

GENERAL SPECIFICATION

NOTE

All work to comply with the NCC (BCA) 2022 with referenced documents.

NOTE: the BCA has been updated to the National Construction Codes (NCC) and reference should be made to the current issue at the date of the Construction Certificate, which will be the code in force for construction of the project.

DEMOLITION:

Demolition & asbestos (if found) - generally; to AS2601 Demolition of Structures. Asbestos (if found) to be removed by licensed asbestos removal contractor, to Workcover NSW guidelines, codes of practice (NOHSC 2002, NSW OH&S Act 2000). Obtain Council approval prior to placing on public property including rear laneway.

SETOUT (Surveyor to certify) - verify & report:

Verify boundaries and setout prior to construction. Report discrepancies immediately to Architect and await instructions prior to commencing work on site.

STORMWATER

Connect to street stormwater system. Where required

TREES & LANDSCAPING:

Protect existing landscape

Damp Proof Courses & Flashings:

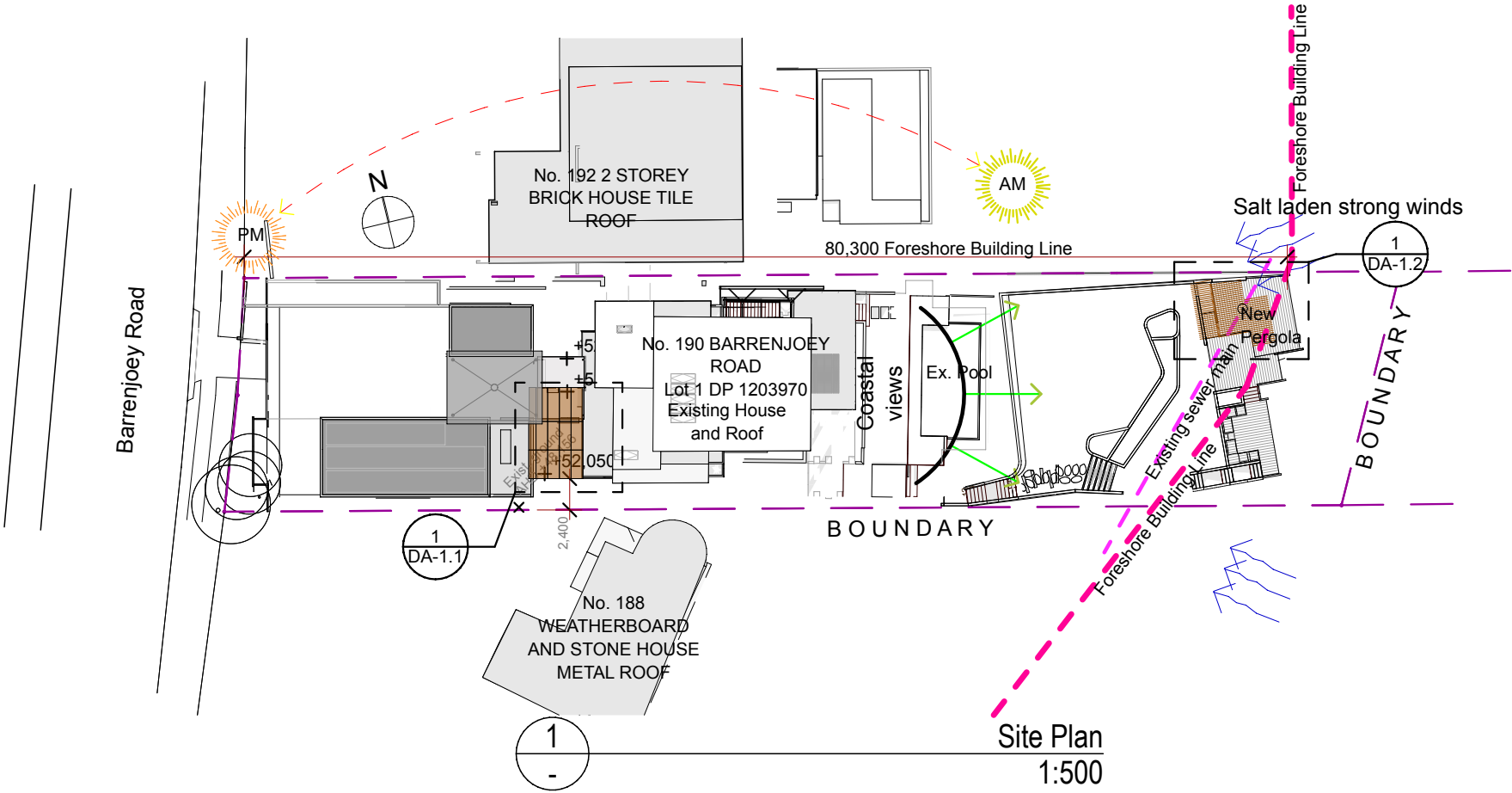
To AS/NZS2904 1995 - non standard junctions TFD.

UTILITY & COUNCIL SERVICES:

- * Conduct a "Dial Before You Dig on 1100" to obtain relevant service diagrammes (maintain a copy on site).
- * Apply for all necessary permits.

LEGEND & NOTES

ATO	As Turns Out (dimension to suit site)
COS	COS - Check On Site - check figured dimensions against site and report discrepancies
EQ.	Equal Set Out (dimensions)
FW	Floor Waste - fall in floor finish to outlet connected to drainage stack
SA	Smoke Alarm to AS 3786 (1993, 2014) on ceiling to BCA requirements, mains powered.
TFD	To Future Detail (Manufacturer's &/or shop-drawings &/or installation details - obtain prior to ordering & fabrication).
TED	To Structural Engineers drawings and spec. (latest issue)
TBC	To Be Confirmed with owner prior to ordering or fabrication (e.g. colours and finishes)



AMENDMENTS:
NOT FOR CONSTRUCTION

b	Foreshore Building Line added	21-08/23
a	Issue for DA Amended	29-05/23
P2	Preliminary for DA Amended	22-04/23
P1	Preliminary for DA	01-11/22
REV	DESCRIPTION	DATE

PRELIMINARY
not for construction

Project Name

Additions to existign dweling

Site Address

190 BARRENJOEY ROAD
NEWPORT
NSW 2106

DRAWN BY:
AS

Date:
19/8/2023

Scale:
as noted

Status:
Development
Application

APPROVED BY

Nominated Architect Andres Suarez Ruiz ARBN 11302 NSW

/Volumes/My Passport GV Files/A_Studio_Architecture/2021 /21-07_190 Barrenjoey Road_Newport/E_DRAWINGS/E04 DA/ASA_2107_230816_DA_190BR_DA_RevA.pln
PLOT: Saturday, 19 August 2023 5:45 pm

The builder will check and verify all dimensions and report all errors and omissions to the Architect. Drawings not to be used for construction purposes until issued marked "For Construction" Do not scale the drawings use figured dimensions.
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DRAWING TITLE:
DA - Site Analysis

Project No:
2107

ISSUE:
b

Drawing No.:

DA-0.0

CONSTRUCTION MANAGEMENT PLAN
SCOPE OF WORKS.

- Site establishment: to facilitate the investigation of the existing site and services for the construction of the parking area, a work zone will be created as indicated on the floor plan, the work zone will consist of the following:
- Temporary fence,
- Appropriate warning signage and traffic control as required,
- Initial establishment of work zone,
- Service investigation & footing construction

Plant & Equipment:
As required for the excavation and construction of the proposed parking area.

SEDIMENT AND EROSION CONTROL

- 1. Soil erosion and sediment control measures to be constructed and maintained as indicated. Location and extent of soil and water management devices are diagrammatic,
2. The contractor shall implement all soil erosion and sediment control measures relating to a particular upstream catchment prior to stripping of topsoil from that catchment. Where it is necessary to undertake stripping in order to construct a sediment control device sufficient ground shall be stripped to allow construction.
2. It shall be the contractor responsibility to ensure that any necessary control is in place even though the controls are not specify in the plan.
3. The contractor shall inform all the subcontractors and all employees of the responsibility in minimising the potential for soil erosion and pollution to downstream areas,
4. The contractor shall regularly maintain sediment and erosion control structure and densilt such structures prior to the reduction in capacity of 30. The sediment shall be disposed of on the site in a manner approved by the local council erosion and sediment control policy
5. Topsoil and spoil shall be stockpiled in non hazard areas and protected from surface runoff by diversion drains or similar. Stockpiles shall be surrounded on downstream sides by silt fencing. Stockpiles in non hazard areas and protected from surface runoff by diversion drains or similar. Stockpiles shall be suitable compacted to inhibit erosion. Where the stockpiling period exceeds four weeks, the stockpile shall bee seeded to encourage vegetation c

- 5. Topsoil and spoil shall be stockpiled in non hazard areas and protected from surface runoff by diversion drains or similar. Stockpiles shall be surrounded on downstream sides by silt fencing. Stockpiles in non hazard areas and protected from surface runoff by diversion drains or similar. Stockpiles shall be suitable compacted to inhibit erosion. Where the stockpiling period exceeds four weeks, the stockpile shall bee seeded to encourage vegetation growth.
6. Topsoil shall be re spread and stabilised as soon as possible,
7. The contractor shall temporarily rehabilitate within 40 days any disturbed areas. Where final shaping has occurred the contractor shall provide final rehabilitation within 20 days,
9. The contractor is to comply with the Clean Waters Act at all the times.

EXCAVATION WORKS

Excavation woks shall be undertaken on a non peak hour minimise disruption to the traffic.

TREE AND BUSHLAND PRESERVATION

Trees that are to remain must be protected during construction.
Any trenching shall be done manually with the minimal disturbance to the tree; provide sharp cuts of the tree roots, where required. Any works required within this zone shall be under the direction of a suitably qualified Arborist.
Wood chip much must be installed to a depth of 75mm within the fenced off protection area. trees must be watered once per week during construction activities near,

WASTE NOTES:

- 1. Construction waste material to be reused or recycled on site with architects approval

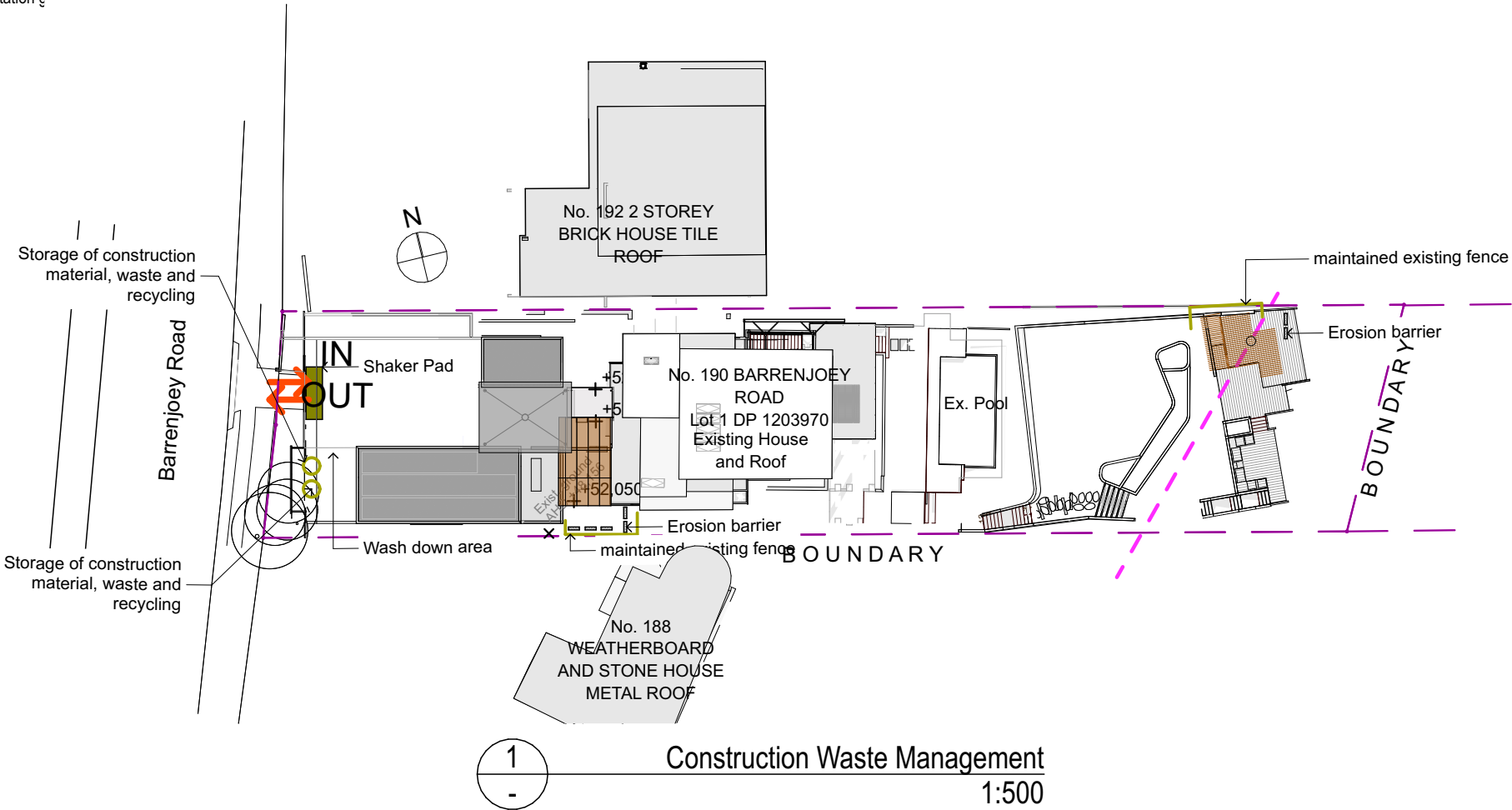
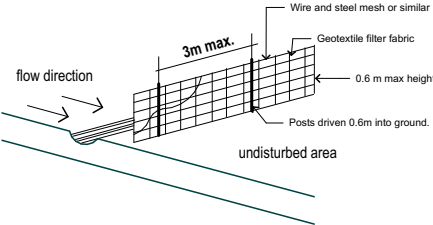
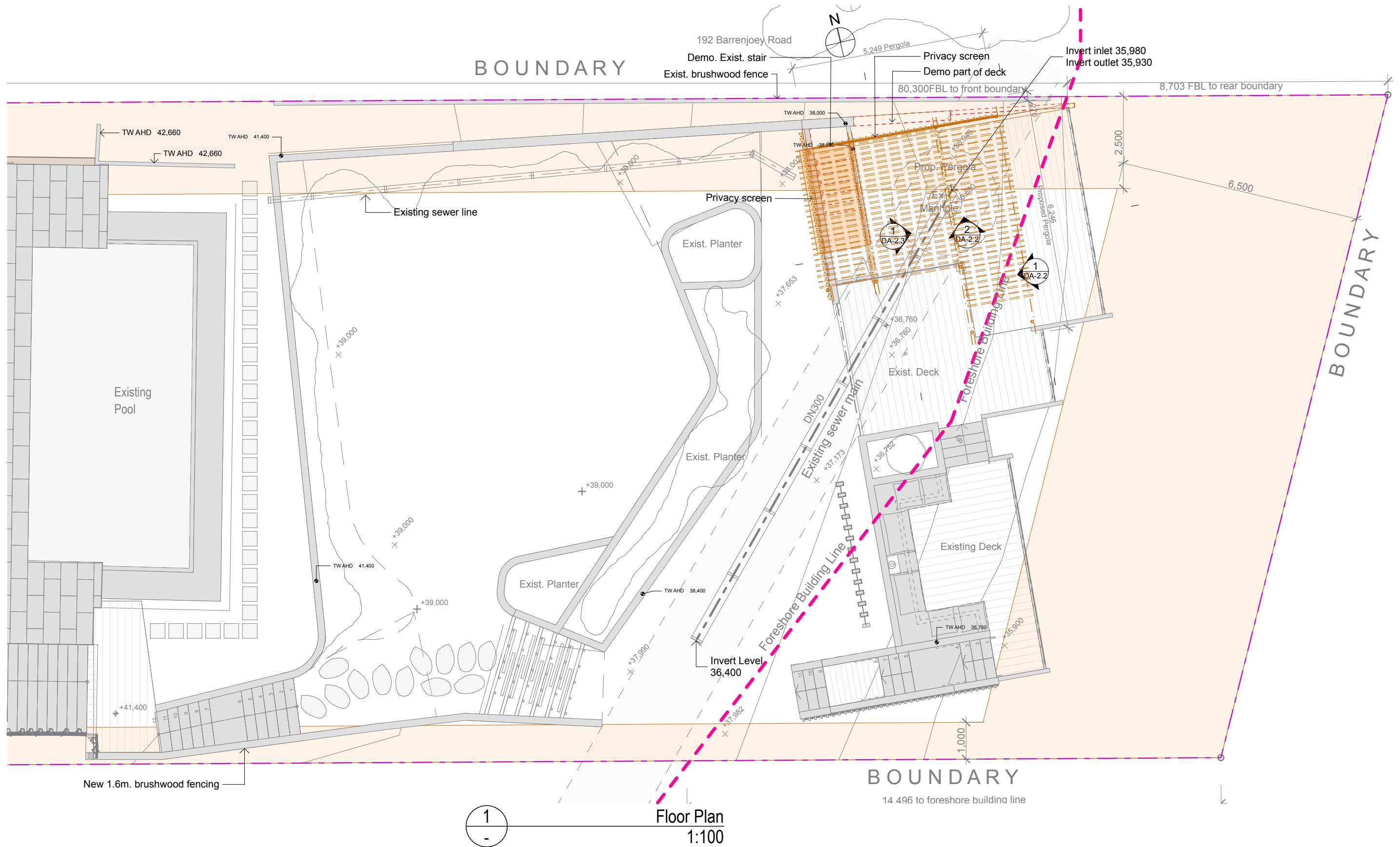
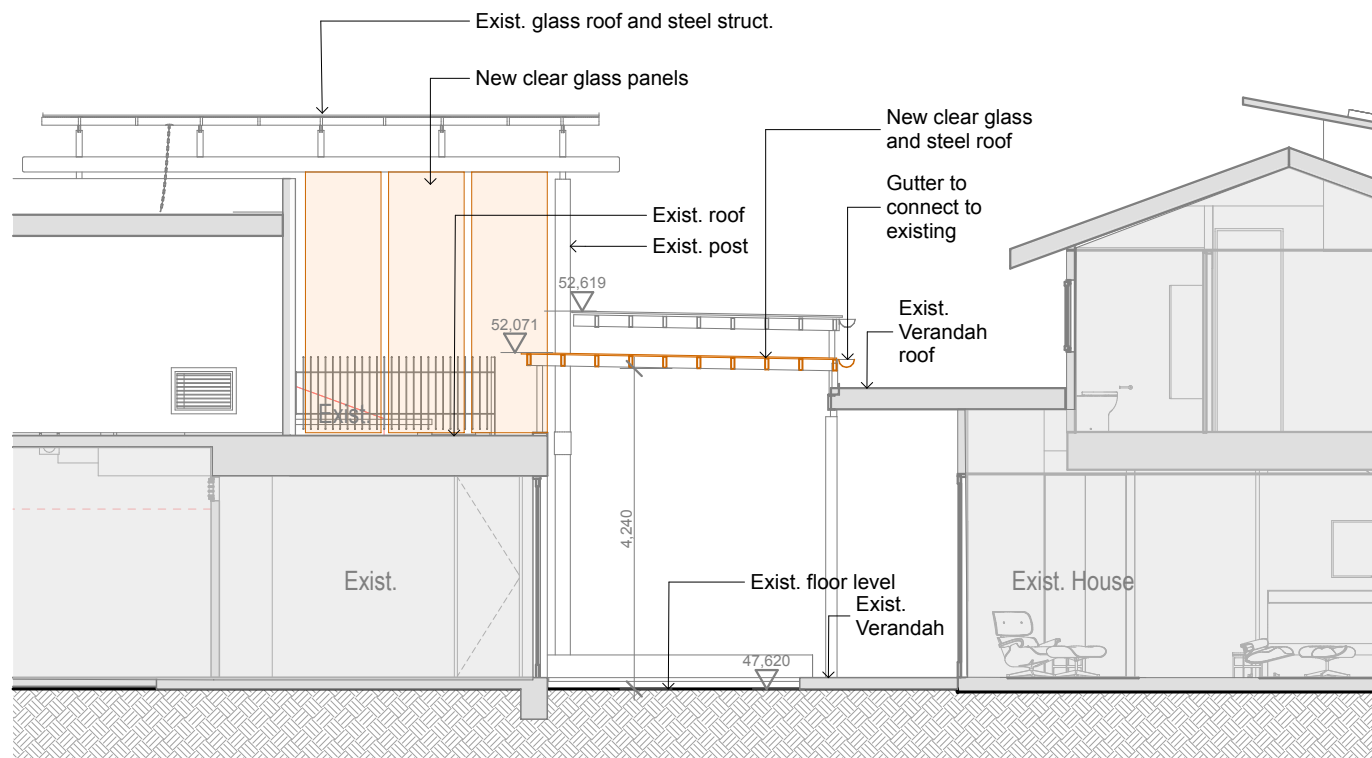
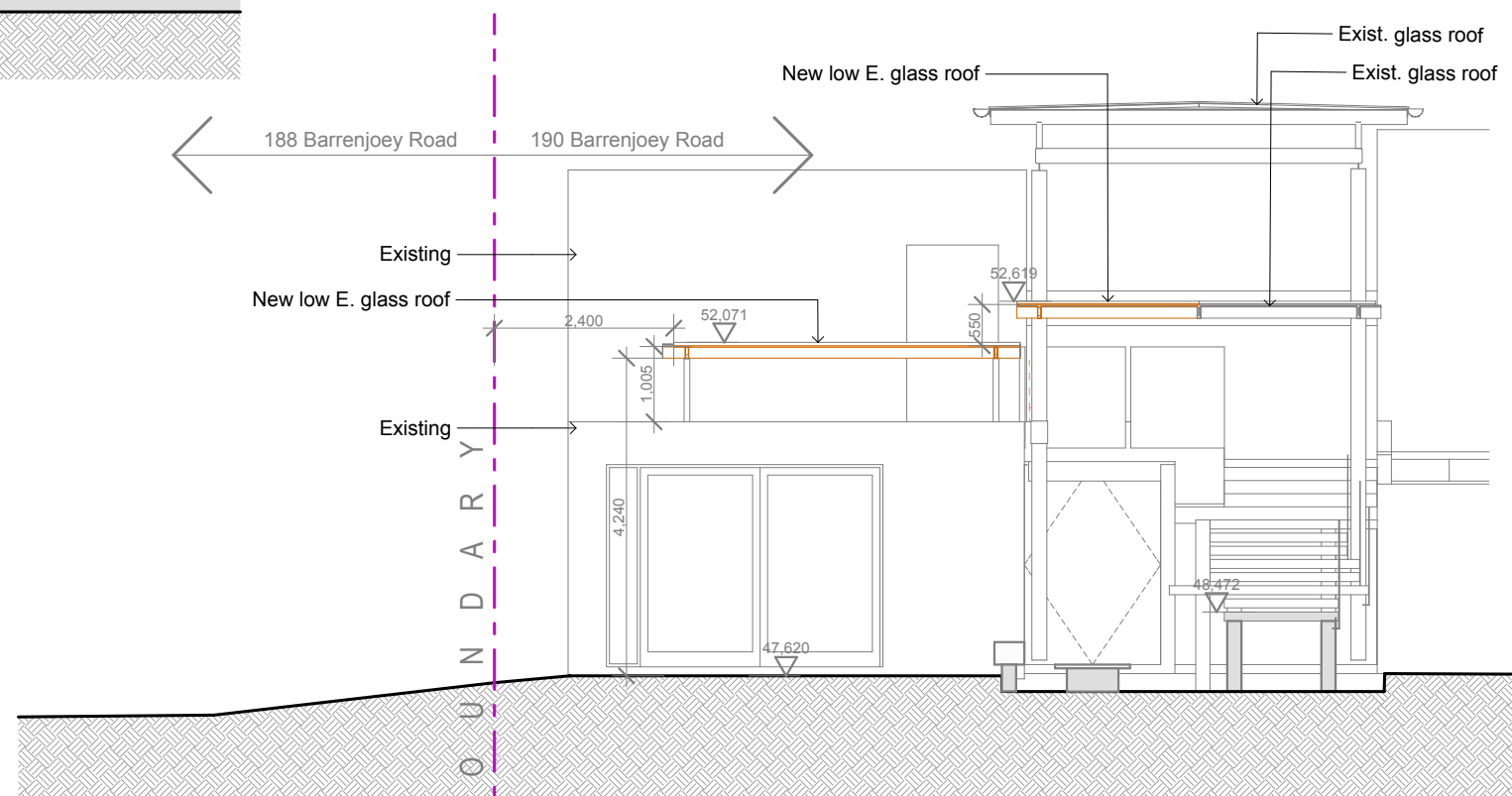


Table with 3 columns: REV, DESCRIPTION, DATE. It lists amendments P1, P2, and P3 for the DA.

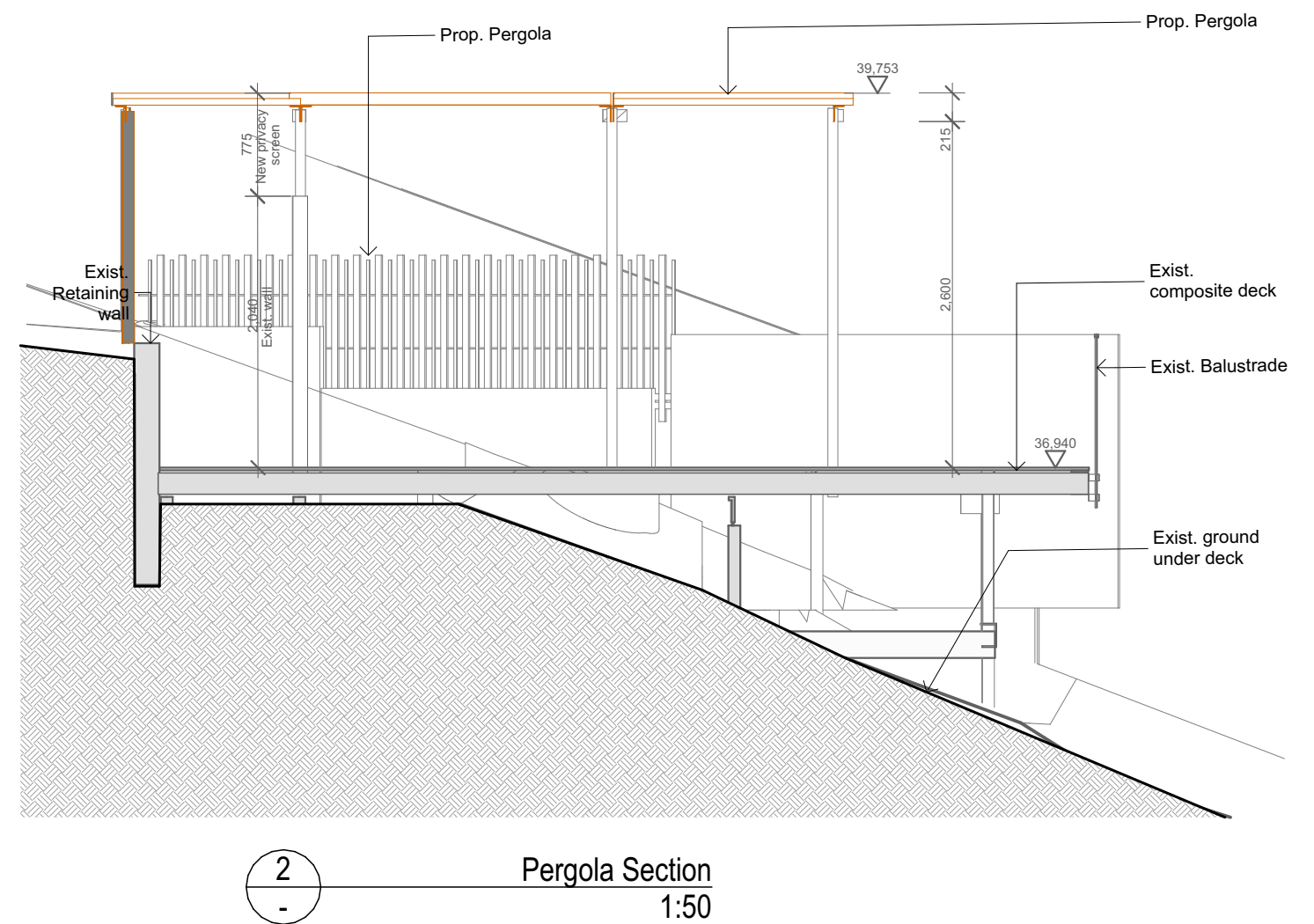
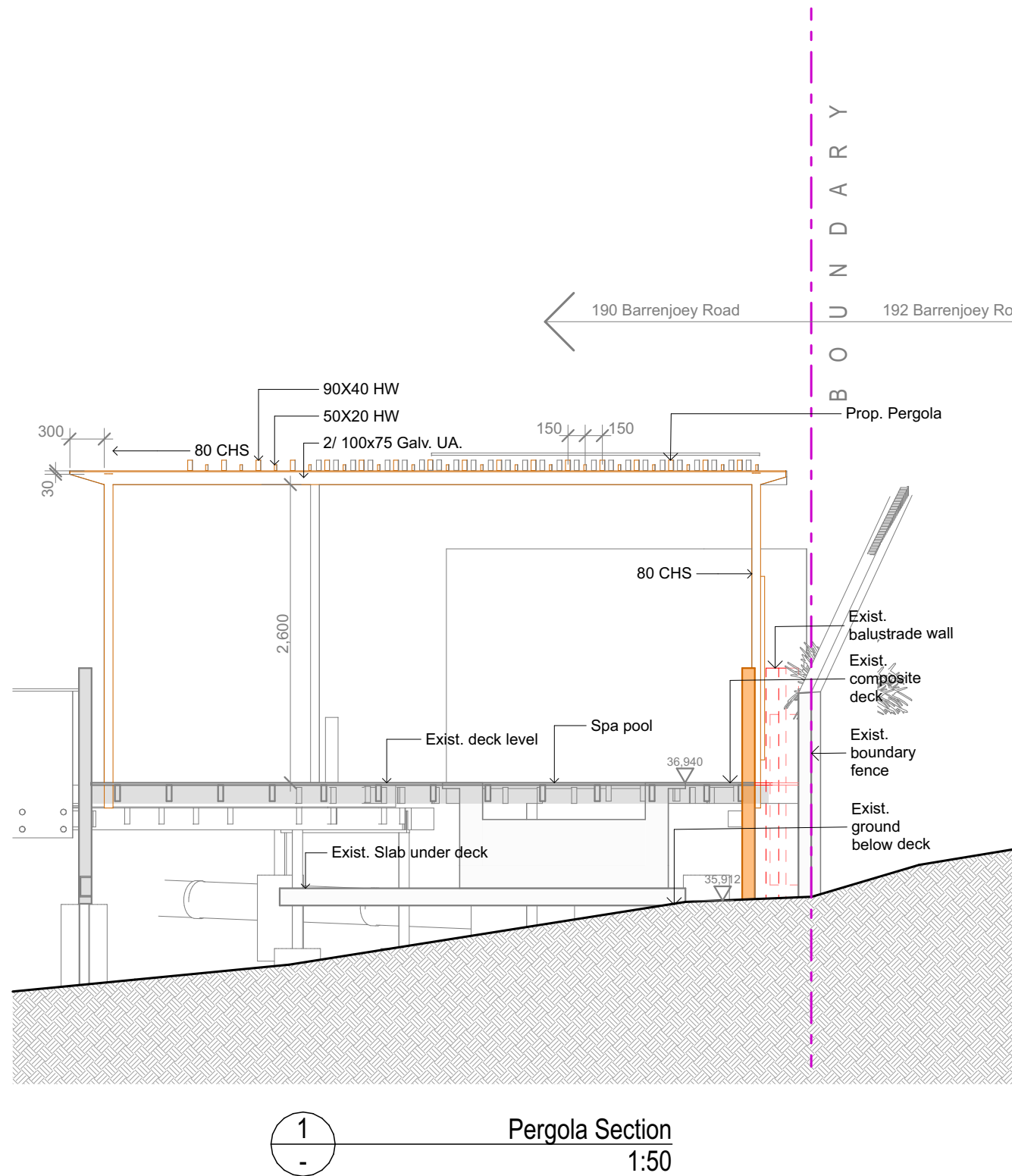


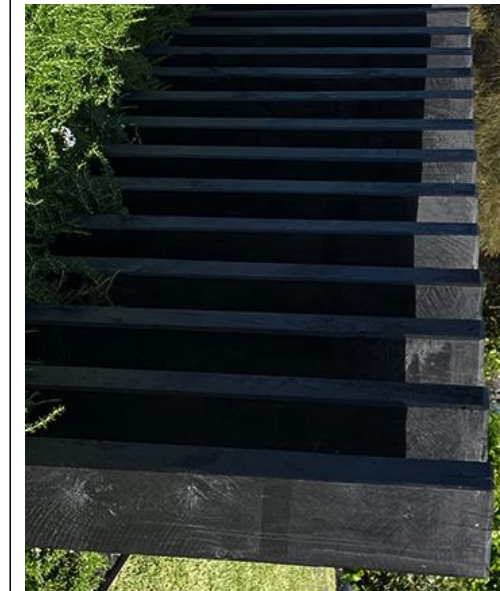
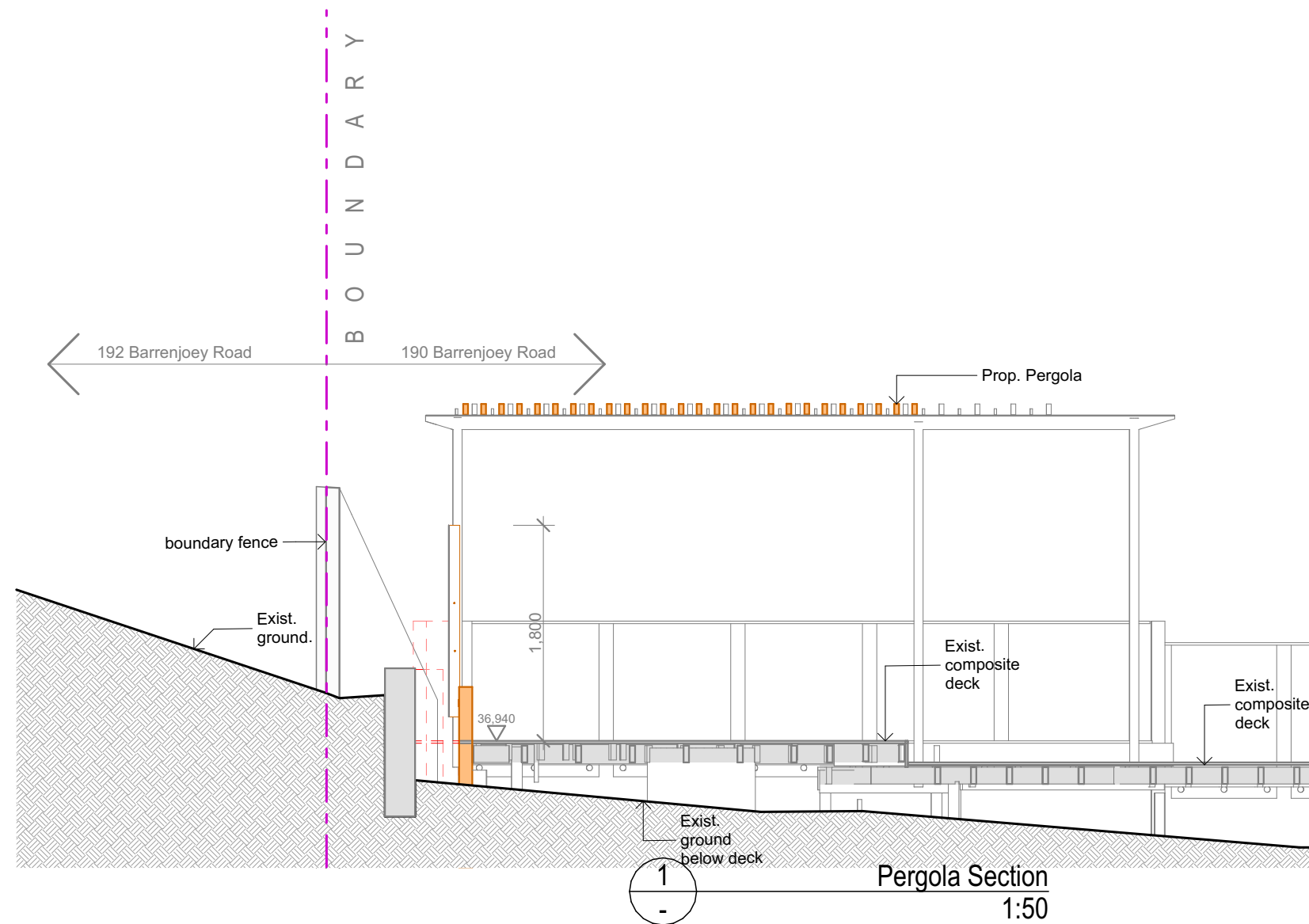


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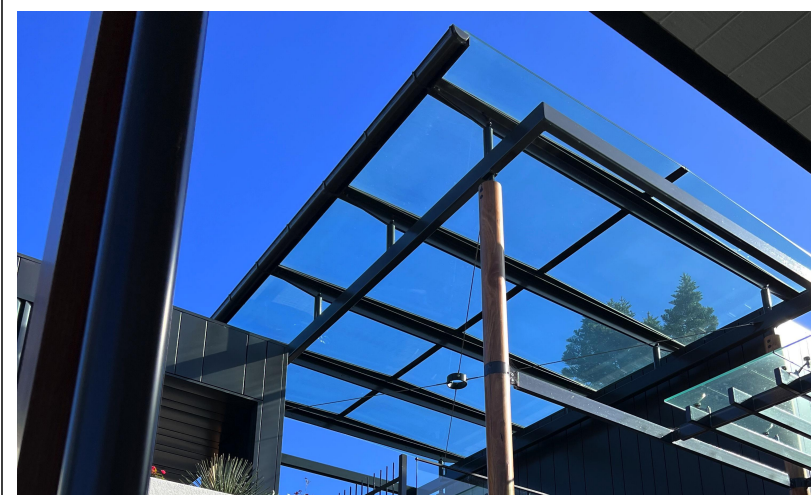


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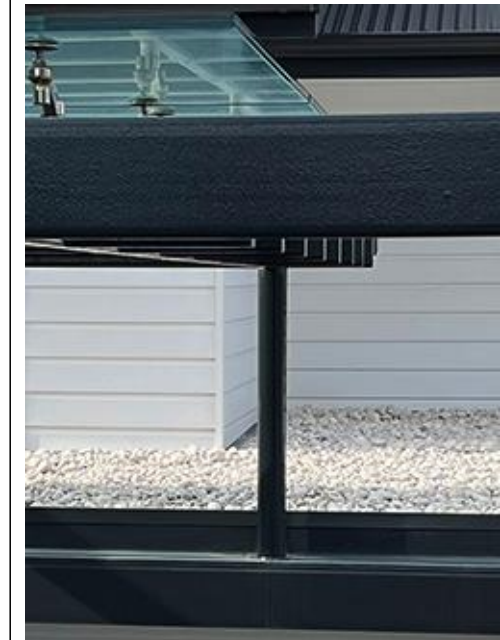




Timber - Palm Beach Black



Galv Steel - Monument



Galv Steel - Monument



Existing view from Master Bedroom



Photomontage Existing Deck
192 Barrenjoey Rd.
R.L. 48,020 A.H.D.



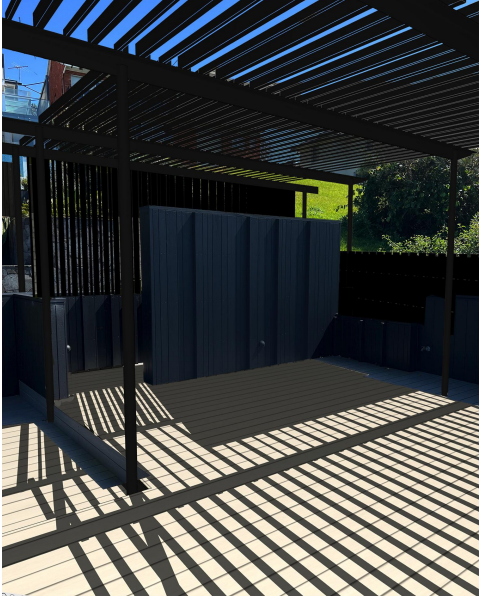
Existing Deck looking to
192 Barrenjoey Rd.



Proposed view from Master Bedroom



Photomontage Proposed from
192 Barrenjoey Rd.
R.L. 48,020 A.H.D.



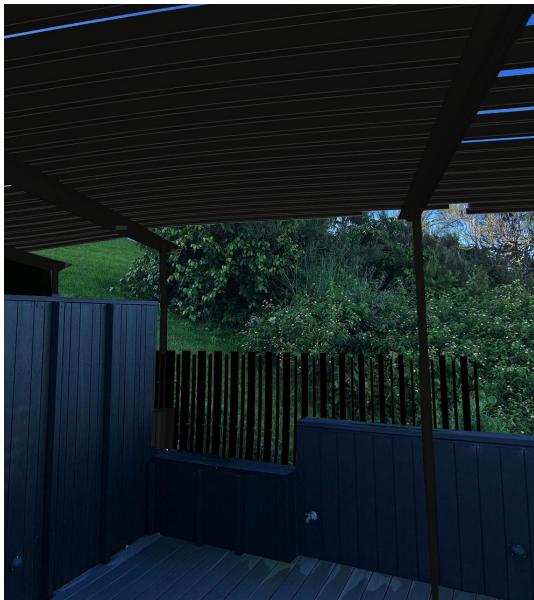
Deck looking to
192 Barrenjoey Rd.



Existing Deck looking North



Existing View from entry stair from 188 Barrenjoey Rd.



Proposed Pergola and Screen



Proposed View from entry stair 188 Barrenjoey Rd.

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NOT FOR CONSTRUCTION

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a	Issue for DAAmended	29-05/23
P2	Preliminary for DAAmended	22-04/23
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Project Name

Additions to existign dweling

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AS

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29/5/2023

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as noted

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Application

APPROVED BY
Nominated Architect Andres Suarez Ruiz ARBN 11302 NSW

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PLOT: Monday, 29 May 2023 4:38 pm

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DRAWING TITLE:
DA - Photomontage

Project No:
2107

ISSUE:
a

Drawing No.:

DA-3.2

