

NEW REAR DECK ADDITION

Lot 2 DP262684

175 Kularoo Drive

Forster NSW 2428

For Nathan Wynyard

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Revisions
DA DOCUMENTS 3/04/2025

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Cover Sheet	7/04/2025 8:46 AM
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GENERAL NOTES

- 1. DO NOT SCALE OFF PLAN,FIGURED DIMENSIONS TAKE PREFERENCE
- 2.ALL DEEMSIONS AND LEVELS TO BE CHECKED ON PLAN BEFORE WORK IS COMMENCED.
- 3. ALL BUILDING WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL RELEVANT ACTS, BYLAWS REGULATIONS & CODES.
- 4.ALL STRUCTURAL CONCRETE SHALL BE CONSTRUCTED TO CONFORM TO ENGINEERS INSTRUCTIONS & RELEVANT PARTS OF THE NCC
- 5.PROTECTION FROM SUBTERRANEANE TERMITES TO COMPLY WITH AS3660-1 & NCC PART 3.4 TERMITE RISK MANAGEMENT.
- 6.SITE DRAINAGE TO COMPLY WITH NCC PART 3.1.3 CLAUSES1-5
- 7.VENTILATION TO COMPLY WITH NCC PART 3.8.5
- 8.TIMBER FRAMING TO COMPLY WITH AS1684 & NCC PART 3.4.3
- 9.ALL WET AREAS TO COMPLY WITH NCC PART10.2 & 3.8.1
- 10. SMOKE ALARMS TO BE PROVIDED IN ACCORDENCE WITH AS3786 & NCC PART 3.7.2
- 11. LIGHTING TO COMPLY WITH NCC PART 3.8.4
- 12. STAIRS & RAMP CONSTRUCTION NCC PART3.9.1BARRIERS & BALISTRADES 3.9.2 & 11.3
- 13. STEEL FRAMING TO COMPLY WITH AS1230, AS3623, AS4100 & NCC PART 3.4.0

ALL SITE CONTOURS AND FINISHED LEVELS TO BE VERIFIED BY BUILDER ON SITE

ALL CUT & FILL BATTERS WHERE NOT RETAINED TO BE OF NO GREATER GRADIENT WHERE PRACTICAL OF 1:4 BATTERED EMBANKMENT.

BOUNDARY DIMENSIONS BORDERING ON MINIMUM LOCAL AUTHORITY SETBACKS TO BE VERIFIED BY SURVEYOR AT INITIAL SETOUT STAGE.

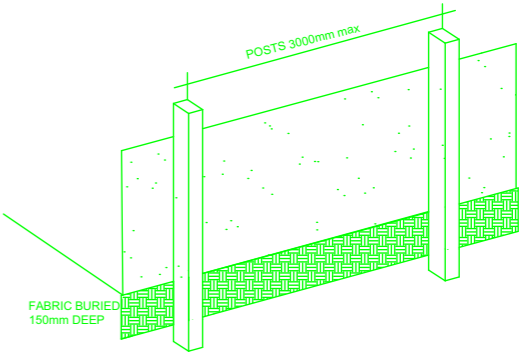
WHERE RETAINING IS REQUIRED ANY WALLS EXCEEDING 1.0M IN HEIGHT ARE TO BE DESIGNED BY A CERTIFIED ENGINEER.

STORMWATER GRATES ARE TO BE PLACED ON SITE SO AS TO ALLOW ANY EXCESS SURFACE WATER TO CUT AREAS ON SITE TO ESCAPE TO STREET SYSTEM.

NOTE :SITE EXCAVATION SHALL BE SUCH THAT A 900mm MIN WIDE BY 1:20 GRADE EXISTS AROUND PERIMETER OF BUILDING.

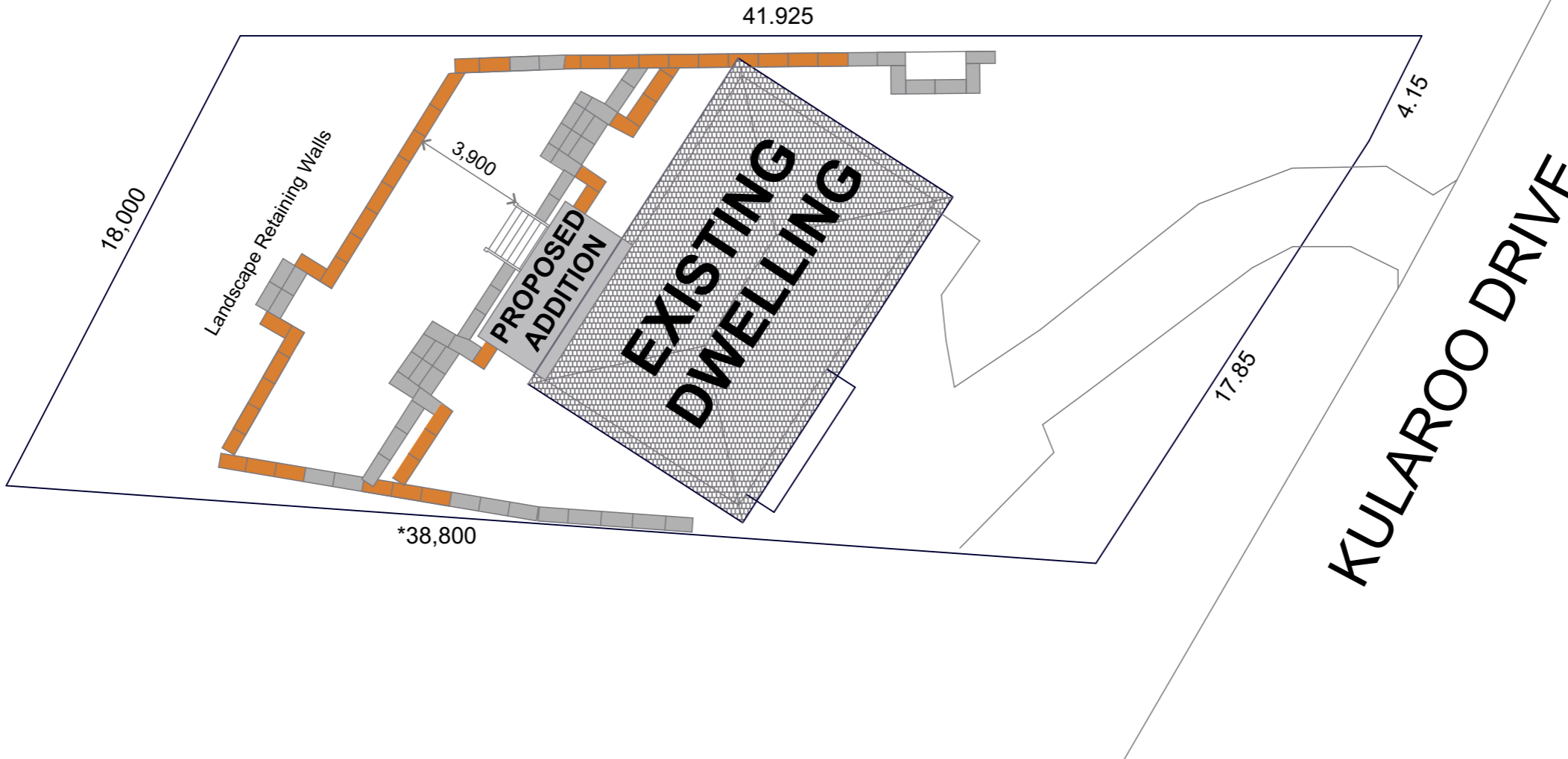
SEDIMENT CONTROLS

- 1. ALL EROSION & SEDIMENT CONTROL MEASURES .INCLUDING REVEGETATION & STORAGE OF SOIL &TOPSOIL ,SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW
- 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED & STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS CONSISTING OF 300 WIDE X 300mm DEEP TRENCH.
- 4. ALL SEDIMENT BASINS & TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A MAX OF 60 % FULL OF SOIL MATERIALS INCLUDING THE MAINTENANCE PERIOD.
- 5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- 6. SOIL & TOPSOIL STOCK PILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES & AREAS WHERE WATER MAY CONCENTRATE.
- 7. FILTER FENCE SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC BETWEEN POSTS 3m CENTERS & BURIED A MIN OF 150mm DEEP ALONG ITS LOWER EDGE.



EXISTING LANDSCAPE RETAINING WALLS

- Sandstone Blocks 1000 X 500 X 500 Single Stacked
- Sandstone Blocks 1000 X 500 X 500 Double Stacked



LOT 2
DP262684
716m²


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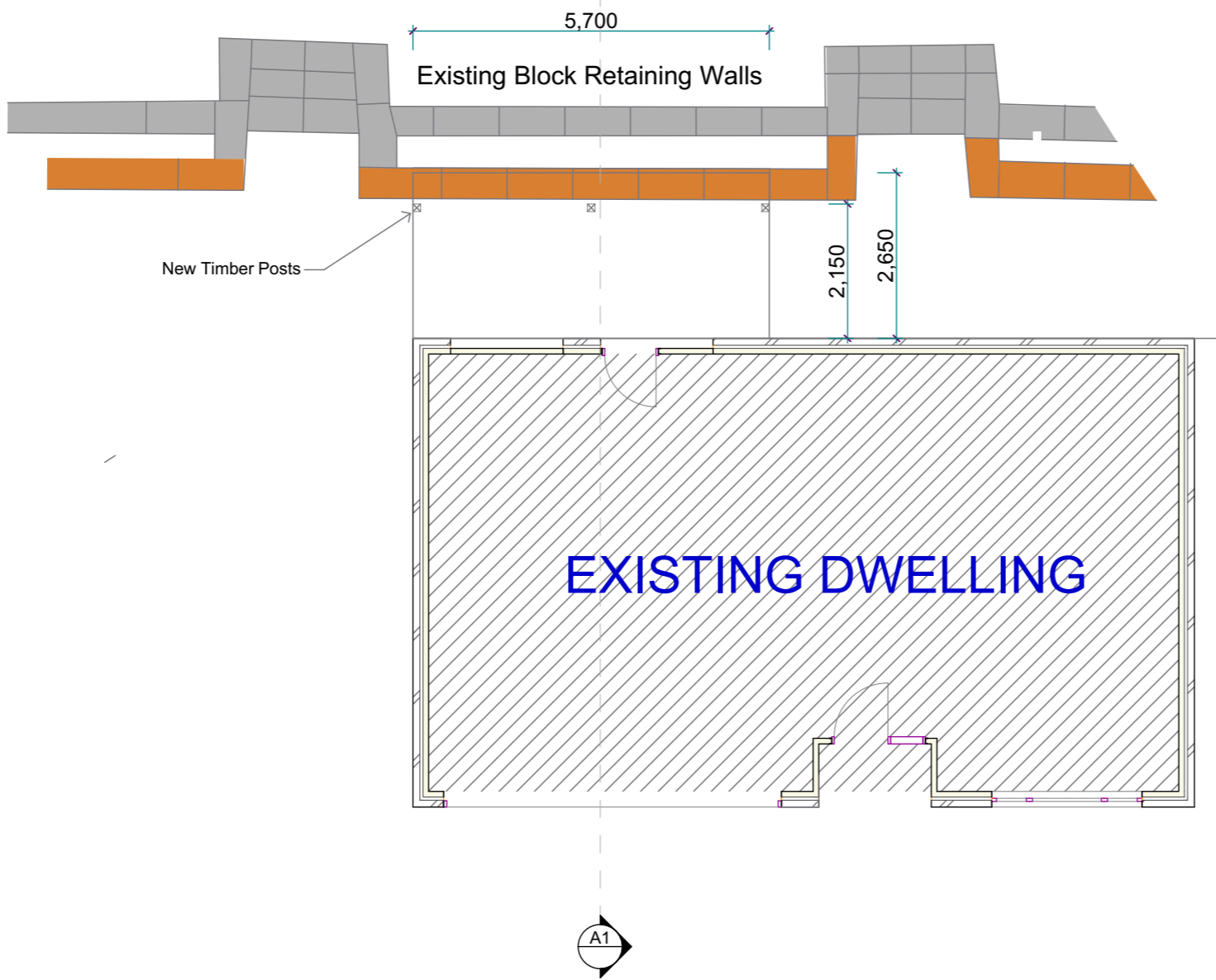
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Revisions	
DA DOCUMENTS 3/04/2025	

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175 Kularoo Drive
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Site & Roof Plan	7/04/2025 8:46 AM
Scale:	Rev:
1:200 @ A3	DR1
Drawing No:	
DR-01	

AREAS	
EXISTING DWELLING	190m ²
PROPOSED DECK	27.4m ²
TOTAL	217.4m ²




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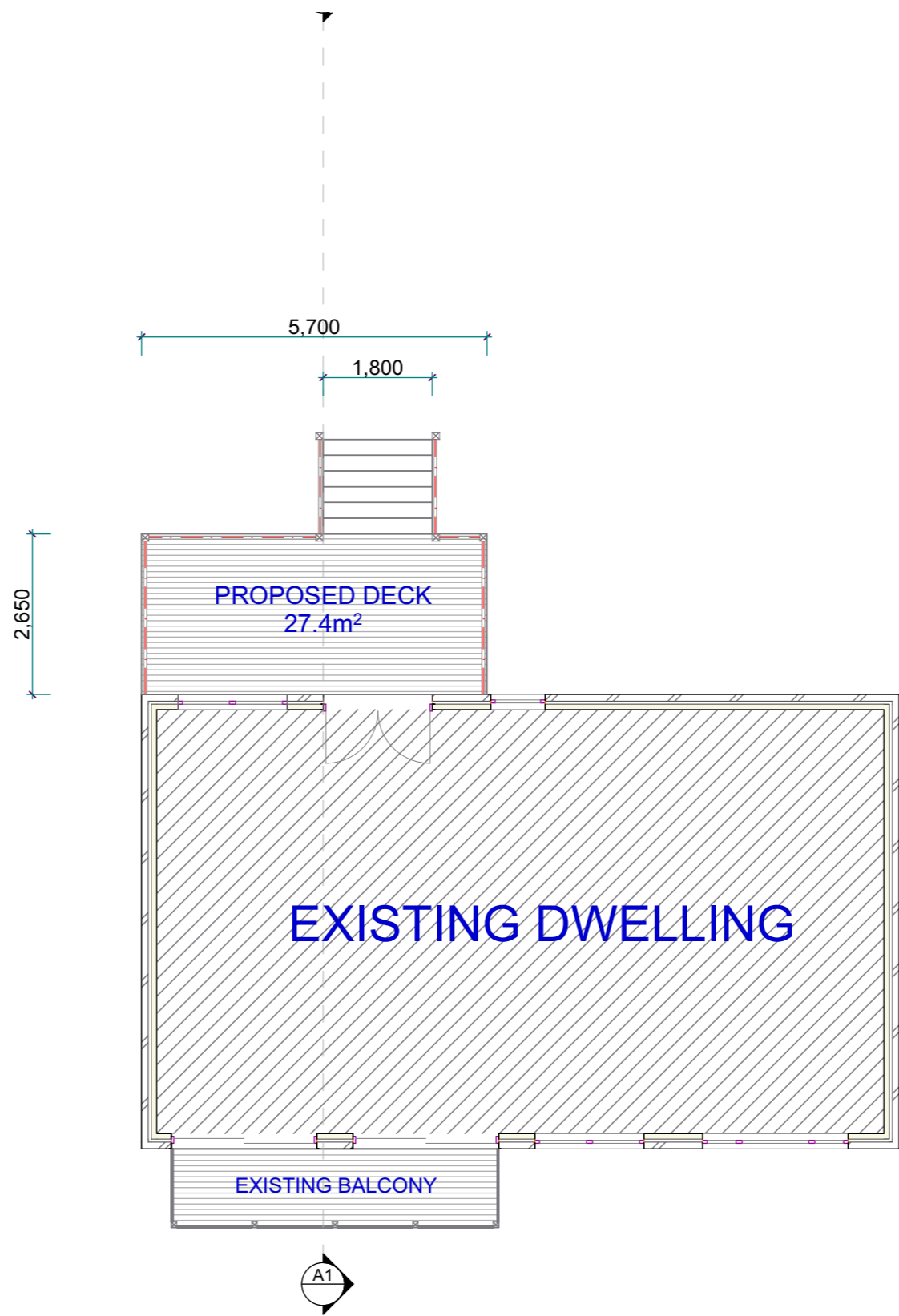
Drawing Title:
Ground Floor

Drawing No:
DR-02

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Scale: 1:120 @ A3

Rev: **DR1**




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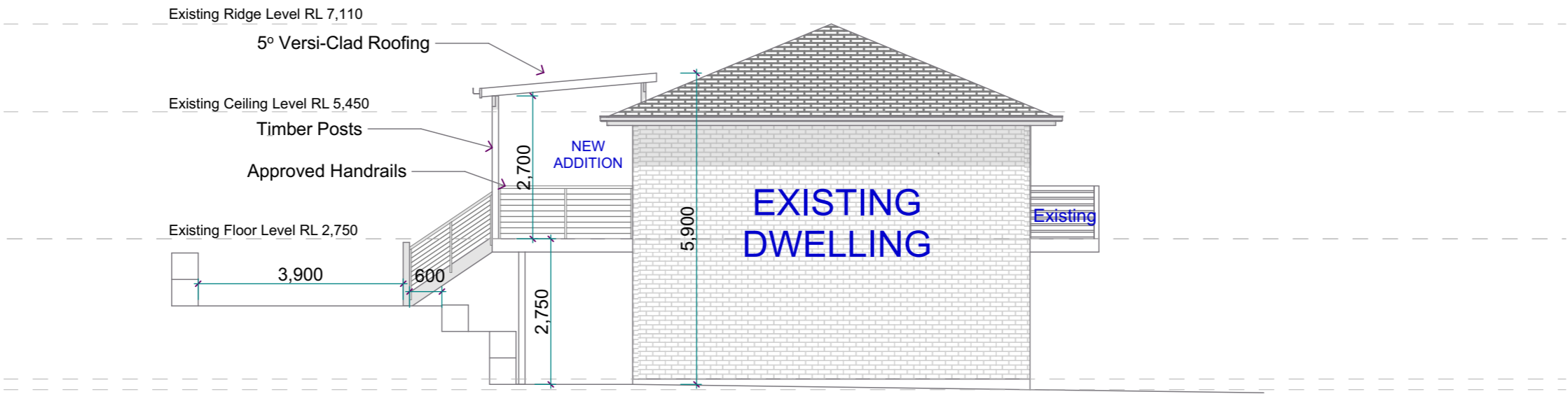
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First Floor

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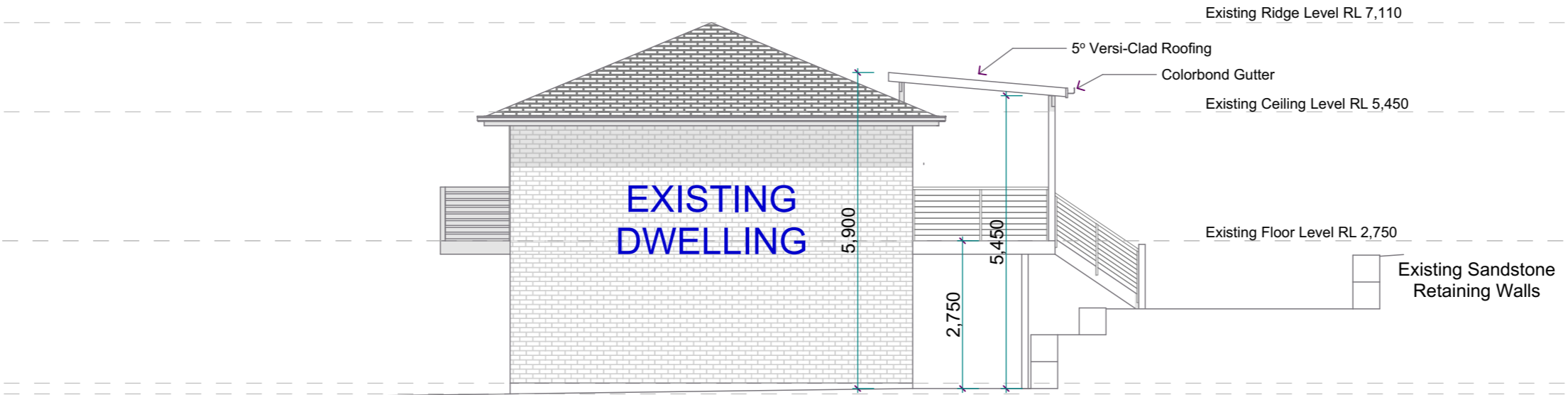
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Rev:
DR1

Drawing No:
DR-03



South Western Elevation



North Eastern Elevation


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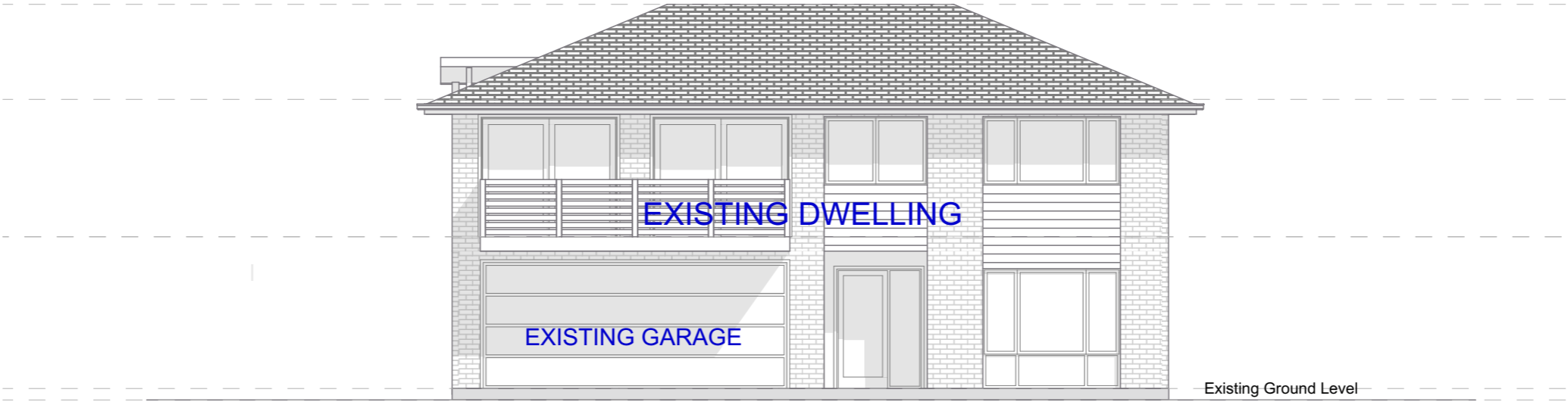
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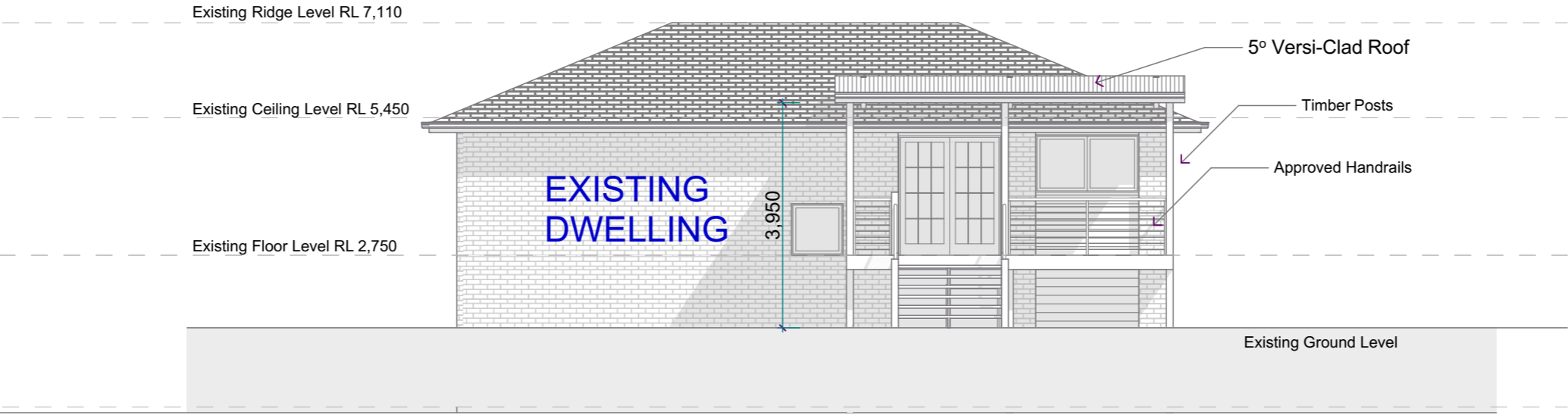
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South Eastern Elevation



North Western Elevation


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DR-05	



SECTION A1

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DR-06	