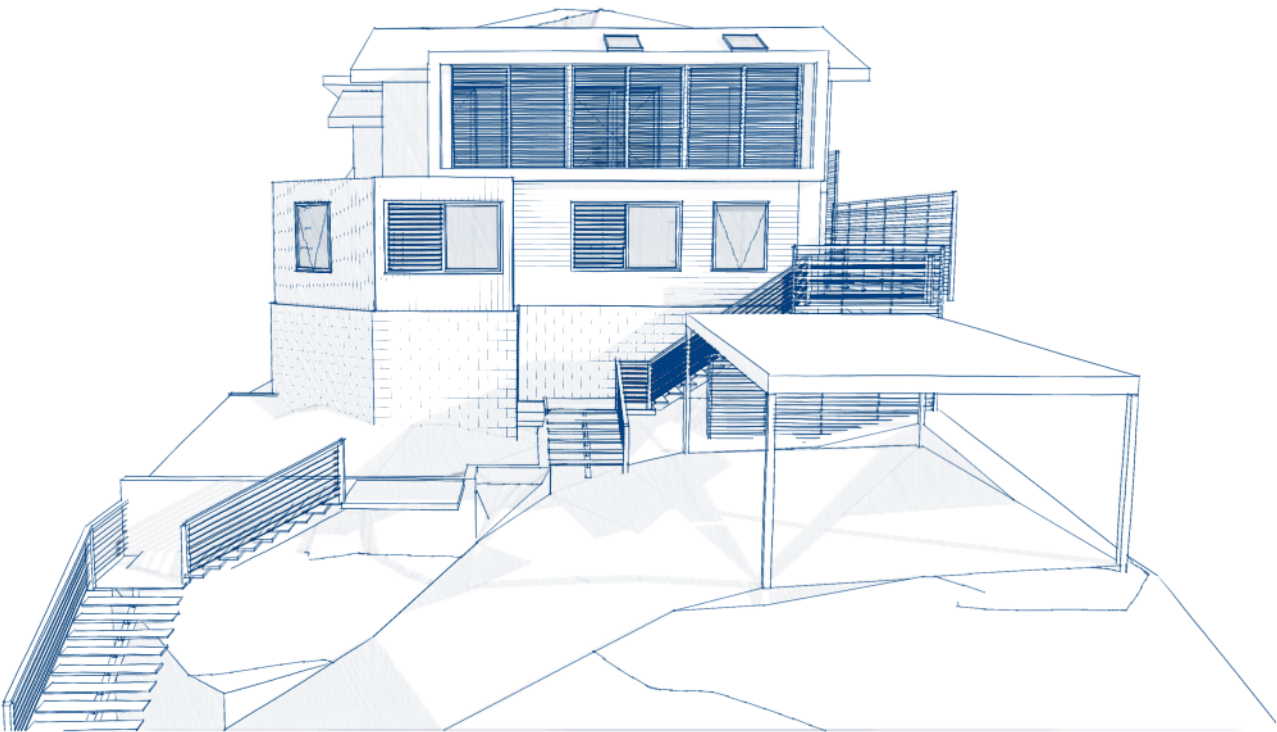


# DEVELOPMENT APPLICATION

20 EUNGAI PLACE, NORTH NARRABEEN 2101

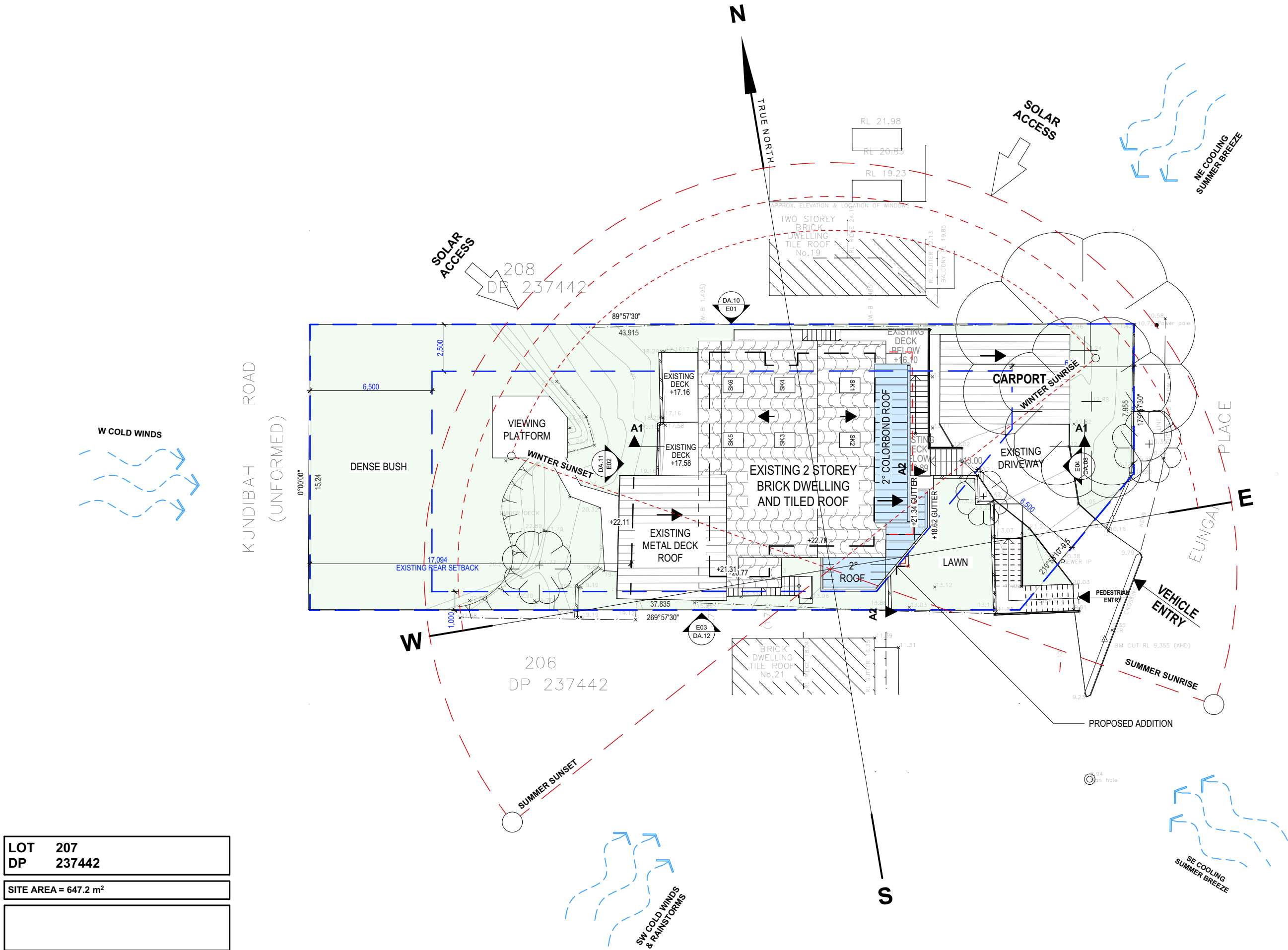
Prepared By JJ Drafting



Sheet Index				
Layout ID	Layout Name	Revision	Scale	Date
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DA.04	EXISTING FIRST FLOOR PLAN	AA	1:100	9/09/2021
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DA.14	SECTION / BASIX	AA	1:100	9/09/2021
DA.15	LANDSCAPED AREA CALCULATI...	AA	1:200	9/09/2021
DA.16	ROOF & STORMWATER CONCE...	AA	1:100	9/09/2021
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DA.18	SHADOW DIAGRAM JUNE 21 9:0...	AA	1:200	9/09/2021
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1300977804  
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LOT	207
DP	237442
SITE AREA = 647.2 m <sup>2</sup>	

TRUE NORTH:

**NOTES (E & OE)**

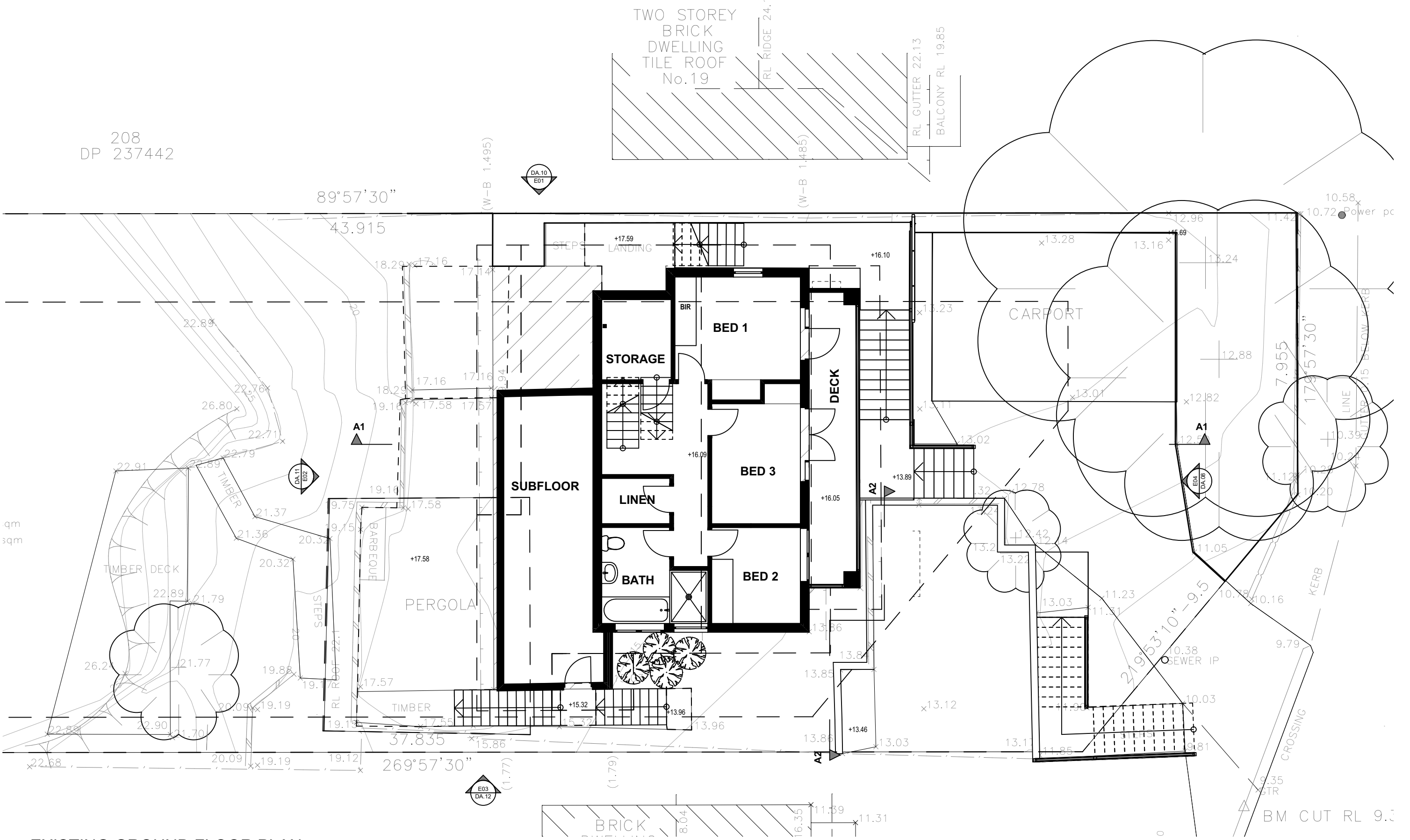
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REV	DATE	DESCRIPTION
AA	9/09/2021	DEVELOPMENT APPLICATION PACKAGE

PROPOSED ALTERATIONS AND ADDITIONS 20 EUNGAI PLACE NORTH NARRABEEN NSW 2101 CLIENT: ANDREW AND LOUISE PEARCE	DATE: JULY/21	DRAWN BY: DG	SCALE: 1:200 @ A3
	JOB No: 927/21	CHECKED BY: JJ	DRAWING No: <b>DA.02</b>

DRAWING TITLE:  
SITE ANALYSIS PLAN



EXISTING GROUND FLOOR PLAN

TRUE NORTH:



NOTES (E & OE)

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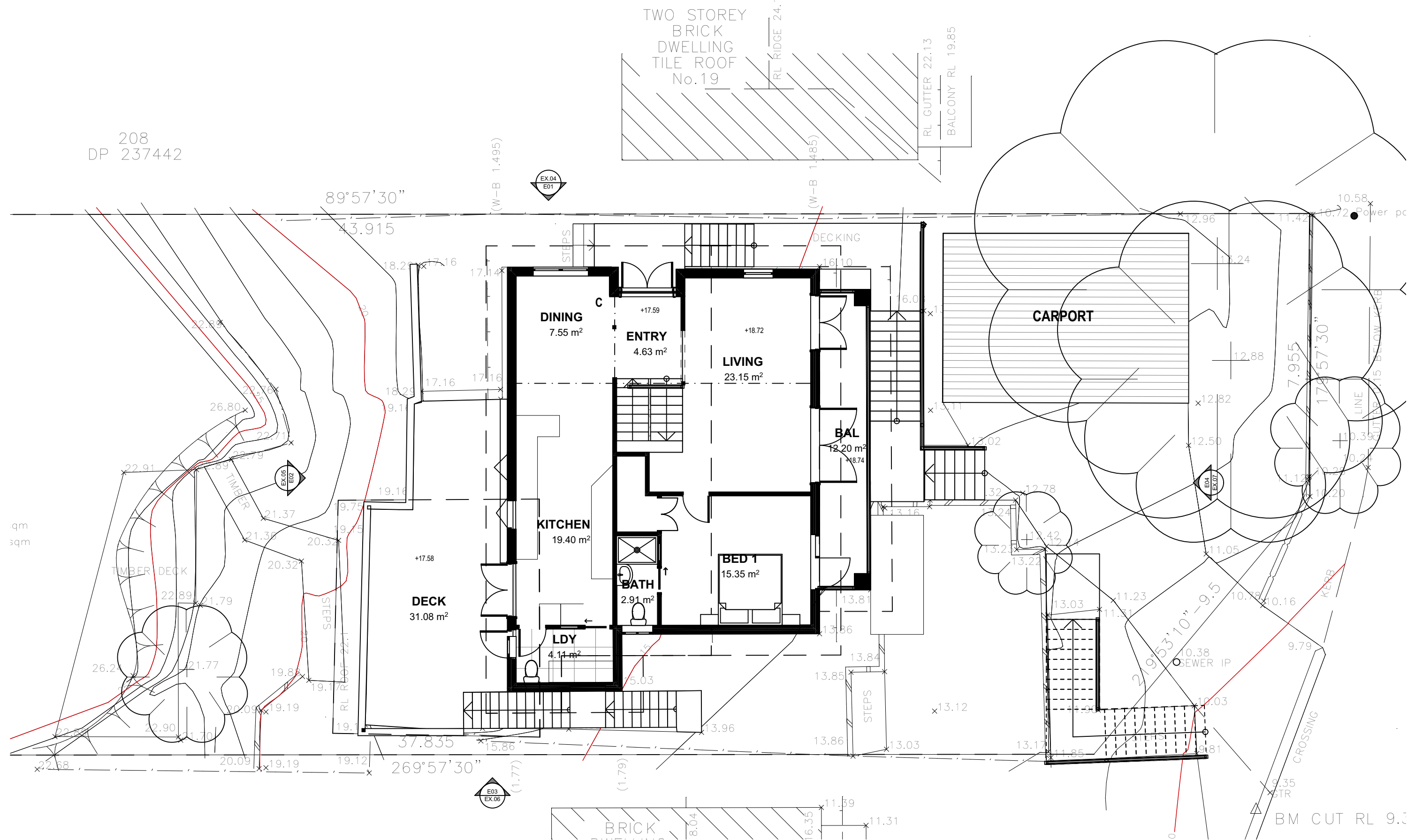
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PROPOSED ALTERATIONS AND ADDITIONS 20 EUNGAI PLACE NORTH NARRABEEN NSW 2101 CLIENT: ANDREW AND LOUISE PEARCE	DRAWING TITLE: EXISTING GROUND FLOOR PLAN
---	--

DATE: JULY/21	DRAWN BY: DG	SCALE: 1:100 @ A3
JOB No: 927/21	CHECKED BY: JJ	DRAWING No: DA.03





EXISTING FIRST FLOOR PLAN

TRUE NORTH:



NOTES (E & OE)

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20 EUNGAI PLACE NORTH NARRABEEN NSW 2101  
CLIENT:  
ANDREW AND LOUISE PEARCE

DRAWING TITLE:  
EXISTING FIRST FLOOR PLAN

DATE:  
JULY/21

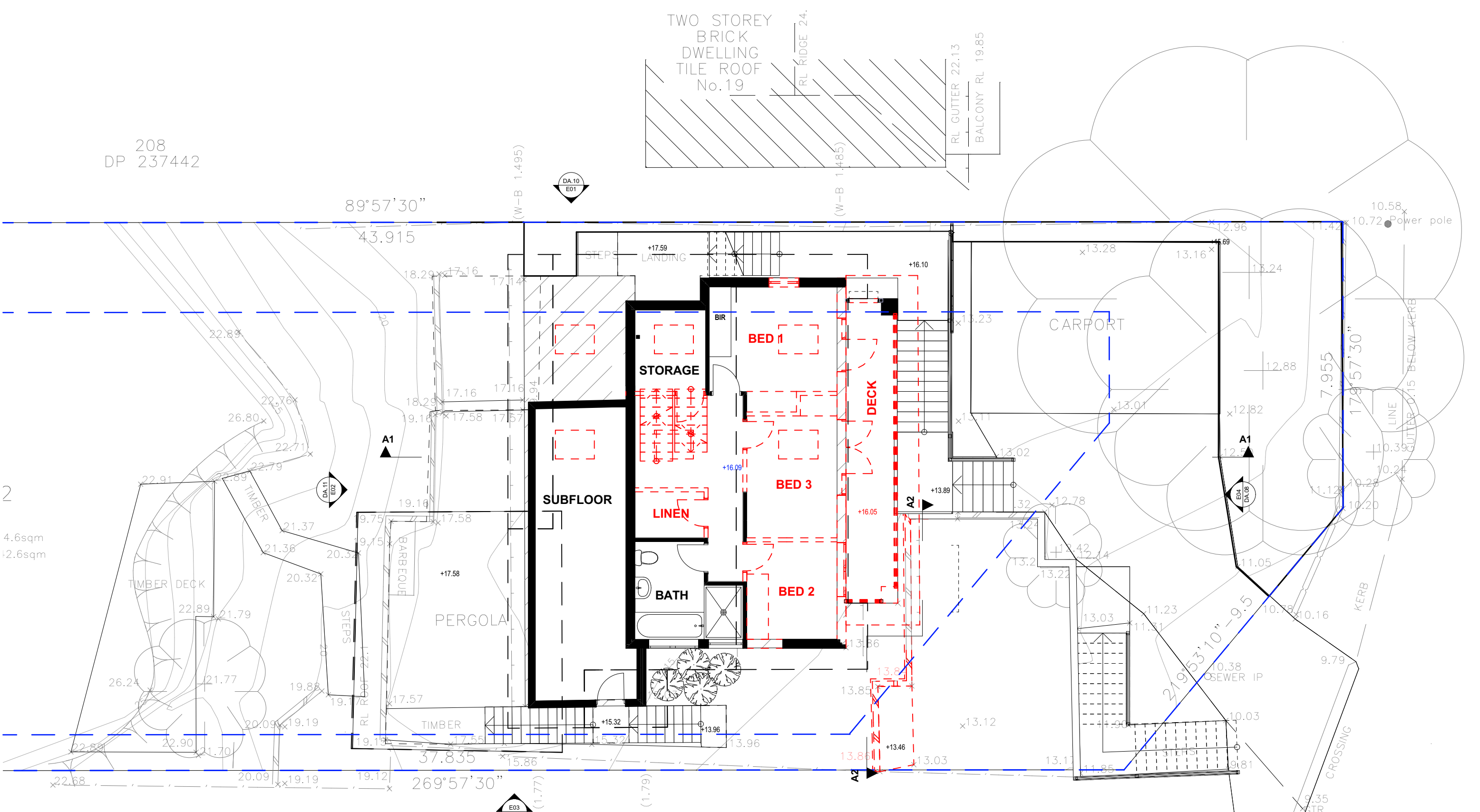
DRAWN BY:  
DG

SCALE:  
1:100 @ A3

JOB No:  
927/21

CHECKED BY:  
JJ

DRAWING No:  
DA.04



GROUND FLOOR DEMOLITION PLAN

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

TRUE NORTH:

**NOTES (E & OE)**

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***JJ Drafting***

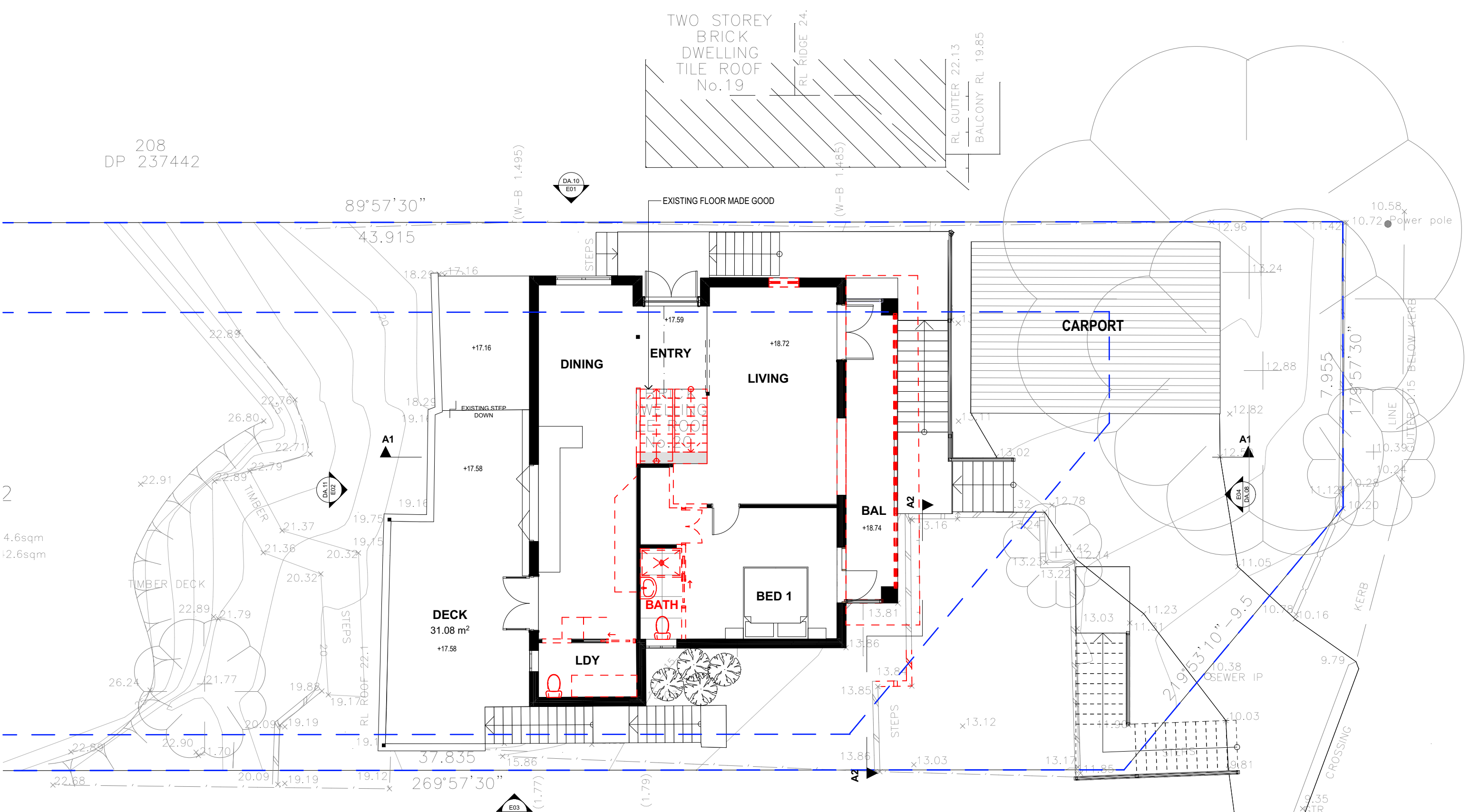
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PROPOSED ALTERATIONS AND ADDITIONS  
20 EUNGAI PLACE NORTH NARRABEEN NSW 2101  
CLIENT:  
ANDREW AND LOUISE PEARCE

DRAWING TITLE:  
GROUND FLOOR DEMOLITION PLAN

DATE: JULY/21	DRAWN BY: DG	SCALE: 1:100 @ A3
JOB No: 927/21	CHECKED BY: JJ	DRAWING No: DA.05



FIRST FLOOR DEMOLITION PLAN

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

TRUE NORTH:

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PROPOSED ALTERATIONS AND ADDITIONS  
20 EUNGAI PLACE NORTH NARRABEEN NSW 2101  
CLIENT:  
ANDREW AND LOUISE PEARCE

DRAWING TITLE:  
FIRST FLOOR DEMOLITION PLAN

DATE: JULY/21	DRAWN BY: DG	SCALE: 1:100 @ A3
JOB No: 927/21	CHECKED BY: JJ	DRAWING No: DA.06

The subfloor plan illustrates the layout of a residential property. It features an existing building footprint and a proposed subfloor store. The plan includes various structural elements like steps, landing, decking, and a carport. It also shows surrounding landscape features such as trees, a power pole, and a sewer line. The plan is oriented with North at the top, indicated by a north arrow. The existing building footprint is shown in a hatched pattern, and the proposed subfloor store is shown in a solid green pattern. The plan includes numerous dimensions and elevations, as well as labels for various features and structures.

GROSS FLOOR AREA - EXISTING	
	m <sup>2</sup>
GFA FIRST FLOOR EXIST	84.85
GFA GROUND FLOOR EXISTING	53.41
	138.26 m <sup>2</sup>
GROSS FLOOR AREA - PROPOSED	
	m <sup>2</sup>
GFA FIRST FLOOR PROPOSED	96.92
GFA GROUND FLOOR PROPOSED	84.70
	181.62 m <sup>2</sup>

**SUBFLOOR PLAN**

<b>GROSS FLOOR AREA - EXISTING</b>	<b>m²</b>
GFA FIRST FLOOR EXIST	84.85
GFA GROUND FLOOR EXISTING	53.41
	138.26 m²
<b>GROSS FLOOR AREA - PROPOSED</b>	<b>m²</b>
GFA FIRST FLOOR PROPOSED	96.92
GFA GROUND FLOOR PROPOSED	84.70
	181.62 m²

A circle with a shaded sector. The sector is formed by two radii and an arc. The angle between the two radii is approximately 60 degrees. The area between the radii and the arc is shaded black.

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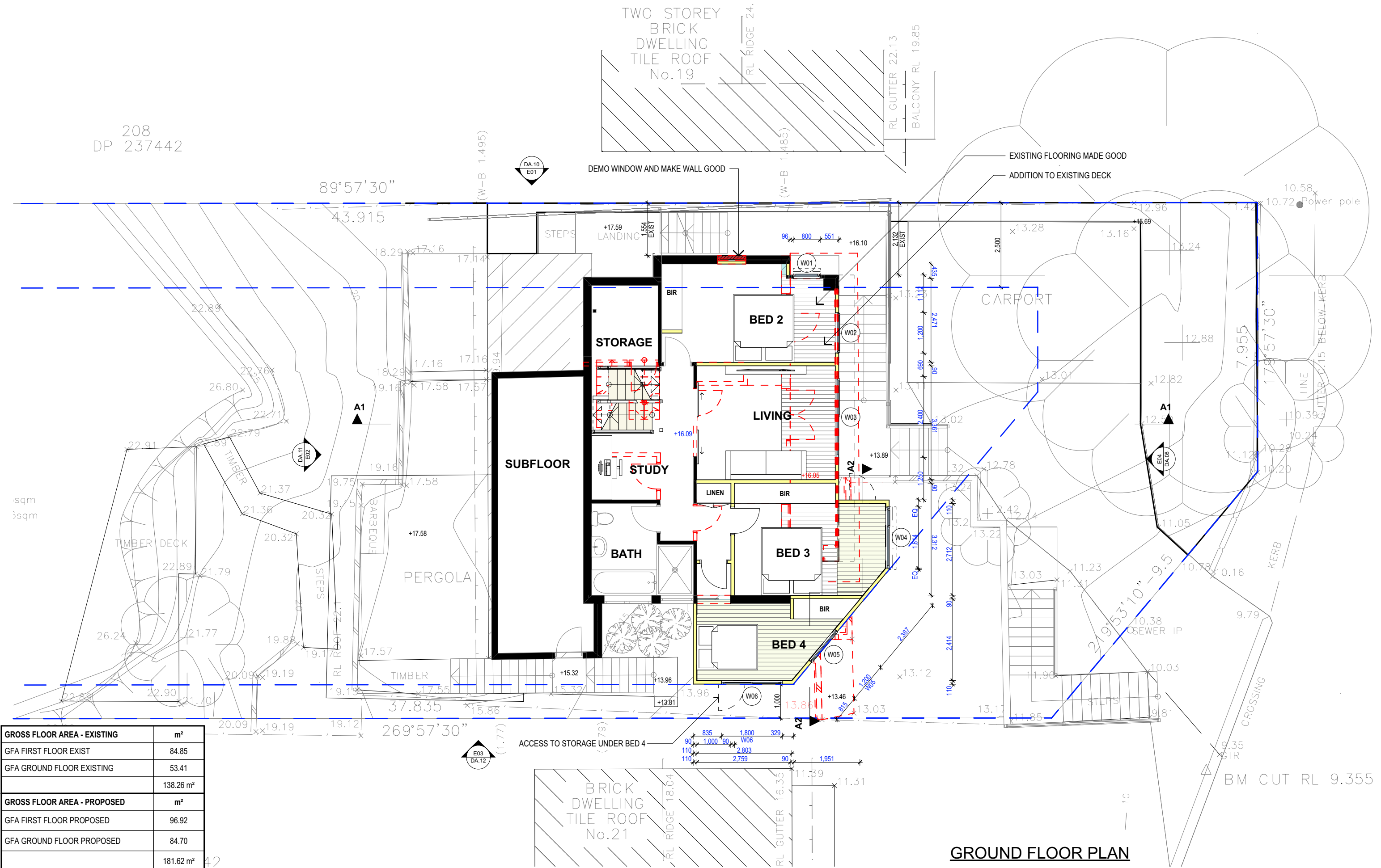
REV	DATE	DESCRIPTION
AA	9/09/2021	DEVELOPMENT APPLICATION PACKAGE

DRAWING TITLE:  
SUBFLOOR PLAN

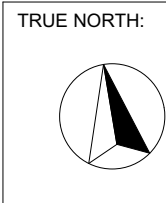
DATE: JULY/21	DRAWN BY: DG	SCALE: 1:100 @ A3
JOB No: 927/21	CHECKED BY: JJ	DRAWING No: <b>DA.07</b>



208  
DP 237442



GROSS FLOOR AREA - EXISTING	m <sup>2</sup>
GFA FIRST FLOOR EXIST	84.85
GFA GROUND FLOOR EXISTING	53.41
	138.26 m <sup>2</sup>
GROSS FLOOR AREA - PROPOSED	m <sup>2</sup>
GFA FIRST FLOOR PROPOSED	96.92
GFA GROUND FLOOR PROPOSED	84.70
	181.62 m <sup>2</sup>



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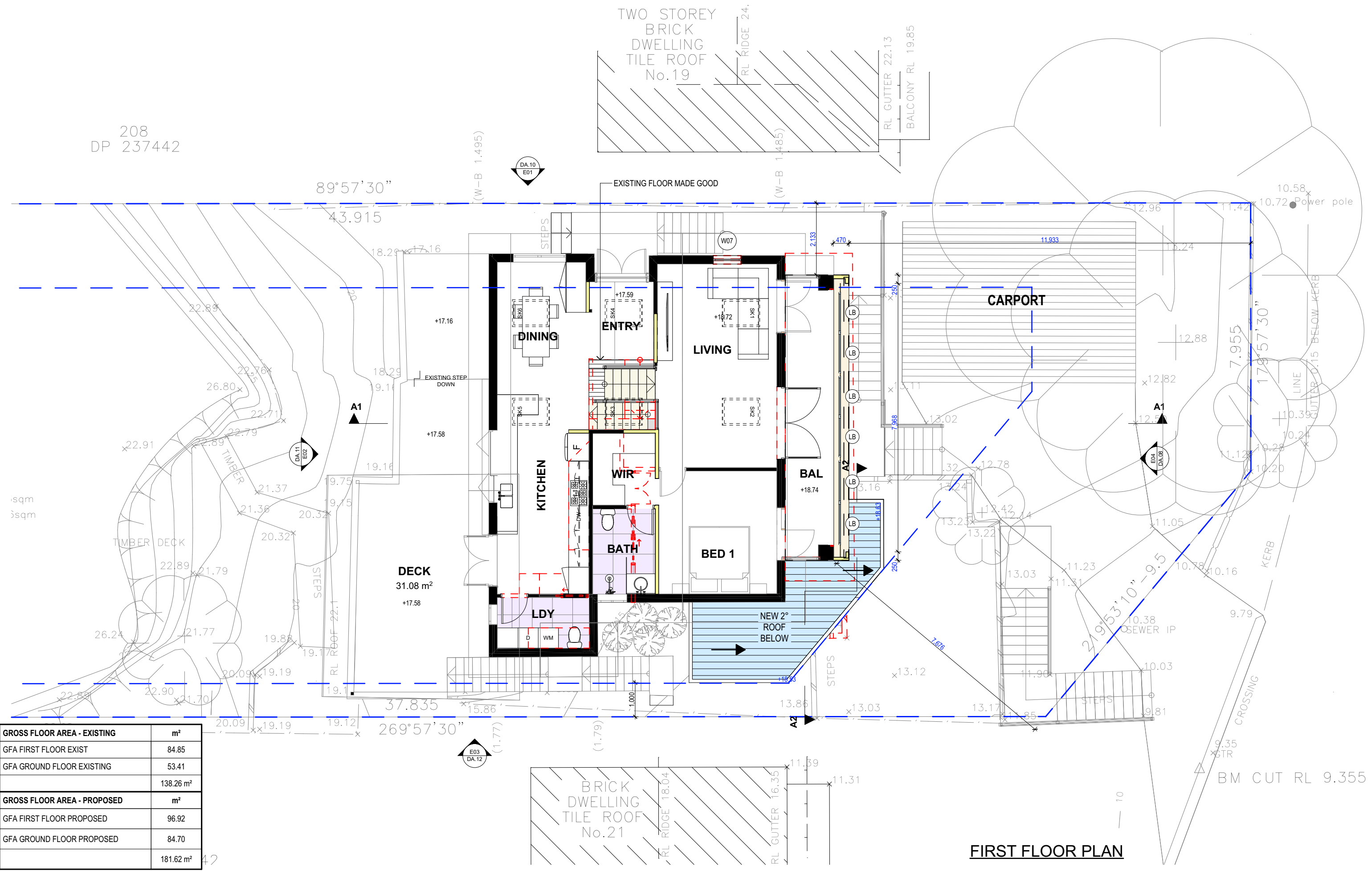
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PROPOSED ALTERATIONS AND ADDITIONS  
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CLIENT:  
ANDREW AND LOUISE PEARCE  
DRAWING TITLE:  
GROUND FLOOR PLAN

DATE: JULY/21	DRAWN BY: DG	SCALE: 1:100 @ A3
JOB No: 927/21	CHECKED BY: JJ	DRAWING No: DA.08





GROSS FLOOR AREA - EXISTING	m <sup>2</sup>
GFA FIRST FLOOR EXIST	84.85
GFA GROUND FLOOR EXISTING	53.41
	138.26 m <sup>2</sup>
GROSS FLOOR AREA - PROPOSED	m <sup>2</sup>
GFA FIRST FLOOR PROPOSED	96.92
GFA GROUND FLOOR PROPOSED	84.70
	181.62 m <sup>2</sup>

TRUE NORTH:

**NOTES (E & OE)**

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PROPOSED ALTERATIONS AND ADDITIONS

20 EUNGAI PLACE NORTH NARRABEEN NSW 2101

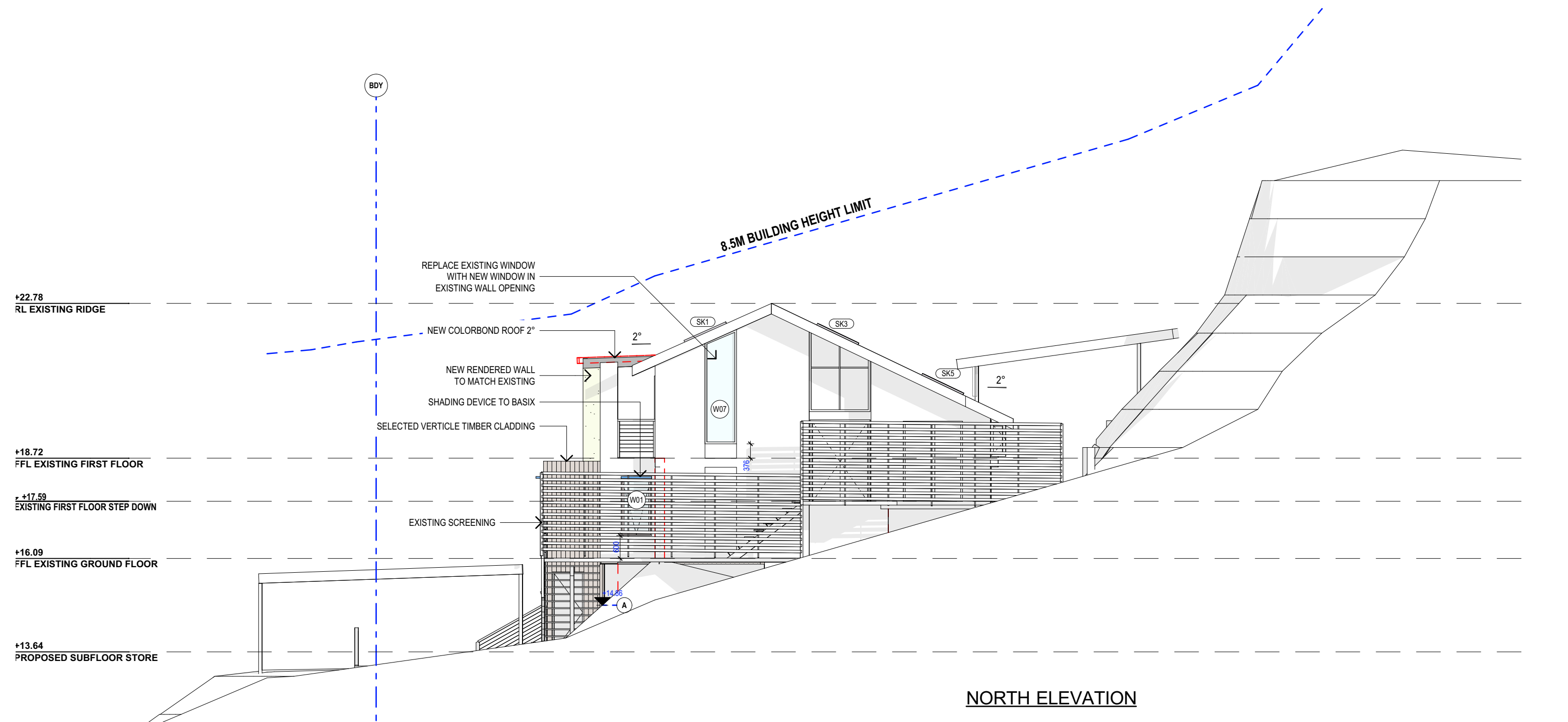
CLIENT:

ANDREW AND LOUISE PEARCE

DRAWING TITLE:

FIRST FLOOR PLAN

DATE:	JULY/21	DRAWN BY:	DG	SCALE:	1:100 @ A3
JOB No:	927/21	CHECKED BY:	JJ	DRAWING No:	DA.09



**NORTH ELEVATION**

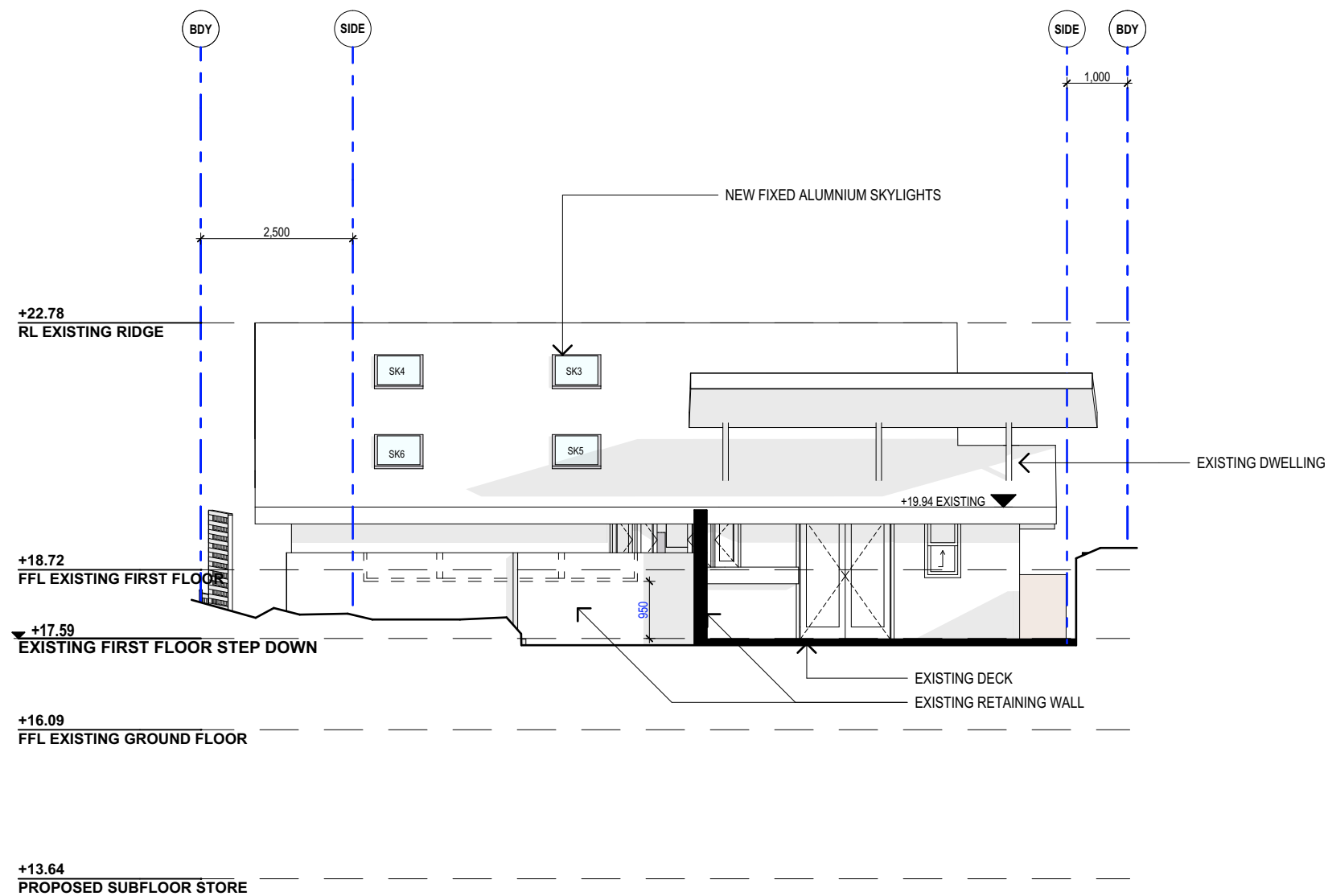
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PROPOSED ALTERATIONS AND ADDITIONS 20 EUNGAI PLACE NORTH NARRABEEN NSW 2101 CLIENT: ANDREW AND LOUISE PEARCE	DRAWING TITLE: NORTH ELEVATION
---	-----------------------------------

DATE: JULY/21	DRAWN BY: DG	SCALE: 1:100 @ A3
JOB No: 927/21	CHECKED BY: JJ	DRAWING No: <b>DA.10</b>



E02 WEST ELEVATION

NOTES (E & OE)

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*JJ Drafting*

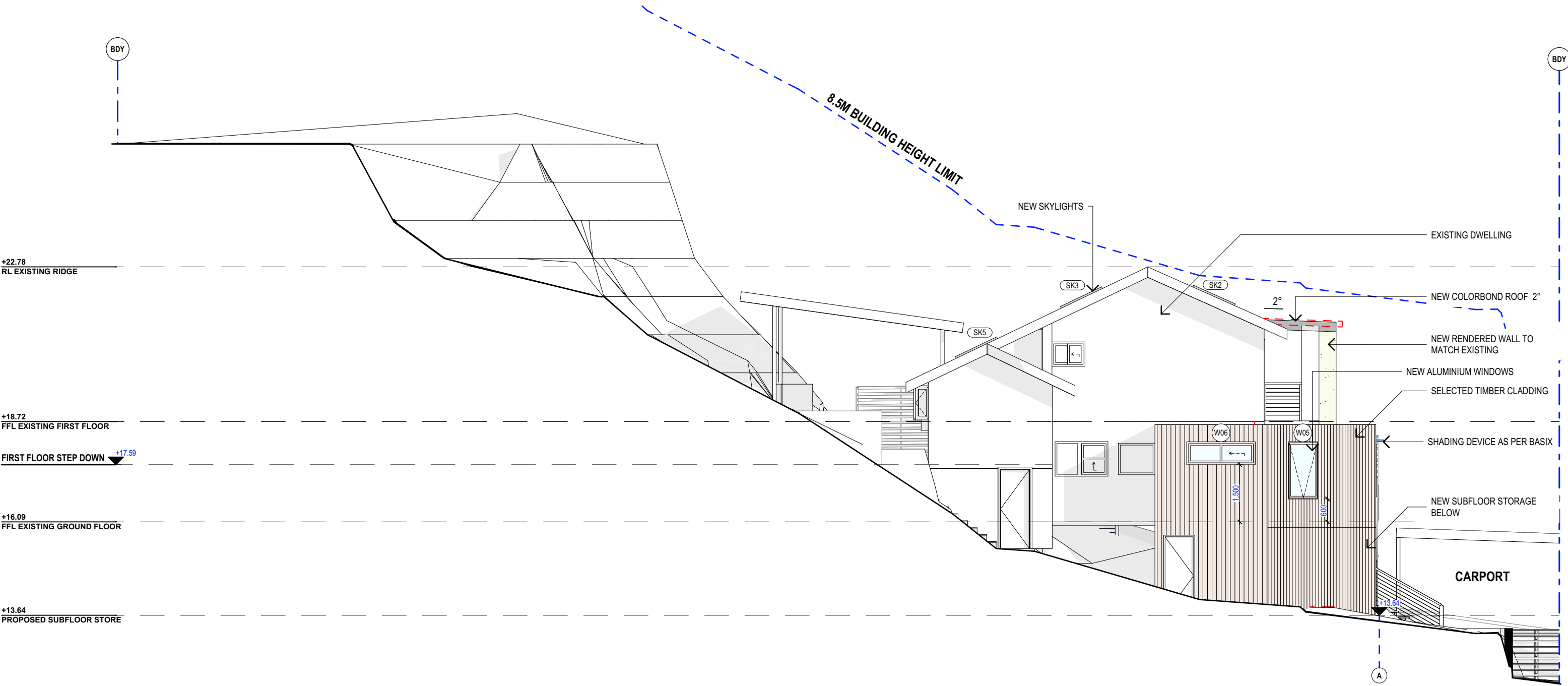
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PROPOSED ALTERATIONS AND ADDITIONS 20 EUNGAI PLACE NORTH NARRABEEN NSW 2101 CLIENT: ANDREW AND LOUISE PEARCE	DRAWING TITLE: WEST ELEVATION
---	----------------------------------

DATE: JULY/21	DRAWN BY: DG	SCALE: 1:100 @ A3
JOB No: 927/21	CHECKED BY: JJ	DRAWING No: DA.11





E03 SOUTH ELEVATION

TRUE NORTH:



NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS  
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CLIENT:  
ANDREW AND LOUISE PEARCE

DRAWING TITLE:  
SOUTH ELEVATION

DATE:  
JULY/21

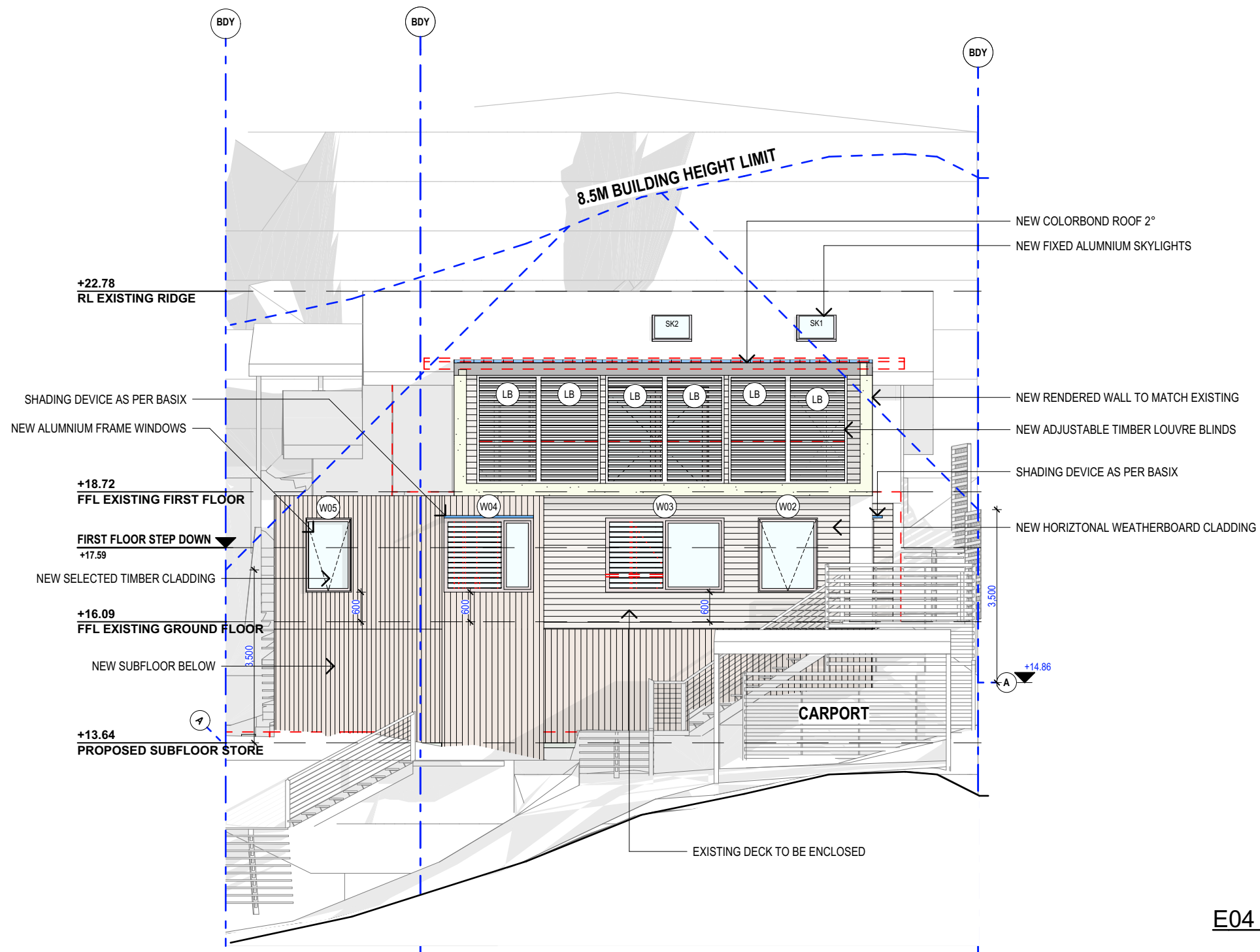
JOB No:  
927/21

DRAWN BY:  
DG

CHECKED BY:  
JJ

SCALE:  
1:100 @ A3

DRAWING No:  
DA.12



E04 EAST ELEVATION

NOTES (E & OE)

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CLIENT:  
ANDREW AND LOUISE PEARCE

DRAWING TITLE:  
EAST ELEVATION

DATE:  
JULY/21

DRAWN BY:  
DG

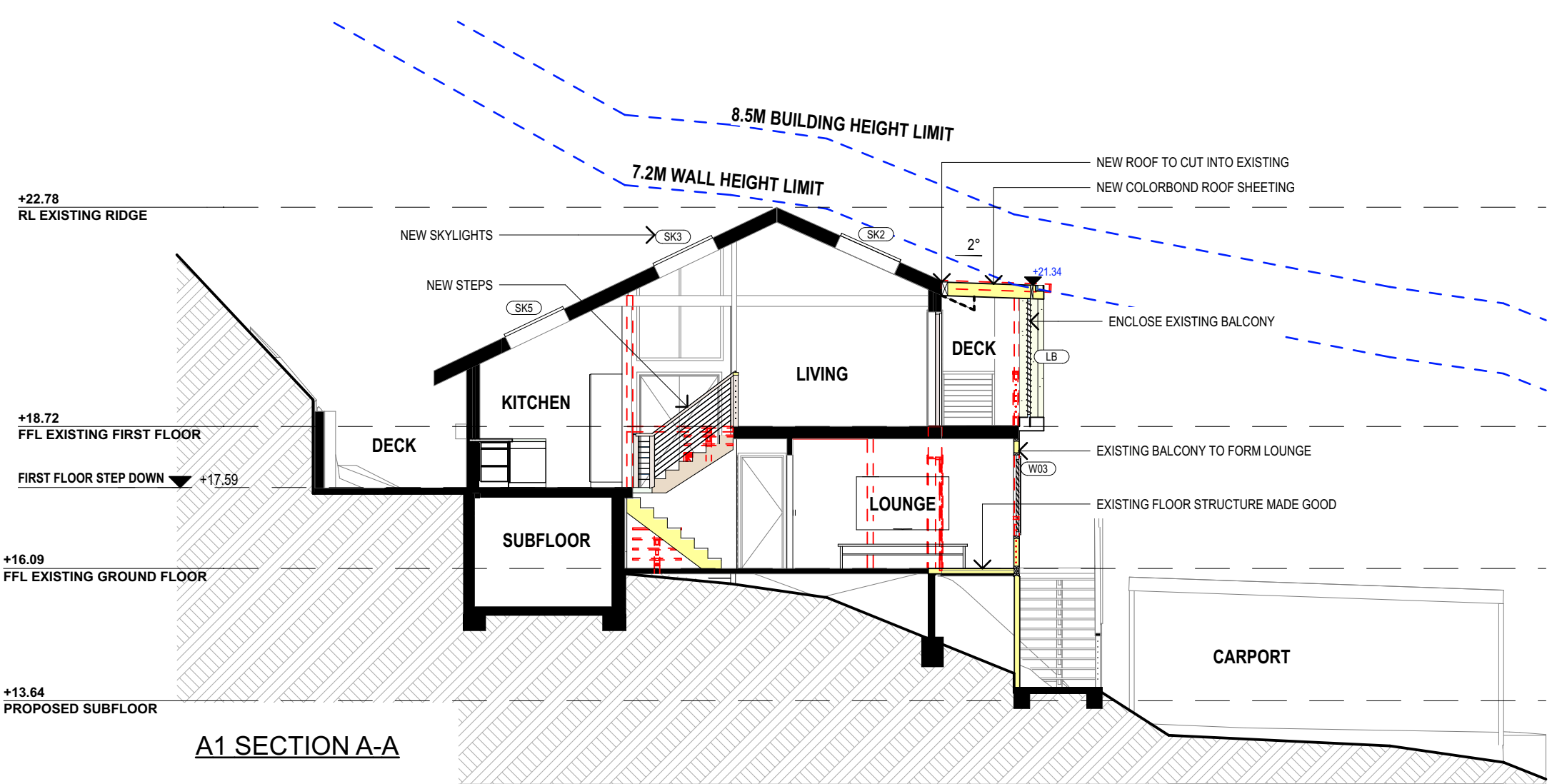
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JOB No:  
927/21

CHECKED BY:  
JJ

DRAWING No:  
DA.08

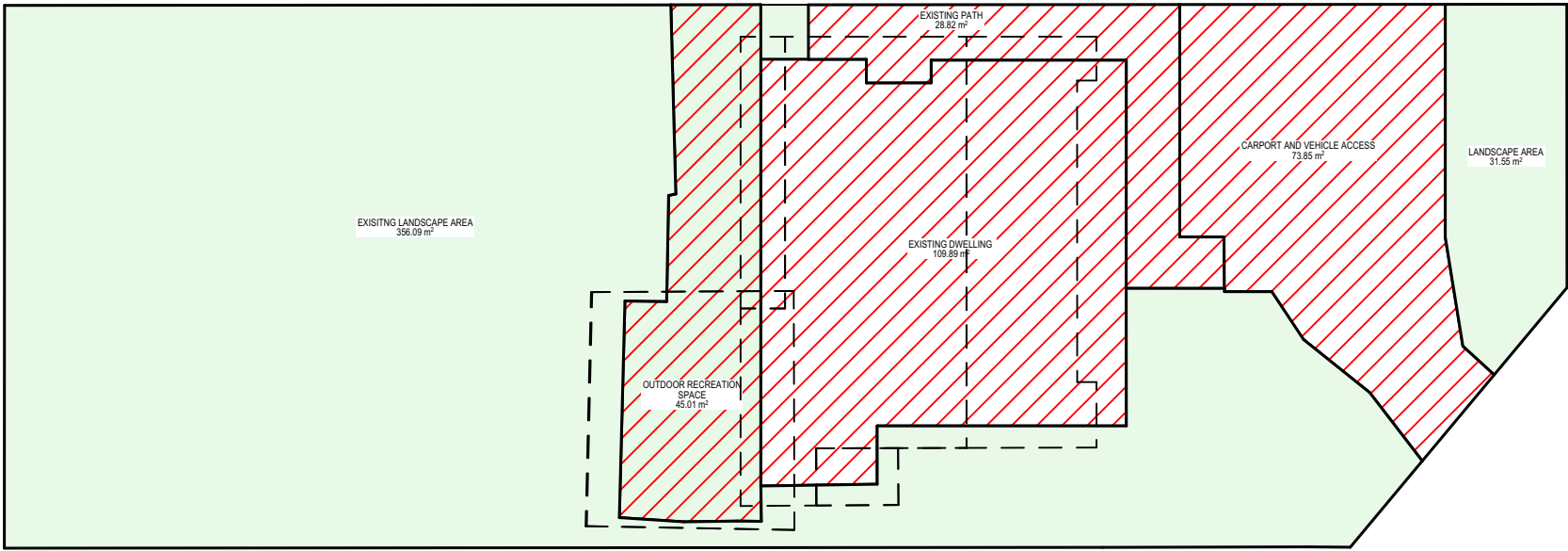
<b><u>BASIX REQUIREMENTS</u></b>	
BASIX INCLUSIONS FOR: 20 EUNGAI PLACE NORTH NARRABEEN NSW 2101	
<b><u>LIGHTING</u></b>	
40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.	
<b><u>WATER</u></b>	
SHOWER RATING	MIN. 3 STARS
TAP RATING	MIN. 3 STARS
WC RATING	MIN. 3 STARS
<b><u>INSULATION</u></b>	
CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)
Concrete slab on ground	Nil
Suspended floor with enclosed subfloor: Framed (R0.70)	R0.6 (down) (or R1.30 including construction)
External wall: Framed (Weatherboard, fibro, Metal clad)	R1.30 (or R1.70 including construction)
External wall: Brick veneer	R1.16 (or R1.70 including construction)
Flat ceiling, pitched roof	Ceiling: R3 (up), Roof: foil backed blanket. Medium solar absorptanced 0.475 - 0.70)
Flat ceiling, flat roof	Ceiling: R3 (up), Roof: foil backed blanket. Medium solar absorptanced 0.475 - 0.70)
<b><u>GLAZING - DOORS &amp; WINDOWS</u></b>	
Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W5, W6, W8, W9, D101	
Standard aluminium, single pyrolytic low-e, (or U-value: 5.7, SHGC: 0.47)	
W1, W2, W3, W4, W7, W10	



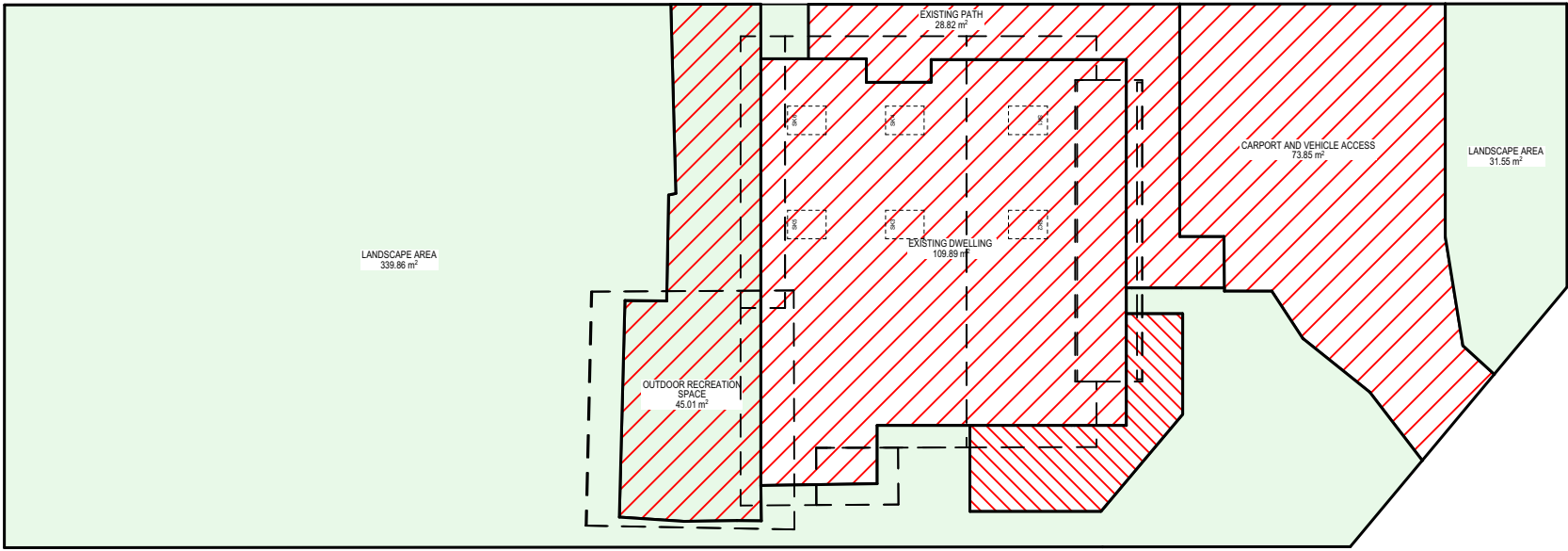
<b><u>SPECIFICATION NOTES</u></b>			
<b><u>INTERNAL LINING</u></b>			
- PROVIDE PLASTERBOARD LINING.			
- INSTALL TO MANUFACTURERS SPECIFICATIONS & AS 2589			
<b><u>EXTERNAL WALLS:</u></b>			
- BRICK VENEER WALLS WITH SELECTED BRICKS TO DWELLING.			
- LIGHTWEIGHT TIMBER CLADDING OR SIMILAR TO SINGLE GARAGE/GYM.			
<b><u>FLOOR:</u></b>			
- GROUND FLOOR TO BE REINFORCED CONCRETE SLAB IN ACCORDANCE WITH AS2870.			
- FIRST FLOOR TO BE TIMBER FRAMED FINISHED WITH T&G HARDWOOD FLOORING.			
<b><u>WET AREAS:</u></b>			
- ALL WATERPROOFING TO AS 3740			
- PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWERS			
WALLS TO MANUFACTURES INSTRUCTIONS			
<b><u>BEARERS AND JOISTS:</u></b>			
- 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.			
<b><u>ANT CAPS:</u></b>			
- SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.			
<b><u>PROFILED STEEL ROOF:</u></b>			
- NCC VOL.2 PART 3.5.1.			
- DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH AS/NZS 1562.			
<b><u>ROOFING:</u></b>			
- COLORBOND ROOF CLADDING			
<b><u>CONCRETE:</u></b>			
- 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.			
<b><u>FOOTINGS:</u></b>			
- 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.			
<b><u>BRICK AND BLOCKWORK:</u></b>			
- CONSTRUCTION OF MASONRY BUILDINGS SHALL BE AS PER AS3700 OR AS4773.			
<b><u>CARPENTRY:</u></b>			
- TIMBER TO COMPLY WITH AS1170.2 OR AS4055.			
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE.			
<b><u>TIMBER FRAMING:</u></b>			
- 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.			
<b><u>TERMITE CONTROL:</u></b>			
- 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.			
<b><u>FLASHING AND CAPPINGS:</u></b>			
- 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.			
<b><u>CONCRETE BLOCKS OR BRICKS:</u></b>			
- TO COMPLY WITH TO AS4455 MANSORY BUILDING BLOCKS/PAVER.			
<b><u>LIGHTING:</u></b>			
- 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS			
<b><u>DOORS &amp; WINDOWS:</u></b>			
- 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.			
<b><u>STAIRS, HANDRAILS AND BALUSTRADES:</u></b>			
- 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 STAIRCASES IS TO BE MEASURED A MINIMUM 865mm ABOVE			
THE NOSING LINE AND HAVE NO OPENING GREATER NO OPENING GREATER THAN 125mm.			
<b><u>SLIP RESISTANCE:</u></b>			
- 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.			
<b><u>STORMWATER:</u></b>			
<b>EAVES GUTTERS, VALLEY GUTTERS AND DOWPIPES</b>			
- 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			
<b><u>GLAZING:</u></b>			
- NCC VOL.1 PARTS B 1.4, D 3.12, F1.13 OR NCC VOL.2 PART 3.6			
<b><u>SMOKE DETECTORS/ALARMS:</u></b>			
- 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.			
<b><u>WASTE MANAGEMENT:</u></b>			
- 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.			
<b><u>SEDIMENT CONTROL:</u></b>			
- A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS			
STORMWATER SYSTEM.			
<b><u>NOTE:</u></b>			
ALL PLANS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE, BUSHFIRE			
AND GEOTECH REPORTS.			

<div>NOTES (E &amp; OE)</div> <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>	<div>JJ Drafting</div> <div>Division of JJ DRAFTING AUSTRALIA PTY LTD</div> <div>26/90 Mona Vale Road, Mona Vale, NSW, 2103</div> <div>PO Box 687, Dee Why, NSW, 2099</div> <div>Mob. 0414 717 541   Email. jjdraft@tpg.com.au</div> <div>www.jjdrafting.com.au</div> <div>ACN 651 693 346</div>	<div>REV</div> <div>DATE</div> <div>DESCRIPTION</div>	PROPOSED ALTERATIONS AND ADDITIONS		DATE:	DRAWN BY:	SCALE:		
		AA	9/09/2021	DEVELOPMENT APPLICATION PACKAGE	20 EUNGAI PLACE NORTH NARRABEEN NSW 2101		JULY/21	DG	1:100 @ A3
					CLIENT:				
					ANDREW AND LOUISE PEARCE				
					DRAWING TITLE:		JOB No:	CHECKED BY:	DRAWING No:
					SECTION / BASIX		927/21	JJ	DA.14





LANDSCAPE PLAN EXISTING



LANDSCAPE PLAN PROPOSED

CALCULATIONS			
SITE AREA			647.2m <sup>2</sup>
LANDSCAPE CONTROL		60%	388.32m <sup>2</sup>
EXISTING LANDSCAPED / OUTDOOR REC		66%	432.84m <sup>2</sup>
LANDSCAPED AREA REMOVED			16.23m <sup>2</sup>
TOTAL LANDSCAPED AREA		64%	416.61m <sup>2</sup>
EXISTING HARD SURFACE AREA			257.66m <sup>2</sup>
HARD SURFACE AREA TO BE RETAINED			257.66m <sup>2</sup>
NEW HARD SURFACE AREA			18.38m <sup>2</sup>
TOTAL HARD SURFACE AREA			276.04m <sup>2</sup>

TRUE NORTH:

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ACN 651 693 346

REV	DATE	DESCRIPTION
AA	9/09/2021	DEVELOPMENT APPLICATION PACKAGE

PROPOSED ALTERATIONS AND ADDITIONS

20 EUNGAI PLACE NORTH NARRABEEN NSW 2101

CLIENT:

ANDREW AND LOUISE PEARCE

DRAWING TITLE:

LANDSCAPED AREA CALCULATION PLAN

DATE:

JULY/21

DRAWN BY:

DG

SCALE:

1:200 @ A3

JOB No:

927/21

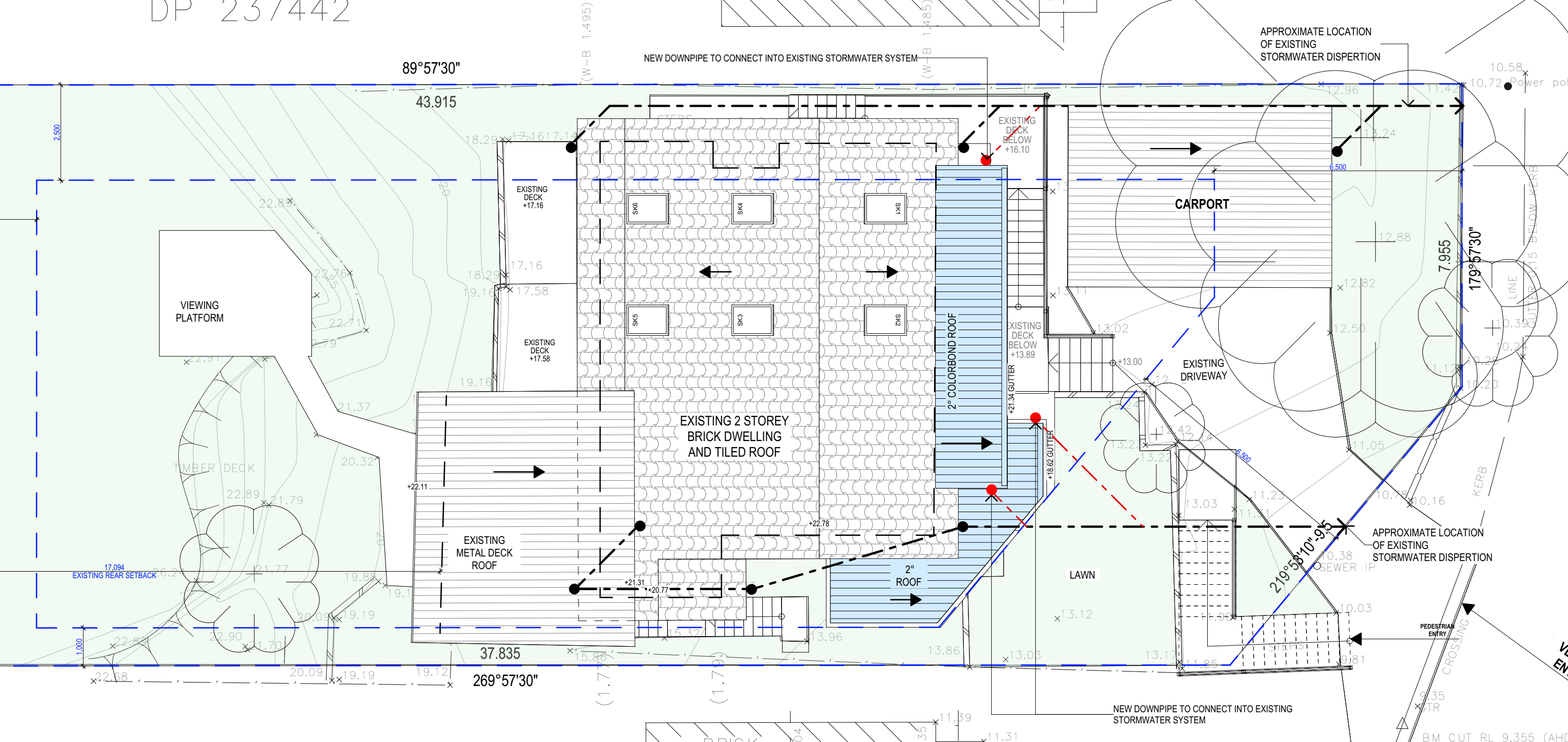
CHECKED BY:

JJ

DRAWING No:

**DA.15**

208  
DP 237442



**STORMWATER CONCEPT LEGEND**

EXISTING DOWNPIPES      ●

NEW DOWNPIPES      ●


EXISTING STORMWATER LINE      - - -

NEW STORMWATER LINE      - - -

ALL NEW GUTTER AND  
DOWNPIPES TO CONNECT TO  
EXISTING STORMWATER SYSTEM

PRIOR TO CONSTRUCTION  
BUILDER TO CHECK EXISTING  
STORMWATER COMPLIANCE

TRUE NORTH:



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PROPOSED ALTERATIONS AND ADDITIONS  
20 EUNGAI PLACE NORTH NARRABEEN NSW 2101  
CLIENT:  
ANDREW AND LOUISE PEARCE

DRAWING TITLE:  
ROOF & STORMWATER CONCEPT PLAN

DATE: JULY/21	DRAWN BY: DG	SCALE: 1:100 @ A3
JOB No: 927/21	CHECKED BY: JJ	DRAWING No: DA.16

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.

TRUE NORTH:



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ACN 651 693 346

REV	DATE	DESCRIPTION
AA	9/09/2021	DEVELOPMENT APPLICATION PACKAGE

PROPOSED ALTERATIONS AND ADDITIONS  
20 EUNGAI PLACE NORTH NARRABEEN NSW 2101  
CLIENT:  
ANDREW AND LOUISE PEARCE

DRAWING TITLE:  
EROSION & SEDIMENT/ WASTE MANAGEMENT PLAN

DATE:  
JULY/21

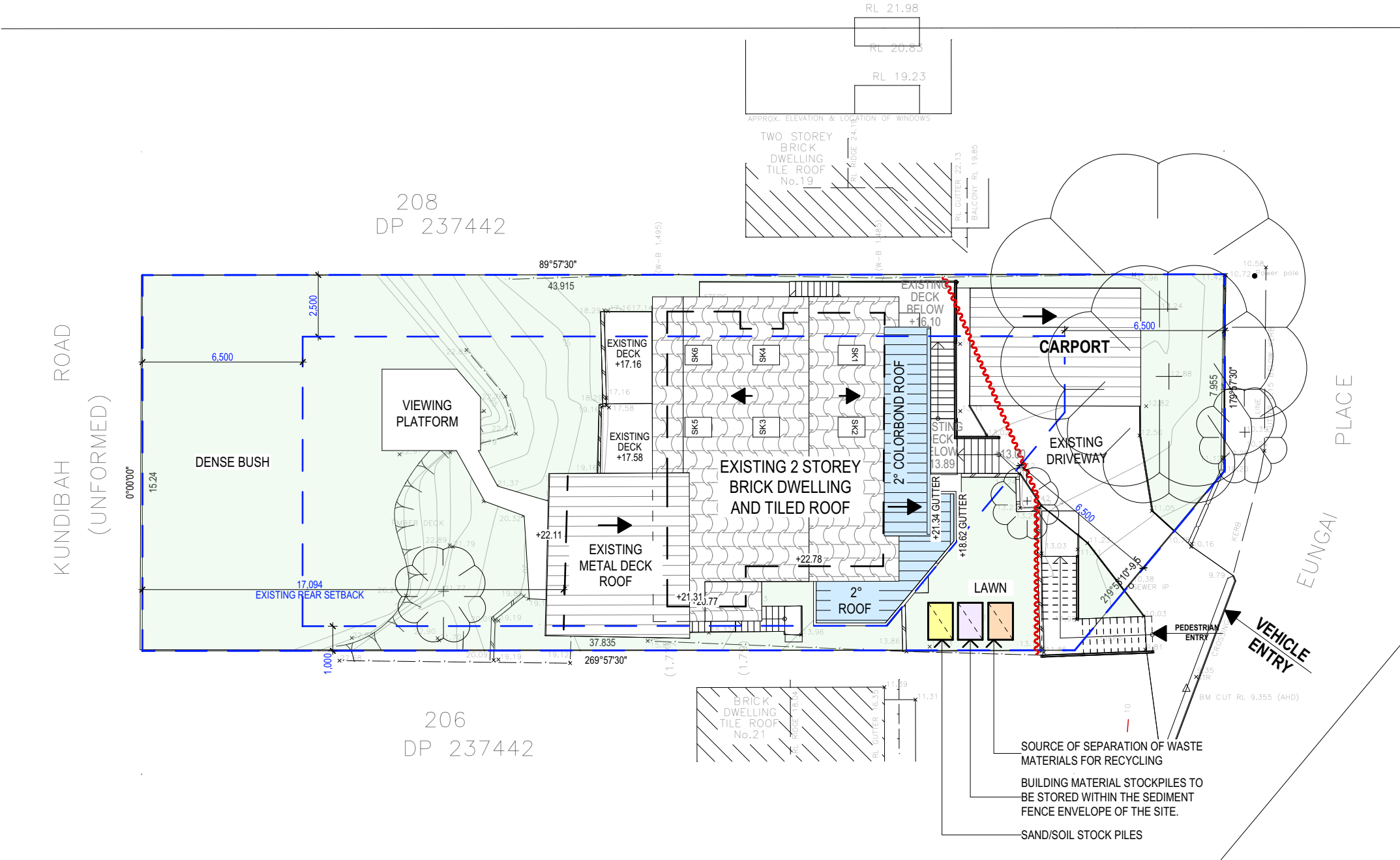
DRAWN BY:  
DG

SCALE:  
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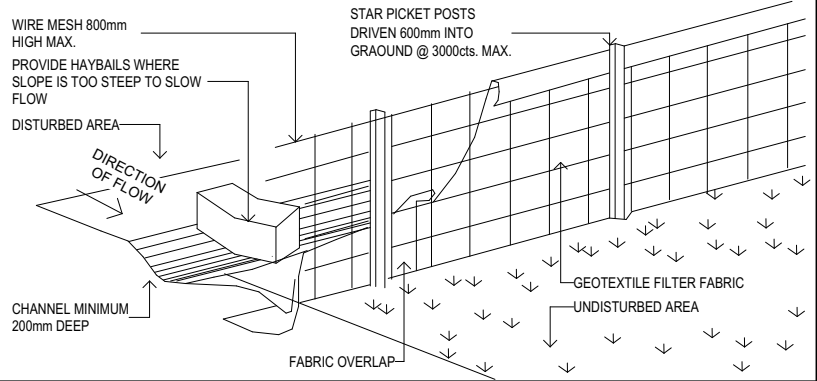
JOB No:  
927/21

CHECKED BY:  
JJ

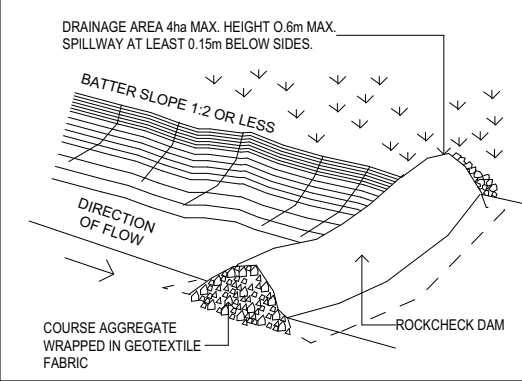
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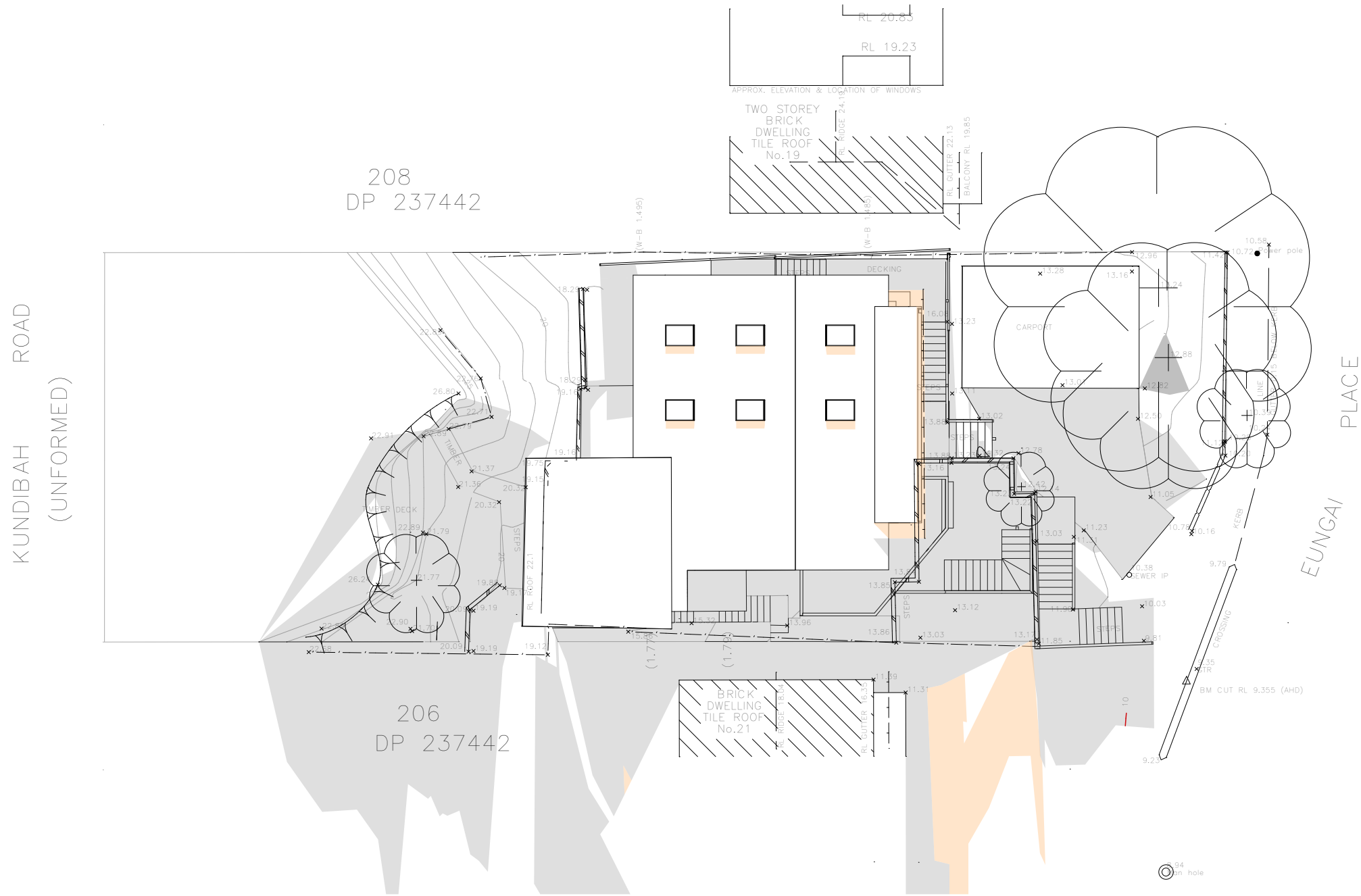
TYPICAL SEDIMENT FENCE - nts



TYPICAL DIVERSION CHANNEL - nts







0900 21 JUNE SHADOWS

**21 JUNE SHADOW DIAGRAM LEGEND**

EXISTING SHADOWS 

NEW SHADOWS 

TRUE NORTH:



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PROPOSED ALTERATIONS AND ADDITIONS  
20 EUNGAI PLACE NORTH NARRABEEN NSW 2101  
CLIENT:  
ANDREW AND LOUISE PEARCE

DRAWING TITLE:  
SHADOW DIAGRAM JUNE 21 9:00 am

DATE:  
JULY/21

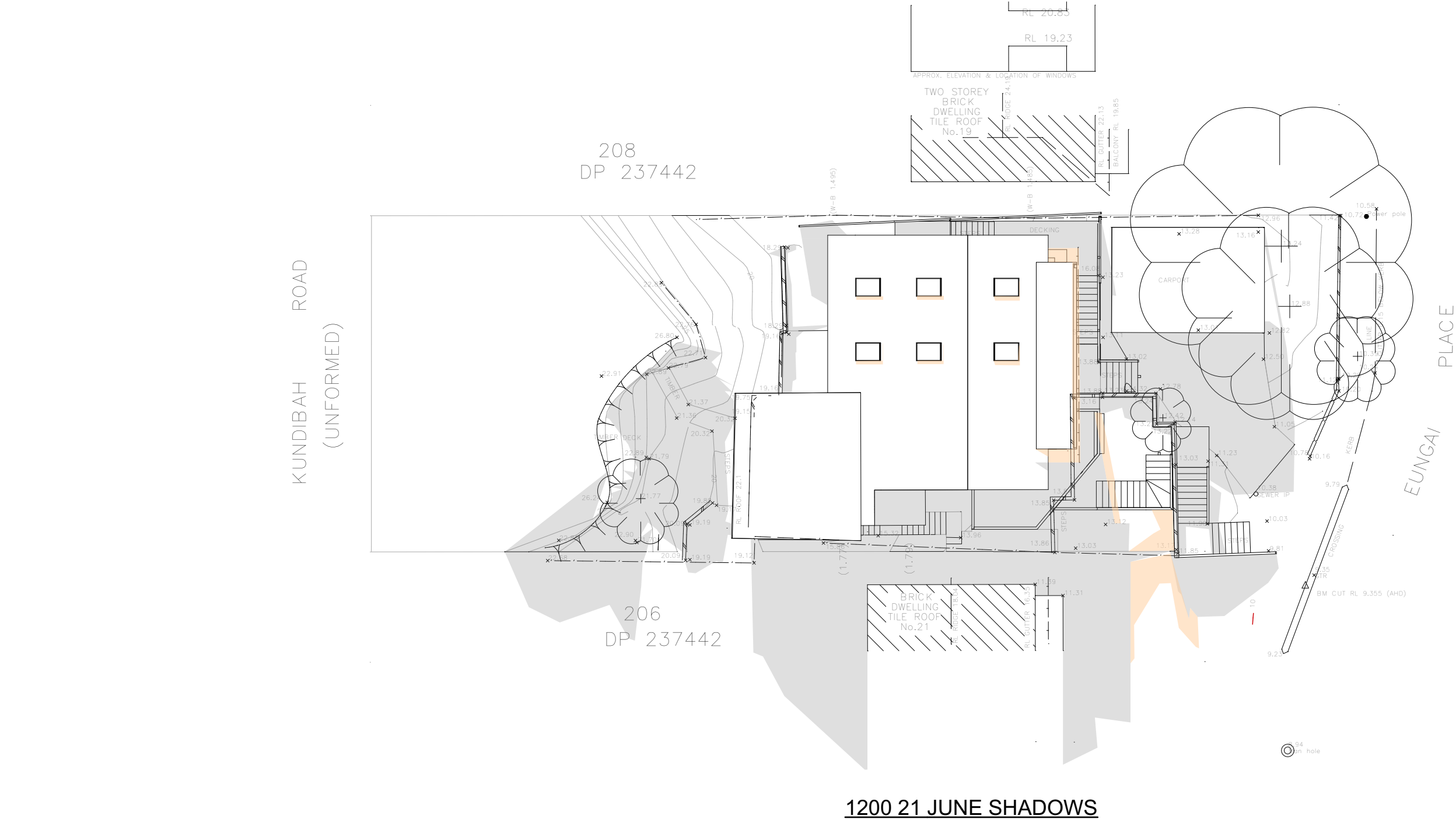
JOB No:  
927/21

DRAWN BY:  
DG

CHECKED BY:  
JJ

SCALE:  
1:200 @ A3

DRAWING No:  
**DA.18**



1200 21 JUNE SHADOWS

21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

NEW SHADOWS

TRUE NORTH:

NOTES (E & OE)

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PO Box 687, Dee Why, NSW, 2099

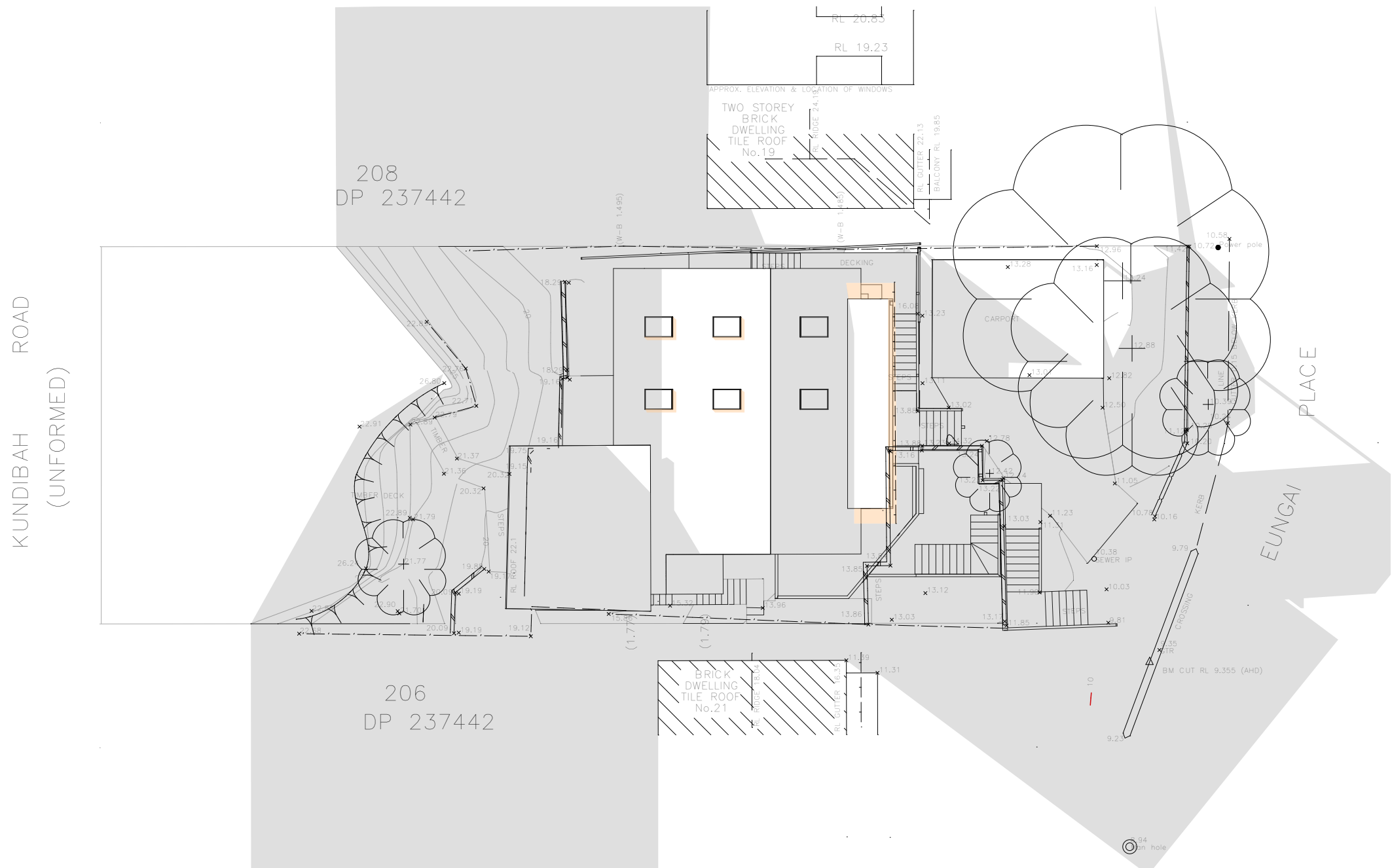
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REV	DATE	DESCRIPTION
AA	9/09/2021	DEVELOPMENT APPLICATION PACKAGE

PROPOSED ALTERATIONS AND ADDITIONS	DATE:	DRAWN BY:	SCALE:
20 EUNGAI PLACE NORTH NARRABEEN NSW 2101	JULY/21	DG	1:200 @ A3
CLIENT:	JOB No:	CHECKED BY:	DRAWING No:
ANDREW AND LOUISE PEARCE	927/21	JJ	DA.19
DRAWING TITLE:			
SHADOW DIAGRAM JUNE 21 12 noon			



1500 21 JUNE SHADOWS

21 JUNE SHADOW DIAGRAM LEGEND



TRUE NORTH:



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- 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.

JJ Drafting

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REV	DATE	DESCRIPTION
AA	9/09/2021	DEVELOPMENT APPLICATION PACKAGE

PROPOSED ALTERATIONS AND ADDITIONS  
20 EUNGAI PLACE NORTH NARRABEEN NSW 2101  
CLIENT:  
ANDREW AND LOUISE PEARCE

DRAWING TITLE:  
SHADOW DIAGRAM JUNE 21 3:00 pm

DATE:  
JULY/21

JOB No:  
927/21

DRAWN BY:  
DG

CHECKED BY:  
JJ

SCALE:  
1:200 @ A3

DRAWING No:  
DA.20