LOT 83 PARKES ROAD, COLLAROY PLATEAU

TORRENS TITLE SUBDIVISION OF 1 LOT INTO 2 AND BUILD DOUBLE STOREY HEBEL CLAD DWELLING ON EACH LOT

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bda BUILDING DESIGNERS AUSTRALIA

BASIX REQUIREMENTS (LOT 101)

Water:
1.Shower Heads, Toilet and Taps must be Min 4 star rated
2.Minimum 1500 Litre Rain Water Tank with min roof runoff from 95 sqm.
3.RWT must be connected to all baths , cold water tap in all toilets and one outdoor tap.

Thermal:
1.External Wall insulation:R Value 1.86 or (2.40 including Construction)
2.Ceiling to have min R value 3.5 and must have Foil/Sarking
3. Insulation specified above must be installed in accordance with the Part 3.12.1.1 of BCA
4.All windows are Aluminum and Single Clear.

Energy:
1.Hot Water - gas Instantanous -5 star rating
2.Heating and cooling system of 1- Phase aircondition with a zoning in day and night areas.EER -2.5 Star (old label)
3.Individual Fan -ducted to facade or roof - must be installed to Kitchen, One bath and Laundry.
4. Dedicated LED lighting to 6 bedrooms; 2 livings, kitchen, bath, laundry, hallways

Other:
Install a outdoor clothes line
Electric oven & Gas cooktop

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BASIX REQUIREMENTS (LOT 102)

Water:
1.Shower Heads, Toilet and Taps must be Min 4 star rated
2.Minimum 1500 Litre Rain Water Tank with min roof runoff from 90 sqm.
3.RWT must be connected to all baths , cold water tap in all toilets and one outdoor tap.

Thermal:
1.External Wall insulation:R Value 2.86 or (3.40 including Construction)
2.Ceiling to have min R value 3.5 and must have Foil/Sarking
3. Insulation specified above must be installed in accordance with the Part 3.12.1.1 of BCA
4.All windows are Aluminum and Single Clear.

Energy:
1.Hot Water - gas Instantanous -5 star rating
2.Heating and cooling system of 1- Phase aircondition with a zoning in day and night areas.EER -2.5 Star (old label)
3.Individual Fan -ducted to facade or roof - must be installed to Kitchen, One bath and Laundry.
4. Dedicated LED lighting to 5 bedrooms; 3 livings, kitchen, bath, laundry, hallways

Other:
Install a outdoor clothes line
Electric oven & Gas cooktop

AMENDMENTS AS PER SECTION 4.55

1.ALL BRICK VENEER WALLS TO CHANGE TO HEBEL CLAD

SITE LOCATION

G:\Shared drives\2022\201900278_83 Parkes Rd\CAD\83 Parkes Rd 26.05.23 section 4.55 issue for CC - Copy.rvt

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1. FALLS, SLIPS, TRIPS

C)a) WORKING AT HEIGHTS

DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than
two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where
falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice,regulations or legislation.

FLOOR FINISHES By Owner

b) SLIPPERY OR UNEVEN SURFACES

Designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

c) STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance,demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard.Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access
2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below:

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

BUILDING COMPONENTSMechanical lifting of materials and components during construction,maintenance or demolition presents a risk of falling objects.Contractors should ensure that appropriate lifting devices are used,that loads are properly secured and that access to areas below the load is prevented or restricted.
For building on a major road, narrow road or steeply sloping road:

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.
4. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig),appropriate excavation practice should be used and, where
necessary, specialist contractors should be used.

Locations with underground power:Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical,disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance withmanufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.

All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

7. CONFINED SPACES

EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES
For buildings with small spaces where maintenance or other access may be required:Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.
6. HAZARDOUS SUBSTANCES

ASBESTOS
For alterations to a building constructed prior to 1990:If this existing building was constructed prior to:
1990 - it therefore may contain asbestos1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding,drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required.The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS
This building may contain timber floors which have an applied finish.Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's
8. PUBLIC ACCESS' use must be carefully considered at all times.

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS
This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.
10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with code of Practice:Managing Noise and Preventing Hearing Loss at Work.Due to the history of serious incidents it isrecommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

NATIONAL CONSTRUCTION CODE (NCC)

Section A General Provisions

Vol. 2 Part 1.3, Clause 1.3.2 Classifications:
CLASS 1: One or more buildings which in association constitute -
(a) Class 1A - A single dwelling, being -
(i) a detached house, or
(ii) one or more attached dwellings, each being a building, separated by a fire-resisting wall, including a
row house, terrace house, town house or villa unit;
CLASS 10: A non-habitable building being a private garage, carport, shed, or the like.

Section C Fire Separation

Part 3.7.1 Fire Separation
3.7.1.1 Application
Compliance with this Part satisfies Performance Requirement P2.3.1 for fire separation.
3.7.1.2 General Concession - Non-combustible materials
The following materials, though combustible or containing combustible fibtres, may be used wherever a non-
combustible is required in the Housing Provisions:
(a) plasterboard, and
(b) perforated gypsum lath with a normal paper finish, and
(c) fibrous-plaster sheet, and
(d) fibre-reinforced cement sheeting, and
(e) pre-finished metal sheeting having a combustible surface finish not exceeding 1mm thick and
where the Spread-of-Flame Index of the product is not more than 0; and
(f) bonded laminated materials, where -
(i) each laminate is non-combustible; and
(ii) each adhesive layer is not more than 1mm thick; and
(iii) the total thickness of adhesive layers is not more than 2mm; and
(iv) the Spred-of-Flame Index and the Smoke-Development Index of the laminated material
as a whole does not exceed 0 and 3 respectively.
3.7.1.3 External Walls of Class 1 buildings
An external wall of a Class 1 building and any openings in that wall must comply with 3.7.1.5, if the wall is
less than-
(a) 900mm from the allotment boundary other than the boundary adjoining a road alignment or other
public space; or
(b) 1.8m from another building on the same allotment other than appurtenant Class 10 building or a
detached part of the same Class 1 building.

3.7.1.4 Measurement of distances
(a) The distance from any point on an external wall of a building to an allotment boundary or another
building is the distance to that point measured along a line at right angles from the allotment
boundary or external wall of the other building which intersects that point without obstruction by a
wall complying with 3.7.1.5.
(b) Where a wall within a specified distance is required to be constructed in a certain manner, only
that part of the wall, (including any openings) within the specified distance, must be constructed in
that manner.
3.7.1.5 Construction of External Walls
(a) External walls (including gables) required to be fire-resisting [Referred to in 3.7.1.3 or 3.7.1.6] must
extend to the underside of a non-combustible roof covering or non-combustible eaves lining, and
must-
(i) have an FRL of not less than 60/60/60 when tested from the outside; or
(ii) be of masonry-veneer construction in which the external masonry veneer is not less
than 90mm thick; or
(iii) be of masonry construction not less than 90mm thick.
(B) Openings in external walls required to be fire-resisting [referred to in 3.7.1.3 or 3.7.1.6] must be
protected by-
(i) non-operable fire-windows or other construction with an FRL of not less than --/60/-- ; or
(ii) self-closing solid-core doors not less than 35mm thick.
(c) Sub-floor vents, roof vents, weep holes and penetrations for pipes, conduits and the like need not
comply with (b) above.
(d) Concessions for non-habitable room windows, conduits and the like-
Despite the requirements in (b), in a non-habitable room a window that faces the boundary of an
adjoining allotment may be not less than 600mm from that boundary, or, where the building faces
another building on the same allotment, not less than 1.2m from that building; providing that-
(i) in a bathroom, laundry or toilet, the opening has an area of not more than 1.2sqm; or
(ii) in a room other than referred to in (i), opening has an area of not more than 0.54sqm;
and-
(A) the window is steel-framed, there are no opening sashes and it is glazed in
wire glass; or
(B) the opening is enclosed with hollow glass blocks.

3.7.1.8 Separating walls
(a) A wall that separates Class 1 dwellings, or separates a Class 1 building from a Class 10a building
which is not apurtenant to that Class 1 building, must have an FRL of not less than 60/60/60, and-
(i) commence at the footings or ground slab; and
(ii) extend-
(A) if the building has a non-comustible roof covering, to the underside of the roof
covering; or
(B) if the building has a combustible roof covering, to not less than 450mm above
the roof covering.

SPECIFICATION C1.10 Fire Hazard Properties
Materials used in the building having flamability, smoke developed and spread-of-flame indices as set-out in Spec. C1.10.

SECTION F Health and Amenity

Part F1: Damp and Weatherproofing
-Stormwater drainage must comply with AS/NZS 3500.3.2
-Roof covering to comply with F1.5
-Sarking must comply with AS/NZS 4200, Parts 1 and 2
-Water proofing of wet areas in buildings to comply with F1.7
-Damp-proofing of floors on ground to comply with F1.11

Part F3.7: Fire safety
-Automatic fire detection system to be provided in accordance with Part 3.7.2 General concession:
Part 3.7.2: Smoke alarms - requirements for smoke alarms:
(a) Smoke alarms must be installed in:
(i) any storey containing bedrooms.

Part 3.8: Health and amenity
-Wet areas within the building must comply with the requirements of Part 3.8.1 Wet areas.
Part 3.8.6: Sound insulation requirements
3.8.6.1 Application - Compliance with this Part satisfies performance requirement P2.4.6 for sound insulation.
3.8.6.2 Sound insulation requirements
(a) to provide insulation from air-born and impact sound, a separating wall between two or more Class
1 buildings, must-
(i) achieve the weighted sound reduction with spectrum adaption term [Rw+Ctr] and
discontinuous construction
requirements, as required by Table 3.8.6.1; and
(ii) be installed in accordance with the appropriate requirements of 3.8.6.3 and 3.8.6.4.
(b) For the purpose of this Part, the Rw+Ctr must be determined in accordance with As/NZS 1276.2 or
ISO 717.1, using results from laboratory measurements.

Part 3.9: Safe movement and access
-The treads and risers of the proposed stairs are to comply with Part 3.9.1.2 General requirements.

THESE NOTES MUST BE READ AND
UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (But is not excluded to):
OWNER,BUILDER,SUB-CONTACTORS,CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINORS, DEMOLISHERS.

SITE BOUNDARY

WIND DIRECTION

PROPOSED BUILDING

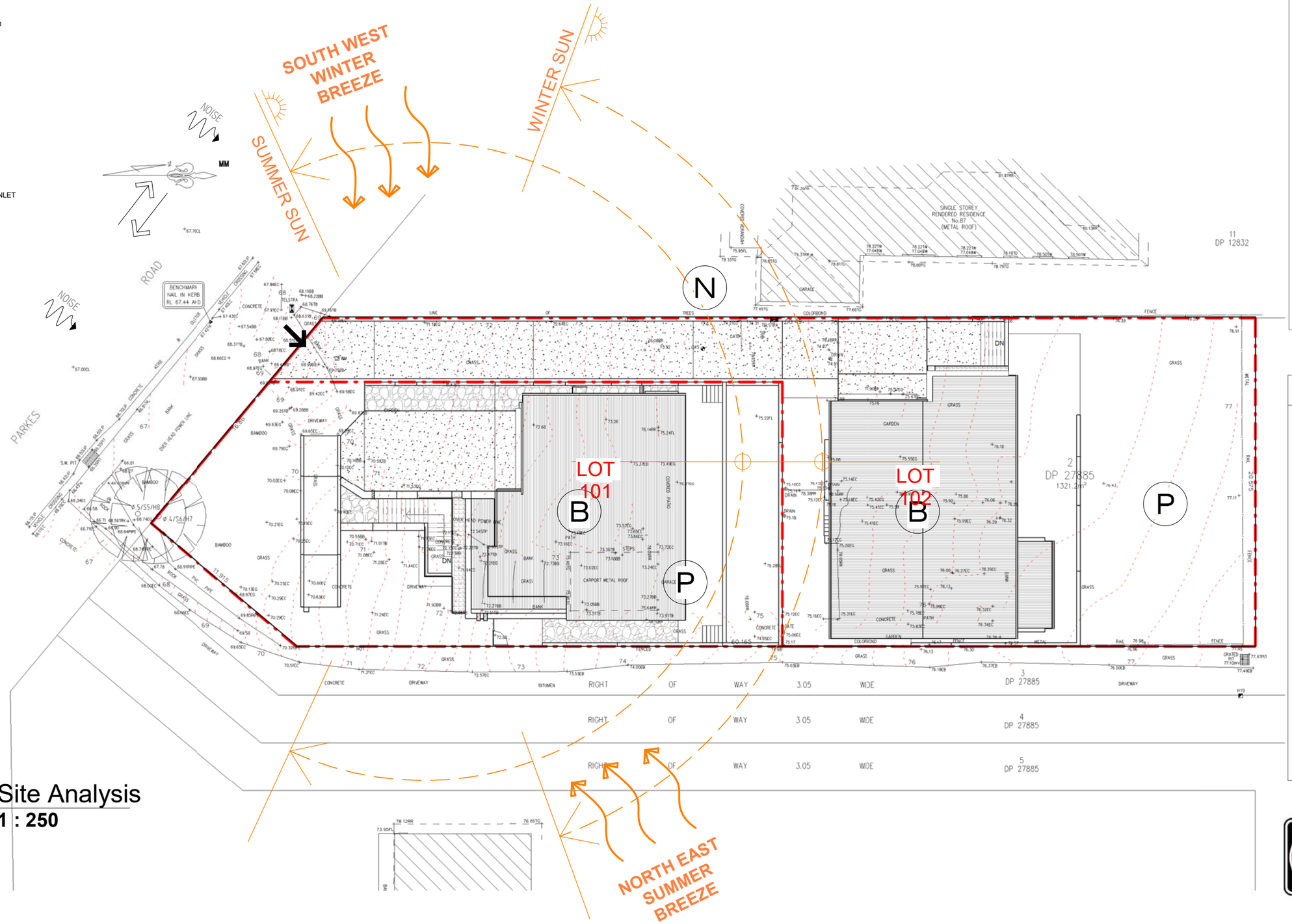
NEIGHBOURHOOD PROPERTIES

PRIVATE OPEN SPACE

VEHICULAR ACCESS

DRIVEWAY ACCESS

BM BENCH MARK
GM GAS METER
GP GULLY PIT
GSIP GRATED SURFACE INLET PIT
H HYDRANT
JP JUNCTION PIT
KIP KERB INLET PIT
NS NATURAL SURFACE
PC PRAM CROSSING
S SEWER
SV STOP VALVE
T TREE
TEL TELSTRA PIT
VC VEHICLE CROSSING
WM WATER METER



1 Site Analysis
1 : 250

SITE DATA LOT 101

SITE DETAILS

LOTNUMBER:	101
DP NUMBER:	27885
SITE AREA:	588sq m

DWELLINGS AREAS

Name	Area	Square
LOT 101 ALFRESCO	7 m²	0.8
LOT 101 BALCONY	19 m²	2.0
LOT 101 FF LIVING	135 m²	14.6
LOT 101 GARAGE	33 m²	3.6
LOT 101 GF LIVING	115 m²	12.4
LOT 101 PORCH	9 m²	1.0
	318 m²	34.4

SITE COVERAGE

GROUND FLOOR
Required: Max. 294sqm/50% Lot area
Proposed: 148sqm/25.1% Lot area

FIRST FLOOR
Required: Max. 176.4sqm/30% Lot area
Proposed: 143sqm/22.9% Lot area

LANDSCAPE
Required: Max. 219.9sqm/30% Lot area
Proposed: 350sqm/59.5% Lot area

PPOS
Required: 24sqm
Proposed: 24sqm

SITE DATA LOT 102

SITE DETAILS

LOTNUMBER:	102
DP NUMBER:	27885
SITE AREA:	733sq m

DWELLINGS AREAS

Name	Area	Square
LOT 102 ALFRESCO	21 m²	2.3
LOT 102 BALCONY	6 m²	0.7
LOT 102 BALCONY	11 m²	1.2
LOT 102 FF LIVING	143 m²	15.4
LOT 102 GARAGE	34 m²	3.7
LOT 102 GF LIVING	120 m²	13.0
LOT 102 PORCH	5 m²	0.6
	341 m²	36.9

SITE COVERAGE

GROUND FLOOR
Required: Max. 366.5sqm/50% Lot area
Proposed: 274sqm/37.3% Lot area

FIRST FLOOR
Required: Max. 219.9sqm/30% Lot area
Proposed: 143sqm/19.5% Lot area

LANDSCAPE
Required: Max. 219.9sqm/30% Lot area
Proposed: 480sqm/65% Lot area

PPOS
Required: 24sqm

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GENERAL NOTES:
1.Figured Dimensions shall be taken in preferance to scaling.
2.Check all Dimensions and Levels on site before commencing work or ordering materials.
3.All Existing Ground Lines and tree locations are approximate, therefore to be verified on-site by the builder.
4.Any discrepancies to be reported to arcINOVATIONZ before proceeding.
5.All Workmanship and materials shall comply with all the relevant codes and Australian Standards.
6.All Plans are copyright work of arcINOVATIONZ.

CLIENT:

PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

SITE ANALYSIS

Project number	201900278
Date	08.11.2019
Drawn by	DM
Checked by	JS

DESCRIPTION	DATE	ISSUE
updated as per Council	12.06.23	E
Issue for CC	26.05.23	F
Issue For Section 4.55	16.03.23	E
Issue For Section 4.55	01.11.22	D
Issue for CC	12.10.22	C
Revised as per Council letter	11.05.20	B
Issue for DA Approval	02.12.19	A

DW.03
Scale As indicated

E

ISSUE FOR CC

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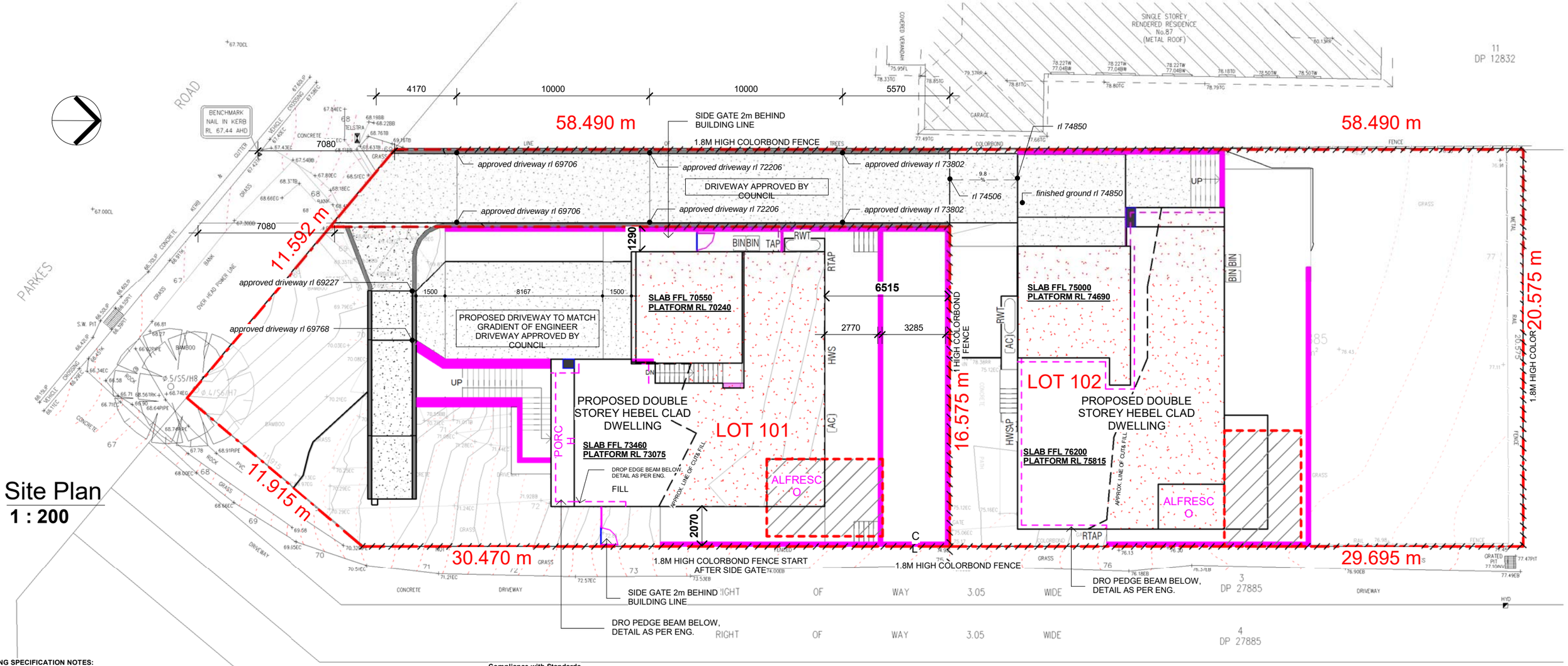

1 Site Plan
1 : 200

BUILDING SPECIFICATION NOTES:

0.2MM HIGH IMPACT VAPOUR MEMBRANE IS REQUIRED FOR ROOMS OR HABITABLE NATURE.

DWELLING TIMBER FRAMING CONSTRUCTION AS PER AS 1684

INTERNAL STAIRS/ANTI-SKID NOSINGS THROUGHOUT THE DWELLING
ARE IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.9
VOLUME 2 OF THE NCCS (BCA)

INTERNAL STAIR HANDRAIL TO MEET REQUIREMENTS OF CLAUSE 3.9.2.4 OF VOLUME 2 OF THE NCCS (BCA)

BALUSTRADES SERVICING THE DWELLING ARE IN ACCORDANCE
WITH REQUIREMENTS OF PART 3.9 OF VOLUME 2 OF THE NCCS (BCA).

ALL GLASS BALUSTRADES REQUIRE A LOAD BEARING HANDRAIL ARE
TO BE COMPLIED WITH THE REQUIREMENTS OF AS 1288.

SITE NOTES:

ONE OUTDOOR CLOTHES LINE ROTARY OR FIXED ON WALLMUST BE AS SELECTED BY CLIENT

RETAINING WALL AS PER ENG'S DETAILS (IF REQUIRED)

THE CUT & FILL CALCULATIONS ARE BASED ON WAFFLE POD SLAB CONSTRUCTION

SMOKE ALARMS ARE TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.7.2 OF VOLUME 2 OF NCCS (BCA)

EXTERIOR DOORS STEP DOWN AS PER THE REQUIREMENTS OF PART 3.9 OF VOLUME 2 OF THE NCCS (BCA).

DOOR SWING OR LIFT OFF HINGES ARE TO BE PROVIDED TO ENCLOSED WC AREA IN ACCORDANCE WITH REQUIEMENTS OF CLAUSE 3.8.3.3 OFVOLUME 2 OF THE NCCS (BCA)

THE SLAB ON GROUND IS BE PROVIDED WITH A 0.2 MICRON HIGH IMPACT VAPOUR MEMBRANE.

INTERNAL FLOOR TO CEILING HEIGHT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.8.2 OF VOLUME 2 OF THE NCCS – BCA.

CONSTRUCTION PLANS/DETAILS/SPECIFICATIONS FOR THE PROPOSAL WILL BE PROVIDED PRIOR TO THE COMMENCEMENT OF ANY WORKS.

AS & BCA NOTES:

· Glazing, AS 1288 and AS 2047
· Timber Framing in accordance with AS 1684
· Footings in accordance with AS 2870
· Stormwater in Accordance with AS 3500
· Termite Management in accordance with AS 3660.1
· Masonry Construction in accordance with AS 3700 & AS 4773.2
· Waterproofing in accordance with AS 3740
· Smoke Alarms in accordance with AS 3786
· Concrete Construction in accordance with AS 3600
· Metal roof sheeting in accordance with AS1562.1&Clause3.5.1 of the BCA.
· Roof Tiling in accordance with Part 3.5.1 of the BCA Vol.2 and AS 2049
· Sound Insulation in accordance with AS/NZS 1276
· Balustrade to comply with Part 3.9.2 of the BA Vol. 2
· Stair Construction in accordance with Part 3.9.1 of the BCA Vol. 2
· Stair floor finishes are required to comply with Part 3.9.1.3 of the BCA – slip resistance (when tested in accordance with AS 4586)
· Steel Structures including Steel lintels compliance with AS 4100

Compliance with Standards
The development is required to be carried out in accordance with all relevant Australian Standards.

All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).
(b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);
(c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
(i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
(ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
(iii) stating that unauthorised entry to the work site is prohibited.
Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed

Vehicle Driveway Gradients
The Applicant is to ensure driveway gradients within the private property are not to exceed a
gradient of 1 in 4 (25%) with a transition gradient of 1 in 10 (10%) for 1.5 metres prior to a level
parking facility. Changes of grade of the driveway shall be designed in accordance with
AS2890.1

Dividing Fences Act 1991
The construction and maintenance of side boundary fences is to be agreed upon by all adjoining
property owners of the fence. Works are to be in accordance with the Dividing Fences Act 1991.

Protection of Public Places
(1) If the work involved in the erection or demolition of a building:
(a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient; or
(b) building involves the enclosure of a public place,
a hoarding and site fencing must be erected between the work site and the public place.
(2) If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
(3) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
(4) Any such hoarding, fence or awning is to be removed when the work has been completed.
(5) No access across public reserves or parks is permitted.
Note: Prior to the erection of any temporary fence or hoarding over property owned or managed by Council, written approval must be obtained.

NOTE:
- All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).
- BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate.

- NOTE:

Tree Protection Plan
- In order to protect and enhance onsite vegetation and trees the following applies to the development site:
- Layout of the approved development
- Location of trees identified for retention (Three trees located in the south western corner (front) of the site described on the Survey Plan as Ø.5/S5/H8, Ø.4/S6/H7 and Ø.7/S6/H12 and Four trees located at the western end (rear) of the site described on the Survey Plan as Ø.7/S6/H10, Ø.5/S4/H8, M/S5/H3 and Ø.15/S2/H4)
- Extent of canopy spread
- Location of tree protection fencing / barriers (fencing in accordance with AS2470 – 2009)
- General tree protection measures
- Inspection hold points.
- The Tree Protection Plan is to be submitted to the Principal Certifying Authority for approval prior to issue of a Construction Certificate.
- Tree protection measures identified on the plan are to be in place prior to commencement of works.

SITE BOUNDARY
FENCE LINE
CL CLOTHES LINE
PRINCIPLE POS
POS AREA
SITE CUTTING

BM BENCH MARK
GM GAS METER
GP GULLY PIT
GSIP GRATED SURFACE INLET PIT
H HYDRANT
JP JUNCTION PIT
KIP KERB INLET PIT
NS NATURAL SURFACE
PC PRAM CROSSING
S SEWER
SV STOP VALVE
T TREE
TEL TELSTRA PIT
VC VEHICLE CROSSING
WM WATER METER

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GENERAL NOTES:
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CLIENT:

PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

SITE PLAN

Project number	201900278
Date	08.11.2019
Drawn by	DM
Checked by	JS

DESCRIPTION	DATE	ISSUE
updated as per Council	12.06.23	E
Issue for CC	26.05.23	F
Issue For Section 4.55	16.03.23	E
Issue For Section 4.55	01.11.22	D
Issue for CC	12.10.22	C
Revised as per Council letter	11.05.20	B
Issue for DA Approval	02.12.19	A

DW.04
Scale As indicated
E
ISSUE FOR CC

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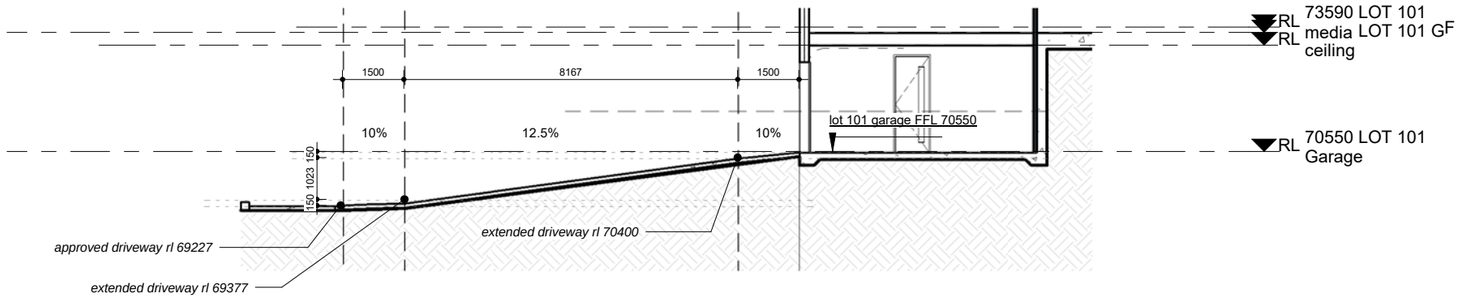
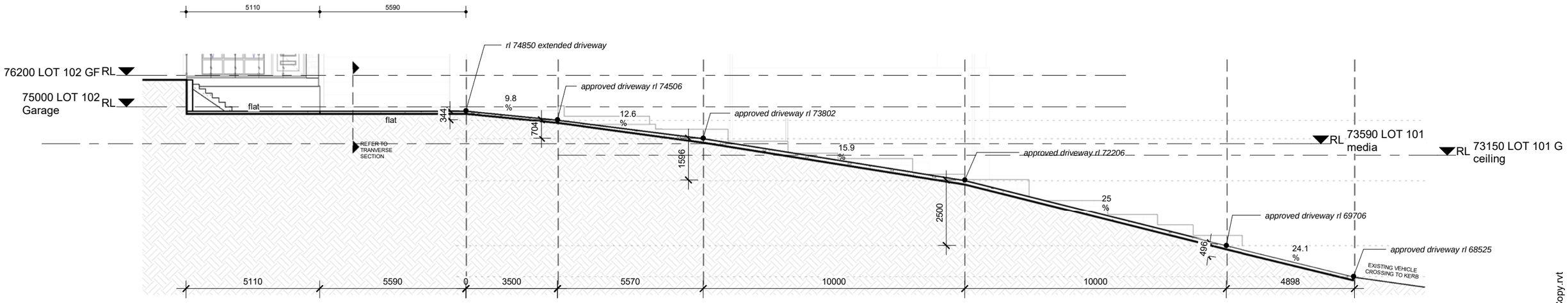
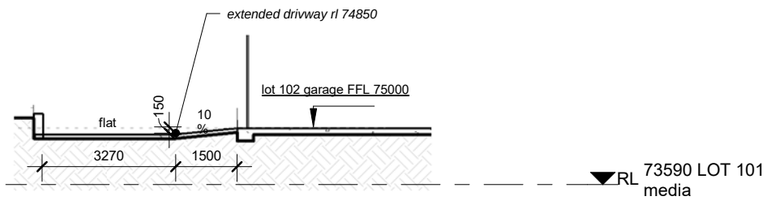


LOT 101 DRIVEWAY CROSS SECTION



LOT 102 DRIVEWAY LONGITUDINAL SECTION



LOT 102 DRIVEWAY TRANSVERSE SECTION

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CLIENT:

PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

DRIVEWAY CROSS SECTION

Project number	201900278
Date	08.11.2019
Drawn by	Author
Checked by	Checker

DESCRIPTION	DATE	ISSUE
updated as per Council	12.06.23	E
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Issue For Section 4.55	01.11.22	D
Issue for CC	12.10.22	C
Revised as per Council letter	11.05.20	B
Issue for DA Approval	02.12.19	A

DW.04.0
Scale 1 : 150
E

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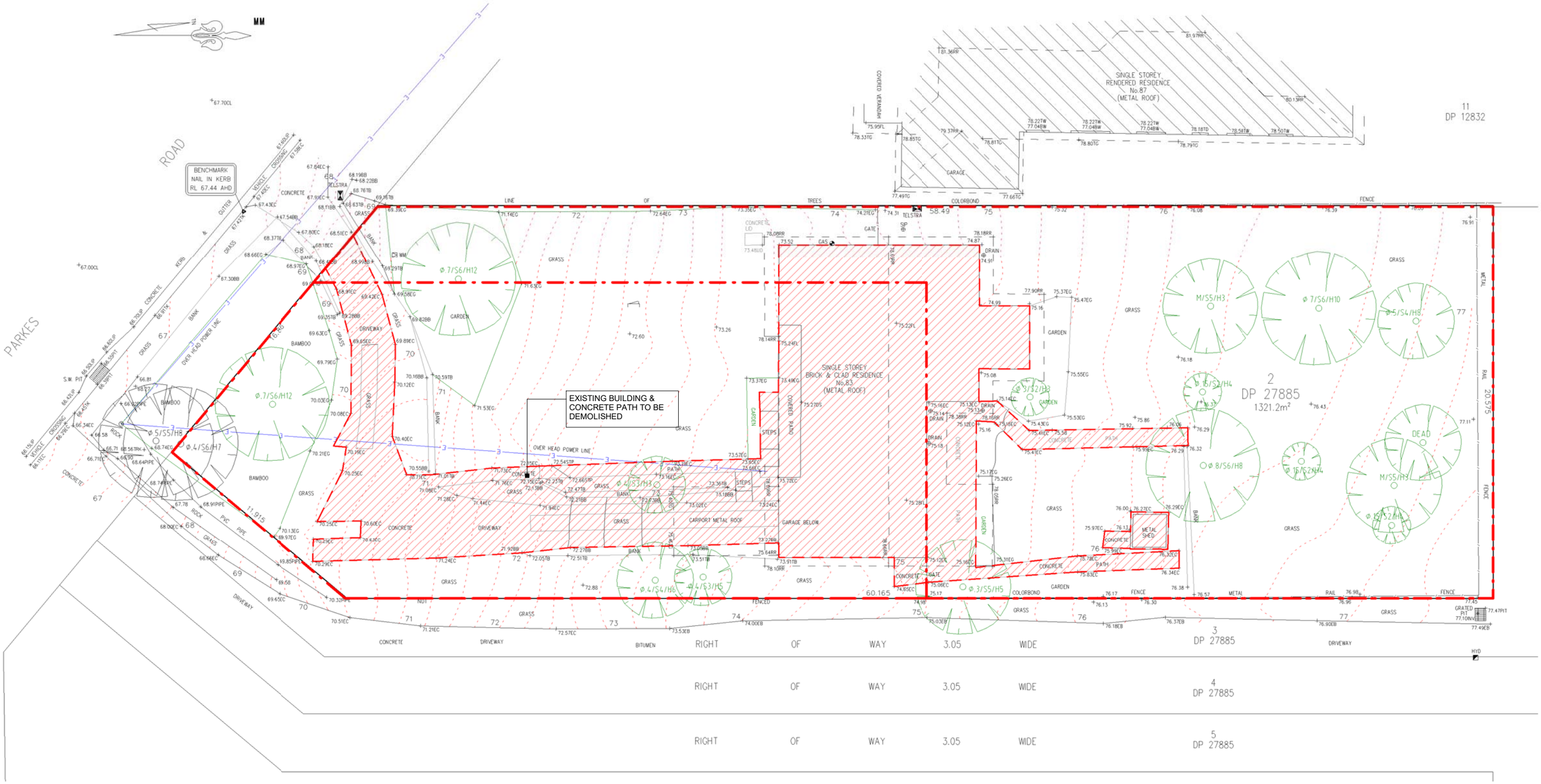

1 Demolition Plan

1 : 200

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CLIENT:

PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

DEMOLITION PLAN

Project number	201900278
Date	08.11.2019
Drawn by	Author
Checked by	Checker

DESCRIPTION	DATE	ISSUE
updated as per Council	12.06.23	E
Issue for CC	26.05.23	F
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Issue For Section 4.55	01.11.22	D
Issue for CC	12.10.22	C
Revised as per Council letter	11.05.20	B
Issue for DA Approval	02.12.19	A

DW.04.1
Scale 1 : 200

E

ISSUE FOR CC

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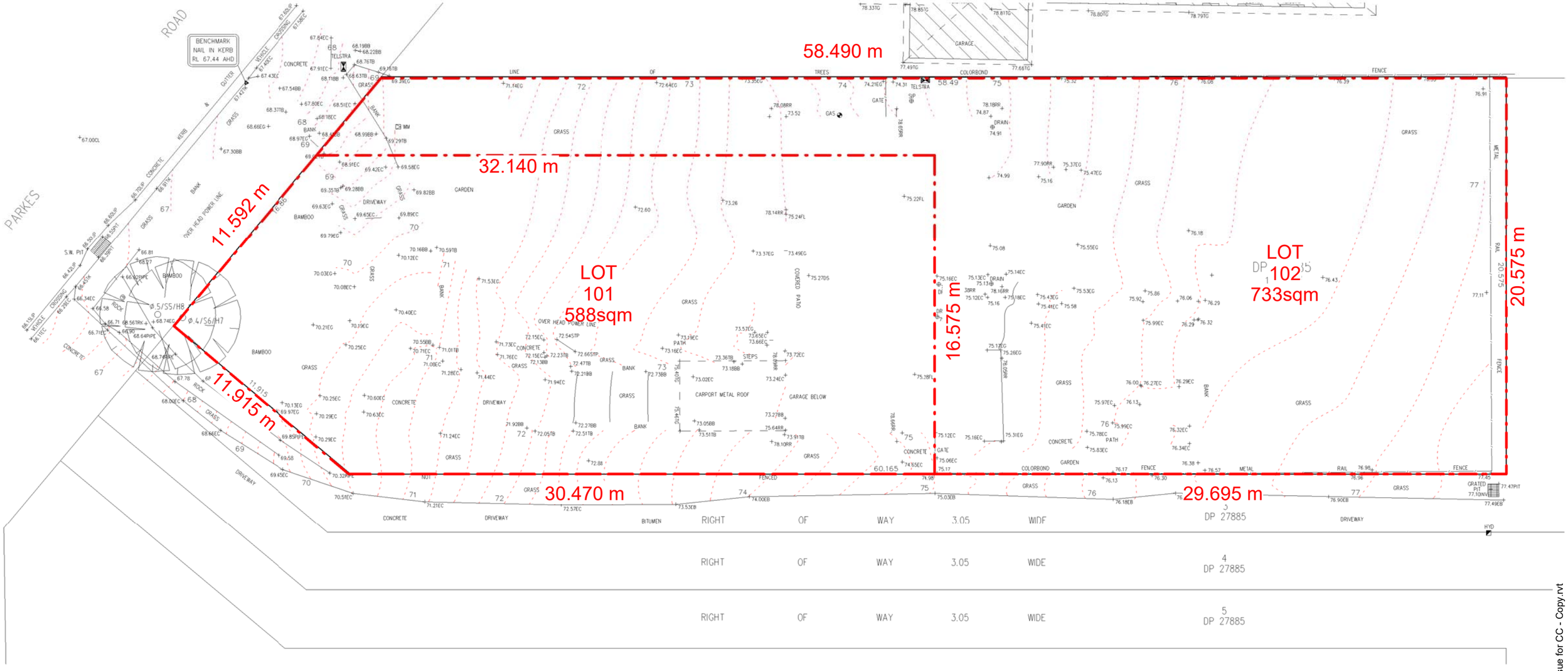

1 Subdivision Plan

1 : 200

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CLIENT:

PROJECT

LOT 83 PARKES ROAD, COLLAROY PLATEAU

SUBDIVISION PLAN

Project number	201900278
Date	08.11.2019
Drawn by	Author
Checked by	Checker

DESCRIPTION	DATE	ISSUE
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Issue for CC	26.05.23	F
Issue For Section 4.55	16.03.23	E
Issue For Section 4.55	01.11.22	D
Issue for CC	12.10.22	C
Revised as per Council letter	11.05.20	B
Issue for DA Approval	02.12.19	A

DW.04.2

Scale 1 : 200

E

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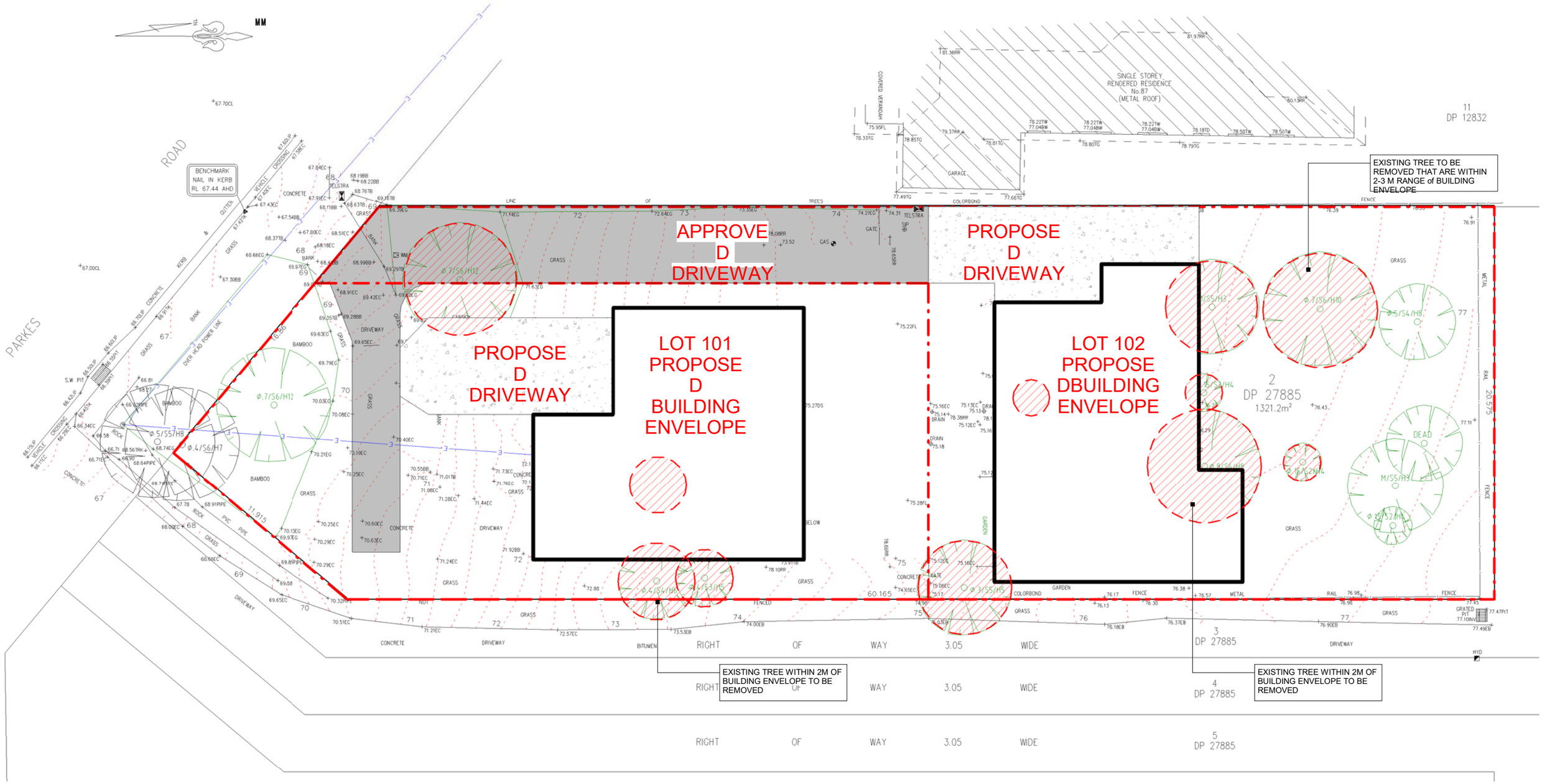

1 Tree Removal Plan

1 : 200

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CLIENT:

PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

TREE REMOVAL PLAN

Project number	201900278
Date	08.11.2019
Drawn by	Author
Checked by	Checker

DESCRIPTION	DATE	ISSUE
updated as per Council	12.06.23	E
Issue for CC	26.05.23	F
Issue For Section 4.55	16.03.23	E
Issue For Section 4.55	01.11.22	D
Issue for CC	12.10.22	C
Revised as per Council letter	11.05.20	B
Issue for DA Approval	02.12.19	A

DW.04.3
Scale 1 : 200
E

ISSUE FOR CC

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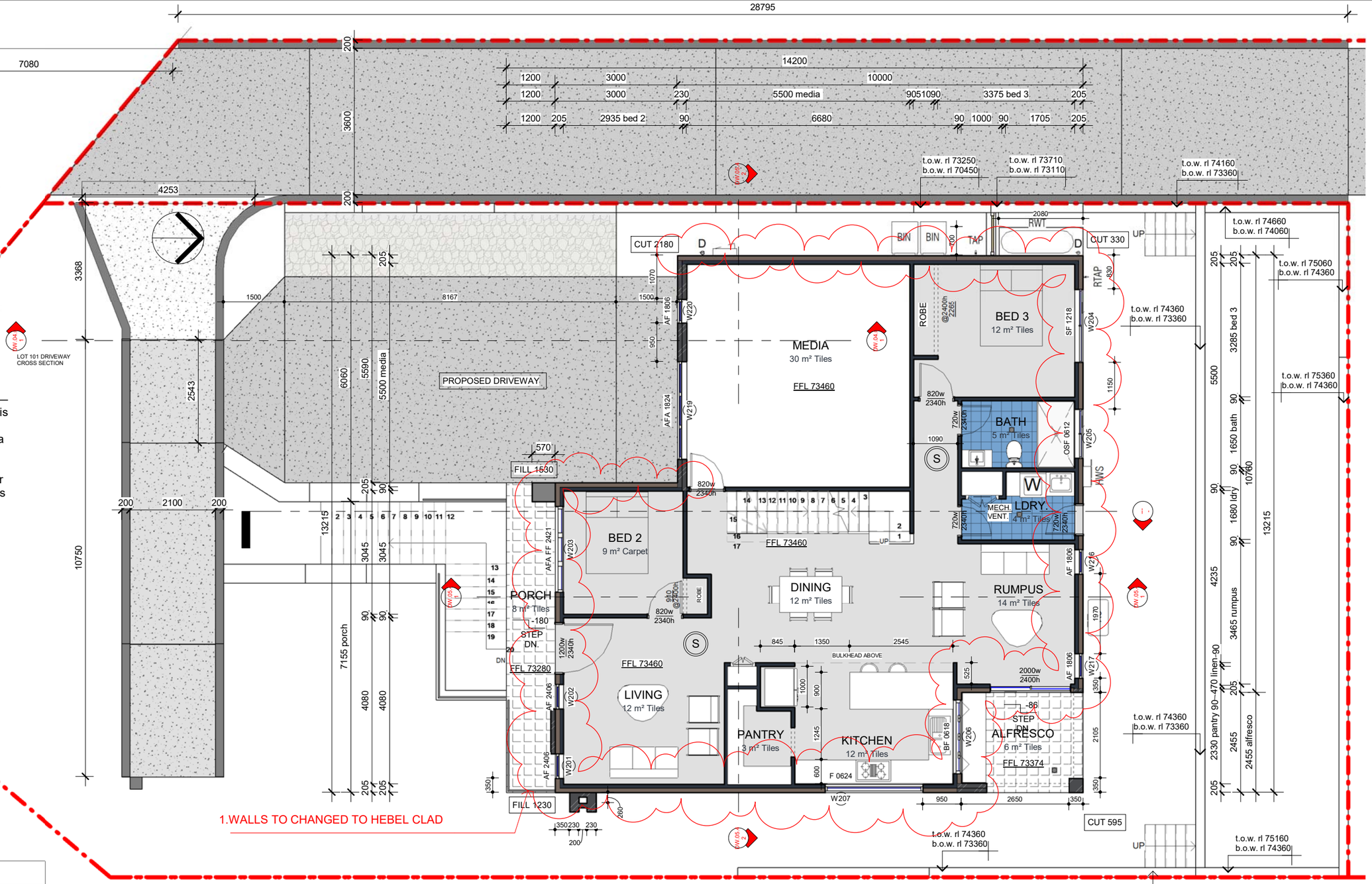
3.8.5.2 Ventilation requirements
Ventilation must be provided to a *habitable room*, *sanitary compartment*, bathroom, shower room, laundry and any other room occupied by a person for any purpose by any of the following means:

a. Openings, *windows*, doors or other devices which can be opened—
   1. with a ventilating area not less than 5% of the *floor area* of the room *required* to be ventilated; and
   2. open to—
   3. a suitably sized court, or space open to the sky; or
   4. an open verandah, carport, or the like; or
   5. an adjoining room in accordance with HYPERLINK \l "(b).
b. Natural ventilation to a room may come through a *window*, opening, door or other device from an adjoining room (including an enclosed verandah) if—
   1. the room to be ventilated or the adjoining room is not a *sanitary compartment*; and
   2. the *window*, opening, door or other device has a ventilating area of not less than 5% of the *floor area* of the room to be ventilated; and
   3. the adjoining room has a *window*, opening, door or other device with a ventilating area of not less than 5% of the combined *floor areas* of both rooms; and
   4. the ventilating areas specified may be reduced as appropriate if direct natural ventilation is provided from another source.

(c) An exhaust fan or other means of mechanical ventilation may be used to ventilate a *sanitary compartment*, laundry, kitchen or bathroom, or where mechanical ventilation is provided in accordance with 3.8.5.3(b), provided contaminated air exhausts comply with 3.8.7.3.

3.7.5.5 Requirements for smoke alarms
Smoke alarms required by 3.7.5.3 and 3.7.5.4 must be installed on or near the ceiling, in accordance with the following
(a)Where a smoke alarm is located on the ceiling it must be—
(i)a minimum of 300 mm away from the corner junction of the wall and ceiling; and
(ii)between 500 mm and 1500 mm away from the high point and apexes of the ceiling,
if the room has a sloping ceiling.
(b)Where (a) is not possible, the smoke alarm may be installed on the wall, and located
a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with
the wall.



LEGEND

S	INTERCONNECTED SMOKE ALARM	BIN	STORAGE BIN
RWP	RAIN WATER DOWN PIPE	AJ	ARTICULATION JOINT
RWT	RAIN WATER TANK		EAVE LINE ABOVE
AC	AIR-CONDITIONING UNIT		DROP EDGE BEAM BELOW AS PER ENG'S DETAIL
HWS	HOT WATER SYSTEM		FLOOR WASTE

NOTE: ALL WALL OPENING ARE SET AT 2400H UNLESS NOTED OTHERWISE

1 LOT 101 GF
1 : 100

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CLIENT:

PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

LOT 101 GROUND FLOOR

Project number	201900278
Date	08.11.2019
Drawn by	DM
Checked by	JS

DESCRIPTION	DATE	ISSUE
updated as per Council	12.06.23	E
Issue for CC	26.05.23	F
Issue For Section 4.55	16.03.23	E
Issue For Section 4.55	01.11.22	D
Issue for CC	12.10.22	C
Revised as per Council letter	11.05.20	B
Revised as per Council letter	02.12.19	A

DW.05
Scale 1 : 100
E
ISSUE FOR CC

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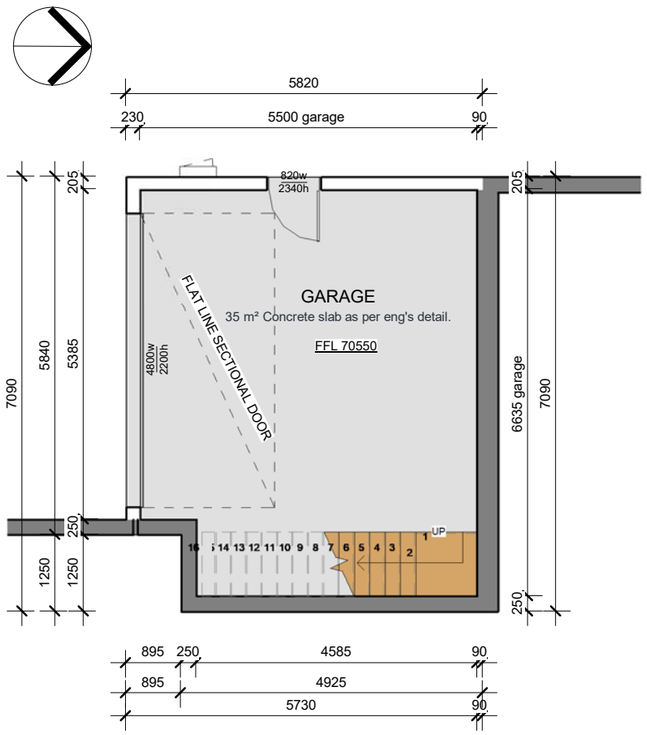
1 LOT 101 FF
1 : 100



2 LOT 101 Garage
1 : 100

Window Schedule unit 2

Mark	Type	Height	Width	Location
W201	AF 2406	2400	600	PORCH
W202	AF 2406	2400	600	PORCH
W203	AFA FF 2421	2400	2100	PORCH
W204	SF 1218	1200	1810	BED 3
W205	OSF 0612	600	1200	BATH
W206	BF 0618	600	1800	ALFRESCO
W207	F 0624	600	2400	KITCHEN
W208	AFA FF 2421	2400	2100	UPPER LIVING
W209	AFA 1824	1800	2400	
W210	AF 1806	1800	600	WIR
W211	OSF 0612	600	1200	ENS
W212	SF 0624	600	2400	BED 5
W213	SF 1224	1200	2400	BED 4
W214	OSF 1015	1000	1510	BATH
W216	AF 1806	1800	600	RUMPUS
W217	AF 1806	1800	600	RUMPUS
W218	SF 1224	1200	2400	BED 6
W219	AFA 1824	1800	2400	MEDIA
W220	AF 1806	1800	600	MEDIA

Door Schedule Copy 1

Type	Height	Width	Location	Note
ED 2424	2400	2400	UPPER LIVING	External Glaze
ED 2424	2400	2400	UPPER LIVING	External Glaze
ED 2420	2400	2000	RUMPUS	External Glaze

Grand total: 3

NOTE:

-TO BE CHEKED AND CONFIRMED BY BUILDER ON SITE BEFORE PLACING ORDER

-FALL PREVENTION FROM WINDOWS

-WINDOWS TO BE MANUFACTURED IN ACCORDANCE WITH REQUIREMENTS OF BCA CLAUSE 3.9.2.5

1-If Opening within 1700 mm above the floor;and climbable elements between 150 and 750 mm above the floor,Opening must be permanently restricted to 125 mm ;or fitted with a non-removable robust screen.
2-If opening between 865 and 1700 mm above the floor;and no climbable elements between 150 and 760 mm ablove the floor,Opening must be restricted to 125 mm ;or fitted with a removable robust screen
3-If opening between 865 of the floor;and climbable elements between 150 and 760 mm ablove the floor,Opening must be permanently restricted to 125 mm ;or fitted with a non-removable robust screen
4-If no opening within 1700 mm of the floor.No restrictions apply

WINDOWS KEY LEGEND

A	AWNING
AF	AWNING-FIXED
AF	AWNING-FIXED-AWNING
A	FIXED
F	FIXED CORNER
FC	FIXED-FIXED
FF	SLIDING-FIXED
SF	SLIDING-FIXED-BOTTOM
SF	FIXED
F	SKYLIGHT
SK	LOURVE
L	

NOTE:
O : OBSECURE GLAZING WINDOW

LEGEND

S	INTERCONNECTED SMOKE ALARM	BIN	STORAGE BIN
RWP	RAIN WATER DOWN PIPE	AJ	ARTICULATION JOINT
RWT	RAIN WATER TANK		EAVE LINE ABOVE
AC	AIR-CONDITIONING UNIT		DROP EDGE BEAM BELOW AS PER ENG'S DETAIL
HWS	HOT WATER SYSTEM		FLOOR WASTE

NOTE: ALL WALL OPENING ARE SET AT 2400H UNLESS NOTED OTHERWISE

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CLIENT:

PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

LOT 101 FIRST FLOOR

Project number	201900278
Date	08.11.2019
Drawn by	DM
Checked by	JS

DESCRIPTION	DATE	ISSUE
updated as per Council	12.06.23	E
Issue for CC	26.05.23	F
Issue For Section 4.55	16.03.23	E
Issue For Section 4.55	01.11.22	D
Issue for CC	12.10.22	C
Revised as per Council letter	11.05.20	B
Issue for DA Approval	02.12.19	A
Revised as per Council letter	Date 2	B

DW.05.1
Scale As indicated

E

ISSUE FOR CC

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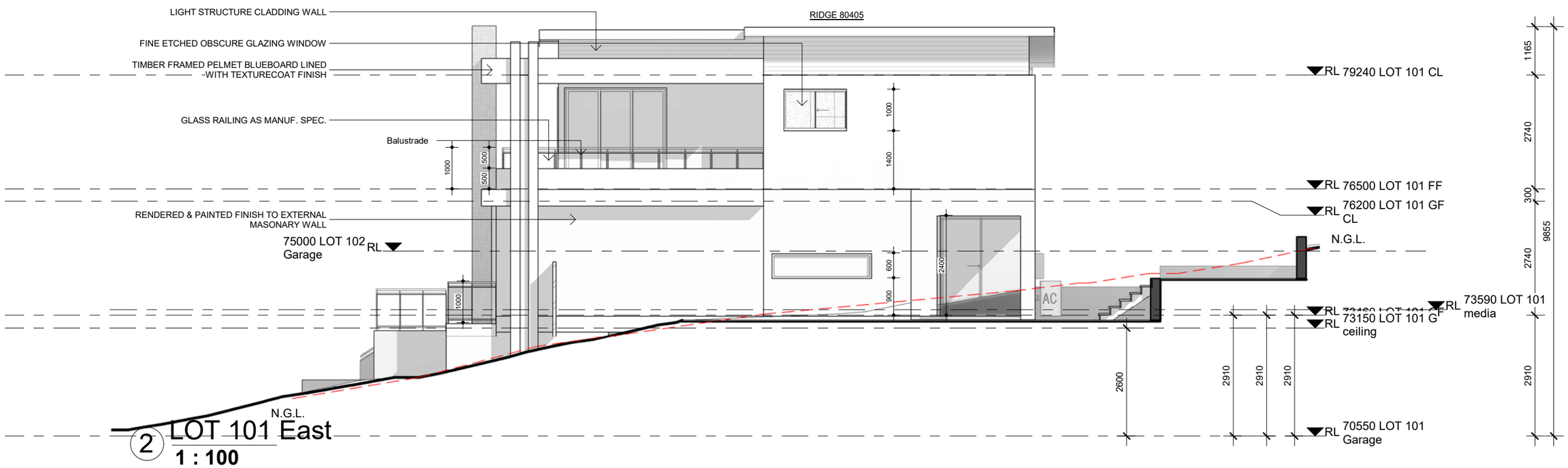
1 LOT 101 South

1 : 100



2 LOT 101 East

1 : 100

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CLIENT:

PROJECT

LOT 83 PARKES ROAD, COLLAROY PLATEAU

LOT 101 ELEVATIONS

Project number	201900278
Date	08.11.2019
Drawn by	DM
Checked by	JS

DESCRIPTION	DATE	ISSUE
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Issue For Section 4.55	16.03.23	E
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Issue for CC	12.10.22	C
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Issue for DA Approval	02.12.19	A

DW.05.2

Scale 1 : 100

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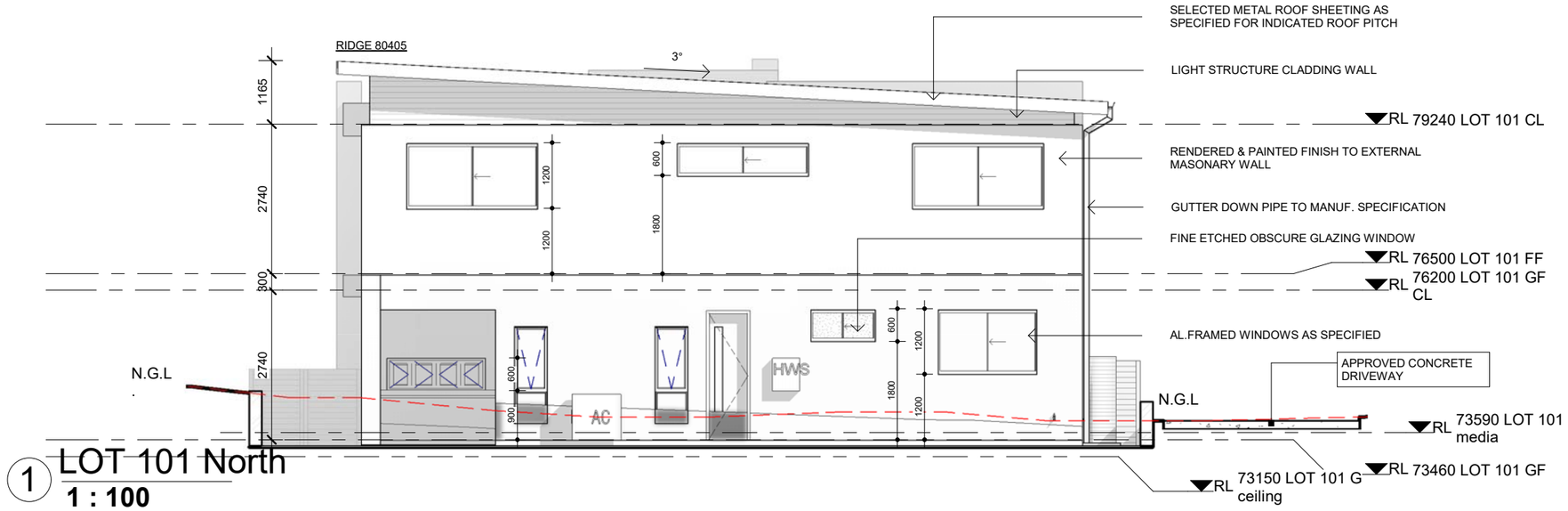
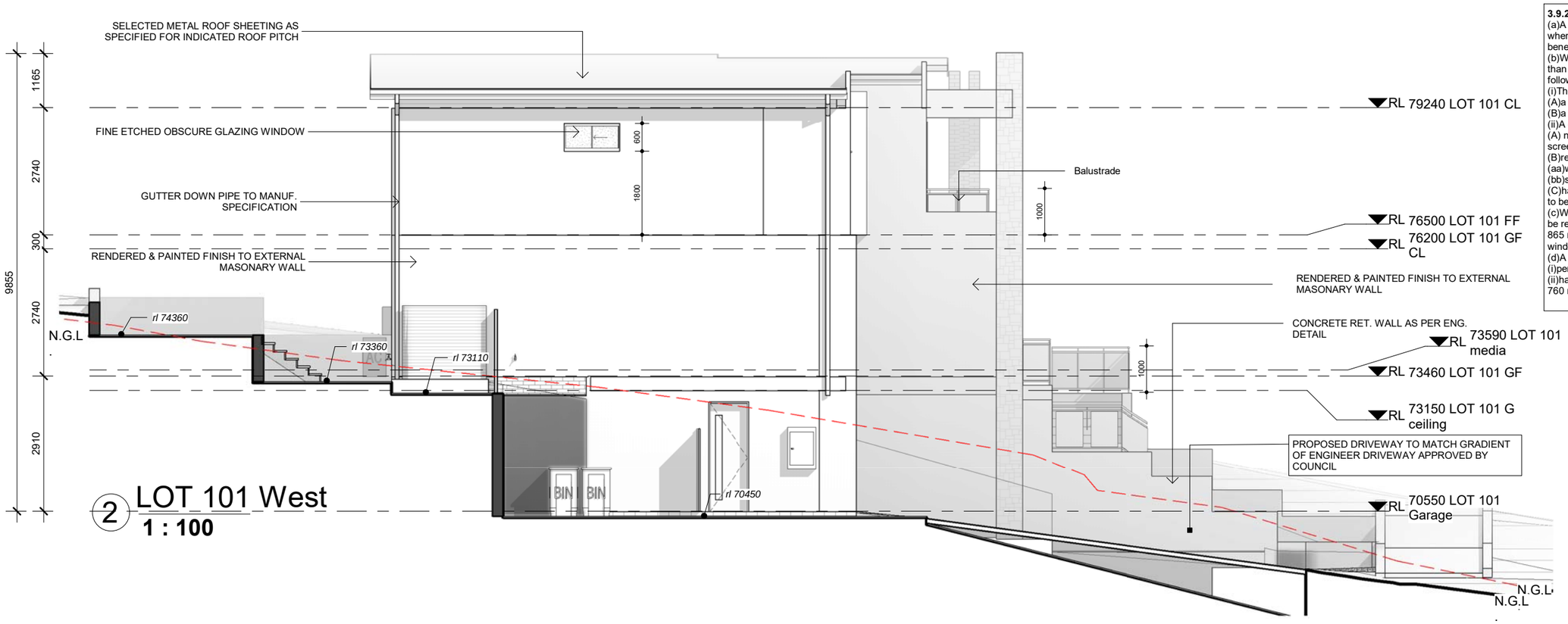


1 LOT 101 North
1 : 100

3.9.2.3 Construction of barriers to prevent falls
A barrier required by 3.9.2.2 must comply with the following:
(a) Barrier height: The height of a barrier must be in accordance with the following:
(i) The height must not be less than 865 mm above the nosings of the stair treads, the floor of a ramp or the like
(see Figure 3.9.2.3).
(ii) The height must not be less than—
(A) 1 m above the floor of any landing, corridor, hallway, balcony, deck, verandah, access path, mezzanine,
access bridge, roof top space or the like to which general access is provided (see Figure 3.9.2.2 and Figure
3.9.2.3); or
(B) 865 mm above the floor of a landing to a stairway or ramp where the barrier is provided along the inside
edge of the landing and does not exceed a length of 500 mm.
(b) Transition zone: A transition zone may be incorporated where the barrier height changes from 865 mm on the
stairway flight or ramp to 1 m at the landing (see Figure 3.9.2.4).
(c) Openings in barriers: Openings in barriers (including decorative balustrades) must be constructed so that they do
not permit a 125 mm sphere to pass through it and for stairways, the opening is measured above the nosing line of
the stair treads (see Figure 3.9.2.3).
(d) Barriers to certain non-habitable rooms: A barrier to a stairway serving a non-habitable room, such as an attic,
storeroom or the like that is not used on a regular or daily basis, need not comply with (c) if—
(i) openings are constructed so that they do not permit a 300 mm sphere to pass through; or
(ii) where rails are used, the barrier consists of a top rail and an intermediate rail, with the openings between rails
not more than 460 mm.
(e) Restriction on horizontal elements:
(i) Where it is possible to fall more than 4 m, any horizontal elements within the barrier between 150 mm and 760
mm above the floor must not facilitate climbing.
(ii) For the purpose of (i), the 4 m is measured from the floor level of the trafficable surface to the surface beneath.
(f) Wire barriers: A barrier constructed of wire is deemed to meet the requirements of (c) if it is constructed in
accordance with 3.9.2.5.
(g) Glass barriers and a window forming part of a barrier: A glass barrier or window serving as a barrier must comply
with Part 3.6 and the relevant provisions of this Part.
(h) Barrier loading forces: A barrier, except a window serving as a barrier, must be designed to take loading forces in
accordance with AS/NZS 1170.1.



2 LOT 101 West
1 : 100

3.9.2.6 Protection of openable windows — bedrooms
(a)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.
(b)Where the lowest level of the window opening covered by (a) is less than 1.7 m above the floor, the window opening must comply with the following:
(i)The openable portion of the window must be protected with—
(A)a device capable of restricting the window opening; or
(B)a screen with secure fittings.
(ii)A device or screen *required* by (i) must—
(A) not permit a 125 mm sphere to pass through the window opening or screen; and
(B)resist an outward horizontal action of 250 N against the—
(aa)window restrained by a device; or
(bb)screen protecting the opening; and
(C)have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.
(c)Where a device or screen provided in accordance with (b)(i) is able to be removed, unlocked or overridden, a barrier with a height not less than 865 mm above the floor is *required* to the openable window in addition to window protection.
(d)A barrier covered by (c) must not—
(i)permit a 125 mm sphere to pass through it; and
(ii)have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing

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CLIENT:

PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

LOT 101 ELEVATIONS

Project number	201900278
Date	08.11.2019
Drawn by	DM
Checked by	JS

DESCRIPTION	DATE	ISSUE
updated as per Council	12.06.23	E
Issue for CC	26.05.23	F
Issue For Section 4.55	16.03.23	E
Issue For Section 4.55	01.11.22	D
Issue for CC	12.10.22	C
Revised as per Council letter	11.05.20	B
Issue for DA Approval	02.12.19	A

DW.05.3
Scale 1 : 100

E

ISSUE FOR CC

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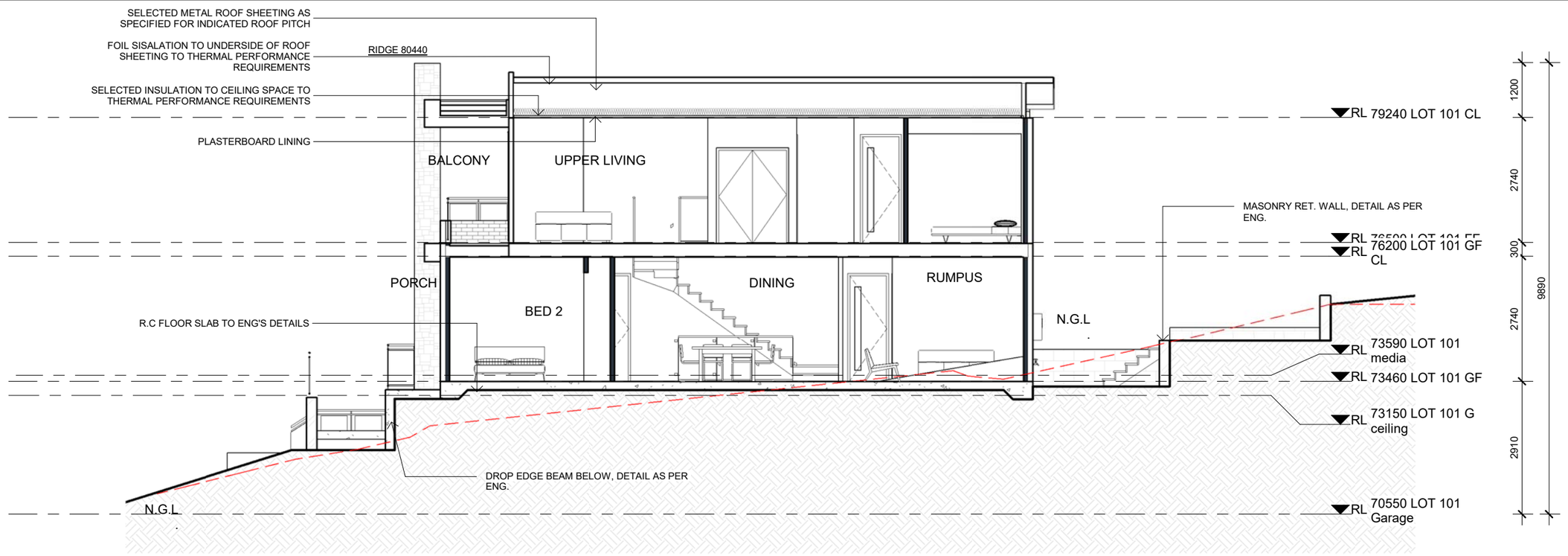
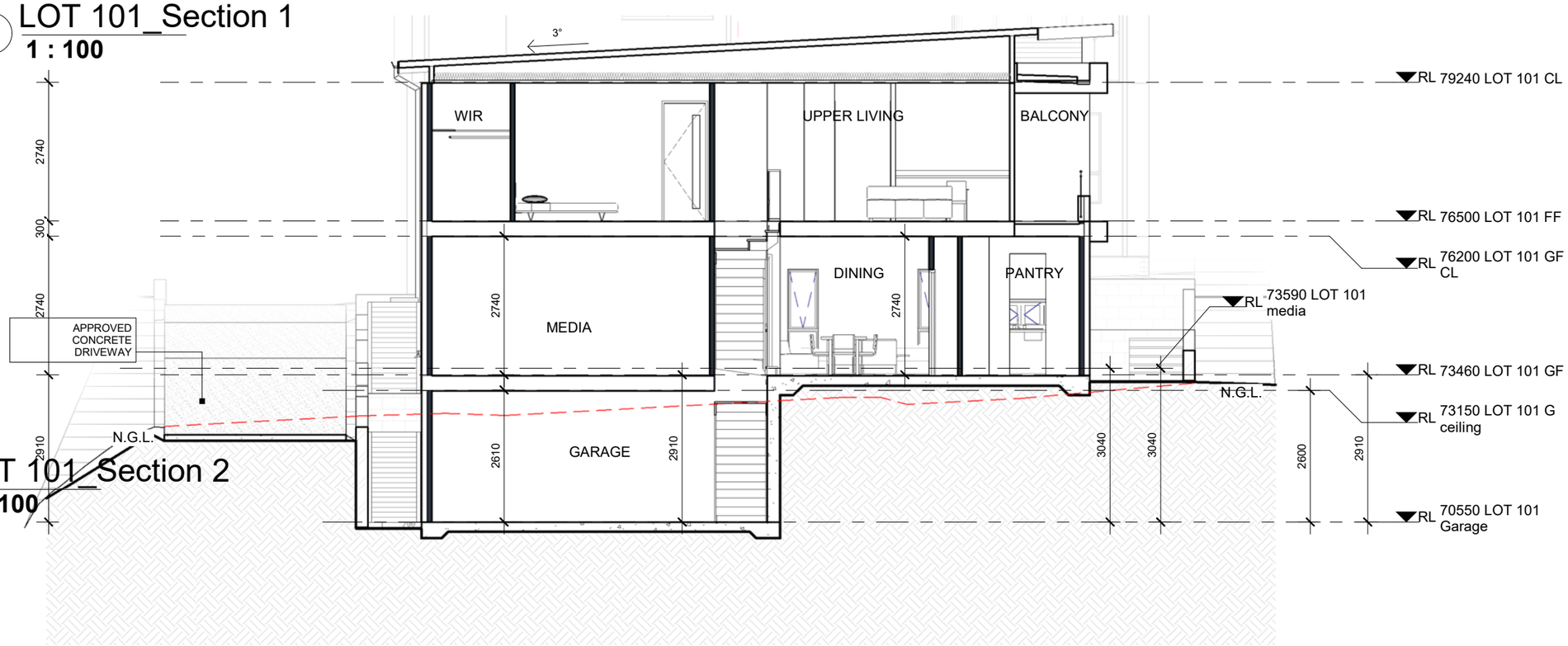


1 LOT 101_Section 1
1 : 100



2 LOT 101_Section 2
1 : 100

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PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

LOT 101 SECTIONS

Project number	201900278
Date	08.11.2019
Drawn by	DM
Checked by	JS

DESCRIPTION	DATE	ISSUE
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Issue for CC	12.10.22	C
Revised as per Council letter	11.05.20	B
Issue for DA Approval	02.12.19	A

DW.05.4
Scale 1 : 100

E

ISSUE FOR CC

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Door Schedule

Type	Height	Width	Location	Note
ED 2427	2400	2700	M.BED	External Glaze
ED 2424	2400	2400	UPPER LIVING	External Glaze
ED 2421	2400	2100	M.BED	External Glaze

Grand total: 3

Window Schedule

Mark	Type	Height	Width	Location
W101	AFA FF 2424	2400	2400	LIVING
W102	SF 1218	1200	1810	BED 2
W103	OSF 0612	600	1200	BATH
W104	F 1824	1800	2400	DINING
W105	SFS-FFF_1824	1800	2400	RUMPUS
W106	SF 0615	600	1500	KITCHEN
W107	AAF 1812	1800	1200	BED 4
W108	AAF 2412	2400	1200	UPPER LIVING
W109	OSF 1015	1000	1510	BATH
W110	SF 1218	1200	1810	BED 4
W111	OSF 0906	900	600	ENS
W112	SF 0924	900	2400	M.BED
W113	SF 1218	1200	1810	BED 3
W114	AAF 1812	1800	1200	BED 4
W115	SF FF 1812	1800	1200	RUMPUS
W116	SF FF 1812	1800	1200	RUMPUS

NOTE:

-TO BE CHEKED AND CONFIRMED BY BUILDER ON SITE BEFORE PLACING ORDER

-FALL PREVENTION FROM WINDOWS

-WINDOWS TO BE MANUFACTURED IN ACCORDANCE WITH REQUIREMENTS OF BCA CLAUSE 3.9.2.5

1-If Opening within 1700 mm above the floor;and climbable elements between 150 and 750 mm above the floor,Opening must be permanently restricted to 125 mm ;or fitted with a non-removable robust screen.
2-If opening between 865 and 1700 mm above the floor;and no climbable elements between 150 and 760 mm ablove the floor,Opening must be restricted to 125 mm ;or fitted with a removable robust screen
3-If opening between 865 of the floor;and climbable elements between 150 and 760 mm ablove the floor,Opening must be permanently restricted to 125 mm ;or fitted with a non-removable robust screen
4-If no opening within 1700 mm of the floor.No restrictions apply

WINDOWS KEY
LEGEND

A	AWNING
AF	AWNING-FIXED
AF	AWNING-FIXED-AWNING
A	FIXED
F	FIXED CORNER
FC	FIXED-FIXED
FF	SLIDING-FIXED
SF	SLIDING-FIXED-BOTTOM
SF	FIXED
F	SKYLIGHT
SK	LOURVE
L	

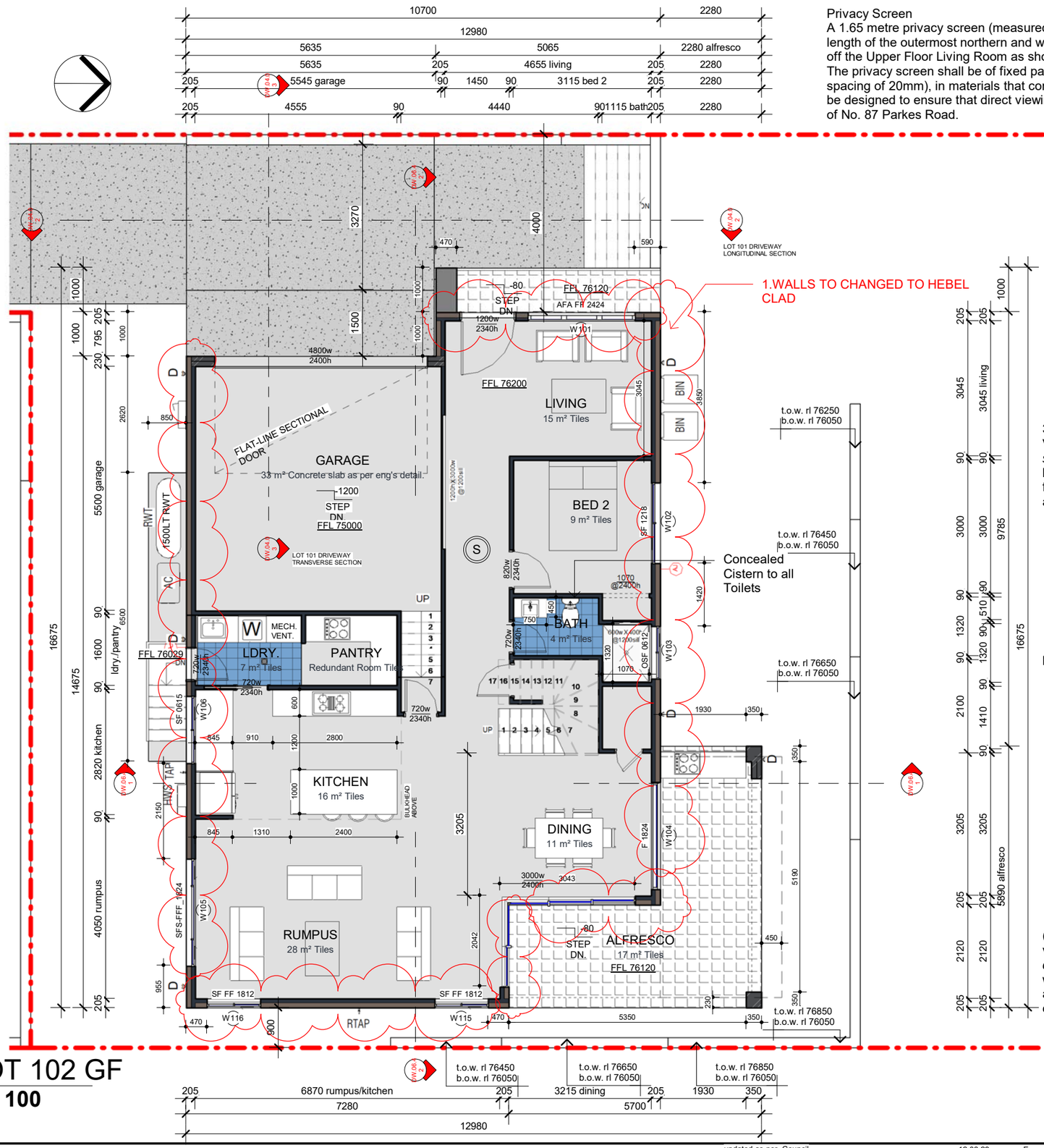
NOTE:
O : OBSECURE GLAZING WINDOW

LEGEND

(S)	INTERCONNECTED SMOKE ALARM	BIN	STORAGE BIN
RWP	RAIN WATER DOWN PIPE	AJ	ARTICULATION JOINT
RWT	RAIN WATER TANK		EAVE LINE ABOVE
AC	AIR-CONDITIONING UNIT		DROP EDGE BEAM BELOW AS PER ENG'S DETAIL
HWS	HOT WATER SYSTEM		FLOOR WASTE

NOTE: ALL WALL OPENING ARE SET AT 2400H UNLESS NOTED OTHERWISE

Privacy Screen
A 1.65 metre privacy screen (measured from finished floor level) is to be erected for the entire length of the outermost northern and western edge of the upper floor balcony to Lot 102 located off the Upper Floor Living Room as shown on the approved plans.
The privacy screen shall be of fixed panels or louver style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development and be designed to ensure that direct viewing away from the side windows and swimming pool area of No. 87 Parkes Road.



1 LOT 102 GF
1 : 100

3.7.5.5 Requirements for smoke alarms
Smoke alarms required by 3.7.5.3 and 3.7.5.4 must be installed on or near the
ceiling, in accordance with the following
(a)Where a smoke alarm is located on the ceiling it must be—
(i)a minimum of 300 mm away from the corner junction of the wall and ceiling; and
(ii)between 500 mm and 1500 mm away from the high point and apexes of the ceiling,
if the room has a sloping ceiling.
(b)Where (a) is not possible, the smoke alarm may be installed on the wall, and located
a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with
the wall.

3.8.5.2 Ventilation requirements
Ventilation must be provided to a *habitable room*, *sanitary compartment*, bathroom, shower room, laundry and any other room occupied by a person for any purpose by any of the following means:

a. Openings, *windows*, doors or other devices which can be opened—
   1. with a ventilating area not less than 5% of the *floor area* of the room *required* to be ventilated; and
   2. open to—
   3. a suitably sized court, or space open to the sky; or
   4. an open verandah, carport, or the like; or
   5. an adjoining room in accordance with HYPERLINK \l "(b).
b. Natural ventilation to a room may come through a *window*, opening, door or other device from an adjoining room (including an enclosed verandah) if—
   1. the room to be ventilated or the adjoining room is not a *sanitary compartment*; and
   2. the *window*, opening, door or other device has a ventilating area of not less than 5% of the *floor area* of the room to be ventilated; and
   3. the adjoining room has a *window*, opening, door or other device with a ventilating area of not less than 5% of the combined *floor areas* of both rooms; and
   4. the ventilating areas specified may be reduced as appropriate if direct natural ventilation is provided from another source.

(c) An exhaust fan or other means of mechanical ventilation may be used to ventilate a *sanitary compartment*, laundry, kitchen or bathroom, or where mechanical ventilation is provided in accordance with 3.8.5.3(b), provided contaminated air exhausts comply with 3.8.7.3.

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CLIENT:

PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

LOT 102 GROUND FLOOR

Project number	201900278
Date	08.11.2019
Drawn by	DM
Checked by	JS

DESCRIPTION	DATE	ISSUE
updated as per Council	12.06.23	E
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Issue For Section 4.55	01.11.22	D
Issue for CC	12.10.22	C
Revised as per Council letter	11.05.20	B
Issue for DA Approval	02.12.19	A
Revised as per Council letter	2.12.19	B

DW.06
Scale: As indicated
E

ISSUE FOR CC

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1 LOT 102 FF

1 : 100

NOTE:
THE PRIVACY SCREEN SHALL BE OF FIXED PANELS OR LOUVER STYLE CONSTRUCTION (WITH A MAXIMUM SPACING OF 20MM)

LEGEND

S	INTERCONNECTED SMOKE ALARM	BIN	STORAGE BIN
RWP	RAIN WATER DOWN PIPE	AJ	ARTICULATION JOINT
RWT	RAIN WATER TANK		EAVE LINE ABOVE
AC	AIR-CONDITIONING UNIT		DROP EDGE BEAM BELOW AS PER ENG'S DETAIL
HWS	HOT WATER SYSTEM		FLOOR WASTE

NOTE: ALL WALL OPENING ARE SET AT 2400H UNLESS NOTED OTHERWISE

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CLIENT:

PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

LOT 102 FIRST FLOOR PLAN

Project number	201900278
Date	08.11.2019
Drawn by	DM
Checked by	JS

DESCRIPTION	DATE	ISSUE
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Issue for DA Approval	02.12.19	A
Revised as per Council letter	Date 2	B

DW.06.1
Scale 1 : 100

E

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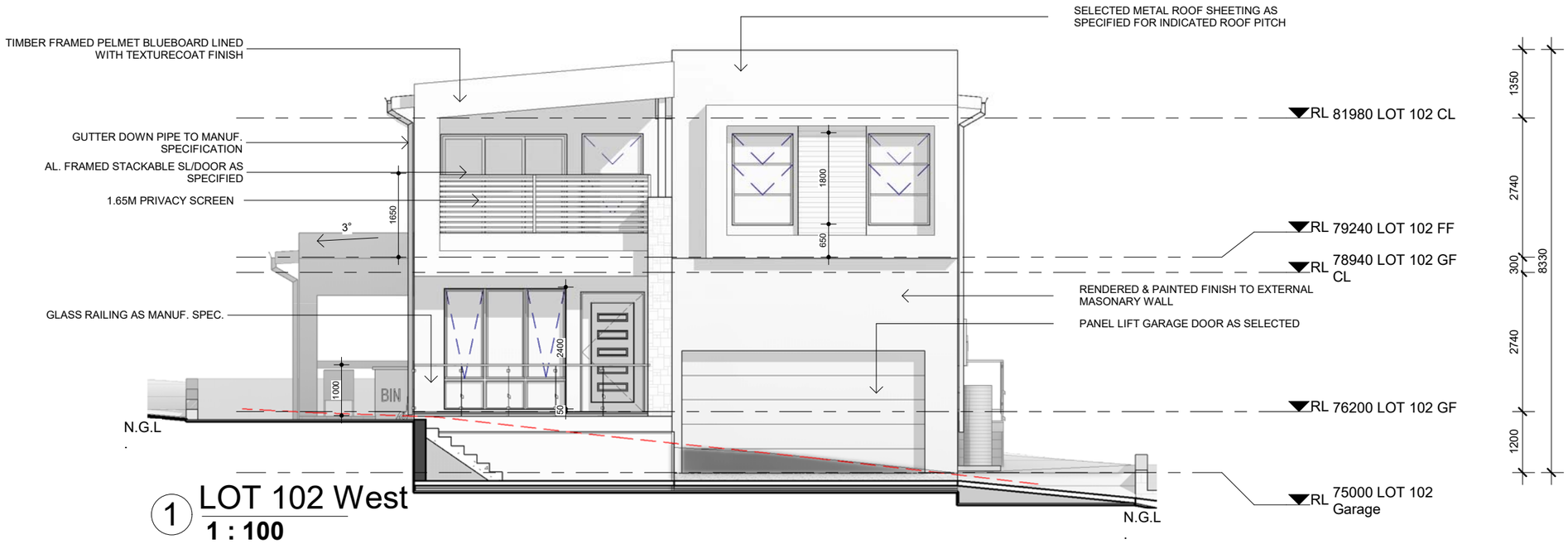

1 LOT 102 West
1 : 100

3.9.2.3 Construction of barriers to prevent falls
A barrier required by 3.9.2.2 must comply with the following:
(a) Barrier height: The height of a barrier must be in accordance with the following:
(i) The height must not be less than 865 mm above the nosings of the stair treads, the floor of a ramp or the like
(see Figure 3.9.2.3).
(ii) The height must not be less than—
(A) 1 m above the floor of any landing, corridor, hallway, balcony, deck, verandah, access path, mezzanine,
access bridge, roof top space or the like to which general access is provided (see Figure 3.9.2.2 and Figure
3.9.2.3); or
(B) 865 mm above the floor of a landing to a stairway or ramp where the barrier is provided along the inside
edge of the landing and does not exceed a length of 500 mm.
(b) Transition zone: A transition zone may be incorporated where the barrier height changes from 865 mm on the
stairway flight or ramp to 1 m at the landing (see Figure 3.9.2.4).
(c) Openings in barriers: Openings in barriers (including decorative balustrades) must be constructed so that they do
not permit a 125 mm sphere to pass through it and for stairways, the opening is measured above the nosing line of
the stair treads (see Figure 3.9.2.3).
(d) Barriers to certain non-habitable rooms: A barrier to a stairway serving a non-habitable room, such as an attic,
storeroom or the like that is not used on a regular or daily basis, need not comply with
(c) if—
(i) openings are constructed so that they do not permit a 300 mm sphere to pass through; or
(ii) where rails are used, the barrier consists of a top rail and an intermediate rail, with the openings between rails
not more than 460 mm.
(e) Restriction on horizontal elements:
(i) Where it is possible to fall more than 4 m, any horizontal elements within the barrier between 150 mm and 760
mm above the floor must not facilitate climbing.
(ii) For the purpose of (i), the 4 m is measured from the floor level of the trafficable surface to the surface beneath.
(f) Wire barriers: A barrier constructed of wire is deemed to meet the requirements of (c) if it is constructed in
accordance with 3.9.2.5.
(g) Glass barriers and a window forming part of a barrier: A glass barrier or window serving as a barrier must comply
with Part 3.6 and the relevant provisions of this Part.
(h) Barrier loading forces: A barrier, except a window serving as a barrier, must be designed to take loading forces in
accordance with AS/NZS 1170.1.

3.9.2.6 Protection of openable windows — bedrooms
(a)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.
(b)Where the lowest level of the window opening covered by (a) is less than 1.7 m above the floor, the window opening must comply with the following:
(i)The openable portion of the window must be protected with—
(A)a device capable of restricting the window opening; or
(B)a screen with secure fittings.
(ii)A device or screen *required* by (i) must—
(A) not permit a 125 mm sphere to pass through the window opening or screen; and
(B)resist an outward horizontal action of 250 N against the—
(aa)window restrained by a device; or
(bb)screen protecting the opening; and
(C)have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.
(c)Where a device or screen provided in accordance with (b)(i) is able to be removed, unlocked or overridden, a barrier with a height not less than 865 mm above the floor is *required* to the openable window in addition to window protection.
(d)A barrier covered by (c) must not—
(i)permit a 125 mm sphere to pass through it; and
(ii)have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing

NOTE:
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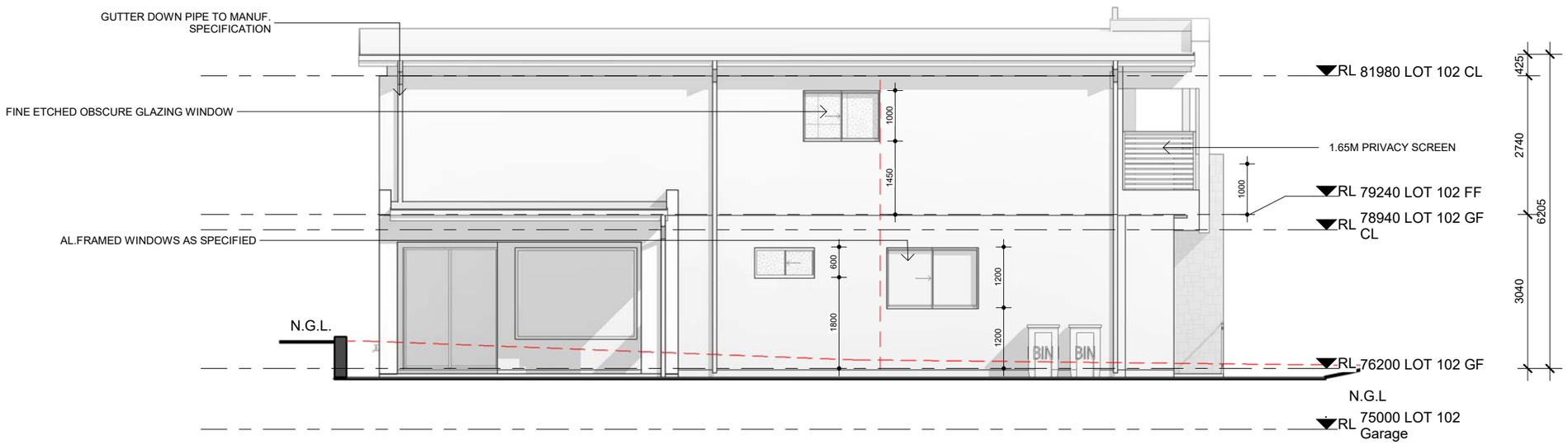

2 LOT 102 North
1 : 100

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CLIENT:

PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

LOT 102 ELEVATIONS

Project number	201900278
Date	08.11.2019
Drawn by	DM
Checked by	JS

DESCRIPTION	DATE	ISSUE
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Issue for CC	12.10.22	C
Revised as per Council letter	11.05.20	B
Issue for DA Approval	02.12.19	A

DW.06.2
Scale 1 : 100
E
ISSUE FOR CC

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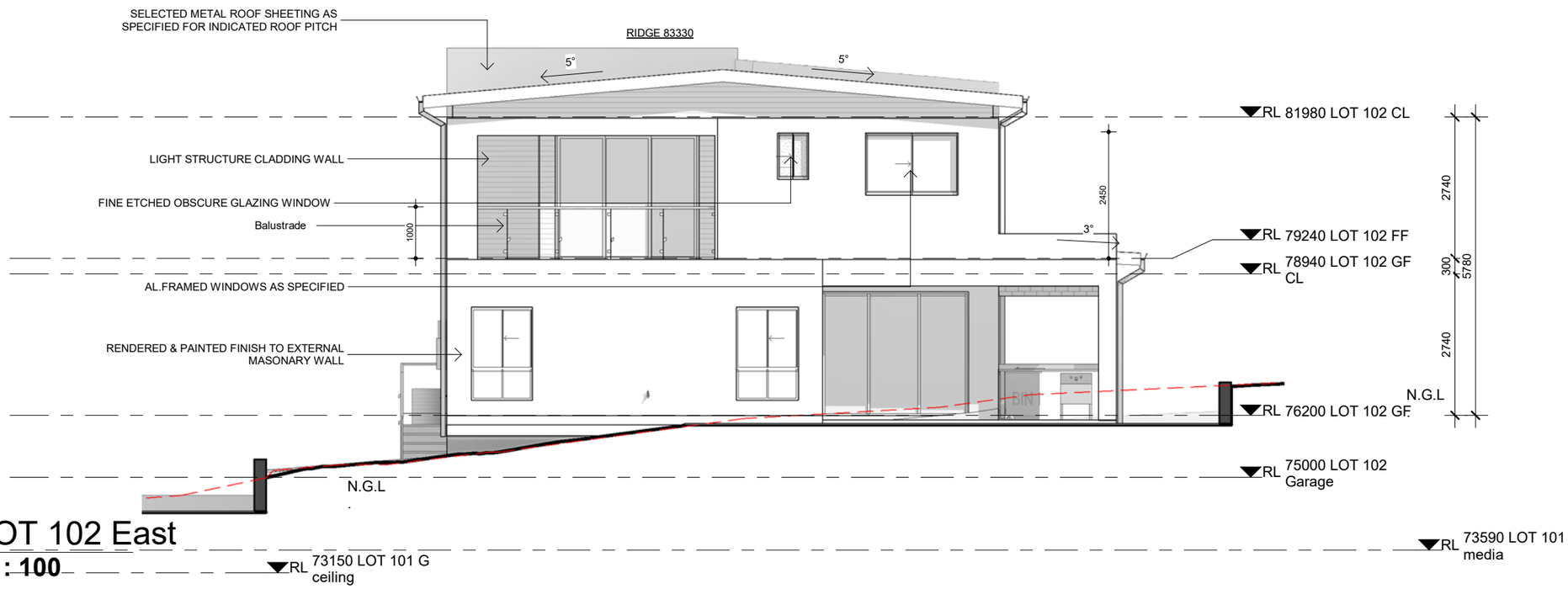
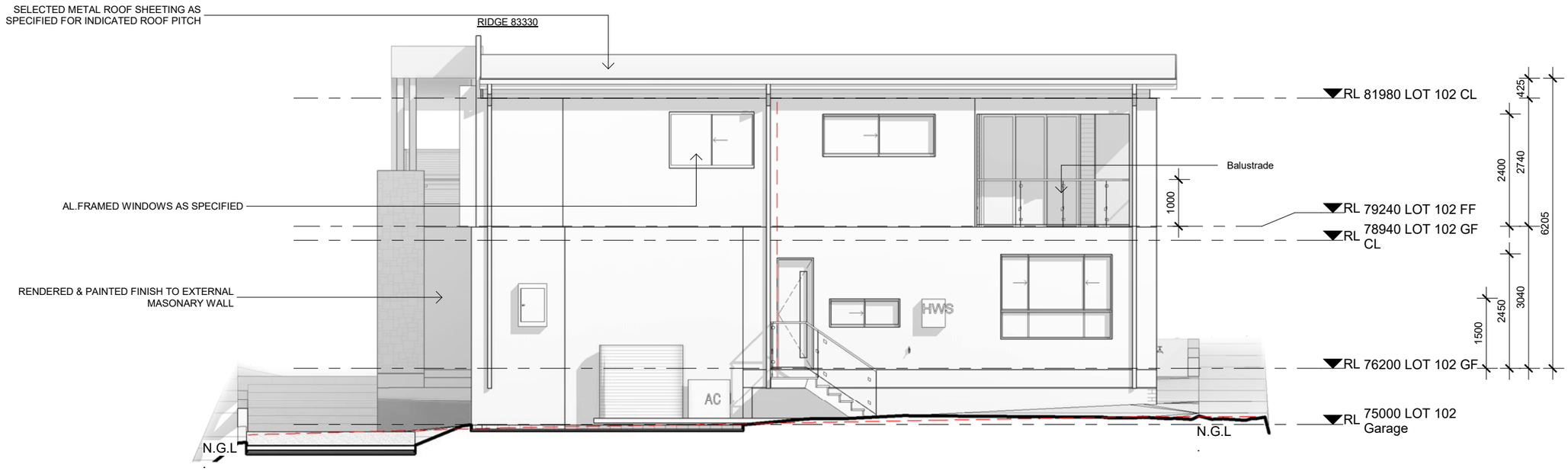


1 LOT 102 East

1 : 100



2 LOT 102 South

1 : 100

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LOT 83 PARKES ROAD, COLLAROY PLATEAU

LOT 102 ELEVATIONS

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DW.06.3

Scale 1 : 100

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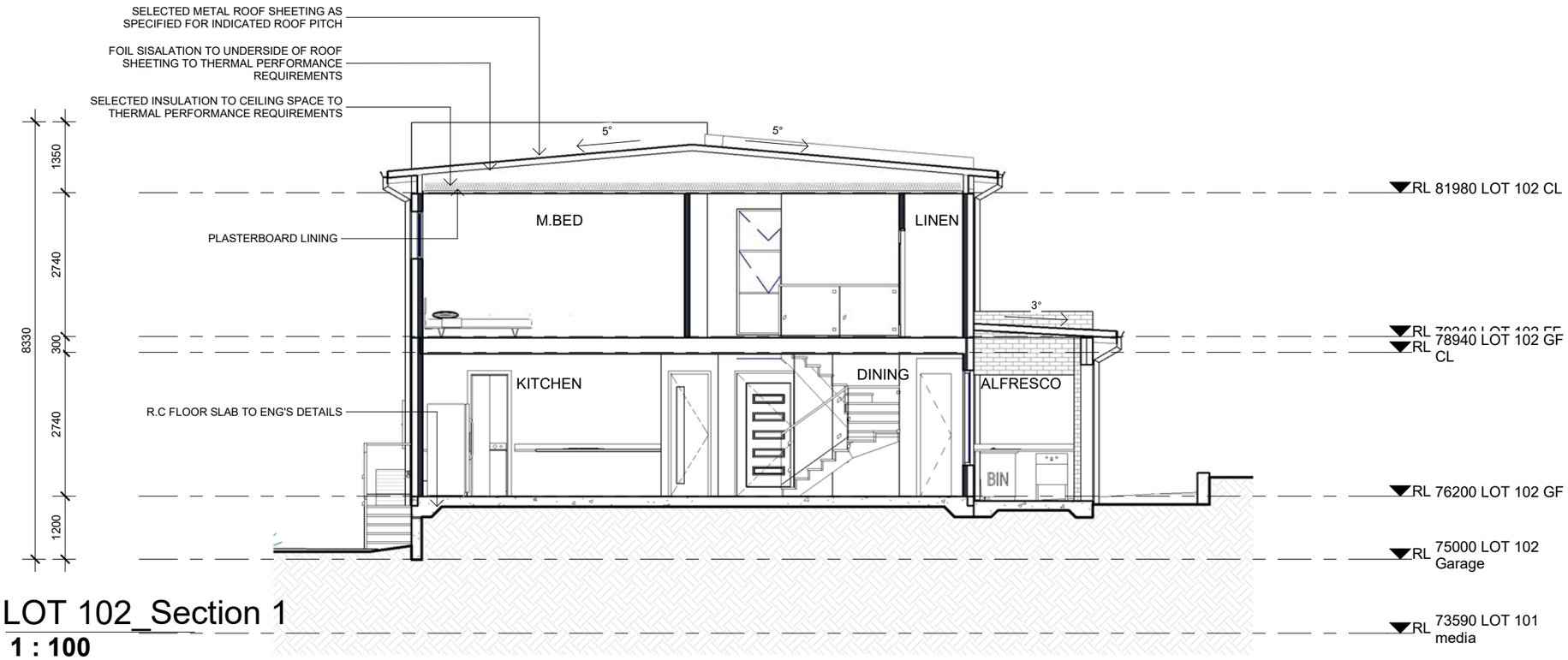
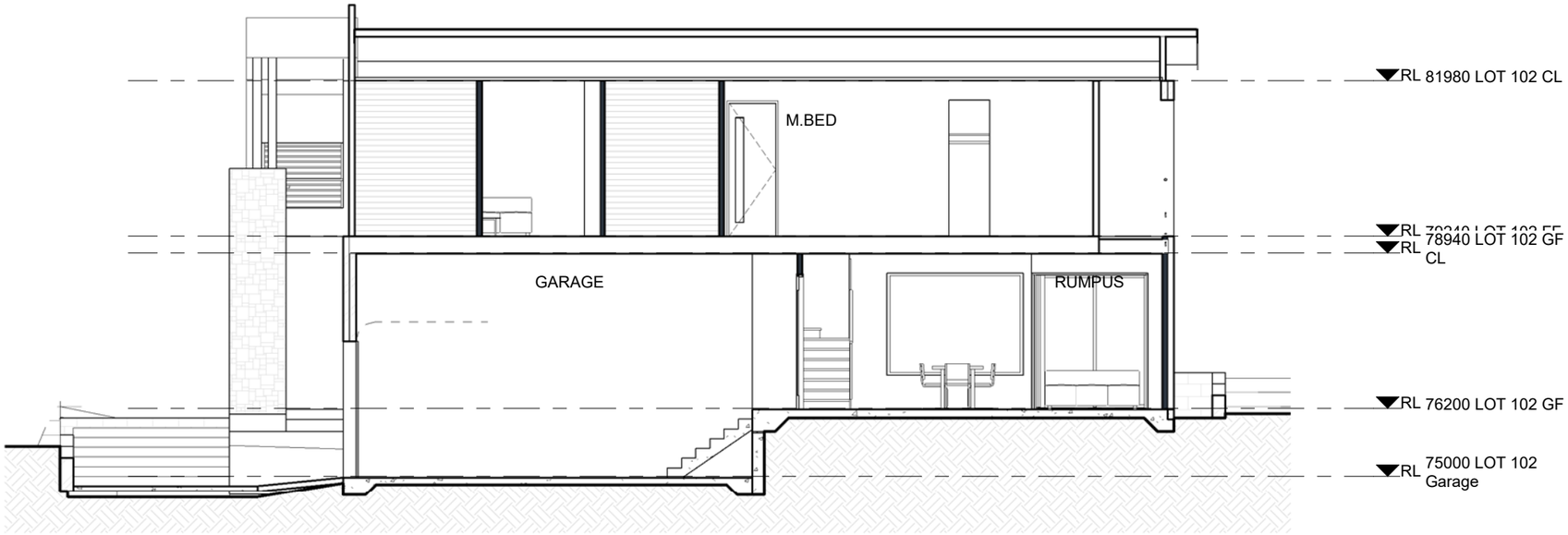


1 LOT 102_Section 1
1 : 100



2 LOT 102_Section 2
1 : 100

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Issue for DA Approval	02.12.19	A

DW.06.4
Scale 1 : 100

E

ISSUE FOR CC

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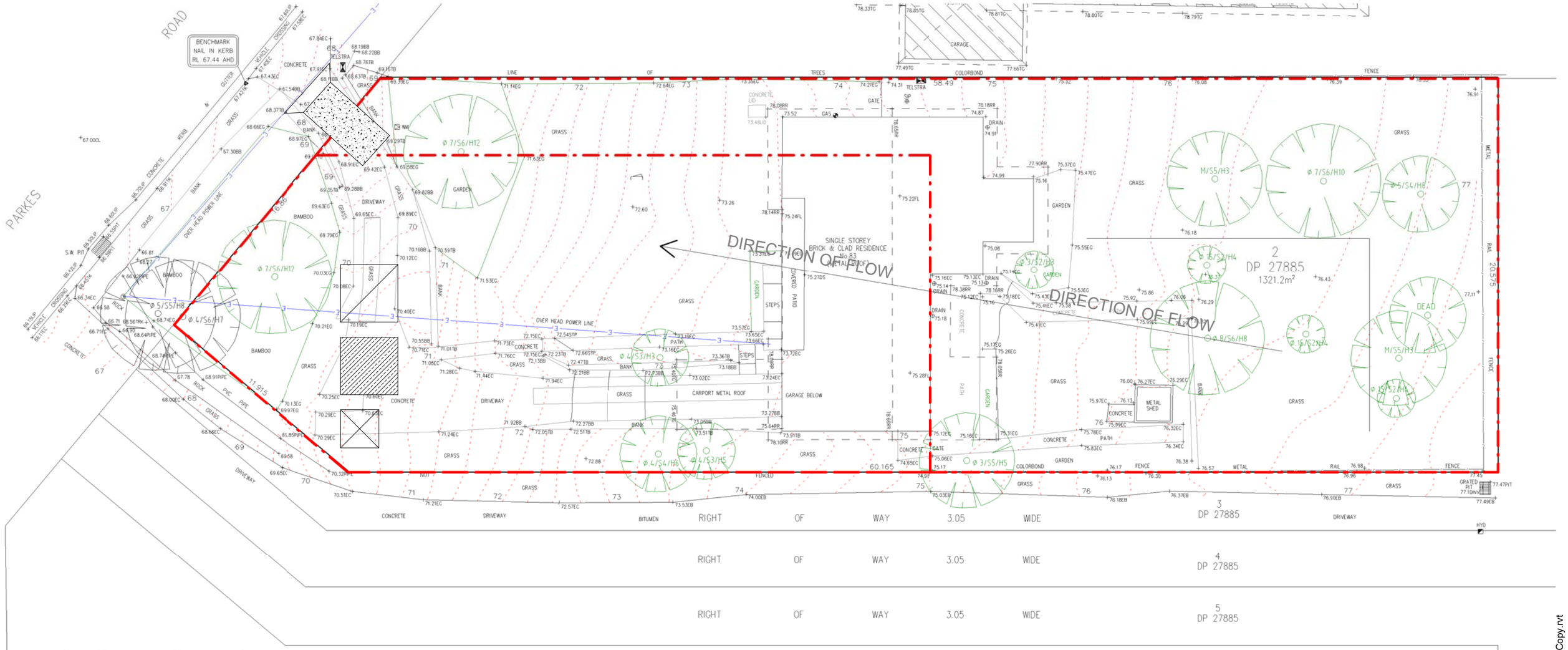


1 Sediment Control
1 : 200

SOIL EROSION NOTES

TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RE-SPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. (i.e ALL FOOT-PATHS, BATTERS, SITE, REGRADING AREAS, DRAINAGE RESERVES AND CHANNELS). TOP SOIL SHALL NOT BE SPREAD ON ANY OTHER AREAS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY. BY LOCATING BANKS OR DRAINS UPSLOPE TO DIVERT THE RUNOFF AROUND THEM. IN SOME CIRCUMSTANCES IT MAY BE
NECESSARY TO PLACE BANKS OR DRAINSDOWN STREAM OF A STOCKPILE TO RETARD SEDIMENT LADEN RUNOFF.
THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN 60% OF THEIR CAPACITY IS LOST.
ALL THE SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED
BY THE SUPERINTENDENT. (NO SILT SHALL BE PLACED OUTSIDE THE LIMITS OF WORKS). THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED
AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL

NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY CONTRACTOR/SITE MANAGER.
2. MINIMISE DISTURBED AREAS.
3. ALL STOCKPILES TO BE CLEARED FROM DRAINS, GUTTERS AND FOOTPATHS.
4. DRAINAGE IS TO BE CONNECTED TO STORM WATER SYSTEM AS SOON AS POSSIBLE.
5. ROADS AND FOOTPATH TO BE SWEPT DAILY
6. UNDER SECTION 16 OF THE CLEAN WATERS ACT HEAVY FINES,INCLUDING A $600 ON THE SPOT FINE, MAY BE IMPOSED IF A PERSON ALLOWS SOIL, CEMENT SLURRY OR OTHER BUILDING MATERIALS TO BE PUMPED, DRAINED OR ALLOWED TO ENTER THE STORM WATER SYSTEM.

SEDIMENT NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE AND PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 m LONG STAR PICKETS INTO GROUND Max 3 m Ctrs.
3. DIG A 150 mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF SUPPORTING GEOTEXILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A Min LAP OF 150 mm.

LEGEND
:

PORTABLE W.C

VC AND STABILISED ENTRY

PROVISIONAL AREA FOR STOCKPILING OF MATERIALS

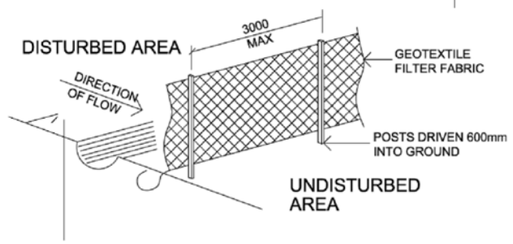
SF SF SF SF SF SEDIMENT CONTROL FENCE

GEOTEXTILE TRADE WASTE RECEPTABLE

Waste collection
Liquid and solid wastes generated on the site must be collected, transported and disposed of in accordance with the requirements of the Protection of the Environment Operations Act 1997. Records must be kept of all waste disposal from the site.
Material to be removed from the site must be source separated on site to maximise recycling, and the material disposed of to an appropriate disposal and recycling facility in accordance with the approved Waste Management Plan

Maintenance of Sediment and Erosion Control Erosion and sediment controls are to be adequately maintained and monitored at all times, particularly after periods of rain.
Reason: To avoid erosion and sedimentation impacts that will result in an adverse change in watercourse or riparian land condition
Installation and Maintenance of Sediment and Erosion Control
Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: soils and construction (2004).
Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Installation and Maintenance of Sediment Control
Measures used for erosion and sediment control on building sites are to be adequately maintained at all times and must be installed in accordance with Council's Specifications for Erosion and Sediment Control. All measures shall remain in proper operation until all development activities have been completed and the site fully stabilised.



SEDIMENT CONTROL FENCE
NOT TO SCALE

*THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING:

1-ARCHITECTURAL PLANS
2-CONTOUR AND DETAIL SURVEY

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GENERAL NOTES:
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CLIENT:

PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

SEDIMENT CONTROL

Project number	201900278
Date	08.11.2019
Drawn by	DM
Checked by	JS

DESCRIPTION	DATE	ISSUE
updated as per Council	12.06.23	E
Issue for CC	26.05.23	F
Issue For Section 4.55	16.03.23	E
Issue For Section 4.55	01.11.22	D
Issue for CC	12.10.22	C
Revised as per Council letter	11.05.20	B
Issue for DA Approval	02.12.19	A

DW.07
Scale 1 : 200

E

ISSUE FOR CC

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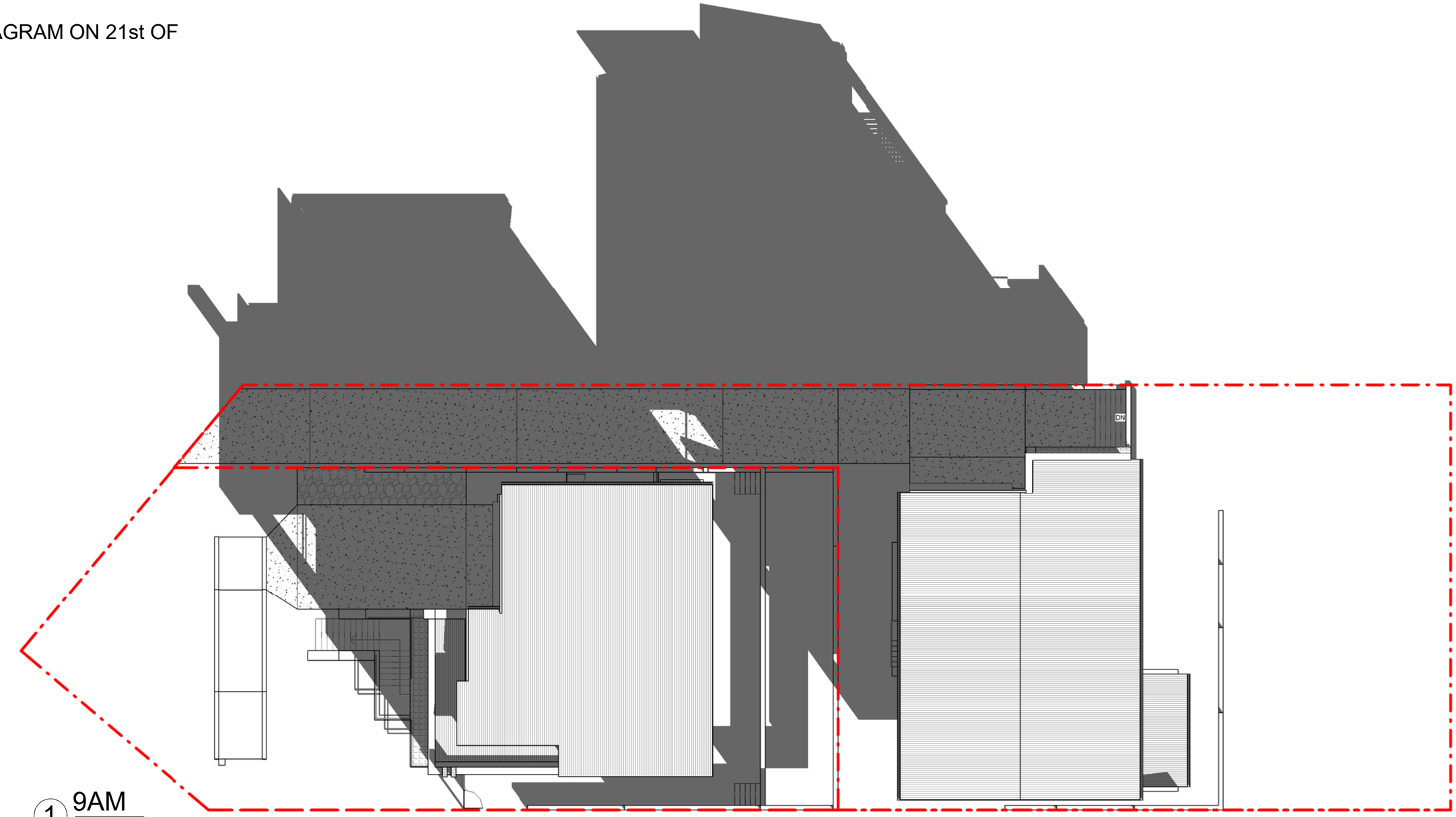
SHADOW DIAGRAM ON 21st OF JUNE



1 9AM
1 : 200

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PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

SHADOW DIAGRAM

Project number	201900278
Date	08.11.2019
Drawn by	DM
Checked by	JS

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DW.08
Scale 1 : 200

E

ISSUE FOR CC

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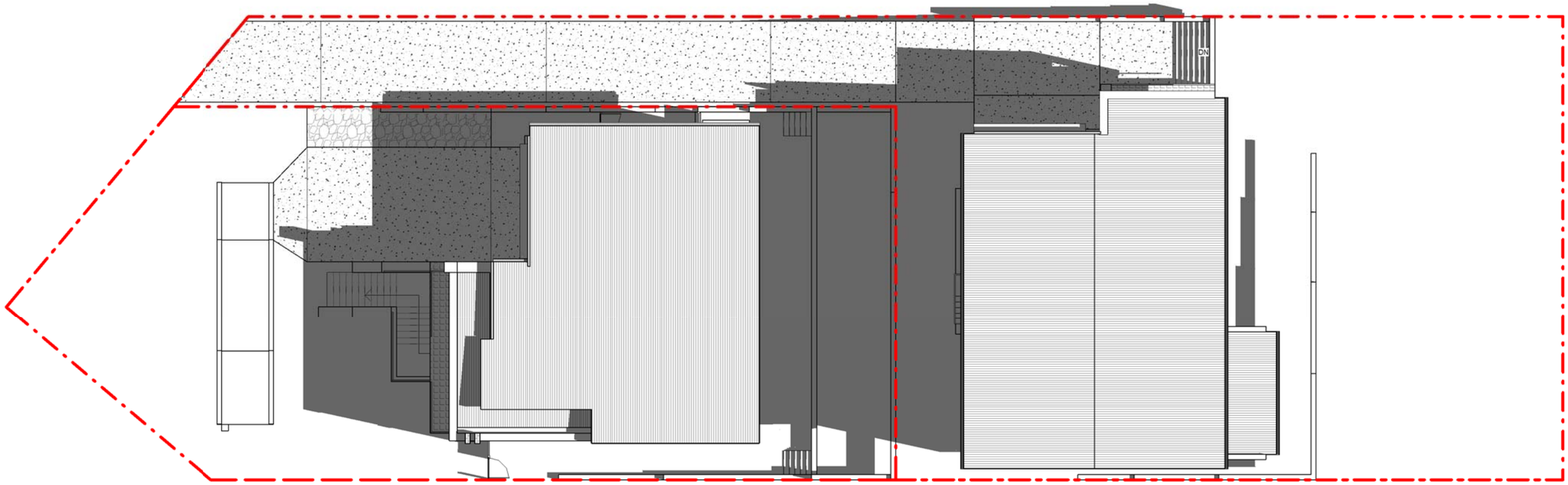

1 12PM
1 : 200

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LOT 83 PARKES ROAD, COLLAROY PLATEAU

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Scale 1 : 200

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1 3PM
1 : 200

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PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

SHADOW DIAGRAM

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Scale 1 : 200

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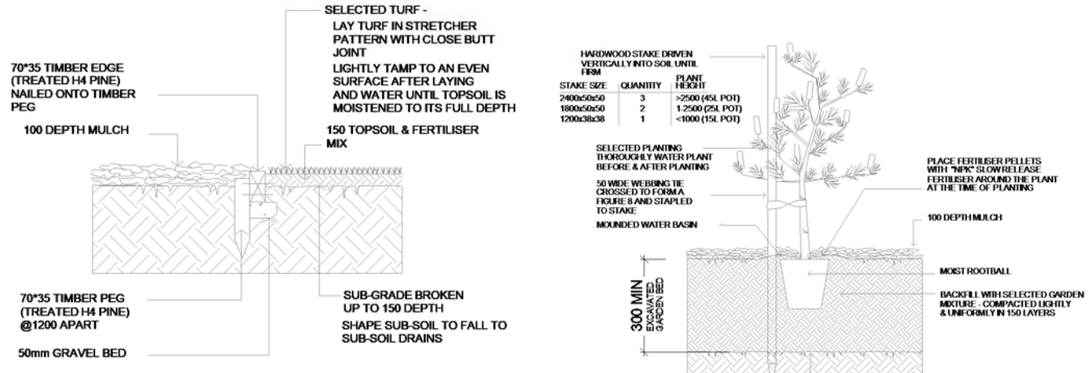
3 Landscape Plan
1 : 200

Planting Schedule

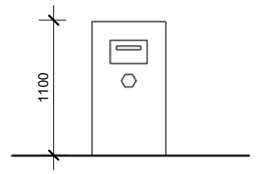
CODE	BOTANICAL NAME	M.Ht	POT SIZE	QTY	IMAGE
Bird of paradise - 1.2m	Strelitzia reginae	1.2m	200mm	19	
Buxus - 1m	Buxus micropyllia japonica	1m	300mm	54	
Crepe Myrtle - 4m	Lagerstroemia indica x fauriei 'Natchez	4m	300mm	3	
Lilly Pily- 1.4m	Syzygium australe 'Select Form'	1.4m	200mm	10	

Grand total: 86

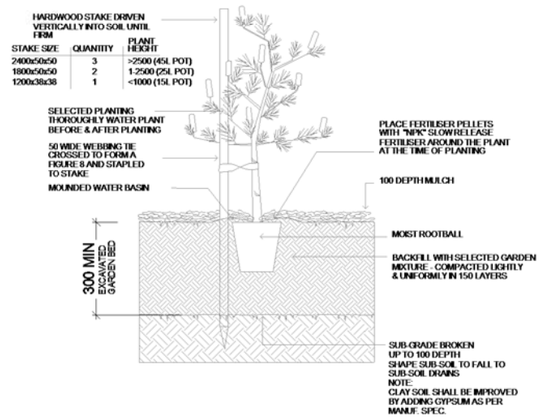


1. TURF & GARDEN EDGE DETAIL

NOTE :
ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.



4 Letter Box Detail
1 : 50



2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE :
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN
CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER AND ORGANIC COMPOST

LAND SCAPE NOTES

TURF
EXCAVATE/ GRADE AREAS TO BE TURFED TO 120MM BELOW THE REQUIRED FINISHED LEVELS. DO NOT EXCAVATE WITH 1500MM OF
ANY EXISTING TREE TO BE RETAINED. ENSURE THAT ALL OF THE SURFACE WATER RUNOFF IS TO BE DIRECTED TOWARDS THE INLET PITS, KERBS ETC. AD AWAY FROM BUILDINGS. ENSURE THAT NO POOLING OR PONDING WILL OCCUR. RIP SUBGRADE TO 150MM DEEP. INSTALL 100MM DEPTH OF IMPORTED TOPSOIL. JUST PRIOR TO SPREADING TURF, SPREAD 'SHIRLEYS NO. 17 LAWN FERTILISER' OVER THE TOPSOIL AT THE RECOMMENED RATE. LAY SIR WALTER BUFFALO TURF ROLLS CLOSELY BUTTED. FILL ANY SMALL GAPS WITH TOPSOIL. WATER THOROUGHLY.

STABILISED CRUSHED SANDSTONE
PATH TO BE CRUSHED SANDSTONE OVER WEEDMAT
TO
DEPTH OF 50MM. STABILSED WITH 5% CEMENT.

TIMBER EDGING
TREATED HARDWOOD EDGING. THE EDGES ARE TO BE LAID IN EVEN CURVES AND STRAIGHT LINES AS INDICATED ON THE PLAN. WHERE TIGHT CURVES ARE SHOWN SCORE TIMBER TO ACHIEVE MORE EVEN CURVES. THE TOP OF THE EDGE IS TO FINISH FLUSH WIH THE ADJACENT TURF AND MULCH LEVELS.

PLANTING AREAS
ENSURE THAT THE MASS PLANTING AREAS HAVE BEEN EXCAVATED TO 300MM BELOW FINISHED LEVELS. RIP TO A FURTHER DEPTH OF 150MM. SUPPLY AND INSTALL 300MM SOIL MIX IF REQUIRED OR IMPROVE EXISTING SOIL WITH COMPOST BLEND. SOIL MIX TO COMPRISE OF ONE PART APPROVED COMPOST TO THREE PARTS TOP SOIL. TOPSOIL SHALL BE EITHER IMPORTED TOPSOIL OR STOCKPILED SITE TOPSOIL (IF SUITABLE IE. NO CLAY). INSTALL 75MM OF SELECTED MULCH. MULCH TO BE ANL 'FOREST BLEND'.

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CLIENT:

PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

LANDSCAPE PLAN

Project number	201900278
Date	08.11.2019
Drawn by	DM
Checked by	JS

DESCRIPTION	DATE	ISSUE
updated as per Council	12.06.23	E
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DW.09
Scale As indicated
E
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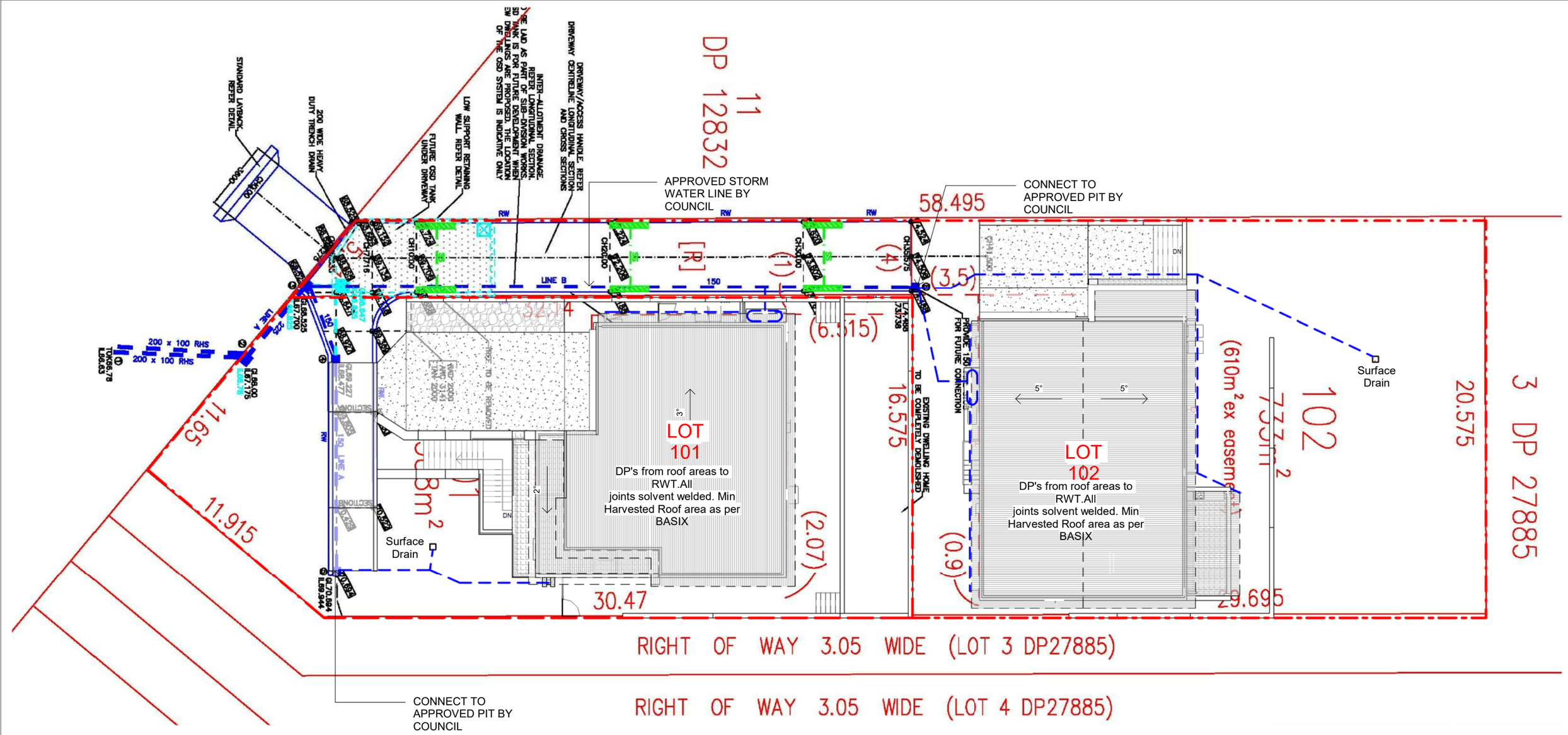


1 Roof Plan
1 : 200

LEGEND
:

- SURFACE DRAIN 300MM
- FLOW WATER DIRECTION IN PIPES Ø100 PVC
- STORMWATER ACCESS
- GUTTER
- AREA DRAIN TO RAINWATER TANK
- RWP — RAIN WATER PIPE
- RWT — RAIN WATER TANK
- 22.5° — ROOF PITCH TO DIRECTION

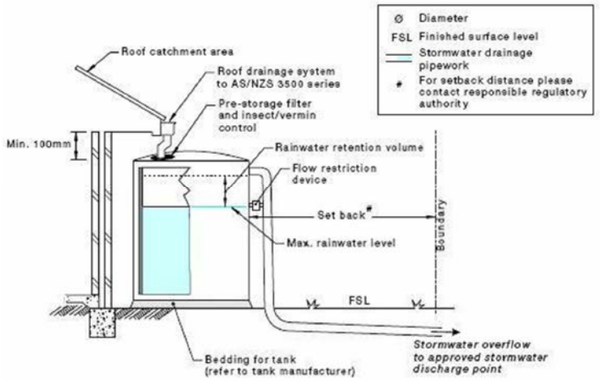
NOTES:

1. ALL WORK TO BE DONE TO SATISFACTION OF CITY COUNCIL.
2. PROPOSED CONCRETE DRIVEWAY TO BE CONSTRUCTED IN ACCORDANCE WITH PLANS, SPECIFICATION, AND LEVELS ISSUED SEPERATELY BY COUNCIL.
3. ALL PIPES TO BE MIN. 100MM DIA UNLESS NOTED OTHERWISE (UNO).
4. ALL PIPES TO BE GRADE UPVC AT MIN 1% UNO.
5. MINIMUM FALL OF 1:80 WITH 300mm COVER
6. DOWNPIPES TO HAVE A MAXIMUM SPACING OF 12 METRES

RAINWATER HARVESTING NOTES:

1. RAINWATER FOR ON SITE STORMWATER HARVEST IS ONLY TO BE SOURCED FROM THE ROOF.
2. AN APPROPRIATE BACK FLOW PREVENTION DEVICE IS TO BE INSTALLED IN ACCORDANCE WITH AS3500.
3. FIRST FLUSHSYSTEM TO BE INCORPORATED.
4. TANK TO BE CONNECTED FOR USE IN TOILET FLUSHING, IRRIGATION, LAUNDRY.
5. THE REQUIRED PUMP IS NOT TO EXCEED 5dB[a] ABOVE AMBIENT BACKGROUND NOISE MEASURED AT THE NEAREST LOT BOUNDARY.

ALL OTHER SURFACE WATERS TO BE STRICTLY CONNECTED TO A SEPARATE SYSTEM IN ACCORDANCE WITH AS 3500:.3:2003 AND BCA PART 3.1.2.3.
RAINWATER TANKS WITH PUMPS TO SUPPLY GARDEN TAPS AND INTERNAL RE-USE AS PER BASIX ASSESSMENT



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CLIENT:

PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

STORMWATER CONCEPT

Project number	201900278
Date	08.11.2019
Drawn by	DM
Checked by	JS

DESCRIPTION	DATE	ISSUE
updated as per Council	12.06.23	E
Issue for CC	26.05.23	F
Issue For Section 4.55	16.03.23	E
Issue For Section 4.55	01.11.22	D
Issue for CC	12.10.22	C
Revised as per Council letter	11.05.20	B
Issue for DA Approval	02.12.19	A

DW.10 — E
Scale 1 : 200

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MATERAIL AND FINISHES SCHEDULE

Material: Keynote	Material: Rendering Image	Material: Comments
FR01		COLORBOND ROOF CUSTOM ORB PROFILE
FR06		DOWNPIPE COLORBOND SURFMIST
FSD01		COLORTHROUGH CONCRETE DRIVEWAY
FWC01		CLADDING AS SELECTED BY CLIENT

MATERAIL AND FINISHES SCHEDULE

Material: Keynote	Material: Rendering Image	Material: Comments
FWI01		WINDOW FRAME COLORBOND SURFMIST
FWP01		DULUX LEXICON
FWP02		DULUX WAYWARD GREY

1 F_LOT 101 East
1 : 200

2 F_LOT 101 North
1 : 200

3 F_LOT 101 West
1 : 200

4 F_LOT 101 South
1 : 200

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CLIENT:

PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

LOT 101 FINISHES SCHEDULE

Project number	201900278
Date	08.11.2019
Drawn by	Author
Checked by	Checker

DESCRIPTION	DATE	ISSUE
updated as per Council	12.06.23	E
Issue for CC	26.05.23	F
Issue For Section 4.55	16.03.23	E
Issue For Section 4.55	01.11.22	D
Issue for CC	12.10.22	C
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Issue for DA Approval	02.12.19	A

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Scale 1 : 200

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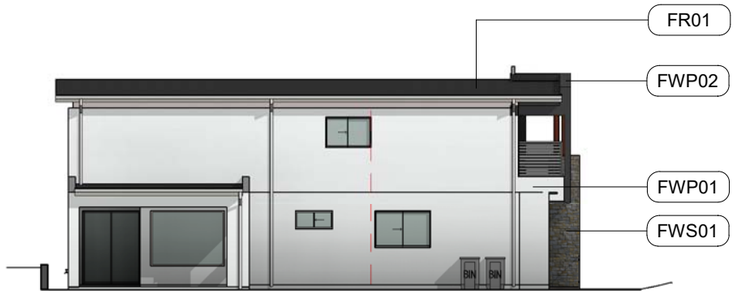
MATERAIL AND FINISHES SCHEDULE

Material: Keynote	Material: Rendering Image	Material: Comments
FR01		COLORBOND ROOF CUSTOM ORB PROFILE
FR06		DOWNPIPE COLORBOND SURFMIST
FSD01		COLORTHROUGH CONCRETE DRIVEWAY
FWC01		CLADDING AS SELECTED BY CLIENT

MATERAIL AND FINISHES SCHEDULE

Material: Keynote	Material: Rendering Image	Material: Comments
FWI01		WINDOW FRAME COLORBOND SURFMIST
FWP01		DULUX LEXICON
FWP02		DULUX WAYWARD GREY

1 F_LOT 102 East
1 : 200



2 F_LOT 102 North
1 : 200

3 F_LOT 102 West
1 : 200

4 F_LOT 102 South
1 : 200

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PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

LOT 102 FINISHES SCHEDULE

Project number	201900278
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Drawn by	DM
Checked by	JS

DESCRIPTION	DATE	ISSUE
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Issue for CC	26.05.23	F
Issue For Section 4.55	16.03.23	E
Issue For Section 4.55	01.11.22	D
Issue for CC	12.10.22	C
Revised as per Council letter	11.05.20	B
Issue for DA Approval	02.12.19	A

DW.11.2
Scale 1 : 200

E

ISSUE FOR CC

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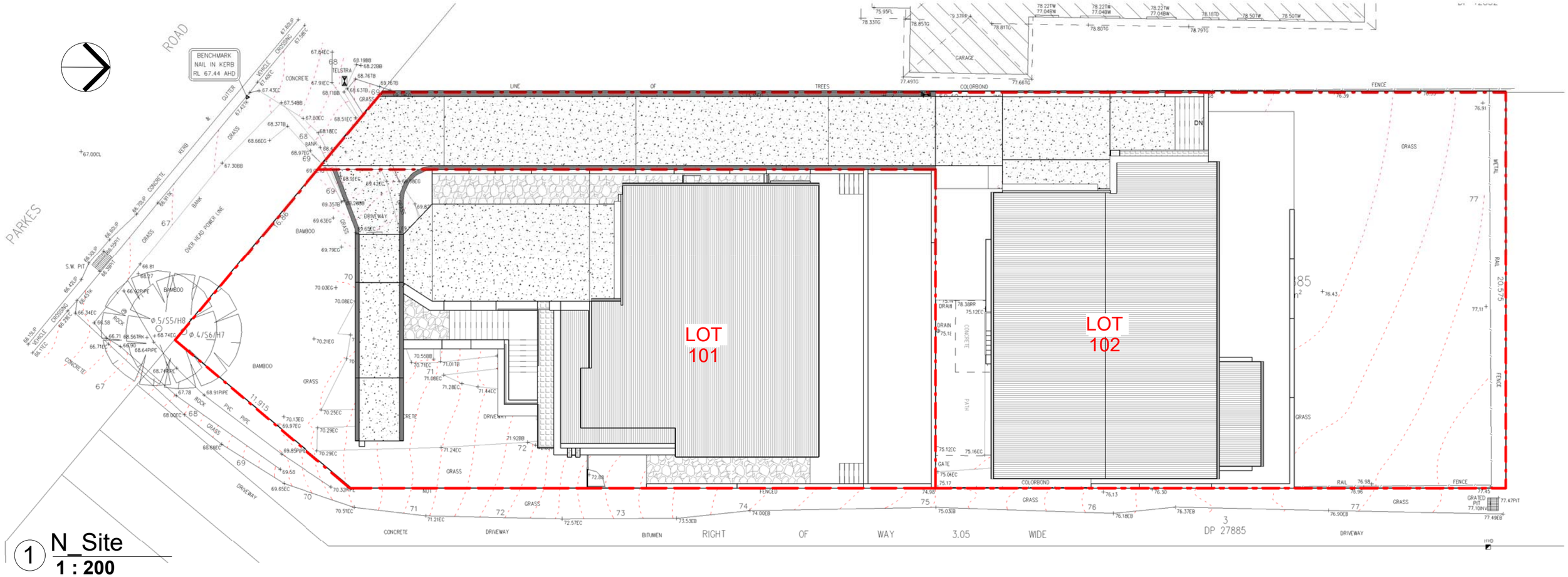

1 N_Site
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arc INOVATIONZ
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Tel:02 96 307 307
M:0423 211 914
Fax: 02 8076 1576
www.arcinovationz.com.au
info@arcinovationz.com.au

GENERAL NOTES:
1.Figured Dimensions shall be taken in preferance to scaling.
2.Check all Dimensions and Levels on site before commencing work or ordering materials.
3.All Existing Ground Lines and tree locations are approximate, therefore to be verified on-site by the builder.
4.Any discrepancies to be reported to arcINOVATIONZ before proceeding.
5.All Workmanship and materials shall comply with all the relevant codes and Australian Standards.
6.All Plans are copyright work of arcINOVATIONZ.

CLIENT:

PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

NOTIFICATION SITE PLAN

Project number	201900278
Date	08.11.2019
Drawn by	DM
Checked by	JS

DESCRIPTION	DATE	ISSUE
updated as per Council	12.06.23	E
Issue for CC	26.05.23	F
Issue For Section 4.55	16.03.23	E
Issue For Section 4.55	01.11.22	D
Issue for CC	12.10.22	C
Revised as per Council letter	11.05.20	B
Issue for DA Approval	02.12.19	A

DW.12
Scale 1 : 200

E

ISSUE FOR CC

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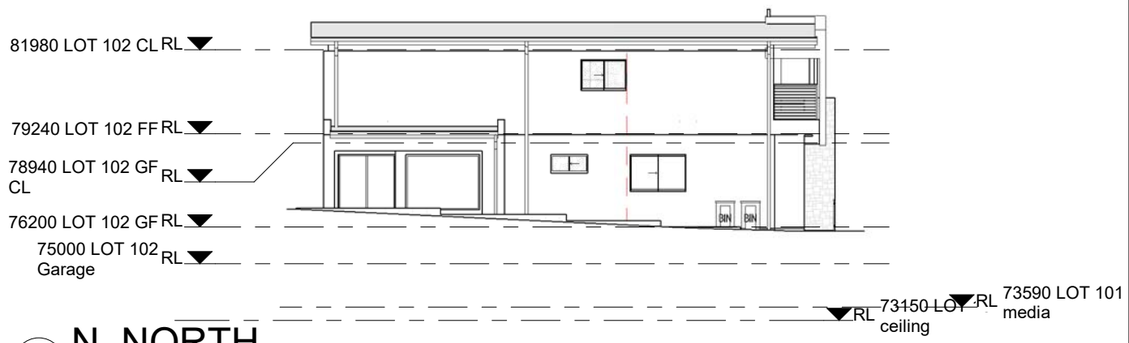

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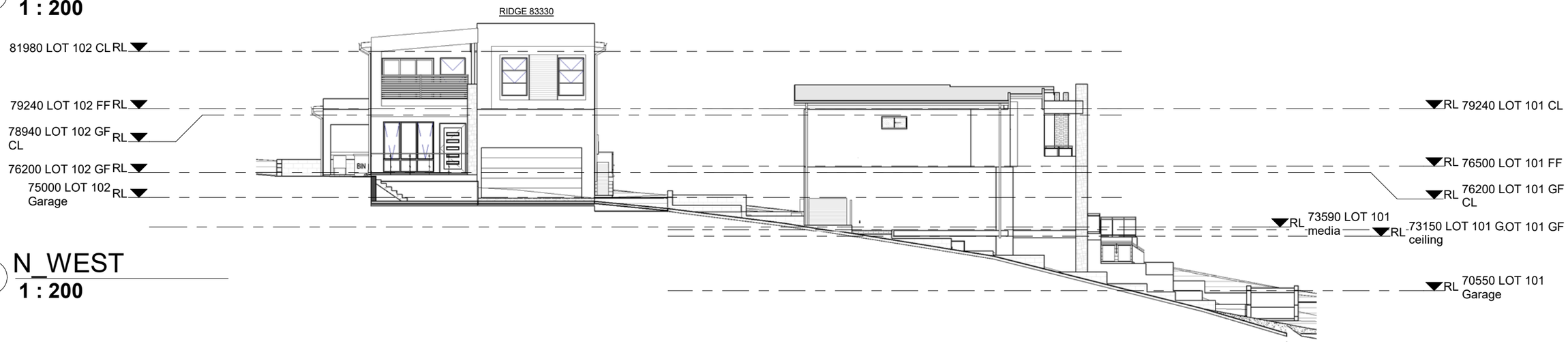

2 N_WEST
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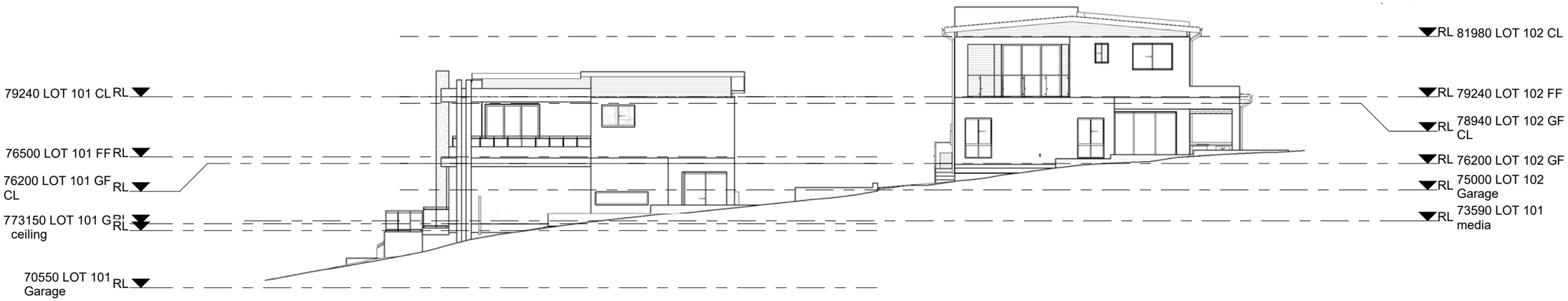

4 N_EAST
1 : 200

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CLIENT:

PROJECT
LOT 83 PARKES ROAD, COLLAROY PLATEAU

NOTIFICATION ELEVATIONS

Project number	201900278
Date	08.11.2019
Drawn by	Author
Checked by	Checker

DESCRIPTION	DATE	ISSUE
updated as per Council	12.06.23	E
Issue for CC	26.05.23	F
Issue For Section 4.55	16.03.23	E
Issue For Section 4.55	01.11.22	D
Issue for CC	12.10.22	C
Revised as per Council letter	11.05.20	B
Issue for DA Approval	02.12.19	A

DW.12.1
Scale 1 : 200

E

ISSUE FOR CC

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