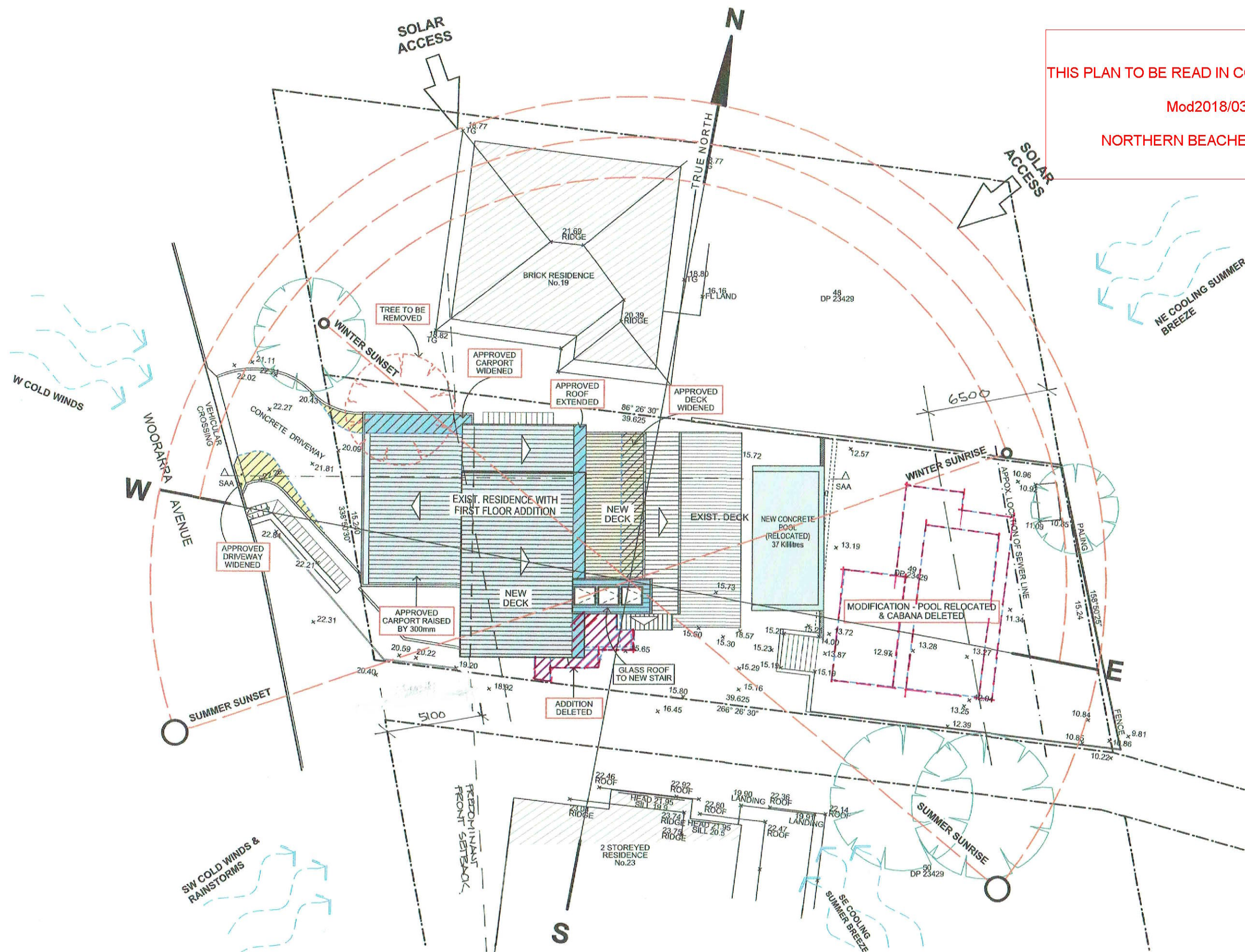


THIS PLAN TO BE READ IN CONJUNCTION WITH

Mod2018/0330

NORTHERN BEACHES COUNCIL



SITE ANALYSIS PLAN
LOT 49 - DP 23429
SITE AREA: 575.6m²

AMENDMENTS SHOWN IN RED

NOTES:

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JJ Drafting

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Project: MODIFICATION
PROPOSED ALTERATIONS AND ADDITIONS
21 WOORARRA AVE - NORTH NARRABEEN

Title:
SITE ANALYSIS PLAN

Job No. :
642/18

Scale: 1:200 @A3

Date: June 2018

Dwg No. DA 01C

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Mod2018/0330

NORTHERN BEACHES COUNCIL

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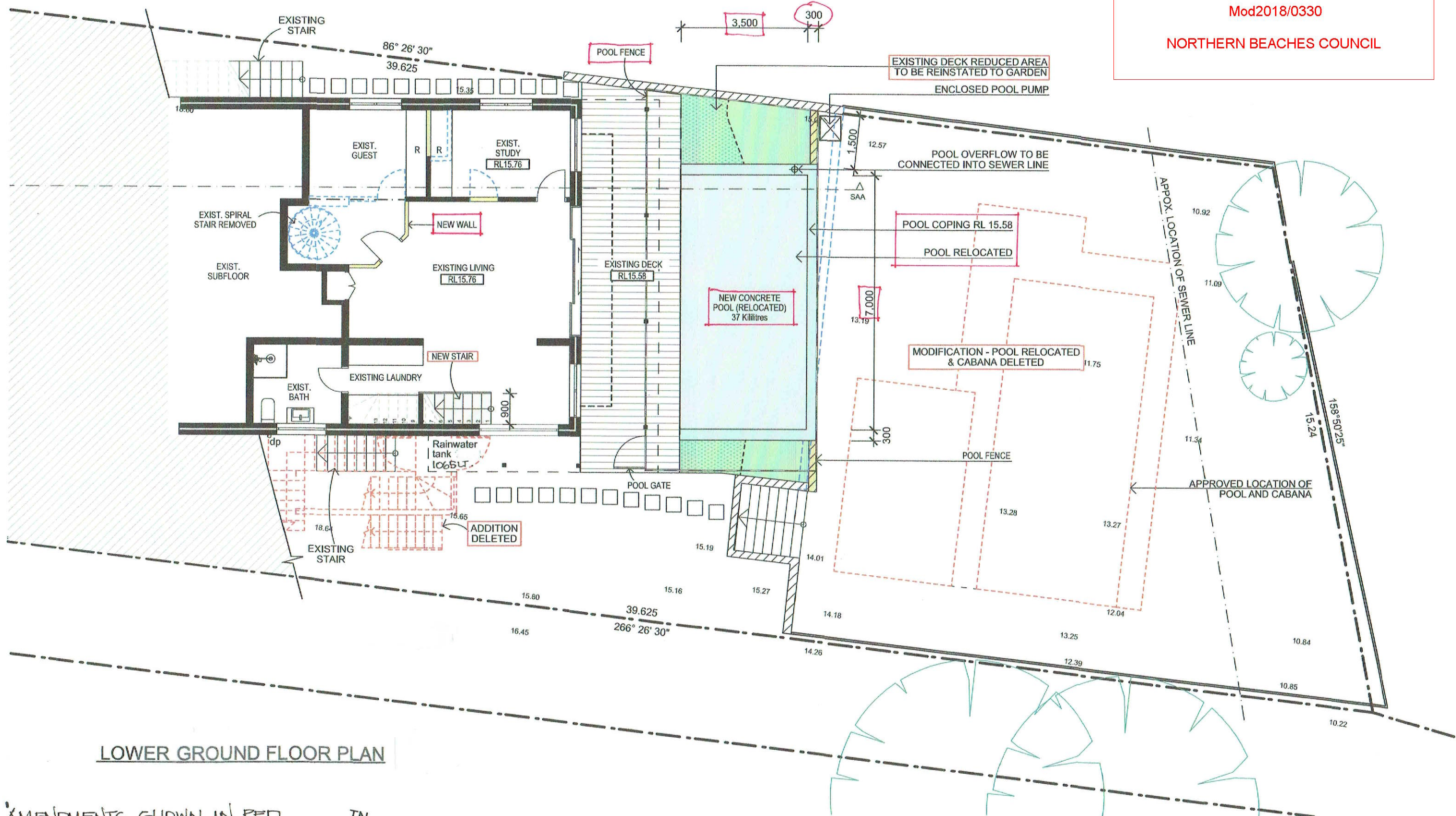
Mod2018/0330

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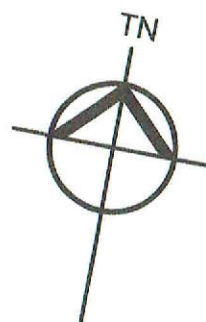
Mod2018/0330

NORTHERN BEACHES COUNCIL



LOWER GROUND FLOOR PLAN

AMENDMENTS SHOWN IN RED



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Project: PROPOSED ALTERATIONS AND ADDITIONS
21 WOORARRA AVE - NORTH NARRABEEN

Title: LOWER FLOOR PLAN

Job No. : 642/18

Scale: 1:100 @A3

Date: June 2018

Dwg No. DA 02 **C**

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MOORARRA

AVENUE

GROUND FLOOR PLAN

AMENDMENTS SHOWN
IN RED



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Project:

MODIFICATION

PROPOSED ALTERATIONS AND ADDITIONS
21 WOORARRA AVE - NORTH NARRABEEN

Title:

e: GROUND FLOOR PLAN

Job No. :

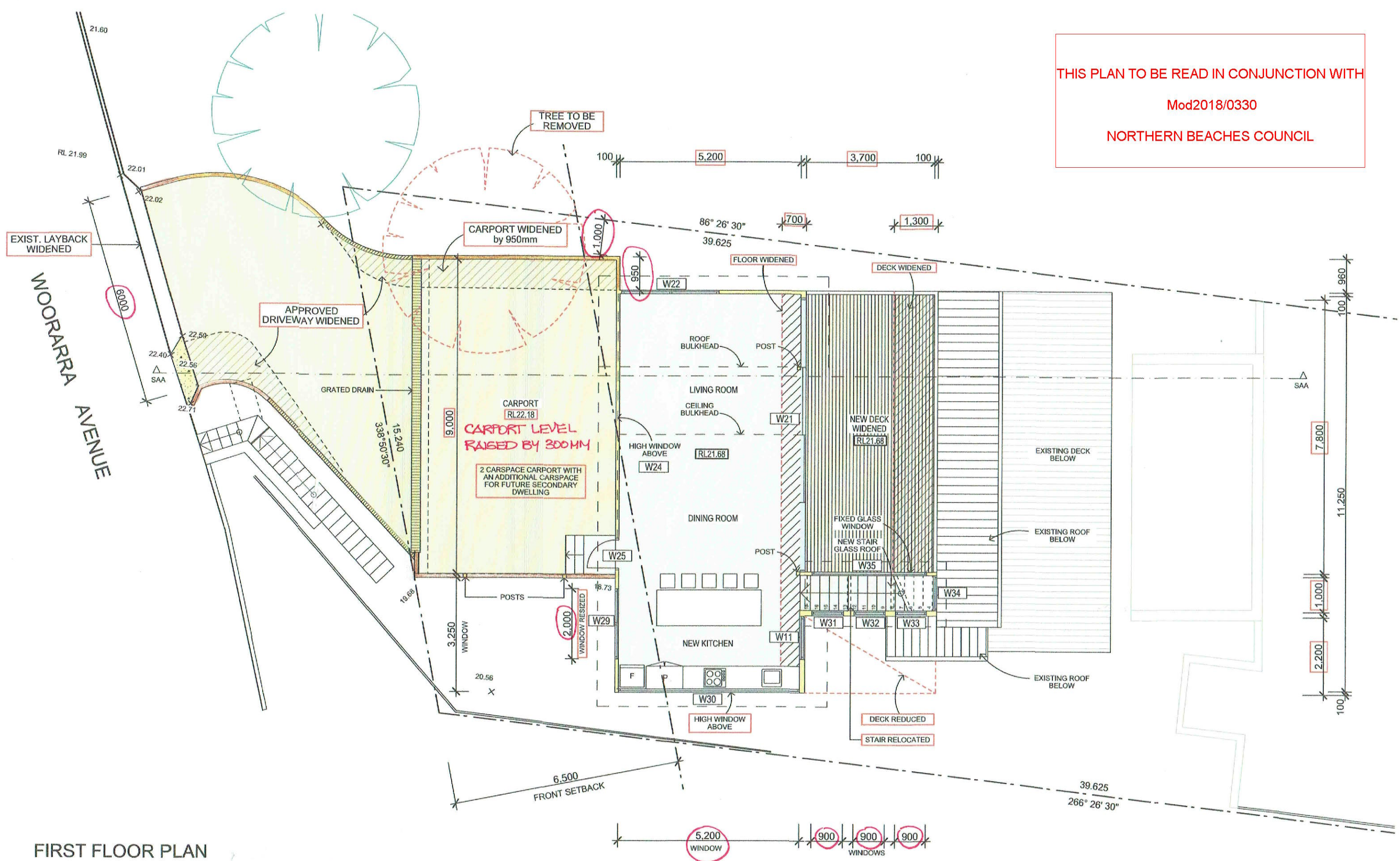
642/18

Scale: 1:100 @A3

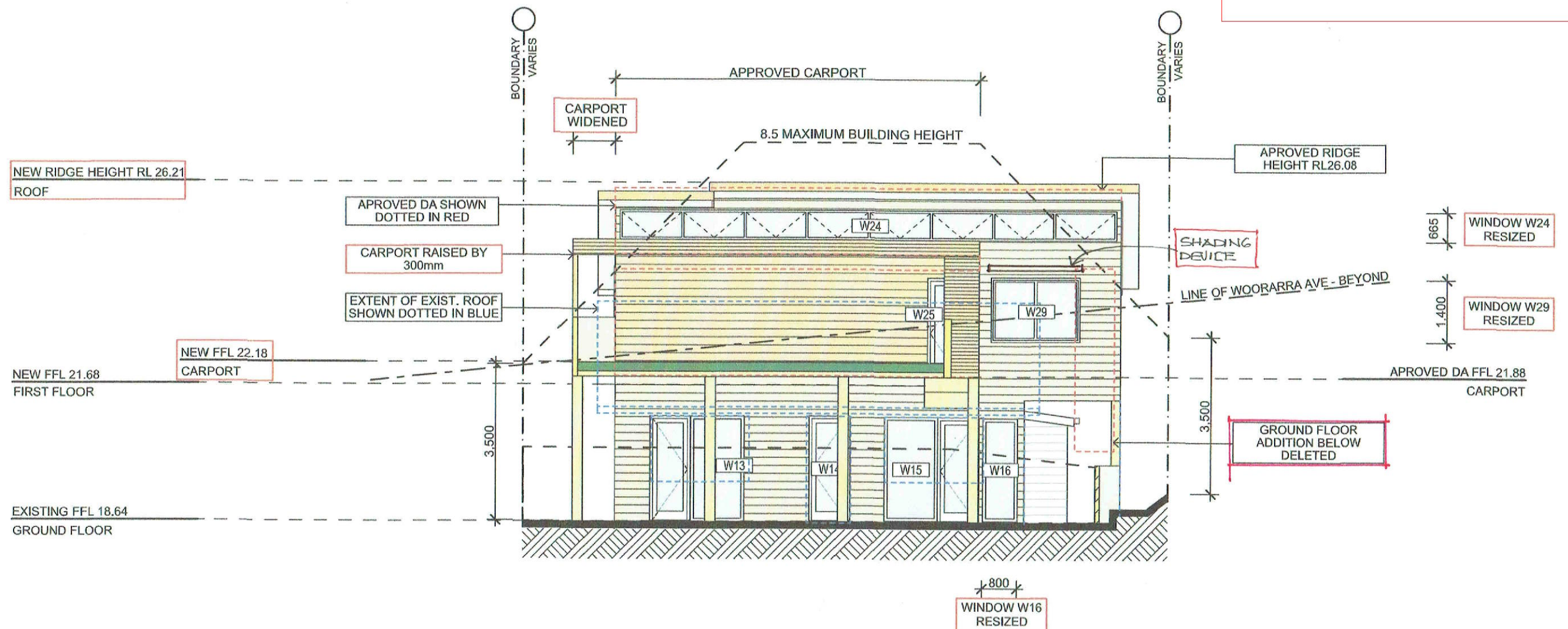
Date: June 2018

Dwg No. DA 03 C

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Mod2018/0330
NORTHERN BEACHES COUNCIL



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 Mod2018/0330
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WEST ELEVATION

AMENDMENTS SHOWN IN RED

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Project: MODIFICATION
 PROPOSED ALTERATIONS AND ADDITIONS
 21 WOORARRA AVE - NORTH NARRABEEN

Title: WEST ELEVATION

Job No. : 642/18

Scale: 1:100 @A3

Date: June 2018

Dwg No. DA 05 C

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Project: PROPOSED ALTERATIONS AND ADDITIONS	
21 WOORARRA AVE - NORTH NARRABEEN	
Title: SOUTH ELEVATION	Job No. : 642/18

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Project: PROPOSED ALTERATIONS AND ADDITIONS	
21 WOORARRA AVE - NORTH NARRABEEN	
Title: SOUTH ELEVATION	Job No. : 642/18

Scale: 1:100 @A3

Date: June 2018

Dwg No. DA 06 C

Scale: 1:100 @A3

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Dwg No. DA 06 C

Scale: 1:100 @A3

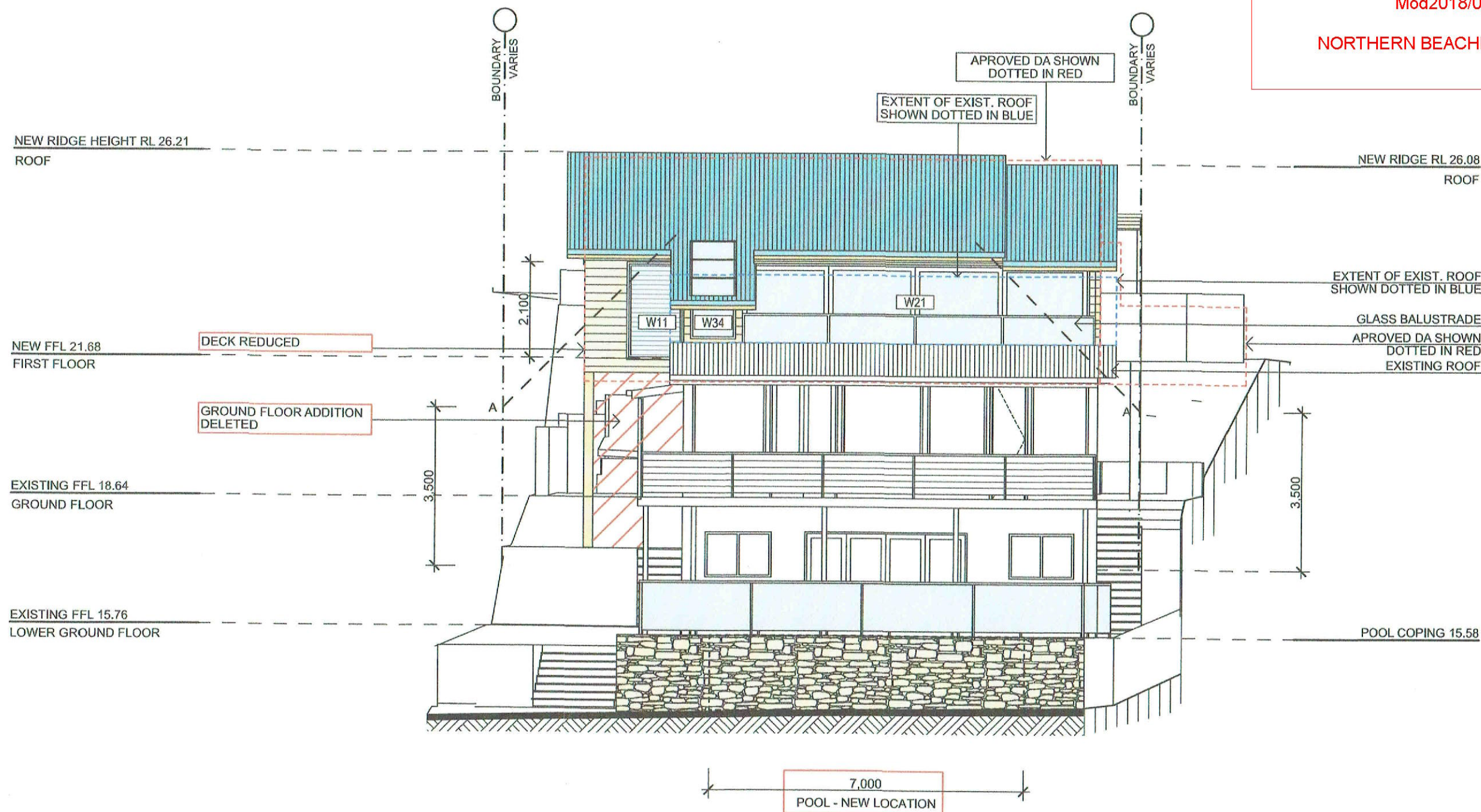
Date: June 2018

Dwg No. DA 06 C

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Mod2018/0330

NORTHERN BEACHES COUNCIL



EAST ELEVATION

AMENDMENTS SHOWN IN RED

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Project: **MODIFICATION**
PROPOSED ALTERATIONS AND ADDITIONS
21 WOORARRA AVE - NORTH NARRABEEN

Title: **EAST ELEVATION**

Job No. :
642/18

Scale: 1:100 @A3

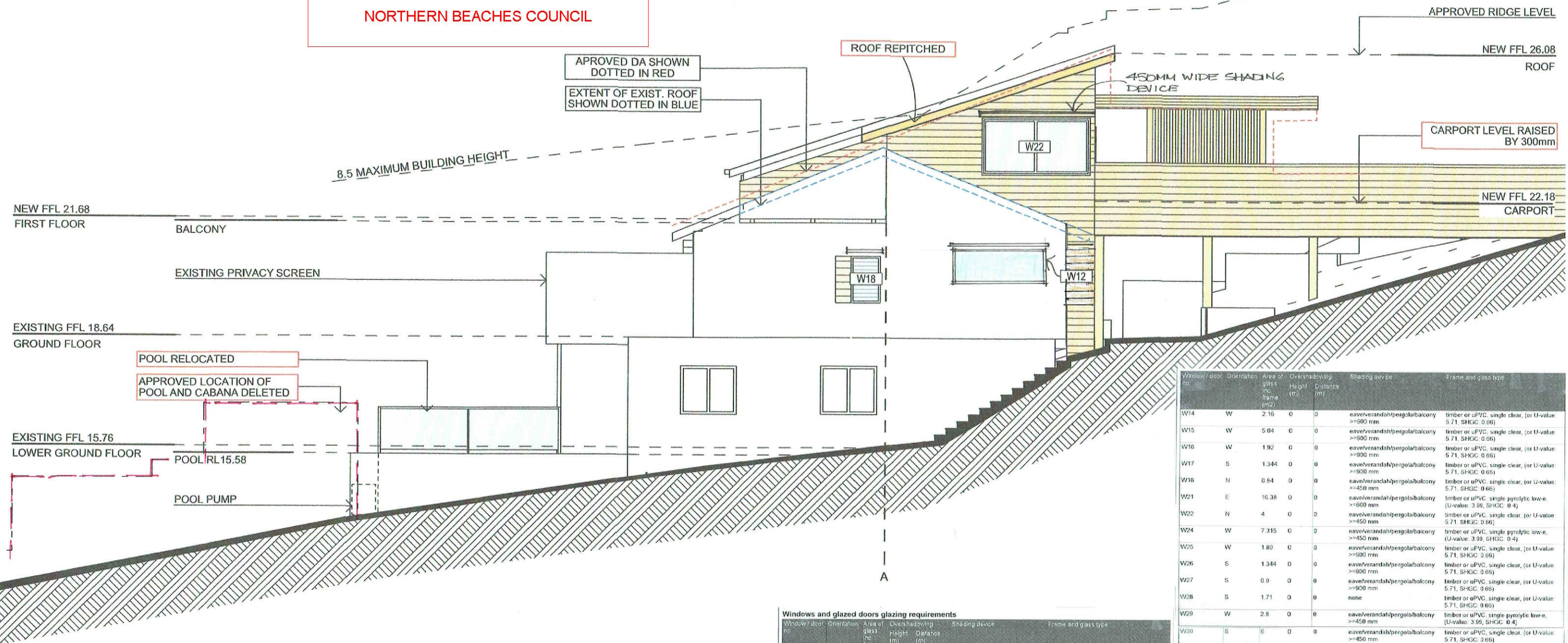
Date: June 2018

Dwg No. **DA 07**

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Mod2018/0330

NORTHERN BEACHES COUNCIL



NORTH ELEVATION

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Project: **MODIFICATION**
PROPOSED ALTERATIONS AND ADDITIONS
21 WOORARRA AVE - NORTH NARRABEEN

Title: **NORTH ELEVATION**

Job No. : **642/18**

Scale: **1:100 @A3**

Date: **June 2018**

Dwg No. **DA 08 C**

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W14	W	2.16	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)
W15	W	5.04	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)
W16	W	1.92	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)
W17	S	1.344	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)
W18	N	0.84	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)
W21	E	16.38	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC 0.4)
W22	N	4	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)
W24	W	7.315	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC 0.4)
W25	W	1.89	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)
W26	S	1.344	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)
W27	S	0.9	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)
W28	S	1.71	0	0	none	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)
W29	W	2.8	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC 0.4)
W30	S	6	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)
W31	S	1.89	0	0	none	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)
W32	S	1.53	0	0	none	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)
W33	S	1.17	0	0	none	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)
W34	E	0.7	0	0	none	timber or uPVC, single clear, (or U-value 5.71, SHGC 0.66)

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below.

The following requirements must also be satisfied in relation to each skylight:

Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below

Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type
S1	1.08	no shading	timber, low-E internal/argon fill/clear external, (or U-value 2.5, SHGC 0.456)
S2	1.08	no shading	timber, low-E internal/argon fill/clear external, (or U-value 2.5, SHGC 0.456)
S3	1.08	no shading	timber, low-E internal/argon fill/clear external, (or U-value 2.5, SHGC 0.456)

NEW RIDGE 26.21
ROOF APPROVED RIDGE RL26.08

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NORTHERN BEACHES COUNCIL

NEW FFL 22.18
CARPORT

CARPORT LEVEL RAISED
BY 300mm

APPROVED DA SHOWN
DOTTED IN RED

EXTENT OF EXIST. ROOF
SHOWN DOTTED

700
WIDENED

1,300
NEW DECK
WIDENED

1,000

NEW RL 21.68
FIRST FLOOR

EXIST. PRIVACY SCREEN

NEW RIDGE RL 18.64
GROUND FLOOR

POOL COPING RL15.58

NEW POOL FENCE

1,200

EXISTING FFL 15.76
LOWER GROUND FLOOR

POOL PUMP

3,500

POOL RELOCATED

NEW CONCRETE
POOL (RELOCATED)
37 Kilolitres

SPECIFICATION NOTES:

EXTERNAL WALLS

- LIGHT FRAME WALLS FINISHED OFF WITH SELECTED CLADDING

DOORS AND WINDOWS

- ALUMINIUM FRAMED WINDOWS AND DOORS
- WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS

FLOORS

- TIMBER FLOOR FRAMING TO BE FINISHED WITH T&G HARDWOOD FLOORING
- TILES ON COMPRESSED F.C. & WATERPROOF MEMBRANE TO ALL WET AREA.

ROOFING

- COLORBOND ROOF CLADDING

BALUSTRADE

- 1000mm HIGH BALUSTRADE TO BCA
- POOL FENCING 1.2m HIGH

TERMITE CONTROL

- TO AS3680.1

DECK

- TILES ON A WATERPROOF MEMBRANE AND COMPRESSED FC SHEETS

ENSUITE

- ALL WATERPROOFING TO AS 3740
- PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWERS
- WALLS TO MANUFACTURES INSTRUCTIONS

GUTTERS AND DOWNPIPES

- 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

TIMBER FRAMING

- USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY
- DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE IN EXPOSED LOCATION
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE
- PROVIDE STRUCTURE BRACING IN ACCORDANCE WITH AS1684
- PROVIDE STRUCTURE TIEDOWN IN ACCORDANCE WITH AS1684
- USE GALVANISED FIXINGS WHERE EXPOSED TO WEATHER

CONCRETE

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE AS3600
- FOOTINGS TO BE IN ACCORDANCE WITH AS1480
- ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303, AS1304

INTERNAL LININGS

- PROVIDE PLASTERBOARD LINING

STAIR

- DRESSED & WELL SEASONED PINE TREADS WITH 5mm PENCIL ROUND NOSING AND CLOSED RISERS.

SMOKE ALARMS

- CONNECT TO CONSUMER MAINS POWER AND INSTALL TO AS1670.6. 1997 (fire detection, warning control and intercom systems - systems design, installation and commissioning - smoke alarms) and as3786 -1996 (smoke alarms)

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:

ADDITIONS AND ALTERATIONS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE, BUSHFIRE AND GEO TECH REPORTS.

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Project: MODIFICATIONS
PROPOSED ALTERATIONS AND ADDITIONS
21 WOORARRA AVE - NORTH NARRABEEN

Title: SECTIONS AA

Job No. : 642/18

Scale: 1:100 @A3

Date: June 2018

Dwg No. DA 09 C

AMENDMENTS SHOWN IN RED