





GENERAL NOTES

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available prior to the start of any work.

drawn	date	issue	amendment	project
EU	03/09/19	Α	ISSUE FOR DA	ALTERATIONS AND ADDITIONS (TWO
EC	18/02/21	В	ADDTIONAL INFORMATION FOR DA	EXISTING DWELLING AT 79 PARKES F
EC	23/11/21	С	ISSUE FOR DA	
				client CHRIS AND DANNI WILLOUGHBY

STOREY) TO ROAD, COLLAROY

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Bungalow Homes	





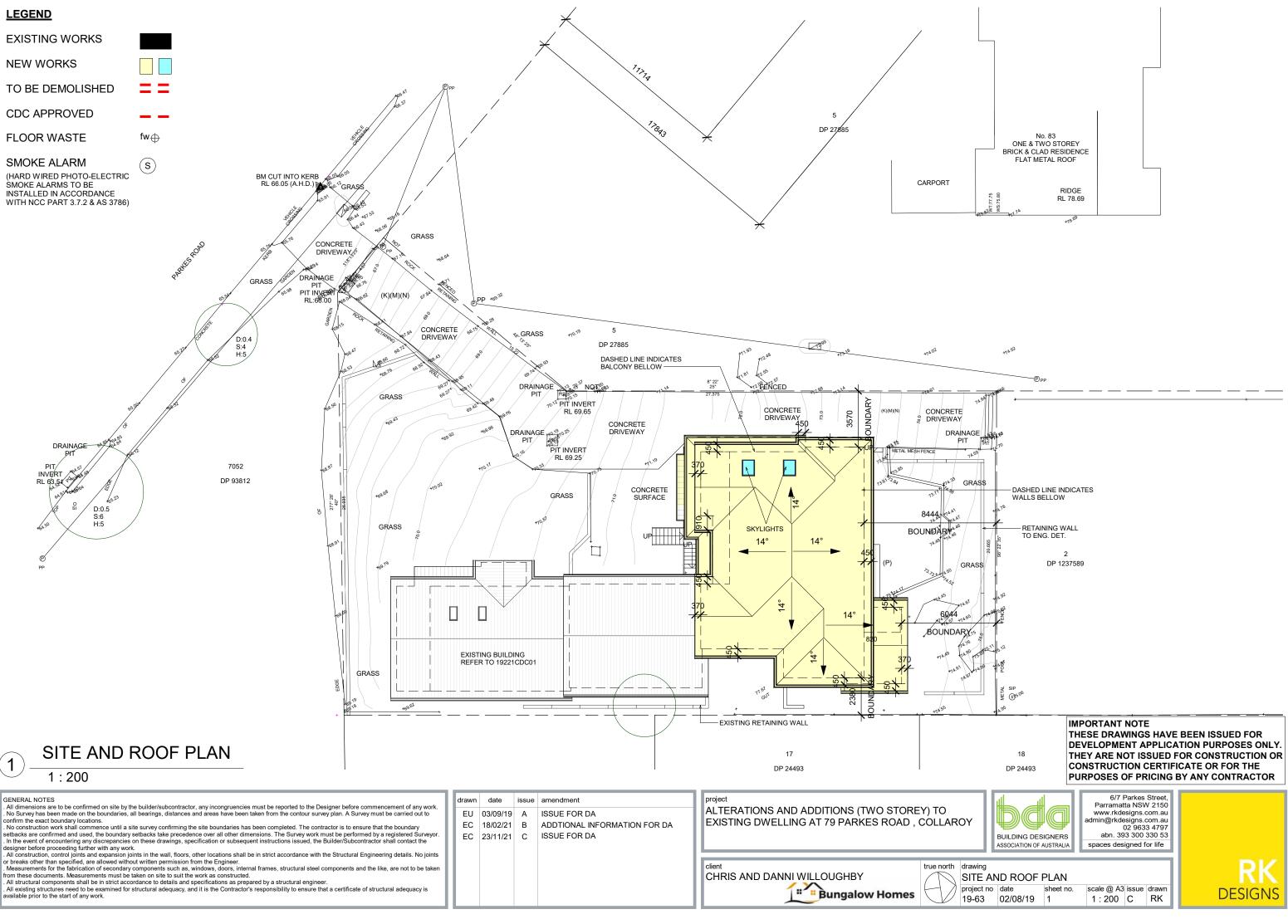


GENERAL NOTES

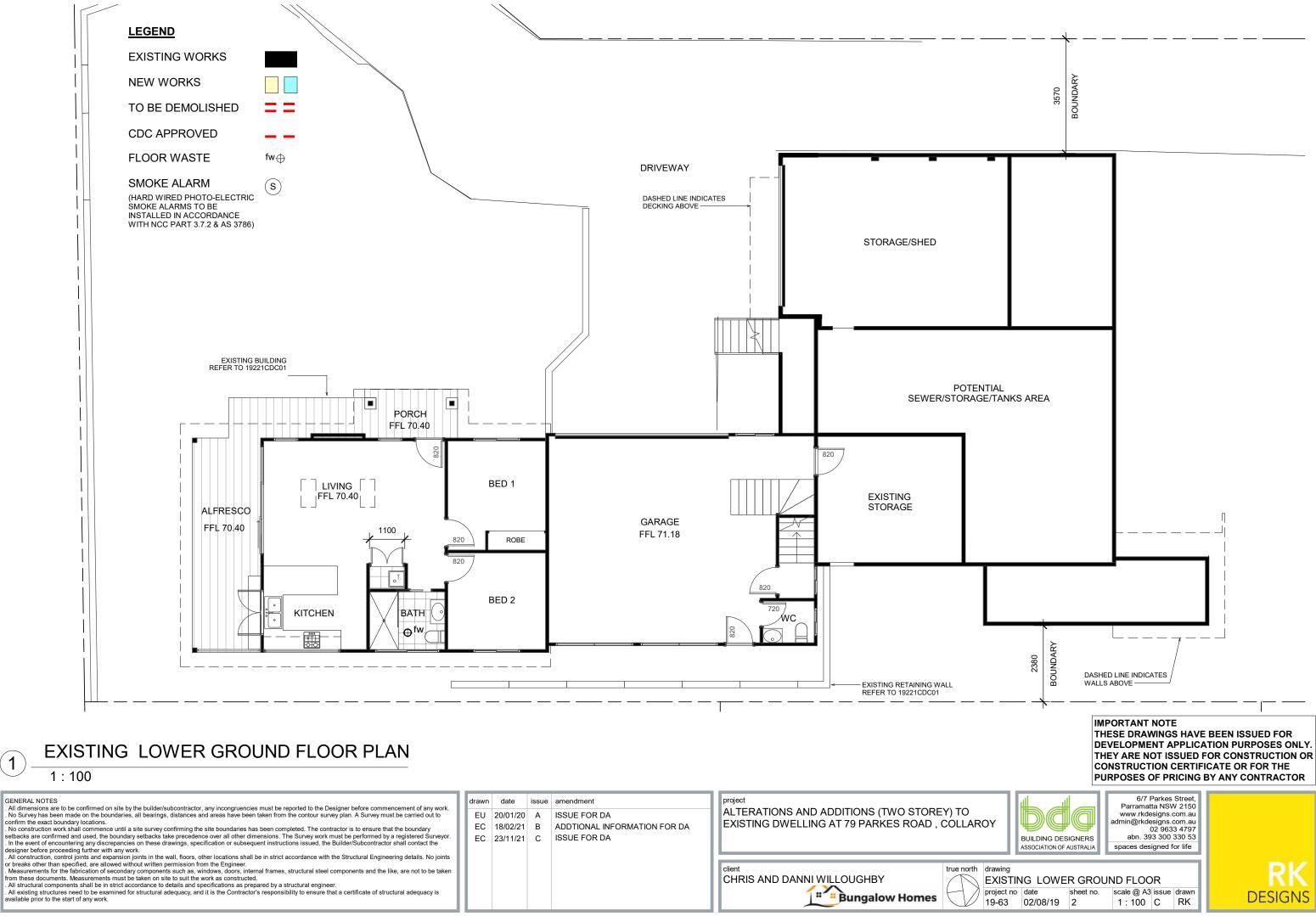
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EU	20/01/20	Α	ISSUE FOR DA	ALTERATIONS AND ADDITIONS (TWO STOREY) T	,				
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EC	23/11/21	С	ISSUE FOR DA						
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EXISTING LOWER GROUND FLOOR PLAN

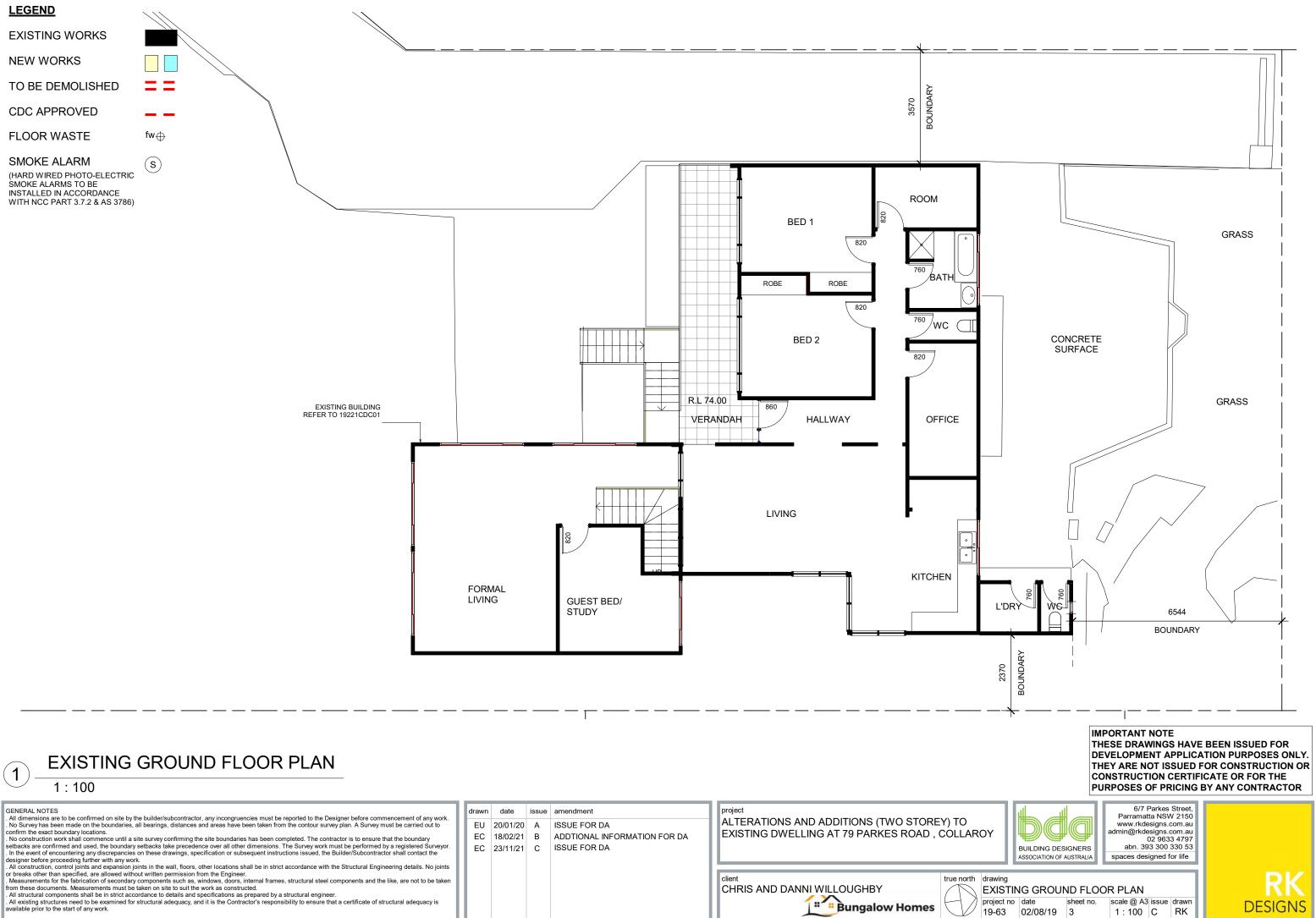
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GENERAL NOTES

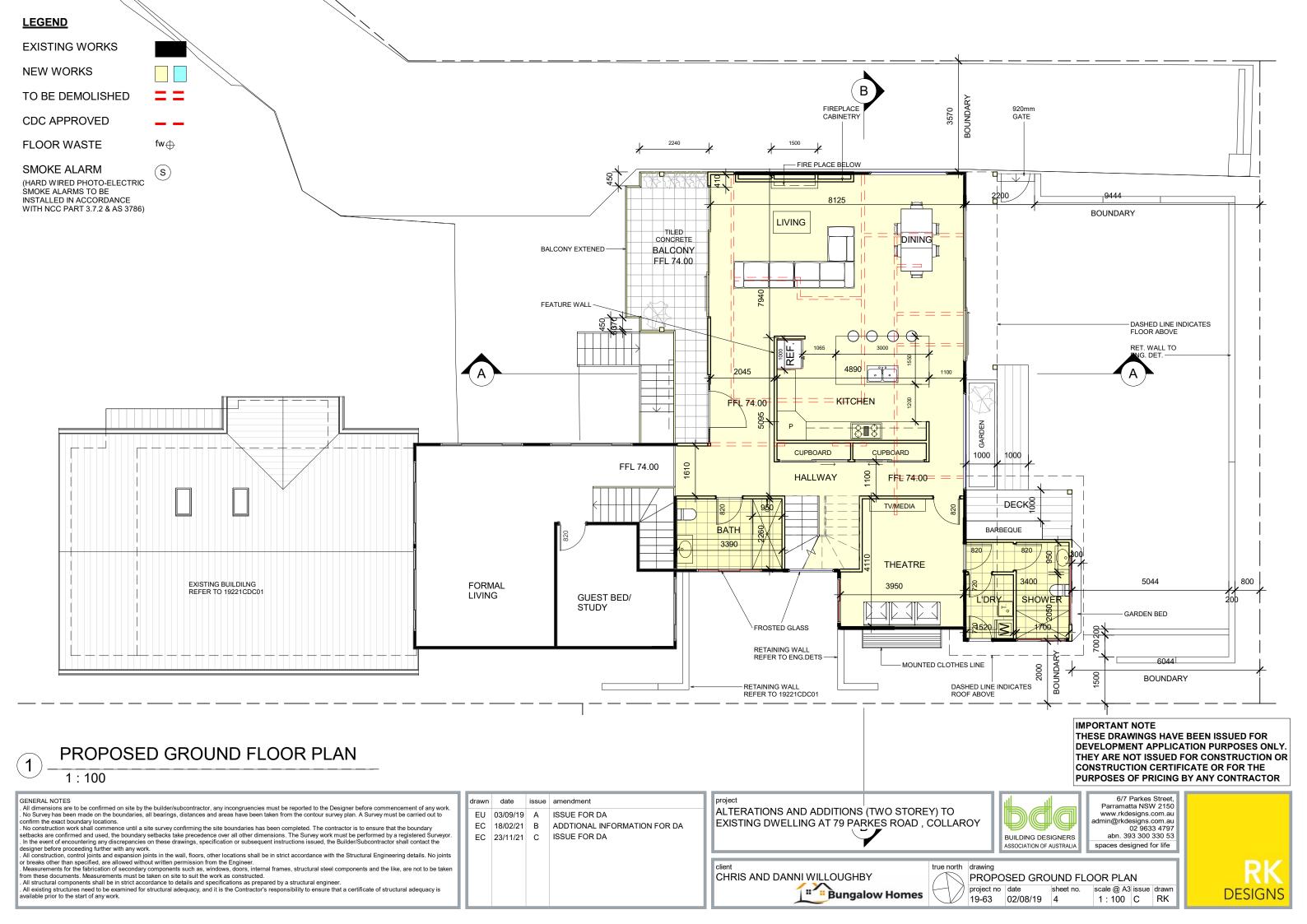
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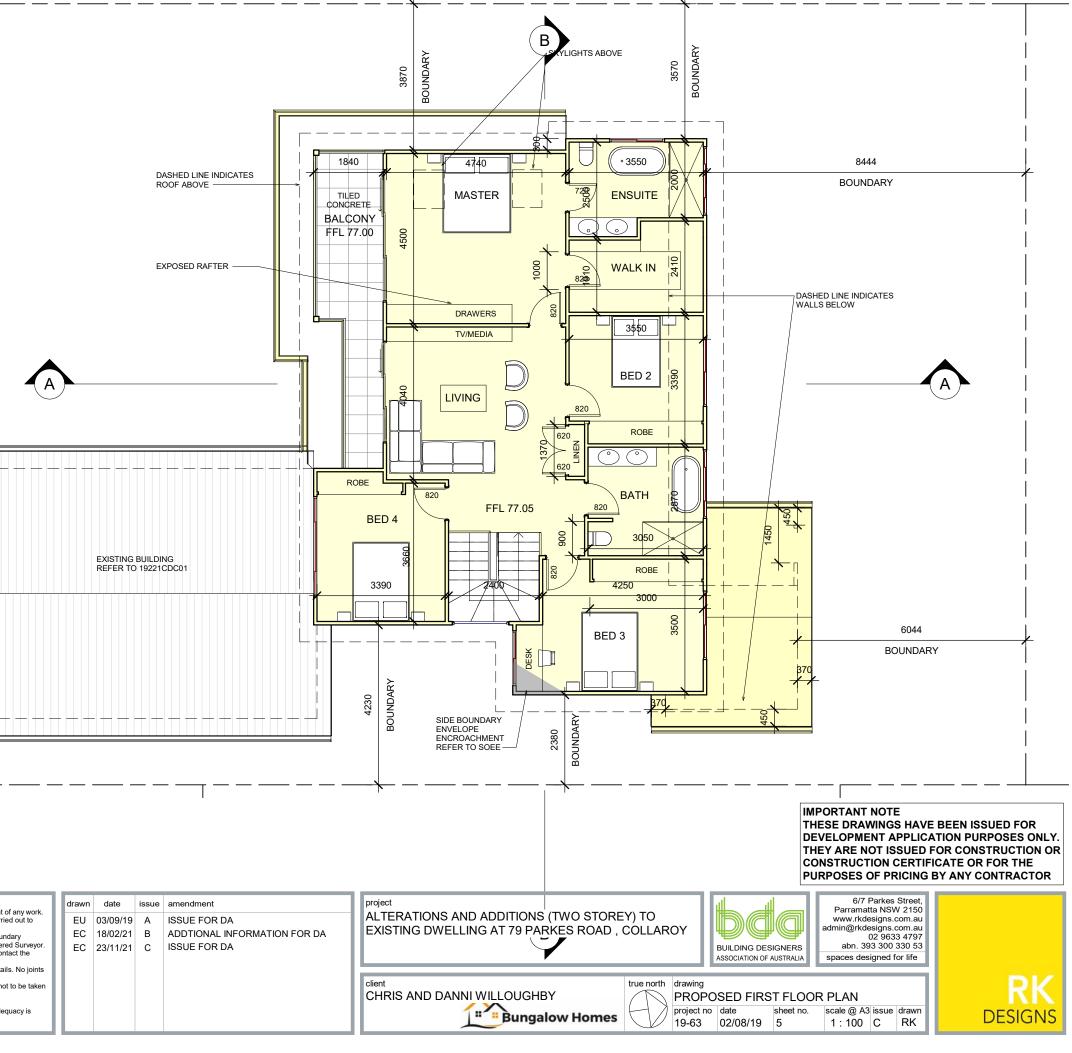


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NEW WORKS	
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SMOKE ALARM (HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC PART 3.7.2 & AS 3786)	S



PROPOSED FIRST FLOOR PLAN

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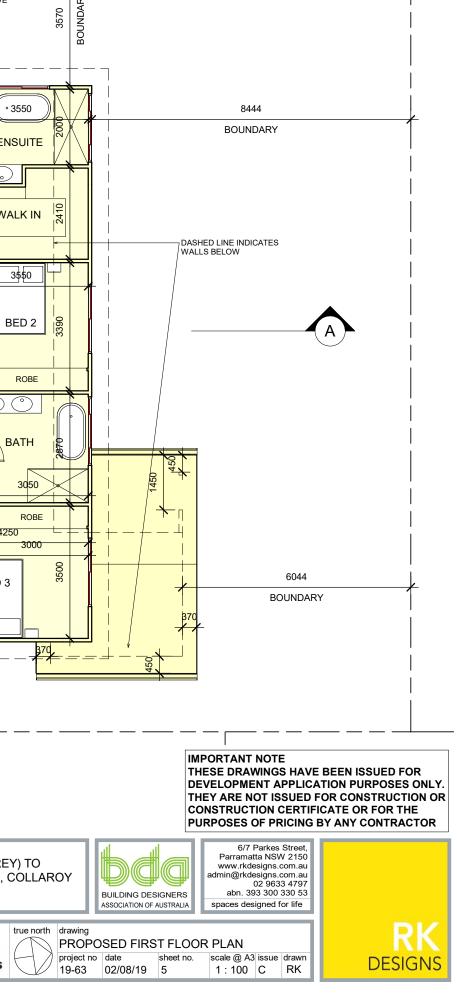
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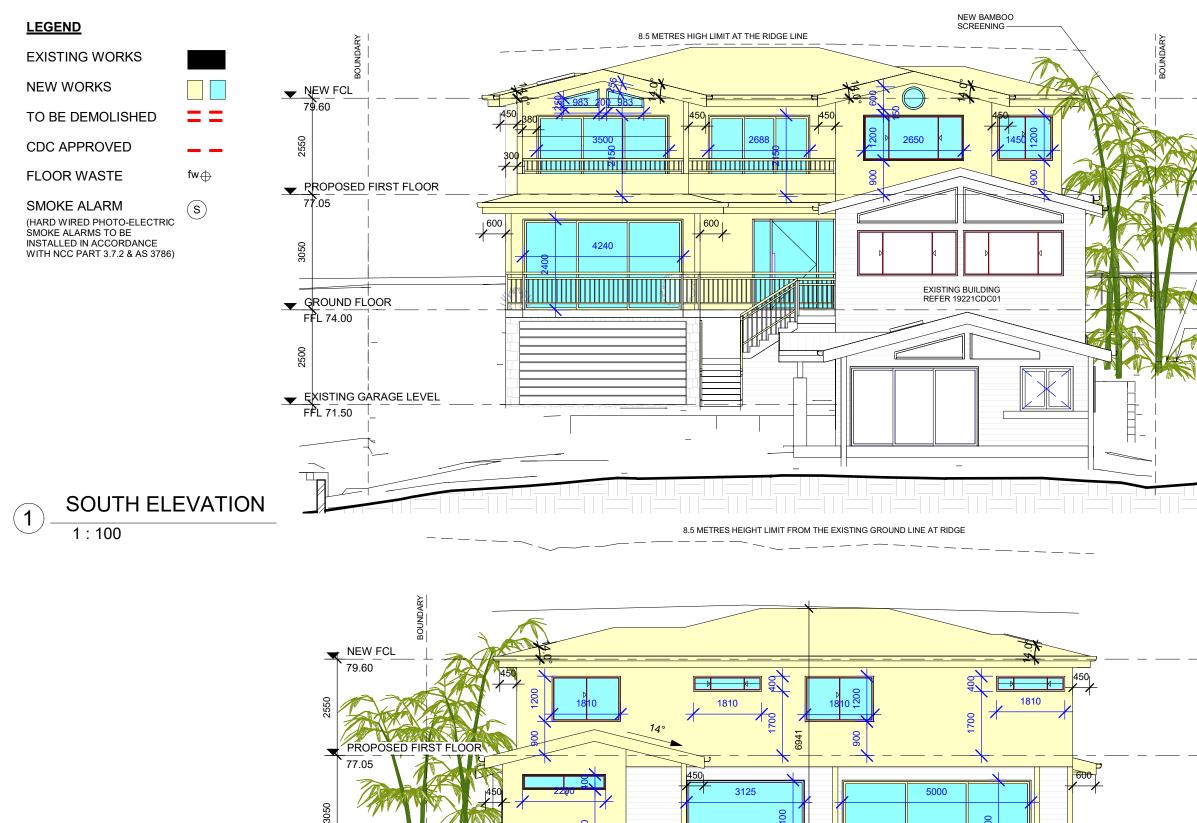
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NORTH ELEVATION (2)1:100

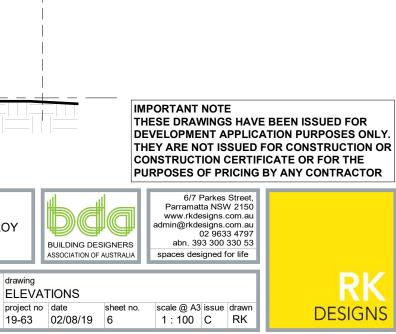
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GROUND FLOOR

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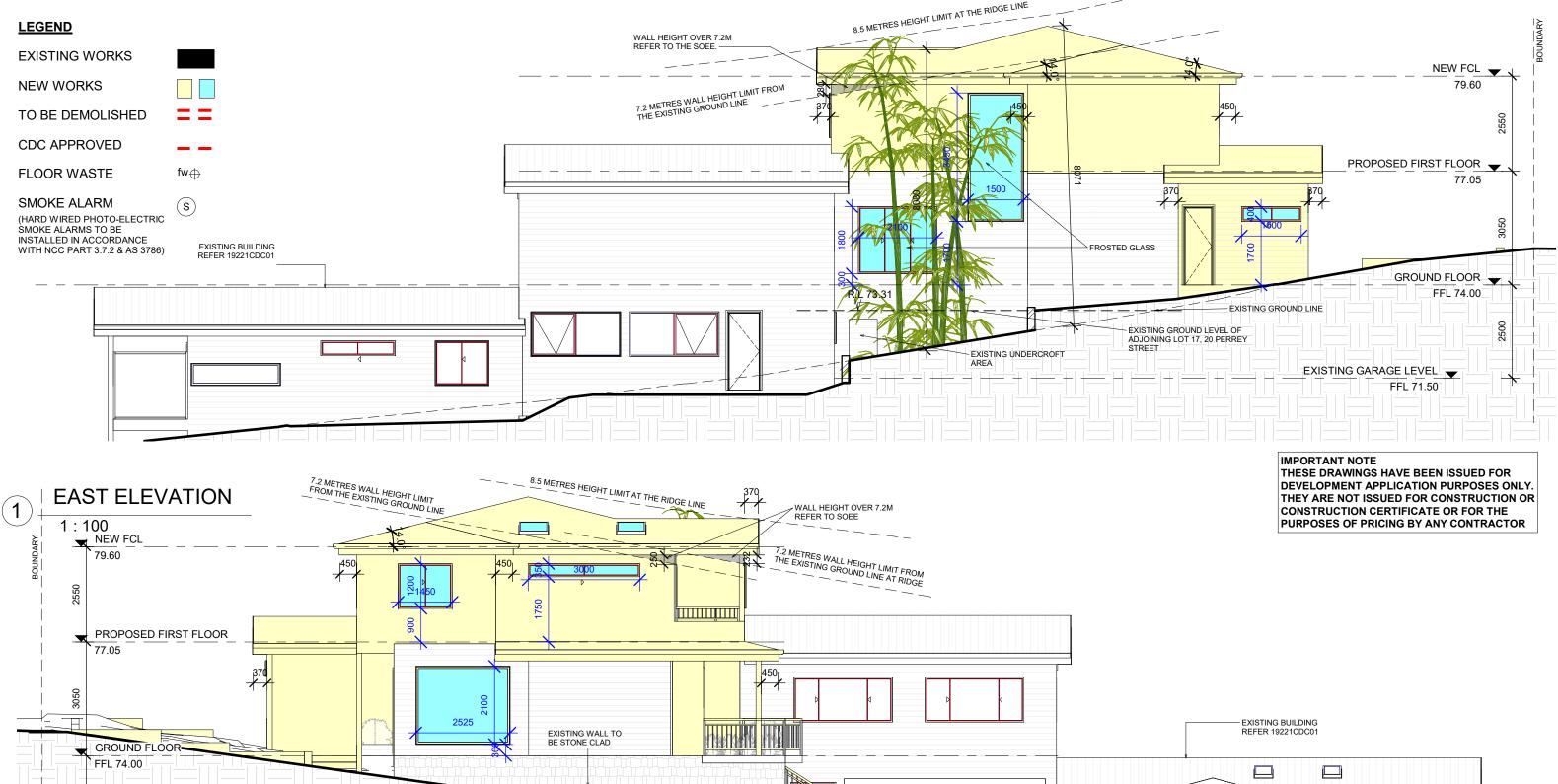
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GENERAL NOTES

EXISTING GARAGE LEVEL

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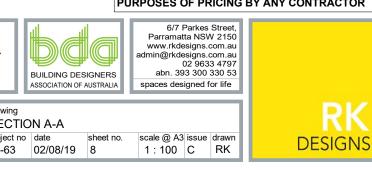
LEGEND

EXISTING WORKS	
TO BE DEMOLISHED	
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FLOOR WASTE fw	
SMOKE ALARM (HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC PART 3.7.2 & AS 3786)	8.5 METRES HEIGHT LIMIT FROM THE EXISTING GROUND LINE AT RIDGE
	NEW FOL 79.60 PROPOSED FIRST FLOOR 77.05 00 00 01 02 03 03 04 04 05 05 05 05 05 05 05 05 05 05

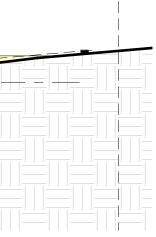
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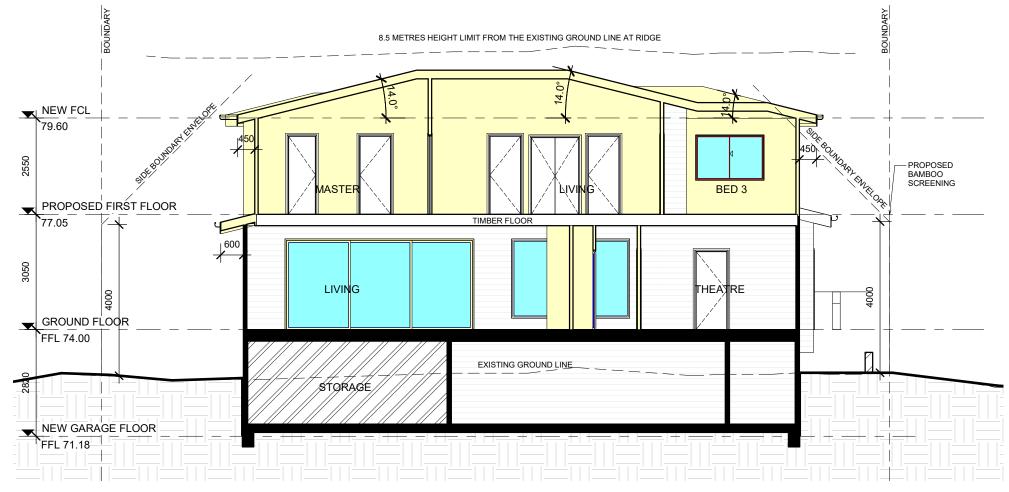


BOUNDARY

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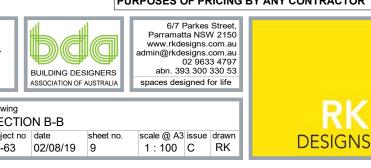
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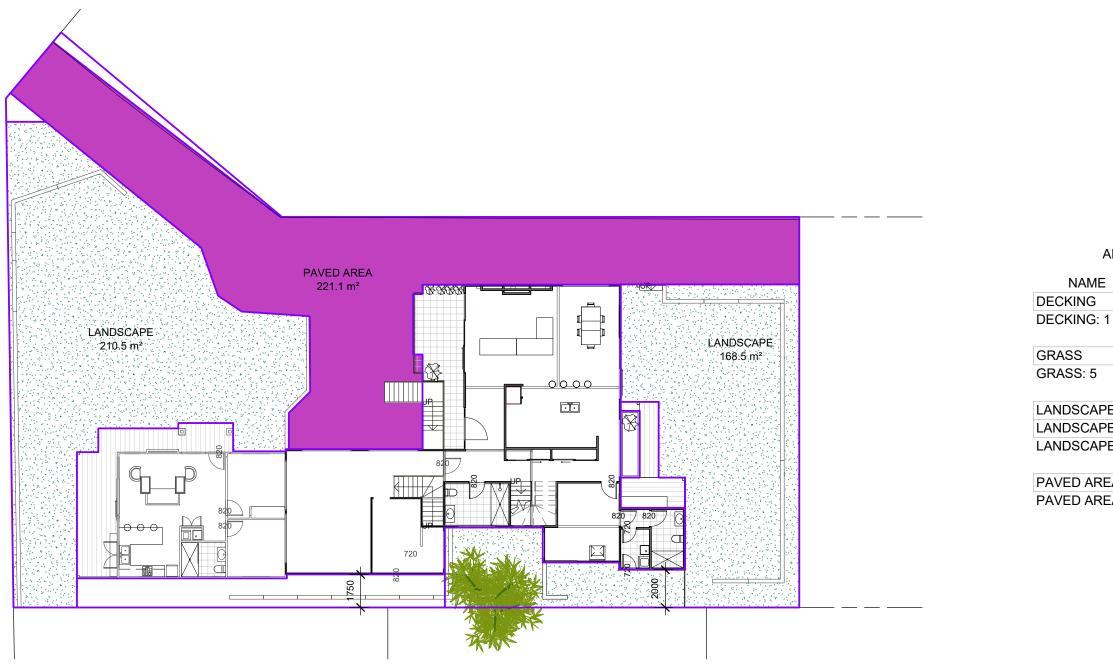




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LANDSCAPE CALCULATION

SITE AREA = 942.8sqm

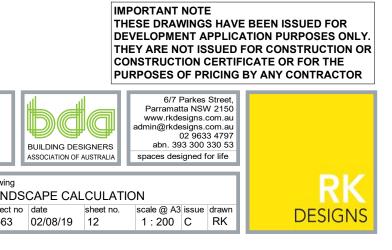
REQUIRED LANDSCAPING 40% OF THE SITE MINIMUM REQUIRED =377.12 sqm PROPOSED LANDSCAPE = 379sqm =40. OF THE SITE AREA.

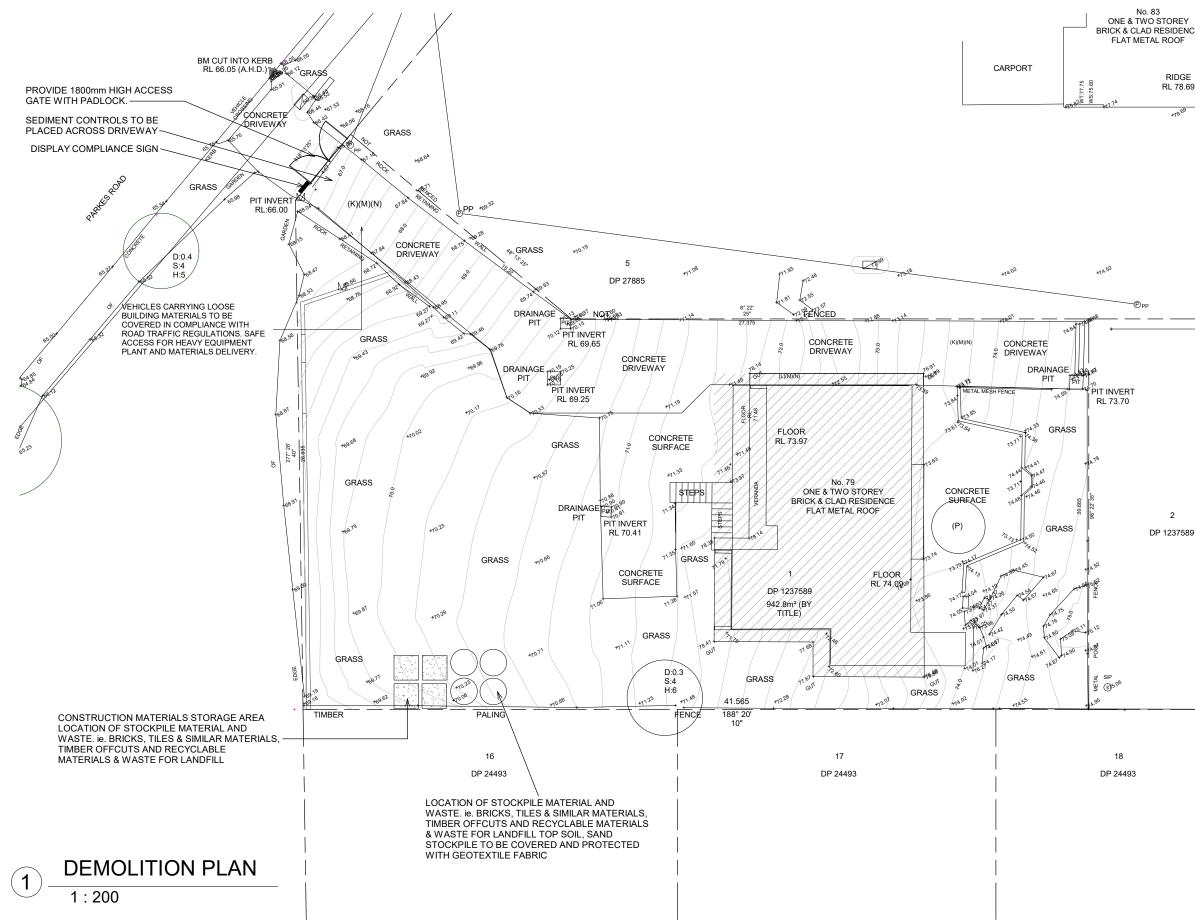
THEREFORE, THE PROPOSAL COMPLIES WITH THE WDCP.

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	LEVEL	COUNT	TOTAL
	Not Placed	1	0.0 m²
1			0.0 m²
	Not Placed	5	0.0 m²
			0.0 m²
Έ	Not Placed	5	0.0 m²
Έ	GROUND FLOOR	3	379.1 m²
E: 8			379.1 m²
ΞA	GROUND FLOOR	1	221.1 m ²
EA: 1			221.1 m ²

AREA CALCULATIONS SCHEDULE





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						19-0

OREY	
SIDENCE	
ROOF	

RIDGE RL 78.69

PROVIDE 1800mm HIGH SAFETY & SECURITY FENCE FOR THE DURATION OF THE DEMOLITION & CONSTRUCTION WORKS. SILT FENCE, GEOTEXTILE FABRIC OR THE EQUIVALENT TO ALL BOUNDARIES

DEMOLISH & REMOVE FROM THE SITE. AS PER THE SPECIFICATION, THE COUNCIL REQUIREMENTS & AS. 2601 ALL THE EXISTING BUILDINGS, CARPORT, FENCES, DRIVEWAY, PATHS AND THE LIKE, AS SHOWN HATCHED AND/OR AS REQUIRED TO ACHIEVE THE PROPOSED WORK. DISCONNECT, CAP OFF & SEAL ALL REDUNDANT SERVICES PRIOR TO THE COMMENCEMENT OF DEMOLITION

ANY DAMAGE TO EXISTING &/OR ADJOINING PROPERTY &/OR SERVICES IS TO BE MADE GOOD WITH MINIMAL IF ANY INCONVENIENCE TO ALL PROPRIETORS. IF ANY DAMAGE IS DUE TO NEGLIGENCE. IT IS TO BE RECTIFIED AT THE COST OF THE NEGLIGENT PARTY WHICH CAUSED THAT DAMAGE

NOTES

1. SOIL AND EROSION CONTROL MEASURES: i) NO PARKING OR STOCKPILING OF MATERIAL IS PERMITTED ON FOOTPATH. ii) ACCESS IS TO BE GAINED VIA TEMPORARY ENTRY iii) SILT STOP FENCING TO BE PLACED ALONG THE NORTH, SOUTH AND WEST BOUNDARIES. PROVIDE SILT STOP FENCING ON THE EASTERN SIDE WHERE SHOWN ON PI AN 2. MAINTENANCE PROCEDURES DURING CONSTRUCTION: i) ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AT ALL TIMES SO THAT THOSE MEASURES ARE FULLY FUNCTIONAL/OPERATIONAL DURING THE CURRENCY OR WORKS. ALL SUCH CONTROLS MUST ALSO BE FULLY FUNCTIONAL/ OPERATIONAL SHOULD WORK OPERATIONS CEASE TEMPORARILY. (eg WEEKENDS, ROSTERED DAYS OFF, etc.) ii) ALL FILTER BARRIERS ARE TO BE REGULARLY INSPECTED, PARTICULARLY FOLLOWING RUNOFF EVENTS, SO THAT DISLODGED OR BROKEN BALES/BAGS CAN BE IMMEDIATELY REPLACED. SEDIMENT ACCUMULATION BEHIND STRAWBALE SANDBAGS SHALL BE REMOVED. iii) RESPREAD MATERIAL GAINED DURING MAINTENANCE

OPERATION OR ALTERNATIVELY PLACE ON STOCKPILES 3. MINIMISE DISTURBED AREAS. 4. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATH.

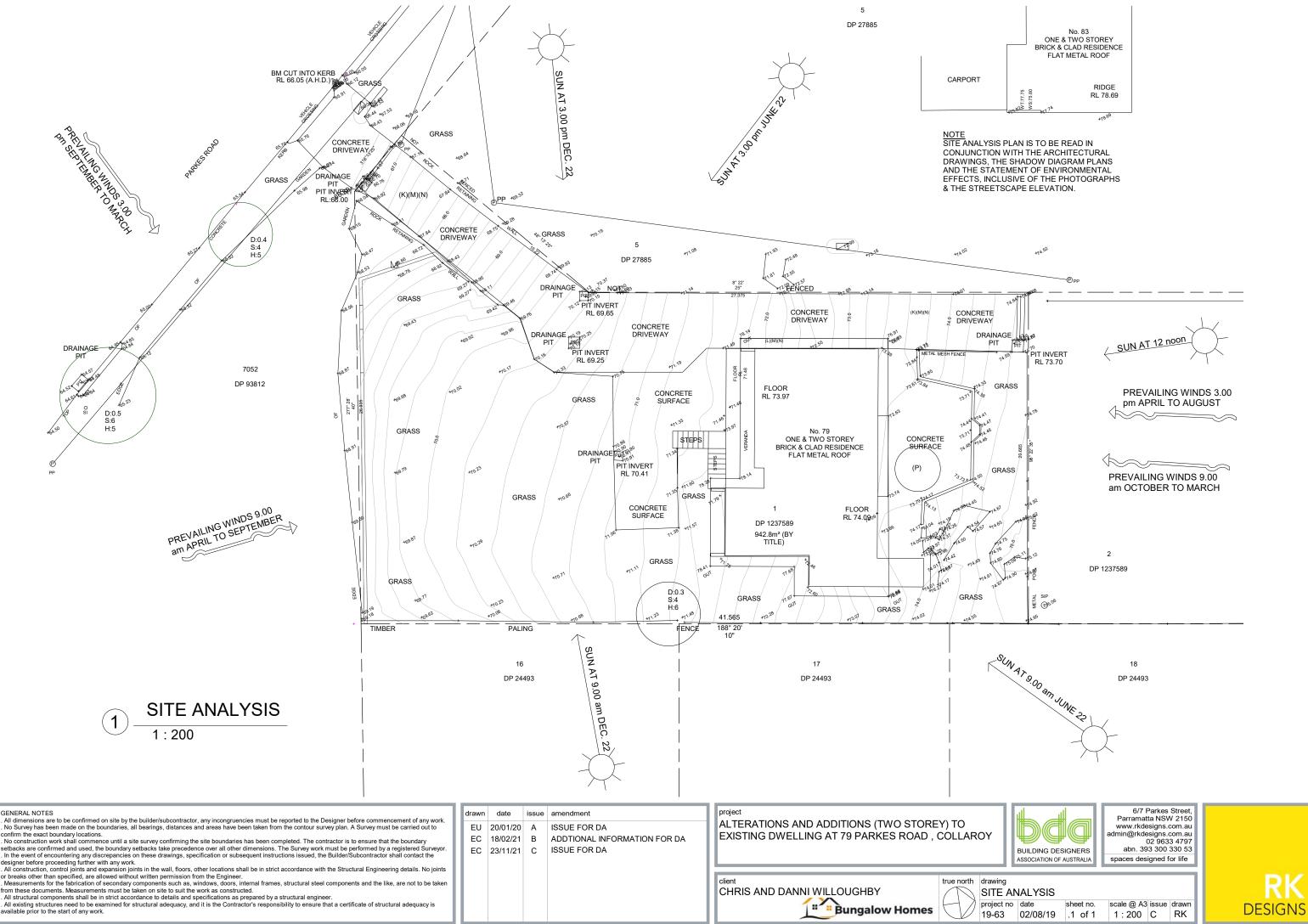
5. ROADS AND FOOTPATHS TO BE SWEPT DAILY. 6. ALL TRUCK LOADS ARE TO BE COVERED WHEN ENTERING AND EXITING THE SITE SO AS TO AVOID SPILLAGE.

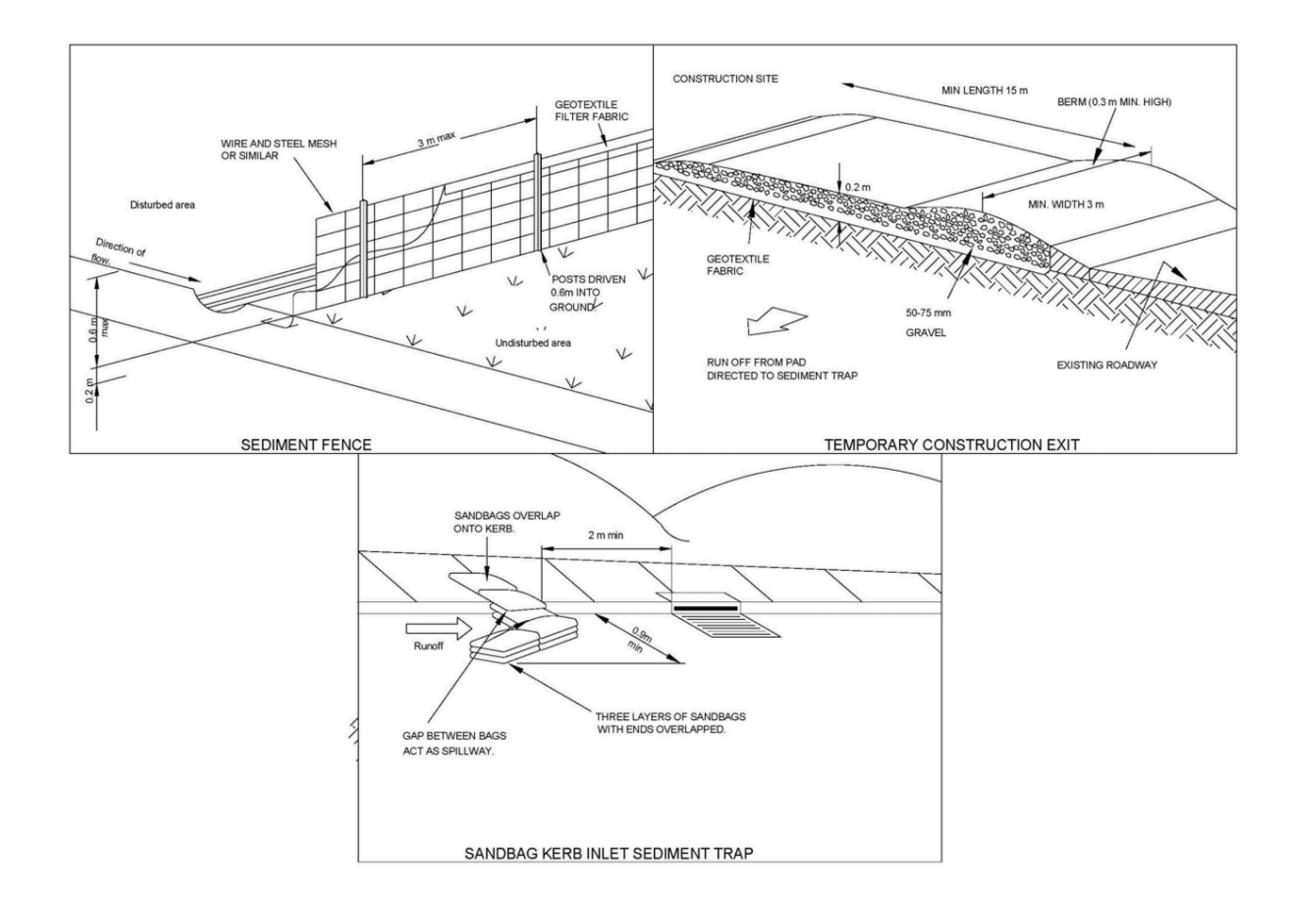
METHOD OF SUPPORT OF EXCAVATION ADJACENT TO ADJOINING PROPERTIES TO ENG'S DETAILS AND IT IS TO BE CERTIFIED BY A CERTIFIER ACCREDITED IN CIVIL ENGINEERING

LEGEND

- TO BE DEMOLISHED

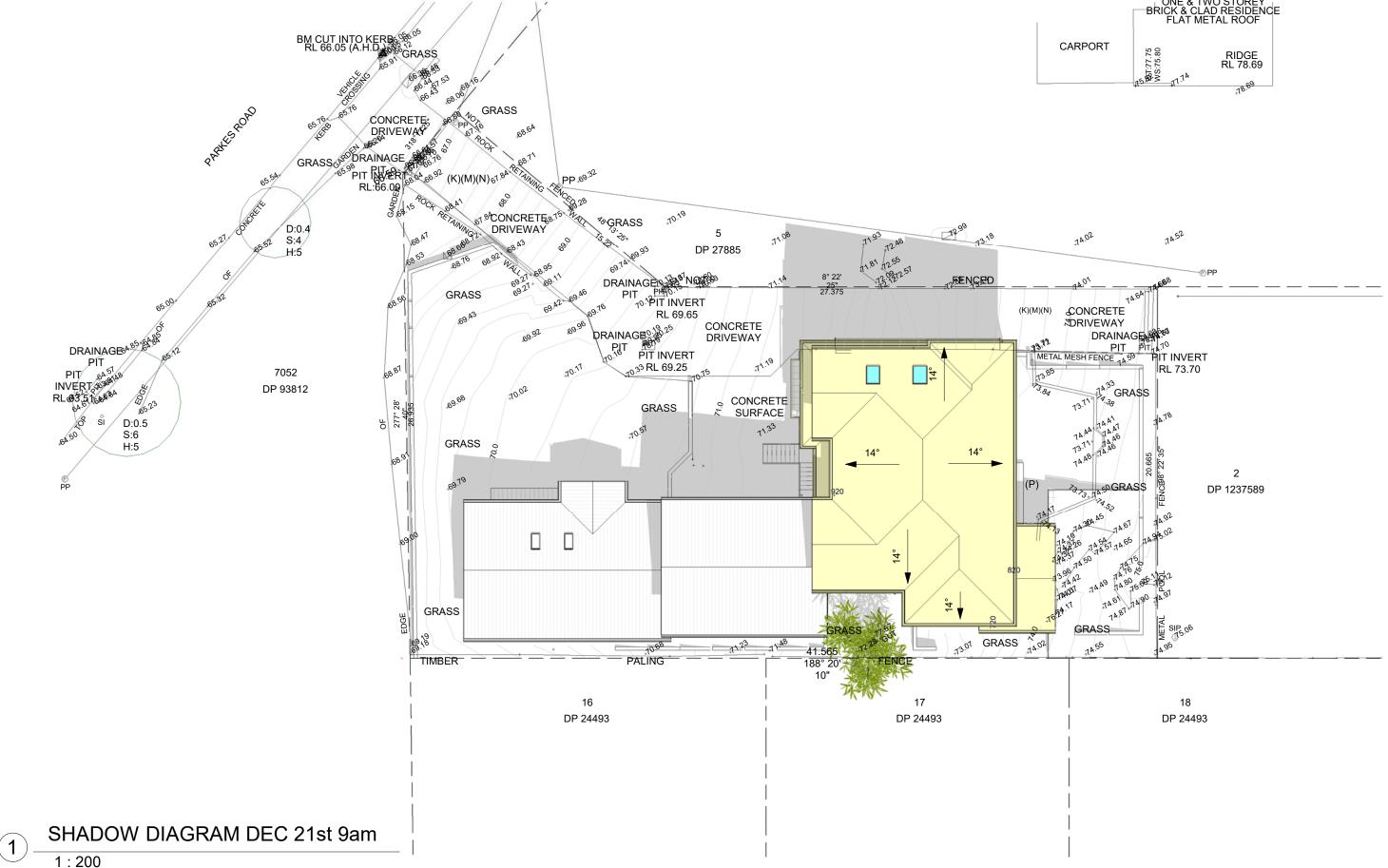


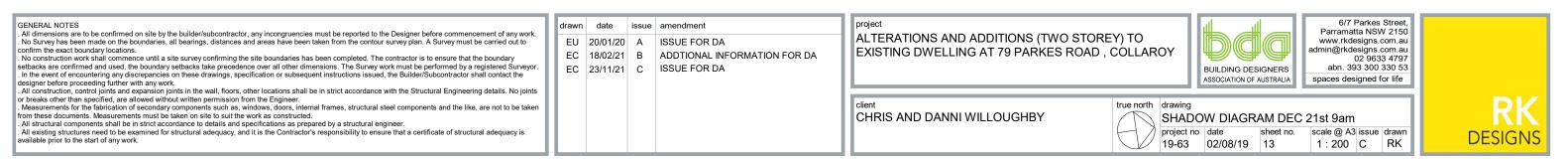




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SHADOW DIAGRAM DEC 21st 12pm

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I	. All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.						ALTERATIONS AND ADDITIONS (TWO STOREY) TO
1	. No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to	EL	J 20	0/01/20	A	ISSUE FOR DA	
l	confirm the exact boundary locations. . No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary	EC	18	8/02/21	В	ADDTIONAL INFORMATION FOR DA	EXISTING DWELLING AT 79 PARKES ROAD , COLLAROY
l	setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor. . In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the	EC	23	3/11/21	С	ISSUE FOR DA	
I	designer before proceeding further with any work.						
1	. All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints						
1	or breaks other than specified, are allowed without written permission from the Engineer.						a Bank have a second bank a
1	. Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken						client true north draw
I	from these documents. Measurements must be taken on site to suit the work as constructed.						CHRIS AND DANNI WILLOUGHBY
I	. All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.						
I	. All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is						
I	available prior to the start of any work.						19-
							× V / 13-







SHADOW DIAGRAM DEC 21st 3pm

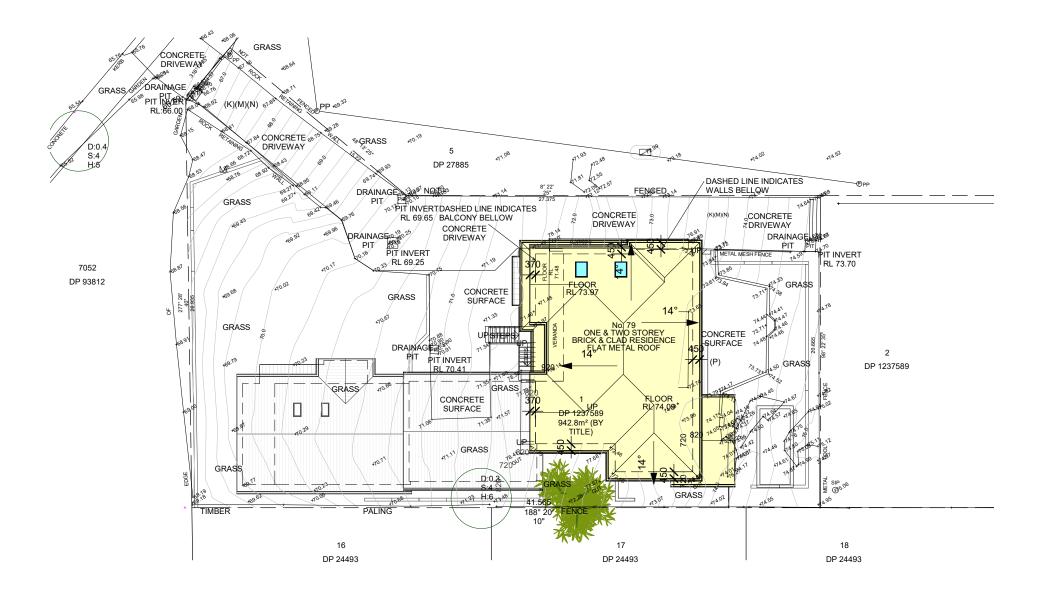
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GENERAL NOTES project date issue amendment drawn All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work. No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to ALTERATIONS AND ADDITIONS (TWO STOREY) TO EU 20/01/20 A ISSUE FOR DA . No Survey has been made on the boundaries, all bearings, distances and areas have been taken norm the contour survey part. A cartery has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor. In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the dimensions. EXISTING DWELLING AT 79 PARKES ROAD , COLLAROY EC 18/02/21 B ADDTIONAL INFORMATION FOR DA ISSUE FOR DA EC 23/11/21 C A the other or proceeding unity and expansion of the term of the second true north drawing client from these documents. Measurements must be taken on site to suit the work as constructed. CHRIS AND DANNI WILLOUGHBY All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer . All existing structures need to be exa available prior to the start of any work. nined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy i

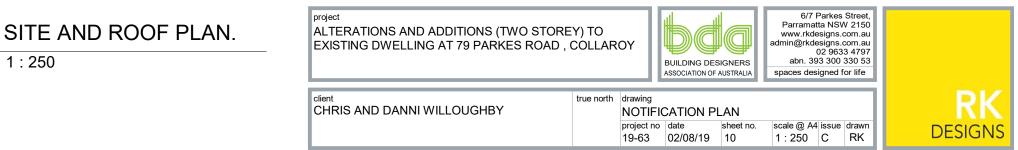


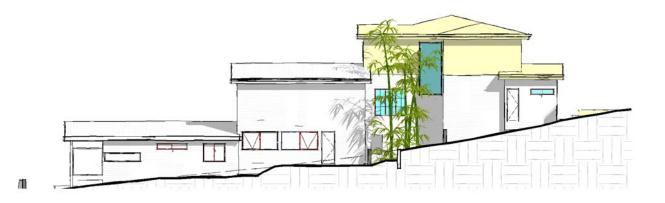




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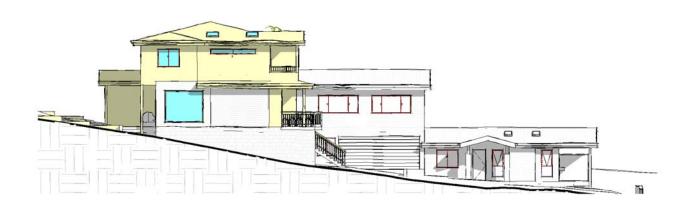
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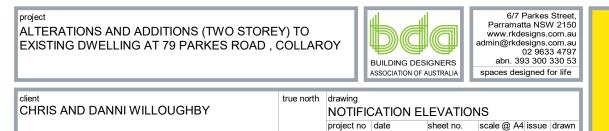






3 SOUTH ELEVATION.





19-63

02/08/19 11



Suite 6, 7 Parkes Street Parramatta NSW 2150 02 9633 4797 www.rkdesigns.com.au admin@rkdesigns.com.au

> 9/12/2021 ref : 19-63

PROPOSED EXTERNAL MATERIAL AND COLOUR FINISHES SCHEDULE FOR THE ALTERATION AND ADDITIONS OF EXISTING DWELLING 79 PARKES ROAD COLLAROY PLATEAU

EXTERNAL WALLS

Finish	Paint Finish
Manufacturer	Dulux
Colour	Tranquil retreat

<u>ROOF</u>

Туре	Pitched Roof
Finish	Metal
Manufacturer	Colorbond
Colour	Windspray

GUTTERS, DOWNPIPES AND FASCIA

Finish	Paint
Manufacturer	Dulux
Colour	Windspray

ALUMINIUM FRAME WINDOWS & SLIDING DOOR

Finish	Paint
Manufacturer	Dulux
Colour	White

POST AND RAILING

Finish	Paint
Manufacturer	Dulux
Colour	White







