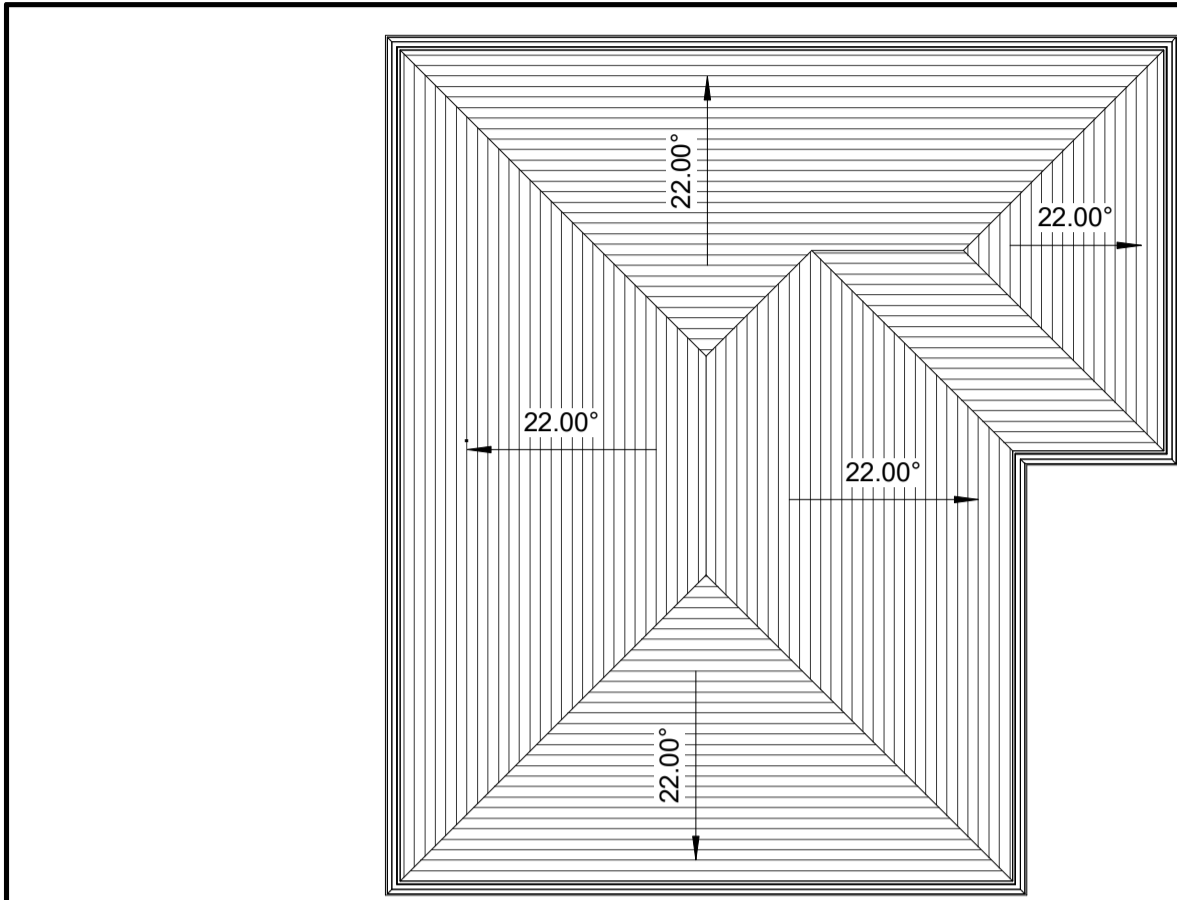
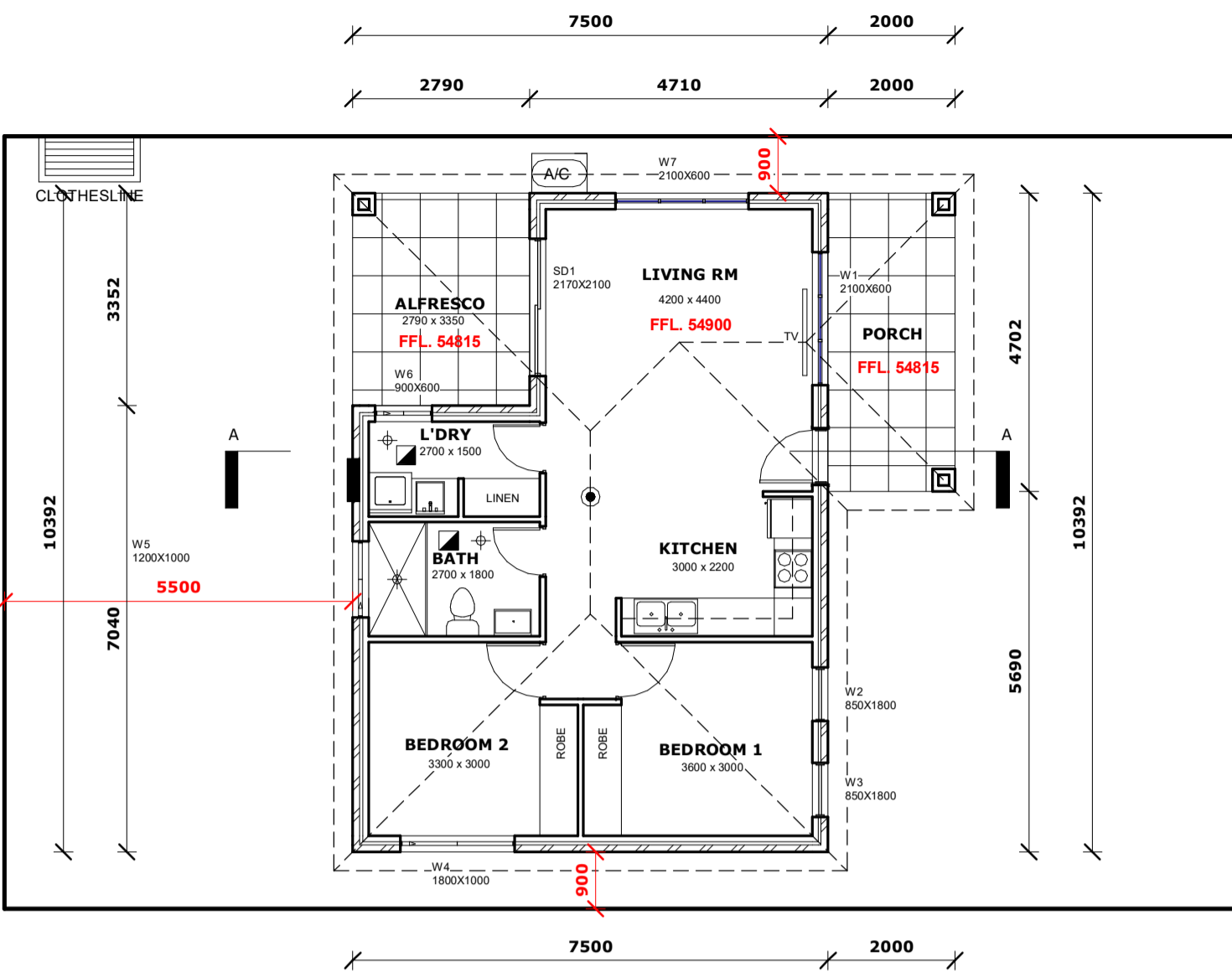


IMPORTANT NOTE:  
ALL DIMENSIONS AND NOTES ON ALL PLANS MUST BE CHECKED AND VERIFIED BY BUILDER AND / OR OWNER PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS TO CLARIFY AND CONFIRM WITH DVYNE DESIGN P/L ANY DISCREPANCIES ON ALL DOCUMENTS AND PLANS PROVIDED FOR CONSTRUCTION. ANY WORK INDICATED ON THE PLAN BUT NOT IN THE SPECIFICATION OR VICE VERSA, AND ANY ITEM NOT SHOWN IN EITHER PLAN OR SPECIFICATION BUT WHICH IS OBVIOUSLY NECESSARY AS PART OF PROPER CONSTRUCTION AND / OR FINISH IS TO BE DONE AS PART OF THE CONTRACT. VARIATIONS TO PLANS SPECIFICATIONS MAY NOT BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER. IT IS THE RESPONSIBILITY OF THE BUILDER / END USER TO VERIFY PLANS AND SPECIFICATIONS AS TO THEIR ACCURACY AND SUITABILITY AND ALL SITE WORKS MUST COMPLY WITH CURRENT BCA AND AUSTRALIAN STANDARDS. WINDOWS TO COMPLY WITH 3.9.2.5 OF THE BCA.

- NOTE
- all dimensions and notes on all drawings must be checked and verified by client/owner/builder prior to commencement of any building works on site, to clarify any discrepancies between all plans relevant to the proposal/site works.
  - bathrooms and ensuite doors are to be provided with removable hinges.
  - floor waste to all wet floor areas

- LEGEND
- Smoke Alarm Clause 9.5.4 of Housing Provisions 2022
  - Floor Waste
  - Mechanical Ventilation Clause 10.6.2 of Housing Provisions 2022
  - location of hot water system as per BASIX requirements
  - location of air conditioning unit as per BASIX requirements
  - location of rainwater tank as per BASIX requirements
  - location of clothesline as per BASIX requirements

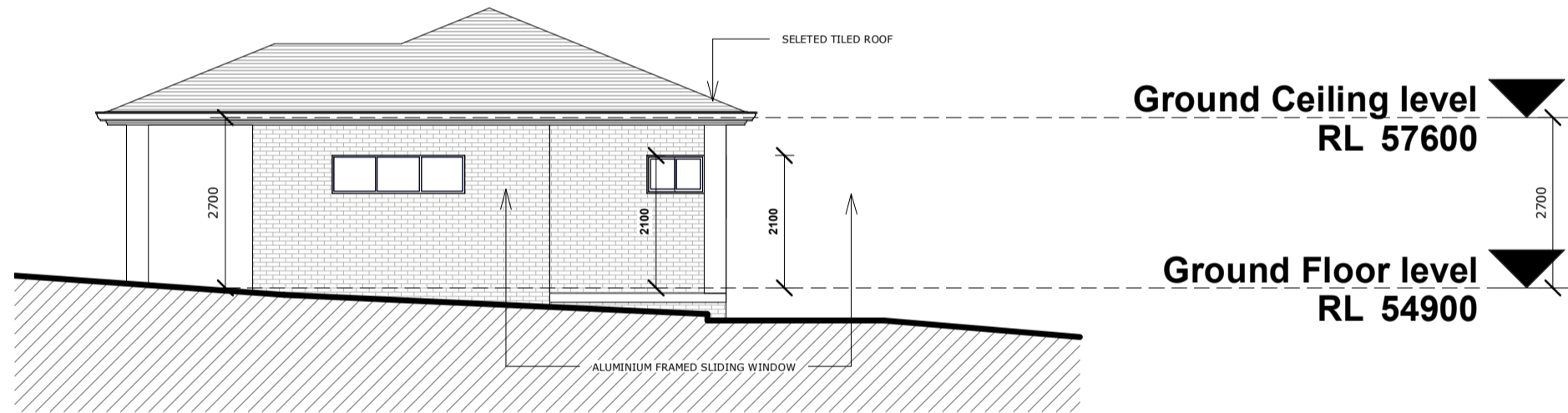
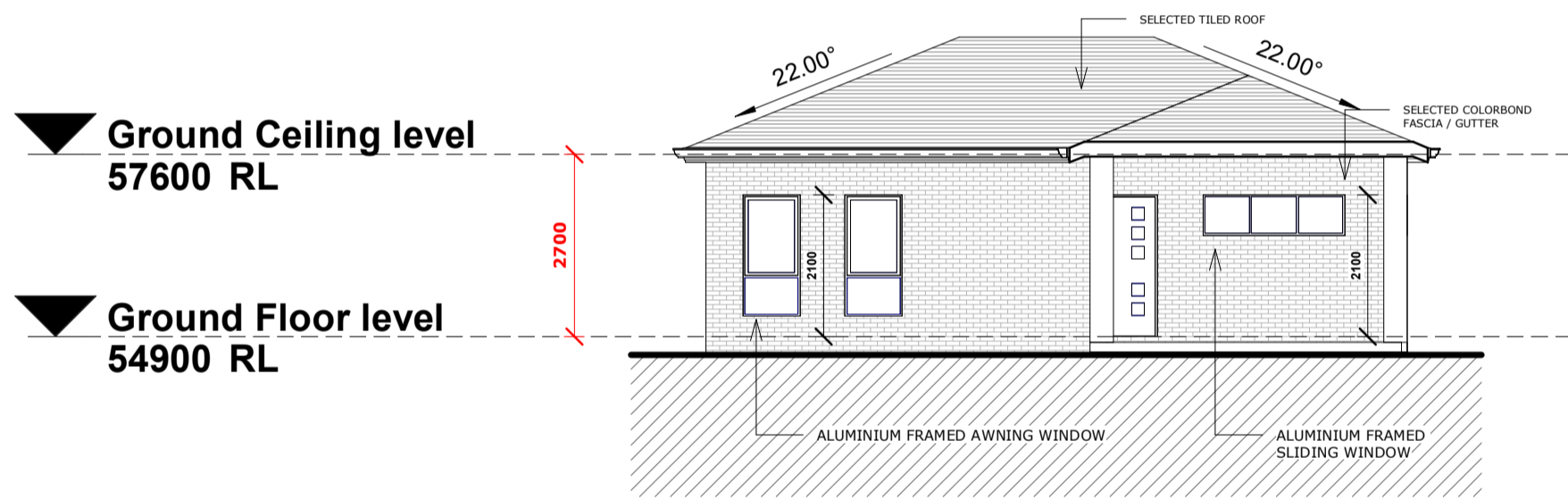


## 1 Ground Floor level

1 : 100

## 2 Roof level

1 : 100

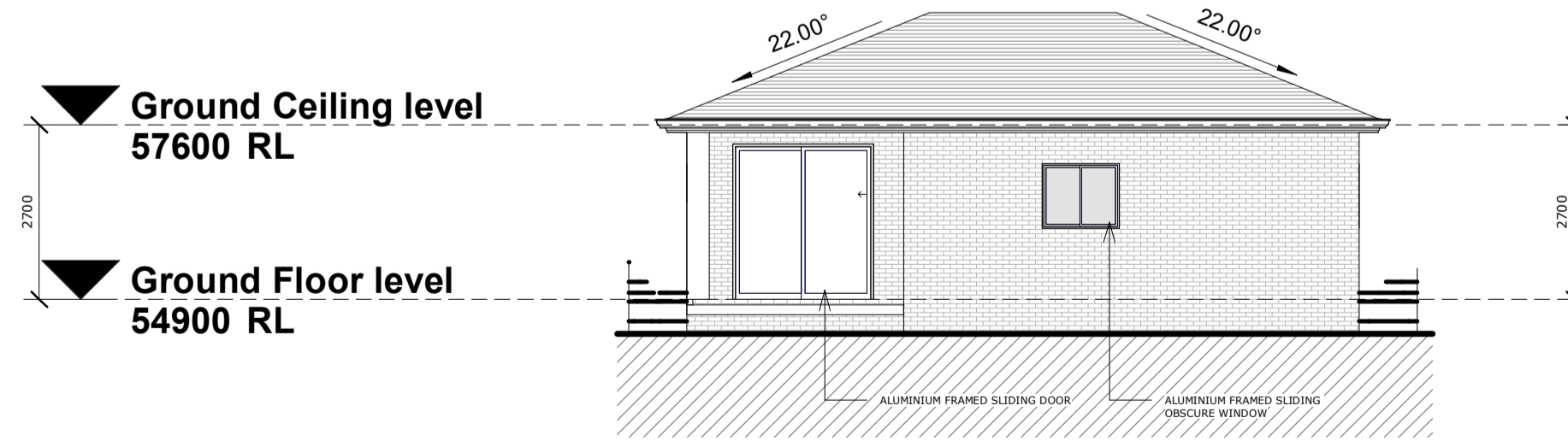
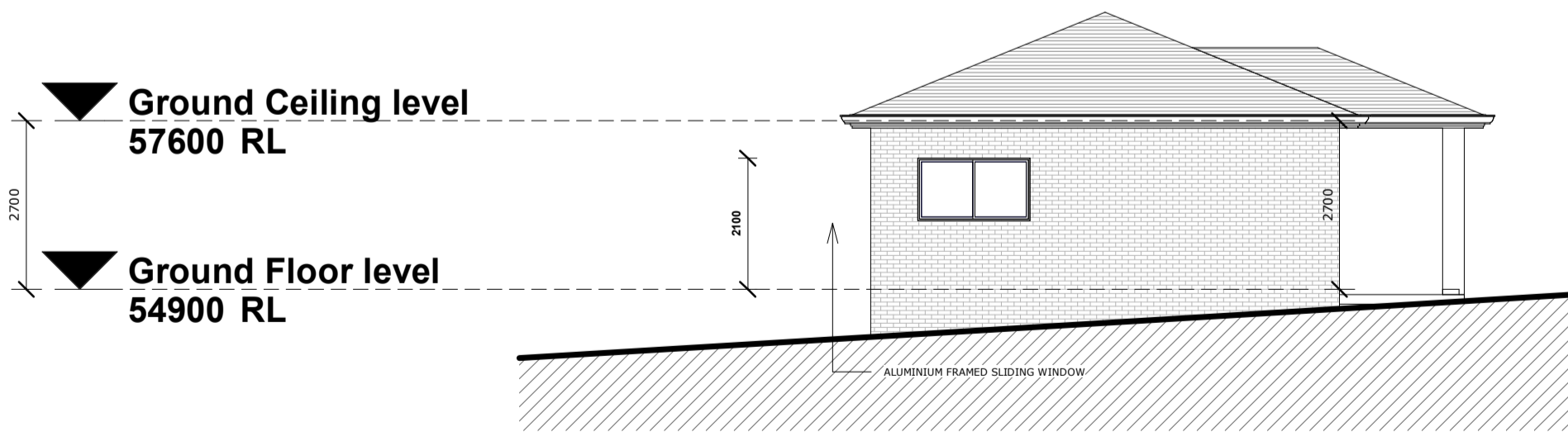


## 3 EAST ELEV.

1 : 100

## 4 NORTH ELEV.

1 : 100



## 5 SOUTH ELEV.

1 : 100

## 6 WEST ELEV.

1 : 100



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DESIGN | CONSTRUCT | CONSULT

JOB DESCRIPTION  
Prop. SECONDARY DWELLING  
AT  
No 42 WOODBINE STREET, YAGOONA

DRAWING TITLE  
FLOOR PLANS/ ELEVATIONS  
CLIENT DETAILS  
JEREMY STEPHENS

DO NOT SCALE THE DRAWINGS. READ ALL DIMENSIONS SHOWN.  
ALL DIMENSIONS, NOTES ON ALL PLANS AND CONSENT DOCUMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO ANY COMMENCEMENT OF ANY BUILDING WORKS ON SITE, TO CLARIFY ANY DISCREPANCIES BETWEEN ALL PLAN DRAWINGS AND DOCUMENTATION RELEVANT TO THE PROPOSAL / SITE WORKS. GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS. COPYRIGHT - THESE DRAWINGS REMAIN THE PROPERTY OF DVYNE DESIGN JT PTY LTD AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWN CB  
DATE FEB 2024  
CHECKED JACK  
SCALE 1/100  
JOB NUMBER 23286-01  
NUMBER IN SET A02  
ISSUE A

ISSUE  
A  
AMENDMENT  
DA SUBMISSION

BY  
CB  
DATE  
FEB 2024



**Ground Ceiling level**   
**RL 57600**

**Ground Floor level**   
**RL 54900**

Water Commitments			Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures					
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.				✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.				✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.				✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.				✓	
Thermal Performance and Materials commitments			Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method					
General features					
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.			✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.			✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.			✓	✓	✓
The dwelling must not contain third level habitable attic room.			✓	✓	✓
Floor, walls and ceiling/roof					
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.			✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.			✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.					✓
Thermal Performance and Materials commitments			Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans					
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.			✓	✓	✓
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code.			✓	✓	✓
Thermal Performance and Materials commitments					
Glazed windows, doors and skylights					
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.			✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.			✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:			✓	✓	✓
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.			✓	✓	✓
• Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.				✓	✓
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.			✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).			✓	✓	✓
Energy Commitments			Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water					
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 5 stars.			✓	✓	✓
Cooling system					
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 5 star (average zone)				✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: 5 star (average zone)				✓	✓
Heating system					
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 5 star (average zone)				✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: 5 star (average zone)				✓	✓
Ventilation					
The applicant must install the following exhaust systems in the development:					
At least 1 Bathroom: individual fan, open to façade; Operation control: manual switch on/off				✓	✓
Kitchen: individual fan, open to façade; Operation control: manual switch on/off				✓	✓
Laundry: individual fan, open to façade; Operation control: manual switch on/off				✓	✓
Artificial lighting					
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.				✓	✓
Natural lighting					
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.			✓	✓	✓
Energy Commitments			Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Other					
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.				✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.				✓	



**JOB DESCRIPTION**  
Prop. SECONDARY DWELLING  
AT  
No 42 WOODBINE STREET, YAGOONA

	DRAWING TITLE
	LANDSCAPE/ SECTION
	CLIENT DETAILS
A	JEREMY STEPHENS

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CONTRACTOR PRIOR TO ANY COMMENCEMENT OF ANY  
BUILDING WORKS ON SITE, TO CLARIFY ANY DISCREPANCIES  
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DRAWN	CB
DATE	FEB 2024
CHECKED	JACK
SCALE	1/100
JOB NUMBER	23286-01
NUMBER IN SET	A03
ISSUE	A

ISSUE
<b>A</b>

AMENDMENT

DA SUBMISSION

BY	DATE
CB	FEB 2024