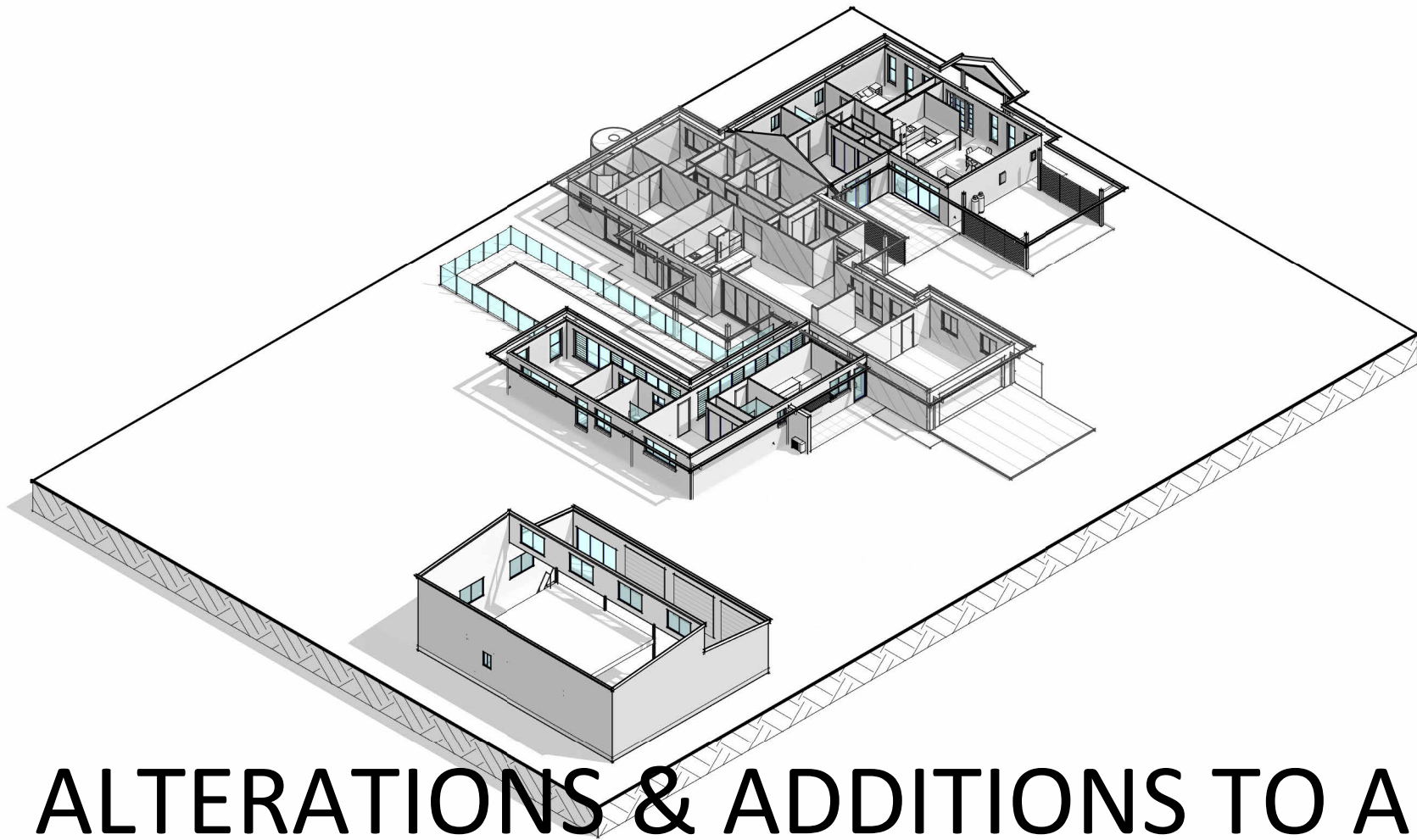


CURRENT REVISION + NOTES

Date: 14.10.24Description: DA ISSUE

Issue: PDrawn: JS



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# ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING AND PROPOSED ATTACHED DWELLING (NO SUBDIVISION)

CLIENT: BILLY McMAUGH  
STATUS:DETAIL DESIGN  
LOT No: 206DP No: 1236728  
STREET NAME: 92 ANGUS DRIVE, FAILFORD 2430  
CWC JOB #: A5682



GENERIC | TYPICAL KEY, LEGEND AND ABBREVIATIONS FOR COLLINS W COLLINS ARCHITECTURAL PLANS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.

REVISED JANUARY 2023

SYMBOLS AND LINES

SITE PLAN | S68 S138 PLAN

	LOT BOUNDARY
	SEWER LINE
	STORMWATER LINE
	WATER CONNECTION LINE
	DOWNPIPE TO WATER TANK
	DOWNPIPE FROM TANK TO APPLIANCE
	SILTATION CONTROL FENCING
	SITE HOARDING FENCING
	BATTER EXTREMITIES LINE
	EASEMENT BOUNDARY
	OVERHEAD POWER LINES

	FALL OF BATTER SLOPE
	DRIVEWAY SURFACE
	GARDEN TAP
	WATER METER / ALTERNATE WATER METER
	SANDBAG
	TEMPORARY HOARDING GATES
	STREET TREE / SITE TREE
	LIGHT POLE
	POWER POLE

	ELECTRICAL CUBICLE / PIT
	NBN PIT
	TELECOMMUNICATIONS PIT
	TO BE DEMOLISHED / REMOVED
	DEMOLITION LINE

RENOVATION / DEMOLITION SYMBOLS

	TO BE DEMOLISHED OR REMOVED
	EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC)
	PROPOSED NEW ITEM / ELEMENT

	TO BE DEMOLISHED OR REMOVED
	EXISTING AREA / FACADE / ROOM

MULTI STOREY SITE PLAN SYMBOLS / LEGEND

	LOWEST FLOOR (GROUND TYPICAL)
	MIDDLE FLOOR
	UPPER FLOOR

FLOOR PLANS / SECTIONS (INCL SETOUT, ROOF, DETAIL CALL OUTS)

	OVERHEAD ITEM
	DEMOLITION LINE
	UPPER FLOOR OUTLINE
	ROOF OUTLINE OVER
	RAKED CEILING LINE
	BEAM LINE
	SQUARE SET OPENING
	TERMITE PROTECTION: TO AS 3660.1
	NATURAL GROUND LINE (EXCAVATED)
	COLUMN (MATERIAL AS PER SCHEDULE OR PLAN)
	MASONRY PIER (SIZE AS PER SCHEDULE OR PLAN)
	ENGAGED PIERS: TO COMPLY WITH AS 4773.1-2010 & AS 4773.2-2010
	INSULATION BATTING
	TO BE DEMOLISHED / REMOVED
	EARTH / SOIL

	FILL (TO ENGINEERS DETAIL)
	WET AREA TILED FLOOR SURFACE
	COMMON / OUTDOOR TILED FLOOR SURFACE
	BROOM FINISH CONCRETE FLOOR SURFACE
	MASONRY WALL
	CONCRETE
	TIMBER/METAL STUD FRAMED WALL
	CONCRETE BLOCK WALL
	MASONRY VENEER WALL
	METAL SHEET ROOFING
	KLIP-LOK (OR SIMILAR) METAL SHEET ROOFING
	TILED ROOF
	WAFFLE POD (TO ENGINEERS DETAIL)
	TACTILE GROUND SURFACE INDICATORS: TO AS 1428.4.1:2009
	STAIRS INCLUDING DIRECTION OF TRAVEL (UP)
	RAMP INCLUDING DIRECTION OF TRAVEL (UP)

	GARDEN TAP
	RAINWATER DOWNPIPE: TO AS 3500
	SMOKE ALARMS: SMOKE ALARMS TO AS3786 AND NCC, VOL. 2, PART H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS
	MECHANICAL VENTILATION: MECHANICAL VENTILATION EXTERNALLY DUCTED TO COMPLY WITH NCC, VOL. 2, PART H4D7 AND PART 10.6 AND 10.8.2 OF THE ABCB HOUSING PROVISIONS
	SLIDING DOOR UNIT OPENING DIRECTION
	SLIDING WINDOW OPENING DIRECTION
	AWNING/CASEMENT WINDOW OPENING DIRECTION
	HINGED DOOR OPENING DIRECTION
	GAS BOTTLES
	ELECTRICAL METER BOX
	GAS INSTANTANEOUS HOT WATER SERVICE
	HOT WATER TANK
	SOLAR HOT WATER SERVICE
	COOKTOP
	SINK TYPICAL

GENERAL ABBREVIATIONS

ARI	AVERAGE RECURRENCE INDEX
AHD	AUSTRALIAN HEIGHT DATUM
CLT	CROSS LAMINATED TIMBER
COL.	COLUMN
COW	COST OF WORKS
DCP	DEVELOPMENT CONTROL PLAN
DEG.	DEGREES
DGPO	DOUBLE GENERAL POWER OUTLET
DH	DOUBLE HUNG WINDOW
DP	RAINWATER DOWNPIPE
DTR	DOUBLE TOWEL RAIL
HWS	HOT WATER SERVICE
FC	FIBRE CEMENT
F.S.L	FINISHED SURFACE LEVEL
F	FIXED GLASS / PANEL
FG	FIXED GLASS WINDOW
GLT	GLUE LAMINATED TIMBER
GTAP	GARDEN TAP
GPO	GENERAL POWER OUTLET
GRG	GARAGE
HWS	HOT WATER SERVICE
LEP	LOCAL ENVIRONMENT PLAN

PB	PLASTER BOARD
RET. WALL	RETAINING WALL
RC	REINFORCED CONCRETE
PV	PHOTO VOLTAIC
RL	REDUCED LEVEL
SB	SUB ELECTRICAL METER BOX
SL	SURFACE LEVEL
SW	STORM WATER
TRH	TOILET ROLL HOLDER
T.O.K	TOP OF KERB
T.O.W	TOP OF WALL
WC	WATER CLOSET
1650B	BATH SIZING
900V	VANITY SIZING
820	INTERIOR DOOR SIZING
LOH	LIFT OFF HINGE
LVL	LAMINATED VENEER LUMBER
MECH.	MECHANICAL
MB	ELECTRICAL METER BOX
MR	MOISTURE RESISTANT
MH	MAN HOLE
NGL	NATURAL GROUND LINE

GENERAL SYMBOLS AND ARCHITECTURAL SYMBOLS

	NORTH
	WINDOW TAG (DA/CC)
	DOOR TAG (DA/CC)

	TYPICAL SECTION MARKER		TYPICAL CALL OUT MARKER
	TYPICAL ELEVATION MARKER		VIEW TAG AND SCALE



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PROJECT: ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING AND PROPOSED ATTACHED DWELLING (NO SUBDIVISION)	
STATUS:DETAIL DESIGN	SHEET: 1 OF 21
LOT No: 206 DP No: 1236728	
STREET: 92 ANGUS DRIVE, FAILFORD 2430	
CLIENT: BILLY McMAUGH	

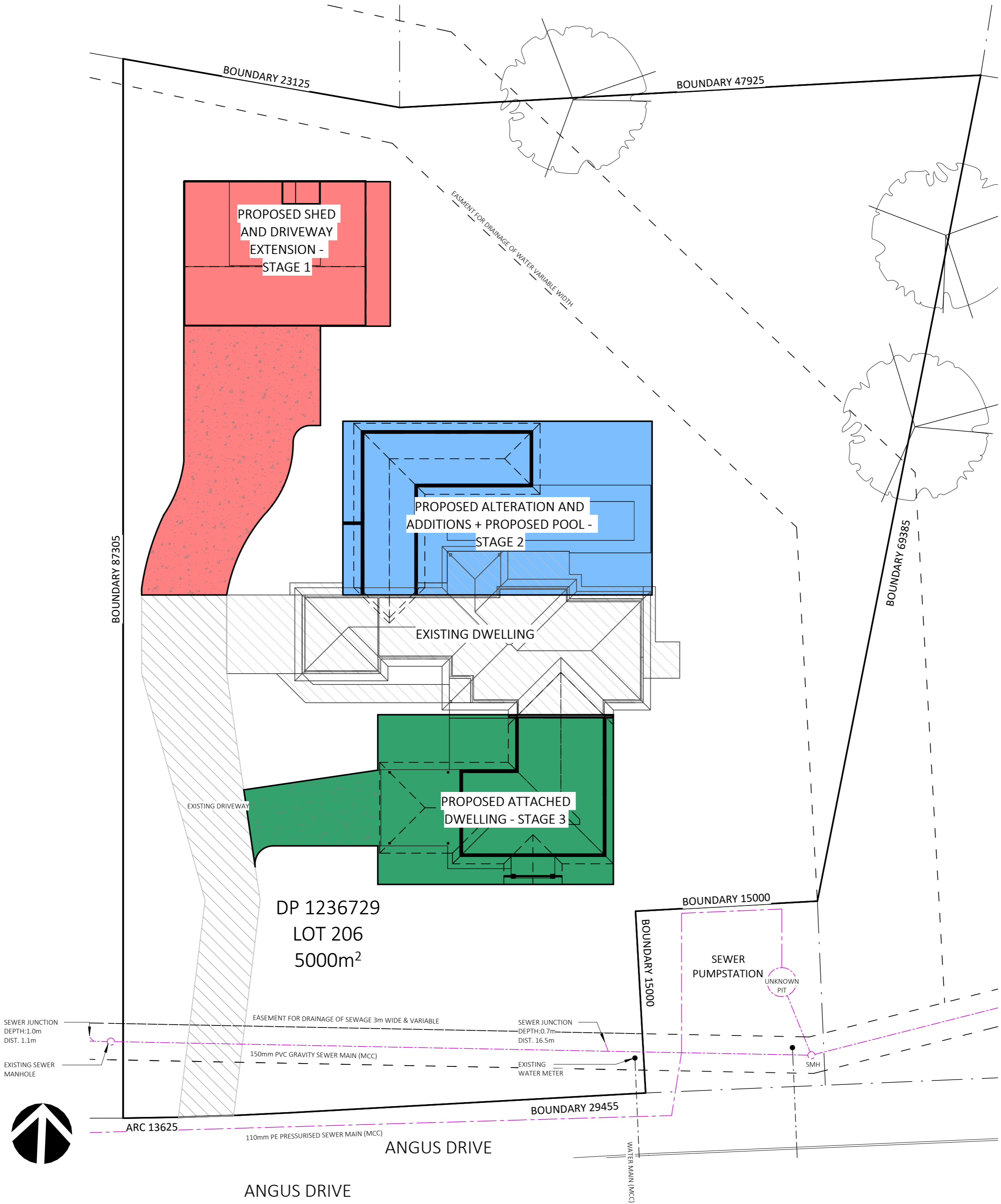
LEGENDS	
SCALE:	1 : 100
SHEET SIZE:	A3
START DATE:	09.01.2023
DWG No:	A5682

DRAWING REVISION + NOTES			
Date:	Revision:	Issue:	Drawn:
07.09.23	INITIAL ISSUE	A	AE
20.05.24	FINAL CONCEPT	K	JS
19.06.24	FINAL CONCEPT - REVISED	L	JS
22.07.24	PRELIMINARY DA ISSUE	M	JS
10.09.24	SHED UPDATES	N	JS
14.10.24	DA ISSUE	P	JS

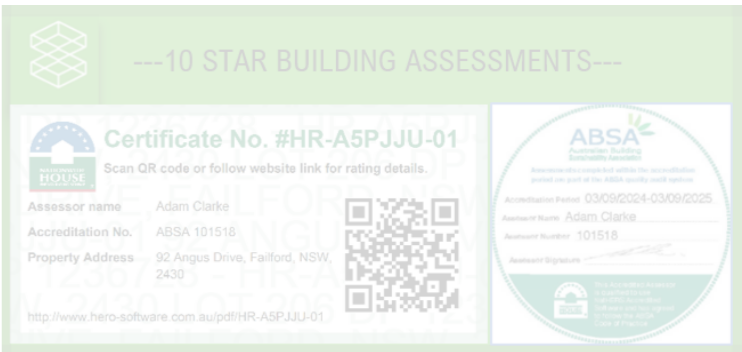
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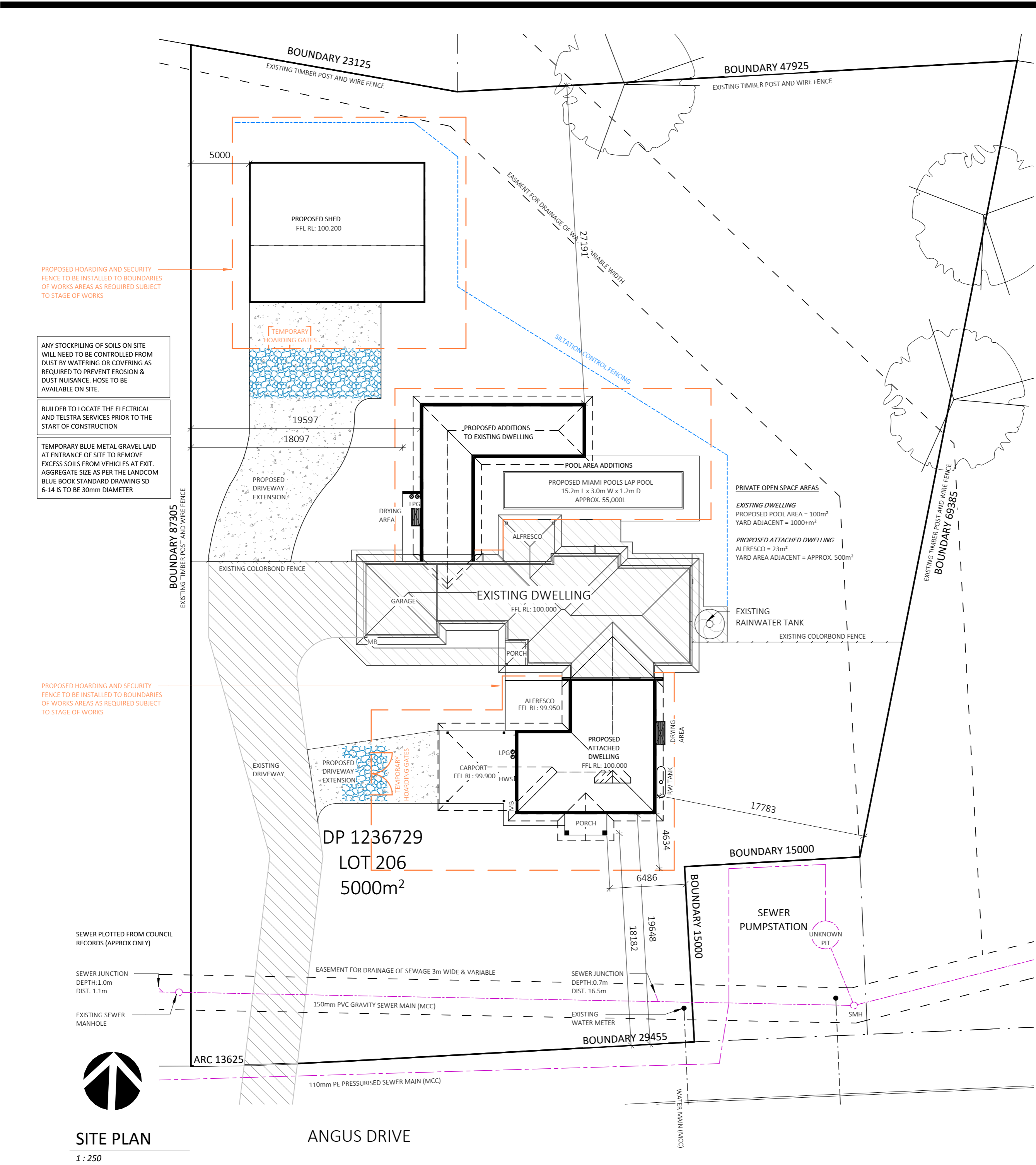
SITE PLAN - STAGING  
1 : 250



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		LOT No: 206 DP No: 1236728						07.09.23	INITIAL ISSUE	A	AE
		STREET: 92 ANGUS DRIVE, FAILFORD 2430						20.05.24	FINAL CONCEPT	K	JS
		CLIENT: BILLY McMAUGH		19.06.24	FINAL CONCEPT - REVISED	L		JS			
				22.07.24	PRELIMINARY DA ISSUE	M		JS			
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SITE INFORMATION & LEGEND

SITE AREA: = 5000m<sup>2</sup>  
OVERALL FLOOR AREA (including garages/store/shed, etc.) = 638.4m<sup>2</sup>  
GROSS FLOOR AREA (as per LEP definition) = 349.3m<sup>2</sup>  
FLOOR SPACE RATIO = 7% ; 0.07:1  
BUSHFIRE AFFECTED NO  
FLOOD AFFECTED NO  
APPROX HARDSTAND AREA = 1200m<sup>2</sup>  
APPROX LANDSCAPED AREA = 3800m<sup>2</sup>

- SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD
- SITE HOARDING AND SECURITY FENCE
- WATER MAINS (APPROX ONLY)
- STORMWATER LINES (APPROX ONLY)
- SEWER LINES (APPROX ONLY)

- LINE OF EASEMENTS
- PROPOSED GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)
- LINE OF BATTER TO GROUND LEVELS (TO BE USED AS A GUIDE ONLY)
- ALL LEVELS ARE INDICATIVE ONLY AND ARE NOT TO AHD. ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.



BUSHFIRE NOTES:

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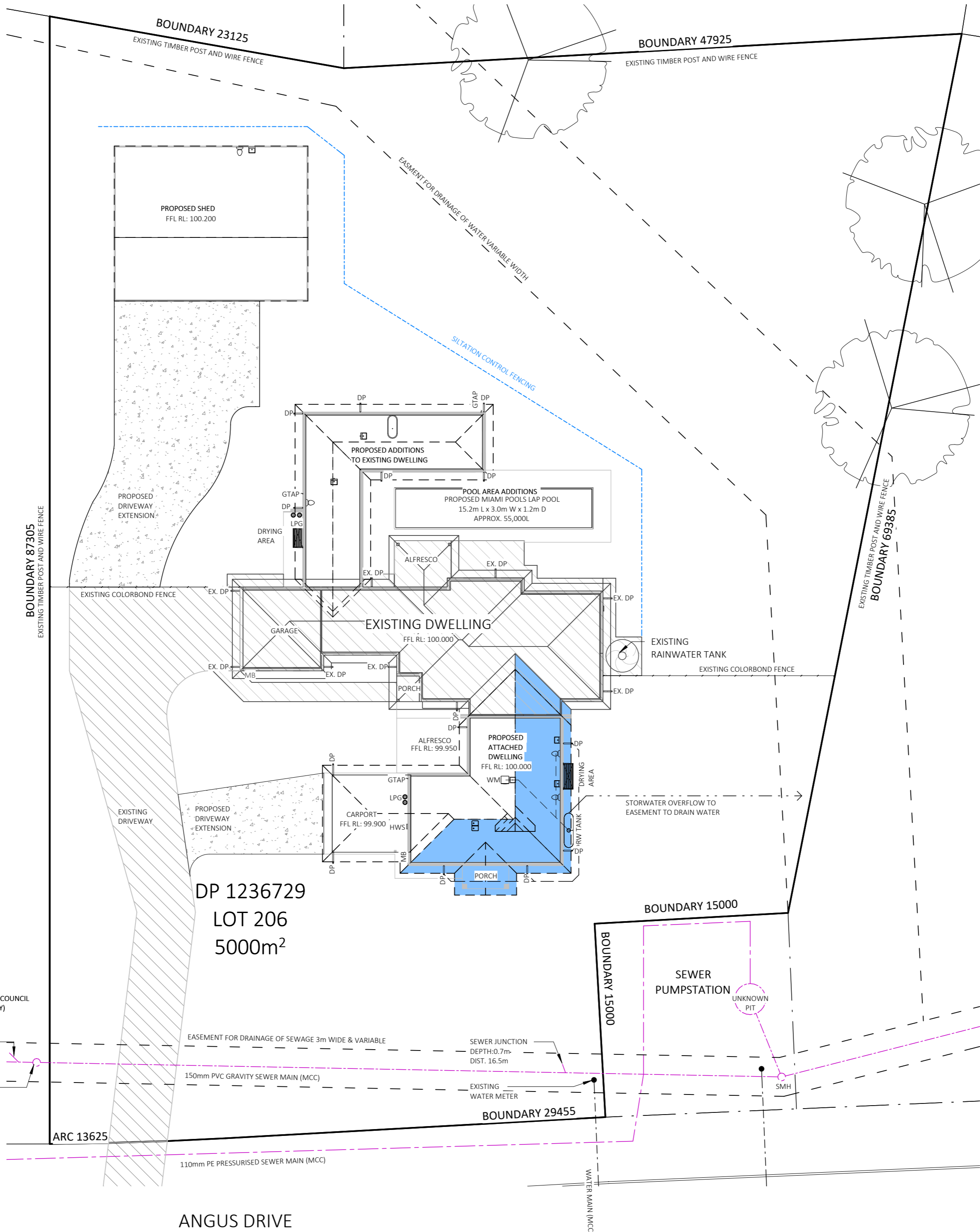
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AREAS - ROOF AREAS - PROPOSED	
NAME	AREA
EXISTING ROOF	291.9 m <sup>2</sup>
PERGOLA ROOF	23.5 m <sup>2</sup>
PROPOSED DWELLING ROOF	190.5 m <sup>2</sup>
PROPOSED ROOF ADDITIONS	134.8 m <sup>2</sup>
PROPOSED SHED ROOF	180.0 m <sup>2</sup>
TOTAL	820.6 m <sup>2</sup>



## S68 SERVICES - SITE PLAN

1 : 250

## S68 & S138 INFO & LEGEND

STORMWATER/RAINWATER TO BE DIRECTED TO ON-SITE RAINWATER STORAGE TANKS WITH OVERFLOWS TO BE CONNECTED TO EXISTING STORMWATER SYSTEM AND DISCHARGE TO EASEMENT TO DRAIN WATER (SURFACE AND SUB-SURFACE STORMWATER TO BE DISPOSED OF VIA PIPEWORK IN ACCORDANCE WITH AS 3500)

CATCHMENT OF ROOF AREA TO ON-SITE RAINWATER TANKS: = MIN. 100m <sup>2</sup>	WATER FLOW FROM RAINWATER STORAGE TANKS TO APPLIANCES AND FIXTURES (TO BE USED AS A GUIDE ONLY)	GTAP  GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)
PROPOSED RAINWATER TANKS 3000 L MIN. AS PER BASIX REQUIREMENTS (NEW DWELLING)	WATER FLOW FROM DOWNPIPES TO RAINWATER TANKS (TO BE USED AS A GUIDE ONLY)	DP  DOWNPIPE LOCATIONS (TO BE USED AS A GUIDE ONLY)
SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD	STORMWATER FLOW (TO BE USED AS A GUIDE ONLY)	ALL LEVELS ARE INDICATIVE ONLY AND ARE NOT TO AHD. ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.
SEWER LINE (TO BE USED AS A GUIDE ONLY)		

### DRIVEWAY INFO

TO BE IN ACCORDANCE WITH SD0100

### KERB & GUTTER

INVERT LEVEL

### N/A (EXISTING)

### GARAGE FFL

### N/A (EXISTING)

### DISTANCE FROM

### KERB TO GARAGE

### N/A (EXISTING)

**BUSHFIRE NOTES:**  
SITE IS NOT ZONED AS BUSHFIRE PRONE LAD AS PER NSW PLANNING PORTAL SPATIAL VIEWER MAPPING


BAL - N/A

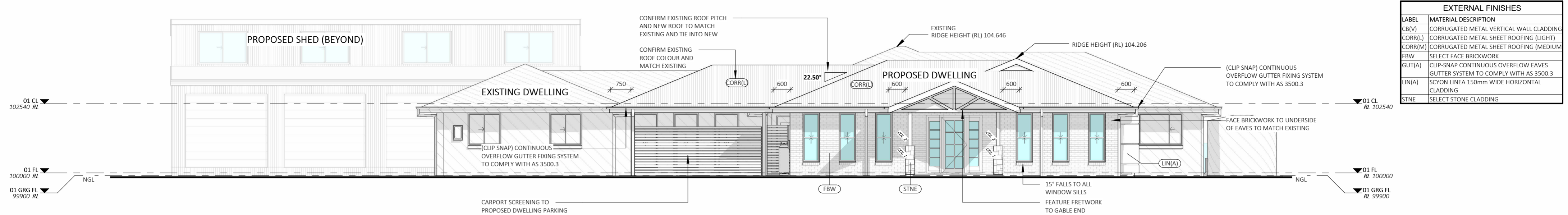
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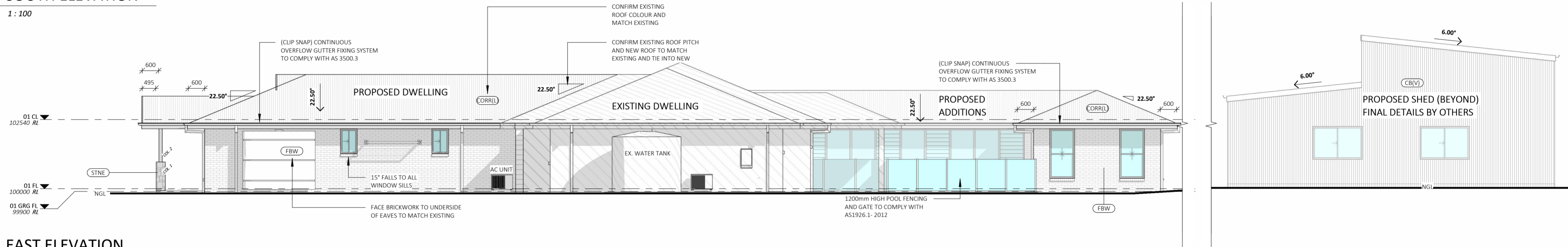
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		STATUS: DETAIL DESIGN		SHEET: 4 OF 21	SCALE: As indicated			Date:	Description:	Issue:	Drawn:	
		LOT No: 206 DP No: 1236728						07.09.23	INITIAL ISSUE	A	AE	
		STREET: 92 ANGUS DRIVE, FAILFORD 2430						20.05.24	FINAL CONCEPT	K	JS	
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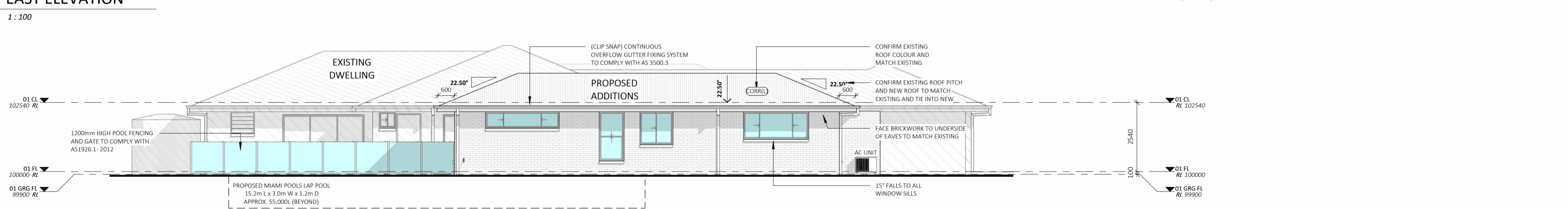
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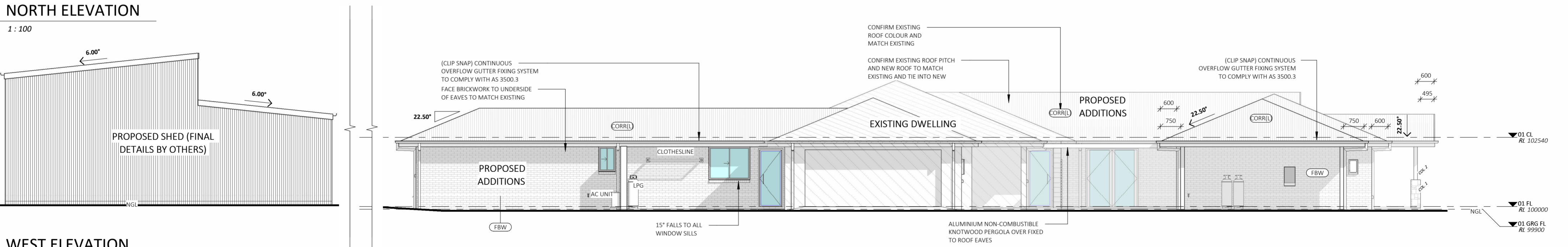
## EAST ELEVATION

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## NORTH ELEVATION

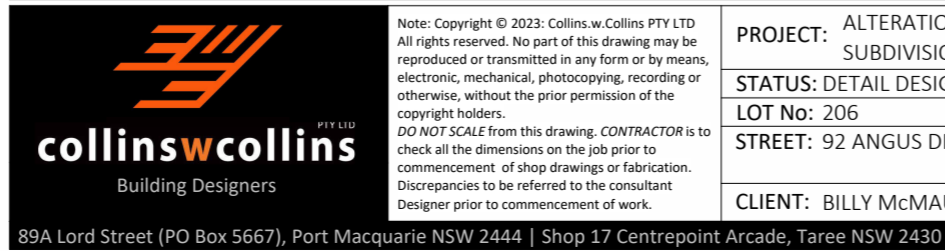
1 : 100



## WEST ELEVATION

1 : 100

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BAL - N/A					



PROJECT: ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING AND PROPOSED ATTACHED DWELLING (NO SUBDIVISION)		ELEVATIONS	
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LOT No: 206 DP No: 1236728		START DATE: 09.01.2023	
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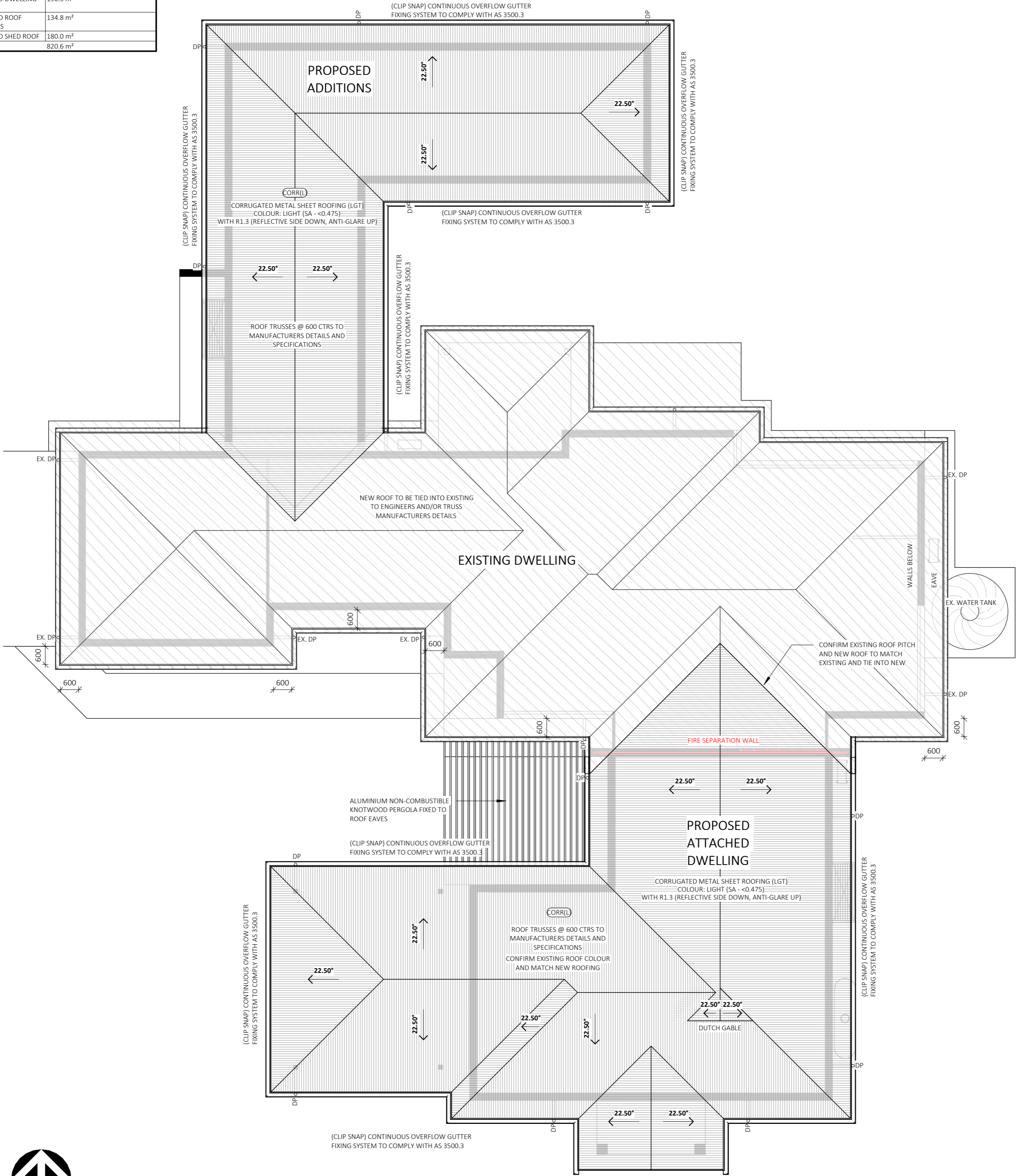
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Date: 20.05.24		Description: FINAL CONCEPT	
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Date: 10.09.24		Description: DA ISSUE	
Date: 14.10.24		Description: DA ISSUE	

## DA ISSUE ONLY

Issue:	Drawn:
A	AE
L	JS
K	JS
M	JS
N	JS
P	JS

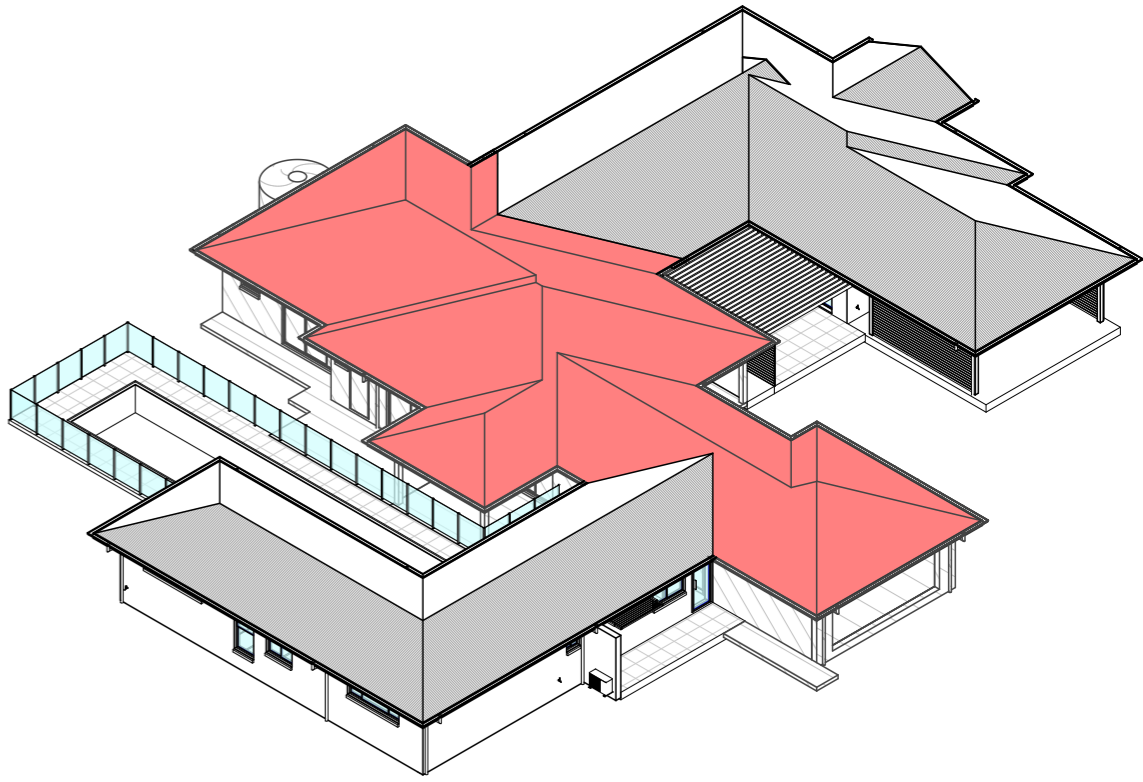
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AREAS - ROOF AREAS - PROPOSED	
NAME	AREA
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PERGOLA ROOF	23.5 m <sup>2</sup>
PROPOSED DWELLING ROOF	190.5 m <sup>2</sup>
PROPOSED ROOF ADDITIONS	134.8 m <sup>2</sup>
PROPOSED SHED ROOF	180.0 m <sup>2</sup>
TOTAL	820.6 m <sup>2</sup>



## ROOF PLAN

1 : 100



## ROOF PLAN 3D REFERENCE VIEW



### BUSHFIRE NOTES:

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### GENERAL PLAN SET NOTES:

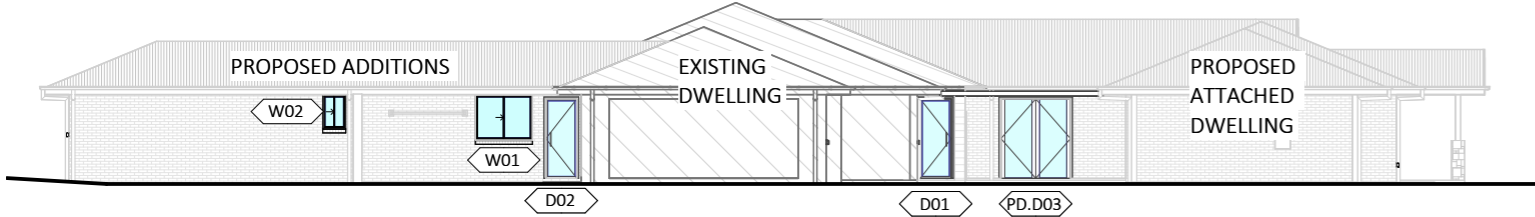
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			STATUS: DETAIL DESIGN		SHEET: 9 OF 21	SCALE: 1 : 100		Date:	Description:	Issue:	Drawn:
			LOT No: 206 DP No: 1236728			START DATE: 09.01.2023		07.09.23	INITIAL ISSUE	A	AE
			STREET: 92 ANGUS DRIVE, FAILFORD 2430			DWG No: A5682		20.05.24	FINAL CONCEPT	K	JS
CLIENT: BILLY McMAUGH								19.06.24	FINAL CONCEPT - REVISED	L	JS
								22.07.24	PRELIMINARY DA ISSUE	M	JS
								10.09.24	SHED UPDATES	N	JS
								14.10.24	DA ISSUE	P	JS

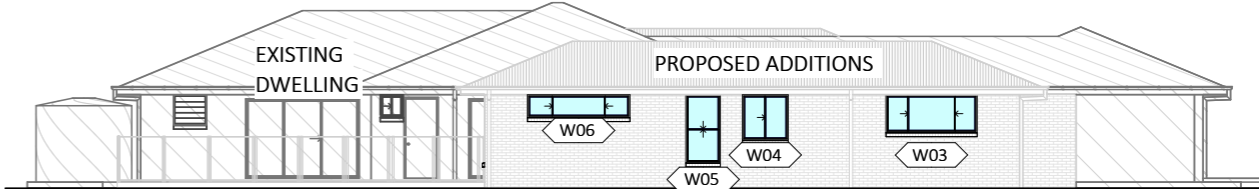
WINDOW GLAZING SCHEDULE									
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING	AREA
W01	01 FL	LAUNDRY	1200	1510	2210	SLIDING	ALUMINIUM	STANDARD	1.81 m <sup>2</sup>
W02	01 FL	POWDER	900	610	2210	SLIDING	ALUMINIUM	STANDARD	0.55 m <sup>2</sup>
W03	01 FL	RUMPUS	1000	2410	2210	SLIDING	ALUMINIUM	STANDARD	2.41 m <sup>2</sup>
W04	01 FL	ENS	1200	1210	2210	SLIDING	ALUMINIUM	STANDARD	1.45 m <sup>2</sup>
W05	01 FL	WIR	1800	910	2210	DOUBLE HUNG	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W06	01 FL	MASTER (BED 1)	600	2710	2210	SLIDING	ALUMINIUM	STANDARD	1.63 m <sup>2</sup>
W07	01 FL	MASTER (BED 1)	1800	910	2210	DOUBLE HUNG	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W08	01 FL	MASTER (BED 1)	1800	910	2210	DOUBLE HUNG	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W10	01 FL	MASTER (BED 1)	1800	910	2210	LOUVRE	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W11	01 FL	MASTER (BED 1)	1800	910	2210	FIXED GLASS	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W12	01 FL	MASTER (BED 1)	1800	910	2210	FIXED GLASS	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W13	01 FL	MASTER (BED 1)	1800	910	2210	LOUVRE	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W14	01 FL	MASTER (BED 1)	1800	910	2210	FIXED GLASS	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W15	01 FL	MASTER (BED 1)	1800	910	2210	LOUVRE	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W16	01 FL	MASTER (BED 1)	1800	910	2210	FIXED GLASS	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W17	01 FL	MASTER (BED 1)	1800	910	2210	FIXED GLASS	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W18	01 FL	MASTER (BED 1)	1800	910	2210	LOUVRE	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W19	01 FL	HALL	1800	910	2210	LOUVRE	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W20	01 FL	HALL	1800	910	2210	FIXED GLASS	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W21	01 FL	HALL	1800	910	2210	FIXED GLASS	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W22	01 FL	HALL	1800	910	2210	LOUVRE	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W23	01 FL	HALL	1800	910	2210	FIXED GLASS	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W24	01 FL	HALL	1800	910	2210	LOUVRE	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W25	01 FL	HALL	1800	910	2210	FIXED GLASS	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W26	01 FL	HALL	1800	910	2210	FIXED GLASS	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
W27	01 FL	HALL	1800	910	2210	LOUVRE	ALUMINIUM	STANDARD	1.64 m <sup>2</sup>
									42.25 m <sup>2</sup>
DOOR GLAZING SCHEDULE									
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING	AREA
D01	01 FL	BED 4	2100	820	2100	HINGED	ALUMINIUM	STANDARD	1.72 m <sup>2</sup>
D02	01 FL	HALL	2100	820	2100	HINGED	ALUMINIUM	STANDARD	1.72 m <sup>2</sup>

NOTE: GLAZING SIZES ARE INDICATIVE ONLY AND ARE SUBJECT TO MANUFACTURERS/SUPPLIES STANDARD TYPES AND SIZES



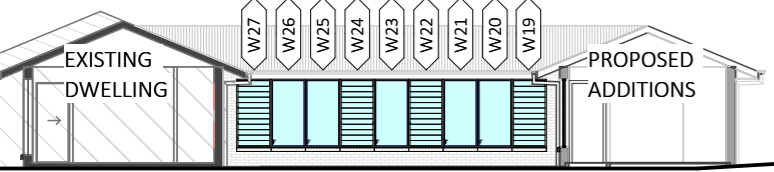
### WEST GLAZING - PROPOSED ADDITIONS

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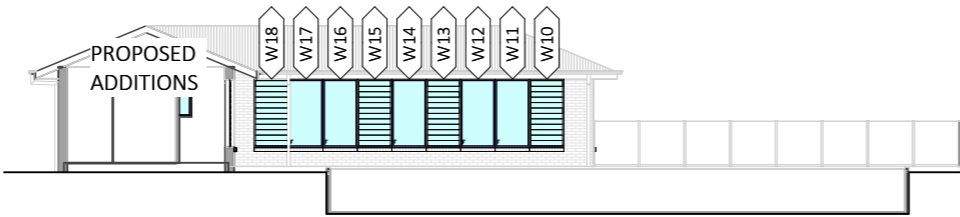
### NORTH GLAZING - PROPOSED ADDITIONS

1 : 200



### EAST GLAZING - PROPOSED ADDITIONS

1 : 200



### SOUTH GLAZING - PROPOSED ADDITIONS


1 : 200

SUMMARY OF BASIX COMMITMENTS		PROPOSED ATTACHED DWELLING
<i>*ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING</i>		
THERMAL COMFORT REQUIREMENTS		
EXTERNAL WALLS	BRICK VENEER, R1.30 OR R1.70 INCLUDING CONSTRUCTION FRAMED, R1.30 OR R1.70 INCLUDING CONSTRUCTION	
FLOORS	CONCRETE, ON GROUND, NO INSULATION	
CEILING	FLAT CEILING/PITCHED ROOF (>10°), R1.45 (UP)	
ROOF	FLAT AND PITCHED ROOF, FRAMED AND UNVENTILATED, 50MM FOIL-BACKED BLANKET, COLOUR: MEDIUM (SA 0.475 – 0.70)	
SHADING	TYPICALLY 750mm INCLUDING FASCIA AND GUTTER	
GLAZING	SINGLE CLEAR WITH ALUMINIUM FRAMES THROUGHOUT EXCEPT FOR EAST FACE GLAZING: <b>W19-W27 (SINGLE, LOW-E)</b>	
WATER COMMITMENTS		
FIXTURES: ALL NEW OR ALTERED SHOWERHEADS, TOILETS OR TAPS MUST HAVE A MINIMUM 3-STAR WATER RATING  SWIMMING POOL: OUTDOORS/UNSHADED, MAX. VOLUME 55,000 LITRES, NO HEATING, NO COVER, PUMP ON TIMER  RAINFALL TANK AND CONNECTION: MIN. 2000L TANK COLLECTING 100m² OF ROOF AREA. CONNECTION: TAP WITHIN 10m OF POOL EDGE		
ENERGY COMMITMENTS		<b>*THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY THE NCC AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.</b>
HWS:	EXISTING/UPGRADING EXISTING	
LIGHTING:	40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS	
<b>*REFER TO BASIX CERTIFICATE FOR EXACT DETAILS AND REQUIREMENTS</b>		



<div>BAL - N/A</div>	<b>BUSHFIRE NOTES:</b> SITE IS NOT ZONED AS BUSHFIRE PRONE LAD AS PER NSW PLANNING PORTAL SPATIAL VIEWER MAPPING	<b>BASIX NOTES:</b> PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS	<b>GENERAL PLAN SET NOTES:</b> CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS
	PROJECT: ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING AND PROPOSED ATTACHED DWELLING (NO SUBDIVISION)		
	STATUS: DETAIL DESIGN		
	LOT No: 206 DP No: 1236728		
STREET: 92 ANGUS DRIVE, FAILFORD 2430		SHEET: 11 OF 21	
CLIENT: BILLY McMAUGH		DWG No: A5682	

### DA ISSUE ONLY

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		STATUS: DETAIL DESIGN		SHEET: 11 OF 21		SCALE: As indicated		A2	Date:	Description:	Issue:	Drawn:
		LOT No: 206 DP No: 1236728		SCALE: As indicated		07.09.23	INITIAL ISSUE		A	AE		
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						T: 02 6583 4411			WWW. COLLINSWCOLLINS.COM.AU			

WINDOW GLAZING SCHEDULE (PROPOSED DWELLING)									
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING	AREA
PD.W01	01 FL	DINING	1800	610	2210	DOUBLE HUNG	ALUMINIUM	STANDARD	1.10 m <sup>2</sup>
PD.W02	01 FL	DINING	1800	610	2210	DOUBLE HUNG	ALUMINIUM	STANDARD	1.10 m <sup>2</sup>
PD.W03	01 FL	DINING	1800	610	2210	DOUBLE HUNG	ALUMINIUM	STANDARD	1.10 m <sup>2</sup>
PD.W04	01 FL	ENTRY	2050	500		FIXED	ALUMINIUM	STANDARD	1.03 m <sup>2</sup>
PD.W05	01 FL	PORCH	2050	500		FIXED	ALUMINIUM	STANDARD	1.03 m <sup>2</sup>
PD.W06	01 FL	BED 1	1800	610	2210	DOUBLE HUNG	ALUMINIUM	STANDARD	1.10 m <sup>2</sup>
PD.W07	01 FL	BED 1	1800	610	2210	DOUBLE HUNG	ALUMINIUM	STANDARD	1.10 m <sup>2</sup>
PD.W08	01 FL	BED 1	1800	610	2210	DOUBLE HUNG	ALUMINIUM	STANDARD	1.10 m <sup>2</sup>
PD.W09	01 FL	ENS	900	610	2210	SLIDING	ALUMINIUM	STANDARD	0.55 m <sup>2</sup>
PD.W10	01 FL	ENS	900	610	2210	SLIDING	ALUMINIUM	STANDARD	0.55 m <sup>2</sup>
									9.74 m <sup>2</sup>

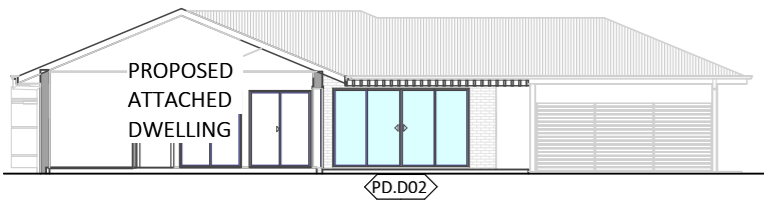
DOOR GLAZING SCHEDULE (PROPOSED DWELLING)									
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING	AREA
PD.D01	01 FL	PORCH	2050	920	2050	HINGED	ALUMINIUM	STANDARD	1.89 m <sup>2</sup>
PD.D02	01 FL	ALFRESCO	2100	3610	2100	SLIDING DOOR 4P	ALUMINIUM	STANDARD	7.58 m <sup>2</sup>
PD.D03	01 FL	ALFRESCO	2100	1840	2100	HINGED (DOUBLE)	ALUMINIUM	STANDARD	3.86 m <sup>2</sup>
									13.33 m <sup>2</sup>

NOTE: GLAZING SIZES ARE INDICATIVE ONLY AND ARE SUBJECT TO MANUFACTURERS/SUPPLIES STANDARD TYPES AND SIZES



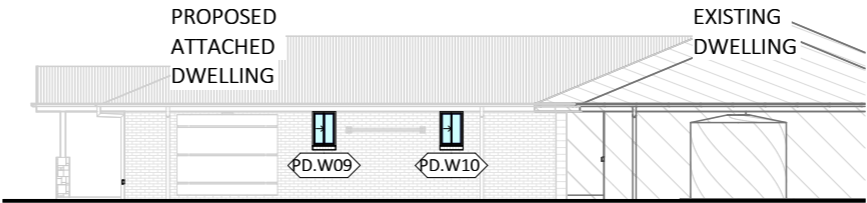
## SOUTH GLAZING - PROPOSED DWELLING

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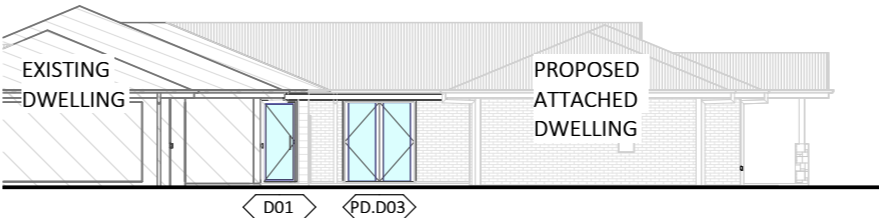
## NORTH GLAZING - PROPOSED DWELLING

1 : 200



## EAST GLAZING - PROPOSED DWELLING

1 : 200



## WEST GLAZING - PROPOSED DWELLING

1 : 200

SUMMARY OF BASIX COMMITMENTS *PROPOSED ATTACHED DWELLING	
THERMAL COMFORT REQUIREMENTS	
*REFER TO NATHERS COMMITMENTS AND FINAL NATHERS CERTIFICATES FOR THERMAL REQUIREMENTS	
WATER COMMITMENTS	
SHOWERS/HEADS: 4" (46 l/m) <= 7.3l/m/min	TOILETS: 4" STAR
BASIN TAPS: 4" STAR	KITCHEN TAPS: 4" STAR
INDIVIDUAL WATER TANK: 3000 L	INDIVIDUAL ROOF COLLECTION: 100m <sup>2</sup>
RAINWATER CONNECTION: ALL TOILETS IN THE DEVELOPMENT COLD WATER TAP IN THE LAUNDRY AT LEAST 1 EXTERNAL TAP FOR DEDICATED LANDSCAPE	
INDIGENOUS PLANTING: NONE REQUIRED	
ENERGY COMMITMENTS	
HWS: GAS INSTANTANEOUS - MIN. 5" STAR	
COOLING: 1-PHASE AIR-CONDITIONING IN AT LEAST 1 LIVING ROOM AND 1 BEDROOM (EER 3.0 - 3.5, DAY/NIGHT ZONED BETWEEN LIVING AND BEDROOMS) *REFER NATHERS FOR CEILING FAN REQUIREMENTS	
HEATING: 1-PHASE AIR-CONDITIONING IN AT LEAST 1 LIVING ROOM AND 1 BEDROOM (EER 3.0 - 3.5, DAY/NIGHT ZONED BETWEEN LIVING AND BEDROOMS)	
VENTILATION: BATHROOMS: DUCTED TO FACADE OR ROOF, MANUAL ON/OFF CONTROL. KITCHEN: DUCTED TO FACADE OR ROOF, MANUAL ON/OFF CONTROL. LAUNDRY: DUCTED TO FACADE OR ROOF, INTERLOCKED TO LIGHT	
APPLIANCES: GAS COOKTOP & ELECTRIC OVEN TO BE INSTALLED	
ARTIFICIAL LIGHTING: ALL ROOMS ARE TO BE PRIMARILY LIT BY FLUORESCENT OR LED DEDICATED FITTING	
CLOTHESLINE: FIXED OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED	
ALTERNATIVE ENERGY: NONE REQUIRED	
*REFER TO BASIX CERTIFICATE FOR EXACT DETAILS AND REQUIREMENTS	

## PROPOSED ATTACHED DWELLING

### GLAZING NOTES AND SPECIFICATIONS:

WINDOWS SPECIFIED USE NFRC UW & SHGC VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE

STANDARD GLAZING TO PROPOSED ATTACHED DWELLING: REFER TO NATHERS CERTIFICATE FOR DETAILS AND REQUIREMENTS

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL. 2, H1D8 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS

### WINDOWS AND GLAZING TO COMPLY WITH:

AS 4055 : WIND LOADS FOR HOUSING  
AS 1288 : GLASS IN BUILDING - SELECTION & INSTALLATION  
AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING  
AS 1170 Part 2 : WIND ACTIONS  
AS 3959 : CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

\*THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY THE NCC AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.



10 Star Building Assessments  
Myrtle Street, Botany, NSW, 2019  
admin@10sba.com  
www.10sba.com  
048 1010 999

## NaTHERS REQUIREMENTS PLAN STAMP - 549.0 ESD-NAT-230724-FAILFORD

NaTHERS requirements set out below are part of the requirements to achieve final occupation certification.

Any Items that are changed or altered require a new NatHERS certificate to be issue.

Compliance with this is required to be demonstrated upon completion to the certifying authority. The Certifier must confirm that these commitments have been installed and not altered.

## PROJECT DETAILS

ADDRESS	SUBURB / TOWN / POST CODE	LOT # DP#
92 Angus Drive	Failford	Lot 206 DP 1236728

## ENERGY RATING

STAR RATING	DWELLING #	HEATING LOAD	COOLING LOADS
7	Secondary dwelling	29.8	21.1

## FLOORS

FLOOR TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
85mm Waffle pod slab	175mm Pods	

## FLOOR COVERINGS

AREA	COVERING	OTHER INFORMATION
As per plans	N/A	

## WALL INSULATION

INTERNAL / EXTERNAL	WALL TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
EXTERNAL	Brick Veneer - Non reflective cav	R2.0	
INTERNAL	PB	R1.50	Walls shared with Bed 1 ens.

SOLAR ABSORPTANCE Medium (0.475-0.70)

## ROOF AND CEILINGS

ROOF CONSTRUCTION TYPE	INSULATION	OTHER INFORMATION
Metal	R1.3 foil back blanket	

SOLAR ABSORPTANCE (assumed surfmist)

CEILING TYPE	INSULATION	OTHER INFORMATION
Ceiling shared with external areas	R3.50	

## WINDOWS AND GLAZING

WINDOW DESCRIPTION	FRAME TYPE	U VALUE	SHGC
DOuble hung	ALM-SG-CLEAR	6.08	0.68
Fixed	ALM-SG-CLEAR	6.10	0.68
Sliding	ALM-SG-CLEAR	6.29	0.68
Hinged door	ALM-SG-CLEAR	6.70	0.57

## NaTHERS REQUIREMENTS PLAN STAMP - 549.0 ESD-NAT-230724-FAILFORD

Page 1

Version: 10

## NaTHERS REQUIREMENTS PLAN STAMP - 549.0 ESD-NAT-230724-FAILFORD

Page 2



### BUSHFIRE NOTES:

SITE IS NOT ZONED AS BUSHFIRE PRONE LAD AS PER NSW PLANNING PORTAL SPATIAL VIEWER MAPPING

BAL - N/A


### BASIX NOTES:

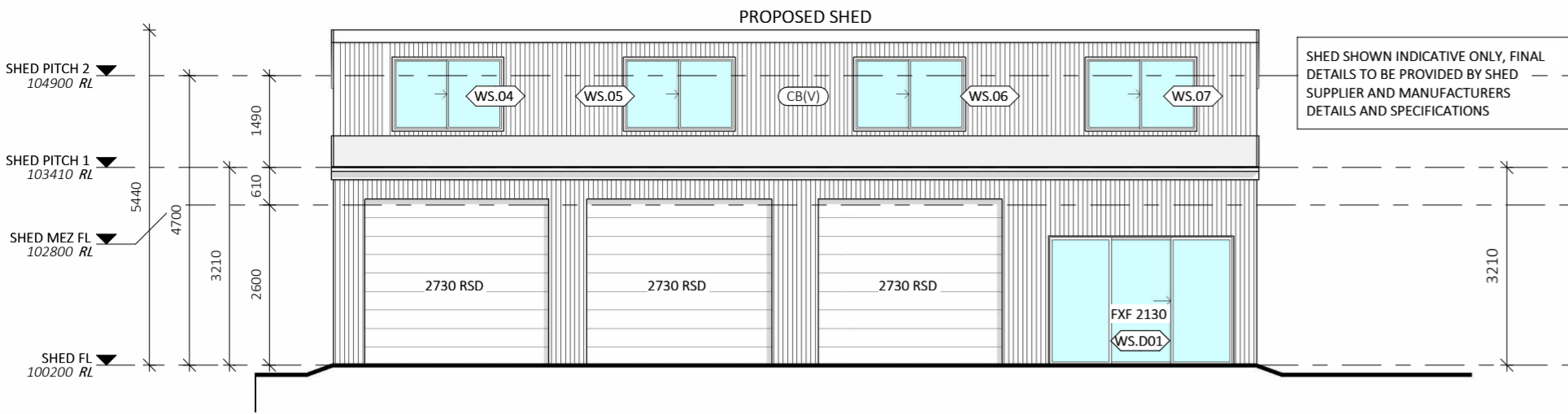
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### GENERAL PLAN SET NOTES:

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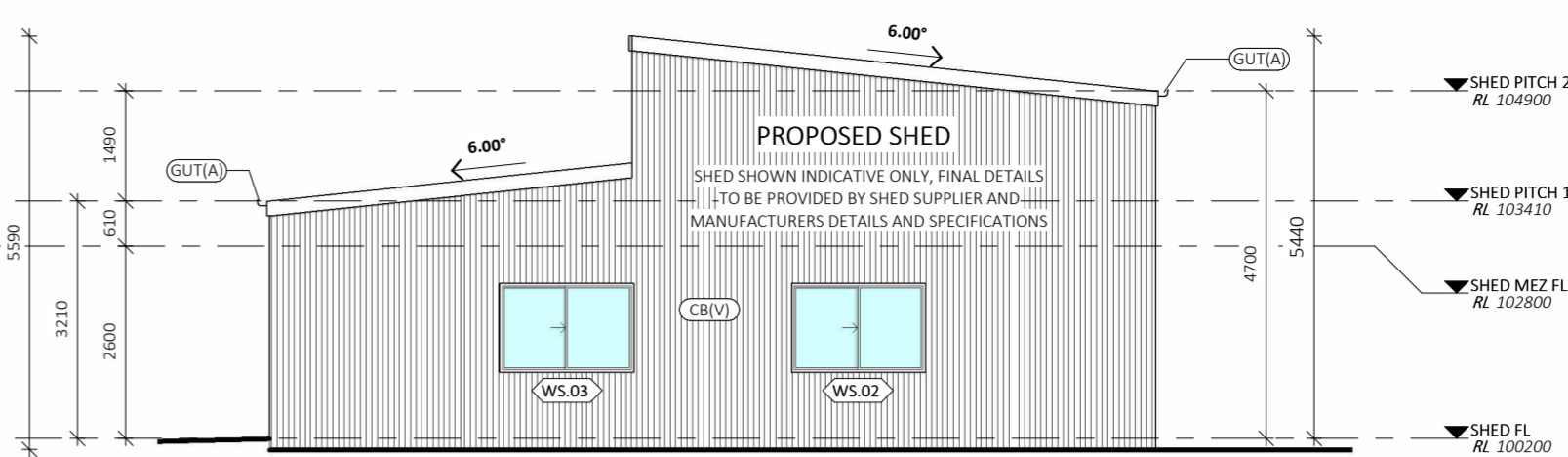
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		STATUS: DETAIL DESIGN		SHEET: 12 OF 21	SCALE: As indicated		Date:	Description:	Issue:	Drawn:					
		LOT No: 206 DP No: 1236728					07.09.23	INITIAL ISSUE	A	AE					
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									22.07.24	PRELIMINARY DA ISSUE	M	JS			
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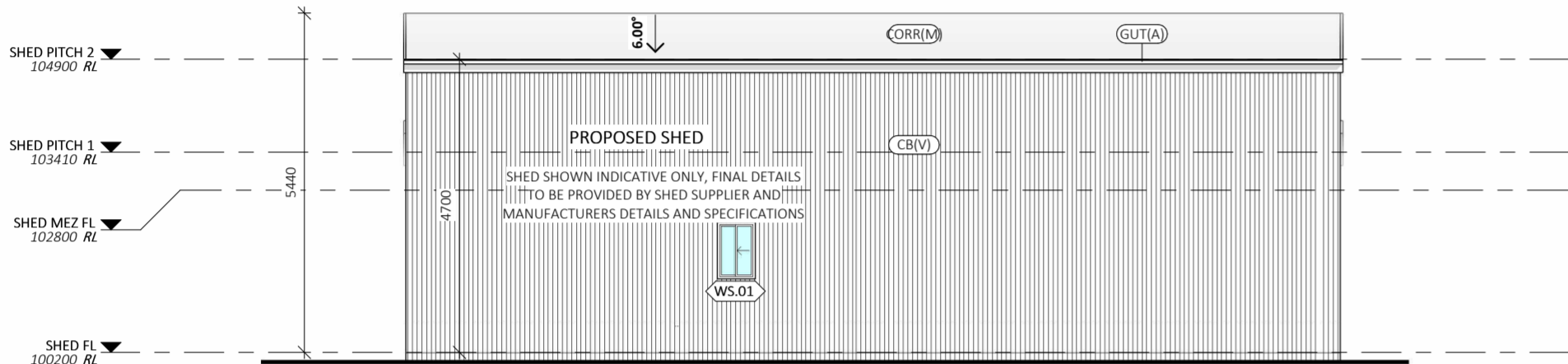
SHED - SOUTH ELEVATION

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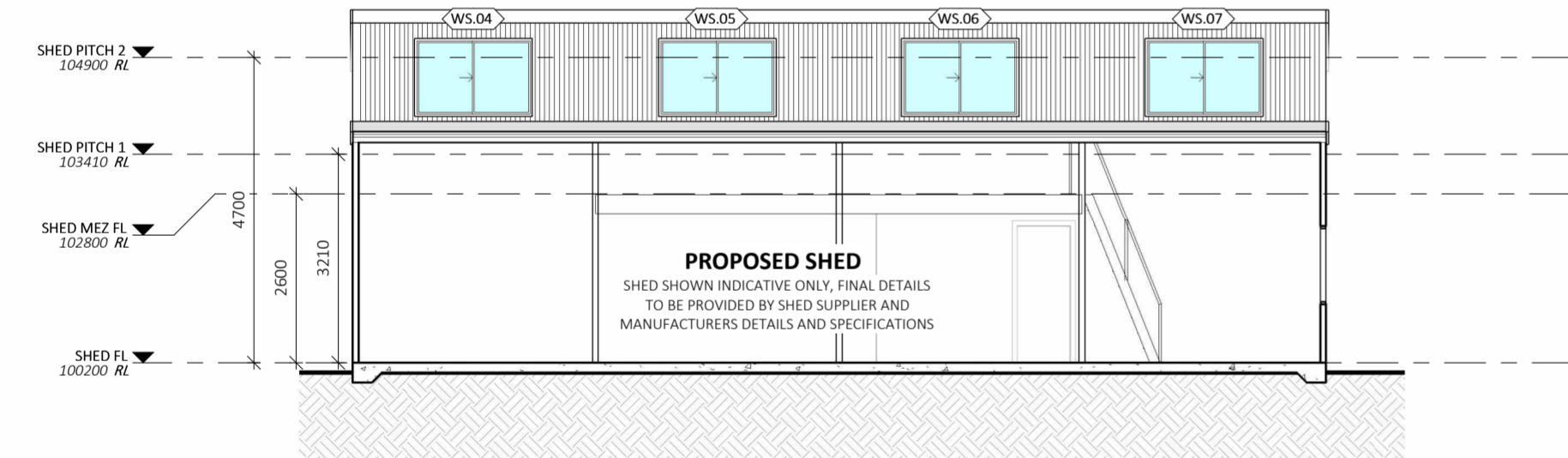
SHED - EAST ELEVATION

1 : 100



SHED - NORTH ELEVATION

1 : 100



SHED SECTION A-A

1 : 100

EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
CB(V)	CORRUGATED METAL VERTICAL WALL CLADDING
CORR(L)	CORRUGATED METAL SHEET ROOFING (LIGHT)
CORR(M)	CORRUGATED METAL SHEET ROOFING (MEDIUM)
FBW	SELECT FACE BRICKWORK
GUT(A)	CLIP-SNAP CONTINUOUS OVERFLOW EAVES GUTTER SYSTEM TO COMPLY WITH AS 3500.3
LIN(A)	SCYON LINEA 150mm WIDE HORIZONTAL CLADDING
STNE	SELECT STONE CLADDING

WINDOW GLAZING SCHEDULE - SHED

NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING	AREA
WS.01	SHED FL		900	610	2100	SLIDING	ALUMINIUM	STANDARD	0.55 m <sup>2</sup>
WS.02	SHED FL	PROPOSED SHED	1200	1810	2100	SLIDING	ALUMINIUM	STANDARD	2.17 m <sup>2</sup>
WS.03	SHED FL	PROPOSED SHED	1200	1810	2100	SLIDING	ALUMINIUM	STANDARD	2.17 m <sup>2</sup>
WS.04	SHED MEZ FL	PROPOSED SHED	1200	1810	2400	SLIDING	ALUMINIUM	STANDARD	2.17 m <sup>2</sup>
WS.05	SHED MEZ FL	PROPOSED SHED	1200	1810	2400	SLIDING	ALUMINIUM	STANDARD	2.17 m <sup>2</sup>
WS.06	SHED MEZ FL	PROPOSED SHED	1200	1810	2400	SLIDING	ALUMINIUM	STANDARD	2.17 m <sup>2</sup>
WS.07	SHED MEZ FL	PROPOSED SHED	1200	1810	2400	SLIDING	ALUMINIUM	STANDARD	2.17 m <sup>2</sup>
									13.58 m <sup>2</sup>

DOOR GLAZING SCHEDULE - SHED

NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING	AREA
WS.D01	SHED FL	PROPOSED SHED	2100	3000	2100	SLIDING DOOR 3P	ALUMINIUM	STANDARD	6.30 m <sup>2</sup>

NOTE: SHED SHOWN INDICATIVE ONLY AND SUBJECT TO SHED SUPPLIERS AND MANUFACTURERS DETAILS AND SPECIFICATIONS

BUSHFIRE NOTES:

SITE IS NOT ZONED AS BUSHFIRE PRONE LAD AS PER NSW PLANNING PORTAL SPATIAL VIEWER MAPPING

BAL - N/A

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PROJECT: ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING AND PROPOSED ATTACHED DWELLING (NO SUBDIVISION)  
STATUS: DETAIL DESIGN  
LOT No: 206 DP No: 1236728  
STREET: 92 ANGUS DRIVE, FAILFORD 2430  
CLIENT: BILLY McMAUGH

STAGE 1 - PROPOSED SHED DETAILS

SHEET: 14 OF 21

SCALE: 1 : 100

START DATE: 09.01.2023

DWG No: A5682

T: 02 6583 4411

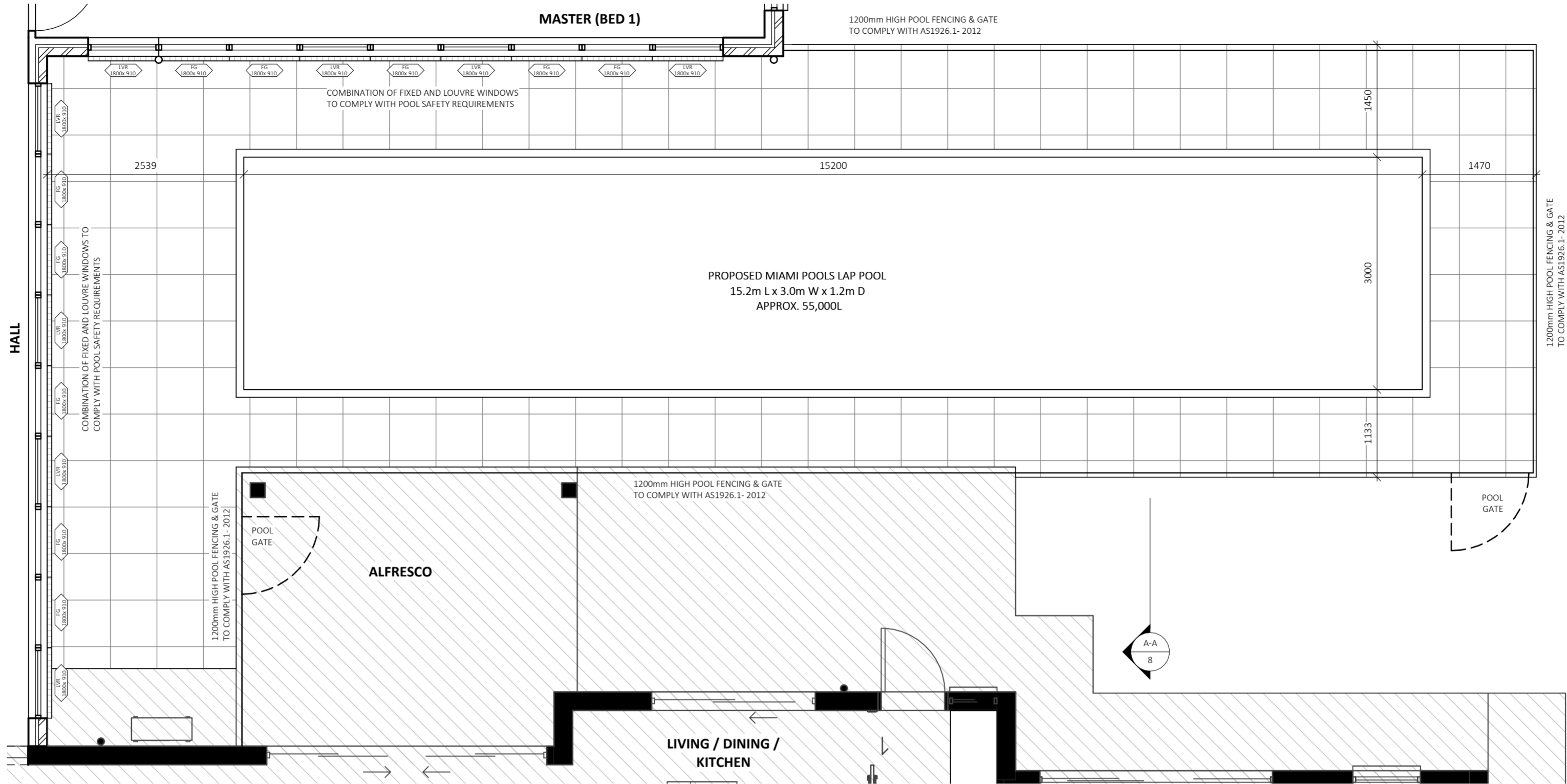
SHEET SIZE:

A2

DRAWING REVISIONS + NOTES

Date:	Description:	Issue:	Drawn:
07.09.23	INITIAL ISSUE	A	AE
20.05.24	FINAL CONCEPT	K	JS
19.06.24	FINAL CONCEPT - REVISED	L	JS
22.07.24	PRELIMINARY DA ISSUE	M	JS
10.09.24	SHED UPDATES	N	JS
14.10.24	DA ISSUE	P	JS

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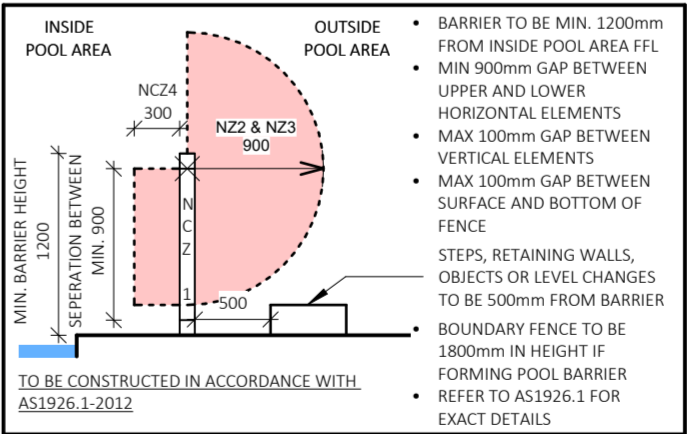
POOL - DETAIL PLAN

1 : 50

**tools**  
Site Works / Pools & Fencing /  
**Pool Fence**  
<https://buildingtools.co/r/V2gDpY>

**tools**  
Site Works / Pools & Fencing /  
**Pool Gate**  
<https://buildingtools.co/r/i3xuGj>

**tools**  
Site Works / Pools & Fencing /  
**Pool Safety**  
<https://buildingtools.co/r/db30Z7>



<b>BUSHFIRE NOTES:</b> SITE IS NOT ZONED AS BUSHFIRE PRONE LAD AS PER NSW PLANNING PORTAL SPATIAL VIEWER MAPPING <b>BAL - N/A</b>	<b>BASIX NOTES:</b> PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS		<b>GENERAL PLAN SET NOTES:</b> CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS	
	<b>PROJECT:</b> ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING AND PROPOSED ATTACHED DWELLING (NO SUBDIVISION) <b>STATUS:</b> DETAIL DESIGN <b>LOT No:</b> 206 <b>DP No:</b> 1236728 <b>STREET:</b> 92 ANGUS DRIVE, FAILFORD 2430 <b>CLIENT:</b> BILLY McMAUGH		<b>STAGE 3 - PROPOSED POOL DETAILS</b> <b>SCALE:</b> 1 : 50 <b>START DATE:</b> 09.01.2023 <b>DWG No:</b> A5682	



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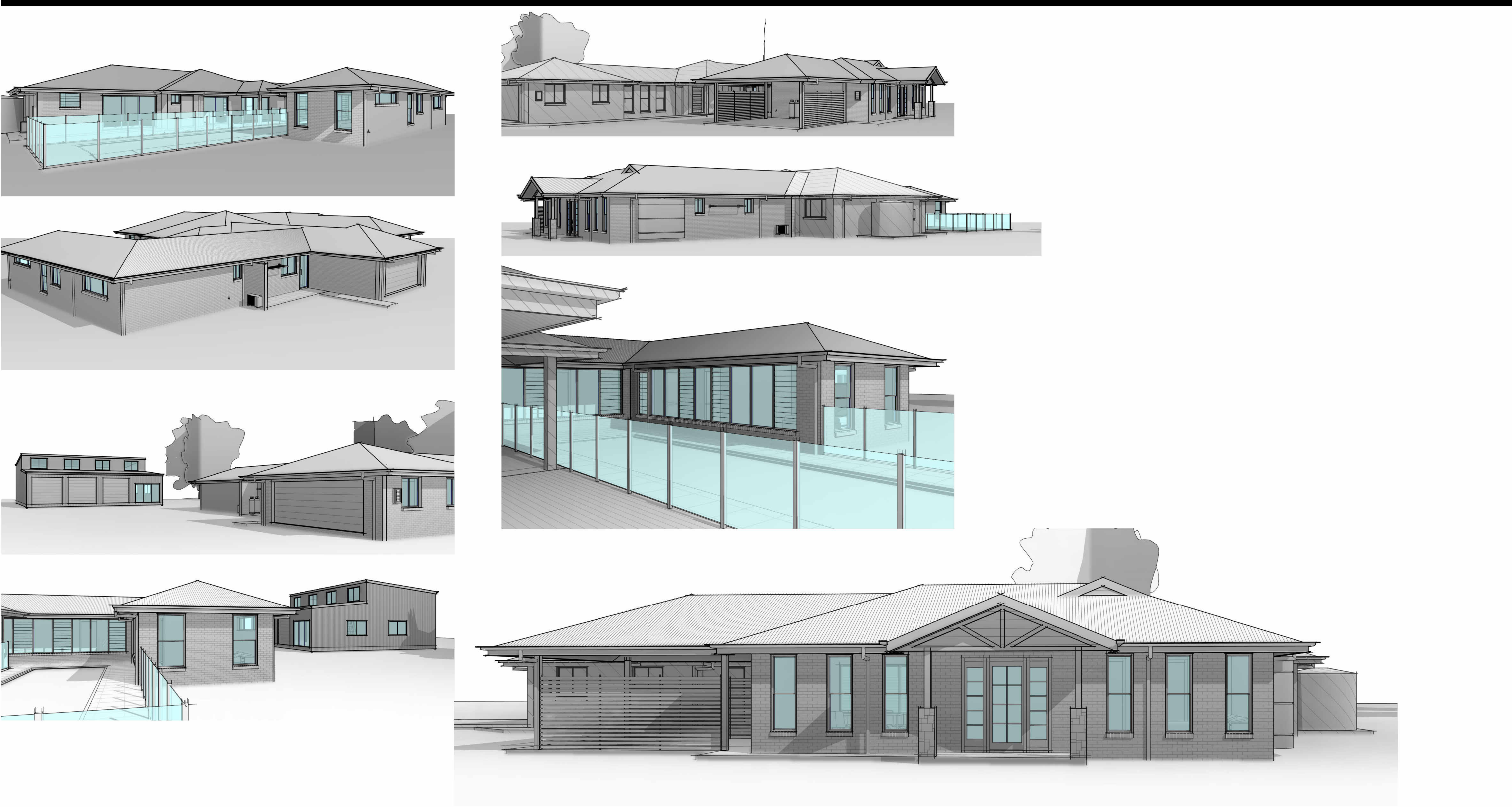
89A Lord Street (PO Box 5667), Port Macquarie NSW 2444 | Shop 17 Centrepoin Arcade, Taree NSW 2430

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DRAWING REVISIONS + NOTES		Issue:	Drawn:
Date:	Description:		
07.09.23	INITIAL ISSUE	A	AE
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10.09.24	SHED UPDATES	N	JS
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BAL - N/A

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PROJECT: ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING AND PROPOSED ATTACHED DWELLING (NO SUBDIVISION)		SHEET: 16 OF 21
STATUS:DETAIL DESIGN		
LOT No: 206	DP No: 1236728	
STREET: 92 ANGUS DRIVE, FAILFORD 2430		
CLIENT: BILLY McMAUGH		

DRAWING REVISION + NOTES			
Date:	Revision:	Issue:	Drawn:
20.05.24	FINAL CONCEPT	K	JS
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10.09.24	SHED UPDATES	N	JS
14.10.24	DA ISSUE	P	JS