

**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 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: 28KI  
-spa capacity: 5KI  
-solar panels (photovoltaic system): 1.0 peak KWH

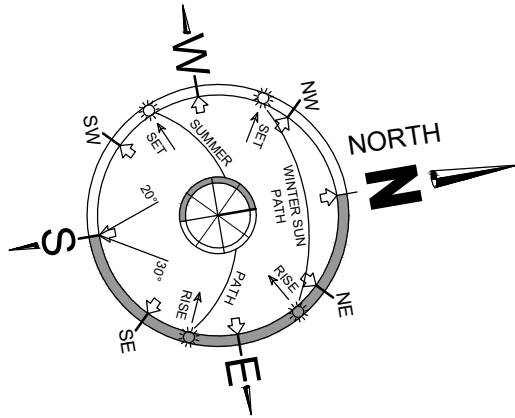
**SMOKE ALARMS :3.7.2 NCC AND AS3786**

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

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
<b>NOTE:</b> PROVIDE CONTROL JOINT TO ANY UNBROKEN CEILING GREATER THAN 12m IN LENGTH



**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

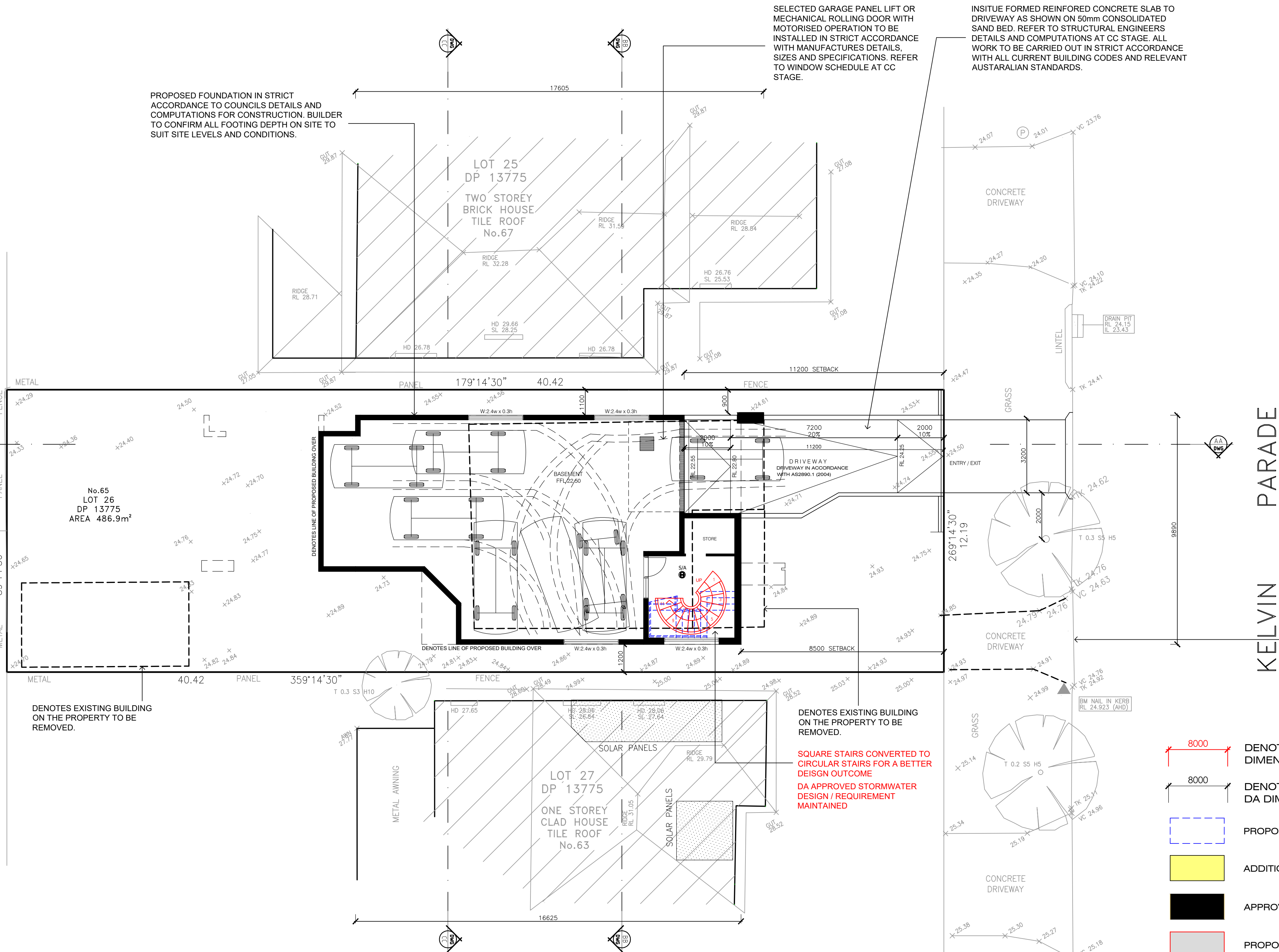
1.2m HIGH FRONT FENCE WITH NUMBER & LETTER BOX.  
BUILDER TO CONFIRM EXTENT AND LOCATION OF FEATURE LETTERBOX WALL WITH PROPRIATOR BEFORE CONSTRUCTION. LETTERBOX TO AUSTRALIA POST REQUIREMENTS.

GARAGE PROVIDE CAR PARKING FOR RESIDENTS THAT ENSURES THAT THERE IS ADEQUATE PROVISION FOR VEHICULAR ACCESS AND MANOEUVRING AND MINIMISES THE IMPACT OF GARAGES UPON THE STREETSCAPE.

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.

EXISTING VEHICULAR CROSSING TO BE REMOVED AND THE KERB REPLACE IN ACCORDANCE WITH COUNCILS CONDITIONS AND REQUIREMENTS

NEW CROSSTOVER TO COUNCILS CONDITIONS AND REQUIREMENTS



REFER TO GEO-TECHNICAL ENGINEER AND STRUCTURAL ENGINEERS DETAILS AND RECOMMENDATIONS FOR ALL PROPOSED METHOD OF SUPPORT TO ANY EXCAVATION ADJACENT TO ADJOINING PROPERTIES, OR THE ROAD RESERVE - THE PROPOSED METHOD OF SUPPORT IS TO BE DESIGNED BY A CHARTERED CIVIL ENGINEER.

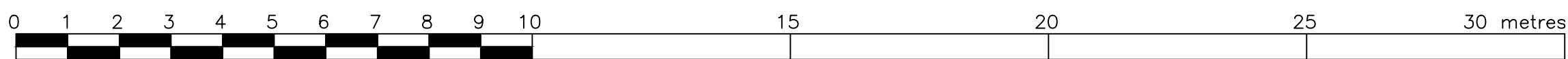
ANY ESSENTIAL SERVICE MUST BE DISCONNECTED FROM THE STRUCTURE BEING DEMOLISHED OR REMOVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITY, AND THE STRUCTURE BEING DEMOLISHED OR REMOVED MUST NOT BE RELOCATED ON THE SAME LOT OR TO A DIFFERENT LOT, UNLESS IT MEETS THE RELEVANT DEVELOPMENT STANDARDS SPECIFIED.



**BASEMENT FLOOR LAYOUT**

**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;



SCALE BAR : 1:100

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

DRAWING No.: DA:05

**S4.55 MOD.PL**



PROJECT: No. 65 KELVIN PARADE, PICNIC POINT. LOT 25 IN P.13775 - SITE : 486.9sqm  
client: MR & MRS DOUENI  
drawing: 1:100@A3  
date: 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:**

- DESIGN AND VERIFY ALL DIMENSIONS AND DETAILS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS, AND REPORT ANY DISCREPANCIES OR AMBIGUITIES 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 GOVERNING LOCAL AUTHORITIES.
- ALL BUILDING DOCUMENTATION TO BE READ IN CONJUNCTION WITH EXISTING TOWN PLANNING DOCUMENTS.
- BUILDER TO REMOVE ALL RUBBISH AND DEBRIS FROM SITE PRIOR TO CONSTRUCTION OR REPAIRATION FOR NEW WORKS.
- BUILDER TO EVALUATE AS REQUIRED TO OBTAIN CONSTRUCTION WORKS, HAVE GOOD ALL SITE WORKS, CUT AND FILL AS REQUIRED.