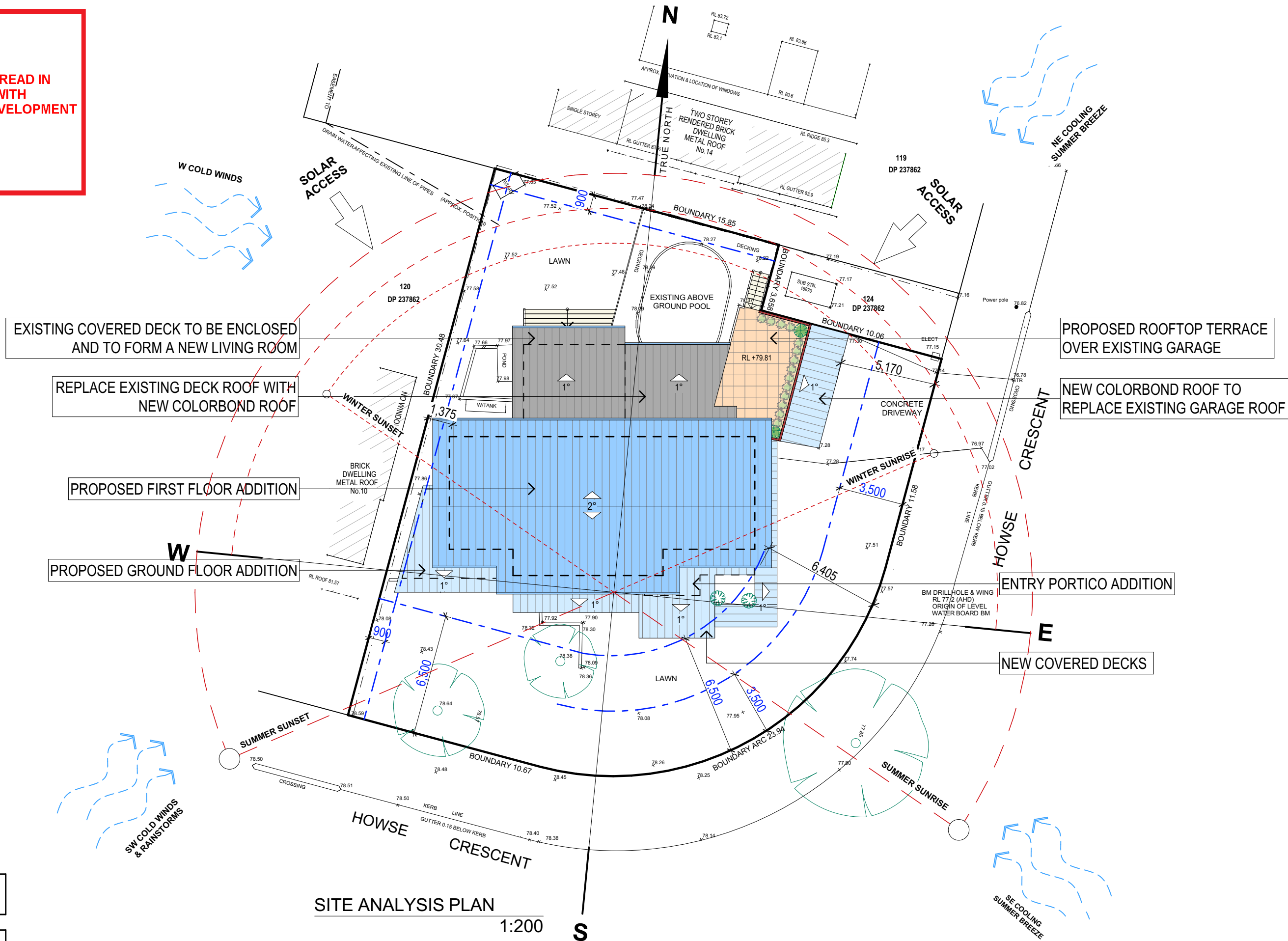




THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

DA2021/0322



LOT 121  
DP 237862

SITE AREA = 703 m<sup>2</sup>

TRUE NORTH:



NOTES (E & OE)

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*JJ Drafting*

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PO Box 687, Dee Why, NSW, 2099  
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Email. jjdraft@tpg.com.au  
www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:

PROJECT DETAILS:  
PROPOSED ALTERATIONS AND ADDITIONS  
12 HOWSE CRESCENT CROMER

DRAWING TITLE:  
SITE ANALYSIS PLAN

DATE:  
OCT/20

JOB No:  
844/20

DRAWN BY:  
HF

CHECKED BY:  
JJ

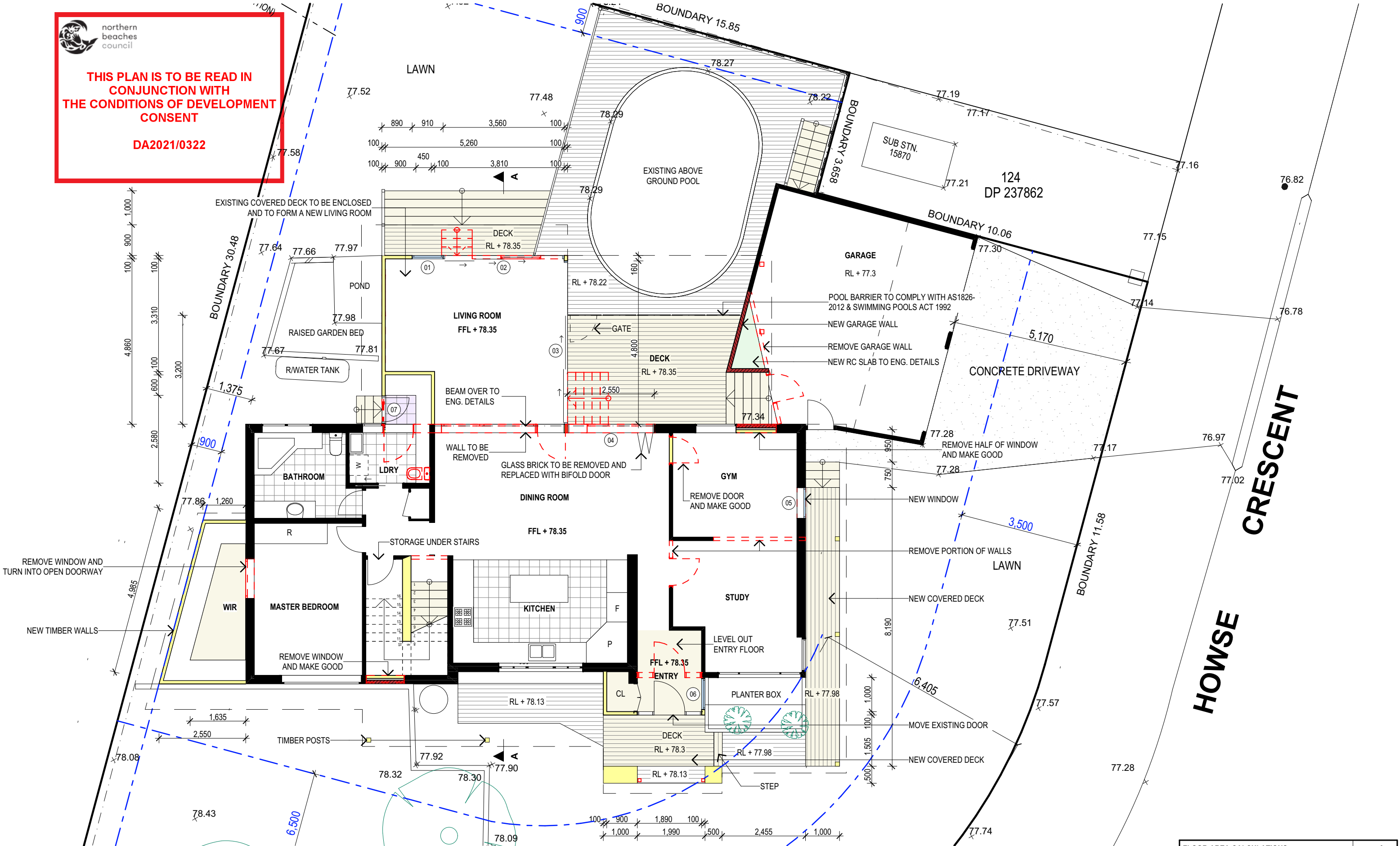
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1:200 @ A3

DRAWING No:  
DA.01



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CONSENT

DA2021/0322



PROPOSED GROUND FLOOR PLAN

1:100

FLOOR AREA CALCULATIONS	m <sup>2</sup>
GROSS GROUND FLOOR AREA - PROPOSED	151.31

TRUE NORTH:



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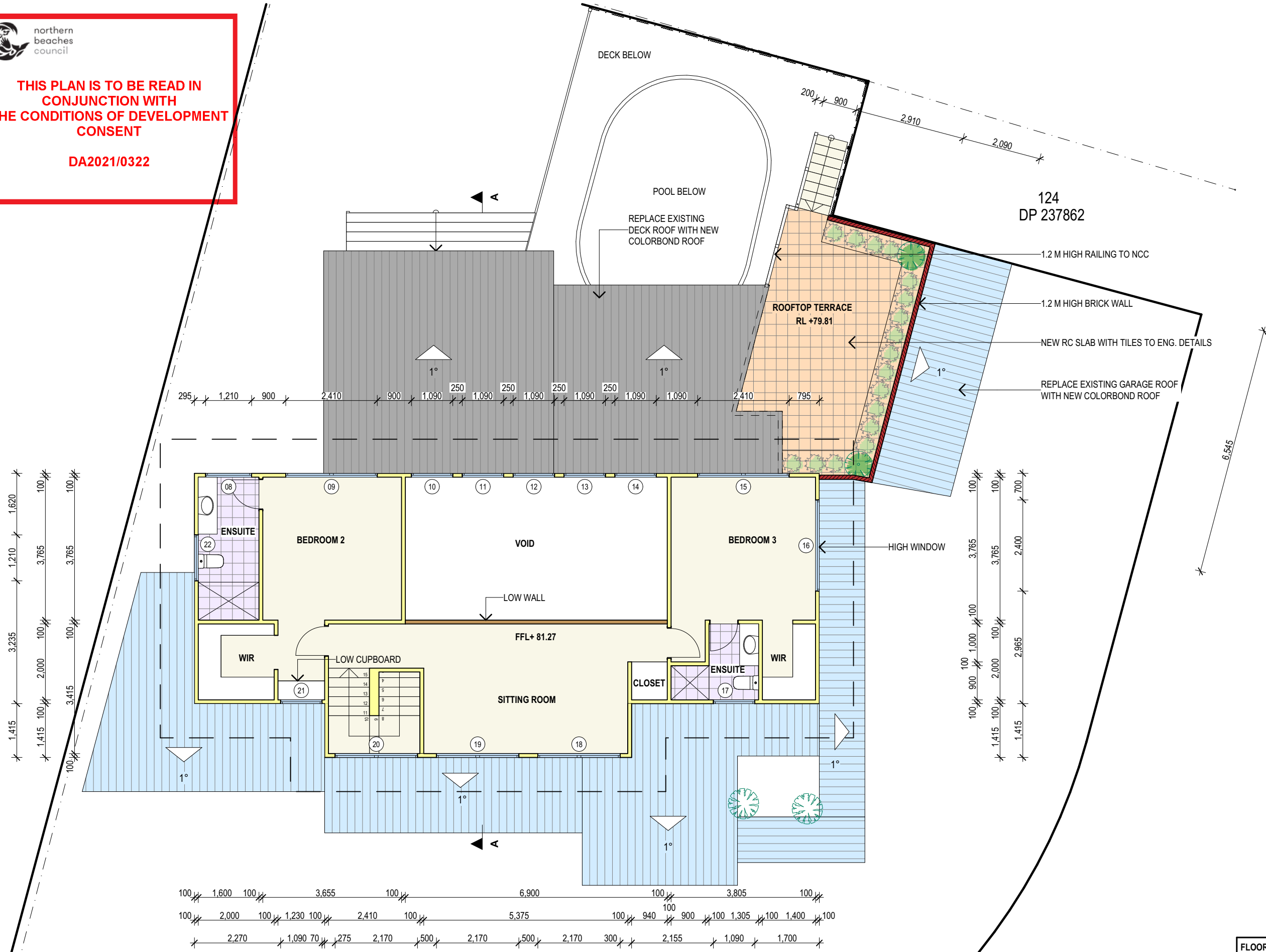
PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 12 HOWSE CRESCENT CROMER
DRAWING TITLE: PROPOSED GROUND FLOOR FLOOR PLAN

DATE: OCT/20	DRAWN BY: HF	SCALE: 1:100 @ A3
JOB No: 844/20	CHECKED BY: JJ	DRAWING No: DA.03



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THE CONDITIONS OF DEVELOPMENT  
CONSENT

DA2021/0322

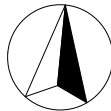


PROPOSED FIRST FLOOR PLAN

1:100

FLOOR AREA CALCULATIONS	m <sup>2</sup>
GROSS FIRST FLOOR AREA - PROPOSED	75.12

TRUE NORTH:



NOTES (E & OE)

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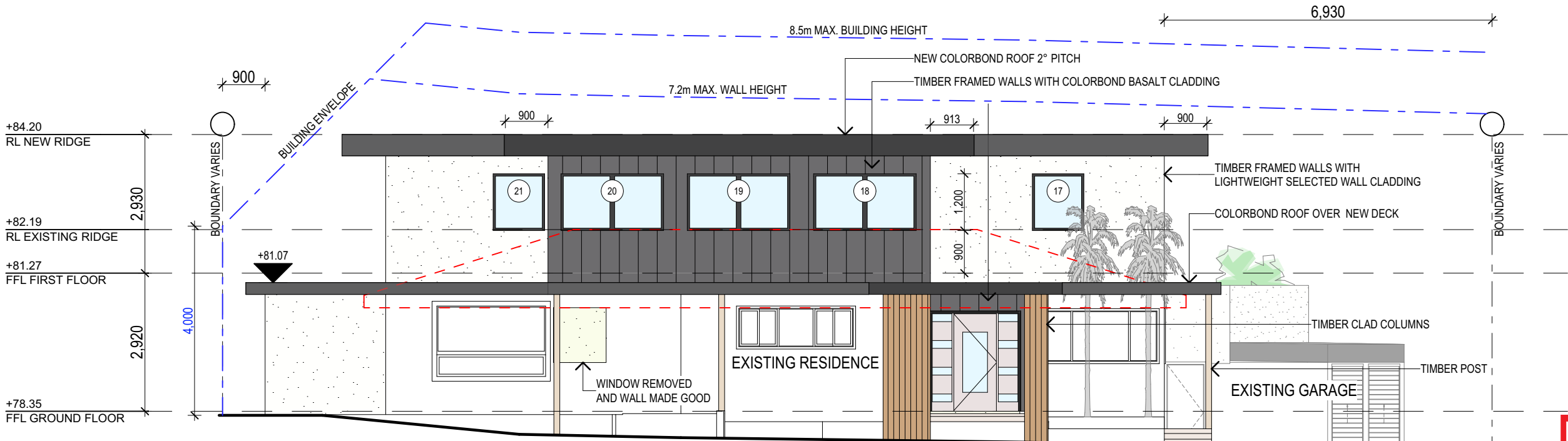
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REV:	DATE:	DESCRIPTION:

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 12 HOWSE CRESCENT CROMER
DRAWING TITLE: PROPOSED FIRST FLOOR PLAN

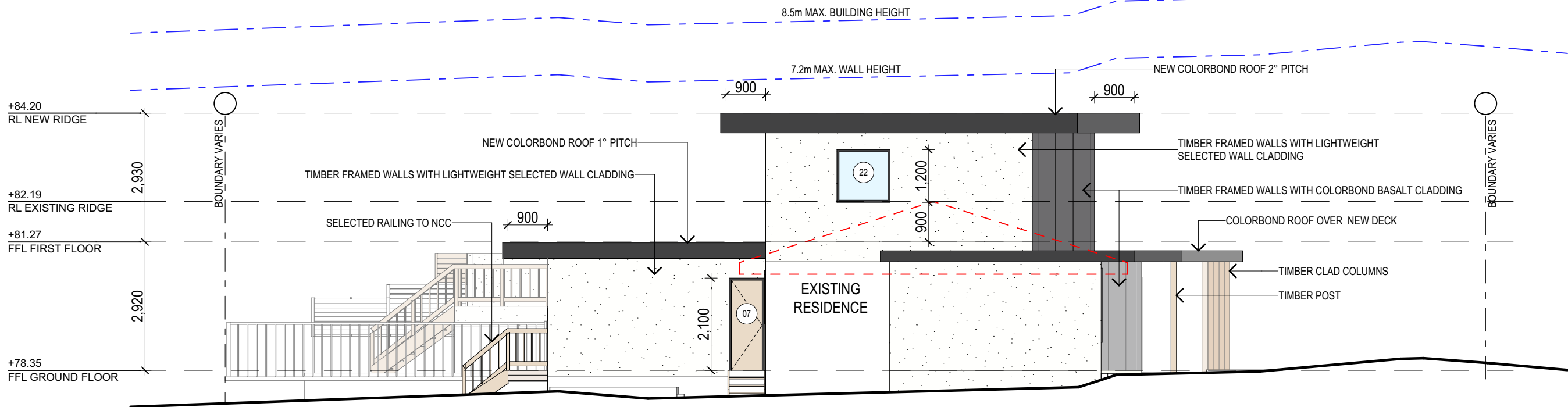
DATE: OCT/20	DRAWN BY: HF	SCALE: 1:100 @ A3
JOB No: 844/20	CHECKED BY: JJ	DRAWING No: DA.04



 northern  
beaches  
council

**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
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CONSENT**

**DA2021/0322**



WEST ELEVATION

1:100

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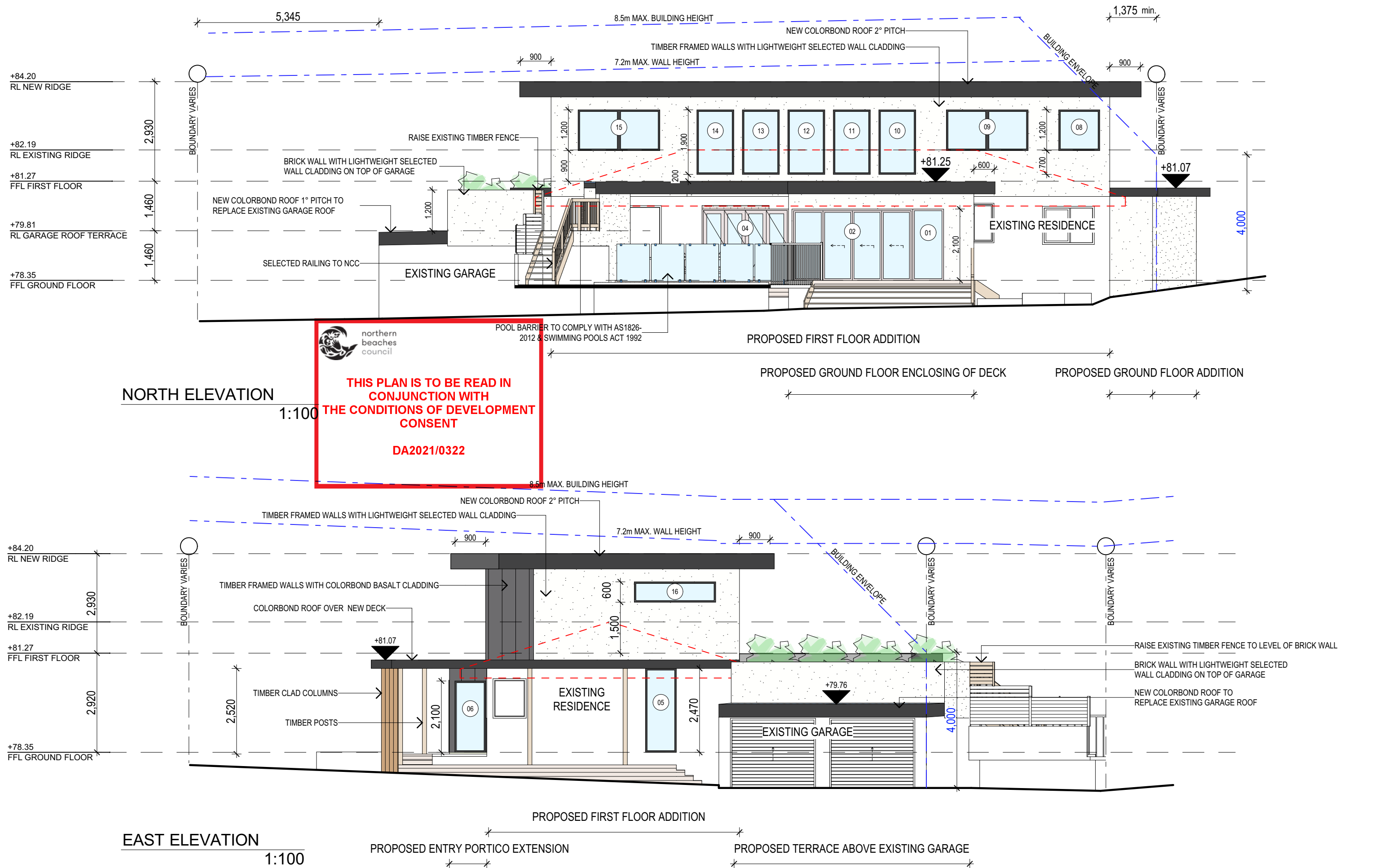
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REV:	DATE:	DESCRIPTION:

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 12 HOWSE CRESCENT CROMER
DRAWING TITLE: ELEVATION SHEET 1

DATE: OCT/20	DRAWN BY: HF	SCALE: 1:100 @ A3
JOB No: 844/20	CHECKED BY: JJ	DRAWING No: DA.05





<b>NOTES (E &amp; OE)</b> <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 National Construction Code, relevant Australian Standards &amp; 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>	

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REV:	DATE:	DESCRIPTION:

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 12 HOWSE CRESCENT CROMER
DRAWING TITLE: ELEVATIONS SHEET 2

DATE: OCT/20	DRAWN BY: HF	SCALE: 1:100 @ A3
JOB No: 844/20	CHECKED BY: JJ	DRAWING No: DA.06

BASIX REQUIREMENTS

BASIX INCLUSIONS FOR 12 HOWSE CRESCENT, CROMER

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: other/undecided	R1.50 (down) (including construction)
Suspended floor with open subfloor: other/undecided	R1.30 (down) (including construction)
Floor above existing dwelling or building	Nil
External wall: Framed (Weatherboard, fibro, Metal clad)	R1.30 (or R1.70 including construction)
External wall: other/undecided	R1.70 (including construction)
Flat ceiling, flat roof, framed	Ceiling: R2.08 (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)  
D3, D4, W5, W8, W9, W15, W16, W17, W18, W19, W20, W21, W22

Standard aluminium, single pyrolytic low-e, (or U-value: 5.7, SHGC: 0.47)  
W1, D2, W6, W10, W11, W12, W13, W14



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

DA2021/0322

+84.20

RL NEW RIDGE

+82.19

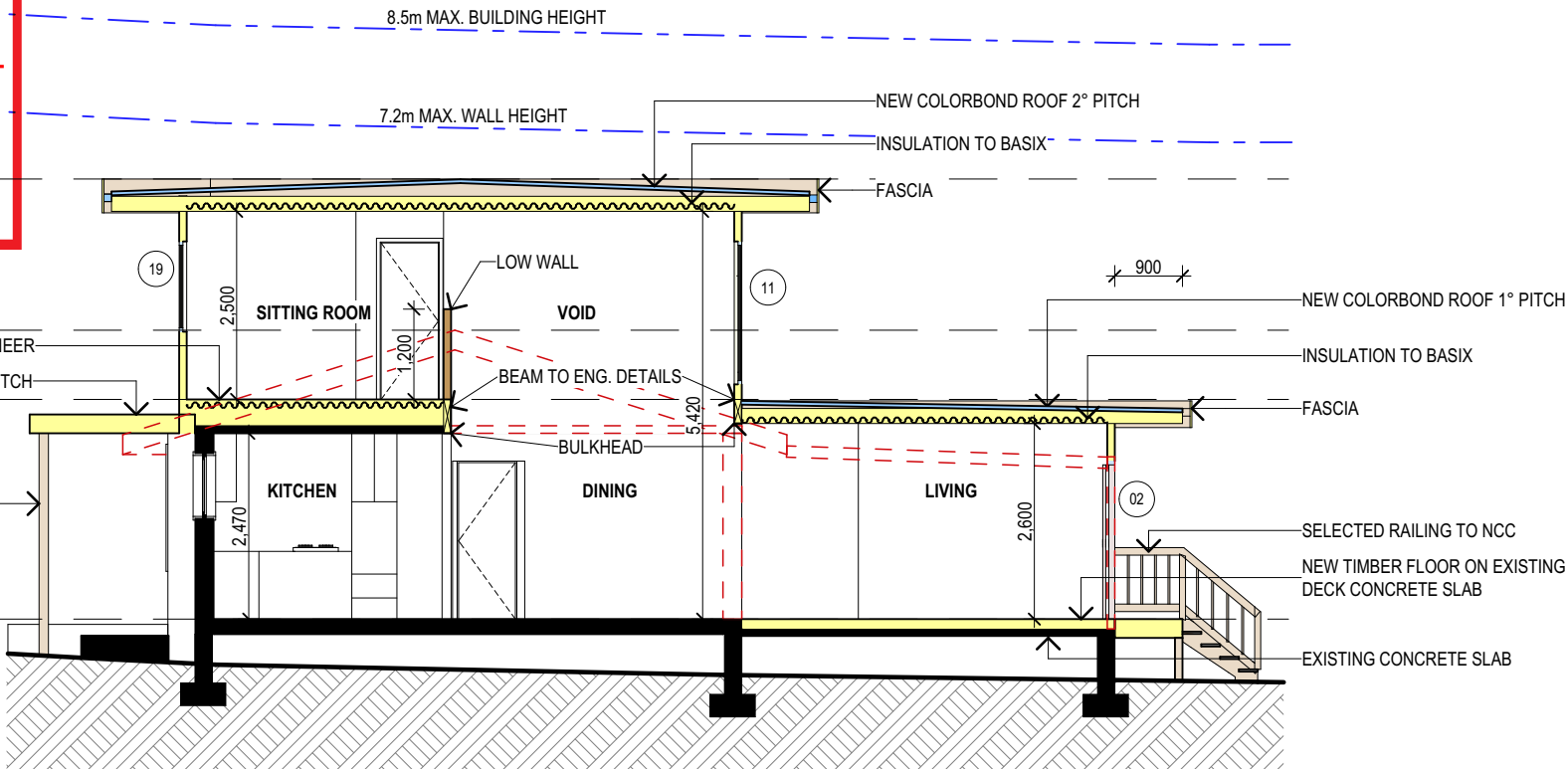
RL EXISTING RIDGE

+81.27

FFL FIRST FLOOR

+78.35

FFL GROUND FLOOR



SECTION A-A

1:100

SPECIFICATION NOTES

INTERNAL LINING

- PROVIDE PLASTERBOARD LINING.
- INSTALL TO MANUFACTURERS SPECIFICATIONS & AS 2589

EXTERNAL WALLS:

- LIGHTWEIGHT TIMBER CLADDING OR SIMILAR.

FLOOR:

- FIRST FLOOR TO BE TIMBER FRAMED

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 LIGHTEIGHT STEEL FRAMING SECTIONS OR AS PER THE NASH ALTERNATIVES TO AS 3623.

ANT CAPS:

- SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.

PROFILED STEEL ROOF:

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

ROOFING:

- COLORBOND ROOF CLADDING

CONCRETE:

- SHALL BE IN ACCORDANCE WITH NCC VOL.1 PART B1.4 OR VOL.2 PART 3.2.3.
- 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 3.2.3, 3.2.4 AND 3.2.5
- ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303 AND AS1304.

BRICK AND BLOCKWORK:

- CONSTRUCTION OF MASONRY BUILDINGS SHALL BE AS PER AS3700 OR AS4773.

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 3.1.3 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.

CONCRETE BLOCKS OR BRICKS:

- TO COMPLY WITH TO AS4455 MANSORY BUILDING BLOCKS/PAVER.

LIGHTING:

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

DOOR & 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.

STAIRS, HANDRAILS AND BALUSTRADES:

- NCC VOL.2 PARTS 3.9.1 AND 3.9.2
- 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 STAIR CASES 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.
- NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE
- COLORBOND GUTTERS AND DOWNPIPES
- MINIMUM SLOPE OF EAVES AND GUTTERS 1:200

GLAZING:

- NCC VOL.1 PARTS B 1.4, D 3.12, F1.13 OR NCC VOL.2 PART 3.6

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.

SEDIMENT CONTROL:

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

NOTE:

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REV:	DATE:	DESCRIPTION:

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 12 HOWSE CRESCENT CROMER	DRAWING TITLE: SECTION / BASIX
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DATE: OCT/20	DRAWN BY: HF	SCALE: 1:100 @ A3
JOB No: 844/20	CHECKED BY: JJ	DRAWING No: DA.07