

1. DEMOLITION

Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:

- Protection of site workers and the general public
- Asbestos handling and disposal where applicable

2. PEST CONTROL

Termite protection to be provided in accordance with NCC 3.1.4 and AS 3660.1

3. TIMBER FRAMING / CLADDING

All timber framing shall comply with AS1684
All external timber framed walls to be wrapped in a breathable vapour permeable membrane that complies + installed with AS/NZS 4200.1 + AS/NZS 4200.2
All external wall Claddings must be complaint with the requirements of N.C.C. 2019 Vol 2 Part 3.5.4. deemed to satisfy provisions and AS/NZS 1859.4.

4. METAL ROOF

Metal Roof Design and Installation shall be in accordance with N.C.C 2019 Vol 2 Part 3.5.1. AS/NZS 156

5. STAIRS

All stairs providing access to comply with N.C.C. 2019 Vol2 Part 3.9.1 & 3.9.2 and AS 4586 including slip resistance P3 / R10 for Dry or P4 / R11 for Wet

6. BALUSTRADES

In accordance with NCC 3.9.2 - balustrades to be at least 1m above the FFL of balconies and landings , and no less rhan 865mm above nosing line of stairs ; incorporate openings no larger than 125mm and where the fall of >4m, to have no climbable members between 150-760mm
Balustrades to comply with AS1170 AS 1288 and AS/NZS 2208

7. WINDOWS

All windows to be restricted in accordance with N.C.C 2019 Vol 2 Part 3.9.2.6 & Part 3.9.2.7. Protection of openable windows where floor below is greater than 2 meters

8. WATERPROOFING

Waterproofing shall be carriel out in accordance with NCC 3.8.1 and AS4654-2012

9. CONDENSATION

Condensation Management must be adhered to in accordance with N.C.C. 2019 Vol 2 Part 3

9. SMOKE ALARMS

Proved hardwired & interconnected smoke and fire detection devices. Smoke alarms to be installed to AS 3786 and the N.C.C. 2019 Vol 2 Part 3.7.5

10. FIRE SAFTY

An external wall of Class 1 buildings and any openings in that wall must comply with NCC 3.7.2 if the wall is less than 900mm from an allotment boundary
Eaves within 900mm of allotment boundries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA

11. SEDIMENT CONTROL

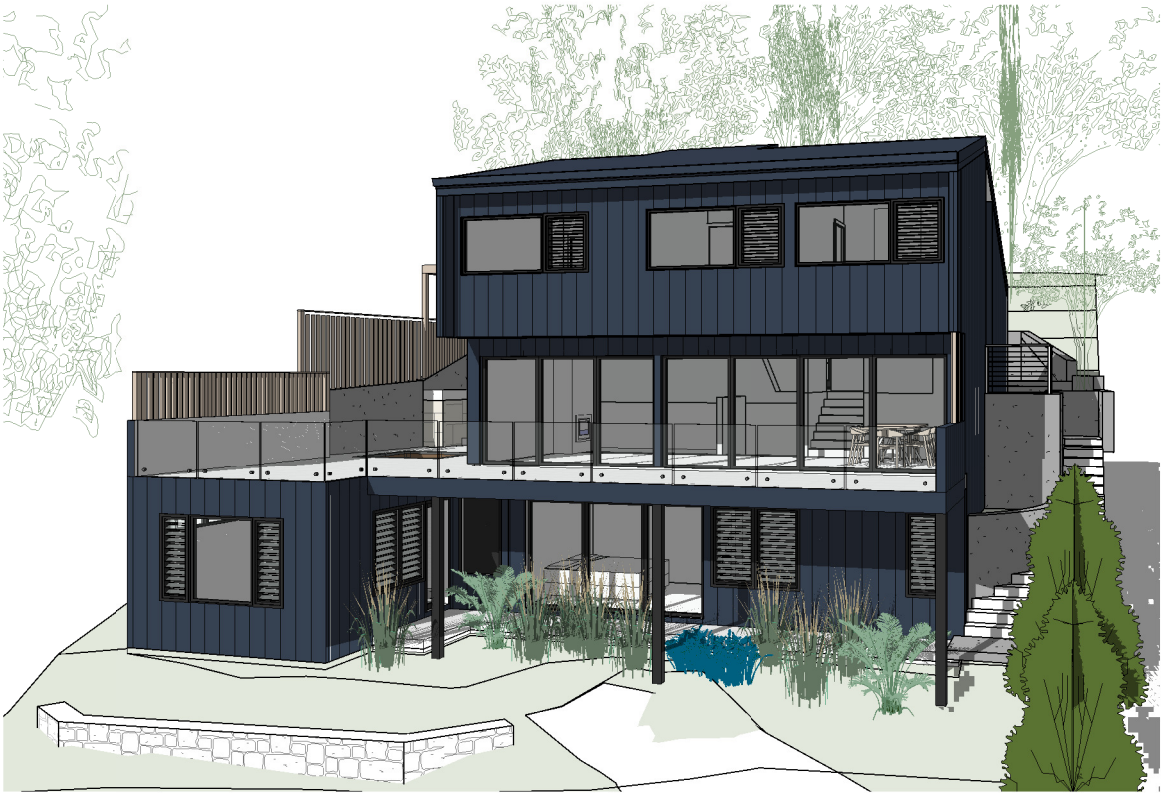
Sediment & Erosion control are to be installed and maintained during the life of the project

12. POOL

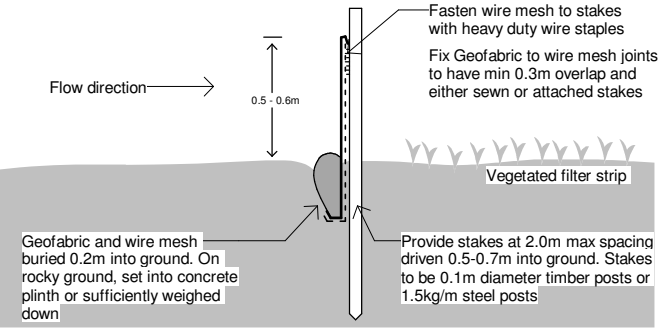
Pool overflow to be connected to existing Sewer System

13. POOL FENCING

Pool fencing to be designed, located and maintained in accordance with the swimming pools act 1992, Regulation Pools Act 1992, Regulation and Australian Standard 1926.1 & comply with BCA Vol.2, Housing Provisions, Part 3.9.3 and AS1926.1.
The min H of pool fence balustrade is 1200mm and openings not grater than 100mm.



DISTURBED AREA UNDISTURBED AREA



SILT FENCE DETAIL & NOTES:

1. Silt fences should be installed on a site as early as possible, ideally before excavation or other soil disturbance begins
2. Install a silt fence down-slope from the construction area, always along the contour (curve) of the slope you are protecting – don't install in straight lines
3. Significant downward slopes should use the curved installation method
4. Stockpiles of soil and building materials must be contained by a silt fence
5. Leave the silt fence in place until vegetation is established, or sediment is stabilised
6. Silt fencing requires frequent inspections, particularly after each runoff event (storm, rainfall etc.), to check for damage or clogging of the fence by silt and debris
7. Silt fences are best used for sites where the soil disturbance area is up to 0.5 of a hectare



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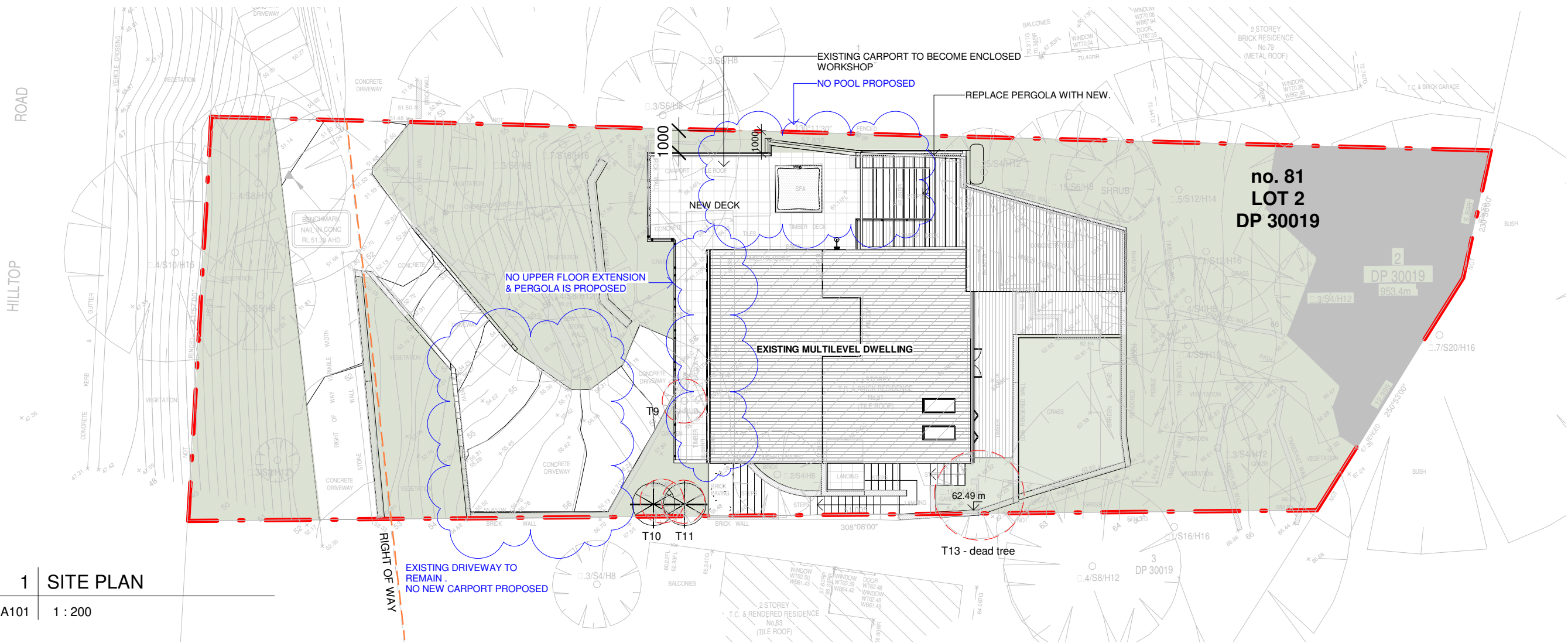
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PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2017090
AT:	Avalon, 81 Hilltop Rd
FOR:	Tara & Russell Denning

SHEET TITLE:	NOTES
SHEET NO:	A100
SCALE A3:	As indicated



1 SITE PLAN

A101 1 : 200

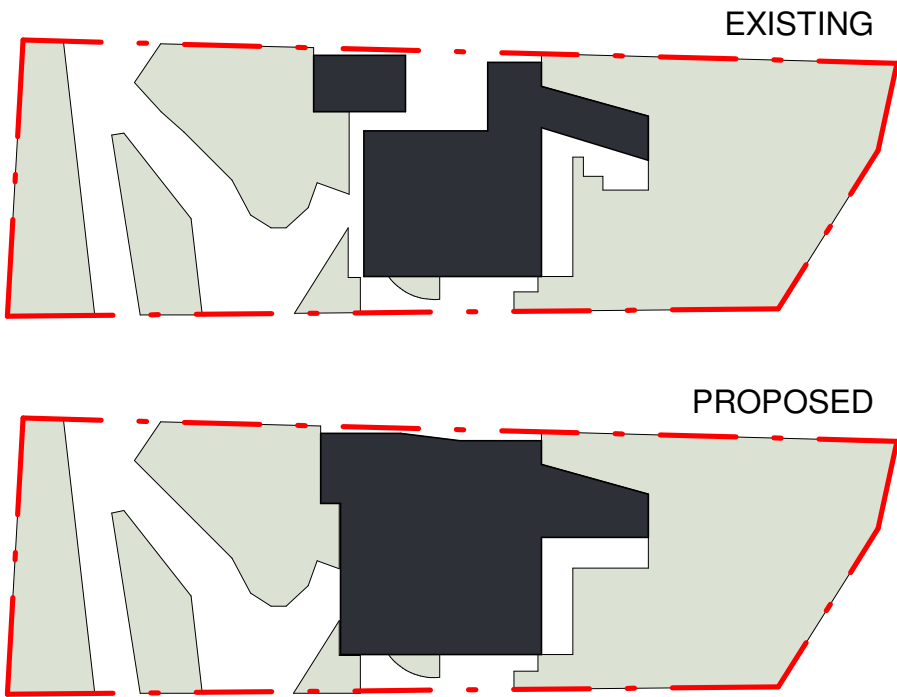


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CALCULATION TABLE

ZONE	E4 - ENVIRNMENTAL LIVING	
HAZARDS	GEOTECH H1; BUSHFIRE	
SITE AREA	953.4m ²	
MAX. BUILDING HEIGHT	Hmax = 8.5 m; site slope 20°	
BUILDING ENVELOPE	3.5m - envelopes; 2.5m and 1m side setbacks	
	EXISTING	PROPOSED
TOTAL FLOOR AREA	163m ²	193m ²
SITE COVERAGE	172m ² / 18%	225m ² / 23.5%
HARD SURFACE	249m ² / 26%	196m ² / 20.5%
LANDSCAPED AREA	532.4m ² / 56%	532.4m ² / 56%
LANDSCAPED AREA 56% + 6% variation D1.14 = 62%		



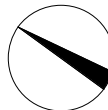
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PROJECT NO.: 2017090
AT: Avalon, 81 Hilltop Rd
FOR: Tara & Russell Denning

SHEET TITLE: SITE PLAN
SHEET NO: A101
SCALE A3: As indicated

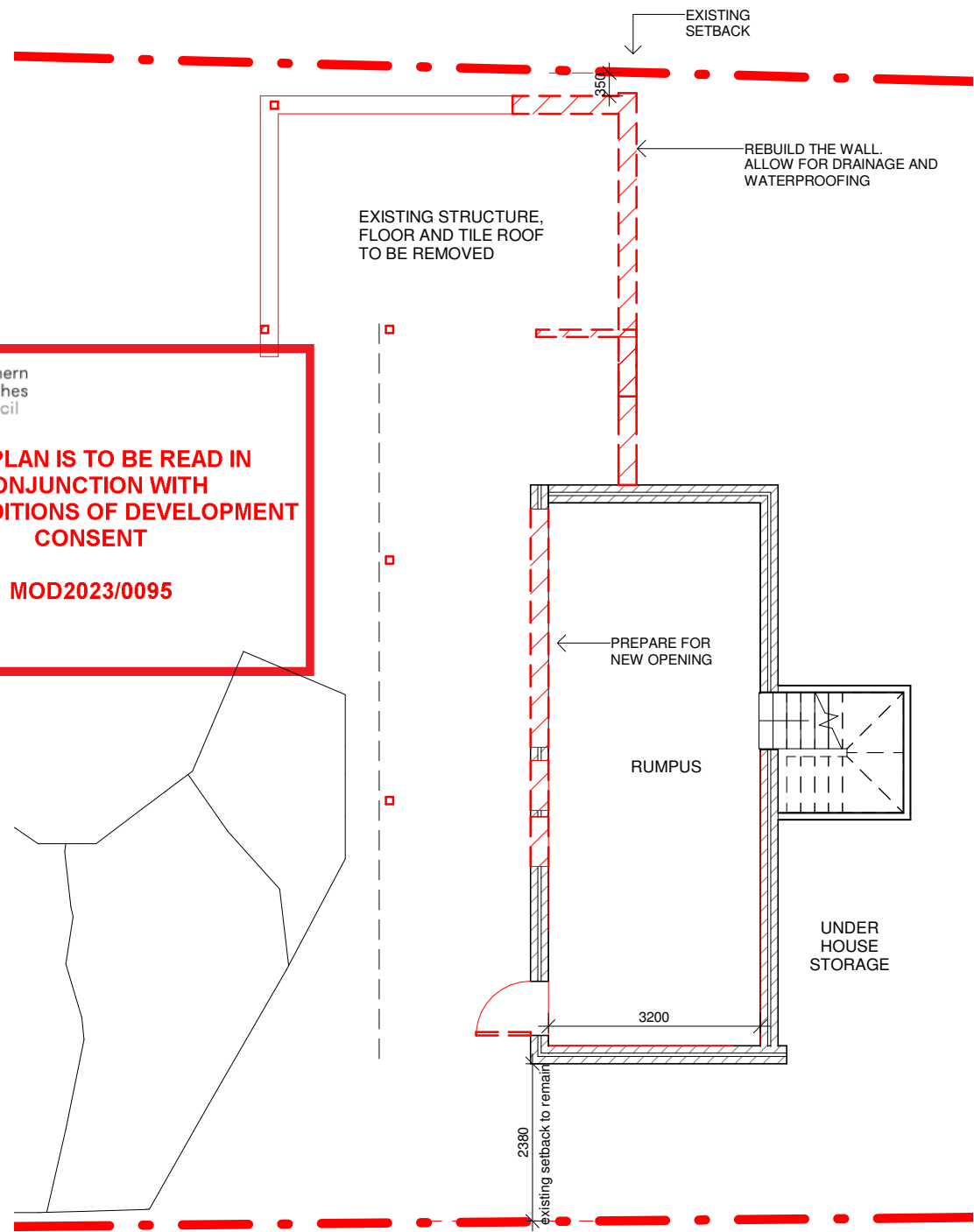


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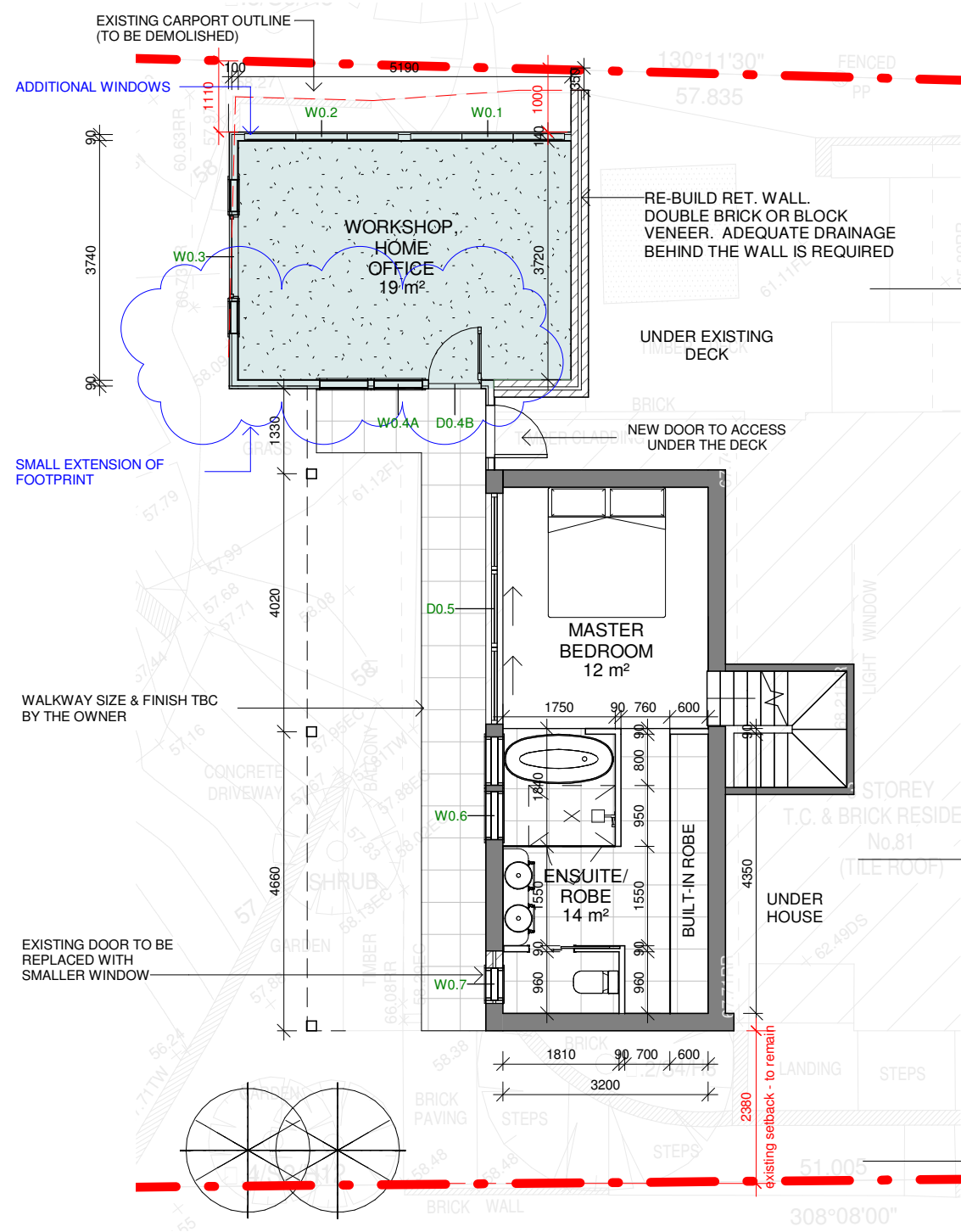
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1 | LEVEL 0 - demolition

A102 | 1 : 100



2 | LEVEL 0 - proposed

A102 | 1 : 100

LEVEL 0 - AREA

EXISTING	26m²
PROPOSED	26+17 = 43m²

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PROJECT NO.: 2017090

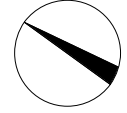
AT: Avalon, 81 Hilltop Rd

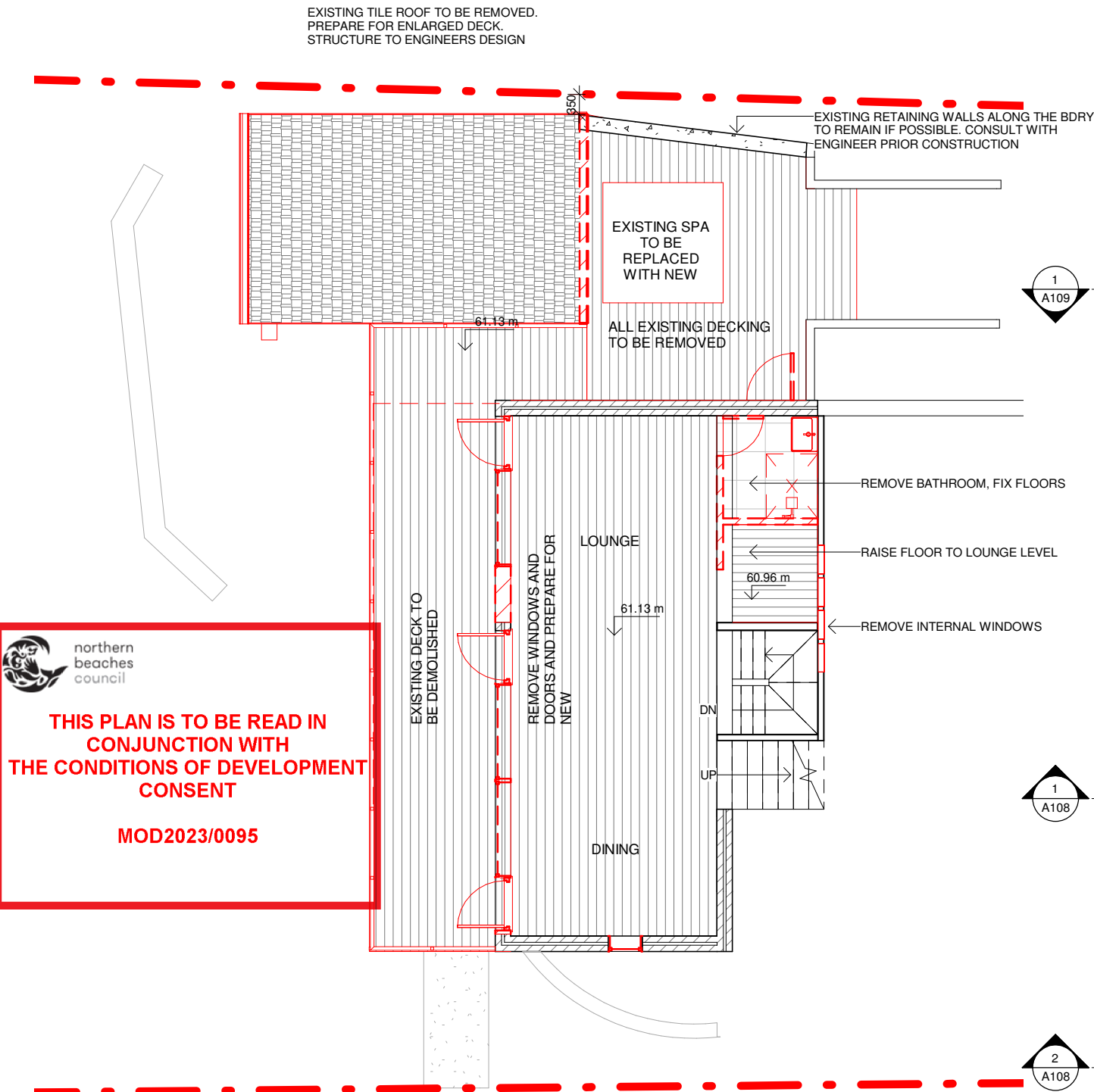
FOR: Tara & Russell Denning

SHEET TITLE: LEVEL 0

SHEET NO: A102

SCALE A3: 1 : 100



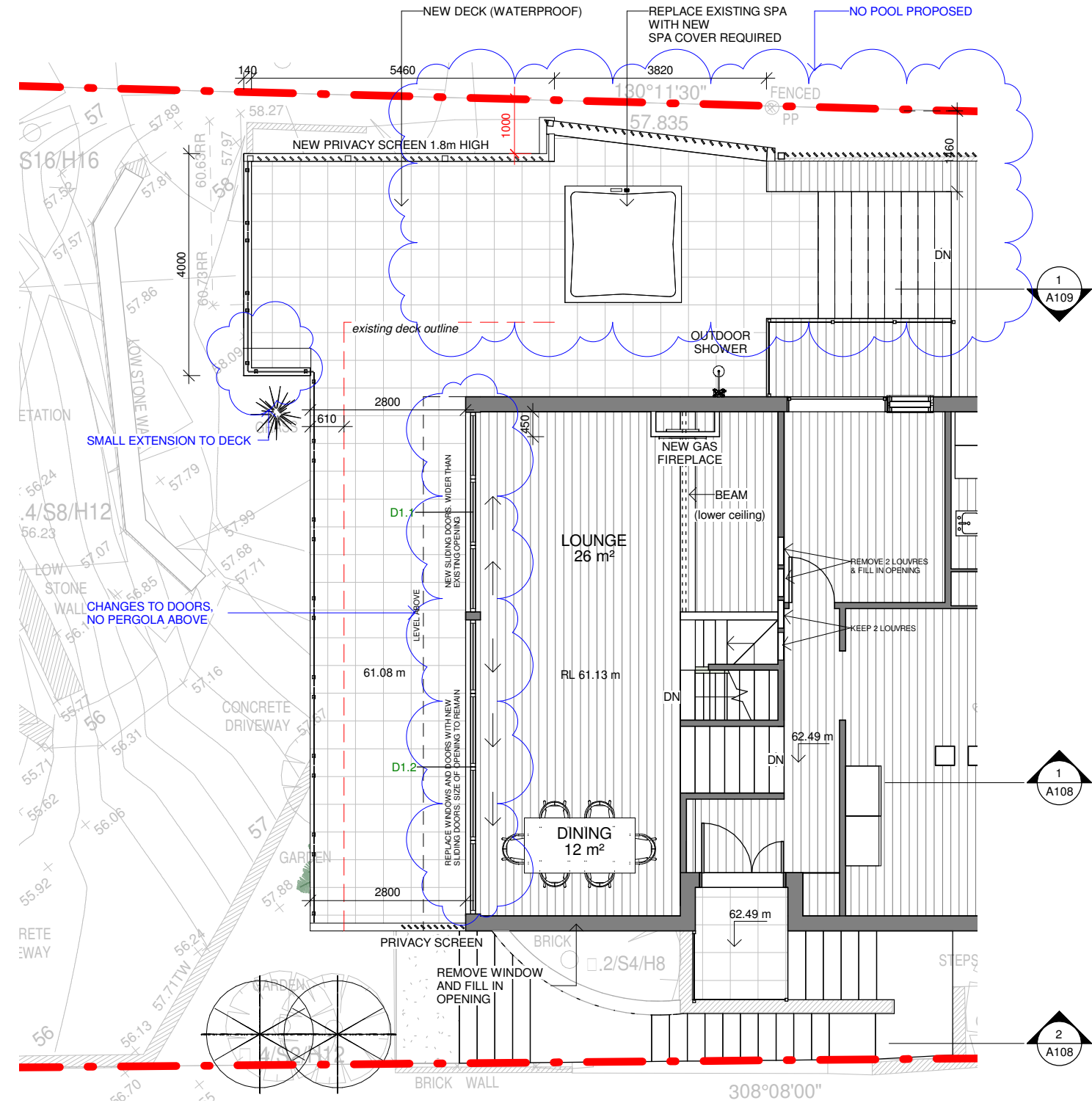


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1 LEVEL 1 - demolition

A103 1 : 100



2 LEVEL 1

A103 1 : 100

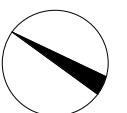
LEVEL 1 - AREA
EXISTING 39m²
PROPOSED 39m²

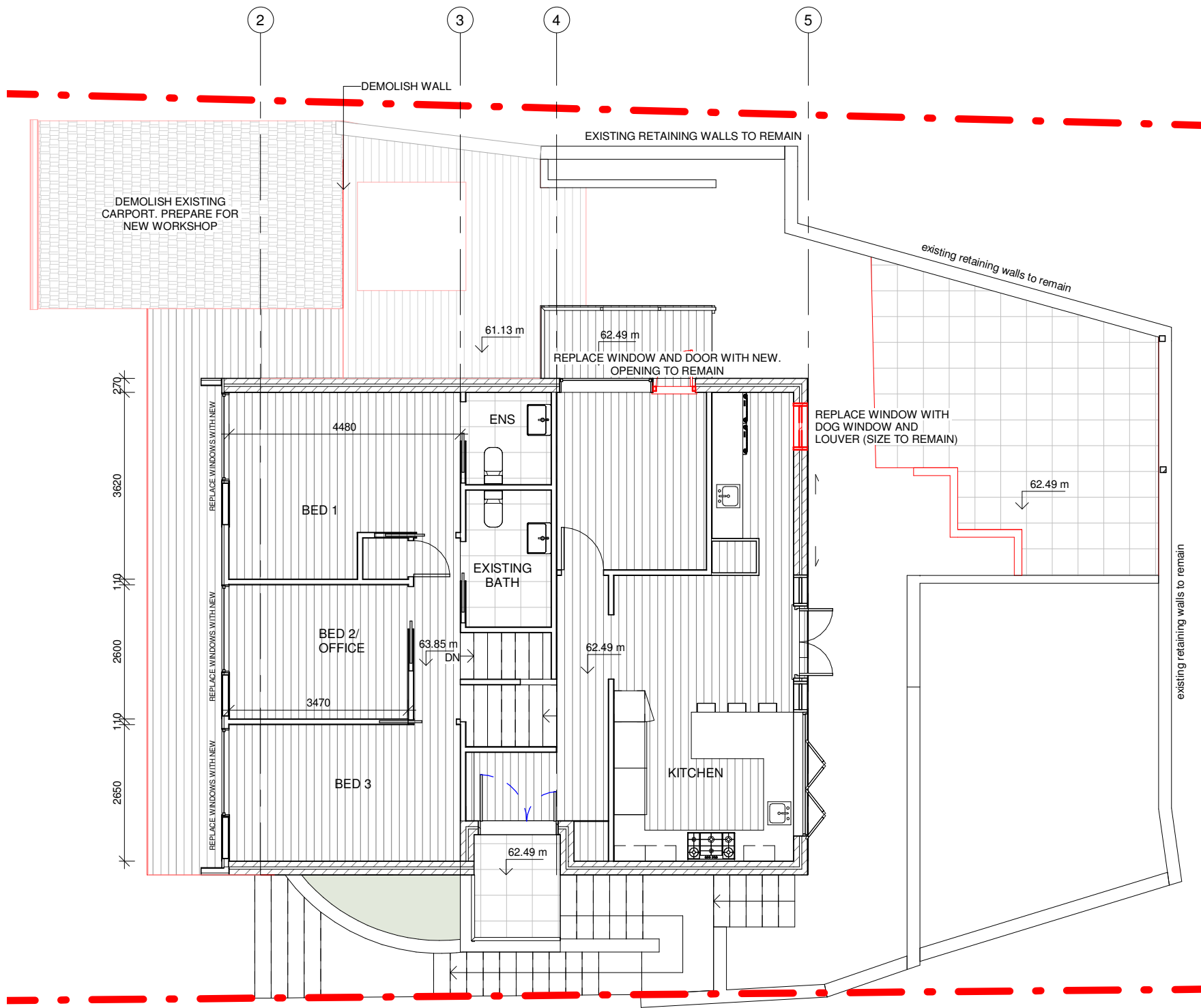
DECK - AREA
EXISTING 26m²
PROPOSED 64m²

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1 LEVEL 2 and 3- demolition

A104 1 : 100

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WASTE MANAGEMENT PLAN

CONTRACTORS WILL BE RESPONSIBLE FOR ENSURING:

1. Dedicated safe pedestrian access is, at all times, to be provided in front of the site.
2. Demolition and construction will be minimised and separation, reuse and recycling of materials will be maximised.
3. Demolition will be managed to ensure air and water borne pollutants such as, dust, odour, liquids and the like are minimised.
4. Demolition will be managed to minimise site disturbance to the surrounding area.

KEY ACTIONS :

1. Install Sediment Barrier on downslope side of property
2. Stock pile demolition materials on level sections at rear and front of existing dwelling .Separate waste, from reuse and recycle materials.
3. Clean and Clear footpath and roadway as required
4. Limit Disturbance when clearing
5. Wash Equipment in Designated area
6. Store all hard waste & litter in a designed area
7. Restrict vehicle movements and use the driveway only when possible.
8. Preserve as much grassed area as possible.

WASTE MANAGEMENT PLAN					
MATERIAL ON SITE			DESTINATION		
TYPE OF MATERIAL	ESTIMATED VOLUME		REUSE OR RECYCLING		DISPOSAL
	DEMOLITION	CONSTRUCTION	ON-SITE	OFF-SITE	
EXCAVATION MATERIAL	40m³			SOIL & CRASHED ROCK TO KIMBRICKI	
GREEN WASTE	3m³		DISPOSED ON SITE		
BRICKS	0.5m³			KIMBRIKI RECYCLE	
CONCRETE	5m³			KIMBRIKI RECYCLE	
TIMBER	10m³	2m³		KIMBRIKI RECYCLE	
PLASTER BOARDS	3m³	0.2m³			KIMBRIKI BY BUILDER
ASBESTOS	TBC PRIOR DEMOLITION				ASBESTOS REMOVALIST
ROOF TILES	10m³			KIMBRIKI RECYCLE	
METALS	1m³	0.1m³		KIMBRIKI RECYCLE	
GLASS	1m³			KIMBRIKI RECYCLE	
PLASTIC					
OTHERS	1m³	1m³			KIMBRIKI BY BUILDER

WASTE MANAGEMENT PLAN

1 : 65

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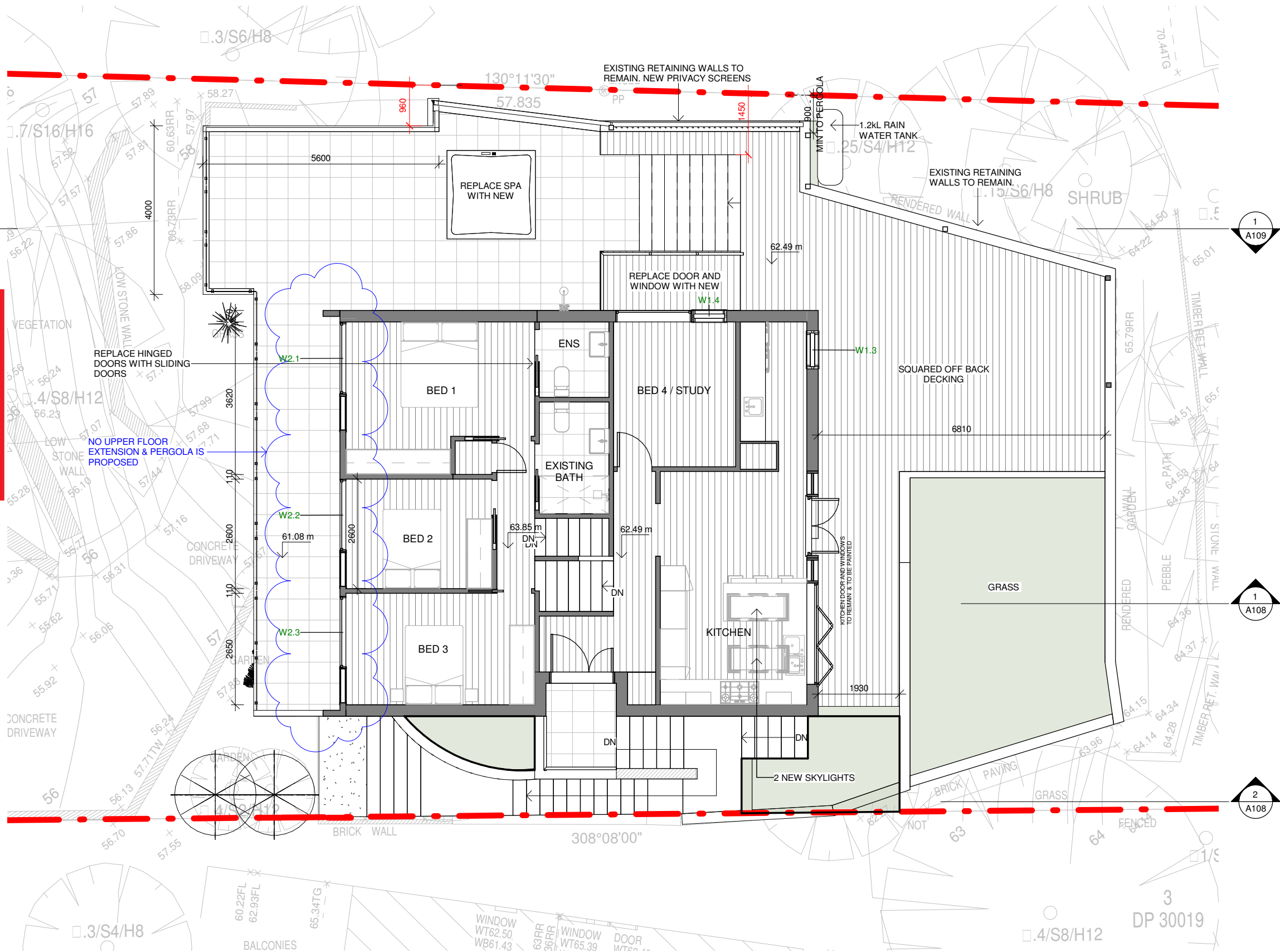
PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2017090
AT:	Avalon, 81 Hilltop Rd
FOR:	Tara & Russell Denning

SHEET TITLE:	LEVEL 2 & 3 - demolition WASTE MANAGEMENT PLAN
SHEET NO:	A104
SCALE A3:	As indicated

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1 | LEVEL 2 and 3

A105 | 1 : 100

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PROJECT NO.: 2017090

AT: Avalon, 81 Hilltop Rd

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SHEET TITLE: LEVEL 2 & 3

SHEET NO: A105

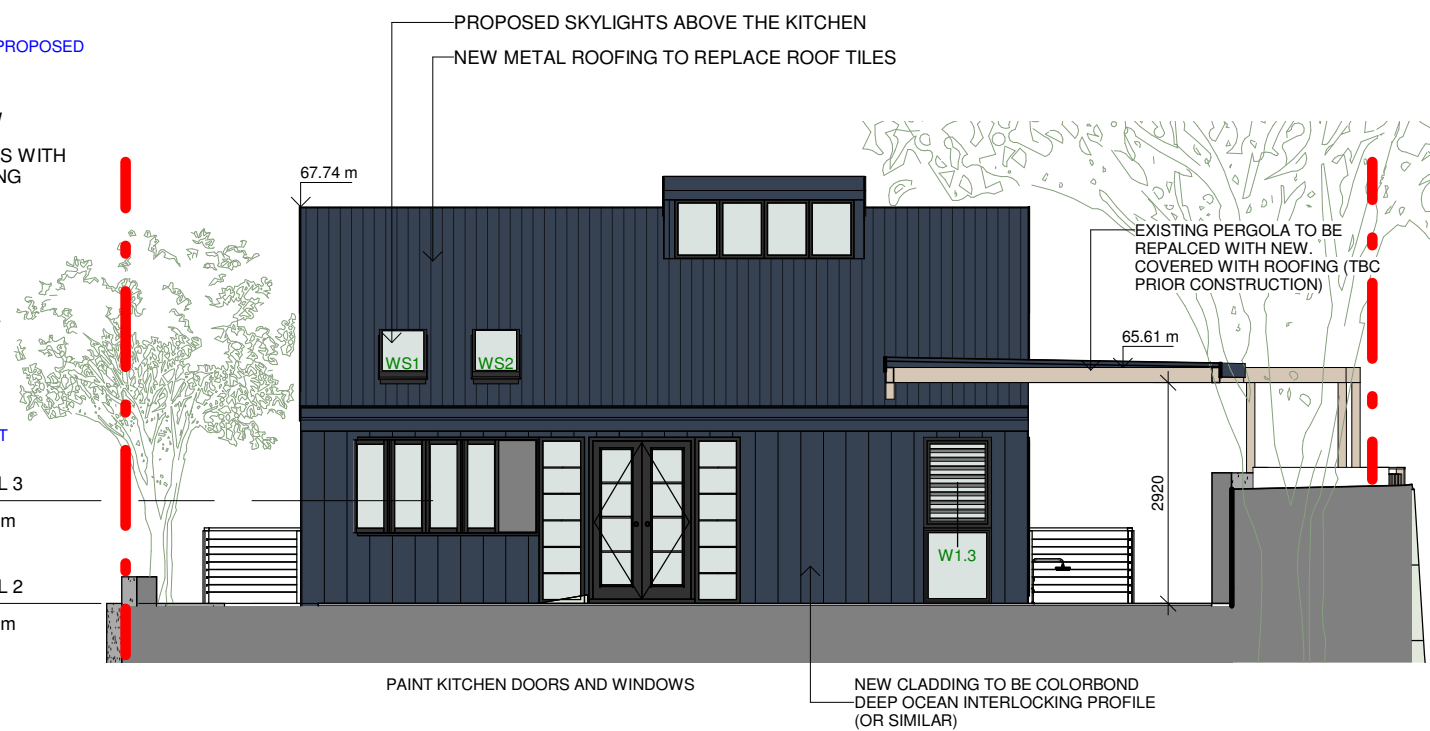
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1 NORTH WEST ELEVATION

A106 1 : 100



2 SOUTH EAST ELEVATION

A106 1 : 100

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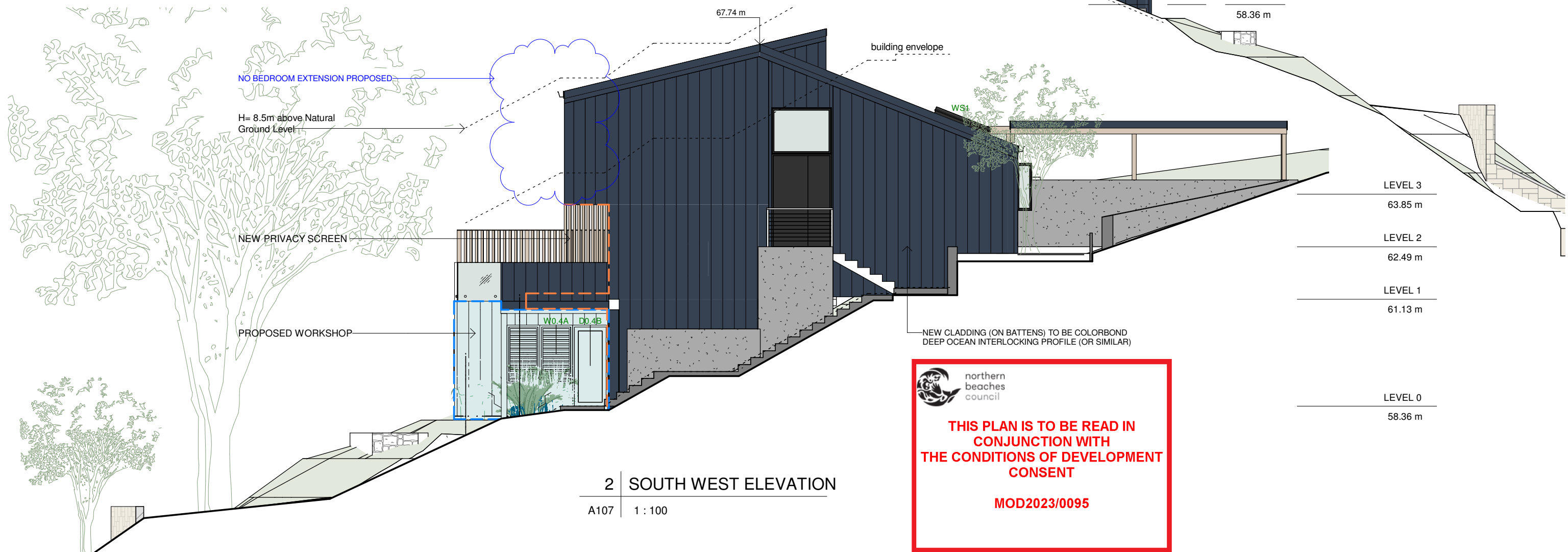
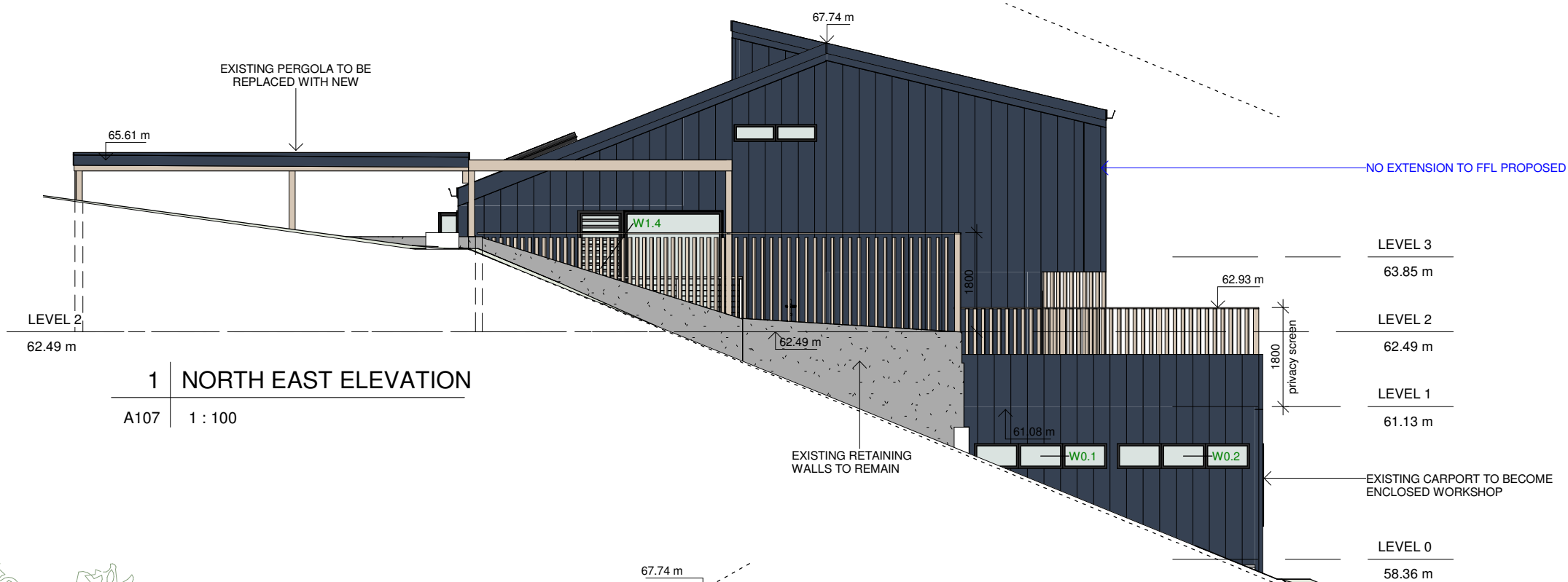
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PROJECT NO.:	2017090
AT:	Avalon, 81 Hilltop Rd
FOR:	Tara & Russell Denning

SHEET TITLE:	NW & SE ELEVATION
SHEET NO:	A106
SCALE A3:	1 : 100



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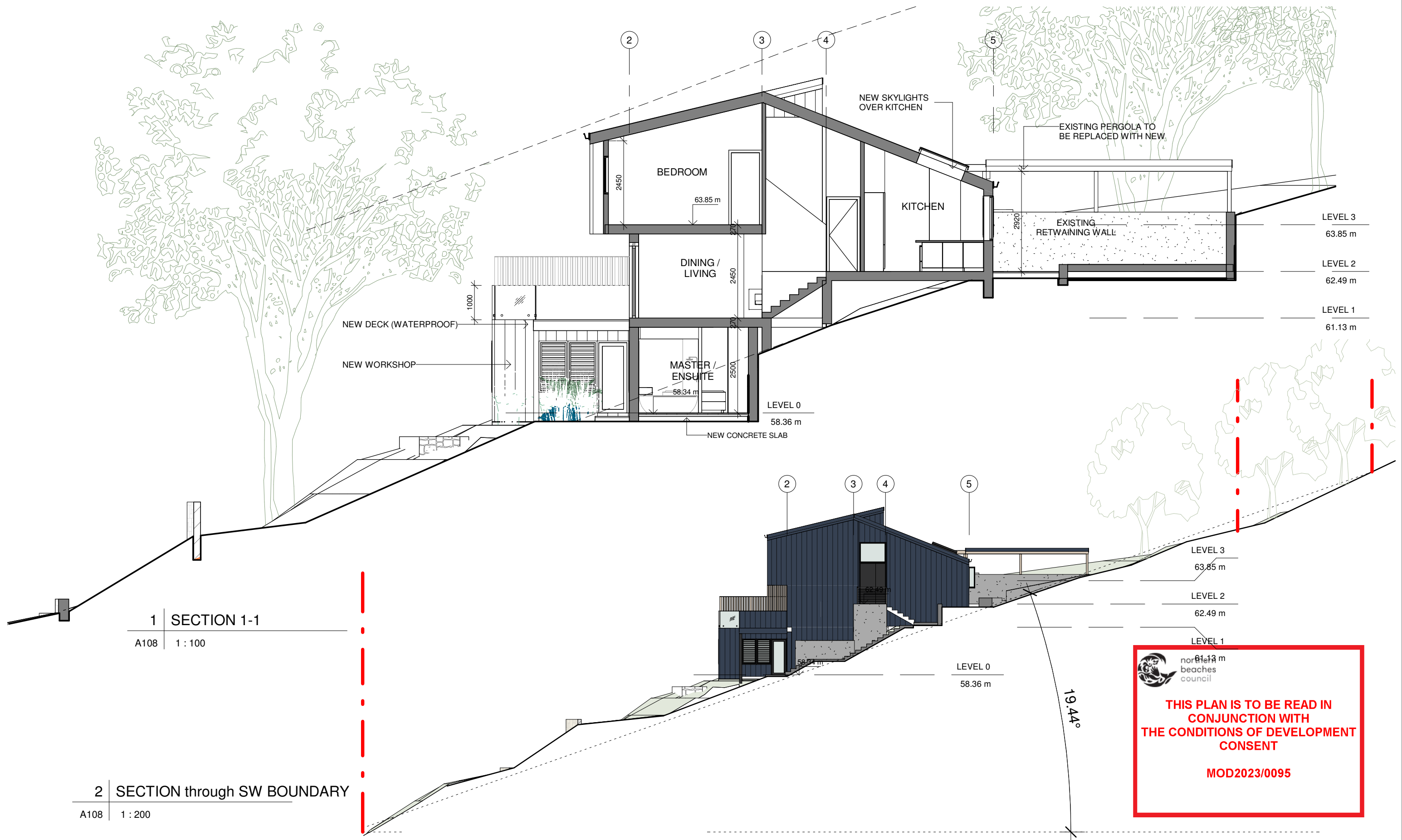
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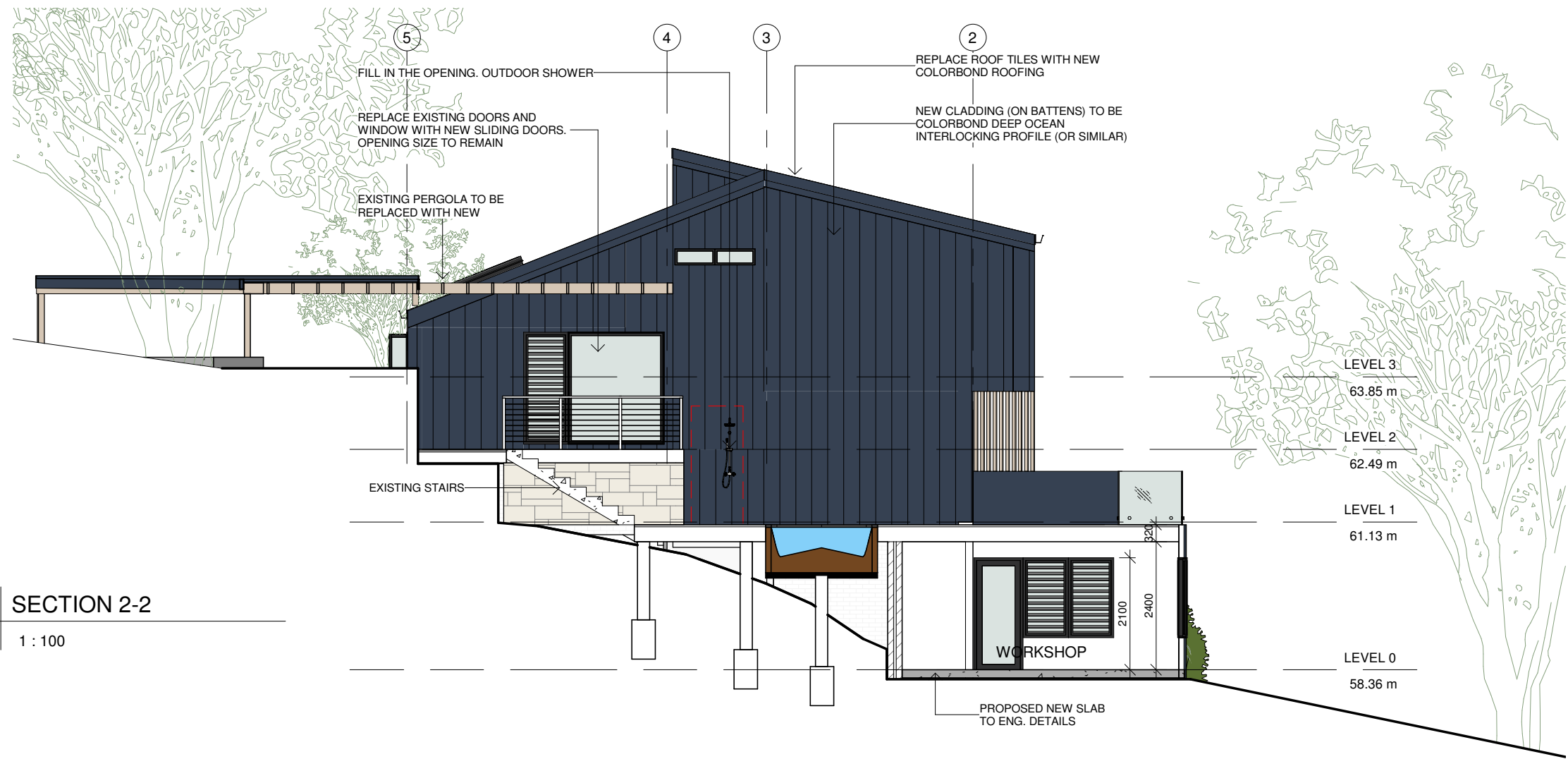
SHEET TITLE: NE & SW ELEVATIONS
SHEET NO: A107
SCALE A3: 1 : 100



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1 | SECTION 2-2
A109 | 1 : 100

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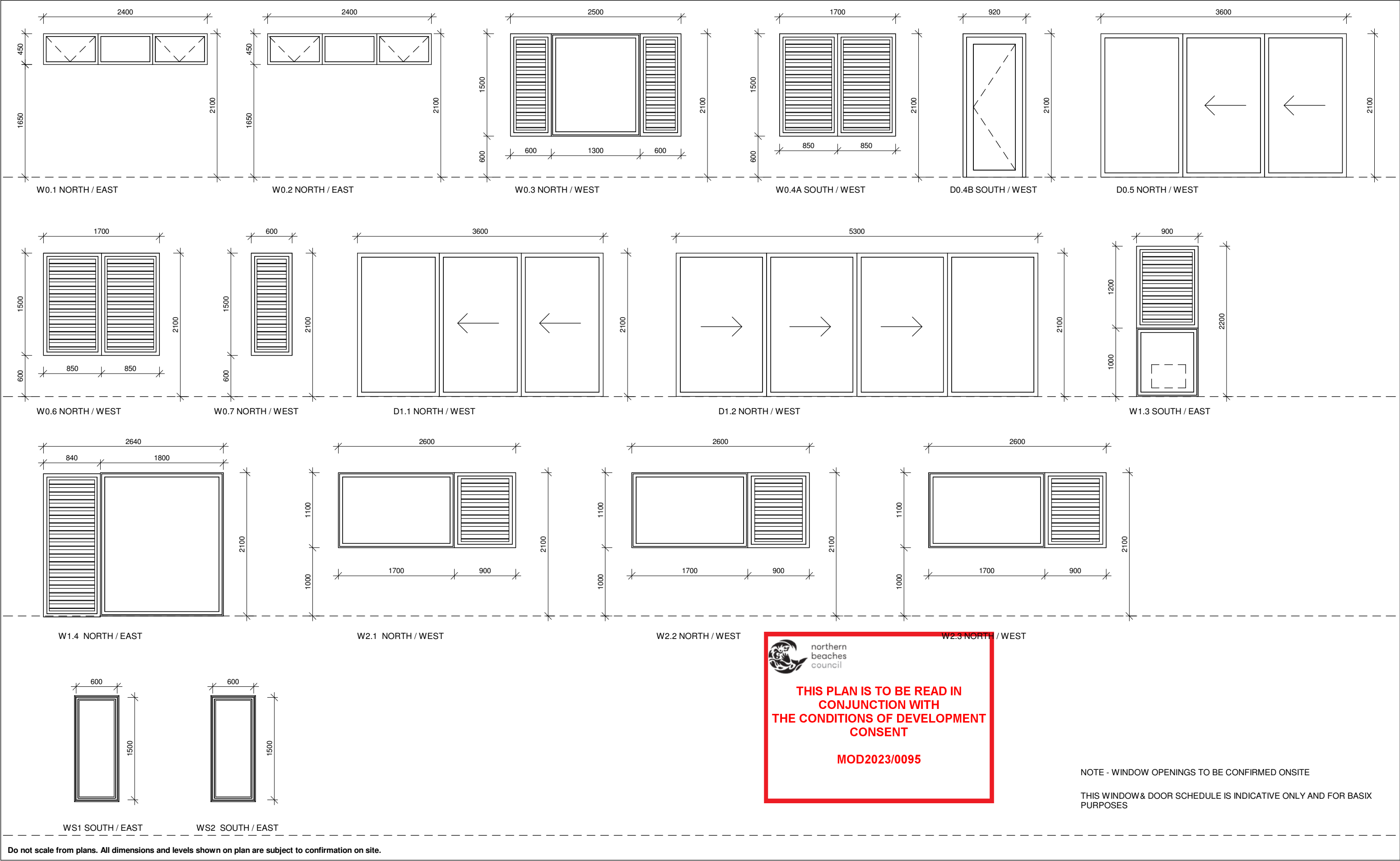
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AT: Avalon, 81 Hilltop Rd
FOR: Tara & Russell Denning

SHEET TITLE: SECTION
SHEET NO: A109
SCALE A3: 1 : 100



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