

SEDIMENT FENCE

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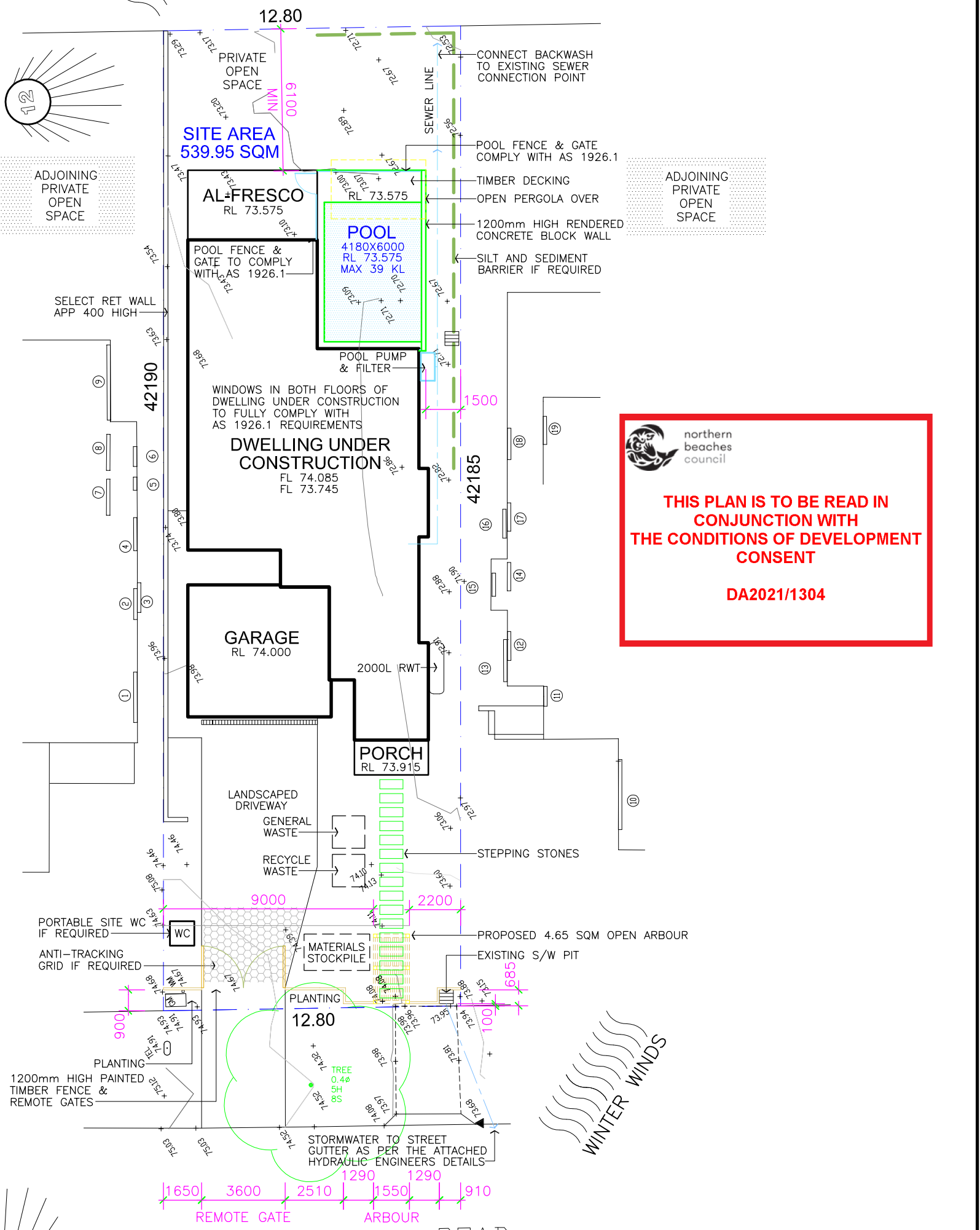
STORMWATER :
 * ALL WORKS ARE TO BE IN ACCORDANCE WITH THE ENGINEERING DETAILS ATTACHED BY HYDRAULIC CONSULTANT - PENINSULA CONSULTING ENGINEERS - PHONE 99824722.

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.
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 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



northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2021/1304

KANGAROO ROAD
SITE ANALYSIS, MANAGEMENT & SETOUT PLAN

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

SCALE
 0 10m

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ABSOLUTE BUILDING DESIGNERS
 PO Box 318 Terrigal NSW 2260
 Ph: (02) 4385 5000. Mob: 0409 837 241. ABN:61 862 850 105
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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

NOTES :

SURFACE WATER DRAINAGE
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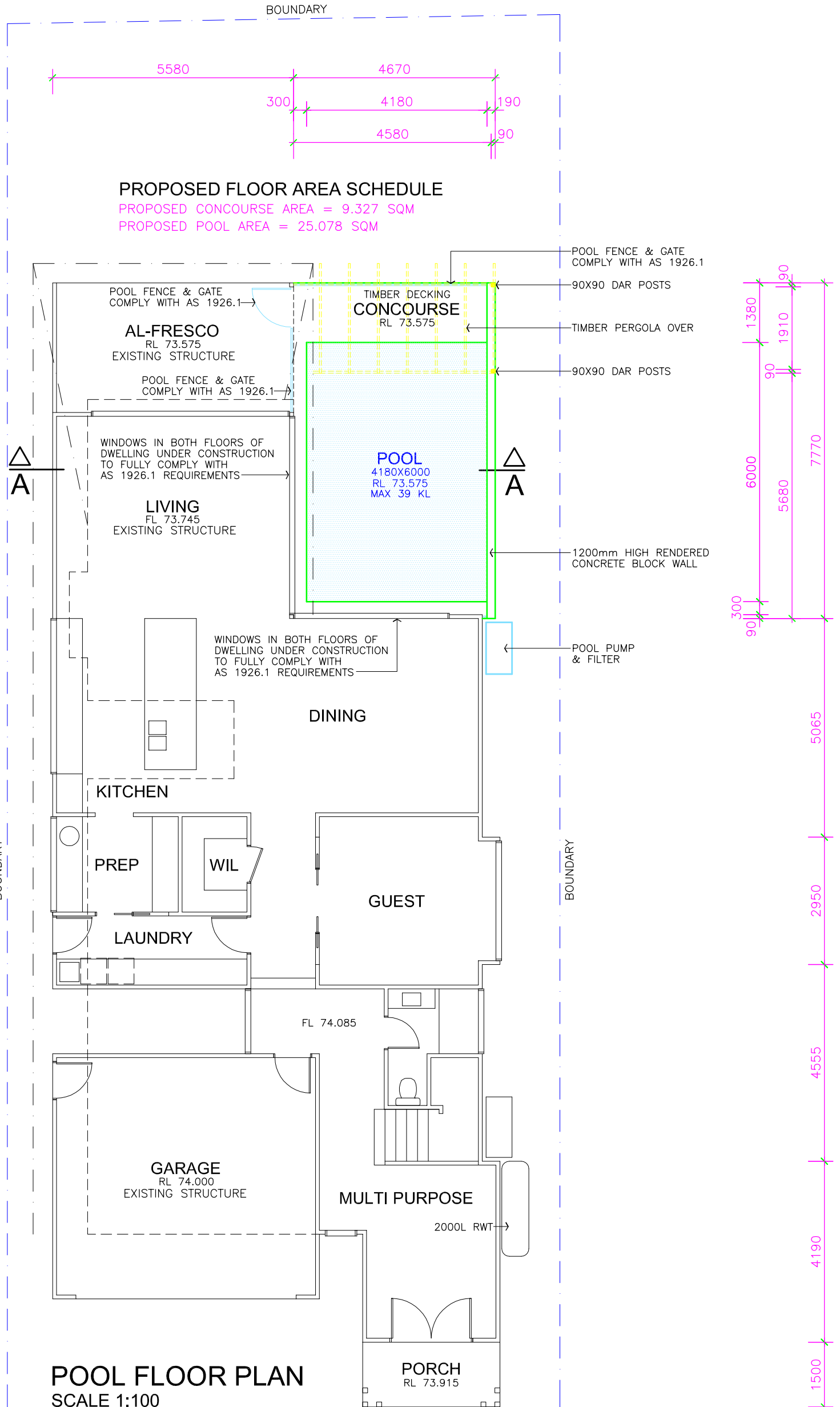
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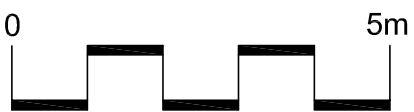


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DA2021/1304



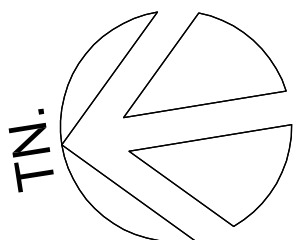
POOL FLOOR PLAN
 SCALE 1:100




SCALE

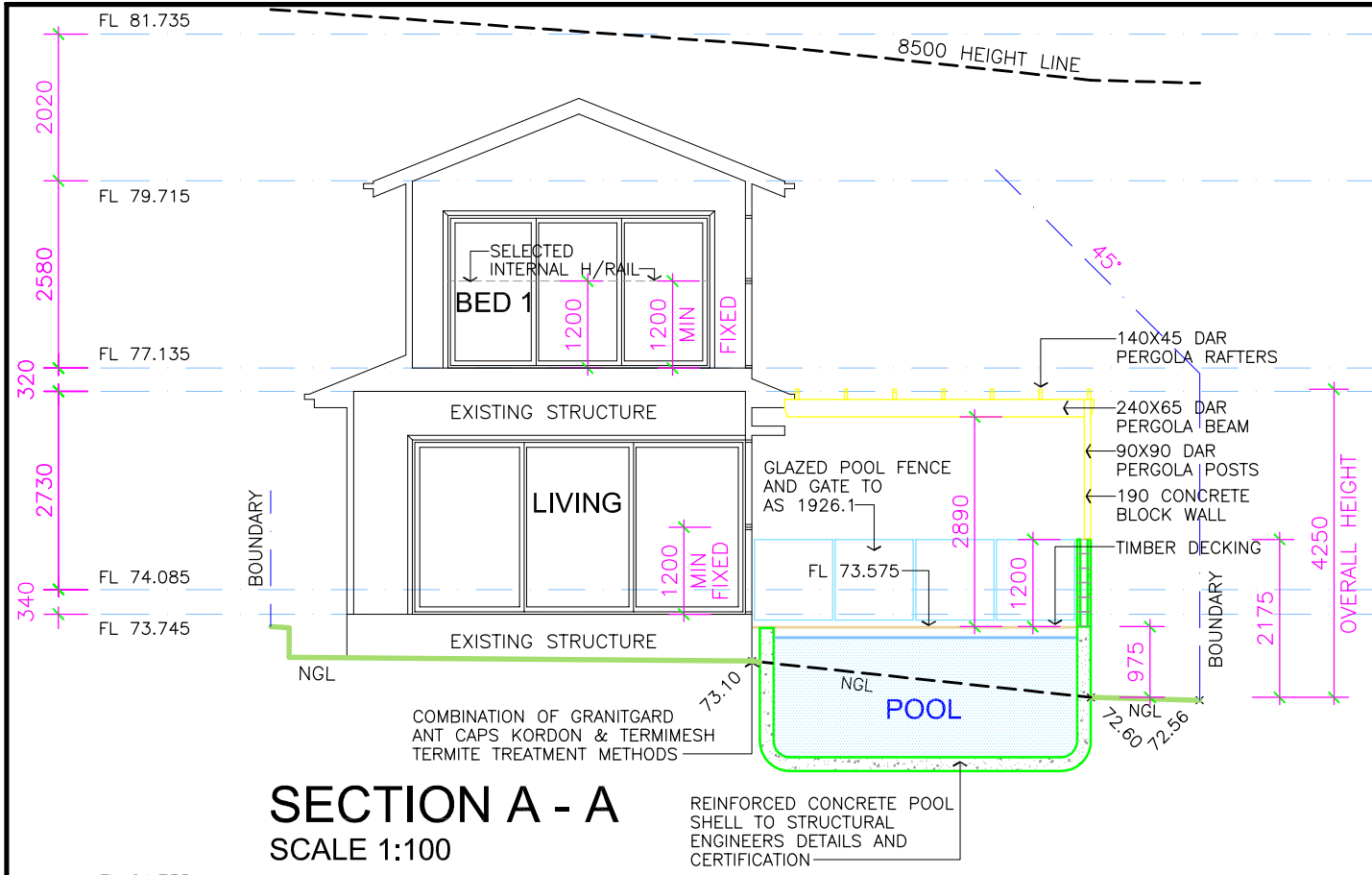
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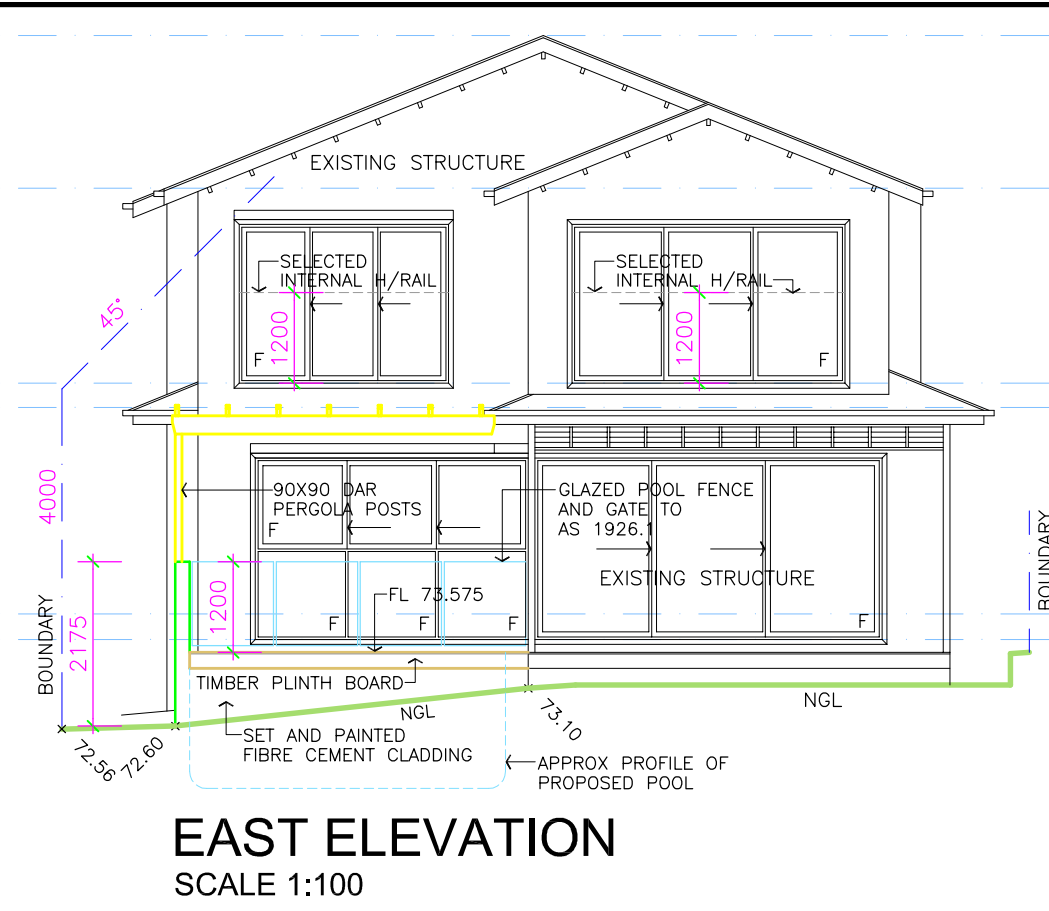
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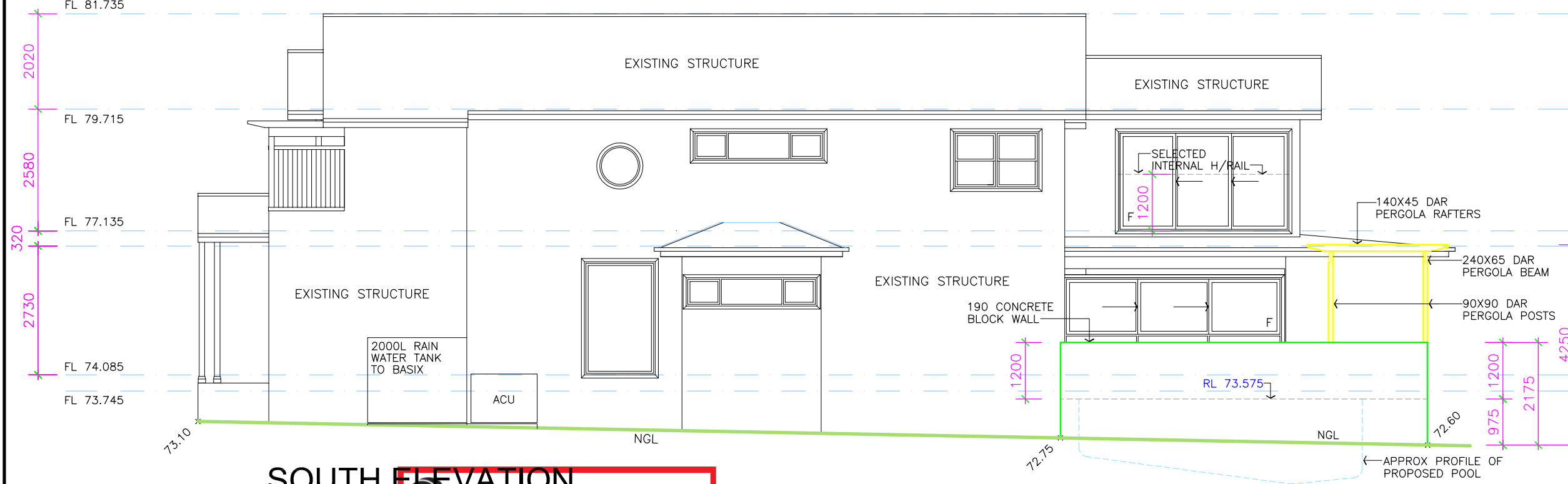


SECTION A - A
SCALE 1:100

REINFORCED CONCRETE POOL SHELL TO STRUCTURAL ENGINEERS DETAILS AND CERTIFICATION

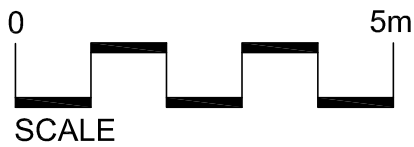


EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

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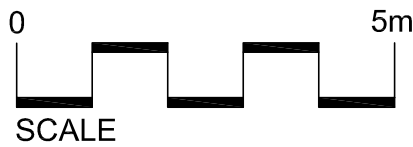
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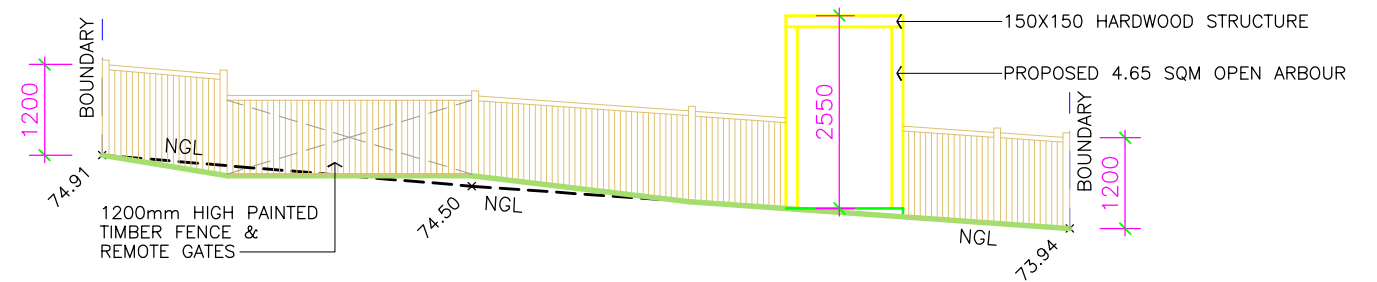
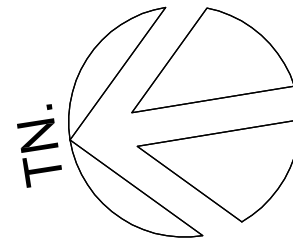
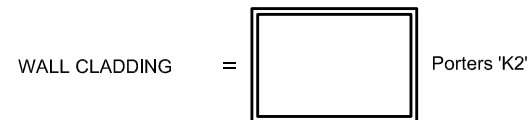
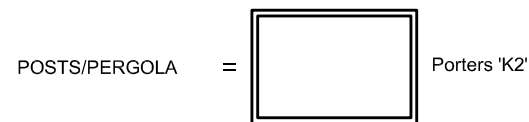
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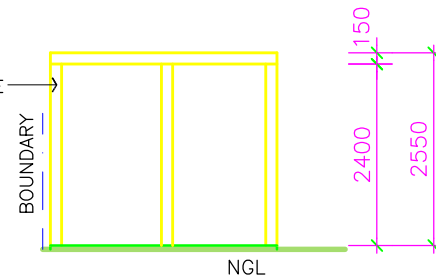
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COLOUR SCHEDULE



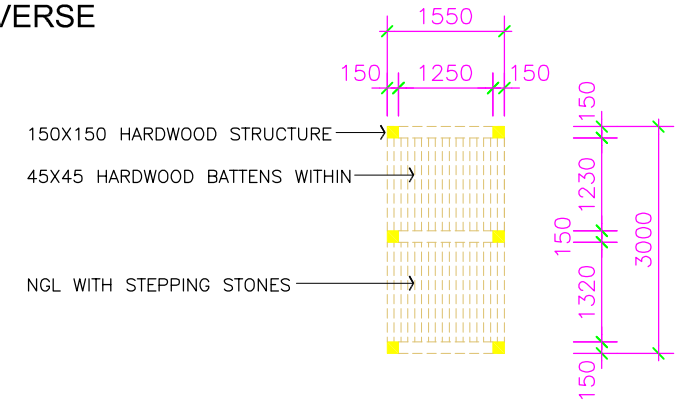
ARBOUR WEST ELEVATION

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 than 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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