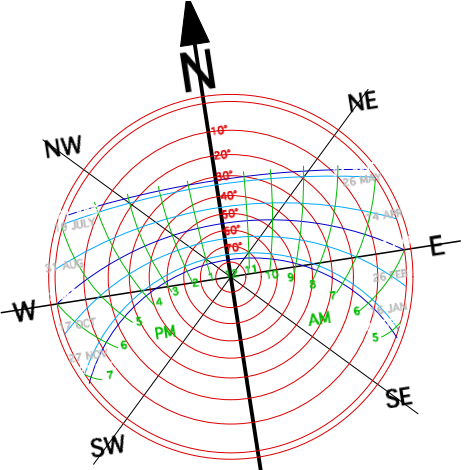




GENERAL NOTES

-BUILDING TO INCORPORATE BASIX COMMITMENTS TO COMPLY WITH THE ATTACHED BASIX CERTIFICATE 10247795 DATED 5/8/19
-SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS 3786-1993 'SMOKE ALARMS' AND PART 3.7.2 - 'SMOKE ALARMS' OF THE BCA (NB. SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM)
-TERMITE MANAGEMENT TO COMPLY WITH AS3660-2000 'TERMITE MANAGEMENT - NEW BUILDING WORK'
-GLAZING TO COMPLY WITH AS1288-2006 'GLASS IN BUILDINGS - SELECTION AND INSTALLATION AND AS 2047-1999 'WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION'
-WATERPROOFING OF WET AREAS TO COMPLY WITH AS3740 'WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS'. NO AIR DRIED LIQUID APPLIED TO MEMBRANES SHALL BE USED.
-ALL REQUIRED FACILITIES FOR A CLASS 1 BUILDING TO BE INSTALLED AS REQUIRED BY PART 3.8.2.2 'REQUIRED FACILITIES' OF THE BCA
-DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS TO COMPLY WITH PART 3.8.3 'FACILITIES' OF THE BCA
-STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 - 'STAIR CONSTRUCTION' OF THE BCA (NB. ALL STAIR TREADS TO HAVE A SURFACE THAT IS SLIP RESISTANT IN ACCORDANCE WITH PART 3.9.1.3 OF THE BCA)
-BALUSTRADES CONSTRUCTION TO COMPLY WITH PART 3.9.2.3 - 'BALUSTRADES' OF THE BCA
-ALL NEW OPENABLE WINDOWS WITHIN A BEDROOM WITH A FLOOR LEVEL 2M OR MORE ABOVE A SURFACE BENEATH TO BE PROTECTED IN ACCORDANCE WITH PART 3.9.2.5 OF THE BCA
-DAMP PROOF MEMBRANE MUST BE HIGH IMPACT, 0.2mm THICK POLYETHYLENE FILM
ALL BUILDING WORK TO BE LOCATED WHOLLY WITHIN THE ALLOTMENT BOUNDARIES

SITE AREA (M2)	714.50
MIN. LANDSCAPED AREA (40%)	61.10
MIN. LANDSCAPED AREA (285.5 M2)	437.00
MAX. BUILT UPON AREA (60%)	63.4%
MAX. BUILT UPON AREA (428.6M2)	256.4m2
GROSS FLOOR AREA (M2)	302.2
MAX BUILDING HEIGHT (8.5M)	7.9
EXISTING	SOFT LANDSCAPED AREA (M2)
	593.00
PROPOSED	SOFT LANDSCAPED AREA (M2)
	628
EXISTING	BUILT UPON AREA (M2)
	428 (40%)
PROPOSED	BUILT UPON AREA (M2)
	264 (37%)

BASIX COMPLIANCE	
PROPOSED ROOF AREA	TOTAL (M2)
	139
CONDITIONED FLOOR AREA	185.3
UNCONDITIONED FLOOR AREA	91

NO. 26
3 STOREY BRICK HOUSE

Water Commitments	
Landscape	
The applicant must plant indigenous or low water use species of vegetation throughout 20 square metres of the site.	
Fixtures	
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.	
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.	
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.	
Alternative water	
Rainwater tank	
The applicant must install a rainwater tank of at least 18000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	
The applicant must configure the rainwater tank to collect rain runoff from at least 139 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).	
The applicant must connect the rainwater tank to:	
• all toilets in the development	
• the cold water tap that supplies each clothes washer in the development	
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)	
• all hot water systems in the development	
Thermal Comfort Commitments	
Simulation Method	
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.	
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.	
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.	
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.	
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	
Floor and wall construction	Area
floor - concrete slab on ground	113.0 square metres
floor - suspended floor/open subfloor	22.0 square metres
floor - suspended floor/enclosed subfloor	92.0 square metres
floor - suspended floor above garage	All or part of floor area
Energy Commitments	
Hot water	
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 3.6 to 4.0 STCs or better.	
Cooling system	
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans; Energy rating: n/a	
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a	
Heating system	
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase air conditioning; Energy rating: EER > 4.0	
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase air conditioning; Energy rating: EER > 4.0	
The heating system must provide for daylight zoning between living areas and bedrooms.	
Ventilation	
The applicant must install the following exhaust systems in the development:	
At least 1 Bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off	
Kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off	
Laundry: individual fan, not ducted; Operation control: manual switch on/off	
Artificial lighting	
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:	
• at least 5 of the bedrooms / study; dedicated	
• at least 2 of the living / dining rooms; dedicated	
Energy Commitments	
• the kitchen; dedicated	
• all bathrooms/toilets; dedicated	
• the laundry; dedicated	
• all hallways; dedicated	
Natural lighting	
The applicant must install a window and/or skylight in 5 bathroom(s)/toilet(s) in the development for natural lighting.	
Alternative energy	
The applicant must install a photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	
Other	
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.	
The applicant must install a fixed outdoor clothes drying line as part of the development.	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.	

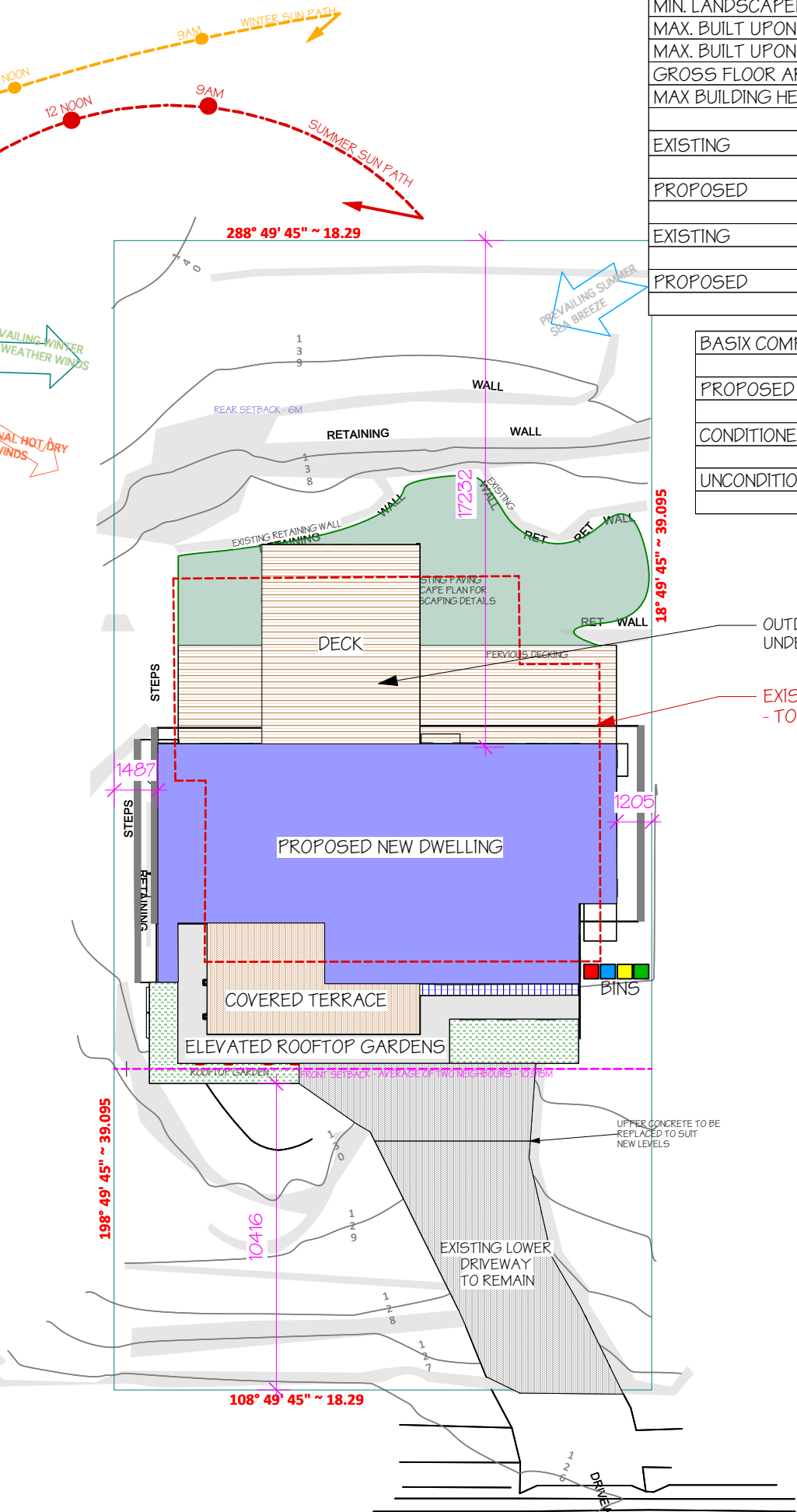
SIR

THOMAS

MITCHELL

DRIVE

1
SITE PLAN
1:200

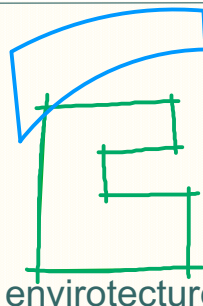


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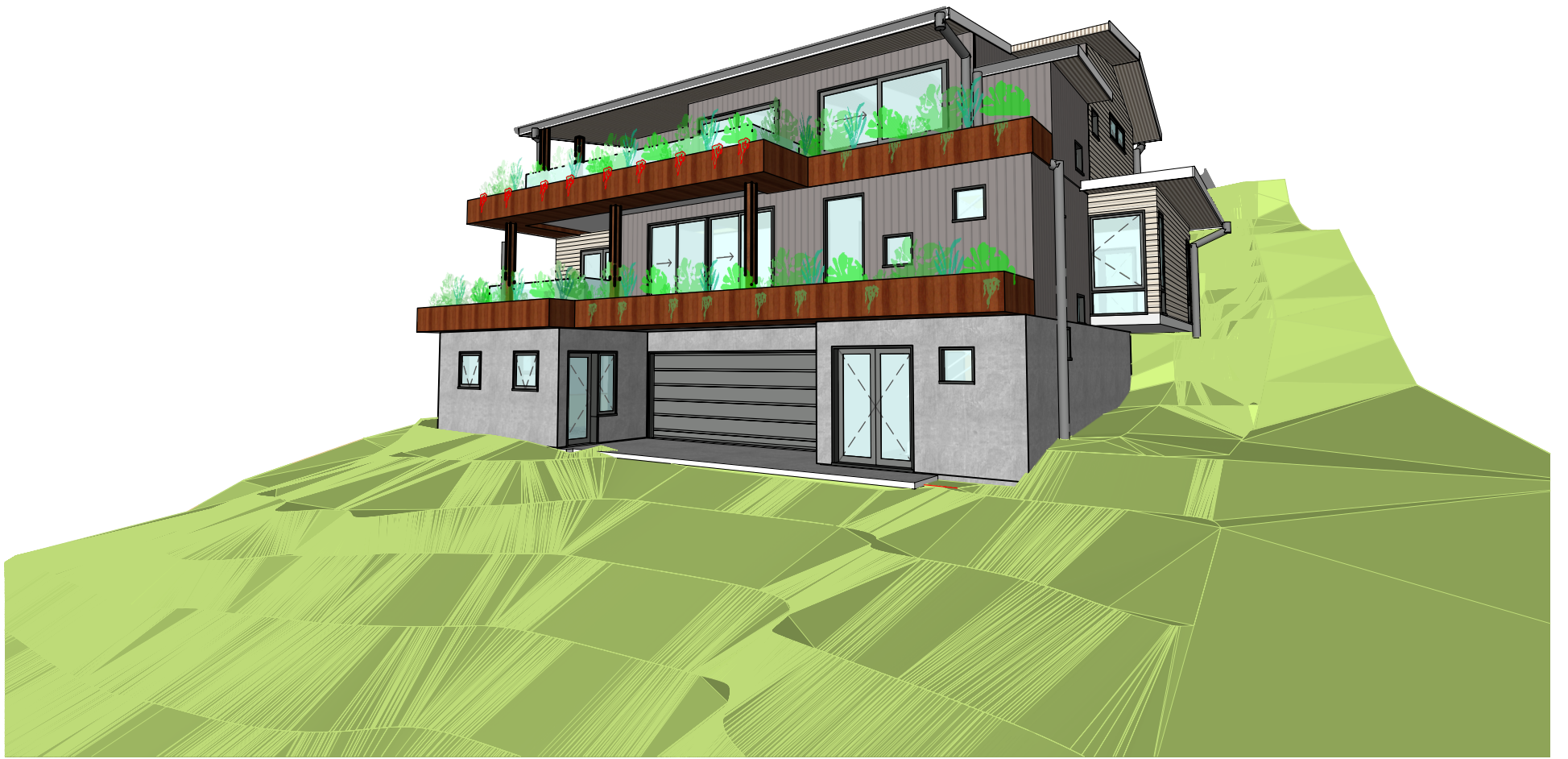
DA2019/0888

LEGEND

	PROPOSED DECK
	PROPOSED DWELLING FOOTPRINT
	COVERED TERRACE
	ELEVATED GARDENS
	EXISTING DRIVEWAY LOCATION TO REMAIN AND BE EXTENDED AND MODIFIED TO MEET PROPOSED LEVELS



2	31/07/19	ISSUED FOR DA	
ISSUE 1	DATE 21/12/17	FOR CLIENT INFORMATION	
PROJECT NEW DWELLING			PROJECT # W35-DA
ADDRESS 24 SIR THOMAS MITCHELL DRIVE, DAVIDSON			
CLIENT GERRY & STELA WILKINS	DATE # 2017-12-21	DWG # 11.01	
	SCALE 1:100@A3		
DWG SITE PLAN & ANALYSIS	DRAWN ML	ISSUE 2	
	CHKD DC		
48 KALANG ROAD ELANORA HTS NSW 2101			ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029
OFFICE 02 9913 3997			
www.envirotexture.com.au			NOMINATED ARCHITECT: ANDY MARLOW ARB #9597
envirotexture projects pty ltd			
ABN 49 078 853 577			



24 SIR THOMAS MITCHELL DRIVE PROPOSED NEW DWELLING



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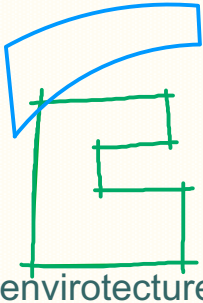
EXISTING REAR ROCK WALL

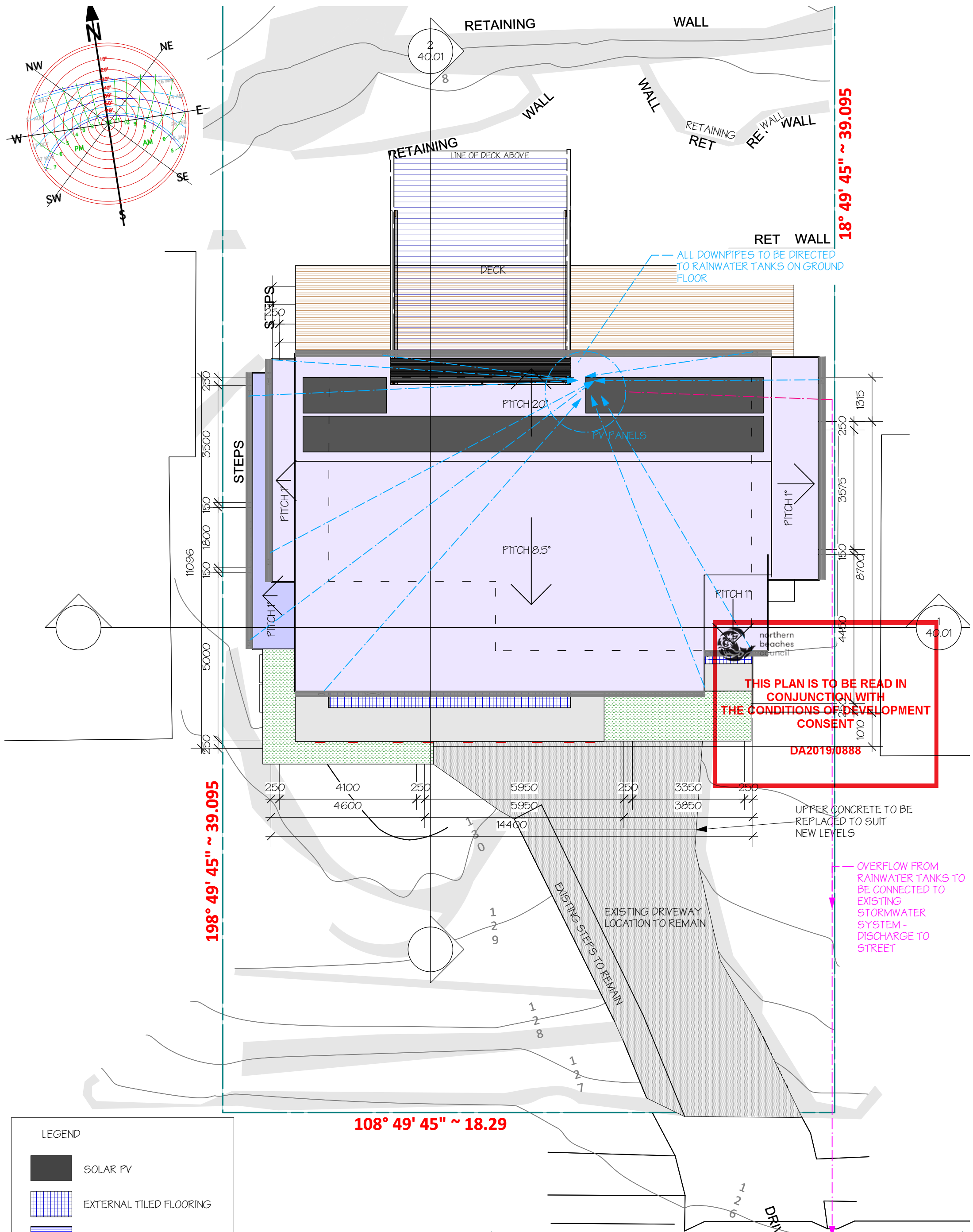


EXISTING VIEW FROM STREET



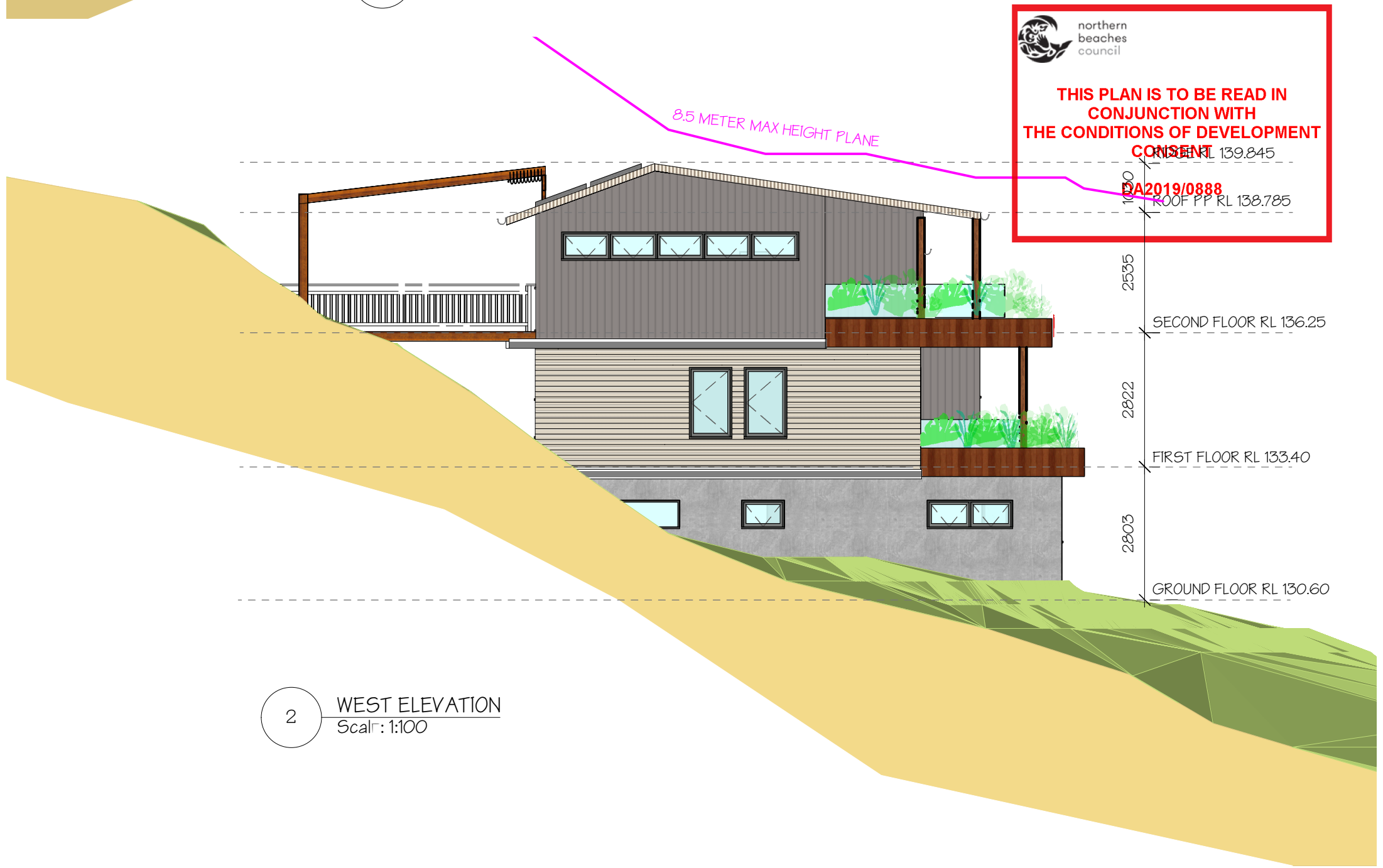
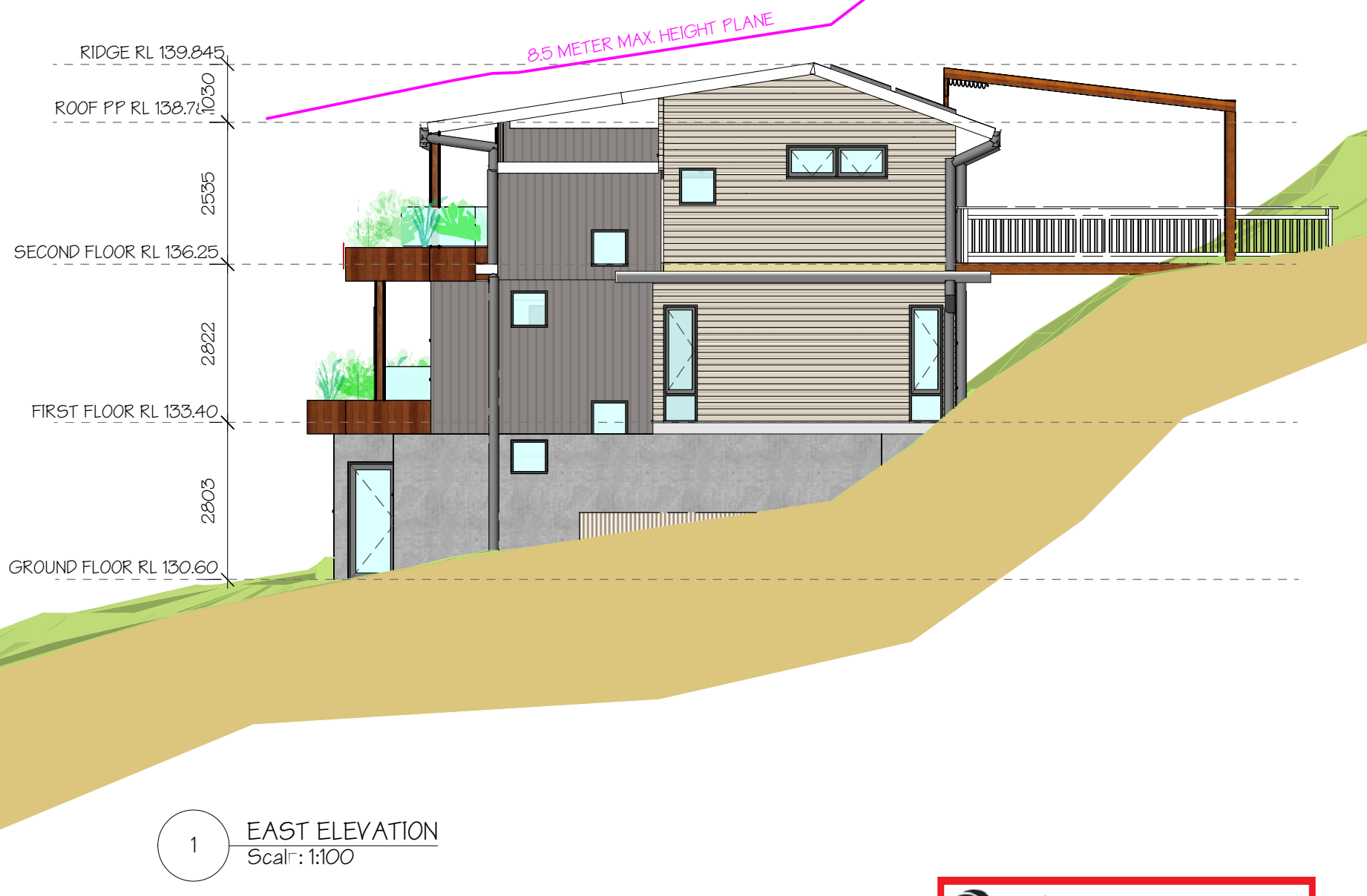
EXISTING WEST SIDE BOUNDARY STEPS

	ISSUE	DATE	PROJECT #	
	PROJECT	NEW DWELLING	W35-DA	
	ADDRESS	24 SIR THOMAS MITCHELL DRIVE, DAVIDSON		
	CLIENT	GERRY & STELA WILKINS	DATE #	DWG #
	DWG	COVER PAGE	SCALE 1:100@A3	10.01
			DRAWN	ISSUE
			CHKD	
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotecture.com.au envirotecture projects Pty Ltd ABN 49 078 853 577			ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029 NOMINATED ARCHITECT: ANDY MARLOW ARB #9597	



THOMAS

ISSUE 2	31/7/19	ISSUED FOR DATA	PROJECT # W35-DA
ISSUE 1	DATE 25/7/18	FOR INFORMATION	
PROJECT NEW DWELLING			
ADDRESS 24 SIR THOMAS MITCHELL DRIVE, DAVIDSON			
CLIENT	GERRY & STELA WILKINS	DATE # 2018-07-25	DWG # 21.04
		SCALE 1:100@A3	ISSUE
DWG	PROPOSED ROOF & STORMWATER PLAN	DRAWN ML	2
		CHKD DC	
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9983 3997			 ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029
www.envirotecture.com.au envirotecture projects Pty Ltd ABN 49 078 853 577			 NOMINATED ARCHITECT: ANDY MARLOW ARB #9597

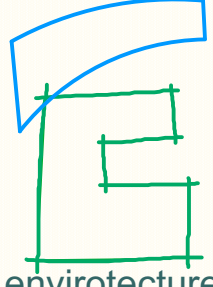


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DA2019/0888

RIDGE RL 139.845
ROOF PP RL 138.785

 envirotecture	ISSUE 1	DATE 31/7/19	ISSUED FOR DA	PROJECT #
	PROJECT NEW DWELLING			W35-DA
	ADDRESS 24 SIR THOMAS MITCHELL DRIVE, DAVIDSON			
	CLIENT GERRY & STELA WILKINS	DATE #	SCALE 1:100 @ A3	DWG # 30.01
	DWG ELEVATIONS EAST AND WEST	DRAWN ML	CHKD DA	ISSUE 1
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotecture.com.au envirotecture projects pty ltd ABN 49 078 853 577				ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029 NOMINATED ARCHITECT: ANDY MARLOW ARB #9597



1 SOUTH ELEVATION
Scale: 1:100



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RIDGE RL 139.845

ROOF PP RL 138.785

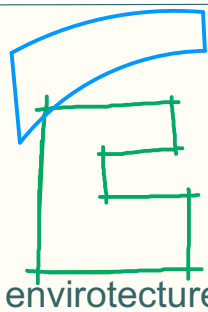
SECOND FLOOR RL 136.25

FIRST FLOOR RL 133.40

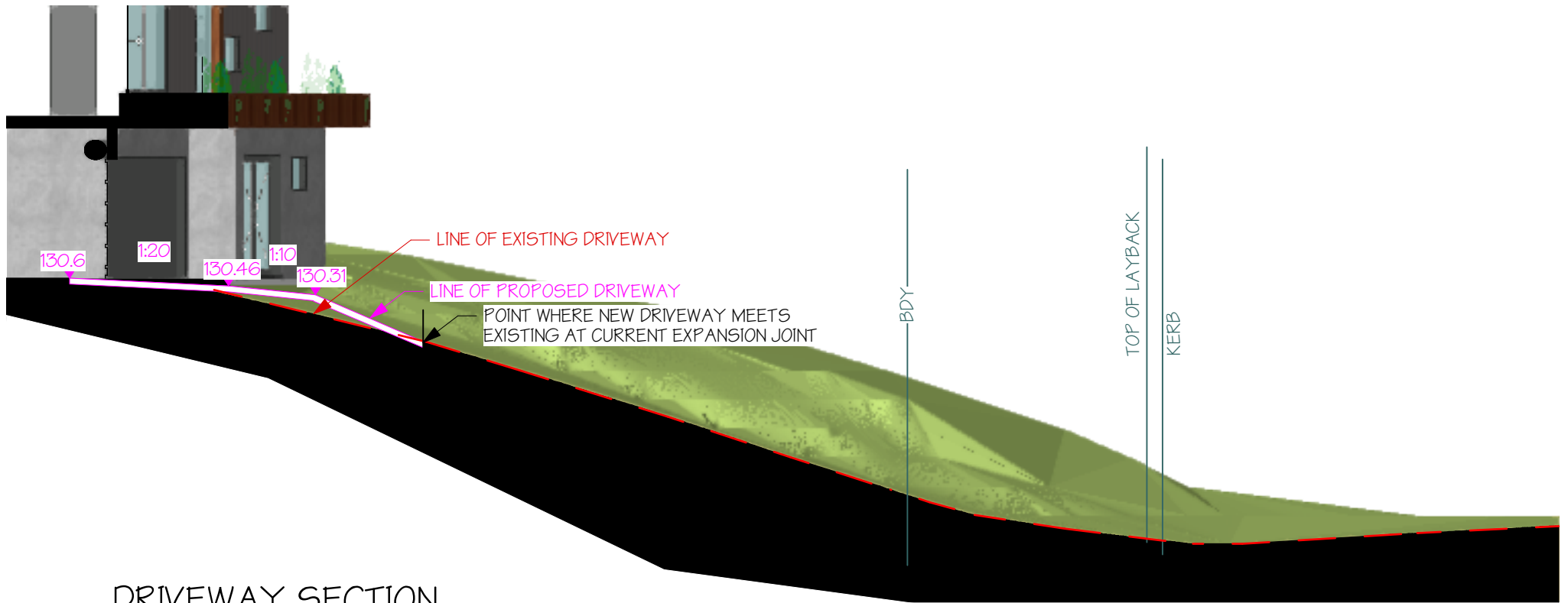
GROUND FLOOR RL 130.60



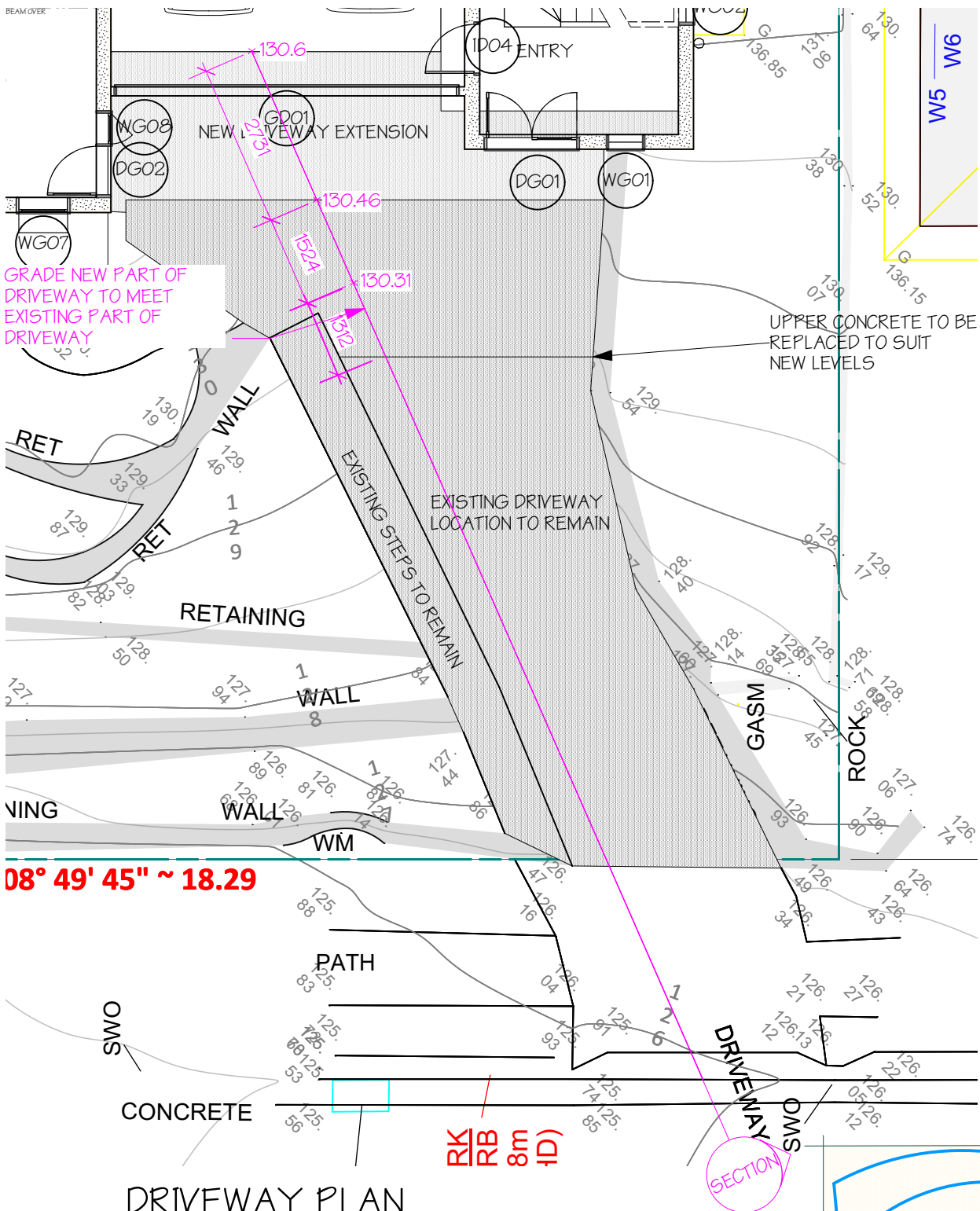
2 NORTH ELEVATION
Scale: 1:100



ISSUE	1	DATE	31/7/19	ISSUED FOR	DA	PROJECT #	W35-DA
PROJECT	NEW DWELLING						
ADDRESS	24 SIR THOMAS MITCHELL DRIVE, DAVIDSON						
CLIENT	GERRY & STELA WILKINS				DATE #	DWG #	30.02
DWG	ELEVATIONS NORTH AND SOUTH				SCALE	1:100 A3	ISSUE
					DRAWN	ML	1
					CHKD	DC	
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotecture.com.au						ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029	
envirotecture projects Pty Ltd ABN 49 078 853 577						NOMINATED ARCHITECT: ANDY MARLOW ARB #9597	



DRIVEWAY SECTION

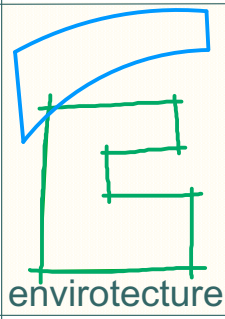


DRIVEWAY PLAN

 northern beaches council

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DA2019/0888



ISSUE	1	DATE	31/7/19	ISSUED FOR	DA	PROJECT #		W35-DA		
PROJECT						NEW DWELLING				
ADDRESS						24 SIR THOMAS MITCHELL DRIVE, DAVIDSON				
CLIENT				GERRY & STELA WILKINS		DATE #		DWG #	40.02	
						SCALE				1:100
DWG				DRIVEWAY SECTION		DRAWN		ML	ISSUE	1
						CHKD		DC		
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotexture.com.au envirotexture projects Pty Ltd ABN 49 078 853 577						bda		ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029		
						SDS		NOMINATED ARCHITECT: ANDY MARLOW ARB #9597		

WORK HEALTH & SAFETY REGULATIONS 2011

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
For buildings where scaffold, ladders, trestles are not appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

ANCHORAGE POINTS
Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner
If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS 108 197:1999 and AS/NZ 4586:2004.

STEPS, LODGE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.
1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area wear Personal Protective Equipment (PPE).

BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Locations with underground power:
Overhead power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or in the case of electrical equipment not carrying a current electrical safety tag.
All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS
For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to 1990 - it therefore may contain asbestos.
1986 - it therefore is likely to contain asbestos.
either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray paints, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after completion. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES
For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS
Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING
RESIDENTIAL BUILDINGS
This building has been designed as a residential building. If it, at a later date, is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

NON-RESIDENTIAL BUILDINGS
For non-residential buildings where the end-use has not been identified:
This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-use.

For non-residential buildings where the end-use is known:
This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH RISK ACTIVITY
All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

Waste Minimisation Tips for Builders

Before You Start Building
Plan your site to reduce waste at the different stages:
*Demolition/Excavation;
*Building Structure;
*Envelope;
*Interior Fit Out;
*Finishing
Insert clauses in sub-contractors contracts so you make them:
*follow your site waste management plan;
*responsible for their waste
*If the job is large, allocate staff to implement parts of the site waste management plan
Research new practices and materials that reduce wastage
Plan ahead thenumber of skips you intend to use and your total waste budget
Set a weekly target so you can see quickly if your waste budget is blowing out
When You Order and Purchase Materials
Estimate accurately, aim for nil waste allowance
Control purchasing and limit over ordering
Purchase materials that have recycled content.
Especially steel reinforcement and concrete.
Purchase material and components that can be reused and / or recycled
Use durable, low maintenance materials
Use pre-fab and modular components
Plan ahead thenumber of skips you intend to use and your total waste budget
Reduce Packaging
Negotiate with your suppliers to:
*not deliver excess packaging;
*only use packaging that is reusable or recyclable;
*take back packaging
Negotiate With Your Waste Contractor
Do you need one? - can you stockpile materials and:
*take them to a recycler yourself or;
*arrange to have them transported there
Negotiate with a reputable waste contractor to take waste for recycling
Get monthly reports from your waste contractor on how much was recycled or which landfill it went to
Train Your Staff and SubcontractorsX
Include your waste management plan in your site induction
Train your labourers-the people at the sharp end of waste avoidance
Keep staff and subbies up to date on progress - reward good progress
After the Job is Finished
Evaluate your success

On-Line Tools
Online Tools
Better Practice Guide for Waste Management in Multi-Unit Dwellings - to be advised.

Sample Waste Management Plans to be advised.

Best Practice Case Studies
<http://onsite.rmit.edu/>
to be advised.

Purchasing Recycled Products
<http://www.wasteboards.nsw.gov.au/directory/buyrecycled/>
<http://ecospecifier.rmit.edu.au/flash.htm>

Recycling Contractors and Outlets
<http://www.wasteboards.nsw.gov.au/directory/>

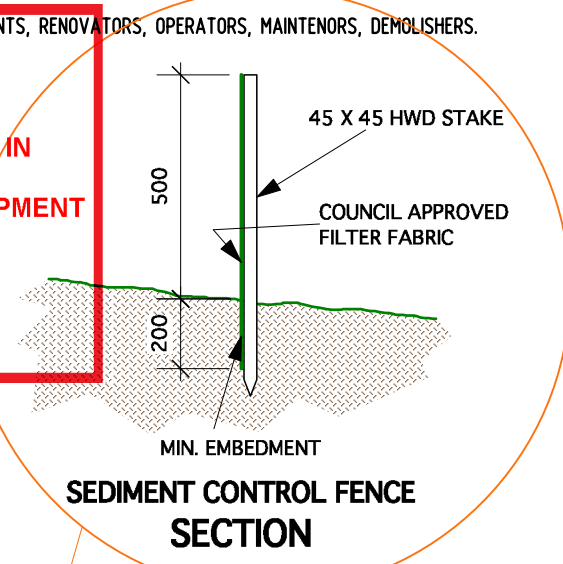
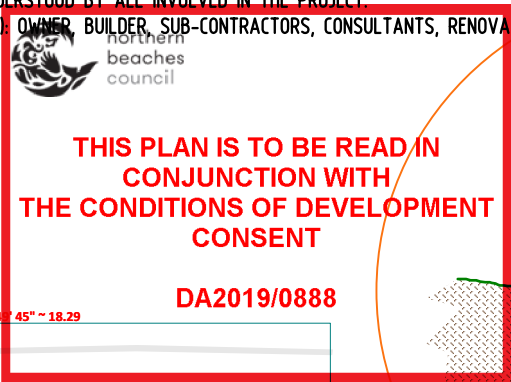
Waste Centres (Includes Landfill Sites)
<http://www.wasteboards.nsw.gov.au/directory/>

Waste Transporters and Skip Companies
<http://www.wasteboards.nsw.gov.au/directory/>

Recycling Signs
<http://www.wasteboards.nsw.gov.au/facilities/data/recyclingsigns/welcome.html>

Waste Generation Rates (Construction)
to be advised
Waste Generation Rates (Ongoing)
to be advised
Glossary of Terms
to be advised
Relevant Legislation
to be advised

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT
THIS INCLUDES (but is not excluded to) OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

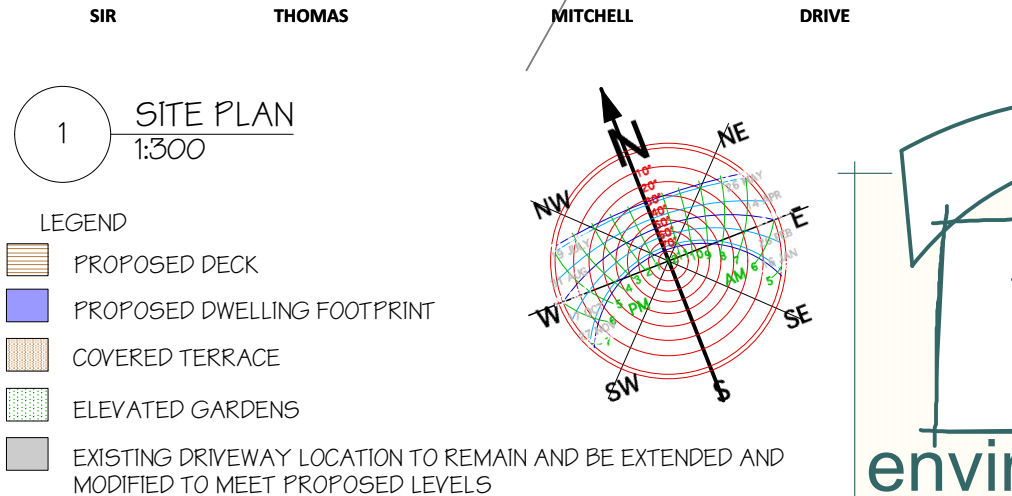


ESTIMATING CONSTRUCTION WASTE		
MATERIAL	Average % waste	Tonnes per m/cube
Bricks	NA	1.3
Concrete	3 - 5%	1.1
Plasterboard	5 - 20%	0.4
Roof Tiles	2 - 5%	1.3
General Site Waste	100%	0.2
Paper/Cardboard	NA	??
Steel - Roofing	NA	0.6
Steel - Structural	NA	0.9
Steel - Reinforcing	NA	0.65
Timber	5 - 7%	0.5

CONSTRUCTION STAGE		DESTINATION		
		Reuse and Recycling		
Material	Estimated Waste		ON-SITE	OFF-SITE
	Volume (m/cube)	Weight (t)	Specify proposed reuse or on-site recycling methods	Specify contractor and recycling outlet
UNTREATED TIMBER OFF-CUT	1.1	0.4	LANDSCAPING MULCH	MULCH/COMPOST
ROOFING OFF-CUTS	0.4	0.2	NIL	RECYCLING
PLASTERBOARD	0.1	0.1	NIL	RECYCLING
CONCRETE	0.1	0.1		RECYCLING
GENERAL	5	1		LANDFILL
CARDBOARD	2	0.1		RECYCLING

ON-GOING WASTE MANAGEMENT			
Type Of Waste To Be Generated	Expected Vol. Per Week	Proposed On-Site Storage And Treatment Facilities	Destination
Please specify eg. Food, waste, glass, paper, meta, off-cuts etc.	Litres or m/cube	eg. Waste storage and recycling area, garbage chute, on-site composting equipment	recycling, disposal, specify contractor
FOOD WASTE	5L	ON-SITE COMPOST- BACK YARD	ON-SITE
PAPER/CARDBOARD	0.5 M3	WASTE STORAGE AREA	FORTNIGHTLY RECYCLING, COUNCIL WASTE SERVICE
PLASTIC/BOTTLES/CANS	0.5M3	WASTE STORAGE AREA	FORTNIGHTLY RECYCLING, COUNCIL WASTE SERVICE
GENERAL HOUSEHOLD WASTE	0.5M3	WASTE STORAGE AREA	WEEKLY RECYCLING, COUNCIL WASTE SERVICE
VEGETATION CLIPPINGS	1M3	WASTE STORAGE AREA	FORTNIGHTLY RECYCLING, COUNCIL WASTE SERVICE

DEMOLITION & EXCAVATION STAGE		DESTINATION		
		Reuse and Recycling		
Material	Estimated Waste		ON-SITE	OFF-SITE
	Volume (m/cube)	Weight (t)	Specify proposed reuse or on-site recycling methods	Specify contractor and recycling outlet
ROOF TILES	12.0	8.5		MASONRY RECYCLING
ALL UNTREATED TIMBER	8	4		COMPOSTING
PLASTERBOARD	6	2.4		LANDFILL
WINDOW GLASS	1	2		RECYCLING
ALL METAL	8	5.6		METAL RECYCLING
GENERAL	6	0.6		LANDFILL
CONCRETE	10	11		MASONARY RECYCLING



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sustainable buildings for a sustainable future

ISSUE		DATE		PROJECT #	
PROJECT		NEW DWELLING		W35-DA	
ADDRESS		24 SIR THOMAS MITCHELL DRIVE, DAVIDSON		DWG #	
CLIENT		GERRY & STELA WILKINS		60.01	
DWG		DEMOLITION & WASTE MANAGEMENT		ISSUE	
		DATE #			
		SCALE		1:100	
		DRAWN			
		CHKD			

48 KALANG ROAD ELANORA HTS NSW 2101
OFFICE 02 9913 3997
www.envirotecture.com.au
envirotecture projects Pty Ltd ABN 49 078 853 577

ACCREDITED BUILDING DESIGNER:
DICK CLARKE #6029
NOMINATED ARCHITECT:
ANDY MARLOW ARB #9597

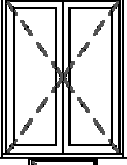
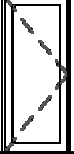
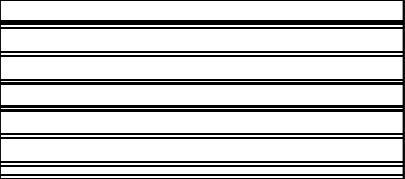
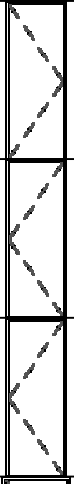
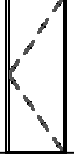
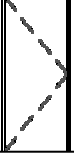
WINDOW & DOOR SCHEDULE

BASIX COMMITMENTS: ALL CONSTRUCTION DETAILS, INSULATION AND GLAZING SHALL BE CONSISTENT WITH THE BASIX CERTIFICATE NUMBER NOMINATED. IN THE EVENT OF ANY DISCREPANCY THE HIGHER STANDARD SHALL BE COMPILED WITH.

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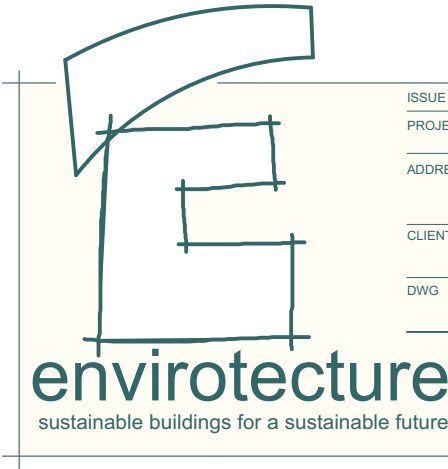
WINDOWS													
IMAGE	ROOM	ID	HEIGHT	WIDTH	ELEVATION SET AT	FFL (+/-)	GLAZING	FRAME	WINDOW AREA	FLY SCREEN	RESTRICTED OPENING	RESTRICTED OPENING METHOD	NOTES:
	ENTRY	WG01	650	650	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.422	NO	N/A	N/A	
	ENTRY	WG02	650	650	Head of frame	2500	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.422	NO	N/A	N/A	
	BED 3	WG03	600	2100	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	1.26	YES	NO	N/A	
	BATHROOM	WG04	600	900	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.54	YES	NO	N/A	FROSTED GLASS
	RUMPUS	WG05	600	1800	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	1.08	YES	NO	N/A	
	RUMPUS	WG06	900	900	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.81	YES	NO	N/A	
	RUMPUS	WG07	900	900	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.81	YES	NO	N/A	
	RUMPUS	WG08	1500	600	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.9	YES	NO	N/A	
DOORS													
IMAGE	ROOM	ID	HEIGHT	WIDTH	ELEVATION SET AT	FFL (+/-)	GLAZING	FRAME	GLAZED AREA	FLY SCREEN	RESTRICTED OPENING	RESTRICTED OPENING METHOD	
	ENTRY	DG01	2140	1600	Sill of frame	0	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	2.06	YES	NO	N/A	
	RUMPUS	DG02	2100	900	Sill of frame	0	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	1.14	YES	NO	N/A	
	GARAGE	GD01	2100	5800	Sill of frame	0	N/A	N/A	0	YES	NO	N/A	BY BUILDER
	BATH	ID01	2100	800	Sill of frame	0	N/A	TIMBER	0	YES	NO	N/A	BY BUILDER
	BED 3	ID02	2100	800	Sill of frame	0	N/A	TIMBER	0	YES	NO	N/A	BY BUILDER
	HRV	ID03	2100	800	Sill of frame	0	N/A	TIMBER	0	YES	NO	N/A	BY BUILDER
	GARAGE	ID04	2100	900	Sill of frame	0	N/A	TIMBER	0	YES	NO	N/A	BY BUILDER



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ISSUE1DATE30/07/19ISSUED FOR DA

PROJECTNEW DWELLING

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CLIENTGERRY & STELA WILKINS

DWGGROUND FLOOR WINDOW & DOOR SCHEDULE

DATE #

SCALE1:100

DRAWNML

CHKDDC

PROJECT #W35-DA

DWG #70

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bda

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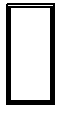
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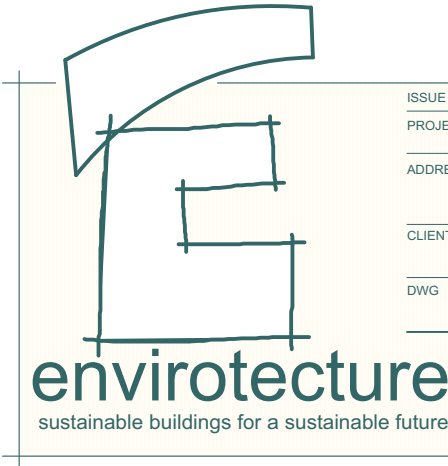
WINDOWS													
IMAGE	ROOM	ID	HEIGHT	WIDTH	ELEVATION SET AT	FFL (+/-)	GLAZING	FRAME	GLAZED AREA	FLY SCREEN	RESTRICTED OPENING	RESTRICTED OPENING METHOD	NOTES:
	MASTER BED	W101	2100	1075	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	1.71	YES	NO	N/A	
	MASTER BED	W102	2100	600	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.83	YES	NO	N/A	
	MASTER BED	W103	2100	600	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.83	YES	NO	N/A	
	WIR	W104	2100	800	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	1.18	YES	NO	N/A	
	ENSUITE	W105	2100	450	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.53	YES	NO	N/A	
	WC	W106	700	900	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.36	YES	NO	N/A	FROSTED GLASS
	BATHROOM	W107	1500	1800	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	1.92	YES	NO	N/A	FROSTED GLASS
	BED 3	W108	1500	900	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.94	YES	YES	TBC	FROSTED GLASS
	STUDY	W109	1500	900	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.94	YES	YES	TBC	FROSTED GLASS
	BED 2	W110	1900	3600	Head of frame	2250	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	5.41	YES	YES	TBC	
	STAIRWELL	W111	1900	900	Head of frame	2550	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	1.49	NO	N/A	N/A	
	STAIRWELL	W112	650	650	Head of frame	1400	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.32	NO	N/A	N/A	
	STAIRWELL	W113	650	650	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.32	NO	N/A	N/A	
	STAIRWELL	W114	650	650	Head of frame	2700	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.32	NO	N/A	N/A	
	STAIRWELL	W115	650	650	Head of frame	700	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.32	NO	N/A	N/A	
DOORS													
IMAGE	ROOM	ID	HEIGHT	WIDTH	ELEVATION SET AT	FFL (+/-)	GLAZING	FRAME	GLAZED AREA	FLY SCREEN	RESTRICTED OPENING	RESTRICTED OPENING METHOD	
	MASTER BED	ID01	2100	900	Sill of frame	0	N/A	TIMBER	0	YES	NO	N/A	BY BUILDER
	BED 2	ID02	2100	900	Sill of frame	0	N/A	TIMBER	0	YES	NO	N/A	BY BUILDER
	WC	ID03	2100	900	Sill of frame	0	N/A	TIMBER	0	YES	NO	N/A	BY BUILDER
	BATHROOM	ID04	2100	900	Sill of frame	0	N/A	TIMBER	0	YES	NO	N/A	BY BUILDER
	BED 3	ID05	2100	900	Sill of frame	0	N/A	TIMBER	0	YES	NO	N/A	BY BUILDER
	STUDY	ID06	2100	900	Sill of frame	0	N/A	TIMBER	0	YES	NO	N/A	BY BUILDER
	MASTER BED	D101	2100	1800	Sill of frame	0	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	2.38	YES	NO	N/A	
	BED 3	D102	2100	1800	Sill of frame	0	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	2.38	YES	NO	N/A	
	STUDY	D103	2100	1800	Sill of frame	0	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	2.38	YES	NO	N/A	



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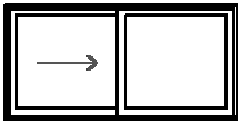
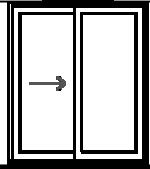
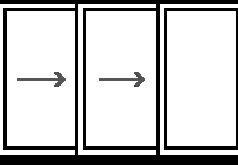
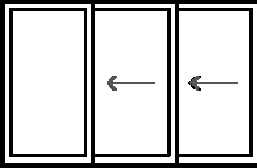
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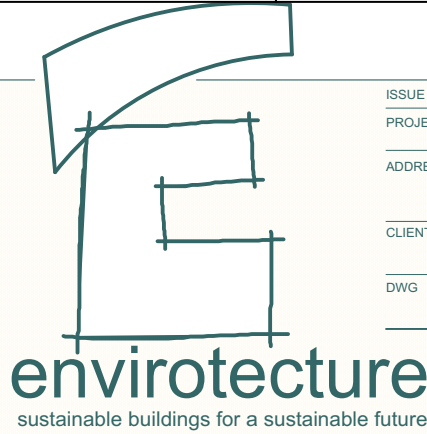
DWG #

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ISSUE

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WINDOWS														
IMAGE	ROOM	ID	HEIGHT	WIDTH	ELEVATION SET AT	FFL (+/-)	GLAZING	FRAME	GLAZED AREA	FLY SCREEN	FLY SCREEN MATERIAL	RESTRICTED OPENING	RESTRICTED OPENING METHOD	NOTES:
	STAIRWELL	W201	1500	3000	Sill of frame	600	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	3.14	YES	N/A	YES	TBC	
	LIVING	W202	600	5000	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	1.7	YES	N/A	NO	N/A	
	KITCHEN	W203	1200	1400	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	1.22	YES	N/A	NO	N/A	
	KITCHEN	W204	1200	1400	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	1.22	YES	N/A	YES	TBC	
	WC	W205	2100	900	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	1.38	YES	N/A	YES	TBC	
	LAUNDRY	W206	600	1800	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.59	YES	N/A	YES	N/A	
	STAIRWELL	W207	650	650	Head of frame	1700	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.32	NO	N/A	N/A		 northern beaches council THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2019/0888
	STAIRWELL	W208	800	1000	Head of frame	1300	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.66	NO	N/A	N/A		
	STAIRWELL	W209	650	650	Head of frame	900	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	0.32	NO	N/A	N/A		
DOORS														
IMAGE	ROOM	ID	HEIGHT	WIDTH	ELEVATION SET AT	FFL (+/-)	GLAZING	FRAME	GLAZED AREA	FLY SCREEN	FLY SCREEN MATERIAL	RESTRICTED OPENING	RESTRICTED OPENING METHOD	
	LAUNDRY	ID01	2100	900	Head of frame	2100	SINGLE LOW-E	THERMALLY IMPROVED ALUMINIUM	1.14	NO	N/A	NO	N/A	
	WC	ID02	2100	900	Head of frame	2100	SINGLE LOW-E	THERMALLY IMPROVED ALUMINIUM	1.14	NO	N/A	NO	N/A	
	DINING	D201	2100	1800	Sill of frame	0	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	2.56	YES	N/A	NO	N/A	
	LIVING	D203	2100	3300	Sill of frame	0	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	5.08	YES	N/A	NO	N/A	
	LIVING	D202	2200	3400	Sill of frame	0	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	5.55	YES	N/A	NO	N/A	



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PROJECTNEW DWELLING

ADDRESS24 SIR THOMAS MITCHELL DRIVE, DAVIDSON

CLIENTGERRY & STELA WILKINS

DWGSECOND FLOOR WINDOW & DOOR SCHEDULE

48 KALANG ROAD ELANORA HTS NSW 2101
OFFICE 02 9913 3997
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envirotecture projects Pty Ltd ABN 49 078 853 577

ACCREDITED BUILDING DESIGNER:
DICK CLARKE #6029

NOMINATED ARCHITECT:
ANDY MARLOW ARB #9597

PROJECT #W35-DA

DWG #72

ISSUE1

DATE #

SCALE1:100

DRAWNML

CHKDDC



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2019/0888

MATERIALS AND FINISHES



WALL TYPE 1
WEATHERTEX WEATHERGROOVE SMOOTH 75MM
PAINTED IN DULUX COLOUR: GREY PEBBLE P14B1



WALL TYPE 2
WEATHERTEX SELFLOC ECOGROOVE SMOOTH 300MM
PAINTED IN DULUX COLOUR TRISTAN



WALL TYPE 3
RENDERED BLOCKWORK
PAINTED IN DULUX COLOUR VIRIDUS



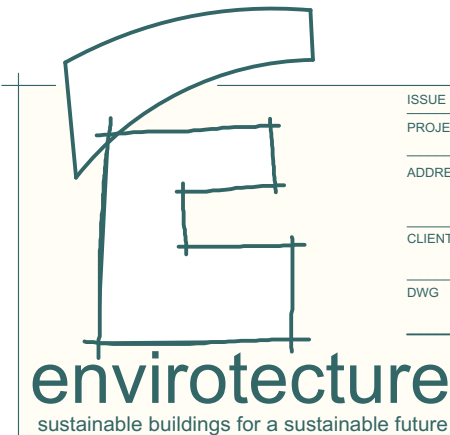
PLANTER BOX CLADDING
CORTEN



GARAGE DOOR
TIMBER ROLLER DOOR



ROOF
COLOURBOND SHALE GREY



2	31/07/19	ISSUED FOR DA
ISSUE 1	DATE 21/12/17	FOR CLIENT INFORMATION
PROJECT	NEW DWELLING	PROJECT # W35-DA
ADDRESS	24 SIR THOMAS MITCHELL DRIVE, DAVIDSON	DWG # 100.01
CLIENT	GERRY & STELA WILKINS	ISSUE 2
DWG	MATERIALS AND FINISHES	
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotexture.com.au envirotexture projects pty ltd ABN 49 078 853 577	bda ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029 NOMINATED ARCHITECT: ANDY MARLOW ARB #9597	