

000-SPECIFICATION

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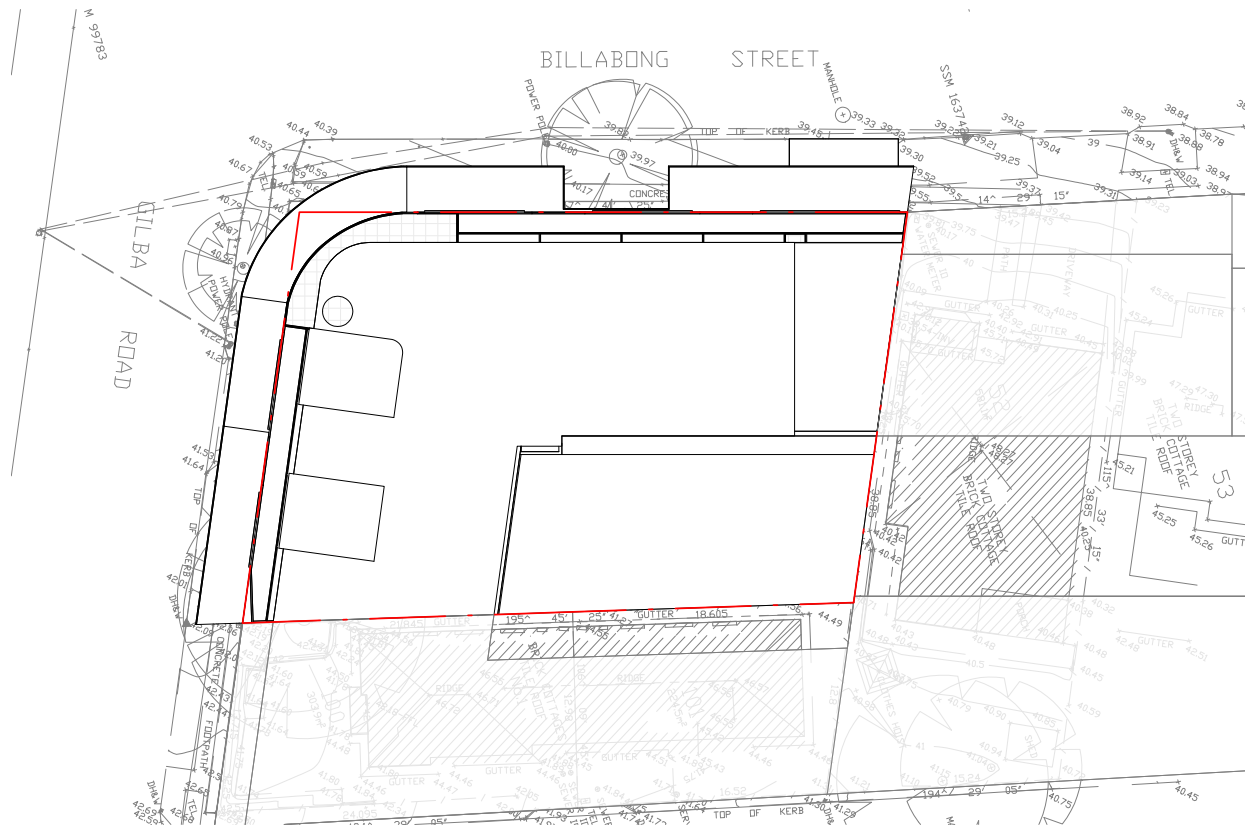
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3-5 GILBA ROAD, PENDLE HILL

74 UNITS CO-LIVING WITH COMMERCIAL AND CHILDCARE





1 NOTIFICATION PLAN
SCALE: 1 : 500



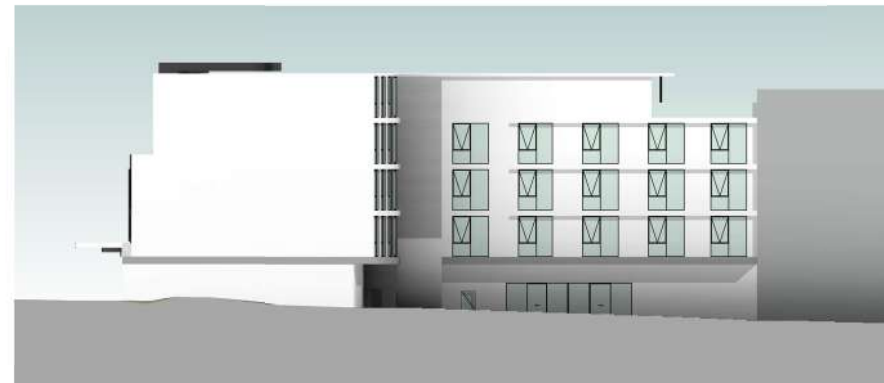
3 NOTIFICATION ELEVATION 2
SCALE: 1 : 500



2 NOTIFICATION ELEVATION 1
SCALE: 1 : 500



5 NOTIFICATION ELEVATION 4
SCALE: 1 : 500



4 NOTIFICATION ELEVATION 3
SCALE: 1 : 500

GENERAL NOTES

- THE DRAWINGS INDICATE THE INTENT AND SCOPE OF THE WORK REQUIRED TO CARRY OUT THE PROJECT. THE CONTRACTOR IS TO ALLOW FOR AND PROVIDE ALL MATERIALS, LABOUR, ACCESSORIES AND ANY DESIGN NECESSARY TO COMPLETE THE WORKS TO THE SPECIFIED PERFORMANCE. NO VARIATIONS WILL BE CONSIDERED FOR THE PROJECT UNLESS IT IS A CLEAR CHANGE TO THE INTENT AND SCOPE OF THE WORKS INITIATED IN WRITING BY THE SUPERINTENDENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BUILDING WORKS INCLUDING THE INSTALLATION OF THE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, HYDRAULICS, FIRE PROTECTION AND COMPLIANCE TO CURRENT BUILDING CODES AND STANDARDS.
- REFER ALL STRUCTURAL & SERVICES ENGINEERS DRAWINGS, NOTES AND SPECIFICATIONS FOR ALL ENGINEERING DETAILS AND REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING DISCIPLINES: ELECTRICAL, HYDRAULIC, STRUCTURAL, MECHANICAL, FIRE, SURVEY. CONSULTANTS DRAWINGS TO TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS FOR THEIR RESPECTIVE DISCIPLINES.
- SUBMIT ALL SHOP DRAWINGS TO SUPERINTENDANT INCLUDING BUT NOT LIMITED TO THE FOLLOWING AS APPLICABLE: MECHANICAL, ELECTRICAL AND FIRE INSTALLATIONS; MISCELLANEOUS JOINERY
- ALL NEW BUILDING WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH CONDITIONS ISSUED BY THE APPROVAL AUTHORITY. ALL NEW BUILDING WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA (BCA) IN ACCORDANCE WITH CLAUSES 78A-78I OF THE ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 1998.
- ANY WORKS SHOWN ON ONE DRAWING BUT NOT ON ANOTHER, OR SHOWN ON A CONSULTANTS DRAWING BUT NOT ON THE ARCHITECTURAL DRAWINGS OR VICE VERSA ARE DEEMED TO BE INCLUDED IN THE CONTRACT WORKS.
- ALL WORKS NOTED IN THE DRAWING IS TO BE REGARDED AS NEW WORKS TO BE CARRIED OUT BY THE HEAD CONTRACTOR UNLESS OTHERWISE EXPLICITLY EXCLUDED IN WRITING ON THE DRAWINGS.
- THE DRAWINGS, SPECIFICATIONS AND SCHEDULES SHOW AND DESCRIBE THE INTENT AND SCOPE OF THE WORKS. THE HEAD CONTRACTORS IS TO ALLOW FOR ALL MATERIAL, EQUIPMENT, ACCESSORIES, LABOUR, ADDITIONAL DESIGN INPUT, PERMITS, APPROVALS AND THE LIKE TO COMPLETE THE WORKS IN ACCORDANCE WITH THIS INTENT AND SCOPE AND FOR THESE WORKS TO BE FIT FOR THEIR INTENDED PURPOSE. NO VARIATIONS WILL BE CONSIDERED UNLESS IT IS A CLEAR CHANGE TO THE INTENT AND SCOPE OF THE WORKS INITIATED IN WRITING BY THE CLIENT.

SECTION J - BCA

- ALL NEW WORK FOR THE PROJECT SHALL COMPLY WITH SECTION J OF THE BCA AS APPLICABLE

WATERPROOFING

- WATERPROOFING IS TO COMPLY WITH PART F1.7 OF THE BUILDING CODE OF AUSTRALIA.A CERTIFICATE IS TO BE PROVIDED, CERTIFYING THAT ALL WET AREAS (TOILETS, SHOWERS & RELEVANT TEST AREAS) HAVE BEEN EFFECTIVELY WATERPROOFED (PRIOR TO TILING) IN ACCORDANCE WITH AS3740-2004

DISABILITY ACCESS AND FACILITIES

- THE PROPOSED DEVELOPMENT IS TO COMPLY WITH PART D3: ACCESS FOR PEOPLE WITH DISABILITIES, OF THE BUILDING CODE OF AUSTRALIA AND WITH: AS 1428.1 - 2009: GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORKS. AS 1428.4 - 2009: TACTILE INDICATORS.
- NOTE - REQUIREMENTS FOR PATHS OF TRAVEL, STAIRS, DOOR LOCATIONS, CLEARANCES, SWINGS AND HARDWARE ARE TO COMPLY AS DETAILED IN AS 1428.1
- SLIP RESISTANCE OF FLOOR SURFACES - THE DEVELOPMENT IS TO COMPLY WITH THE MINIMUM RECOMMENDATIONS OF AS 4586-2013: SLIP RESISTANCE CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIALS & HB 197-1999: GUIDE TO THE SLIP RESISTANCE OF PEDESTRIAN SURFACE MATERIALS, AND HB 198:2014.

EGRESS

- ALL MEANS OF EGRESS ARE TO COMPLY WITH PART D1 OF THE BUILDING CODE OF AUSTRALIA.
- ALL PATHS OF TRAVEL TO BE 1000mm MIN. CLEAR UNOBSTRUCTED WIDTH OR GREATER UNLESS NOTED OTHERWISE.
- DOORS LOCATED IN PATHS OF TRAVEL TO EXITS TO BE OPENABLE AT ALL TIMES WITHOUT THE USE OF A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS, BY A SINGLE DOWNWARD HAND ACTION LOCATED ON A SINGLE DEVICE BETWEEN 900mm AND 1200mm FROM THE FLOOR.

LIGHTING COMPLIANCE

- THE PROPOSED DEVELOPMENT IS TO COMPLY WITH PART F4: LIGHT AND VENTILATION, OF THE BUILDING CODE OF AUSTRALIA AND AS 1680: INTERIOR LIGHTING, AND:
- EMERGENCY LIGHTING - IN ACCORDANCE WITH PART E4.2 AND E4.4 OF THE BUILDING CODE OF AUSTRALIA AND AS 2293.1-2005: EMERGENCY EVACUATION LIGHTING FOR
- EXIT SIGNS - IN ACCORDANCE WITH PART E4.5, E4.6, E4.8 AND AS 2293.1- 1998: EMERGENCY EVACUATION LIGHTING FOR BUILDINGS. (SLIM LINE DETAIL)

FIRE SAFETY COMPLIANCE

- PORTABLE FIRE EXTINGUISHERS - IN ACCORDANCE WITH E1.6 OF THE BUILDING CODE OF AUSTRALIA AND AS 2444-2001: PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS - SELECTION AND LOCATION.

FIRE HAZARD PROPERTIES

- ALL MATERIALS, LININGS, SURFACE FINISHES, FITTINGS AND FIXTURES MUST COMPLY WITH SPECIFICATION C1.10 OF THE BUILDING CODE OF AUSTRALIA.

CERTIFICATIONS

- ALL CERTIFICATION REQUIRED FOR OCCUPATION CERTIFICATE TO THE SATISFACTION OF THE CERTIFYING AUTHORITY TO BE SUBMITTED PRIOR TO PRACTICAL COMPLETION. INCLUDING BUT NOT LIMITED TO: STRUCTURAL CERTIFICATION, MECHANICAL CERTIFICATION, ALARM SIGNALING EQUIPMENT, AUTOMATIC FIRE SUPPRESSION SYSTEM, FIRE DETECTION & ALARM SYSTEM, BUILDING OCCUPANT WARNING SYSTEM, EMERGENCY LIGHTING, EXIT SIGNS, FIRE SEALS, FIRE HOSE REELS, FIRE HYDRANT SYSTEMS, FIRE DOORS, SMOKE DOORS, PATHS OF TRAVEL, PORTABLE FIRE EXTINGUISHERS, ELECTRICAL CERTIFICATION, PLUMBING CERTIFICATION, GLAZING CERTIFICATION, BALUSTRADE CERTIFICATION ETC.

SETTING OUT

- ALL SETTING OUT IS TO BE CARRIED OUT BY A LICENSED SURVEYOR ON SITE. ALL OVERALL AND CRITICAL DIMENSIONS ARE TO BE SET OUT FIRST AND REVIEWED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- THE LICENSED SURVEYOR IS TO ESTABLISH THE EXACT POSITION OF ALL SET BACKS AND PROPERTY BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- NO PART OF THE BUILDING WORK IS TO ENCROACH OVER A SPECIFIED SET-BACK LINE, EASEMENT OR PROPERTY BOUNDARY. ANY DISCREPANCIES IN THE BUILDING SET OUT IN ANY WAY ARE TO BE REPORTED TO THE SUPERINTENDENT IMMEDIATELY.

REFERENCE LEVELS

- ALL LEVELS AND RLS INDICATED RELATE TO THE AUSTRALIAN HEIGHT DATUM (AHD).

DEMOLITION NOTES

- ALL WORK TO CONFORM TO LOCAL AUTHORITY'S STATUTORY REQUIREMENTS. ALL WORKS TO BE UNDERTAKEN TO COMPLY WITH AS2601: THE DEMOLITION OF STRUCTURES AND OTHER RELEVANT AUSTRALIAN STANDARDS. DEMOLISH PARTS OF THE BUILDING AS NOTED ON THE DRAWINGS. INSPECT, REVIEW AND CONFIRM ALL WORKS ON SITE PRIOR TO COMMENCEMENT. UNDERTAKE ALL WORKS TO MINIMISE DISRUPTION, DUST AND NOISE TO THE SITE. REMOVE EXISTING SERVICES FROM DEMOLITION AREAS AS REQUIRED. PROVIDE A DILAPIDATION REPORT IN 3 STAGES INCLUDING PHOTOS IN THREE STAGES: PRIOR TO COMMENCEMENT OF DEMOLITION, DURING AND AFTER. (3 COPIES). PROVIDE SOLID, FULL HEIGHT, PAINTED HOARDINGS TO PERIMETER OF WORKS ZONE, COMPLETE WITH STATUTORY SIGNAGE AND SEALED TO PREVENT DUST INTRUSION INTO PUBLIC AREAS TO LOCAL AUTHORITIES' SATISFACTION. CO-ORDINATE AND CONFIRM TIMING OF ALL DEMOLITION WITH SUPERINTENDENT PRIOR TO COMMENCEMENT.

OH&S

- ALL DEMOLITION WORK AND CONSTRUCTION WORK METHODS TO COMPLY WITH NSW WORK HEALTH AND SAFETY ACT 2011, OH&S ACT 2000, OH&S REGULATION 2001 AND ALL OTHER OH&S REQUIREMENTS. ALL PRACTICES TO BE WORKCOVER COMPLIANT.

RECYCLING

- CONTRACTOR TO MARK AND DEPLOY ALL ITEMS TO BE RECYCLED FOR DISPOSAL ACCORDINGLY. ITEMS TO BE RECYCLED INCLUDE: TIMBER, STEEL METALWORK AND GLASS. ALL ITEMS NOT TO BE RECYCLED TO BE REMOVED AND DISPOSED OF IN AN APPROPRIATE MANNER TO LANDFILL

WORKS

- ALL WORK TO REMAIN WITHIN CONFINES OF THE TITLE BOUNDARY.
- NOTIFY RELEVANT AUTHORITIES AND ADJOINING OWNERS PRIOR TO ANY DEMOLITION OR HOARDING ERECTION.
- ALL SERVICES TO BE DISCONNECTED AS REQUIRED PRIOR TO COMMENCEMENT OF ANY WORKS
- REFER HAZARDOUS MATERIALS REPORT FOR REMOVAL AND MANAGEMENT OF ALL HAZARDOUS MATERIALS.
- ALL ASBESTOS FIBRE DEMOLITION MATERIALS AND ASBESTOS DUST SHALL TO BE HANDLED AND REMOVED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY (ASBESTOS DUST) REGULATION, 1984, AND ALL RELEVANT OH&S AND SAFEWORK CODES AND REGULATIONS, INCLUDING ASZ601.
- INSPECT SITE & READ DEMOLITION DRAWINGS IN CONJUNCTION WITH PROPOSED NEW WORKS DOCUMENTS PREPARED BY THE ARCHITECT AND ALL OTHER CONSULTANTS, INCLUDING STRUCTURAL AND SERVICES ENGINEERS.

- ALLOW FOR ALL DEMOLITION AND REMOVAL REQUIRED BY THE NEW WORKS DRAWINGS, WHETHER OR NOT EXPRESSLY NOTED ON THESE DRAWINGS.
- CO-ORDINATE AND CONFIRM TIMING OF ALL DEMOLITION WITH SUPERINTENDENT PRIOR TO COMMENCEMENT.
- MAKE GOOD AND REINSTATE ALL SURROUNDING SURFACES INCLUDING WALLS, FLOORS, CEILINGS, PATHS, ROADS, ROOFS AND BUILDING SERVICES FOLLOWING COMPLETION. ALLOW TO LOCALLY MAKE GOOD AND REPAINT ALL WALLS, DOORS, CEILINGS, COLUMNS ETC TO NEW FINISH, REFER TO FINISHES PLAN FOR DETAILS.
- INSPECT, REVIEW AND CONFIRM ALL WORKS ON SITE PRIOR TO COMMENCEMENT.
- UNDERTAKE ALL WORKS TO MINIMISE DISRUPTION, DUST AND NOISE TO THE SITE.
- REMOVE EXISTING SERVICES FROM DEMOLITION AREAS AS REQUIRED AND STORE FOR FUTURE INSTALLATION IN ACCORDANCE WITH SUPERINTENDENT'S INSTRUCTION. REFER SERVICES ENGINEER'S DRAWINGS AND SPECIFICATION.
- AGREE HOARDING LOCATIONS WITH SUPERINTENDENT PRIOR TO INSTALLATION.

ROOFING NOTES

- APPROPRIATE OH&S RISK MANAGEMENT PROCEDURES TO BE UNDERTAKEN PRIOR TO ANY WORK UNDERTAKEN. NO ROOF ACCESS ALLOWED PRIOR TO INSTALLATION OF ADEQUATE FALL ARREST PROTECTION.
- ALL PRACTICES TO BE COMPLIANT WITH ALL RELEVANT AUSTRALIAN STANDARDS, SAFEWORK CODES AND OH&S REGULATIONS INCLUDING BUT NOT LIMITED TO AS 1891.4:2009 INDUSTRIAL FALL ARREST SYSTEMS AND DEVICES: SAFEWORK CODE OF PRACTICE, SAFE WORK ON ROOFS, PART 1, COMMERCIAL AND INDUSTRIAL BUILDINGS.
- ALL METAL RAINWATER GOODS TO BE SELECTED, SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS 2179.1
- ROOF CONSTRUCTION AND INSULATION IS TO COMPLY WITH THE REQUIREMENTS OF SECTION J OF THE BCA
- WORKS TO THE BUILDING ENVELOPE INCLUDING SLABS, WALLS, ROOFS, GLAZING IS TO COMPLY WITH THE REQUIREMENTS OF SECTION J OF THE BCA.
- PROVIDE ALL MATERIALS & ACCESSORIES TO ENSURE COMPLETE WATERTIGHTNESS

BILLABONG STREET

ROAD GILBA

SUBJECT SITE:
3-5 GILBA ROAD, PENDLE HILL
CO-LIVING WITH COMMERCIAL AND CHILDCARE

1 BILLABONG, PENDLE HILL

3 BILLABONG, PENDLE HILL

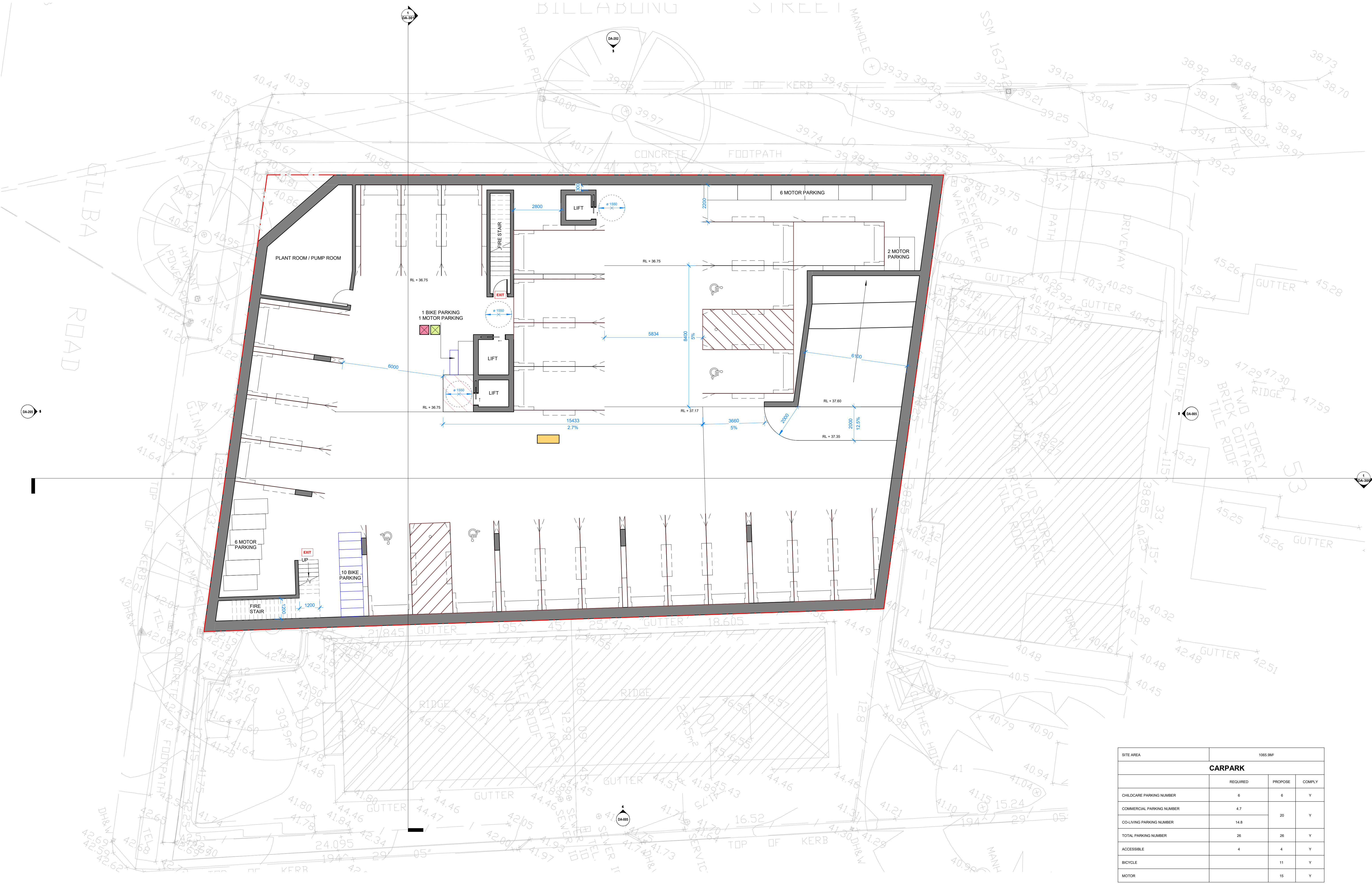
1A GILBA ROAD, PENDLE HILL

1 GILBA ROAD, PENDLE HILL

BENTLEY LANE



TITLE: SITE PLAN		REV	COMMENTS	DATE	PRJ #:
DRW: JL	DA-050	A	ISSUE FOR DA	13/12/2024	2316
CHK: HY	REV #:				STATUS: DA
NORTH:	SCALE: 0 1 2 3 4				CLIENT: CONFIDENTIAL
	SCALE 1:100 1:100 @ A3				ADD: 3-5 GILBA ROAD PENDLE HILL

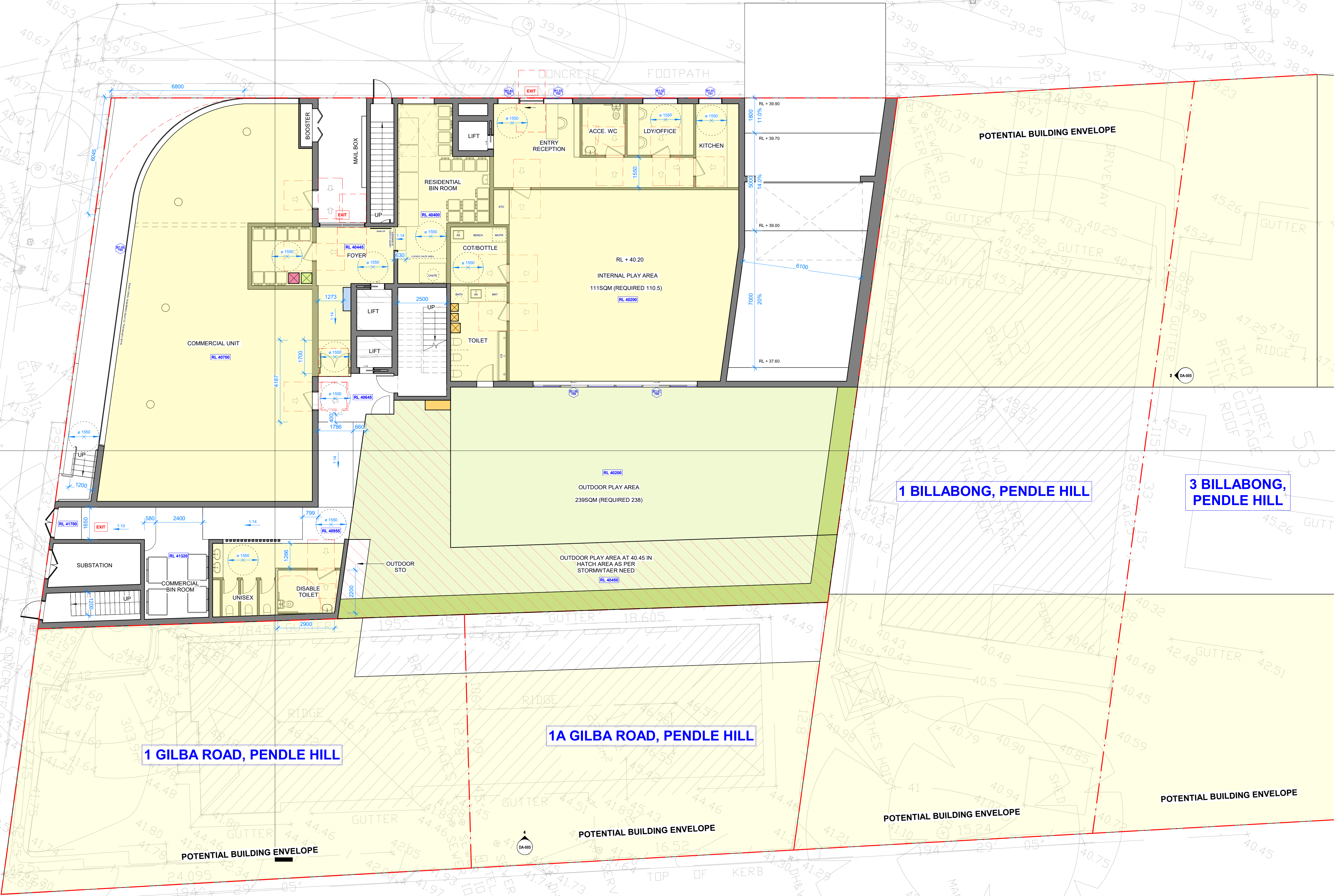


SITE AREA		1065.9M ²		
CARPARK				
	REQUIRED	PROPOSE	COMPLY	
CHILDCARE PARKING NUMBER	6	6	Y	
COMMERCIAL PARKING NUMBER	4.7	20	Y	
CO-LIVING PARKING NUMBER	14.8			
TOTAL PARKING NUMBER	26	26	Y	
ACCESSIBLE	4	4	Y	
BICYCLE		11	Y	
MOTOR		15	Y	

DETAIL REFERS TO TRAFFIC REPORT

BILLABONG STREET

GILBA ROAD



1783

ROAD
GILBA

BILLABONG STREET

ROOM DATA SHEET

TYPE A	UNIT 1	16.2M ²
TYPE B	UNIT 2	16.8M ²
	UNIT 3	16.8M ²
	UNIT 4	16.8M ²
	UNIT 5	16.8M ²
	UNIT 6	16.8M ²
	UNIT 7	16.8M ²
	UNIT 8	16.8M ²
TYPE C	UNIT 9	16.7M ²
TYPE D	UNIT 10	16.1M ²
TYPE E	UNIT 11	16.4M ²
	UNIT 12	16.4M ²
	UNIT 13	16.4M ²
TYPE S	UNIT 14	16.5M ²
TYPE F	UNIT 15 - DISABLE	22.6M ²
TYPE G	UNIT 16	17.7M ²
TYPE H	UNIT 17	17.1M ²
TYPE I	UNIT 18	19.0M ²
TYPE J	UNIT 19	17.6M ²
TYPE K	UNIT 20	16.4M ²
	UNIT 21	16.4M ²
	UNIT 22	16.4M ²
	UNIT 23	16.4M ²
TOTAL GFA		427.5M ²
COMMUNAL OPEN SPACE		28.3M ²

DA-205

DA-305

1A GILBA ROAD, PENDLE HILL

1 BILLABONG, PENDLE HILL

3 BILLABONG, PENDLE HILL

1 GILBA ROAD, PENDLE HILL



TITLE: LEVEL 1 GA PLAN
DRW: JL
CHK: HY
NORTH:

REV: A
COMMENTS: ISSUE FOR DA
DATE: 13/12/2024
SCALE: 0 1 2 3 4
SCALE 1:100 1:100 @ A3

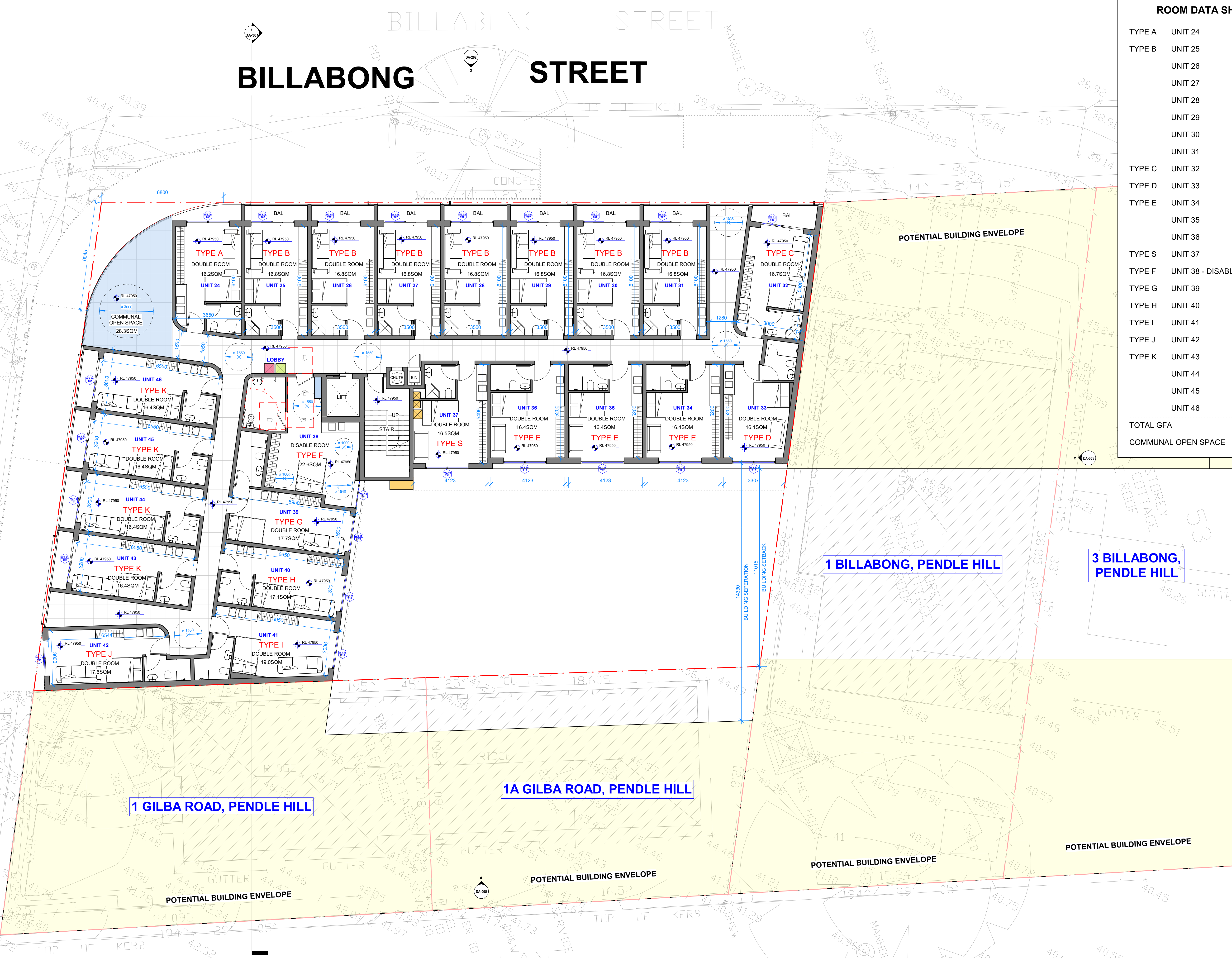
PRJ #: 2316
STATUS: DA
CLIENT: CONFIDENTIAL
ADD: 3-5 GILBA ROAD
PENDLE HILL

BILLABONG STREET

ROOM DATA SHEET

TYPE A	UNIT 24	16.2M ²
TYPE B	UNIT 25	16.8M ²
	UNIT 26	16.8M ²
	UNIT 27	16.8M ²
	UNIT 28	16.8M ²
	UNIT 29	16.8M ²
	UNIT 30	16.8M ²
	UNIT 31	16.8M ²
TYPE C	UNIT 32	16.7M ²
TYPE D	UNIT 33	16.1M ²
TYPE E	UNIT 34	16.4M ²
	UNIT 35	16.4M ²
	UNIT 36	16.4M ²
TYPE S	UNIT 37	16.5M ²
TYPE F	UNIT 38 - DISABLE	22.6M ²
TYPE G	UNIT 39	17.7M ²
TYPE H	UNIT 40	17.1M ²
TYPE I	UNIT 41	19.0M ²
TYPE J	UNIT 42	17.6M ²
TYPE K	UNIT 43	16.4M ²
	UNIT 44	16.4M ²
	UNIT 45	16.4M ²
	UNIT 46	16.4M ²
TOTAL GFA		427.5M ²
COMMUNAL OPEN SPACE		28.3M ²

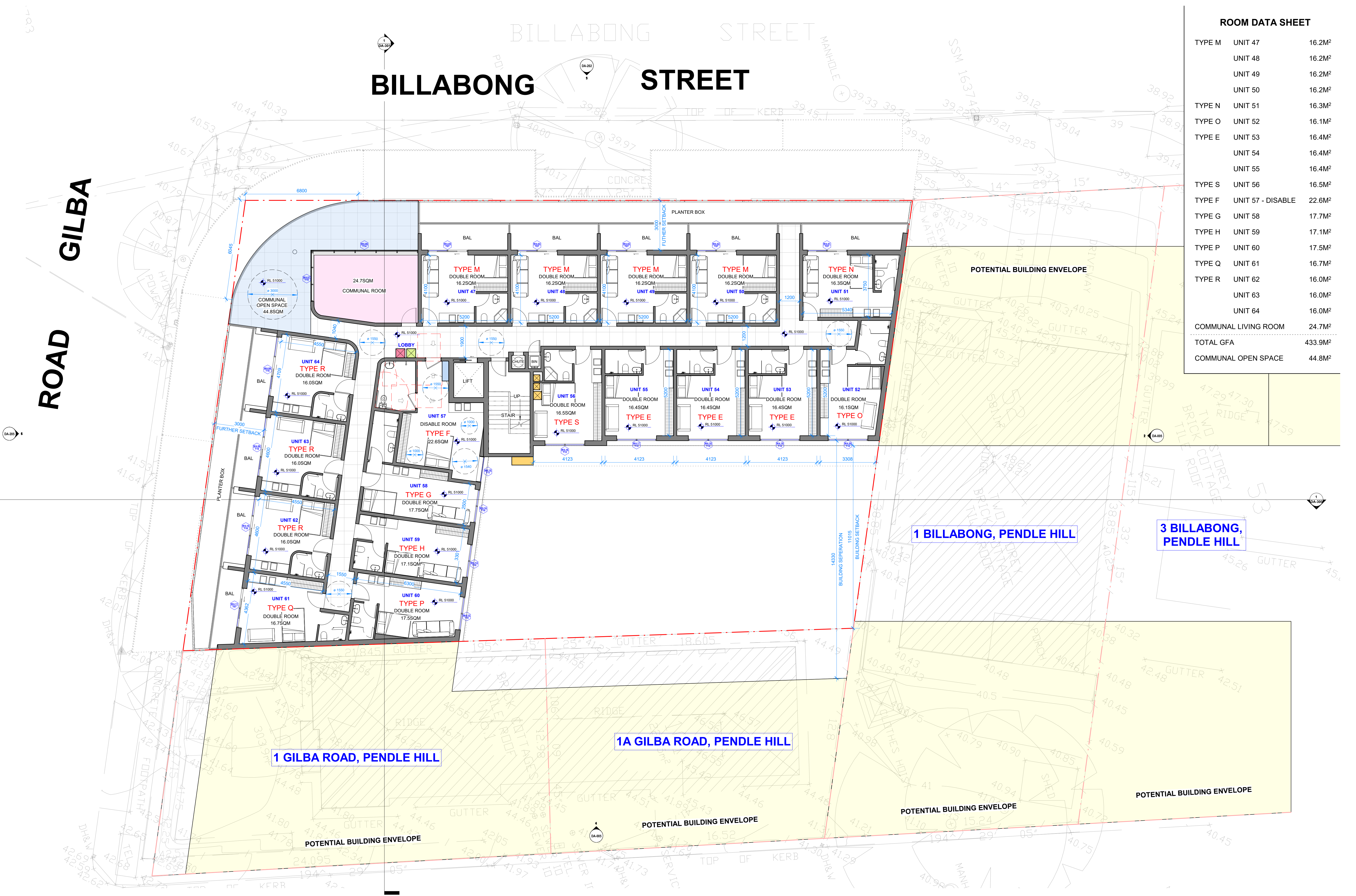
GILBA ROAD



BILLABONG STREET

GILBA ROAD

ROOM DATA SHEET		
TYPE M	UNIT 47	16.2M ²
	UNIT 48	16.2M ²
	UNIT 49	16.2M ²
	UNIT 50	16.2M ²
TYPE N	UNIT 51	16.3M ²
TYPE O	UNIT 52	16.1M ²
TYPE E	UNIT 53	16.4M ²
	UNIT 54	16.4M ²
	UNIT 55	16.4M ²
TYPE S	UNIT 56	16.5M ²
TYPE F	UNIT 57 - DISABLE	22.6M ²
TYPE G	UNIT 58	17.7M ²
TYPE H	UNIT 59	17.1M ²
TYPE P	UNIT 60	17.5M ²
TYPE Q	UNIT 61	16.7M ²
TYPE R	UNIT 62	16.0M ²
	UNIT 63	16.0M ²
	UNIT 64	16.0M ²
	COMMUNAL LIVING ROOM	24.7M ²
TOTAL GFA		433.9M ²
COMMUNAL OPEN SPACE		44.8M ²



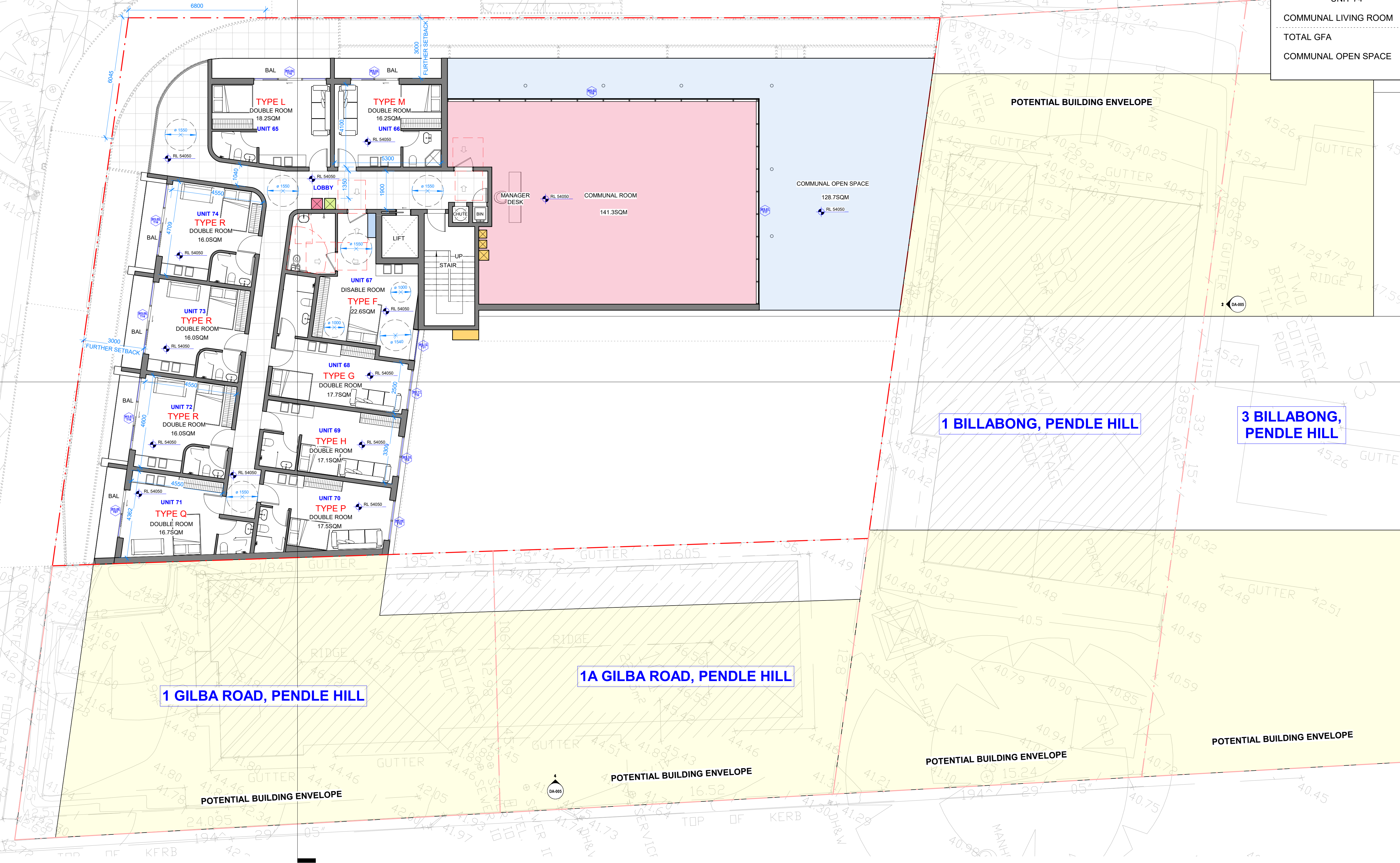
1783

GILBA ROAD

BILLABONG STREET

ROOM DATA SHEET

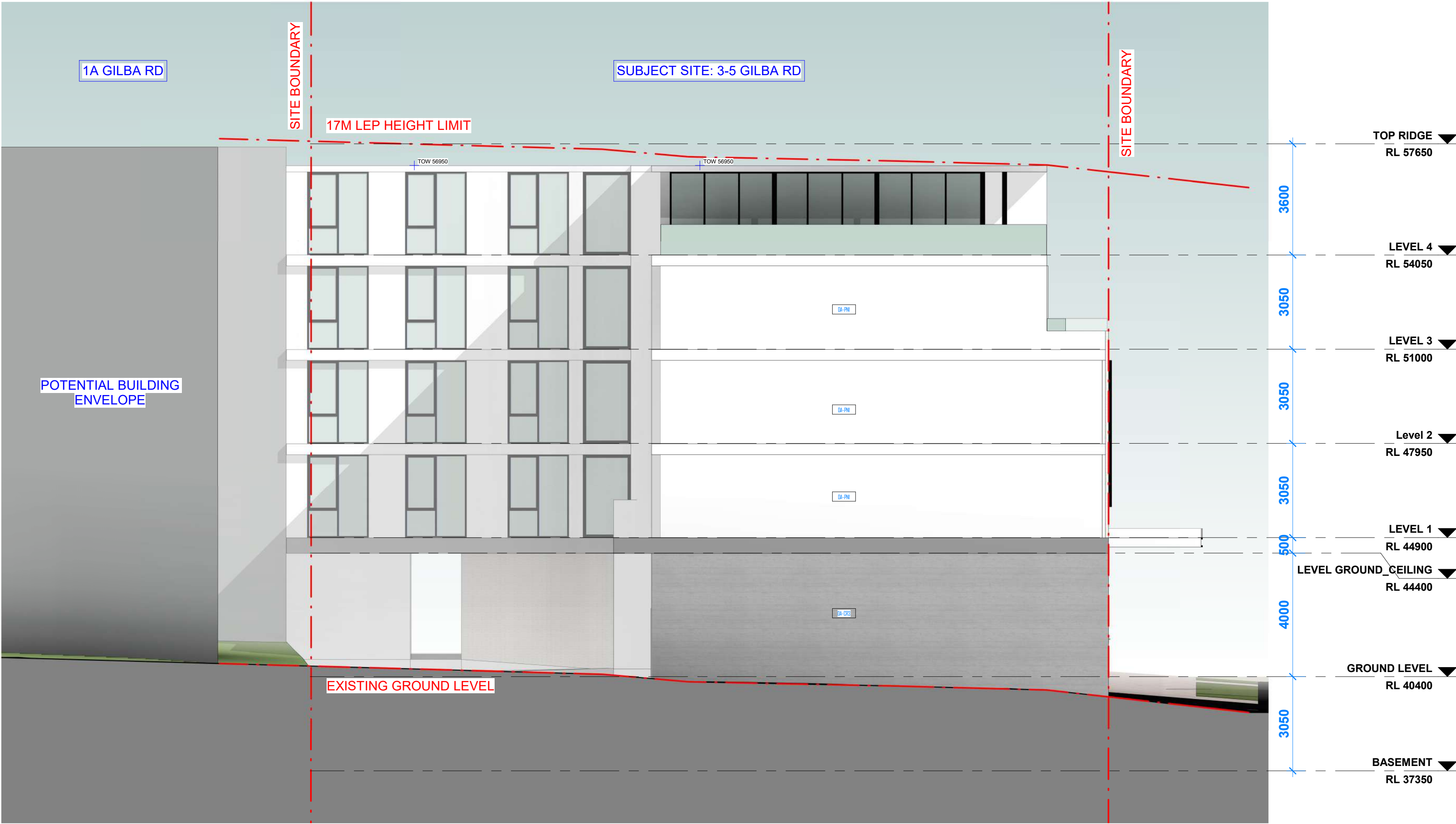
TYPE L	UNIT 65	18.2M ²
TYPE M	UNIT 66	16.2M ²
TYPE F	UNIT 67 - DISABLE	22.6M ²
TYPE G	UNIT 68	17.7M ²
TYPE H	UNIT 69	17.1M ²
TYPE P	UNIT 70	17.5M ²
TYPE Q	UNIT 71	16.7M ²
TYPE R	UNIT 72	16.0M ²
	UNIT 73	16.0M ²
	UNIT 74	16.0M ²
COMMUNAL LIVING ROOM		141.3M ²
TOTAL GFA		479.4M ²
COMMUNAL OPEN SPACE		128.7M ²



BILLABONG STREET

ROAD GILBA





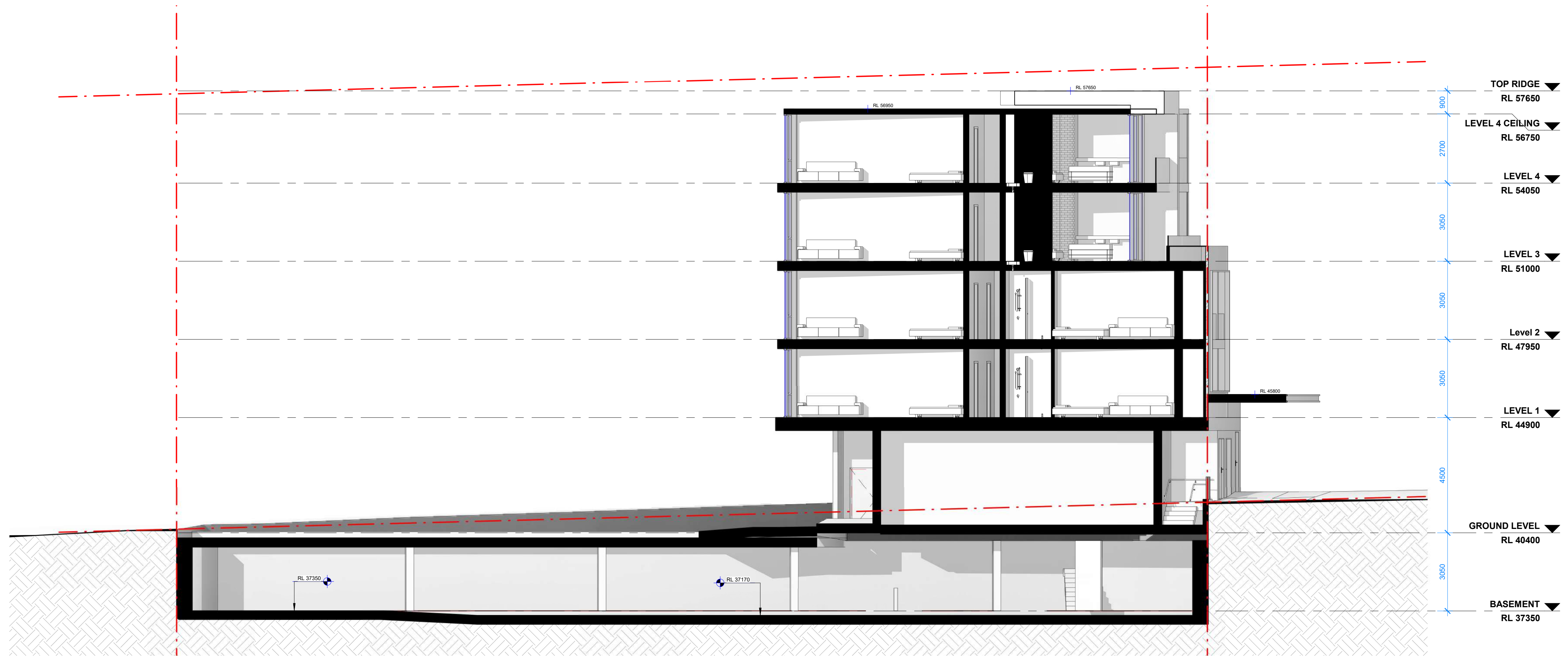








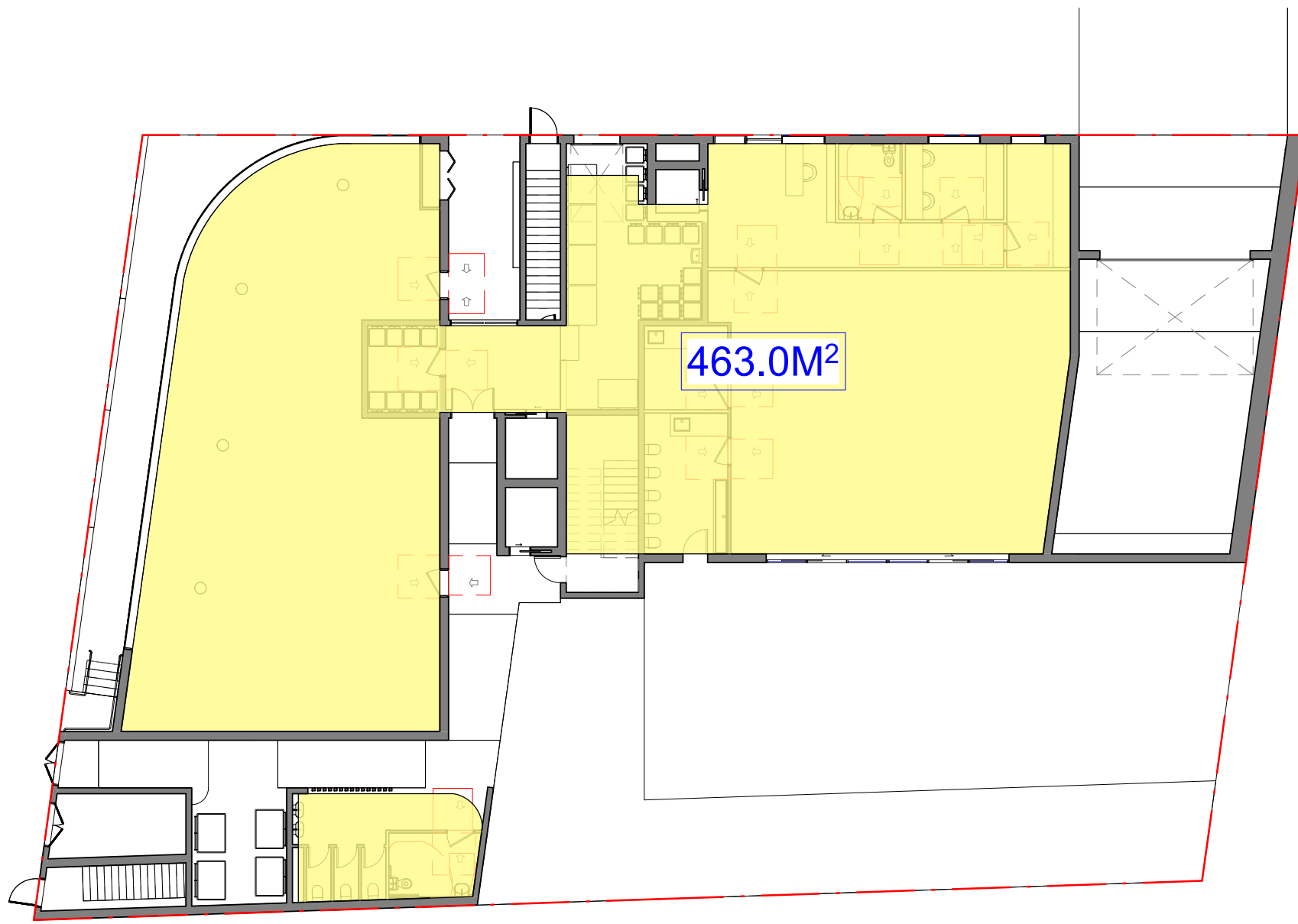




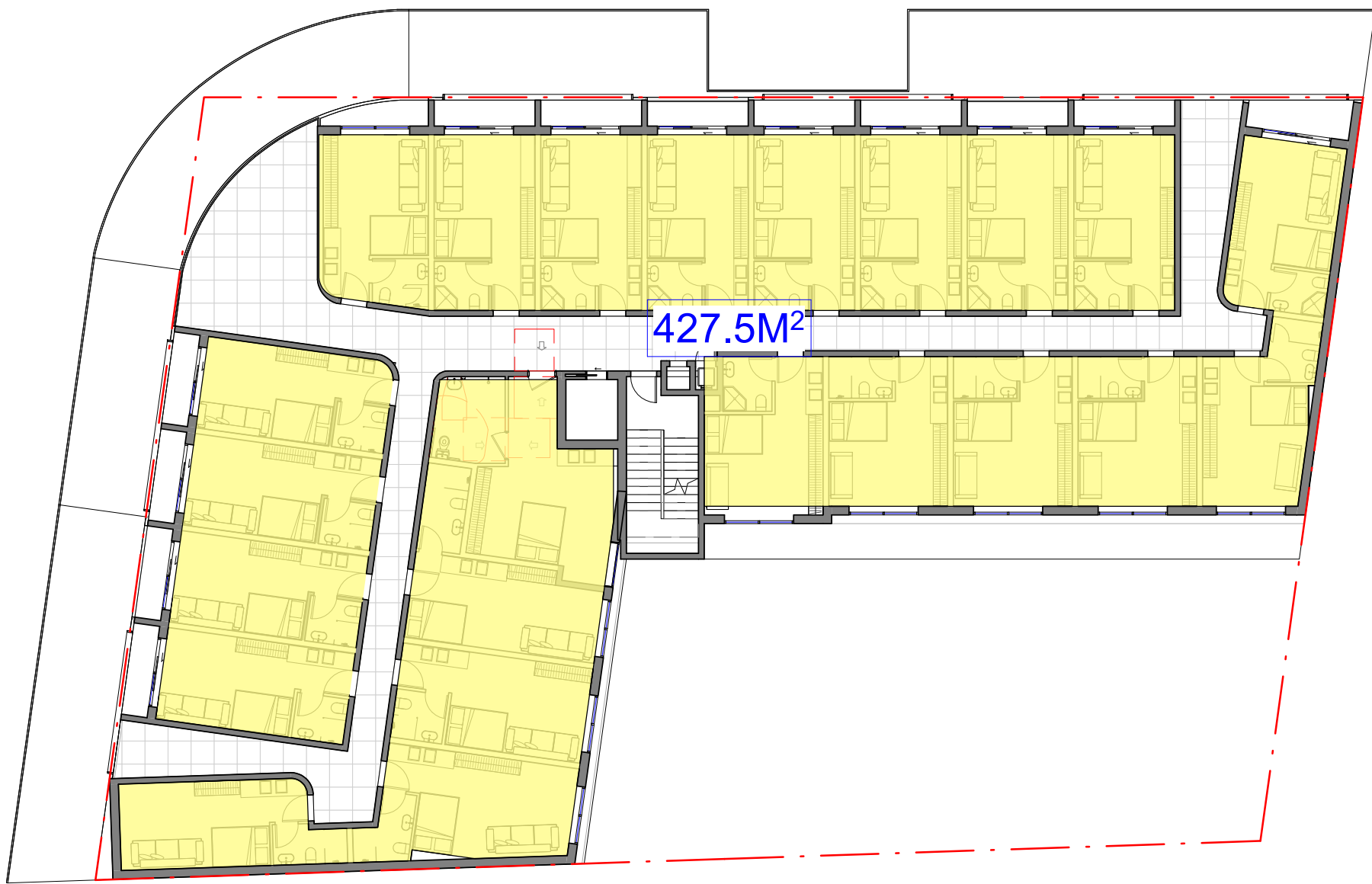


Window Schedule				
Type Mark	Type Comments	Width	Height	Quantity
T01	Fixed Window	1200	3600	1
T02	Fixed Window	1800	3600	1
T03	Fixed Window	1500	3600	1
T04	Fixed Window	1120	3600	1
T05	Fixed Window	23800	3600	1
T06	Sliding Door	4200	3000	2
T07	Sliding Door	2400	2700	32
T08	Awning Window	2400	2100	2
T09	Awning Window	2000	1500	1
T10	Awning Window	2000	2700	12
T11	Awning Window	1560	2700	4
T12	Awning Window	2400	2700	15
T13	Awning Window	2000	2700	1
T14	Fixed Window	6500	2700	1
T15	Glazed Door	3000	2700	1
T16	Sliding Door	3600	2700	7
T17	Fixed Window with Glazed Door	10100	2700	1
T18	Fixed Window with Glazed Door	15400	2700	1

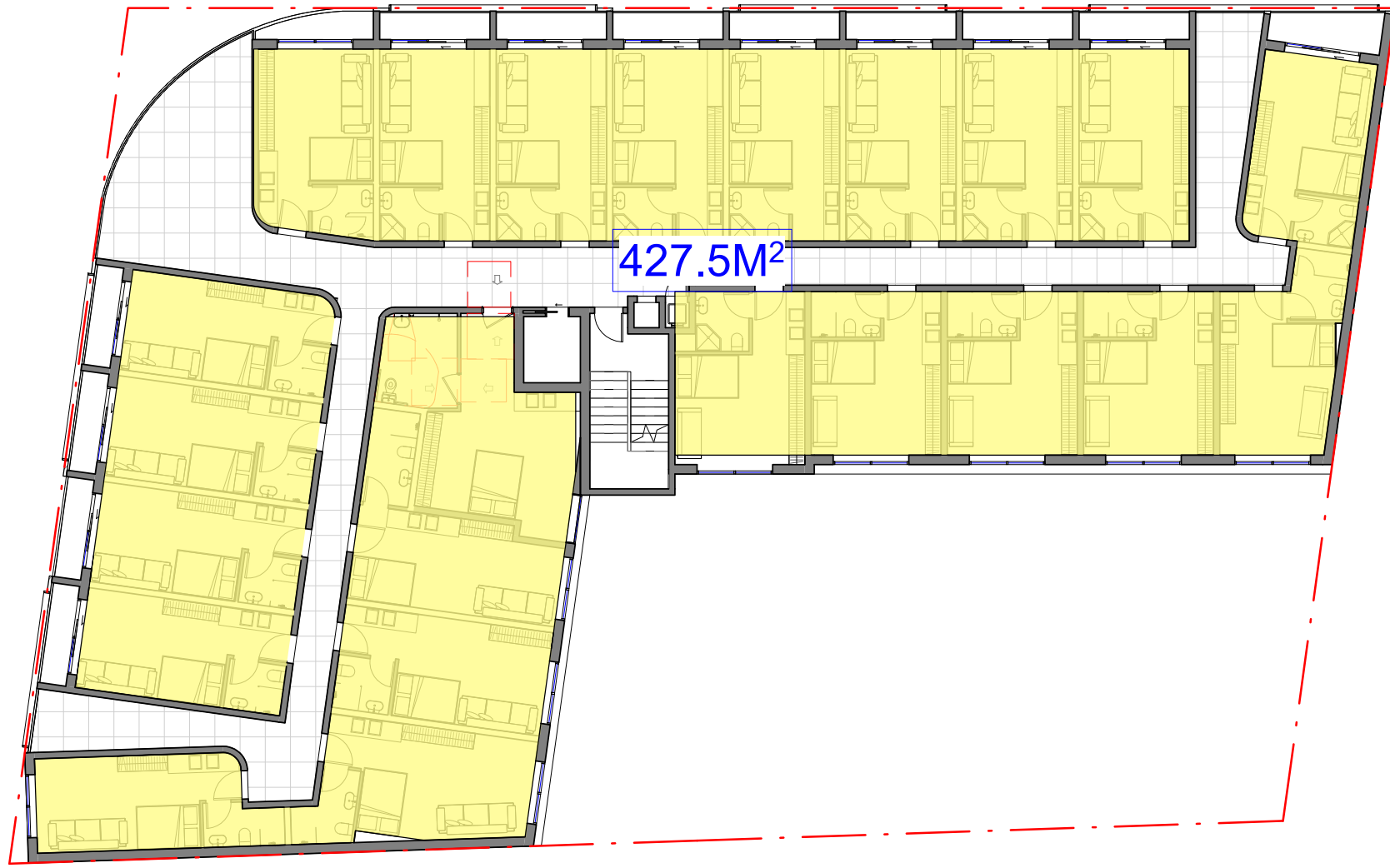
Window Schedule (Itemised)						
This schedule lists every new window placed in the project. Use schedule for Q/C.						
Mark	Type Mark	Level	Width	Height	Sill Height	Head Height
W1.01	T01	GROUND LEVEL	1200	3600	-200	3400
W1.02	T02	GROUND LEVEL	1800	3600	-200	3400
W1.03	T03	GROUND LEVEL	1500	3600	-200	3400
W1.04	T04		1120	3600		
W1.05	T05		23800	3600		
W1.06	T06	GROUND LEVEL	4200	3000	-200	2800
W1.07	T06	GROUND LEVEL	4200	3000	-200	2800
W2.01	T07	LEVEL 1	2400	2700	0	2700
W2.02	T07	LEVEL 1	2400	2700	0	2700
W2.03	T07	LEVEL 1	2400	2700	0	2700
W2.04	T07	LEVEL 1	2400	2700	0	2700
W2.05	T07	LEVEL 1	2400	2700	0	2700
W2.06	T07	LEVEL 1	2400	2700	0	2700
W2.07	T07	LEVEL 1	2400	2700	0	2700
W2.08	T07	LEVEL 1	2400	2700	0	2700
W2.09	T08	LEVEL 1	2400	2100	600	2700
W2.10	T07	LEVEL 1	2400	2700	0	2700
W2.11	T07	LEVEL 1	2400	2700	0	2700
W2.12	T07	LEVEL 1	2400	2700	0	2700
W2.13	T07	LEVEL 1	2400	2700	0	2700
W2.14	T09	LEVEL 1	2000	1500	1200	2700
W2.15	T10	LEVEL 1	2000	2700	0	2700
W2.16	T10	LEVEL 1	2000	2700	0	2700
W2.17	T10	LEVEL 1	2000	2700	0	2700
W2.18	T11	LEVEL 1	1560	2700	0	2700
W2.19	T12	LEVEL 1	2400	2700	0	2700
W2.20	T12	LEVEL 1	2400	2700	0	2700
W2.21	T12	LEVEL 1	2400	2700	0	2700
W2.22	T12	LEVEL 1	2400	2700	0	2700
W2.23	T12	LEVEL 1	2400	2700	0	2700
W3.01	T07	Level 2	2400	2700	0	2700
W3.02	T07	Level 2	2400	2700	0	2700
W3.03	T07	Level 2	2400	2700	0	2700
W3.04	T07	Level 2	2400	2700	0	2700
W3.05	T07	Level 2	2400	2700	0	2700
W3.06	T07	Level 2	2400	2700	0	2700
W3.07	T07	Level 2	2400	2700	0	2700
W3.08	T07	Level 2	2400	2700	0	2700
W3.09	T08	Level 2	2400	2100	600	2700
W3.10	T07	Level 2	2400	2700	0	2700
W3.11	T07	Level 2	2400	2700	0	2700
W3.12	T07	Level 2	2400	2700	0	2700
W3.13	T07	Level 2	2400	2700	0	2700
W3.14	T13	Level 2	2000	2700	0	2700
W3.15	T10	Level 2	2000	2700	0	2700
W3.16	T10	Level 2	2000	2700	0	2700
W3.17	T10	Level 2	2000	2700	0	2700
W3.18	T11	Level 2	1560	2700	0	2700
W3.19	T12	Level 2	2400	2700	0	2700
W3.20	T12	Level 2	2400	2700	0	2700
W3.21	T12	Level 2	2400	2700	0	2700
W3.22	T12	Level 2	2400	2700	0	2700
W3.23	T12	Level 2	2400	2700	0	2700
W4.01	T07	LEVEL 3	2400	2700	0	2700
W4.02	T07	LEVEL 3	2400	2700	0	2700
W4.03	T07	LEVEL 3	2400	2700	0	2700
W4.04	T07	LEVEL 3	2400	2700	0	2700
W4.05	T07	LEVEL 3	2400	2700	0	2700
W4.06	T14		6500	2700		
W4.07	T15		3000	2700		
W4.08	T16	LEVEL 3	3600	2700	0	2700
W4.09	T16	LEVEL 3	3600	2700	0	2700
W4.10	T16	LEVEL 3	3600	2700	0	2700
W4.11	T07	LEVEL 3	2400	2700	0	2700
W4.12	T10	LEVEL 3	2000	2700	0	2700
W4.13	T10	LEVEL 3	2000	2700	0	2700
W4.14	T10	LEVEL 3	2000	2700	0	2700
W4.15	T11	LEVEL 3	1560	2700	0	2700
W4.16	T12	LEVEL 3	2400	2700	0	2700
W4.17	T12	LEVEL 3	2400	2700	0	2700
W4.18	T12	LEVEL 3	2400	2700	0	2700
W4.19	T12	LEVEL 3	2400	2700	0	2700
W4.20	T12	LEVEL 3	2400	2700	0	2700
W5.01	T17		10100	2700		
W5.02	T18		15400	2700		
W5.03	T07	LEVEL 4	2400	2700	0	2700
W5.04	T16	LEVEL 4	3600	2700	0	2700
W5.05	T16	LEVEL 4	3600	2700	0	2700
W5.06	T16	LEVEL 4	3600	2700	0	2700
W5.07	T16	LEVEL 4	3600	2700	0	2700
W5.08	T07	LEVEL 4	2400	2700	0	2700
W5.09	T10	LEVEL 4	2000	2700	0	2700
W5.10	T10	LEVEL 4	2000	2700	0	2700
W5.11	T10	LEVEL 4	2000	2700	0	2700
W5.12	T11	LEVEL 4	1560	2700	0	2700



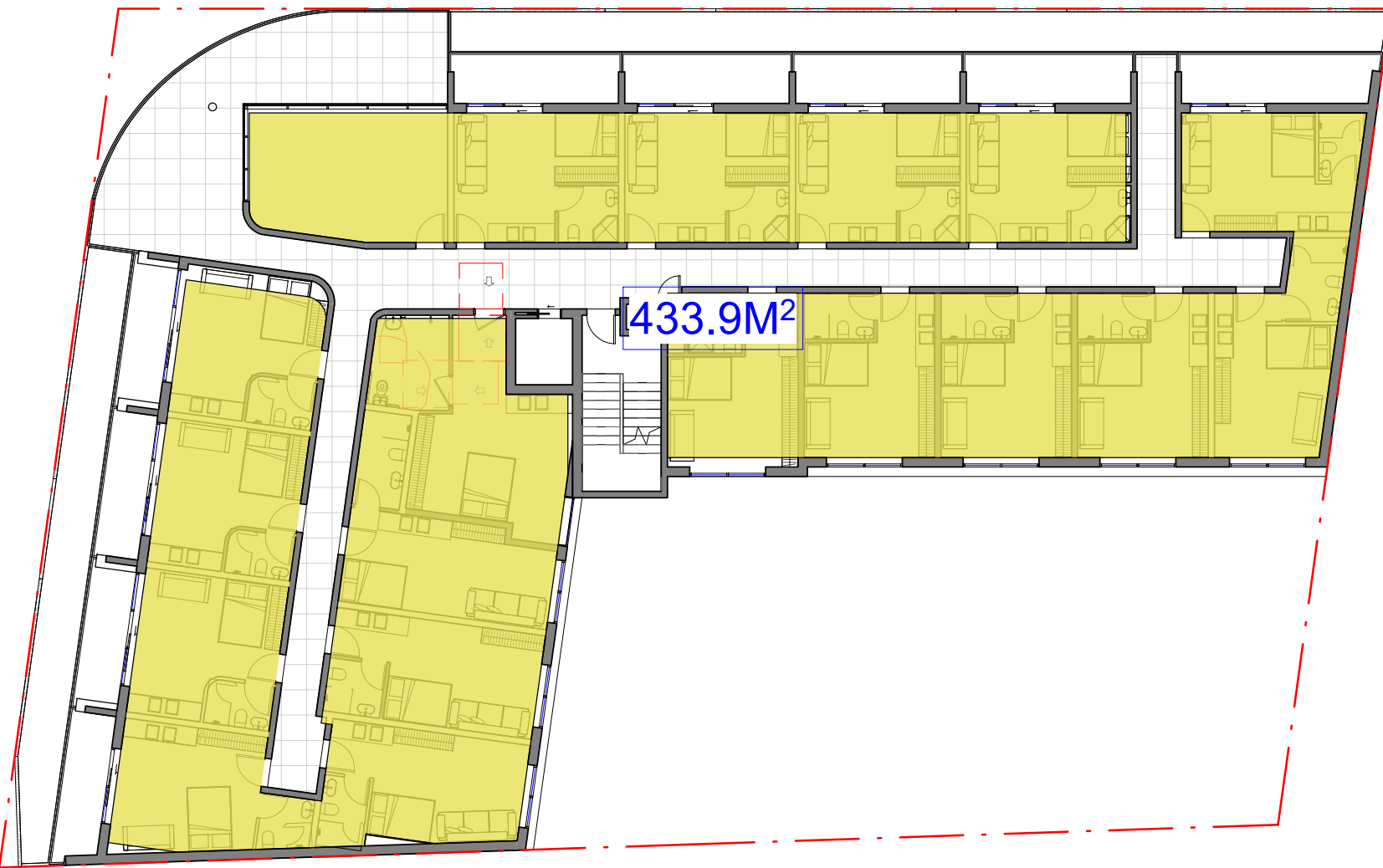
1 GROUND FLOOR GFA
SCALE: 1 : 200



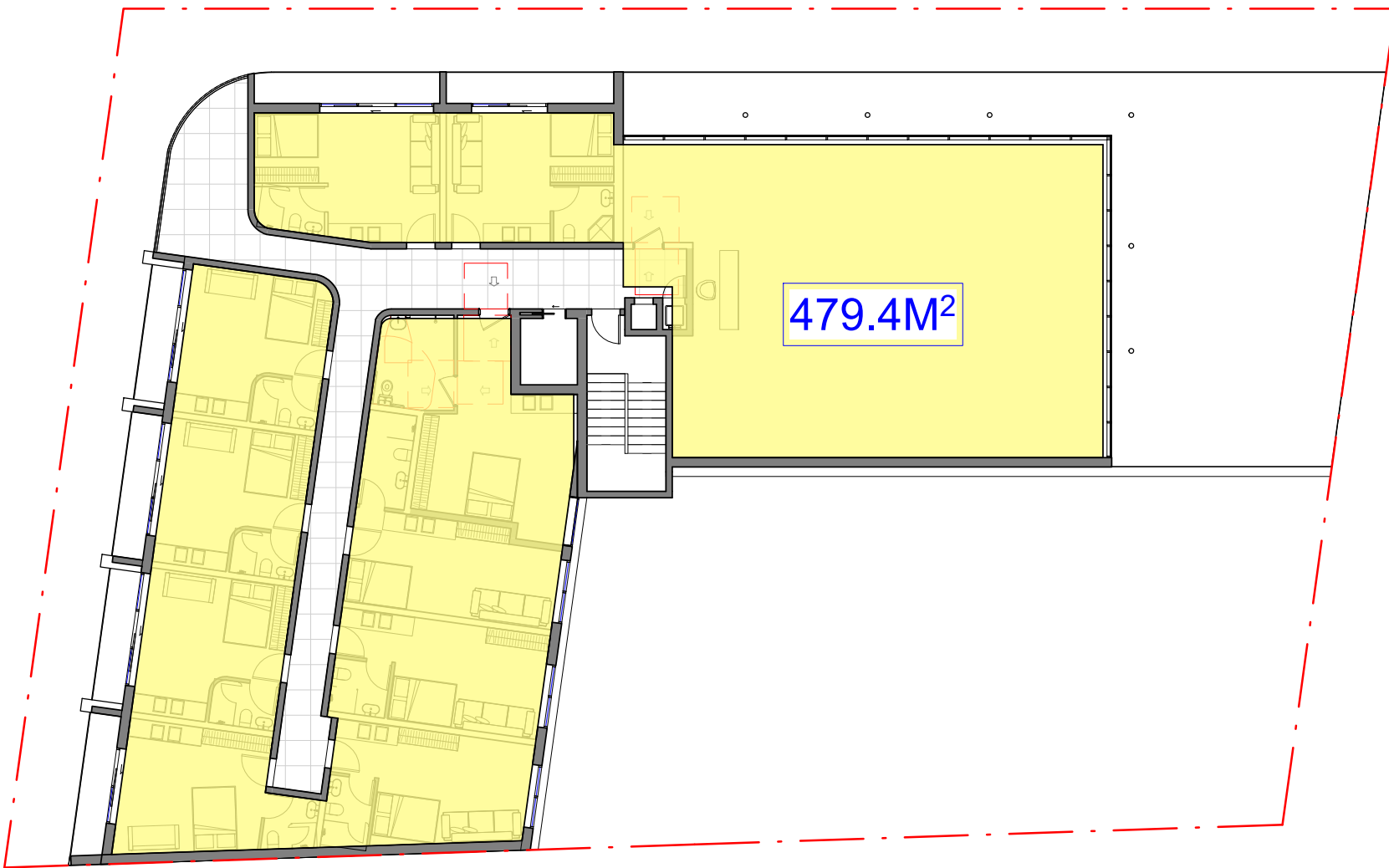
2 LEVEL 1 GFA
SCALE: 1 : 200



3 Level 2 GFA
SCALE: 1 : 200



4 LEVEL 3 GFA
SCALE: 1 : 200



5 LEVEL 4 GFA
SCALE: 1 : 200

SITE AREA	1065.9M²		
GFA			
	PROPOSE	REQUIRED	COMPLY
GL	463.0M²		Y
L1	527.6M²		Y
L2	527.6M²		Y
L3	433.9M²		Y
L4	379.4M²		Y
TOTAL GFA	2331.3M²	2345.0M²	Y
TOTAL GFA RATIO	2.19:1	2.2:1	Y



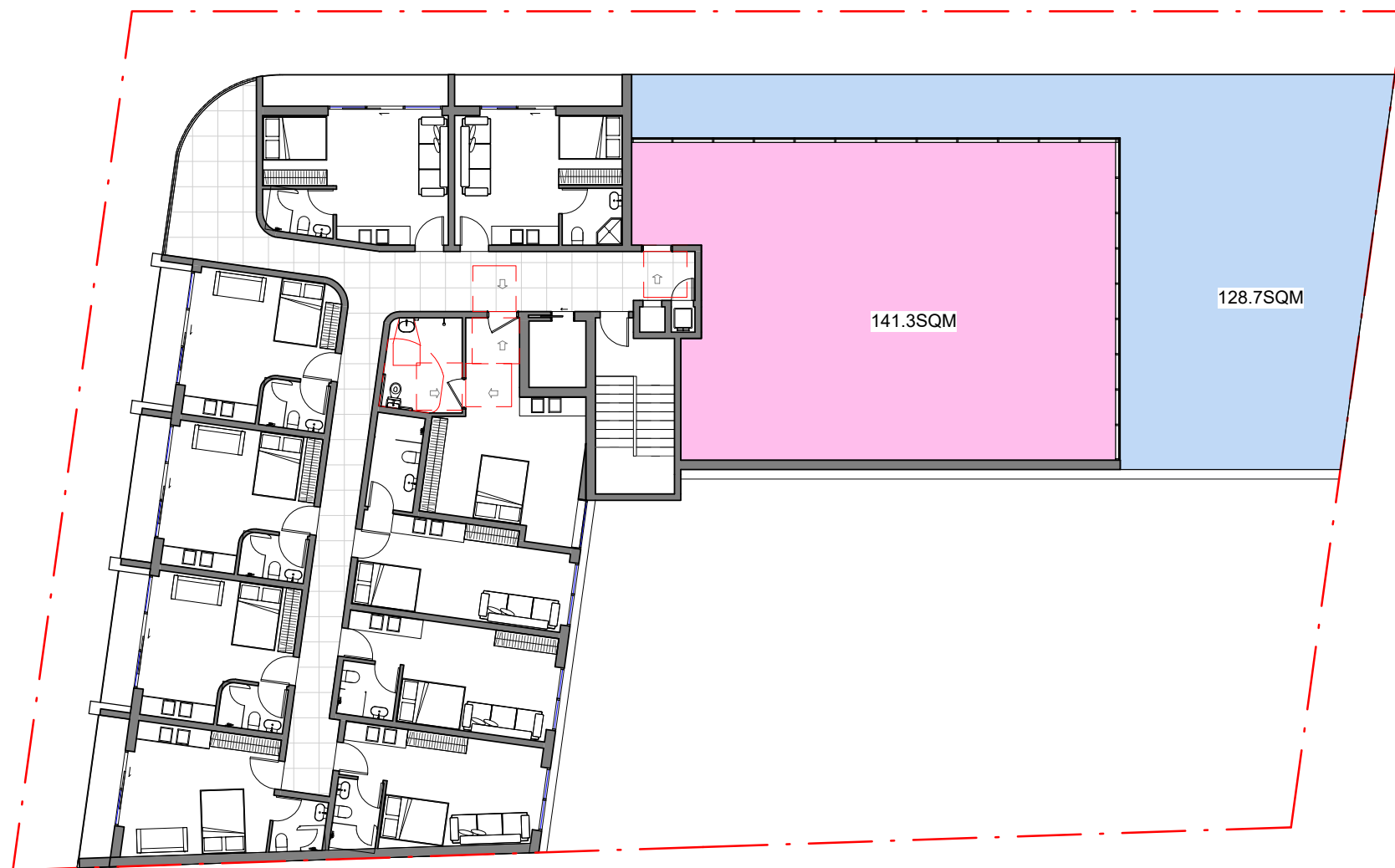
1 Level 2 COMMUNAL
SCALE: 1 : 200



2 LEVEL 1 COMMUNAL
SCALE: 1 : 200



3 LEVEL 3 COMMUNAL
SCALE: 1 : 200



4 LEVEL 4 COMMUNAL
SCALE: 1 : 200

SITE AREA	1065.9M²		
COMMUNAL LIVING			
	PROPOSE	REQUIRED	COMPLY
GL	-		
L1	-		
L2	-		
L3	24.7M²		
L4	141.3M²		
TOTAL	166M²	166M²	Y

SITE AREA	1065.9M²		
COMMUNAL OPEN			
	PROPOSE	REQUIRED	COMPLY
GL	-		
L1	28.3M²		
L2	28.3M²		
L3	44.2M²		
L4	128.7M²		
TOTAL	229.5M²	213.2M²	Y



1 **CHILDCARE CALCULATION**
SCALE: 1 : 100

PROPOSED CHILDREN		
AGE CATAGORY	NUMBER	TEACHER
0 - 2 YEAR	4	1
2 - 3 YEAR	10	2
3 - 5 YEAR	20	2
TOTAL	34	5

INDOOR SPACE				
DEVELOPMENT	NUMBER	REQ	PROP	COMPLY
0 - 2 YEAR	4	110.5M ²	111.0M ²	Y
2 - 3 YEAR	10			
3 - 5 YEAR	20			
3 - 5 YEAR	34			

OUTDOOR SPACE				
DEVELOPMENT	NUMBER	REQ	PROP	COMPLY
0 - 2 YEAR	4	238.0M ²	239.0M ²	Y
2 - 3 YEAR	10			
3 - 5 YEAR	20			
3 - 5 YEAR	34			

INDOOR STORAGE				
DEVELOPMENT	NUMBER	REQ	PROP	COMPLY
0 - 2 YEAR	4	6.8M ³	7.0M ³	Y
2 - 3 YEAR	10			
3 - 5 YEAR	20			
TOTAL	34			

OUTDOOR STORAGE				
DEVELOPMENT	NUMBER	REQ	PROP	COMPLY
0 - 2 YEAR	4	10.2M ³	11M ³	Y
2 - 3 YEAR	10			
3 - 5 YEAR	20			
TOTAL	34			



1 BILLABONG ST, PENDLE HILL NSW 2145



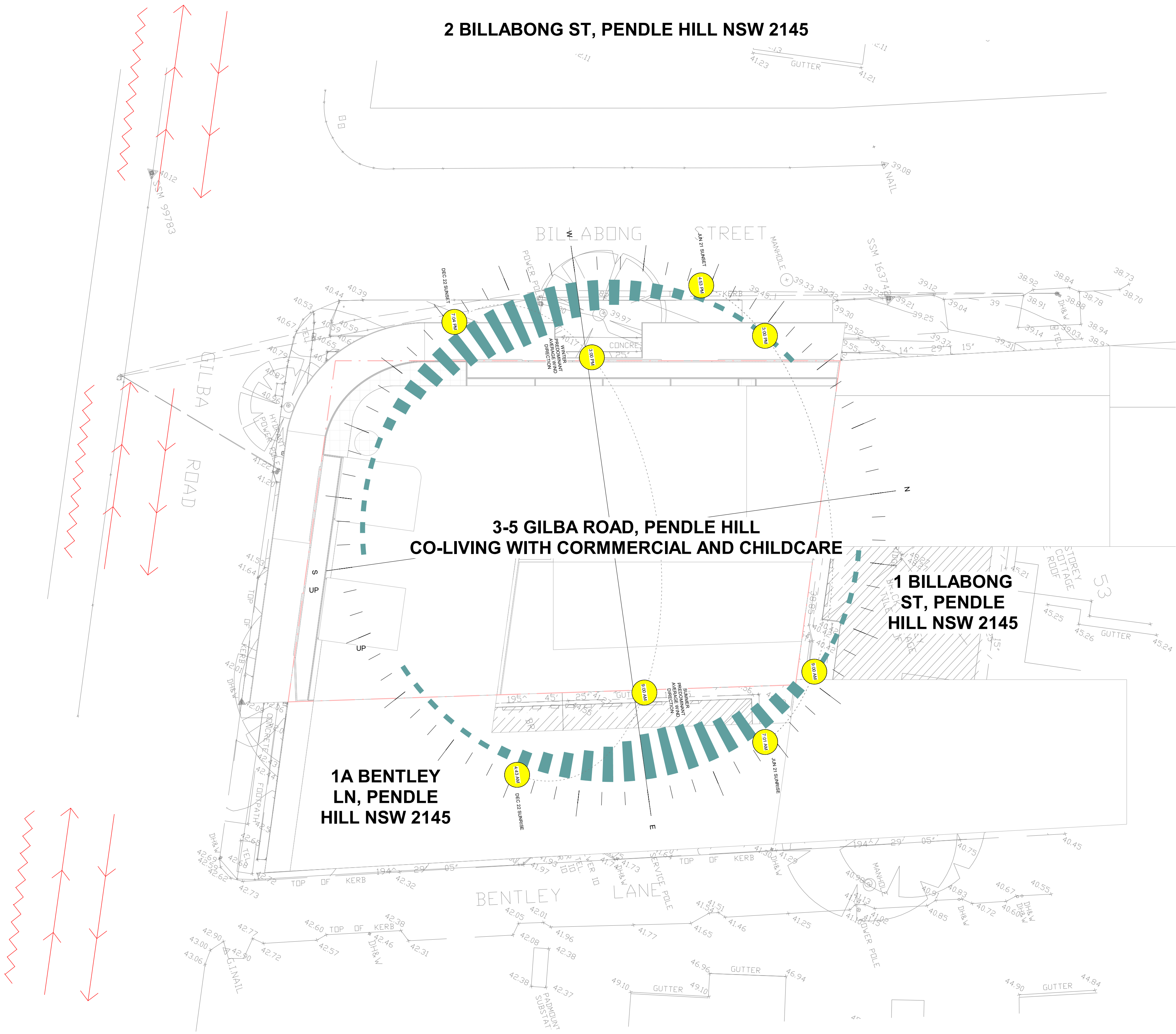
2 BILLABONG ST, PENDLE HILL NSW 2145



OPPE SITE OF GILBA ROAD



BENTLEY LN



CONSTRUCTION SEQUENCE

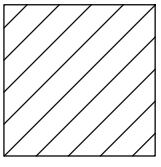
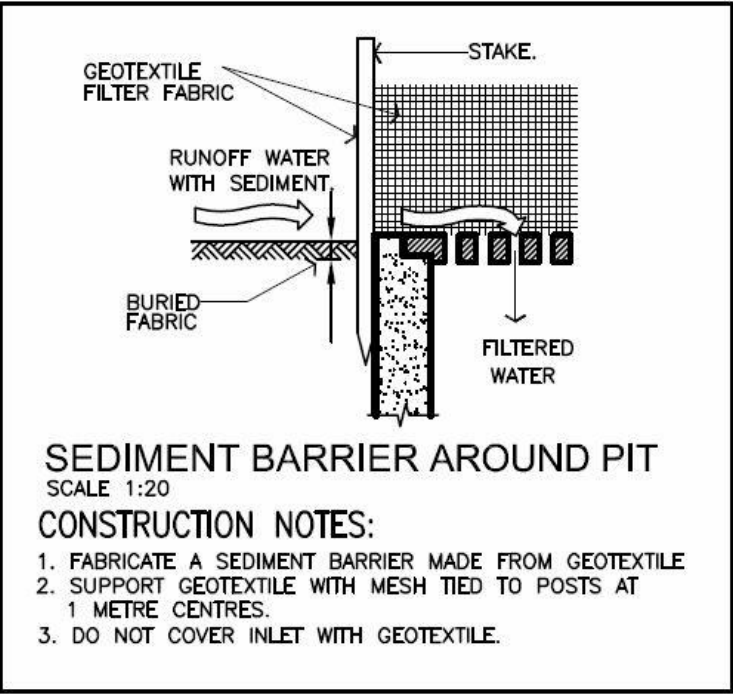
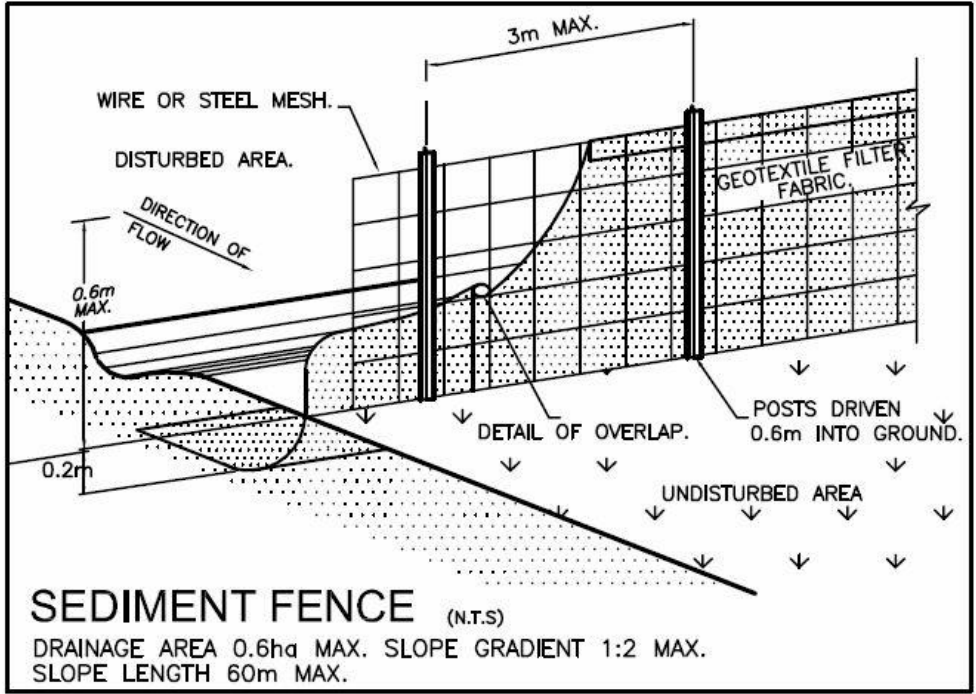
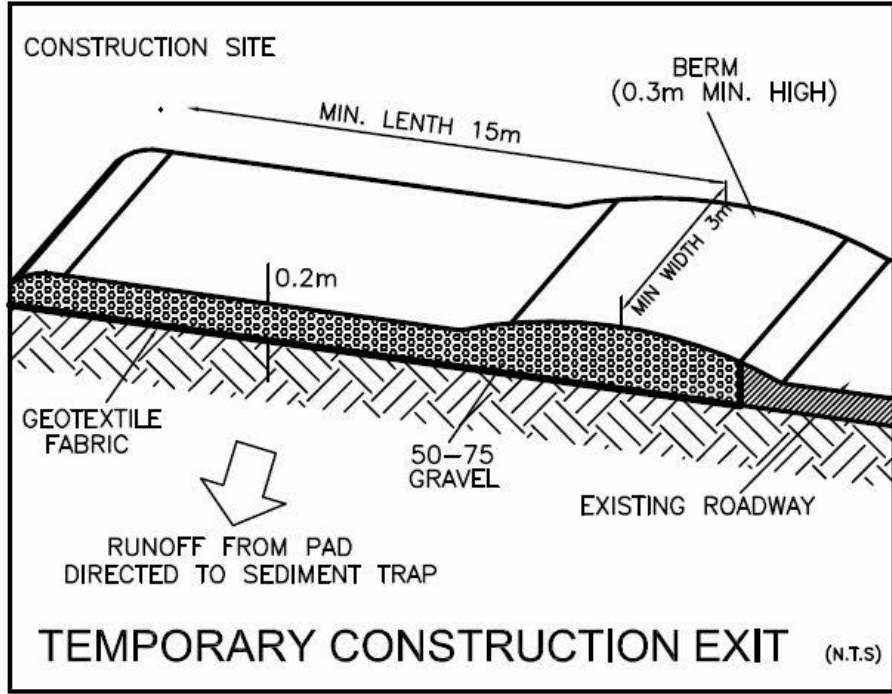
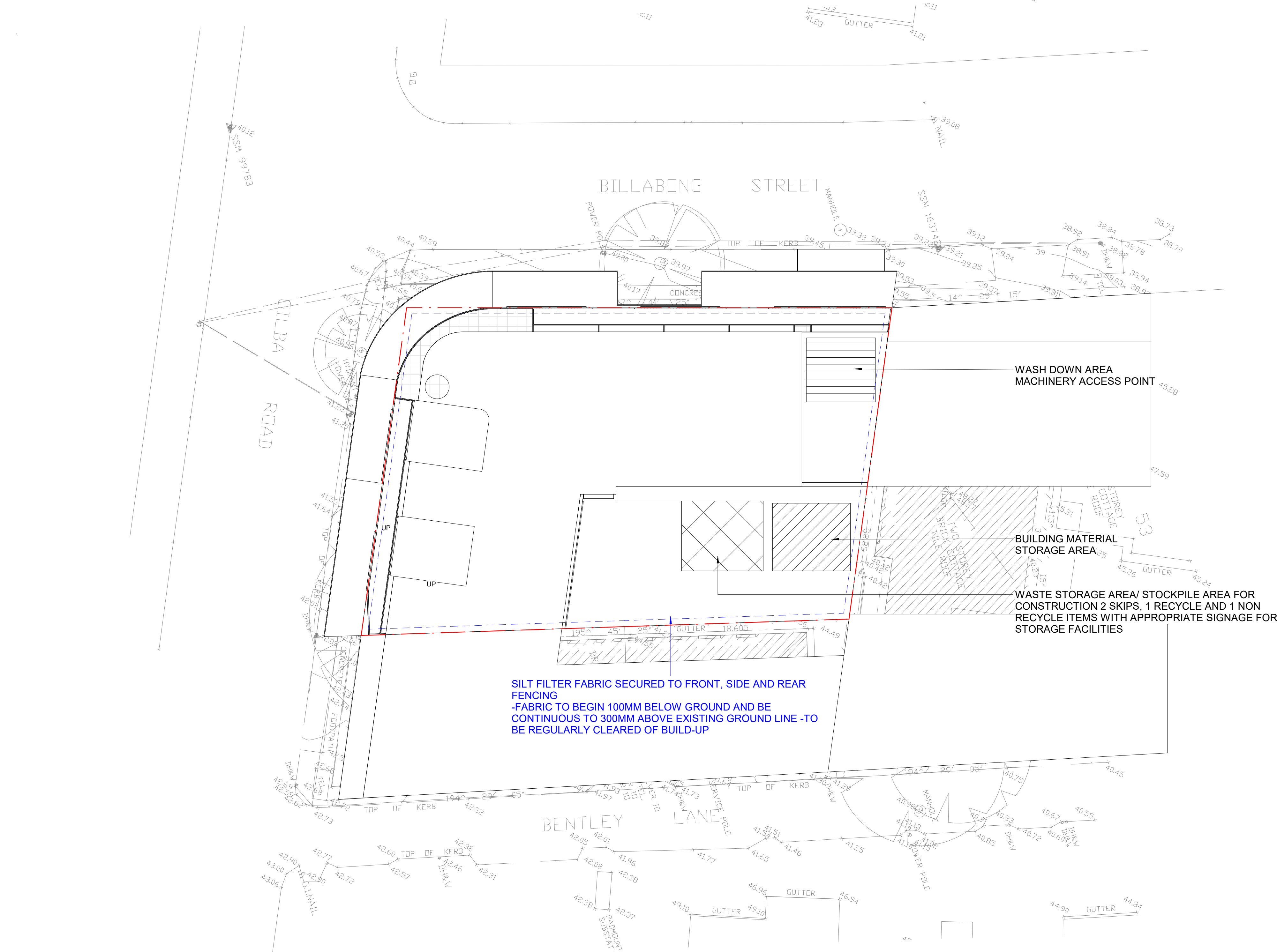
1. WHERE POSSIBLE ALL SILT FENCES, PERIMETER BANKS, SEDIMENT BASINS AND OTHER SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE INSTALLED AS A FIRST STEP IN THE CONSTRUCTION SEQUENCE.
2. CARRY OUT CLEANING WITHIN SCOPE OF WORKS AND BULK EARTHWORKS TAKING CARE OF MINIMIZE THE EXTENT OF DISTURBANCE DURING CONSTRUCTION.
- 3.CARRY OUT BULK EARTHWORKS IN ACCORDANCE WITH THE ENVIRONMENTAL MANAGEMENT PLAN AND TAKING CARE OF MINIMIZE THE EXTENT OF DISTURBANCE
4. ALL DISTURBED AREAS ARE TO BE HYDRO SEEDED AND STRAW MULCHED UPON COMPLETION OF THE BULK EARTHWORKS. SEEDED AREAS SHALL BE WATERED DURING AND AFTER CONSTRUCTION UNTIL A UNIFORMLY DISTRIBUTED DENSE VEGETATION COVERAGE IS ESTABLISHED.
5. WHILE ANY AREAS REMAIN DISTURBED (Ie BEFORE AND DURING RE-VEGETATION) ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE RETAINED.
6. AREAS WHERE DEVICES ARE REMOVED ON COMPLETION OF WORKS SHALL BE RE-INSTATED TO PRE-CONSTRUCTION CONDITIONS.

SILT FENCE CONSTRUCTION NOTES

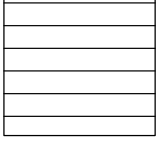
1. CONSTRUCT SILT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF SITE
2. DRIVE 1.5M LONG STAR PICKETS INTO THE GROUND AT 3M MAX CTS.
3. DIG A 150MM x 100MM TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER THE BASE OF THE FABRIC.
5. FIX SELF SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POST WITH WIRE TIES OR AS RECOMMENDED BY THE GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150MM OVERLAP.

STABILISED SITE ACCESS & CONSTRUCTION NOTES

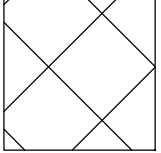
1. STRIP TOP-SOIL AND LEVEL SITE
2. COMPACT SUB-GRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGGREGATE. MINIMUM LENGTH SHALL BE 15 METRES OR TO THE BUILDING ALIGNMENT. MINIMUM WIDTH SHALL BE 3 METRES.
5. CONSTRUCT HUMP IMMEDIATELY WITH BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OF SEDIMENT TRAP.



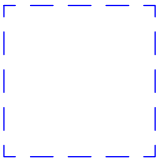
WASTE STORAGE AREA/ STOCKPILE AREA FOR CONSTRUCTION 2 SKIPS, 1 RECYCLE AND 1 NON RECYCLE ITEMS WITH APPROPRIATE SIGNAGE FOR STORAGE FACILITIES



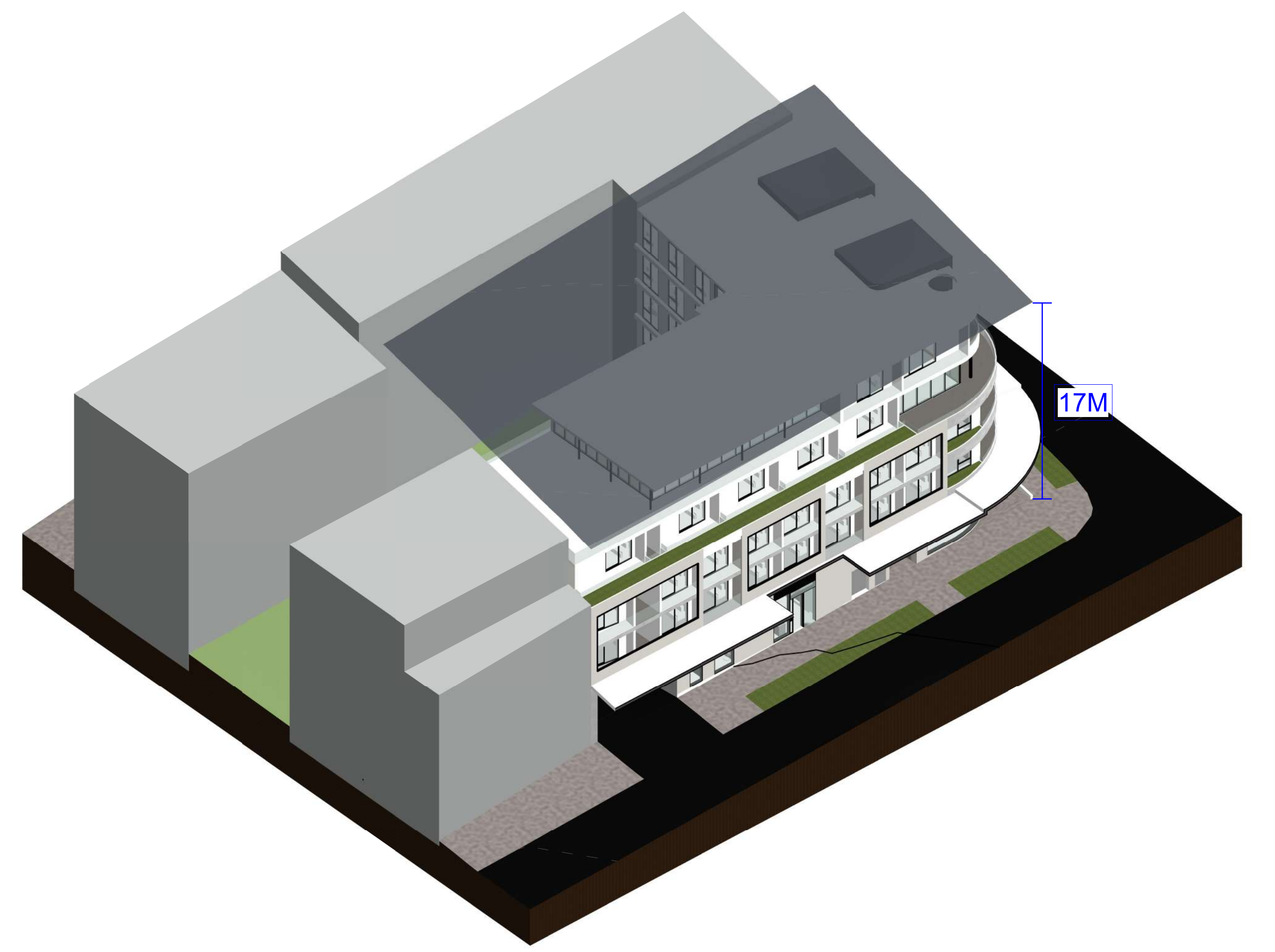
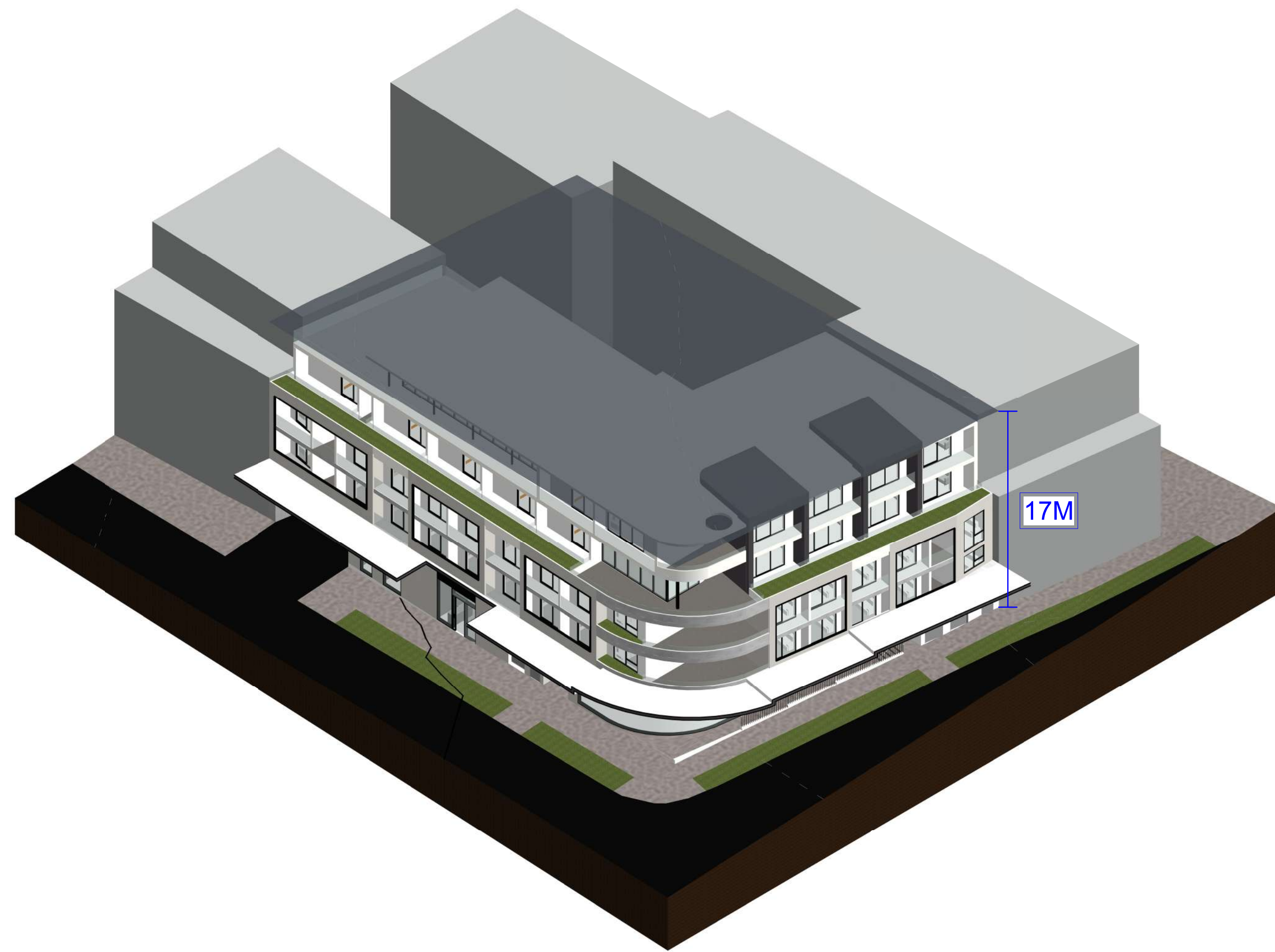
WASH DOWN AREA
MACHINERY ACCESS POINT

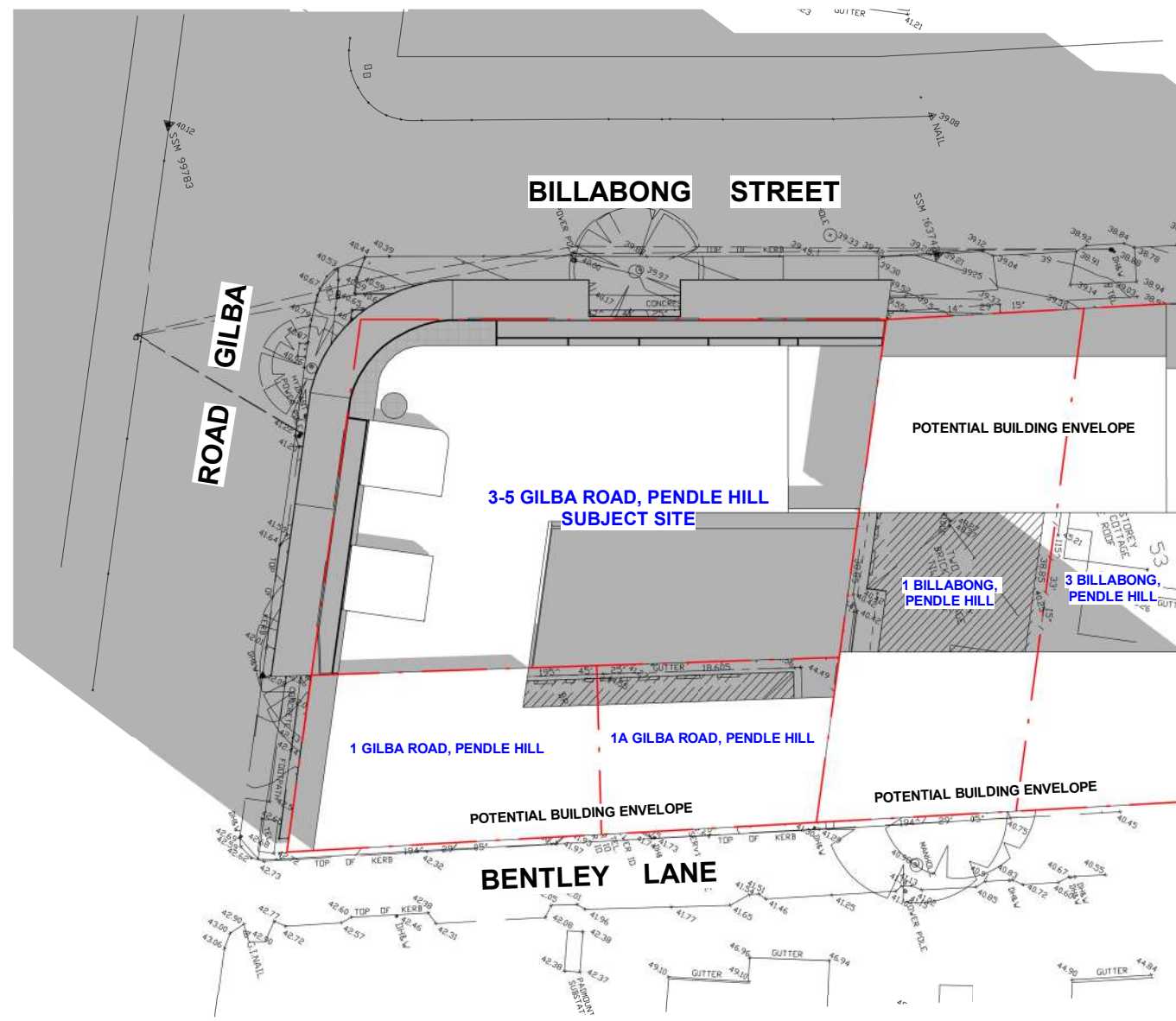


BUILDING MATERIAL STORAGE AREA

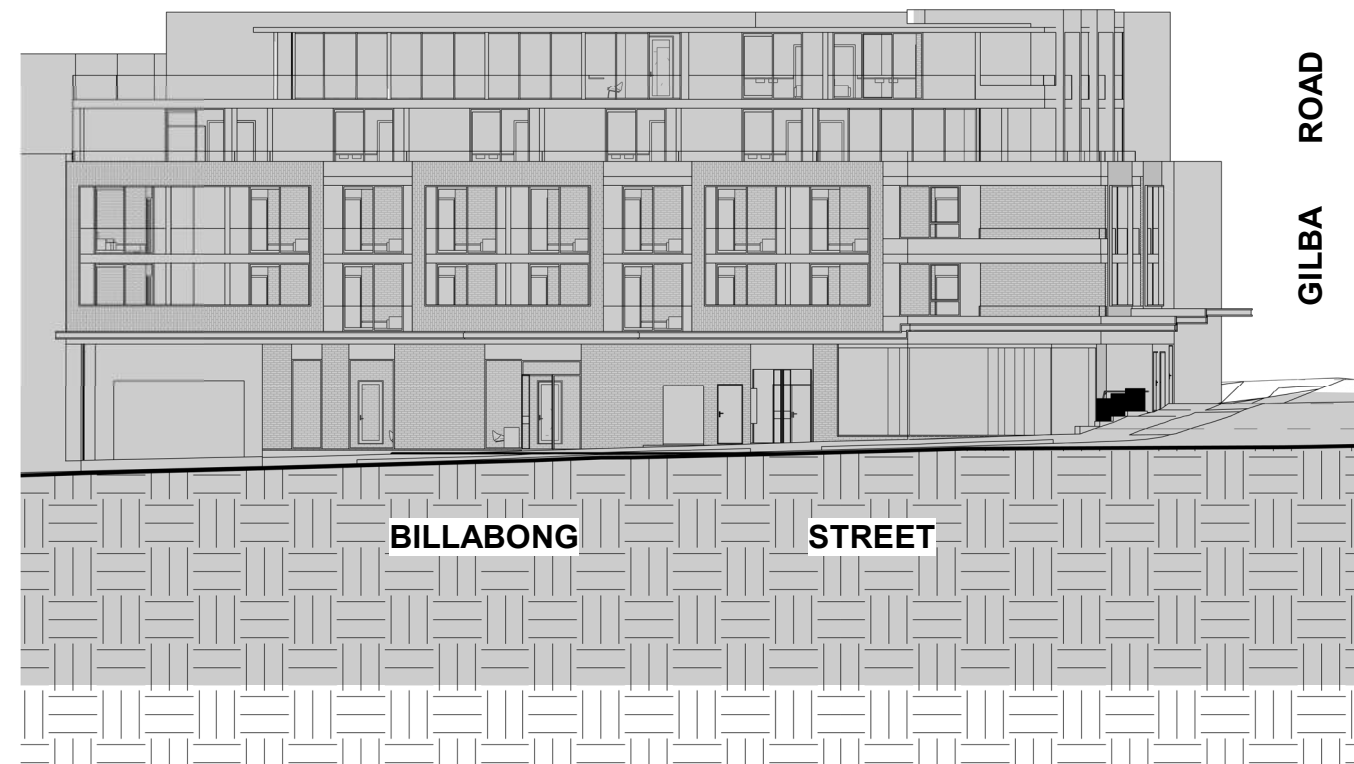


SILT FILTER FABRIC SECURED TO FRONT, SIDE AND REAR FENCING
-FABRIC TO BEGIN 100MM BELOW GROUND AND BE CONTINUOUS TO 300MM
ABOVE EXISTING GROUND LINE -TO BE REGULARLY CLEARED OF BUILD-UP

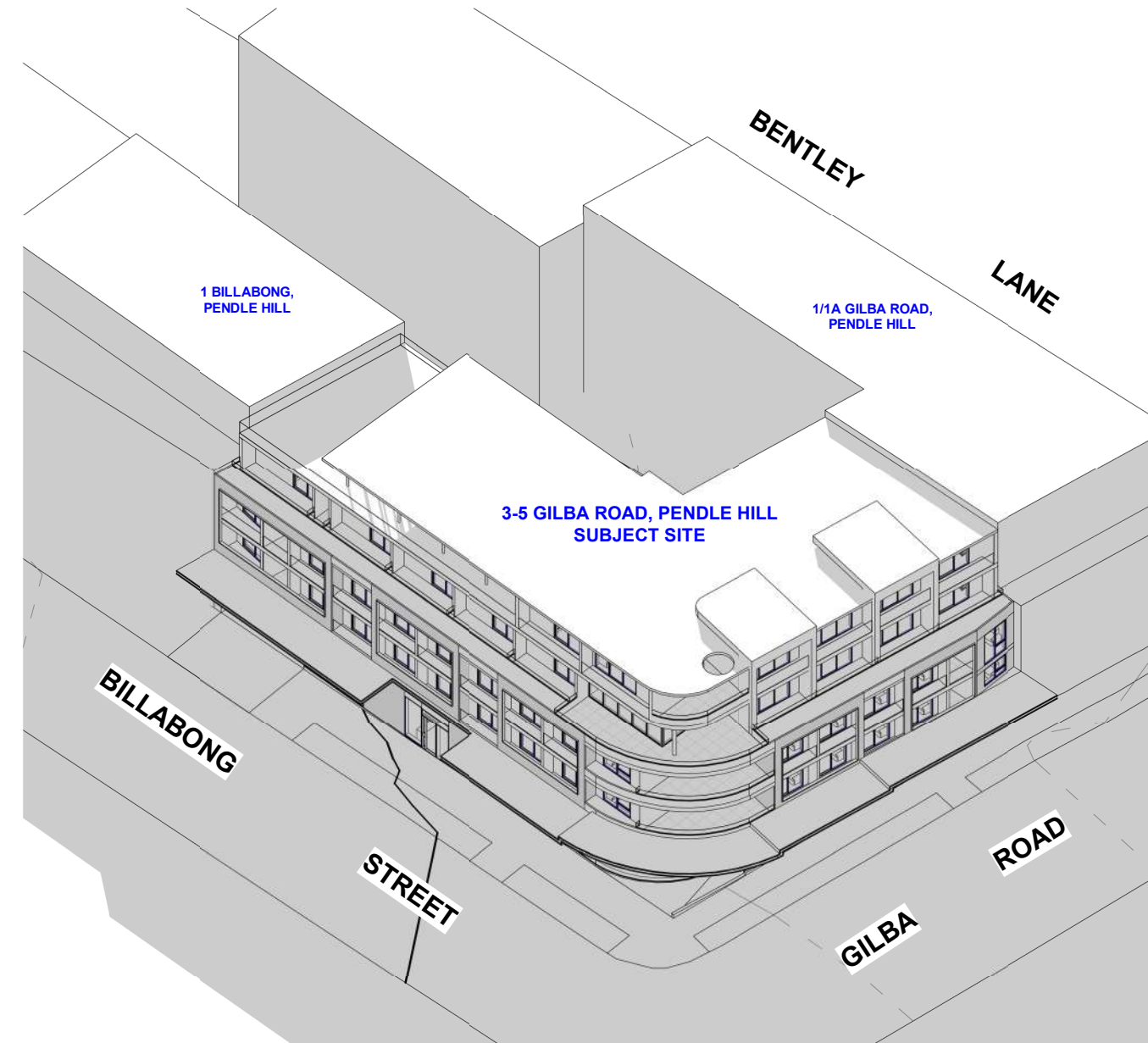




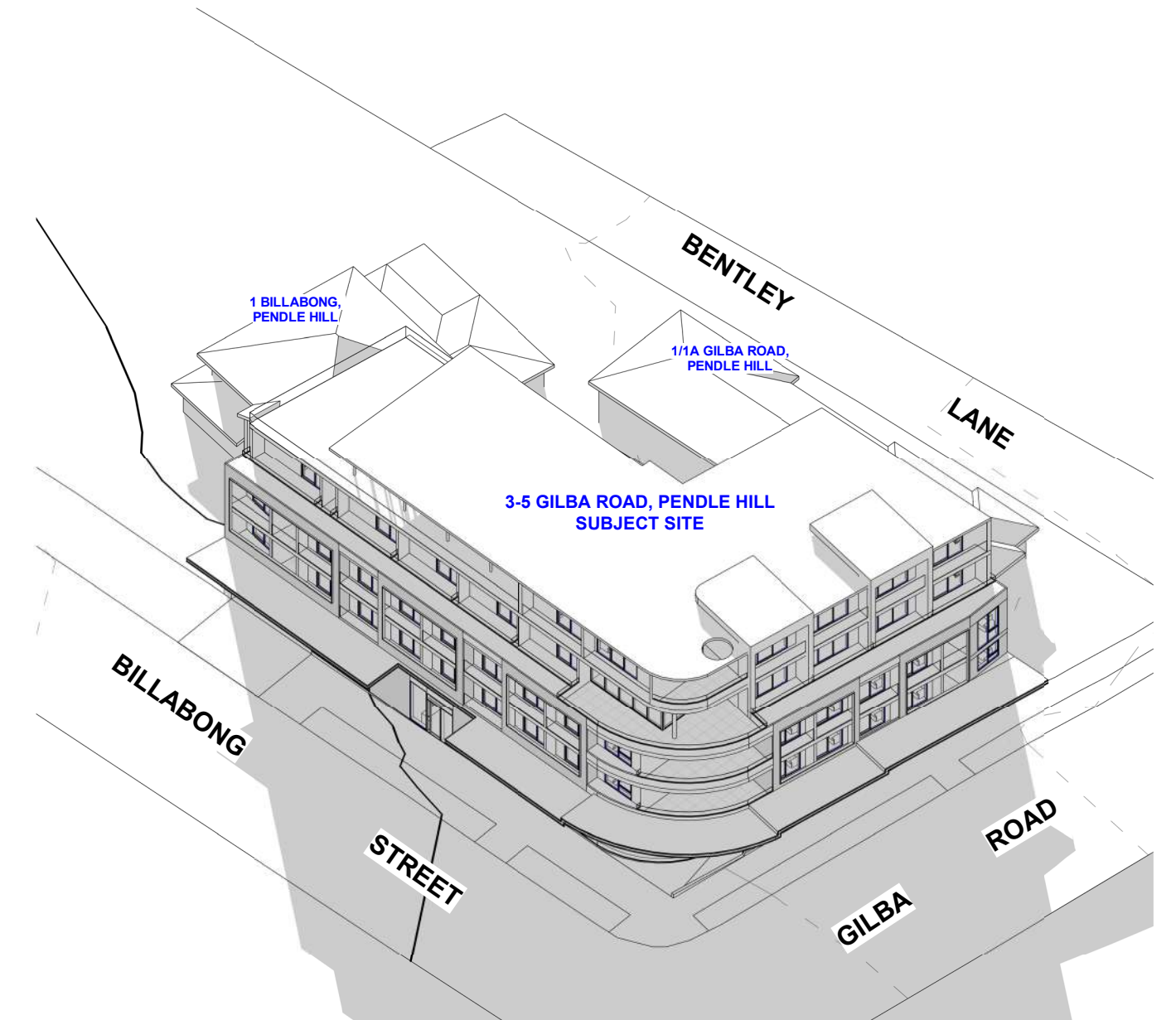
1 JUN 21 / 9 AM - WITH POTENTIAL NEIGHBOR FORM
SCALE: 1 : 500



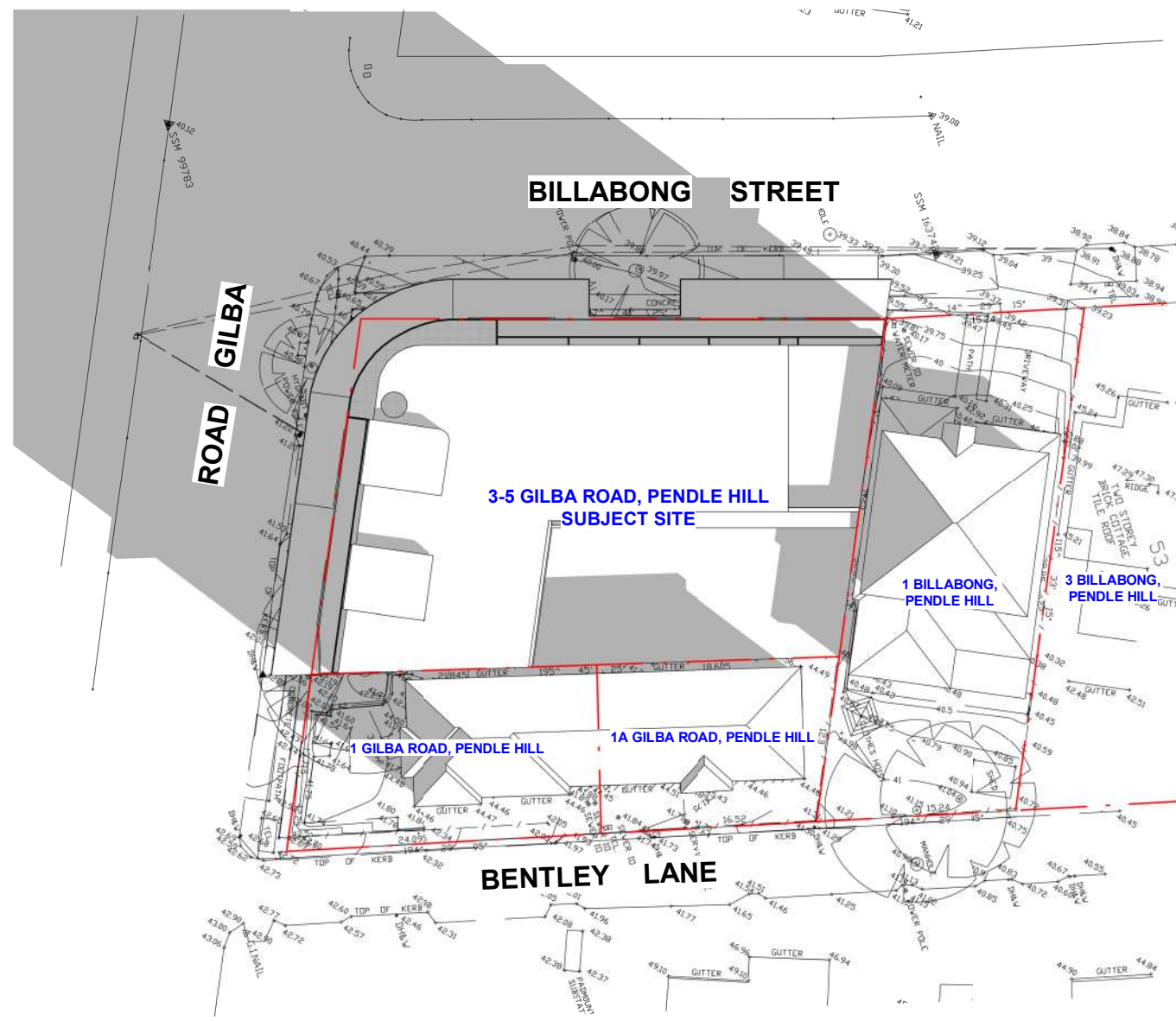
7 JUN 21 / 9 AM - ELEVATION ALONG BILLABONG STREET
SCALE:



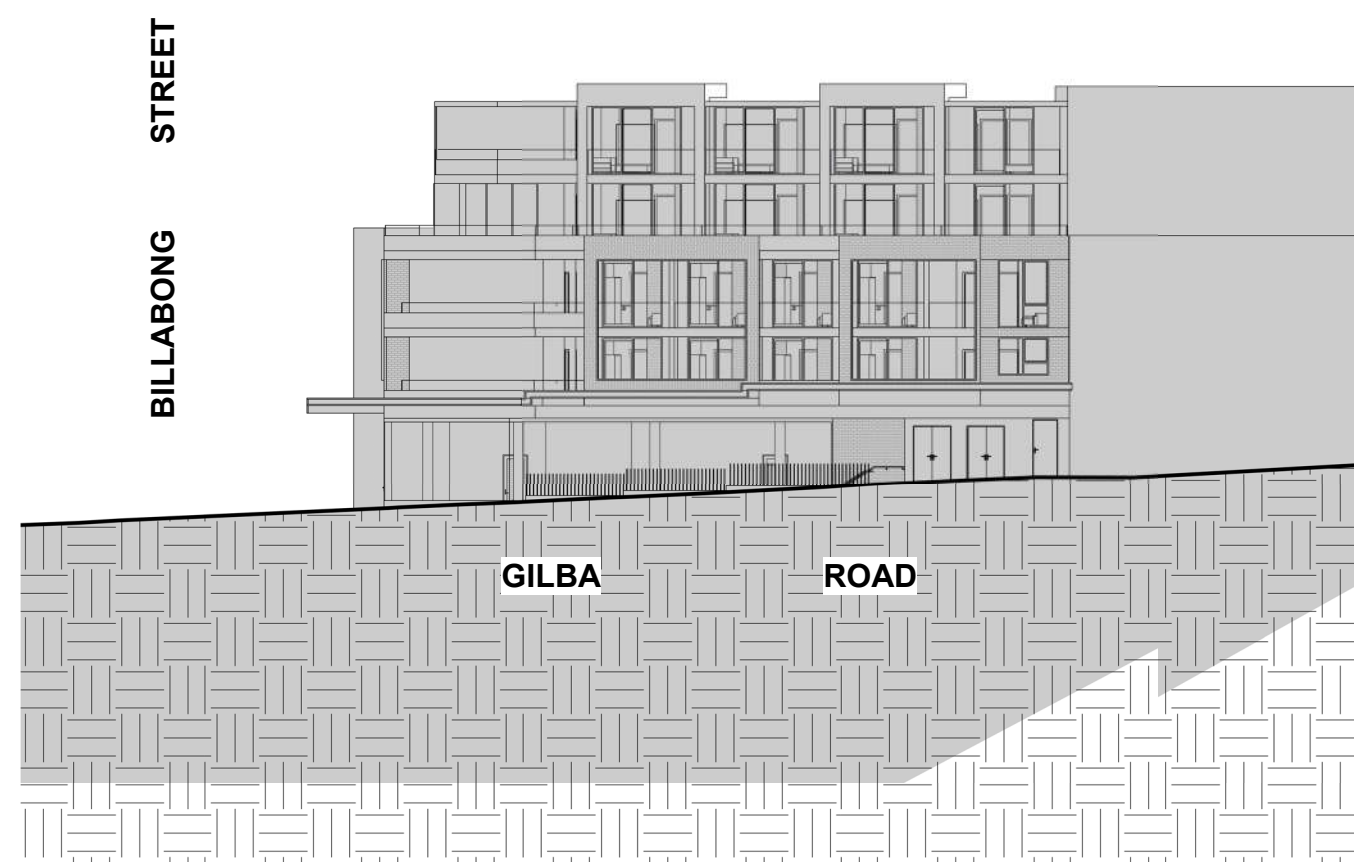
3 JUN 21 / 9 AM - 3D - WITH POTENTIAL BUILDING FORM
SCALE:



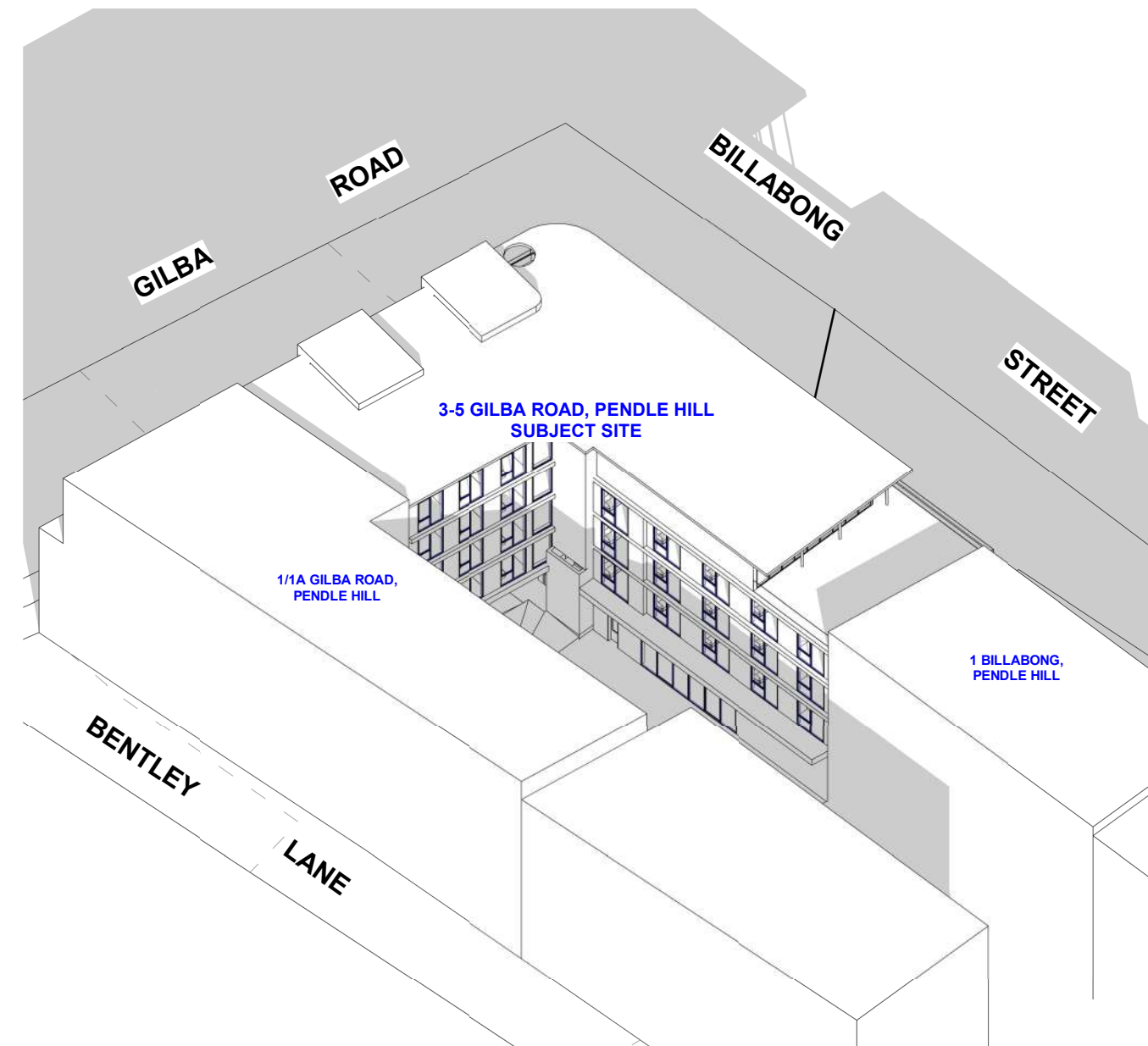
5 JUN 21 / 9 AM - 3D - WITH EXISTING BUILDING
SCALE:



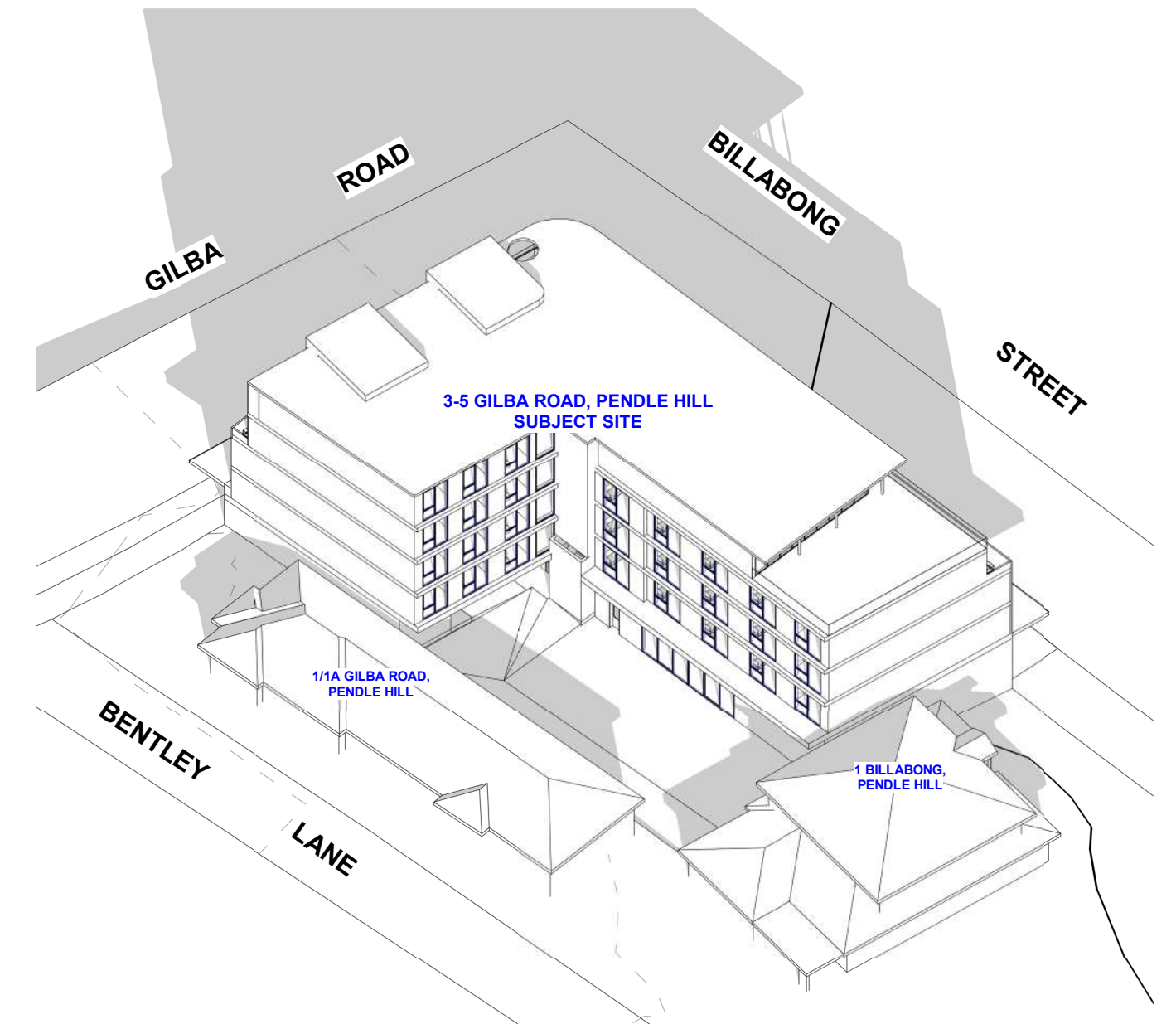
2 JUN 21 / 9 AM - WITH EXISTING BUILDING
SCALE: 1 : 500



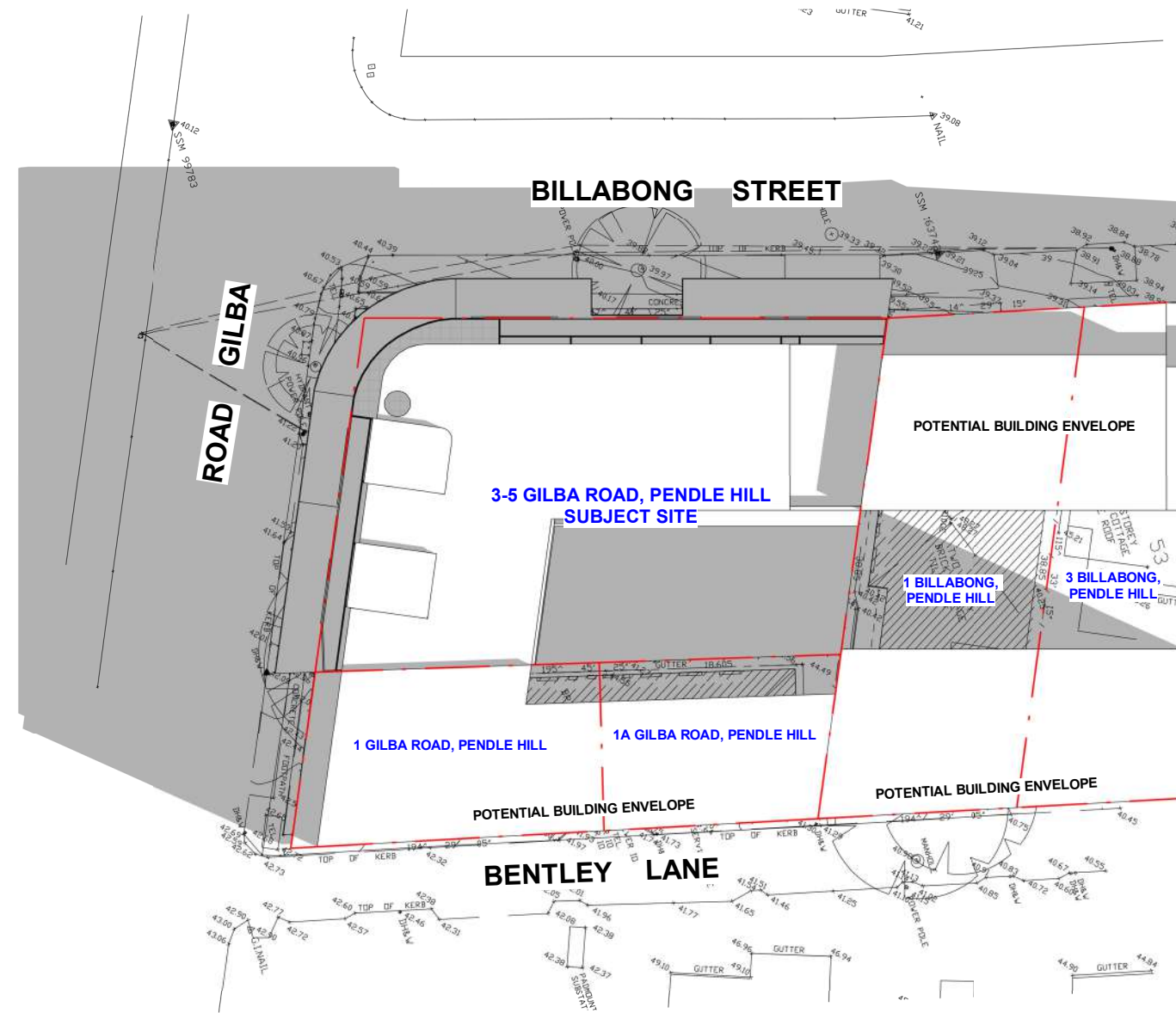
8 JUN 21 / 9 AM - ELEVATION ALONG GILBA ROAD
SCALE:



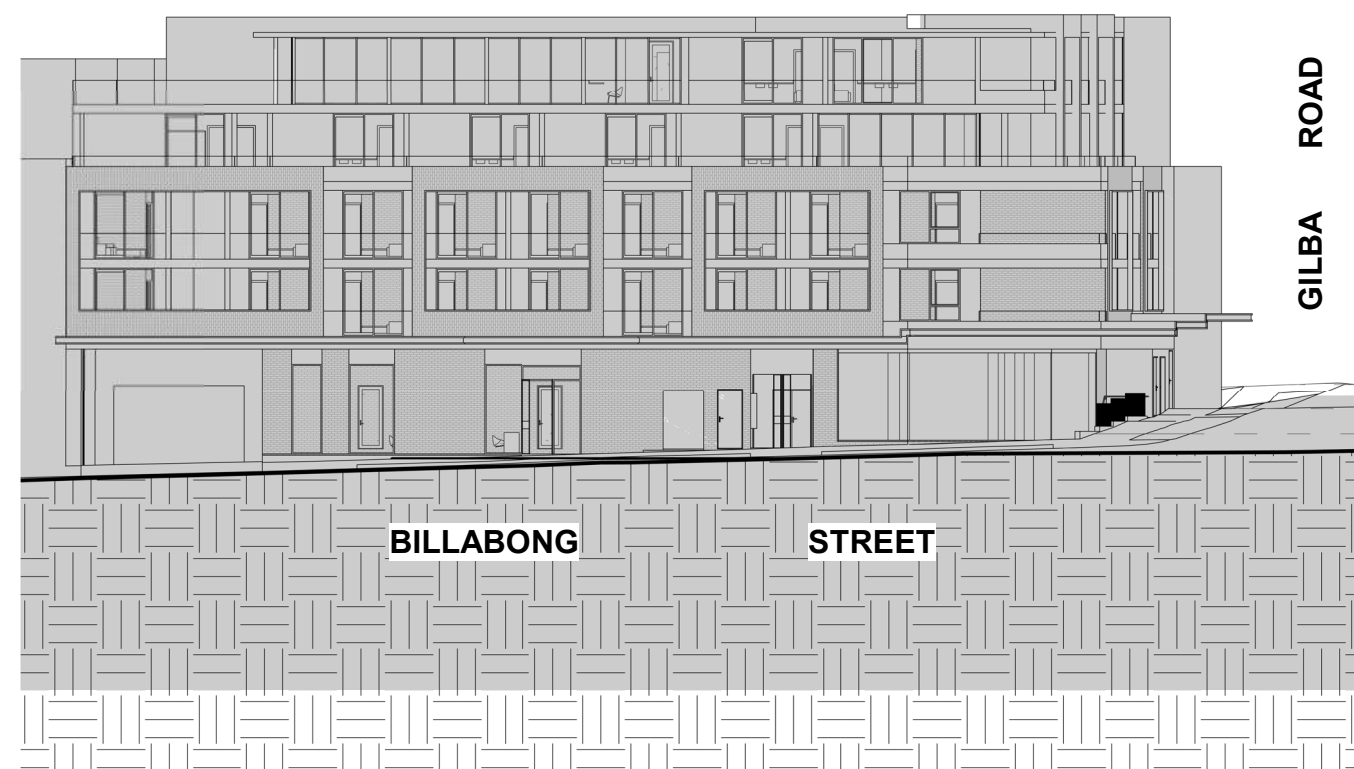
4 JUN 21 / 9 AM - 3D - WITH POTENTIAL BUILDING FORM 2
SCALE:



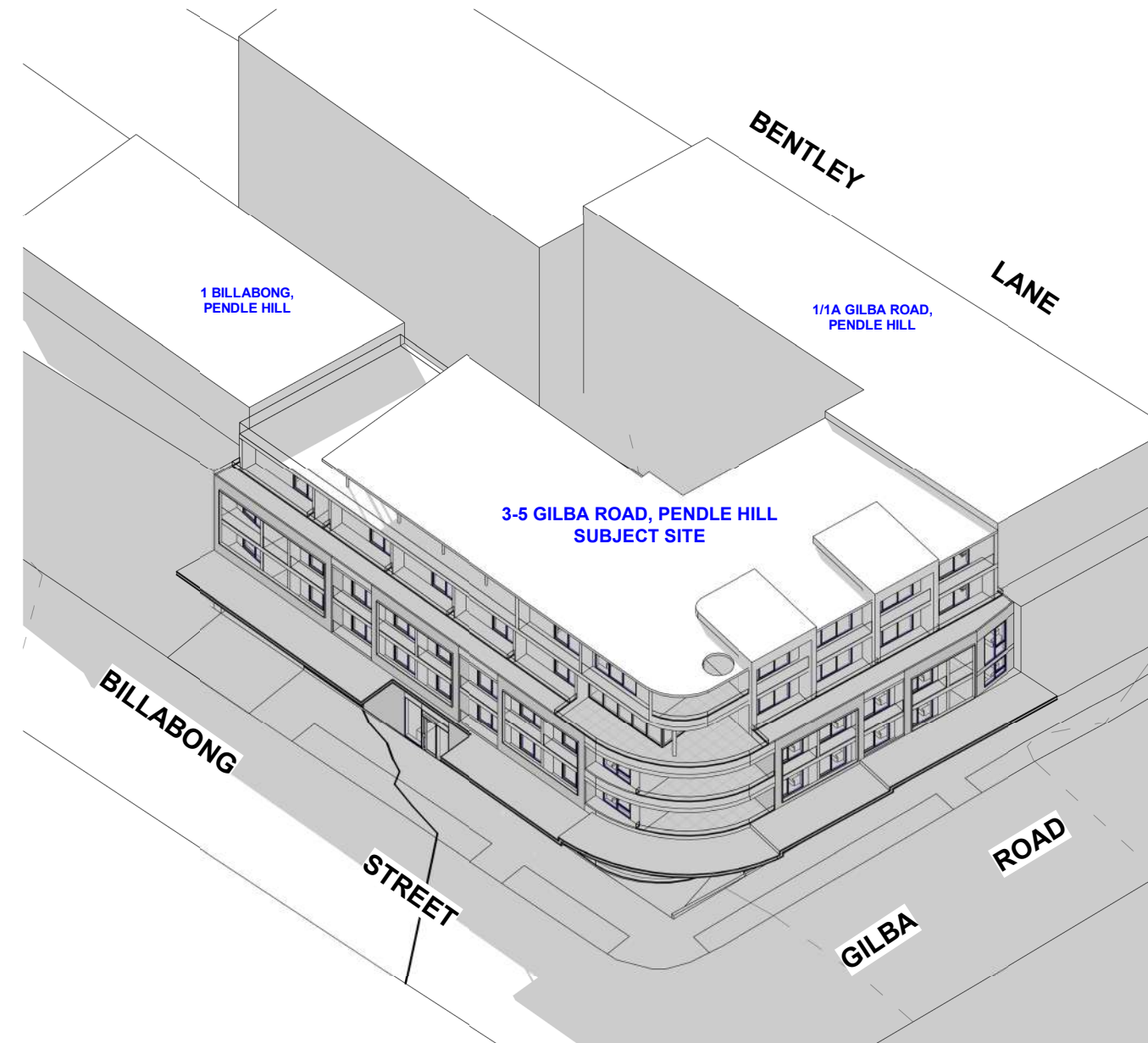
6 JUN 21 / 9 AM - 3D - WITH EXISTING BUILDING 2
SCALE:



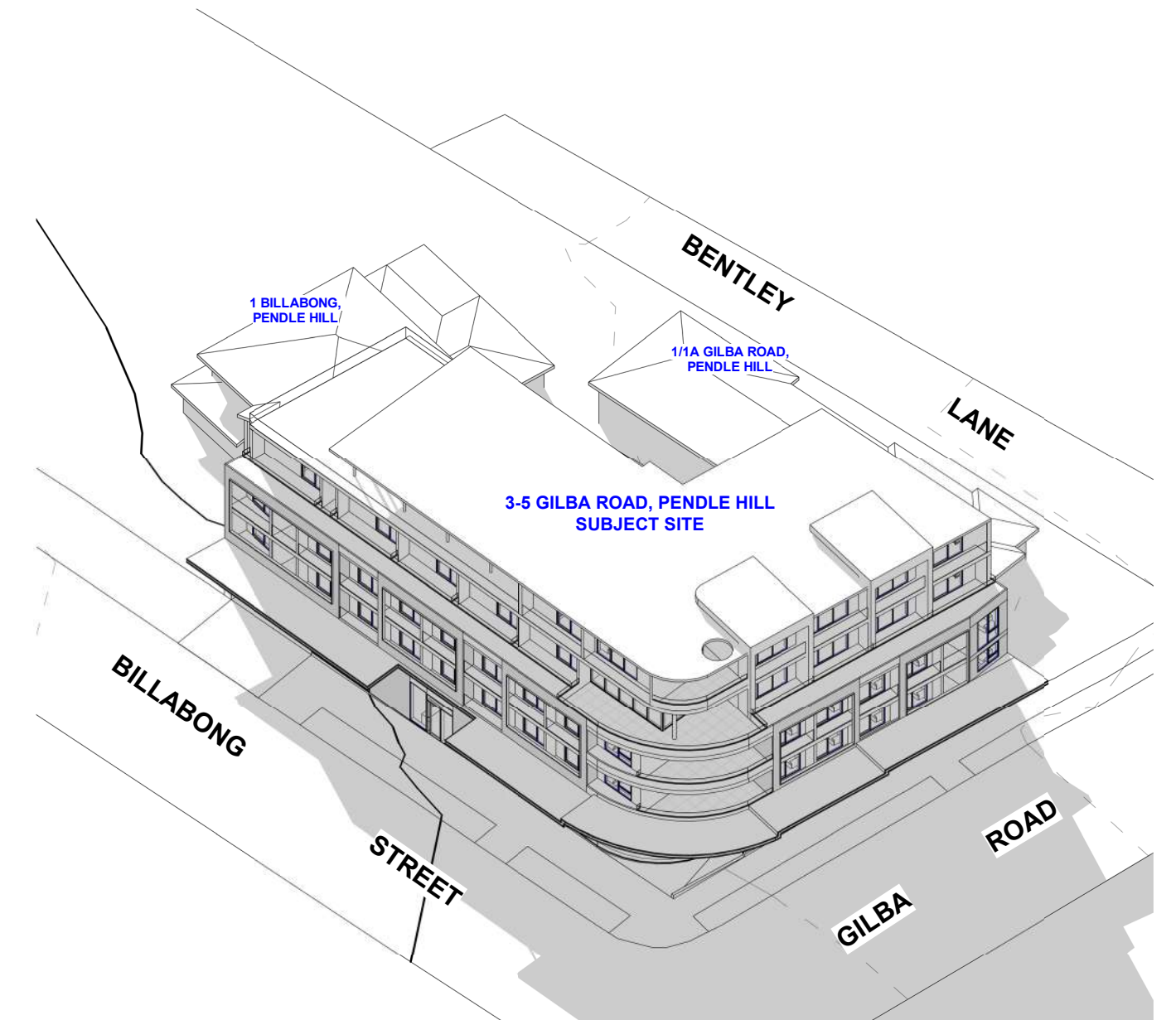
1 JUN 21 / 10 AM - WITH POTENTIAL NEIGHBOR FORM
SCALE: 1 : 500



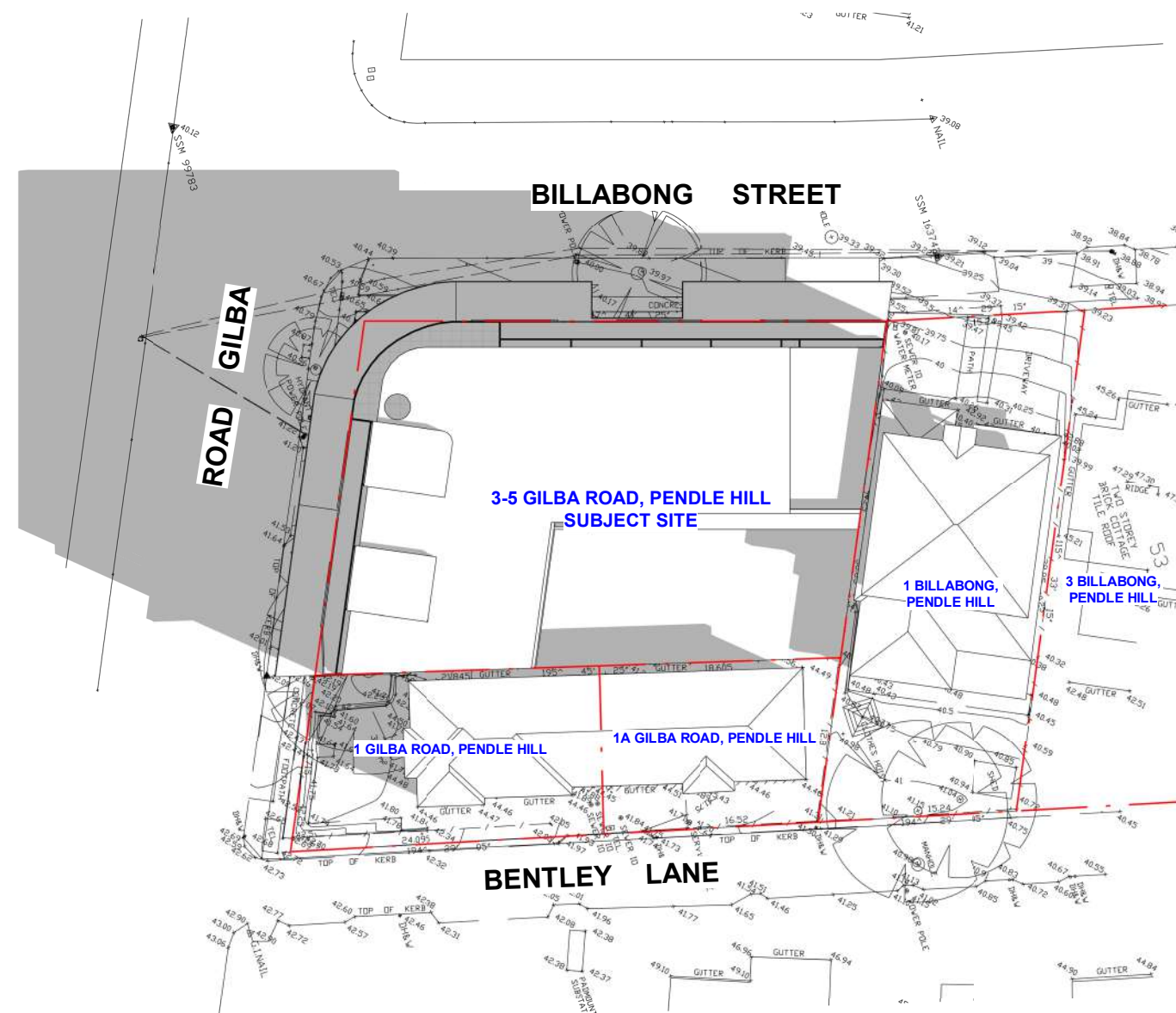
3 JUN 21 / 10 AM - ELEVATION ALONG BILLABONG STREET
SCALE:



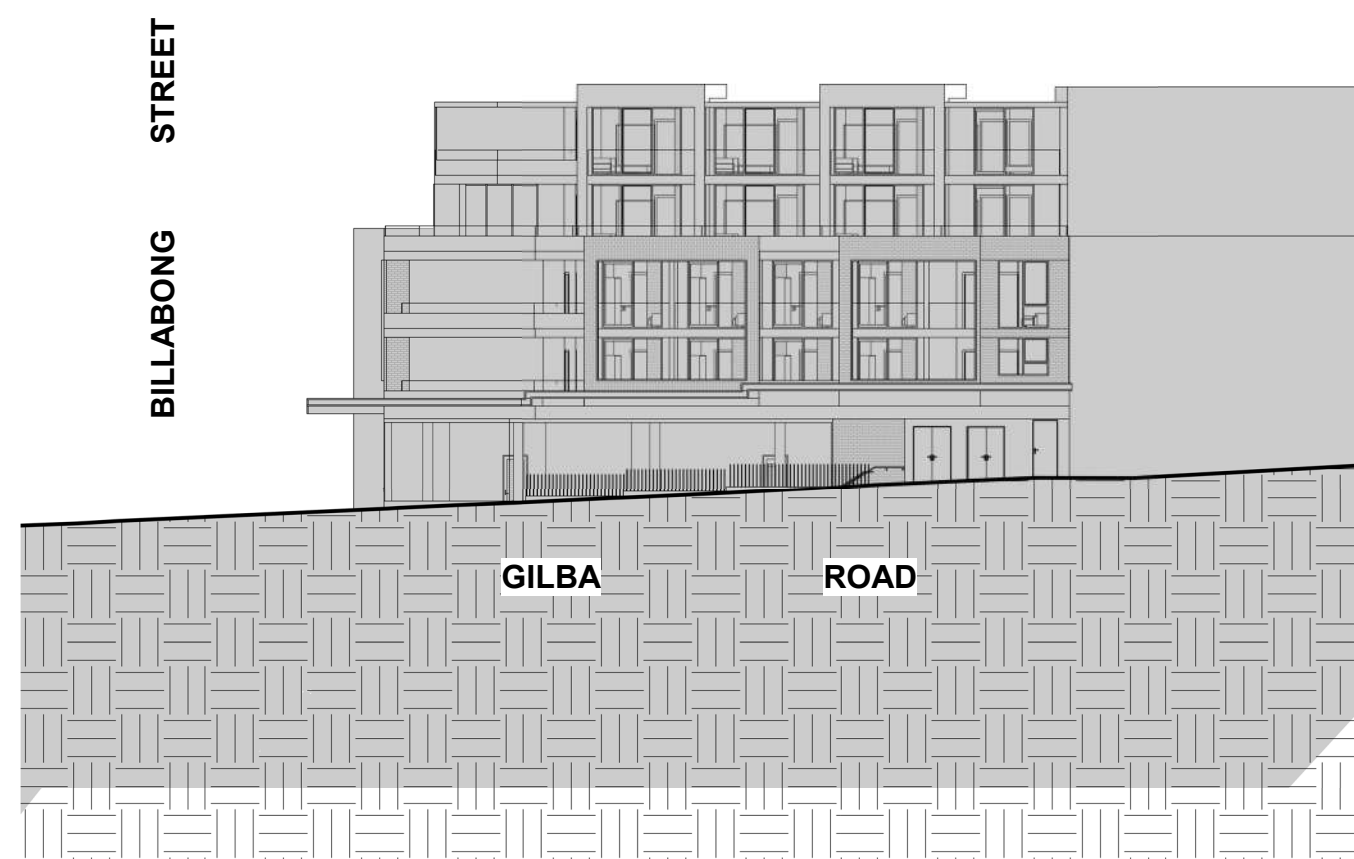
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SCALE:



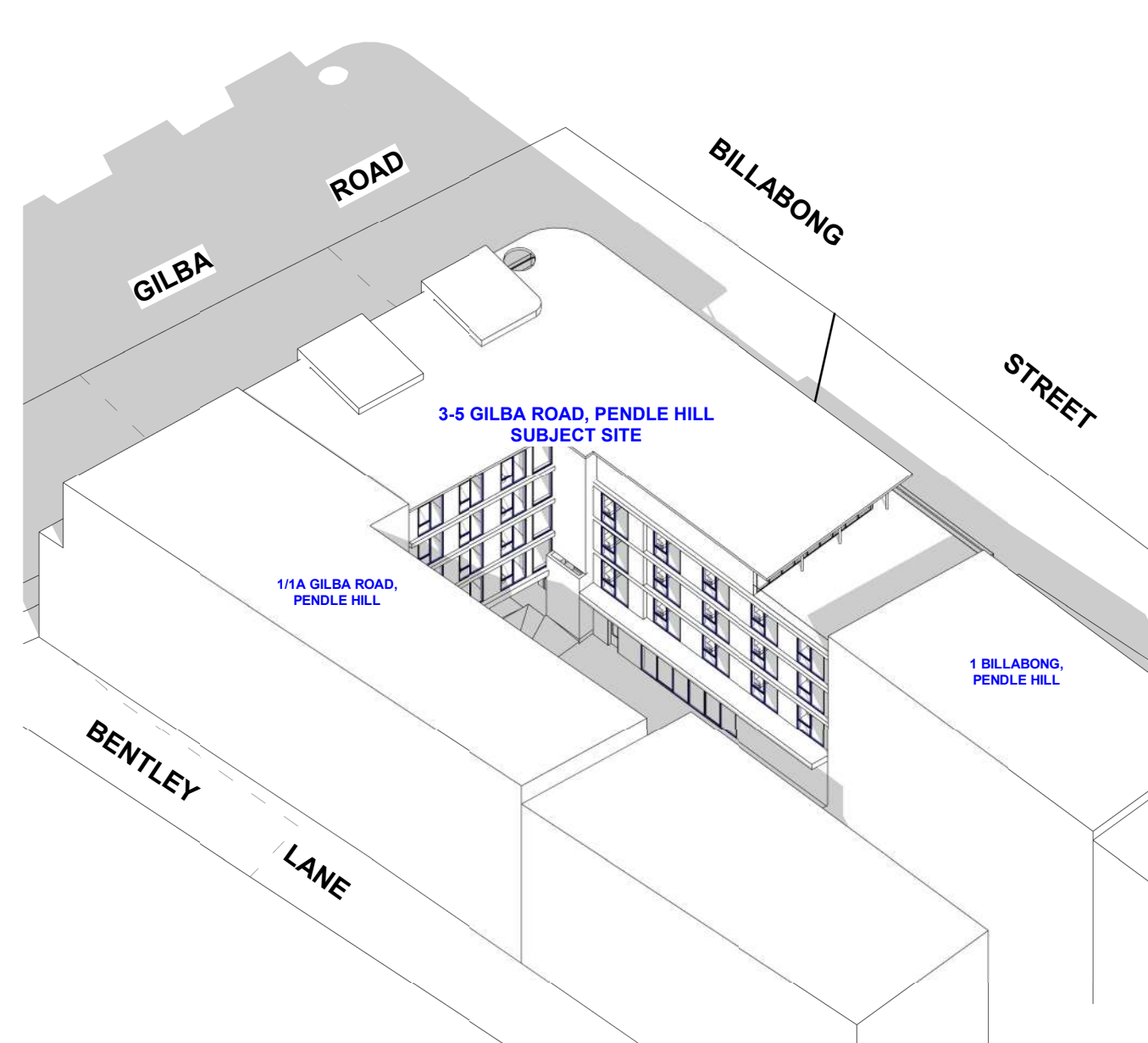
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SCALE:



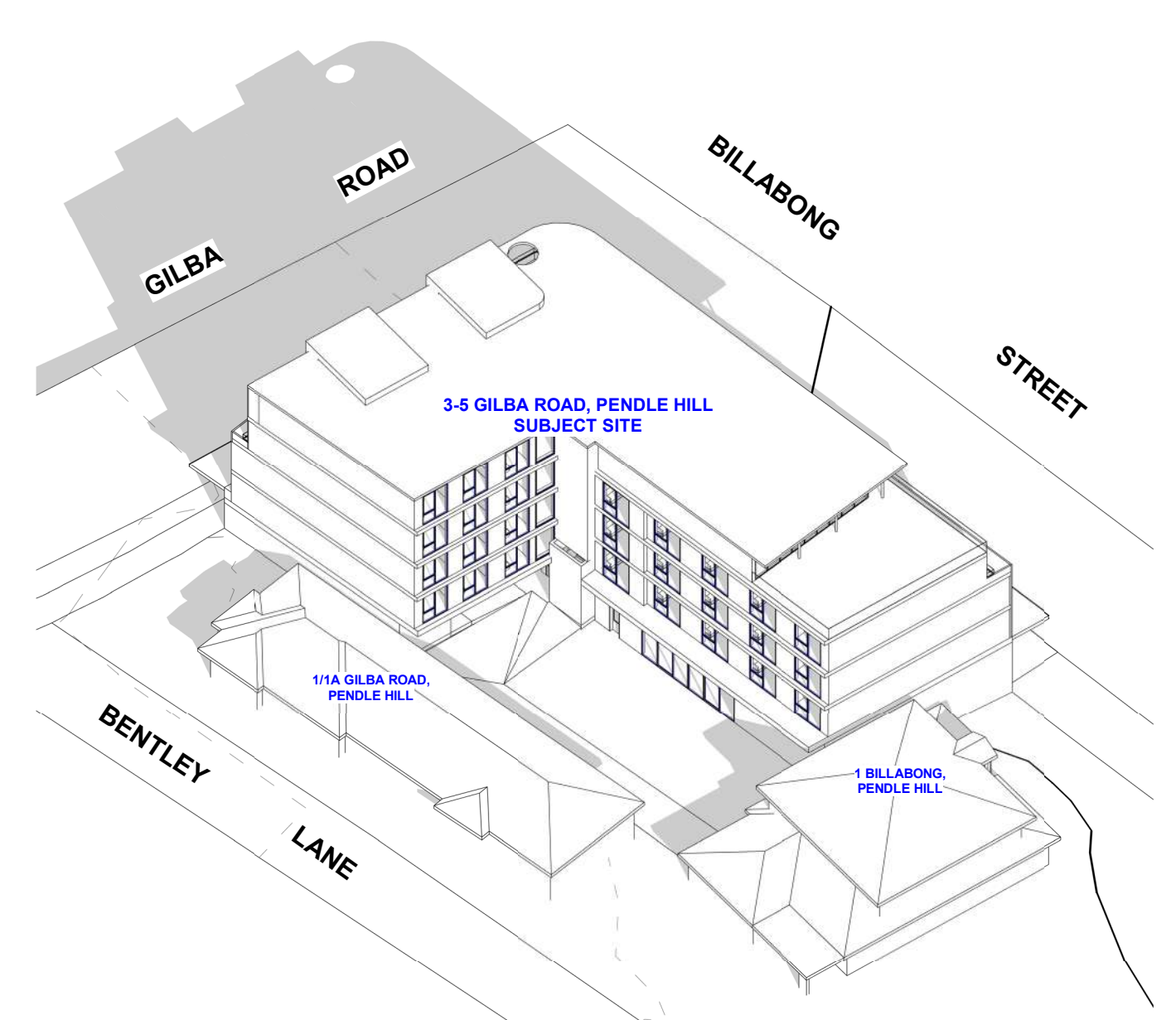
2 JUN 21 / 10 AM - WITH EXISTING BUILDING
SCALE: 1 : 500



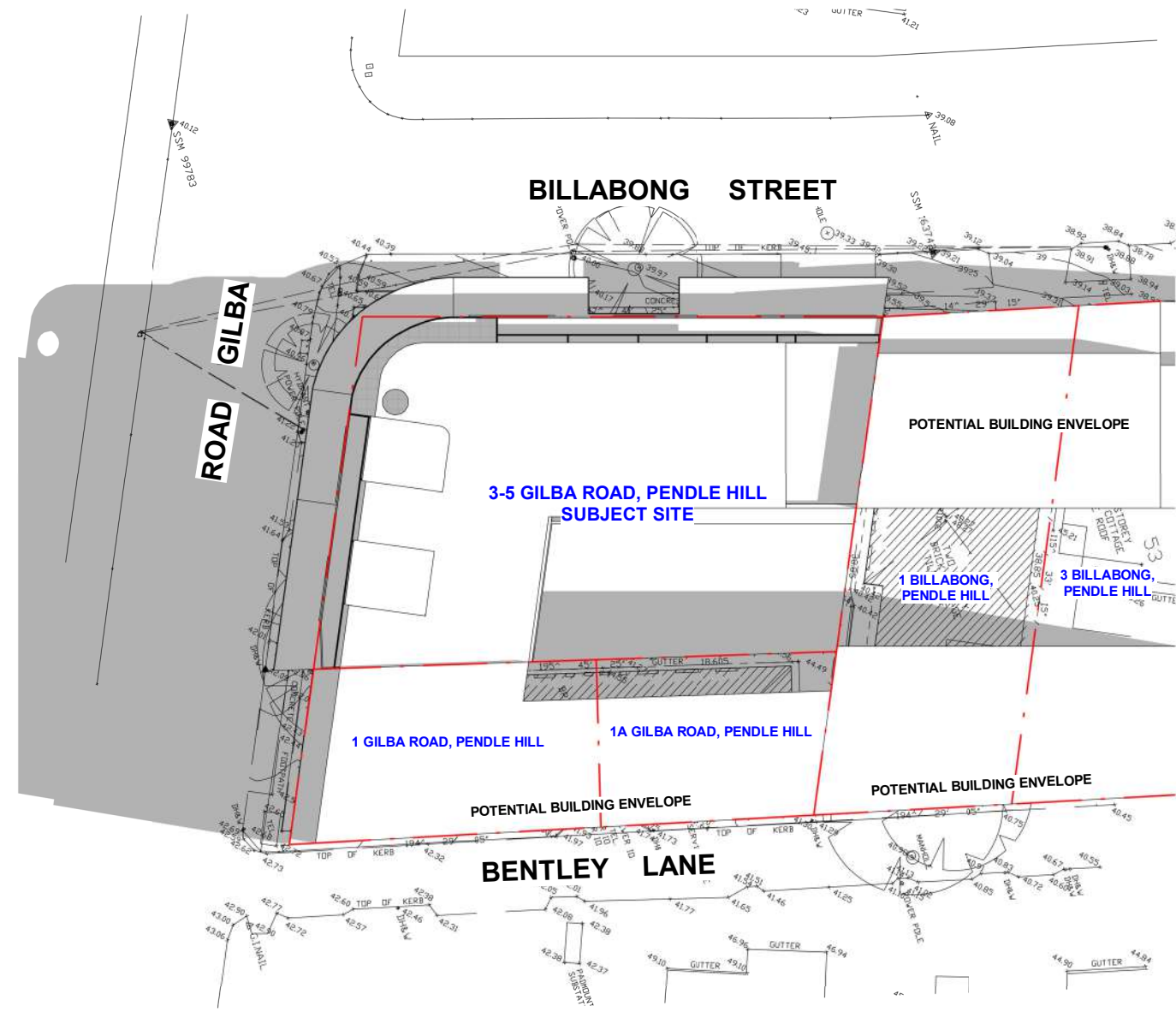
4 JUN 21 / 10 AM - ELEVATION ALONG GILBA ROAD
SCALE:



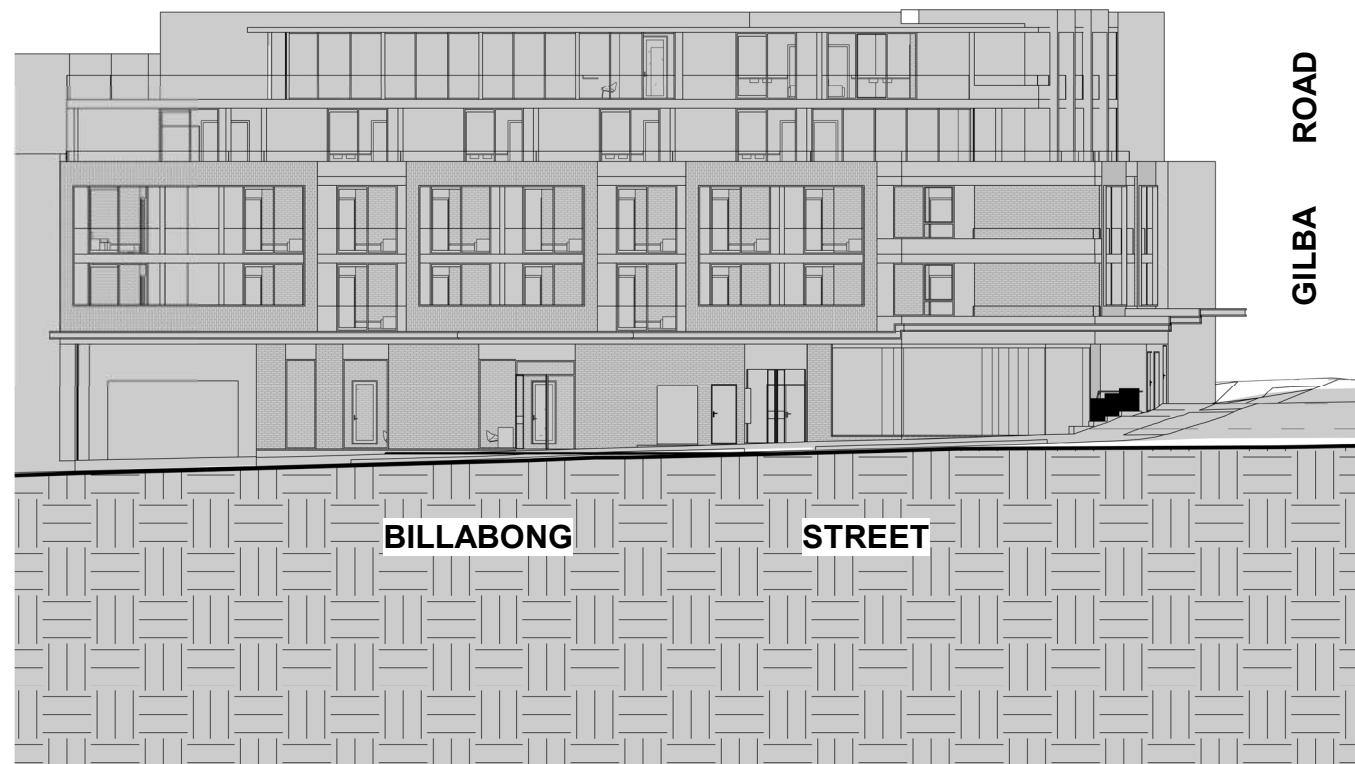
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SCALE:



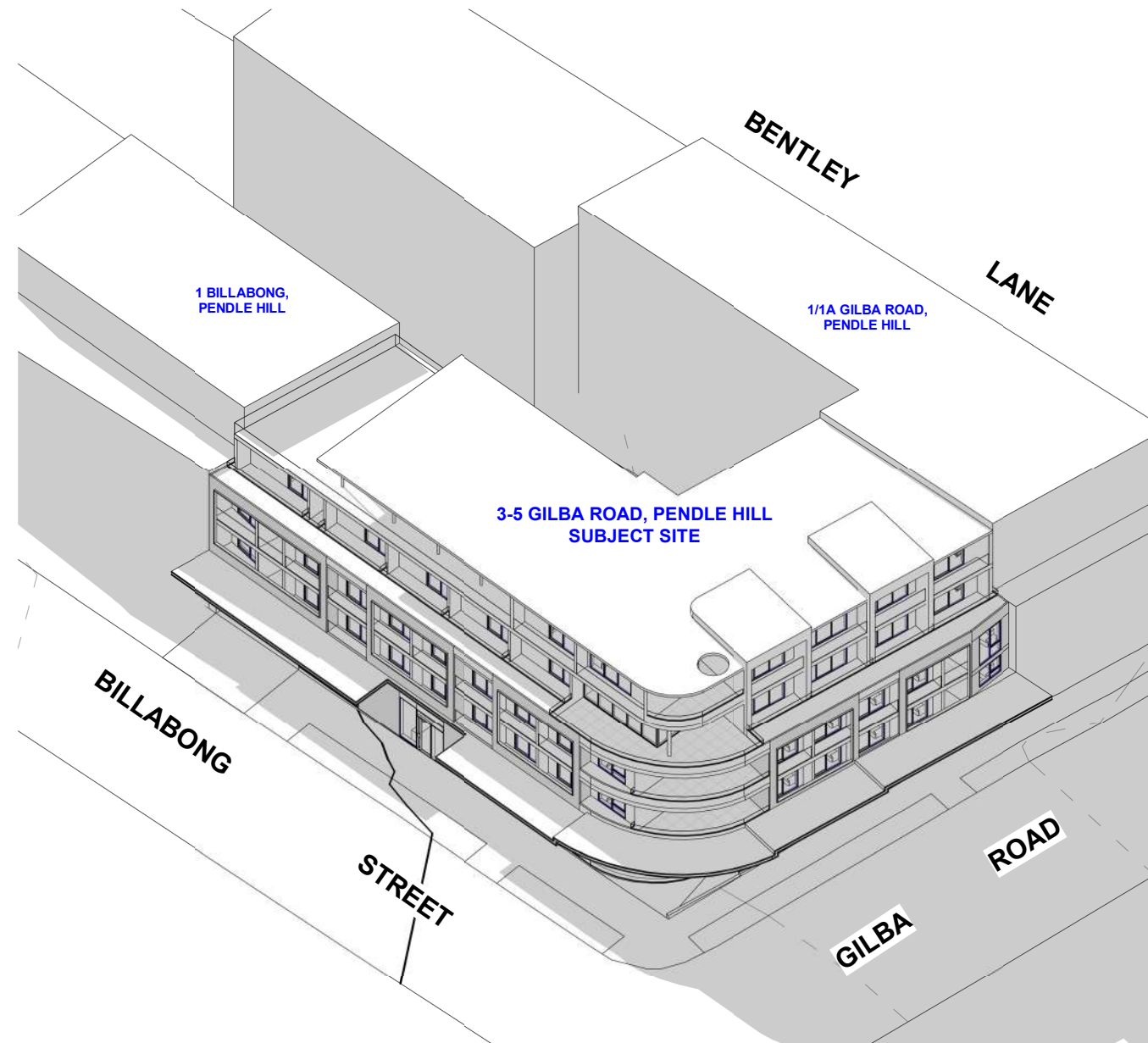
8 JUN 21 / 10 AM - 3D - WITH EXISTING BUILDING 2
SCALE:



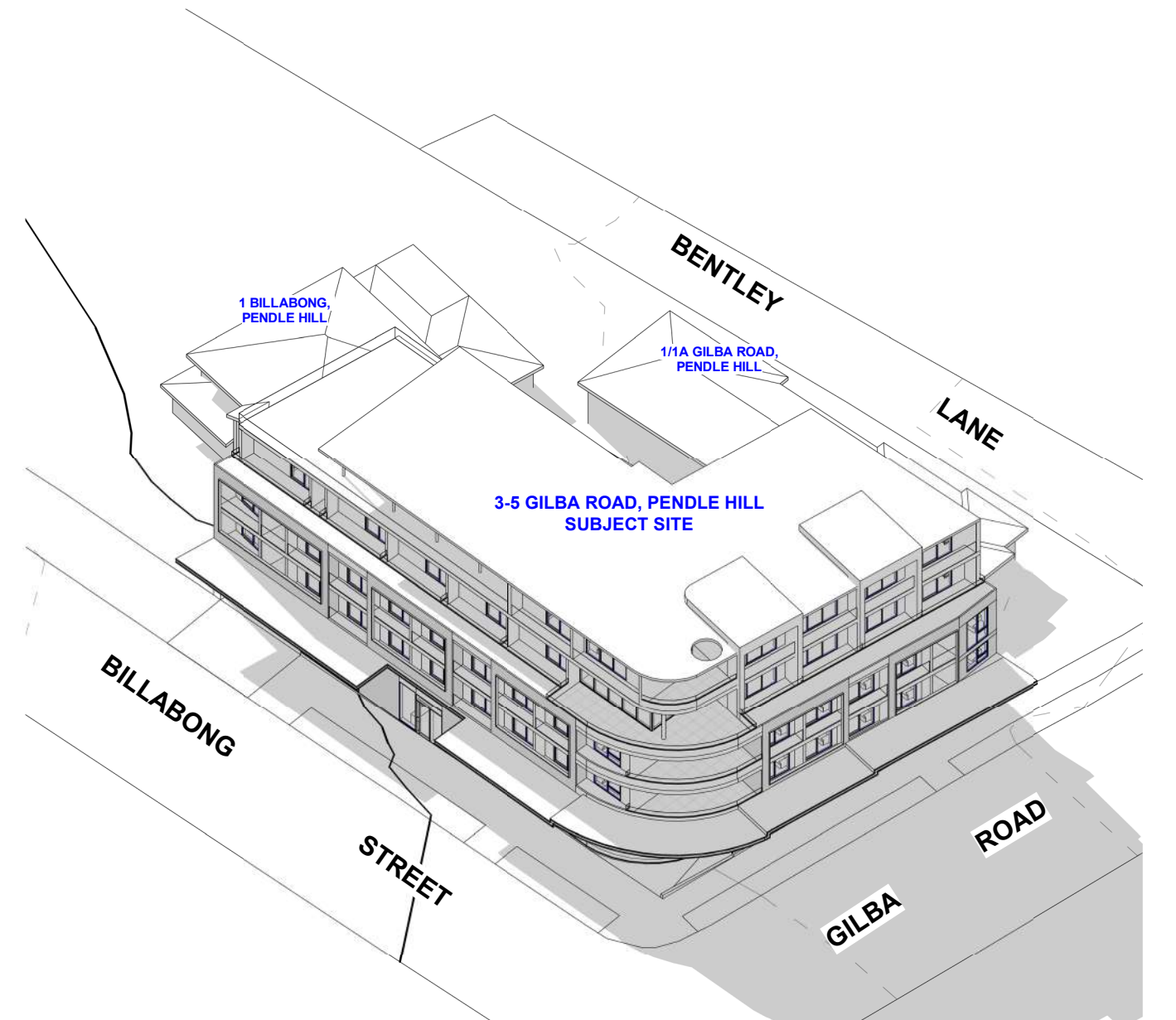
1 JUN 21 / 11 AM - WITH POTENTIAL NEIGHBOR FORM
SCALE: 1 : 500



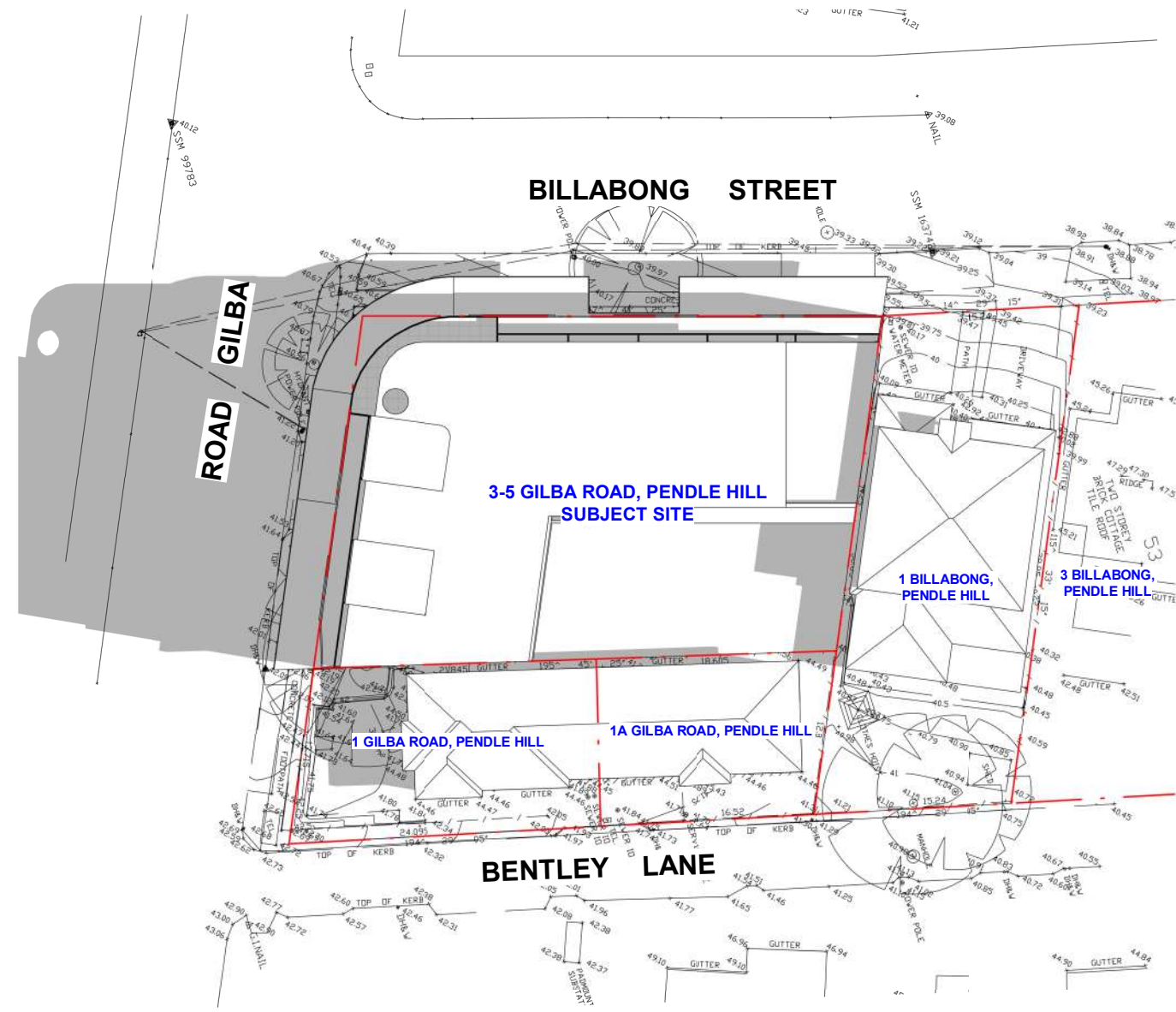
3 JUN 21 / 11 AM - ELEVATION ALONG BILLABONG STREET
SCALE:



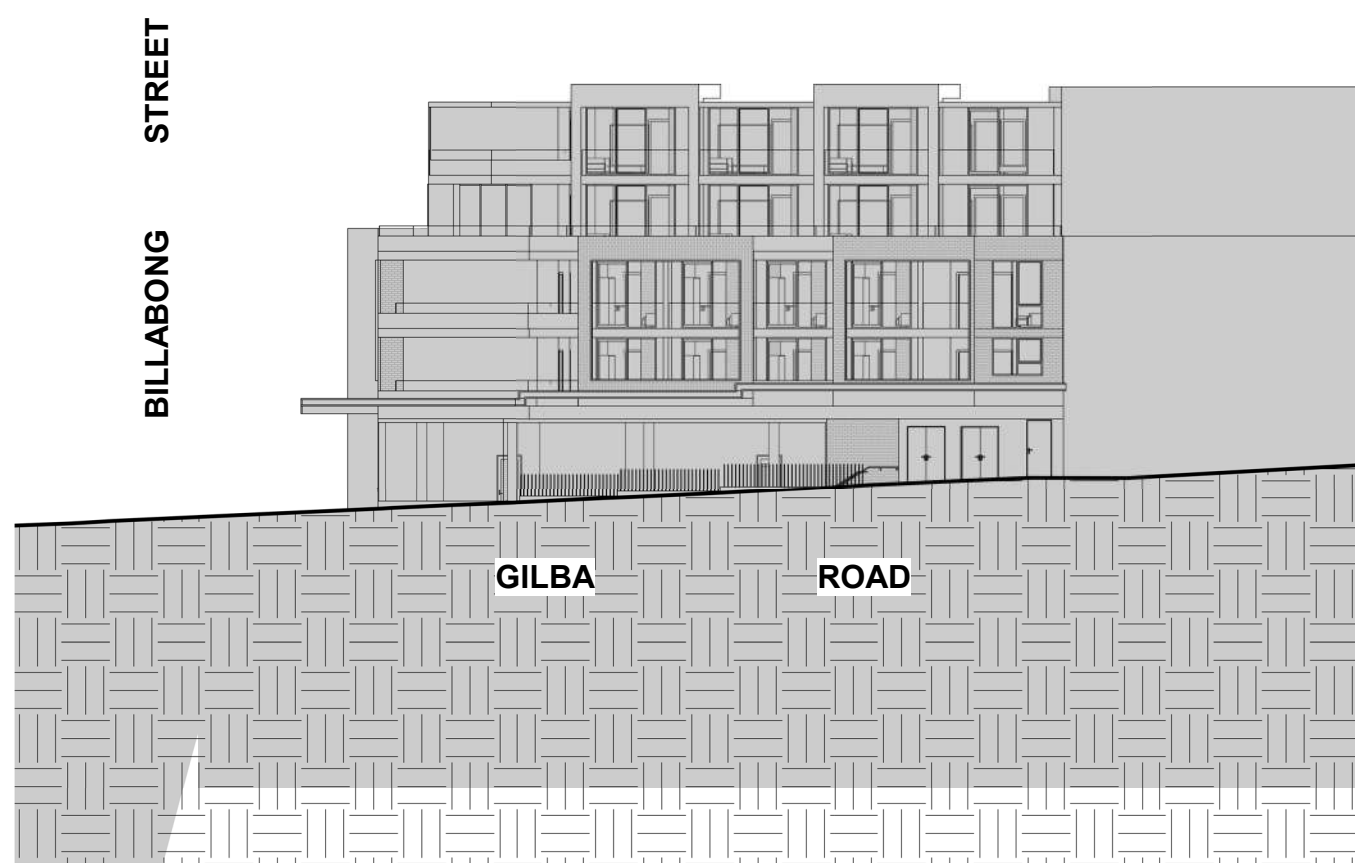
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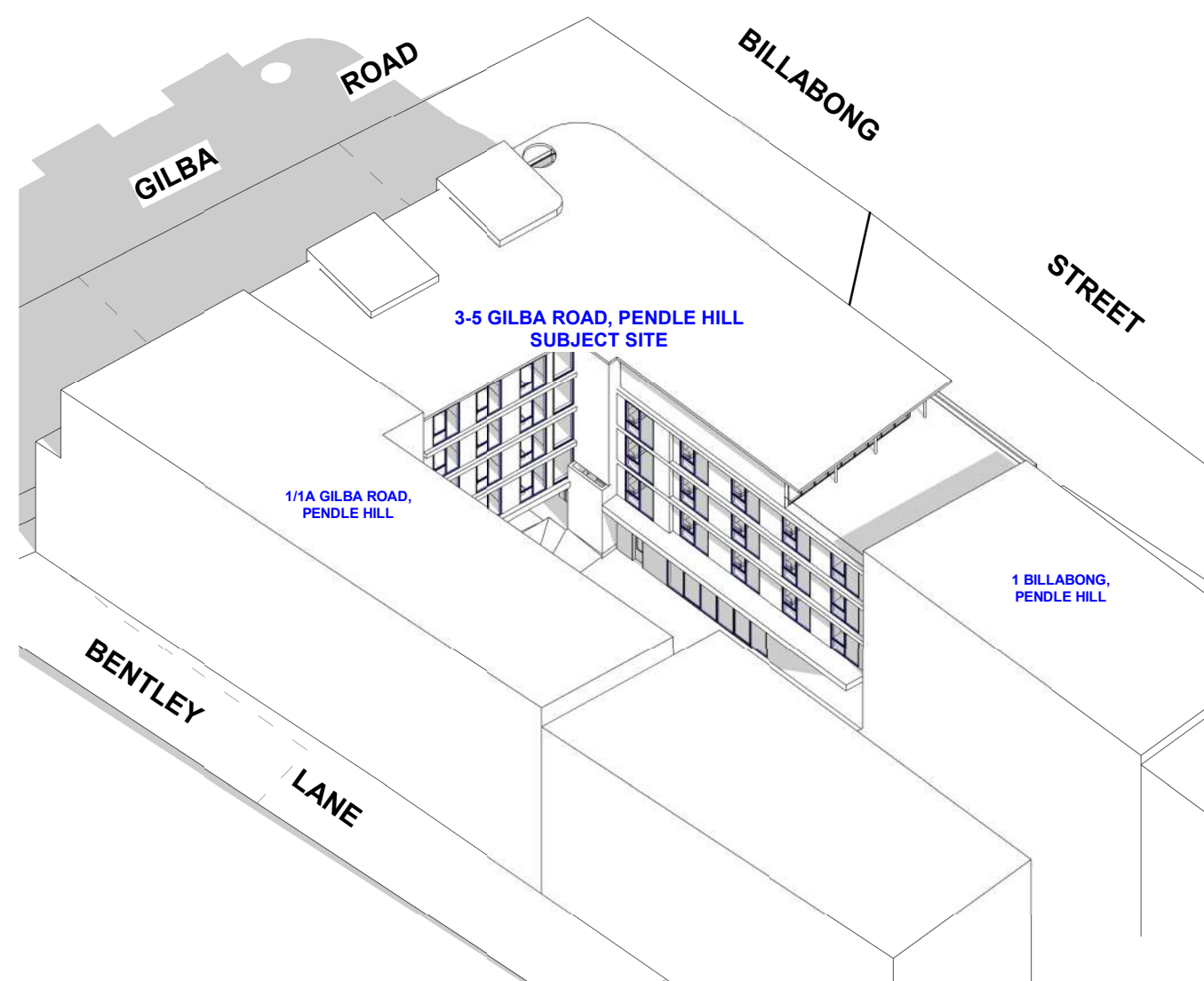
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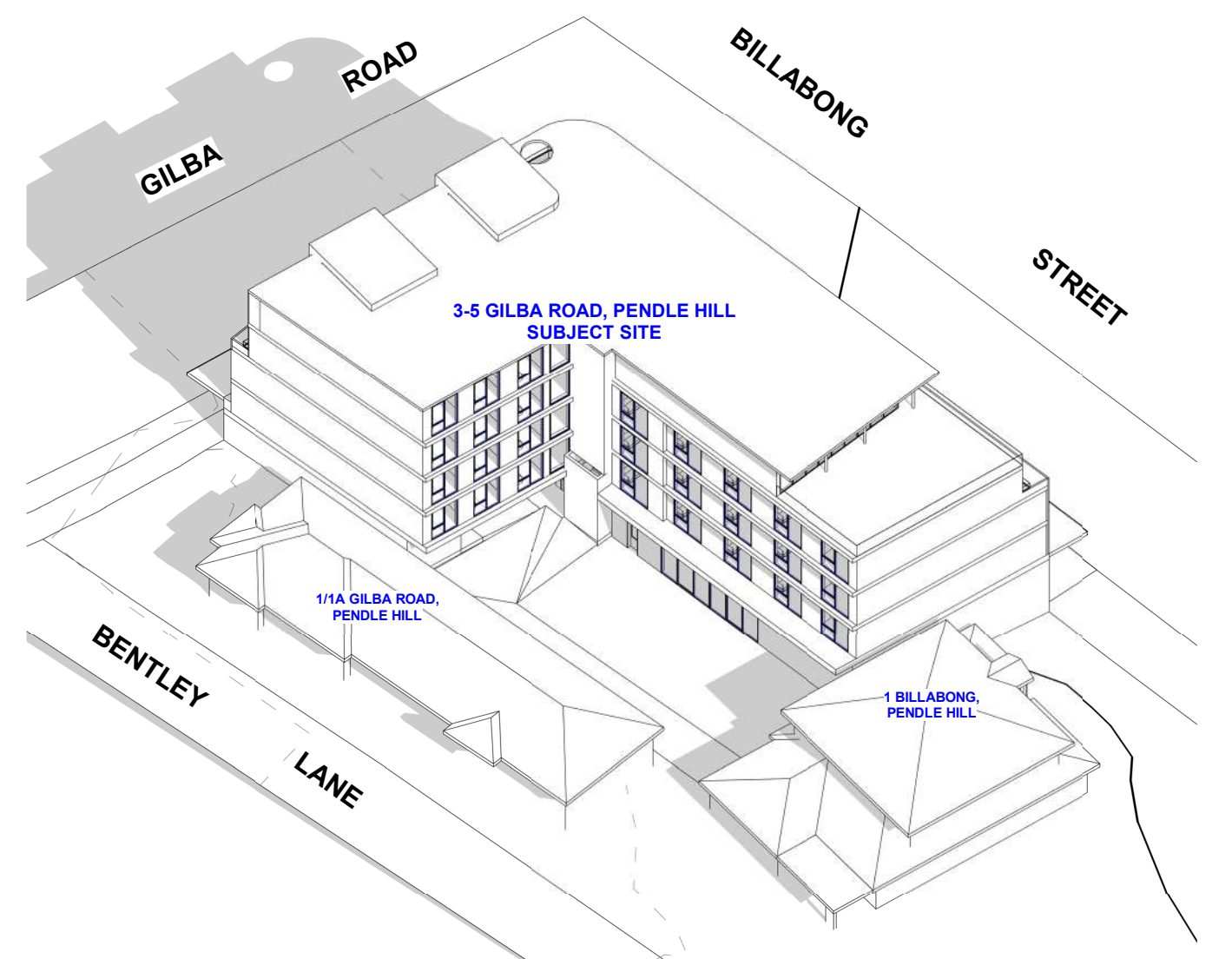
2 JUN 21 / 11 AM - WITH EXISTING BUILDING
SCALE: 1 : 500



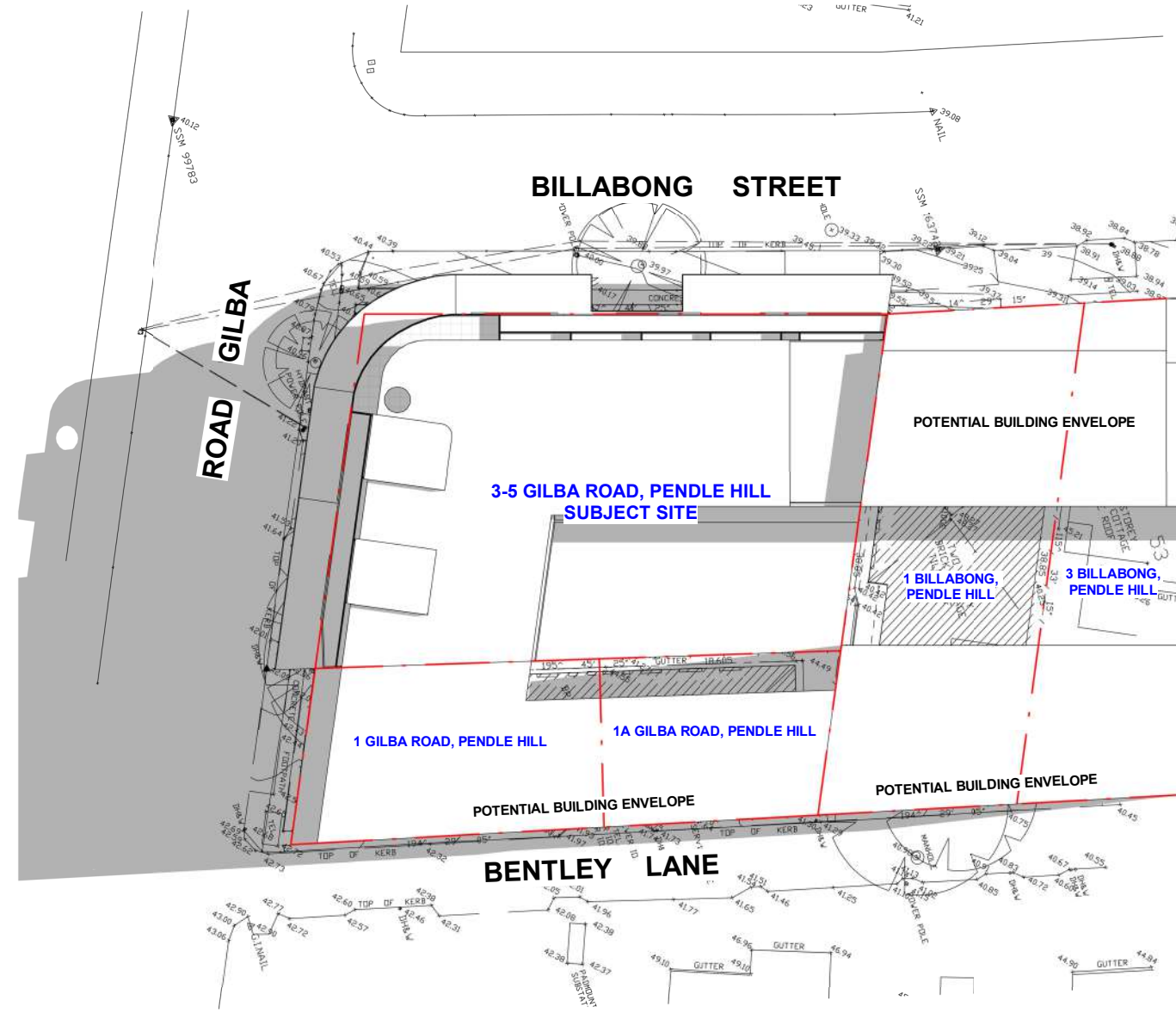
4 JUN 21 / 11 AM - ELEVATION ALONG GILBA ROAD
SCALE:



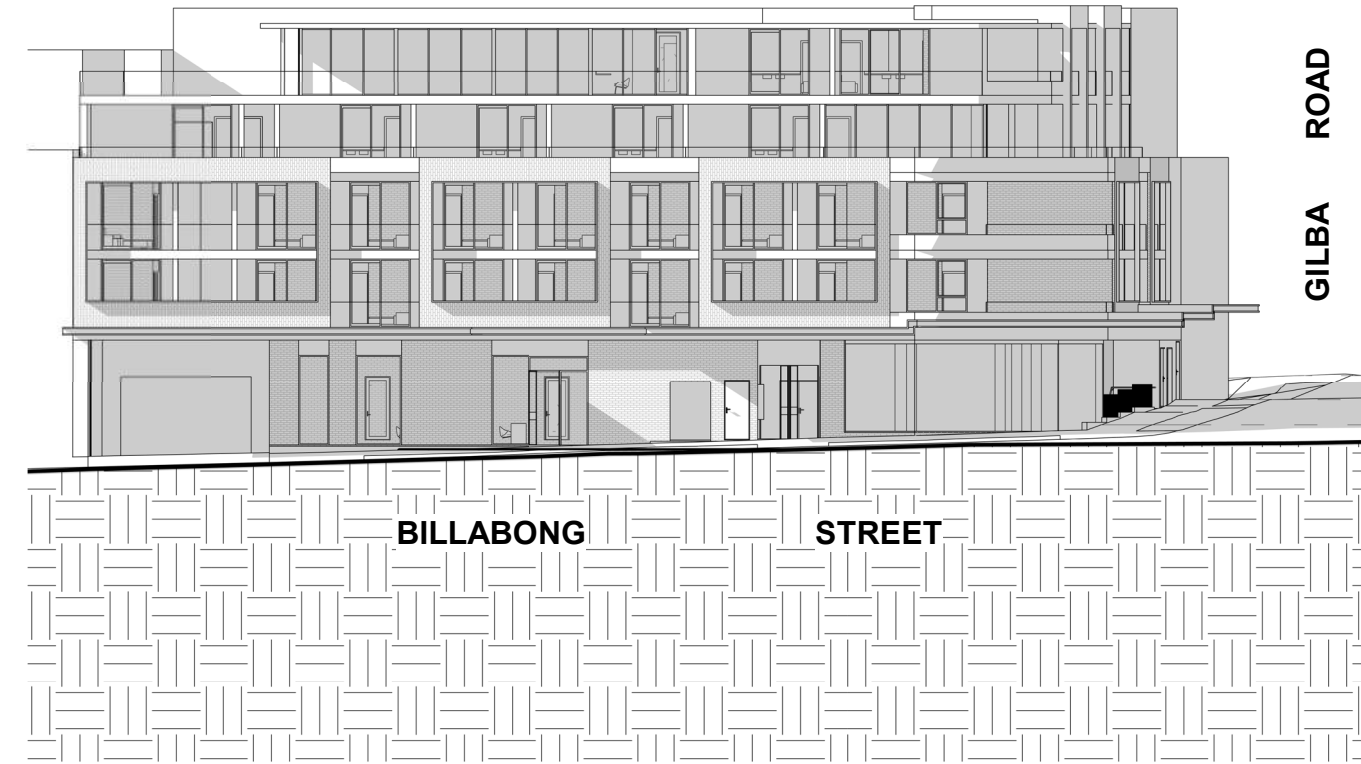
6 JUN 21 / 11 AM - 3D - WITH POTENTIAL BUILDING FORM 2
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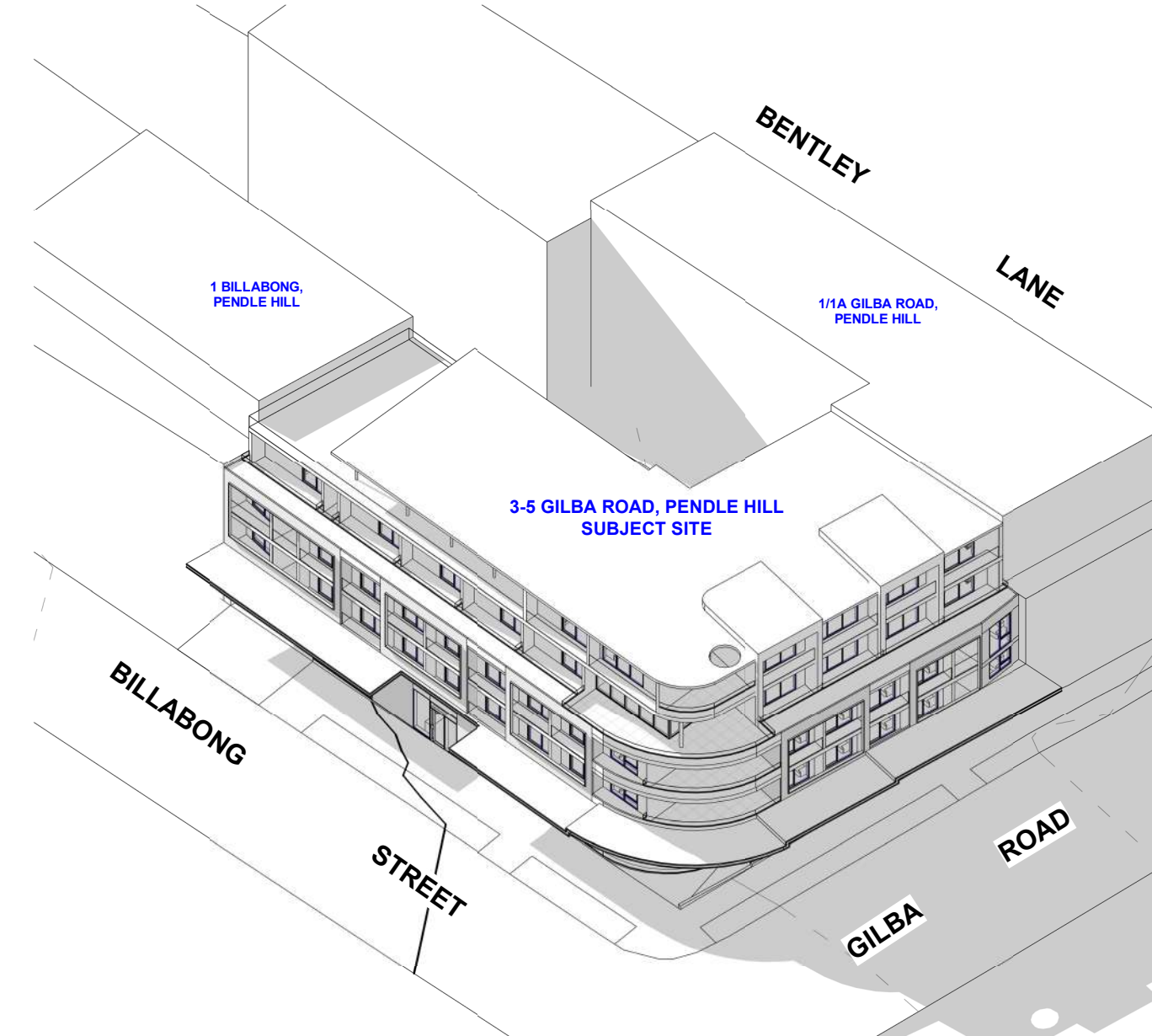
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SCALE:



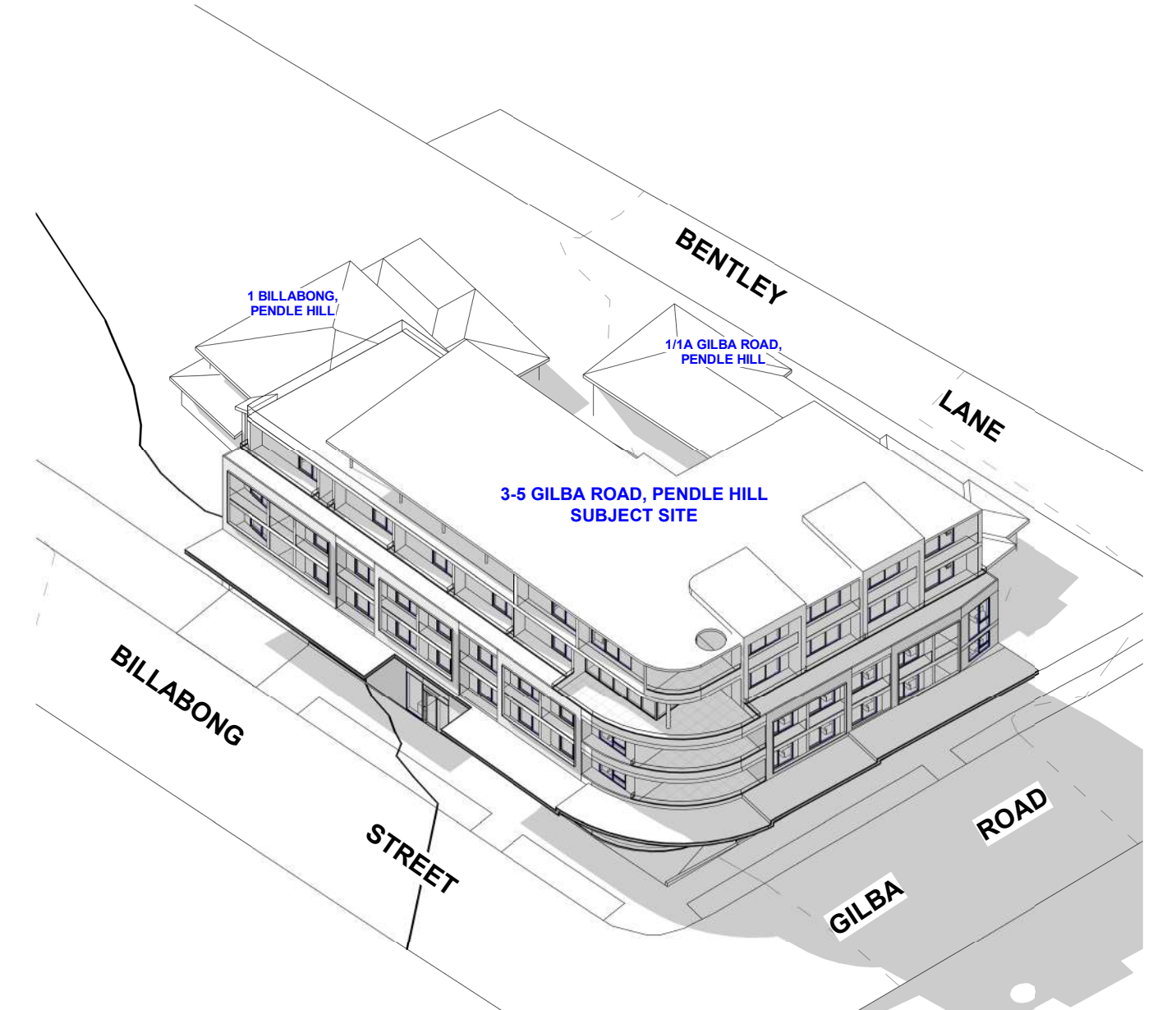
1 JUN 21 / 12 PM - WITH POTENTIAL NEIGHBOR FORM
SCALE: 1 : 500



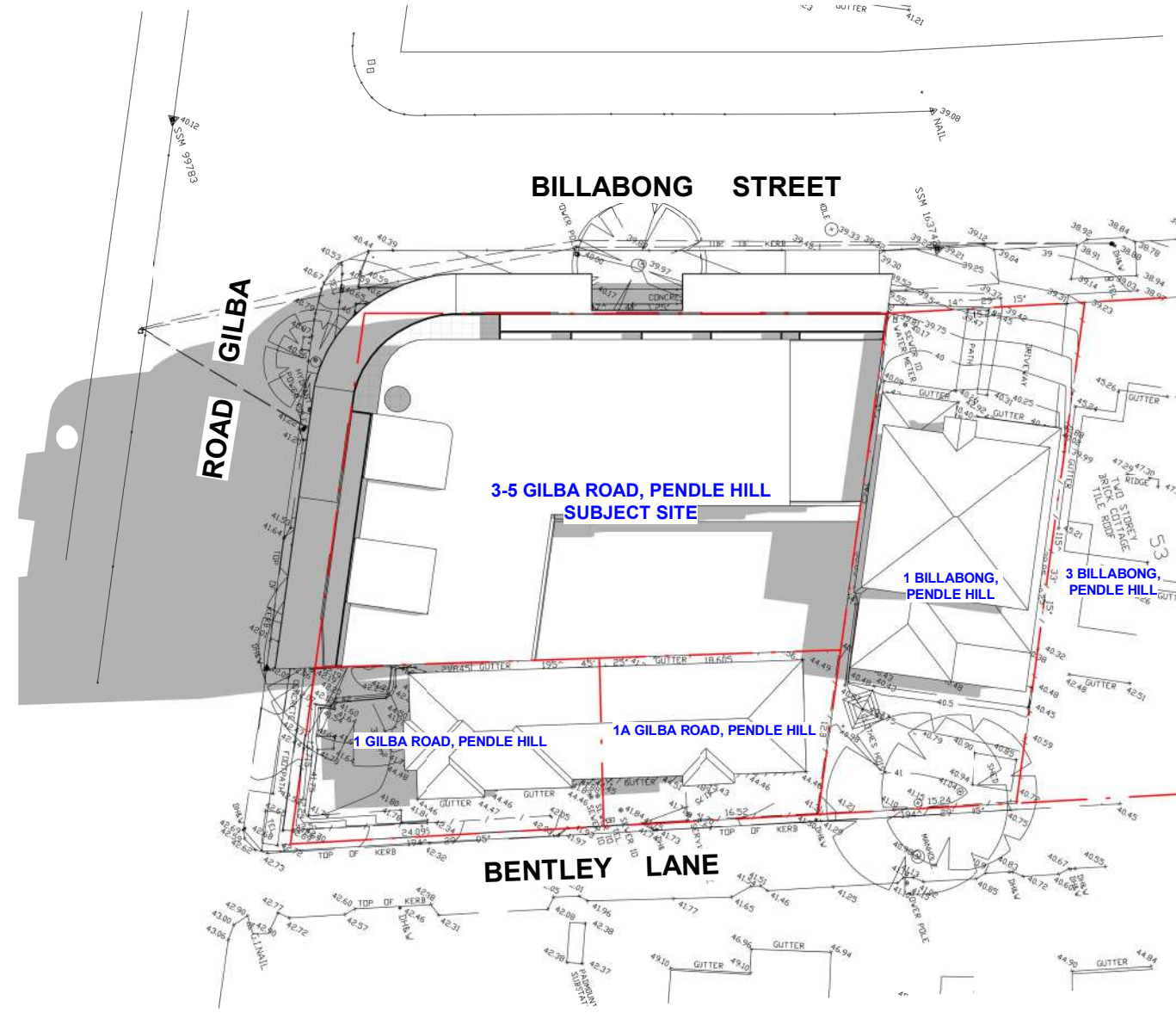
3 JUN 21 / 12 PM - ELEVATION ALONG BILLABONG STREET
SCALE:



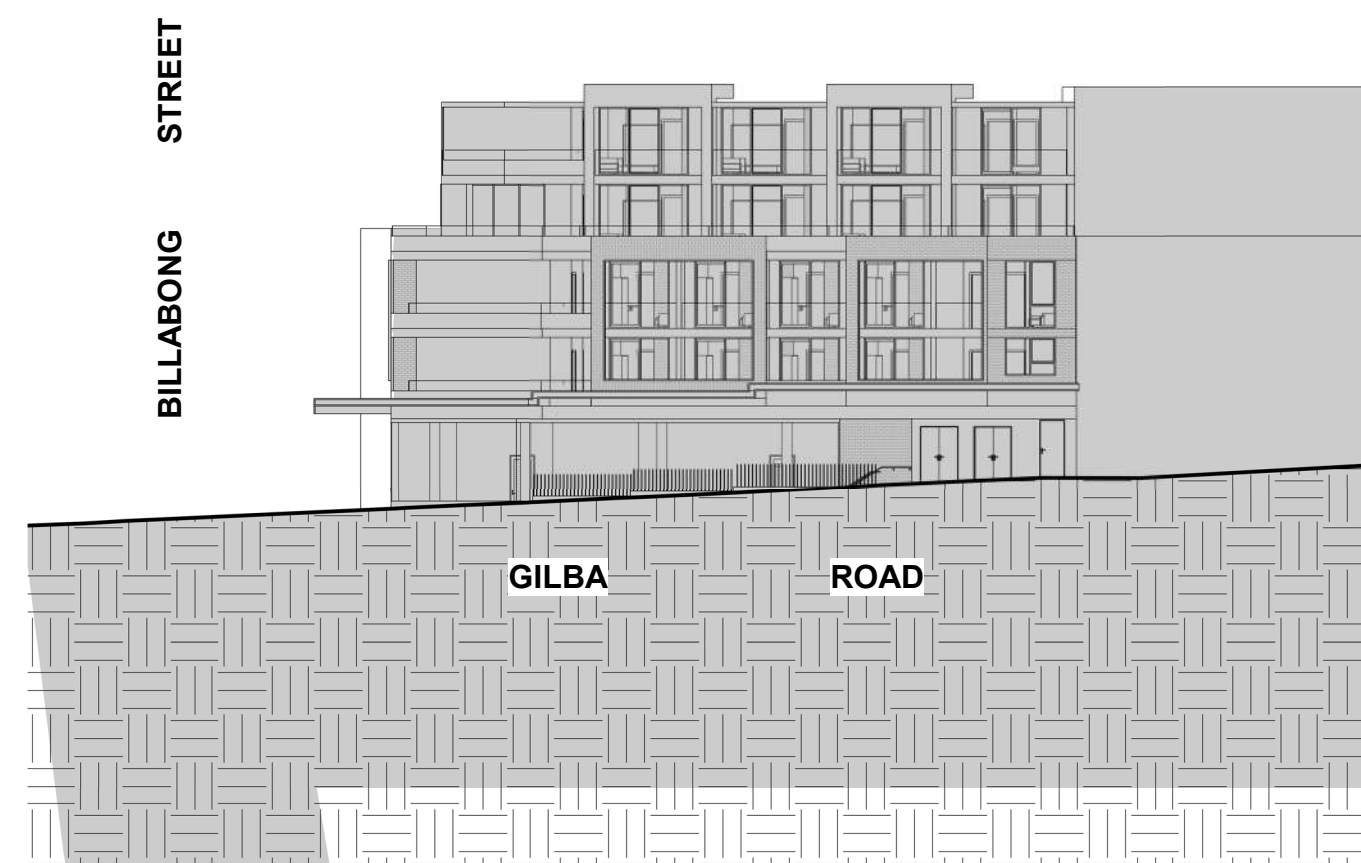
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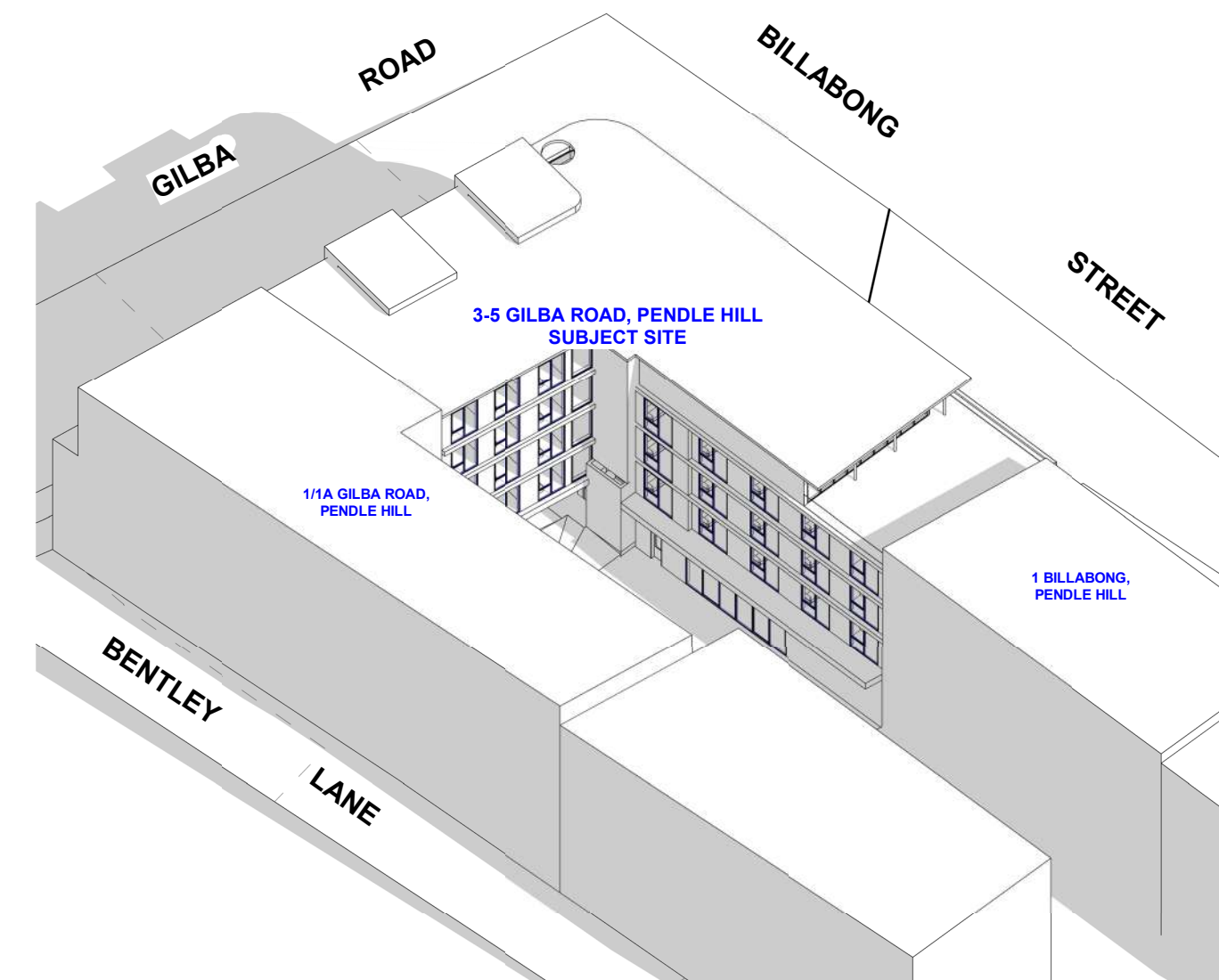
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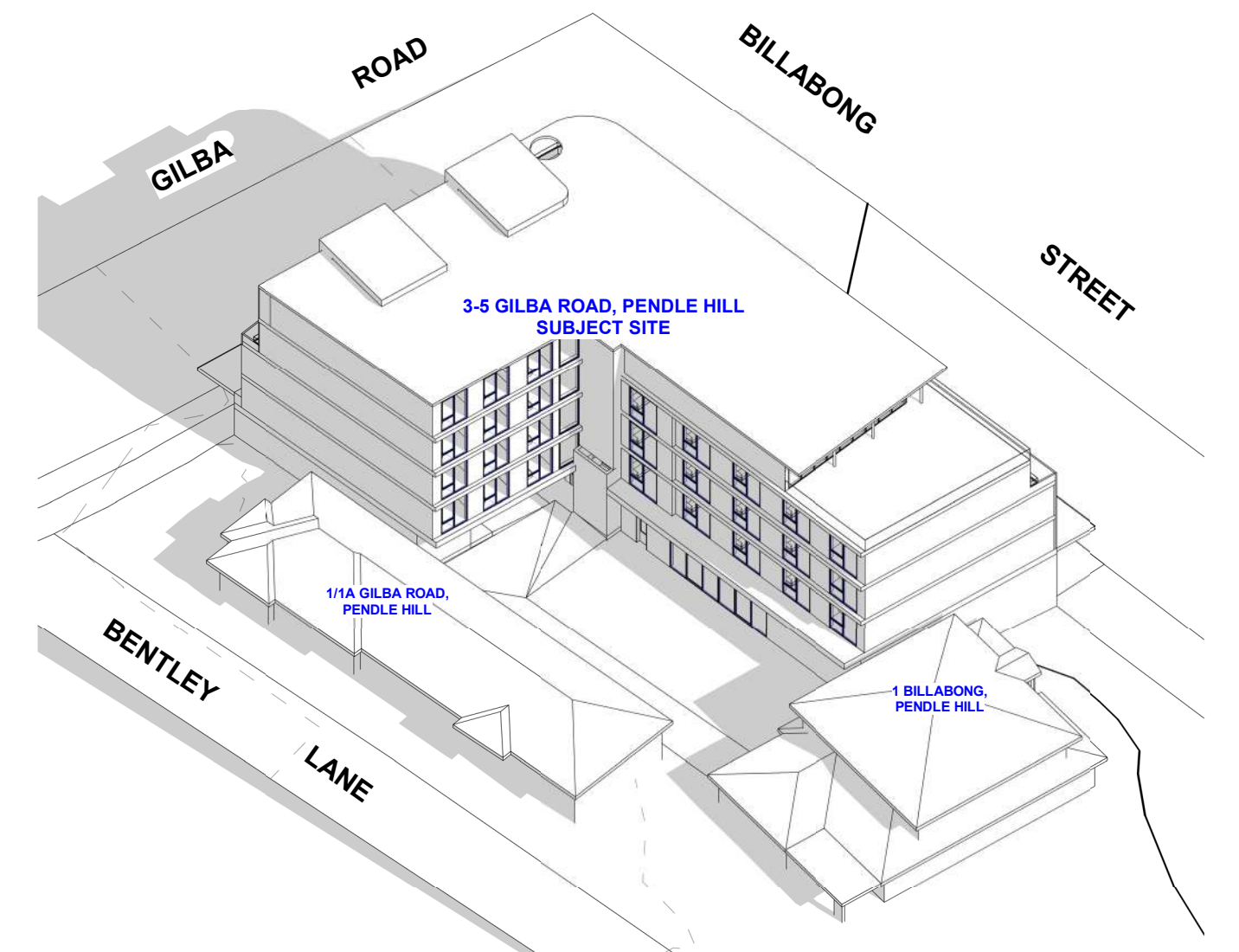
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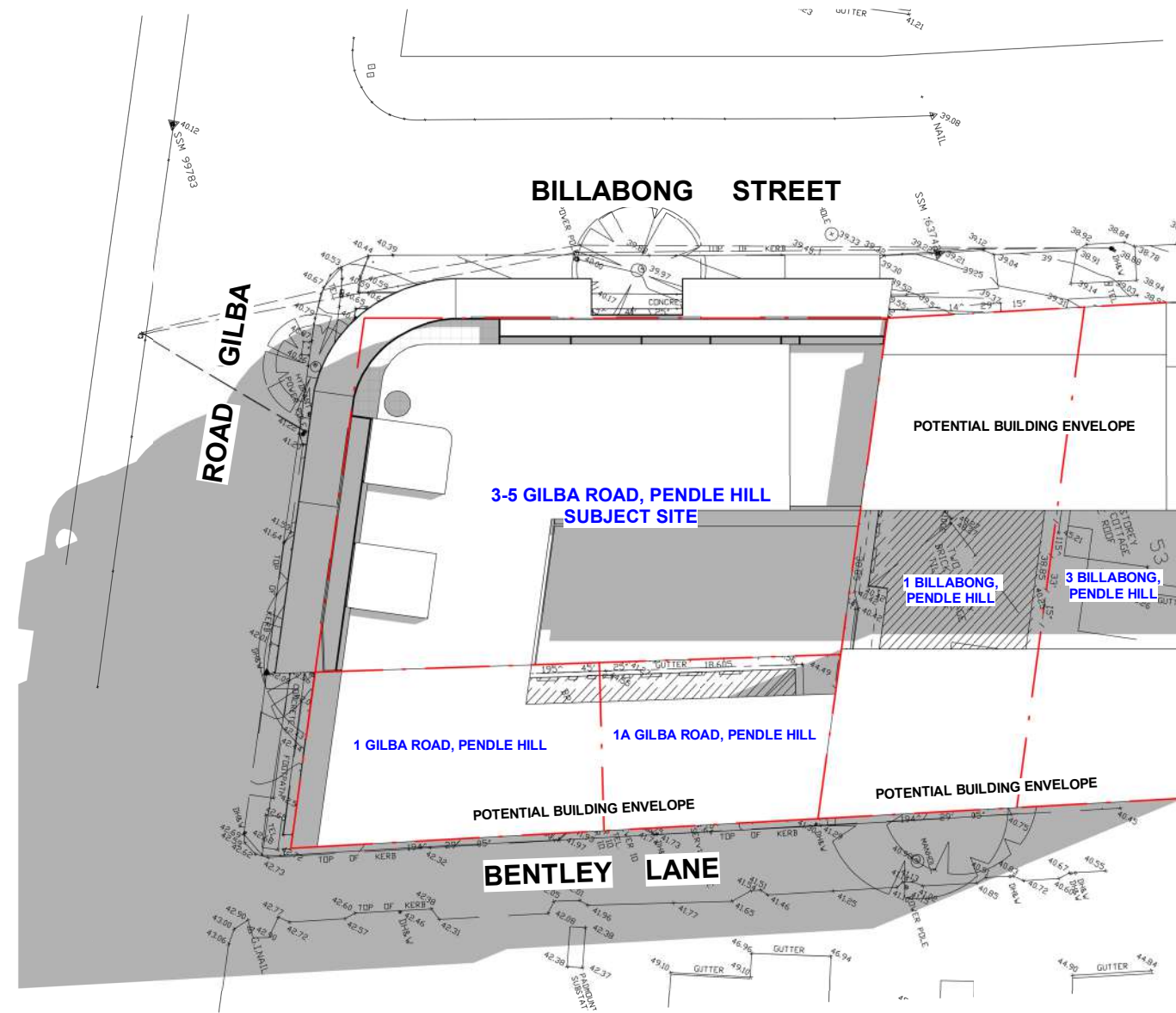
4 JUN 21 / 12 PM - ELEVATION ALONG GILBA ROAD
SCALE:



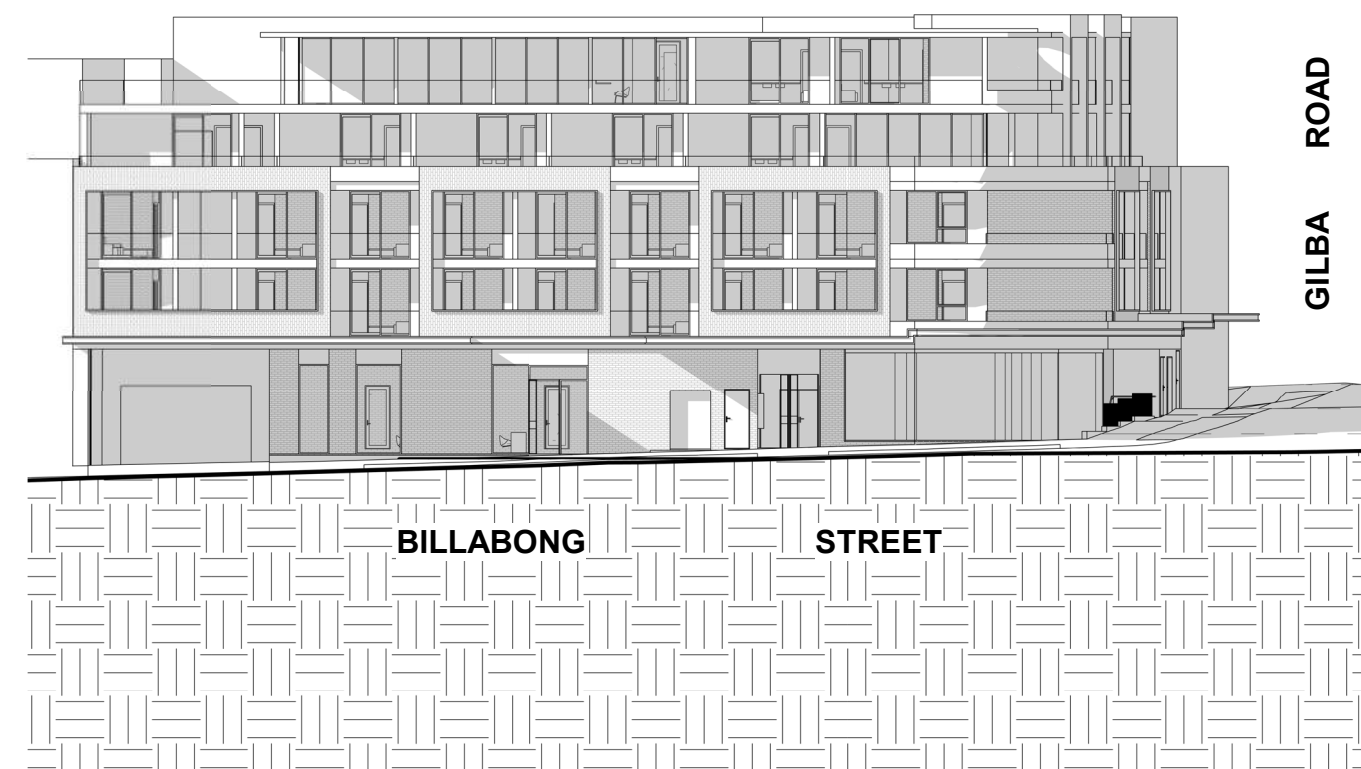
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SCALE:



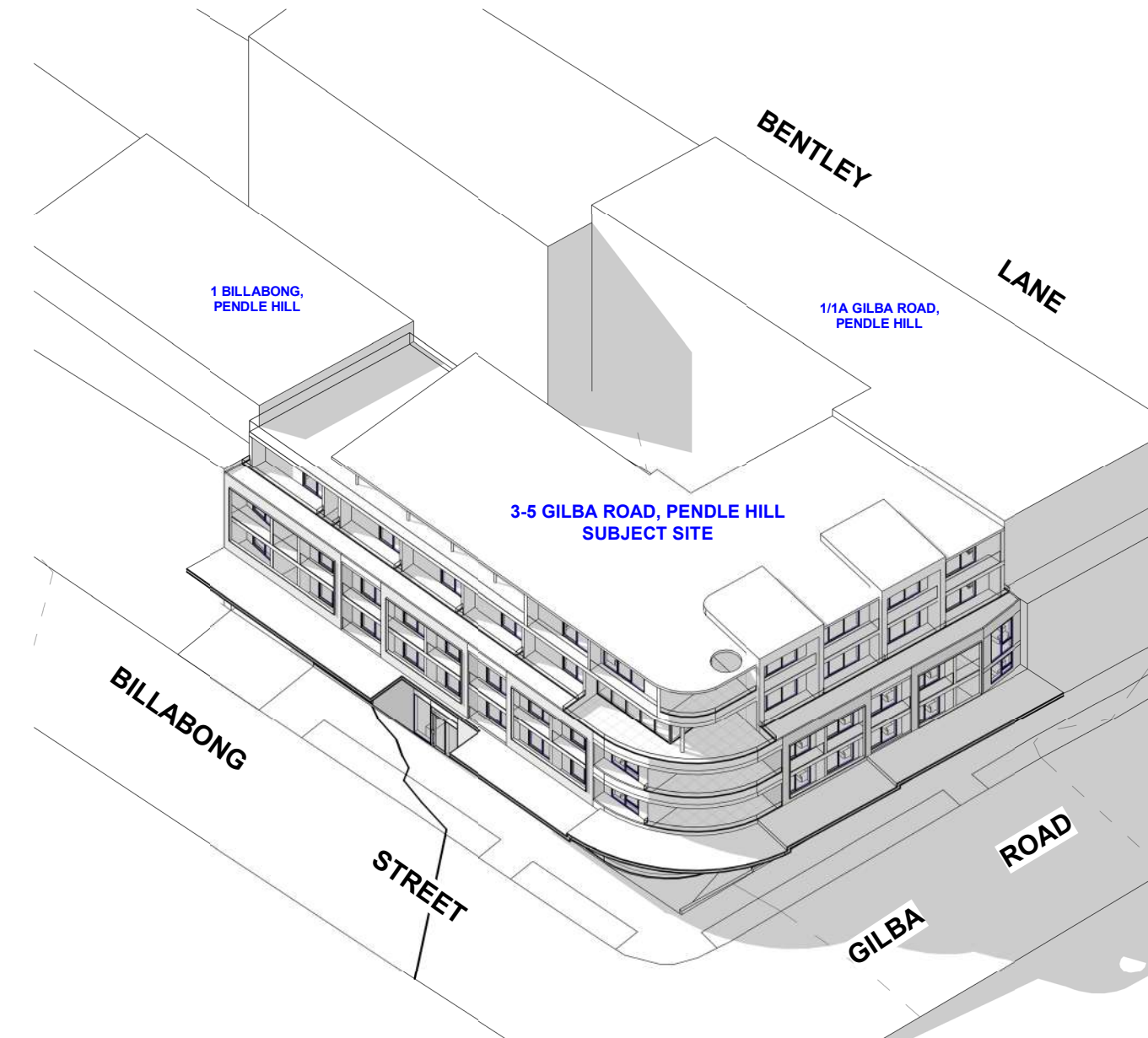
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SCALE:



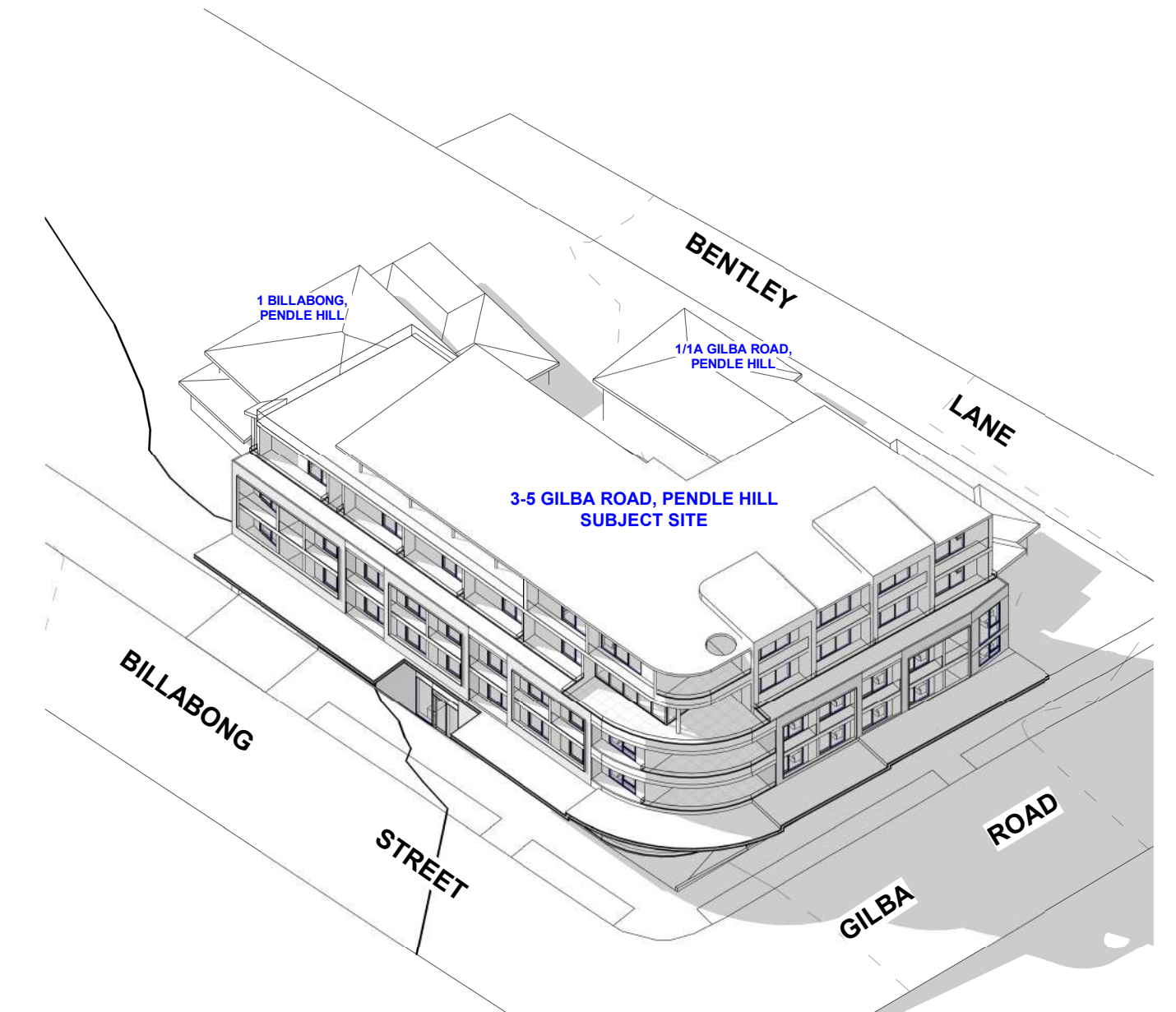
1 JUN 21 / 1 PM - WITH POTENTIAL NEIGHBOR FORM
SCALE: 1 : 500



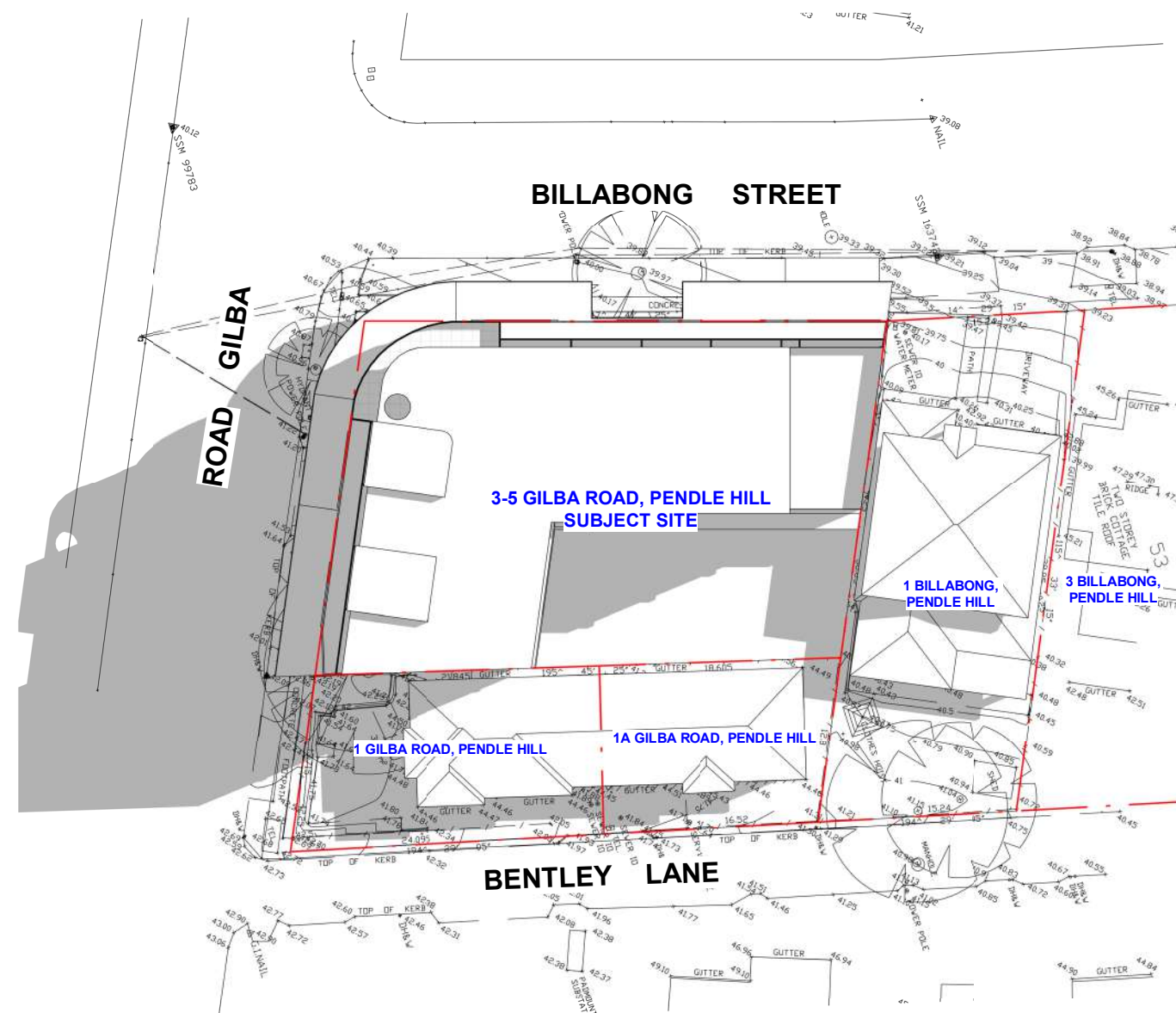
3 JUN 21 / 1 PM - ELEVATION ALONG BILLABONG STREET
SCALE:



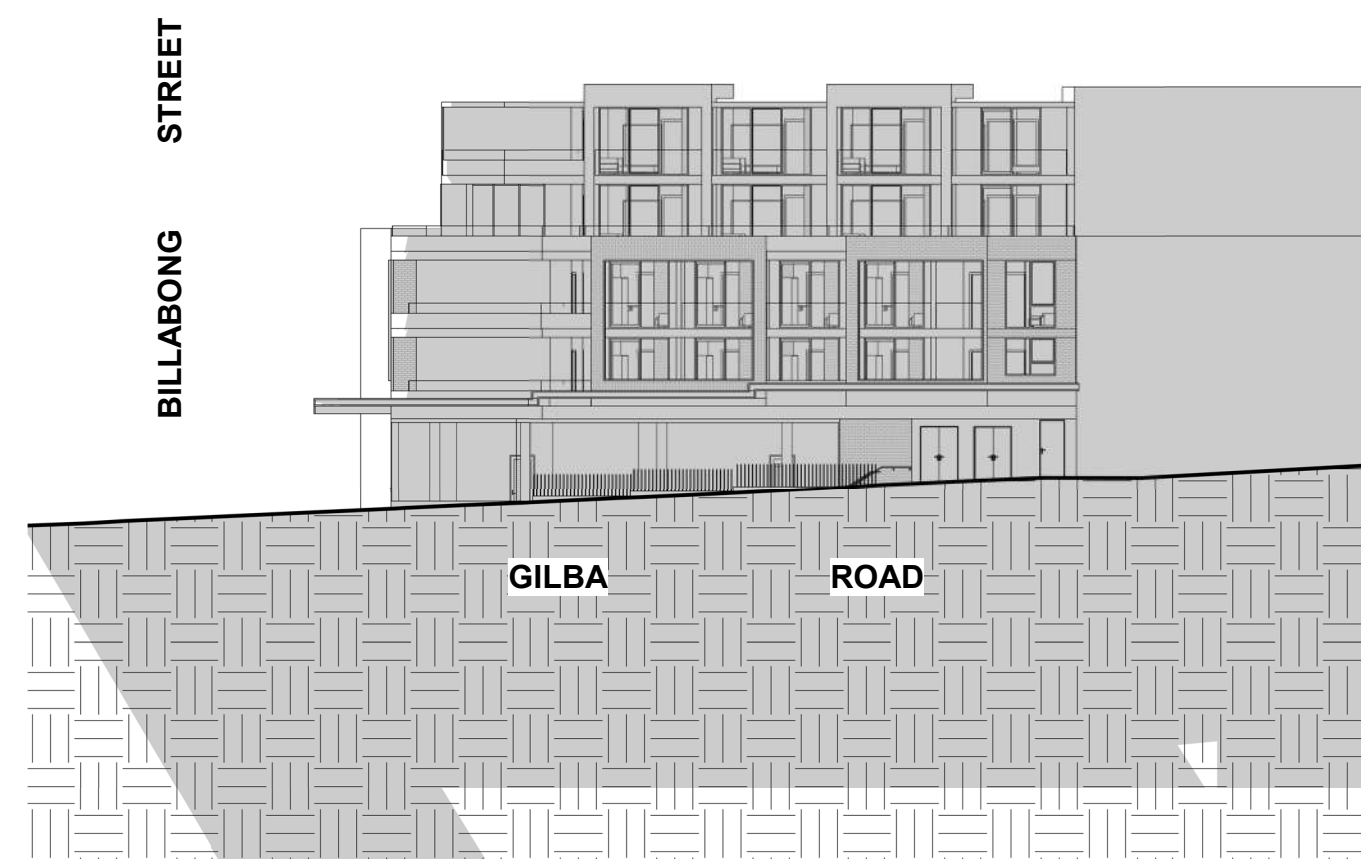
5 JUN 21 / 1 PM - 3D - WITH POTENTIAL BUILDING FORM
SCALE:



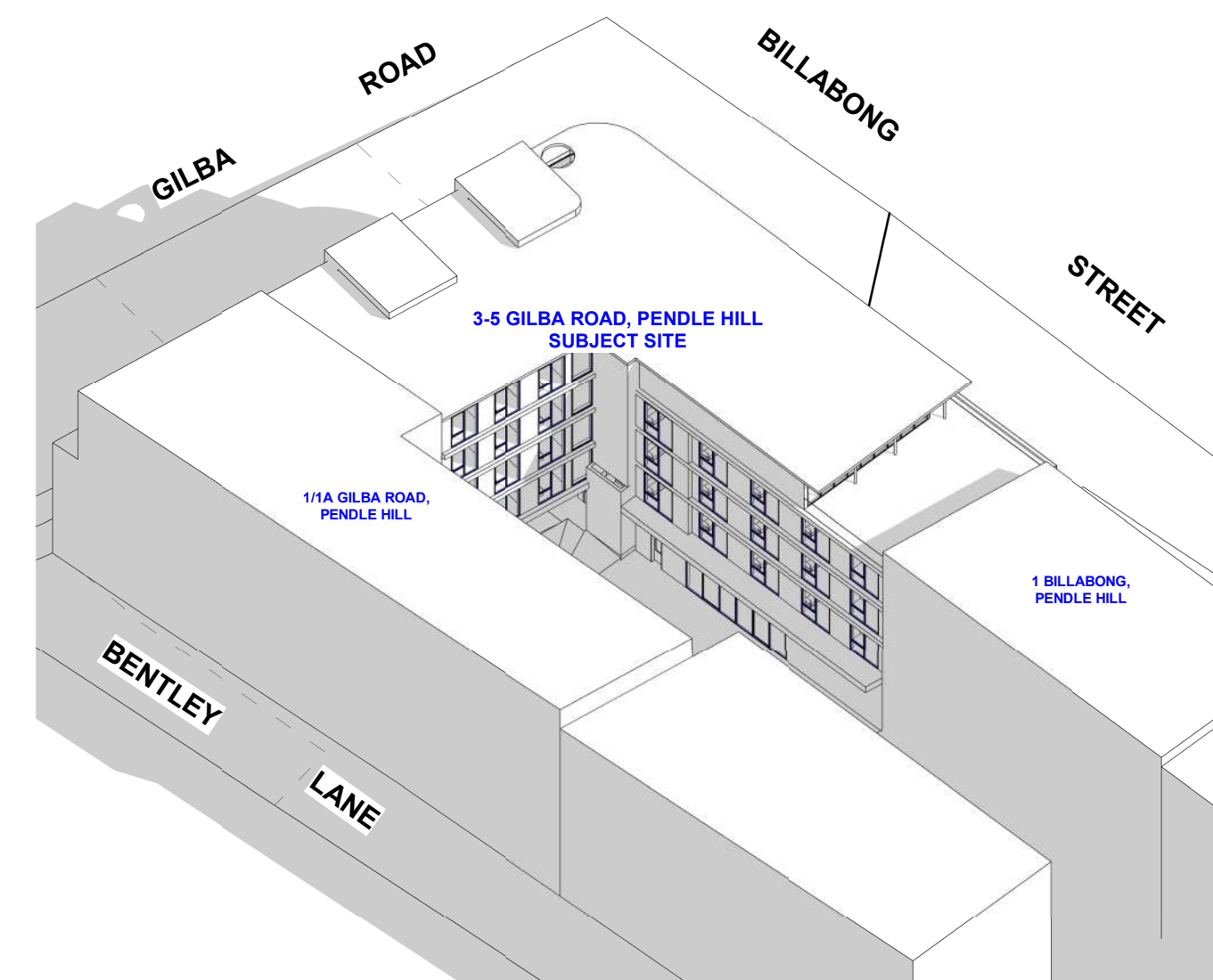
7 JUN 21 / 1 PM - 3D - WITH EXISTING BUILDING
SCALE:



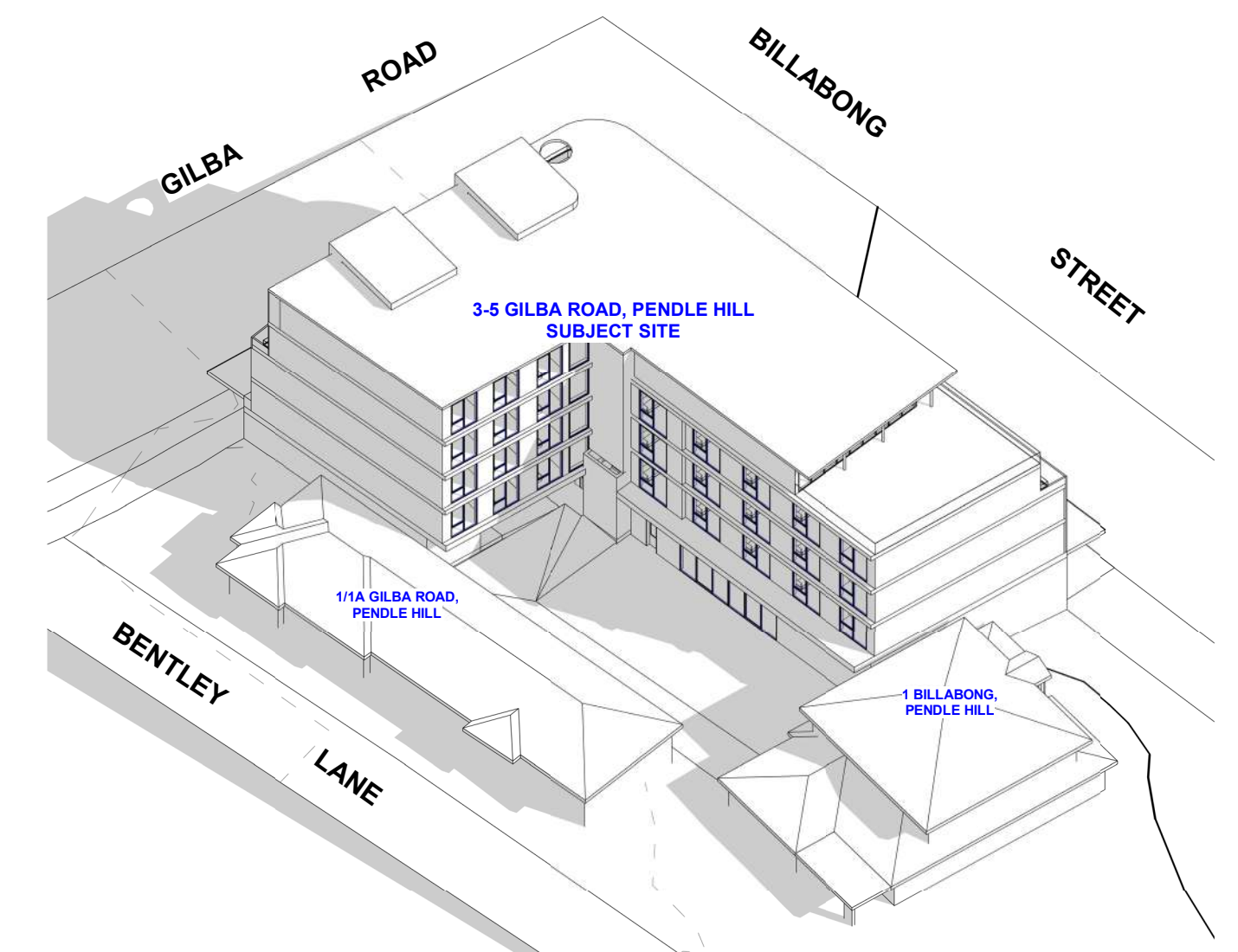
2 JUN 21 / 1 PM - WITH EXISTING BUILDING
SCALE: 1 : 500



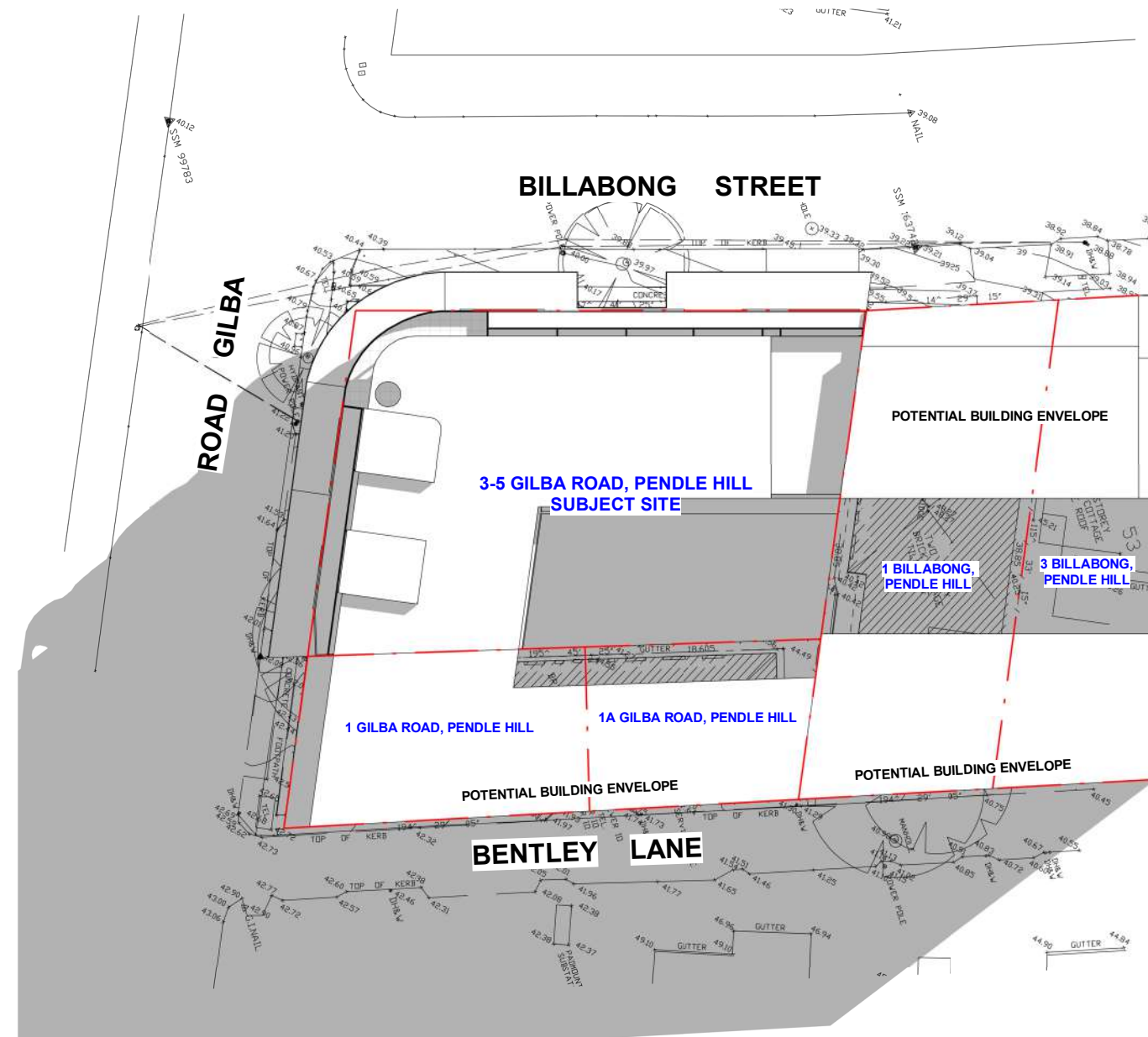
4 JUN 21 / 1 PM - ELEVATION ALONG GILBA ROAD
SCALE:



6 JUN 21 / 1 PM - 3D - WITH POTENTIAL BUILDING FORM 2
SCALE:



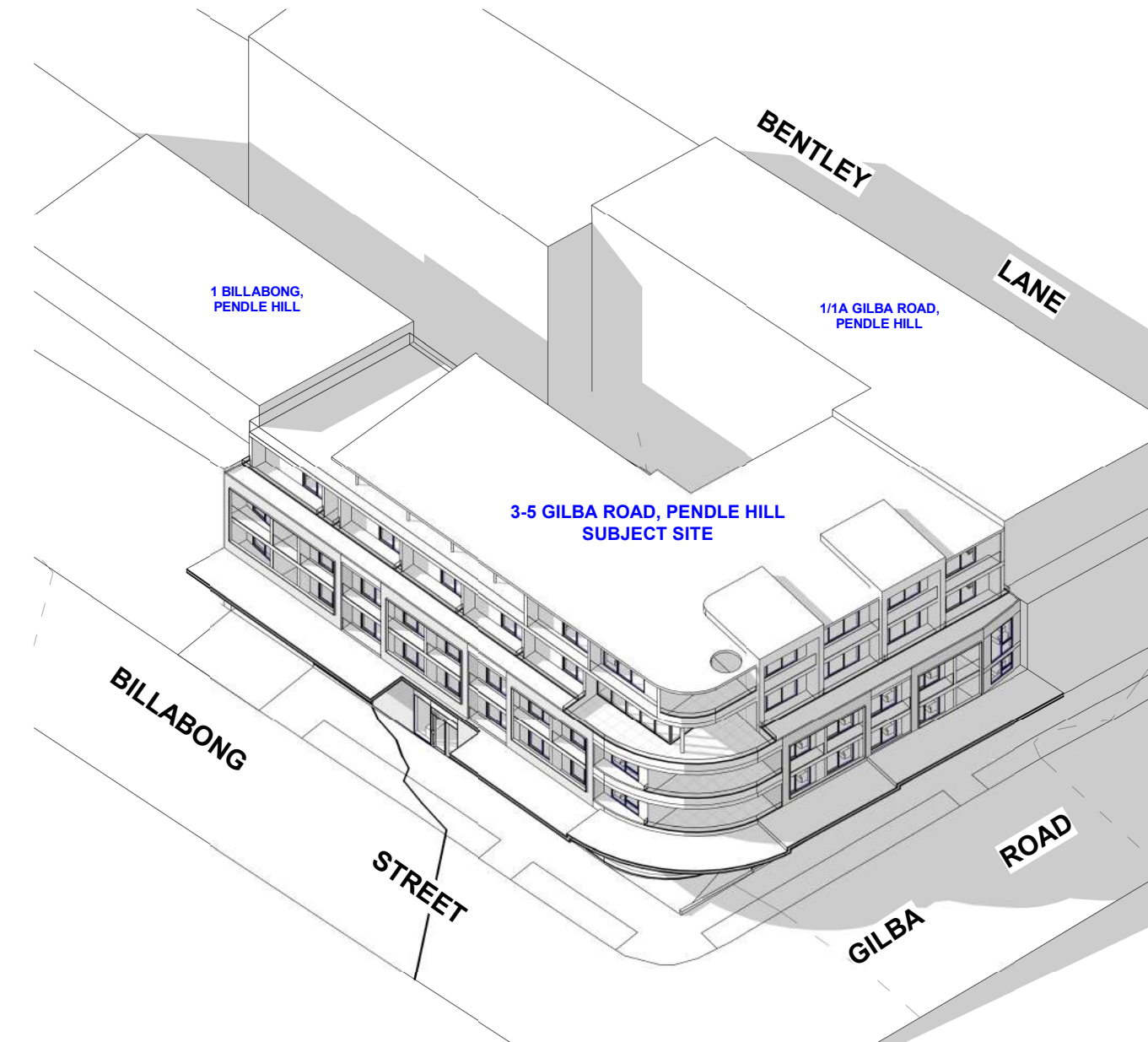
8 JUN 21 / 1 PM - 3D - WITH EXISTING BUILDING 2
SCALE:



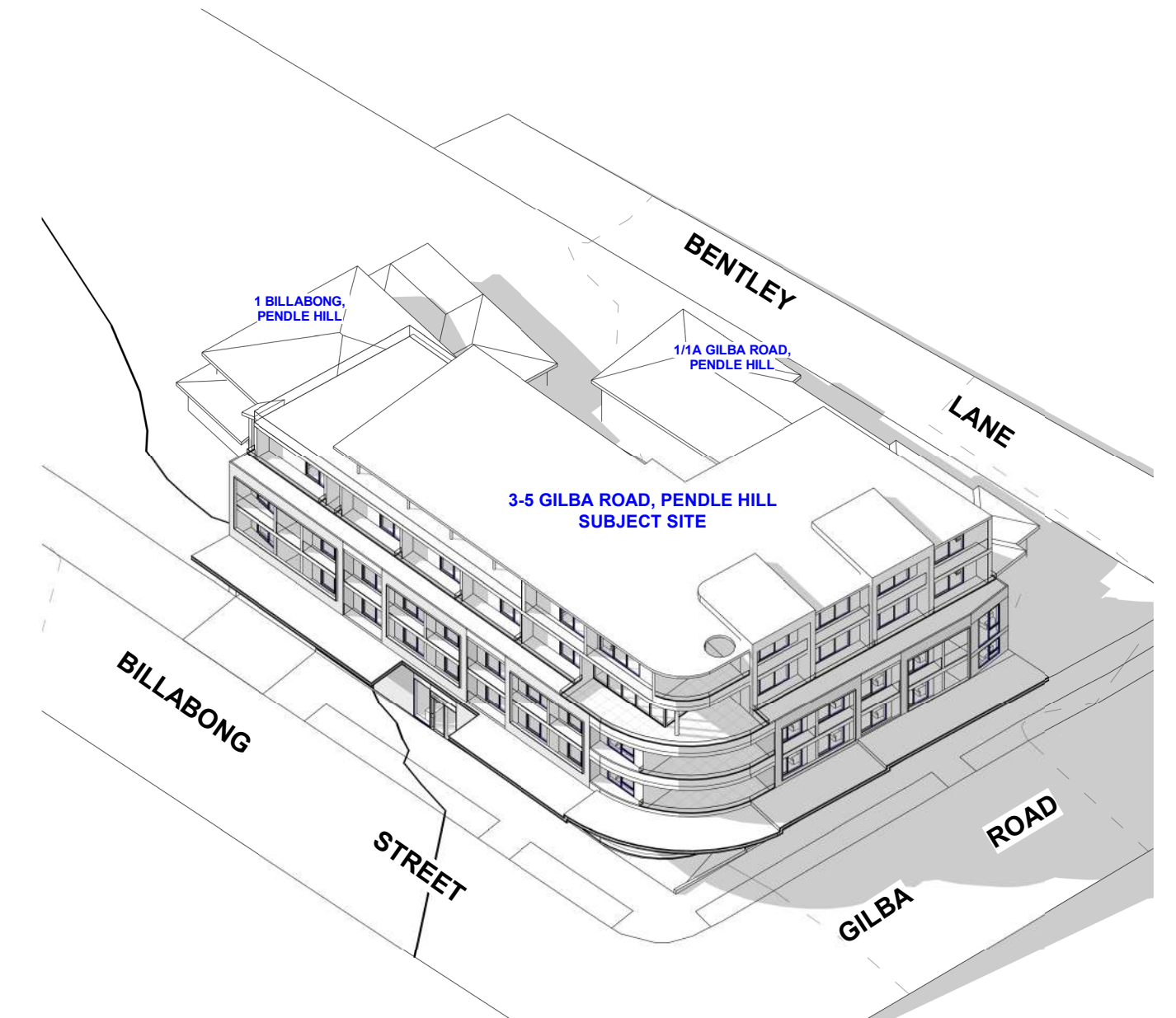
1 JUN 21 / 2 PM - WITH POTENTIAL NEIGHBOR FORM
SCALE: 1 : 500



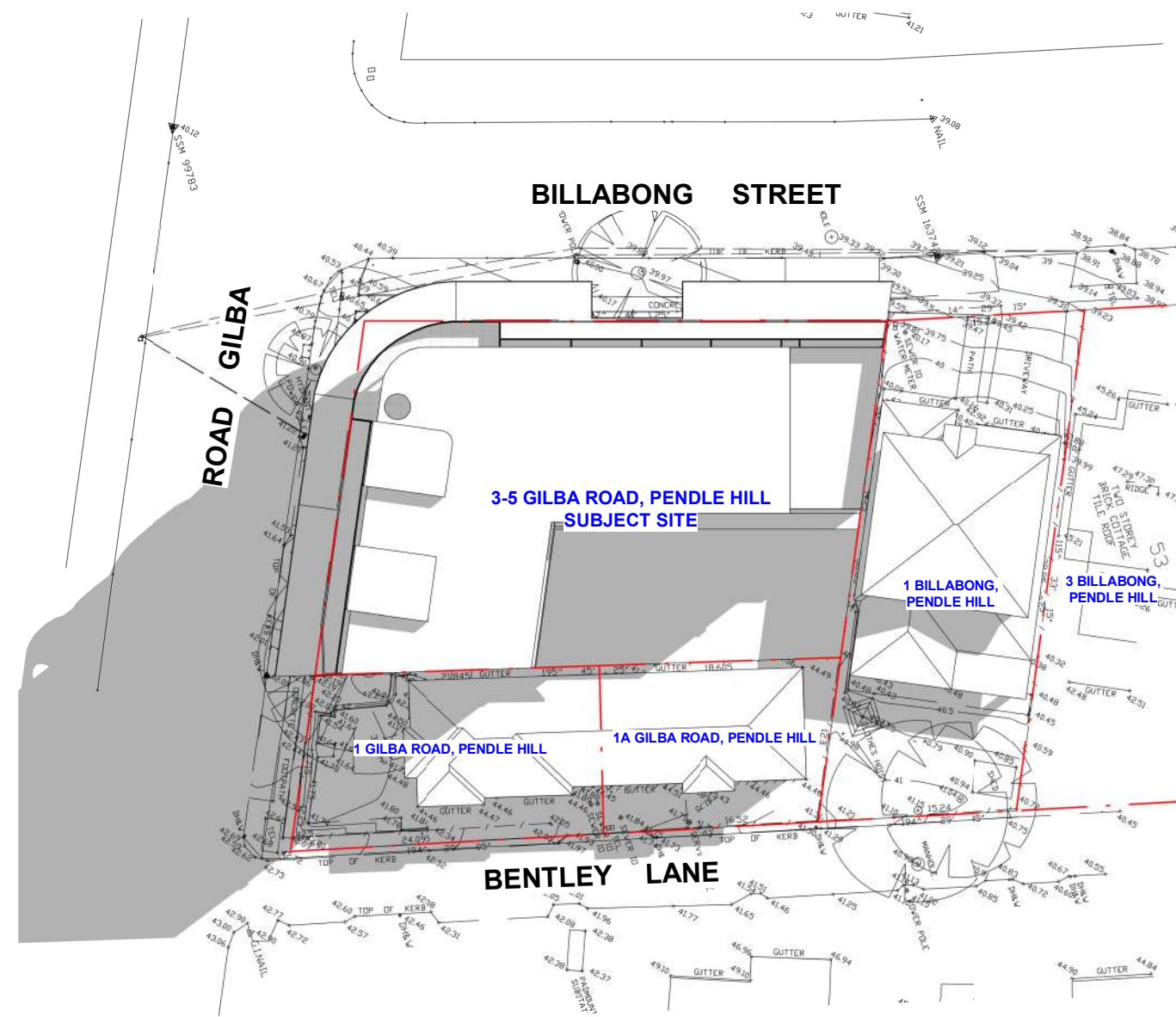
3 JUN 21 / 2 PM - ELEVATION ALONG BILLABONG STREET
SCALE:



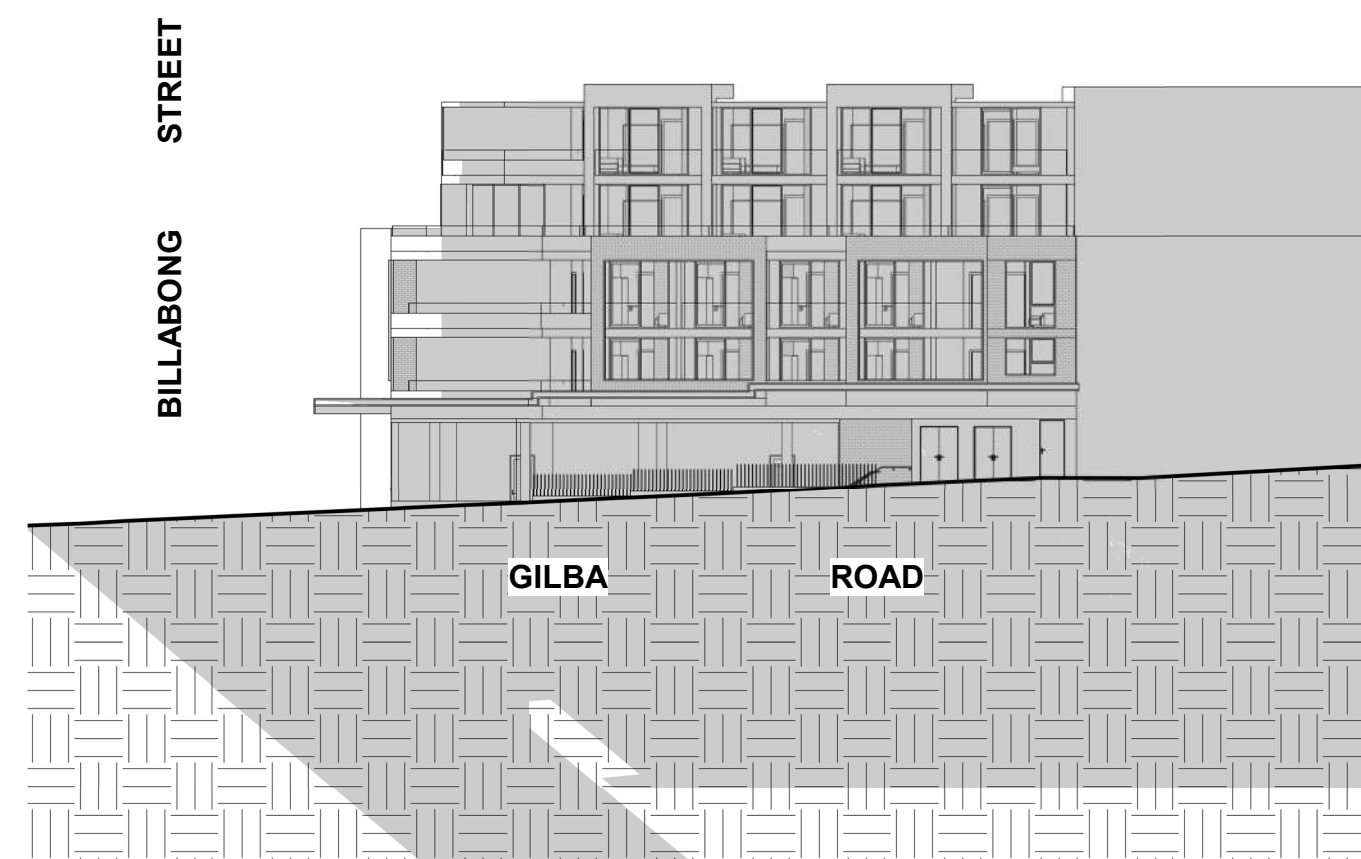
5 JUN 21 / 2 PM - 3D - WITH POTENTIAL BUILDING FORM
SCALE:



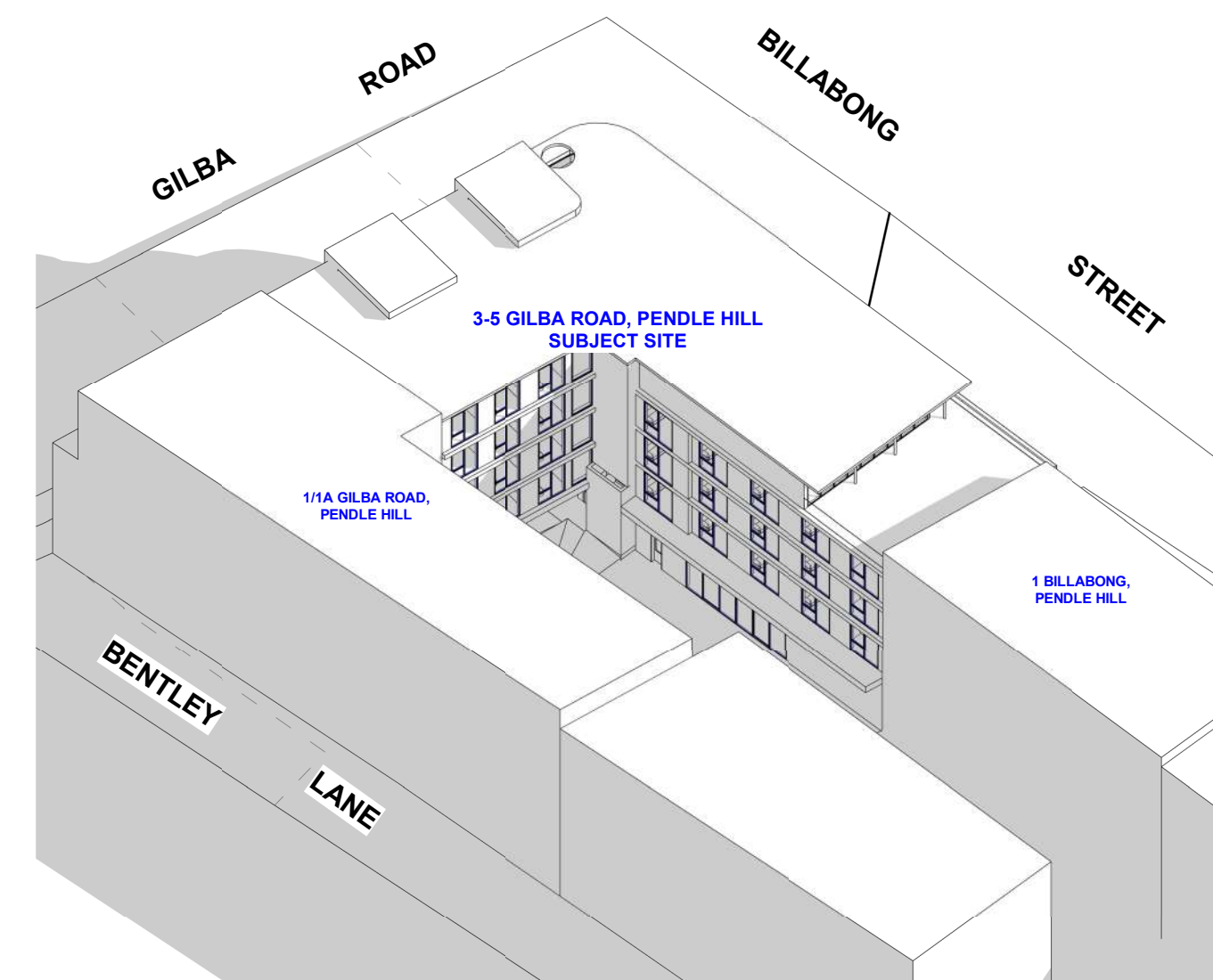
7 JUN 21 / 2 PM - 3D - WITH EXISTING BUILDING
SCALE:



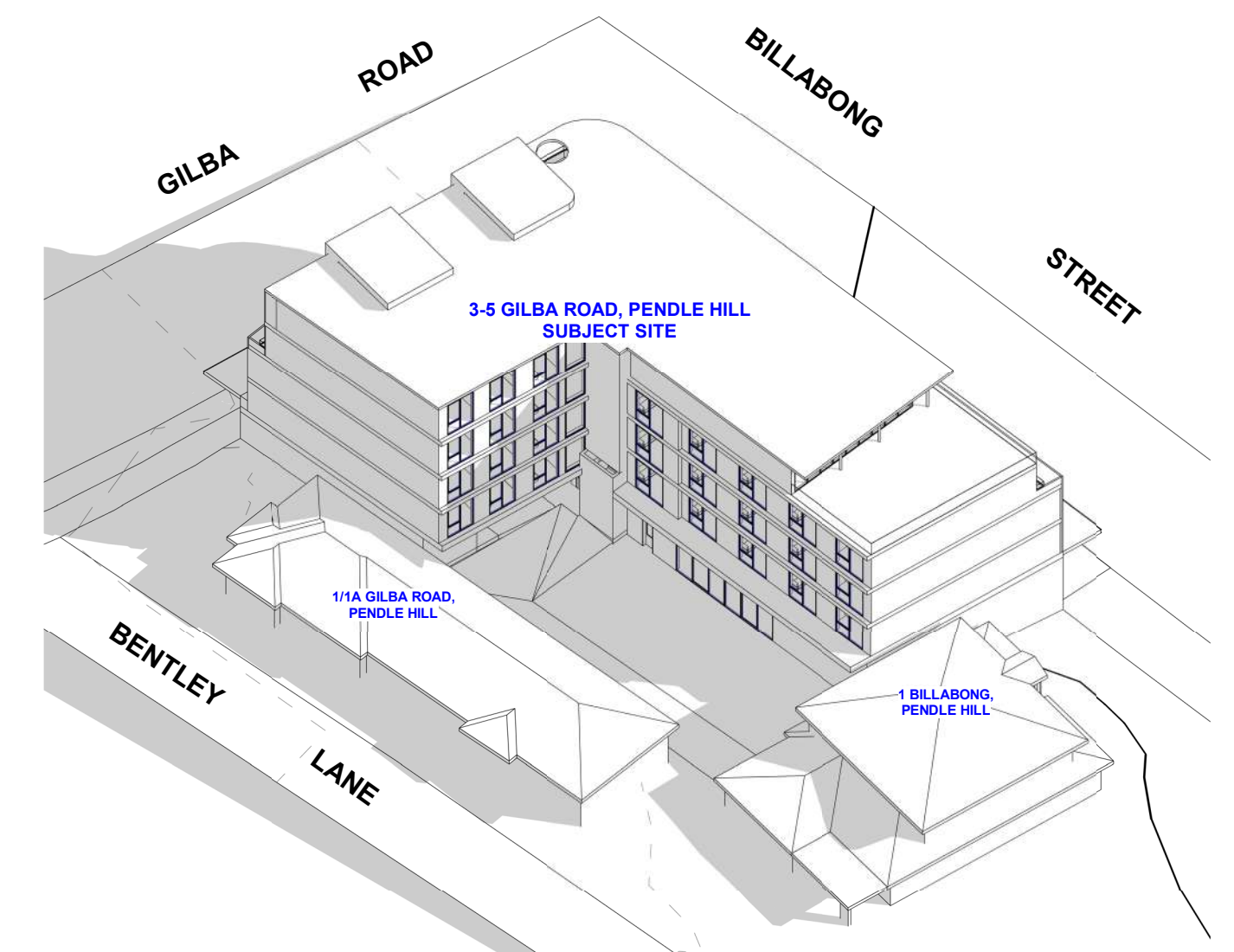
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SCALE: 1 : 500



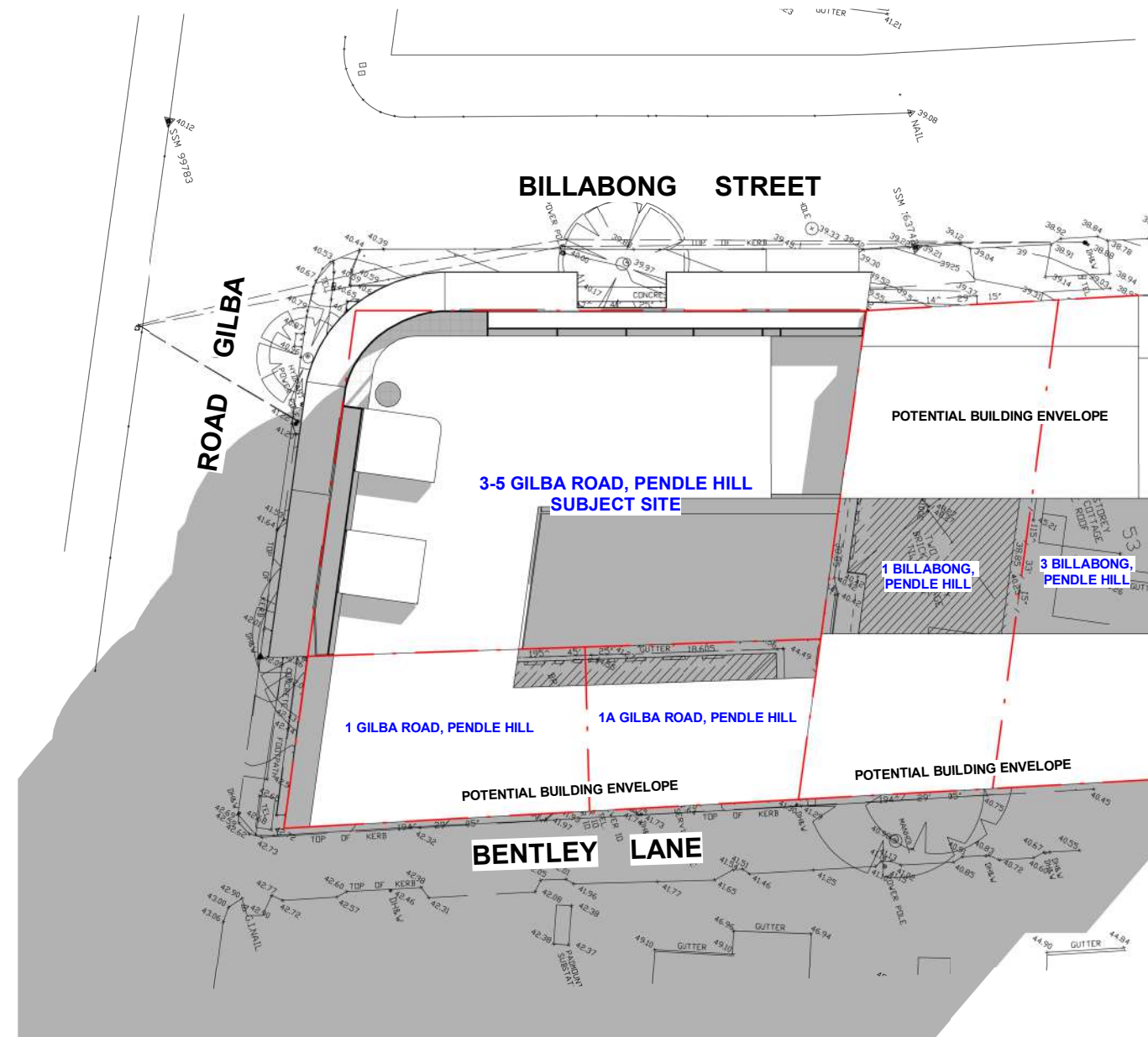
4 JUN 21 / 2 PM - ELEVATION ALONG GILBA ROAD
SCALE:



6 JUN 21 / 2 PM - 3D - WITH POTENTIAL BUILDING FORM 2
SCALE:



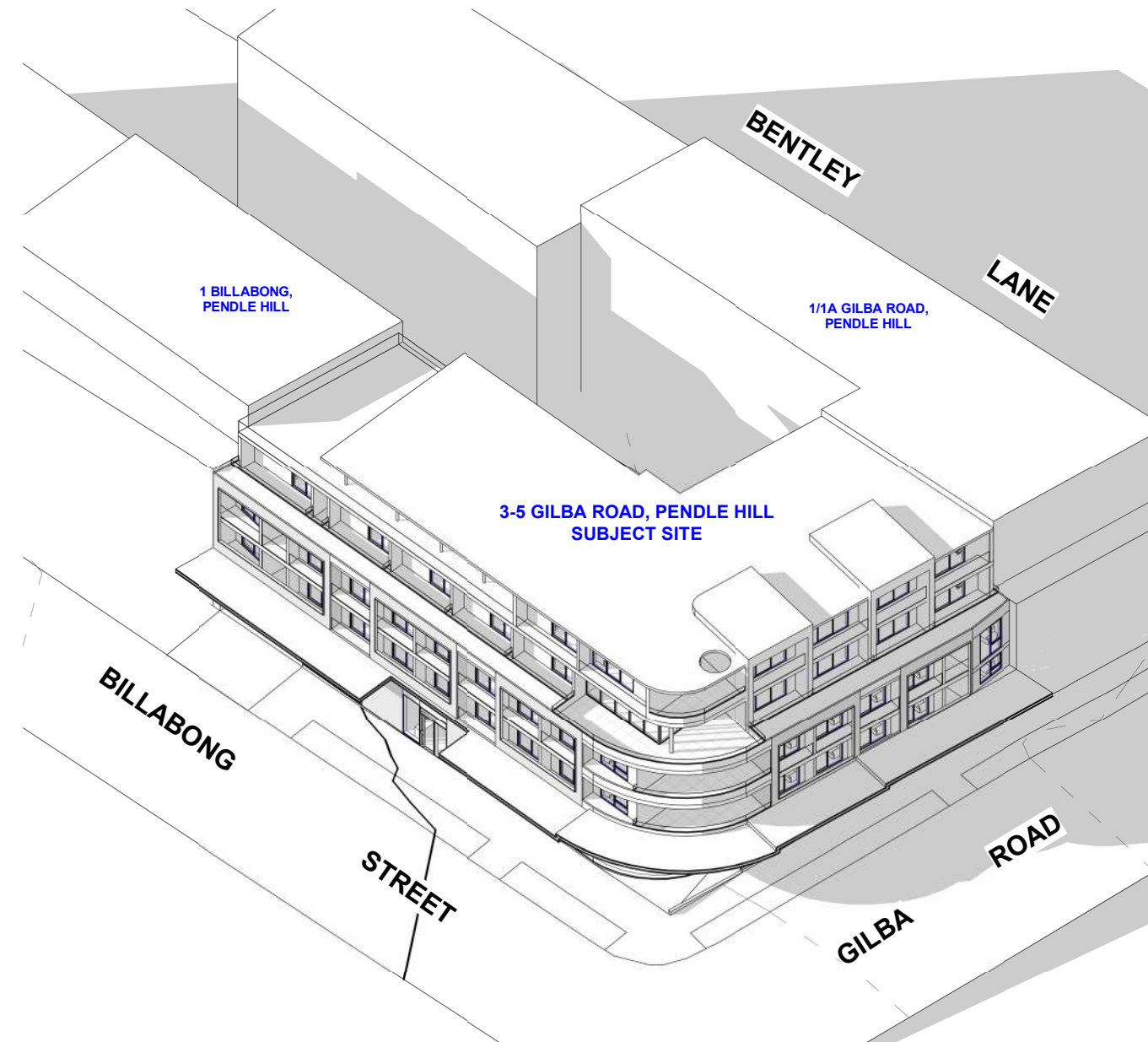
8 JUN 21 / 2 PM - 3D - WITH EXISTING BUILDING 2
SCALE:



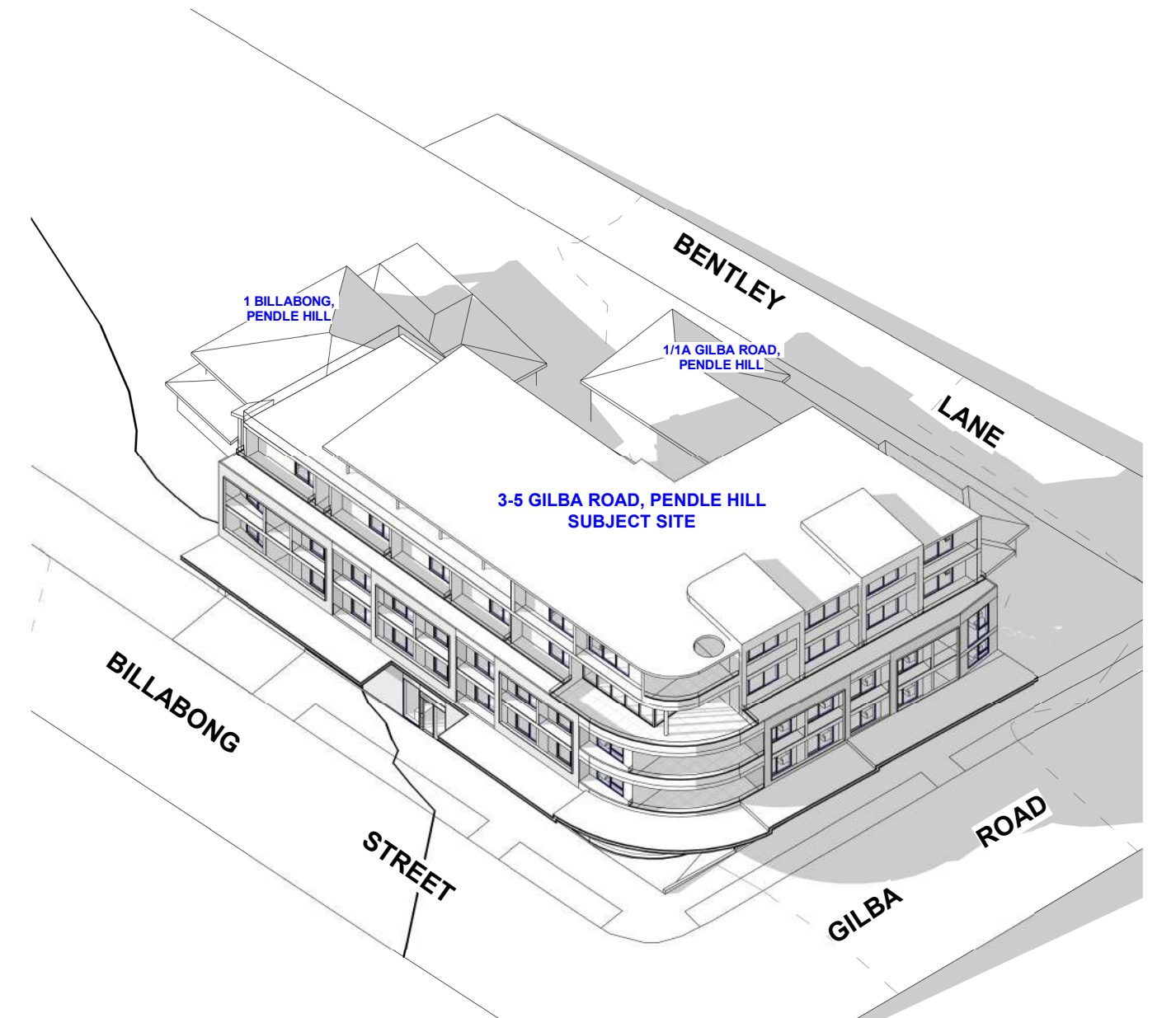
1 JUN 21 / 3 PM - WITH POTENTIAL NEIGHBOR FORM
SCALE: 1 : 500



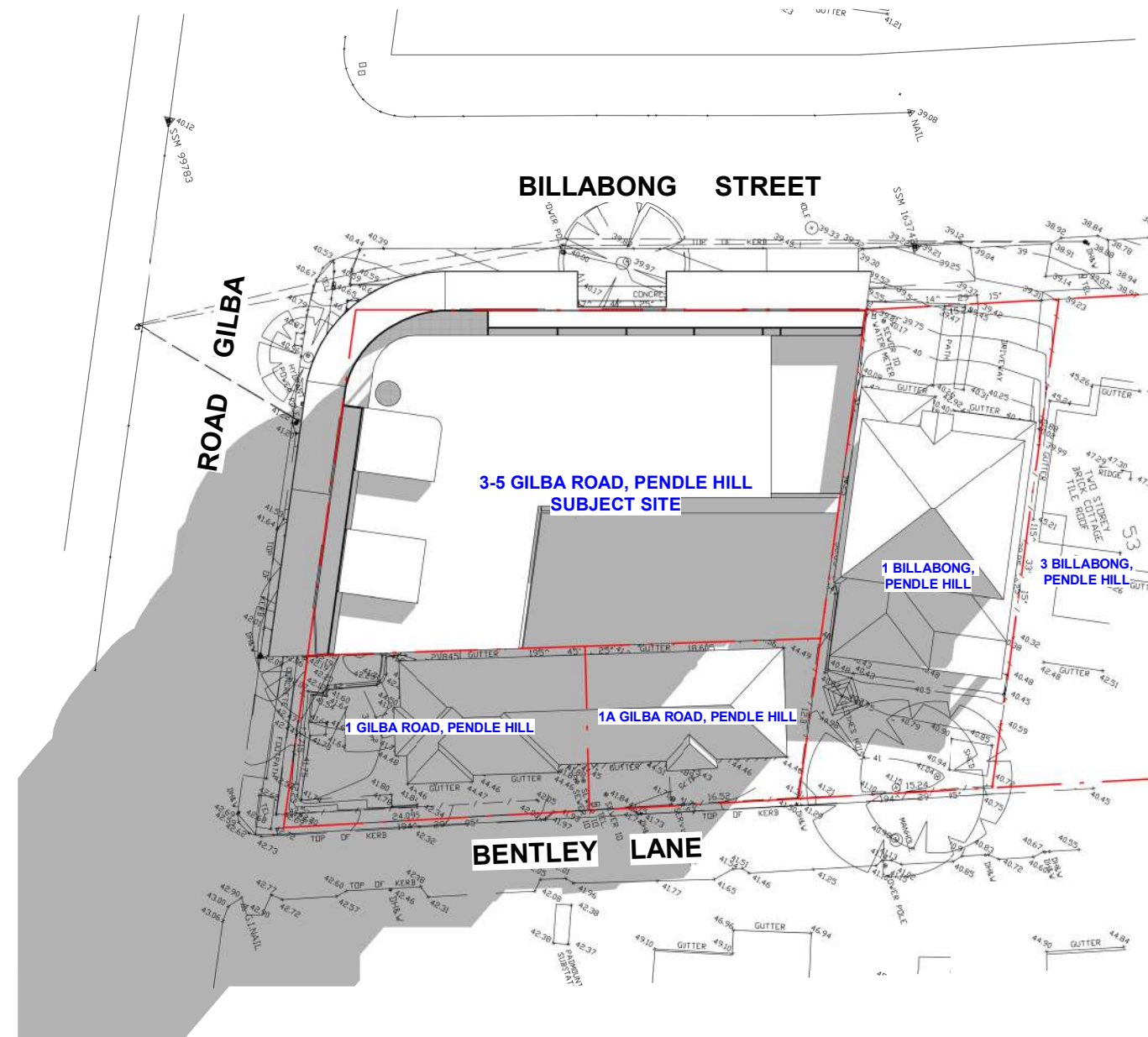
3 JUN 21 / 3 PM - ELEVATION ALONG BILLABONG STREET
SCALE:



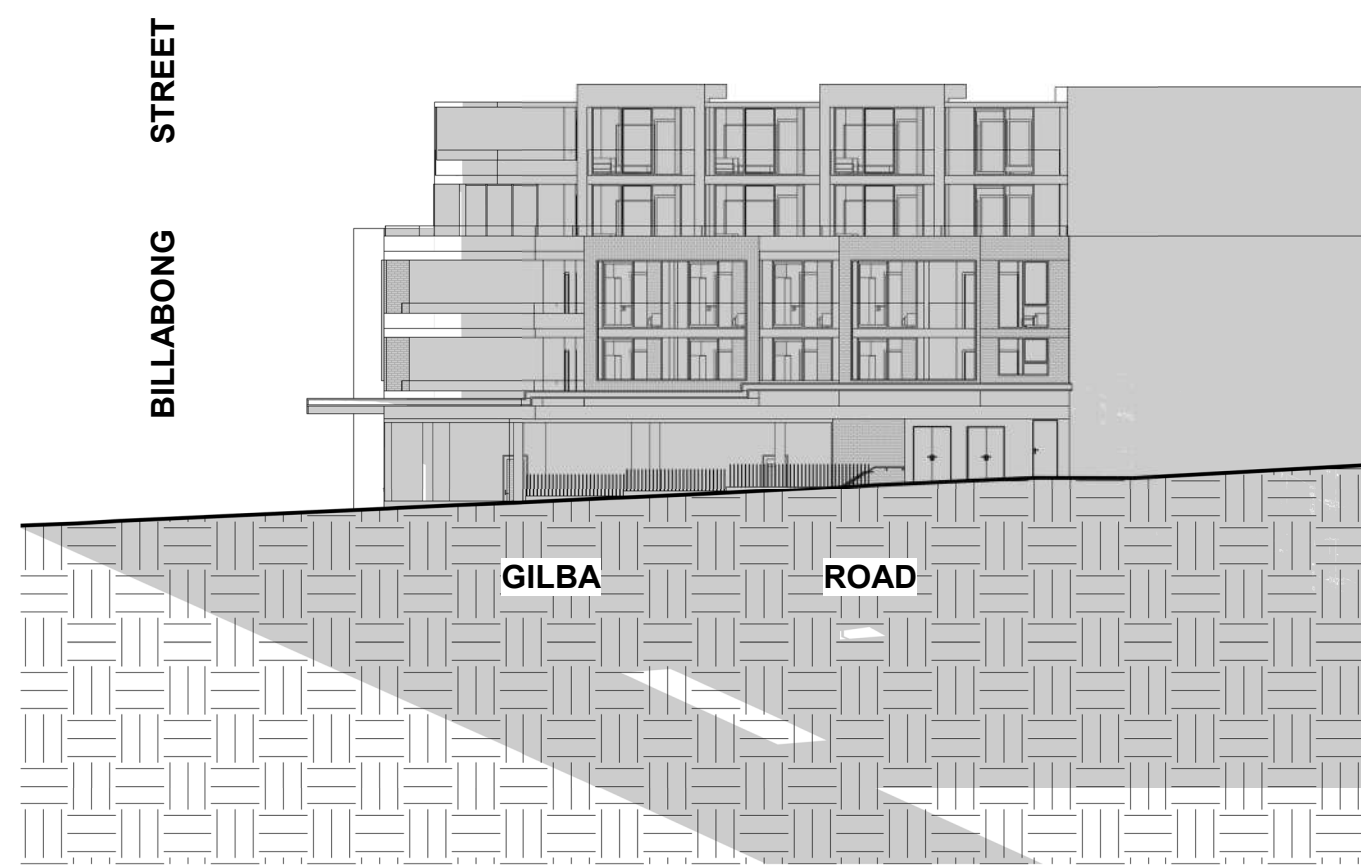
5 JUN 21 / 3 PM - 3D - WITH POTENTIAL BUILDING FORM
SCALE:



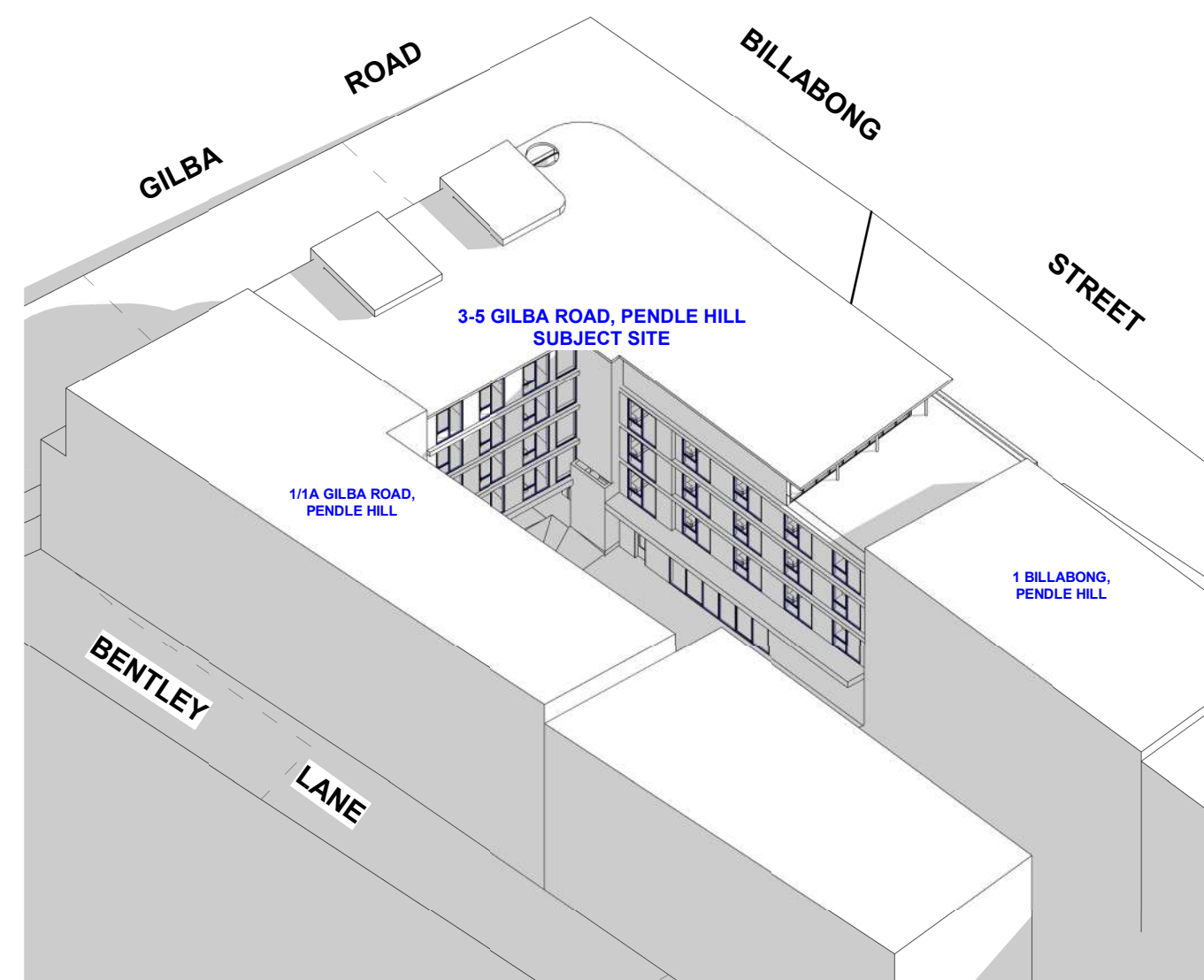
7 JUN 21 / 3 PM - 3D - WITH EXISTING BUILDING
SCALE:



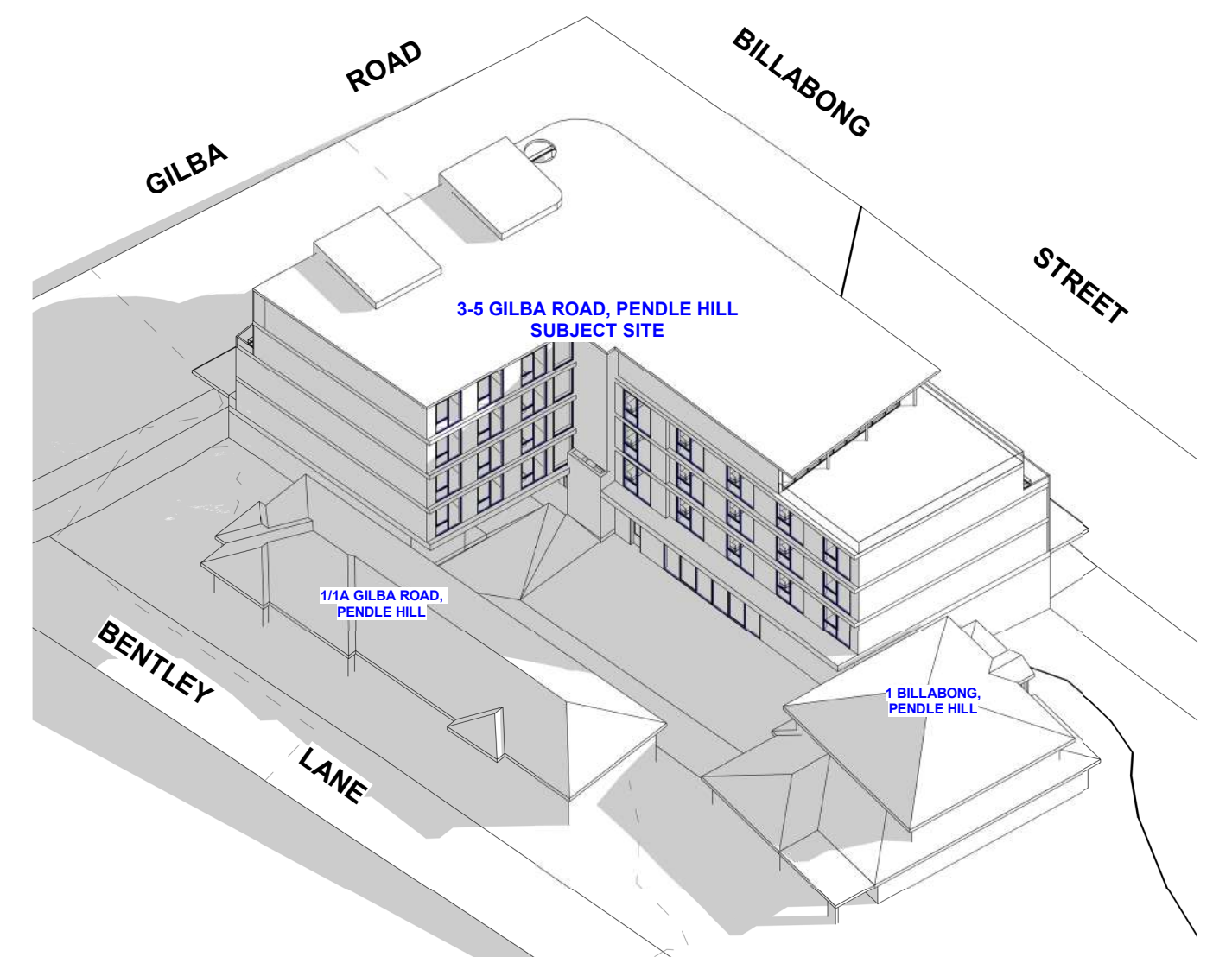
2 JUN 21 / 3 PM - WITH EXISTING BUILDING
SCALE: 1 : 500



4 JUN 21 / 3 PM - ELEVATION ALONG GILBA ROAD
SCALE:

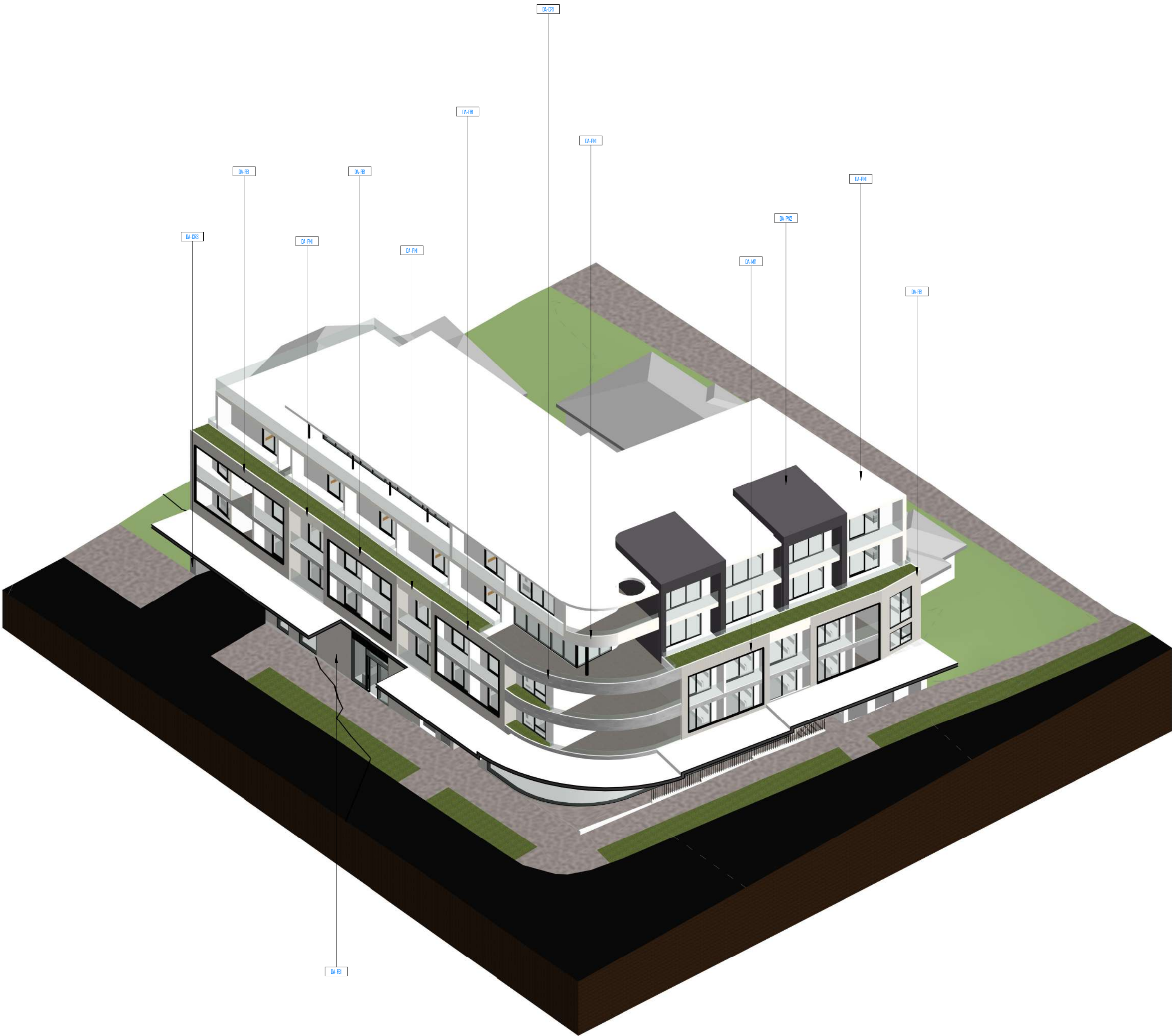


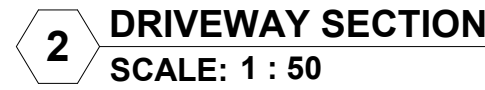
6 JUN 21 / 3 PM - 3D - WITH POTENTIAL BUILDING FORM 2
SCALE:



8 JUN 21 / 3 PM - 3D - WITH EXISTING BUILDING 2
SCALE:

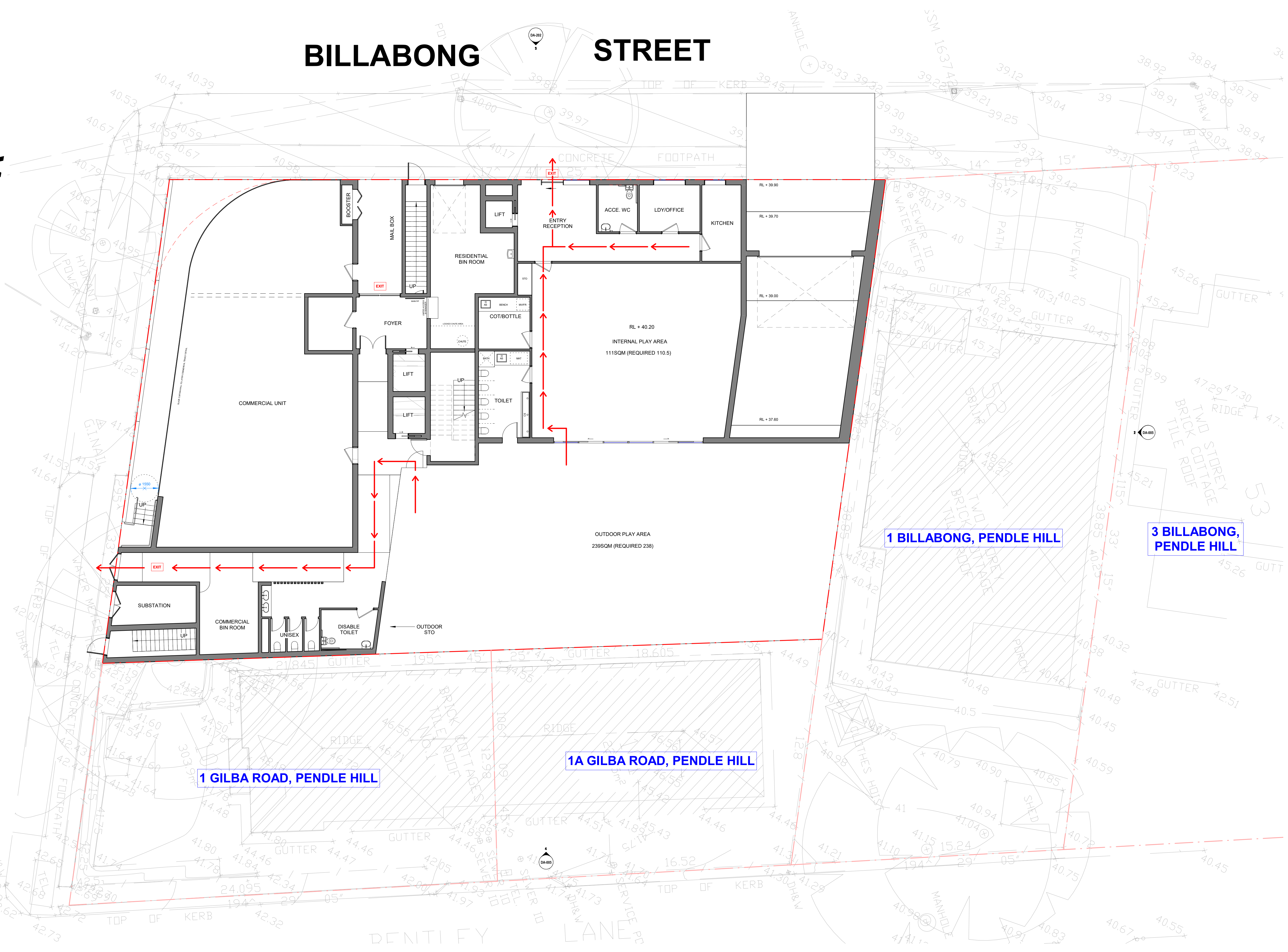
External Finishes Schedule				
Material: Keynote	Material: Comments	Material: Manufacturer	Material: Description	Material: Image
DA-CR1	EXTERNAL WALLS	TBD	LIGHT COLOR CONCRETE RENDER	
DA-CR3	EXTERNAL WALLS, RETAININGS	TBD	CONCRETE	
DA-FB1	External Wall	MIDLAND	CONTEMPO MADRID BLANCO	
DA-MT1	External Wall, Features	DuluxGroup (Australia) Pty Ltd	Metal black	
DA-PN1	External Wall	DuluxGroup (Australia) Pty Ltd	Natural White Render	
DA-PN2	External Wall	DuluxGroup (Australia) Pty Ltd	Marais	





BILLABONG STREET

GILBA ROAD



TITLE: CHILDCARE EVACUATION PLAN		REV	COMMENTS	DATE	PRJ #
DRW: JL	DA-720	A	ISSUE FOR DA	13/12/2024	2316
CHK: HY	REV #:				STATUS: DA
NORTH:	SCALE: 0 1 2 3 4				CLIENT: CONFIDENTIAL
	SCALE 1:100 1:100 @ A3				ADD: 3-5 GILBA ROAD PENDLE HILL