

SPECIFICATION

ALL WORK TO BE DONE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA, THE LOCAL COUNCIL HEALTH & BUILDING CODE, THE STANDARD SPECIFICATIONS & ALL STANDARD CODES COVERING EACH TRADE. ALL GENERAL FINISHES TO BE AS SPECIFIED BY THE OWNER PRIOR TO START ALL MEASUREMENTS, GROUND LINES TO BE VERIFIED BY THE OWNER/BUILDER PRIOR TO COMMENCEMENT OF WORKS.

SERVICES

BUILDER TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.

DEMOLITION

ALL DEMOLISHED MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH THE SUBMITTED WASTE MANAGEMENT FORM. ASBESTOS WALLS AND ROOF TO BE REMOVED BY A LICENCED OPERATOR IN ACCORDANCE WITH THE CODE OF PRACTICE FOR THE SAFE REMOVAL OF ASBESTOS 2nd. EDITION NOHSC:2002(2005).

ROOF CLADDING

ROOF CLADDING TO COMPLY WITH THE NCC (BCA) VOLUME 2 PART 3.5.1 PROVISIONS AND THE AUSTRALIAN STANDARDS LISTED BELOW.

SHEET METALWORK - METAL ROOFING (&/OR WALL) SHALL BE PREFORMED METAL SHEETS AND PURPOSE MADE ACCESSORIES, FORMING PART OF AN APPROVED PROPRIETARY METAL CLADDING SYSTEM WITH SHEET PROFILES AND COLOUR AS SELECTED. ROOF SHEETING SHALL BE SELECTED TO COMPLY WITH THE MINIMUM FALL GRADIENTS AS SPECIFIED BY THE MANUFACTURER AND THE FOLLOWING AUSTRALIAN STANDARDS AS APPLICABLE : "COLORBOND" PREPAINTED STEEL TO COMPLY WITH AS/NZS 2728 :2013.

"ZINCALUME" ALUM./ZINC ALLOY COATED STEEL TO COMPLY WITH AS 1397-2001 G550.

COLD-ROLLED, UNALLOYED SHEET STEEL AND STRIP TO COMPLY WITH AS/NZS 1598:2011.

SARKING - TWO PLY REINFORCED OR EQUIVALENT SARKING TO BE PROVIDED TO ROOF WHERE RECOMMENDED BY ROOF COVERING MANUFACTURER. PROVIDEANTI-PONDING BOARD IMMEDIATELY BEHIND FASCIA.

FLASHINGS - ALL PENETRATIONS, ABUTMENTS, GABLES ETC. TO BE COMPLETELY FLASHED WITH MATERIAL COMPATIBLE WITH SELECTED ROOF TILES TO AVOID MOISTURE PENETRATION.

ROOF PLUMBER

LOCATION AND SIZE OF DOWN PIPES, GUTTERS & ROOFING FIXTURES MUST COMPLY WITH AS3500.3 AND THE REQUIREMENTS UNDER NCC (BCA) 2010 PARTS 3.1.2 & 3.5.

PLUMBER & DRAINER

PROVIDE A SEWERED DRAINAGE SYSTEM FROM PEDESTAL PANS AND FROM WASTES OF ALL FITTINGS AND CONNECT TO THE EXISTING SEWER DISPOSAL LINE, ALL IN ACCORDANCE WITH THE RULES AND REQUIREMENTS OF THE AUTHORITY FOR WATER SUPPLY AND SEWERAGE. PROVIDE AT LEAST ONE GULLY OUTSIDE THE BUILDING. THE AUTHORITY'S APPROVAL TO BE OBTAINED AT COMPLETION OF THE WORK. LAY STORMWATER DRAINS FROM ALL DISCHARGE POINTS. DRAINS TO BE SOCKETED VITRIFIED CLAY PIPES OR PVC PIPES OF SIZES SPECIFIED ON ENGINEER'S DRAINAGE DRAWING LAID TO AN EVEN AND REGULAR FALL SO AS TO HAVE A MINIMUM COVER OF 150mm

ALL WORKS SHALL COMPLY WITH THE DRAWINGS, BUILDING REGULATIONS AND RELEVANT STANDARD AS/NZS 3500.2 EXCEPT THAT FOR DOMESTIC INSTALLATIONS, AS/NZS 3500.5 SHALL BE USED.

CARPENTER

THE TIMBER USED SHALL BE THE NOMINAL SIZES AS MENTIONED AND SET DOWN BY THE SAA AND TIMBER FRAMING CODE AS 1684.1 (1999), 1684.2 (2010) & 1684.4 (2010).

WALL CLADDING

WALL CLADDING TO COMPLY WITH THE NCC (BCA) VOLUME 2 PART 3.5.3 PROVISIONS.

ELECTRICIAN

THE ELECTRICAL INSTALLATION SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL ELECTRICAL AUTHORITY, THE CURRENT WIRING CODES. THE INSTALLATION IS TO SATISFY ANY TEST REQUIRED BY THE SUPPLY AUTHORITY ON COMPLETION.

WINDOWS AND DOORS

ALL WINDOWS AND DOORS SHOWN ON PLAN TO COMPLY WITH AS1288 & AS2047 AND THE BASIX CERTIFICATE ARE TO BE FOR APPROVED MANUFACTURE COMPLETE WITH ALL NECESSARY FASTENERS, HANDLES & FITTINGS AND SUPPLIED WITH SUITABLE FLASHINGS ACCORDING TO THE MANUFACTURERS SPECIFICATIONS. BEDROOM WINDOW RESTRICTORS TO COMPLY WITH THE NCC (BCA) PART 3.9 Clause 3.9.2.5

GLAZING

ALL GLAZING AS PER NCC (BCA) VOL. 2 PART 3.6 REQUIREMENTS & AS1288.

HEBEL WALL PANELS

LIGHTWEIGHT NON-LOADBEARING CONCRETE MASONRY UNITS SHALL COMPLY WITH THE DRAWINGS AND RELEVANT STANDARD AS 3700, AS/NZS 4455.1 FOR A SOLID CORED UNIT WITH 3MPa COMPRESSIVE STRENGTH. EXPOSED SURFACES TO BE SEALED USING SELECTED TEXTURE COATING.

WET AREAS AND EXTERNAL WATERPROOFING

ALL WATERPROOFING TO COMPLY WITH AS2740-2010, THE NCC (BCA) VOLUME 2 PART 3.8.1 PROVISIONS AND THE WATERPROOFING AND WATER RESISTANCE REQUIREMENTS SHOWN ON TABLE 3.8.1.1.

TERMITE PROTECTION

TO BE IN ACCORDANCE WITH AS3660.1 - 2014. AND NCC (BCA) PART 3.1.3 RISK MANAGEMENT.

BUILDING DAMP-PROOFING

ALL DAMP-PROOFING IS TO BE IN ACCORDANCE WITH SECTIONS 3.3.4, 3.5.1 AND 3.5.3 OF THE N.C.C.

SMOKE ALARMS

HARD WIRED SMOKE ALARM CONNECTED TO CONSUMER MAINS POWER SUPPLY TO NCC (B.C.A.) PART 3.7.2.3 VOL.2 REQUIREMENTS AND AUSTRALIAN STANDARD AS3786

PAINTER

ALL PAINT, ENAMEL, VANISH ETC. TO BE OF THE BEST QUALITY APPROVED BRANDS BROUGHT ONTO THE JOB IN UNOPENED CONTAINERS APPLIED STRICTLY ACCORDING TO MANUFACURERS SPECIFICATIONS.

COMPLETION

THE BUILDING IS TO BE COMPLETED IN EVERY TRADESMAN MANNER. THE BUILDING IN ALL RESPECT TO BE LEFT CLEAN AND FIT FOR OCCUPATION. ALL SURPLUS MATERIAL TO BE REMOVED BY THE BUILDER.

CONSTRUCTION COST LESS THAN \$50,000
NO BASIX CERTIFICATE REQUIRED

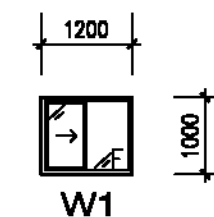
DWG NO.	DESCRIPTION
1067-1-1	COVER SHEET
1067-1-2	SITE PLAN AND SECTION
1067-1-3	EXISTING FLOOR PLAN
1067-1-4	EXISTING ELEVATIONS
1067-1-5	PROPOSED FLOOR PLAN
1067-1-6	PROPOSED ELEVATIONS

DEVELOPMENT DATA

TOTAL SITE AREA:	5056 m²
EXISTING DATA:	m²
BUILT UPON AREA	
BUILDING FOOTPRINT:	182.5
ENT. PORCH:	70.5
REAR DECK:	46.0
TOTAL SITE COVRAGE:	299.0
PROPOSED DATA:	
BUILDING FOOTPRINT : (19+5.0)	206.5
ENT. PORCH: (70.5-19)	51.5
REAR DECK: (46-5+28.5)	67.5
TOTAL SITE COVRAGE:	325.5

WINDOW SCHEDULE

NO.	SIZE h x w	FRAME	SASH	GLASS
W1	1000 x 1200	ALUMINIUM	SLIDING	CLEAR



CENTRAL COAST COUNCIL

DEVELOPMENT CONSENT


Modified under Section 4.55

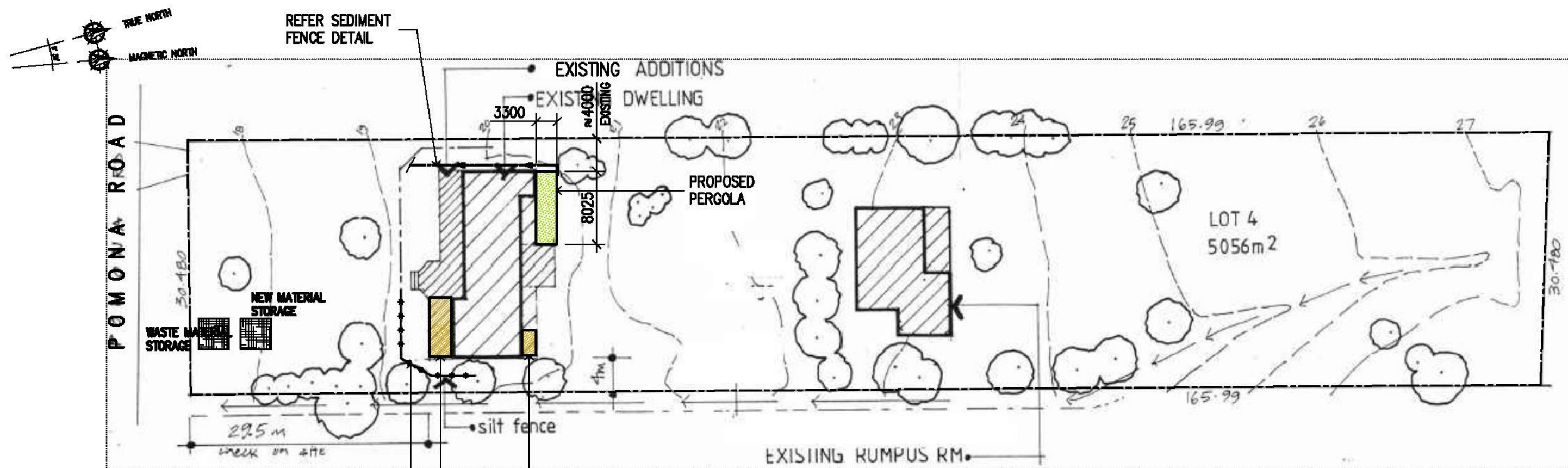
Application No 52652/2017 Part No 3

Date of Amended Consent: 14/07/2020

Original Date of Consent: 06/10/2017

Plan Approved subject to conditions and the amendments, if any, shown in RED

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	ISSUE	DATE	DESCRIPTION	
BUILDER	<div><div><div>TM</div><div></div></div><div><div>Compudraft Pty Ltd</div><div>A.B.N. 59 769 783 493 UNIT 18, 7 ANELLA AVENUE CASTLE HILL NSW 2154 PH (02) 8850-0911 FAX (02) 8850-3611 EMAIL: info.compudraft.com.au WEB: www.compudraft.com.au</div></div></div>			



SITE PLAN

SCALE : 1:500

WASTE MANAGEMENT PLAN

STORMWATER PLAN

SEDIMENT EROSION PLAN

LANDSCAPE PLAN (NO CHANGE)

CENTRAL COAST COUNCIL

DEVELOPMENT CONSENT

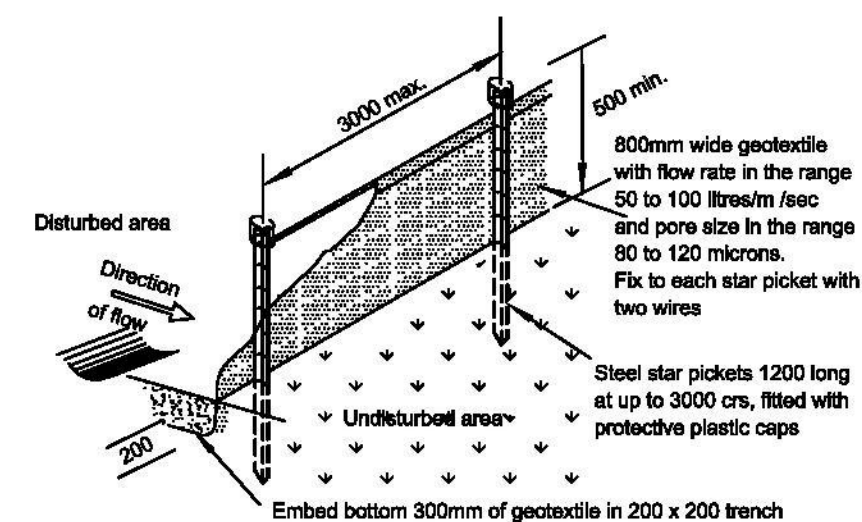
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GEOFABRIC SEDIMENT FENCE

NOT TO SCALE

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A.B.N. 59 769 783 493
UNIT 18, 7 ANELLA AVENUE CASTLE HILL NSW 2164
PH (02) 8850-0911 FAX (02) 8850-3611
EMAIL: info.compudraft.com.au WEB: www.compudraft.com.au

SCALE 1:500

DATE K.N.

DRAWN 23-05-17

PROPOSED ADDITIONS TO RESIDENCE AT
8 POMONA ROAD, EMPIRE BAY
FOR Ms TANYA MAGEE

02-06-17

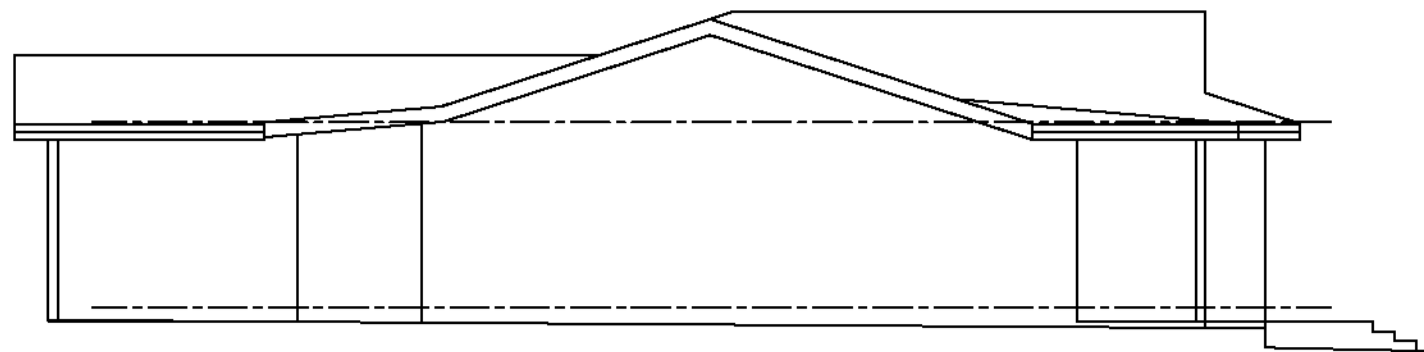
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JOB NUMBER

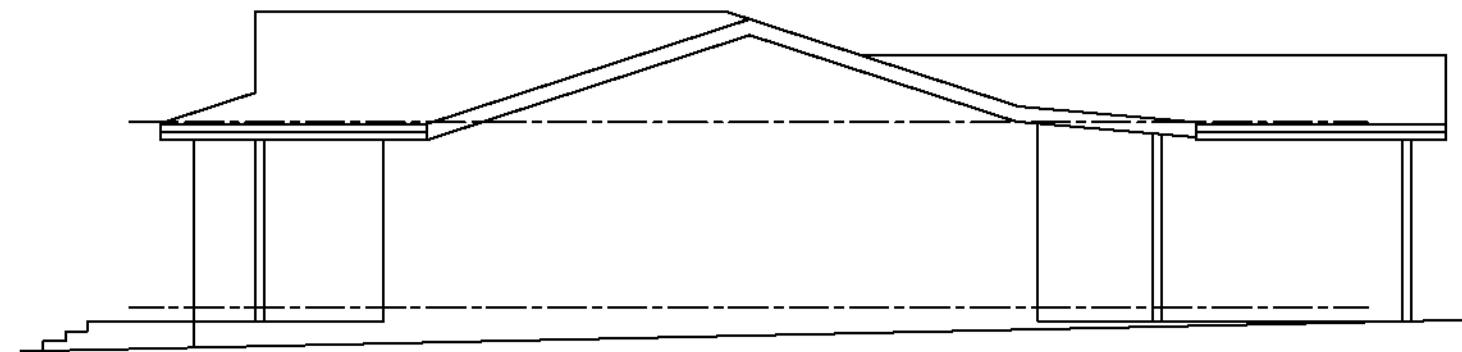
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DRAWING NUMBER

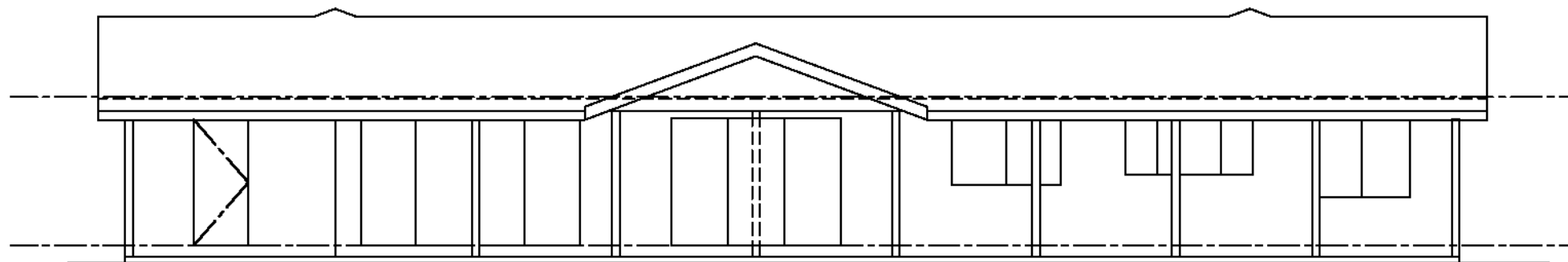
2 of 6



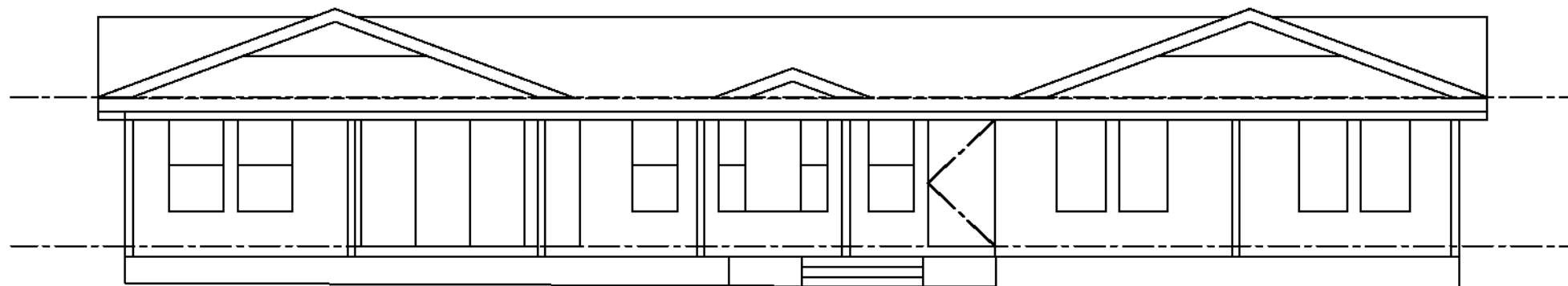
EXISTING WEST ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION

CENTRAL COAST COUNCIL

DEVELOPMENT CONSENT

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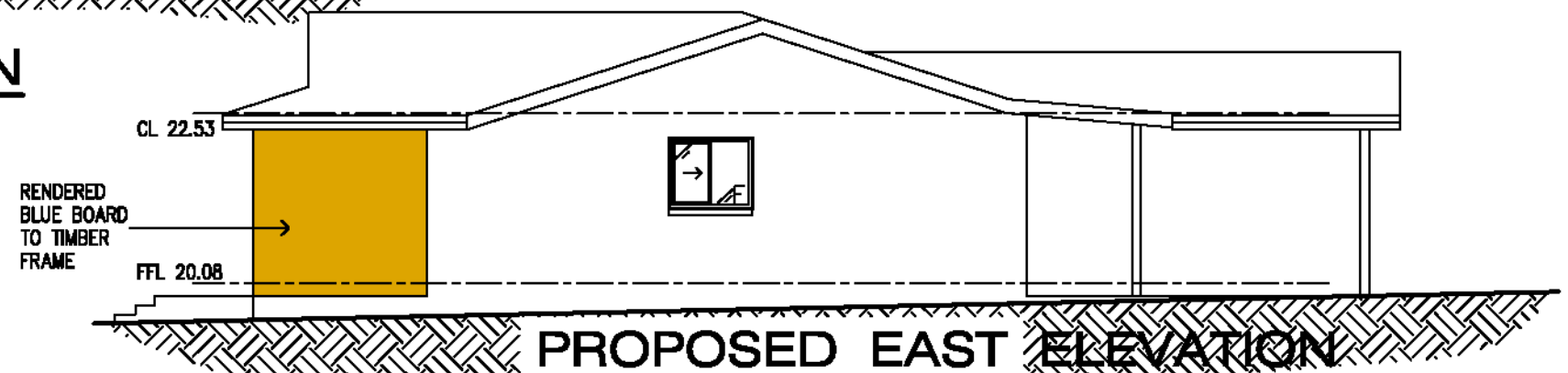
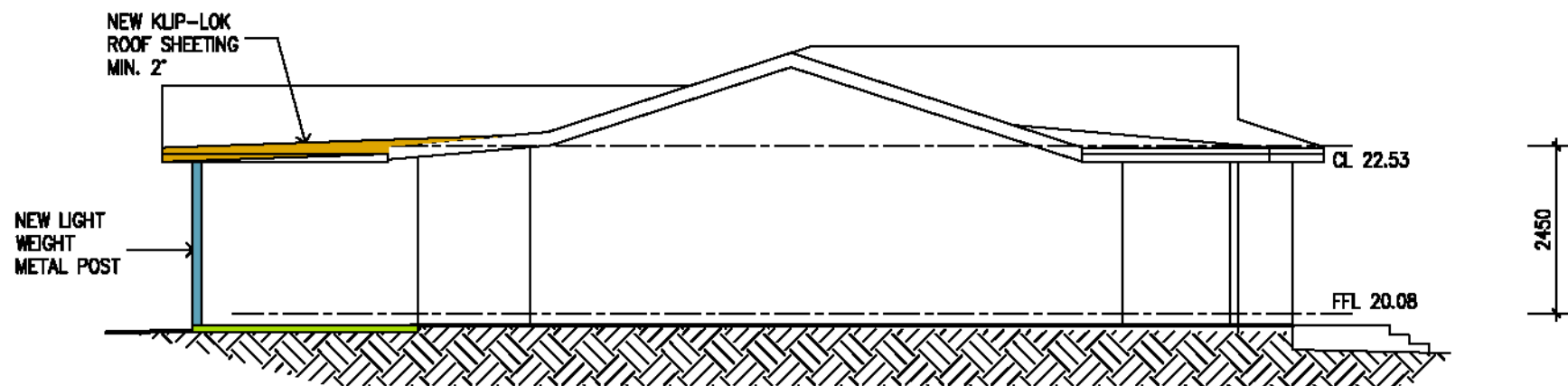
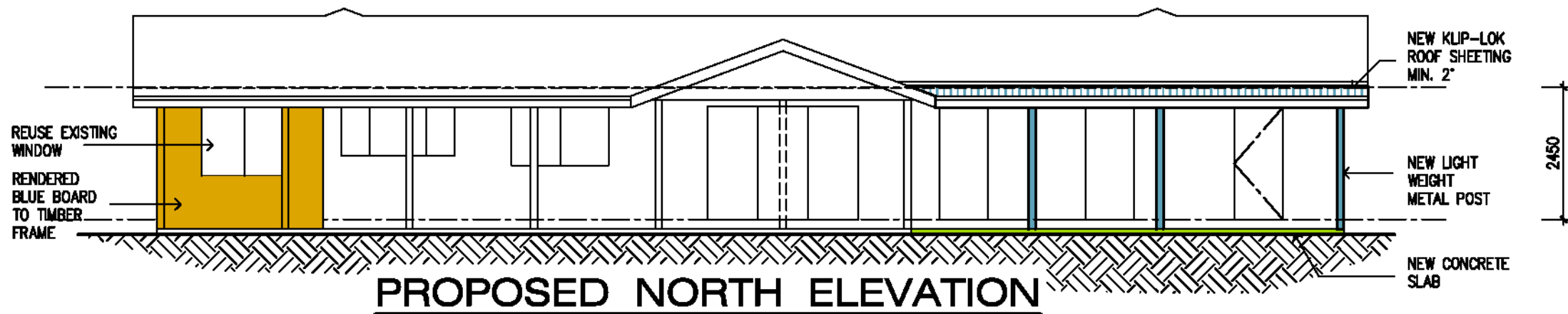
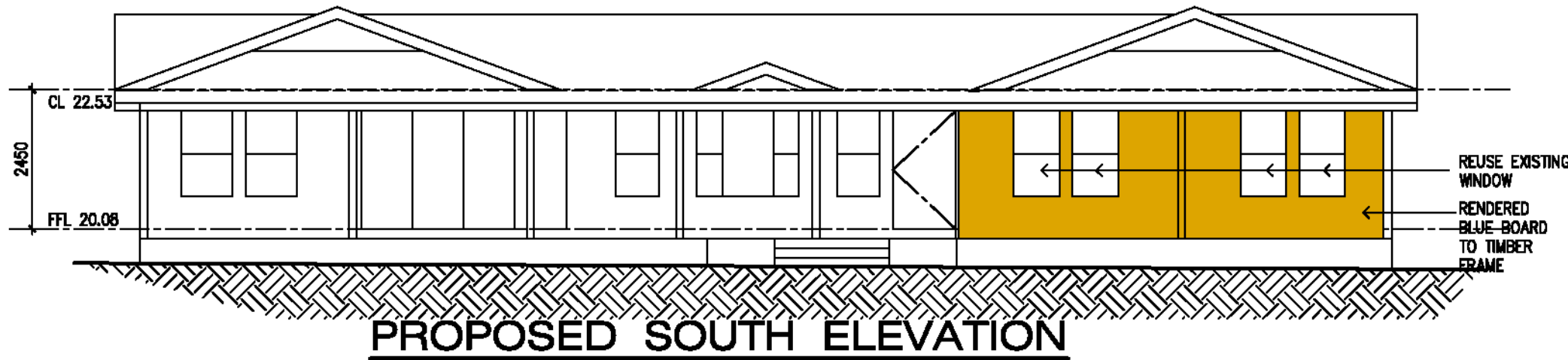
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BUILDER	 Compudraft Pty Ltd A.B.N. 59 769 783 493 UNIT 18, 7 ANELLA AVENUE CASTLE HILL NSW 2154 PH (02) 8850-0911 FAX (02) 8850-3611 EMAIL: info.compudraft.com.au WEB: www.compudraft.com.au	SCALE	1:100 @ A3	PROPOSED ADDITIONS TO RESIDENCE AT 8 POMONA ROAD, EMPIRE BAY FOR Ms TANYA MAGEE	JOB NUMBER 1067-1	DRAWING NUMBER 4 of 6
		DATE	K.N.			
				DRAWN	02-06-17	EXISTING ELEVATIONS



CENTRAL COAST COUNCIL

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BUILDER

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SCALE	1:100 @ A3	PROPOSED ADDITIONS TO RESIDENCE AT 8 POMONA ROAD, EMPIRE BAY FOR Ms TANYA MAGEE	JOB NUMBER	1067-1	DRAWING NUMBER	6 of 6
DATE	K.N.	PROPOSED ELEVATIONS				
DRAWN	02-06-17					