

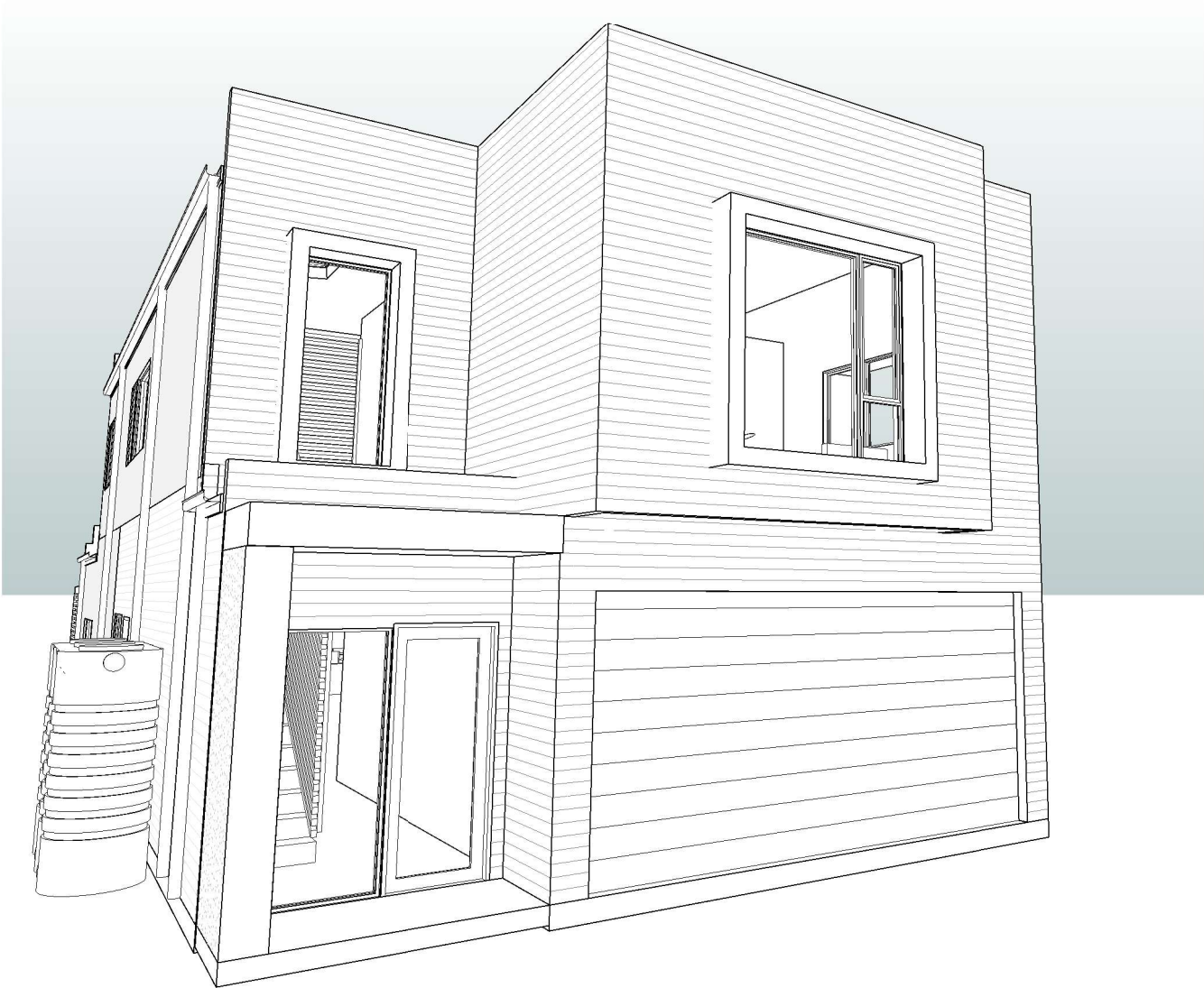
# PROPOSED NEW HOUSE FOR TAN

3 DUNKELD AVENUE, HURLSTONE PARK NSW

REAL PROPERTY  
DESCRIPTION

LOT 2, DP 23316  
AREA : 398.4m<sup>2</sup>

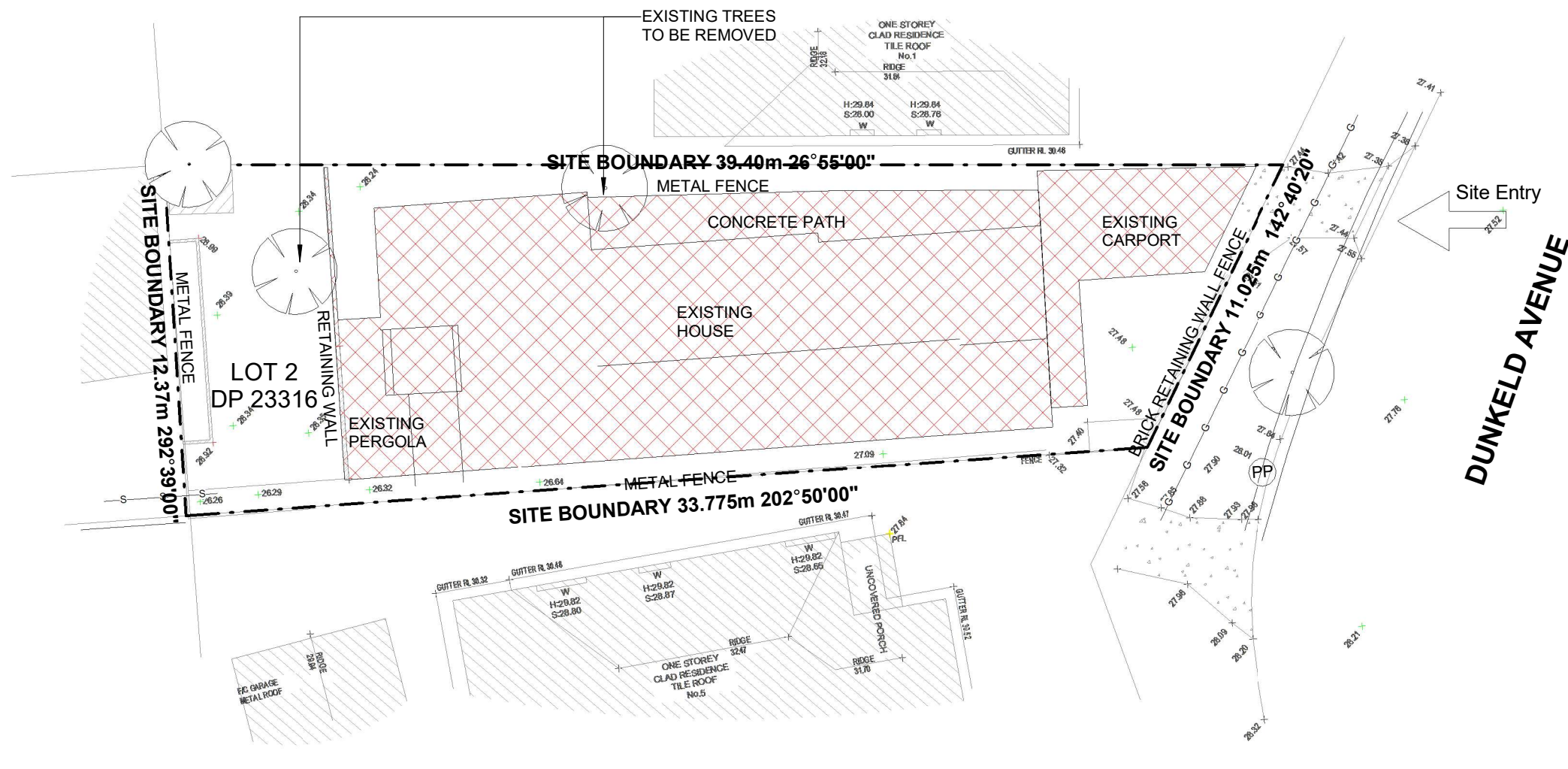
CONSTRUCTION DRAWING SCHEDULE		
No	DRAWING NAME	ISSUE
CD01	COVER SHEET	H
CD02	SITE PLAN - EXISTING/DEMOLISHED PLAN	H
CD03	SITE PLAN - PROPOSED	H
CD04	GROUND FLOOR PLAN - PROPOSED	H
CD05	FIRST FLOOR PLAN - PROPOSED	H
CD06	ELEVATIONS - PROPOSED	H
CD07	ELEVATIONS - PROPOSED	H
CD08	SECTIONS	H
CD09	CONSTRUCTION DETAILS 1	H
CD10	CONSTRUCTION DETAILS 2	H
CD11	LIGHTWEIGHT CLADDING CONSTRUCTION DETAILS	H
CD12	SLAB SETOUT PLAN	H
CD13	ROOF PLAN	H
CD14	SERVICES PLAN	H
CD15	ELECTRICAL PLAN	H
CD16	WINDOW AND DOOR SCHEDULE	H
CD17	WINDOW SCHEDULE ELEVATION	H
CD18	DOOR SCHEDULE ELEVATION	H
CD19	BASIX COMPLIANCE REQUIREMENTS	H
CD20	SHADOW DIAGRAMS	H
CD22	STANDARD NOTES	H



1

3D PERSPECTIVE

SCALE @ A3




EXISTING BUILDING TO  
BE DEMOLISHED

ALL DIMENSIONS ARE NOMINAL. UNDER  
GROUND CONDITIONS ARE ASSUMED  
UNTIL PROPERLY SURVEYED.

ASBESTOS REMOVAL TO COMPLY WITH  
NATIONAL OCCUPATIONAL HEALTH &  
SAFETY COMMISSION (NOHSC 2002)

ANY DAMAGE CAUSED BY DEMOLITION TO  
BE MADE GOOD

1 SITE PLAN - EXISTING/DEMOLISHED PLAN  
SCALE 1 : 200 @ A3



NORTH

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REV	DESCRIPTION	DATE
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G	CHANGES 6	23/09/2022
H	CHANGES 7	18/10/2022

PROJECT:  
PROPOSED NEW HOUSE FOR TAN  
3 DUNKELD AVENUE, HURLSTONE PARK NSW

DESIGNED BY: DESIGNER  
JOB NO: 21047

DRAWN BY: BP

DRAWING TITLE:  
SITE PLAN - EXISTING/DEMOLISHED PLAN

DRAWING SCALE:  
As indicated @ A3

DRAWING NUMBER:  
CD02

REV:  
H

CONSTRUCTION DRAWINGS



REAL PROPERTY  
DESCRIPTION

LOT 2, DP 23316  
AREA : 398.4m<sup>2</sup>

LEGEND

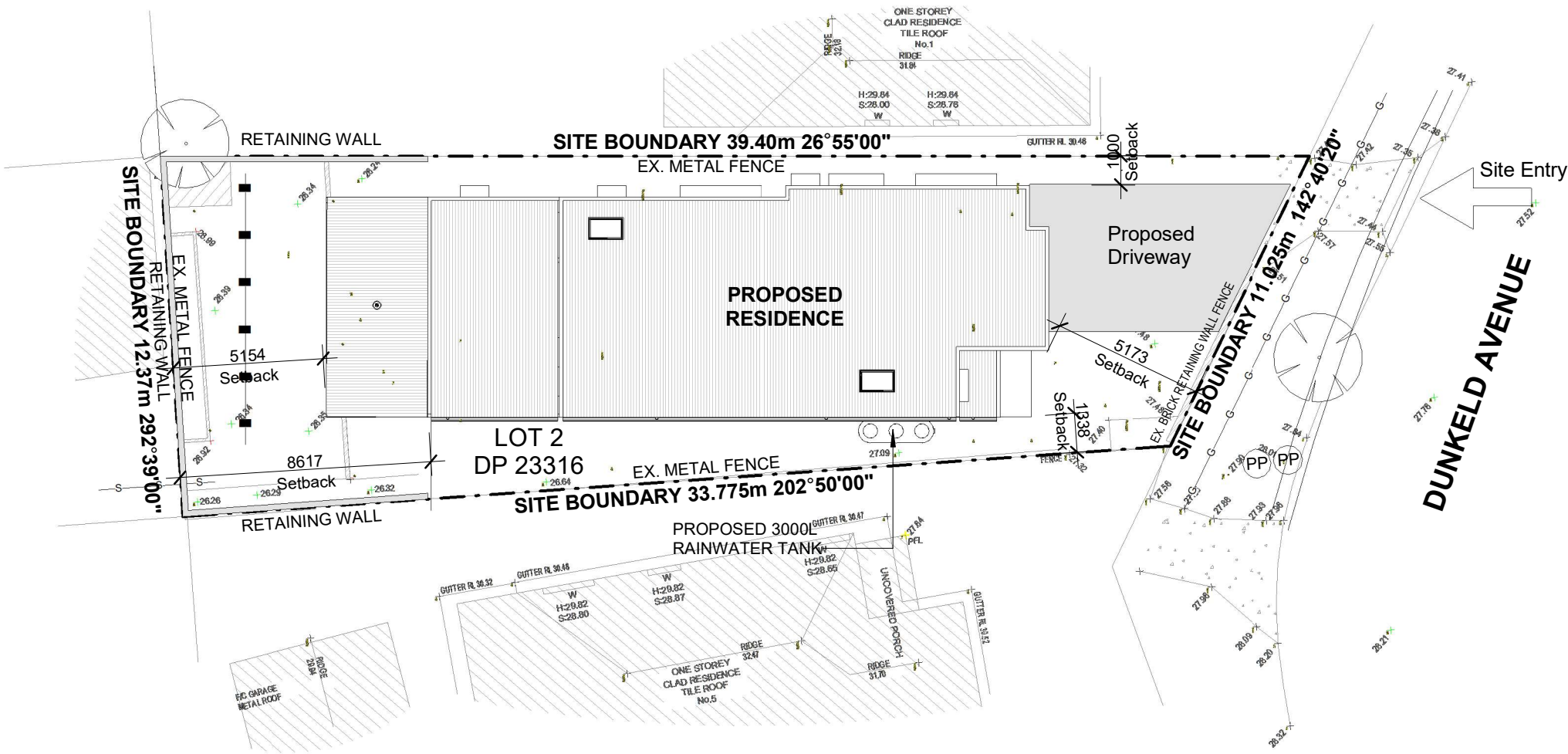
- EXISTING TREE  
GAS PIPE  
POWER POLE  
SEWER LINE  
SEDIMENT CONTROL BARRIER

NOTE: ALL SERVICES SHOWN ARE  
FROM INFORMATION SUPPLIED BY  
DIAL BEFORE YOU DIG AND SURVEY

SITE COVERAGE	
EXISTING:	254m <sup>2</sup> / 64%
PROPOSED:	185m <sup>2</sup> / 46%

Gross Floor Area: 222.5m<sup>2</sup>

Floor Space Ratio: 0.55:1

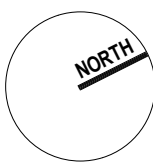


1

SITE PLAN - PROPOSED

SCALE 1 : 200 @ A3

CONSTRUCTION DRAWINGS

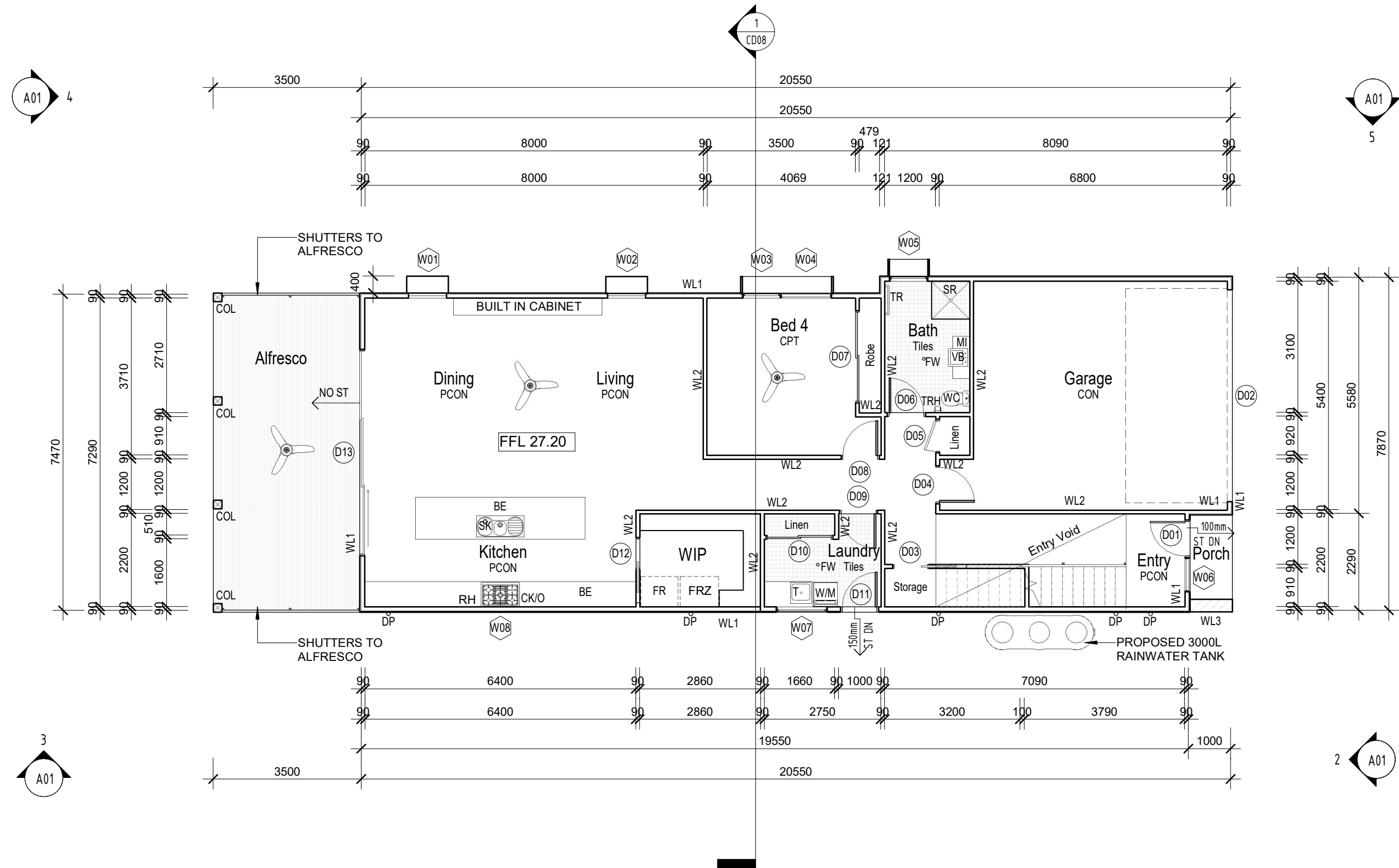


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DESIGNED BY:	DESIGNER	DRAWN BY: BP
JOB NO:	21047	

DRAWING TITLE: SITE PLAN - PROPOSED		
DRAWING SCALE:	DRAWING NUMBER:	REV:
1 : 200 @ A3	CD03	H



GFA LEGEND	
Ground Floor	115 m <sup>2</sup>
First Floor	106 m <sup>2</sup>
Garage	33 m <sup>2</sup>
Porch	2 m <sup>2</sup>
Alfresco	26 m <sup>2</sup>
Grand total	282 m <sup>2</sup>

FLOOR PLAN LEGEND

BA	BATH / SPA
BE	BENCH
COL	COLUMN TO STRUCTURAL ENG'S SPEC'S
CK/O	COOKTOP / OVEN
DP	DOWNPIPE. CONNECT TO RAINWATER TANK OR EXISTING STORMWATER LINE
FR	FRIDGE/FREEZER
FW	FLOOR WASTE
GS	GLASS SHOWER SCREEN
MI	MIRROR
RH	RANGEHOOD
SR	SHOWER
SK	SINK
T	LAUNDRY TUB
TR	TOWEL RAIL
TRH	TOILET ROLL HOLDER
VB	VANITY BASIN
WC	WATER CLOSET
WIP	WALK IN PANTRY
W/M	WASHING MACHINE LOCATION
ST DN	STEP DOWN IN FLOOR LEVEL

FLOOR FINISH LEGEND

CON	CONCRETE
CPT	CARPET
PCON	POLISHED CONCRETE
VT	VITRIFIED TILES - NON SLIP

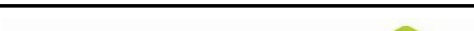

D00	DOOR NUMBER, REFER TO SCHEDULE
W00	WINDOW NUMBER, REFER TO SCHEDULE

WALL TYPE LEGEND

WL1	LIGHTWEIGHT CLADDING WEATHERBOARD CLADDING ON BATTENS VAPOUR PERMEABLE SARKING SELECTED WALL INSULATION 90mm TIMBER STUDS @ 600 CTRS 10mm PLASTERBOARD OR AQUACHEK TO WET AREAS
WL2	STUD WALL 10mm PLASTERBOARD 90mm TIMBER STUDS @ 600 CTRS 10mm PLASTERBOARD OR AQUACHEK TO WET AREAS
WL3	BLOCK WORK WALL SELECTED BLOCK WORK

1 GROUND FLOOR PLAN - PROPOSED  
SCALE 1:100 @ A3

CONSTRUCTION DRAWINGS

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GFA LEGEND	
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FLOOR PLAN LEGEND

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WIP	WALK IN PANTRY
W/M	WASHING MACHINE LOCATION
ST DN	STEP DOWN IN FLOOR LEVEL

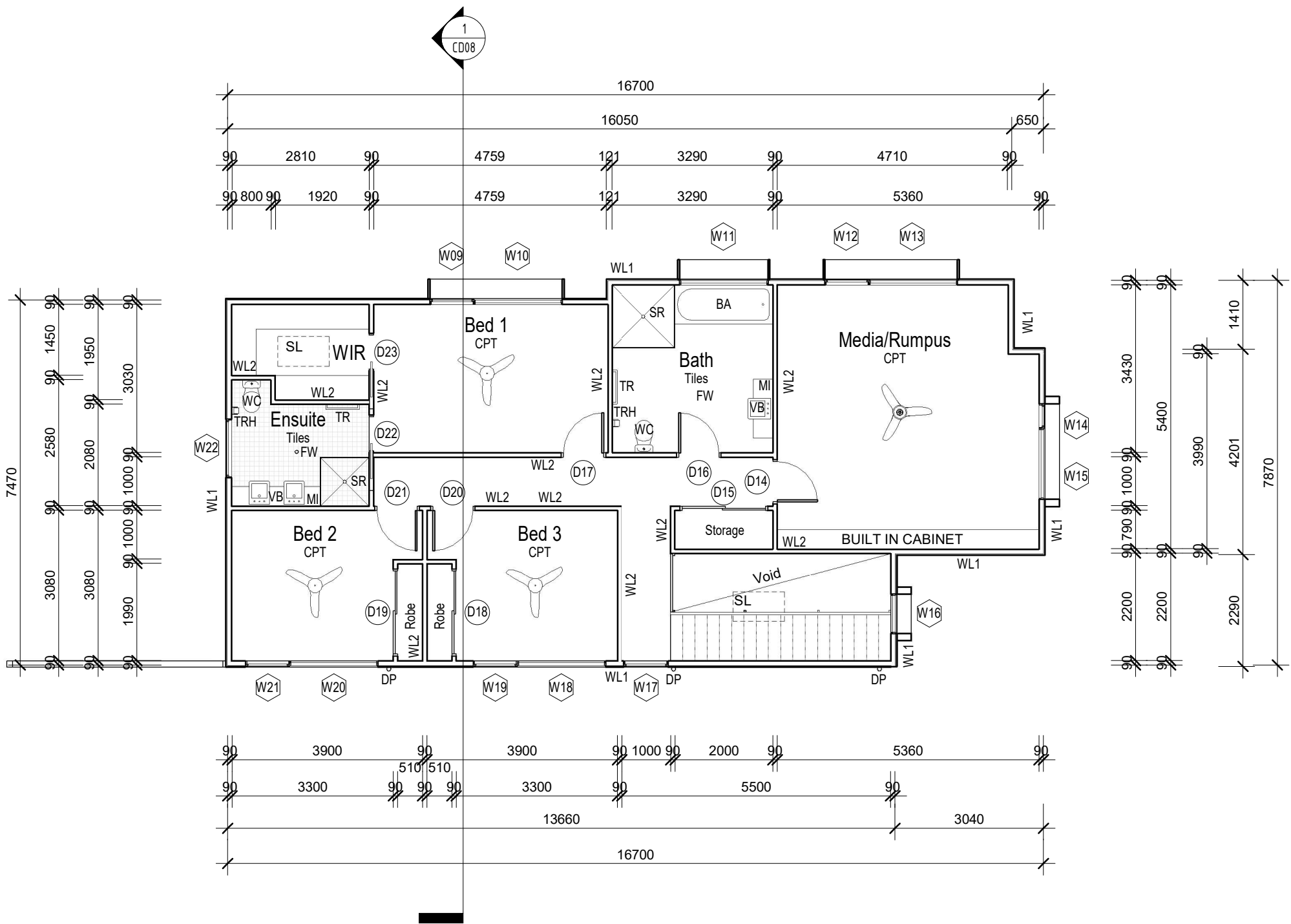
FLOOR FINISH LEGEND

CON	CONCRETE
CPT	CARPET
PCON	POLISHED CONCRETE
VT	VITRIFIED TILES - NON SLIP

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W00	WINDOW NUMBER, REFER TO SCHEDULE

WALL TYPE LEGEND

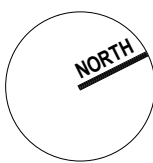
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WL3	<u>BLOCK WORK WALL</u> SELECTED BLOCK WORK



FIRST FLOOR PLAN - PROPOSED

SCALE 1 : 100 @ A3

CONSTRUCTION DRAWINGS

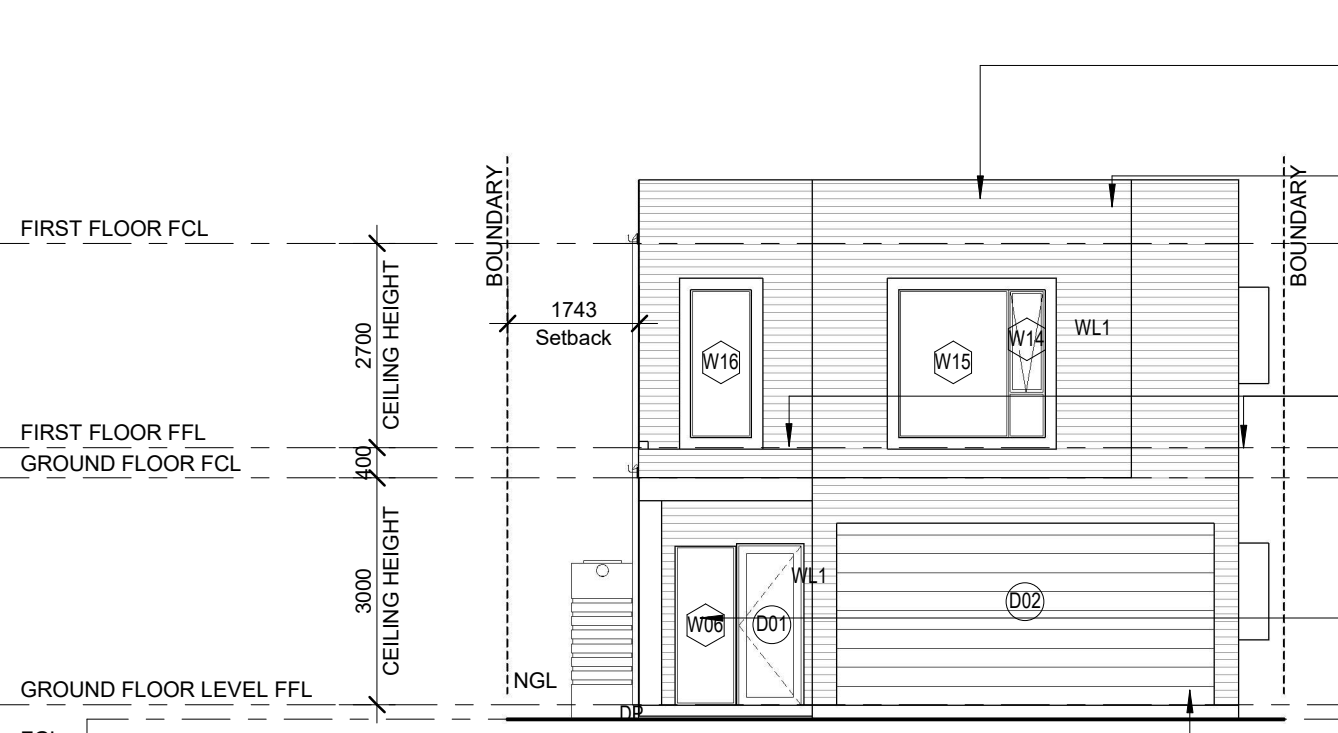


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PROJECT:	
PROPOSED NEW HOUSE FOR TAN 3 DUNKELD AVENUE, HURLSTONE PARK NSW	
DESIGNED BY:	Designer
DRAWN BY:	Author
JOB NO:	21047

DRAWING TITLE:		
FIRST FLOOR PLAN - PROPOSED		
DRAWING SCALE:	DRAWING NUMBER:	REV:
As indicated @ A3	CD05	H



COLORBOND ROOF SHEETING, PROFILE AND COLOUR TO CLIENTS SELECTION. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. CEILING INSULATION AS REQUIRED

TIMBER TRUSSESS AS PER TRUSS MANUFACTURE

GARDEN PLANTER BOX

ALUMINIUM GLAZED JOINERY INSTALLED TO MANUFACTURES SPECIFICATIONS AND COMPLY WITH PART 3.6 OF THE CURRENT NCC

CONCRETE FLOOR SLAB AND FOOTING DESIGN TO STRUCTURAL ENGINEERS SPECIFICATIONS

ELEVATION LEGEND

- CB COLORBOND ROOF SHEETING
- CL CLOTHES LINE
- DP COLORBOND DOWNPIPE. CONNECT TO RAINWATER TANK OR EXISTING STORMWATER LINE
- FCL FINISHED CEILING LINE
- FFL FINISHED FLOOR LINE
- FGL FINISHED GROUND LINE
- NGL NATURAL GROUND LINE

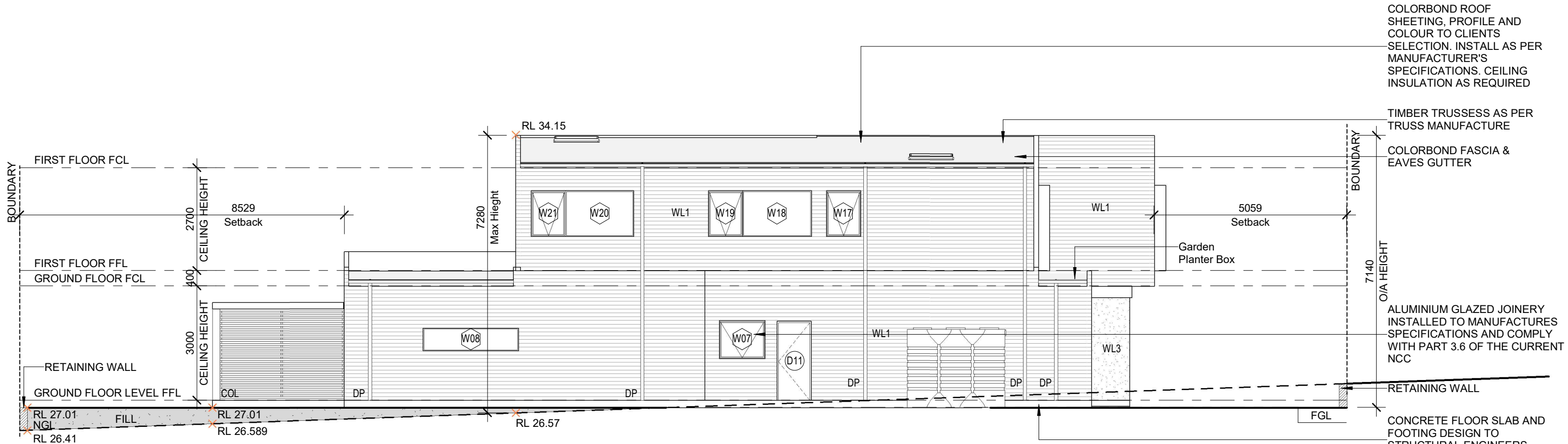
- D00 DOOR NUMBER, REFER TO SCHEDULE
- W00 WINDOW NUMBER, REFER TO SCHEDULE

WALL TYPE LEGEND

- WL1 LIGHT WEIGHT CLADDING

NORTH ELEVATION - PROPOSED

SCALE 1: 100 @ A3



COLORBOND ROOF SHEETING, PROFILE AND COLOUR TO CLIENTS SELECTION. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. CEILING INSULATION AS REQUIRED

TIMBER TRUSSESS AS PER TRUSS MANUFACTURE

COLORBOND FASCIA & EAVES GUTTER

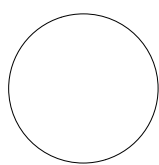
ALUMINIUM GLAZED JOINERY INSTALLED TO MANUFACTURES SPECIFICATIONS AND COMPLY WITH PART 3.6 OF THE CURRENT NCC

RETAINING WALL

CONCRETE FLOOR SLAB AND FOOTING DESIGN TO STRUCTURAL ENGINEERS SPECIFICATIONS

EAST ELEVATION - PROPOSED

SCALE 1: 100 @ A3



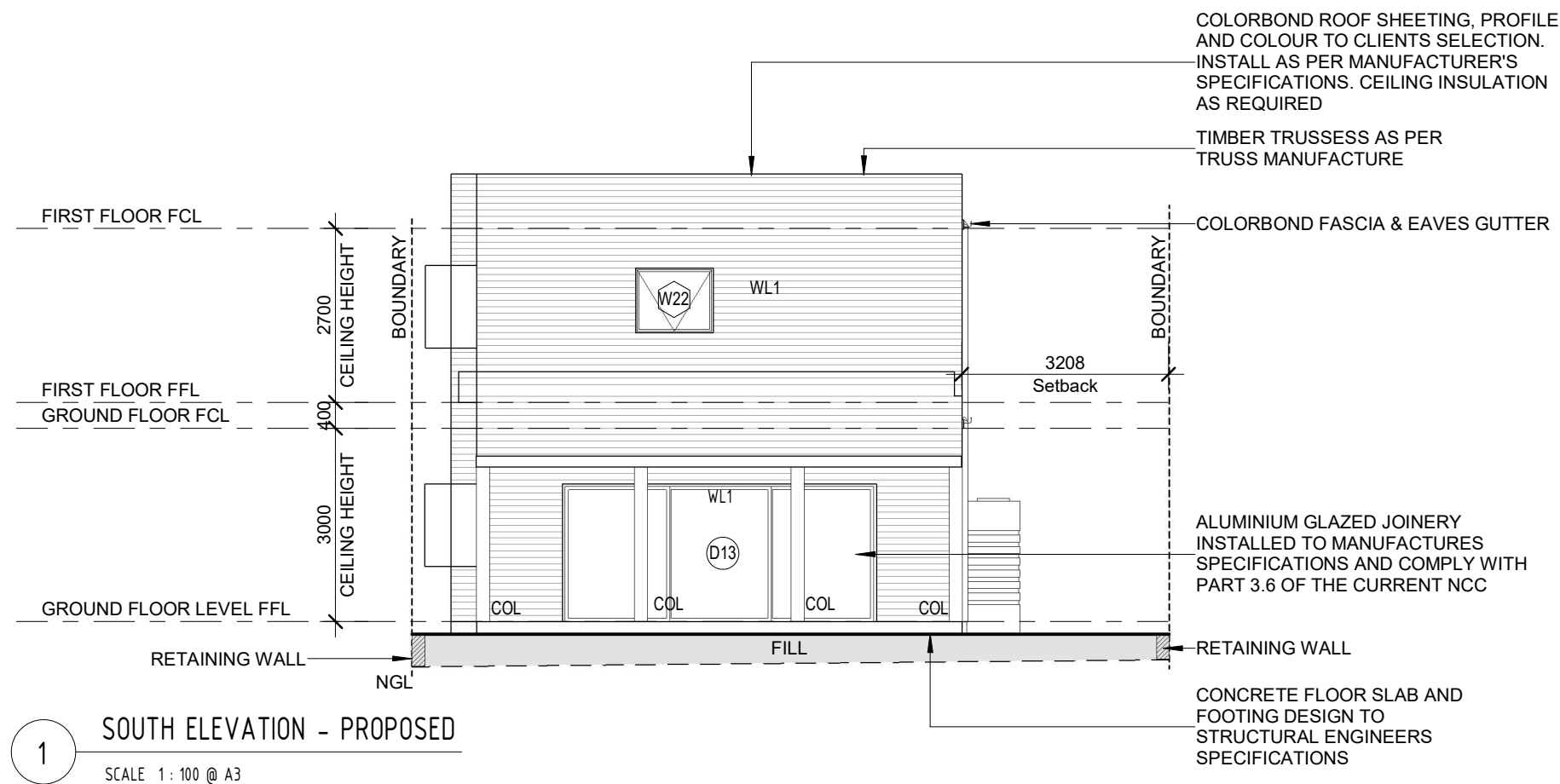
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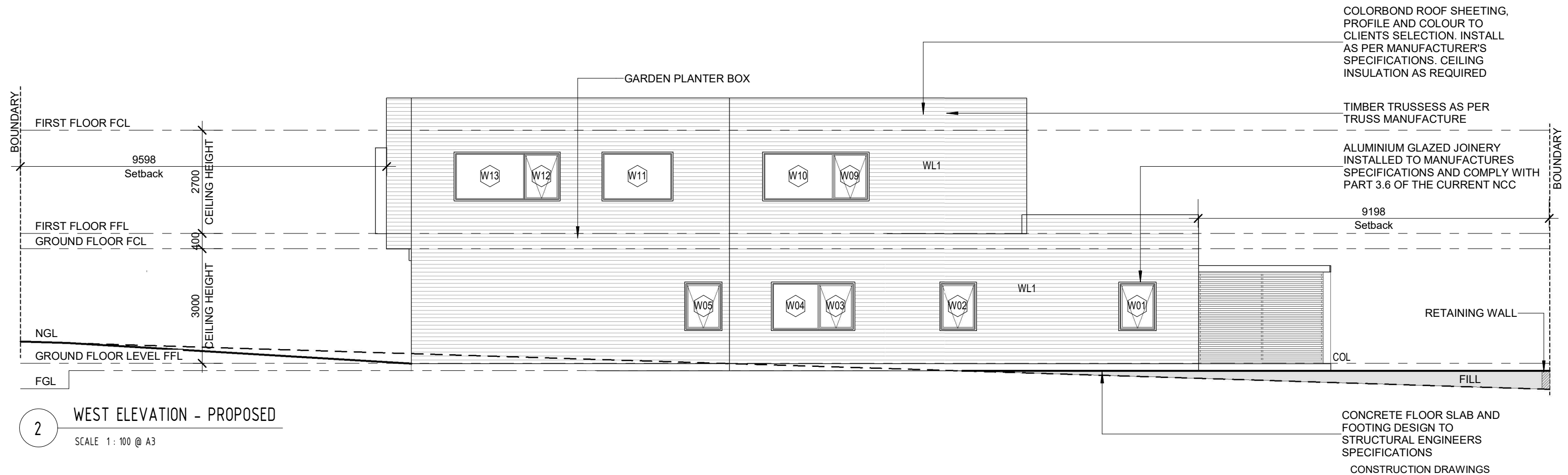
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DESIGNED BY:	DESIGNER	DRAWN BY: BP
JOB NO:	21047	

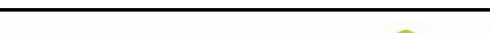
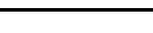
DRAWING TITLE: ELEVATIONS - PROPOSED		
DRAWING SCALE:	DRAWING NUMBER:	REV:
As indicated @ A3	CD06	H

CONSTRUCTION DRAWINGS

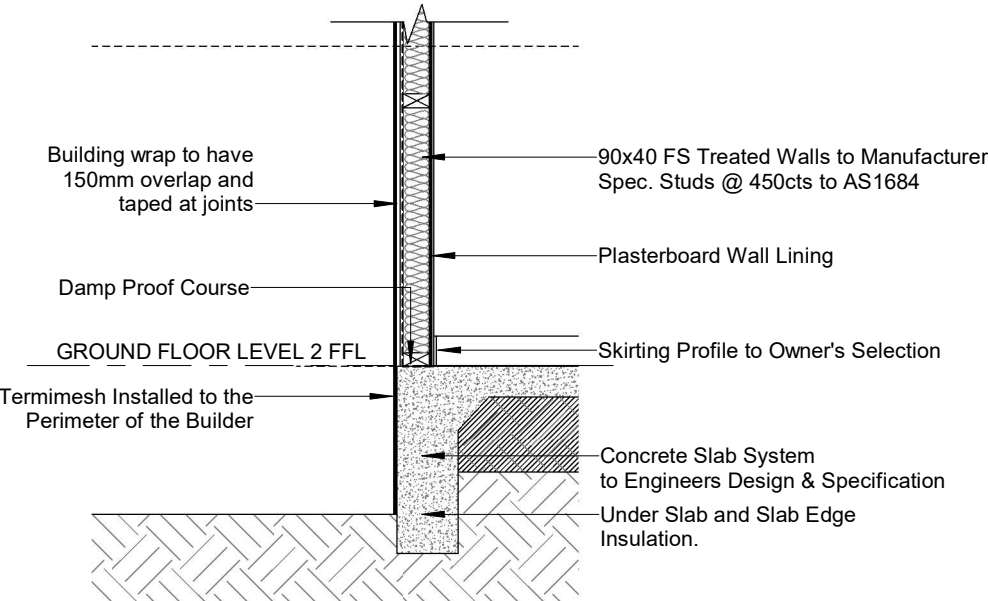
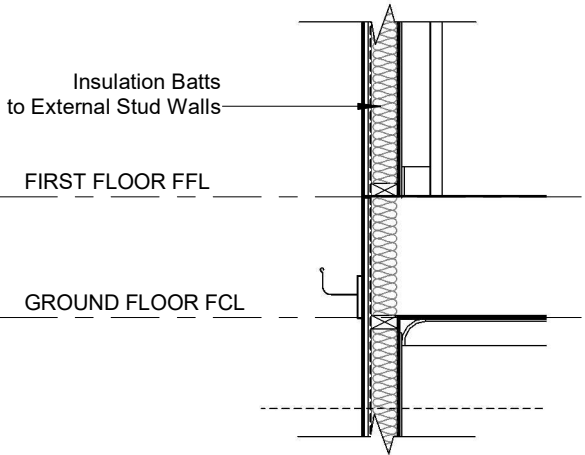
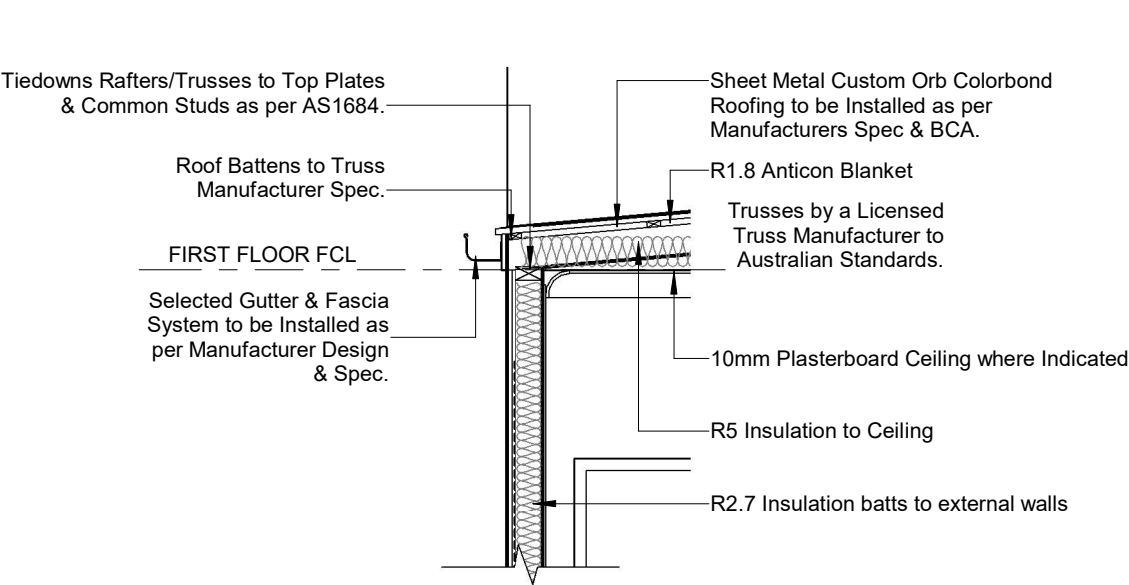


- ELEVATION LEGEND**
- CB COLORBOND ROOF SHEETING  
CL CLOTHES LINE  
DP COLORBOND DOWNPIPE.  
FCL FINISHED CEILING LINE  
FFL FINISHED FLOOR LINE  
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- D00 DOOR NUMBER, REFER TO SCHEDULE  
W00 WINDOW NUMBER, REFER TO SCHEDULE
- WALL TYPE LEGEND**
- WL1 LIGHT WEIGHT CLADDING

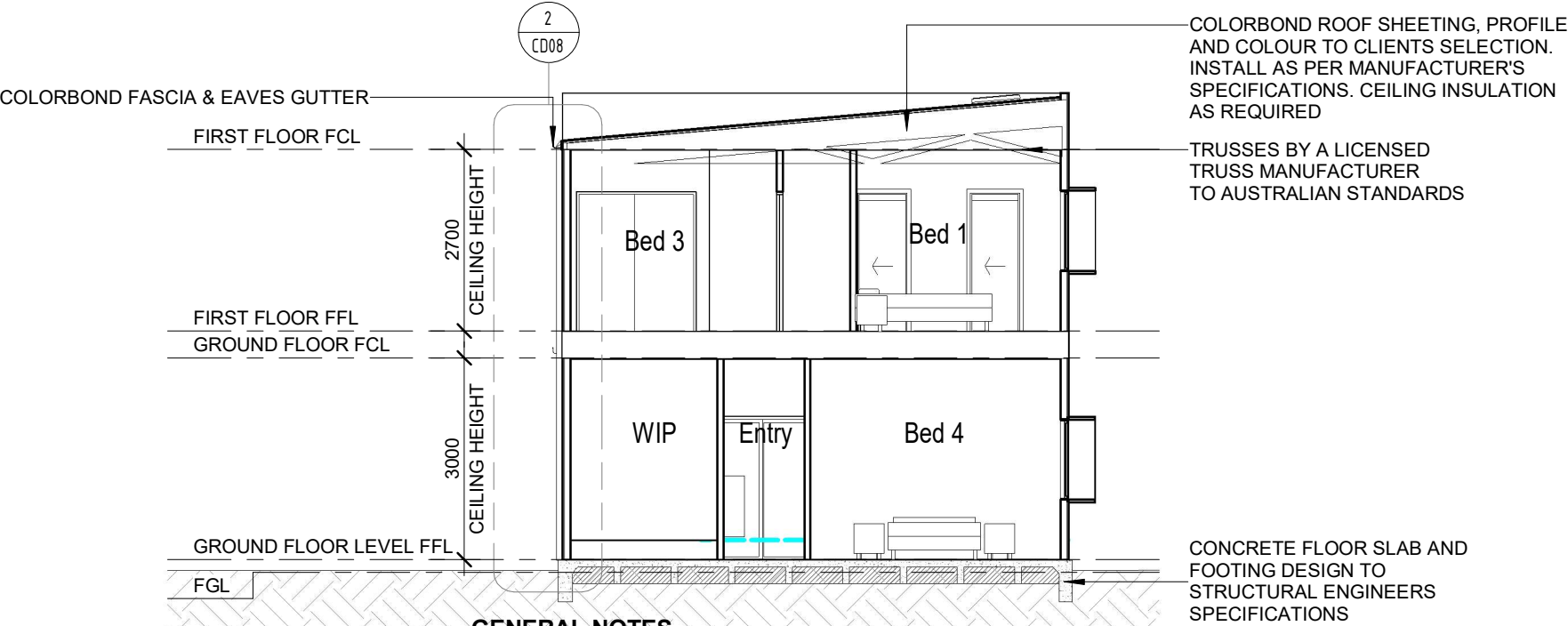


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2 WALL SECTION  
SCALE 1 : 25 @ A3



1 SECTION 1  
SCALE 1 : 100 @ A3

**GENERAL NOTES**  
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT CODES. IT IS THE BUILDERS RESPONSIBILITY TO ENGAGE PROFESSIONAL SITE SUPERVISION FOR ALL STRUCTURAL WORKS. ANY DISCREPANCIES ON SITE/AND OR DRAWINGS SHOULD BE REPORTED TO **GREEN HOME AUSTRALIA** BEFORE PROCEEDING SUBJECT TO WRITTEN INSTRUCTIONS.

**STEELWORK:**  
ALL STEELWORK TO BE GRADE 250 UNLESS NOTED OTHERWISE. SQUARE AND RECTANGULAR HOLLOW SECTIONS TO BE GRADE 350. FABRICATION AND ERECTION GENERALLY TO COMPLY WITH AS1250 - STEEL STRUCTURES CODE. ALL WELDS TO BE 5MM FILLET OR FULL STRENGTH BUTT WELDS UNLESS OTHERWISE NOTED. PROVIDE ALL CLEATS, BRACKETS, HOLES ETC. NECESSARY TO COMPLETE THE WORK. ALL STEEL GUSSET PLATES TO BE 6MM THICK WITH HOLE CENTRES 2 DIAMETERS FROM EDGES, UNLESS OTHERWISE NOTED. ALL HOLES TO BE DRILLED OR PUNCHED 2MM OVERSIZE UNLESS NOTED OTHERWISE. ALL STEELWORK TO BE PRIME PAINTED PRIOR TO ERECTION, EXCEPT STEELWORK WHICH IS TO BE EMBEDDED IN CONCRETE (WHICH MUST BE FREE FROM ALL GREASE, PAINT AND LOOSE PARTICLES)ALL BOLTS CONNECTING STEEL TO STEEL TO BE M12 MINIMUM UNLESS NOTED OTHERWISE. PROVIDE ALL BRACING AS NECESSARY DURING ERECTION.

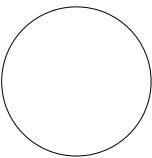
**FOOTINGS:**  
CONCRETE STRENGTH TO BE 20 MPA MINIMUM UNLESS NOTED OTHERWISE (EXCEPT BLINDING CONCRETE - MINIMUM 15 MPA). ALL FOOTING PADS ARE TO BE FOUNDED ON SOIL OF 100KPA MINIMUM AND MUST BE OF THE MINIMUM SIZE SHOWN ON THE WORKING DRAWINGS. IF 100 KPA BEARING CAPACITY CANNOT BE ACHIEVED, CONSULT WITH THE ENGINEER BEFORE PROCEEDING. ALL EXCAVATIONS TO BE CLEAN AND DRY BEFORE POURING CONCRETE AND APPROVAL OF BUILDING AUTHORITY OBTAINED.

**CONCRETE:**  
ALL CONCRETE TO BE ACCURATELY FORMED TO THE DIMENSIONS SHOWN ON THE DRAWINGS WITH NO ALLOWANCE FOR FINISHES. REINFORCEMENT SHOULD BE INSPECTED BY COUNCIL OR A PRIVATE CERTIFIER AS ARRANGED BY THE BUILDER. FORMWORK IS TO REMAIN IN PLACE FOR A MINIMUM OF SEVEN (7) DAYS.  
THE PROPERTIES OF THE CONCRETE AT 28 DAYS TO BE AS FOLLOWS:-  
FOOTING: 20 MPA 75MM SLUMP 20MM AGGREGATE  
SLAB: 20 MPA 75MM SLUMP 14MM AGGREGATE  
CONCRETE IS TO BE MECHANICALLY VIBRATED FREE OF AIR VOIDS DURING PLACEMENT TAKING CARE NOT TO DISPLACE THE REINFORCEMENT.  
CONTINUOUSLY CURE CONCRETE BY PONDING OR OTHER APPROVED METHOD FOR 7 DAYS AFTER THE POURING.

**REINFORCEMENT:**  
ALL REINFORCEMENT TO BE ACCURATELY PLACED AND WIRED INTO POSITION, TAKING CARE NOT TO PUNCTURE THE WATERPROOF MEMBRANE WHERE SPECIFIED. SUPPORT ALL REINFORCEMENT ON BAR CHAIRS AT 1200 MM CTRS. WIRE FABRIC TO COMPLY WITH AS1304 WITH MINIMUM LAPS OF 225MM. LAPS AT SPLICES TO BE 500MM MINIMUM UNLESS SPECIFIED OTHERWISE.

**BRICKWORK:**  
U.N.O STRUCTURAL AND REINFORCED BRICKWORK MUST BE CONSTRUCTED FROM BRICKS OF MINIMUM COMPRESSIVE STRENGTH 40 MPA, AND CONFORM TO THE REQUIREMENTS OF AS3700 SAA MASONRY CODE. ALL BED AND PROPEND JOINTS SHALL BE SOLIDLY FILLED WITH MORTAR, WITHOUT FURROWING, TO A MAXIMUM THICKNESS OF 10MM. JOINTS SHALL BE NOT LESS THAN 6MM. U.N.O. ALL MASONRY WALLS ARE TO BE TIED TO STRUCTURAL MEMBERS OR BUTTING WALLS, EVERY 2ND COURSE FOR BLOCKWORK, AND EVERY 4TH COURSE FOR BRICKWORK. HORIZONTAL SPACING SHALL BE 600MM MAXIMUM STAGGERED. ALL DEFINED CAVITIES SHALL BE KEPT FREE OF MORTAR AND OR DROPPINGS. EXPANSION JOINTS SHALL BE LOCATED 6000MM MAXIMUM CTRS AND 470MM FROM THE CORNERS, AT THE APPROXIMATE LOCATIONS SHOWN ON THE DRAWINGS.

CONSTRUCTION DRAWINGS

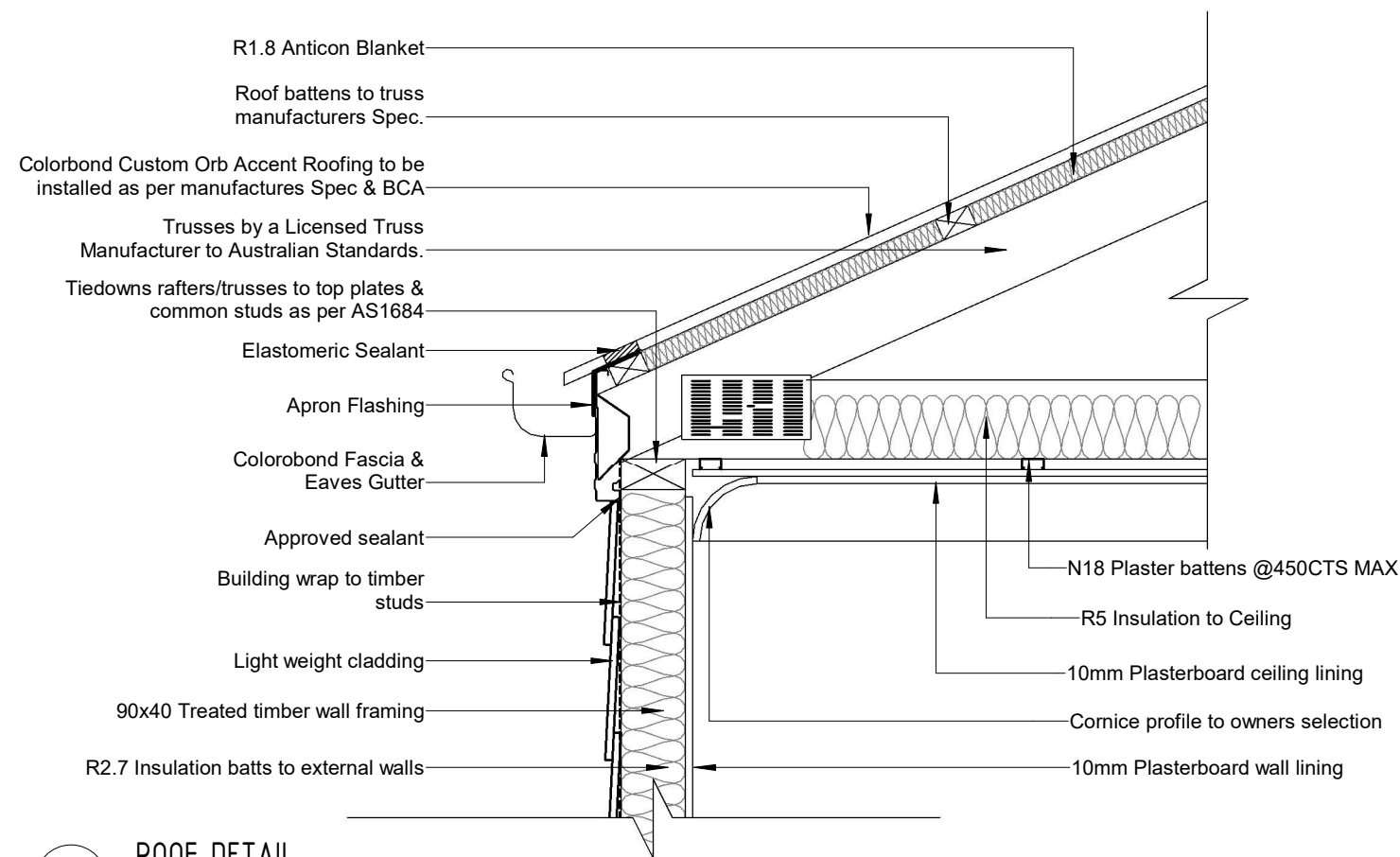


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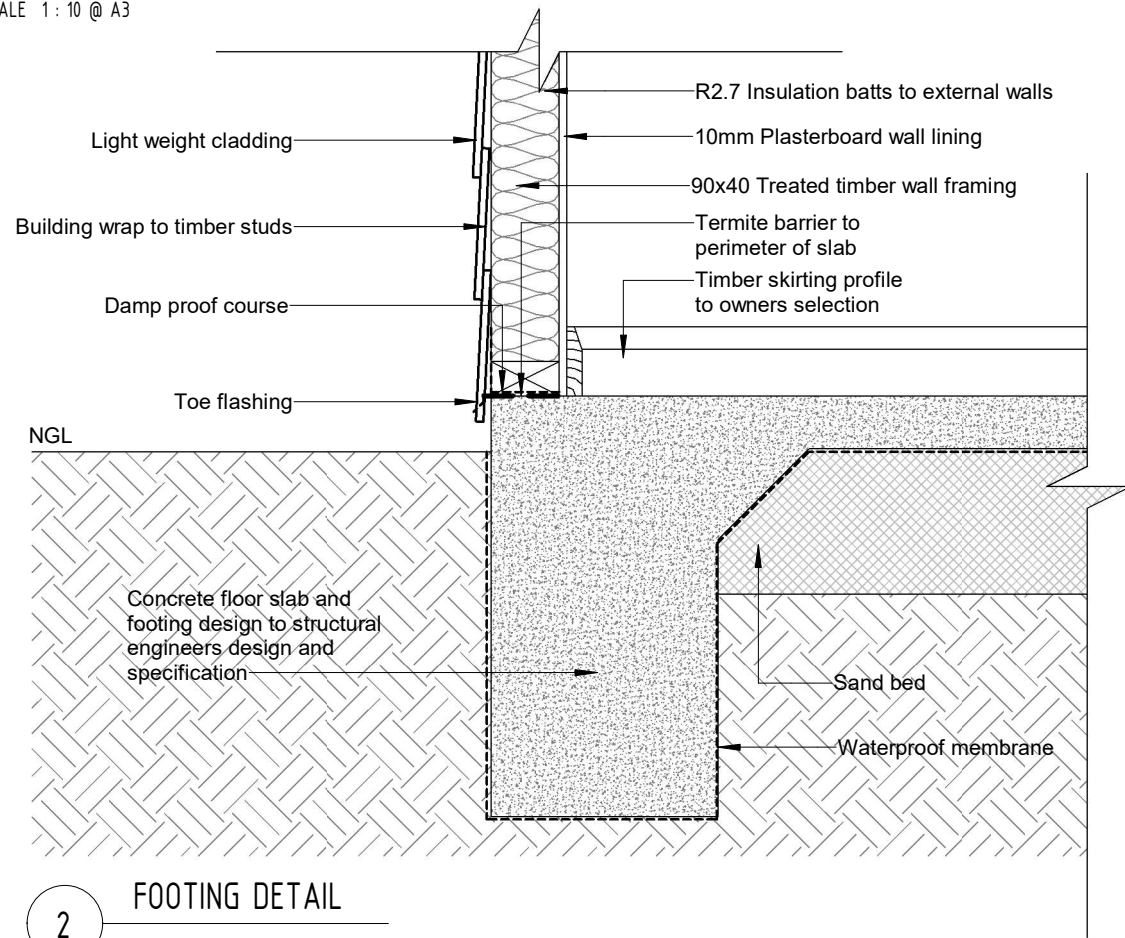
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G	CHANGES 6	23/09/2022
H	CHANGES 7	18/10/2022

PROJECT: PROPOSED NEW HOUSE FOR TAN 3 DUNKELD AVENUE, HURLSTONE PARK NSW	
DESIGNED BY:	DESIGNER
DRAWN BY:	BP
JOB NO:	21047

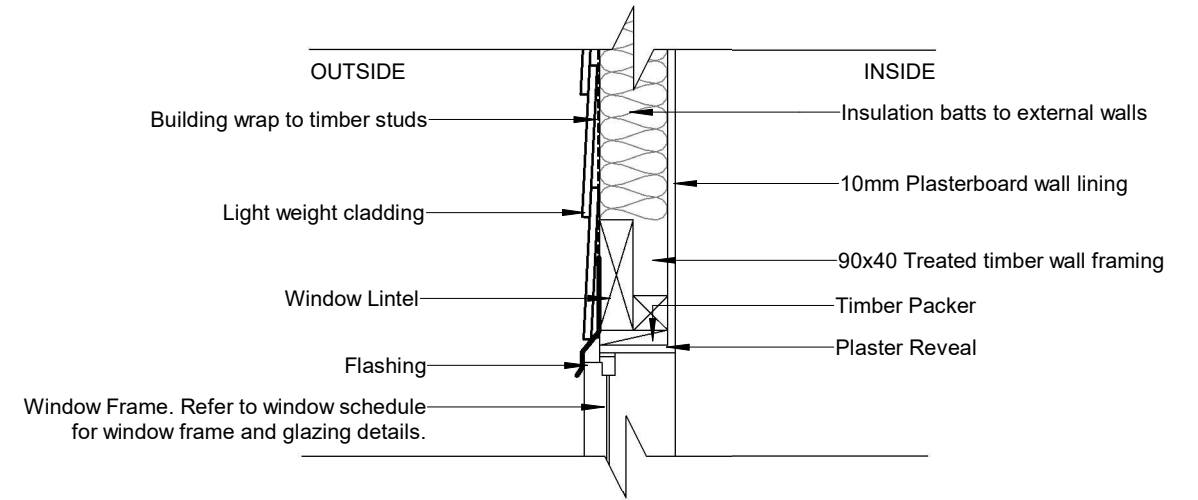
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As indicated @ A3	CD08	H



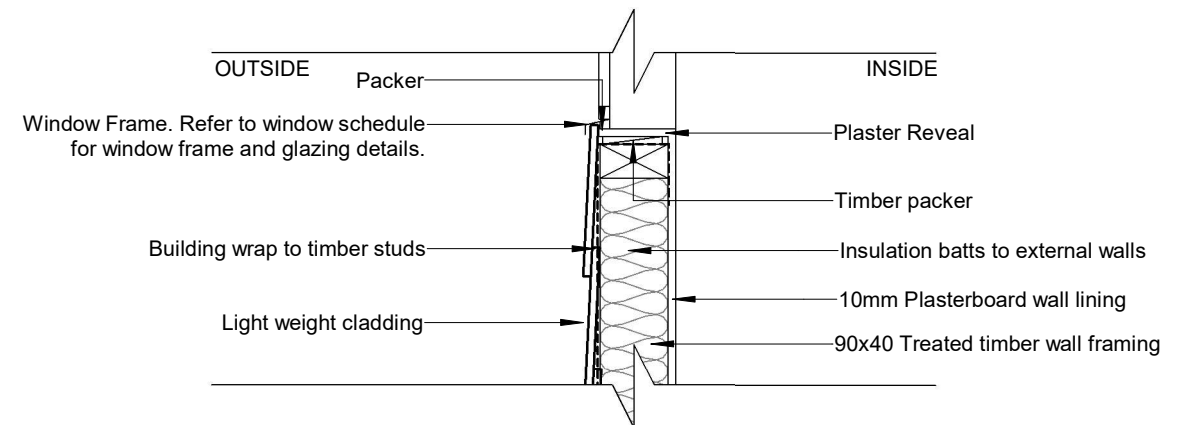
1 ROOF DETAIL  
SCALE 1 : 10 @ A3



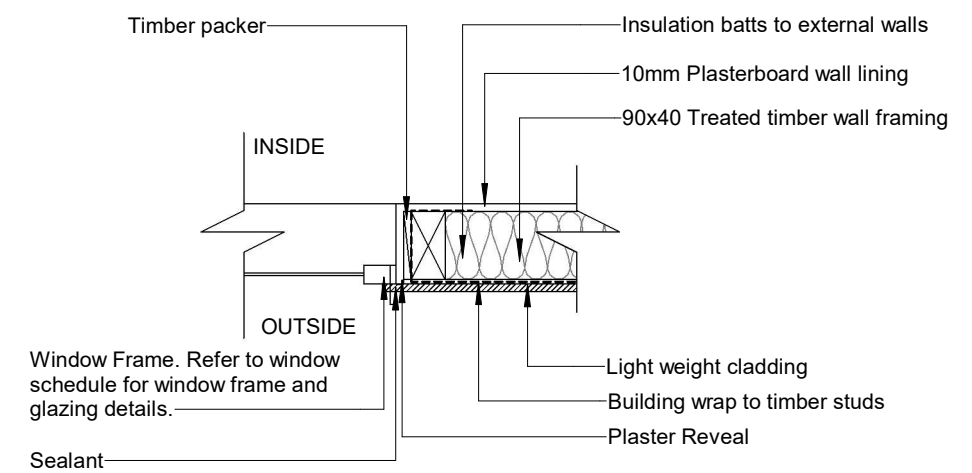
2 FOOTING DETAIL  
SCALE 1 : 10 @ A3



3 WINDOW HEAD DETAIL  
SCALE 1 : 10 @ A3

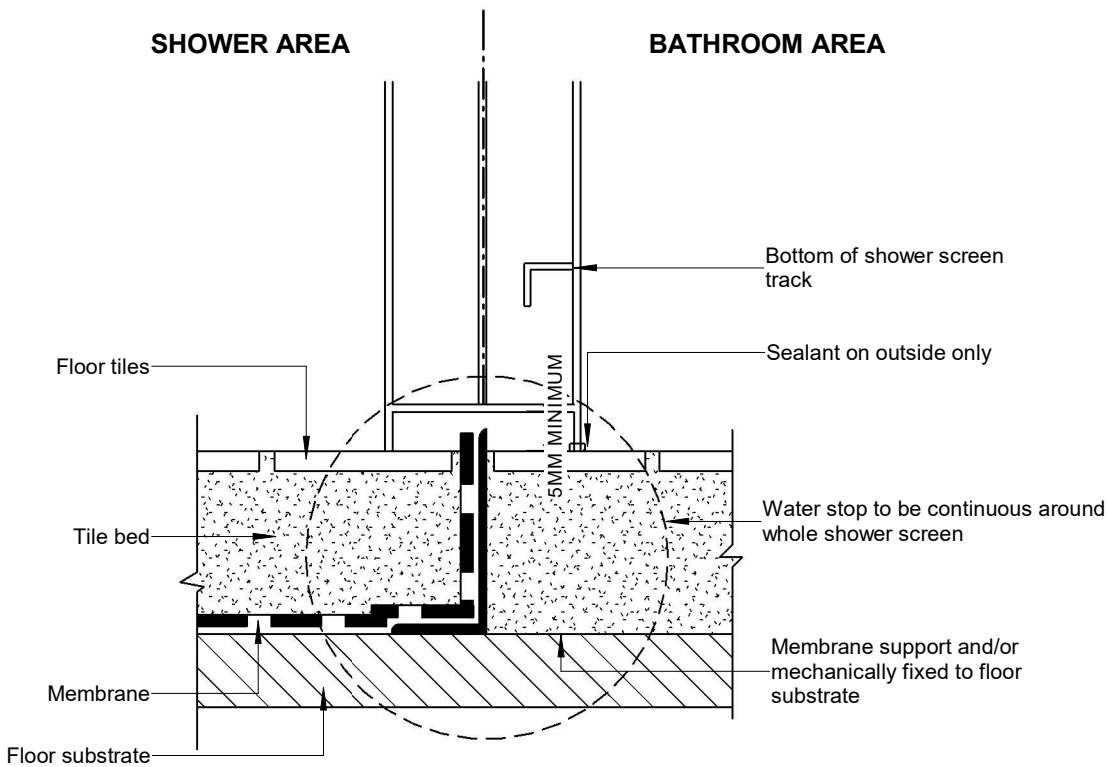


4 WINDOW SILL DETAIL  
SCALE 1 : 10 @ A3

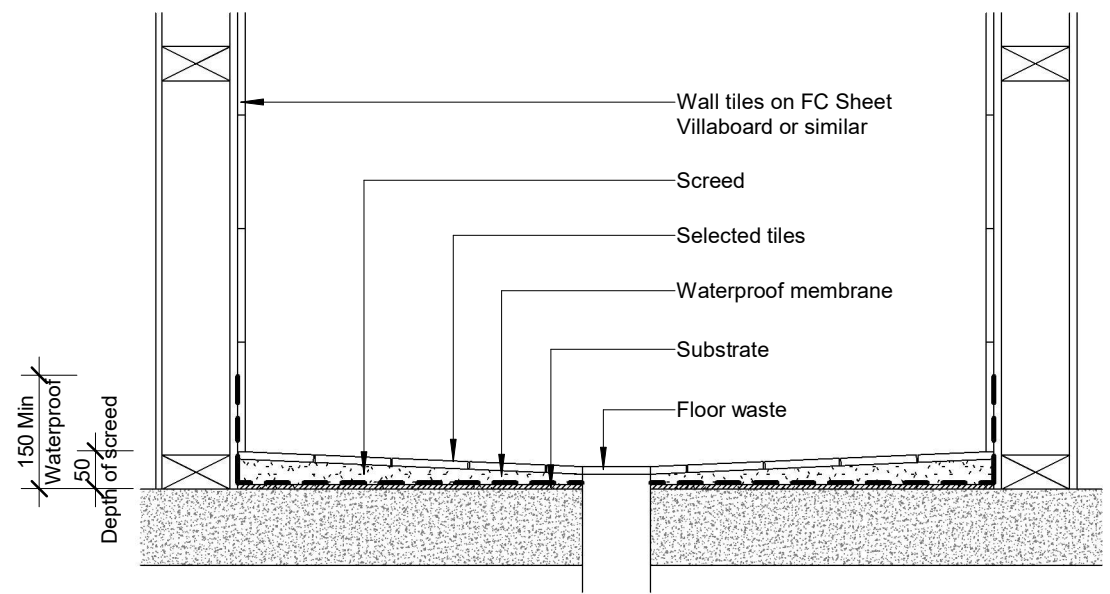


5 WINDOW JAMB DETAIL  
SCALE 1 : 10 @ A3





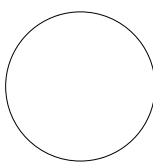
1 TYPICAL HOBLESS SHOWER DETAIL  
SCALE 1 : 25 @ A3



Note: Showerbase to be constructed as per AS 3740-2010

2 SHOWER BASE DETAIL  
SCALE 1 : 10 @ A3

CONSTRUCTION DRAWINGS



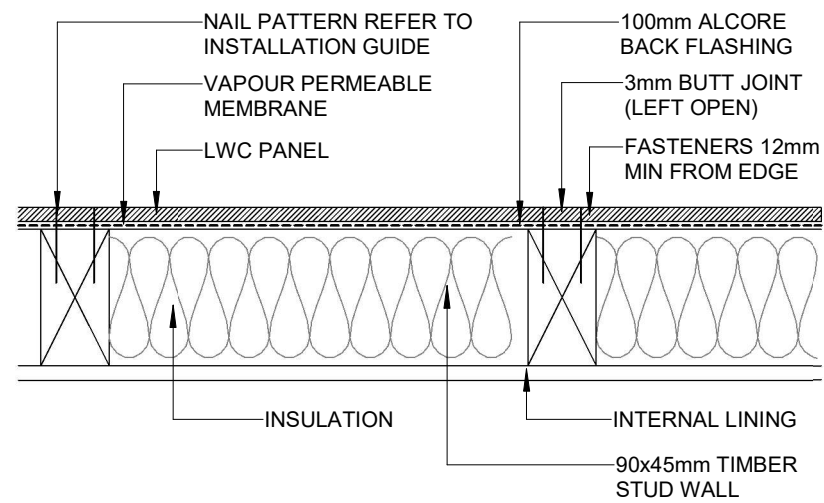
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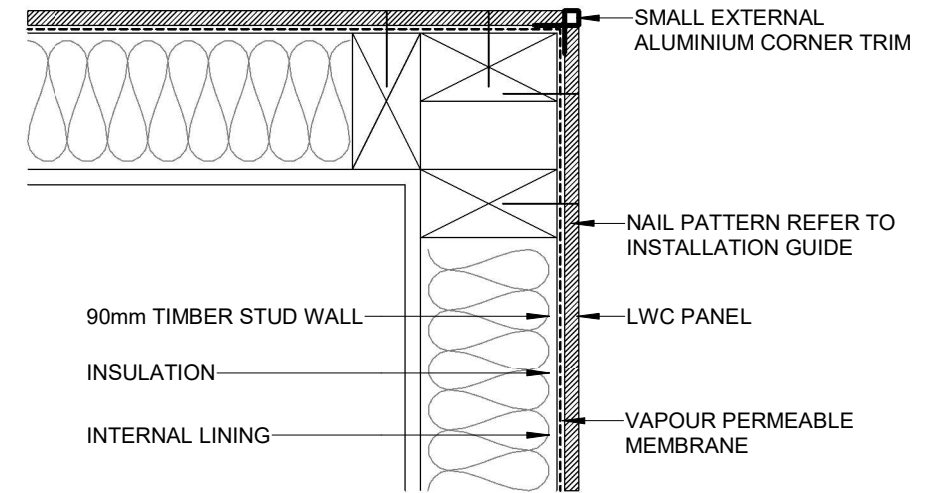
PROJECT: PROPOSED NEW HOUSE FOR TAN 3 DUNKELD AVENUE, HURLSTONE PARK NSW	
DESIGNED BY: DESIGNER	DRAWN BY: BP
JOB NO: 21047	

DRAWING TITLE: CONSTRUCTION DETAILS 2		
DRAWING SCALE: As indicated @ A3	DRAWING NUMBER: CD10	REV: H

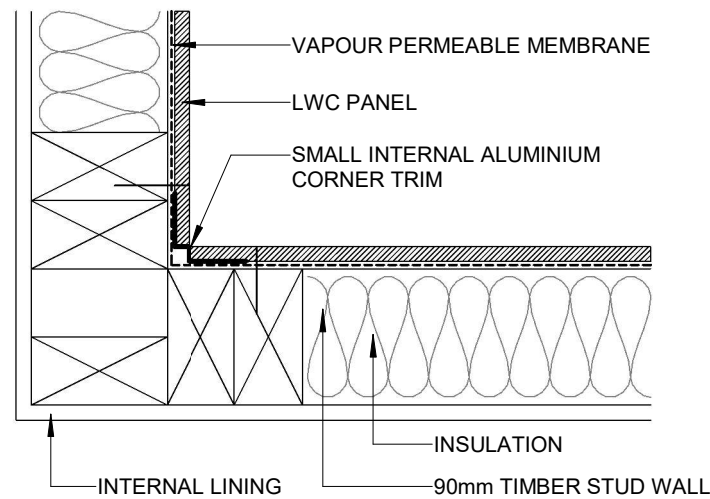




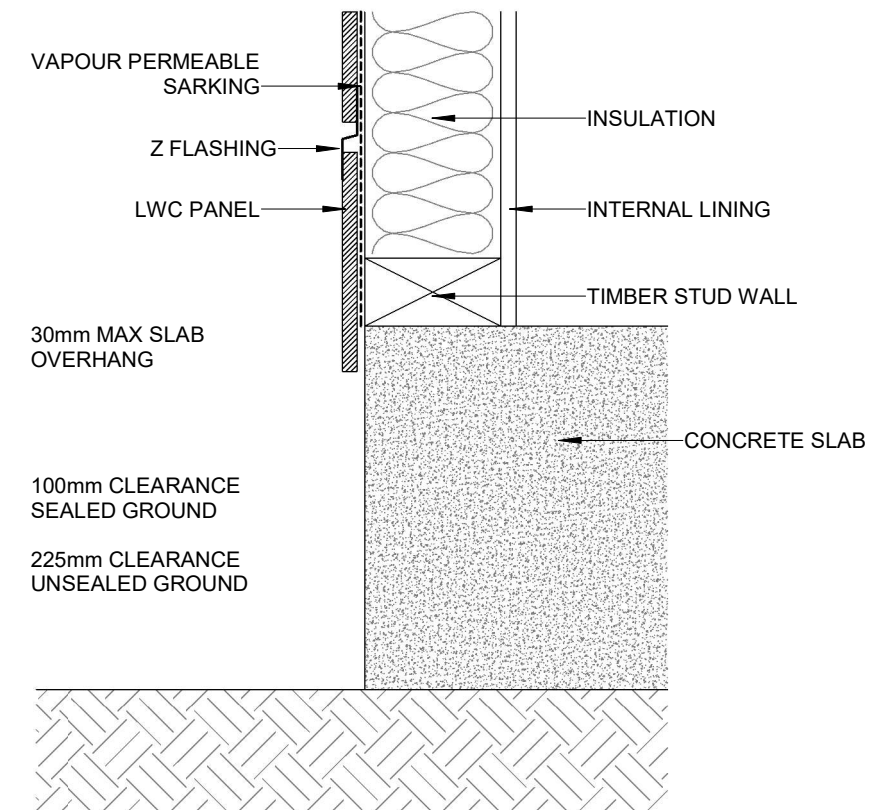
ON STUDD BUTT JOINT DETAIL



SMALL EXTERNAL "BOX" CORNER DETAIL


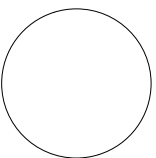


SMALL INTERNAL "W" CORNER DETAIL



CONCRETE SLAB GROUND CLEARANCE DETAIL

CONSTRUCTION DRAWINGS

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			A	CONSTRUCTION DRAWINGS ISSUE	06/02/2022	PROPOSED NEW HOUSE FOR TAN		LIGHTWEIGHT CLADDING CONSTRUCTION DETAILS				
			B	CHANGES 1	30/03/2022	3 DUNKELD AVENUE, HURLSTONE PARK NSW						
			C	CHANGES 2	08/04/2022	DESIGNED BY:	DESIGNER	DRAWN BY:	BP	DRAWING SCALE:	DRAWING NUMBER:	REV:
			D	CHANGES 3	09/05/2022	JOB NO:	21047		1 : 5 @ A3	CD11	H	
			E	CHANGES 4	24/08/2022							
			F	CHANGES 5	06/09/2022							
			G	CHANGES 6	23/09/2022							
H	CHANGES 7	18/10/2022										

SLAB SETOUT NOTES

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2015, THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

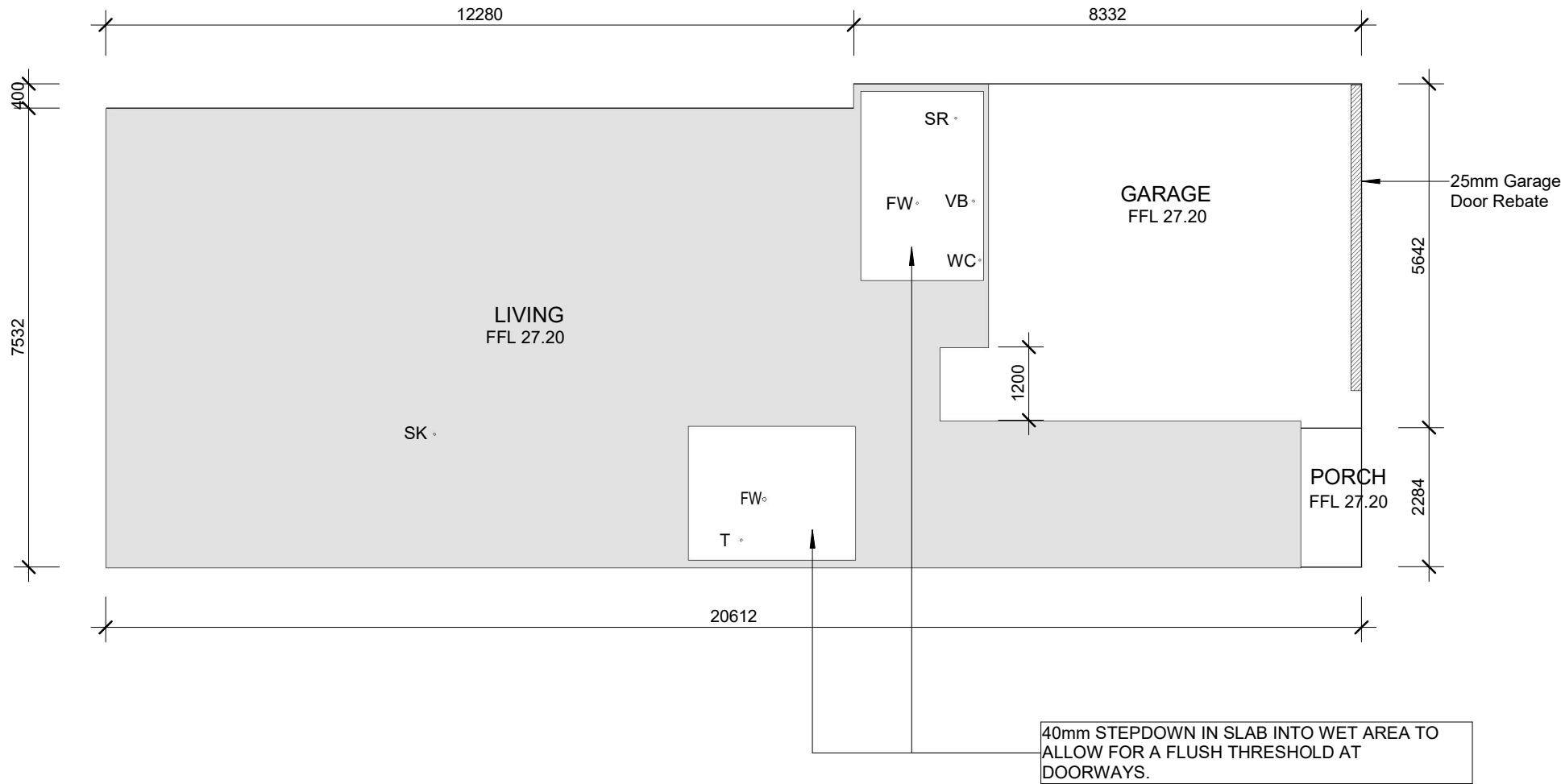
THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS / DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORK. REPORT ALL DISCREPANCIES TO DESIGNER FOR CLARIFICATION.

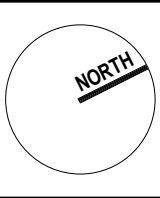

SLAB SETOUT LEGEND

- BA BATH
- FW FLOOR WASTE
- SR SHOWER
- SRG SHOWER GRATE
- SK SINK
- T LAUNDRY TUB
- VB VANITY BASIN
- WC WATER CLOSET



1 SLAB SETOUT PLAN - PROPOSED  
SCALE 1 : 100 @ A3

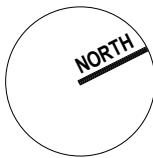
CONSTRUCTION DRAWINGS



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PROJECT: PROPOSED NEW HOUSE FOR TAN 3 DUNKELD AVENUE, HURLSTONE PARK NSW		DRAWING TITLE: SLAB SETOUT PLAN	
DESIGNED BY: DESIGNER	DRAWN BY: BP	DRAWING SCALE: As indicated @ A3	DRAWING NUMBER: CD12
JOB NO: 21047			REV: H

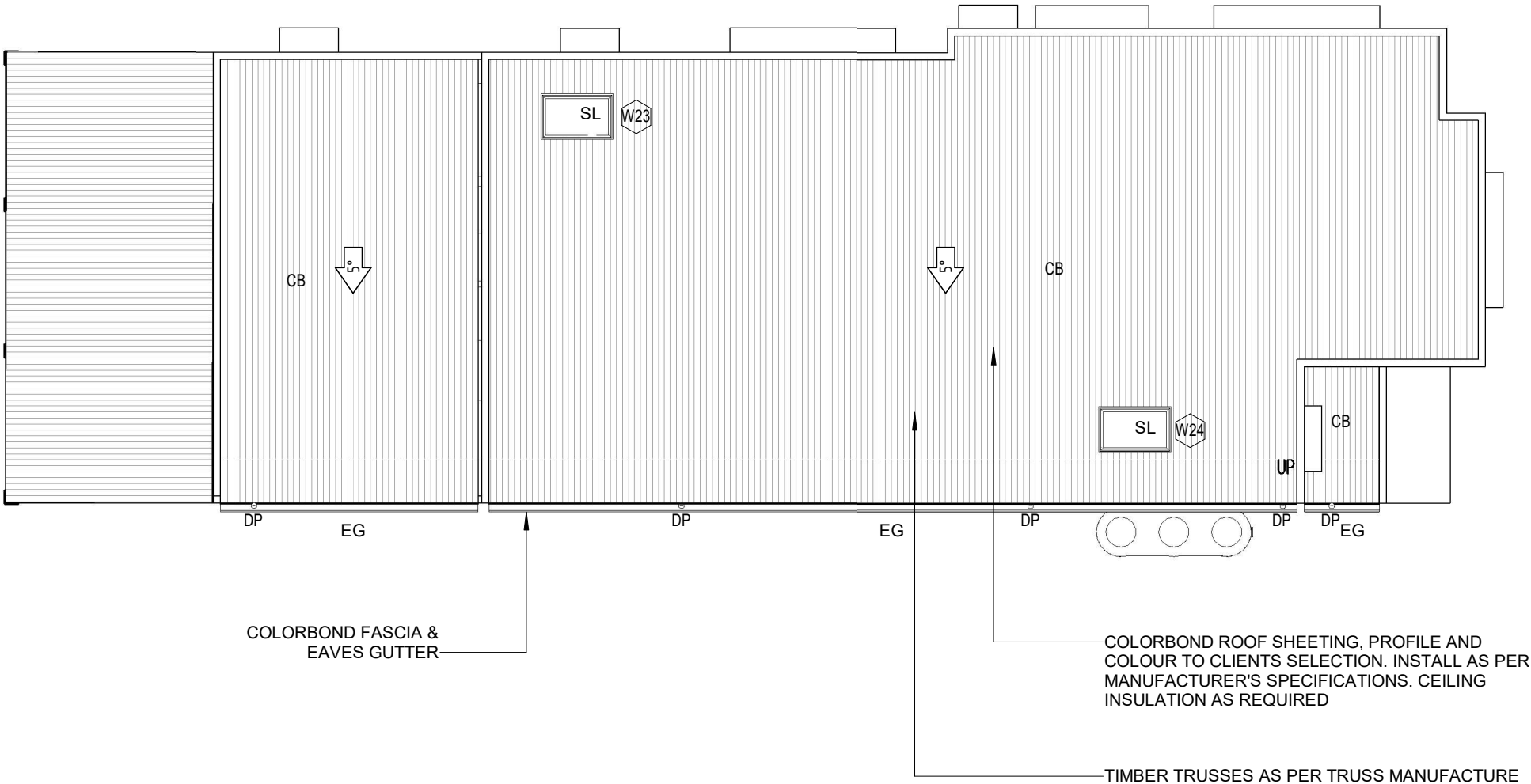


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PROJECT: PROPOSED NEW HOUSE FOR TAN 3 DUNKELD AVENUE, HURLSTONE PARK NSW		
DESIGNED BY:	DESIGNER	DRAWN BY: BP
JOB NO:	21047	

DRAWING TITLE: ROOF PLAN		
DRAWING SCALE:	DRAWING NUMBER:	REV:
As indicated @ A3	CD13	H



ROOF PLAN NOTES

STORMWATER:

110MM DIA. CLASS 6 UPVC STORMWATER LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO A LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 900MM CTRS AND AT EACH CHANGE OF DIRECTION. THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN-  
100MM - UNDER SOIL  
50MM - UNDER PAVED OR CONCRETE AREAS  
100MM - UNDER REINFORCED CONCRETE OR PAVED DRIVEWAYS  
75MM - UNDER REINFORCED CONCRETE DRIVEWAYS

PLUMBING NOTES:

A ACCEPTABLE CONSTRUCTION MANUAL

3.5.2.0 PERFORMANCE REQUIREMENT  
P2.2.1 IS SATISFIED FOR GUTTER AND DOWNPIPES IF THEY ARE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH  
AS3500.3 - STORMWATER DRAINAGE INSTALLATIONS

B ACCEPTABLE CONSTRUCTION PRACTICE

3.5.1.2 MATERIALS

GUTTERS, DOWNPIPES AND FLASHINGS MUST BE MANUFACTURED IN ACCORDANCE WITH-  
(A) AS2179.1 FOR METAL; AND  
(B) AS1273 FOR UPVC COMPONENTS; AND  
(C) BE COMPATIBLE WITH ALL UPSTREAM ROOFING MATERIALS IN ACCORDANCE WITH 3.5.1.3(C)

3.5.2.4 INSTALLATION OF GUTTERS

(A) GUTTERS MUST BE INSTALLED WITH A FALL NOT LESS THAN-  
(I) 1:500 FOR EAVES GUTTERS, UNLESS FIXED TO METAL FASCIAS; AND  
(II) 1:100 FOR BOX GUTTERS  
(B) EAVES GUTTERS MUST BE SUPPORTED BY BRACKETS SECURELY FIXED AT STOP ENDS AND AT NOT MORE THAN 1.2M CTRS.  
(C) VALLEY GUTTERS ON A ROOF PITCH-  
(I) MORE THAN 12.5 DEGREES MUST HAVE A WIDTH OF NOT LESS THAN 400MM AND TO BE WIDE ENOUGH TO ALLOW THE ROOF COVERING TO OVERHANG NOT LESS THAN 150MM EACH SIDE OF THE GUTTER; OR  
(II) NOT MORE THAN 12.5 DEGREES MUST BE DESIGNED AS A BOX GUTTER.  
3.5.2.5 DOWNPIPES - SIZE AND INSTALLATION  
(A) DOWNPIPES MUST BE SECURELY FIXED TO WALLS  
(B) THE SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12M.  
(C) DOWNPIPES MUST BE FIXED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND, IF THE DOWNPIPE IS MORE THAN 12M FROM THE VALLEY, PROVISION FOR OVERFLOW MUST BE MADE.  
(D) DOWNPIPES MUST-  
(I) BE COMPATIBLE WITH OTHER ROOFING MATERIALS USED IN THE ROOFING SYSTEM IN ACCORDANCE WITH 3.5.1.3. (C)  
(II) BE SELECTED IN ACCORDANCE WITH APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN TABLE 3.5.2.2.

NOTES: ROOF CLADDING, GUTTERS & DOWNPIPES AND WALL CLADDING SHALL COMPLY WITH BCA PART 3.5. THE BUILDER SHALL INSTALL ROOF CLADDING, GUTTERS & DOWNPIPES AND WALL CLADDING TO THE APPROPRIATE REQUIREMENTS AND STANDARDS FOR THE SELECTED MATERIAL. THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE WATER TIGHTNESS OF THE BUILDING.

DOWN PIPES AND GUTTERS SHALL BE OF A SIZE AND LOCATION INDICATED ON THE DRAWINGS AND IF NOT SPECIFICALLY NOTED COMPLY WITH PART 3.5.2. DOWNPIPES SHALL BE LOCATED AT A MAXIMUM SPACING OF 12M AND WITHIN 1.2M OF A VALLEY (UNLESS AN OVERFLOW IS PROVIDED.)

ROOF LEGEND

- BC COLORBOND BARGE CAPPING
- CB COLORBOND ROOF SHEETING
- DP 100 DIA. COLORBOND DOWNPIPE AT 12.0m MAX CTS. CONNECT TO EXISTING STORMWATER LINE
- EG COLORBOND EAVES GUTTER
- FP FIRE PLACE
- OH OVERHANG
- SL SKYLIGHT
- SP SPREADER DOWNPIPE
- PROPOSED ROOF PITCH

CONSTRUCTION DRAWINGS



DRAINAGE NOTES

DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500 AND LOCAL AUTHORITY.

STORMWATER PIPES TO BE UPVC CLASS HD

SEWER PIPES TO BE UPVC CLASS SH

PROVIDE 200 K2 POLYETHYLENE WATER RETICULATION

TYPE B STOP VALVE TO BE LOCATED ADJACENT TO ENTRY.

BACKFILL ALL TRENCHES BENEATH VEHICLE PAVEMENT AND SLABS ON GRADE TO FULL DEPTH WITH 20 FCR.

PROVIDE OVERFLOW RELIEF GULLY WITH TAP OVER.LNVERT LEVEL TO BE A MINIMUM OF 150MM BELOW FINISHED.

CUT AND BATTER ARE INDICATIVE. BATTER TO COMPLY WITH CURRENT BUILDING CODE OF AUSTRALIA TABLE 3.1.1.1

AG DRAIN REQUIRED AROUND PERIMETER OF DWELLING FOR ALL CLASS M,H,E SITES. LOCATE AG DRAIN NOT CLOSER THAN 1.5M FROM FOOTING,IN ACCORDANCE WITH AS2870 2011 SECTION 5.6.

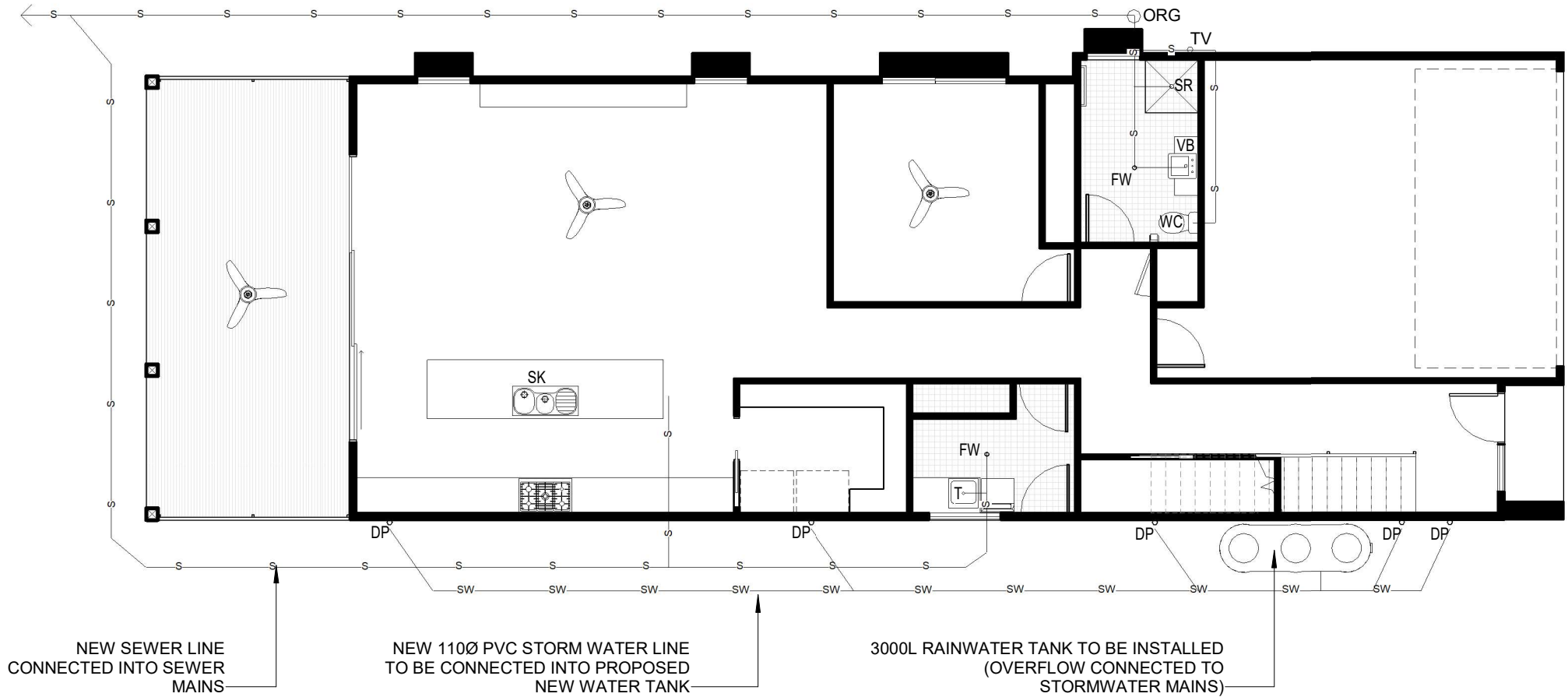
PROVIDE SURFACE DRAINAGE IN ACCORDANCE WITH AS2870 SECTION 5.6.3.

PROVIDE FLEXIBLE JOINTS IN ALL DRAINAGE EMERGING FROM UNDERNEATH OR ATTACHED TO BUILDING IN ACCORDANCE WITH AS2870 2011 SECTION 5.6.4 FOR ALL CLASS H&E SITES. REFER GEOTECH FOR CLASS.

DOWNPIPES AND GUTTERS DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3 2003.

LEGEND

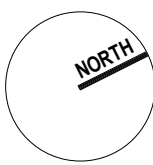
BA	BATH
DP	DOWNPIPE
FW	FLOOR WASTE
ORG	OVERFLOW RELIEF GULLY
SR	SHOWER
SD	STRIP DRAIN
SK	SINK
T	LAUNDRY TUB
TV	TERMINAL VENT
VB	VANITY BASIN
WB	WASH BASIN
WC	WATER CLOSET
—S—	PROPOSED NEW SEWER LINE
—SW—	PROPOSED NEW STORMWATER LINE



SERVICES PLAN - PROPOSED

SCALE 1 : 100 @ A3

CONSTRUCTION DRAWINGS

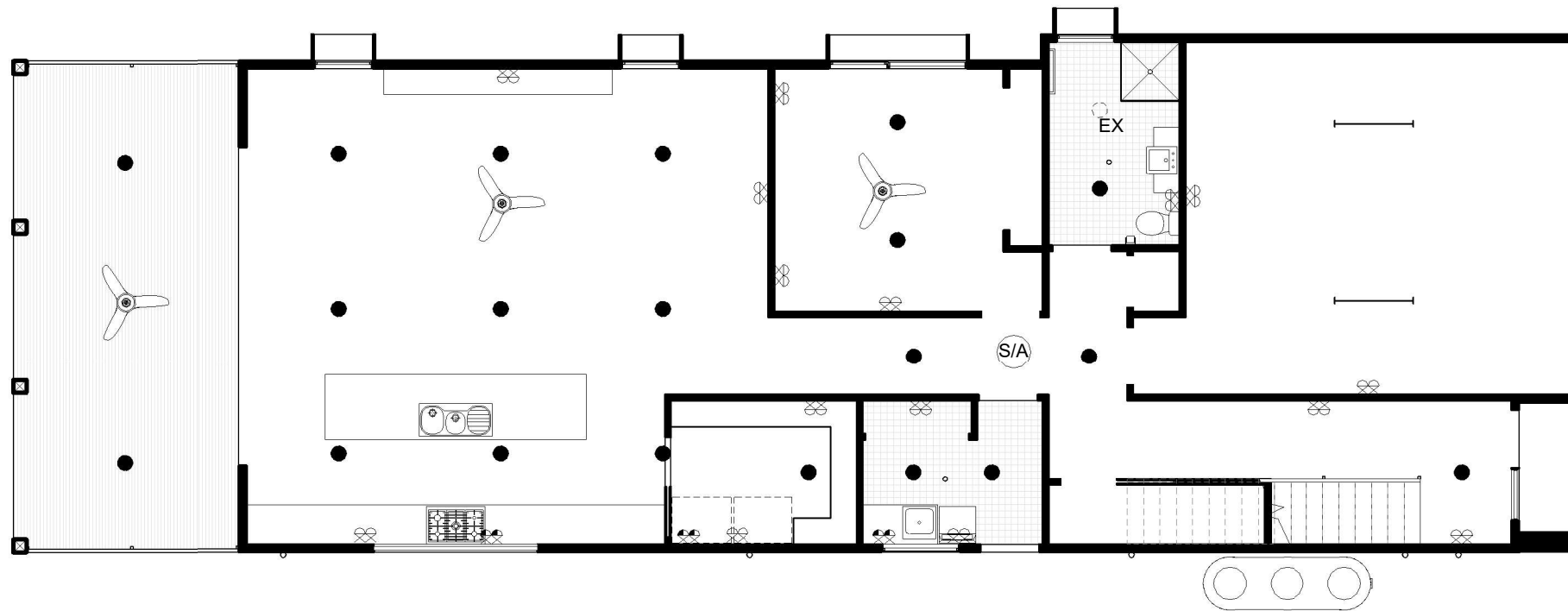


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PROJECT:	PROPOSED NEW HOUSE FOR TAN 3 DUNKELD AVENUE, HURLSTONE PARK NSW
DESIGNED BY:	DESIGNER
DRAWN BY:	BP
JOB NO:	21047

DRAWING TITLE:	SERVICES PLAN
DRAWING SCALE:	As indicated @ A3
DRAWING NUMBER:	CD14
REV:	H



1 ELECTRICAL GROUND FLOOR PLAN - PROPOSED  
SCALE 1 : 100 @ A3



2 ELECTRICAL FIRST FLOOR PLAN - PROPOSED  
SCALE 1 : 100 @ A3

ELECTRICAL LEGEND			
●	DOWN LIGHT	EX	EXHAUST FAN AND LIGHT
■	EXTERNAL LIGHT POINT	⊗	DOUBLE GPO - 300mm
⚡	LIGHT SWITCH	⊗	DOUBLE GPO - 1100mm
○	LIGHT	S/A	SMOKE ALARM
—	FLUORESCENT LIGHTS	⚙	CEILING FAN

**ELECTRICAL NOTE**

ALL SYMBOLS AND SYMBOL LOCATIONS ARE INDICATIVE ONLY AND TO BE USED AS A GUIDE ONLY. SYMBOLS AND LOCATIONS ARE NOT DRAWN TO SCALE.

BOTH POWER POINTS FOR THE UBI & COOKTOP SHOULD SIT TO THE RIGHT HAND SIDE OF THE OVEN.

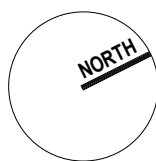
10AMP GPO FOR UBO ON SEPARATE CIRCUIT @ 750H

SPP FOR COOKTOP @ 750H

SPP @ 1700H FOR RANGEHOOD

NOTE : LOCATIONS OF ALL ELECTRICAL AND LIGHTING TO BE CONFIRMED WITH CLIENT BEFORE CONSTRUCTION

SMOKE ALARM TO BE INSTALLED AS PER AS3786-1993 AND THE NCC PART 3.7.2



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DESIGNED BY:	DESIGNER	DRAWN BY: BP
JOB NO:	21047	

DRAWING TITLE: ELECTRICAL PLAN		
DRAWING SCALE:	DRAWING NUMBER:	REV:
As indicated @ A3	CD15	H

CONSTRUCTION DRAWINGS

WINDOW SCHEDULE						
NUMBER	WINDOW STYLE	HEIGHT	WIDTH	FRAMING MATERIAL	GLAZING	COMMENTS
W01	Awning	1200	900	UPVC	Double Glazed	Fly Screen
W02	Awning	1200	900	UPVC	Double Glazed	Fly Screen
W03	Awning	1200	900	UPVC	Double Glazed	Fly Screen
W04	Fixed	1200	1200	UPVC	Double Glazed	
W05	Awning	1200	900	UPVC	Double Glazed	Fly Screen
W06	Fixed	2100	800	UPVC	Double Glazed	
W07	Awning	1000	1200	UPVC	Double Glazed	Fly Screen
W08	Fixed	600	2500	UPVC	Double Glazed	
W09	Awning	1200	900	UPVC	Double Glazed	Fly Screen
W10	Fixed	1200	1800	UPVC	Double Glazed	
W11	Awning	1200	1800	UPVC	Double Glazed	Fly Screen
W12	Awning	1200	900	UPVC	Double Glazed	Fly Screen
W13	Fixed	1200	1800	UPVC	Double Glazed	
W14	Awning	1950	500	UPVC	Double Glazed	Fly Screen
W15	Fixed	1950	1450	UPVC	Double Glazed	
W16	Fixed	1950	800	UPVC	Double Glazed	
W17	Awning	1200	900	UPVC	Double Glazed	Fly Screen
W18	Fixed	1200	1800	UPVC	Double Glazed	
W19	Awning	1200	900	UPVC	Double Glazed	Fly Screen
W20	Fixed	1200	1800	UPVC	Double Glazed	
W21	Awning	1200	900	UPVC	Double Glazed	Fly Screen
W22	Awning	1000	1200	UPVC	Double Glazed	Fly Screen
W23	Skylight	720	1158	Aluminium	Double Glazed	
W24	Skylight	720	1158	Aluminium	Double Glazed	

DOOR SCHEDULE					
NUMBER	HEIGHT	WIDTH	FINISH	FRAME MATERIAL	COMMENTS
D01	2100	820	Paint	Timber	Solidcore, Flush Panel, Hinged Door
D02	2400	5000	Powdercoat	Aluminium	Insulated Garage Door
D03	2040	820	Paint	Timber	Hollowcore, Flush Panel, Cavity Slider
D04	2040	820	Paint	Timber	Solidcore, Flush Panel, Hinged Door
D05	2040	720	Paint	Timber	Hollowcore, Flush Panel, Hinged Door
D06	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door
D07	2040	2180	Powdercoat	Aluminium	Robe Sliding Door
D08	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door
D09	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door
D10	2040	1580	Powdercoat	Aluminium	Robe Sliding Door
D11	2040	820	Paint	Timber	Solidcore, Flush Panel, Hinged Door
D12	2040	720	Paint	Timber	Hollowcore, Flush Panel, Cavity Slider
D13	2100	4800	Powdercoat	Aluminium	Glazed Sliding Door
D14	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door
D15	2040	1780	Powdercoat	Aluminium	Robe Sliding Door
D16	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door
D17	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door
D18	2040	1780	Powdercoat	Aluminium	Robe Sliding Door
D19	2040	1780	Powdercoat	Aluminium	Robe Sliding Door
D20	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door
D21	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door
D22	2040	720	Paint	Timber	Hollowcore, Flush Panel, Cavity Slider
D23	2040	720	Paint	Timber	Hollowcore, Flush Panel, Cavity Slider

WINDOWS, GLAZED DOORS AND SKYLIGHTS:

THE APPLICANT MUST INSTALL ALL WINDOWS, GLAZED DOORS AND SHADING DESCRIBED IN THE TABLE, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE FOR EACH WINDOW AND GLAZED DOOR.

THE DWELLING MAY HAVE 1 SKYLIGHT (LESS THAN 0.7 SQUARE METERS) AND UP TO 2 WINDOWS/GLAZED DOORS (LESS THAN 0.7 SQUARE METERS) WHICH ARE NOT LISTED IN THE TABLE.

THE FOLLOWING REQUIREMENTS MUST ALSO BE SATISFIED IN RELATION TO EACH WINDOW AND GLAZED DOOR:

EXCEPT WHERE THE GLASS IS "SINGLE CLEAR" OR "SINGLE TONED" THE U-VALUE AND SHGC FOR ALL WINDOWS AND GLAZED DOORS MUST BE CALCULATED IN ACCORDANCE WITH AUSTRALIAN NATIONAL AVERAGE CONDITIONS (ANAC).

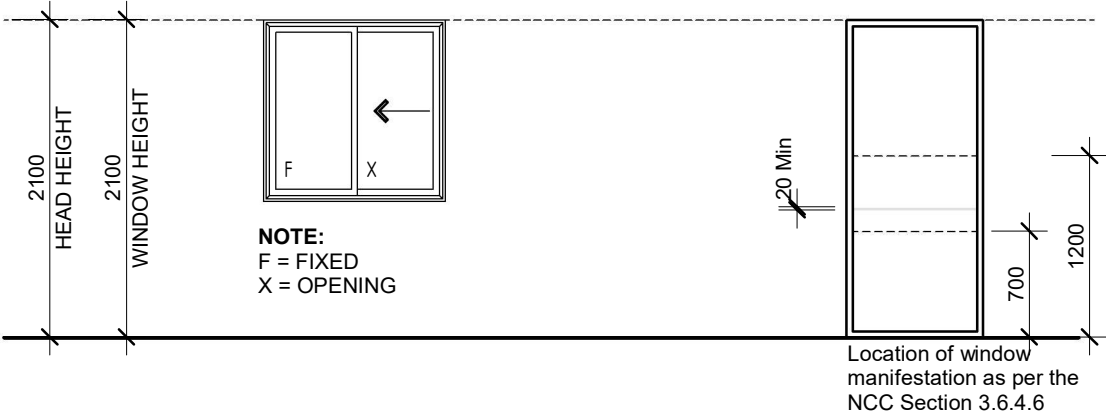
THE LEADING EDGE OF EACH EAVES, PERGOLA, VERANDAH BALCONY OR AWNING MUST BE NO MORE THAN 500 MILLIMETERS ABOVE THE HEAD OF THE WINDOW OR GLAZED DOOR, EXCEPT THAT A PROJECTION GREATER THAN 500MM AND UP TO 1500MM ABOVE THE HEAD MUST BE TWICE THE VALUE.

PERGOLAS WITH POLYCARBONATE ROOF OR SIMILAR TRANSLUCENT MATERIAL MUST HAVE A SHADING COEFFICIENT OF LESS THAN 0.35. PERGOLAS WITH FIXED BATTENS MUST HAVE BATTENS PARALLEL TO THE WINDOW OR GLAZED DOOR ABOVE WHICH THEY ARE SITUATED, UNLESS THE PERGOLA ALSO SHADES A PERPENDICULAR WINDOW. THE SPACING BETWEEN BATTENS MUST NOT BE MORE THAN 50MM.


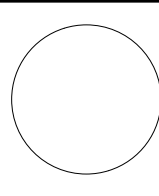
LEGEND

DESIGNED IN ACCORDANCE WITH BCA  
- FLASHING TO WALL OPENINGS 3.5.3.6  
- GLAZING & WINDOW ASSEMBLIES - 3.6.0

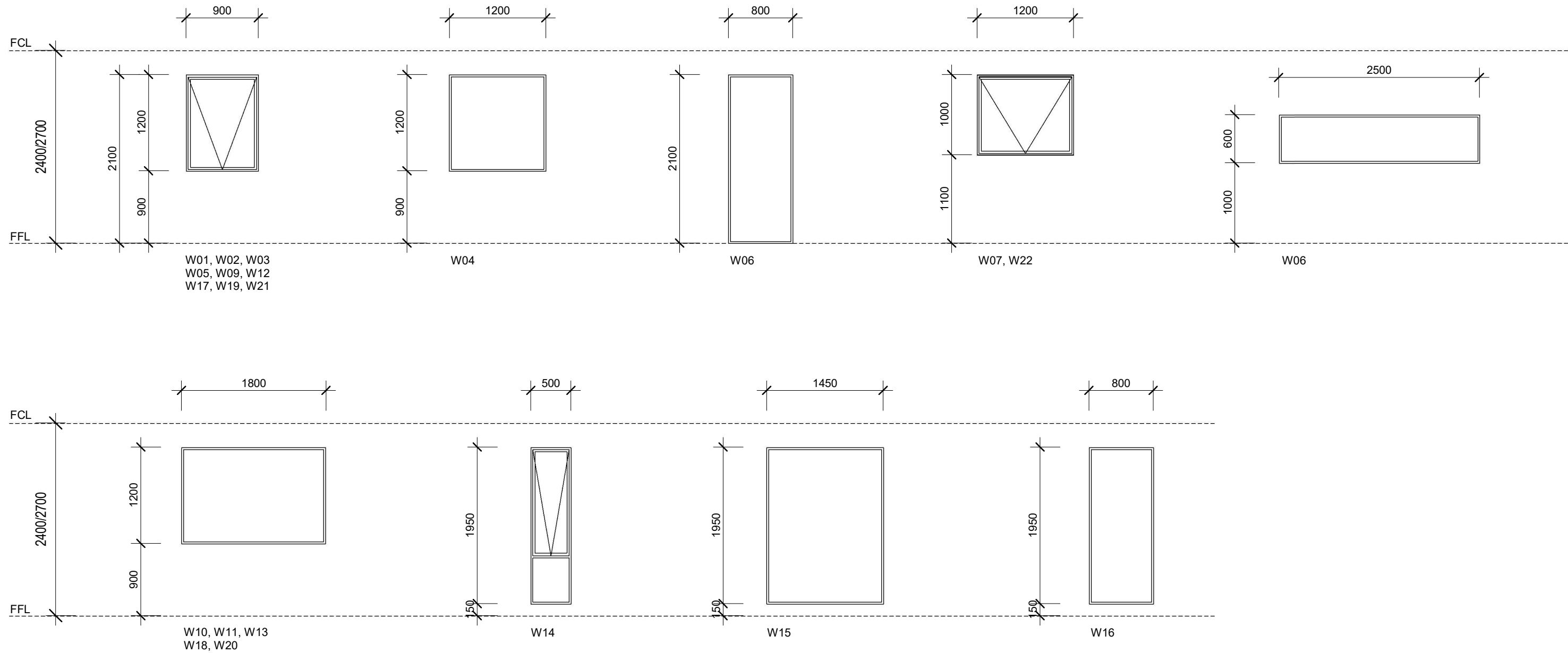
BUILDER TO CONFIRM SIZES ON SITE BEFORE ORDERING DOORS & WINDOWS



CONSTRUCTION DRAWINGS

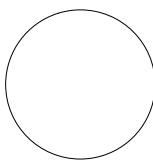
		ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.			PROJECT: PROPOSED NEW HOUSE FOR TAN 3 DUNKELD AVENUE, HURLSTONE PARK NSW			DRAWING TITLE: WINDOW AND DOOR SCHEDULE			
		REV DESCRIPTION DATE			DESIGNED BY: DESIGNER		DRAWN BY: BP		DRAWING SCALE: 1 : 50 @ A3	DRAWING NUMBER: CD16	REV: H
		A CONSTRUCTION DRAWINGS ISSUE 06/02/2022			JOB NO: 21047						
		B CHANGES 1 30/03/2022									
		C CHANGES 2 08/04/2022									
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		F CHANGES 5 06/09/2022									
		G CHANGES 6 23/09/2022									
		H CHANGES 7 18/10/2022									





**NOTE:** This window schedule refers to the approximate size of the windows. The size of the windows needs to be confirmed on site by the window supplier. For the direction of the windows please refer to the elevations.

CONSTRUCTION DRAWINGS

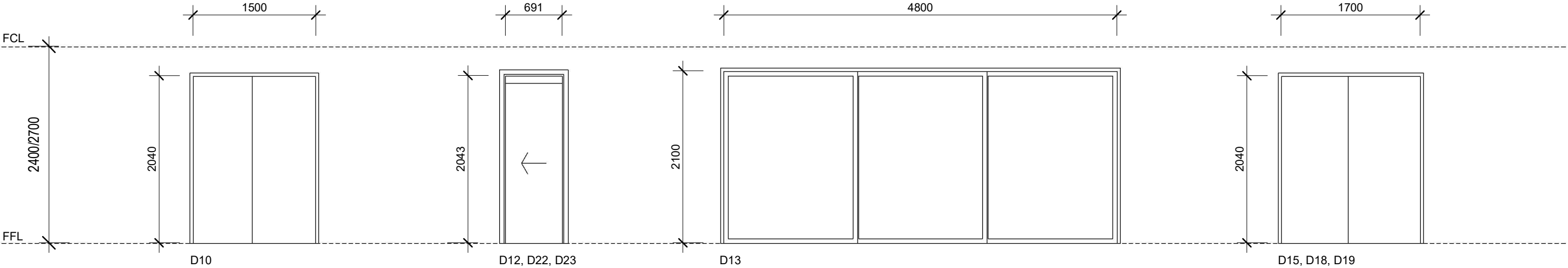
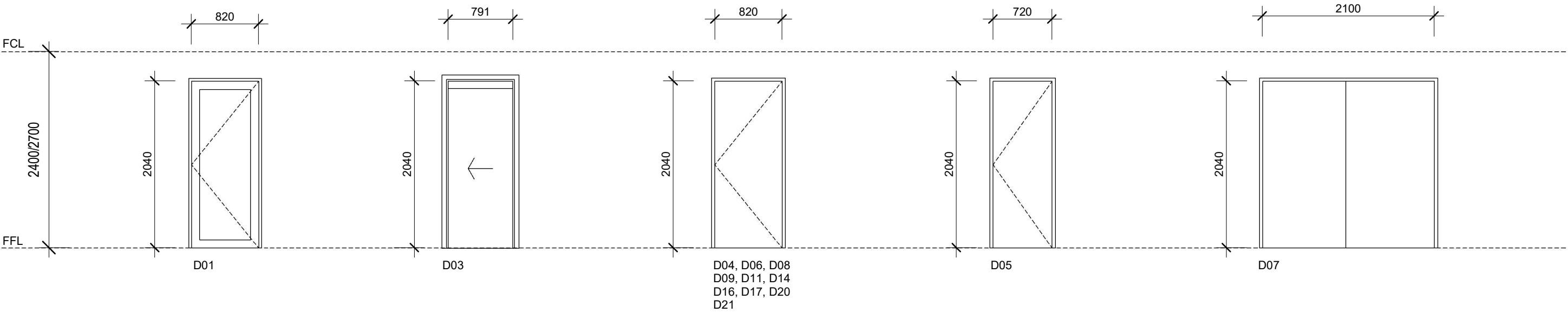


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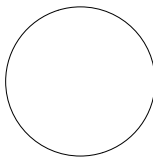
REV	DESCRIPTION	DATE
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G	CHANGES 6	23/09/2022
H	CHANGES 7	18/10/2022

PROJECT:		PROPOSED NEW HOUSE FOR TAN 3 DUNKELD AVENUE, HURLSTONE PARK NSW	
DESIGNED BY:	DESIGNER	DRAWN BY:	BP
JOB NO:	21047		

DRAWING TITLE: WINDOW SCHEDULE ELEVATION		
DRAWING SCALE:  1 : 50 @ A3	DRAWING NUMBER:  CD17	REV:  H



CONSTRUCTION DRAWINGS



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PROJECT:		PROPOSED NEW HOUSE FOR TAN 3 DUNKELD AVENUE, HURLSTONE PARK NSW	
DESIGNED BY:	DESIGNER	DRAWN BY:	BP
JOB NO:	21047		

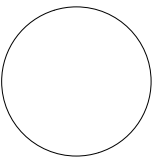
DRAWING TITLE:			DOOR SCHEDULE ELEVATION	
DRAWING SCALE:		DRAWING NUMBER:	REV:	
1 : 50 @ A3		CD18	H	

# BASIX COMPLIANCE REQUIREMENTS

Project Details	
Project Name	Tan Hurlstone
Street Address	3 Dunkeld Avenue
Town or Suburb	Hurlstone Park
Local Government Area	Canterbury Bankstown Council
Project Type	
Project Type	Separate Dwelling House
Number of Bedrooms	4
Site Details	
Site Area (m2)	406
Roof Area (m2)	153.6
Conditioned Floor Area (m2)	196.8
Unconditioned Floor Area (m2)	32.2
Garage Area (m2)	36
Total area of garden & lawn (m2)	100
Swimming Pool being Installed	No
SPA being Installed	No
Water Commitments	
Low Water Use Landscape Area (m2)	0
Shower Head Rating	4 Star (>6 but <= 7.5 L/min)
Toilet Flushing System Rating	6 Star
Kitchen Taps Rating	6 Star
Bathroom Taps Rating	6 Star
On Demand Hot Water Reticulation System	No
Rainwater Tank Capacity	3000 It
Rainwater Tank to be connected to	Outdoor taps
Greywater Treatment System Installed	No
Swimming Pool to have volume no greater >	N/A
Thermal Commitments	
Floor - Concrete Slab	Nil
External Walls (Min) - Light weight cladding	R2
Internal Walls with shared garage (Min) - plasterboard	Nil
Ceiling & Roof (Min) - Flat ceiling/pitched roof Medium Solar Absorptance (0.475 - 0.70)	R3.5, Foil/Sarking Roof

Energy Commitments	
Hot Water System	Electric
Cooling Systems	
Living Area	Reverse cycle air conditionor
Bedroom Area	Reverse cycle air conditionor
Install Day/Night Zoning	Yes
Heating Systems	
Living Area	Reverse cycle air conditionor
Bedroom Area	Reverse cycle air conditionor
Install Day/Night Zoning	Yes
Ventilation System	
Kitchen	Rangehood ducted to facade/roof manual on/off switch
Bathroom	Individual Fan ducted to facade/roof manual on/off switch
Laundry	Natural Ventilation
Artificial Lighting	
Bedroom/study (5)	Primary type of artificial lighting is fluorescent or LED
Living/Dining (3)	Primary type of artificial lighting is fluorescent or LED
Laundry	Primary type of artificial lighting is fluorescent or LED
Hallway	Primary type of artificial lighting is fluorescent or LED
Kitchen	Primary type of artificial lighting is fluorescent or LED
Natural Lighting	
Bathrooms/Toilets (3)	Provided by Windows
Cooking equipment	Electric Induction cooktop & Electric oven
Other Requirements	A fixed outdoor clothes drying line must be installed. A well ventilated refrigerator space must be constructed.

CONSTRUCTION DRAWINGS



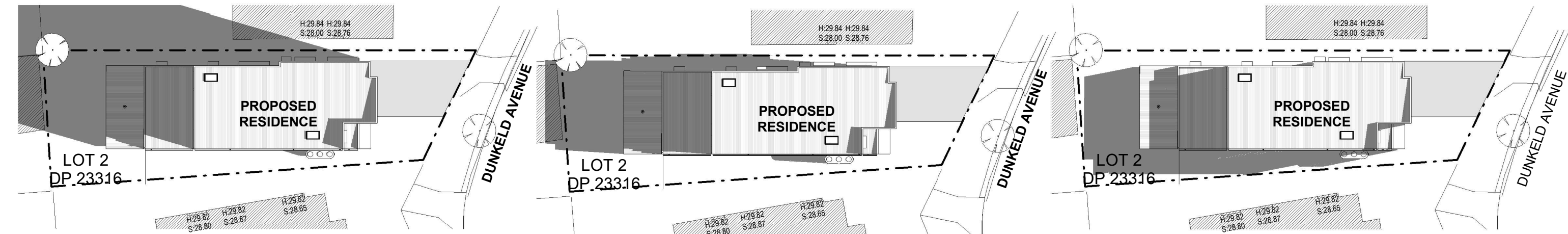
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PROJECT:		DRAWING TITLE:	
PROPOSED NEW HOUSE FOR TAN 3 DUNKELD AVENUE, HURLSTONE PARK NSW		BASIX COMPLIANCE REQUIREMENTS	
DESIGNED BY:	DESIGNER	DRAWN BY:	BP
JOB NO:	21047		

DRAWING SCALE:	DRAWING NUMBER:	REV:
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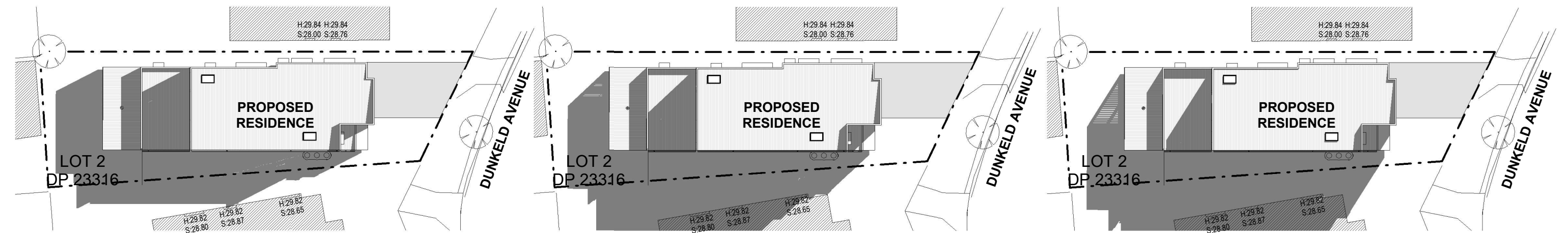




1 SHADOW DIAGRAM - 9am 21st of June  
SCALE 1 : 350 @ A3

2 SHADOW DIAGRAM - 10am 21st of June  
SCALE 1 : 350 @ A3

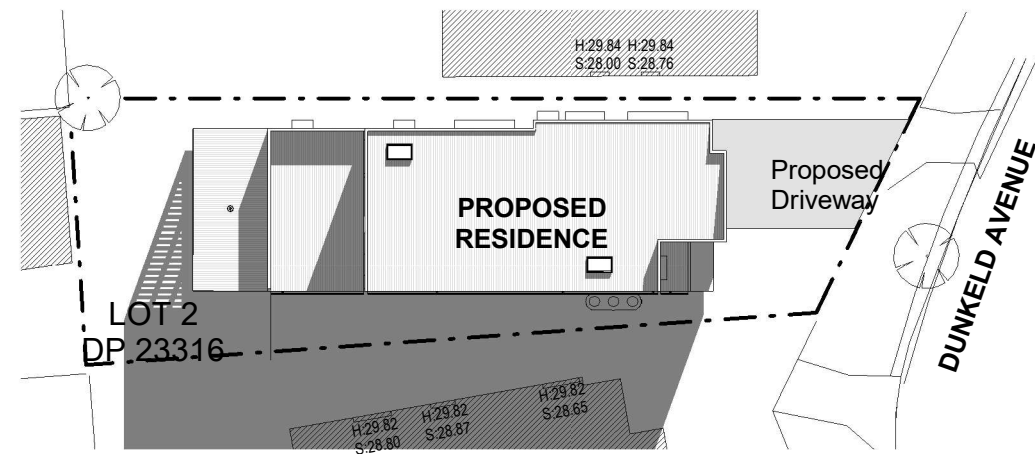
3 SHADOW DIAGRAM - 11am 21st of June  
SCALE 1 : 350 @ A3





4 SHADOW DIAGRAM - 12pm 21st of June  
SCALE 1 : 350 @ A3

5 SHADOW DIAGRAM - 1pm 21st of June  
SCALE 1 : 350 @ A3

6 SHADOW DIAGRAM - 2pm 21st of June  
SCALE 1 : 350 @ A3



7 SHADOW DIAGRAM - 3pm 21st of June  
SCALE 1 : 350 @ A3

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			A	CONSTRUCTION DRAWINGS ISSUE	06/02/2022	PROPOSED NEW HOUSE FOR TAN 3 DUNKELD AVENUE, HURLSTONE PARK NSW		SHADOW DIAGRAMS		
			B	CHANGES 1	30/03/2022					
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G	CHANGES 6	23/09/2022					1 : 350 @ A3	CD20	H	
H	CHANGES 7	18/10/2022								



