# DEVELOPMENT APPLICATION

12 CAPUA PLACE - AVALON





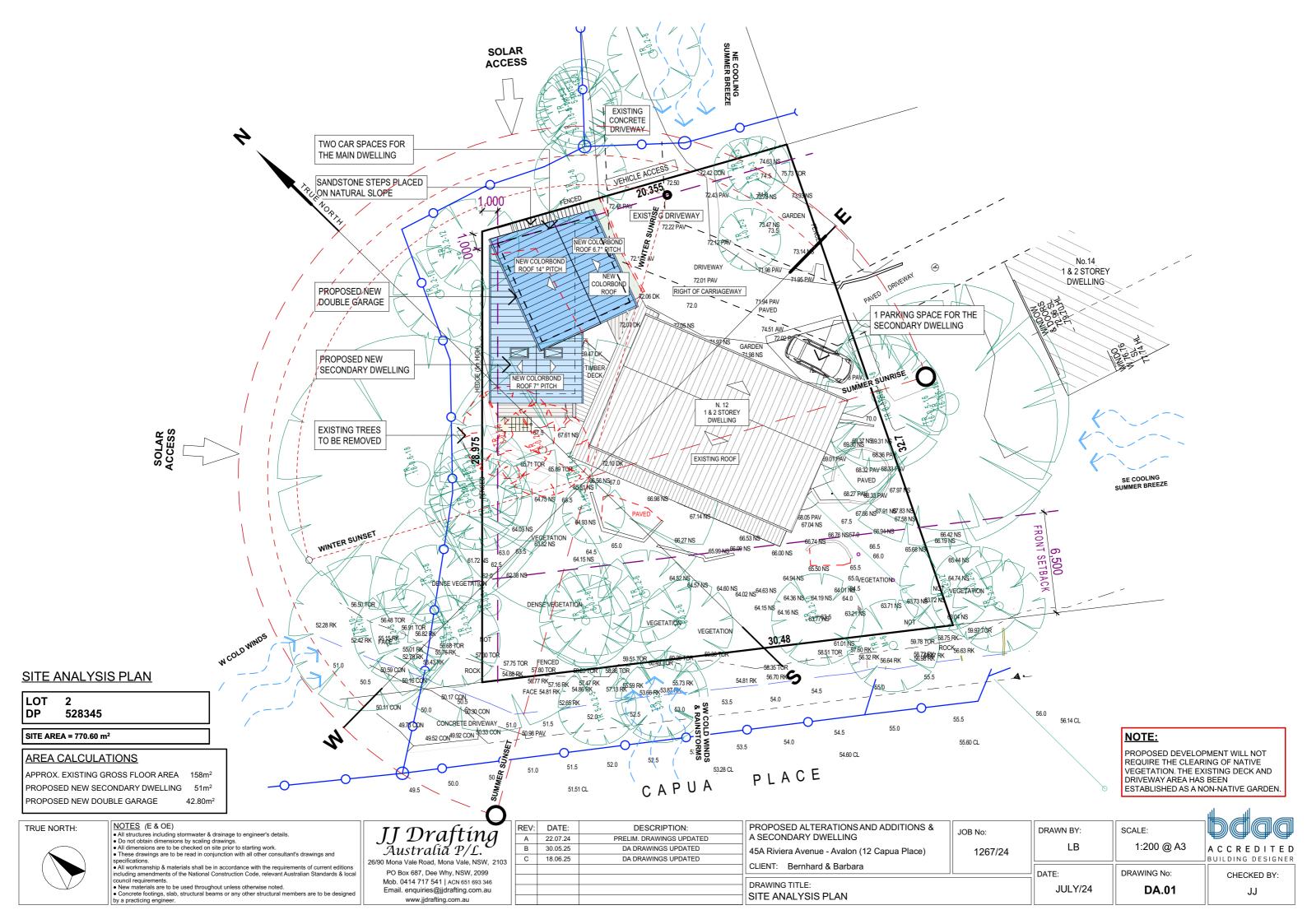


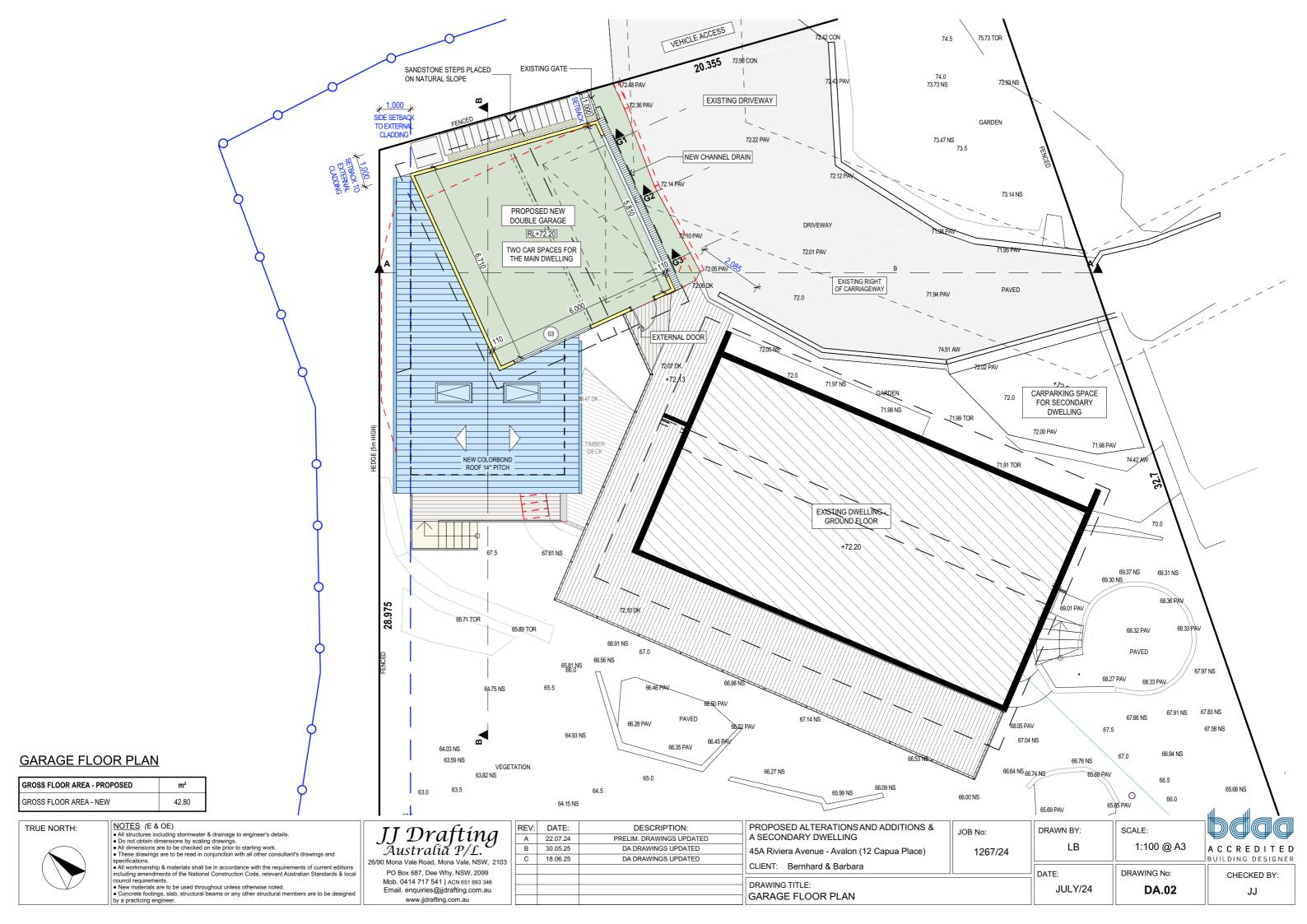
CONTEN PAGE DA.00 DA.01 DA.02 DA.03 DA.04 DA.05 DA.06 DA.07 DA.08 DA.09 DA.10 DA.11	DRAWING TITLE COVER PAGE SITE ANALYSIS PLAN GARAGE FLOOR PLAN SECONDARY DWELLING FLOOR PLAN EAST AND SOUTH ELEVATIONS WEST ELEVATIONS WEST ELEVATION / SECTION AA SECTIONS BB; G1, G2 & G3 BASIX COMMITMENTS SPECIFICATIONS LANDSCAPED AREA CALCULATION PLAN EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN
DA.10	LANDSCAPED AREA CALCULATION PLAN
DA.12 DA.13 DA.14	SHADOW DIAGRAM JUNE 21 9:00 am SHADOW DIAGRAM JUNE 21 12 noon SHADOW DIAGRAM JUNE 21 3:00 pm

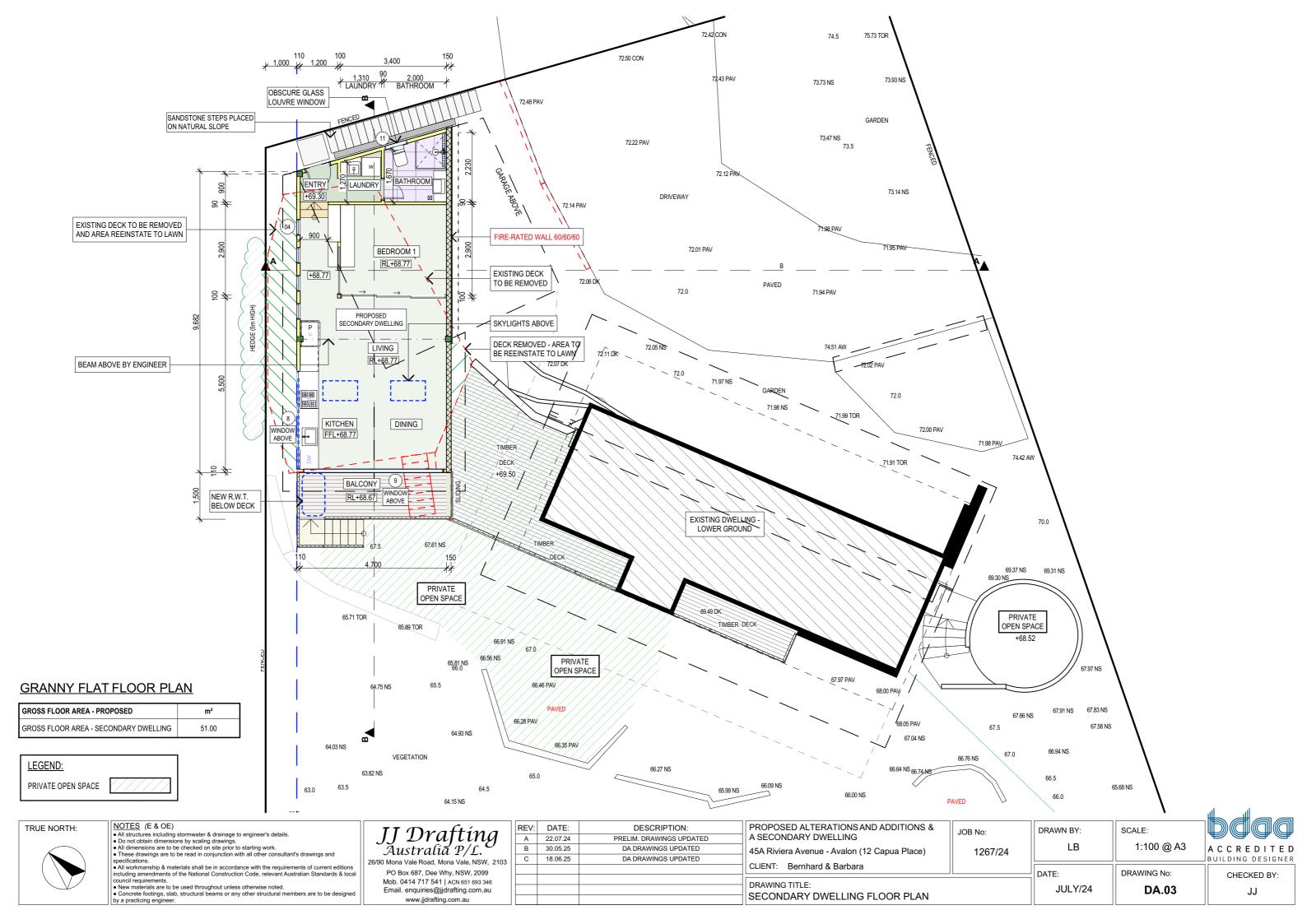


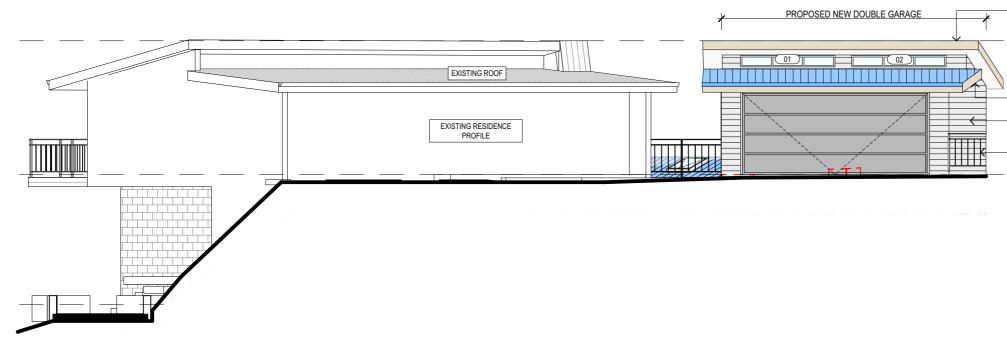
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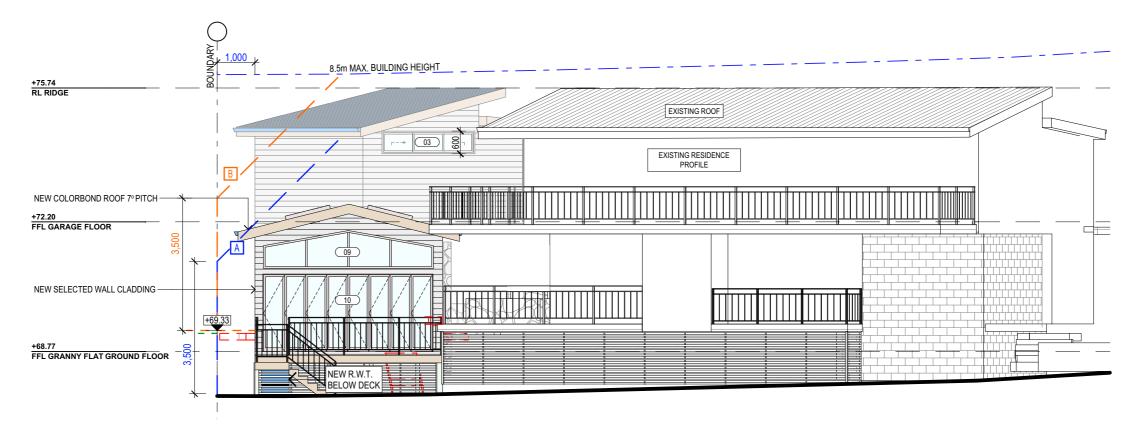
# JJ DRAFTING











PROPOSED NEW SECONDARY DEWLLING

	NOTES (E & OE)	II Drafting	REV:	DATE:	DESCRIPTION:	PROPOSED ALTERATIONS AND ADDITIONS &	JOB No:	DRAWN BY:	SCALE:	bđaa
	<ul> <li>All structures including stormwater &amp; drainage to engineer's details.</li> <li>Do not obtain dimensions by scaling drawings.</li> </ul>	JJ Drafting	Α	22.07.24	PRELIM. DRAWINGS UPDATED	A SECONDARY DWELLING				<b>MAAA</b>
	<ul> <li>All dimensions are to be checked on site prior to starting work.</li> <li>These drawings are to be read in conjunction with all other consultant's drawings and</li> </ul>	Australiã P/L.	В	30.05.25	DA DRAWINGS UPDATED	45A Riviera Avenue - Avalon (12 Capua Place)	1267/24	LB		ACCREDITED
s	specifications.	26/90 Mona Vale Road, Mona Vale, NSW, 2103	С	18.06.25	DA DRAWINGS UPDATED	CLIENT: Bernhard & Barbara				BUILDING DESIGNER
	All workmanship & materials shall be in accordance with the requirements of current editions     ncluding amendments of the National Construction Code, relevant Australian Standards & local	PO Box 687, Dee Why, NSW, 2099						DATE:	DRAWING No:	CHECKED BY:
	council requirements.  New materials are to be used throughout unless otherwise noted.	Mob. 0414 717 541   ACN 651 693 346				DRAWING TITLE:				
	Concrete footings, slab, structural beams or any other structural members are to be designed					EAST AND SOUTH ELEVATIONS		JULY/24	DA.04	JJ
t	by a practicing engineer.	www.jjdrafting.com.au								

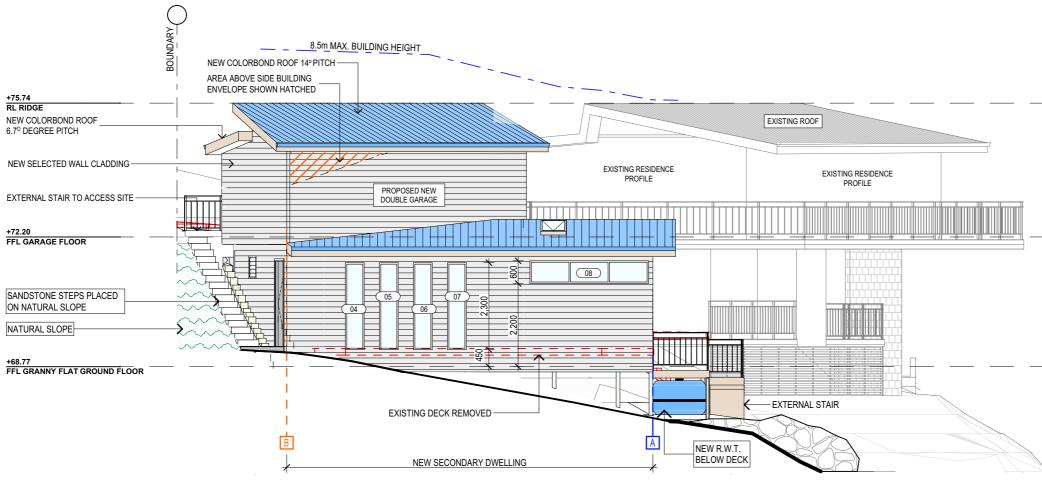
	-NEW COLORBOND ROOF 14° PITCH
 	+75.74 RL RIDGE
	NEW COLORBOND ROOF 6.7 <sup>°</sup> DEGREE PITCH
	- EXISTING GATE
+	+72.20 FFL GARAGE FLOOR

# EAST ELEVATION

# SOUTH ELEVATION

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WEST ELEVATION - BUILDING



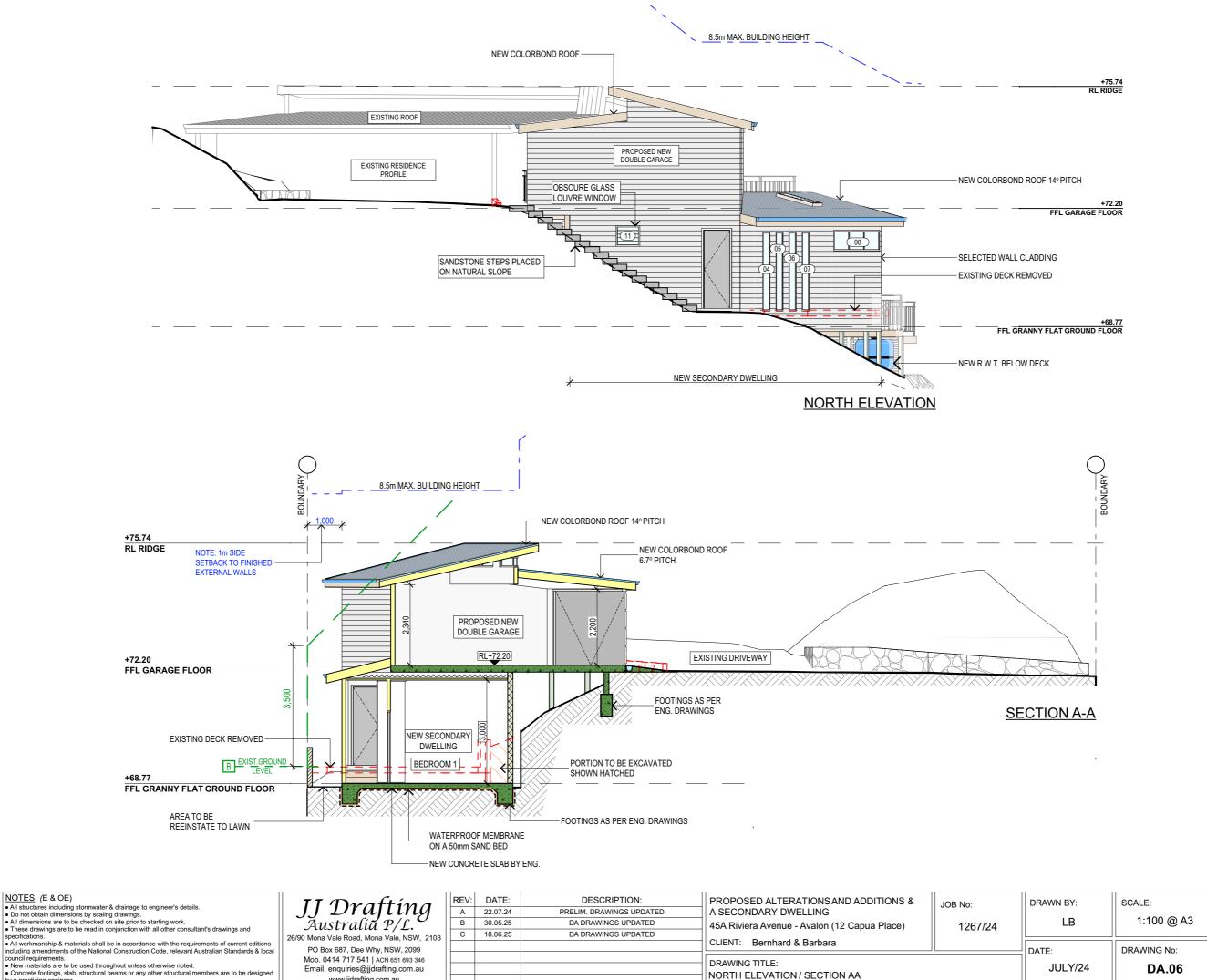
# WEST ELEVATION FROM SIDE BOUNDARY

		A SECONDAF	 DA DRAV		A B	JJ Drafting Australia P/L.	<ul> <li>All structures including stormwater &amp; drainage to engineer's details.</li> <li>Do not obtain dimensions by scaling drawings.</li> <li>All dimensions are to be checked on site prior to starting work.</li> <li>These drawings are to be read in conjunction with all other consultant's drawings and</li> </ul>	:	
All workmanship & materials shall be in accordance with the requirements of current editions     All workmanship & materials shall be in accordance with the requirements of current editions     CLIENT: Bernhard & Barbara	ents of current editions CLIENT: Bernhard & Barbara	CLIENT: Beri		10.00.25			• All workmanship & materials shall be in accordance with the requirements of current editions	•	
<ul> <li>including amenoments of the National Construction Code, relevant Australian Standards &amp; local concrete footings, stable, structural beams or any other structural members are to be designed by a practicing engineer.</li> <li>including amenoments of the National Construction Code, relevant Australian Standards &amp; local Code, relevant Australian Stan</li></ul>	Mob. 0414 717 541   ACN 651 693 346 Email. enquiries@jjdrafting.com.au					Mob. 0414 717 541   ACN 651 693 346 Email. enquiries@jjdrafting.com.au	<ul> <li>New materials are to be used throughout unless otherwise noted.</li> <li>Concrete footings, slab, structural beams or any other structural members are to be designed</li> </ul>	CC •	





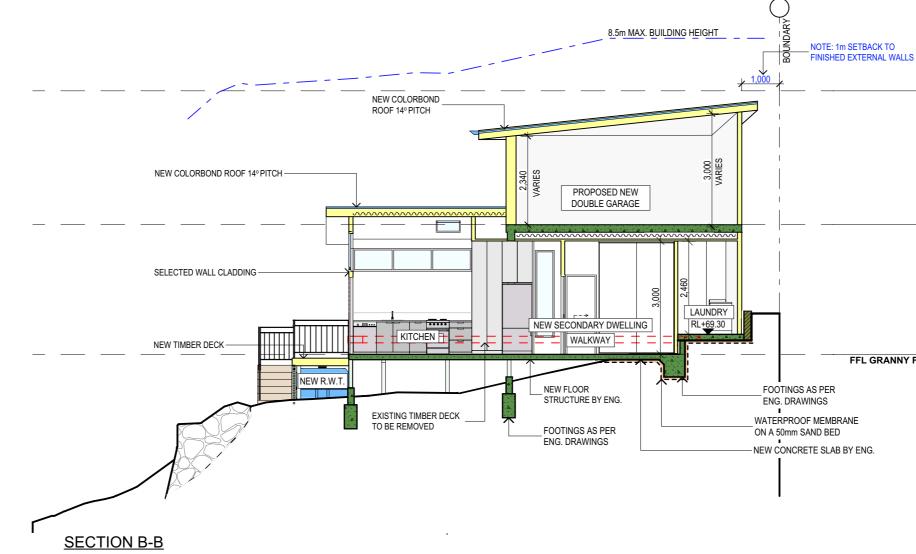
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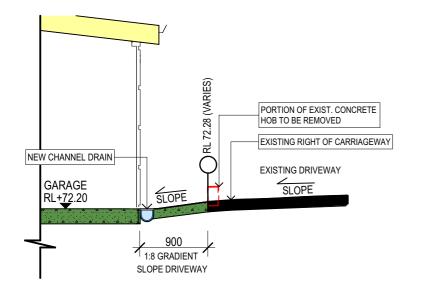


by a practicing engineer.

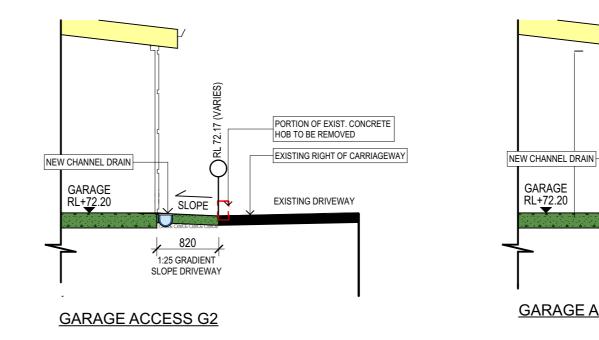
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	JULY/24	DA.06	JJ





**GARAGE ACCESS G1** 

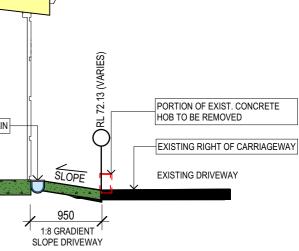


### NOTES (E & OE) REV: DATE: DESCRIPTION: PROPOSED ALTERATIONS AND ADDITIONS & JJ Draftíng Australia P/L. JOB No: All structures including stormwater & drainage to engineer's details. Do not obtain dimensions by scaling drawings. All dimensions are to be checked on site prior to starting work. These drawings are to be read in conjunction with all other consultant's drawings and A 22.07.24 PRELIM. DRAWINGS UPDATED A SECONDARY DWELLING B 30.05.25 DA DRAWINGS UPDATED 45A Riviera Avenue - Avalon (12 Capua Place) 126 C 18.06.25 DA DRAWINGS UPDATED specifications. • • All workmanship & materials shall be in accordance with the requirements of current editions 26/90 Mona Vale Road, Mona Vale, NSW, 2103 CLIENT: Bernhard & Barbara PO Box 687, Dee Why, NSW, 2099 An working strategies of the National Construction Code, relevant Australian Standards sk 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 Mob. 0414 717 541 | ACN 651 693 346 DRAWING TITLE: Email. enquiries@jjdrafting.com.au SECTIONS BB; G1, G2 & G3 www.jjdrafting.com.au by a practicing engineer.

+75.74 RL RIDGE

+72.20 FFL GARAGE FLOOR

+68.77 FFL GRANNY FLAT GROUND FLOOR



# **GARAGE ACCESS G3**

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267/24	LB	1:100, 1:50 @ A3	A C C R E D I T E D BUILDING DESIGNER
	DATE:	DRAWING No:	CHECKED BY:
	JULY/24	DA.07	JJ

### Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		~	~
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		~	~
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		~	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		~	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	~	~	~
The applicant must configure the rainwater tank to collect rain runoff from at least 54 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		~	~
The applicant must connect the rainwater tank to:		1	1
all toilets in the development		~	~
the cold water tap that supplies each clothes washer in the development		~	~

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	~	~	~
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		~	~
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	~	~	~

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	~	~	~

Frames	Maximum area - m2
aluminium	20.2
timber	0
uPVC	0
steel	0
composite	0
Glazing	Maximum area - m2

Giazing	Maxilluli alca - IIIz
single	2.2
double	18
triple	0

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specifications.	26/90 Mona Vale Road, Mona Vale, NSW, 2103	С	18.06.25	DA DRAWINGS UPDATED		1201121			BUILDING DESIGNER
<ul> <li>All workmanship &amp; materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards &amp; local</li> </ul>	PO Box 687, Dee Why, NSW, 2099				CLIENT: Bernhard & Barbara		DATE:	DRAWING No:	CHECKED BY:
council requirements.	Mob. 0414 717 541   ACN 651 693 346				DRAWING TITLE:				CHECKED BY:
<ul> <li>New materials are to be used throughout unless otherwise noted.</li> <li>Concrete footings, slab, structural beams or any other structural members are to be designed</li> </ul>	Email. enquiries@jjdrafting.com.au						JULY/24	DA.08	JJ JJ
by a practicing engineer.	www.jjdrafting.com.au				BASIX COMMITMENTS				

### Thermal Performance and Materials commitments

### Construction

The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance the tables below.

The applicant must show through receipts that the materials purchased for construction are consistent the tables below.

Construction	Area - m²	Insulation
floor - concrete slab on ground, conventional slab.	22	polystyrene
floor - suspended floor above open subfloor, concrete - suspended; frame: no frame.	26.3	polystyrene
floor - above habitable rooms or mezzanine, concrete - suspended; frame: no frame	29.1	fibreglass batts or roll
garage floor - concrete slab on ground.	41.8	none
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	all external walls	fibreglass batts or roll+ foil/sarking
internal wall: plasterboard; frame: timber - H2 treated softwood.	9.7	fibreglass batts or roll
internal wall: plasterboard; frame: timber - H2 treated softwood.	18.3	none
ceiling and roof - raked ceiling / pitched or skillion roof, framed - metal roof, timber - H2 treated softwood.	79.3	ceiling: fibreglass batts or roll; roof: foil backed blanket.

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
Hot water				
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	~	~	~	
Cooling system				
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		~	~	
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		~	~	
Heating system				
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		~	~	
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		~	~	
Ventilation				
The applicant must install the following exhaust systems in the development:	1	1	1	
At least 1 Bathroom: individual fan, open to façade; Operation control: manual switch on/off	1	~	~	
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		~	~	
Laundry: individual fan, open to façade; Operation control: manual switch on/off		~	~	
Artificial lighting				
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting- diode (LED) lamps.		~	~	
Natural lighting			3 	
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	~	~	~	
	575			
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	~	~	~	

Other

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

The applicant must install a fixed outdoor clothes drying line as part of the development.

	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
e with the specifications listed in	~	~	~

	Show on DA plans	Show on CC/CDC plans & specs	Certifie check
atural lighting.	~	~	~
			194
		~	

### SPECIFICATION NOTES

### INTERNAL LINING

 PROVIDE PLASTERBOARD LINING - INSTALL TO MANUFACTURERS SPECIFICATIONS & AS 2589

### EXTERNAL WALLS:

- BRICK VENEER WALLS WITH SELECTED BRICKS TO DWELLING. 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.

CONDENSATION MANAGEMENT: - CONDENSATION MANAGEMENT MUST BE ADHERED TO IN ACCORDANCE WITH NCC 2022 - HOUSING PROVISIONS PART 10.8.

### FLOOR

- GROUND FLOOR TO BE REINFORCED CONCRETE SLAB IN ACCORDANCE WITH AS2870. - SUSPENDED GROUND FLOOR TO BE TIMBER FRAMED FINISHED WITH T&G HARDWOOD FLOORING.

### 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.

### 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
 METAL ROOF DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 7, AS 1562.

### ROOF TILES OR SHINGLES:

- NCC 2022 -ABCB HOUSING PROVISIONS PART 7.3.

### 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.

BRICK AND BLOCKWORK: - MASONRY STRUCTURES TO NCC 2022 - ABCB HOUSING PROVISIONS PART 5 & AS 3700 MASONRY STRUCTURES.

### - 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

### **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.

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 BAI USTRADE 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

### 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

### 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

### 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.

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 checked on site prior to starting work.           • These drawings are to be read in conjunction with all other consultant's drawings and specifications.           • All dimensions 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	Mob. 0414 717 541   ACN 651 693 346 Email. enquiries@jjdrafting.com.au	REV: A B C	DATE: 22.07.24 30.05.25 18.06.25	DESCRIPTION: PRELIM. DRAWINGS UPDATED DA DRAWINGS UPDATED DA DRAWINGS UPDATED	PROPOSED ALTERATIONS AND ADDITIONS & A SECONDARY DWELLING 45A Riviera Avenue - Avalon (12 Capua Place) CLIENT: Bernhard & Barbara DRAWING TITLE: SPECIFICATIONS	JOB No: 1267/24
by a practicing engineer.	www.jjdrafting.com.au				of Edit IdATIONS	

### 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

### 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.

### 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..

### SWIMMING POOLS & SAFETY:

-POOL PLUMBING/CIRCULATION TO COMPLY WITH NCC 2022 PART NSW H7D2, AS 1926.3 SWIMMING POOL SAFETY - WATER RECIRCULATION SYSTEMS

- ALL POOL FENCING TO BE INSTALLED TO: NCC 2022 NSW H7D2, AS 1926.1 - 2012 - SAFETY BARRIERS FOR SWIMMING POOLS, AS 1926.2 - 20007 - LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS, AS 1170 STRUCTURAL DESIGN ACTIONS AND IF GLASS POOL FENCING TO ADDITIONALLY COMPLY WITH AS 1288 - 2021 GLASS IN BUILDINGS, AS/NZS 2208 - SAFETY GLASS, - AS 2783 USE OF REINFORCED CONCRETE FOR SMALL SWIMMING POOLS

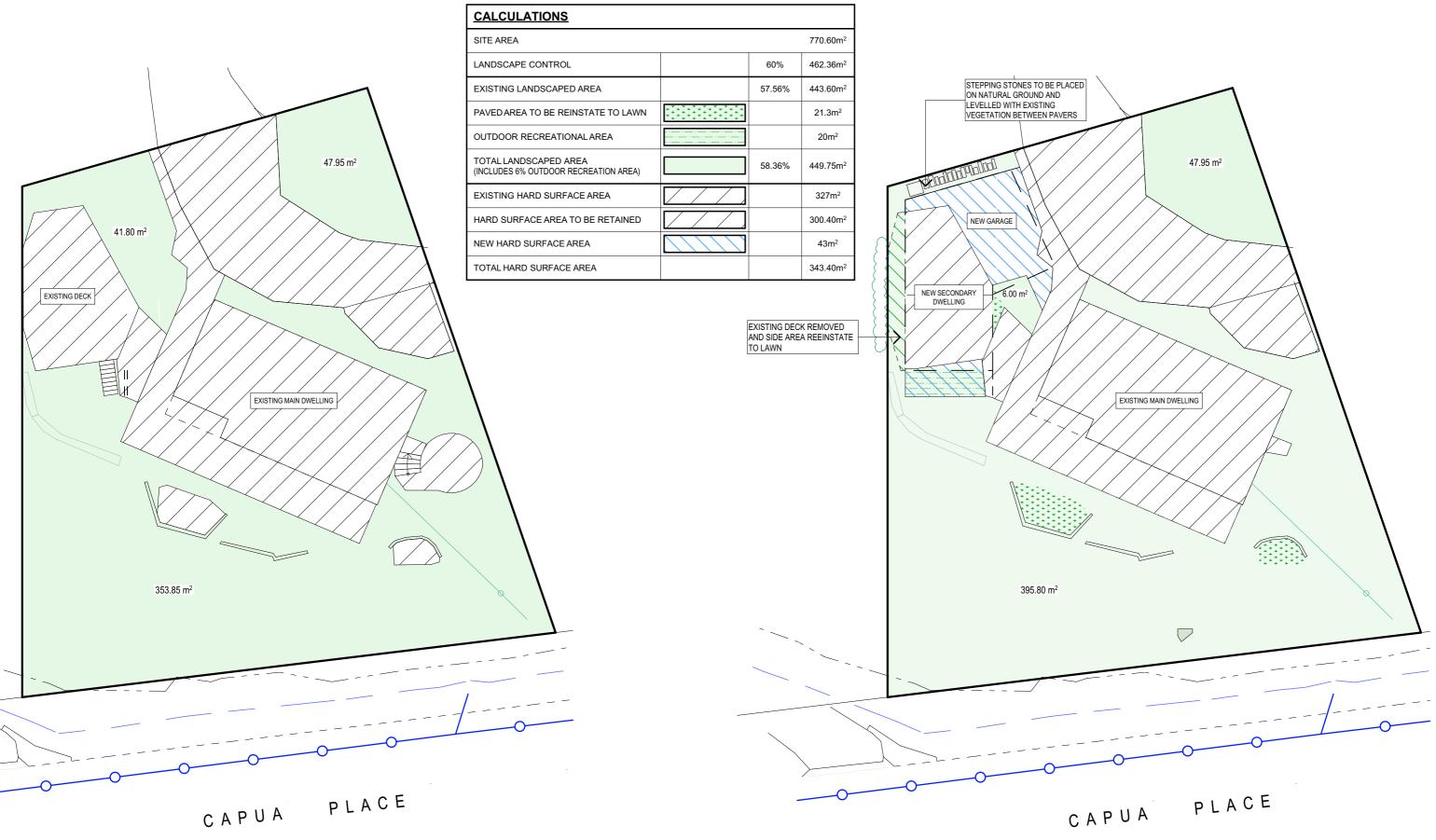
### MISCELLANEOUS ITEMS:

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.

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

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# EXISTING LANDSCAPE CALCULATION AREA

# PROPOSED LANDSCAPE CALCULATION AREA

### NOTES (E & OE) PROPOSED ALTERATIONS AND ADDITIONS & TRUE NORTH: JJ Drafting Australia P/L. REV: DATE: DESCRIPTION: JOB No: 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 A 22.07.24 A SECONDARY DWELLING PRELIM. DRAWINGS UPDATED B 30.05.25 DA DRAWINGS UPDATED 45A Riviera Avenue - Avalon (12 Capua Place) 126 С 18.06.25 DA DRAWINGS UPDATED specifications. 26/90 Mona Vale Road, Mona Vale, NSW, 2103 CLIENT: Bernhard & Barbara All workmanship & materials shall be in accordance with the requirements of current editions PO Box 687, Dee Why, NSW, 2099 An working strategies of the National Construction Code, relevant Australian Standards sk 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 Mob. 0414 717 541 | ACN 651 693 346 DRAWING TITLE: Email. enquiries@jjdrafting.com.au LANDSCAPED AREA CALCULATION PLAN www.jjdrafting.com.au by a practicing engineer.

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### NOTES

### DESIGNATED SITE MANAGER/BUILDER

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESPONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT WORKS

### OPSOIL MANAGEMENT

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUCED BY EITHER SLASHING OR MOWING. ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FOR REUSE ON SITE. SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREE SHRUBS. SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY RESULTING STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN MPERVIOUS MATERIAL, IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT. IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS. SURPLUS TOPSOIL MUST BE REASONABLY REMOVED FROM SITE.

### BUILDING MATERIAL STOCKPILING

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

### SEDIMENT FENCES

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S) OF THE SITE. ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

### DUST CONTROL

ALL TRUCKS/UTES MUST COVER THEIR LOADS AT ALL TIMES. APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOWING DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR DOWN WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF EARTHWORKS, WATERING AND PROGRESSIVE VEGETATION. WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE, THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST. EARTH MOVING ACTIVITIES SHOULD BE AVOIDED WHERE WINDS ARE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE DUST

### **EROSION & SEDIMENT CONTROLS**

APPROPRIATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK. THOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDER TO SERVE THEIR INTENDED FUNCTION FOR THE DURATION OF THE WORKS OR UNTIL SUCH TIME AS THE SITE IS FULLY STABILISED. IF ANY CONTROLS ARE DAMAGED OR BECOME INEFFECTIVE DURING THE COURSE OF THE WORKS THEY ARE TO BE REINSTATED OR REPLACED IMMEDIATELY. SUFFICIENT ACCESS TO THESE CONTROLS MUST BE PROVIDED IN CASE OF THE NEED TO REPAIR

### SEDIMENT TRAPS

WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

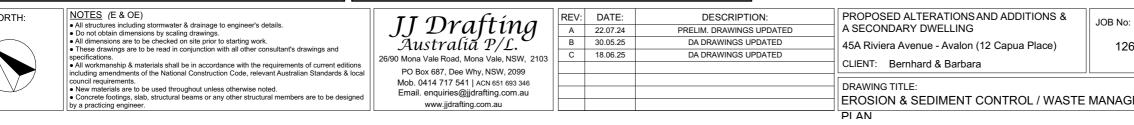
### DIVERSION CHANNELS

A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE. ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIEVED BY CONSTRUCTING A TEMPORARY EARTH BANK AROUND THE UPSLOPE EXTENT OF THE CONSTRUCTION SITE WHERE THE DIVERSION DOES NOT AFFECT THE NEIGHBOURING PROPERTIES.

### VEHICLE MOVEMENTS

TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUNCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS. ACCESS POINTS AND PARKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE ASAP AFTER THEIR FORMATION. IF SPILLAGE DOES OCCUR IT IS TO BE CONTAINED IMMEDIATELY AND CAREFULLY REMOVED. THE AREA AFFECTED IS TO BE RESTORED TO A STANDARD EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION. ALL VEHICLES ARE TO BE WASHED PRIOR TO EXISTING THE SITE. THIS SERVES THE PURPOSE OF REMOVING SITE MATERIAL ON THE VEHICLE AND PREVENTS IT FROM BEING DEPOSITED ON THE ROAD NETWORK ADJACENT TO THE SITE AND THUS, THE STORMWATER SYSTEM. NO VEHICLE ASSOCIATED WITH THE WORK IS TO BE PARKED ON A FOOTPATH OR PUBLIC RESERVE. ALL VEHICLES VISITING THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN THAT AREA.





Vkı.

FABRIC OVERLAP

DRAINAGE AREA 4ha MAX, HEIGHT O.6m MAX

 $\checkmark$ 

SPILLWAY AT LEAST 0.15m BELOW SIDES

BATTER SLOPE 1:2 OR LESS

DIRECTION OF FLOW

COURSE AGGREGATE

PROVIDE HAYBAILS WHERE SLOPE IS TOO STEEP TO SLOW

0r

 $\neg$ 

WIRE MESH 800mm HIGH MAX.

DISTURBED AREA

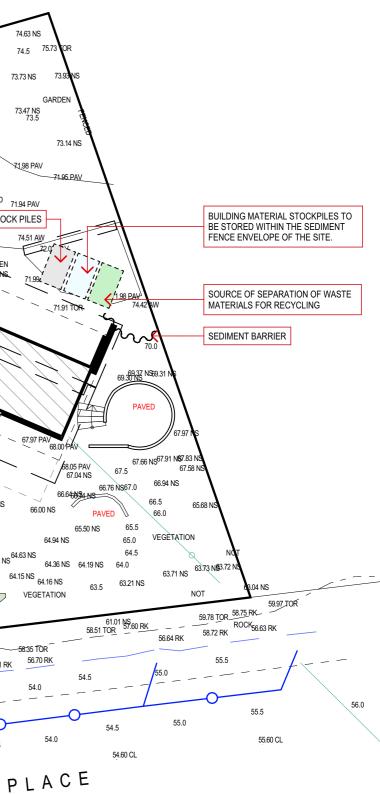
CHANNEL MINIMUM

200mm DEEP

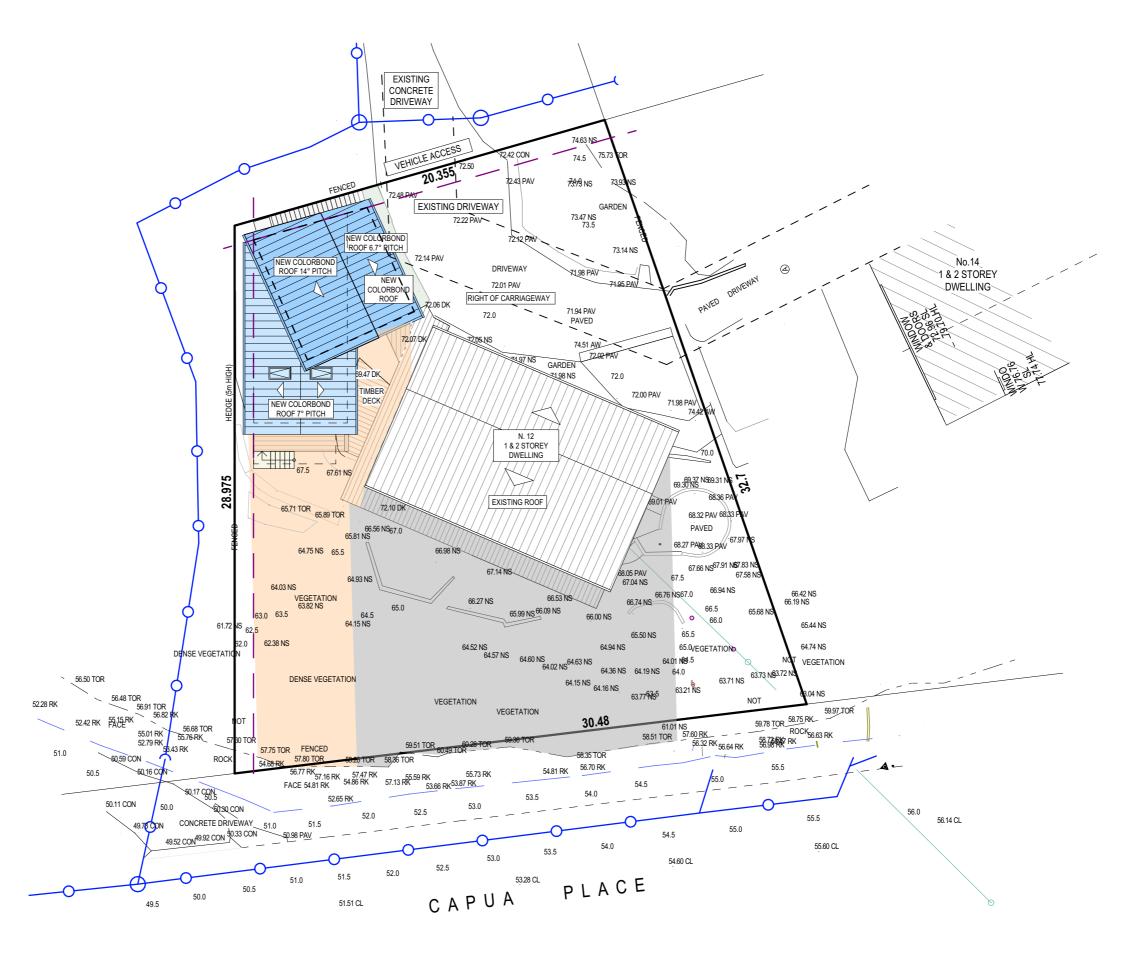
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TYPICAL SEDIMENT FENCE - nts

EXISTING CONCRETE DRIVEWAY 74.63 NS VEHICLE ACCESS AREA TO BE EXCAVATED 12 CON 74.5 SHOWN HATCHED 72.50 CON 2.43 PAV 73.73 NS 72 48 PA EXISTING DRIVEWAY 73.47 NS 73.5 72 22 PAV 72:12 PAV DRIVEWAY 72.14 PAV 72.01 PAV PAVED 71.94 PAV 2.06 DH PROPOSED SAND/SOIL STOCK PILES SECONDARY DWELLING 72.07 DK 72-11 DK 72-95 NS 72.0 71.97 MS GARDEN TIMBE DECK N 12 1 & 2 STORE DWELLING 67.5 67.61 NS 65.71 TOR 65.89 TOR 5 SEDIMENT BARRIER 69.49 DK 66.91 N 65.81 66.0 64.75 NS 65.5 66.46 PAV 66.28 PAV 64.93 NS 66.35 PAV 64.03 NS VEGETATION TYPICAL DIVERSION CHANNEL - nts 66.27 NS 63.82 NS 65.0 65.99 NS 66.09 NS 63.0 63.5 64.15 NS 62.5 52.0 62.38 NS 64.52 NS 64.48 NS 64.57 NS 64.60 NS 64.63 NS DENSE VEGETATION 64.31 NS 64.15 NS VEGETATION  $\square$ 59.51 TO 57.75 TOR 57.80 TOF ROC 56 5 5 R 8 R 56.77 RK 57.16 RK 57.47 RK 54.86 RK 54.81 RK -ROCKCHECK DAM 57.13 RK 55.59 RK 55.73 RK 53.66 RK<sup>53.87</sup> RK FACE 54.81 RK LAWN 52.65 RK 53.5 53.0 \$0.30 CON 52.5 52.0 51.5 51.0 50 32 CON -50.98 PAV 53.5 STAR PICKET POSTS 53.0 DRIVEN 600mm INTO 52.5 GRAOUND @ 3000cts. MAX 52.0 515 53.28 CL 51.0 50.5 CAPUA 51.51 CL  $\downarrow_{\downarrow} \checkmark$  $\checkmark_{\downarrow}$  $\vee_{\vee}$ -GEOTEXTILE FILTER FABRIC -UNDISTURBED AREA  $\checkmark$ 



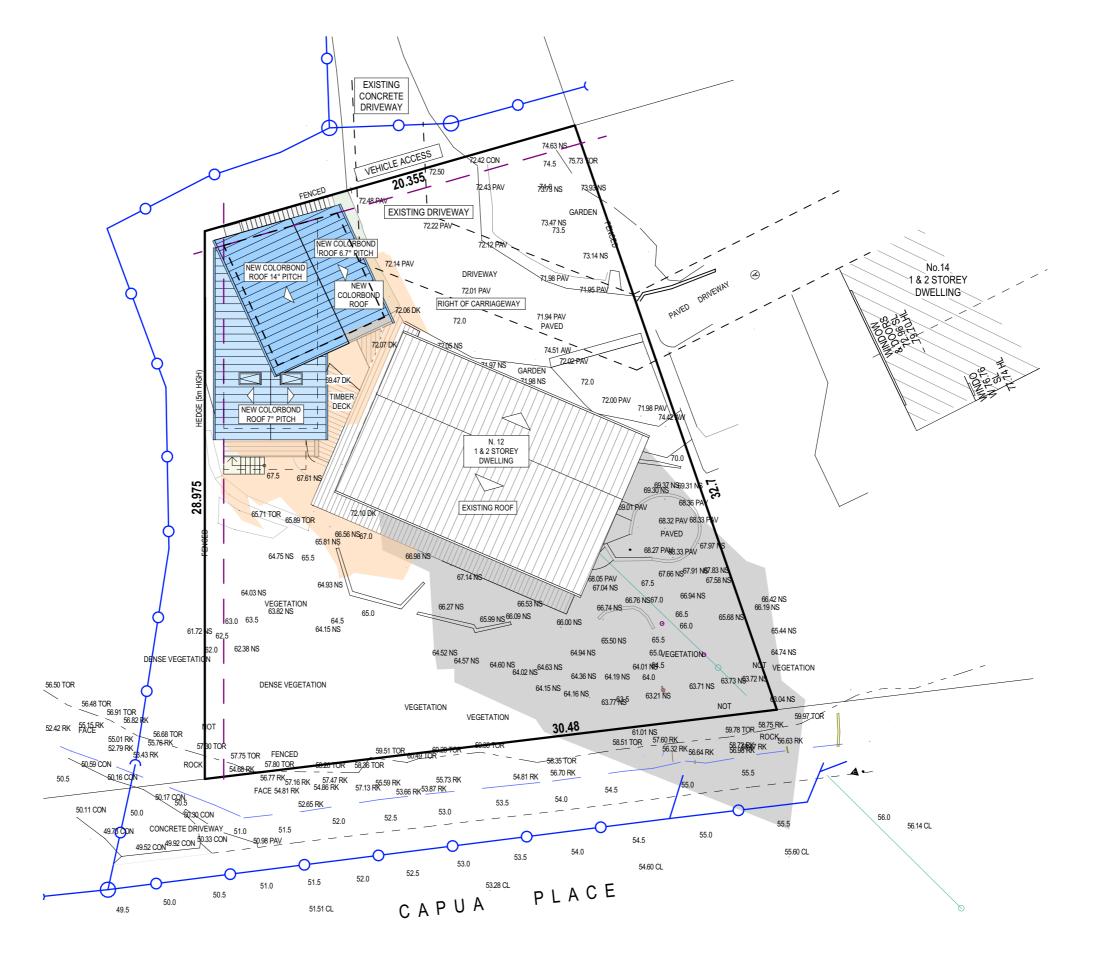
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# SHADOW DIAGRAM JUNE 21 9:00 am

21 JUNE SHADOW DIAGRA	M LEGEND
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NEW SHADOWS	

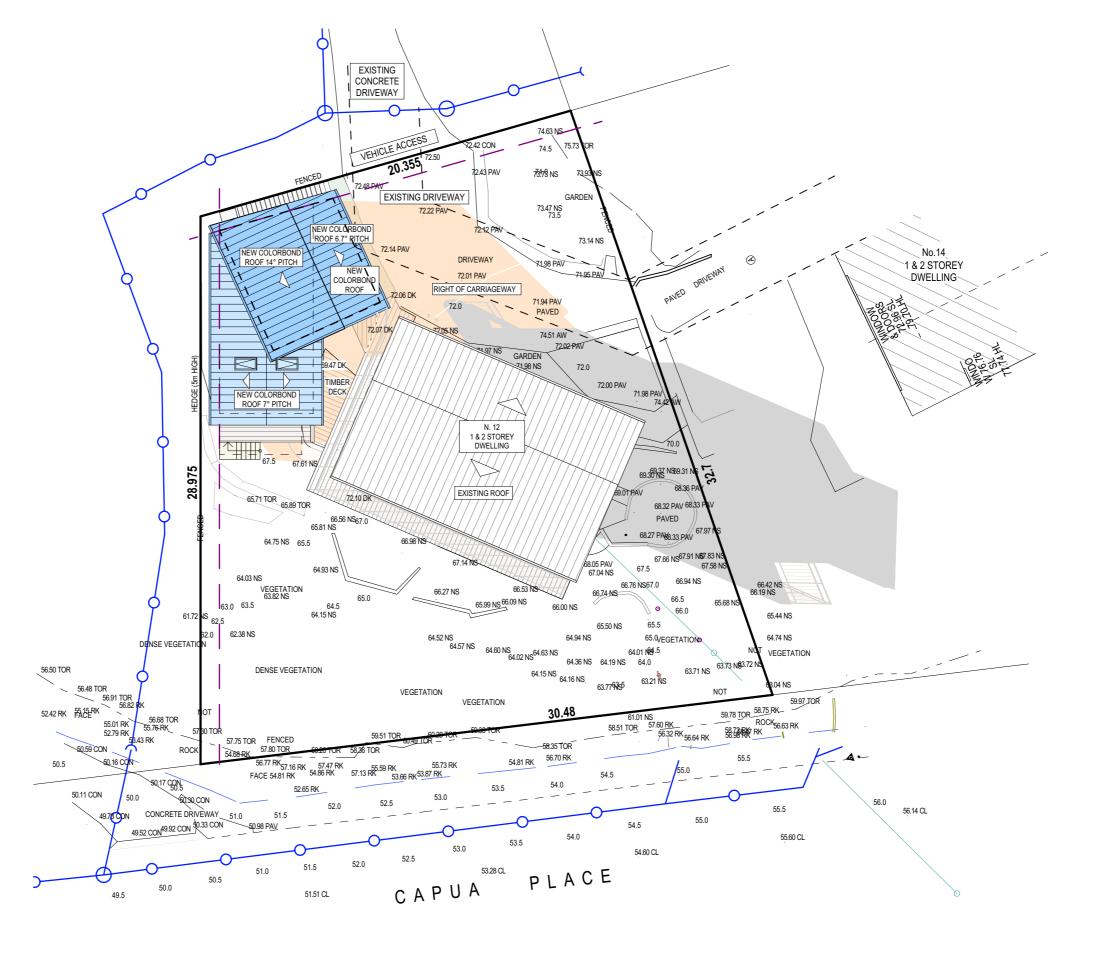
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	<ul> <li>All structures including stormwater &amp; drainage to engineer's details.</li> <li>Do not obtain dimensions by scaling drawings.</li> </ul>	JJ Drafting	A	22.07.24	PRELIM. DRAWINGS UPDATED	A SECONDARY DWELLING				
	All dimensions are to be checked on site prior to starting work.	Australia P/L.	В	30.05.25	DA DRAWINGS UPDATED	45A Riviera Avenue - Avalon (12 Capua Place)	1267/24	LB	1:200 @ A3	ACCREDITED
	<ul> <li>These drawings are to be read in conjunction with all other consultant's drawings and specifications.</li> </ul>	26/90 Mona Vale Road, Mona Vale, NSW, 2103	С	18.06.25	DA DRAWINGS UPDATED					BUILDING DESIGNER
	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				CLIENT: Bernhard & Barbara		DATE:	DRAWING No:	
	council requirements.	Mob. 0414 717 541   ACN 651 693 346						11 1	DIVANING NO.	CHECKED BY:
	New materials are to be used throughout unless otherwise noted.     Concrete footings, slab, structural beams or any other structural members are to be designed	Email. enquiries@jjdrafting.com.au						JULY/24	DA.12	JJ
	by a practicing engineer.	www.jjdrafting.com.au				SHADOW DIAGRAM JUNE 21 9:00 am				



# SHADOW DIAGRAM JUNE 21 12 noon

21 JUNE SHADOW DIAGRA	M LEGEND
EXISTING SHADOWS	
NEW SHADOWS	

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	<ul> <li>All structures including stormwater &amp; drainage to engineer's details.</li> <li>Do not obtain dimensions by scaling drawings.</li> </ul>	JJ Drafting	A	22.07.24	PRELIM. DRAWINGS UPDATED	A SECONDARY DWELLING	JOB NO.	5.0.0.0		
	<ul> <li>All dimensions are to be checked on site prior to starting work.</li> <li>These drawings are to be read in conjunction with all other consultant's drawings and</li> </ul>	Australia P/L.	В	30.05.25	DA DRAWINGS UPDATED	45A Riviera Avenue - Avalon (12 Capua Place)	1267/24	LB	1:200 @ A3	ACCREDITED
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	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				CLIENT: Bernhard & Barbara		DATE:	DRAWING No:	CHECKED BY:
	council requirements.	Mob. 0414 717 541   ACN 651 693 346				DRAWING TITLE:				CHECKED DT.
	<ul> <li>New materials are to be used throughout unless otherwise noted.</li> <li>Concrete footings, slab, structural beams or any other structural members are to be designed</li> </ul>	Email. enquiries@jjdrafting.com.au				SHADOW DIAGRAM JUNE 21 12 noon		JULY/24	DA.13	JJ
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## SHADOW DIAGRAM JUNE 21 3:00 pm

# 21 JUNE SHADOW DIAGRAM LEGEND EXISTING SHADOWS

NEW SHADOWS	

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	<ul> <li>All structures including stormwater &amp; drainage to engineer's details.</li> <li>Do not obtain dimensions by scaling drawings.</li> </ul>	JJ Drafting	A	22.07.24	PRELIM. DRAWINGS UPDATED	A SECONDARY DWELLING				
	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	30.05.25	DA DRAWINGS UPDATED	45A Riviera Avenue - Avalon (12 Capua Place)	1267/24	LB	1:200 @ A3	ACCREDITED
	specifications.		С	18.06.25	DA DRAWINGS UPDATED					BUILDING DESIGNER
	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				CLIENT: Bernhard & Barbara		DATE:	DRAWING No:	CHECKED BY:
	council requirements.	Mob. 0414 717 541   ACN 651 693 346			]		CHECKED B1.			
	<ul> <li>New materials are to be used throughout unless otherwise noted.</li> <li>Concrete footings, slab, structural beams or any other structural members are to be designed</li> </ul>	Email. enquiries@jjdrafting.com.au				SHADOW DIAGRAM JUNE 21 3:00 pm		JULY/24	DA.14	JJ
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