

GENERAL NOTES:

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY AND BCA 2018.

ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601:1991.

SILT / SEDIMENT CONTROL MEASURES TO BE IN PLACE PRIOR EXCAVATION OR CONSTRUCTION WORK.

PEDESTRIAN ACCESS, INCLUDING DISABLED AND PRAM ACCESS DURING ROAD WORK TO BE MAINTAINED AS PER AS 17423. 'PART 3 - TRAFFIC CONTROL DEVICES FOR WORKS ON ROADS'.

BUILDER SHALL MAKE GOOD ALL DISTURBED AREAS ADJACENT TO THE WORKS ON COUNCILS ROAD. FOOTPATH ARE TO BE RESTORED TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY.

ALL CONCRETE FOOTINGS, FLOOR SLABS AND TIMBER ROOF FRAMING TO STRUCTURAL ENGINEERS DETAILS.

THE REFLECTIVITY INDEX OF GLASS USED IN THE EXTERNAL FACADE OF THE BUILDING IS NOT TO EXCEED 20%.

ONGOING WASTE FROM THE PROPOSED DEVELOPMENT IS TO BE ADDED TO THE EXISTING WASTE COLLECTION SYSTEM CURRENTLY IN USE BY THE EXISTING DEVELOPMENT ON SITE.

SAFETY GLASS SHALL BE USED IN EVERY GLASS DOOR OR PANEL ENCLOSING OR PARTLY ENCLOSING A SHOWER OR BATH.

ALL BATHROOM AND WC WINDOWS SHALL BE FITTED AND MAINTAINED WITH OBSCURE GLASS.

BCA COMPLIANCE:

SECTION A GENERAL PROVISIONS
PART A3 CLASSIFICATION OF BUILDINGS AND STRUCTURES
CLASS 1
ONE OR MORE BUILDINGS WHICH IN ASSOCIATION CONSTITUTE—
(A) CLASS 1A — A SINGLE DWELLING BEING—
(i) A DETACHED HOUSE, OR
(ii) ONE OF A GROUP OF TWO OR MORE ATTACHED DWELLINGS, EACH BEING A BUILDING, SEPARATED BY A FIRE-RESISTING WALL, INCLUDING A ROW TERRACE HOUSE, TOWN HOUSE OR VILLA UNIT; OR

SECTION B STRUCTURE
PART B1 STRUCTURAL PROVISIONS
— SEE ENGINEERS PLANS
SECTION C FIRE RESISTANCE
PART C1 FIRE RESISTANCE AND STABILITY
—C1.1 TYPE OF CONSTRUCTION REQUIRED
TYPE C CONSTRUCTION FOR 1 STOREY CLASS 6 BUILDING
—C1.12 NON-COMBUSTIBLE MATERIALS
THE FOLLOWING MATERIALS, THOUGH COMBUSTIBLE OR CONTAINING COMBUSTIBLE FIBRES, MAY BE USED WHEREVER A NON-COMBUSTIBLE MATERIAL IS REQUIRED:
(A) PLASTERBOARD;
(B) PERFORATED GYPSUM LATH WITH A NORMAL PAPER FINISH.
(C) FIBROUS-PLASTER SHEET.
(D) FIBRE-REINFORCED CEMENT SHEETING.
(E) PRE-FINISHED METAL SHEETING HAVING A COMBUSTIBLE SURFACE EXCEEDING 1 MM THICKNESS AND WHERE THE PRODUCT IS NOT GREATER THAN 0.5 MM.
(F) BONDED LAMINATED MATERIALS WHERE—
(i) EACH LAMINATE IS NON-COMBUSTIBLE; AND
(ii) EACH ADHESIVE LAYER DOES NOT EXCEED 1 MM IN THICKNESS;
AND
(i) THE TOTAL THICKNESS OF THE ADHESIVE LAYERS DOES NOT EXCEED 2 MM;
AND
(N) THE SPREAD-OF-FLAME INDEX AND THE SMOKE-DEVELOPED 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
A 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) 100MM FROM ANOTHER BUILDING ON THE SAME ALLOTMENT OTHER THAN AN APPURTENANT CLASS 10 BUILDING OR A DETACHED PART OF THE SAME CLASS 1 BUILDING;
(C) 100MM FROM A DETACHED PART OF THE SAME CLASS 1 BUILDING;
(D) THE DISTANCE FROM ANY POINT ON AN EXTERNAL WALL OF A BUILDING TO AN ALLOTMENT BOUNDARY OR ADJACENT ROAD;
(E) 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 BOUNDARY OR EXTERNAL WALL WITHOUT OBSTRUCTED BY A WALL CORRELING WITH 3.7.1.5;
(F) WHERE A WALL WITH 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 NEED BE CONSTRUCTED IN THAT MANNER.
(G) 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 LEAVES LINING AND MUST
(H) HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE OR
(I) BE OF MASONRY VENEER CONSTRUCTION IN WHICH THE EXTERNAL MASONRY VENEER IS NOT LESS THAN 90MM THICK OR
(J) BE OF MASONRY CONSTRUCTION NOT LESS THAN 90MM THICK.
(K) 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:
(1) NON-OPERABLE FIRE WINDOWS OR OTHER CONSTRUCTION WITH AN FRL OF NOT LESS THAN -/60/-; OR
(2) SELF-CLOSING SOLID CORE DOORS NOT LESS THAN 30MM THICK.
(L) SUB-FLOOR VENTS, ROOF VENTS, VEEHOLENS AND PENETRATIONS FOR PIPES, CONDUITS AND THE LIKE NEED NOT COMPLY WITH (B) OR (D) CONCESSIONS FOR NON-HABITABLE ROOM WINDOWS CONDUITS AND THE 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 WINDOW FACES ANOTHER BUILDING ON THE SAME ALLOTMENT, NOT LESS THAN 200MM FROM THAT BUILDING PROVIDED THAT:
(1) IN A BATHROOM, LAUNDRY OR TOILET, THE OPENING HAS AN AREA OF NOT MORE THAN 1.50M² OR
(2) IN A ROOM OTHER THAN REFERRED TO IN (1), THE OPENING HAS AN AREA OF NOT MORE THAN 0.540M² AND:
(A) THE WINDOW IS STEEL FRAMED, THERE ARE NO OPENING SASHES AND IT IS GLAZED IN WIRED GLASS, OR
(B) THE OPENING IS ENCLOSED WITH TRANSLUCENT HALLOW GLASS BLOCKS.
(C) A WALL THAT SEPARATES CLASS 1 DWELLINGS, OR SEPARATES A CLASS 1 BUILDING FROM A CLASS 10A BUILDING WHICH IS NOT APPURTENANT TO THAT CLASS 1 BUILDING, MUST HAVE AN FRL OF NOT LESS THAN 60/60/60 AND—
(1) COMMENCE AT THE FOOTINGS OR GROUND SLAB
(2) EXTEND—
(A) IF THE BUILDING HAS A NON COMBUSTIBLE 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.
SECTION D10 FIRE HAZARD PROPERTIES
MATERIALS USED IN THE BUILDING HAVING FLAMMABILITY, SMOKE DEVELOPED AND SPREAD OF FLAME INDICES AS SET OUT IN SPECIFICATION C10.0
PART 3.7.2 SMOKE ALARMS
— AUTOMATIC FIRE DETECTION AND ALARM SYSTEM TO BE PROVIDED IN ACCORDANCE WITH PART 3.7.2.2 REQUIREMENTS FOR SMOKE ALARMS
(A) SMOKE ALARMS MUST BE INSTALLED IN—
(i) ANY STOREY CONTAINING BEDROOMS;
(ii) WET AREAS WITHIN THE PROPOSED BUILDING TO COMPLY WITH THE REQUIREMENTS OF PART 3.8.1 (Wet areas).
PART 3.8.5 VENTILATION
3.8.5.0 PERFORMANCE REQUIREMENT P2.4.5 IS SATISFIED FOR A MECHANICAL VENTILATION SYSTEM IF IT IS INSTALLED IN ACCORDANCE WITH AS 1668.2
3.8.5.1 APPLICATION
3.8.5.2 VENTILATION REQUIREMENT
PART 3.8.6 SOUND INSULATION
3.8.6.1 APPLICATION
COMPLIANCE WITH THIS PART SATISFIES PERFORMANCE REQUIREMENT 3.8.6.2 SOUND INSULATION REQUIREMENTS
3.8.6.2 SOUND INSULATION REQUIREMENTS
(A) TO PROVIDE INSULATION FROM AIRBORNE AND IMPACT SOUND, A SEPARATING WALL BETWEEN 2 OR MORE CLASS 1 BUILDING MUST—
(i) ACHIEVE THE WEIGHTED SOUND REDUCTION INDEX WITH SPECTRUM ADAPTION TERM (RW+CTR) AND DISCONTINUOUS CONSTRUCTION REQUIREMENTS, AS REQUIRED BY TABLE 3.8.6.1 AND

(2) BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS OF AS 1668.2 AND 3.8.6.1
(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 3.9.2 (GENERAL REQUIREMENTS).
SECTION E SERVICES AND EQUIPMENT
— BUILDING TO COMPLY WITH THE CATEGORY 1 FIRE SAFETY PROVISIONS OF THE BCA APPLICABLE TO THE BUILDING CLASSIFICATION, FROM THE FOLLOWING LIST:
EP1 (FIRE HYDRANTS), EP4 (SPRINKLER SYSTEMS), EP6 (FIRE CONTROL CENTERS), EP2 (AUTOMATIC SMOKE DETECTION AND WARNING), EP2 (EVACUATION ROUTES), EP3 (FIRE FIGHTING LIFT) P2.3.2 (FIRE DETECTION IN SINGLE DWELLING)
PART E1 FIRE FIGHTING EQUIPMENT
— SEE FINAL ESSENTIAL SERVICES PLAN FOR FIRE FIGHTING EQUIPMENT WHICH IS TO COMPLY WITH EL3 (FIRE HYDRANTS), EL4 (HOSE REELS), EL6 (PORTABLE FIRE EXTINGUISHERS),
EL7 (FIRE AND SMOKE ALARMS),
SPECIFICATION EL17 (FIRE DETECTION AND ALARM SYSTEM) AND EL9 (FIRE PRECAUTIONS DURING CONSTRUCTION).
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 F1.0.
— WATERPROOFING OF FLOOR WASTES, TO COMPLY WITH F1.1.
PART F4 LIGHT AND VENTILATION
— VENTILATION OF BASEMENT CARPARK TO COMPLY WITH F4.11 (PUBLIC CARPARKS).
— OTHER PORTION OF BUILDING NOT RECEIVING NATURAL VENTILATION TO THE STANDARDS SET OUT IN PART F4, SHALL BE PROVIDED WITH A SYSTEM OF MECHANICAL VENTILATION COMPLYING WITH F4.5 (VENTILATION OF ROOMS).

REV	DATE	DESCRIPTION	BY
A	20/11/18	ISSUE TO CLIENT & CONSULTANTS FOR REVIEW	EF
B	09/12/18	ISSUE TO CONSULTANTS FOR REVIEW	RA
C	22/12/18	DRIVEWAY & LOT 1 AMENDMENTS FOR REVIEW	RA

DESIGN FACTS

TOTAL SITE AREA	3218.2m ²
TOTAL PROPOSED LOTS	5

DRAWING SCHEDULE

SHEET NO.	TITLE	SCALE	REV
000	COVER SHEET	NTS	B
101	SITE PLAN	1:200	C
201	LOT 1 - GROUND FLOOR PLAN	1:100	B
202	LOT 1 - FIRST FLOOR PLAN	1:100	B
211	LOT 2 - GROUND FLOOR PLAN	1:100	B
212	LOT 2 - FIRST FLOOR PLAN	1:100	B
221	LOT 3 - GROUND FLOOR PLAN	1:100	B
222	LOT 3 - FIRST FLOOR PLAN	1:100	B
231	LOT 4 - GROUND FLOOR PLAN	1:100	B
232	LOT 4 - FIRST FLOOR PLAN	1:100	B
241	LOT 5 - GROUND FLOOR PLAN	1:100	B
242	LOT 5 - FIRST FLOOR PLAN	1:100	B
SUBJ01	DRAFT SUBDIVISION PLAN	1:200	B

NOTES



LOCATION MAP
NTS

PROPOSED SUBDIVISION & DWELLINGS
LOT 100 DP592389
312 WARRINGAH ROAD
FRENCHS FOREST 2086


CLIENT	PROJECT ADDRESS
Qasabian Family Investment PTY LTD 63 Dareen Street Frenchs Forest	312 Warringah Road Frenchs Forest 2086

ALVARO ARCHITECTS PTY LTD ABN 71 654 370 309 Norm Architects R. Alvaro 9221 0402 529 840 Unit 24, 2-8 Daniel Street, Wetherill Park, NSW 2164 info@alvaroarchitects.com.au ALVAROARCHITECTS.COM.AU	 ALVARO
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PROJECT Proposed Subdivision & Dwellings Frenchs Forest

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NORTH	DRAWN	DRAWING TITLE
	EF	COVER SHEET
CHECKED	SCALE @A1	JOB NUMBER
RA	NTS	0234
APPROVED	DRAWING NO.	REV
RA	000	C

REV	DATE	DESCRIPTION	BY
A	10.12.18	ISSUE TO CLIENT FOR REVIEW	EF
B	19.12.18	ISSUE TO CONSULTANTS FOR REVIEW	RA
C	22.12.18	DRIVEWAY & LOT 1 AMENDMENTS FOR REVIEW	RA

NOTES

LEGEND

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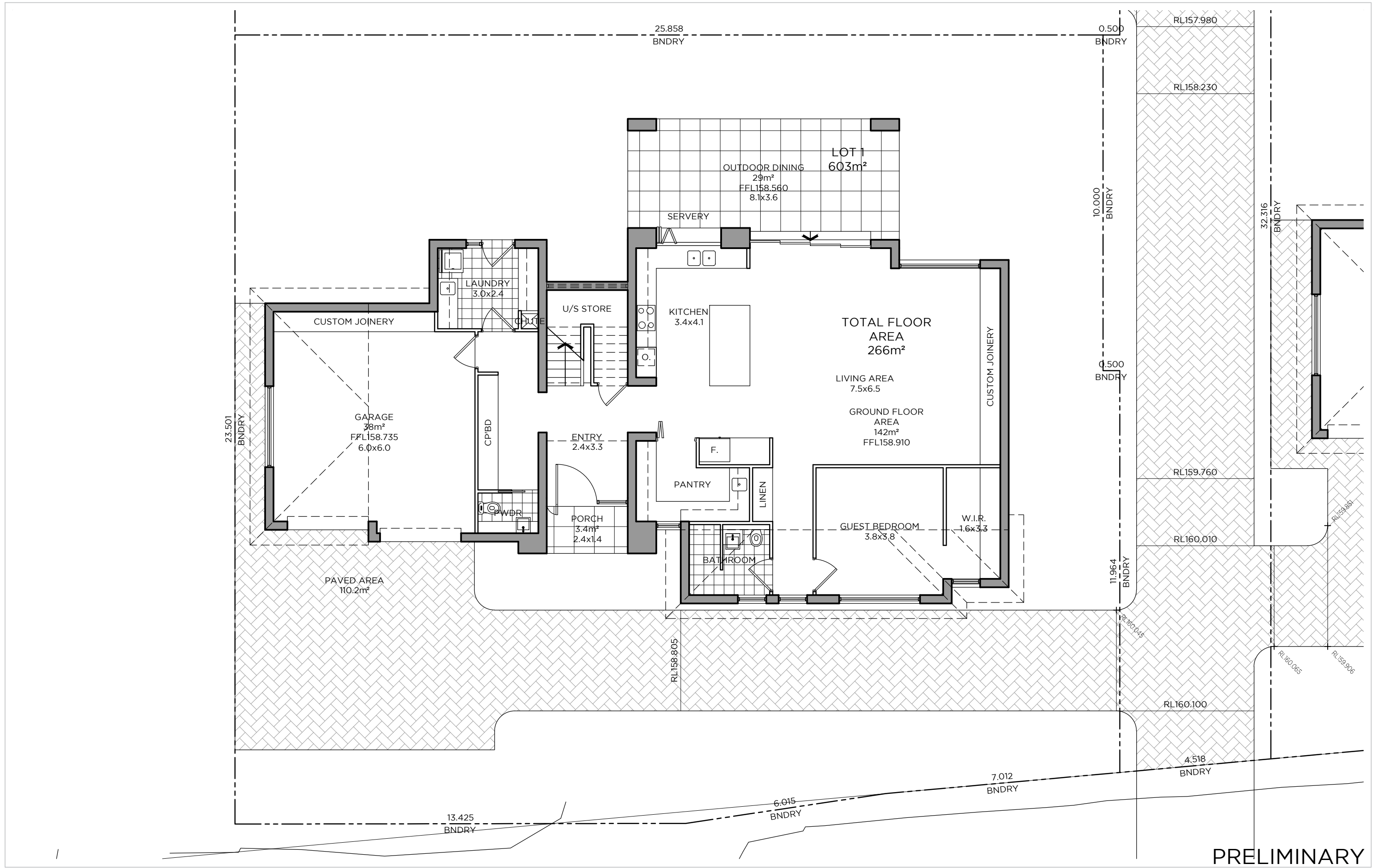


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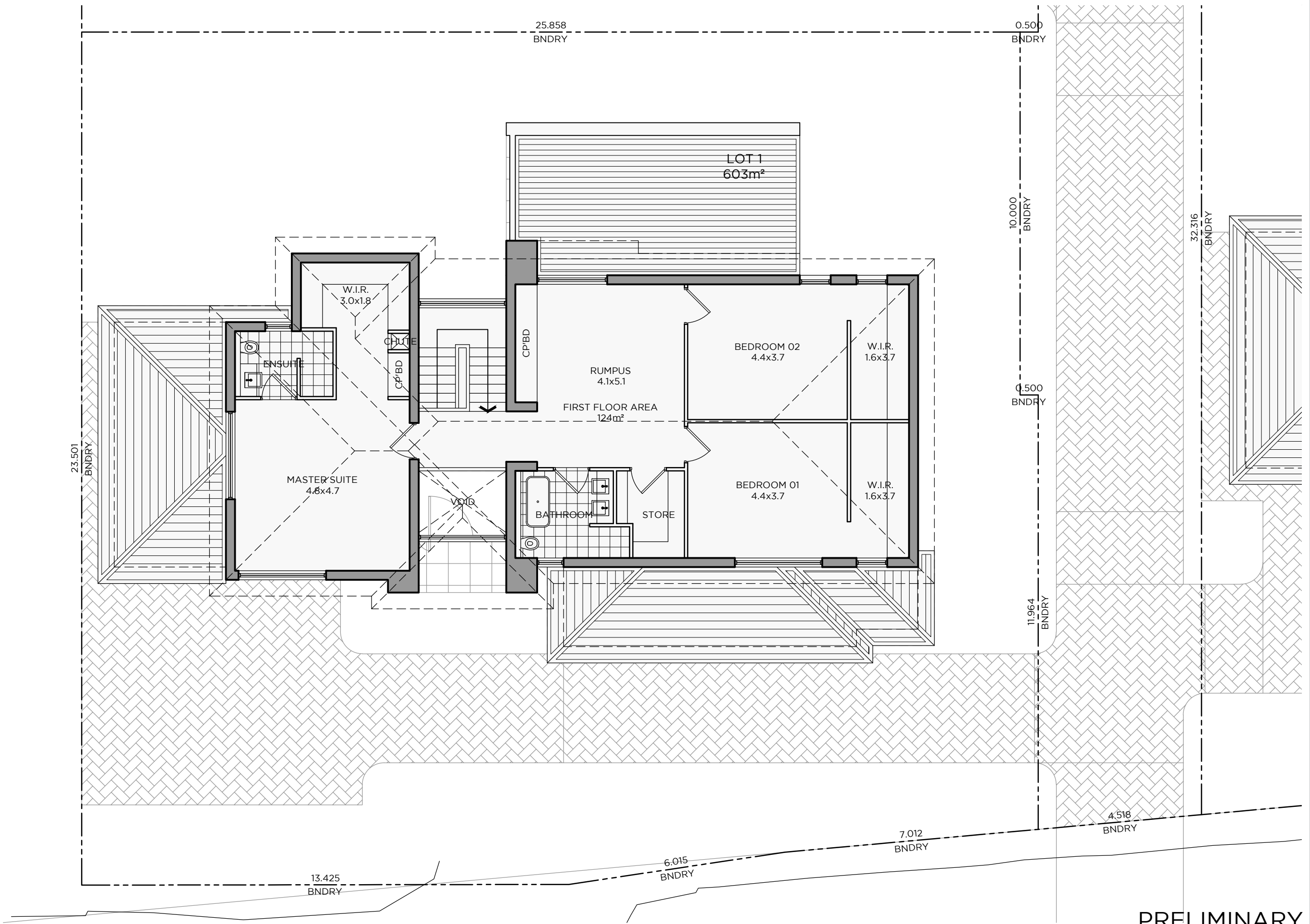
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RA	1:200
APPROVED	JOB NUMBER
RA	0234
	DRAWING NO.
	101
	C



REV	DATE	DESCRIPTION	BY	CLIENT	ALVARO ARCHITECTS PTY LTD	PROJECT	NORTH	DRAWN	DRAWING TITLE
A	19.12.18	ISSUE TO CONSULTANTS FOR REVIEW	RA	Qasabian Family Investment PTY LTD	ABN 71 604 570 309 Nom. Architect R. Alvaro 9221	Proposed Subdivision & Dwellings Frenchs Forest		RA	LOT 1 - GROUND FLOOR PLAN
B	22.12.18	DRIVEWAY & LOT 1 AMENDMENTS FOR REVIEW	RA	63 Dareen Street Frenchs Forest PROJECT ADDRESS 312 Warringah Road Frenchs Forest 2086	M 0402 529 840 A Unit 24, 2-8 Daniel Street, Wetherill Park, NSW 2164 E info@alvaroarchitects.com.au ALVAROARCHITECTS.COM.AU	Use figured dimensions only. Verify all levels and dimensions on site before commencing construction, fabrication, or shop drawings. © Copyright - All rights reserved.	CHECKED RA APPROVED RA	SCALE @A3 1:100 DRAWING NO. 201	JOB NUMBER 0234 REV B



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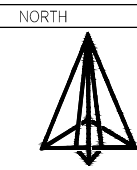
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RA
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PROJECT ADDRESS
312 Warringah Road
Frenchs Forest 2086

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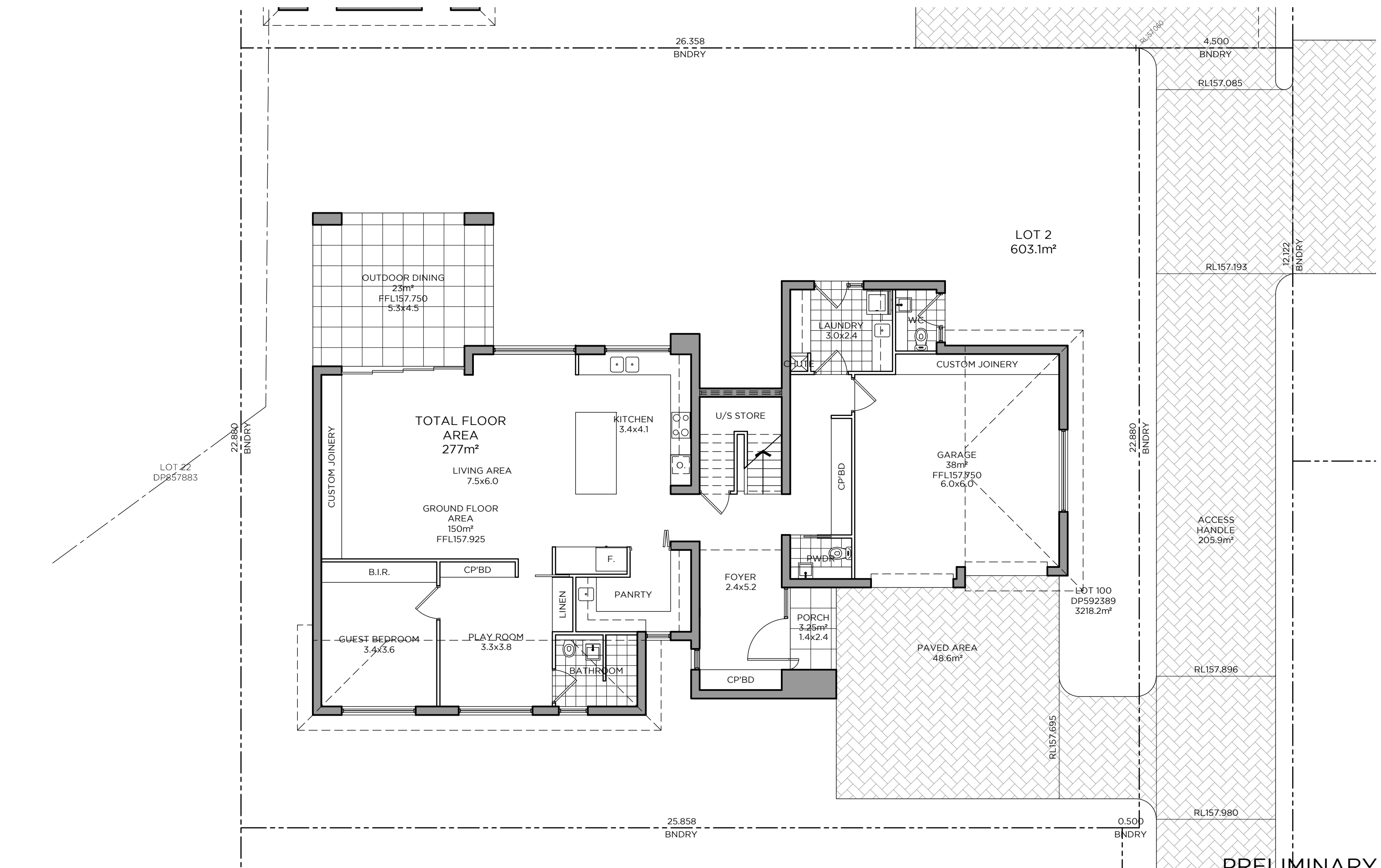


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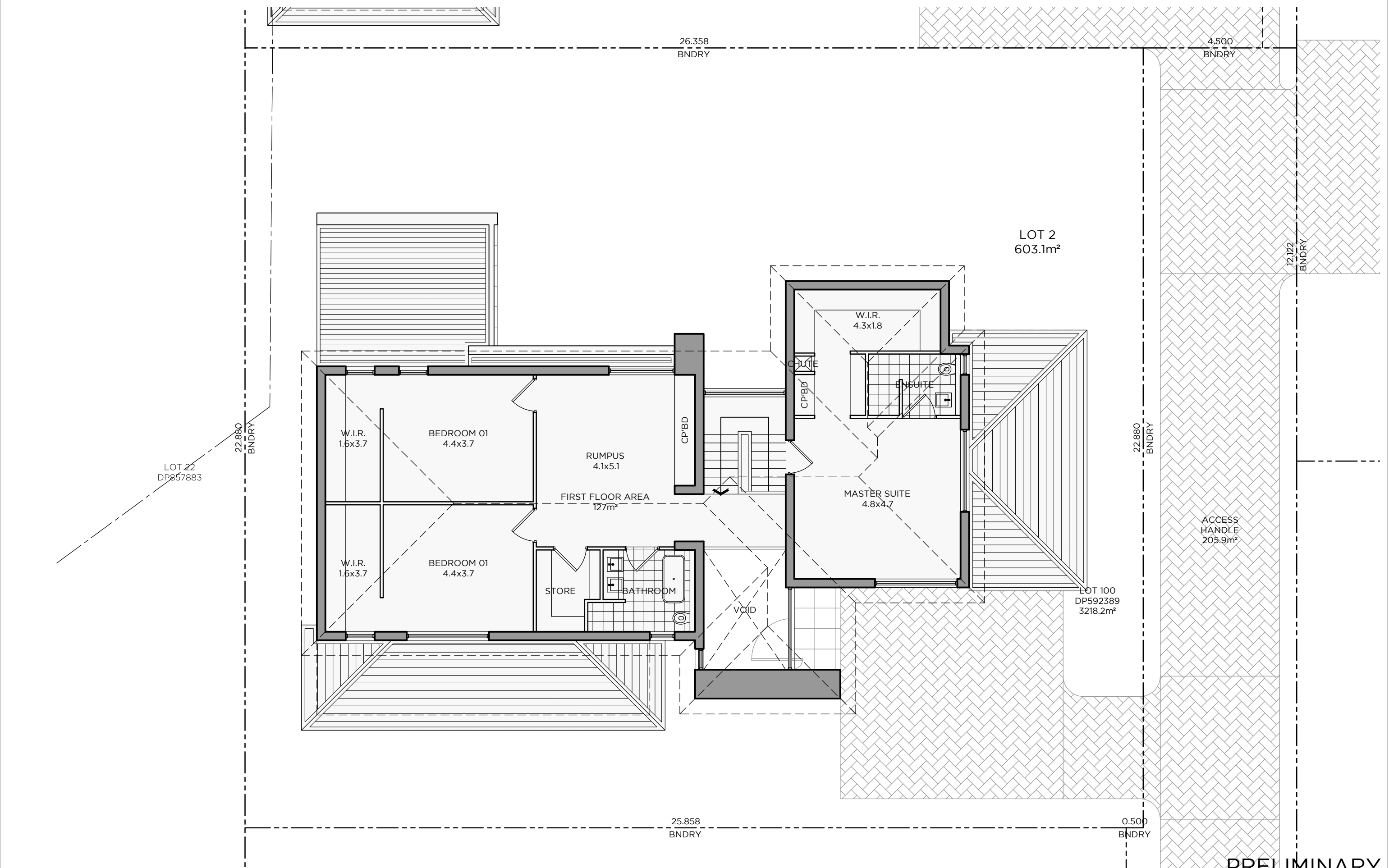


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RA	202	



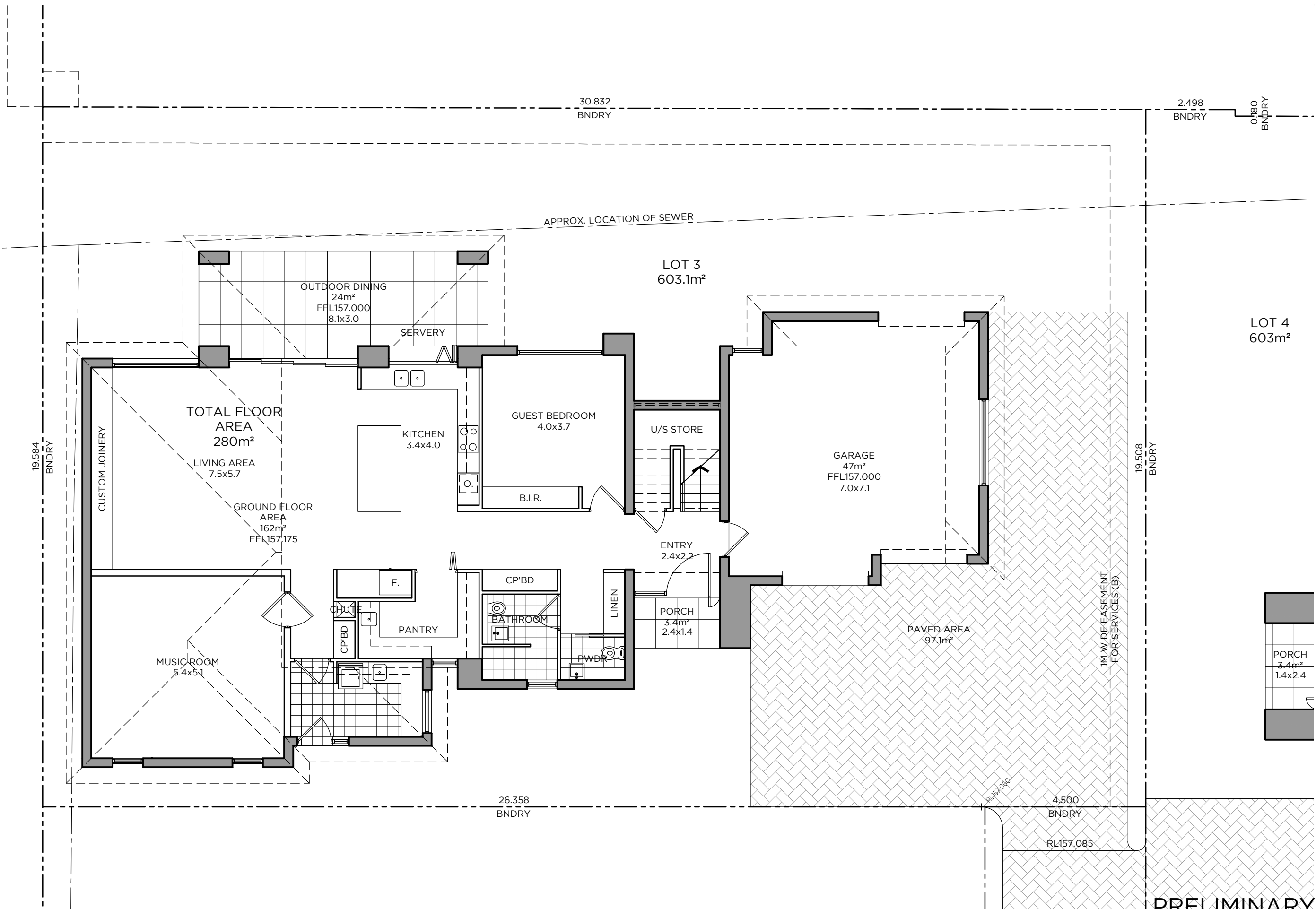
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REV	DATE	DESCRIPTION	BY	CLIENT	ALVARO ARCHITECTS PTY LTD	PROJECT	NORTH	DRAWN	DRAWING TITLE
A	19.12.18	ISSUE TO CONSULTANTS FOR REVIEW	RA	Qasabian Family Investment PTY LTD	ABN 71 604 570 309 Nom. Architect R. Alvaro 9221	Proposed Subdivision & Dwellings Frenchs Forest		RA	LOT 2 - GROUND FLOOR PLAN
B	22.12.18	DRIVEWAY & LOT 1 AMENDMENTS FOR REVIEW	RA	63 Dareen Street Frenchs Forest	M 0402 529 840 A Unit 24, 2-8 Daniel Street, Wetherill Park, NSW 2164 E info@alvaroarchitects.com.au ALVAROARCHITECTS.COM.AU	Use figured dimensions only. Verify all levels and dimensions on site before commencing construction, fabrication, or shop drawings. © Copyright - All rights reserved.		CHECKED RA APPROVED RA	SCALE @A3 1:100 DRAWING NO. 211
				312 Warringah Road Frenchs Forest 2086					JOB NUMBER 0234 REV B



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A	19.12.18	ISSUE TO CONSULTANTS FOR REVIEW	RA	Qasabian Family Investment PTY LTD	ABN 71 604 570 309	Proposed Subdivision & Dwellings		RA	LOT 2 - FIRST FLOOR PLAN
B	22.12.18	DRIVEWAY & LOT 1 AMENDMENTS FOR REVIEW	RA	63 Dareen Street Frenchs Forest	Nom. Architect R. Alvaro 9221	Frenchs Forest			
					M 0402 529 840				
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									0234
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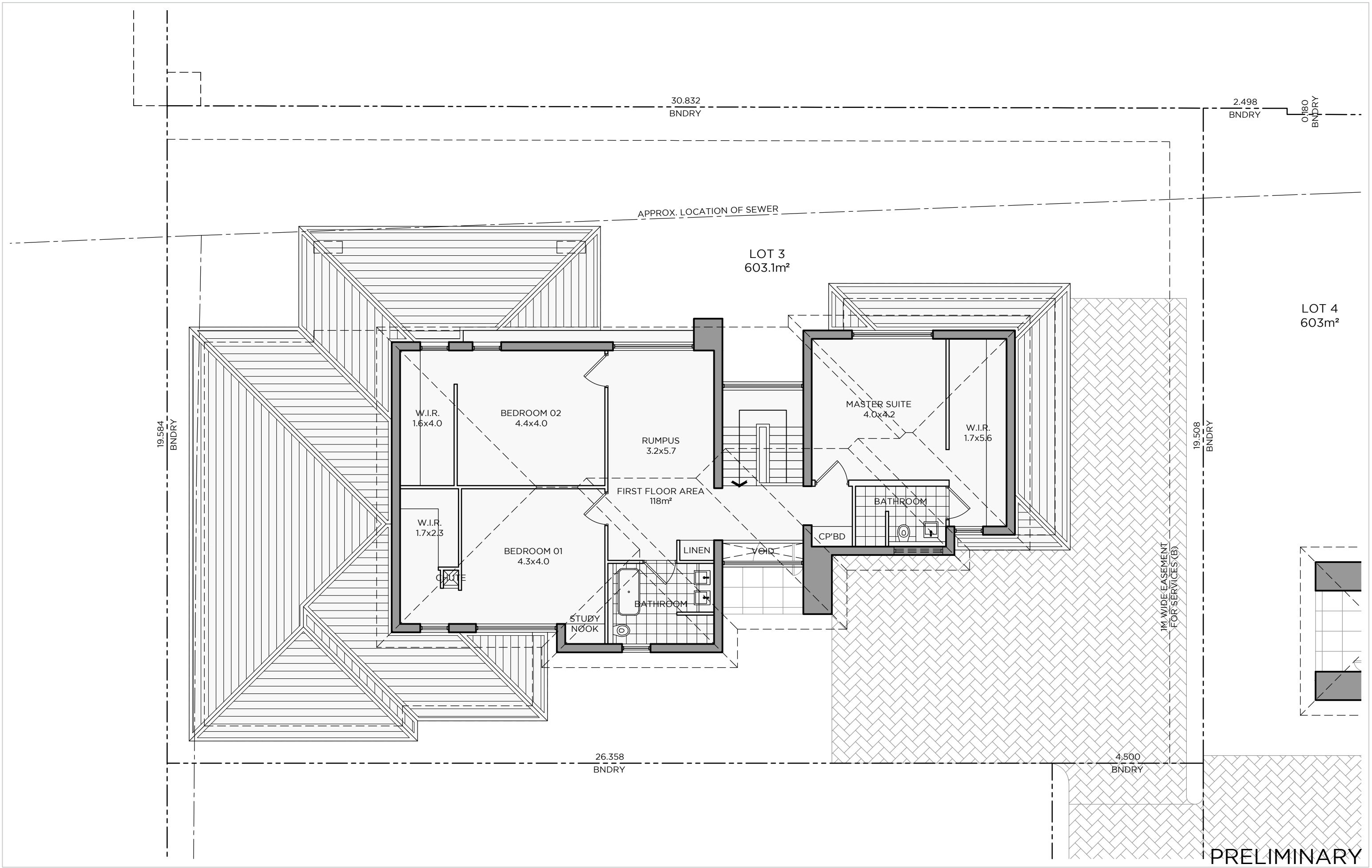
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RA	221	

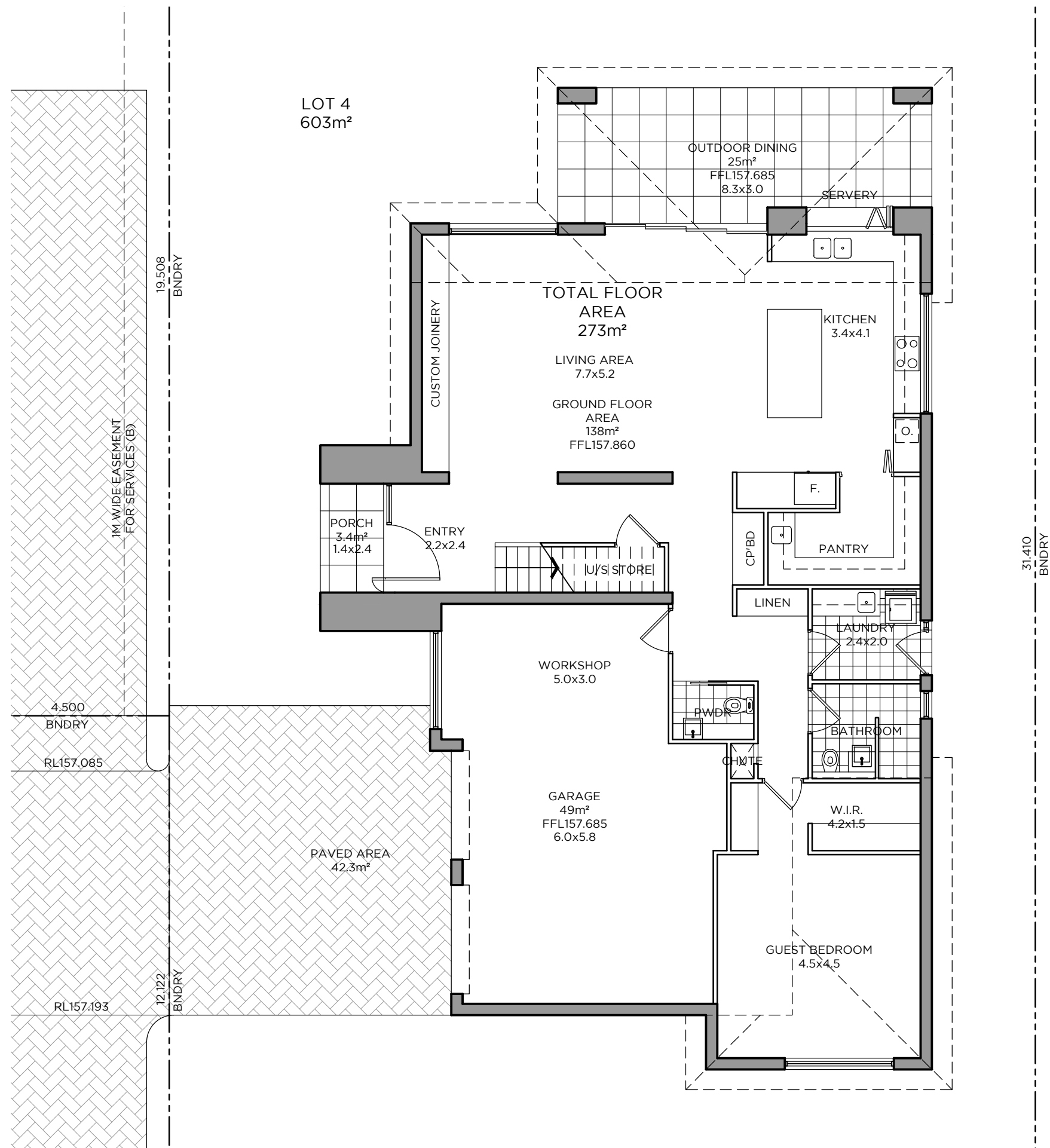


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					M 0402 529 840			CHECKED	SCALE @A3	REV
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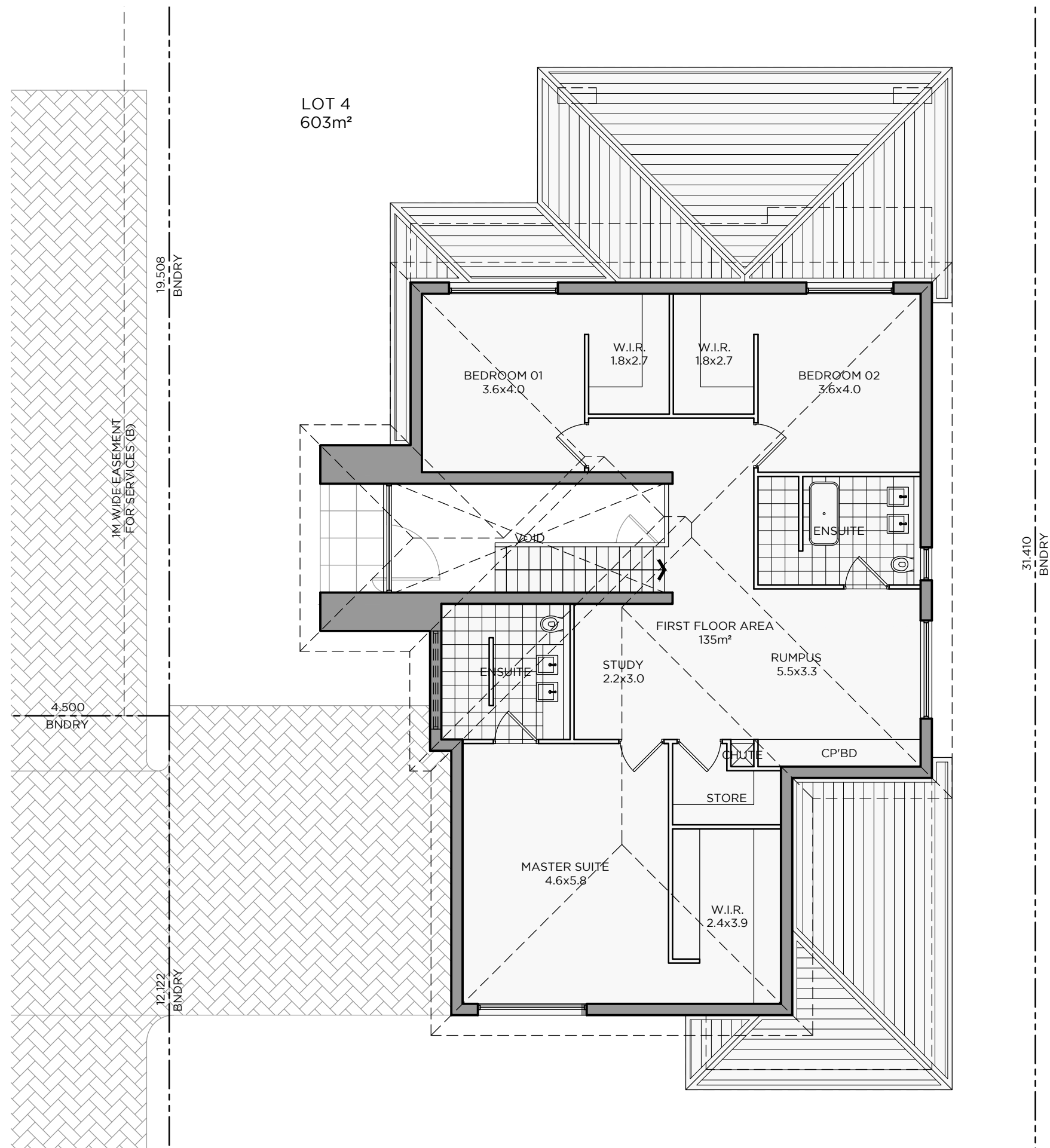
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RA	LOT 4 - GROUND FLOOR PLAN	0234
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RA	1:100	B
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RA	231	



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B	22.12.18	DRIVEWAY & LOT 1 AMENDMENTS FOR REVIEW

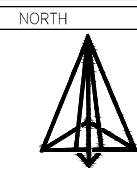
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RA	Qasabian Family Investment PTY LTD
RA	63 Dareen Street Frenchs Forest
	PROJECT ADDRESS
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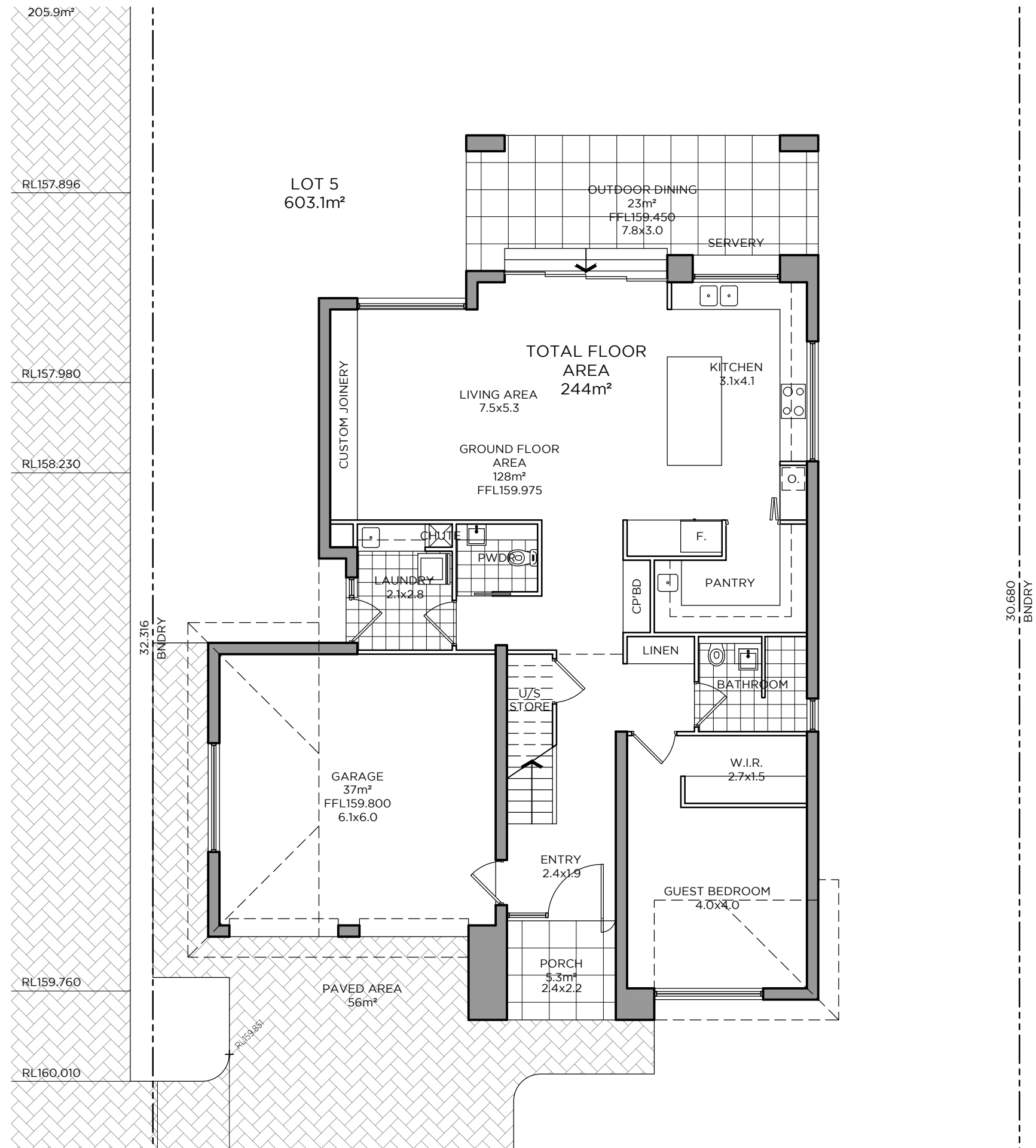


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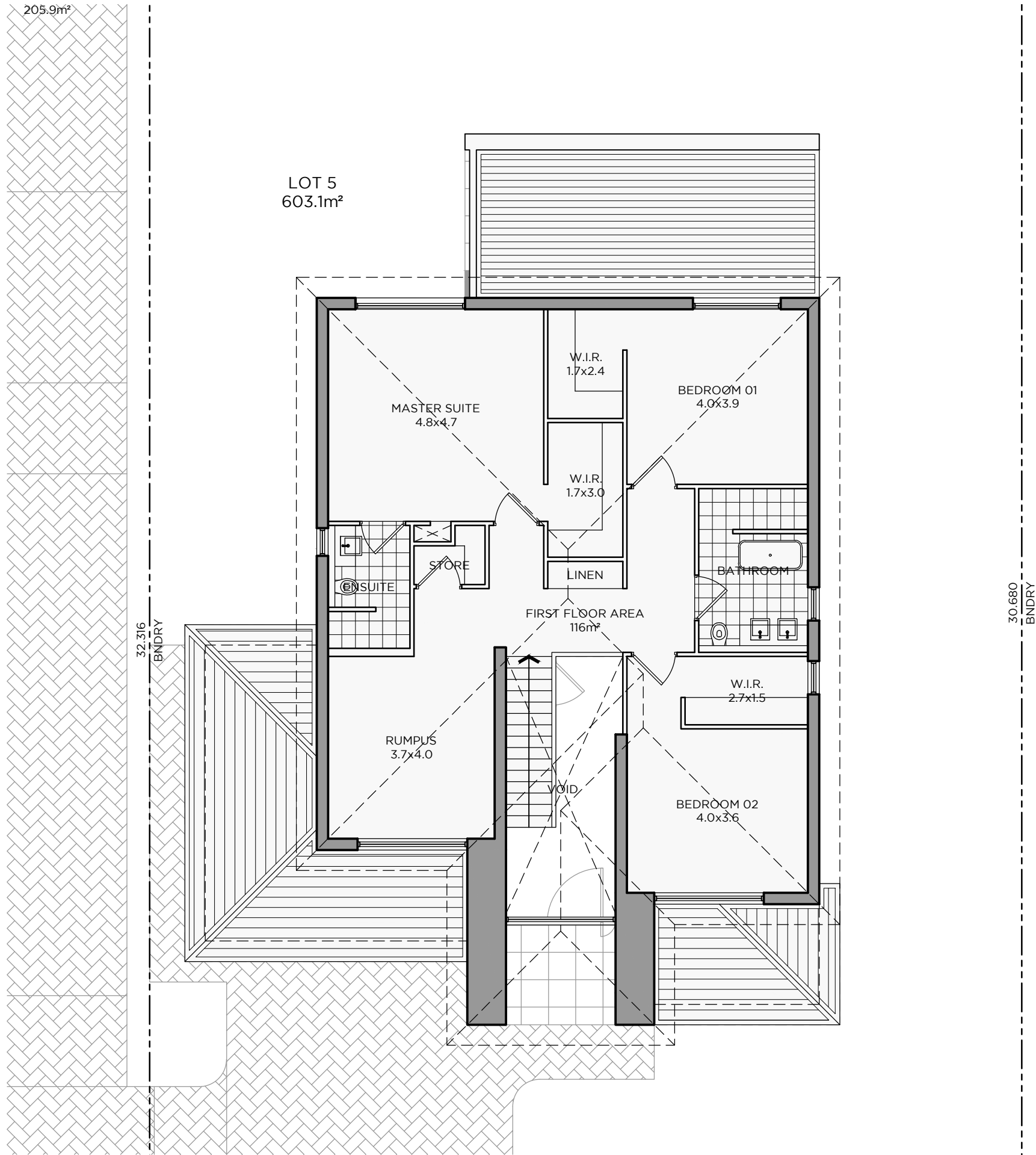


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RA	232	



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B	22.12.18	DRIVEWAY & LOT 1 AMENDMENTS FOR REVIEW	RA	63 Daren Street Frenchs Forest	Frenchs Forest		
				PROJECT ADDRESS		CHECKED	SCALE @A3
				312 Warringah Road		RA	1:100
				Frenchs Forest 2086		APPROVED	DRAWING NO.
						RA	241
							JOB NUMBER
							0234
							REV
							B



PRELIMINARY

REV	DATE	DESCRIPTION	BY	CLIENT	PROJECT	DRAWN	DRAWING TITLE	JOB NUMBER
A	19.12.18	ISSUE TO CONSULTANTS FOR REVIEW	RA	Qasabian Family Investment PTY LTD	ALVARO ARCHITECTS PTY LTD	RA	LOT 5 - FIRST FLOOR PLAN	0234
B	22.12.18	DRIVEWAY & LOT 1 AMENDMENTS FOR REVIEW	RA	63 Dareen Street Frenchs Forest PROJECT ADDRESS 312 Warringah Road Frenchs Forest 2086	ABN 71 604 570 309 Nom. Architect R. Alvaro 9221 M 0402 529 840 A Unit 24, 2-8 Daniel Street, Wetherill Park, NSW 2164 E info@alvaroarchitects.com.au ALVAROARCHITECTS.COM.AU	RA	SCALE @A3 1:100 DRAWING NO. 242	REV B

PROJECT
Proposed Subdivision & Dwellings
Frenchs Forest

Use figured dimensions only. Verify all levels and dimensions on site before commencing construction, fabrication, or shop drawings.
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NORTH



CONTROL	REQUIREMENT	CLAUSE
Minimum Lot Size (sqm)	600	LSZ_008A-WLEP 2011
Minimum Site Width	13m	Part C Siting Factors-WDCP 2011
Minimum Site Depth	27m	Part C Siting Factors-WDCP 2011
Minimum Building Area	150m²	Part C Siting Factors-WDCP 2011
Driveways that are 30m or more in length require a passing bay to be provided every 30m.	Driveways shall be widened to 5.0m for a distance of at least 10m.	Part C Siting Factors-WDCP 2011
Width of accessways	3.5m	Part C Siting Factors-WDCP 2011

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
603m²	603.1m²	603.1m²	603m²	603.1m²
21.963m	22.88m	19.508m	19.172m	19.172m
25.858m	26.358m	30.832m	31.41m	30.68m
257m²	392m²	367m²	426m²	329m²
Provided	Provided	Provided	Provided	Provided
4.5m	4.5m	4.5m	4.5m	4.5m

REV	DATE	DESCRIPTION	BY
A	29.10.18	ISSUE TO CLIENT & CONSULTANTS FOR REVIEW	EF
B	09.12.18	ISSUE TO CONSULTANTS FOR REVIEW	RA

NOTES

LEGEND

CLIENT PROJECT ADDRESS
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NORTH

DRAWN

RA

CHECKED

RA

APPROVED

RA

DRAWING TITLE

SUBDIVISION PLAN OPTION 2
- NON-COMPLIANT

SCALE

1:200

DRAWING NO.

SUB101

REVISION

0234

REVISION

B

PRELIMINARY