

LITTLE STREET

PROPOSED GROUND FLOOR PLAN

TRUE NORTH:

NOTES

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JJ Drafting

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REV:	DATE:	DESCRIPTION:

PROJECT DETAILS:

SECTION 4.55

2 SELBY AVENUE, DEE WHY

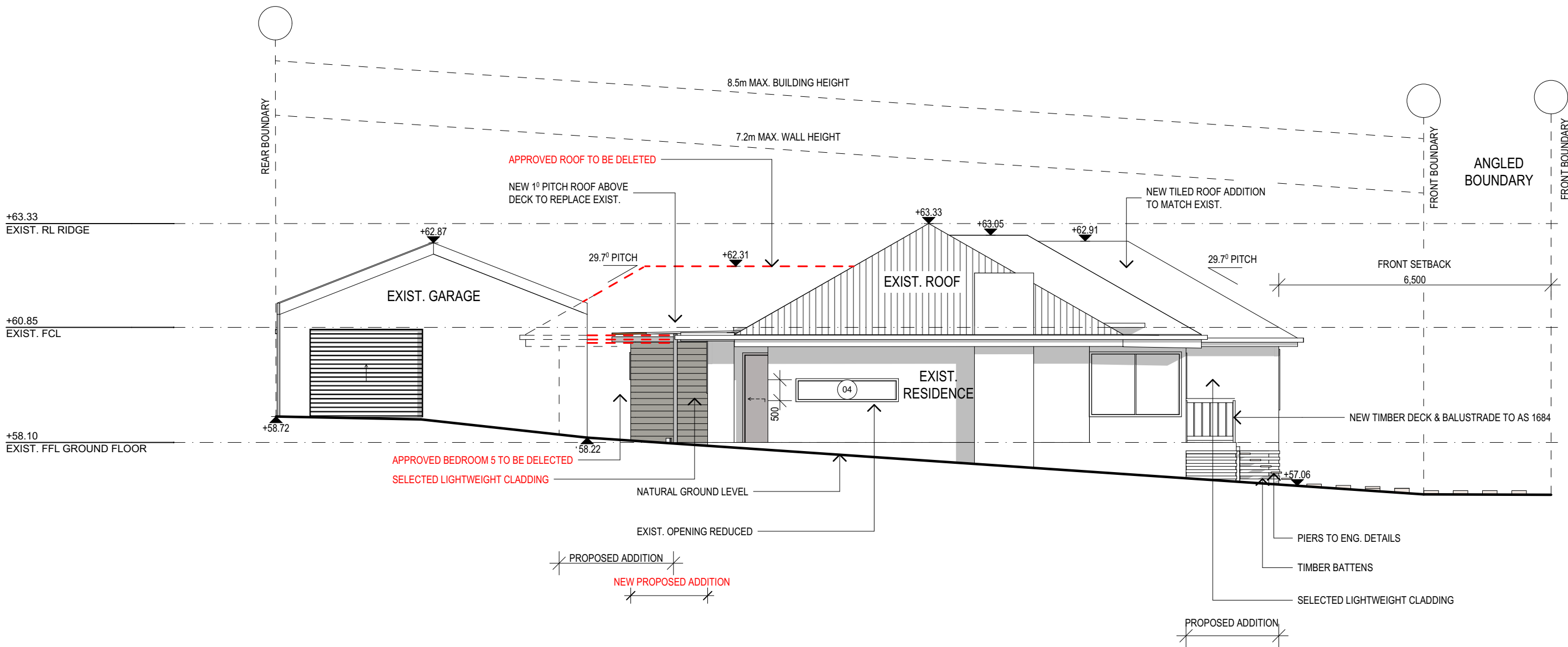
DRAWING TITLE:

FLOOR PLAN

DATE:	MAY/20	DRAWN BY:	DB	SCALE:	1:100 @ A3
JOB No:	774/20	CHECKED BY:	JJ	DRAWING No:	DA.02

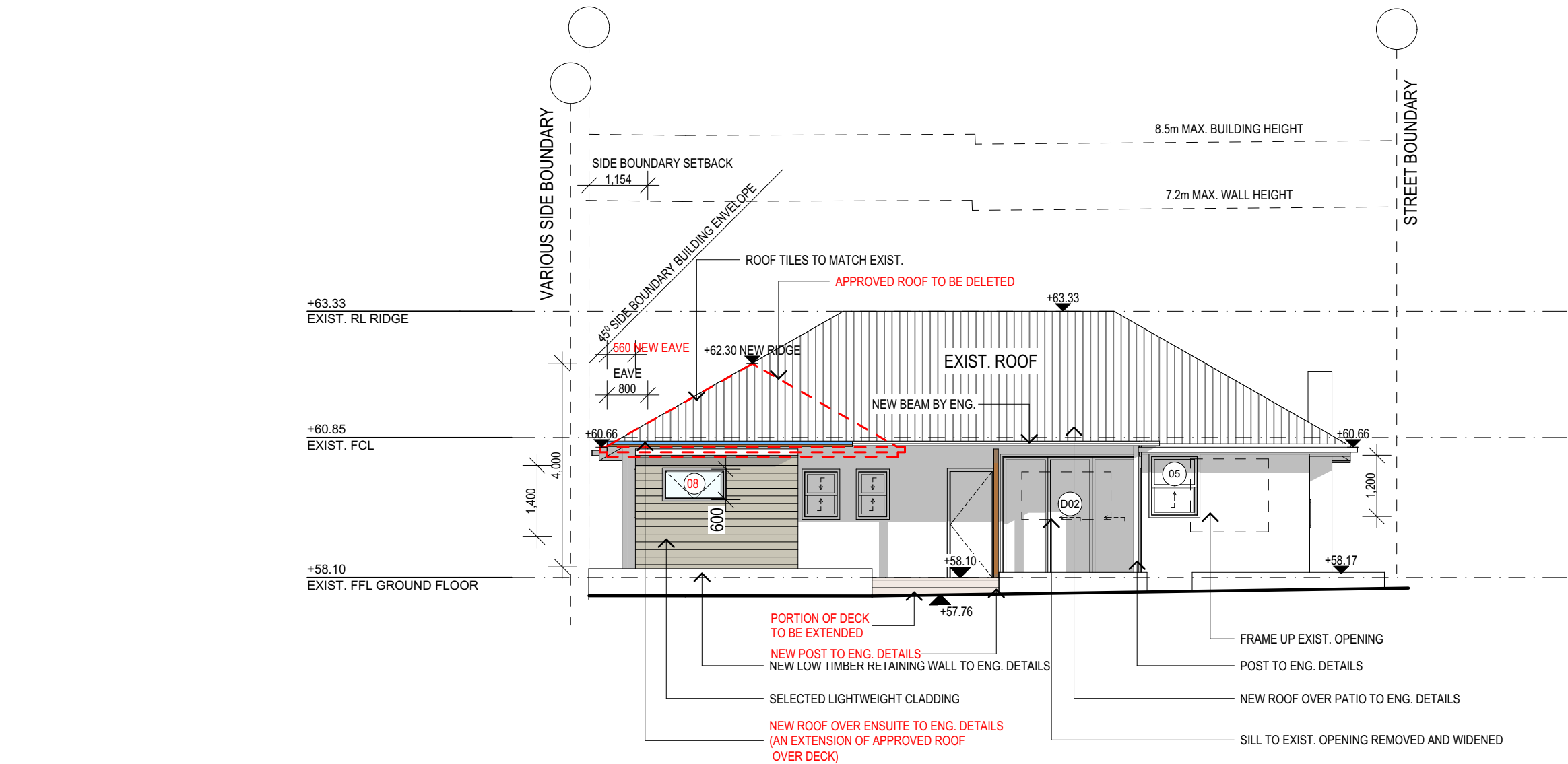


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					MAY/20		DB	1:100 @ A3	
					<div>DRAWING TITLE:</div> <div>ELEVATIONS</div>	<div>JOB No:</div> <div>774/20</div>	<div>CHECKED BY:</div> <div>JJ</div>	<div>DRAWING No:</div> <div>DA.03</div>	




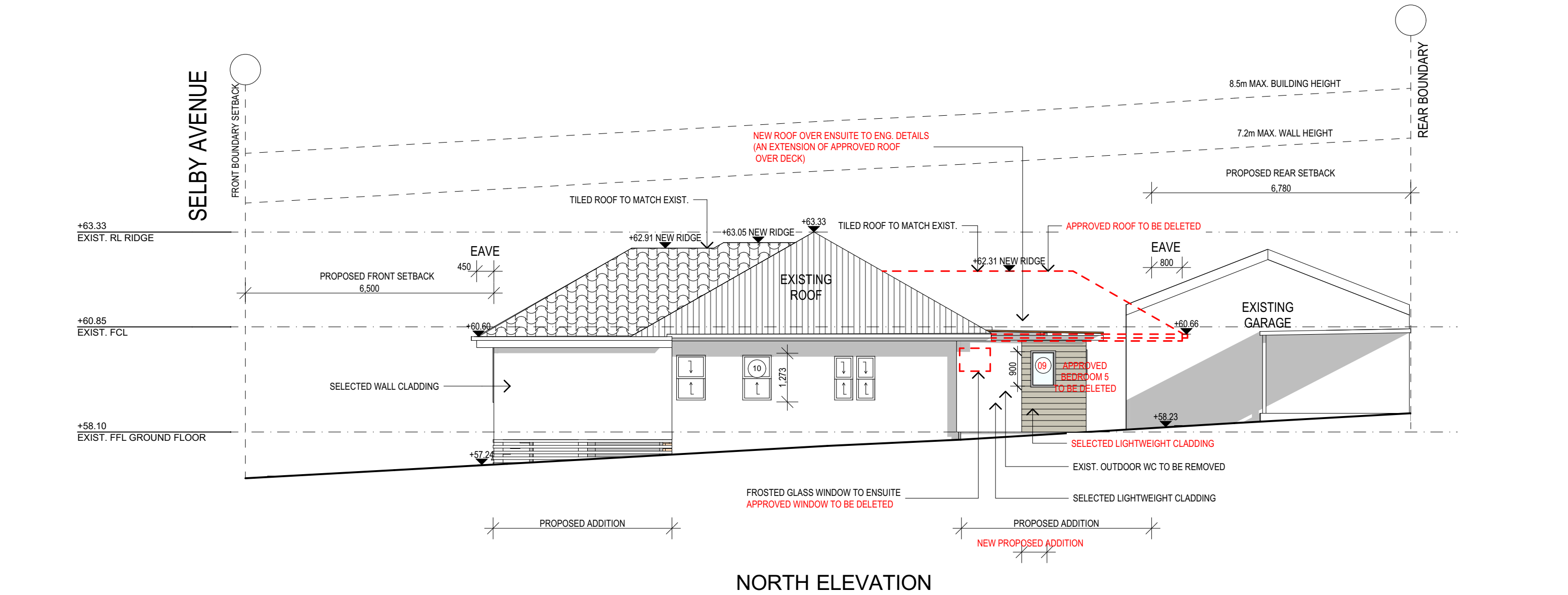
SOUTH ELEVATION


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							MAY/20	DB	1:100 @ A3
						DRAWING TITLE: ELEVATIONS	JOB No: 774/20	CHECKED BY: JJ	DRAWING No: DA.04

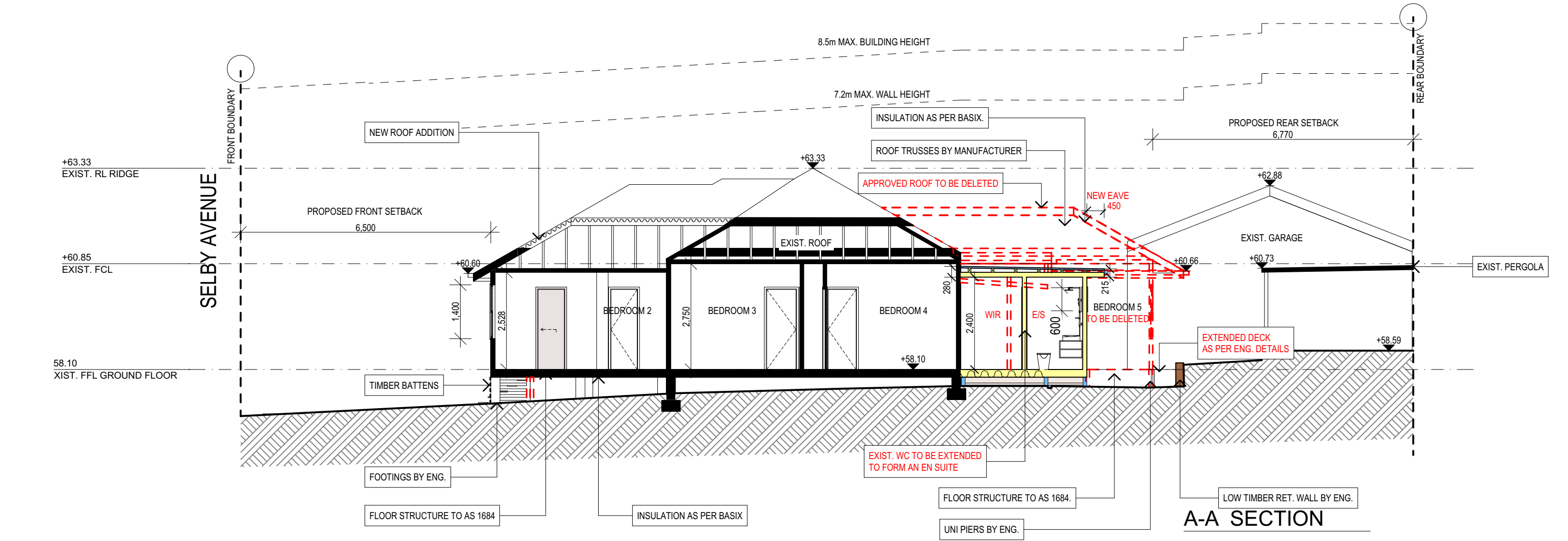


WEST ELEVATION

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							<div>MAY/20</div>	<div>DB</div>	<div>1:100 @ A3</div>



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			<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>	<div>DRAWING TITLE:</div> <div>ELEVATIONS</div>	<div>JOB No:</div> <div>774/20</div>	<div>CHECKED BY:</div> <div>JJ</div>	<div>DRAWING No:</div> <div>DA.06</div>



BASIX REQUIREMENTS

BASIX INCLUSIONS FOR 2 SELBY AVENUE, DEE WHY

LIGHTING 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.									
WATER <table><tr><td>SHOWER RATING</td><td>MIN. 3 STARS</td></tr><tr><td>TAP RATING</td><td>MIN. 3 STARS</td></tr><tr><td>WC RATING</td><td>MIN. 3 STARS</td></tr></table>		SHOWER RATING	MIN. 3 STARS	TAP RATING	MIN. 3 STARS	WC RATING	MIN. 3 STARS		
SHOWER RATING	MIN. 3 STARS								
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INSULATION <table><tr><td>CONSTRUCTION</td><td>ADDITIONAL INSULATION REQUIRED (R-VALUE)</td></tr><tr><td>Suspended floor with open subfloor: Framed (R0.70)</td><td>R0.8 (down) (or R1.50 including construction)</td></tr><tr><td>External wall: Framed (Weatherboard, fibro, Metal clad)</td><td>R1.30 (or R1.70 including construction)</td></tr><tr><td>Flat ceiling, pitched roof</td><td>Ceiling: R3.00 (up), Roof: foil/sarking. Medium solar absorptanced 0.475 - 0.70)</td></tr></table>		CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)	Suspended floor with open subfloor: Framed (R0.70)	R0.8 (down) (or R1.50 including construction)	External wall: Framed (Weatherboard, fibro, Metal clad)	R1.30 (or R1.70 including construction)	Flat ceiling, pitched roof	Ceiling: R3.00 (up), Roof: foil/sarking. Medium solar absorptanced 0.475 - 0.70)
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Flat ceiling, pitched roof	Ceiling: R3.00 (up), Roof: foil/sarking. Medium solar absorptanced 0.475 - 0.70)								
GLAZING - DOORS & WINDOWS Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) W4, W5, W6, W7, W8, W9, D01, D02 Standard aluminium, single pyrolytic low-e, (or U-value: 5.7, SHGC: 0.47) W1, W2, W3									

- INTERNAL LINING**
- PROVIDE PLASTERBOARD LINING.
- EXTERNAL WALLS:**
- TIMBER FRAME WALLS WITH SELECTED CLADDING.
- TIMBER FLOOR FRAMING FINISHED WITH T&G HARDWOOD FLOORING
- WET AREAS:**
- ALL WATERPROOFING TO AS 3740
- PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWERS WALLS TO MANUFACTURES INSTRUCTIONS
- ROOFING:**
- TILED ROOF TO MATCH EXIST.
- GUTTERS AND DOWPIPES:**
- COLORBOND GUTTERS AND DOWNPIPES
- MINIMUM SLOPE OF EAVES AND GUTTERS 1:200
- 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.
- CONCRETE BLOCKS OR BRICKS:**
- TO COMPLY WITH TO AS4455 MANSORY BUILDING BLOCKS/PAVER.
- 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.
- CARPENTRY:**
- TIMBER TO COMPLY WITH AS1170.2 OR AS4055.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE.

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

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

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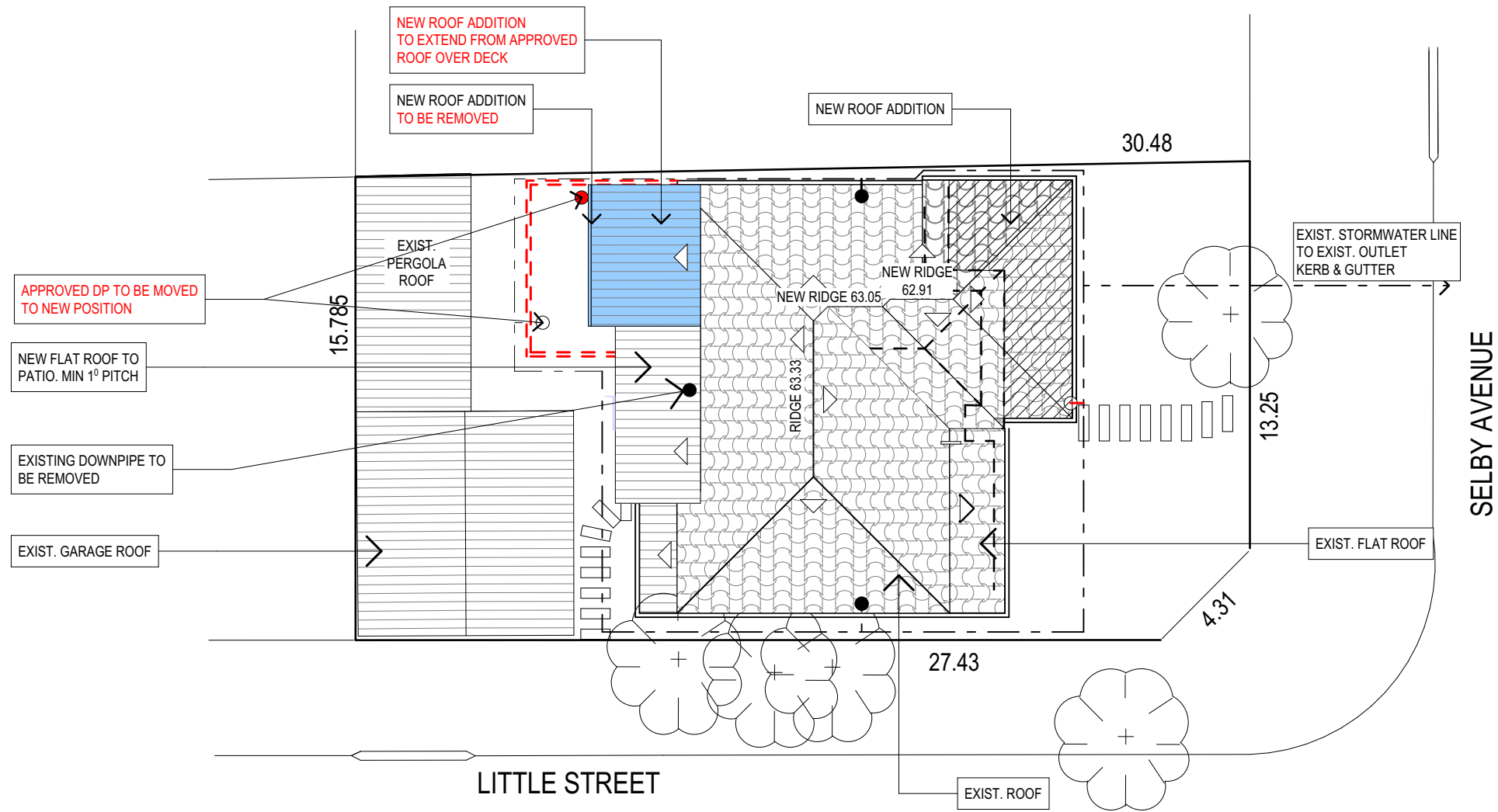
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ROOF AND STORMWATER CONCEPT PLAN

STORMWATER CONCEPT LEGEND

EXISTING DOWNPIPES ●

NEW DOWNPIPES ●

EXISTING STORWATER LINE - - - - -

NEW STORMWATER LINE - - - - -

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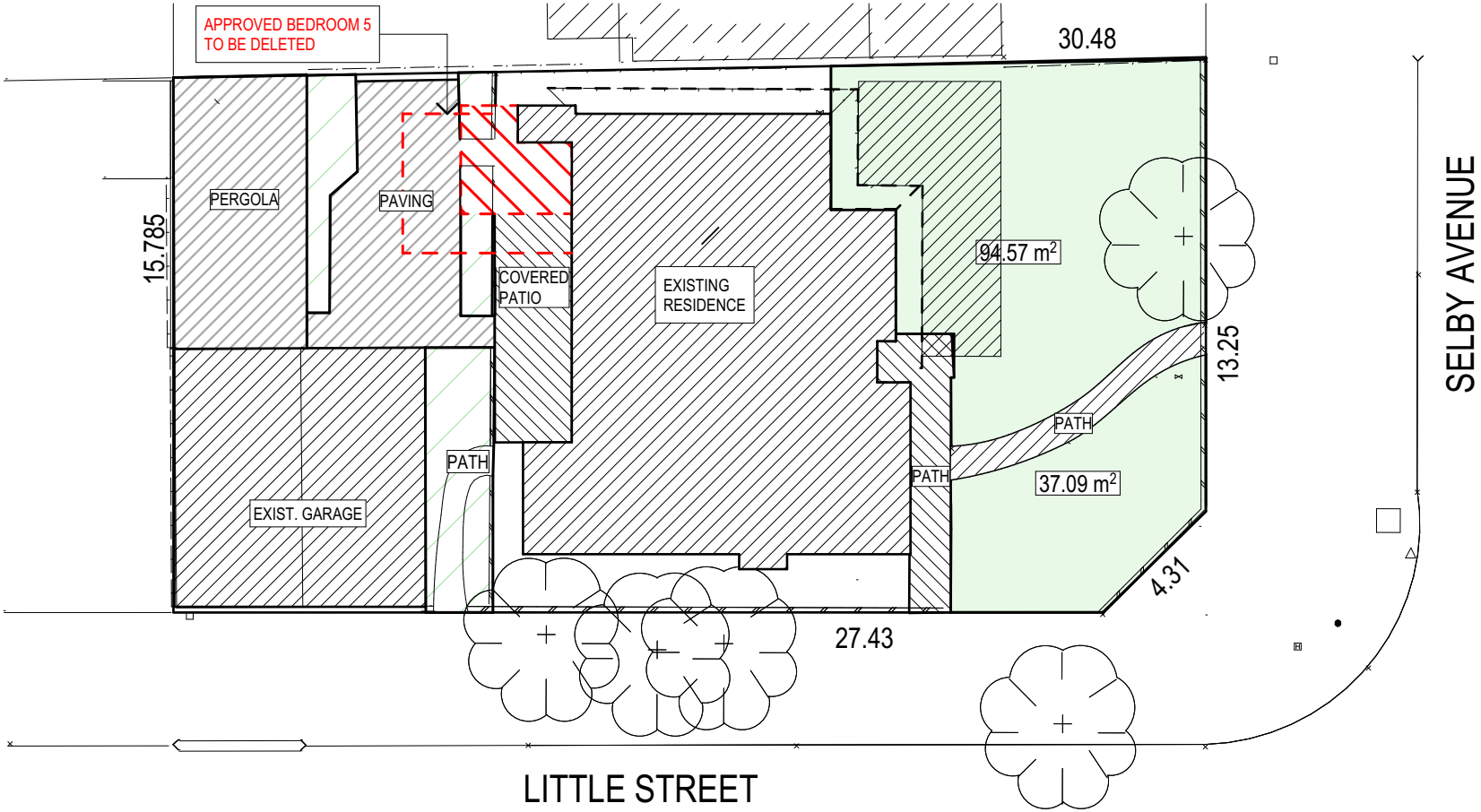
SECTION 4.55
2 SELBY AVENUE, DEE WHY

DRAWING TITLE:

ROOF PLAN & STORMWATER CONCEPT

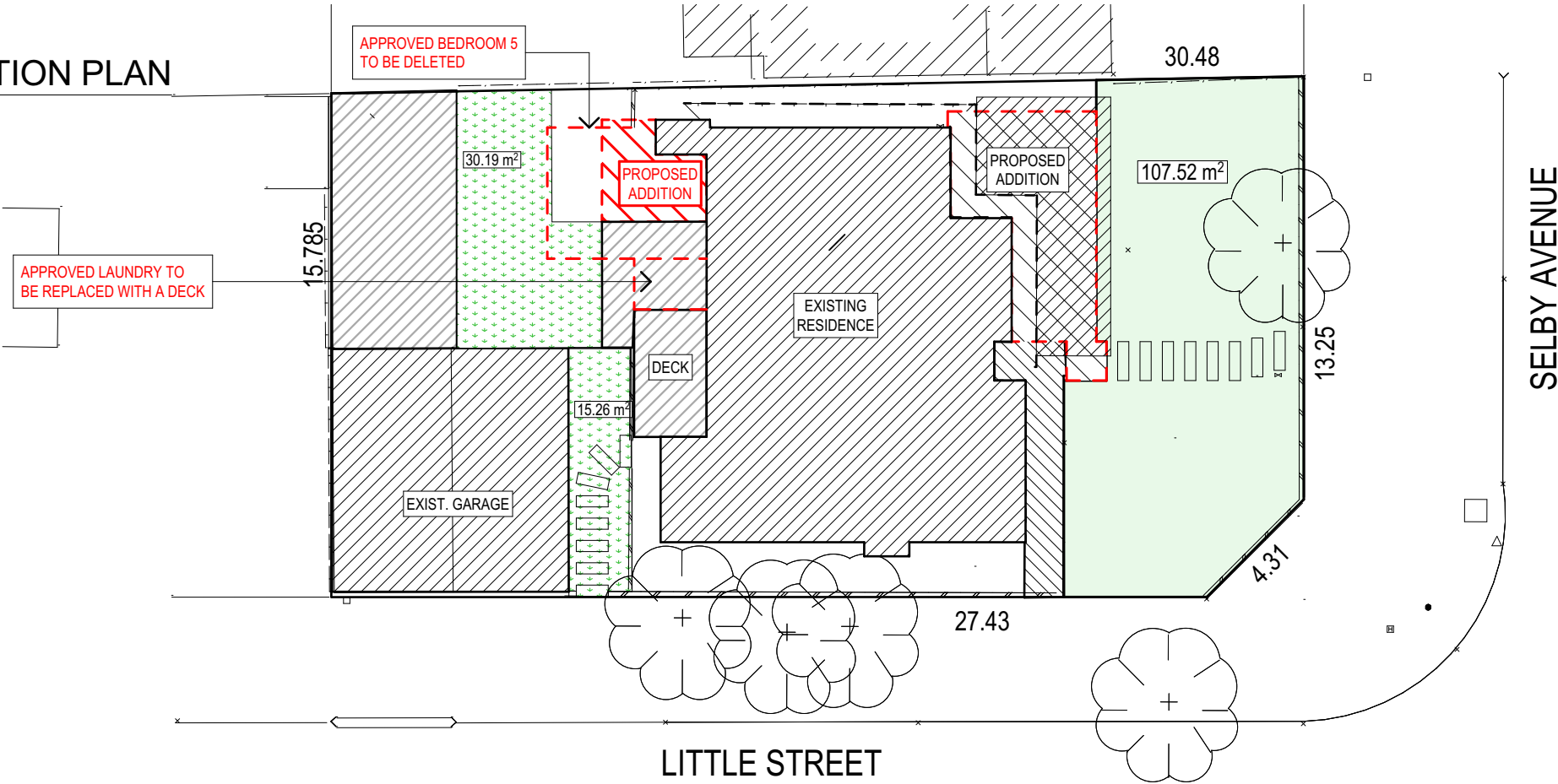
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JOB No: 774/20	CHECKED BY: JJ	DRAWING No: DA.08

EXISTING LANDSCAPED OPEN SPACE CALCULATION PLAN



PROPOSED LANDSCAPED OPEN SPACE CALCULATION PLAN

NO CHANGE TO THE APPROVED LANDSCAPING AREA



CALCULATIONS			
SITE AREA			484.4m ²
LANDSCAPE CONTROL		40%	193.76m ²
EXISTING LANDSCAPED AREA		27%	131.66m ²
PROPOSED LANDSCAPED AREA		31.57%	152.97m ²

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DRAWING TITLE: LANDSCAPED AREA CALCULATION PLAN

DATE: MAY/20	DRAWN BY: DB	SCALE: 1:200 @ A3
JOB No: 774/20	CHECKED BY: JJ	DRAWING No: DA.09

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.

TOPSOIL 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 IMPERVIOUS 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

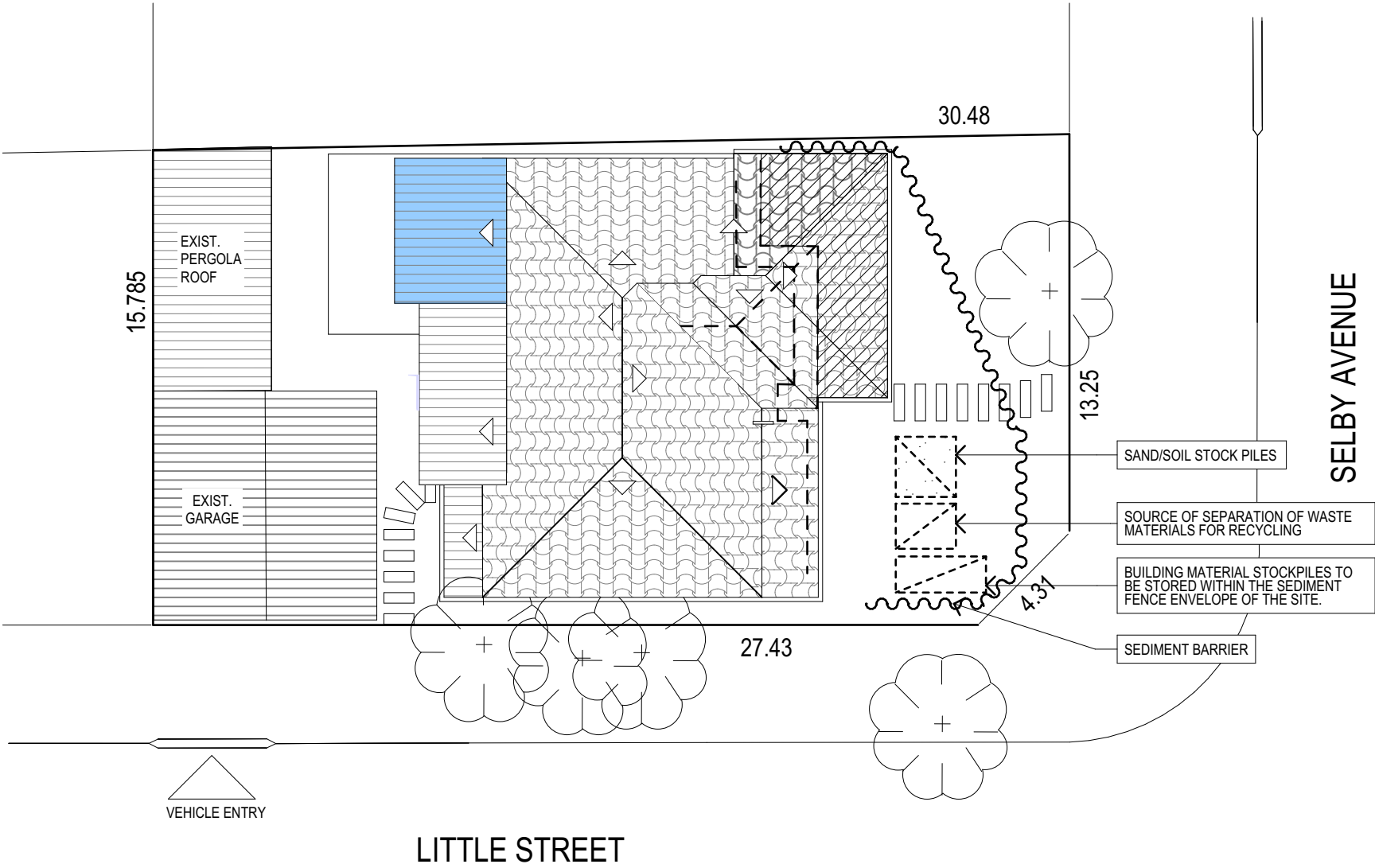
WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

DIVERSION CHANNELS

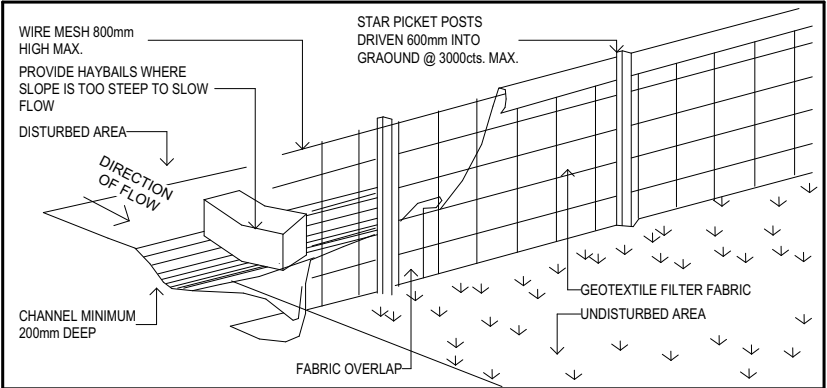
A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE. ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIEVED 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

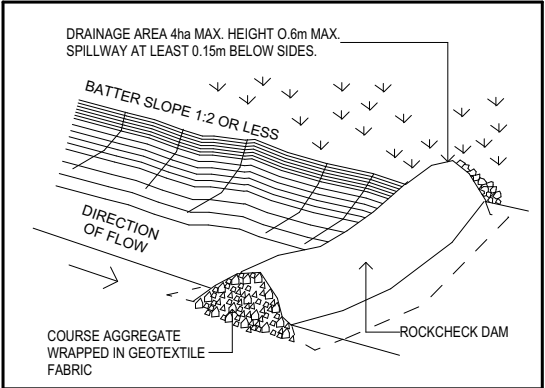
TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUNCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS. ACCESS POINTS AND PARKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE ASAP AFTER THEIR FORMATION. 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.



EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN

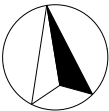


TYPICAL SEDIMENT FENCE - nts



TYPICAL DIVERSION CHANNEL - nts

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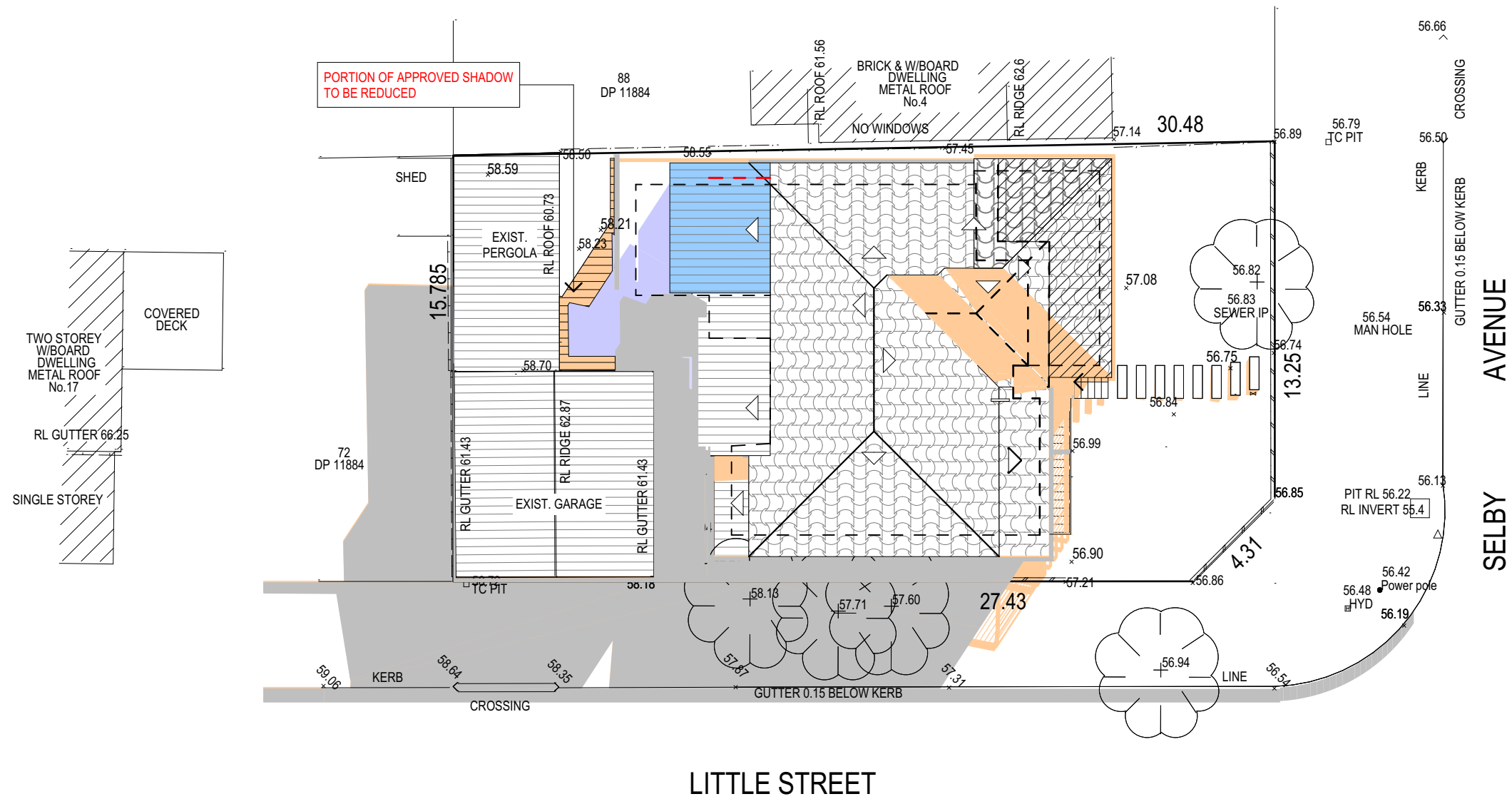
JJ Drafting

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PO Box 687, Dee Why, NSW, 2099
Mob. 0414 717 541
Email. jjdraft@tpg.com.au
www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:

PROJECT DETAILS: SECTION 4.55 2 SELBY AVENUE, DEE WHY
DRAWING TITLE: EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN

DATE: MAY/20	DRAWN BY: DB	SCALE: 1:200 @ A3
JOB No: 774/20	CHECKED BY: JJ	DRAWING No: DA.10



SHADOW DIAGRAM JUNE 21 9am

21 JUNE SHADOW DIAGRAM LEGEND	
EXISTING SHADOWS	<div></div>
APPROVED NEW SHADOWS	<div></div>
NEW SHADOWS	<div></div>

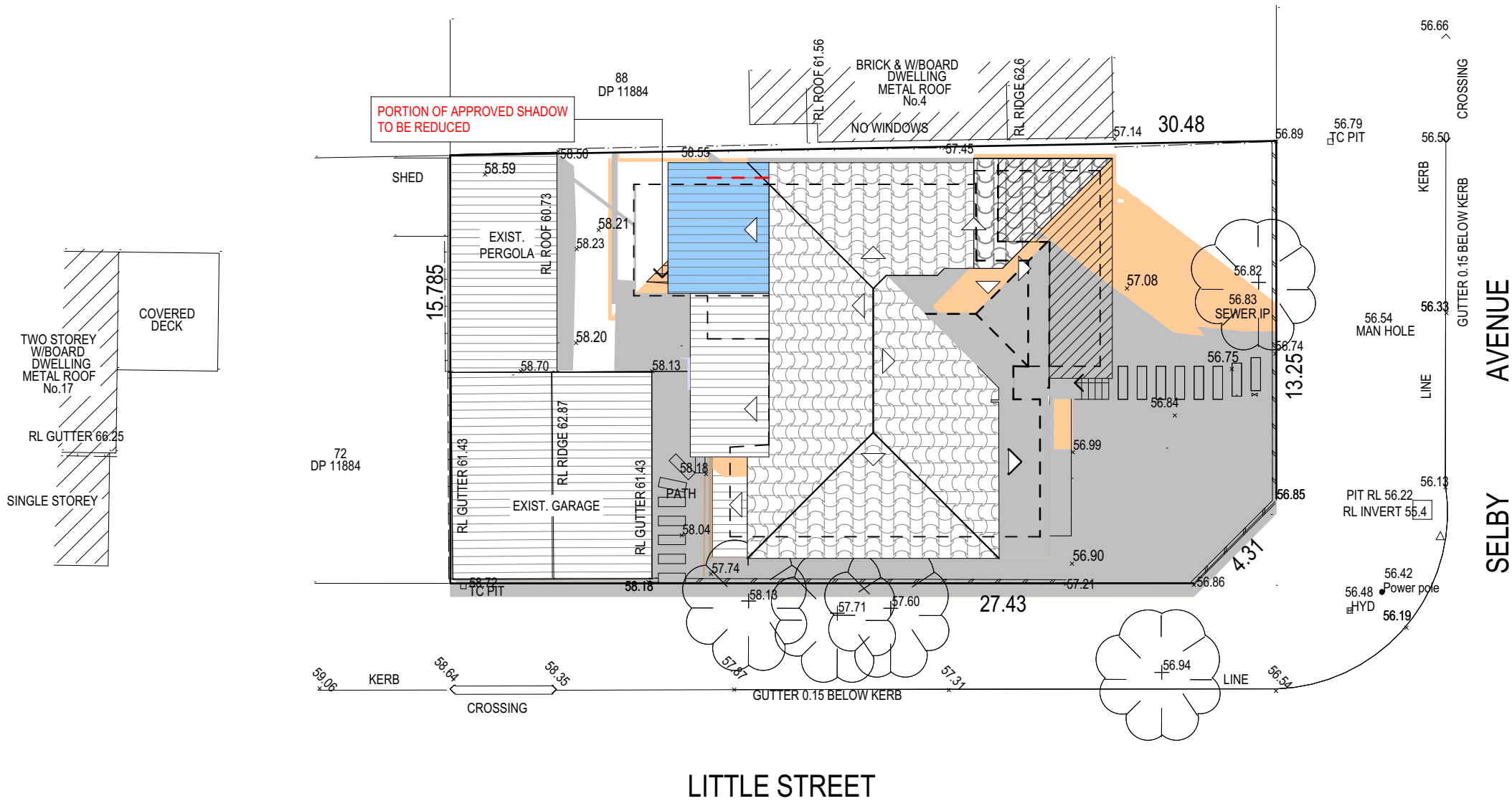
TRUE NORTH: 	NOTES <ul style="list-style-type: none">• All structures including stormwater & drainage to engineer's details.• Do not obtain dimensions by scaling drawings.• All dimensions are to be checked on site prior to starting work.• These drawings are to be read in conjunction with all other consultant's drawings and 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 by a practicing engineer.

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REV:	DATE:	DESCRIPTION:

PROJECT DETAILS: SECTION 4.55 2 SELBY AVENUE, DEE WHY
DRAWING TITLE: SHADOW DIAGRAM 0900

DATE: MAY/20	DRAWN BY: DB	SCALE: 1:200 @ A3
JOB No: 774/20	CHECKED BY: JJ	DRAWING No: DA.11



SHADOW DIAGRAM JUNE 21 3pm

21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS	<div></div>
APPROVED NEW SHADOWS	<div></div>
NEW SHADOWS	<div></div>

TRUE NORTH:



NOTES

- 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 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 by a practicing engineer.

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REV:	DATE:	DESCRIPTION:

PROJECT DETAILS: SECTION 4.55 2 SELBY AVENUE, DEE WHY
DRAWING TITLE: SHADOW DIAGRAM JUNE 1500

DATE: MAY/20	DRAWN BY: DB	SCALE: 1:200 @ A3
JOB No: 774/20	CHECKED BY: JJ	DRAWING No: DA.13

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PROJECT DETAILS:
PROPOSED ALTERATIONS & ADDITIONS
2 SELBY AVENUE, DEE WHY

DRAWING TITLE:
CERTIFICATION OF SHADOW DIAGRAMS

DATE:
FEBRUARY/20

JOB No:
774/20

DRAWN BY:
DB

CHECKED BY:
JJ

SCALE:

DRAWING No:
DA.14