
	
<p> DENOTES FLOOR SPACE AREA CALCULATED  TOTAL FLOOR AREA : 242m<sup>2</sup> </p>	
<p> DWELLING - SITE AREA : 486.9m<sup>2</sup>  DEEP SOIL LANDSCAPE AREA : 150m<sup>2</sup>  HARD SURFACE AREA : 305m<sup>2</sup>  PRIVATE OPEN SPACE : 86m<sup>2</sup> </p>	
	
<p> DENOTES LANDSCAPE AREA CALCULATED </p>	

ALL EXTERNAL WALLS, ROOF AND FLOORS TO BE INSULATED TO COMPLY WITH BASIX REQUIREMENTS.

THE OUTSIDE FINISHED LEVEL SHALL BE CONSTRUCTED A MINIMUM 200mm BELOW THE HABITABLE FLOOR LEVEL FOR THE WHOLE BUILDING PERIMETER. EXTERNAL PATHS AND GROUND SURFACES ADJOINING THE WALLS OF THE BUILDING SHALL BE GRADED AND DRAINED AWAY FROM THE DWELLINGS AS PER HYDRAULIC LAYOUTS AND DETAILS.

SWIMMING POOL AND POOL FENCES TO BE CONSTRUCTED AS PER REGISTERED AND QUALIFIED POOL CONTRACTORS SPECIFICATIONS. ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL RELEVANT AND CURRENT AUSTRALIAN STANDARDS AND BUILDING CODES.

NOTE: POOL FENCE TO COMPLY WITH AS 1926.1

WATER FROM A SWIMMING POOL MUST BE DISCHARGED IN ACCORDANCE WITH AN APPROVAL UNDER THE LOCAL GOVERNMENT ACT 1993. POOL PUMP MUST BE HOUSED IN A SOUNDPROOF ENCLOSURE.

RELOCATED POOL FILTER/PUMP TO ALLOW FOR GREATER FUNCTION OF PRIVATE OPEN SPACE

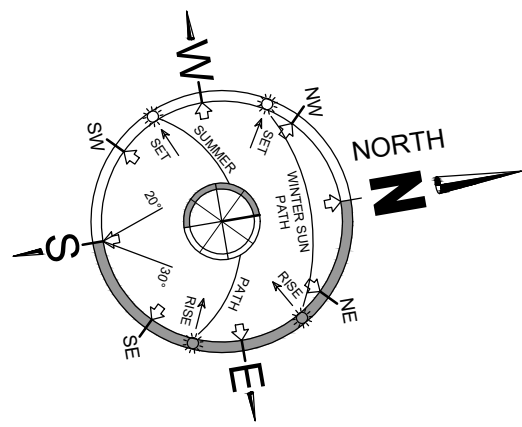
DA APPROVED STORMWATER DESIGN / REQUIREMENT MAINTAINED

ALL SITE FACILITIES (SUCH AS CLOTHES DRYING, MAIL BOXES, RECYCLING AND GARBAGE DISPOSAL UNITS/AREAS, SCREENS, LIGHTING, STORAGE AREAS, AIR CONDITIONING UNITS, RAINWATER TANKS AND COMMUNICATION STRUCTURES) ARE EFFECTIVELY INTEGRATED INTO THE DEVELOPMENT AND ARE UNOBTUSIVE.

PROPOSAL ENSURES THAT THE PROPOSED PRIVATE OPEN SPACE IS SUITABILITY LOCATED TAKING INTO ACCOUNT EXISTING AND POTENTIAL SURROUNDING DEVELOPMENT. MINIMUM AMENITY IMPACTS TO NEIGHBOURS.

DWELLING PROVIDES ADEQUATE SETBACKS FROM BOUNDARIES TO RETAIN PRIVACY LEVELS AND MINIMISE OVERLOOKING/OVERSHADOWING AND MAINTAINING / IMPROVING VISUAL AMENITY OUTCOMES FOR ADJOINING RESIDENCE.

RAINWATER TANK / STORMWATER TO BE DRAINED TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF HYDRAULIC ENGINEERS AND RELEVANT AND GOVERNING AUTHORITY. BUILDER TO CONFIRM THE EXACT LOCATION OF THE LEGAL POINT OF DISCHARGE PRIOR TO THE COMMENCEMENT OF ANY DRAINAGE WORKS.



STORMWATER TO BE DRAINED TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF HYDRAULIC ENGINEERS AND RELEVANT AND GOVERNING AUTHORITY. BUILDER TO CONFIRM THE EXACT LOCATION OF THE LEGAL POINT OF DISCHARGE PRIOR TO THE COMMENCEMENT OF ANY DRAINAGE WORKS.

## LANDSCAPING - BDCP B1 2015 (Section 2) 2.31

- (a) a minimum 45% of the area between the dwelling house and the primary road frontage; and  
(b) a minimum 45% of the area between the dwelling house and the secondary road frontage; and



Denotes landscaped area calculated forward of the building line

THE OUTSIDE FINISHED LEVEL SHALL BE CONSTRUCTED A MINIMUM 200mm BELOW THE HABITABLE FLOOR LEVEL FOR THE WHOLE BUILDING PERIMETER. EXTERNAL PATHS AND GROUND SURFACES ADJOINING THE WALLS OF THE BUILDING SHALL BE GRADED AND DRAINED AWAY FROM THE DWELLINGS AS PER HYDRAULIC LAYOUTS AND DETAILS.

Termite Protection:  
Install physical barriers for termite protection to comply with Part 3.1.3 of the NCC (Housing Provisions) and AS 3660.1 (2014) Part 1 3.1.3 of the NCC

## SMOKE ALARMS :3.7.2 NCC AND AS3786

SELF CONTAINED SMOKE ALARMS SHALL BE LOCATED AS SHOWN ON DRAWINGS AND FULLY COMPLY WITH THE BUILDING CODE OF AUSTRALIA, AS 3786 AND ANY OTHER CODE OR STANDARD REFERENCED THEREIN.



SELF CONTAIN SMOKE DETECTOR 12/240V WITH INTEGRAL BUZZER AND BATTERY BACKUP  
ALL SMOKE ALARMS TO BE HARD WIRED TO MAIN POWER.  
INTERCONNECT SMOKE ALARMS SO THAT ONE ALARM WILL TRIGGER ALL ALARMS WITHIN THE RESIDENCE.

**DRIVEWAY CROSSING**  
STREET BOUNDARY ALIGNMENT LEVELS TO BE IN ACCORDANCE WITH WORK PERMIT APPROVAL. THE LEVELS FOR THE ENTIRE STREET BOUNDARY ACROSS THE FRONTAGE IN KELVIN PARADE ARE TO BE THE NOMINATED AMOUNT ABOVE THE INVERT OF GUTTER AS PER THE WORK PERMIT ISSUED BY COUNCIL. REFER TO PLAN NUMBER PERMIT

1.2m HIGH FRONT FENCE WITH NUMBER & LETTER BOX. BUILDER TO CONFIRM EXTENT AND LOCATION OF FEATURE LETTERBOX WALL WITH PROPRIATOR BEFORE CONSTRUCTION. LETTERBOX TO AUSTRALIA POST REQUIREMENTS.

PROPOSAL ENSURES THAT THE PROPOSED PRIVATE OPEN SPACE IS SUITABILITY LOCATED TAKING INTO ACCOUNT EXISTING AND POTENTIAL SURROUNDING DEVELOPMENT. MINIMUM AMENITY IMPACTS TO NEIGHBOURS.

DWELLING PROVIDES ADEQUATE SETBACKS FROM BOUNDARIES TO RETAIN PRIVACY LEVELS AND MINIMISE OVERLOOKING/OVERSHADOWING AND MAINTAINING / IMPROVING VISUAL AMENITY OUTCOMES FOR ADJOINING RESIDENCE.

8000 DENOTES PROPOSED DIMENSIONS

8000 DENOTES APPROVED DA DIMENSIONS

PROPOSED DELETIONS

ADDITIONAL FLOOR SPACE

APPROVED APPLICATION

PROPOSED CHANGES

PROPOSED CHANGES

PROPOSED GLAZING

PROPOSED CHANGES

## SWIMMING POOL REQUIREMENTS:

THE SWIMMING POOL SAFETY FENCES SHOULD BE PROVIDED IN ACCORDANCE WITH AS 1926 PARTS 1 AND 2.

APPROVED RESUSCITATION SIGN BEING PROVIDED WITHIN THE POOL AREA. IN AN EASILY SEEN LOCATION AS SHOWN. ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL RELEVANT AND CURRENT BUILDING CODES.

SELECTED 1.2 METER HIGH FROM FLOOR LEVEL APPROVED POOL FENCE AS SHOWN. CHILDPROOF LOCK SYSTEM AT POINT OF ENTRY WITH A SELF CLOSING DOOR/GATE. ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL RELEVANT AND CURRENT BUILDING CODES.

DEPTH MARKERS EXPRESSING THE POOL DEPTH IN METRES BEING PROVIDED AT SWIMMING POOL SO THAT THE DEPTHS OF THE POOL ARE READILY APPARENT TO POOL USERS.

NOTE: SAFETY POOL FENCING SHALL BE IN ACCORDANCE WITH AS 1926.1 WHEREIN A SUITABLE BARRIER SHALL BE PROVIDED AT A MINIMUM HEIGHT OF 1200mm MIN. AND VERTICLE BALLUSTRADES ARE SPACED AT NO GREATER THAN 100mm. THE GATE SHALL BE HUNG SO THAT IT SWINGS AWAY FROM THE POOL AREA AND ALSO BE A MINIMUM HEIGHT OF 1200mm MIN. SELF CLOSING AND SELF LATCHING OR SELF LOCKING DEVICE SHALL BE LOCATED AT LEAST 1200mm MIN. ABOVE THE FLOOR LEVEL. THE PERIMETER PALING FENCING SHALL BE TREATED SO THAT THE RAILS ARE BEVELLED ON A 60° ANGLE TO PREVENT CHILDREN FROM CLIMBING OVE RTHE FENCE. FURTHERMORE, ENSURE ALL PERIMETER POOL FENCING HAS A 1200mm CLEAR SPAN FROM CLIMBABLE OBJECTS.

AN APPROVED RESUSCITATION SIGN.

APPROVED SELF CLOSING CHILDPROOF POOL GATE TO SUIT.

THE PROPOSED POOL AREA SHALL BE FENCED AND CONSTRUCTED IN ACCORDANCE WITH THE SWIMMING POOLS ACT, 1992 AND COUNCILS CODE FOR THE INSTALLATION OF SWIMMING POOLS FOR DOMESTIC USE. IF REQUIRED, YOU MAY CONFER WITH COUNCIL FOR ASSISTANCE WITH RESPECT TO THE LOCATION OF POOL FENCING.

TREES, SHRUBS OR ANY OTHER OBJECTS SUCH AS A BARBEQUE, POT PLANTS, TOYS, LADDERS AND CHAIRS MUST NOT BE WITHIN THE 900mm 'NON CLIMBABLE ZONE'. THIS IS SO THAT A CHILD CAN NOT USE THEM TO CLIMB OVER THE FENCE.

THE 'NON CLIMBABLE ZONE' IS A ZONE MEASURED IN AN ARC SHAPE FROM THE TOP OF THE OUTSIDE OF THE POOL FENCE ARCHING TOWARDS THE GROUND. ANY PART OF THE BOUNDARY FENCE THAT IS PART OF THE POOL FENCE OR IS WITHIN THE 900mm 'NON CLIMBABLE ZONE' MUST NOT HAVE ANY HORIZONTAL BARS.

REFER TO ENGINEERS DETAILS AND SPECIFICATIONS FOR POOL FILLING.

BUILDER TO CONFIRM EXTENT OF POOL FENCING, FEATURE WALL AND POOL DECK WITH PROPRIATOR BEFORE CONSTRUCTION.

### NOTE:

- a) Building to comply with NSW Parts 3.12.1 Building Fabric (Ceiling Insulation) and 3.12.5 Services; and
- b) The water closet in swinging doorways must have a clear span of 1.2m from the edge of the doorway to the nearest part of the water closet or comply with Part 3.8.3.3 BCA;
- c) The laundries must have artificial lighting complying with AS 1680.1;

ALL EXTERNAL WALLS, ROOF AND FLOORS TO BE INSULATED TO COMPLY WITH BASIX REQUIREMENTS.

NOTE: ALL WINDOWS SERVING THE POOL AREA MUST BE FIXED UP TO 1800mm FROM FFL OR RESTRICTED TO A MAX OPEING ON 100mm



### VERTICAL JOINT IN MASONRY CONSTRUCTION

VERTICAL JOINTS INDICATED AS (VJ) ARE APPROXIMATES ONLY. ALL VERTICAL JOINTS ARE TO BE IN STRICT ACCORDANCE WITH AS 3700 MASONRY CODE. PROVIDE VERTICAL ARTICULATION JOINTS IN BRICK WALLS AS PER CLAUSE 3.3.5.13 OF THE NATIONAL CONSTRUCTION CODE AND AS PER STRUCTURAL ENGINEER'S DETAILS

NOTE: PROVIDE CONTROL JOINT TO ANY UNBROKEN CEILING GREATER THAN 12m IN LENGTH

### BASIX NOTES - 65 KELVIN PARADE, PICNIC POINT.

Basix and Nateths requirements are:

- The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 4 stars.
- Gas cooktop and electric oven
- R4.5 insulation to plasterboard ceiling. ceiling: 4.5 (up), roof: foil backed blanket (75 mm)
- Downlights which penetrate the ceiling to be fitted with approved fireproof, non-ventilated covers allowing uninterrupted ceiling insulation
- foil+R2.5 to all first floor timber framed external walls
- Weather stripping to external doors & windows
- all windows and sliding doors shall be: U = 6.708 SHGC = 0.70
- U-value: 5.4, SHGC: 0.441 - 0.539
- (aluminium, single, Hi-Isol Low-e)
- RW: 4.000 to collect 225sqm of roof area and to be connected to pool and landscape
- pool capacity: 28kl
- spa capacity: 5kl
- solar panels (photovoltaic system): 1.0 peak KWH

# S4.55 MOD.PL

DRAWING No.: DA:06



1:500  
10.12.22  
scale: 1:100 @A1

REV	COMMENTS	DATE
A	ISSUE FOR APPROVAL	10.12.22
B	S4.55 MODIFICATION	04.02.24

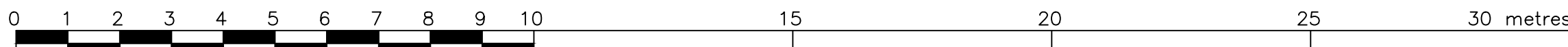
GENERAL NOTES

note:

- ALL WORK AND MATERIALS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE (NCC) AND ANY OTHER CODE OR STANDARD REFERENCED THEREIN.
- ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL CURRENT BUILDING CODES AND RELEVANT AUSTRALIAN STANDARDS, AND TO THE SATISFACTION OF THE BUILDING LOCAL AUTHORITIES.
- ALL BUILDING DOCUMENTATION TO BE READ IN CONJUNCTION WITH ENQUIRIES TO THE PLANNING DEPARTMENT.
- BUILDER TO REMOVE ALL RUBBER AND OTHERS FROM SITE PRIOR TO CONSTRUCTION IN PREPARATION FOR NEW WORKS.
- BUILDER TO EVALUATE AS REQUIRED TO OBTAIN NEW CONSTRUCTION WORKS, HAVE COPIES OF ALL SITE WORKS, CUT AND FILL AS REQUIRED.

project:  
No. 65 KELVIN PARADE,  
PICNIC POINT.  
LOT 25 DP 13775 - SITE : 486.9sqm  
client:  
MR & MRS DOUENI  
GROUND FLOOR

# GROUND FLOOR LAYOUT



SCALE BAR : 1:100