

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

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

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-Tsol Low-e)
- RWT: 4,000L 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

ROOF SHEET NOTE:

BUILDER TO CONFIRM THE SELECTED ROOF SHEET SPECIFICATIONS ARE SUITABLE FOR THE ROOF PITCH PROPOSED AND SARKING DETAILS. REFER TO MANUFACTURERS DETAILS AND SPECIFICATIONS TO ENSURE PITCH REQUIREMENTS ARE MET.

Termite Protection:

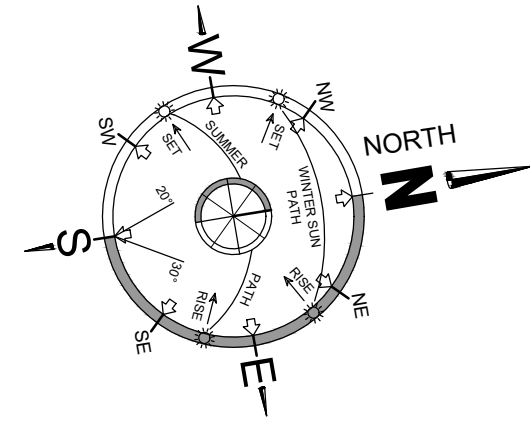
Install physical barriers for termite protection to comply with Part 3.1.3 of the NCC (Housing Provisions) and AS 3660.1 (2014) Part 1 3.1.3 of the NCC

LANDSCAPING - BDCP B1 2015 (Section 2) 2.31

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



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

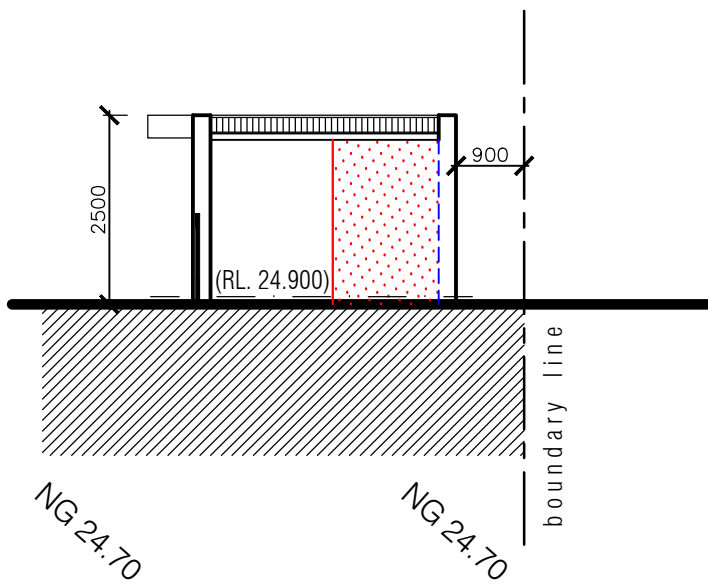
1.2m HIGH FRONT FENCE WITH

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

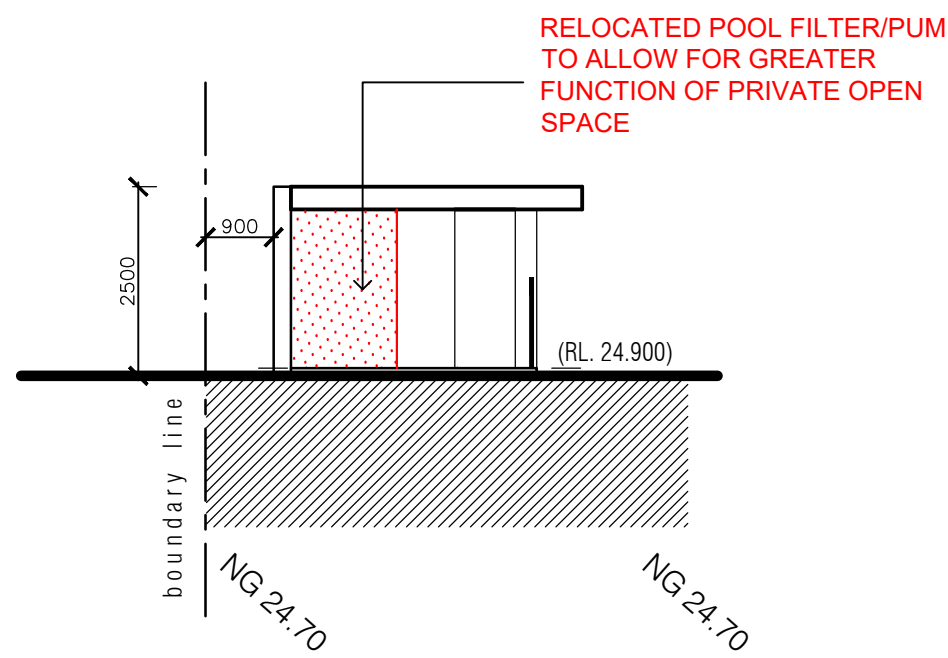
PROPOSAL ENSURES THAT THE PROPOSED PRIVATE OPEN SPACE IS SUITABILITY LOCATED TAKING INTO ACCOUNT EXISTING AND POTENTIAL SURROUNDING DEVELOPMENT. MINIMUM AMENITY IMPACTS TO NEIGHBOURS.

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

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.



SOUTH ELEVATION GAZEBO



NORTH ELEVATION GAZEBO

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 UNOBTRUSIVE.

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.

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 VERTICAL 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 PAILING FENCING SHALL BE TREATED SO THAT THE RAILS ARE BEVELLED ON A 60° ANGLE TO PREVENT CHILDREN FROM CLIMBING OVER THE FENCE. FURTHERMORE, ENSURE ALL PERIMETER POOL FENCING HAS A 1200mm CLEAR SPAN FROM CLIMBABLE OBJECTS.

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.

AN APPROVED RESUSCITATION SIGN.

APPROVED SELF CLOSING CHILDPROOF POOL GATE TO SUIT.



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;

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.

S/A

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

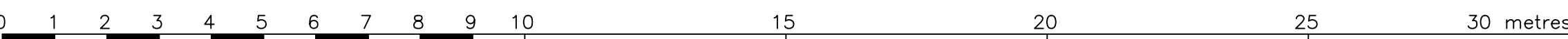
NOTE: ALL WINDOWS SERVING THE POOL AREA MUST BE FIXED UP TO 1800mm FROM FFL OR RESTRICTED TO A MAX OPEING ON 100mm

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

SITE / ROOF PLAN



SCALE BAR : 1:100

DRAWING No.: DA:08

S4.55 MOD.PL



project: No. 65 KELVIN PARADE, PICNIC POINT.
LOT 55 IN DP 13775 - SITE : 486.9sqm
client: MR & MRS DOUENI
drawing: SITE PLAN

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

GENERAL NOTES

note:

- READ AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS, AND REPORT ANY DISCREPANCIES OR INADEQUACIES TO THE OFFICE OF NASIMA 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 GOVERNING LOCAL AUTHORITIES.
- ALL BUILDING DOCUMENTATION TO BE READ IN CONJUNCTION WITH ENGINER'S DESIGN DRAWINGS.
- BUILDER TO REMOVE ALL RUBBER AND DEBRIS FROM SITE PRIOR TO CONSTRUCTION OR RECONSTRUCTION FOR NEW WORKS.
- BUILDER TO EVALUATE AS REQUIRED TO OBTAIN CONSTRUCTION WORKING, HAVE GOOD ALL SITE WORKS, CUT AND FILL AS REQUIRED.