Project Name:

# LOT 20 RAVEN CIRCUIT WARRIEWOOD


**THE WHITE PROJECT CO.**

- Architecture Design
- Residnetial Interior Design
- Commercial interior Design

THE WHITE PROJECT

Address: Unit 49 275 Annangrove Road
Rouse Hill, NSW 2156
P: +61 432 124 869 | E : info@thewhiteprojectco.com
W: www.thewhiteprojectco.com | I : thewhiteprojectco


COUNCIL : NORTHERN BEACHES COUNCIL

**DA COMPLIANCE TABLE**

LOT AREA = 259.3M$^2$

| CONTROL | REGULATION | PROVISION | COMPLIED |
|---|---|---|---|
| FRONT SETBACK | FRONT: 7.0m<br>GARAGE: 6.0m | FRONT: 7M<br>GARAGE: 6M | YES |
| SIDE SETBACK | REQUIRED A : 0.9m<br>REQUIRED B :1.3m | PROVIDED A : 0.9M<br>PROVIDED B : 1.3M | YES |
| LENGTH OF ZERO-LOT LINE ON BOUNDARY | MAXIMUM : 13.0M | PROVIDED : 7.4M | YES |
| REAR SETBACK | MINIMUM GF : 3M<br>MINIMUM FF : 6M | PROVIDED GF : 6M<br>PROVIDED FF : 6.1M | YES |
| CORNER LOT SECONDARY STREET SETBACK | MINIMUM : 2M | PROVIDED : N.A | YES |
| SITE COVERAGE | MAXIMUM : 60% | PROVIDED : 41.42% | YES |
| FF COVERAGE | MAXIMUM : 40% | PROVIDED : 40.94% | YES |
| LANDSCAPED AREA | MAXIMUM : 25% | PROVIDED : 47.47% | YES |
| PPOS | private open space required is 20% of the lot size with 75% of this area to be uncovered. | | YES |

| | |
|---|---|
| Checked by: | YS |
| Drawn by: | PM |

| | |
|---|---|
| Client Name: | NEEV HOMES |
| Project Status: | DA |
| Project Address: | LOT 20 RAVEN CIRCUIT WARRIEWOOD |
| Project Issue Date: | 24-01-2025 |

THE WHITE PROJECT

Client Name : **NEEV HOMES**

Address : **LOT 20 RAVEN CIRCUIT WARRIEWOOD**



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| R01 | ISSUED TO CLIENT 27.11.2024 | PM |
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| Drawn by | Checked by |
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Project North


Scale @ A3

**BASIX**

# A1.1

Sheet No. ©2023

## NCC 2022 and HOUSING PROVISIONS STANDARD 2022

ABCB Housing Provisions Part 3 Site Preparation Earthworks ABCB Housing Provisions Standard 2022 Part 3.2.1
Un-retained bulk earthworks Site Cut & Fill to be as per Part 3.2.1 Drainage ABCB Housing Provisions Standard 2022 Part 3.3
Surface Water Drainage shall be in accordance with ABCB Housing Provisions Standard 2022 Part 3.3.3 and Subsoil water to be diverted away from Footings, basements, retaining walls etc in Accordance with ABCB Housing Provisions Standard 2022 Part 3..3.4 and Stormwater Drainage to comply with Part 3.3.5
Termite Risk Management ABCB Housing Provisions Standard 2022 Part 3.4
Termite treatment shall be carried out in accordance with ABCB Housing Provisions Standard 2022 Part 3.4.2 Termite Management System to comply with AS 3660.1 or have been tested and passed the tests required by Section 5 of AS 3660.3 and have a durable notice installed in accordance with ABCB Housing Provisions Standard 2022 Part 3.4.3
Earth Retaining Structures
H1D3 NCC Volume 2

ABCB Housing Provisions Part 4 Footings and Slabs
Footings and Slab ABCB Housing Provisions Standard 2022 Pat 4.2 The Footings and Concrete slab to be poured as per Engineering plans and to be done by Authority Approvals.Engineer and Authority Inspections to be organised by Builder.
The Footing or slab is constructed in accordance with AS 2870.Piled footings are designed in accordance with AS 2159.
Excavation for Footings in accordance with ABCB Housing Provisions Standard 2022 Part 4.2.3
Filling Under Concrete Slabs in Accordance with ABCB Housing Provisions Standard 2022 Part 4.2.4
Foundations for Footings and slabs in Accordance with ABCB Housing Provisions Standard 2022 Part 4.2.5
Slab Edge Support on Sloping Sites in Accordance with ABCB Housing Provisions Standard 2022 Part 4.2.6
Stepped Footings in Accordance with ABCB Housing Provisions Standard 2022 Part 4.2.7
Vapour barrier as per ABCB Housing Provisions 2022 Part 4.2.8 and must be installed under Slab on construction for all Class 1 Buildings and for Class 10 Buildings where the slab is continuous with slab of a class 1 Building Material must be 0.2 mm nominal thickness polyethylene film and medium impact resistant determined in accordance with the criteria specified in clause 5.3.3.3 of AS 2870 and be branded continuously "AS 2870 Concrete underlay, 0.2 mm Medium impact Resistance" Edge Rebates ABCB Housing Provisions Standard 2022 Part 4.2.9 Edge rebate for slab on ground, stiffened raft or Waffle raft with Masonry Cavity or Veneer Construction must comply with ABCB Housing Provisions Standard 2022 Part 4.2.9
Concrete and reinforcing ABCB Housing Provisions Standard 2022 Part 4.10
Structural Concrete shall be in accordance with Part 4.10 and pre- mixed
Concrete must be manufactured to comply with AS 3600. Builder to keep delivery dockets on site and in record and must produce for Engineer or Authority officers to inspect and confirm the Quality and Strength
Steel Reinforcement must comply with AS 2870 and must be installed in accordance with ABCB Housing Provisions Standard 2022 Part 4.2.11
Site Classification to be in accordance with NCC Vol2 Part 3.2.4.1 and AS 2870

All Timber framing shall comply with NCC Vol2 Part H1d6 along with the Certifications and Structural Engineering design.
Subfloor Ventilation shall comply to NCC Vol2 Part 3.4.1
Wall Framing shall comply to AS3700 or AS4773
Roof Trusses to be designed in accordance with AS1720
Flooring shall be installed in accordance with AS1684
Bracing shall be designed and installed as per Structural Engineer's detail.

ABCB Housing Provisions Part 5 Masonry
Masonry Veneer ABCB Housing Provisions Standard 2022 Part 5.2 Height of wall Limitation Part 5.2.2: Max Height of 8.5 m when measured above the adjacent finished Ground level. Openings in masonry Veneer to comply with Part 5.2.3 Damp- proof Courses and Flashing Materials to comply as per Part 5.2.4
Vertical Articulation Joints as per Part 5.2.5
Cavity Masonry Veneer ABCB Housing Provisions Standard 2022 Part 5.3
Unreinforced Single Leaf Masonry ABCB Housing Provisions Standard 2022 Part 5.4
All Masonry including brick veneer to be designed in accordance with and comply to one of the following AS3700 Masonry Accessories ABCB Housing Provisions Standard 2022 Part 5.6
Mortar Mixes to Comply with AS 3700 or AS 4773 Except that the mortar may be mixed by Volume in the proportions stated in Table 5.6.3
Mortar Joints to Comply as per Part 5.6.4
Wall Ties to comply with AS 2699.1 as per Part 5.6.5
Fixing straps and Tie - Down Systems to comply as per Part 5.6.6
Lintels Must comply with NCC Vol2 H1D6(3) or ABCB Housing Provisions Standard 2022 Part 5.6.7
Vertical Articulation Joints must be provided in Masonry Walls in accordance with Part 5.6.8
Weatherproofing of Masonry ABCB Housing Provisions Standard 2022 Part 5.7 This part applies to every external wall( Including the junction between wall and any window or door) of a class 1 building.
This part does not apply to class 10 building except where its construction contributes to the weatherproofing of the class 1 building.
Cavity Ventilation and clear width as per ABCB Housing Provisions Standard 2022 Part 5.7.2 and Cavity Drainage ( weep holes) as per Part 5.7.5
Damp Proof Courses and Flashings - Material as per AS/NZS 2904

ABCB Housing Provisions Part 6.3 Steel Framing
All Steel framing shall comply with NCC Vol2 H1D6 along with the Certifications and Structural Engineering design.Steel Manufacturer Engineering Products shall confirm compliance to code and Engineer's certification.
Subfloor Ventilation to comply to ABCB Housing Provisions Standard 2022 Part 6.2

ABCB Housing Provisions Part 8 Glazing
ABCB Housing Provisions Standard 2022 part 8.2.2
Installation of Windows be in accordance with Part 8.2.2 and shall comply with the requirements of Basix certificate.
Glazing Sizes and installation as per Part 8.3.2
Visibility of glazing as per 8.4.7
Bathroom, spa or Ensuite Glazing in accordance with 8.4.6
Full height Framed Glazed panel as per Part 8.4.4

ABCB Housing Provisions Part 9 Fire Safety
Where an alternative fire property for material and construction is proposed then all material selection is to comply with Part 9
Fire Separation of External walls to comply with ABCB Housing Provisions Standard 2022 Part 9.2
Fire Protection of Separating walls and floor to be in accordance with Part 9.3
Services in Separating walls to be in accordance with part 9.3.2
Fire Separation of Garage top dwellings in accordance with Part 9.4

ABCB Housing Provisions Part 7 Roof and Wall Cladding Metal sheet roofing must comply with the minimum pitch requirements for the associated roof profile in accordance with part 7.2.3
All Metal Roofing to be installed in accordance with NCC Vol2 H1D7 or AS1562.1 and Manufacturer's specifications and instructions.
Fixing of Roof Tiles and Ancillaries as per Part 7.3.2
Flexible Pointing material complying with AS2050
Flashing for roof Tiles must comply with Housing provisions Part 7.3.3
Sarking under roof coverings must comply with ABCB Housing Provisions Standard 2022 Part 7.3.4
Anti Ponding Devices to be installed in accordance with ABCB Housing Provisions Standard 2022 Part 7.3.5
Gutters and Downpipes to be in accordance with ABCB Housing Provisions Standard 2022 Part 7.4 or AS/NZS 3500.3
Installation of Gutters must be in accordance with Part 7.4.4
Timber and Composite wall Claddings ABCB Housing Provisions Standard 2022 part 7.5
Installation to be in accordance with:
Part 7.5.2 for Timber Cladding( including weatherboards and profiled Boards)
Part 7.5.3 for fibre-cement and hardboard wall cladding boards
Part 7.5.4 for fibre-cement, hardboard and plywood sheet wall claddings.( also to comply with AS/NZS 2908.2 or ISO 8336 and be fixed in accordance with table 3.5.4.3)
Sheet Eaves to be installed in accordance with 7.5.5
Flashings to Wall Openings in accordance with Housing Provisions Part 7.5.6

ABCB Housing Provisions Part 10 Health and Amenity
ABCB Housing Provisions Standard 2022 part 10.2
Wet areas Waterproofing to be done in accordance with Part 10.2.1 Shower area ( Enclosed and unenclosed as per Part 10.2.2,10.2.3 and 10.2.4
Waterproofing Systems to comply as per Part 10.2.6
Construction of Wet area - to be as per Part 10.2.1,10.2.12 and 10.2.13
Step down and hob construction as per part 10.2.15 and 10.2.16
Membrane Installation Screed as per part 10.2.21
Shower Screens as per Part 10.2.32
Room Heights shall comply in accordance with Part 10.3.1
Habitable room min height 2.4 m
Kitchen 2.1m , corridor passageway or like 2.1m and In Bathroom , shower, Laundry , Sanitary Compartment, Pantry , store, Garageor like 2.1m
In a room or space with a sloping ceiling or projections below the ceiling line within a habitable room- an Attic - Min height 2.2 m for at least two-thirds of the floor area of the room or space - in other rooms a height of not less than 2.4 m over two - thirds of the floor area of the room or space.
All Facilities shall be installed in accordance with ABCB Housing Provisions Standard 2022 Part 10.4
Natural and Artificial Light in a dwelling to be in accordance with Part 10.5
Ventilation requirements in accordance with Part 10.6

ABCB Housing Provisions Standard 2022 Part 13 Energy Efficiency
Energy Efficiency acceptable Construction practices in accordance with NCC Vol2 Part H6D1
External glazing in accordance with ABCB Housing Provisions Part 13.3
External Shading in accordance with part 13.3.4
Building sealing in accordance with Part 13.4

Smoke alarm clause 9.54 of the Housing Provisions 2022/
Mechanical ventilation clause 10.6.2 of the Housing Provisions 2022
Balustrade installation clause 11.3.4 of the Housing Provisions 2022

## WORK ENVIRONMENT

### 1. ENTRY AND EXIT

The layout of the workplace allows, and is maintained to allow, persons to enter, exit, and move within it safely, both under normal working conditions and in an emergency.

- providing sufficient clear space for site acess and exit points
- providing entry and exit areas and passageways are lit, and kept free from materials, waste and debris
- avoiding blocking walkways or work areas
- allocating enough area to safely store materials or plant for the construction work
- considering scheduling deliveries 'just in time' to reduce quantity of materials needing storage on site
- considering the need to separate areas such as loading zones, materials storage, waste and recycling areas.

### 2. HEALTH AND SAFETY

Work areas have space for work to be carried out without risk to health and safety.

- encouraging subcontractors and workers to adopt good housekeeping practices
- providing adequate clear space for movement to work areas
- providing walkways and scaffold access platforms that have at least 450 mm clear access
- keeping driveways and footpaths clear of materials.

### 3. HEALTH AND SAFETY - FLOOR

Floors and other surfaces are designed, installed and maintained to allow work to be carried out without risk to health and safety.

- keeping the worksite free from trip hazards
- keeping ramps adequately supported and stabilised
- avoiding excessive debris and material on scaffolds
- avoiding exposed nails
- reducing waste accumulation by providing adequate waste bins or dedicated waste placement points
- elevating electrical extension leads so as not to present tripping hazards (in access routes)
- stacking materials to minimise tripping hazards
- minimising the need for protruding objects or protect against tripping or lacerations
- Avoiding the accumulation of combustible and flammable materials by keeping only the lowest quantity needed.

### 4. LIGHTING AND VENTILATION

Adequate lighting must be provided to supplement low levels of natural light to ensure tasks
can be conducted safely.
The level of illumination should match the demands of the job and the location. The following are examples for minimum lighting levels at the workplace:

- general access ways and base lighting to rooms, stairways: 40 LUX
- typical building work (e.g. bricklaying, plastering, gyprock and electrical): 160 LUX.

Heat stress can arise from working in high air temperatures, exposure to high thermal radiation or high levels of humidity, including working on a formwork deck, landscaping works and fit-out work in an enclosed non air-conditioned structure. The symptoms of heat stress include dizziness, fatigue, headache, nausea, breathlessness, clammy skin or difficulty remaining alert. If it is not reasonably practicable to eliminate exposure to heat and cold, risks can be minimised with a range of control measures. Examples of control measures in a hot work environment may include installing shade structures, task rotation, rest breaks, or isolating workers from heat. Workers must have access to adequate, cool, clean water. Outdoor workers should be provided with protection in adverse weather conditions, for example sunshades, sheds, caravans, tents and windbreaks. Protection against solar ultraviolet (UV) exposure is also important,

lighting enables each worker to carry out work and move within the workplace without risk to health and safety, and for safe evacuation in an emergency.

- providing artificial light whenever working at night or in dark areas such as basements where natural lighting is insufficient
- checking lighting regularly to ensure it remains sufficient for the construction work or project as it progresses.
- providing adequate openings for natural ventilation or provide artificial ventilation such as exhaust fans if required.
- consider rescheduling work in the open in very hot weather conditions, or ensure subcontractors are adequately managing risk of heat stress
- providing access to adequate, cool, clean water
- providing access to appropriate personal protective equipment (PPE).

## EXCAVATION WORK

Before commencing excavation work, a person with management or control of the workplace must take all reasonable steps to get current underground essential services information relating to the workplace and areas adjacent to the workplace. The person must provide this information to any persons carrying out the excavation work and ensure it is readily available for inspection under the WHS Act until the excavation is completed or, if there is a notifiable incident relating to the excavation, 2 years after the incident occurs. PCBUs must have regard to that information during the work.

The PCBU who proposes to excavate a trench of at least 1.5 m deep must ensure so far as is reasonably practicable the work area is secured against unauthorised access. The PCBU must also minimise risk by ensuring sides of the trench are adequately supported by either benching, battering, or shoring by shielding or other comparable means.

General location of underground services can be determined by a number of different
methods including:

- contacting organisations that can assist in locating underground services (for example,

**DIAL BEFORE YOU DIG**), and

- examining the records held by the person commissioning the construction work. Relevant information includes:
- the essential services that may be affected
- the location including depth, of any pipes, cables or other plant associated with the affected essential services, and
- any conditions on the proposed excavation work.

Making enquiries before work starts to find out what essential services could create a risk if contacted or damaged including those adjacent to where the excavation work is carried out, for example, by contacting Dial Before You Dig or similar services providing relevant information to workers, such as:

- the essential services that may be affected
- the location including depth, of any pipes, cables or other plant associated with the affected essential services, and any conditions on the proposed excavation work.
- minimising the risk of falling into excavations and trenches by para webbing or cordoning off the area
- filling excavations and trenches as soon as practical
- keeping workers not involved in trenching work away from the work area
- barricading unfilled trenches against unauthorised access after hours.

## SITE SECURITY

Encouraging their workers to secure the site or their work area against unauthorised access prior to leaving the site, especially if hazards are present, for example, by securing or isolating any open excavation if there is a risk of anyone falling into it.
For sites in close proximity to a route travelled by children, such as a school, park or recreational area, consider installing a perimeter fence if hazards cannot be removed or secured against unauthorised access.

While construction work is being carried out and people are on site, a fence may be left unlocked or incomplete to ensure safe entry and exit.

Guidelines for suitable types of fencing include:

- it should be difficult to gain access under the fence and to scale the fence
- it should be able to withstand the anticipated loads to which it may be subjected, such as wind forces, persons attempting to scale and vehicle impact loads
- where a fence consists of discrete panels, the joints should not weaken it and should provide the same level of security as the panels, and
- gates should not represent a weak point and the closed gate should provide the same level of security.

## TOILETS

Workers must have access to conveniently located toilet facilities. Where the toilet is not connected to the sewerage system, self- contained fresh water flushing portable toilets should be provided and regularly serviced in accordance with the supplier's information and instructions, but not less than monthly.
To provide an acceptable standard of hygiene and privacy, the toilet must be:

- kept clean
- weatherproof
- well-lit and well ventilated, either naturally or artificially
- provided with a hinged seat and lid
- provided with a door that can be locked from inside
- provided with a well-drained floor above ground level that is covered with a durable waterproof material
- provided with a plentiful supply of toilet paper, and
- set up to remain level and stable under working conditions.

Toilets may be shared between sites if:

- the sites are under the control of the same builder or there is clear agreement between the builders
- the toilets are convenient and readily accessible to the workers on each site, and
- there is at least one toilet per 15 male workers or one toilet per 10 female workers.

However, one unisex toilet may be provided in workplaces with both male and female workers where:

- the total number of people who normally work at the workplace is 10 or fewer, and
- there are two or fewer workers of one gender.

## EMERGENCY PLANNING

Workplaces must have an emergency plan that has been specifically developed for the particular workplace and its specific hazards and covers a range of potential incidents. Persons at the construction workplace must receive information, training and instruction about implementing the emergency plan.
A reliable and effective means of communication should be established between work areas and persons involved to permit and ensure effective evacuation of danger areas.
Rescue equipment and a communication system to contact any necessary emergency services, should be available and readily accessible at the workplace.
The emergency procedures in the emergency plan must clearly explain how to respond in various types of emergency including how to evacuate people from the workplace in a controlled manner. Contact numbers for emergency services should be prominently displayed.
A register of persons who are at the construction workplace on a particular day should be kept so in the case of any emergency everyone can be accounted for.
Emergency procedures must include:

- An effective response to an emergency
- evacuation procedures
- notifying emergency service organisations at the earliest opportunity
- medical treatment and help, and
- effective communication between the person authorised by the PCBU to coordinate the emergency response and persons at the workplace.

For example, emergency procedures may include:

- the personnel in charge of emergencies including personnel to respond to and oversee the evacuation of injured persons
- the warning system (for example, the alarm signal for evacuation)
- the safe assembly point
- shutting down of work including plant and electrical equipment
- information regarding hazardous chemicals located on site
- provision of firefighting and rescue equipment at appropriate locations
- procedures for assisting injured people and people whose means of escape are limited
- procedures for managing the risk of combustible materials (such as paper, card, wood, dust, timber, plastic and polystyrene) and highly flammable liquids and gases (such as solvents, liquefied petroleum gas (LPG) and oxygen)
- procedures following an evacuation, for example undertaking a headcount to determine if persons that were at the construction workplace have been accounted for, and
- procedures regarding incident investigation, counselling and debrief.

The evacuation procedures should be displayed in appropriate location(s) at the construction workplace. The emergency plan and evacuation procedures must be tested on a regular basis.

## FALLING OBJECTS

Falling objects can pose a significant risk and cause serious injuries to workers at construction workplaces or members of the public if control measures are not implemented to eliminate or minimise the associated risks. For example, a person could receive fatal head injuries if building materials or equipment are not secured or prevented from falling. It is essential to ensure objects do not fall onto workers or other persons who may be under or adjacent to the area where the work is being performed.

When work must be undertaken at height or there are open excavations there will be a risk of people or objects that fall, topple over or roll over. If work cannot be performed safely from
the ground or from solid construction, fall prevention, such as perimeter guardrails and

Control measures can be implemented to manage the risk of falling objects when
undertaking construction work including:

- securing and properly bracing structures
- securing loose material such as plywood, iron sheets and off-cuts against the wind
- using chutes when placing debris into a skip below the work area
- erecting perimeter containment screens
- not stacking materials close to un-meshed guardrails and perimeter edges
- enclosing areas over which loads are being lifted
- using toe boards on edge protection
- using tool lanyards
- erecting catch platforms and/or nets
- using a gantry where work involving multiple levels is being performed beside a footpath
- closure of the adjoining area to form an exclusion zone
- establishing traffic management devices including road diversions or traffic detours
- using a spotter on the ground level when loads are being lifted to higher levels
- using traffic controllers to direct pedestrians or other traffic
- working outside normal hours, and
- using PPE such as hard hats.

Fall prevention must be considered and, so far as is reasonably practicable, implemented
before considering options for arresting the fall of objects.
Control measures include:

- using the appropriate equipment to raise and lower objects including ensuring working load limits are not exceeded
- providing a secure physical barrier at the edge of the elevated area, such as toe boards or infill panels that form part of a guardrail system
- erecting perimeter containment screening made of mesh, timber, plywood or metal sheeting. The framework supporting the screen should be able to bear the load of the screen
- inspecting pallets each time before use to make sure they are in a safe condition, and
- load pallets correctly to ensure load stability. Banding, shrink or stretch wrap can help with this.

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**CONSTRUCTION NOTES**

# A1.2

Sheet No.

## STABILISED ENTRY/EXIT NOTES

1. Strip at least 150 mm of topsoil, level area and stockpile on site if space available.
2. Compact sub-grade.
3. Cover area with needle-punched geotextile.
4. Construct a 200 mm thick pad over geotextile using aggregate at least 40 mm in size. Minimum length 3 metres or to building alignment. Minimum width 3 metres.
5. Construct diversion hump immediately within boundary to divert water to a sediment fence or other sediment trap.

## STOCKPILE AND STORAGE ON SITE

Stockpiles and building materials are not to be stored on the footpath or within the road reserve. Where necessary, stockpile losses can be minimised with the use of covers.

All stockpiles and building materials should be located behind the sediment controls. Stockpiles should be protected from run-on water by placing diversion banks up-slope and with sediment control structures placed immediately down-slope.

The location of all stockpiles on-site should be at least 2 metres (preferably 5 metres) from hazard areas, especially likely areas of concentrated or high velocity flows such as waterways, kerb inlet pits, paved areas and driveways. The height of the stockpile should be less than 2 metres.

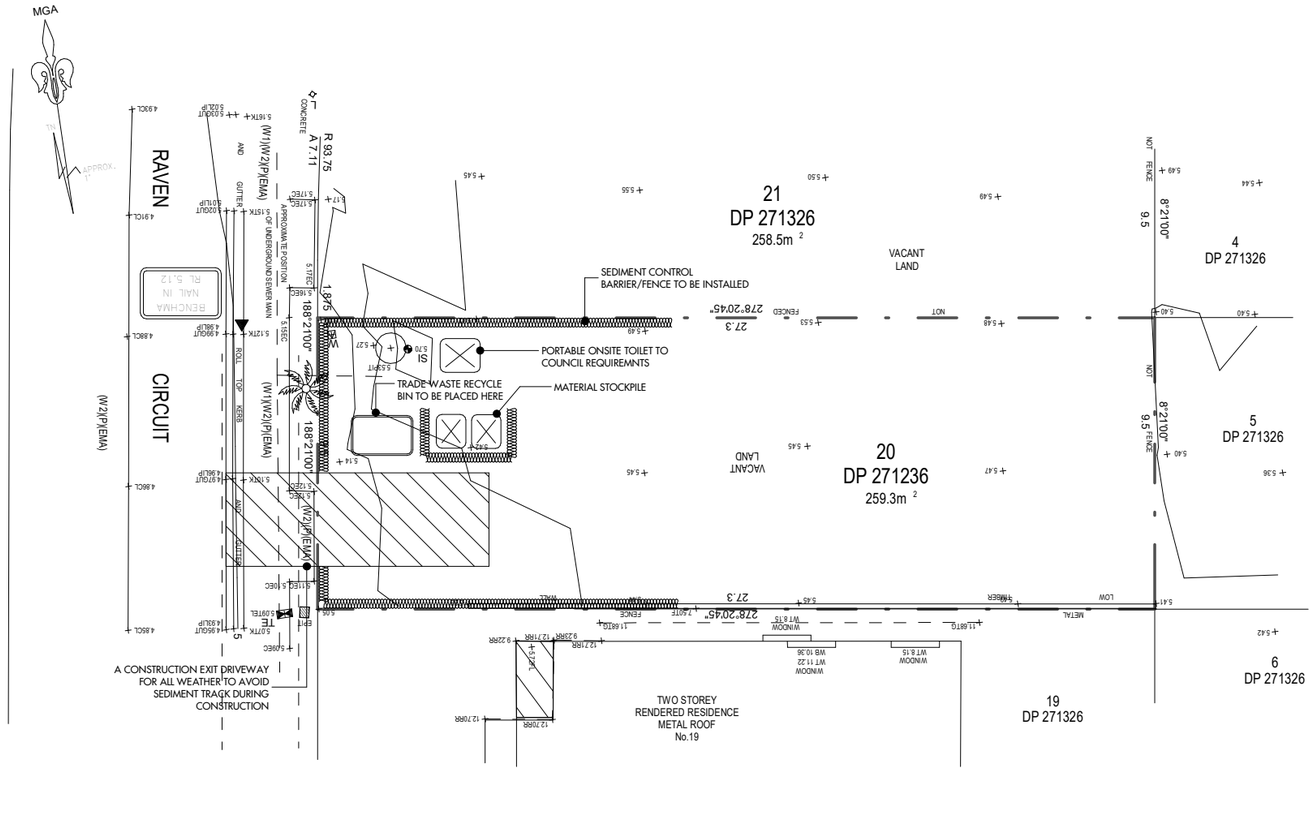
The incorrect storage of stockpiles is a major source of stormwater pollution.

All site workers, subcontractors and delivery drivers need to be advised of their responsibilities to minimise soil erosion and pollution. The delivery driver must be given a designated location to deliver materials on site.

This practice will also keep stockpiles away from site access and consequently keep sediment from being discharged to the stormwater system.

## CONSTRUCTION NOTES

1. Construct sediment fences as close as possible to follow the contours of the site.
2. Drive 1.5 metre long posts into ground, maximum 3 metres apart.
3. Staple to 40 mm square hardwood posts or wire tied to steel posts.
4. Dig a 150 mm deep trench along the up-slope line of the fence for the bottom of the fabric to be entrenched.
5. Backfill trench over base of fabric and compact on both sides.




1 1.3 SOIL EROSION AND SEDIMENT CONTROL PLAN

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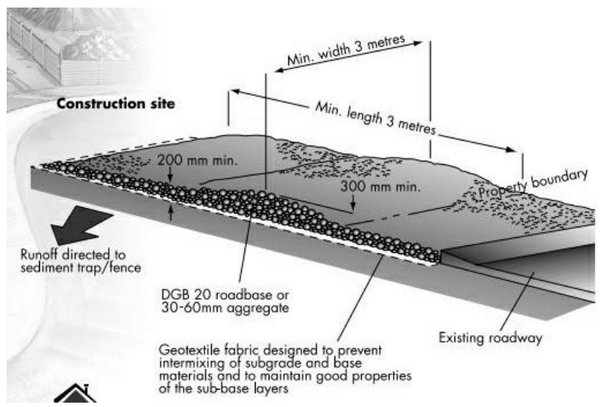


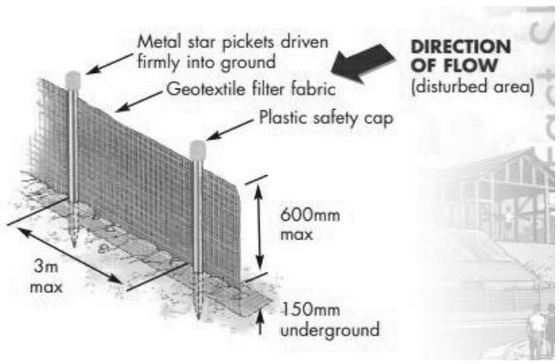


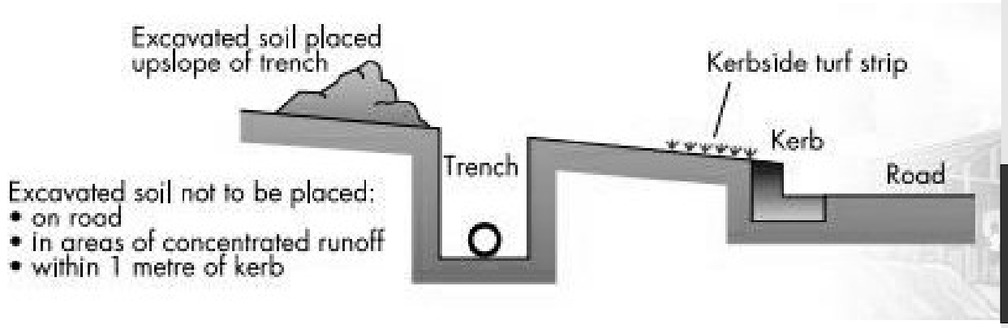


THE WHITE PROJECT

Client Name : **NEEV HOMES**

Address : **LOT 20 RAVEN CIRCUIT WARRIEWOOD**



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**SEDIMENT CONTROL PLAN**

**A1.3**

Sheet No.

| Sheet List | | |
|---|---|---|
| Sheet Number | Sheet Name | Drawn By |
| | | |
| 1 | FACADE VIEW | PM |
| A1.1 | BASIX | AB |
| A1.2 | CONSTRUCTION NOTES | AB |
| A1.3 | SEDIMENT CONTROL PLAN | AB |
| A1.4 | SITE ANALYSIS | AB |
| A1.4.2 | SITE PLAN | AB |
| A1.5 | GROUND FLOOR PLAN | AB |
| A1.6 | FIRST FLOOR PLAN | AB |
| A1.7 | ROOF PLAN | AB |
| A1.8 | ELEVATION SHEET 1 | AB |
| A1.9 | ELEVATION SHEET 2 | AB |
| A1.10 | MATERIAL SCHEDULE | AB |
| A1.11 | SECTIONS | AB |
| A1.12 | CONCRETE SLAB PLAN | AB |
| A1.13 | CUT AND FILL PLAN | AB |
| A1.14 | STORMWATER PLAN | AB |
| A1.15 | LANDSCAPE PLAN | AB |
| A1.16 | SHADOW DIAGRAMS | AB |
| A1.17 | NOTIFICATION PLAN | AB |

**Area Schedule - 259.3 M2**

| Name | Area | SQ. |
|---|---|---|
| | | |
| GROUND FLOOR LIVING | 85.16 m² | 9.2 |
| GARAGE | 22.25 m² | 2.4 |
| ALFRESCO | 6.18 m² | 0.7 |
| PORCH | 1.10 m² | 0.1 |
| FIRST FLOOR LIVING | 106.16 m² | 11.4 |
| BALCONY | 4.29 m² | 0.5 |
| | 225.14 m² | 24.2 |

**Area Schedule - SITE AREAS**

| Name | Area | SQ. |
|---|---|---|
| | | |
| LANDSCAPE AREA | 123.09 m² | 13.2 |
| DRIVEWAY | 21.52 m² | 2.3 |
| | 144.61 m² | 15.6 |

**GROUND FLOOR CALCULATION**

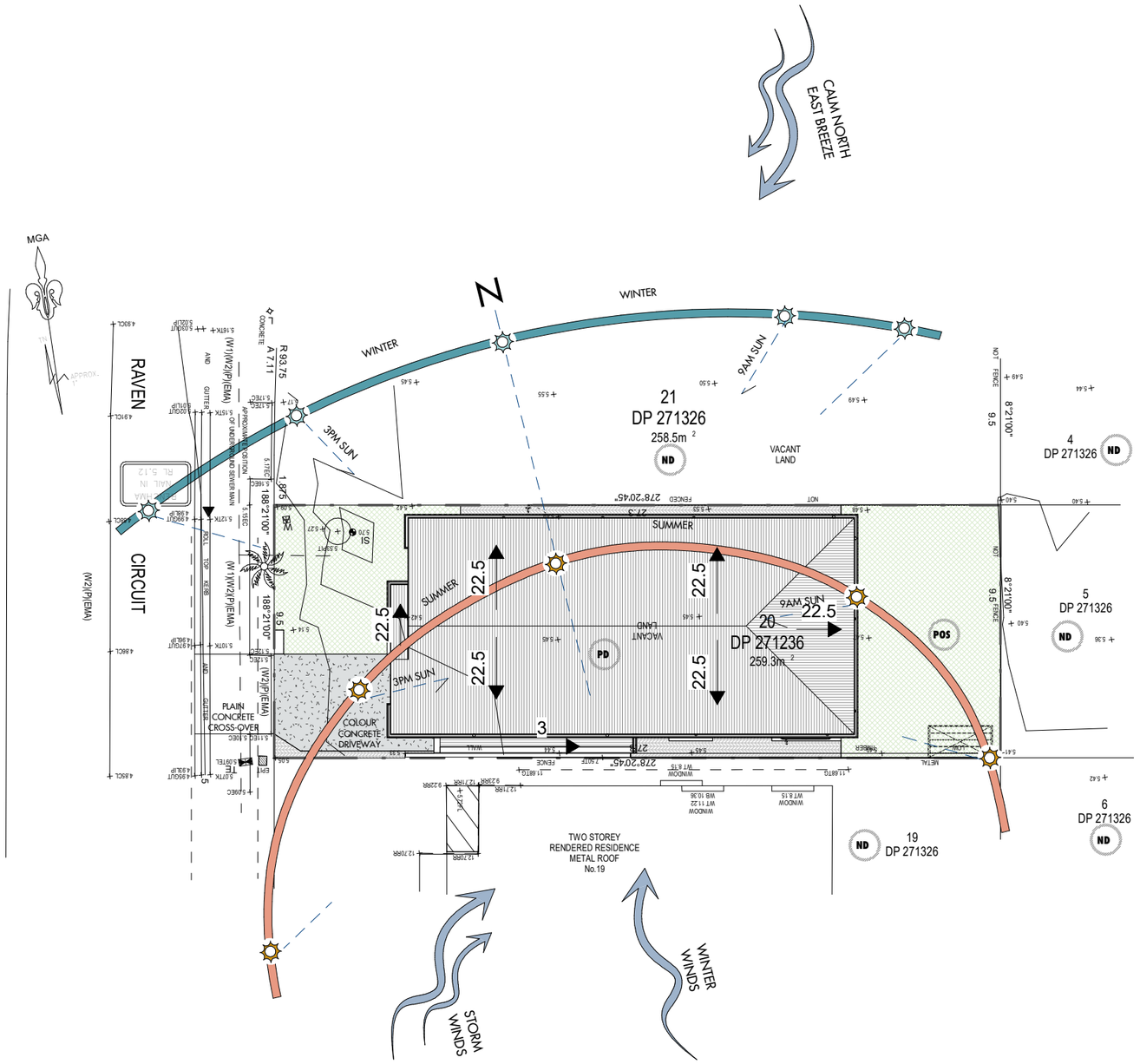
| Name | Area | % of SITE |
|---|---|---|
| | | |
| GARAGE | 22.25 m² | 8.58 |
| GROUND FLOOR LIVING | 85.16 m² | 32.84 |
| | 107.41 m² | 41.42 |

**FIRST FLOOR CALCULATION**

| Name | Area | % of SITE |
|---|---|---|
| | | |
| FIRST FLOOR LIVING | 106.16 m² | 40.94 |
| | 106.16 m² | 40.94 |

**LANDSCAPE AREA CALCULATION**

| Name | Area | % OF LANDSCAPING |
|---|---|---|
| | | |
| LANDSCAPE AREA | 123.09 m² | 47.47 |
| | 123.09 m² | 47.47 |




1 SITE ANALYSIS

1 : 200

THE WHITE PROJECT

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Address : **LOT 20 RAVEN CIRCUIT WARRIEWOOD**



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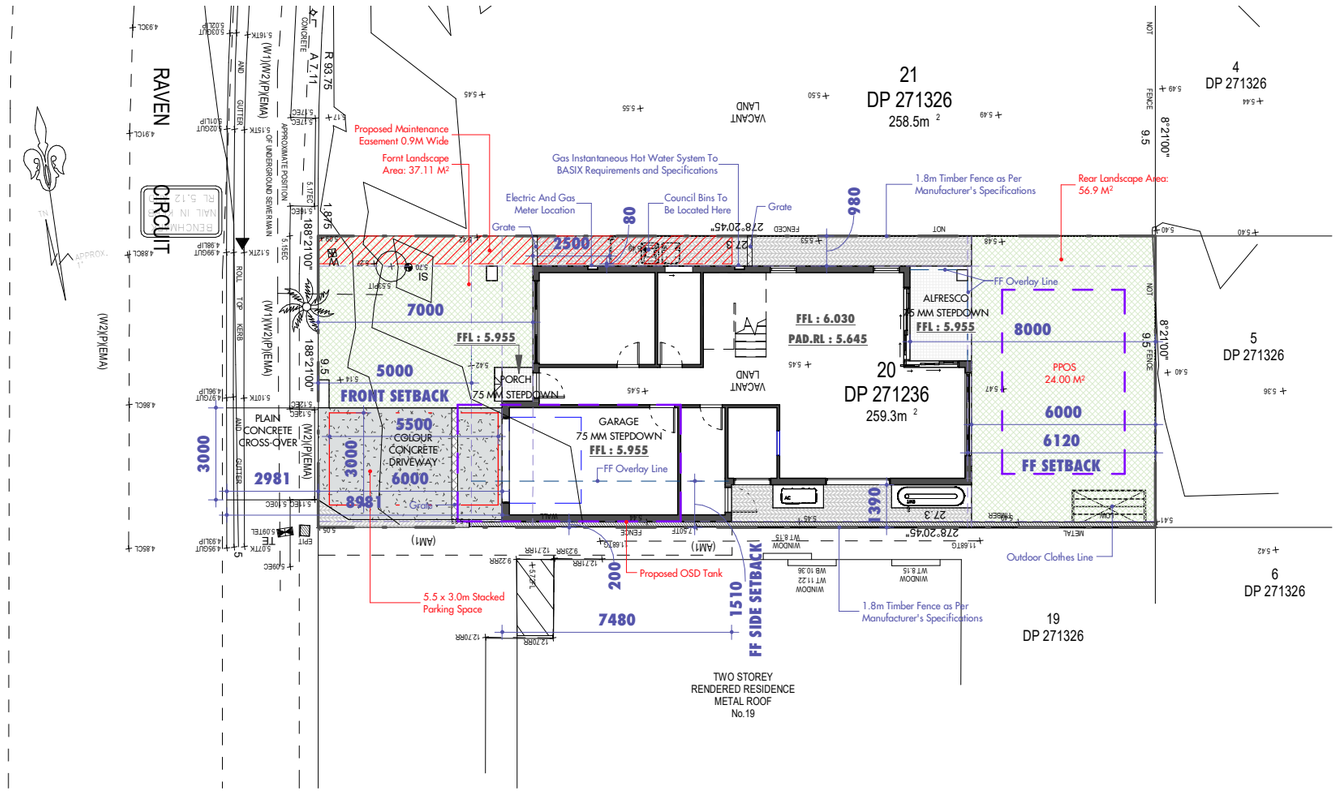
**SITE ANALYSIS**

**A1.4**

Sheet No.




## 1 SITE PLAN

1 : 200

THE WHITE PROJECT

Client Name : **NEEV HOMES**

Address : **LOT 20 RAVEN CIRCUIT WARRIEWOOD**



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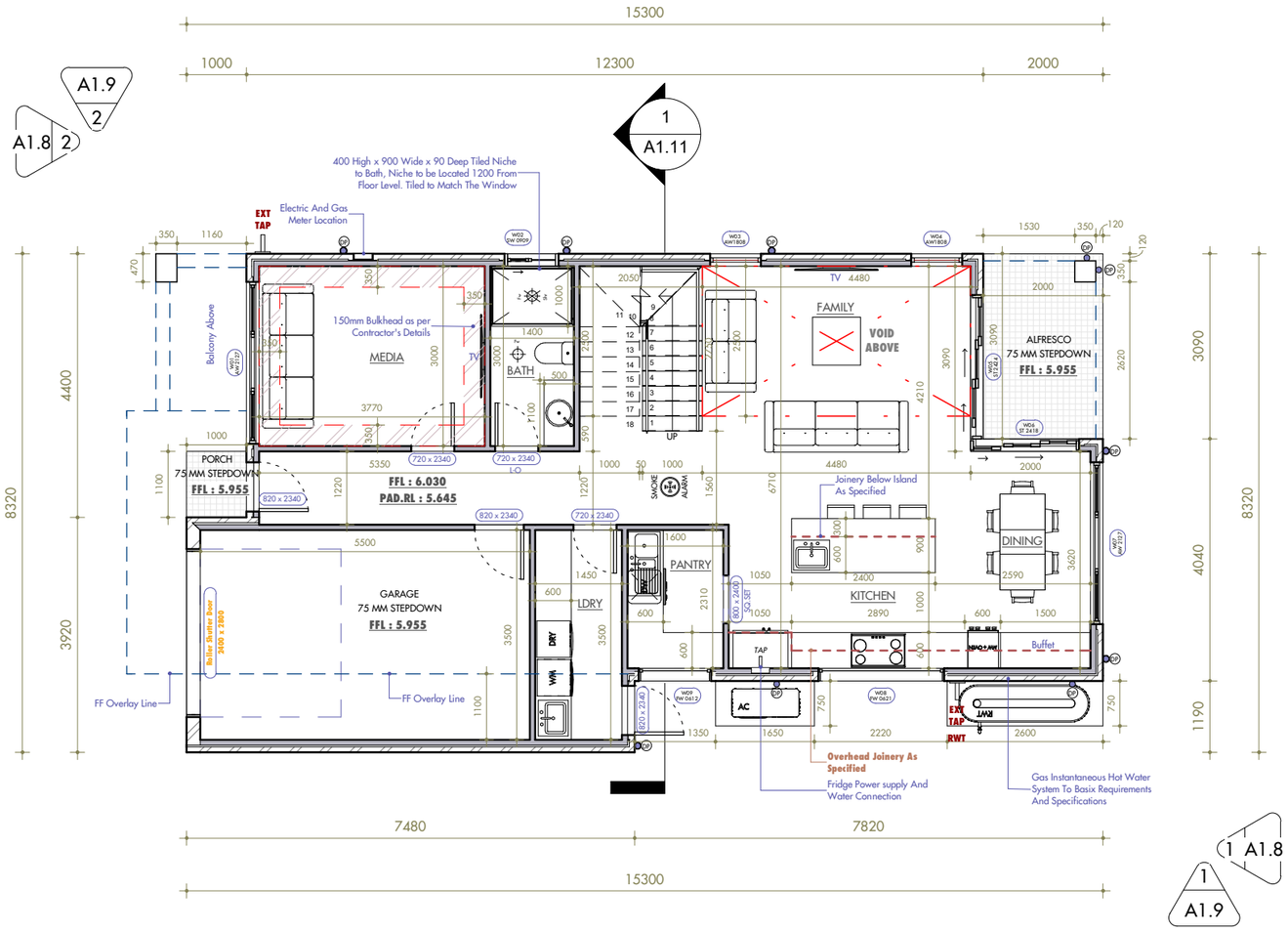
**SITE PLAN**

# A1.4.2

Sheet No.




## 1 1.5 GROUND FLOOR LEVEL

1 : 100

WALL TYPES LEGEND

- 210MM THICK HEBEL WALL
- 230MM THICK BRICK WALL
- 90MM THICK TIMBER STUD WALL

**NOTES**

- Stair riser heights are to be calculated and verified by the builder upon selection of final floor finishes.
- Provide lift off hinges to the door of all water closets/bathrooms/ensuites if the door is within 1200mm of the closet pan in accordance with Clause 3.8.3.3 of Volume 2 of the BCA
- Architect plan to be in accordance with NCC Volume 2 Building Code of Australia 2022 & Housing Provisions Standard 2022.

THE WHITE PROJECT

Client Name : **NEEV HOMES**

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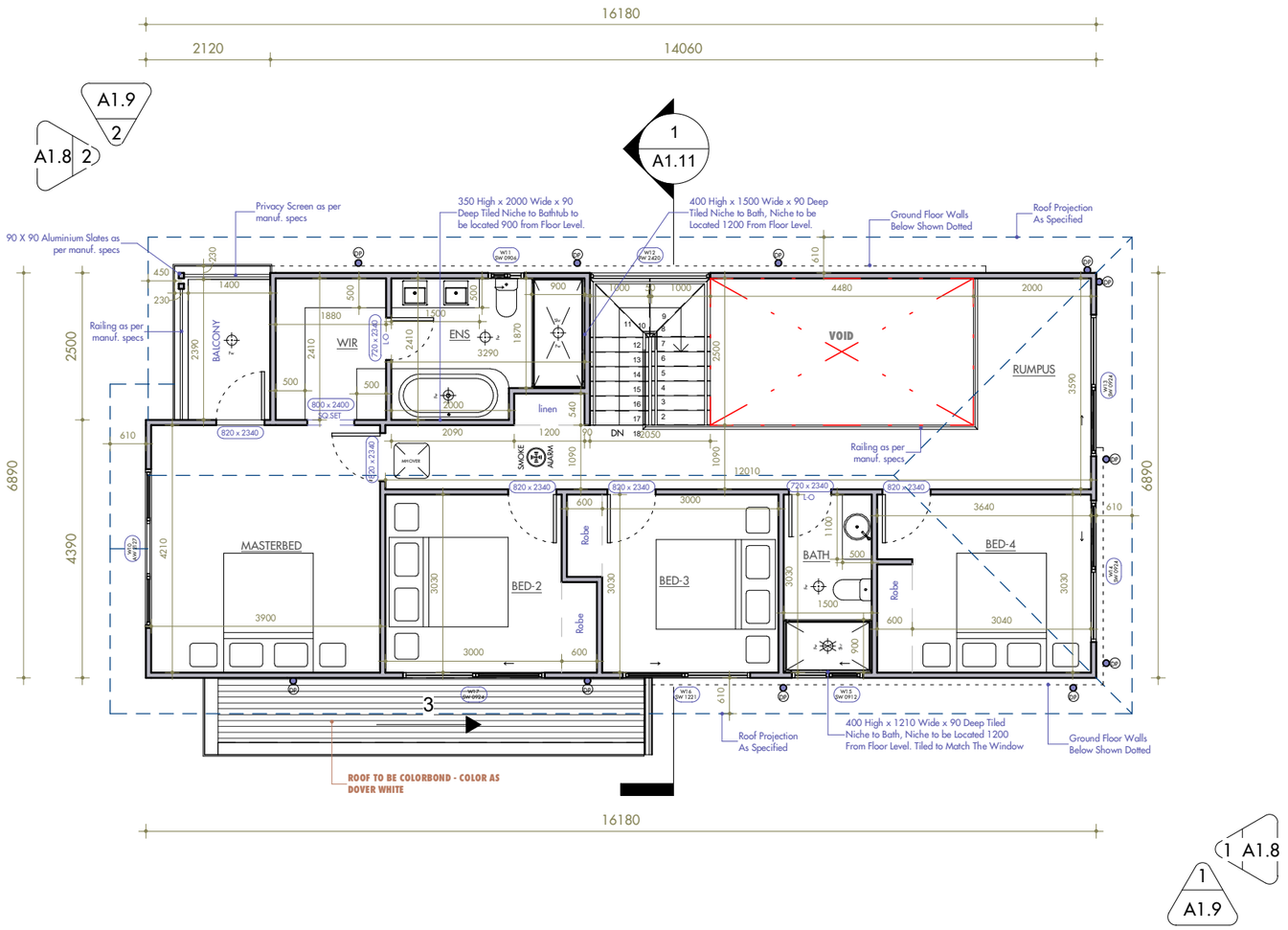
**GROUND FLOOR PLAN**

# A1.5

Sheet No.




## 1 1.6 FIRST FLOOR LEVEL

1 : 100

WALL TYPES LEGEND

- 210MM THICK HEBEL WALL
- 230MM THICK BRICK WALL
- 90MM THICK TIMBER STUD WALL

**NOTES**

- Stair riser heights are to be calculated and verified by the builder upon selection of final floor finishes.
- Provide lift off hinges to the door of all water closets/bathrooms/ensuites if the door is within 1200mm of the closet pan in accordance with Clause 3.8.3.3 of Volume 2 of the BCA
- Architect plan to be in accordance with NCC Volume 2 Building Code of Australia 2022 & Housing Provisions Standard 2022.

THE WHITE PROJECT

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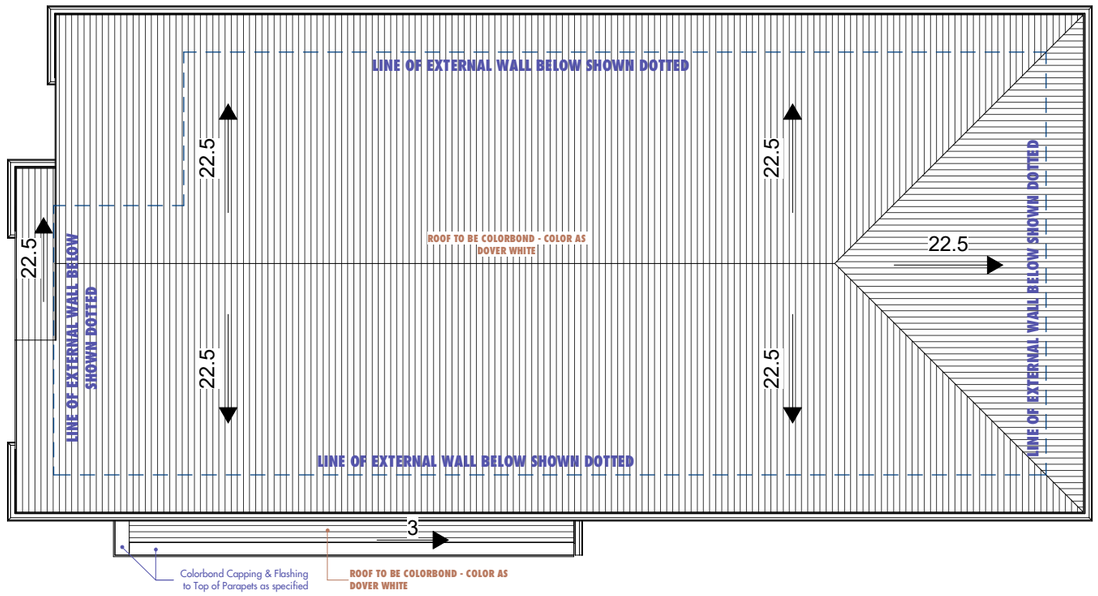
**FIRST FLOOR PLAN**

A1.6

Sheet No.




1 1.7 ROOF PLAN

1 : 100

THE WHITE PROJECT

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**ROOF PLAN**

A1.7

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## Window Schedule

| Mark | Type | Height | Width | Head Height | Sill Height | Level |
|---|---|---|---|---|---|---|
| W01 | AW 2127 | 2100 | 2700 | 2400 | 300 | GROUND FLOOR LEVEL |
| W02 | SW 0909 | 900 | 900 | 2400 | 1500 | GROUND FLOOR LEVEL |
| W03 | AW1808 | 1810 | 850 | 2400 | 590 | GROUND FLOOR LEVEL |
| W04 | AW1808 | 1810 | 850 | 2400 | 590 | GROUND FLOOR LEVEL |
| W05 | ST 2424 | 2400 | 2400 | 2400 | 0 | GROUND FLOOR LEVEL |
| W06 | ST 2418 | 2400 | 1810 | 2400 | 0 | GROUND FLOOR LEVEL |
| W07 | AW 2127 | 2100 | 2700 | 2400 | 300 | GROUND FLOOR LEVEL |
| W08 | FW 0621 | 600 | 2100 | 1560 | 960 | GROUND FLOOR LEVEL |
| W09 | FW 0612 | 600 | 1210 | 1560 | 960 | GROUND FLOOR LEVEL |
| W10 | AW 2127 | 2100 | 2700 | 2400 | 300 | FIRST FLOOR LEVEL |
| W11 | SW 0906 | 900 | 610 | -253 | -1153 | FIRST FLOOR CEILING LEVEL |
| W12 | FW 2420 | 2400 | 2050 | -253 | -2653 | FIRST FLOOR CEILING LEVEL |
| W13 | SW 0924 | 900 | 2410 | -253 | -1153 | FIRST FLOOR CEILING LEVEL |
| W14 | SW 0924 | 900 | 2410 | -253 | -1153 | FIRST FLOOR CEILING LEVEL |
| W15 | SW 0912 | 900 | 1210 | -253 | -1153 | FIRST FLOOR CEILING LEVEL |
| W16 | SW 1221 | 1200 | 2170 | -253 | -1453 | FIRST FLOOR CEILING LEVEL |
| W17 | SW 0924 | 900 | 2410 | -253 | -1153 | FIRST FLOOR CEILING LEVEL |
| Grand total: 17 | | | | | | |

## Door Schedule

| Type | Height | Width | Head Height | Level | Comments |
|---|---|---|---|---|---|
| 2400 x 2800 | 2400 | 2800 | 2325 | GROUND FLOOR LEVEL | |
| 720 x 2340 | 2340 | 720 | 2340 | GROUND FLOOR LEVEL | |
| 820 x 2340 | 2340 | 820 | 2340 | GROUND FLOOR LEVEL | |
| 800 x 2400 | 2400 | 800 | 2400 | GROUND FLOOR LEVEL | SQ.SET |
| 720 x 2340 | 2340 | 720 | 2340 | GROUND FLOOR LEVEL | L-O |
| 820 x 2340 | 2340 | 820 | 2340 | GROUND FLOOR LEVEL | |
| 720 x 2340 | 2340 | 720 | 2340 | GROUND FLOOR LEVEL | |
| 820 x 2340 | 2340 | 820 | 2340 | GROUND FLOOR LEVEL | |
| 820 x 2340 | 2340 | 820 | 2340 | FIRST FLOOR LEVEL | |
| 820 x 2340 | 2340 | 820 | 2340 | FIRST FLOOR LEVEL | |
| 720 x 2340 | 2340 | 720 | 2340 | FIRST FLOOR LEVEL | L-O |
| 820 x 2340 | 2340 | 820 | 2340 | FIRST FLOOR LEVEL | |
| 820 x 2340 | 2340 | 820 | 2340 | FIRST FLOOR LEVEL | |
| 820 x 2340 | 2340 | 820 | 2340 | FIRST FLOOR LEVEL | |
| 820 x 2340 | 2340 | 820 | 2340 | FIRST FLOOR LEVEL | |
| 800 x 2400 | 2400 | 800 | 2400 | FIRST FLOOR LEVEL | SQ.SET |
| 720 x 2340 | 2340 | 720 | 2340 | FIRST FLOOR LEVEL | L-O |
| Grand total: 17 | | | | | |

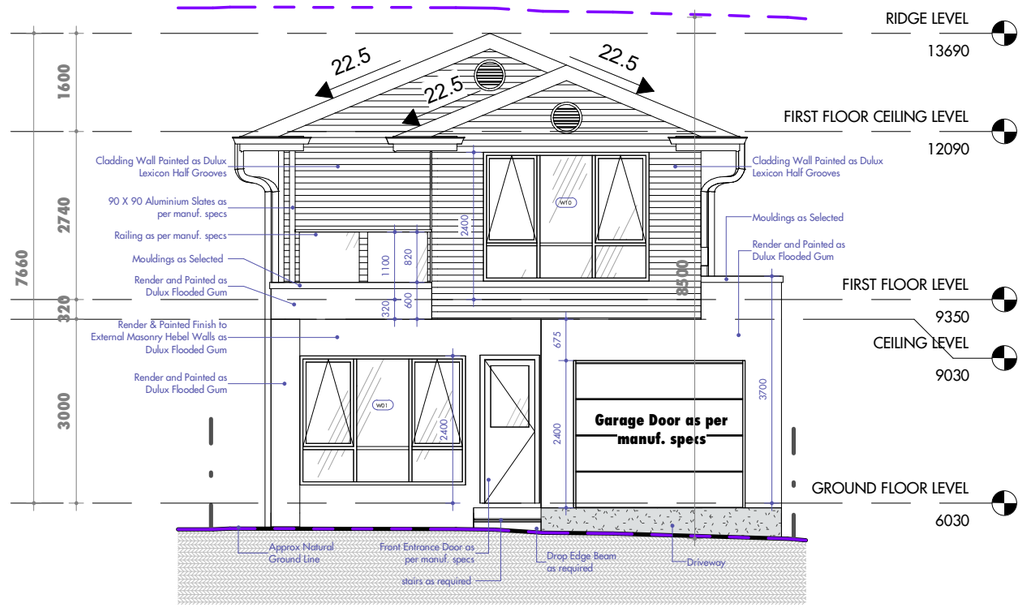
**NOTES**

Mark protection of operable windows clause 11.3.7 of the Housing Provisions 2022

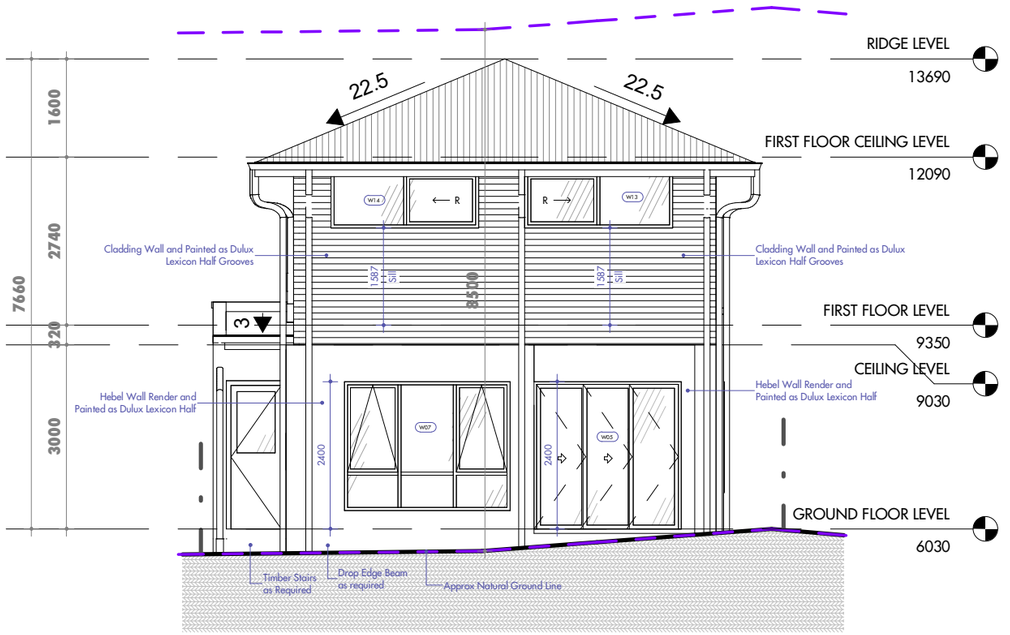
*(1)A window opening in a bedroom must be provided with protection, where the floor below the window is 2 m or more above the surface beneath.*

*(2)Where the lowest level of the window opening covered by (1) is less than 1.7 m above the floor, the window opening must comply with the following:*

*The openable portion of the window must be protected with—*
*a device capable of restricting the window opening; or*
*a screen with secure fittings.*
*A device or screen required by (a) must—*
*not permit a 125 mm sphere to pass through the window opening or screen; and*
*resist an outward horizontal action of 250 N against the—*
*window restrained by a device; or*
*screen protecting the opening; and*
*have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.*
*(3)Where a device or screen provided in accordance with (2)(a) is able to be removed, unlocked or overridden, a barrier with a height not less than 865 mm above the floor is required to an openable window in addition to window protection.*




2 North East
1 : 100




1 South West
1 : 100

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**ELEVATION SHEET 1**

A1.8

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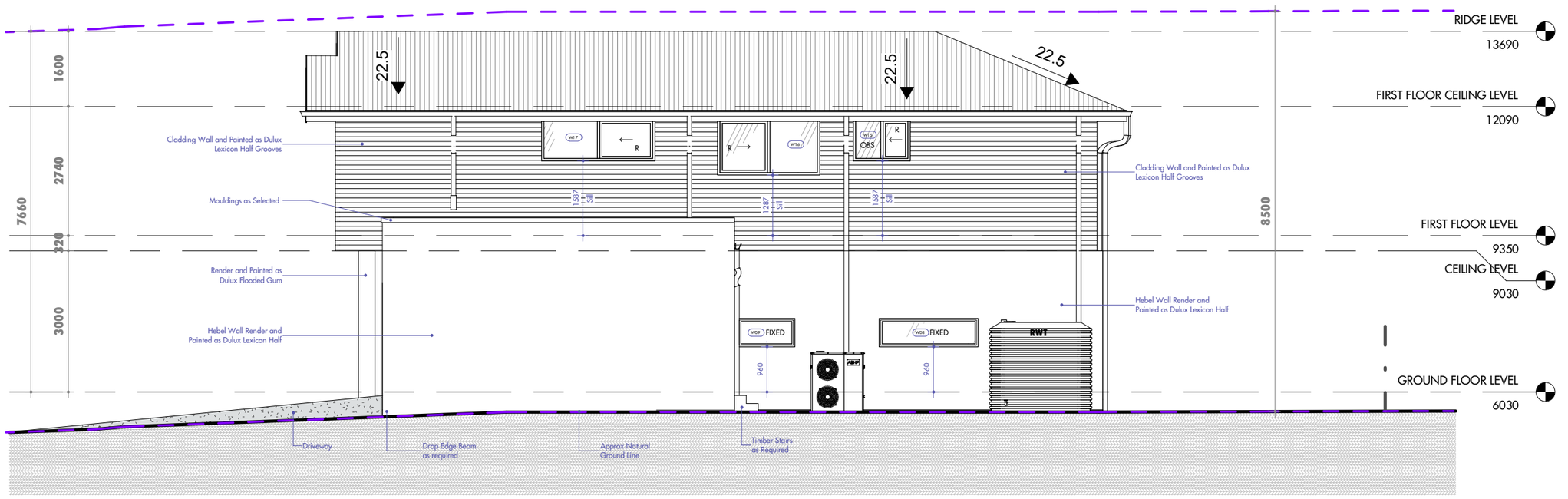
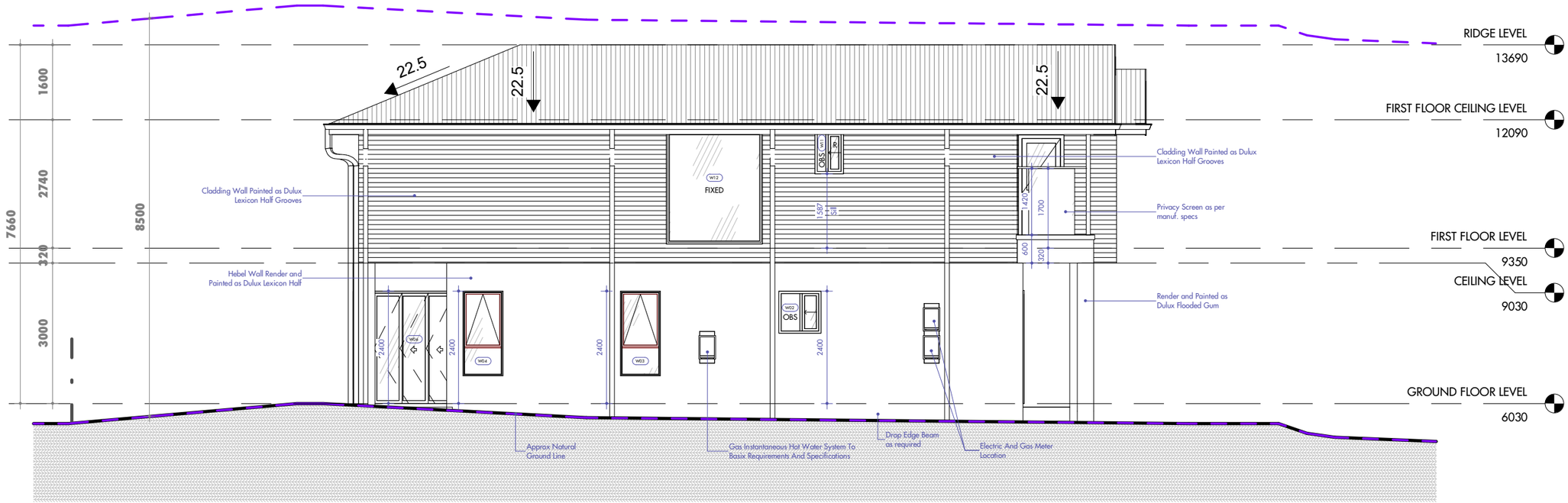



1 South East

1 : 100




2 North West

1 : 100

THE WHITE PROJECT

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|---|---|
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**ELEVATION SHEET 2**

A1.9

Sheet No. ©2023


| TAG | IMAGE | DESCRIPTION | ITEM |
|---|---|---|---|
| RN1 | | DULUX FLOODED GUM | RENDER |
| RN2 | | DULUX LEXICON HALF | RENDER |
| CL1 | | DULUX LEXICON HALF GROOVES | CLADDING |
| MD | | DULUX LEXICON HALF | MOULDING |
| AS | | AS SELECTED | ALUMINIUM POST |
| RC | | COLORBOND DOVER WHITE | ROOF COVERING |
| GD | | AS SELECTED | GARAGE DOOR SLIMLINE SECTIONAL PROFILE |
| GFC | | COLORBOND DOVER WHITE | GUTTER, FASCIA & DOWNPIPES COLORBOND |
| WDC | | COLORBOND MONUMENT | WINDOWS & SLIDING DOORS ALUMINIUM POWDERCOATED |
| FD | | AS SELECTED | FRONT DOOR PMAD104 1200W |
| CCD | | AS SELECTED | COLOURED CONCRETE DRIVEWAY |
| FC | | AS SELECTED | 1.8M HIGH LAPPED AND CAPPED TIMBER FENCE |

THE WHITE PROJECT

Client Name : **NEEV HOMES**

Address : **LOT 20 RAVEN CIRCUIT WARRIEWOOD**



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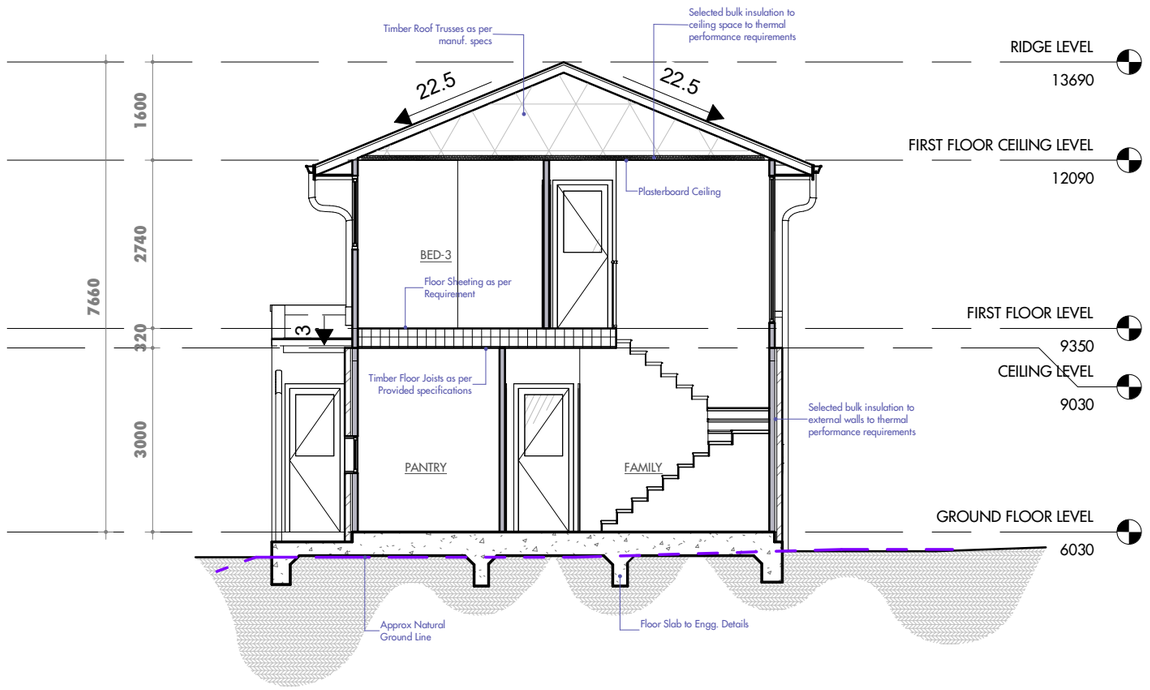
**MATERIAL SCHEDULE**

# A1.10

Sheet No.




1 Section 1

1 : 100

THE WHITE PROJECT

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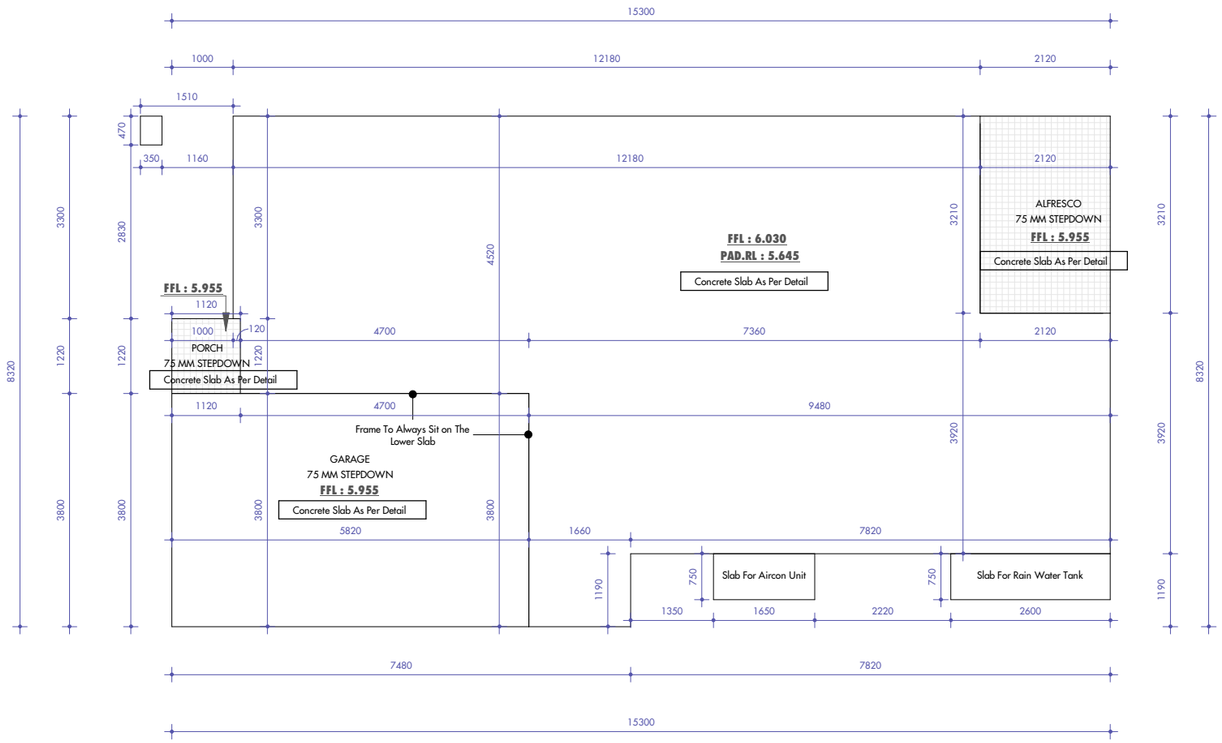
**SECTIONS**

# A1.11

Sheet No.




## 1 GROUND FLOOR SLAB LAYOUT

1 : 100

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**CONCRETE SLAB PLAN**

# A1.12

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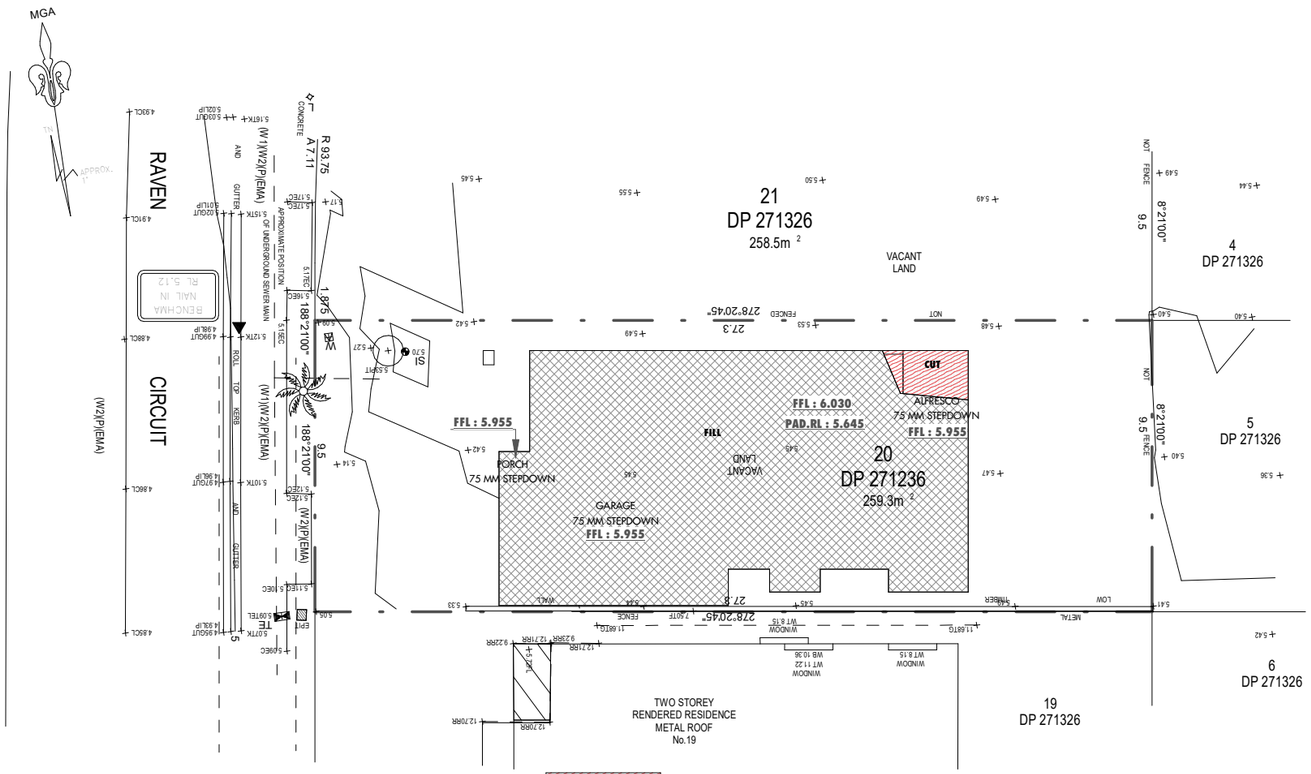
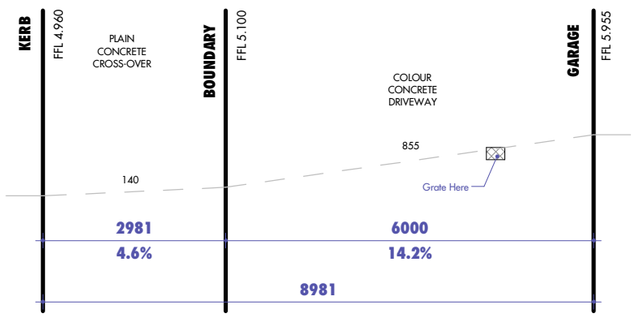



## 1 1.13 CUT AND FILL PLAN

1 : 200




## 2 1.13 DRIVEWAY DETAIL

1 : 100

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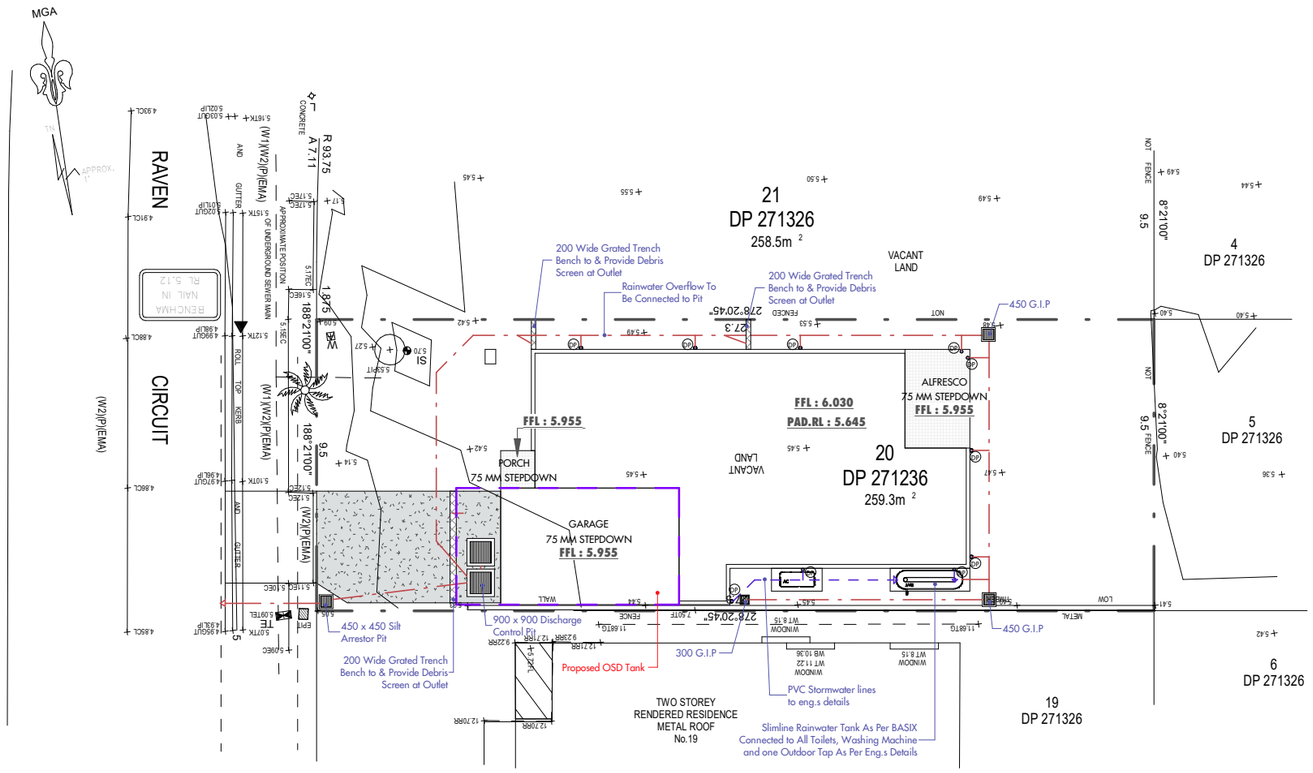
Scale As indicated @ A3

**CUT AND FILL PLAN**

A1.13

Sheet No. ©2023




## 1.14 STORMWATER DRAINAGE PLAN

1 : 200

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**STORMWATER PLAN**

# A1.14

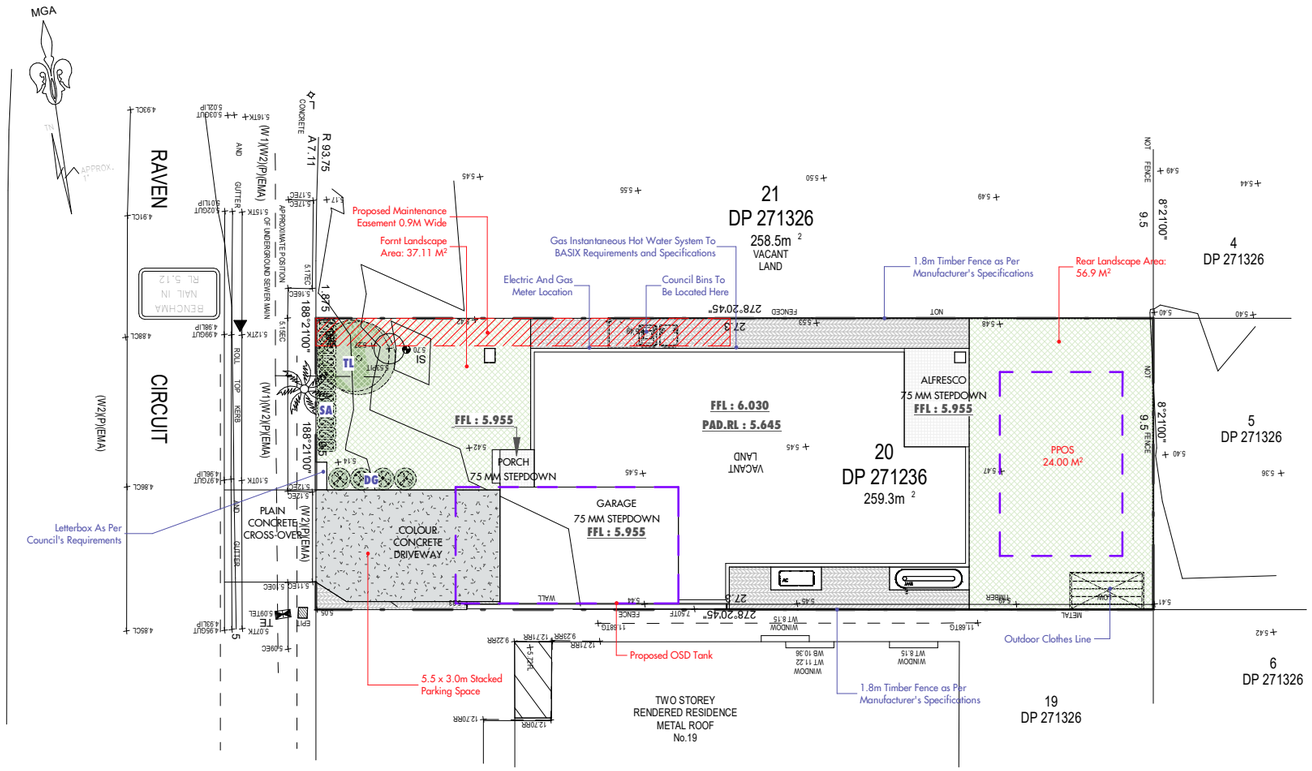
Sheet No.

## LANDSCAPE NOTES

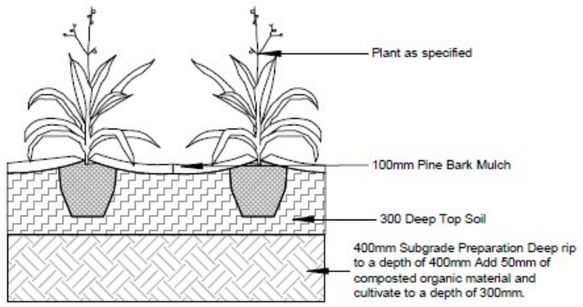
1. THIS PLAN INDICATES THE GENERAL LANDSCAPE ARRANGEMENT ONLY AND IS NOT FOR CONSTRUCTION.
2. ALL WEEDS TO BE REMOVED FROM SITE BY PHYSICAL REMOVAL OR BY SPRAYING HERBICIDE.
3. ALL LANDSCAPED AREA TO HAVE A MINIMUM 1:100 FALL TO STORMWATER OUTLET POINT. REFER TO DRAINAGE DIAGRAM.
4. MULCH LEVEL IN GARDEN BEDS IS TO BE MAINTAINED MINIMUM AT 75mm.
5. EXCAVATE HOLE FOR PLANTING 200mm DEEPER AND 300mm WIDER THAN THE SIZE OF THE POT.
6. ALL GARDEN BEDS ARE TO BE PREPARED WITH A MIX OF GOOD QUALITY TOPSOIL AND ORGANIC FERTILIZER TO A DEPTH OF 300mm AS SHOWN IN THE TREE PLANTING DETAIL.
7. TURF AREAS ARE TO BE PREPARED WITH A MINIMUM OF 150mm GOOD QUALITY TOPSOIL.
8. ALL PLANTS ARE TO BE PERIODICALLY PRUNED TO AN APPROPRIATE SIZE AND SPREAD.
9. ALL FLOOR LEVELS SHOWN ARE APPROXIMATE ONLY.
10. EXACT LEVELS TO BE DETERMINDED ON SITE.
11. NOMINATED PLATFORM LEVELS MAY VARY PLUS OR MINUS 100mm.

## PLANTING SCHEDULE

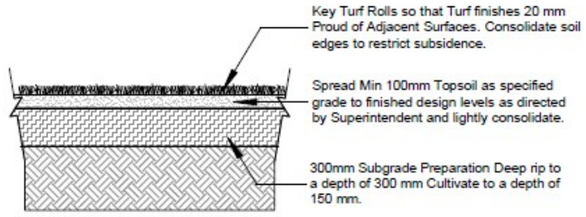
| Mark | Type | NATIVE | POT SIZE | HEIGHT | Count | Image |
|---|---|---|---|---|---|---|
| **HEDGE** | | | | | | |
| SA | Syzygium australe 'Aussie Southern' | YES | 200MM | 2m | 11 |  |
| **SHRUB** | | | | | | |
| DG | Duranta Mini Gold | YES | 150MM | 500mm | 4 |  |
| **TREE** | | | | | | |
| TL | Tristaniopsis laurina 'Luscious' | YES | 45L | 8M | 1 |  |



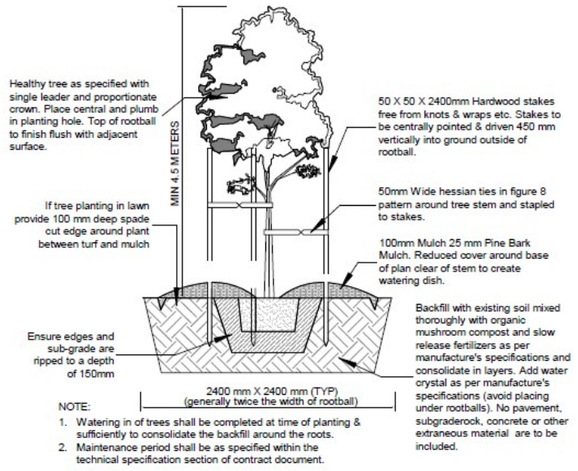

## 1 LANDSCAPE PLAN
1 : 200




TYPICAL SHRUB/GROUND COVER PLANTING DETAIL
Not To Scale




TURFING DETAIL
Not To Scale




200 lt TREE PLANTING DETAIL IN GRASS
Not To Scale

: to comprise an

25%

THE WHITE PROJECT

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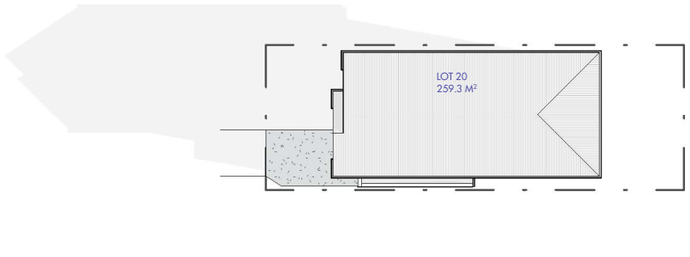
**LANDSCAPE PLAN**

**A1.15**

Sheet No.

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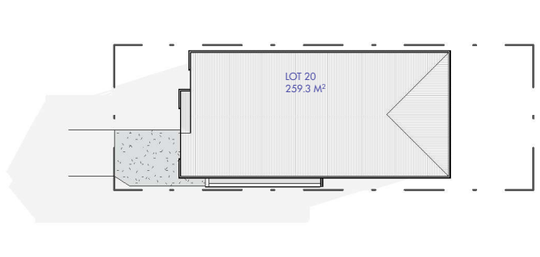
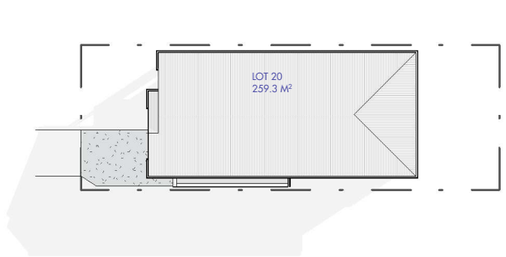
1 : 400




2 SD 11AM
1 : 400

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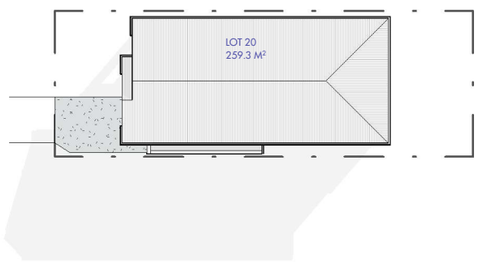


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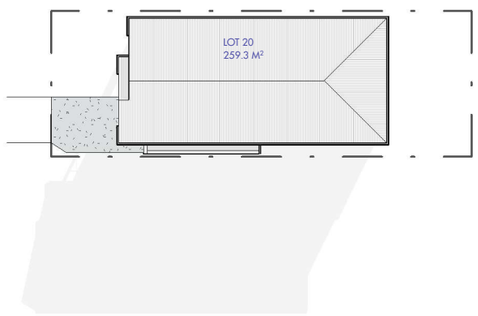


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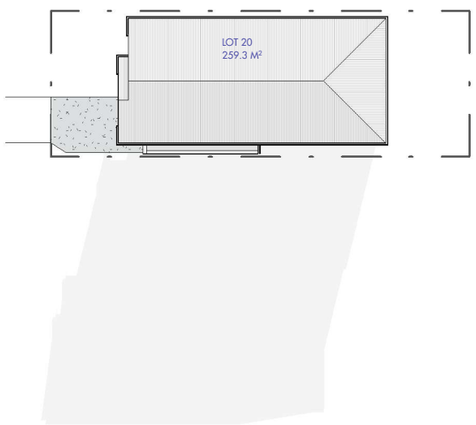
1 : 400




6 SD 3PM
1 : 400

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**SHADOW DIAGRAMS**

A1.16

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