

1 Site Plan  
1 : 200

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT  
DA2020/0221

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.

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 REQUIREMENTS OF CLAUSE 3.8.3.3 OF VOLUME 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 & Clause 3.5.1 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

SITE NOTES:

ONE OUTDOOR CLOTHES LINE ROTARY OR FIXED ON WALL MUST BE INSTALLED AS SELECTED BY CLIENT

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

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

- SITE BOUNDARY
- FENCE LINE
- 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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info@arcinnovationz.com.au

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

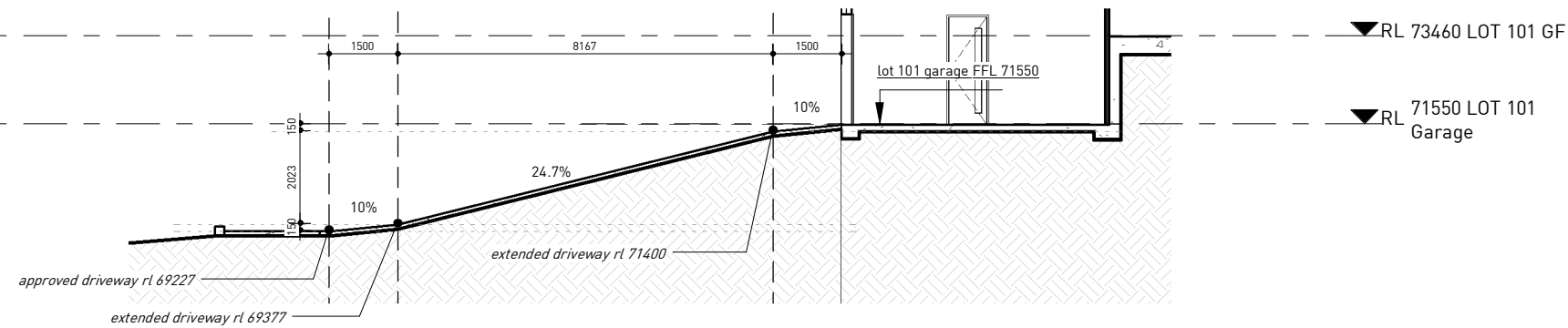
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DESCRIPTION	DATE	ISSUE
Revised as per Council letter	11.05.20	B
Issue for DA Approval	02.12.19	A

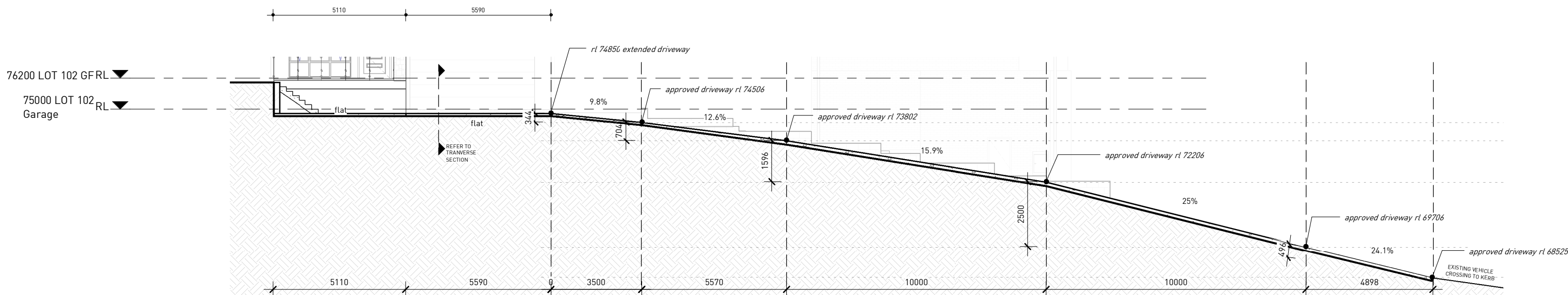
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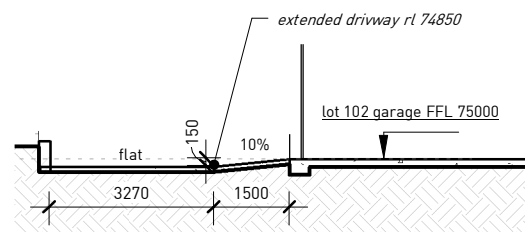
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LOT 101 DRIVEWAY CROSS SECTION



LOT 102 DRIVEWAY LONGITUDINAL SECTION



LOT 102 DRIVEWAY TRANSVERSE SECTION



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LOT 83 PARKES ROAD, COLLAROY PLATEAU

DRIVEWAY CROSS SECTION

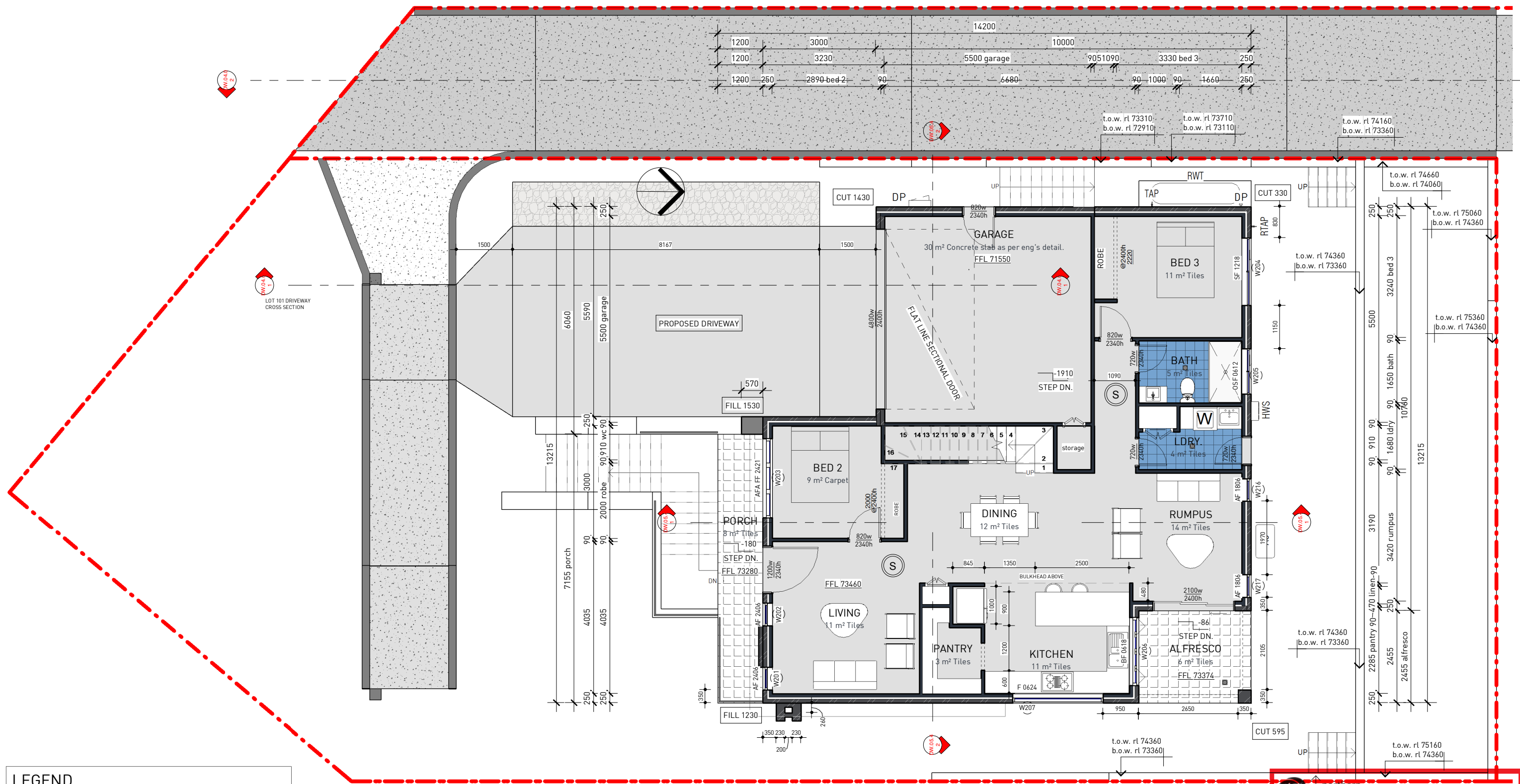
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Date	08.11.2019
Drawn by	Author
Checked by	Checker

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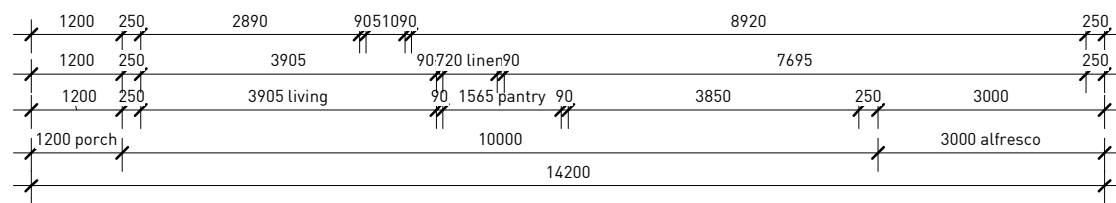
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1 : 150



LEGEND			
	INTERCONNECTED SMOKE ALARM		BIN STORAGE BIN
	RAIN WATER DOWN PIPE		ARTICULATION JOINT
	RAIN WATER TANK		EAVE LINE ABOVE
	AIR-CONDITIONING UNIT		DROP EDGE BEAM BELOW AS PER ENG'S DETAIL
	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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**DA2020/0221**

## LOT 101 GROUND FLOOR

Project number	201900278
Date	08.11.2019
Drawn by	DM
Checked by	JS

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DW.05  
Scale

B  
1 : 100

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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	M.BED
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 4

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 2421	2400	2100	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 above 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 above 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

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**DA2020/0221**

WINDOWS KEY LEGEND	
A	AWNING
AF	AWNING-FIXED
AFA	AWNING-FIXED-AWNING
F	FIXED
FC	FIXED CORNER
FF	FIXED-FIXED
SF	SLIDING-FIXED
SFF	SLIDING-FIXED-BOTTOM FIXED
SK	SKYLIGHT
L	LOURVE
<b>NOTE:</b>	
O : OBSCURE 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
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Issue for DA Approval	02.12.19	A

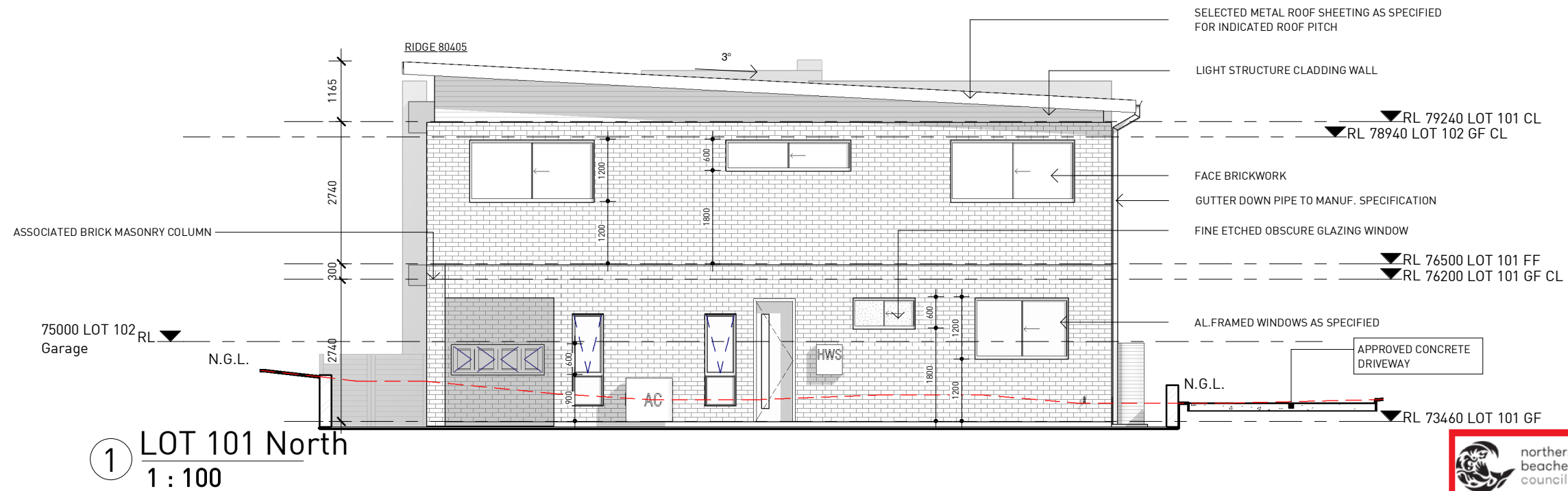
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**B**  
As indicated

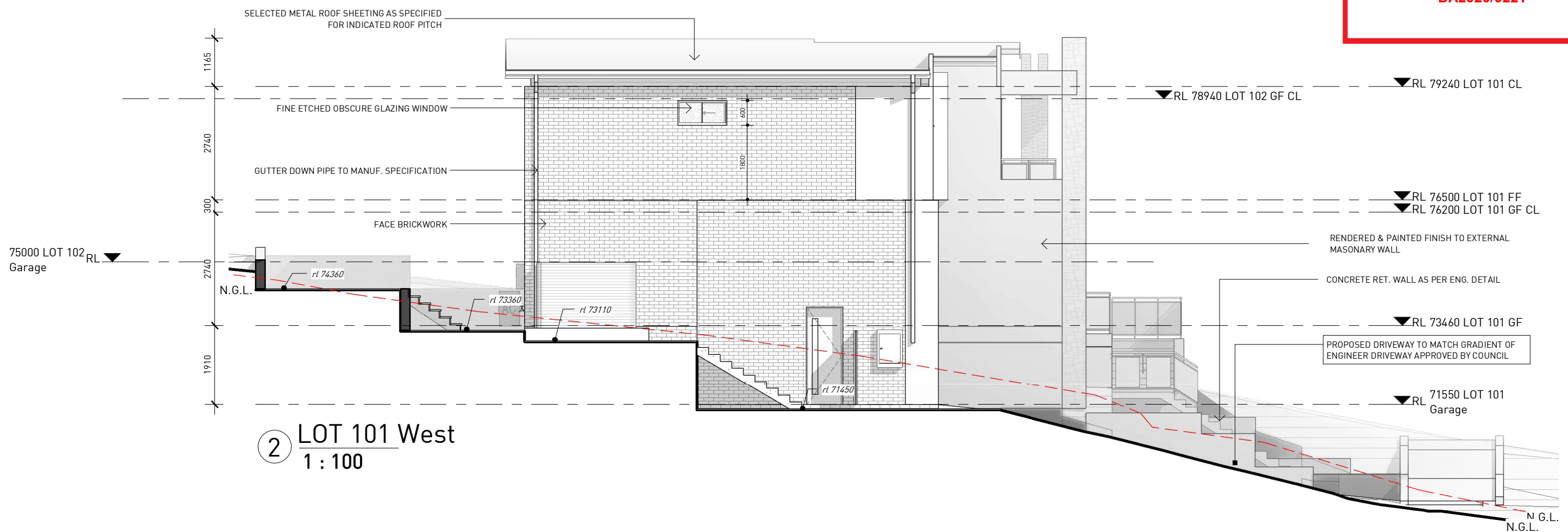
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**CLIENT:**

**PROJECT :**

LOT 83 PARKES ROAD, COLLAROY  
PLATEAU

**LOT 101 ELEVATIONS**

Project number  
Date  
Drawn by  
Checked by

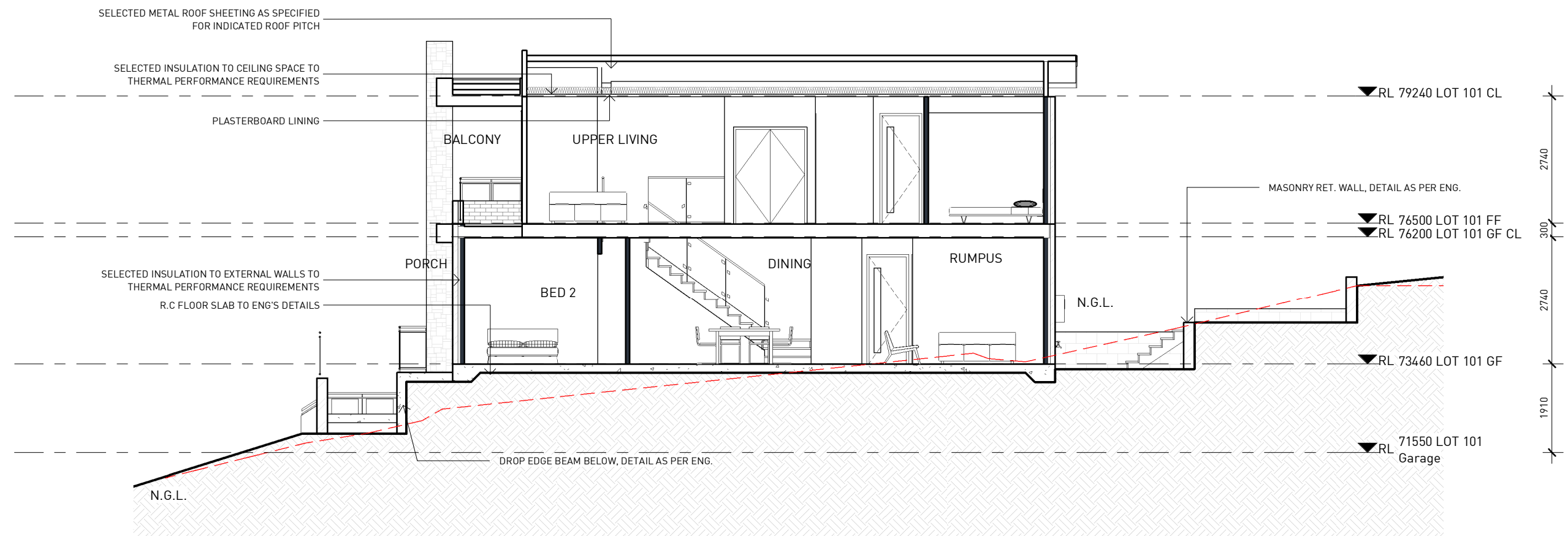
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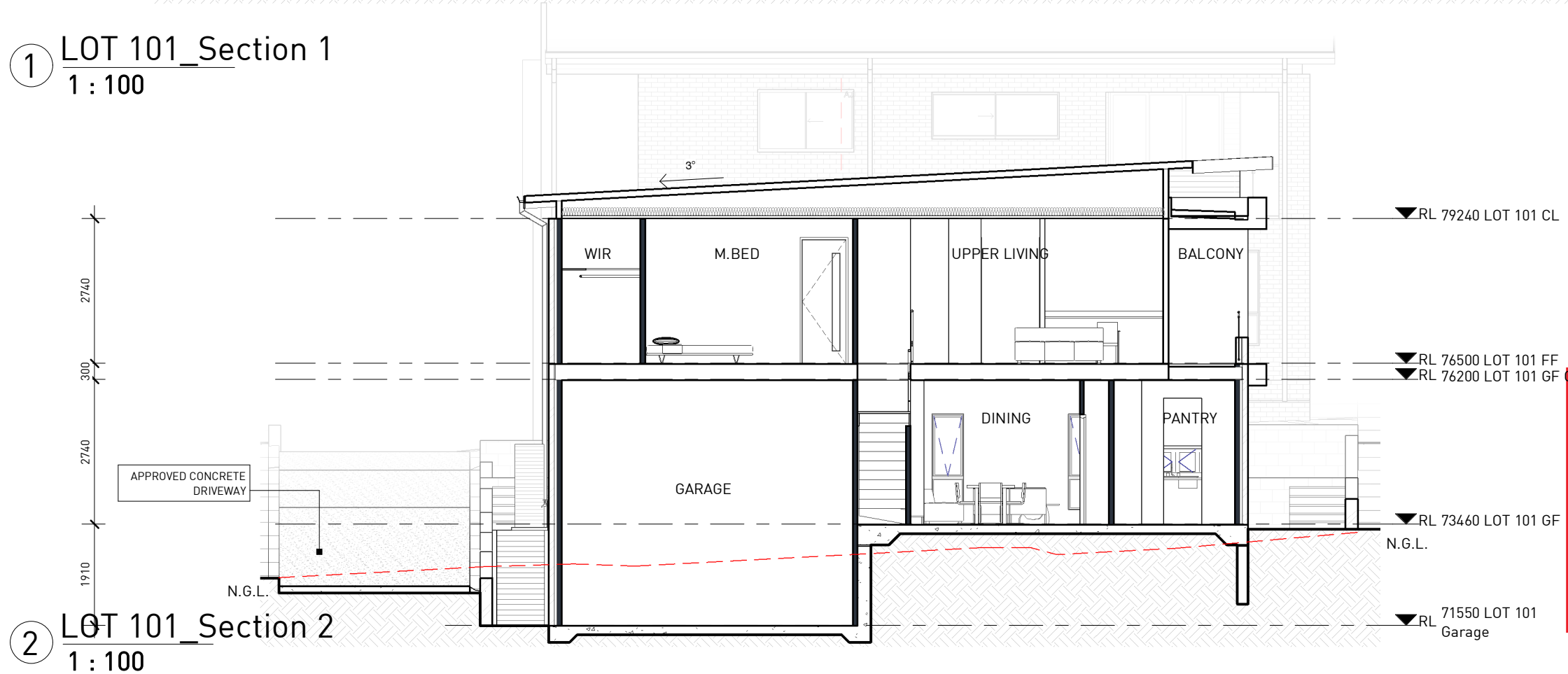
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Scale

**B**  
1 : 100

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1 LOT 101\_Section 1  
1 : 100



2 LOT 101\_Section 2  
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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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**DW.05.4**  
Scale  
**B**  
1 : 100  
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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

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AF	AWNING-FIXED
AFA	AWNING-FIXED-AWNING
F	FIXED
FC	FIXED CORNER
FF	FIXED-FIXED
SF	SLIDING-FIXED
SFF	SLIDING-FIXED-BOTTOM FIXED
SK	SKYLIGHT
L	LOURVE
<b>NOTE:</b> O : OBSCURE GLAZING WINDOW	

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

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**PROJECT :**

LOT 83 PARKES ROAD, COLLAROY PLATEAU

LOT 102 GROUND FLOOR

Project number	201900278
Date	08.11.2019
Drawn by	DM
Checked by	JS

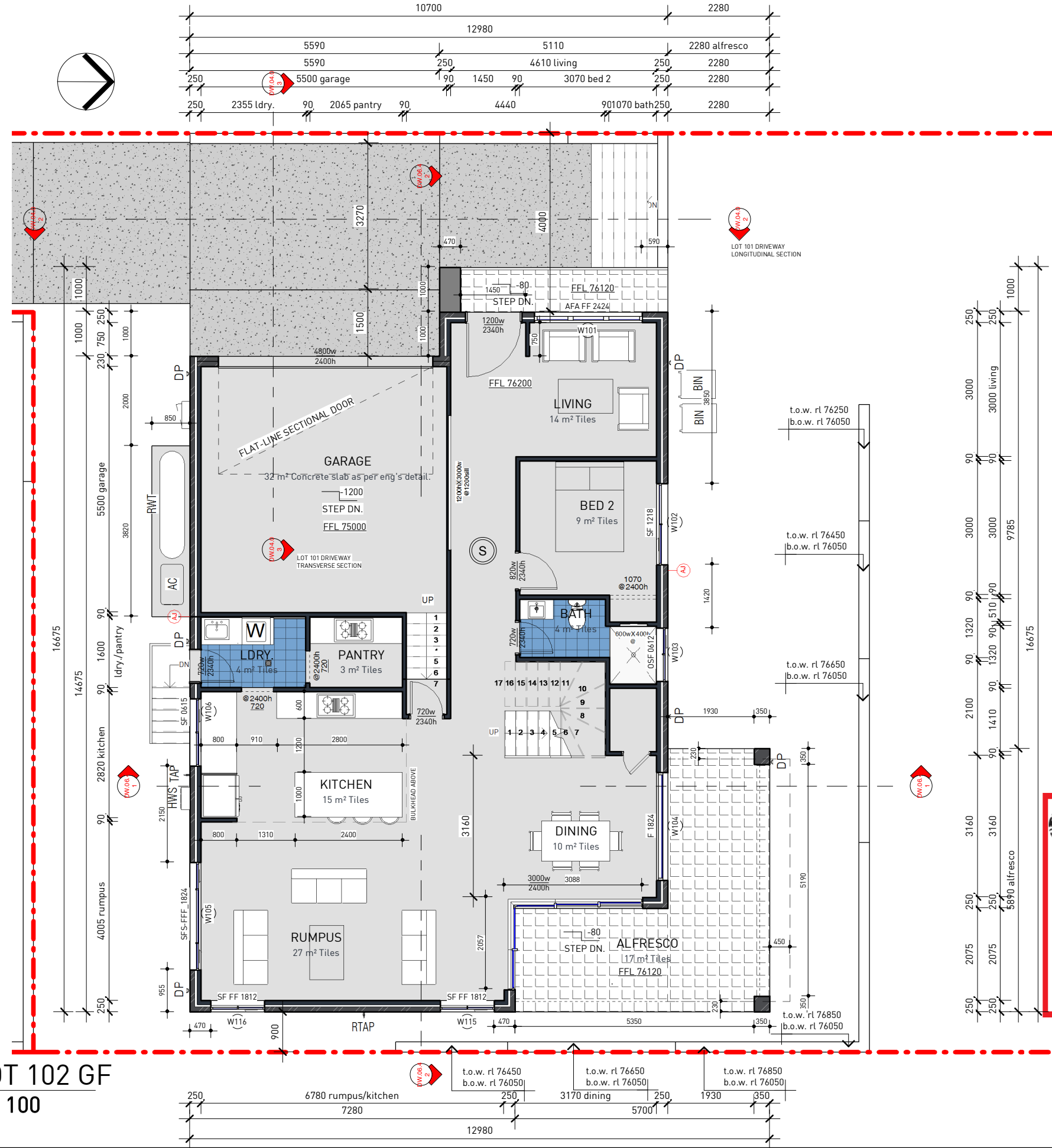
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Scale

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**DA2020/0221**





1 LOT 102 FF  
1 : 100

**northern beaches council**

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LEGEND			
(S)	INTERCONNECTED SMOKE ALARM	BIN	STORAGE BIN
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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

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**PROJECT :**  
LOT 83 PARKES ROAD, COLLAROY PLATEAU

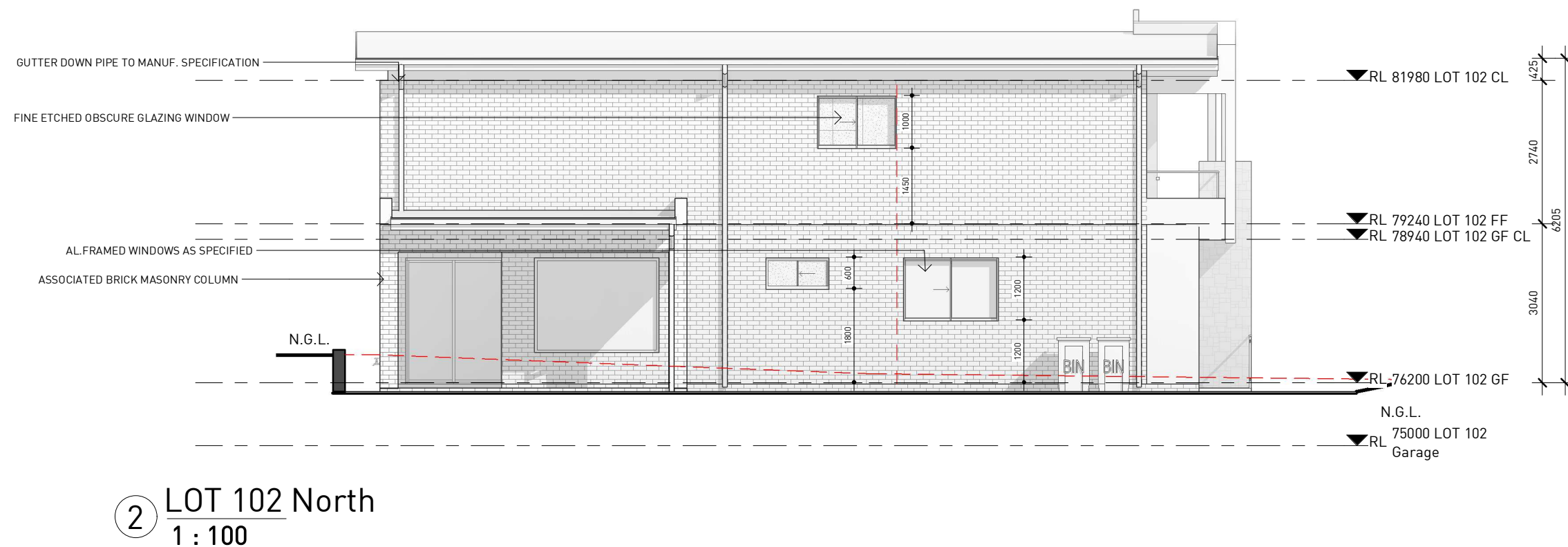
## LOT 102 FIRST FLOOR PLAN

Project number 201900278  
Date 08.11.2019  
Drawn by DM  
Checked by JS

DESCRIPTION	DATE	ISSUE
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**DW.06.1**  
Scale  
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LOT 83 PARKES ROAD, COLLAROY  
PLATEAU

**LOT 102 ELEVATIONS**

Project number  
Date  
Drawn by  
Checked by

201900278  
08.11.2019  
DM  
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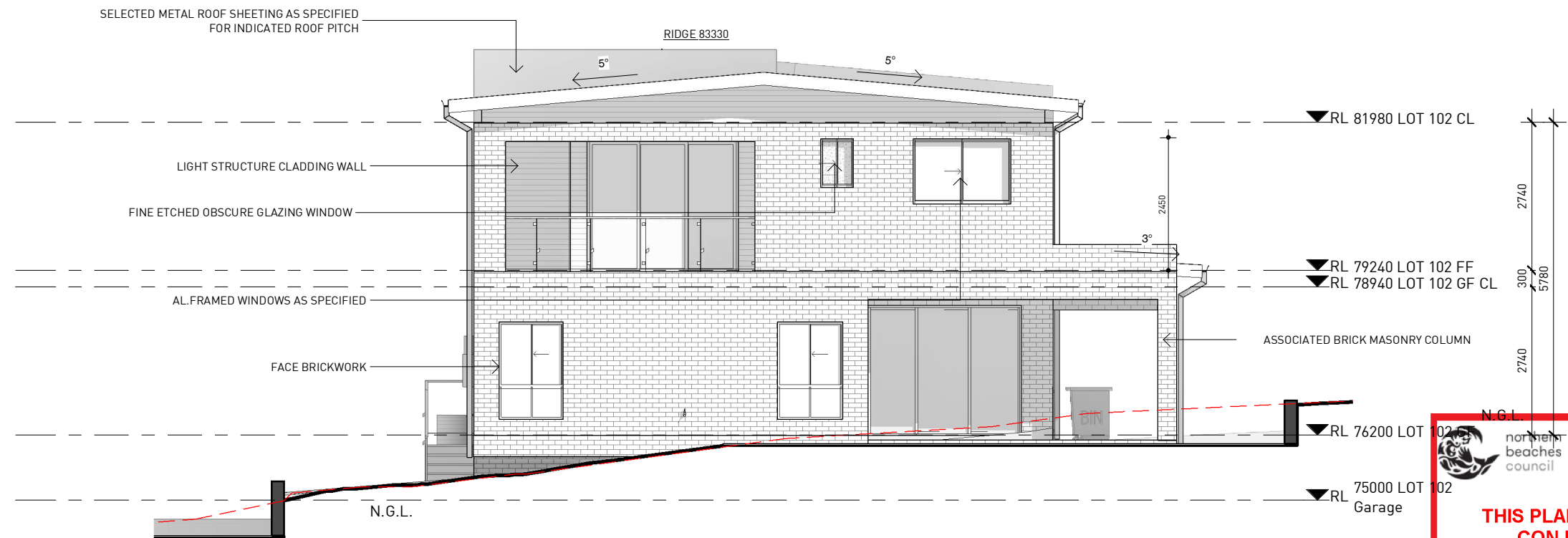
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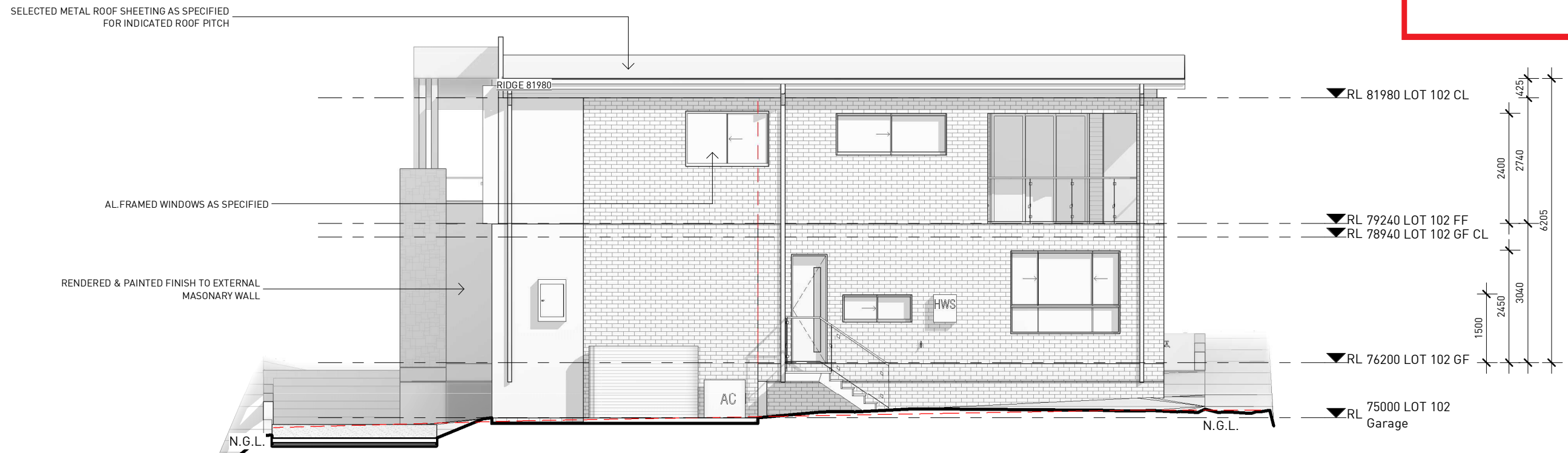
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1 LOT 102 East  
1 : 100

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2 LOT 102 South  
1 : 100

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**LOT 102 ELEVATIONS**

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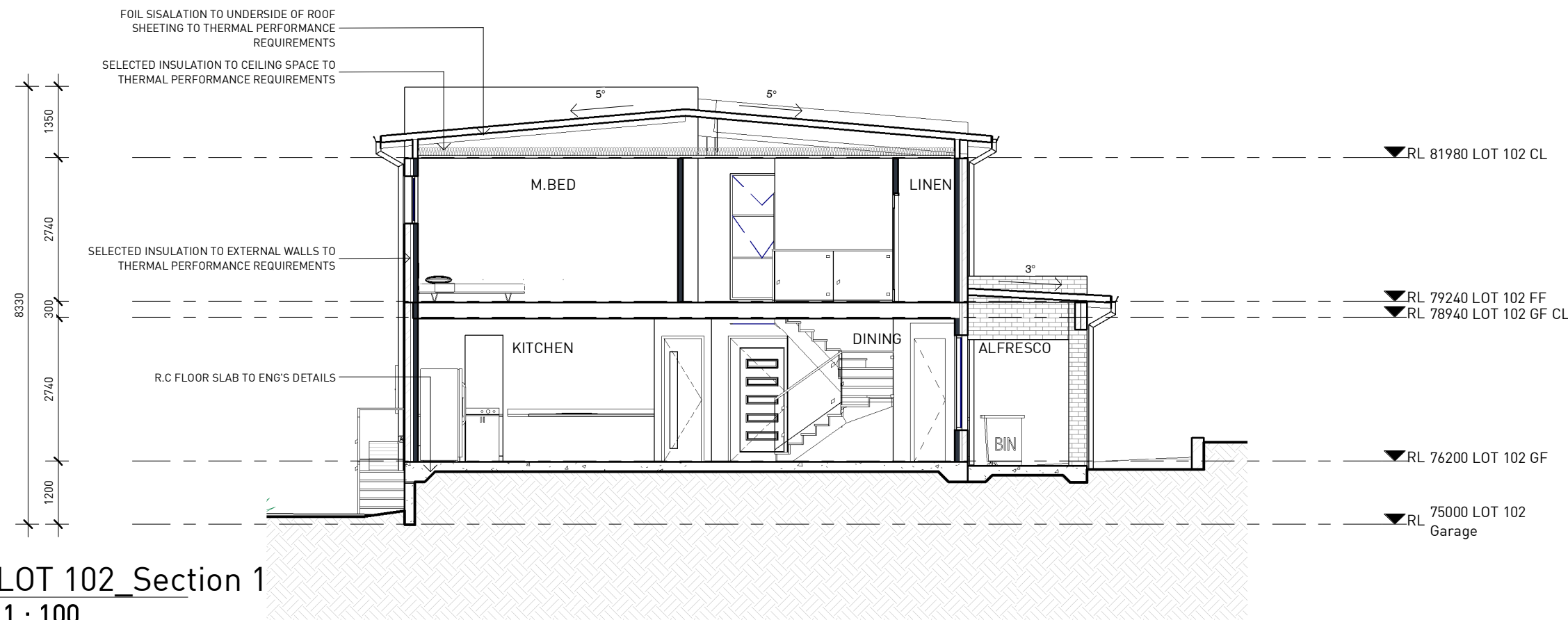
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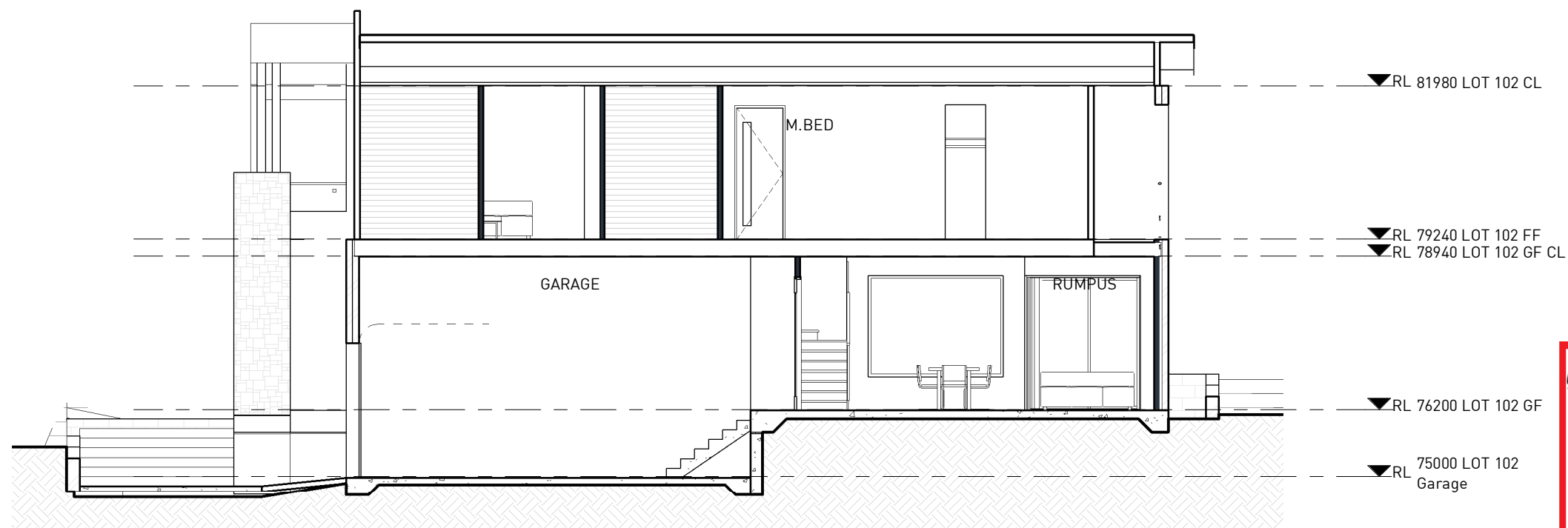
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**B**  
1 : 100





1 LOT 102\_Section 1  
1 : 100



2 LOT 102\_Section 2  
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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

**LOT 102 SECTIONS**

Project number 201900278  
Date 08.11.2019  
Drawn by DM  
Checked by JS

DESCRIPTION	DATE	ISSUE
Revised as per Council Letter	11.05.20	B
Issue for DA Approval	02.12.19	A

DW.06.4  
Scale





B  
1 : 100

**ISSUE FOR COUNCIL APPROVAL,  
NOT FOR CONSTRUCTION**

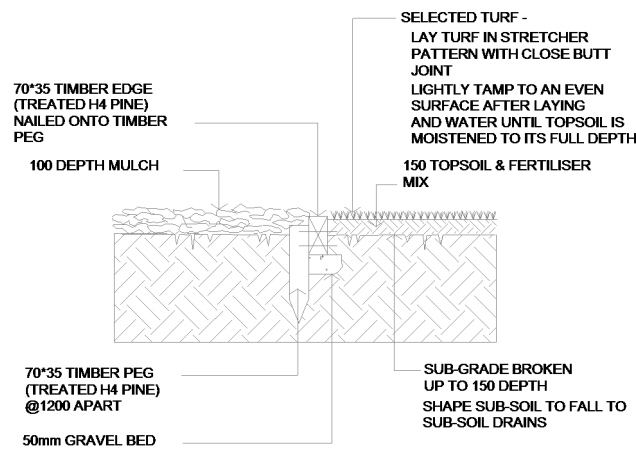


### 3 Landscape Plan 1 : 200

#### Planting Schedule

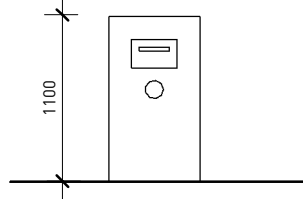
CODE	BOTANICAL NAME	M.Ht	POT SIZE	QTY	IMAGE
Bird of paradise - 1.2m	Strelitzia reginae	1.2m	200mm	19	
Buxus - 1m	Buxus micropylia japonica	1m	300mm	54	
Crepe Myrtle - 4m	Lagerstroemia indica x fauriei 'Natchez'	4m	300mm	3	
Lilly Pili- 1.4m	Syzygium australe 'Select Form'	1.4m	200mm	10	

Grand total: 86

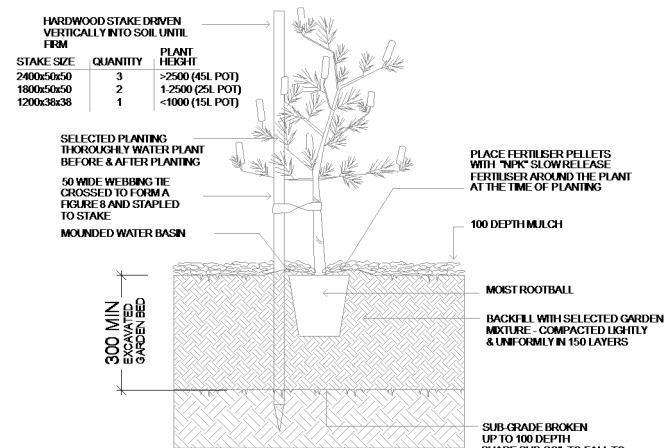


#### 1. TURF & GARDEN EDGE DETAIL

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 DRY  
CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER  
AND ORGANIC COMPOST

**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

DA2020/0221

#### 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 RECOMMENDED  
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. STABILISED 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 WITH 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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PLATEAU

#### LANDSCAPE PLAN

Project number	201900278
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Drawn by	DM
Checked by	JS

DESCRIPTION	DATE	ISSUE
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DW.09

Scale

B

As indicated

**ISSUE FOR COUNCIL APPROVAL,  
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