

SITE ANALYSIS PLAN
1:200

LOT	90
DP	17189

AREA CALCULATIONS	
SITE AREA	544.00m ²
EXISTING SECONDARY DWELLING GROSS FLOOR AREA	60.00m ²
PROPOSED DWELLING GROSS FLOOR AREA NOT INCLUDING GARAGE	163.86m ²
DOUBLE GARAGE GROSS FLOOR AREA	37.33m ²
HOME OFFICE/GYM GROSS FLOOR AREA	20.10m ²

PRIVATE OPEN SPACE	
PRIMARY DWELLING	82.70m ²
SECONDARY DWELLING	96.93m ²

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 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.

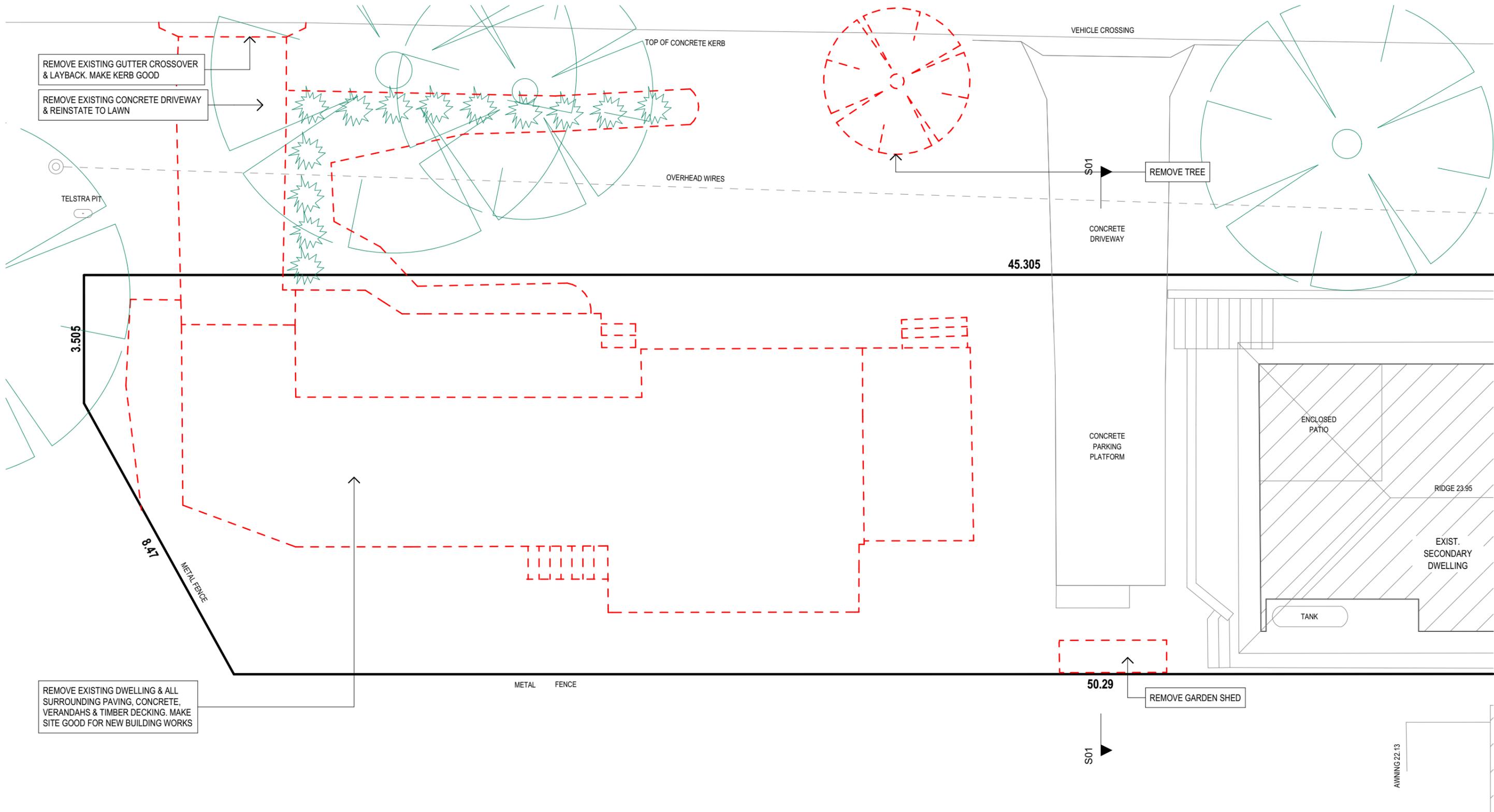
JJ Drafting

174 Garden St, North Narrabeen, NSW, 2101
 PO Box 687, Dee Why, NSW, 2099
 Mob. 0414 717 541
 Email. jjdraft@tpg.com.au
 www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:
A	07.01.20	EXTRA NOTES

PROJECT DETAILS: PROPOSED NEW HOUSE 34 WHALE BEACH ROAD, AVALON 2107
DRAWING TITLE: SITE ANALYSIS PLAN

DATE: NOV/19	DRAWN BY: AHB	SCALE: 1:200 @ A3
JOB No: 692a/19	CHECKED BY: JJ	DRAWING No: DA.01



DEMOLITION PLAN
1:100

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 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.

JJ Drafting
174 Garden St, North Narrabeen, NSW, 2101
PO Box 687, Dee Why, NSW, 2099
Mob. 0414 717 541
Email. jjdraft@tpg.com.au
www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:
A	07.01.20	EXTRA NOTES

PROJECT DETAILS:
PROPOSED NEW HOUSE
34 WHALE BEACH ROAD, AVALON 2107

DRAWING TITLE:
DEMOLITION PLAN

DATE:
NOV/19

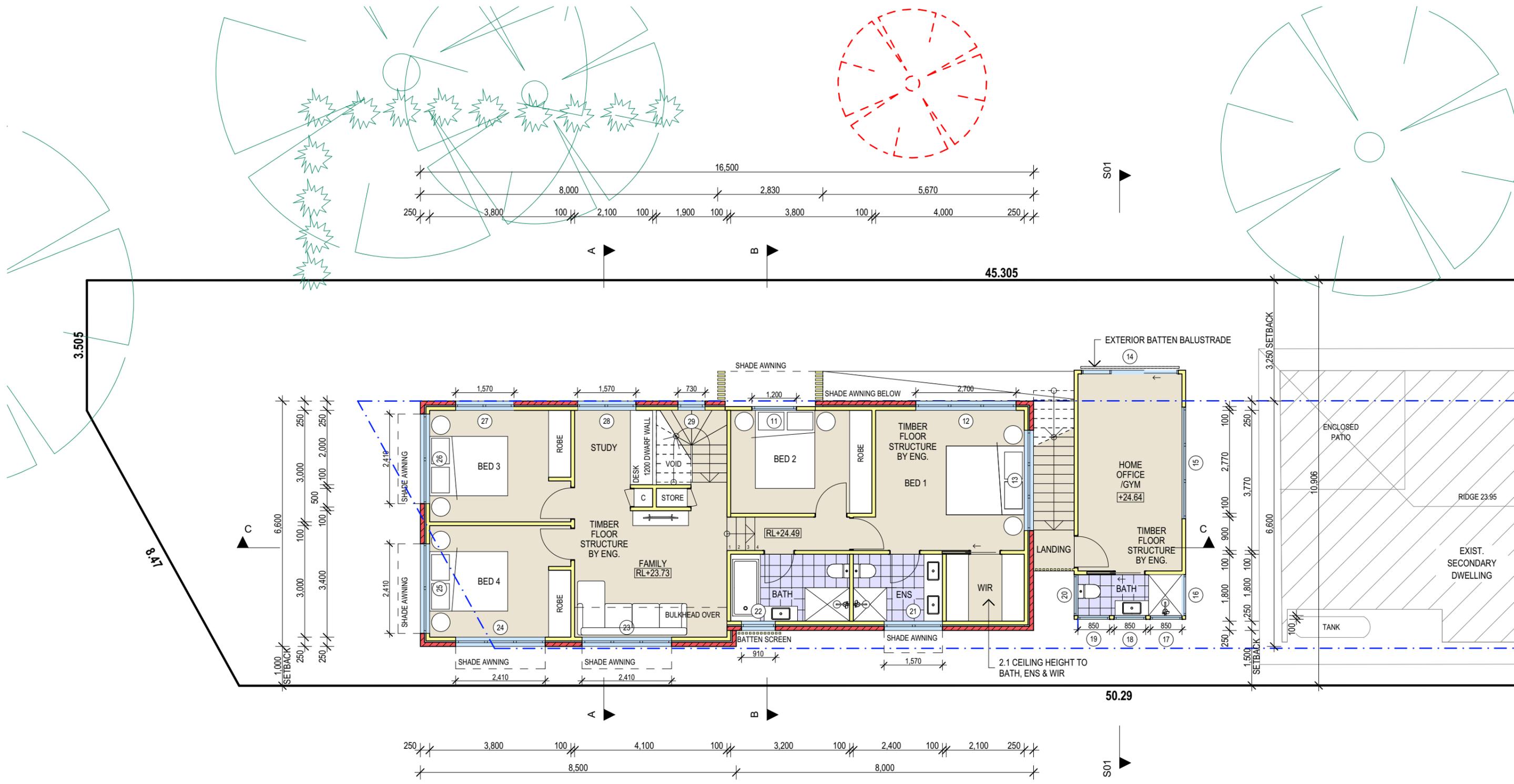
JOB No:
692a/19

DRAWN BY:
AHB

CHECKED BY:
JJ

SCALE:
1:100 @ A3

DRAWING No:
DA.02



FIRST FLOOR PLAN
1:100

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 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.

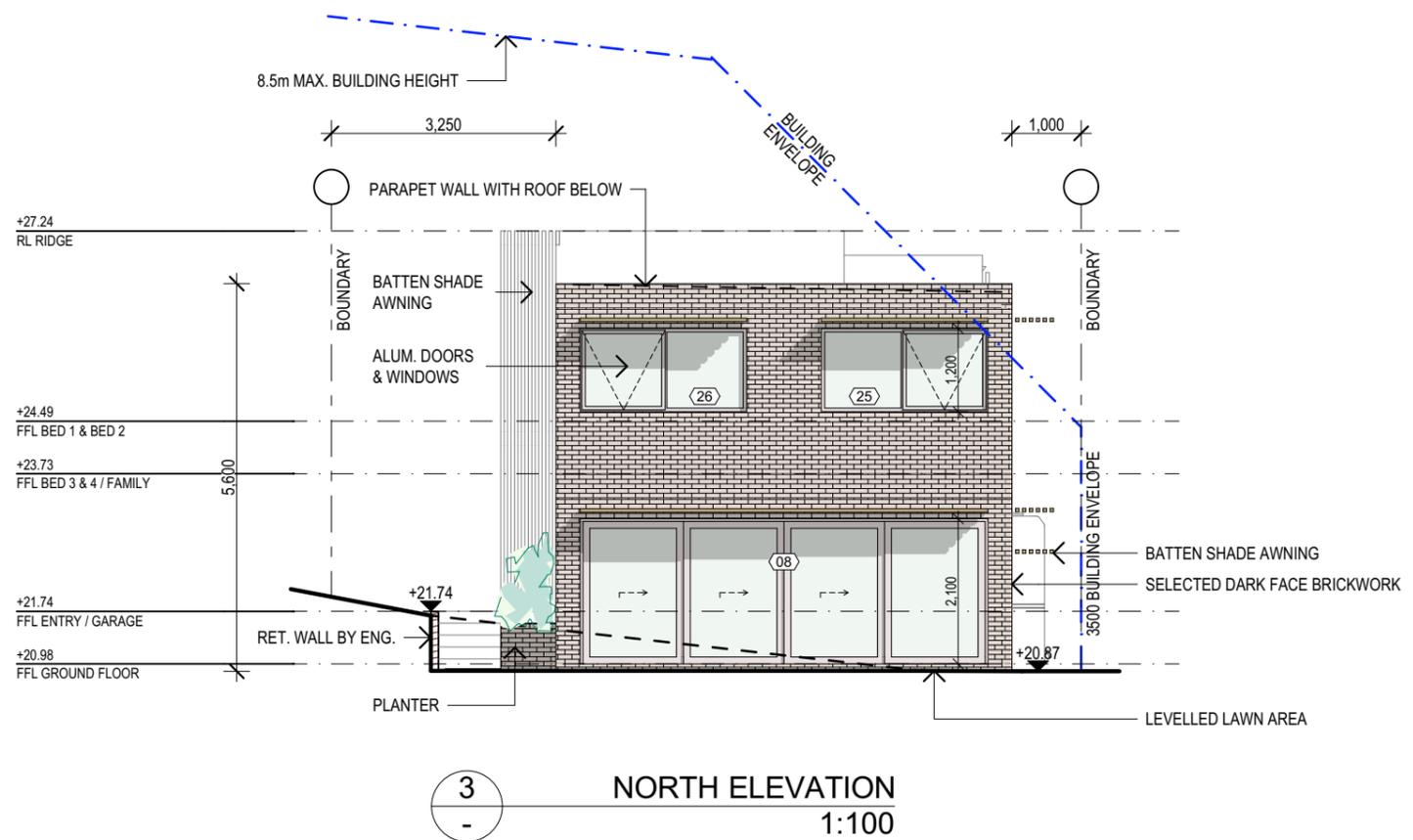
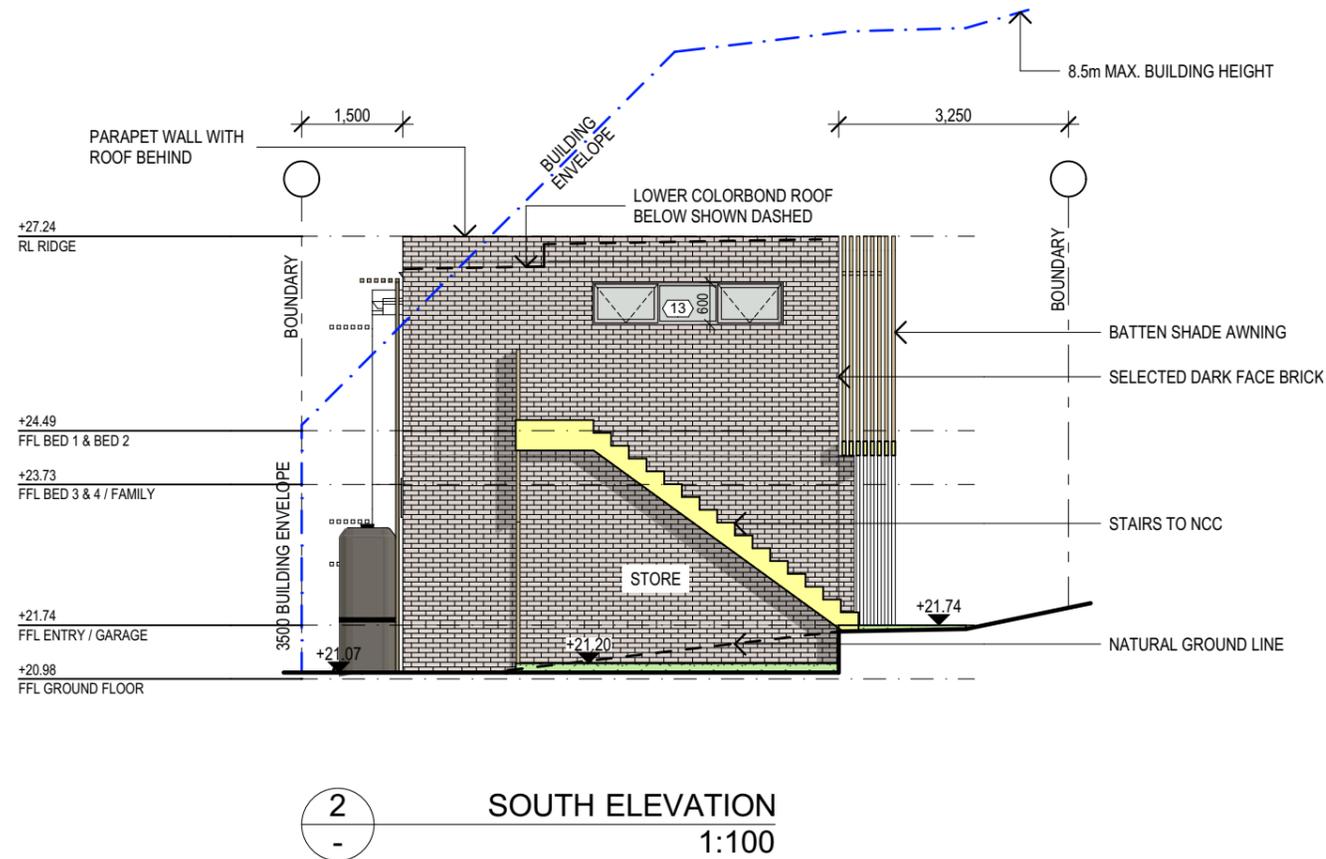
JJ Drafting
174 Garden St, North Narrabeen, NSW, 2101
PO Box 687, Dee Why, NSW, 2099
Mob. 0414 717 541
Email. jjdraft@tpg.com.au
www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:
A	07.01.20	EXTRA NOTES

PROJECT DETAILS:
PROPOSED NEW HOUSE
34 WHALE BEACH ROAD, AVALON 2107

DRAWING TITLE:
FIRST FLOOR PLAN

DATE: NOV/19	DRAWN BY: AHB	SCALE: 1:100 @ A3
JOB No: 692a/19	CHECKED BY: JJ	DRAWING No: DA.04



NOTES:

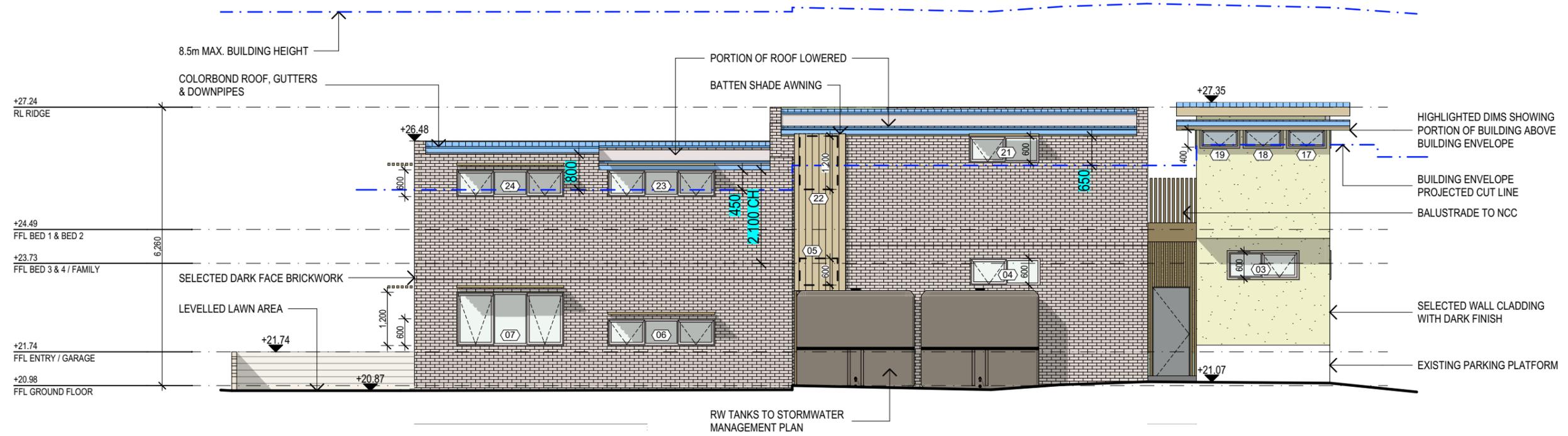
- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
- All dimensions are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultant's drawings and specifications.
- All workmanship & 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.

JJ Drafting
 174 Garden St, North Narrabeen, NSW, 2101
 PO Box 687, Dee Why, NSW, 2099
 Mob. 0414 717 541
 Email. jjdraft@tpg.com.au
 www.jjdrafting.com.au

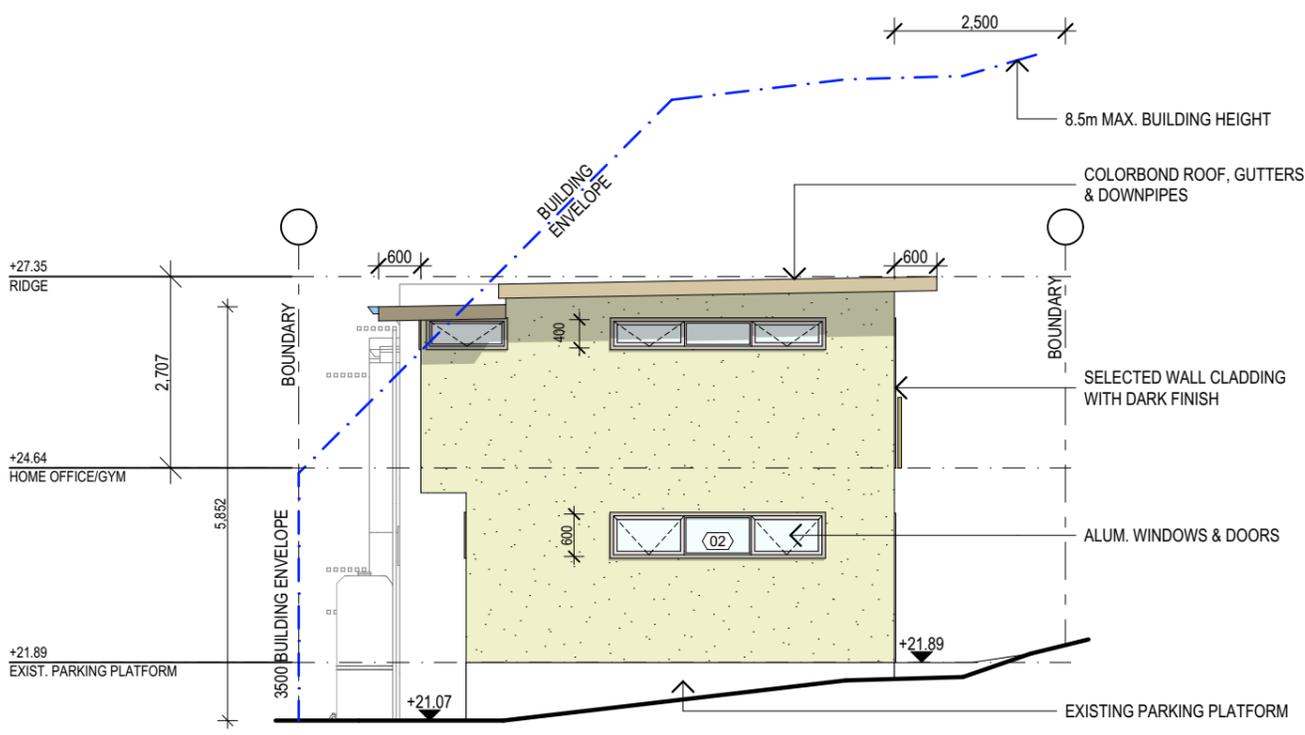
REV:	DATE:	DESCRIPTION:
A	07.01.20	EXTRA NOTES

PROJECT DETAILS: PROPOSED NEW HOUSE 34 WHALE BEACH ROAD, AVALON 2107
DRAWING TITLE: ELEVATIONS - SHEET 1

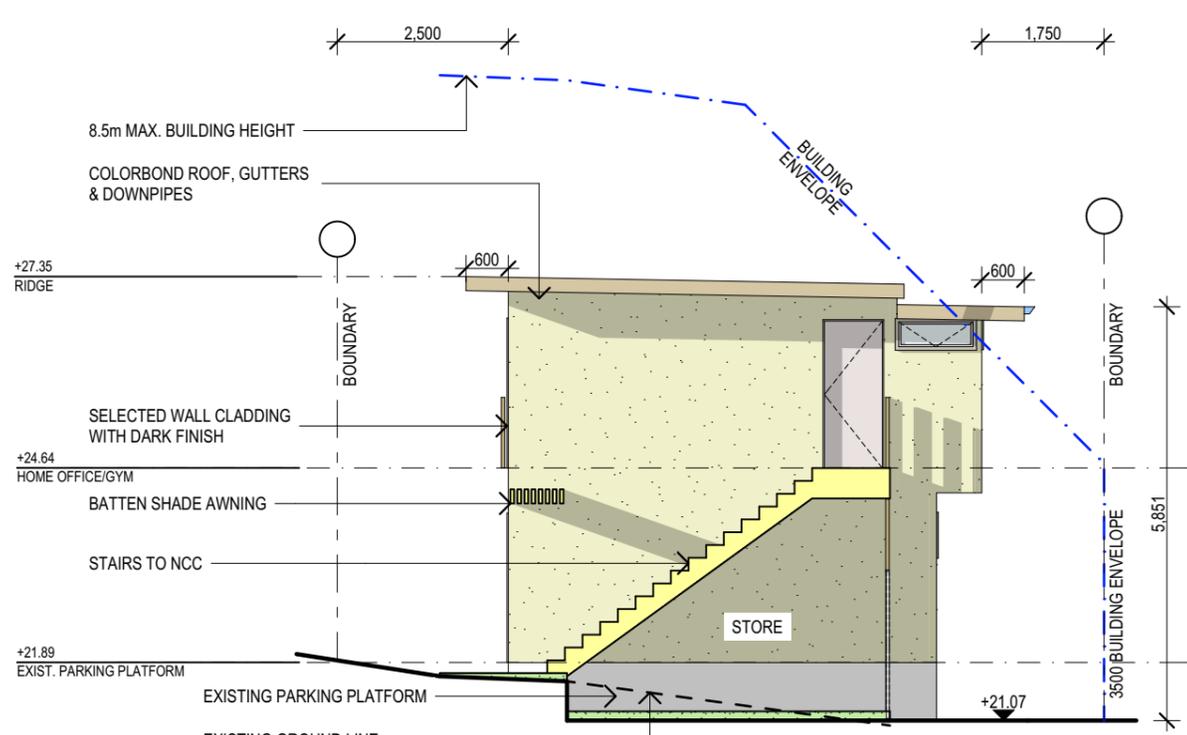
DATE: NOV/19	DRAWN BY: AHB	SCALE: 1:100 @ A3
JOB No: 692a/19	CHECKED BY: JJ	DRAWING No: DA.05



1
-
WEST ELEVATION
1:100



2
-
SOUTH ELEVATION
1:100



3
-
NORTH ELEVATION
1:100

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.

JJ Drafting
174 Garden St, North Narrabeen, NSW, 2101
PO Box 687, Dee Why, NSW, 2099
Mob. 0414 717 541
Email. jjdraft@tpg.com.au
www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:
A	07.01.20	EXTRA NOTES

PROJECT DETAILS:
PROPOSED NEW HOUSE
34 WHALE BEACH ROAD, AVALON 2107

DRAWING TITLE:
ELEVATIONS - SHEET 2

DATE: NOV/19	DRAWN BY: AHB	SCALE: 1:100 @ A3
JOB No: 692a/19	CHECKED BY: JJ	DRAWING No: DA.06

BASIX REQUIREMENTS:
 BASIX Inclusions for 34 Whale Beach Road, Avalon 2107

INSULATION
 Wall Insulation; Min. R2.5
 Ceiling Insulation; Min. R4.0
 Floor Insulation; Nil

GLAZING
 ALM-001-03 A Aluminium A SG High Solar Gain Low-E

WATER
 - Shower Rating; Minimum 3 Star
 - Toilet Rating; Minimum 4 Star
 - Kitchen Taps Rating; Minimum 5 Star
 - Bathroom Basin Taps Rating; Minimum 5 Star

Must install a rainwater tank of at least 3000 litres on site.
 Must connect at least 1 outdoor tap to the rainwater tank.

CONSTRUCTION
 Floor - Concrete slab on ground
 - Suspended floor above garage

HOT WATER
 - Gas instantaneous hot water system; Minimum 5 Stars

COOLING SYSTEM
 - Living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.
 - Bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.

HEATING SYSTEM
 - Must install a gas fixed flued heater (or similar) in at least 1 living area. Minimum 3 Star Rating.
 - Must not incorporate any heating system, or ducting which is designed to accommodate a heating system in all bedrooms.

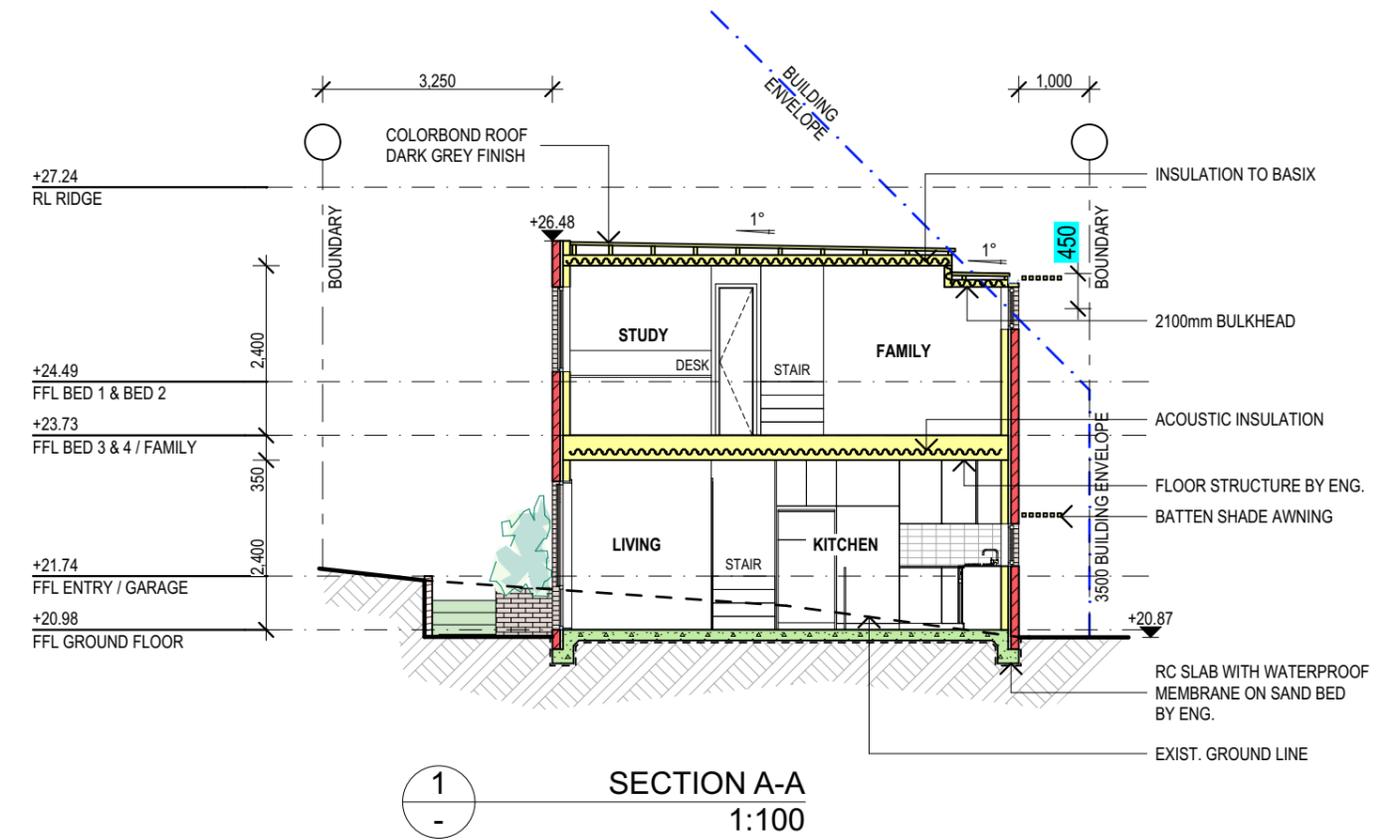
VENTILATION
 The following exhaust systems must be installed:
 - At least 1 bathroom - individual fan, not ducted, operation control: manual on/off switch.
 - Kitchen - ducted to facade or roof, operation control: manual on/off switch.
 - Laundry - individual fan, not ducted, operation control: manual on/off switch.

ARTIFICIAL LIGHTING
 "Primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps.

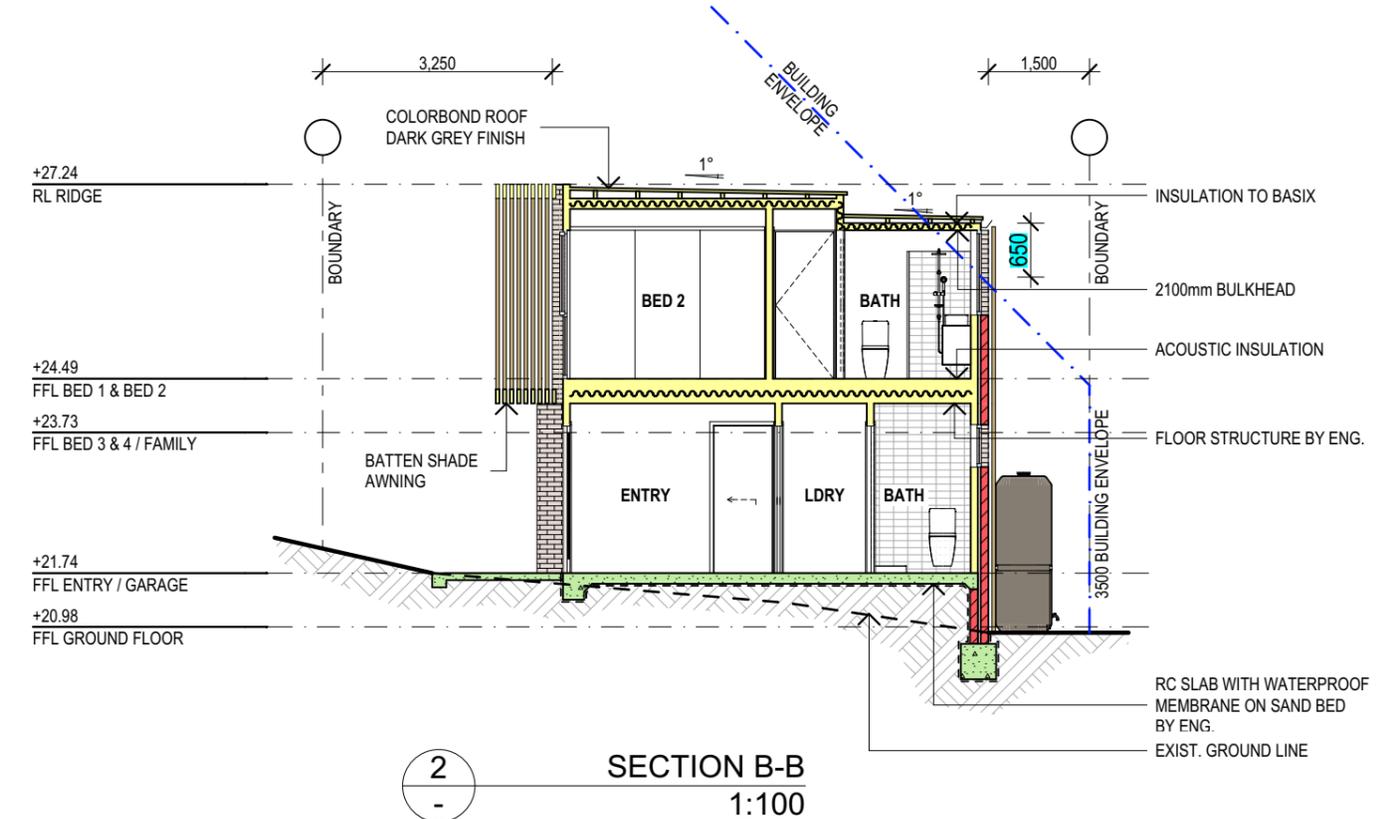
- at least 4 of the bedrooms / study; dedicated
- at least 2 of the living / dining rooms; dedicated
- the kitchen; dedicated
- all bathrooms / toilets; dedicated
- the laundry; dedicated
- all hallways; dedicated

NATURAL LIGHTING
 - Must install a window and/or skylight in the kitchen of the dwelling for natural lighting.
 - Must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.

OTHER
 - Must install a gas cooktop & electric oven in the kitchen.
 - Must install a fixed clothes drying line.



1 SECTION A-A
1:100



2 SECTION B-B
1:100

NOTE:
 HIGHLIGHTED DIMS SHOWING PORTION OF BUILDING ABOVE BUILDING ENVELOPE

TRUE NORTH:

NOTES:

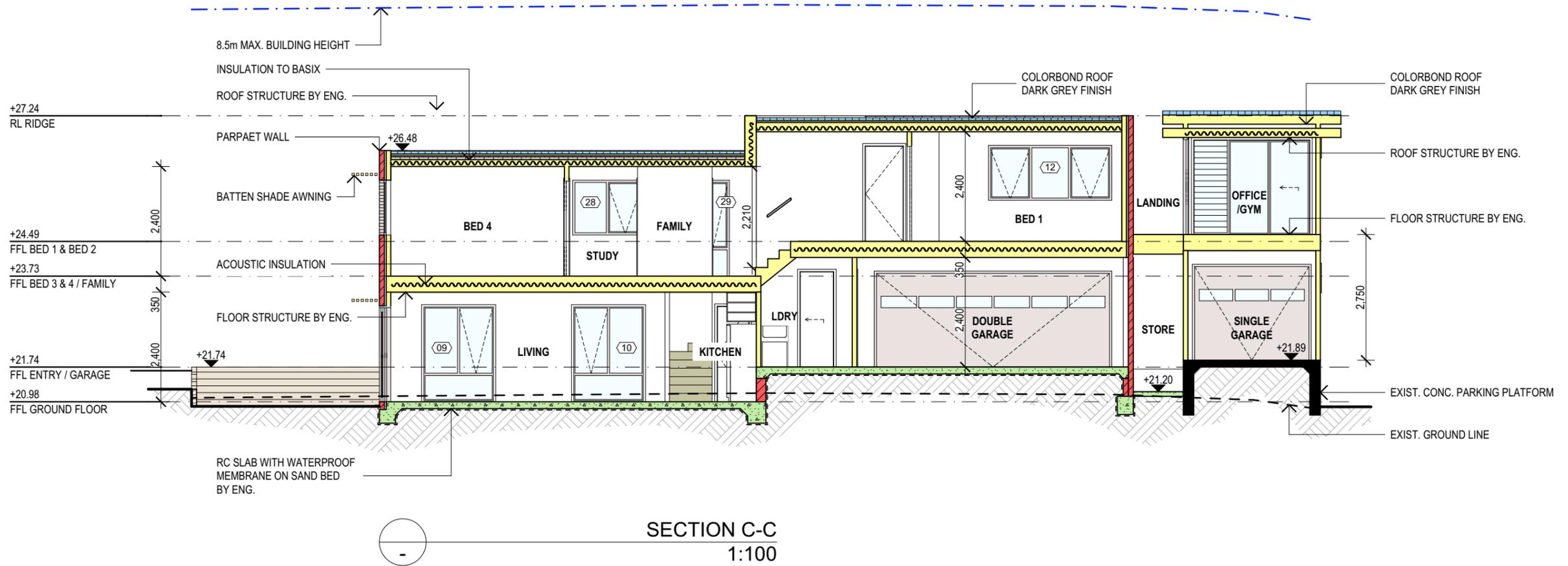
- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
- All dimensions are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultant's drawings and specifications.
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the 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.

JJ Drafting
 174 Garden St, North Narrabeen, NSW, 2101
 PO Box 687, Dee Why, NSW, 2099
 Mob. 0414 717 541
 Email. jjdraft@tpg.com.au
 www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:
A	07.01.20	EXTRA NOTES

PROJECT DETAILS: PROPOSED NEW HOUSE 34 WHALE BEACH ROAD, AVALON 2107
DRAWING TITLE: SECTION A-A, SECTION B-B / BASIX

DATE: NOV/19	DRAWN BY: AHB	SCALE: 1:100 @ A3
JOB No: 692a/19	CHECKED BY: JJ	DRAWING No: DA.07



SECTION C-C
1:100

SPECIFICATION NOTES:

INTERNAL LINING:

- PROVIDE PLASTERBOARD LINING.

EXTERNAL WALLS:

- BRICK VENEER WALLS WITH SELECTED BRICKS TO DWELLING.
- LIGHTWEIGHT TIMBER CLADDING OR SIMILAR TO SINGLE GARAGE/GYM.

FLOOR:

- GROUND FLOOR TO BE REINFORCED CONCRETE SLAB IN ACCORDANCE WITH AS2870.
- FIRST FLOOR TO BE TIMBER FRAMED 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

BEARERS AND JOISTS:

- SHALL BE INSTALLED TO COMPLY WITH AS1684 AS AMENDED FOR TIMBER COMPONENTS OR AS3620 FOR LIGHTEWEIGHT 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.

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.

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.

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:

- SOLID COLORBOND BALUSTRADE.
- 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:

- ALL PLANS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE, ANY RELEVANT REPORTS.

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 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.

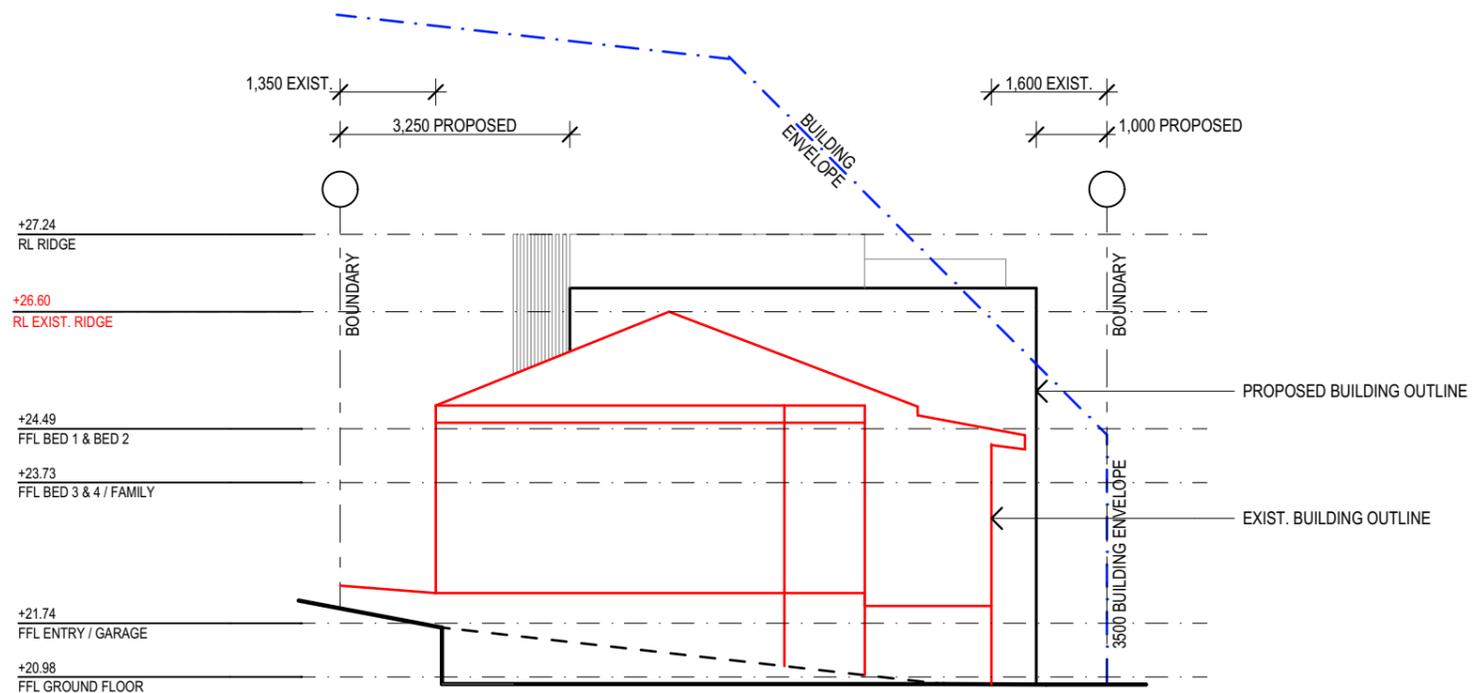
JJ Drafting

174 Garden St, North Narrabeen, NSW, 2101
PO Box 687, Dee Why, NSW, 2099
Mob. 0414 717 541
Email. jjdraft@tpg.com.au
www.jjdrafting.com.au

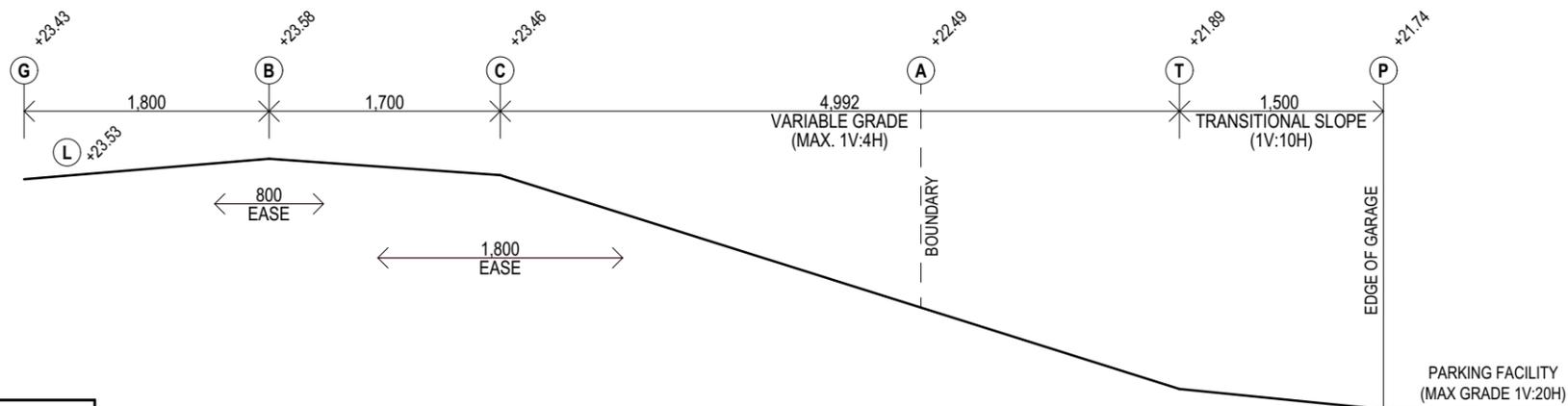
REV:	DATE:	DESCRIPTION:
A	07.01.20	EXTRA NOTES

PROJECT DETAILS: PROPOSED NEW HOUSE 34 WHALE BEACH ROAD, AVALON 2107
DRAWING TITLE: SECTION C-C / SPECIFICATIONS

DATE: NOV/19	DRAWN BY: AHB	SCALE: 1:100 @ A3
JOB No: 692a/19	CHECKED BY: JJ	DRAWING No: DA.08



1
-
EXIST. & NEW STRUCTURE MASSING
1:100



POINT	REMARK	LEVELS
G	Gutter invert	23.43
L	Rear of layback	23.53
B	1800 behind gutter invert	23.58
C	3500 Behind gutter invert	23.46
A	Boundary alignment	22.49 approx.
T	1500 Before parking facility	21.89
P	Parking facility	21.74

NOTE:
THE PROPOSED DRIVEWAY HAS BEEN DESIGNED TO MEET THE SPECIFICATIONS OF THE NORTHERN BEACHES COUNCIL EXTRA LOW STANDRAD VEHICLE CROSSING PROFILE.

THE DESIGN OF ALL DRIVEWAYS SHALL BE IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890 Part 1 Off Street Car Parking.

2
-
DRIVEWAY PROFILE
1:50

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.

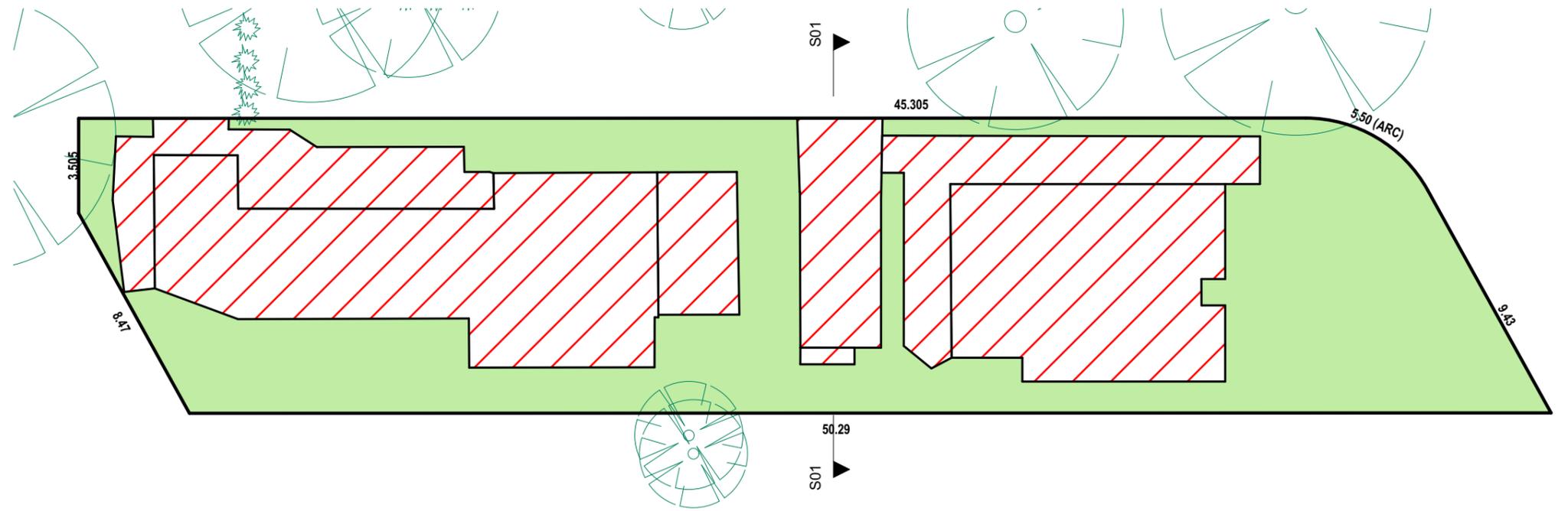
JJ Drafting

174 Garden St, North Narrabeen, NSW, 2101
PO Box 687, Dee Why, NSW, 2099
Mob. 0414 717 541
Email. jjdraft@tpg.com.au
www.jjdrafting.com.au

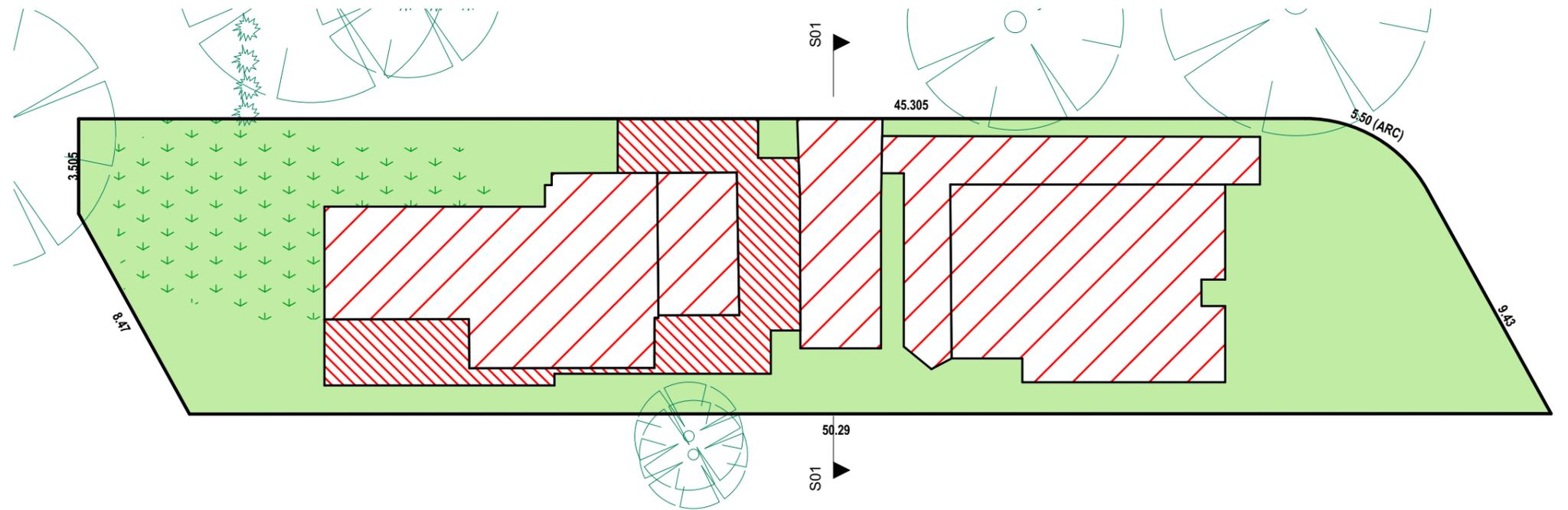
REV:	DATE:	DESCRIPTION:
A	07.01.20	EXTRA NOTES

PROJECT DETAILS: PROPOSED NEW HOUSE 34 WHALE BEACH ROAD, AVALON 2107
DRAWING TITLE: DRIVEWAY PROFILE / MASSING ELEVATION

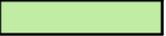
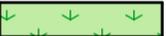
DATE: NOV/19	DRAWN BY: AHB	SCALE: 1:50, 1:100 @ A3
JOB No: 692a/19	CHECKED BY: JJ	DRAWING No: DA.09



1 LANDSCAPED AREA CALCULATION PLAN - EXISTING
1:200



2 LANDSCAPED AREA CALCULATION PLAN - PROPOSED
1:200

CALCULATIONS			
SITE AREA			544.00m ²
LANDSCAPE CONTROL		50%	272.00m ²
EXISTING LANDSCAPED AREA		47.82%	260.13m ²
HARD SURFACE REINSTATED TO LAWN			63.58m ²
TOTAL LANDSCAPED AREA		51.18%	278.42m ²
EXISTING HARD SURFACE AREA			283.87m ²
HARD SURFACE AREA TO BE RETAINED			216.64m ²
NEW HARD SURFACE AREA			48.94m ²
TOTAL HARD SURFACE AREA			265.58m ²

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 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.

JJ Drafting
 174 Garden St, North Narrabeen, NSW, 2101
 PO Box 687, Dee Why, NSW, 2099
 Mob. 0414 717 541
 Email. jjdraft@tpg.com.au
 www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:
A	07.01.20	EXTRA NOTES

PROJECT DETAILS:
 PROPOSED NEW HOUSE
 34 WHALE BEACH ROAD, AVALON 2107

DRAWING TITLE:
 LANDSCAPED AREA CALCULATION PLAN

DATE: NOV/19	DRAWN BY: AHB	SCALE: 1:200 @ A3
JOB No: 692a/19	CHECKED BY: JJ	DRAWING No: DA.10

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

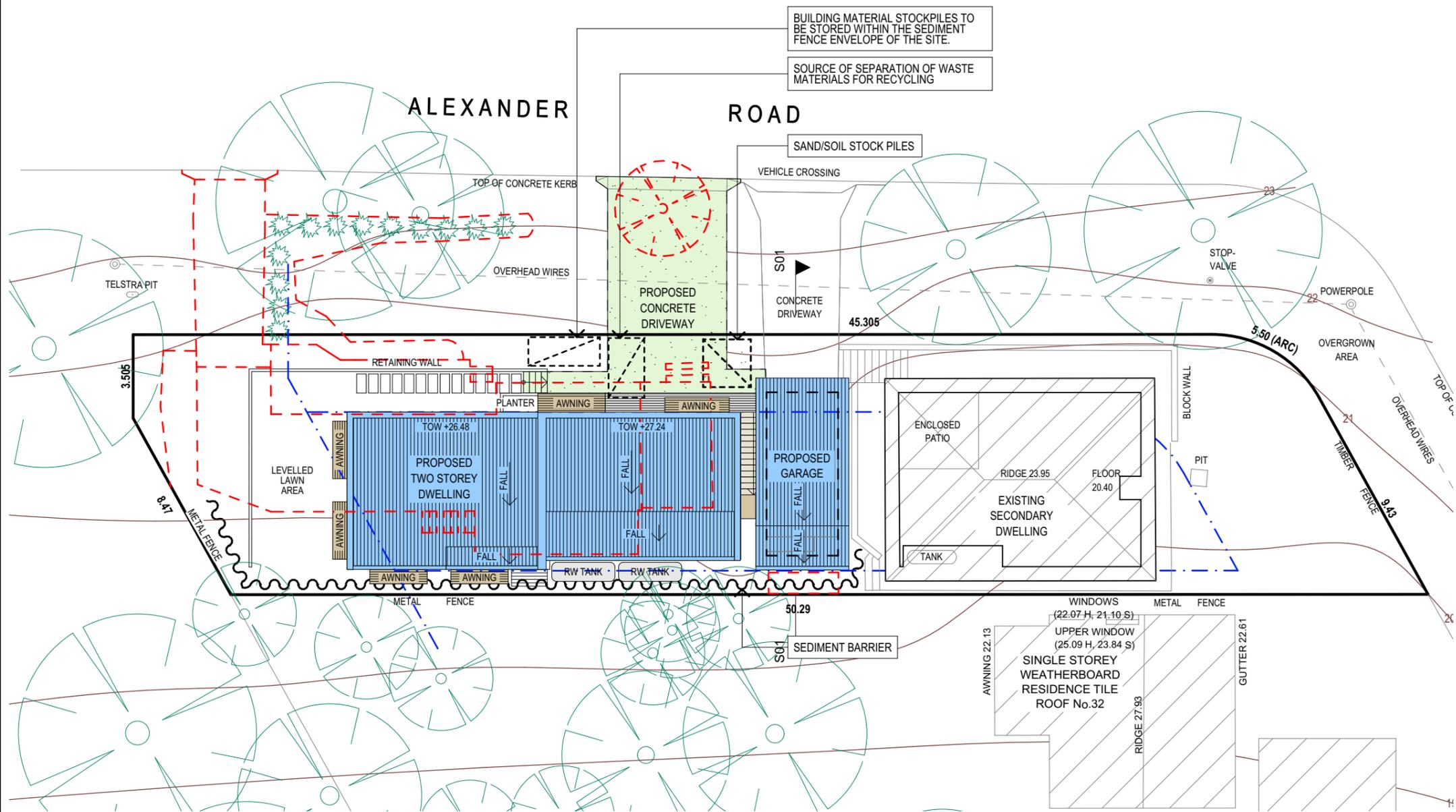
WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

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.

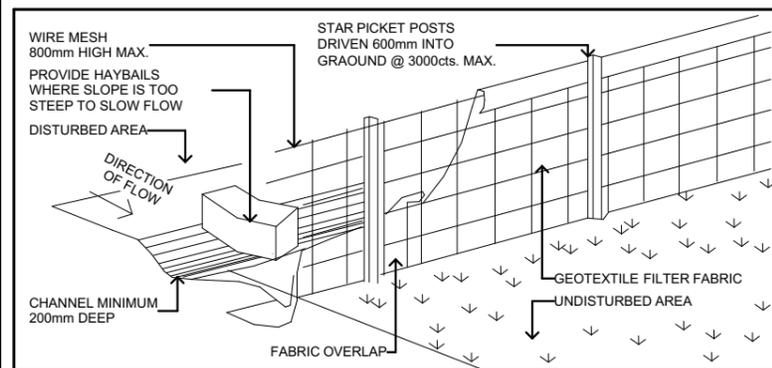
VEHICLE MOVEMENTS

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.

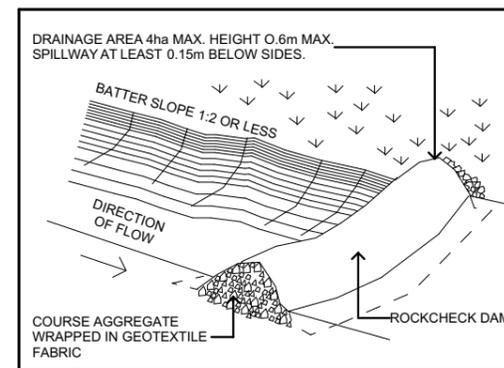


EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN

1:200



TYPICAL SEDIMENT FENCE - nts



TYPICAL DIVERSION CHANNEL - nts

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 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.

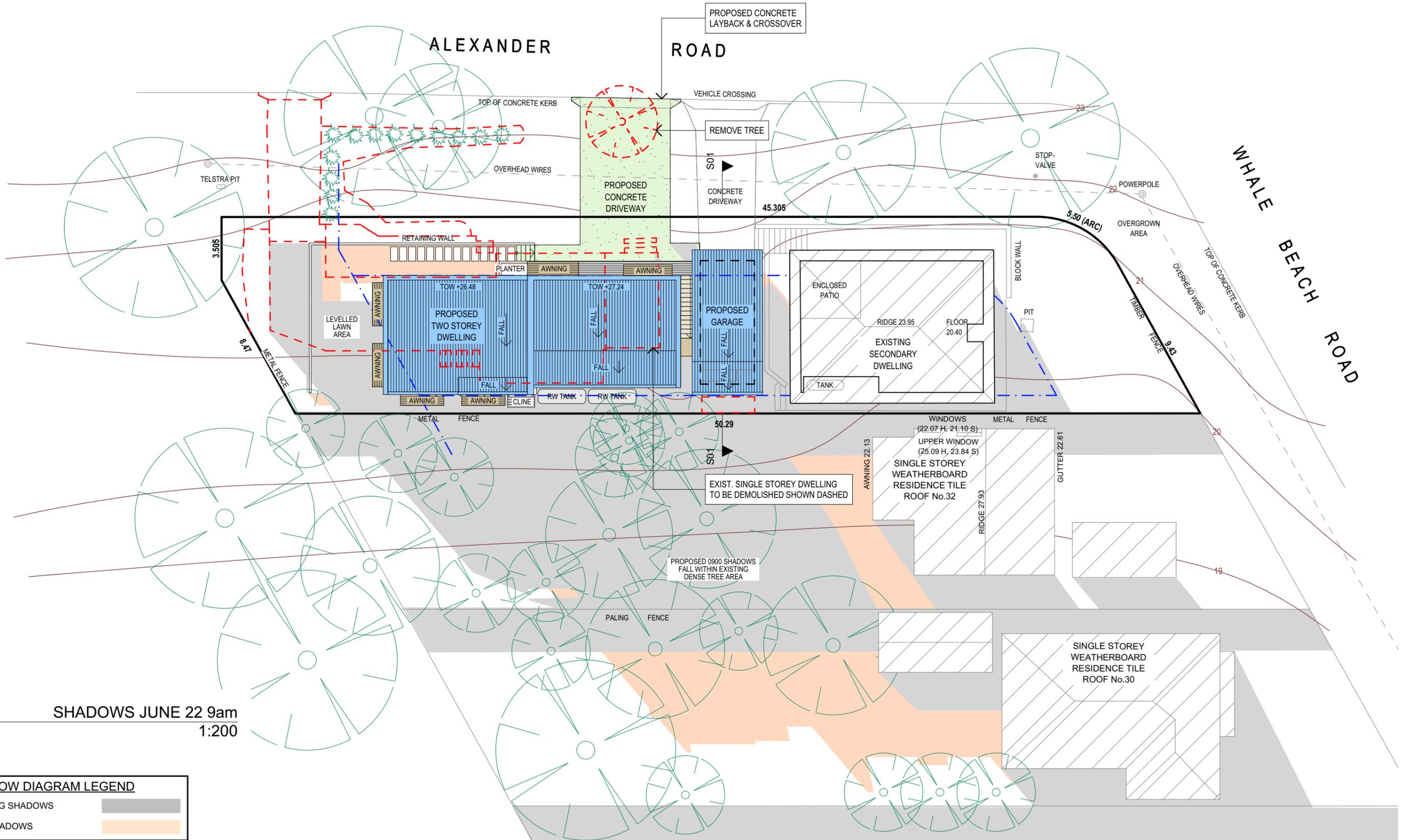
JJ Drafting

174 Garden St, North Narrabeen, NSW, 2101
 PO Box 687, Dee Why, NSW, 2099
 Mob. 0414 717 541
 Email. jjdraft@tpg.com.au
 www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:
A	07.01.20	EXTRA NOTES

PROJECT DETAILS: PROPOSED NEW HOUSE 34 WHALE BEACH ROAD, AVALON 2107
DRAWING TITLE: EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN

DATE: NOV/19	DRAWN BY: AHB	SCALE: 1:200 @ A3
JOB No: 692a/19	CHECKED BY: JJ	DRAWING No: DA.11



SHADOWS JUNE 22 9am
1:200

SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

NEW SHADOWS

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 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.

JJ Drafting

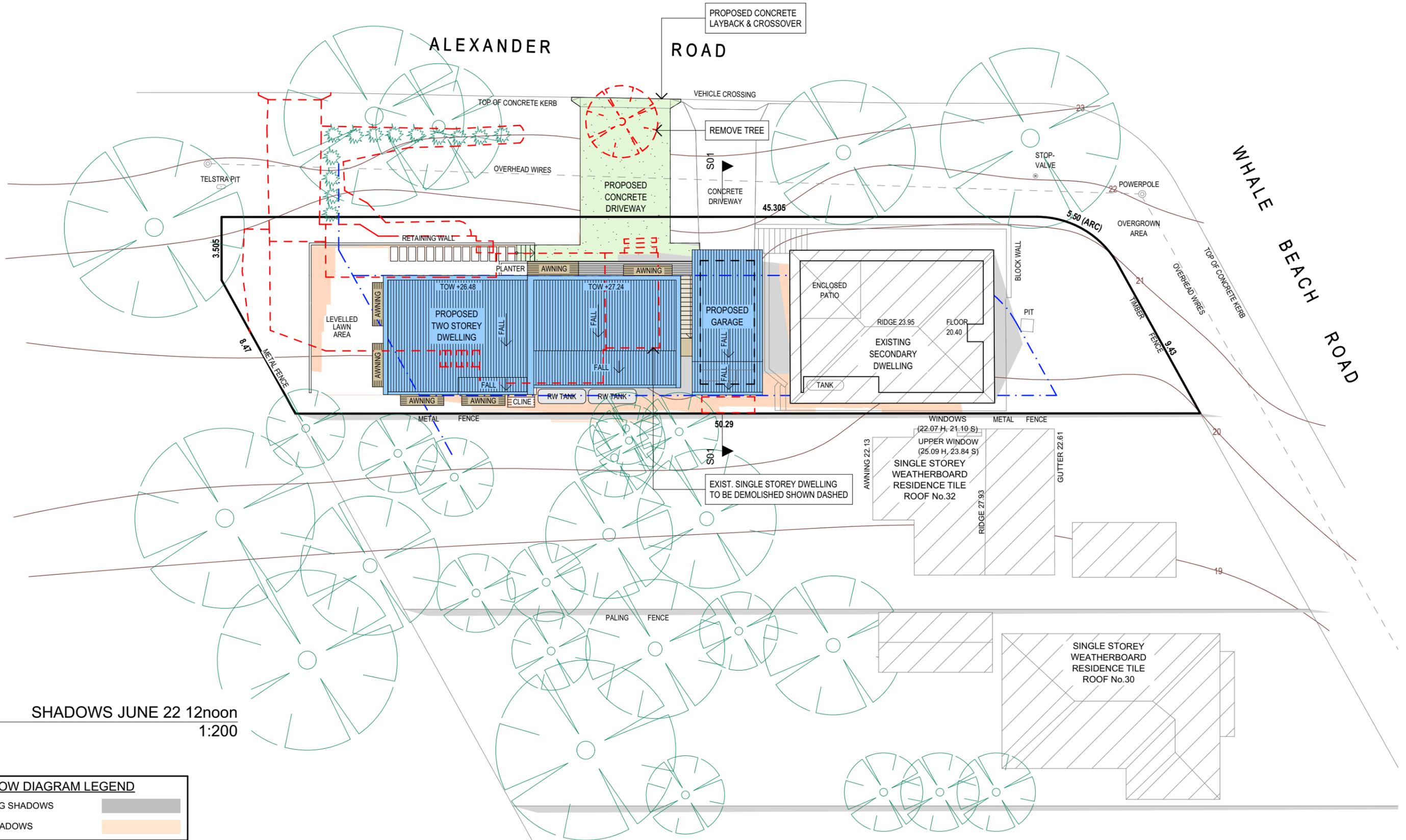
174 Garden St, North Narrabeen, NSW, 2101
 PO Box 687, Dee Why, NSW, 2099
 Mob. 0414 717 541
 Email. jjdraft@tpg.com.au
 www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:
A	07.01.20	EXTRA NOTES

PROJECT DETAILS:
 PROPOSED NEW HOUSE
 34 WHALE BEACH ROAD, AVALON 2107

DRAWING TITLE:
 SHADOW DIAGRAM JUNE 22 9am

DATE: NOV/19	DRAWN BY: AHB	SCALE: 1:200 @ A3
JOB No: 692a/19	CHECKED BY: JJ	DRAWING No: DA.13



SHADOWS JUNE 22 12noon
1:200

SHADOW DIAGRAM LEGEND	
EXISTING SHADOWS	
NEW SHADOWS	

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 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.

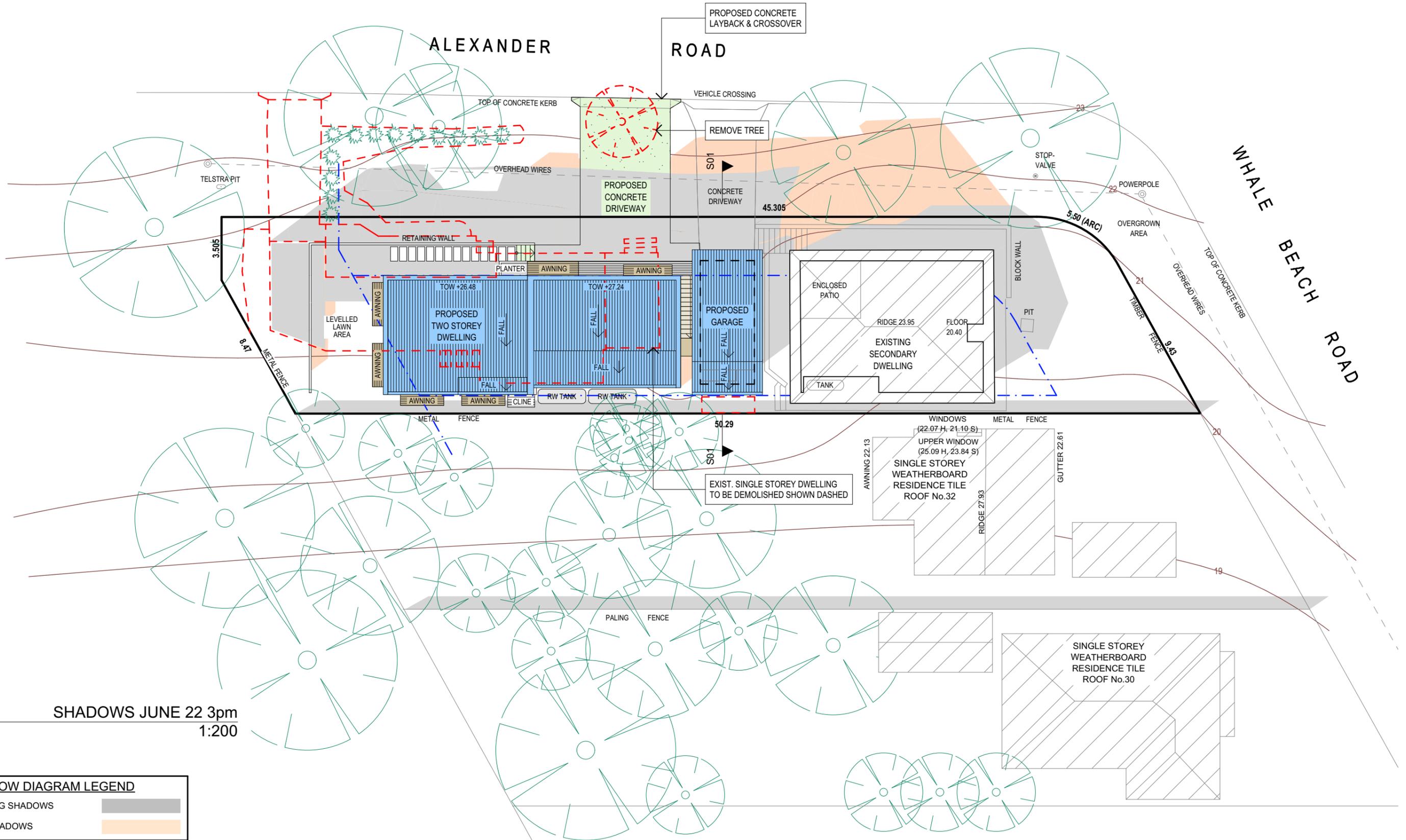
JJ Drafting

174 Garden St, North Narrabeen, NSW, 2101
 PO Box 687, Dee Why, NSW, 2099
 Mob. 0414 717 541
 Email. jjdraft@tpg.com.au
 www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:
A	07.01.20	EXTRA NOTES

PROJECT DETAILS: PROPOSED NEW HOUSE 34 WHALE BEACH ROAD, AVALON 2107
DRAWING TITLE: SHADOW DIAGRAM JUNE 22 12noon

DATE: NOV/19	DRAWN BY: AHB	SCALE: 1:200 @ A3
JOB No: 692a/19	CHECKED BY: JJ	DRAWING No: DA.14



SHADOW DIAGRAM LEGEND

EXISTING SHADOWS	
NEW SHADOWS	

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 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.

JJ Drafting

174 Garden St, North Narrabeen, NSW, 2101
 PO Box 687, Dee Why, NSW, 2099
 Mob. 0414 717 541
 Email. jjdraft@tpg.com.au
 www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:
A	07.01.20	EXTRA NOTES

PROJECT DETAILS: PROPOSED NEW HOUSE 34 WHALE BEACH ROAD, AVALON 2107
DRAWING TITLE: SHADOW DIAGRAM JUNE 22 3pm

DATE: NOV/19	DRAWN BY: AHB	SCALE: 1:200 @ A3
JOB No: 692a/19	CHECKED BY: JJ	DRAWING No: DA.15



1
-

LOOKING SOUTH FROM ALEXANDER RD



2
-

LOOKING NORTH WEST FROM ALEXANDER RD

MATERIALS & COLOURS PALETTE



Selected, dark brick face brickwork.



Selected, dark window & door frames.



Selected dark wall cladding finish.



Timber or timber-look facade articulation feature.



Timber or timber-look batten shade awnings.

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.

JJ Drafting

174 Garden St, North Narrabeen, NSW, 2101
 PO Box 687, Dee Why, NSW, 2099
 Mob. 0414 717 541
 Email. jjdraft@tpg.com.au
 www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:
A	07.01.20	EXTRA NOTES

PROJECT DETAILS: PROPOSED NEW HOUSE 34 WHALE BEACH ROAD, AVALON 2107
DRAWING TITLE: 3D PERSPECTIVES & MATERIALS PALETTE

DATE: NOV/19	DRAWN BY: AHB	SCALE: @ A3
JOB No: 692a/19	CHECKED BY: JJ	DRAWING No: DA.16