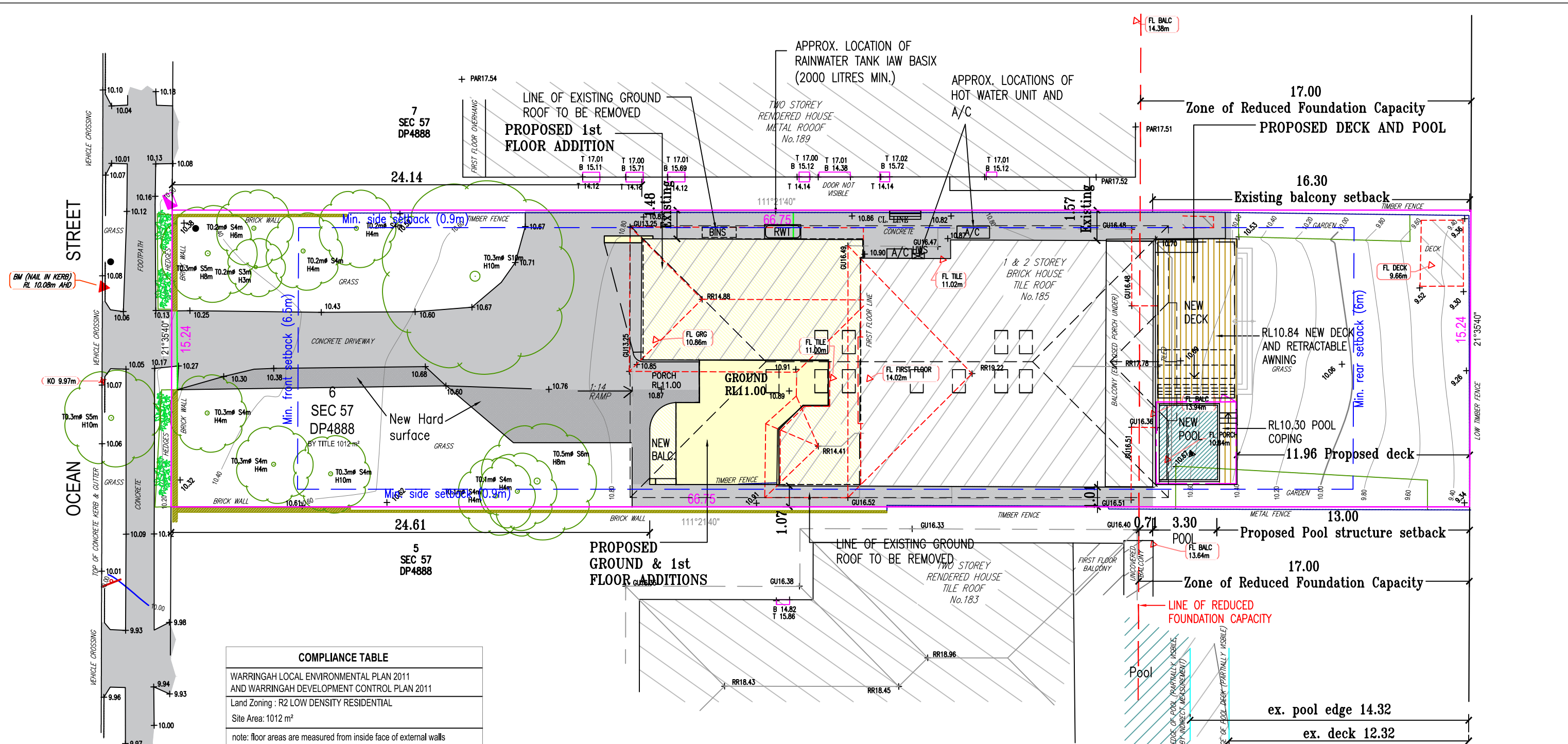




SUMMARY OF COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE NCC 2022 VOL. 2 AND ABCB HOUSING PROVISIONS.

1. THE ROOFING AND FLASHINGS:
THE ROOF MATERIAL, PITCH, FIXING, INSTALLATION, FLASHING AND DRAINAGE COMPLY WITH THE PROVISIONS OF NCC 2022 VOL. 2 PART H1D7(3) AND PART 7.3 OF THE ABCB HOUSING PROVISIONS.
2. THE SHEET WALL CLADDING:
COMPLY WITH THE PROVISIONS OF NCC 2022 VOL. 2 PART H1D7(4) AND PART 7.5 OF THE ABCB HOUSING PROVISIONS.
3. THE CONCRETE SLAB:
COMPLY WITH THE PROVISIONS OF NCC 2022 VOL. 2 PART H1D4 AND PART 4.2 OF THE ABCB HOUSING PROVISIONS.
4. VAPOUR BARRIERS IN ACCORDANCE WITH 4.2.8 OF THE ABCB HOUSING PROVISIONS.
5. BUILDING WATERPROOFING IN ACCORDANCE WITH NCC 2022 VOL. 2 PART H2D2 TO H2D8.
6. WEATHERPROOFING OF MASONRY: H2D4 OR PART 5.7 PART 8.3 OF THE ABCB HOUSING PROVISIONS.
7. DRAINAGE IN ACCORDANCE WITH AS/NZS 3500.3.
8. ROOM HEIGHTS IN ACCORDANCE WITH PART 10.3 OF THE ABCB HOUSING PROVISIONS.
9. WET AREAS WATERPROOFING IN ACCORDANCE WITH AS3740 AND PART 10.2 OF THE ABCB HOUSING PROVISIONS.
10. NATURAL AND ARTIFICIAL LIGHT IN ACCORDANCE WITH PART 10.5 OF THE ABCB HOUSING PROVISIONS.
11. VENTILATION IN ACCORDANCE WITH PART 10.6 OF THE ABCB HOUSING PROVISIONS.
12. CONDENSATION MANAGEMENT IN ACCORDANCE WITH PART 10.8 OF THE ABCB HOUSING PROVISIONS.
13. EXHAUST SYSTEMS IN ACCORDANCE WITH PART 10.8.2 OF THE ABCB HOUSING PROVISIONS.
14. SMOKE ALARMS IN ACCORDANCE WITH PART 9.5.2 AND 9.5.4 OF THE ABCB HOUSING PROVISIONS AND AS3786-2014.
15. TERMITE RISK MANAGEMENT IN ACCORDANCE WITH NCC Vol. 2 Part H1D3 AND PART 3.4 OF THE ABCB HOUSING PROVISIONS.
16. ENERGY EFFICIENCY IN ACCORDANCE WITH BASIX CERTIFICATE

LEGEND
--- DEMOLISH
NEW DEVELOPMENT

- (S) DIRECT SMOKE ALARM IN ACCORDANCE WITH NCC VOL. 2 H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS AND AS3786-2014
- (X) EXHAUST FAN
Note: MECHANICAL VENTILATION CLAUSE 10.6.2(C) OF THE ABCB HOUSING PROVISIONS.
- * LIFT-OFF HINGE TO BCA CLAUSE 3.8.3.3
- ♦ FLOOR WASTE

NOTE: DIMENSIONS OF EXISTING BUILDING ARE APPROXIMATE AND ARE TO BE CHECKED PRIOR TO CONSTRUCTION.



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

DA2023/1621

CONSTRUCTION:
1. NEW GROUND AND FIRST FLOOR:
EXTERNAL WALLS: BRICK VENEER RENDER FINISH UNLESS OTHERWISE STATED.
2. TIMBER FRAMED PITCHED TILE ROOF.
3. CONCRETE SLAB TO GROUND LEVEL.
4. REFER ENGINEERING PLANS

- * NOTES:
- DIMENSIONS OF EXISTING BUILDING ARE APPROXIMATE AND ARE TO BE CHECKED PRIOR TO CONSTRUCTION.
 - REPLACE ALL EXISTING WINDOWS WITH SAME SIZE (UNLESS OTHERWISE NOTED) AS PER BASIX AND SCHEDULE
 - WET AREAS WATERPROOFING DESIGN TO AS 3740-2021 2021. WINDOW SILL HEIGHT ABOVE 1800MM WITHIN THE SHOWER AREA
 - DEMOLISH HIGHLIGHTED WALLS TO ENGINEER'S DESIGN. BUILDER TO ENSURE STRUCTURAL STABILITY AND MAKE GOOD OF ALL SURFACES.

GROUND FLOOR PLAN

1:100

Address: 185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888

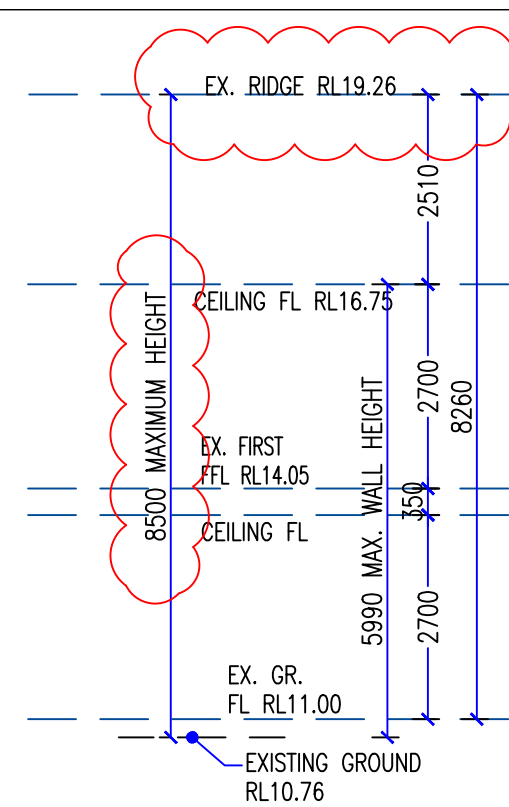
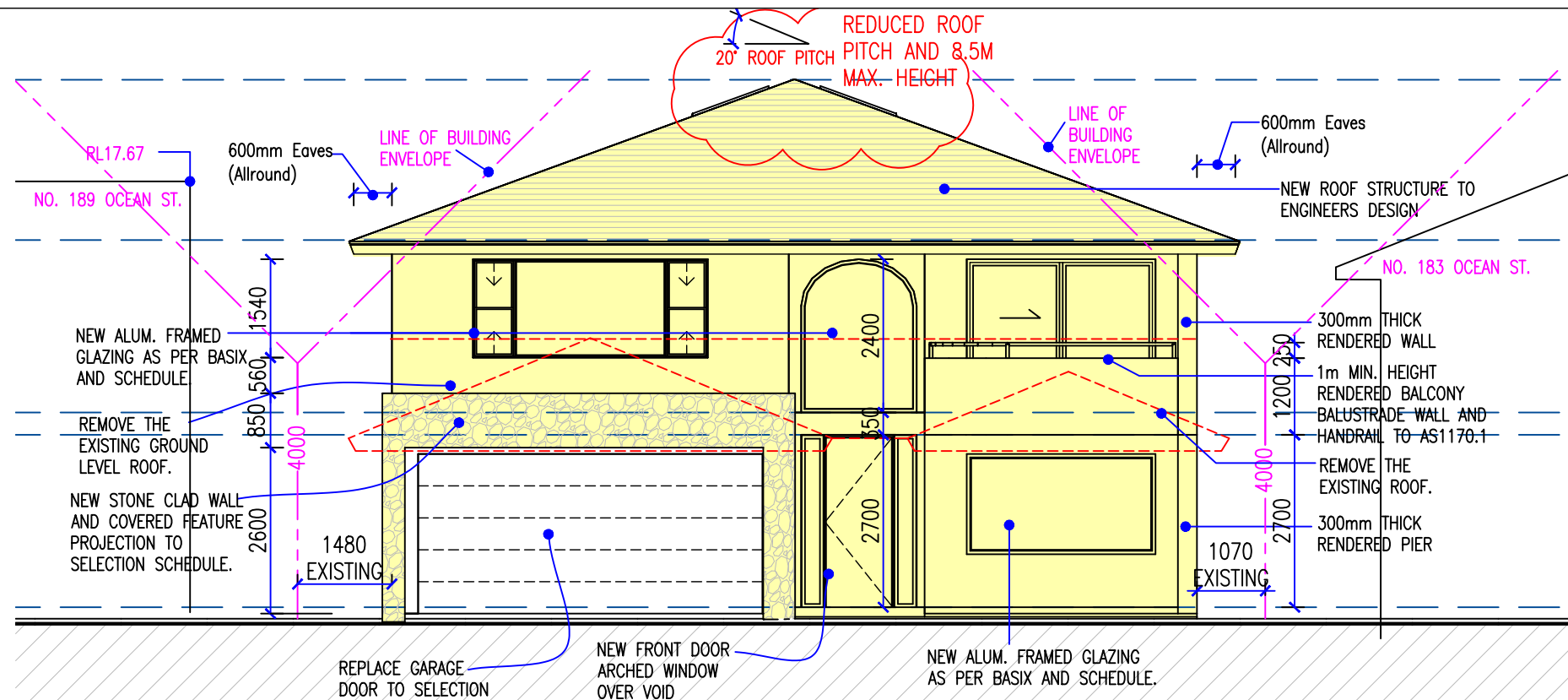
Project: CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

Drawing Title: PROPOSED GROUND FLOOR PLAN

Date	Scale	Drw no	Revision
23/01/2024	AS NOTED @ A3	A103	B



ABN 74 542 321 461
©copyright
House Plan Design and Drafting services
www.HousePlanDrafting.com.au
Samuel George - B.Sc. of Architecture Engineering
Building Designers Assoc. of Australia - Member
ph: +61 404 013 693
info@houseplandrafting.com.au



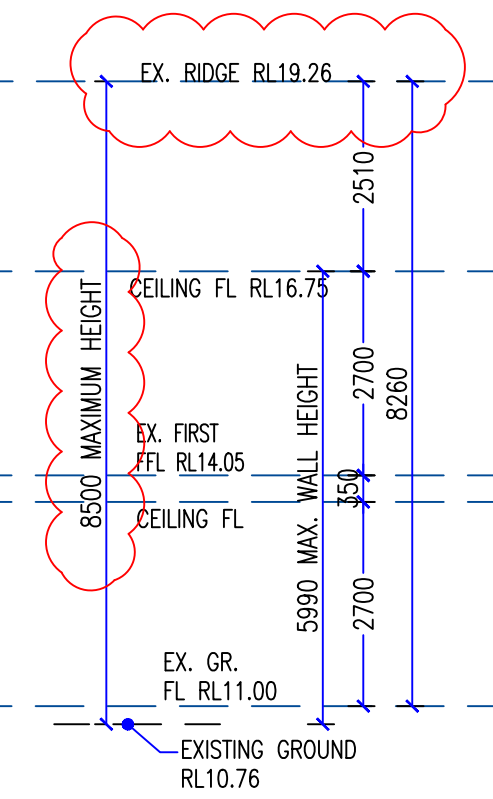
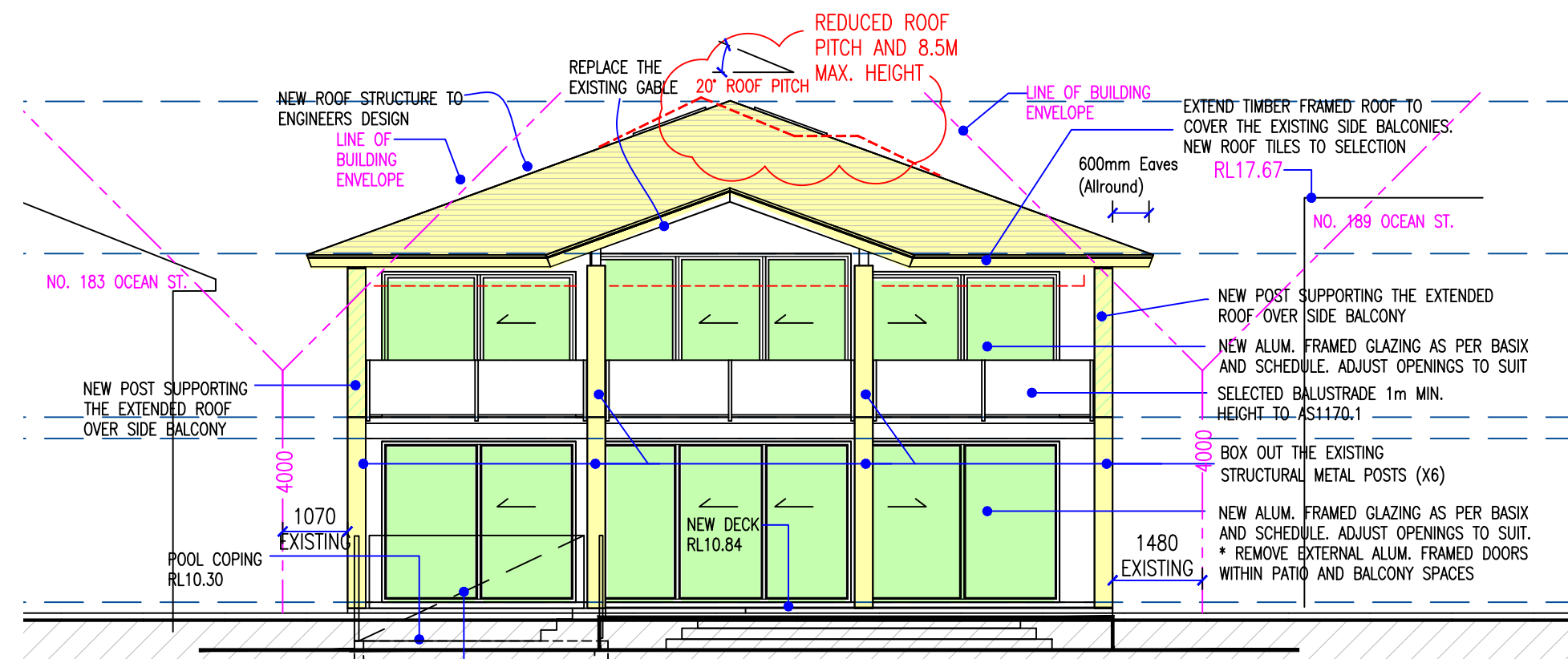
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2023/1621

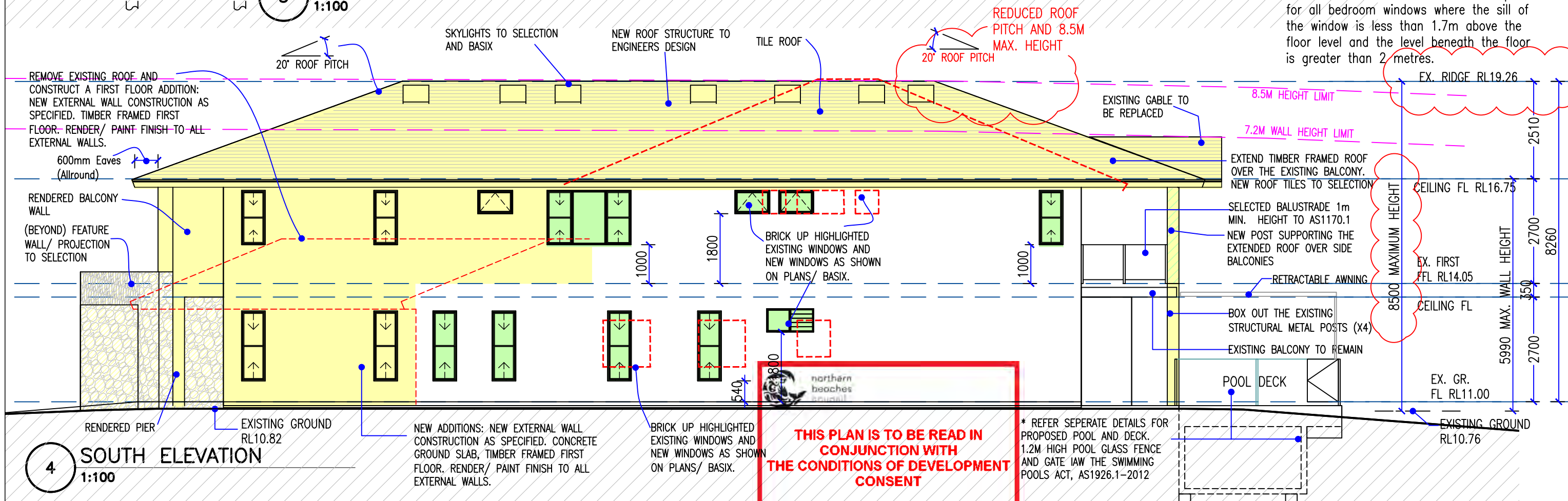
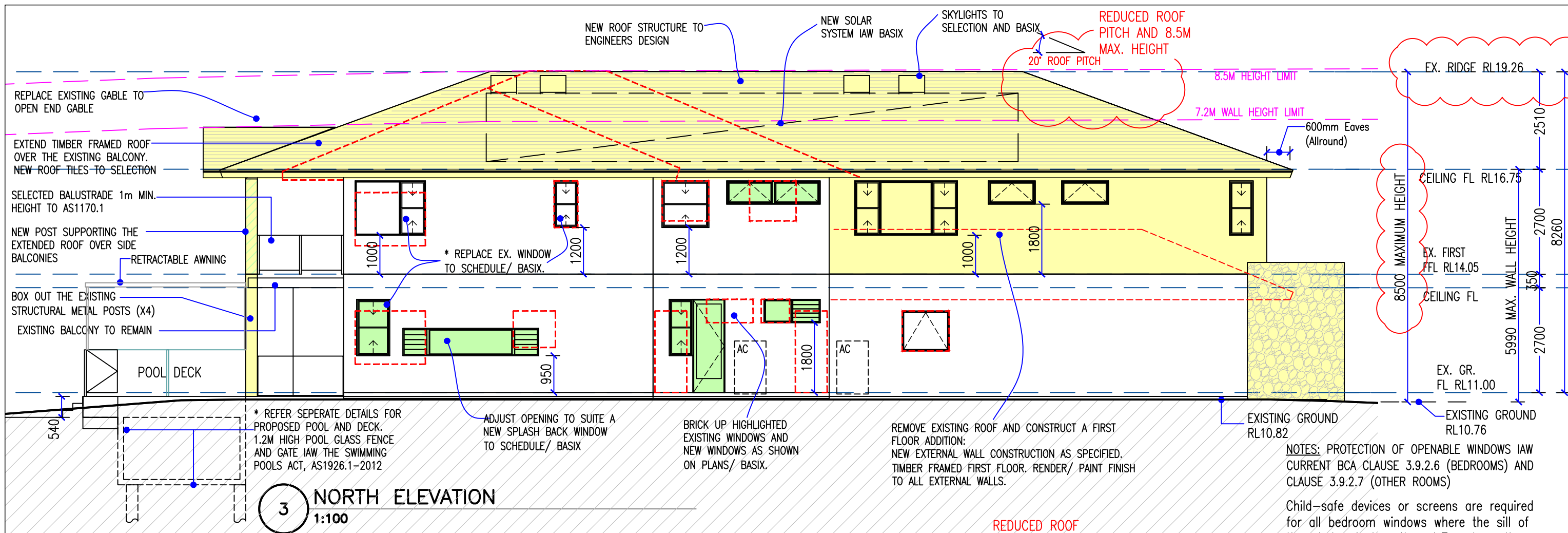
NOTES: PROTECTION OF OPENABLE WINDOWS IAW CURRENT BCA CLAUSE 3.9.2.6 (BEDROOMS) AND CLAUSE 3.9.2.7 (OTHER ROOMS)

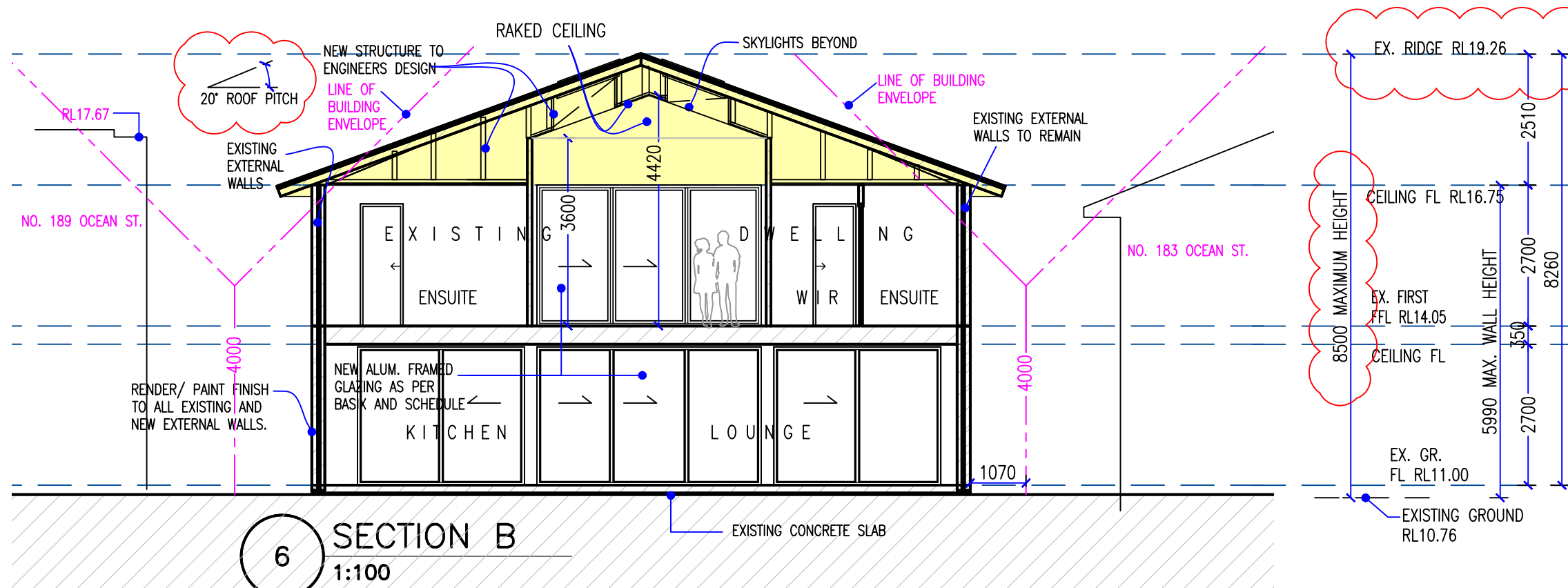
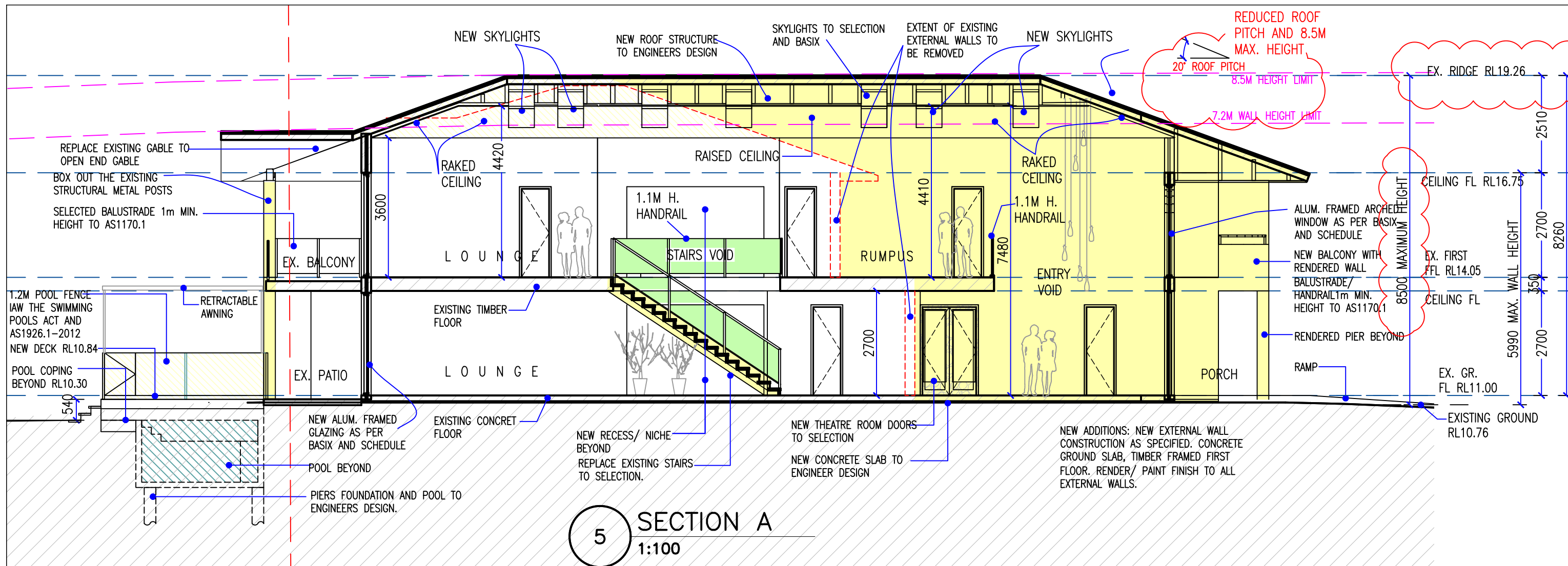
Child-safe devices or screens are required for all bedroom windows where the sill of the window is less than 1.7m above the floor level and the level beneath the floor is greater than 2 metres.

1 WEST ELEVATION
1:100



2 EAST ELEVATION
1:100



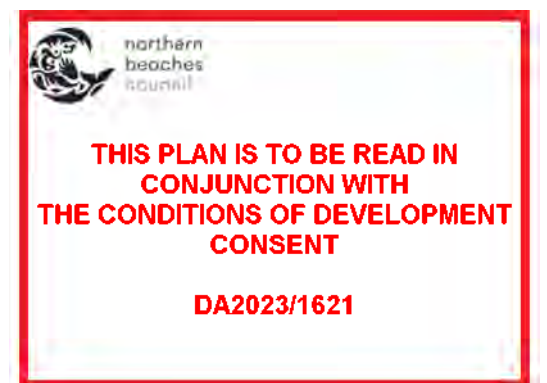
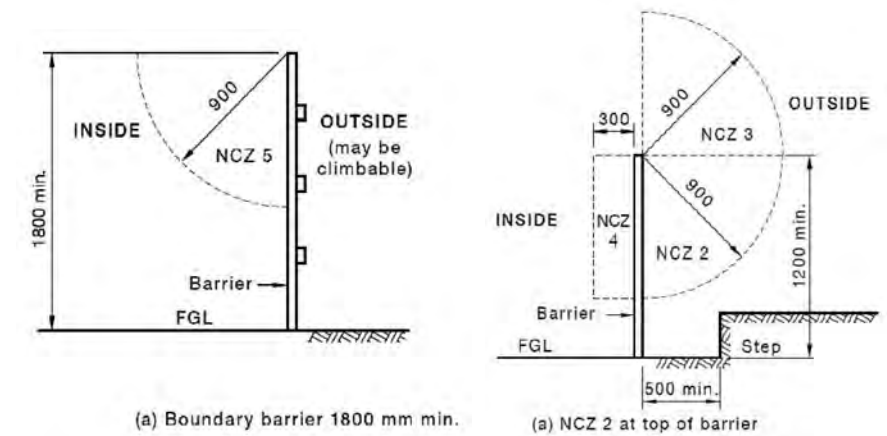


NOTES: PROTECTION OF OPENABLE WINDOWS IAW CURRENT BCA CLAUSE 3.9.2.6 (BEDROOMS) AND CLAUSE 3.9.2.7 (OTHER ROOMS)

Child-safe devices or screens are required for all bedroom windows where the sill of the window is less than 1.7m above the floor level and the level beneath the floor is greater than 2 metres.

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

DA2023/1621



LINE OF EXISTING FIRST FLOOR ROOF TO BE EXTENDED OVER SIDE BALCONIES

EAVE AND GUTTER

OPEN GABLE

EAVE AND GUTTER

LINE OF EXISTING FIRST FLOOR ROOF TO BE EXTENDED OVER SIDE BALCONIES

REDUCED ROOF PITCH AND 8.5M MAX. HEIGHT
20° ROOF PITCH

LINE OF EXISTING FIRST FLOOR ROOF TO BE REPLACED BY A NEW STRUCTURE.

EAVE AND GUTTER

EAVE AND GUTTER

NEW SOLAR SYSTEM IAW BASIX

SKYLIGHTS IAW BASIX. AS PER SETOUT PLAN

NEW RIDGE

SKYLIGHTS IAW BASIX. AS PER SETOUT PLAN

LINE OF EXISTING FIRST FLOOR ROOF TO BE REPLACED BY A NEW STRUCTURE.

EAVE AND GUTTER

EAVE AND GUTTER

REDUCED ROOF PITCH AND 8.5M MAX. HEIGHT
20° ROOF PITCH

TIMBER FRAMED PITCHED ROOF WITH NEW ROOF TILE AS PER SELECTION

LINE OF EXISTING GROUND ROOF TO BE REMOVED

METAL SHEET CLAD FLAT ROOF OVER GARAGE ENTRY BELOW

PARAPET WALL BELOW

EAVE AND GUTTER

600MM EAVES ALLROUND

1

ROOF PLAN

1:100



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

DA2023/1621

