

PRELIMINARY NOTES & SPECIFICATIONS

GENERAL NOTES

- All works shall be completed in accordance with the architectural plans prepared by Cedar Designs Pty Ltd
- All works shall be completed in accordance with the Stormwater Drainage plans prepared by the project engineer
- All works shall be completed in accordance with the structural plans prepared by the project engineer
- All works shall be completed in accordance with all the relevant Australian standards and the NCC
- All works shall be completed in accordance with the Basix Certificate relevant to the project.
- All works shall be completed in accordance with any relevant DA, CDC or CC conditions.
- All dimensions shall be verified on site.
- Do not scale the drawings, use figured dimensions only.
- A copy of the Architectural Plans must remain on site at all times during construction.
- Any discrepancies must be reported to Cedar Designs Pty Ltd for revisions before any work commences.
- Cedar Designs Pty Ltd will not be responsible for any modifications made on site unless modifications were made and approved on the plans prior to the work commencing.

GENERAL CONDITIONS

- The Contractor is to nominate the earliest starting time for commencement of work on site, and the expected time of completion.
- The lowest tender price may not necessarily be given the contract.
- The contract shall be Lump Sum Fixed Price, no rise and fall allowed. Two copies of the contract are to be signed prior to commencement of work on site.
- The contract sum shall be inclusive of GST.
- The conditions and clauses of this document will form part of the Contract.
- All relevant SAA codes referred to in the specifications and the Architectural and Engineering drawings, and all the by-laws, regulations and ordinances of all the authorities having jurisdiction over the works shall be adhered to.
- The Contractor shall provide all materials, labour, plant, equipment, tools and everything else necessary and shall carry out and complete the whole of the works in an expeditious, safe and workmanlike manner.
- The Contractor shall be responsible for the safety of all the workers, the surrounding Proprietors and invited visitors, during construction and ensure that all work is undertaken in accordance with the latest Work Cover rules and regulations.
- The Contractor shall be responsible for the whole of the work including that of the sub-Contractors and for any matter arising therefrom and shall indemnify the Proprietor, his invitees and his agents against all claims, demands and actions, costs, loss, damage or expense in relation to the same.

PRELIMINARIES

- Check all dimensions and set outs on site and communicate any discrepancies to the Architect for verification and approval of revisions BEFORE work commences. Extras arising out of the Contractor's or Sub-Contractor's non-adherence to the above shall NOT be allowed.
- All necessary insurances (ie works, workers' compensation, public liability etc) shall be taken out by the Contractor and policy numbers or receipts issued to the Proprietor. This application has been lodged with Council and duly approved. The Proprietor will pay for all other Council fees and the Home Owner's insurance.
- The Contractor shall allow for and pay all Statutory Authority fees in connection with the works, arrange for all the necessary inspections and obtain all permits.
- The Contractor must provide new materials, and workmanship of the best quality throughout to the satisfaction of the Proprietor and unless otherwise specified in accordance with the requirements of the relevant codes and statutory authorities.

WORK, HEALTH AND SAFETY

Workplaces: Regulations of the Work Health & Safety Act as applicable in the State in which the building work is to proceed are to be complied with. Under the Act if a structure is to be used as, or at a workplace it must be designed to be without risk to health and safety by including testing and analysis, addressing the suitability of the design for the ultimate use of the structure as well as materials, method of construction, maintenance and future demolition. The builder is to comply with the regulations of the Work Health & Safety Act 2011 for all construction on site. If the structure will be used as or at a workplace, a Safety Report is to accompany plans and specifications and be distributed to the Builder, Certifier or Council and the Client.

BEFORE BUILDING BEGINS + OTHER CONDITIONS

- Provide temporary security fencing around the site and attach all the necessary Safety Signs and the Contractor's contact details as required by the Council.
- Keep site clear of all rubbish and debris during construction.
- Street, and footpaths to be kept safe and clean at all times.
- If for any reason you are required to block the footpath, you are required to safely escort all pedestrians
- Services such as gas must be checked and discontinued from the site prior to the commencement of works.

EXCAVATION

- Provide and maintain sediment control controls around the site at all times, as required by Council.
- Excavate the site and leave ready for constructing footings for walls, columns, piers and other structural components as per the Engineer's drawing and specifications.
- Excavate to achieve the areas, levels and heights as shown on the Architectural drawings.
- Excavate for all necessary service and drain lines, including stormwater and sub-surface water.
- Protect and support all services, property and structures adjacent to excavations (including neighbouring properties and footpaths) until making good is completed.
- Throughout construction keep excavated, levelled and filled areas free of water. Immediately before placing concrete or masonry on ground remove all water and foreign matter. Prevent water flow over freshly laid work.
- Remove all unwanted excavated material from site, and keep site clear during construction.
- Unless otherwise notified by the developer excavation cost is assumed there is no rock, where rock is encountered additional charges may apply.

TERMITE TREATMENT

Allow for the provision of Termi mesh (or other approved) termite prevention to the whole of the house as required in the BCA and in accordance with the requirements of AS3660.1 - 1995. Provide a certificate from an accredited installer.

CONCRETE

- The Concretor is to use the Engineer's drawings and specifications for the sizing of all reinforced concrete components, including footings, slabs, reinforced concrete block work, stairs/steps, paths etc.
- Allow for the supply and installation of formwork, steel reinforcement, bedding material, waterproof membranes, expansion joints and slip joints.
- Concrete strength and slump as per Engineer's specification.
- Driveway finish shall be in accordance with the detailed provided on the Architectural plans.
- Any discrepancies with the structural specifications should be reported to the project engineer.

BRICKWORK

- Allow for all the brickwork shown on the architectural drawings, including all walls and columns.
- Allow for brick-on-edge window sills and header courses on top of both the deck balustrades.
- All internal and external bricks to be ready for render unless noted otherwise.
- All bricks shall be accurately bonded and carried up true and plumb in level courses to the heights and thicknesses shown on the drawings.
- Set out shall be seven courses, and seven joints in height shall equal 600mm
- Provide all brick ties (in stainless steel) and the like, including damp-proof courses and flashing's (in super albor), weepholes and brick on edge details.

RENDER

- All internal and external brickwork to be cement rendered except the, feature walls, which should be made ready for tiling with stone tiles, and others for Alucobond or cladding further details will be provided. The walls to be rendered to be made ready for painting, except for wet area walls, which shall be a steel towel finish, ready for tiles.
- Allow for cement rendered finish to the soffit of both the upper floor concrete slabs decks and the soffit of the Entry Porch roof.
- All finishes must be in accordance with the Architectural Plans

GARAGE DOOR

- Provide a garage door panel lift door for the Garage and install it and a remote controlled automatic door opening system. Provide three remote controls.
- The panel design for the garage door shall be as shown on elevations.
- Selected Garage door finish to be as per Architectural Specifications and finished as per the architectural plans.

METAL

- All steel angles / lintels and fixings are to be sized and installed as per the Engineer's details and specifications. All to be hot-dipped galvanised.
- Install box gutters and down pipes to the whole of the house, including the Entry Porch roof, in accordance with the Engineer's drawings and specifications.
- Use the Stormwater Layout drawing to determine the location of the downpipes.
- Prior to completion of works the contractor shall issue a certificate of compliance for the works completed.

TIMBER

- All timber to be new, straight, **well-seasoned** and free from defects. Provide all necessary templates, linings, blocks, stops, ironwork, ironmongery, nails, screws, bolts, plugs and fixings generally.
- All structural timbers shall be min. F7 stress grade. All timbers shall be sized and installed in accordance with SAA TIMBER FRAMING CODE - AS1684-1992.
- Any timber member required but not shown on drawings or specified shall be sized and installed to AS1684.
- The fabricator of the roof frame shall provide a certificate of structural adequacy.

FRONT DOOR

- Provide a front door, either timber or similar as per the details of the architectural plans.
- Front door finish to be as specified on the architectural plans.
- All structural timbers shall be min. F7 stress grade. All timbers shall be sized and installed in accordance with SAA TIMBER FRAMING CODE - AS1684-1992.

TIMBER FLOORING

- Allow for the installation of new solid **Select** quality secret nailed hardwood tongue & groove flooring for the stairs, all the first floor, except wet areas which shall be prepared for tiling.
- Allow a prime cost sum of **\$100 per square metre** supplied for the timber flooring. The exact species will be chosen later by the owners or developer.
- The flooring to be sanded and polished with two coats of Syntek URETHANE

TIMBER LINING TO CONCRETE STAIRS

- Fix timber stair treads and risers in the same timber as the floor. The treads are to have a bull nose edge that cantilevers at least 25mm past the riser.
- The treads and risers are to be sanded and polished as per the floor finish.

INTERNAL HANDRAIL & BALUSTRADE

- Install a toughened **glass** balustrade along one side of the stairs and around the Foyer void with 50mm dia stainless steel posts and a
- The top of the handrail is to be fixed a minimum of 900mm above the nosing of the stairs and 1000mm above the Upper Floor hallway floor level.
- All Railings shall be installed as per the Australian Standards.
- A certificate must be issued by the installer at the completion of works.

KITCHEN

- The Proprietor may nominate a sub-contractor for the fabrication and installation of the kitchen cupboards and benchtops.
- The Contractor is to provide all the required services (electrical, gas, water, sewage (etc) as shown on the detail drawings, to allow for the connection of all the kitchen appliances.
- The Contractor is to allow the kitchen fabricator access to the site to measure up and install the kitchen.
- Allow a **Provisional Sum of \$20,000** for the kitchen cupboards, bench top and splashback, all of which will be designed and chosen later by the owners or developers.
- Unless any prior agreement is made, the the proprietors will supply the kitchen appliances.

BEDROOM BUILT-IN & WIR CUPBOARDS

- The Proprietor will nominate a sub-contractor for the fabrication and installation of the bedroom built-in and WIR cupboards.
- The Contractor is to install a bulkhead with surrounding cornice set out from the walls where the built-ins will be installed. Details will be issued at a later date.
- Allow a **Provisional Sum of \$7,000** for built-ins and WIR, all of which will be designed later.

LAUNDRY CUPBOARDS, CHUTE, TOWEL SHELVES & LINEN CUPBOARD

- The Proprietor will nominate a sub-contractor for the fabrication and installation of the laundry cupboards, chute and linen press.
- The Contractor is to provide all the required services as shown on the detail drawings, to allow the connection of the laundry appliances.
- Allow a **Provisional Sum of \$5,000** for the laundry cupboards, chute, towel shelves and linen cupboard, all of which will be designed later.

BATHROOM AND ENSUITE VANITIES

- The Proprietor will nominate a sub-contractor for the fabrication and installation of the Bathroom and Ensuite vanity units, which will have polyurethane cupboards and granite bench tops.
- The Contractor is to provide all the required services as shown on the detail drawings, to allow the connection of the vanity fixtures and services.
- Allow a **Provisional Sum of \$15,000** for the Bathroom and Ensuite vanity units, all of which will be designed later.
- The proprietors will supply the vanity basins.

INTERNAL DOORS

Install solid flush doors, ready for painting, to all internal door openings. Fix all door furniture as required.

SKIRTINGS

Install 100x25 Splayed **Red Cedar** timber skirting's to all first floor rooms/areas except for wet areas, all ground floor skirting's shall be tiled matching with the selected floor tiles to be nominated at a later date.

ARCHITRAVES

Install %75x25 Splayed profiled timber architraves around all doors that have timber jambs in either finger-jointed pine or maple, ready for painting.

SUSPENDED CEILING

- Provide a suspended flush plasterboard lined ceiling throughout the whole the Ground Floor and first floor to allow for recessed down lights. The ceiling is to finish just below the soffit of the concrete beam between the Kitchen and Dining Room.
- Allow for 20 linear metres of bulkheads to the Ground Floor and first floor level to incorporate air conditioning ducts as required. The exact layout for the bulkheads will be determined in consultation with the air conditioning sub-contractor.
- Provide a suspended ceiling in the Laundry and Ground Floor Bathroom as required to conceal the Upper Floor plumbing.

PLASTERBOARD

- Install plasterboard to all ceilings.
- Plasterboard for ceilings shall be 13mm thick, flush jointed taped and set. All nail holes to be filled and joints sanded smooth ready for painting.
- All Plasterboard works shall be in accordance with the Australian Standards, a certificate of compliance should be issued by the selected contractor.

SHADOW MOULDS & CORNERS

- Install **shadow moulds** to all Ground Floor and Upper Floor wall and ceiling junctions, including in the Bathrooms and Laundry, which are to be fitted between the tiles and the ceiling.
- All shadow moulds and corners are to be in plastic.

FIBRE CEMENT

- Provide 6mm thick fibre cement lining, equal to "J Hardies" for the front Upper Floor Balcony, entry patio and rear ground floor Deck ceilings.
- Fibre cement Joints for ceilings are to be waterproof taped and set flush.
- All fibre cement is to be prepared for painting.

ALUMINIUM WINDOWS & DOORS

- Install Aluminium windows and external doors THROUGHOUT fabricated from **anodised Aluminium** as per the Door and Window Schedule.
- The Contractor is to install **door stops** to all internal doors and **catches** to all external doors. These will be supplied by the Proprietor.
- The Aluminium doors and windows shall be installed in accordance with the Australian Standards and the Basix Certificate applicable to this project.
- The Contractor must issue a certificate of compliance at the completion of works.

AIR CONDITIONING

Allow a **Provisional Sum of \$25,000** for the supply and installation of a reverse cycle, ducted air conditioning system, the layout of which will be determined later.

PLUMBING + WATERPROOFING

- Connect all plumbing lines and fittings shown on the drawing in accordance with Water Board regulations and requirements and obtain a Certificate of satisfactory completion.
- Provide a Rinnai 36 instantaneous gas Hot Water System in a Rinnai supplied recessed metal cabinet. The HWS is to be located between the Laundry door and the Kitchen window.
- Extend the hot and cold water supply to all the fittings shown in the architectural and detail drawings. Hot water pipes to be insulated.
- Provide three new external hose cocks. One to be fitted to the rainwater tank outside the Garage, one at the front yard, and one at the rear of the house before the rear Patio.
- Waterproof the whole of all the Bathroom floors, walls and baths surrounds and all shower recesses as per *AS3740-1994 Waterproofing of Wet Areas Within Residential buildings*.
- The Upper Floor Balcony's, ground floor rear Patio and the Entry Porch roof are to be waterproofed with an approved membrane and obtain a guarantee of 7 years minimum, before the installation of the balustrade.
- The contractors must issue a certificate of compliance at the completion of works.

GAS SERVICE

- Provide a new gas service in accordance with AGL regulations and requirements and obtain a Certificate of satisfactory completion. The meter is to be located behind the front fence in the bottom right hand corner of the site.
- Provide the following gas connections; hot water system, hot plates in the kitchen, two bayonet space heater connections at the ground floor, and one external barbecue connection on rear patio.

RAINWATER TANK

- Connect one of the downpipes to the rainwater tank outside as per the architectural plans and stormwater plans.
- The rain water tank size must be as per the basic certificate.
- Connect one external hose cock to the rainwater tank.
- The rainwater tank will be supplied by the Proprietor.

STORMWATER

- Use the Engineer's **Stormwater Details** Plan for the sizing of the stainless steel box gutter and the location and sizing of the downpipes, grated drains and pits.
- All Stormwater works must be completed as per the Stormwater Plans and councils DCP.
- Any misunderstanding or discrepancies in the stormwater plans must be reported to the engineers.
- A certificate of compliance must be issued at the completion of works.
- The developer must check any relevant conditions within the approved documentation for any additional requirements such as easement registration or positive covenants or anything similar.

CAR PARKING:

- All car Parking shall be in Accordance with the Architectural Plans and comply with the provisions of the local council or SEPP.
- All car parking and loading bays to be kerbed, guttered, sealed, drained, line marked and landscaped.
- Drainage of surface water into neighbouring property is **Strictly Prohibited** unless an easement is obtained.
- Prior to any works on councils assets for the purpose of the construction of a driveway, a work permit, or driveway design shall be obtained from the relevant local council.

ELECTRICAL, TELEPHONE & TELEVISION

- All work to be carried out in accordance with the supply authority's requirements and the SAA Wiring Rules.
- The electrician is to install a galvanised pole at the front of the property in the location shown on the Electrical Layout, to allow for the electrical mains connection and for pay tv connection from the pole in the street. The main lines are to be connected to the metre box underground. The meter box is to be installed one site before the garage window. The circuit board is to be fixed in the garage.
- The electrician is to allow for the complete wiring of the house, and for the connection of all the lights, GPOs, telephone, free-to-air television, pay television lines, broadband connection and all other fixtures as specified and/or as shown on the Electrical Layout.
- The electrician is to allow for a separate power circuit to the Kitchen and another circuit for the Family Room to allow for power sharing over the rest of the circuits.
- The electrician is to allow for the installation of two safety switches on the electrical mains board. One for the Kitchen and one for the remaining circuits.
- At the completion of works the contractor must issue a certificate of compliance for the completed works.

SECURITY SYSTEM

Allow a **provisional sum of \$3,000** for the supply and installation of an infra red security system. The layout and design will be determined later.

WALL & FLOOR TILING

- The Contractor is to allow the following Prime Cost Sums for tiles: Floor tiles - \$50 per square metre supplied Wall tiles - \$45 per square metre supplied.
- Allow for floor tiles to **all external door thresholds**. The entire ground floor the Entry Porch and step, the rear Patio, the Upper Floor Bathrooms and Ensuite, the Upper Floor balcony and, and ground floor patio.
- The grouting for all the floor tiles is to be neutral in colour and to finish flush with the top of the tiles.
- Allow for wall tiles on all walls (and bath/spa surrounds) from floor to ceiling for all Bathrooms and the Laundry.
- For the Laundry allow for wall tiles from the benches to the underside of the overhead cupboards.
- The tiles will be chosen by the Proprietor at a later date.
- Larger scale detail drawings for all wet areas will be supplied at a later date.

PAVING AND LANDSCAPING WORKS.

- The Contractor is to allow a **Prime Cost Sum of \$50** per square metre for pavers, which will be selected later.
- Install pavers to both side passageways leading from the front of the Garage and the front of the entry Porch to the back of the rear Patio.
- Pavers are to be laid on a firm sand bed over compacted road base. Pavers are to have no gap between them, and all joints to be filled with sand. All exposed edge pavers to be bedded in 75mm thick concrete base.
- Install pavers to the drive way, with a 50mm gap between each paver to fill with either grass or white pebbles, this will be decided at a later date.
- All Landscape works shall be completed as per the Landscape plans inclusive of all plans and trees as specified.
- The Contractor is not required to price any other landscaping works unless any other agreement has been made prior to works.
- At the completion of Landscape works the developer is required to contact Cedar Designs Pty Ltd or the Project Landscape architect for a inspection of the completed works.
- A Certificate of completion is required to be issued.

TREE REMOVAL WORKS AND TREE PROTECTION WORKS

- In most cases, trees are protected in NSW and must not be removed unless an approval for tree removal has been granted by Council
- Tree removal must be in accordance with the Approved plans, and DA Conditions, or separate tree removal permit obtained from Council.
- All trees on site which are not approved for removal must be retained and protected during construction under the direction of an arborists.
- All trees on public land must be retained and protected under the direction of an arborists unless their removal has been approved by Council.
- Fines apply for the removal of damaged or protected trees.
- Cedar Designs Pty Ltd shall not be responsible for any trees removed without approval, this shall be the full responsibility of the developers.

INSULATION

Install aluminium faced sarking under all tiled roofs, and R3 fibre glass insulation above all ceilings in the house.

A certificate must be provided by the installer.

MIRRORS

- Install mirrors to all Bathrooms and the Ensuite, over the vanity units. Mirrors to be 1000 high with revelled edges and extend for the full length of the vanity benches unless any other agreement has been made prior to works.
- All mirrors to have all edges sealed and waterproofed against moisture penetration and be **surface mounted** to Proprietor's instructions.

FITTINGS / PC ITEMS

- All hinges, keyed winders, and the like are to be supplied and fixed by the Contractor. Keyed winder units (coloured to match frames) are to be installed in all casement windows. All locks are to be keyed alike.
- All external door mortise locks, concealed flush bolts and catches, as well as internal door handles and door stops are to be supplied by the Proprietor and installed by the Contractor.
- All electrical and light switches, dimmer switches, halogen dimmer switches, double GPOs, telephone sockets, aerial sockets, plates etc, are to be supplied and fixed by the Contractor.
- All **PC Items** listed/specified in the detail drawings and/or summary sheets are to be supplied and fixed by the Contractor.
- The Contractor will purchase all other door hardware, which will be fitted by the Contractor.
- The Contractor is to fix all the light fittings, which will be purchased by the Proprietor.

PAINTING

- All external woodwork is to be pre-primed, generally prior to fixing.
- External timbers (including the front door and frame) are to be prepared as follows: sand to a smooth finish and dust off before priming. After priming, stop all holes and cracks with oil putty. When dry, sand and dust off before painting with premium quality primer followed by an undercoat, then two coats of premium paint.
- All internal timber (architraves and skirtings) is to have all nails punched with all holes and cracks to be filled with wood filler. When dry, sand and dust off before painting with premium quality primer/sealer.
- All internal timbers are to have one coat of undercoat (over the primer) and two finishing coats of premium paint. Type of paint (ie gloss, acrylic etc) and colour to be selected later.
- All internal surfaces are to have holes/cracks filled and sanded smooth before being painted with premium quality primer/sealer. Finish with one coat of undercoat and two finishing coats of premium paint. Colour to be selected later.
- All external surfaces are to be properly sanded/rubbed before being painted with a premium quality primer/sealer. Finish with two coats of premium paint.
- All external paint shall be in accordance with the Architectural Plans.
- Allow for the finishing of the front doors and garage door. The exact finish will be determined later.
- All internal brick walls must be painted, except the wet areas, which will be tiled.

SUMMARY OF PLUMBING FITTINGS

Generally

The Plumber is to provide the materials and labour required for all the plumbing and drainage work shown on the architectural drawings (1:100 and 1:20 scale).

PC Allowance

The Contractor is to allow a **Prime Cost Sum of \$20,000** for all of the following fixtures and fittings. The Proprietor will chose the brand, style etc of the items and inform the Contractor, who will supply and install them.

Ground Floor 1 Bathroom + Laundry:

Bathroom:

1 of hand basin in vanity unit and basin mixer tap set, 1 of **frameless** shower screen with 800mm wide hinged door, plus: 1 of showerhead and flick mixer set 1 of 900mm towel rails 1 of 1800x800 bathtub 1 of toilet roll holder 1 of shower shelf 1 of mirror as per specification

Laundry:

1 Sink with 2 bowls ad waste. 1 of washing machine tap set.

First Floor: 1 bathroom + 1 Ensuite:

Bathroom:

1 of hand basin in vanity unit and basin mixer tap set, 1 of **frameless** shower screen with 800mm wide hinged door, plus: 1 of showerhead and flick mixer set 1 of 900mm towel rails 1 of 1800x800 bathtub 1 of toilet roll holder 1 of shower shelf 1 of mirror as per specification

Ensuite:

1 of hand basin in vanity unit and basin mixer tap set, 1 of **frameless** shower screen plus: 1 of shower head and flick mixer set 1 of 900mm towel rails 1 of toilet roll holder 1 of shower shelf 1 of mirror as per specification

SUMMARY OF ELECTRICAL FITTINGS

GenerallyThe electrician is to allow for all wiring and the installation of all of the fittings shown on the ELECTRICAL LAYOUT.

An Electrical layout should be provided by the developers, unless any prior agreements have been made.

PC allowance

The Contractor is to allow a **Prime Cost Sum of \$9,000** for the supply of the light fittings shown on the ELECTRICAL LAYOUT. The Proprietor will select the fittings and inform the Contractor at a later date. All other fittings are to be supplied by the Contractor, but must seek approval from the proprietor first.

FENCING

- All fencing shall be completed as per the architectural plans.

SWIMMING POOLS

- Swimming Pools (if applicable to the project) shall be constructed in accordance with the detailed architectural plans prepared by Cedar Designs Pty Ltd regulation 2008.
- Swimming Pool access is to comply with NCC Vol 2, F.2.5.2 (A) and (B) in conjunction with the swimming pools act 1992 and the Swimming Pool regulation 2008.
- Safety railing shall be provided around the pool at a height of 1.2m in accordance with the detailed pool plans.
- Prior to occupation, the pool must be inspected for compliance and safety.
- Prior to occupation, the pool must be registered. (<https://www.swimmingpoolregister.nsw.gov.au/>)
- Swimming pool finish to be in accordance with the Architectural Plans.

BUSHFIRE PRONE AREAS

NCC Vol 1 parts G 5.0, 5.1, 5, or NCC Vol 2 part 3.7.4. Site assessment and preparation, construction of and maintenance of Class 1 buildings and decks and Class 10a buildings in a Bushfire Prone Area are required to comply with the provisions of AS3959 as applicable and BCA 3.7.4.

ALPINE AREAS

For buildings to be constructed in an alpine area, compliance with the requirements of NCC part 3.7.5. is required. Alpine areas are areas above Australian Height Datum (AHD) as follows- NSW, VIC, ACT above 1,200 metres AHD. TASMANIA above 900 metres AHD. For sub alpine areas where significant snow loads may occur see BCA fig. 3.7.5.2. Where snow loads may be applied to a building design according to AS1170.3 is required (see NCC 3.11.3)

CLIMATE ZONES

Climate Zone classifications for various localities are shown in NCC Vol 2 2014 Table1.1.2. Thermal design requirements for climate zones should be as per NCC fig. 1.1.4 EARTHQUAKE: Earthquake probability shall be determined according to NCC Vol. 2 part 3.11.3 and loading requirements are to be designed to comply with AS1170.4 LANDSCAPING: The area to be landscaped shall comply with the selection plan and requirements of the Local Council Authorities. Appropriate landscape design will reduce water usage in lawns and gardens by up to 50%. Selection of native indigenous plants suited to the local micro climate along with exotic species from California, South Africa and the Mediterranean will normally require minimal maintenance and water use. (BASIX website: see table D.2.1 for indigenous plants in various local government areas for NSW use).

EARTHQUAKE

Earthquake probability shall be determined according to NCC Vol. 2 part 3.11.3 and loading requirements are to be designed to comply with AS1170.4

DURING CONSTRUCTION

- Where a swimming pool is to be removed, The site of the swimming pool must be filled (if necessary) so as to restore the site to the ground levels (existing) adjacent to the pool, and the swimming pool must not be filled with building demolition waste of any kind and if constructed as a concrete shell must be demolished so as to allow ground water to escape or drain to groundwater and the fill must be certified clean imported soil or virgin excavated material (VENM) and compacted, and ny piping or similar material must be removed from the site before the site is filled.
- Site sign - Soil & Erosion Control Measures - Prior to the commencement of works (including demolition and excavation), a durable site sign, issued by Council, must be erected in a prominent location on site.
- The site sign warns of the penalties which apply to pollution, storing materials on road or footpath and breaches of the conditions relating to erosion and sediment controls.
- Hours of construction for demolition and building work must be in accordance with the relevant approval unless authorised by council.
- Where Applicable Swimming Pools - Filling with water - The pool/spa shall not filled until the safety fences have been completed in accordance with the approved plans and specifications and inspected by the PCA.
- Ground levels and retaining walls - The ground levels of the site shall not be excavated, raised or filled, or retaining walls constructed on the allotment boundary, except where indicated on approved plans prepared by Cedar Designs Pty Ltd.

OBSTRUCTION OF ROAD OR FOOTPATH

The use of the road or footpath for the storage of any building materials, waste materials, temporary toilets, waste or skip bins, or any other matter is not permitted unless separately approved by Council under Section 138 of the Roads Act 1993 and/or under Section 68 of the Local Government Act 1993. Penalty infringement Notices may be issued for any offences and severe penalties apply.

WASTE MANAGEMENT FACILITIES

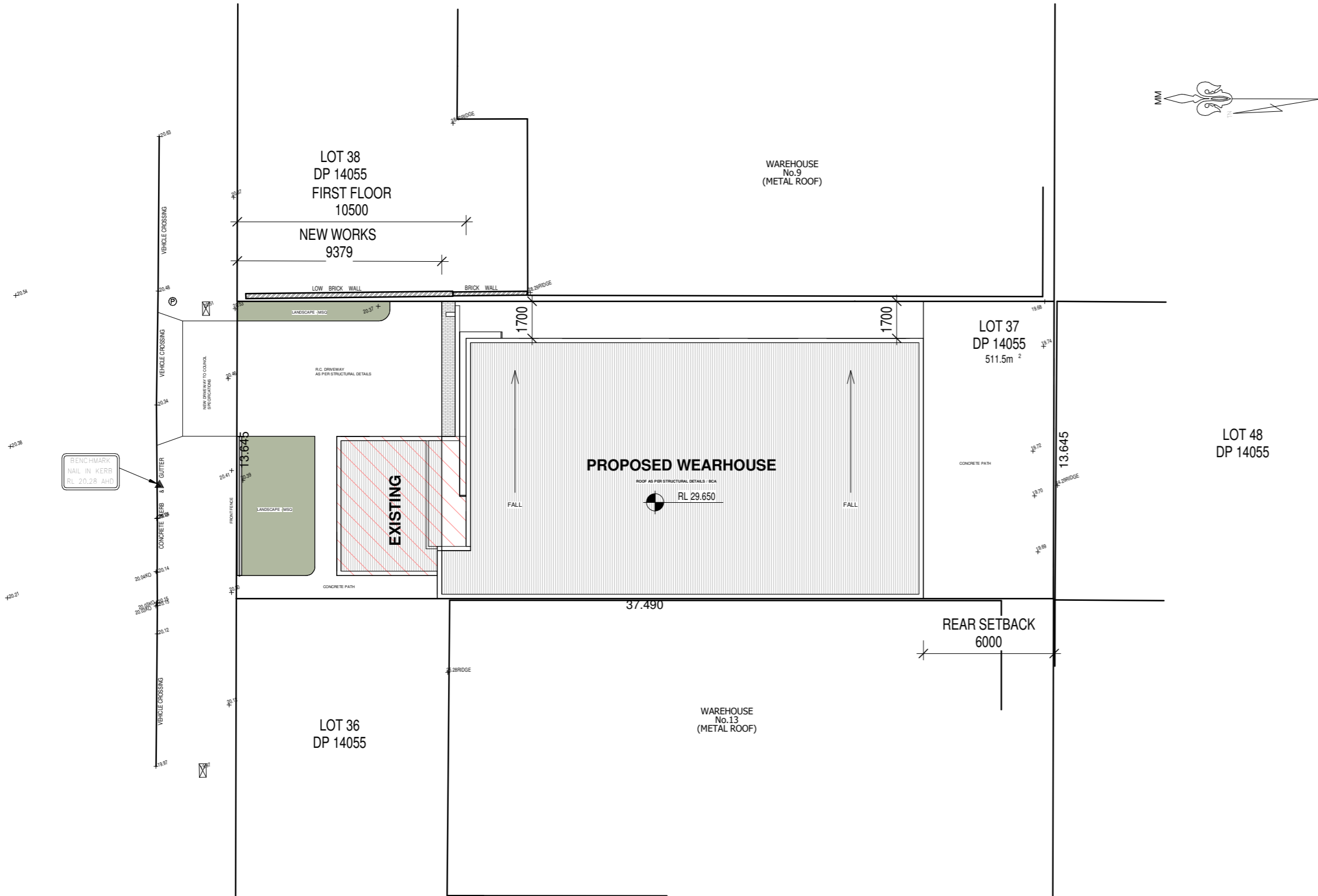
Waste Management Facility - All materials removed from the site as a result of demolition, site clearing, site preparation and, or excavation shall be disposed of at a suitable Waste Management Facility. No vegetation, article, building material, waste or the like shall be ignited or burnt. Copies of all receipts for the disposal, or processing of all such materials shall be submitted to the PCA and Council, where Council is not the Principal Certifying Authority.

CRITICAL INSPECTIONS DURING CONSTRUCTION

All of the following inspections MUST be completed by the council or the PCA, where council is not the Principal Certifying Authority.

- Ground Floor Footings
- Ground Floor Slab
- First Floor Suspended Slab or Suspended Deck (where applicable)
- Suspended Concrete roof

HARRIS STREET

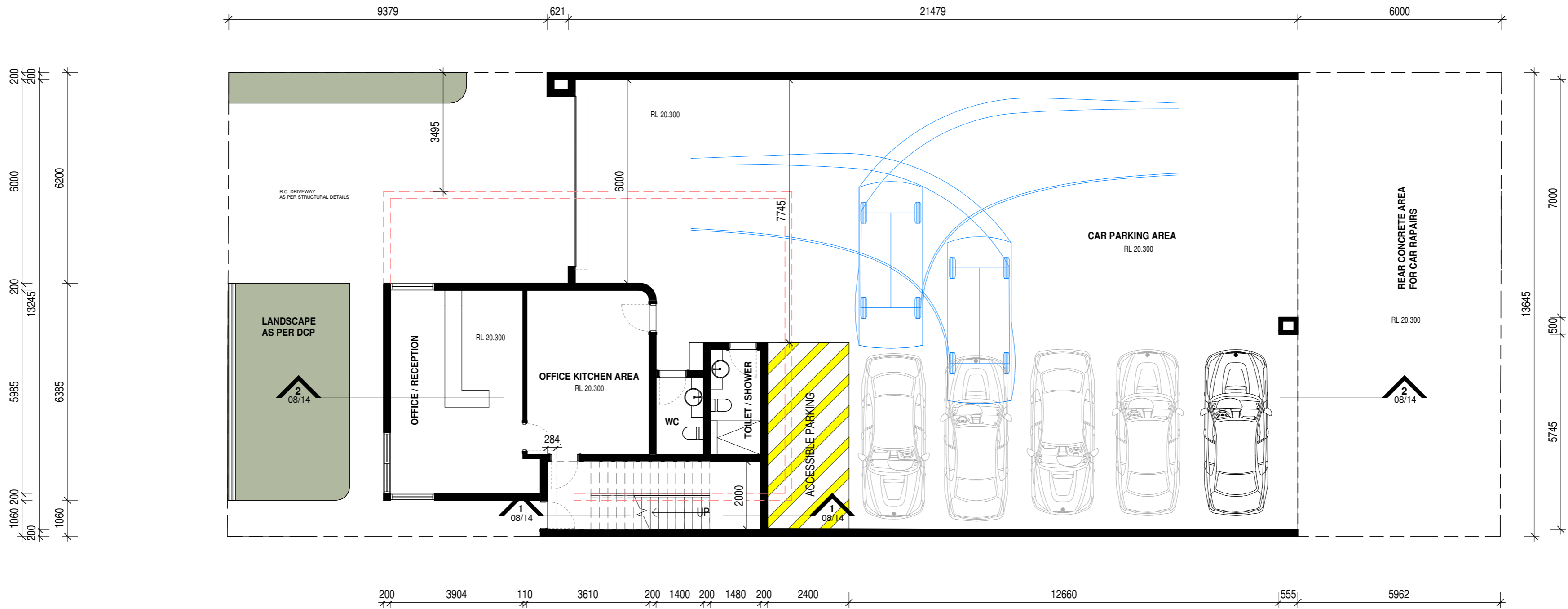


PROPOSED SITE PLAN
1 : 200

DEVELOPMENT DATA / SITE CALCULATIONS	
SITE AREA:	511.50 MSQ
GROSS FLOOR AREA (GFA) CALCULATIONS:	
PERMISSIBLE GFA - N/A	
PROPOSED WEARHOUSE	
GROUND FOOR:	312 MSQ
FIRST FLOOR:	224 MSQ
LANDSCAPE AREA CALCULATIONS:	
MINIMUM LANDSCAPE - N/A - 2.5M FOR THE FRONT ONLY.	
3M PROPOSED FORWARD OF BUILDING LINE.	

11 Harris Street, Condell Park





PROPOSED GROUND FLOOR PLAN
1 : 100

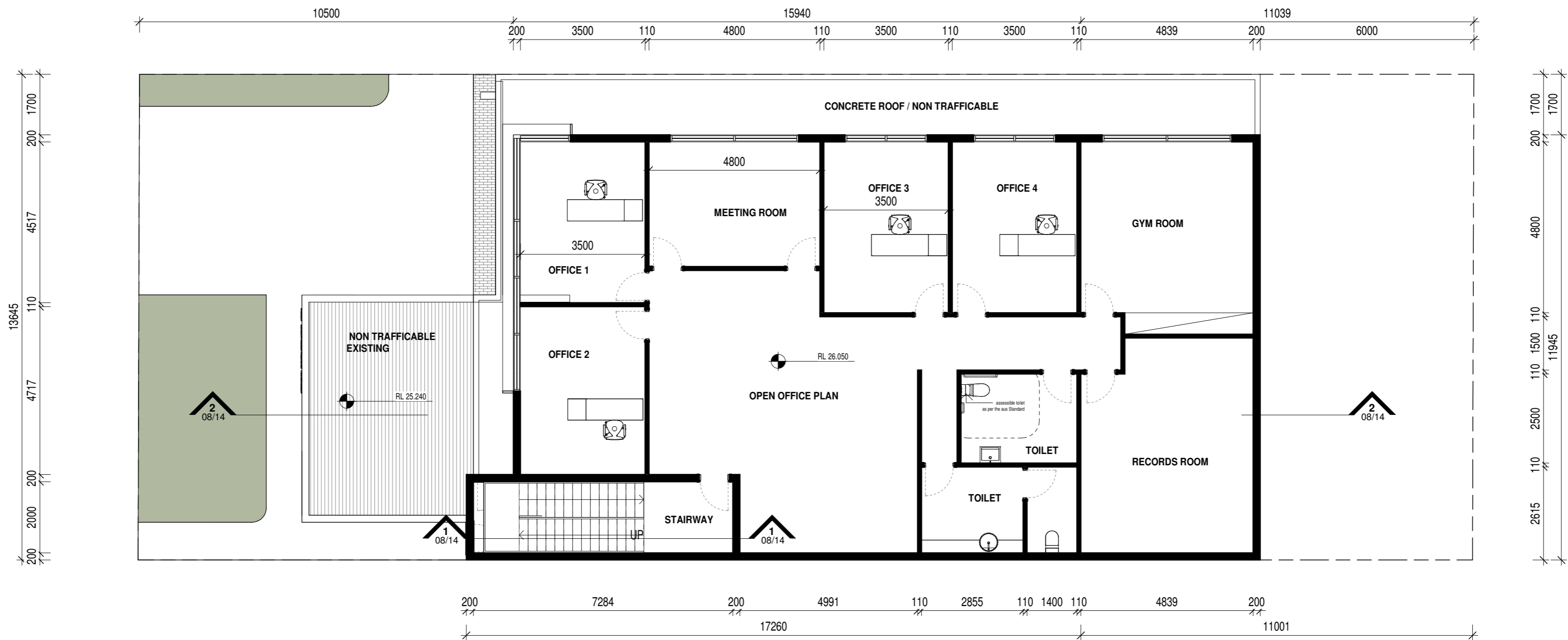
11 Harris Street, Condell Park

CEDAR DESIGNS

ISSUE A DESCRIPTION ISSUED FOR DEVELOPMENT APPLICATION

Scale: 1 : 100 @ A2 PROPOSED GROUND FLOOR PLAN

03/14



PROPOSED FIRST FLOOR PLAN
1 : 100

11 Harris Street, Condell Park

CEDAR DESIGNS

ISSUE A
DESCRIPTION
ISSUED FOR DEVELOPMENT APPLICATION

Scale: 1 : 100 @ A2 PROPOSED FIRST FLOOR PLAN

04/14

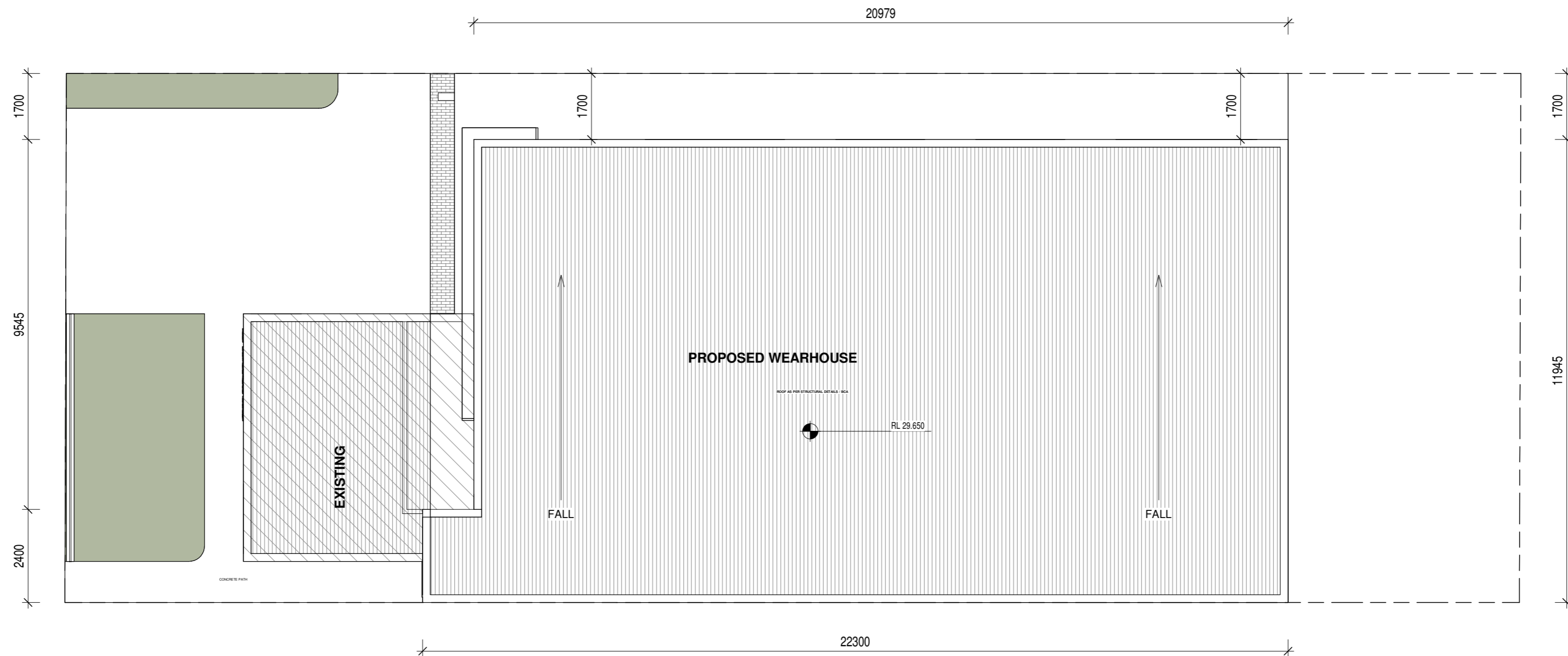
IBRAHIM MUSTAPHA
BDIA ACCREDITED: 4450
BDIA MEMBER: 2360 - 17
REGISTERED DESIGN PRACTITIONER: DEP0000079

CEDAR DESIGNS PTY LTD
EMAIL: INFO@CEDARDESIGNS.COM.AU
WEBSITE: WWW.CEDARDESIGNS.COM.AU
PHONE: +61 410 286 126

GENERAL NOTES
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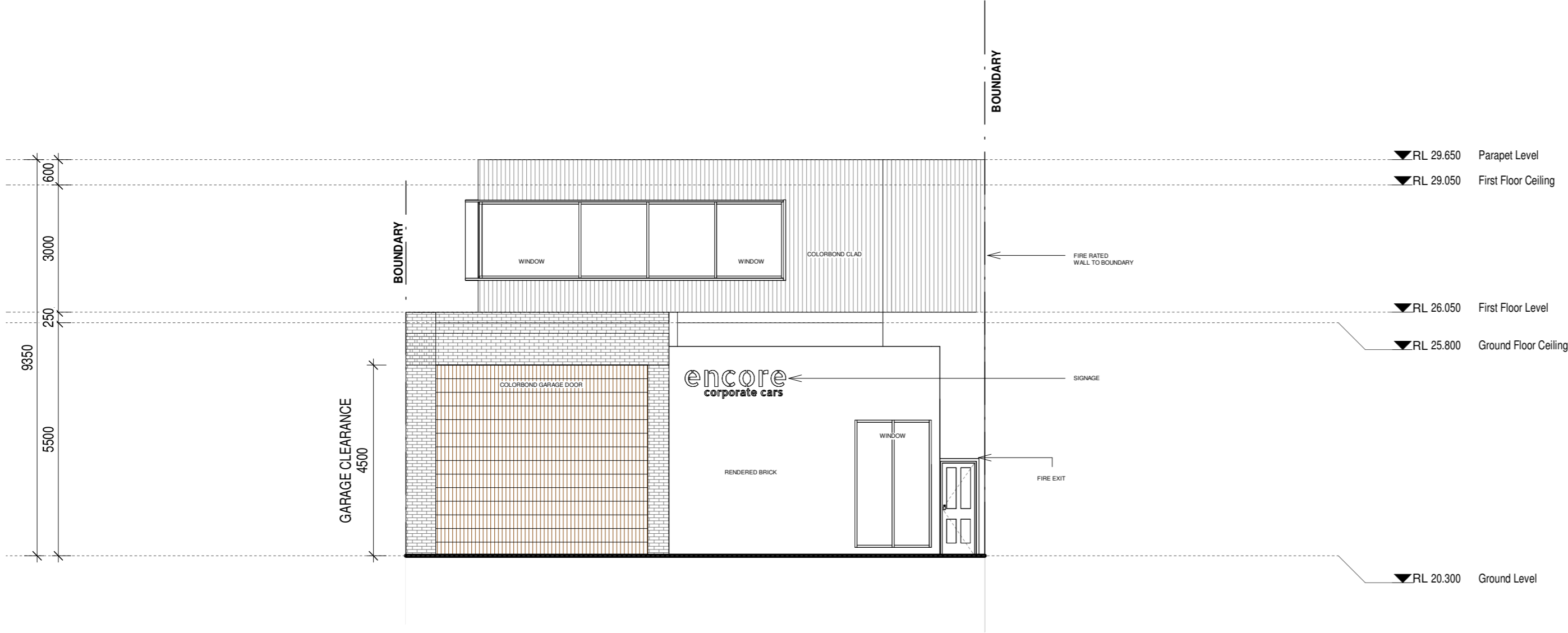
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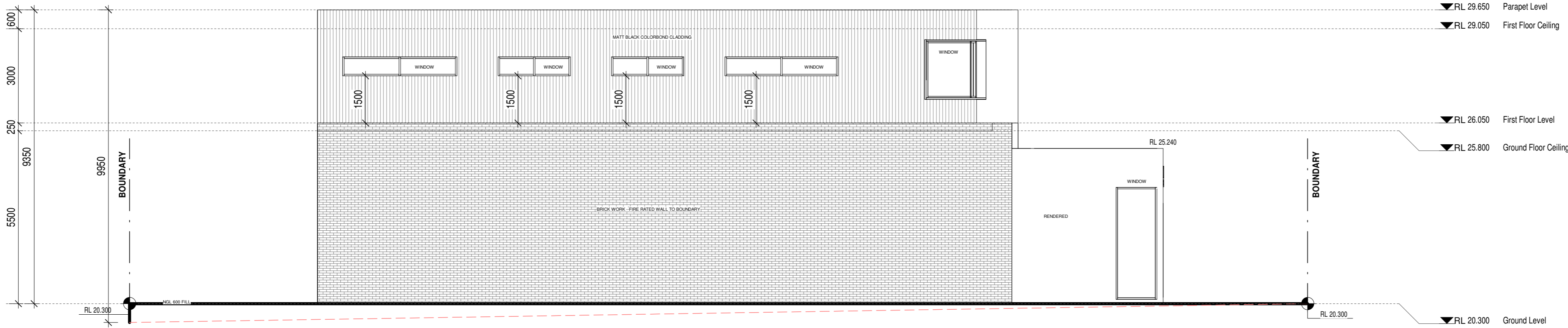
PROPOSED ROOF PLAN
1 : 100

11 Harris Street, Condell Park

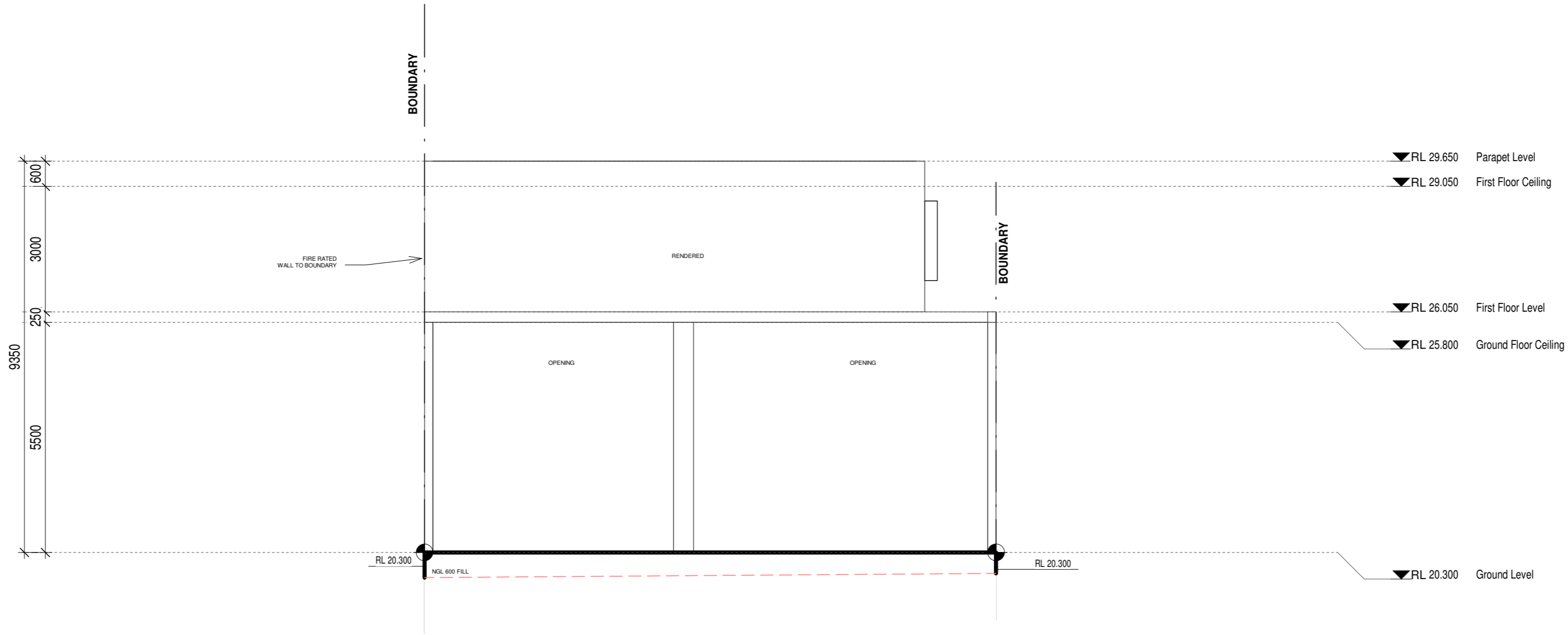




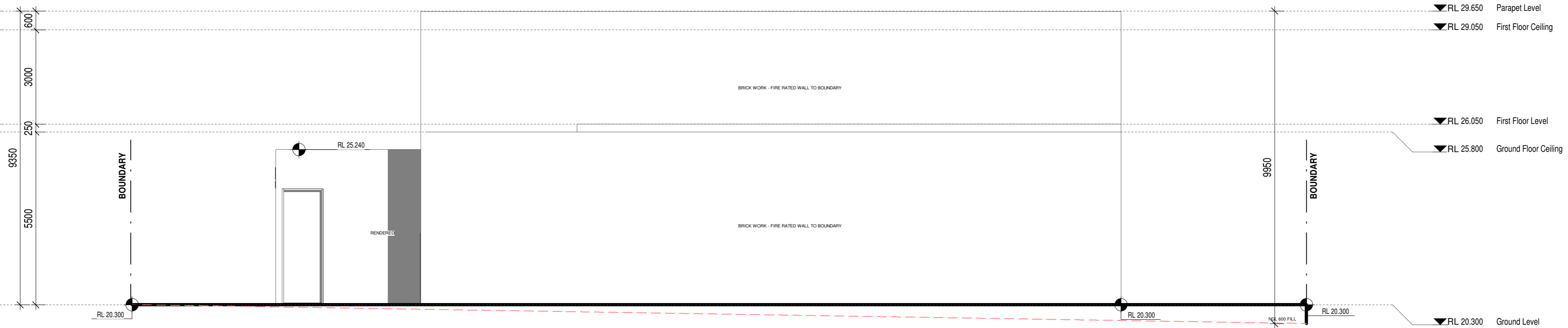
NORTHERN ELEVATION
1 : 100



EASTERN ELEVATION
1 : 100



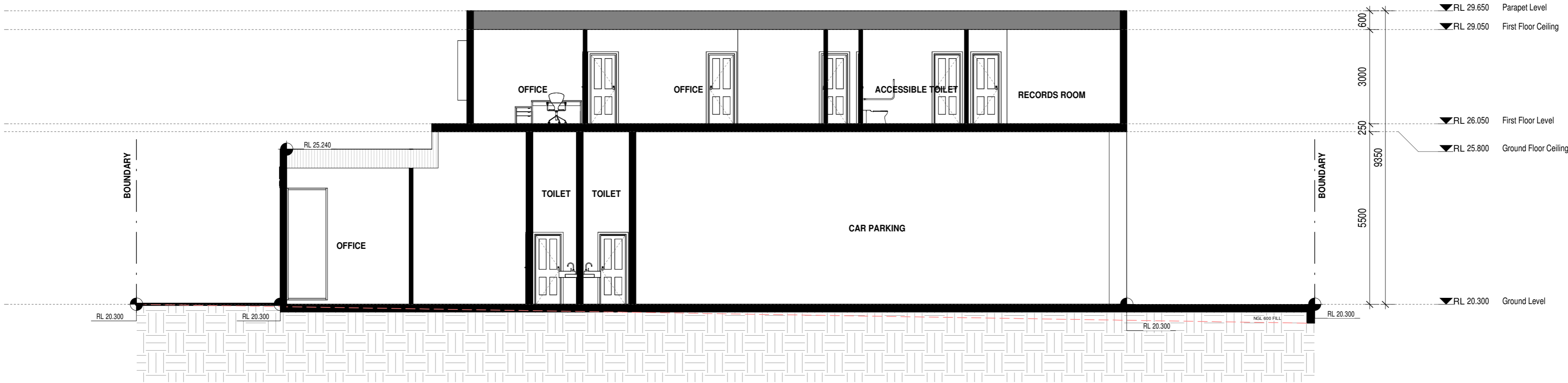
SOUTHERN ELEVATION
1 : 100



WESTERN ELEVATION
1 : 100

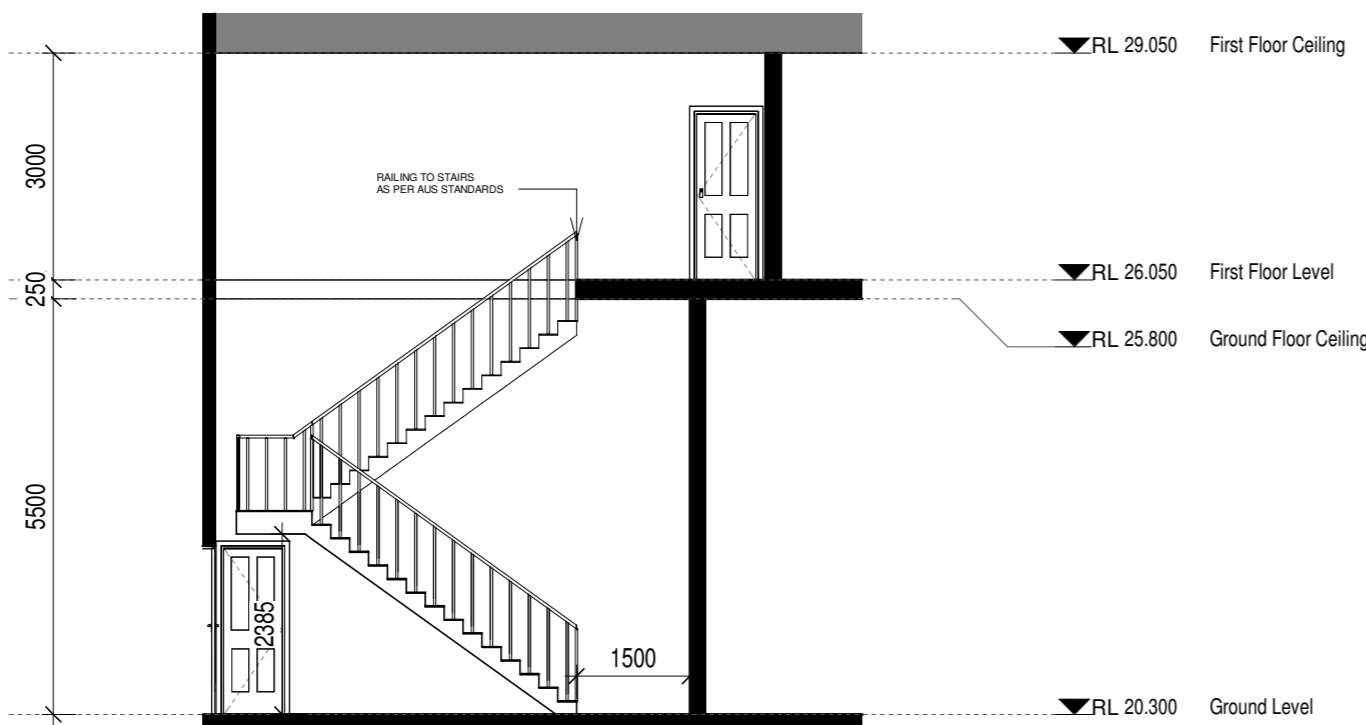
11 Harris Street, Condell Park





TYPICAL SECTION A - A

1 : 100



STAIR CROSS SECTION

1 : 100

ALL WORK TO COMPLY WITH THE BCA AND AUSTRALIAN STANDARDS.

CRITICAL INSPECTIONS TO BE UNDERTAKEN BY CERTIFYING AUTHORITY FOR THE FOLLOWING:

1. Ground Floor Footings
2. Ground Floor Slab
3. First Floor Slab
4. Roof concrete Slab
5. Waterproofing Inspection
6. Final Inspection (prior to OC)

It is the responsibility of the developer to contact the certifying authority a minimum of two days prior to inspection.

Failure May result in a void Complying Development Certificate.

11 Harris Street, Condell Park

CEDAR DESIGNS

ISSUE A
DESCRIPTION
ISSUED FOR DEVELOPMENT APPLICATION

Scale: 1 : 100 @ A2 CROSS SECTIONS + BASIX DETAILS

08/14

SPECIFICATION NOTES

SITE PREPERATION / SOIL WORKS
Any existing treets marked for retention shall be protcted for the duration of the construction works.
All perennial weeds such as oxalis, onion weed and the like shall be removed from the site.
No regrading is to be carried out within the drip line of the stres to be retained, if excavation is required, use hand methods to avoid any damage to the tree, or its roots.
Do not cut greater then 50mm.
Cut roots cleanly with a saw, and do not seal any wounds.

SOIL WORKS
Thoroughly cultivate the subsoil to a depth of 200mm, supply and install to a depth of 300mm the following soil mix.

SOIL DEPTH
Turf - 150mm
Planting - 300mm
SOIL MIX
Black Loam - 60%
Coarse washed river sand - 40%
Organic layer 50mm deep
Cultivate a 50mm later of organic and mix into the top of 100mm of soil mix.
ADDMIX COMPOSITION
Treated hardwood sawdust - 30%
Pine park fines - 40%
Composted Manure - 30%

Tree planting areas to be mounted 300mm above the existing ground line to improve draining from planting holes.
Tree holes to be excavated two times larger then the root ball and backfill with soil mix as specified above.

ON SLAB PLANTERS
Drainage Layer
After waterproofing of planters, lay drainage, which shall include:
- 40mm atlantis drainage cell or similar approved.
- Filter fabric equivalent to ICI terra firma 700.
- Washed river sand layer 50mm in depth

LIGHT WEIGHT SOIL MIX
Light weight soil mix shall be composed of the following materials and mixed in the given procedure a material with a ph. range of 6.0 -6.5
- 30% Black Loam
- 30% Double washed course river sand
- 20% Botany Humus
- 10% Composted bark fines
- 10% Composted Hardwood sawdust

MULCH
Supply and place 75mm layer of pine park horticultural grade mulch, graded in size 15mm x 15mm, free from wood silvers, set down 25mm from adjacent pavings.

PLANT MATERIALS
All plans and vegetation shall be true to type, of heathy growth, and free from any disease, should any change be required, the designed must be notified,
and council must be made aware. No variegated strain shall be used. Allow for slow release fertilizer to all plants applied at the manufacturers recommended rate
to be same or similar to osmocote.

FERTILIZER
Mass planted areas: Allow two shirleys slow release kokei pellets per 5 - 35 litre plant and one per 150mm plant turf areas: allow Shellys No. 17 Lawn fertilizer or equivalent, applied in accordance with the manufactures details / instructions.

STAKES AND TIES
Durable hardwood, straight, size shall be:
50 x 50 x 180, with ties spaced approximetly 300mm apart.
Stakes shall be driven in into the ground at 600mm.
Ties shall be 50mm Hessian Webbing fixed in a figure of the eight pattern.

PLANT ESTABLISHMENT PERIOD
From the date of completion, there shall be a period of 26 weeks from the planting establishemnt period. any plants which fail during that period are to be replaced with the same type and species. The mulched surfaces shall be maintained in a neat and tidy state. Grass shall be mowed on a regual basis when required in order to maintain a healthy ground cover, and a constant water regiem will be maintained to enure all plants remain healthy.

IRRIGATION
All planting areas must be supplied with a fully automatic irrigation system, shrub risers and pop-ups on PVC laterals. The irrigation system must meet all the requiremnts of the water board and electricity supply authorities and all the Australian Standards. Irrigation heads to be equivalent to Toro 570 sprinklers. Provide richdel or similar approved controller. Connection to water board mainsto be through an approved reduced pressure zone device installed to the water board regulations.

Particular attention should be maintained by the contractor to ensure minimal overspray onto paths or surrounding properties/buildings.

BASIX COMMITMENTS:

The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.

ADDITIONAL NOTES:

at least 50% of the overall number of trees and shrubs are native to the region (Regarding the design guide)

at least 25% of the area of the lot forward of the building line must be landscaped.

LEGEND & NOTES

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- STRUCTURES TO BE DEMOLISHED

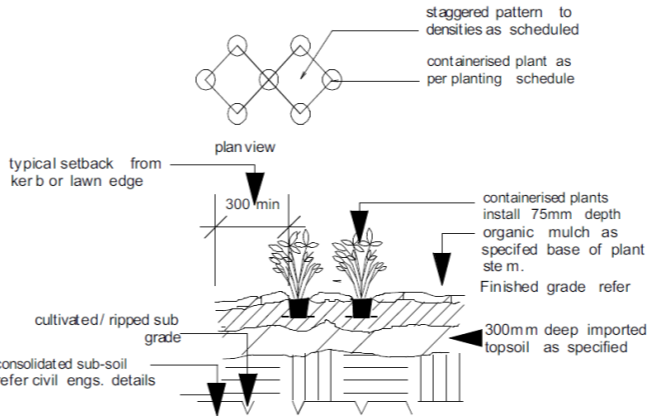
PROPOSED LANDSCAPE PLAN

1 : 200

LANDSCAPE CALCULATON AND COMPLIANCE

MINIMUM LANDSCAPE - N/A - 2.5M FOR THE FRONT ONLY.

3M PROPOSED FORWARD OF BUILDING LINE.



PLANT SCHEDULE			
PLANT / TREE NAME	HOW MANY ON SITE	POT SIZE	MAT. HEIGHT
LP - LILLY PILLY (STREET STREET)	0	45 L	6M - 10M
AP - ACACIA PARRAMATTENSIS	2	45 L	9M
SL - SYZYGIUM LEUMANHII	0	45 L	8M
CS - CALLICOMA SERRATIFOLIA	0	45 L	8M
AD - ALTERANTHERA DENTATA	0	200 MM	0.7 M
TL - LOMANDRA TANIKA	6	200 MM	0.5 M
CR - CYCAS REVOLUTA	0	200 MM	1.2 M
GA - GARDENIA AUGUSTA FLORIDA	0	200 MM	1.2 M
CO - CALLISTEMON CAPTIN COOK	0	200 MM	0.5 M
LAWN			
TRUF		100.90	
Sir Walter Buffalo		msq	

Maintenance Task	J	F	M	A	M	J	J	A	S	O	N	D
Care of Plants												
Monitoring	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Pruning (if needed)	Y	Y	Y	Y	Y			Y	Y	Y	Y	
Deadheading/Tip Pruning	Y	Y	Y	Y	Y			Y	Y	Y	Y	
Fertilise - Slow Release								Y				
Fertilise - Rapid Soluble as needed	Y	Y	Y	Y				Y	Y	Y	Y	
Cut Back Perennials and Grasses		Y	Y									
Watering (as needed)	Y	Y	Y	Y	Y			Y	Y	Y	Y	
Garden Beds												
Edging	Y	Y	Y	Y				Y	Y	Y		
Weeding	Y	Y	Y		Y			Y	Y	Y		
Mulching	Y							Y				
Leaf Removal				Y								
Pest Management												
Moitoring	Y	Y	Y	Y	Y			Y	Y	Y	Y	
Lawns												
Fertilise								Y		Y		
Seeding where needed									Y			
Winter Clean up							Y					

11 Harris Street, Condell Park

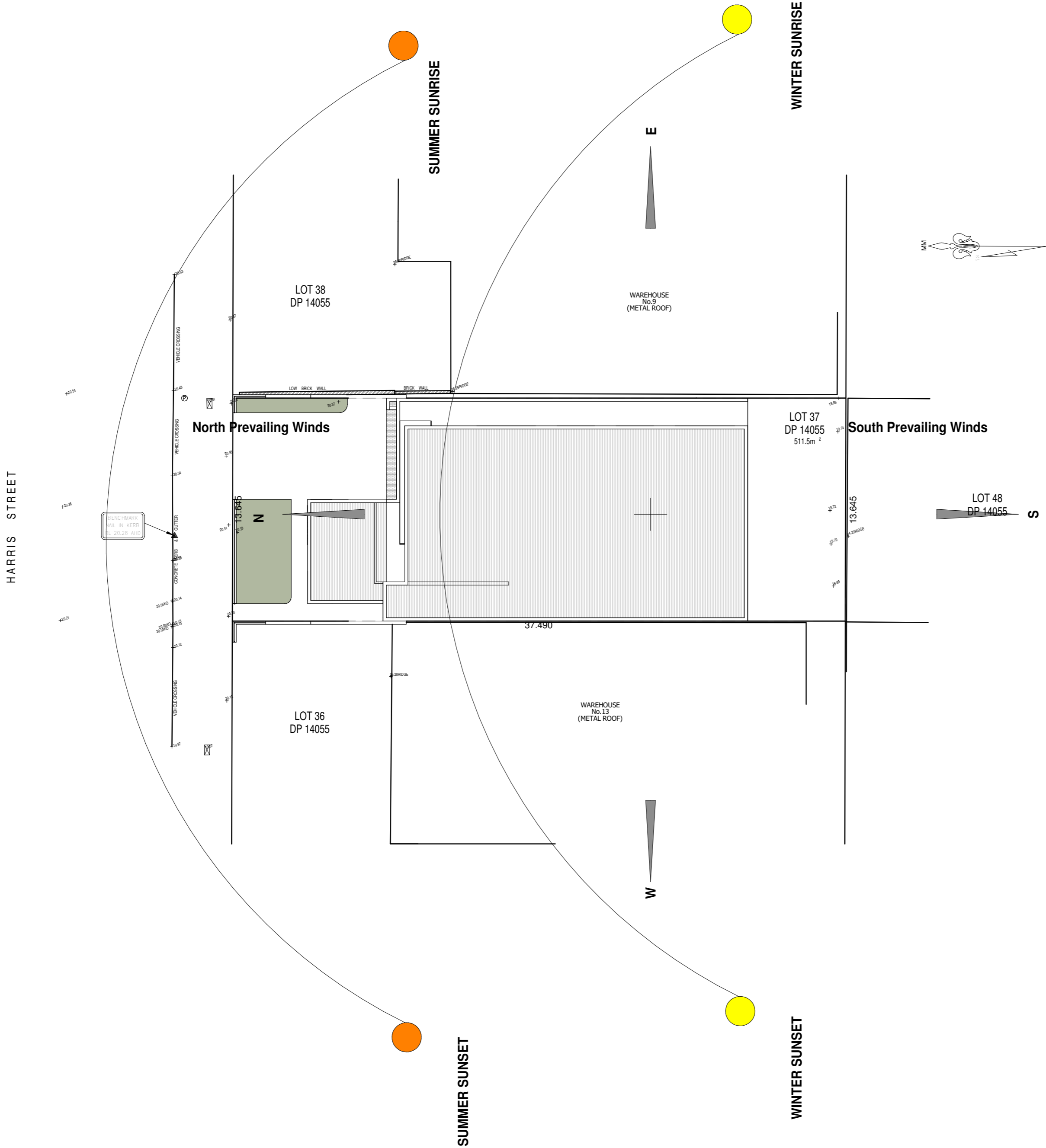
Scale: As indicated @ A2 LANDSCAPE PLAN

09/14

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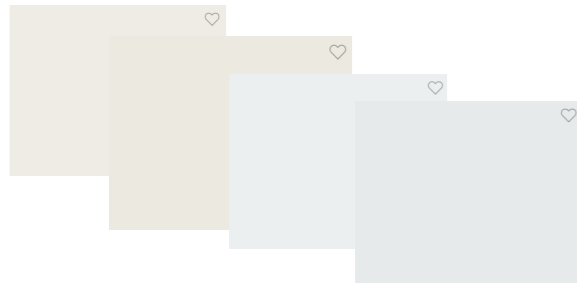
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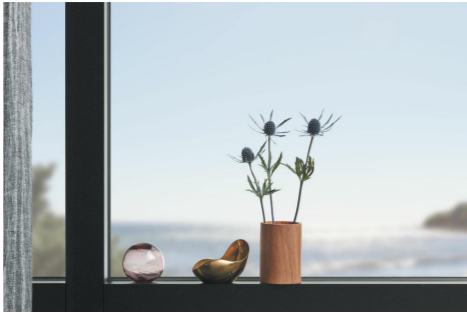
SITE ANALYSIS PLAN
1 : 200



SELECTED RENDERE COLOUR OPTIONS
Natural White
Whisper White
White on White
Lexicon



WINDOW FRAMING
MONUMENT OR MATT BLACK

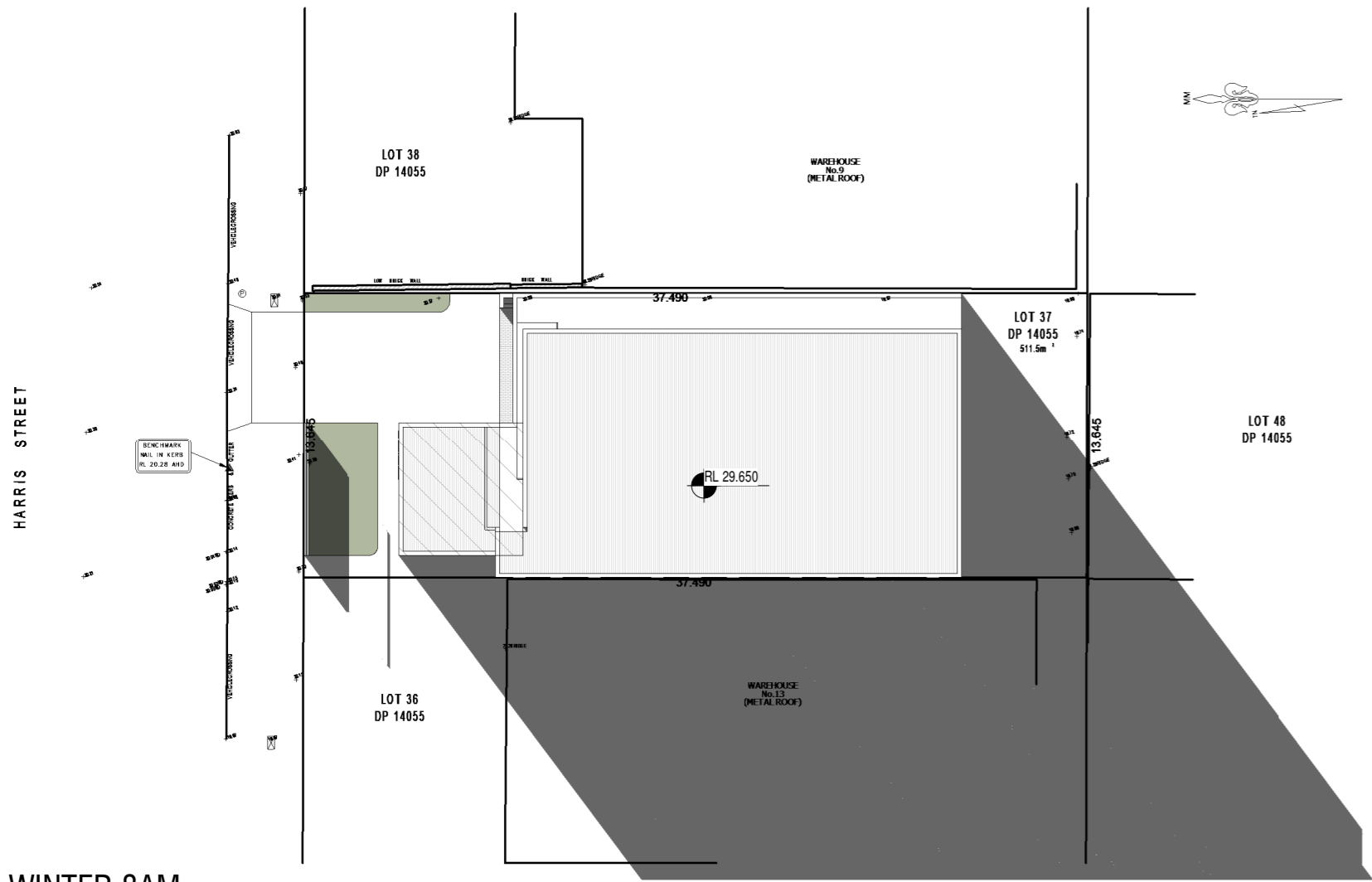


DRIVEWAYS, AND ENTRY PATHS
POLISHED CONCRETE - NON SLIP

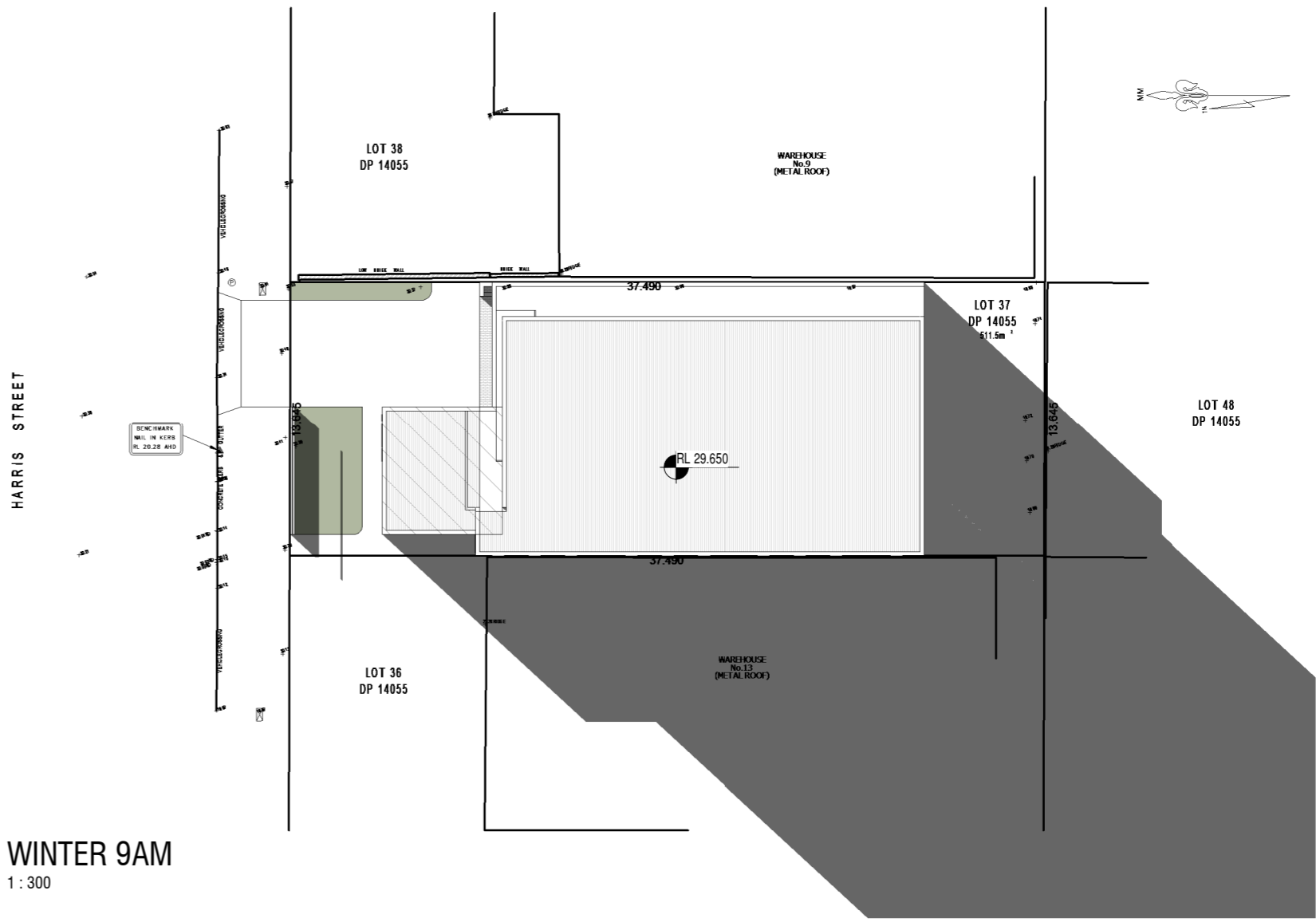


FINISHES BOARD

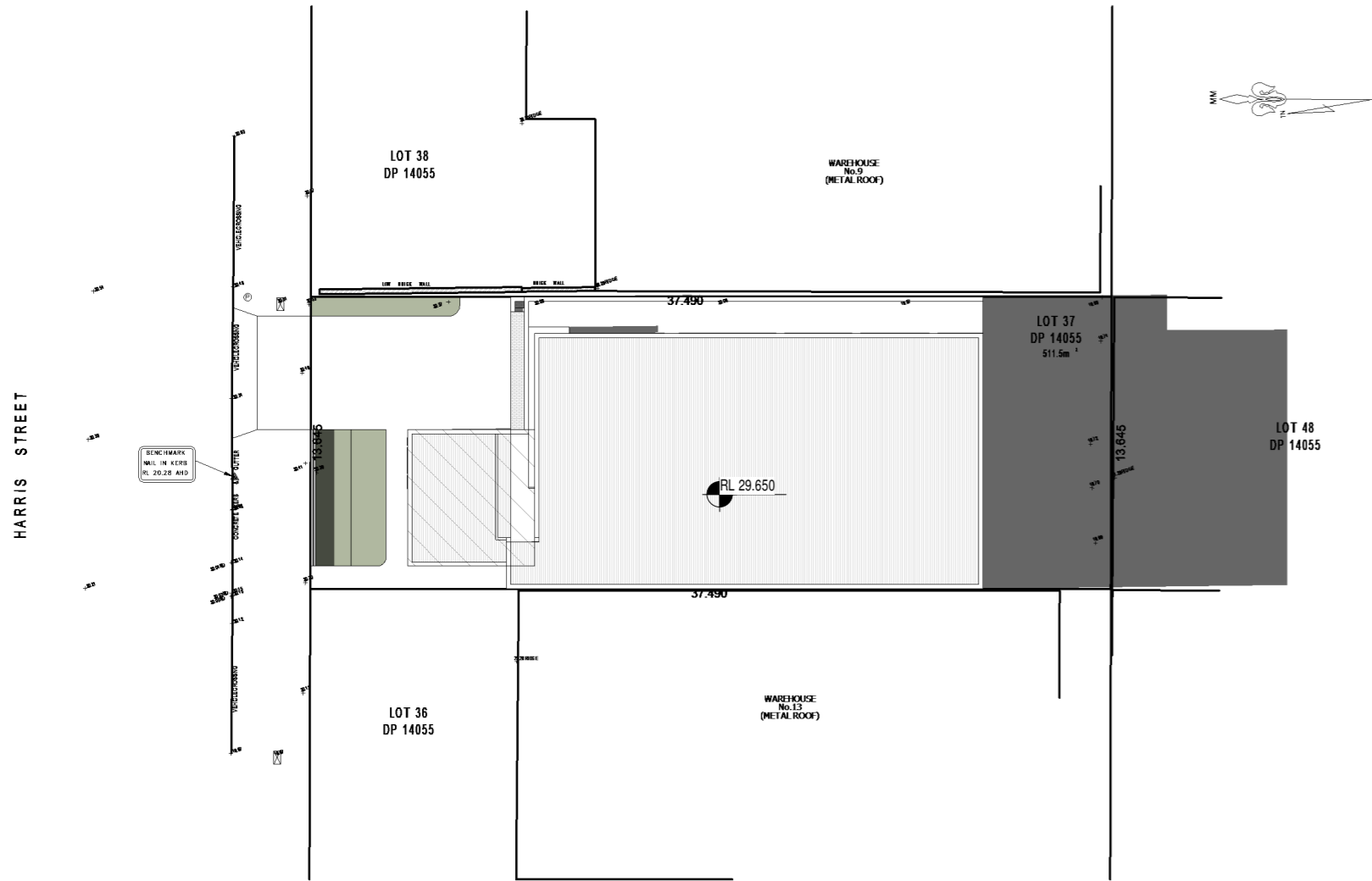
11 Harris Street, Condell Park



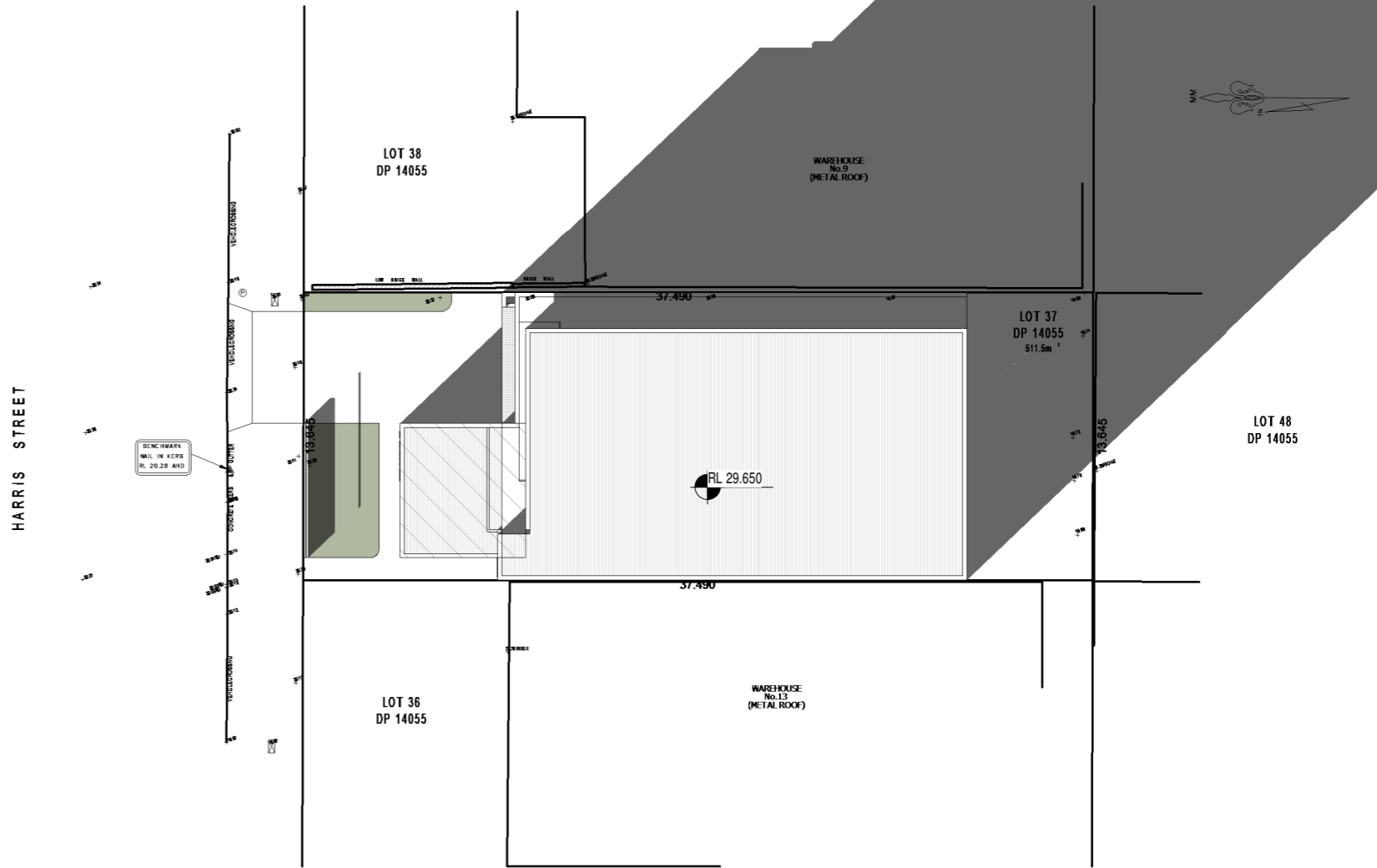
WINTER 8AM
1 : 300



WINTER 9AM
1 : 300



WINTER 12PM
1 : 300



WINTER 3PM
1 : 300

11 Harris Street, Condell Park

CEDAR DESIGNS

ISSUE A DESCRIPTION ISSUED FOR DEVELOPMENT APPLICATION

IBRAHIM MUSTAPHA
BDA ACCREDITED: 4450
BDA MEMBER: 2360 - 17
REGISTERED DESIGN PRACTITIONER: DEP0000079

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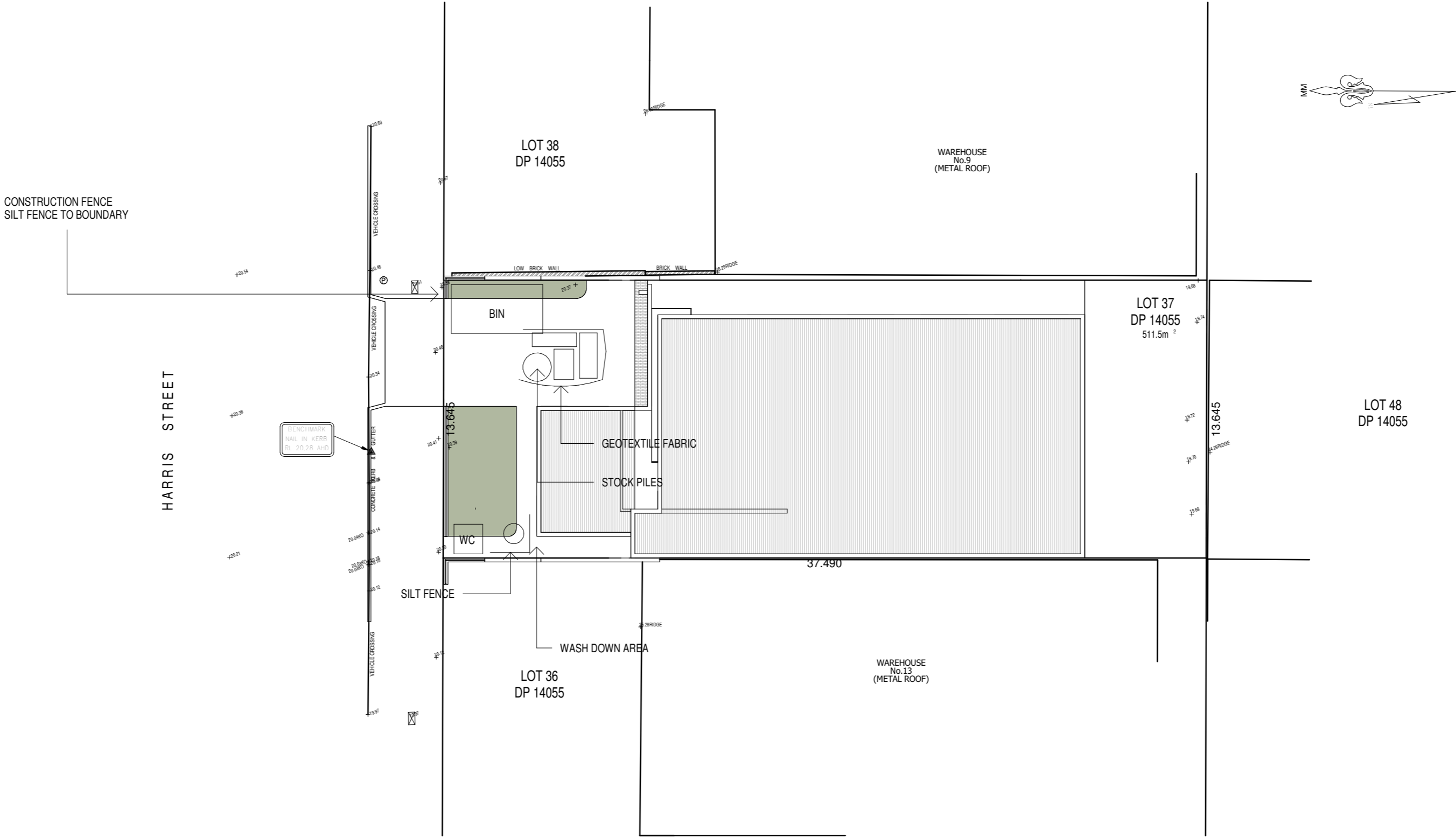
Scale: 1 : 300 @ A2 SHADOW DIAGRAMS

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SILTATION MANAGEMENT PROCEDURE

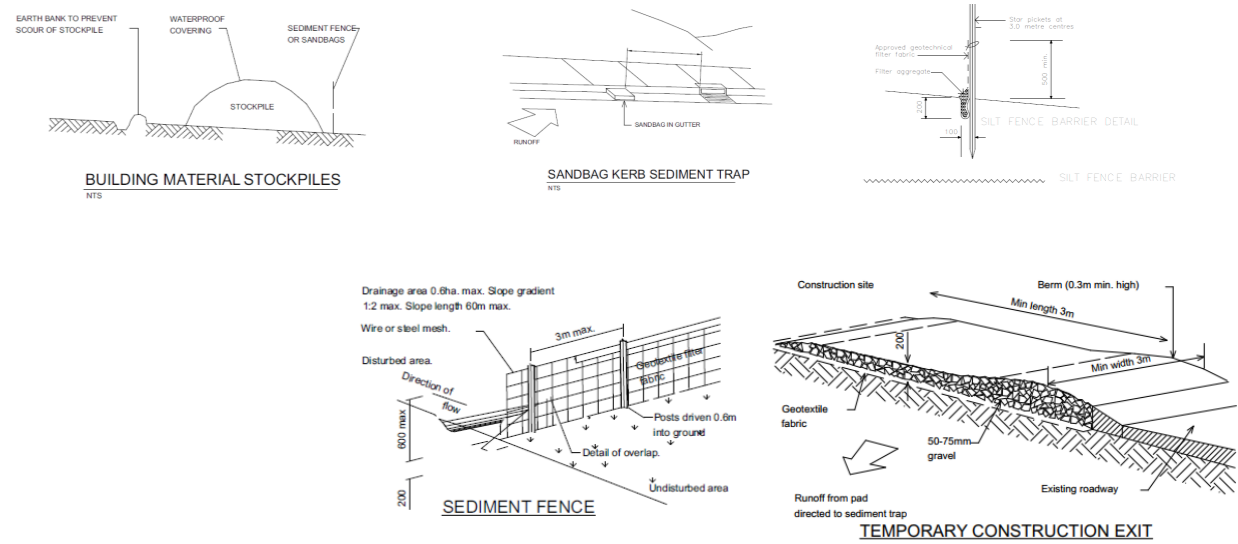
1. Erect silt fence and gravel drain
2. Demolish existing structures
3. Excavate strip footings, according to engineers details.
4. Finish construction
5. Finish landscaping.
6. Silt fences are not to be removed until all construction and vegetation has been completed.

EROSION CONTROL NOTES

1. All erosion and sediment control measures to be installed prior to any site disturbance.
2. All control measure to be inspected and maintained daily by site manager.
3. Stripping of grass and other vegetation shall be kept to a minimum.
4. Topsoil from all areas that will be that will be disturbed to be stripped and stockpiled, and to be kept clear from gutters, drains, stormwater, and footpaths.
5. Drainage to be connected to storm water as soon as possible.
6. Road and footpath to be kept clean, and must be swept daily.
7. All sediment control structures must be inspected after rainfall for any structural damage, all trapped sediment will be removed to a nominated stockpile.

EROSION AND SEDIMENT CONTROL PLAN
1 : 200

**WARNING: \$4000 FINE
IT IS ILLEGAL TO ALLOW SOIL, CEMENT, OR ANY OTHER BUILDING MATERIAL TO
BE DRAINED, PUMPED OR ALLOWED TO ENTER THE STORM WATER SYSTEM.**



HARRIS STREET

BENCHMARK
NAIL IN KERB
RL 20.25 AHD

LOT 38
DP 14055

WAREHOUSE
No.9
(METAL ROOF)

LOT 37
DP 14055
511.5m²

LOT 48
DP 14055

LOT 36
DP 14055

WAREHOUSE
No.13
(METAL ROOF)

DEMOLITION PLAN

1 : 200

All demolition work shall be carried out in accordance with AS2601 — 2001: The Demolition of Structures and with the requirements of the WorkCover Authority of NSW.

LEGEND & NOTES



TREE TO BE REMOVED



TREE TO BE RETAINED



STRUCTURES TO BE DEMOLISHED

11 Harris Street, Condell Park

CEDAR DESIGNS

ISSUE
A

DESCRIPTION
ISSUED FOR DEVELOPMENT APPLICATION

Scale: As indicated @ A2

PROPOSED DEMOLITION PLAN

14/14