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I/WE HAVE CHECKED THE PLANS AND AGREE THAT THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.

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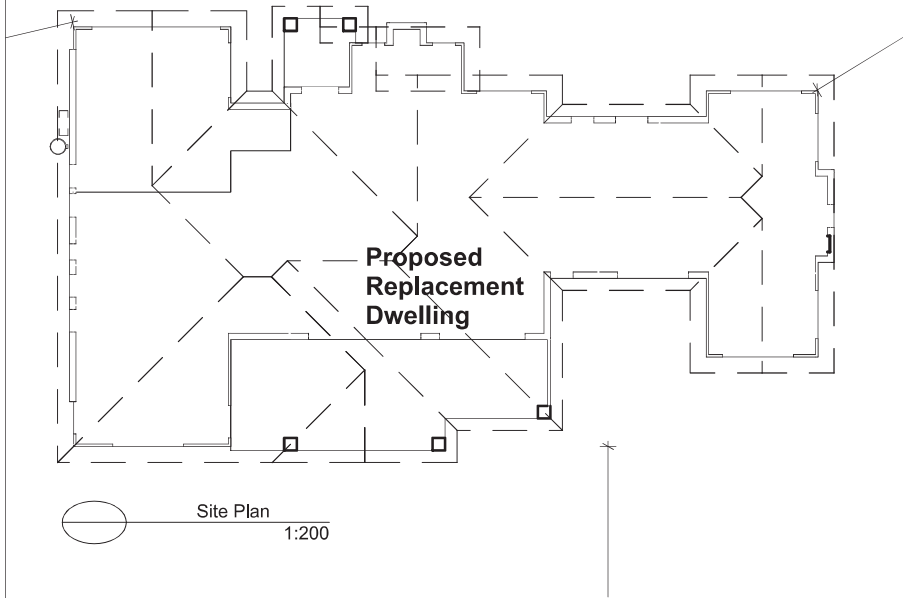
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KJM Homes Pty Ltd
ABN: 46 159 479 786
NSW
BDAA 6439

CLIENT:
Mel & Gavin Mann
DRAWING TITLE:
Cover Page - Scale

PROJECT: PROPOSED NEW RESIDENCE
Lot 4
113 Goldsbrough Road
Moama, 2731

| Layout ID | SHEET SIZE | Room Name | Area | Status - Concept | |
|-----------|------------|-----------|----------------------|------------------|---------------|
| | | | | Rev | Description |
| 1 | A3 | Living | 257.8 | 5 | Concept Plans |
| | | Alfresco | 44.3 | | |
| | | Garage | 42.6 | | |
| | | Porch | 6.2 | | |
| | | | 350.9 m ² | | |



NOTE:
Replacement dwelling to be located in the same position as existing dwelling.

NOTE:
Concrete drawn on plans is diagrammatic only.
Location TBC onsite with client / supervisor.
Conc allowance:
Alfresco - 43.6 m² Plain Concrete
Porch - 8.4 m² Plain Concrete
Driveway - 40 m² Plain Concrete

Builder and contractors to verify all dimensions and levels on site prior to and during construction works

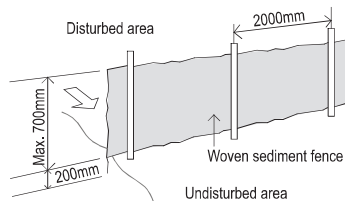
As constructed drawings required to determine final location of services

Best practice procedures for erosion & sediment control as outlined by Murray River Council regulations to be adhered to

Note:
No boundary survey has been undertaken.
Services shown are indicative only. Positions are based on surface indicators located during field survey.
Confirmation of the exact position should be made to the relevant authorities prior to any excavation work. Other services may exist which are not shown. Levels are based on assumed datum.

Erosion and Sediment notes:

1. Site works are not to commence until the erosion and sediment control measures are installed and functional.
2. Entry and departure of vehicles is to be confined to the stabilised site access.
3. Topsoil is to be stripped and stockpiled for later use in site landscaping.
4. Stabilised site access paths are not to be disturbed.
5. Bins are to be provided within the development site for building waste. (Not on footpath or roadway).
6. Roof guttering is to be connected to the existing stormwater system as soon as practicable.
7. All erosion controls are to be checked regularly. Min. weekly checks and after heavy rainfall events to ensure they are maintained in fully functional condition.



----- Dashed line depicts sediment fence.
Location to be confirmed on site by builder

Goldsborough Road

B'dry Approx 112.00m

B'dry Approx 231.50m

B'dry Approx 515.00m

**Lot 4
DP 252159
6.9 Hectares**

B'dry Approx 340.50m

**Proposed
Replacement
Dwelling**

88.263

50.567

Murray River

Site Plan (1)
1:2500

Summary of BASIX Commitments

| Landscape (By owner) | Commitment |
|---|-----------------------------|
| Total area - garden/lawn (m2) | 800 |
| Indigenous within total (m2) | 80 |
| Water | |
| Flow L/min - showerheads | 7.5 - 9 L/min |
| Rating - toilet cisterns | 4 * |
| Rating - kitchen tap fittings | 4 * |
| Rating - bathroom tap fittings | 5 * |
| Rainwater tank (litres) | 10,000 |
| Roof area to tank (m2) | 300 |
| Connect tank to outdoor tap? | Yes |
| Connect tank to all toilets? | Yes |
| Connect tank to laundry? | Yes |
| Thermal Performance - Refer to nATHERS Certificate | |
| Energy | |
| Hot water system | Elec heat pump - 21-25 STCs |
| Active cooling - living areas | 1 phase ac - ducted - 6* |
| Active cooling - bedroom areas | 1 phase ac - ducted - 6* |
| Active heating - living areas | 1 phase ac - ducted - 6* |
| Active heating - bedroom areas | 1 phase ac - ducted - 6* |
| Bathroom ventilation | Manual switch ducted |
| Kitchen ventilation | Manual switch ducted |
| Laundry ventilation | Manual switch ducted |
| Low energy lighting | Refer to basix cert |
| Installed PV - output (peak kW) | 2 |
| Cooktop and oven | Gas c/t elec oven |
| Clothesline (outdoor) | Yes |
| Clothesline (indoor or sheltered) | Yes |

| Design Matters Building Element Summary Table | | | |
|--|-------------|-------------|------------|
| Insulation & Colour Details | | | |
| Ceiling under roof (excludes garage) - R6.0 | | | |
| Roof - Single/S Foil (E = 0.05/0.9) | | | |
| Roof colour - any (nATHERS defaults certified) | | | |
| External walls (excludes garage) - R2.5 - Wall Wrap (E = 0.9/0.9) | | | |
| Internal walls residence/garage - R2.5 | | | |
| Internal walls (as noted on plans) - R2.5 | | | |
| Internal walls joining roofspace - to be insulated | | | |
| Waffle pod slab - min pod thickness - 225mm | | | |
| Timber frame - no thermal break required | | | |
| Window Details | WERS code | Max U-value | SHGC +/-5% |
| Tim Fixed SG | TIM-002-01 | 5.4 | 0.63 |
| Tim Hinged Door SG | STG-037-001 | 4.3 | 0.55 |
| Al Sliding Door TB/DG | DOW-025-003 | 2.7 | 0.60 |
| Al Fixed TB/DG | DOW-023-003 | 2.6 | 0.64 |
| Al Awning TB/DG | DOW-021-004 | 2.6 | 0.55 |
| Al Hinged Door SG | DOW-016-001 | 6.1 | 0.62 |
| Al Awning DG | DOW-005-001 | 3.9 | 0.58 |
| Al Awning SG | DOW-002-001 | 6.4 | 0.65 |
| Building sealing | | | |
| No downlights fitted | | | |
| Exhaust fans - sealed (max 160mm rangehood exhaust) | | | |
| Air infiltration seals to external residence and garage internal doors | | | |
| Additional details refer to nATHERS Certificate | | | |



<< NORTH POINT WARNING >>
The North point shown relates to the subject survey plan.

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DRAWING TITLE:
Site Plan - Scale 1:200, 1:2500

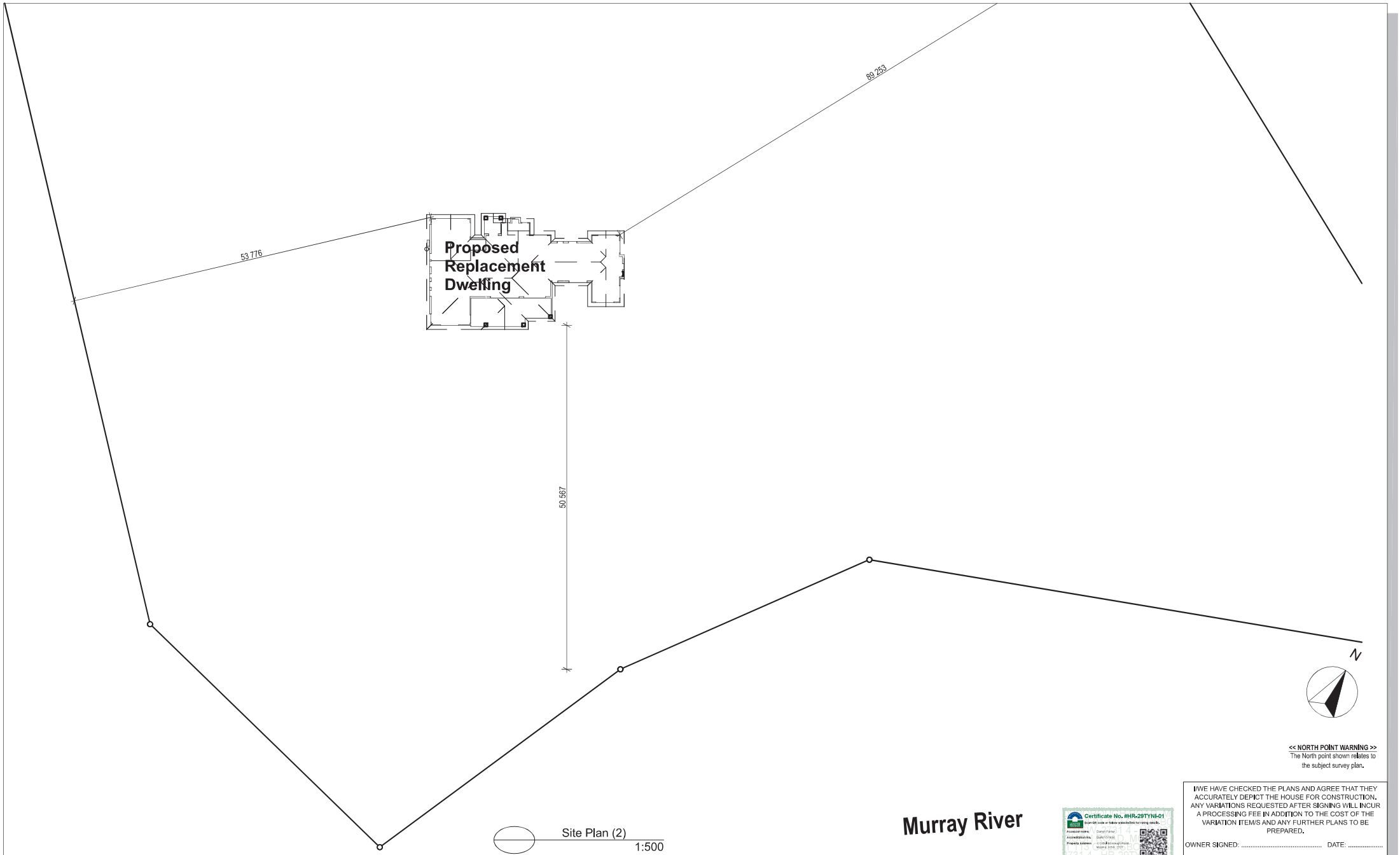
PROJECT: PROPOSED NEW RESIDENCE
Lot 4
113 Goldsborough Road
Moama, 2731

Layout ID: **2** SHEET SIZE: **A3**
JOB NUMBER: **GJAU29-180**
DRAWN: **KJM**
DATE: **18/11/2024**

| Room Name | Area |
|-----------|----------------------|
| Living | 257.8 |
| Alfresco | 44.3 |
| Garage | 42.6 |
| Porch | 6.2 |
| | 350.9 m ² |

| Status - Concept | | |
|------------------|---------------|------------|
| Rev | Description | Date |
| 5 | Concept Plans | 18.11.2024 |

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Murray River



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DATE:

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BDAA 6439

CLIENT:

Mel & Gavin Mann

DRAWING TITLE:

Site Plan - Scale 1:500

PROJECT: PROPOSED NEW RESIDENCE

Lot 4

113 Goldsbrough Road

Moama, 2731

Layout ID

3

DRAWN:

KJM

DATE:

18/11/2024

SHEET SIZE:

A3

Room Name

Area

Living

257.8

Alfresco

44.3

Garage

42.6

Porch

6.2

350.9 m²

Status - Concept

Rev

Description

Date

5

Concept Plans

18.11.2024



West Elevation
1:100



South Elevation
1:100

Note:
450mm Eave unless noted otherwise.

Note:
Fly screens to all windows & sliding glass door.

Note:
Provide full height masonry articulation to
Engineers details and NCC 2022 Part 5.6.8.

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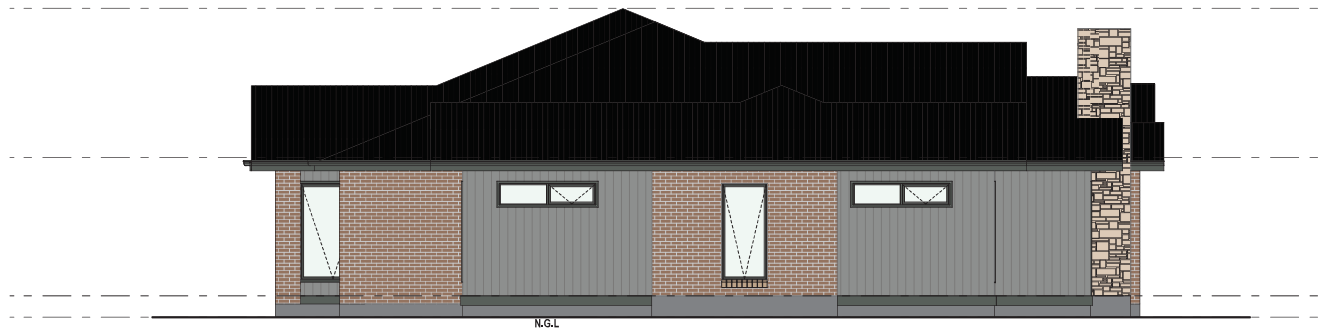
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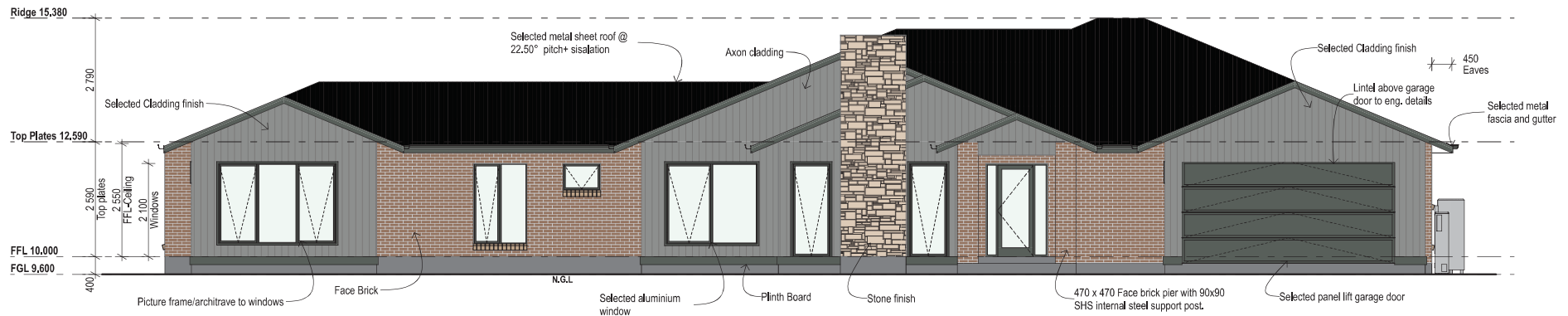
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Elevations - Scale 1:100

PROJECT: PROPOSED NEW RESIDENCE
Lot 4
113 Goldsbrough Road
Moama, 2731

| Layout ID | SHEET SIZE | Room Name | Area | Status - Concept | | |
|---------------------------|------------|-----------|----------------------|------------------|---------------|------------|
| | | | | Rev | Description | Date |
| 5 | A3 | Living | 257.8 | 5 | Concept Plans | 18.11.2024 |
| JOB NUMBER: GJAU29-180 | | Alfresco | 44.3 | | | |
| DRAWN: KJM | | Garage | 42.6 | | | |
| DATE: 18/11/2024 | | Porch | 6.2 | | | |
| | | | 350.9 m ² | | | |



East Elevation
1:100



North Elevation
1:100

Note:
450mm Eave unless noted otherwise.

Note:
Fly screens to all windows & sliding glass door.

Note:
Provide full height masonry articulation to
Engineers details and NCC 2022 Part 5.6.8.

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DRAWING TITLE:
Elevations - Scale 1:100

PROJECT: PROPOSED NEW RESIDENCE
Lot 4
113 Goldsborough Road
Moama, 2731

Layout ID: 6
SHEET SIZE: A3
JOB NUMBER: GJAU29-180
DRAWN: KJM
DATE: 18/11/2024

| Room Name | Area |
|-----------|----------------------|
| Living | 257.8 |
| Alfresco | 44.3 |
| Garage | 42.6 |
| Porch | 6.2 |
| | 350.9 m ² |

| Status - Concept | | |
|------------------|---------------|------------|
| Rev | Description | Date |
| 5 | Concept Plans | 18.11.2024 |

STANDARDS
 builder to ensure all building work complies with the following standards:
 A.S. 1288-2021 & A.S. 2047-2014 Glazing
 A.S. 1562-2018 Roofing
 A.S. 1684-2021 Timber Framing
 A.S. 2870-2011 Slabs and Footings
 A.S. 3500-2021 Plumbing
 A.S. 3660-2014 Termite treatment
 A.S. 3700-2018 Masonry
 A.S. 3740-2021 Waterproofing
 and all other standards nominated in the BCA.

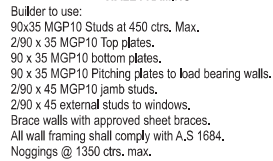
Provide masonry articulation at max 5m centres. Refer to engineers details. Locate additional joints in masonry directly over junctions in footings which are different types. eg. at House/Garage or Existing building/Extension.

All windows within 2000mm of the floor shall have safety glazing as per A.S. 1288

Minor cracks can appear in most slabs. In order to minimise any damage to floor tiles as a result of floor cracking, a flexible adhesive shall be used.

Piping trenches running parallel with the building should be located at an offset from the footing equal to the depth.

Termite treatment to comply with A.S. 3660.1-2014, Perimeter spray, Treated collars to all penetrations and treated timber to be used.



Note:
10mm Plasterboard internal wall linings.
10mm Plasterboard ceiling linings.
10mm WR Plasterboard linings to wet area internal wall linings.



Note:
Expansion joints at max. 5m ctrs. Generally at doors and windows where applicable



SCALE N.T.S

| SPAN (mm) | SIZE | MIN END BEARINGS |
|-------------|----------------|------------------|
| Up to 950 | 74 x 10 flat | 150mm |
| 900 - 3000 | 76 x 76 x 10L | 200mm |
| 1200 - 1650 | 102 x 76 x 10L | 230mm |
| 1650 - 2400 | 127 x 76 x 10L | 230mm |
| 2400 - 4000 | 152 x 89 x 10L | 230mm |

Lintels are to be hot dipped galvanised

The above lintel sizes are for supporting brick loads only. Not for supporting roof loads

SCALE N.T.S

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DRAWING TITLE:
Section - Scale 1:100

PROJECT: PROPOSED NEW RESIDENCE
Lot 4
113 Goldsborough Road
Moama, 2731

| | | | |
|----------------------------------|--------------------------|----------------------------|----------------------|
| Layout ID 7 | SHEET SIZE: A3 | Room Name Living | Area 257.8 |
| JOB NUMBER: GJAU29-180 | | Alfresco | 44.3 |
| DRAWN: K,M | | Garage | 42.6 |
| | | Porch | 6.2 |
| DATE: 18/11/2024 | | 350.9 m² | |

| Status - Concept | | |
|------------------|---------------|------------|
| Rev | Description | Date |
| 5 | Concept Plans | 18.11.2024 |

ENERGY EFFICIENCY:
Note: Design modifications may be necessary to achieve required energy rating compliance

Provided in the plans include:

Door seals - Sill seals to external hinged doors. (Incl. garage)

Draft exclusion - Weather wrap with taped horizontal and vertical joints. Sealed gaps around windows and external doors.

Exhaust fans - Draft prevention to exhaust fans where required, to relevant building codes.

Ceiling insulation - R6.0

External Wall, Garage Internal Wall & walls adjoining Roofspace
insulation - R2.5 (R2.5 batts, R0.43 wrap)

GENERAL NOTES:

-All steps & Stairs to have a 240mm min. & 355mm max. tread width, 115mm min. & 190mm max. riser height & must comply with NCC 2022 Part 11.2.2.

-Waterproofing of wet areas to comply with A.S 3740-2021 & or NCC 2022 Part 10.2.

-All glazing to comply with A.S. 1288-2021 glass in buildings, & with A.S. 4055-2021 for windloading.


-All masonry, weep holes and DCP as per AS 2700/AS4773
-Provide weepholes above window heads over 1200 wide as per NCC 2022 Part 5.7.5.

FRAMING NOTES:

- Timber roof trusses to manufacturers computations and layouts.
- All structural timber framing sizes to be in accordance with A.S 1684-2021 national timber framing code & or engineers structural computations.

Table 7.4.4 ACCEPTABLE OVERFLOW MEASURES

Table a. Acceptable continuous overflow measure

| Description | Overflow Capacity (L/s/m) | Construction |
|---|------------------------------|---|
| <p>Front face slotted gutter with—</p> <p>(a) a minimum slot opening area of 1200 mm² per metre of gutter; and</p> <p>(b) the lower edge of the slots installed a minimum of 25 mm below the top of the fascia.</p> | <p>0.5</p> |  |

90mm PVC downpipes to 100mm stormwater

GUTTER AND DOWNPIPES TO COMPLY WITH NCC 2022 PART 7.4.3-7.4.5

| OVERFLOW MEASURES TO GUTTERS TAKEN FROM NCC 2022 PART 7.4.6 & 7.4.7 | | | | | |
|---|--|--|--|---|---|
| RAINFALL DURATION INTENSITIES (TABLE 3.5.2.1) | | OVERFLOW VOLUME FOR CONTINUOUS MEASURE (L/s/m) (TABLE 3.5.2.3a) | | RIDGE TO GUTTER LENGTH (MAXIMUM DEPTH) (M) | OVERFLOW VOLUME FOR CONTINUOUS MEASURE (L/s/m) |
| 5 MINUTE DURATION RAINFALL INTENSITIES (15 MINUTES) | DESIGN 5 MINUTE DURATION RAINFALL INTENSITIES (100 YEARS) | DESIGN 5 MINUTE DURATION RAINFALL INTENSITIES (100 YEARS) | DESIGN 5 MINUTE DURATION RAINFALL INTENSITIES (100 YEARS) | | |
| LOCALITY | (mm/h) | | (mm/h) | | 0.49 L/s/m required |
| BERBORG | 83 | | 174 | 10.0 | 0.5 L/s/m provided |
| BENALLA | 146 | | 194 | | (REFER TO TABLE 3.5.2.4) |

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