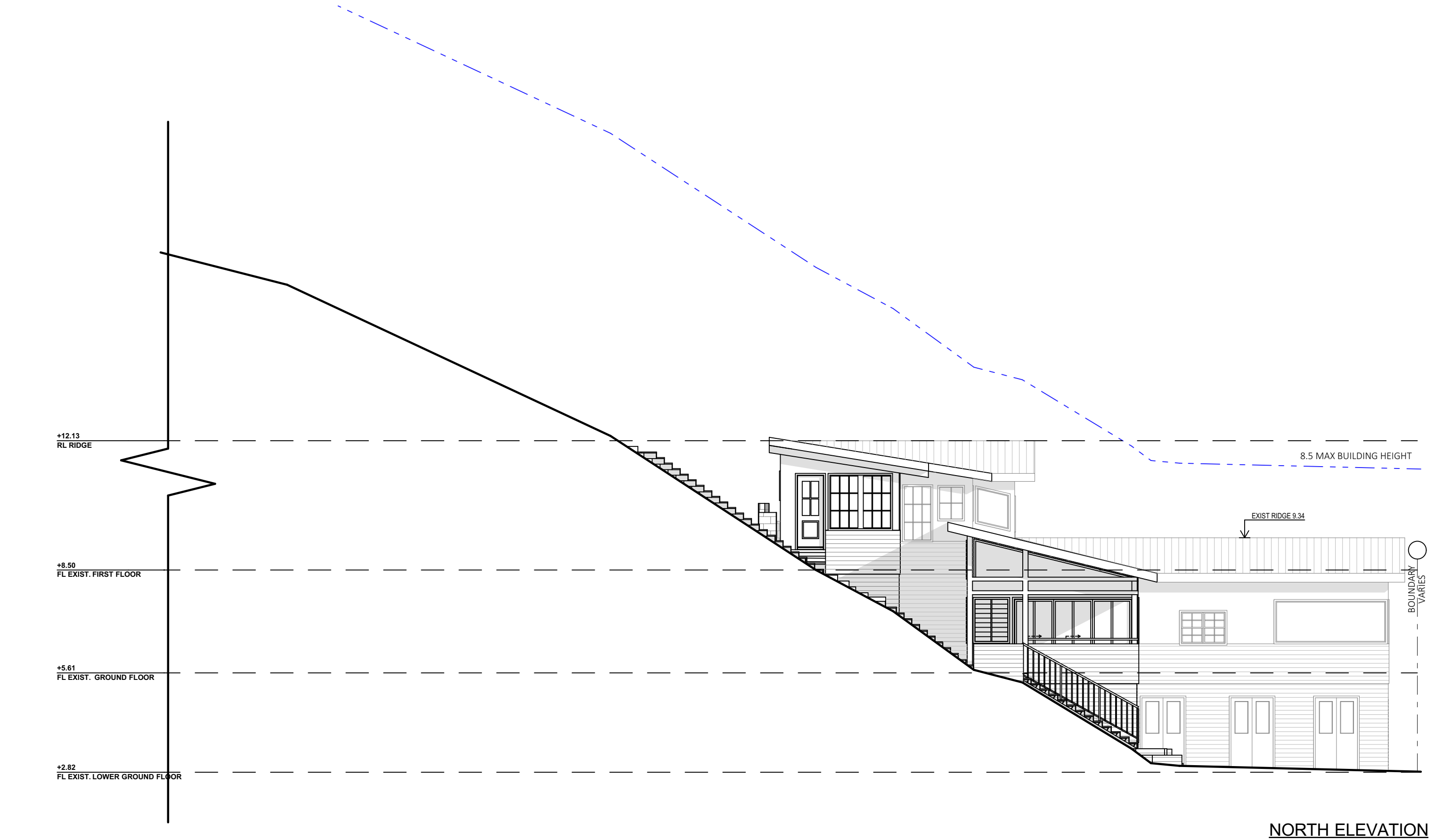
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JOB No: 1257/24

SCALE: 1:100 @ A3
DRAWING No: DA.04



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NORTH ELEVATION

NOTES (E & OE)	• All structures including stormwater & drainage to engineer's details.
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D.	16/01/25	DA REVISION
E.	24/01/25	DA REVISION

PROPOSED ALTERATIONS AND ADDITIONS 1100 BARRENJOEY ROAD, PALM BEACH NSW 2108
CLIENT: NICK SPROATS
DRAWING TITLE: EXISTING ELEVATIONS SHEET 1

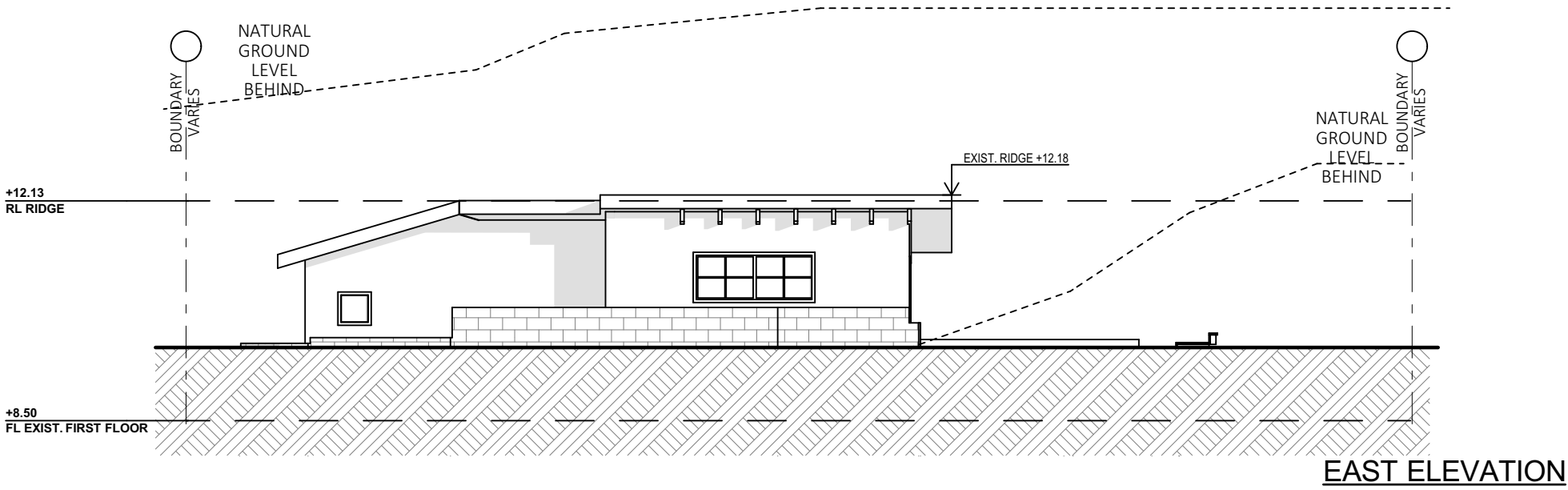
DATE: MAY/24

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JOB No: 1257/24

SCALE: 1:100 @ A3
DRAWING No: DA.05

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NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS
1100 BARRENJOEY ROAD, PALM BEACH NSW 2108
CLIENT:
NICK SPROATS

DRAWING TITLE:
EXISTING ELEVATIONS SHEET 2

DATE:
MAY/24

DRAWN BY:
EV

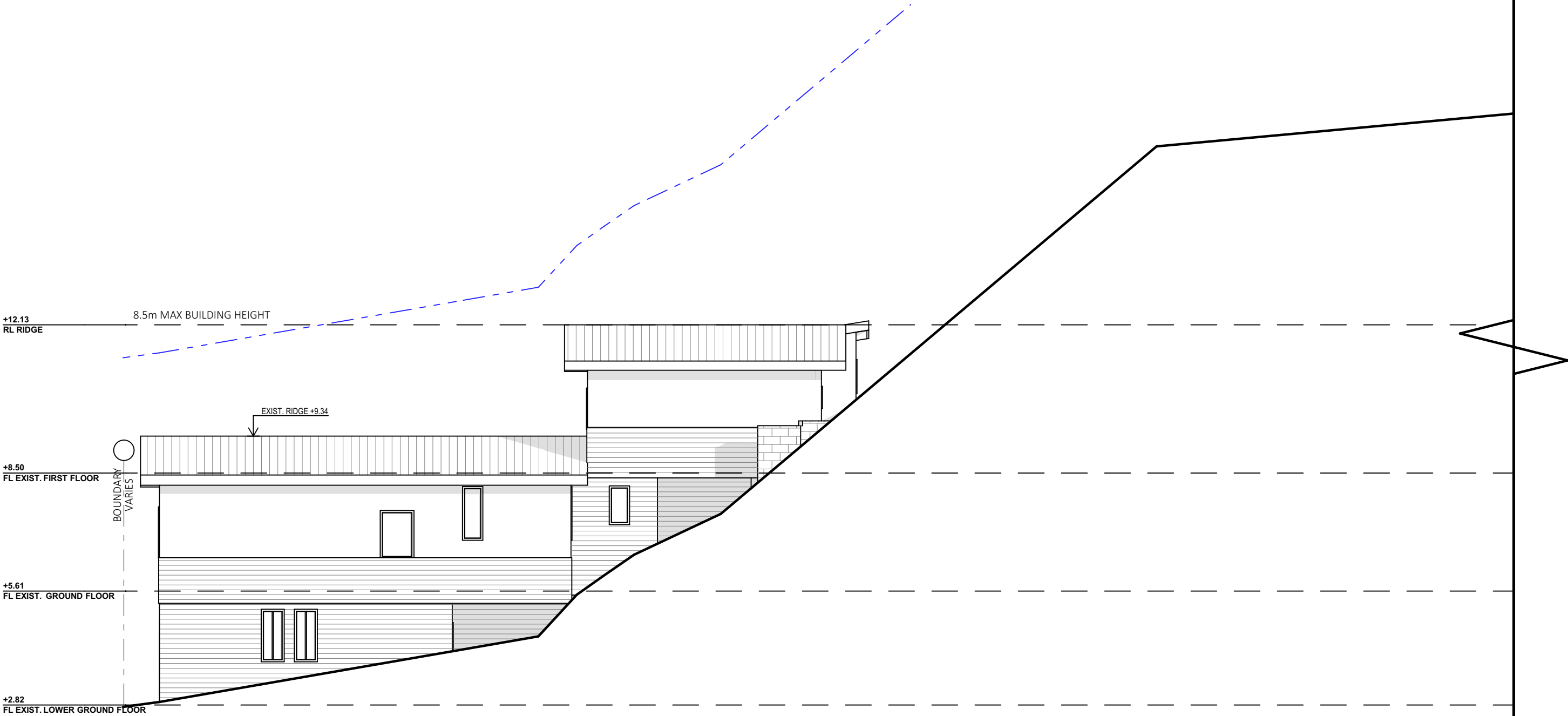
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1257/24

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DA.06

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SOUTH ELEVATION

NOTES (E & OE)

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1100 BARRENJOEY ROAD, PALM BEACH NSW 2108
CLIENT:
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DATE:
MAY/24

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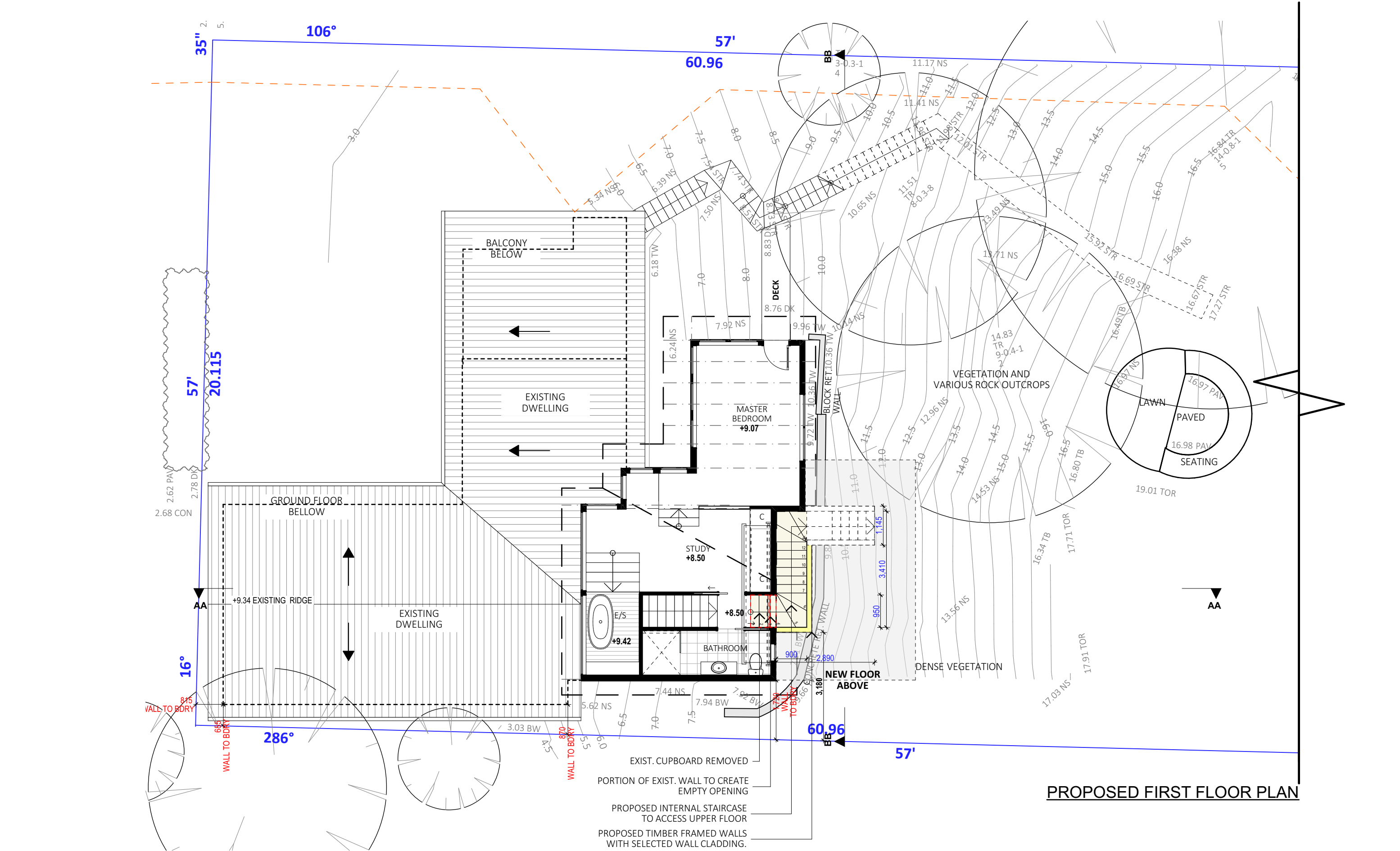
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1257/24

DRAWING No:
DA.07

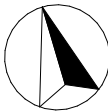


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PROPOSED FIRST FLOOR PLAN

TRUE NORTH:



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E.	24/01/25	DA REVISION

PROPOSED ALTERATIONS AND ADDITIONS
1100 BARRENJOEY ROAD, PALM BEACH NSW 2108
CLIENT:
NICK SPROATS

DRAWING TITLE:
PROPOSED FIRST FLOOR PLAN

DATE:
MAY/24

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EV

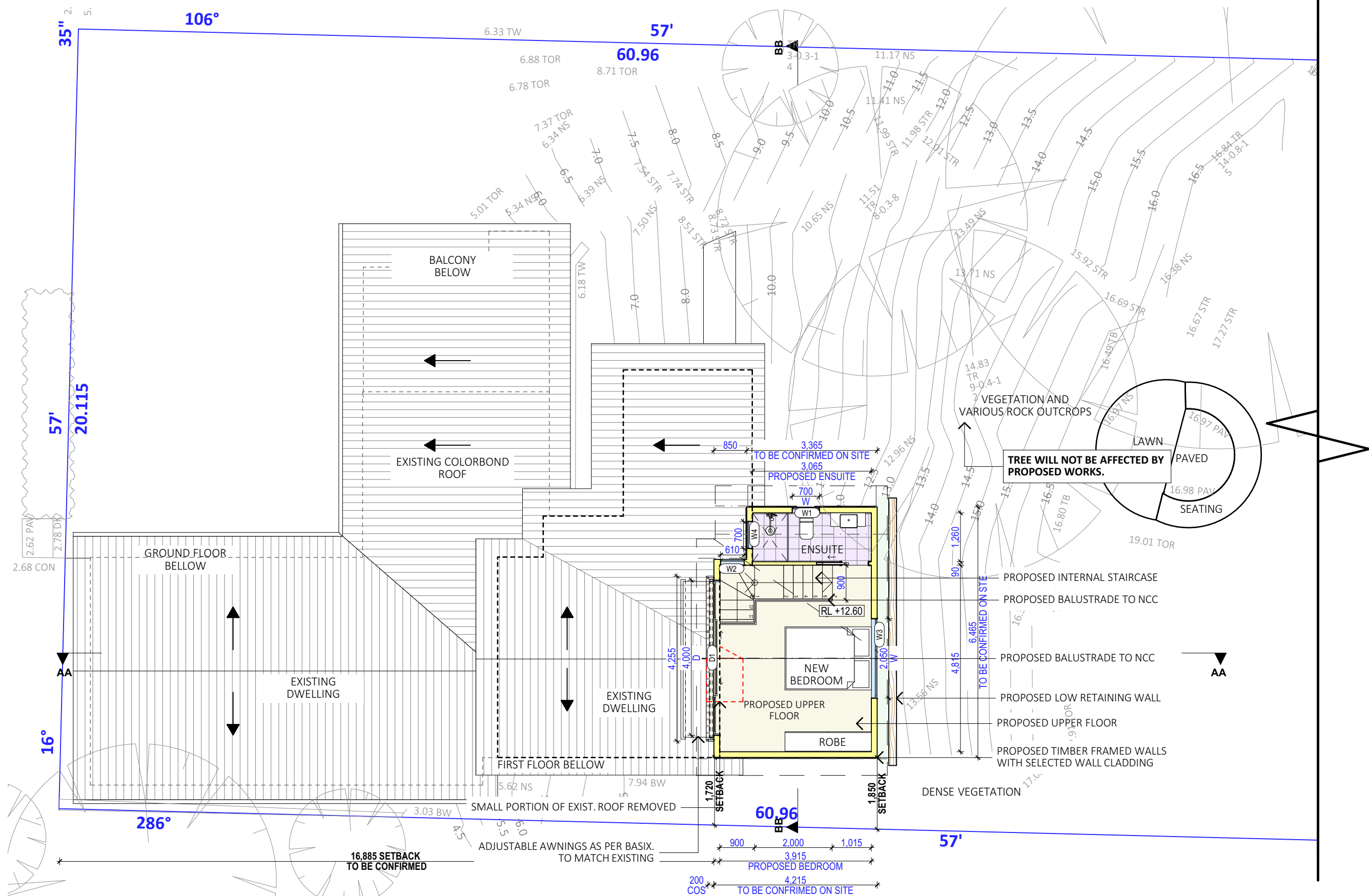
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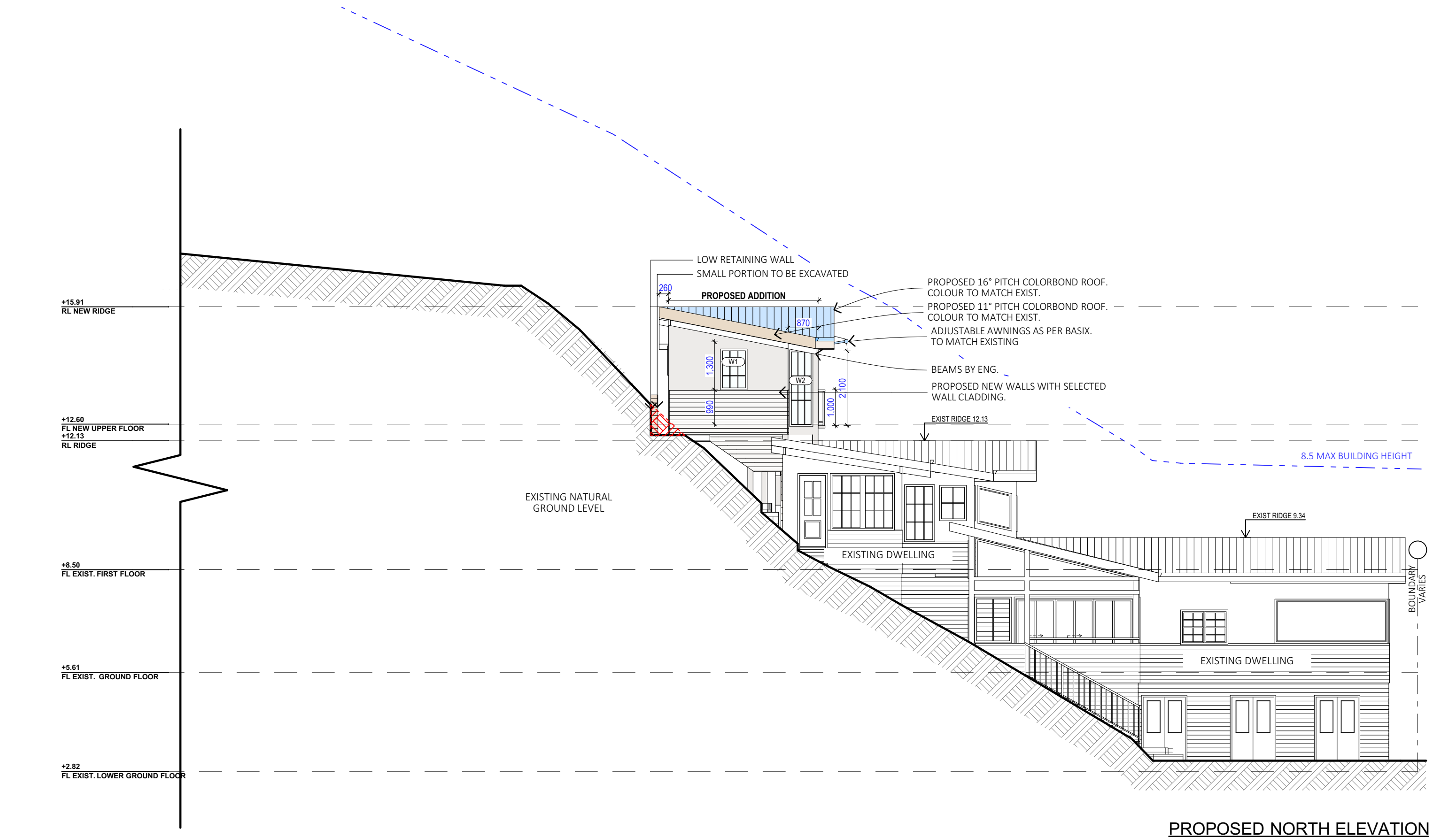
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DA.08

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PROPOSED UPPER FLOOR PLAN



NOTES (E & OE)
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E.	24/01/25	DA REVISION

PROPOSED ALTERATIONS AND ADDITIONS 1100 BARRENJOEY ROAD, PALM BEACH NSW 2108
CLIENT: NICK SPROATS
DRAWING TITLE: ELEVATION SHEET 1

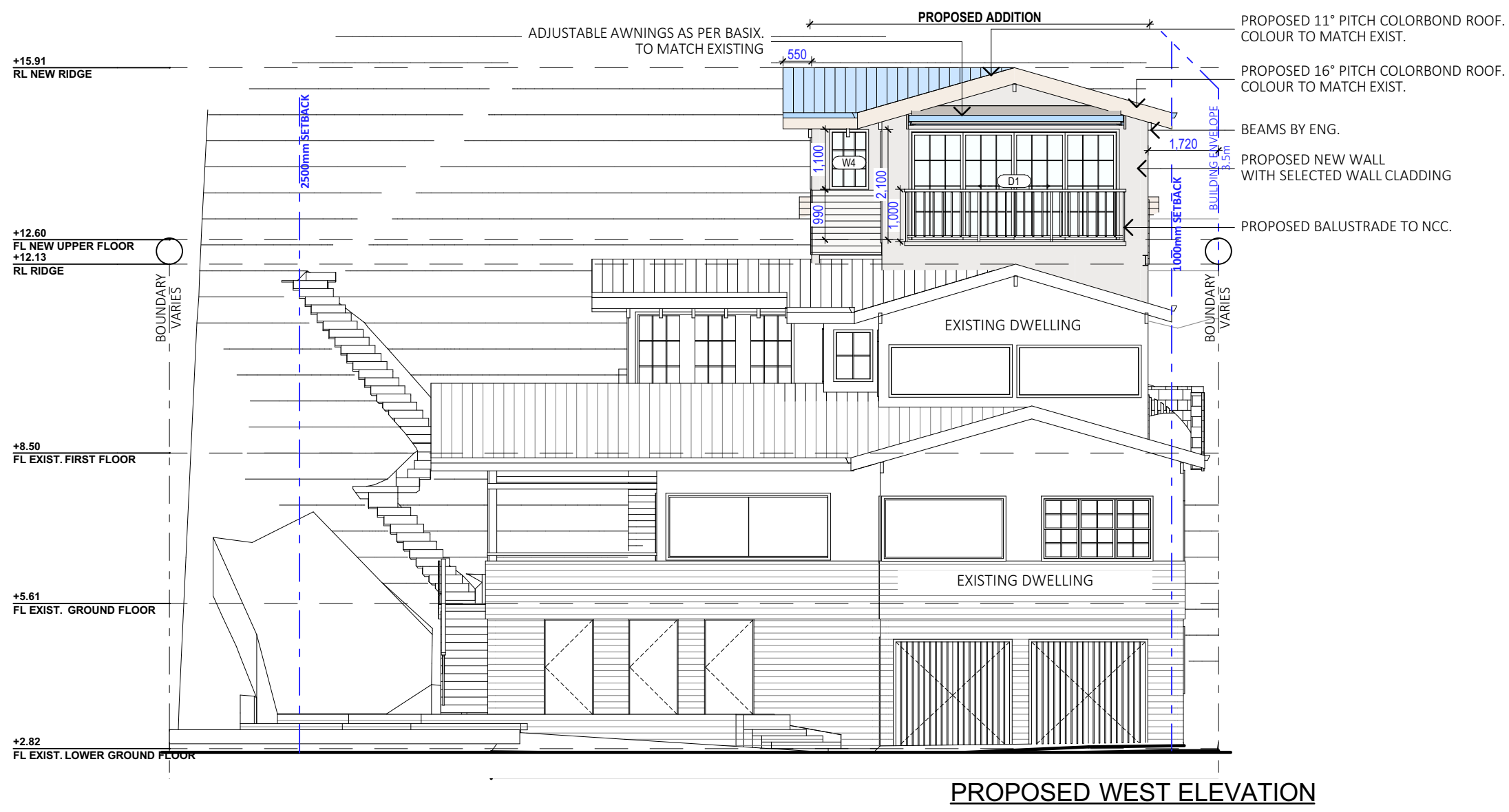
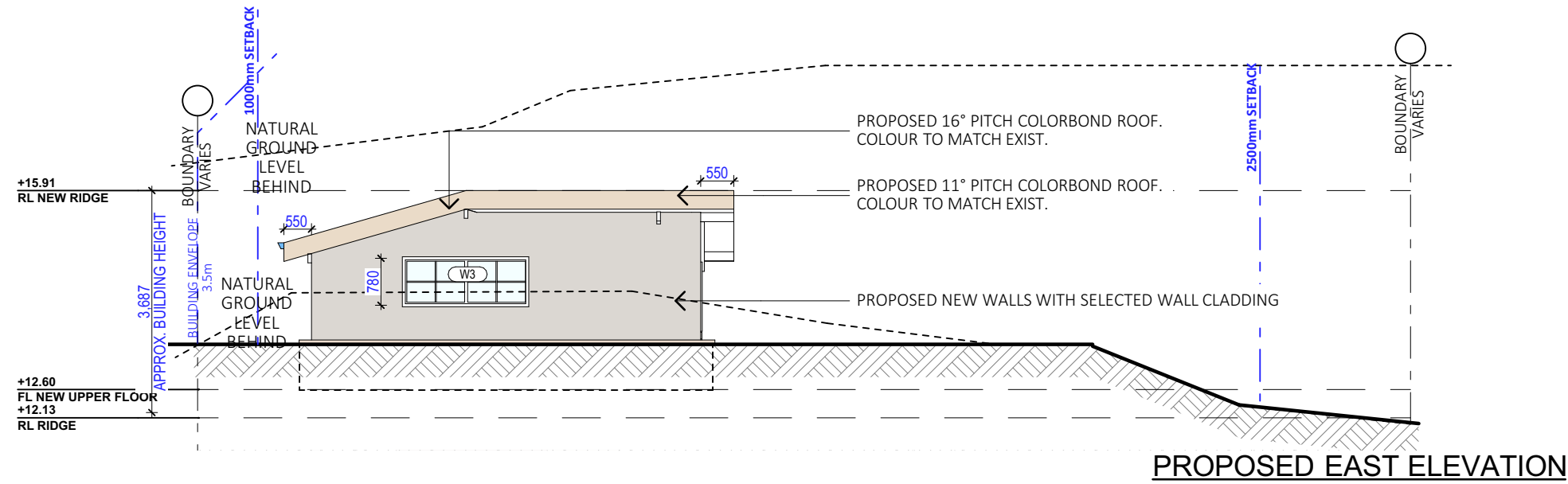
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JOB No: 1257/24

SCALE: 1:100 @ A3
DRAWING No: DA.10

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NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS
1100 BARRENJOEY ROAD, PALM BEACH NSW 2108

CLIENT:
NICK SPROATS

DRAWING TITLE:
ELEVATIONS SHEET 2

DATE:
MAY/24

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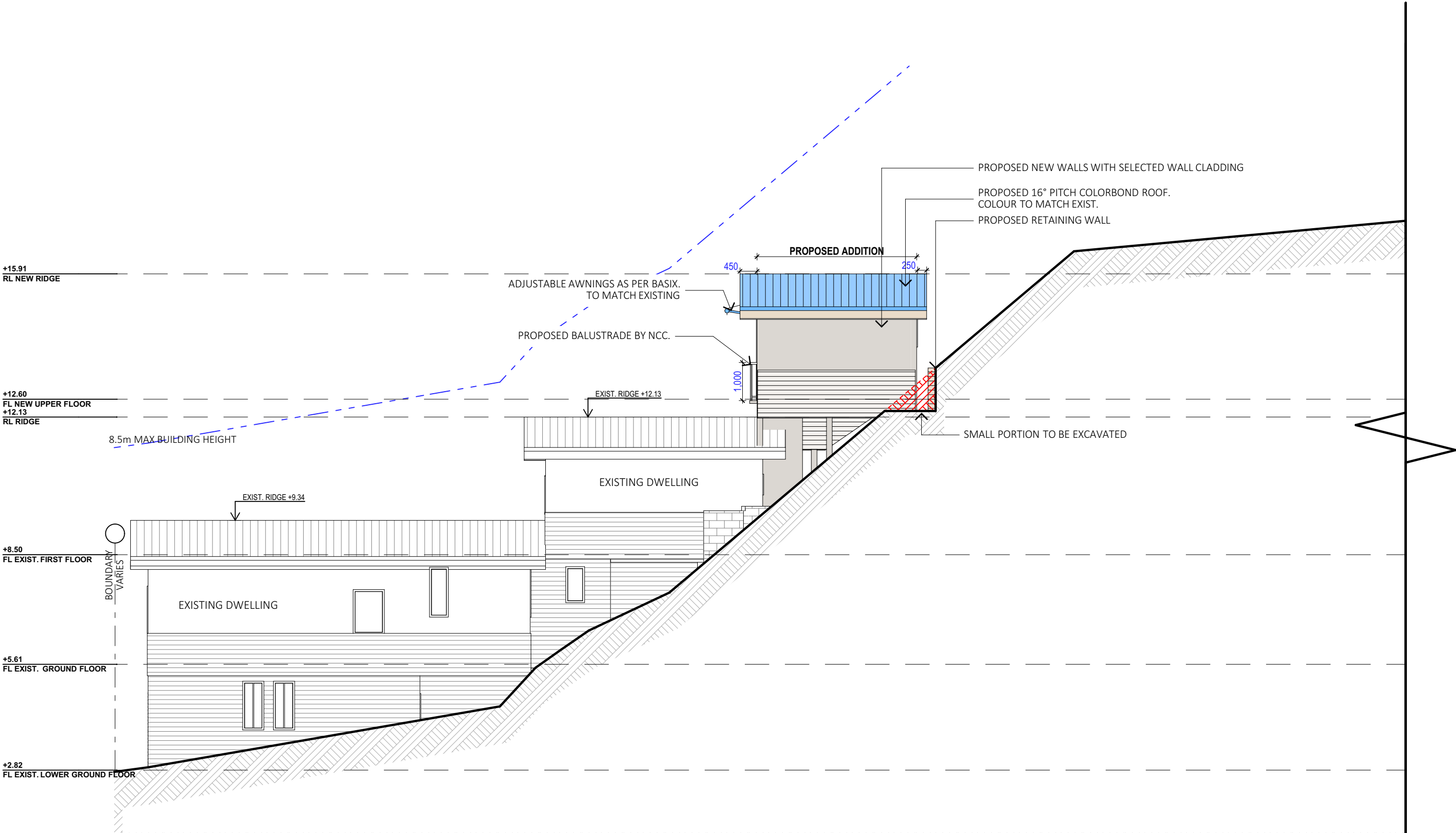
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1257/24

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1:100 @ A3

DRAWING No:
DA.11

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PROPOSED SOUTH ELEVATION

NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS
1100 BARRENJOEY ROAD, PALM BEACH NSW 2108
CLIENT:
NICK SPROATS

DRAWING TITLE:
ELEVATION SHEET 3

DATE:
MAY/24

DRAWN BY:
EV

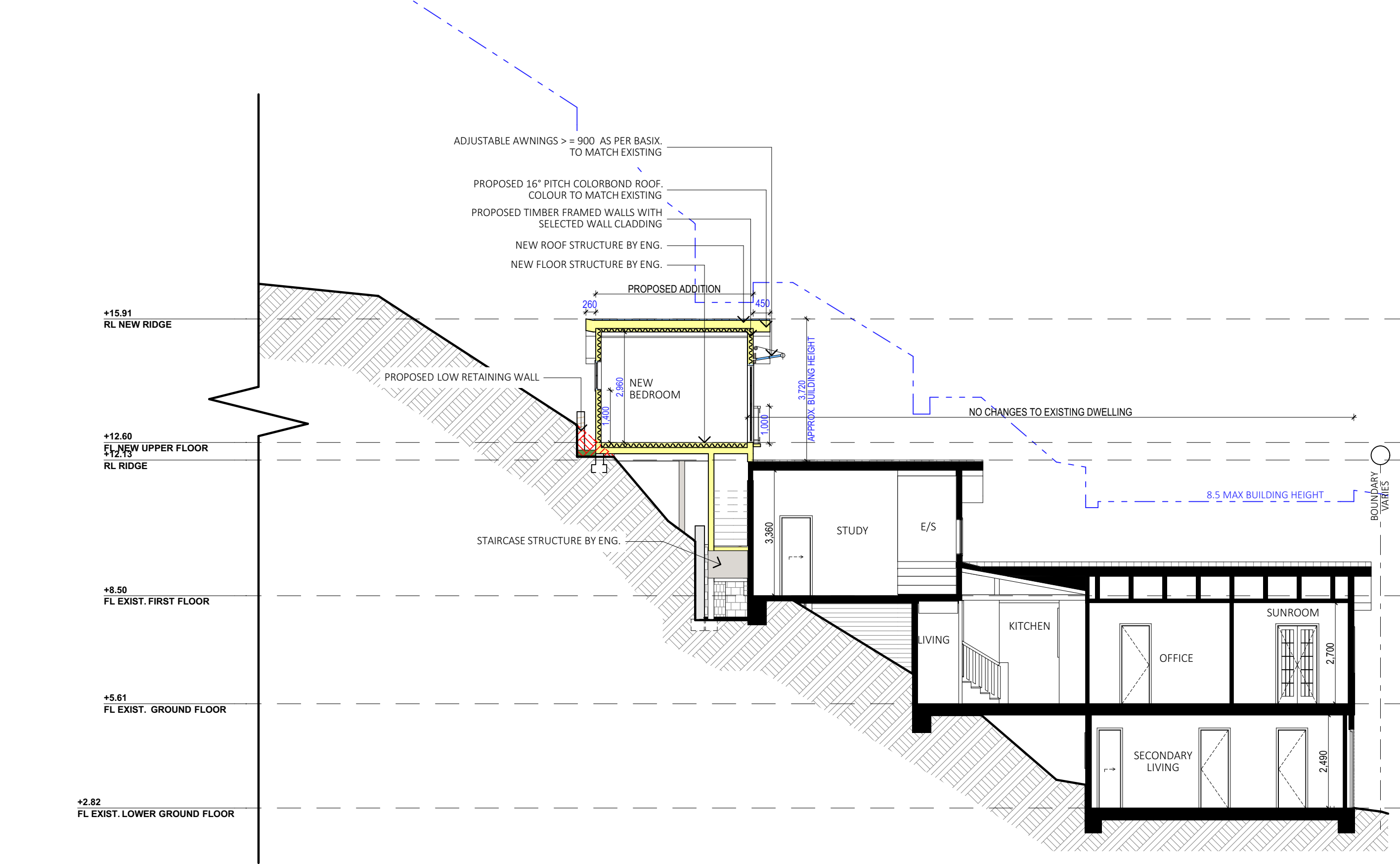
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SCALE:
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DA.12

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AA SECTION

NOTES (E & OE)	
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PROPOSED ALTERATIONS AND ADDITIONS 1100 BARRENJOEY ROAD, PALM BEACH NSW 2108
CLIENT: NICK SPROATS
DRAWING TITLE: SECTION SHEET 1

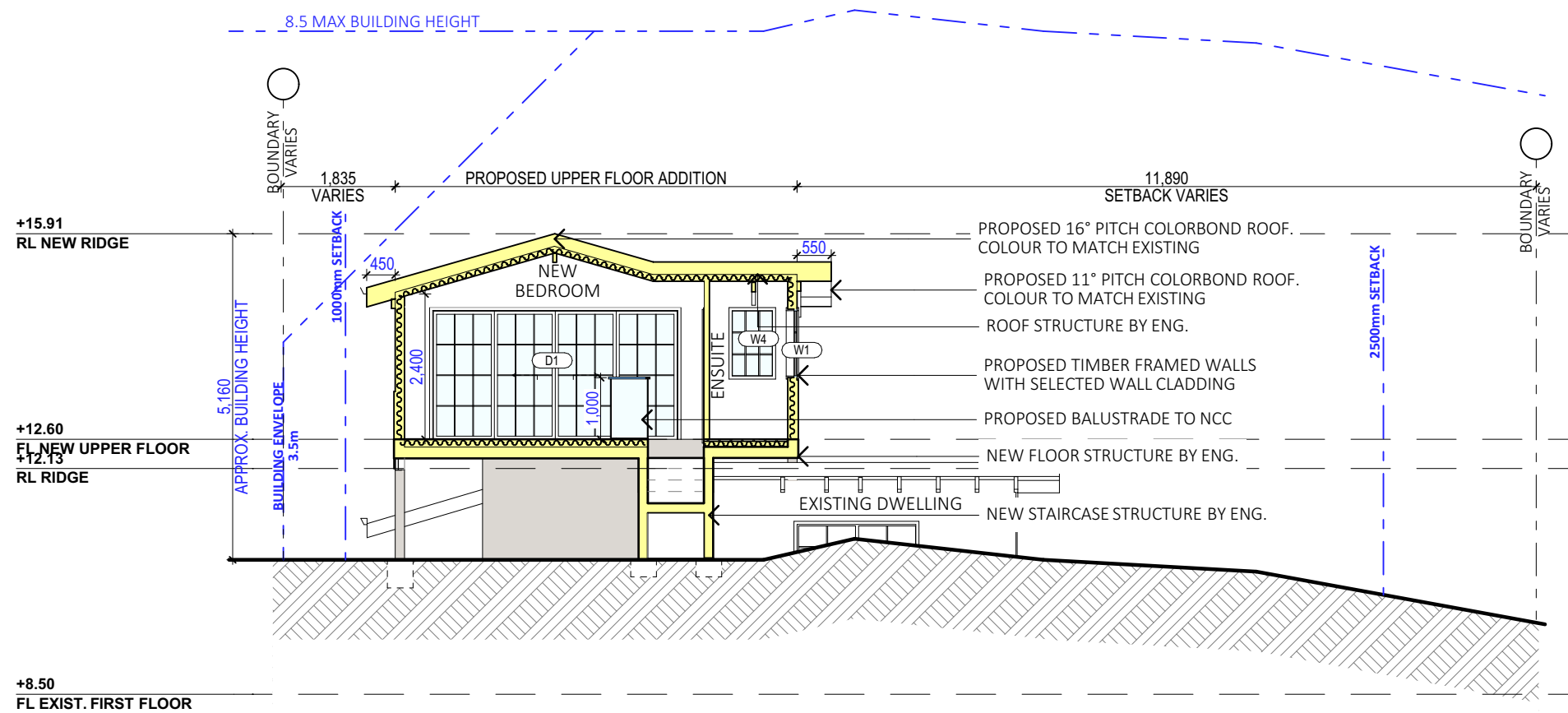
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SCALE: 1:100 @ A3
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BB SECTION

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C.	11/07/24	DA REV A- CHANGES TO DOOR TYPE
D.	16/01/25	DA REVISION
E.	24/01/25	DA REVISION

PROPOSED ALTERATIONS AND ADDITIONS
1100 BARRENJOEY ROAD, PALM BEACH NSW 2108
CLIENT:
NICK SPROATS

DATE:
MAY/24

DRAWING TITLE:
SECTION SHEET 2

DRAWN BY:
EV

JOB No:
1257/24

SCALE:
1:100 @ A3

DRAWING No:
DA.14

bdca
ACCREDITED
BUILDING DESIGNER

CHECKED BY:
JJ

BASIX REQUIREMENTS	
BASIX INCLUSIONS FOR 1100 BARRENJOEY ROAD, PALM BEACH	
LIGHTING 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.	
WATER SHOWER RATING MIN. 3 STARS TAP RATING MIN. 3 STARS WC RATING MIN. 3 STARS	
INSULATION	
CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)
Suspended floor with open subfloor: Framed (R0.7).	R0.8 (down) (Or R1.50 including construction)
Floor above existing dwelling or building.	NIL
External wall: other/undecided	R1.70 (including construction)
External wall: Framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)
Racked ceiling, pitched/skillion roof: Framed	Ceiling: R2.24 (up), roof:foil backed blanket (55mm). Medium (solar absorptance 0.475-0.70)
GLAZING - DOORS & WINDOWS	
Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) W1, W2, W3, W4 & D1	

SPECIFICATION NOTES

INTERNAL LINING - PROVIDE PLASTERBOARD LINING. - INSTALL TO MANUFACTURERS SPECIFICATIONS & AS 2589	FOOTINGS: - FOOTINGS TO BE IN ACCORDANCE WITH AS1480. - FOOTINGS TO BE IN ACCORDANCE WITH NCC VOL.2 PARTS H1D4 - ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303 AND AS1304. - RESIDENTIAL SLABS, FOOTINGS AND CONCRETE STRUCTURES TO NCC 2022 – ABCB HOUSING PROVISIONS PART 3 & 4, AS 2870 RESIDENTIAL SLABS AND FOOTING & AS 3600 CONCRETE STRUCTURES.	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. - ALL WINDOWS ARE TO BE RESTRICTED IN ACCORDANCE WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 11.3.7 & PART 11.3.8 PROTECTION OF OPENABLE WINDOWS WHERE SURFACE BELOW IS MORE THAN 2M. - PROVIDE LIFT-OFF HINGES WHERE THE TOILET PAN IS WITHIN 1.2 METRES OF THE HINGED SIDE OF THE DOOR IN ACCORDANCE WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 10.4.	WATERPROOFING FOR EXTERNAL TILED BALCONIES: - WATERPROOFING TO COMPLY WITH AS4654 - ALL WATERPROOFING TO NCC 2022 - ABCB HOUSING PROVISIONS PART 10, AS3740 AND PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWER WALLS TO MANUFACTURED SPECIFICATIONS AND INSTALLATION INSTRUCTIONS
EXTERNAL WALLS: - ALL EXTERNAL WALL CLADDINGS MUST BE COMPLIANT WITH THE REQUIREMENTS OF NCC 2022 - ABCB HOUSING PROVISIONS PART 7, AS1684 AND ALL RELEVANT CODEMARK CERTIFICATES. - ROOF AND WALL CLADDING INSTALLATION TO NCC 2022 H1D7 & AS 1562 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING.	CARPENTRY: - TIMBER TO COMPLY WITH AS1170.2 OR AS4055. - ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE. -TERMITE MANAGEMENT INSTALLATION OF PERIMETER & COLLARS TO NCC 2022 - ABCB HOUSING PROVISIONS PART 3.4 & AS 3660.1 TERMITE MANAGEMENT - NEW BUILDING WORK.	STAIRS, HANDRAILS AND BALUSTRADES: - 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. - ALL BALUSTRADES & PRIVACY SCREENS TO COMPLY WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 11, AS 1684, AS 1170, AS 1288 & AS/NZS 2208	FIRE SAFETY, SMOKE DETECTORS/ALARMS: - PROVIDE HARDWIRED & INTERCONNECTED SMOKE ALARM DEVICES 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. SMOKE ALARMS TO BE INSTALLED TO NCC 2022 – ABCB HOUSING PROVISIONS PART 9.5, NSW 9.5.1 & AS 3786. - INSTALLATIONS IN BUILDINGS OTHER THAN CLASS 1 AND 10 MUST BE INSTALLED AND MANAGED TO COMPLY WITH NCC SPEC. E2.2a. - FIRE SEPARATING WALL, A WALL WITHIN 900MM OF BOUNDARY INSTALLATION CERTIFICATE (FRL60/60/60) INCL ACOUSTIC SOUND (RW) + CTR50 TO NCC 2022 - ABCB HOUSING PROVISIONS PART 9 & PART 10.7, AS 1530 ALL PARTS. - BUSHFIRE-PRONE AREAS CERTIFICATE FOR BUILDING - NCC 2022 - VOL. 2 PART NSW H7D4 CONSTRUCTION IN BUSHFIRE PRONE AREAS - AS 3959 CONSTRUCTION OF BUILDING IN BUSHFIRE-PRONE AREAS & PLANNING FOR BUSHFIRE PROTECTION 2019.
CONDENSATION MANAGEMENT: - CONDENSATION MANAGEMENT MUST BE ADHERED TO IN ACCORDANCE WITH NCC 2022 - HOUSING PROVISIONS PART 10.8.	TIMBER FRAMING: -ALL EXTERNAL TIMBER FRAMED WALLS TO BE WRAPPED IN A BREATHABLE VAPOUR PERMEABLE MEMBRANE IN ACCORDANCE WITH NCC VOL.2 PART H1D6 , INSTALLED WITH AS/NZS 4200.1 & AS/NZS 4200.2. -TIMBER FRAMING INSTALLATION TO NCC 2022 - VOL.2 PART HAD6(4), AS 1684.4 RESIDENTIAL TIMBER FRAMED CONSTRUCTION & AS/NZS 1170 STRUCTURAL DESIGN ACTIONS. - 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 2022 - ABCB HOUSING PRIVIONS PART 6.2 - 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.	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. - ALL STAIRS PROVIDING ACCESS TO COMPLY WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 11, AS 4586 INCLUDING SLIP RESISTANCE P3 / R10 FOR DRY OR P4 / R11 FOR WET.	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.
FLOOR: - FLOOR TO BE TIMBER FRAMED FINISHED WITH T&G HARDWOOD FLOORING.	STEEL FRAMING: -ALL STEEL FRAMING TO NCC 2022 - VOL.2 PARTH1D6(3), AS 4100 STEEL STRUCTURES, AS/NZS 4600 COLD-FORMED STEEL STRUCTURES & NASH STANDARD.	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	SEDIMENT CONTROL: - A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS STORMWATER SYSTEM.
WET AREAS: - ALL WATERPROOFING TO NCC 2022 - ABCB HOUSING PROVISIONS PART 10, AS3740 AND PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWER WALLS TO MANUFACTURED SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. - WATERPROOF INSTALLATION NCC (2022): HOUSING PROVISIONS PART 10, AS 3740 WATERPROOFING OF DOMESTIC WET AREAS (INTERNAL) & AS 4654 WATERPROOF MEMBRANES FOR EXTERNAL USE.	TERMITE CONTROL: - TO BE IN ACCORDANCE WITH TO AS3660.1 - SHALL BE IN ACCORDANCE WITH NCC 2022 - ABCB HOUSING PROVISION PART 3.4	GLAZING: - NCC VOL2 PART H1D8, ABCB HOUSING PROVISIONS PART 8 .3 -ALL WINDOW GLAZING AND DOOR GLAZING TO BE INSTALLED IN ACCORDANCE TO NCC 2022 - ABCB HOUSING PROVISIONS PART 8, AS 1288 GLASS IN BUILDINGS, AS/NZS 2208 SAFETY GLAZING MATERIALS IN BUILDINGS & AS 2047 WINDOWS AND EXTERNAL DOORS IN BUILDINGS. - SHOWER SCREEN/MIRRORS / WARDROBE GLASS INSTALLATION TO NCC 2022 - HOUSING PROVISIONS PART 8, AS 1288 & AS/NZS 2208. - GLASS BALUSTRADE INSTALLATION TO NCC 2022 - HOUSING PROVISIONS PART 11, AS 1288 GLASS IN BUILDINGS, AS/NZS 2208 SAFETY GLAZING MATERIALS IN BUILDINGS & AS 1170 STRUCTURAL DESIGN ACTIONS.	MISCELLANEOUS ITEMS: - ALLOW FOR SEPARATE TAPS FOR THE WASHING MACHINE AND KEEP THEM SEPARATE FROM THOSE OF THE LAUNDRY TUB. A DEDICATED LAUNDRY SPACE COMPRISING OF ONE WASHTUB AND A SPACE FOR A WASHING MACHINE MUST BE PROVIDED IN ACCORDANCE WITH NCC 2022 – ABCB HOUSING PROVISIONS PART 10.4. - GAS FIRE SUPPLY AND INSTALLATION TO COMPLY WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 12.4, AS/NZS 5601 GAS INSTALLATIONS.
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.	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. - DAMP PROOF COURSE AND FLASHINGS TO NCC 2022 - VOL.2 PART H2 & AS/NZS 2904 DAMP-PROOF COURSES AND FLASHINGS.	NOTE: ALL PLANS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE, BUSHFIRE AND GEOTECH REPORTS.	
ANT CAPS: - SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.	CONCRETE: - SHALL BE IN ACCORDANCE WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 4 .2.10. - 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 H1D4
- ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303 AND AS1304.
- RESIDENTIAL SLABS, FOOTINGS AND CONCRETE STRUCTURES TO NCC 2022 – ABCB HOUSING PROVISIONS PART 3 & 4, AS 2870 RESIDENTIAL SLABS AND FOOTING & AS 3600 CONCRETE STRUCTURES.

CARPENTRY:
- TIMBER TO COMPLY WITH AS1170.2 OR AS4055.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE.
-TERMITE MANAGEMENT INSTALLATION OF PERIMETER & COLLARS TO NCC 2022 - ABCB HOUSING PROVISIONS PART 3.4 & AS 3660.1 TERMITE MANAGEMENT - NEW BUILDING WORK.

TIMBER FRAMING:
-ALL EXTERNAL TIMBER FRAMED WALLS TO BE WRAPPED IN A BREATHABLE VAPOUR PERMEABLE MEMBRANE IN ACCORDANCE WITH NCC VOL.2 PART H1D6 , INSTALLED WITH AS/NZS 4200.1 & AS/NZS 4200.2.
-TIMBER FRAMING INSTALLATION TO NCC 2022 - VOL.2 PART HAD6(4), AS 1684.4 RESIDENTIAL TIMBER FRAMED CONSTRUCTION & AS/NZS 1170 STRUCTURAL DESIGN ACTIONS.
- 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 2022 - ABCB HOUSING PRIVIONS PART 6.2
- 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.

STEEL FRAMING:
-ALL STEEL FRAMING TO NCC 2022 - VOL.2 PARTH1D6(3), AS 4100 STEEL STRUCTURES, AS/NZS 4600 COLD-FORMED STEEL STRUCTURES & NASH STANDARD.

TERMITE CONTROL:
- TO BE IN ACCORDANCE WITH TO AS3660.1
- SHALL BE IN ACCORDANCE WITH NCC 2022 - ABCB HOUSING PROVISION PART 3.4

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.
- DAMP PROOF COURSE AND FLASHINGS TO NCC 2022 - VOL.2 PART H2 & AS/NZS 2904 DAMP-PROOF COURSES AND FLASHINGS.

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

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

Australia P/L.

26/90 Mona Vale Road, Mona Vale, NSW, 2103

PO Box 687, Dee Why, NSW, 2099


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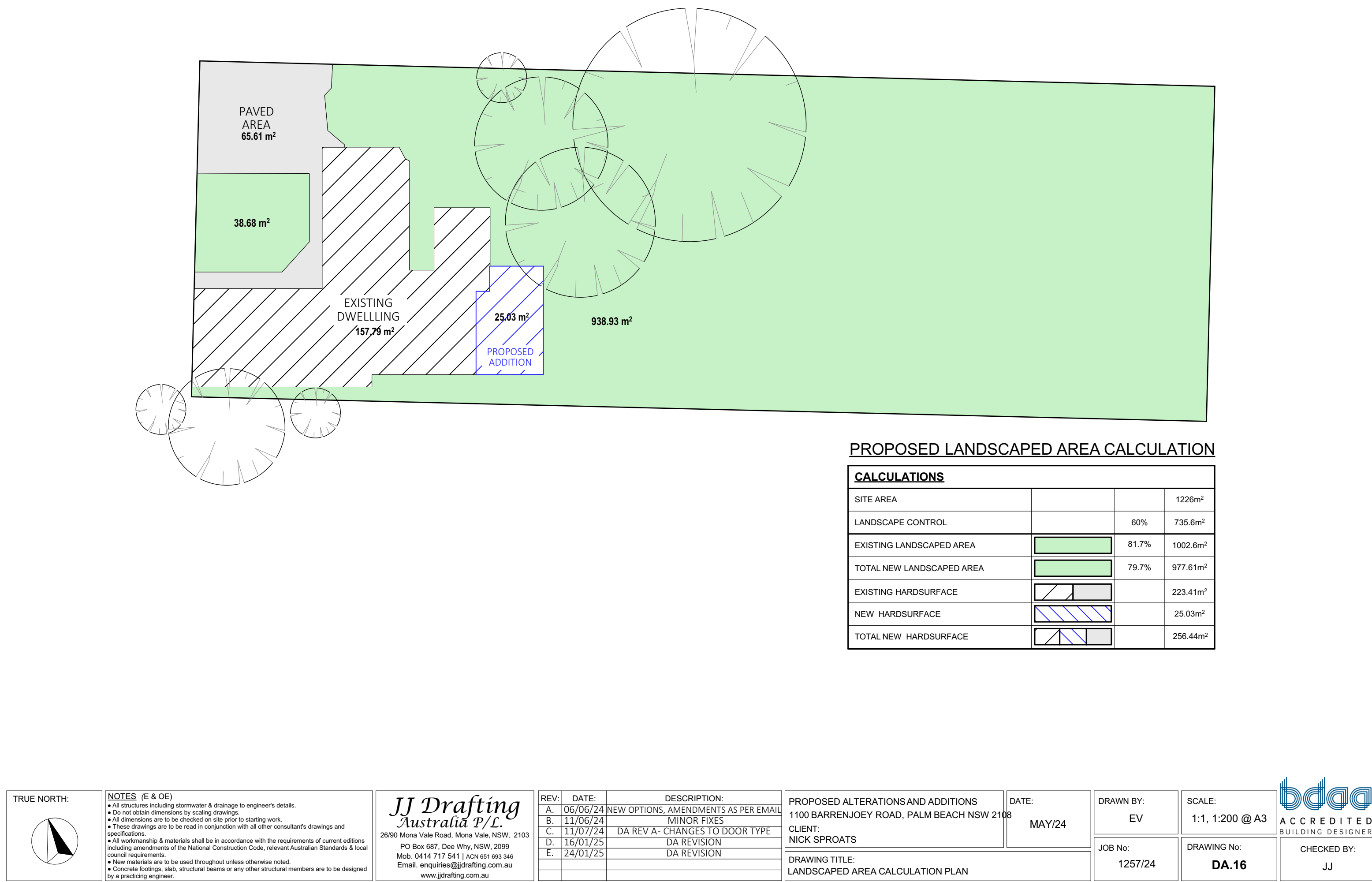
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REV:	DATE:	DESCRIPTION:
A.	06/06/24	NEW OPTIONS, AMENDMENTS AS PER EMAIL
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C.	11/07/24	DA REV A- CHANGES TO DOOR TYPE
D.	16/01/25	DA REVISION
E.	24/01/25	DA REVISION

PROPOSED ALTERATIONS AND ADDITIONS 1100 BARRENJOEY ROAD, PALM BEACH NSW 2108	DATE: MAY/24
CLIENT: NICK SPROATS	
DRAWING TITLE: SPECIFICATION NOTES & BASIX	

DRAWN BY: EV	SCALE: @ A3	 ACCREDITED BUILDING DESIGNER
JOB No: 1257/24	DRAWING No: DA.15	
		CHECKED BY: JJ



TRUE NORTH:



NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS
1100 BARRENJOEY ROAD, PALM BEACH NSW 2108
CLIENT:
NICK SPROATS

DATE:
MAY/24

DRAWN BY:
EV

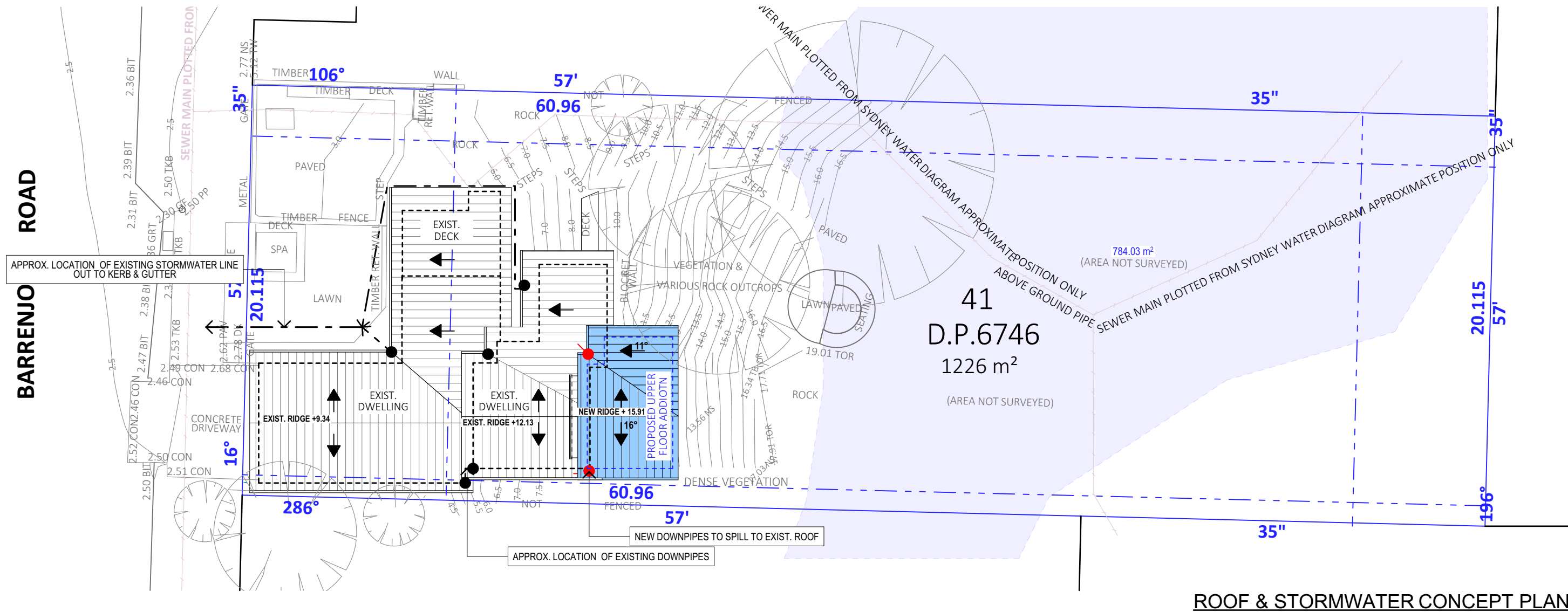
JOB No:
1257/24

SCALE:
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DRAWING No:
DA.16



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JJ

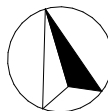


ROOF & STORMWATER CONCEPT PLAN

STORMWATER CONCEPT LEGEND

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

TRUE NORTH:



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PROPOSED ALTERATIONS AND ADDITIONS
1100 BARRENJOEY ROAD, PALM BEACH NSW 2108
CLIENT:
NICK SPROATS

DRAWING TITLE:
ROOF & STORMWATER CONCEPT PLAN

DATE:
MAY/24

DRAWN BY:
EV

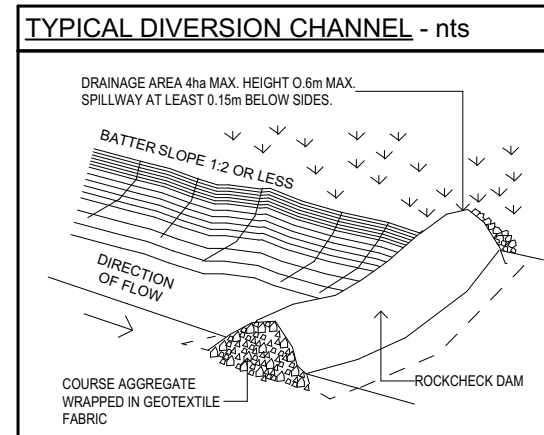
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1257/24

SCALE:
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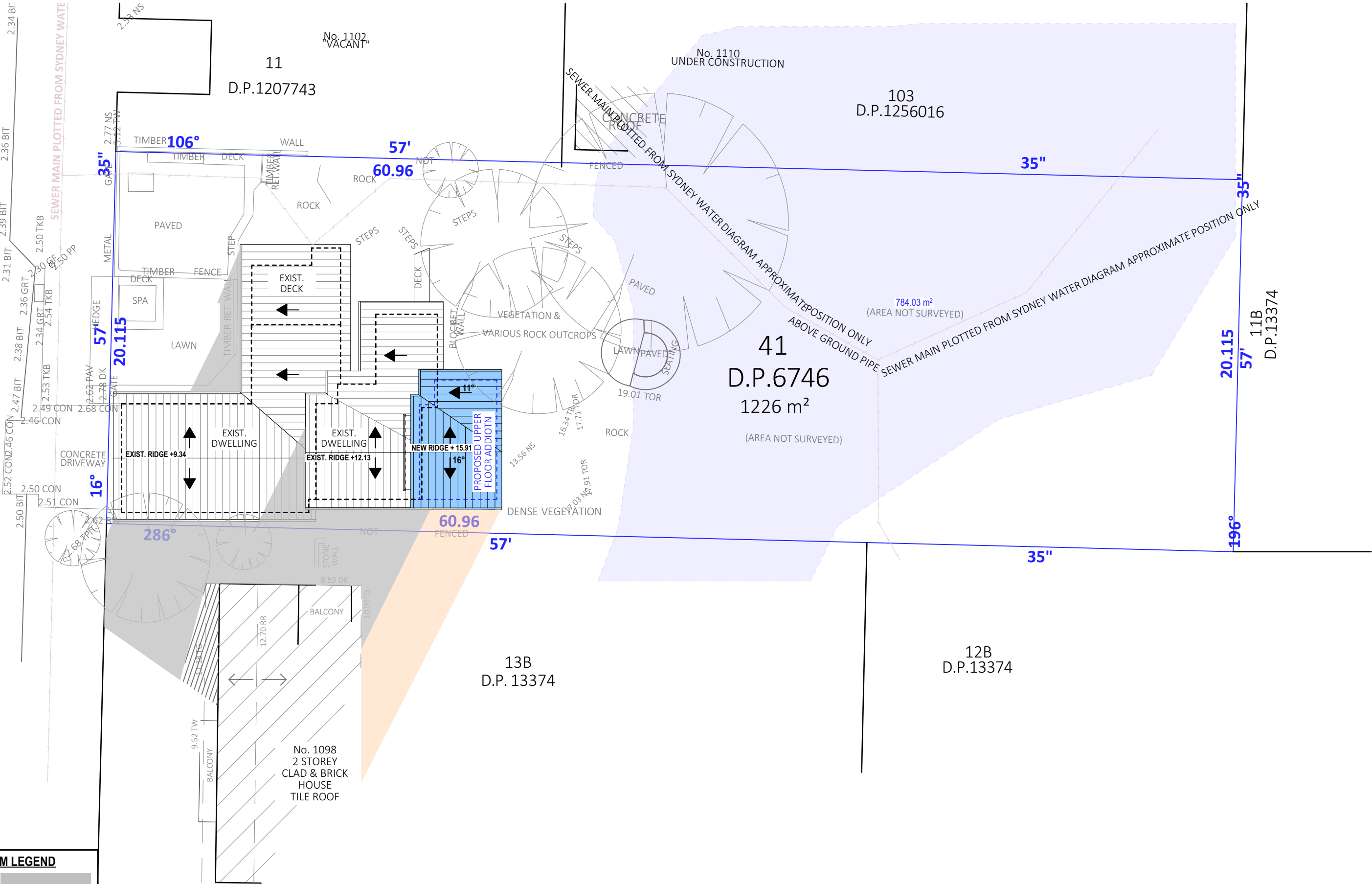
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DA.17

bdca
ACCREDITED
BUILDING DESIGNER

CHECKED BY:
JJ



BARRENJOEY ROAD



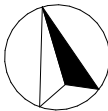
21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

NEW SHADOWS

SHADOW DIAGRAM JUNE 21 9:00 am

TRUE NORTH:



NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
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- 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.

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PROPOSED ALTERATIONS AND ADDITIONS
1100 BARRENJOEY ROAD, PALM BEACH NSW 2108
CLIENT:
NICK SPROATS

DRAWING TITLE:
SHADOW DIAGRAM JUNE 21 9:00 am

DATE:
MAY/24

DRAWN BY:
EV

JOB No:
1257/24

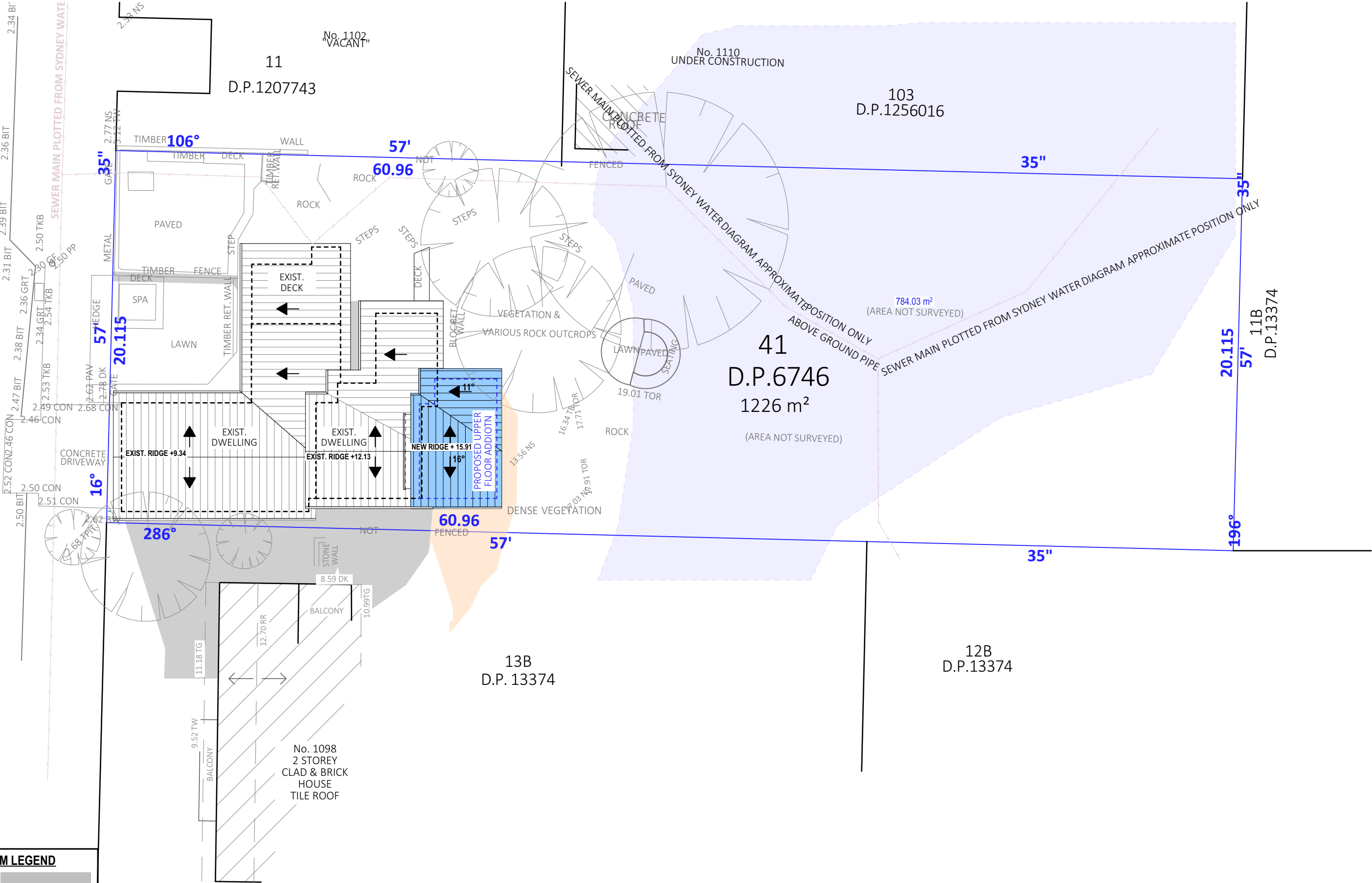
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DRAWING No:
DA.19



CHECKED BY:
JJ

BARRENJOEY ROAD

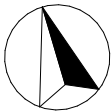


21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS
NEW SHADOWS

SHADOW DIAGRAM JUNE 21 12:00 NOON

TRUE NORTH:



NOTES (E & OE)

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- 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.

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PROPOSED ALTERATIONS AND ADDITIONS
1100 BARRENJOEY ROAD, PALM BEACH NSW 2108
CLIENT:
NICK SPROATS

DRAWING TITLE:
SHADOW DIAGRAM JUNE 21 12 noon

DATE:
MAY/24

DRAWN BY:
EV

JOB No:
1257/24

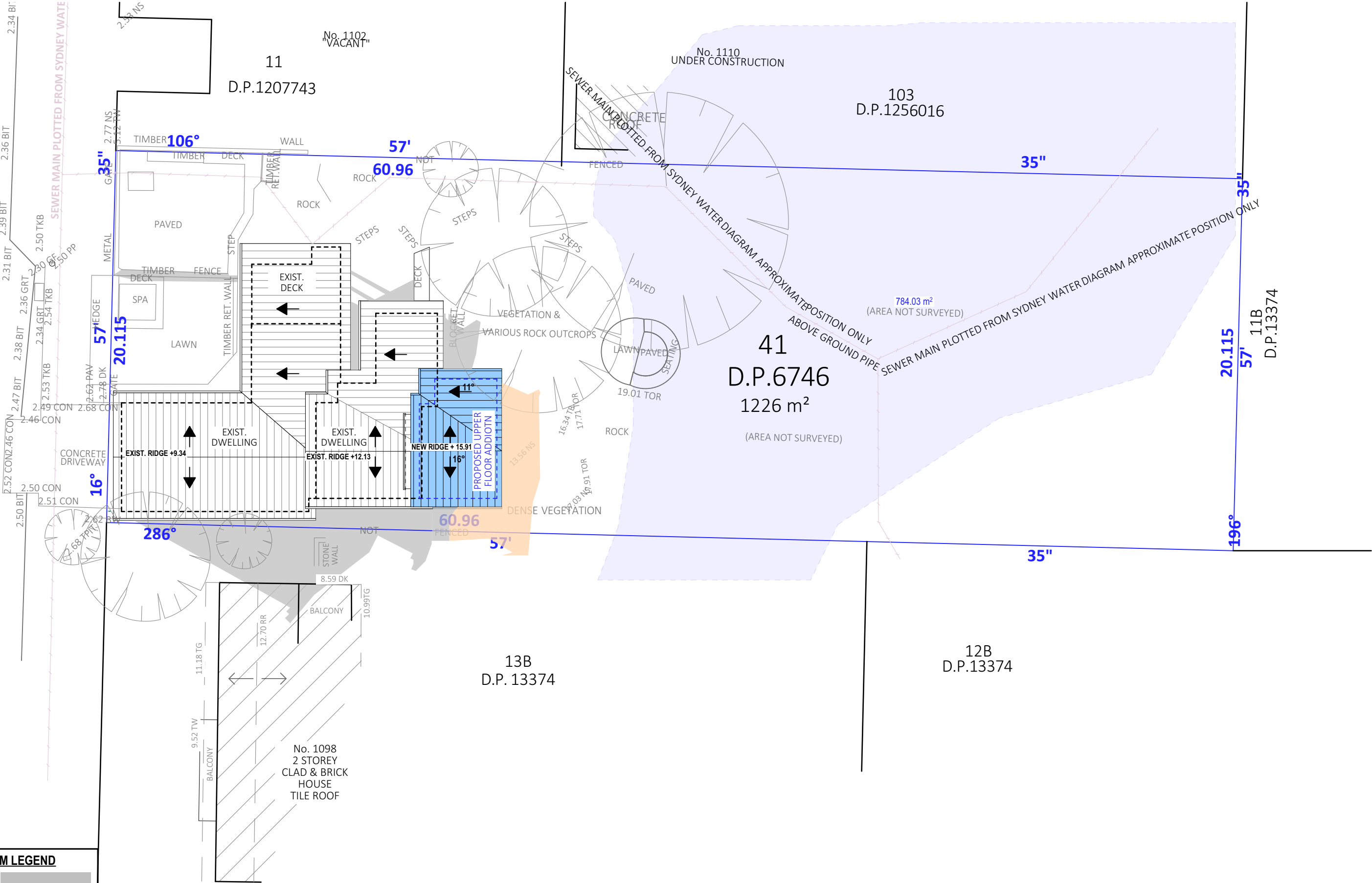
SCALE:
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DRAWING No:
DA.20



CHECKED BY:
JJ

BARRENJOEY ROAD

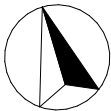


21 JUNE SHADOW DIAGRAM LEGEND



SHADOW DIAGRAM JUNE 21 3:00 PM

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
Australia P/L.

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REV:	DATE:	DESCRIPTION:
A.	06/06/24	NEW OPTIONS, AMENDMENTS AS PER EMAIL
B.	11/06/24	MINOR FIXES
C.	11/07/24	DA REV A- CHANGES TO DOOR TYPE
D.	16/01/25	DA REVISION
E.	24/01/25	DA REVISION

PROPOSED ALTERATIONS AND ADDITIONS 1100 BARRENJOEY ROAD, PALM BEACH NSW 2108
CLIENT: NICK SPROATS
DRAWING TITLE: SHADOW DIAGRAM JUNE 21 3:00 pm

DATE: MAY/24

DRAWN BY: EV
JOB No: 1257/24

SCALE: 1:200 @ A3
DRAWING No: DA.21

 ACCREDITED BUILDING DESIGNER
CHECKED BY: JJ