

277
250
200
150
100
75
50
25
01 5 10 15 20 25

POWDERWORKS ROAD

BM NAIL IN PATH
RL 59.10(AHD)

OUTLINE OF ROOF
ABOVE
APPROXIMATE LOCATION OF FIRE
DAMAGED **DAMAGED CARPORT**
SUBJECT TO APPROVALS &
RECTIFICATION WORKS. EXTENTS
INDICATIVELY SHOWN HATCHED.

LOT X
DP 402956

EXISTING UNDAMAGED
DWELLING TO REMAIN

LOT 5
DP 230661

LOT 4
DP 230661

No. 85
1 & 2 STOREY
BRICK DWELLING

LOT Y
DP 402956
796.7m² BY TITLE

EXISTING UNDAMAGED
DWELLING TO REMAIN

LOT Z
DP 402956

No. 83
TWO STOREY
BRICK & CLAD DWELLING

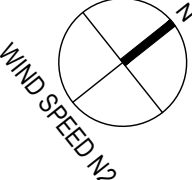
GENERAL NOTES

- NOTE:** THIS SET OF DOCUMENTS IS TO BE READ IN CONJUNCTION WITH STRUCTABILITY SCOPE OF WORKS.
- NOTE:** ANY CHANGES FROM THE EXISTING BUILDING MATERIALS MUST BE APPROVED IN WRITING BY THE INSURED PRIOR TO COMMENCEMENT OF THE RECONSTRUCTION OF THIS BUILDING.
- NOTE:** ALL MATERIALS UTILISED IN THE WORKS ARE TO BE NEW, EQUAL IN QUALITY, COMPATIBLE WITH THE EXISTING AND CURRENTLY COMMERCIALY AVAILABLE. WASTAGE FACTORS ARE TO BE ALLOWED WITHIN THE TENDER ASSOCIATED WITH CUTTING, BREAKAGE, FITTING AND INSTALLATION.

SITE PLAN NOTES

- ALL LOCATIONS OF BUILDINGS SHOWN INDICATIVELY ONLY. CONFIRM ON SITE.
- DO NOT SCALE OF COPIED DRAWINGS. WRITTEN DIMENSIONS ARE TO TAKE PRECEDENCE. **CONFIRM DIMENSIONS ON SITE PRIOR TO ORDERING OF MATERIALS.** DIMENSIONS ARE TO FACE OF FINISHED STUD/ MASONRY WALLS.
- ALL MEASUREMENTS & AREAS NOTED ARE APPROXIMATE. ALLOW TO SITE MEASURE ALL.
- BUILDER TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.
- ALLOW TO PROTECT ALL WATER, DRAINAGE, GAS & ELECTRICAL MAINS SERVICES & ALLOW TO BLANK OFF WHERE REQUIRED & LEAVE READY FOR RECONNECTION.
- SEWER CONNECTION POINTS TO BE VERIFIED WITH LOCAL AUTHORITY PRIOR TO CONSTRUCTION.
- STORMWATER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE IN ACCORDANCE WITH AS 3500.3.2.
- ALL DRAINAGE & PLUMBING WORKS MUST BE CARRIED OUT BY A LICENCED PLUMBER/ DRAINER & STRICTLY IN ACCORDANCE WITH "THE STANDARD SEWERAGE BY-LAWS."
- PROVIDE ADEQUATE MEASURES TO CONTROL EROSION & SILT RUNOFF IN ACCORDANCE WITH THE ENVIRONMENT PROTECTION POLICIES OF THE RELEVANT LOCAL AUTHORITIES.

RP:	LOT Y DP 402956
LOCAL AUTHORITY:	NORTHERN BEACHES
LAND ZONING:	E4 - ENVIRONMENTAL LIVING
BUSHFIRE:	
HERITAGE:	HERITAGE CONSERVATION AREA
LAND AREA:	796.7m ²



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

DA2022/0384



STRUCTABILITY⁺
CONSULTING ENGINEERS

www.structability.com.au PO Box 596 KOGARAH, NSW, 1485
02 8958 3531 Suite 5, 29 Regent St, KOGARAH, NSW, 2217

AMENDMENTS				
REV	DATE	DESCRIPTION	BY	CHK
A1	19.08.2021	ISSUED FOR TENDER	MN	DM
B1	19.01.2022	ISSUED FOR DA APPLICATION	MN	DM



ENGINEERS
AUSTRALIA

CHARTERED

DRAWING:

PROJECT INFO:

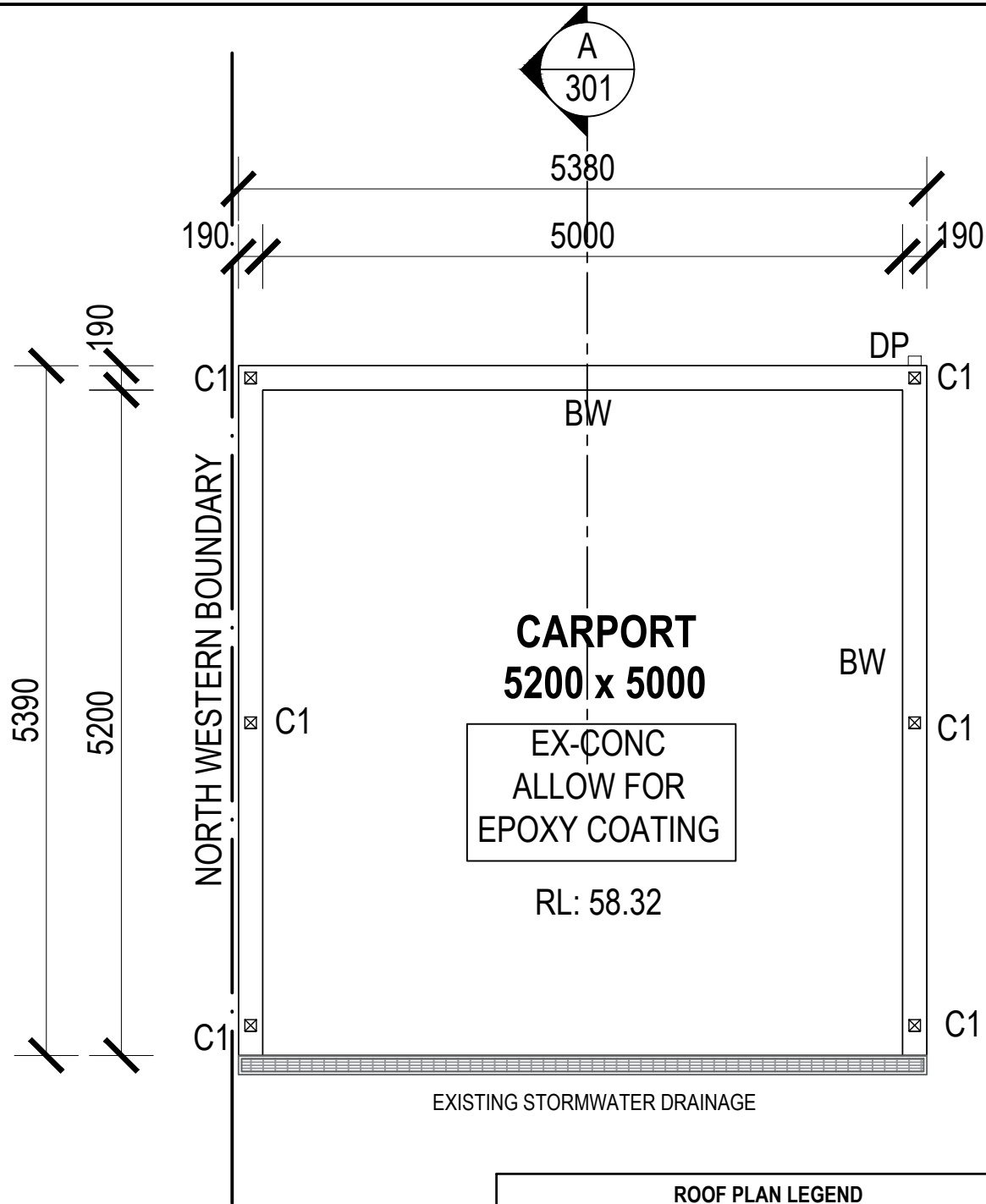
SITE PLAN

RECTIFICATION WORKS TO FIRE DAMAGED CARPORT AT
85 POWDERWORKS ROAD, NORTH NARRABEEN NSW 2101
YOU1 #43971676 | JLG #JSCN00550

PRELIMINARY ISSUE			
SCALE:	1:200	DATE:	AUG 2021
DRAWN:	MN	CHECKED:	DM
APPROVED:	DM	SHEET:	A3
PROJECT No:	202107-1663	DWS No:	A002
REV:	B1		

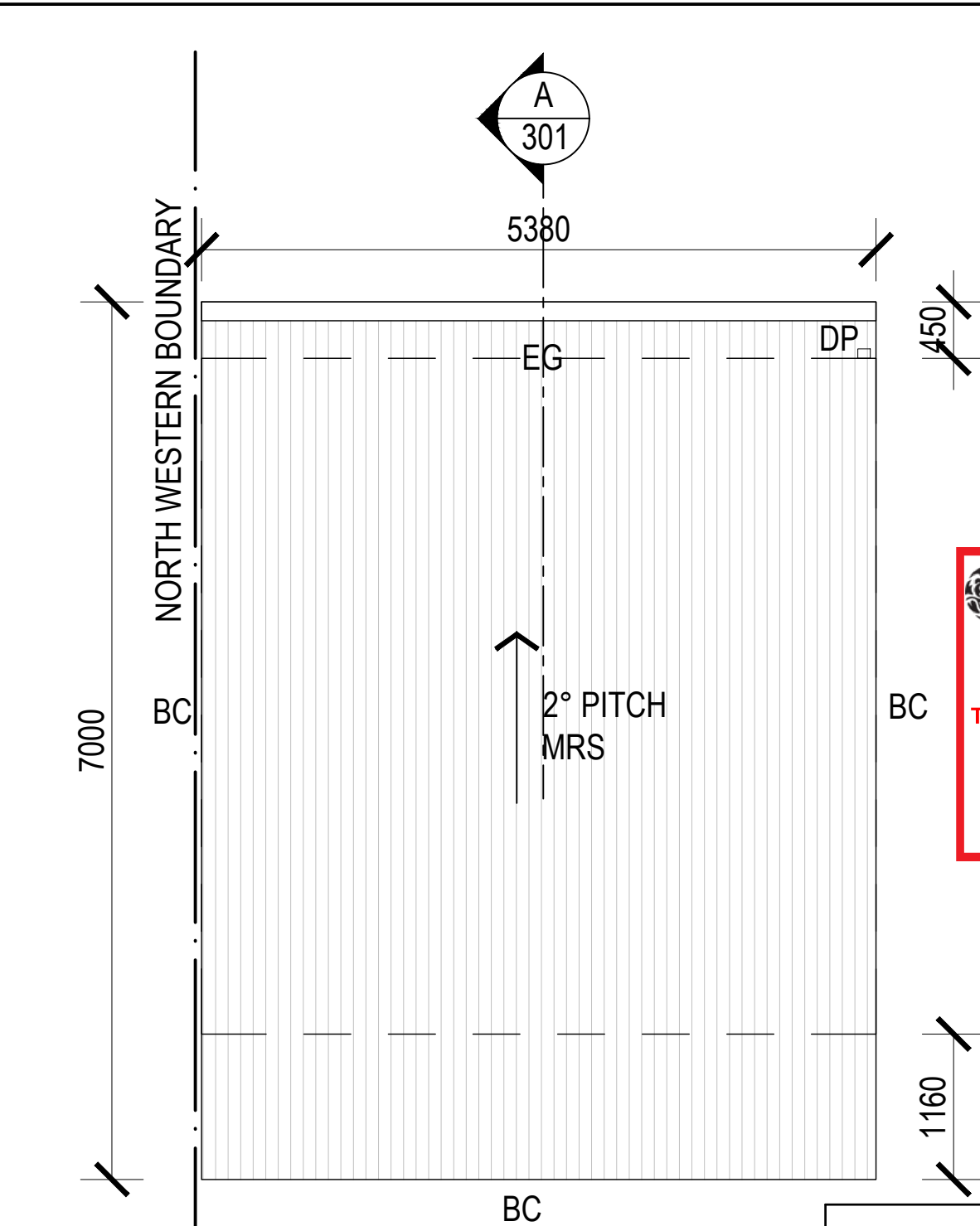
COPYRIGHT © THE PLANS, DESIGN AND INFORMATION CONTAINED IN THIS DOCUMENT ARE THE COPYRIGHT OF STRUCTABILITY PTY. LTD. USE OR COPYING OF THIS DOCUMENT IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION FROM STRUCTABILITY PTY. LTD. CONSTITUTES AN INFRINGEMENT OF THE COPYRIGHT.

01 5. 10. 15. 20. 25. 50. 75. 100. 150. 200. 250. 277



GROUND FLOOR

ROOF PLAN LEGEND	
MRS	METAL SHEET KLIPLOK ROOFING TO MATCH EXISTING
BC	BARGE CAPPING.
EG	COLORBOND EAVES GUTTER.
GENERAL NOTES:	
- ALL ROOF SHEETING/ TILING & ASSOCIATED CAPPINGS & FLASHINGS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS	
- DOWNPIPES TO MANUFACTURER'S SPECIFICATIONS & IN ACCORDANCE WITH NCC VOL2 3.5.2.5. LOCATIONS SHOWN APPROXIMATELY, BUILDER TO CONFIRM LOCATIONS ON SITE. ALLOW TO CONNECT TO LEGAL POINT OF DISCHARGE.	
- MEDIUM DUTY SARKING/ ANTICON BLANKET TO ROOF AS PER MANUFACTURER'S SPECIFICATIONS & TO BASIC REQUIREMENTS.	



ROOF PLAN

FLOOR FINISHES SCHEDULE	
EX-CONC	EXISTING CONCRETE (ALLOW FOR EPOXY COATING)
FINISHES SCHEDULE	
EXTERNAL	
WALLS	- SELECT BLOCKWORK TO MATCH EXTG.
EAVES	- 6mm PAINTED FC, VENTILATED/ NON-VENTILATED.

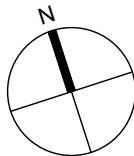
FLOOR PLAN LEGEND	
BW	NEW 1200mm BLOCKWORK TO ENGINEER'S SPECIFICATIONS
C1	NEW STEEL POSTS TO ENGINEER'S SPECIFICATIONS
DP	90Ø PVC DOWNPIPE.
GENERAL NOTES:	
- REFER TO DWG A501 FOR ALL DOOR & WINDOW DETAILS.	
- ALL NEW TILE FINISHES TO WET AREAS WITH ASSOCIATED TANKING MEMBRANES & UNDERLAYS, FALLS & FLOOR WASTE REQUIREMENTS IN ACCORDANCE WITH AUSTRALIAN STANDARDS.	
- REFER TO STRUCTABILITY S.O.W FOR FULL EXTENTS OF WORKS TO BE UNDERTAKEN.	



northern
beaches
council

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

DA2022/0384





STRUCTABILITY⁺
CONSULTING ENGINEERS

www.structability.com.au PO Box 596 KOGARAH, NSW, 1485
02 8958 3531 Suite 5, 29 Regent St, KOGARAH, NSW, 2217

AMENDMENTS				
REV	DATE	DESCRIPTION	BY	CHK
A1	19.08.2021	ISSUED FOR TENDER	MN	DM
B1	19.01.2022	ISSUED FOR DA APPLICATION	MN	DM



ENGINEERS
AUSTRALIA

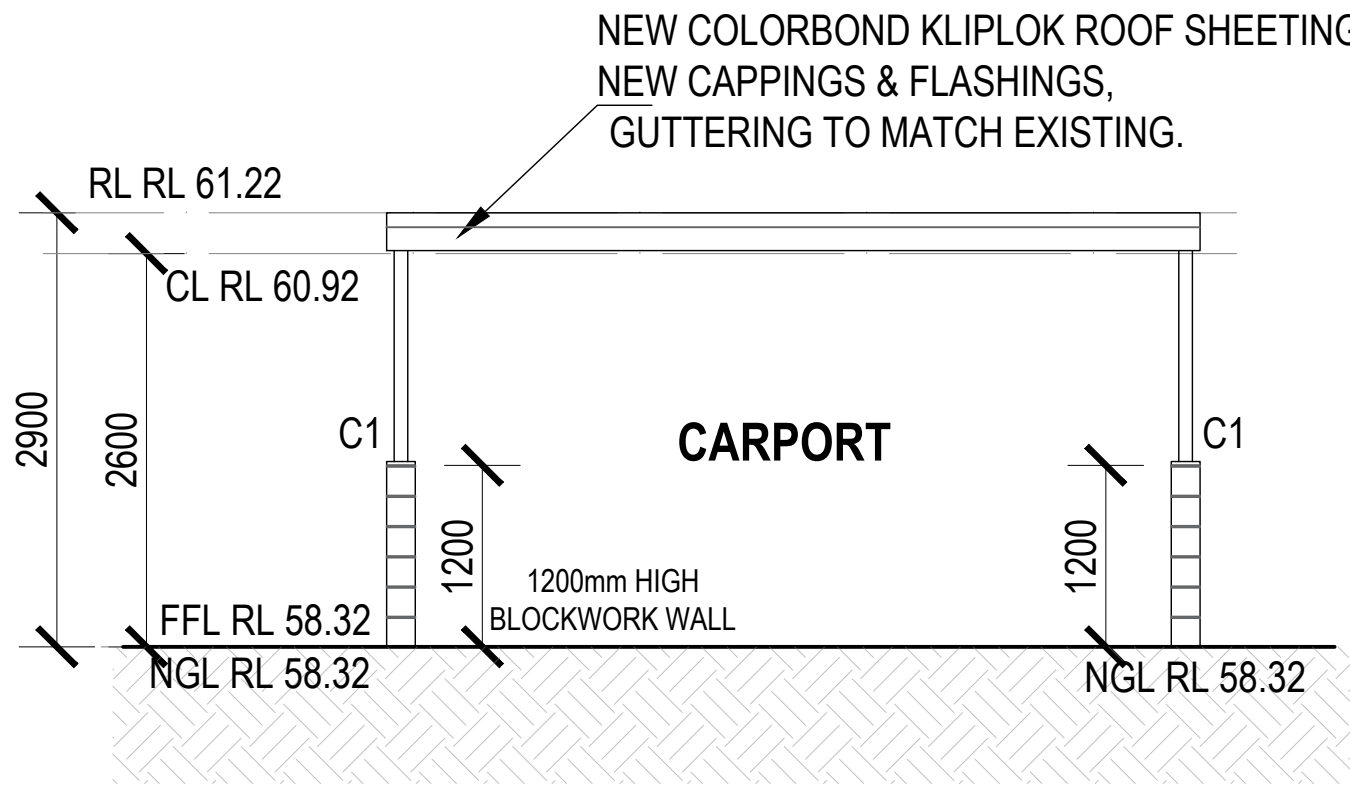
CHARTERED

GROUND FLOOR & ROOF PLAN	
PROJECT INFO:	RECTIFICATION WORKS TO FIRE DAMAGED CARPORT AT 85 POWDERWORKS ROAD, NORTH NARRABEEN NSW 2101 YOU1 #43971676 JLG #JSCN00550

PRELIMINARY ISSUE			
SCALE:	1:50	DATE:	AUG 2021
DRAWN:	MN	CHECKED:	DM
APPROVED:	DM	SHEET:	A3
PROJECT No:	202107-1663	DWG No:	A101
REV:	B1		

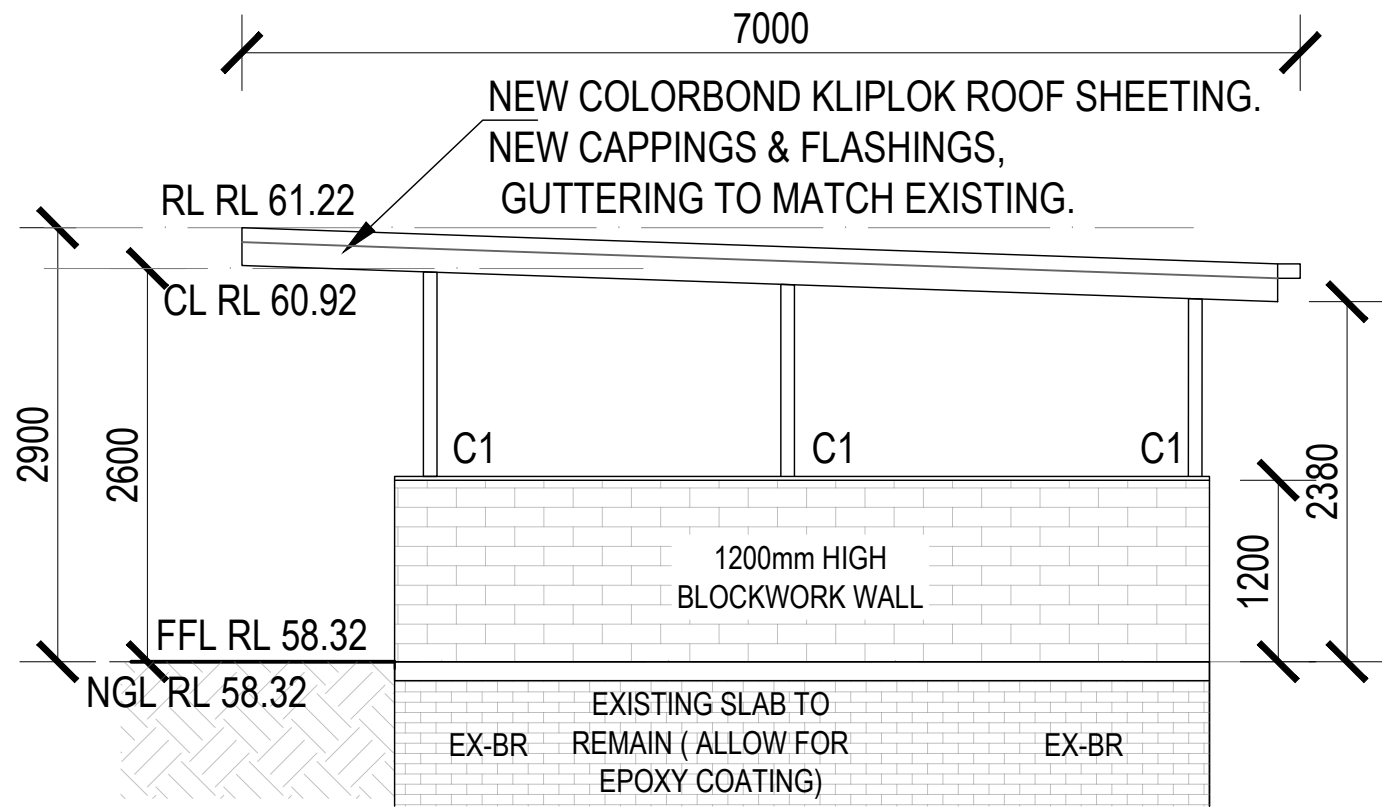
COPYRIGHT © THE PLANS, DESIGN AND INFORMATION CONTAINED IN THIS DOCUMENT ARE THE COPYRIGHT OF STRUCTABILITY PTY. LTD. USE OR COPYING OF THIS DOCUMENT IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION FROM STRUCTABILITY PTY. LTD. CONSTITUTES AN INFRINGEMENT OF THE COPYRIGHT.

270
250
200
150
100
75
50
25



01
A101
ELEVATION - SOUTH WEST
1:50 @ A3


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2022/0384



02
A101
ELEVATION - SOUTH EAST
1:50 @ A3

ELEVATION LEGEND	
DP	90Ø PVC DOWNPIPE.
C1	NEW STEEL POST TO ENGINEER'S SPECIFICATIONS
MRS	METAL SHEETING KLIPLOK ROOFING TO MATCH EXISTING

**STRUCTABILITY**
CONSULTING ENGINEERS

www.structability.com.au
02 8958 3531

PO Box 596 KOGARAH, NSW, 1485
Suite 5, 29 Regent St, KOGARAH, NSW, 2217

AMENDMENTS					
REV	DATE	DESCRIPTION	BY	CHK	
A1	19.08.2021	ISSUED FOR TENDER	MN	DM	
B1	19.01.2022	ISSUED FOR DA APPLICATION	MN	DM	

**ENGINEERS AUSTRALIA**

CHARTERED

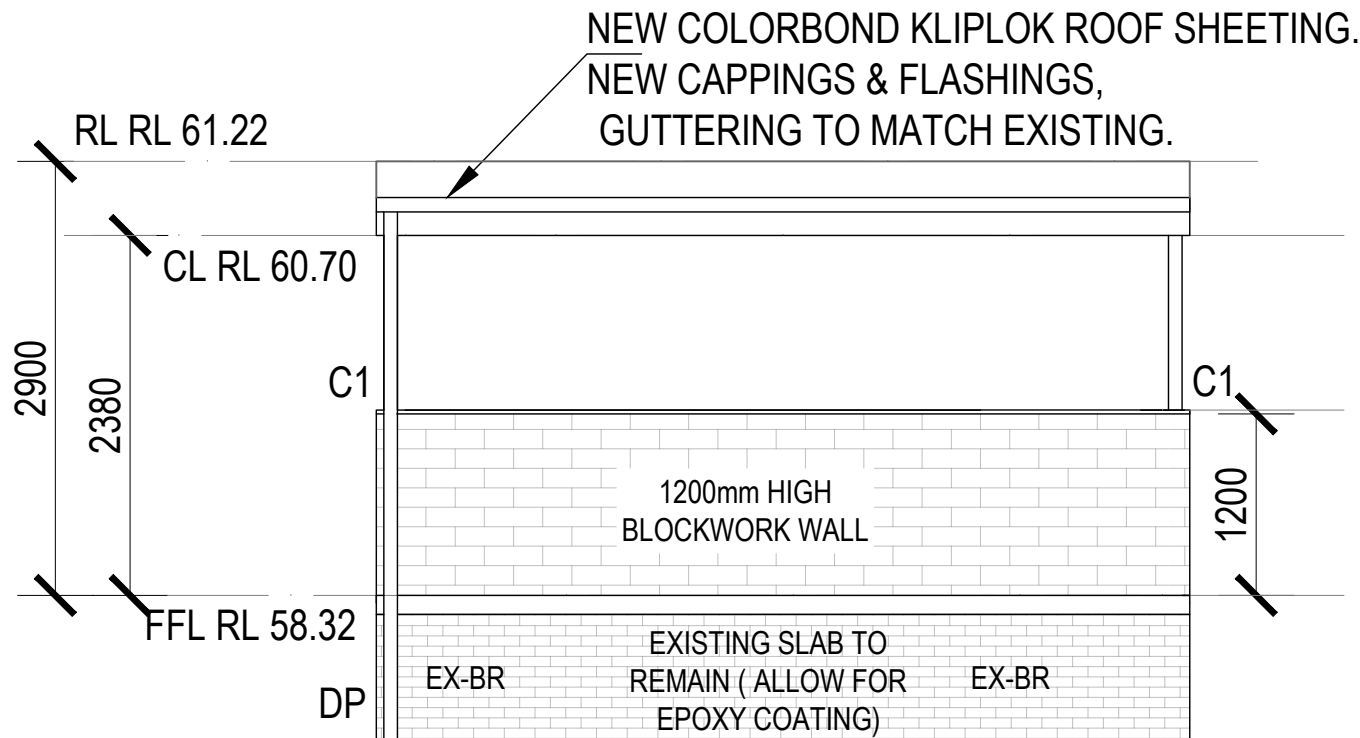
ELEVATIONS 1 OF 2

RECTIFICATION WORKS TO FIRE DAMAGED CARPORT AT
85 POWDERWORKS ROAD, NORTH NARRABEEN NSW 2101
YOU1 #43971676 | JLG #JSCN00550

PRELIMINARY ISSUE			
SCALE: 1:50	DATE: AUG 2021		
DRAWN: MN	CHECKED: DM		
APPROVED: DM	SHEET: A3		
PROJECT No: 202107-1663	DWS No: A301	REV: B1	

COPYRIGHT © THE PLANS, DESIGN AND INFORMATION CONTAINED IN THIS DOCUMENT ARE THE COPYRIGHT OF STRUCTABILITY PTY. LTD. USE OR COPYING OF THIS DOCUMENT IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION FROM STRUCTABILITY PTY. LTD. CONSTITUTES AN INFRINGEMENT OF THE COPYRIGHT.

270
250
200
150
100
75
50
25



01
A101

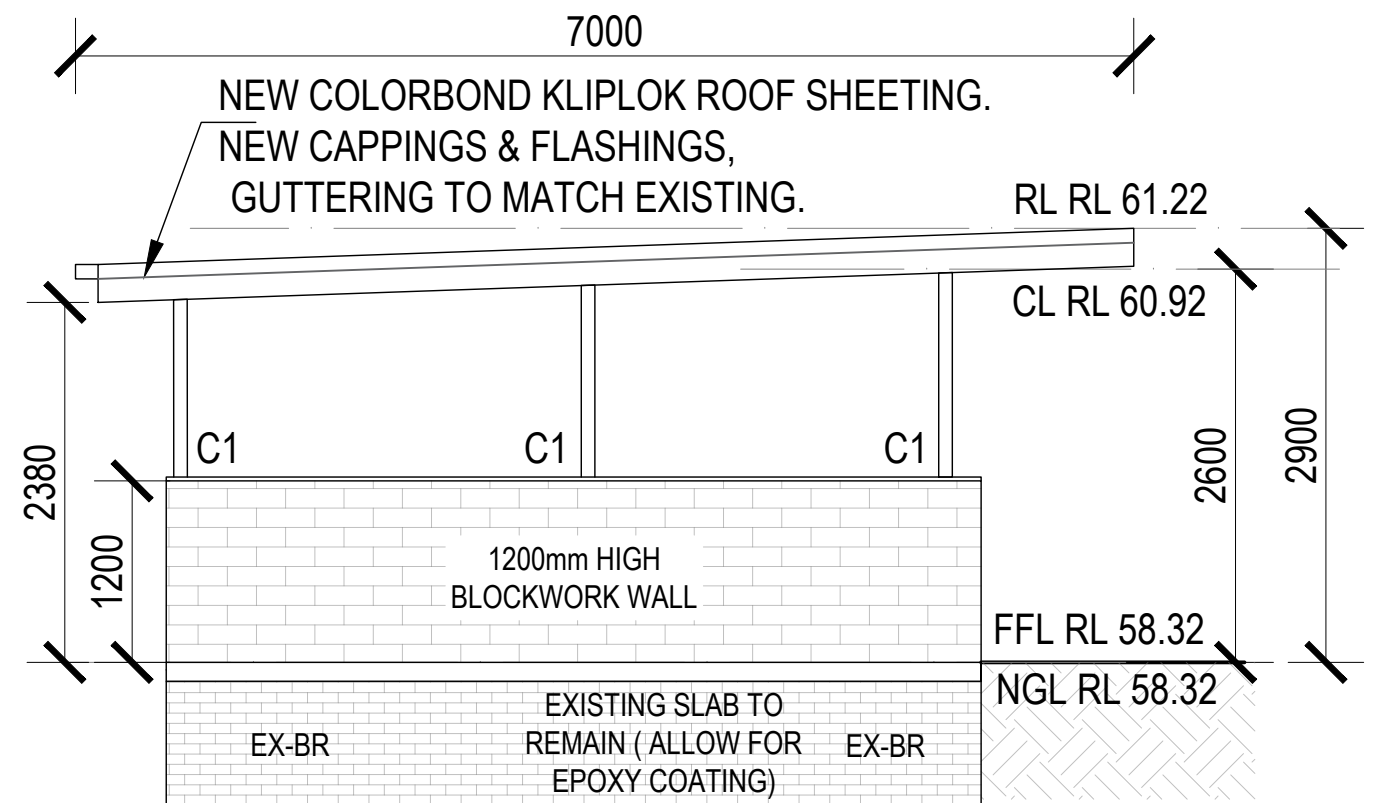
ELEVATION - NORTH EAST

1:50 @ A3

 northern
beaches
council

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

DA2022/0384



02
A101

ELEVATION - NORTH WEST

1:50 @ A3

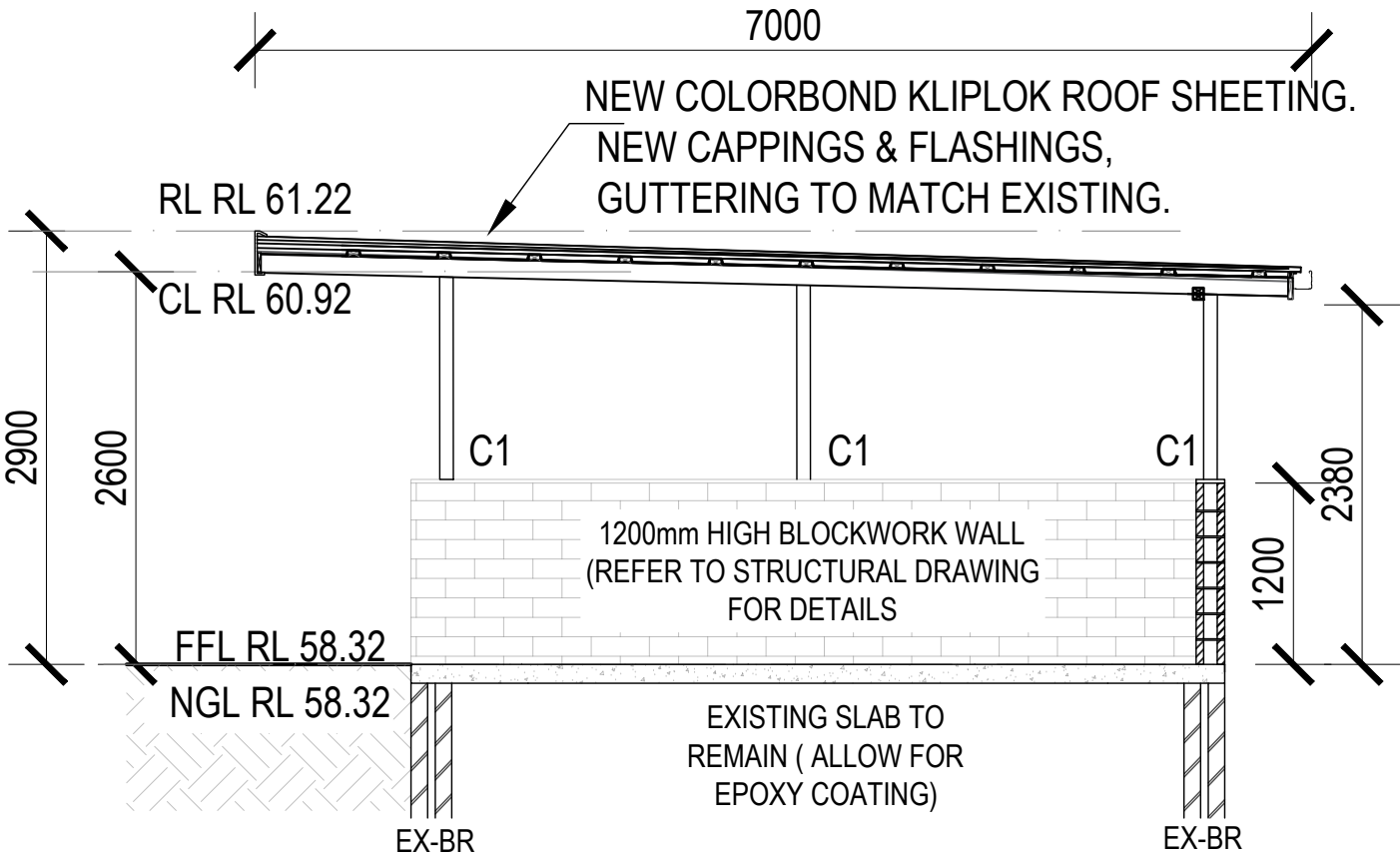
ELEVATION LEGEND	
DP	900 PVC DOWNPIPE.
C1	NEW STEEL POST TO ENGINEER'S SPECIFICATIONS
MRS	METAL SHEETING KLIPLOK ROOFING TO MATCH EXISTING

AMENDMENTS				
REV	DATE	DESCRIPTION	BY	CHK
A1	19.08.2021	ISSUED FOR TENDER	MN	DM
B1	19.01.2022	ISSUED FOR DA APPLICATION	MN	DM

ELEVATIONS 2 OF 2	
PROJECT INFO:	RECTIFICATION WORKS TO FIRE DAMAGED CARPORT AT 85 POWDERWORKS ROAD, NORTH NARRABEEN NSW 2101 YOU1 #43971676 JLG #JSCN00550

PRELIMINARY ISSUE			
SCALE:	1:50	DATE:	AUG 2021
DRAWN:	MN	CHECKED:	DM
APPROVED:	DM	SHEET:	A3
PROJECT No:	202107-1663	DWS No:	A302
REV:	B1		

277
250
200
150
100
75
50
25



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

DA2022/0384



STRUCTABILITY⁺
CONSULTING ENGINEERS

www.structability.com.au
02 8958 3531

PO Box 596 KOGARAH, NSW, 1485
Suite 5, 29 Regent St, KOGARAH, NSW, 2217

AMENDMENTS					
REV	DATE	DESCRIPTION	BY	CHK	
A1	19.08.2021	ISSUED FOR TENDER	MN	DM	
B1	19.01.2022	ISSUED FOR DA APPLICATION	MN	DM	



ENGINEERS
AUSTRALIA

CHARTERED

DRAWING	
PROJECT INFO:	SECTIONS
RECTIFICATION WORKS TO FIRE DAMAGED CARPORT AT 85 POWDERWORKS ROAD, NORTH NARRABEEN NSW 2101 YOU1 #43971676 JLG #JSCN00550	

PRELIMINARY ISSUE			
SCALE: AS NOTED	DATE: AUG 2021		
DRAWN: MN	CHECKED: DM		
APPROVED: DM	SHEET: A3		
PROJECT No: 202107-1663	DWS No: A401	REV: B1	

COPYRIGHT © THE PLANS, DESIGN AND INFORMATION CONTAINED IN THIS DOCUMENT ARE THE COPYRIGHT OF STRUCTABILITY PTY. LTD. USE OR COPYING OF THIS DOCUMENT IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION FROM STRUCTABILITY PTY. LTD. CONSTITUTES AN INFRINGEMENT OF THE COPYRIGHT.