

### 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 TÓ 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

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

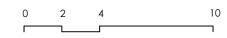
#### STORMWATER MANAGEMENT NOTES

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.

KITCHEN <u>Thermal</u> 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

## PROPOSED GRANNY FLAT

Lot 5 Sec E DP9391 17 Myall Street, Ettalong Beach

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

Energy

-Ventilation

ON /OFF

LAMPS

-Other

VENTILATED

-Lighting

-Natural Lighting

AREAS & CDC REQUIREN	AENTS 518.5m2 Deed 520.2m2 calc		
EXISTING HOUSE (Current 3 Bed) Area of roof to existing house	113.4m2 137m2		
PROPOSED GRANNY FLAT (Conditioned floor 55.9m2 & unconditioned 3.9m2)	59.8m2		
GROSS FLOOR AREA FLOOR SPACE RATIO	173.2m2 0.33:1		
LANDSCAPING calculate 20% 103.7m2 100.8m2 TO FRONT, 16m2 TO REAR 116.8m2 0m2 currently low water use species)			
ROOF AREA (all to connect into rain water tan	89.8m2 k)		
SITE COVER Approx 16	5.8m2 36%		
PRIVATE OPEN SPACE 24m2			
SETBACKS FRONT exceeds 28m SIDE 900mm MIN ON SOUTH 1350mm ON NORTH 4100 REAR 6630mm TO GRANNY FL ZERO TO PARKING 3180	Dmm HIGH AT		
BUILDING HEIGHT 4100 MAXIMUM	ON NORTH		
PROTECTED TREES- NO TREES SHOWN ON SIGNIFICANT REGISTER.			
EXCAVATION MINIMAL- MINIMAL FOR	R FOOTINGS ONLY		
DRAINAGE & SEWER TO CONNECT I	NTO EXISTING.		

-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

INDIVIDUAL FANS TO BATH, LDRY CUPD & COOKTOP DUCTED TO ROOF OR FACADE WITH MANUAL SWITCH

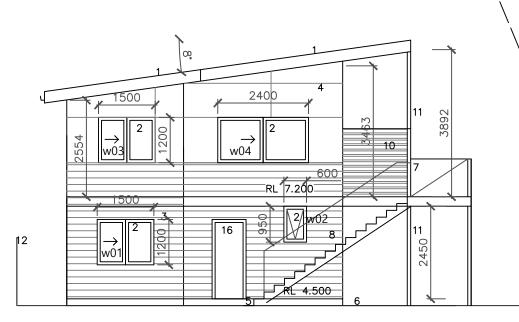
ALL ROOMS TO HAVE DEDICATED LED

WINDOWS SHOWN IN BATHROOM &

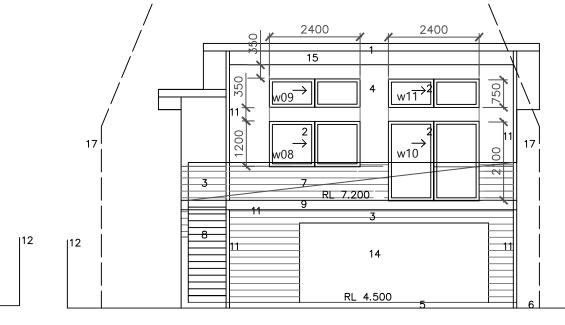
-REFRIGERATOR SPACE TO BE WELL

-EXTERNAL + INTERNAL CLOTHES DRYING LINES TO BE INSTALLED

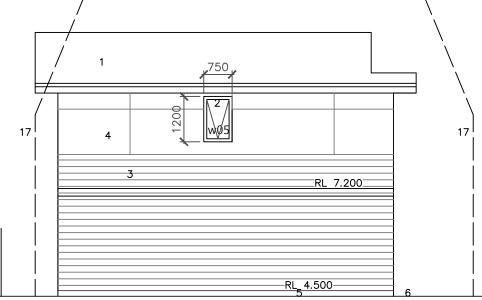
> 20.12.22 NOTES ADDED R 08.12.22 ISSUED FOR DA



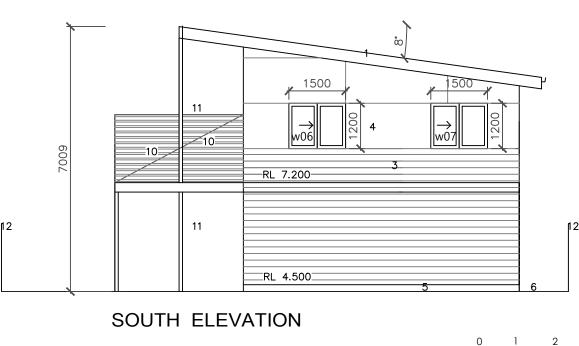
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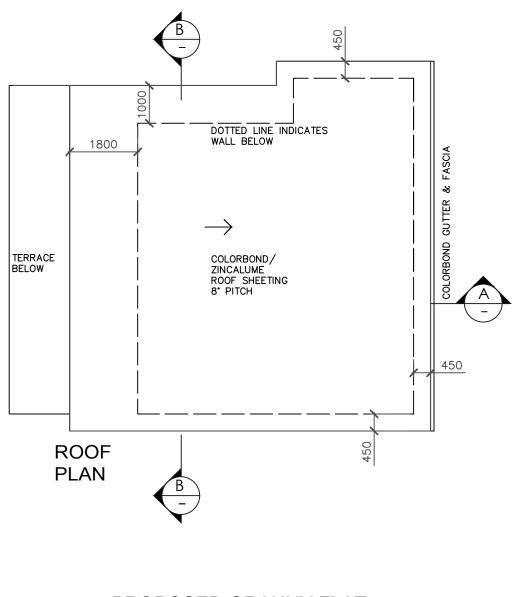
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



# PROPOSED GRANNY FLAT

Lot 5 Sec E DP9391 17 Myall Street, Ettalong Beach

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LEGEND

- NEW COLORBOND/ZINCALUME ROOF 1 SHEETING WITH COLORBOND BARGE, GUTTER & FASCIA. CONFIRM DOWN PIPE LOCATION ON SITE
- POWDERCOATED ALUMINIUM WINDOWS & 2 DOORS. REFER TO BASIX CERTIFICATE FOR GLAZING TYPE
- LIGHTWEIGHT CLADDING WITH PROFILE TO BE\_CONFIRMED, WEATHERTEX OR 3 SIMILAR
- 4 LIGHTWEIGHT CLADDING WITH PROFILE TO BE CONFIRMED, HARDIES AXON OR FIBRE CEMENT SHEETING
- CONCRETE SLAB & FOOTINGS TO ENG. 5 DETAILS
- APPROXIMATE GROUND LINE, NO CUT 6 REQUIRED
- 7 BALUSTRADE TO COMPLY WITH BCA
- NEW TIMBER STAIRS TO COMPLY WITH 8 BCA TREADS 270mm WITH MAX RISER 190mm
- TIMBER DECKING, CONFIRM FLOOR 9 FINISH TILES OR TIMBER
- 10 PRIVACY SCREEN 1800mm HIGH
- FLOOR, WALL & ROOF FRAMING 11
- EXISTING GATE & FENCE TO BE 12 REPLACED AS REQUIRED
- RAIN WATER TANK 2500L 13 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 1200H	SLIDING	WINDOW	
W05	750W 1200H	AWNING	WINDOW	(OBS)
W06	1500W 1200H	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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