

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.

ALL MATERIALS AND/OR COLOURS TO MATCH EXISTING UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS OR DIRECTED BY THE OWNER/S.

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  
ALL VEGETATION TO BE RETAINED FROM DAMAGE DURING  
DEMOLITION + SITE CLEARING. REMOVE ALL LEVELS AND  
APPROXIMATELY 10% OF ALL LEVELS ON SITE. RETAIN ALL TREES AND  
SHRUBS UNLESS NOTED OTHERWISE.

DEVELOPMENT WILL COMPLY WITH THE ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND DEVELOPMENT ACT, AUGUST 2007.

DEVELOPMENT ACT, AUGUST 2007.  
 MAINTAIN AS MANY GRASSED AREAS AS POSSIBLE,  
 PARTICULARLY VERGES TO TRAP SOIL BEFORE IT  
 REACHES THE ROADWAY AND STORMWATER SYSTEM.  
 FENCE OFF UNDISTURBED AREAS.

USE ONLY ONE ENTRY AND EXIT POINT TO SITE.  
KEEP STOCKPILES OF MATERIAL WITHIN THE SITE AREA  
AWAY FROM THE STORMWATER SYSTEM.

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

ENSURE THE WIND BORNE LITTER DOES NOT AFFECT  
ADJOINING OR ADJACENT PROPERTIES.  
REGULARLY REMOVE ANY SEDIMENT FROM ROADS  
ADJACENT TO THE SITE. DO NOT WASH INTO THE

ADJACENT TO THE SITE. DO NOT WASH INTO THE  
STORM WATER SYSTEM. INSTALL A  
SEDIMENT CONTROL BARRIER  
OF GEOTEXTILE FABRIC ON

OF GEOTEXTILE FABRIC ON THE LOW SIDE/S OF THE BLOCK, DESIGNATE A BRICK CUTTING AND WASH AREA

CUTTING AND WASH AREA  
AWAY FROM THE  
STORMWATER DRAINS.  
ENSURE THE AREA IS LARGE

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

AND WASTE. REGULARLY CHECK  
AND MAINTAIN POLLUTION  
CONTROLS THROUGHOUT  
CONSTRUCTION. SEDIMENT CONTROL DETAILS

**VERGE MANAGEMENT PLAN**

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.

UNDERGROUND SERVICES HAVE NOT BEEN LOCATED


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




PROPOSE COVERAGE




PLANTING



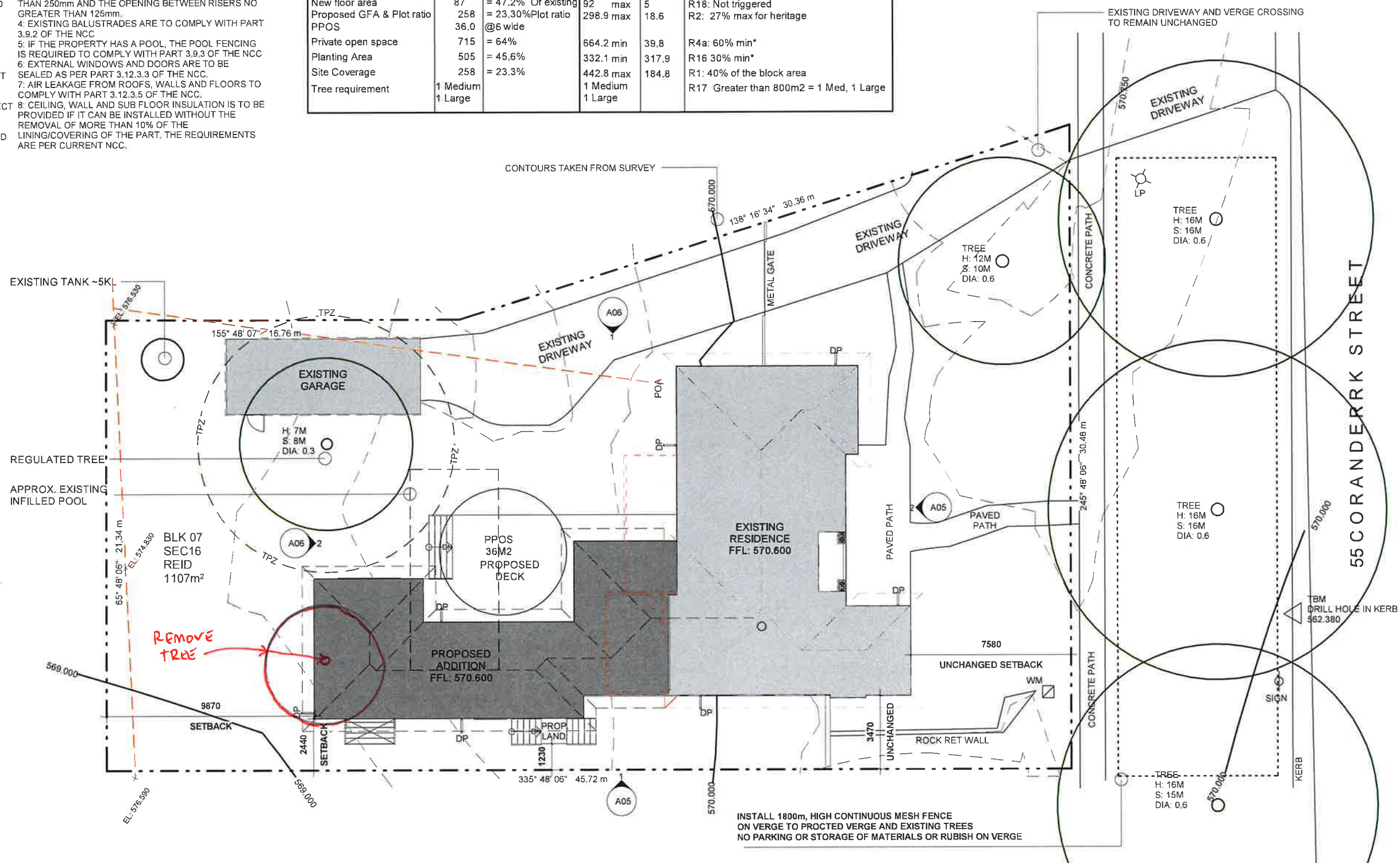
PRIVATE OPEN SPACE



DEMOLITION



Block Area	m <sup>2</sup>	%	Requirement or allowance	Available m <sup>2</sup>	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 800m2 = 1 Med, 1 Large



**INSTALL 1800m, HIGH CONTINUOUS MESH FENCE  
ON VERGE TO PROCTED VERGE AND EXISTING TREES  
NO PARKING OR STORAGE OF MATERIALS OR RUBISH ON VERGE**

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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

DRAWING PHASE	
CONTRACT	

	DATE
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DESIGN:	REVISION
DS2	4

SHEET NO:	VP:	VI:
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