

1. FALLS, SLIPS, TRIPS

C)a) WORKING AT HEIGHTS

DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice,regulations or legislation.

FLOOR FINISHES By Owner

b) SLIPPERY OR UNEVEN SURFACES

Designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

c) STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance,demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard.Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below:

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

BUILDING COMPONENTSMechanical lifting of materials and components during construction,maintenance or demolition presents a risk of falling objects.Contractors should ensure that appropriate lifting devices are used,that loads are properly secured and that access to areas below the load is prevented or restricted.
For building on a major road, narrow road or steeply sloping road:

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig),appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where possible, avoided. Where this is not practical adequate warning in the form of signs and barriers should be used or a protective barrier provided.

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5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance withmanufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.

All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:If this existing building was constructed prior to: 1990 - it therefore may contain asbestos1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding,drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish.Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's 8. PUBLIC ACCESS` use must be carefully considered at all times.

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with code of Practice:Managing Noise and Preventing Hearing Loss at Work.Due to the history of serious incidents it isrecommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

NATIONAL CONSTRUCTION CODE (NCC)

Site preparation and excavation to Council, BCA [part 3.1] and Australian Standards.

FOOTINGS 7 SLABS BCA 3.2

All workmanship to be in accordance with BCA 3.2 and AS 2870 (current edition) and Engineering Specifications.

3.2.2.1(c) Topsoil containing grass roots must be removed from the area on which the footings will rest.

All concrete to be placed with a mechanical vibrator and to be cured for a minimum of 7 days and shall be no less than grade N20.

Steel reinforcing to comply with AS1302-1991

3.2.2.3 Footings and Slabs, including internal and edge beams, must be founded on soil with an allowable bearing pressure as follows:

(a) Slab panels, load support panels and internal beams (refer BCA for more details)

(b) Edge beams connected to slab (refer BCA for more details)

(c) Pad footings, strip footings and edge beams not connected to slab (refer BCA for more details)

MASONRY BCA 3.3

1. General compliance with BCA 3.3 & 3.3.1 and AS3700 unreinforced masonry BCA 3.3.1 Unreinforced Masonry BCA 3.3.5.7 Damp-proof Courses & Flashings - materials

BCA 3.3.2 Reinforced Masonry BCA 3.3.5.8 Damp-proof Courses & Flashings - installation

BCA 3.3.3 Masonry Accessories BCA 3.3.5.9 Weepholes

BCA 3.3.4 Weatherproofing of Masonry BCA 3.3.5.10 W all ties

BCA 3.3.5 Masonry Veneer BCA 3.3.5.11 Openings in Masonry Veneer

BCA 3.3.5.2 Height of Wall Limitation BCA 3.3.5.12 Lintels

BCA 3.3.5.3 Masonry Units BCA 3.3.5.13 Vertical Articulation Joints

BCA 3.3.5.4 Mortar Mixes BCA 3.3.5.14 Engaged Piers

BCA 3.3.5.5 Mortar Joints BCA 3.3.6 Isolated Masonry Piers

BCA 3.3.5.6 Cavities

FRAMING PART 3.4

TIMBER FRAMING, TIE DOWN AND WIND BRACING

details to AS 1684, AS1720.1 and part 3.4.3 of current BCA.

Roof truss manufacturer to provide specifications and certification for manufactured roof trusses & bracing prior to construction.

ROOF AND WALL CLADDING BCA 3.5

Roof cladding and guttering and downpipes to AS1562 and parts 3.5.1, 3.5.2 & 3.5.3 of current BCA. Installation to

be in accordance with manufacture's specifications and recommendations.

Installation of pliable building membrane in roofing to be in accordance with AS/NZS 4200

Wall cladding to be in accordance with parts 3.5.4 & 3.5.5 of current BCA and manufacturer's specifications.

GLAZING BCA 3.6

Windows and glazing to AS 1288, AS 2047 and part 3.6 of current BCA.

Manufacturers to provide certification of compliance

Refer window and door schedules for specific glazing requirements.

All aluminium window framing to comply with AS2047

See energy assessment reports for glazing details.


FIRE SAFETY BCA 3.7

BCA 3.7.2 Fire Separation of External Walls

BCA 3.7.3 Fire Protection of Separating Walls & Floors

BCA 3.7.4 Fire Separation of Garage Top Dwellings

BCA 3.7.5 Smoke Alarms

		Certificate Number <u>20901725</u>	
<input checked="" type="checkbox"/> single-dwelling rating	heating 5.3 stars		
<input type="checkbox"/> multi-unit development (attach listing of ratings)	cooling 54.0 MJ/m²		
(if selected, data specified is the average across the entire development)		cooling 50.0 MJ/m²	
Recessed downlights confirmation:		<input type="checkbox"/> Rated with	<input checked="" type="checkbox"/> Rated without
Assessor Number <u>20901</u>			
Assessor Signature <u>[Signature]</u>		Date <u>11/08/2020</u>	

GENERAL INFORMATION - FOR FULL AND COMPLETE DETAILS REFER CURRENT BCA AND RELEVANT AUSTRALIAN STANDARDS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (But is not excluded to): OWNER,BUILDER,SUB-CONTACTORS,CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINORS, DEMOLISHERS.

3.7.5.2 Smoke alarm requirements

Smoke alarms must—

(A) be located in—

(i) Class 1a buildings in accordance with 3.7.5.3 and 3.7.5.5 of the BCA; and

(ii) Class 1b buildings in accordance with 3.7.5.4 and 3.7.5.5. of the BCA

(B) comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and (C) be powered from the consumer mains source where a consumer mains source is supplied to the building; and (D) be interconnected where there is more than one alarm.

BCA 3.7.5.3 Location - Class 1a Buildings

BCA 3.7.5.4 Location - Class 1b Buildings

BCA 3.7.5.5 Installation of Smoke Alarms

Smoke alarms required by 3.7.5.3 and 3.7.5.4 must be installed on or near the ceiling, in accordance with the following:

(A) Where a smoke alarm is located on the ceiling it must be—

(i) a minimum of 300 mm away from the corner junction of the wall and ceiling; and

(ii) between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.

(B) Where (A) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

BCA 3.7.5.6 Lighting to Assist Evacuation - Class 1b Buildings

VENTILATION Part 3.8.5

The requirements of this Part are to be read in conjunction with the condensation management requirements in Part 3.8.7 and the air movement requirements in Part 3.12.4 of the BCA. However, it should be noted that Part 3.12.4 of the BCA does not apply in all States and Territories.

BCA 3.8.6 Sound Insulation

3.8.6.2 Sound Insulation Requirements

3.8.6.3 Determination of Airborne Sound Insulation Ratings

3.8.6.4 Construction of Sound Insulated Walls

3.8.6.5 Services

3.8.6.3 General Installation Requirements for Walls

3.8.6.4 Soil & Waste Pipes

BCA 3.8.7 Condensation Management

Refer to the guidance in the "Guide for Control of Condensation and Mould in Tasmanian Homes" that should be adhered to where possible.

BCA 3.8.7.2 Pliable Building Membrane

(A) Where a pliable building membrane is installed in an external wall, it must—

(i) comply with AS/NZS 4200.1; and

(ii) be installed in accordance with AS 4200.2; and

(iii) be a vapour permeable membrane for climate zones 6, 7 and 8; and

(iv) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.

(B) Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

BCA 3.8.7.3 Flow Rate and Discharge of Exhaust Systems

BCA 3.8.7.4 Ventilation of Roof Spaces

SAFE MOVEMENT & ACCESS BCA 3.9

1. Alpine areas:

The requirements of this Part are to be read in conjunction with Part 3.10.4 of the BCA where a building is located in an alpine area and contains an external stairway or ramp.

2. Room heights:

3.8.2.2 of the BCA contains the required height for a ceiling above a stairway, ramp or landing, measured vertically above the nosing line of stairway treads or the floor surface of a ramp or landing

BCA 3.9 Safe Movement & Access

BCA 3.9.1.2 Stairway Construction

(A) A stairway must be designed to take loading forces in accordance with AS/NZS 1170.1 and must have—

(i) not more than 18 and not less than 2 risers in each flight; and

(ii) Goings (G), risers (R) and a slope relationship quantity (2R + G) in accordance with Table

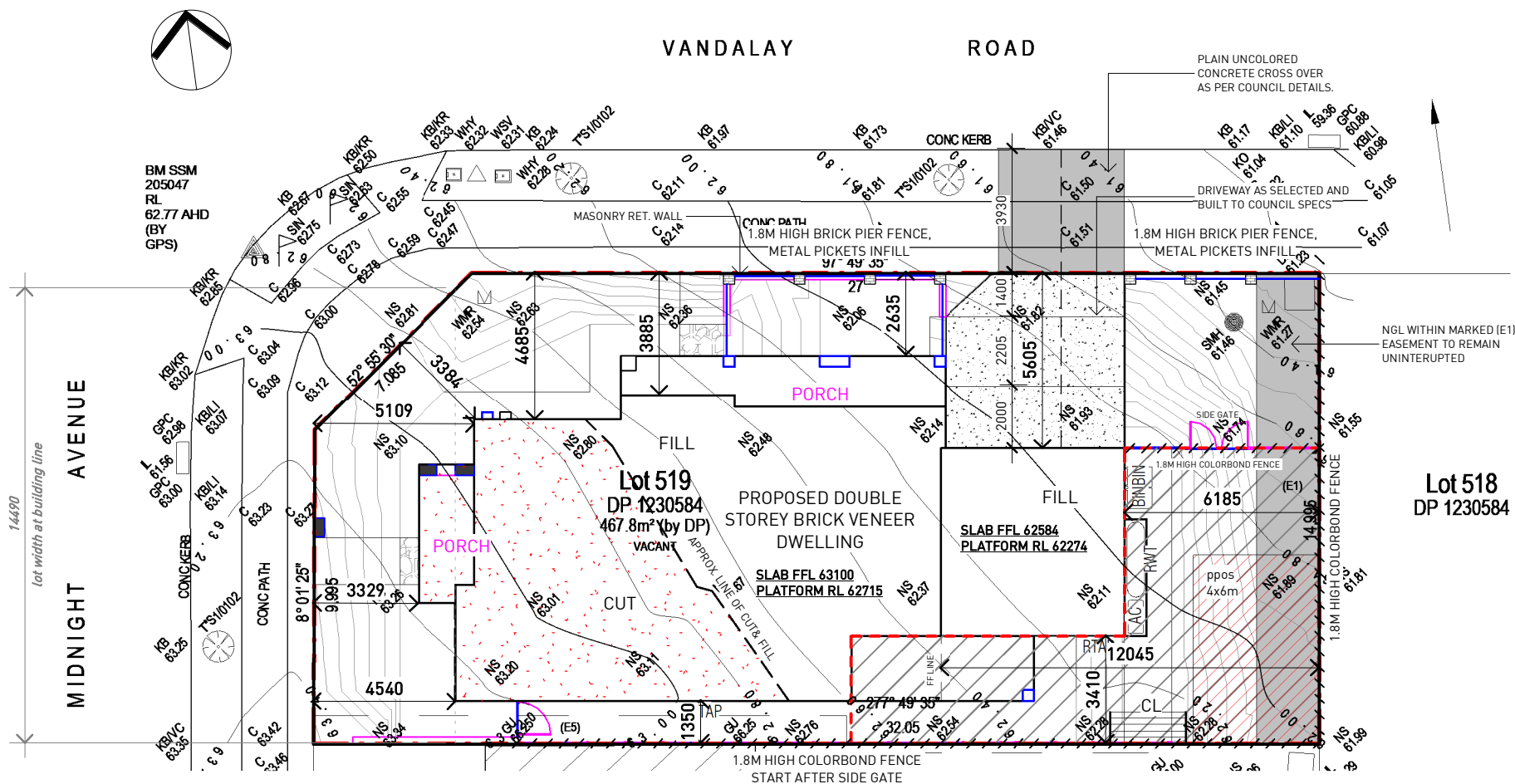
3.9.1.1 of the BCA, except as permitted by (B) and (C);



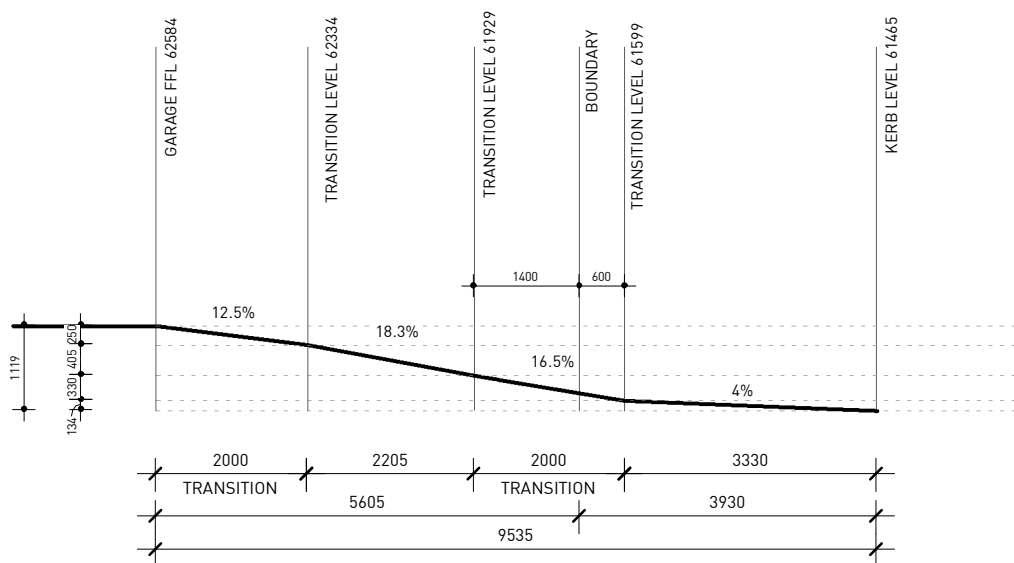
CONSTRUCTION PLANS/DETAILS/SPECIFICATIONS FOR THE PROPOSAL WILL BE PROVIDED PRIOR TO THE COMMENCEMENT OF ANY WORKS



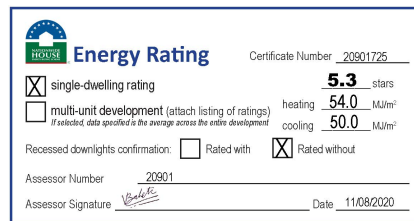
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NOT FOR CONSTRUCTION



1 Site Plan
1 : 200



Driveway Gradient
1 : 100



Compliance with Key Controls with Lots with Frontage width ≥ 9 m and ≤ 15 m for front accessed dwellings				
ELEMENT	CONTROL		PROVIDED	ACHI...
Front Setback (Min)	4.5m to building facade line; 3.5m to building facade fronting open space or drainage land		4.5m	YES
	3.0m to articulation zone; 2.0m to articulation zone fronting open space or drainage land		3.3m	YES
	5.5m to garage line and 1m behind the building line		5.6m	YES
Side setback (Min)	Detached boundary: Ground Floor: 0.9m Upper Floor: 0.9m	Lots with a zero lot boundary (side A): Ground Floor: 0m (Side A), 0.9m (Side B) Upper Floor: 1.5m(Side A), 0.9m (Side B)	1.35m	YES
Length of zero lot line on boundary	11m		Not Applicable	
Rear setback (min)	4m (ground level) and 6m (upper levels)		GF 6.1m,FF 12m	YES
Corner lots...	2.0m		2.6m	YES
Building height,...	2 storeys maximum (3rd storey subject to clause 4.2.5 (1))		2 Storey	YES
Site coverage	Single storey dwellings: 60%	Lot ≤ 375 sqm, Ground floor 50%; upper level no more than 40% of lot area.	%	
		Lot $\rightarrow 375$ sqm, Ground floor 50%; upper level no more than 35% of lot area.	GF 36.3%; FF 29%	YES
Landscaped area	Minimum 25% of allotment area		49.4%	YES
Principal Private Open space (PPOS)	Minimum 20m ² with minimum dimension of 4.0m.		122.5sqm	YES
	50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21...		YES	YES
Garages and car parking	Lots ≥ 9 m and ≤ 12.5 m: Where front accessed, single width garages only.Rear lane or side street accessed double garages permitted. Max. carport and...	Lots ≥ 12.5 m and ≤ 15 m: Front or rear accessed single, tandem or double garages permitted Triple garages are...	1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car...	2 Car Garage Provided YES

SITE DATA

SITE DETAILS

LOTNUMBER: 519
DP NUMBER: 1230584
SITE AREA: 467.8sqm

DWELLINGS AREAS

Name	Square	
ALFRESCO	12 m ²	1.3
BALCONY	11 m ²	1.2
BALCONY	10 m ²	1.1
FF LIVING	136 m ²	14.7
GARAGE	35 m ²	3.8
GF LIVING	135 m ²	14.6
PORCH	8 m ²	0.8
PORCH 2	16 m ²	1.7
	364 m ²	39.3

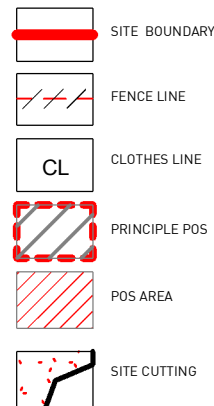
SITE COVERAGE

GROUND FLOOR
Required: Max. 233.9sqm/50% Lot area
Proposed: 170sqm/36.3% Lot area

FIRST FLOOR
Required: Max. 140.3sqm/30% Lot area
Proposed: 136sqm/29% Lot area

LANDSCAPE
Required: Max. 116.9sqm/25% Lot area
Proposed: 231.3sqm/49.4% Lot area

POS
Required: 20sqm
Proposed: 87.8sqm



BM BENCH MARK
GM GAS METER
GP GULLY PIT
GSIP GRATED SURFACE INLET PIT
H HYDRANT
JP JUNCTION PIT
KIP KERB INLET PIT
NS NATURAL SURFACE
PC PRAM CROSSING
S SEWER
SV STOP VALVE
T TREE
TEL TELSTRA PIT
VC VEHICLE CROSSING
WM WATER METER

GENERAL NOTES:

- Figured Dimensions shall be taken in preference to scaling.
- Check all Dimensions and Levels on site before commencing work or ordering materials.
- All Existing Ground Lines and tree locations are approximate, therefore to be verified on-site by the builder.
- Any discrepancies to be reported to arcINOVATIONZ before proceeding.
- All Workmanship and materials shall comply with all the relevant codes and Australian Standards.
- All Plans are copyright work of arcINOVATIONZ.

CLIENT:

PROJECT :

LOT 519, 17 MIDNIGHT AVENUE,
CADDENS N.S.W

SITE PLAN

Project number 201900440
Date 20.02.2020
Drawn by NS
Checked by JS

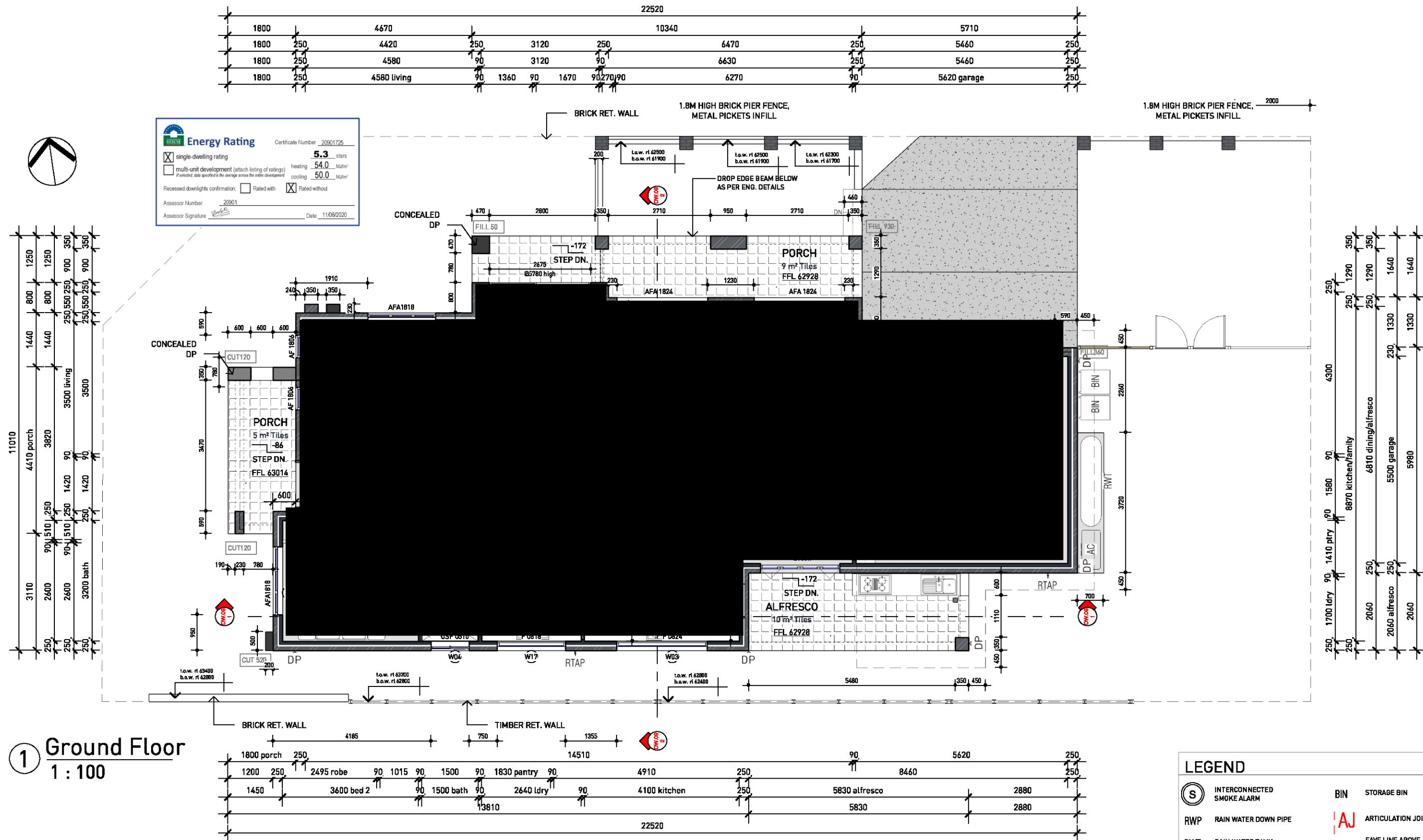
Revised as per Council	04.08.20	B
Issue for DA Approval	16.05.20	A
DESCRIPTION	DATE	ISSUE

DW.04

Scale

B
As indicated

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NOTE: Construction drawings may be altered to comply with BCA and NCC if required.
 Builder reserve the right to change design without notice to comply with industry standards.



Office: 46 Buller St, North Parramatta, NSW 2151
 Tel: 02 96 307 307
 M: 0423 211 914
 Fax: 02 8076 1576
 www.arcinnovationz.com.au
 info@arcinnovationz.com.au

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5. All Workmanship and materials shall comply with all the relevant codes and Australian Standards.
6. All Plans are copyright work of arcINNOVATIONZ.

CLIENT:

PROJECT :

LOT 519, 17 MIDNIGHT AVENUE,
 CADDENS N.S.W

GROUND FLOOR PLAN

Project number	201900440
Date	20.02.2020
Drawn by	NS
Checked by	JS

DESCRIPTION	DATE	ISSUE
Revised as per Council	04.08.20	B
Issue for DA Approval	16.05.20	A

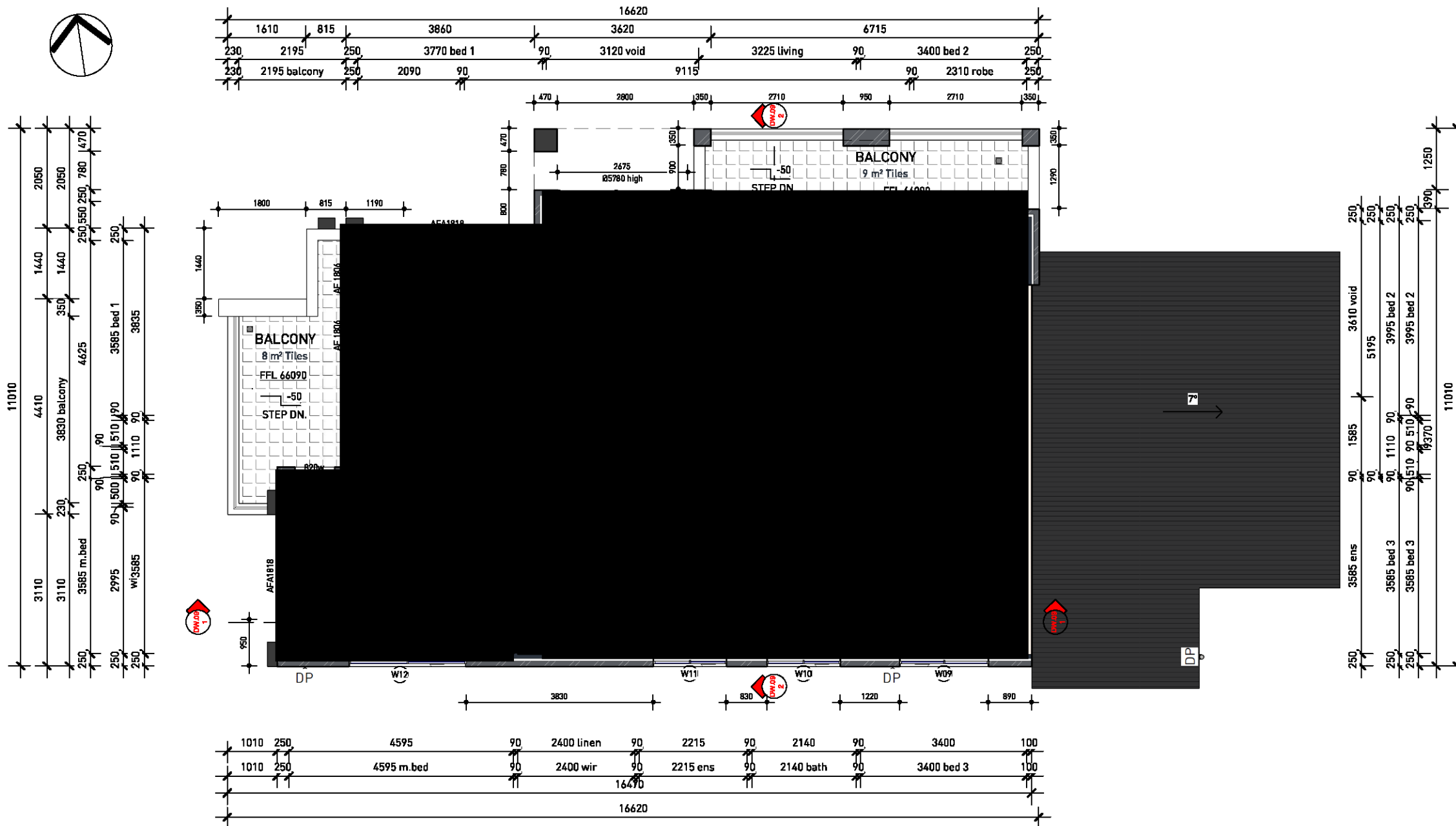
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Scale

B

1 : 100

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1 First Floor 1 : 100

Door Schedule				
Type	Height	Width	Location	Note
ED 2427	2400	2700	BED 2	External Glaze
ED 2427	2400	2700	LIVING	External Glaze
Grand total: 2				

Window Schedule				
Mark	Type	Height	Width	Location
W01	AFA 1824	1800	2400	PORCH
W02	AFA 1824	1800	2400	PORCH
W03	F 0624	600	2400	KITCHEN
W04	OSF 0510	500	1010	BATH
W05	AFA1818	1800	1800	BED 2
W06	AF 1806	1800	600	LIVING
W07	AF 1806	1800	600	LIVING
W08	AFA1818	1800	1800	LIVING
W09	SF 1218	1200	1810	BED 3
W10	OSF 1015	1000	1500	BATH
W11	OSF 1015	1000	1500	ENS
W12	SF 0624	600	2400	M.BED
W13	AFA1818	1800	1800	M.BED
W14	AF 1806	1800	600	BED 1
W15	AF 1806	1800	600	BED 1
W16	AFA1818	1800	1800	BED 1
W17	F 0618	600	1810	PTRY

NOTE:

-TO BE CHECKED AND CONFIRMED BY BUILDER ON SITE BEFORE PLACING ORDER

-FALL PREVENTION FROM WINDOWS

-WINDOWS TO BE MANUFACTURED IN ACCORDANCE WITH REQUIREMENTS OF BCA CLAUSE 3.9.2.5

1-If Opening within 1700 mm above the floor;and climbable elements between 150 and 750 mm above the floor;Opening must be permanently restricted to 125 mm ;or fitted with a non-removable robust screen.

2-If opening between 865 and 1700 mm above the floor;and no climbable elements between 150 and 760 mm above the floor;Opening must be restricted to 125 mm ;or fitted with a removable robust screen

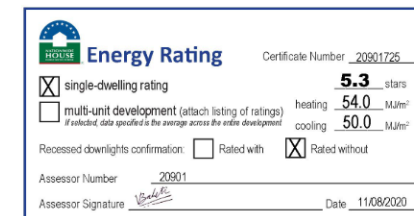
3-If opening between 865 of the floor;and climbable elements between 150 and 760 mm above the floor;Opening must be permanently restricted to 125 mm ;or fitted with a non-removable robust screen

4-If no opening within 1700 mm of the floor.No restrictions apply

WINDOWS KEY LEGEND	
A	AWNING
AF	AWNING-FIXED
AFA	AWNING-FIXED-AWNING
F	FIXED
FC	FIXED CORNER
FF	FIXED-FIXED
SF	SLIDING-FIXED
SFF	SLIDING-FIXED-BOTTOM FIXED
SK	SKYLIGHT
L	LOURVE
NOTE:	
O : OBSCURE GLAZING WINDOW	

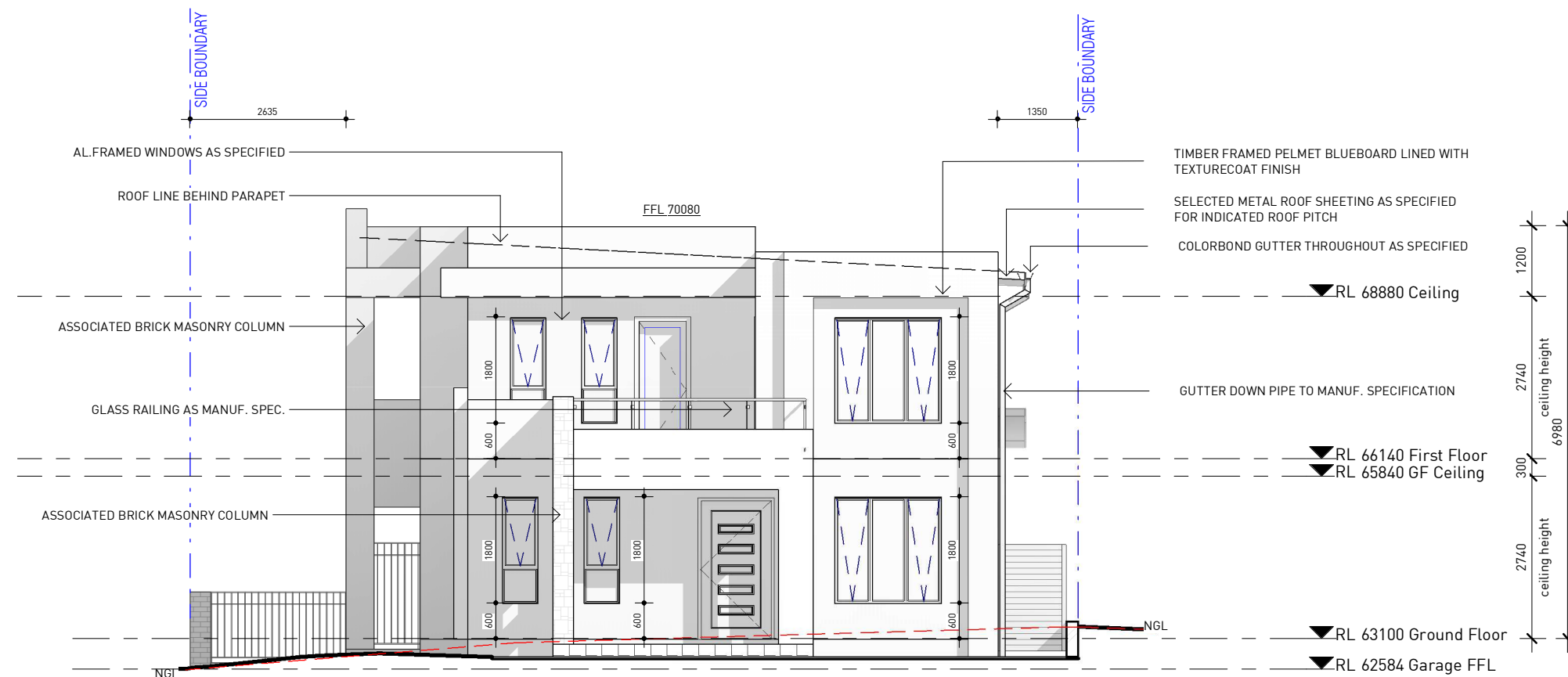
LEGEND			
	INTERCONNECTED SMOKE ALARM		STORAGE BIN
	RAIN WATER DOWN PIPE		ARTICULATION JOINT
	RAIN WATER TANK		EAVE LINE ABOVE
	AIR-CONDITIONING UNIT		DROP EDGE BEAM BELOW AS PER ENG'S DETAIL
	HOT WATER SYSTEM		FLOOR WASTE

NOTE: ALL WALL OPENING ARE SET AT 2400H UNLESS NOTED OTHERWISE



FIRST FLOOR PLAN

DESCRIPTION	DATE	ISSUE
Revised as per Council	04.08.20	B
Issue for DA Approval	16.05.20	A



Energy Rating Certificate Number 20901725

☒ single dwelling rating **5.3** stars

☐ multi-unit development (attach listing of ratings)

heating **54.0** MJ/m²

cooling **50.0** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Number 20901

Assessor Signature *[Signature]* Date 11/08/2020

① West
1 : 100



② North
1 : 100

arc INOVATIONZ
design & construction

Office: 46 Buller St, North Parramatta, NSW 2151
Tel: 02 96 307 307
M: 0423 211 914
Fax: 02 8076 1576
www.arcinnovationz.com.au
info@arcinnovationz.com.au

- GENERAL NOTES:**
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 6. All Plans are copyright work of arcINOVATIONZ.

CLIENT:

PROJECT : LOT 519, 17 MIDNIGHT AVENUE, CADDENS N.S.W

ELEVATIONS

Project number 201900440

Date 20.02.2020

Drawn by NS

Checked by JS

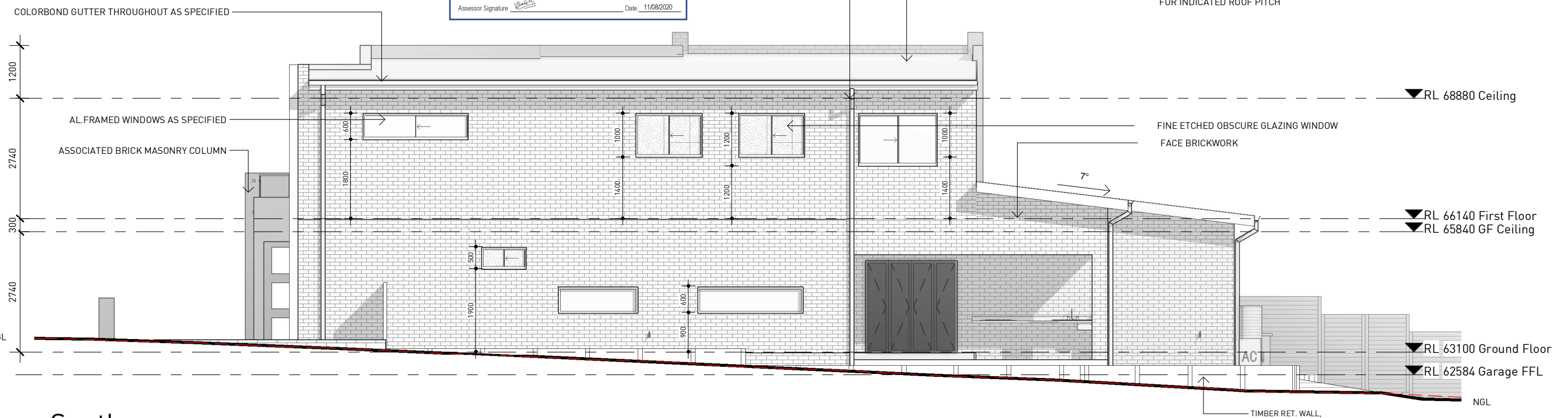
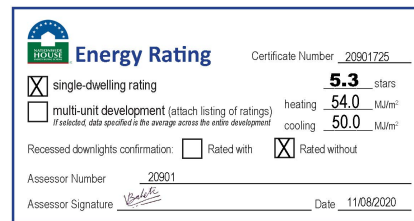
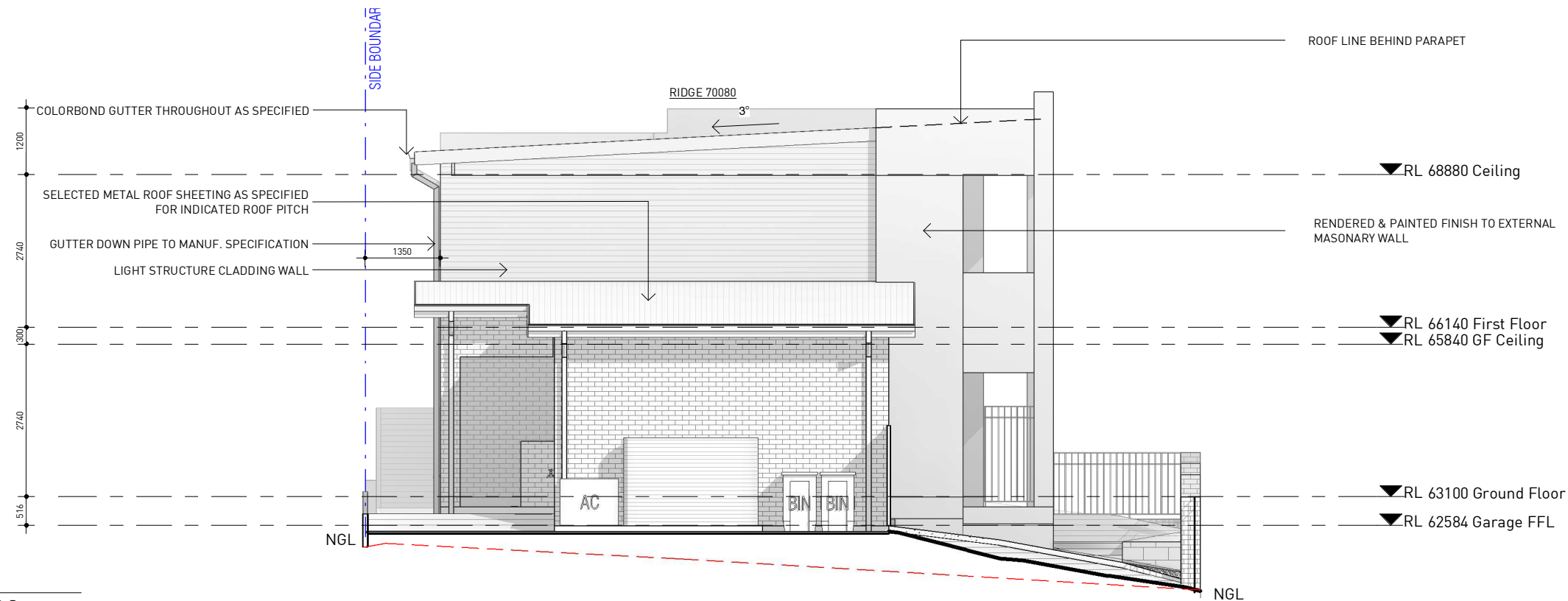
DESCRIPTION	DATE	ISSUE
Revised as per Council	04.08.20	B
Issue for DA Approval	16.05.20	A

DW.07
Scale

B
1 : 100

**ISSUE FOR COUNCIL APPROVAL,
NOT FOR CONSTRUCTION**

1 East
1 : 100



2 South
1 : 100



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PROJECT :

LOT 519 ,17 MIDNIGHT AVENUE,
CADDENS N.S.W

ELEVATIONS

Project number
Date
Drawn by
Checked by

201900440
20.02.2020
NS
JS

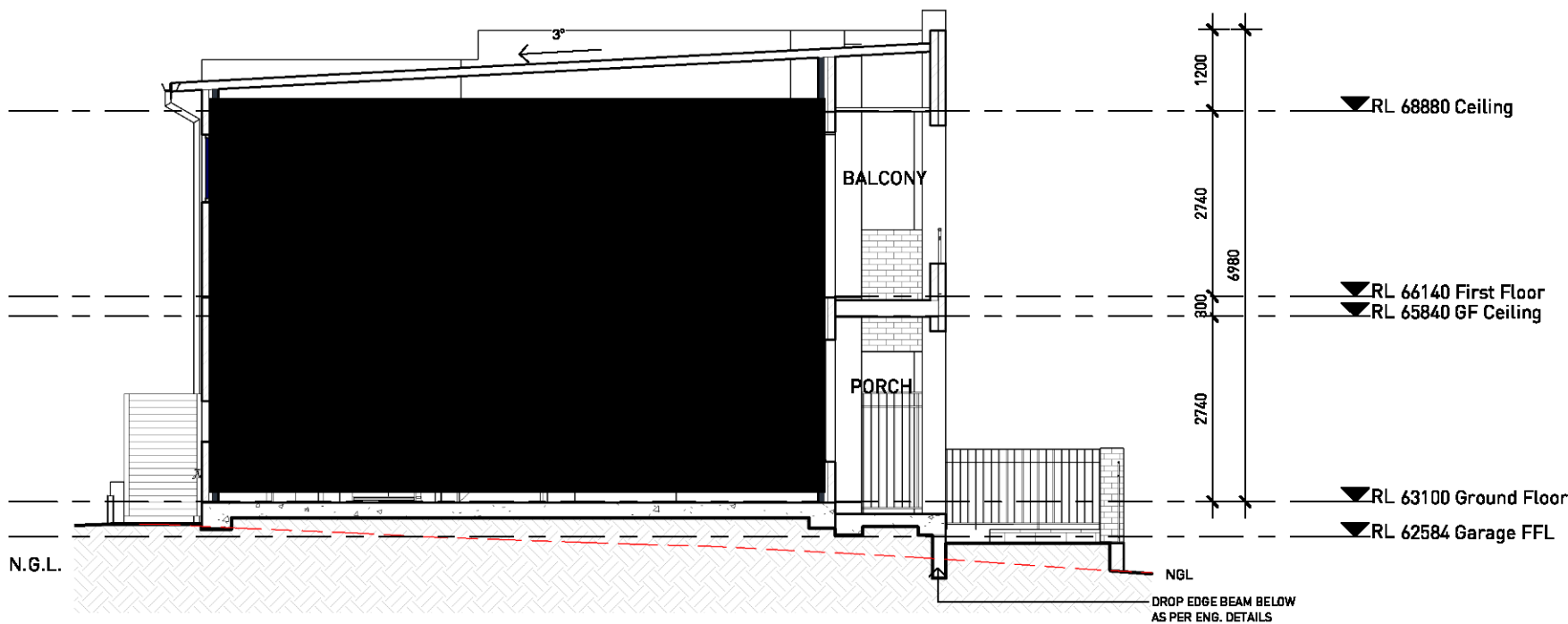
DESCRIPTION	DATE	ISSUE
Revised as per Council	04.08.20	B
Issue for DA Approval	16.05.20	A

DW.08

Scale

ISSUE FOR COUNCIL APPROVAL,
NOT FOR CONSTRUCTION

B
1 : 100



3.7.5.5 Requirements for smoke alarms
Smoke alarms required by 3.7.5.3 and 3.7.5.4 must be installed on or near the ceiling, in accordance with the following
(a) Where a smoke alarm is located on the ceiling it must be—
(i) a minimum of 300 mm away from the corner junction of the wall and ceiling; and
(ii) between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
(b) Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

3.8.5.2 Ventilation requirements
Ventilation must be provided to a habitable room, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose by any of the following means:

(a) Openings, windows, doors or other devices which can be opened—
(i) with a ventilating area not less than 5% of the floor area of the room required to be ventilated; and
(ii) open to—

(A) a suitably sized court, or space open to the sky; or
(B) an open verandah, carport, or the like; or
(C) an adjoining room in accordance with (b)

(b) Natural ventilation to a room may come through a window, opening, door or other device from an adjoining room (including an enclosed verandah) if—
(i) the room to be ventilated or the adjoining room is not a sanitary compartment; and
(ii) the window, opening, door or other device has a ventilating area of not less than 5% of the floor area of the room to be ventilated; and
(iii) the adjoining room has a window, opening, door or other device with a ventilating area of not less than 5% of the combined floor areas of both rooms; and
(iv) the ventilating areas specified may be reduced as appropriate if direct natural ventilation is provided from and other source.

(c) An exhaust fan or other means of mechanical ventilation may be used to ventilate a sanitary compartment, laundry, kitchen or bathroom, or where mechanical ventilation is provided in accordance with 3.8.5.3(b), provided contaminated air exhausts comply with 3.8.7.3

3.7.2.4 Construction of external walls
(a)

External walls (including gables) required to be fire-resisting (referred to in 3.7.2.2 or 3.7.2.5) must—
(i) commence at the footings or ground slab, except where the external wall commences above a separating wall complying with

3.7.3.2 (see Figure 3.7.2.2b); and

(ii) extend to—
(A) the underside of a non-combustible roof covering, except that a wall may terminate not more than 200 mm from the underside of a non-combustible roof covering, where the area between the external wall and underside of the roof covering is sealed with a non-combustible fascia, gutter or flashing; or
(B) the underside of a non-combustible eaves lining (See

Figure 3.7.2.3); and
(iii) be constructed in accordance with

(b).

(b)

A wall required by

(a) must—

(i) have an FRL of not less than 60/60/60 when tested from the outside; or
(ii) be of masonry-veneer construction in which the external masonry veneer is not less than 90 mm thick; or
(iii) be of masonry construction not less than 90 mm thick.

(c) Openings in external walls required to be fire-resisting (referred to in

3.7.2.2 or

3.7.2.5) must be protected by—

(i) non-openable fire windows or other construction with an FRL of not less than 60/60/60; or
(ii) self-closing solid core doors not less than 35 mm thick.

(d) The requirements

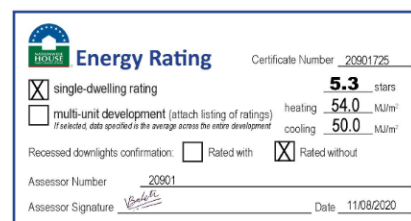
(c) do not apply to a window in a non-habitable room that is located adjacent to and not less than 600 mm from the boundary of an adjoining allotment or 1200 mm from another building on the same allotment provided that—

(i) in a bathroom, laundry or toilet, the opening has an area of not more than 1.2 m²; or
(ii) in a room other than one referred to in

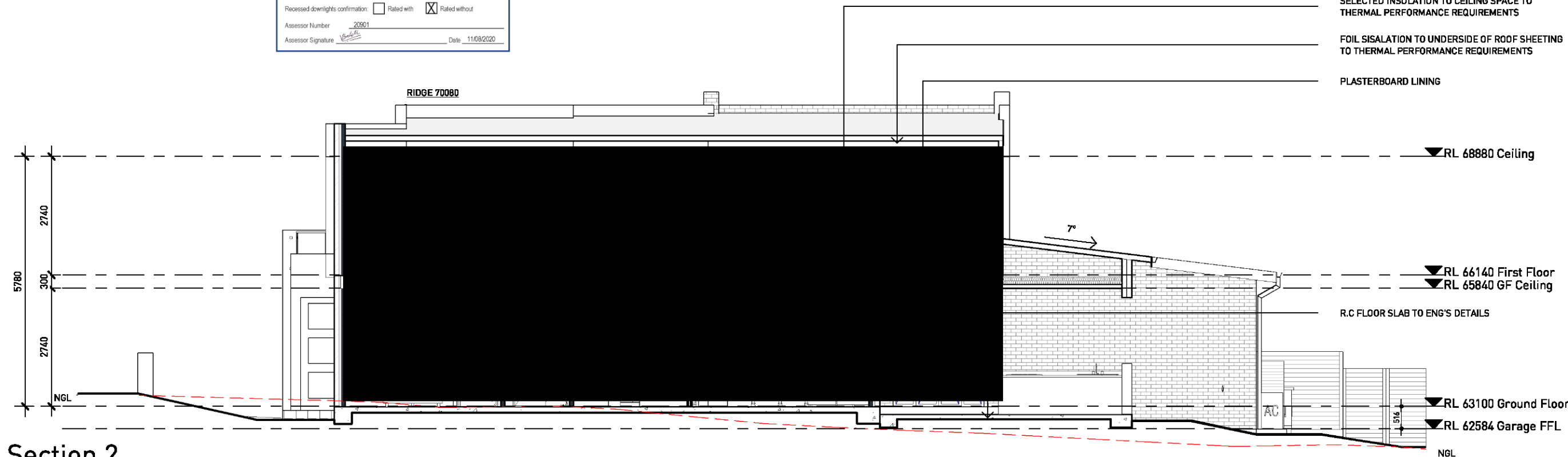
(i), the opening has an area of not more than 0.54 m² and—

(A) the window is steel-framed, there are no opening sashes and it is glazed in wired glass; or
(B) the opening is enclosed with translucent hollow glass blocks.

(e) Subfloor vents, roof vents, weepholes, control joints, construction joints and penetrations for pipes, conduits and the like need not comply with (c).



Section 1 1 : 100



Section 2 1 : 100



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CLIENT:

PROJECT :

LOT 519, 17 MIDNIGHT AVENUE,
CADDENS N.S.W

SECTIONS

Project number 201900440
Date 20.02.2020
Drawn by NS
Checked by JS

DESCRIPTION	DATE	ISSUE
Revised as per Council	04.08.20	B
Issue for DA Approval	16.05.20	A

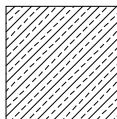
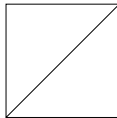
DW.09

Scale

B

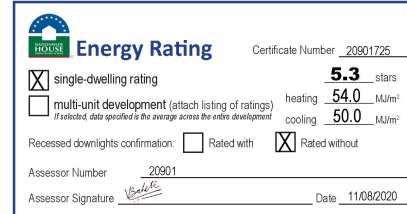
1 : 100

**ISSUE FOR COUNCIL APPROVAL,
NOT FOR CONSTRUCTION**



SEDIMENT CONTROL FENCE

① Sediment Control



SOIL EROSION NOTES

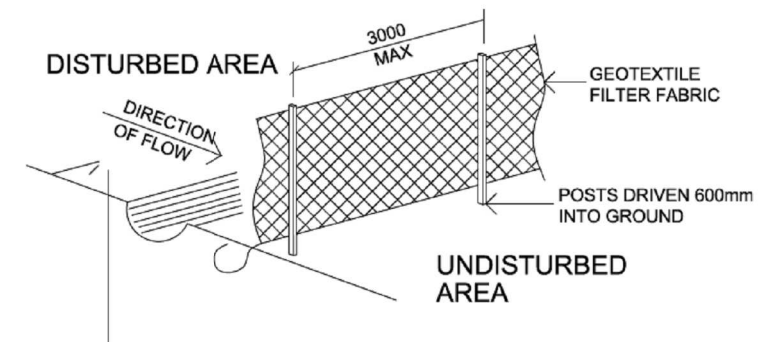
TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RE-SPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. (I.e ALL FOOT-PATHS, BATTERS, SITE, REGRADING AREAS, DRAINAGE RESERVES AND CHANNELS). TOP SOIL SHALL NOT BE SPREAD ON ANY OTHER AREAS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS UPSLOPE TO DIVERT THE RUNOFF AROUND THEM. IN SOME CIRCUMSTANCES IT MAY BE NECESSARY TO PLACE BANKS OR DRAINSDOWN STREAM OF A STOCKPILE TO RETARD SEDIMENT LADEN RUNOFF. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. (NO SILT SHALL BE PLACED OUTSIDE THE LIMITS OF WORKS). THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL

NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY CONTRACTOR/SITE MANAGER.
2. MINIMISE DISTURBED AREAS.
3. ALL STOCKPILES TO BE CLEARED FROM DRAINS, GUTTERS AND FOOTPATHS.
4. DRAINAGE IS TO BE CONNECTED TO STORM WATER SYSTEM AS SOON AS POSSIBLE.
5. ROADS AND FOOTPATHS TO BE KEPT CLEAR AND SWEEP DAILY.
6. UNDER SECTION 16 OF THE CLEAN WATERS ACT HEAVY FINES INCLUDING A \$600 ON THE SPOT FINE, MAY BE IMPOSED IF A PERSON ALLOWS SOIL, CEMENT SLURRY OR OTHER BUILDING MATERIALS TO BE PUMPED, DRAINED OR ALLOWED TO ENTER THE STORM WATER SYSTEM.

SEDIMENT NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE AND PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 m LONG STAR PICKETS INTO GROUND Max 3 m Ctrs.
3. DIG A 150 mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A Min LAP OF 150 mm.



SEDIMENT CONTROL FENCE
NOT TO SCALE

*THIS DRAWING SHALL BE READ IN
CONJUNCTION WITH THE FOLLOWING:

1-ARCHITECTURAL PLANS
2-CONTOUR AND DETAIL SURVEY



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CLIENT:

PROJECT :

LOT 519 ,17 MIDNIGHT AVENUE,
CADDENS N.S.W

SEDIMENT CONTROL

Project number _____
Date _____
Drawn by _____
Checked by _____

201900440
20.02.2020
NS
JS

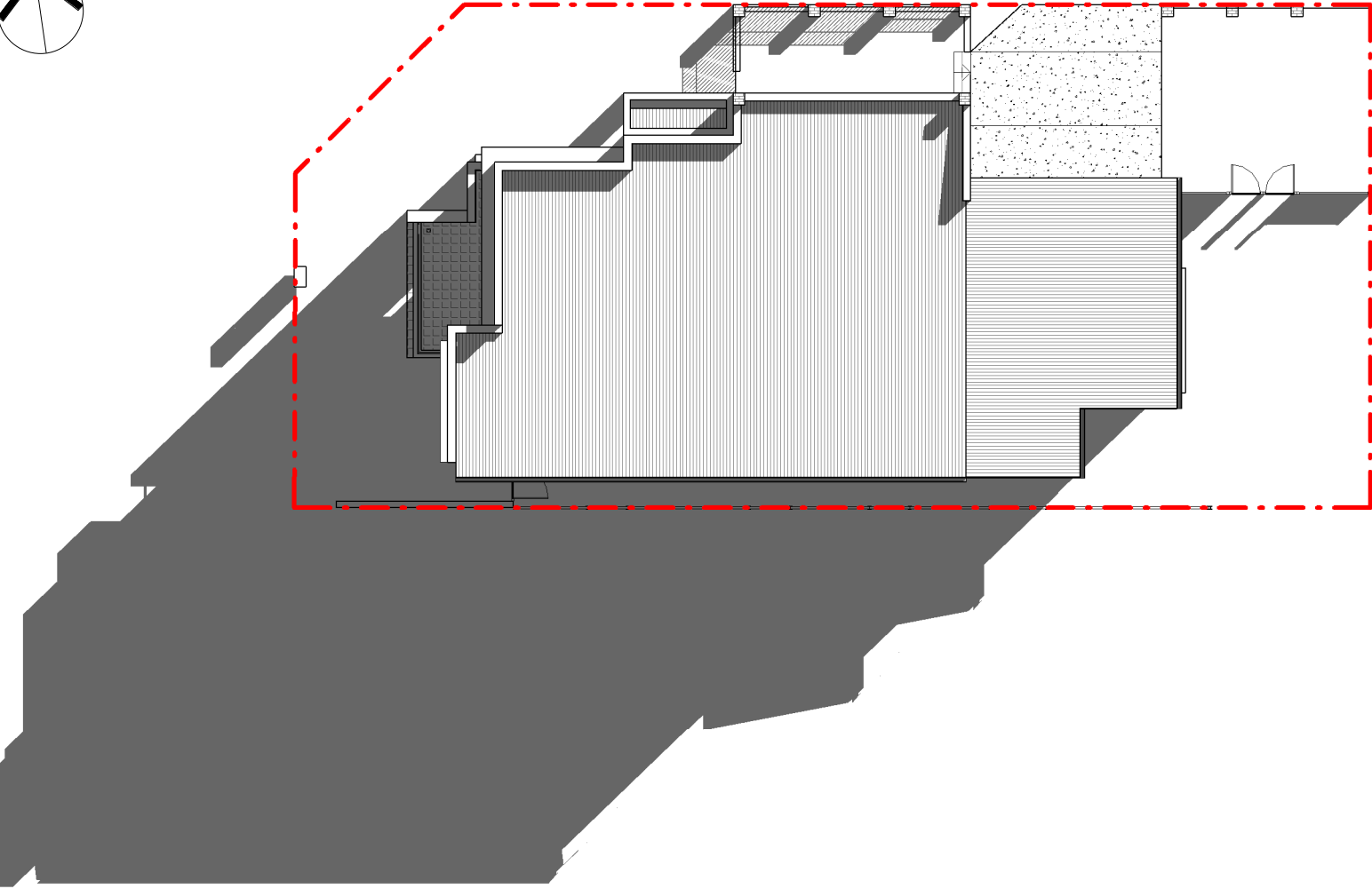
Revised as per Council	04.08.20	B
Issue for DA Approval	16.05.20	A
DESCRIPTION	DATE	ISSUE

DW.10
Scale


: 200

ISSUE FOR COUNCIL APPROVAL,
NOT FOR CONSTRUCTION

SHADOW DIAGRAM ON 21st OF JUNE



1 9AM
1 : 200

**Energy Rating**

Certificate Number 20901725

☒ single-dwelling rating

heating **5.3** stars

☐ multi-unit development (attach listing of ratings)


cooling **54.0** MJ/m²

Recessed downlights confirmation:

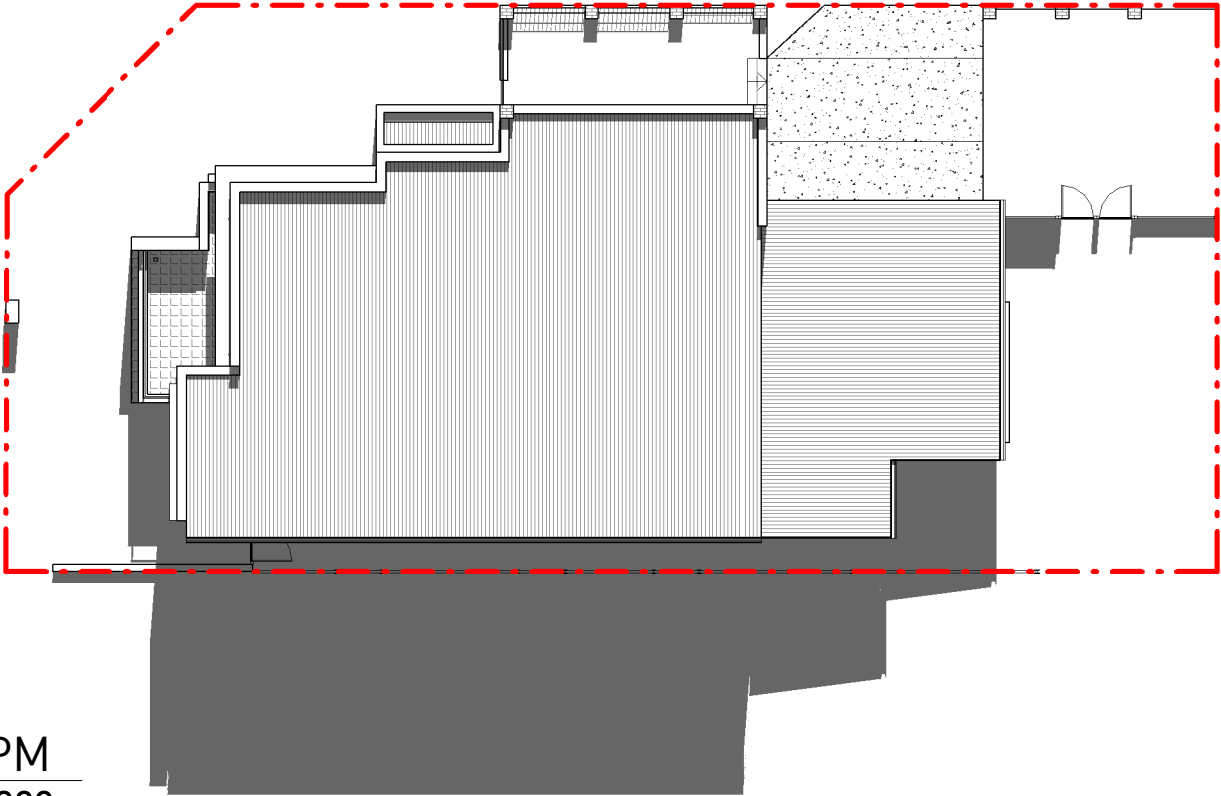
☐ Rated with

☒ Rated without

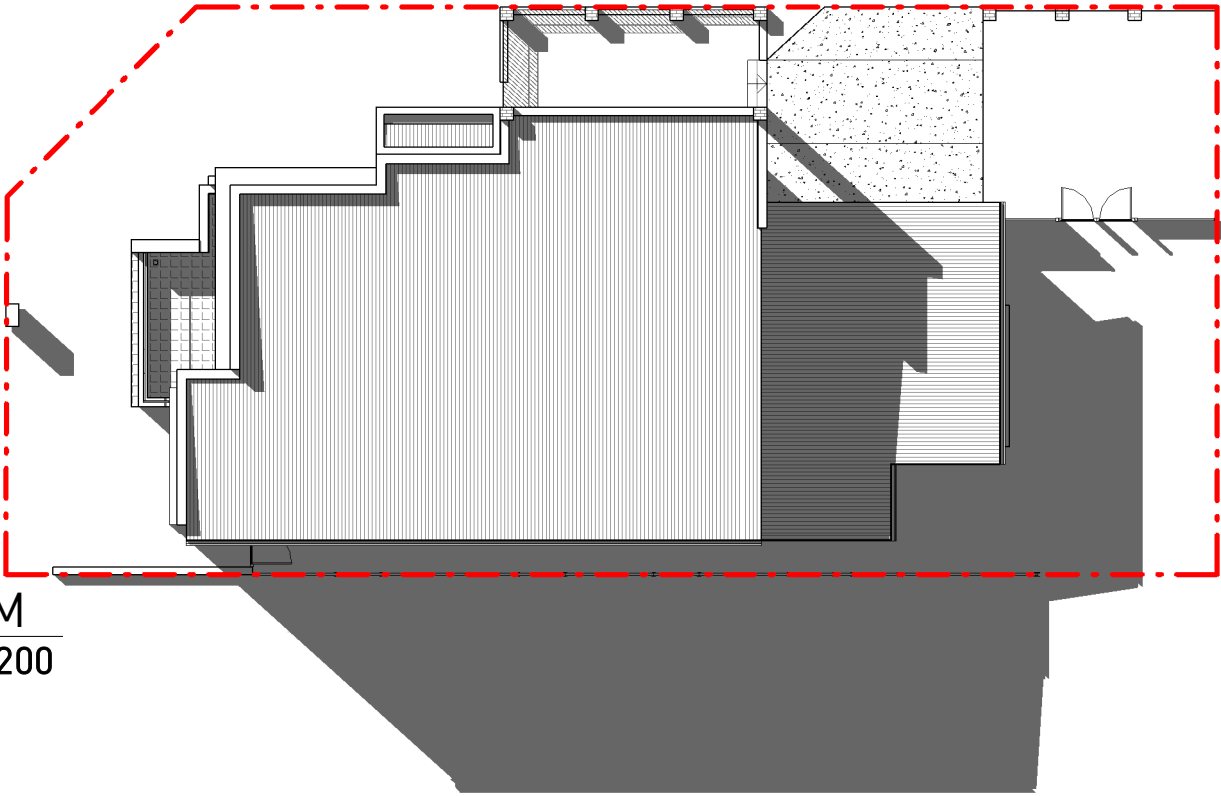
Assessor Number 20901

Assessor Signature 

Date 11/08/2020



2 12PM
1 : 200



3 3PM
1 : 200



Office: 46 Buller St, North Parramatta, NSW 2151
Tel: 02 96 307 307
M: 0423 211 914
Fax: 02 8076 1576
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PROJECT :

LOT 519 ,17 MIDNIGHT AVENUE,
CADDENS N.S.W

SHADOW DIAGRAM

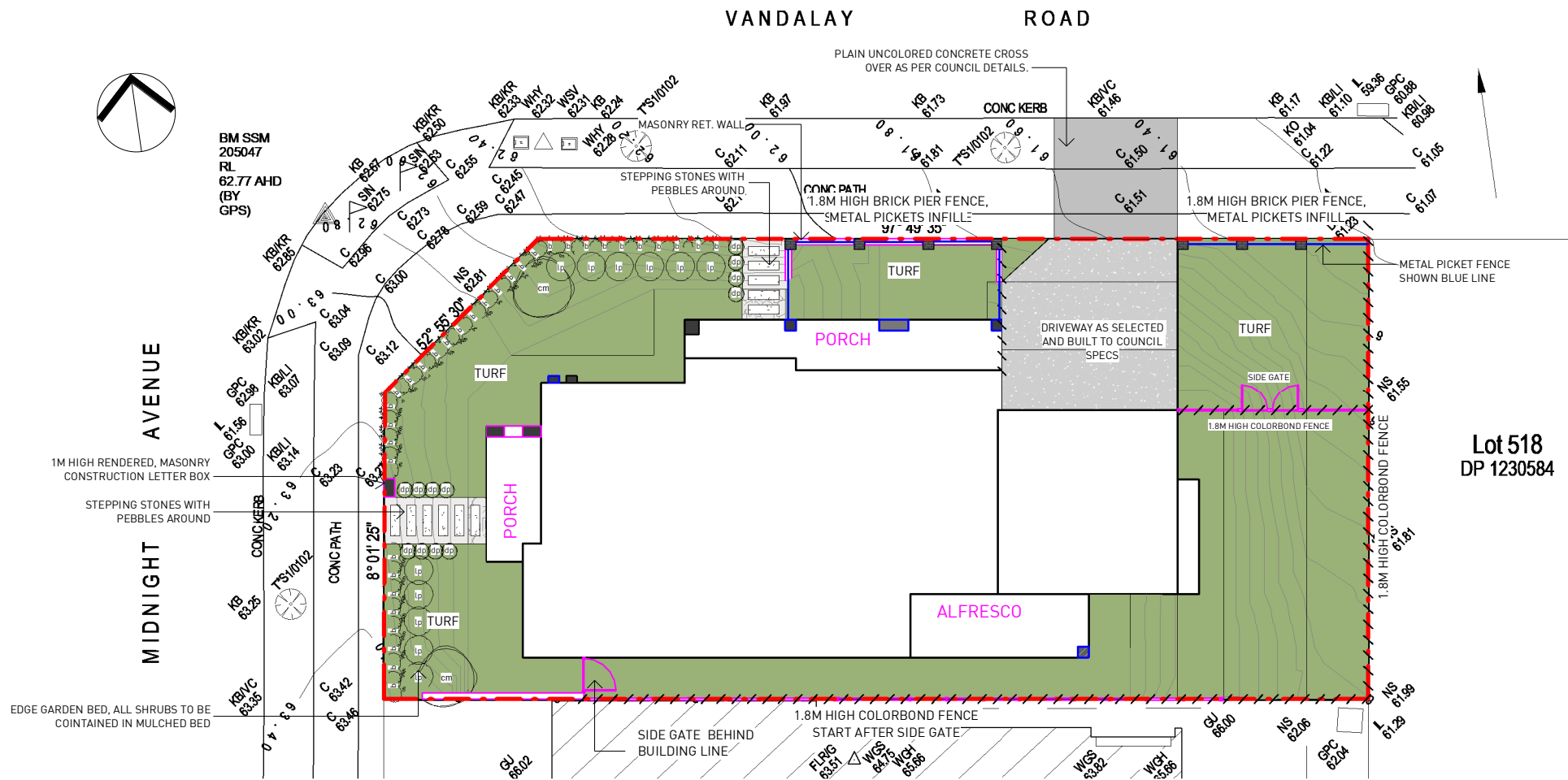
Project number	201900440
Date	20.02.2020
Drawn by	NS
Checked by	JS

Revised as per Council	04.08.20	B
Issue for DA Approval	16.05.20	A
DESCRIPTION	DATE	ISSUE

DW.11
Scale

ISSUE FOR COUNCIL APPROVAL,
NOT FOR CONSTRUCTION

B
1 : 200



3 Landscape Plan 1 : 200

LAND SCAPE NOTES

TURF
EXCAVATE/ GRADE AREAS TO BE TURFED TO 120MM BELOW THE REQUIRED FINISHED LEVELS. DO NOT EXCAVATE WITH 1500MM OF ANY EXISTING TREE TO BE RETAINED. ENSURE THAT ALL OF THE SURFACE WATER RUNOFF IS TO BE DIRECTED TOWARDS THE INLET PITS, KERBS ETC. AD AWAY FROM BUILDINGS. ENSURE THAT NO POOLING OR PONDING WILL OCCUR. RIP SUBGRADE TO 150MM DEEP. INSTALL 100MM DEPTH OF IMPORTED TOPSOIL. JUST PRIOR TO SPREADING TURF, SPREAD 'SHIRLEYS NO. 17 LAWN FERTILISER' OVER THE TOPSOIL AT THE RECOMMENDED RATE. LAY SIR WALTER BUFFALO TURF ROLLS CLOSELY BUTTED. FILL ANY SMALL GAPS WITH TOPSOIL. WATER THOROUGHLY.

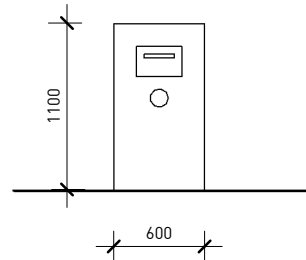
STABILISED CRUSHED SANDSTONE
PATH TO BE CRUSHED SANDSTONE OVER WEEDMAT TO DEPTH OF 50MM. STABILISED WITH 5% CEMENT.

TIMBER EDGING

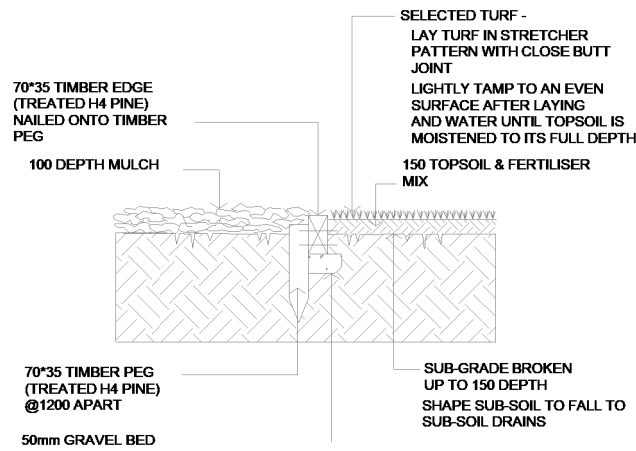
TREATED HARDWOOD EDGING. THE EDGES ARE TO BE LAID IN EVEN CURVES AND STRAIGHT LINES AS INDICATED ON THE PLAN. WHERE TIGHT CURVES ARE SHOWN SCORE TIMBER TO ACHIEVE MORE EVEN CURVES. THE TOP OF THE EDGE IS TO FINISH FLUSH WITH THE ADJACENT TURF AND MULCH LEVELS.

PLANTING AREAS

ENSURE THAT THE MASS PLANTING AREAS HAVE BEEN EXCAVATED TO 300MM BELOW FINISHED LEVELS. RIP TO A FURTHER DEPTH OF 150MM. SUPPLY AND INSTALL 300MM SOIL MIX IF REQUIRED OR IMPROVE EXISTING SOIL WITH COMPOST BLEND. SOIL MIX TO COMPRISE OF ONE PART APPROVED COMPOST TO THREE PARTS TOP SOIL. TOPSOIL SHALL BE EITHER IMPORTED TOPSOIL OR STOCKPILED SITE TOPSOIL (IF SUITABLE IE. NO CLAY). INSTALL 75MM OF SELECTED MULCH. MULCH TO BE ANL 'FOREST BLEND'.

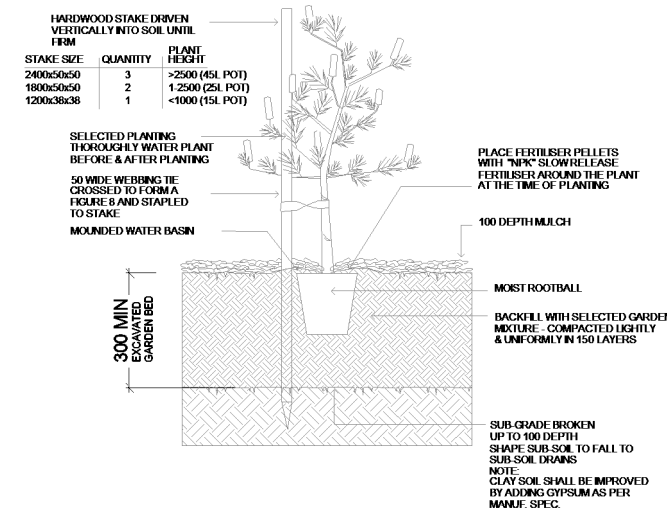


4 Letter Box Detail 1 : 50



1. TURF & GARDEN EDGE DETAIL

NOTE :
ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.



2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE :
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR DRY. CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER AND ORGANIC COMPOST.

Planting Schedule					
CODE	BOTANICAL NAME	M.Ht	POT SIZE	QTY	IMAGE
Buxus - 1m	Buxus micropyllia japonica	1m	300mm	34	
Crepe Myrtle - 4m	Lagerstroemia indica x fauriei 'Natchez'	4m	300mm	2	
Dwarf Photinia - 1m	Photinia glabra 'Rubens'	1m	140mm	12	
Lilly Pilly - 1.4m	Syzygium australe 'Select Form'	1.4m	200mm	11	
Grand total: 59					

	Energy Rating	Certificate Number	20901725
<input checked="" type="checkbox"/> single-dwelling rating		Stars	5.3
<input type="checkbox"/> multi-unit development (attach listing of ratings)	heating		54.0 MJ/m ²
	cooling		50.0 MJ/m ²
Recessed downlights confirmation:	<input type="checkbox"/> Rated with	<input checked="" type="checkbox"/> Rated without	
Assessor Number	20901		
Assessor Signature		Date	11/08/2020



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PROJECT :

LOT 519, 17 MIDNIGHT AVENUE,
CADDENS N.S.W

LANDSCAPE PLAN

Project number	201900440
Date	20.02.2020
Drawn by	NS
Checked by	JS

DESCRIPTION	DATE	ISSUE
Revised as per Council	04.08.20	B
Issue for DA Approval	16.05.20	A

DW.12

Scale

B

As indicated

ISSUE FOR COUNCIL APPROVAL,
NOT FOR CONSTRUCTION



MATERAIL AND FINISHES SCHEDULE		
Material: Keypnote	Material: Rendering Image	Material: Comments
FR01		COLORBOND ROOF CUSTOM ORB PROFILE
FSD01		COLORTHROUGH CONCRETE DRIVEWAY
FWB01		AUSTRAL BRICK URBAN ONE CHIFFON

NOTE: The Brick colour, Driveway finishes, Roofing material , Render colours , landscape, plants and any other material and finishes are for illustration purposes only and depending on their availability can be changed at any time without prioir notice.

MATERAIL AND FINISHES SCHEDULE		
Material: Keypnote	Material: Rendering Image	Material: Comments
FWC01		CLADDING AS SELECTED BY CLIENT
FWI01		WINDOW FRAME COLORBOND SURFMIST
FWP01		DULUX LEXICON
FWP02		DULUX WAYWARD GREY



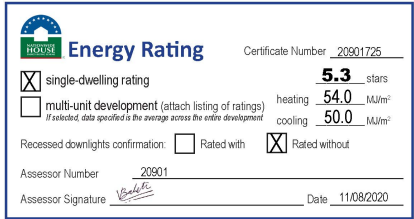
1 F_East
1 : 200



2 F_North
1 : 200



4 F_West
1 : 200



3 F_South
1 : 200

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PROJECT :

LOT 519 , 17 MIDNIGHT AVENUE,
CADDENS N.S.W

FINISHES SCHEDULE

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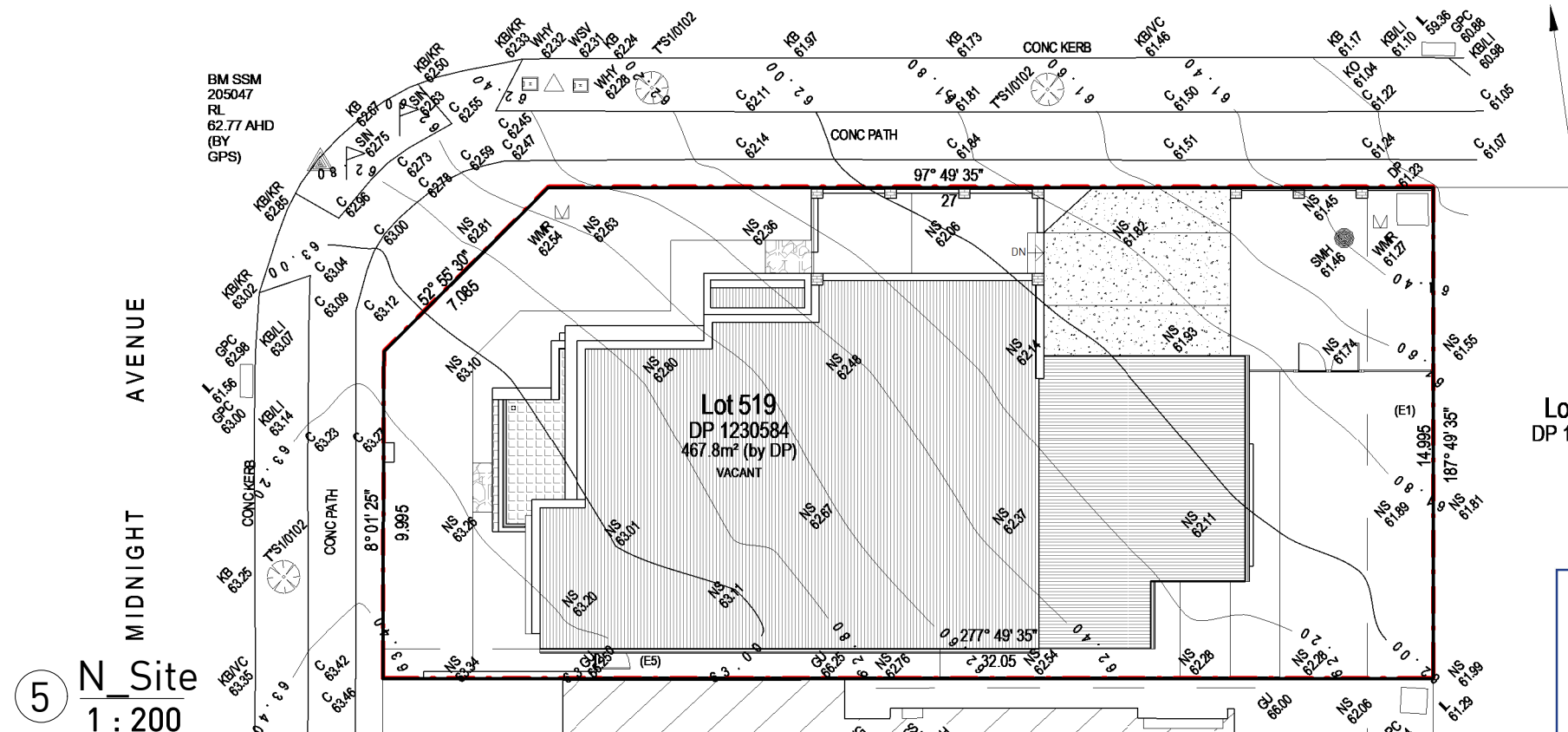
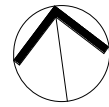
DW.14

Scale

**ISSUE FOR COUNCIL APPROVAL,
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B

1 : 200



Energy Rating Certificate Number 20901725

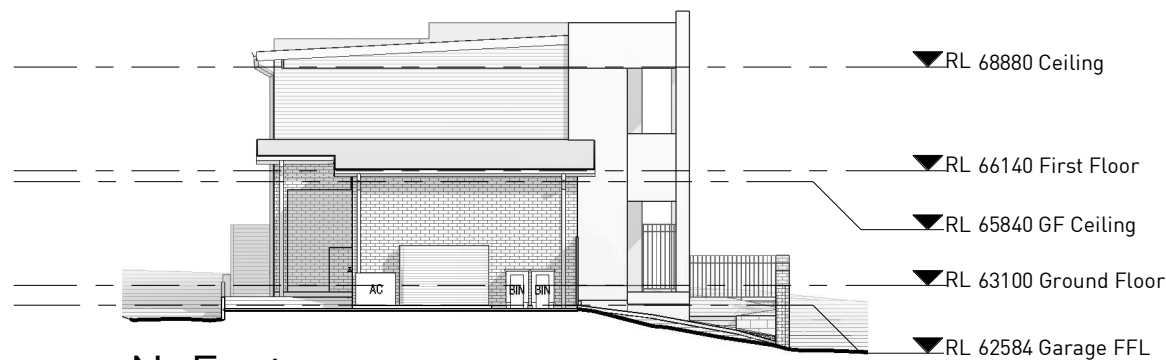
☒ single-dwelling rating **5.3** stars

☐ multi-unit development (attach listing of ratings) heating **54.0** MJ/m² cooling **50.0** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Number 20901

Assessor Signature *[Signature]* Date 11/08/2020



① N_East
1 : 200



② N_North
1 : 200



④ N_West
1 : 200



③ N_South
1 : 200



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NOTIFICATION PLAN

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DW.15

Scale

B

1 : 200

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