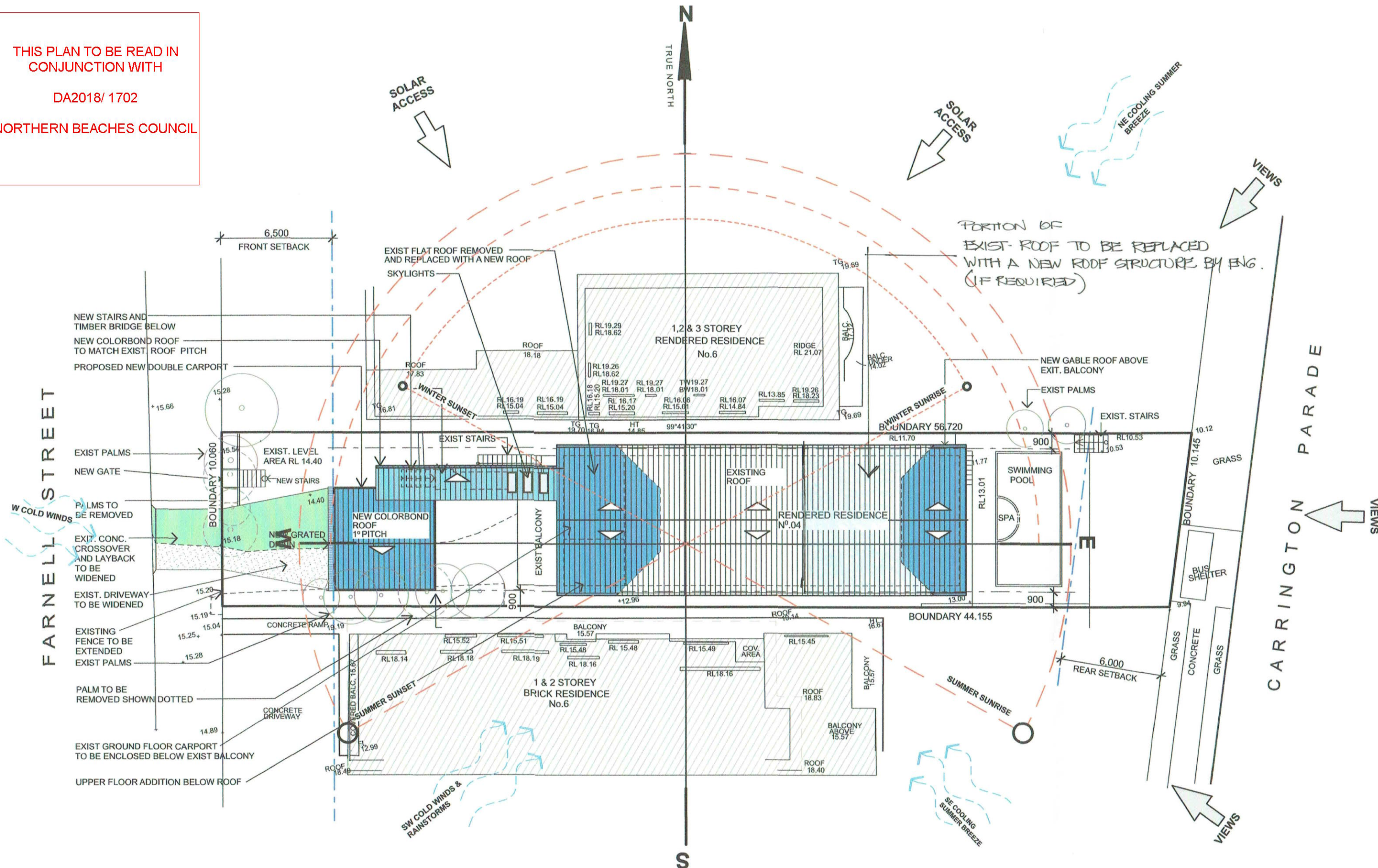


THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2018/ 1702

NORTHERN BEACHES COUNCIL



SITE ANALYSIS PLAN

LOT 04 - DP852405

SITE AREA: 564.80m²

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

Project: PROPOSED ALTERATIONS AND ADDITIONS

4 FARNELL ST - SOUTH CURL CURL

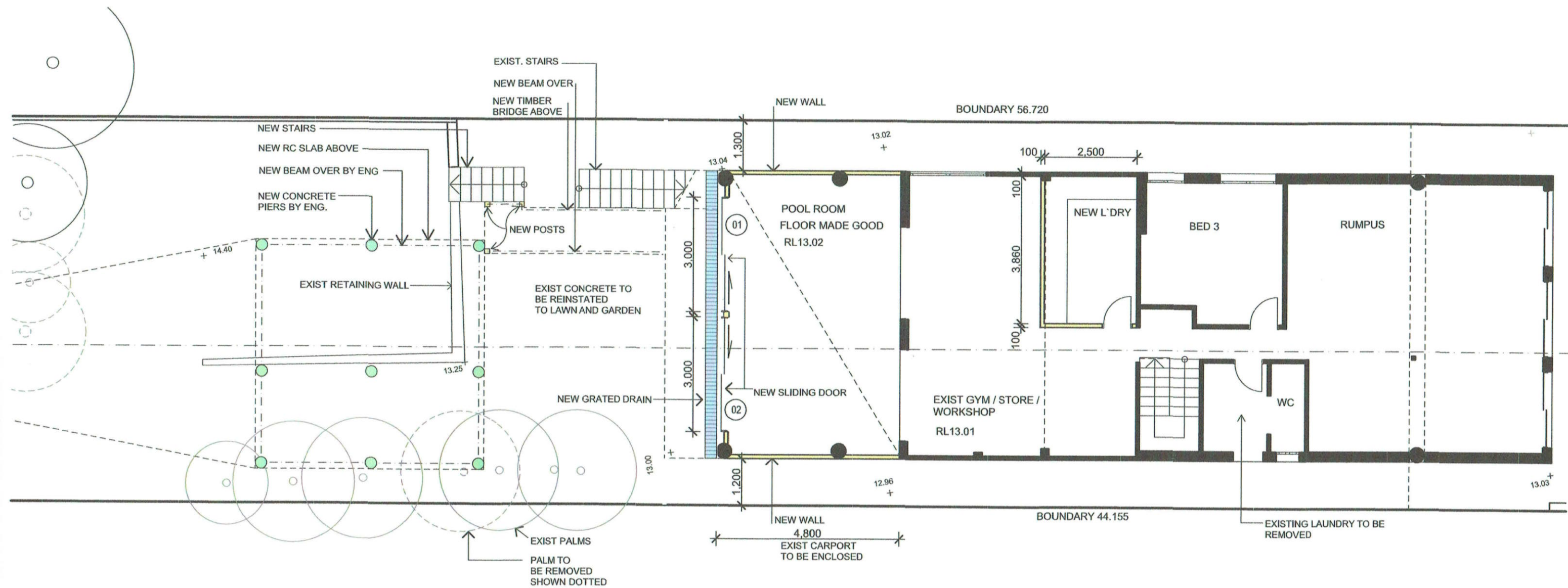
Title:
SITE ANALYSIS PLAN

Job No. :
643/18

Scale: 1:200 @A3

Date: June, 2018

Dwg No. DA 01



GROUND FLOOR PLAN

EXIST. FLOOR AREA - 125.80 m²

NEW FLOOR AREA - 159.84 m²

THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2018/ 1702

NORTHERN BEACHES COUNCIL



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

Project: PROPOSED ALTERATIONS AND ADDITIONS

4 FARNELL ST - SOUTH CURL CURL

Title: GROUND FLOOR
PLAN - CARPORT

Job No. :

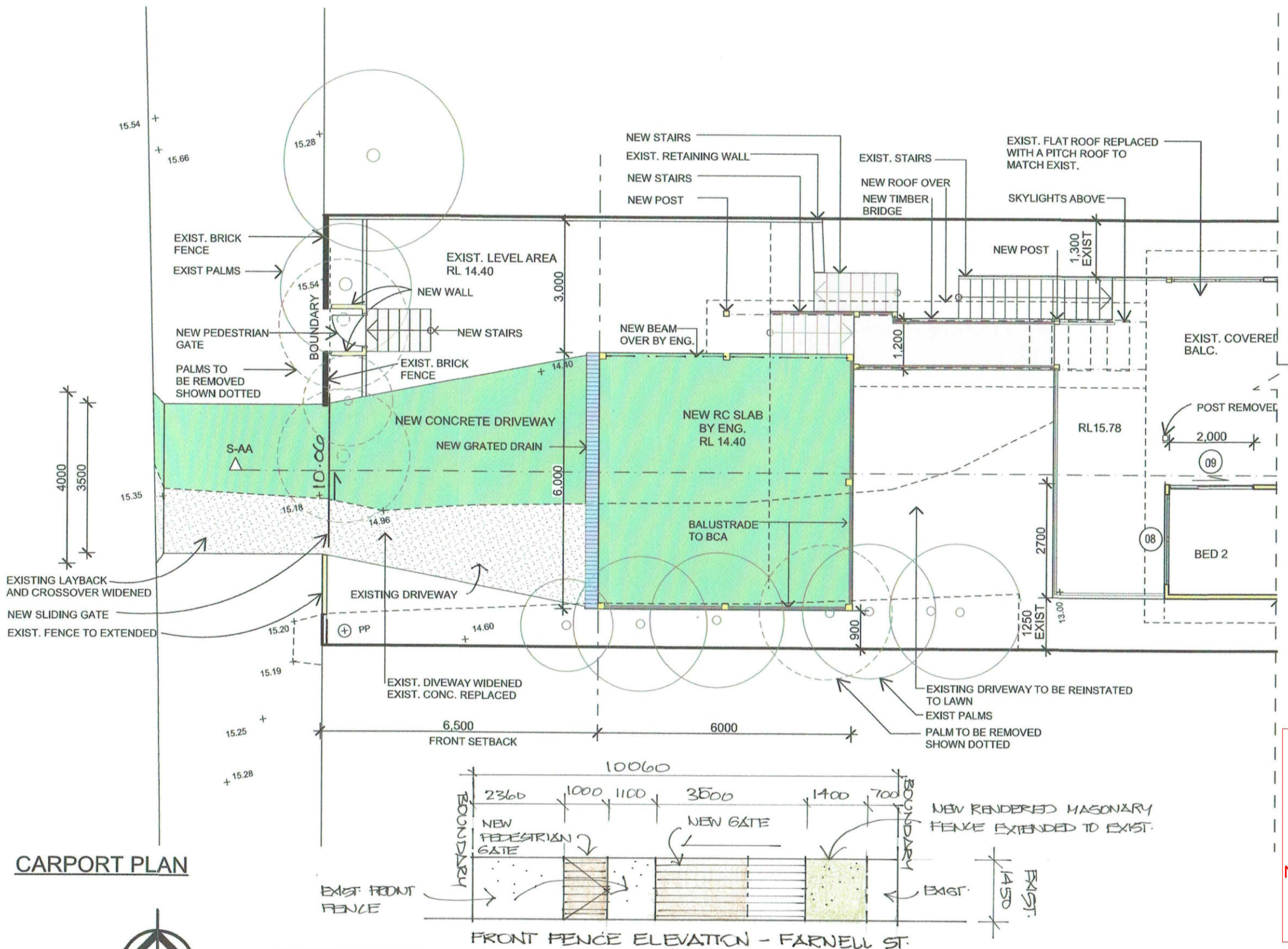
643/18

Scale: 1:100 @A3

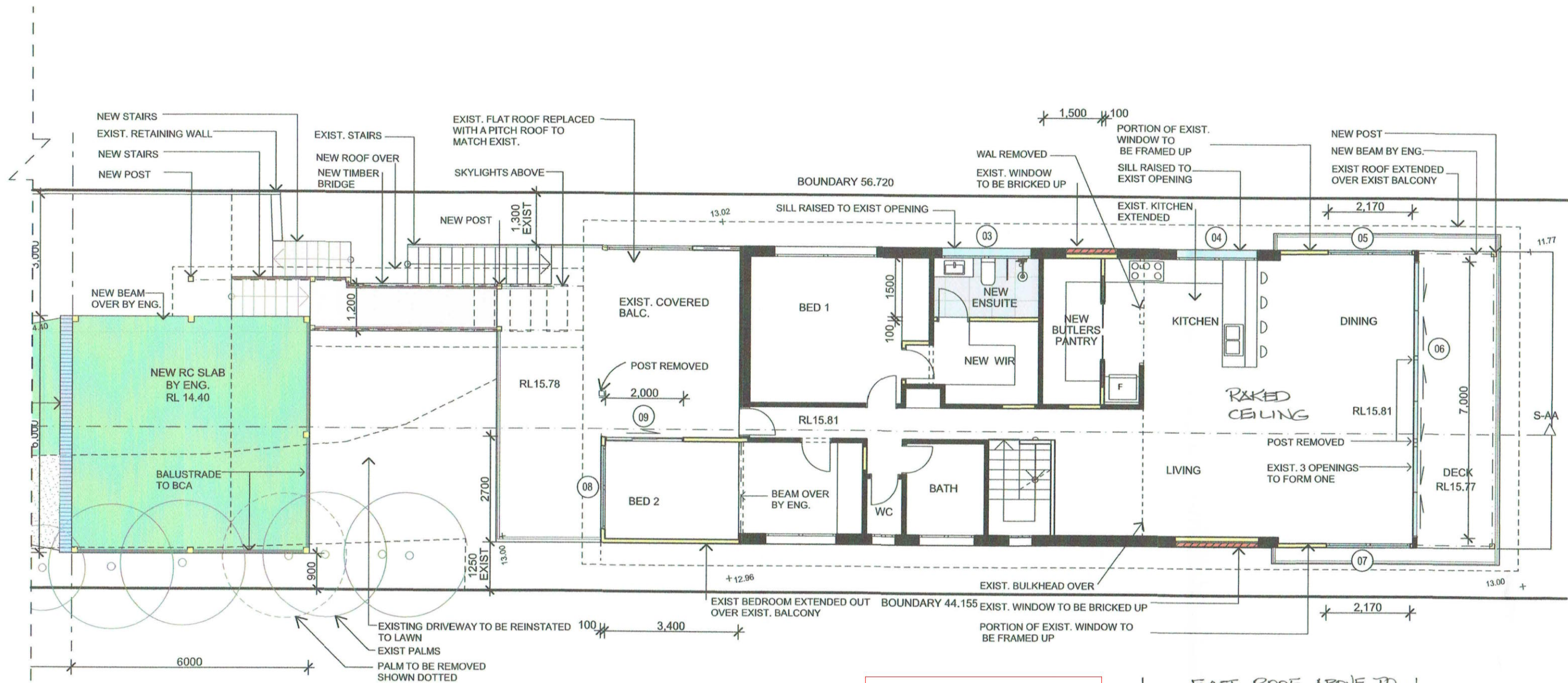
Date: June, 2018

Dwg No. DA 02

FARNELL STREET



THIS PLAN TO BE READ IN
CONJUNCTION WITH
DA2018/ 1702
NORTHERN BEACHES COUNCIL



FIRST FLOOR PLAN

Exist. First Floor Area = 125.8m²

New Floor Area = 135.25m²

THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2018/ 1702

NORTHERN BEACHES COUNCIL

EXIST. ROOF ABOVE TO
BE REPLACED WITH A
NEW ROOF STRUCTURE BY ENG.
(IF REQUIRED)



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

Project: PROPOSED ALTERATIONS AND ADDITIONS

4 FARNELL ST - SOUTH CURL CURL

Title: FIRST FLOOR PLAN

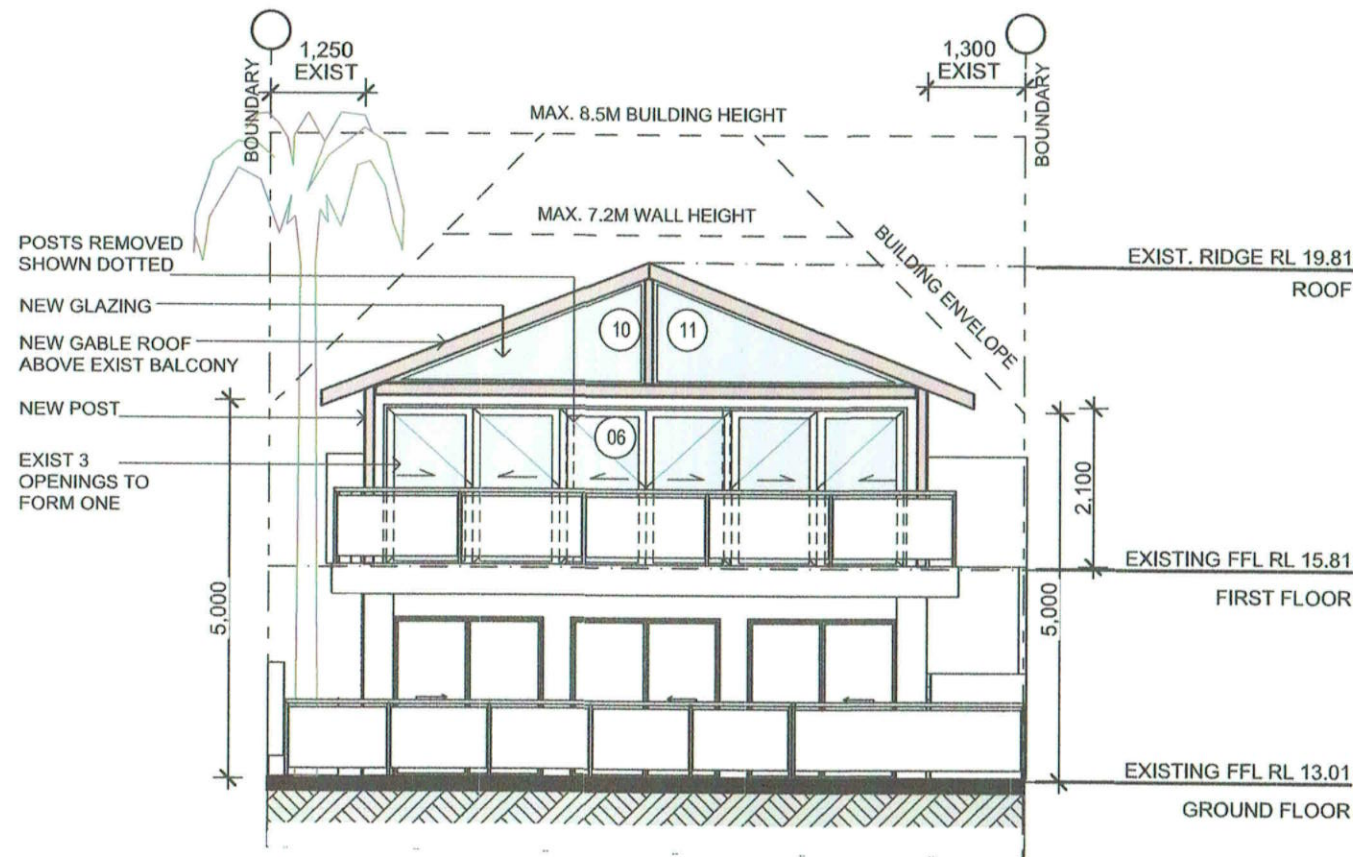
Job No. :

643/18

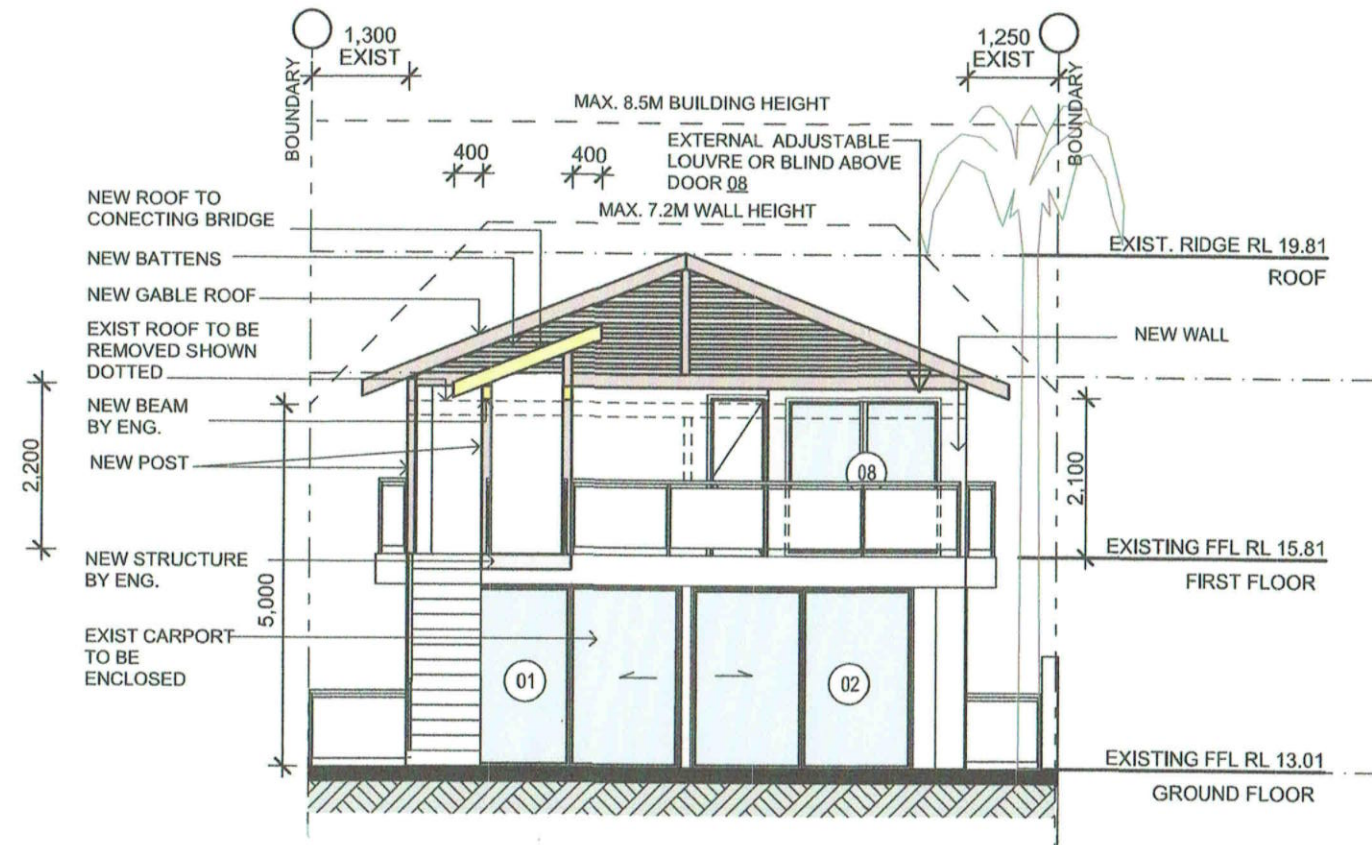
Scale: 1:100 @A3

Date: June, 2018

Dwg No. DA 04

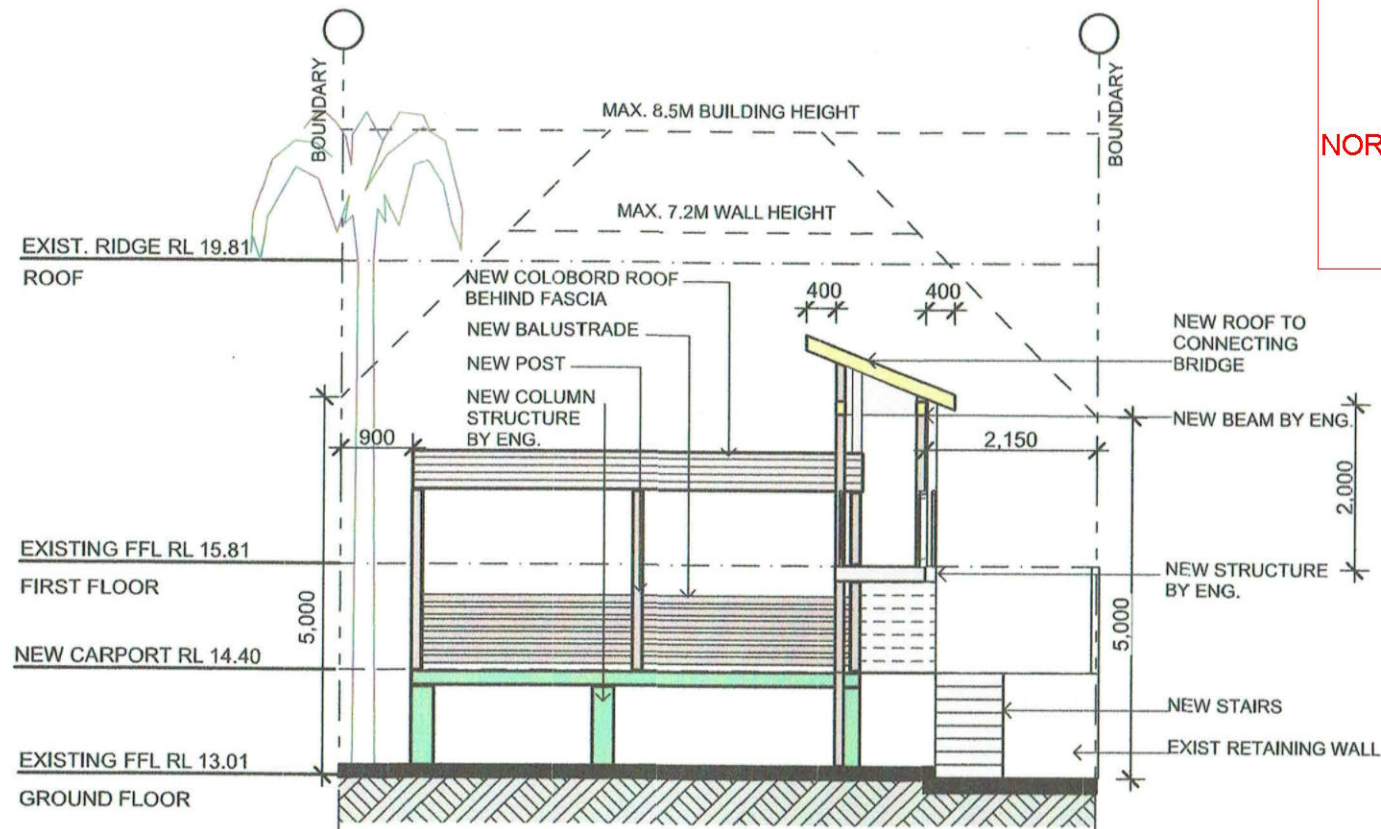


EAST ELEVATION

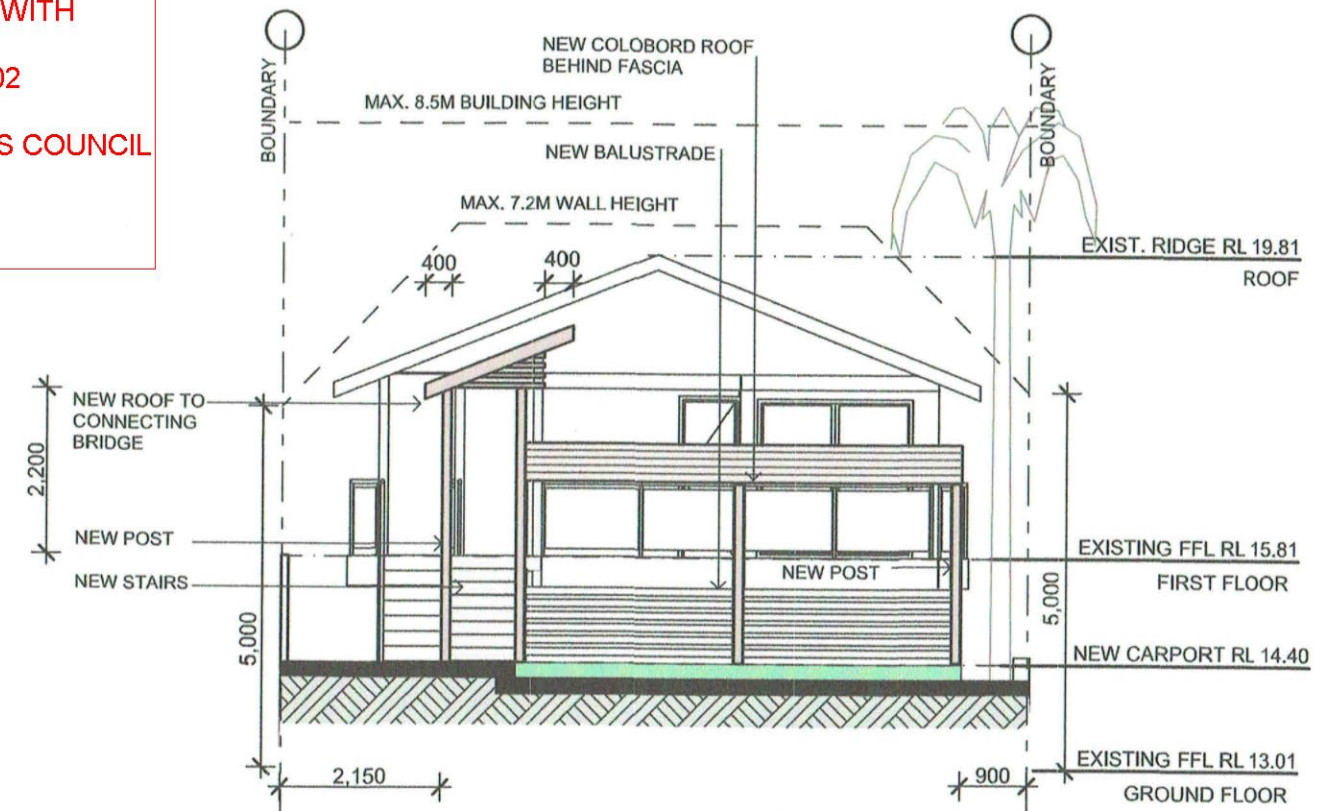


WEST ELEVATION

THIS PLAN TO BE READ IN
CONJUNCTION WITH
DA2018/ 1702
NORTHERN BEACHES COUNCIL



CARPORT EAST ELEVATION



CARPORT WEST ELEVATION

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

Project: PROPOSED ALTERATIONS AND ADDITIONS

4 FARNELL ST - SOUTH CURL CURL

Title: EAST & WEST
ELEVATIONS

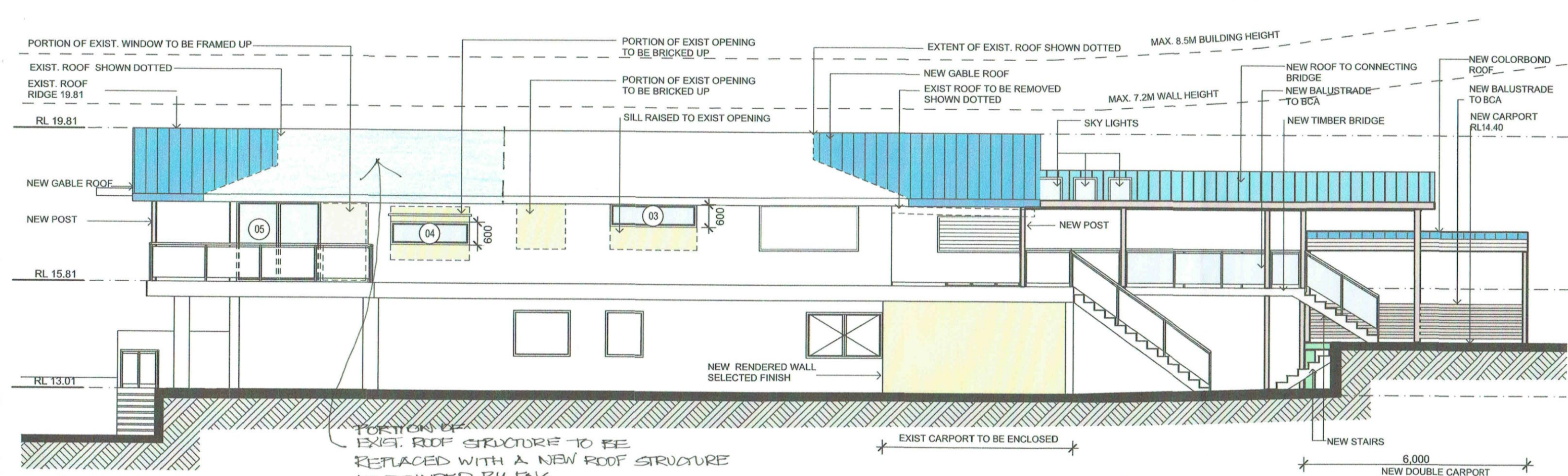
Job No. :

643/18

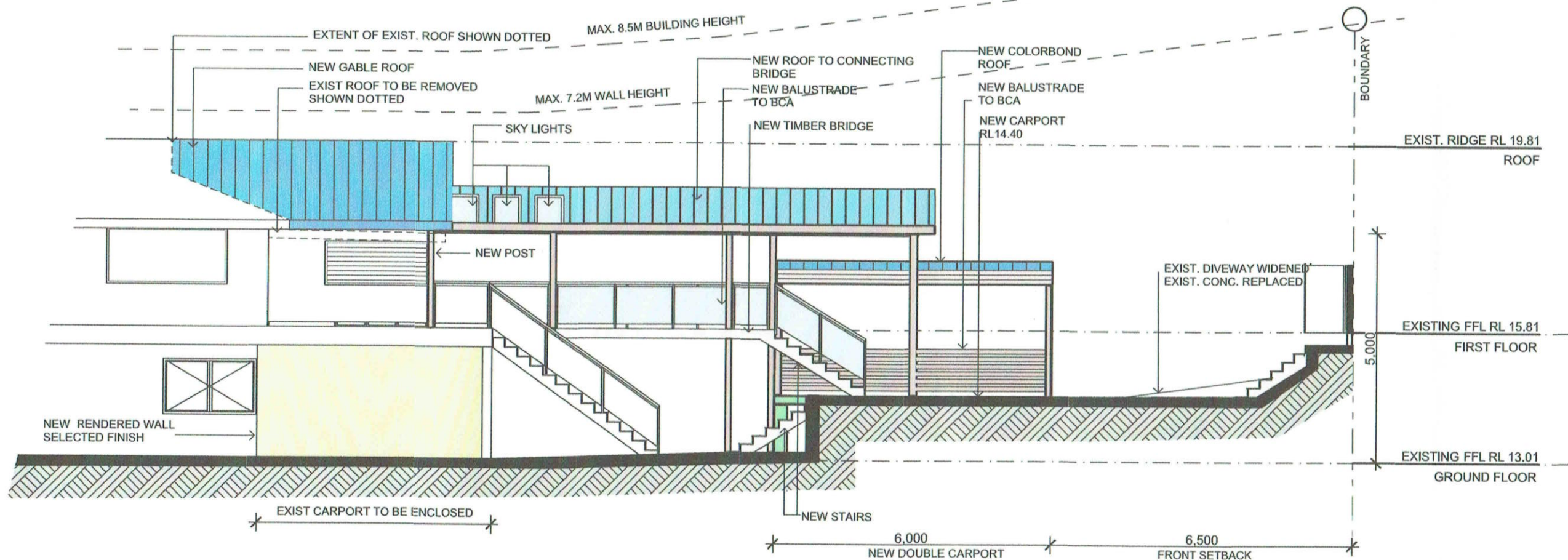
Scale: 1:100 @A3

Date: June, 2018

Dwg No. DA 06



NORTH ELEVATION



NORTH ELEVATION

THIS PLAN TO BE READ IN
CONJUNCTION WITH

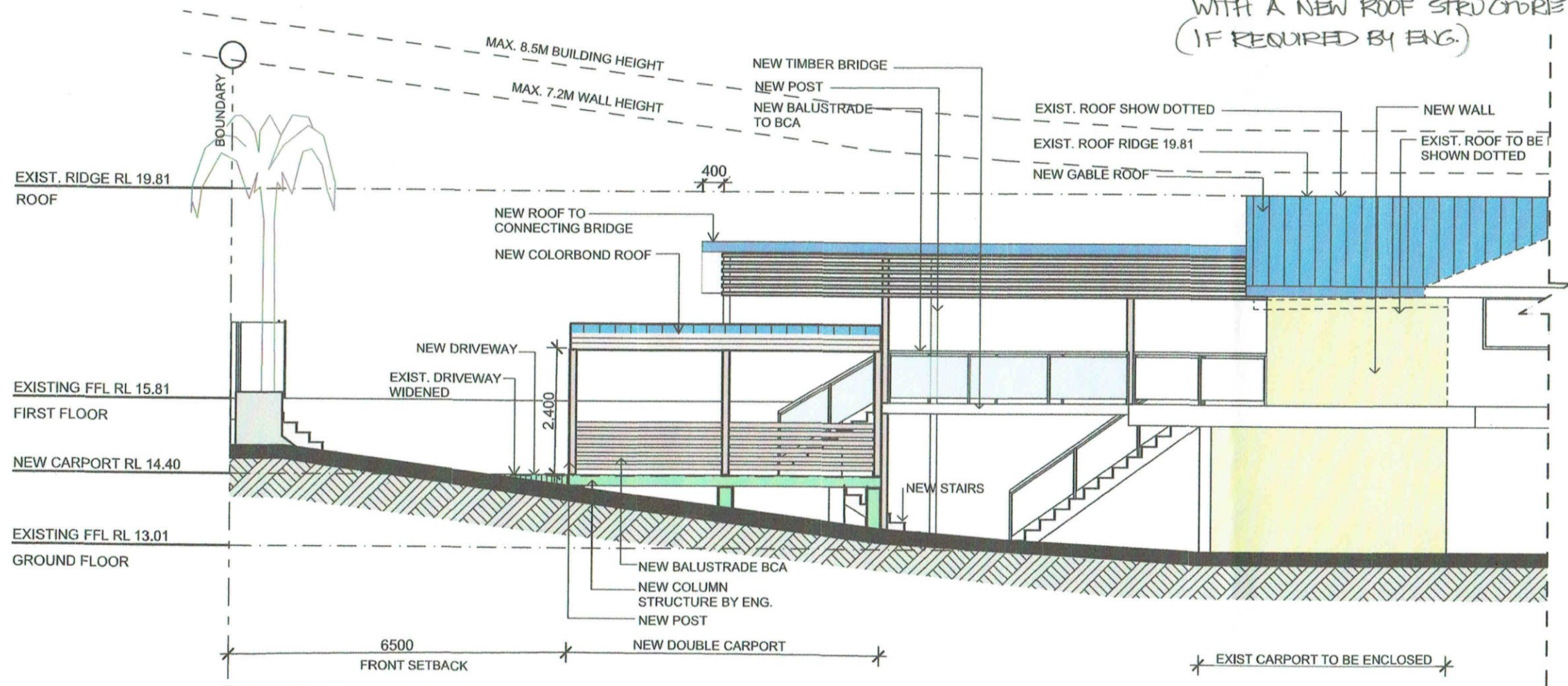
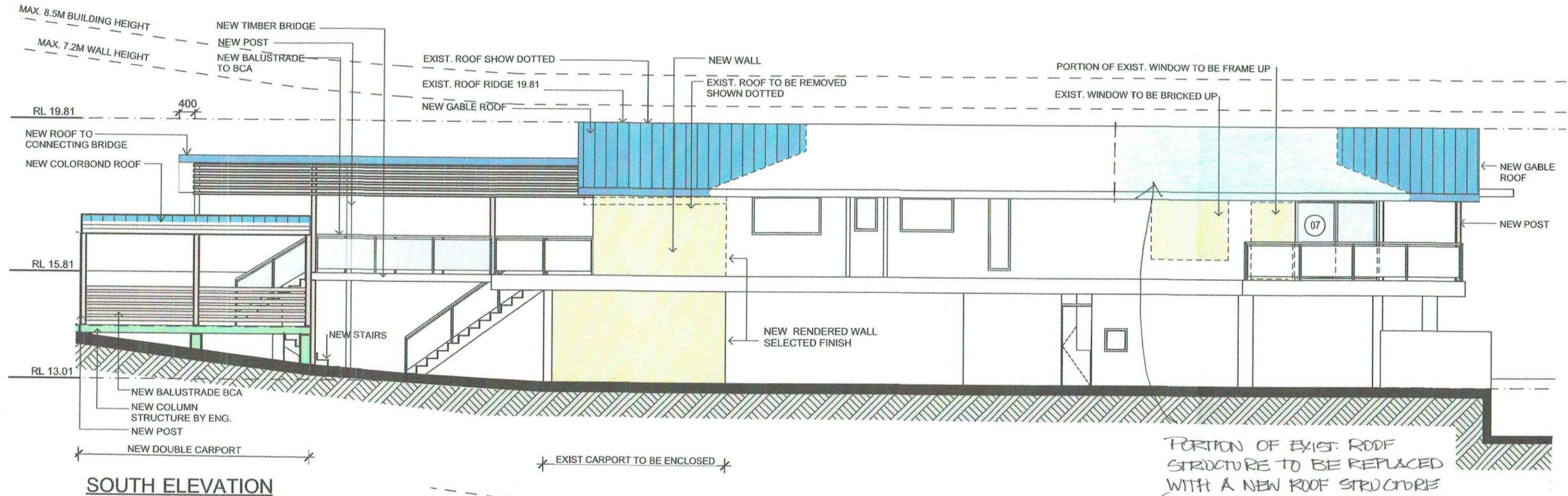
DA2018/ 1702

NORTHERN BEACHES COUNCIL

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

Project: PROPOSED ALTERATIONS AND ADDITIONS 4 FARNELL ST - SOUTH CURL CURL		Scale: 1:100 @A3
Title: NORTH ELEVATION		Date: June, 2018
Job No.: 643/18		Dwg No. DA 07



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

Project: PROPOSED ALTERATIONS AND ADDITIONS
4 FARNELL ST - SOUTH CURL CURL

Title: SOUTH ELEVATION

Job No. : 643/18

Scale: 1:100 @A3

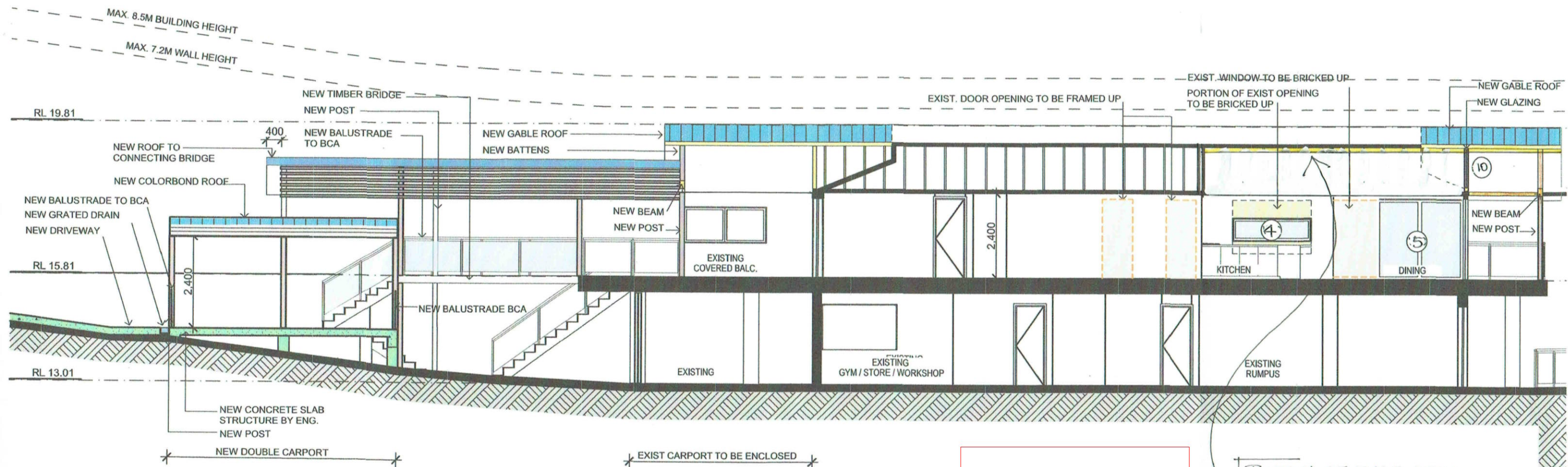
Date: June, 2018

Dwg No. DA 08

THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2018/ 1702

NORTHERN BEACHES COUNCIL



SECTION AA

THIS PLAN TO BE READ IN
CONJUNCTION WITH
DA2018/ 1702
NORTHERN BEACHES COUNCIL

PORTION OF EXIST. ROOF
STRUCTURE TO BE REPLACED
WITH A NEW STRUCTURE
IF NECESSARY BY ENG.

BASIX COMMITMENTS:

WATER

- SHOWER RATING _____ MINIMUM 3 STAR
- TAP RATING _____ MINIMUM 3 STAR
- WC'S RATING _____ MINIMUM 3 STAR

INSULATION REQUIREMENTS

SUSPENDED FLOOR WITH OPEN SUB FLOOR:
Framed (R0.7) - R0.8 (down) (or R1.50 including construction)

SUSPENDED FLOOR WITH ENCLOSED SUB FLOOR:
Framed (R0.7) - R0.60 (down) (or R1.30 including construction)

EXTERNAL WALL:
Other / Undecided

FLAT CEILING, PITCHED ROOF: Ceiling - R1.45(up), roof - Foil backed blanket (55mm) - medium colour

RAKED CEILING, PITCHED/SKILLION ROOF: Framed - Ceiling - R1.74(up), roof - Foil backed blanket (55mm) - medium colour

LIGHTING REQUIREMENTS

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

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

- TILES ON COMPRESSED F.C & WATERPROOF MEMBRANE TO ENSUITE

ROOFING

- COLORBOND ROOF CLADDING

BALUSTRADE

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

DECK

- TIMBER DECKING WITH ROUNDED EDGE & 3mm GAP

STORMWATER

- NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE

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

TERMITE CONTROL

- TO AS3680.1

STAIR

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

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 AND AS1304

INTERNAL LININGS

- PROVIDE PLASTERBOARD LINING

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 COUNCIL'S STORMWATER SYSTEM

NOTE:

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

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

Project: PROPOSED ALTERATIONS AND ADDITIONS

4 FARNELL ST - SOUTH CURL CURL

Title: SECTION AA

Job No. :

643/18

Scale: 1:100 @A3

Date: June, 2018

Dwg No. DA 09