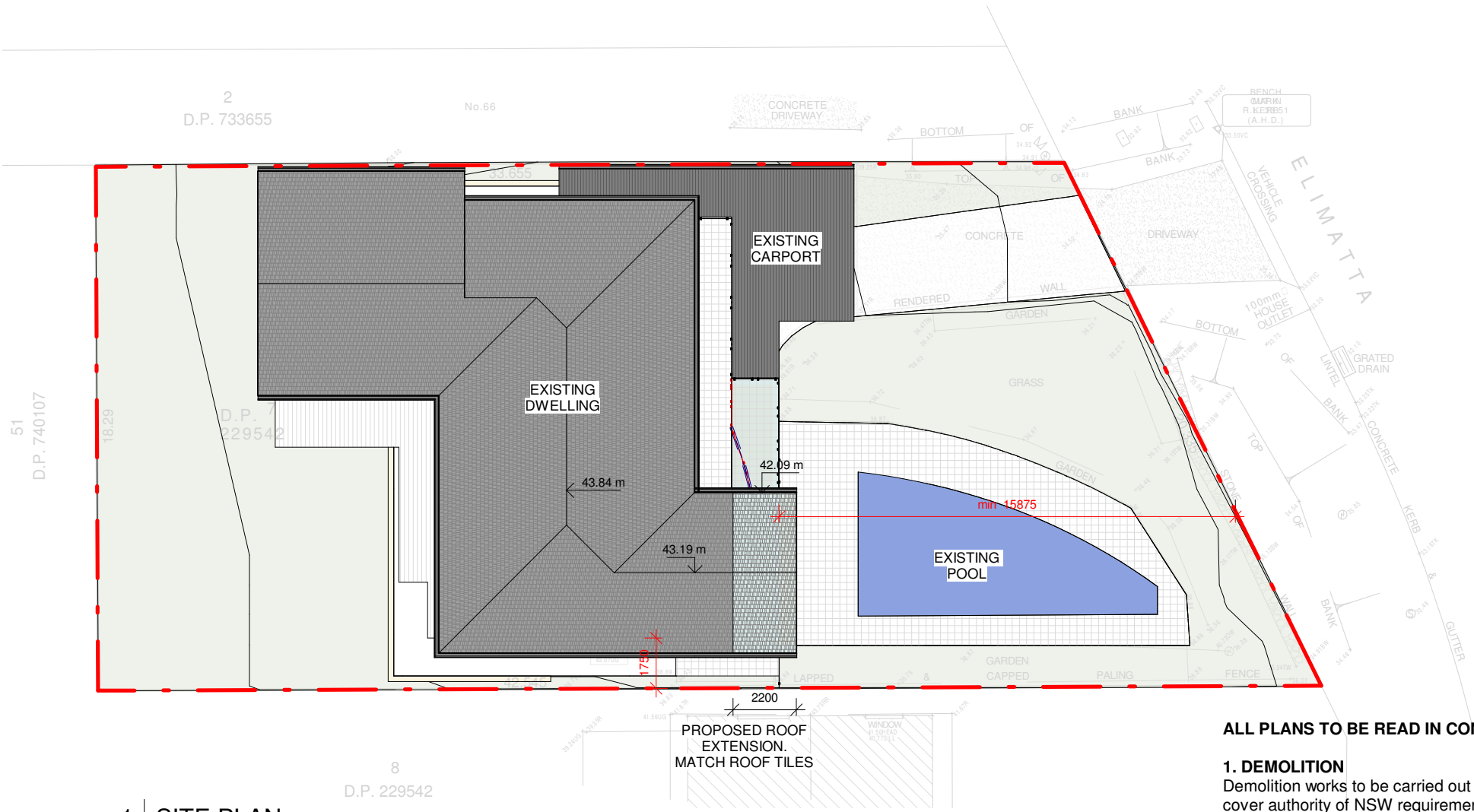




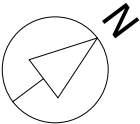
CALCULATION TABLE		
TITLE:	LOT 7 DP 229542	
ZONE	C4 - ENVIRONMENTAL LIVING	
HAZARDS	-	
SITE AREA	695.6m²	
MAX. BUILDING HEIGHT	Hmax = 8.5 m	
	EXISTING	PROPOSED
GROSS FLOOR AREA	197m²	206m²
GARAGE	43m²	43m²
SITE COVERAGE		NO CHANGES
HARD SURFACE		NO CHANGES
POOL WATER SURFACE		NO CHANGES
SOFT LANDSCAPING		NO CHANGES

ALL PLANS TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE & ENGINEERING

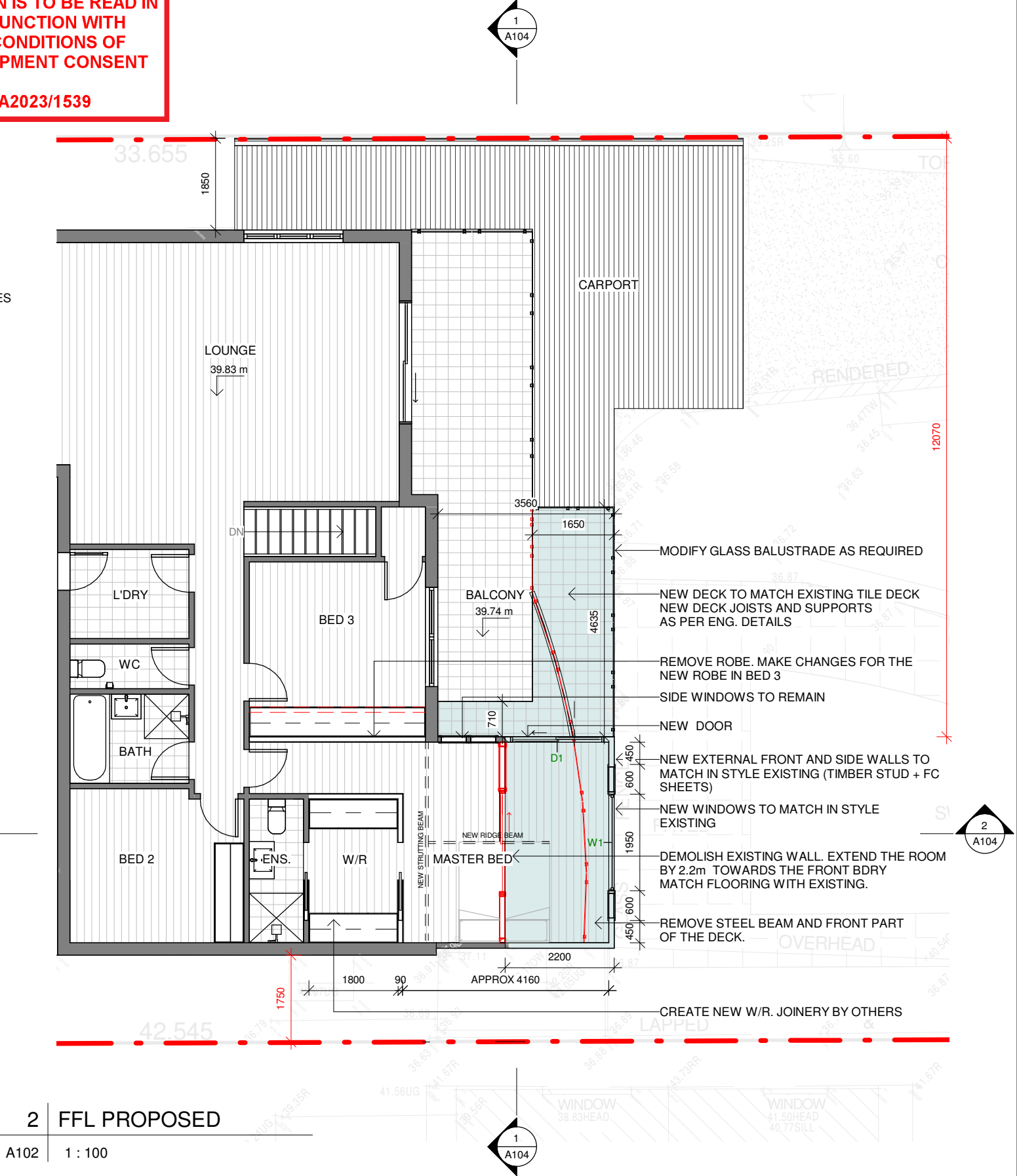
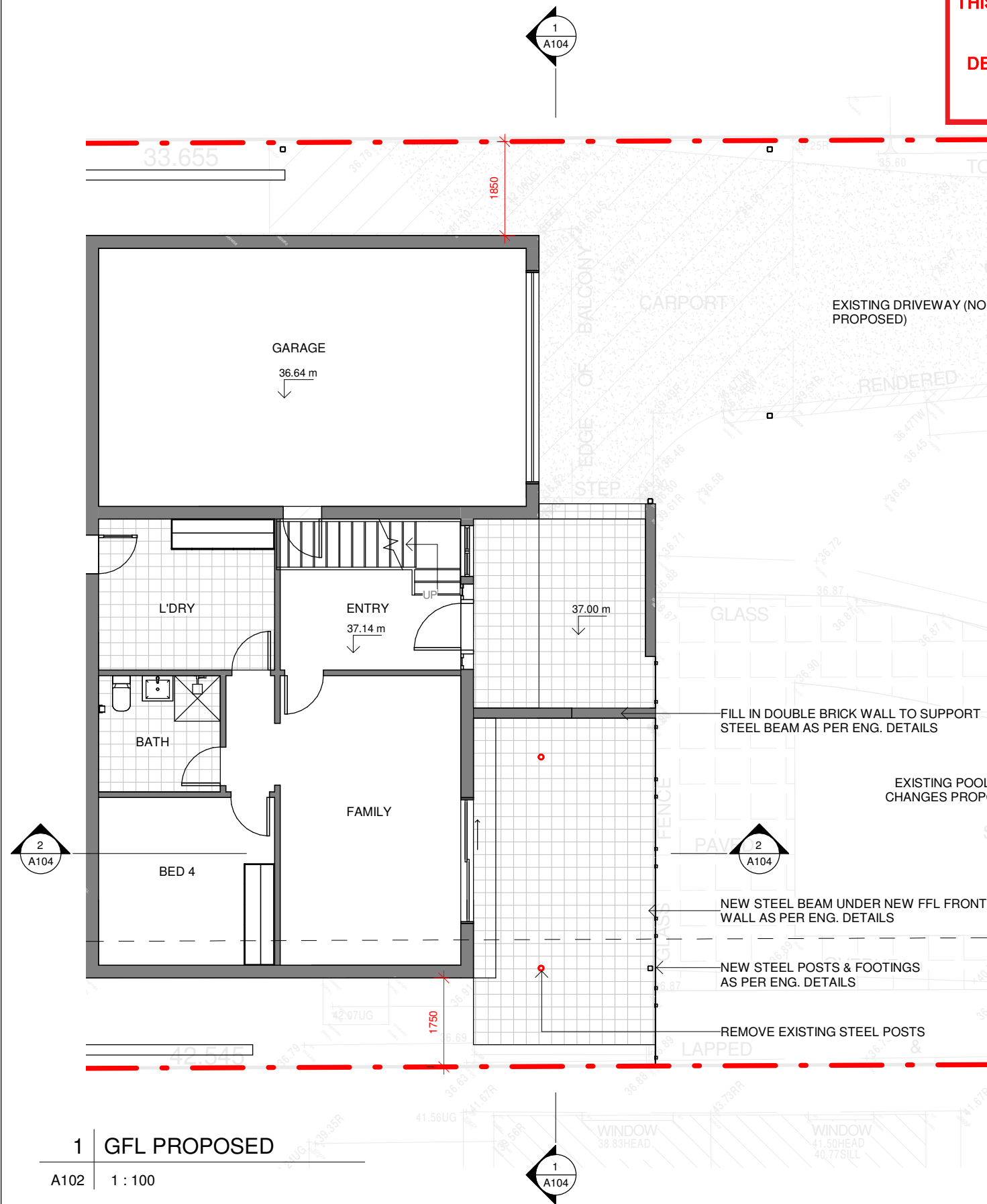
- 1. DEMOLITION**
Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:
- Protection of site workers and the general public
- Asbestos handling and disposal where applicable
- 2. PEST CONTROL**
Termite management installation of Perimeter & Collars to NCC 2022 - ABCB Housing Provisions Part 3.4 & AS 3660.1 Termite Management - New Building Work
- 3. SLABS & FOOTINGS**
Residential slabs, footings and concrete structures to NCC 2022 – ABCB Housing Provisions Part 3 & 4, AS 2870 Residential slabs and footing & AS 3600 Concrete structures.
- 4. TIMBER FRAMING**
All timber framing shall comply with AS1684
All external timber framed walls to be wrapped in a breathable vapour permeable membrane that complies + installed with AS/NZS 4200.1 + AS/NZS 4200.2
Timber framing installation to NCC 2022 - ABCB Housing Provisions Part 6, AS 1684 Residential timber framed construction & AS/NZS 1170
Structural design actions
All external wall Claddings must be complaint with the requirements of N.C.C. 2022 ABCB Housing Provisions Part 7, AS1684 and all relevant CodeMark Certificates.
- 5. EXTERNAL CLADDING**
All external wall Claddings must be compliant with the requirements of NCC 2022 – ABCB Housing Provisions Part 7, AS1684 and all relevant CodeMark Certificates.
Masonry structures to NCC 2022 - ABCB Housing Provisions Part 5 & AS 3700 Masonry structures
- 6. BALUSTRADES**
All Balustrades to comply with NCC 2022 – ABCB Housing Provisions Part 11, AS 1684, AS 1170, AS 1288 & AS/NZS 2208
Glass balustrade installation to NCC 2022 - Housing Provisions Part 11, AS 1288 Glass in buildings, AS/NZS 2208 Safety glazing materials in buildings & AS 1170 Structural design actions.
Timber balustrade/privacy screen certificate NCC 2022 - ABCB Housing Provisions Part 11, AS 1684 & AS 1170.
- 7. WINDOWS**
All windows are to be restricted in accordance with NCC 2022 – ABCB Housing Provisions Part 11.3.7 & Part 11.3.8 Protection of openable windows where surface below is more than 2m
Window and door glazing supply and installation - with Basix Certificate Number and commitments confirmed. to NCC 2022 - ABCB Housing Provisions Part 8, AS 1288 Glass in buildings, AS/NZS 2208 Safety glazing materials in buildings & AS 2047 Windows and external doors in buildings
- 8. SMOKE ALARMS**
Proved hardwired & interconnected smoke alarm devices. Smoke alarms to be installed to NCC 2022 – ABCB Housing Provisions Part 9.5, NSW 9.5.1 & AS 3786

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
	12.10.2023	CONCEPT 2	TM	
	16.10.2023	DA ISSUE	TM	KM



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF
DEVELOPMENT CONSENT
DA2023/1539



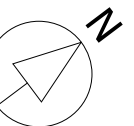
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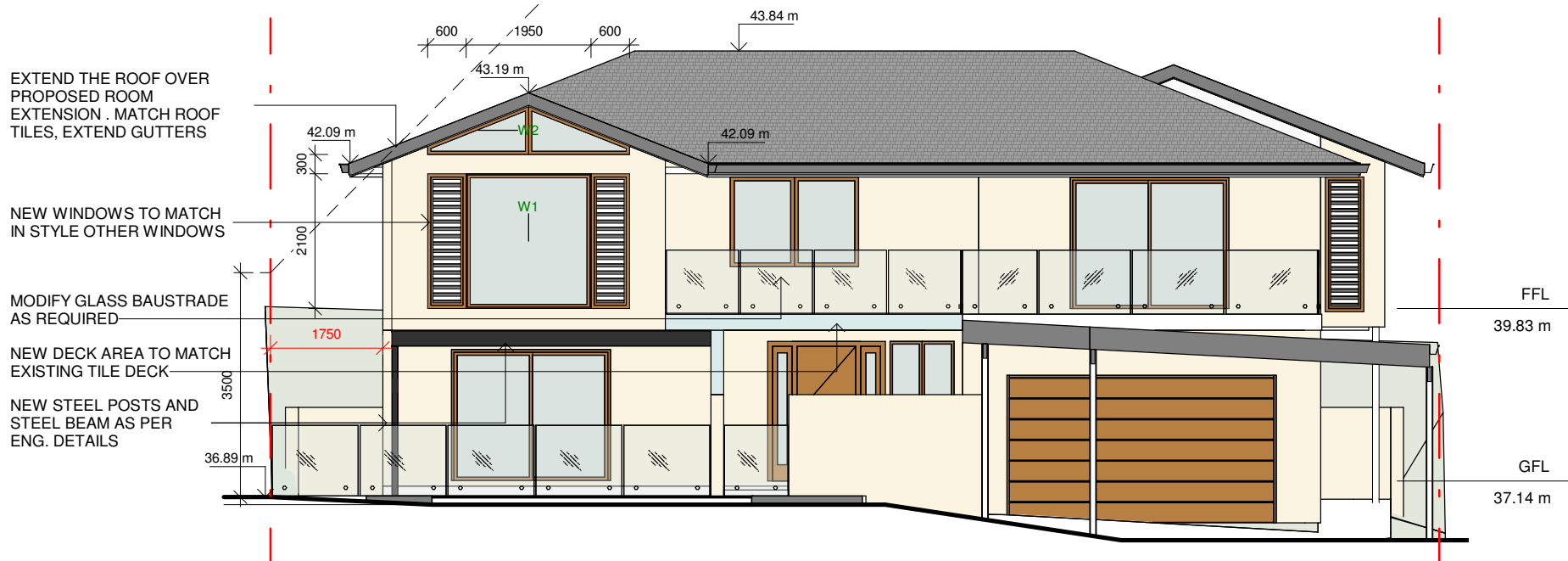
ISSUE	DATE	DESCRIPTION	DRWN	CHKD
	12.10.2023	CONCEPT 2	TM	
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PROJECT TITLE: ALTERATION & ADDITION
PROJECT NO.: 2023_002
AT: 64 ELIMATTA ROAD, MONA VALE, NSW 2103
FOR: JIM BULLOUGH

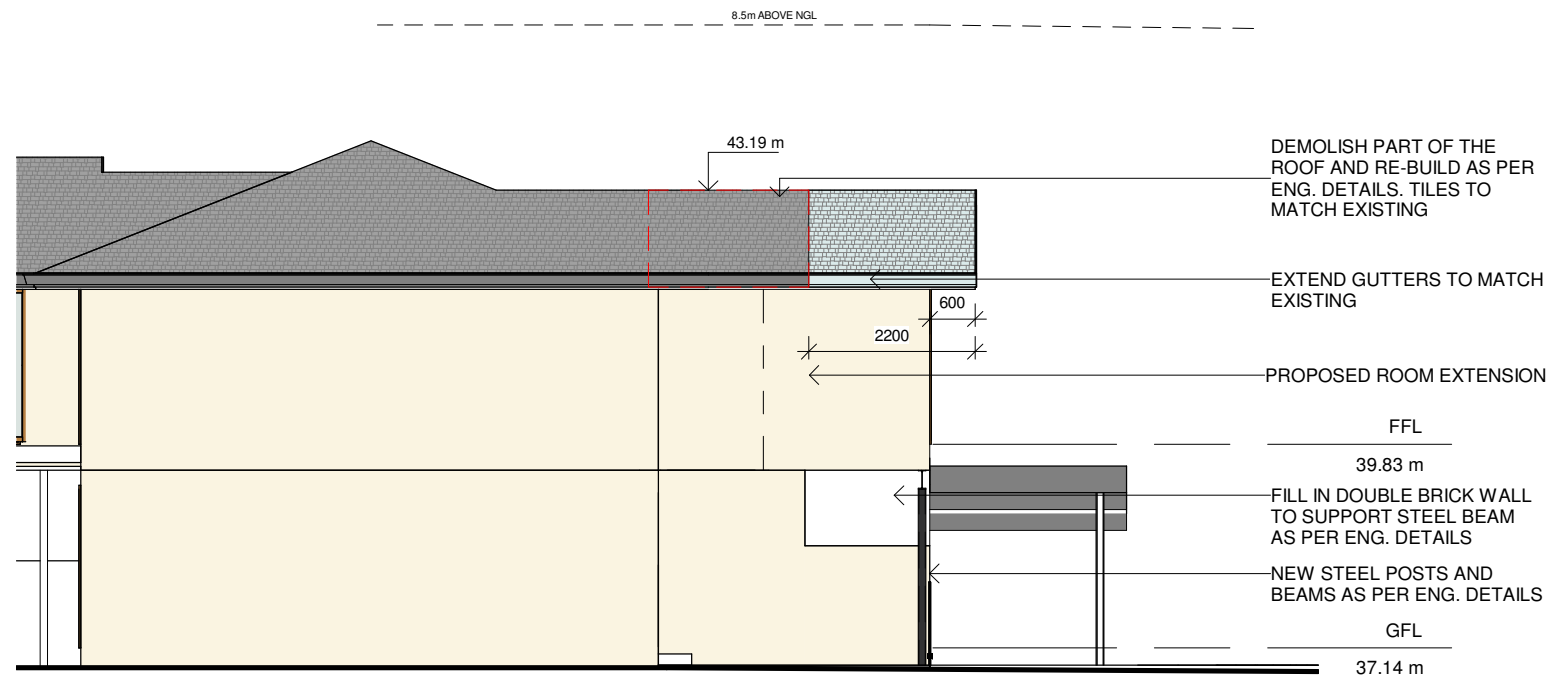
SHEET TITLE: FLOOR PLANS
SHEET NO: A102
SCALE A3: 1 : 100





1 NORTH EAST ELEVATION

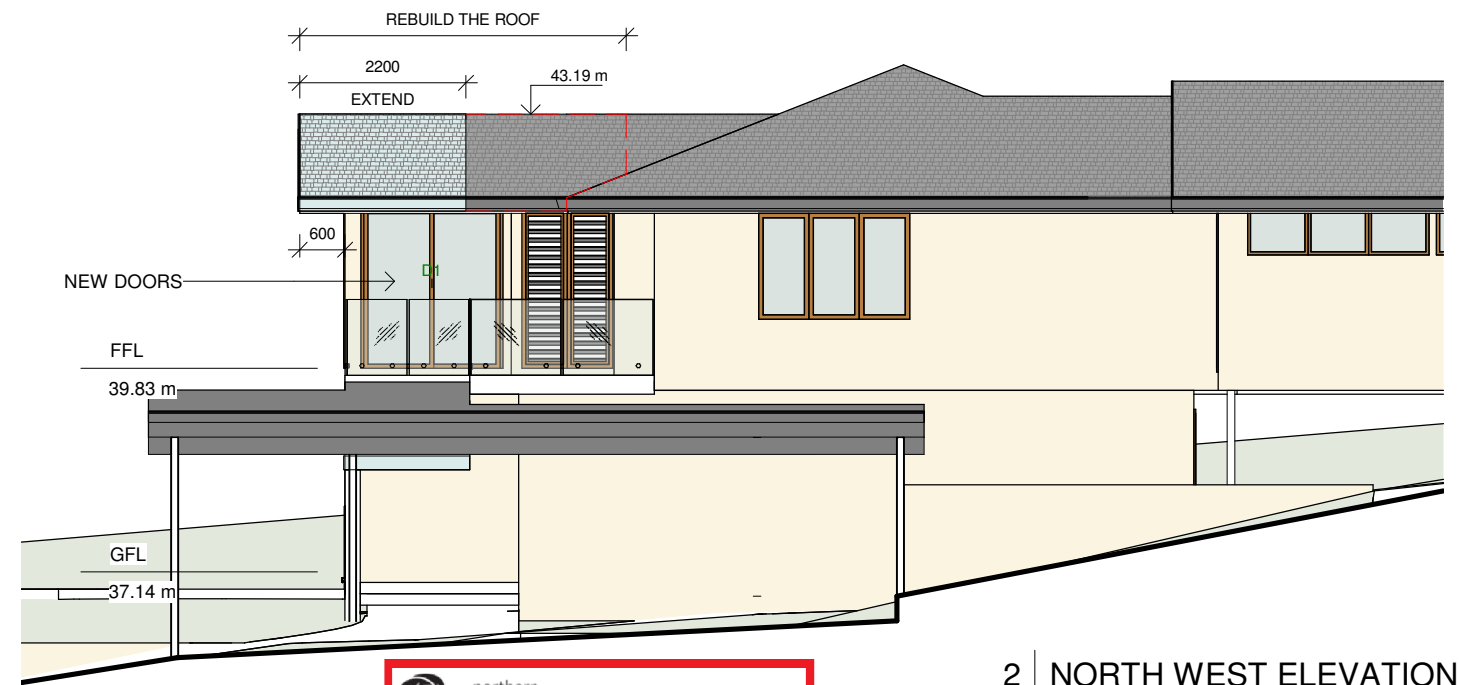
A103 1 : 100



3 SOUTH EAST ELEVATION

A103 1 : 100

WEST ELEVATION - NO CHANGES PROPOSED & VISIBLE



2 NORTH WEST ELEVATION

A103 1 : 100

 northern beaches council

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DA2023/1539

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PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: 2023_002

AT: 64 ELIMATTA ROAD, MONA VALE, NSW 2103

FOR: JIM BULLOUGH

SHEET TITLE: ELEVATIONS

SHEET NO: A103

SCALE A3: 1 : 100

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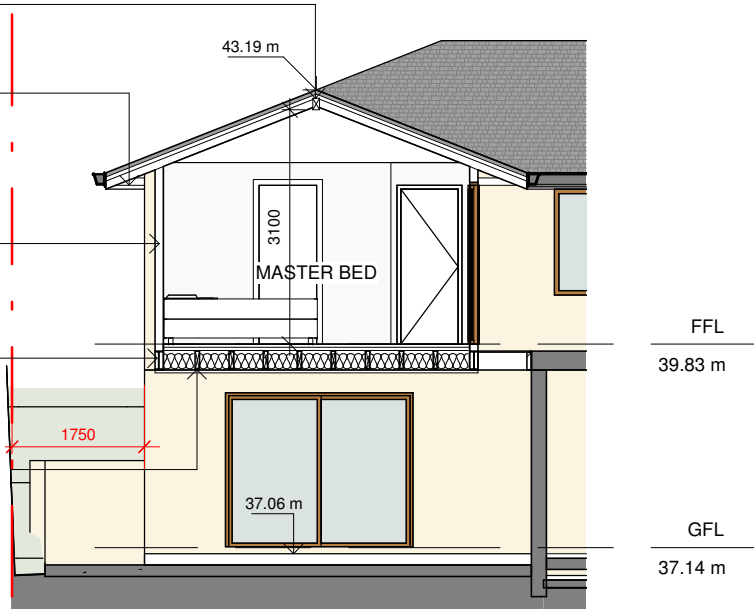
NEW RIDGE BEAM
AS PER ENG. DETAILS (RAKED
CEILING IN NEW EXTENSION TO
MATCH EXISTING)

WIDTH OF EAVE TO MATCH
EXISTING

FC SHEET TO MATCH EXISTING
BUILDING WRAP
THERMAL INSULATION
TIMBER STUD
PLASTERBOARD

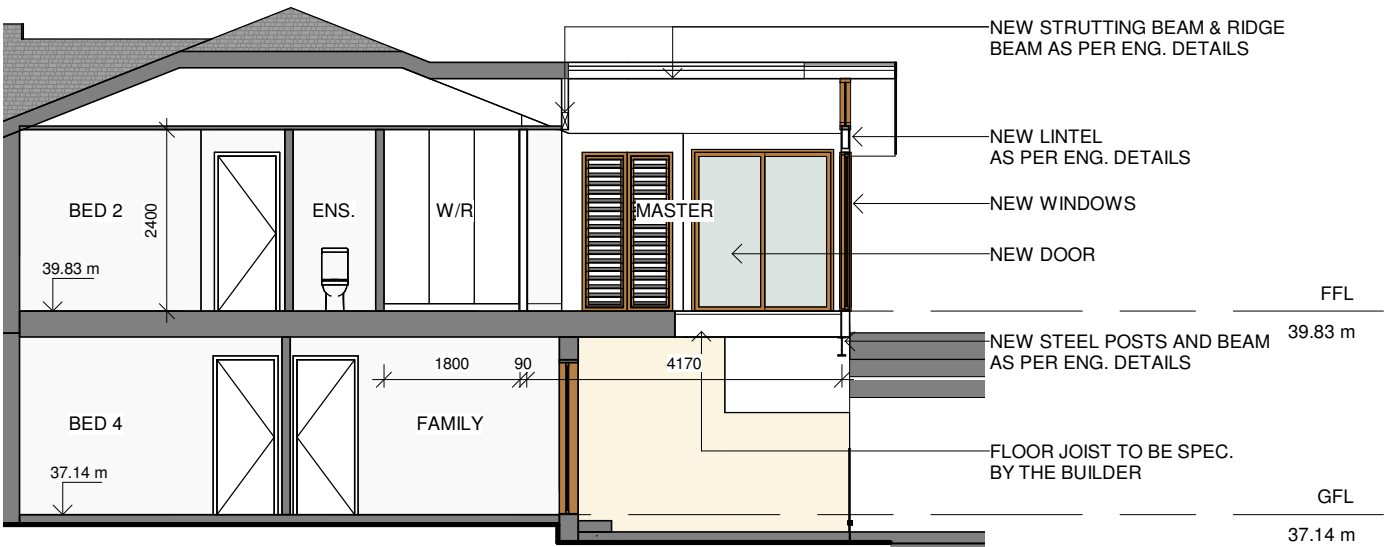
STEEL BEAMS TO ENG.
SPECIFICATIONS

NEW FLOORING TO MATCH EXISTING
TIMBER JOIST
THERMAL INSULATION BETWEEN
JOIST / SOFFIT



1 SECTION A-A

A104 1 : 100



2 SECTION B-B

A104 1 : 100



**THIS PLAN IS TO BE READ IN
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DEVELOPMENT CONSENT**

DA2023/1539

SYMBOL	W1	W2	D1
VIEW FROM OUTSIDE			
SIZE (W / H)	2700 / 1200	3150 / 130-750	1800 / 2100
OPENING	LOUVERS EITHER SIDE OF FIXED WINDOW	FIXED / RAKING	SLIDING DOOR
BAR LAYOUTS	-	-	-
FRAME	TIMBER - TO MATCH EXISTING	TIMBER - TO MATCH EXISTING	TIMBER - TO MATCH EXISTING
LEVEL	MASTER BED	MASTER BED	MASTER BED
ORIENTATION	EAST	EAST	NORTH
QTY	1	1	1

NOTE: WINDOW SCHEDULE IS FOR THE BASIX AND PRICING PURPOSES ONLY.
ALL SIZES SHOULD BE CHECKED ON SITE PRIOR THE ORDER.
ALL WINDOWS AND DOORS ARE SHOWN FROM THE EXTERIOR

BASIX COMMITMENTS

FIXTURES AND SYSTEMS		
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS	
FIXTURES	SHOWERHEADS	N/A
	TOILET FLUSHING SYSTEM	N/A
	TAPS	N/A
CONSTRUCTION		
INSULATION	FLOOR - TIMBER	R0.60 (down)(or R1.30 including construction)
	EXTERNAL WALL	R1.30 (or R1.70 including construction)
	RAKED CEILING	Ceiling, R2.24 (up), roof: foil blanket (55mm)
GLAZING		
	WINDOWS - TIMBER FRAMES	Glass, single pyrolytic low-e (U value: 3.99, SHGC: 0.66)
	DOOR - TIMBER FRAME	Glass, single pyrolytic low-e (U value: 3.99, SHGC: 0.66)

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	NE	6.5	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W2	NE	1.1	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
D1	NW	3.78	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)

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AT: 64 ELIMATTA ROAD, MONA VALE, NSW 2103
FOR: JIM BULLOUGH

SHEET TITLE: SECTIONS, WINDOW SCHEDULE & BASIX
SHEET NO: A104
SCALE A3: As indicated

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