

Project Name:

# LOT 20 RAVEN CIRCUIT WARRIEWOOD



## THE WHITE PROJECT CO.

- Architecture Design
- Residential Interior Design
- Commercial interior Design



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COUNCIL : NORTHERN BEACHES COUNCIL

### DA COMPLIANCE TABLE

LOT AREA = 259.3M<sup>2</sup>

CONTROL	REGULATION	PROVISION	COMPLIED
FRONT SETBACK	FRONT: 7.0m GARAGE: 6.0m	FRONT: 7M GARAGE: 6M	YES
SIDE SETBACK	REQUIRED A : 0.9m REQUIRED B : 1.3m	PROVIDED A : 0.9M PROVIDED B : 1.3M	YES
LENGTH OF ZERO-LOT LINE ON BOUNDARY	MAXIMUM : 13.0M	PROVIDED : 7.4M	YES
REAR SETBACK	MINIMUM GF : 3M MINIMUM FF : 6M	PROVIDED GF : 6M PROVIDED FF : 6.1M	YES
CORNER LOT SECONDARY STREET SETBACK	MINIMUM : 2M	PROVIDED : N.A	YES
SITE COVERAGE	MAXIMUM : 60%	PROVIDED : 41.42%	YES
FF COVERAGE	MAXIMUM : 40%	PROVIDED : 40.94%	YES
LANDSCAPED AREA	MAXIMUM : 25%	PROVIDED : 47.47%	YES
PPOS	private open space required is 20% of the lot size with 75% of this area to be uncovered.		YES

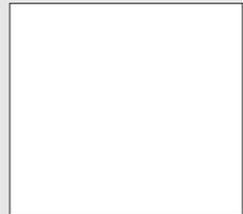
Checked by:	YS
Drawn by:	PM

Client Name:	NEEV HOMES
Project Status:	DA
Project Address:	LOT 20 RAVEN CIRCUIT WARRIEWOOD
Project Issue Date:	24-01-2025



Client Name : **NEEV HOMES**

Address : **LOT 20 RAVEN CIRCUIT  
WARRIEWOOD**



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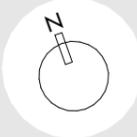
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R01	ISSUED TO CLIENT 27.11.2024	PM
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R03	ISSUED TO CLIENT 14.12.2024	AB
R04	ISSUED TO CLIENT 16.12.2024	PM
R05	ISSUED TO CLIENT 23.01.2025	AK

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<b>PM</b>	<b>YS</b>



Project North



Scale

@ A3

**BASIX**

# A1.1

## NCC 2022 and HOUSING PROVISIONS STANDARD 2022

ABCB Housing Provisions Part 3 Site Preparation Earthworks ABCB Housing Provisions Standard 2022 Part 3.2.1

Un-retained bulk earthworks Site Cut & Fill to be as per Part 3.2.1 Drainage ABCB Housing Provisions Standard 2022 Part 3.3

Surface Water Drainage shall be in accordance with ABCB Housing Provisions Standard 2022 Part 3.3.3 and Subsoil water to be diverted away from Footings, basements, retaining walls etc in Accordance with

ABCB Housing Provisions Standard 2022 Part 3.3.4 and Stormwater Drainage to comply with Part 3.3.5

Termite Risk Management ABCB Housing Provisions Standard 2022 Part 3.4

Termite treatment shall be carried out in accordance with ABCB Housing Provisions Standard 2022 Part 3.4.2 Termite Management System to comply with AS 3660.1 or have been tested and passed the tests required by Section 5 of AS 3660.3 and have a durable notice installed in accordance with ABCB Housing Provisions Standard 2022 Part 3.4.3

Earth Retaining Structures

H1D3 NCC Volume 2

ABCB Housing Provisions Part 4 Footings and Slabs

Footings and Slab ABCB Housing Provisions Standard 2022 Pat 4.2 The Footings and Concrete slab to be poured as per Engineering plans and to be done by Authority Approvals.Engineer and Authority Inspections to be organised by Builder.

The Footing or slab is constructed in accordance with AS 2870.Filed footings are designed in accordance with AS 2159.

Excavation for Footings in accordance with ABCB Housing Provisions Standard 2022 Part 4.2.3

Filling Under Concrete Slabs in Accordance with ABCB Housing Provisions Standard 2022 Part 4.2.4

Foundations for Footings and slabs in Accordance with ABCB Housing Provisions Standard 2022 Part 4.2.5

Slab Edge Support on Sloping Sites in Accordance with ABCB Housing Provisions Standard 2022 Part 4.2.6

Stepped Footings in Accordance with ABCB Housing Provisions Standard 2022 Part 4.2.7

Vapour barrier as per ABCB Housing Provisions 2022 Part 4.2.8 and must be installed under Slab on construction for all Class 1 Buildings and for Class 10 Buildings where the slab is continuous with slab of a class 1 Building Material must be 0.2 mm nominal thickness polyethylene film and medium impact resistant determined in accordance with the criteria specified in clause 5.3.3.3 of AS 2870 and be branded continuously "AS 2870 Concrete underlay, 0.2 mm Medium impact Resistance" Edge Rebates ABCB Housing Provisions Standard 2022 Part 4.2.9 Edge rebate for slab on ground, stiffened raft or Waffle raft with Masonry Cavity or Veneer Construction must comply with ABCB Housing Provisions Standard 2022 Part 4.2.9

Concrete and reinforcing ABCB Housing Provisions Standard 2022 Part 4.10

Structural Concrete shall be in accordance with Part 4.10 and pre-mixed

Concrete must be manufactured to comply with AS 3600. Builder to keep delivery dockets on site and in record and must produce for Engineer or Authority officers to inspect and confirm the Quality and Strength

Steel Reinforcement must comply with AS 2870 and must be installed in accordance with ABCB Housing Provisions Standard 2022 Part 4.2.11

Site Classification to be in accordance with NCC Vol2 Part 3.2.4.1 and AS 2870

All Timber framing shall comply with NCC Vol2 Part H1d6 along with the Certifications and Structural Engineering design.

Subfloor Ventilation shall comply to NCC Vol2 Part 3.4.1

Wall Framing shall comply to AS3700 or AS4773

Roof Trusses to be designed in accordance with AS1720

Flooring shall be installed in accordance with AS1684

Bracing shall be designed and installed as per Structural Engineer's detail.

ABCB Housing Provisions Part 5 Masonry

Masonry Veneer ABCB Housing Provisions Standard 2022 Part 5.2 Height of wall Limitation Part 5.2.2: Max Height of 8.5 m when measured above the adjacent finished Ground level. Openings in masonry Veneer to comply with Part 5.2.3 Damp-proof Courses and Flashing Materials to comply as per Part 5.2.4

Vertical Articulation Joints as per Part 5.2.5

Cavity Masonry Veneer ABCB Housing Provisions Standard 2022 Part 5.3

Unreinforced Single Leaf Masonry ABCB Housing Provisions Standard 2022 Part 5.4

All Masonry including brick veneer to be designed in accordance with and comply to one of the following AS3700 Masonry Accessories ABCB Housing Provisions Standard 2022 Part 5.6

Mortar Mixes to Comply with AS 3700 or AS 4773 Except that the mortar may be mixed by Volume in the proportions stated in Table 5.6.3

Mortar Joints to Comply as per Part 5.6.4

Wall Ties to comply with AS 2699.1 as per Part 5.6.5

Fixing straps and Tie-Down Systems to comply as per Part 5.6.6

Lintels Must comply with NCC Vol2 H1D6(3) or ABCB Housing Provisions Standard 2022 Part 5.6.7

Vertical Articulation Joints must be provided in Masonry Walls in accordance with Part 5.6.8

Weatherproofing of Masonry ABCB Housing Provisions Standard 2022 Part 5.7 This part applies to every external wall( Including the junction between wall and any window or door) of a class 1 building.

This part does not apply to class 10 building except where its construction contributes to the weatherproofing of the class 1 building.

Cavity Ventilation and clear width as per ABCB Housing Provisions Standard 2022 Part 5.7.2 and Cavity Drainage (weep holes) as per Part 5.7.5

Damp Proof Courses and Flashings - Material as per AS/NZS 2904

ABCB Housing Provisions Part 6.3 Steel Framing

All Steel framing shall comply with NCC Vol2 H1D6 along with the Certifications and Structural Engineering design.Steel Manufacturer Engineering Products shall confirm compliance to code and Engineer's certification.

Subfloor Ventilation to comply to ABCB Housing Provisions Standard 2022 Part 6.2

ABCB Housing Provisions Part 8 Glazing

ABCB Housing Provisions Standard 2022 part 8.2.2

Installation of Windows be in accordance with Part 8.2.2 and shall comply with the requirements of Basix certificate.

Glazing Sizes and installation as per Part 8.3.2

Visibility of glazing as per 8.4.7

Bathroom, spa or Ensuite Glazing in accordance with 8.4.6

Full height Framed Glazed panel as per Part 8.4.4

ABCB Housing Provisions Part 9 Fire Safety

Where an alternative fire property for material and construction is proposed then all material selection is to comply with Part 9

Fire Separation of External walls to comply with ABCB Housing Provisions Standard 2022 Part 9.2

Fire Protection of Separating walls and floor to be in accordance with Part 9.3

Services in Separating walls to be in accordance with part 9.3.2

Fire Separation of Garage top dwellings in accordance with Part 9.4

ABCB Housing Provisions Part 7 Roof and Wall Cladding Metal sheet roofing must comply with the minimum pitch requirements for the associated roof profile in accordance with part 7.2.3

All Metal Roofing to be installed in accordance with NCC Vol2 H1D7 or AS1562.1 and Manufacturer's specifications and instructions.

Fixing of Roof Tiles and Ancillaries as per Part 7.3.2

Flexible Pointing material complying with AS2050

Flashing for roof Tiles must comply with Housing provisions Part 7.3.3

Sarking under roof coverings must comply with ABCB Housing Provisions Standard 2022 Part 7.3.4

Anti Ponding Devices to be installed in accordance with ABCB Housing Provisions Standard 2022 Part 7.3.5

Gutters and Downpipes to be in accordance with ABCB Housing Provisions Standard 2022 Part 7.4 or AS/NZS 3500.3

Installation of Gutters must be in accordance with Part 7.4.4

Timber and Composite wall Claddings ABCB Housing Provisions Standard 2022 part 7.5

Installation to be in accordance with:

Part 7.5.2 for Timber Cladding( including weatherboards and profiled Boards)

Part 7.5.3 for fibre-cement and hardboard wall cladding boards

Part 7.5.4 for fibre-cement, hardboard and plywood sheet wall claddings.( also to comply with AS/NZS 2908.2 or ISO 8336 and be fixed in accordance with table 3.5.4.3)

Sheet Eaves to be installed in accordance with 7.5.5

Flashings to Wall Openings in accordance with Housing Provisions Part 7.5.6

ABCB Housing Provisions Part 10 Health and Amenity

ABCB Housing Provisions Standard 2022 part 10.2

Wet areas Waterproofing to be done in accordance with Part 10.2.1 Shower area ( Enclosed and unenclosed as per Part 10.2.2,10.2.3 and 10.2.4

Waterproofing Systems to comply as per Part 10.2.6

Construction of Wet area - to be as per Part 10.2.1,10.2.12 and 10.2.13

Step down and hob construction as per part 10.2.15 and 10.2.16

Membrane Installation Screed as per part 10.2.21

Shower Screens as per Part 10.2.32

Room Heights shall comply in accordance with Part 10.3.1

Habitable room min height 2.4 m

Kitchen 2.1m , corridor passageway or like 2.1m and In Bathroom , shower, laundry , Sanitary Compartment, Pantry , store, Garageor like 2.1m

In a room or space with a sloping ceiling or projections below the ceiling line within a habitable room- an Attic - Min height 2.2 m for at least two-thirds of the floor area of the room or space - in other rooms a height of not less than 2.4 m over two-thirds of the floor area of the room or space.

All Facilities shall be installed in accordance with ABCB Housing Provisions Standard 2022 Part 10.4

Natural and Artificial Light in a dwelling to be in accordance with Part 10.5

Ventilation requirements in accordance with Part 10.6

ABCB Housing Provisions Standard 2022 Part 13 Energy Efficiency

Energy Efficiency acceptable Construction practices in accordance with NCC Vol2 Part H6D1

External glazing in accordance with ABCB Housing Provisions Part 13.3

External Shading in accordance with part 13.3.4

Building sealing in accordance with Part 13.4

Smoke alarm clause 9.54 of the Housing Provisions 2022/

Mechanical ventilation clause 10.6.2 of the Housing Provisions 2022

Balustrade installation clause 11.3.4 of the Housing Provisions 2022

## WORK ENVIRONMENT

### 1. ENTRY AND EXIT

The layout of the workplace allows, and is maintained to allow, persons to enter, exit, and move within it safely, both under normal working conditions and in an emergency.

- providing sufficient clear space for site access and exit points
- providing entry and exit areas and passageways are lit, and kept free from materials, waste and debris
- avoiding blocking walkways or work areas
- allocating enough area to safely store materials or plant for the construction work
- considering scheduling deliveries 'just in time' to reduce quantity of materials requiring storage on site
- considering the need to separate areas such as loading zones, materials storage, waste and recycling areas.

### 2. HEALTH AND SAFETY

Work areas have space for work to be carried out without risk to health and safety.

- encouraging subcontractors and workers to adopt good housekeeping practices
- providing adequate clear space for movement to work areas
- providing walkways and scaffold access platforms that have at least 450 mm clear access
- keeping driveways and footpaths clear of materials.

### 3. HEALTH AND SAFETY - FLOOR

Floors and other surfaces are designed, installed and maintained to allow work to be carried out without risk to health and safety.

- keeping the worksite free from trip hazards
- keeping ramps adequately supported and stabilised
- avoiding excessive debris and material on scaffolds
- avoiding exposed nails
- reducing waste accumulation by providing adequate waste bins or dedicated waste placement points
- elevating electrical extension leads so as not to present tripping hazards (in access routes)
- stacking materials to minimise tripping hazards
- minimising the need for protruding objects or protect against tripping or lacerations
- Avoiding the accumulation of combustible and flammable materials by keeping only the lowest quantity needed.

### 4. LIGHTING AND VENTILATION

Adequate lighting must be provided to supplement low levels of natural light to ensure tasks

can be conducted safely.

The level of illumination should match the demands of the job and the location. The following are examples for minimum lighting levels at the workplace:

- general access ways and base lighting to rooms, stairways: 40 LUX
- typical building work (e.g. bricklaying, plastering, gyprock and electrical): 160 LUX.

Heat stress can arise from working in high air temperatures, exposure to high thermal radiation or high levels of humidity, including working on a formwork deck, landscaping works and fit-out work in an enclosed non air-conditioned structure. The symptoms of heat stress include dizziness, fatigue, headache, nausea, breathlessness, clammy skin or difficulty remaining alert. If it is not reasonably practicable to eliminate exposure to heat and cold, risks can be minimised with a range of control measures. Examples of control measures in a hot work environment may include installing shade structures, task rotation, rest breaks, or isolating workers from heat. Workers must have access to adequate, cool, clean water. Outdoor workers should be provided with protection in adverse weather conditions, for example sunshades, sheds, caravans, tents and windbreaks. Protection against solar ultraviolet (UV) exposure is also important,

lighting enables each worker to carry out work and move within the workplace without risk to health and safety, and for safe evacuation in an

emergency.

- providing artificial light whenever working at night or in dark areas such as basements where natural lighting is insufficient
- checking lighting regularly to ensure it remains sufficient for the construction work or project as it progresses.
- providing adequate openings for natural ventilation or provide artificial ventilation such as exhaust fans if required.
- consider rescheduling work in the open in very hot weather conditions, or ensure subcontractors are adequately managing risk of heat stress
- providing access to adequate, cool, clean water
- providing access to appropriate personal protective equipment (PPE).

## EXCAVATION WORK

Before commencing excavation work, a person with management or control of the workplace must take all reasonable steps to get current

underground essential services information relating to the workplace and areas adjacent to the workplace. The person must provide this information to any persons carrying out the excavation work and ensure it is readily available for inspection under the WHS Act until the excavation is completed or, if there is a notifiable incident relating to the excavation, 2 years after the incident occurs. PCBUs must have regard to that information during the work.

The PCBU who proposes to excavate a trench of at least 1.5 m deep must ensure so far as is reasonably practicable the work area is secured against unauthorised access. The PCBU must also minimise risk by ensuring sides of the trench are adequately supported by either benching, battering, or shoring by shielding or other comparable means.

General location of underground services can be determined by a number of different methods including:

- contacting organisations that can assist in locating underground services (for example, **DIAL BEFORE YOU DIG**), and
- examining the records held by the person commissioning the construction work. Relevant information includes:
  - the essential services that may be affected
  - the location including depth, of any pipes, cables or other plant associated with the affected essential services, and
  - any conditions on the proposed excavation work.

Making enquiries before work starts to find out what essential services could create a risk if contacted or damaged including those adjacent to where the excavation work is carried out, for example, by contacting Dial Before You Dig or similar services providing relevant information to workers, such as:

- the essential services that may be affected
- the location including depth, of any pipes, cables or other plant associated with the affected essential services, and any conditions on the proposed excavation work.
- minimising the risk of falling into excavations and trenches by para webbing or cordoning off the area
- filling excavations and trenches as soon as practical
- keeping workers not involved in trenching work away from the work area
- barricading unfilled trenches against unauthorised access after hours.

## SITE SECURITY

Encouraging their workers to secure the site or their work area against unauthorised access prior to leaving the site, especially if hazards are present, for example, by securing or isolating any open excavation if there is a risk of anyone falling into it. For sites in close proximity to a route travelled by children, such as a school, park or recreational area, consider installing a perimeter fence if hazards cannot be removed or secured against unauthorised access.

While construction work is being carried out and people are on site, a fence may be left unlocked or incomplete to ensure safe entry and exit.

Guidelines for suitable types of fencing include:

- it should be difficult to gain access under the fence and to scale the fence
- it should be able to withstand the anticipated loads to which it may be subjected, such as wind forces, persons attempting to scale and vehicle impact loads
- where a fence consists of discrete panels, the joints should not weaken it and should provide the same level of security as the panels, and
- gates should not represent a weak point and the closed gate should provide the same level of security.

## TOILETS

Workers must have access to conveniently located toilet facilities. Where the toilet is not connected to the sewerage system, self-contained fresh water flushing portable toilets should be provided and regularly serviced in accordance with the supplier's information and instructions, but not less than monthly.

To provide an acceptable standard of hygiene and privacy, the toilet must be:

- kept clean
- weatherproof
- well-lit and well ventilated, either naturally or artificially
- provided with a hinged seat and lid
- provided with a door that can be locked from inside
- provided with a well-drained floor above ground level that is covered with a durable waterproof material
- provided with a plentiful supply of toilet paper, and
- set up to remain level and stable under working conditions.

Toilets may be shared between sites if:

- the sites are under the control of the same builder or there is clear agreement between the builders
- the toilets are convenient and readily accessible to the workers on each site, and
- there is at least one toilet per 15 male workers or one toilet per 10 female workers.

However, one unisex toilet may be provided in workplaces with both male and female workers where:

- the total number of people who normally work at the workplace is 10 or fewer, and
- there are two or fewer workers of one gender.

## EMERGENCY PLANNING

Workplaces must have an emergency plan that has been specifically developed for the particular workplace and its specific hazards and covers a range of potential incidents. Persons at the construction workplace must receive information, training and instruction about implementing the emergency plan. A reliable and effective means of communication should be established between work areas and persons involved to permit and ensure effective evacuation of danger areas.

Rescue equipment and a communication system to contact any necessary emergency services, should be available and readily accessible at the workplace.

The emergency procedures in the emergency plan must clearly explain how to respond in various types of emergency including how to evacuate people from the workplace in a controlled manner. Contact numbers for emergency services should be prominently displayed.

A register of persons who are at the construction workplace on a particular day should be kept so in the case of any emergency everyone can be accounted for.

Emergency procedures must include:

- An effective response to an emergency
- evacuation procedures
- notifying emergency service organisations at the earliest opportunity
- medical treatment and help, and
- effective communication between the person authorised by the PCBU to coordinate the emergency response and persons at the workplace.

For example, emergency procedures may include:

- the personnel in charge of emergencies including personnel to respond to and oversee the evacuation of injured persons
- the warning system (for example, the alarm signal for evacuation)
- the safe assembly point
- shutting down of work including plant and electrical equipment
- information regarding hazardous chemicals located on site
- provision of firefighting and rescue equipment at appropriate locations
- procedures for assisting injured people and people whose means of escape are limited
- procedures for managing the risk of combustible materials (such as paper, card, wood, dust, timber, plastic and polystyrene) and highly flammable liquids and gases (such as solvents, liquefied petroleum gas (LPG) and oxygen)
- procedures following an evacuation, for example undertaking a headcount to determine if persons that were at the construction workplace have been accounted for, and
- procedures regarding incident investigation, counselling and debrief.

The evacuation procedures should be displayed in appropriate location(s) at the construction workplace. The emergency plan and evacuation procedures must be tested on a regular basis.

## FALLING OBJECTS

Falling objects can pose a significant risk and cause serious injuries to workers at construction workplaces or members of the public if control measures are not implemented to eliminate or minimise the associated risks. For example, a person could receive fatal head injuries if building materials or equipment are not secured or prevented from falling. It is essential to ensure objects do not fall onto workers or other persons who may be under or adjacent to the area where the work is being performed.

When work must be undertaken at height or there are open excavations there will be a risk of people or objects that fall, topple over or roll over. If work cannot be performed safely from the ground or from solid construction, fall prevention, such as perimeter guardrails and

Control measures can be implemented to manage the risk of falling objects when undertaking construction work including:

- securing and properly bracing structures
- securing loose material such as plywood, iron sheets and off-cuts against the wind
- using chutes when placing debris into a skip below the work area
- erecting perimeter containment screens
- not stacking materials close to un-meshed guardrails and perimeter edges
- enclosing areas over which loads are being lifted
- using toe boards on edge protection
- using tool lanyards
- erecting catch platforms and/or nets
- using a gantry where work involving multiple levels is being performed beside a footpath
- closure of the adjoining area to form an exclusion zone
- establishing traffic management devices including road diversions or traffic detours
- using a spotter on the ground level when loads are being lifted to higher levels
- using traffic controllers to direct pedestrians or other traffic
- working outside normal hours, and
- using PPE such as hard hats.

Fall prevention must be considered and, so far as is reasonably practicable, implemented before considering options for arresting the fall of objects.

Control measures include:

- using the appropriate equipment to raise and lower objects including ensuring working load limits are not exceeded
- providing a secure physical barrier at the edge of the elevated area, such as toe boards or infill panels that form part of a guardrail system
- erecting perimeter containment screening made of mesh, timber, plywood or metal sheeting. The framework supporting the screen should be able to bear the load of the screen
- inspecting pallets each time before use to make sure they are in a safe condition, and
- load pallets correctly to ensure load stability. Banding, shrink or stretch wrap can help with this.



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Address : **LOT 20 RAVEN CIRCUIT WARRIEWOOD**



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PM	YS



Project North

Scale 1 : 200 @ A3

**SEDIMENT CONTROL PLAN**

# A1.3

**STABILISED ENTRY/EXIT NOTES**

1. Strip at least 150 mm of topsoil, level area and stockpile on site if space available.
2. Compact sub-grade.
3. Cover area with needle-punched geotextile.
4. Construct a 200 mm thick pad over geotextile using aggregate at least 40 mm in size. Minimum length 3 metres or to building alignment. Minimum width 3 metres.
5. Construct diversion hump immediately within boundary to divert water to a sediment fence or other sediment trap.

**STOCKPILE AND STORAGE ON SITE**

Stockpiles and building materials are not to be stored on the footpath or within the road reserve. Where necessary, stockpile losses can be minimised with the use of covers.

All stockpiles and building materials should be located behind the sediment controls. Stockpiles should be protected from run-on water by placing diversion banks up-slope and with sediment control structures placed immediately down-slope.

The location of all stockpiles on-site should be at least 2 metres (preferably 5 metres) from hazard areas, especially likely areas of concentrated or high velocity flows such as waterways, kerb inlet pits, paved areas and driveways. The height of the stockpile should be less than 2 metres.

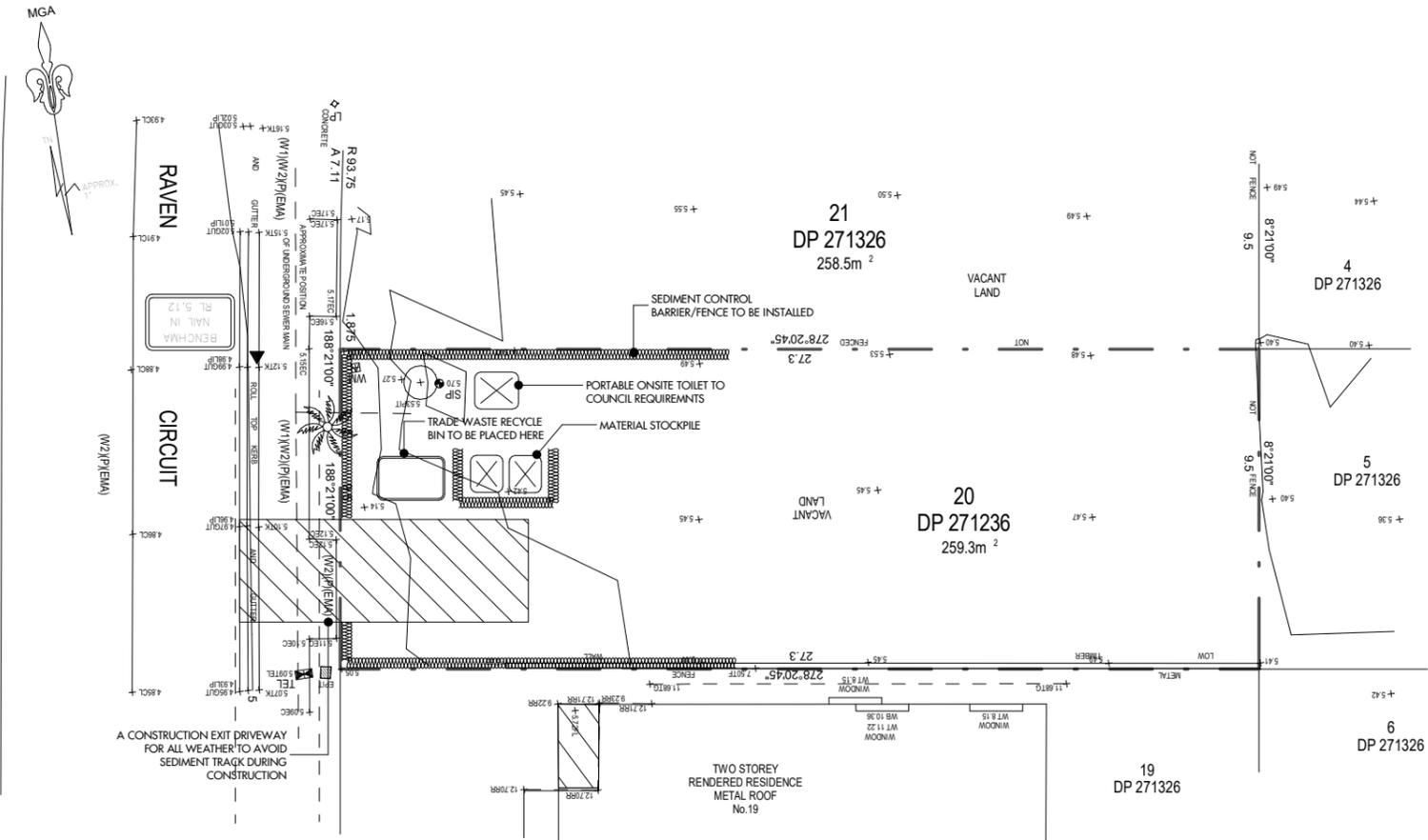
The incorrect storage of stockpiles is a major source of stormwater pollution.

All site workers, subcontractors and delivery drivers need to be advised of their responsibilities to minimise soil erosion and pollution. The delivery driver must be given a designated location to deliver materials on site.

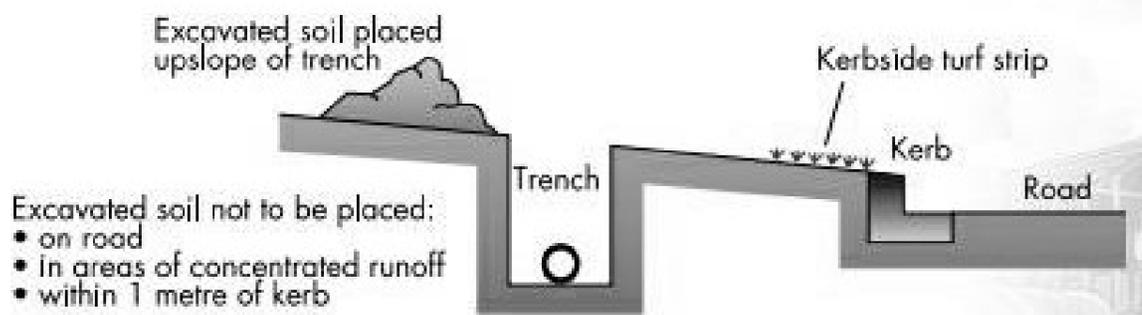
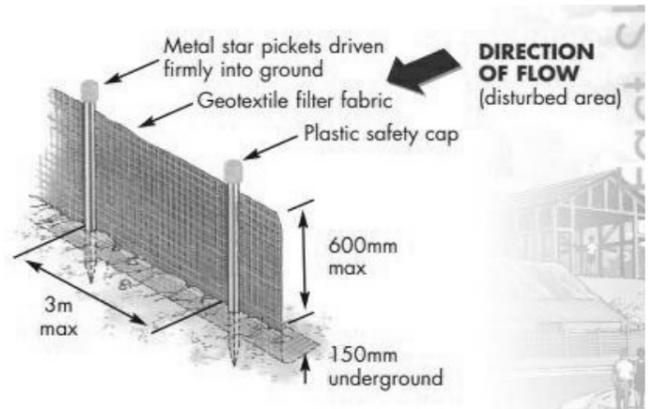
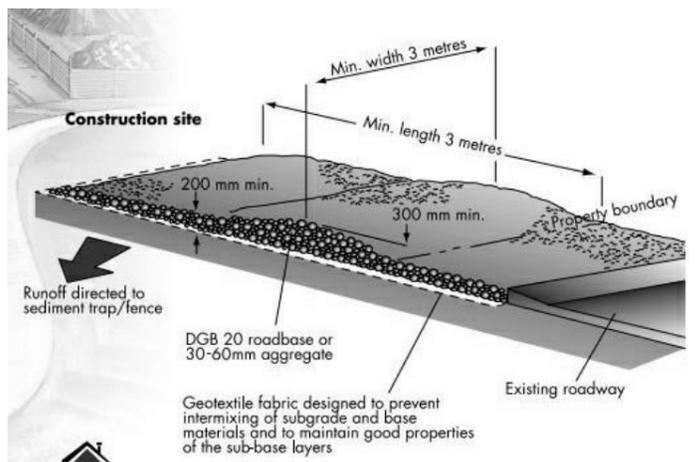
This practice will also keep stockpiles away from site access and consequently keep sediment from being discharged to the stormwater system.

**CONSTRUCTION NOTES**

1. Construct sediment fences as close as possible to follow the contours of the site.
2. Drive 1.5 metre long posts into ground, maximum 3 metres apart.
3. Staple to 40 mm square hardwood posts or wire tied to steel posts.
4. Dig a 150 mm deep trench along the up-slope line of the fence for the bottom of the fabric to be entrenched.
5. Backfill trench over base of fabric and compact on both sides.



**1.3 SOIL EROSION AND SEDIMENT CONTROL PLAN**  
 1 : 200



- Excavated soil not to be placed:
- on road
  - in areas of concentrated runoff
  - within 1 metre of kerb

Sheet List		
Sheet Number	Sheet Name	Drawn By
1	FAÇADE VIEW	PM
A1.1	BASIX	AB
A1.2	CONSTRUCTION NOTES	AB
A1.3	SEDIMENT CONTROL PLAN	AB
A1.4	SITE ANALYSIS	AB
A1.4.2	SITE PLAN	AB
A1.5	GROUND FLOOR PLAN	AB
A1.6	FIRST FLOOR PLAN	AB
A1.7	ROOF PLAN	AB
A1.8	ELEVATION SHEET 1	AB
A1.9	ELEVATION SHEET 2	AB
A1.10	MATERIAL SCHEDULE	AB
A1.11	SECTIONS	AB
A1.12	CONCRETE SLAB PLAN	AB
A1.13	CUT AND FILL PLAN	AB
A1.14	STORMWATER PLAN	AB
A1.15	LANDSCAPE PLAN	AB
A1.16	SHADOW DIAGRAMS	AB
A1.17	NOTIFICATION PLAN	AB

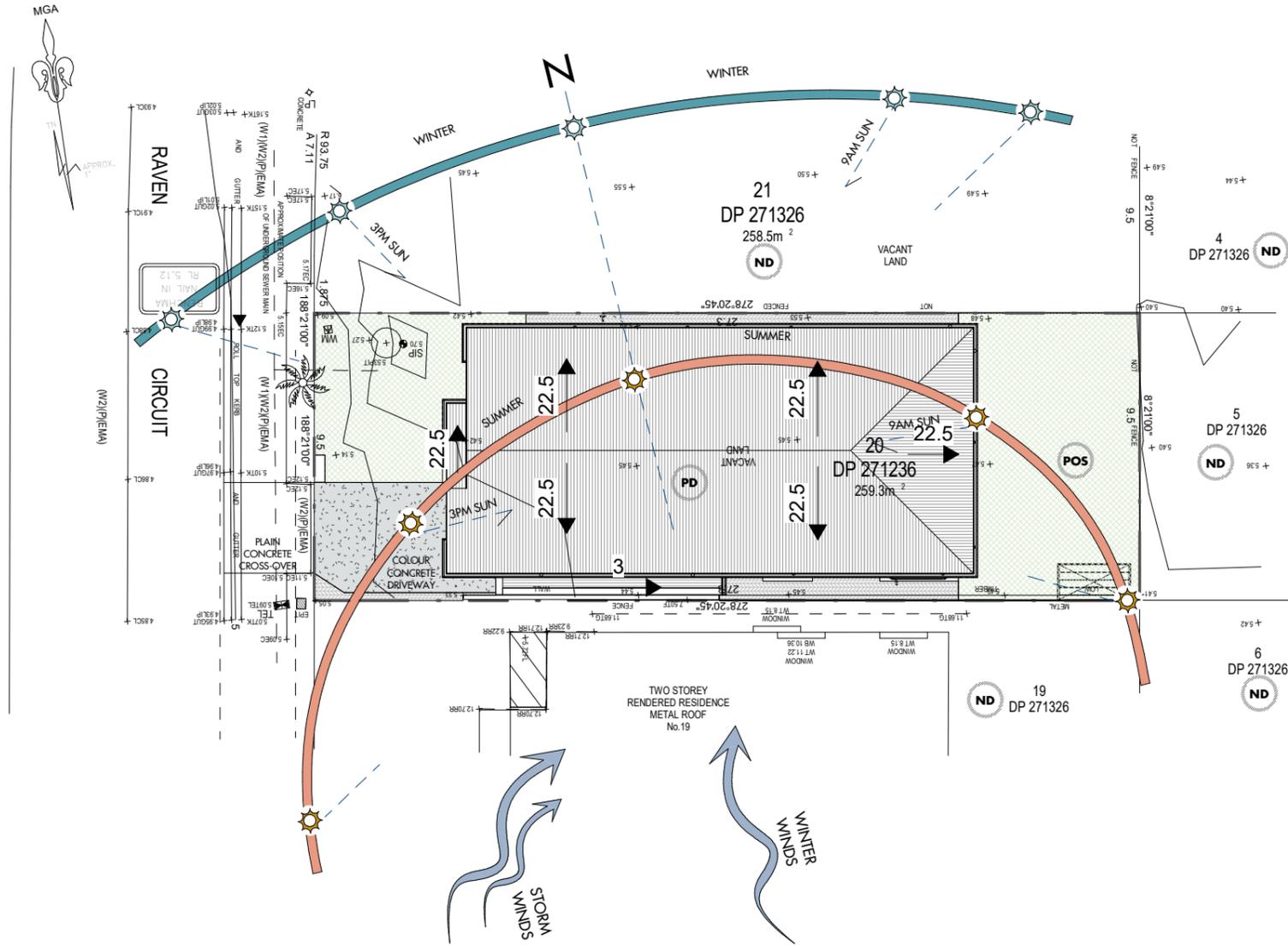
Area Schedule - 259.3 M2			
Name	Area	SQ.	
GROUND FLOOR LIVING	85.16 m <sup>2</sup>	9.2	
GARAGE	22.25 m <sup>2</sup>	2.4	
ALFRESCO	6.18 m <sup>2</sup>	0.7	
PORCH	1.10 m <sup>2</sup>	0.1	
FIRST FLOOR LIVING	106.16 m <sup>2</sup>	11.4	
BALCONY	4.29 m <sup>2</sup>	0.5	
	225.14 m <sup>2</sup>	24.2	

Area Schedule - SITE AREAS			
Name	Area	SQ.	
LANDSCAPE AREA	123.09 m <sup>2</sup>	13.2	
DRIVEWAY	21.52 m <sup>2</sup>	2.3	
	144.61 m <sup>2</sup>	15.6	

GROUND FLOOR CALCULATION			
Name	Area	% of SITE	
GARAGE	22.25 m <sup>2</sup>	8.58	
GROUND FLOOR LIVING	85.16 m <sup>2</sup>	32.84	
	107.41 m <sup>2</sup>	41.42	

FIRST FLOOR CALCULATION			
Name	Area	% of SITE	
FIRST FLOOR LIVING	106.16 m <sup>2</sup>	40.94	
	106.16 m <sup>2</sup>	40.94	

LANDSCAPE AREA CALCULATION			
Name	Area	% OF LANDSCAPING	
LANDSCAPE AREA	123.09 m <sup>2</sup>	47.47	
	123.09 m <sup>2</sup>	47.47	



# 1 SITE ANALYSIS

## 1 : 200



Client Name : **NEEV HOMES**

Address : **LOT 20 RAVEN CIRCUIT WARRIEWOOD**



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R04	ISSUED TO CLIENT 16.12.2024	PM
R05	ISSUED TO CLIENT 23.01.2025	AK

Drawn by	Checked by
PM	YS



Project North

Scale 1 : 200 @ A3

# SITE ANALYSIS

# A1.4



Client Name : **NEEV HOMES**

Address : **LOT 20 RAVEN CIRCUIT WARRIEWOOD**



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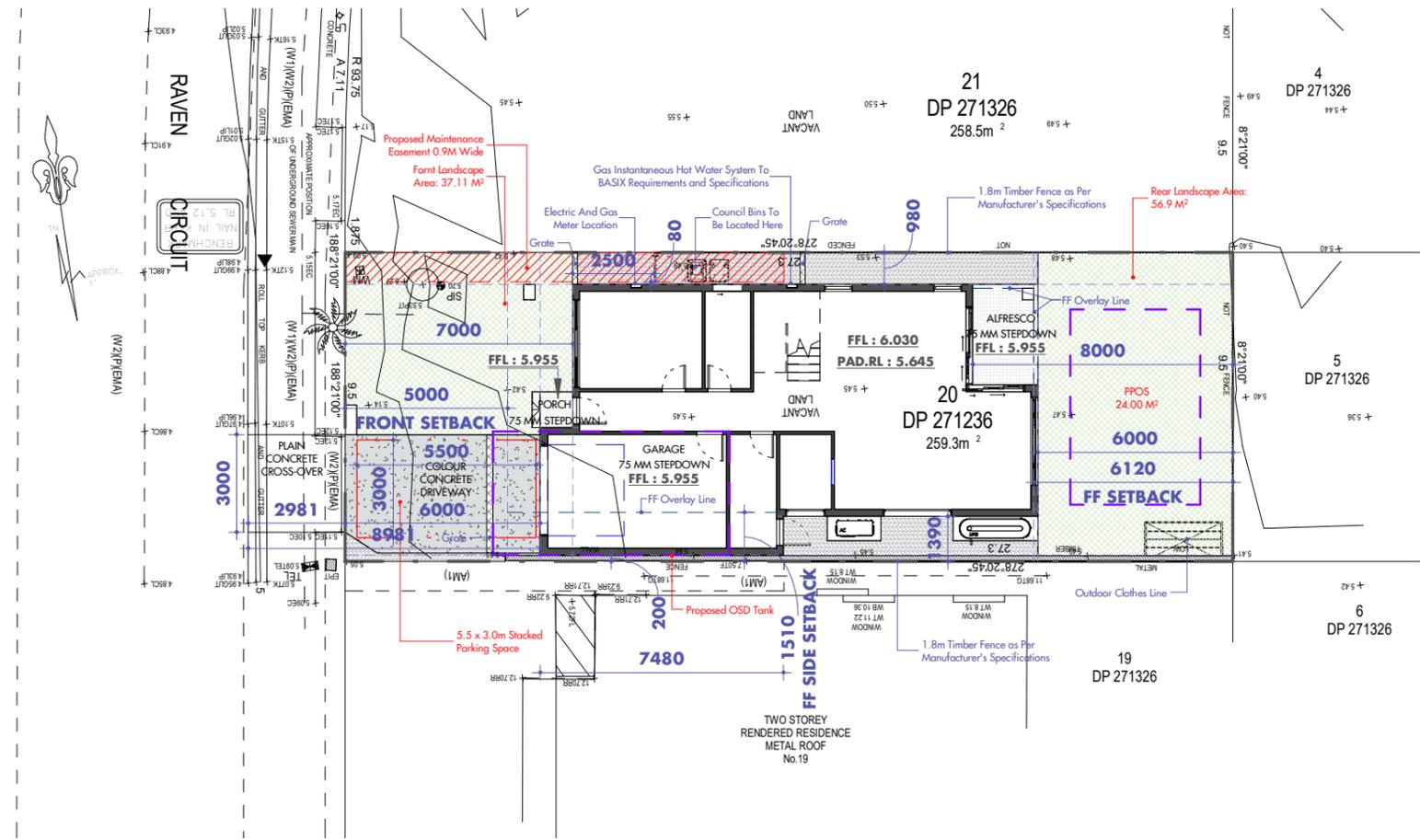
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R05	ISSUED TO CLIENT 23.01.2025	AK

Drawn by	Checked by
PM	YS

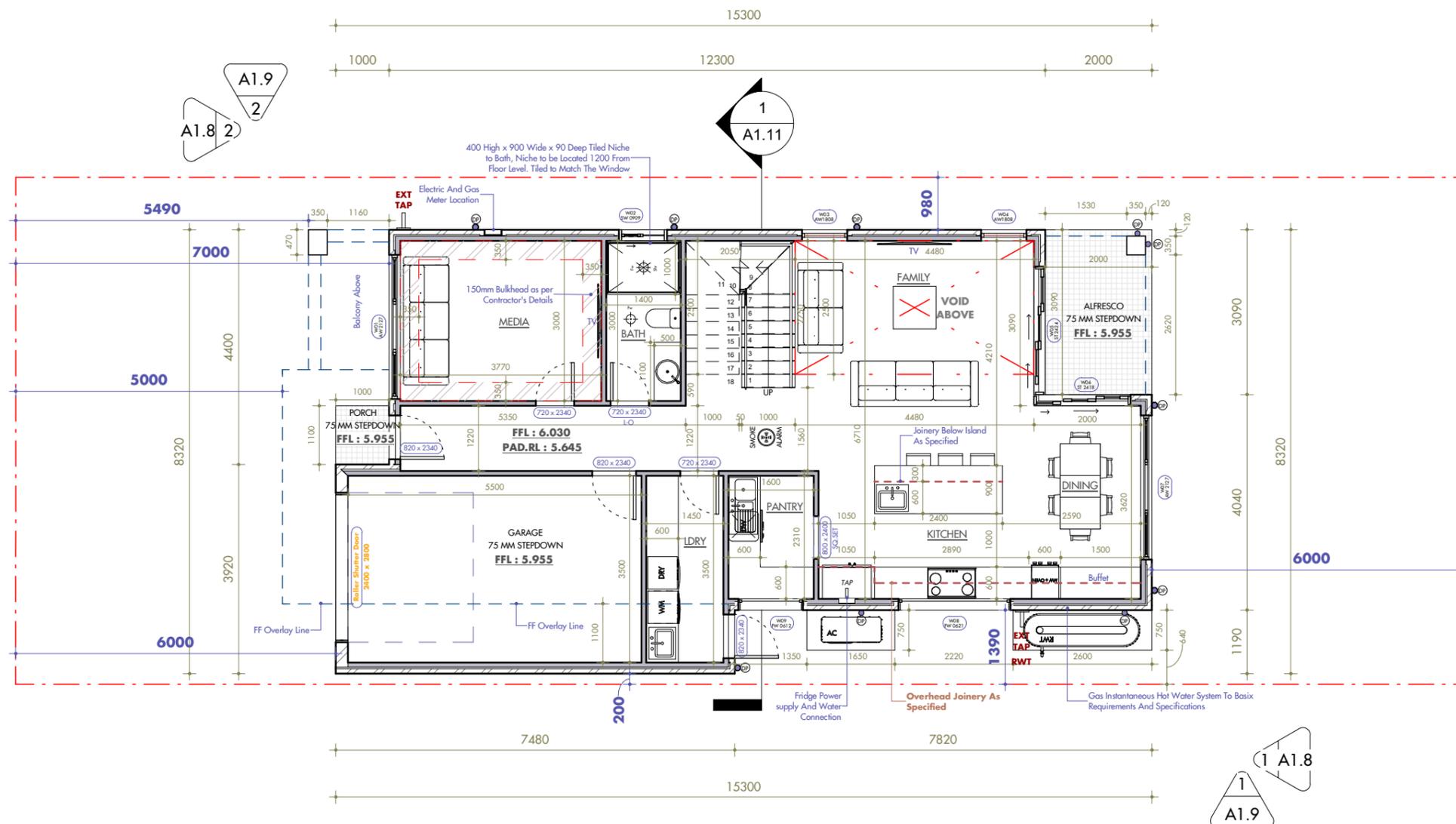


Project North

Scale 1 : 200 @ A3



**1** SITE PLAN  
1 : 200



**1** 1.5 GROUND FLOOR LEVEL  
1 : 100

- WALL TYPES LEGEND**
-  210MM THICK HEBEL WALL
  -  230MM THICK BRICK WALL
  -  90MM THICK TIMBER STUD WALL

- NOTES**
- Stair riser heights are to be calculated and verified by the builder upon selection of final floor finishes.
  - Provide lift off hinges to the door of all water closets/bathrooms/ensuites if the door is within 1200mm of the closet pan in accordance with Clause 3.8.3.3 of Volume 2 of the BCA
  - Architect plan to be in accordance with NCC Volume 2 Building Code of Australia 2022 & Housing Provisions Standard 2022.

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Project North



Scale 1 : 100 @ A3



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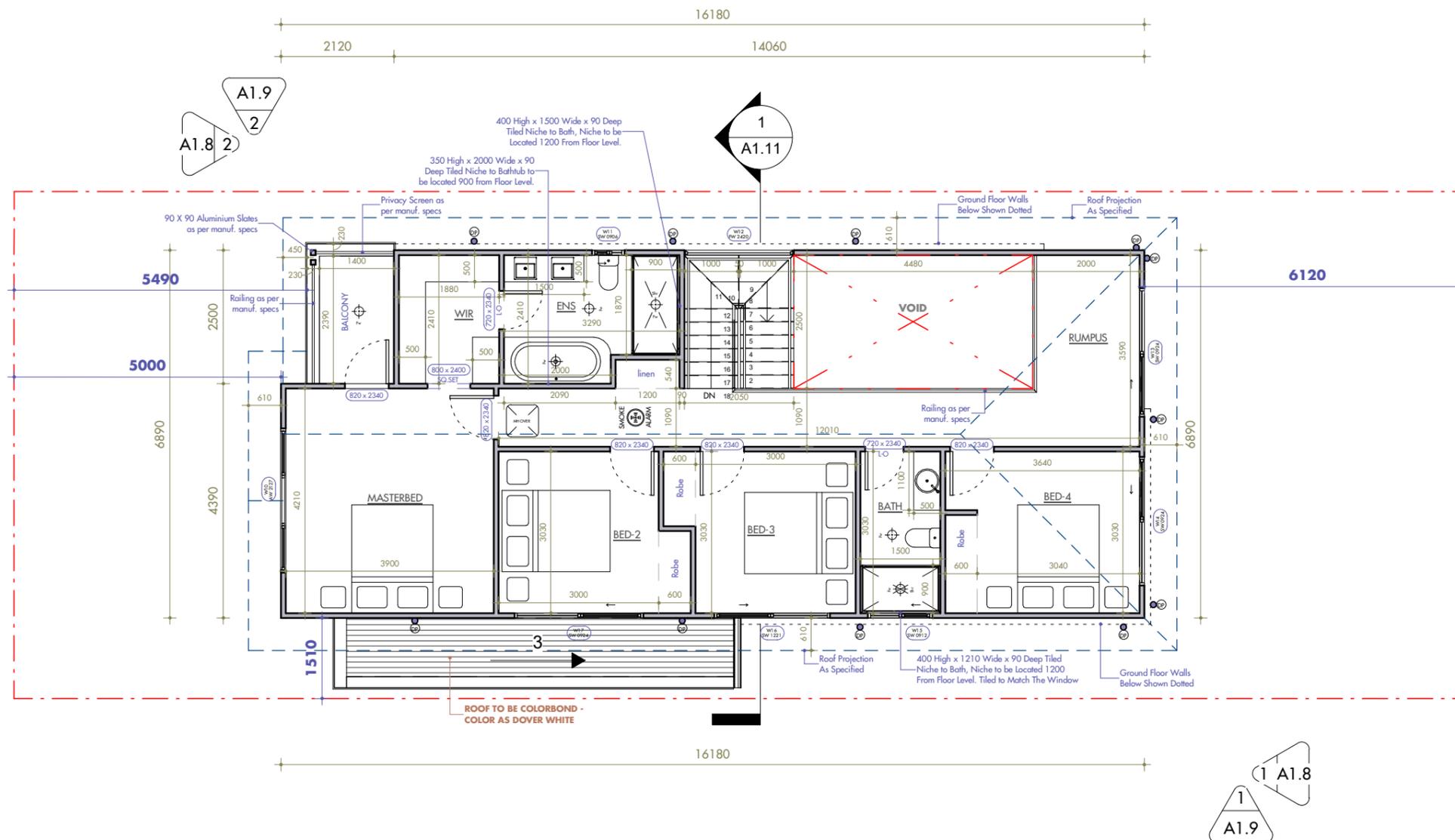
Project North



Scale 1 : 100 @ A3

FIRST FLOOR PLAN

**A1.6**



**1** 1.6 FIRST FLOOR LEVEL  
1 : 100

**WALL TYPES LEGEND**

	210MM THICK HEBEL WALL
	230MM THICK BRICK WALL
	90MM THICK TIMBER STUD WALL

**NOTES**

- Stair riser heights are to be calculated and verified by the builder upon selection of final floor finishes.
- Provide lift off hinges to the door of all water closets/bathrooms/ensuites if the door is within 1200mm of the closet pan in accordance with Clause 3.8.3.3 of Volume 2 of the BCA
- Architect plan to be in accordance with NCC Volume 2 Building Code of Australia 2022 & Housing Provisions Standard 2022.

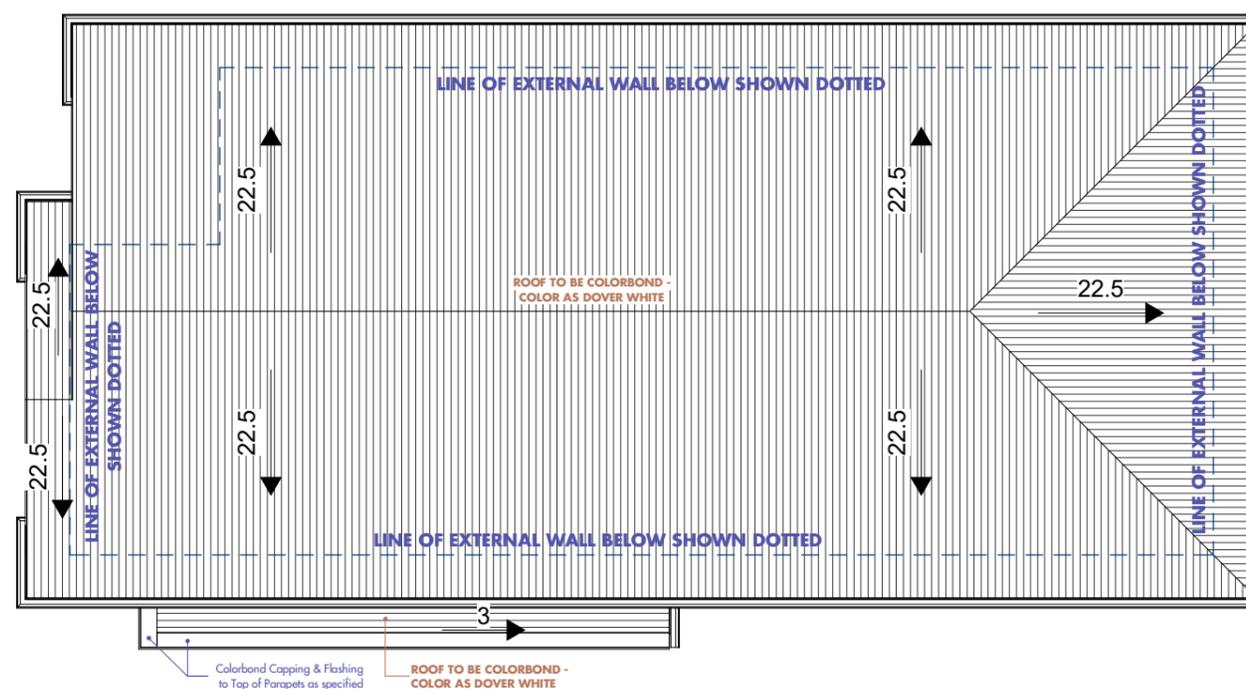


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**1** 1.7 ROOF PLAN  
1 : 100

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PM	YS



Project North



Scale 1 : 100 @ A3

**ROOF PLAN**  
**A1.7**

Window Schedule						
Mark	Type	Height	Width	Head Height	Sill Height	Level
W01	AW 2127	2100	2700	2400	300	GROUND FLOOR LEVEL
W02	SW 0909	900	900	2400	1500	GROUND FLOOR LEVEL
W03	AW1 808	1810	850	2400	590	GROUND FLOOR LEVEL
W04	AW1 808	1810	850	2400	590	GROUND FLOOR LEVEL
W05	ST 2424	2400	2400	2400	0	GROUND FLOOR LEVEL
W06	ST 2418	2400	1810	2400	0	GROUND FLOOR LEVEL
W07	AW 2127	2100	2700	2400	300	GROUND FLOOR LEVEL
W08	FW 0621	600	2100	1560	960	GROUND FLOOR LEVEL
W09	FW 0612	600	1210	1560	960	GROUND FLOOR LEVEL
W10	AW 2127	2100	2700	2400	300	FIRST FLOOR LEVEL
W11	SW 0906	900	610	-253	-1153	FIRST FLOOR CEILING LEVEL
W12	FW 2420	2400	2050	-253	-2653	FIRST FLOOR CEILING LEVEL
W13	SW 0924	900	2410	-253	-1153	FIRST FLOOR CEILING LEVEL
W14	SW 0924	900	2410	-253	-1153	FIRST FLOOR CEILING LEVEL
W15	SW 0912	900	1210	-253	-1153	FIRST FLOOR CEILING LEVEL
W16	SW 1221	1200	2170	-253	-1453	FIRST FLOOR CEILING LEVEL
W17	SW 0924	900	2410	-253	-1153	FIRST FLOOR CEILING LEVEL
Grand total: 17						

Door Schedule					
Type	Height	Width	Head Height	Level	Comments
2400 x 2800	2400	2800	2325	GROUND FLOOR LEVEL	
720 x 2340	2340	720	2340	GROUND FLOOR LEVEL	
820 x 2340	2340	820	2340	GROUND FLOOR LEVEL	
800 x 2400	2400	800	2400	GROUND FLOOR LEVEL	SQ SET
720 x 2340	2340	720	2340	GROUND FLOOR LEVEL	L-O
820 x 2340	2340	820	2340	GROUND FLOOR LEVEL	
720 x 2340	2340	720	2340	GROUND FLOOR LEVEL	
820 x 2340	2340	820	2340	GROUND FLOOR LEVEL	
820 x 2340	2340	820	2340	FIRST FLOOR LEVEL	
820 x 2340	2340	820	2340	FIRST FLOOR LEVEL	
720 x 2340	2340	720	2340	FIRST FLOOR LEVEL	L-O
820 x 2340	2340	820	2340	FIRST FLOOR LEVEL	
820 x 2340	2340	820	2340	FIRST FLOOR LEVEL	
820 x 2340	2340	820	2340	FIRST FLOOR LEVEL	
820 x 2340	2340	820	2340	FIRST FLOOR LEVEL	
800 x 2400	2400	800	2400	FIRST FLOOR LEVEL	SQ SET
720 x 2340	2340	720	2340	FIRST FLOOR LEVEL	L-O
Grand total: 17					

**NOTES**

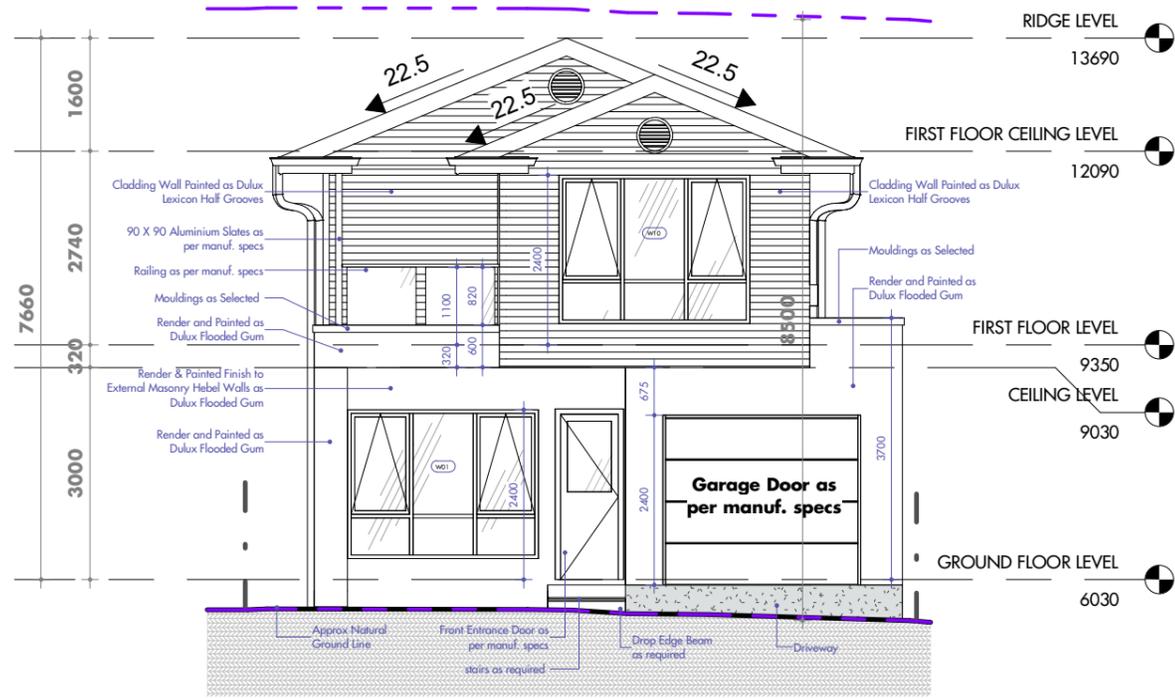
Mark protection of operable windows clause 11.3.7 of the Housing Provisions 2022

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

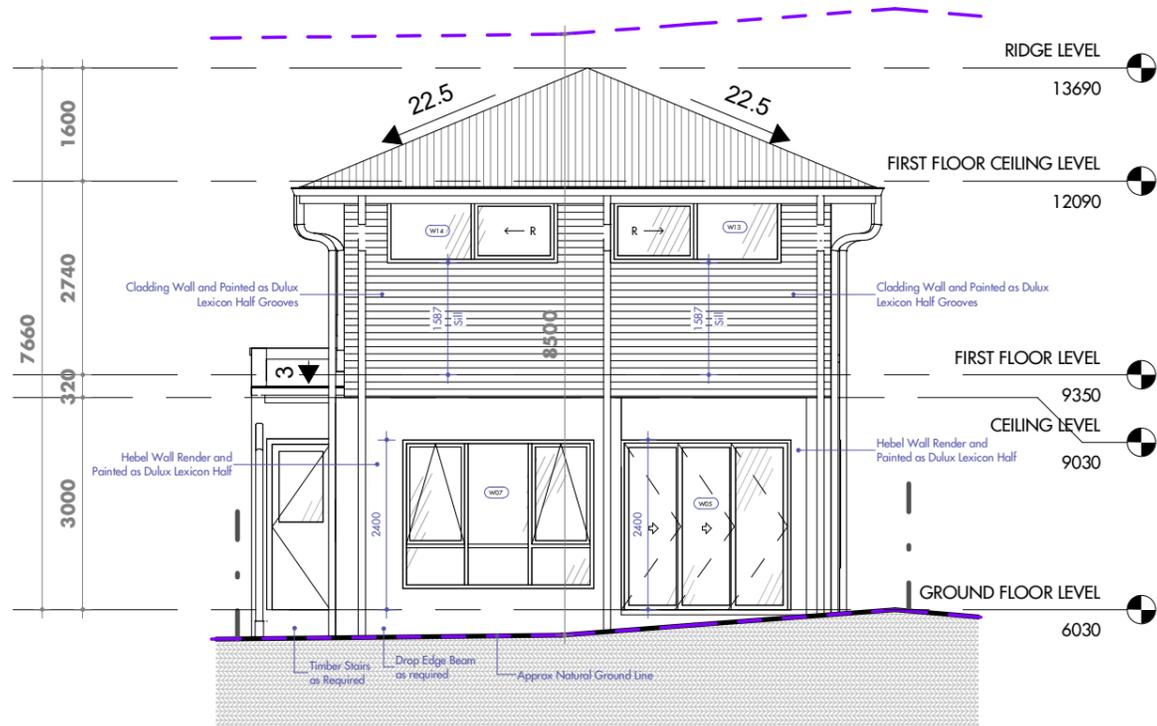
(2) Where the lowest level of the window opening covered by (1) is less than 1.7 m above the floor, the window opening must comply with the following:

The openable portion of the window must be protected with—  
 a device capable of restricting the window opening; or  
 a screen with secure fittings.  
 A device or screen required by (a) must—  
 not permit a 125 mm sphere to pass through the window opening or screen; and  
 resist an outward horizontal action of 250 N against the—  
 window restrained by a device; or  
 screen protecting the opening; and  
 have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.

(3) Where a device or screen provided in accordance with (2)(a) is able to be removed, unlocked or overridden, a barrier with a height not less than 865 mm above the floor is required to an openable window in addition to window protection.



2 North East  
1 : 100



1 South West  
1 : 100



Client Name : NEEV HOMES

Address : LOT 20 RAVEN CIRCUIT  
WARRIEWOOD



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Project North



Scale 1 : 100 @ A3

ELEVATION SHEET 1

A1.8



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Drawn by	Checked by
PM	YS



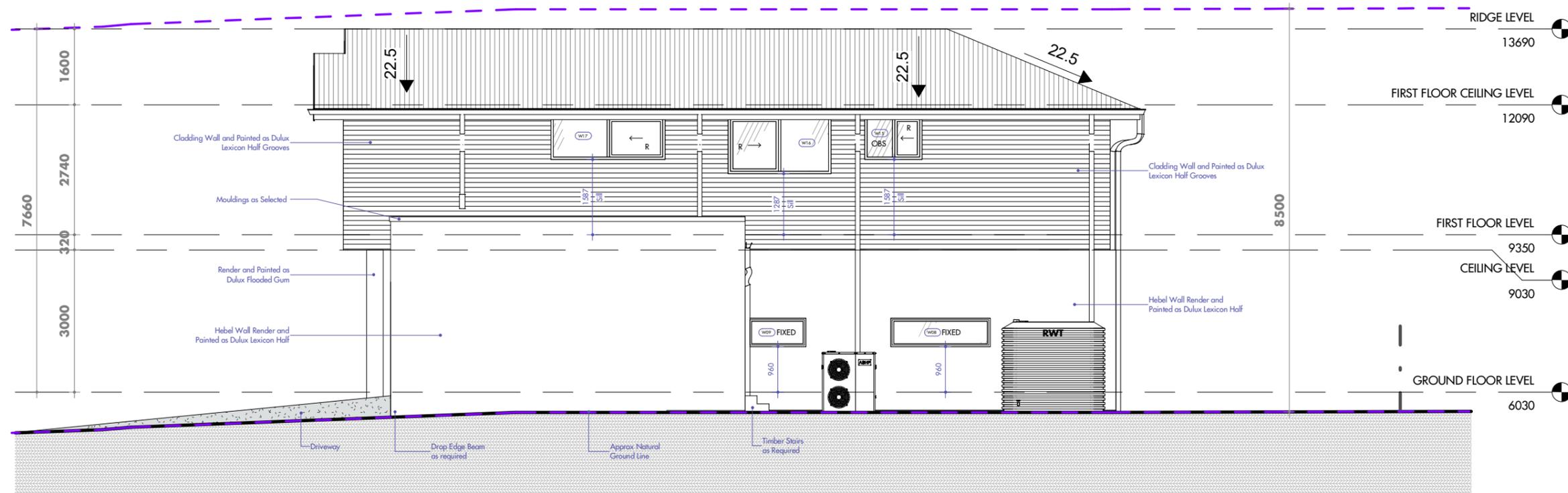
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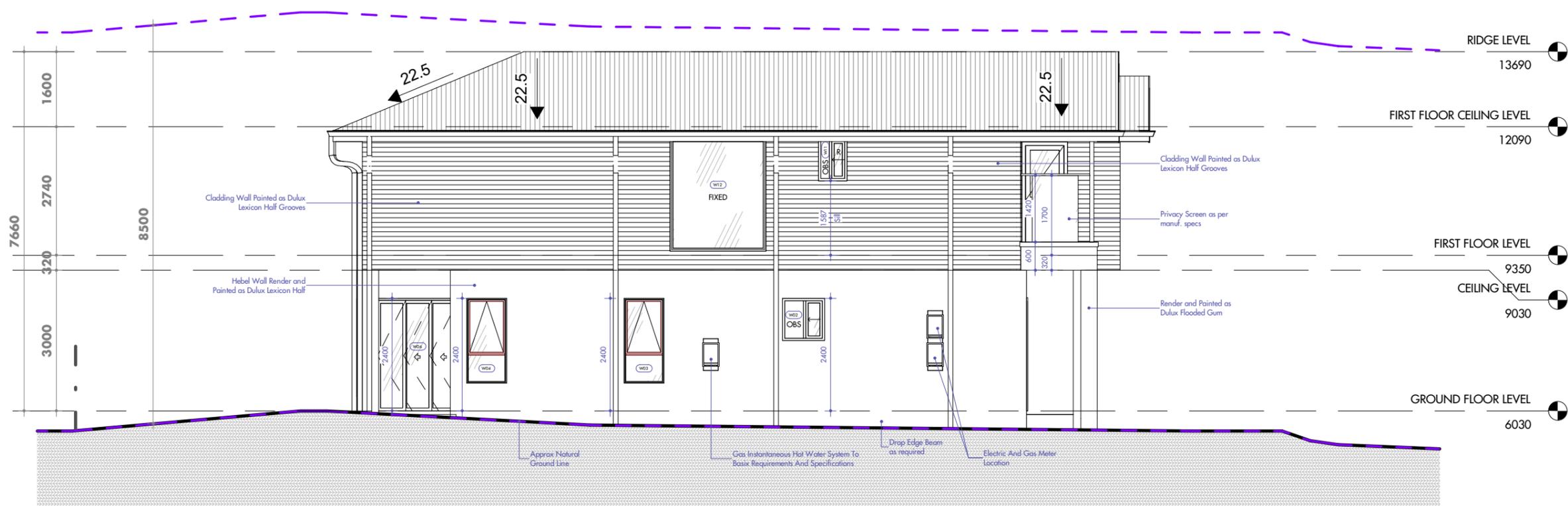
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ELEVATION SHEET 2

A1.9



1 South East  
1 : 100



2 North West  
1 : 100



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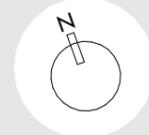
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Drawn by	Checked by
PM	YS



Project North



Scale 1 : 200 @ A3

**MATERIAL SCHEDULE**

# A1.10



TAG	IMAGE	DESCRIPTION	ITEM
RN1		DULUX FLOODED GUM	RENDER
RN2		DULUX LEXICON HALF	RENDER
CL1		DULUX LEXICON HALF GROOVES	CLADDING
MD		DULUX LEXICON HALF	MOULDING
AS		AS SELECTED	ALUMINIUM POST
RC		COLORBOND DOVER WHITE	ROOF COVERING
GD		AS SELECTED	GARAGE DOOR SLIMLINE SECTIONAL PROFILE
GFC		COLORBOND DOVER WHITE	GUTTER, FASCIA & DOWNPIPES COLORBOND
WDC		COLORBOND MONUMENT	WINDOWS & SLIDING DOORS ALUMINIUM POWDERCOATED
FD		AS SELECTED	FRONT DOOR PMAD104 1200W
CCD		AS SELECTED	COLOURED CONCRETE DRIVEWAY
FC		AS SELECTED	1.8M HIGH LAPPED AND CAPPED TIMBER FENCE



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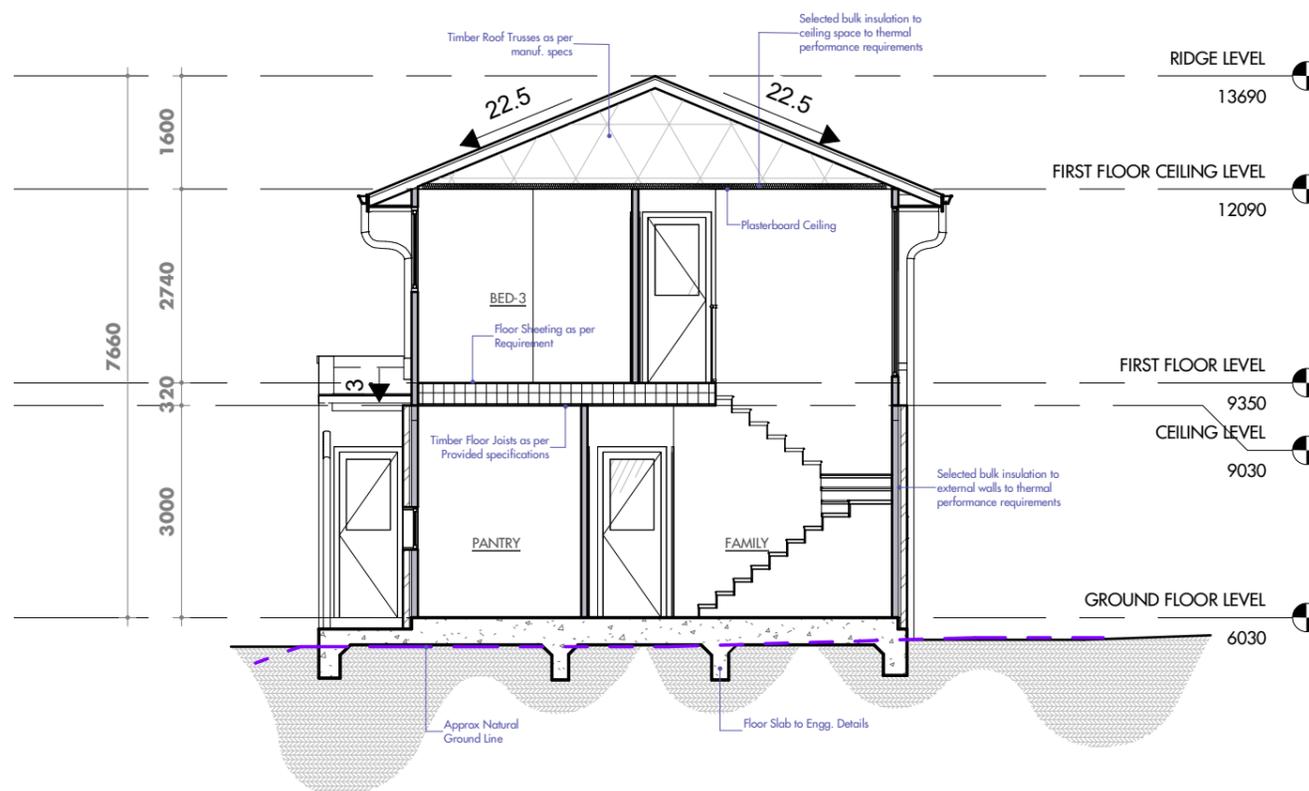
Project North



Scale 1 : 100 @ A3

**SECTIONS**

**A1.11**



**1** Section 1  
1 : 100



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R05	ISSUED TO CLIENT 23.01.2025	AK

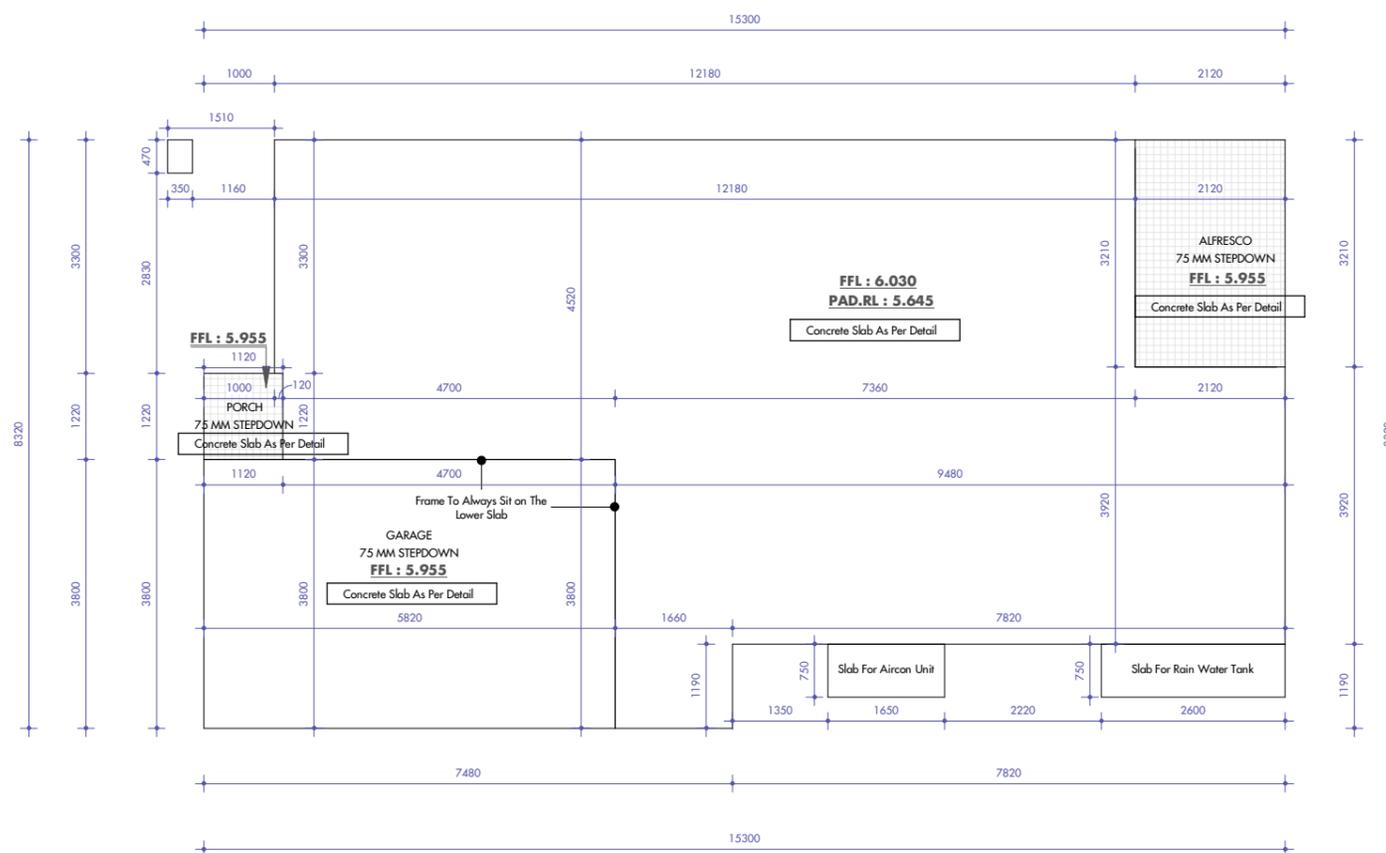
Drawn by	Checked by
PM	YS



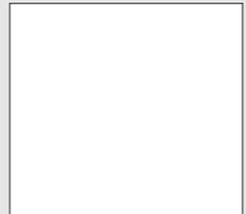
Project North



Scale 1 : 100 @ A3



**1** GROUND FLOOR SLAB LAYOUT  
1 : 100



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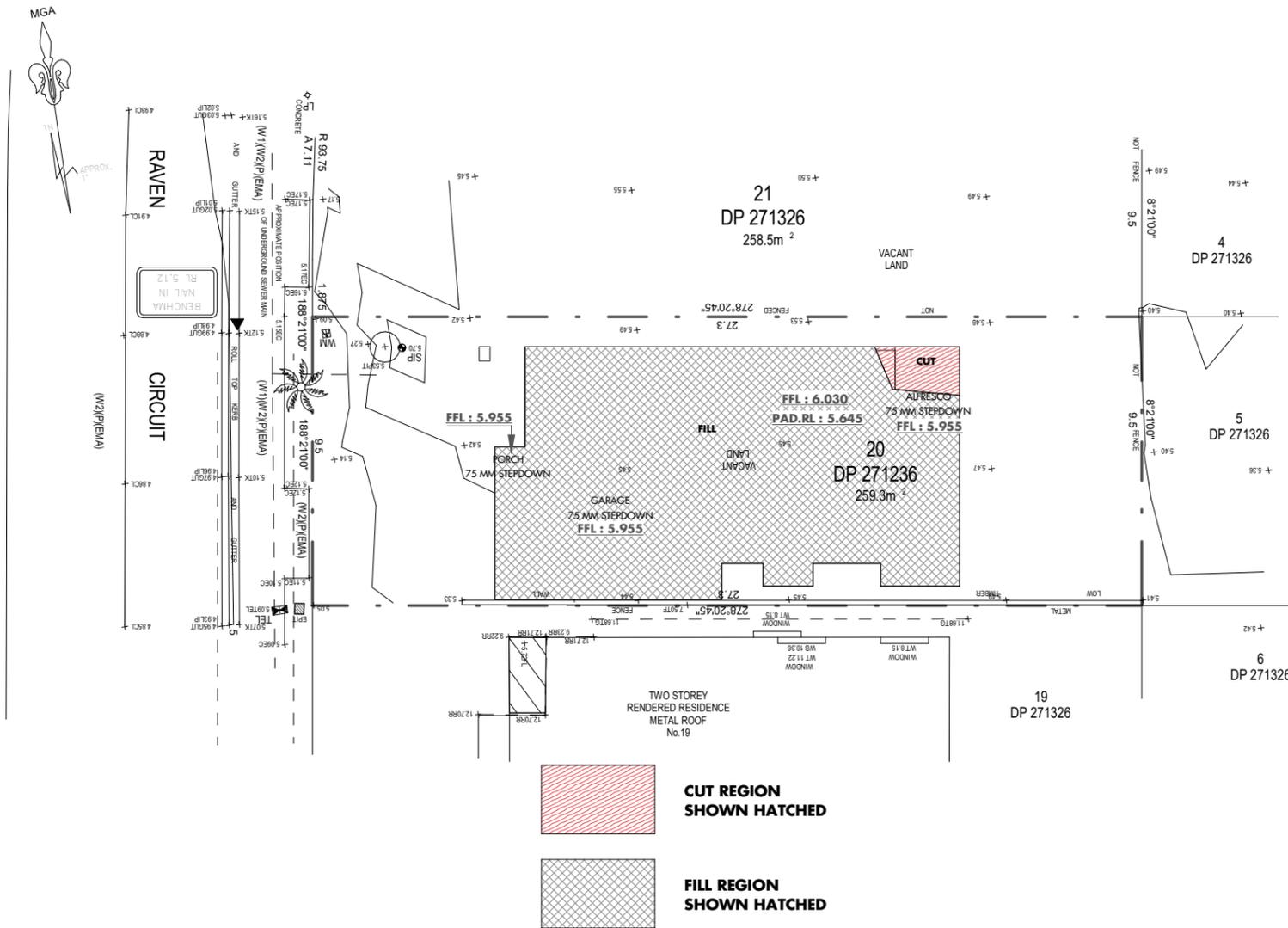
Project North



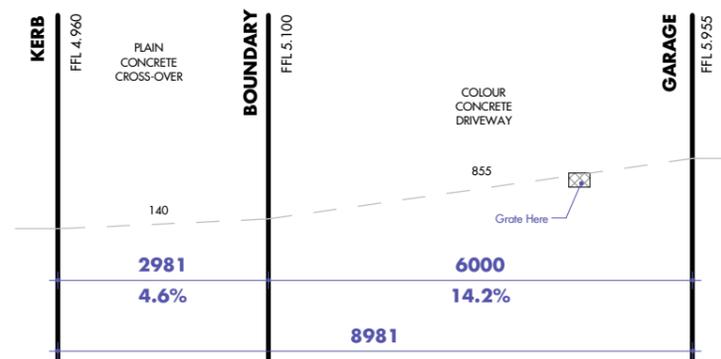
Scale As indicated @ A3

**CUT AND FILL PLAN**

**A1.13**



**1.13 CUT AND FILL PLAN**  
1 : 200



**1.13 DRIVEWAY DETAIL**  
1 : 100

2



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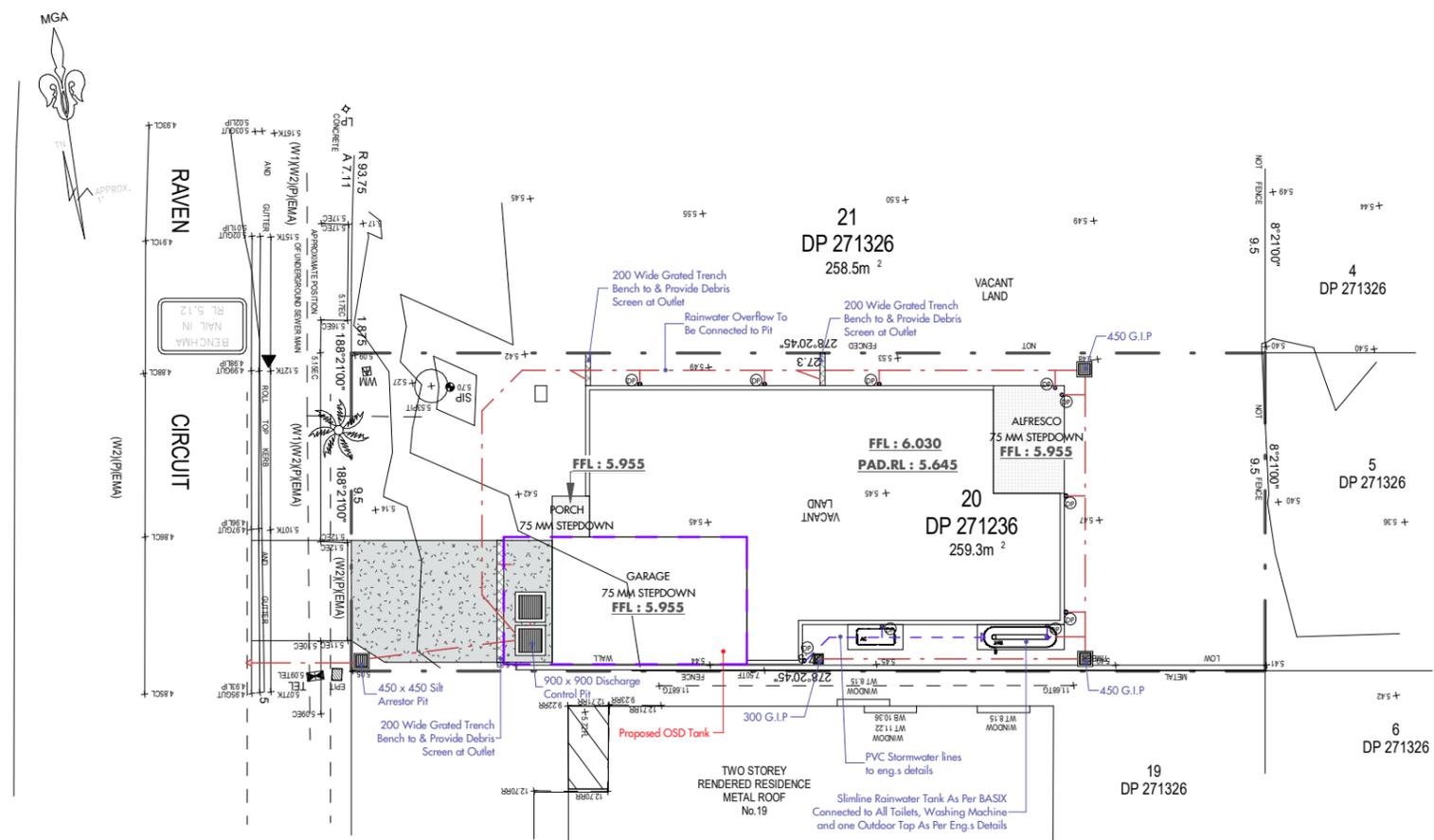
Project North



Scale 1 : 200 @ A3

**STORMWATER PLAN**

**A1.14**



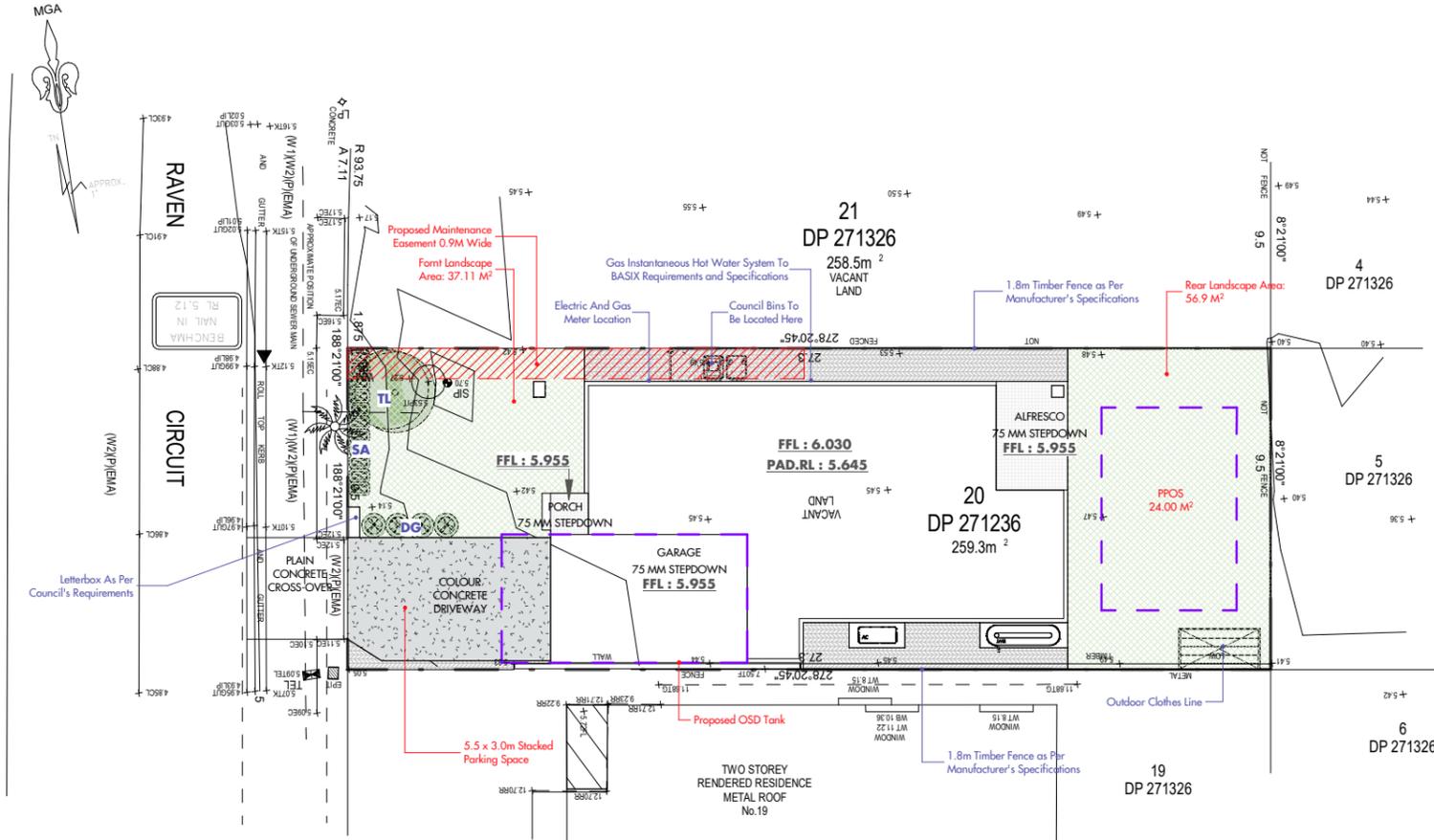
**1.14 STORMWATER DRAINAGE PLAN**  
 1 : 200

**LANDSCAPE NOTES**

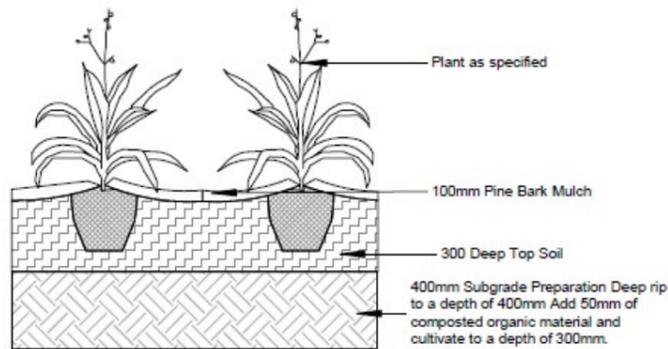
1. THIS PLAN INDICATES THE GENERAL LANDSCAPE ARRANGEMENT ONLY AND IS NOT FOR CONSTRUCTION.
2. ALL WEEDS TO BE REMOVED FROM SITE BY PHYSICAL REMOVAL OR BY SPRAYING HERBICIDE.
3. ALL LANDSCAPED AREA TO HAVE A MINIMUM 1:100 FALL TO STORMWATER OUTLET POINT. REFER TO DRAINAGE DIAGRAM.
4. MULCH LEVEL IN GARDEN BEDS IS TO BE MAINTAINED MINIMUM AT 75mm.
5. EXCAVATE HOLE FOR PLANTING 200mm DEEPER AND 300mm WIDER THAN THE SIZE OF THE POT.
6. ALL GARDEN BEDS ARE TO BE PREPARED WITH A MIX OF GOOD QUALITY TOPSOIL AND ORGANIC FERTILIZER TO A DEPTH OF 300mm AS SHOWN IN THE TREE PLANTING DETAIL.
7. TURF AREAS ARE TO BE PREPARED WITH A MINIMUM OF 150mm GOOD QUALITY TOPSOIL.
8. ALL PLANTS ARE TO BE PERIODICALLY PRUNED TO AN APPROPRIATE SIZE AND SPREAD.
9. ALL FLOOR LEVELS SHOWN ARE APPROXIMATE ONLY.
10. EXACT LEVELS TO BE DETERMINED ON SITE.
11. NOMINATED PLATFORM LEVELS MAY VARY PLUS OR MINUS 100mm.

**PLANTING SCHEDULE**

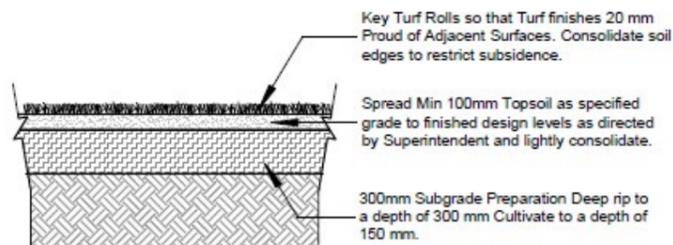
Mark	Type	NATIVE	POT SIZE	HEIGHT	Count	Image
<b>HEDGE</b>						
SA	Syzygium australe 'Aussie Southern'	YES	200MM	2m	11	
<b>SHRUB</b>						
DG	Duranta Mini Gold	YES	150MM	500mm	4	
<b>TREE</b>						
TL	Tristaniopsis laurina 'Luscious'	YES	45L	8M	1	



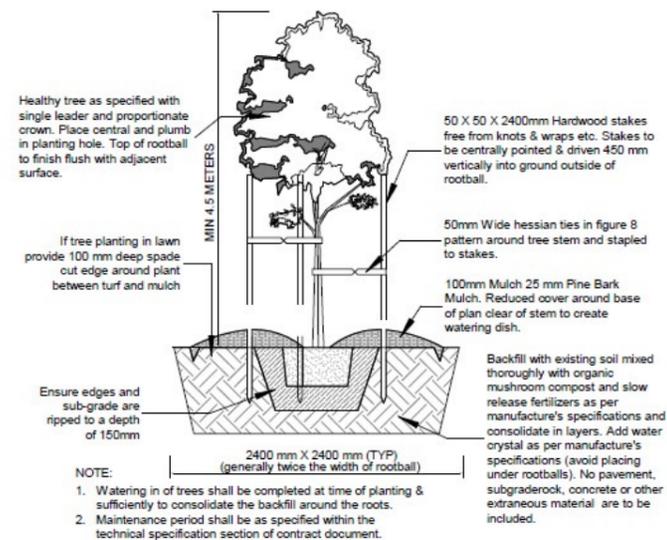
**1 LANDSCAPE PLAN**  
1 : 200



**TYPICAL SHRUB/GROUND COVER PLANTING DETAIL**  
Not To Scale



**TURFING DETAIL**  
Not To Scale



**200lt TREE PLANTING DETAIL IN GRASS**  
Not To Scale

to comprise an  
25%



Client Name : **NEEV HOMES**

Address : **LOT 20 RAVEN CIRCUIT WARRIEWOOD**

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PM	YS



Project North



Scale 1 : 200 @ A3

**LANDSCAPE PLAN**

**A1.15**



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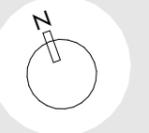
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PM	YS



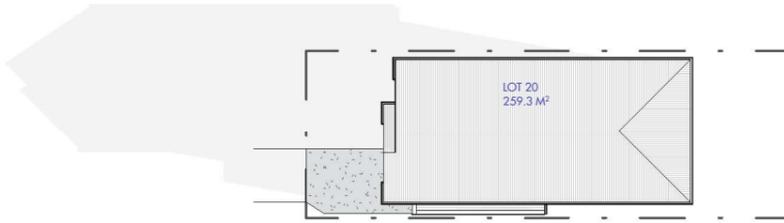
Project North



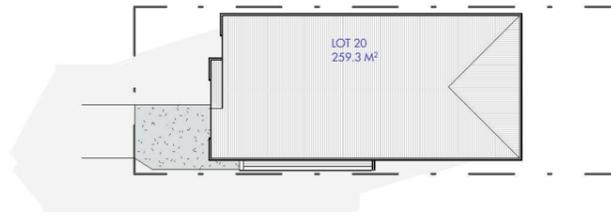
Scale 1 : 400 @ A3

**SHADOW DIAGRAMS**

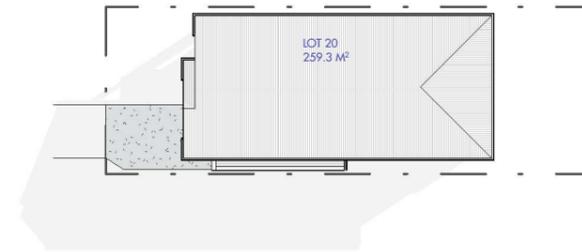
**A1.16**



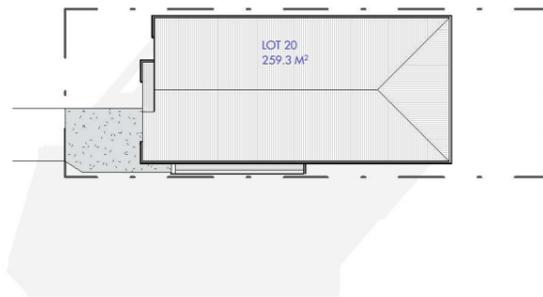
**1** SD 9AM  
1 : 400



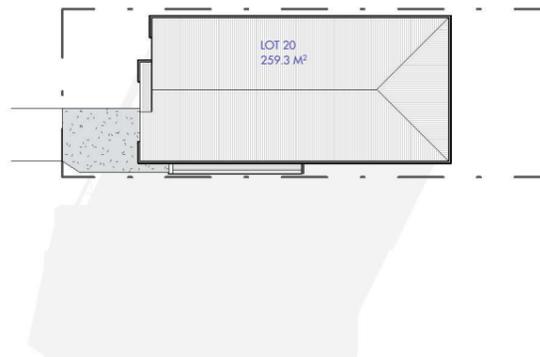
**2** SD 11AM  
1 : 400



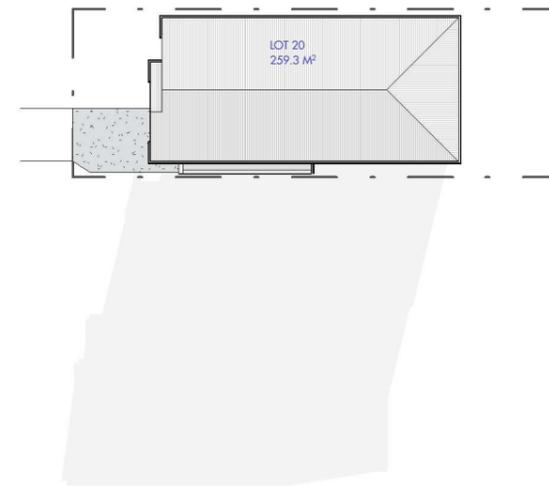
**3** SD 12PM  
1 : 400



**4** SD 1PM  
1 : 400



**5** SD 2PM  
1 : 400



**6** SD 3PM  
1 : 400



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Drawn by	Checked by
PM	YS



Project North



Scale 1 : 200 @ A3

**NOTIFICATION PLAN**

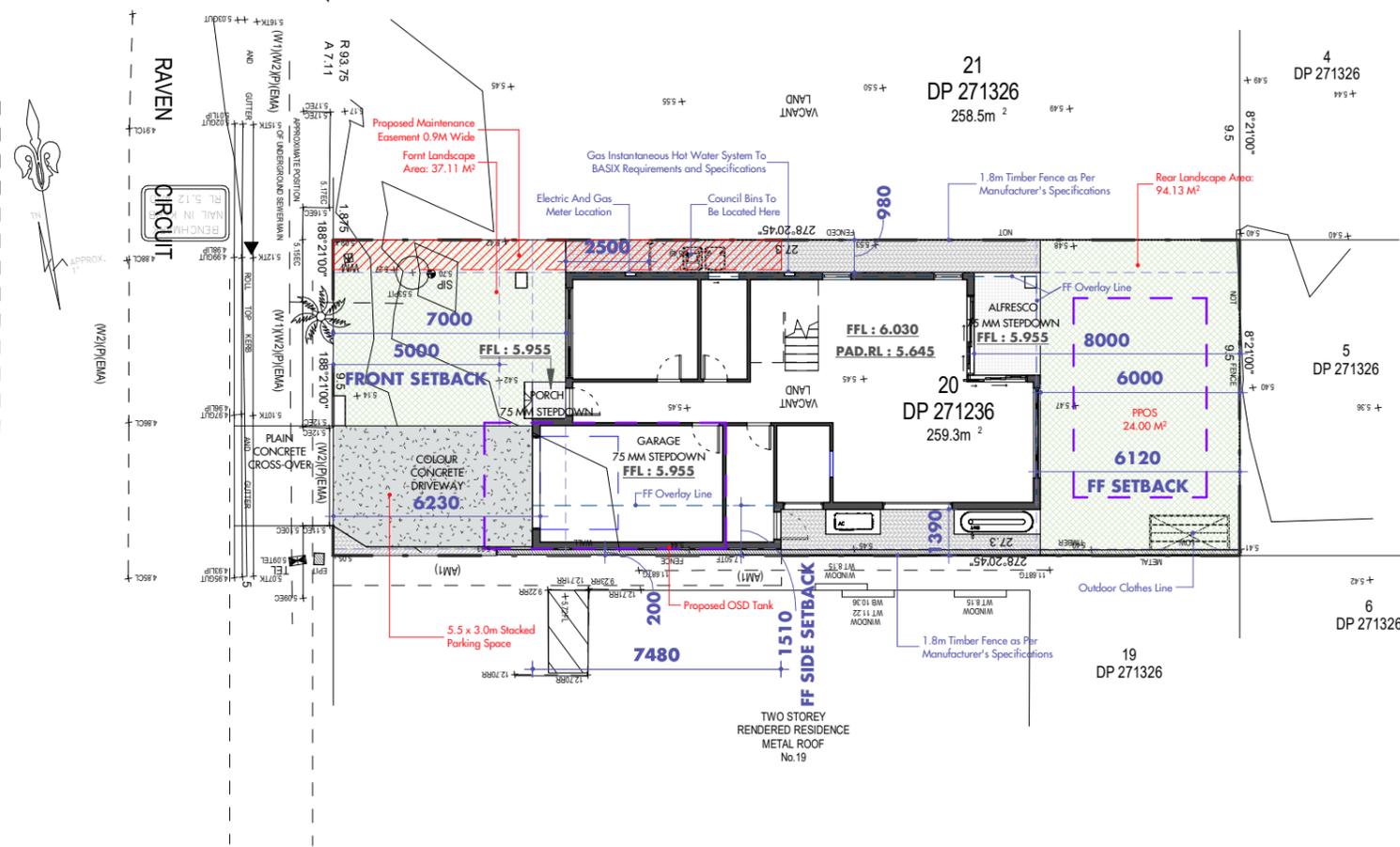
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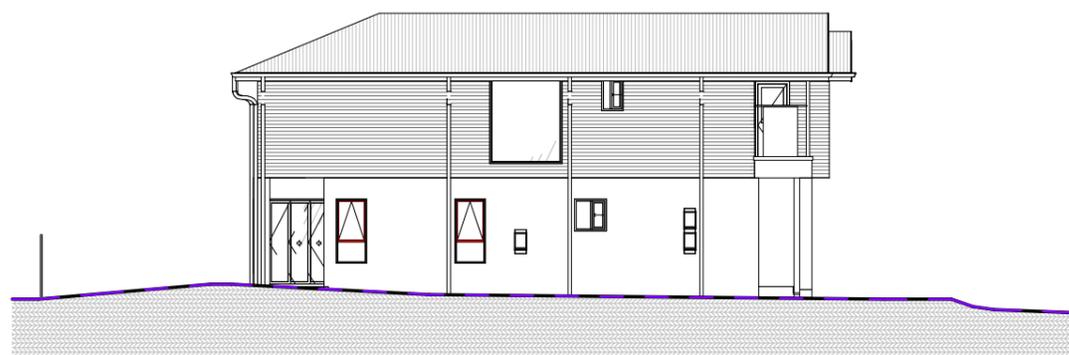
**2** NP North East  
1 : 200



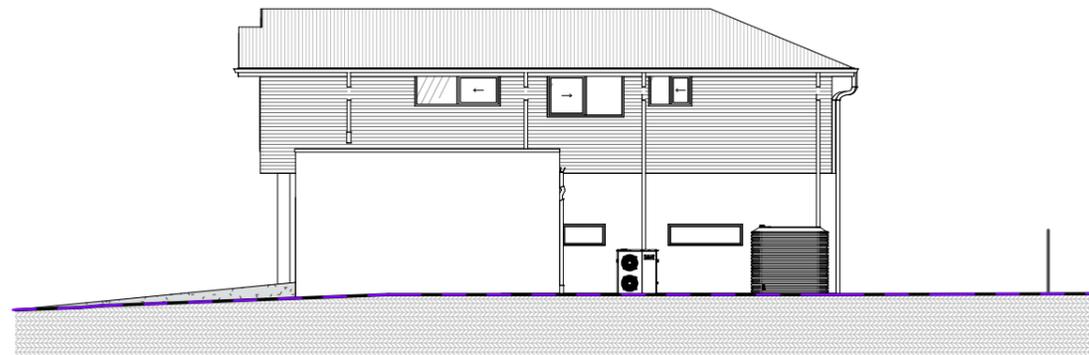
**5** NP South West  
1 : 200



**1** SITE PLAN  
1 : 200



**3** NP North West  
1 : 200



**4** NP South East  
1 : 200