

# SITE AREA: 690.30m2

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 relevant SAA Codes of Practice, the Building Code of Australia and 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.	174 Garden St, North Narrabeen, NSW, 2101 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email iidaff@thg com au	REV:	DATE: 17/02/20	DESCRIPTION: CHANGE TO FIBREGLASS POOL	PROJECT DETAILS: SECTION 4.55 37 TERAMA ST, BILGOLA PLATEAU DRAWING TITLE: SITE ANALYSIS PLAN
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PROPOSED 1.8m HIGH SELECTED FENCE REPOSITIONED TO BOUNDARY. FENCE TO RUN THE LENGTH OF BUILDING SETBACK OF NORTHERN NEIGHBOUR
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PROPOSED POOL FENCE TO COMPLY WITH AS1926.1-2007

EXISTING FENCE TO BE REMOVED

ECTION OF POOL FENCE ON NORTHERN

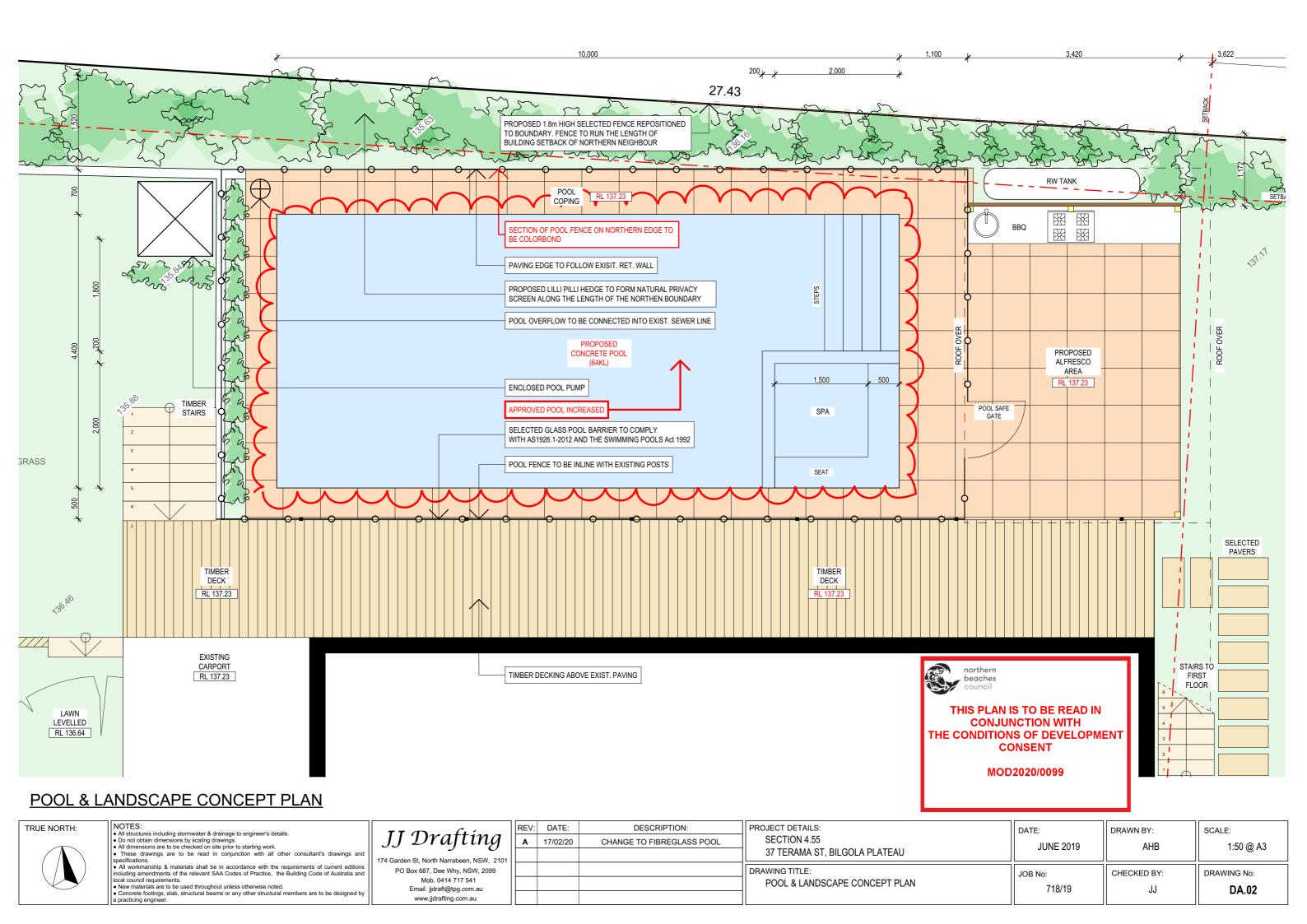
PROPOSED UNDER COVER AREA

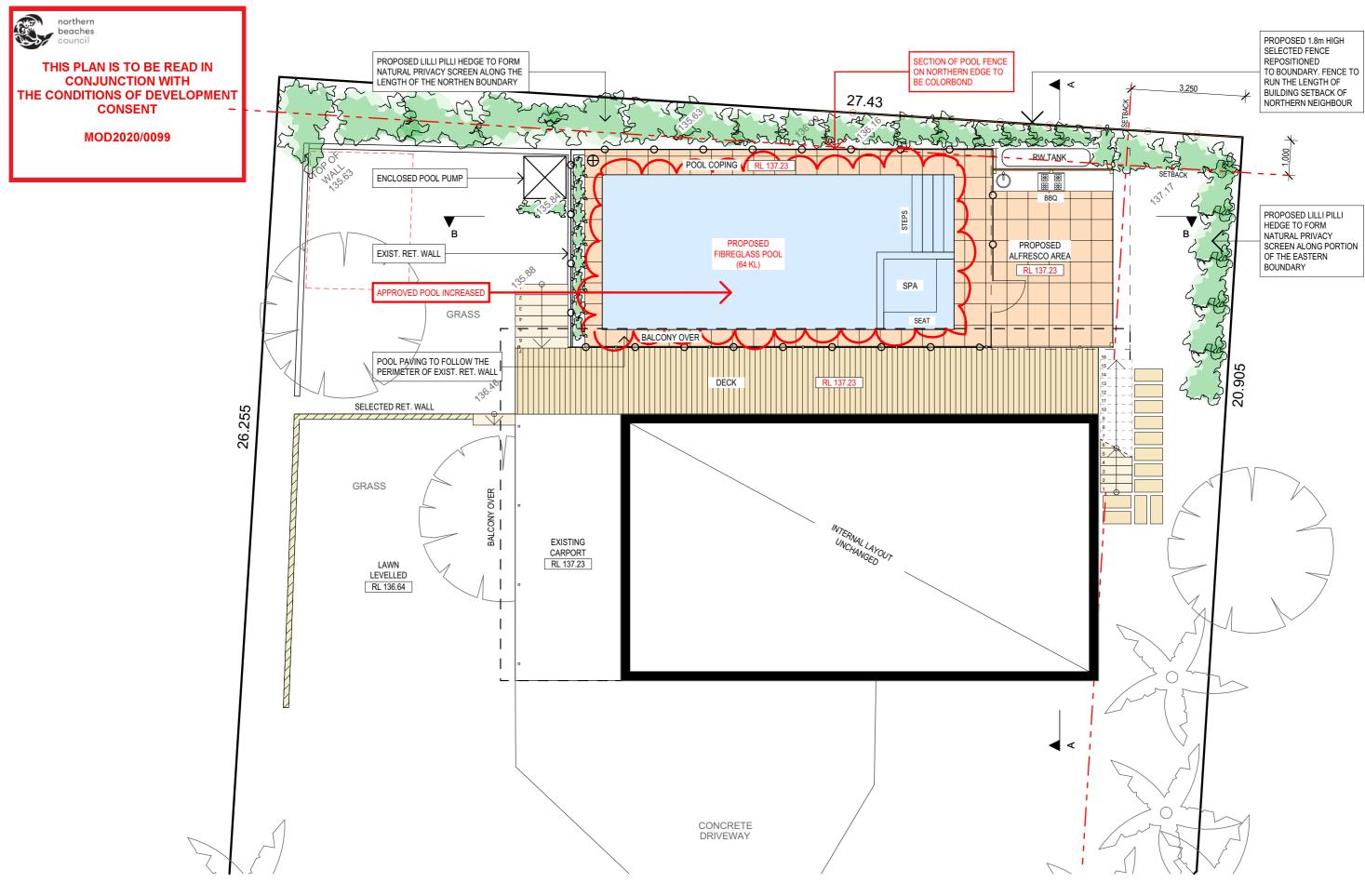
PROPOSED LILLI PILLI HEDGE TO FORM NATURAL PRIVACY SCREEN ALONG PORTION OF THE EASTERN BOUNDARY

PROPOSED STAIRS



DATE:	DRAWN BY:	SCALE:
JUNE 2019	AHB	1:200 @ A3
JOB No:	CHECKED BY:	DRAWING No:
718/19	JJ	DA.01

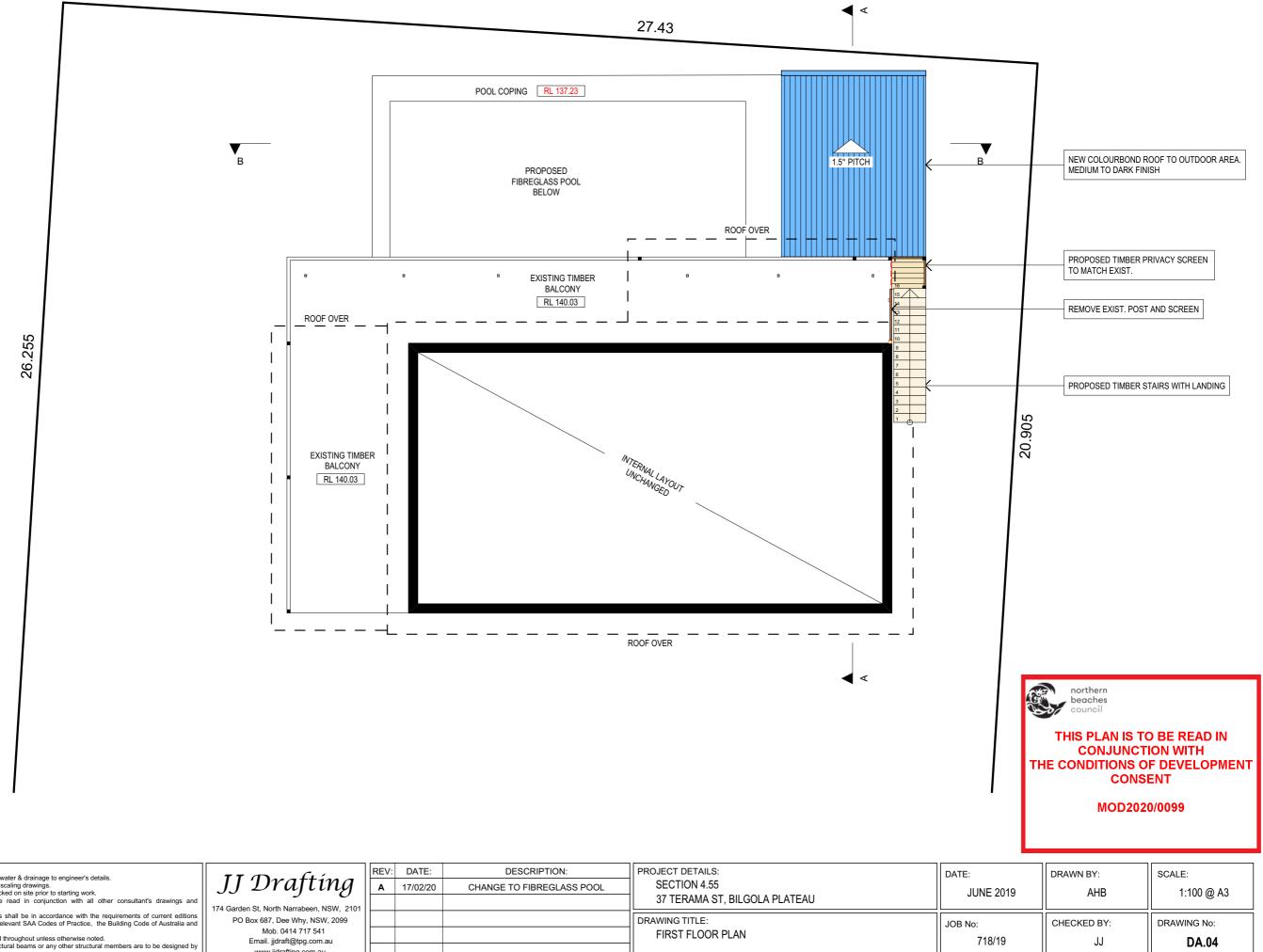




# **GROUND FLOOR PLAN**

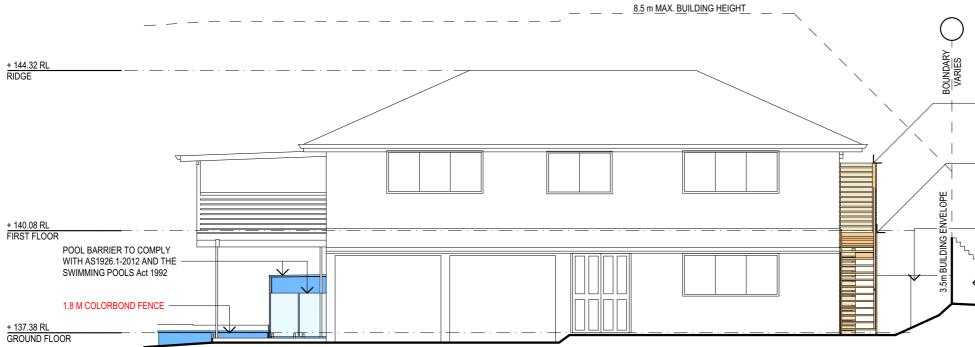
RUE NORTH:	NOTES:		REV:	DATE:	DESCRIPTION:	PROJECT DETAILS:
	<ul> <li>All structures including stormwater &amp; drainage to engineer's details.</li> <li>Do not obtain dimensions by scaling drawings.</li> <li>All dimensions are to be checked on site prior to starting work.</li> </ul>	JJ Drafting	Α	17/02/20	CHANGE TO FIBREGLASS POOL	SECTION 4.55
$\langle \rangle$	<ul> <li>These drawings are to be read in conjunction with all other consultant's drawings and specifications.</li> </ul>	174 Garden St, North Narrabeen, NSW, 2101				37 TERAMA ST, BILGOLA PLATEAU
	• All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and	PO Box 687, Dee Why, NSW, 2099				DRAWING TITLE:
	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.	Mob. 0414 717 541 Email. jjdraft@tpg.com.au www.jjdrafting.com.au				GROUND FLOOR PLAN

DATE:	DRAWN BY:	SCALE:
JUNE 2019	АНВ	1:100 @ A3
JOB No: 718/19	CHECKED BY: JJ	DRAWING No: DA.03
710/13	55	DA.03

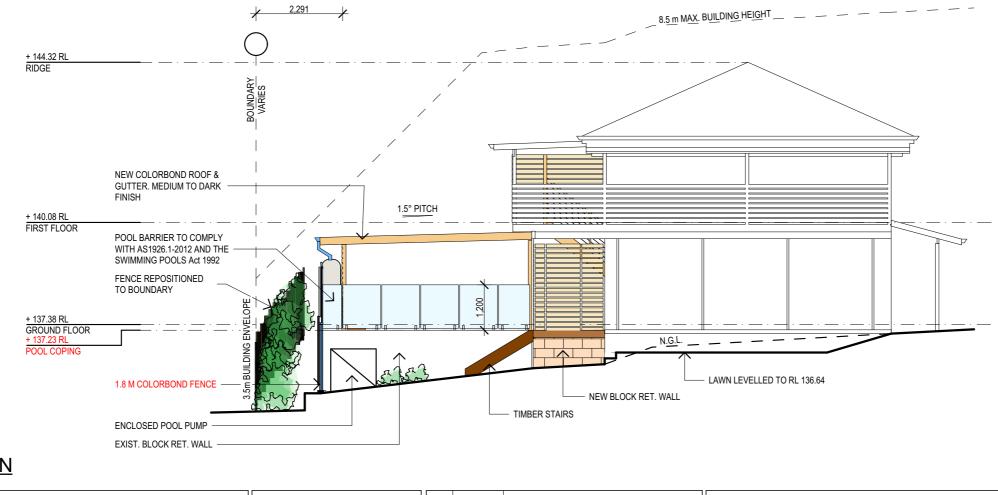


# FIRST FLOOR PLAN

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 checked on site prior to starting work.         • All workmanship & materials shall be in accordance with the requirements of current edition including amendments of the relevant SAA Codes of Practice, the Building Code of Australia are 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 to a practicing engineer.	PO Box 687, Dee Why, NSW, 2101 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email idrati@tho.com au	A	DATE: 17/02/20	DESCRIPTION: CHANGE TO FIBREGLASS POOL	PROJECT DETAILS: SECTION 4.55 37 TERAMA ST, BILGOLA PLATEAU DRAWING TITLE: FIRST FLOOR PLAN
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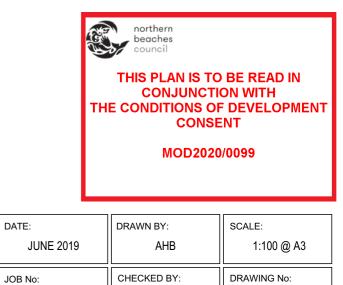
# SOUTH ELEVATION



# WEST ELEVATION

TRUE NORTH:	NOTES: • All structures including stormwater & drainage to engineer's details.		REV:	DATE:	DESCRIPTION:	PROJECT DETAILS:
	All dimensions are to be checked on site prior to starting work.	JJ Drafting	Α	17/02/20	CHANGE TO FIBREGLASS POOL	SECTION 4.55
	These drawings are to be read in conjunction with all other consultant's drawings and specifications.	174 Garden St. North Narrabeen, NSW, 2101				37 TERAMA ST, BILGOLA PLATEAU
	<ul> <li>All workmanship &amp; materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and</li> </ul>	DO Box 697 Dec Why NEW 2000				DRAWING TITLE:
	local council requirements. • New materials are to be used throughout unless otherwise noted.	Mob. 0414 717 541				ELEVATIONS
<ul> <li>Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.</li> </ul>	Email. jjdraft@tpg.com.au www.jjdrafting.com.au					

	TIMBER PRIVACY SCREEN TO MATCH EXIST.
	OPEN TREAD TIMBER STAIR
	PROPOSED 1.8m SELECTED FENCE REPOSITIONED TO BOUNDARY
<	EXIST. TIMBER FENCE

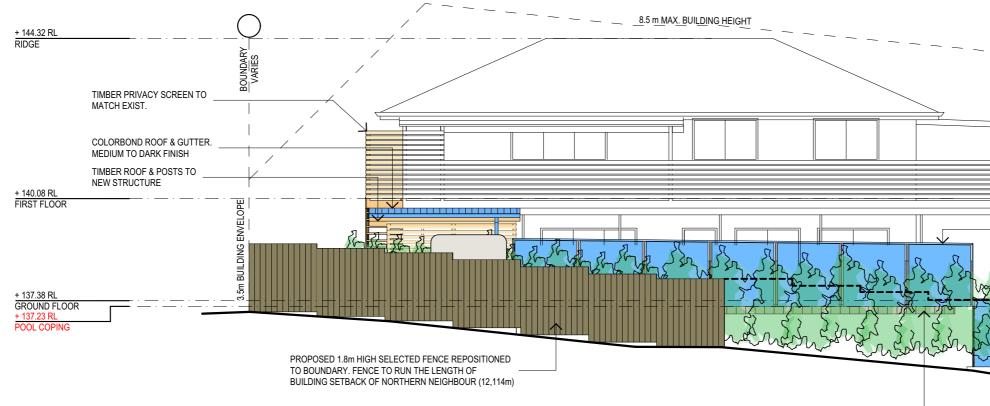


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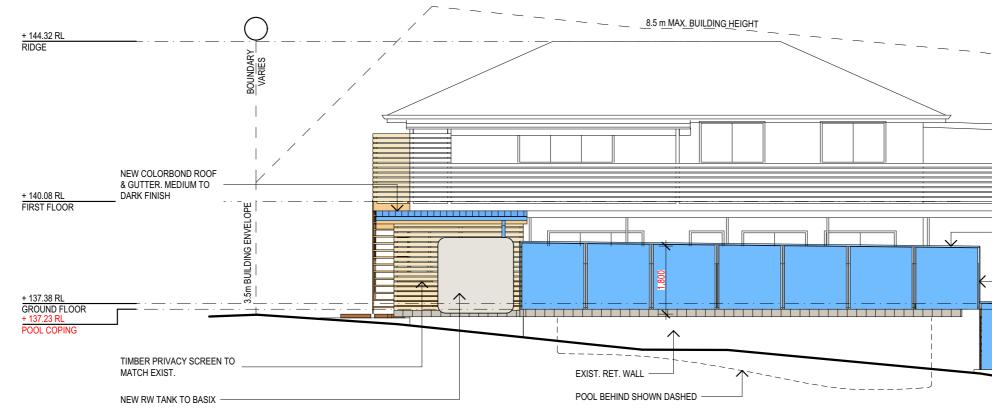
CHECKED BY:

JJ

DRAWING No: DA.05

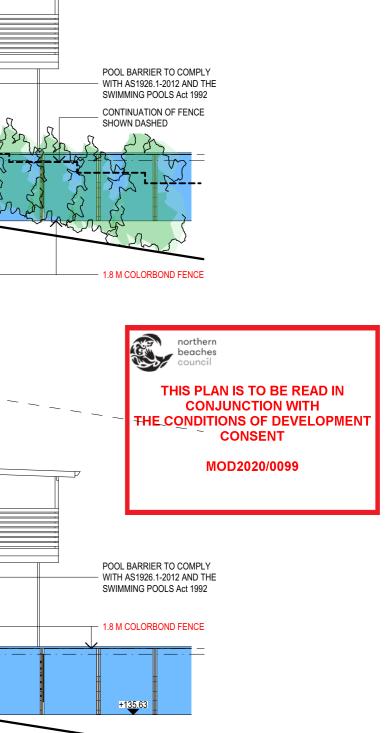


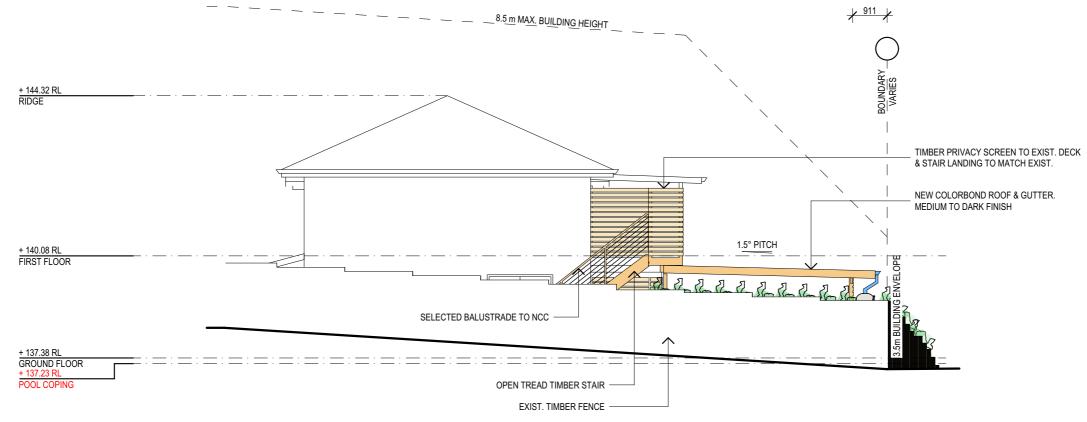
NORTH ELEVATION



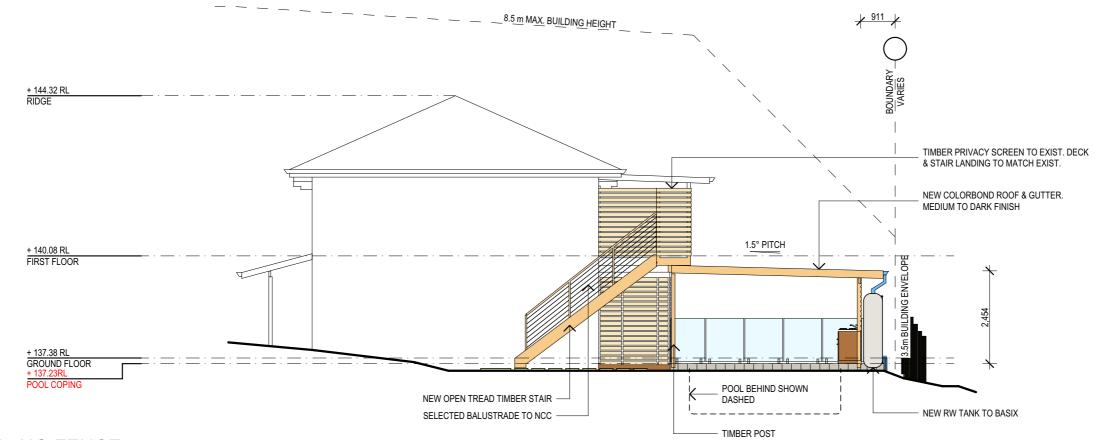
# NORTH ELEVATION - NO FENCE

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.	JJ Drafting 174 Garden St, North Narrabeen, NSW, 2101	REV:	DATE: 17/02/20	DESCRIPTION: CHANGE TO FIBREGLASS POOL	PROJECT DETAILS: SECTION 4.55 37 TERAMA ST, BILGOLA PLATEAU	DATE: JUNE 2019	DRAWN BY: AHB	SCALE: 1:100 @ A3
	<ul> <li>All workmanship &amp; materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and 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>	PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email iidraff@tho com au				DRAWING TITLE: ELEVATIONS	JOB No: 718/19	CHECKED BY: JJ	DRAWING No: DA.06





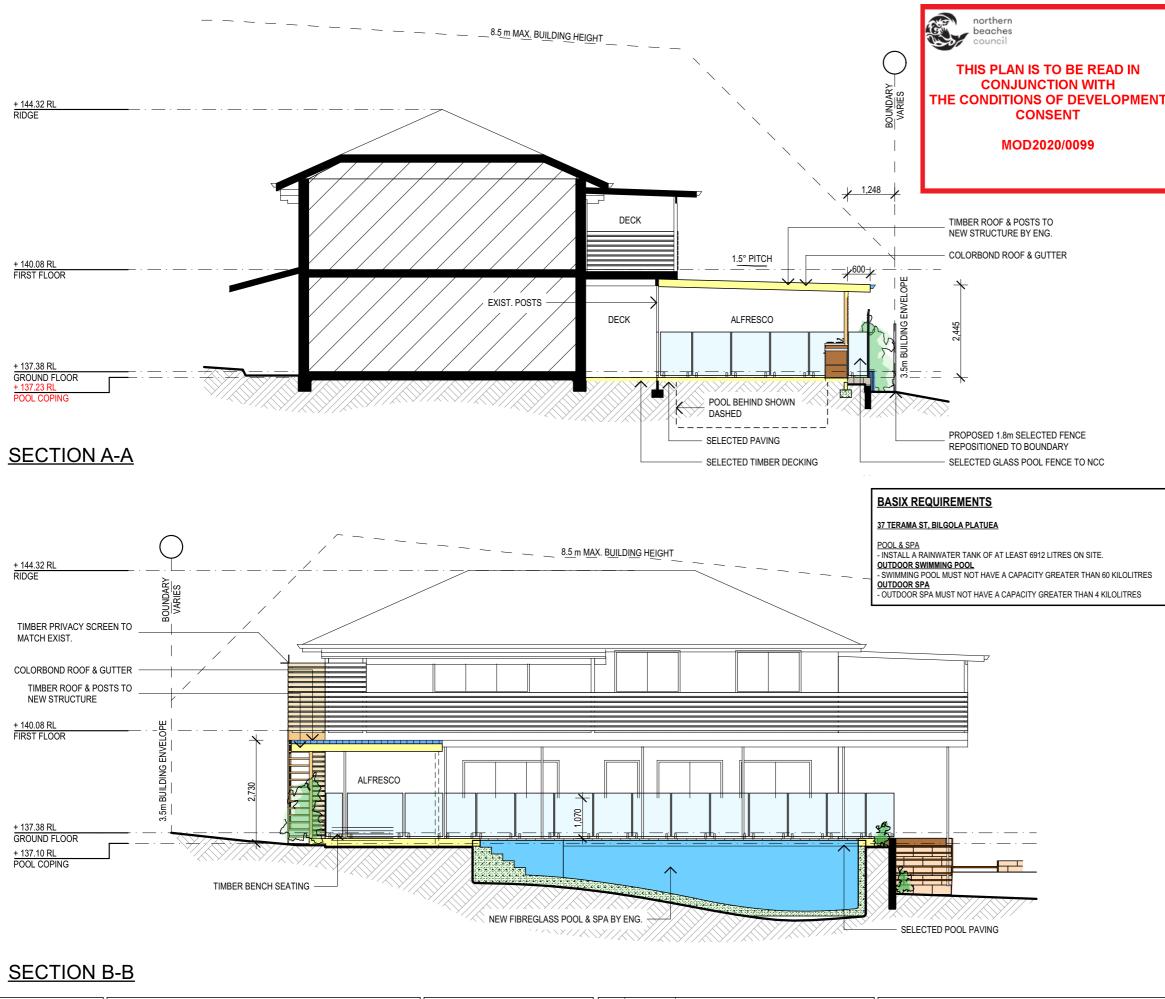
# EAST ELEVATION - TERAMA ST.



# **EAST ELEVATION - NO FENCE**

	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 relevant SAA Codes of Practice, the Building Code of Australia and 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.			DATE: 17/02/20	DESCRIPTION: CHANGE TO FIBREGLASS POOL	PROJECT DETAILS: SECTION 4.55 37 TERAMA ST, BILGOLA PLATEAU
		PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email, iidraft@tog.com.au				DRAWING TITLE: ELEVATIONS

ASIX		TH	THIS PLAN IS TO BE READ IN CONJUNCTION WITH HE CONDITIONS OF DEVELOPME CONSENT MOD2020/0099					
	DATE: JUNE 2019 JOB No: 718/19		DRAWN BY: AHB	SCALE: 1:100 @ A3				
			CHECKED BY: JJ	DRAWING No: DA.07				



RUE NORTH: • 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	JJ Drafting	REV:	DATE: 17/02/20	DESCRIPTION: CHANGE TO FIBREGLASS POOL	PROJECT DETAILS: SECTION 4.55 37 TERAMA ST. BILGOLA PLATEAU
<ul> <li>specifications.</li> <li>All workmanship &amp; materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and 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>	174 Garden St, North Narrabeen, NSW, 2101 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Fraili iidraff@tno com au				DRAWING TITLE: SECTIONS

# **SPECIFICATION NOTES:**

FENCING: - NEW SELECTED BOUNDARY FENCE TO BE LOCATED ON THE BOUNDARY LINE. DECK:

- TIMBER DECKING WITH ROUNDED EDGE & 3mm GAP.

### SWIMMING POOL:

ALL REQUIRED SAFETY FENCING HAS BEEN ERECTED IN ACCORDANCE WITH AND ALL OTHER REQUIREMENTS HAVE BEEN FULFILLED WITH REGARD TO THE RELEVANT LEGISLATIVE REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS (INCLUDING BUT NOT LIMITED TO): SWIMMING POOLS ACT 1992; SWIMMING POOLS AMENDMENT ACT 2009; SWIMMING POOLS REGULATION 2008: AUSTRALIAN STANDARD AS1926 SWIMMING POOL SAFTEY; AUSTRALIAN STANDARDS AS1926.1 PART 1:SAFTEY BARRIERS FOR SWIMMING POOLS; AUSTRALIAN STANDARD AS 1926.2 PART 2: LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS. SWIMMING POOL FILTER:

#### THE SWIMMING POOL FILTER SHOULD NOT PRODUCE NOISE LEVELS THAT EXCEED 5dBA ABOVE BACKGROUND NOISE WHEN MEASURED FROM THE NEAREST PROPERTY BOUNDARY LANDSCAPING:

- A SHRUB SCREEN PLANTING HEDGE OF LILLI PILLI ALONG THE NORTHERN ELEVATION AND A PORTION OF THE EASTERN ELEVATION (AS INDICATED ON THE PLANS) IS TO BE PLANTED AND MAINTAINED FOR THE LIFE OF THE DEVELOPMENT.

## ROOFING:

- COLORBOND ROOF CLADDING - THE EXTERNAL FINISH TO THE ROOF WILL HAVE A MEDIUM TO DARK RANGE (BCA CLASSIFICATION M & D).

# WORK, HEALTH & SAFETY:

- THE BUILDER IS TO COMPLY WITH THE REGULATIONS OF THE WORK HEALTH AND SAFETY ACT 2011 FOR ALL CONSTRUCTION ON SITE.

#### EARTHWORKS AND EXCAVATIONS:

ALL EARTHWORKS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3798. STORMWATER AND OTHER SURFACE WATER DRAINAGE BY UNDERGROUND PIPING OR SURFACE DIVERSIONS SHALL BE IN ACCORDANCE WITH AS/NZS3500.

DRAINAGE REQUIREMENTS MUST BE DETERMINED ACCORDING TO THE SOIL CLASSIFICATIONS OF NCC VOL.2 PART 3.1.1 AND PART 3.1.2.

### 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

### CARPENTRY:

TIMBER TO COMPLY WITH AS1170.2 OR AS4055.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPI ICABLE

### 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.

# STAIRS, HANDRAILS AND BALUSTRADES:

NCC VOL.2 PARTS 3.9.1 AND 3.9.2

- STAIRWAYS SHALL BE CONSTRUCTED TO THE LAYOUT AS SHOWN ON PLANS WITH TREADS OF EQUAL DIMENTIONS EXCEPT WHERE SHOWN OR WHERE WINDERS ARE REQUIRED. ALL RISERS IN ANY FLIGHT SHALL BE EQUAL HEIGHT AND HAVE A MINIMUM OF 2 AND NOT MORE

THAN 18 RISERS.

TRUATION NEARING TO A STATE OF THE AND THE 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 BALLISTRADE 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. - RESISTANCE TO LOADING FORCES OF A BALUSTRADE MUST BE IN ACCORDANCE WITH A\$1170.
 - WHERE BALUSTRADES ARE CONSTRUCTED OF TENSIONED WIRES PROVISION SHALL BE MADE TO

MAINTAIN THE WIRE TENSIONS.

### 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

#### 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

### RAIN WATER TANKS:

INSTALL RAINWATER TANKS OF SELECTED MATERIAL ON SLAB OR SUPPORT AS NOMINATED BY TANK MANUFACTURER

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JUNE 2019	AHB	1:100 @ A3
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718/19	JJ	DA.08