

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

SELECTED ALUMINIUM GUTTERS AND DOWN PIPES TO HYDRAULIC DETAILS AND SPECIFICATIONS.

REFER TO STRUCTURAL ENGINEERS AT CC STAGE FOR DETAILS AND DOCUMENTATION FOR ALL CONNECTION DETAILS. ALL TIMBER WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH A.S 1684. BUILDER TO CONFIRM WITH PROPRIETOR EXTENT OF SELECTED FLOOR FINISH PRIOR TO INSTALLATION AT CC STAGE. ALL WET AREAS TO BE SEALED ACCORDINGLY.

TIMBER CONSTRUCTION TO AS.1684.

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.

BASIX NOTES - 65 KELVIN PARADE, PICNIC POINT.
Basix and Natthers 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 6 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 = 6.70& SHGC = 0.70
U-value: 5.4, SHGC: 0.441 - 0.539
(aluminium, single, Hi-Isol Low-e)
- RTWT: 4,000L to collect 225sqm of roof area and to be connected to pool and landscape
- pool capacity: 28KI
- spa capacity: 5KI
- solar panels (photovoltaic system): 1.0 peak KWh

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

NOTE:

- Building to comply with NSW Parts 3.12.1 Building Fabric (Ceiling Insulation) and 3.12.5 Services; and
- 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;
- The laundries must have artificial lighting complying with AS 1680.1;

THE PROPOSED NEW DWELLING REINFORCES THE EXISTING CHARACTER OF THE STREET AND LOCALITY BY ACKNOWLEDGING BUILDING SETBACKS WHILE ENSURING THAT BUILDING IS APPROPRIATELY SITED. ALL SETBACKS ARE REPRESENTATIVE OF THE CHARACTER OF THE AREA.

THE DWELLING DESIGN CONTRIBUTES IN TO THE LOCALITY THROUGH A DESIGN THAT CONSIDERS BUILDING SCALE, FORM, ARTICULATION AND LANDSCAPING THROUGH COLOUR SCHEMES THAT ARE OF SIMILAR HUES AND TONES TO THAT WITHIN THE STREETScape.



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	

SCALE BAR : 1:100

SELECTED HANDRAILS AT 1000mm MIN. ABOVE BALCONY.
SELECTED BALUSTRADES AT 125mm MIN CENTRES. BUILDER TO CONFIRM AT CC STAGE

SELECTED ALUMINIUM GUTTERS AND DOWN PIPES TO HYDRAULIC DETAILS AND SPECIFICATIONS.

ALL WET AREAS TO COMPLY WITH B.C.A F1.7 OR A.S 3740.

CLAUSE OF THE BCA AND 3.9.2.6

FIRST FLOOR BEDROOM OPENABLE WINDOWS TO BE FITTED WITH A DEVICE TO LIMIT OPENING OR SUITABLE SCREEN SO A 125mm SPHERE CANNOT PASS THROUGH.

THE DEVICE OR SCREEN CAN HAVE A CHILD RESISTANT RELEASE MECHANISM WHICH CAN ENABLE THE DEVICE OR SCREEN TO BE REMOVED, UNLOCKED OR OVERRIDDEN AND RESTRICT THE FORCE OF 250N. WHERE A CHILD RESISTANT MECHANISM IS UTILISED, THE WINDOW MUST ALSO BE PROVIDED WITH A BARRIER BELOW IT THAT HAS A MINIMUM HEIGHT OF 865MM, DOES NOT PERMIT A 125MM SPHERE TO PASS THROUGH IT, AND DOES NOT HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150MM AND 760MM THAT FACILITATE CLIMBING. FIXED GLAZING UNDER THE OPENABLE PART OF THE WINDOW WHICH MEETS THE HEIGHT REQUIREMENTS (I.E. TRANSOM AT LEAST 865MM ABOVE THE FLOOR ETC.) WOULD SATISFY THE BARRIER REQUIREMENT.

WHERE A DEVICE OR SCREEN IS SECURELY FIXED IN POSITION (EG A SCREEN POP RIVETED TO THE WINDOW FRAME) SO IT CANNOT BE UNLOCKED, OVERRIDDEN, OR IS VERY DIFFICULT TO REMOVE WITHOUT FOR EXAMPLE A DRILL, THE 865MM BARRIER WOULD NOT BE REQUIRED AS THE SECURING METHOD IS CONSIDERED A FIXTURE AND NOT A CHILD RESISTANT RELEASE MECHANISM.

PROTECTION OF THE OPENING IS NOT REQUIRED FOR WINDOWS WHERE THE LOWEST PART OF THE OPENING IS 1.7M OR MORE ABOVE THE FLOOR

THE PROPOSED DWELLING RESPONDS TO BOTH ITS NATURAL AND BUILT CONTEXT WITH THE DWELLING THAT RESPONDS TO THE EXISTING CHARACTER AND THE FUTURE CHARACTER OF THE AREA.

- 8000 DENOTES PROPOSED DIMENSIONS
- 8000 DENOTES APPROVED DA DIMENSIONS
- PROPOSED DELETIONS
- ADDITIONAL FLOOR SPACE
- APPROVED APPLICATION
- PROPOSED CHANGES
- PROPOSED CHANGES
- PROPOSED GLAZING
- PROPOSED CHANGES

NEW WINDOW OVER FRONT DOOR AT CENTRAL PORTICO TO INCREASE SOLAR ACCESS AND PRESENTATION TO STREET

NEW COLUMN WITH REDUCED BLADE TO HIGHLIGHT PORTICO ENTRY. IMPROVING STREET PRESENTATION

DOOR NOW CENTRAL TO PORTICO

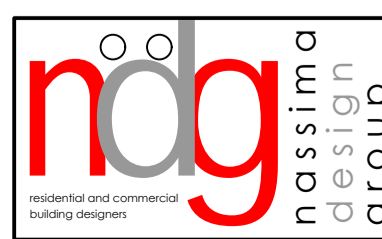
SQUARE STAIRS CONVERTED TO CIRCULAR STAIRS FOR A BETTER DESIGN OUTCOME

DA APPROVED STORMWATER DESIGN / REQUIREMENT MAINTAINED

KELVIN PARADE

DRAWING No.: DA:07

S4.55 MOD.PL



1:1000@A3
10.12.22
scale: 1:100@A1

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

GENERAL NOTES

note:

- OWNER AND ARCHITECT ALL UNDERTAKERS AND OFFICIALS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS, AND REPORT ANY DISCREPANCIES OR INADEQUACIES TO THE OFFICE OF NASSIMA DESIGN GROUP FOR CLARIFICATION.
- ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL CURRENT BUILDING CODES AND RELEVANT AUSTRALIAN STANDARDS, AND TO THE SATISFACTION OF THE GOVERNMENT LOCAL AUTHORITIES.
- ALL BUILDING DOCUMENTATION TO BE READ IN CONSULTATION WITH ENGINTEERED TOOK PLANNING DRAWINGS.
- BUILDER TO REMOVE ALL RUBBISH AND DEBRIS FROM SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR NEW WORKS.
- BUILDER TO ENSURE AS REQUIRED TO SUIT NEW CONSTRUCTION WORKS, HAVE GOOD ALL SITE WORKS, CUT AND FILL AS REQUIRED.

project: No. 65 KELVIN PARADE, PICNIC POINT.
LOT 25 DP 13775 - SITE : 485.8sqm
client: MR & MRS DOUHI
FIRST FLOOR