

C V M A A R C H I T E C T S NOMINATED ARCHITECT No7196
t: 0293450984 m: 0403313035 e: cvmaarchitects@gmail.com w: CVMAARCHITECTS.COM.AU DATE 14/12/2023 20/12/2023 Contractor to verify all dimensions on site before A FINAL DESIGN
B FINAL DESIGN commencing work CVMA Architects is to be notified of any discrepancies in the dimensions and setting out 12/02/2024 14/02/2024 21/02/2024 SECTION 4.55 SECTION 4.55 of the work.Copyright of design shown hereon is

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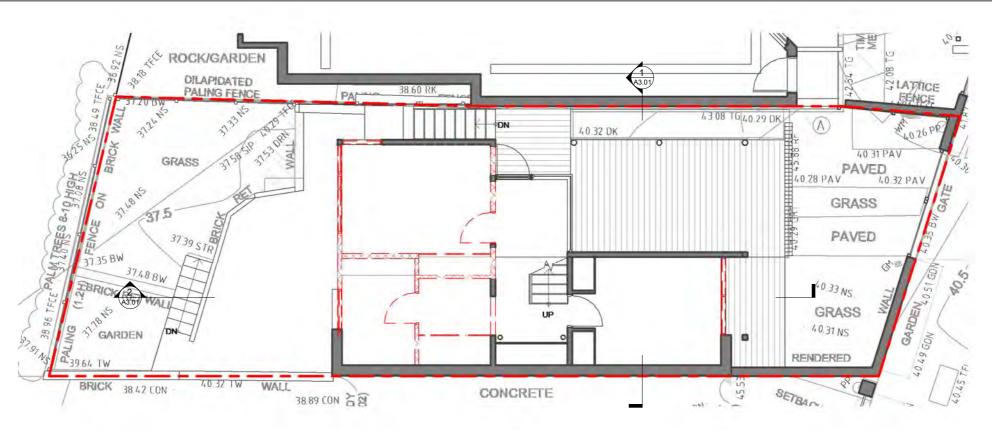
reproduction.

E SECTION 4.55
F DA ISSUE

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		DRAWN BY	NV
DRAWING	SITE AND SITE ANALYSIS PLAN	CHECKED BY	AC
PROJECT	ALTERATIONS AND ADDITIONS	SCALE As indica	ated@A3
ADDRESS	34 PAVILION STREET, QUEENSCLIFF NSW 2096	JOB NO	HA2313
CLIENT	JAN BEACH	DRAWING NO	A1.01 F





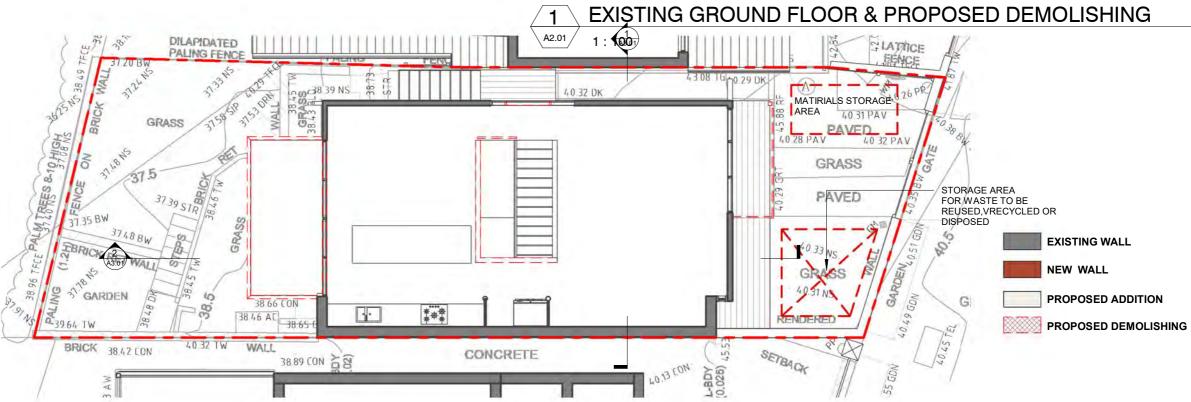


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DA2024/0284

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EXISTING LEVEL 1 PLAN & PROPOSED DEMOLISHING A2.01

C V M A A R C H I T E C T S NOMINATED ARCHITECT No7196 t: 0293450984 m: 0403313035 e:cvmaarchitects@gmail.com w: CVMAARCHITECTS.COM.AU DATE 16/08/2023 3/10/2023 Contractor to verify all dimensions on site before A CONCEPT FOR REVISIONS commencing work CVMA Architects is to be notified CONCEPT FOR REVIEW of any discrepancies in the dimensions and setting out FINAL DESIGN SECTION 4.55 20/12/2023 12/02/2024 of the work. Copyright of design shown hereon is E SECTION 4.55 F SECTION 4.55 14/02/2024

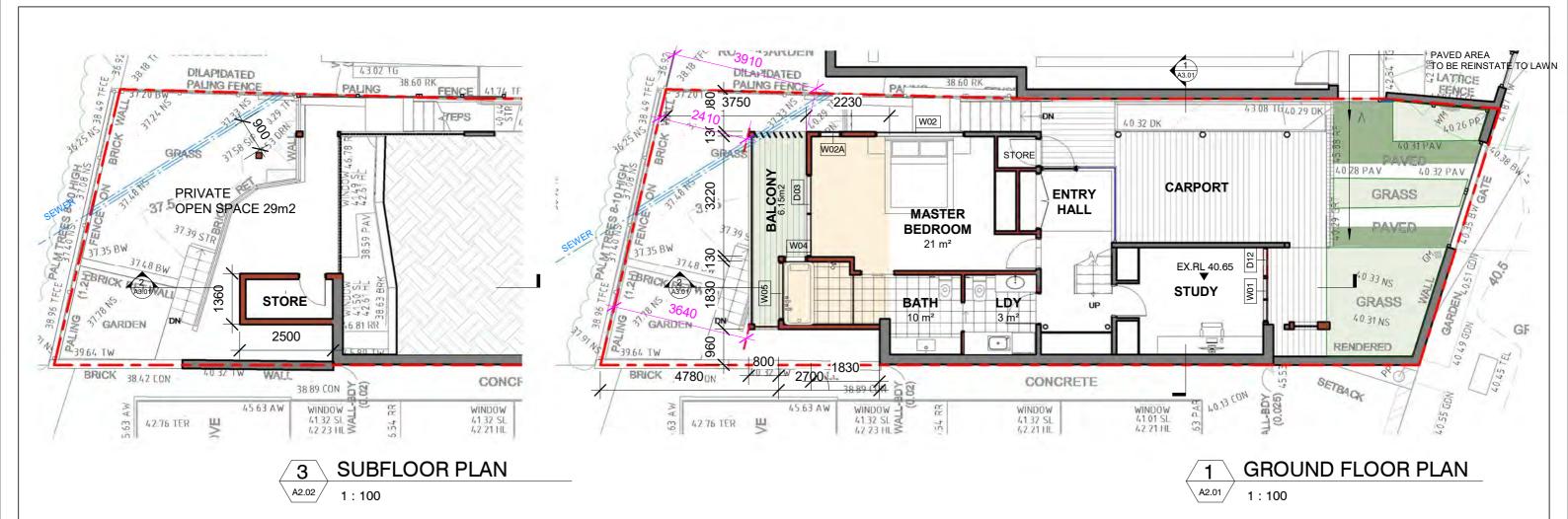
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04/03/2024

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PROJECT	ALTERATIONS AND ADDITIONS	SCALE	1:100@A3
ADDRESS	34 PAVILION STREET, QUEENSCLIFF NSW 2096	JOB NO	HA2313
CLIENT	JAN BEACH	DRAWING NO	A1.03 G

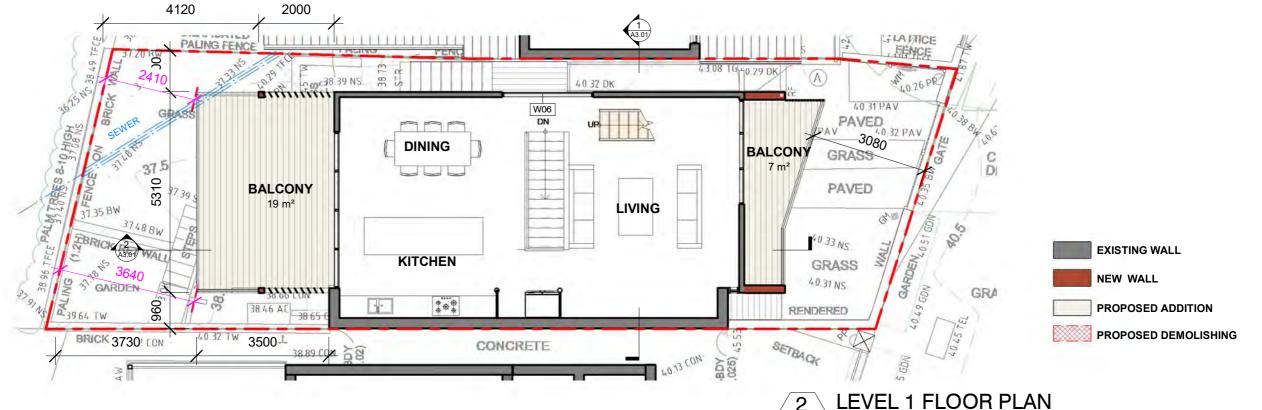




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	ISSUE	REVISIONS	DATE
	В	CONCEPT FOR REVIEW	3/10/2023
	С	FINAL DESIGN	14/12/202
	D	FINAL DESIGN	20/12/202
	Е	SECTION 4.55	12/02/2024
	F	SECTION 4.55	14/02/2024
	G	SECTION 4.55	21/02/2024
	Н	DA ISSUE	04/03/2024
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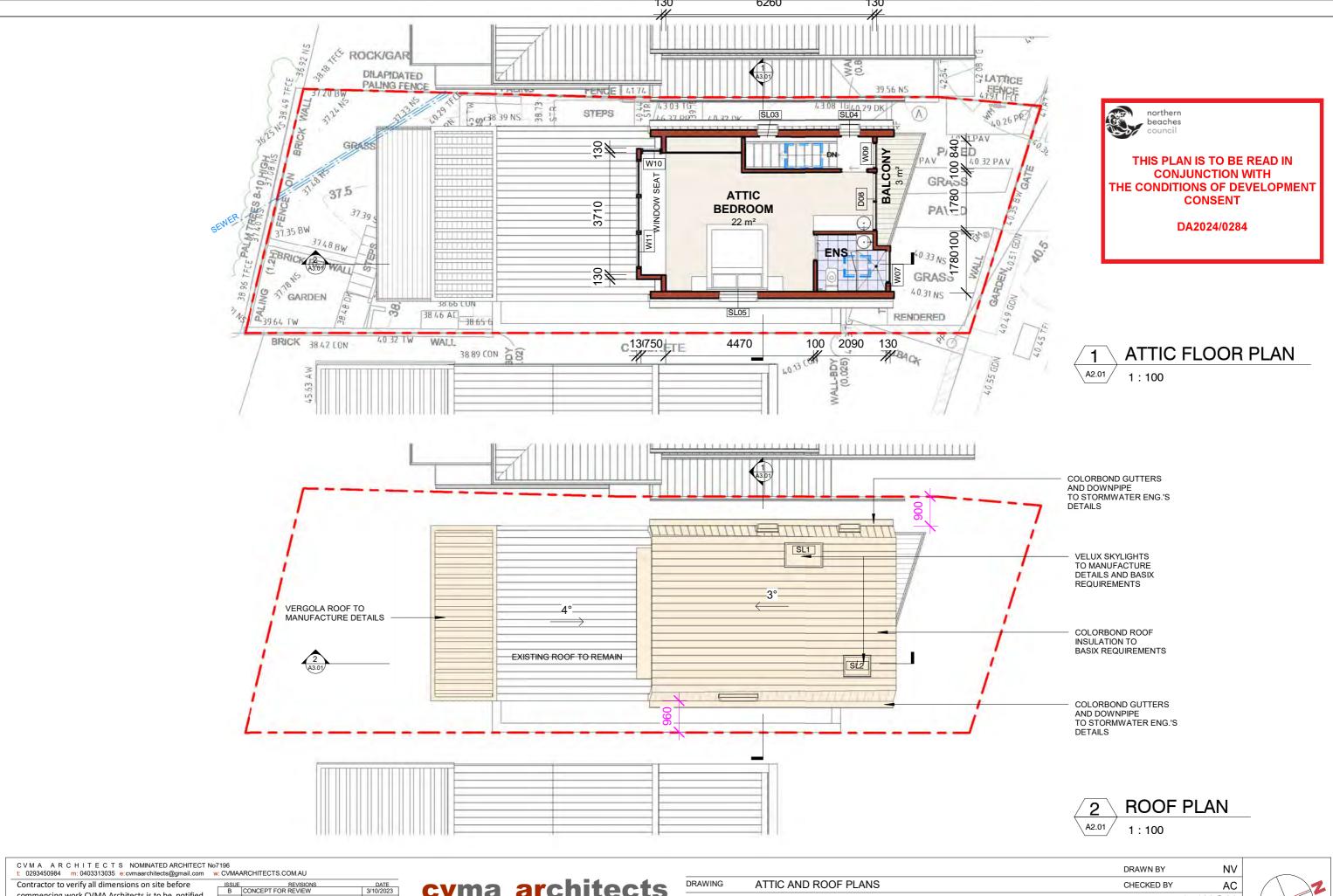
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		DRAWN BY	NV
DRAWING	GROUND & L1 FLOOR PLANS	CHECKED BY	AC
PROJECT	ALTERATIONS AND ADDITIONS	SCALE	1:100@A3
ADDRESS	34 PAVILION STREET, QUEENSCLIFF NSW 2096	JOB NO	HA2313
CLIENT	JAN BEACH	DRAWING NO	A1.04 H

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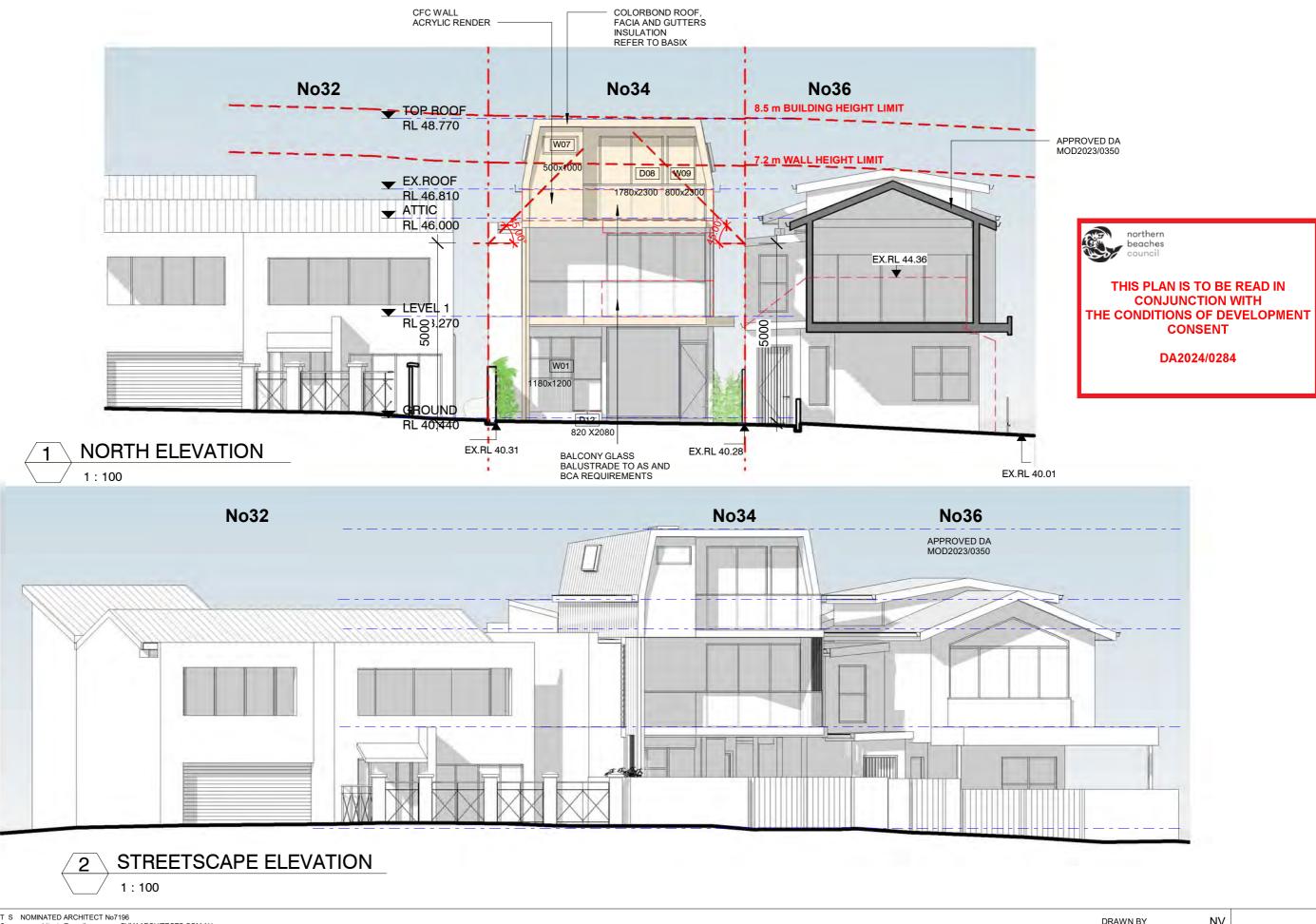
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G	SECTION 4.55	21/02/2024			
Н	DA ISSUE	04/03/2024			

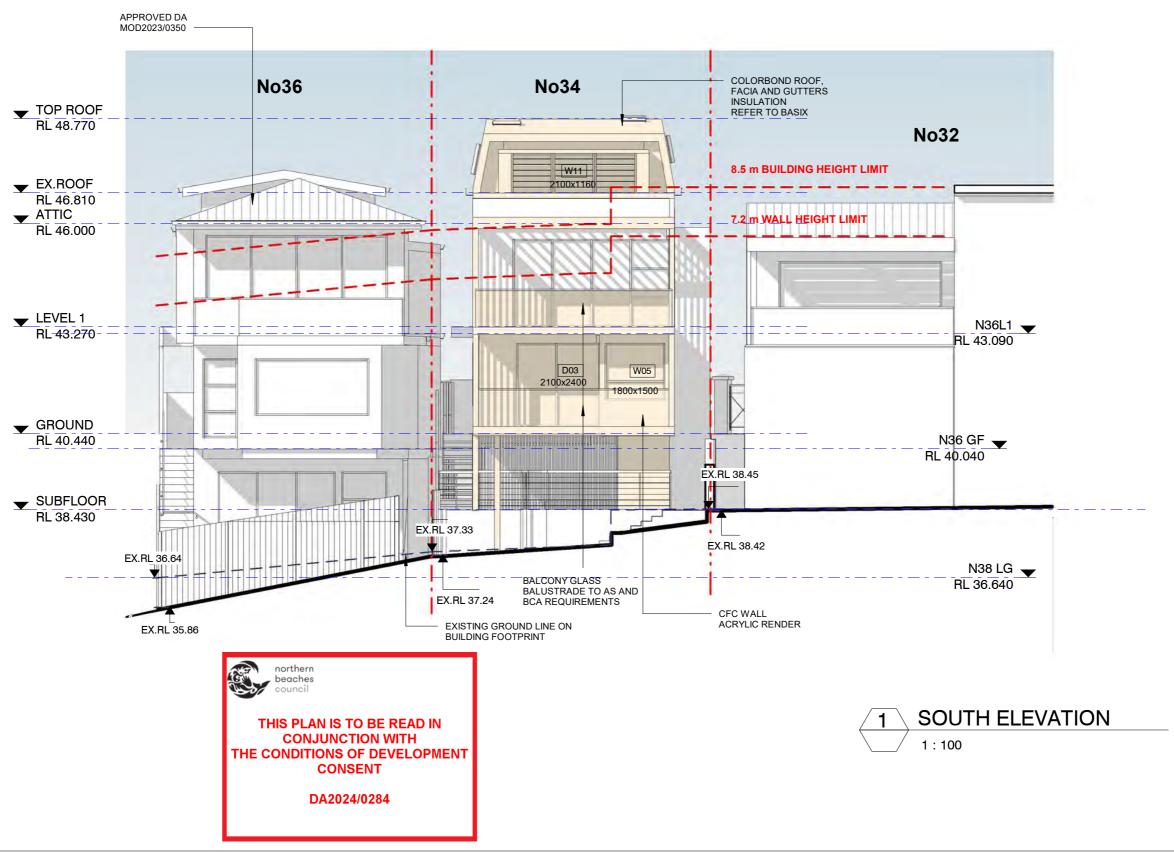
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PROJECT	ALTERATIONS AND ADDITIONS	SCALE	1:100@A3
ADDRESS	34 PAVILION STREET, QUEENSCLIFF NSW 2096	JOB NO	HA2313
CLIENT	JAN BEACH	DRAWING NO	A1.05 H





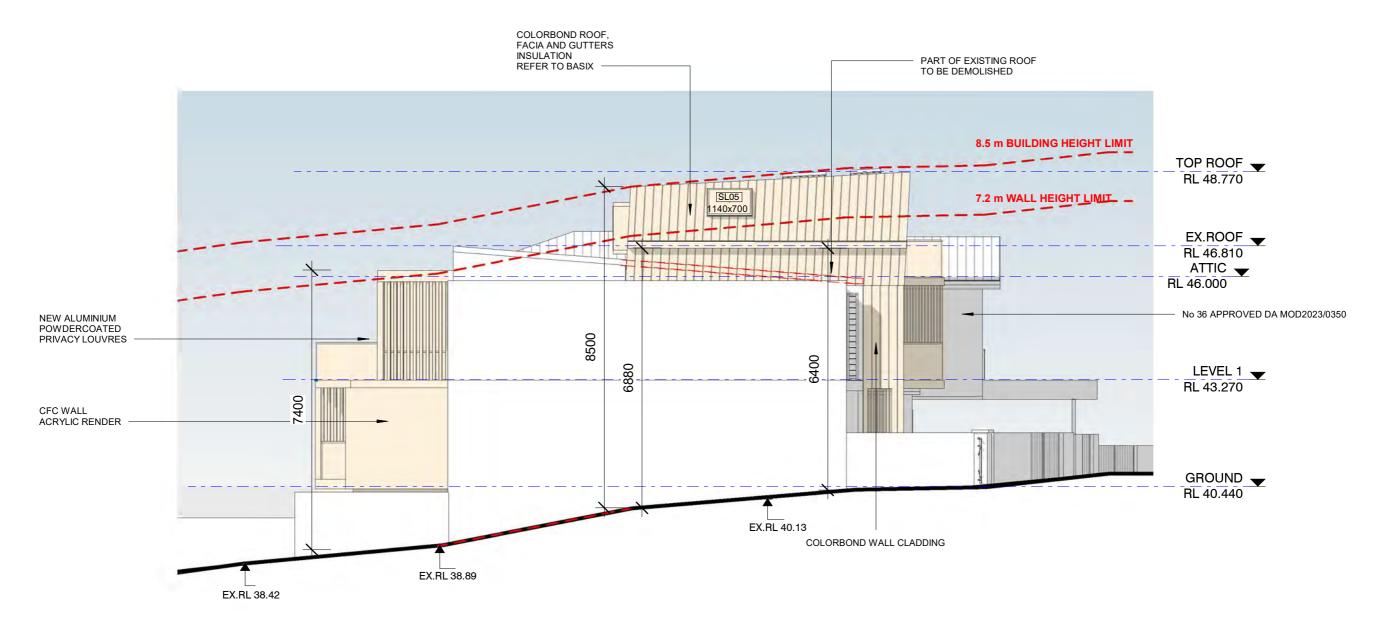
CVMAARCHITECTS NOMINATED ARCHITECTN t: 0293450984 m: 0403313035 e: cvmaarchitects@gmail.com		AARCHITECTS.COM.AU					DRAWN BY	NV
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Contractor to verify all dimensions on site before	ISSUE	REVISIONS	DATE
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	В	SECTION 4.55	14/02/2024
of any discrepancies in the dimensions and setting out	С	SECTION 4.55	21/02/2024
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DRAWING	SOUTH ELEVATION	CHECKED BY	AC
PROJECT	ALTERATIONS AND ADDITIONS	SCALE	1:100@A3
ADDRESS	34 PAVILION STREET, QUEENSCLIFF NSW 2096	JOB NO	HA2313
CLIENT	JAN BEACH	DRAWING NO	A2.02 D



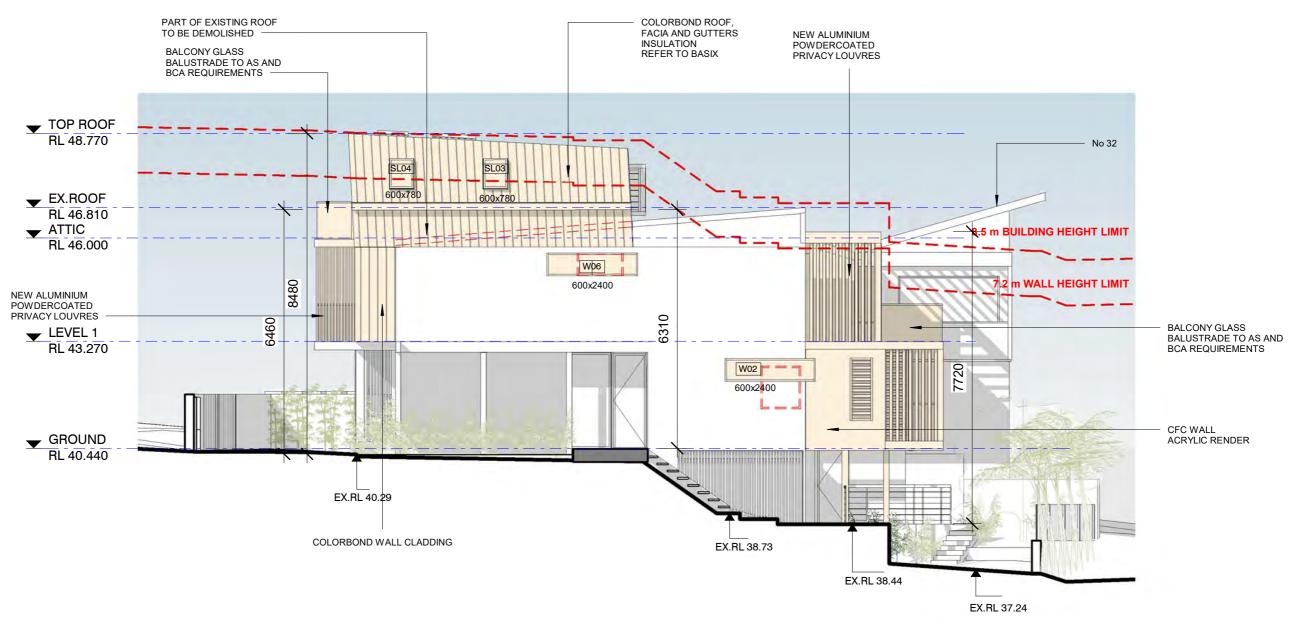


EAST ELEVATION 1:100

C V M A A R C H I T E C T S NOMINATED ARCHITECT Not 293450984 m: 0403313035 e: cvmaarchitects@gmail.com		ARCHITECTS.COM.AU		
Contractor to verify all dimensions on site before	ISSUE		DATE	
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	DRAWING	EAST ELEVATION	CHECKED BY	AC
	PROJECT	ALTERATIONS AND ADDITIONS	SCALE	1:100@A3
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	CLIENT	JAN BEACH	DRAWING NO	A2.03 H



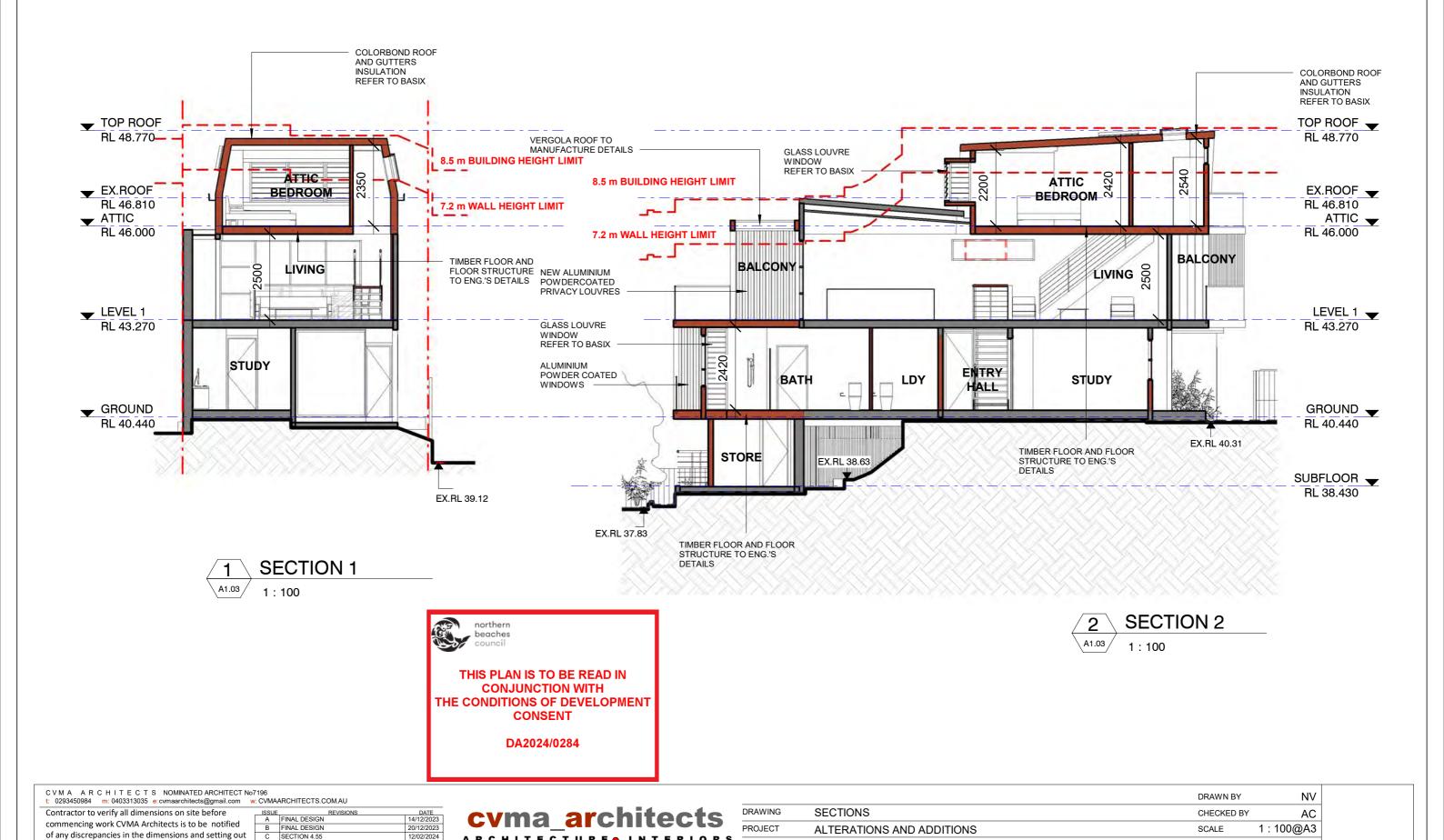


1 WEST ELEVATION
1:100

CVMAAARCHITECTS NOMINATED ARCHITECT No t: 0293450984 m: 0403313035 e: cvmaarchitects@gmail.com v		ARCHITECTS.COM.AU	
Contractor to verify all dimensions on site before	ISSUE		DATE
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commencing work CVMA Architects is to be notified	С	FINAL DESIGN	14/12/2023
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retained by this office. Authority is required for any	F	SECTION 4.55	14/02/2024
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	PROJECT	ALTERATIONS AND ADDITIONS	SCALE	1:100@A3
	ADDRESS	34 PAVILION STREET, QUEENSCLIFF NSW 2096	JOB NO	HA2313
	CLIENT	JAN BEACH	DRAWING NO	A2.04 H



ADDRESS

CLIENT

JAN BEACH

34 PAVILION STREET, QUEENSCLIFF NSW 2096

JOB NO

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HA2313

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12/02/2024 14/02/2024

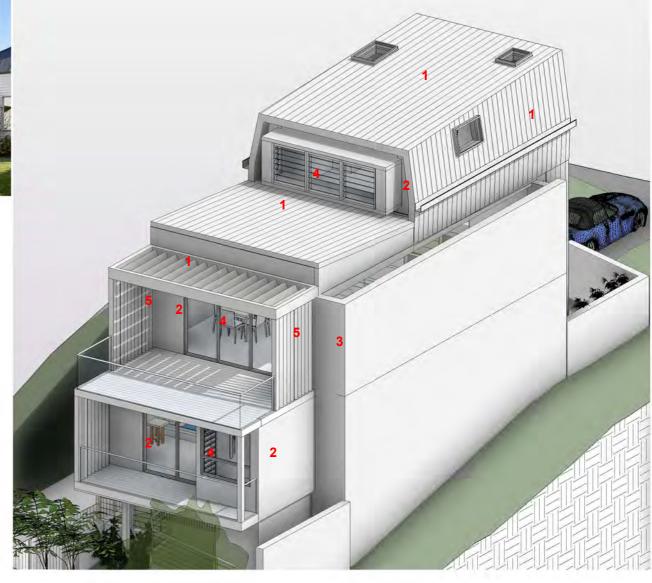
21/02/2024

ARCHITECTURE • INTERIORS

SCHEDULE OF EXTERNAL MATERIALS AND FINISHES

No	BUILDING ELEMENT	FINISH	COLOUR	SAMPLE
1	METAL ROOF GUTTERS AND DOWNPIPES	COLORBOND	SIRFMIST	Source
2	CFC WALLS	ACRYLIC RENDER FINISH	DULUX LEXICON OR SIMILAR	
3	EXISTING MASONRY WALLS	RENDER AND PAINT FINISH	DULUX LEXICON OR SIMILAR	
4	ALUMINIUM FRAMED WINDOWS AND DOORS	POWDER COATING	WHITE	
5	ALUMINIUM VERTICAL PRIVACY LOUVRES	POWDER COATING	DECOWOOD CASUARINA OR WHITE	







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Contractor to verify all dimensions on site before	ISSUE	REVISIONS	DATE
,	A	SECTION 4.55	5/02/2024
commencing work CVMA Architects is to be notified	В	SECTION 4.55	12/02/2024
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of the work.Copyright of design shown hereon is	D	SECTION 4.55	21/02/2024
retained by this office. Authority is required for any	E	DA ISSUE	04/03/2024



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DRAWING	SCHEDULE OF COLOURS AND MATERIALS	CHECKED BY	AC
PROJECT	ALTERATIONS AND ADDITIONS	SCALE	1:1@A3
ADDRESS	34 PAVILION STREET, QUEENSCLIFF NSW 2096	JOB NO	HA2313
CLIENT	JAN BEACH	DRAWING NO	A5.01 E

34 PAVILION ST QUEENSCLIFF STORWATER MANAGMENT PLAN

THIS PLAN IS TO BE READ IN

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THE CONDITIONS OF DEVELOPMEN



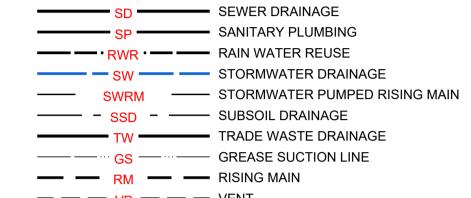
DA APPROVAL

SW00

NTS @ A1

LEGEND

GRAVITY SERVICES

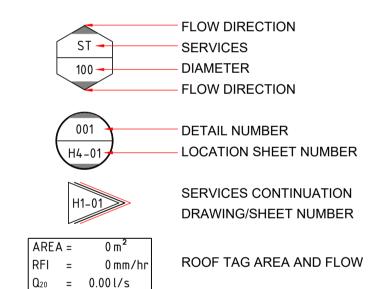


SERVICE SYMBOLS

	PUMP
	CLEAR OUT
	PIT GRATE COVER
\boxtimes	PIT SOLID COVER
•	FW/RWO
(a)	OVERFLOW GULLY
II	OVERFLOW
	OVER LAND FLOW PATH

GENERAL DRAWING SYMBOL

NOT TO SCALE



SITE WORKS - ACCESS AND SAFETY

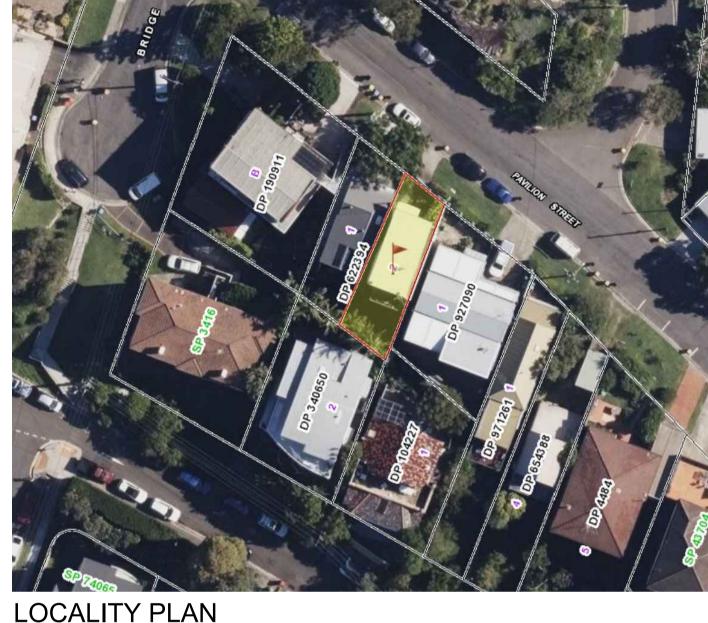
- 1. ALL WORKS ARE TO BE UNDERTAKEN IN A SAFE MANNER IN ACCORDANCE WITH ALL STATUTORY AND INDUSTRIAL RELATION
- 2. ACCESS TO ADJACENT BUILDINGS AND PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
- 3. WHERE NECESSARY SAFE PASSAGE SHALL BE PROVIDED FOR VEHICLES AND PEDESTRIANS THROUGH OR ADJACENT TO THE

SITE WORKS - GENERAL

- 1. ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH LOCAL COUNCIL, AUSTRALIAN AND AUTHORITY STANDARDS.
- 2. ALL TRENCHING WORKS ARE TO BE RESTORED TO ORIGINAL
- 3. THE INTEGRITY OF ALL EXISTING AND NEW SERVICES IS TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- 4. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTS, STRUCTURAL ENGINEERS AND OTHER CONSULTANT'S PLANS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER FOR CLARIFICATION.
- 5. THE ENGINEER SHALL BE GIVEN A MIN. OF 48 HOURS NOTICE FOR ALL STORMWATER DRAINAGE AND PAVEMENT INSPECTIONS. CONCRETE SHALL NOT BE DELIVERED UNTIL ENGINEERS APPROVAL IS OBTAINED.

STORMWATER

- 1. ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE FOLLOWING AUSTRALIAN STANDARDS AS2032, AS3500 AND AS3725 AS A MINIMUM.
- 2. ALL PIPES LESS THAN OR EQUAL TO Ø300mm IN SIZE ARE TO BE SOLVENT WELD-JOINTED UPVC CLASS SN8 U.N.O.
- 3. ALL PIPES Ø375mm OR GREATER IN SIZE ARE TO BE MIN. CLASS 2 REINFORCED CONCRETE PIPE (RCP) OR FIBRE REINFORCED CONCRETE (FRC) RUBBER RING JOINTED (RRJ) U.N.O.
- 4. ALL PIPES ARE TO BE LAID AT MIN. 1.0% GRADE U.N.O.
- 5. PIPE BEDDING IS TO BE HS2 UNDER ROADS AND TRAFFICKED AREAS AND SHALL BE H2 IN LANDSCAPED AND PEDESTRIAN TRAFFICKED AREAS U.N.O.
- 6. ALL PIPE BENDS AND JUNCTIONS ARE TO BE MADE WITH EITHER PURPOSE MADE FITTINGS OR STORMWATER DRAINAGE
- 7. MINIMUM COVER FROM THE OBVERT OF THE STORMWATER PIPE OF 300mm IS TO BE PROVIDED IN LANDSCAPED AREAS AND 600mm IN VEHICULAR TRAFFICKED AREAS U.N.O.
- 8. WHERE MINIMUM COVER CANNOT BE ACHIEVED CONCRETE ENCASEMENT OF THE AFFECTED PIPE IS MAY BE UNDERTAKEN WITH 20MPa CONCRETE WITH A MIN. COVER OF 150mm TO ALL SIDES OF THE PIPE. THE CONTRACTOR SHALL CONFIRM THIS REQUIREMENT WITH THE ENGINEER OR SUPERINTENDENT.
- 9. LAID PIPELINES ARE TO HAVE THE FOLLOWING CONSTRUCTED TOLERANCES:
- a. HORIZONTAL-1:300 ANGULAR DEVIATION FROM REQUIRED ALIGNMENT:
- b. VERTICAL-1:300 ANGULAR DEVIATION FROM REQUIRED ALIGNMENT.
- 10. ALL DRAINAGE PITS ARE TO BE CAST IN-SITU. PRECAST DRAINAGE PITS MAY BE USED WITH APPROVAL FROM THE ENGINEER. THE CONTRACTOR SHALL SUBMIT A PRECAST PIT INSTALLATION WORK METHOD STATEMENT FOR ASSESSMENT BY THE ENGINEER FOR APPROVAL.
- 11. DRAINAGE PIT COVERS ARE TO BE EITHER GALVANISED STEEL OR CAST IRON CLASS 'B' IN LANDSCAPED AND PEDESTRIAN TRAFFICKED AREAS AND CLASS 'D' IN ALL VEHICULAR TRAFFICKED AREAS U.N.O.
- 12. DRAINAGE PIT COVERS ARE TO BE 'HEELSAFE' TYPE IN ALL PEDESTRIAN TRAFFICKED AREAS U.N.O.
- 13. EXISTING STORMWATER PIT LOCATIONS AND INVERT LEVELS TO BE CONFIRMED PRIOR TO COMMENCING WORKS ON SITE.
- 14. PROVIDE CLEANING EYES (RODDING POINTS) TO PIPES AT ALL CORNERS AND T-JUNCTIONS WHERE NO PITS ARE PRESENT.
- 15. DOWN PIPES CONNECTED DIRECT TO PIPES TO BE CONNECTED AT 45° TO THE FLOW DIRECTION WITH A CLEANING EYE PROVIDED AT GROUND LEVEL.



LOCALITY PLAN COURTESY OF SIX MAPS

STORMWATER MANAGEMENT DESIGN SUMMARY

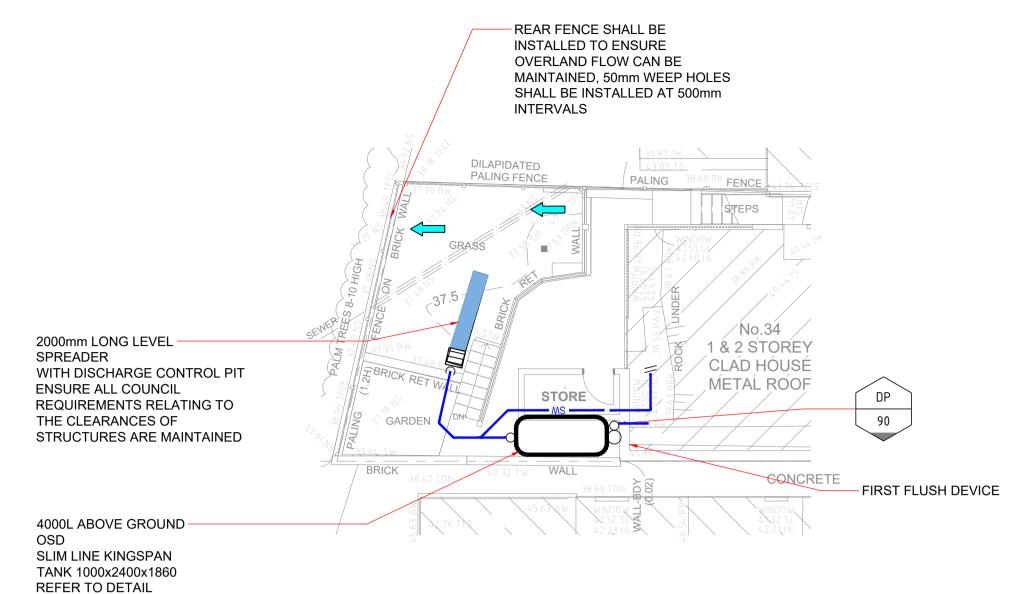
THE CONCEPT STORMWATER MANAGEMENT PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL, WATER MANAGEMENT POLICY, 2021.

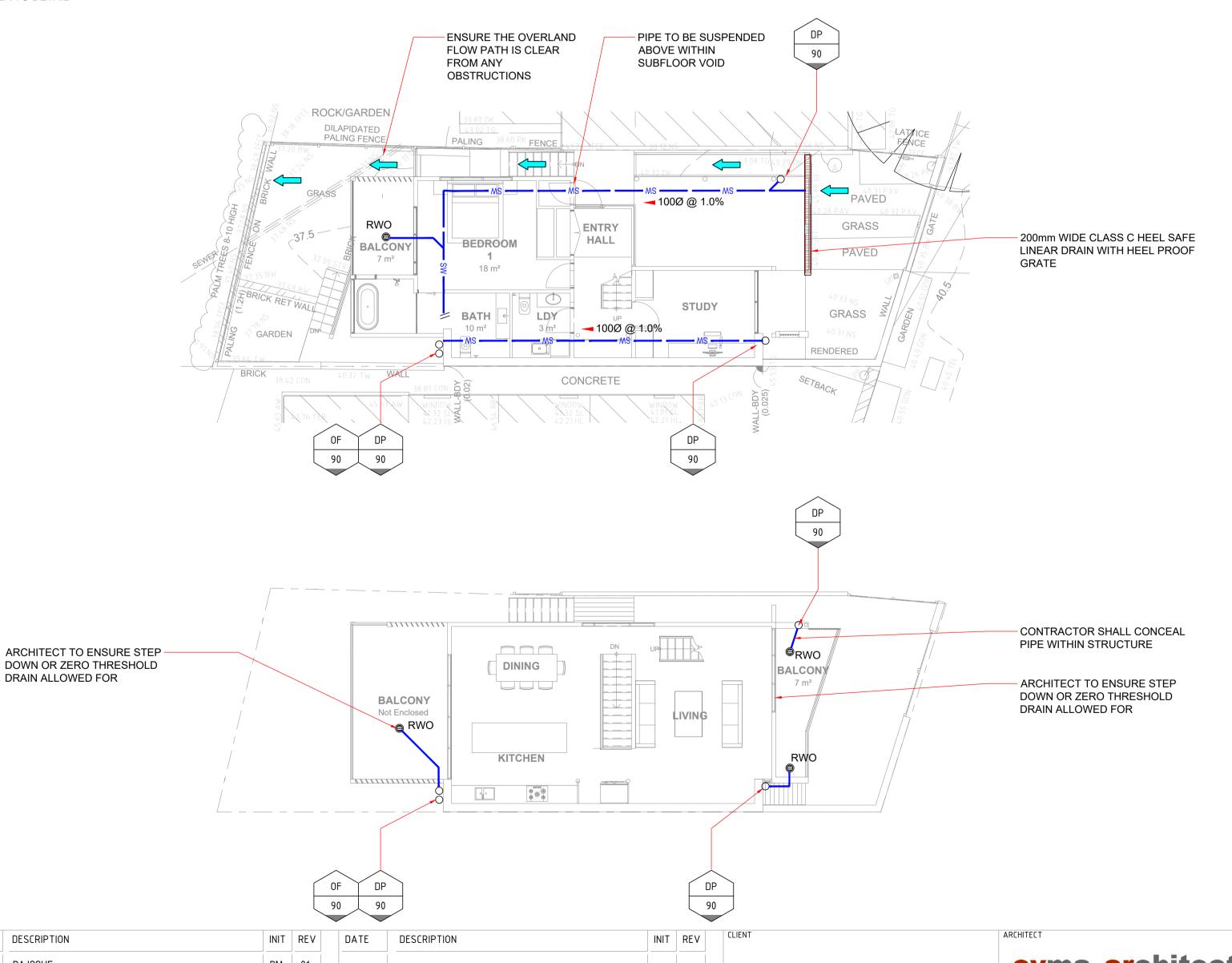
CLAUSE 5.5.1.1.3 - FOR ALTERATIONS AND ADDITIONS TO SINGLE DWELLING HOUSE, LEVEL SPREADER CAN BE USED IF DISCHARGE TO AN EXISTING DRAINAGE SYSTEM NOR INTER ALLOTMENT DRAINAGE EASEMENT ARE AVAILABLE METHODS OF STORMWATER DISCHARGE.

DESCRIPTION DESCRIPTION INIT REV DATE INIT REV DATE NORTH POINT THESE ARE CONSTRUCTION CERTIFICATE DRAWINGS. IT IS | A1| # 34 PAVILION ST THE CONTRACTORS RESPONSIBILITY TO PROVIDE COORDINATED "SHOP INGS" TO THE PRINCIPAL FOR APPROVAL PRIOR TO THE CONSTRUCTION OF cvma architects 01.01.24 DA ISSUE BM 01 ANY SERVICES WORKS. AN DEVIATIONS FROM THESE DRAWINGS, UCE WILL NOT QUEENSCLIFF ARCHITECTURE INTERIORS DO NOT SCALE OFF THIS DRAWING. USE DIMENSIONS & ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION. LEVELS ARE INDICATIVE ONLY AND ARE TO BE CHECKED PRIOR TO COMMENCEMENT OF ANY WORKS STORMWATER MANAGEMENT AUTHORITIES MAINS AND/OR EXISTING SERVICES ARE TO BE LOCATED AND BM BM Dec-23 OA CHECKED PRIOR TO COMMENCEMENT OF ANY WORKS COMPLETION OF THE QUALITY RECORD IS EVIDENCE THAT THE DESIGN AND **COVER SHEET**

NOTES:

- 1. INFORMATION AND LOCATION OF EXISTING HYDRAULIC SERVICES WAS NOT AVAILABLE AT TIME OF DOCUMENTATION. ASSUMPTIONS HAVE BEEN MADE BASED ON ARCHITECTURAL NOTES. BEAVER&Co DO NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION.
- 2. PRIOR TO SUBMISSION OF TENDER CONTRACTOR MUST INSPECT SITE AND ENSURE THERE ARE NO DISCREPANCIES
 OBSERVED. IT IS THE CONTRACTORS RESPONSIBILITY TO RAISE ANY OBSERVED ISSUES TO THE PROJECT MANAGER PRIOR TO
- 3. CONTRACTOR SHALL ALLOW TO TERMINATE AND CAP OFF ALL EXISTING AND REDUNDANT DRAINAGE AND WATER PENETRATIONS.
- 4. CONTRACTOR SHALL ALLOW TO FIRE SEAL ALL PENETRATIONS (REDUNDANT, EXISTING OR NEW) VIA AN APPROVED METHOD IN ACCORDANCE WITH BCA
- 5. CONTRACTOR SHALL LOCATE AND INSPECT EXISTING HYDRAULIC SERVICES AND ENSURE ITS CONDITION IS
- 6. CONTRACTOR SHALL PROVIDE SPATIAL REQUIREMENTS OF EQUIPMENT TO BUILDER AND JOINERY CONTRACTOR TO ENSURE ALLOWANCES ARE MADE
- 7. CONTRACTOR SHALL PROVIDE HYDRAULIC ELECTRICAL REQUIREMENTS TO BUILDER AND ELECTRICAL CONTRACTOR
- 8. CONTRACTOR SHALL ALLOW FOR ALL THE APPROPRIATE MEASURES REQUIRED FOR SAFE AND COMPLIANT CONCRETE CORE HOLE PENETRATIONS. ALL PROPOSED CORE HOLES SHALL BE APPROVED BY PROJECT MANAGER AND STRUCTURAL ENGINEER. SLAB SCANS SHALL BE COMPLETED PRIOR, TO ENSURE IN-SLAB SERVICES INCLUDING REINFORCEMENTS ARE NOT TO BE DAMAGED.
- 9. ALL PENETRATIONS THROUGH BUILDING ELEMENTS SHALL BE APPROPRIATELY SEALED AND WEATHERPROOFED IN A COMPLIANT MANNER TO THE BUILDERS APPROVAL





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DA APPROVAL

NOTE:
THESE ARE CONSTRUCTION CERTIFICATE DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE COORDINATED "SHOP DRAWINGS" TO THE PRINCIPAL FOR APPROVAL PRIOR TO THE CONSTRUCTION OF ANY SERVICES WORKS. AN DEVIATIONS FROM THESE DRAWINGS, UCE WILL NOT TAKE ANY RESPONSIBILITY.

DO NOT SCALE OFF THIS DRAWING. USE DIMENSIONS & ARCHITECTURAL

DO NOT SCALE OFF THIS DRAWING. USE DIMENSIONS & ARCHITECTURAL DRAWINGS ONLY
 DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION.
 LEVELS ARE INDICATIVE ONLY AND ARE TO BE CHECKED PRIOR TO COMMENCEMENT OF ANY WORKS
 AUTHORITIES MAINS AND/OR EXISTING SERVICES ARE TO BE LOCATED AND CHECKED PRIOR TO COMMENCEMENT OF ANY WORKS
 COMPLETION OF THE QUALITY RECORD IS EVIDENCE THAT THE DESIGN AND DRAWING HAVE BEEN VERIFIED.

DATE DESCRIPTION NORTH POINT A1 01.01.24 DA ISSUE BM 01

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34 PAVILION ST QUEENSCLIFF

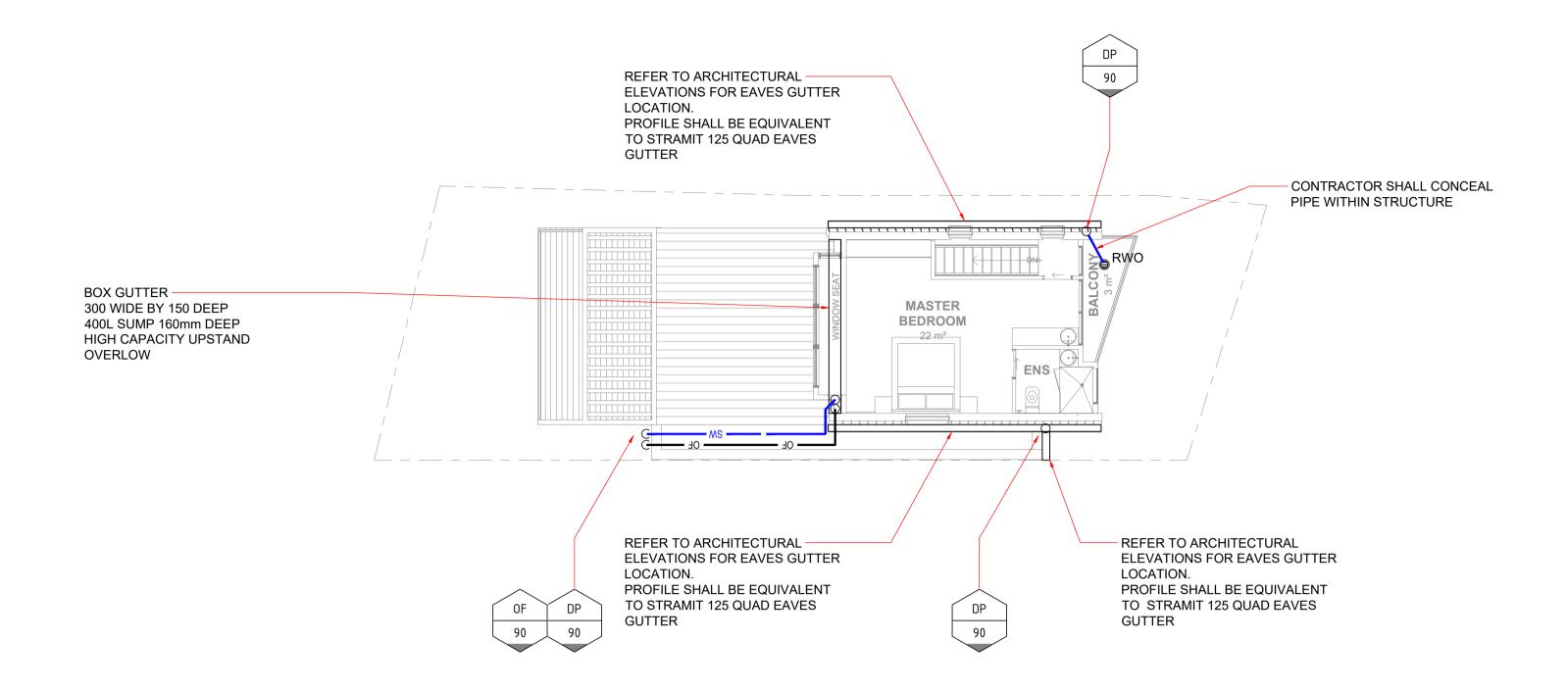
STORMWATER MANAGEMENT **GROUND AND LEVEL 1**

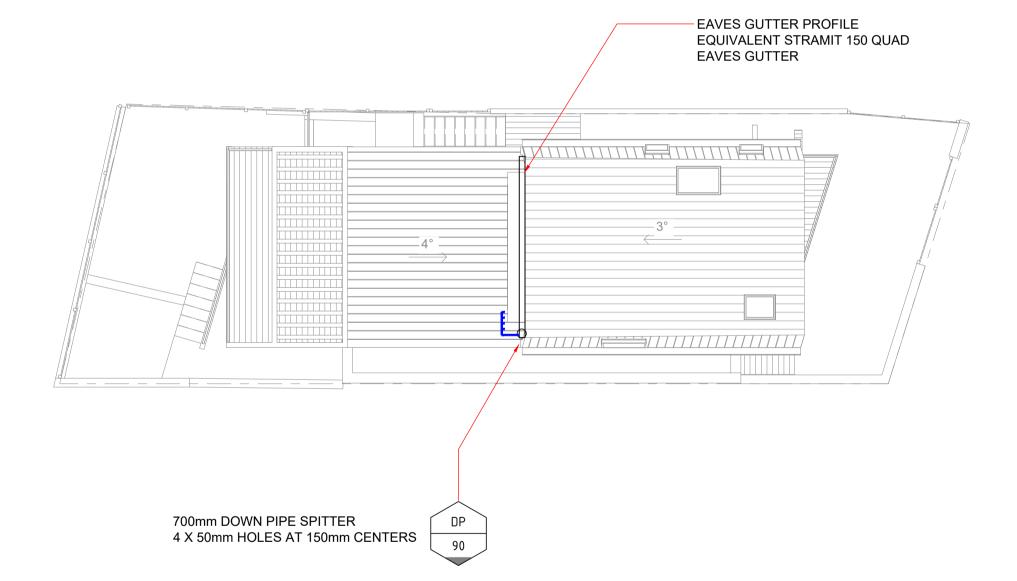
Jan-24 BM SCALE 1:100 @ A1

BM OA SW01 2358

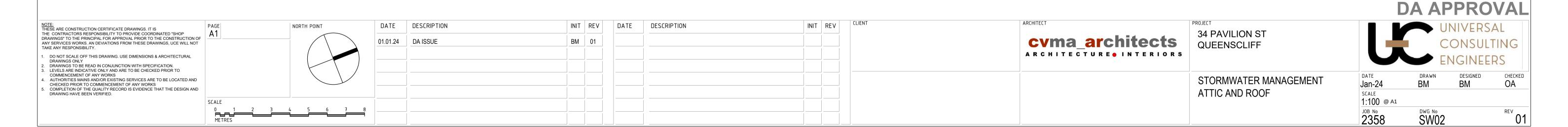
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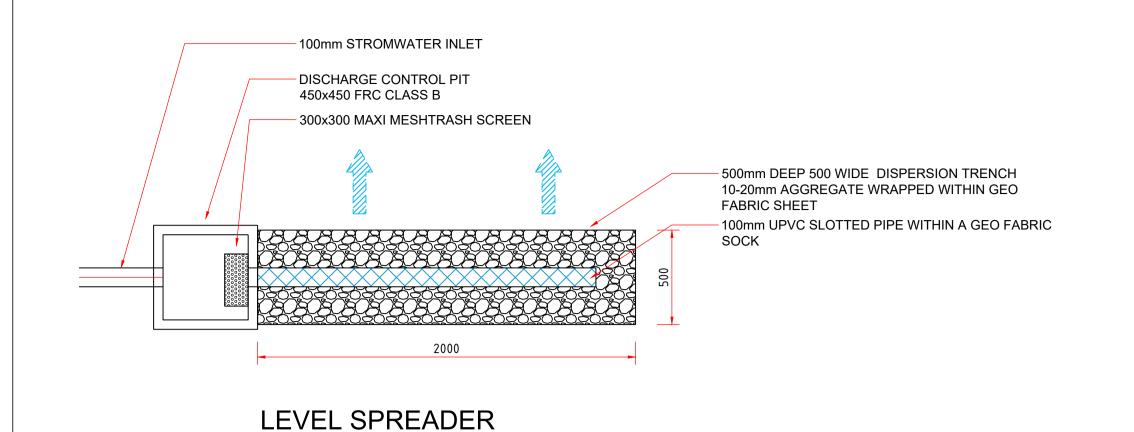
- INFORMATION AND LOCATION OF EXISTING HYDRAULIC SERVICES WAS NOT AVAILABLE AT TIME OF DOCUMENTATION. ASSUMPTIONS HAVE BEEN MADE BASED ON ARCHITECTURAL NOTES. BEAVER&Co DO NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION.
- 2. PRIOR TO SUBMISSION OF TENDER CONTRACTOR MUST INSPECT SITE AND ENSURE THERE ARE NO DISCREPANCIES OBSERVED. IT IS THE CONTRACTORS RESPONSIBILITY TO RAISE ANY OBSERVED ISSUES TO THE PROJECT MANAGER PRIOR TO TENDER SUBMISSION
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- 8. CONTRACTOR SHALL ALLOW FOR ALL THE APPROPRIATE MEASURES REQUIRED FOR SAFE AND COMPLIANT CONCRETE CORE HOLE PENETRATIONS. ALL PROPOSED CORE HOLES SHALL BE APPROVED BY PROJECT MANAGER AND STRUCTURAL ENGINEER. SLAB SCANS SHALL BE COMPLETED PRIOR, TO ENSURE IN-SLAB SERVICES INCLUDING REINFORCEMENTS ARE NOT TO BE DAMAGED.
- 9. ALL PENETRATIONS THROUGH BUILDING ELEMENTS SHALL BE APPROPRIATELY SEALED AND WEATHERPROOFED IN A COMPLIANT MANNER TO THE BUILDERS APPROVAL

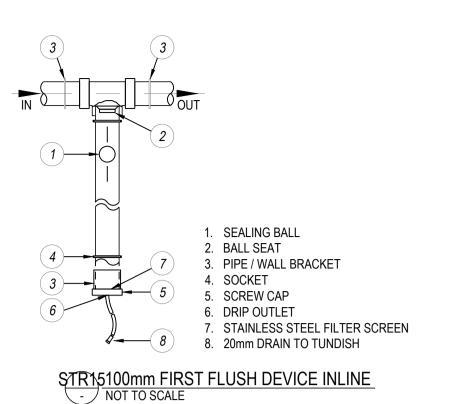




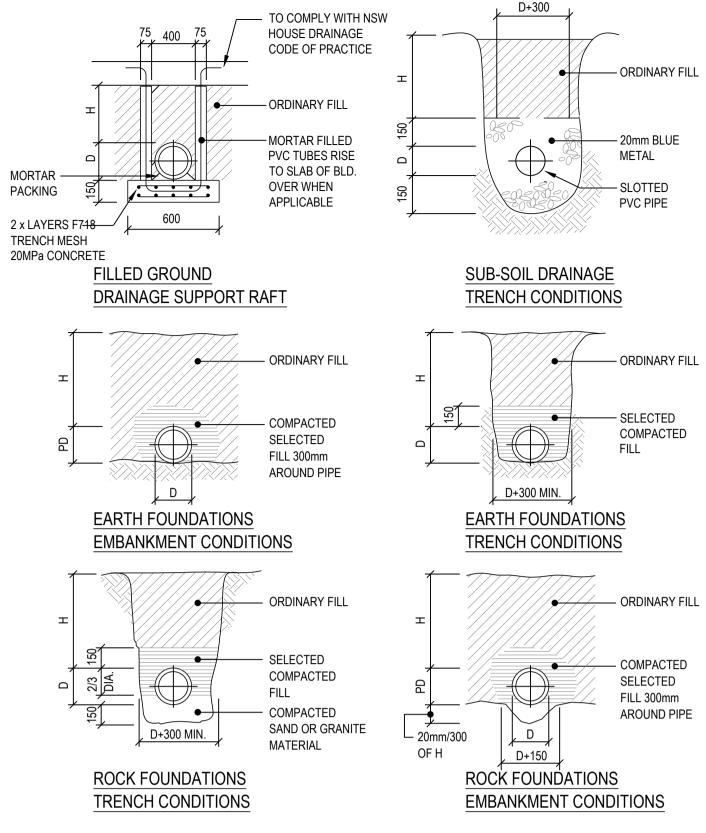








THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT
DA2024/0284



PIPE BEDDING DETAILS

NOT TO SCALE

STORMWATER MANAGEMENT DESIGN SUMMARY:

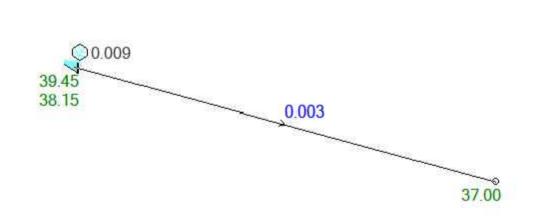
THE CONCEPT STORMWATER MANAGEMENT PLAN HAS BEEN DESIGNED
IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL WATER MANAGEMENT POLICY 2021

SITE AREA: 160m²
SITE LOCATION: Region 2

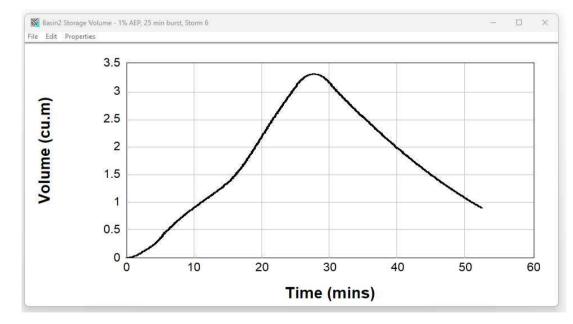
CLAUSE 9.3.2.6: PERMISSIBLE SITE DISCHARGE SHALL BE LIMITED TO THE 5% AEP PRE DEVELOPMENT CONDITIONS

PSD: 3.5 L/S

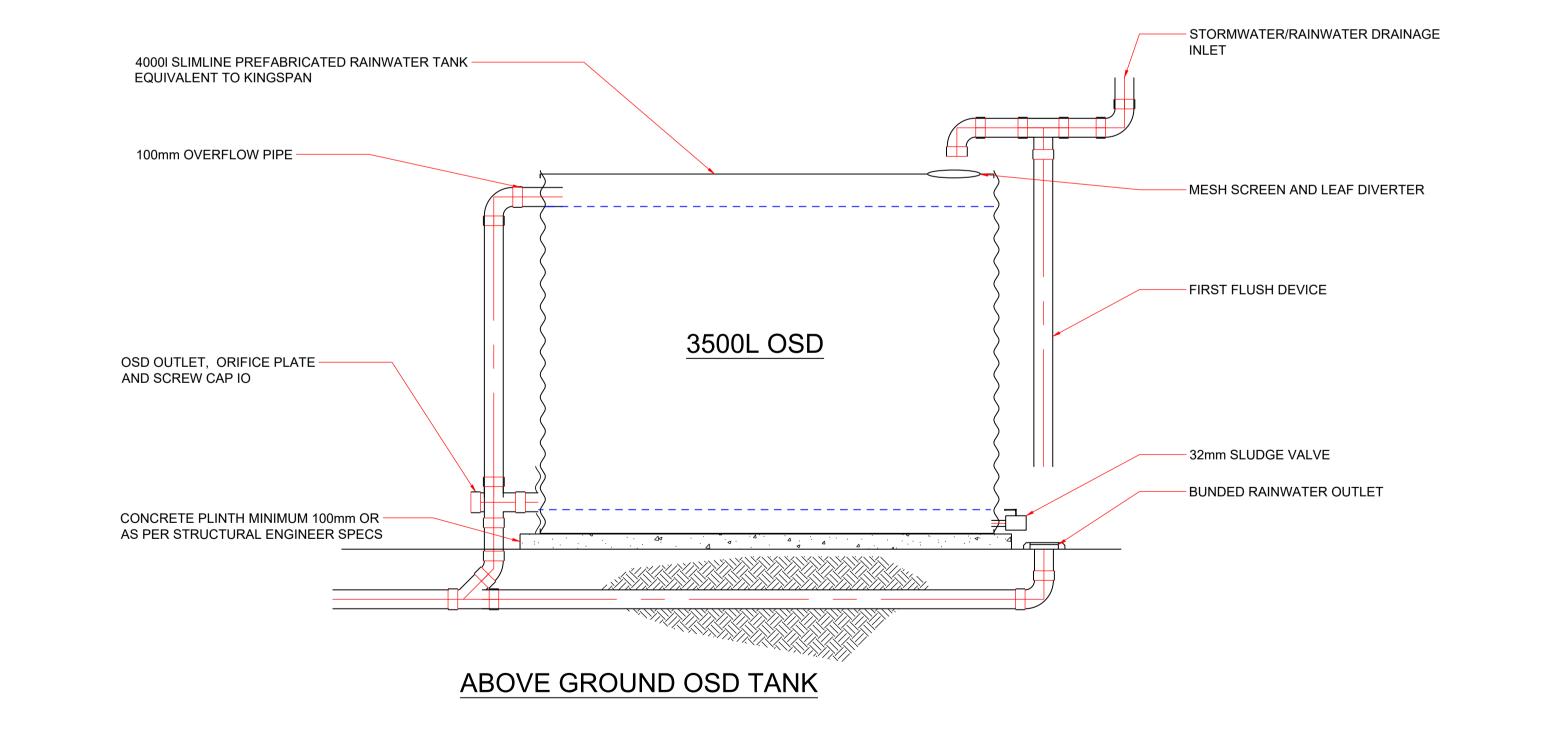
SITE STORAGE REQUIREMENT BASED ON DRAINS HYDROGRAPH BASED (1% AEP STORM EVENT): SSR: 3.3 m³



DRAIN MODEL: 1% AEP



OSD STORAGE: 1% AEP



DA APPROVAL DATE DESCRIPTION INIT REV DESCRIPTION INIT REV NORTH POINT NOTE:
THESE ARE CONSTRUCTION CERTIFICATE DRAWINGS. IT IS A1 34 PAVILION ST THE CONTRACTORS RESPONSIBILITY TO PROVIDE COORDINATED "SHOP DRAWINGS" TO THE PRINCIPAL FOR APPROVAL PRIOR TO THE CONSTRUCTION OF ANY SERVICES WORKS. AN DEVIATIONS FROM THESE DRAWINGS, UCE WILL NOT cvma_architects BM 01 01.01.24 DA ISSUE QUEENSCLIFF ARCHITECTURE • INTERIORS DO NOT SCALE OFF THIS DRAWING. USE DIMENSIONS & ARCHITECTURAL DO NOT SCALE OFF THIS DRAWING. USE DIMENSIONS & ARCHITECTURAL DRAWINGS ONLY
 DRAWINGS ONLY
 DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION.
 LEVELS ARE INDICATIVE ONLY AND ARE TO BE CHECKED PRIOR TO COMMENCEMENT OF ANY WORKS
 AUTHORITIES MAINS AND/OR EXISTING SERVICES ARE TO BE LOCATED AND CHECKED PRIOR TO COMMENCEMENT OF ANY WORKS
 COMPLETION OF THE QUALITY RECORD IS EVIDENCE THAT THE DESIGN AND DRAWING HAVE BEEN VERIFIED. STORMWATER MANAGEMENT BM Jan-24 BM OΑ **DETAIL SHEET** SCALE AS @ A1 SW03 REV SCALE AS SHOWN ON PLAN