



- GENERAL NOTES**
1. ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
 2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
 3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
 4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
 5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
 6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3-1990.
 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
 8. ALL DIMENSIONS TO BE VERIFIED BY BUILDER/REGISTERED SURVEYOR ON SITE PRIOR TO CONSTRUCTION COMMENCING.
 9. ALL DEMOLITION AND REMOVAL WORK TO BE CARRIED OUT WITH APPROVED WASTE MANAGEMENT PLAN AND IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS & D.A. CONDITIONS.

- NOTES**
1. REFER RAY FUGGLE ASSOCIATES DRAWINGS FOR LANDSCAPE RETAIL
 2. REFER LOKA CONSULTING ENGINEERS FOR STORMWATER DRAINAGE PLAN
 3. REFER OUTSOURCE IDEAS REPORT FOR BCA SECTION J REPORT
 4. REFER SAFEWAY TRAFFIC MANAGEMENT SOLUTION REPORT FOR TRAFFIC AND PARKING REQUIREMENTS AND COMPLIANCE
 5. REFER ASSET GEOTECHNICAL ENGINEERING REPORT FOR GEOTECHNICAL SITE ASSESSMENT
 6. REFER KOIKAS ACOUSTICS REPORT FOR ACOUSTIC SITE ASSESSMENT
 7. REFER J & F DESIGN REPORT FOR OVERLAND FLOW PATH (FLOOD) STUDY
 8. REFER INNOVA SERVICES REPORT FOR FIRE ENGINEERING REPORT

FIRE ENGINEERING NOTES
 - ALL REQUIREMENTS IN PART 2 OF THE FIRE ENGINEERING REPORT MUST BE UNDERTAKEN.

BASEMENT CAR PARK NOTES

- ALL SECURITY ROLLER DOOR SHALL BE INSTALLED AT THE DRIVEWAY ENTRY INCORPORATING BOTH SWIP CARD AND INTERCOM SYSTEM. THIS WILL ASSIST IN DETERRING ILLEGIMATE ACCESS AND ENSURING ACCESS ONLY TO RESIDENTS AND AUTHORISED VISITORS.
- A SECURITY SYSTEM MUST BE INSTALLED ON ANY PEDESTRIAN ENTRY / EXIT TO THE BASEMENT, INCLUDING THE LIFT, TO MINIMISE OPPORTUNITIES FOR UNAUTHORISED ACCESS.
- ALL AREAS OF BOTH LEVELS OF CAR PARK MUST BE WELL-LIT, WITH CONSISTENT LIGHTING TO PREVENT SHADOWING OR GLARE.
- ALL SURFACES SHALL BE PAINTED IN LIGHT COLOURED PAINT OR FINISHED IN LIGHT GREY CONCRETE TO REFLECT AS MUCH LIGHT AS POSSIBLE.
- ALL POTENTIAL ENTRAPMENT POINTS SHOULD BE AVOIDED, E.G. UNDER STAIR, BLIND CORNERS AND WIDE COLUMNS. ADEQUATE LIGHTING AND MIRRORS SHOULD BE USED WHEN CERTAIN FEATURES ARE UNAVOIDABLE.
- THE LIFT SHALL HAVE RESTRICTED ACCESS TO TENANTS/RESIDENTS/ BUSINESS OPERATORS AND FITTED WITH EMERGENCY ALARMS/ PHONES.
- ACCESS TO WASTE ROOMS AND STORAGE AREAS SHALL BE RESTRICTED TO AUTHORISED PERSONS ONLY, WITH ACCESS RESTRICTED THROUGH THE USE OF A SECURITY SWIPE CARD SYSTEM OR SIMILAR.

GARBAGE BIN STORAGE NOTES

- SECURITY LOCKING ON THE DOORS LEADING TO THE BIN ROOM FROM THE STREET MUST BE BY COUNCIL'S ARBLY LOCKING SYSTEM. THE SYSTEM MUST BE INSTALLED AND MAINTAINED BY THE DEVELOPER/OWNER AT THEIR EXPENSE.
- SUITABLE SIGNAGE IDENTIFYING GARBAGE/ RECYCLING ROOMS MUST BE INSTALLED ON ALL DOORS LEADING TO THE BIN STORAGE ROOM.
- COMMERCIAL BIN ROOM IS LOCATED ADJACENT TO DRIVEWAY. BULK WASTE STORAGE ROOM IS LOCATED ON BASEMENT 2.
- BALCONIES (PARTICULARLY LOWER LEVEL BALCONIES) CAN BE OFTEN PROVIDE VULNERABLE BREAK AND ENTER POINTS. DOORS LEADING TO BALCONIES MUST BE FITTED WITH SUITABLE LOCKS.

01	ISSUE FOR CC	12/10/15	JE
H	GENERAL UPDATE	29/08/15	JE
G	RVT ADDED	31/08/15	JE
F	CAR PARK NUMBERS REVISED	27/08/15	JE
E	ISSUE FOR COORDINATION	24/08/15	JE
D	ISSUE FOR COORDINATION	04/08/15	JE
C	ISSUE FOR COORDINATION	04/08/15	JE
B	ISSUE FOR COORDINATION	20/07/15	JE
A	ISSUE FOR CLIENT REVIEW	16/07/15	JE

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