

GENERAL NOTES

- 1. DO NOT SCALE OF PLAN,FIGURED DIMENSIONS TAKE PREFERENCE
- 2. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON PLAN BEFORE WORK IS COMMENCED.
- 3. PROTECTION FROM SUBTERRANEAN TERMITES TO COMPLY WITH AS 3660-1 & CLAUSES 3.1.3.2 TO 3.1.3.4 OF THE BCA.
- 4. SMOKE ALARMS TO BE PROVIDED IN ACCORDANCE WITH AS 3786 & CLAUSES 3.7.2.1 TO 3.7.2.4 OF THE BCA.
- 5. SITE DRAINAGE TO COMPLY WITH CLAUSES 3.1.2.2 TO 3.1.2.5 OF THE BCA
- 6. ALL WET AREAS TO COMPLY WITH CLAUSES 3.8.1.1 TO 3.8.1.6 OF THE BCA.
- 7. VENTILATION TO COMPLY CLAUSES 3.8.5.2 OF THE BCA.
- 8. TIMBER FRAMEING TO COMPLY WITH AS 1684 & CLAUSES 3.4.2.1 TO 3.4.3.8 OF THE BCA.
- 9. LIGHTING TO COMPLY WITH CLAUSES 3.8.4.1 TO 3.8.4.3 OF THE BCA.
- 10. ALL BUILDING WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL RELEVANT ACTS ,BY LAWS REGULATIONS & CODES.
- 11. STAIRS ,HANDRAILS & BALISTRADES TO COMPLY WITH CLAUSES 3.9.1.1 TO 3.9.1.4 & 3.9.2.1 TO 3.9.2.3 OF THE BCA.
- 12. STEEL FRAMING TO COMPLY WITH AS 1250 ,AS 3623 ,AS4100 & CLAUSES 3.4.2.0 TO 3.4.2.6 OF THE BCA.

ALL SITE CONTOURS AND FINISHED LEVELS TO BE VERIFIED BY BUILDER ON SITE

ALL CUT & FILL BATTERS WHERE NOT RETAINED TO BE OF NO GREATER GRADIENT WHERE PRACTICAL OF 1:4 BATTERED EMBANKMENT.

BOUNDARY DIMENSIONS BORDERING ON MINIMUM LOCAL AUTHORITY SETBACKS TO BE VERIFIED BY SURVEYOR AT INITIAL SETOUT STAGE.

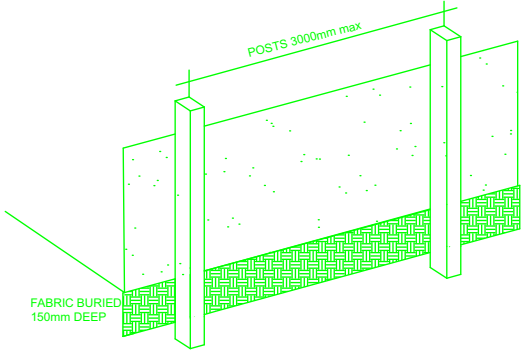
WHERE RETAINING IS REQUIRED ANY WALLS EXCEEDING 1.0M IN HEIGHT ARE TO BE DESIGNED BY A CERTIFIED ENGINEER.

STORMWATER GRATES ARE TO BE PLACED ON SITE SO AS TO ALLOW ANY EXCESS SURFACE WATER TO CUT AREAS ON SITE TO ESCAPE TO STREET SYSTEM.

NOTE :SITE EXCAVATION SHALL BE SUCH THAT A 900mm MIN WIDE BY 1:20 GRADE EXISTS AROUND PERIMETER OF BUILDING.

SEDIMENT CONTROLS

- 1. ALL EROSION & SEDIMENT CONTROL MEASURES INCLUDING REVEGETATION & STORAGE OF SOIL & TOPSOIL ,SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW
- 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED & STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS CONSISTING OF 300 WIDE X 300mm DEEP TRENCH.
- 4. ALL SEDIMENT BASINS & TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A MAX OF 60 % FULL OF SOIL MATERIALS INCLUDING THE MAINTENANCE PERIOD.
- 5. ALL DESTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- 6. SOIL & TOPSOIL STOCK PILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES & AREAS WHERE WATER MAY CONCENTRATE.
- 7. FILTER FENCE SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC BETWEEN POSTS 3m CENTERS & BURIED A MIN OF 150mm DEEP ALONG ITS LOWER EDGE.



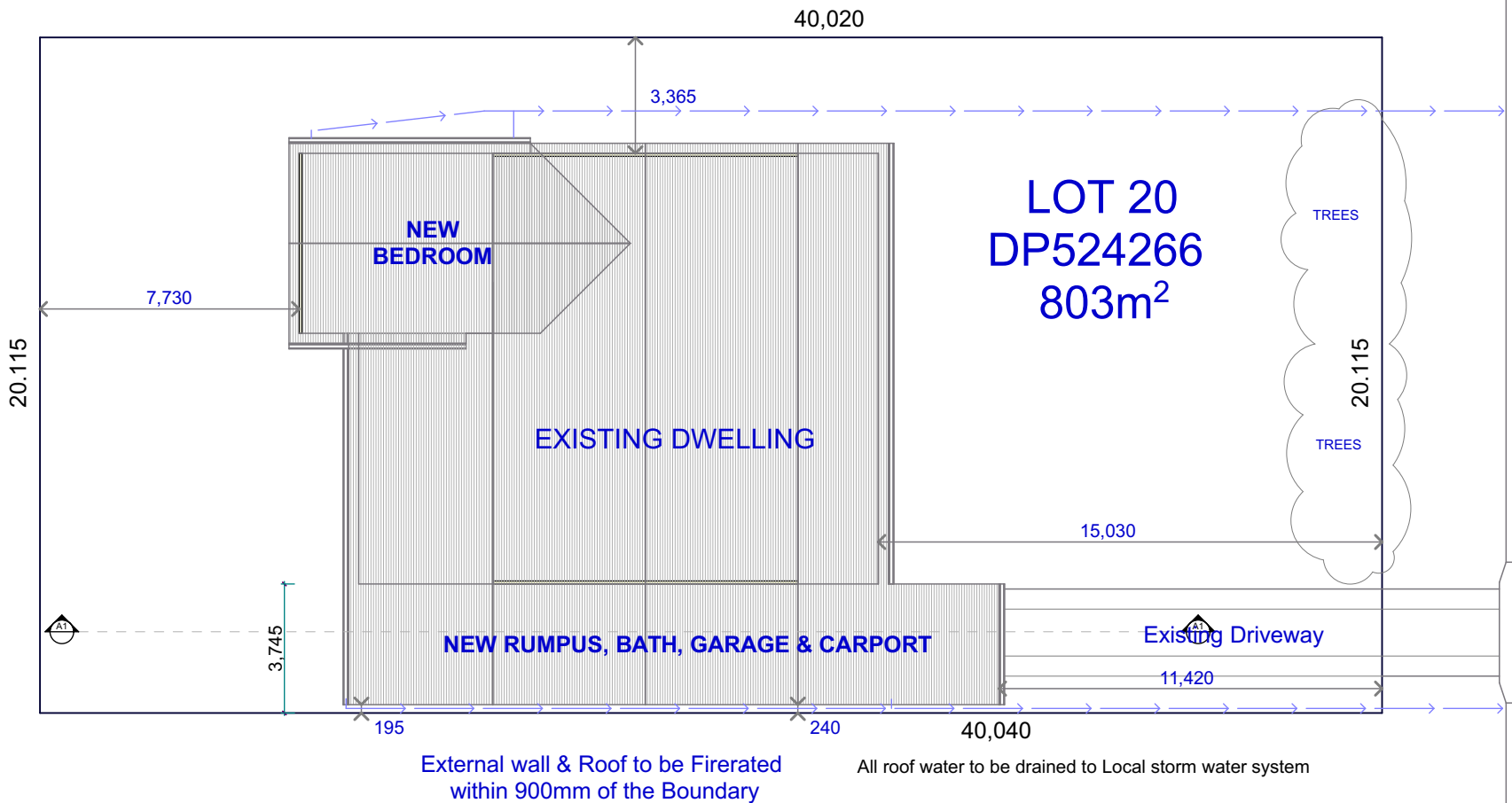
BASIX SCHEDULE

No OF BEDROOMS	3
SITE AREA (TOTAL)	803m2
ROOF AREA (TOTAL)	201m2
NET CONDITIONED FLOOR AREA	N/A
NET UNCONDITIONED FLOOR AREA	N/A
LANDSCAPE AREA	N/A
INDIGINOUS PLANTING REQUIRED	0m2
SHOWER HEAD RATING	3 star
TOILETS RATING	3 star
TAP FITTING KITCHEN	N/A
TAP FITTING BATHROOM	3 star
WATER TANK	Not Required
TANK WATER USAGE	N/A
HOT WATER UNIT	N/A
THERMAL COMFORT	DIY BASIX
AIR CONDITIONING	N/A
MECHANICAL VENTILATION (FANS)	N/A
VENTILATION BATHROOM	INDIVIDUAL FAN (DUCTED)
VENTILATION KITCHEN	N/A
VENTILATION LAUNDRY	N/A
COOKTOP	N/A
OVEN	N/A
OUTDOOR CLOTHES LINE	N/A

ENERGY EFFICIENCY NOTES

EXT. WALL COLOUR	N/A
ROOF COLOUR	Light
FLOOR INSULATION	R0.8(or 1.50 including construction)
EXT. WALL INSULATION	R1.3(or 1.7 including construction)
CEILING INSULATION	R1.5 Up
ROOF INSULATION	Foil Backed Blanket 55mm
WINDOWS & GLAZED DOORS	See Full Basix Certificate
LIGHTING	See full Basix certificate

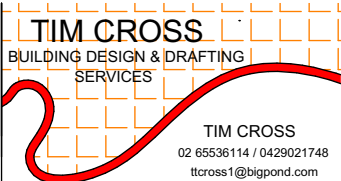
N



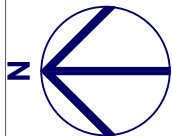
OLD BAR ROAD

ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE SPECIFICATION AND/OR THE SPECIFIED SAA STANDARD SHALL BE REFERRED TO TIM CROSS DESIGN AND A WRITTEN INSTRUCTION RECEIVED PRIOR TO PROCEED WITH THE WORK THESE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS, THE SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT SAA CODES, INCLUDING ALL AMENDMENTS AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY, EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.

ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED ON SITE BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION ARE COMMENCED. THE DRAWINGS ARE NOT TO BE SCALED. NO RESPONSIBILITY WILL BE TAKEN FOR DIMENSIONS OBTAINED BY SCALING THE DRAWINGS.  
DESIGNS SHOWN HEREON ARE SUBJECT TO COPYRIGHT ©. AUTHORITY SHOULD BE REQUESTED FOR ANY FURTHER USE, INCLUDING CONSTRUCTION.



Revisions  
DA Documents 12/12/2028



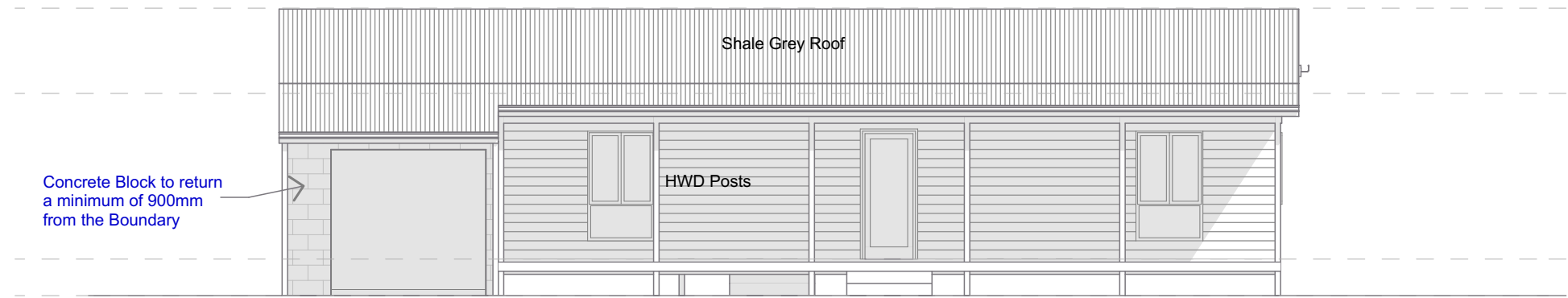
Project:  
**NEW ADDITION**  
**Lot 20 DP524266**  
**33 Old Bar Road**  
**Old Bar NSW 2430**  
**For Todd & Melissa**

Drawing Title:  
**Site & Roof Plan**

Print Date:  
13/12/2024 5:36 PM  
Scale: 1:200 @ A3  
Rev: **DR1**  
Drawing No: **DR-01**



Northern Elevation



Southern Elevation

ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE SPECIFICATION AND/OR THE SPECIFIED SAA STANDARD SHALL BE REFERRED TO TIM CROSS DESIGN AND A WRITTEN INSTRUCTION RECEIVED PRIOR TO PROCEED WITH THE WORK. THESE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS, THE SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT SAA CODES, INCLUDING ALL AMENDMENTS AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY, EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.

ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED ON SITE BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION ARE COMMENCED. THE DRAWINGS ARE NOT TO BE SCALED. NO RESPONSIBILITY WILL BE TAKEN FOR DIMENSIONS OBTAINED BY SCALING THE DRAWINGS.

DESIGNS SHOWN HEREON ARE SUBJECT TO COPYRIGHT ©. AUTHORITY SHOULD BE REQUESTED FOR ANY FURTHER USE, INCLUDING CONSTRUCTION.



Revisions

DA Documents 12/12/2028

Project:

**NEW ADDITION**  
**Lot 20 DP524266**  
**33 Old Bar Road**  
**Old Bar NSW 2430**  
**For Todd & Melissa**

Drawing Title:

**Elevations**

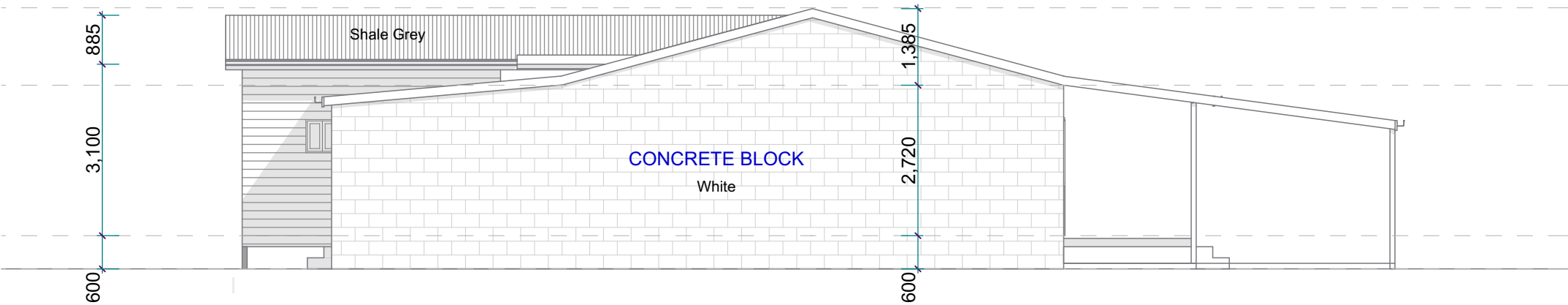
Print Date:

13/12/2024 5:36 PM

Scale: 1:100 @ A3

Rev: **DR1**

Drawing No: **DR-03**



Western Elevation

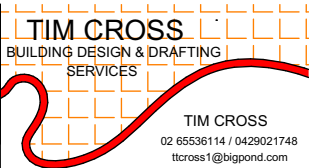


Eastern Elevation

ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE SPECIFICATION AND/OR THE SPECIFIED SAA STANDARD SHALL BE REFERRED TO TIM CROSS DESIGN AND A WRITTEN INSTRUCTION RECEIVED PRIOR TO PROCEED WITH THE WORK. THESE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS, THE SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT SAA CODES, INCLUDING ALL AMENDMENTS AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY, EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.

ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED ON SITE BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION ARE COMMENCED. THE DRAWINGS ARE NOT TO BE SCALED. NO RESPONSIBILITY WILL BE TAKEN FOR DIMENSIONS OBTAINED BY SCALING THE DRAWINGS.

DESIGNS SHOWN HEREON ARE SUBJECT TO COPYRIGHT ©. AUTHORITY SHOULD BE REQUESTED FOR ANY FURTHER USE, INCLUDING CONSTRUCTION.



Revisions

DA Documents 12/12/2028

Project:

**NEW ADDITION**  
**Lot 20 DP524266**  
**33 Old Bar Road**  
**Old Bar NSW 2430**  
**For Todd & Melissa**

Drawing Title:

**Elevations**

Print Date:

13/12/2024 5:36 PM

Scale: 1:100 @ A3

Rev: **DR1**

Drawing No: **DR-04**