

SEDIMENT FENCE

NOTES :

- * ALL WORKS ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF VOLUME 2 NATIONAL CONSTRUCTION CODE SERIES – BUILDING CODE OF AUSTRALIA (NCCS– BCA) 2019

STORMWATER :

- * ALL WORKS ARE TO BE IN ACCORDANCE WITH THE ENGINEERING DETAILS ATTACHED BY HYDRAULIC CONSULTANT – PENINSULA CONSULTING ENGINEERS – PHONE 99824722.

NOTES :

SURFACE WATER DRAINAGE
PROVIDE STEPDOWN TO PREVENT INGRESS OF WATER AS PER CLAUSE 3.1.2.3 OF THE NCC BCA.

STAIRS RAMPS AND LANDINGS
TO BE INSTALLED IN ACCORDANCE WITH PART 3.9.1 OF THE NCC BCA AND SLIP RESISTANCE TO BE IN ACCORDANCE WITH CLAUSE 3.9.1.4.

BARRIERS AND HANDRAILS
TO BE INSTALLED IN ACCORDANCE WITH PART 3.9.2 OF THE NCC BCA AND COMPLY WITH CLAUSES 3.9.2.3 AND 3.9.2.4 AS APPLICABLE.

PROTECTION OF WINDOWS
TO BE INSTALLED IN ACCORDANCE WITH PART 3.9.2 OF THE NCC BCA AND COMPLY WITH CLAUSE 3.9.2.5 AS APPLICABLE. WINDOWS WITH (R) SUFFIX DENOTES RESTRICTED OPENING

NOTES :

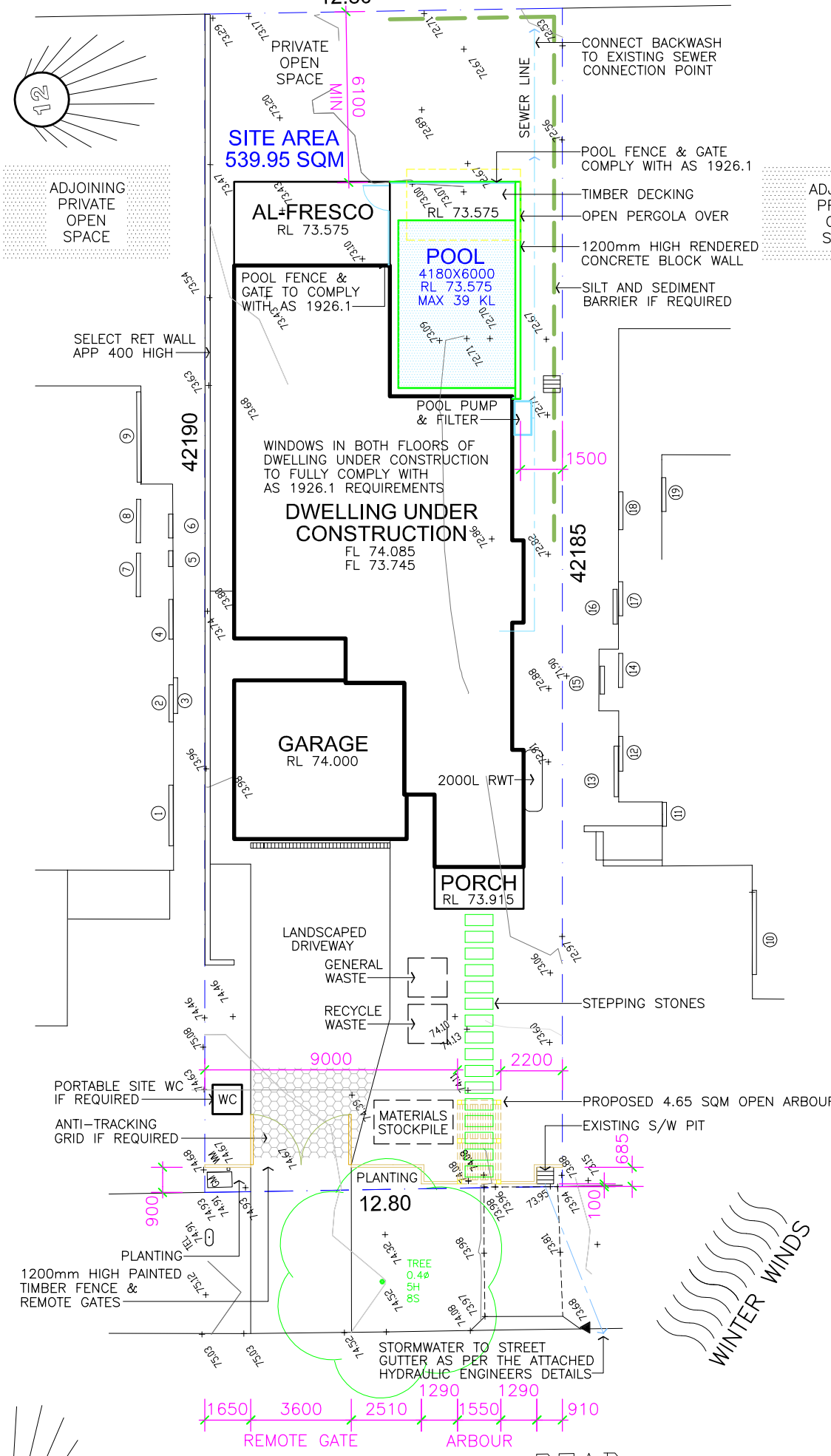
- FRAMING TO AS 1684.2010
- CONCRETE FOOTINGS TO AS 2870.2011
- PLUMBING TO AS 3500–2003
- TERMITE CONTROL TO AS 3660
- DPC & FLASHING TO AS 2094

NOTES :

- NOTE SEWER CONNECTION:
TO EXISTING CONNECTION
- NOTE STORMWATER CONNECTION:
TO EXISTING CONNECTION VIA OSD
- NOTE EXCAVATION :
NO BULK EXCAVATION REQUIRED
- NOTE LEVELS:
ALL RLS ARE TO AHD DATUM

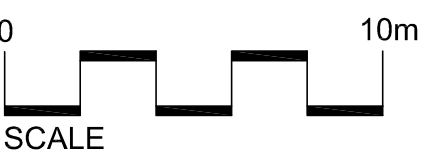
NOTE :

- ALL STRUCTURAL WORKS:
TO CONSULTING STRUCTURAL ENGINEERS DETAILS AND CERTIFICATION



KANGAROO ROAD SITE ANALYSIS, MANAGEMENT & SETOUT PLAN

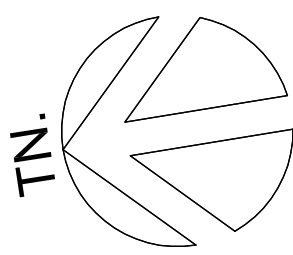
SCALE 1:200
NOTE : ALL DIMENSIONS, SIZES, LEVELS AND HEIGHTS ARE NOMINAL.



SCALE

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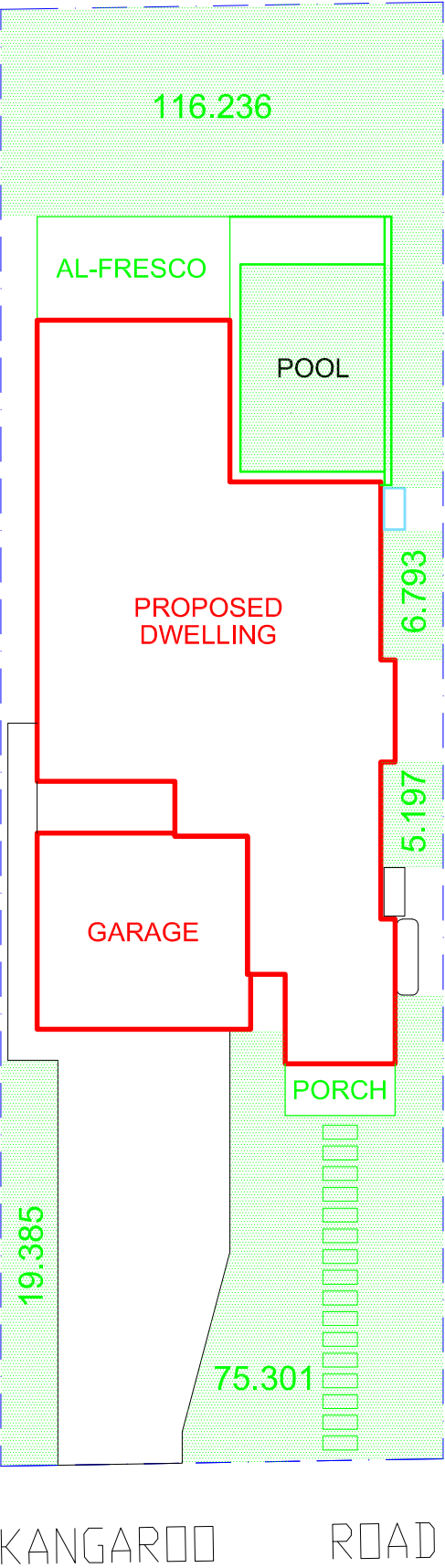
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- * ALL WORKS ARE TO BE IN ACCORDANCE WITH THE 'BUILDING CODE OF AUSTRALIA' AND ALL RELEVANT AUSTRALIAN STANDARDS
- * CONFIRM ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH WORKS AND ORDERING MATERIALS



			ABSOLUTE BUILDING DESIGNERS PO Box 318 Terrigal NSW 2260 Ph: (02) 4385 5000. Mob: 0409 837 241. ABN:61 862 850 105 © Copyright 2021 Reproduction in whole or part is forbidden				
			JOB: PROPOSED POOL, DECK AREA & FRONT FENCE/ARBOUR FOR: Mr B & Mrs C CORDUKES. AT: Lot 44, 17 Kangaroo Road, COLLAROY PLATEAU, DP 11593.				
DATE	REVISION	BY	DATE	DRAWN	DESIGN	SCALE	DRAWING No
			15.07.21.	B.B		1:200 - A3	CORDUKES 1 OF 5

SOFT LANDSCAPING

SITE AREA = 539 SQM
SOFT LANDSCAPING REQUIRED 40% = 215.600 SQM
SOFT LANDSCAPING PROVIDED 41.35% = 222.913 SQM



SOFT LANSCAPING AREAS

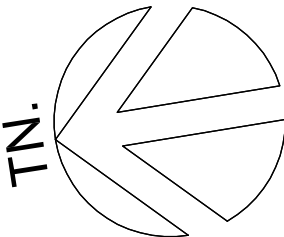
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NOTES :

SURFACE WATER DRAINAGE
PROVIDE STEPDOWN TO PREVENT
INGRESS OF WATER AS PER CLAUSE
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STAIRS RAMPS AND LANDINGS
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SUFFIX DENOTES RESTRICTED OPENING

NOTES :

FRAMING TO AS 1684.2010
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NOTES :

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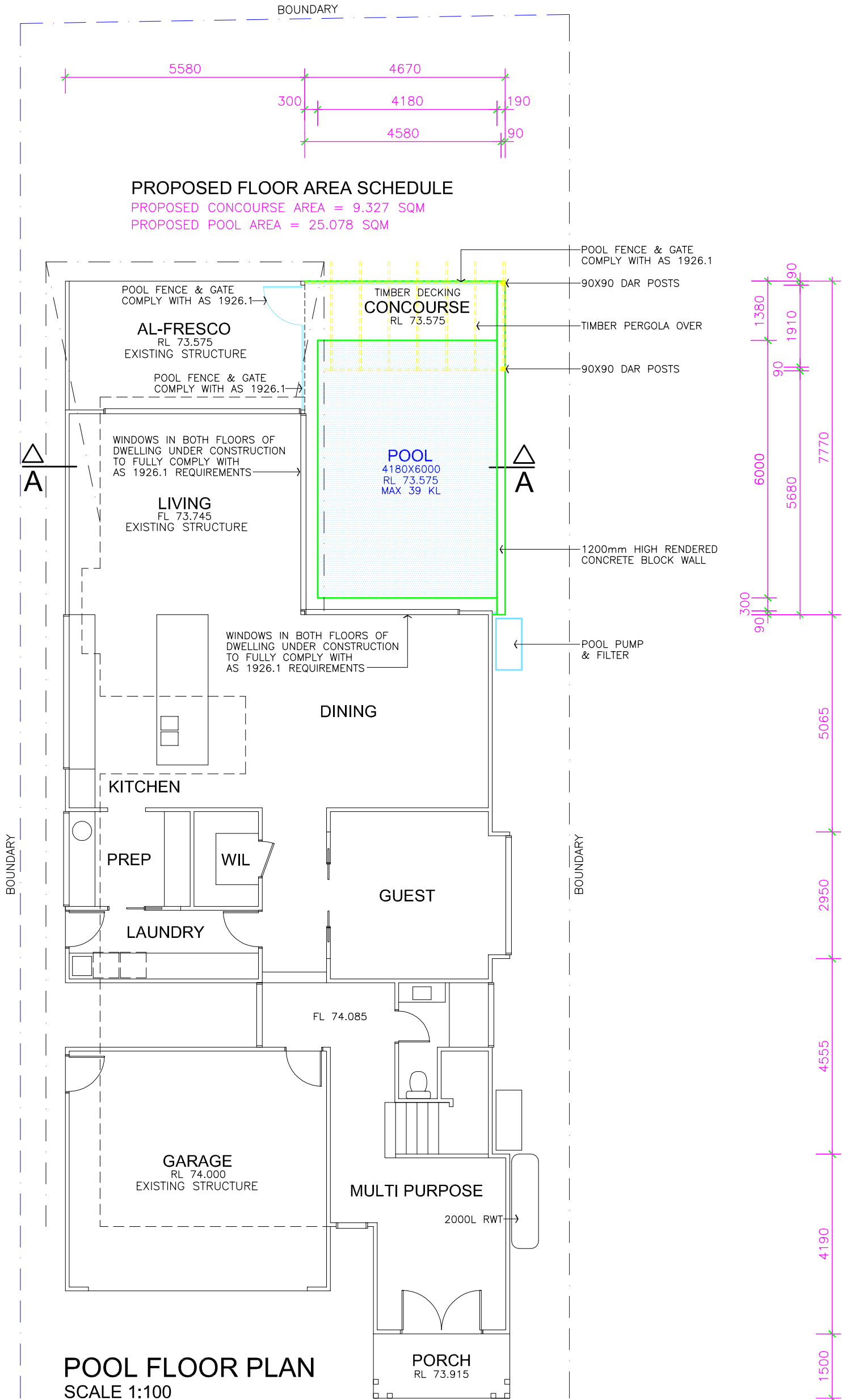
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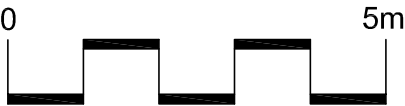
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AND SPECIFICATIONS



POOL FLOOR PLAN
SCALE 1:100



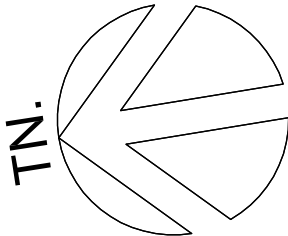
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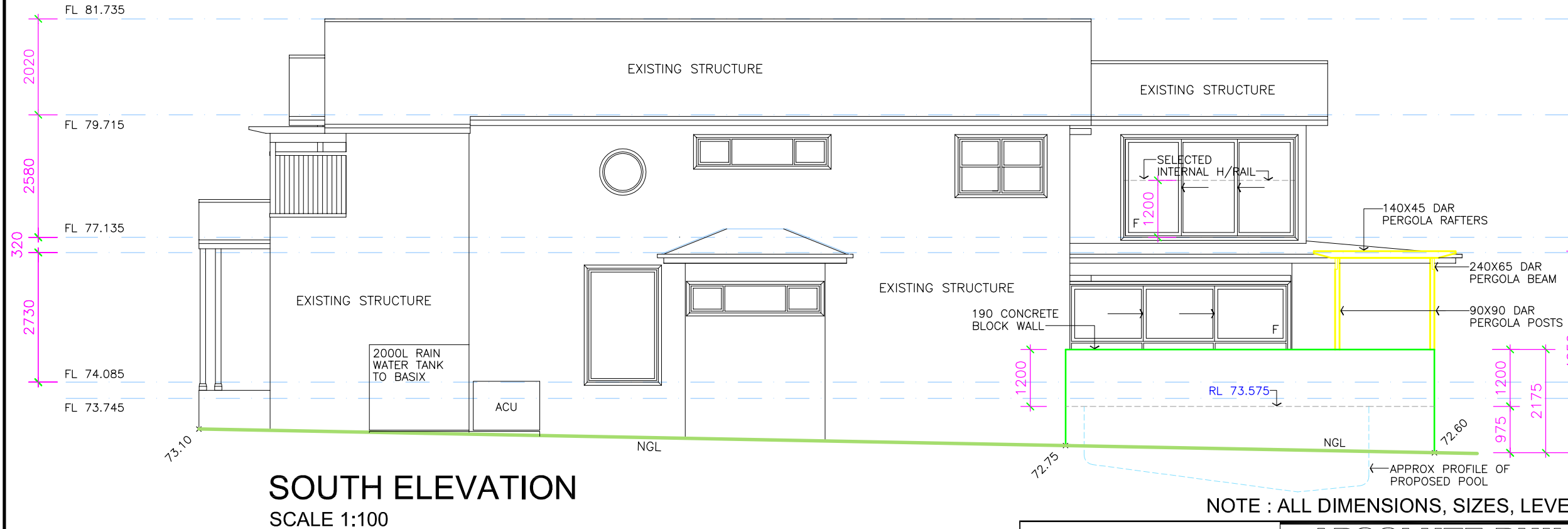
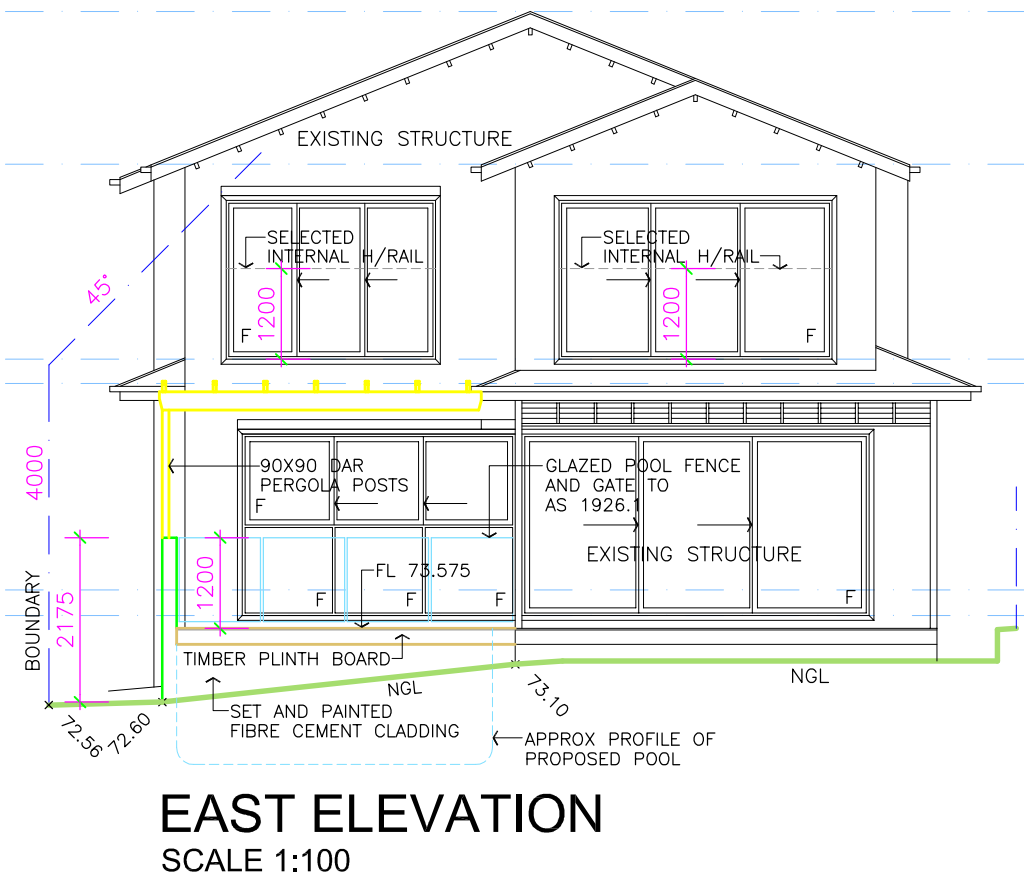
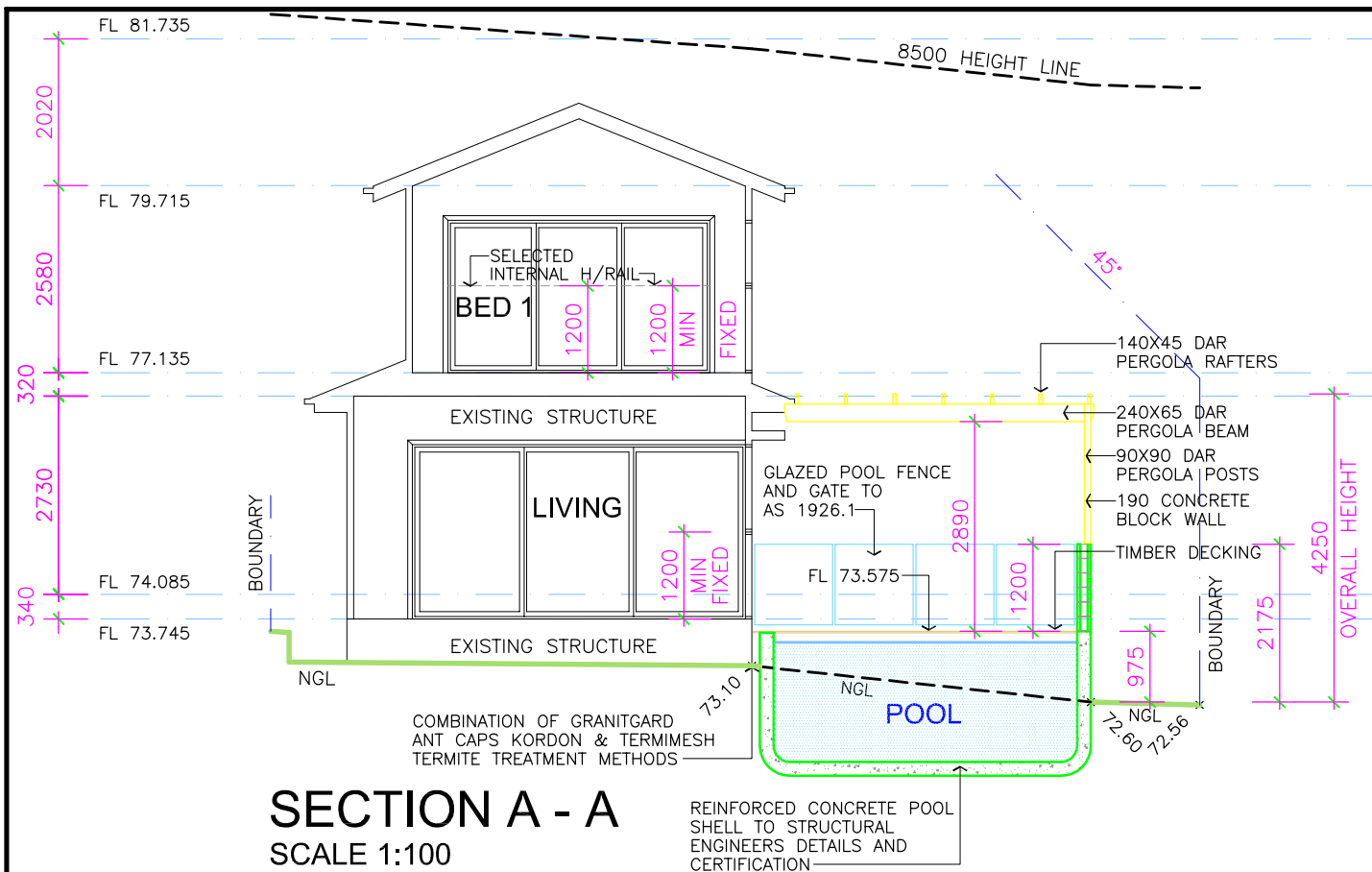
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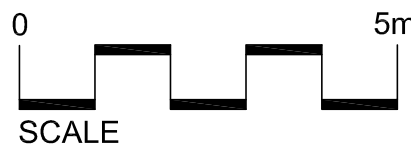
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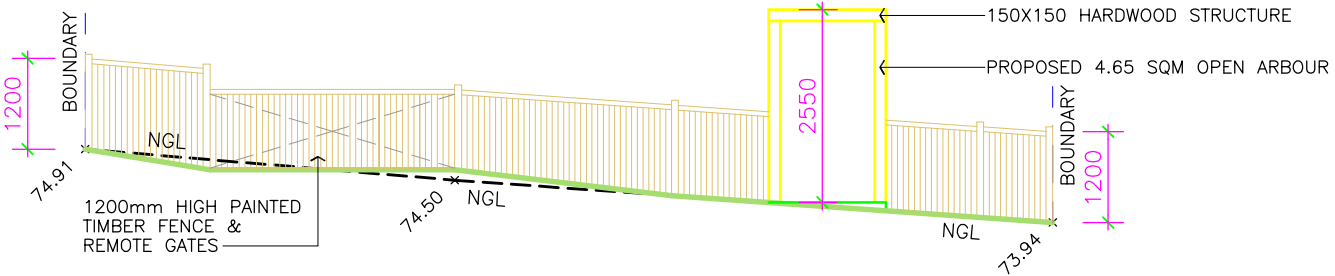
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COLOUR SCHEDULE

POSTS/PERGOLA =  Porters 'K2'

WALL CLADDING =  Porters 'K2'

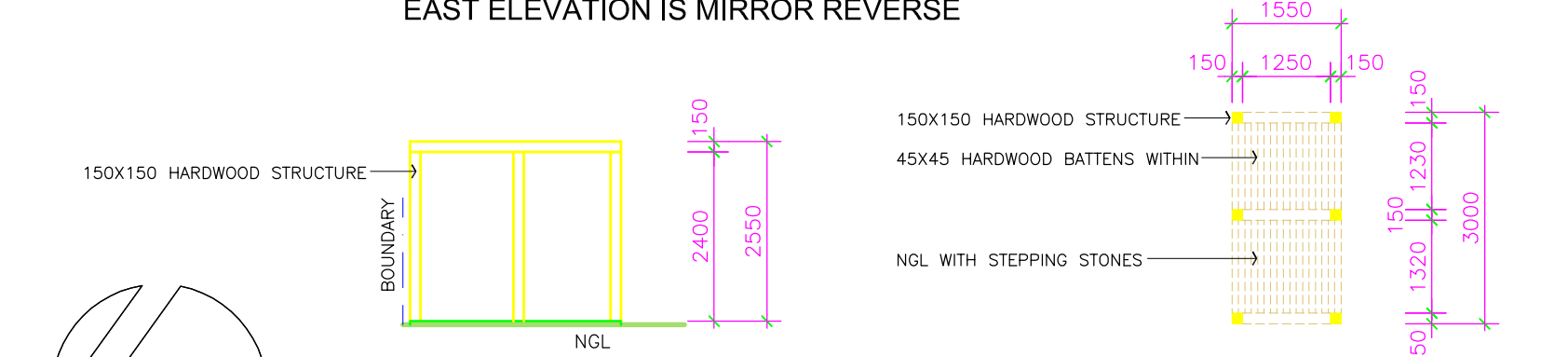
ARBOUR = 



ARBOUR WEST ELEVATION

SCALE 1:100

EAST ELEVATION IS MIRROR REVERSE



ARBOUR SOUTH ELEVATION

SCALE 1:100

NORTH ELEVATION IS MIRROR REVERSE

ARBOUR PLAN

SCALE 1:100

BASIX COMMITMENTS

Outdoor swimming pool

The swimming pool must be outdoors

The swimming pool must not have a capacity greater than 39 kilolitres

The swimming pool must have a pool cover

The applicant must install a pool pump timer for the swimming pool.

The applicant must not incorporate any heating system for the swimming pool that is part of this development.


Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less tahn 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

suspended floor with enclosed subfloor: framed (R0.7). R0.60 (down)(or R1.30 including construction)

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