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7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

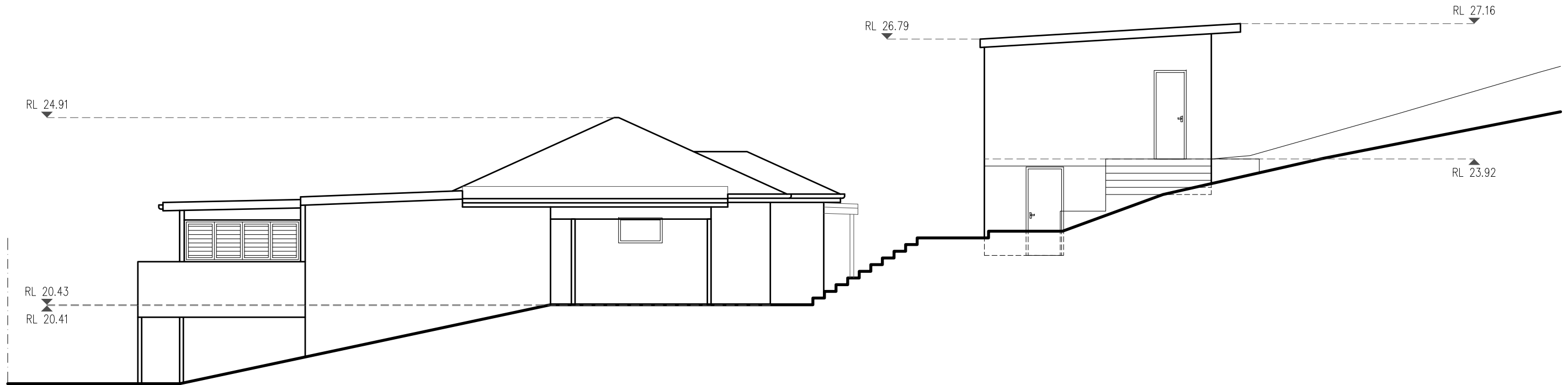
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MICHAL KORECKY
21 NALYA ROAD, NARRAWEENA NSW 2099
ABN: 79 393 130 294
Email: koreckym@gmail.com www.plansdesign.com.au
Phone: 99813332. Mob: 0438 148 944

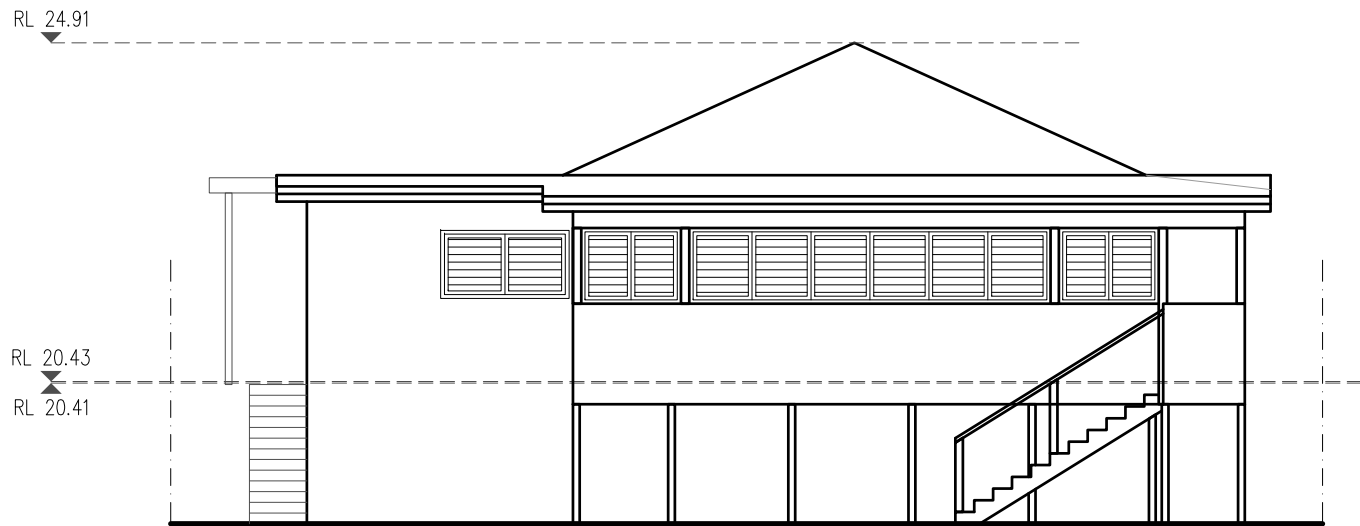
PROJECT:
**PROPOSED ADDITIONS AND ALTERATIONS
No 30 NARRABEEN PARK PARADE
WARRIEWOOD NSW 2102**

CLIENT:
BON KAIN **LOT 23 DP 15763**

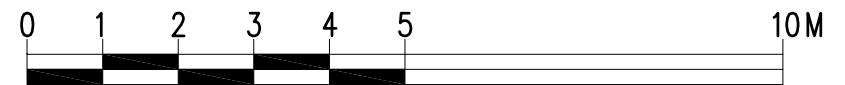
DATE: 11/09/19	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 19006	SHEET: 1



EXISTING SOUTH ELEVATION
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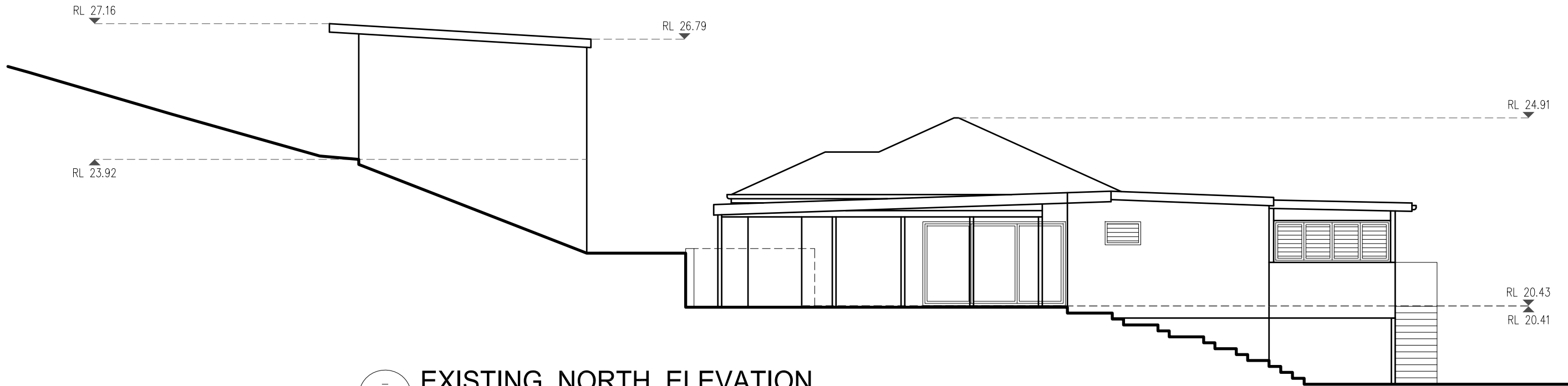


EXISTING WEST ELEVATION
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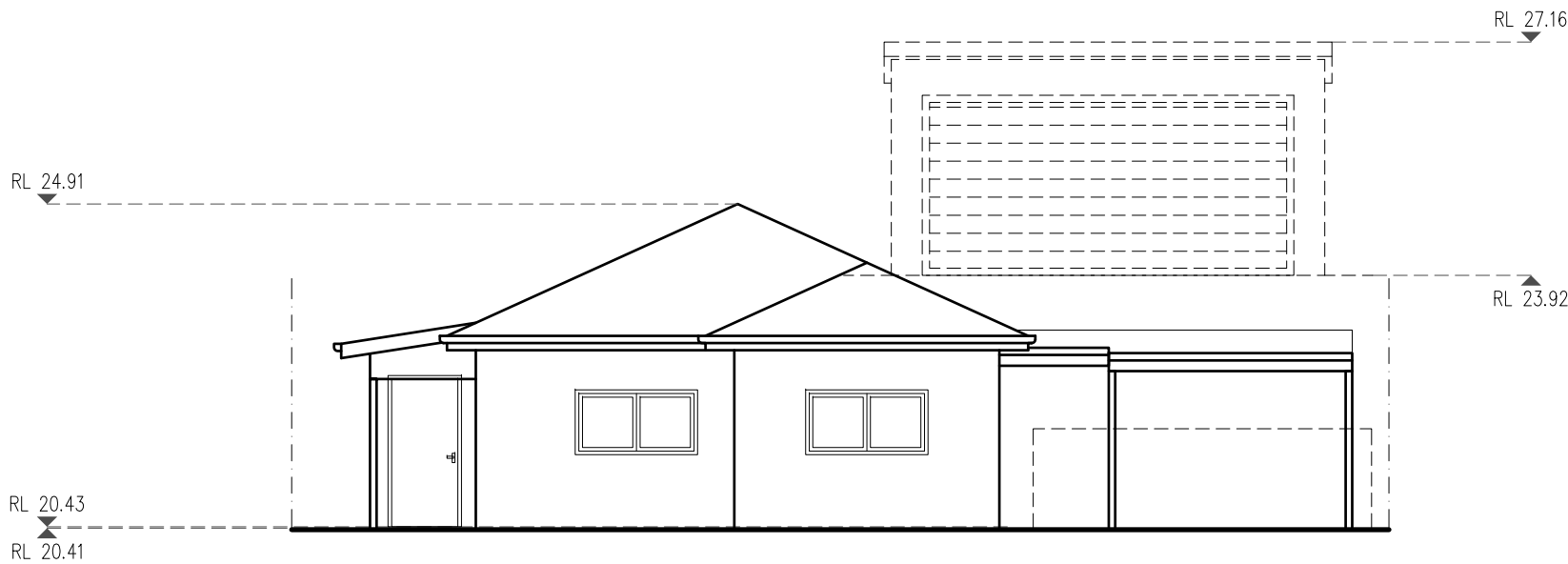


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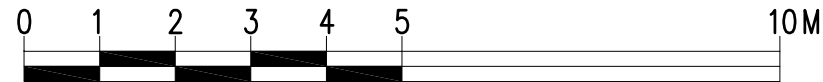
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EXISTING NORTH ELEVATION
1:100



EXISTING EAST ELEVATION
1:100



SCALE 1:100

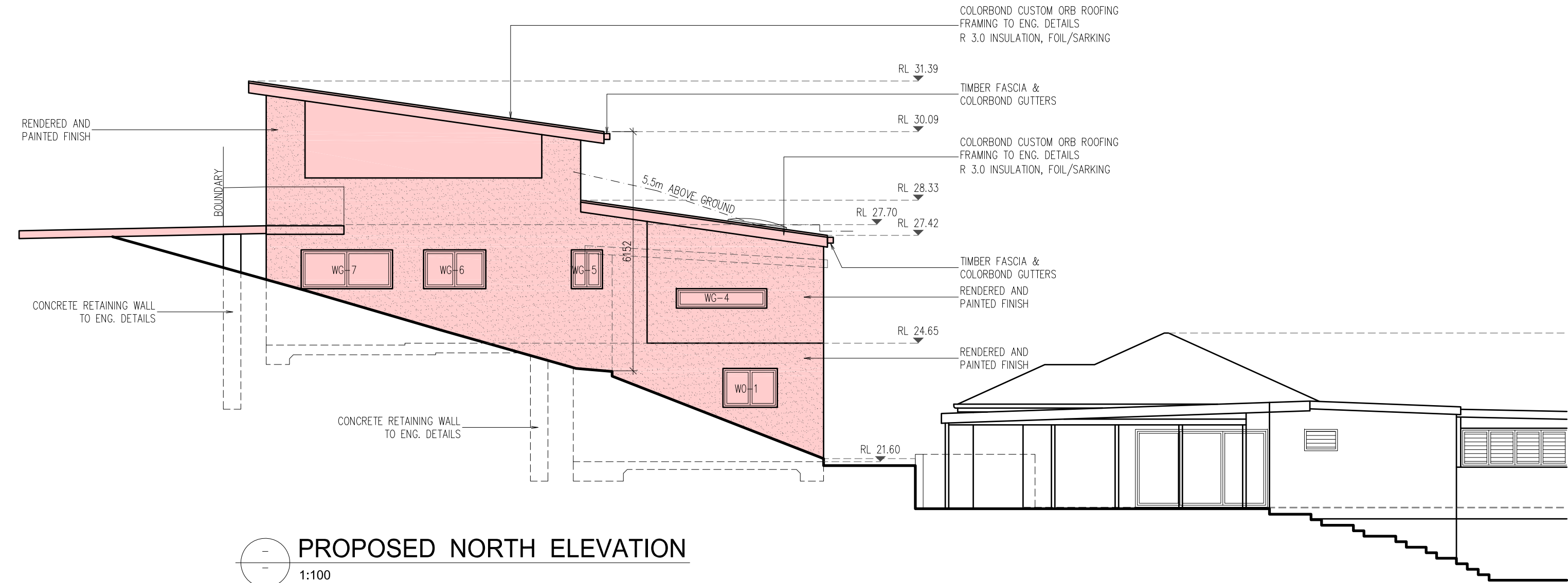
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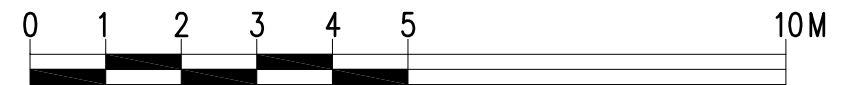
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Email: koreckym@gmail.com www.plansdesign.com.au
Phone:99813332, Mob: 0438 148 944

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DATE: 11/09/19	SCALE: AS NOTED
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DRAWING Nr : 19006	SHEET: 5



PROPOSED NORTH ELEVATION
1:100



SCALE 1:100

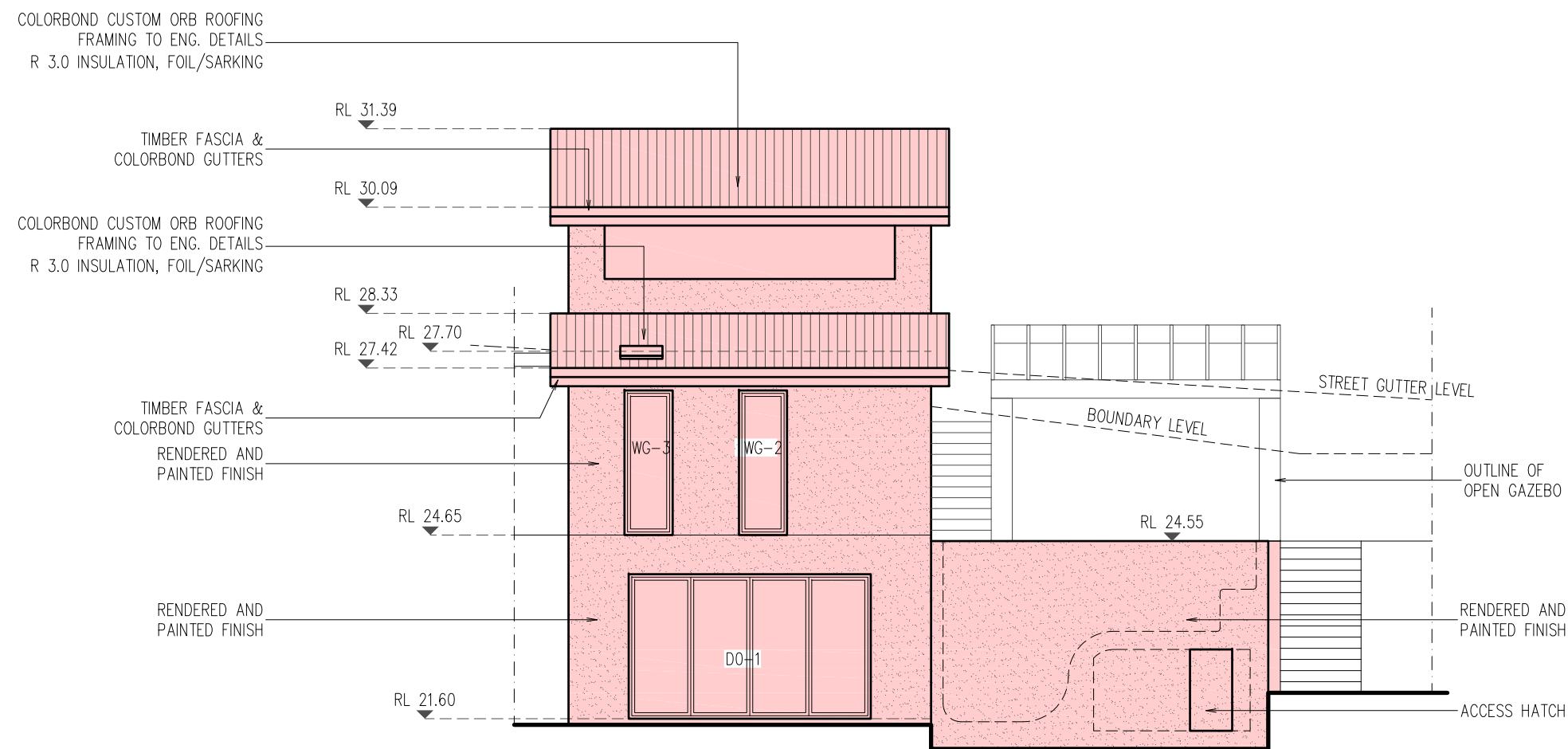
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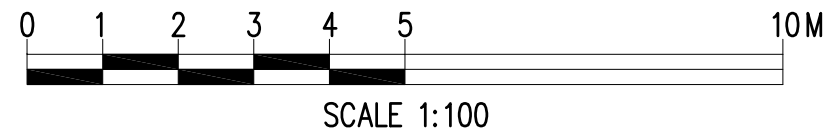
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PROPOSED WEST ELEVATION
1:100

WINDOWS AND DOOR SCHEDULE				
	ORIENT.	SIZE		AREA (m2)
		H	W	
WG-1	SOUTH	2400	1810	4.34
WG-2	WEST	2400	800	1.92
WG-3	WEST	2400	800	1.92
WG-4	NORTH	500	2350	1.17
WG-5	NORTH	1000	800	0.80
WG-6	NORTH	1000	1600	1.60
WG-7	NORTH	1000	2350	2.35
WG-8	SOUTH	1000	500	0.50
DG-1	SOUTH	2400	2400	5.76
DG-2	SOUTH	2400	2700	6.48
WO-1	NORTH	1000	1400	10.5
DO-1	WEST	2400	4020	9.65



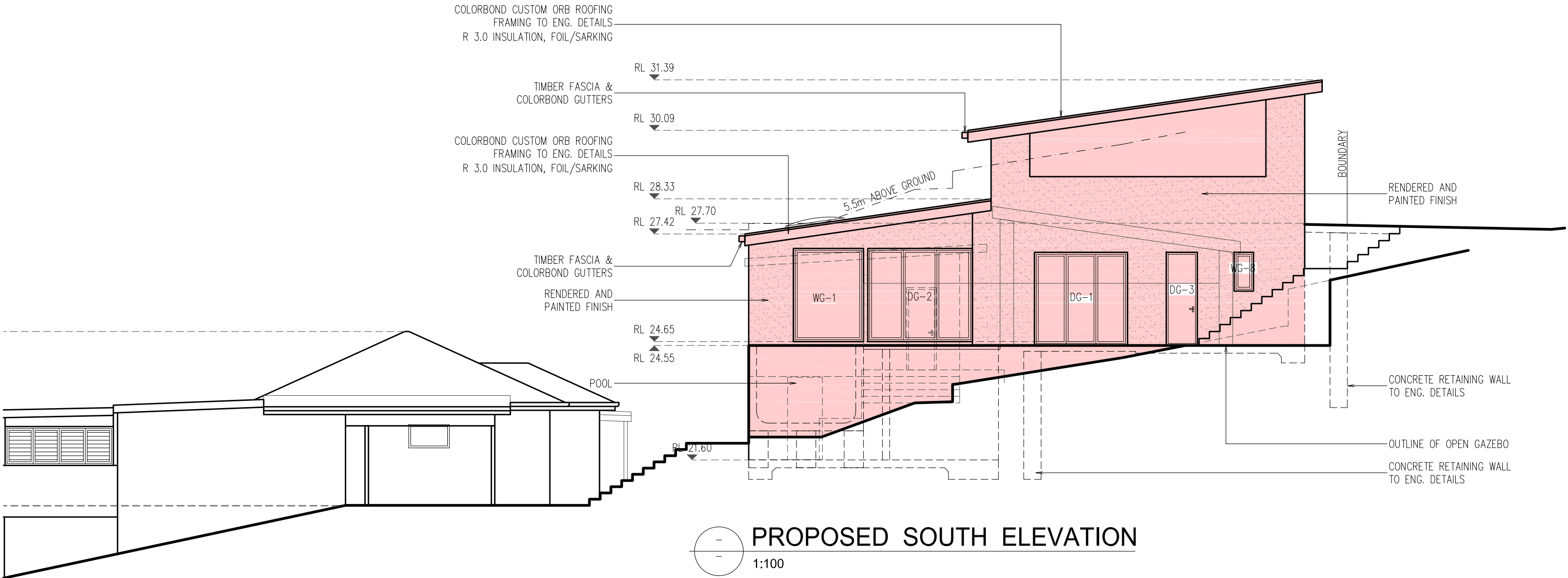
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POOL FENCES

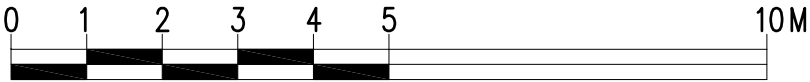
Essentially a barrier fence can be made of any material that has a reasonable life span when exposed to the likely conditions of weather, pool chemicals, pollution, decay, insects, salt water spray, etc. Fences must have an effective perpendicular height of 1.2 metres. Existing standard paling fences can be used provided that they are well-maintained and at least 1650mm high. If the rails are on the outside of the pool area, then 60 degree splayed sections are to be fitted securely to the middle and top rails (unless fence height is over 2400mm).

When a fence is not controlled by the pool owners, i.e. a neighbour's boundary fence, then the pool area must be protected for a radius of 1.2 metres by an approved safety fence.

Ground clearance between bottom of fence and ground level is not to exceed 100mm and any horizontal rails, rods, etc, which could assist climbing, should be on the pool side of the fence. If they're on the outside, they should be at least 900mm apart. The space between vertical members must not exceed 100mm.

POOL GATES

These must open outward only and have an effective perpendicular height of 1.2 metres. They must return to the closed position and engage the latch automatically from any position and not re-open without using the manual release mechanism. The latch must be at least 1.5 metres above ground level unless it is inside the fence can only be reached over or through a fence higher than 1.2 metres or is 150mm below the fence top (no hand hole) or at least 150mm away from the edge of any hand hole opening. Latches less than 1.5 metres above ground level must be shielded so that no opening greater than 10mm is closer than 450mm. Any hand hole shall be at least 1.2 metres from ground level.



SCALE 1:100

GENERAL NOTES:

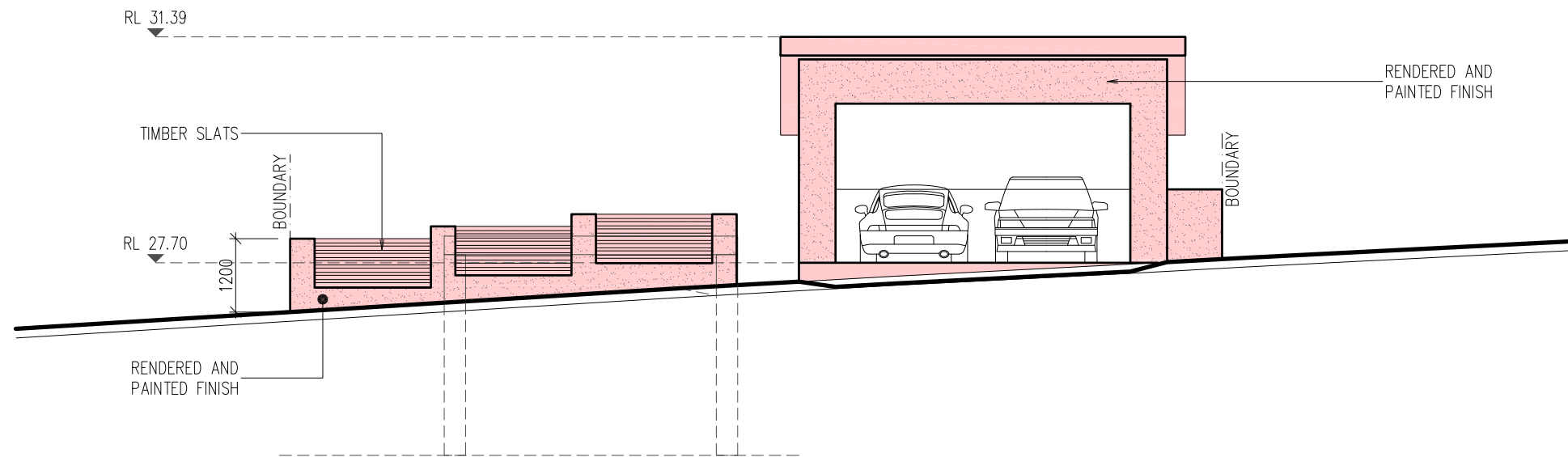
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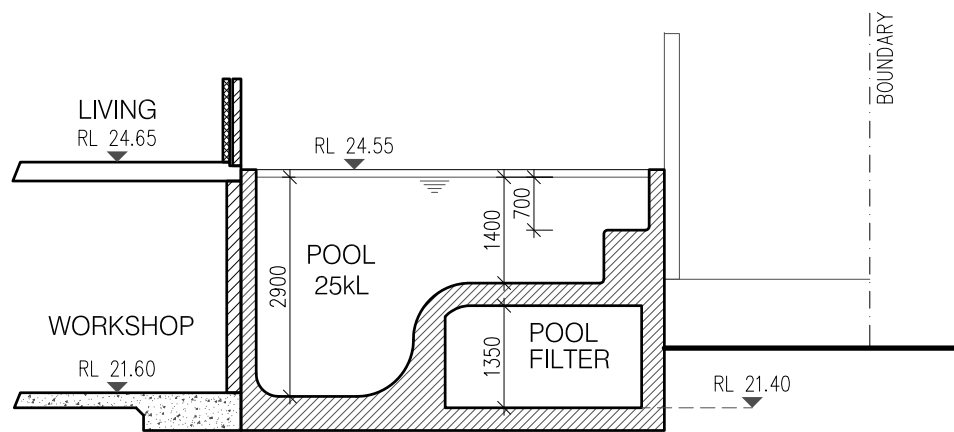
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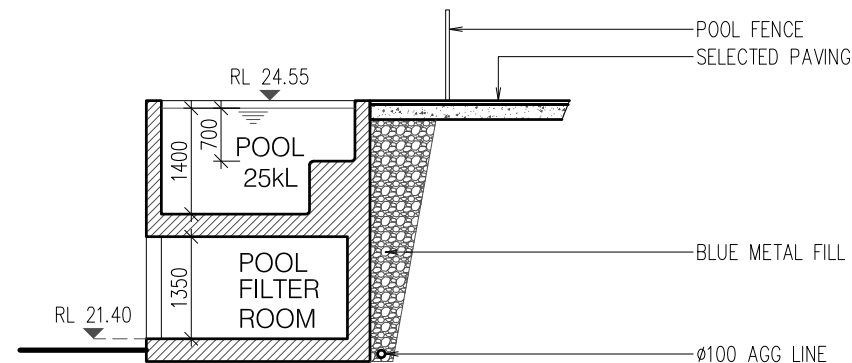
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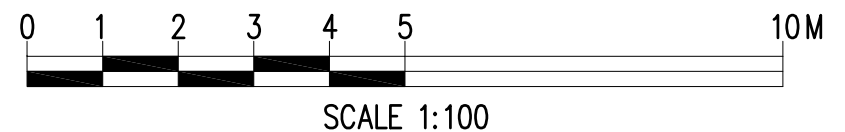
PROPOSED EAST ELEVATION
1:100



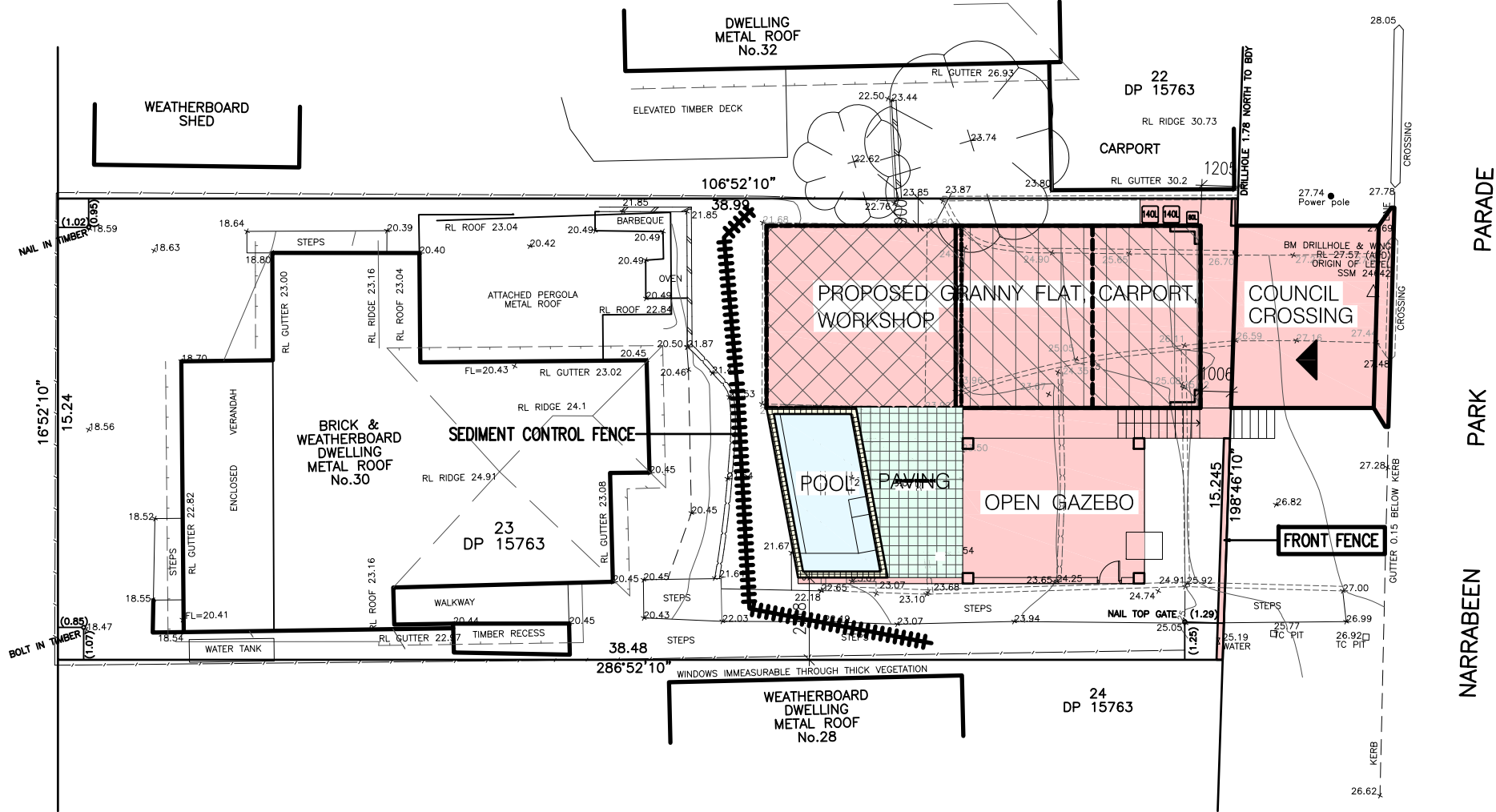
SECTION B - B
1:100



SECTION C - C
1:100

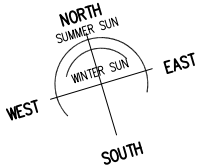
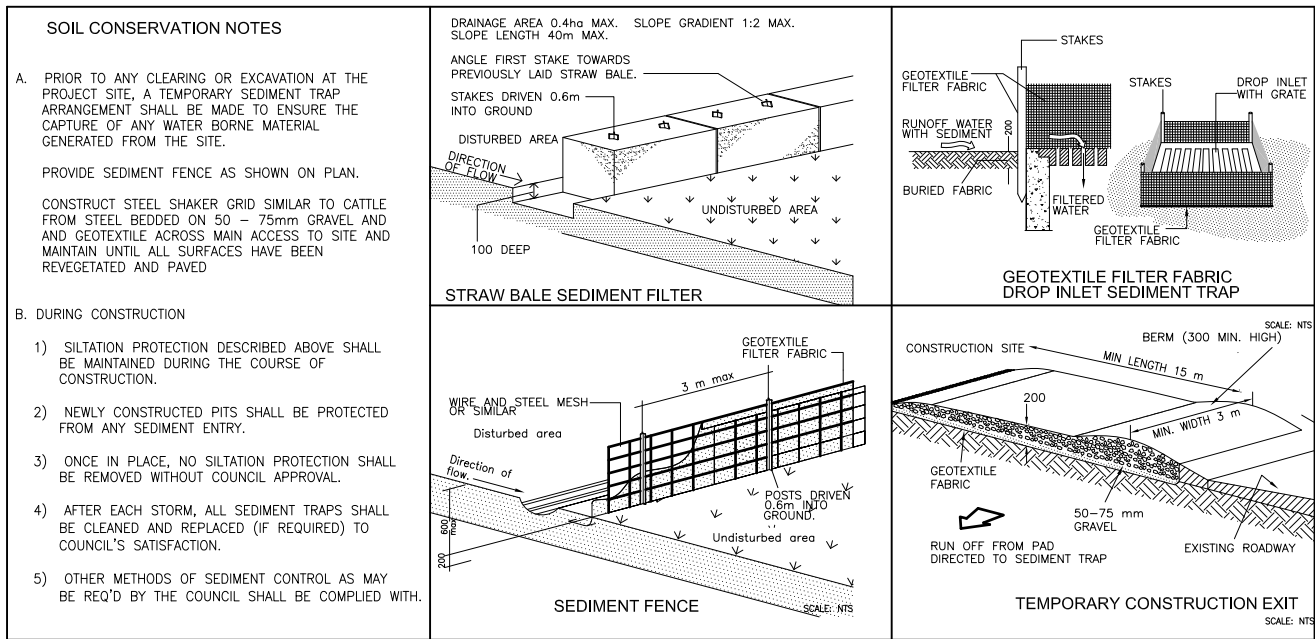


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EROSION AND SEDIMENT MANAGEMENT PLAN

1:200



0 1 2 3 4 5 10M
SCALE 1:200

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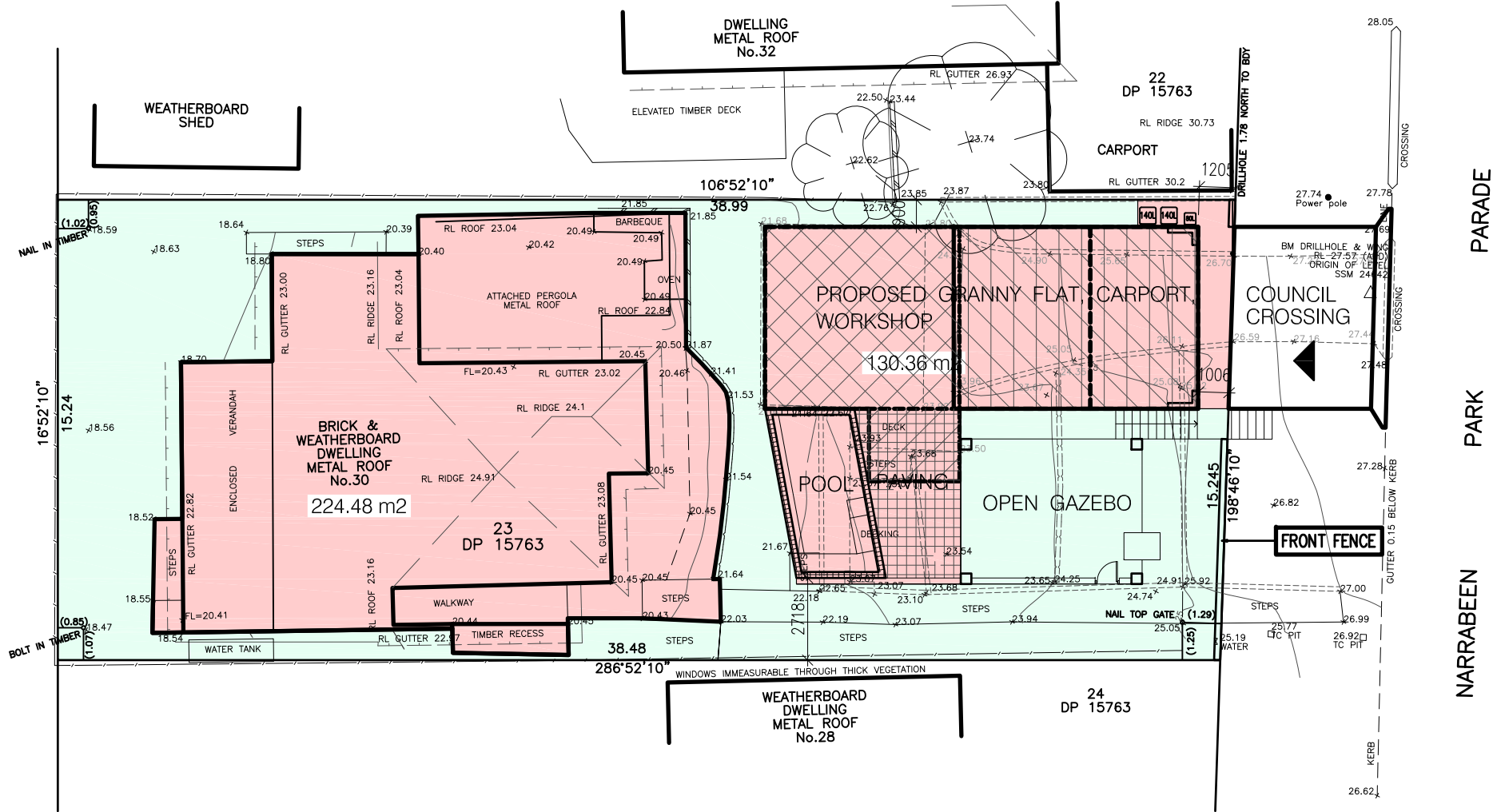
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19006

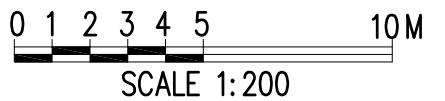
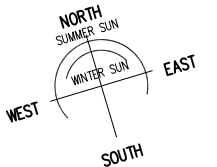
SHEET:

14



 **SITE COVERAGE AND LANDSCAPE AREA**
1:200

SITE AREA :	590.2 m2	(100.00 %)
SITE COVERAGE :	224.48 m2 + 130.36 m2 = 354.81 m2	(60.00 %)
LANDSCAPE AREA :	235.39 m2	(40.00 %)



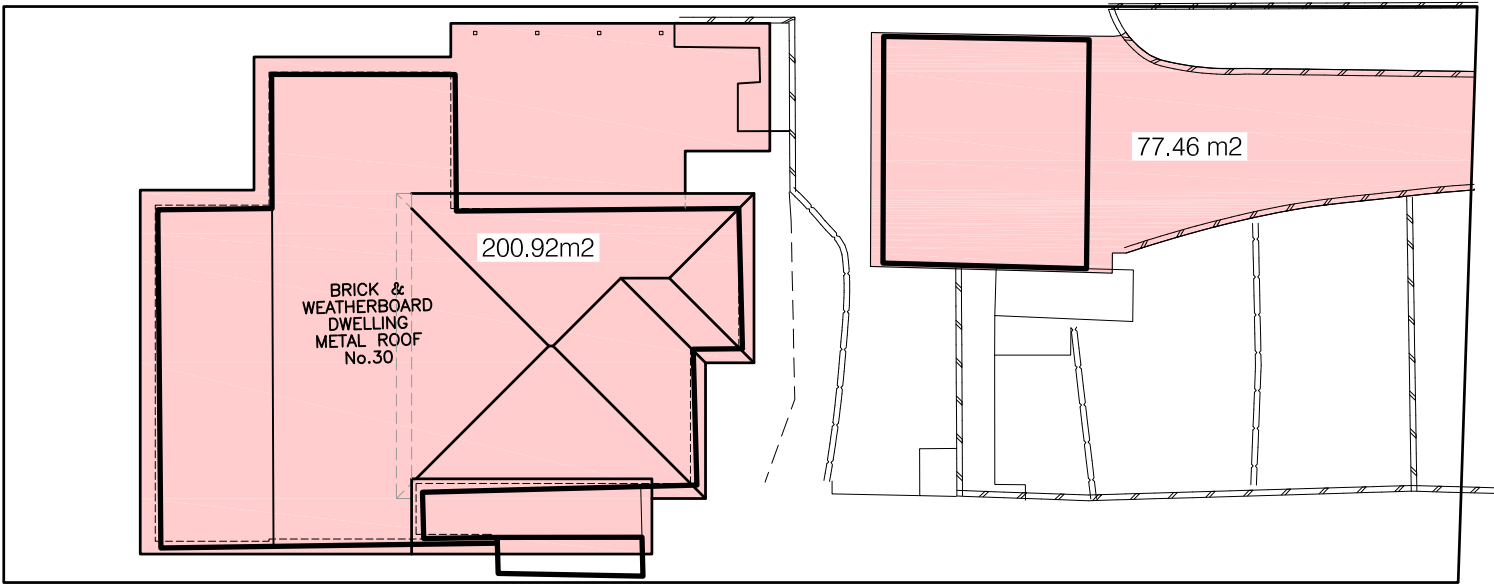
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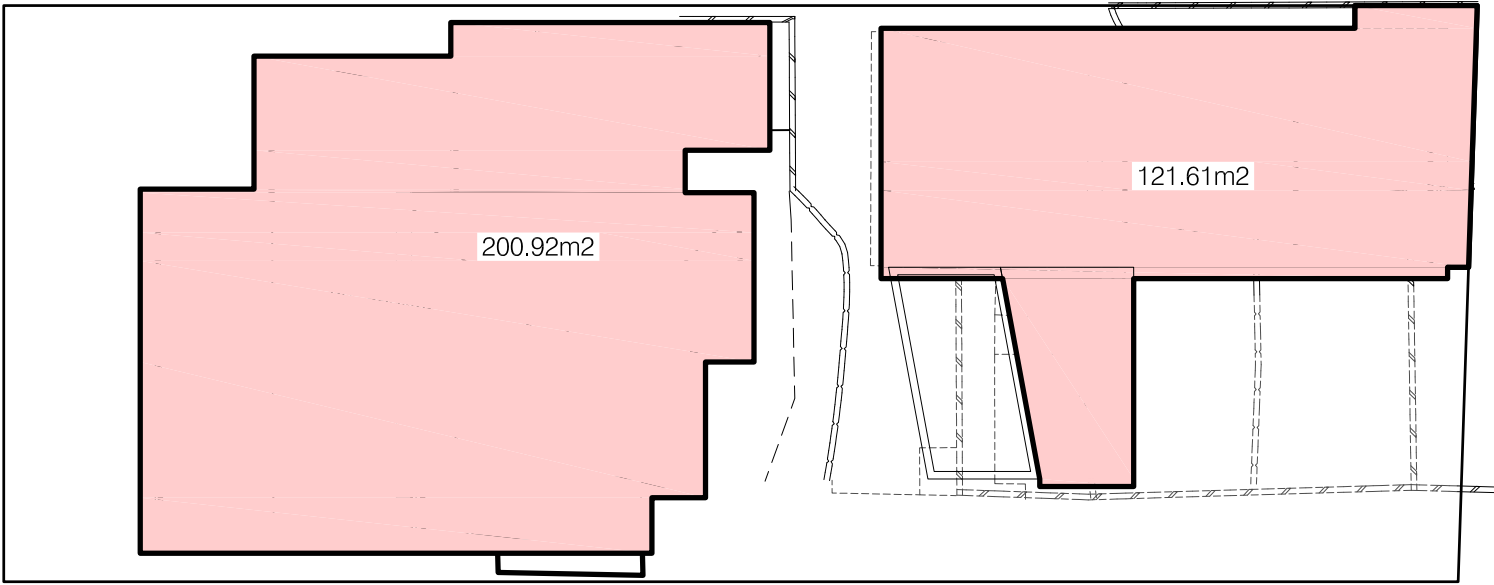
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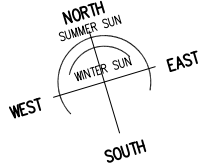
PRE - DEVELOPMENT IMPERVIOUS AREAS - 278.38 m2
1:200



POST - DEVELOPMENT IMPERVIOUS AREAS - 322.53 m2
1:200

322.53 m2 - 278.38 m2 = 44.15m2

=> OSD NOT REQUIRED



GENERAL NOTES:

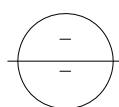
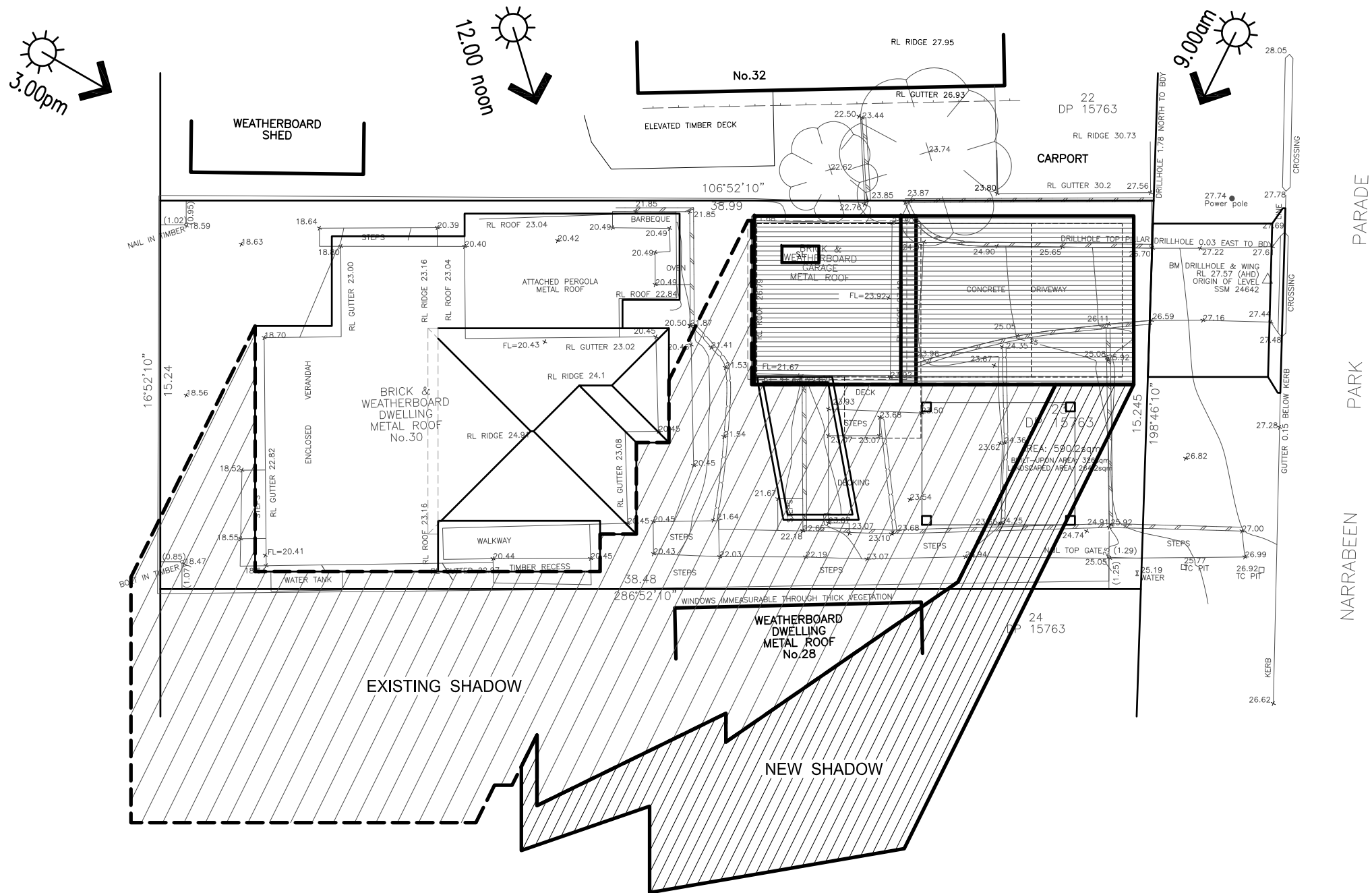
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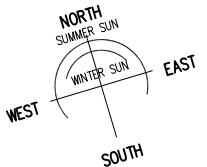
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SHADOW DIAGRAM AZIMUTH 43° ALTITUDE 20° 21/6 - 9:00

1:200



SCALE 1:200

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Email: koreckym@gmail.com

www.plansdesign.com.au

Phone: 99813332, Mob: 0438 148 944

PROJECT:

**PROPOSED ADDITIONS AND ALTERATIONS
No 30 NARRABEEN PARK PARADE
WARRIEWOOD NSW 2102**

CLIENT:

BON KAIN

LOT 23 DP 15763

DATE: 11/09/19

SCALE: AS NOTED

DRAWN: MK

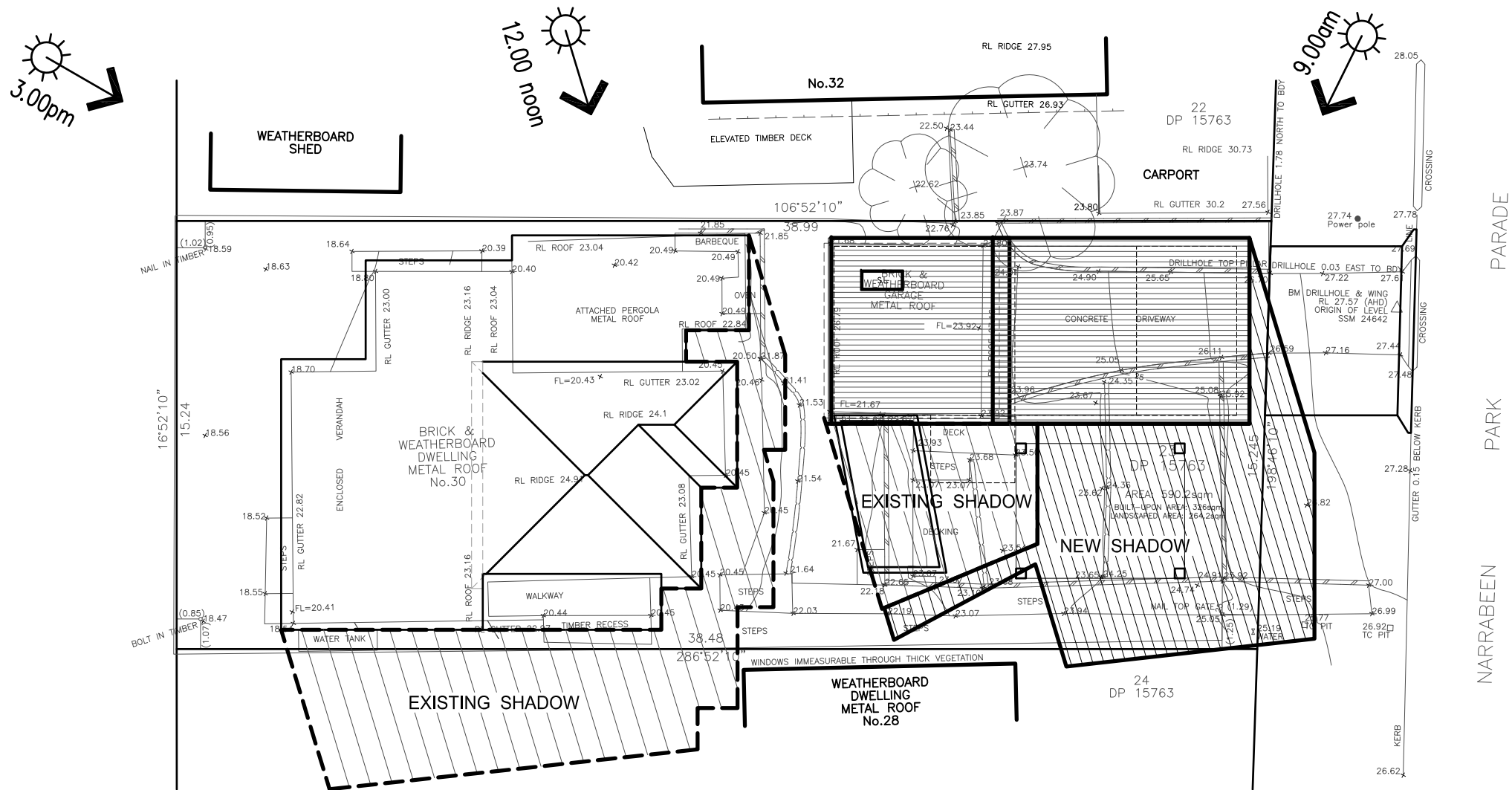
ISSUE: 1

DRAWING Nr :

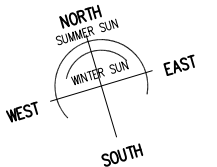
19006

SHEET:

17



SHADOW DIAGRAM AZIMUTH 0° ALTITUDE 34° 21/6 - 12:00
1:200



0 1 2 3 4 5 10M
SCALE 1:200

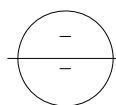
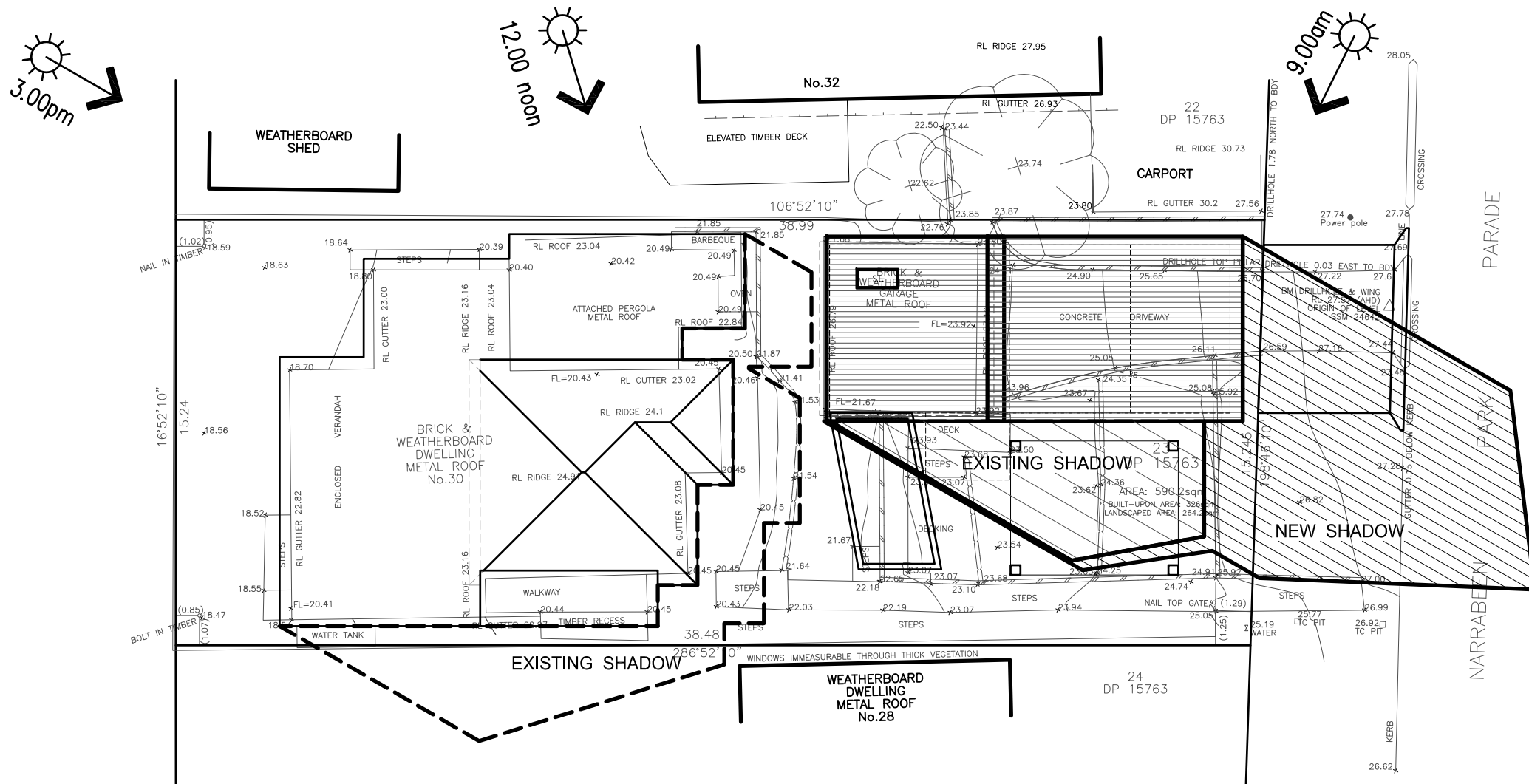
GENERAL NOTES:
1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2 All dimensions that relate to site boundaries and easements are subject to verification by site survey.
3 All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4 All timber construction to be in accordance with the "TIMBER FRAMING" code.
5 Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by Structural Engineer.
6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7 All electrical power & light outlets to be determined by owner.
8 Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

1	ISSUED FOR DA	11/09/19
No.	AMENDMENT	DATE
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DESIGN BY:
MICHAL KORECKY
21 NALYA ROAD, NARRAWEENA NSW 2099
ABN: 79 393 130 294
Email: koreckym@gmail.com www.plansdesign.com.au
Phone: 99813332, Mob: 0438 148 944

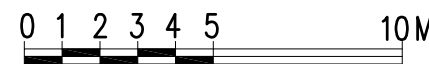
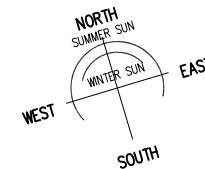
PROJECT:
PROPOSED ADDITIONS AND ALTERATIONS
No 30 NARRABEEN PARK PARADE
WARRIEWOOD NSW 2102
CLIENT:
BON KAIN **LOT 23 DP 15763**

DATE: 11/09/19	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 19006	SHEET: 18



SHADOW DIAGRAM AZIMUTH -43° ALTITUDE 20° 21/6 - 3:00

1:200



SCALE 1:200

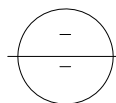
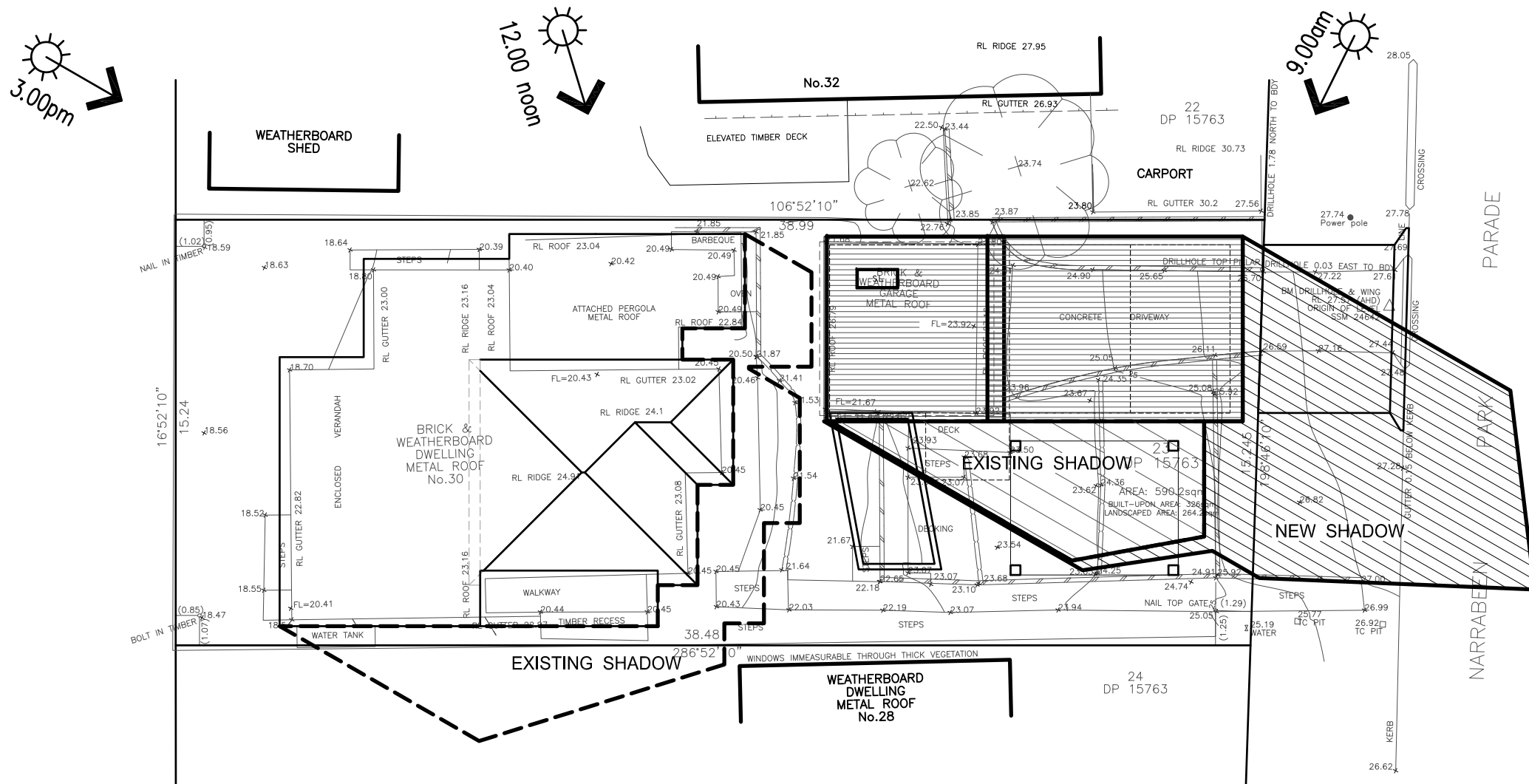
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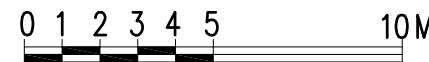
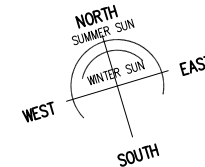
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DATE: 11/09/19	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 19006	SHEET: 19



SHADOW DIAGRAM AZIMUTH -43° ALTITUDE 20° 21/6 - 3:00

1:200



SCALE 1:200

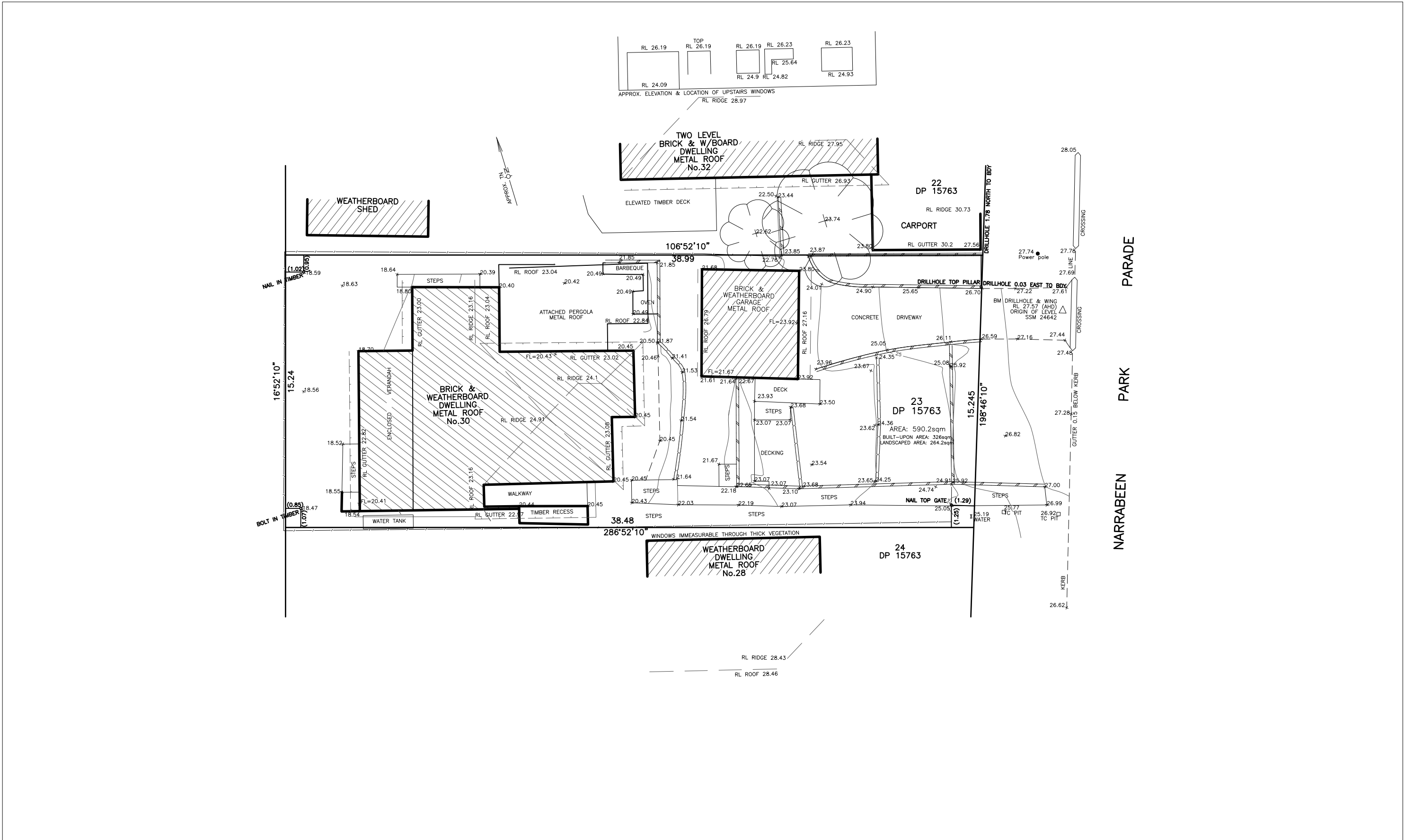
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DRAWING Nr : 19006	SHEET: 20



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NOTES 1. ONLY VISIBLE UTILITY SERVICES HAVE BEEN LOCATED. RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO EXCAVATION ON OR NEAR THE SITE.
2. LIMITED BOUNDARY DEFINITION HAS BEEN CREATED. IF ANY CONSTRUCTION IS PROPOSED IN PROXIMITY OF BOUNDARIES, IT IS RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR MARKING OF RELEVANT BOUNDARIES.
3. COVENANTS, RESTRICTIONS ON LAND USE (IF ANY) NOT INVESTIGATED.
4. ROOF LINES SHOWN ARE APPROXIMATE. SIGNIFICANT TREES (WHERE ACCESSIBLE) GREATER THAN 0.4 DIAM. SHOWN.
5. APPROX. SEWER LINE (IF SHOWN) MUST BE VERIFIED BY SYDNEY WATER.

NOTE: CONTOURS ARE FOR INDICATIVE PURPOSES ONLY. FOR MORE CONCLUSIVE EVIDENCE OF LEVELS USE THE SPOT HEIGHTS GIVEN.

30 NARRABEEN PARK PARADE WARRIEWOOD	DETAILED SURVEYS (A.B.N. 36 233 529 164) CONSULTING SURVEYORS 87 ELANORA ROAD, ELANORA HEIGHTS, 2101 PHONE: 9913-9525 Email: jsurveyor@live.com.au	J. MCCLURE SURVEYOR REGISTERED UNDER THE SURVEYING AND SPATIAL INFORMATION ACT, 2002	B. KAIN			
			A1 REDUCTION RATIO: 1:100			DRAWING No. 1
			SURVEY	J.McC	6 NOV 2018	
			DRAWN	A1 J.McC		
			REFERENCE	095/18		
LOT 23 DP 15763 LEVELS TO AHD						