

NOTES

ALL DEMOLITION WORK TO COMPLY WITH AS 2601 & SAFE WORK AUSTRALIA CODE OF PRACTICE.

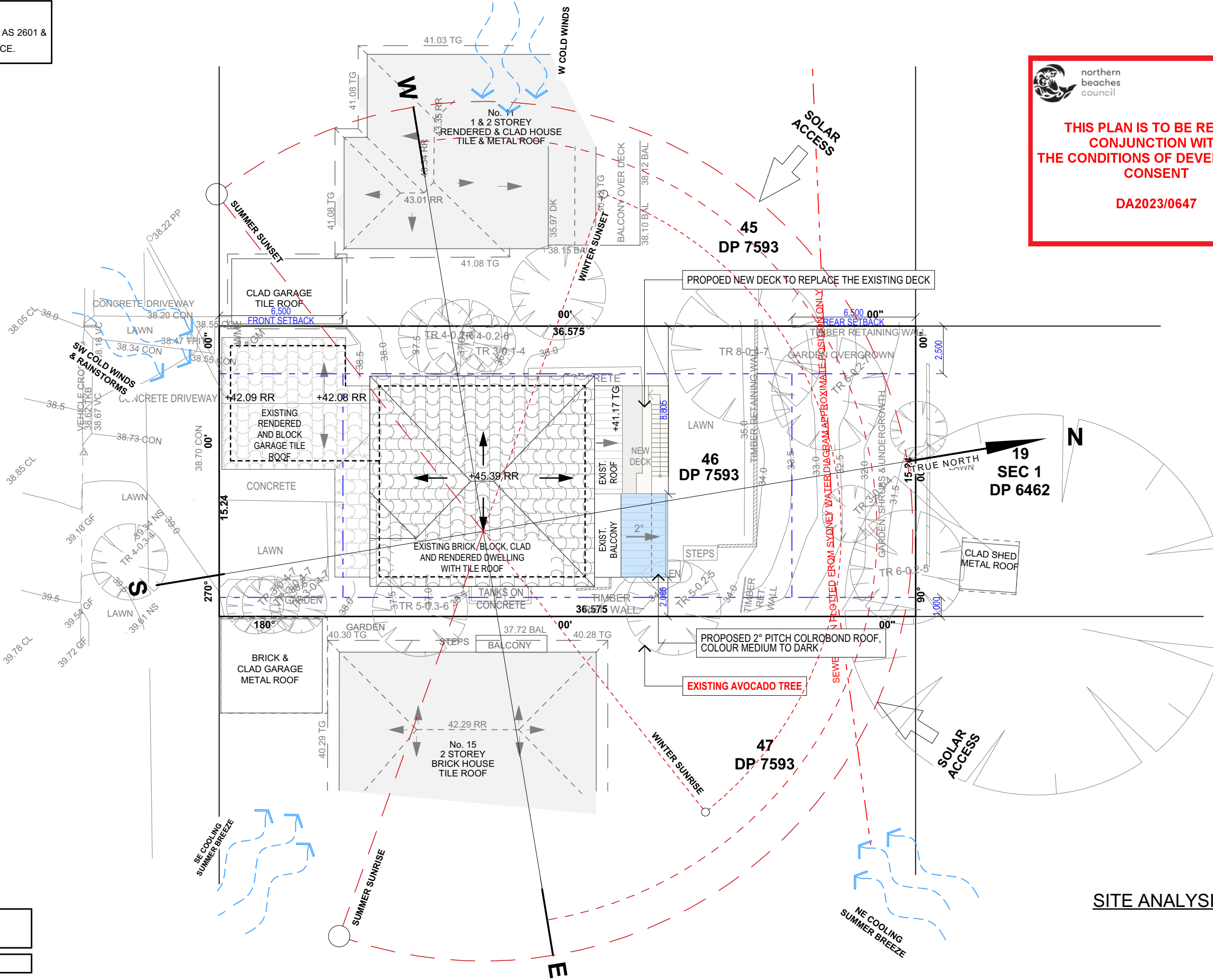


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THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2023/0647

ALLEYNE AVENUE

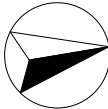


SITE ANALYSIS PLAN

LOT 46
DP 7593

SITE AREA = 557.4 m²

TRUE NORTH:



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26/90 Mona Vale Road, Mona Vale, NSW, 2103
PO Box 687, Dee Why, NSW, 2099
Mob. 0414 717 541 | Email. jjdraft@tpg.com.au
www.jjdrafting.com.au
ACN 651 693 346

REV:	DATE:	DESCRIPTION:
A	27/04/2023	REV A - STAIRS RE-LOCATED
B	02/05/2023	DA DRAWINGS ISSUED
C	08/05/2023	SMALL FIXES

PROPOSED ALTERATIONS AND ADDITIONS
13 ALLEYNE AVENUE, NORTH NARRABEEN 2101
CLIENT:
CRAIG AND LUCI STOVOLD

DRAWING TITLE:
SITE ANALYSIS PLAN

DATE:
Apr/23

DRAWN BY:
EV

SCALE:
1:200 @ A3

JOB No:
1135/23

CHECKED BY:
JJ

DRAWING No:
DA.01

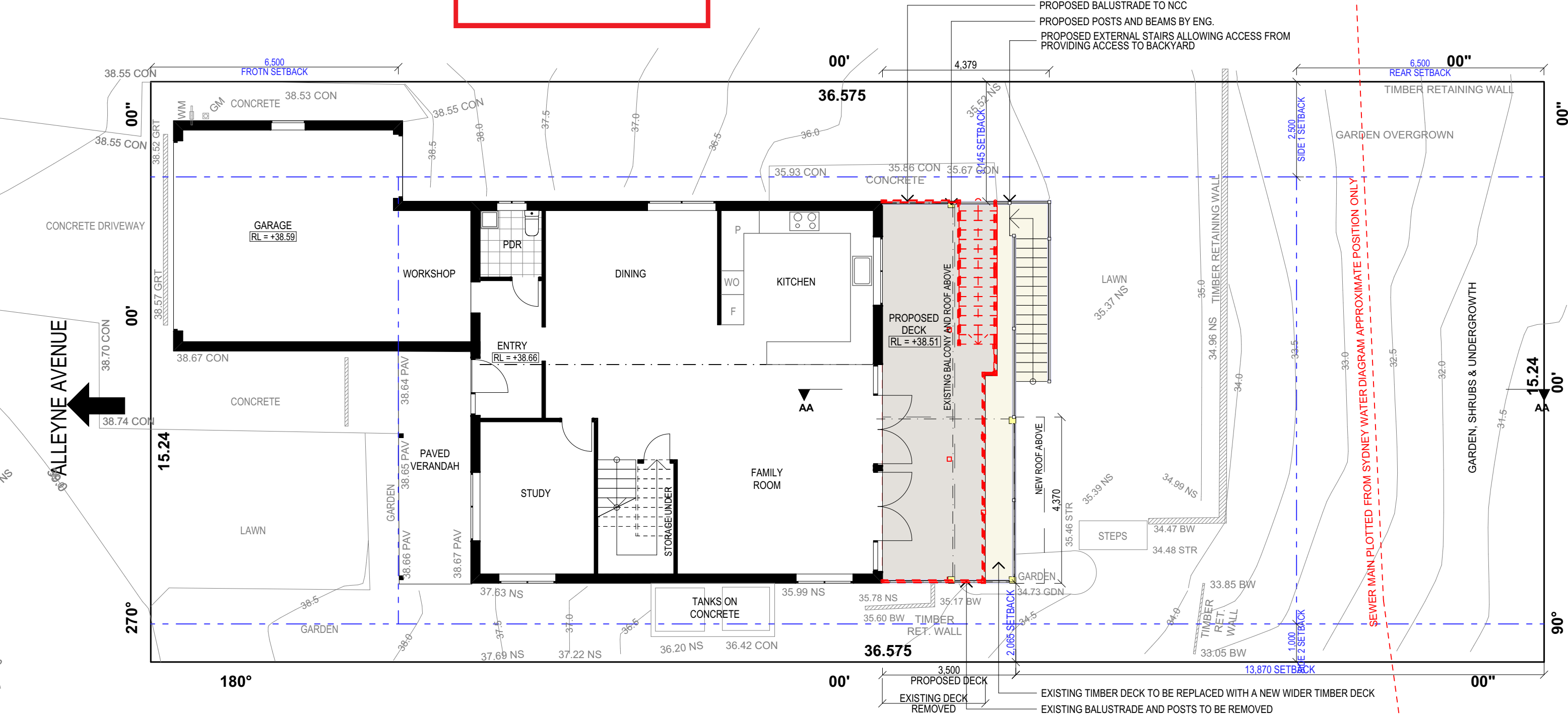
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PROPOSED GROUND FLOOR PLAN

APPROX. GROSS FLOOR AREA - EXISTING	216.62m²
NO CHANGES TO GROSS FLOOR AREA	

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DRAWING TITLE: PROPOSED GROUND FLOOR PLAN	JOB No: 1135/23	CHECKED BY: JJ	DRAWING No: DA.07

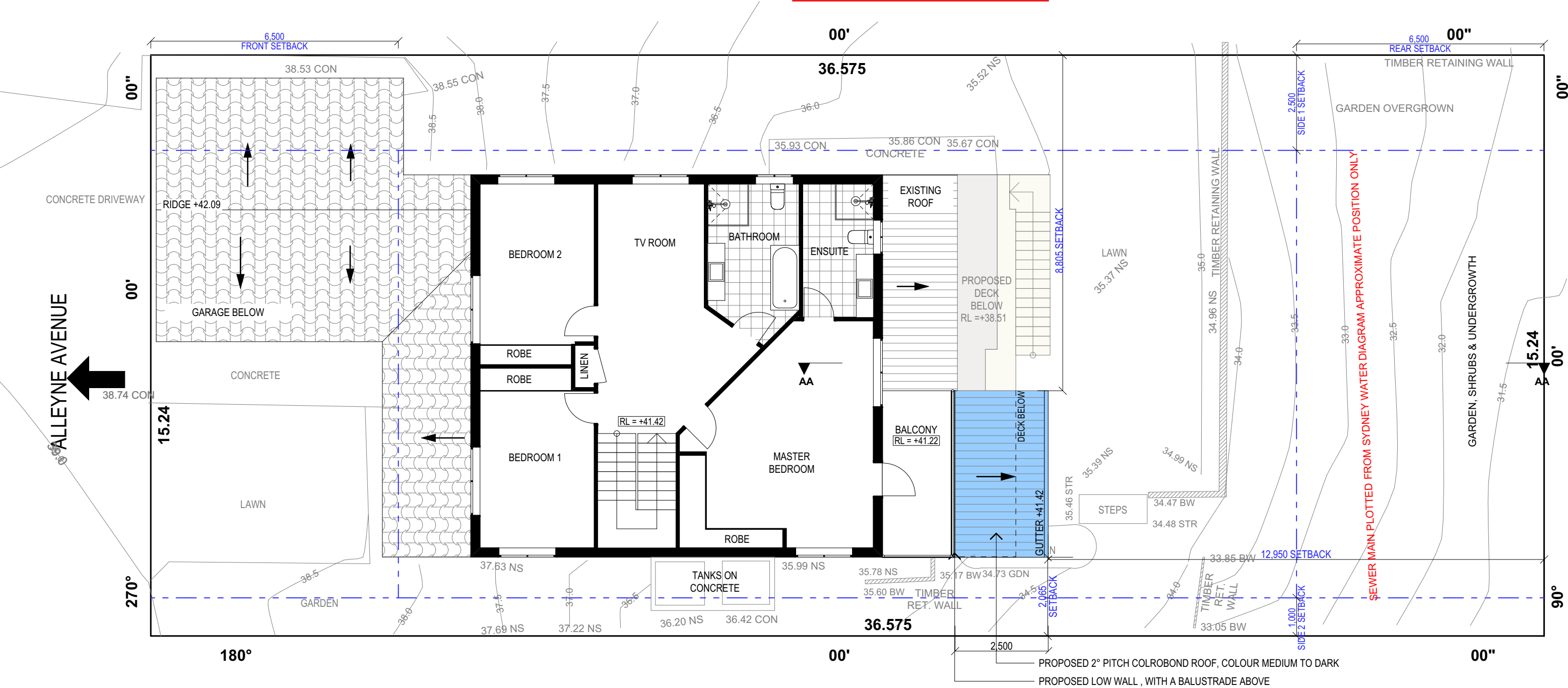
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DA2023/0647



PROPOSED FIRST FLOOR PLAN

APPROX. GROSS FLOOR AREA - EXISTING	216.62m²
NO CHANGES TO GROSS FLOOR AREA	

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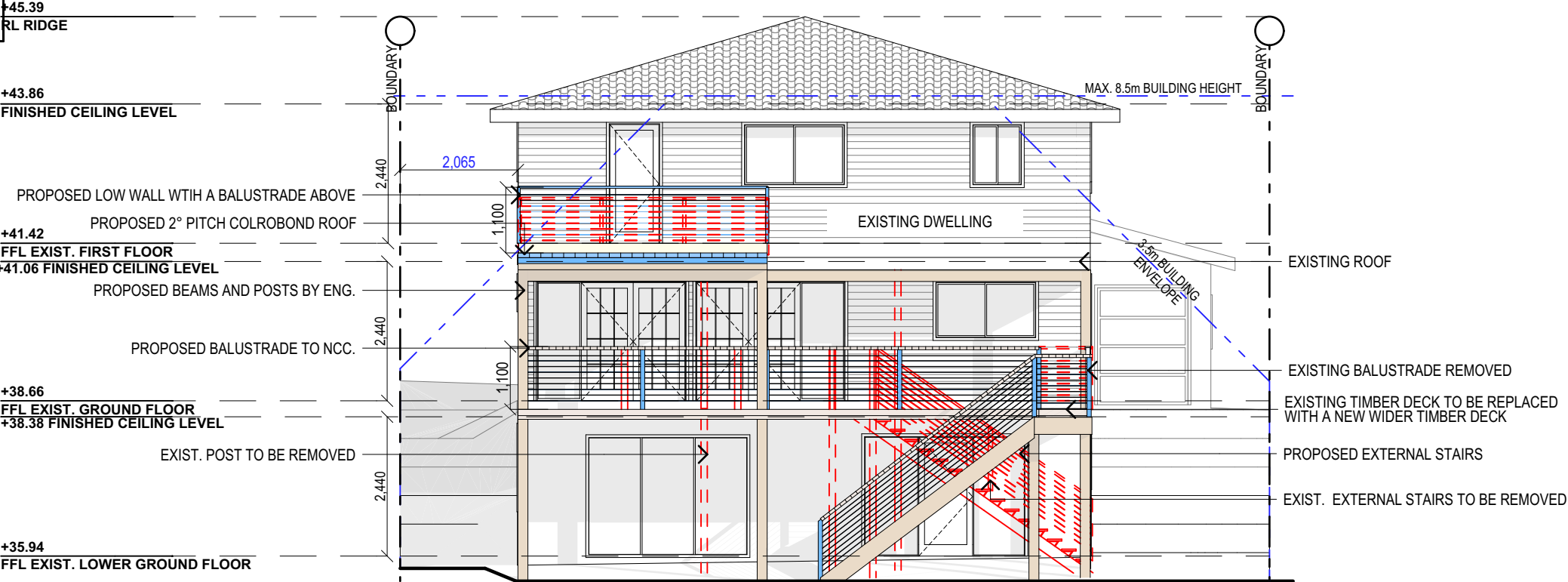
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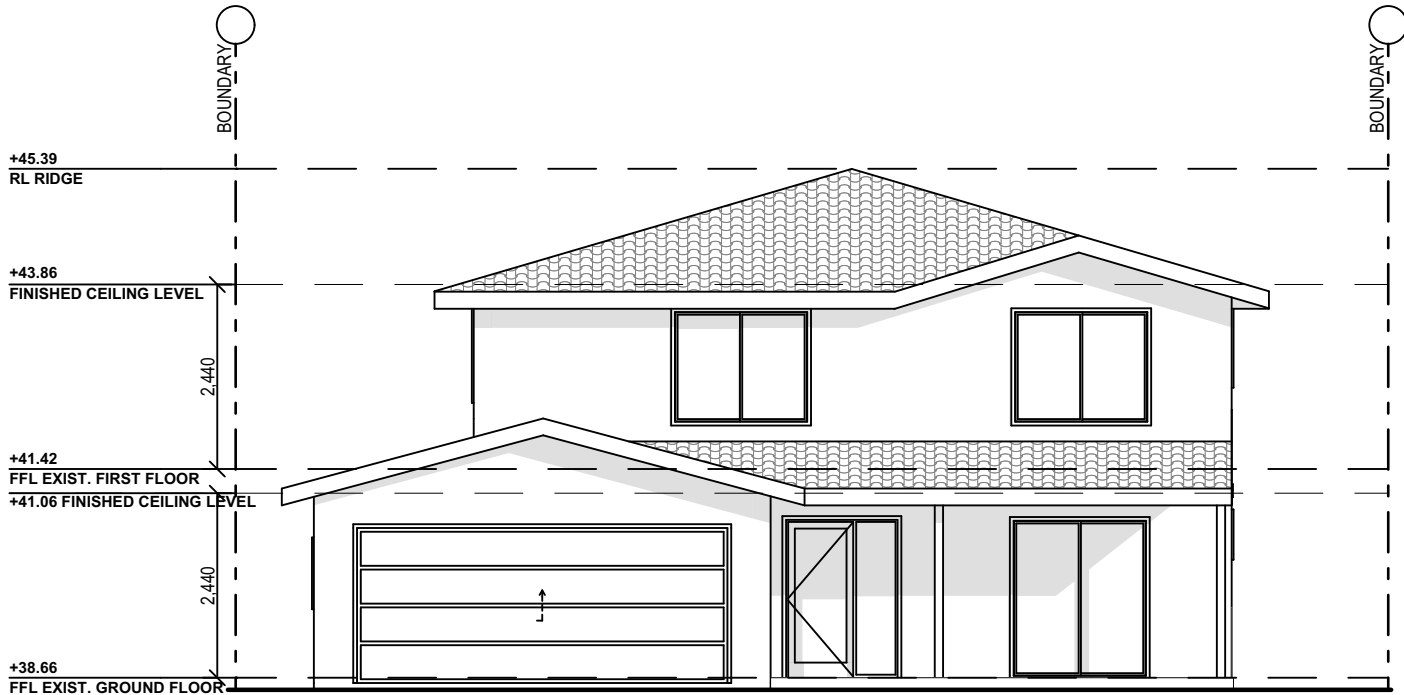
PROPOSED ALTERATIONS AND ADDITIONS 13 ALLEYNE AVENUE, NORTH NARRABEEN 2101 CLIENT: CRAIG AND LUCI STOVOLD	DATE: Apr/23	DRAWN BY: EV	SCALE: 1:100 @ A3
DRAWING TITLE: PROPOSED FIRST FLOOR PLAN	JOB No: 1135/23	CHECKED BY: JJ	DRAWING No: DA.08

NOTES

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PROPOSED NORTH ELEVATION



SOUTH ELEVATION
NO CHANGES



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PROPOSED ALTERATIONS AND ADDITIONS
13 ALLEYNE AVENUE, NORTH NARRABEEN 2101
CLIENT:
CRAIG AND LUCI STOVOLD

DRAWING TITLE:
ELEVATION SHEET 1

DATE:
Apr/23

JOB No:
1135/23

DRAWN BY:
EV

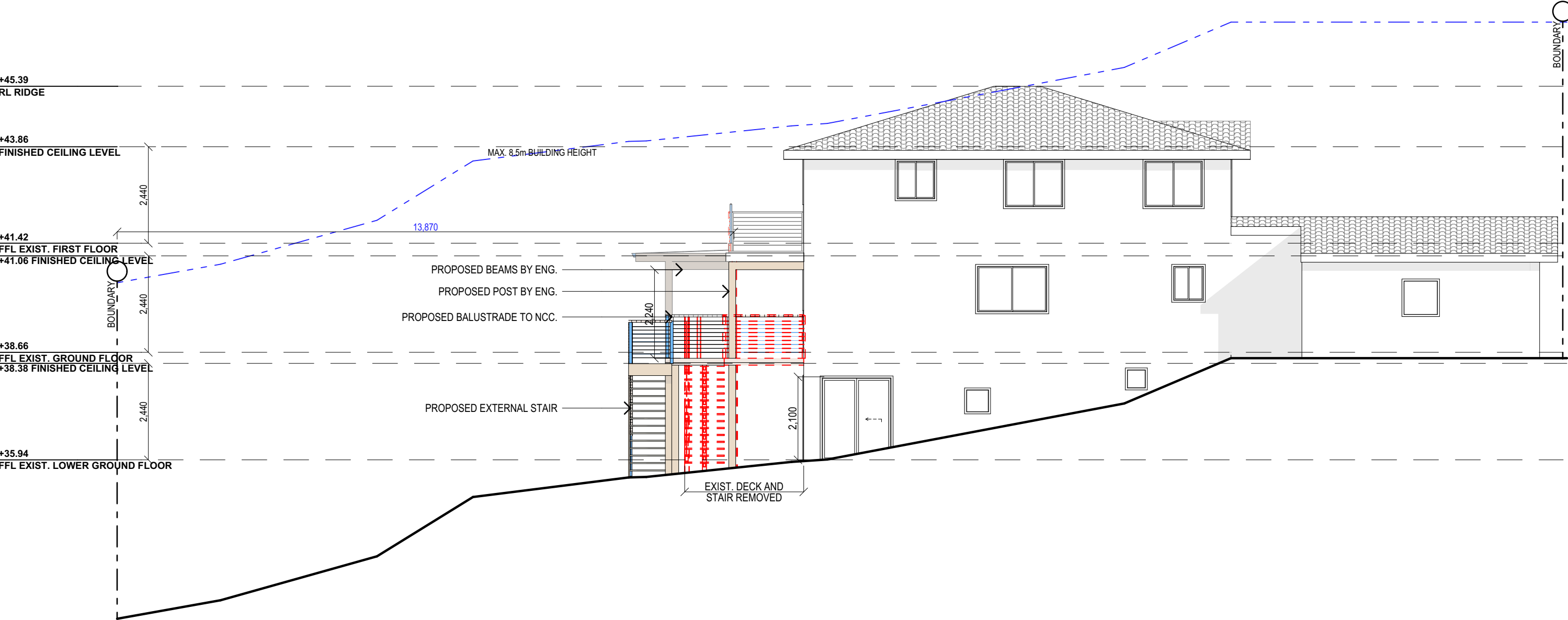
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PROPOSED WEST ELEVATION

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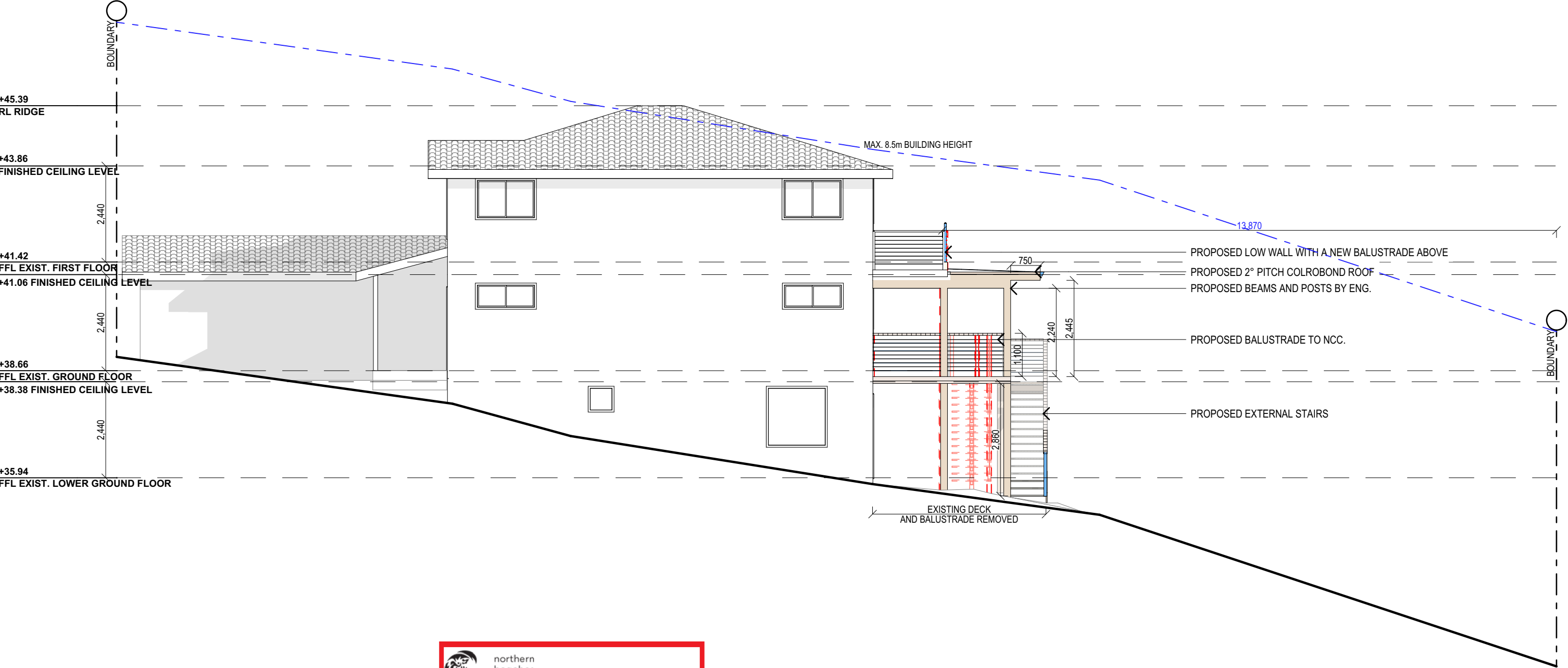
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PROPOSED ALTERATIONS AND ADDITIONS 13 ALLEYNE AVENUE, NORTH NARRABEEN 2101
CLIENT: CRAIG AND LUCI STOVOLD
DRAWING TITLE: ELEVATIONS SHEET 2

DATE: Apr/23	DRAWN BY: EV	SCALE: 1:100 @ A3
JOB No: 1135/23	CHECKED BY: JJ	DRAWING No: DA.10

NOTES

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PROPOSED EAST ELEVATION



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PROPOSED ALTERATIONS AND ADDITIONS 13 ALLEYNE AVENUE, NORTH NARRABEEN 2101 CLIENT: CRAIG AND LUCI STOVOLD	DRAWING TITLE: ELEVATIONS SHEET 3
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DATE: Apr/23	DRAWN BY: EV	SCALE: 1:100 @ A3
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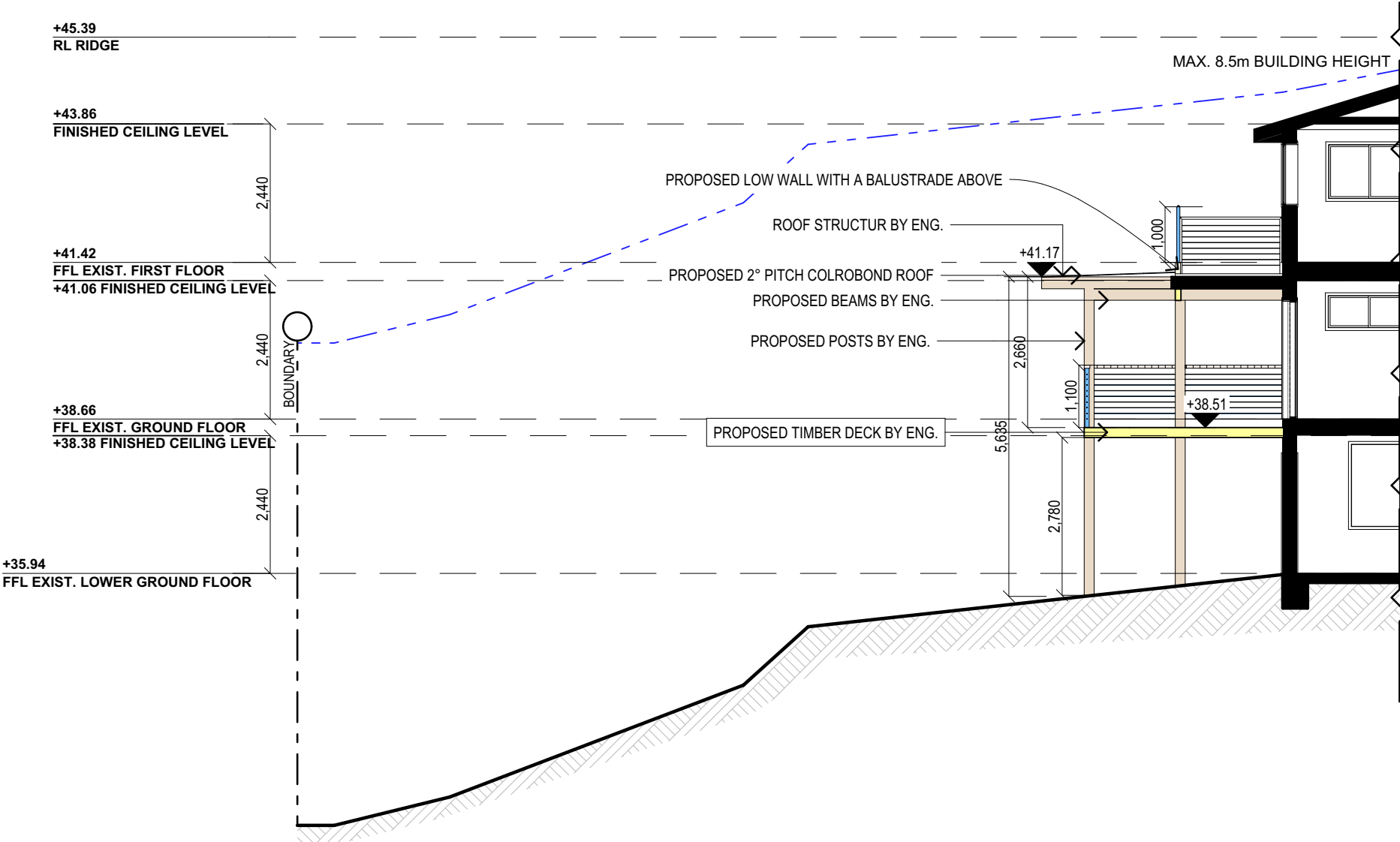
DA2023/0647

BASIX REQUIREMENTS

BASIX INCLUSIONS FOR 13 ALLEYNE AVENUE, NORTH NARRABEEN 2101

LIGHTING

40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.



SPECIFICATION NOTES

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

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
- NCC VOL.2 PART 3.5.1.
- DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH AS/NZS 1562.

FOOTINGS:
- TO COMPLY WITH NCC VOL.2 PART 3.4
- FOOTINGS TO BE IN ACCORDANCE WITH NCC VOL.2 PARTS 3.2.3, 3.2.4 AND 3.2.5
- ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303 AND AS1304.

CARPENTRY:
- TIMBER TO COMPLY WITH AS1170.2 OR AS4055.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE.

TIMBER FRAMING:
- TO COMPLY WITH NCC VOL.2 PART 3.4
- 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 VOL.2 PART 3.4.1.
- 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.

TERMITE CONTROL:
- TO BE IN ACCORDANCE WITH TO AS3660.1
- SHALL BE IN ACCORDANCE WITH NCC VOL.2 PART 3.1.4 OR VOL.1 PART B1.4.

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.

LIGHTING:
- 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

STAIRS, HANDRAILS AND BALUSTRADES:
- NCC 2022 -ABCB HOUSING PROVISIONS PART 11, AS 1684, AS1170, AS1288 & AS/NZN 2088
- 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.

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.

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

WATERPROOFING
- WATERPROOFING TO COMPLY WITH AS3740

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.

NOTE:
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B	02/05/2023	DA DRAWINGS ISSUED
C	08/05/2023	SMALL FIXES

PROPOSED ALTERATIONS AND ADDITIONS 13 ALLEYNE AVENUE, NORTH NARRABEEN 2101 CLIENT: CRAIG AND LUCI STOVOLD	DRAWING TITLE: SECTION / BASIX
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DATE: Apr/23	DRAWN BY: EV	SCALE: 1:100 @ A3
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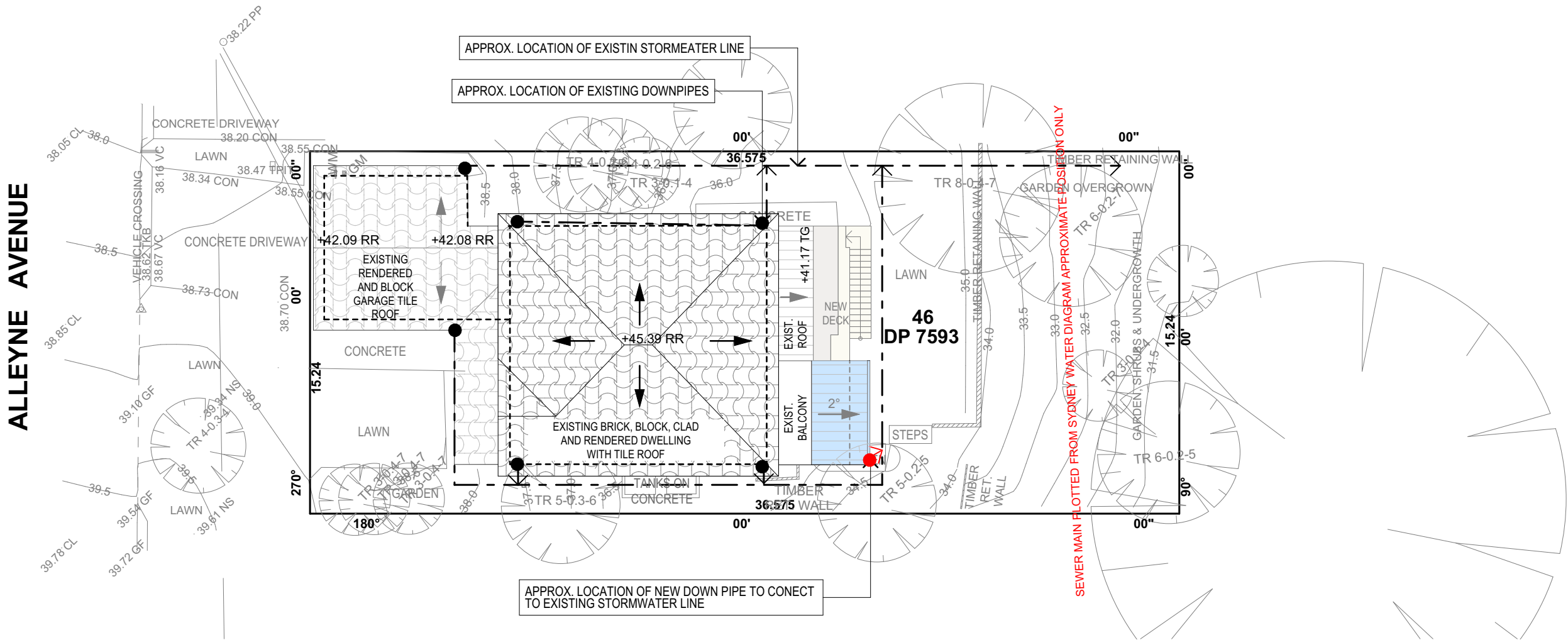
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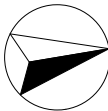
DA2023/0647



STORMWATER CONCEPT LEGEND

- EXISTING DOWNPIPES
- NEW DOWNPIPES
- EXISTING STORWATER LINE
- NEW STORMWATER LINE

TRUE NORTH:



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PROPOSED ALTERATIONS AND ADDITIONS
13 ALLEYNE AVENUE, NORTH NARRABEEN 2101
CLIENT:
CRAIG AND LUCI STOVOLD

DRAWING TITLE:
ROOF & STORMWATER CONCEPT PLAN

DATE:
Apr/23

JOB No:
1135/23

DRAWN BY:
EV

CHECKED BY:
JJ

SCALE:
1:200 @ A3

DRAWING No:
DA.14