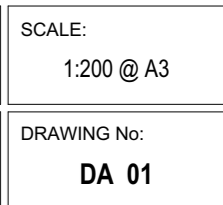
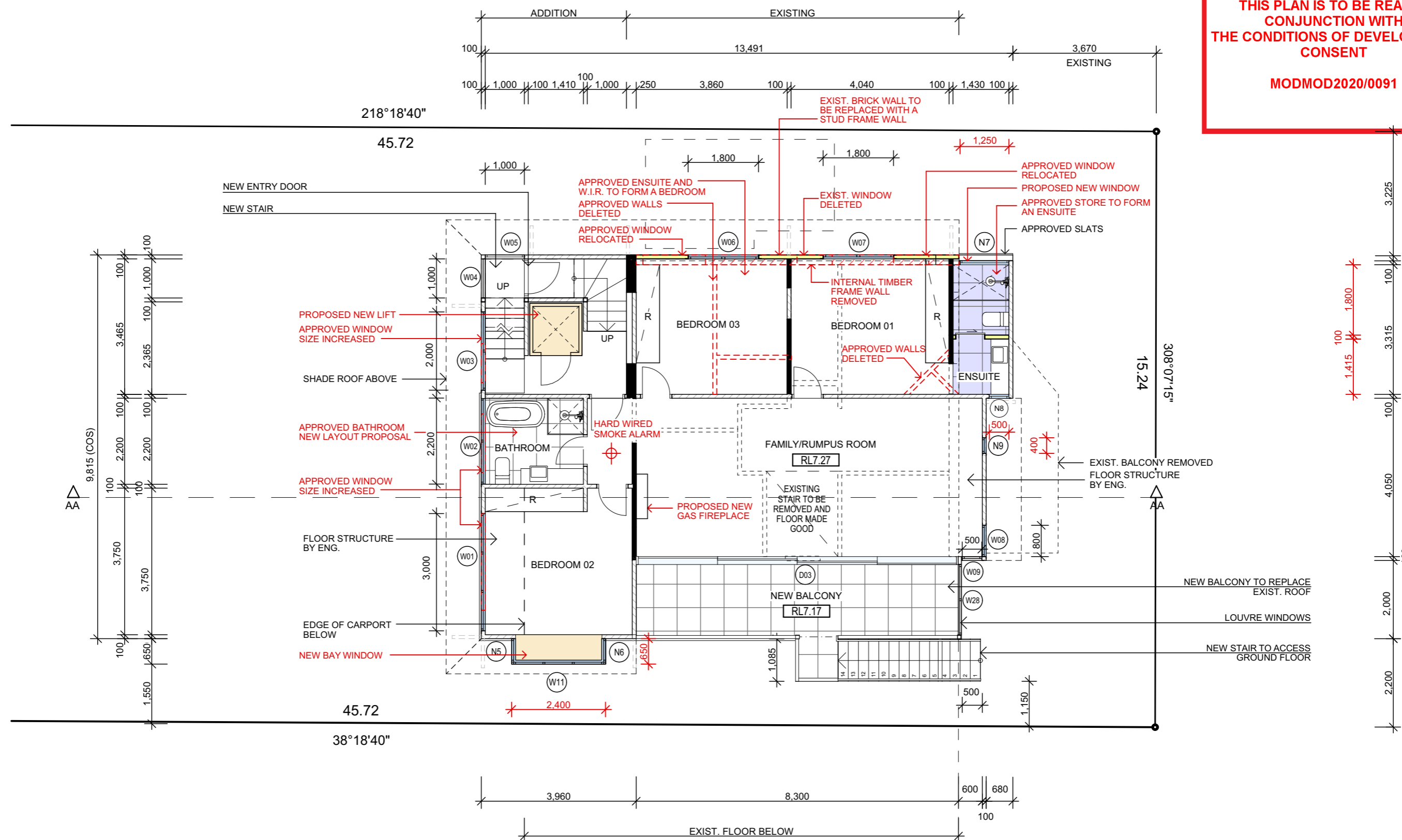




**MODMOD2020/0091**







## FIRST FLOOR PLAN

Existing Floor Area = 82,95m<sup>2</sup>

New Floor Area = 97,15m<sup>2</sup>

TRUE NORTH:



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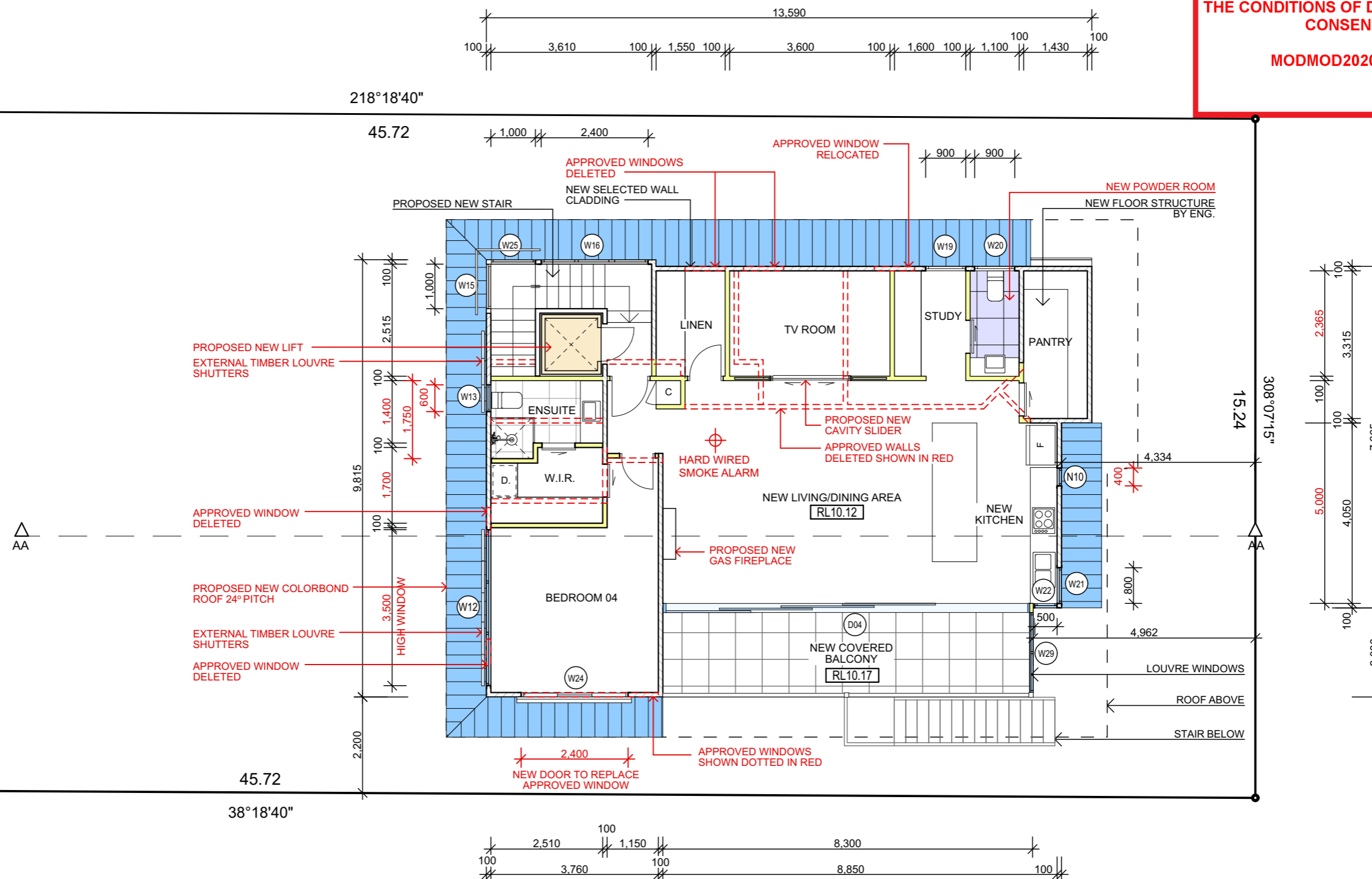
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REV:	DATE:	DESCRIPTION:
B	12/11/19	CORRECT ROOF RIDGE RL13.04
C	29/01/20	WINDOWS UPDATED

PROJECT DETAILS:
SECTION 4.55 - ALTERATIONS AND ADDITIONS
1/2 DARLEY ST - EAST MONA VALE
DRAWING TITLE:
FIRST FLOOR PLAN

DATE:	DRAWN BY:	SCALE:
JANUARY/20	LB	1:100 @ A3
JOB No:	CHECKED BY:	DRAWING No:
611/17	JJ	DA 03



## PROPOSED SECOND FLOOR PLAN

Proposed Floor Area = 102,13m<sup>2</sup>

TRUE NORTH:



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C	29/01/20	WINDOWS UPDATED

PROJECT DETAILS:  
SECTION 4.55 - ALTERATIONS AND ADDITIONS  
1/2 DARLEY ST - EAST MONA VALE

DRAWING TITLE:  
TOP FLOOR AREA

DATE:  
JANUARY/20

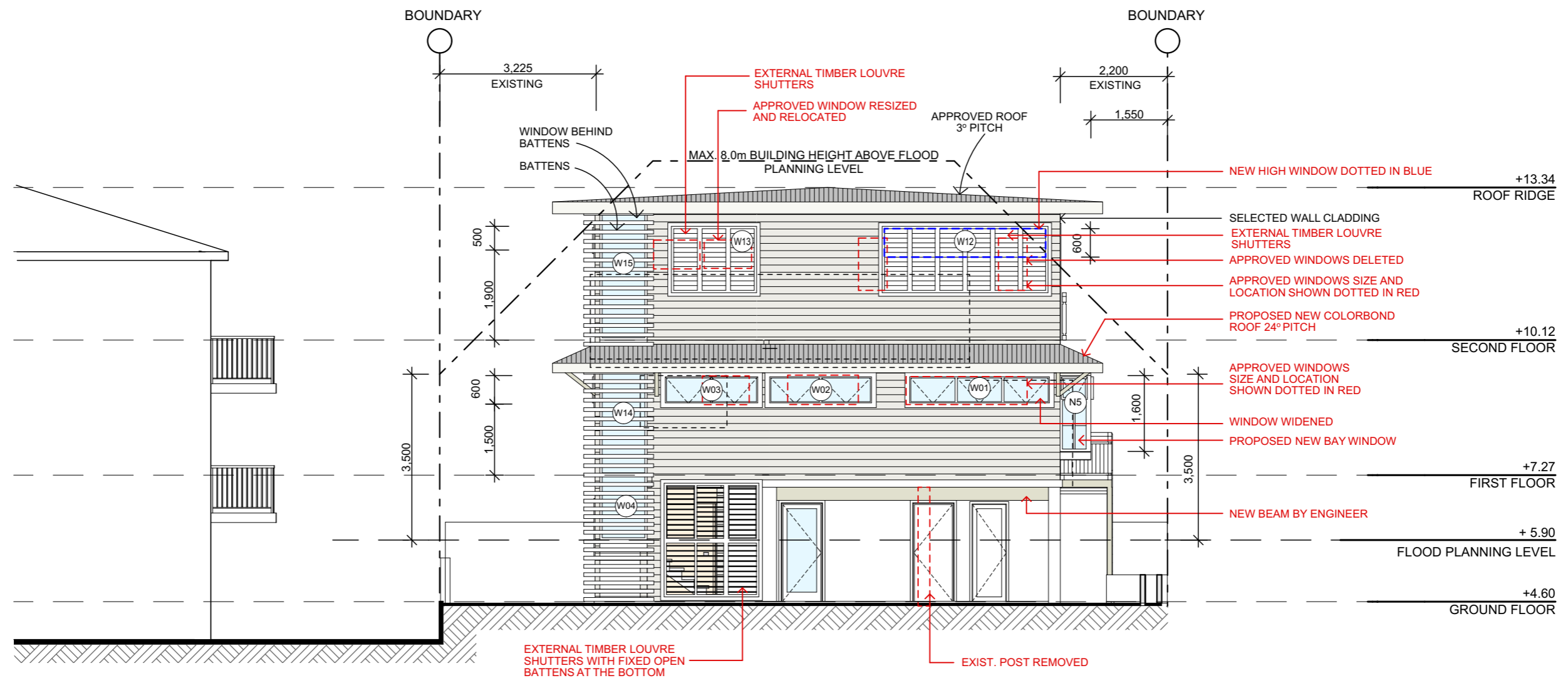
JOB No:  
611/17

DRAWN BY:  
LB

CHECKED BY:  
JJ

SCALE:  
1:100 @ A3

DRAWING No:  
**DA 04**



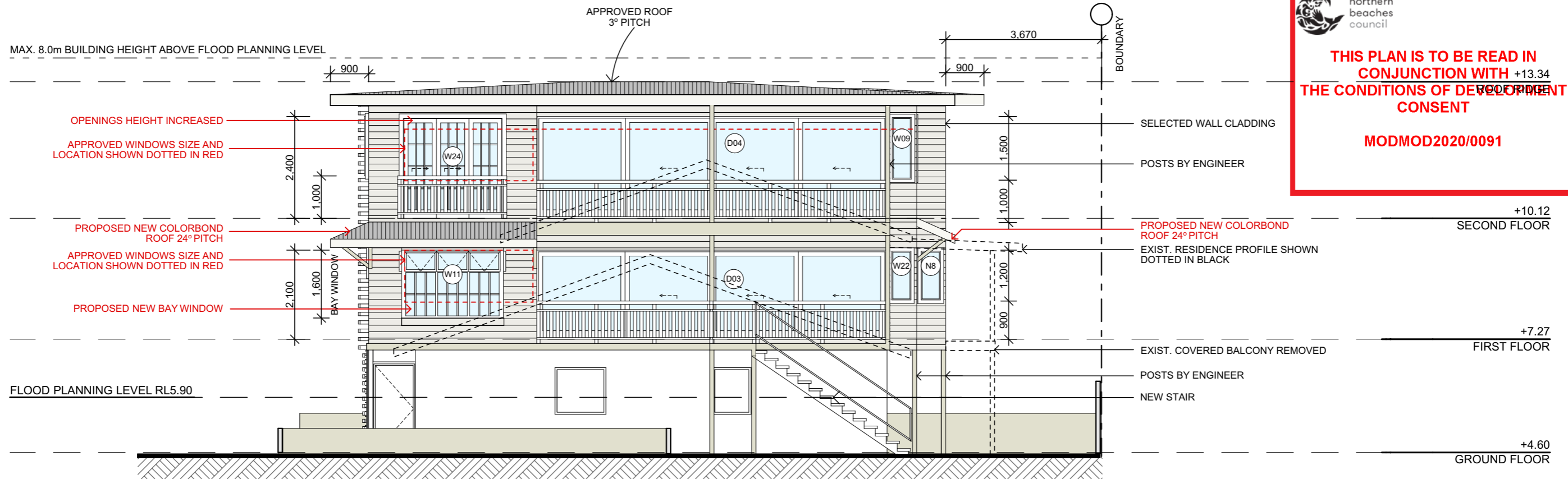
SOUTH WEST ELEVATION



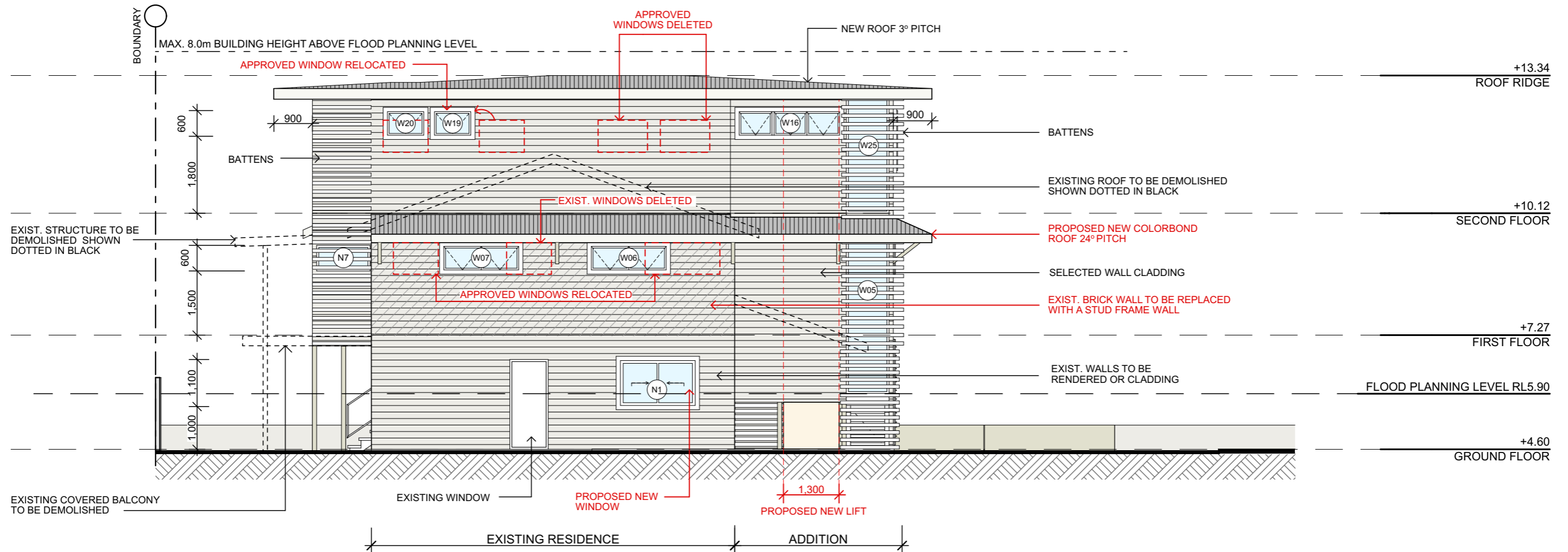
northern  
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**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**MODMOD2020/0091**



**SOUTH EAST ELEVATION**



**NORTH WEST ELEVATION**

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C	29/01/20	WINDOWS UPDATED

PROJECT DETAILS: SECTION 4.55 - ALTERATIONS AND ADDITIONS 1/2 DARLEY ST - EAST MONA VALE
DRAWING TITLE: SOUTH EAST & NORTH WEST ELEVATION

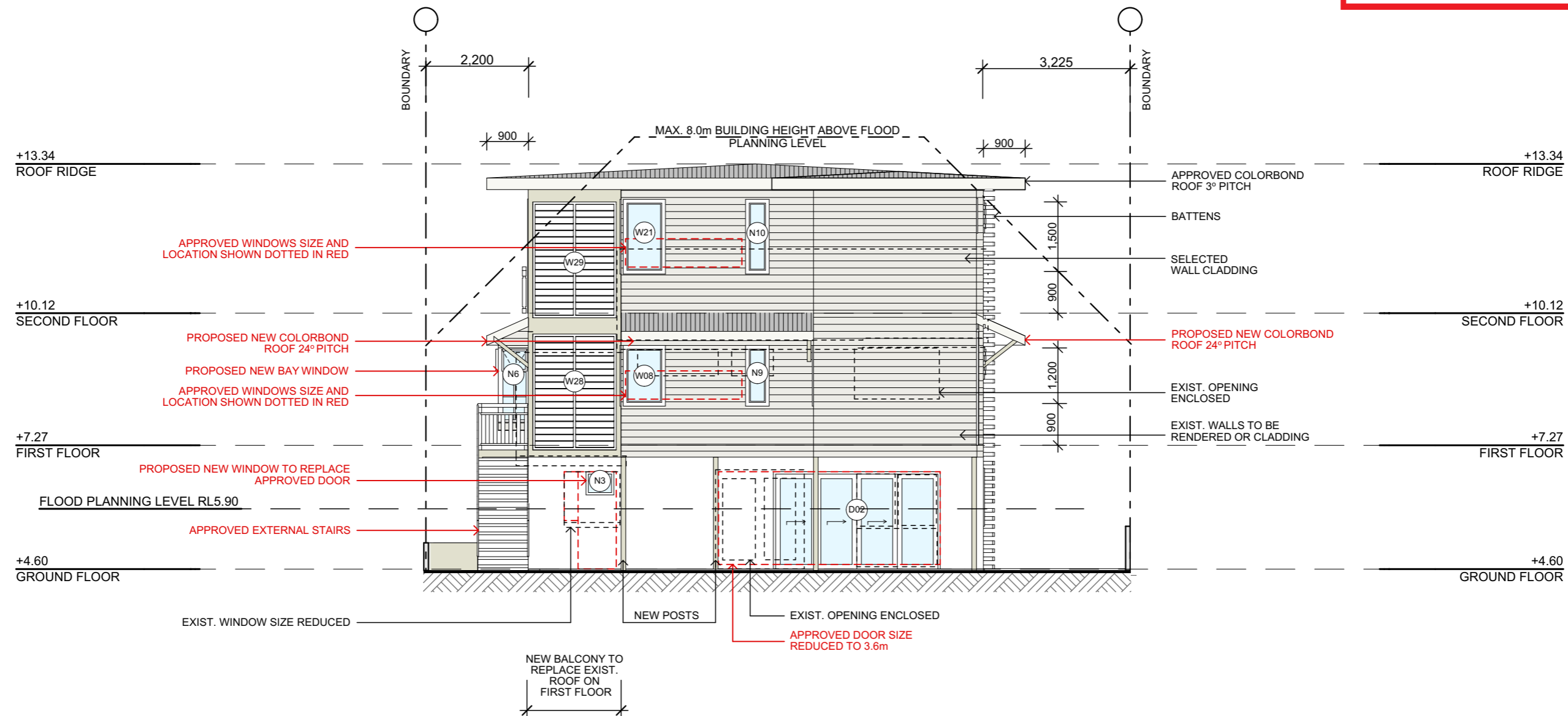
DATE: JANUARY/20	DRAWN BY: LB	SCALE: 1:100 @ A3
JOB No: 611/17	CHECKED BY: JJ	DRAWING No: DA 06



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beaches  
council

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

MODMOD2020/0091



NORTH EAST ELEVATION

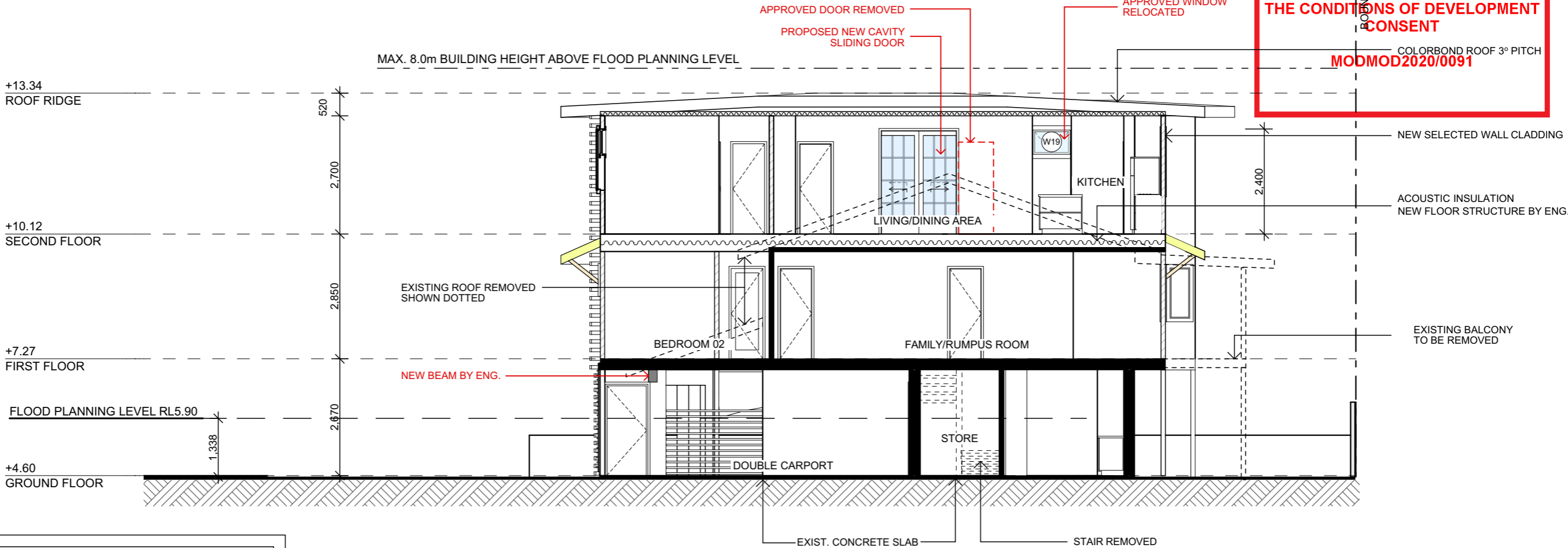
TRUE NORTH:	<div>NOTES:</div> <ul style="list-style-type: none"><li>• All structures including stormwater &amp; drainage to engineer's details.</li><li>• Do not obtain dimensions by scaling drawings.</li><li>• All dimensions are to be checked on site prior to starting work.</li><li>• These drawings are to be read in conjunction with all other consultant's drawings and specifications.</li><li>• All workmanship &amp; materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and any AS standards and the currently 2019 NCC and local council requirements.</li><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 by a practicing engineer.</li></ul>	<div>JJ Drafting</div> <div>174 Garden St, North Narrabeen, NSW, 2101</div> <div>PO Box 687, Dee Why, NSW, 2099</div> <div>Mob. 0414 717 541</div> <div>Email. <a href="mailto:jjdraft@tpg.com.au">jjdraft@tpg.com.au</a></div> <div><a href="http://www.jjdrafting.com.au">www.jjdrafting.com.au</a></div>	<div>REV:</div> <div>DATE:</div> <div>DESCRIPTION:</div>	<div>PROJECT DETAILS:</div> <div>SECTION 4.55 - ALTERATIONS AND ADDITIONS</div> <div>1/2 DARLEY ST - EAST MONA VALE</div>	<div>DATE:</div> <div>JANUARY/20</div>	<div>DRAWN BY:</div> <div>LB</div>	<div>SCALE:</div> <div>1:100 @ A3</div>		
			<div>B</div> <div>12/11/19</div> <div>CORRECT ROOF RIDGE RL13.04</div>		<div>C</div> <div>29/01/20</div> <div>WINDOWS UPDATED</div>	<div>DRAWING TITLE:</div> <div>NORTH EAST ELEVATION</div>	<div>JOB No:</div> <div>611/17</div>	<div>CHECKED BY:</div> <div>JJ</div>	<div>DRAWING No:</div> <div>DA 07</div>



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beaches  
council

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

COLORBOND ROOF 3° PITCH  
MODMOD2020/0091



SECTION AA

**BASIX COMMITMENTS:**

**Insulation Requirements:**

- Concrete slab on ground floor = nil
- Floor above existing dwelling or building = nil
- External wall (other/undecided) = R1.3 (or 1.7 including construction)
- Flat ceiling, pitched roof = Ceiling: R0.70 (up), roof: foil backed blanket (55mm)
- Raked Ceiling, pitched/skillion roof: framed = Ceiling R1.00 (up), roof: foil backed blanket (55mm)

**Lighting:**

- A minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or lighth-emitting-diode (LED) lamps.

**Fixtures:**

- Tap rating = no greater than 9 litres per minute or minimum 3 star water rating.
- Shower rating = no greater than 9 litres per minute or minimum 3 star water rating.
- WC rating = no greater than 4 litres per average flush or minimum 3 star water rating.

**SPECIFICATION NOTES:**

**BALUSTRADE**

- 1.000mm HIGH BALUSTRADE TO BCA

**EXTERNAL WALLS**

- LIGHT FRAME WALLS FINISHED OFF WITH SELECTED CLADDING

**DOORS AND WINDOWS**

- ALUMINIUM FRAMED WINDOWS AND DOORS
- WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS

**FLOORS**

- TIMBER FLOOR FRAMING TO BE FINISHED WITH SELECTED FLOORING
- TILES ON COMPRESSED FC & WATERPROOF MEMBRANE TO ENSUITES, BATHROOMS AND LAUNDRY

**STORMWATER**

- NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE

**INSULATION**

- PROVIDE ACOUSTIC INSULATION BETWEEN FLOORS

**ROOFING**

- COLORBOND ROOF CLADDING

**GUTTERS AND DOWNPIPES**

- COLORBOND GUTTERS AND DOWNPIPES
- MINIMUM SLOPE OF EAVES AND GUTTERS 1:200

**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

**TERMITE CONTROL**

- TO AS3660.1

**BATHROOMS, LAUNDRY AND ENSUITES**

- ALL WATERPROOFING TO AS 3740
- PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWERS WALLS TO MANUFACTURERS INSTRUCTIONS

**TIMBER FRAMING**

- USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY
- DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE IN EXPOSED LOCATION
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE
- PROVIDE STRUCTURE BRACING IN ACCORDANCE WITH AS1684
- PROVIDE STRUCTURE TIEDOWN IN ACCORDANCE WITH AS1684
- USE GALVANISED FIXINGS WHERE EXPOSED TO WEATHER

**CONCRETE**

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE AS3600
- FOOTINGS TO BE IN ACCORDANCE WITH AS1480
- ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303 AND AS1304

**INTERNAL LININGS**

- PROVIDE PLASTERBOARD LINING

**SEDIMENT CONTROL**

- A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS STORMWATER SYSTEM

**SMOKE DETECTORS/ALARMS**

- NCC VOL 2 PART 3.7.2, FIRE/SMOKE DETECTORS COMPLYING WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT AND/OR STATE OR TERRITORY REGULATIONS MUST BE FITTED IN THE LOCATIONS REQUIRED AND APPROVED BY THE AUTHORITY AND SHALL BE INSTALLED IN ACCORDANCE WITH AS3786.
- INSTALLATIONS IN BUILDINGS OTHER THAN CLASS 1 AND 10 MUST BE INSTALLED AND MANAGED TO COMPLY WITH NCC SPEC. E2.2a.
- MULTIPLE ALARMS WITHIN HOUSES AND SOLE OCCUPANCY UNITS MUST BE HARD WIRED AND INTERCONNECTED.

**WASTE MANAGEMENT**

- ALL WASTE SHALL BE TAKEN AWAY BY TRUCKS TO A SUITABLE LANDFILL OR RECYCLE DEPOT
- ALL WASTE SHALL BE COVERED DURING TRANSPORTATION
- WASTE GENERATED DURING CONSTRUCTION SHALL BE PLACED IN STEEL BINS AND TAKEN AWAY BY AN APPROVED CONTRACTOR TO A APPROVED LANDFILL SITE

**NOTE:**

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

TRUE NORTH:

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B	12/11/19	CORRECT ROOF RIDGE RL13.04
C	29/01/20	WINDOWS UPDATED

PROJECT DETAILS:  
SECTION 4.55 - ALTERATIONS AND ADDITIONS  
1/2 DARLEY ST - EAST MONA VALE

DRAWING TITLE:  
SECTION AA

DATE:  
JANUARY/20

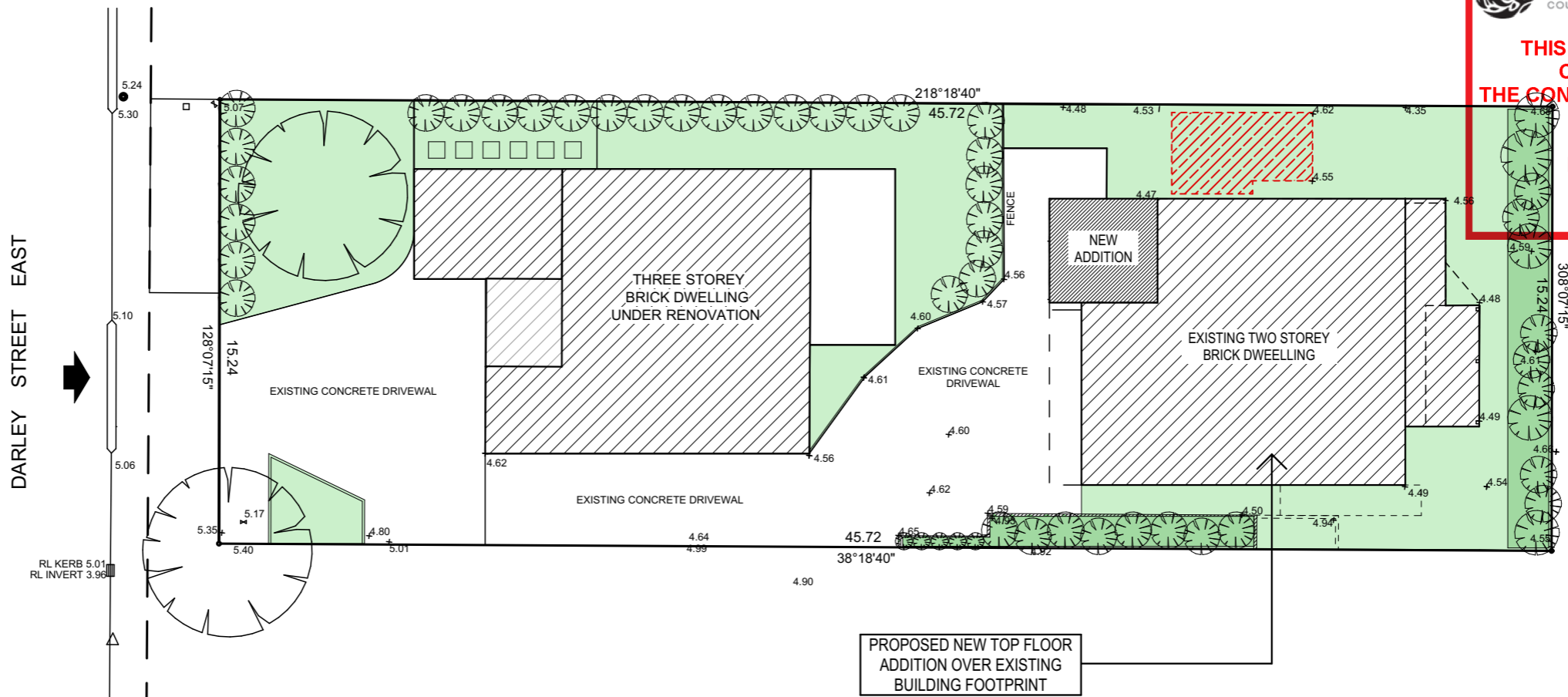
JOB No:  
611/17

DRAWN BY:  
LB

CHECKED BY:  
JJ

SCALE:  
1:100 @ A3

DRAWING No:  
DA 08



LANDSCAPED CALCULATION PLAN

NOTE: NO CHANGE

FLOODING NOTES:

Building Componebts and Structural Soundness - C1

All new development shall be design and constructed as flood compatible buildings in accordance with Reducing Vulnerability of Buildings to Flood DAmage: Guidance on Building in Flood Prone Areas, Hawkesbury-Nepean Floodplain Management Steering Committee (2006).

Building Componebts and Structural Soundness - C2

All new development shall be design and constructed to ensure structural integrity up to the Flood Planning level of 5.55m AWD, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. Structural certification shall be provided confirming the above.

Building Componebts and Structural Soundness - C3

All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproof and/or located above the Flood Planning of 5.55M AHD. All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed cut electricity supply during flood events.

Storages of goods - D1

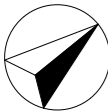
Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level of 5.55M AHD unless adequately protected from floodwaters in accordance with industry standards.

Car parking - G6

The car port is to be designed to allow flood waters to pass through and perimeter walls are to have a minimum of 50% OPEN AREA BELOW THE 1% FLOOD LEVEL OF 5.05m AHD. The floor level of the car port is to remain at the existing level.

LEGEND	FILL	PERCENTAGE	TOTAL AREA
SITE AREA			695.50m <sup>2</sup>
LANDSCAPE CONTROL REQUIRED		MIN.50%	347.75m <sup>2</sup>
EXISTING LANDSCAPE AREA		34.7%	241.68m <sup>2</sup>
LANDSCAPE AREA - NOT COUNTED			5.40m <sup>2</sup>
NEW LANDSCAPE AREA		1.9%	12.55m <sup>2</sup>
TOTAL NEW LANDSCAPE AREA		36.5%	254.23m <sup>2</sup>
EXISTING HARD SURFACE AREA			453.82m <sup>2</sup>
HARD SURFACE TO REMAIN			440.52m <sup>2</sup>

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1/2 DARLEY ST - EAST MONA VALE

DRAWING TITLE:  
LANDSCAPE OPEN SPACE CALCULATION PLAN

DATE:  
JANUARY/20

JOB No:  
611/17

DRAWN BY:  
LB

CHECKED BY:  
JJ

SCALE:  
1:200 @ A3

DRAWING No:  
DA 09