

1. DEMOLITION

Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:

- Protection of site workers and the general public
- Asbestos handling and disposal where applicable

2. PEST CONTROL

Termite protection to be provided in accordance with NCC 3.1.4 and AS 3660.1

3. TIMBER FRAMING / CLADDING

All timber framing shall comply with AS1684
All external timber framed walls to be wrapped in a breathable vapour permeable membrane that complies + installed with AS/NZS 4200.1 + AS/NZS 4200.2
All external wall Claddings must be complaint with the requirements of N.C.C. 2019 Vol 2 Part 3.5.4. deemed to satisfy provisions and AS/NZS 1859.4.

4. METAL ROOF

Metal Roof Design and Installation shall be in accordance with N.C.C 2019 Vol 2 Part 3.5.1. AS/NZS 156

5. STAIRS

All stairs providing access to comply with N.C.C. 2019 Vol2 Part 3.9.1 & 3.9.2 and AS 4586 including slip resistance P3 / R10 for Dry or P4 / R11 for Wet

6. BALUSTRADES

In accordance with NCC 3.9.2 - balustrades to be at least 1m above the FFL of balconies and landings , and no less rhan 865mm above nosing line of stairs ; incorporate openings no larger than 125mm and where the fall of >4m, to have no climbable members between 150-760mm
Balustrades to comply with AS1170 AS 1288 and AS/NZS 2208

7. WINDOWS

All windows to be restricted in accordance with N.C.C 2019 Vol 2 Part 3.9.2.6 & Part 3.9.2.7. Protection of openable windows where floor below is greater than 2 meters

8. WATERPROOFING

Waterproofing shall be carrief out in accordance with NCC 3.8.1 and AS4654-2012

9. CONDENSATION

Condensation Management must be adhered to in accordance with N.C.C. 2019 Vol 2 Part 3

9. SMOKE ALARMS

Proved hardwired & interconnected smoke and fire detection devices. Smoke alarms to be installed to AS 3786 and the N.C.C. 2019 Vol 2 Part 3.7.5

10. FIRE SAFTY

An external wall of Class 1 buildings and any openings in that wall must comply with NCC 3.7.2 if the wall is less than 900mm from an allotment boundary
Eaves within 900mm of allotment boundaries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA

11. SEDIMENT CONTROL

Sediment & Erosion control are to be installed and maintained during the life of the project

12. POOL

Pool overflow to be connected to existing Sewer System

13. POOL FENCING

Pool fencing to be designed, located and maintained in accordance with the swimming pools act 1992, Regulation Pools Act 1992, Regulation and Australian Standard 1926.1 & comply with BCA Vol.2, Housing Provisions, Part 3.9.3 and AS1926.1.
The min H of pool fence balustrade is 1200mm and openings not grater than 100mm.



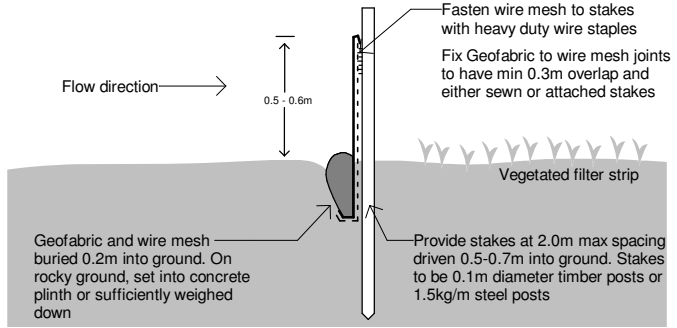
ROOF COLOUR :
WINDSPRAY NCC MEDIUM



SANDSTONE

DISTURBED AREA

UNDISTURBED AREA



SILT FENCE DETAIL & NOTES:

1. Silt fences should be installed on a site as early as possible, ideally before excavation or other soil disturbance begins
2. Install a silt fence down-slope from the construction area, always along the contour (curve) of the slope you are protecting – don't install in straight lines
3. Significant downward slopes should use the curved installation method
4. Stockpiles of soil and building materials must be contained by a silt fence
5. Leave the silt fence in place until vegetation is established, or sediment is stabilised
6. Silt fencing requires frequent inspections, particularly after each runoff event (storm, rainfall etc.), to check for damage or clogging of the fence by silt and debris
7. Silt fences are best used for sites where the soil disturbance area is up to 0.5 of a hectare

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

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	28.02.2022	MEASURED DRAWINGS	TM	KM
	11.10.2022	CONCEPT 2	KM	
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1	26.04.2023	DA ISSUE - DRIVEWY PROFILE	KM	
1	18.05.2023	DA ISSUE - CHANGES TO CARPORT	KM	

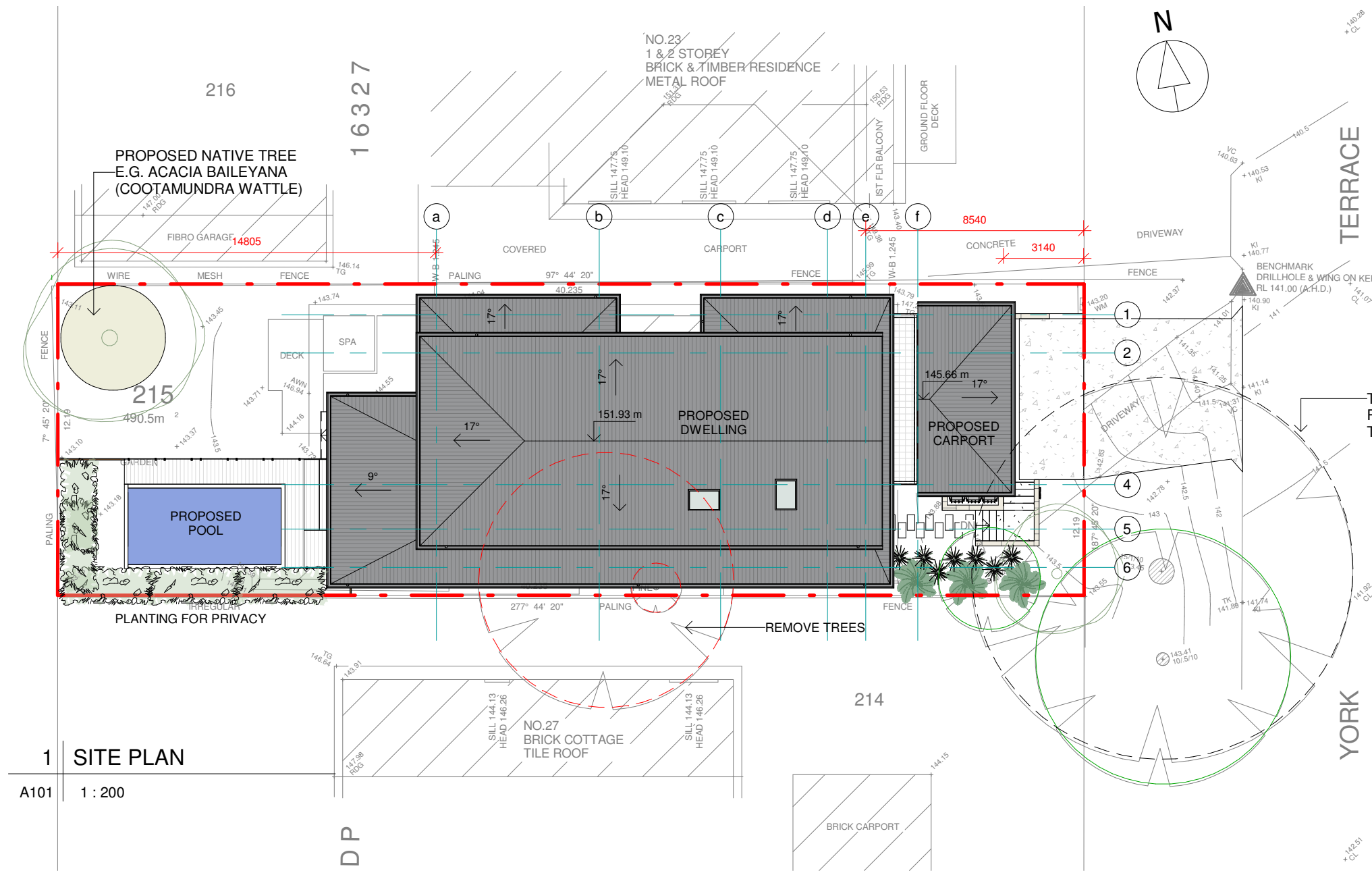
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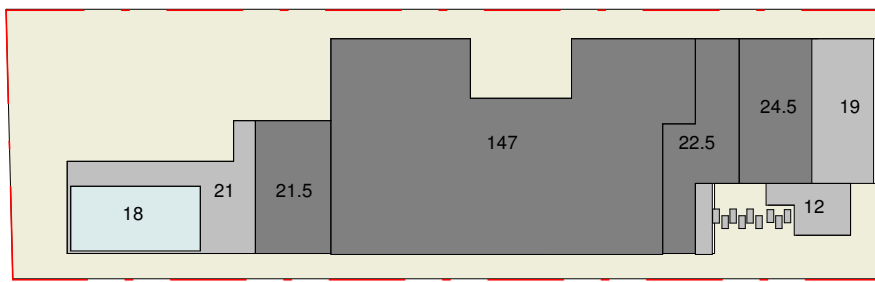
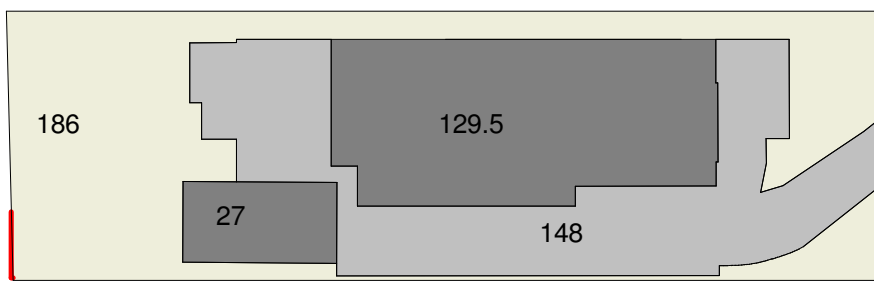
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PROJECT TITLE:	DWELLING, CARPORT & POOL
PROJECT NO.:	2022-004
AT:	25 YORK TERRACE, BILGOLA PLATEAU, NSW 2107
FOR:	LISA MOODY & MATT ROBINSON

SHEET TITLE:	NOTES
SHEET NO:	A100
SCALE A3:	As indicated



1 SITE PLAN
A101 1 : 200



2 SITE ANALYSIS - EXISTING
A101 1 : 350

3 SITE ANALYSIS - PROPOSED
A101 1 : 350

CALCULATION TABLE		
TITLE:	LOT 215 DP 16327	
ZONE	C4 - ENVIRONMENTAL LIVING	
HAZARDS	-	
SITE AREA	490.5 m ²	
MAX. BUILDING HEIGHT	Hmax = 8.5 m	
	EXISTING	PROPOSED
GROSS FLOOR AREA	122m ²	140+100=240m ²
GARAGE / CARPORT	25m ²	38m ²
SITE COVERAGE	156.5m ² / 32%	215.5 m ² / 44%
HARD SURFACE	148 m ² / 30%	52 m ² / 11%
POOL AREA	-	18 m ² / 3.5%
SOFT LANDSCAPED AREA	186 m ² / 38%	205 m ² / 41.5%
LANDSCAPED AREA (TOTAL)	186 m ² / 38%	223 m ² / 45%
OUTDOOR LIVING	18+21+21.5=60.5m ² (12.5%)	

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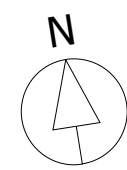
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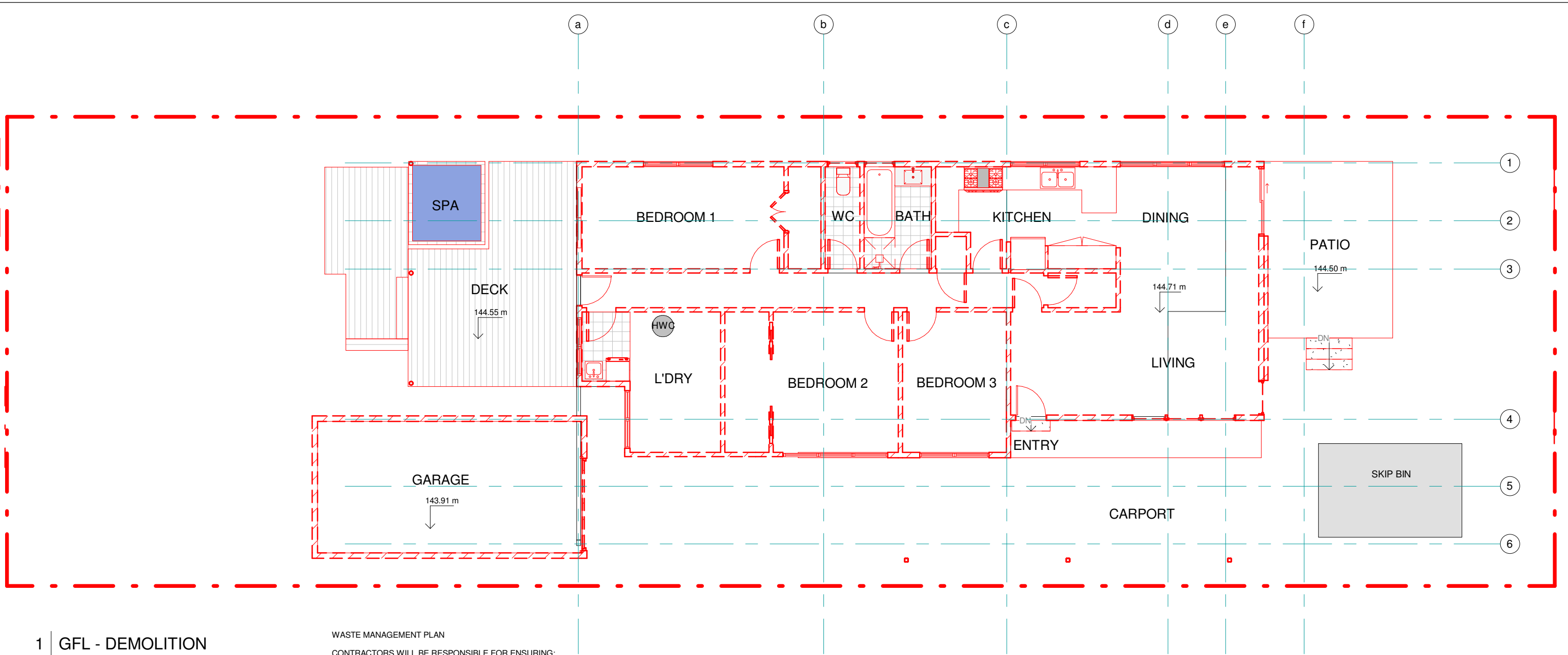
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AT:	25 YORK TERRACE, BILGOLA PLATEAU, NSW 2107
FOR:	LISA MOODY & MATT ROBINSON

SHEET TITLE:	SITE PLAN
SHEET NO:	A101
SCALE A3:	As indicated





1

GFL - DEMOLITION

A102

1 : 100

WASTE MANAGEMENT PLAN

CONTRACTORS WILL BE RESPONSIBLE FOR ENSURING:

1. Dedicated safe pedestrian access is, at all times, to be provided in front of the site.
2. Demolition and construction will be minimised and separation, reuse and recycling of materials will be maximised.
3. Demolition will be managed to ensure air and water borne pollutants such as, dust, odour, liquids and the like are minimised.
4. Demolition will be managed to minimise site disturbance to the surrounding area.

KEY ACTIONS :

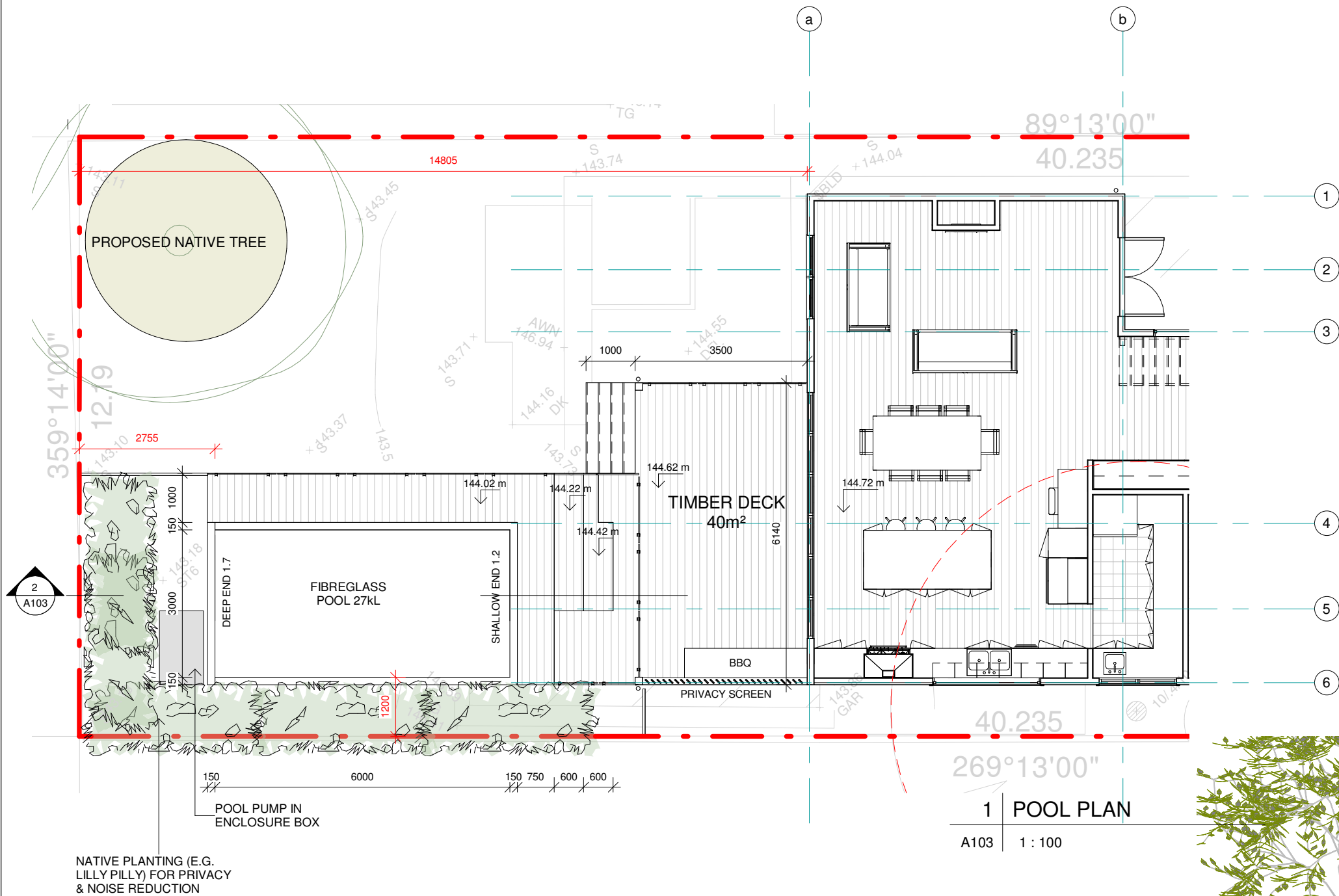
1. Install Sediment Barrier on downslope side of property
2. Stock pile demolition materials on level sections at rear and front of existing dwelling .Separate waste, from reuse and recycle materials.
3. Clean and Clear footpath and roadway as required
4. Limit Disturbance when clearing
5. Wash Equipment in Designated area
6. Store all hard waste & litter in a designed area
7. Restrict vehicle movements and use the driveway only when possible.
8. Preserve as much grassed area as possible.

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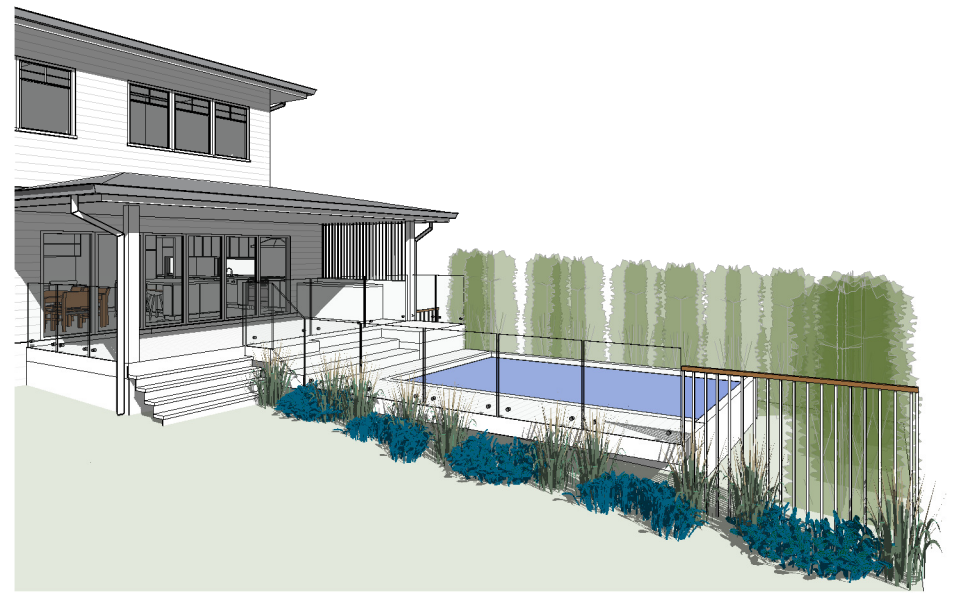
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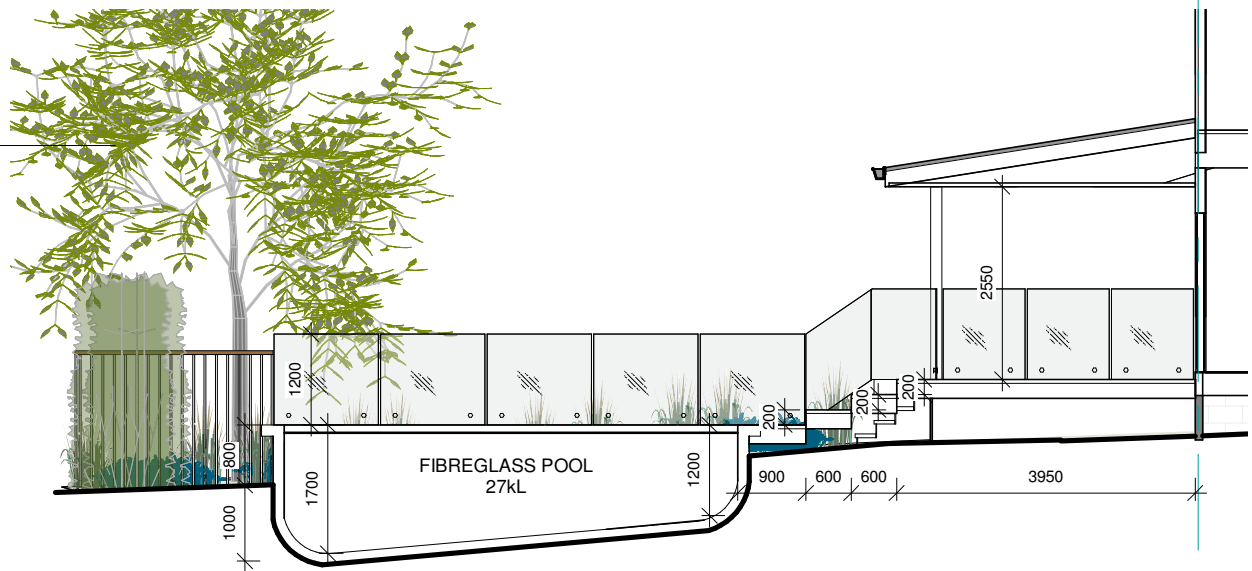




1 POOL PLAN
A103 1 : 100



3 3D POOL
A103

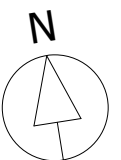


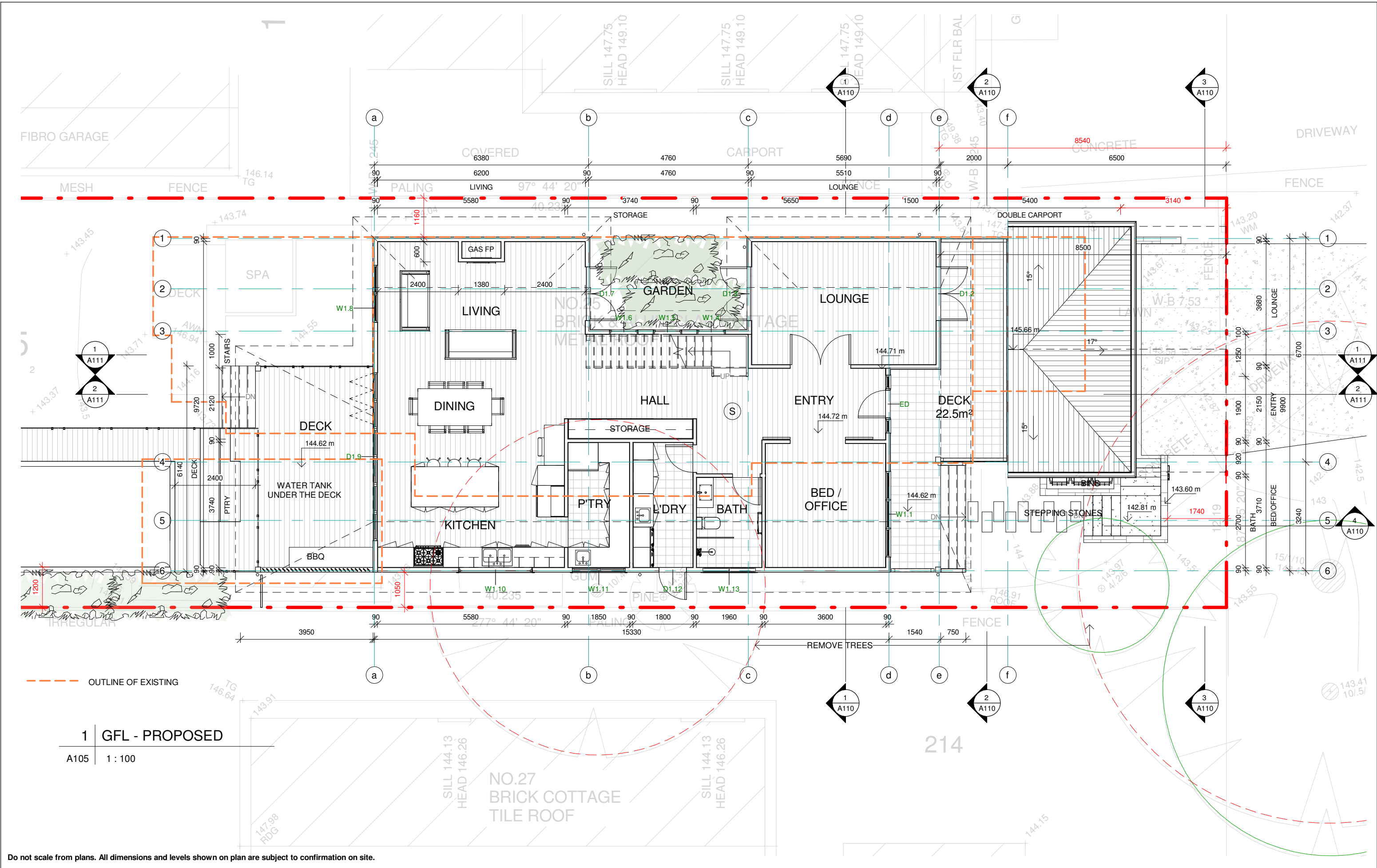
2 POOL SECTION
A103 1 : 100

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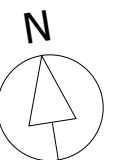
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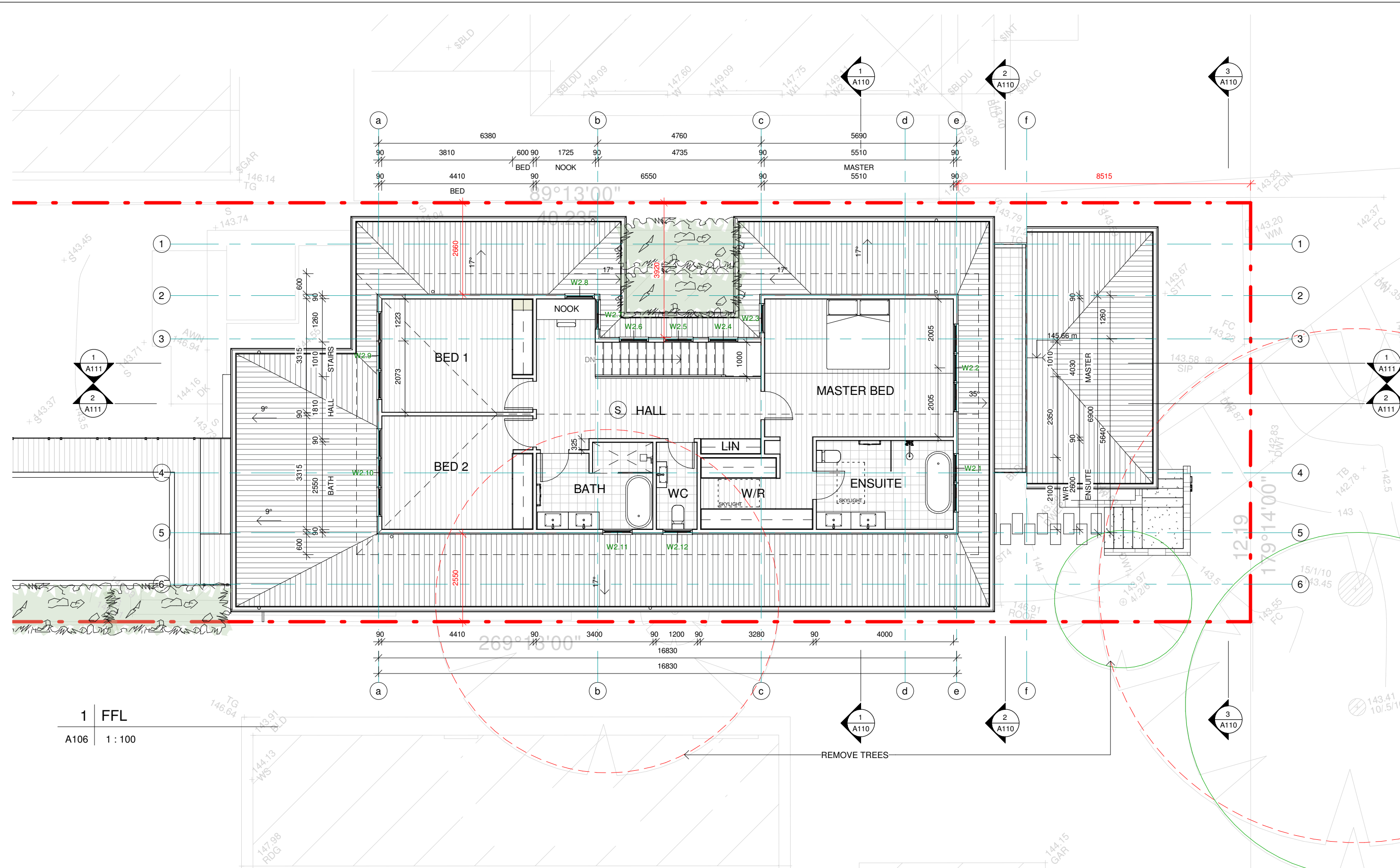
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PROJECT NO.: 2022-004
AT: 25 YORK TERRACE, BILGOLA PLATEAU, NSW 2107
FOR: LISA MOODY & MATT ROBINSON

SHEET TITLE: GFL - PROPOSED
SHEET NO: A105
SCALE A3: 1 : 100





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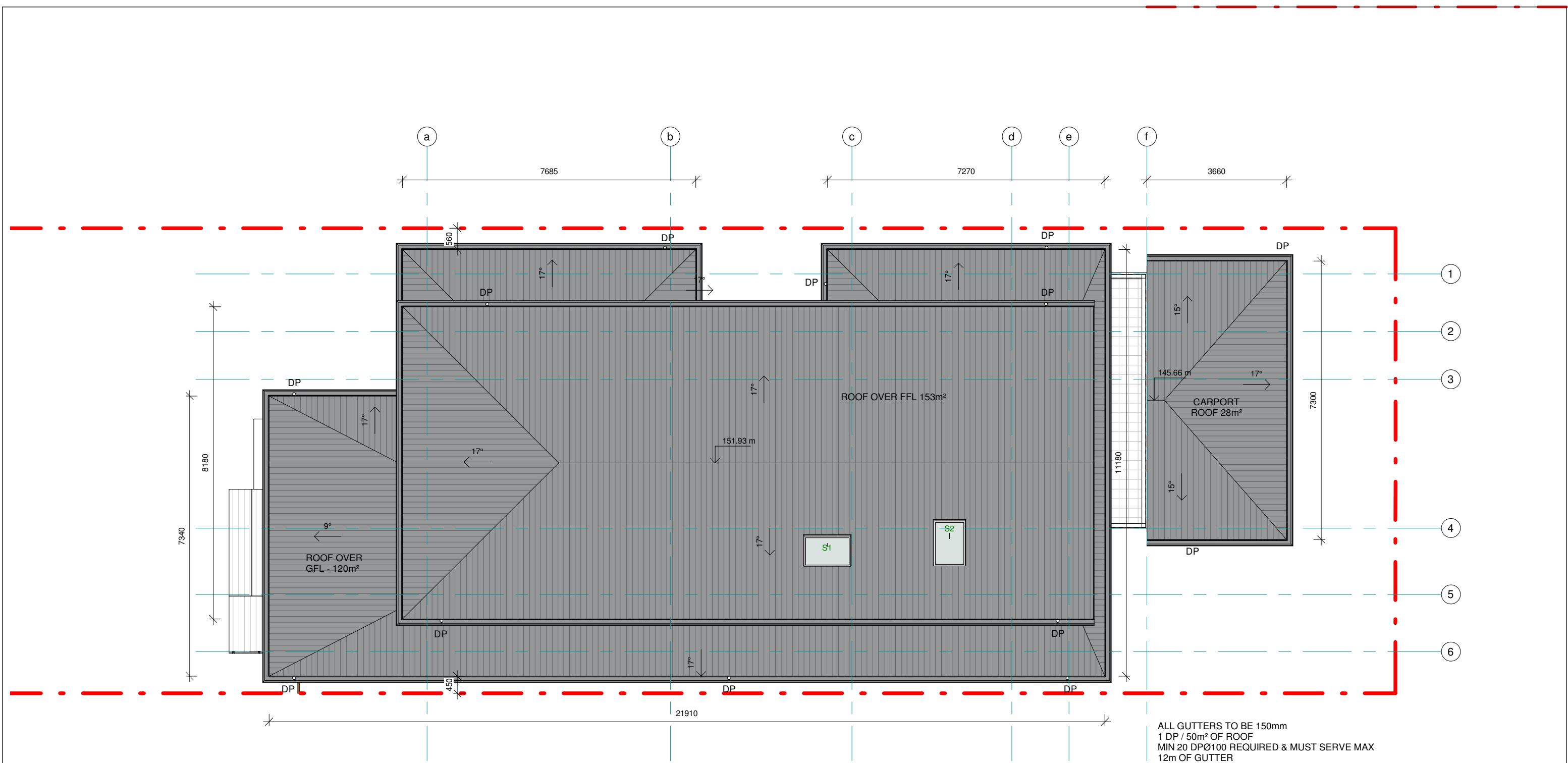


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SHEET TITLE: FFL - PROPOSED
SHEET NO: A106
SCALE A3: 1 : 100





1 | ROOF PLAN
A107 | 1 : 100

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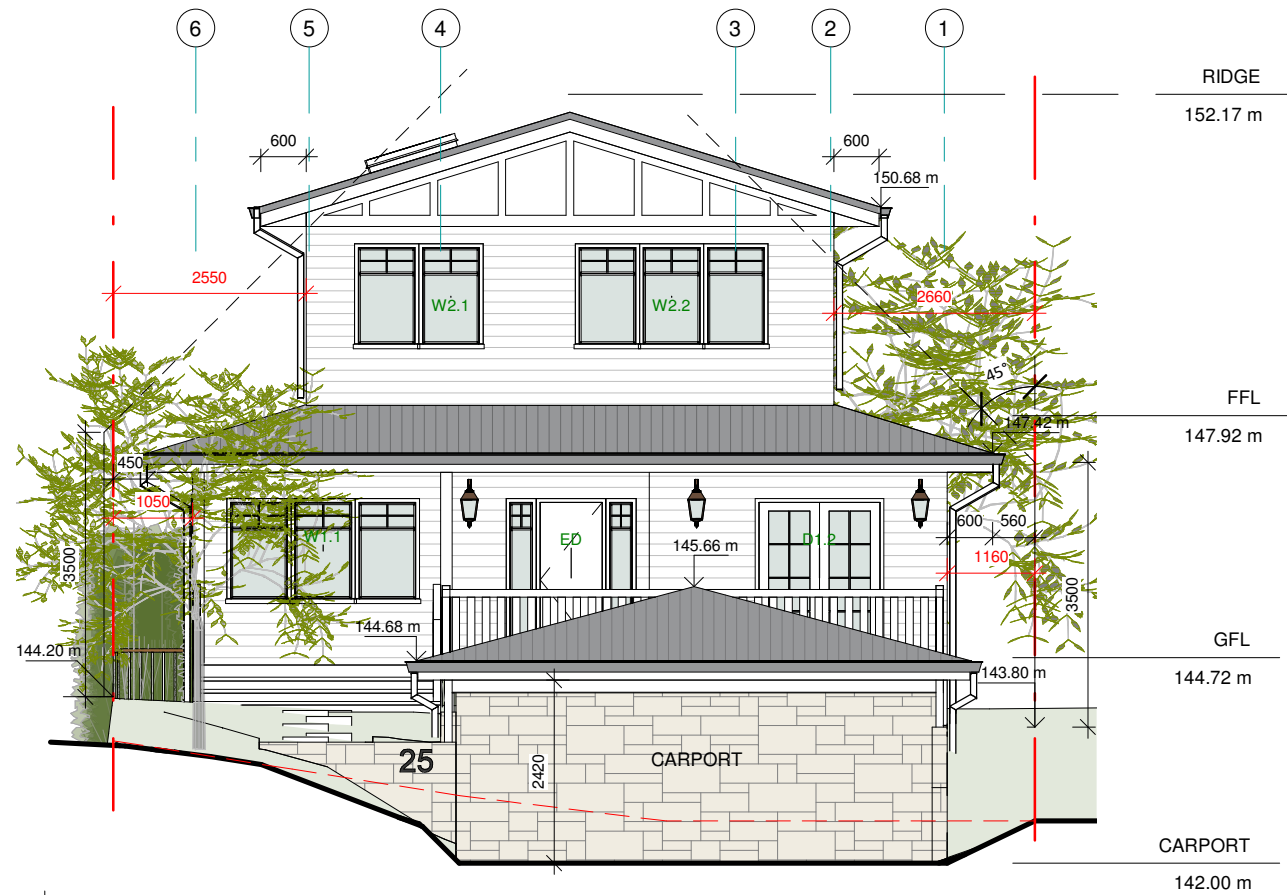
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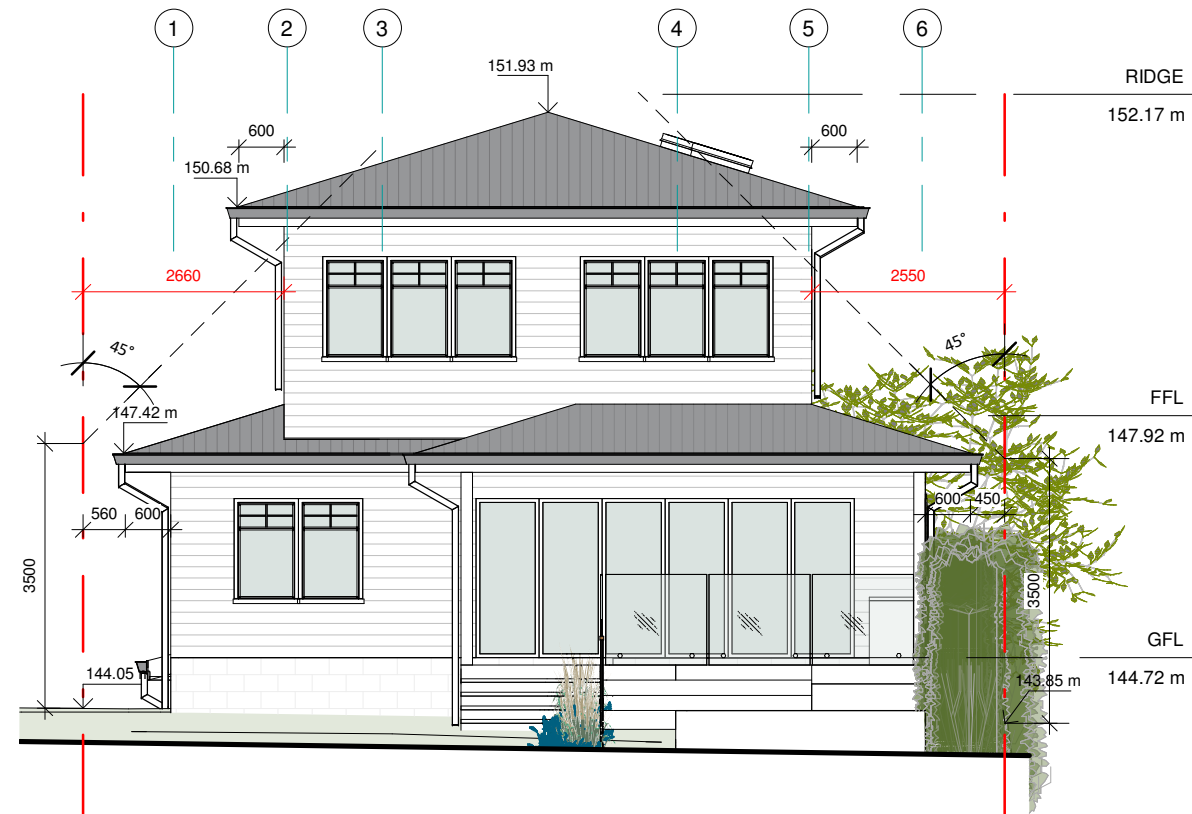
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SHEET TITLE:	ROOF PLAN
SHEET NO:	A107
SCALE A3:	1 : 100



1 EAST (FRONT) ELEVATION

A108 1:100



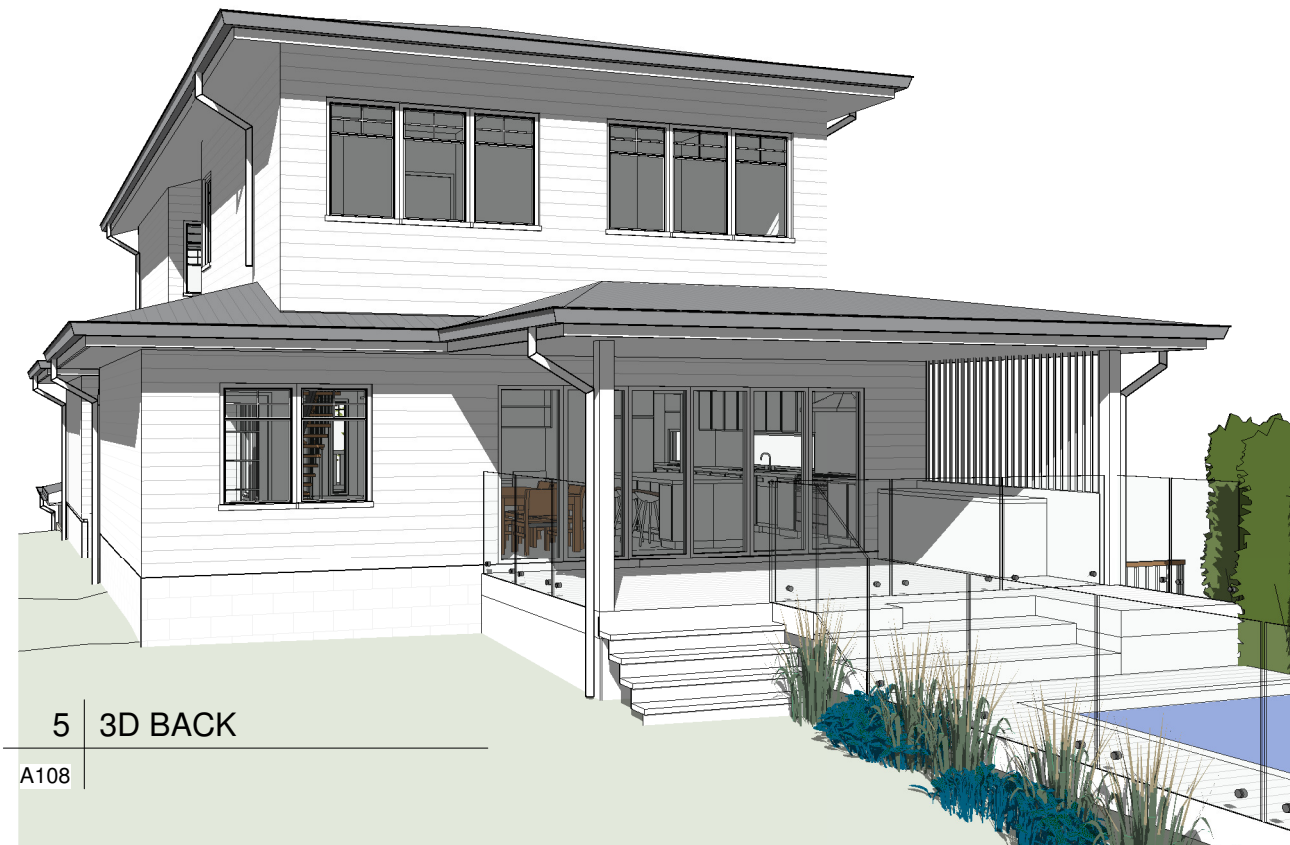
2 WEST (REAR) ELEVATION

A108 1:100



3 3D STREET VIEW

A108



5 3D BACK

A108

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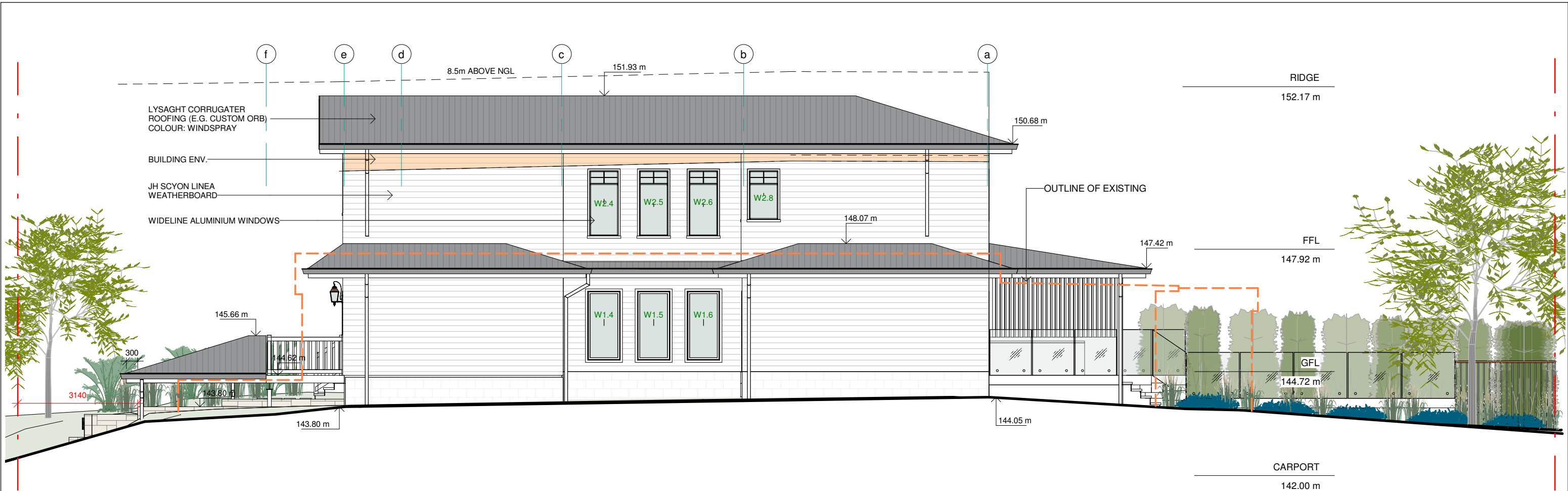
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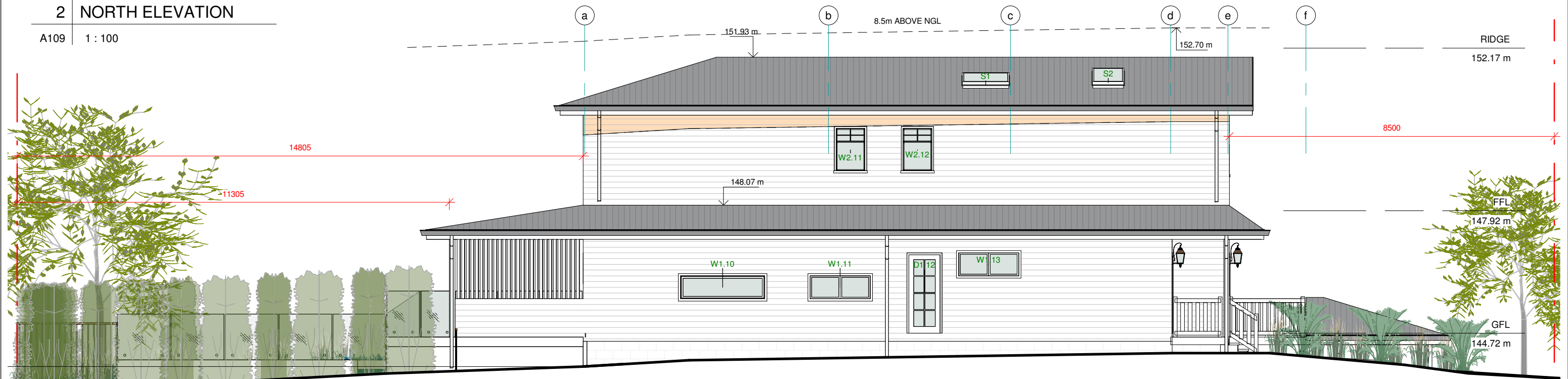
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SHEET TITLE: ELEVATIONS
SHEET NO: A108
SCALE A3: 1:100



2 NORTH ELEVATION

A109 1 : 100



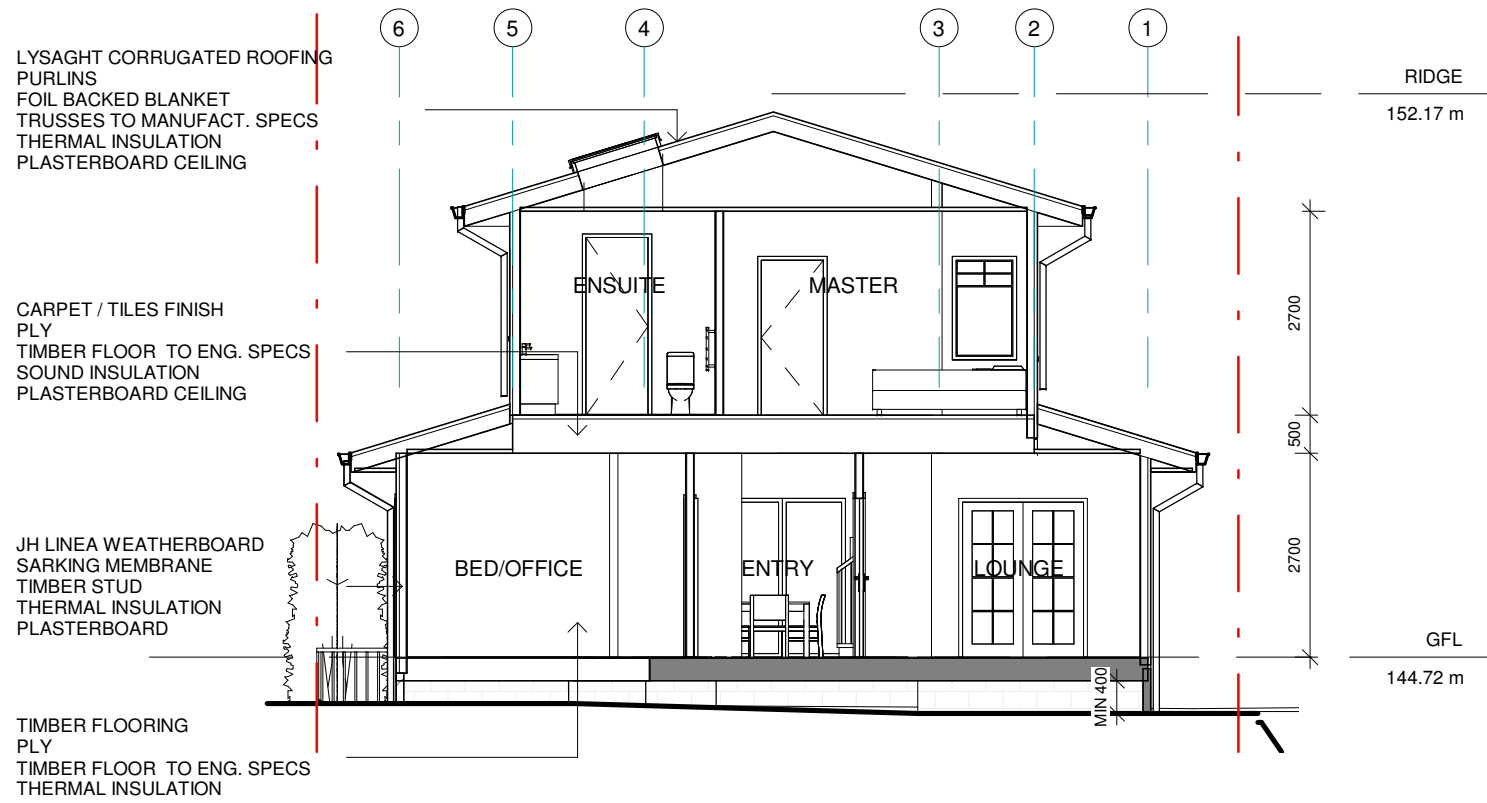
1 SOUTH ELEVATION

A109 1 : 100

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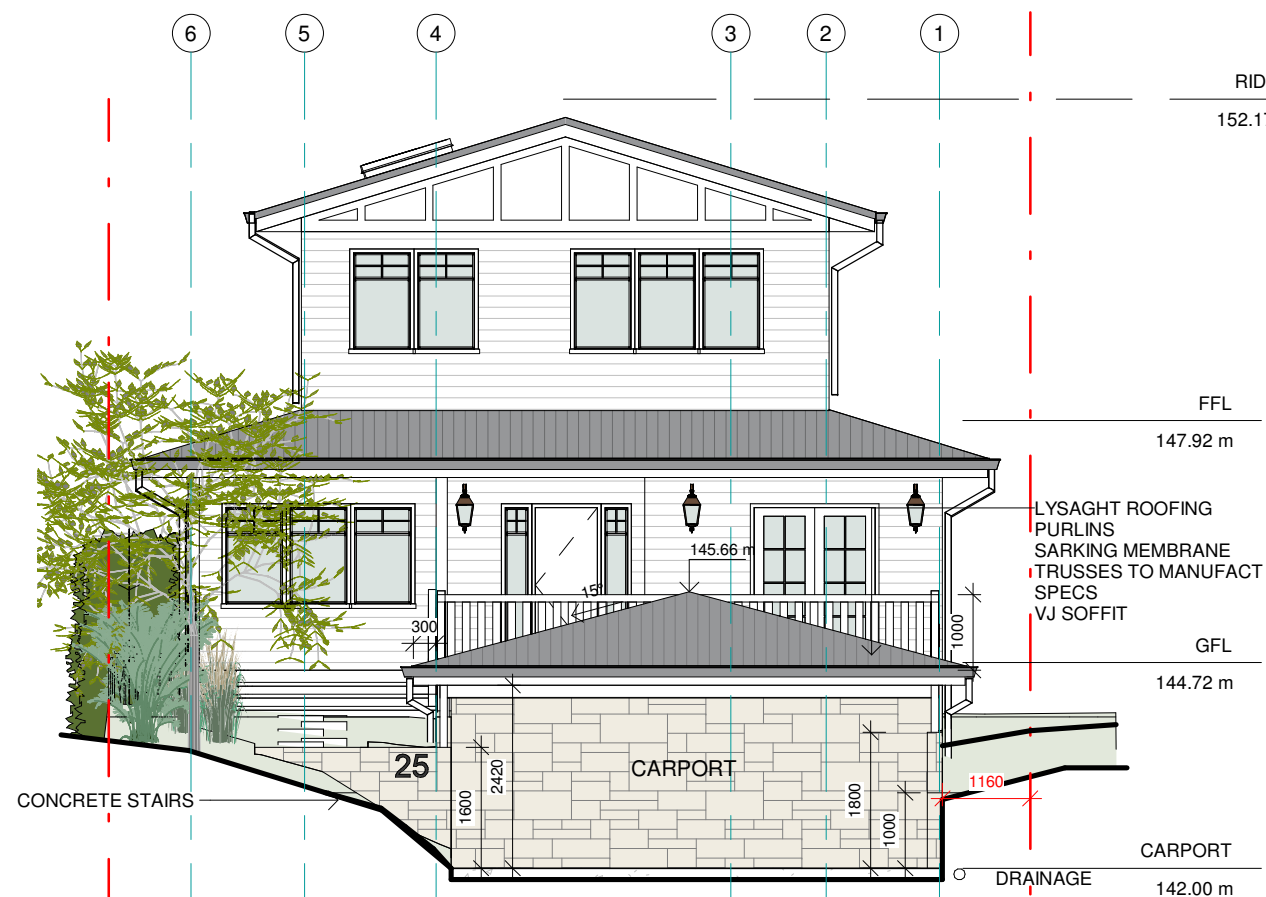
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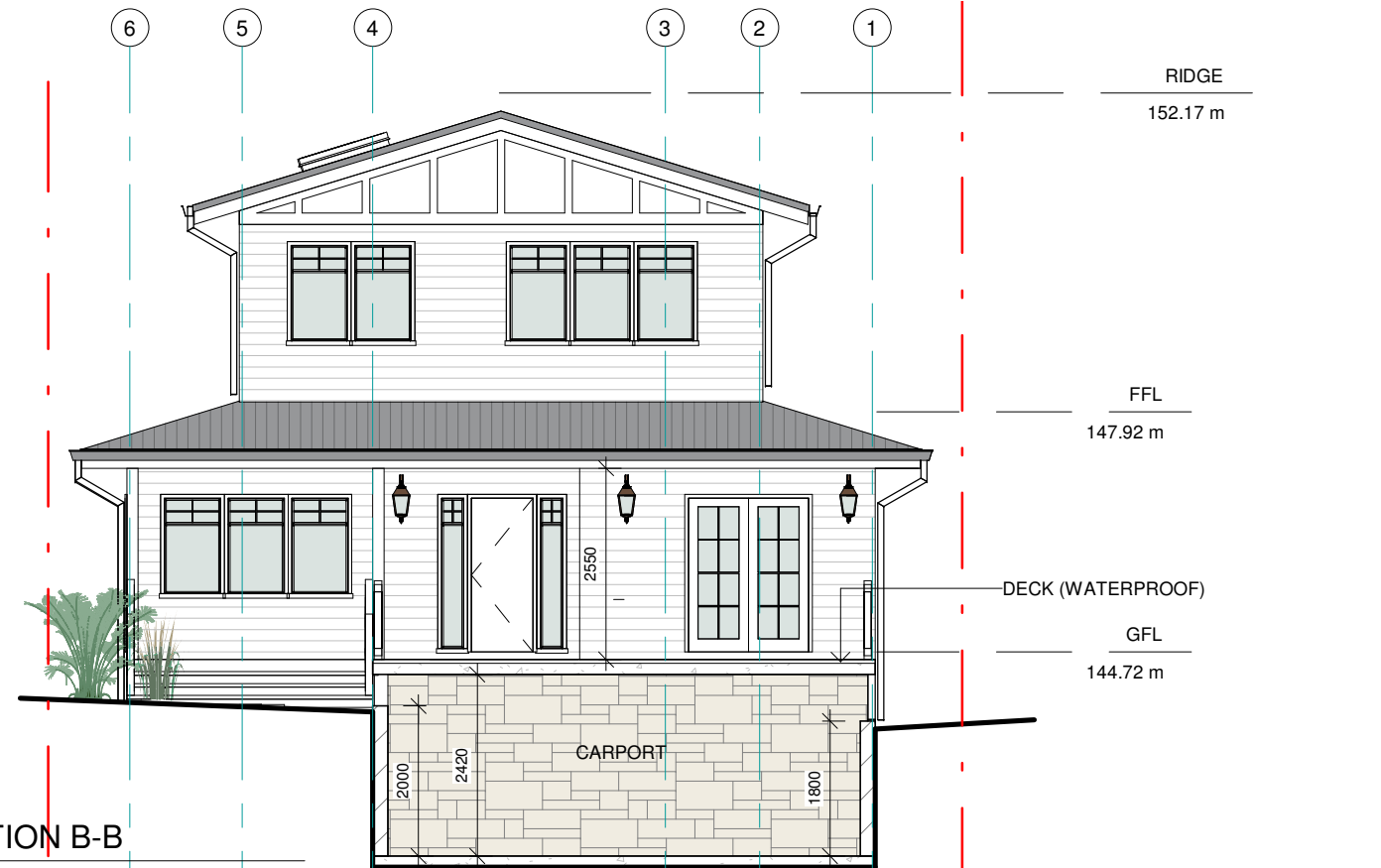
1 SECTION A-A

A110 1 : 100



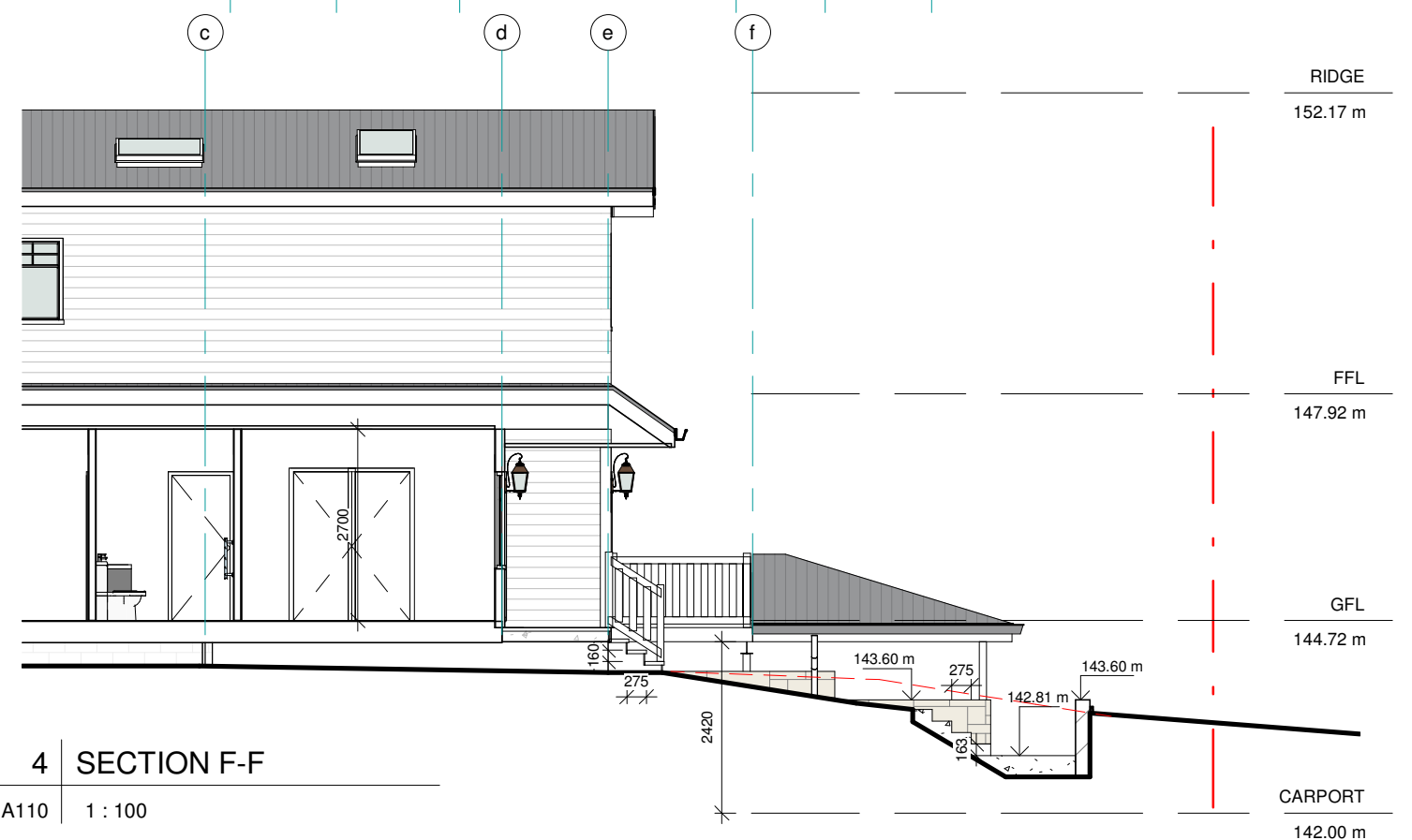
3 SECTION C-C

A110 1 : 100



2 SECTION B-B

A110 1 : 100



4 SECTION F-F

A110 1 : 100

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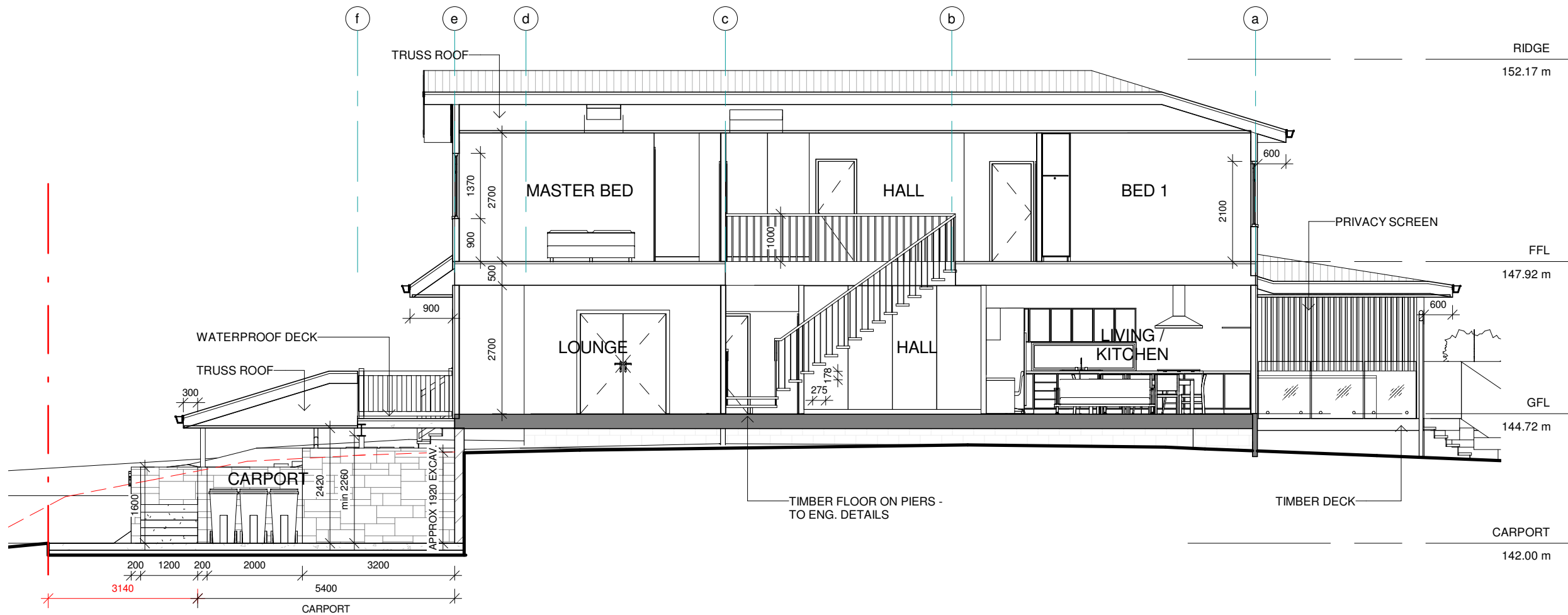
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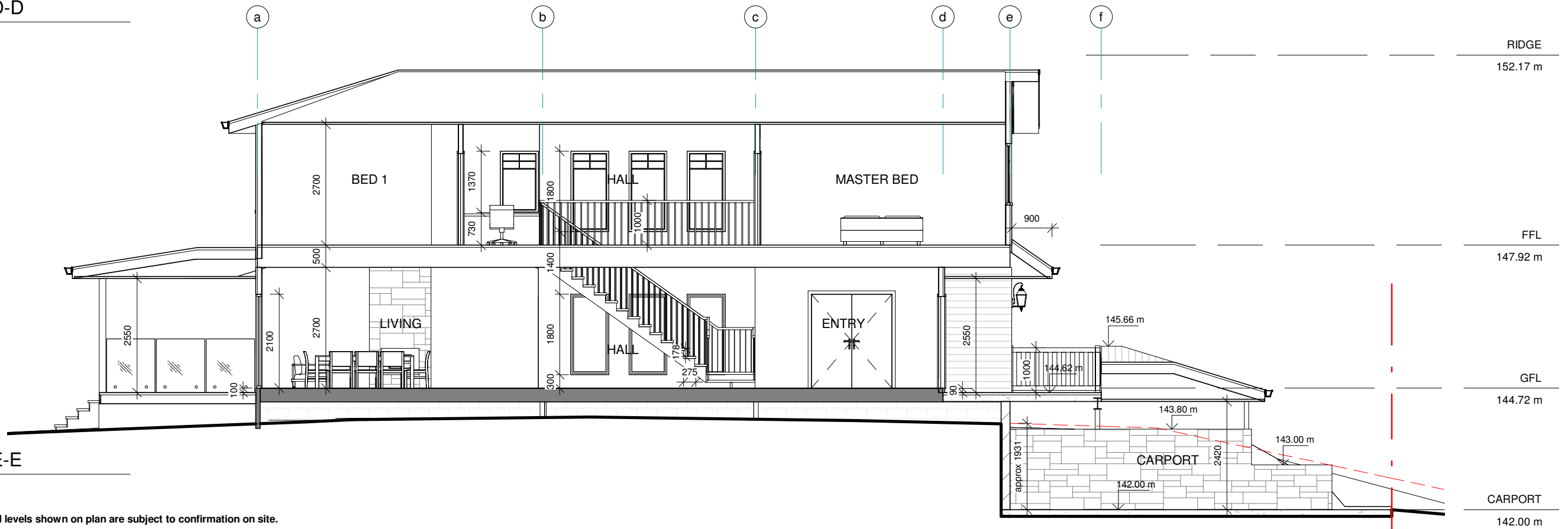
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SHEET TITLE: SECTIONS
SHEET NO: A110
SCALE A3: 1 : 100



1 SECTION D-D

A111 1 : 100



2 SECTION E-E

A111 1 : 100

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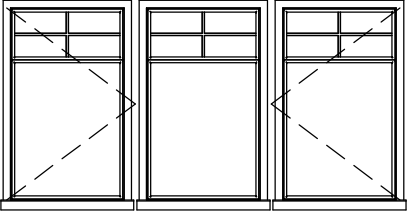
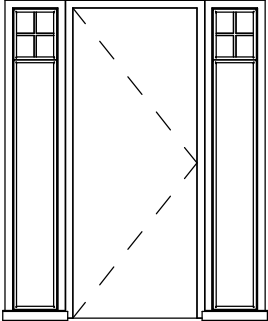
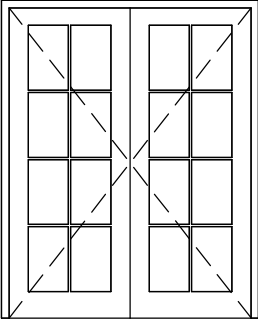
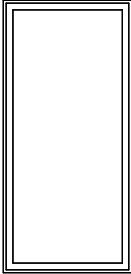
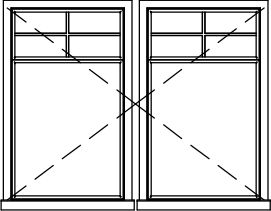
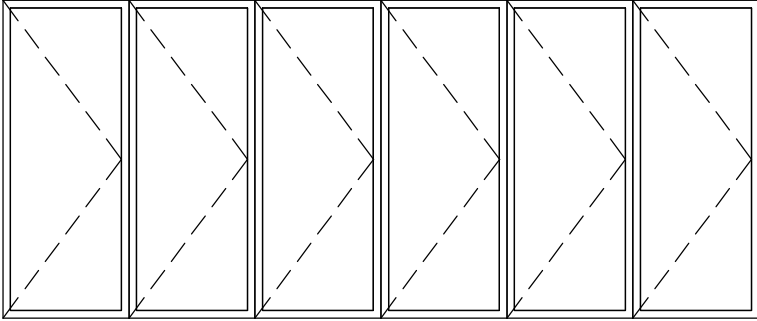
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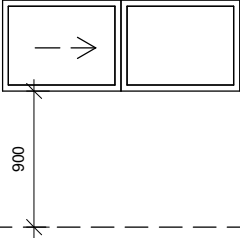
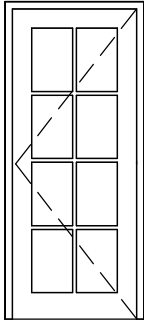
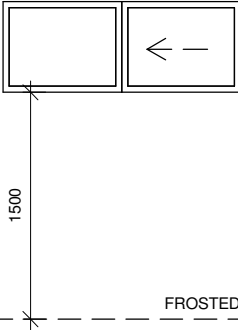
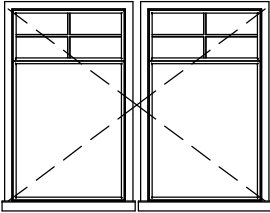
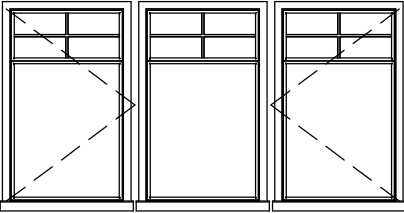
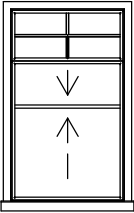
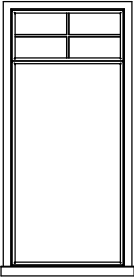
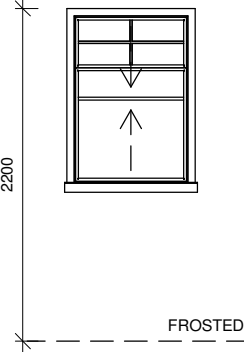
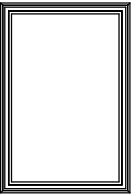
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SHEET TITLE: SECTIONS
SHEET NO: A111
SCALE A3: 1 : 100

SYMBOL VIEW FROM OUTSIDE							
SIZE (W / H)	2650 / 1370	1740 / 2040	2x 820 / 2040	850 / 1800	1850 / 1370	5000 / 2100	2170 / 600
OPENING	CASEMENT	WINDOWS - FIXED	FRENCH DOORS	FIXED	CASEMENT	BI-FOLD 6L	FIXED
BAR LAYOUTS	HERITAGE LAYOUT	HERITAGE LAYOUT	COLONIAL BAR	-	HERITAGE LAYOUT	-	-
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
LEVEL / ROOM	GFL / BED & OFFICE	GFL / ENTRY	GFL / LOUNGE & LIVING	GFL / HALL	GFL / LIVING	GFL / KITCHEN & DINING	GFL / KITCHEN
ORIENTATION	EAST	EAST	EAST WEST EAST	NORTH	WEST	WEST	SOUTH
QTY	1	1	3	3	1	1	1

SYMBOL VIEW FROM OUTSIDE									
SIZE (W / H)	1570 / 600	820 / 2040	1570 / 600	1850 / 1370	2650 / 1370	850 / 1370	850 / 1800	850 / 1200	800 / 1200
OPENING	SLIDING	DOOR	SLIDING / FROSTED	CASEMENT	CASEMENT	DOUBLE HANG	FIXED	DOUBLE HANG / FROSTED	SKYLIGHT
BAR LAYOUTS	-	COLONIAL BAR	-	HERITAGE LAYOUT	HERITAGE LAYOUT	HERITAGE LAYOUT	HERITAGE LAYOUT	HERITAGE LAYOUT	-
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
LEVEL	GFL / PANTRY	GFL / L'DRY	GFL / BATH	FFL	FFL / MASTER BED , BED 1 & BED 2	FFL / MASTER BED NOOK	FFL / HALL	FFL / BATH & WC	FFL / W/R & ENSUITE
ORIENTATION	SOUTH	SOUTH	SOUTH	EAST	EAST WEST	WEST EAST NORTH	NORTH	SOUTH	-
QTY	1	1	1	1	3	3	3	2	2

NOTE:
ALL DOORS AND WINDOWS ARE VIEWED FROM OUTSIDE.
SIZES ARE BASED ON WIDELINE HORIZON SIZE CHART.
IF DIFFERENT WINDOWS ARE SELECTED, USE STANDARD SIZES ONLY

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
	28.02.2022	MEASURED DRAWINGS	TM	KM
	11.10.2022	CONCEPT 2	KM	
2	09.01.2023	DA ISSUE	KM	
1	26.04.2023	DA ISSUE - DRIVEWY PROFILE	KM	
1	18.05.2023	DA ISSUE - CHANGES TO CARPORT	KM	

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PROJECT TITLE:	DWELLING, CARPORT & POOL	SHEET TITLE:	WINDOW & DOOR SCHEDULE
PROJECT NO.:	2022-004		
AT:	25 YORK TERRACE, BILGOLA PLATEAU, NSW 2107	SHEET NO:	A112
FOR:	LISA MOODY & MATT ROBINSON	SCALE A3:	1 : 50