

FLOOD MOUND

CLIENT: TICKLE & ROUND

STATUS:DA ISSUE

LOT No: 6DP No: 1297305

STREET NAME: 1-3 FERRY ROAD, OXLEY ISLAND

CWC JOB #: A5558 & A5563

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SITE PLAN
1 : 500



ANY STOCKPILING OF SOILS ON SITE WILL NEED TO BE CONTROLLED FROM DUST BY WATERING OR COVERING AS REQUIRED TO PREVENT EROSION & DUST NUISANCE. HOSE TO BE AVAILABLE ON SITE.

BUILDER TO LOCATE THE ELECTRICAL AND TELSTRA SERVICES PRIOR TO THE START OF CONSTRUCTION

TEMPORARY BLUE METAL GRAVEL LAID AT ENTRANCE OF SITE TO REMOVE EXCESS SOILS FROM VEHICLES AT EXIT. AGGREGATE SIZE AS PER THE LANDCOM BLUE BOOK STANDARD DRAWING SD 6-14 IS TO BE 30mm DIAMETER

SAND BAGS PLACED IN KERR TO CATCH ANY EXCESS SOILS FROM SITE KERR TO BE CLEANED DAILY

PROPOSED HOARDING AND SECURITY FENCE TO BE INSTALLED TO PREVENT UN-AUTHORISED ACCESS TO CONSTRUCTION SITE. BUILDER TO ASSESS AND DETERMINE LOCATION ON SITE

NOTE:
MOUND FOR CONSTRUCTION OF DWELLINGS TO BE DESIGNED AND CERTIFIED BY SUITABLY QUALIFIED ENGINEER.
ALLOW FOR MINIMUM 3M CLEARANCE FROM DWELLING TO DOWN SLOPE.

SITE INFORMATION & LEGEND

SITE AREA:	= 13190m ²
OVERALL HABITABLE AREA (including garages/stores)	=N/A
GROSS FLOOR AREA (as per LEP definition)	=N/A
FLOOR SPACE RATIO	= N/A
BUSHFIRE AFFECTED	NO
FLOOD AFFECTED	YES
APPROX HARDSTAND AREA	=N/A
APPROX LANDSCAPED AREA	=N/A

	SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD
	SITE HOARDING AND SECURITY FENCE
	WATER MAINS (APPROX ONLY)
	STORMWATER LINES (APPROX ONLY)
	SEWER LINES (APPROX ONLY)
	LINE OF EASEMENTS
	PROPOSED GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)
	LINE OF BATTER TO GROUND LEVELS (TO BE USED AS A GUIDE ONLY)
	ALL LEVELS ARE TO AHD AS PER SURVEY PLAN PREPARED BY MCGILASHAN AND CRISP . ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.

BUSHFIRE NOTES:
NOT BUSHFIRE AFFECTED

BASIX NOTES:
PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES:
CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

DA ISSUE ONLY



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All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holder.
DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of any drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.

PROJECT: FLOOD MOUND			SITE PLAN		SHEET SIZE:		DRAWING REVISIONS + NOTES				
STATUS: DA ISSUE		SHEET: 2 OF 3	SCALE: As indicated		A1	Date: 23.01.24		Description: INITIAL ISSUE		Issue: A	Drawn: AE
LOT No: 6 DP No: 1297305			START DATE: 23.01.24								
STREET: 1-3 FERRY ROAD, OXLEY ISLAND			DWG No: A5558 & A5563								
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THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to):
OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS.

REVISED JANUARY 2023

BUILDING SPECIFICATIONS FOR CLASS 1 AND 10 BUILDINGS

All works to be completed in accordance with the current version of the National Construction Code Series, including National Construction Code (NCC), Volume 2, and the Plumbing Code of Australia (PCA), where applicable.

All Australian Standards listed are the versions that have been adopted by the relevant version of the National Construction Code Series at the time of Construction Certificate or Compiling Development Certificate Application.

STRUCTURAL PROVISIONS

Structural Design Manuals – is satisfied by complying with:

- a) NCC, Vol. 2, Part H1D1 and Part 2.2 Structural Provisions of the ABCB Housing Provisions;
- Structural Software – Must comply with the Australian Building Codes Board (ABCB) Protocol for Structural Software as per the NCC, Vol. 2, Part H1D6 (7) and Part 2.2.5 of the ABCB Housing Provisions.

Earthworks – Earthworks – to be undertaken in accordance with the NCC, Vol. 2, Part H1D3 and Part 3.2 of the ABCB Housing Provisions (Earth Retaining structures (ie. retaining walls & batter) to be in accordance with AS4678.

Drainage – Stormwater drainage is to be undertaken in accordance with AS/NZS 3500.1, or, the Acceptable Construction Practice as detailed in the NCC, Vol. 2, Part H2D2 and Part 3.3 of the ABCB Housing Provisions

Termite Risk Management – Where a primary building element is considered susceptible to termite attack the building shall be protected in accordance with the following:

- a) AS 3600.1, and
- b) The Acceptable Construction Practice as detailed in accordance with the NCC, Vol. 2, Part H1D1 and Part 3.4 of the ABCB Housing Provisions.

c) A durable notice is permanently fixed to the building in a prominent location, such as a meter box or the like, including the details listed in the NCC, Vol. 2, Part 1.4.3.1 of the ABCB Housing Provisions

FOOTINGS AND SLABS

The footing or slab is to be constructed in accordance with AS 2870, except that for the purposes of Clause 5.3.3.1 of AS 2870, a damp-proofing membrane is required to be provided, or, the Acceptable Construction Practice detailed in the NCC, Vol. 2, Part H1D4 and Part 4.2 of the ABCB Housing Provisions

Piled foundations are to be designed in accordance with AS 5159

MASONRY

Unreinforced Masonry – to be designed and constructed in accordance with:

- a) AS 3700, or
- b) AS 4773 Parts 1 and 2, or
- c) NCC, Vol. 2, Part H1D5 and Part 5.4 of the ABCB Housing Provisions

Reinforced Masonry – to be designed and constructed in accordance with:

- a) AS 3700, or
- b) AS 4773 Parts 1 and 2, or
- c) NCC, Vol. 2, Part H1D5 and Part 5.2 and 5.3 of the ABCB Housing Provisions

Masonry Components and Accessories – to be constructed and installed in accordance with:

- a) AS 3700, or
- b) AS 4773 Parts 1 and 2, or
- c) NCC, Vol. 2, Part H1D5 and Part 5.6 of the ABCB Housing Provisions

Weatherproofing of Masonry

This Part applies to an external wall (including the junction between the wall and any window or door) of a Class 1 Building. This Part does not apply to any Class 10 building except where its construction contributes to the weatherproofing of the Class 1 building.

The weatherproofing of masonry is to be carried out in accordance with:

- a) AS 3700, except as provided for by NCC, Vol. 2, Part H1D5 (4); or
- b) AS 4773 Parts 1 and 2, or
- c) NCC, Vol. 2, Part H1D5 and Part 5.7 of the ABCB Housing Provisions

FRAMING

Sub-Floor Ventilation – to comply with the Acceptable Construction Practice of the NCC, Vol. 2, Part H1D6 and Part 6.2 of the ABCB Housing Provisions

Steel Framing – is to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H1D6 and Part 6.3 of the ABCB Housing Provisions; or, one of the following manuals:

- a) Steel structures: AS 4100,
- b) Cold-formed steel structures: AS/NZS4600,
- c) Residential and low-rise steel framing: NGBH Standard.

Timber Framing – is to be designed and constructed in accordance with the following, as appropriate:

- a) AS 1684.2,
- b) AS 1684.4,
- c) Structural Steel Members – is to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H1D6 and Part 6.3 of the ABCB Housing Provisions; or, one of the following manuals:

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- a) Steel structures: AS 4100,
- b) Cold-formed steel structures: AS/NZS 4600,
- c) Residential and low-rise steel framing: NGBH Standard.

GLAZING

Glazing – is to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H1D6 and Part 8.3 of the ABCB Housing Provisions, or, one of the following manuals as applicable under the NCC:

- a) AS 2047,
- b) AS 1288.

FIRE SAFETY

Fire Hazard properties of materials to comply with the NCC, Vol. 2, Part H2D2 and Part 8.2 of the ABCB Housing Provisions

Fire Separation of external walls to comply with the NCC, Vol. 2, Part H3D3 and Part 9.2 of the ABCB Housing Provisions

Fire Separation of separating walls & floors to comply with the NCC, Vol. 2, Part H3D4 and Part 9.3 of the ABCB Housing Provisions

Fire Separation of garage-top dwellings to comply with the NCC, Vol. 2, Part H3D4 and Part 9.4 of the ABCB Housing Provisions

Smoke Alarms & Evacuation lighting to comply with the NCC, Vol. 2, Part H4D3 and Part 9.5 of the ABCB Housing Provisions

BUSHFIRE AREAS

Bushfire Areas – This section relates to:

- a) A Class 1 building; or
- b) A Class 10a building or deck associated with a Class 1 building, if it is constructed in accordance with the following:

- i) AS 3958, except as amended by planning for bushfire protection and, except for Section 9 Construction for Bushfire Attack Level (BAL-FZ), Buildings subject to BAL-FZ must comply with specific conditions of development consent for construction at this level; or
- ii) The requirements of (c) above as modified by the development consent following consultation with the NSW Rural Fire Service under section 798A of the Environmental Planning and Assessment Act 1979; or

e) The requirements of (c) above as modified by the development consent with a bushfire safety authority issued under section 100B of the Rural Fire Act for the purposes of integrated development.

Alpine Areas – to be constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H7D3 and Part 12.2 of the ABCB Housing Provisions if located in an alpine area.

HEALTH AND AMENITY

Wet Areas and External Waterproofing – building elements in wet areas within a building must:

- a) be waterproof or water resistant in accordance with the NCC, Vol. 2, Part H4D2, H4D3 and Part 10.2 of the ABCB Housing Provisions; and
- b) comply with AS 3740.

c) External areas to comply with AS4654.1 & AS4654.2

Room Heights – are to be constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D4 and Part 10.3 & Figure 10.3.1 of the ABCB Housing Provisions

Facilities – are to be constructed in accordance with Acceptable Practice of the NCC, Vol. 2, Part H4D5 and Part 10.4 of the ABCB Housing Provisions

Light – is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D6 and Part 10.5 of the ABCB Housing Provisions

Ventilation – is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D7 and Part 10.6 of the ABCB Housing Provisions and installed in accordance with AS1668.2

Sound insulation – (only applies to a separating wall between two or more class 1 buildings) is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D8 and Part 10.7 of the ABCB Housing Provisions

Condensation Management to be provided in accordance with Acceptable Construction Practice of the NCC, Vol. 2, Part H4D9 and Part 10.8 of the ABCB Housing Provisions

Weatherproofing of Masonry

This Part applies to an external wall (including the junction between the wall and any window or door) of a Class 1 Building. This Part does not apply to any Class 10 building except where its construction contributes to the weatherproofing of the Class 1 building.

The weatherproofing of masonry is to be carried out in accordance with:

- a) AS 3700, except as provided for by NCC, Vol. 2, Part H1D5 (4); or
- b) AS 4773 Parts 1 and 2, or
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This Part applies to an external wall (including the junction between the wall and any window or door) of a Class 1 Building. This Part does not apply to any Class 10 building except where its construction contributes to the weatherproofing of the Class 1 building.

The weatherproofing of masonry is to be carried out in accordance with:

- a) AS 3700, except as provided for by NCC, Vol. 2, Part H1D5 (4); or
 - b) AS 4773 Parts 1 and 2, or
 - c) NCC, Vol. 2, Part H1D5 and Part 5.7 of the ABCB Housing Provisions
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