

TRADE

DOORS & DOOR HARDWARE:
FLUSH DOORS AND JOINERY DOORS
INSTALLATION

WINDOWS & GLAZING:
MATERIALS, SELECTION AND INSTALLATION
CUT-TO-SIZE QUALITY
LAMINATED AND TOUGHENED GLASS PROCESS
METAL FINISHING - THERMOSET POWDER COATING FOR ARCHITECTURAL
APPLICATIONS OF ALUMINUM AND ALUMINUM ALLOY
SAFETY GLAZING MATERIALS IDENTIFY EACH PIECE OR PANEL

PAINTING:
GUIDE TO THE PAINTING OF BUILDINGS
GUIDE TO THE PROTECTION OF STRUCTURAL STEEL AGAINST
ATMOSPHERIC CORROSION BY THE USE OF PROTECTIVE COATINGS
METAL FINISHING - PREPARATION AND PRE-TREATMENT OF
SURFACES - ABRASIVE BLAST CLEANING OF STEEL

TILING:
AN INTRODUCTORY GUIDE TO THE SLIP RESISTANCE OF PEDESTRIAN
SURFACE MATERIALS
FLOOR COVERINGS - RESILIENT SHEET AND TILES - INSTALLATION PRACTICES
ADHESIVES - FOR FIXING CERAMIC TILES

LANDSCAPING:
SOILS FOR LANDSCAPING & GARDEN USE

PARKING:
PARKING FACILITIES PART 1 OFF-STREET CAR PARKING

CONSTRUCTION STANDARDS

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT BCA REQUIREMENTS & AUSTRALIAN
STANDARDS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

STANDARD	TRADE	STANDARD
AS 2688 & AS 31909.	SURVEYS: TECHNICAL DRAWING SAFETY: WORK HEALTH & SAFETY REGULATIONS 2011 & SAFE WORK AUSTRALIA HEALTH AND SAFETY AT WORK - PRINCIPLES AND PRACTICES	AS 1100.40-1984 AS 1470
AS 2047, AS 3915-2002 AS/NZS 4667, AS/NZS 4667.	DEMOLITION: THE DEMOLITION OF STRUCTURES EARTHWORKS & EXCAVATION: GEOTECHNICAL SITE INVESTIGATIONS EARTHWORKS COMPACTION TESTING	AS 2601 AS 1726. AS 1726. AS 1289.5.41 & AS 1289.5.4.2
AS/NZS 2311	STORM WATER & HYDRAULICS: WASTEWATER STORMWATER PLUMBING & DRAINAGE - WATER SERVICES	AS 1547 AS NZS 3500.3 AS/NZS 3500.1.
AS/NZS 2312	PLUMBING & DRAINAGE - SANITARY PLUMBING & DRAINAGE PLUMBING & DRAINAGE - HEATED WATER SERVICES COPPER PIPES & FITTINGS - INSTALLATION & COMMISSIONING	AS/NZS 3500.2. AS/NZS 3500.4 AS 4809.
AS 1627.4-2005	DEGREES OF ELECTRICAL PROTECTION ELECTRICAL INSTALLATIONS	AS 1939. AS/NZS 3000.
HB197:1999 AS 1884 AS 2358-1990	ELECTRICAL: ELECTRICAL WORK INTERIOR LIGHTING TERMITE MANAGEMENT: TERMITE MANAGEMENT	AS/NZS 3000. AS/NZS 1680. AS 3660
AS 4419	TIMBER FRAMING: TIMBER FRAMING CODE	AS1684
AS/NZS 2890.1:	CONCRETE & MASONRY: FORMWORK DESIGN & CONSTRUCTION STEEL REINFORCING MATERIALS CONCRETE MATERIALS & CONSTRUCTION CONCRETE STRUCTURES FOR RETAINING LIQUIDS MATERIALS & CONSTRUCTION	AS 3610. AS1302, AS1303 & AS1304. AS 1379. AS 3600. AS3735. AS 3700.
	STRUCTURAL STEEL: MATERIALS, CONSTRUCTION, FABRICATION & ERECTION	AS 4100.
	WATERPROOFING: PLIABLE BUILDING MEMBRANES & UNDERLAYS - MATERIALS/INSTALLATION	AS/NZS 4200.1, AS/NZS 4200.2
	ROOFING: DESIGN AND INSTALLATION PRE-PAINTED AND ORGANIC FILM/METAL LAMINATE PRODUCTS SAFETY MESH ROOF PLUMBING	AS 1562.1. AS 2728. AS/NZS 4389. AS/NZS 3500.3.2.

NOTES

- CONFIRM ALL DIMENSIONS ON SITE BEFORE ORDERING MATERIALS AND STARTING CONSTRUCTION.
- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA, NSW WORKCOVER AND ALL RELEVANT APPROVALS/REQUIREMENTS.
- ALL WORKS TO BE IN ACCORDANCE WITH BASIX CERTIFICATE A362890 AND ALL ASSOCIATED DOCUMENTATION.
- DEMOLISH EXISTING STRUCTURES AS SHOWN. WHERE REQUIRED, ALL DEMOLITION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 2601 AND NSW WORKCOVER REGULATIONS.
- IF REQUIRED, ANY ASBESTOS REMOVAL SHALL BE UNDER TAKEN BY APPROPRIATELY QUALIFIED AND LICENSED CONTRACTORS AND ALL MATERIALS TREATED AND DISPOSED OF IN ACCORDANCE WITH NSW WORKCOVER REQUIREMENTS.
- PROVIDE TERMITE TREATMENT TO WHOLE OF NEW CONSTRUCTION AREA IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AS 3660.
- WHERE REQUIRED, PROVIDE WATER SERVICES, STORMWATER DRAINAGE, HOT WATER SERVICES AND SANITARY SERVICES, METERS, VENTS, WASTES, Etc. AS REQUIRED IN ACCORDANCE WITH AS 3500 AND AS 1547 AND THE BUILDING CODE OF AUSTRALIA. ALL NEW WATER PIPES ARE TO BE ACCOUSTICALLY INSULATED.
- WHERE REQUIRED, PROVIDE ALL ELECTRICAL SERVICES, METERS, LIGHTING, EMERGENCY LIGHTING, SWITCHBOARDS, METERS, Etc. IN ACCORDANCE WITH AS 3000 AND AS 1680.
- WHERE REQUIRED, ALL WET AREAS ARE TO BE WATER PROOFED, AND THE INSTALLATION CERTIFIED, IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AS 4200.
- WHERE REQUIRED, PROVIDE ALL TIMBER FRAMING, TRUSSES, BEAMS, POSTS, Etc. AS REQUIRED, ALL IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AS 1684 TIMBER FRAMING CODE.
- WHERE REQUIRED, PROVIDE ALL STEEL FRAMING, TRUSSES, BEAMS, COLUMNS, Etc. AS REQUIRED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AS 4100.
- WHERE REQUIRED, PROVIDE ALL ROOFING AND ASSOCIATED GUTTERS, DOWNPIPES, FLASHINGS, INSULATION, Etc. IN ACCORDANCE WITH AS 2050, AS 2728, AS 4389, AND AS 3500 AND THE THE BUILDING CODE OF AUSTRALIA,.
- WHERE REQUIRED, PROVIDE SMOKE ALARMS IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AS 3786 AND AS 2293.
- WHERE REQUIRED, PROVIDE ALL DOORS AND DOOR HARDWARE AS REQUIRED IN ACCORDANCE WITH AS 2688, AS 1909, AS 3959.
- WHERE REQUIRED, PROVIDE ALL WINDOWS, FRAMES, GLAZING, Etc. IN ACCORDANCE WITH AS 1288, AS 3715, AS 4667, AS 3959 AND THE REQUIREMENTS OF THE BASIX REPORT/S.
- WHERE REQUIRED, ALL PREPARATION FOR PAINTING AND PAINTING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 1627, AS 2311, AS 2312.
- WHERE REQUIRED, PROVIDE ALL WALL AND FLOOR TILING IN ACCORDANCE WITH AS 1884 & AS 2358

Sheet List

Sheet Name	Sheet Number
A3 SKETCH SHEET	A
SITE & ROOF PLAN	DA 01
GROUND FLOOR PLAN proposed	DA 02
FIRST FLOOR PLAN (proposed)	DA 03
ELEVATIONS	DA 10
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SECTIONS	DA 20
SITE ANALYSIS	DA 100
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GROUND FLOOR EXISTING	DA 204
LANDSCAPE AREA	DA 205



AVALON BUILDING DESIGN
SUITE 101 60 OLD BARRENJOEY RD AVALON 2107
e : avalonbuildingdesign@gmail.com



ACCREDITATION NO. 6385

No.	Description	Date

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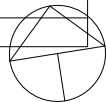
ALTERATIONS & ADDITIONS
23 CHISHLOM AVE AVALON

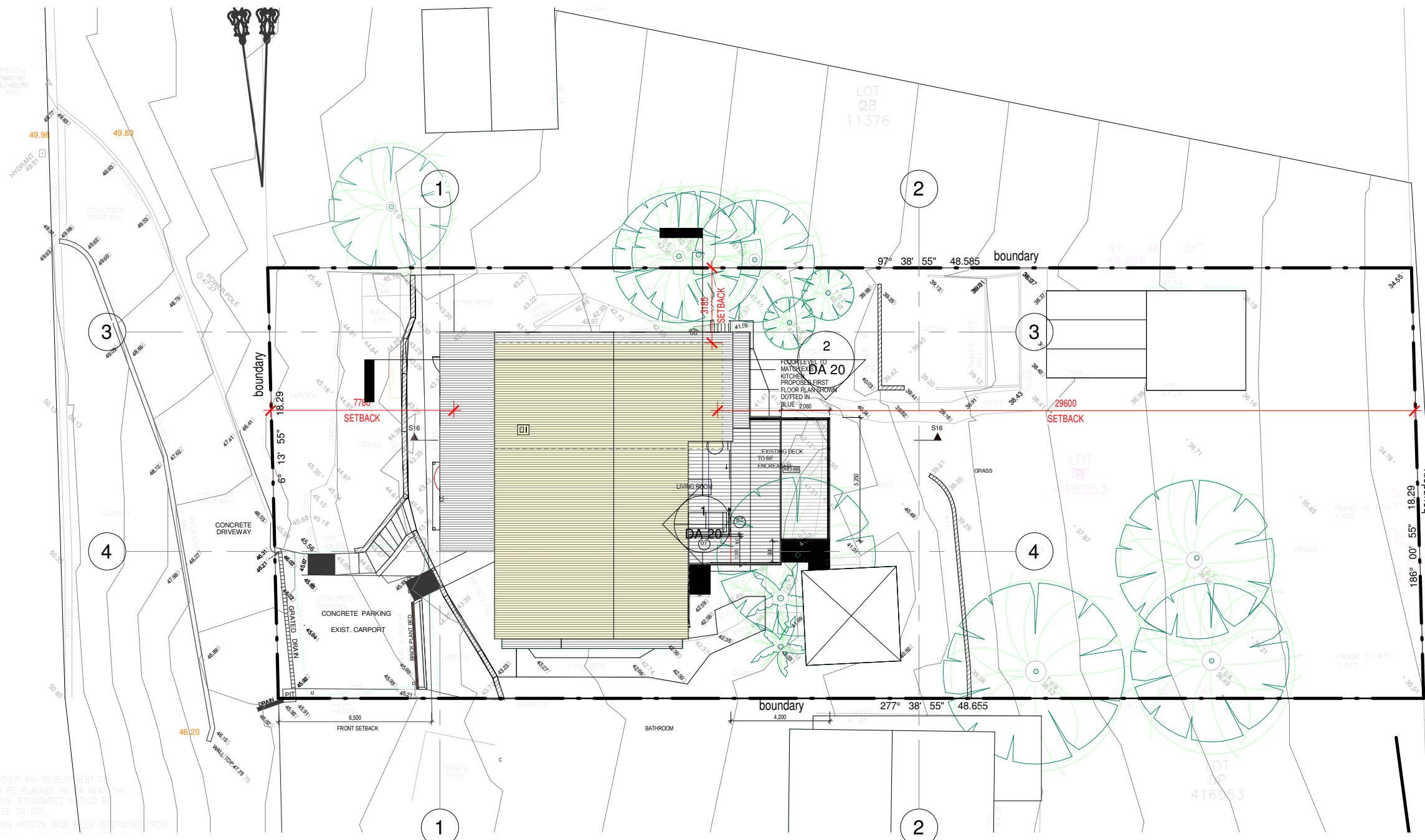
COVERPAGE

Project number	421
Date	Issue Date
Drawn by	XX
Checked by	Checker

1 DA 00

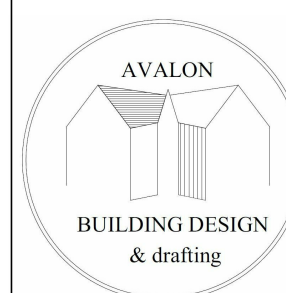
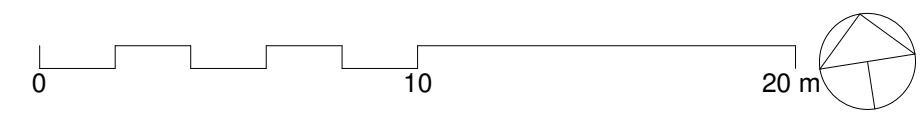
Scale





SITE ANALYSIS		
LOT 2B 11376	SITE AREA	889 m ²
LOT 2B 11376	ZONE	E4
	(EX) FLOOR AREA	?
	(PRO) FLOOR AREA	?
	(EX) FLOOR SPACE RATIO	?
	(PRO) FLOOR SPACE RATIO	?
	(EX) LANDSCAPE	?
	(PRO) LANDSCAPE	?
	SETBACKS	
	- (EX) FRONT	?
	- (PRO) FRONT	?
	- (EX) SIDE	?
	- (PRO) SIDE	?
	- (EX) REAR	?
	- (PRO) REAR	?
	- MAX HEIGHT	8.5 m

NOTES:
1. CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
2. SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM

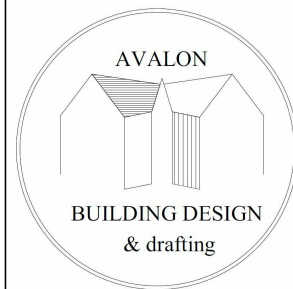
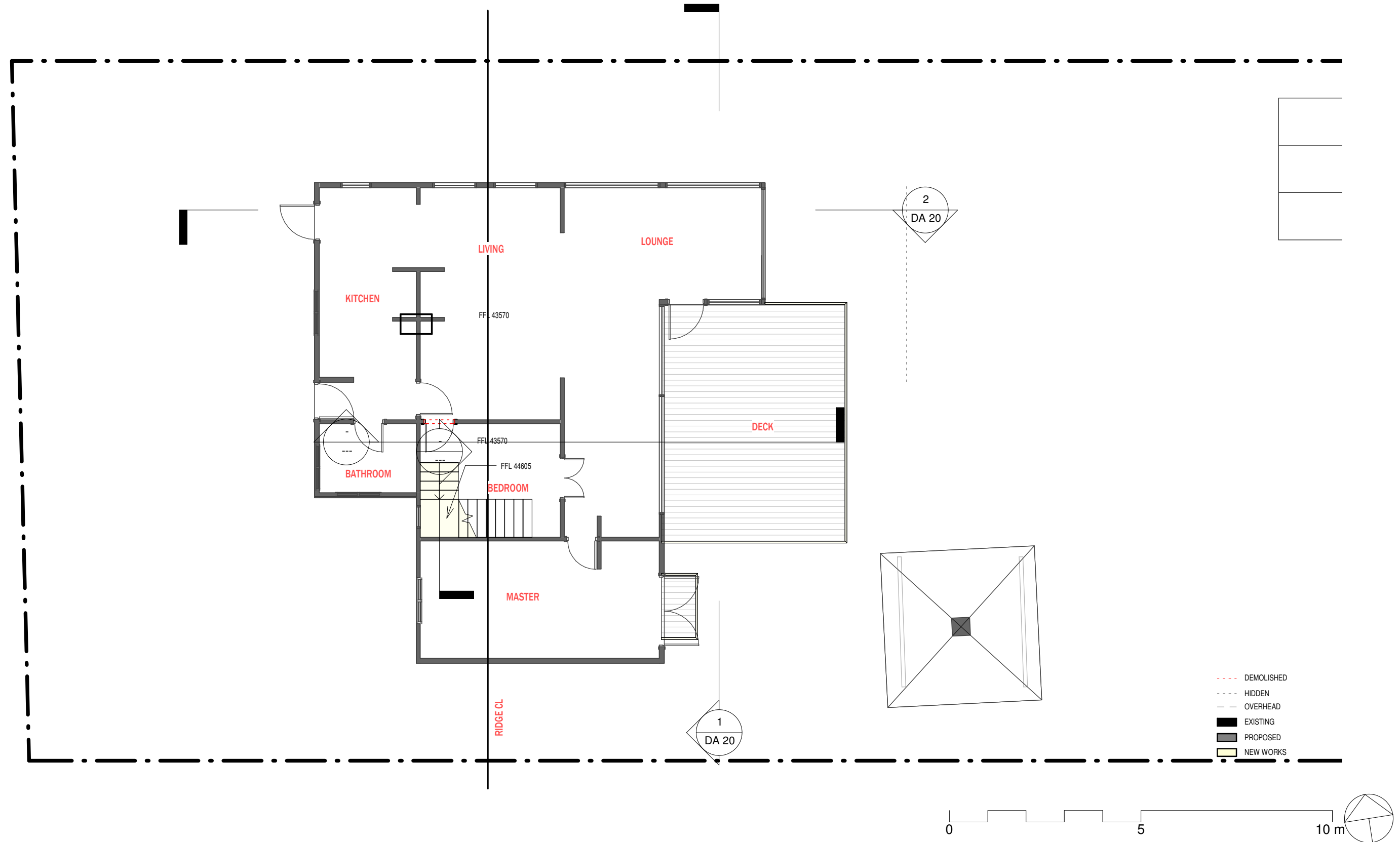


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No.	Description	Date
A	DA preliminary	20/04/2021
B	For Consultants	20/09/2021

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SITE & ROOF PLAN		
Project number	421	DA 01
Date	Issue Date	
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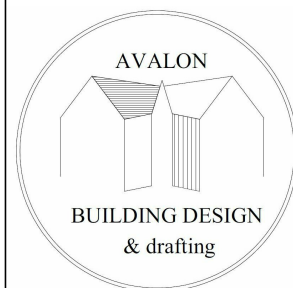
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GROUND FLOOR PLAN proposed

Project number	421	DA 02
Date	Issue Date	
Drawn by	XX	
Checked by	Checker	Scale
		1 : 100



- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS



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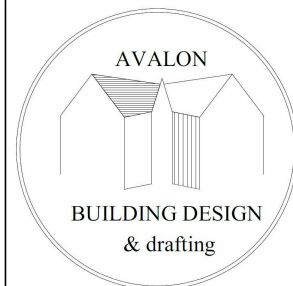
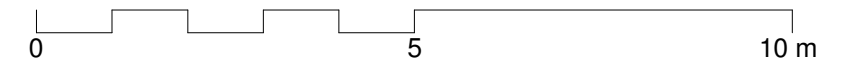
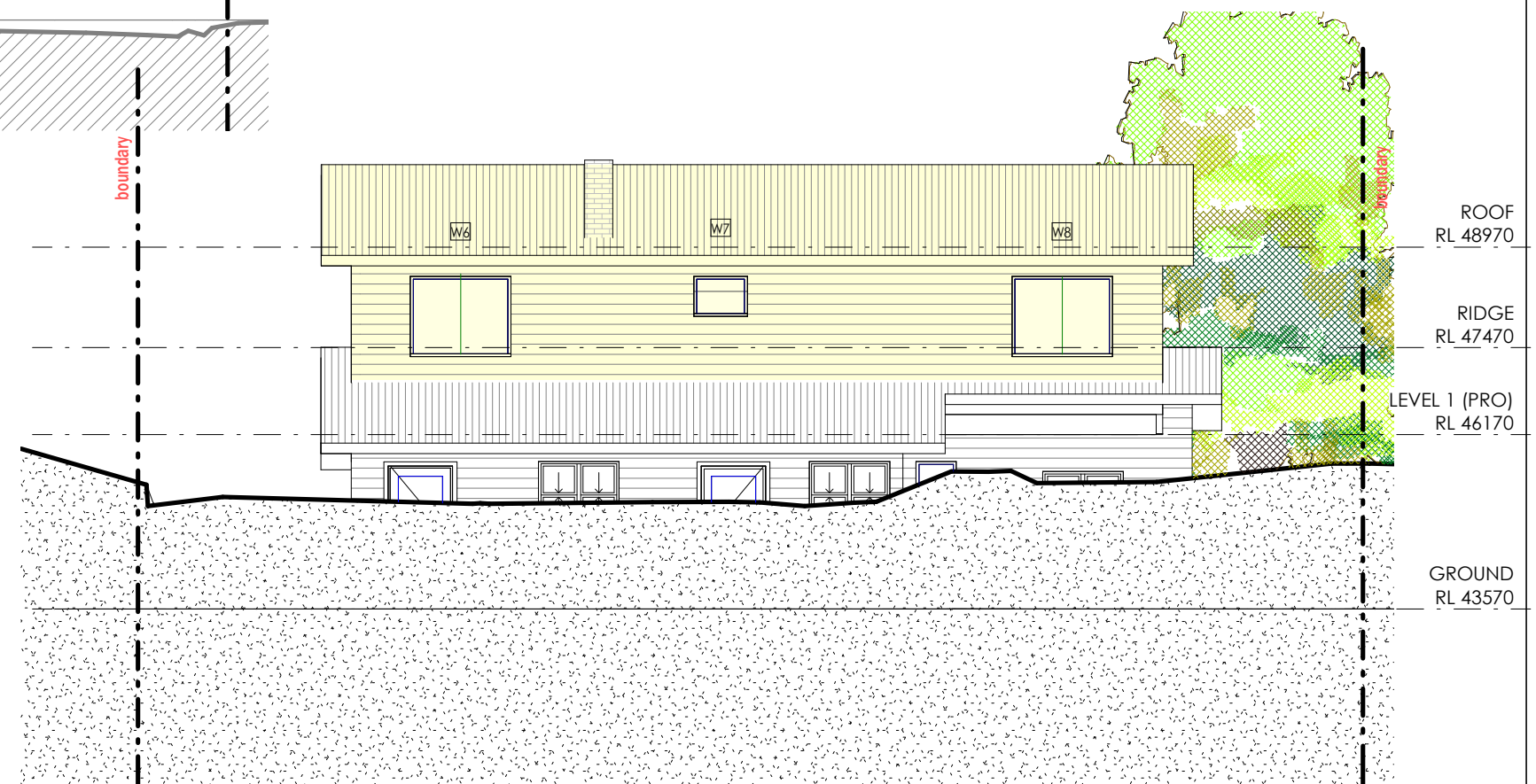
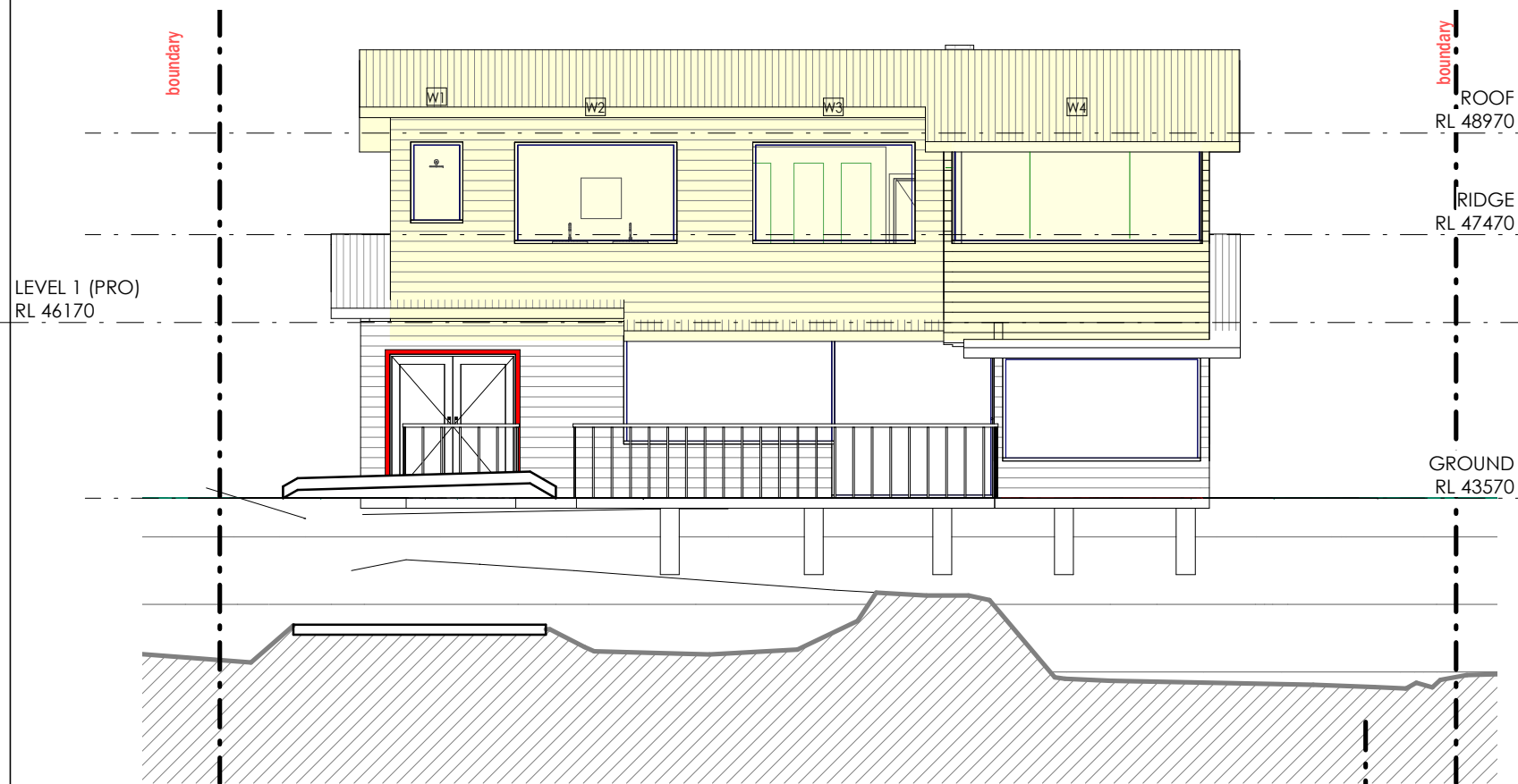
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FIRST FLOOR PLAN (proposed)

Project number	421	DA 03
Date	Issue Date	
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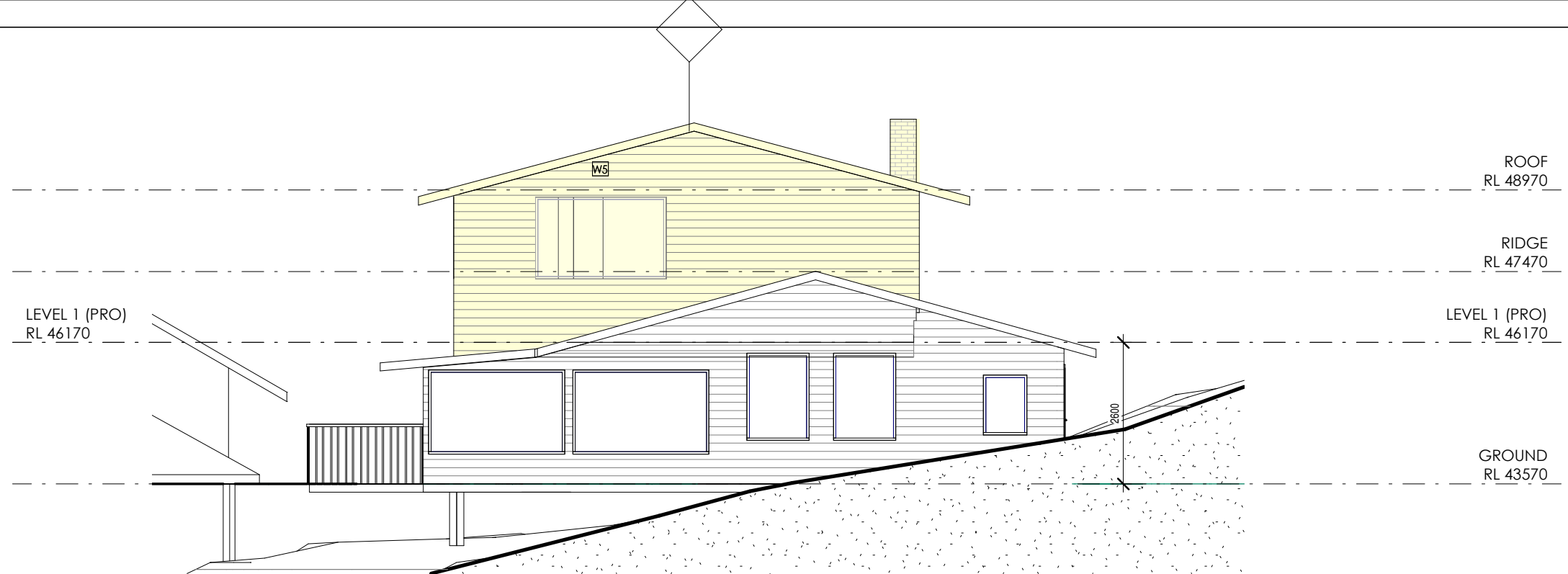
No.	Description	Date
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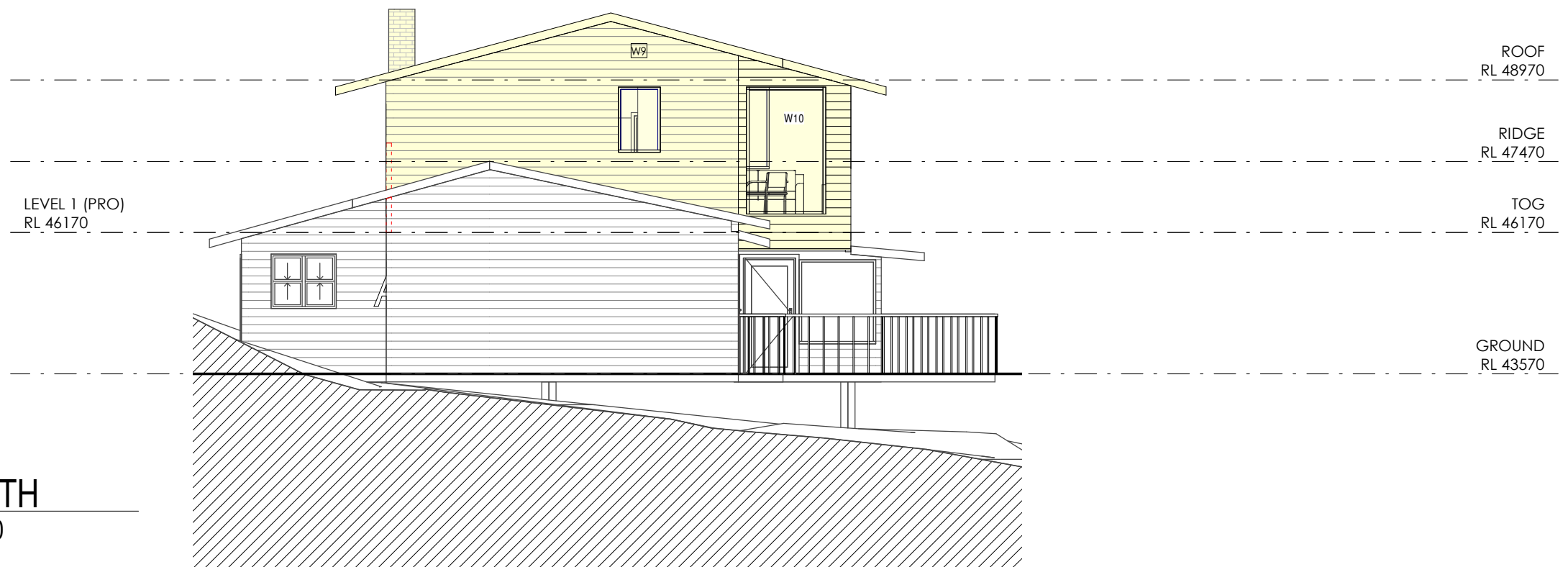
ELEVATIONS

Project number	421	DA 10
Date	Issue Date	
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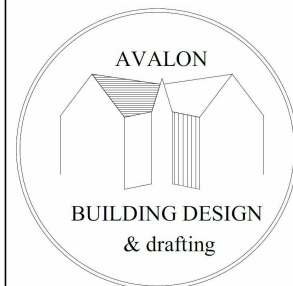
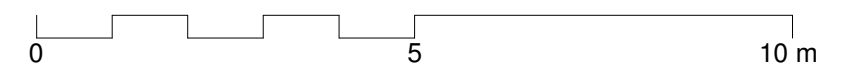
1 NORTH

DA 11 1 : 100



2 SOUTH

DA 03 DA 11 1 : 100



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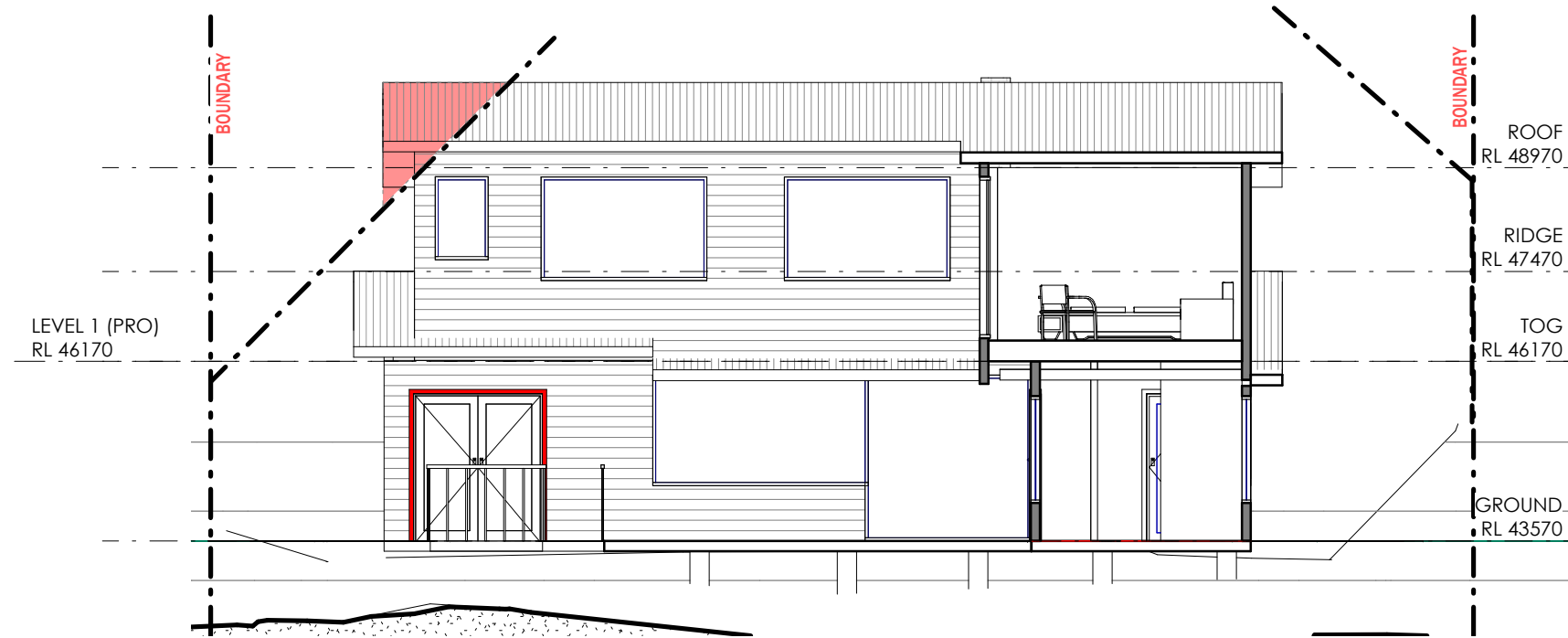
No.	Description	Date
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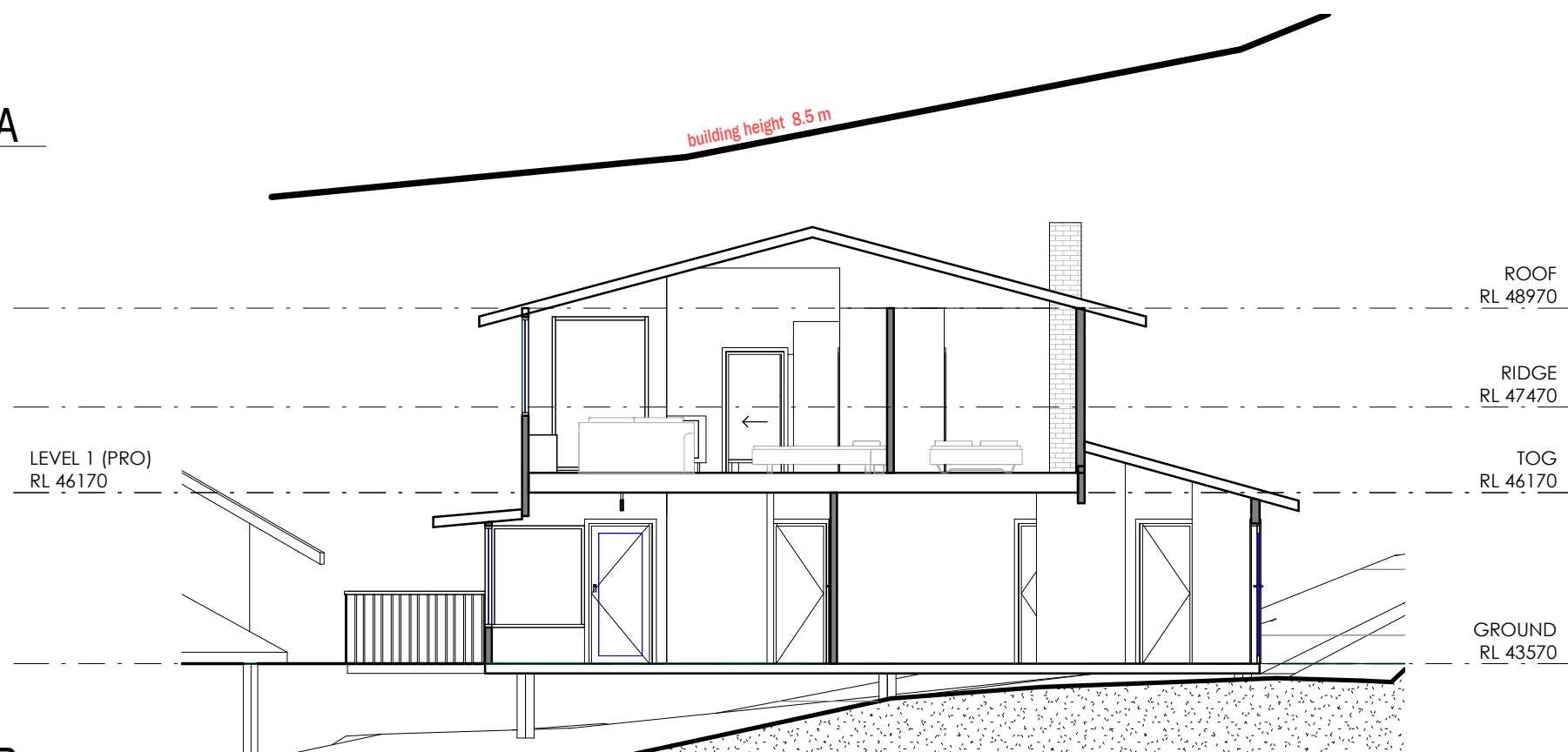
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ELEVATIONS

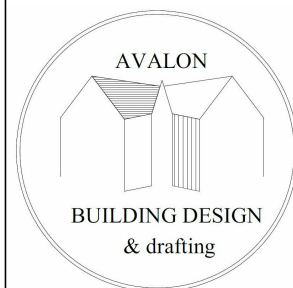
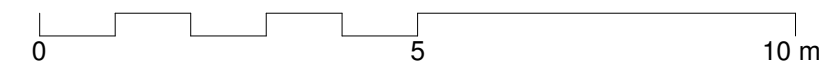
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Date	Issue Date		
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1 SECTION AA
DA 01 | DA 20 1 : 100



2 SECTION BB
DA 01 | DA 20 1 : 100



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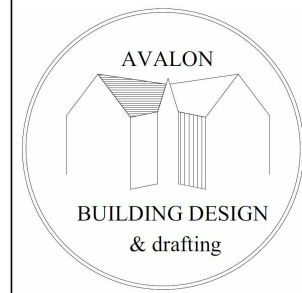
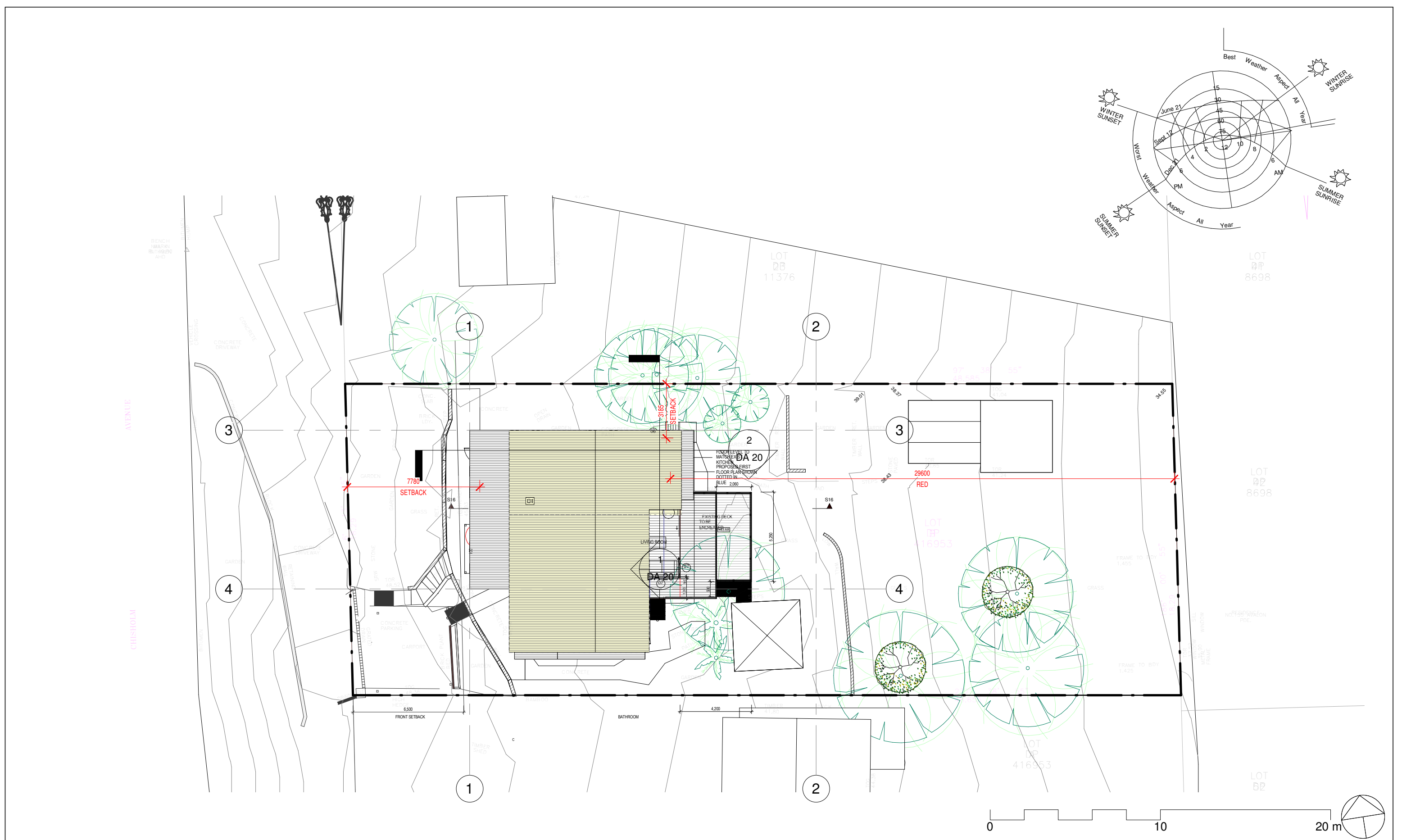
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ALTERATIONS & ADDITIONS
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SECTIONS

Project number	421	DA 20	
Date	Issue Date		
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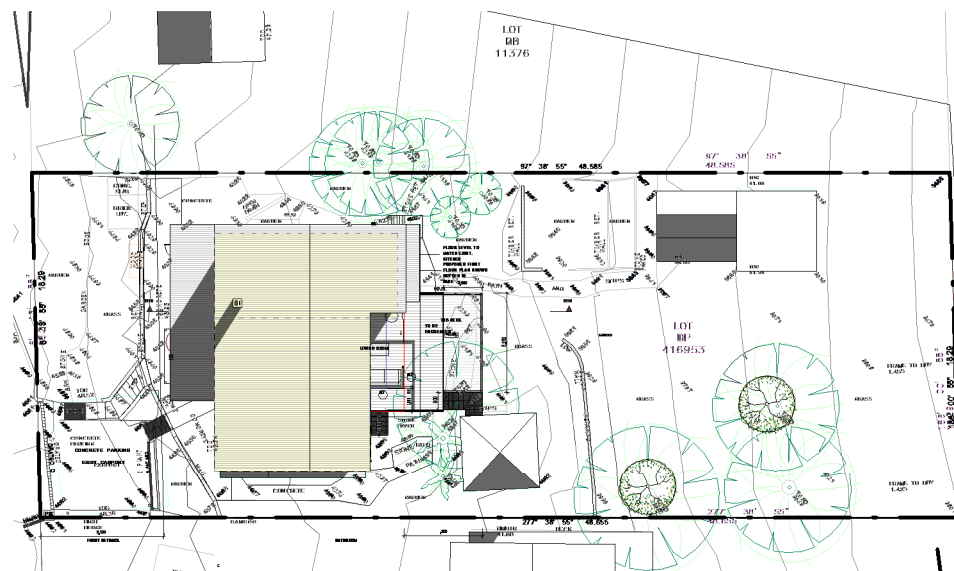
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ALTERATIONS & ADDITIONS
23 CHISHLOM AVE AVALON

SITE ANALYSIS

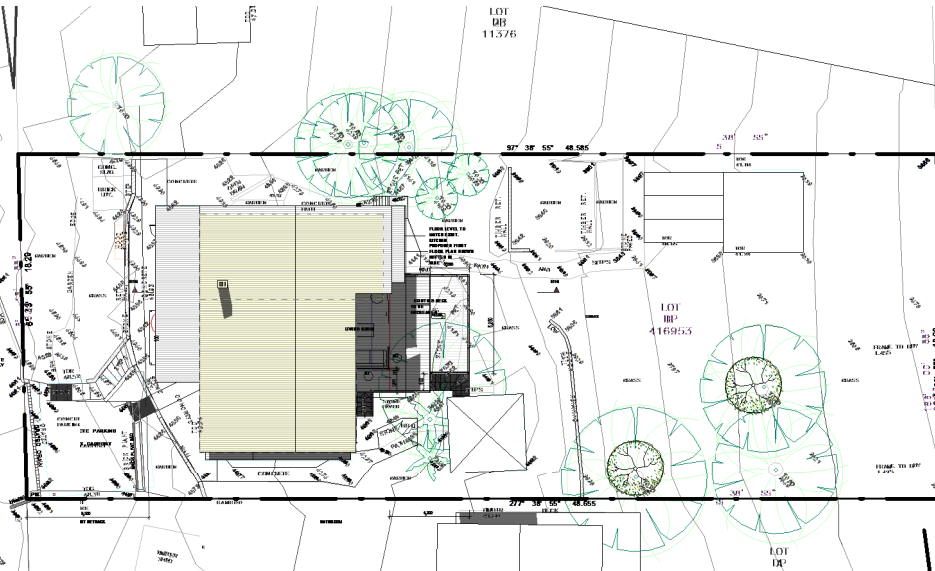
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Date Issue Date
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DA 100
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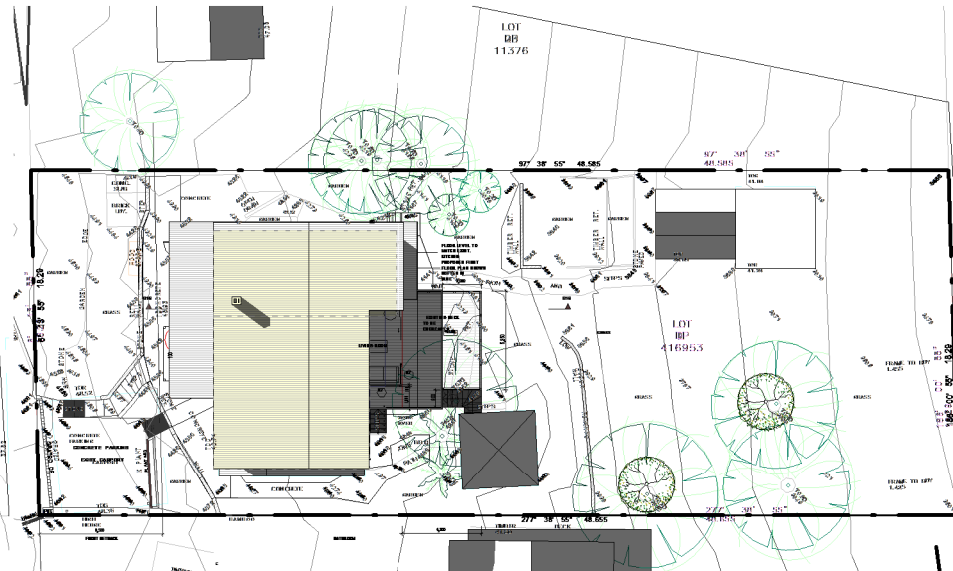
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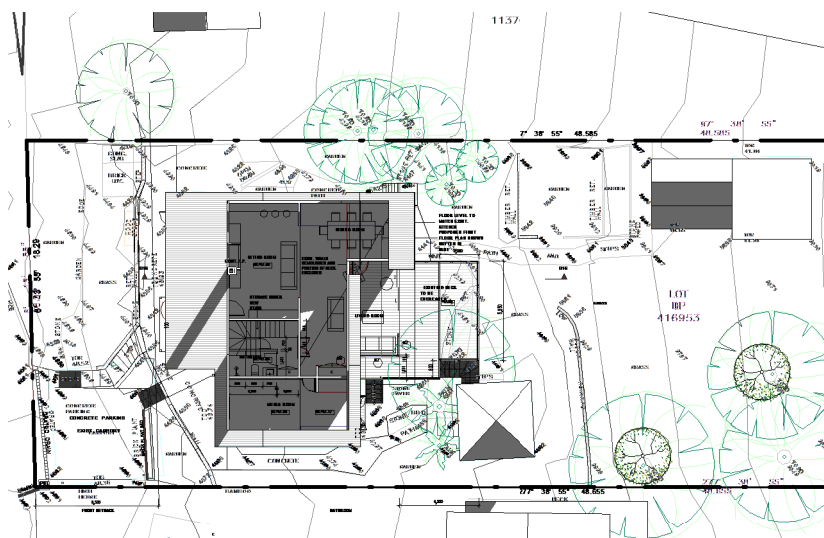
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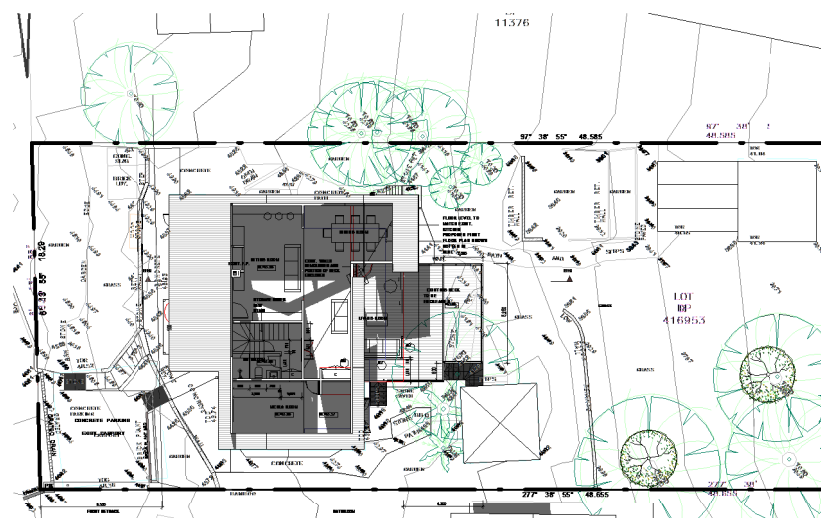
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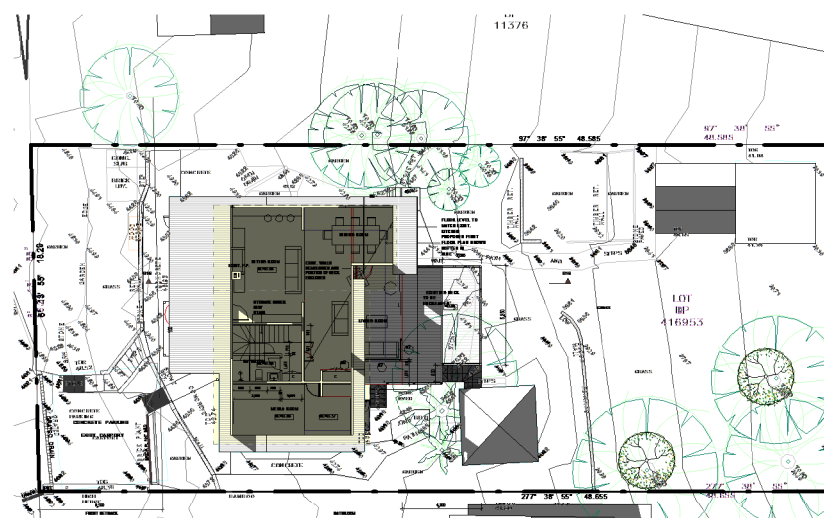
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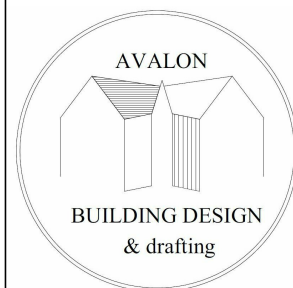
5 EX SHADOWS 12 PM

1 : 400



6 EX SHADOWS 3 PM

1 : 400



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ALTERATIONS & ADDITIONS
23 CHISHLOM AVE AVALON

SOLAR ACCESS DIAGRAMS

Project number	421	DA 201
Date	Issue Date	
Drawn by	SS	
Checked by	SS	Scale
		1 : 400

1.1. Requirements

Applicants must demonstrate project management that seeks to:

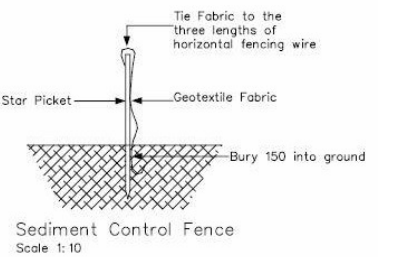
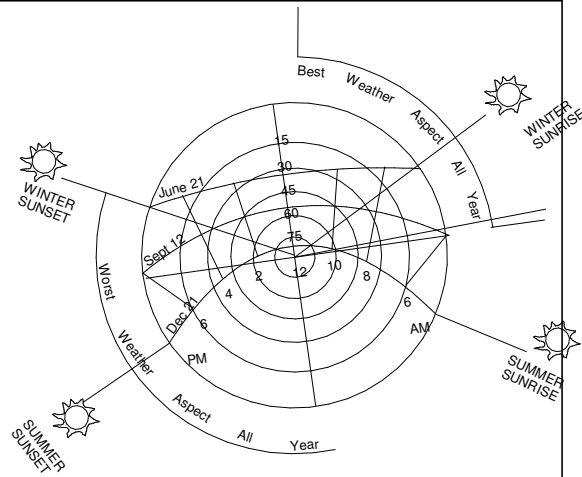
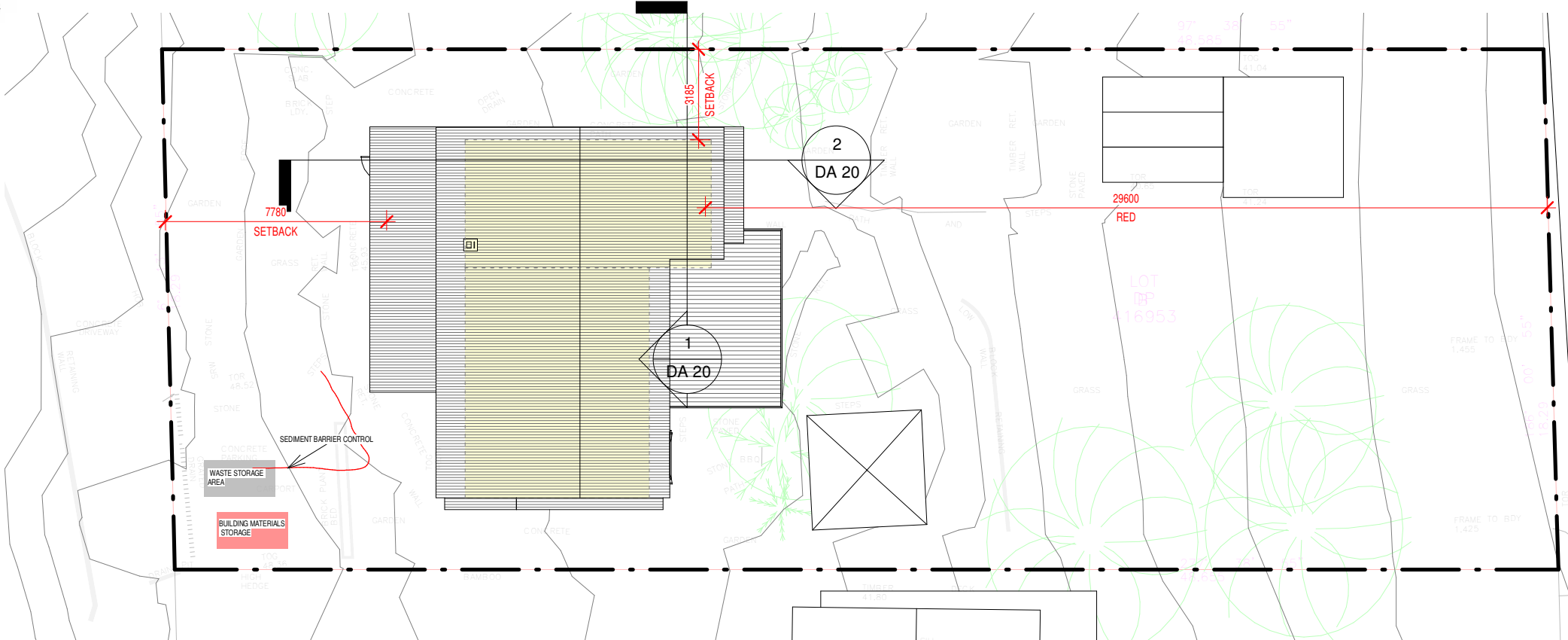
- a) Incorporate the waste hierarchy principle of avoidance, resource recovery and disposal.



- b) Minimise the waste sent for disposal.
c) Minimise the impact and disturbance on surrounding amenity, public safety, roadways and natural and built environment.
d) Adhere to any relevant legislation not limited to hazardous waste, storage and transportation regulations.
e) Send waste materials to a suitably licensed facility.
f) Identify suitable locations on the site for sorting and storing of materials for re-use, recycling and disposal. Factors to consider include slopes, drainage and personnel and vehicular access.
g) Maintain valid tipping dockets and receipts on site for inspection.

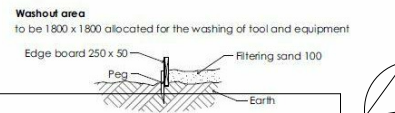
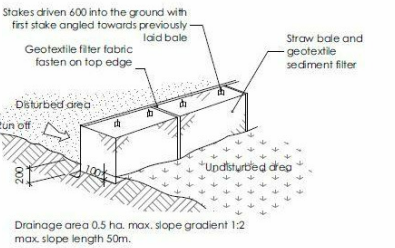
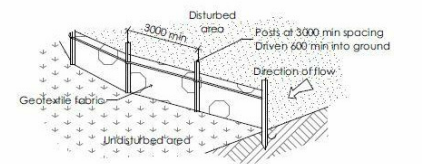
NORTHERN BEACHES COUNCIL Waste Management Guidelines
Effective Date: 25 October 2016

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Sediment fence

Provide sediment fence on down slope boundary as shown on plan. Fabric to be buried below ground at lower edge.



1.2. Re-use and recycling opportunities

The table below provides guidance on re-use and recycling opportunities:

Material	Re-use and recycling opportunities
Excavated materials	Re-use for filling or levelling
Concrete	Re-use for filling, levelling or road base
Bricks / Pavers	Re-use or crush for landscaping and driveways
Roof Tiles	Re-use or crush for landscaping and driveways
Untreated Timber	Re-use as floorboards, fencing, furniture, mulch or send to second-hand timber suppliers
Treated Timber	Re-use as formwork, bracing, blocking and propping and send to second-hand timber suppliers
Doors / Windows / Fittings	Send to second-hand suppliers, or recycle.
Metals	Re-use or recycle
Green Waste	Mulch or compost
Plasterboard	Re-use for landscaping, recycle or return to supplier
Carpet	Recycle or re-use in landscaping
Plastics / Rubber	Re-use or recycle



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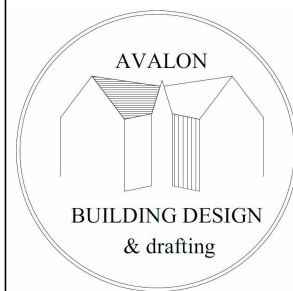
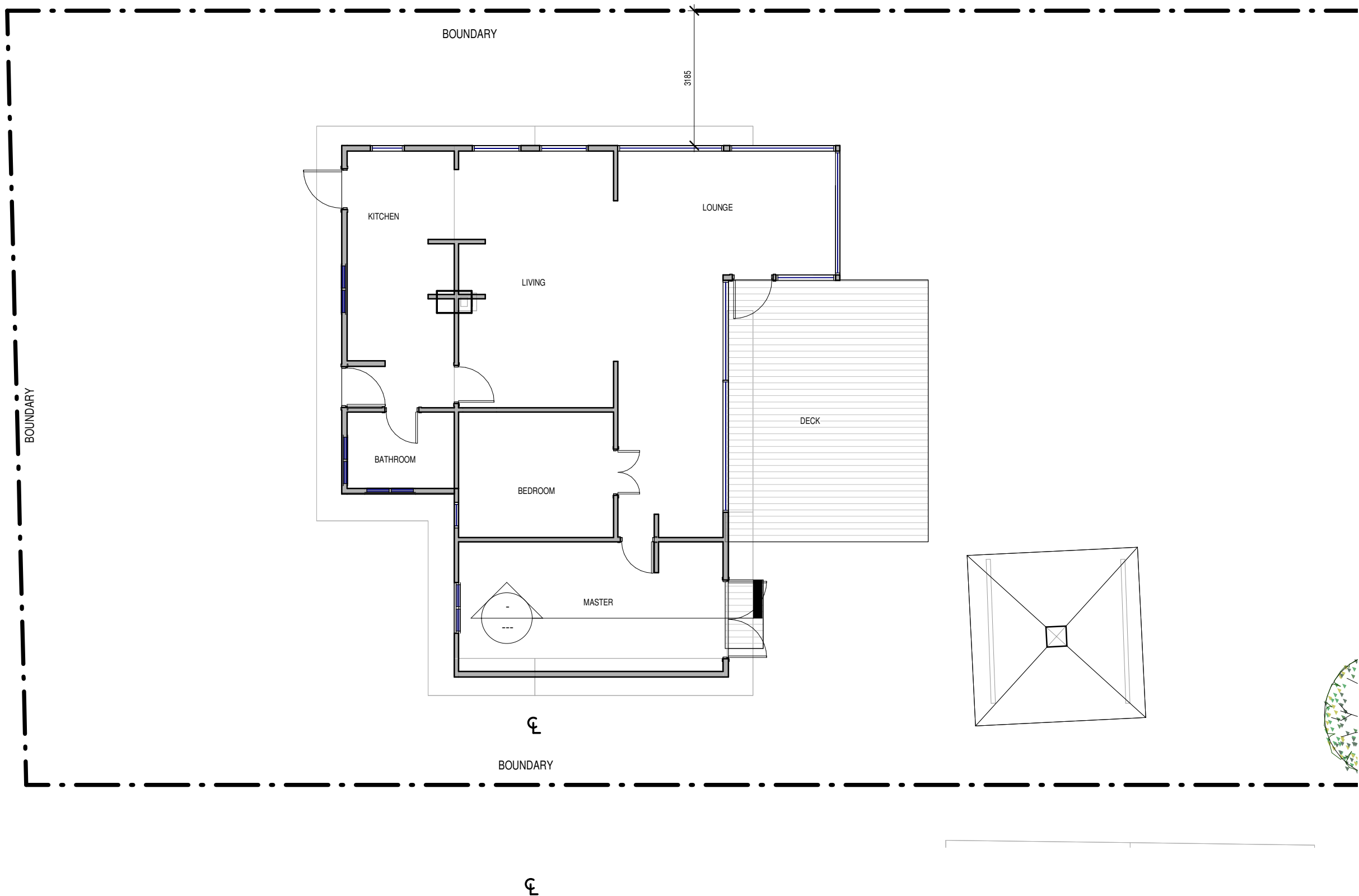
ALTERATIONS & ADDITIONS
23 CHISHLOM AVE AVALON

SITE ANALYSIS & WASTE MANAGEMENT

Project number	421
Date	Issue Date
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DA 202

Scale 1 : 200



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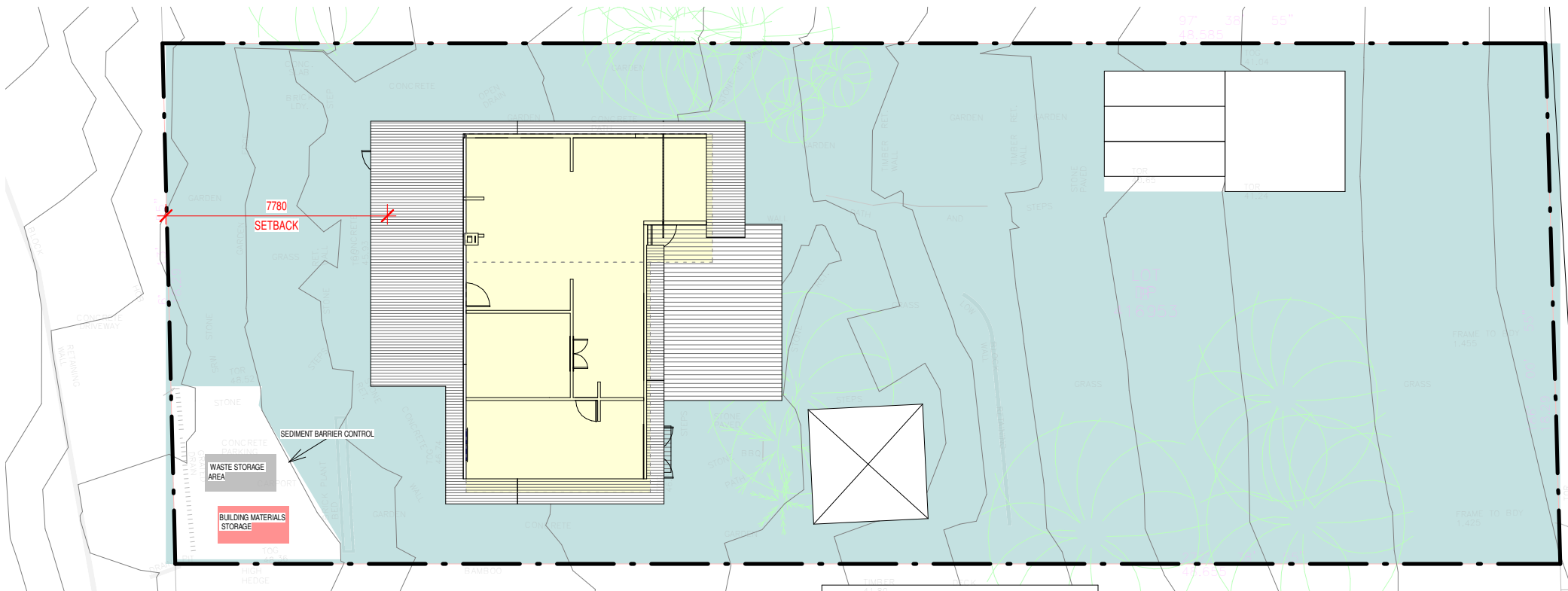
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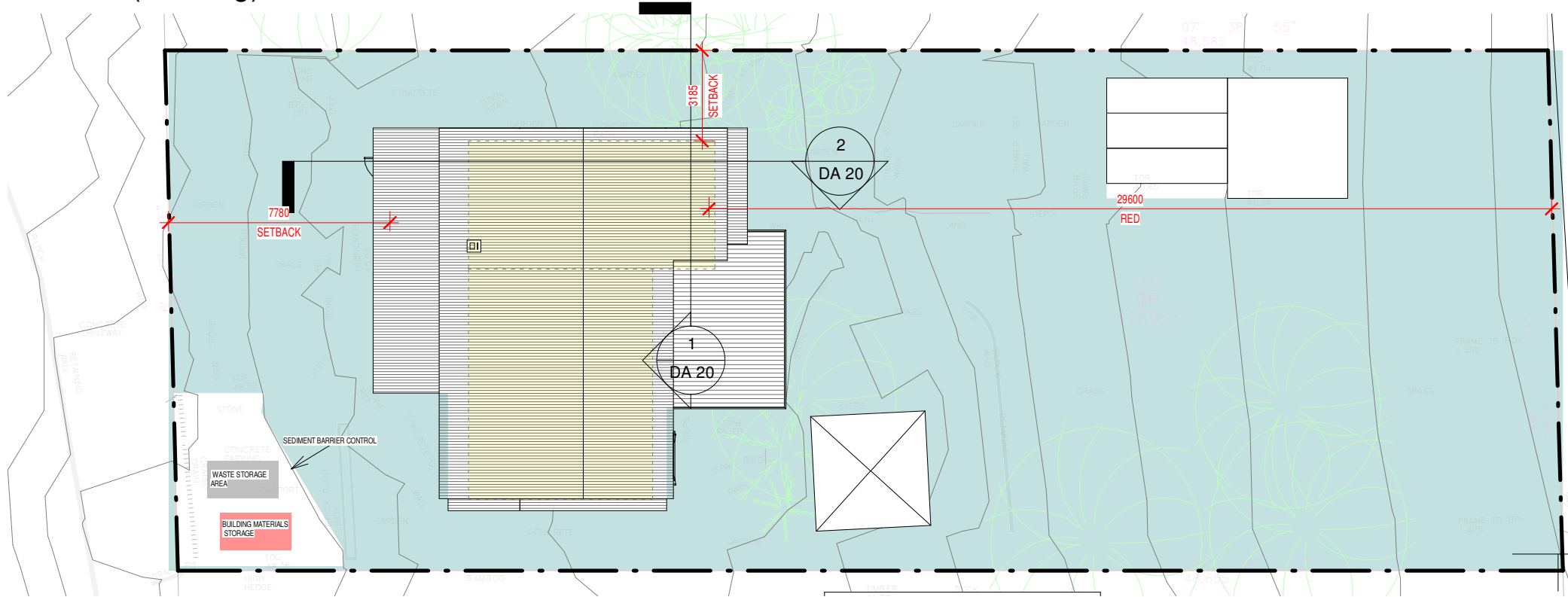
GROUND FLOOR EXISTING

Project number	421	DA 204
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale
		1 : 100



2 LANDSCAPE AREA(existing)

DA 205 1 : 200



Site area = 889 m²
Landscape area Min 60 % (less 6 %) 54 % site
area = 480 m²

Landscape area existing = 653 m² (74 %)

Landscape area proposed = 653 m² (74 %)

NO CHANGE

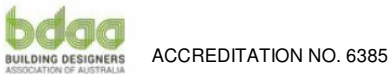
LANDSCAPE CALCS
1 : 200

1 LANDSCAPE AREA(proposed)

DA 205 1 : 200



AVALON BUILDING DESIGN
SUITE 101 60 OLD BARRENJOEY RD AVALON 2107
e : avalonbuildingdesign@gmail.com



No.	Description	Date

NAME C CONTRO
PHONE
EMAIL

ALTERATIONS & ADDITIONS
23 CHISHLOM AVE AVALON

LANDSCAPE AREA		
Project number	421	DA 205
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale		1 : 200