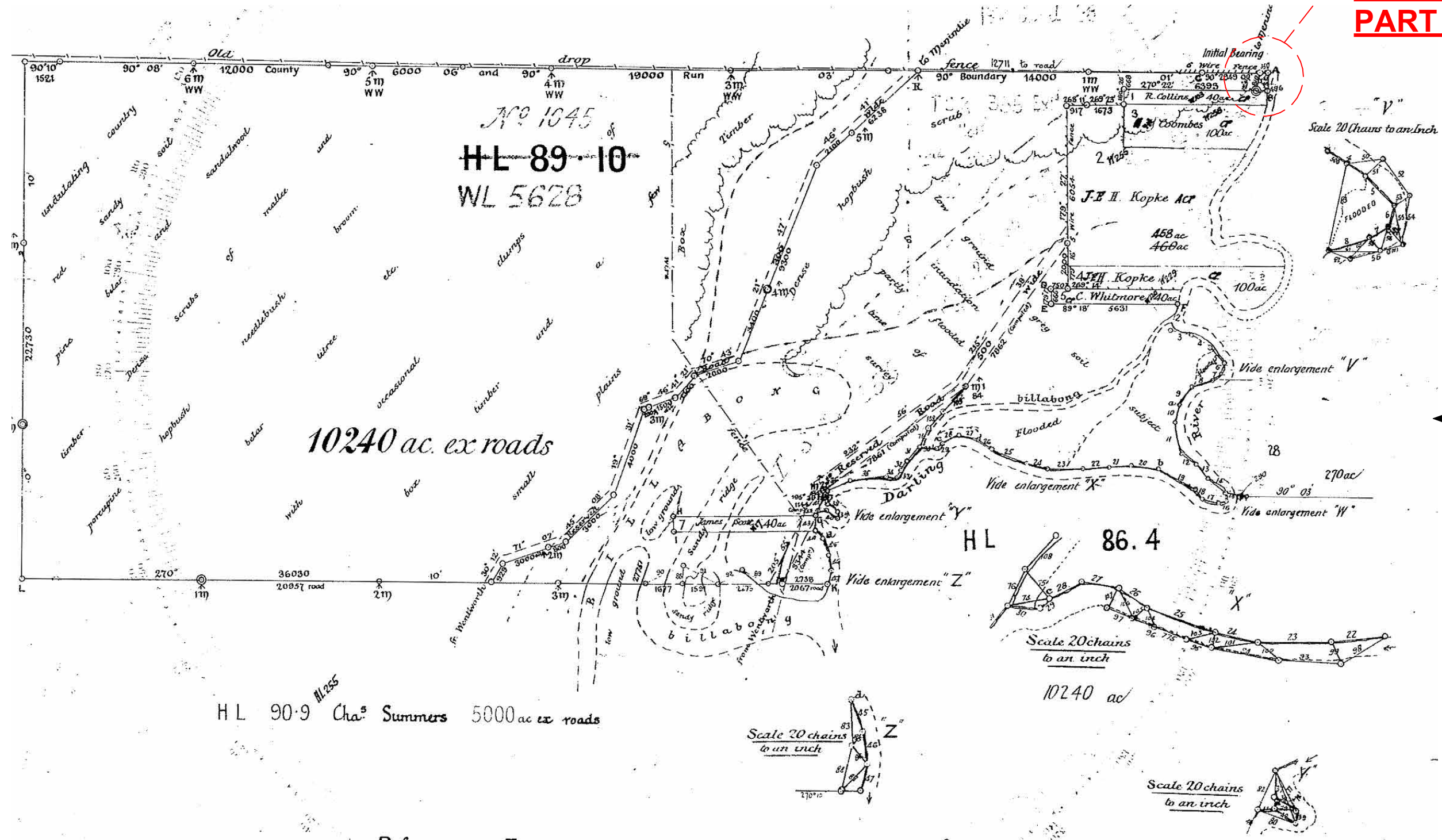



**REFER TO
PART SITE PLAN**



PROPOSED SITE PLAN
1:30000

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									DATE 27/08/24	DRAWN G.J.H.	
									SCALE 1 : 30000	CHECKED G.H.	
									DETAIL PROPOSED SITE PLAN		
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PROPOSED PART-SITE PLAN AERIAL OVERLAY - normal river height

1:2000

CLIENT
**GARY & STACEY
CULLINAN**

JOB
**PROPOSED NEW
DWELLING
LOT 5628 DP768527
8864 HIGH DARLING ROAD
POONCARIE
NSW 2648**

REV.	DATE	BY	AMENDMENTS	CKD.

GREGORY J HAMILTON BUILDING PRACTITIONER No. DP-AD 222	
DATE 27/08/24	DRAWN G.J.H.
SCALE 1 : 2000	CHECKED G.H.
DETAIL PROPOSED PART-SITE PLAN AERIAL OVERLAY - normal river	
JOB No. 24-635v4CC	A3 SHEET No. 5 of 18

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PROPOSED PART-SITE PLAN AERIAL OVERLAY - flood river height

1:2000

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							SCALE 1 : 2000	CHECKED G.H.
							DETAIL PROPOSED PART-SITE PLAN AERIAL OVERLAY - flooded river	
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Red Cliffs, Victoria 3496

GENERAL NOTES

1.

All sections of the specification and drawings shall be taken in conjunction and any provisions or clause in any one section shall be taken as referring to all other sections, if such provision and clauses are in anyway applicable.
2.


Where an item is usual or necessary or is reasonably or properly inferred in the type of work generalised in this specification but not specifically mentioned, it shall be deemed to be included in the specification.
3.

Check and verify all measurements, dimensions and intent prior to construction or fabrication.
4.

Do not scale drawings.
5.

Figured dimensions are to take precedence over all.
6.

All works must comply with the B.C.A. and all relevant by-laws & authorities.
7.



 Denotes articulation joint to be constructed in accordance with caca technical note 61.
8.

Overflow relief gully requirements are to comply with A.S. 3500.2-2021 "Sanitary Plumbing & Sanitary Drainage"
9.

Solid fuel combustion heaters are to be installed in accordance with A.S. 2918-2018. "Domestic Solid Fuel"

WATERPROOFING OF WET AREAS

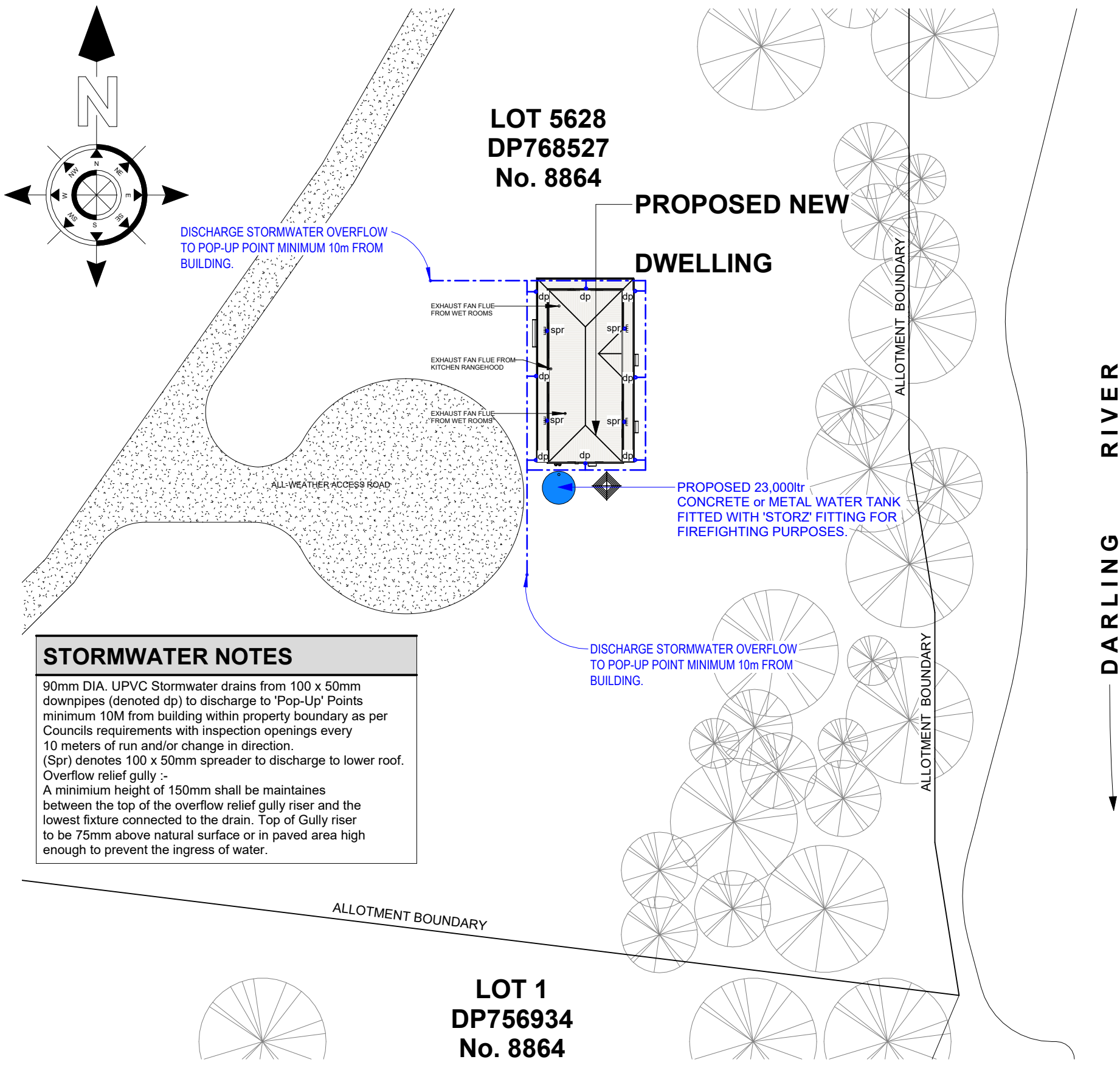
Waterproofing of wet areas being bathrooms, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2021, 'Waterproofing Of Wet Areas Within Residential Buildings'.

WIND LOADS FOR HOUSING CLASSIFICATION


REGION	A
TERRAIN CATEGORY	TC 2 (isolated, well-scattered obstructions)
SHIELDING CLASSIFICATION	NS (no shielding)
TOPOGRAPHIC CLASSIFICATION	T0 (maximum slope <1:20)
DESIGN GUST WIND SPEED	N2 26m/s Serviceability (Vh,s) 40m/s Ultimate (Vh,u)

ENERGY EFFICIENCY INFORMATION

ITEM	INSTALL.
Dwelling Roofs and Ceilings	CEILING - R 5.0 BULK INSULATION - ROOF - R1.15 REFLECTIVE FOIL ROOF SARKING TO TOTAL ROOF
Dwelling External Walls	R 2.5 BULK INSULATION & ANTIGLARE REFLECTIVE FOIL WRAP. REFLECTIVE FOIL WRAP TO COMPLY WITH AS/NZS 4200.1 and MUST BE INSTALLED IN ACCORDANCE WITH AS 4200.2.
Floor	FOILBOARD 'GREEN 15' INSULATED PANEL BETWEEN FLOOR JOISTS SUPPORTED ON CONTINUOUS 25 x 25mm EQ. ANGLE BRACKET AT BOTTOM OF JOISTS
Windows & Sliding Doors	ALUMINIUM IMPROVED AWNING WINDOWS & SLIDING DOOR UNITS - ALL GAPS & CRACKS TO BE SEALED.
External Doors	WEATHER STRIPPED.
Exhaust Fans	BATHROOM & ENSUITE EXHAUST FANS TO BE SEALED UNITS DUCTED TO OUTSIDE AIR. RANGEHOOD EXHAUST FAN TO BE SEALED UNITS DUCTED TO ROOF SPACE ONLY (DUCTED TO OUTSIDE AIR IN NSW ONLY).
Solar Hot Water System	SOLAR HOT WATER SYSTEM MUST ACHIEVE AN ENERGY PERFORMANCE OF 60% SOLAR GAIN.



PROPOSED STORMWATER LAYOUT PLAN
1:500

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									DATE 27/08/24	DRAWN G.J.H.	
									SCALE As indicated	CHECKED G.H.	
									DETAIL PROPOSED STORMWATER LAYOUT PLAN		
OWNERS									JOB No 24-635v4CC		
									A3	SHEET No. 7 of 18	
BUILDER				© Copyright : Coolibah Cabins							

AREAS


Dwelling 149.60m² (16.10 SQS.)

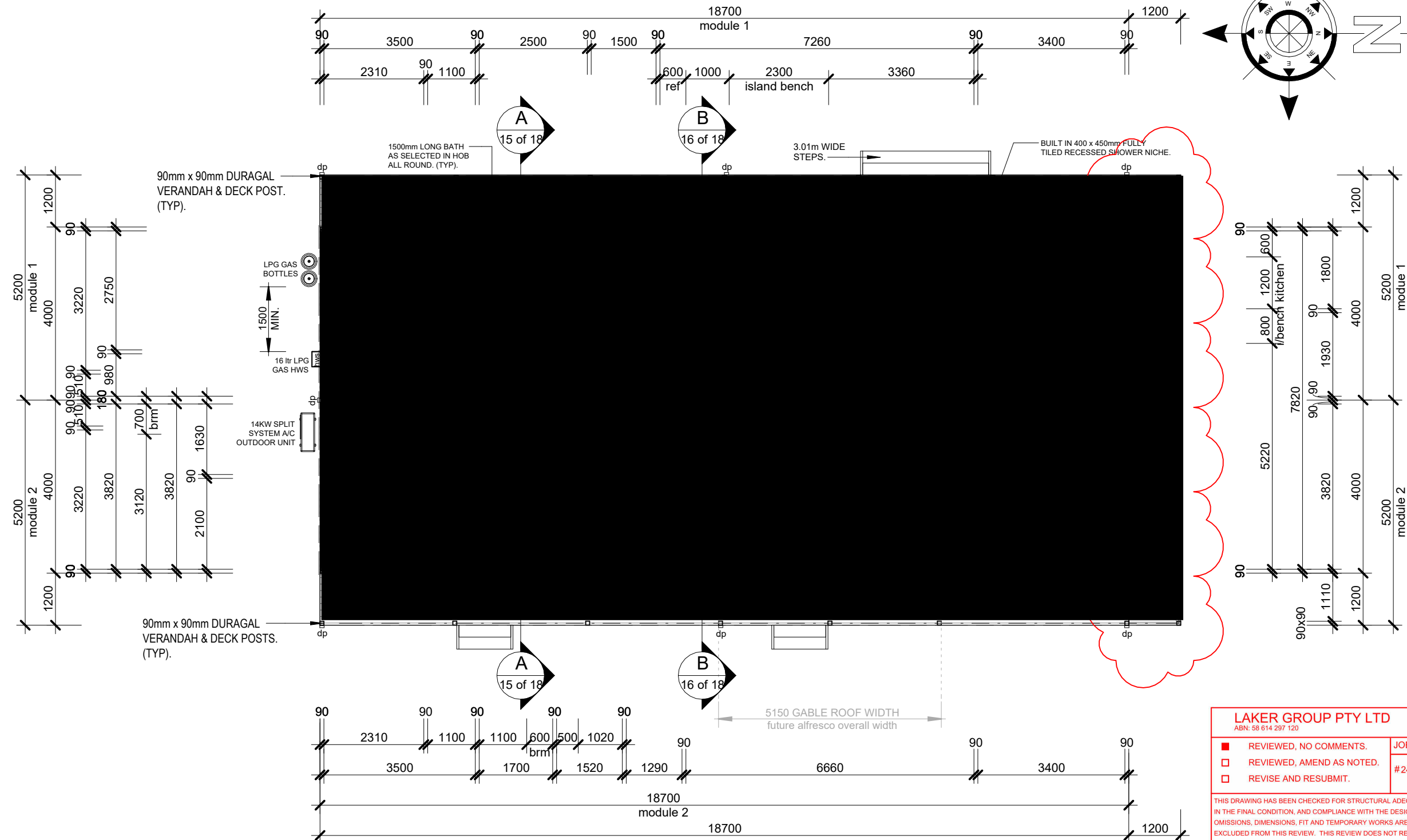
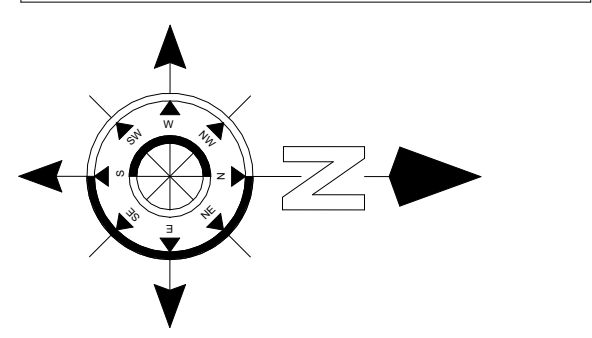
Front Verandah & Deck 22.48m²

Rear Verandahs & Deck 22.48m²

Future Verandahs & Deck 12.48m²

SMOKE ALARM NOTE

S.A.  SMOKE ALARMS - INSTALL AC POWERED ALARMS WITH BATTERY BACK-UP AND BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM IN ACCORDANCE WITH B.C.A. PART 3.7.5.2 - 'SMOKE ALARM'



PROPOSED FLOOR PLAN

1:100

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GARY & STACEY CULLINAN

**JOB
PROPOSED NEW
DWELLING
LOT 5628 DP768527
8864 HIGH DARLING ROAD
POONCARIE
NSW 2648**

REV.	DATE	BY	AMENDMENTS
A	04/05/24	G.J.H.	FUTURE VERANDAH & DECK ADDED

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K.D.	GREGORY J. HAMILTON		
	BUILDING PRACTITIONER No. DP-AD 222		
	DATE 27/08/24	DRAWN G.J.H.	
	SCALE 1 : 100	CHECKED G.H.	
	DETAIL PROPOSED FLOOR PLAN		
	JOB No. 24-635v4CC	A3	SHEET No. 8 of 18

LAKER GROUP PTY LTD

ABN: 58 614 297 120

REVIEWED, NO COMMENTS.

☐ REVIEWED, AMEND AS NOTED.

☐ REVISE AND RESUBMIT.

THIS DRAWING HAS BEEN CHECKED FOR STRUCTURAL ADEQUACY ONLY IN THE FINAL CONDITION, AND COMPLIANCE WITH THE DESIGN INTENT, OMISSIONS, DIMENSIONS, FIT AND TEMPORARY WORKS ARE SPECIFICALLY EXCLUDED FROM THIS REVIEW. THIS REVIEW DOES NOT RELIEVE THE BUILDER OF RESPONSIBILITY UNDER THE CONTRACT. COMPLIANCE WITH SPECIFIED REQUIREMENTS AND STATUTORY REGULATIONS REMAIN THE RESPONSIBILITY OF THE BUILDER

Initial: C.H.

Date: 06/13/2024





- ALL NEW WINDOWS TO BE FRAMED USING DOMESTIC ALUMINIUM IMPROVED SECTION.
- SINGLE GLAZED SMARTGLASS SP10 GLAZED SASHES WITH INSECT SCREENS TO ALL OPENING SASHES AS NOTED. WHERE FITTED, SCREENS FOR WINDOWS & DOORS SHALL HAVE A MESH WITH CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM MESH WITH A MAXIMUM APERTURE OF 2.0mm & WITH METAL FRAME.
ALUMINIUM FRAMED WINDOWS WITH OPENABLE PORTION SCREENED AS ABOVE.
GLAZING LESS THAN 400mm FROM THE GROUND TO BE GRADE A SAFETY GLASS MIN. 4mm THICK.
- ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS AND THE LIKE, INCLUDING SHOWER DOORS & SCREENS LESS THAN 2.0m ABOVE F.F.L. or THE BOTTOM OF THE BATH MUST -
 - (i) for framed panels, be glazed with -
 - (A) GRADE A SAFETY GLASS IN ACCORDANCE WITH TABLE 3.6.5 of the NCC 2019
 - (B) GRADE B SAFETY GLASS IN ACCORDANCE WITH TABLE 3.6.5 of the NCC 2019
 - (ii) for panels or doors with any edge exposed,
BE TOUGHENED SAFETY GLASS IN ACCORDANCE WITH TABLE 3.6.6 of the NCC 2019 WITH A NOMINAL THICKNESS OF 6mm.
- SLIDING DOOR GLAZING TO BE GRADE A SAFETY GLASS.
- ALL GLASS & GLAZING TO COMPLY WITH AS-1288, AS-2208, AS-2047.

ABCBC

Glazing

National Construction Code

Help

Calculator

1. Enter building name and description below - identifying the particular part(s) covered by this assessment.

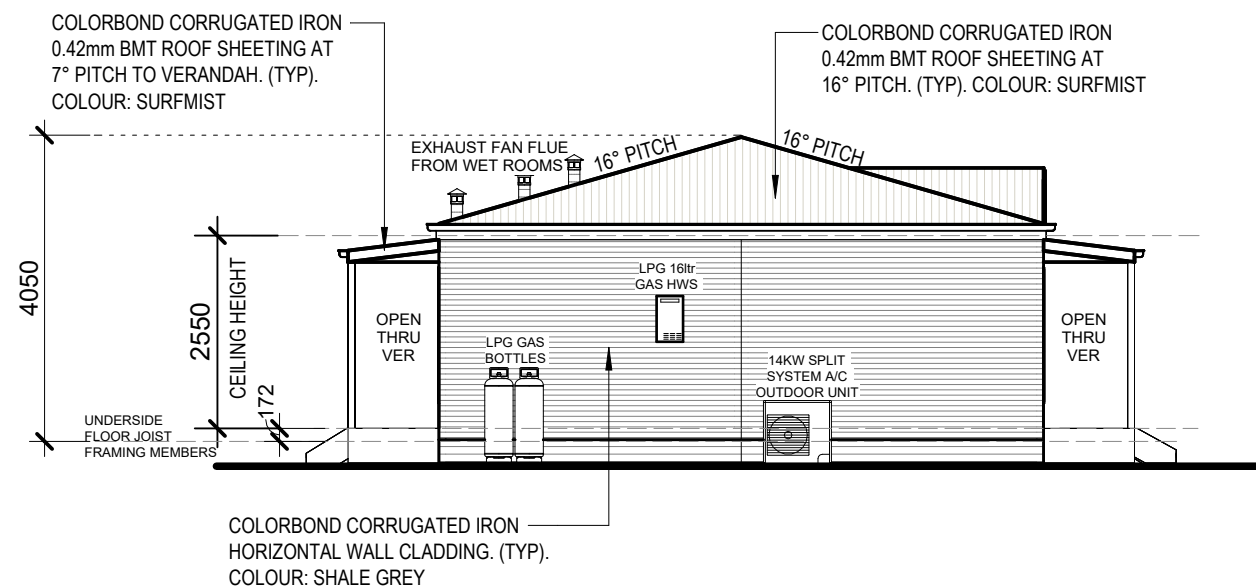
GARY & STACEY CULLINAN - REPLACEMENT DWELLING - LOT 5628, 8864 HIGH DARLING ROAD POONCARIE, NSW 2648

Climate Zone

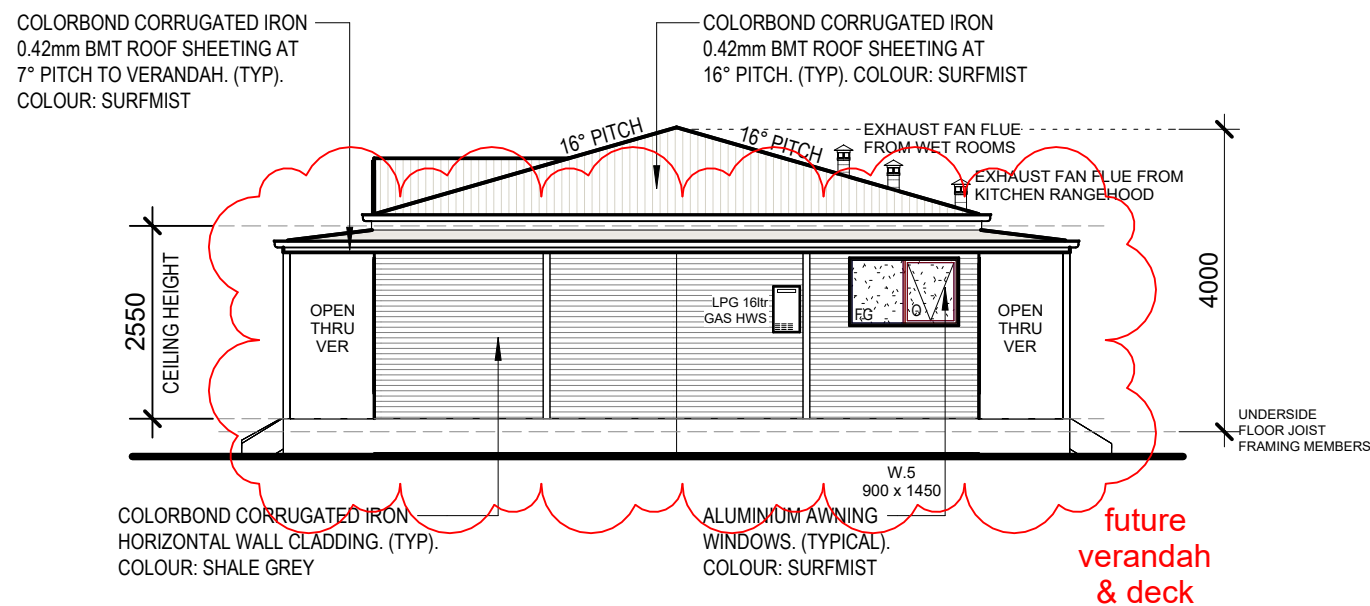
4

Constants

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				A	04/05/24	G.J.H.	FUTURE VERANDAH & DECK ADDED.	G.H.	DATE 27/08/24	DRAWN G.J.H.	
									SCALE 1 : 100	CHECKED G.H.	
									DETAIL PROPOSED ELEVATIONS		
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PROPOSED south ELEVATION
1:100



PROPOSED north ELEVATION
1:100

NCC 2019 BCA - VOL TWO
Part 3.8.7 CONDENSATION MANAGEMENT

3.8.7.3 FLOW RATE & DISCHARGE OF EXHAUST SYSTEMS

- (a) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of -
- (i) 25 L/s for a bathroom or sanitary compartment; and
 - (ii) 40 L/s for a kitchen or laundry.
- (b) Exhaust from a bathroom, sanitary compartment, or laundry must be discharged -
- (i) directly or via a shaft or duct to *outside air*; or
 - (ii) to a roof space that is ventilated in accordance with NCC 2019 - PART 3.8.7.4

3.8.7.4 VENTILATION OF ROOF SPACES

- (a) Where an exhaust system covered by 3.8.7.3 discharges into a roof space, the roof space must be ventilated to *outdoor air* through evenly distributed openings.
- (b) Openings *required* by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is more than 22°, or 1/150 of the respective ceiling area if the roof pitch is not more than 22°.
- (c) 30% of the total unobstructed area *required* by (b) must be located not more than 900mm below the ridge or highest point of the roof space, measured vertically, with the remaining *required* area provided by eave vents.

COMPLIANCE ACHIEVED BY :-

- (i) BATHROOM, ENSUITE & WC EXHAUST FANS to be connected together within roof space via flexible ducting into junction box and discharged through solid fixed shaft flue ducted through roof to outside air.
- (ii) KITCHEN RANGEHOOD EXHAUST FAN to discharge through solid fixed shaft flue ducted through roof to outside air in NSW only.

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**PROPOSED NEW
DWELLING
LOT 5628 DP768527
8864 HIGH DARLING ROAD
POONCARIE
NSW 2648**

REV.	DATE	BY	AMENDMENTS
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DETAIL PROPOSED ELEVATIONS			
JOB No	24-635v4CC	A3	SHEET No. 13 of 18

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BUSHFIRE ATTACK LEVEL (BAL)	
2.2. SIMPLIFIED PROCEDURE (METHOD 1)	
PROCEDURE	RESULT
REVELANT FIRE DANGER INDEX (FDI)	NSW GENERAL - 80
VEGETATION CLASSIFICATION	Rainforest <i>Grassy and Semi-Arid Woodland (including mallee)</i>
DISTANCE OF THE SITE FROM CLASSIFIED VEGETATION	19 -< 28m - <i>Grassy and Semi-Arid Woodland (including mallee)</i>
EFFECTIVE SLOPE OF LAND UNDER THE CLASSIFIED VEGETATION	> 0 > 5 DEGREES - DOWNSLOPE
DETERMINATION OF BUSHFIRE ATTACK LEVEL (BAL).	<div>BAL - 19 SPECIAL CONSTRUCTIONS REQUIRED - SEE BELOW</div>
SPECIAL CONSTRUCTIONS REQUIREMENTS NEEDED	
SUBFLOOR SUPPORT	NO SPECIAL REQUIREMENTS FOR SUBFLOOR SUPPORTS POSTS, COLUMNS, STUMPS, PIERS AND POLES or CONCRETE SLAB-ON-GROUND
FLOORS	NO SPECIAL REQUIREMENTS FOR ELEVATED FLOOR, INCLUDING BEARERS, JOISTS AND FLOORING or CONCRETE SLAB-ON-GROUND
EXTERNAL WALLS	THE EXPOSED COMPONENTS OF A EXTERNAL WALL THAT ARE LESS THAN 400mm FROM THE GROUND OR 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WALL SHALL BE : (a) NON-COMBUSTIBLE MATERIALS. (b) TIMBER LOG OF A SPECIES WITH A DESNSITY OF 680 kg/m³ or GREATER AT A 12 PERCENT MOISTURE CONTENT, A MINIMUM NOMINAL OVERALL THICKNESS OF 90mm AND A MINIMUM THICKNESS OF 70mm or (c) CLADDING THAT IS FIXED EXTERNALLY TO A TIMBER-FRAMED OR A STEEL FRAMED WALL AND IS - (i) NON-COMBUSTIBLE MATERIAL; or (ii) FIBRE-CEMENT EXTERNAL CALDDING WITH A MINUMIM OF 6mm IN THICKNESS; or (iii) BUSHFIRE-RESISTING TIMBER; or (iv) A TIMBER SPECIES, AS SPECIFIED IN PARAGRAPH E1, APPENDIX E in AS3959; or (d) A COMBINATION OF ANY OF ITEMS (a), (b) or (c) ABOVE.
JOINTS	ALL JOINTS IN BRICK VENEER EXTERNAL WALLS TO BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT JOINTED TO PREVENT GAPS GREATER THAN 3mm
VENTS & WEEPHOLES	VENTS & WEEPHOLES TO BE SCREENED WITH CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM MESH WITH A MAXIMUM APERTURE OF 2.0mm.
BUSHFIRE SHUTTERS	WHERE FITTED, BUSHFIRE SHUTTERS SHALL BE MADE FROM :- (a) NON-COMBUSTIBLE MATERIALS; or (b) A TIMBER SPECIES, AS SPECIFIED IN PARAGRAPH E1, APPENDIX E in AS3959; or (c) BUSHFIRE-RESISTING TIMBER; or (iv) A TIMBER SPECIES, AS SPECIFIED IN PARAGRAPH E1, APPENDIX E in AS3959; or (d) A COMBINATION OF ANY OF ITEMS (a), (b) or (c) ABOVE.
SCREENS FOR WINDOWS AND DOORS	WHERE FITTED, SCREENS FOR WINDOWS & DOORS SHALL HAVE A MESH OR PERFORATED SHEET WITH CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM MESH WITH A MAXIMUM APERTURE OF 2.0mm & WITH METAL FRAME. THE FRAME SUPPORTING THE MESH OR PERFORATED SHEET SHALL BE MADE FROM (a) METAL; or (b) BUSHFIRE-RESISTING TIMBER; or (c) A TIMBER SPECIES, AS SPECIFIED IN PARAGRAPH E1, APPENDIX E in AS3959.
EXTERNAL WINDOWS	ALUMINIUM FRAMED WINDOWS WITH OPENABLE PORTION SCREENED AS ABOVE. GLAZING LESS THAN 400mm FROM THE GROUND TO BE GRADE A SAFETY GLASS MINIMUM 5mm THICK.
EXTERNAL DOORS	DOORS SHALL BE NON-COMBUSTIBLE or 35mm SOLID CORE TIMBER DOORS and/or HAVE SCREEN DOORS WITH CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM MESH WITH A MAXIMUM APERTURE OF 2.0mm & WITH METAL FRAME. FULLY FRAMED GLAZED DOORS TO INCORPORATE GLASZING THAT IS TOUGHENED GLASS MINIMUM 5MM THICK. WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS TO BE INSTALLED AT THE BASE OF ALL EXTERNAL DOORS.
EXTERNAL - SLIDING DOORS	ALUMINIUM FRAMED SLIDING DOORS AS PER FRAMING REQUIREMENTS FOR SCREENS FOR WINDOWS & DOORS AS ABOVE. ALL GLAZING TO BE TOUGHENED GLASS MINIMUM 5mm IN THICKNESS.
VEHICLE ACCESS DOORS (GARAGE DOORS)	NON-COMBUSTIBLE MATERIAL WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS WITH A MAX. GAP 3mm. ROLLERDOORS TO BE FITTED WITH A NYLON BRUSH THAT IS IN CONTACT WITH THE DOOR AND WALL AT HEAD OF DOOR.
ROOFS	NON-COMBUSTIBLE COVERING (CUSTOM ORB) WITH ROOF FULLY SARKED WITH THE SARKING HAVING A FLAMMABILITY INDEX OF NOT MORE THAN 5 WHEN TESTED TO AS1530.2. ROOF / WALL JUNCTIONS, VALLEYS, HIPS, RIDGES AND GAPS BETWEEN WALL AND FASCIA TO BE SEALED WITH MINERAL WOOL OR OTHER NON-COMBUSTIBLE MATERIAL. EMBER GUARD TO ALL ROOF PENETRATIONS.
VERANDAHS, CARPORTS & AWNING ROOFS	IF SEPERATED FROM MAIN ROOF SPACE BY AN EXTERNAL WALL SHALL BE A NON-COMBUSTIBLE COVERING. (CUSTOM ORB or SIMILAR).

REGULATION 233 Alterations & Extensions to Existing Buildings	
Existing Dwelling Area -	149.60m²
* 25% of 149.60m² = 37.40m²	
Proposed Dwelling Alteration work including Extension Area -	149.60m²
Existing Dwelling Volume -	381.48m³ (149.60m² x 2.55m Ceiling Height)
* 50% of 381.48m³ = 190.74m³	
Proposed Dwelling Alteration Volume -	381.48m³ (149.60m² x 2.55m Ceiling Height)
SUMMARY :-	* Extension GREATER than 25% of existing floor area. * Alteration GREATER than 50% of existing dwelling volume.
THEREFORE : Compliance required to <u>TOTAL DWELLING</u> with RBS discretion.	

BCA PART 3.12 - ENERGY EFFICIENCY Alterations & Additions	
Climate Zone - 4 (Pooncarie)	
PART 3.12.1 BUILDING FABRIC	
3.12.1.2 - ROOFS : Table 3.12.1.1a	- Roof and Ceilings - Minimum TOTAL R-VALUE of R.5.1 (upwards) (Solar absorptance - Colour Surfmist = 0.32 value).
Figure 3.12.1.1	Typical insulation options for typical roof & ceiling constructions. (d) Pitched roof with flat ceiling - Unventilated roof space. METAL ROOF - Total R-Value of roof & ceiling material (unventilated up) R.0.39. - Minimum added R-Value of insulation R.4.71. Total R.5.1
INSTALL R.5.0 BULK INSULATION BATTS TO CEILING	
Table 3.12.1.1b	- Adjustment of Minimum R-Value for loss of ceiling insulation. LESS than 0.5% NO Adjusted Minimum R-Value of ceiling insulation required R.4.71. { Using R.5.0 Bulk Batts Complies }
3.12.1.3. - ROOF LIGHTS	Not Applicable
3.12.1.4. - EXTERNAL WALLS Table 3.12.1.3a	- Options for each part of an external wall - (a) Achieve a Minimum TOTAL R-VALUE of R.2.8 in Climate Zone 4 (Mildura)
Figure 3.12.1.3	Total R-VALUE for typical wall construction. CORRUGATED IRON CLAD - Total R-Value of wall material R.0.42 - Minimum added R-Value of insulation R.2.38 Total R.2.8
INSTALL R.2.5 BULK INSULATION BATTS & REFLECTIVE FOIL INSULATION (of not more than 0.05 emittance inwards R.0.26) TO WALLS.	
3.12.1.5. - FLOORS	Concrete Slab-on-ground R-VALUE 1.5 - [Complies].
Table 3.12.1.4	- Suspended Floor - Minimum Total R-VALUE 2.25 (downwards) in Climate Zone 4 (Mildura)
Figure 3.12.1.5	Total R-VALUE for typical suspended floor construction. (for a floor without a floor heating system) (a) SUSPENDED TIMBER FLOOR - UNENCLOSED (downwards) R.0.51 Minimum added R-Value of insulation R.1.74 Total R.2.25
INSTALL 'FOILBOARD SUPER 15' INSULATION PANELS BETWEEN FLOOR JOISTS SUPPORTED ON 25 X 25mm EQUAL ANGLE AT BOTTOM OF FLOOR JOISTS (Total Added R-Value = R.2.85).	

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							DATE 27/08/24	DRAWN T.P.	
							SCALE 1 : 100	CHECKED G.H.	
							DETAIL BCA - ENERGY EFFICIENCY LEGEND & BAL SCHEDULE		
							JOB No. 24-635v4CC	A3	SHEET No. 18 of 18
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