

9 PEACOCK PARADE, FRENCHS FOREST 2086

LOT: 30 D.P: 224441 LAND SIZE: 1284m²



SHEET NUMBER	SHEET NAME
DA01	COVER PAGE
DA02	SITE ANALYSIS
DA03	EXISTING GROUND FLOOR PLAN
DA04	PROPOSED GROUND FLOOR PLAN
DA05	PROPOSED ROOF PLAN
DA06	SECTIONS
DA07	NORTH + SOUTH ELEVATION
DA08	EAST + WEST ELEVATION
DA09	WINDOW/DOOR SCHEDULE



NOTES FOR CONSTRUCTION:

- NOTE: All plans are to be read in conjunction and comply with the BASIX Certificate (incl. BASIX cert number), Bushfire and Geotech Reports
- IMPORTANT NOTE: Any proposed design and or product changes after approval of the CC are to be immediately notified to the Private Certifying Authority for review and comment.
- Structural Engineer's inspection reports for all concrete elements, steel and timber framing and Certification of completed works.
- Civil / Hydraulic Engineers inspection reports and or Certification of completed works.
- Geotechnical Engineers inspection reports and or Certification.
- Sydney Water Sewer – Water Services Coordinator to provide certification as required.
- Provide Asbestos clearance certificate should Asbestos have been removed.
- Termite management installation of Perimeter & Collars to NCC 2022 - ABCB Housing Provisions Part 3.4 & AS 3660.1 Termite Management - New Building Work.
- All external timber framed walls to be wrapped in a breathable vapour permeable membrane that complies, installed with AS/NZS 4200.1 & AS/NZS 4200.2.
- Metal Roof Design and Installation shall be in accordance with NCC 2022 – ABCB Housing Provisions Part 7, AS 1562.
- All external wall Claddings must be compliant with the requirements of NCC 2022 – ABCB Housing Provisions Part 7, AS1684 and all relevant CodeMark Certificates.
- All Balustrades to comply with NCC 2022 – ABCB Housing Provisions Part 11, AS 1684, AS 1170, AS 1288 & AS/NZS 2208
- 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.
- 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.
- 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.
- Provide Plasterboard Lining installed to Manufacturers Specifications & AS 2589.
- All waterproofing to NCC 2022 – ABCB Housing Provisions Part 10.2 or AS3740 and provide a Guaranteed Flexible Waterproof Membrane to all Wet Area Floors & Shower walls to manufactured specifications and installation instructions, or AS4654 external.
- 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.
- Provide hardwired & interconnected smoke alarm devices. Smoke alarms to be installed to NCC 2022 – ABCB Housing Provisions Part 9.5, NSW 9.5.1 & AS 3786.
- Condensation Management must be adhered to in accordance with NCC 2022 – Housing Provisions Part 10.8.
- A final survey report indicating that the ridge heights, floor levels, wall to boundary and set out of the building are in accordance with the referenced stamped approved plans. The certificate must be prepared by a registered surveyor.
- 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.

- 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.
- Damp proof course and flashings to NCC 2022 - ABCB Housing Provisions Part 5, 7 & 12 & AS/NZS 2904 Damp-proof courses and flashings.
- Timber framing installation to NCC 2022 - ABCB Housing Provisions Part 6, AS 1684 Residential timber framed construction & AS/NZS 1170 Structural design actions.
- Masonry structures to NCC 2022 - ABCB Housing Provisions Part 5 & AS 3700 Masonry structures.
- Window and door glazing supply and installation - with Basix Certificate Number and commitments confirmed. 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.
- Roof and Wall cladding installation to NCC 2022 - ABCB Housing Provisions Part 7 & AS 1562 Design and installation of sheet roof and wall cladding.
- Waterproof installation NCC (2022): AS 3740 Waterproofing of domestic wet areas (internal) or Housing Provisions Part 10.2 & AS 4654 Part 1 & 2 Waterproof for external use.
- Tiling installation certificate to AS 3958.1 and AS 3958.2
- Shower screen/mirrors / wardrobe glass installation to NCC 2022 - Housing Provisions Part 8, AS 1288 & AS/NZS 2208.
- Plumber to provide NSW Fair Trading Plumbing and Drainage Certificate to AS 3500 Plumbing and Drainage - Stormwater drainage to be included as required.
- Electrical Certificate of Compliance by Licenced Electrician - AS/NZS 3000 Wiring Rules
- Air conditioning installation by a licenced contractor to NCC 2022 - ABCB Housing Provisions Part 10 & 13 & AS 4254 Ductwork for air handling systems in buildings.
- 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.
- Timber balustrade/privacy screen certificate NCC 2022 - ABCB Housing Provisions Part 11, AS 1684 & AS 1170.
- Steel structures installation certificate to NCC 2022 - ABCB Housing Provisions Part 4, 5 & 6 & AS 4100 Steel structures.
- Steel framing to NCC 2022 - ABCB Housing Provisions Part 6, AS 4100 Steel Structures, AS/NZS 4600 Cold-formed steel structures & NASH Standard.
- Gas Fire Supply and Installation to comply with NCC 2022 - ABCB Housing Provisions Part 12.4, AS/NZS 5601 Gas Installations.
- Pool plumbing/circulation to comply with NCC 2022 H7D2, AS 1926.3 Swimming pool safety - Water recirculation systems
- Glass Pool Fencing to be installed to:
 - AS 1926.1 – 2012 - Safety barriers for swimming pools
 - AS 1926.2 – 20007 – Location of safety barriers for swimming pools
 - AS 1288 – 2021 Glass in buildings
 - AS/NZS 2208 – Safety Glass
 - AS 1170 Structural Design actions
- Concrete structures to - AS 3600 Concrete structures or AS 2783 Use of reinforced concrete for small swimming pools
- Swimming pool barrier to be compliant with Australian Standard AS 1926.1 - 2012 - Safety barriers for swimming pools & AS 1926.2-2007 Location of safety barriers for swimming pools

REINFORCED CONCRETE	
TIMBER FRAME CONSTRUCTION	
STEEL CONSTRUCTION/ROOF SHEETING	
INSULATED TIMBER FRAME CONSTRUCTION	
BRICKWORK/MASONRY CONSTRUCTION	

DRAWING TITLE :

COVER PAGE

DRAWING NO:

DA 1

CLIENT:

MS HELLYER + MR JOHNSTON

PROJECT NAME :

PROPOSED ALTERATIONS +
ADDITIONS TO
9 PEACOCK PARADE FRENCHS
FOREST NSW 2086 AUSTRALIA
LOT 30 DP 224441

CHECKED BY:

Arianna Rosnell

PLOT DATE:

18/12/2024

PROJECT NO:

240809DA

PROJECT STATUS:

DESIGN DEVELOPMENT

SCALE:

@A3

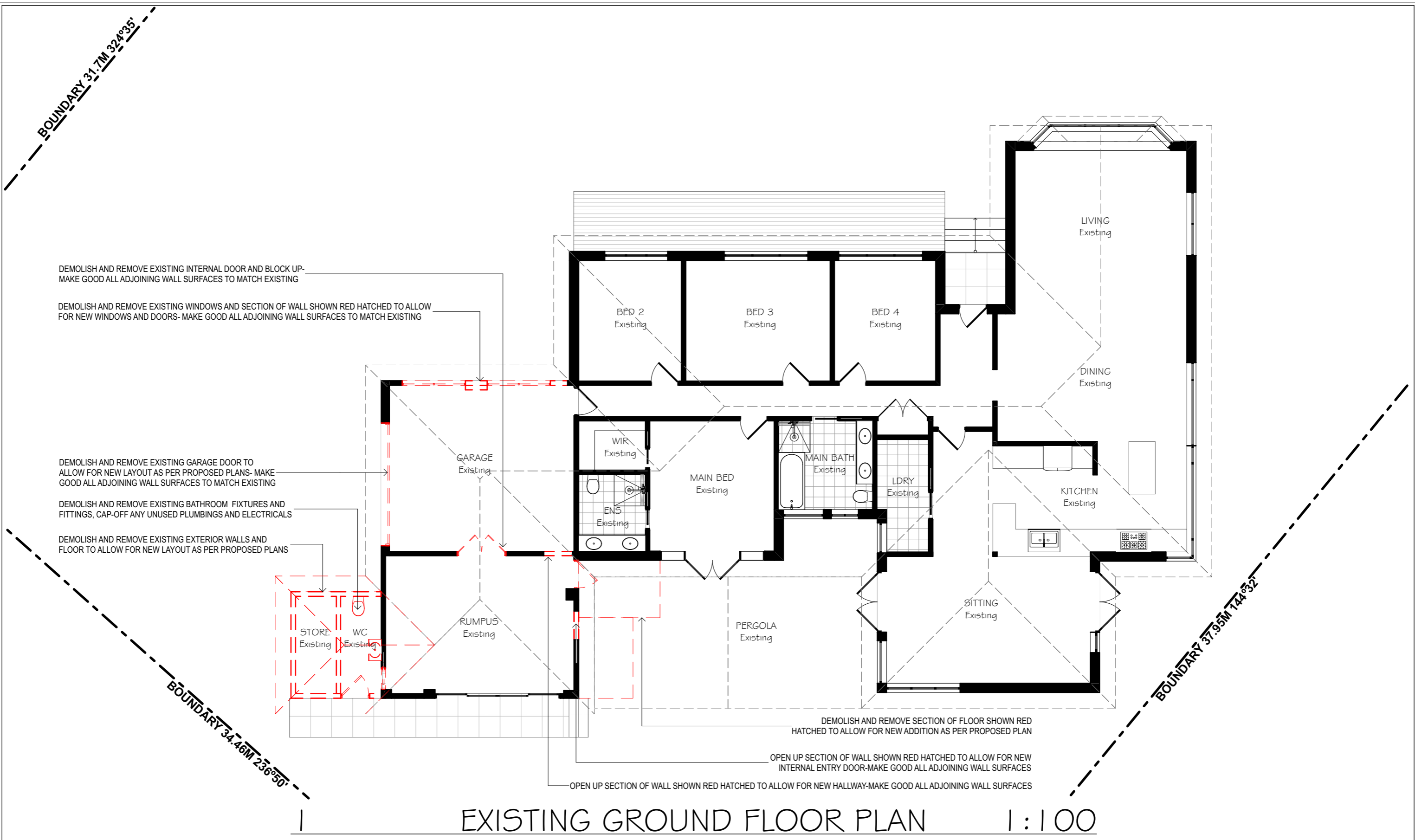
DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTE

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Building Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by R&R Building Design and is to be used only for work when authorised in writing by R&R Building Design.

All boundaries and contours are subject to survey drawing W-01. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

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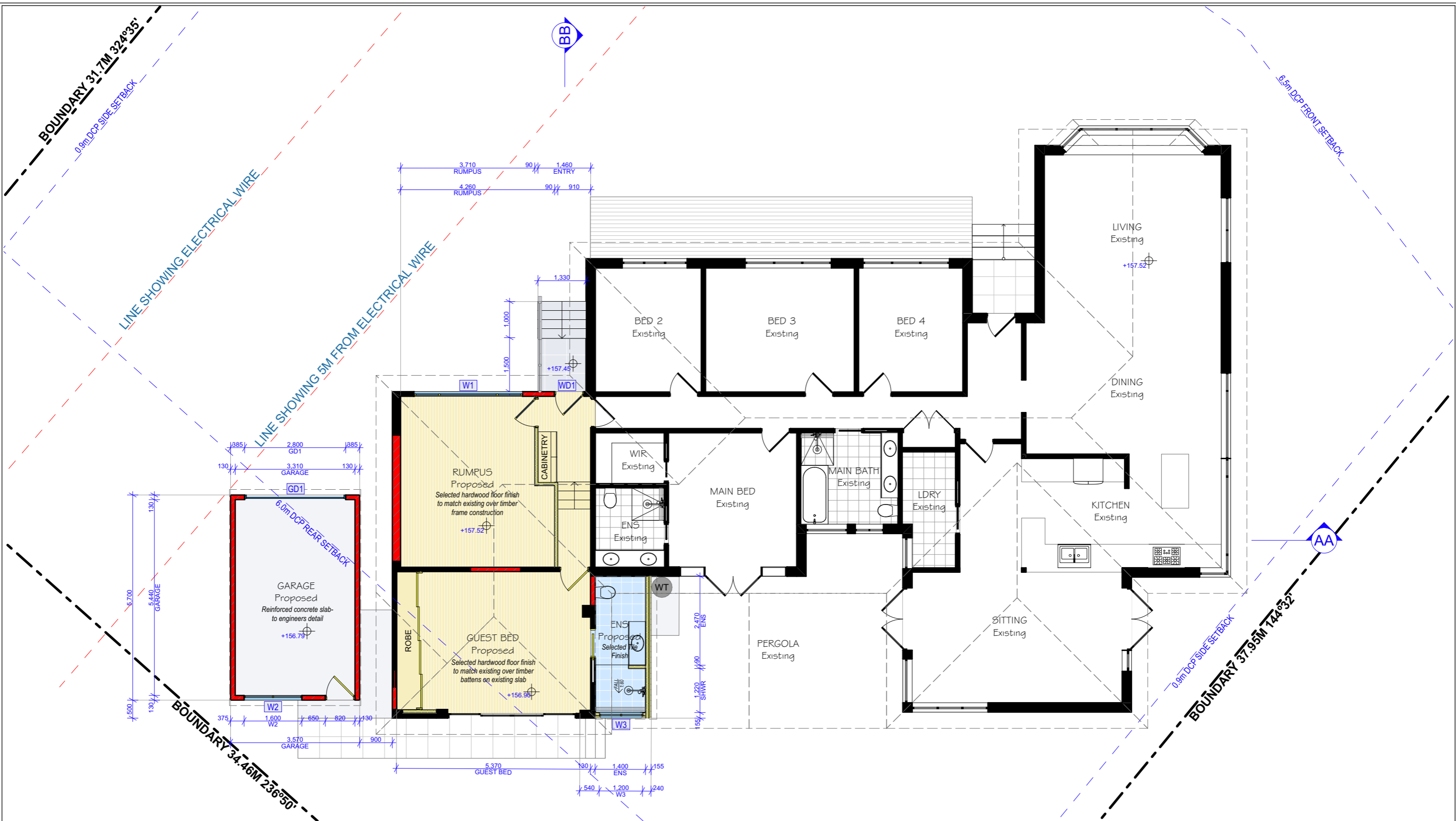
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Project North:	Arianna Rosnell
Drawn Checked	18/12/2024
Plot Date:	240809DA
Project NO.:	Design Development
Project Status:	Client
Client:	MS HELLYER + MR JOHNSON
Site:	9 PEACOCK PARADE FRENCHS FOREST NSW 2086 AUSTRALIA

DRAWING TITLE :	EXISTING GROUND FLOOR PLAN
PROJECT NAME :	9 PEACOCK PARADE
SCALE:	1:100@A3
DRAWING NO.:	DA 3
Plot Date:	18/12/2024



PROPOSED GROUND FLOOR PLAN 1:100



- REINFORCED CONCRETE
- TIMBER FRAME CONSTRUCTION
- STEEL CONSTRUCTION/ROOF SHEETING
- INSULATED TIMBER FRAME CONSTRUCTION
- BRICKWORK/MASONRY CONSTRUCTION

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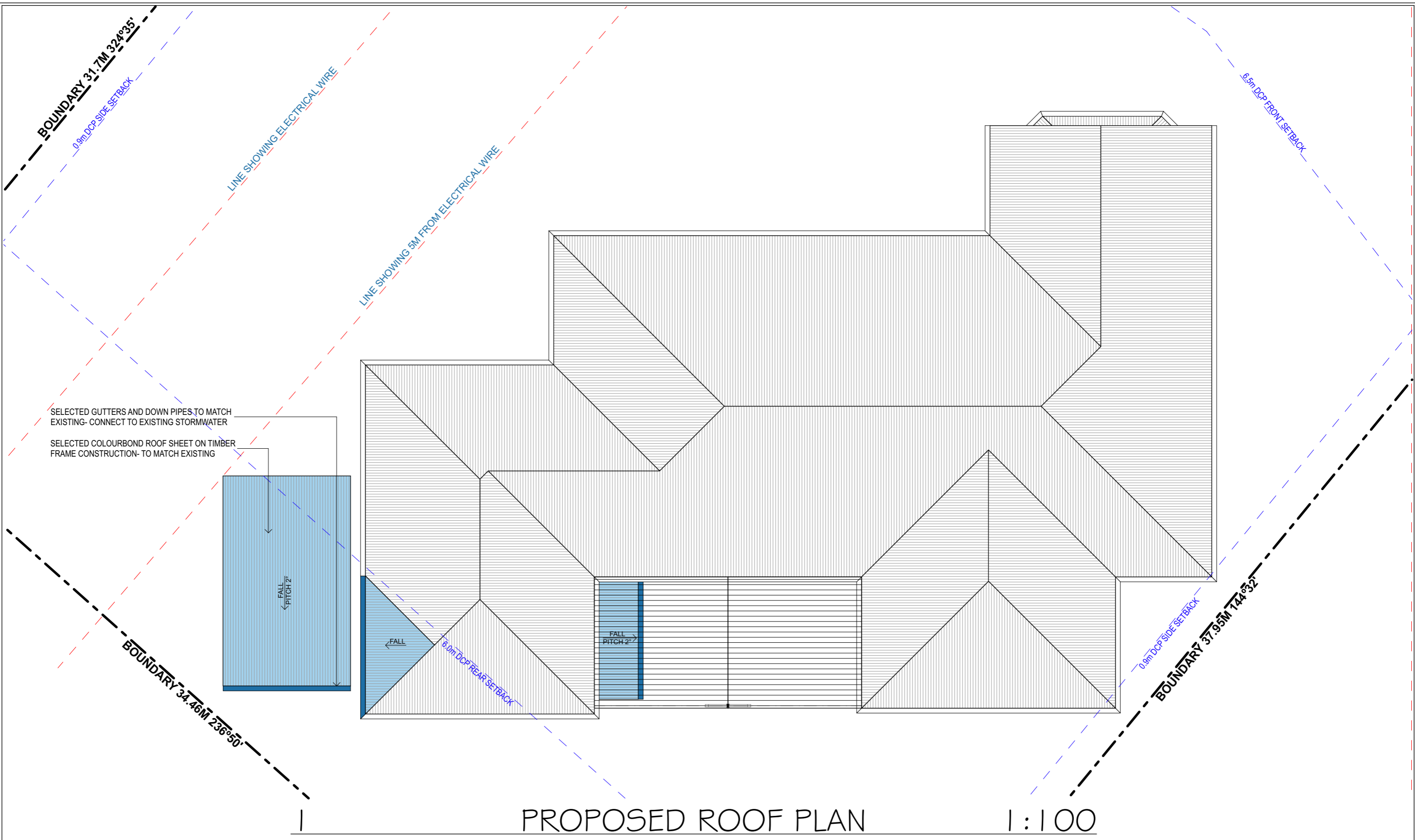
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Drawn Checked	Arianna Rosnell	DRAWING TITLE :	PROPOSED GROUND FLOOR PLAN
Plot Date:	18/12/2024	PROJECT NAME :	9 PEACOCK PARADE
Project NO.:	240809DA	SCALE:	1:100@A3
Project Status	Design Development	DRAWING NO.:	DA 4
Client	MS HELLYER + MR JOHNSON	Plot Date:	18/12/2024
Site:	9 PEACOCK PARADE FRENCHS FOREST NSW 2086 AUSTRALIA		



PROPOSED ROOF PLAN

1:100



- REINFORCED CONCRETE
- TIMBER FRAME CONSTRUCTION
- STEEL CONSTRUCTION/ROOF SHEETING
- INSULATED TIMBER FRAME CONSTRUCTION
- BRICKWORK/MASONRY CONSTRUCTION

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Drawn Checked	Arianna Rosnell
Plot Date:	18/12/2024
Project NO.	240809DA
Project Status	Design Development
Client	MS HELLYER + MR JOHNSON
Site:	9 PEACOCK PARADE FRENCHS FOREST NSW 2086 AUSTRALIA

DRAWING TITLE :	PROPOSED ROOF PLAN
PROJECT NAME :	9 PEACOCK PARADE
SCALE:	1:100@A3
DRAWING NO.	DA 5
Plot Date:	18/12/2024

8.5m MAXIMUM BUILDING HEIGHT

- SELECTED HARDWOOD FLOOR FINISH TO MATCH EXISTING- OVER TIMBER FRAMED CONSTRUCTION
- SELECTED ALUMINIUM FRAMED WINDOW'S AND DOORS AS PER WINDOW/DOOR SCHEDULE
- SELECTED ROOF SHEETING ON INSULATED TIMBER FRAME CONSTRUCTION TO NEW ROOF- TO ENGINEERS DETAIL
- SELECTED MASONRY WALLS TO PROPOSED GARAGE- RENDER AND PAINT FINISH TO MATCH EXISTING

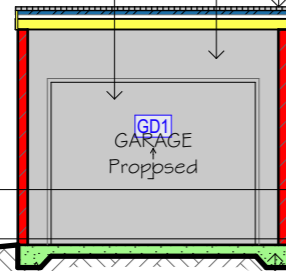
EXISTING ROOF RIDGE
RL +161.41

EXISTING GUTTER
RL +160.01

EXISTING GROUND FLOOR
RL +157.52

EXISTING LOWER GROUND FLOOR
RL +156.87

SELECTED GARAGE DOOR AS PER WINDOW/DOOR SCHEDULE



REINFORCED CONCRETE SLAB TO PROPOSED GARAGE- TO ENGINEERS DETAIL



SELECTED ALUMINIUM FRAMED WINDOWS AND DOORS AS PER WINDOW/DOOR SCHEDULE

SELECTED HARDWOOD TIMBER STEPS TO MANUFACTURERS SPECIFICATION

1

SECTION-AA

1:100

8.5m MAXIMUM BUILDING HEIGHT

SELECTED TILE FINISH ON FIBRE CEMENT SHEETING OVER TIMBER FRAME CONSTRUCTION

EXISTING ROOF RIDGE
RL +161.41

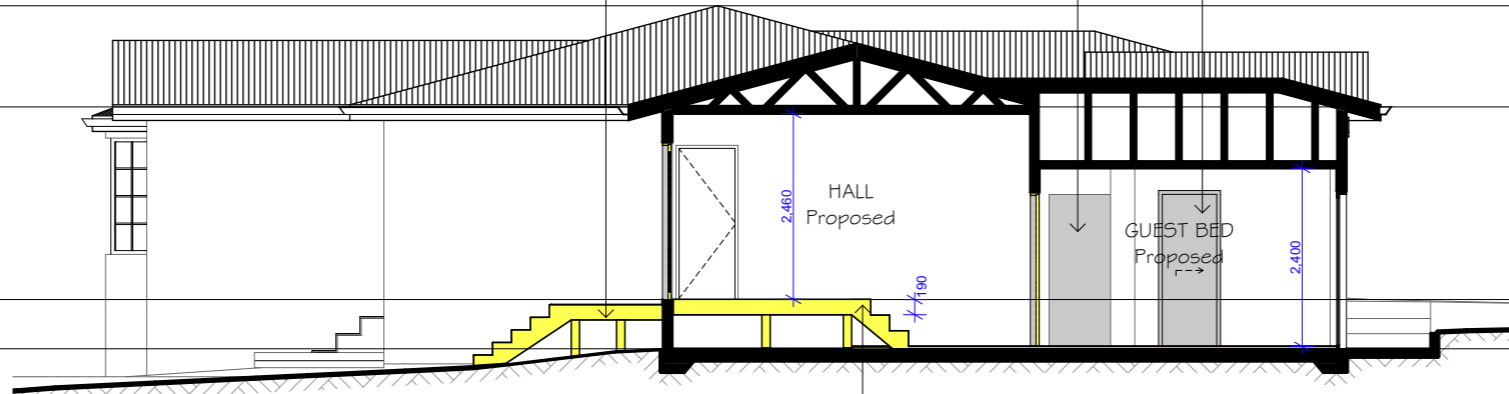
EXISTING GUTTER
RL +160.01

EXISTING GROUND FLOOR
RL +157.52

EXISTING LOWER GROUND FLOOR
RL +156.87

REMOVE EXISTING DOORWAY AND BLOCK UP- MAKE GOOD ALL ADJOINING WALL SURFACES TO MATCH EXISTING

DEMOLISH SECTION OF WALL TO ALLOW FOR NEW INTERNAL DOOR AS PER PROPOSED PLANS- MAKE GOOD ALL ADJOINING WALL SURFACES



SELECTED HARDWOOD TIMBER STEPS TO MANUFACTURERS SPECIFICATION

2

SECTION-BB

1:100



REINFORCED CONCRETE



TIMBER FRAME CONSTRUCTION



STEEL CONSTRUCTION/ROOF SHEETING



INSULATED TIMBER FRAME CONSTRUCTION



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Project North:



Drawn | Checked

Arianna Rosnell

Plot Date:

18/12/2024

Project NO.

240809DA

Project Status

Design Development

Client

MS HELLYER + MR JOHNSON

Site:

9 PEACOCK PARADE FRENCHS FOREST NSW 2086 AUSTRALIA

DRAWING TITLE :

SECTIONS

PROJECT NAME :

9 PEACOCK PARADE

SCALE:

1:100@A3

DRAWING NO.

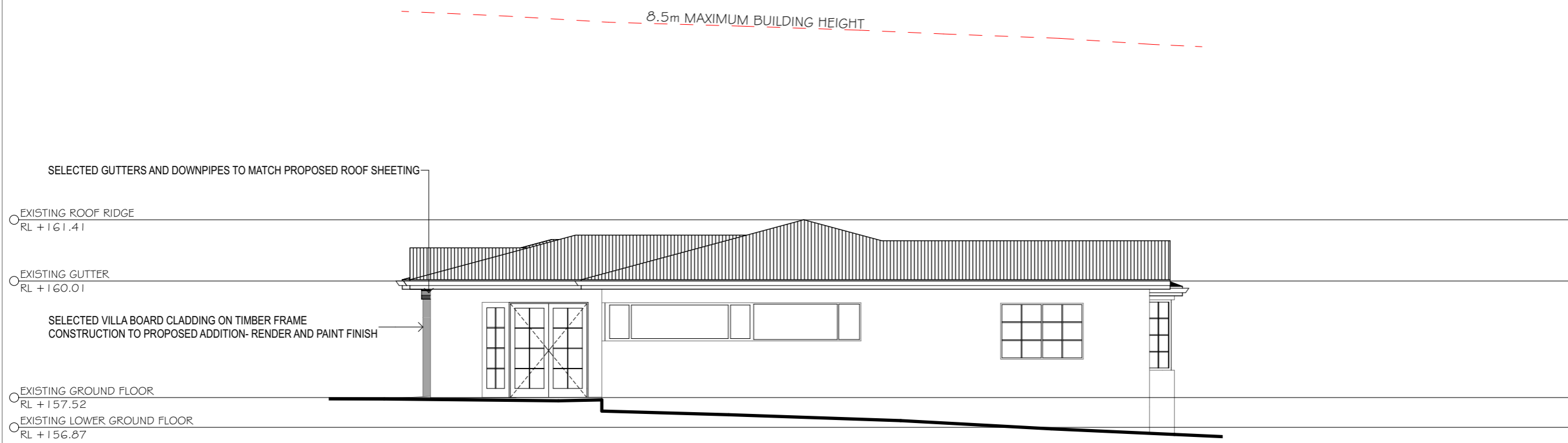
DA 6

Plot Date:

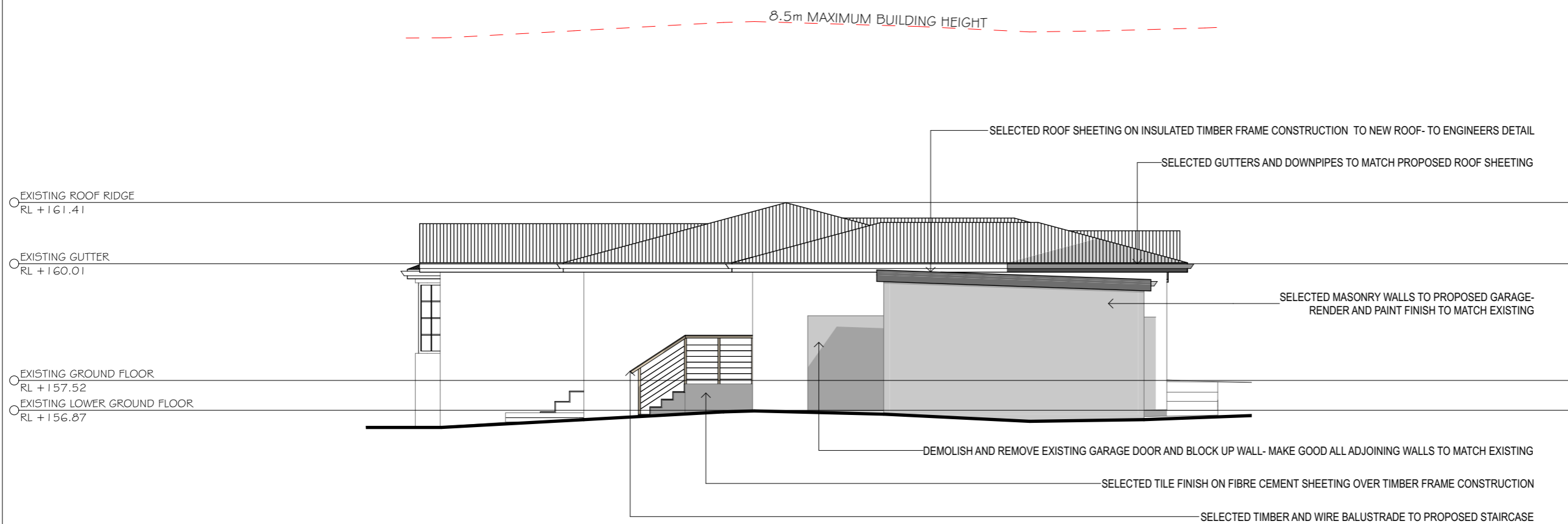
18/12/2024



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1 NORTH ELEVATION 1:100



2 SOUTH ELEVATION 1:100

REINFORCED CONCRETE	
TIMBER FRAME CONSTRUCTION	
STEEL CONSTRUCTION/ROOF SHEETING	
INSULATED TIMBER FRAME CONSTRUCTION	
BRICKWORK/MASONRY CONSTRUCTION	

DRAWING TITLE :
 NORTH + SOUTH ELEVATION
 DRAWING NO:
 DA 7

CLIENT:
 MS HELLYER + MR JOHNSTON
 PROJECT NAME :
 PROPOSED ALTERATIONS +
 ADDITIONS TO
 9 PEACOCK PARADE FRENCHS
 FOREST NSW 2086 AUSTRALIA
 LOT 30 DP 224441

CHECKED BY: Arianna Rosnell
 PLOT DATE: 18/12/2024
 PROJECT NO: 240809DA
 PROJECT STATUS: DESIGN DEVELOPMENT
 SCALE: 1:100@A3

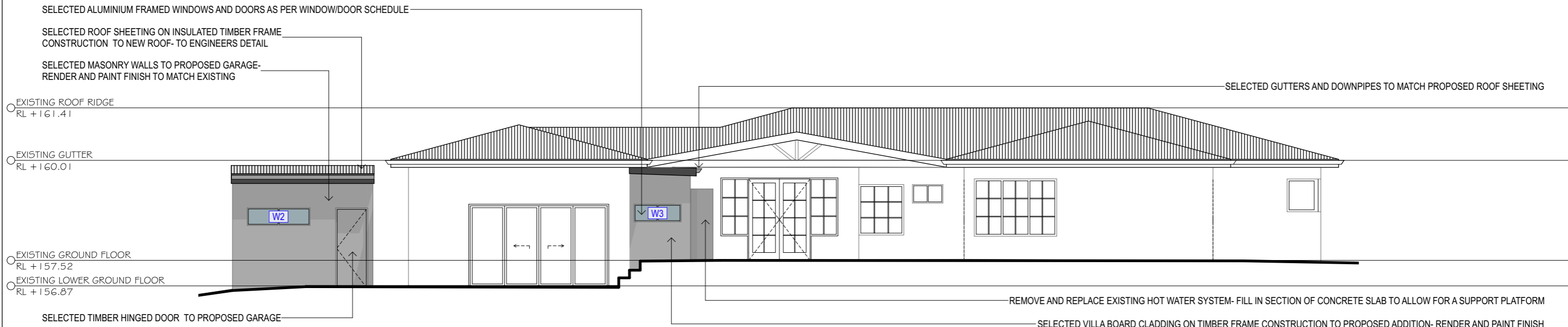
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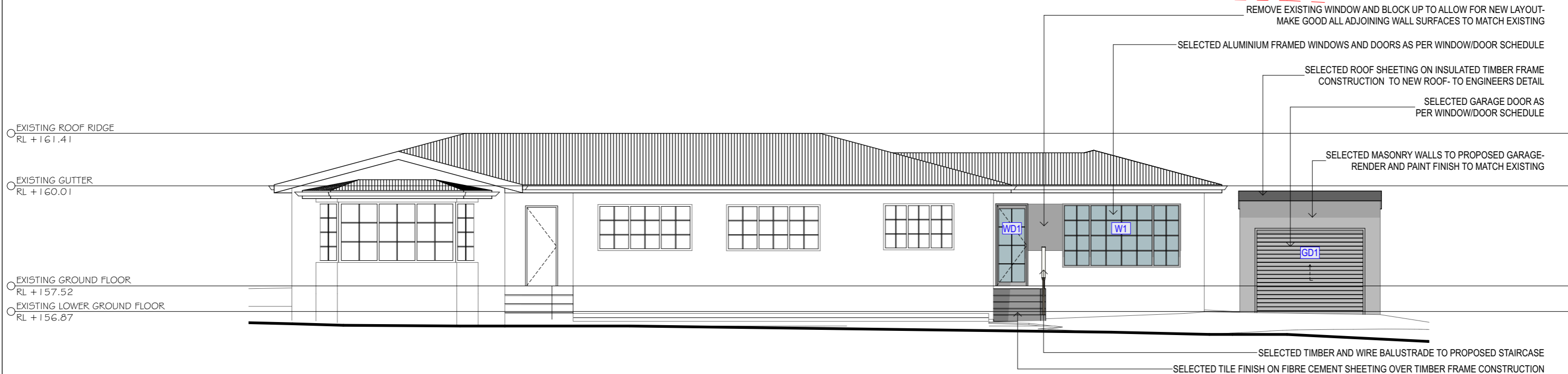
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8.5m MAXIMUM BUILDING HEIGHT



3 EAST ELEVATION 1:100

8.5m MAXIMUM BUILDING HEIGHT



4 WEST ELEVATION 1:100



- REINFORCED CONCRETE
- TIMBER FRAME CONSTRUCTION
- STEEL CONSTRUCTION/ROOF SHEETING
- INSULATED TIMBER FRAME CONSTRUCTION
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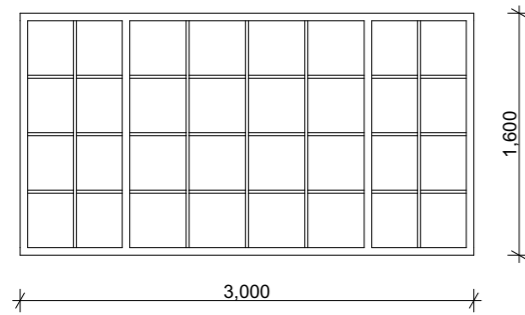
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DRAWING TITLE :		EAST + WEST ELEVATION	
PROJECT NAME :		9 PEACOCK PARADE	
SCALE :		1:100@A3	
DRAWING NO. :		DA 8	
Drawn Checked	Arianna Rosnell	Project Name	9 PEACOCK PARADE
Plot Date:	18/12/2024	Project No.	240809DA
Project Status	Design Development	Client	MS HELLYER + MR JOHNSON
Site:	9 PEACOCK PARADE FRENCHS FOREST NSW 2086 AUSTRALIA	Plot Date:	18/12/2024

WINDOW/DOOR SCHEDULE

W1

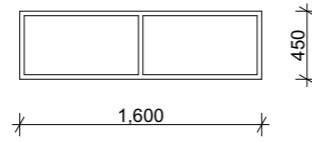
3,000
1,600



SELECTED ALUMINIUM FRAMED WINDOW TO MATCH EXISTING

W2

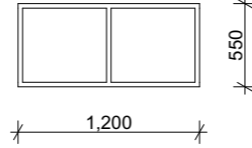
1,600
450



SELECTED ALUMINIUM FRAMED SLIDING WINDOW

W3

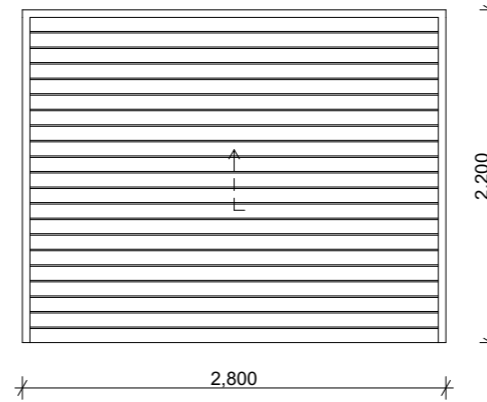
1,200
550



SELECTED ALUMINIUM FRAMED SLIDING WINDOW

GD1

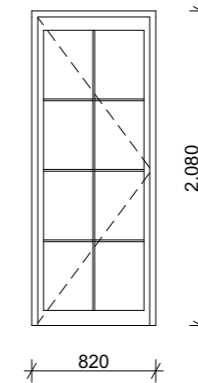
2,800
2,200



SELECTED ALUMINIUM FRAMED ROLLER DOOR

WD1

820
2,080



SELECTED TIMBER FRAMED ENTRY DOOR- PAINT FINISH



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Client
MS HELLYER + MR
JOHNSTON

Project Name:
9 PEACOCK PARADE