

Part 1 Dwelling access
Part 2 Dwelling entrance
Part 3 Internal doors and corridors
Part 4 Sanitary compartment
Part 5 Shower
Part 6 Reinforcement of bathroom and sanitary compartment walls

ALL WORK TO COMPLY WITH THE "NATIONAL CONSTRUCTION CODE" AND ALL ASSOCIATED/RELEVANT STANDARDS AND CODES. CONFIRM ALL DIMENSIONS ON SITE BEFORE COMMENCING OR PRODUCING SHOP DRAWINGS. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE OFF THE DRAWINGS. DIMENSIONS NOTES ON PLANS WITH AN * ARE SITE MEASURE HEIGHTS FROM FINISHED GROUND LEVELS TO FINISHED FLOOR LEVELS.

CONNECT NEW DOWNPIPES TO EXISTING STORMWATER LINES.
STAIRS SLIP RESISTANCE TO COMPLY WITH 3.9.1 OF THE NCC: P3
INTERNAL & P4 EXTERNAL

ALL DEMOLITION TO AS 2601. CONTRACTOR TO REMOVE ALL
DEMOLISHED MATERIAL TO APPROPRIATE RECYCLING PART TO ACT
GOVERNMENT REGULATIONS. ASBESTOS TO BE REMOVED BY
SUITABLY QUALIFIED ASBESTOS REMOVALIST. STOCKPILE SITE
TOPSOIL FOR REUSE IN THE NEW WORK WHERE POSSIBLE. PROTECT
ADJACENT TO BE RETAINED. DEMOLITION TO BE CONFINED TO
DEMOLITION SITE CLEARING. CONTOUR LEVELS AREA
APPROXIMATE. VERIFY ALL LEVELS ON SITE. RETAIN ALL TREES AND
SHRUBS UNLESS NOTED OTHERWISE.

MAINTAIN AS MANY GRASSED AREAS AS POSSIBLE, PARTICULARLY VERGES TO TRAP SOIL BEFORE IT REACHES THE ROADWAY AND STORMWATER SYSTEM. FENCE OFF UNDISTURBED AREAS.

ALL BUILDING WASTE TO BE STORED ON SITE IN SUITABLE RECEPTACLES AND COLLECTED REGULARLY. ENSURE THE WIND BORNE LITTER DOES NOT AFFECT ADJOINING OR ADJACENT PROPERTIES.

SEDIMENT CONTROL BARRIER
OF GEOTEXTILE FABRIC ON
THE LOW SIDE/S OF THE

BLOCK, DESIGNATE A BRICK CUTTING AND WASH AREA AWAY FROM THE STORMWATER DRAINS.

STAR PICKET POSTS

600 MAX

BA
SC

ENSURE THE AREA IS LARGE
ENOUGH TO CONTAIN ALL
EXCESS WATER, RESIDUES
AND WASTE REGULARLY CHECK

AND MAINTAIN POLLUTION CONTROLS THROUGHOUT CONSTRUCTION.

SEDIMENT CONTROL DETAIL

1. NO PART OF THE VERGE IS PLANNED FOR USE DURING CONSTRUCTION. NO MATERIALS ARE TO BE STORED OR PLACED ON THE VERGE AND ALL CONSTRUCTION VEHICLES WILL USE THE BLOCK ACCESS POINT/S. IF THERE IS SUBSEQUENTLY A NEED TO USE UNLEASED LAND, THE BUILDER WILL APPLY IN THE CORRECT MANNER.

2. ANY TREES ON THE VERGE ARE TO BE PROTECTED FOR THE DURATION OF THE JOB, BY CONTINUOUS TEMPORARY CHAIN MESH FENCING 1800 HIGH, TO THE FULL PERIMETER OF THE TREE.

3. THE BUILDER WILL BE RESPONSIBLE FOR THE REINSTATEMENT OF ALL DAMAGED INCURRED TO THE LAND VEGETATION, SERVICES, PATHS AND ROADS AS A RESULT OF THIS CONSTRUCTION WORK. VERGE AREAS IF USED, WILL BE HANDED BACK TO URBAN SERVICES IN THE SAME STATE THAT THEY WERE IN PRIOR TO COMMENCEMENT OF WORK.

UNLESS OTHERWISE STATED, OPEN AREAS ARE DRY-
LAND GRASSED OR OTHER PLANTING AS NOTED,
EXCEPT FOR MINOR PATHWAYS.

APPLIES TO EXTENSIONS & ALTERATIONS THAT INCREASE THE FLOOR AREA BY MORE THAN 50% OF EXISTING;
ON SITE WATER STORAGE FROM ROOF HARVESTING & CONNECTIONS AS PER RULE 43 OF RESIDENTIAL ZONES - SDHDC.

WHERE EXTENSIONS & ALTERATIONS INCREASE THE FLOOR AREA BY MORE THAN 50% OF EXISTING,THE FOLLOWING INFORMATION TO BE NOTED ON THE PLANS:

1: EXISTING GLAZING WHERE THERE ARE HUMAN IMPACT SAFETY REQUIREMENTS IS TO COMPLY WITH PART 3.6.4 OF THE NCC OR BE COATED ON AT LEAST 1 SIDE WITH A CONTINUOUS POLYMERIC COATING, SHEET OR FILM.

2: SMOKE ALARMS ARE TO BE INSTALLED
THROUGHOUT THE BUILDING AS PER PART 3.7.2 OF THE
NCC.






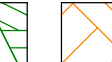

3: EXISTING STAIRS ARE TO COMPLY WITH PART 3.9.1 OF THE NCC OR HAVE CONSTANT GOINGS AND RISERS THROUGHOUT EACH STAIR FLIGHT, RISERS NO TALLER THAN 250mm AND THE OPENING BETWEEN RISERS NO GREATER THAN 125mm.

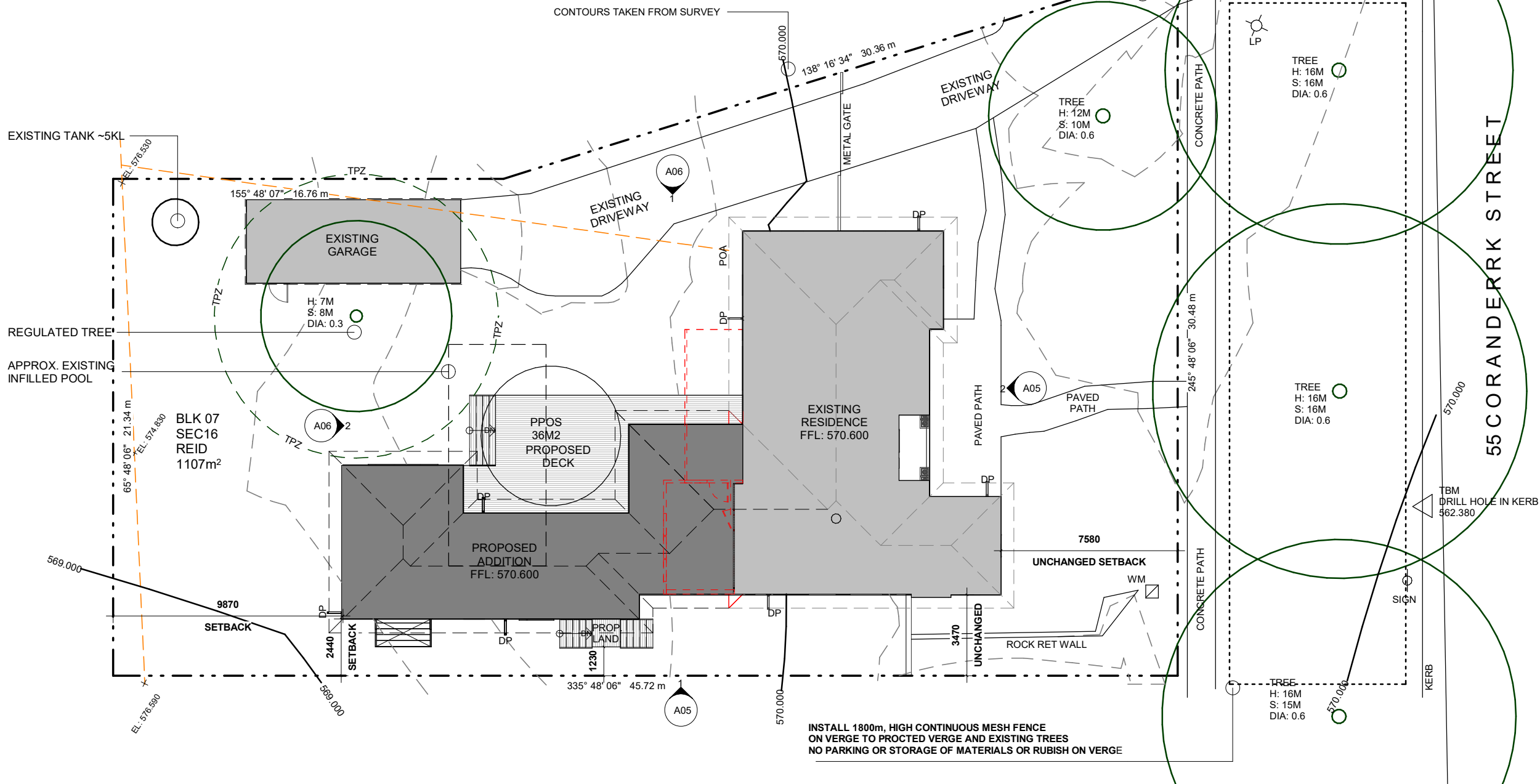
4: EXISTING BALUSTRADES ARE TO COMPLY WITH PART 3.9.2 OF THE NCC

5: IF THE PROPERTY HAS A POOL, THE POOL FENCING IS REQUIRED TO COMPLY WITH PART 3.9.3 OF THE NCC
6: EXTERNAL WINDOWS AND DOORS ARE TO BE SEALED AS PER PART 3.12.3.3 OF THE NCC.

7: AIR LEAKAGE FROM ROOFS, WALLS AND FLOORS TO COMPLY WITH PART 3.12.3.5 OF THE NCC.

8: CEILING, WALL AND SUB FLOOR INSULATION IS TO BE PROVIDED IF IT CAN BE INSTALLED WITHOUT THE REMOVAL OF MORE THAN 10% OF THE LINING/COVERING OF THE PART. THE REQUIREMENTS ARE PER CURRENT NCC.

EXISTING GFA	PROPOSED GFA	EXISTING COVERAGE	PROPOSED COVERAGE	PLANTING	PRIVATE OPEN SPACE	DEMOLITION
						
Block Area	m ² 1107.0	%	Requirement or allowance	Available m ²	Rule	
Existing residence floor	138					
Existing sunroom	13.1					
Existing garage	33					
New floor area	87	= 47.2% Of existing	92 max	5	R18: Not triggered	
Proposed GFA & Plot ratio	258	= 23.30%Plot ratio	298.9 max	18.6	R2: 27% max for heritage	
PPOS	36.0	@6 wide				
Private open space	715	= 64%	664.2 min	39.8	R4a: 60% min*	
Planting Area	505	= 45.6%	332.1 min	317.9	R16 30% min*	
Site Coverage	258	= 23.3%	442.8 max	184.8	R1: 40% of the block area	
Tree requirement	1 Medium 1 Large		1 Medium 1 Large		R17 Greater than 800m ² = 1 Med, 1 Large	



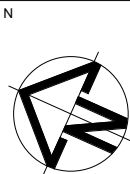
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PROJECT TITLE:
INTERIOR/ EXTERIOR
ALTERATIONS/ ADDITIONS

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CLIENT:
**JOE RITCHIE &
VANESSA HIGGINS**

STREET ADDRESS:
55 CORANDERRK STREET

BLOCK:	SECTION:	SUBURB:
07	16	REID

DRAWING TITLE:
SITE PLAN



SCALE:
1:200

DESIGN BY: MH	DATE:
DRAWN BY: JM	03.07.2025

DRAWING PHASE
CONTRACT

DATE:
03.07.2025

DESIGN:	REVISION
DS2	4

SHEET NO:	VP:	VO:
A01	-3	-