NEW WORKS:

NEW AWNING, DRIVEWAY WIDENED, NEW GARAGE AT FRONT OF PROPERTY

DISCLAIMER: DRAWINGS BY DRAFTING HELP PTY LTD. DESIGN BY OWNER.



76 MYOORA ROAD TERREY HILLS 2084 NORTHERN BEACHES COUNCIL

Land Zoning Height Of Building Floor Space Ratio Minimum Lot Size Land Reservation Acquisition Foreshore Building Line

Landslide Risk Land

Warringah Local Environmental Plan 2011 (pub. 14-2-2014) R2 - Low Density Residential: (pub. 9-12-2011)

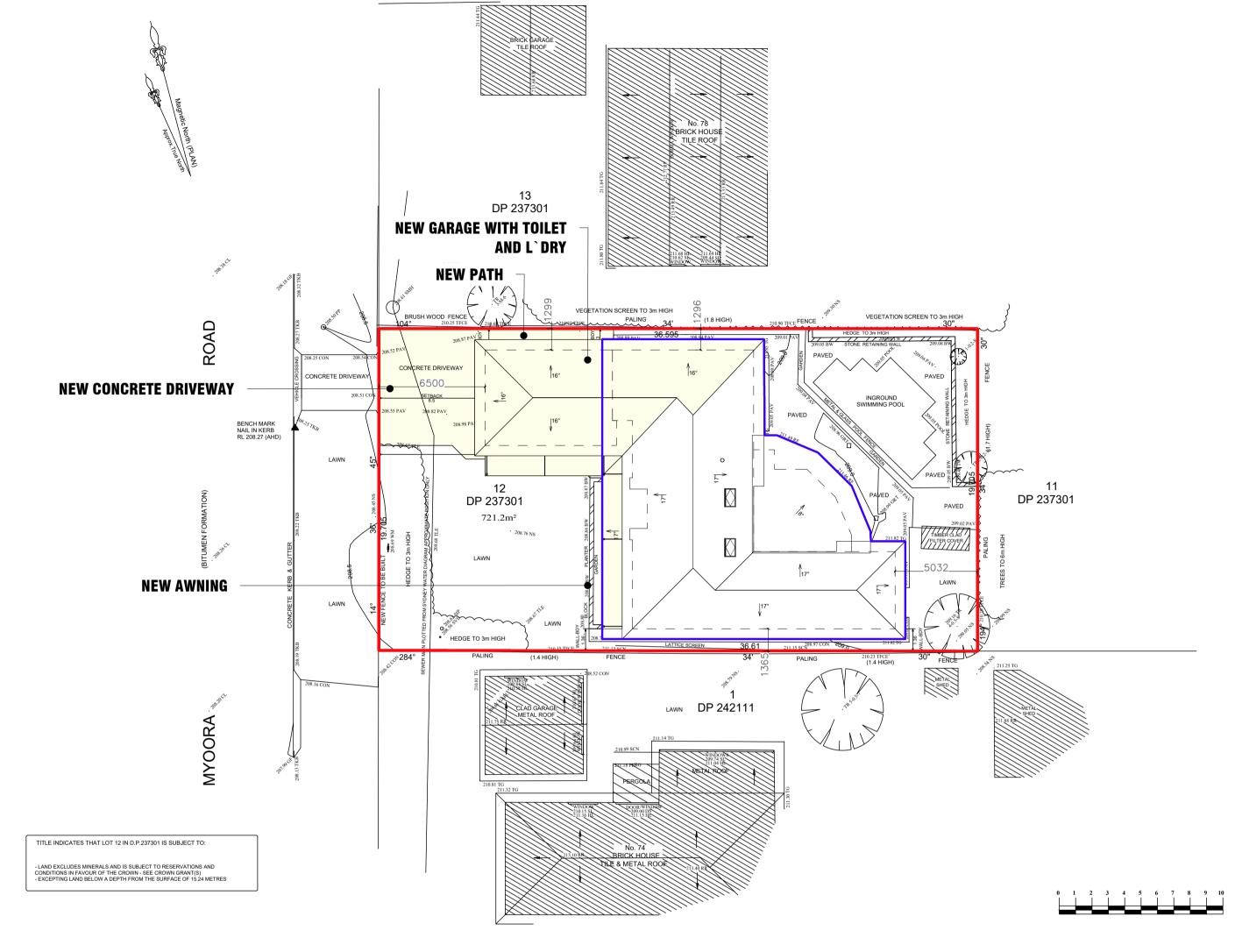
Area A - Slope <5

NEW ROOF NEW GARAGE ROLLER DRIVEWAY DOOR WIDENED

THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT DA2024/0126

3.9.1.2 Stairway construction

Table 3.9.1.1 RISER AND GOING DIMENSIONS (mm)



AC = AIR CONDITIONER
AW = AWNING
BLD = EXTERNAL BUILDING
BMPL = BENCH MARK PLACED
BW = BOTTOM WALL
CHI = CHIMMEY
CL = CENTRELINE
CON = CONCRETE
DS = DOOR SILL LEVEL
FL = FLOOR LEVEL
GAFL = GARAGE FLOOR LEVEL
GAFL = GARAGE FLOOR LEVEL
GM = GAS METER
GRT = GRATE
HL = HOOD LEVEL
NS = NATURAL SURFACE
PAT = PATIO
PAV = PAVING
POOL = POOL
RF = TOP OF ROOF
RR = ROOF RIDGE
SON = SCREEN
SIP = SEWER INSPECTION PIT
SL = SILL LEVEL
SMH = SEWER MAN HOLE
SVE = SEWER VENT
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TLE = TREE LINE
TR = TREE
TW = TOP OF WALL
WM = WATER_METER AC = AIR CONDITIONER

NEW AWNING WITH TIMBER

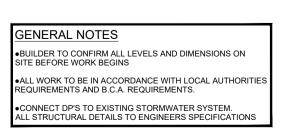
SITE PLAN - PROPOSED

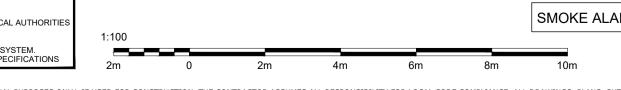
SCALE 1:200

NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS &

ALL BUILDING WORK TO BE IN ACCORDANCE WITHNCC, COUNCIL CODES AND ALL

- RELEVANT AUSTRALIAN STANDARDS INCLUDING, BUT NOT LIMITED TO:
- AS 1684 RESIDENTIAL TIMBER FRAMEDCONSTRUCTION
- AS 2047:2014 WINDOWS AND EXTERNAL GLAZEDDOORS IN BUILDINGS
- AS 2870:2011 RESIDENTIAL SLABS ANDFOOTINGS
- AS/NZS 3000:2007 WIRING RULES - AS/NZS 3500.5:2000 - NATIONAL PLUMBING ANDDRAINAGE
- AS 3660.1:2014 TERMITE MANAGEMENT
- AS 3700-2011 MASONRY STRUCTURES
- AS 3740-2010 WATERPROOFING OF DOMESTICWET AREAS
- AS/NZS 2918-2018 DOMESTIC SOLID FUELBURNING APPLIANCES - AS 4100-1998 - STEEL STRUCTURES
- NORTHERN BEACHES COUNCIL DRIVEWAYSPECIFICATIONS
- SYDNEY WATER TECHNICAL GUIDELINES: BUILDING OVER AND ADJACENT TO PIPE ASSETS





Stairs (other than spiral) THE EXTERNAL FINISH TO THE ROOF SHALL HAVE A MEDIUM TO DARK RANGE IN ORDER TO MINIMISE SOLAR REFLECTIONS TO NEIGHBOURING PROPERTIES. ANY ROOF WITH A METALLIC STEEL FINISH IS NOT PERMITTED. SMOKE ALARMS TO COMPLY WITH AS 3786

(a) A stainway must be designed to take loading forces in accordance with AS/NZS 1170.1 and must have—

(ii) goings (G), risers (R) and a slope relationship quantity (2R + G) in accordance with Table 3.9.1.1, except as permitted by (b) and (c); and

(i) not more than 18 and not less than 2 risers in each flight; and

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2. Subfloor ventilation; - 150mm. min. bearer to ground clearance for strip flooring. 200mm. min. bearer to ground clearance for sheet flooring.

- Weep holes at max. 1200mm. centres to comply with AS 3700. 3. Damp-proof courses to be an approved waterproof cement mortar or bituminous paper placed 75mm. below floor level. A second course to be laid 1 or 2 brick courses higher

Minimum 7500mm²/Metre of external masonry veneer wal

Minimum 22000mm²/Metre of internal dwarf walls.

Firebox inserts shall be installed in accordance with manufacturers specifications and in accordance with AS 2918.

5. Top soil and all organic matter to be removed from under where a concrete slab-on-ground is to be poured.

6. Structural steel and concrete to comply with the Structural Engineer's design and computations and shall take precedence over instructions on this plan.

Reinforced concrete to be min. 25MPa. complying with AS 2870 - 1996, (unless directed otherwise by structural Engineer) and;
- Trench mesh for concrete footings to be lapped a min. 500mm. and have a top and/or bottom cover of min. 50mm, unless directed otherwise by Engineer. - Fabric mesh to be lapped a minimum of 225mm, and have a minimum top and/or bottom cover of 25mm, unless directed otherwise by Engineer.

8. Excavation of trenches for footings, drainage, sewerage, etc., to be in accordance with the requirements of the local Controlling Authorities.

9. Smoke detectors to comply with AS 3786 and must also comply with the

10. Safety switches to be installed to the requirements of the local

- 11. All glazing to comply with AS 1288-2006.
- 12. From information provided, the design wind speed is N3 (41m/s). 13. No part of any building to encroach Site or Title boundaries.
- 14. Provide Bush fire preventative measures where required by local Council.

115mm. Minimum Treads 355mm, Maximum 240mm. Minimum Risers and Treads to be constant in size throughout the flight. - Ensure gap between treads does not exceed 125mm. or provide infills to block

access if larger.

- Min. 2000mm. vertical head clearance when measured from the nosing of the - Stair to be min. 750mm. wide when measured clear of all obstructions. - Handrail to be a constant minimum 865mm high above the nosing of treads

and minimum 1000mm. high above all landings, balconies and the like that

exceed 1000mm. above the finished adjacent ground or floor level. Balusters and rails, etc., to have max. spacing of 125mm - Wire balustrading to comply with Table 3.9.2.1 of the BCA.

190mm. Maximum

16. Figured dimensions shall always take precedence over scale.

For buildings in close proximity to the sea, ensure that all steelwork, brick cavity ties, steel lintels, etc. that are embedded or fixed into masonry, be protected in accordance with AS 1650 or AS 3700-1988 Table 2.2, hot dipped galvanised iron,

17. Termite prevention works must be in accordance with AS 3660.1 - 2000.

The Builder to take all measures necessary to ensure the stability of new and/or existing structures during construction and generally ensure the watertightness of all works during construction.

20. These plans have been prepared for the exclusive use of the customer and only for the purpose expressly notified to the author. Any other person who uses or relies on these plans without the written consent of Avalon Granny Flats does so at their own risk and no responsibility is accepted by Avalon Granny Flats for such use and/or reliance.

21. DO NOT SCALE OFF DRAWINGS.

stainless steel or cadmium coated.

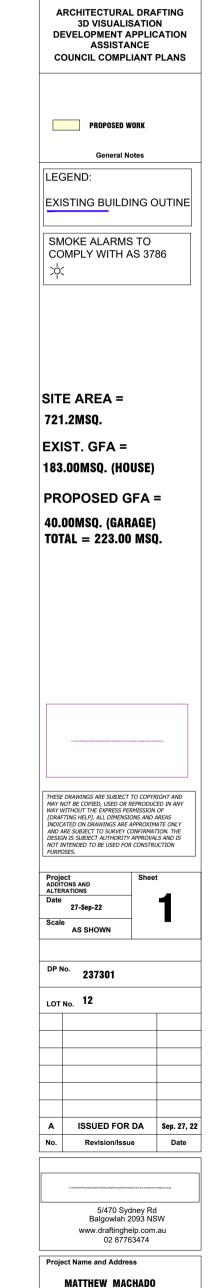
The Owner/Builder and/or subcontractor to confirm all dimensions, setbacks and levels prior to commencing construction, ordering materials or preparing shop drawings and shall be responsible for ensuring that all building works conform to the Building Code of Australia, AS codes (current editions) Building regulations, local by-laws and Town Planning requirements. All discrepancies must be referred to this office for clarification.

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76 MYOORA RD

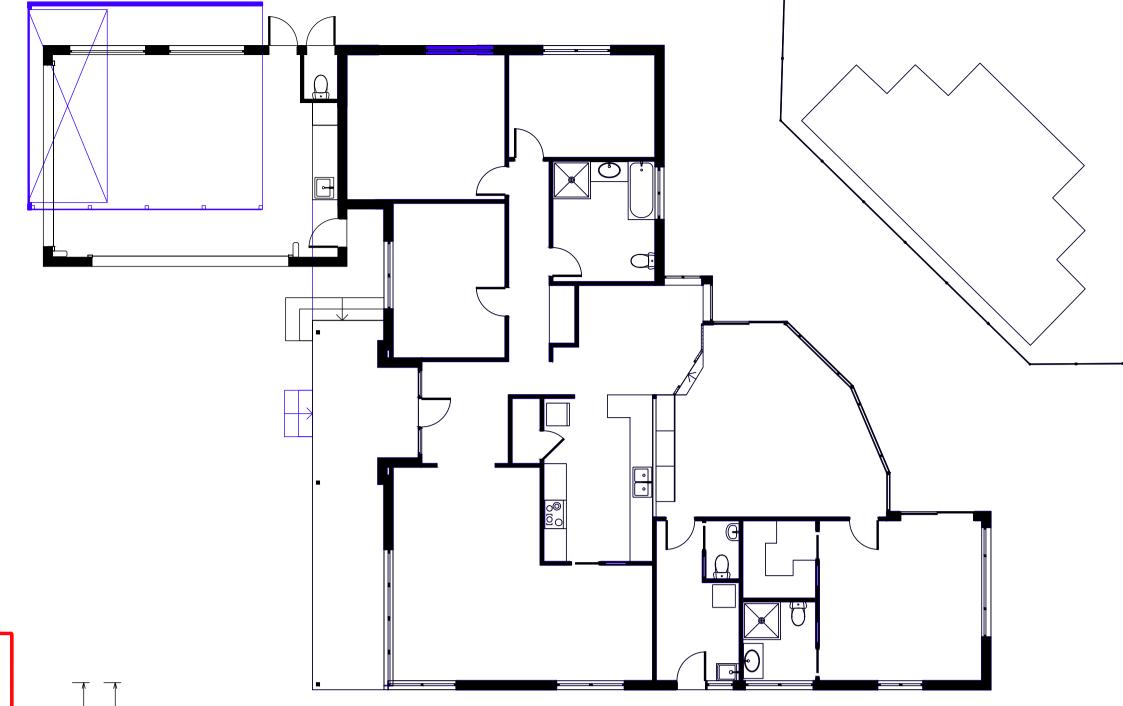
TERRY HILLS

NEW WORKS:

NEW AWNING, DRIVEWAY WIDENED, NEW GARAGE AT FRONT OF PROPERTY

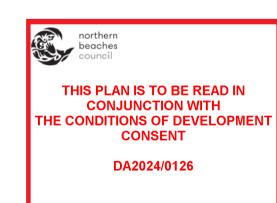
SMOKE ALARMS TO COMPLY WITH AS 3786

GFA = 183.00 MSQ.240 | 980 | 240 | 2965 | 90 | 1080 | 90 | 2705 | 240 | (Excluding garage) 240 \times 2965 90 \times 1080 90 \times 3300 240 \times carport = 40msq.- NEW 60/60/60 FIRE WALL TO -**ENGINEERS SPECS** SMOKE ALARM BED 2 С GARAGE POOL AREA = 40MSQ. BED 3 **FAMILY** PATIO LIVING 25475



DEMO PLAN - PROPOSED

SCALE 1:100





BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS

 ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.

 CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

1:100

2m

0

2m

4m

6m

8m

10n

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Project Name and Address

MATTHEW MACHADO

76 MYOORA RD

TERRY HILLS

A ISSUED FOR DA Sep. 27, 22

5/470 Sydney Rd Balgowlah 2093 NSW

www.draftinghelp.com.au 02 87763474

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE

COUNCIL COMPLIANT PLANS

EXISTING BUILDING OUTINE

SMOKE ALARMS TO

SITE AREA = 721.2MSQ.

EXIST. GFA =

183.00MSQ. (HOUSE)

PROPOSED GFA =

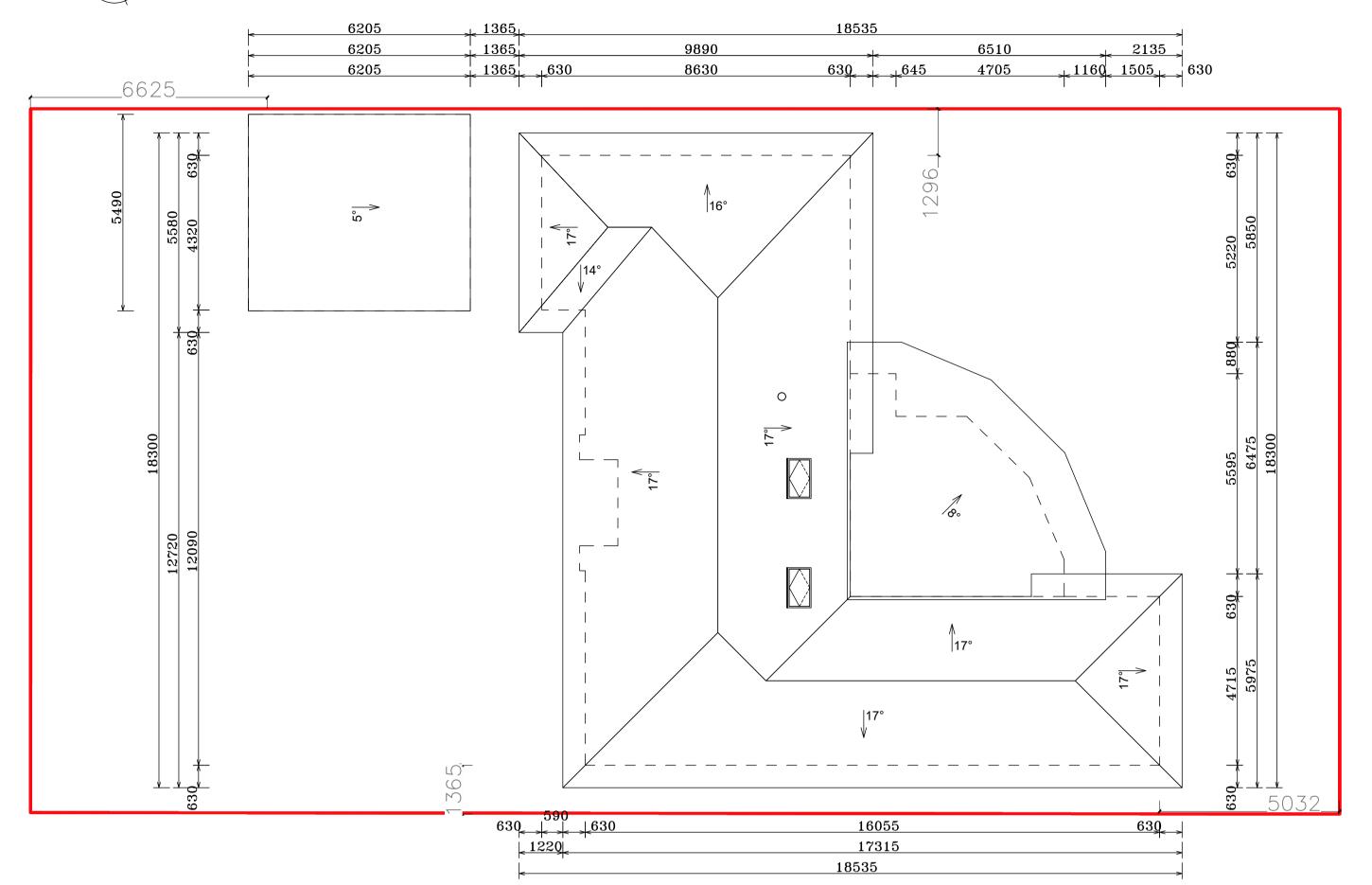
40.00MSQ. (GARAGE) TOTAL = 223.00 MSQ.

LEGEND:

NEW WORKS:

NEW AWNING, DRIVEWAY WIDENED, NEW GARAGE AT FRONT OF PROPERTY





northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

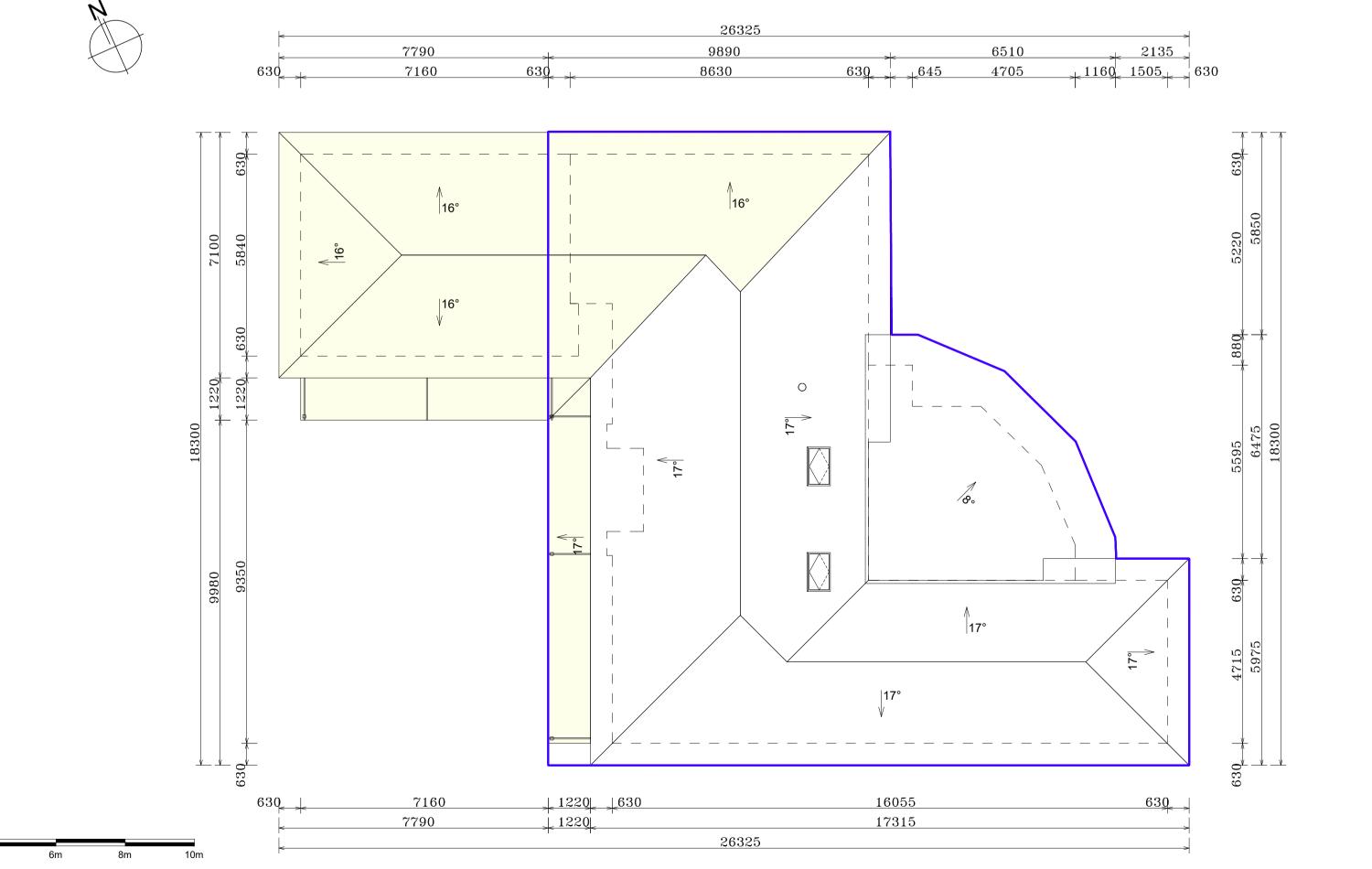
DA2024/0126

GENERAL NOTES

 BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS

•ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.

CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

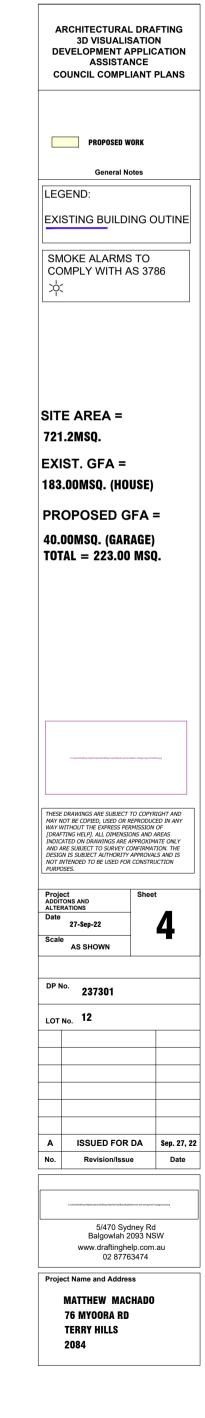


SCALE 1:100

ROOF PLAN - EXISTING

ROOF PLAN - PROPOSED

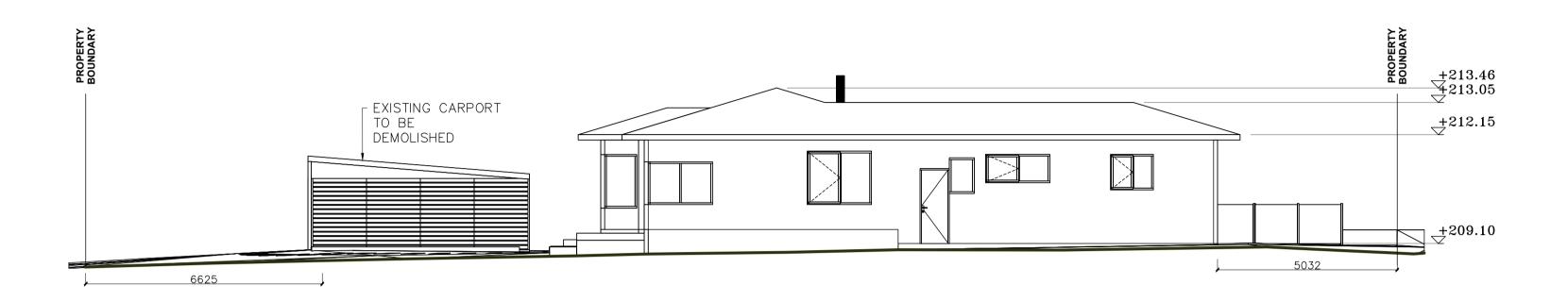
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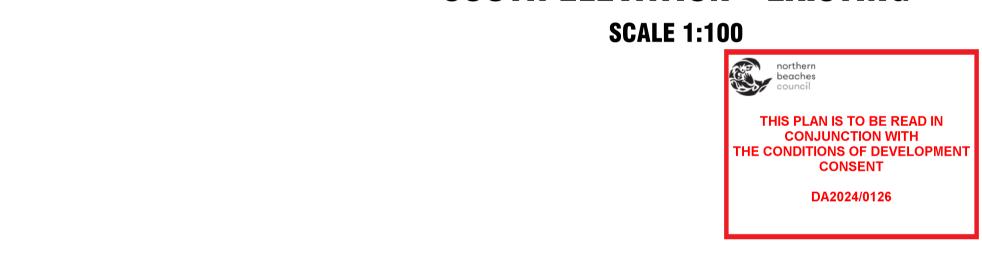
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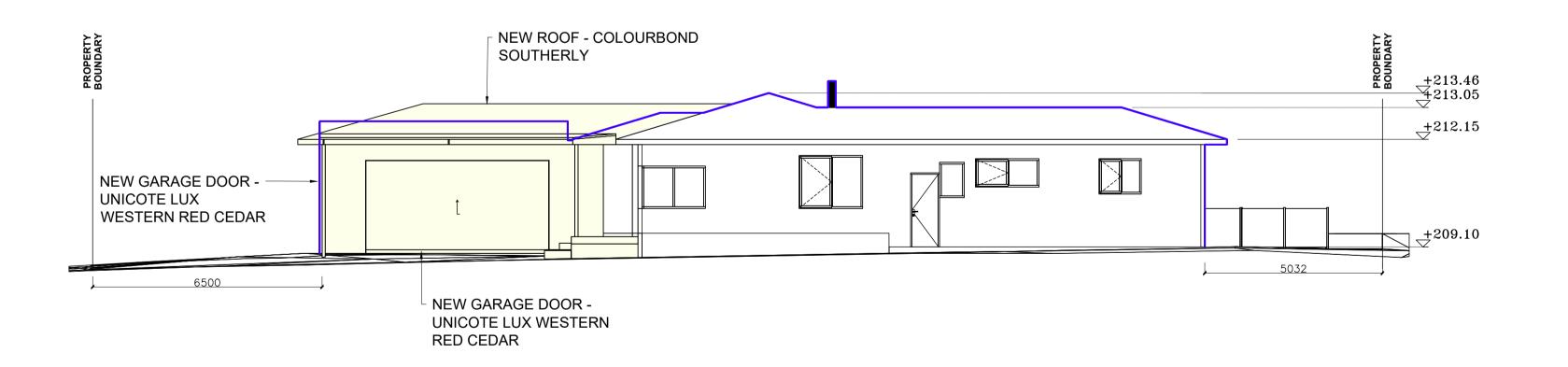
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NEW AWNING, DRIVEWAY WIDENED, NEW GARAGE AT FRONT OF PROPERTY



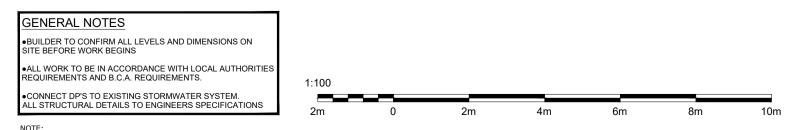
SOUTH ELEVATION - EXISTING



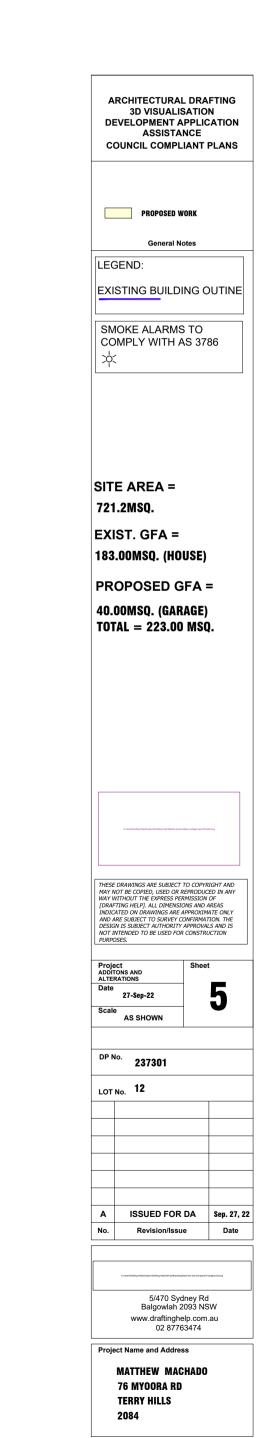


SOUTH ELEVATION - PROPOSED

SCALE 1:100

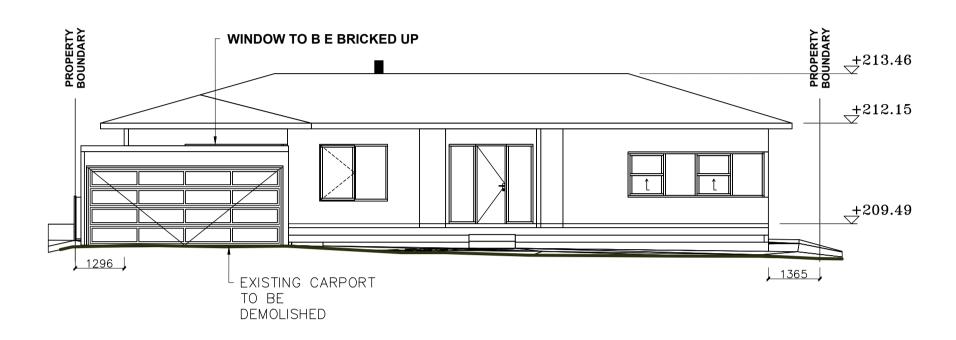


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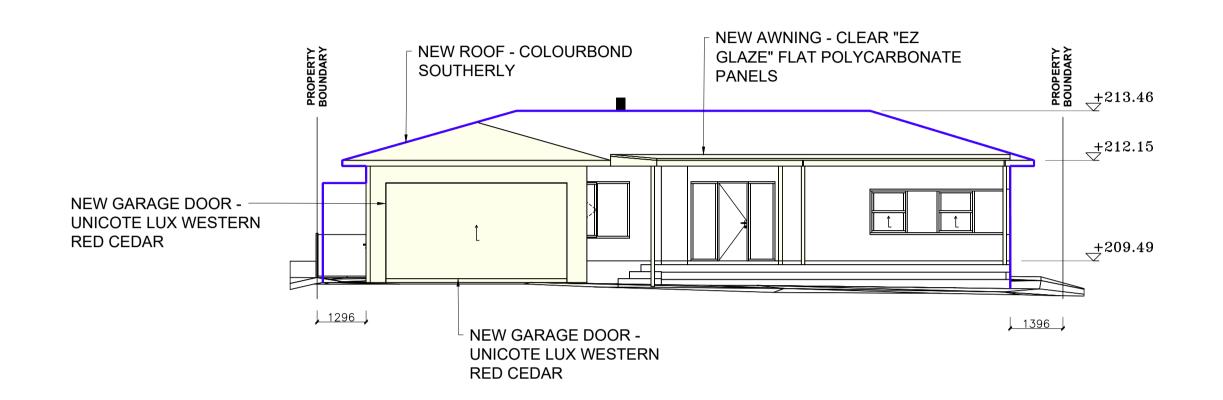


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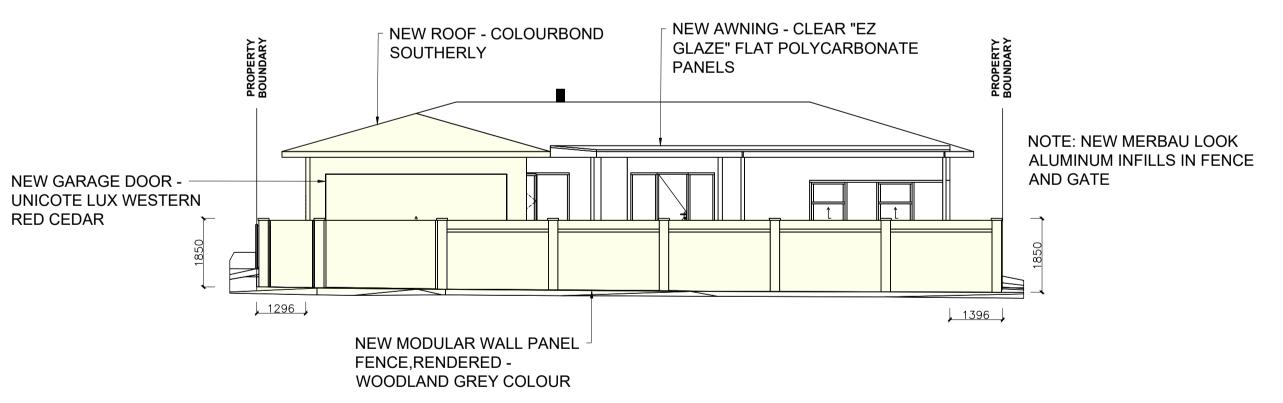


WEST ELEVATION - EXISTING
SCALE 1:100



northern beaches council THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2024/0126

WEST ELEVATION - PROPOSED SCALE 1:100



LEGEND:

APPROVED WORKS DA2022/1786

NEW WORKS FOR 4.55 (1A)

ARCHITECTURAL DRAFTING 3D VISUALISATION

COUNCIL COMPLIANT PLANS

PROPOSED WORK

EXISTING BUILDING OUTINE

SMOKE ALARMS TO

SITE AREA = 721.2MSQ.

EXIST. GFA =

183.00MSQ. (HOUSE)

PROPOSED GFA = 40.00MSQ. (GARAGE)

TOTAL = 223.00 MSQ.

27-Sep-22

DP No. 237301

ISSUED FOR DA Sep. 27, 22

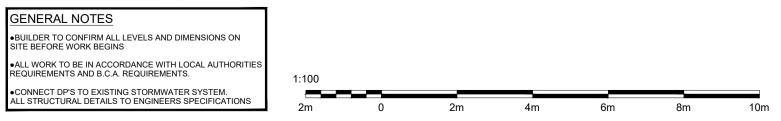
5/470 Sydney Rd Balgowlah 2093 NSW www.draftinghelp.com.au 02 87763474

MATTHEW MACHADO

76 MYOORA RD TERRY HILLS

LEGEND:

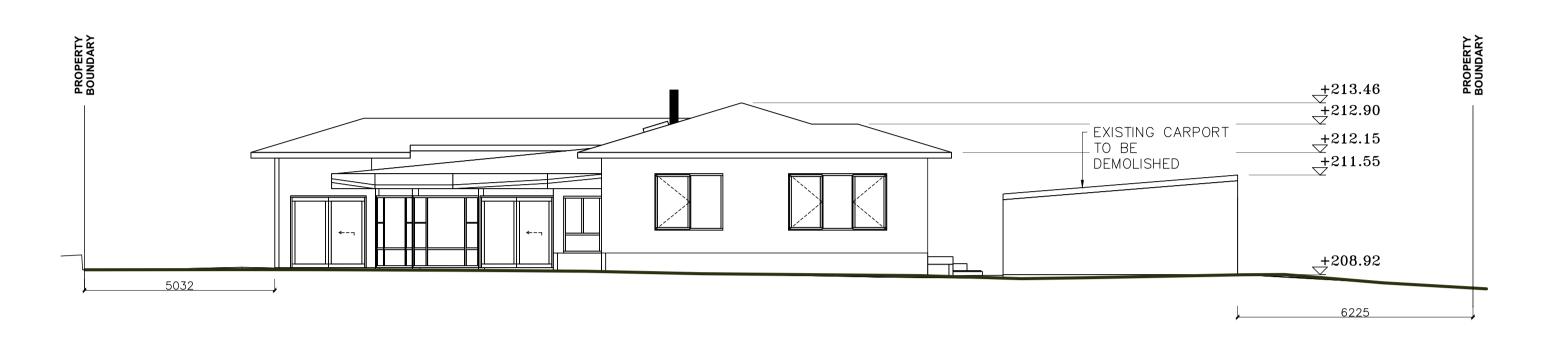
WEST ELEVATION - PROPOSED (FENCE SHOWN)
SCALE 1:100



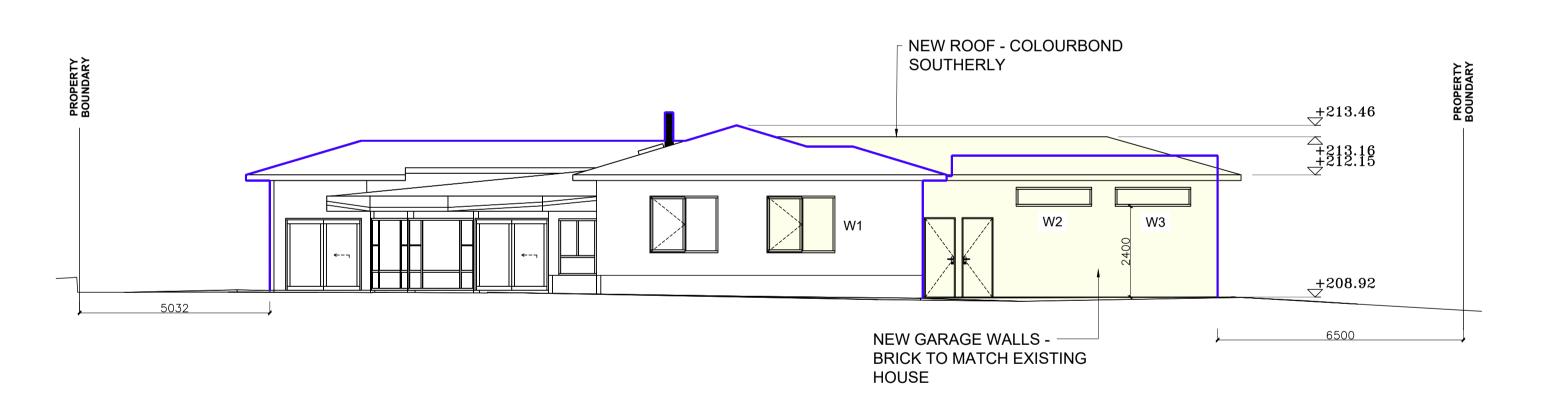
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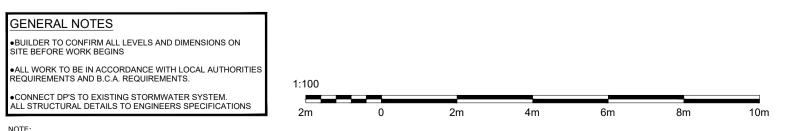
NEW AWNING, DRIVEWAY WIDENED, NEW GARAGE AT FRONT OF PROPERTY



NORTH ELEVATION - EXISTING
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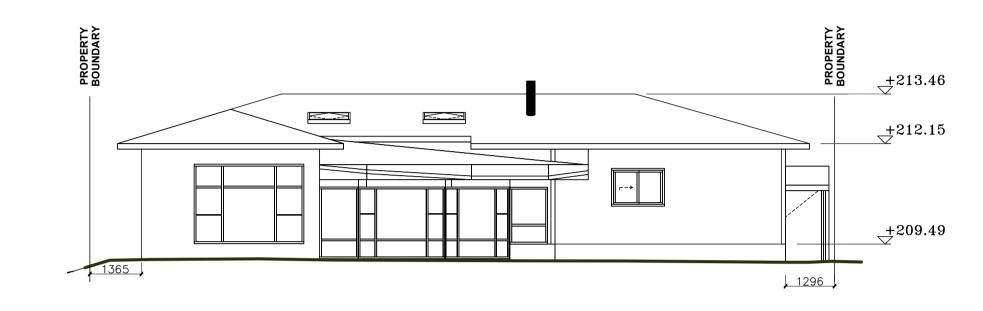


NORTH ELEVATION - PROPOSED SCALE 1:100

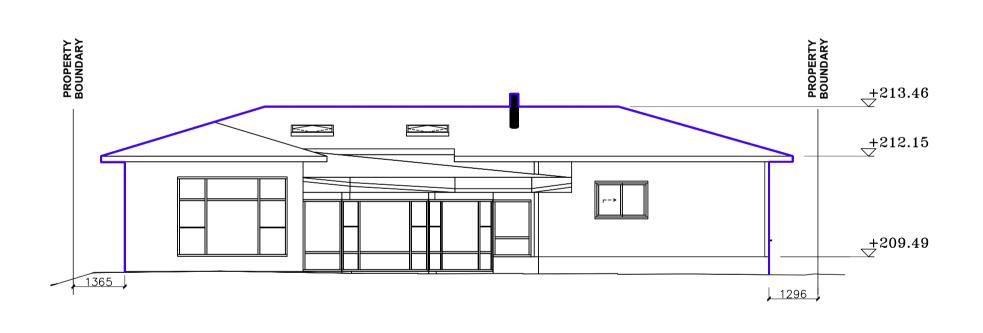


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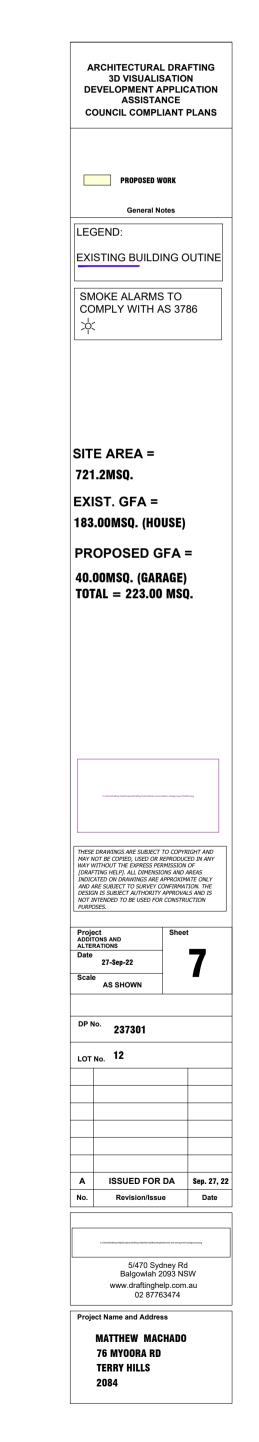




EAST ELEVATION - EXISTING
SCALE 1:100

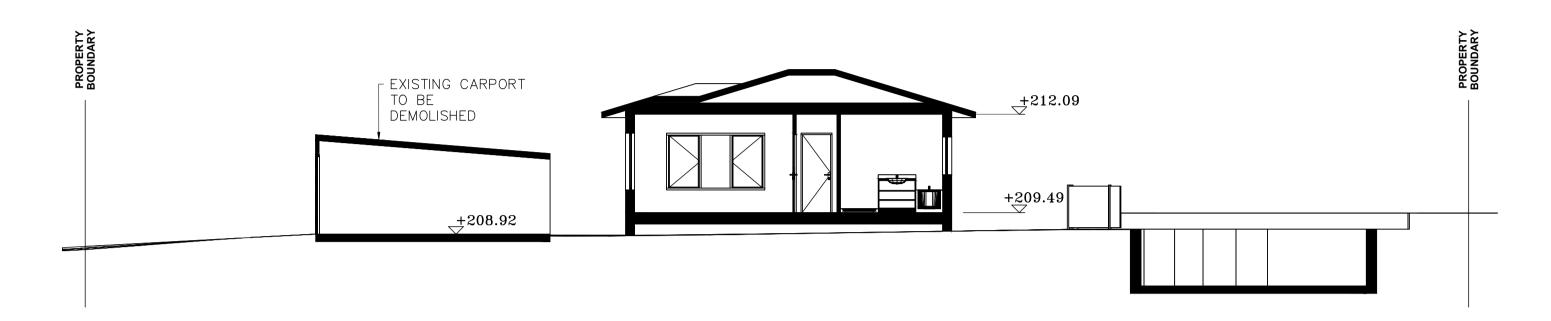


EAST ELEVATION - PROPOSED SCALE 1:100

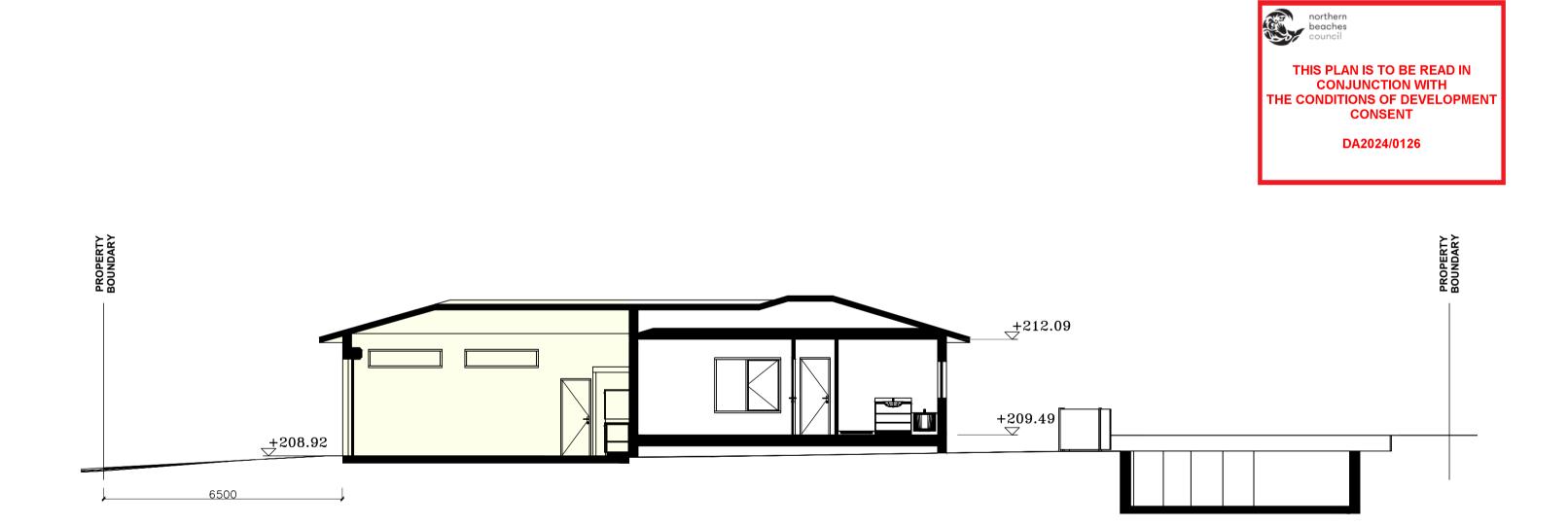


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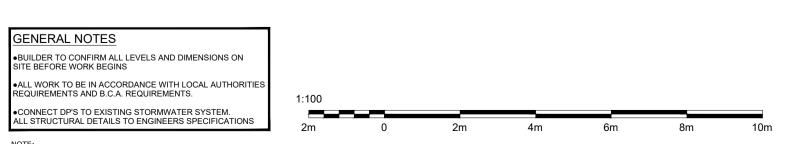
NEW AWNING, DRIVEWAY WIDENED, NEW GARAGE AT FRONT OF PROPERTY



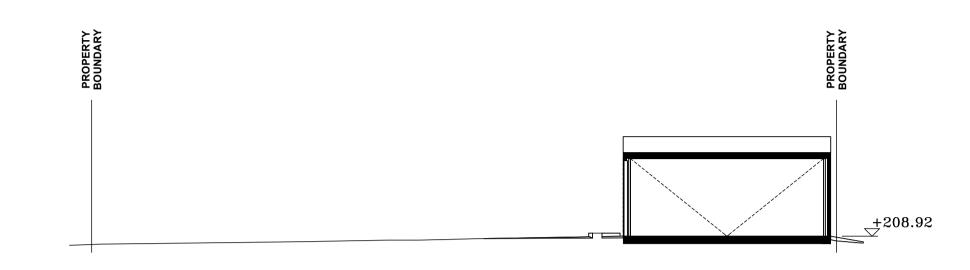
SECTION B - EXISTING
SCALE 1:100



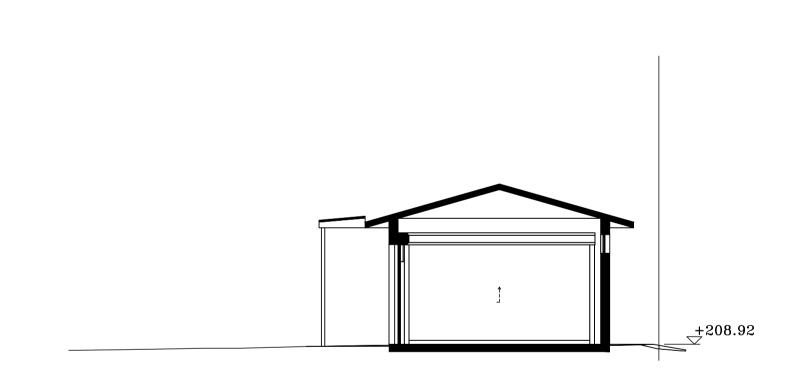
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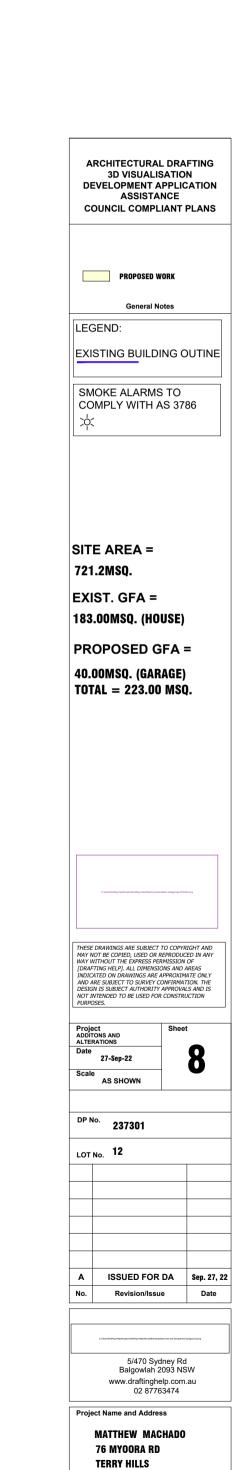
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SECTION D - EXISTING
SCALE 1:100



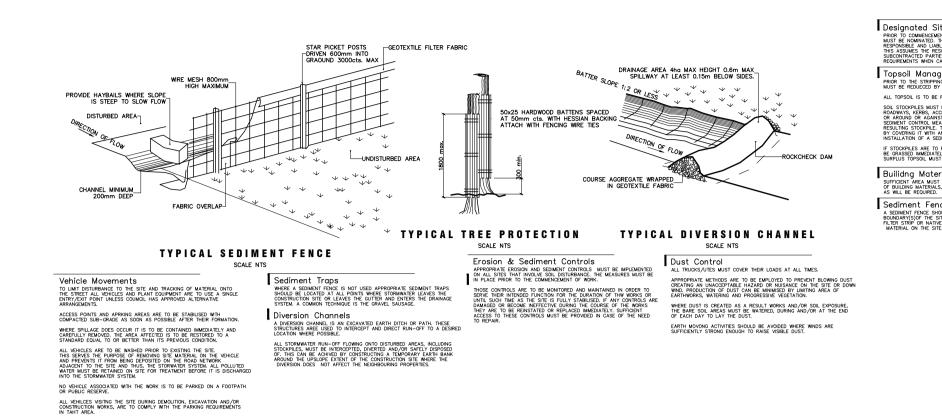
SECTION D - PROPOSED
SCALE 1:100

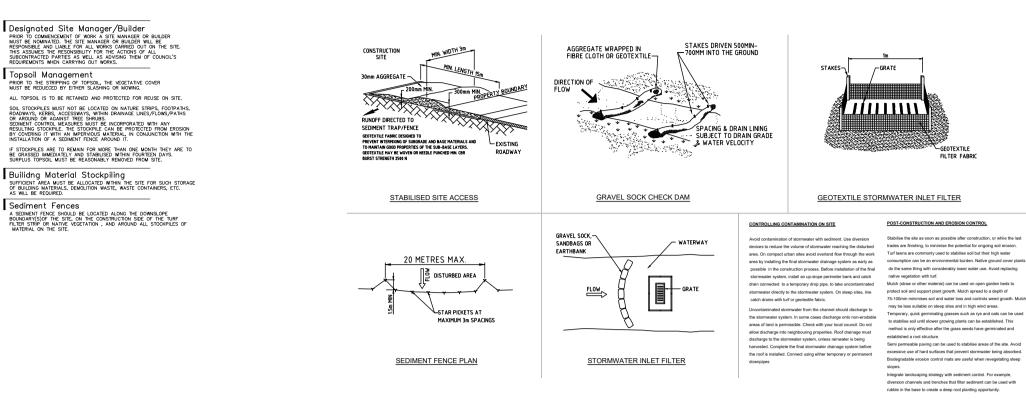


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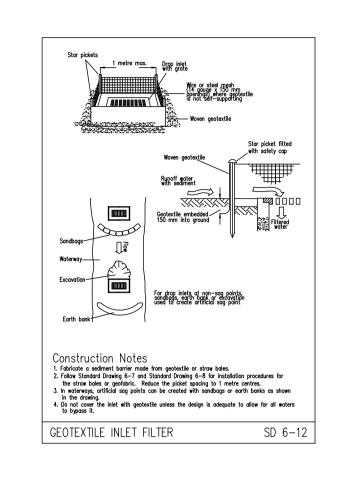
NEW AWNING, DRIVEWAY WIDENED, NEW GARAGE AT FRONT OF PROPERTY

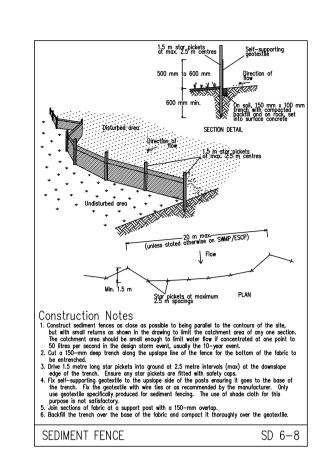


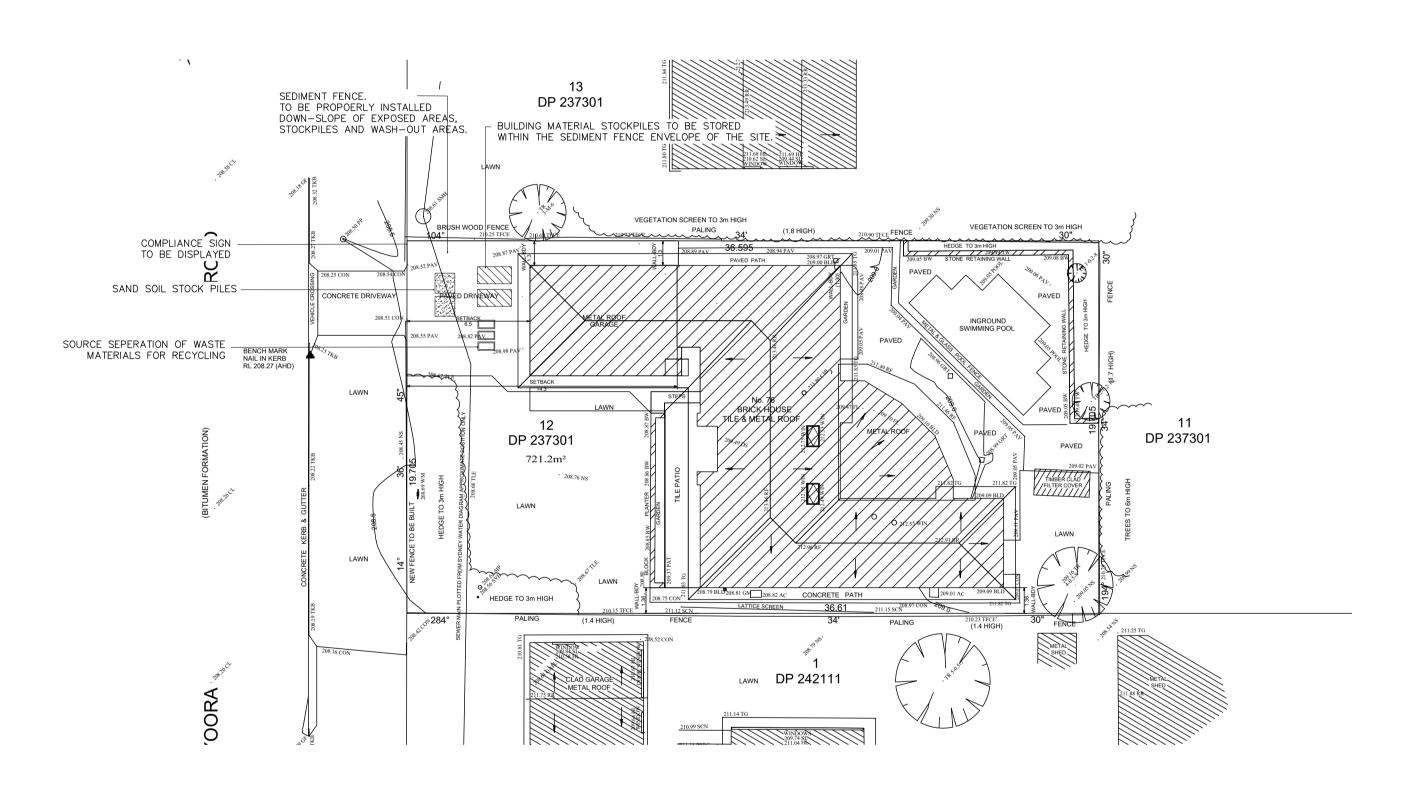




SEDIMENT & EROSION CONTROL - ADDITIONAL DETAILS TO BE FOLLOWED BY SITE MANAGER / CONSTRUCTION WORKERS



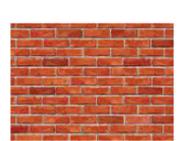




SEDIMENT & EROSION PLAN
SCALE 1:200

SCHEDULE OF MATERIALS AND FINISHES

GARAGE ROOF GARAGE WALLS







AWNING



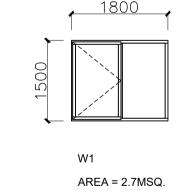
COLOURBOND - SOUTHERLY BRICK TO MATCH EXISTING

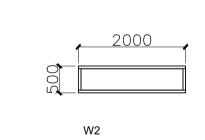
(UNICOTE METAL TEXTURED)
TO LOOK LIKE WESTERN RED CEDAR

Clear "EZ GLAZE" FLAT POLYCARBONATE PANELS

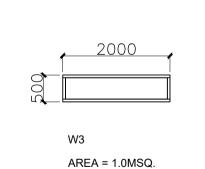
NEW WINDOWS AND DOORS FOR BASIX

NORTH ELEVATION

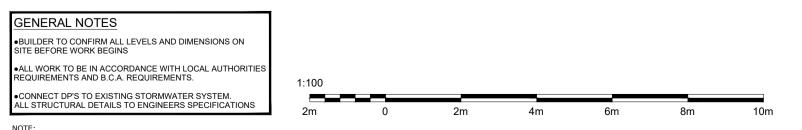




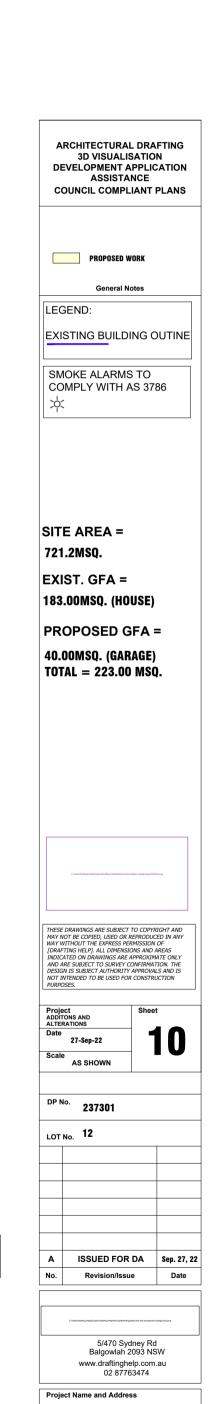
AREA = 1.0MSQ.



NOTE: ALL WINDOWS AND DOORS MUST BE CHECKED AND MEASURED BY THE WINDOW / DOOR MANUFACTURER BEFORE ORDERING



THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

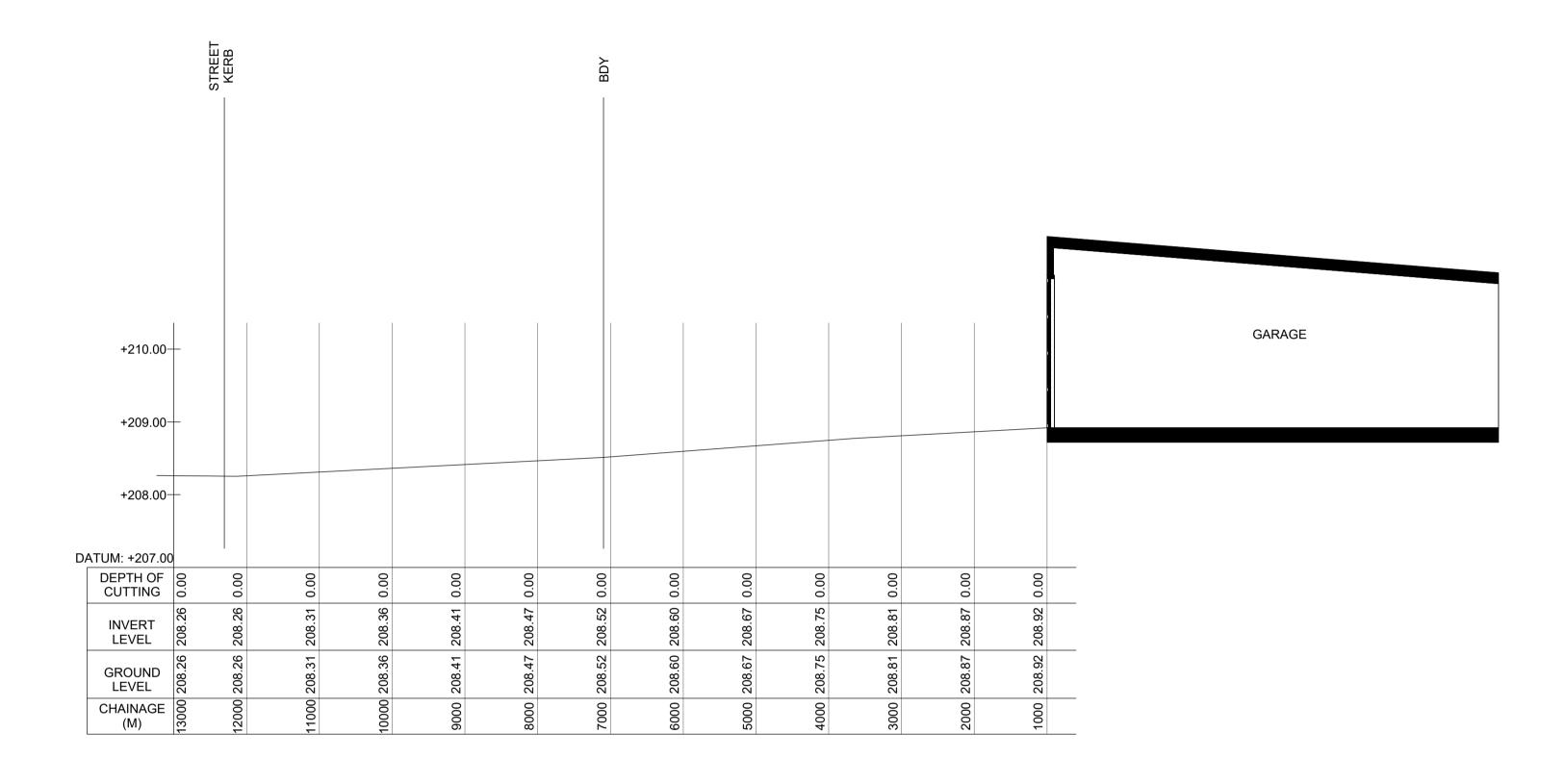


MATTHEW MACHADO

76 MYOORA RD TERRY HILLS

NEW WORKS:

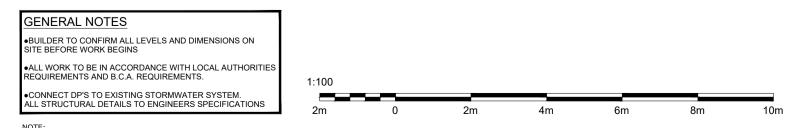
NEW AWNING, DRIVEWAY WIDENED, NEW GARAGE AT FRONT OF PROPERTY



DRIVEWAY LONG SECTION

SCALE 1:50





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ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION COUNCIL COMPLIANT PLANS LEGEND: EXISTING BUILDING OUTINE SMOKE ALARMS TO SITE AREA = 721.2MSQ. EXIST. GFA = 183.00MSQ. (HOUSE) PROPOSED GFA = 40.00MSQ. (GARAGE) TOTAL = 223.00 MSQ. DP No. 237301 A ISSUED FOR DA Sep. 27, 22 Revision/Issue Date DRAFTING HELP 5/470 Sydney Rd Balgowlah 2093 NSW www.draftinghelp.com.au 02 87763474 MATTHEW MACHADO **76 MYOORA RD** TERRY HILLS