

1. ALL TIMBER FRAMING AND CONSTRUCTION TO BE IN ACCORDANCE WITH LATEST
2. TIMBER FRAMING CODE AS1684 AND NCC 2022
3. EXTERNAL WALL TO BE BRICK VENEER UNLESS STATED ON PLANS. WHEN LIGHTWEIGHT
4. CLADDING IS USED IT IS TO BE INSTALLED TO MANU SPEC AND SARKED AND INSULATED
AS PER NCC 2022 AND EER
5. ALL INSULATION R VALUE AND WINDOWS (SHGC & U VALUE) AS PER EER AND
6. WINDOW MANU SPEC
7. ALL OPERABLE WINDOWS TO HAVE FLY SCREENS ON POWER COATED ALUMINIUM
8. FRAMES TO MATCH WINDOWS.
9. METALLIC FLY SCREEN ARE REQUIRED IN BUSH FIRE PRONE AREAS AS PER BAL LEVEL
10. REFER TO STRUCTURAL ENGINEERS ATTACHED DOCUMENTATION FOR ALL STRUCTURAL
11. DETAILS, TIE DOWNS, ETC.
12. ALL LINTELS HEIGHTS AS INDICATED ON PLAN
13. ALL EXTERNAL WINDOWS TO HAVE BRICK ON EDGED WINDOW SILL WITH DAMP PROOF
14. MEMBRANE UNDER TO NCC 2022
15. DEVELOPMENT TO COMPLY WITH BEST PRACTICE GUIDELINES-PREVENT POLLUTION
16. FROM RESIDENTIAL BUILDING SITES MARCH 2006
17. MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE BCA. ALL OTHER
18. RELEVANT CODES AND AUSTRALIAN STANDARDS
19. SMOKE ALARMS IN ACCORDANCE WITH PART 9.5 OF THE BCA AND AS 3786. WIRING TO
20. AS3000
21. PROVIDE TERMITE PROTECTION TO CODE AND AS3660-2014
22. FFL TO BE CONFIRMED ONSITE BY REGISTERED SURVEYOR AND BUILDING CONTRACTOR
23. PRIOR TO CONSTRUCTION
24. PROVIDE DOWN PIPES AS PART 7.4.5 OF THE NCC 2022
25. DRAINAGE TO COMPLY WITH PART 3.3.2 OF THE NCC 2022
26. CONDENSATION MANAGEMENT TO COMPLY WITH NCC 2022 PART 10.8
27. ALL STAIRS TO BE BUILT IN ACCORDANCE WITH THE NCC 2022 PART 11.2
28. LICENCED PLUMBER TO SUBMIT WORKS AS EXECUTED PLAN
29. FULL REVIEW TO BE UNDERTAKEN BY OWNER/BUILDER & FULL APPROVAL TO BE ISSUED
30. PRIOR TO WORKING DRAWINGS BEING USED IN ANY WAY. NEW AGE DESIGN TAKES NO
31. RESPONSABILITY FOR AN LOSS INCURED DUE TO PLAN ERRORS
32. 1.8 M HIGH STANDARD HARDWOOD PALING FENCE TO BOUNDARY
33. ALL FENCING TO COMPLY WITH FENCING CODE AND ANY APPLICABLE DEVELOPER
34. CONDITIONS
35. NO INTERNAL DRAINAGE FOR PROPOSED STRUCTURE TO BE LOCATED IN SEWER
EASEMENT/PIPE PROTECTION ENVELOPE - ALL WORKS DONE TO ACTEW GUIDELINES
GLAZING AND WINDOWS TO COMPLY WITH AS1288-2006 & AS2047-2014
ALL WC DOORS TO HAVE LIFT OFF HINGES AS PER NCC 2022
ALL WALL SARKING WILL BE VAPOUR PERMIABLE
BUILDING SEALED TO NCC 2022 SPEC
CONTROL JOINTS TO AS3700-2018 OR AS4773.1.2-2015
ALL L'DRY AND WC TO HAVE MECH VENT OR NATURAL VENTILATION
NOTE: ALL SITE CUTS, FINISHED FLOOR AND GROUND LEVELS TO BE VERIFIED BY
REGISTERED SURVEYOR
ALL BUILDING WASTE TO BE COLLECTED IN HOPPER LOCATED ON SITE. RESIDENTIAL
WASTE TO BE COLLECTED BY ROAD SIDE PICKUP AND BINS TO BE LOCATED ON SITE.
NON-COMBUSTIBLE MATERIALS USED FOR EAVES, GUTTERS, FASCIAS WITHIN
CLEARANCE ZONE
FRL - 60|60|60 TO STRUCTURE WITHIN 900MM OF ADJOINING BLOCKS

EROSION AND SEDIMENT CONTROL

THE DEVELOPMENT WILL COMPLY WITH THE ENVIRONMENT PROTECTION AUTHORITY, *ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT*, AUGUST 2007

- MAINTAIN AS MANY GRASSED AREAS AS POSSIBLE PARTICULARLY ON THE VERGES TO TRAP SOIL BEFORE IT REACHES THE ROADWAY AND STORMWATER SYSTEM. FENCE OFF UNDISTURBED AREAS.
- USE ONLY ONE EXIT/ENTRY TO THE SITE. BUILD A STABILISED ACCESS POINT BY USING ROAD BASE, 50MM AGGREGATE, RECYCLED CONCRETE OR SIMILAR.
- ASSIGN A DESIGNATED PARKING AREA. PARKING IS NOT PERMITTED ON VERGES.
- LIMIT ACCESS TO THE SITE DURING AND IMMEDIATELY AFTER WET WEATHER.
- KEEP STOCKPILES WITHIN THE SITE AREA AND AWAY FROM THE STORMWATER SYSTEM.
- INSTALL ONSITE WASTE COLLECTION.
- REGULARLY REMOVE ANY SEDIMENT FROM ROADS ADJACENT TO SITE. DO NOT WASH INTO THE STORMWATER SYSTEM.
- INSTALL A SEDIMENT CONTROL BARRIER OF GEOTEXTILE FABRIC ON THE LOW SIDE/S OF THE BLOCK.
- DESIGNATE A BRICK CUTTING AND WASH AREA AWAY FROM STORMWATER DRAINS. ENSURE THE AREA IS LARGE ENOUGH TO CONTAIN ALL EXCESS WATER, RESIDUES AND WASTE.
- REGULARLY CHECK AND MAINTAIN POLLUTION CONTROLS THROUGHOUT CONSTRUCTION.

4,000 LTR RAINWATER TANK
INDICATIVE WATER SAVING MEASURES:
- TANK CONNECTED TO TOILET
- TANK CONNECTED TO L'DRY COLD
- 50% or 100m2 OF ROOF AREA.
WHICHEVER IS THE LESSER, IS
CONNECTED TO THE TANK
- TANK CONNECTED TO EXTERNAL TAPS
THAT ARE ATTACHED TO HOUSE
- TANK PUMP REQUIRED
- PROVIDE WEATHER PROOF GPO

BLOCK AREA : 565 SQM

Area Schedule

RESIDENCE	170.09 m²
ALFRESCO	27.19 m²
GARAGE	50.79 m²
Verandah	13.38 m²
TOTAL	261.45 m²

RIPON STREET

Lot 2 DP 1271308
25 Ripon St
YOUNG NSW 2594

PEPPERCORN

PEPPERCORN

LANE

LANE

CONSTRUCTION ACCESS

NORTH

1.8m HIGH CYCLONE
FENCE TREE PROTECTION
TO VERGE DURING
CONSTRUCTION

DP 693118

PROPOSED
RESIDENCE

PROPOSED
GARAGE

23.165

20°00'30"

6.235 WIDE

- VERGE AREA TO BE KEPT CLEAR OF VEHICLES BUILDING MATERIALS/EQUIPMENT
- SEDIMENT & EROSION CONTROL TO COMPLY WITH-BEST PRACTICE GUIDELINES-PREVENT POLLUTION FROM RESIDENTIAL BUILDING SITES - 2009
- THE PROPOSED DEVELOPMENT SHALL COMPLY WITH THE ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, MARCH 2011.

- SILT BARRIER DURING CONSTRUCTION TO LOW POINT OF SITE
- DOOR AND WINDOW LOCATIONS SUBJECT TO BRICK DIMENSIONS POSITIONS MAY NOT MATCH ELEVATIONS
- ARTIFICIAL LIGHTING IS TO COMPLY WITH NCC 2022 13.7.6
- WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH THE NCC 2022



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Site:

Lot 2 Young

Date:

4.9.24

Scale:

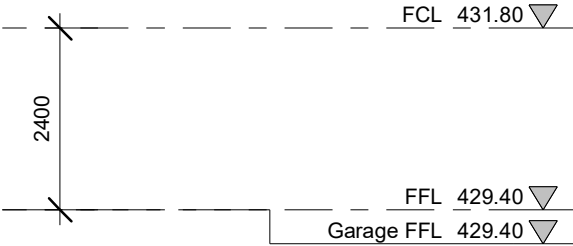
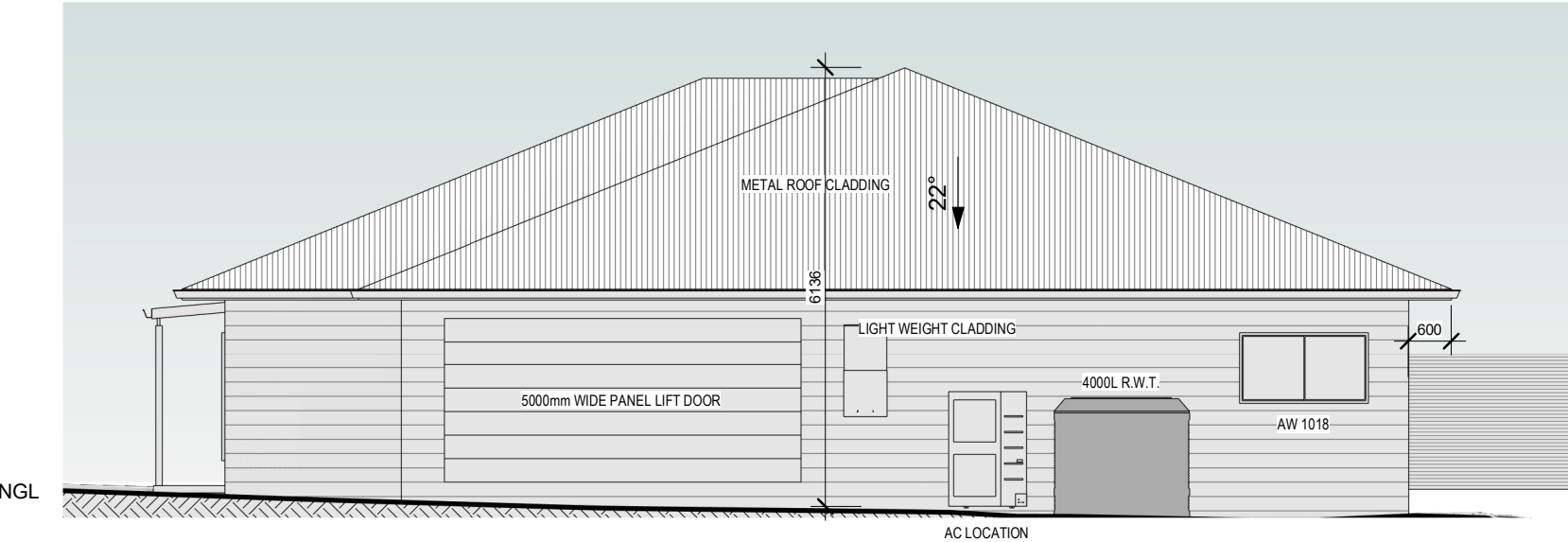
1 : 200

Project

24022

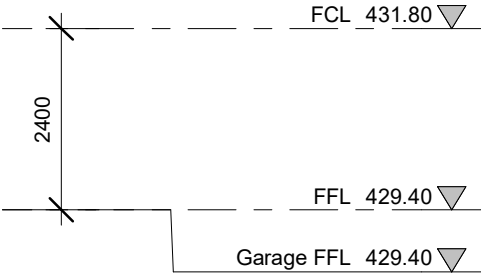
A01

Site Plan



EAST

1 : 100



NORTH

1 : 100



New Age

Design Services

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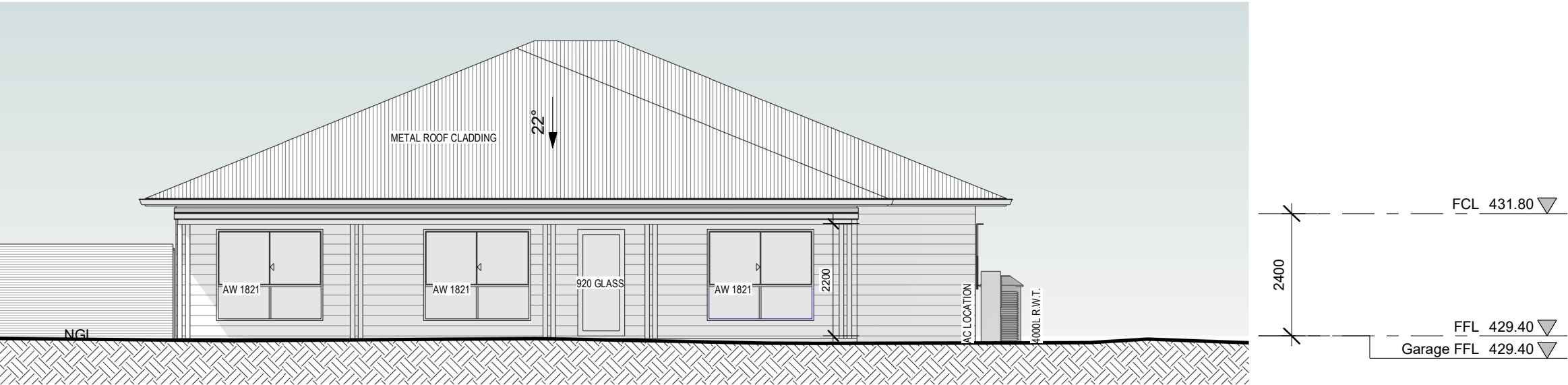
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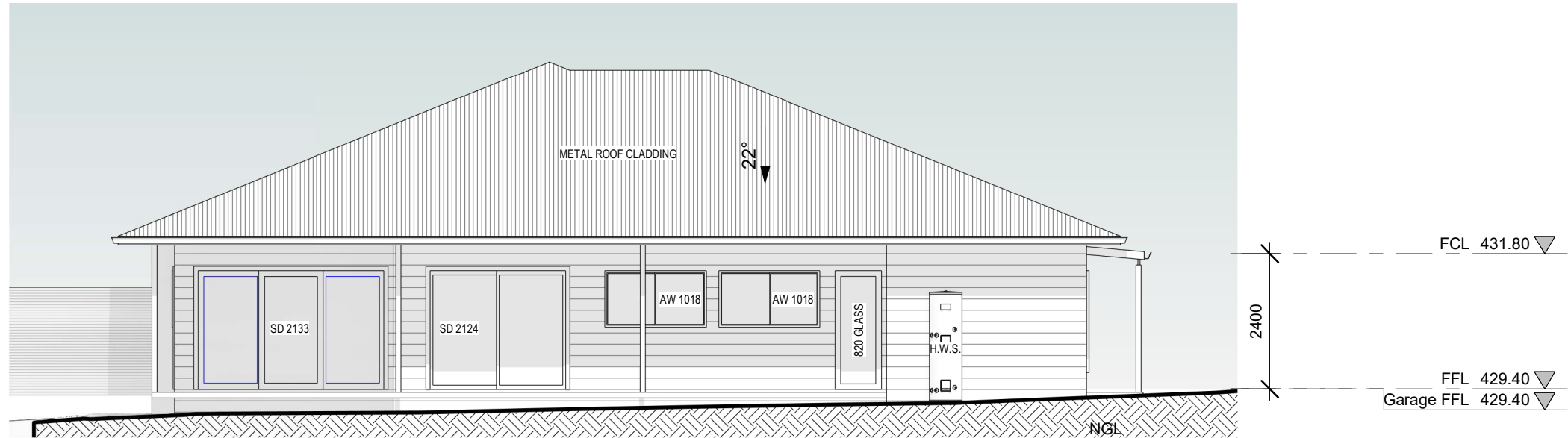
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Site:		Lot 2 Young	Project	A03
Date:		4.9.24	24022	
Scale:	1 : 100	Elevations		



SOUTH
1 : 100



WEST
1 : 100