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Location Plan/Satellite Imagery
1:128.21

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Drawing List | Site Location

Project Address:
1129 BARRENJOEY ROAD, PALM BEACH

Project Status:
DA SUBMISSION

Client:
ROBERT BLANN

Lot Number: **Lot B** DP Number: **DP 450856**

Project Number:
8018

Scale @ A3:
Scale @ A3:

North Point:

Drawing Number:
A000

Revision:
DA-03
26/06/2023

GENERAL NOTES

NOTES:

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, FINISHES & FF&E SCHEDULES AND CONSULTANTS DRAWINGS AND SPECIFICATIONS.
- ALL BUILDING MATERIALS AND SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES, STANDARDS, REGULATIONS AND LOCAL AUTHORITY & COUNCIL REQUIREMENTS.
- ALL LEVELS ARE RELEVANT AUSTRALIAN HEIGHT DATUM (AHD)
- ALL INTERNAL AND EXTERNAL GLAZING IS TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH AS 1288, AS 2047 AND AS 1107.
- ALL BRICKWORK IS TO COMPLY WITH AS 3700 MASONRY IN BUILDINGS AND AS 2904: DAMP PROOF COURSES AND FLASHINGS. USE BRICKS AS SELECTED AND M3 (1:1.6) MORTAR. USE FACE FIXING CAVITY TIES TO AVOID HOLES IN FOIL INSULATION MATERIAL.
- ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY WORKS.
- ALL INTERNAL SETOUT DIMENSIONS ARE TAKEN FROM FACE OF STUD OR MASONRY/CONCRETE WALL UNLESS OTHERWISE INDICATED.
- ALL EXTERNAL DIMENSIONS TO BE TAKEN FROM EXTERNAL FACE OF WALL UNLESS OTHERWISE INDICATED.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS.
- THE BUILDER SHALL TAKE ALL NECESSARY STEPS TO ENSURE THE STRUCTURAL STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
- ALL WORKS ARE TO BE CARRIED OUT IN AN ACCEPTABLE TRADESMANLIKE MANNER AND SHALL COMPLY WITH THE AUSTRALIAN BUILDING CODE AND RELEVANT AUSTRALIAN STANDARDS, THE REQUIREMENTS OF THE LOCAL COUNCIL BUILDING SURVEYOR, AND OTHER RELEVANT STATUTORY AUTHORITIES.
- INFERRED WORKS: ANY WORKS NOT SPECIFICALLY CALLED FOR BY THE CONTRACTDOCUMENTS AND DRAWINGS, BUT REASONABLY OR OBVIOUSLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORKS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.
- ALL OPENINGS TO BE FLASHED BOTH VERTICALLY AND HORIZONTALLY.
- PROVIDE APPROVED SAFETY SWITCH (EARTH LEAKAGE DETECTOR) TO THE ELECTRICAL SWITCHBOARD.
- ALL WORKS TO COMPLY WITH REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
- ALL SERVICES CONNECTIONS TO BE CARRIED OUT IN ACCORDANCE WITH REQUIREMENTS OF THE LOCAL SERVICE AUTHORITIES.
- ANY VARIATIONS MUST BE APPROVED BY THE PROJECT MANAGER PRIOR TO PROCEEDING.
- ALL WORKCOVER NSW - WORK HEALTH AND SAFETY CODES OF PRACTICE ARE TO BE COMPLIED WITH .
- ALL STEPS, STAIRS, LANDINGS, HANDRAILS AND BALUSTRADES SHALL CONFORM WITH D2.13, D2.16 AND D2.7 OF THE BCA.
- BUILDER MUST COMPLY WITH LOCAL AUTHORITIES MUNICIPAL BY-LAWS, NEW SOUTH WALES REGULATIONS AND THE BUILDING CODE OF AUSTRALIA.
- IT IS THE BUILDER'S RESPONSIBILITY TO ESTABLISH THE FINISHED FLOOR LEVELS AND FINISHED WALL HEIGHTS IN RELATION TO THE RELEVANT GROUND LEVELS DURING SET-OUT AND BEFORE ANY EXCAVATION WORKS ARE UNDERTAKEN SO AS TO ENSURE THAT ALL DESIGN ASSUMPTIONS ARE FULLY REALISED IN PRACTICE AND COMPLY WITH RELEVANT BUILDING CODES AND SITING REQUIREMENTS.
- THE BUILDER OR SUB-CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- STRUCTURAL FRAMING, FIXING, BRACING AND SUPPORTS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, CODES AND GOOD BUILDING PRACTICE.
- TERMITE PROTECTION TO AS 3660.1 TO BE PROVIDED TO NEW BUILDING WORKS. METHOD TO BE TERMIMESH OR SIMILAR.
- PROVIDE WALL TIES TO BRICKWORK AT 450 CTRS HORIZONTALLY AND 600 CTRS VERTICALLY, AND WITHIN 300MM OF ARTICULATION JOINTS.
- WEEP HOLES TO BE PROVIDED AT BASE OF WALL AND OVER LOWER STOREY WINDOWS AT EVERY FOURTH PERPEND OR 1000MM MAX CCS.
- PROVIDE MASONRY CONTROL JOINTS @ 5M MAX. CTRS TO BUILDING PERIMETER AND IN STRICT ACCORDANCE WITH TECHNICAL NOTE CN 9 OF CEMENT AND CONC ASSOC OF AUSTRALIA.
- ROOF INSULATION TO BE DOUBLE SIDED REFLECTIVE FOIL WITH INSULATION AS SPECIFIED BY THE SECTION J REPORT.
- INSTALL APPROVED SMOKE DETECTORS AS PER FIRE SERVICES ENGINEER, IN ACCORDANCE WITH AS 3786.
- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THEIR WORKS ACHIEVE THE ACOUSTIC REQUIREMENTS IN ACCORDANCE WITH PART F5 OF THE BUILDING CODE OF AUSTRALIA
- WALL & CEILING THERMAL INSULATION TO BE PROVIDED IN ACCORDANCE WITH THE SECTION J REPORT
- ALL WET AREAS ARE TO BE PROVIDED WITH WATERPROOF MEMBRANES IN ACCORDANCE WITH AS 3740-2010. MEMBRANES TO BE IN ACCORDANCE WITH AS/NZS 4858: 2004. TANKING TO TURN UP WALLS 100MM MIN. TO GENERAL WET AREAS.
- ALL SHOWER CUBICLE WALLS TO BE TANKED WITH PROPRIETARY WARRANTED SYSTEM TO A MIN. HEIGHT OF 2100 AFL. ENSURE MEMBRANE IS IN CONTACT WITH THE BODY OF ALL EMBEDDED TAPS & SHOWER ROSE.
- ALL WALLS ABUTTING BATH ARE TO BE TANKED WITH PROPRIETARY WARRANTED SYSTEM TO A MIN. HEIGHT OF 150MM ABOVE THE LIP OF THE BATH.
- TILER TO ADEQUATELY SCREED FLOORS AS TO PROVIDE POSITIVE 1 IN 80 FALLS TO THE SHOWER FLOOR WASTES AND 1 IN 100 FALLS TO GENERAL WET AREAS.
- BALCONIES/WALKWAYS/COURTYARDS: ALL CONCRETE BALCONIES AND INTERNAL SUSPENDE SLAB WALKWAYS AND COURTYARDS ARE TO BE TANKED USING A FITFOR-PURPOSE PROPRIETARY WARRANTED SYSTEM.
- ALL BALCONIES TO BE PROVIDED WITH ADEQUATE OVERFLOW POPS.
- PROVIDE 1 in 100 MIN. FALL TO ALL FLOOR WASTES AND RAIN WATER OUTLETS.

ABBREVIATIONS

NOTES:

ADJ	ADJUSTABLE
AFFL	ABOVE FINISH FLOOR LEVEL
AP	ACCESS PANEL
ASFL	ABOVE STRUCTURAL FLOOR LEVEL
B	BOLLARD
	CENTRELINE
C	COMMS RISER/PENETRATION
CM	CONVEX MIRROR
CH	CEILING HEIGHT
CJ	CONSTRUCTION JOINT
COS	CHECK ON SITE
DG	DOOR GRILLE
DGPO	DOUBLE GENERAL PURPOSE OUTLET
DP	DOWNPIPE
E	ELECTRICAL RISER/PENETRATION
E/A	EXHAUST AIR
EJ	EXPANSION JOINT
EQ	EQUAL
EX	EXISTING
F	FIRE SERVICES RISER/PENETRATION
FD	FIRE DAMPER
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
FHBV	FIRE HYDRANT BOOSTER VALVE
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
FRL	FIRE RESISTANCE LEVEL
FW	FLOOR WASTE
GPO	GENERAL PURPOSE OUTLET
GR	GAS REGULATOR
H	HYDRAULIC RISER/PENETRATION
K	KERB
L	LIFT SERVICE RISER/PENTRATION
M	MECHANICAL RISER/PENETRATION
MJ	MOVEMENT JOINT
NOM	NOMINAL
O/A	OUTSIDE AIR
OF	OVERFLOW
R/A	RETURN AIR
REM	REMAINING
RH	RAINWATER HEAD
RL	RELATIVE LEVEL
RWO	RAINWATER OUTLET
S/A	SUPPLY AIR
SC	STEEL COLUMN
SFL	STRUCTURAL FLOOR LEVEL
UB	INDICATOR PANEL
SIP S	
ST	SILT TRAP
SW	STORMWATER
TD	TUNDISH
TOW	TOP OF WALL
TOK	TOP OF KERB
U/C	UNDERCUT
U.N.O	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
WIR	WALK IN WARDROBE
WM	WATER METER
WS	WHEEL STOP
XRL	EXISTING LEVEL

DEMOLITION NOTES

NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL AND SERVICES DOCUMENTATION AND SPECIFICATIONS.
- DEMOLISHED MATERIALS TO BE REMOVED FROM SITE OR SALVAGED AS DIRECTED BY PROJECT MANAGER. SERVICES TO BE TERMINATED BY NOMINATED SERVICES CONTRACTOR.
- DASHED LINES INDICATE WALLS, ROOFS, SLABS, PARTITIONS, DOORS, JOINERY, FIXTURES, FLOORING AND FITTINGS TO BE REMOVED.
- DEMOLITION CONTRACTOR SHALL INCLUDE FOR THE REMOVAL AND LEGAL DISPOSAL OF MATERIALS CONTAINING ASBESTOS OR SYNTHETIC MINERAL FIBRES ETC IN ACCORDANCE WITH ALL REQUIREMENTS OF THE RELEVANT AUTHORITIES.
- REFER TO SERVICES ENGINEER'S DRAWINGS FOR DISCONNECTING AND REMOVAL/REUSE OF ALL ELECTRICAL, COMMUNICATIONS, MECHANICAL, HYDRAULIC, FIRE SERVICES AND ASSOCIATED EQUIPMENT, PIPEWORK, DUCTWORK AND THE LIKE.
- DEMOLITION CONTRACTOR SHALL DISCONNECT, MAKE SAFE, STRIP OUT AND REMOVE/CAP OFF ALL REDUNDANT SERVICES.
- IN THE ABSENCE OF RELEVANT SERVICES ENGINEERS DOCUMENTATION, THE CONTRACTOR IS REQUIRED TO CARRY OUT ALL WORKS IN ACCORDANCE WITH ALL CODE AND AUTHORITY REQUIREMENTS AND PROVIDE ALL REQUIRED COMPLIANCE CERTIFICATES AND DOCUMENTS.
- DEMOLITION CONTRACTOR SHALL ALLOW FOR DISCONNECTING, SEALING OFF, REDIRECTION, RELOCATION & MAKE SAFE ALL SERVICES ENCOUNTERED IN DEMOLITION & NOT DOCUMENTED.
- REFERENCES: DEMOLITION CONTRACTOR SHALL COMPLY WITH APPLICABLE PORTIONS OF THE FOLLOWING AUSTRALIAN STANDARDS: AS 2436 GUIDE TO NOISE CONTROL AND DEMOLITION SITES AND AS 2601 THE DEMOLITION OF STRUCTURES.
- DEMOLITION CONTRACTOR SHALL AT ALL TIMES TAKE ALL REASONABLE STEPS TO MINIMISE NUISANCE, INCLUDING NOISE, DUST, DEBRIS AND OBSTRUCTIONS, ARISING FROM THE WORKS AND SHALL COMPLY PROMPTLY WITH ALL REASONABLE REQUESTS FOR THE CESSATION OF SUCH NUISANCES.
- CONTRACTORS SHALL TAKE PRECAUTIONS NECESSARY TO PREVENT FIRE. PROVIDE AND MAINTAIN ADEQUATE APPROVED FIRE FIGHTING EQUIPMENT PLACED STRATEGICALLY AND AVAILABLE FOR IMMEDIATE USE.
- PERFORM ALL DEMOLITIONS REQUIRED IN ORDER TO CARRY OUT THE WORKS, WHETHER OR NOT SUCH DEMOLITIONS ARE SHOWN IN THE DRAWINGS OR SPECIFICALLY MENTIONED HERE. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIALS, LABOUR AND EQUIPMENT FOR SUCH WORK.
- THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT FULL AND ADEQUATE SUPPORT TEMPORARY OR OTHERWISE IS PROVIDED FOR ALL EXISTING WALLS, BEAMS, COLUMNS ETC. FROM COMMENCEMENT OF DEMOLITION UNTIL SUCH TIME THAT THE WORKS ARE SUPPORTED BY THE NEW STRUCTURE.
- CO-ORDINATE WITH OTHER TRADES AFFECTING OR AFFECTED BY WORK OF THIS SECTION. CO-OPERATING AS NECESSARY TO ENSURE STEADY AND SATISFACTORY PROGRESS THROUGH THE WORK.
- MAKE GOOD TO ORIGINAL CONDITION, DAMAGE TO STRUCTURES TO BE RETAINED, AND TO ADJACENT PROPERTY THAT RESULTS FROM DEMOLITION OPERATIONS. PERFORM RESTORATION WORK WITHOUT EXPENSE TO THE PROPRIETOR.
- CONTRACTORS SHALL LEAVE THE SITE IN AN ENTIRELY CLEAN CONDITION. READY FOR THE WORK OF OTHER TRADES.
- HAZARDOUS MATERIALS: IN THE EVENT OF THE DISCOVERY OF ASBESTOS MATERIAL OR THE LIKE, THE PROJECT MANAGEMENT IS TO BE NOTIFIED IMMEDIATELY. WORKERS AND THE PUBLIC ARE TO BE KEPT AWAY FROM THE AREA UNTIL APPROPRIATE ACTION IS TAKEN.

CEILING NOTES

NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL ARRANGEMENT PLAN SERIES, WALL SETOUT SERIES, AND AND ALL OTHER GENERAL DETAILS.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SERVICES ENGINEERS DRAWINGS AND SPECIFICATIONS, AND THE ACOUSTIC REPORT.
- REFER INTERNAL FINISHES & FIXTURES SCHEDULE AND ELECTRICAL ENGINEER'S DETAILS FOR LIGHT FITTING DETAILS.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION
- REFER TO SCHEDULE OF FINISHES FOR FINISHES DETAILS.
- ALL CEILINGS SHALL BE 13mm PLASTERBOARD / MOISTURE RESISTANT PLASTERBOARD (TO WET AREAS) (NO INSULATION) UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS NOT TAKEN FROM GRIDLINES ARE TAKEN FROM PLASTERBOARD FACE OF WALLS, COLUMNS, BULKHEADS, ETC.
- UNLESS OTHERWISE NOTED ALL LIGHT SWITCHES TO BE 1000MM ABOVE FINISHED FLOOR LEVEL.
- ALL CEILING INSULATION TO BE 300MM CLEAR OF DOWNLIGHTS.
- ALLOW TO PROVIDE CEILING ACCESS PANELS TO SUIT SERVICES ENGINEERS REQUIREMENTS. REFER TO SERVICES ENGINEERS' DRAWINGS FOR DETAILS

STAIR, HANDRAIL & BALUSTRADE NOTES

NOTES:

- ALL DIMENSIONS AND SETOUTS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION.
- CLEAR WIDTH TO ALL REQUIRED EGRESS STAIRS AND PASSAGEWAYS TO BE MIN. 1000mm
- CLEAR HEIGHT (INCLUDING SERVICES & FIXTURES) TO ALL REQUIRED EGRESS STAIRS AND PASSAGEWAYS TO BE MIN. 2100mm
- STAIR DRAWINGS TO BE READ IN CONJUNCTION WITH THE STRUCT. ENG'S DRAWINGS & TECHNICAL SPECIFICATION.
- STEEL COMPONENTS AND FIXING DETAILS ARE INDICATIVE ONLY AND SUBJECT TO VERIFICATION BY THE STRUCT. ENG. AND RELEVANT SUBCONTRACTORS.
- SHOP DRAWINGS ARE REQUIRED FOR APPROVAL.
- ALL EXPOSED NUT AND BOLT HEADS TO BE SNAKE EYE STYLE.
- ALL STEPS, STAIRS, LANDINGS, HANDRAILS, AND BALUSTRADES TO BE COMPLIANT WITH D2.7, D2.13, & D2.16, OF THE BCA.
- MAX. 125mm GAP IN THE RISER OF ALL OPEN TYPE STAIRS
- U.N.O CENTRELINE OF 40mm TUBULAR HANDRAIL IS TO BE SETOUT 875mm ABOVE FINISHED FLOOR LEVEL ABOVE LINE OF TREAD AT NOSING.
- U.N.O TOP OF BALUSTRADES WALL/GLAZING IS TO BE SETOUT MIN. 1050mm ABOVE FINISHED FLOOR LEVEL.
- STEEL STAIRS TO COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS.
- WHERE THE FLOOR IS 4000MM ABOVE THE SURFACE BENEATH DO NOT ALLOW ANY PROJECTIONS OR HORIZONTAL ELEMENTS BETWEEN 150 AND 760MM AFFL THAT COULD FACILITATE CLIMBING IN ACCORDANCE WITH BCA FALL PREVENTION REQUIREMENTS.

ROOF NOTES

NOTES:

- ROOF CLADDING TO LYSAGHT, TRIMDEK. INSTALL @ PITCH NOTED ON BATTENS OVER REFLECTIVE FOIL AND R-4.0 INSULATION BLANKET. REFER ESD REPORT FOR ADDITIONAL DETAILS ON INSULATION.
- EAVES GUTTERS SHOWN TO BE LYSAGHT, TRIMLINE INSTALLED ON GRADES IN ACCORDANCE WITH CODE REQUIREMENTS. REFER HYD. ENG'S DOCUMENTATION FOR DETAILS & SIZES.
- ROOF TO BE PROVIDED WITH ADEQUATE SUPPORT AND FRAMING TO SUPPORT MECHANICAL PLANT IN ACCORDANCE WITH STRUCTURAL ENGINEER, MANUFACTURER RECOMMENDATIONS AND CODE REQUIREMENTS.
- ALL SERVICES PENETRATIONS TO BE ADEQUATELY FLASHED TO PROVIDE A WATER TIGHT SEAL IN ACCORDANCE WITH CODE REQUIREMENTS.
- PROVIDE ISOLATION WASHERS BETWEEN ALL DISSIMILAR METALS.

WINDOW NOTES

NOTES:

- ALL WINDOWS, LOUVRES & DOORS ARE VIEWED EXTERNALLY UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS GIVEN ARE TO STRUCTURAL OPENING SIZE & ARE TO BE VERIFIED ON SITE BEFORE FABRICATION.
- ALL ALUMINIUM FRAMES TO BE FINISHED IN SELECTED POWDERCOAT. (REF. SCHEDULE)
- WINDOW FRAMES SHOWN ARE INDICATIVE ONLY.
- ALL SUB-SILLS TO HAVE ENDCAPS SEALED WATERTIGHT.
- GLASS TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH AS 2047, AS 1170 AND AS 1288 AND ALL OTHER RELEVANT CODES AND STANDARDS.
- FOR GLAZING THICKNESSES AND SINGLE/DOUBLE GLAZING REQUIREMENTS, REFER ACOUSTIC REQUIREMENTS AS SPECIFIED IN THE ACOUSTIC REPORT.
- GLASS & FRAMING SYSTEM IS TO ACHIEVE MINIMUM THERMAL REQUIREMENTS AS SPECIFIED IN THE SECTION J REPORT.
- ALL OPENABLE WINDOWS & SLIDING DOORS TO BE LOCKABLE.
- ALL OPENABLE WINDOWS & SLIDING DOORS TO BE PROVIDED WITH FLY SCREENS. FRAMES TO BE POWDERCOATED TO MATCH WINDOW FRAMES.
- ALL WINDOWS & DOORS TO BE FLASHED, CAULKED AND PROVIDED WITH WEATHERPROOF / DRAUGHT PROOF SEALS IN ACCORDANCE WITH MANUFACTURERS PUBLISHED RECOMMENDATIONS AND CODE REQUIREMENTS.
- ALL OPENABLE BEDROOM WINDOWS WHERE THE FLOOR BELOW THE WINDOW IS 2m OR MORE ABOVE THE SURFACE BENEATH IS TO BE PROVIDED WITH A DEVICE TO RESTRICT THE WINDOW OPENING IN ACCORDANCE WITH BCA 3.9.2.5 THAT MUST NOT PERMIT A 125mm SPHERE TO PASS THROUGH AND RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE WINDOW RESTRAINED BY A DEVICE OR RESIST THE WINDOW OPENABLE PORTION TO 1700mm ABOVE THE FFL.
- ALL WINDOWS & WINDOW SYSTEMS TO ACHIEVE U-VALUE & SHGC AS PER THE SECTION J REPORT.

WATERPROOFING NOTES

NOTES:

- ALL WET AREA FLOORS AND WALLS TO BE CONSTRUCTED AND TANKED IN ACCORDANCE WITH BCA TABLE F.1.7, AS3740 & ALL RELEVANT STANDARDS.
- ALL WATERPROOFING TO BE INSTALLED/APPLIED IN ACCORDANCE WITH MANUFACTURER'S DETAILS.
- REFER ARCHITECTURAL TECHNICAL SPECIFICATION FOR DETAILS OF WATERPROOFING TO:
 - BATHROOMS, ENSUITES & LAUNDRIES
 - SLAB ON GROUND
 - EXTERNAL TILED AREAS ON BALCONIES
 - RETAINING WALLS

DOOR NOTES

NOTES:

- ALL DOORS ARE VIEWED FROM THE INWARDS SWING SIDE OF THE DOOR UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS GIVEN ARE TO LEAF SIZE UNLESS OTHERWISE NOTED & ARE TO BE VERIFIED ON SITE BEFORE FABRICATION.
- ALL GLASS VIEWING PANELS TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH AS 2047, AS 1170 AND AS 1288 AND ALL OTHER RELEVANT CODES AND STANDARDS.
- ALL DOORS WHERE REQUIRED BY THE BCA & AUSTRALIAN STANDARDS TO BE SETOUT TO ACHIEVE REQUIRED CLEAR OPENINGS, LATCHSIDE, & HINGE SIDE CLEARANCES AS PER AS1428.1.

THERMAL INSULATION

NOTES:

- THERMAL INSULATION TO BE PROVIDED TO WALL, CEILINGS, & ROOF TO COMPLY WITH BCA SECTION J TO CONTRACTOR'S ESD CONSULTANT'S REPORT.

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General Notes

Project Address:

1129 BARRENJOEY ROAD, PALM BEACH

Project Status:

DA SUBMISSION

Client:

ROBERT BLANN

Lot Number:

Lot B

DP Number:

DP 450856

Project Number:

8018

Scale @ A3:

North Point:

Drawing Number:

A001

Revision:

DA-03

26/06/2023

Waste Minimisation & Management Plan

Management During Construction

A Builder will be appointed to project manage the entire project, part of his overall duties will be to manage the environmental impacts of the project and ensure that contractors are suitably qualified and are site inducted which will include the instructions for the handling of waste materials. The project manager will also be responsible for the quantities and estimating of the required building materials and ensure a policy of accuracy is adopted to maintain the waste material to an absolute minimum. All contracts entered into will be conditional upon compliance with the Protection of the Environment Act and Local Council condition of consent approvals. Waste minimisation and reduction practices are to be adopted, Recover, Recycle and Reuse.

The site will be provided with waste management area screened off from the rest of the site and shall be one of the subjects addressed in the site induction program and the personnel working on site are to be instructed to correctly use it. This policy shall be strictly enforced at all times by the site project manager.

ON GOING WASTE STAGE			
MATERIALS ON SITE		DESTINATION	
Type of Waste	Expected Volume per Week m ³ or Litres	Proposed on site storage and treatment facilities	Destination
General waste	45 Litres	Waste bin	Council pick-up
Glass & Containers	45 Litres	Recycling	Council pick-up
Green Waste	45 Litres	Recycling	Council pick-up
Composting	200 Litre	Aerobic Compost Bin	Used in garden beds

DEMOLITION PHASE					WASTE MANAGEMENT - CONSTRUCTION PHASE						
Job Address: 1129 BARRENJOEY ROAD, PALM BEACH					Job Address: 1129 BARRENJOEY ROAD, PALM BEACH						
MATERIALS ON SITE			Destination		MATERIALS ON SITE			Destination			
Type of Materials	Estimated		* specify proposed reuse or on site recycling methods	ON SITE * specify contractor and recycling outlet	* specify contractor and landfill site	Type of Materials	Estimated		* specify proposed reuse or on site recycling methods	ON SITE * specify contractor and recycling outlet	* specify contractor and landfill site
	Vol. (m3)	Wt (t)					Vol. (m3)	Wt (t)			
Timber		2	Nil	Resell through contractor's yard where possible	Concrete Recyclers, Kimbricki Tip, Mona Vale Rd						
Oregon Beams		<0.5	Nil	Resell through contractor's yard where possible	Concrete Recyclers, Kimbricki Tip, Mona Vale Rd	Excavated Material	2		Top soil stockpiled for landscaping by others		Taken to next site requiring fill Otherwise closest landfill
Flooring Timber (Type)		1	Nil	Resell through contractor's yard where possible	Concrete Recyclers, Kimbricki Tip, Mona Vale Rd	Bricks	0.5		Whole bricks stacked Brick offcuts stacked	Whole bricks to next job as commons Concrete Recyclers, Kimbricki Tip, Mona Vale Rd	
Softwood		0	Nil	Resell through contractor's yard where possible	Concrete Recyclers, Kimbricki Tip, Mona Vale Rd	Framing Timber	1		Short lengths used for blocking and trimming	Long lengths taken to next job	Unusable lengths tipped to closest landfill
Doors, Windows		1	Nil	Resell through contractor's yard where possible	Concrete Recyclers, Kimbricki Tip, Mona Vale Rd	Plasterboard	0.5		Offcuts separately stacked for pickup	CSR to pick up for re-cycling	
Metal		<0.5	Nil	Resell through contractor's yard where possible	Concrete Recyclers, Kimbricki Tip, Mona Vale Rd	Ceramic Tiles	>1		Economical use of offcuts as part tiles	Unused full tiles returned for credit	Cuts, waste to closest landfill
Purlins, lights, doors		<0.5	Nil	Resell through contractor's yard where possible	Concrete Recyclers, Kimbricki Tip, Mona Vale Rd	Roof tiles	1		Whole tiles kept on site for Owner's use as spares	Any large amounts of tiles to contractor Concrete Recyclers, Kimbricki Tip, Mona Vale Rd	
Roofing		2	Nil	Resell through contractor's yard where possible	Concrete Recyclers, Kimbricki Tip, Mona Vale Rd	Fixing Timber	>1		Economical use of offcuts for short lengths	Lengths over 600mm taken to next job	Waste to closest landfill
Concrete		3	Nil	Concrete Recyclers, Kimbricki Tip, Mona Vale Rd		Paper / Cardboard	1		Large boxed flattened and used to protect various surfaces		Waste to closest landfill
Bricks		1	Nil	Concrete Recyclers, Kimbricki Tip, Mona Vale Rd		Metal	>1				Ferrous waste to closest landfill
Asbestos		<0.5	Nil	N/A	Concrete Recyclers, Kimbricki Tip, Mona Vale Rd	Mixed Waste	5		Stacked in waste storage area		Waste to closest landfill
Green waste		<0.5	Nil	N/A	Concrete Recyclers, Kimbricki Tip, Mona Vale Rd						
General waste		5	Nil	N/A	Concrete Recyclers, Kimbricki Tip, Mona Vale Rd						
P/Board, wire, rubble		1	Nil	N/A	Concrete Recyclers, Kimbricki Tip, Mona Vale Rd						



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VERSION	DESCRIPTION	DRAWN	DATE
SK-02	PROPOSED ADDS & ALTS	rranieri	9/03/2023
DA-01	PROPOSED ADDS & ALTS DA SUBMISSION	sclark	23/03/2023
DA-02	DRAWINGS AMENDED AS PER COUNCIL RFI	sclark	21/04/2023
DA-03	EXISTING FRONT PORCH AND STAIR TO REMAIN- COUNCIL RFI	rranieri	26/06/2023

Waste Management Plan

Project Address:
1129 BARRENJOEY ROAD, PALM BEACH
Project Status:
DA SUBMISSION

Client:
ROBERT BLANN
Lot Number: **Lot B** DP Number: **DP 450856**

Project Number:
8018
Scale @ A3:
1:1.41, 1:1.82

North Point:

Drawing Number:

A002

Revision:

DA-03

26/06/2023

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled 'BASIX Alterations and Additions Definitions' dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 22, March 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	8018
Street address	1129 Barren Joey Road PALM BEACH 2108
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 450856
Lot number	B
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	Energy Advance
ABN (if applicable):	17609332014

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door: Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.						✓	✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.						✓	✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.						✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.						✓	✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.						✓	✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.						✓	✓	✓
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m ²)	OverShadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
W1	E	2.037	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting		✓	✓
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.		✓	✓
Fixtures		✓	✓
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	✓

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.								
The following requirements must also be satisfied in relation to each window and glazed door: Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.								
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.								
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.								
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.								
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.								
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.								
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.								
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m ²)	OverShadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
W2	E	2.037	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
WD1	E	5.158	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
W3	N	0.72	5.1	2.23	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W4	N	1.514	4.55	2.23	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W4	N	1.514	4.55	2.23	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
WD3	W	11.83	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
WD4	W	11.83	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
WD5	W	7.896	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W5	S	0.36	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
WD6	E	4.776	2.85	2.76	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
WD5	N	8.112	2.85	7.475	projection/height above sill ratio >=0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W8	W	0.72	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W9	W	0.72	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.					
			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
external wall: cavity brick	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.								
The following requirements must also be satisfied in relation to each window and glazed door: Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.								
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.								
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.								
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.								
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.								
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.								
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.								
Skylights								
The applicant must install the skylights in accordance with the specifications listed in the table below.						✓	✓	✓
The following requirements must also be satisfied in relation to each skylight: Each skylight may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.						✓	✓	✓
The following requirements must also be satisfied in relation to each skylight: Each skylight may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.						✓	✓	✓
Skylights glazing requirements								
Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type					
S1	0.622	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)					
S2	0.622	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)					

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VERSION	DESCRIPTION	DRAWN	DATE
SK-02	PROPOSED ADDS & ALTS	rranieri	9/03/2023
DA-01	PROPOSED ADDS & ALTS DA SUBMISSION	sclark	23/03/2023
DA-02	DRAWINGS AMENDED AS PER COUNCIL RFI	sclark	21/04/2023
DA-03	EXISTING FRONT PORCH AND STAIR TO REMAIN- COUNCIL RFI	rranieri	26/06/2023

BASIX Notes

Project Address:
1129 BARRENJOEY ROAD, PALM BEACH
Project Status:
DA SUBMISSION

Client:
ROBERT BLANN
Lot Number: **Lot B** DP Number: **DP 450856**

Project Number:
8018
Scale @ A3:
1:2.50

North Point:

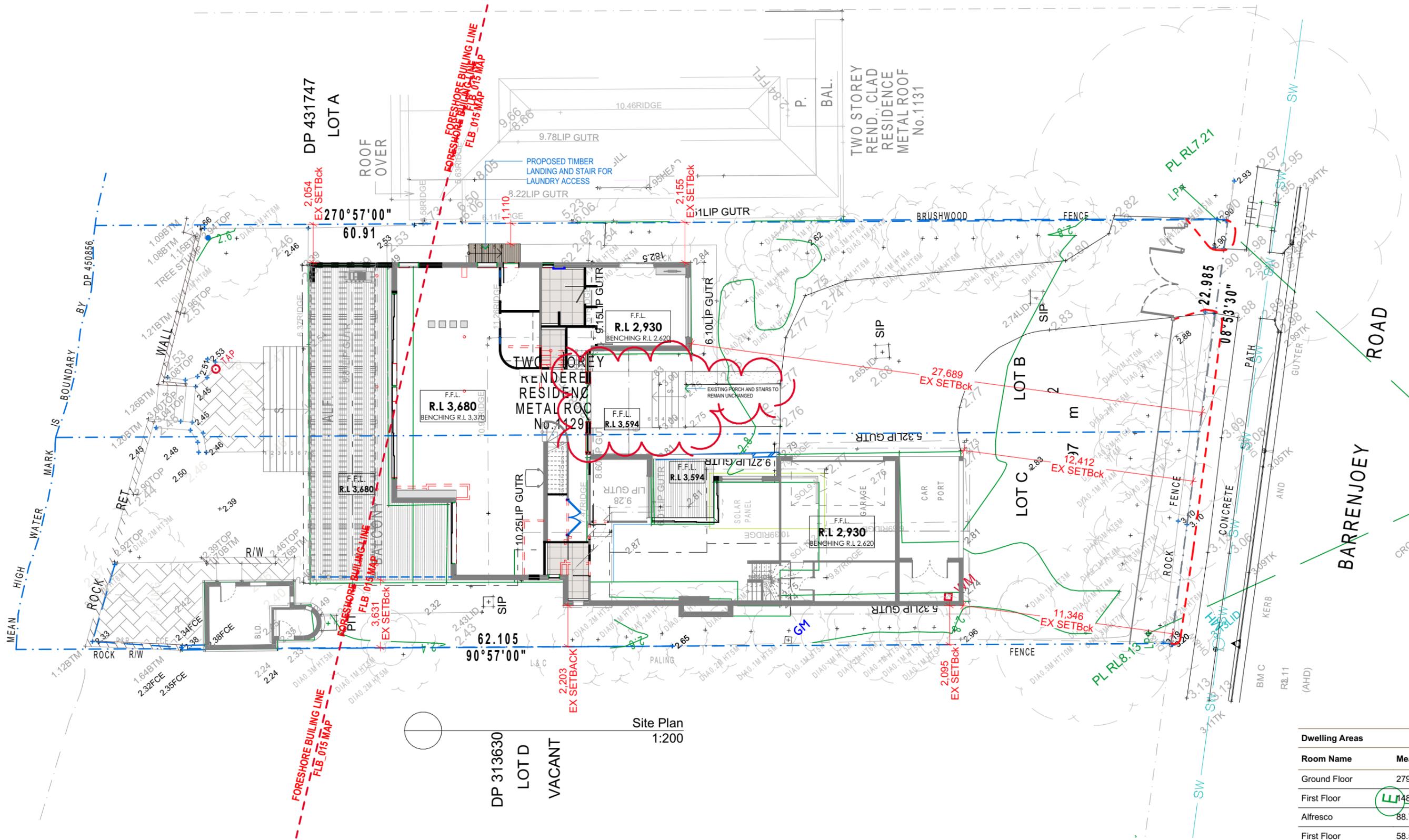
Drawing Number:

A003

Revision:

DA-03

26/06/2023



Site Plan
1:200

Dwelling Areas	
Room Name	Measured Area
Ground Floor	279.18
First Floor	148.80
Alfresco	88.72
First Floor	58.51
Garage	35.88
Carport	18.71
Porch	13.42
Courtyard	10.69
Storage	8.78
	662.69 m ²

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DA-03	EXISTING FRONT PORCH AND STAIR TO REMAIN- COUNCIL RFI	rranieri	26/06/2023

Site Plan

Project Address:
1129 BARRENJOEY ROAD, PALM BEACH
 Project Status:
DA SUBMISSION

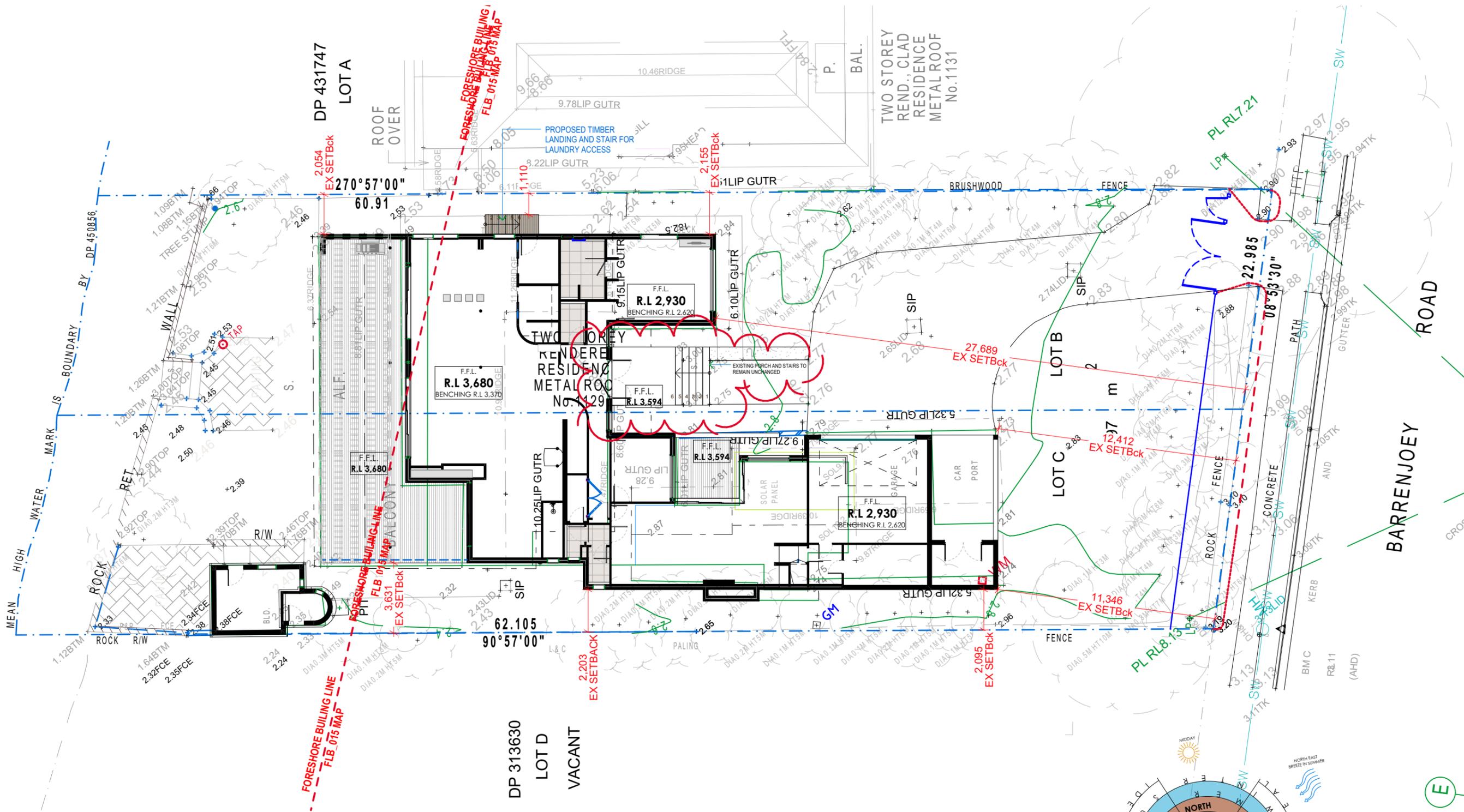
Client:
ROBERT BLANN
 Lot Number: **Lot B**
 DP Number: **DP 450856**

Project Number:
8018
 Scale @ A3:
1:200

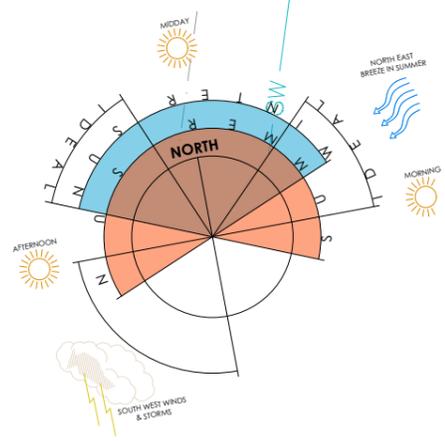


North Point:
 Drawing Number:
A004
 Revision:
DA-03
 26/06/2023

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Site Analysis Plan
1:200



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DA-02	DRAWINGS AMENDED AS PER COUNCIL RFI	sclark	21/04/2023
DA-03	EXISTING FRONT PORCH AND STAIR TO REMAIN- COUNCIL RFI	rranieri	26/06/2023

Site Analysis Plan

Project Address:
1129 BARRENJOEY ROAD, PALM BEACH
Project Status:
DA SUBMISSION

Client:
ROBERT BLANN
Lot Number: **Lot B**
DP Number: **DP 450856**

Project Number:
8018
Scale @ A3:
1:200

North Point:



Drawing Number:

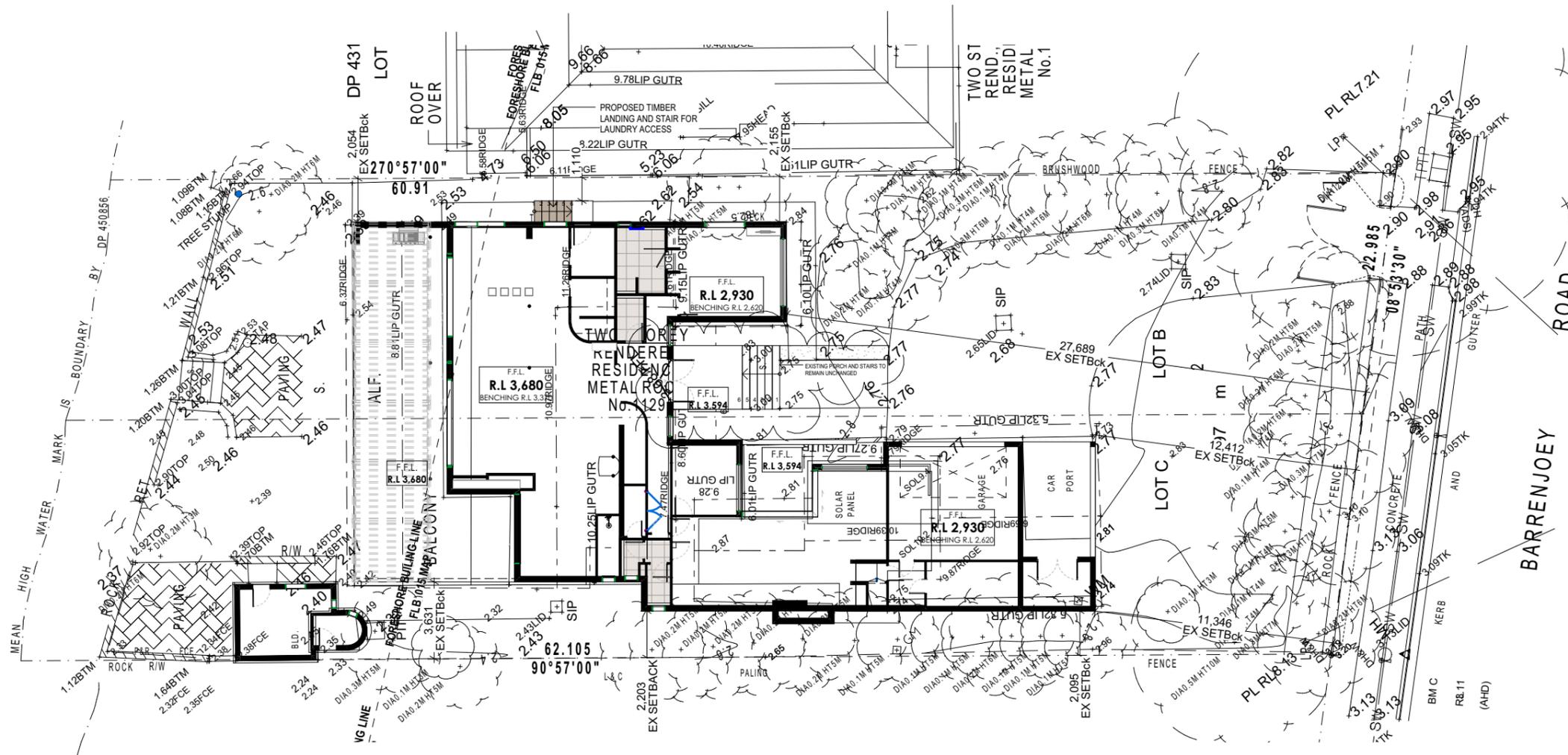
A005

Revision:

DA-03

26/06/2023

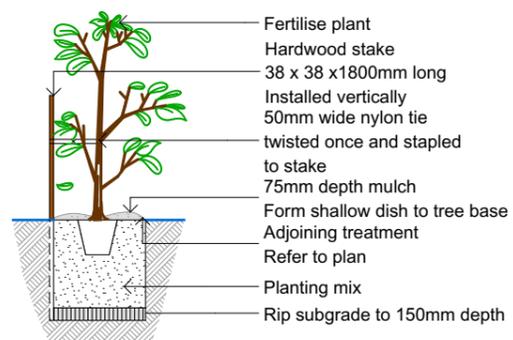
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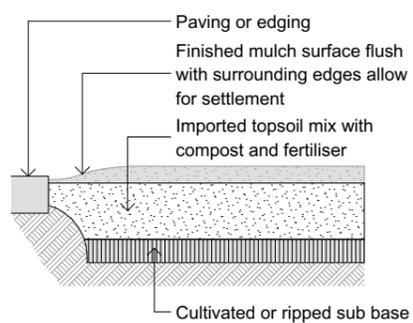
NOTE:
Existing trees to be retained pruned in accordance to council regulations. Ground cover / mulch to be replenished

Basix commitments (By CH)	
Total area of vegetation	000.00m ²
Total area of indigenous planting	00.00m ²
Total area of washed pebbles or similar	00.00m ²

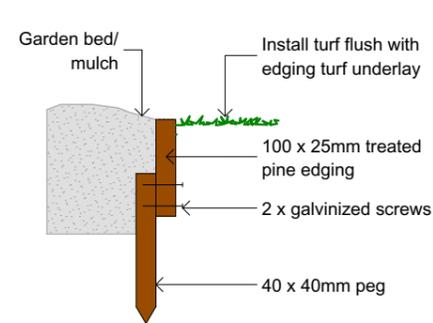
Notes:
- It is the owners responsibility to ensure all additional landscaping including schedule of planting and maintenance complies with local government requirements and guidelines.



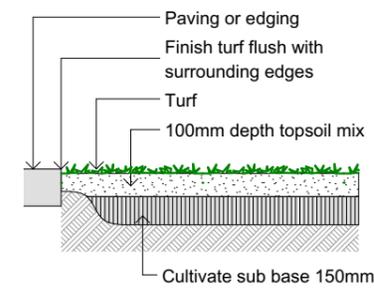
15-45 Litre tree planting detail



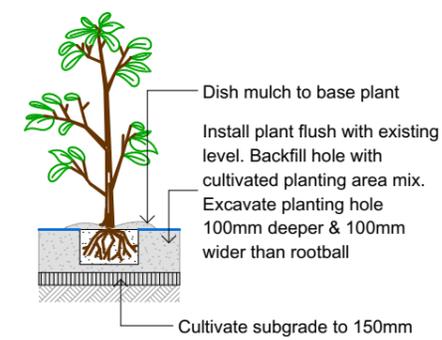
Ground preparation Planting area using imported soil



Typical edging detail



Ground preparation Grassed area; turf using imported topsoil



Planting in garden beds

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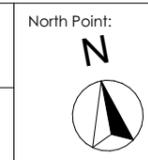
VERSION	DESCRIPTION	DRAWN	DATE
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DA-03	EXISTING FRONT PORCH AND STAIR TO REMAIN- COUNCIL RFI	rranieri	26/06/2023

Site Landscape Plan

Project Address:
1129 BARRENJOEY ROAD, PALM BEACH
Project Status:
DA SUBMISSION

Client:
ROBERT BLANN
Lot Number: **Lot B** DP Number: **DP 450856**

Project Number:
8018
Scale @ A3:
1:250



North Point:
N
Drawing Number:
A006
Revision:
DA-03
26/06/2023

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Dwelling Areas	
Room Name	Measured Area
Ground Floor	279.18
First Floor	148.80
Alfresco	88.72
First Floor	58.51
Garage	35.88
Carport	18.71
Porch	13.42
Courtyard	10.69
Storage	8.78
	662.69 m²

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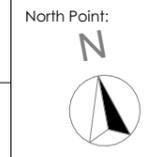
VERSION	DESCRIPTION	DRAWN	DATE
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DA-03	EXISTING FRONT PORCH AND STAIR TO REMAIN- COUNCIL RFI	rranieri	26/06/2023

Existing Ground Floor

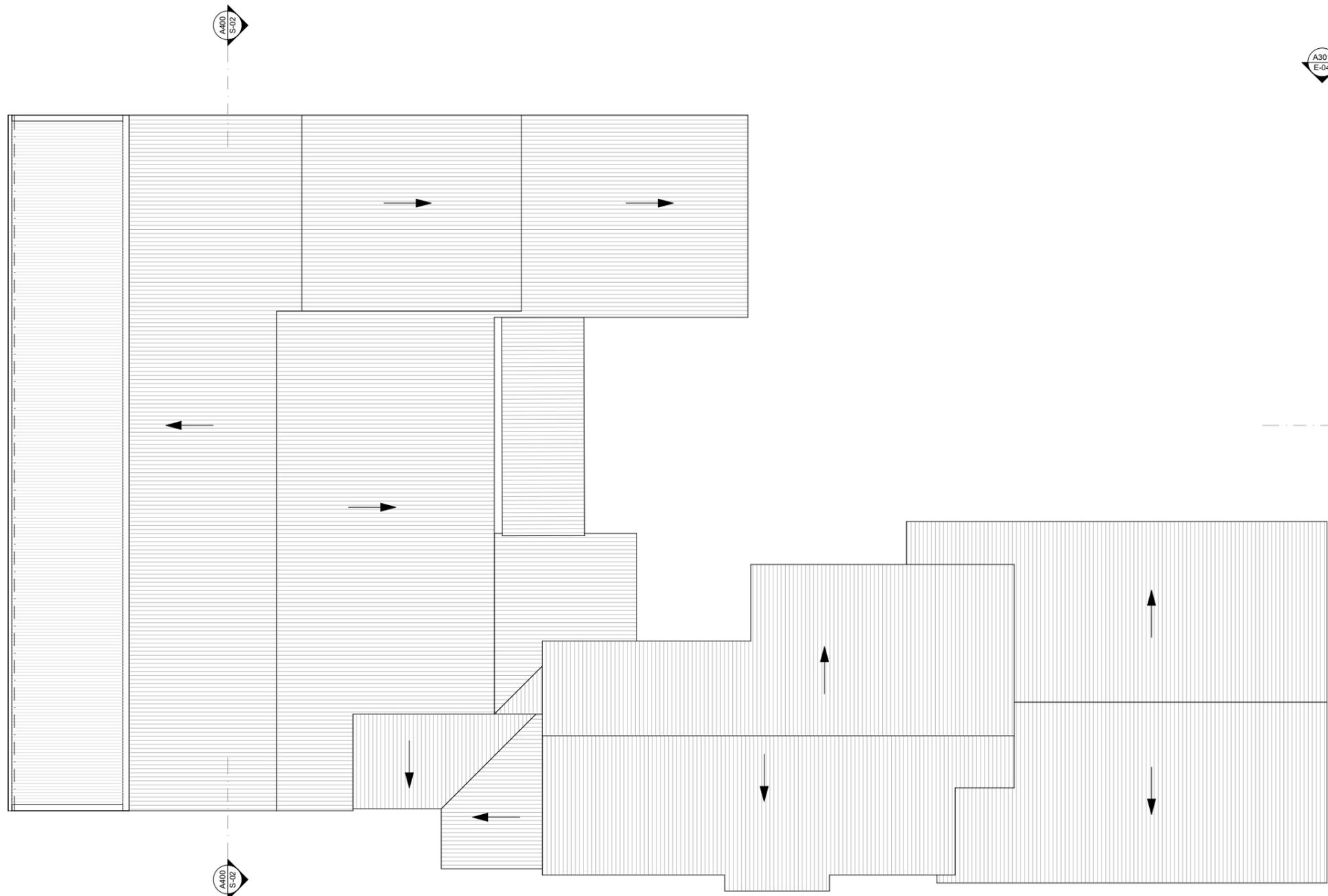
Project Address:
1129 BARRENJOEY ROAD, PALM BEACH
 Project Status:
DA SUBMISSION

Client:
ROBERT BLANN
 Lot Number: **Lot B** DP Number: **DP 450856**

Project Number:
8018
 Scale @ A3:
1:120



Drawing Number:
A100
 Revision:
SK-04
 26/06/2023



Dwelling Areas	
Room Name	Measured Area
Ground Floor	279.18
First Floor	148.80
Alfresco	88.72
First Floor	58.51
Garage	35.88
Carport	18.71
Porch	13.42
Courtyard	10.69
Storage	8.78
	662.69 m ²

Amicus Homes

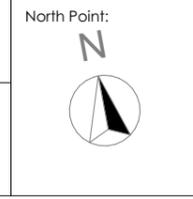
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VERSION	DESCRIPTION	DRAWN	DATE
DA-01	PROPOSED ADDS & ALTS DA SUBMISSION	sclark	23/03/2023
DA-02	DRAWINGS AMENDED AS PER COUNCIL RFI	sclark	21/04/2023
DA-03	EXISTING FRONT PORCH AND STAIR TO REMAIN- COUNCIL RFI	rnanieri	26/06/2023

Existing Roof Plan

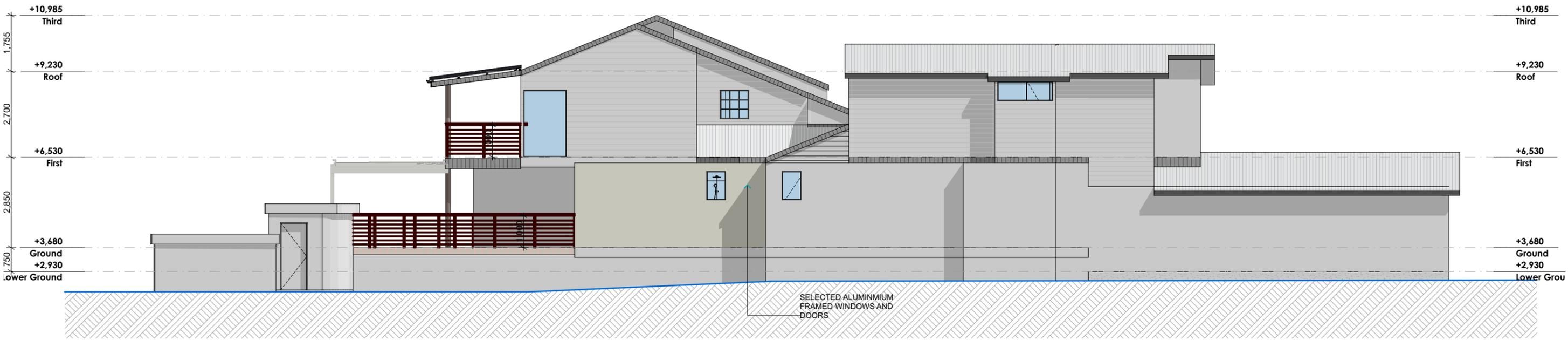
Project Address: 1129 BARRENJOEY ROAD, PALM BEACH	Client: ROBERT BLANN	Project Number: 8018
Project Status: DA SUBMISSION	Lot Number: Lot B	DP Number: DP 450856
		Scale @ A3: 1:120



Drawing Number:
A102

Revision:
DA-03

26/06/2023



E-02 Elevation 1:120



E-01 Elevation 1:120

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VERSION	DESCRIPTION	DRAWN	DATE
DA-01	PROPOSED ADDS & ALTS DA SUBMISSION	sclark	23/03/2023
DA-02	DRAWINGS AMENDED AS PER COUNCIL RFI	sclark	21/04/2023
DA-03	EXISTING FRONT PORCH AND STAIR TO REMAIN- COUNCIL RFI	rranieri	26/06/2023

Existing Elevations

Project Address:
1129 BARRENJOEY ROAD, PALM BEACH

Project Status:
DA SUBMISSION

Client:
ROBERT BLANN

Lot Number: **Lot B** DP Number: **DP 450856**

Project Number:
8018

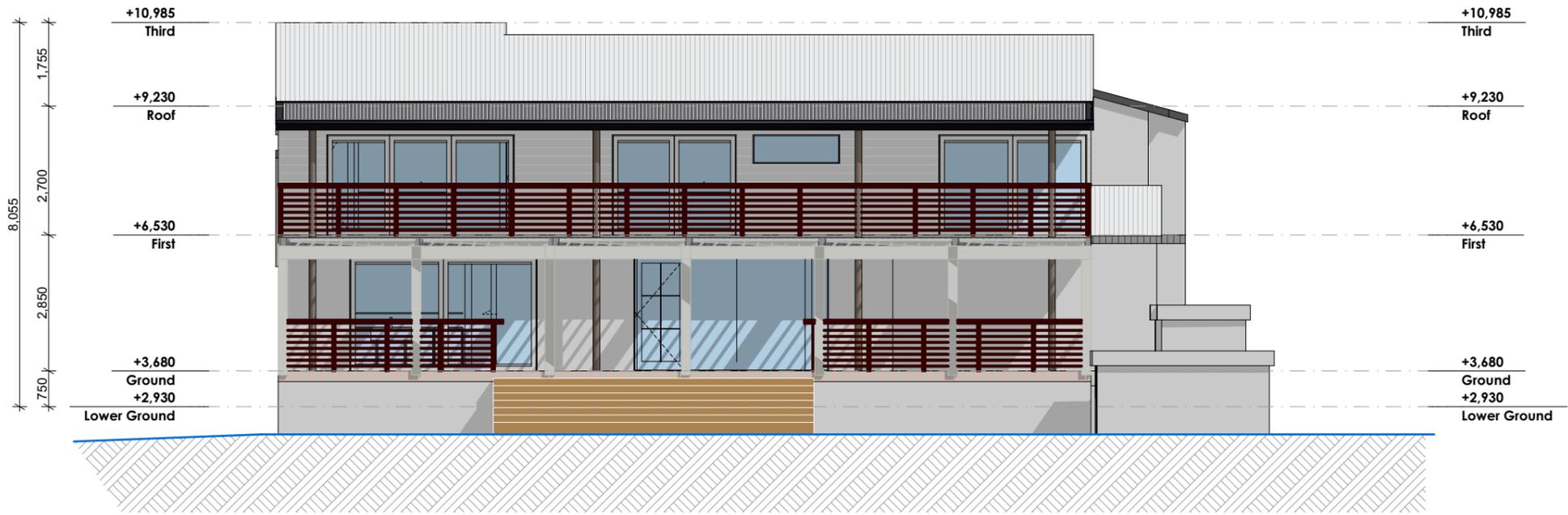
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1:120

North Point:

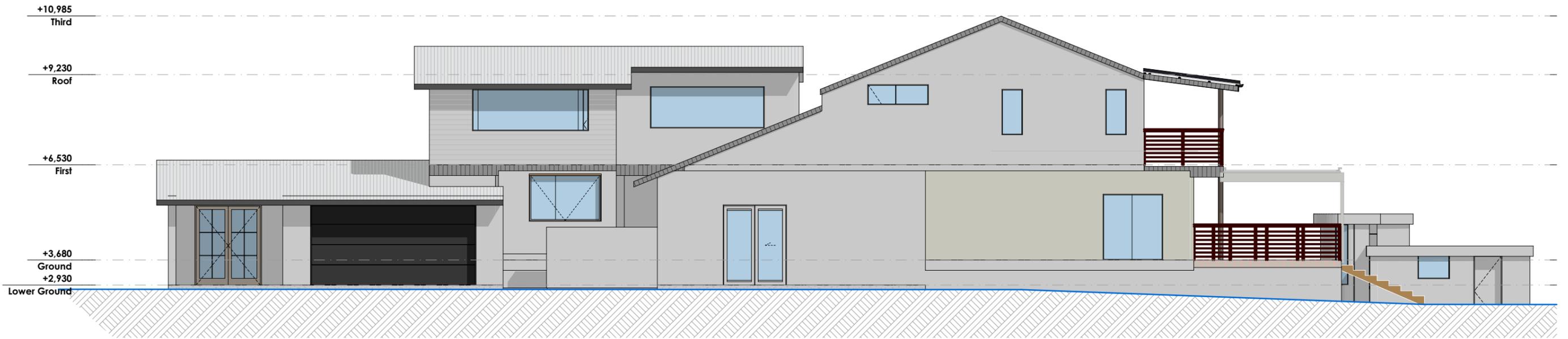
Drawing Number:
A300

Revision:
DA-03

26/06/2023



É-03 Elevation 1:120



É-04 Elevation 1:120

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VERSION	DESCRIPTION	DRAWN	DATE
DA-01	PROPOSED ADDS & ALTS DA SUBMISSION	sclark	23/03/2023
DA-02	DRAWINGS AMENDED AS PER COUNCIL RFI	sclark	21/04/2023
DA-03	EXISTING FRONT PORCH AND STAIR TO REMAIN- COUNCIL RFI	rranieri	26/06/2023

Existing Elevations

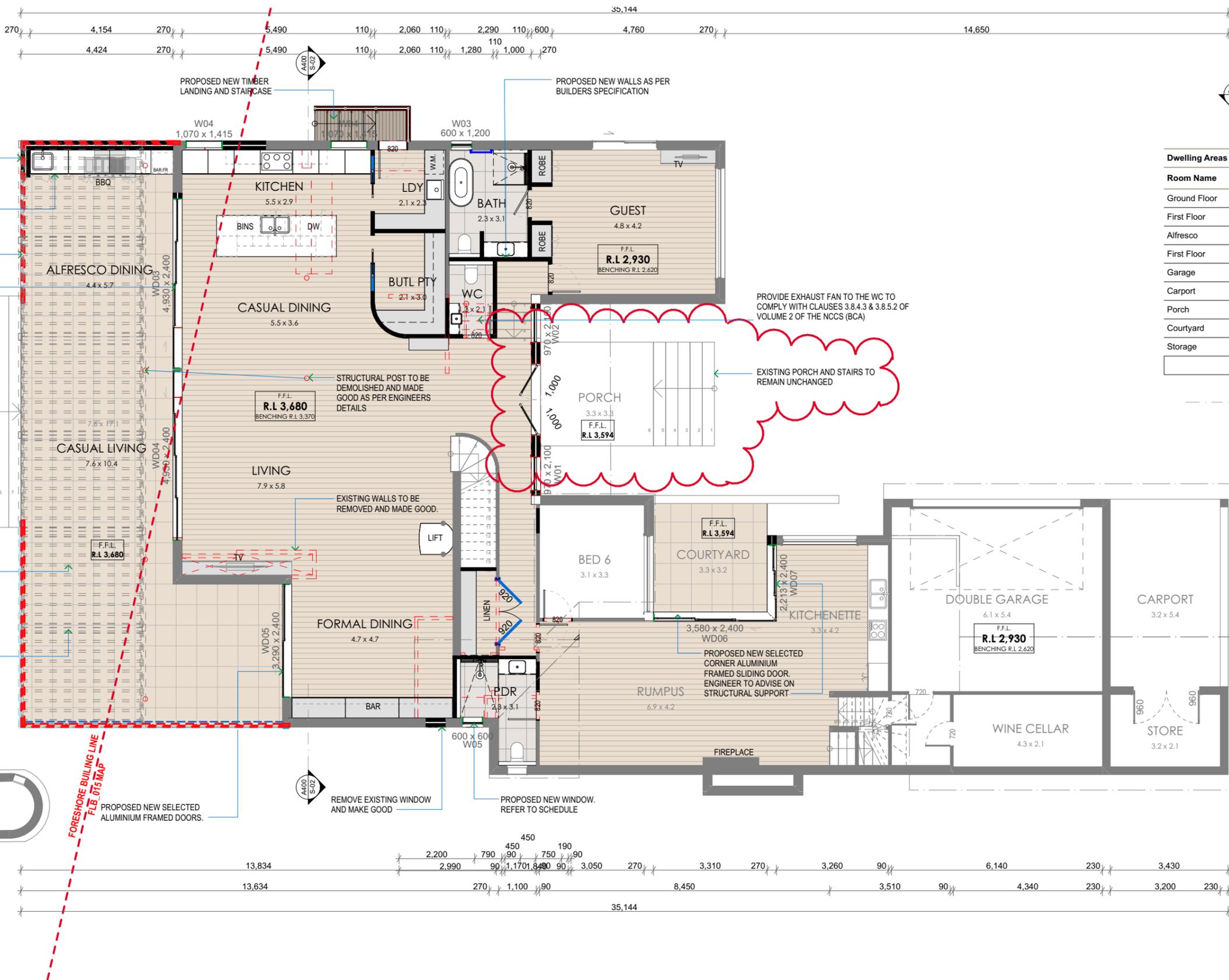
Project Address:
1129 BARRENJOEY ROAD, PALM BEACH
 Project Status:
DA SUBMISSION

Client:
ROBERT BLANN
 Lot Number: **Lot B** DP Number: **DP 450856**

Project Number:
8018
 Scale @ A3:
1:120

North Point:

Drawing Number:
A301
 Revision:
DA-03
 26/06/2023



Dwelling Areas	
Room Name	Measured Area
Ground Floor	279.18
First Floor	148.80
Alfresco	88.72
First Floor	58.51
Garage	35.88
Carport	18.71
Porch	13.42
Courtyard	10.69
Storage	8.78
	662.69 m²

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VERSION	DESCRIPTION	DRAWN	DATE
SK-03	PROPOSED ADDS & ALTS	rranieri	14/03/2023
DA-01	PROPOSED ADDS & ALTS DA SUBMISSION	sclark	23/03/2023
DA-02	DRAWINGS AMENDED AS PER COUNCIL RFI	sclark	21/04/2023
DA-03	EXISTING FRONT PORCH AND STAIR TO REMAIN- COUNCIL RFI	rranieri	26/06/2023

Ground Floor

Project Address:
1129 BARRENJOEY ROAD, PALM BEACH

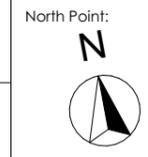
Project Status:
DA SUBMISSION

Client:
ROBERT BLANN

Lot Number: **Lot B** DP Number: **DP 450856**

Project Number:
8018

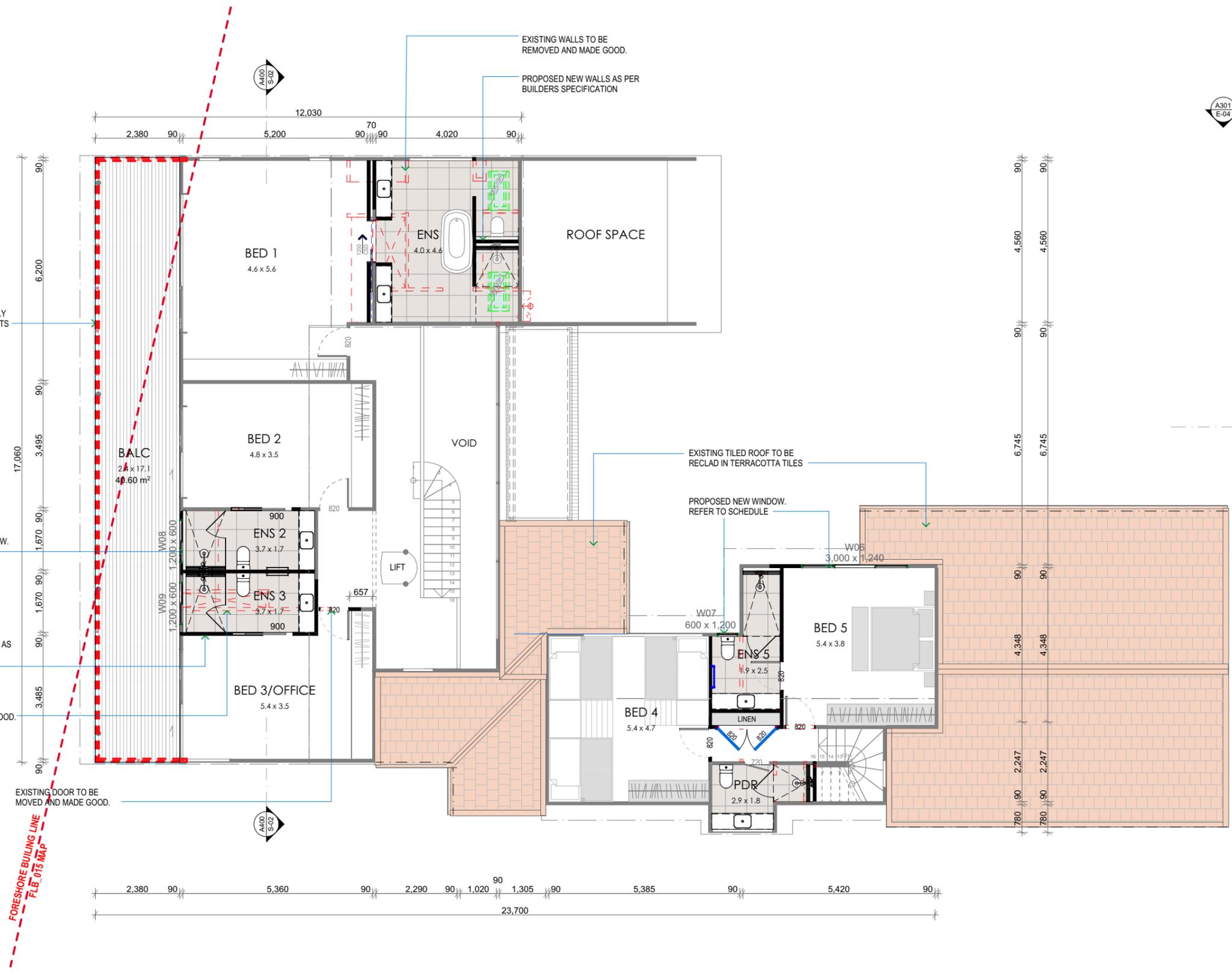
Scale @ A3:
1:120



Drawing Number:
A100

Revision:
SK-04

26/06/2023



Dwelling Areas	
Room Name	Measured Area
Ground Floor	279.18
First Floor	148.80
Alfresco	88.72
First Floor	58.51
Garage	35.88
Carport	18.71
Porch	13.42
Courtyard	10.69
Storage	8.78
	662.69 m ²

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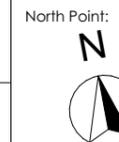
VERSION	DESCRIPTION	DRAWN	DATE
SK-03	PROPOSED ADDS & ALTS	rranieri	14/03/2023
DA-01	PROPOSED ADDS & ALTS DA SUBMISSION	sclark	23/03/2023
DA-02	DRAWINGS AMENDED AS PER COUNCIL RFI	sclark	21/04/2023
DA-03	EXISTING FRONT PORCH AND STAIR TO REMAIN- COUNCIL RFI	rranieri	15/03/2023 26/06/2023

First Floor

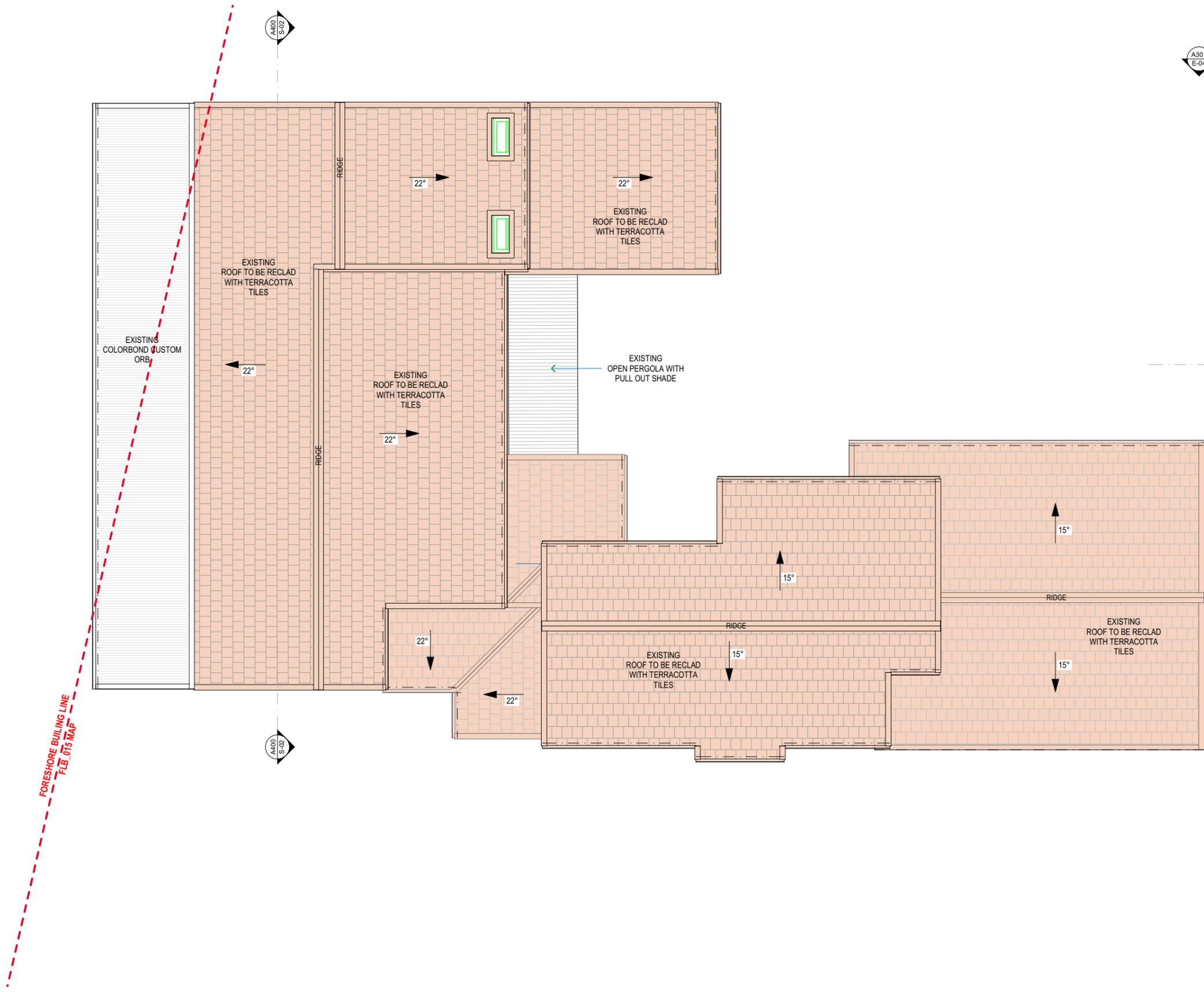
Project Address:
1129 BARRENJOEY ROAD, PALM BEACH
Project Status:
DA SUBMISSION

Client:
ROBERT BLANN
Lot Number: **Lot B** DP Number: **DP 450856**

Project Number:
8018
Scale @ A3:
1:120



Drawing Number:
A101
Revision:
SK-04
26/06/2023



Dwelling Areas	
Room Name	Measured Area
Ground Floor	279.18
First Floor	148.80
Alfresco	88.72
First Floor	58.51
Garage	35.88
Carport	18.71
Porch	13.42
Courtyard	10.69
Storage	8.78
	662.69 m ²

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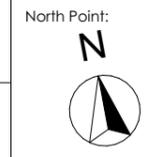
VERSION	DESCRIPTION	DRAWN	DATE
SK-02	PROPOSED ADDS & ALTS	rranieri	9/03/2023
DA-01	PROPOSED ADDS & ALTS DA SUBMISSION	sclark	23/03/2023
DA-02	DRAWINGS AMENDED AS PER COUNCIL RFI	sclark	21/04/2023
DA-03	EXISTING FRONT PORCH AND STAIR TO REMAIN-COUNCIL RFI	rranieri	26/06/2023

Roof Plan

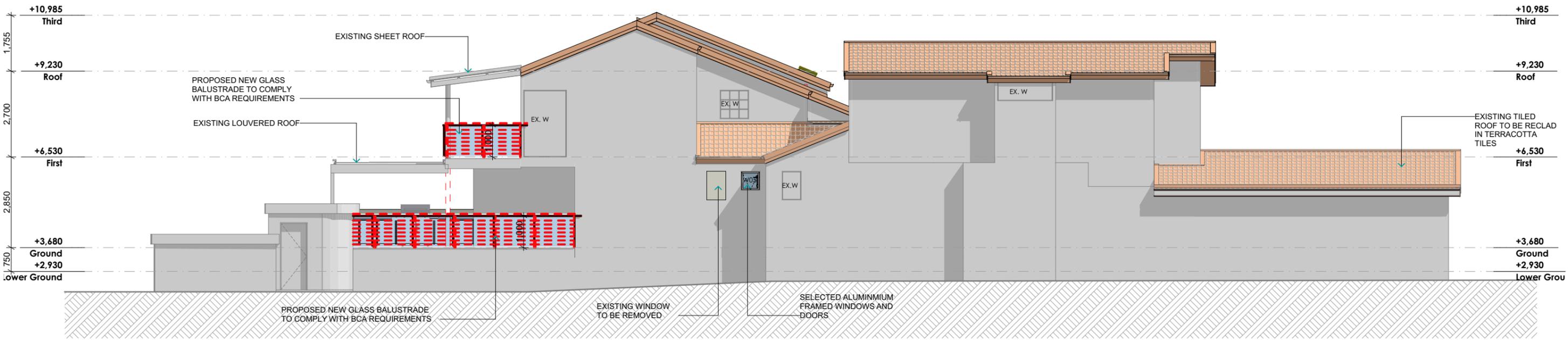
Project Address:
1129 BARRENJOEY ROAD, PALM BEACH
 Project Status:
DA SUBMISSION

Client:
ROBERT BLANN
 Lot Number: **Lot B** DP Number: **DP 450856**

Project Number:
8018
 Scale @ A3:
1:120



Drawing Number:
A102
 Revision:
DA-03
 26/06/2023



E-02 Elevation 1:120



E-01 Elevation 1:120

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VERSION	DESCRIPTION	DRAWN	DATE
SK-02	PROPOSED ADDS & ALTS	rranieri	9/03/2023
DA-01	PROPOSED ADDS & ALTS DA SUBMISSION	sclark	23/03/2023
DA-02	DRAWINGS AMENDED AS PER COUNCIL RFI	sclark	21/04/2023
DA-03	EXISTING FRONT PORCH AND STAIR TO REMAIN- COUNCIL RFI	rranieri	26/06/2023

Elevations

Project Address:
1129 BARRENJOEY ROAD, PALM BEACH

Project Status:
DA SUBMISSION

Client:
ROBERT BLANN

Lot Number: **Lot B** DP Number: **DP 450856**

Project Number:
8018

Scale @ A3:
1:120

North Point:

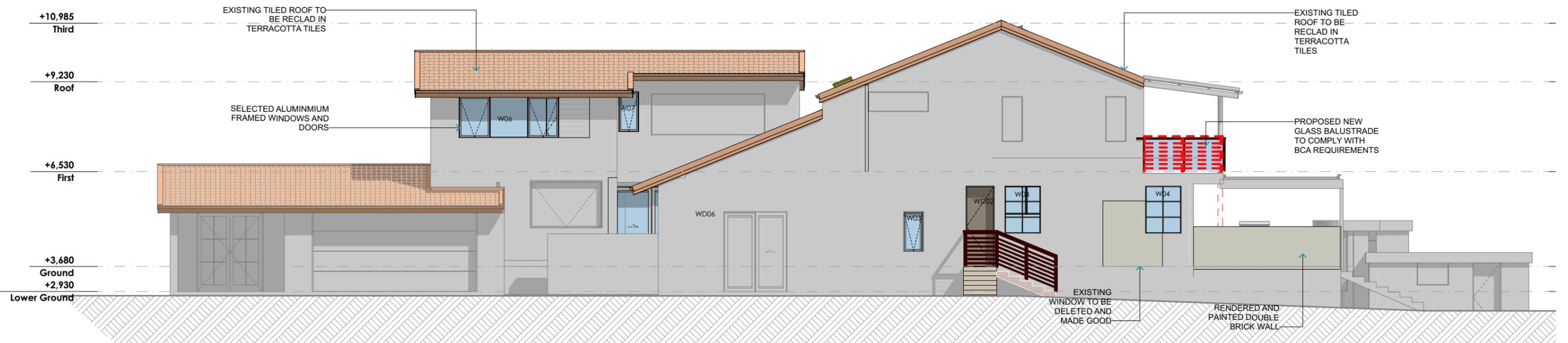
Drawing Number:
A300

Revision:
DA-03

26/06/2023



E-03 Elevation 1:120



E-04 Elevation 1:120

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VERSION	DESCRIPTION	DRAWN	DATE
SK-02	PROPOSED ADDS & ALTS	rranieri	9/03/2023
DA-01	PROPOSED ADDS & ALTS DA SUBMISSION	sclark	23/03/2023
DA-02	DRAWINGS AMENDED AS PER COUNCIL RFI	sclark	21/04/2023
DA-03	EXISTING FRONT PORCH AND STAIR TO REMAIN- COUNCIL RFI	rranieri	26/06/2023

Elevations

Project Address:
1129 BARRENJOEY ROAD, PALM BEACH
 Project Status:
DA SUBMISSION

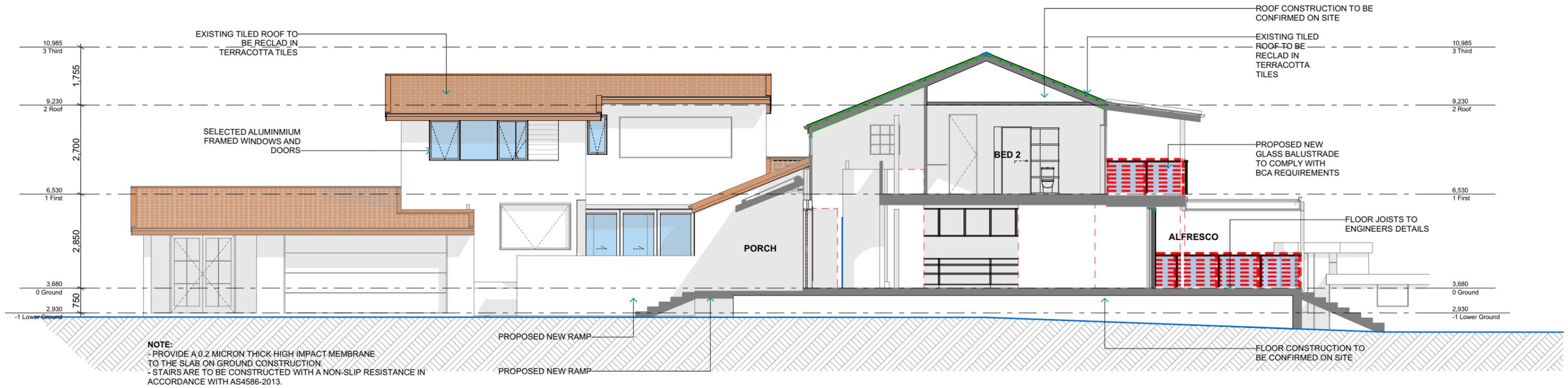
Client:
ROBERT BLANN
 Lot Number: **Lot B** DP Number: **DP 450856**

Project Number:
8018
 Scale @ A3:
1:120

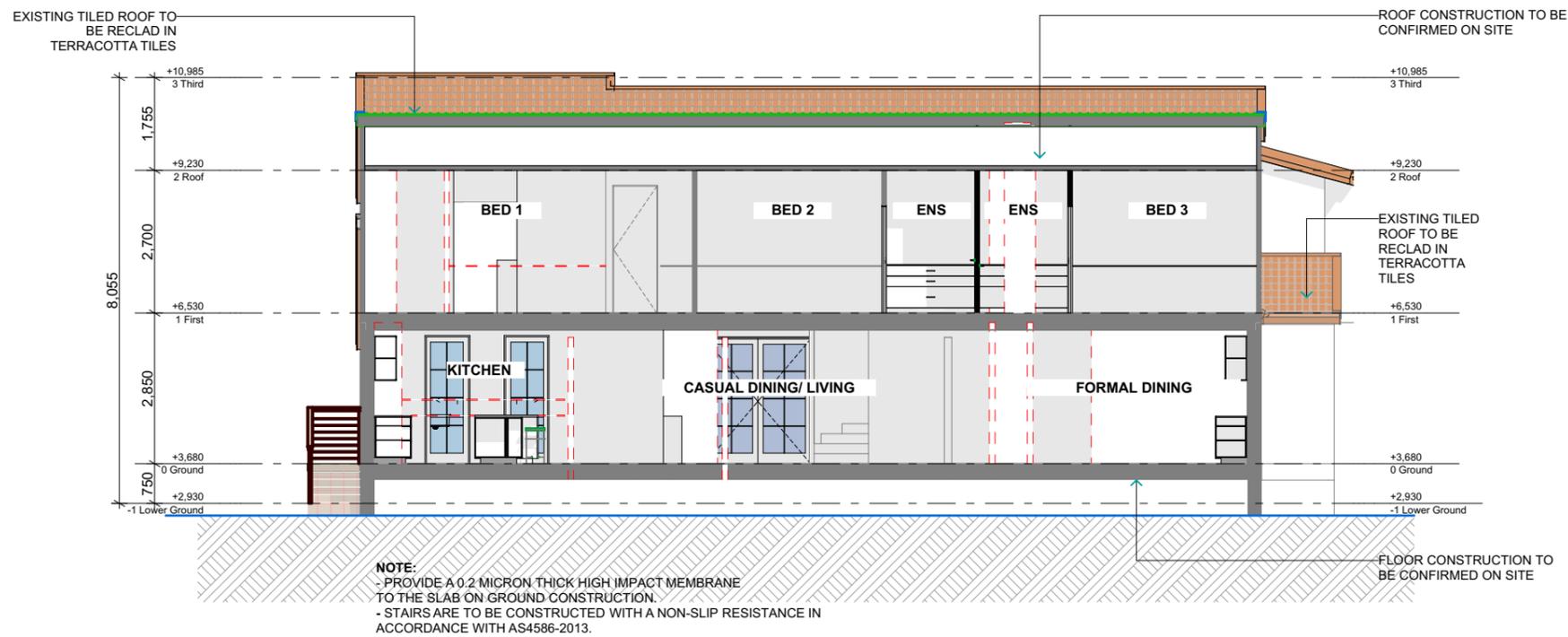
North Point:

Drawing Number:
A301
 Revision:
DA-03
 26/06/2023

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S-01 Section 1:120



S-02 Section 1:120

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VERSION	DESCRIPTION	DRAWN	DATE
SK-02	PROPOSED ADDS & ALTS	rranieri	9/03/2023
DA-01	PROPOSED ADDS & ALTS DA SUBMISSION	sclark	23/03/2023
DA-02	DRAWINGS AMENDED AS PER COUNCIL RFI	sclark	21/04/2023
DA-03	EXISTING FRONT PORCH AND STAIR TO REMAIN- COUNCIL RFI	rranieri	26/06/2023

Sections

Project Address:
1129 BARRENJOEY ROAD, PALM BEACH
Project Status:
DA SUBMISSION

Client:
ROBERT BLANN
Lot Number: **Lot B** DP Number: **DP 450856**

Project Number:
8018
Scale @ A3:
1:120

North Point:

Drawing Number:
A400
Revision:
DA-03
26/06/2023

External Window/Door Schedule									
ID	W01	W02	W03	W04	W05	W06	W07	W08	W09
Width	970	970	600	1,070	600	3,000	600	1,200	1,200
Height	2,100	2,100	1,200	1,415	600	1,240	1,200	600	600
Elevation									
Outside Frame Finish	Metal - Aluminium								
Glass	Glass - Clear Fast								

External Window/Door Schedule									
ID	WD01		WD02	WD03	WD04	WD05	WD06	WD07	
Width	2,080	2,080	820	4,930	4,930	3,290	3,580	2,213	
Height	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	
Elevation									
Outside Frame Finish	Surface Whitewash	Wood - Oak Light	Paint - Inspired by COLORB...	Metal - Aluminium					
Glass	Glass - Clear Fast	Glass - Clear Fast	Glass - Clear Fast	Glass - Clear Fast	Glass - Clear Fast	Glass - Clear Fast	Glass - Clear Fast	Glass - Clear Fast	

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VERSION	DESCRIPTION	DRAWN	DATE
SK-02	PROPOSED ADDS & ALTS	rranieri	9/03/2023
DA-01	PROPOSED ADDS & ALTS DA SUBMISSION	sclark	23/03/2023
DA-02	DRAWINGS AMENDED AS PER COUNCIL RFI	sclark	21/04/2023
DA-03	EXISTING FRONT PORCH AND STAIR TO REMAIN-COUNCIL RFI	rranieri	26/06/2023

Window/Door Schedule

Project Address:
1129 BARRENJOEY ROAD, PALM BEACH

Project Status:
DA SUBMISSION

Client:
ROBERT BLANN

Lot Number: **Lot B** DP Number: **DP 450856**

Project Number:
8018

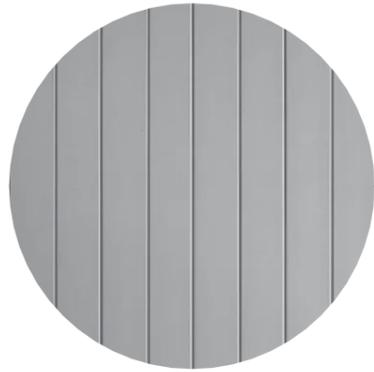
Scale @ A3:

North Point:

Drawing Number:
A600

Revision:
DA-03

26/06/2023



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VERSION	DESCRIPTION	DRAWN	DATE
SK-02	PROPOSED ADDS & ALTS	rranieri	9/03/2023
DA-01	PROPOSED ADDS & ALTS DA SUBMISSION	sclark	23/03/2023
DA-02	DRAWINGS AMENDED AS PER COUNCIL RFI	sclark	21/04/2023
DA-03	EXISTING FRONT PORCH AND STAIR TO REMAIN- COUNCIL RFI	rranieri	26/06/2023

External finishes

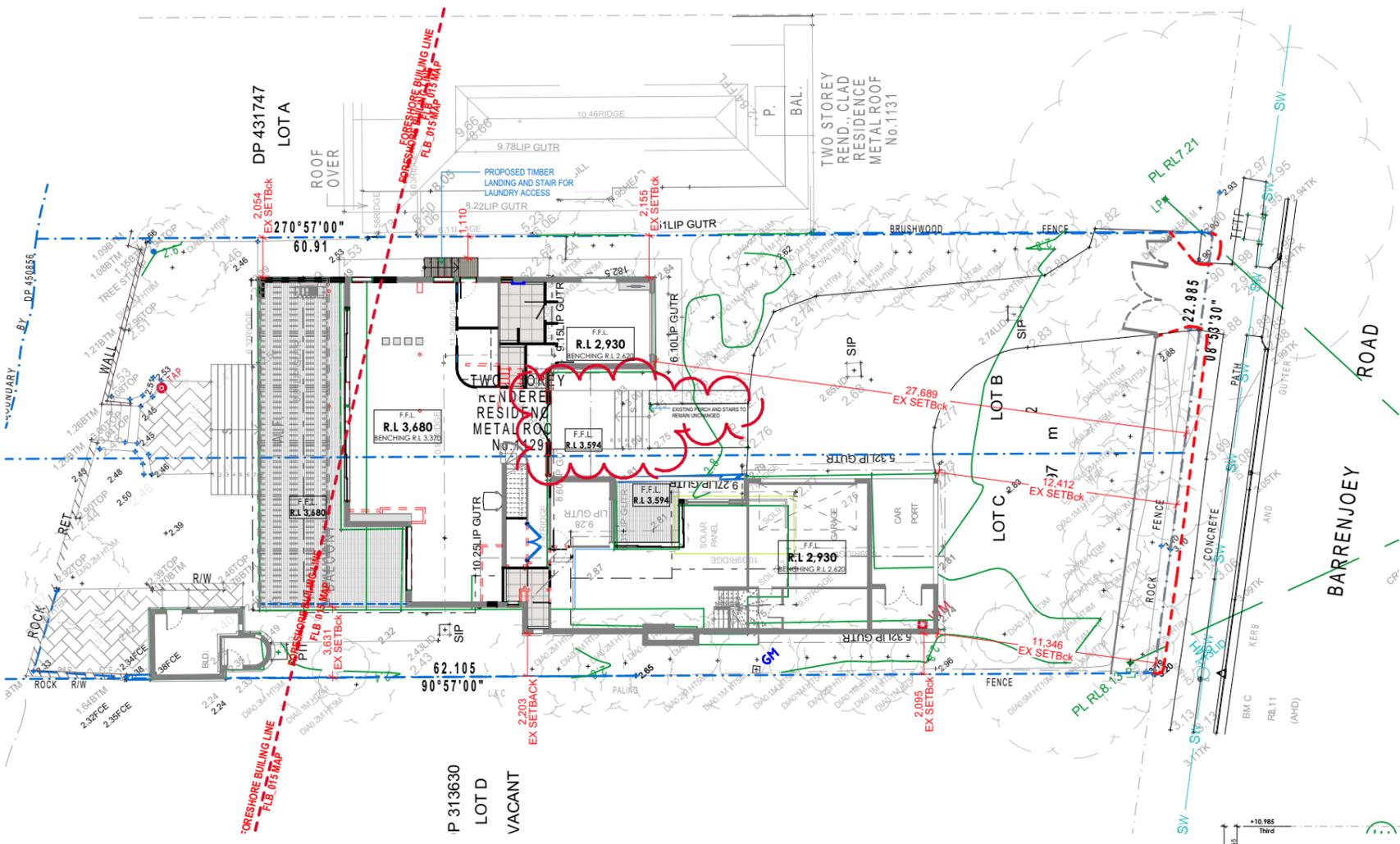
Project Address:
1129 BARRENJOEY ROAD, PALM BEACH
Project Status:
DA SUBMISSION

Client:
ROBERT BLANN
Lot Number: **Lot B** DP Number: **DP 450856**

Project Number:
8018
Scale @ A3:
1:133.33

North Point:

Drawing Number:
A700
Revision:
DA-03
26/06/2023



Site Plan
1:300

Dwelling Areas	
Room Name	Measured Area
Ground Floor	279.18
First Floor	148.80
Alfresco	88.72
First Floor	58.51
Garage	35.88
Carport	18.71
Porch	13.42
Courtyard	10.69
Storage	8.78
	662.69 m ²



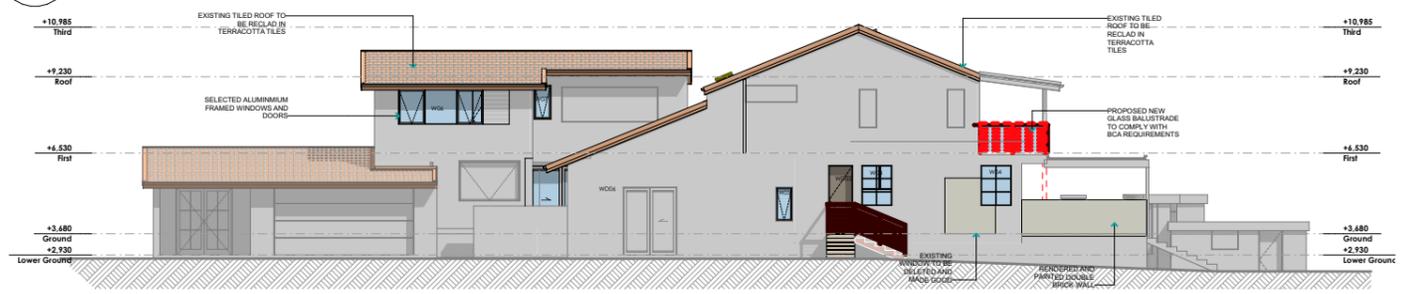
E-01
Elevation
1:250



E-03
Elevation
1:250



E-02
Elevation
1:250



E-04
Elevation
1:250

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SK-02	PROPOSED ADDS & ALTS	rranieri	9/03/2023
DA-01	PROPOSED ADDS & ALTS DA SUBMISSION	sclark	23/03/2023
DA-02	DRAWINGS AMENDED AS PER COUNCIL RFI	sclark	21/04/2023
DA-03	EXISTING FRONT PORCH AND STAIR TO REMAIN- COUNCIL RFI	rranieri	26/06/2023

Neighbour Notification

Project Address:
1129 BARENJOE ROAD, PALM BEACH
Project Status:
DA SUBMISSION

Client:
ROBERT BLANN
Lot Number: **Lot B**
DP Number: **DP 450856**

Project Number:
8018
Scale @ A3:
1:300, 1:250

North Point:
Drawing Number:
A800
Revision:
DA-03
26/06/2023

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