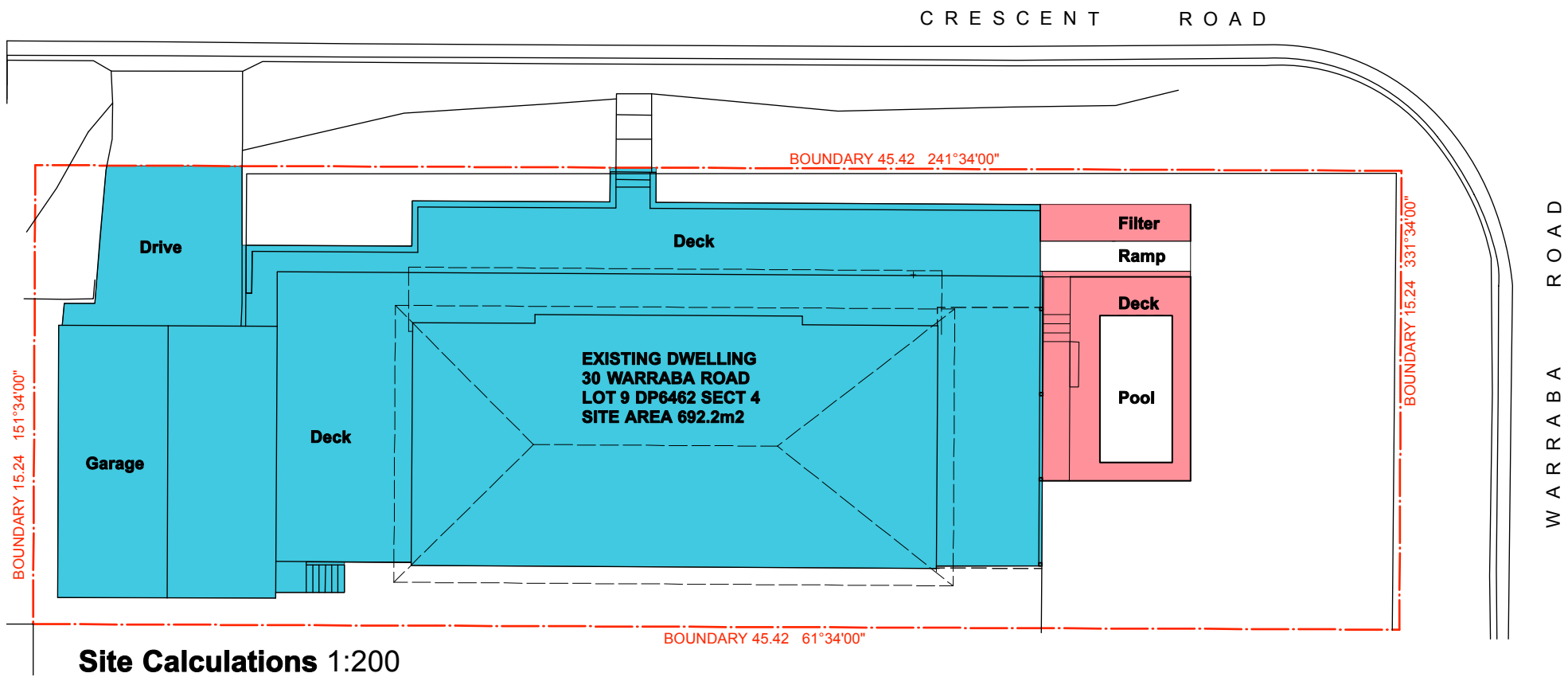


Site Analysis Plan 1:200



Site Calculations 1:200

# DEVELOPMENT APPLICATION

## PROPOSED SWIMMING POOL AND PERGOLA RECTIFICATION TO 30 WARRABA ROAD NORTH NARRABEEN NSW

ISSUE A: 17/10/2018 FOR D.A PURPOSES

- DRAWING SCHEDULE**
- DA001 SITE PLAN COVER SHEET/LOCATION
  - DA002 PROPOSED PLAN
  - DA003 SITE SECTIONS
  - DA004 SITE ELEVATIONS



**NOTES**

Any walls shown to remain are subject to structural engineer certification and if failed will be replaced as part of this application.

The Applicant reserves the right to adjust the final position of proposed walls and windows subject to compliance, during the course of construction should difficulties arise with the said positions, providing those adjusted positions are in keeping with the intent of this proposal.

**SPECIFICATION:**

All work shall be carried out using new materials to a first class quality of workmanship and in accordance with all relevant regulations, NCC requirements, SAA codes and authority requirements.

**DEMOLITION:** Complete all demolition required to complete the works. Demolition to be carried out and refuse removed with minimum disturbance to the existing shop and adjoining shops. Make good disturbed surfaces and structure before commencing new work. **All demolition to AS2601-2001.**

**CARPENTRY AND JOINERY:** All timbers shall be best quality of their respective selection and grade conforming with AS 1684 Light Timber Framing Code specification requirements. Structural timber shall be minimum F7 grade.

**PLUMBING AND DRAINAGE:** Work shall be carried out by a licensed contractor in accordance with authorities having jurisdiction over the works. Connect new bathroom to existing sewerage. Connect all new stormwater drain points to existing stormwater drainage.

**DAMP-PROOFING & FLASHING & WATER-PROOFING**  
Install flashings, drips, storm molds, weather seals, caulking, pointing, or the like so that water is prevented from entering the building. All waterproofing to be in accordance with AS 3740. All wet areas to be examined and certified by an Accredited Certifier.

**BRICKWORK**  
All brickwork to be perfectly level, straight & plumb & perfectly bonded. Build in all Dpc's, arch bars, wall ties & the like.  
All work to be carried out in a skillful & workmanlike manner in accordance with best trade practice, & as per Australian standards.

**STEELWORK**  
All steelwork to be in accordance with structural engineers plans & specification.

**ELECTRICAL:** Work shall be carried out by a licensed contractor in accordance with authorities having jurisdiction over the works.

**TILING:** Tiles as selected shall be laid in accordance with manufacturers recommendations. Maintain finished floor levels without step or break. Grade floor tiling to even and correct falls to floor waste.

**BOUNDARIES:** No portion of the proposed alterations and additions, including the footings and roof eaves, is to encroach beyond the boundaries of the subject property.

**STRUCTURE GENERALLY:** All structural works to practising Structural Engineer's details and specifications.

**EXISTING MATERIALS:** Where possible existing materials are to be re-used for the purpose of new construction and waste minimised generally.

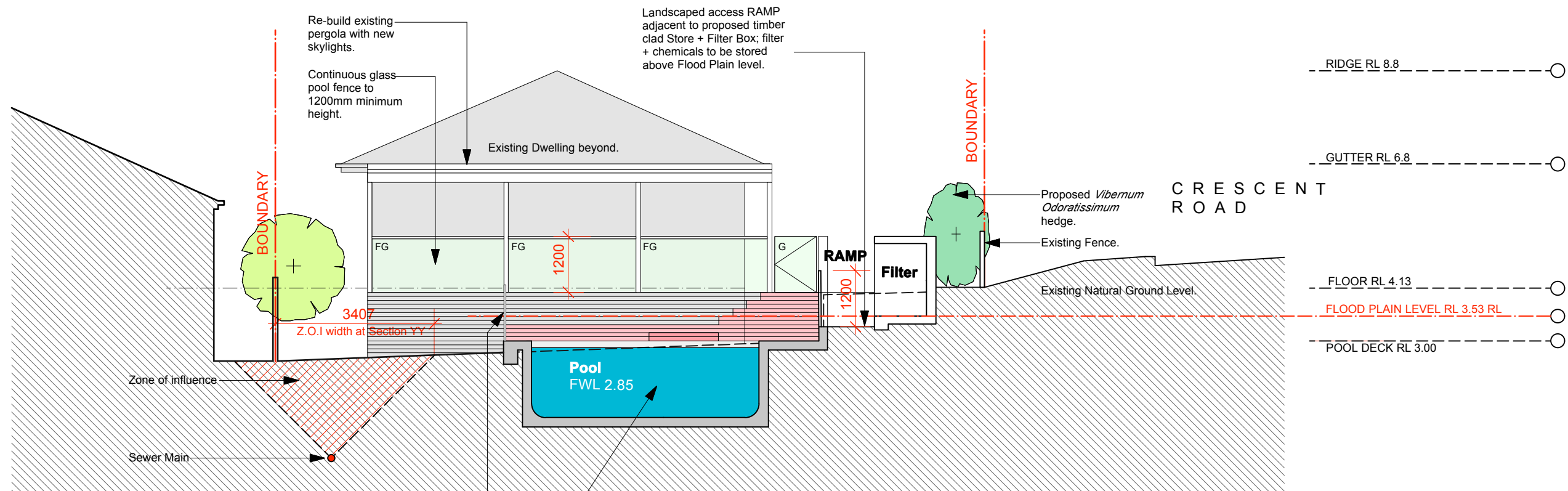
**INSULATIONS:** Pool filter to be acoustically insulated to Council guidelines.

**TERMITE CONTROL:** All termite control to be provided to comply with BCA requirements.

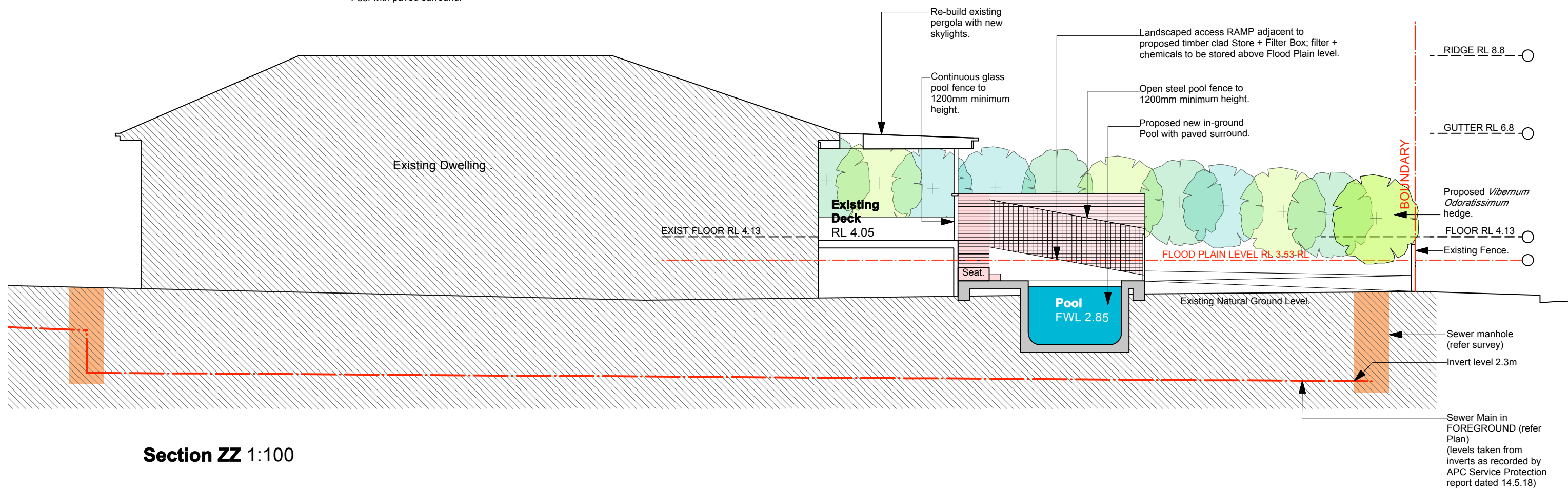
**ASBESTOS:** Appropriate inspections and testing prior to construction to determine if any asbestos exists on the subject site. All asbestos related products will be removed in accordance with all relevant statutory codes and requirements.

|  |   |
|--|---|
| Blue shaded area is EXISTING<br>built upon area = 398m2<br>Site Area = 692.2m2<br>Existing Built Upon Area = 57.5% | TOTAL proposed built upon<br>area = 426.5m2<br>Site Area = 692.2m2<br>Built Upon Area = 61.5% |
| Pink shaded area is PROPOSED additional<br>built upon area = 28.5m2<br>Proposed additional Built Upon Area = 4%    |   |





Section YY 1:100



Section ZZ 1:100



