

ALTERATIONS + ADDITIONS

2 WHITEHEAD STREET, KHANCOBAN NSW 2642

LOT 1 DP 838394
LOT SIZE - 1252m²
LGA: SVC

DESIGNED FOR:
PEARCE

DRAWING SCHEDULE:

NO.	TITLE
DA00	SITE PLAN
DA01	EXISTING PLAN
DA02	DEMOLITION PLAN
DA03	FLOOR PLAN
DA04	SECTIONS
DA05	ELEVATIONS
DA06	ELEVATIONS
DA07	GLAZING SCHEDULE + BASIX

BUILDING NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER ASSOCIATED DOCUMENTS. LEVELS SHOWN ARE RELATIVE ONLY.

BUILDER TO ENSURE ALL UNDERGROUND SERVICES, PIPES AND CABLES TO BE LOCATED PRIOR TO EXCAVATION. CALL 'DIAL BEFORE YOU DIG' ON 1100 OR GO TO www.1100.com.au

SITE: THE BUILDER SHALL SUPPLY/INSTALL AND MAINTAIN THE FOLLOWING IN ACCORDANCE WITH LOCAL COUNCIL AUTHORITY:

- SEDIMENT CONTROL MEASURES
- STABILISED ENTRY POINT
- CONTROLLED RUBBISH AREA
- TOILET FACILITIES

COMPLIANCE: ALL BUILDING WORK TO COMPLY WITH THE 'NATIONAL CONSTRUCTION CODE' OF AUSTRALIA 2022, AND ANY REFERENCED AUSTRALIAN STANDARDS AND LOCAL COUNCIL AUTHORITY REQUIREMENTS. ALL AREAS TO BE MADE GOOD BY THE BUILDER WHERE DISTURBED BY THE NEW WORK.

BASIX: BASIX - ALL SELECTIONS TO COMPLY WITH ENERGY EFFICIENCY PERFORMANCE REQUIREMENTS OF THE ASSOCIATED BASIX CERTIFICATE.

CONCRETE: ALL CONCRETE SLAB & FOOTINGS FOR CLASS 1 & 10a BUILDINGS TO COMPLY WITH AS 2870 'RESIDENTIAL SLAB & FOOTINGS'.

STORMWATER: DESIGN AND INSTALLATION TO COMPLY WITH AS/NZS 3500.3 - 2003 (PLUMBING AND DRAINAGE - STORMWATER DRAINAGE) OR AS/NZS 3500.5 - 2000 (NATIONAL PLUMBING AND DRAINAGE DOMESTIC INSTALLATIONS)

SEWER: DESIGN AND INSTALLATION TO COMPLY WITH AS/NZS 3500.2 - 2003 (PLUMBING AND DRAINAGE - SANITARY PLUMBING AND DRAINAGE) OR AS/NZS 3500.5

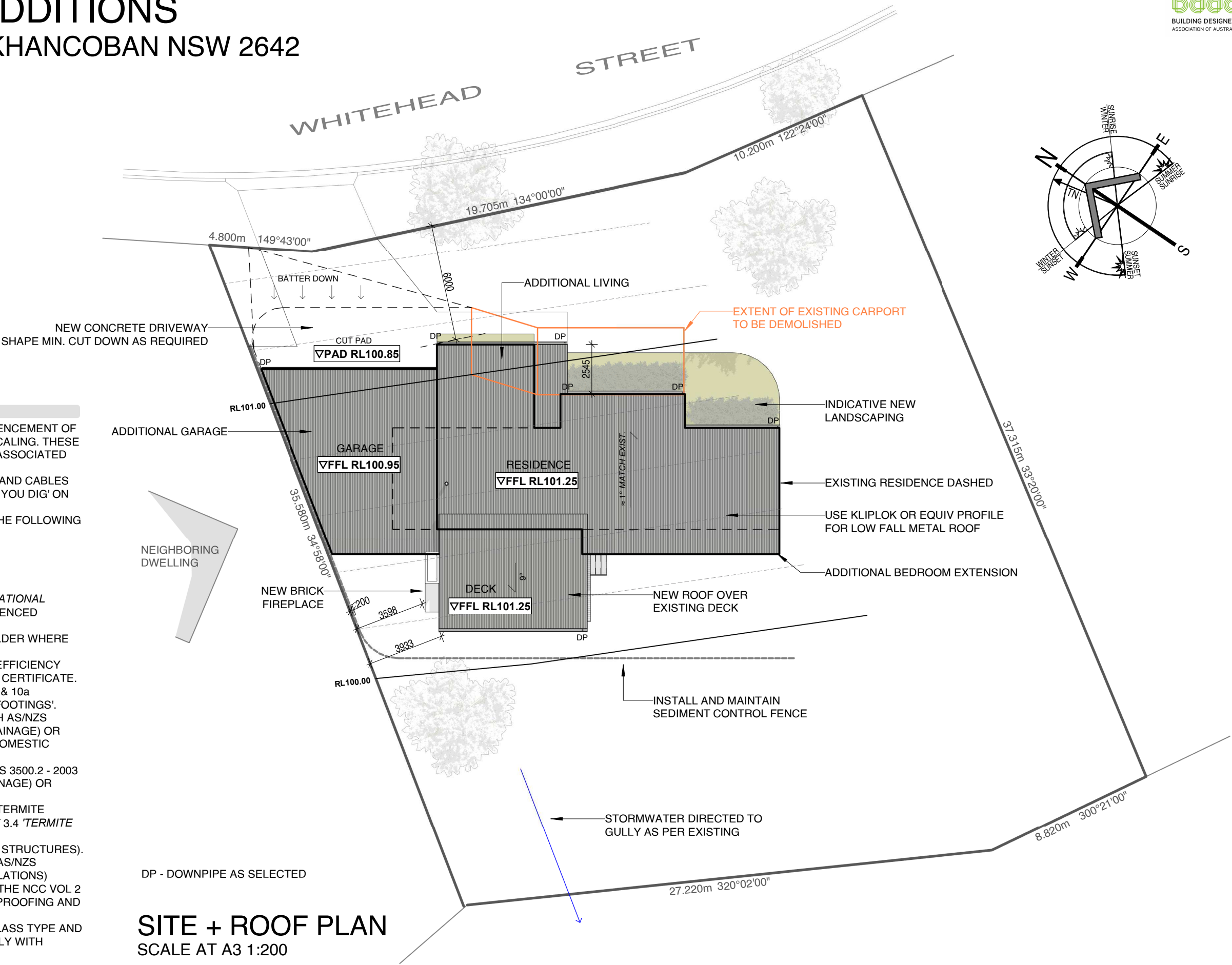
TERMITE PROTECTION: PROVIDE PHYSICAL AND CHEMICAL TERMITE BARRIERS IN ACCORDANCE WITH THE NCC 2022 VOL 2, PART 3.4 'TERMITE RISK MANAGEMENT' AND AS 3660.1.

MASONRY: TO BE IN ACCORDANCE WITH AS 3700 (MASONRY STRUCTURES).

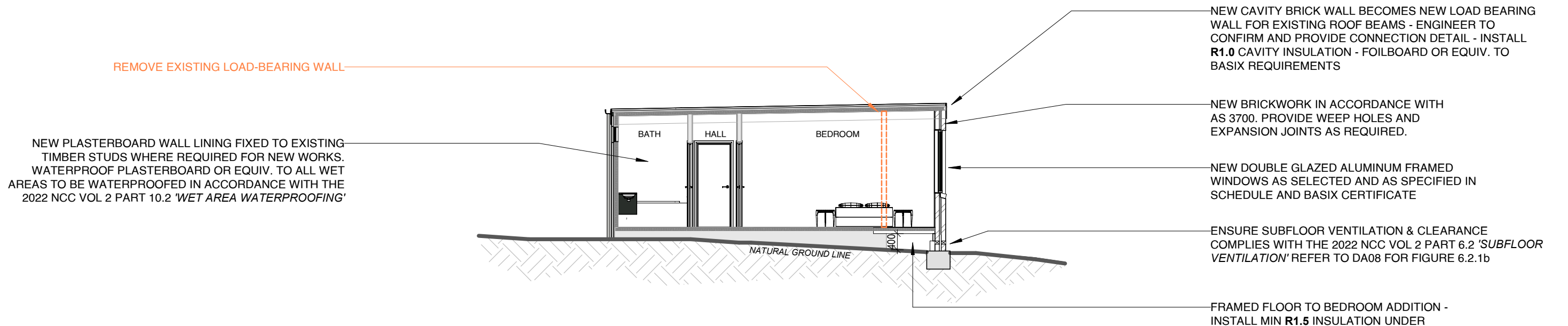
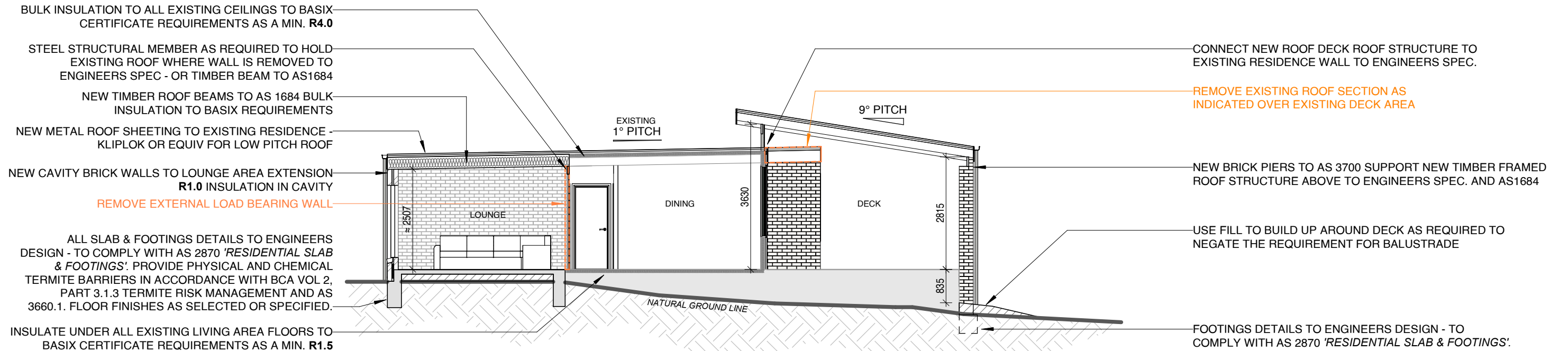
ELECTRICAL: DESIGN AND INSTALLATION TO COMPLY WITH AS/NZS 3018 -2001 (ELECTRICAL INSTALLATIONS - DOMESTIC INSTALLATIONS)

WET AREA WATERPROOFING: TO BE IN ACCORDANCE WITH THE NCC VOL 2 PART 10.2 'WET AREA WATERPROOFING'. EXTERNAL WATERPROOFING AND MATERIALS SELECTION, SYSTEM DESIGN AS PER AS 4654.

GLAZING: SELECTION AND INSTALLATION TO AS 2047 AND GLASS TYPE AND THICKNESS TO AS 1288. ALL OTHER COMPONENTS TO COMPLY WITH RELATIVE STANDARDS.

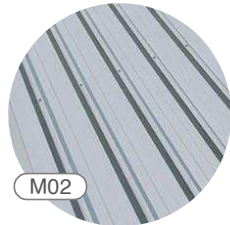


SITE + ROOF PLAN
SCALE AT A3 1:200

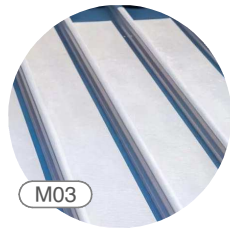




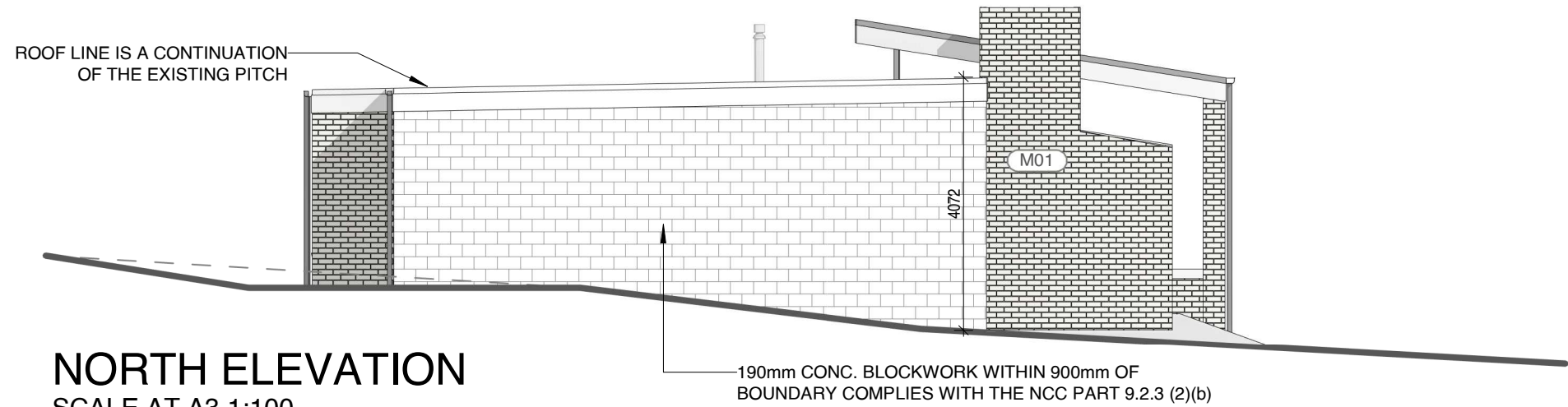
SELECT RECLAIMED
BRICKS



SELECT COLORBOND
METAL SHEETING IN
LIGHT-MID COLOUR
TRIMDEK PROFILE OR
EQUIV



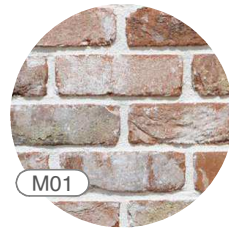
SELECT COLORBOND
METAL SHEETING IN
LIGHT-MID COLOUR
KLIPLOK PROFILE OR
EQUIV



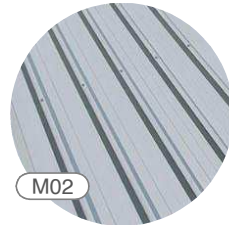
NORTH ELEVATION
SCALE AT A3 1:100



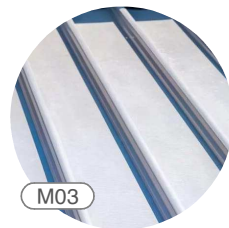
EAST ELEVATION
SCALE AT A3 1:100



SELECT RECLAIMED
BRICKS



SELECT COLORBOND
METAL SHEETING IN
LIGHT-MID COLOUR
TRIMDEK PROFILE OR
EQUIV



SELECT COLORBOND
METAL SHEETING IN
LIGHT-MID COLOUR
KLIPLOK PROFILE OR
EQUIV



SOUTH ELEVATION
SCALE AT A3 1:100



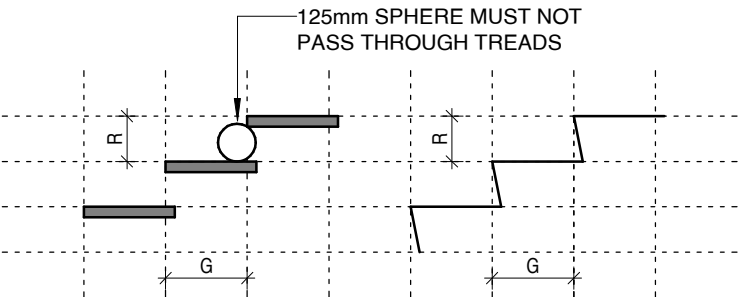
WEST ELEVATION
SCALE AT A3 1:100

Fixtures and systems		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																					
Lighting																									
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			✓	✓																					
Fixtures																									
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.			✓	✓																					
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.			✓	✓																					
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.			✓																						
Construction		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																					
Insulation requirements																									
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		✓	✓	✓																					
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>concrete slab on ground floor.</td><td>nil</td><td>N/A</td></tr><tr><td>suspended floor with enclosed subfloor: framed (R0.7).</td><td>R1.30 (down) (or R2.00 including construction)</td><td>N/A</td></tr><tr><td>external wall: cavity brick</td><td>R1.00 (or R1.67 including construction)</td><td></td></tr><tr><td>external wall: framed (weatherboard, fibro, metal clad)</td><td>R1.80 (or R2.20 including construction)</td><td></td></tr><tr><td>internal wall shared with garage: cavity brick wall (R0.67)</td><td>R0.83 (or R1.50 including construction)</td><td></td></tr><tr><td>raked ceiling, pitched/skillion roof: framed</td><td>ceiling: R4.00 (up), roof: foil/sarking</td><td>medium (solar absorptance 0.475 - 0.70)</td></tr></table>		Construction	Additional insulation required (R-value)	Other specifications	concrete slab on ground floor.	nil	N/A	suspended floor with enclosed subfloor: framed (R0.7).	R1.30 (down) (or R2.00 including construction)	N/A	external wall: cavity brick	R1.00 (or R1.67 including construction)		external wall: framed (weatherboard, fibro, metal clad)	R1.80 (or R2.20 including construction)		internal wall shared with garage: cavity brick wall (R0.67)	R0.83 (or R1.50 including construction)		raked ceiling, pitched/skillion roof: framed	ceiling: R4.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			
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STAIRWAY CONSTRUCTION

STAIRWAY CONSTRUCTION AS PER THE NCC PART 11.2.2 'STAIRWAY CONSTRUCTION'

STAIR TYPE	RISER (R)		GOING (G)		SLOPE RELATIONSHIP (2R+G)	
	MAX	MIN	MAX	MIN	MAX	MIN
STAIRS (EX. SPIRAL)	190	115	355	240	700	550
SPIRAL STAIRS	220	140	370	210	680	590



GLAZING SCHEDULE

NO.	HEIGHT(mm)	WIDTH(mm)	HEAD(mm)	DESCRIPTION
W01	1800	1210	≈2100	ALUMINIUM, CLEAR, DBL GLZ, AWNING WINDOW
W02	1800	1210	≈2100	ALUMINIUM, CLEAR, DBL GLZ, AWNING WINDOW
W03	400	900	≈2400	ALUMINIUM, OBSCURE, DBL GLZ, AWNING WINDOW
W04	400	1800	≈2400	ALUMINIUM, OBSCURE, DBL GLZ, AWNING WINDOW
W05	1800	1210	≈2400	ALUMINIUM, CLEAR, DBL GLZ, AWNING WINDOW
W06	1800	1210	≈2400	ALUMINIUM, CLEAR, DBL GLZ, AWNING WINDOW
W07	1800	1210	≈2400	ALUMINIUM, CLEAR, DBL GLZ, AWNING WINDOW
W08	1800	1210	≈2400	ALUMINIUM, CLEAR, DBL GLZ, AWNING WINDOW
W09	1800	1210	≈2400	ALUMINIUM, CLEAR, DBL GLZ, AWNING WINDOW
W10	1800	1210	≈2400	ALUMINIUM, CLEAR, DBL GLZ, AWNING WINDOW
W11	1800	1210	≈2400	ALUMINIUM, CLEAR, DBL GLZ, AWNING WINDOW
D01	2100	2100	2100	ALUMINIUM, CLEAR, DBL GLZ, SLIDING DOOR UNIT

PERFORMANCE NOTES

MINIMUM BASIX GLAZING PERFORMANCE REQUIREMENTS

MIN. U-VALUE: **4.12**
MIN. SHGC: **0.66**

GLAZING NOTES

- ALL WINDOWS & GLAZED DOOR INSTALLATION TO COMPLY WITH AS 2047 AND AS 1288. BUSHFIRE PRONE AREAS TO COMPLY WITH AS 3959 - REFER TO BUSHFIRE NOTES FOR BUSHFIRE ATTACK LEVEL (BAL) (IF APPLICABLE TO PROJECT).
- WINDOW FRAME AND GLAZING PERFORMANCE LEVELS TO MEET OR EXCEED BASIX CERTIFICATE REQUIREMENTS.
- BUILDER TO ADVISE FRAMING MANUFACTURER OF SELECTED WINDOW MANUFACTURERS AS STANDARD WINDOW SIZES VARY SLIGHTLY BETWEEN MANUFACTURERS.
- ALL WINDOW AND DOOR DIMENSIONS TO BE CHECKED ON SITE PRIOR TO FABRICATION.
- ALL OPERABLE WINDOWS TO BE FITTED WITH SEALS AND TIGHT FITTING FLY SCREENS.
- EXTERNAL DOORS TO BE FITTED WITH WEATHER SEALS ALL ROUND.

FIGURE 6.2.1b SUBFLOOR CLEARANCE REQUIREMENTS

