

NOTES :

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

GUTTERING AND DOWNPIPES
PROVIDE OVERFLOW MEASURES TO
COMPLY WITH PART 3.5.2 OF THE
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SMOKE ALARMS
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STAIRS RAMPS AND LANDINGS
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AND SLIP RESISTANCE TO BE IN
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BARRIERS AND HANDRAILS
TO BE INSTALLED IN ACCORDANCE
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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

SITE COVER SCHEDULE
SITE COVER REMAINS UNCHANGED



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

MOD2021/0079

STEPHEN EMERY
REGISTERED SURVEYOR BOSSI NUMBER 1605

NOTE:
* 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 AS EXISTING
- NO BULK EXCAVATION REQUIRED

NOTES :

WINDOW OPENING DIMENSIONS REFER
TO FRAME SIZE FRAMER TO ALLOW
FOR TOLERANCES, REVEALS ETC
FRAMING TO AS 1684.2010
CONCRETE FOOTINGS TO AS 2870.2011
PLUMBING TO AS 3500-2003
MASONRY TO AS 4773 & 3700
TERMITE CONTROL TO AS 3660
DPC & FLASHING TO AS 2094
DOORS AND WINDOWS TO AS 2047

NOTES :

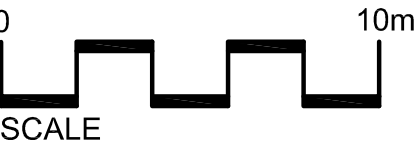
NOTE SEWER CONNECTION:
TO EXISTING CONNECTION
NOTE STORMWATER CONNECTION:
TO EXISTING CONNECTION NO CHANGE
NOTE EXCAVATION :
NO BULK EXCAVATION REQUIRED
NOTE LEVELS:
ALL RLS ARE TO AHD DATUM

NOTE :

THE NEW WATER CLOSETS & BATHROOMS
WILL BE CONSTRUCTED IN ACCORDANCE
WITH A53740

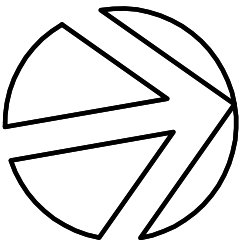
NOTE :

ALL STRUCTURAL WORKS:
TO CONSULTING STRUCTURAL ENGINEERS
DETAILS AND CERTIFICATION




NOTES:

- * ALL WORKS ARE TO BE TO THE
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GOVERNING AUTHORITIES
- * ALL WORKS ARE TO BE IN
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CODE OF AUSTRALIA' AND ALL
RELEVANT AUSTRALIAN STANDARDS
- * ALL MATERIALS AND FINISHES
BOTH INTERNAL AND EXTERNAL
ARE TO MATCH THOSE EXISTING
- * CONFIRM ALL DIMENSIONS ON
SITE BEFORE PROCEEDING WITH
WORKS AND ORDERING MATERIALS



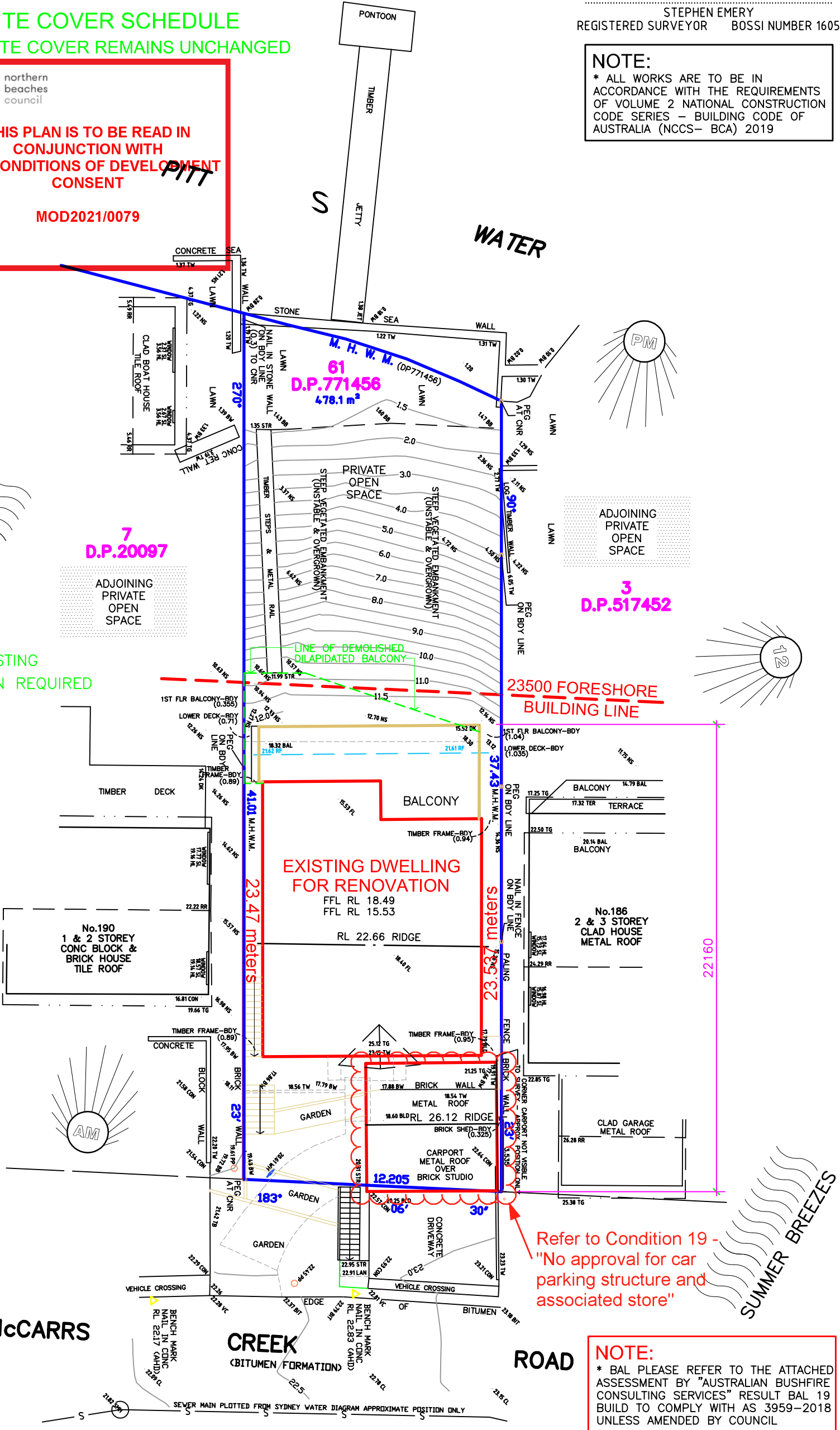
NOTE : ALL DIMENSIONS, SIZES, LEVELS AND HEIGHTS ARE NOMINAL.

DATE	REVISION	BY	DATE	DRAWN	DESIGN	SCALE	DRAWING No
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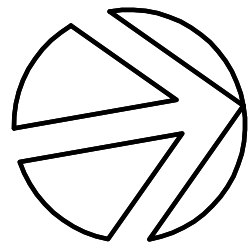


ABSOLUTE BUILDING DESIGNERS
PO Box 318 Terrigal NSW 2260
Ph: (02) 4385 5000. Mob: 0409 837 241. ABN:61 862 850 105
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JOB: PROPOSED ADDITIONS AND ALTERATIONS
FOR: Mr R, & Mrs R, THORP.
AT: No 188 McCarrs Creek Road, CHURCH POINT.

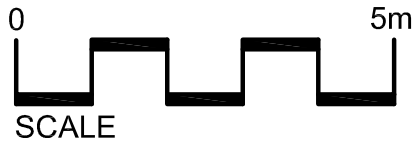
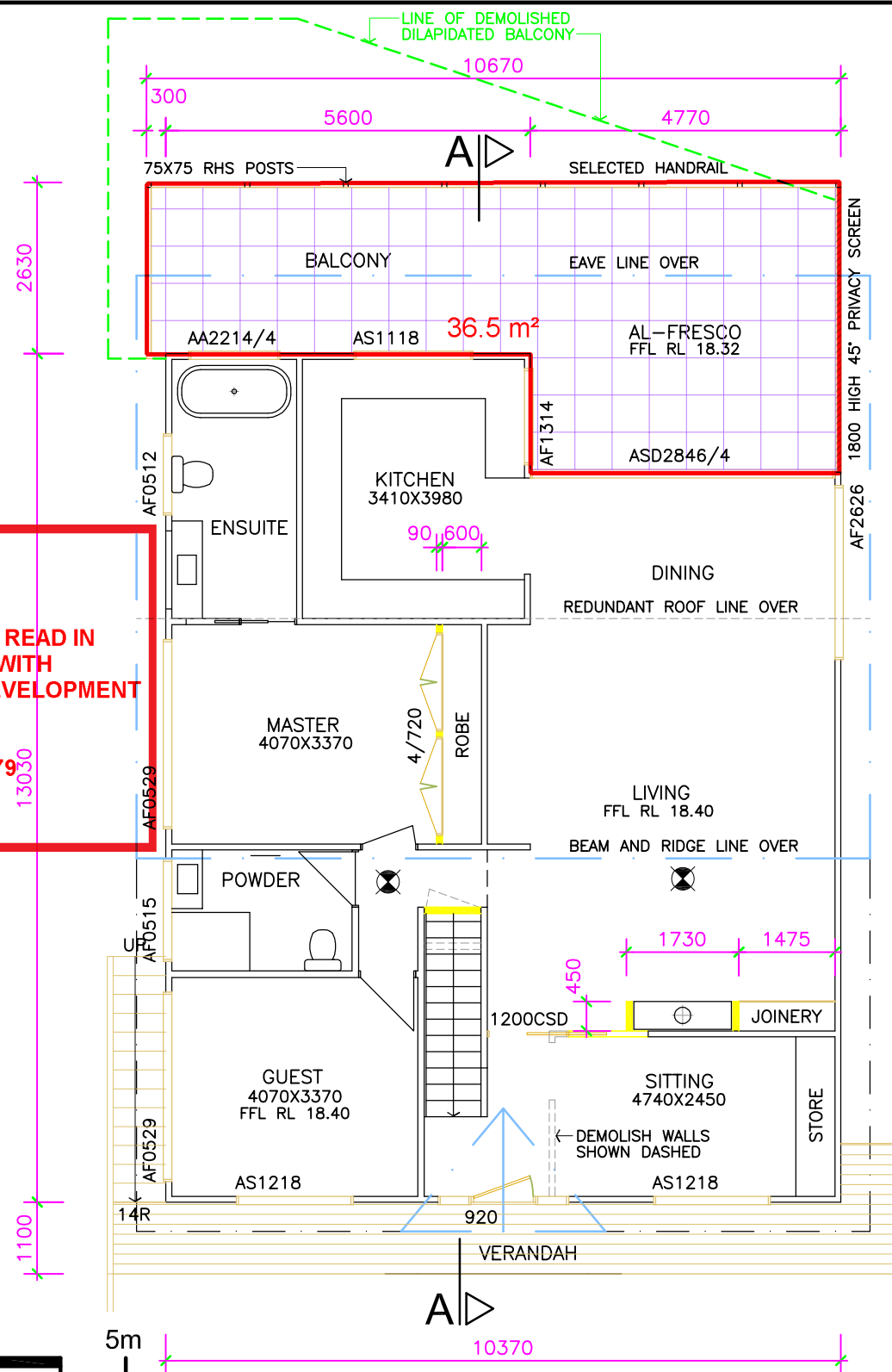


NOTE:
* BAL PLEASE REFER TO THE ATTACHED
ASSESSMENT BY "AUSTRALIAN BUSHFIRE
CONSULTING SERVICES" RESULT BAL 19
BUILD TO COMPLY WITH AS 3959-2018
UNLESS AMENDED BY COUNCIL



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

MOD2021/0079



NOTES:

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UPPER GROUND FLOOR PLAN

SCALE 1:100

☒ DENOTES - SMOKE ALARM TO COMPLY WITH AS 3786-2014

FLOOR AREA SCHEDULE

EXISTING LOWER GROUND FLOOR AREA = 118.217 SQM
EXISTING VERANDAH AREA = 8.657 SQM
EXISTING UPPER GROUND FLOOR AREA = 126.439 SQM
EXISTING CARPORT AREA = 37.600 SQM

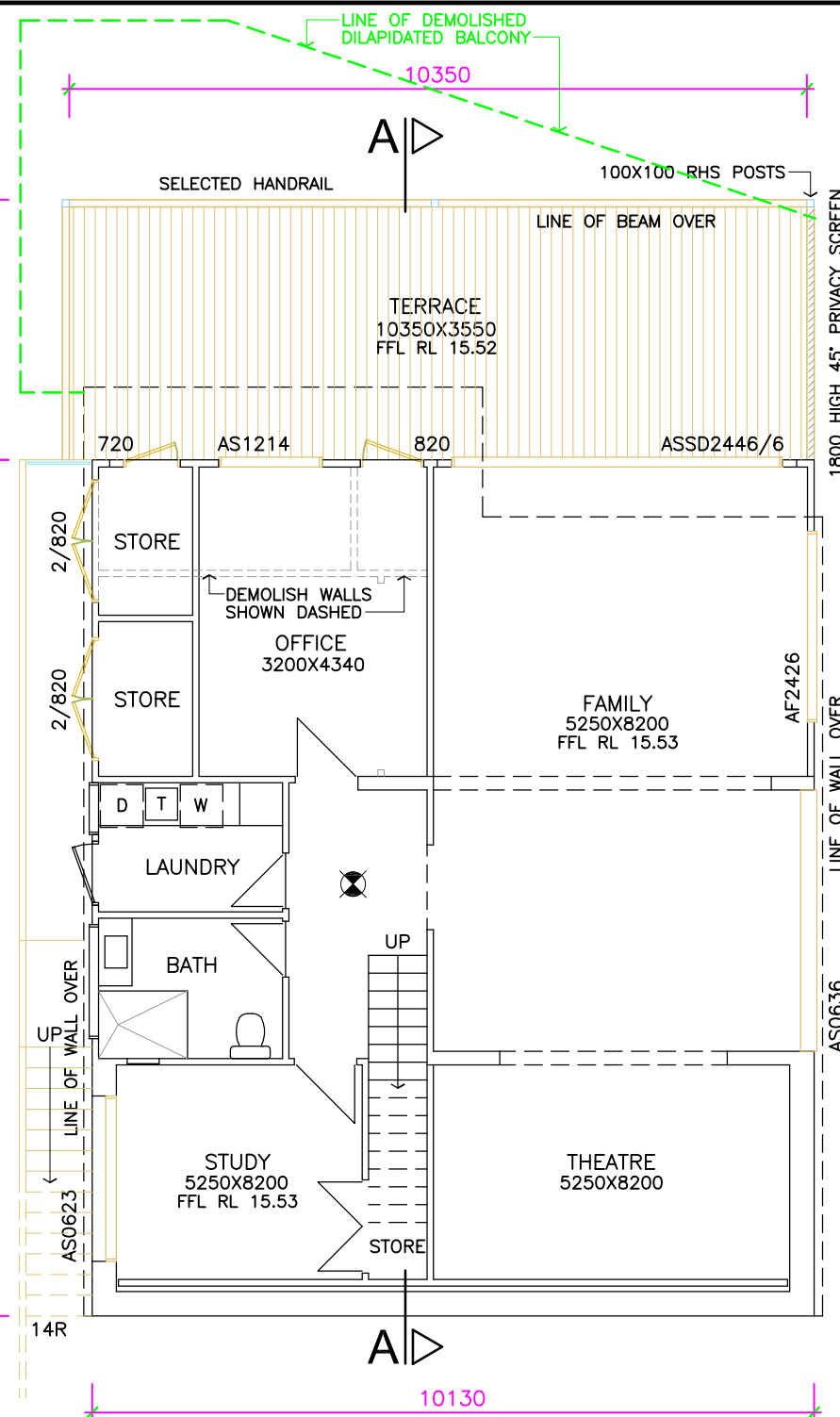
PROPOSED TERRACE AREA = 38.507 SQM
PROPOSED BALCONY/ALFRESCO AREA = 36.743 SQM
TOTAL FLOOR AREA = 366.163 SQM

NOTE:

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NOTE:

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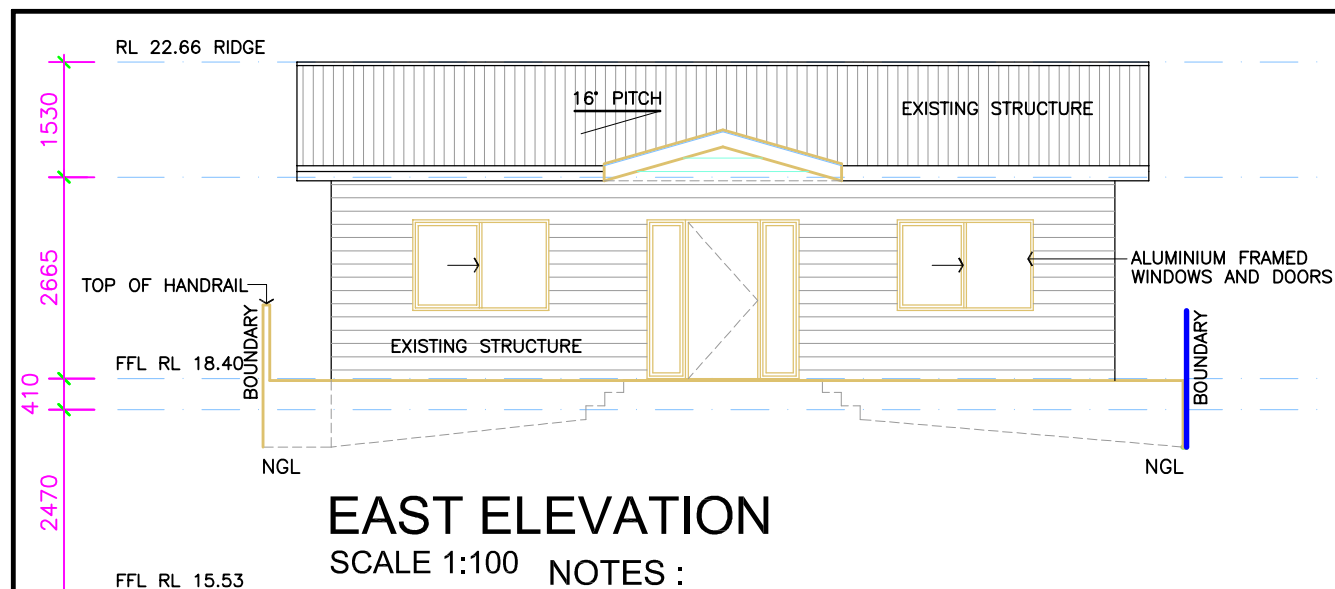
LOWER GROUND FLOOR PLAN

SCALE 1:100

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				AT: No 188 McCarrs Creek Road, CHURCH POINT.			
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NOTES :

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NOTE STORMWATER CONNECTION:
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NOTE EXCAVATION :
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RL 22.66 RIDGE

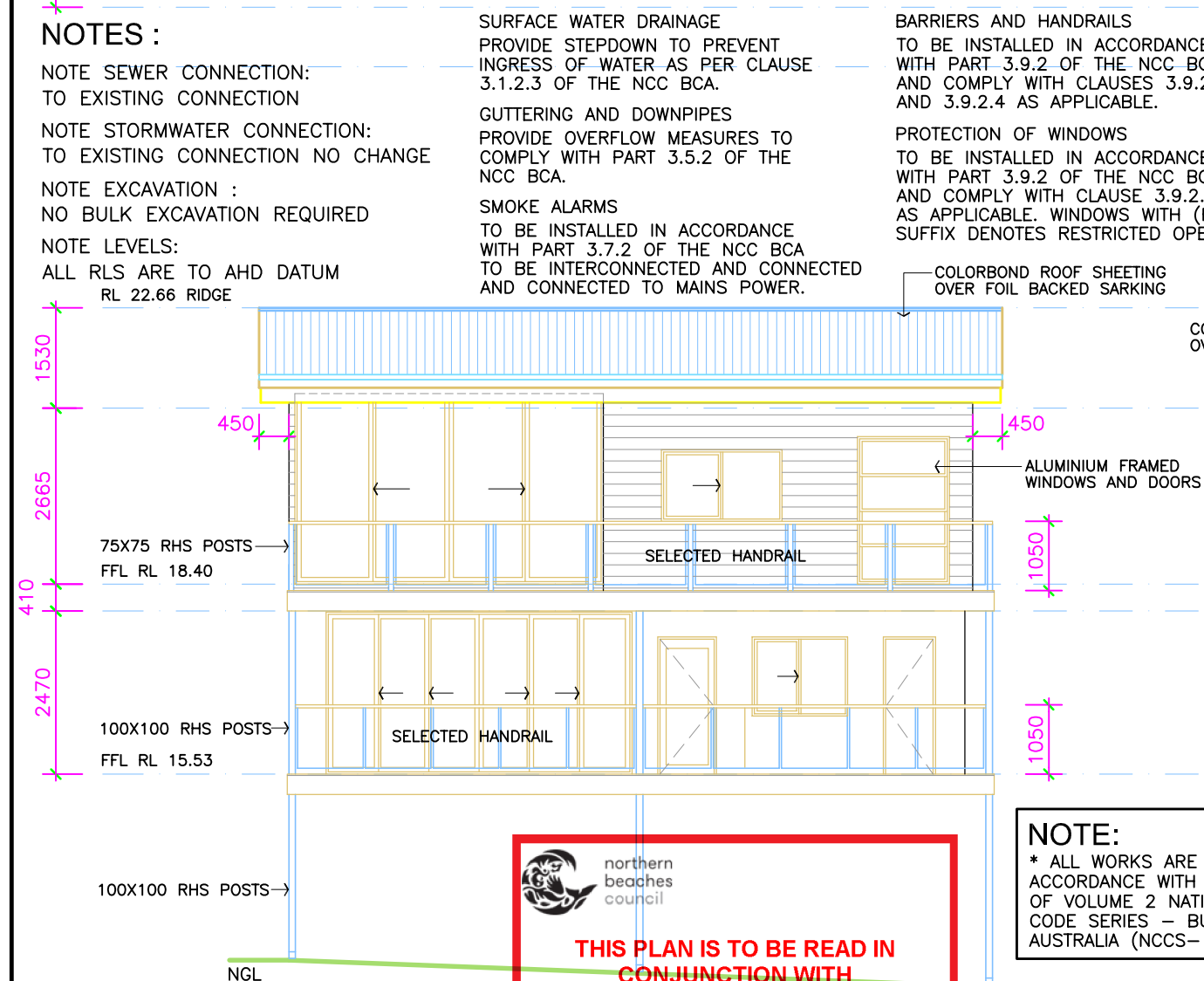
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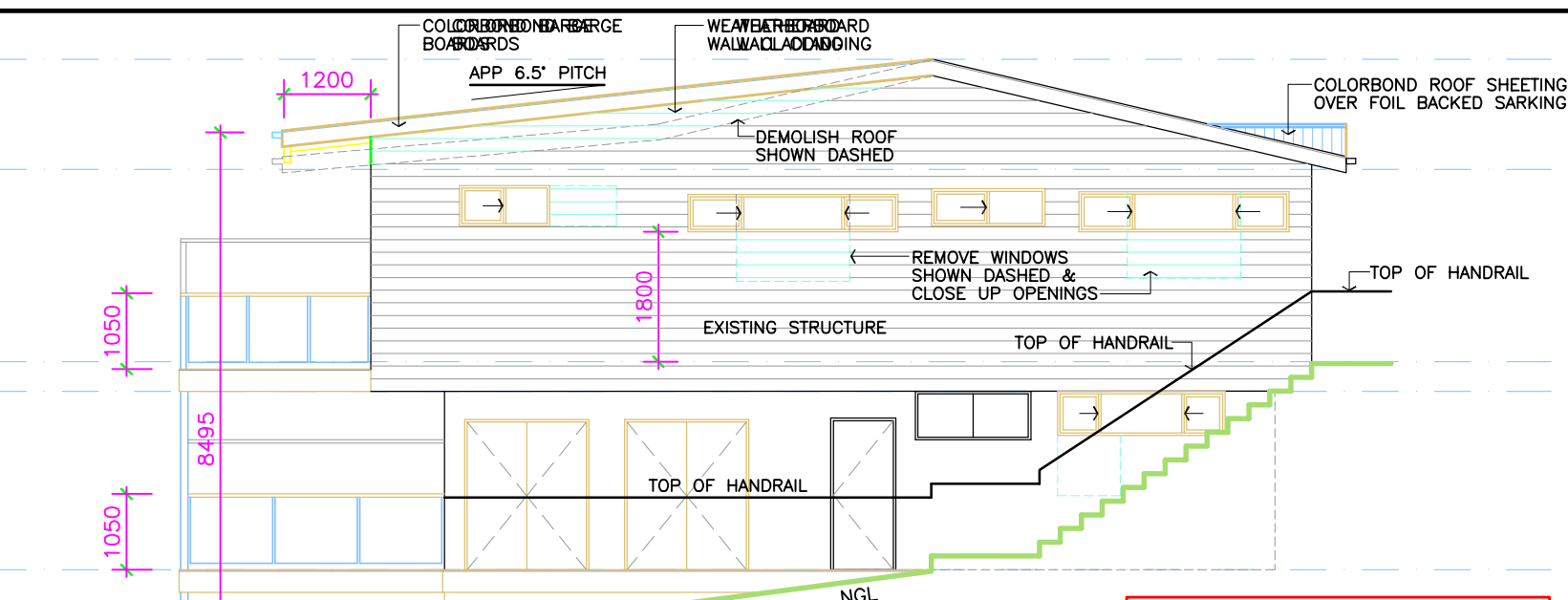
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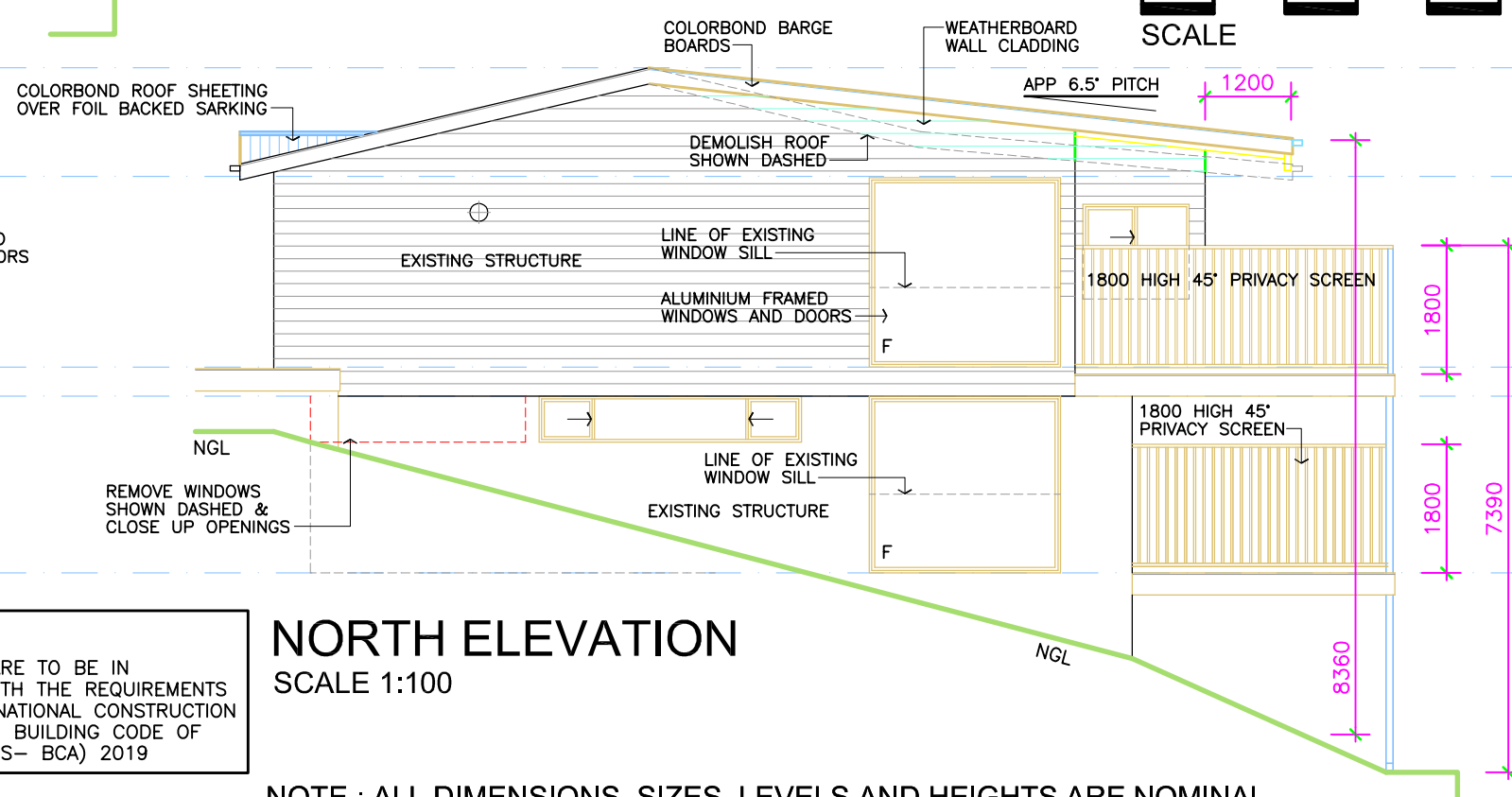
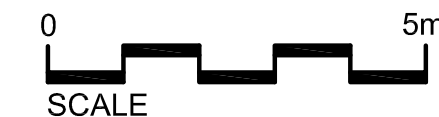
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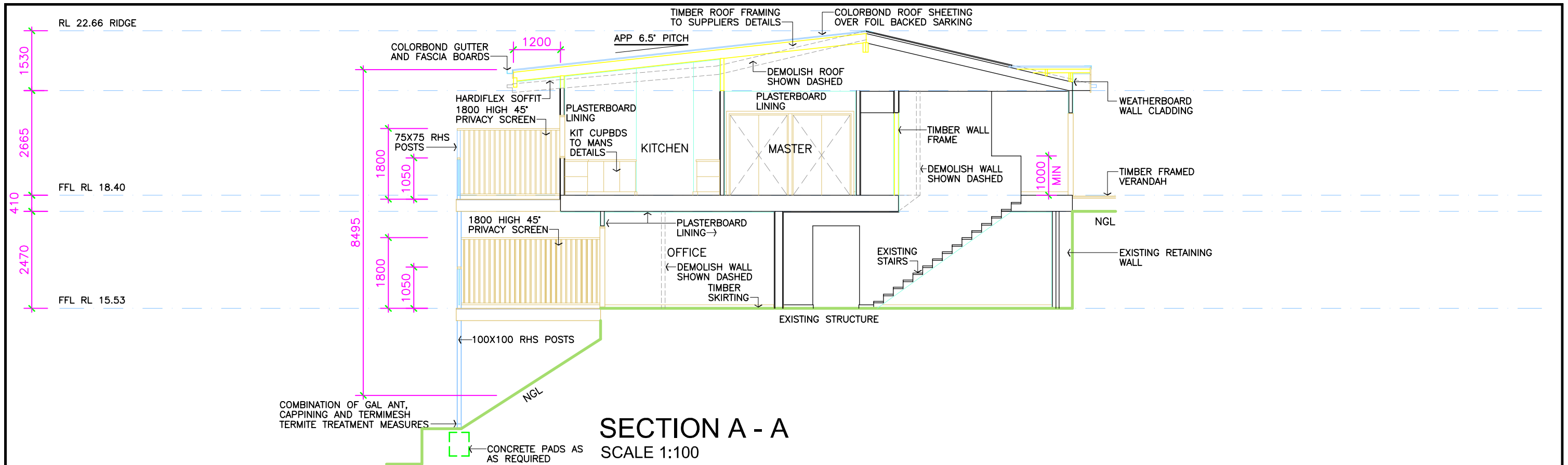


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