

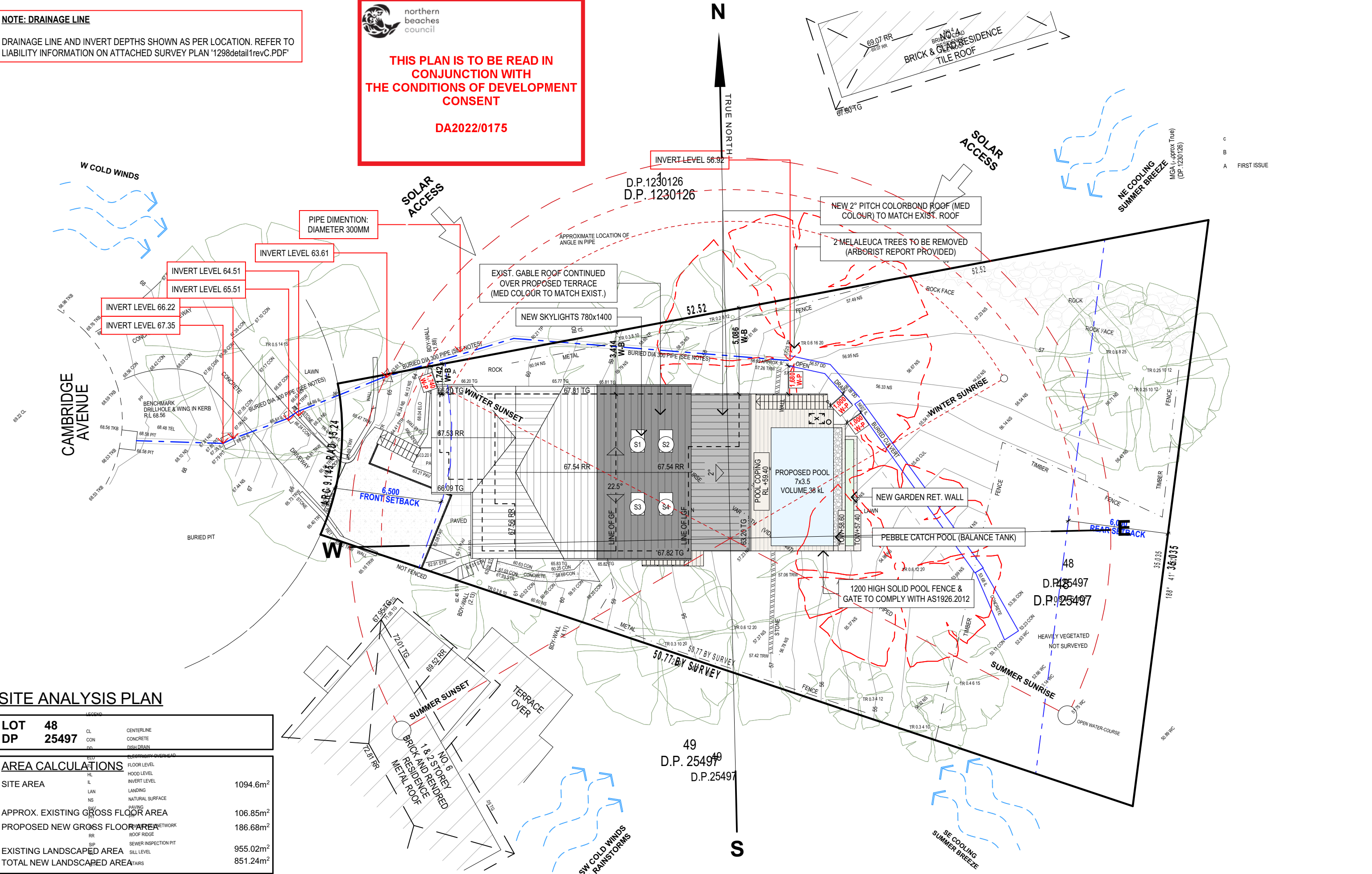
NOTE: DRAINAGE LINE

DRAINAGE LINE AND INVERT DEPTHS SHOWN AS PER LOCATION. REFER TO LIABILITY INFORMATION ON ATTACHED SURVEY PLAN '1298detail1revC.PDF'



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

DA2022/0175



SITE ANALYSIS PLAN

|                                   |                      |
|-----------------------------------|----------------------|
| LEGEND                            |                      |
| LOT 48                            | CL CENTERLINE        |
| DP 25497                          | CON CONCRETE         |
|                                   | DD DRAIN             |
| AREA CALCULATIONS                 |                      |
| SITE AREA                         | 1094.6m <sup>2</sup> |
| APPROX. EXISTING GROSS FLOOR AREA | 106.85m <sup>2</sup> |
| PROPOSED NEW GROSS FLOOR AREA     | 186.68m <sup>2</sup> |
| EXISTING LANDSCAPED AREA          | 955.02m <sup>2</sup> |
| TOTAL NEW LANDSCAPED AREA         | 851.24m <sup>2</sup> |

TRUE NORTH:

NOTES (E & OE)

- 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 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

Division of JJ DRAFTING AUSTRALIA PTY LTD

26/90 Mona Vale Road, Mona Vale, NSW, 2103

PO Box 687, Dee Why, NSW, 2099

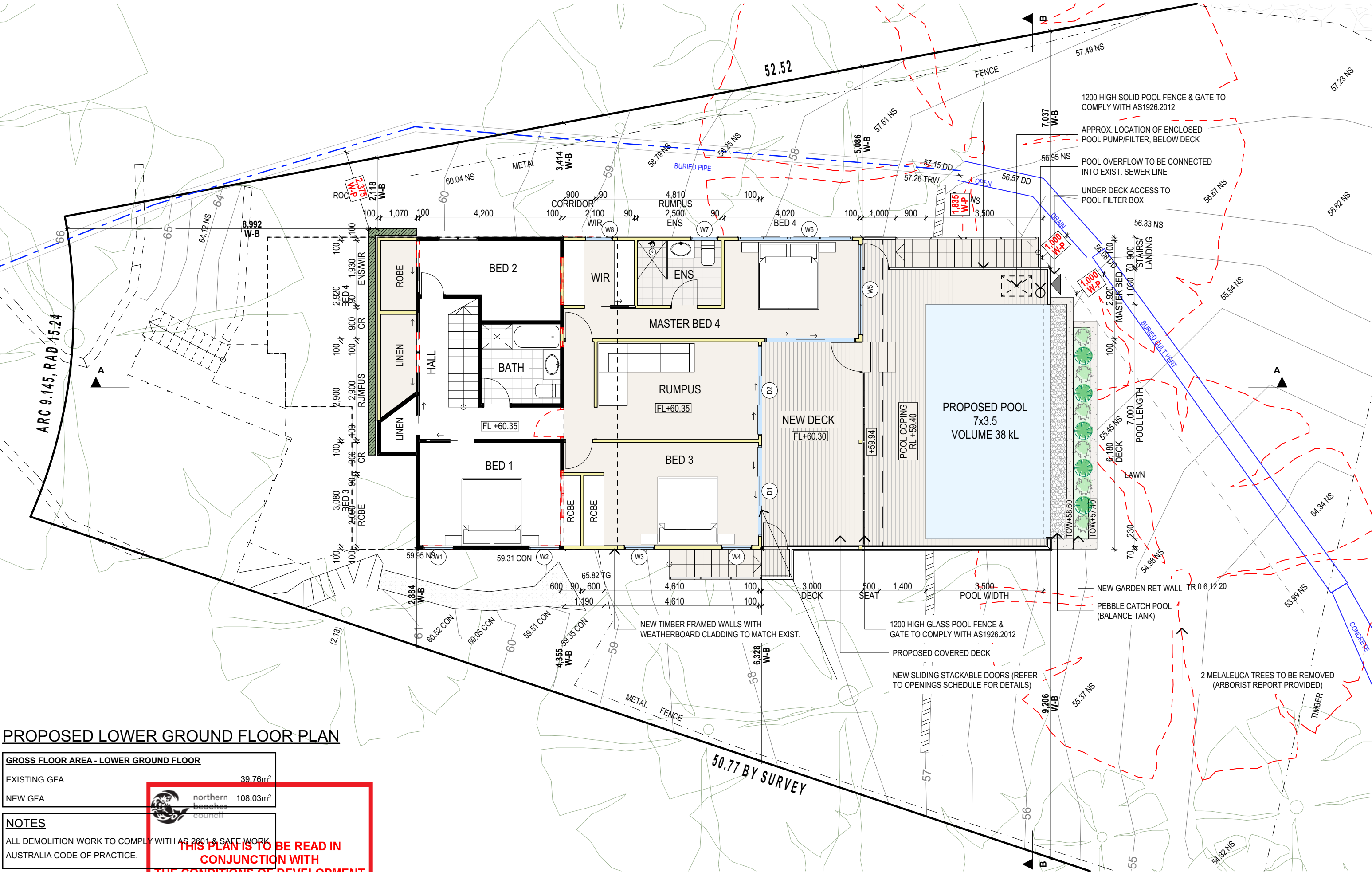
Mob. 0414 717 541 | Email. jjdraft@tpg.com.au

www.jjdrafting.com.au

ACN 651 693 346

|      |            |                               |
|------|------------|-------------------------------|
| REV: | DA1 E:     | DESCRIPTION:                  |
| A    | 28.10.2021 | AMENDMENTS TO PRELIM DRAWINGS |
| B    | 10.12.2021 | DA DRAWINGS ISSUED            |
| C    | 30.05.2022 | RAINWATER PIPE UPDATED        |
|      |            |                               |
|      |            |                               |
|      |            |                               |
|      |            |                               |

|                                                                                        |                   |                   |                      |
|----------------------------------------------------------------------------------------|-------------------|-------------------|----------------------|
| PROJECT DETAILS:<br>PROPOSED ALTERATIONS AND ADDITIONS<br>5 CAMBRIDGE AVE, NARRAWEENA. | DATE:<br>MAR./21  | DRAWN BY:<br>CA   | SCALE:<br>1:200 @ A3 |
| DRAWING TITLE:<br>SITE ANALYSIS PLAN                                                   | JOB No:<br>885/21 | CHECKED BY:<br>JJ | DRAWING No:<br>DA.02 |



PROPOSED LOWER GROUND FLOOR PLAN

| GROSS FLOOR AREA - LOWER GROUND FLOOR |                      |
|---------------------------------------|----------------------|
| EXISTING GFA                          | 39.76m <sup>2</sup>  |
| NEW GFA                               | 108.03m <sup>2</sup> |

NOTES

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

TRUE NORTH:

NOTES (E & OE)

- 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 the client's drawings and specifications.
- 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.

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

DA2022/0175

**JJ Drafting**

Division of JJ DRAFTING AUSTRALIA PTY LTD

26/90 Mona Vale Road, Mona Vale, NSW, 2103

PO Box 687, Dee Why, NSW, 2099

Mob. 0414 717 541 | Email. jjdraft@tpg.com.au

www.jjdrafting.com.au

ACN 651 693 346

| REV: | DATE:      | DESCRIPTION:                  |
|------|------------|-------------------------------|
| A    | 28.10.2021 | AMENDMENTS TO PRELIM DRAWINGS |
| B    | 10.12.2021 | DA DRAWINGS ISSUED            |
| C    | 30.05.2022 | RAINWATER PIPE UPDATED        |
|      |            |                               |
|      |            |                               |
|      |            |                               |
|      |            |                               |

PROJECT DETAILS:

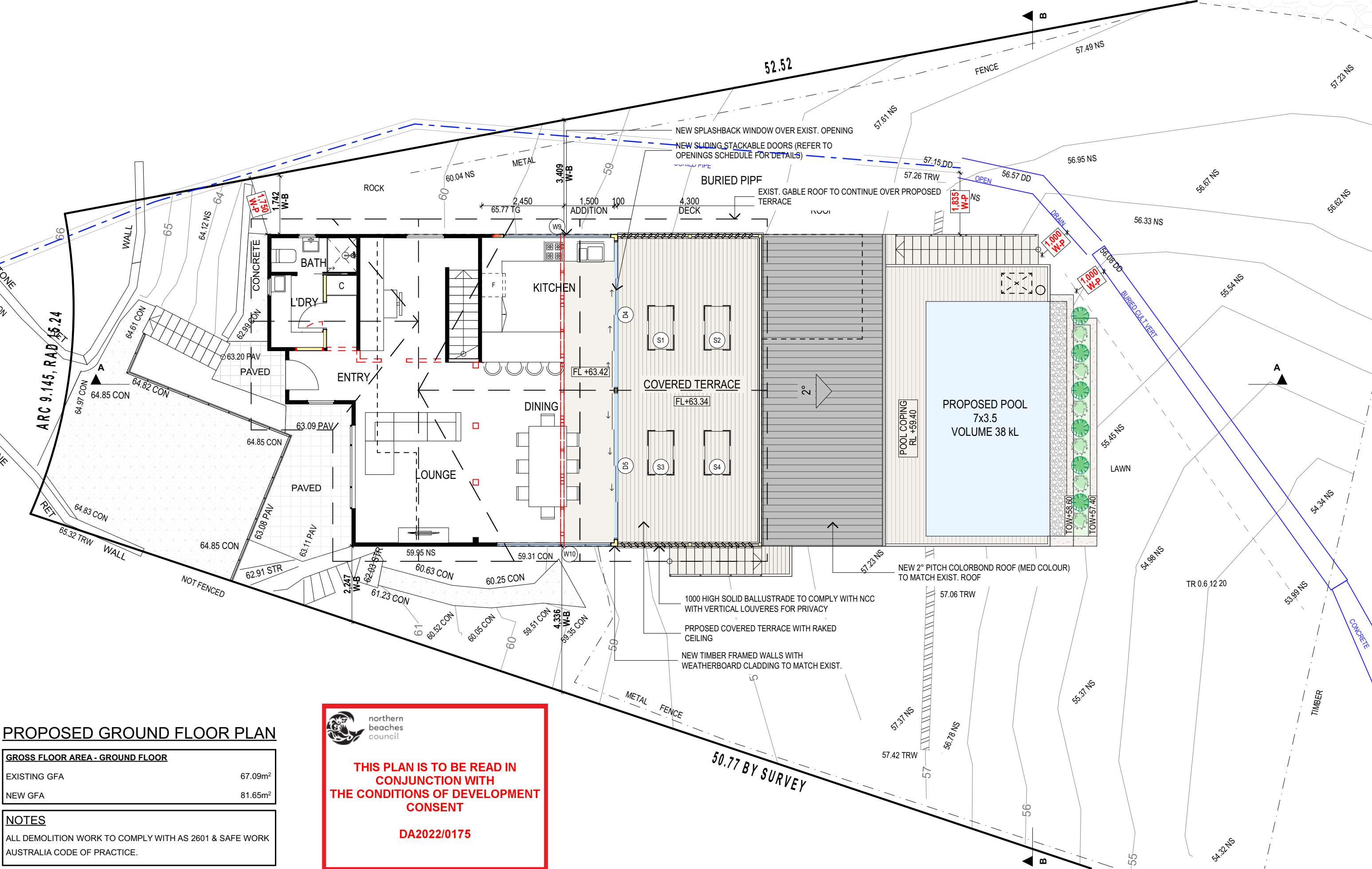
PROPOSED ALTERATIONS AND ADDITIONS

5 CAMBRIDGE AVE, NARRAWEENA.

DRAWING TITLE:

PROPOSED LOWER GROUND FLOOR PLAN

|         |         |             |    |             |            |
|---------|---------|-------------|----|-------------|------------|
| DATE:   | MAR./21 | DRAWN BY:   | CA | SCALE:      | 1:100 @ A3 |
| JOB No: | 885/21  | CHECKED BY: | JJ | DRAWING No: | DA.08      |



PROPOSED GROUND FLOOR PLAN

| GROSS FLOOR AREA - GROUND FLOOR |                     |
|---------------------------------|---------------------|
| EXISTING GFA                    | 67.09m <sup>2</sup> |
| NEW GFA                         | 81.65m <sup>2</sup> |

**NOTES**

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



northern  
beaches  
council

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

**DA2022/0175**

*JJ Drafting*

Division of JJ DRAFTING AUSTRALIA PTY LTD  
26/90 Mona Vale Road, Mona Vale, NSW, 2103  
PO Box 687, Dee Why, NSW, 2099  
Mob. 0414 717 541 | Email. jjdraft@tpg.com.au  
www.jjdrafting.com.au  
ACN 651 693 346

| REV: | DATE:      | DESCRIPTION:                  |
|------|------------|-------------------------------|
| A    | 28.10.2021 | AMENDMENTS TO PRELIM DRAWINGS |
| B    | 10.12.2021 | DA DRAWINGS ISSUED            |
| C    | 30.05.2022 | RAINWATER PIPE UPDATED        |
|      |            |                               |
|      |            |                               |
|      |            |                               |
|      |            |                               |

|                                                                                        |                   |                   |                             |
|----------------------------------------------------------------------------------------|-------------------|-------------------|-----------------------------|
| PROJECT DETAILS:<br>PROPOSED ALTERATIONS AND ADDITIONS<br>5 CAMBRIDGE AVE, NARRAWEENA. | DATE:<br>MAR./21  | DRAWN BY:<br>CA   | SCALE:<br>1:100 @ A3        |
| DRAWING TITLE:<br>PROPOSED GROUND FLOOR PLAN                                           | JOB No:<br>885/21 | CHECKED BY:<br>JJ | DRAWING No:<br><b>DA.09</b> |



 northern  
beaches  
council

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

**DA2022/0175**

| NOTES (E & OE)                                                                                                                                                                                                     |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| ● 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 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.                                                                                           |  |

|                                               |  |
|-----------------------------------------------|--|
| <b>JJ Drafting</b>                            |  |
| Division of JJ DRAFTING AUSTRALIA PTY LTD     |  |
| 26/90 Mona Vale Road, Mona Vale, NSW, 2103    |  |
| PO Box 687, Dee Why, NSW, 2099                |  |
| Mob. 0414 717 541   Email. jjdraft@tpg.com.au |  |
| www.jjdrafting.com.au                         |  |
| ACN 651 693 346                               |  |

| REV: | DATE:      | DESCRIPTION:                  |
|------|------------|-------------------------------|
| A    | 28.10.2021 | AMENDMENTS TO PRELIM DRAWINGS |
| B    | 10.12.2021 | DA DRAWINGS ISSUED            |
| C    | 30.05.2022 | RAINWATER PIPE UPDATED        |
|      |            |                               |
|      |            |                               |
|      |            |                               |
|      |            |                               |

|                                                                                        |                                                   |
|----------------------------------------------------------------------------------------|---------------------------------------------------|
| PROJECT DETAILS:<br>PROPOSED ALTERATIONS AND ADDITIONS<br>5 CAMBRIDGE AVE, NARRAWEENA. | DRAWING TITLE:<br>PROPOSED EAST & WEST ELEVATIONS |
|----------------------------------------------------------------------------------------|---------------------------------------------------|

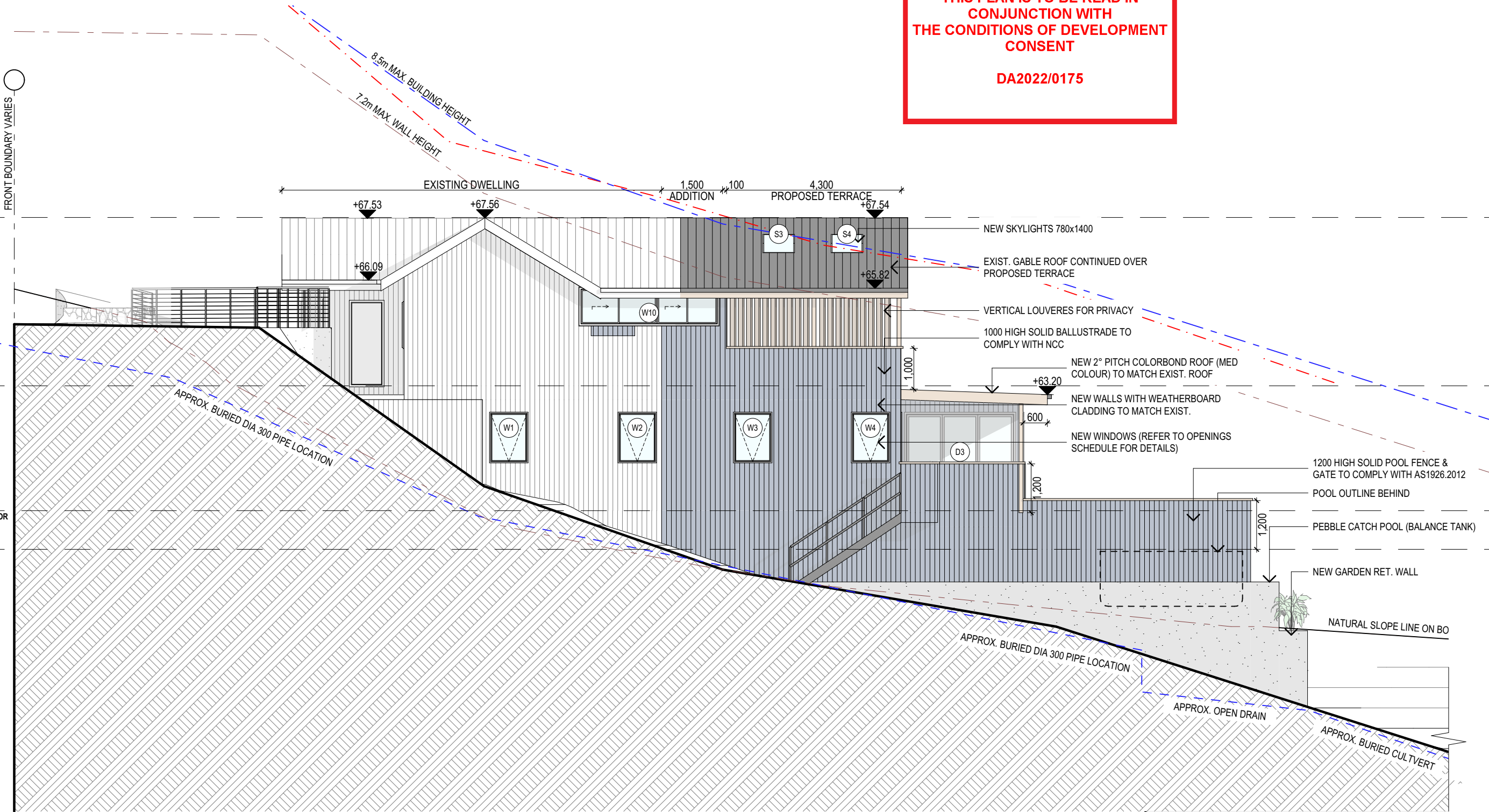
|                   |                   |                      |
|-------------------|-------------------|----------------------|
| DATE:<br>MAR./21  | DRAWN BY:<br>CA   | SCALE:<br>1:100 @ A3 |
| JOB No:<br>885/21 | CHECKED BY:<br>JJ | DRAWING No:<br>DA.10 |



northern  
beaches  
council

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

**DA2022/0175**



**SOUTH ELEVATION**

**NOTES (E & OE)**

- 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 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**

Division of JJ DRAFTING AUSTRALIA PTY LTD  
26/90 Mona Vale Road, Mona Vale, NSW, 2103  
PO Box 687, Dee Why, NSW, 2099  
Mob. 0414 717 541 | Email. jjdraft@tpg.com.au  
www.jjdrafting.com.au  
ACN 651 693 346

| REV: | DATE:      | DESCRIPTION:                  |
|------|------------|-------------------------------|
| A    | 28.10.2021 | AMENDMENTS TO PRELIM DRAWINGS |
| B    | 10.12.2021 | DA DRAWINGS ISSUED            |
| C    | 30.05.2022 | RAINWATER PIPE UPDATED        |
|      |            |                               |
|      |            |                               |
|      |            |                               |
|      |            |                               |

|                                                                                        |
|----------------------------------------------------------------------------------------|
| PROJECT DETAILS:<br>PROPOSED ALTERATIONS AND ADDITIONS<br>5 CAMBRIDGE AVE, NARRAWEENA. |
| DRAWING TITLE:<br>PROPOSED SOUTH ELEVATION                                             |

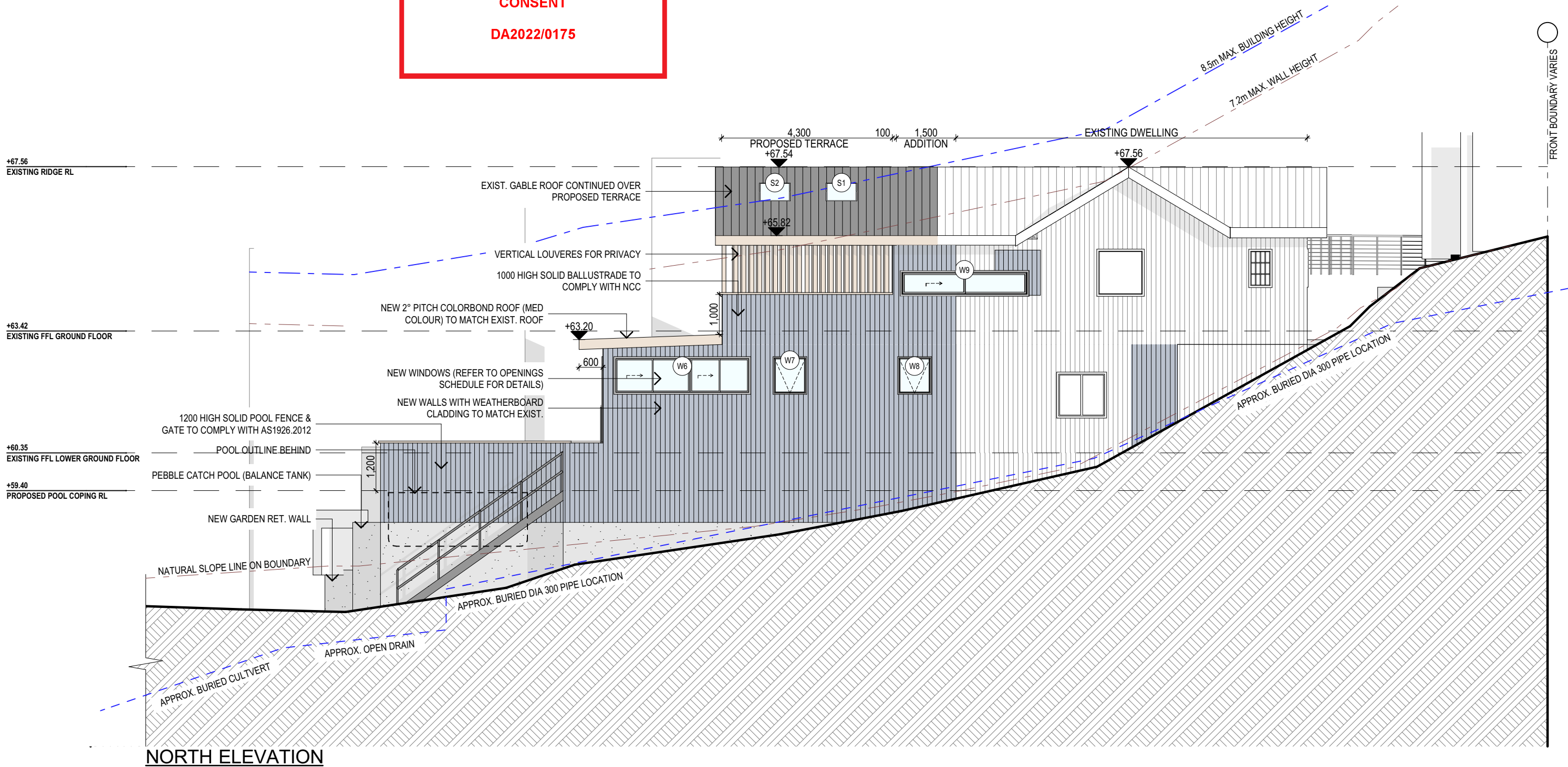
|                   |                   |                      |
|-------------------|-------------------|----------------------|
| DATE:<br>MAR./21  | DRAWN BY:<br>CA   | SCALE:<br>1:100 @ A3 |
| JOB No:<br>885/21 | CHECKED BY:<br>JJ | DRAWING No:<br>DA.11 |



northern  
beaches  
council

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

DA2022/0175



**NOTES (E & OE)**

- 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 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

Division of JJ DRAFTING AUSTRALIA PTY LTD

26/90 Mona Vale Road, Mona Vale, NSW, 2103

PO Box 687, Dee Why, NSW, 2099

Mob. 0414 717 541 | Email. [jjdraft@tpg.com.au](mailto:jjdraft@tpg.com.au)

[www.jjdrafting.com.au](http://www.jjdrafting.com.au)

ACN 651 693 346

| REV: | DATE:      | DESCRIPTION:                  |
|------|------------|-------------------------------|
| A    | 28.10.2021 | AMENDMENTS TO PRELIM DRAWINGS |
| B    | 10.12.2021 | DA DRAWINGS ISSUED            |
| C    | 30.05.2022 | RAINWATER PIPE UPDATED        |
|      |            |                               |
|      |            |                               |
|      |            |                               |
|      |            |                               |

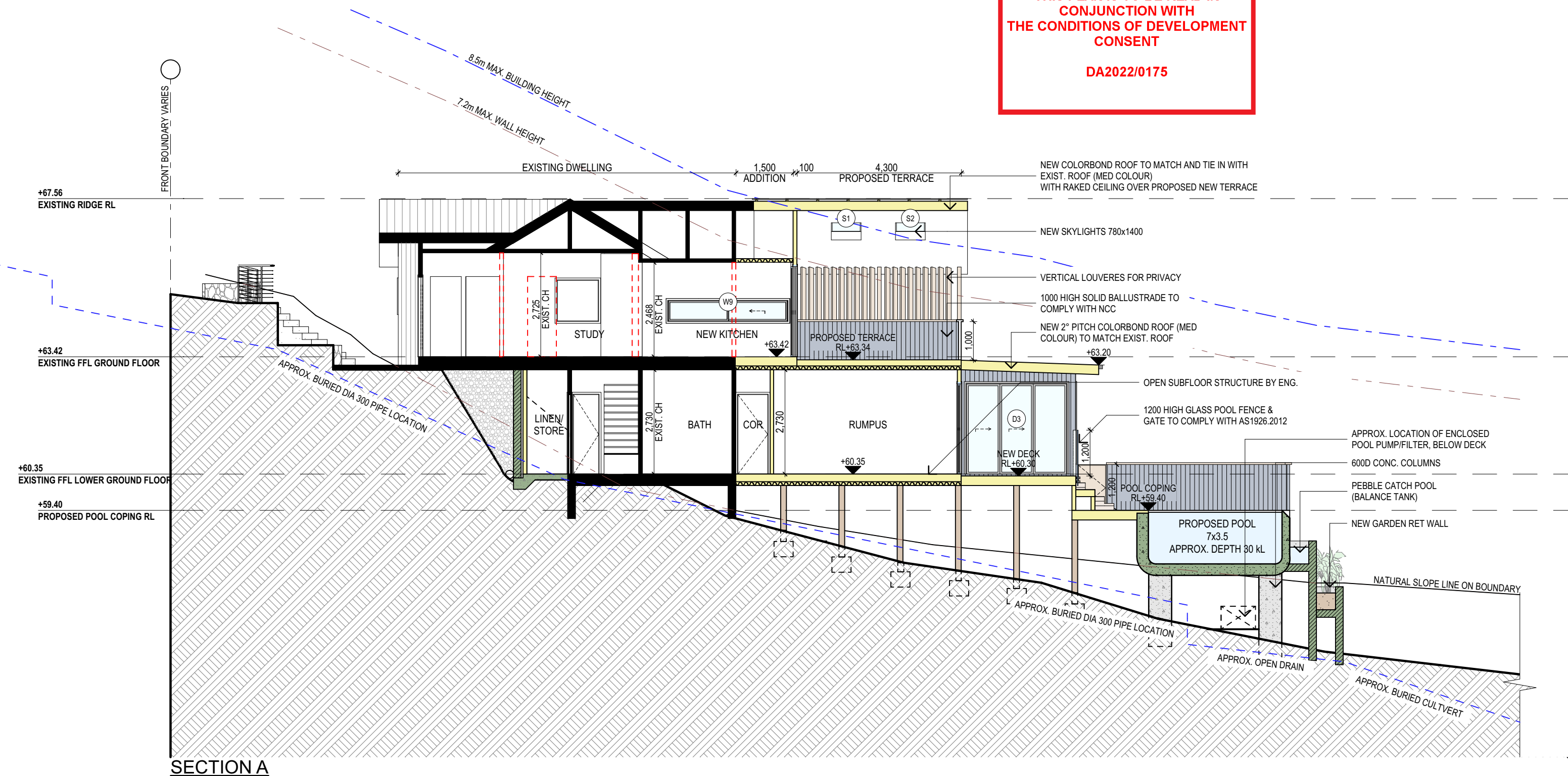
|                                                                                        |
|----------------------------------------------------------------------------------------|
| PROJECT DETAILS:<br>PROPOSED ALTERATIONS AND ADDITIONS<br>5 CAMBRIDGE AVE, NARRAWEENA. |
| DRAWING TITLE:<br>PROPOSED NORTH ELEVATION                                             |

|                   |                   |                      |
|-------------------|-------------------|----------------------|
| DATE:<br>MAR./21  | DRAWN BY:<br>CA   | SCALE:<br>1:100 @ A3 |
| JOB No:<br>885/21 | CHECKED BY:<br>JJ | DRAWING No:<br>DA.12 |



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

DA2022/0175



TRUE NORTH:



NOTES (E & OE)

- 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 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

Division of JJ DRAFTING AUSTRALIA PTY LTD  
26/90 Mona Vale Road, Mona Vale, NSW, 2103  
PO Box 687, Dee Why, NSW, 2099  
Mob. 0414 717 541 | Email. [jjdraft@tpg.com.au](mailto:jjdraft@tpg.com.au)  
[www.jjdrafting.com.au](http://www.jjdrafting.com.au)  
ACN 651 693 346

| REV: | DATE:      | DESCRIPTION:                  |
|------|------------|-------------------------------|
| A    | 28.10.2021 | AMENDMENTS TO PRELIM DRAWINGS |
| B    | 10.12.2021 | DA DRAWINGS ISSUED            |
| C    | 30.05.2022 | RAINWATER PIPE UPDATED        |
|      |            |                               |
|      |            |                               |
|      |            |                               |

PROJECT DETAILS:  
PROPOSED ALTERATIONS AND ADDITIONS  
5 CAMBRIDGE AVE, NARRAWEENA.

DRAWING TITLE:  
SECTION A

DATE: MAR./21

JOB No: 885/21

DRAWN BY:  
CA

CHECKED BY:  
JJ

SCALE:  
1:100 @ A3

DRAWING No:

**DA.13**

BASIX INCLUSIONS FOR 5 CAMBRIDGE AVE, NARRAWEENA.

- POOL MUST BE OUTDOOR
- POOL MUST NOT HAVE A CAPACITY GREATER THAN 36KL
- POOL MUST HAVE A POOL COVER
- MUST INSTALL A POOL PUMP TIMER FOR THE POOL
- MUST NOT INCORPORATE ANY HEATING SYSTEM FOR THE POOL

40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

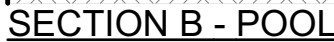
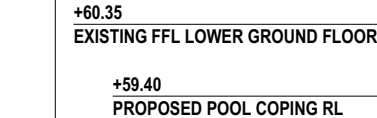
|               |              |
|---------------|--------------|
| SHOWER RATING | MIN. 3 STARS |
| TAP RATING    | MIN. 3 STARS |
| WC RATING     | MIN. 3 STARS |

| CONSTRUCTION                                            | ADDITIONAL INSULATION REQUIRED (R-VALUE)                                                      |
|---------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Suspended floor with open subfloor: framed (R0.7)       | R0.8 (down) (or R1.50 including construction)                                                 |
| Floor above existing dwelling or building               | Nil                                                                                           |
| External wall: Framed (Weatherboard, fibro, Metal clad) | R1.30 (or R1.70 including construction)                                                       |
| Flat ceiling, pitched roof                              | Ceiling: R1.95 (up), Roof: foil backed blanket (55mm). Medium solar absorptance 0.475 - 0.70) |
| Flat ceiling, flat roof: framed                         | Ceiling: R2.08(up), Roof: foil backed blanket (55mm). Medium solar absorptance 0.475 - 0.70)  |

Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)  
W1, W2, W3, W4, W7, D1, D2, D3, D4, D5.

Standard aluminium, single pyrolytic low-e, (or U-value: 5.7, SHGC: 0.47)  
W5, W6, W8, W9.

Timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.47)  
S1, S2, S3, S4.



**INTERNAL LINING**  
- PROVIDE PLASTERBOARD LINING.  
- INSTALL TO MANUFACTURERS SPECIFICATIONS & AS 2589

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

- GROUND FLOOR TO BE REINFORCED CONCRETE SLAB IN ACCORDANCE WITH AS2870.
- FIRST FLOOR TO BE TIMBER FRAMED FINISHED WITH T&G HARDWOOD FLOORING.

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

- SHALL BE INSTALLED TO COMPLY WITH AS1684 AS AMENDED FOR TIMBER COMPONENTS OR AS3620 FOR LIGHTWEIGHT STEEL FRAMING SECTIONS OR AS PER THE NASH ALTERNATIVES TO AS 3623.

- SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.

- NCC VOL.2 PART 3.5.1.
- DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH AS/NZS 1562.

- COLORBOND ROOF CLADDING

- SHALL BE IN ACCORDANCE WITH NCC VOL.1 PART B1.4 OR VOL.2 PART 3.2.3.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE AS3600.

- FOOTINGS 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.

- CONSTRUCTION OF MASONRY BUILDINGS SHALL BE AS PER AS3700 OR AS4773

- TIMBER TO COMPLY WITH AS1170.2 OR AS4055.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE.

- 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.

- 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.

- 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.

- TO COMPLY WITH TO AS4455 MANSORY BUILDING BLOCKS/PAVER.

- 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

- 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.

- 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.

- 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.

## 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

- NCC VOL.1 PARTS B 1.4, D 3.12, F1.13 OR NCC VOL.2 PART 3.6

- 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.

- 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.

- A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS STORMWATER SYSTEM.

**ALL PLANS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE, BUSHFIRE AND GEOTECH REPORTS.**

|                   |                   |                             |
|-------------------|-------------------|-----------------------------|
| DATE:<br>MAR./21  | DRAWN BY:<br>CA   | SCALE:<br>1:100 @ A3        |
| JOB No:<br>885/21 | CHECKED BY:<br>JJ | DRAWING No:<br><b>DA.14</b> |