

AREAS & CDC REQUIREMENTS

SITE AREA	518.5m ² Deed 520.2m ² calc
EXISTING HOUSE (Current 3 Bed)	113.4m ²
Area of roof to existing house	137m ²
PROPOSED GRANNY FLAT (Conditioned floor 55.9m ² & unconditioned 3.9m ²)	59.8m ²
GROSS FLOOR AREA	173.2m ²
FLOOR SPACE RATIO	0.33:1
LANDSCAPING	calculate 20% 103.7m ² 100.8m ² TO FRONT, 16m ² TO REAR 116.8m ² 0m ² currently low water use species)
ROOF AREA (all to connect into rain water tank)	89.8m ²
SITE COVER	Approx 165.8m ² 36%
PRIVATE OPEN SPACE	24m ²
SETBACKS	
FRONT	exceeds 28m
SIDE	900mm MIN ON SOUTH 3800mm HIGH 1350mm ON NORTH 4100mm HIGH
REAR	6630mm TO GRANNY FLAT ZERO TO PARKING 3180 WIDE 3800 HIGH
BUILDING HEIGHT	4100 MAXIMUM ON NORTH
PROTECTED TREES-	NO TREES SHOWN ON SIGNIFICANT REGISTER.
EXCAVATION MINIMAL-	MINIMAL FOR FOOTINGS ONLY.
DRAINAGE & SEWER	TO CONNECT INTO EXISTING.

SPECIFICATION NOTES

-ALL WORK IS TO COMPLY WITH THE NATIONAL BUILDING CODE OF AUSTRALIA AND REGULATIONS OF ALL STATUTORY AUTHORITIES HAVING JURISDICTION OVER THE WORKS.

-ALL WORK IS TO BE UNDERTAKEN BY QUALIFIED TRADES PEOPLE (WHERE APPLICABLE), WITH WORKMANSHIP TO BE OF THE BEST QUALITY.

-MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT STANDARD OF THE STANDARD ASSOCIATION OF AUSTRALIA.

-IT IS THE RESPONSIBILITY OF THE BUILDER TO INSURE THE WORKS, PERSONS INVOLVED IN THE WORKS AND THE PUBLIC, AND INDEMNIFY THE OWNERS AGAINST ANY LIABILITY.

-CHECK DIMENSIONS ONSITE BEFORE PROCEEDING. ANY DISCREPANCIES TO BE REPORTED AND INSTRUCTIONS SOUGHT BEFORE PROCEEDING. FIGURED DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED DIMENSIONS.

-LEAVE THE WORKS IN A CLEAN STATE, WITH ALL SURPLUS MATERIALS AND RUBBISH REMOVED, AND READY FOR HABITATION.

-WATERPROOFING TO BE INSTALLED TO COMPLY WITH AS3740.2010.

-BATHROOM & LAUNDRY TO HAVE MECHANICAL VENTILATION/ CONDENSATION MANAGEMENT TO COMPLY WITH BCA3.8.1.4

-ALL TIMBERWORK SHALL COMPLY WITH AS1684 - LIGHTWEIGHT TIMBER FRAMING CODE.

-CARRY OUT ALL DRAINAGE AND PLUMBING WORKS AS REQUIRED TO COMPLETE THE WORKS, CONNECTING ALL FIXTURES AS SHOWN. SEWER TO CONNECT INTO EXISTING SEWER.

-ELECTRICAL WORK SHALL BE TESTED ON COMPLETION AND CERTIFICATES SUPPLIED

-TERMITE PROTECTION TO BE INSTALLED IN ACCORDANCE WITH AS3660.1.

-UNDERTAKE PLASTER WORK AND RENDERING AS REQUIRED TO COMPLETE THE WORKS.

-ALL LEVELS SHOWN ARE TO ASSUMED HEIGHT DATUM REFER TO SURVEY FOR MORE DETAILS.

-SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO CONSTRUCTION.

-EXECUTE ROOFING WORKS REQUIRED TO COMPLETE THE WORKS AND LEAVE SECURE AND WATERTIGHT.

CONSTRUCTION

MANAGEMENT NOTES

-A SITE MANAGER MUST BE NOMINATED TO BE RESPONSIBLE & LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE

-AREA TO BE ESTABLISHED FOR STOCKPILE OF BUILDING MATERIALS, DEMOLITION WASTE AND WASTE CONTAINERS

-INSTALL SILTRATION FENCE PRIOR TO ANY EARTHWORKS COMMENCING. FENCE TO BE INSTALLED DOWNSLOPE OF ANY CONSTRUCTION WORKS & AROUND STOCKPILE OF MATERIALS. -MAINTAIN ALL FENCES & BARRIERS IN GOOD CONDITION & DESILT AS REQUIRED DURING CONSTRUCTION

-INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER UNTIL CONSTRUCTION COMPLETED

-WASTE MATERIALS ARE TO BE STOCKPILED OR LOADED INTO BINS

-CONFIRM LOCATION OF SITE TOILET & INSTALL PRIOR TO CONSTRUCTION COMMENCING

STORMWATER MANAGEMENT NOTES

ROOF AREA OF PROPOSED GRANNY FLAT 89.8m²

ROOF AREA OF EXISTING HOUSE 115m²

-DOWN PIPE LOCATION TO BE CONFIRMED. WITH STORMWATER TO BE CONNECTED INTO PROPOSED 2000L RAINWATER TANK. CONFIRM LOCATION WITH PLUMBER.

-OVERFLOW FROM TANK TO CONNECT INTO EXISTING STORMWATER THAT DRAINS TO REAR LANE.

LANDSCAPE PLAN NOTES

- EXISTING PLANTING TO BE RETAINED AT FRONT OF SITE. 100.8m² & 16m² OF NEW LANDSCAPING LOCATED NEAR PROPOSED GRANNY FLAT

BASIX REQUIREMENTS

Water

Fixtures

-ALL NEW SHOWER HEADS TO HAVE MINIMUM 4 STAR RATING (>4.5 but <=6L/min plus spray force test)

-ALL NEW TOILETS TO HAVE MINIMUM 5 STAR RATING.

- ALL NEW TAPS (including basins) MUST HAVE MINIMUM 5 STAR RATING

Alternative water

- RAINWATER TANK OF MINIMUM VOLUME OF 2000L TO BE INSTALLED AS PER BASIX REQUIREMENTS.

- TANK TO COLLECT RUN OFF FROM ROOF AREA OF GRANNY FLAT (89.8m²)

- TANK TO CONNECT INTO ONE OUTDOOR TAP & CLOTHES WASHER.

Thermal

Construction

-FLOOR CONCRETE SLAB ON GROUND NIL

-FLOOR ABOVE GARAGE NIL

-EXTERNAL WALL/FRAMED 3.0

(3.4 inc cons)\

-CEILING & ROOF/RAKED CEILING 4.45 (up)

55mm FOIL BACKED BLANKET

ROOF MEDIUM SOLAR ABSORPTANCE 0.475-0.70)

Windows

-ALL WINDOWS TO BE ALUMINIUM FRAMED WITH SINGLE CLEAR GLAZING

Energy

-Hot water unit

ELECTRIC HEAT PUMP WITH 36-40 STC PERFORMANCE OR BETTER

-Heating & Cooling system

3 PHASE AIR CONDITIONING EER 3.0-3.5 RATING+ CEILING FANS IN LIVING ROOM + BEDROOMS

-Ventilation

INDIVIDUAL FANS TO BATH, LDYR CUPD & COOKTOP DUCTED TO ROOF OR FACADE WITH MANUAL SWITCH ON/OFF

-Lighting

ALL ROOMS TO HAVE DEDICATED LED LAMPS

-Natural Lighting

WINDOWS SHOWN IN BATHROOM & KITCHEN

-Other

-REFRIGERATOR SPACE TO BE WELL VENTILATED

-EXTERNAL + INTERNAL CLOTHES DRYING LINES TO BE INSTALLED

PROPOSED GRANNY FLAT

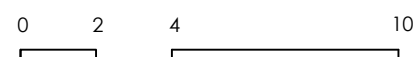
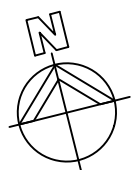
Lot 5 Sec E DP9391
17 Myall Street, Ettalong Beach

Fiona Brodie B.Arch (Hons)
FIONA BRODIE DESIGN m 0409 071 416
88a Manly View Road, Killcare NSW e fbrodie@tpg.com.au

B 20.12.22 NOTES ADDED
A 08.12.22 ISSUED FOR DA

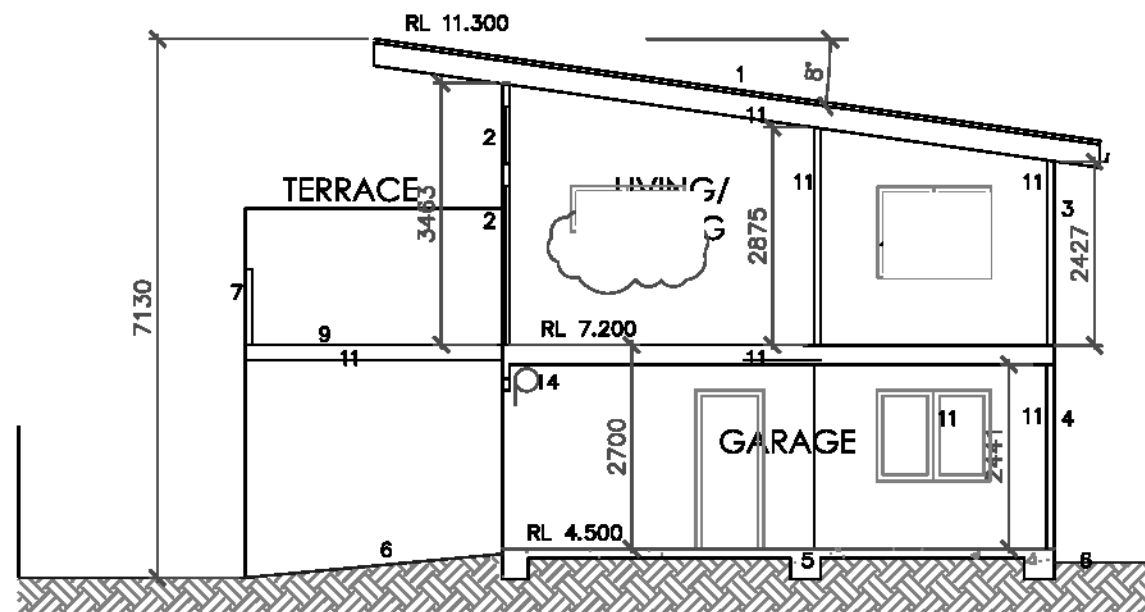
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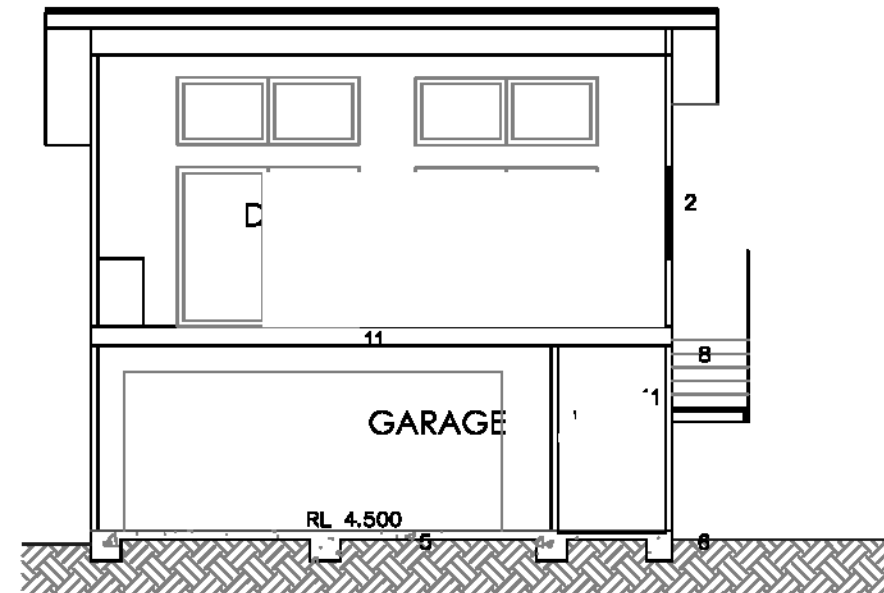


DEVELOPMENT CONSENT
APPROVAL

DA/4334/2022
Dated: 23/10/2023



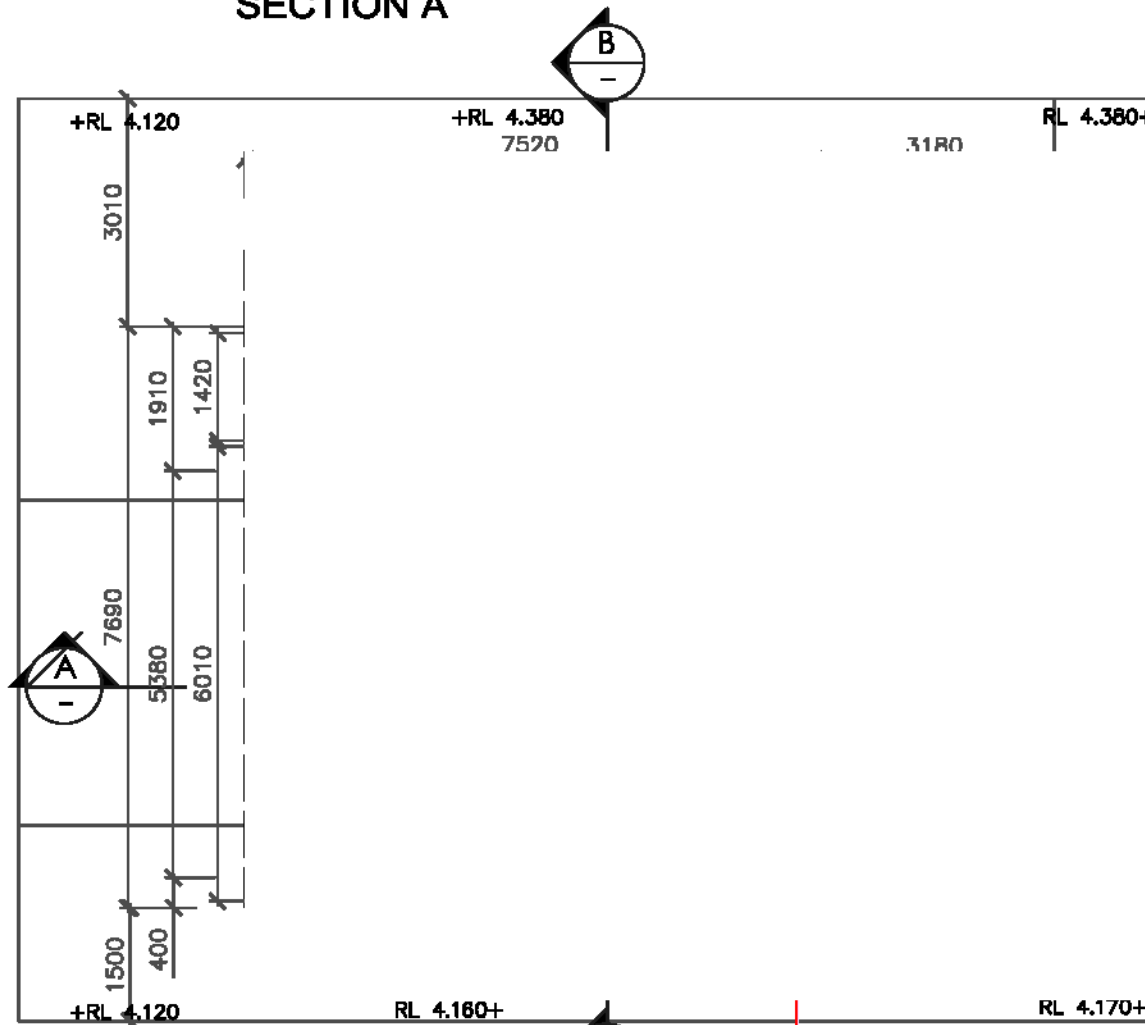
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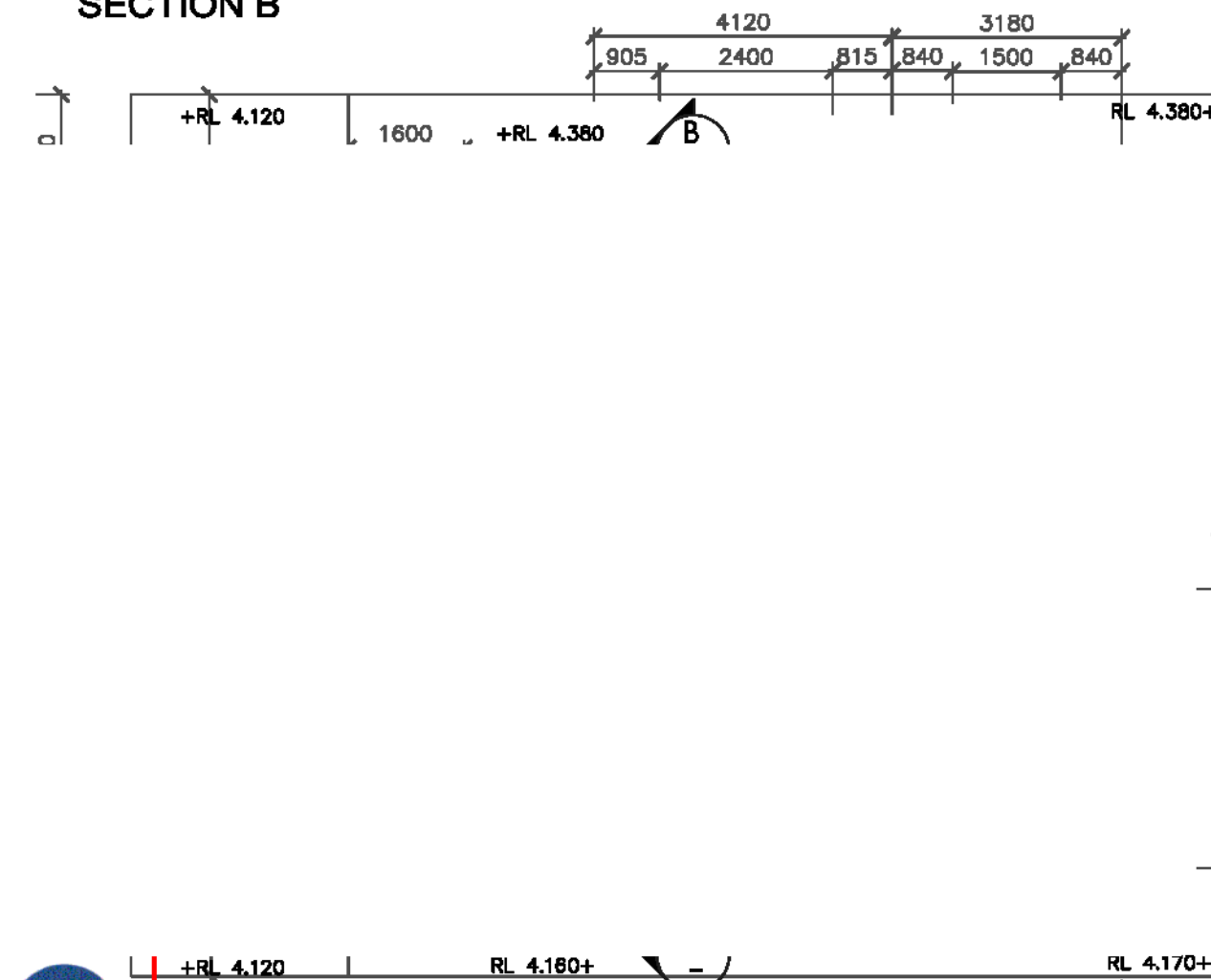
SECTION B

LEGEND

- | | |
|---|--|
| 1 NEW COLORBOND ROOF SHEETING WITH COLORBOND BARGE, GUTTER & FASCIA. CONFIRM DOWN PIPE LOCATION ON SITE | 8 NEW TIMBER STAIRS TO COMPLY WITH BCA TREADS 270mm WITH MAX RISER 190mm |
| 2 POWDERCOATED ALUMINIUM WINDOWS & DOORS. REFER TO BASIX CERTIFICATE FOR GLAZING TYPE | 9 TIMBER DECKING, CONFIRM FLOOR FINISH TILES OR TIMBER |
| 3 LIGHTWEIGHT CLADDING WITH PROFILE TO BE CONFIRMED, WEATHERTEX OR SIMILAR | 10 PRIVACY SCREEN 1800mm HIGH |
| 4 LIGHTWEIGHT CLADDING WITH PROFILE TO BE CONFIRMED, HARDIES AXON OR FIBRE CEMENT SHEETING | 11 FLOOR, WALL & ROOF FRAMING |
| 5 CONCRETE SLAB & FOOTINGS TO ENG. DETAILS | 12 EXISTING GATE & FENCE TO BE REPLACED AS REQUIRED |
| 6 APPROXIMATE GROUND LINE, NO CUT REQUIRED | 13 RAIN WATER TANK 2500L DOWN PIPE LOCATION TO BE CONFIRMED |
| 7 BALUSTRADE TO COMPLY WITH BCA | 14 GARAGE DOOR TO BE SELECTED |
| | 15 PLASTERBOARD WALL & CEILING LINING |
| | 16 EXTERNAL DOOR |



GROUND FLOOR PLAN



FIRST FLOOR PLAN

CONFIRM DOWN PIPE LOCATIONS WITH WORKS TO CONNECT INTO EXISTING STORMWATER

RAINWATER TANK 2000L

MECHANICAL VENTILATION TO BE INSTALLED TO DRYER & BATH TO COMPLY WITH BCA 3.8.1.4

DEVELOPMENT CONSENT
APPROVAL

DA/4354/2022

Dated: 23/10/2023

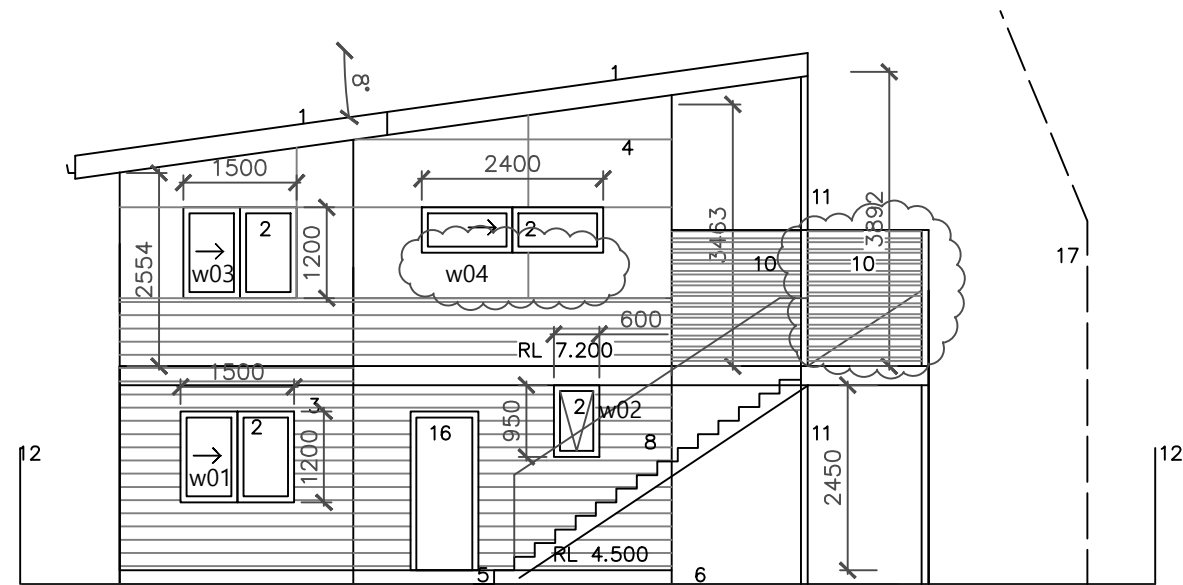
PROPOSED GRANNY FLAT

Lot 5 Sec E DP9391
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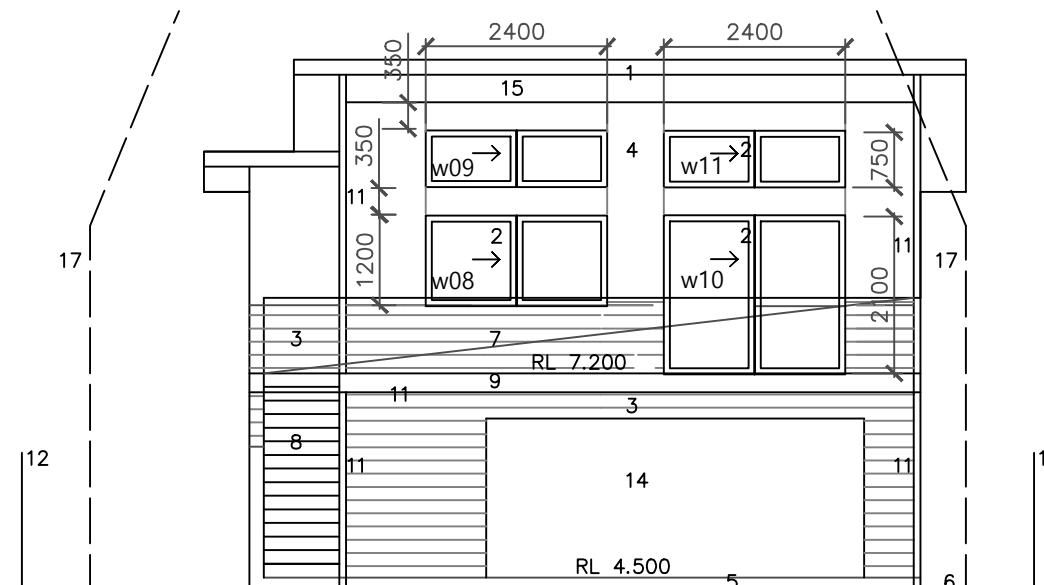
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C 16.10.23 WINDOW SIZES REDUCED & SCREENS SHOWN AS SOLID
B 20.12.22 LAUNDRY MOVED, BATH DELETED
A 08.12.22 ISSUED FOR DA

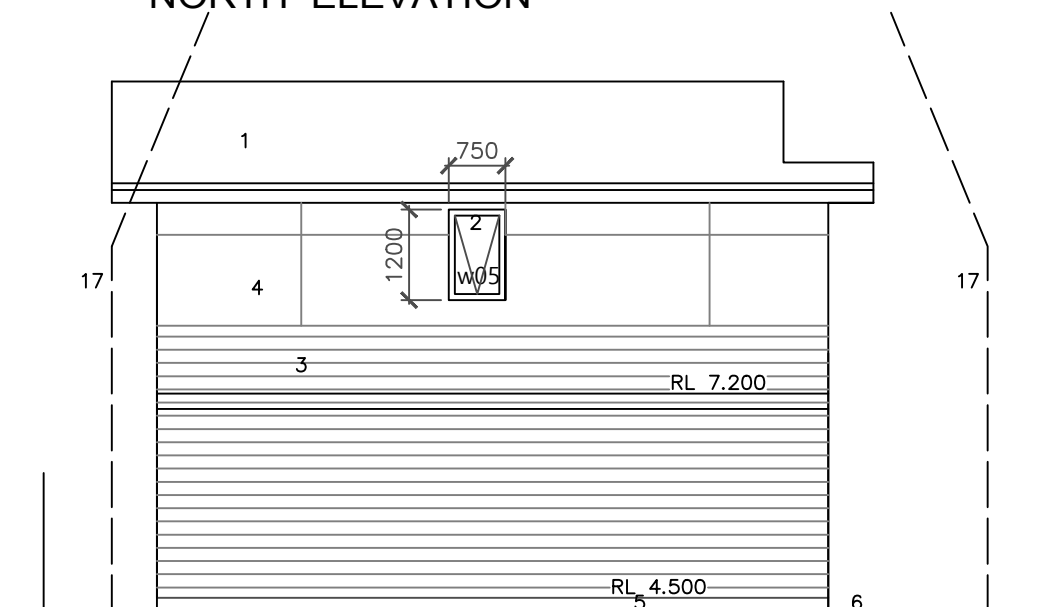
Floor Plans & Sections
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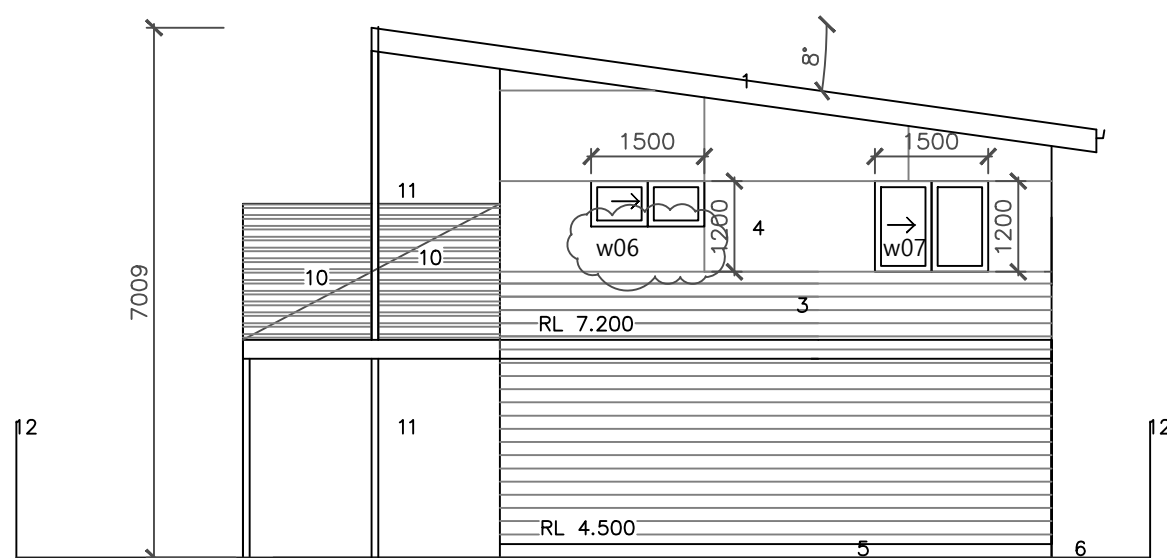
NORTH ELEVATION



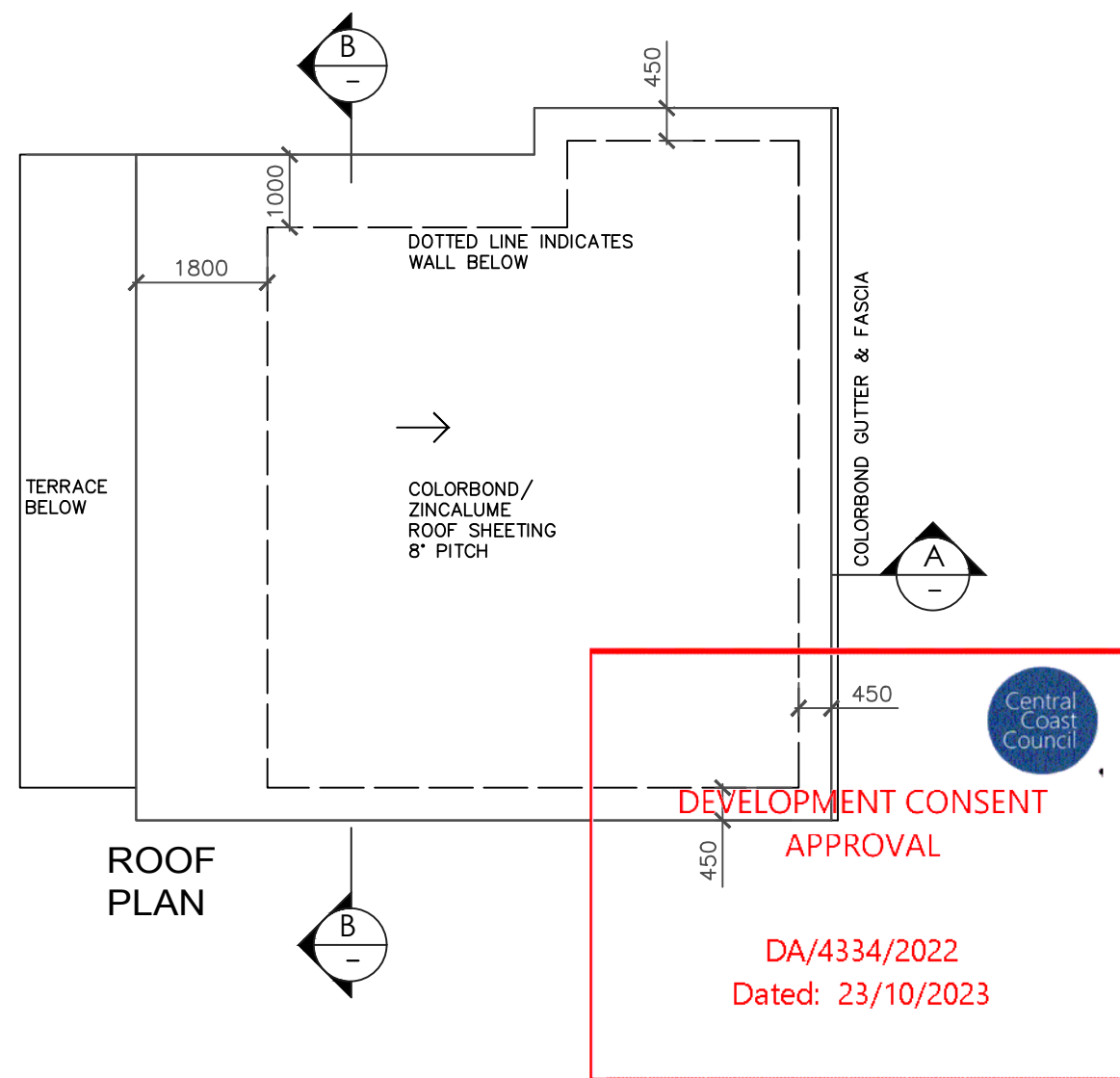
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



ROOF PLAN

LEGEND

- 1 NEW COLORBOND/ZINCALUME ROOF SHEETING WITH COLORBOND BARGE, GUTTER & FASCIA. CONFIRM DOWN PIPE LOCATION ON SITE
- 2 POWDERCOATED ALUMINIUM WINDOWS & DOORS. REFER TO BASIX CERTIFICATE FOR GLAZING TYPE
- 3 LIGHTWEIGHT CLADDING WITH PROFILE TO BE CONFIRMED, WEATHERTEX OR SIMILAR
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- 12 EXISTING GATE & FENCE TO BE REPLACED AS REQUIRED
- 13 RAIN WATER TANK 2500L DOWN PIPE LOCATION TO BE CONFIRMED
- 14 GARAGE DOOR TO BE SELECTED
- 15 PLASTERBOARD WALL & CEILING LINING
- 16 EXTERNAL DOOR
- 17 BUILDING ENVELOPE SHOWN DOTTED

WINDOW SCHEDULE

W01	1500W 1200H	SLIDING WINDOW
W02	600W 950H	AWNING WINDOW (OBS)
W03	1500W 1200H	SLIDING WINDOW
W04	2400W 600H	SLIDING WINDOW
W05	750W 1200H	AWNING WINDOW (OBS)
W06	1500W 600H	SLIDING WINDOW
W07	1500W 1200H	SLIDING WINDOW
W08	2400W 1200H	SLIDING WINDOW
W09	2400W 750H	SLIDING WINDOW
W10	2400W 2100H	SLIDING DOOR
W11	2400W 750H	SLIDING WINDOW

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Elevations
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scale 1:100

da 03 B

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