

LEGEND - EXISTING & DEMOLITION PLAN

SYMBOL / GRAPHIC	DESCRIPTION
ROOM NAME → 000 ←	Room Name (or abbreviation) Room Number
	Existing item to be Demolished (as seen when cut)
	Existing item to be Demolished (as seen in projection)
	Existing item to Remain (as seen when cut)
	Existing item to Remain (as seen in projection)
← 12	Demolition Note - refer separate legend
	Detail Number of Section / Elevation Sheet Number of Section / Elevation

LEGEND - FLOOR PLAN

SYMBOL / GRAPHIC	DESCRIPTION
GA. ##	(Glazing Assembly),(Glazing Assembly Number) - Refer to Glazing Assembly Elevations for details.
W.R.##	(Window),(Room Number),(Window Number) - Refer Elevations & Schedules.
D.R.##	(Door),(Room Number),(Door Number) - Refer Elevations & Schedules.
8.CB-H1	Keynote Tag - refer legend and selections schedules. • number prefix indicates architectural spec. section) • prefix 'x' indicates existing item)
ROOM NAME → 000 ← 150 m² ←	Room Name (or abbreviation) Room Number Room Area
	Detail Number of Section / Elevation Sheet Number of Section / Elevation

LEGEND - ROOF PLAN

SYMBOL	DESCRIPTION
← 15°	Roof Pitch & Direction of Fall
	Detail Number of Section / Elevation Sheet Number of Section / Elevation

GENERAL NOTES

- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH SINSW – EDUCATIONAL FACILITIES STANDARDS AND GUIDELINES (EFSG). IF A CONFLICT EXISTS BETWEEN THE EFSG AND THE DRAWINGS & SPECIFICATIONS, THE MORE ONEROUS REQUIREMENT OR CHARACTERISTIC SHALL BE ADOPTED, AND SEEK CLARIFICATION PRIOR TO PROCEEDING
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL, CIVIL, AND BUILDING SERVICES DRAWINGS & SPECIFICATIONS.
- WHERE ANY DISCREPANCY OCCURS, CONTRACTOR TO SEEK CLARIFICATION PRIOR TO PROCEEDING
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT CONSULTANT REPORTS
- CONTRACTOR TO CONFIRM COMPLIANCE WITH THE BCA AND DDA ACCESS REPORTS INCLUDING ALL RECOMMENDATIONS & SUGGESTED PERFORMANCE SOLUTIONS. WHERE A DISCREPANCY OCCURS BETWEEN THE REPORT & DOCUMENTATION, CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING
- THE SETOUT DIMENSIONS REFLECT ARCHITECTURAL INTENT. IF THE DIMENSIONS ARE INCONSISTENT WITH OTHER CONSULTANTS INPUT, THE CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING .

LEGEND - REFLECTED CEILING PLAN

SYMBOL / GRAPHIC	DESCRIPTION
GA. ##	(Glazing Assembly),(Glazing Assembly Number) - Refer to Glazing Assembly Elevations for details.
3000 → PB01 ←	Height above floor level Ceiling Type Mark
RAKING → PB01 ←	Indicates sloped ceiling - refer slope arrow Ceiling Type Mark
← 5.00°	Slope Arrow with degree of pitch
	Ceiling Height: 2100mm AFFL
	Ceiling Height: 2400mm AFFL
	Ceiling Height: 2700mm AFFL
	Wet Area Ceiling
ROOM NAME → 000 ← 150 m² ←	Room Name (or abbreviation) Room Number Room Area
	Detail Number of Section / Elevation Sheet Number of Section / Elevation

SERVICES TAG	DESCRIPTION
L1	LUMINAIRE FLUORESCENT BATTEN FITTING
L3	LUMINAIRE SURFACE MOUNTED
D	RECESS DOWNLIGHT
EM	EMERGENCY SURFACE MOUNTED DOWNLIGHT
	SMOKE DETECTOR
	AUDIO SPEAKER
	AIR SUPPLY GRILLE
	RETURN / EXHAUST GRILLE
	WALL MOUNTED FAN COIL UNIT
	SUPPLY AIR CONTINUOUS LINEAR SLOT DIFFUSER
	CONTINUOUS LINEAR BAR GRILLE - WALL MOUNTED
	SUPPLY AIR REGISTER
	RETURN AIR GRILLE
	EXHAUST GRILLE
	ACCESS PANEL
	THERMAL INSULATIO TO UNDERSIDE OF SOFFIT.

CEILING TYPES

- CLG-101 PLASTERBOARD SUSPENDEd CEILING.
- CLG-102 PLASTERBOARD SUSPENDEd CEILING - MOISTURE RESISTANT.
- CLG-103 PLASTERBOARD SUSPENDEd CEILING - ACOUSTIC
- CLG-104 PLASTERBOARD - FIRE RATED.
- CLG-105 ACOUSTIC PANEL
- CLG-501 PRE-FINISHED COMPRESSED FIBRE-CEMENT

RCP NOTES

- CONTRACTOR TO CONFIRM INSULATION REQUIREMENTS IN ACCORDANCE WITH THE SECTION J REPORT AND REQUIRED R VALUES.
- LOCATION OF BUILDING SERVICES REFLECT ARCHITECTURAL INTENT. REFER TO SERVICES CONSULTANT'S DRAWINGS AND REPORTS FOR QUANTITIES. WHERE OMISSIONS OR DISCREPANCIES OCCUR, THE CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING.
- LIGHTING TO COMPLY WITH NCC AND EFSG REQUIREMENTS.
- PROVIDE ACOUSTIC PANELLING TO ACOUSTIC CONSULTANT'S ADVICE.
- SETOUT AS PER ARCHITECTURAL INTENT. QUANTITIES TO ELECTRICAL ENGINEER'S SPECIFICATION.
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH SINSW – EDUCATIONAL FACILITIES STANDARDS AND GUIDELINES (EFSG). IF A CONFLICT EXISTS BETWEEN THE EFSG AND THE DRAWINGS & SPECIFICATIONS, THE MORE ONEROUS REQUIREMENT OR CHARACTERISTIC SHALL BE ADOPTED, AND SEEK CLARIFICATION PRIOR TO PROCEEDING
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL, CIVIL, AND BUILDING SERVICES DRAWINGS & SPECIFICATIONS AND ALL RELEVANT PROJECT CONSULTANT REPORTS. WHERE ANY DISCREPANCY OCCURS, CONTRACTOR TO SEEK CLARIFICATION PRIOR TO PROCEEDING.

SCOPE OF WORKS LEGEND

SYMBOL	DESCRIPTIONS
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	NEW WORKS
	REFURBISHMENT WORKS
	OUT OF SCOPE

GENERAL ABBREVIATIONS

ANNOTATIONS
APPROX. APPROXIMATE DIMENSION
AB DENOTES HEIGHT ABOVE BENCHTOP
AFFL ABOVE FINISHED FLOOR LEVEL
CH CEILING HEIGHT
COS CHECK ON SITE
CJ CONTROL JOINT
EFFL EXISTING FFL (REFER TO SURVEY)
ERL EXISTING REDUCED LEVEL (REFER TO SURVEY)
FGL FINISHED GROUND LEVEL
FPL FINISHED PAVING LEVEL
FFL FINISHED FLOOR LEVEL
FSL FINISHED STRUCTURAL LEVEL
FW FLOOR WASTE
MJ MOVEMENT JOINT
TOK TOP OF KERB
TOW TOP OF WALL
TOB TOP OF BEAM
BOP BOTTOM OF PLANTER
RL REDUCED LEVEL
UIS UNDERSIDE

ELEMENTS

ADJ	ADJUSTABLE SHELF
BOL	BOLLARD
DR	DRAWER
BTS	BATH TAP SET
COL	STRUCTURAL COLUMN
CR	CEMENT RENDER
CSC	CURTAIN SCREEN
CHS	CIRCULAR HOLLOW SECTION
DP	DOWNPIPE
DV	DIVERTER
DW	DISHWASHER
EDP	EXISTING DOWNPIPE
TR	TOWEL RAIL
FG	FIXED GLAZING
FS	FIXED SHELF
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FX	FIRE EXTINGUISHER
FPG	FLOOR PLENUM GRILLE
GALV	HOT DIPPED GALVANISED
GPO	POWER OUTLET
GS	GLASS SHELF
HP	HOT PLATE
HR	HANGING RAIL
H/R	HANDRAIL
MI	MIRROR
MIO	MICACEOUS IRON OXIDE PAINT FINISH
MW	MICROWAVE OVEN
MX	MIXER DOUBLE
OHC	OVERHEAD CUPBOARD
OS	OPEN SHELF UNIT
PB	PLASTERBOARD LINING
PD	PLANTER DRAIN
PTRY	PANTRY
REF	REFRIGERATOR AND GPO
RH	RANGEHOOD
RHS	RECTANGULAR HOLLOW SECTION
RWO	RAIN WATER OUTLET
RWP	RAIN WATER PIPE
S	SINK
SC	STEEL COLUMN
SCR	SHOWER SCREEN
SD	SOAP DISH
SHR	SHOWER BASE
SHS	SQUARE HOLLOW SECTION
SP	SEWER PIPE
SR	SHOWER ROSE
SS	STAINLESS STEEL
STS	SHOWER TAP SET
L	LAUNDRY TROUGH
TGI	TACTILE GROUND INDICATORS
TR	TOWEL RAIL
TRH	TOILET ROLL HOLDER
UB	UNDERBENCH OVEN
VB	VANITY BASIN
WM	WASHING MACHINE
WMS	WASHING MACHINE SUPPLY
WC	WATER CLOSET / TOILET SUITE
WS	WHEEL STOP

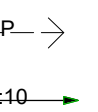
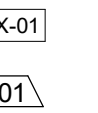
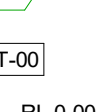
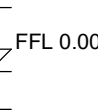
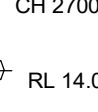
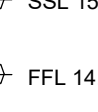
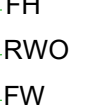
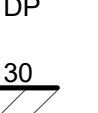
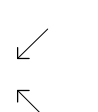
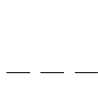
LEGEND - FITOUT PLANS AND ELEVATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
GA. ##	(Glazing Assembly),(Glazing Assembly Number) - Refer to Glazing Assembly Elevations for details.	T01 600 -	Type Mark Width of Unit Mark
W.R.##	(Window),(Room Number),(Window Number) - Refer Elevations & Schedules.	ROOM NAME → 000 ←	Room Name (or abbreviation) Room Number
D.R.##	(Door),(Room Number),(Door Number) - Refer Elevations & Schedules.		Number of Detail Sheet Number of Detail
	Number of Detail Sheet Number of Detail		Orientation of and Detail Number of Internal Elevation
	Detail Number of Section / Elevation Sheet Number of Section / Elevation		

GENERAL KEYNOTE LEGEND

KEYNOTE
CLG-101 SUSPENDEd ACOUSTIC PLASTERBOARD CEILING
CLG-102 SUSPENDEd MOISTURE RESISTANT PLASTERBOARD CEILING
CLG-103 SUSPENDEd ACOUSTIC PLASTERBOARD CEILING
CLG-104 SUSPENDEd FIRE RATED PLASTERBOARD CEILING
CLG-501 PREFINISHED COMPRESSED FIBRE CEMENT SOFFIT LINING
CON-101 OFF-FORM CONCRETE FINISH CLASS 2
DOR-401 OPERABLE WALL
FIX-101 RANGE
FIX-102 GRIDDLE AND STAND
FIX-104 FRYER - FREE STANDING FLOOR
FIX-105 COMBI STEAMER (LARGE)
FIX-106 BAIN MARIE (LARGE)
FIX-107 PASS THROUGH DISHWASHER
FIX-108 UNDER COUNTER DISHWASHER
FIX-110 ESPRESSO COFFEE MACHINE - AUTOMATIC
FIX-112 COMMERCIAL FRIDGE - UPRIGHT 2 DOOR, SELF-CONTAINED (NO GLASS DOORS)*
FIX-113 COMMERCIAL FREEZER - UPRIGHT 2 DOOR, SELF-CONTAINED
FIX-117 UNDERBENCH DISHWASHER
FIX-118 451L REFRIGERATOR
FIX-120 32L INVERTER MICROWAVE
FIX-201 COMMERCIAL ROLLER BLIND
FIX-204 PINBOARD
FLR-108 BROADLOOM CARPET
FLR-109 BROADLOOM CARPET
FLR-110 BROADLOOM CARPET
FLR-201 ENTRY MAT
FLR-301 SHEET VINYL
FLR-303 LINOLEUM SHEETING
FLR-304 LINOLEUM SHEETING
FLR-307 LINOLEUM SHEETING
FLR-308 LINOLEUM SHEETING
FLR-501 TACTILE INDICATORS
FLR-601 ENGINEERED TIMBER FLOORING
ILS-304 ACOUSTIC PANEL
ILS-408 WALL TILING
IWS-301 INTERNAL GLAZED PARTITION
JFF-211 FABRIC
JFL-302 LAMINATE
JFL-304 MAGNETIC LAMINATE WHITEBOARDS
JFL-305 TIMBER LAMINATE
JFL-307 LAMINATE
JFL-308 LAMINATE
JFL-312 LAMINATE
JFL-314 LAMINATE
JFL-316 LAMINATE
PNT-101 INTERIOR PAINT (WALLS - NO WET AREAS)
PNT-102 INTERIOR ACRYLIC PAINT (WALLS - NO WET AREAS)
PNT-103 INTERIOR ACRYLIC PAINT (CEILINGS)
PNT-106 INTERIOR ACRYLIC ENAMEL PAINT (TIMBER DOOR)
PNT-118 INTERIOR ACRYLIC PAINT (WALLS AND CEILINGS)
PNT-119 INTERIOR ACRYLIC PAINT - (CEILINGS)
PNT-121 INTERIOR ACRYLIC PAINT (WALLS)
PNT-123 INTERIOR ACRYLIC PAINT (WALLS AND CEILINGS)
PNT-165 INTERIOR PAINT (WALLS - NO WET AREAS)
PNT-166 INTERIOR ACRYLIC PAINT (CEILINGS)*
SAN-101 KITCHEN SINK
SAN-102 KITCHEN SINK
SAN-103 KITCHEN SINK - HANDS FREE OPERATED
SAN-104 DOUBLE BOWL SINK
SAN-105 SINGLE END BOWL
SAN-203 PAPER TOWEL DISPENSER
SAN-301 HYDROTAP
SAN-303 COMMERCIAL TAPWARE
SAN-304 SINK MIXER
SAN-305 SELF-CLOSING MIXER
SAN-309 SELF-CLOSING PILLAR TAP
TRM-100 SKIRTINGS
TRM-101 MDF SKIRTING
TRM-102 COVED VINYL SKIRTING

GENERAL SYMBOLS LEGEND

SYMBOL	DESCRIPTIONS
	BUILDING/BLOCK TAG
	GRIDLINE
	CENTRELINE
	SETOUT POINT
	INDICATES DIRECTION OF FALL
	BREAK LINE
	INDICATES RISE OF RAMP + STAIRS
	INDICATES SLOPE (UP)
	MATERIAL/FINISH TAG
	WALL TAG
	DOOR TAG
	WINDOW TAG
	FIXTURE TAG
	REDUCED LEVEL - SECTION
	FLOOR FINISH LEVEL - SECTION
	CEILING HEIGHT - SECTION
	REDUCED LEVEL (AHD)
	STRUCTURAL SLAB LEVEL (AHD)
	FINISHED FLOOR LEVEL (AHD)
	FIRE HYDRANT
	RAIN WATER OUTLET
	FLOOR WASTE
	DOWNPIPE
	STEP/SETDOWN (LEVEL CHANGE IN mm)
	LOCALISED FALL IN SLAB TO RWO/IFW
	BOUNDARY OUTLINE
	SECONDARY BOUNDARY / NEIGHBOUR
	ABOVE / OVERHEAD

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NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037)

PRELIMINARY ISSUE
FOR INFORMATION ONLY

REV	DATE	DETAILS	ISSUER
A	05.02.2021	CONSULTANT ISSUE	YC
B	18.02.2021	INTERIM 50% DD ISSUE	HM
C	02.03.2021	50% DD ISSUE	YC
D	08.04.2021	INTERIM 100% DD ISSUE	YC
E	23.04.2021	100% DD ISSUE	HM

CLIENT:

RICHARD CROOKES
CONSTRUCTIONS



PROJECT:

KINGSCLIFF PUBLIC SCHOOL -
STAGE 2 MAIN WORKS

12 ORIENT ST, KINGSCLIFF, NSW

DRAWING TITLE:

GENERAL LEGENDS

SCALE @ A1: As indicated

DRAWN:	CHECKED:	PROJECT No:
YC	AG	1554

DRAWING No:	REVISION:	DATE:
A-X-0003	E	23.04.2021



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Application No: SSD-8378620

Signed: JC

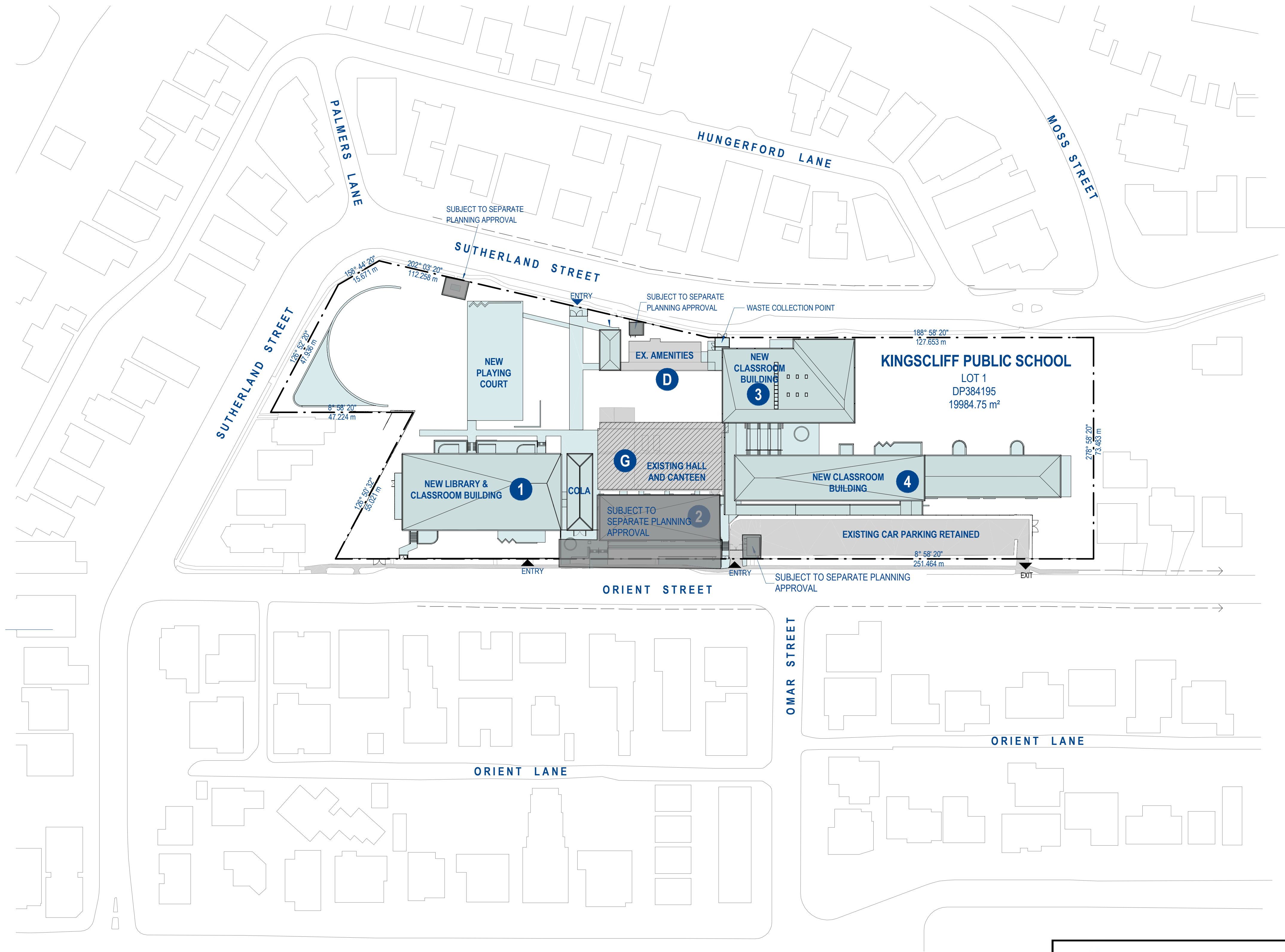
Granted on: 15 February 2022

Sheet no: 1 of 26

BRISBANE
(07) 3257 3622
99 BROOKES STREET
FORTITUDE VALLEY
4006, QLD



www.bickertonmasters.com.au



1 PROPOSED LOCATION PLAN
1 : 750



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Application No: SSD-8378620

Granted on: 15 February 2022

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Sheet no: 2 of 26

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NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037)

PRELIMINARY ISSUE FOR INFORMATION ONLY

REV	DATE	DETAILS	ISSUER
C	02.03.2021	50% DD ISSUE	YC
D	26.03.2021	COORDINATION ISSUE	HM
E	08.04.2021	INTERIM 100% DD ISSUE	YC
F	23.04.2021	100% DD ISSUE	HM
G	27.05.2021	SCHEMATIC DESIGN ISSUE	YC
1	29.06.2021	CONTRACT DOCUMENTATION ISSUE	HM
2	16.07.2021	CONTRACT DOCUMENTATION ISSUE	HM

CLIENT:

**RICHARD CROOKES
CONSTRUCTIONS**



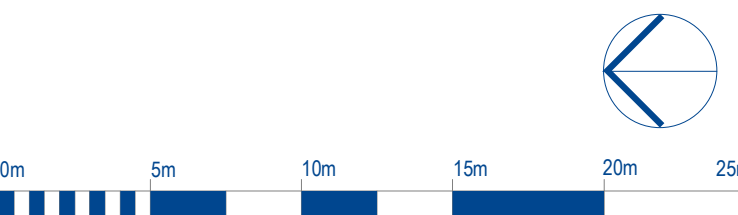
PROJECT:

**KINGSCLIFF PUBLIC SCHOOL -
STAGE 2 MAIN WORKS**

12 ORIENT ST, KINGSCLIFF, NSW

DRAWING TITLE:

PROPOSED LOCATION PLAN



SCALE @ A1: 1 : 750

DRAWN: YC
CHECKED: AG
PROJECT No: 1554

DRAWING No: A-X-0101
REVISION: 2
DATE: 27.05.2021

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BIM

LEGEND - SITE PLAN - DEMOLITION

SYMBOL / GRAPHIC	DESCRIPTION
	PROPERTY BOUNDARY
	EXTENT OF WORKS
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING TO REMAIN (OUT OF SCOPE)
	EXISTING TO BE DEMOLISHED (AS SEEN WHEN CUT)
	EXISTING TO BE DEMOLISHED (AS SEEN IN PROJECTION)

SITE PLAN - DEMOLITION NOTES

- CUT EXISTING FLOOR SLABS FOR NEW EXCAVATIONS, FOR FOOTINGS AND SERVICES. REFER ALSO TO STRUCTURAL AND SERVICES DRAWINGS AND DOCUMENTATION FOR EXTENT OF DEMOLITION WORKS.
- DISCONNECT ALL SERVICES PRIOR TO DEMOLITION. REFER TO CONSULTANT DRAWINGS AND DOCUMENTATION.
- REFER TO ENG'S DRAWINGS FOR EXTENT OF UNDERPINNING OF EXISTING FOOTINGS AND WALLS, REMOVAL OF EXISTING BEAMS, COLUMNS, CONCRETE SLABS AND SEQUENCE OF REMOVAL, TEMPORARY PROPPING OF WALLS, BEAMS, COLUMNS, CONCRETE, SLABS AND BRICKWORK.
- DEMOLITION WORK TO BE COORDINATED WITH THE NEW BUILDING WORK SHOWN ON ARCHITECTURAL DOCUMENTATION AND DOCUMENTATION OF OTHER CONSULTANTS.
- DEMOLISH ALL EXISTING ROOFS.
- REMOVE ALL FIXTURES, FITTINGS, AND FINISHES INCLUDING TILED WALLS AND FLOORS AND CLEAN ALL SURFACES IN PREPARATION OF RECEIVING NEW FINISHES AS PER SCHEDULES OR SPECIFICATION.
- REMOVE ALL PIPEWORK, EQUIPMENT AND SERVICES NOT SPECIFICALLY DOCUMENTED TO BE RETAINED, INCLUDING: METAL DUCTWORK, SPRINKLER PIPEWORK, GUTTERS, DOWNPIPES, ELECTRICAL FIXTURES & FITTINGS, REDUNDANT PLANT EQUIPMENT, AND REDUNDANT SIGNAGE.
- REMOVE ALL SUSPENDED CEILINGS AND PLASTERBOARD CEILINGS INCLUDING DISCONNECTING AND REMOVING ALL ELECTRICAL SERVICES, EQUIPMENT AND LIGHT FITTINGS ETC.
- REMOVE ALL PARTITIONING, AND OTHER LIGHTWEIGHT WALLS, TO ALL FLOORS INCLUDING ANY BUILT IN FIXTURES AND FITTINGS.
- DISCONNECT EXISTING SANITARY FIXTURES, AND DEMOLISH ON ALL LEVELS. REMOVE ALL FITTINGS AND FIXTURES AND ALL WALL & FLOOR TILES.
- NOTE: THE BUILDER SHALL SET OUT ALL WORK ON SITE, INCLUDING THE ESTABLISHMENT OF ALL LEVELS, THE MARKING OF ALL WALLS AND THE LOCATIONS OF ALL RISER DUCTS. PRIOR TO THE COMMENCEMENT OF SHOP DRAWINGS OR CONSTRUCTION, THIS SHALL INCLUDE A STUDY OF, AND ALLOWANCE FOR, ALL EXISTING CONDITIONS INCLUDING EXISTING SERVICES WITHIN AND AROUND THE SITE.
- ALL SHOP DRAWINGS SHALL BE PREPARED ON THE BASIS OF SITE CONFIRMATION OF EXISTING CONDITIONS. SHOULD ANY VARIATIONS OCCUR IN THE DOCUMENTATION WHICH WILL EFFECT THE WORK, THE BUILDER SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
- THIS DRAWING BROADLY SETS OUT DEMOLITION WORK. THE BUILDER SHALL CARRY OUT ALL DEMOLITION NECESSARY TO COMPLETE THE WORKS.
- THE BUILDER SHALL ALLOW TO MAKE GOOD EDGES/SIDES OF ALL DEMOLISHED MASONRY WALLS AND WINDOWS TO CLEAR AND STRAIGHT EDGE SO AS TO ALLOW FOR FUTURE FINISHED.
- REMOVE ALL FLOOR COVERINGS AND ADHESIVES ASSOCIATED WITH FLOOR COVERINGS. ALLOW FOR NEW FINISHES TO BE APPLIED.
- REMOVE ALL WINDOWS, SECURITY MESH AND SCREENS.
- REMOVE ALL INTERNAL AND EXTERNAL DOORS.
- REMOVE ALL MECHANICAL DUCTWORK & EQUIPMENT WHICH EXTENDS TO PERIMETER OF BUILDING.
- REFER TO LANDSCAPE ARCHITECTS DRAWING FOR EXTENT OF REMOVAL OF EXISTING RETAINING WALLS AND EXISTING VEGETATION.
- REMOVE ALL EXISTING PLANTER BOXES AND MAKE GOOD TO FINISHED FLOOR SURFACE SO AS TO ALLOW FOR FUTURE FINISHES.
- WHERE STAIRS ARE TO BE DEMOLISHED ENSURE ENTIRE STAIR IS DEMOLISHED INCLUDING BALUSTRADES AND UNDERSIDE OF SOFFIT WHERE IT MEETS THE SLAB ABOVE.
- ALL LEVELS NOTED ON DRAWINGS ARE INDICATIVE ONLY. MINOR VARIATIONS IN LEVELS ARE TO BE ALLOWED FOR.

SITE PLAN - GENERAL NOTES

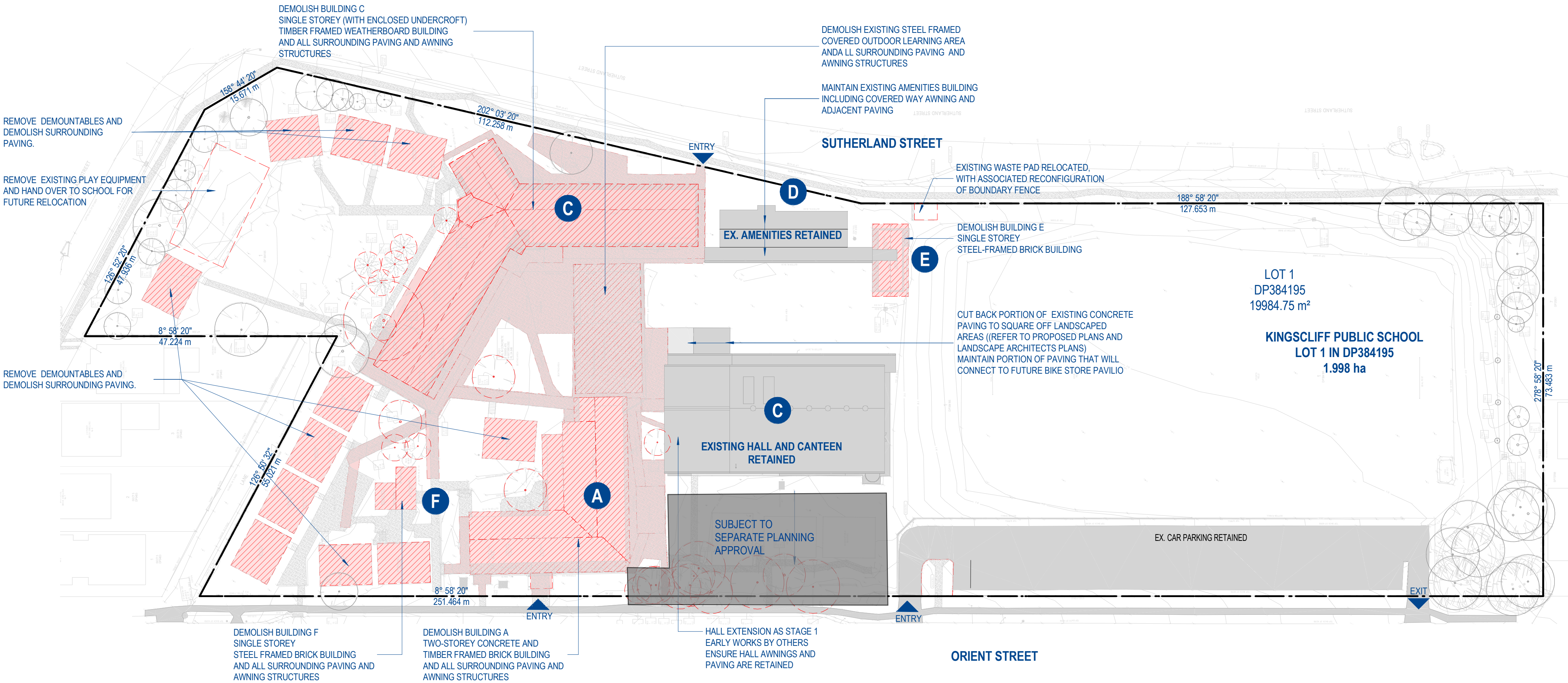
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- THE SETOUT DIMENSIONS REFLECT ARCHITECTURAL INTENT. IF THE DIMENSIONS ARE INCONSISTENT WITH OTHER CONSULTANT'S INPUT, THE CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING.

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NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037)

PRELIMINARY ISSUE
FOR INFORMATION ONLY

REV	DATE	DETAILS	ISSUER
B	18.02.2021	INTERIM 50% DD ISSUE	HM
C	02.03.2021	50% DD ISSUE	YC
D	26.03.2021	COORDINATION ISSUE	HM
E	08.04.2021	INTERIM 100% DD ISSUE	YC
F	23.04.2021	100% DD ISSUE	HM
1	29.06.2021	CONTRACT DOCUMENTATION ISSUE	HM
2	16.07.2021	CONTRACT DOCUMENTATION ISSUE	HM



1 SITE PLAN - EXISTING & DEMOLITION
1 : 500

NSW GOVERNMENT
Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979

Application No: SSD-8378620 Signed: JC
Granted on: 15 February 2022 Sheet no: 3 of 26

CLIENT:
RICHARD CROOKES CONSTRUCTIONS

PROJECT:
KINGSCLIFF PUBLIC SCHOOL - STAGE 2 MAIN WORKS

12 ORIENT ST, KINGSCLIFF, NSW

DRAWING TITLE:
SITE PLAN - EXISTING AND DEMOLITION

SCALE @ A1: 1 : 500
DRAWN: YC CHECKED: AG PROJECT No: 1554
DRAWING No: A-X-0111 REVISION: 2 DATE: 23.04.2021

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Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Application No: SSD-8378620

Signed: JC

Granted on: 15 February 2022

Sheet no: 4 of 26

LEGEND - OVERALL SITE PLAN

SYMBOL / GRAPHIC	DESCRIPTION
	PROPERTY BOUNDARY
	EXTENT OF WORKS
	FENCE LINE
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	EXISTING TREE TO REMAIN
	NEW TREE - INDICATIVE ONLY

SITE PLAN - GENERAL NOTES

- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH SINSW – EDUCATIONAL FACILITIES STANDARDS AND GUIDELINES (EFSG). IF A CONFLICT EXISTS BETWEEN THE EFSG AND THE DRAWINGS & SPECIFICATIONS, THE MORE ONEROUS REQUIREMENT OR CHARACTERISTIC SHALL BE ADOPTED, AND SEEK CLARIFICATION PRIOR TO PROCEEDING
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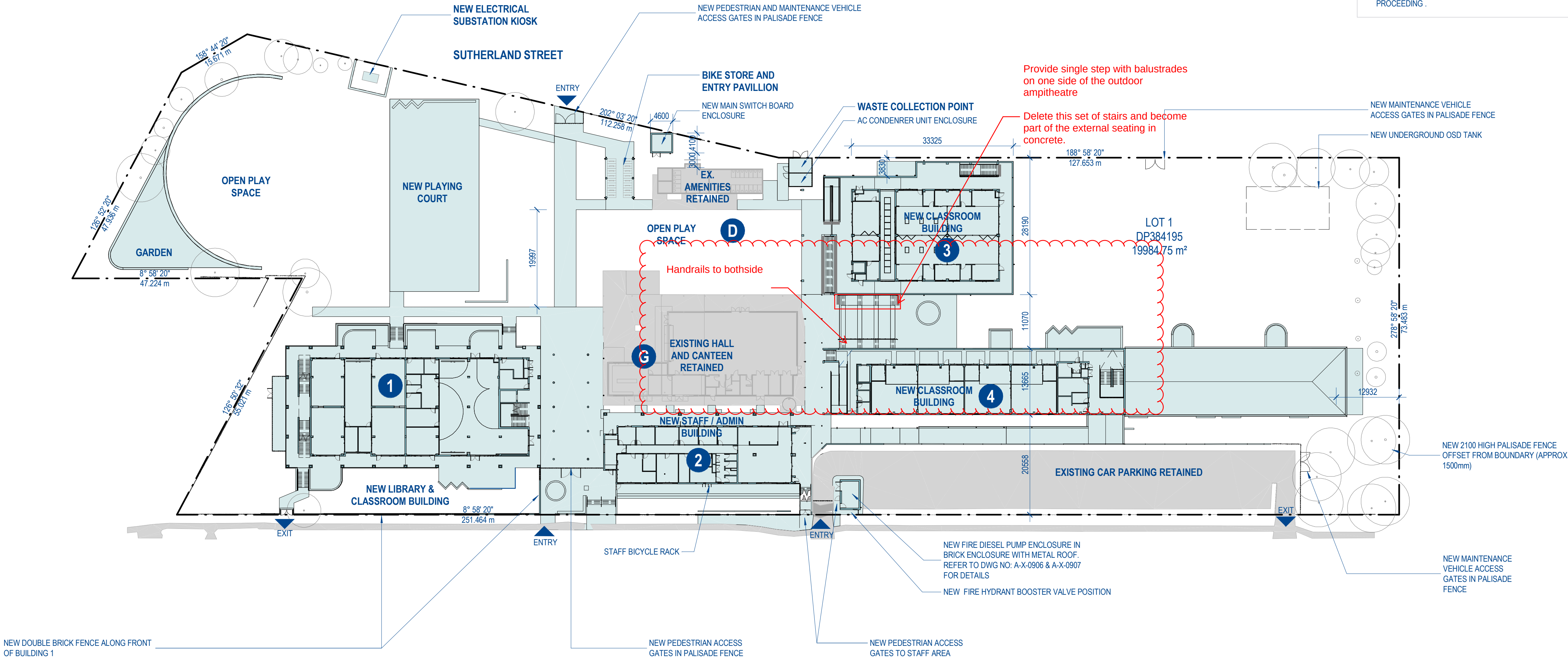
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NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037)

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G	18.05.2021	CONSULTANTS COORDINATION	YC
H	27.05.2021	SCHEMATIC DESIGN ISSUE	YC
1	29.06.2021	CONTRACT DOCUMENTATION ISSUE	HM
2	16.07.2021	CONTRACT DOCUMENTATION ISSUE	HM



1 SITE PLAN - PROPOSED - GROUND
1: 500

CLIENT:

RICHARD CROOKES
CONSTRUCTIONS



PROJECT:

KINGSCLIFF PUBLIC SCHOOL -
STAGE 2 MAIN WORKS

12 ORIENT ST, KINGSCLIFF, NSW

DRAWING TITLE:

SITE PLAN - PROPOSED - GROUND



SCALE @ A1: 1 : 500

DRAWN: YC CHECKED: AG PROJECT No: 1554

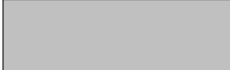
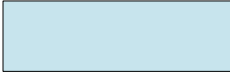
DRAWING No: A-X-0112 REVISION: 2 DATE: 27.05.2021

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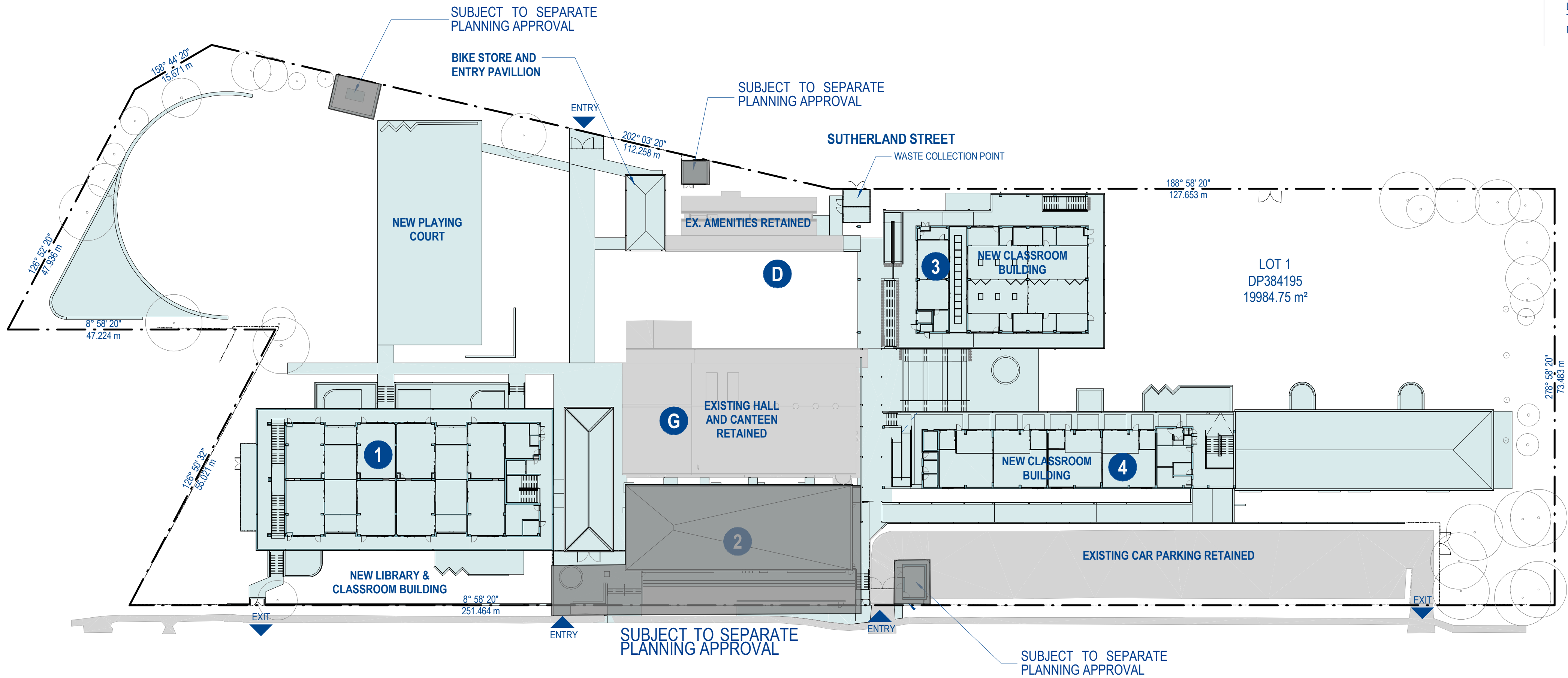


Sheet no: 5 of 26

LEGEND - OVERALL SITE PLAN	
SYMBOL / GRAPHIC	DESCRIPTION
	PROPERTY BOUNDARY
	EXTENT OF WORKS
	FENCE LINE
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	EXISTING TREE TO REMAIN
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SITE PLAN - GENERAL NOTES

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1 SITE PLAN - PROPOSED - LEVEL 1
1 : 500

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NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037)

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I	29.06.2021	CONTRACT DOCUMENTATION ISSUE	HM
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CLIENT: _____

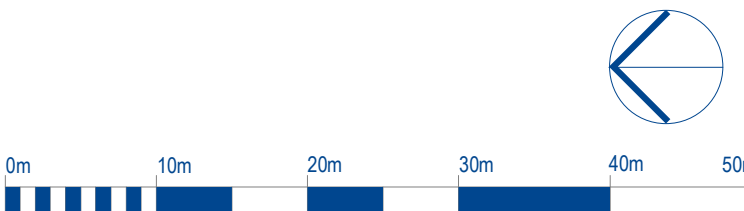
RICHARD CROOKES
CONSTRUCTIONS



PROJECT: **KINGSCLIFF PUBLIC SCHOOL -
STAGE 2 MAIN WORKS**

12 ORIENT ST, KINGSCLIFF, NSW

DRAWING TITLE:
SITE PLAN - PROPOSED - LEVEL 1



SCALE @ A1: 1 : 500		
DRAWN:	CHECKED:	PROJECT No:
YC	AG	1554
DRAWING No:	REVISION:	DATE:
A-X-0113	2	27.05.2021

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LEGEND - OVERALL SITE PLAN

SYMBOL / GRAPHIC	DESCRIPTION
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	EXTENT OF WORKS
	FENCE LINE
	EXISTING TO REMAIN
	NEW CONSTRUCTION
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LEGEND - OVERALL SITE PLAN

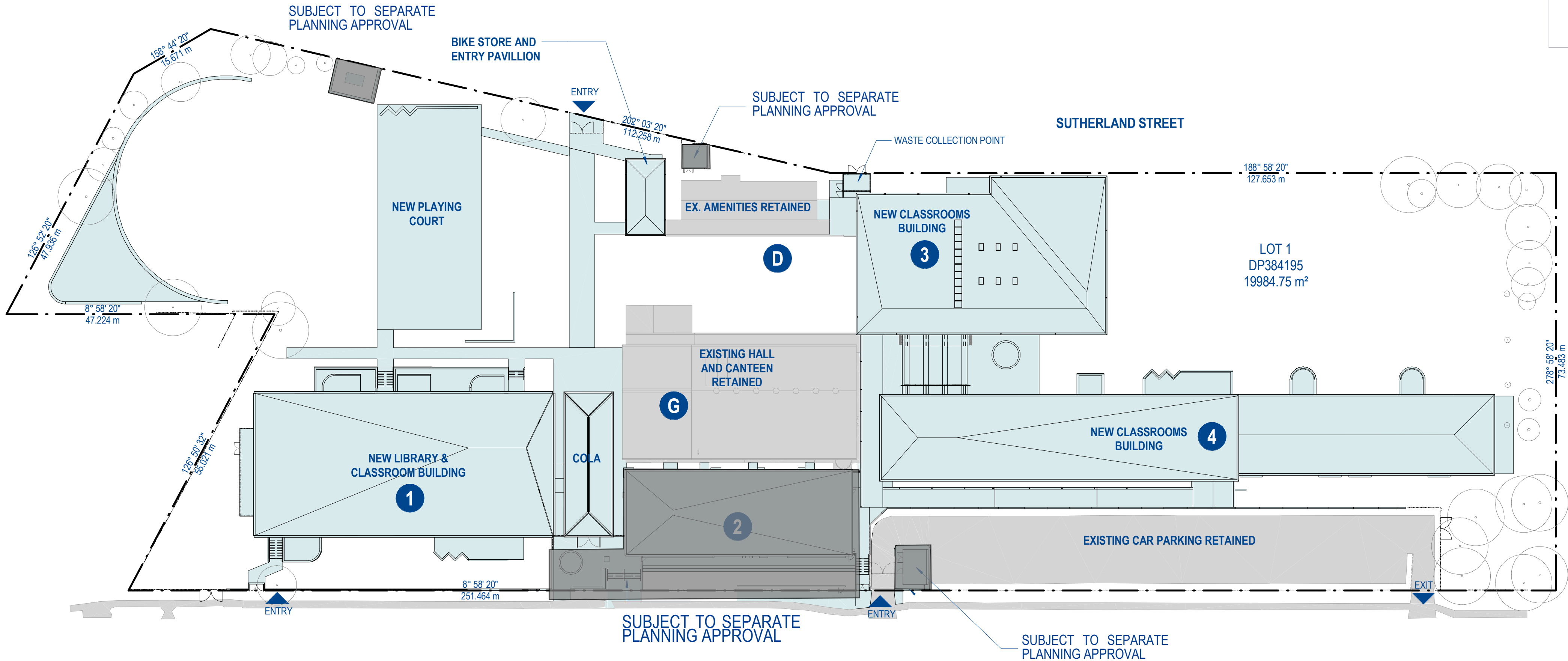
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F	23.04.2021	100% DD ISSUE	HM
G	27.05.2021	SCHEMATIC DESIGN ISSUE	YC
1	29.06.2021	CONTRACT DOCUMENTATION ISSUE	HM
2	16.07.2021	CONTRACT DOCUMENTATION ISSUE	HM



1 SITE PLAN - PROPOSED - ROOF
1:500



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Application No: SSD-8378620

Signed: JC

Granted on: 15 February 2022

Sheet no: 6 of 26

CLIENT:

RICHARD CROOKES
CONSTRUCTIONS

Education
School Infrastructure

PROJECT:
KINGSCLIFF PUBLIC SCHOOL -
STAGE 2 MAIN WORKS

12 ORIENT ST, KINGSCLIFF, NSW

DRAWING TITLE:
SITE PLAN - PROPOSED - ROOF

0m 10m 20m 30m 40m 50m

SCALE @ A1: 1 : 500

DRAWN:	CHECKED:	PROJECT No:
YC	AG	1554
DRAWING No:	REVISION:	DATE:
A-X-0114	2	27.05.2021

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Nominated Architects: Adam Haddow-188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	29.03.21	ISSUE FOR SSDA APPROVAL	AH0	ME
2	03.05.21	CONSULTANT ISSUE	HG	ME
3	10.05.21	ISSUE FOR SSDA APPROVAL	HG	ME
4	25.05.21	ISSUE FOR SSDA APPROVAL	HG	ME

LEGEND

 FIRE HOSE REEL

Client



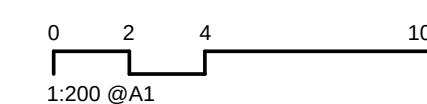
Project

KINGSLIFF PUBLIC SCHOOL

12 ORIENT STREET KINGSCLIFF NSW
2487

Drawing Name

BUILDING 1 - LIBRARY & HOME BASES - FLOOR PLANS AND ROOF PLAN



Date	Scale	Sheet Size
25.05.21	1 : 200	@ A1

Drawn	Chk.	Job No.
AHo	ME	6181

SSDA-1-1-0201 / 4



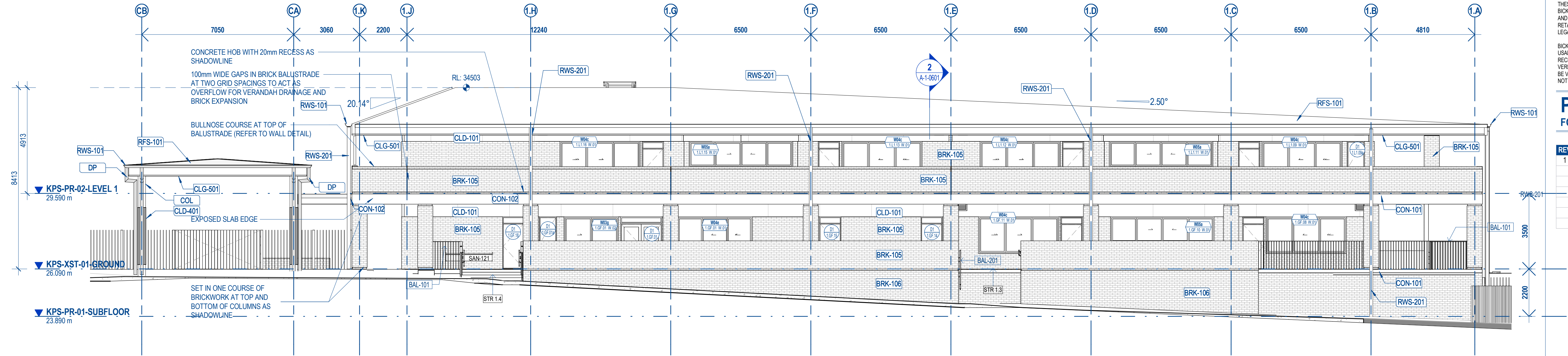
REV	DATE	DETAILS	ISSUER
1	04.06.2021	CONTRACT DOCUMENTATION ISSUE	YC

NORTH

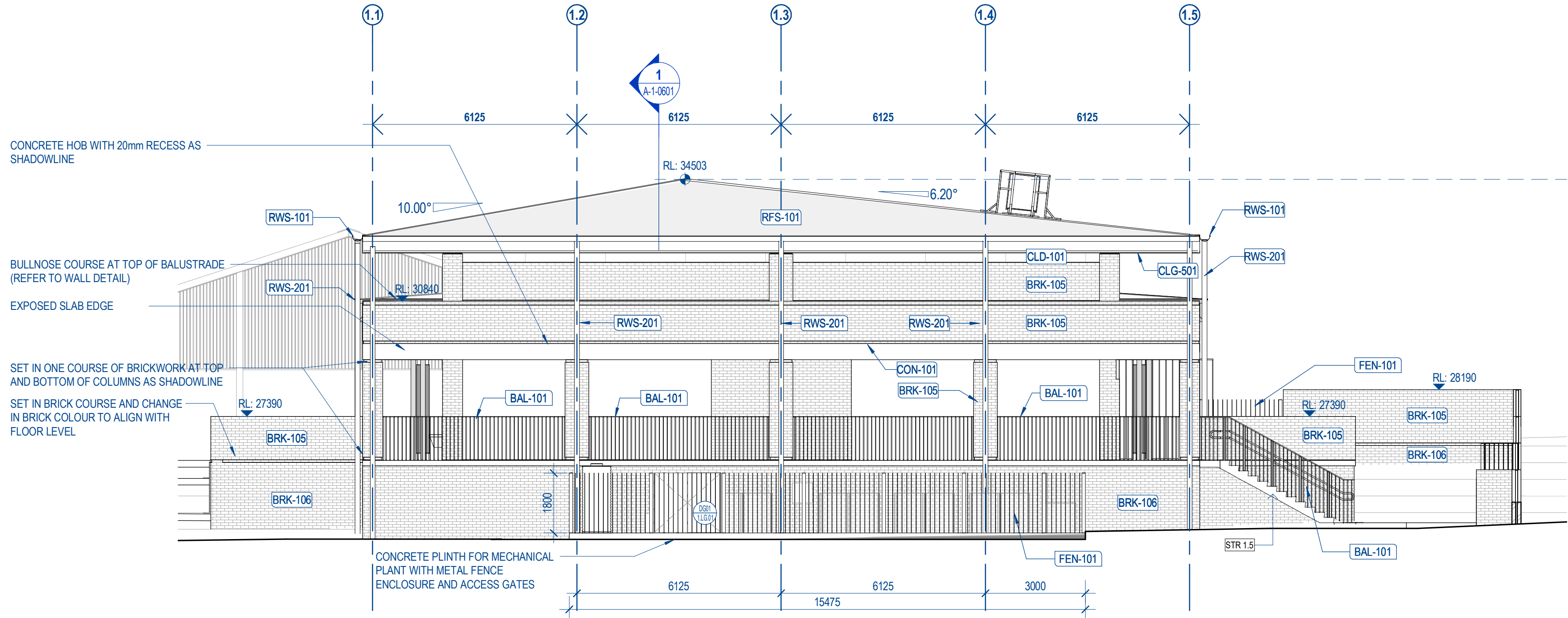


RCP NOTES	
- CONTRACTOR TO CONFIRM INSULATION REQUIREMENTS IN ACCORDANCE WITH THE SECTION J REPORT AND REQUIRED R VALUES. - LOCATION OF BUILDING SERVICES REFLECT ARCHITECTURAL INTENT. REFER TO SERVICES CONSULTANT'S DRAWINGS AND REPORTS FOR QUANTITIES. WHERE OMISSIONS OR DISCREPANCIES OCCUR, THE CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING. - LIGHTING TO COMPLY WITH NCC AND EFSG REQUIREMENTS. - PROVIDE ACOUSTIC PANNELLING TO ACOUSTIC CONSULTANT'S ADVICE. - SETOUT AS PER ARCHITECTURAL INTENT. QUANTITIES TO ELECTRICAL ENGINEER'S SPECIFICATION.	- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH SINSW – EDUCATIONAL FACILITIES STANDARDS AND GUIDELINES (EFSG). IF A CONFLICT EXISTS BETWEEN THE EFSG AND THE DRAWINGS & SPECIFICATIONS, THE MORE ONEROUS REQUIREMENT OR CHARACTERISTIC SHALL BE ADOPTED, AND SEEK CLARIFICATION PRIOR TO PROCEEDING - ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL, CIVIL, AND BUILDING SERVICES DRAWINGS & SPECIFICATIONS AND ALL RELEVANT PROJECT CONSULTANT REPORTS. WHERE ANY DISCREPANCY OCCURS, CONTRACTOR TO SEEK CLARIFICATION PRIOR TO PROCEEDING.

KEYNOTE LEGEND	
CODE	ELEMENT
CLG-101	SUSPENDED PLASTERBOARD CEILING
CLG-102	SUSPENDED MOISTURE RESISTANT PLASTERBOARD CEILING
CLG-104	SUSPENDED FIRE RATED PLASTERBOARD CEILING
CLG-105	SUSPENDED PLASTERBOARD GRID CEILING
CLG-106	SUSPENDED PERFORATED PLASTERBOARD CEILING
CLG-107	SUSPENDED SECURITY CEILING
CON-501	PREFINISHED COMPRESSED FIBRE CEMENT SOFFIT LINING
CON-101	OFF-FORM CONCRETE FINISH - CLASS 2
CON-102	WORKED CONCRETE FINISH - BROOM
RWS-201	DOWNPIPE



1 BUILDING 1 - EAST ELEVATION
A-1-0501 1:100



2 BUILDING 1 - NORTH ELEVATION
A-1-0201 1:100

GENERAL NOTES

- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH SINSW – EDUCATIONAL FACILITIES STANDARDS AND GUIDELINES (EFGS). IF A CONFLICT EXISTS BETWEEN THE EFGS AND THE DRAWINGS & SPECIFICATIONS, THE MORE ONEROUS REQUIREMENT OR CHARACTERISTIC SHALL BE ADOPTED, AND SEEK CLARIFICATION PRIOR TO PROCEEDING
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LEGEND - BUILDING ELEVATION

SYMBOL / GRAPHIC	DESCRIPTION
GA.##	(Glazing Assembly) (Glazing Assembly Number) - Refer to Glazing Assembly Elevations for details.
W.R.##	(Window) (Room Number) (Window Number) - Refer Elevations & Schedules.
D.R.##	(Door) (Room Number) (Door Number) - Refer Elevations & Schedules.
000 0000	Detail Number of Section / Elevation Sheet Number of Section / Elevation

KEYNOTE LEGEND

CODE	ELEMENT
BAL-101	METAL HANDRAIL/ BALUSTRADE
BRK-105	FACE BRICKWORK - CLAY
BRK-106	FACE BRICKWORK - CLAY
CLD-101	PREFINISHED COMPRESSED FIBRE CEMENT CLADDING
CLD-401	EXTERNAL TILING - COLUMNS
CLG-501	PREFINISHED COMPRESSED FIBRE CEMENT SOFFIT LINING
COL	STRUCTURAL COLUMN - REFER STRUCT. DWGS.
CON-101	OFF-FORM CONCRETE FINISH - CLASS 2
CON-102	WORKED CONCRETE FINISH - BROOM
DP	DOWNSPIPE - REFER TO HYDRAULIC DWGS.
FEN-101	STEEL PALISADE FENCE
RFS-101	METAL DECK ROOF
RWS-101	EAVES GUTTER
RWS-201	DOWNSPIPE

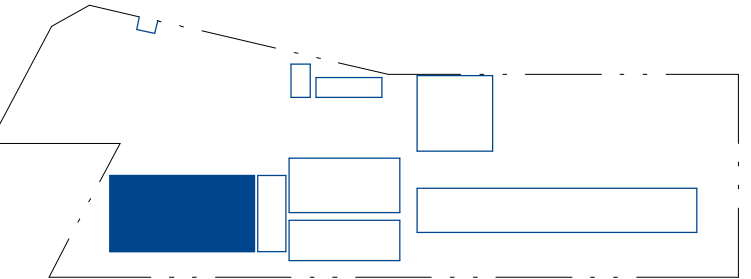
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REV	DATE	DETAILS	ISSUER
1	04.06.2021	CONTRACT DOCUMENTATION ISSUE	YC



KEY PLAN

CLIENT:

**RICHARD CROOKES
CONSTRUCTIONS**



PROJECT:

**KINGSCLIFF PUBLIC SCHOOL -
STAGE 2 MAIN WORKS**

**12 ORIENT STREET, KINGSCLIFF,
NSW 2487**

DRAWING TITLE:

**BUILDING 1 - LIBRARY & HOME BASE -
ELEVATION 01**



NORTH

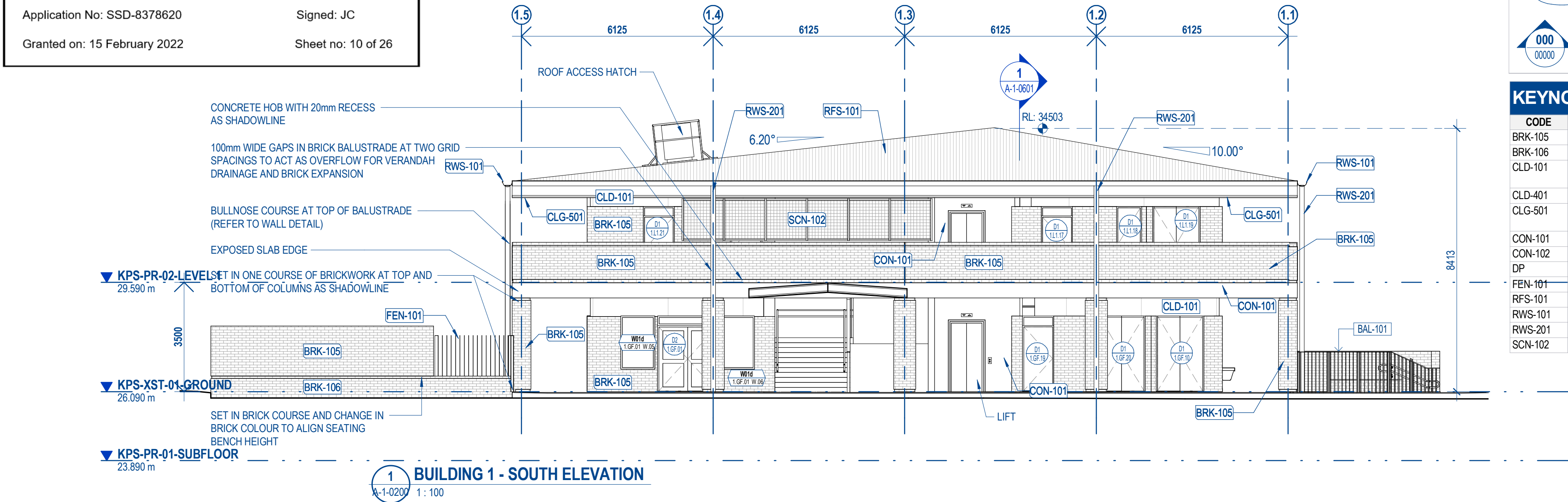
DATE: **04.06.2021** SCALE @ A1: **1:100**

DRAWN: **YC** CHECKED: **AB** PROJECT No: **1554**

DRAWING No: **A-1-0501** REVISION: **1**

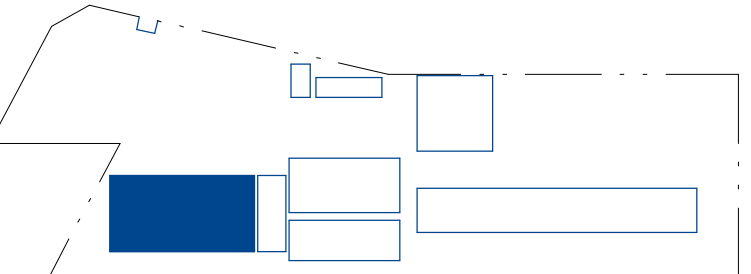
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PRELIMINARY ISSUE FOR INFORMATION ONLY

REV	DATE	DETAILS	ISSUER
1	04.06.2021	CONTRACT DOCUMENTATION ISSUE	YC



KEY PLAN

CLIENT:

**RICHARD CROOKES
CONSTRUCTIONS**



PROJECT:

**KINGSCLIFF PUBLIC SCHOOL -
STAGE 2 MAIN WORKS**

**12 ORIENT STREET, KINGSCLIFF,
NSW 2487**

DRAWING TITLE:

**BUILDING 1 - LIBRARY & HOME BASE -
SECTION 01**



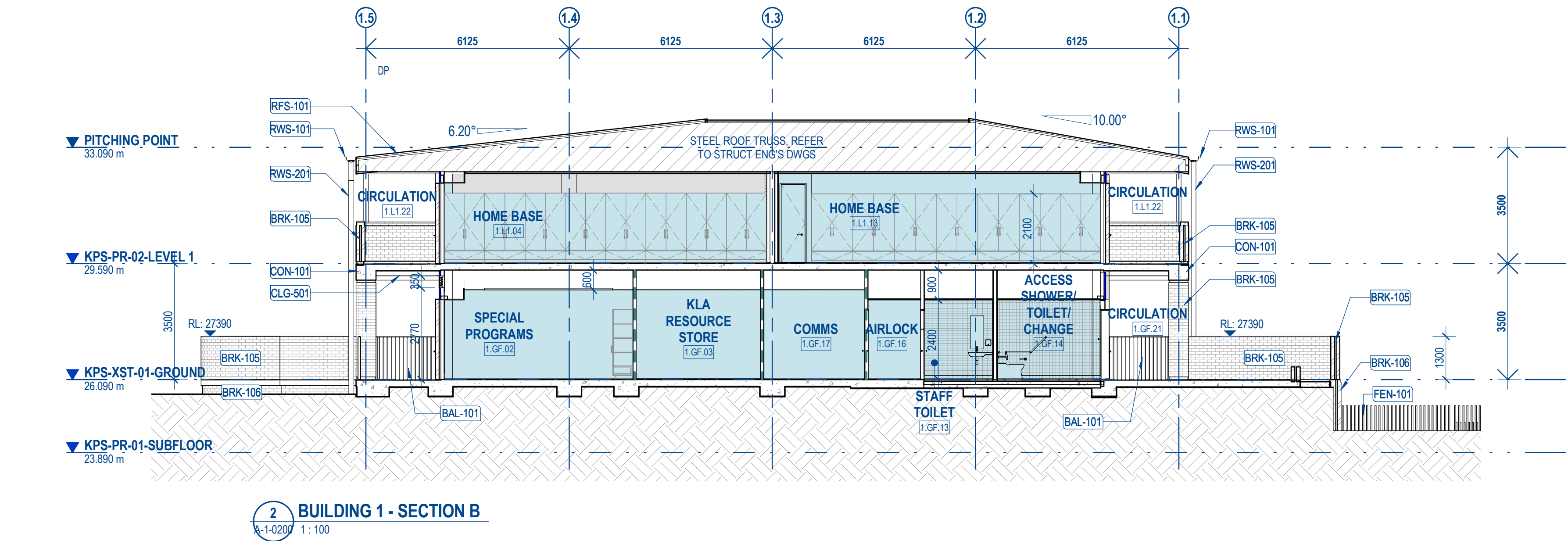
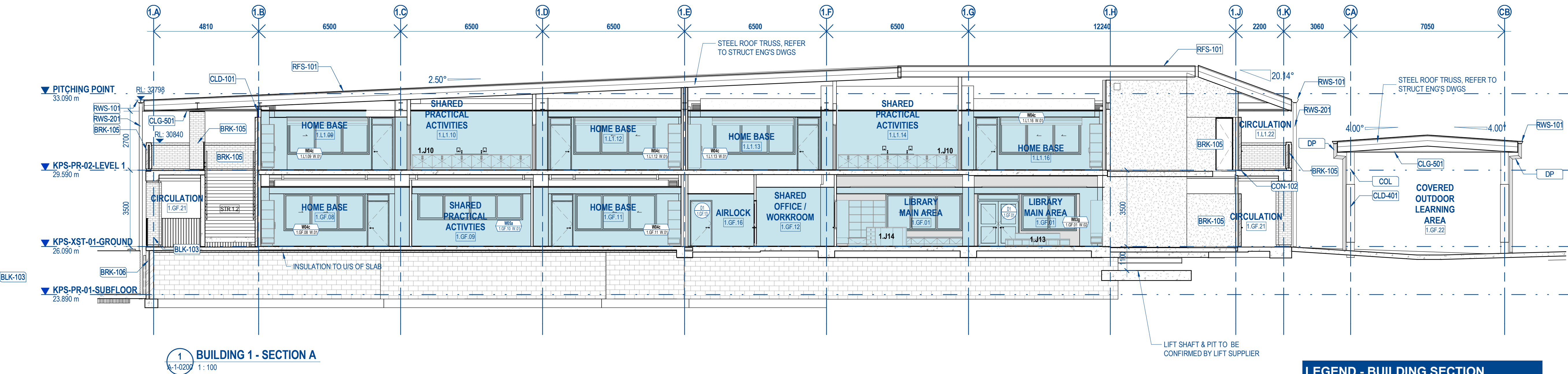
DATE: **04.06.2021** SCALE @ A1: **1 : 100**

DRAWN: **YC** CHECKED: **AB** PROJECT No: **1554**

DRAWING No: **A-1-0601** REVISION: **1**

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LEGEND - BUILDING SECTION

SYMBOL / GRAPHIC	DESCRIPTION
GA.##	(Glazing Assembly) (Glazing Assembly Number) - Refer to Glazing Assembly Elevations for details.
W.R.##	(Window) (Room Number) (Window Number) - Refer Elevations & Schedules.
D.R.##	(Door) (Room Number) (Door Number) - Refer Elevations & Schedules.
ROOM NAME	Room Name (or abbreviation)
000	Room Number
000 0000	Detail Number of Section / Elevation Sheet Number of Section / Elevation
---	WALL LINING SECURITY - RATING D - TO COMPLY WITH EFSG REQUIREMENTS
W-02	WALL TYPE MARK - REFER SCHEDULE
---	WALL FIRE RATING - 60/60/60 - REFER SCHEDULE

ROOM COLOUR FILL LEGEND

SYMBOL / GRAPHIC	DESCRIPTION
---	EXISTING TO REMAIN (OUT OF SCOPE)
---	NEW CONSTRUCTION

GENERAL NOTES

- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH SINSW – EDUCATIONAL FACILITIES STANDARDS AND GUIDELINES (EFSG). IF A CONFLICT EXISTS BETWEEN THE EFSG AND THE DRAWINGS & SPECIFICATIONS, THE MORE ONEROUS REQUIREMENT OR CHARACTERISTIC SHALL BE ADOPTED, AND SEEK CLARIFICATION PRIOR TO PROCEEDING
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL, CIVIL, AND BUILDING SERVICES DRAWINGS & SPECIFICATIONS.
- WHERE ANY DISCREPANCY OCCURS, CONTRACTOR TO SEEK CLARIFICATION PRIOR TO PROCEEDING
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT CONSULTANT REPORTS
- CONTRACTOR TO CONFIRM COMPLIANCE WITH THE BCA AND DDA ACCESS REPORTS INCLUDING ALL RECOMMENDATIONS & SUGGESTED PERFORMANCE SOLUTIONS. WHERE A DISCREPANCY OCCURS BETWEEN THE REPORT & DOCUMENTATION, CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING
- THE SETOUT DIMENSIONS REFLECT ARCHITECTURAL INTENT. IF THE DIMENSIONS ARE INCONSISTENT WITH OTHER CONSULTANT'S INPUT, THE CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING.

KEYNOTE LEGEND

CODE	ELEMENT
BAL-101	METAL HANDRAIL/ BALUSTRADE
BLK-103	CONCRETE BLOCKWORK - 190MM
BRK-105	FACE BRICKWORK - CLAY
BRK-106	FACE BRICKWORK - CLAY
CLD-101	PREFINISHED COMPRESSED FIBRE CEMENT CLADDING
CLD-401	EXTERNAL TILING - COLUMNS
CLG-501	PREFINISHED COMPRESSED FIBRE CEMENT SOFFIT LINING
COL	STRUCTURAL COLUMN - REFER STRUCT. DWGS.
CON-101	OFF-FORM CONCRETE FINISH - CLASS 2
CON-102	WORKED CONCRETE FINISH - BROOM
DP	DOWNPIPE - REFER TO HYDRAULIC DWGS.
FEN-101	STEEL PALISADE FENCE
RFS-101	METAL DECK ROOF
RWS-101	EAVES GUTTER
RWS-201	DOWNPIPE



**Department of Planning
and Environment**

Issued under the Environmental Planning and Assessment Act 1979

Application No: SSD-8378620

Signed: JC

Granted on: 15 February 2022

Sheet no: 11 of 26

FOR INFORMATION

Rev	Date	Revision	By	Chk.
1	29.03.21	ISSUE FOR SSDA APPROVAL	AHo	ME
2	03.05.21	CONSULTANT ISSUE	HG	ME
3	10.05.21	ISSUE FOR SSDA APPROVAL	HG	ME
4	25.05.21	ISSUE FOR SSDA APPROVAL	HG	ME

LEGEND

 FIRE HOSE REEL



Project

KINGSCLIFF PUBLIC SCHOOL

12 ORIENT STREET KINGSCLIFF NSW 2487

Drawing Name
BUILDING 3 - HOME BASES - FLOOR PLANS AND ROOF PLAN

0 2 4 10m
1:200 @A1

Date Scale Sheet Size

25.05.21 1 : 200 @ A1

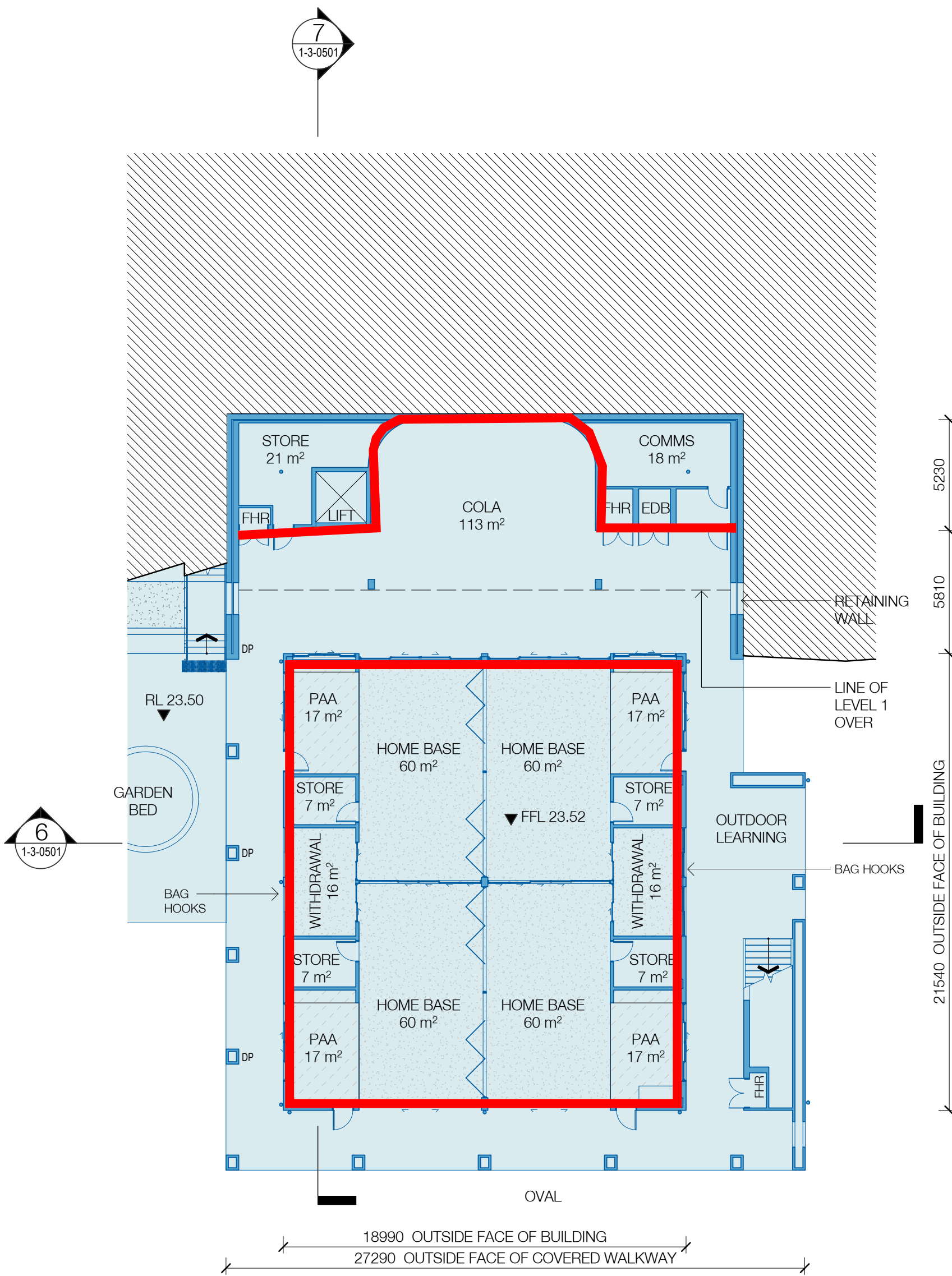
Drawn Chk. Job No.

AHo ME 6181

Drawing No. Revision

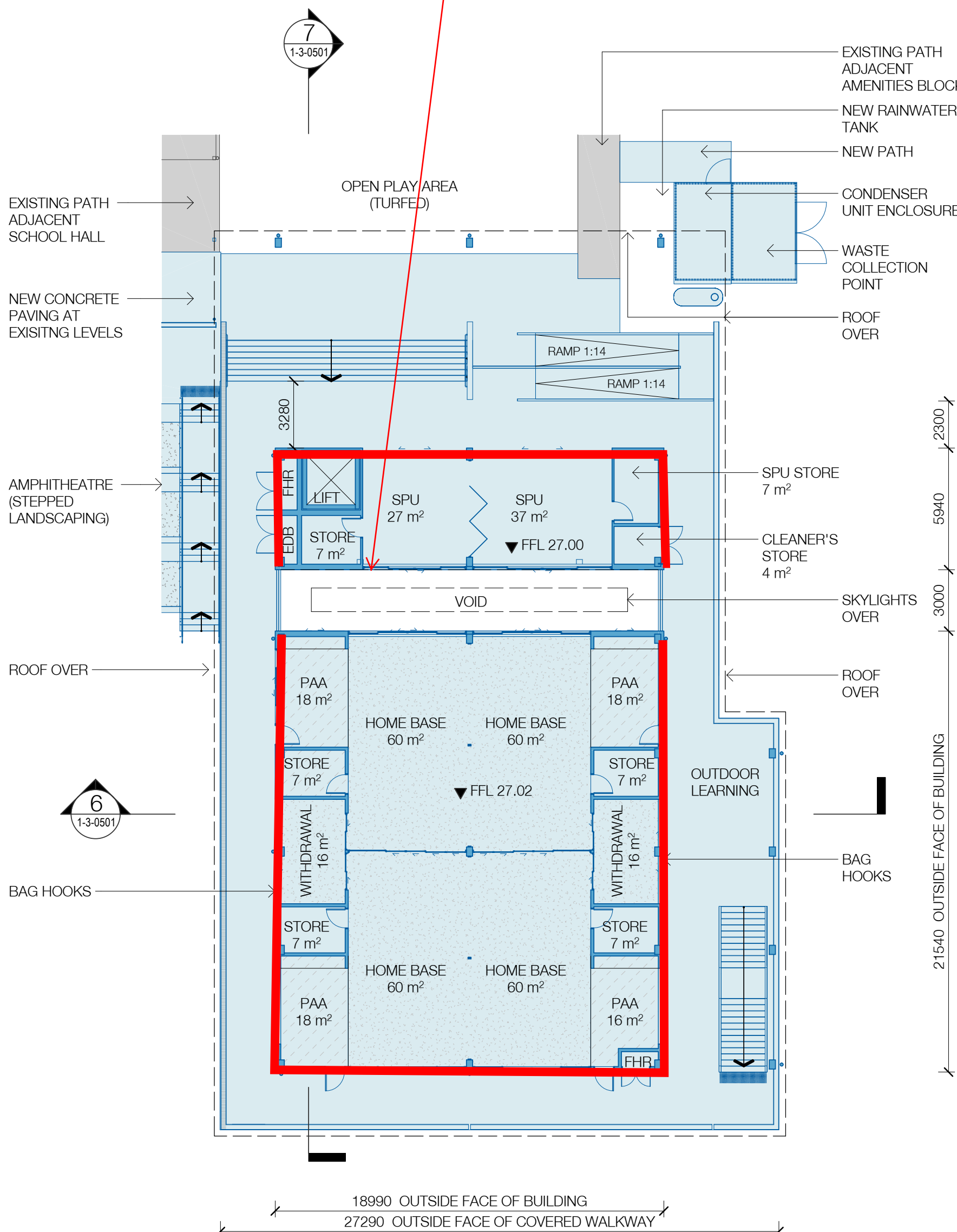
SSDA-1-3-0201 / 4

SJB Architects
L2, 490 Crown St
Surry Hills NSW
2010 Australia
T 61 2 9380 9911
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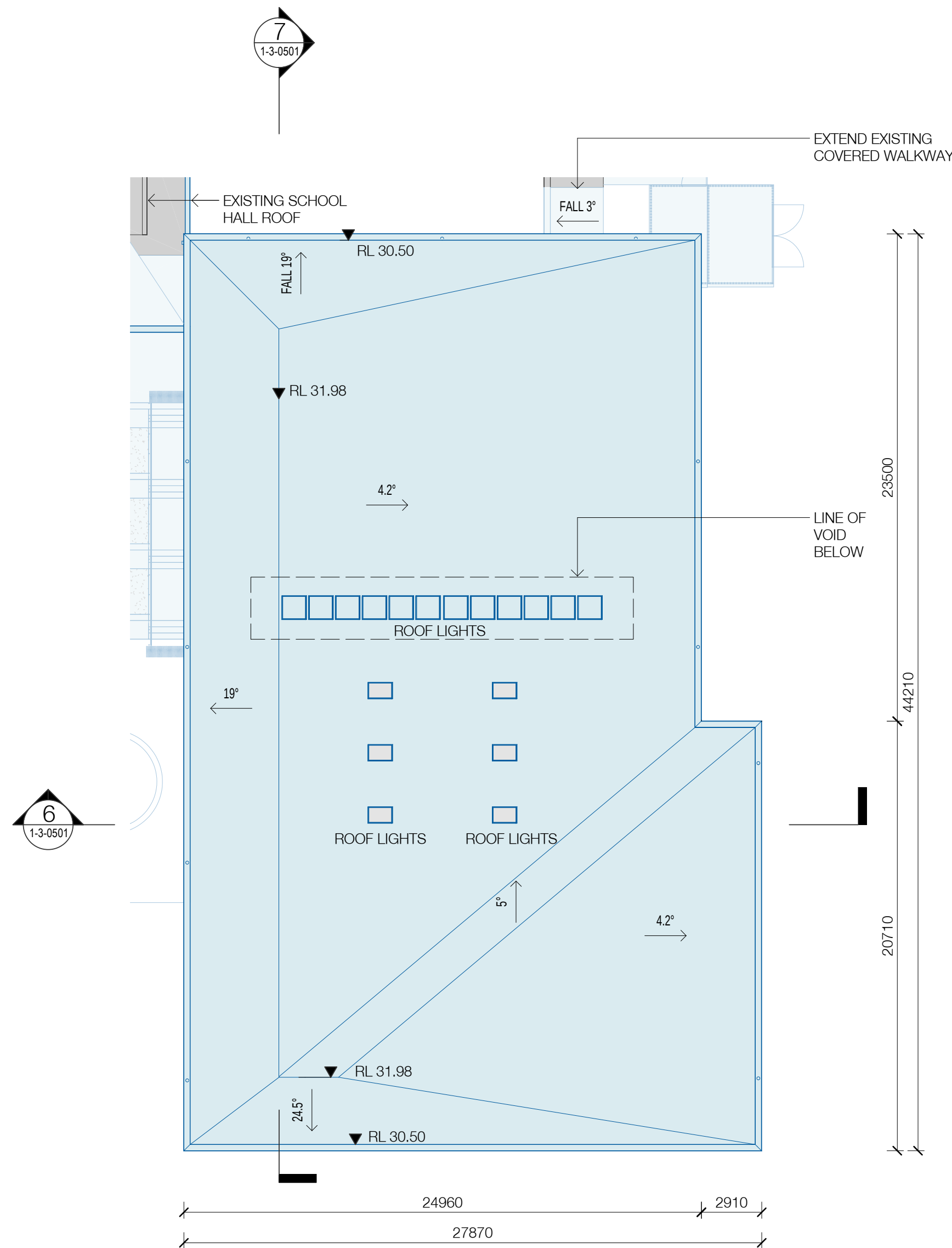
1 BUILDING 3 - LOWER GROUND PLAN

1 : 200



2 BUILDING 3 - GROUND PLAN

1 : 200



3 BUILDING 3 - ROOF PLAN

1 : 200



Department of Planning
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Application No: SSD-8378620

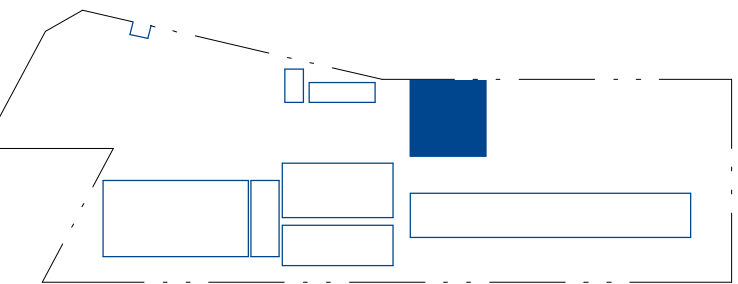
Signed: JC

Granted on: 15 February 2022

Sheet no: 12 of 26

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C	02.03.2021	50% DD ISSUE	YC
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E	27.05.2021	SCHEMATIC DESIGN ISSUE	YC
F	04.06.2021	100% DD ISSUE	HM
1	02.07.2021	CONTRACT DOCUMENTATION ISSUE	HM
2	16.07.2021	CONTRACT DOCUMENTATION ISSUE	HM



KEY PLAN - NTS

CLIENT:

**RICHARD CROOKES
CONSTRUCTIONS**



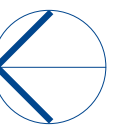
PROJECT:

**KINGSCLIFF PUBLIC SCHOOL -
STAGE 2 MAIN WORKS**

**12 ORIENT STREET, KINGSCLIFF,
NSW 2487**

DRAWING TITLE:

**BUILDING 3 - HOME BASE - REFLECTED
CEILING PLAN - LOWER GROUND**



0m 2m 4m 6m 8m 10m

SCALE @ A1: 1 : 100

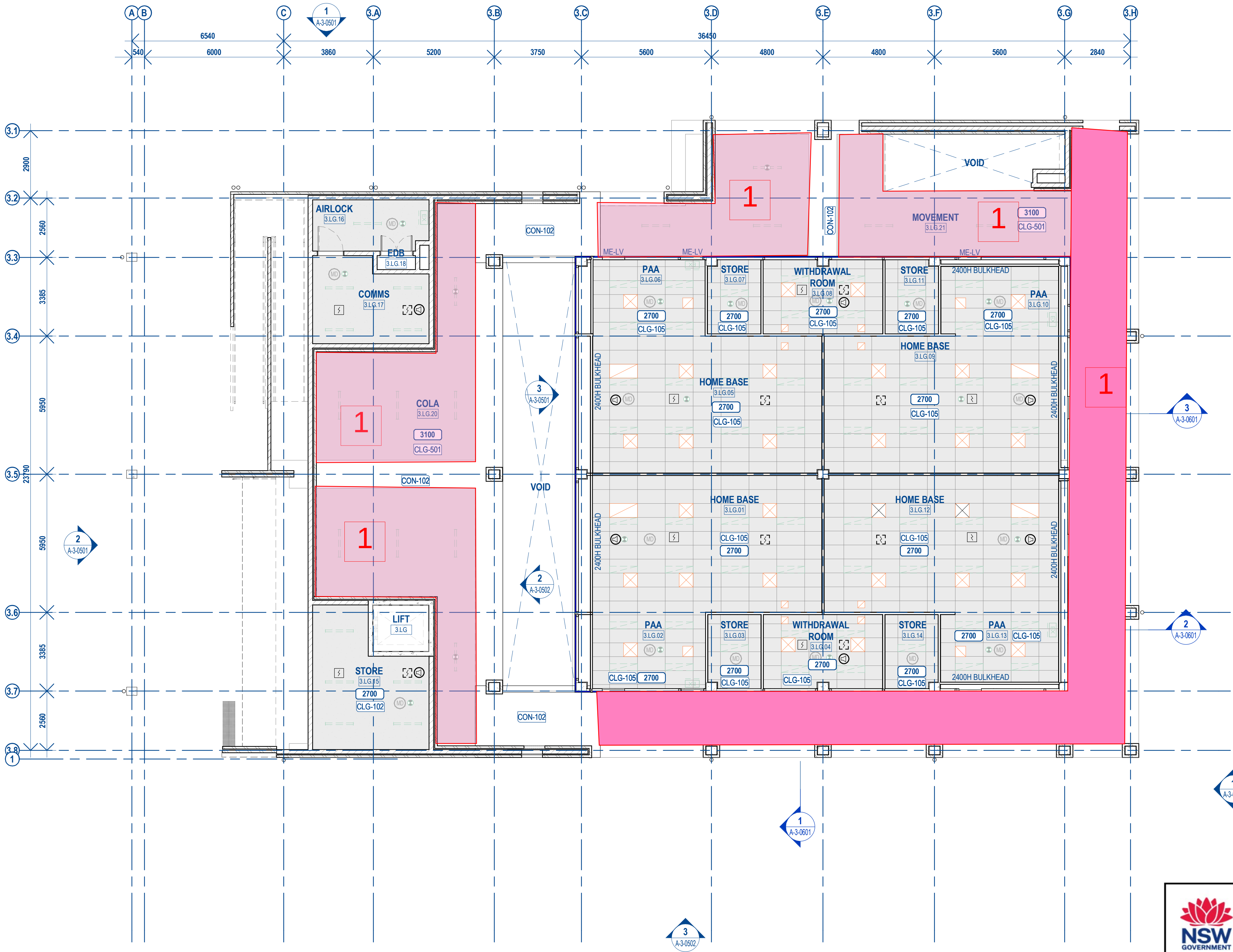
DRAWN: YC **CHECKED:** AB **PROJECT No:** 1554

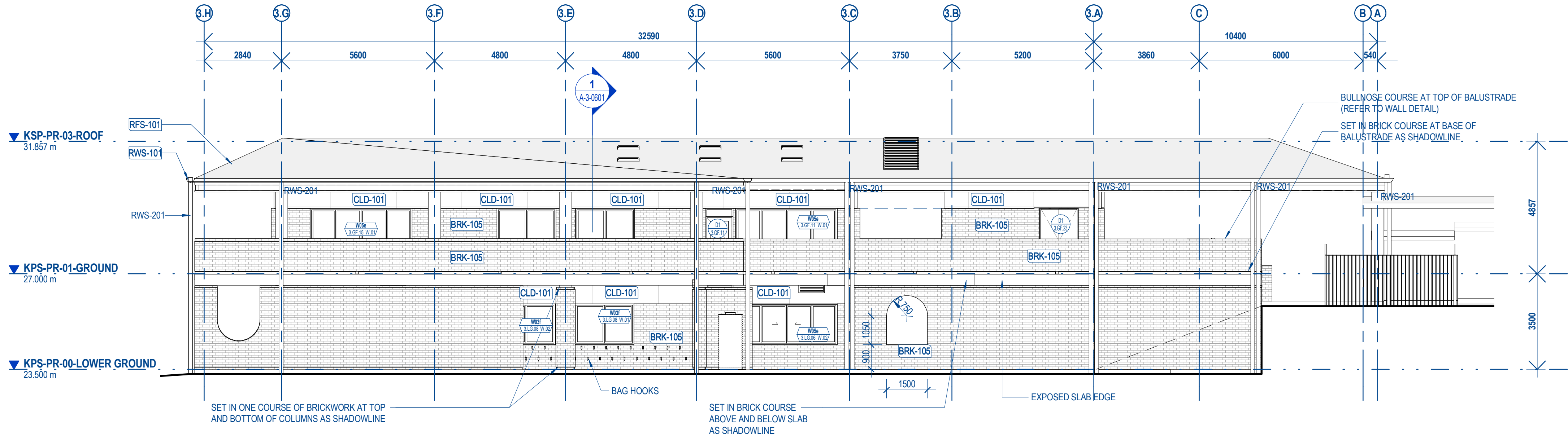
DRAWING No: A-3-0401 **REVISION:** 2 **DATE:** 16.07.2021

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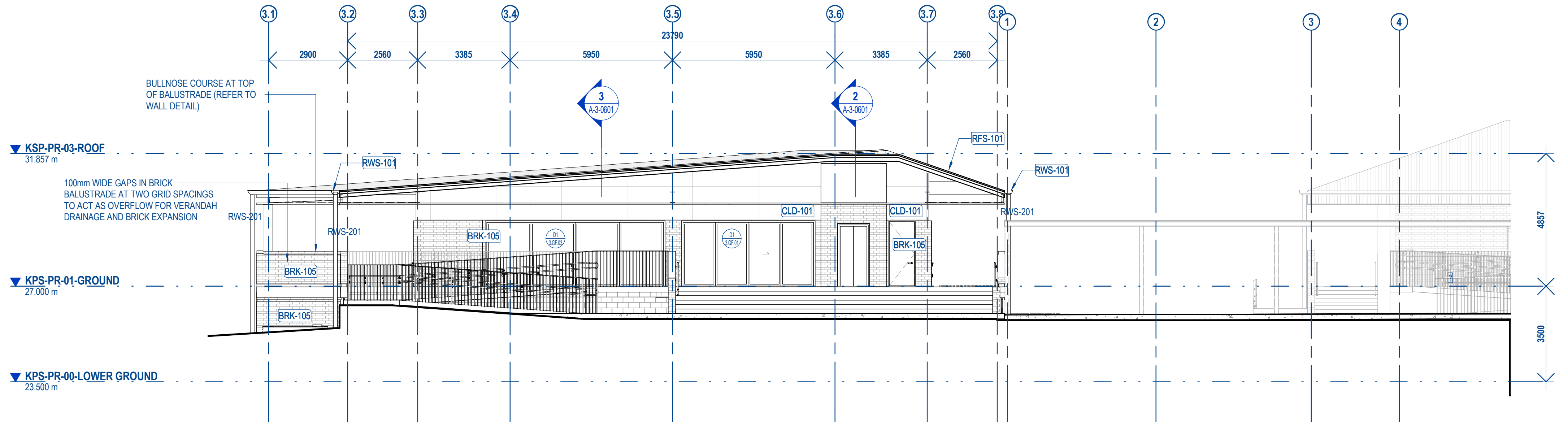
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**B
I
M**

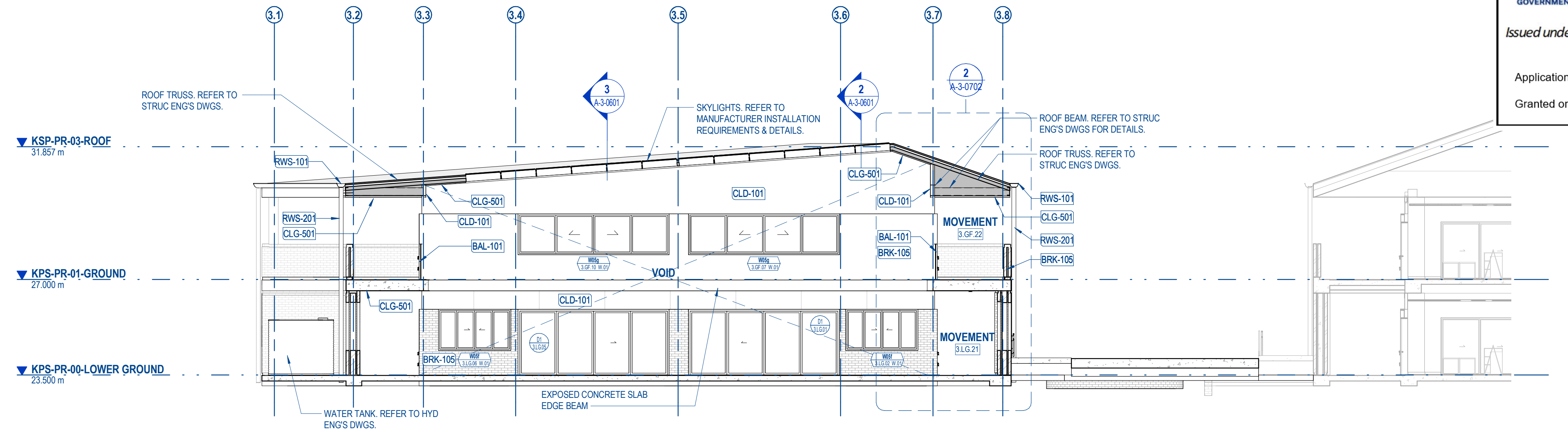




1 BUILDING 3 - EAST ELEVATION
A-3-020 1: 100



2 BUILDING 3 - NORTH ELEVATION
A-3-020 1: 100



3 BUILDING 3 - NORTH ELEVATION (THROUGH VOID)
A-3-020 1: 100

LEGEND - BUILDING ELEVATION	
SYMBOL / GRAPHIC	DESCRIPTION
	WINDOW TYPE WINDOW ROOM NUMBER + WINDOW NUMBER
	DOOR NUMBER ROOM NUMBER
	KEYNOTE TAG - REFER LEGEND AND SELECTIONS SCHEDULES.
	DETAIL NUMBER OF SECTION / ELEVATION SHEET NUMBER OF SECTION / ELEVATION

KEYNOTE LEGEND	
CODE	ELEMENT
BAL-101	METAL HANDRAIL/ BALUSTRADE
BRK-105	FACE BRICKWORK - CLAY
CLD-101	PREFINISHED COMPRESSED FIBRE CEMENT CLADDING
CLG-501	PREFINISHED COMPRESSED FIBRE CEMENT SOFFIT LINING
RFS-101	METAL DECK ROOF
RWS-101	EAVES GUTTER
RWS-201	DOWNSPIPE

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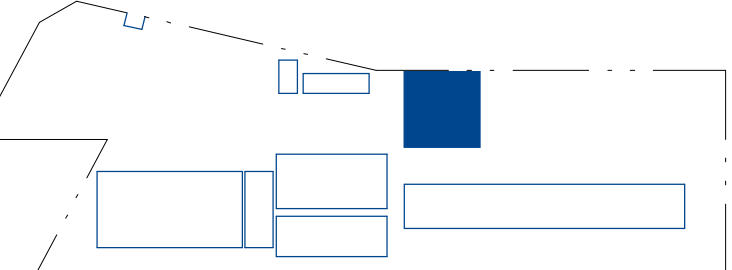
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NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037)

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E	27.05.2021	SCHEMATIC DESIGN ISSUE	YC
F	04.06.2021	100% DD ISSUE	HM
1	02.07.2021	CONTRACT DOCUMENTATION ISSUE	HM
2	16.07.2021	CONTRACT DOCUMENTATION ISSUE	HM



KEY PLAN - NTS

CLIENT:

RICHARD CROOKES

CONSTRUCTIONS



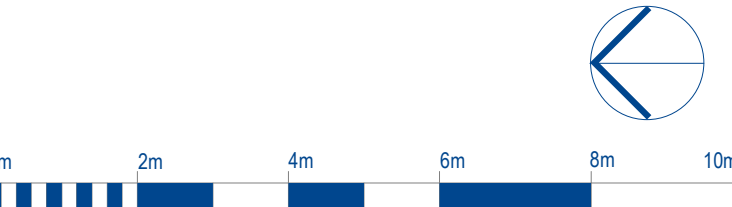
PROJECT:

KINGSCLIFF PUBLIC SCHOOL - STAGE 2 MAIN WORKS

12 ORIENT STREET, KINGSCLIFF, NSW 2487

DRAWING TITLE:

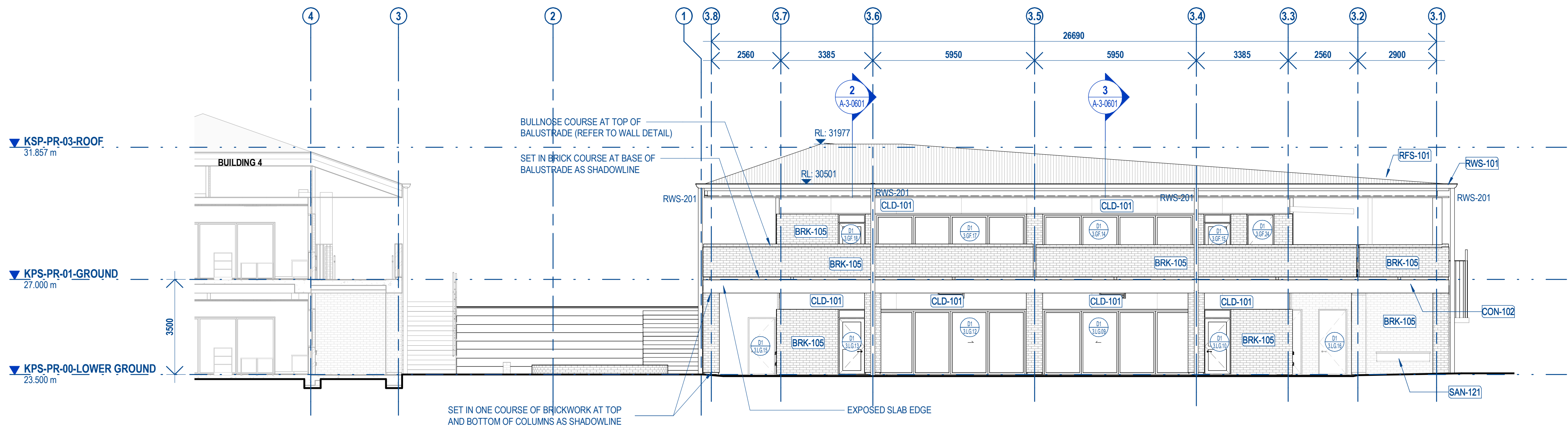
BUILDING 3 - HOME BASE - ELEVATION 01



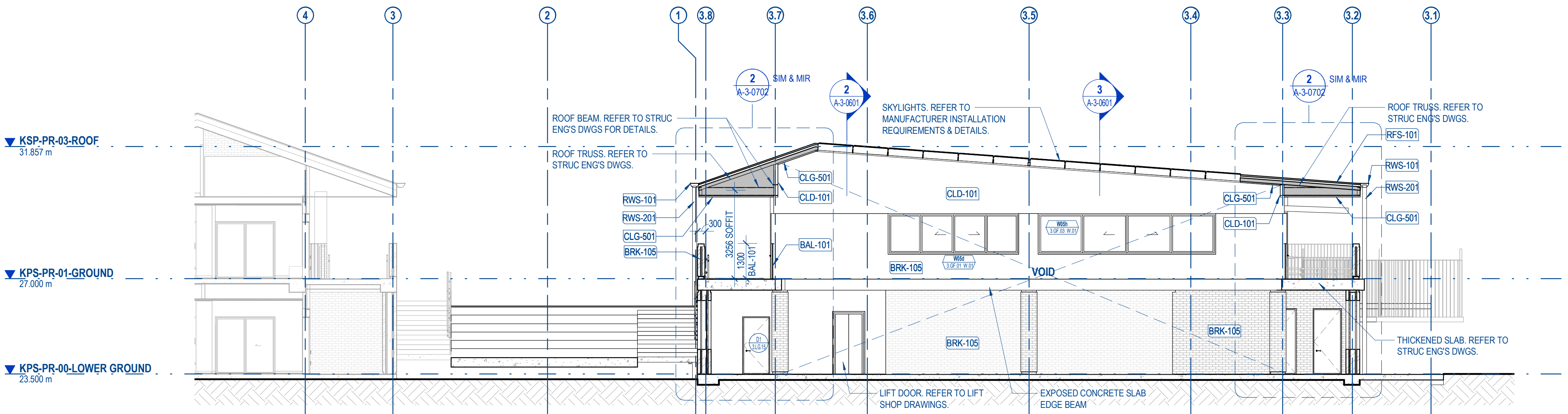
DRAWN:	CHECKED:	PROJECT No:
YC	AB	1554
DRAWING No:	REVISION:	DATE:
A-3-0501	2	16.07.2021

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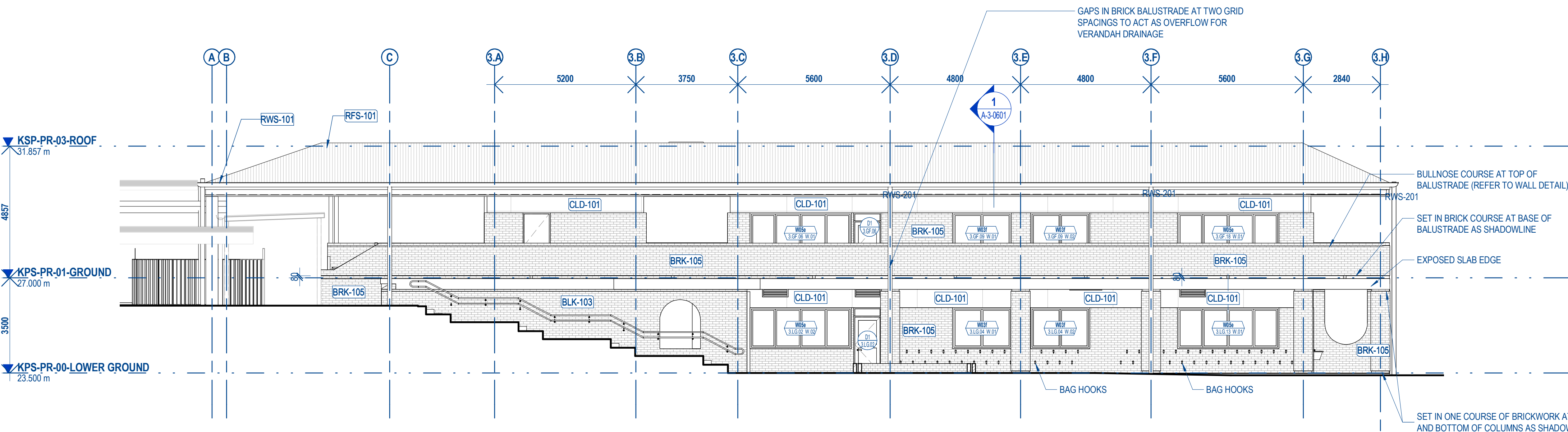
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1 BUILDING 3 - SOUTH ELEVATION
A-3-0201 1:100



2 BUILDING 3 - SOUTH ELEVATION (THROUGH VOID)
A-3-0202 1:100



3 BUILDING 3 - WEST ELEVATION
A-3-0203 1:100

LEGEND - BUILDING ELEVATION	
SYMBOL / GRAPHIC	DESCRIPTION
	WINDOW TYPE
	WINDOW ROOM NUMBER + WINDOW NUMBER
	DOOR NUMBER
	ROOM NUMBER
	KEYNOTE TAG - REFER LEGEND AND SELECTIONS SCHEDULES.
	DETAIL NUMBER OF SECTION / ELEVATION
	SHEET NUMBER OF SECTION / ELEVATION

KEYNOTE LEGEND	
CODE	ELEMENT
BAL-101	METAL HANDRAIL/ BALUSTRADE
BLK-103	CONCRETE BLOCKWORK - 190MM
BRK-105	FACE BRICKWORK - CLAY
CLD-101	PREFINISHED COMPRESSED FIBRE CEMENT CLADDING
CLG-501	PREFINISHED COMPRESSED FIBRE CEMENT SOFFIT LINING
CON-102	WORKED CONCRETE FINISH - BROOM
RFS-101	METAL DECK ROOF
RWS-101	EAVES GUTTER
RWS-201	DOWNSPIPE
SAN-121	DRINKING BAY

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Department of Planning
and Environment

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Signed: JC

Granted on: 15 February 2022

Sheet no: 15 of 26

CLIENT:

**RICHARD CROOKES
CONSTRUCTIONS**



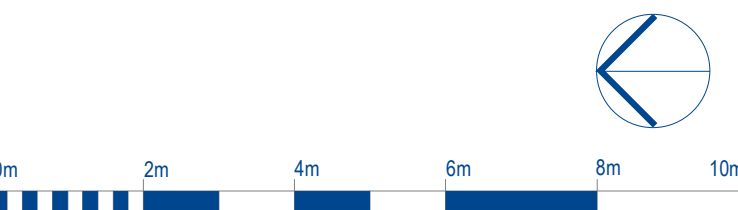
PROJECT:

**KINGSCLIFF PUBLIC SCHOOL -
STAGE 2 MAIN WORKS**

**12 ORIENT STREET, KINGSCLIFF,
NSW 2487**

DRAWING TITLE:

BUILDING 3 - HOME BASE - ELEVATION 02



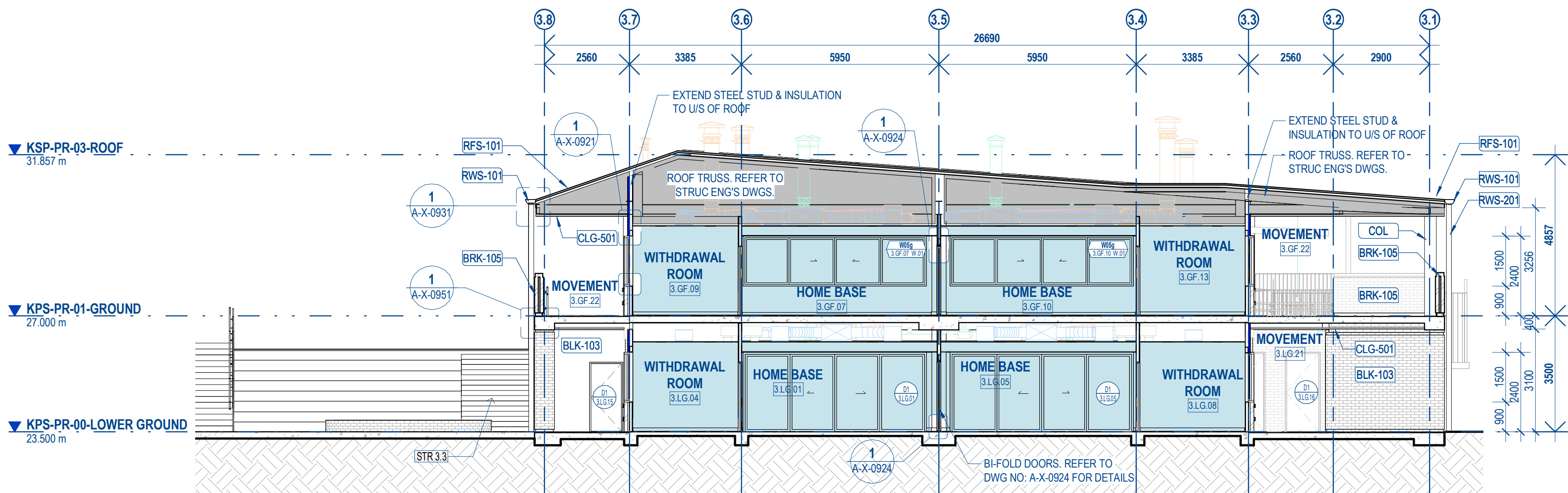
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DRAWN: YC
CHECKED: AB
PROJECT No: 1554

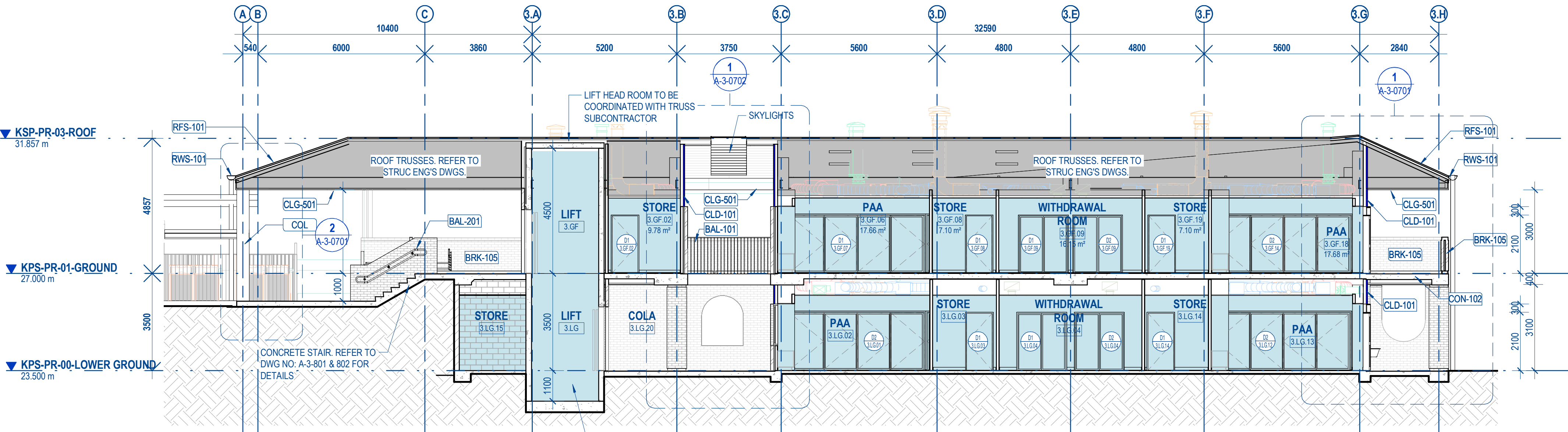
DRAWING No: A-3-0502
REVISION: 2
DATE: 16.07.2021

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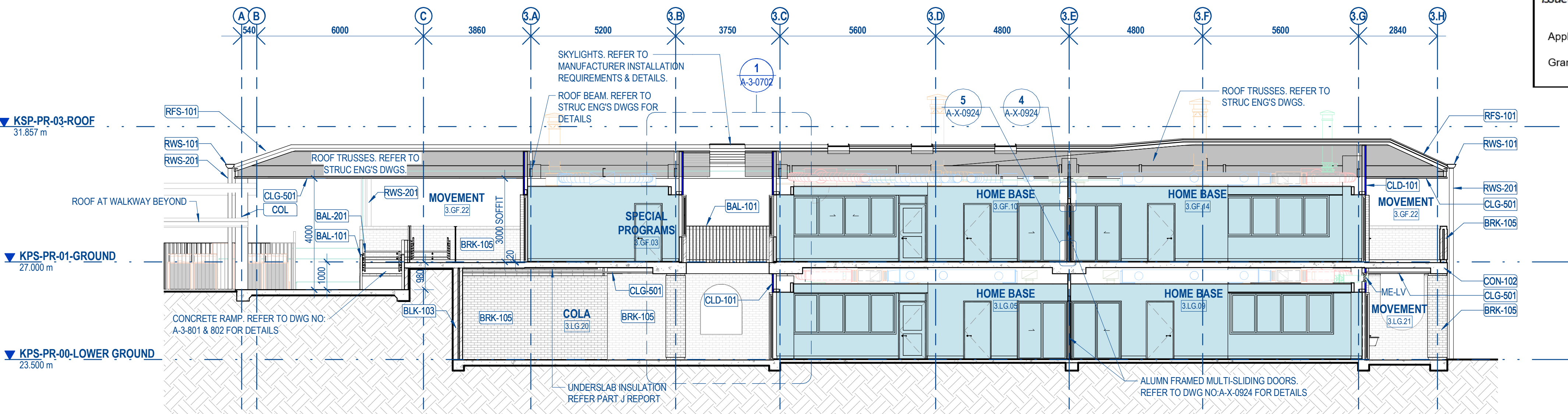




1 BUILDING 3 - SECTION A
A-3-0201 1:100



2 BUILDING 3 - SECTION B
A-3-0202 1:100



3 BUILDING 3 - SECTION C
A-3-0203 1:100

LEGEND - BUILDING SECTION

SYMBOL / GRAPHIC	DESCRIPTION
	WINDOW TYPE WINDOW ROOM NUMBER + WINDOW NUMBER
	DOOR NUMBER ROOM NUMBER
	KEYNOTE TAG - REFER LEGEND AND SELECTIONS SCHEDULES.
	ROOM NAME (OR ABBREVIATION) ROOM NUMBER
	NUMBER OF DETAIL SHEET NUMBER OF DETAIL
	DETAIL NUMBER OF SECTION / ELEVATION SHEET NUMBER OF SECTION / ELEVATION

ROOM COLOUR FILL LEGEND

SYMBOL / GRAPHIC	DESCRIPTION
	EXISTING TO REMAIN (OUT OF SCOPE)
	NEW CONSTRUCTION

GENERAL NOTES

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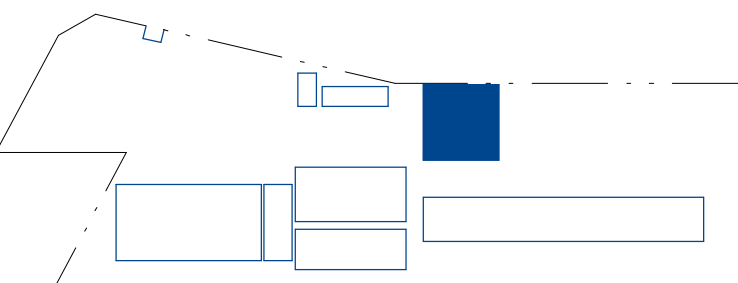
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2	16.07.2021	CONTRACT DOCUMENTATION ISSUE	HM

KEYNOTE LEGEND

CODE	ELEMENT
BAL-101	METAL HANDRAIL/ BALUSTRADE
BAL-201	STAINLESS STEEL HANDRAIL
BLK-103	CONCRETE BLOCKWORK - 190MM
BRK-105	FACE BRICKWORK - CLAY
CLD-101	PREFINISHED COMPRESSED FIBRE CEMENT CLADDING
CLG-501	PREFINISHED COMPRESSED FIBRE CEMENT SOFFIT LINING
COL	STRUCTURAL COLUMN - REFER STRUCT. DWGS.
CON-102	WORKED CONCRETE FINISH - BROOM
ME-LV	MECHANICAL VENTILATION LOUVRE. REFER TO MECH. DWGS
RFS-101	METAL DECK ROOF
RWS-101	EAVES GUTTER
RWS-201	DOWNPipe



KEY PLAN - NTS

CLIENT:

**RICHARD CROOKES
CONSTRUCTIONS**



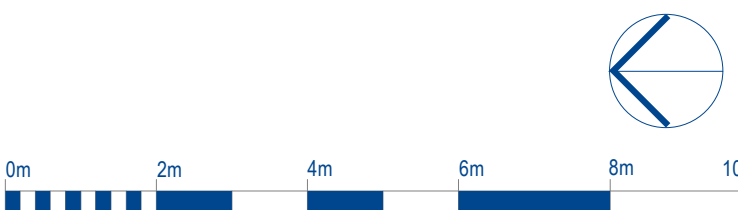
PROJECT:

**KINGSCLIFF PUBLIC SCHOOL -
STAGE 2 MAIN WORKS**

**12 ORIENT STREET, KINGSCLIFF,
NSW 2487**

DRAWING TITLE:

BUILDING 3 - HOME BASE - SECTION 01



SCALE @ A1: 1 : 100

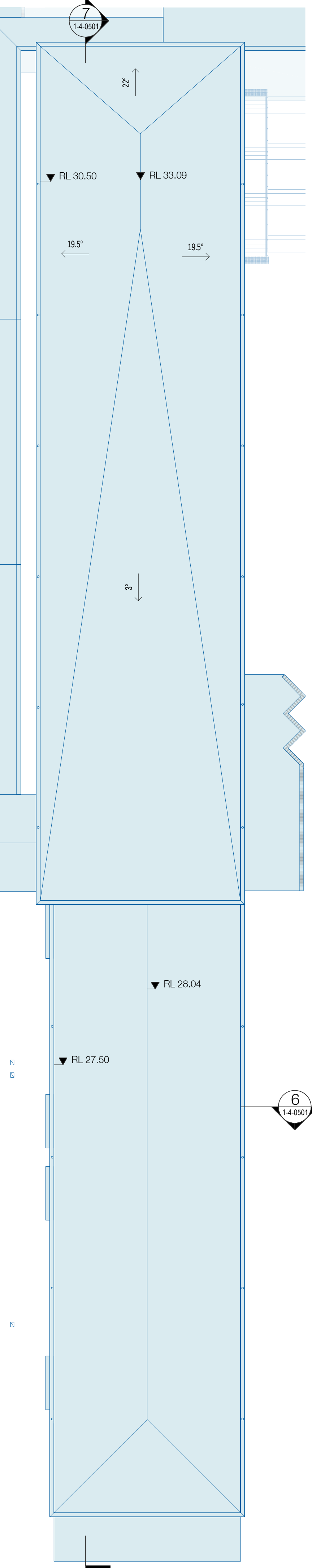
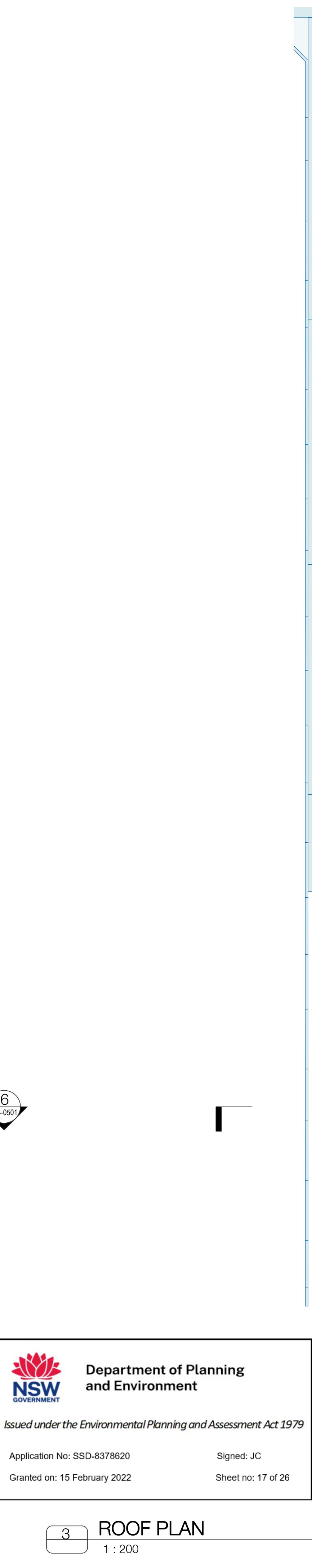
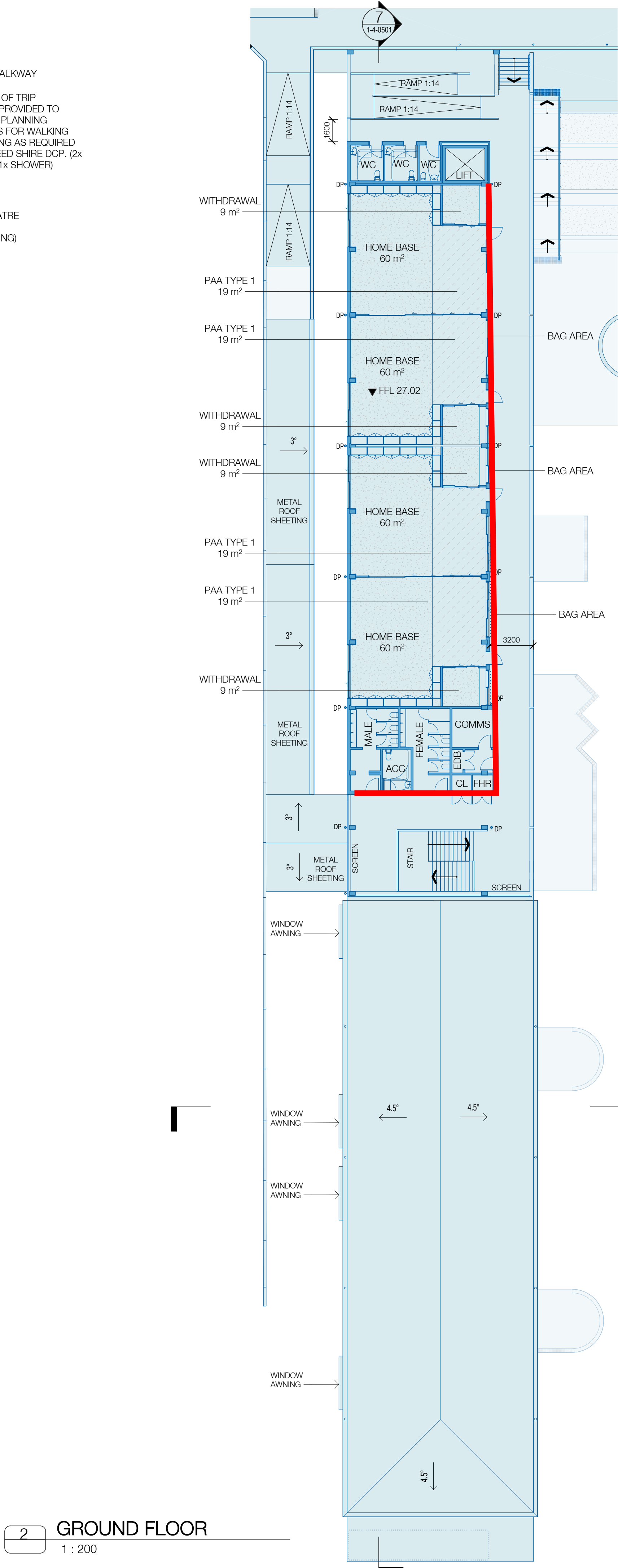
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR INFORMATION

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4	25.05.21	ISSUE FOR SSDA APPROVAL	HG	ME

LEGEND

FIRE HOSE REEL

Client: **NSW Education School Infrastructure**

Project: **KINGSCLIFF PUBLIC SCHOOL**

12 ORIENT STREET KINGSCLIFF NSW 2487

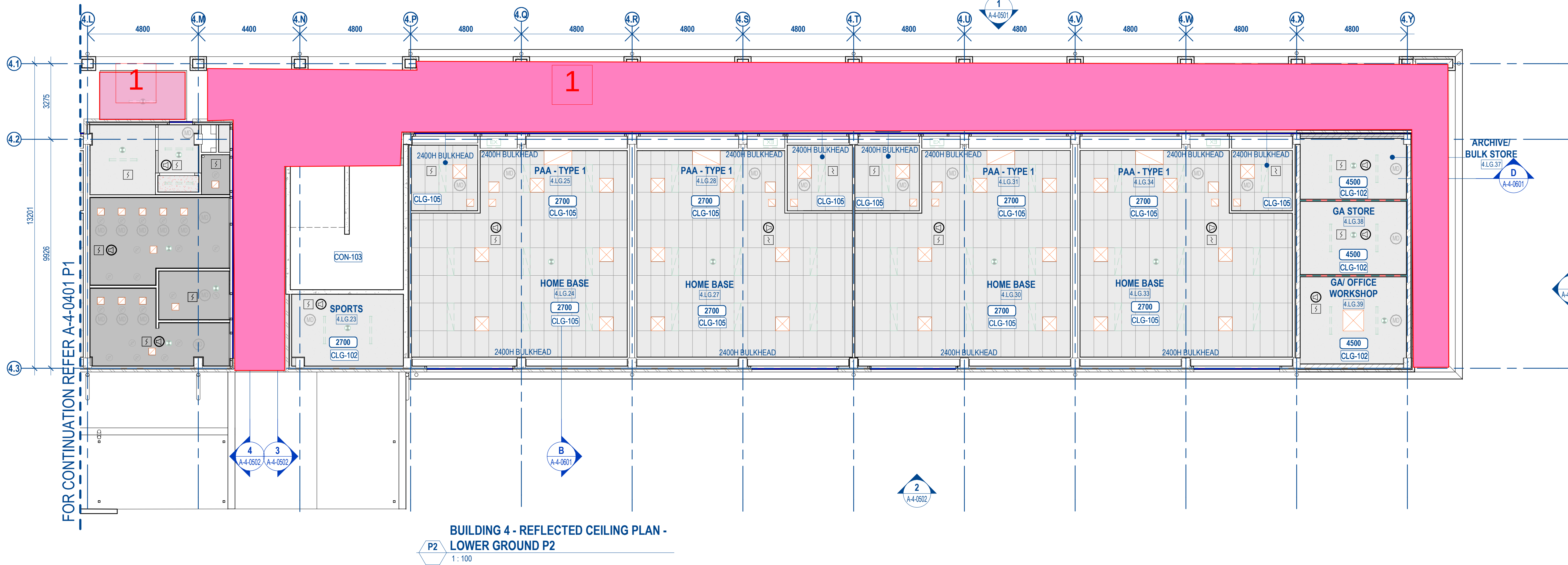
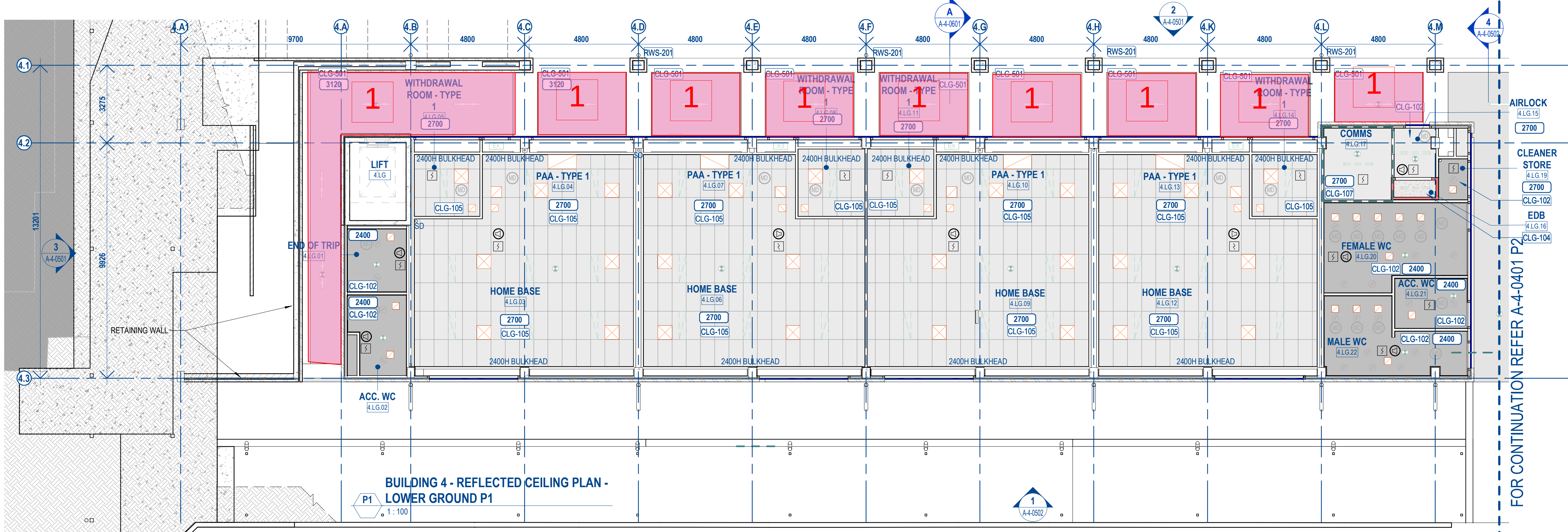
Drawing Name: **BUILDING 4 - CLASSROOMS - FLOOR PLANS**

Date: 25.05.21 Scale: 1 : 200 Sheet Size: @ A1

Drawn: AHo Chk.: ME Job No.: 6181

Drawing No.: SSDA-1-4-0201 Revision: / 4

SJB Architects
L2, 490 Crown St
Surry Hills NSW
2010 Australia
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www.sjb.com.au



LEGEND - REFLECTED CEILING PLAN				RCP NOTES				KEYNOTE LEGEND	
SYMBOL / GRAPHIC	DESCRIPTION	SYMBOL / GRAPHIC	DESCRIPTION	SERVICES TAG	DESCRIPTION	SERVICES TAG	DESCRIPTION	CODE	ELEMENT
	HEIGHT ABOVE FLOOR LEVEL		CEILING HEIGHT: AFL 2100 >= 2400MM		LUMINAIRE FLUORESCENT BATTEN FITTING		OUTSIDE AIR/ GENERAL EXHAUST RETURN / EXHAUST GRILLE	CLG-101	CEILING SUSPENDED UNIT
	INDICATES SLOPED CEILING		CEILING HEIGHT: AFL 2400 >= 2700MM		RECESS DOWNLIGHT (GENERAL)		WALL MOUNTED AC UNIT REFER MECH. DWGS.	CLG-102	CEILING SUSPENDED UNIT
	KEYNOTE TAG - REFER LEGEND AND SELECTIONS SCHEDULES.		CEILING HEIGHT: AFL > 2700MM		SMOKE DETECTOR		TOILET EXHAUST GRILLE	CLG-103	CEILING SUSPENDED UNIT
	SLOPE ARROW WITH DEGREE OF PITCH		WET AREA CEILING		CONCEALED SMOKE DETECTOR		CEILING SUSPENDED UNITS	CLG-104	CEILING SUSPENDED UNIT
	FIRE RATED WALL - REFER SCHEDULE				CEILING MOUNTED AV SPEAKER		ACCESS PANEL	CLG-105	CEILING SUSPENDED UNIT
	ROOM NAME (OR ABBREVIATION)				MOTION SENSOR			CLG-106	CEILING SUSPENDED UNIT
	ROOM NUMBER				HEAT DETECTOR			CLG-107	CEILING SUSPENDED UNIT
	ROOM SECURITY RATING (EFSG)				EXIT SIGN			CLG-108	CEILING SUSPENDED UNIT
	DETAIL NUMBER OF SECTION / ELEVATION				STROBE LIGHT TO FIRE AUTHORITY REQUIREMENTS			CLG-109	CEILING SUSPENDED UNIT
	SHEET NUMBER OF SECTION / ELEVATION							CLG-110	CEILING SUSPENDED UNIT

CONTRACTOR TO CONFIRM INSULATION REQUIREMENTS IN ACCORDANCE WITH THE SECTION J REPORT AND REQUIRED R VALUES.

LOCATION OF BUILDING SERVICES REFLECT ARCHITECTURAL INTENT. REFER TO SERVICES CONSULTANT'S DRAWINGS AND REPORTS FOR QUANTITIES. WHERE OMISSIONS OR DISCREPANCIES OCCUR, THE CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING.

LIGHTING TO COMPLY WITH NCC AND EFSG REQUIREMENTS.

PROVIDE ACOUSTIC PANNELLING TO ACOUSTIC CONSULTANT'S ADVICE.

SETOUT AS PER ARCHITECTURAL INTENT. QUANTITIES TO ELECTRICAL ENGINEER'S SPECIFICATION.

CODE	ELEMENT
CLG-101	CEILING SUSPENDED UNIT
CLG-102	CEILING SUSPENDED UNIT
CLG-103	CEILING SUSPENDED UNIT
CLG-104	CEILING SUSPENDED UNIT
CLG-105	CEILING SUSPENDED UNIT
CLG-106	CEILING SUSPENDED UNIT
CLG-107	CEILING SUSPENDED UNIT
CLG-108	CEILING SUSPENDED UNIT
CLG-109	CEILING SUSPENDED UNIT
CLG-110	CEILING SUSPENDED UNIT

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NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037)

PRELIMINARY ISSUE

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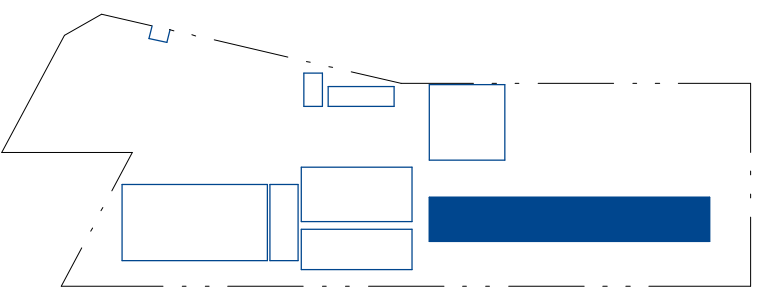
REV	DATE	DETAILS	ISSUER
B	18.02.2021	INTERIM 50% DD ISSUE	HM
C	02.03.2021	50% DD ISSUE	YC
D	26.03.2021	CONSULTANT ISSUE	YC
E	27.05.2021	SCHEMATIC DESIGN ISSUE	YC
F	04.06.2021	100% DD ISSUE	HM
1	02.07.2021	CONTRACT DOCUMENTATION ISSUE	HM
2	02.08.2021	CONTRACT DOCUMENTATION ISSUE	HM

Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979

Application No: SSD-8378620 Signed: JC

Granted on: 15 February 2022 Sheet no: 18 of 26



KEY PLAN - NTS

CLIENT:

RICHARD CROOKES CONSTRUCTIONS

Education School Infrastructure

PROJECT:

KINGSCLIFF PUBLIC SCHOOL - STAGE 2 MAIN WORKS

12 ORIENT STREET, KINGSCLIFF, NSW 2487

DRAWING TITLE:

BUILDING 4 - HOME BASE - REFLECTED CEILING PLAN - LOWER GROUND

0m 2m 4m 6m 8m 10m

SCALE @ A1: 1 : 100

DRAWN: YC CHECKED: AB PROJECT No: 1554

DRAWING No: A-4-0401 REVISION: 2 DATE: 02.08.2021

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FORTITUDE VALLEY 4006, QLD
www.bickertonmasters.com.au



KEYNOTE LEGEND

CODE	ELEMENT
BAL-101	METAL HANDRAIL/ BALUSTRADE
BRK-105	FACE BRICKWORK - CLAY
CLD-101	PREFINISHED COMPRESSED FIBRE CEMENT CLADDING
COL	STRUCTURAL COLUMN - REFER STRUCT. DWGS.
CON-102	WORKED CONCRETE FINISH - BROOM
ME-LV	MECHANICAL VENTILATION LOUVRE. REFER TO MECH. DWGS
RFS-101	METAL DECK ROOF
RWS-101	EAVES GUTTER
RWS-201	DOWNSPIPE
SAN-121	DRINKING BAY
SCN-102	METAL MESH
SPDR	DOWNSPIPE WITH SPREADER - REFER HYDRAULIC DRAWINGS

LEGEND - BUILDING ELEVATION

SYMBOL / GRAPHIC	DESCRIPTION
	WINDOW TYPE
	WINDOW ROOM NUMBER + WINDOW NUMBER
	DOOR NUMBER
	ROOM NUMBER
	KEYNOTE TAG - REFER LEGEND AND SELECTIONS SCHEDULES.
	DETAIL NUMBER OF SECTION / ELEVATION
	SHEET NUMBER OF SECTION / ELEVATION

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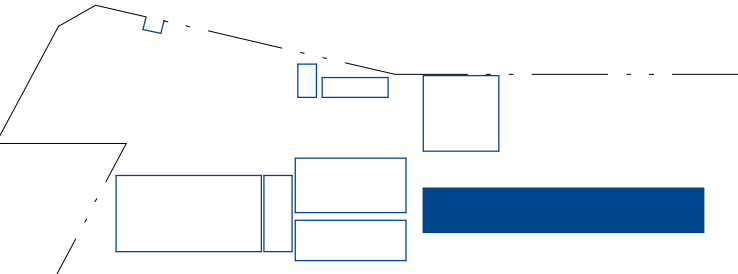
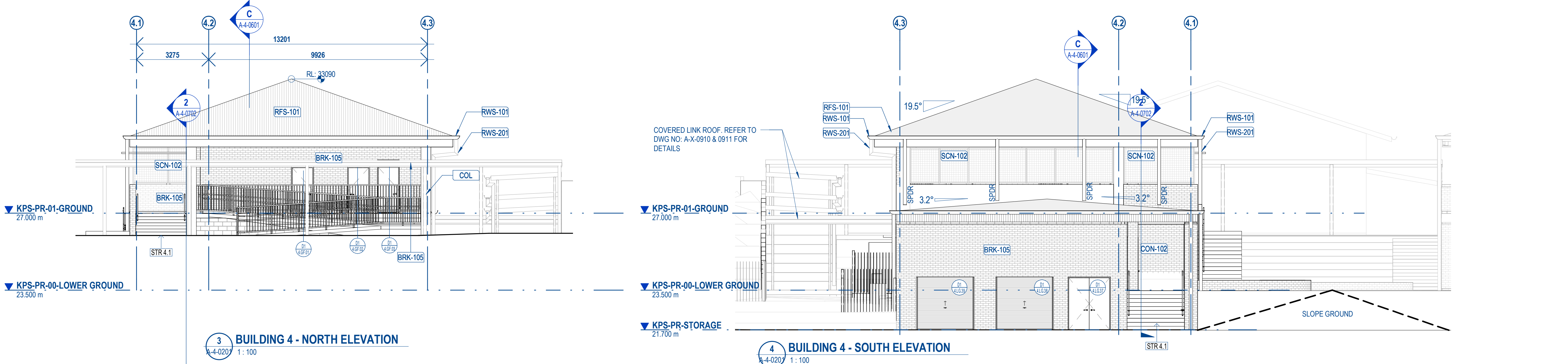
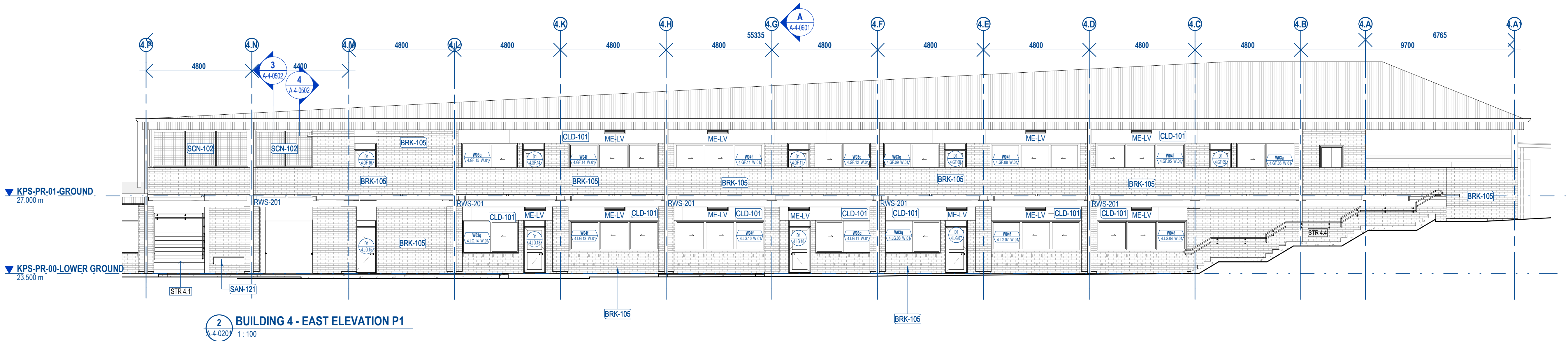
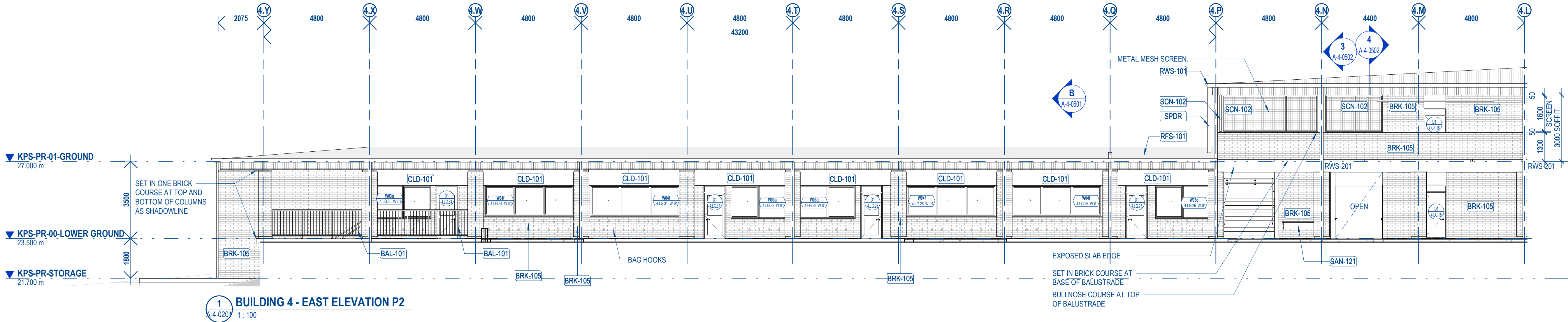
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NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037)

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C	02.03.2021	50% DD ISSUE	YC
D	27.05.2021	SCHEMATIC DESIGN ISSUE	YC
E	04.06.2021	100% DD ISSUE	HM
1	02.07.2021	CONTRACT DOCUMENTATION ISSUE	HM
2	02.08.2021	CONTRACT DOCUMENTATION ISSUE	HM



KEY PLAN - NTS

CLIENT:

**RICHARD CROOKES
CONSTRUCTIONS**



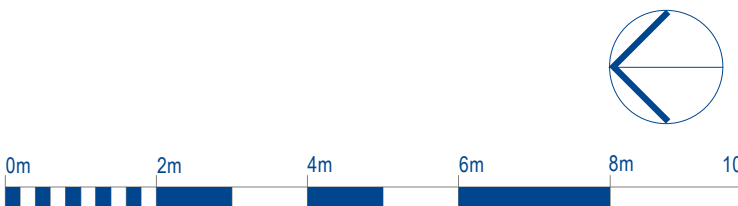
PROJECT:

**KINGSCLIFF PUBLIC SCHOOL -
STAGE 2 MAIN WORKS**

**12 ORIENT STREET, KINGSCLIFF,
NSW 2487**

DRAWING TITLE:

BUILDING 4 - HOME BASE - ELEVATION 01



DRAWN:	CHECKED:	PROJECT No:
YC		1554
DRAWING No:	REVISION:	DATE:
A-4-0501	2	02.08.2021

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Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Application No: SSD-8378620

Signed: JC

Granted on: 15 February 2022

Sheet no: 20 of 26

KEYNOTE LEGEND

CODE	ELEMENT
BAL-101	METAL HANDRAIL/ BALUSTRADE
BRK-105	FACE BRICKWORK - CLAY
CLD-101	PREFINISHED COMPRESSED FIBRE CEMENT CLADDING
CLG-501	PREFINISHED COMPRESSED FIBRE CEMENT SOFFIT LINING
COL	STRUCTURAL COLUMN - REFER STRUCT. DWGS.
CON-101	OFF-FORM CONCRETE FINISH - CLASS 2
CON-102	WORKED CONCRETE FINISH - BROOM
FEN-101	STEEL PALISADE FENCE
RFS-101	METAL DECK ROOF
RWS-101	EAVES GUTTER
RWS-201	DOWNSPIPE
SCN-102	METAL MESH
SPDR	DOWNSPIPE WITH SPREADER - REFER HYDRAULIC DRAWINGS

LEGEND - BUILDING ELEVATION

SYMBOL / GRAPHIC	DESCRIPTION
	WINDOW TYPE
	WINDOW ROOM NUMBER + WINDOW NUMBER
	DOOR NUMBER
	ROOM NUMBER
	KEYNOTE TAG - REFER LEGEND AND SELECTIONS SCHEDULES.
	DETAIL NUMBER OF SECTION / ELEVATION
	SHEET NUMBER OF SECTION / ELEVATION

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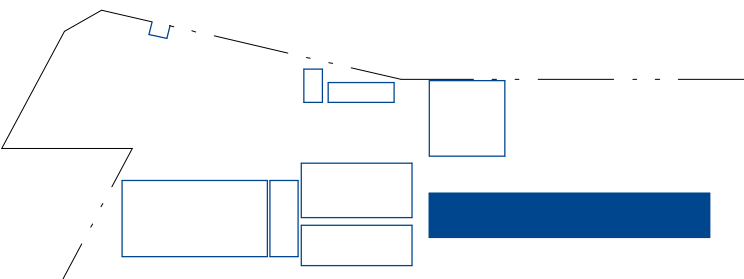
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D	27.05.2021	SCHEMATIC DESIGN ISSUE	YC
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1	02.07.2021	CONTRACT DOCUMENTATION ISSUE	HM
2	02.08.2021	CONTRACT DOCUMENTATION ISSUE	HM



KEY PLAN - NTS

CLIENT:

**RICHARD CROOKES
CONSTRUCTIONS**



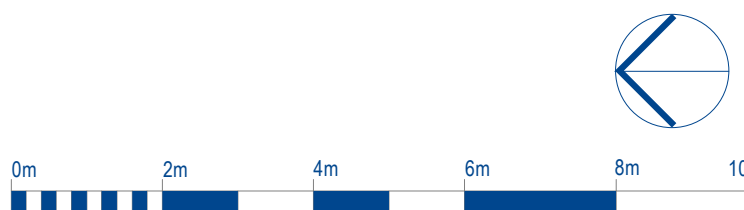
PROJECT:

**KINGSCLIFF PUBLIC SCHOOL -
STAGE 2 MAIN WORKS**

**12 ORIENT STREET, KINGSCLIFF,
NSW 2487**

DRAWING TITLE:

BUILDING 4 - HOME BASE - ELEVATION 02

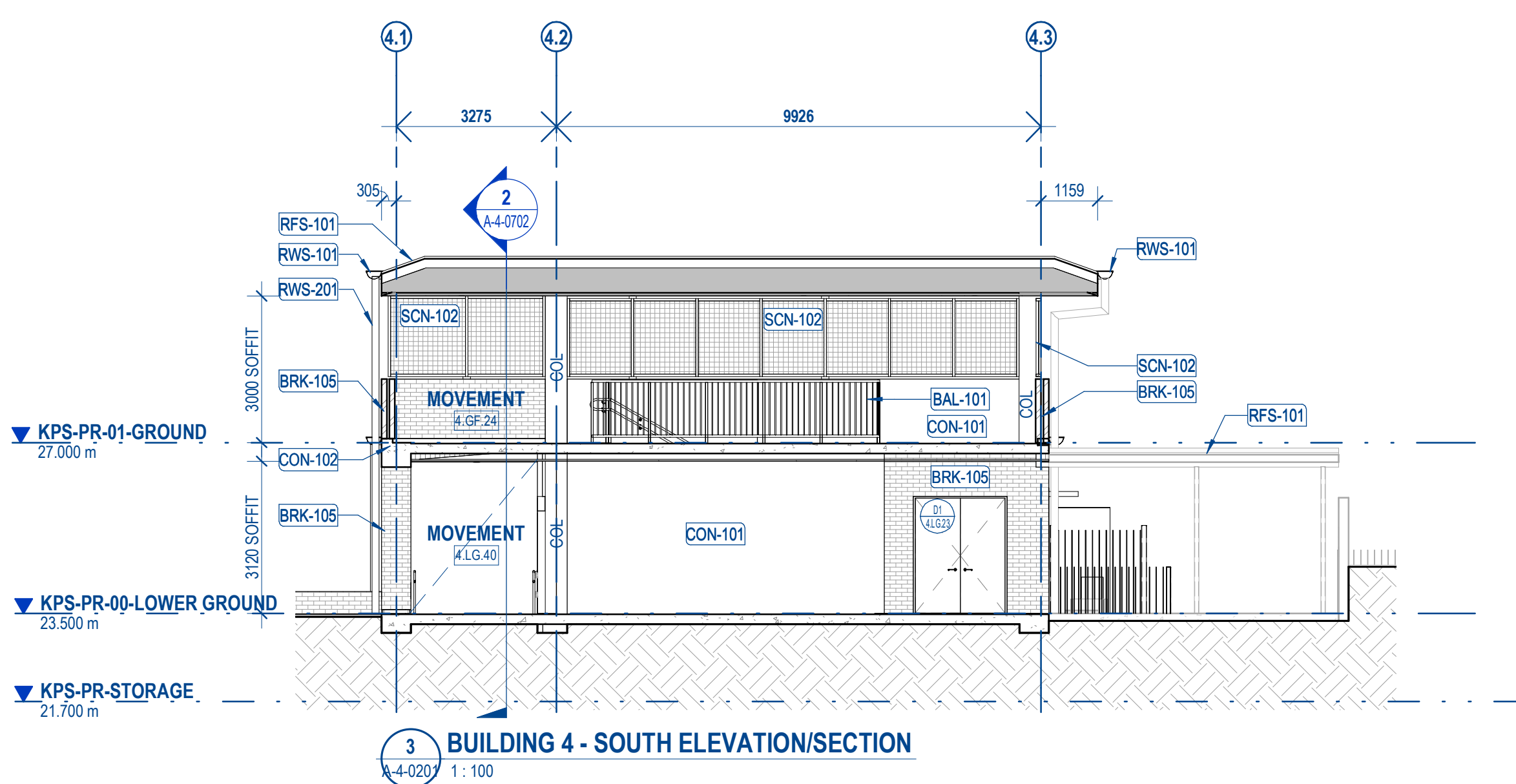
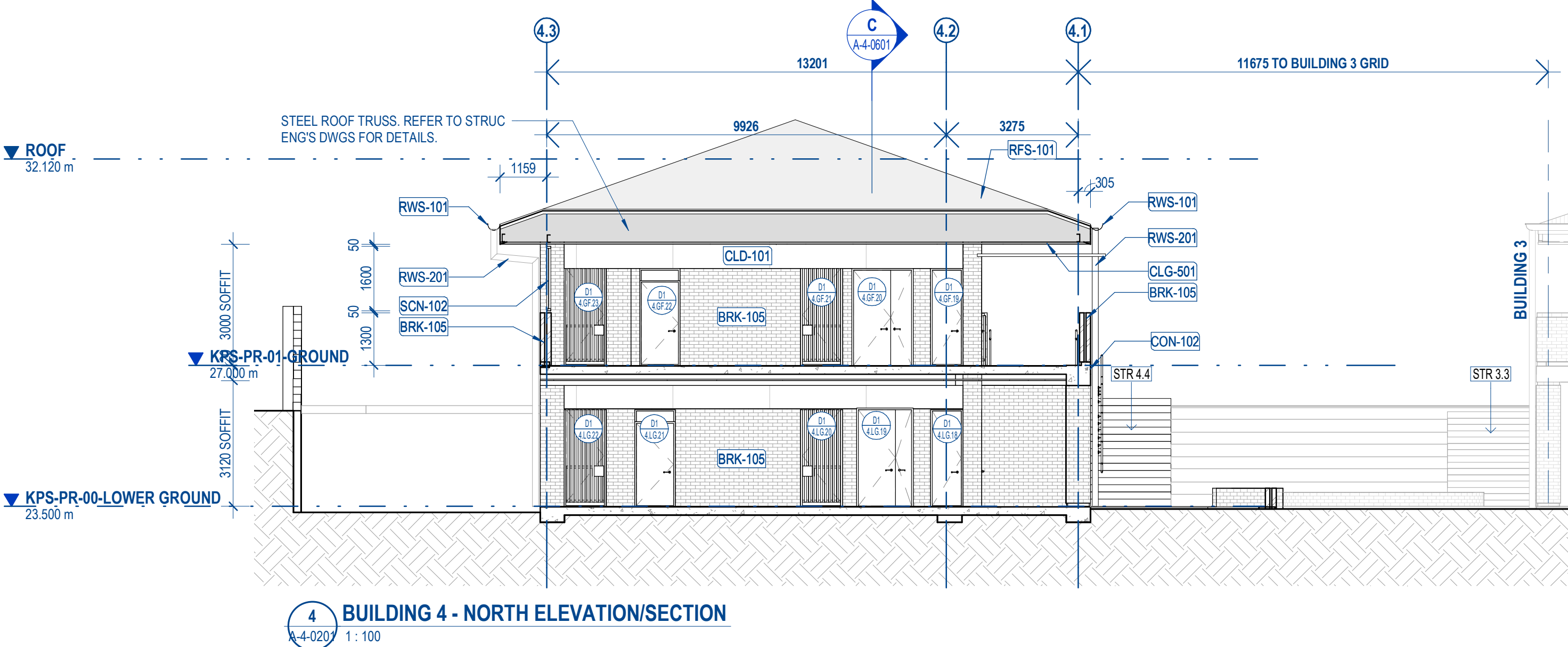
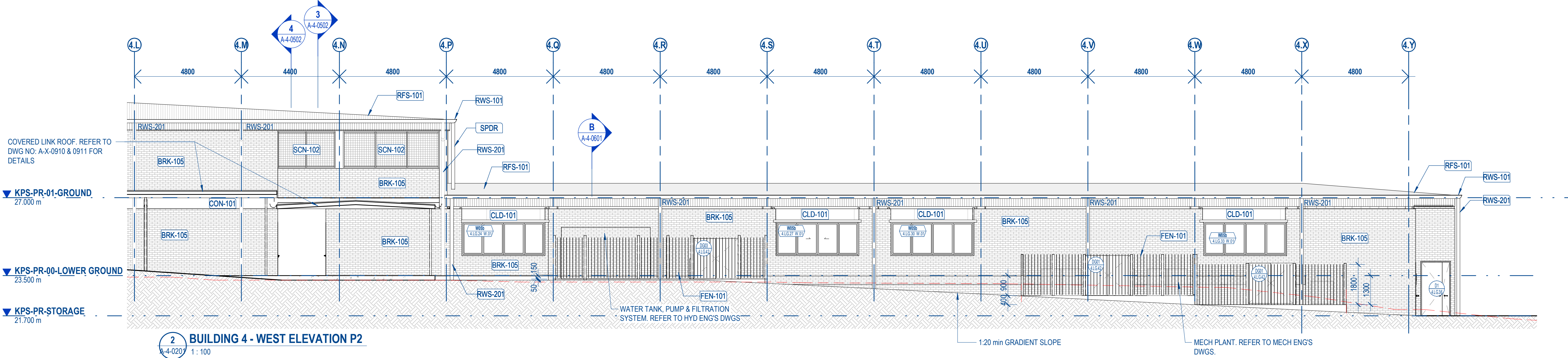
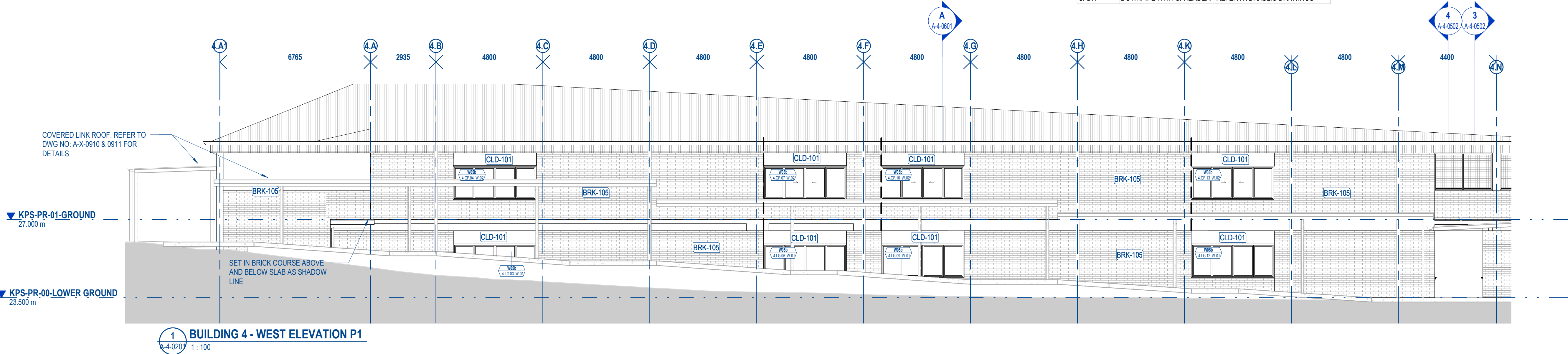


SCALE @ A1: 1 : 100

DRAWN: YC CHECKED: PROJECT No: 1554

DRAWING No: A-4-0502 REVISION: 2 DATE: 02.08.2021

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KEYNOTE LEGEND

CODE	ELEMENT
BAL-101	METAL HANDRAIL/ BALUSTRADE
BAL-201	STAINLESS STEEL HANDRAIL
BRK-105	FACE BRICKWORK - CLAY
CLD-101	PREFINISHED COMPRESSED FIBRE CEMENT CLADDING
CLG-501	PREFINISHED COMPRESSED FIBRE CEMENT SOFFIT LINING
COL	STRUCTURAL COLUMN - REFER STRUCT. DWGS.
CON-101	OFF-FORM CONCRETE FINISH - CLASS 2
PFC	PFC BEAM. REFER TO STRUCTURE DRAWINGS
RFS-101	METAL DECK ROOF
RHS	RHS HORIZONTAL WINDOW HEADER. REFER TO STRUCTURE DRAWINGS
RWS-101	EAVES GUTTER
RWS-201	DOWNPIPE
SCN-102	METAL MESH
SPDR	DOWNPIPE WITH SPREADER - REFER HYDRAULIC DRAWINGS
UB	UB BEAM. REFER TO STRUCTURE DRAWINGS

LEGEND - BUILDING SECTION

SYMBOL / GRAPHIC	DESCRIPTION
	WINDOW TYPE
	WINDOW ROOM NUMBER + WINDOW NUMBER
	DOOR NUMBER
	DOOR ROOM NUMBER
	KEYNOTE TAG - REFER LEGEND AND SELECTIONS SCHEDULES
	ROOM NAME (OR ABBREVIATION)
	ROOM NUMBER
	NUMBER OF DETAIL
	SHEET NUMBER OF DETAIL
	DETAIL NUMBER OF SECTION / ELEVATION
	SHEET NUMBER OF SECTION / ELEVATION

ROOM COLOUR FILL LEGEND

SYMBOL / GRAPHIC	DESCRIPTION
	EXISTING TO REMAIN (OUT OF SCOPE)
	NEW CONSTRUCTION

GENERAL NOTES

- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH SINSW - EDUCATIONAL FACILITIES STANDARDS AND GUIDELINES (EFGS). IF A CONFLICT EXISTS BETWEEN THE EFGS AND THE DRAWINGS & SPECIFICATIONS, THE MORE ONEROUS REQUIREMENT OR CHARACTERISTIC SHALL BE ADOPTED, AND SEEK CLARIFICATION PRIOR TO PROCEEDING
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL, CIVIL, AND BUILDING SERVICES DRAWINGS & SPECIFICATIONS.
- WHERE ANY DISCREPANCY OCCURS, CONTRACTOR TO SEEK CLARIFICATION PRIOR TO PROCEEDING
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT CONSULTANT REPORTS
- ALL DRAWINGS & SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT CONSULTANT REPORTS
- CONTRACTOR TO CONFIRM COMPLIANCE WITH THE BCA AND DDA ACCESS REPORTS INCLUDING ALL RECOMMENDATIONS & SUGGESTED PERFORMANCE SOLUTIONS. WHERE A DISCREPANCY OCCURS BETWEEN THE REPORT & DOCUMENTATION, CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING
- THE SETOUT DIMENSIONS REFLECT ARCHITECTURAL INTENT. IF THE DIMENSIONS ARE INCONSISTENT WITH OTHER CONSULTANT'S INPUT, THE CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING.

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NSW NOMINATED ARCHITECT: ANDREW MASTERS (9037)

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Department of Planning
and Environment

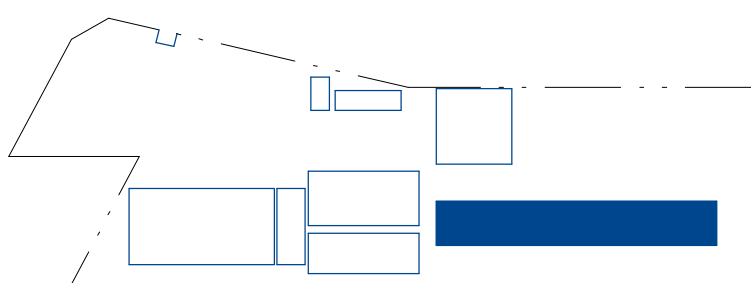
Issued under the Environmental Planning and Assessment Act 1979

Application No: SSD-8378620

Signed: JC

Granted on: 15 February 2022

Sheet no: 21 of 26



KEY PLAN - NTS

CLIENT:

RICHARD CROOKES
CONSTRUCTIONS

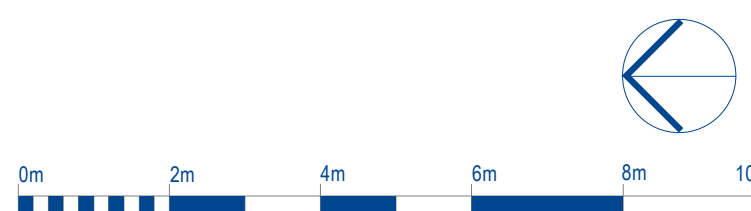
PROJECT:

KINGSCLIFF PUBLIC SCHOOL -
STAGE 2 MAIN WORKS

12 ORIENT STREET, KINGSCLIFF,
NSW 2487

DRAWING TITLE:

BUILDING 4 - HOME BASE - SECTION 01

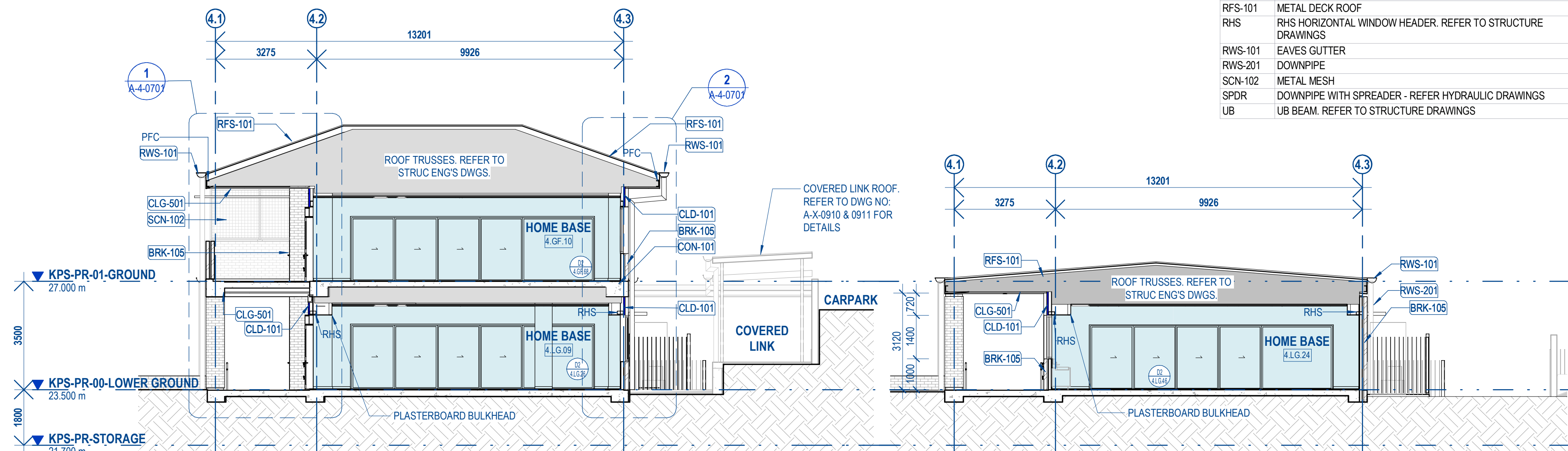


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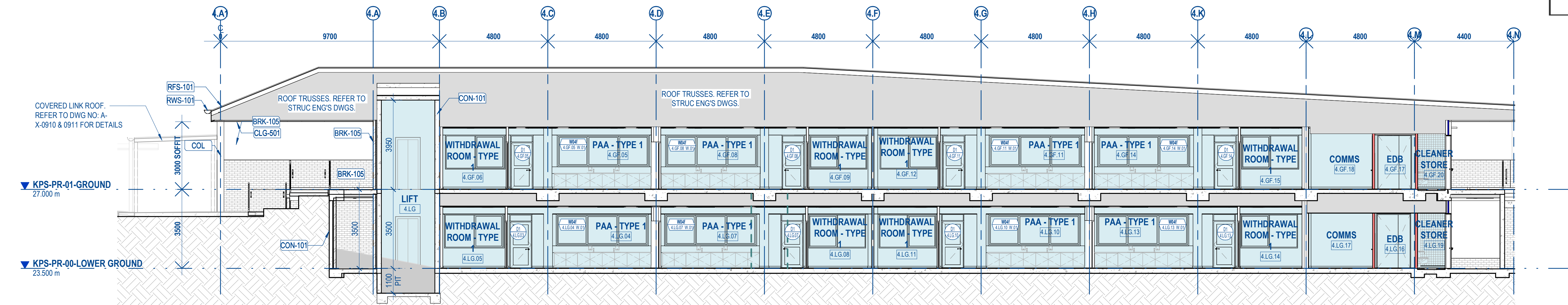
DRAWING No: A-4-0601 REVISION: 2 DATE: 02.08.2021

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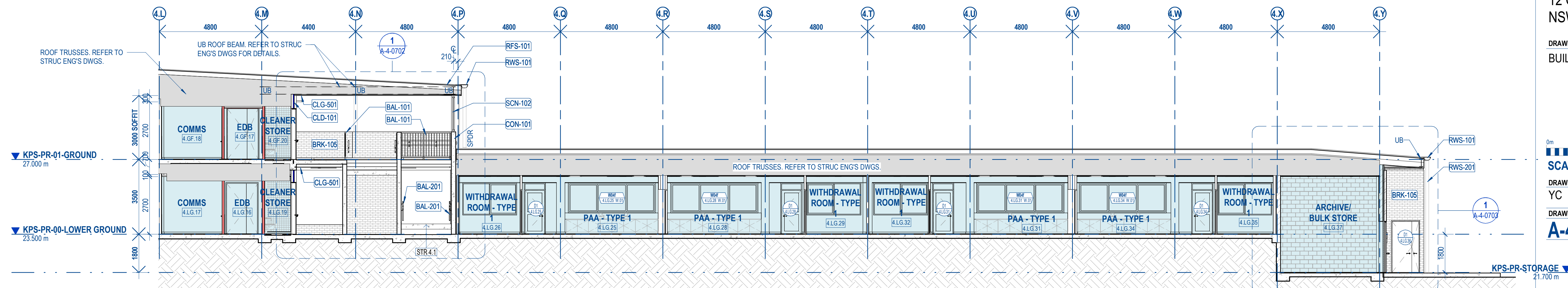


A BUILDING 4 - SECTION A
1 : 100

B BUILDING 4 - SECTION B
1 : 100



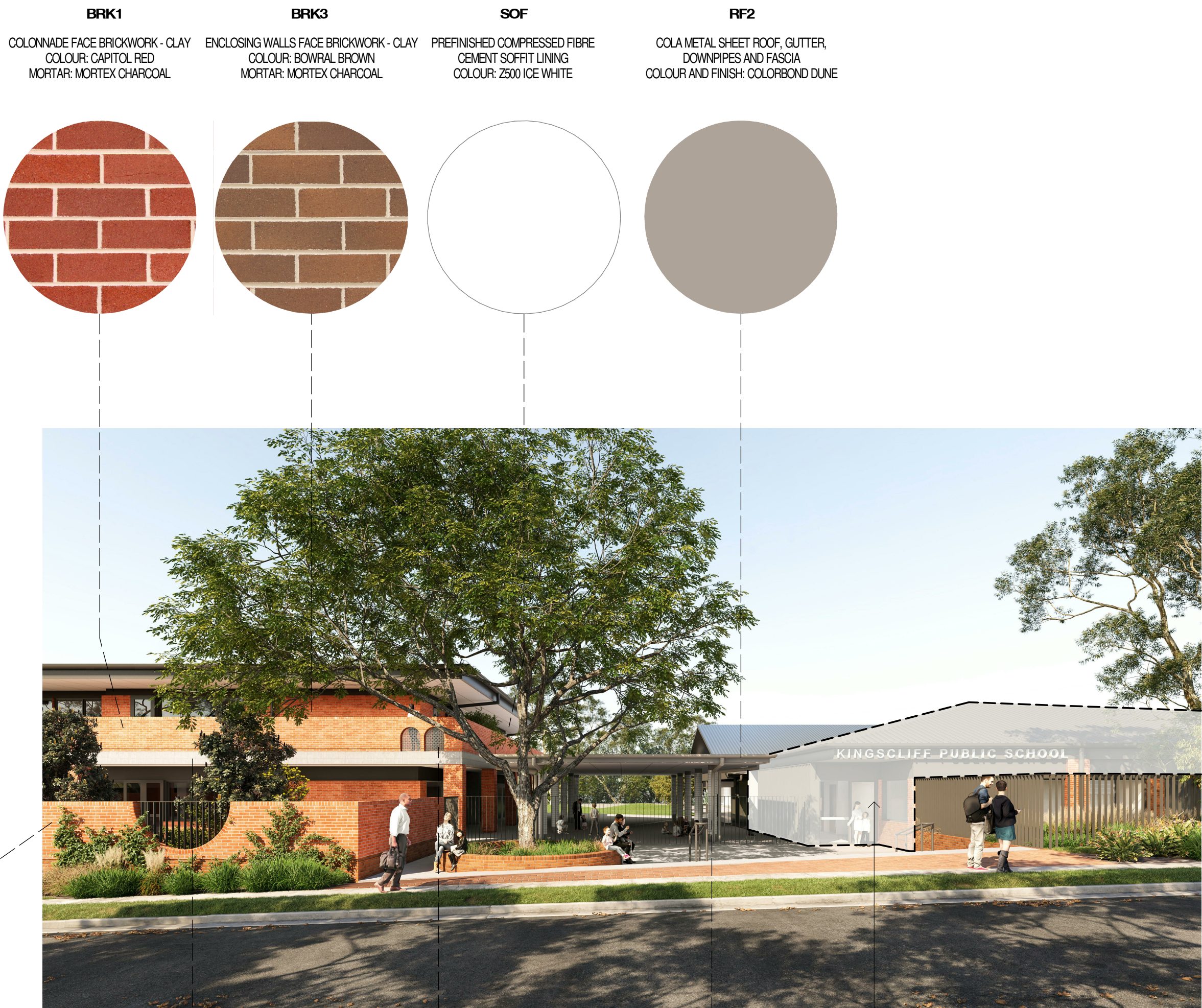
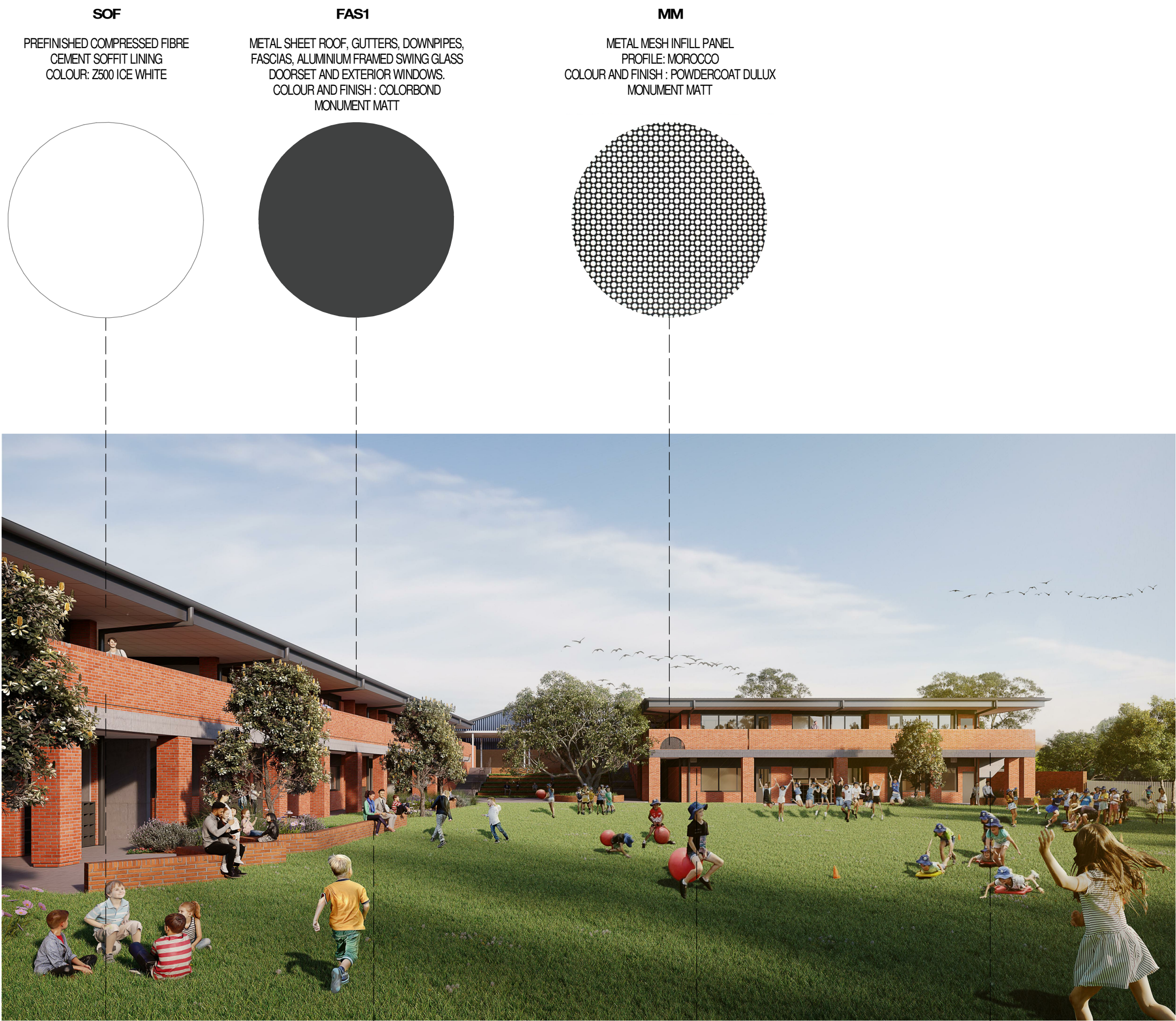
C BUILDING 4 - SECTION C - P1
1 : 100



D BUILDING 4 - SECTION D - P2
1 : 100

FOR INFORMATION

Rev	Date	Revision	By	Chk.
1	29.03.21	ISSUE FOR SSDA APPROVAL	AHo	ME
2	10.05.21	ISSUE FOR SSDA APPROVAL	HG	ME
3	25.05.21	ISSUE FOR SSDA APPROVAL	HG	ME
4	22.10.21	ISSUE FOR SSDA	HG	ME



SUBJECT TO SEPARATE PLANNING APPROVAL



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Application No: SSD-8378620

Signed: JC

Granted on: 15 February 2022

Sheet no: 22 of 26

Client



Project

KINGSCLIFF PUBLIC SCHOOL

12 ORIENT STREET KINGSCLIFF NSW
2487

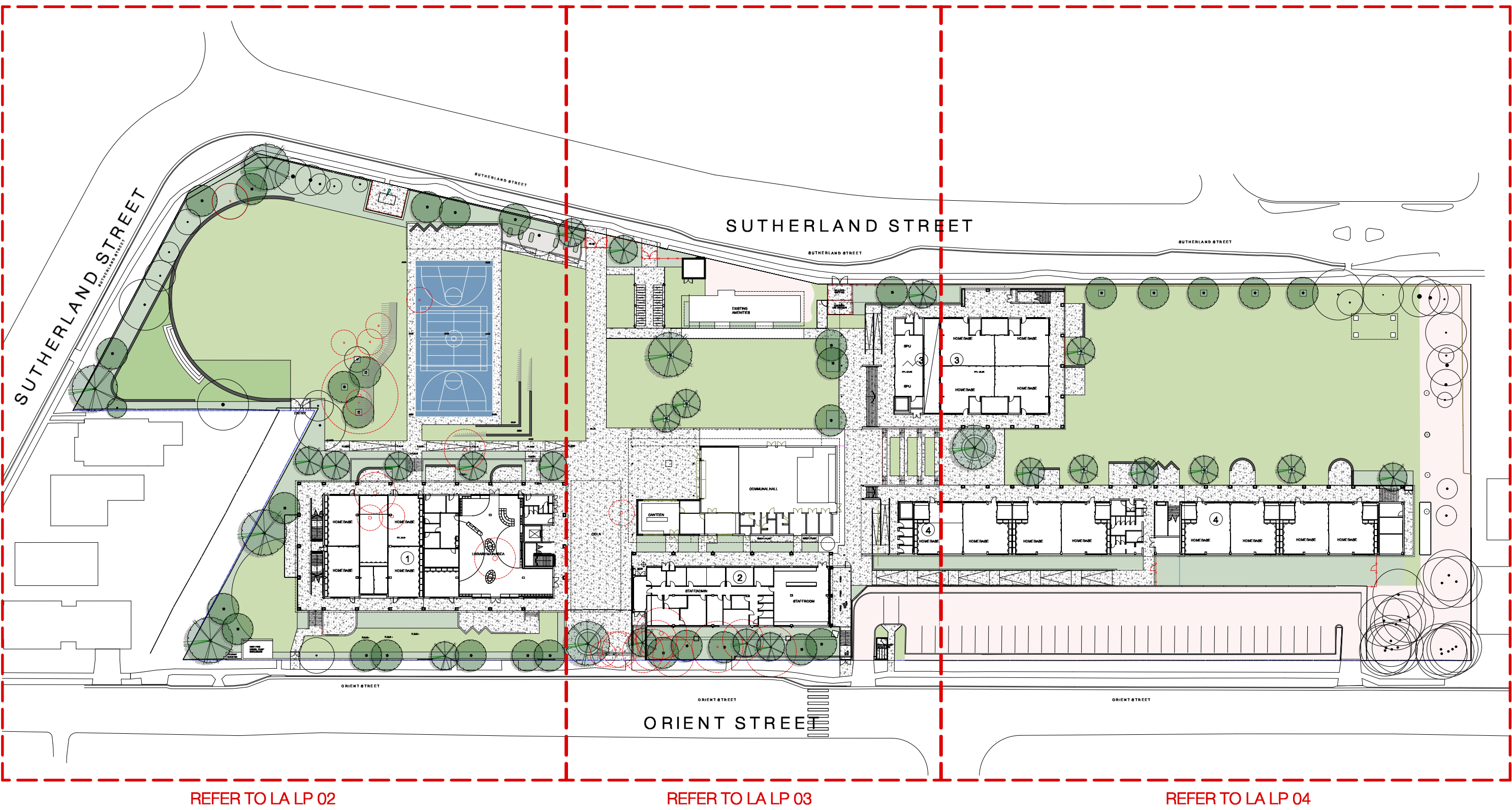
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MATERIALS

Date	Scale	Sheet Size
22.10.21	1 : 1	@ A1
Drawn	Chk.	Job No.
AHo	ME	6181
Drawing No.	Revision	
SSDA- 1-X-3221	/ 4	

SJB Architects
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01 SITE PLAN
Scale 1:750 @ A1

LEGEND

- BOUNDARY
- P1 - PAVEMENT TYPE 1 - CONCRETE PAVEMENT
- P2 - PAVEMENT TYPE 2 - CONCRETE MULTICOURT (PAINTED SURFACE AND LINWORK)
- P3 - PAVEMENT TYPE 3 - SYNTHETIC LAWN OVER SOFTFALL. SOFTFALL TO AS4422.
- G1 - GARDEN PROFILE 1 - GARDEN ON GRADE
- G2 - GARDEN PROFILE 2 - GARDEN ON GRADE (TP2)
- G3 - GARDEN PROFILE 3 - RAISED GARDEN ON GRADE
- G4 - PROPRIETARY VEGGIE PLANTERS
- T1 - TURF TYPE 1 - TURF ON GRADE
- E1 - EDGE TYPE 1 - METAL EDGE
- W1 - WALL TYPE 01 - CONCRETE RETAINING WALL
- W2 - WALL TYPE 02 - BRICK WALL
- EXISTING FENCE TO BE RETAINED AND PROTECTED.
- F1 - 1800MM HIGH BLACK PALISADE FENCE TO MATCH EXISTING.
- BRICK SEATING
- EXISTING LEVEL
- FINISHED LEVEL
- TOP OF WALL LEVEL
- EXISTING TREES TO BE RETAINED AND PROTECTED.
- EXISTING TREE TO BE REMOVED.
- PROPOSED TREES, SHRUBS AND GROUNDCOVERS AS NOTED.

GENERAL NOTES / SPECIFICATION

- DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS.
- ALL PLANTING AREAS TO BE MULCHED, TYPICALLY 50MM DEPTH. ORGANIC MULCH TO CONFORM TO AS 4454-2012 COMPOST, SOIL CONDITIONERS AND MULCHES.
- FERTILISER SHALL BE A SLOW RELEASE PELLETISED FORM SUITABLE FOR USE WITH AUSTRALIAN NATIVE PLANTS APPLIED AT THE MANUFACTURES RECOMMENDED RATE.
- SOIL WETTING AGENT SHALL BE "AQUASOIL" OR "WETTASOIL" APPLIED AT A RATE OF 1 LITRE/ 1000 LITRES OF WATER OR EQUIVALENT.
- SOILS TO CONFORM TO AS 4419-2018 SOILS FOR LANDSCAPING AND GARDENS USE.
SOIL DEPTHS
- ON GRADE 300MM - 1000MM
- GARDEN SOIL SHALL HAVE A PH BETWEEN 5.5 AND 7.0, EC< 1.2DS/M: 2-5CG/MG RATIO, 5-20MEQ % CEC, AND NUTRIENTS TO AS 3743 POTTING MIXES.
- ALL PLANTING SOIL SHALL BE FREE OF RUBBISH, DEBRIS AND SUBSTANCES THAT ARE TOXIC TO LIVING ORGANISMS, OR WOULD OTHERWISE BE DECLARED CONTAMINATED. ALL IMPORTED GARDEN SOIL SHALL BE FREE OF WEED SEEDS.
- PLANTING SOIL SHALL NOT BE WATER REPELLENT AND IT SHALL TAKE LESS THAN 53 SECONDS FOR A WATER DROPLET TO SOAK INTO DRY SOIL(REFERENCE: HANDRECK & BLACK).
- THE CONTRACTOR SHALL ENSURE ANY INSTALLED SUB GRADES ARE NOT TOXIC TO NORMAL PLANT GROWTH OR UNNATURALLY OVERLY COMPACTED. ENSURE EXISTING SUB SOIL IS NOT TOXIC TO PLANT GROWTH, AND NOTIFY SUPERINTENDENT IMMEDIATELY IF THERE ARE ANY CONCERNS WITH REGARD TO THE SUB SOIL CONDITIONS.
- ALL PLANTING SOIL TO BE CONSOLIDATED BUT NOT COMPACTED AND HAVE PARTICLE SIZES GREATER THAN THE SUBSOIL.
- PLANT SUPPLY - THE PLANTS ARE TO BE VIGOROUS AND APPROPRIATELY ACCLIMATISED WITH A ROOTBALL THAT IS FULL BUT NOT RESTRAINED. TREE STOCK ARE TO BE GROWN AND CERTIFIED AS COMPLYING WITH AS 2303-2018 TREE STOCK FOR LANDSCAPE USE AND NATSPEC'S "SPECIFYING TREES - A GUIDE TO ASSESSMENT OF TREE QUALITY", SECOND EDITION 2003 BY ROSS CLARK.
- PLANT INSTALLATION - THE TOPS OF ROOT BALLS ARE TO BE LEVEL WITH OR UP TO 50MM HIGHER THAN THE SURROUNDING SOIL LEVEL. CREATE WATERING "SAUCERS" AROUND ALL PLANTS FROM POTS LARGER THAN 5 LITRE (IE 200MM DIAMETER). DO NOT PILE UP MULCH AGAINST THE BASE OF THE PLANT STEM/TRUNK.
- STAKING - REMOVE ALL NURSERY STAKES, TIES AND LABELS. THE ROOT BALL AND CANOPY ARE TO BE BALANCED AND THE STEM / TRUNK SUFFICIENTLY DEVELOPED SO THAT THE PLANTS STAY UPRIGHT WITHOUT THE NEED TO BE STAKED. DO NOT STAKE PLANTS UNLESS SPECIFICALLY NOTED TO DO SO OR UNLESS SPECIAL CIRCUMSTANCES REQUIRE A PLANT TO BE TEMPORARILY STAKED FOR STABILITY.
- PLANTING AREAS TO HAVE DRIP IRRIGATION SYSTEM WITH BACK UP PROTECTION TO THE MAIN SUPPLY, TO ALL CURRENT LOCAL AUTHORITY REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS
- EXTENT - THE SYSTEM IS TO COVER ALL NEW GARDENS. WATER IS TO BE DELIVERED VIA SUBSURFACE DRIP LINES BURIED BELOW THE FINISHED GROUND LEVEL TO GARDENS AND TREES AND VIA POPUP SPRAYS ON FLEXIBLE ARMS TO THE LAWN AREA.
- CAPACITY - THE SYSTEM IS TO BE CAPABLE OF SUPPLYING 25MM OF WATER/WEEK OVER ALL AREAS. IT IS TO BE DESIGNED TO OPERATE FOR 10 YEARS (MIN).
- MAINTAIN ALL WORKS DURING THE CONTRACT PERIOD FOR 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION INCLUDING, BUT NOT LIMITED TO WATERING, MOWING, WEEDING, RUBBISH REMOVAL, REPLACEMENT PLANTING, DISEASE AND PEST CONTROL, PRUNING, SOIL AND MULCH CONTROL REINSTATEMENT.
- PROTECT ALL ADJOINING PROPERTY BUILDINGS, WALLS, FENCES AND PAVING. DAMAGED ELEMENTS ARE TO BE REPLACED.
- THERE ARE TO BE NO SHARP PROTRUSIONS OR ABRASIVE EDGES, OBTRUSIVE FITTINGS OR FIXTURES.
- GENERALLY PAVEMENTS ARE TO FALL AT 1% TO 2% UNLESS NOTED OTHERWISE.
- PROVIDE CONDUITS THROUGH WALLS / PAVEMENTS AS REQUIRED FOR SERVICES.
- ALL STRUCTURAL DETAILS OF FOOTINGS, SLABS, WALLS AND THE LIKE ARE TO BE REFERRED TO AN ENGINEER TO PROVIDE DETAILS AND SPECIFICATION.
- LEVELS SHOWN ARE FINISHED SURFACE LEVELS. GRADE AND TRIM LOCALLY TO ENSURE THE FINISHED SURFACE DRAINS.
- REFER TO ARBORIST REPORT REGARDING RETENTION AND REMOVAL OF TREES

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	HEIGHT	POT SIZE	SPACING
TREES				
<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	12M	400L	as indicated
<i>Banksia integrifolia</i>	Coastal Banksia	15M	400L	as indicated
<i>Eucalyptus signata</i>	Scribbly Gum	20M	400L	as indicated
<i>Ficus rubiginosa</i>	Port Jackson Fig	30M	400L	as indicated
<i>Tristania laurina</i> 'Luscious'	Luscious Water Gum	8M	400L	as indicated
<i>Xanthostemon chrysanthus</i>	Golden Penda	8M	400L	as indicated
SHRUBS AND CLIMBERS				
<i>Acmena smithii</i> 'Sublime'	Sublime Lily Pily	5M	300MM	2/sq.m
<i>Adenanthos sericeus</i> 'Compact'	Dwarf Woolly Bush	1.5M	200MM	3/sq.m
<i>Brachyscome multifida</i>	Cut Leaf Daisy	0.2M	150MM	6/sq.m
<i>Callistemon</i> 'Better John'	Better John	0.8M	200MM	3/sq.m
<i>Carpobrotus glaucescens</i>	Pigface	0.2M	150MM	5/sq.m
<i>Dianella caerulea</i>	Flax Lily	0.4M	150MM	5/sq.m
<i>Doryanthes excelsa</i>	Gymea Lily	2M	200MM	2/sq.m
<i>Gazania tomentosa</i>	Silver Gazania	0.2M	150MM	5/sq.m
<i>Hibbertia scandes</i>	Snake Vine	0.2M	150MM	3/sq.m
<i>Isoplepis nodosa</i>	Knobby Club Rush	0.8M	150MM	4/sq.m
<i>Lomandra longifolia</i> 'Nyalia'	Nyalia Matt Rush	0.7M	150MM	4/sq.m
<i>Lomandra</i> 'Verday'	Verday Matt Rush	0.7M	150MM	4/sq.m
<i>Myoporum parviflorum</i> 'Yareena'	Yareena Creeping boobialla	0.2M	150MM	6/sq.m
<i>Rhaphiolepis</i> 'Oriental Pearl'	Oriental Pearl Indian Hawthorn	0.8M	200MM	2/sq.m
<i>Westringia fruticosa</i> 'Zena'	Zena Coastal Rosemary	1.2M	200MM	2/sq.m

MAINTENANCE PLAN

THE OBJECTIVE OF THIS MAINTENANCE PLAN IS TO OUTLINE THE MAINTENANCE REQUIREMENTS OF THE DEVELOPMENT AND ENABLE A DEFINED SCOPE OF MAINTENANCE ACTIVITIES TO BE REGULARLY UNDERTAKEN. A DETAILED MAINTENANCE PLAN TO BE PREPARED AS PART OF THE CONSTRUCTION CERTIFICATE DOCUMENTATION.

MAINTENANCE INCLUDE WATERING, WEEDING, MOWING PEST AND DISEASE CONTROL, REPLACING FAILED PLANTS, SOIL AND MULCH REPLENISHMENT, CULTIVATING, PRUNING, REPAIRING EROSION AND RECTIFYING STORM DAMAGE. SWEEP AND/OR REMOVE FALLEN BRANCHES AND LEAF LITTER INCLUDING THE AUTUMN LEAF DROP) AND OTHER GARDEN DEBRIS. MAINTENANCE OF THE SITE IS TO ALSO INCLUDE THE PUBLIC DOMAIN

IT IS EXPECTED THAT THE CONTRACTOR SHALL TAKE A PROACTIVE AND DILIGENT APPROACH TO ALL MAINTENANCE ACTIVITIES AND ENCOURAGE ALL STAFF AND SUB-CONTRACTORS TO PICKUP ANY OBVIOUS LITTER FOUND THROUGHOUT THE MAINTAINED AREAS. SIMILARLY BE VIGILANT IN LOOKING FOR AND REPORTING ANY NOTED INCIDENCE OF VANDALISM, BREAKAGES, DAMAGE AND GRAFFITI ETC.

LOG BOOK
KEEP A LOGBOOK RECORDING WHEN AND WHAT MAINTENANCE WORK HAS BEEN DONE AND WHAT MATERIALS, INCLUDING TOXIC MATERIALS, HAVE BEEN USED. THIS LOG BOOK IS TO BE GIVEN TO THE PROJECT MANAGER/ OR COMMUNITY ASSOCIATION AND MADE AVAILABLE FOR INSPECTION ON REQUEST.

PROGRAM
AT LEAST TWO WEEKS PRIOR TO PRACTICAL COMPLETION SUBMIT A PROGRAM OUTLINING PROPOSED MAINTENANCE REGIME DURING THE PLANT ESTABLISHMENT PERIOD, INCLUDING ANTICIPATED FREQUENCY AND DURATION OF INDIVIDUAL TASKS. REVISE PROGRESSIVELY TO ENSURE THE OPTIMAL MAINTENANCE REGIME IS IMPLEMENTED AND SUBMIT ON A MONTHLY BASIS.

ALL PLANTED AREAS SHALL BE ADEQUATELY WATERED TO KEEP THEM HEALTHY AND GROWING VIGOROUSLY. THE MINIMUM ACCEPTABLE WATERING REQUIREMENT SHALL EQUAL 25 MM OF NATURAL RAINFALL OR ITS APPLIED EQUIVALENT, OR A COMBINATION OF BOTH, DURING EACH PERIOD OF ONE WEEK, EXCEPT IN PERIODS OF HEAVY RAIN. VARY THE WATERING REQUIREMENT TO SUIT SEASONAL CONDITIONS AND MAINTAIN HEALTHY PLANT MATERIAL AND GRASS AREAS IN OPTIMUM CONDITION.

PEST AND DISEASE
ALL LANDSCAPE AREAS INCLUDING TREES ARE TO BE VISUALLY INSPECTED FOR THE PRESENCE OF PERSISTENT AND DAMAGING INSECT PESTS OR DISEASES. THE CONTRACTOR SHALL REPORT ANY INCIDENCE OF INSECT ATTACK OR EVIDENCE OF DISEASE AMONGST PLANT MATERIAL ALONG WITH A RECOMMENDED CONTROL AND ACTION TO BE UNDERTAKEN

FERTILISING
FERTILIZER SHALL BE SUPPLIED AND APPLIED EVENLY TO ALL LANDSCAPE AREAS ENSURE OPTIMUM PLANT GROWTH, HEALTH AND DISEASE RESISTANCE THROUGH THE PROVISION OF ALL ESSENTIAL MACRO AND MICRO NUTRIENTS COMMONLY REQUIRED BY PLANTS AND THEREBY PREVENT ANY SYMPTOMS ASSOCIATED WITH NUTRIENT DEFICIENCIES.

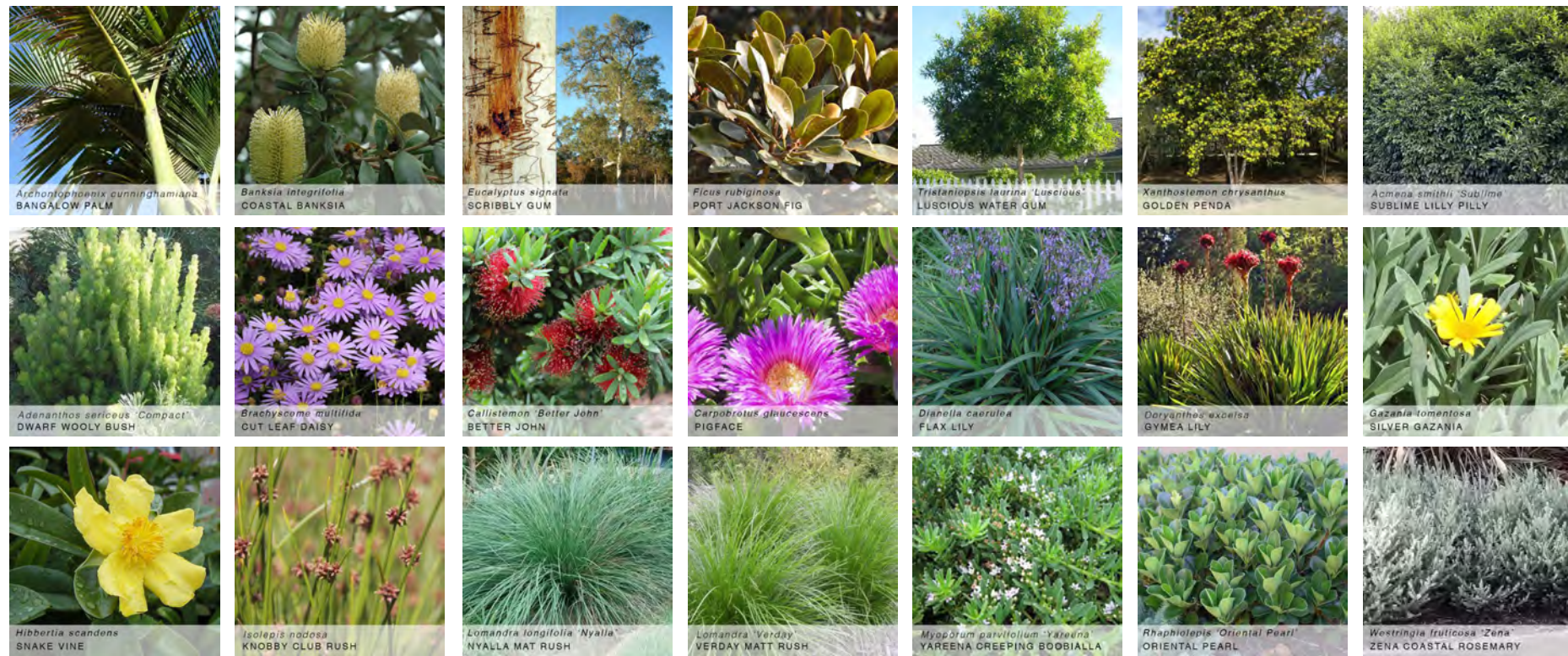
EXTENT AND TASKS
THE CONTRACTOR SHALL MONITOR ALL TREE AND ASSOCIATED LANDSCAPE WORKS FOR THE DURATION OF THE MAINTENANCE PERIOD. THIS WILL GENERALLY INCLUDING WATERING, FAILED PLANT REPLACEMENT, PEST AND DISEASE CONTROL, PRUNING, SOIL CONTROL, MOWING, WEED CONTROL, SOIL PH CORRECTION AND FERTILIZATION. CARRY OUT MAINTENANCE ACTIVITIES FOR ALL NEW GARDEN AREAS AS REQUIRED TO ENSURE THE PLANT BECOME ESTABLISHED WITHIN THE MAINTENANCE PERIOD AND ARE KEPT IN A HEALTHY AND TIDY STATE IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICES.

PLANT REPLACEMENT
SHALL BE UNDERTAKEN WITHIN 7 DAYS OF PLANT BEING IDENTIFIED AS FAILED OR UNACCEPTABLY DAMAGED. NOTE, SERVE WILTING OR WATER LOGGING LEADING TO DEATH OF FOLIAGE, BREAKAGE OR WOUNDING OF MAIN STEM, DAMAGE OF APICAL LEADERS OR DAMAGE TO SIGNIFICANT ORDER OF BRANCHES SHALL BE DEEMED TO CONSTITUTE FAILURE.

HARDSCAPE / FURNITURE AND FIXINGS
ENSURE ALL EXTERNAL HARDSCAPE AREAS INCLUDING FURNITURE AND FIXINGS ARE MAINTAINED IN A SAFE, CLEAN, NEAT AND TIDY CONDITION THAT PROMOTES THEIR USE AND ENJOYMENT. INSPECT ALL HARDSCAPE AND FURNITURE AND FIXTURES ITEMS FOR DAMAGE OR VANDALISM AND REPORT ANY FAULTS OR DAMAGE. MAKE ARRANGEMENT TO FIX ANY MINOR ISSUES.

IRRIGATION
REGULARLY INSPECT, MONITOR AND ADJUST IRRIGATION AND WATERING SYSTEM TO ENSURE PROPER OPERATION AND COVERAGE AND RECTIFY ANY LEAKS, BLOCKAGES OR BREAKAGES IN A TIMELY FASHION. IF REQUIRED, UNDERTAKE PRESSURE TESTING OR FLUSHING TO IDENTIFY AND/OR ADDRESS ANY SYSTEM MALFUNCTION. THE CONTRACTOR SHALL REPAIR THE SYSTEM DUE TO VANDALISM, UNAUTHORIZED USE AND BREAKAGE. IF VANDALISM OR BREAKAGE IS A PERSISTENT OR A LARGE-SCALE PROBLEM, THE CONTRACTOR SHALL KEEP A RECORD OF COMPONENTS REPLACED OR RECTIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTARY WATERING DUE TO ANY INADEQUACIES WITH THE SYSTEM, AND ADDRESS LEAKS IMMEDIATELY.

GREEN WASTE REMOVAL - ALL GREEN WASTE GENERATED BY THE MAINTENANCE WORK SHALL BE CONTAINED WITHIN THE IMMEDIATE WORK AREA AND SHALL NOT LEAK INTO ADJACENT AREAS OR OUTSIDE THE SITE. ALL DEBRIS SHALL BE CONTAINED AND REMOVED FROM SITE TO AN APPROVED CERTIFIED TIPPING AND LEGAL RECYCLING DEPOT LOCATION USING SUITABLE CLOSED WASTE CONTAINERS AND VEHICLES..



Kingscliff Public School
12 Orient Street
Kingscliff, NSW

DRAWING NO.	DRAWING TITLE	ISSUE
LA LP 01	Cover Sheet and Notes	05
LA LP 02	Landscape Plan 01	05
LA LP 03	Landscape Plan 02	05
LA LP 04	Landscape Plan 03	04

NOT FOR CONSTRUCTION

REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
01	30.03.20	For Planning Approval
02	31.03.20	For Planning Approval
03	26.02.21	For Planning Approval
04	12.03.21	For Planning Approval
05	10.05.21	For Planning Approval



Department of Planning
and Environment

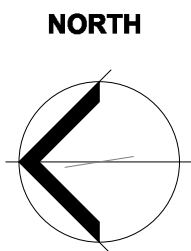
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Application No: SSD-8378620

Granted on: 15 February 2022

Signed: JC

Sheet no: 23 of 26



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PROJECT Kingscliff Public School Development 12 Orient Street KINGSCLIFF, NSW	Drawn IK / GB L.Architect Authorised IK / GB	Client Schools Infrastructure NSW
	Scale as indicated @ A1	Status SSDA
DRAWING TITLE Cover Sheet and Notes		DRAWING NUMBER / ISSUE LA LP 01/ 05
JOB NUMBER BB 1255		





Department of Planning
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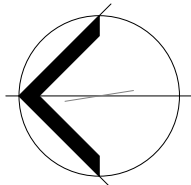
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REFER TO LALP01 FOR NOTES AND PLANT SCHEDULE



NORTH



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PROJECT
Kingscliff Public School Development
12 Orient Street
KINGSCLIFF, NSW

DRAWING TITLE
Landscape Plan 01

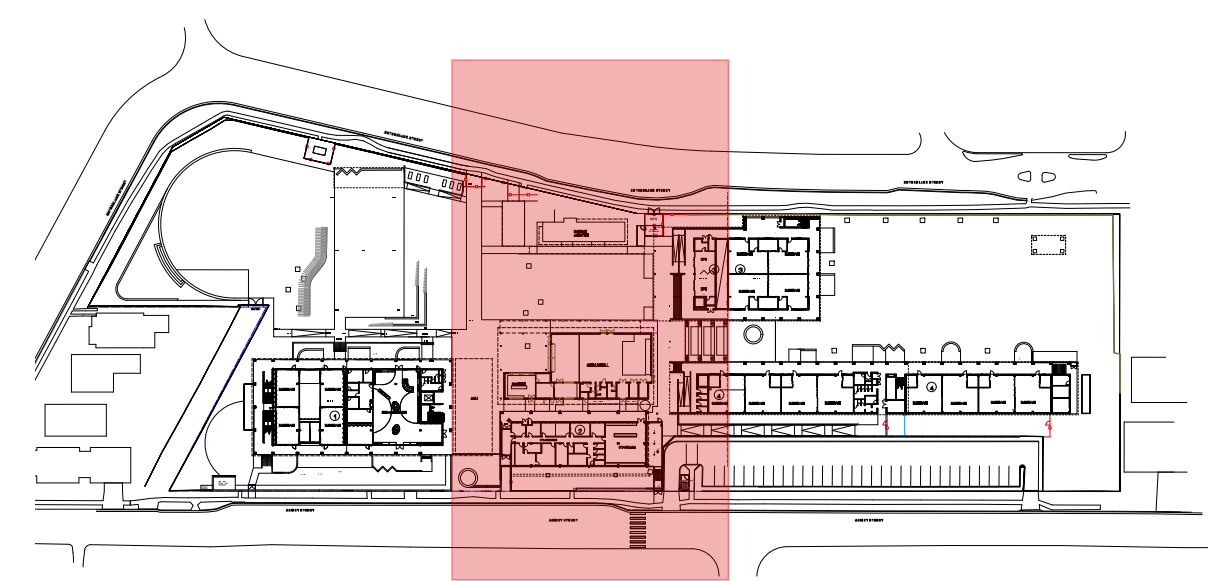
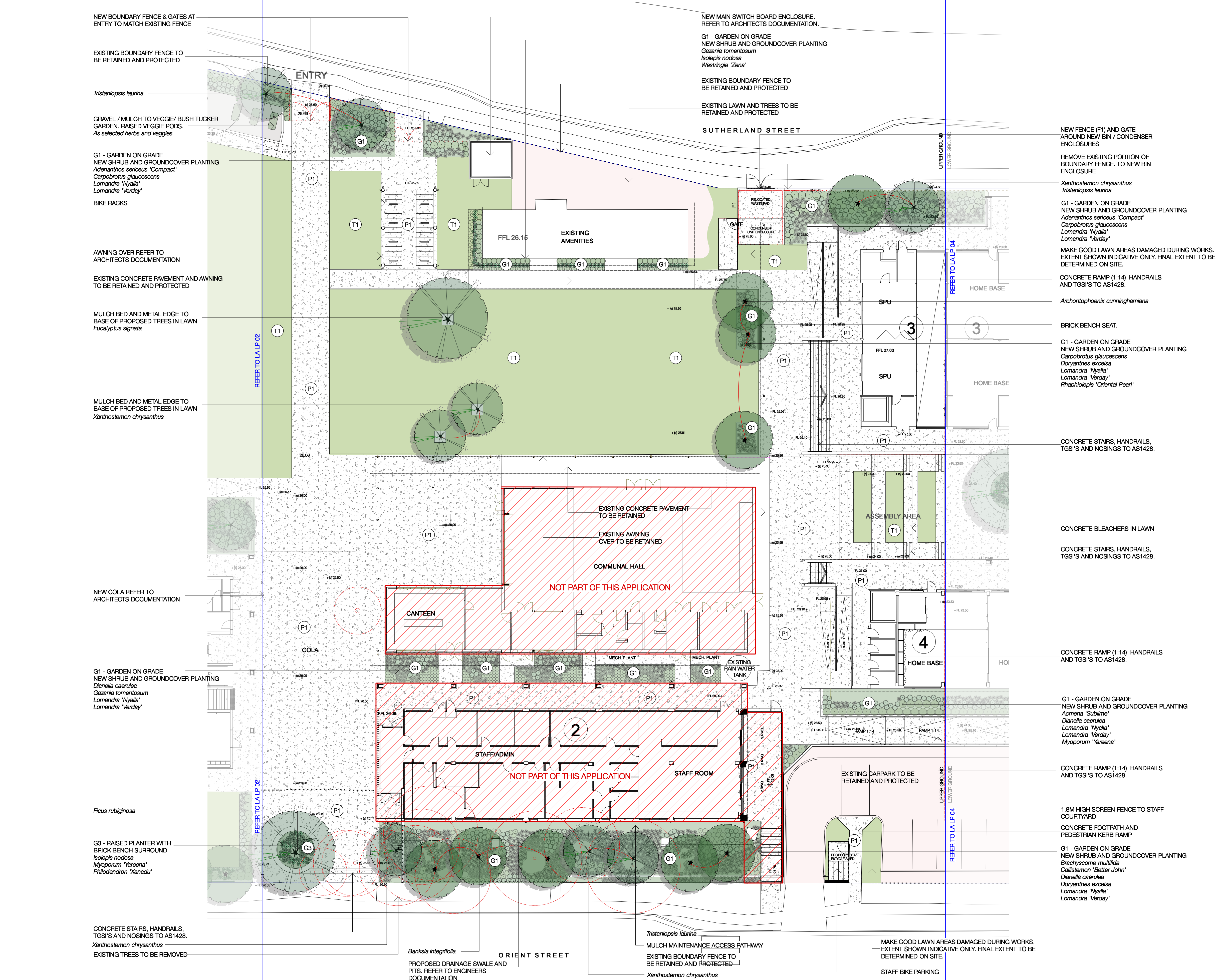
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IK / GB
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JOB NUMBER
BB 1255

Client
Schools Infrastructure NSW
Status
SSDA

DRAWING NUMBER / ISSUE
LA LP 02/ 05

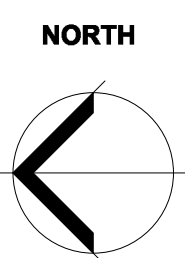
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PROJECT Kingscliff Public School Development 12 Orient Street KINGSCLIFF, NSW	Drawn IK / GB L.Architect Authorised IK / GB	Client Schools Infrastructure NSW
	Scale 1:200 @ A1	Status SSDA
DRAWING TITLE Landscape Plan 02		
JOB NUMBER BB 1255	DRAWING NUMBER / ISSUE LA LP 03/ 05	

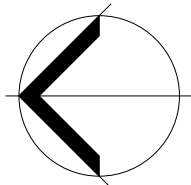


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PROJECT
Kingscliff Public School Development
12 Orient Street
KINGSCLIFF, NSW

DRAWING TITLE
Landscape Plan 03

Drawn IK / GB
L.Architect/Authorised IK / GB
Scale 1:200 @ A1

JOB NUMBER
BB 1255

Client
Schools Infrastructure NSW

Status
SSDA

DRAWING NUMBER / ISSUE
LA LP 04/ 04

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