

GENERAL NOTES

ALL BUILDING WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA), RELEVANT AUSTRALIAN STANDARDS (AS) AND ALL RELEVANT CODES.

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE CONSENT AUTHORITY'S APPROVAL CONDITIONS.

ALL WORK IS TO BE SET OUT BY A REGISTERED SURVEYOR.

BUILDER IS TO CHECK ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORK OR ORDERING MATERIALS.

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

ARCHITECTURAL PLANS ARE TO BE READ IN CONJUNCTION WITH THE BASIX REPORT.

THE CONTRACTOR IS TO CONTACT DIAL BEFORE YOU DIG ON PHONE NUMBER 1100 PRIOR TO ANY EXCAVATION OR EARTHWORKS.

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DRAWINGS ARE SHOWN WITH DIMENSIONS TYPICALLY TO FRAME. SITE PLAN SHOWS DIMENSIONS TO CLADDING.

ALL RLS ARE TO AUSTRALIAN HEIGHT DATUM (AHD). ALL DIMENSIONS ARE IN MILLIMETERS.

THE DESIGNER IS TO BE NOTIFIED OF ANY DISCREPANCIES.

FFL = FINISHED FLOOR LEVEL, RL = REDUCED LEVEL, TYP. = TYPICAL, VOS = VERIFY ONSITE

LANDSCAPING

GENERAL: ALL PLANTS ARE TO BE PLANTED TO INDUSTRY STANDARDS AND SPECIFICATIONS. ALL PLANTINGS ARE TO BE WATERED THOROUGHLY PRIOR TO AND AFTER PLANTING. PLANTS NEED TO BE HANDLED WITH CARE AND ROOTBALLS MUST BE CHECKED PRIOR TO PLANTING. PLANT SIZES AS SCHEDULED. TOP SOIL TO BE 200-300MM DEEP UNLESS OTHERWISE SPECIFIED.

GRASS: PROPOSED GRASS AREAS TO BE CLEARED AND FREE OF ANY RUBBLE OR BUILDING WASTE PRIOR TO INSTALLATION OF UNDERLAY AND GRASS. A 100MM LAYER OF ORGANIC GRASS UNDERLAY SOIL IS TO BE SPREAD EVENLY WITH CORRECT FALLS FOR DRAINAGE. APPLICATION OF FERTILIZER IS TO BE APPLIED PRIOR TO LAYING GRASS. USE 100MM X 50MM ROUGH SAWN TREATED PINE WHERE TURF AREAS MEET GARDEN AREAS.

PLANTS/ PLANTING: INSTALL STAKES CLEAR OF ROOTBALLS. DO NOT PIERCE ROOTBALLS. TREES TO BE SELF SUPPORTING. DO NOT TIE TREES TO STAKES. SOFT FABRIC IS ONLY USED WHERE EXPOSURE MAY IMPACT SHORT TERM TREE STABILITY. REFER TO ECOLOGIST NOTES.

MULCH: FINISHED SURFACE TO ALLOW FOR PLACEMENT OF MULCH. MULCH TO BE 80MM DEEP. SPREAD WITH EVEN THICKNESS. FINISH FLUSH WITH SURROUNDING SURFACES. MULCH SHOULD NOT BE PLACED DIRECTLY AROUND THE PLANT BASE. MULCH SHOULD BE REPLENISHED WHEN NEEDED. INTRUSION OF WEEDS AND GRASS SHOULD BE CONTROLLED AROUND THE MULCHED AREAS. ALWAYS WATER THE PLANTS THOROUGHLY BEFORE APPLYING MULCH AND CHECK REGULARLY. REFER TO ECOLOGIST NOTES.

WATERING: AS PER TO SUPPLIERS RECOMMENDATIONS.

FERTILISER AND SOIL CONDITIONERS: AS PER SUPPLIERS RECOMMENDATIONS.

WEED REMOVAL: REFER TO ECOLOGIST NOTES.

WASTE MANAGEMENT PLAN

EXCAVATION

EXCAVATED (CLEAN) FOUNDATION MATERIAL WILL BE REUSED ONSITE WHERE POSSIBLE. REMAINDER OF FOUNDATION TO BE DISPOSED OF AT COUNCIL'S LAND USE FACILITY. SURFACE FOUNDATION (APPROXIMATELY 200MM TOP SOIL) WILL BE SUITABLY STORED ONSITE AND USED FOR GARDENING AND LANDSCAPING AT THE COMPLETION OF WORKS. AS PER THE SECTION 149 PLANNING CERTIFICATE, IT IS HIGHLY UNLIKELY THAT THERE WOULD BE ANY EXISTING SITE CONTAMINATION IN THIS MATERIAL AND WE DO NOT CONSIDER IT NECESSARY THAT ANY TEST OR ASSESSMENT BE UNDERTAKEN FOR THE PURPOSE OF THIS DEVELOPMENT. SITE CUT AND FILL TO BE CONFIRMED BY BUILDER ONSITE.

EXCAVATED MATERIAL: 20+ M3

BUILDING WASTE

BUILDING WASTE WILL BE CONTAINED ONSITE (E.G. SKIP) PRIOR TO BEING DISPOSED OF TO LAND FILL - REFER TO PLAN. INERT WASTE AND NON-REUSABLE MATERIALS, SUCH AS BROKEN BRICK AND SHEETING, WILL BE USED ONSITE (WHERE POSSIBLE), THE REMAINDER DISPOSED OF TO COUNCIL LANDFILL (KIMBRIKI) OR A SUITABLE BUILDING MATERIALS RECYCLABLE CENTRE. NON-INERT MATERIALS, SUCH AS METALS AND PLASTICS, WILL BE DELIVERED TO A WASTE RECYCLING CENTRE. SAWDUST AND SMALL OFF CUTS CAN BE MULCHED FOR USE ON GARDEN BEDS, AND THE EXCESS DISPOSED OF TO LAND FILL.

GREEN WASTE: 2+ M3 RECYCLED WASTE: 2+ M3 INERT WASTE: 0M3 GENERAL WASTE: 10+ M3

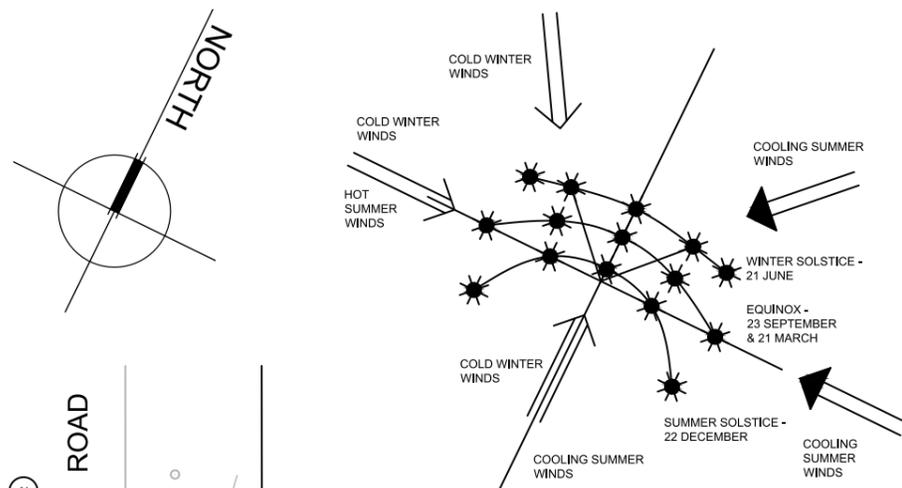
OPERATIONAL WASTE

OPERATIONAL WASTE EXPECTED FROM THE PROPOSAL WILL BE SEPARATED INTO INDIVIDUAL COUNCIL BINS FOR THE LIFE OF THE DEVELOPMENT (GENERAL WASTE, RECYCLABLE WASTE). COLLECTION WILL BE VIA COUNCIL'S KERB SIDE WASTE AND RECYCLING COLLECTION SERVICE. GREEN WASTE WILL BE USED ONSITE FOR COMPOST. REFER TO PLAN FOR LOCATION OF OPERATIONAL WASTE BINS.

GREEN WASTE: TO ONSITE COMPOST RECYCLED WASTE: APPROXIMATELY <0.5M3 PER WEEK
GENERAL WASTE: APPROXIMATELY <0.5M3 PER WEEK

PROJECT CALCULATIONS			
SITE AREA	1073 M2	ROOF AREA	69.4 M2
TOTAL FLOOR AREA	59.95 M2	OPEN SPACE	84.6 M2
LANDSCAPING	707 M2	LANDSCAPING %	65.9%

Project: J + B RITCHIE SECONDARY DWELLING	Details: LOT 2 DP 838513 790A BARRENJOEY ROAD PALM BEACH NSW 2108	PROJECT INFORMATION		REVISION	AMENDMENT	DATE
		ARCHITECTURALS: DL		A	CONSULTANTS ISSUE	27/03/20
		ENGINEERING:		B	DA ISSUE	25/05/20
				DWG NO: 1 NOVEMBER 2019		



CLIMATE ANALYSIS

SURVEY + SITE ANALYSIS PLAN

SCALE 1:250

BASIX NOTES

THIS IS A SUMMARY OF THE BASIX COMMITMENTS AS DETAILED IN THE BASIX CERTIFICATE. PROJECT NAME - RITCHIE - SECONDARY DWELLING. REFER TO THE BASIX CERTIFICATE FOR DETAILS. FOR DEFINITIONS REFER TO WWW.BASIX.NSW.GOV.AU

LANDSCAPING - AS PER BASIX CERTIFICATE.

HOT WATER - GAS-INSTANTEOUS, 5-STARS.

ALTERNATIVE WATER - 4-STAR FIXTURES. A TOTAL OF 4000L WATER TANK TO COLLECT ALL ROOF AREA. THE RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS, LAUNDRY AND AT LEAST ONE OUTDOOR TAP.

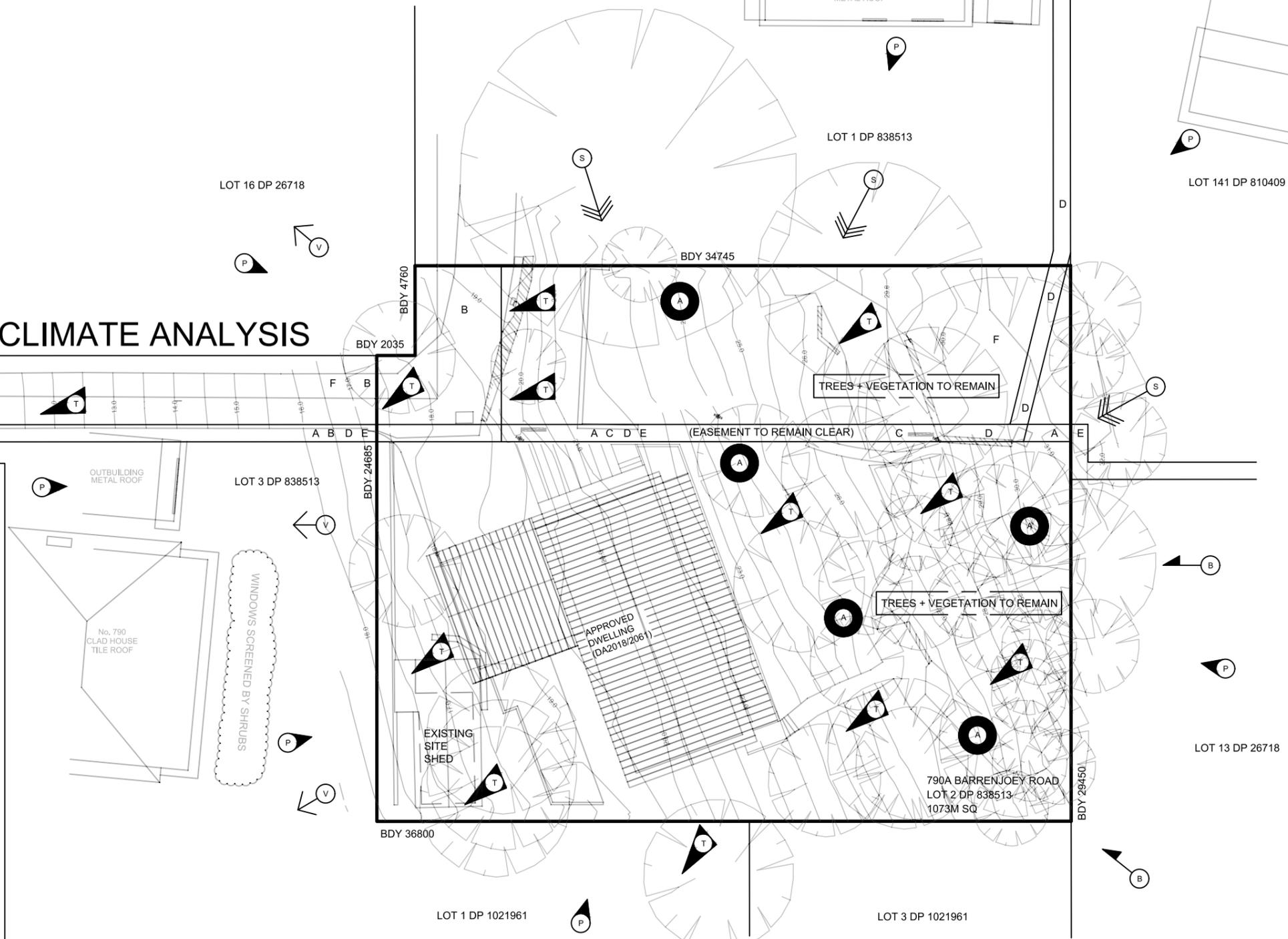
HEATING / COOLING - CEILING FANS TO BEDS AND LIVING.

VENTILATION METHOD - BATHROOM, KITCHEN AND LAUNDRY: INDIVIDUAL FAN, DUCTED TO FACADE; MANUAL SWITCH ON/ OFF.

LIGHTING - AS PER BASIX CERTIFICATE.

NATURAL LIGHTING - A WINDOW AND/OR SKYLIGHT TO BATHROOM + KITCHEN FOR NATURAL LIGHTING.

OTHER - GAS COOKTOP AND GAS OVEN. WELL VENTILATED FRIDGE. A FIXED OUTDOOR CLOTHES LINE. A FIXED INDOOR CLOTHES LINE.

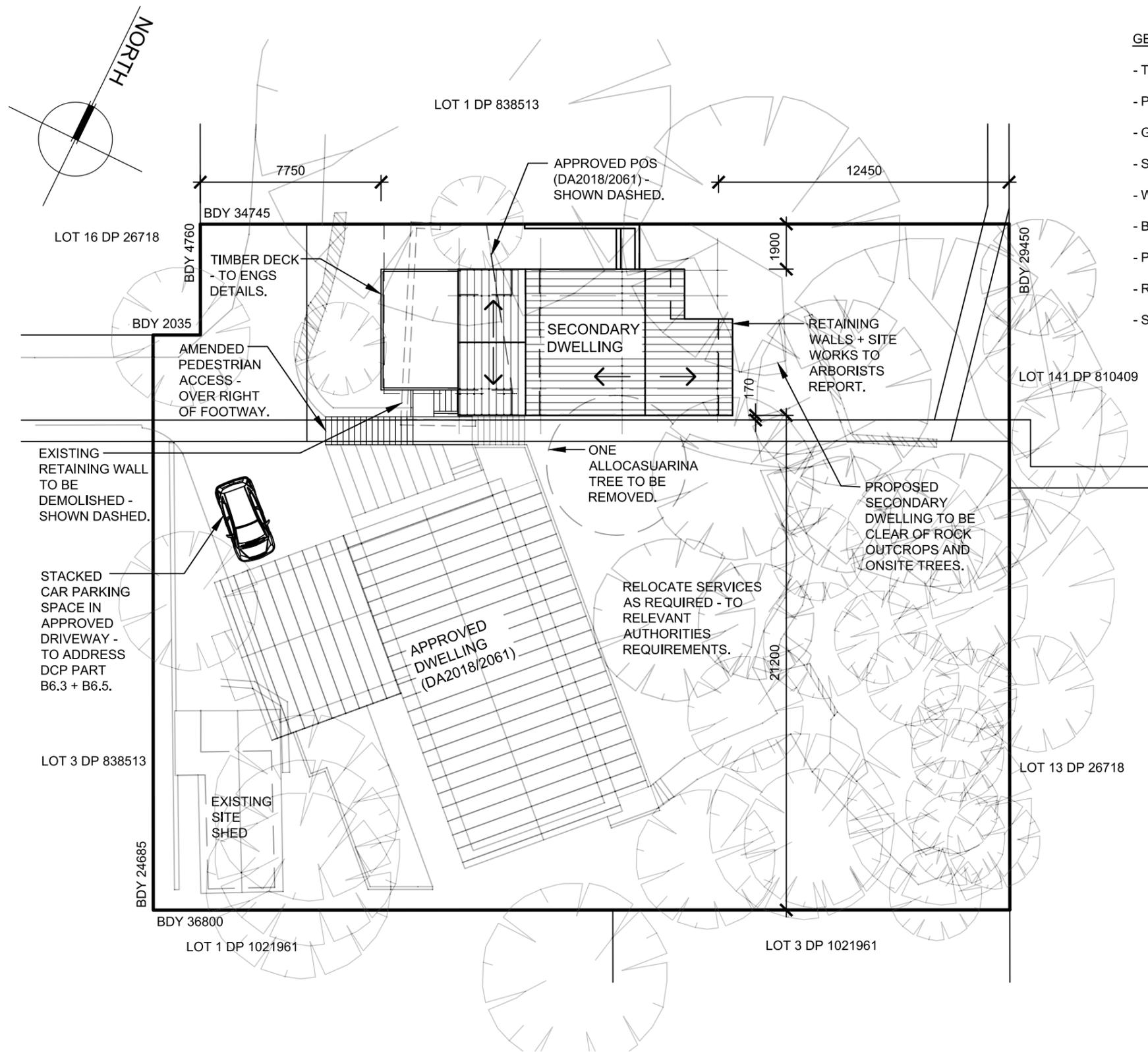


LEGEND:

A	ASPECT	N	NOISE
B	BREEZES	S	SOLAR ACCESS
P	PRIVACY / OVERLOOKING	V	VIEWS
T	STEEP TOPOGRAPHY	POS	PRIVATE OPEN SPACE

SURVEY: CMS SURVEYORS. REF: 17740. DATED: 23/05/2018 (AMENDED 24/02/2020).

Project: J + B RITCHIE SECONDARY DWELLING	Details: LOT 2 DP 838513 790A BARRENJOEY ROAD PALM BEACH NSW 2108	EXISTING SITE	REVISION	AMENDMENT	DATE
		ARCHITECTURALS: DL	A	CONSULTANTS ISSUE	27/03/20
		ENGINEERING:	B	DA ISSUE	25/05/20
			DWG NO: 2 NOVEMBER 2019		



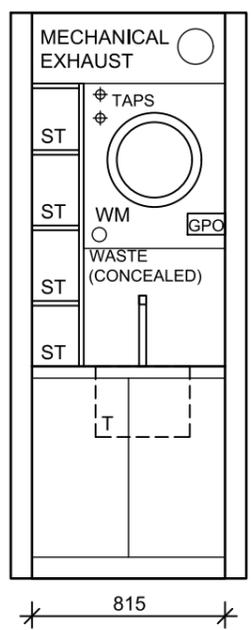
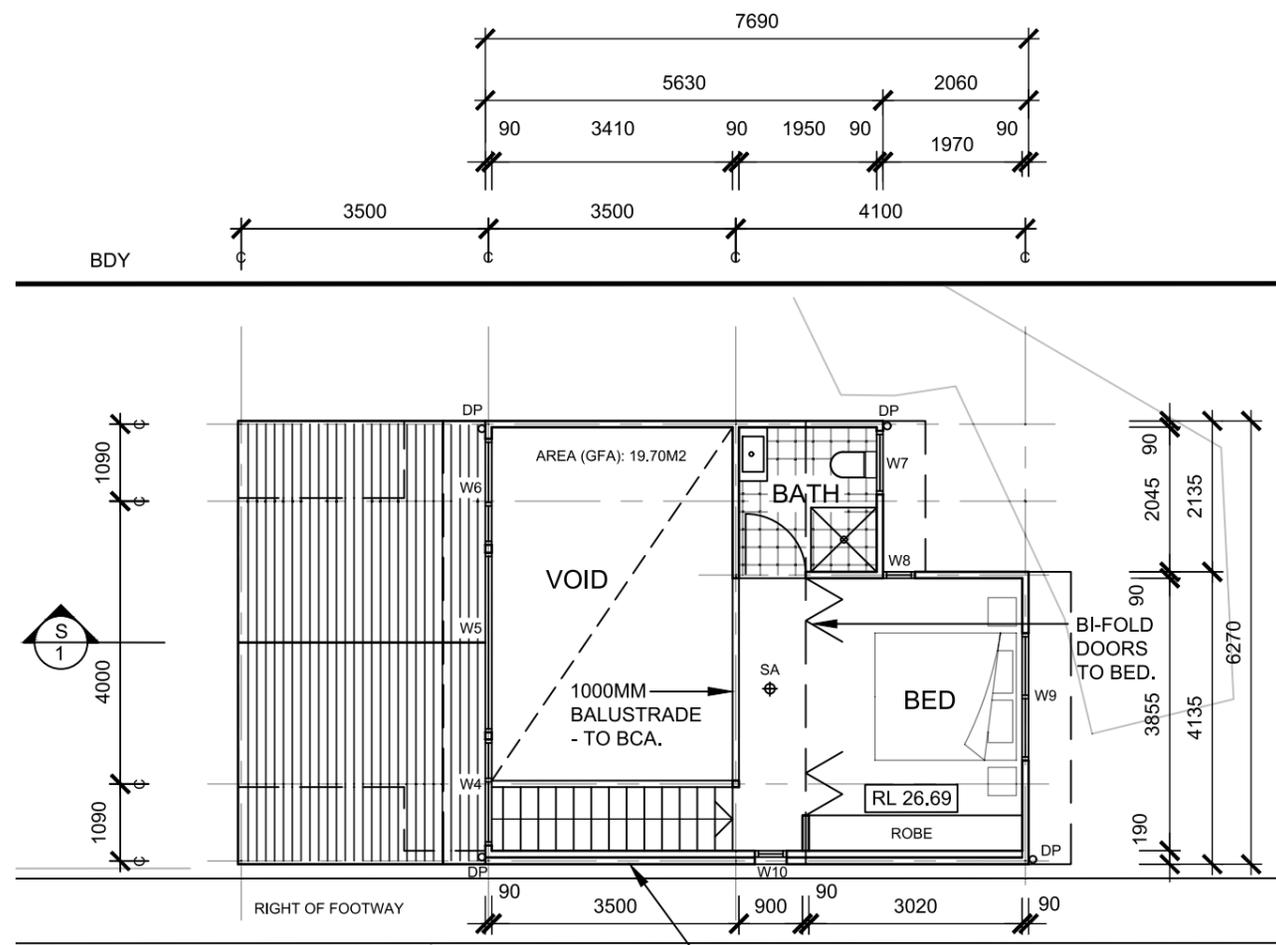
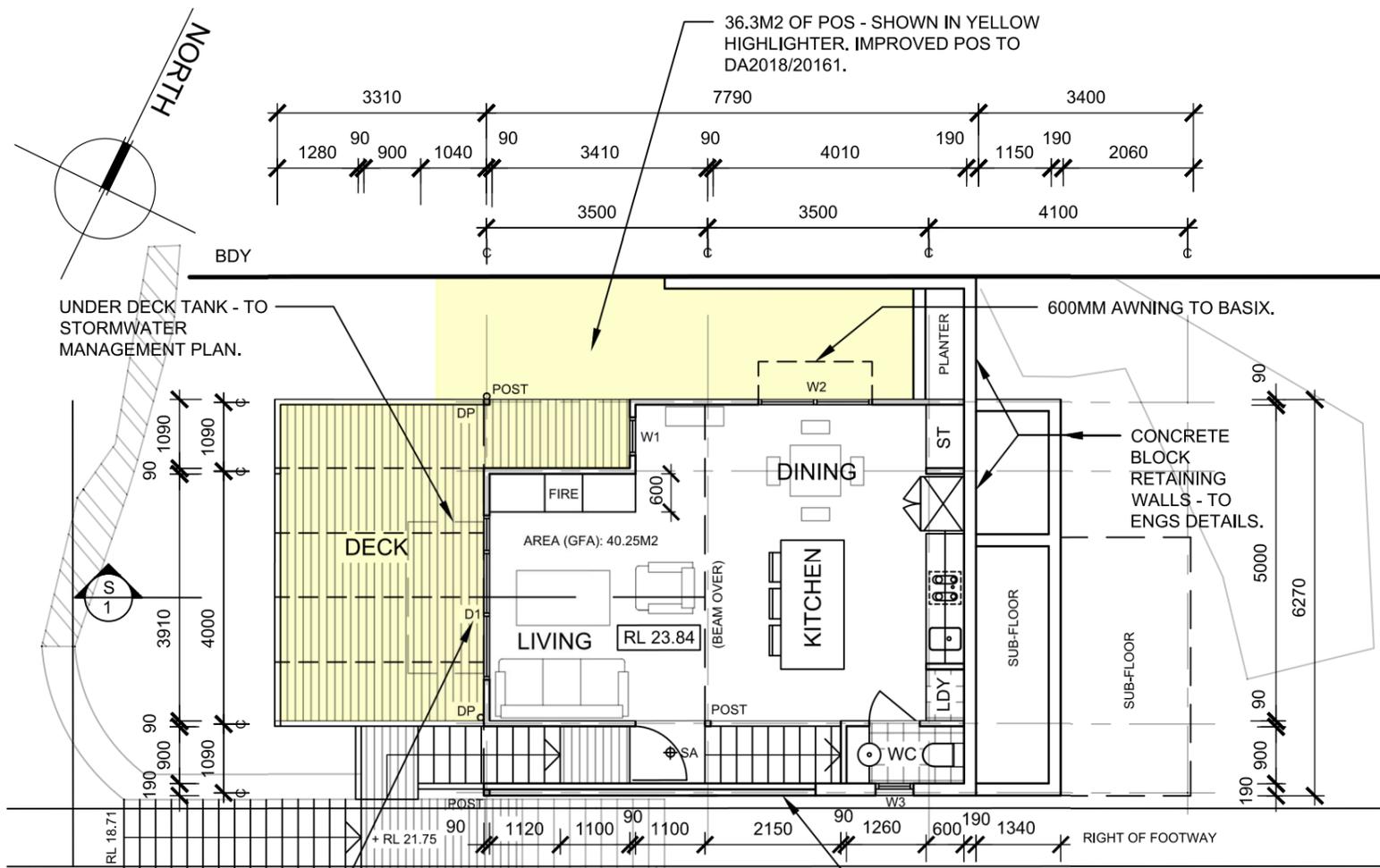
GENERAL BCA NOTES:

- TERMITE PROTECTION TO BCA PART 3.1.3 & AS 3660.1.
- PROTECTIVE COATINGS OF STRUCTURAL STEEL TO BCA PART 3.4.4.
- GLAZING TO BCA PART 3.6, AND AS1288 AND AS2047 AS RELEVANT.
- SMOKE ALARMS TO BCA PART 3.7.2 AND AS3786.
- WET AREA WATERPROOFING TO BCA PART 3.8.1 AND AS3740.
- BATHROOMS AND LAUNDRY TO BE MECHANICALLY VENTILATED TO EXTERNAL TO BCA PART 3.8.5.
- PROTECTION OF OPENABLE WINDOWS TO COMPLY WITH BCA PART 3.9.2.5.
- REFER TO STRUCTURAL ENGS DRAWINGS FOR FOOTINGS, BEAMS, POSTS AND FRAME DETAILS TO BCA PART 3.11.
- SOIL (AS2870) AND WIND (AS4055) CLASSIFICATIONS TO ENGS DETAILS.

SITE PLAN

SCALE 1:200

Project: J + B RITCHIE SECONDARY DWELLING	Details: LOT 2 DP 838513 790A BARRENJOEY ROAD PALM BEACH NSW 2108	SITE PLAN ARCHITECTURALS: DL ENGINEERING:	REVISION	AMENDMENT	DATE
			A	CONSULTANTS ISSUE	27/03/20
			B	DA ISSUE	25/05/20
			DWG NO: 3 NOVEMBER 2019		



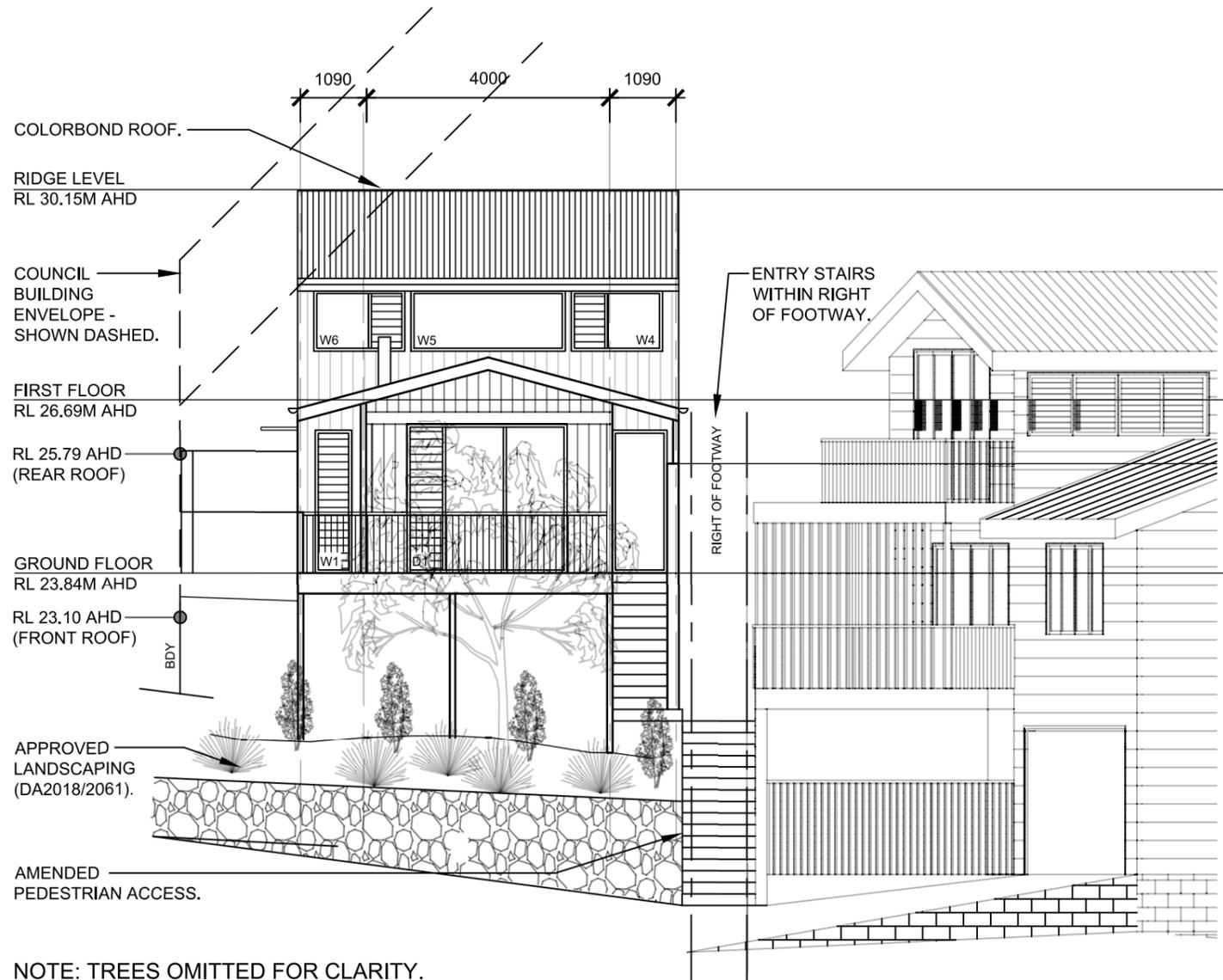
GROUND FLOOR PLAN
SCALE 1:100

LAUNDRY ELEVATION
SCALE 1:30

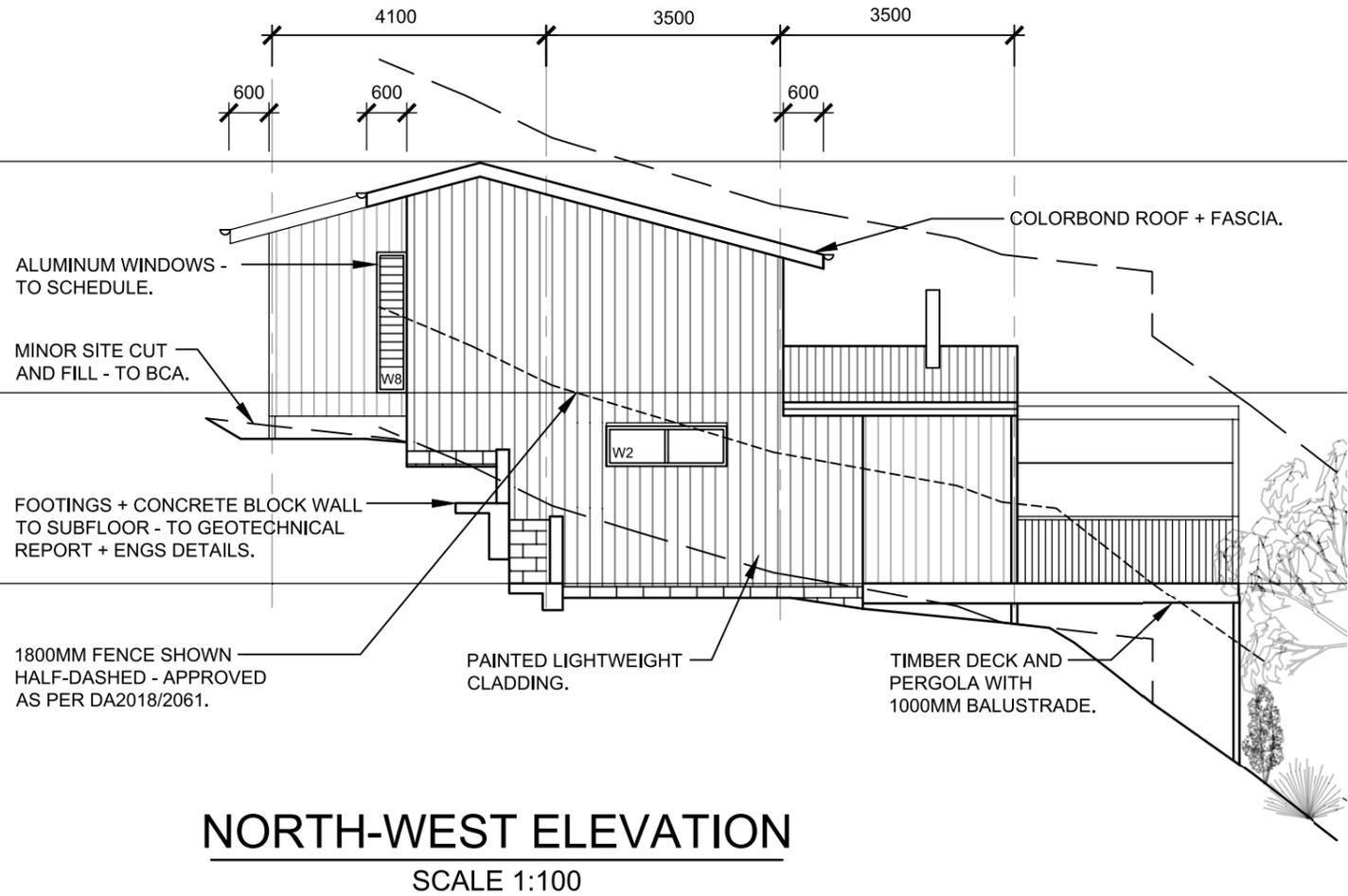
FIRST FLOOR PLAN
SCALE 1:100

NOTE: TREES OMITTED FOR CLARITY.

Project: J + B RITCHIE SECONDARY DWELLING	Details: LOT 2 DP 838513 790A BARRENJOEY ROAD PALM BEACH NSW 2108	FLOOR PLANS		REVISION	AMENDMENT	DATE
		ARCHITECTURALS: DL		A	CONSULTANTS ISSUE	27/03/20
ENGINEERING:				B	DA ISSUE	25/05/20
				DWG NO: 4 NOVEMBER 2019		

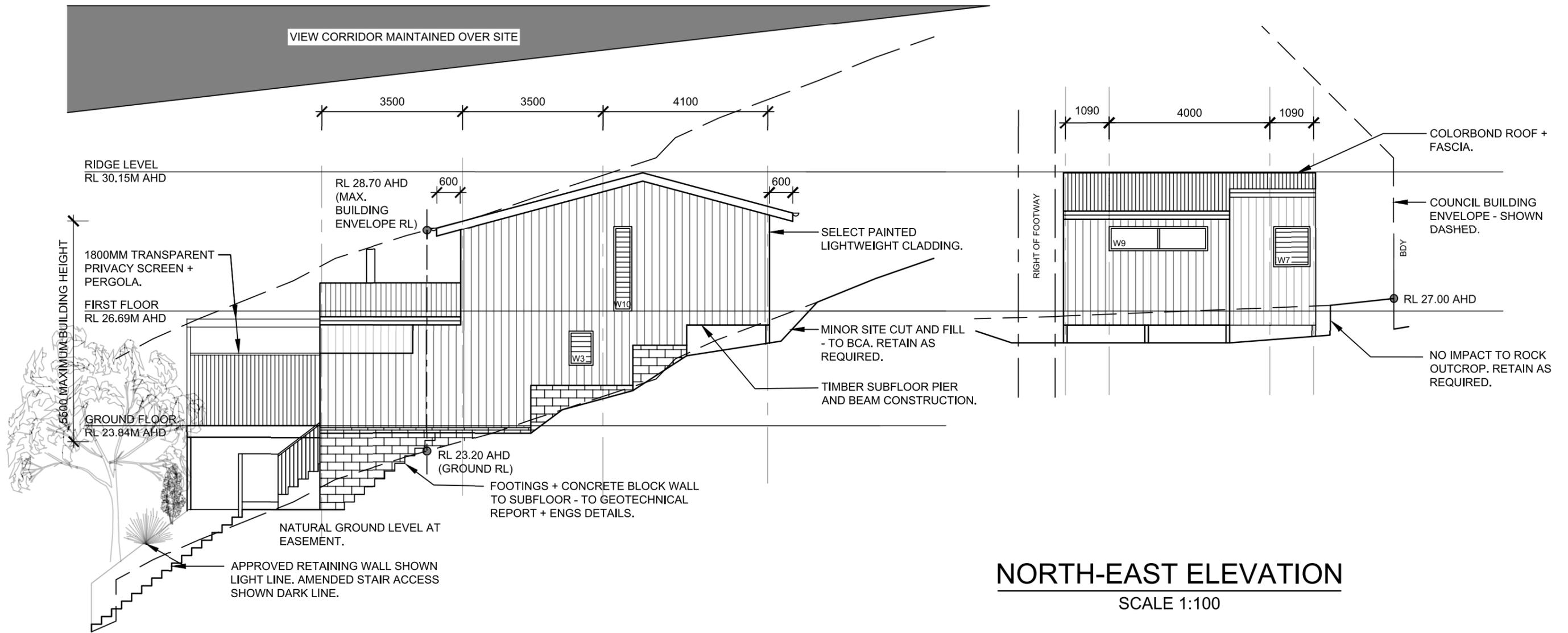


SOUTH-WEST ELEVATION
SCALE 1:100



NORTH-WEST ELEVATION
SCALE 1:100

Project: J + B RITCHIE SECONDARY DWELLING	Details: LOT 2 DP 838513 790A BARRENJOEY ROAD PALM BEACH NSW 2108	ELEVATIONS	REVISION	AMENDMENT	DATE
			ARCHITECTURALS: DL	A	CONSULTANTS ISSUE
		ENGINEERING:	B	DA ISSUE	25/05/20
			DWG NO: 5 NOVEMBER 2019		



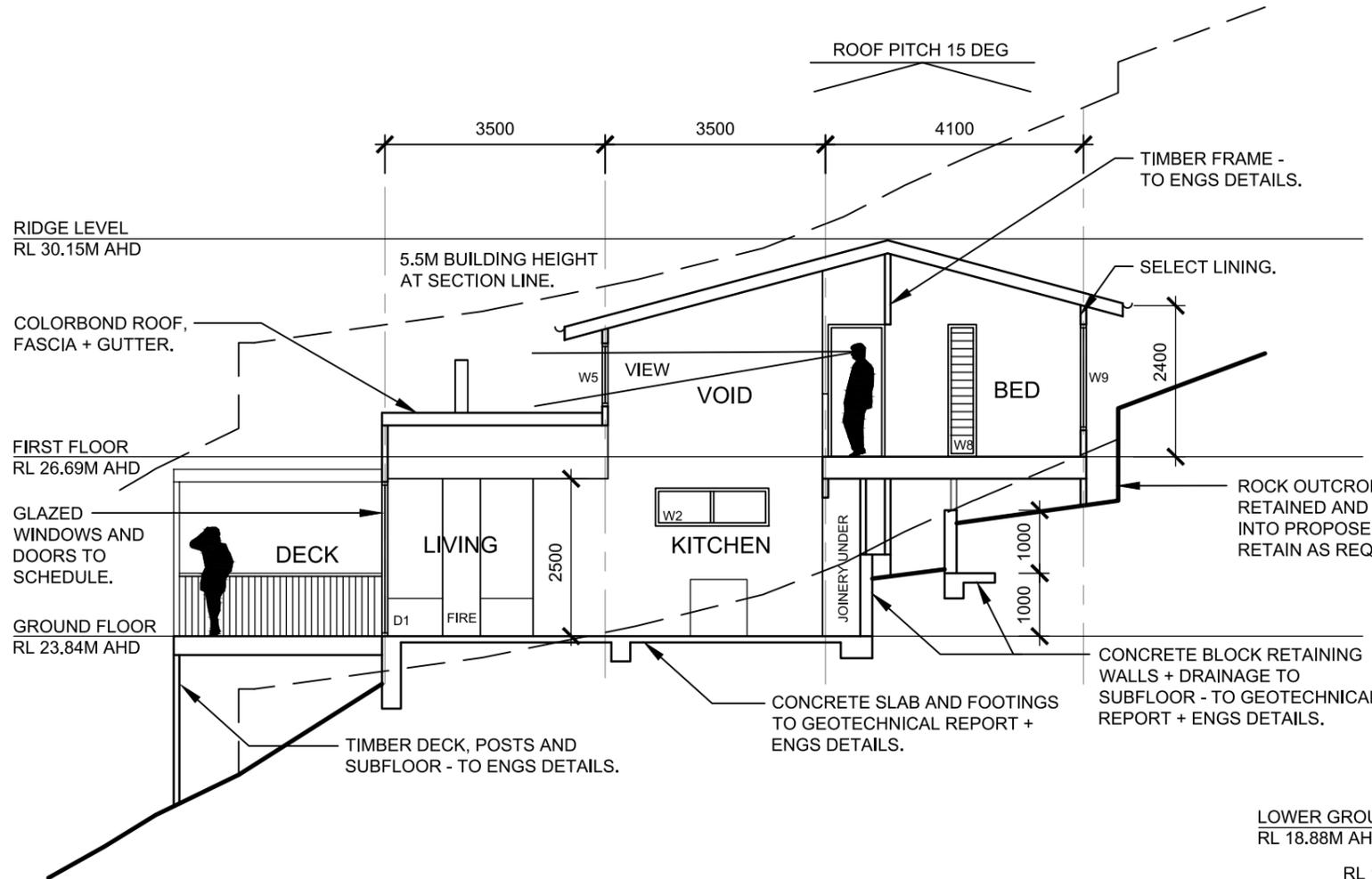
NOTE: TREES OMITTED FOR CLARITY.

SOUTH-EAST ELEVATION
SCALE 1:100

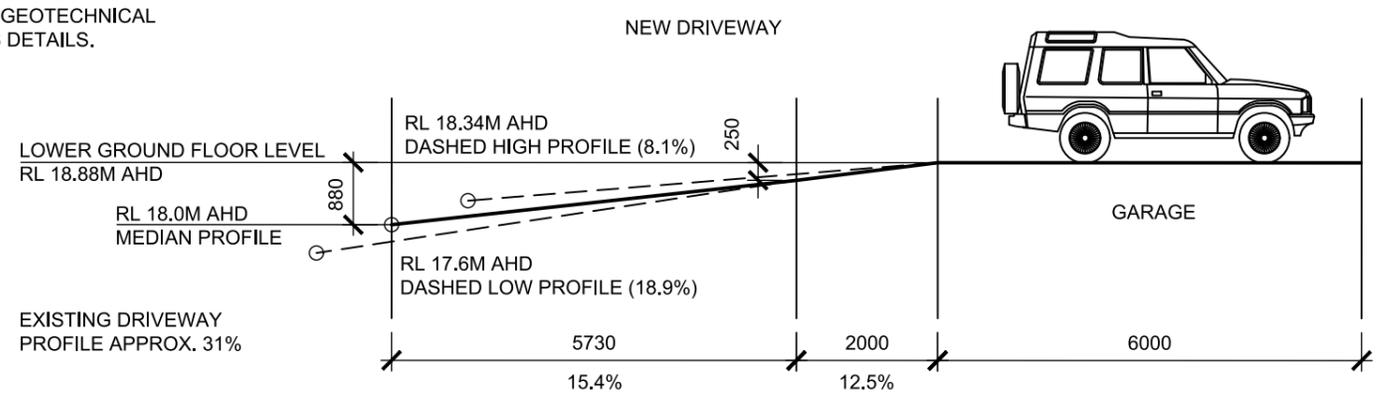
NORTH-EAST ELEVATION
SCALE 1:100

Project: J + B RITCHIE SECONDARY DWELLING	Details: LOT 2 DP 838513 790A BARRENJOEY ROAD PALM BEACH NSW 2108	ELEVATIONS	REVISION	AMENDMENT	DATE
		ARCHITECTURALS: DL	A	CONSULTANTS ISSUE	27/03/20
		ENGINEERING:	B	DA ISSUE	25/05/20
			DWG NO: 6 NOVEMBER 2019		

FENESTRATION SCHEDULE						
NO.	DIMS (H X W)	ELEV.	AREA (m2)	SHADING	FRAME	EXISTING / NEW
W1	2350 X 600	SW	1.41	EAVE = >2000	ALUMINUM	NEW
W2	600 X 1800	NW	1.08	AWNING = 600		EXISTING
W3	870 X 500	SE	0.44	NIL		EXISTING
W4	1000 X 1500	SW	1.50	EAVE = 750		NEW
W5	1000 X 2540	SW	2.54	EAVE = 750		EXISTING
W6	1000 X 1500	SW	1.50	EAVE = 750		EXISTING
W7	1000 X 900	NE	0.90	EAVE = 750		EXISTING
W8	2100 X 450	NW	0.95	EAVE = >2000		NEW
W9	600 X 1800	NE	1.08	EAVE = 750		EXISTING
W10	2100 X 450	SE	0.95	NIL		NEW
D1	2480 X 2600	SW	6.45	SHADE = >900		EXISTING

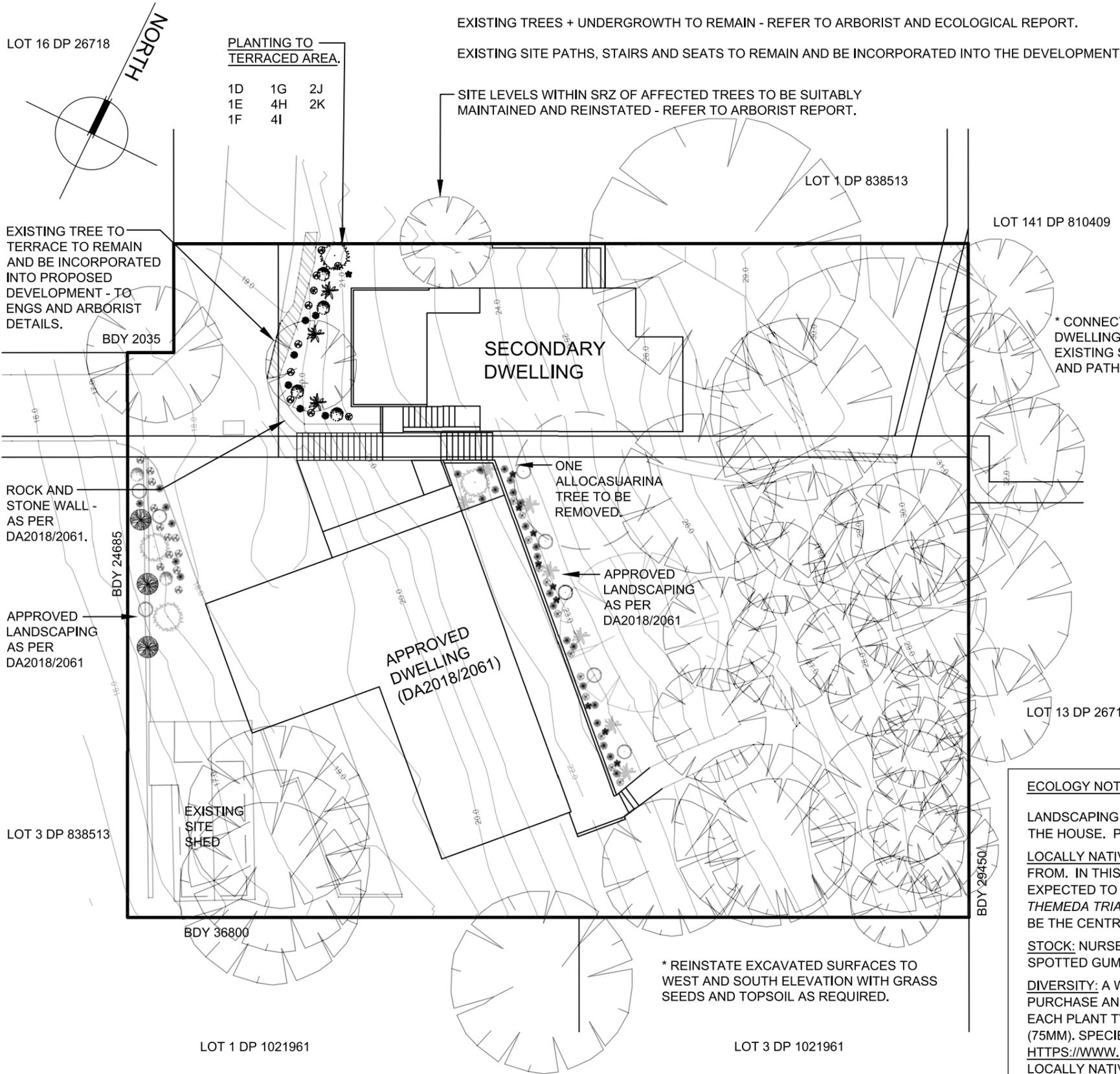


SECTION 1
SCALE 1:100



APPROVED DRIVEWAY PROFILE (DA2018/2061)
SCALE 1:100

Project: J + B RITCHIE SECONDARY DWELLING	Details: LOT 2 DP 838513 790A BARRENJOEY ROAD PALM BEACH NSW 2108	SECTION	REVISION	AMENDMENT	DATE
		ARCHITECTURALS: DL	A	CONSULTANTS ISSUE	27/03/20
		ENGINEERING:	B	DA ISSUE	25/05/20
		DWG NO: 7		NOVEMBER 2019	



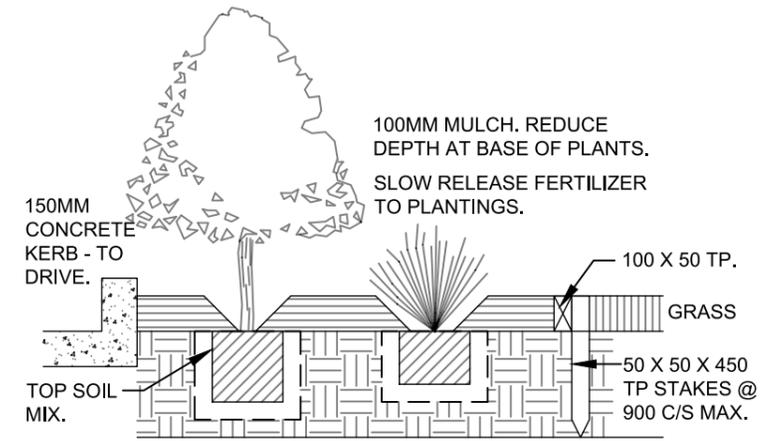
EXISTING TREES + UNDERGROWTH TO REMAIN - REFER TO ARBORIST AND ECOLOGICAL REPORT.
 EXISTING SITE PATHS, STAIRS AND SEATS TO REMAIN AND BE INCORPORATED INTO THE DEVELOPMENT.
 SITE LEVELS WITHIN SRZ OF AFFECTED TREES TO BE SUITABLY MAINTAINED AND REINSTATED - REFER TO ARBORIST REPORT.

PLANTING TO TERRACED AREA.

1D	1G	2J
1E	4H	2K
1F	4I	

PLANTING DETAILS

- CULTIVATE TO MIN. 300MM DEPTH. HAND CULTIVATE NEAR TREE ROOTS. ADD 100MM TOPSOIL MIX.
 - PLANTING HOLE TO BE 100MM WIDER AND DEEPER THAN PLANT CONTAINER.



PLANT SCHEDULE					
	ID	BOTANICAL NAME	COMMON NAME	POT SIZE	QUANTITY
TREES	A	CORYMBIA MACULATA	SPOTTED GUM	HIKOS (50MM)	NA
	B	CERATOPETATUM GUMMIFERA	CHRISTMAS BUSH	AND / OR	3
	C	ACMENA SMITHII	BROAD-LEAF LILYPILLY		3
SHRUBS	D	ACACIA MYRTIFOLIA	WATTLE	FORESTRY TUBES (75MM)	15
	E	DODONEA TRIQUETRA	HOP BUSH		15
	F	BANKSIA ROBUR	SWAMP BANKSIA		4
	G	PITTOSPORUM REVOLUTUM	SMALL PITTOSPORUM		4
GROUND COVER	H	ENTOLASIA SPECIES	ENTOLASIA		20
	I	THEMEDA TRIANDRA	KANGAROO GRASS		25
	J	LOMONDRA LONGIFOLIA	LOMANDRA		20
VINES	K	DIANELLA CAERULEA	BLUE FLAX LILY		20
	L	HARDENBERGIA VIOLACEA	FALSE SARSAPARILLA		AS REQUIRED
	M	HIBBERTIA SCANDENS	GOLDEN GUINEA FLOWER		

ECOLOGY NOTES - PLANTING:

LANDSCAPING WITH BY 'BUSH-SCAPING' IN MOST AREAS WITH A SMALL AREA OF CRUSHED GRANITE (OR SANDSTONE) ADJOINING THE HOUSE. PLANTING FINAL DENSITY WILL BE ~ 5M2.

LOCALLY NATIVE: LOCALLY NATIVE PLANTS WILL BE USED. LOCALLY NATIVE REFERS TO THE AREA THE STOCK IS COLLECTED FROM. IN THIS CASE IT IS THE AREA THAT THE NATURAL POLLINATORS AND / OR NATURAL DISPERSAL AGENTS WOULD BE EXPECTED TO MOVE IN USUAL CIRCUMSTANCES. FOR SOME PLANTS THIS WILL BE SMALL AREAS SUCH AS KANGAROO GRASS, *THEMEDA TRIANDRA* FORMALLY KNOWN AS *T. AUSTRALIS*. FOR OTHERS LIKE BANKSIA AND SPOTTED GUMS LOCALLY NATIVE CAN BE THE CENTRAL COAST TO BUNDEENA.

STOCK: NURSERIES SUPPLYING LOCALLY NATIVE PLANTS HAVE BEEN INCLUDED IN THE 5-PART TEST FOR PITTWATER WAGSTAFF SPOTTED GUM COMMUNITY.

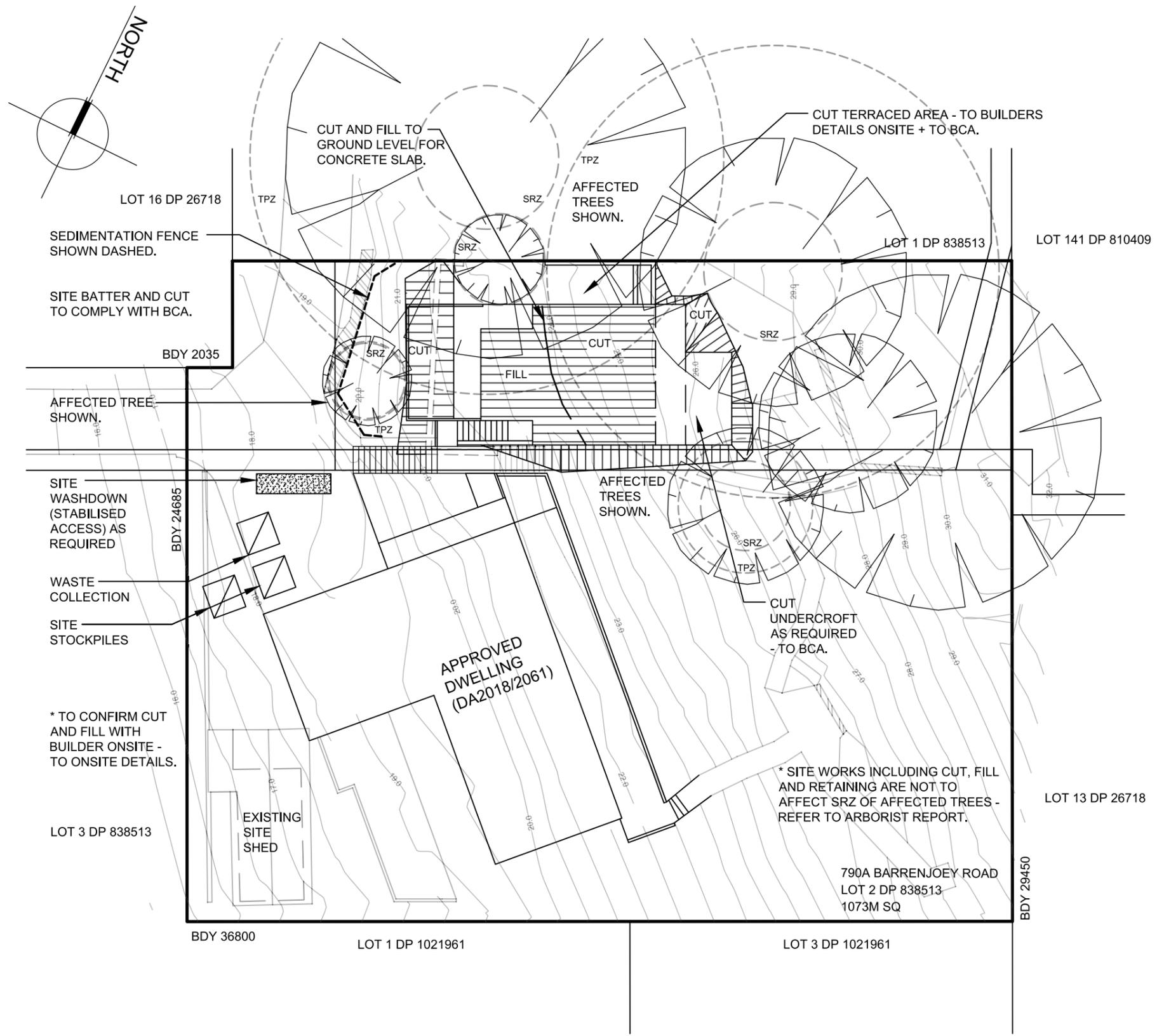
DIVERSITY: A WIDE RANGE HAS BEEN PROVIDED TO ENSURE A DIVERSITY OF LOCALLY NATIVE PLANTS IS AVAILABLE FOR PURCHASE AND PLANTING. THE PLANT SCHEDULE SUMMARISES THE MINIMUM DIVERSITY (NUMBER OF DIFFERENT SPECIES) OF EACH PLANT TYPE (GROUND, VINES, SHRUBS, & TREES). SIZE: ALL PLANTS CAN BE HIKOS (50MM) AND / OR FORESTRY TUBES (75MM). SPECIES ARE FROM:
[HTTPS://WWW.ENVIRONMENT.NSW.GOV.AU/DETERMINATIONS/PITTWATERSPOTTEDGUMFORESTENDCOMLISTING.HTM](https://www.environment.nsw.gov.au/determinations/pittwaterspottedgumforestendcomlisting.htm) OR LOCALLY NATIVE SPECIES NOTED BY THE PROJECT ECOLOGIST AS NATURALLY GROWING IN SIMILAR CONDITIONS CLOSE TO THE SITE.

LAYOUT: THE LAYOUT WILL BE AS PER THE LANDSCAPE DRAWING AND WILL FULFIL THE SCREENING REQUIREMENTS OF BOTH THE DCP, LEP AND THE COASTAL MANAGEMENT ACT.

LANDSCAPING PLAN

SCALE 1:200

Project: J + B RITCHIE SECONDARY DWELLING	Details: LOT 2 DP 838513 790A BARRENJOEY ROAD PALM BEACH NSW 2108	LANDSCAPING PLAN	REVISION	AMENDMENT	DATE
			A	CONSULTANTS ISSUE	27/03/20
ARCHITECTURALS: DL	ENGINEERING:	DWG NO: 8	B	DA ISSUE	25/05/20
			NOVEMBER 2019		



SEDIMENT AND EROSION CONTROL

SEDIMENTATION AND EROSION CONTROL TO BE COMPLETED DURING CONSTRUCTION WORKS IN ACCORDANCE WITH 'BLUE BOOK' (MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION) BY LANDCOM, FOURTH EDITION (2004).

SITE WORKS ARE NOT TO START UNTIL THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND FUNCTIONAL.

WASTE ENCLOSE MINIMUM 1800 X 1800 X 1200 CONSTRUCTED USING STAR PICKETS AND 1200 HIGH WEED CONTROL MAT. ARRANGEMENTS ARE TO BE MADE FOR REGULAR COLLECTION AND DISPOSAL OR RECYCLING OF CONSTRUCTION WASTE.

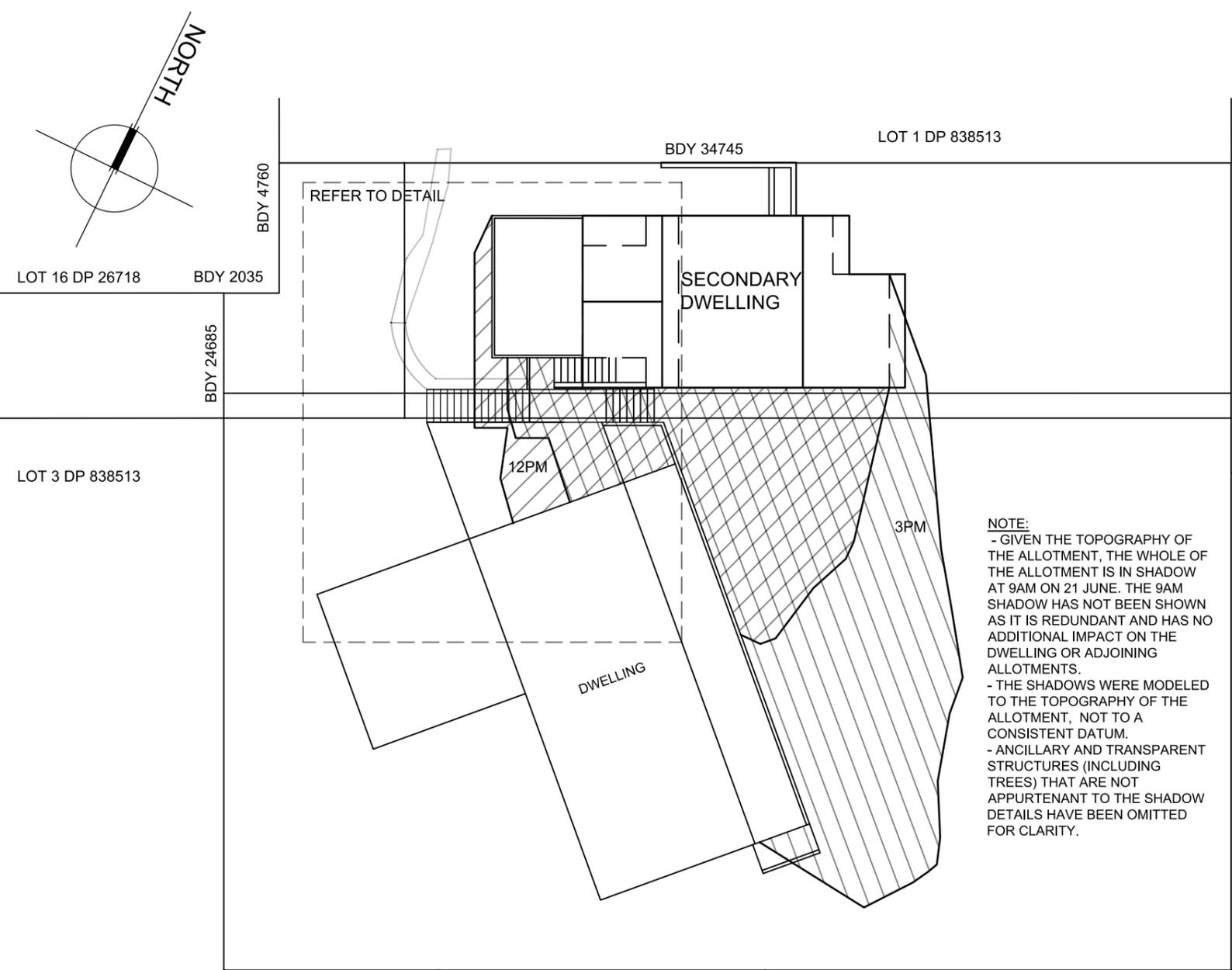
ROOF DOWNPIPES ARE TO BE CONNECTED TO STREET KERB OR OTHER STORMWATER DISPOSAL SYSTEM ON COMPLETION OF ROOF AND GUTTERING.

ALL SEDIMENTATION CONTROLS ARE TO BE CHECKED DAILY (AT A MINIMUM WEEKLY) AND AFTER ALL RAIN EVENTS.

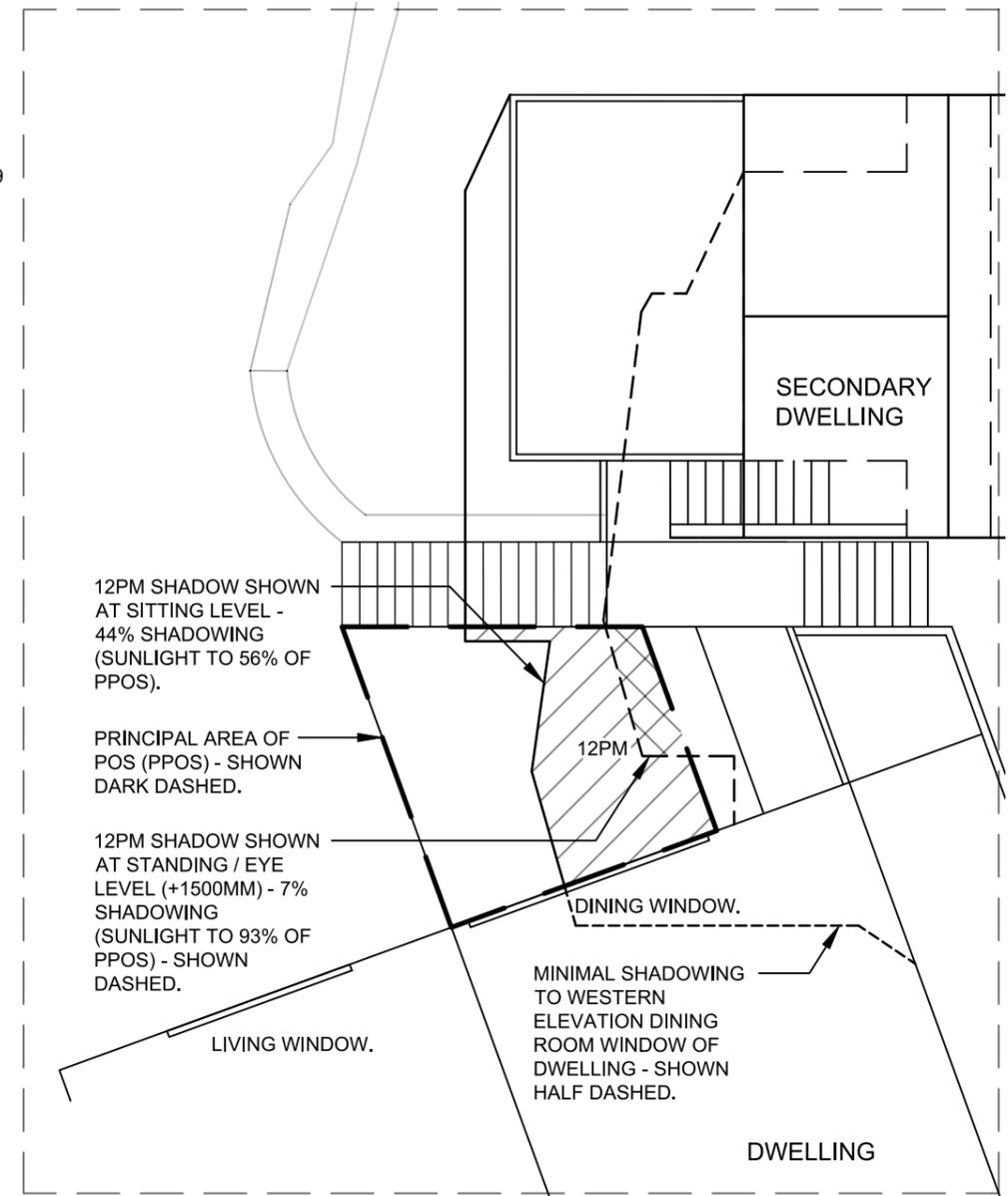
ALLOW FOR TEMPORARY SITE SHED DURING CONSTRUCTION WORKS - TO BE LOCATED CLEAR OF SITE WORKS.

SEDIMENT AND EROSION CONTROL PLAN
SCALE 1:200

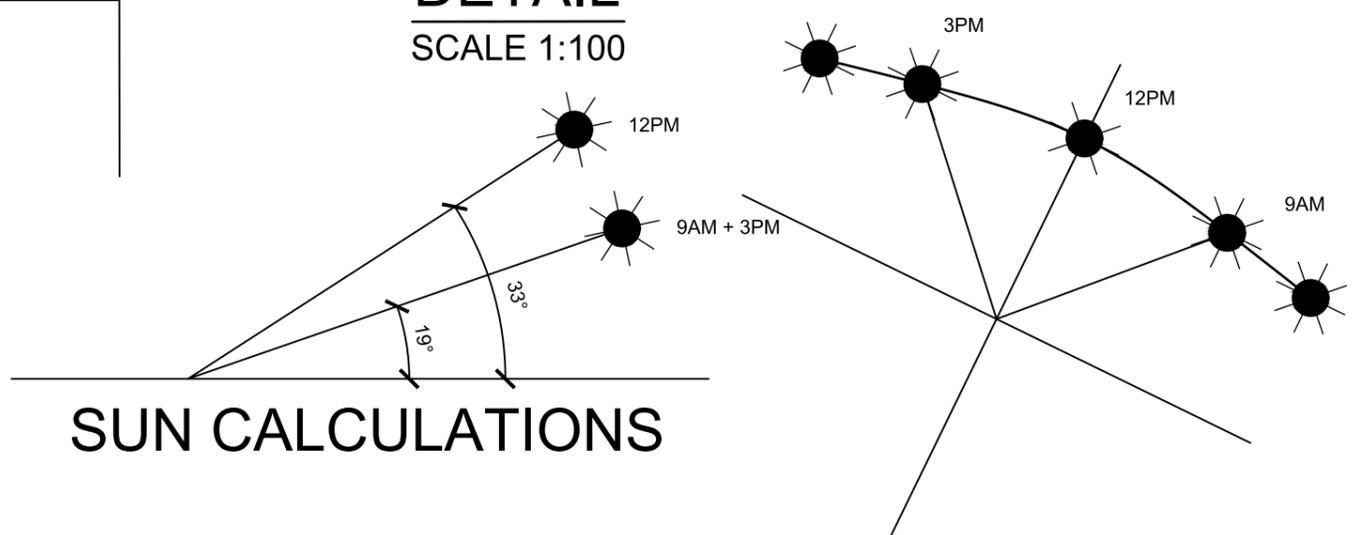
Project: J + B RITCHIE SECONDARY DWELLING	Details: LOT 2 DP 838513 790A BARRENJOEY ROAD PALM BEACH NSW 2108	S+E CONTROL PLAN	REVISION	AMENDMENT	DATE
			A	CONSULTANTS ISSUE	27/03/20
			B	DA ISSUE	25/05/20
ARCHITECTURALS: DL		ENGINEERING:	DWG NO: 9 NOVEMBER 2019		



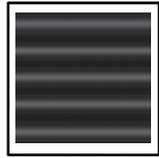
SHADOW DIAGRAMS
- 21 JUNE
 SCALE 1:200



DETAIL
 SCALE 1:100



Project: J + B RITCHIE SECONDARY DWELLING	Details: LOT 2 DP 838513 790A BARRENJOEY ROAD PALM BEACH NSW 2108	SHADOW DETAILS	REVISION	AMENDMENT	DATE
		ARCHITECTURALS: DL	A	CONSULTANTS ISSUE	27/03/20
		ENGINEERING:	B	DA ISSUE	25/05/20
			DWG NO: 10 NOVEMBER 2019		



CUSTOM ORB ROOFING, FLASHING AND GUTTER. COLOUR - COLORBOND MONUMENT.



EAVES, FASCIA, EXTERNAL TRIMS + BALUSTRADE. COLOUR - WHITE.



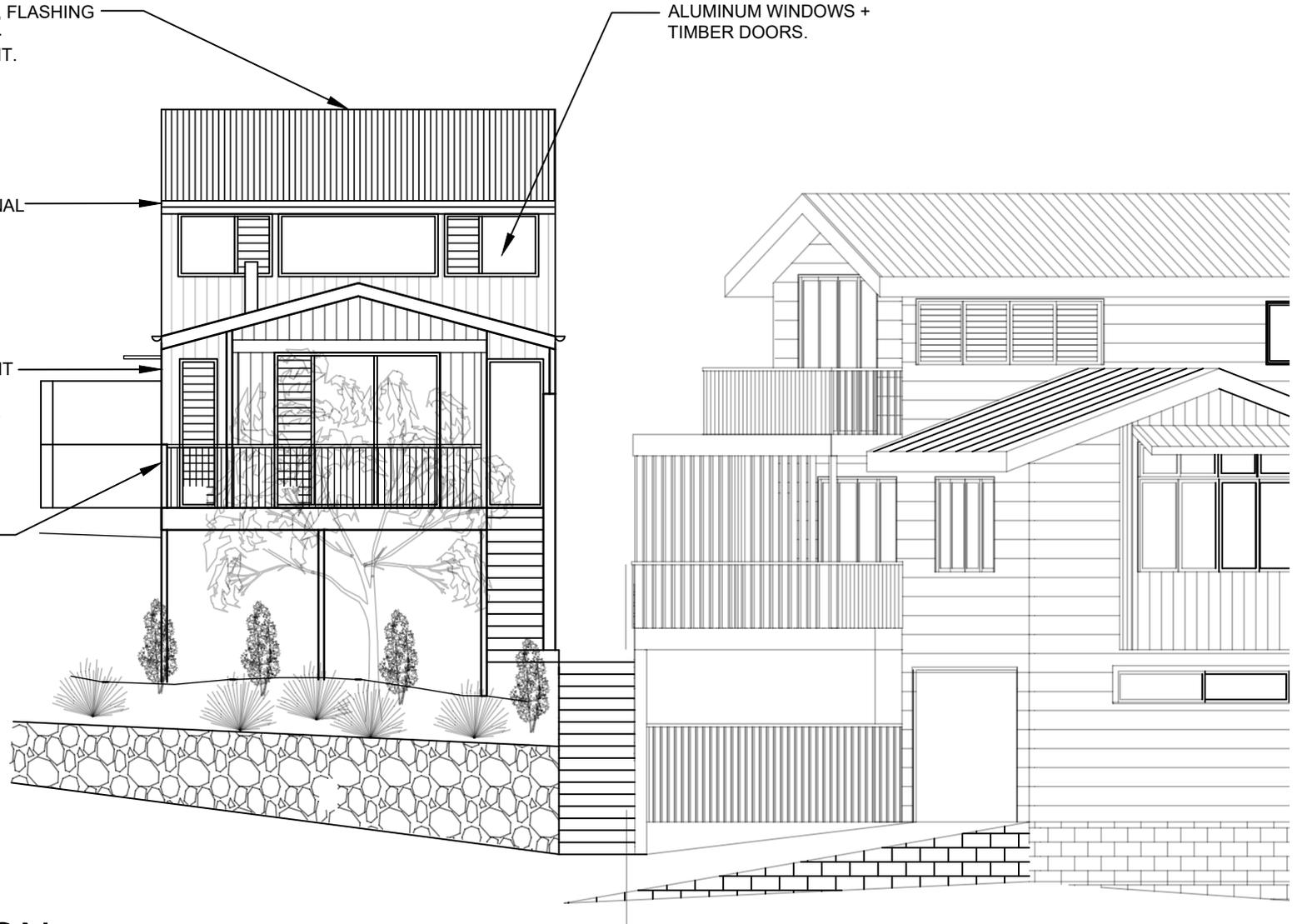
VERTICAL FIBRE CEMENT SHEETING. COLOUR - DULUX TIMELESS GREY.



HARDWOOD PERGOLA, BEAMS, STAIRS, DECKING + POSTS - SELECT INTER GRAIN TIMBER OIL, NATURAL FINISH.



GALVANISED STEEL POSTS TO SUBFLOOR.



SOUTH-WEST ELEVATION

<p>Project:</p> <p>J + B RITCHIE SECONDARY DWELLING</p>	<p>Details:</p> <p>LOT 2 DP 838513 790A BARRENJOEY ROAD PALM BEACH NSW 2108</p>	<p>COLOUR SCHEDULE</p>	
		<p>ARCHITECTURALS: DL</p>	
		<p>SCALE: 1:100 @ A4</p>	<p>NOVEMBER 2019</p>