

GENERAL NOTATION

All work to be carried out in accordance with the requirements of The Principal Certifying Authority and BCA 2019

All demolition work to be carried out in accordance with AS 2601 - 1991

Silt/sediment control measures to be in place prior excavation or construction work

Protection measures are required for each tree being retained on site and shall be established before building operations begin and constructed in accordance with council's requirements

Removal of asbestos cement sheeting must be carried out by licensed contractors & in accordance with Council's information sheets "Demolition of Asbestos Cement Sheetling"

Pedestrian access, including disabled & pram access during road work to be maintained as per AS 1742.3, "Part 3 - Traffic control devices for works on roads"

Builder shall make good all disturbed areas adjacent to the works on council's road. Footpath are to be restored to the satisfaction of the principal certifying authority.

All concrete footings, floor slabs, columns & timber roof framing to structural engineer's detail.

All storm water requirements, external RL and driveway levels to hydraulic engineer's details.

All landscape areas, existing trees, driveway, drying yard and fencing to landscape architect's details.

Carparking ventilation to mechanical engineer's details.

Fire safety layout & schedule refer to fire safety engineer's details.

Ceiling immediately below the roof to have an 1 hour fire rating.

Safety glass shall be used in every glass door or panel enclosing or partly enclosing a shower or bath.

All Laundry shall be provided with mechanical clothes dryer.

The reflectivity index of glass used in the external facade of the building is not to exceed 20%.

A single master T.V. antenna is to be installed to service each building & provision made for connection to each dwelling unit within the building.

All bathroom and W/C windows shall be fitted and maintained with obscure glass.

Unless the door in a sanitary room swings out or slide, where distance between the path of door swing and toilet suit less than 1.2 m, the door must be installed with removable hinges

A door in a required exit, forming part of a required exit or in path of travel to a required exit must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900mm and 1200mm from the floor, and must not comprise a bolt or padlock or a separately operated deadlock.

The L10 (20 minute) noise level in the dwelling, with windows and external facade doors closed, shall be less than 40 dB(A)

The L10 (20 minute) noise level in the dwelling, with windows and external facade doors normally open, shall be less than 50 dB(A)

BUILDING CODE OF AUSTRALIA COMPLIANCE

SECTION A (General Provisions)

Vol. 2, PART 1.3, Clause 1.3.2. Classifications -

CLASS 1 : one or more buildings, which in association constitute-

(a) CLASS 1a - a single dwelling being-

(i) a detached house; or

(ii) one or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit

CLASS 10 : a non-habitable building being a private garage, carport, shed, or the like.

PART 3.7.1, Fire Separation

3.7.1.1 Application

Compliance with this Part satisfies Performance Requirement P2.3.1 for fire separation.

3.7.1.2 General Concession - non-combustible materials

The following materials, though combustible or containing combustible fibres, may be used wherever a non-combustible material is required in the Housing Provisions-

(a) plasterboard; and

(b) perforated gypsum lath with a normal paper finish; and

(c) fibrous-plaster sheet; and

(d) fibre-reinforced cement sheeting; and

(e) pre-finished metal sheeting having a combustible surface finish not exceeding 1mm thick & where the Spread-of-Flame Index of the product is not more than 0; and

(f) bonded laminated materials where-

(i) each laminate is non-combustible; and

(ii) each adhesive layer is not more than 1mm thick; and

(iii) the total thickness of adhesive layers is not more than 2mm; and

(iv) the Spread-of-Flame Index and the Smoke-Developed Index of the laminated material as a whole does not exceed 0 and 3 respectively.

3.7.1.3 External walls of Class 1 buildings

An external wall of a Class 1 building, and any openings in that wall, must comply with 3.7.1.5 if the wall is less than-

(a) 900mm from the allotment boundary other than the boundary adjoining a road alignment or other public space; or

(b) 1.8m from another building on the same allotment other than an appurtenant Class 10 building or a detached part of the same Class 1 building.

3.7.1.4 Measurement of distances

(a) The distance from the point on an external wall of a building to an allotment boundary or another building is the distance to that point measured along a line at right angles from the allotment boundary or external wall of the other building which intersects that point without obstructed by a wall complying with 3.7.1.5.

(a) Where a wall within a specified distance is required to be constructed in a certain manner, only that part of the wall(including any openings) within the specified distance need be constructed in that manner.

3.7.1.5 Construction of external walls

(a) External walls(including gables) required to be fire resisting(referred to in 3.7.1.3 or 3.7.1.6) must extend to the underside of a non-combustible roof covering or non-combustible eaves lining and must-

(i) have an FRL of not less than 60/60/60 when tested from the outside; or

(ii) be of masonry-veneer construction in which the external masonry veneer is not less than 90mm thick; or

(iii) be of masonry construction not less than 90mm thick.

(b) Openings in external walls required to be fire resisting(referred to in 3.7.1.3 or 3.7.1.6) must be protected by-

(i) non-operable fire windows or other construction with an FRL of not less than -R60/-; or

(ii) self-closing solid core doors not less than 35mm thick.

(c) Sub-floor vents, roof vents, weepholes and penetrations for pipes, conduits and the like need not comply with (b).

(d) Concessions for non-habitable room windows conduits and the

Despite the requirements in (b), in a non-habitable room, a window that faces the boundary of an adjoining allotment may be not less than 600mm from that boundary or, where the window faces another building on the same allotment, not less than 1200mm from that building provided that-

(i) in a bathroom, laundry or toilet, the opening has an area of not more than 1.2 sqm; or

(ii) in a room other than referred to in (i), opening has an area of not more than 0.54 sqm and-

(A) the window is steel-framed, there are no opening sashes and it is glazed in wired glass; or

(B) the opening is enclosed with translucent hollow glass blocks.

3.7.1.8 Separating walls

(a) A wall that separates Class 1 dwellings, or separates a Class 1 building from a Class 10a building which is not appurtenant to that Class 1 building must have an FRL of not less than 60/60/60 and-

(i) commence at the footings or ground slab.

(ii) extend-

(A) if the building has a non-combustible roof covering, to the underside of the roof covering; or

(B) if the building has a combustible roof covering, to not less than 450 mm above the roof covering.

PART F1 : Damp and Weatherproofing -

- Stormwater drainage must comply with AS/NZS 3500.3.2.

- Roof covering to comply with F1.5.

- Sarking must comply with AS/NZS 4200 Parts 1 and 2.

- Water proofing of wet areas in buildings, to comply with F1.7.

- Damp-proofing of floors on ground, to comply with F1.10.

- Provision of floor wastes, to comply with F1.11.

PART F4 : Light & Ventilation -

- Ventilation of basement carpark to comply with F4.11 (Public Carparks).

- Other Portion of building not receiving natural ventilation to the standards set out in PART F4, shall be provided with a system of mechanical ventilation complying with F4.5 (Ventilation of Rooms).

PART 3.7 : Fire Safety

- Automatic fire detection & alarm system to be provided in accordance with Part 3.7.2 (General Concession).

PART 3.7.2 : Smoke Alarms

- Automatic fire detection & alarm system to be provided in accordance with Part 3.7.2.2 Requirements for smoke alarms

(a) Smoke alarms must be installed in-

(i) any storey containing bedrooms-

PART 3.8 : Health and Amenity

- Wet areas within the proposed building to comply with the requirements of Part 3.8.1 (Wet Areas).

Part 3.8.6 Sound Insulation

Compliance with this Part satisfies Performance Requirement P2.4.6 for sound insulation.

3.8.6.1 Application

3.8.6.2 Sound insulation requirements

(a) to provide insulation from airborne and impact sound, a separating wall between two or more Class 1 building must-

(i) achieve the weighted sound reduction index with spectrum adaption term (R_w + C_{tr}) and discontinuous construction requirements, as required by Table 3.8.6.1; and

(ii) be installed in accordance with the appropriate requirements of 3.8.6.3 and 3.8.6.4.

(b) For the purpose of this Part, the R_w + C_{tr} must be determined in accordance with AS/NZS 1276.2 or ISO717-1, using results from laboratory measurements.

PART 3.9 : Safe Movement and Access

- The treads & risers of the proposed stairs are to comply with Part 3.9.1.2 (General Requirements).

3.9.2.5 Protection of openable windows

(a) A window opening must be provided with protection, if the floor below the window in a bedroom is 2m or more above the surface beneath.

(b) Where the lowest level of the window opening is less than 1.7 m above the floor, a window opening covered by (a) must comply with the following:

(i) The openable portion of the window must be protected with

(A) a device to restrict the window opening; or

(B) screen with secure fittings.

AUSTRALIAN STANDARD COMPLIANCE

- THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS.
- AS/NZS 1664 ALUMINIUM STRUCTURES
 - AS/NZS 1905 COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE RESISTANT WALLS.
 - AS 2950 INSTALLATION OF ROOF TILES
 - AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
 - AS 2199 PILING- DESIGN AND INSTALLATION
 - AS 2293 EMERGENCY EVACUATION LIGHTING IN BUILDINGS
 - AS 2327 COMPOSITE STRUCTURES
 - AS 2870 RESIDENTIAL SLABS AND FOOTINGS CONSTRUCTION
 - AS 1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION
 - AS 3700 MASONRY STRUCTURES
 - AS 3013 ELECTRICAL INSTALLATIONS
 - AS 1668 THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN BUILDINGS
 - AS 2441 INSTALLATION OF HOSE REELS
 - AS 2444 PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS - SELECTION AND LOCATION
 - AS 3786 SMOKE ALARMS
 - AS/NZS 1905 COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE-RESISTANTS WALLS
 - AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
 - AS 2107 ACOUSTICS - RECOMMENDED DESIGN SOUND LEVELS AND REVERBERATION TIMES FOR BUILDING INTERIORS
 - AS 3660.1 TERMITE MANAGERMENTS - NEW BUILDING WORKS

ADDITIONAL NOTES

Reference Drawings:

Stormwater drawings by:
X
GHA Engineering
X

Landscape drawings by:
X
Landscape Design
X

Survey drawings by:
EAST WEST SURVEYORS
PTY LTD

NOTES

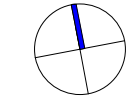
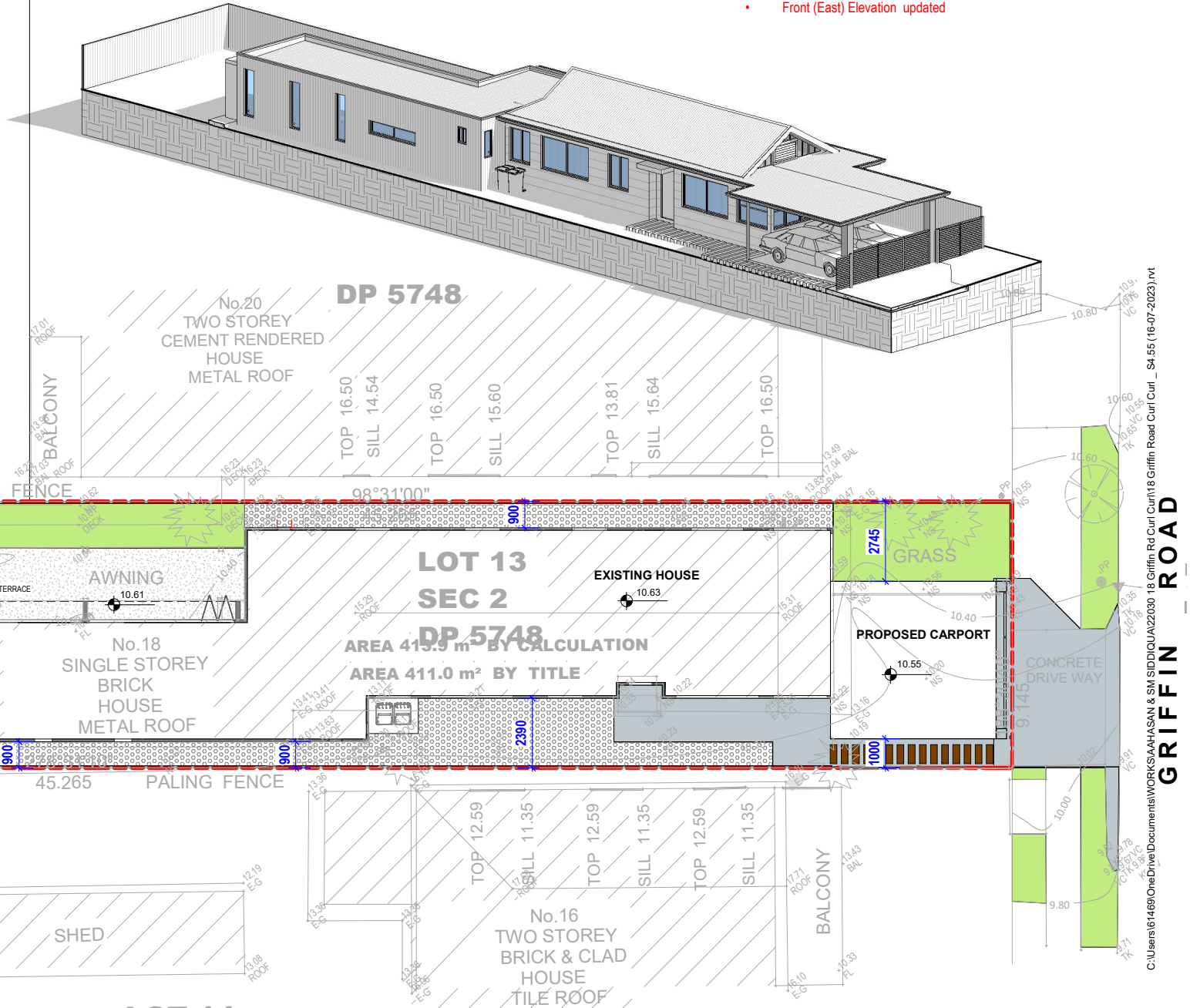
- 1 ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS
- 2 ALL CONSTRUCTION TO COMPLY WITH RELEVANT WITH THE RELEVANT SAA BUILDING CODES AND TO LOCAL COUNCIL REQUIREMENTS AND OTHER CONCERNED
- 3 ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY
- 4 FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS
- 5 ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS 1684 - 1992
- 6 ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED BY LOCAL INSPECTORS
- 7 ANY STRUCTURAL DETAILS OR DESIGN IS TO BE SUPPLIED BY AN APPROVED STRUCTURAL ENGINEER
- 8 NEW STORMWATER TO BE DIRECTED TO STREET STORMWATER DRAIN

PROPOSED GARAGE

18 GRIFFIN RD, NORTH CURL CURL NSW 2099

LOT 13, SECTION 2, DP5748

ARCHITECTURAL DRAWINGS		
DRAWING NUMBER	DESCRIPTION	REVISION
S4.55-00	COVER PAGE	A
S4.55-01	GROUND FLOOR PLANS, ELEVATIONS & SECTIONS	A
S4.55-02	ROOF PLANS, ELEVATIONS & MATERIALS SCHEDULE	A
S4.55-04	SEDIMENT CONTROL PLAN & DIAGRAMS	A



SITE PLAN.
1 : 100 @ A1
1 : 200 @ A3

A	16-07-23	ISSUED FOR S4.55 APPLICATION
ISSUE	DATE	AMENDMENT

CAD Plans
DESIGN Solutions
39 Cumberland Rd Auburn NSW 2144
P: (02) 8068 2177
M: 0416009172
E: info@cadplans.net.au

PTY LTD

ABN 88 606 740 381

NOTES:

- 1 ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS
- 2 ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND APPROVED DEVELOPMENT CONSIST CONDITIONS
- 3 ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION ON SITE BY SURVEYOR
- 4 FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN DOUBT CAL CAD PLANS PTY LTD
- 5 ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS 1684 - 1992
- 6 ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE STORMWATER PLANS DESIGNED BY THE STORMWATER ENGINEER
- 7 ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER
- 8 DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED 'ISSUED FOR CONSTRUCTION'



PROJECT STATUS:

S4.55 APPLICATION

COPYRIGHT:

THIS DESIGN AND PRINT REMAINS THE PROPERTY OF CAD PLANS Pty Ltd and MUST NOT BE USED, REPRODUCED OR COPIED WITHOUT PERMISSION FROM CAD PLANS Pty Ltd

PROJECT :

PROPOSED GARAGE

SITE ADDRESS:

18 Griffin Rd,North Curl Curl NSW 2099

CLIENT:

OWNER

SHEET TITLE:

COVER PAGE

DESIGN:

NASR

DRAWN:

AH

DATE:

JULY 2023

SCALE:

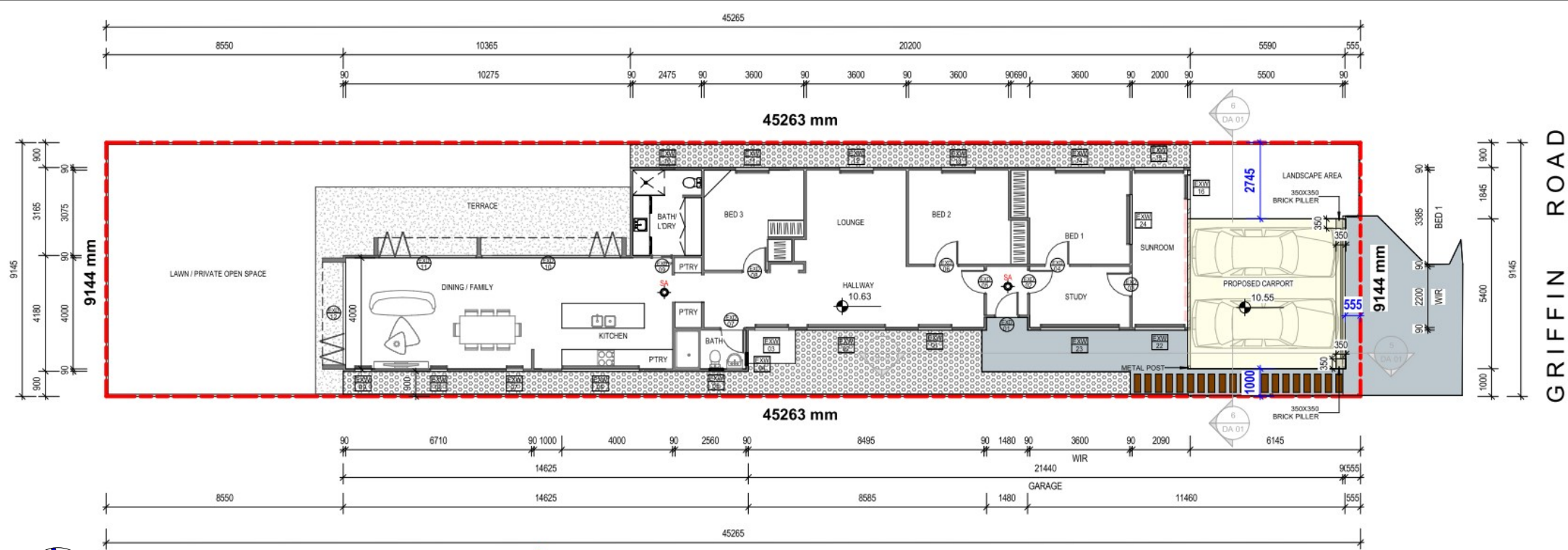
AS SHOWN

ISSUE:

A

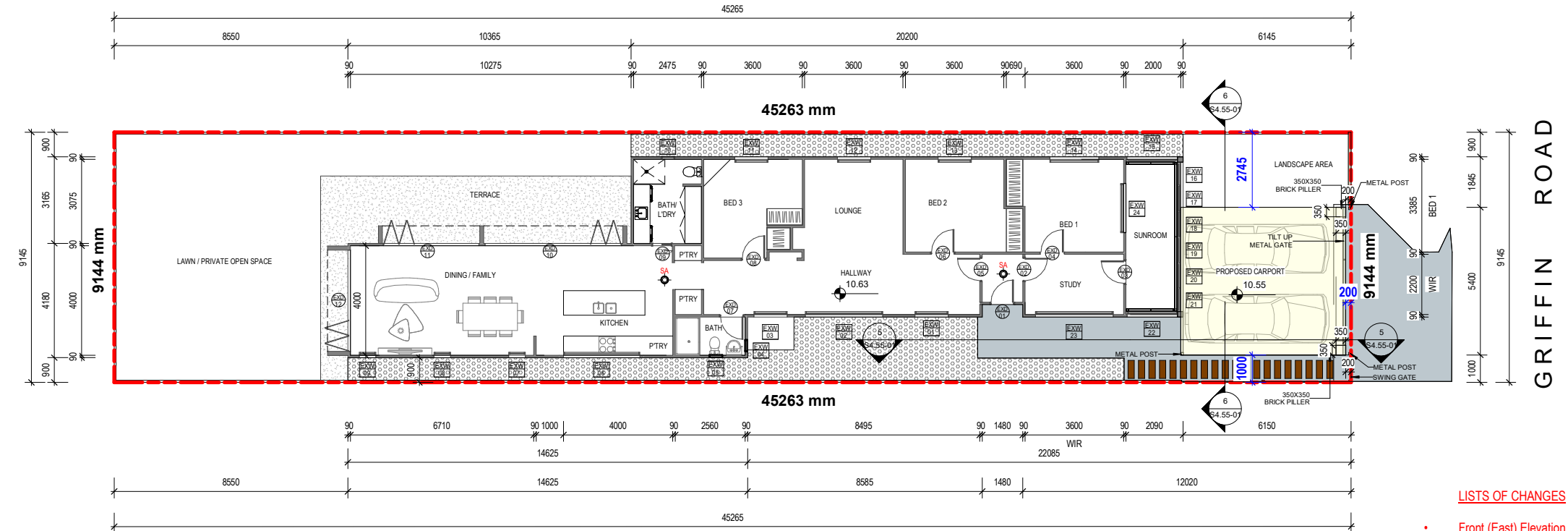
SHEET :

S4.55-00



DA APPROVED GROUND FLOOR PLAN

1 : 100 @ A1
1 : 200 @ A3



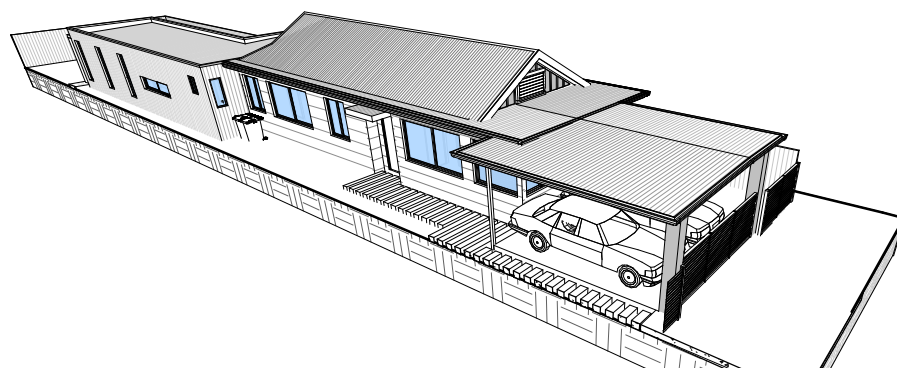
PROPOSED GROUND FLOOR PLAN

1 : 100 @ A1
1 : 200 @ A3

PROPOSED
DEMOLITION

PROPOSED
EXTENSION

- SA = SMOKE ALARM
- CP = CARPET
- CT = CERAMIC TILES
- NW = NEWLY PROPOSED WINDOWS
- ND = NEWLY PROPOSED DOORS
- EXW = EXISTING WINDOW
- EXD = EXISTING DOOR



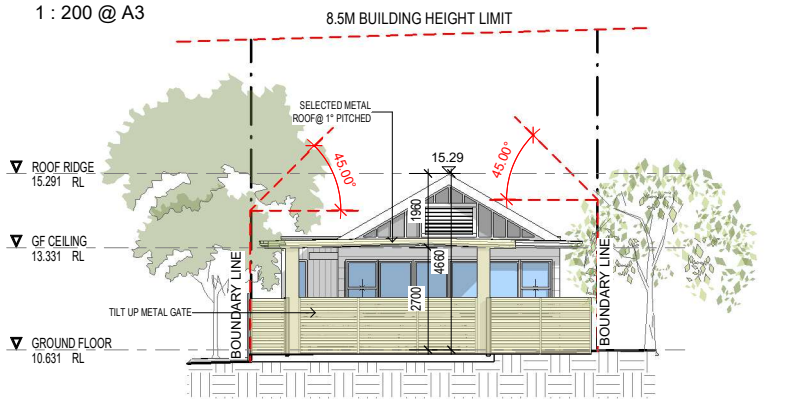
LISTS OF CHANGES

- Front (East) Elevation updated



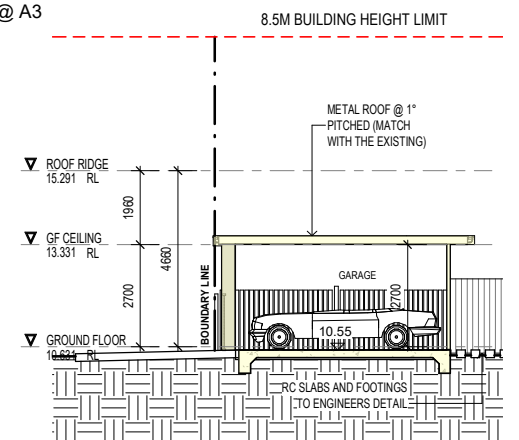
DA APPROVED EAST ELEVATION

1 : 100 @ A1
1 : 200 @ A3



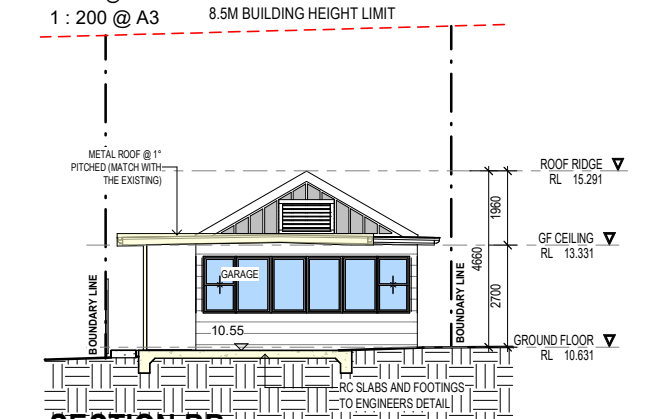
PROPOSED EAST ELEVATION

1 : 100 @ A1
1 : 200 @ A3



SECTION AA

1 : 100 @ A1
1 : 200 @ A3



SECTION BB

1 : 100 @ A1
1 : 200 @ A3

ISSUE	DATE	AMENDMENT
A	16-07-23	ISSUED FOR S4.55 APPLICATION

CAD Plans
DESIGN Solutions

39 Cumberland Rd Auburn NSW 2144
P: (02) 8068 2177
M: 0416009172
E: info@cadplans.net.au

NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.
2. ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND APPROVED DEVELOPMENT CONSENT CONDITIONS.
3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION ON SITE BY SURVEYOR.
4. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN DOUBT CALL CAD PLANS PTY LTD.
5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS 1684.
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE STORMWATER PLANS DESIGNED BY THE STORMWATER ENGINEER.
7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.
8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED 'ISSUED FOR CONSTRUCTION'.



PROJECT STATUS:
S4.55 APPLICATION

COPYRIGHT:
THIS DESIGN AND PRINT REMAINS THE PROPERTY OF CAD PLANS Pty Ltd AND MUST NOT BE USED, REPRODUCED OR COPIED WITHOUT PERMISSION FROM CAD PLANS Pty Ltd

PROJECT :
PROPOSED GARAGE

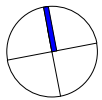
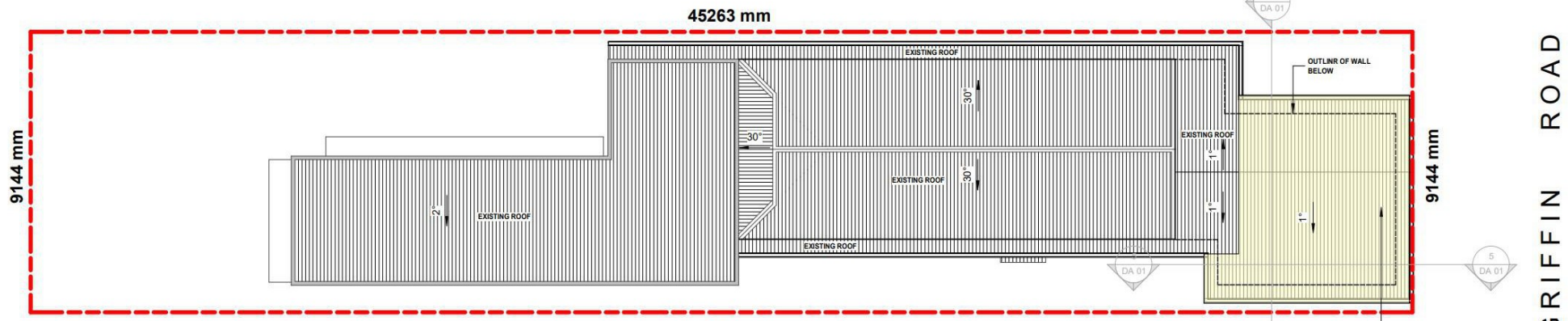
SITE ADDRESS:
18 Griffin Rd, North Curl Curl NSW 2099

CLIENT:
OWNER

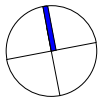
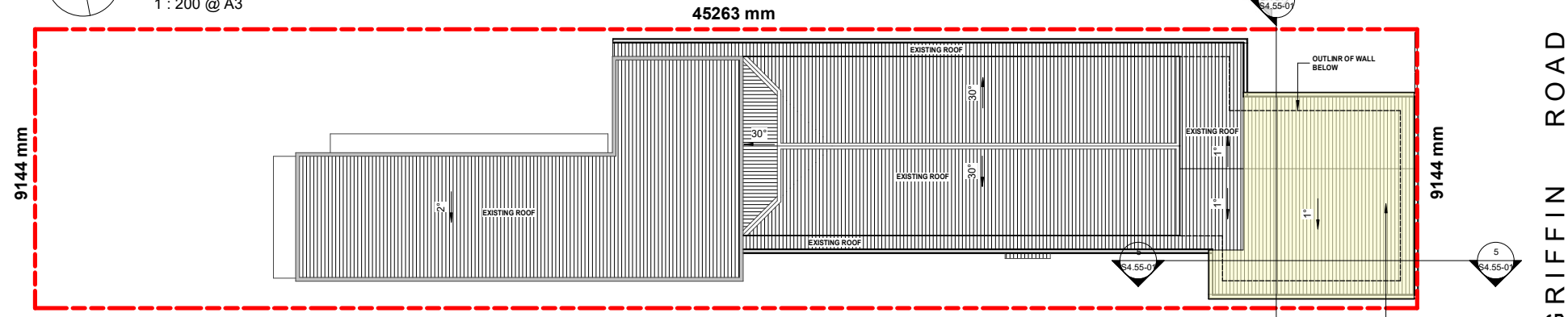
SHEET TITLE:
GROUND FLOOR PLANS, ELEVATIONS & SECTIONS

DESIGN: NASR
DRAWN: AH
DATE: JULY 2023
SCALE: AS SHOWN

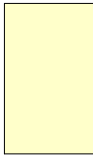
ISSUE:
A
SHEET :
S4.55-01



DA APPROVED ROOF PLAN
1: 100 @ A1
1: 200 @ A3



PROPOSED ROOF PLAN
1: 100 @ A1
1: 200 @ A3



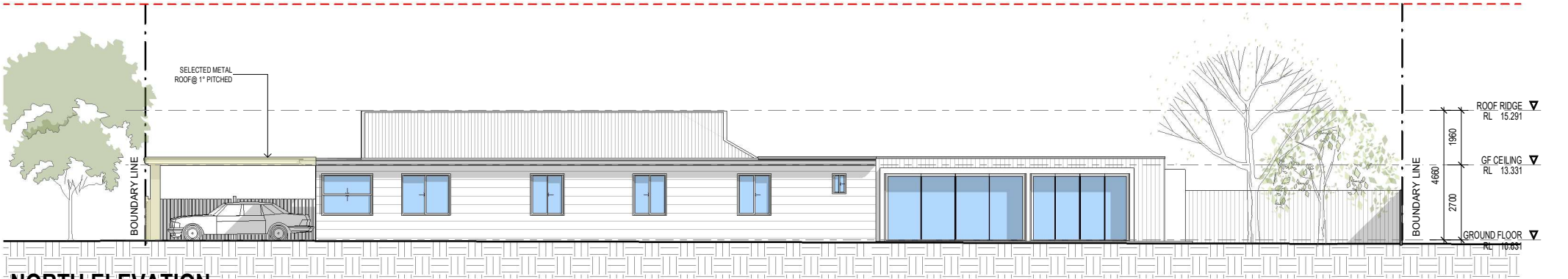
PROPOSED EXTENSION

8.5M BUILDING HEIGHT LIMIT

GRIFFIN ROAD

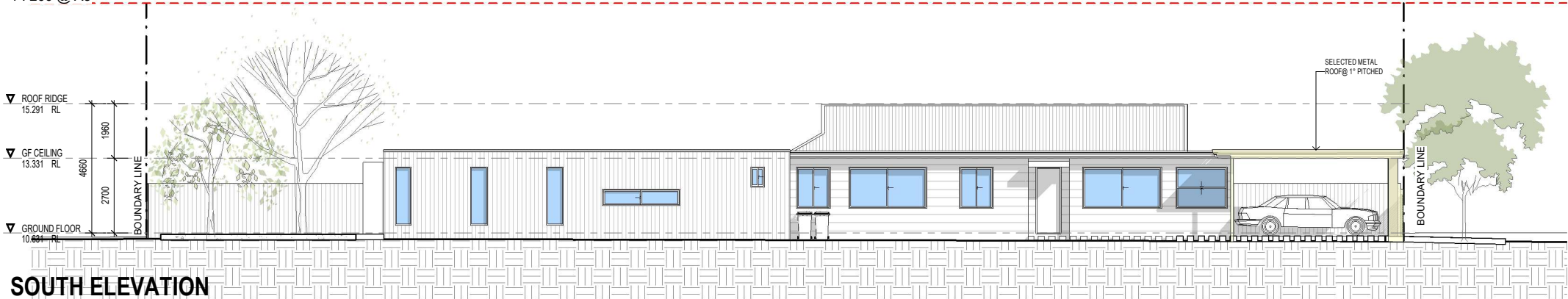
LISTS OF CHANGES

- Front (East) Elevation updated



NORTH ELEVATION
1: 100 @ A1
1: 200 @ A3

8.5M BUILDING HEIGHT LIMIT



SOUTH ELEVATION
1: 100 @ A1
1: 200 @ A3

(COLOUR SCHEDULES AND FINISHES)

- F01 WEATHERBOARD MATCH WITH EXISTING
- F02 ALUMINIUM DOOR, WINDOW, FENCE MATCH WITH EXISTING
- F03 METAL ROOF MATCH WITH EXISTING
- F04 DULUX DARK GREY PAINT

ISSUE	DATE	AMENDMENT
A	16-07-23	ISSUED FOR S4.55 APPLICATION

CAD Plans PTY LTD
DESIGN Solutions
39 Cumberland Rd Auburn NSW 2144
P: (02) 8068 2177
M: 0416009172
E: info@cadplans.net.au

NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.
2. ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND APPROVED DEVELOPMENT CONSENT CONDITIONS.
3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION ON SITE BY SURVEYOR.
4. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN DOUBT CALL CAD PLANS PTY LTD.
5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAME CODE AS 1600.
6. ROOF WATER AND SUB SOL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE STORMWATER PLANS DESIGNED BY THE STORMWATER ENGINEER.
7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.
8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED ISSUED FOR CONSTRUCTION.

DIAL BEFORE YOU DIG
1100.com.au

PROJECT STATUS:
S4.55 APPLICATION

COPYRIGHT:
THIS DESIGN AND PRINT REMAINS THE PROPERTY OF CAD PLANS PTY LTD AND MUST NOT BE USED, REPRODUCED OR COPIED WITHOUT PERMISSION FROM CAD PLANS PTY LTD

PROJECT:
PROPOSED GARAGE

SITE ADDRESS:
18 Griffin Rd, North Curl Curl NSW 2099

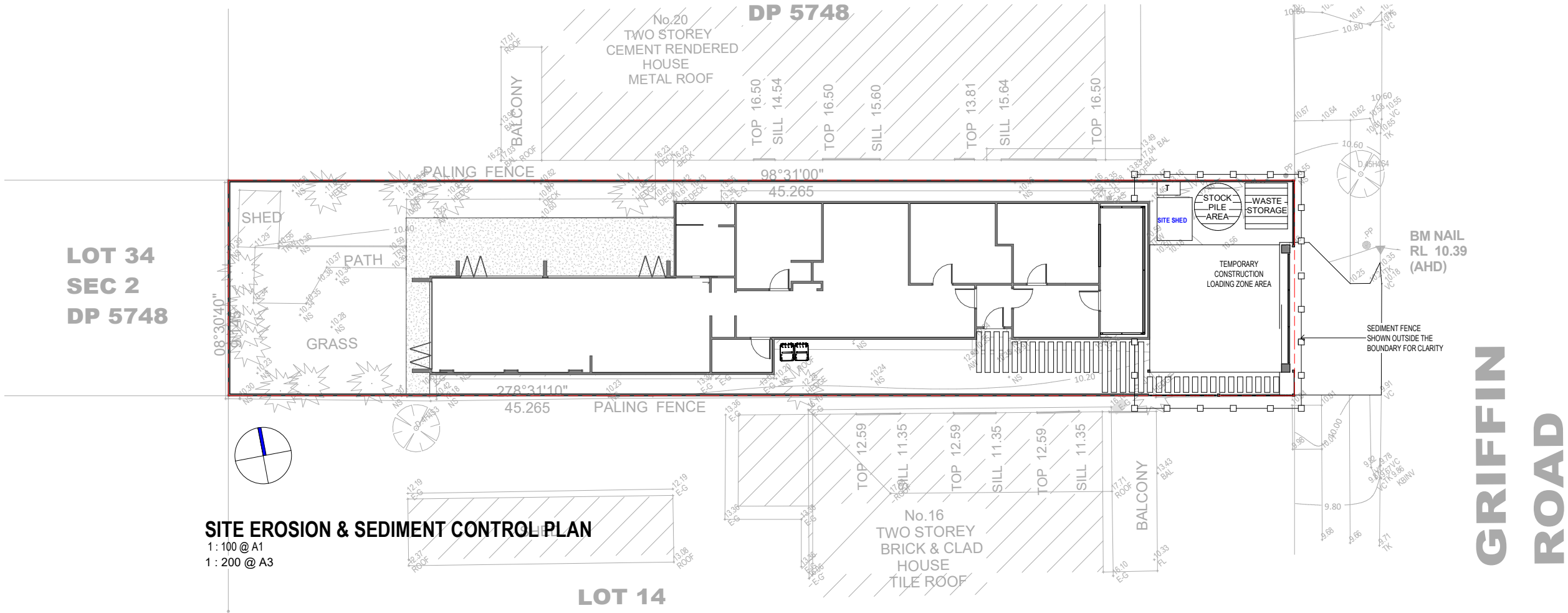
CLIENT:
OWNER

SHEET TITLE:
ROOF PLANS, ELEVATIONS & MATERIALS SCHEDULE

ISSUE:
A

SHEET:
S4.55-02

DESIGN: NASR
DRAWN: AH
DATE: JULY 2023
SCALE: AS SHOWN



SITE EROSION & SEDIMENT CONTROL PLAN

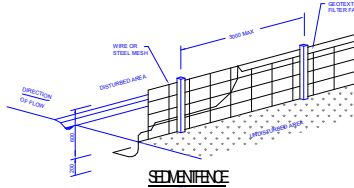
1: 100 @ A1
1: 200 @ A3

LOT 14
SEC 2
DP 5748

SEDIMENT CONTROL LEGEND

- SILT BARRIER FENCE
- SITE TOILET
- SITE SHED
- STABILIZED SITE ACCESS
- SITE ACCESS
- MATERIAL STORAGE
- WASTE STORAGE
- DIVERSION CHANNEL

A FILTER FENCE SHALL BE CONSTRUCTED BY STRETCHING A SACK OF LIME, POLYESTER OR POLYPROPYLENE FIBRE NETTING OVER A 100mm DIA. PIPE OR RAIL. THE NETTING SHALL BE SECURED TO THE PIPE OR RAIL BY STAPLES OR RINGS. THE NETTING SHALL BE LOCATED AT THE REAR OF THE SITE. ALL VEHICLES TO HAVE WHEELS WASHED DOWN PRIOR TO LEAVING THE SITE.



SEDIMENT PLAN

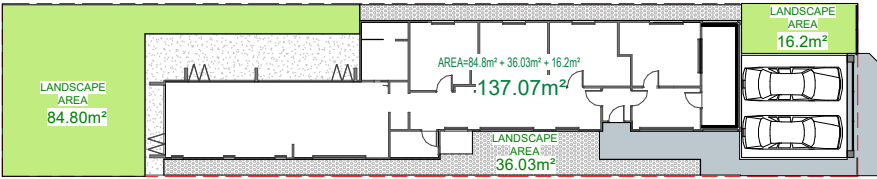
- LISTS OF CHANGES
- Front (East) Elevation updated

AREA CALCULATIONS

SITE AREA	411.0m ²
EXISTING FLOOR AREA	160.43m ²
PROPOSED CARPORT AREA	29.94m ²
PROPOSED SITE COVERAGE	160.43m ² = 39.03 %
PROPOSED LANDSCAPE AREA	137.07m ² = 33.3 %

FSR CALCULATION

1: 200 @ A1
1: 400 @ A3



LANDSCAPE DIAGRAM

1: 200 @ A1
1: 400 @ A3

A	16-07-23	ISSUED FOR S4.55 APPLICATION
ISSUE	DATE	AMENDMENT

CAD Plans
DESIGN Solutions
39 Cumberland Rd Auburn NSW 2144
P: (02) 8068 2177
M: 0416009172
E: info@cadplans.net.au

NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.
2. ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND APPROVED DEVELOPMENT CONSENT CONDITIONS.
3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION ON SITE BY SURVEYOR.
4. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN DOUBT CALL CAD PLANS PTY LTD.
5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAME CODE AS N/A - 1992.
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE STORMWATER PLANS DESIGNED BY THE STORMWATER ENGINEER.
7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.
8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED 'ISSUED FOR CONSTRUCTION'.



PROJECT STATUS:
S4.55 APPLICATION

COPYRIGHT:
THIS DESIGN AND PRINT REMAINS THE PROPERTY OF CAD PLANS PTY LTD AND MUST NOT BE USED, REPRODUCED OR COPIED WITHOUT PERMISSION FROM CAD PLANS PTY LTD

PROJECT:
PROPOSED GARAGE

SITE ADDRESS:
18 Griffin Rd, North Curl Curl NSW 2099
CLIENT:
OWNER

SHEET TITLE:
SEDIMENT CONTROL PLAN & DIAGRAMS

DESIGN: NASR
DRAWN: AH
DATE: JULY 2023
SCALE: AS SHOWN

ISSUE:
A
SHEET:
S4.55-04