

PLANNING & NATURAL SYSTEMS

ATTACHMENT A

**DA 315/2017 - DWELLING - 2 STROUD
STREET, ALLWORTH**

DEVELOPMENT CONTROL UNIT MEETING

29 MARCH 2017

GENERAL NOTES:

1. THESE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE MANUFACTURERS SPECIFICATION AND OTHER INSTRUCTIONS THAT SHOULD BE ISSUED DURING THE COURSE OF CONSTRUCTION.

2. DATUM TAKEN FROM SURVEY CONDUCTED BY LE MOTTEE GROUP, SEE SURVEY PLAN 6279 DET - V1

3. BOUNDARY DIMENSIONS IN DP 1044898 TAKEN FROM SURVEY CONDUCTED BY LE MOTTEE GROUP, SEE SURVEY PLAN 6279 DET - V1

4. IT IS RECOMMENDED TO USE "DIAL BEFORE YOU DIG" SERVICE BEFORE ANY EXCAVATION.

5. THE STORMWATER IS TO BE CONNECTED TO THE MAIN RESIDENCES EXISTING STORMWATER

ROOFING & RAIN WATER

1. ALL ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

LEGEND

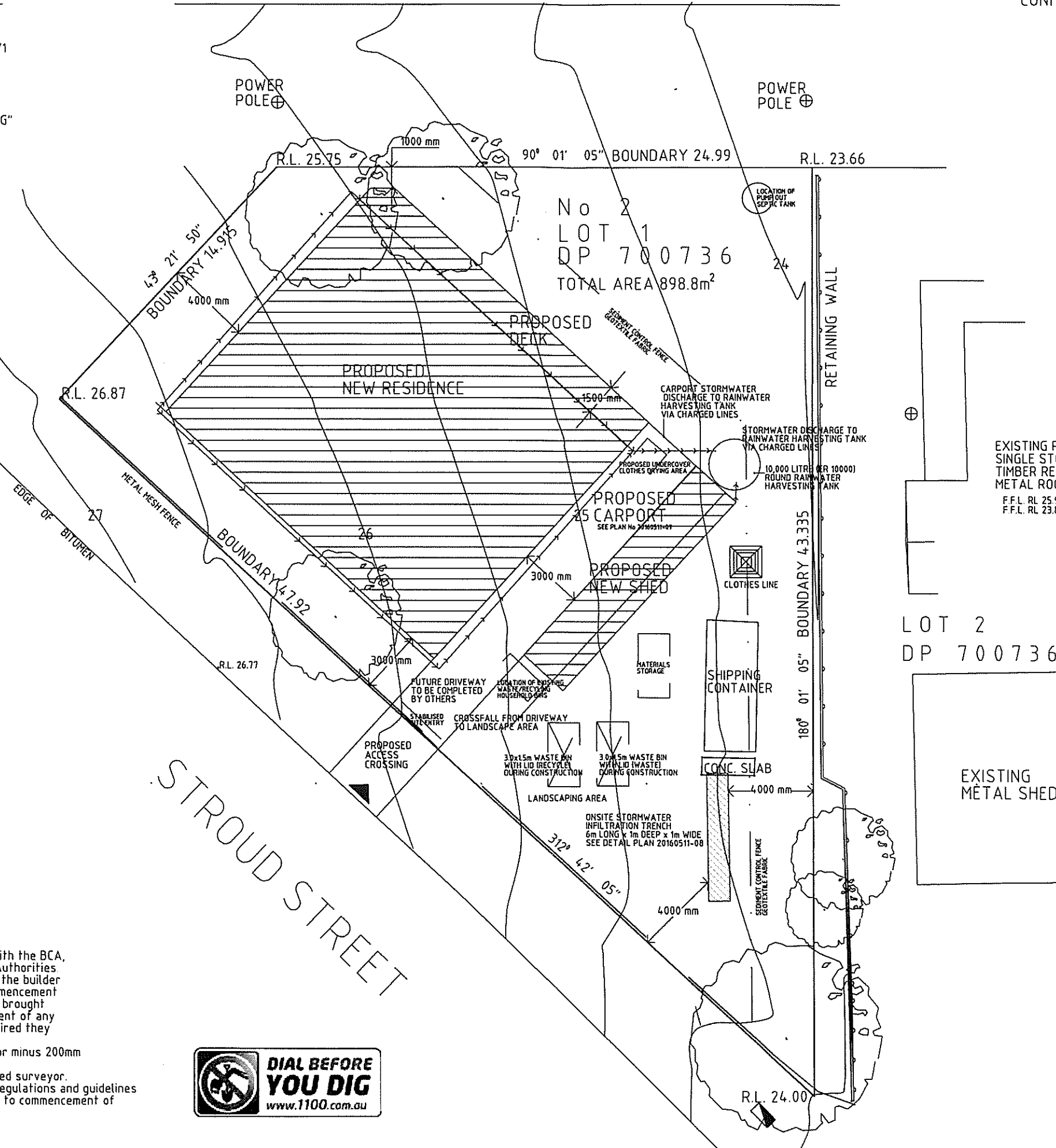
- VEHICULAR & PEDESTRIAN SITE ACCESS
- PROPOSED BUILDINGS
- EXISTING TREES
- PROPOSED STORMWATER CONNECT TO EXISTING
- SEWER MAINS
- WATER MAINS
- STABILISED SITE ENTRY
- TELSTRA PIT
- POWER POLE

NOTES:

All work to be carried out strictly in accordance with the BCA, Australian standards and all relevant Statutory Authorities. All levels, dimensions, areas etc. to be verified by the builder prior to preparation of any contracts and the commencement of any building works. Any discrepancies are to be brought to the attention of the owner prior to commencement of any building works. Where engineering details are required they take preference over these drawings. Levels shown are approximate and may vary plus or minus 200mm. Do not scale this drawing use figured dimensions. All boundary clearances to be verified by registered surveyor. Stormwater to be discharged to Local Authority Regulations and guidelines. All existing services to be located by builder prior to commencement of any building works.



MYALL STREET



CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE. CONFIRM ALL DIMENSIONS ON SITE.

SITE COVERAGE, PROPOSED NEW RESIDENCE 302.34m2
 TOTAL AREA: 898.8m2
 FLOOR SPACE RATIO 0.3:1

100sqm OF THE SITE WILL BE PROVIDED WITH LANDSCAPING USING LOW WATER SPECIES 50% OF THIS WILL BE PROVIDED BEHIND THE BUILDING LINE.

EXISTING RESIDENCE SINGLE STORY TIMBER RESIDENCE METAL ROOF
 F.F.L. RL 25.93
 F.F.L. RL 23.83

LOT 2
 DP 700736

EXISTING METAL SHED

PROJECT PROPOSED NEW RESIDENCE			
CLIENT CORINNE & CAMERON			
ADDRESS No. 2 STROUD STREET, ALLWORTH NSW			
LOT/DP No. LOT 1 DEPOSITED PLAN 700736			
Jason Te Pahi Architectural Artist ARCHITECTURAL ARTIST ARCHITECTURAL DRAFTING ARCHITECTURAL MODEL MAKER			
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DRAWING TITLE SITE PLAN			
DRAWN BY JTP	CHECKED	SCALE 1:200	SHEET SIZE A3
DATE 21/12/2016			REVISION
DRAWING No. 20160511-01			SHEET 1 OF 9
NOTES:			







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5. THE STORMWATER IS TO BE CONNECTED TO THE MAIN RESIDENCES EXISTING STORMWATER

ROOFING & RAIN WATER

1. ALL ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

LEGEND

-  EXISTING TREES
-  SUCCULENT GARDEN (ALOE & AGAVE)
-  NEW TREES
-  BROMELIAD SPP.
-  CYCAS REVOLUTA
-  DYPISIS LUTENSSENS

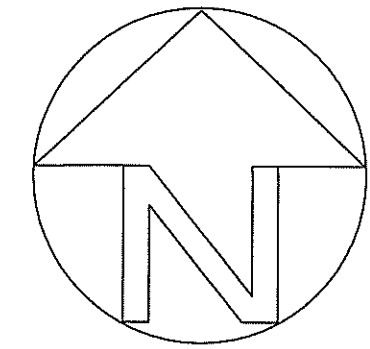
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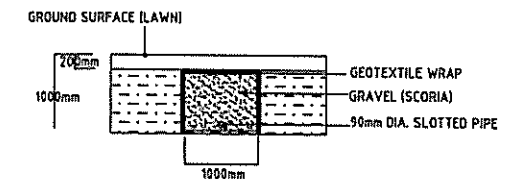


MYALL STREET

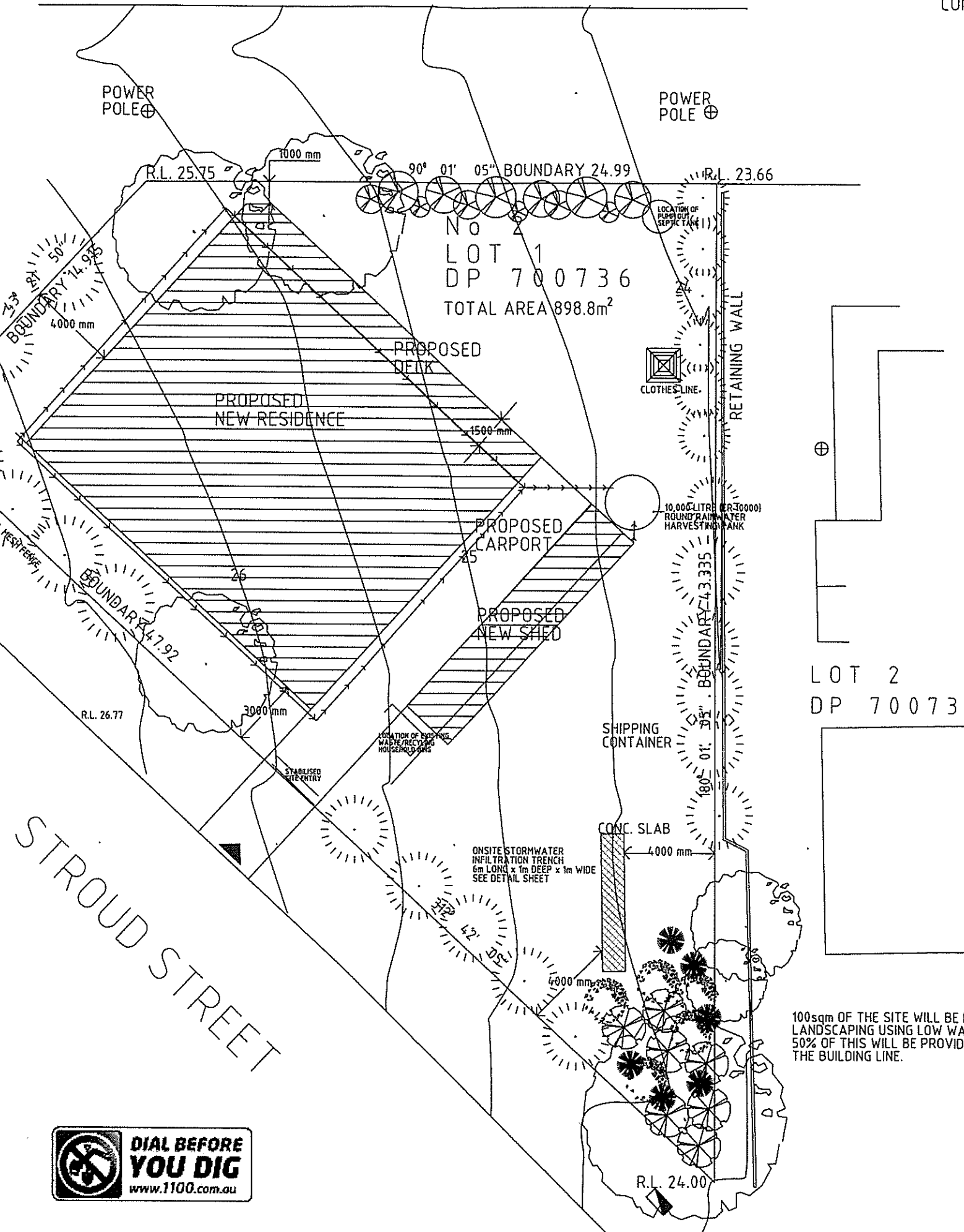
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SITE COVERAGE;
PROPOSED NEW RESIDENCE 302.34m²
TOTAL AREA: 898.8m²
FLOOR SPACE RATIO 0.3:1



INFILTRATION TRENCH DETAIL
SCALE 1:100

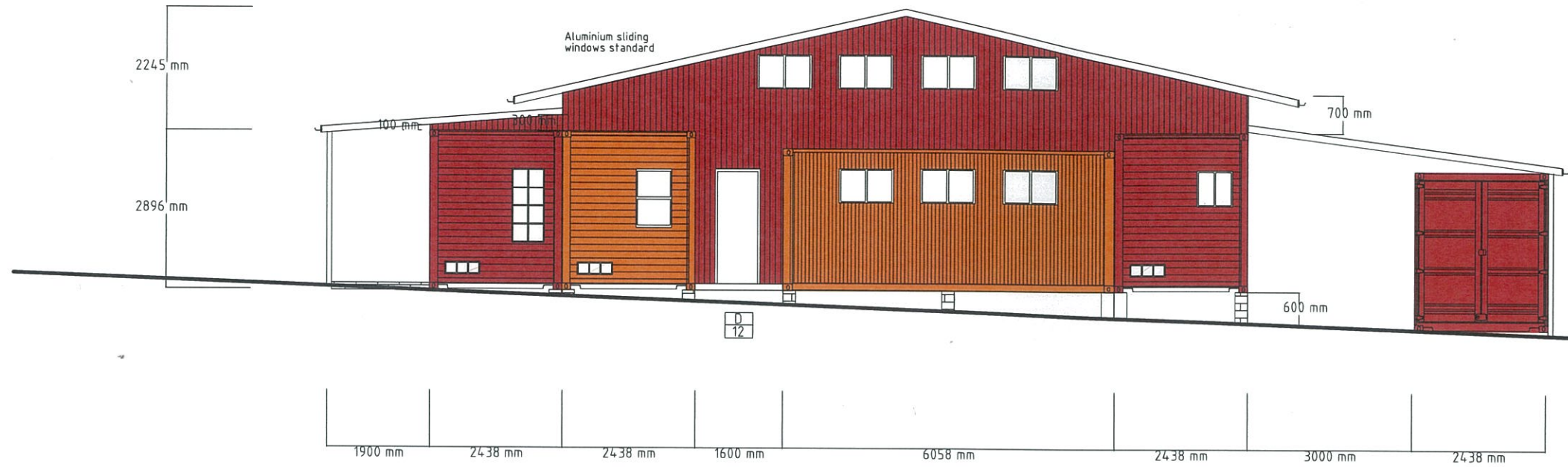


LOT 2
DP 700736

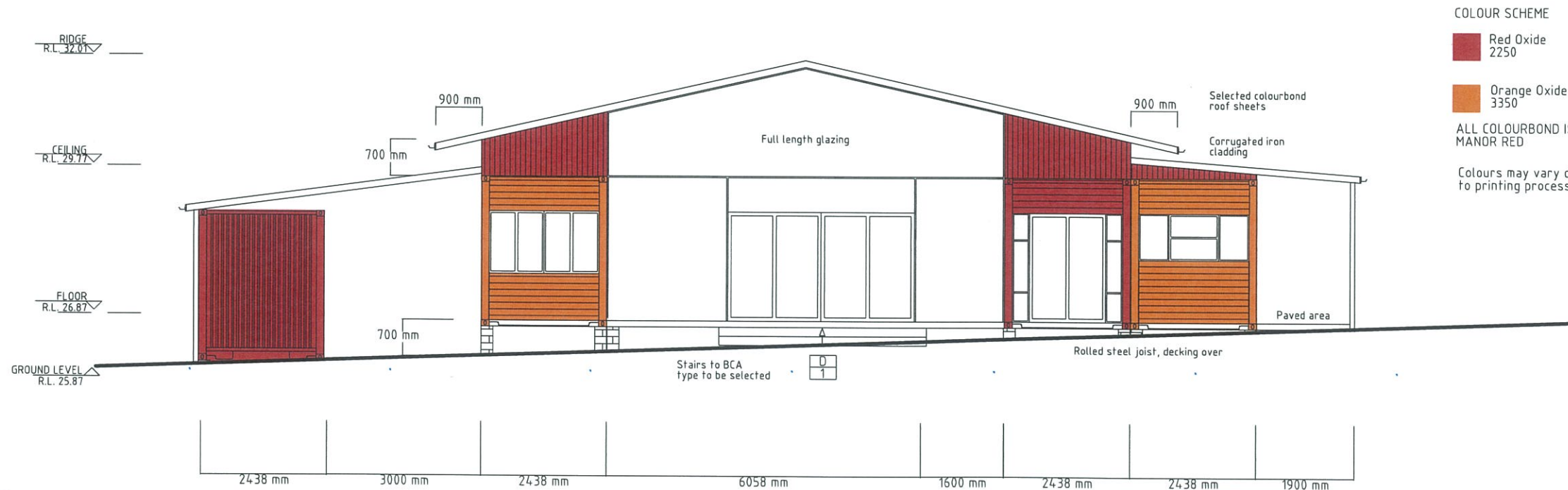
100sqm OF THE SITE WILL BE PROVIDED WITH LANDSCAPING USING LOW WATER SPECIES 50% OF THIS WILL BE PROVIDED BEHIND THE BUILDING LINE.

PROJECT PROPOSED NEW RESIDENCE			
CLIENT CORINNE & CAMERON			
ADDRESS No. 2 STROUD STREET, ALLWORTH NSW			
LOT/DP No. LOT 1 DEPOSITED PLAN 700736			
Jason Te Pahi Assoc. Des. Applied Sc. Architectural Drafting ARCHITECTURAL ARTIST ARCHITECTURAL DRAFTING ARCHITECTURAL MODEL MAKER			
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DRAWING TITLE LANDSCAPE PLAN			
DRAWN BY JTP	CHECKED	SCALE 1:200	SHEET SIZE A3
DATE 21/12/2016			REVISION
DRAWING No. 20160511-09			SHEET 9 OF 9
NOTES:			

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EAST ELEVATION



WEST ELEVATION

NOTES:

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ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. ALL WORK TO BE UNDERTAKEN BY LICENSED INSTALLERS.

Specifications & Construction Notes

Foundations

Site classification in accordance with A.S.2870-1996 provision Soil erosion & sedimentation being controlled & contained within Allotment boundaries to the standards of the soil conservation Service of New South Wales.

Footing Details
500x500x600mm concrete pad footings
230x230mm Brick piers

Termite Protection
Compliance with A.S.3660 by use of ant capping on brick piers as physical barrier provision

Framing Design Summary
Wind loading assumed are for zone A as designated by A.S.1170-1989 PT 2. 50 year mean period, terrain category 3. Speed W 33 N.
All stress grade hardwood timber unless noted otherwise. All fixings, bracings, tie downs requirements & sectional Sizes in accordance with A.S. 1684 National Framing Code.


PLATES 90 X 35mm secured @1800mm
STUDS 90 X 35mm @ maximum 600mm
STUDS INTERNAL 70 X 35mm @ maximum 600mm
WALL BRACING Metal angle 18 x 18mm

ROOFING & RAIN WATER

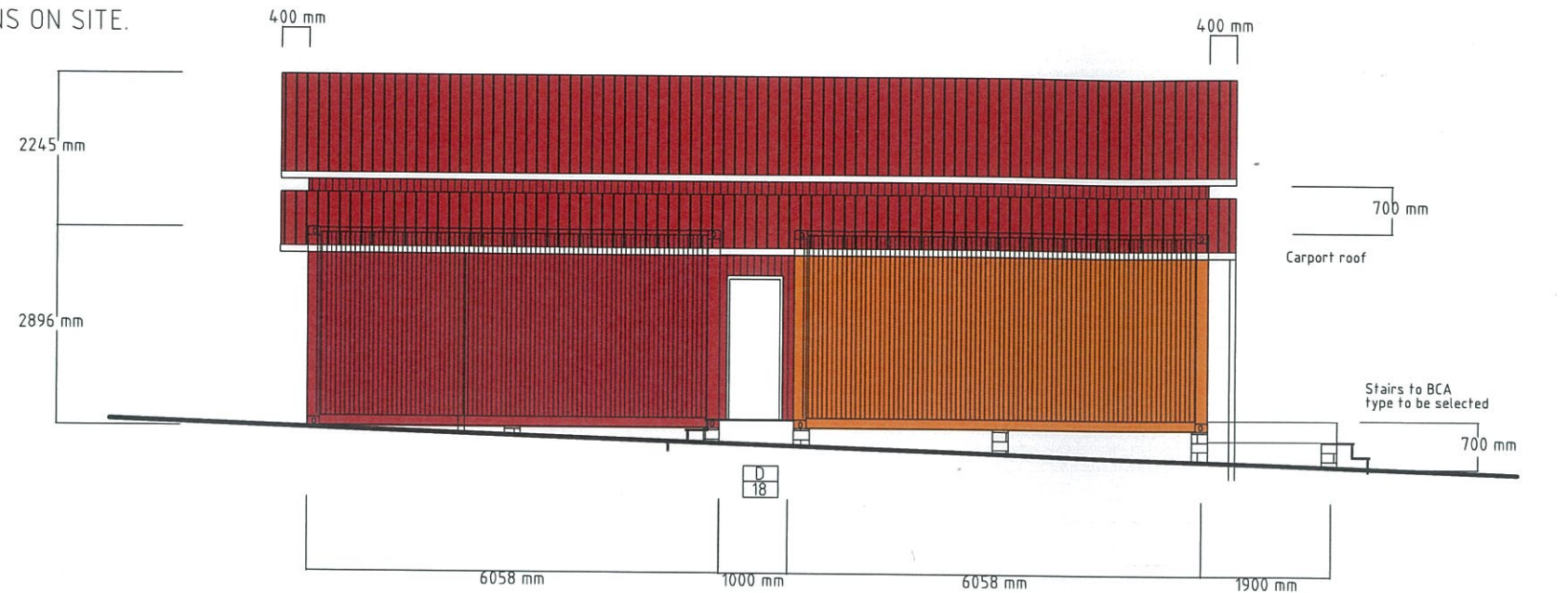
ALL ROOF TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. STORMWATER TO BE CONVEYED BY MEANS OF SEALED PVC PIPE

ROOF SHEETING Colourbond
BARGE CAPPING 0.55 moulded flashing
RIDGE CAPPING 0.55 moulded flashing
GUTTER Quad gutter
DOWN PIPES 65mm Metal

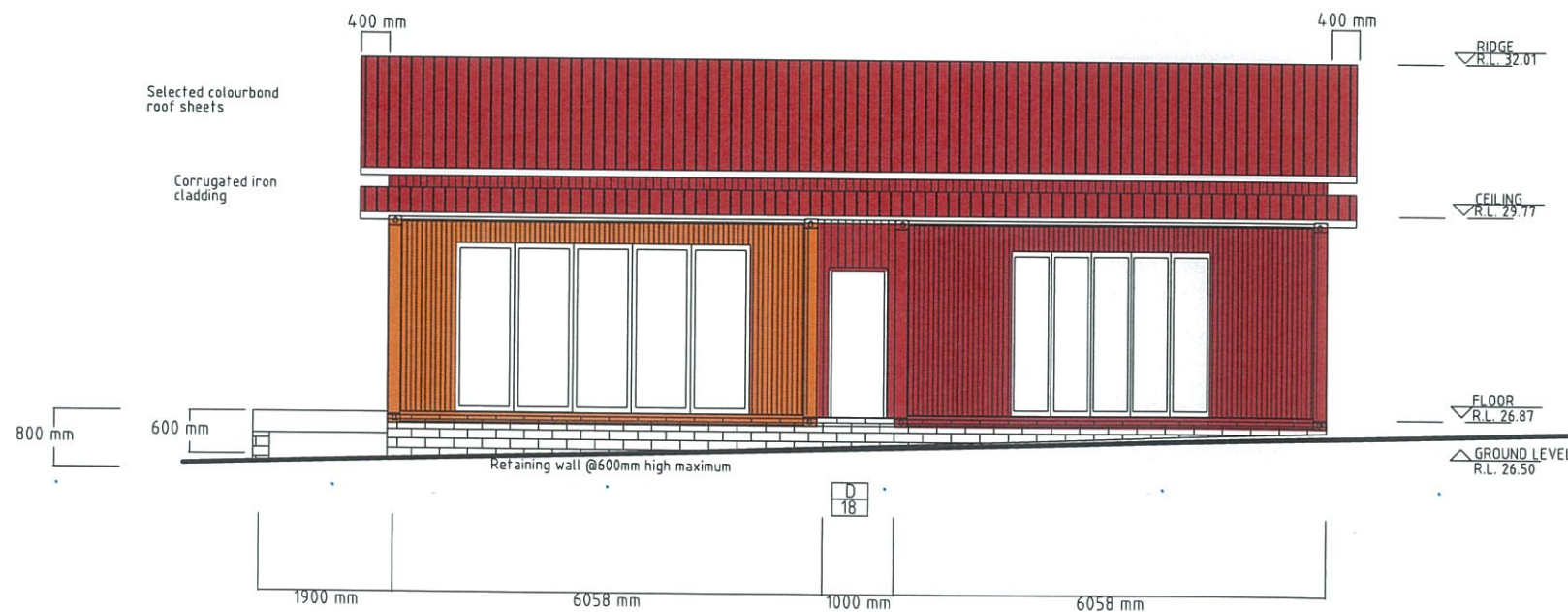
GUTTERING AND DOWNPIPE INSTALLATION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS AS/NZS 3500.3 PLUMBING AND DRAINAGE, STORMWATER DRAINAGE AND AS/NZS 3500.3 NATIONAL PLUMBING AND DRAINAGE DOMESTIC INSTALLATIONS.

PROJECT PROPOSED NEW RESIDENCE			
CLIENT CORINNE & CAMERON			
ADDRESS No. 2 STROUD STREET, ALLWORTH NSW			
LOT/DP No. LOT 1 DEPOSITED PLAN 700736			
			
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DRAWING TITLE ELEVATIONS EAST & WEST CONATINERS DOORS OPEN			
DRAWN BY JTP	CHECKED	SCALE 1:100	SHEET SIZE A3
DATE 18/01/2017		REVISION 01	
DRAWING No. 20160511-12-01		SHEET 3 OF 3	
NOTES:			

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SOUTH ELEVATION



NORTH ELEVATION

COLOUR SCHEME

- Red Oxide 2250
- Orange Oxide 3350
- ALL COLOURBOND IS MANOR RED
- Colours may vary due to printing process

Specifications & Construction Notes

Foundations

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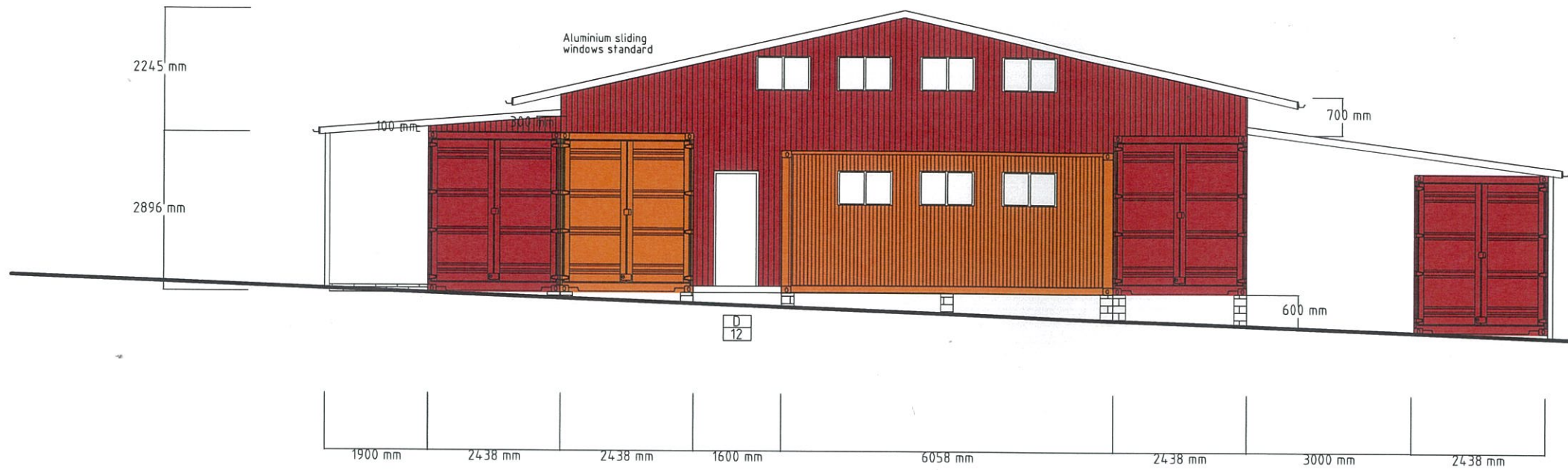
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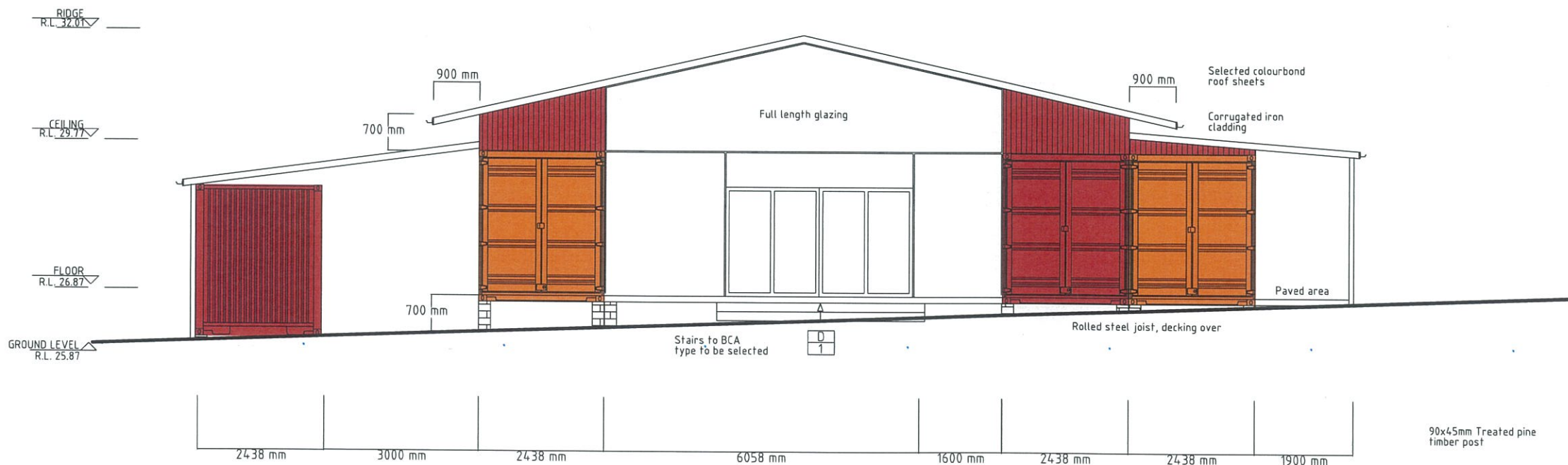
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DRAWING TITLE ELEVATIONS NORTH & SOUTH CONTAINER DOORS OPEN			
DRAWN BY JTP	CHECKED	SCALE 1:100	SHEET SIZE A3
DATE 15/07/2017			REVISION
DRAWING No. 20160511-11			SHEET 2 OF 3
NOTES:			

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DRAWN BY JTP	CHECKED	SCALE 1:100	SHEET SIZE A3
DATE 18/01/2017		REVISION 01	
DRAWING No. 20160511-04-01		SHEET 4 OF 9	
NOTES:			