

CURRENT REVISION + NOTES

Date:

Description:

13.02.25

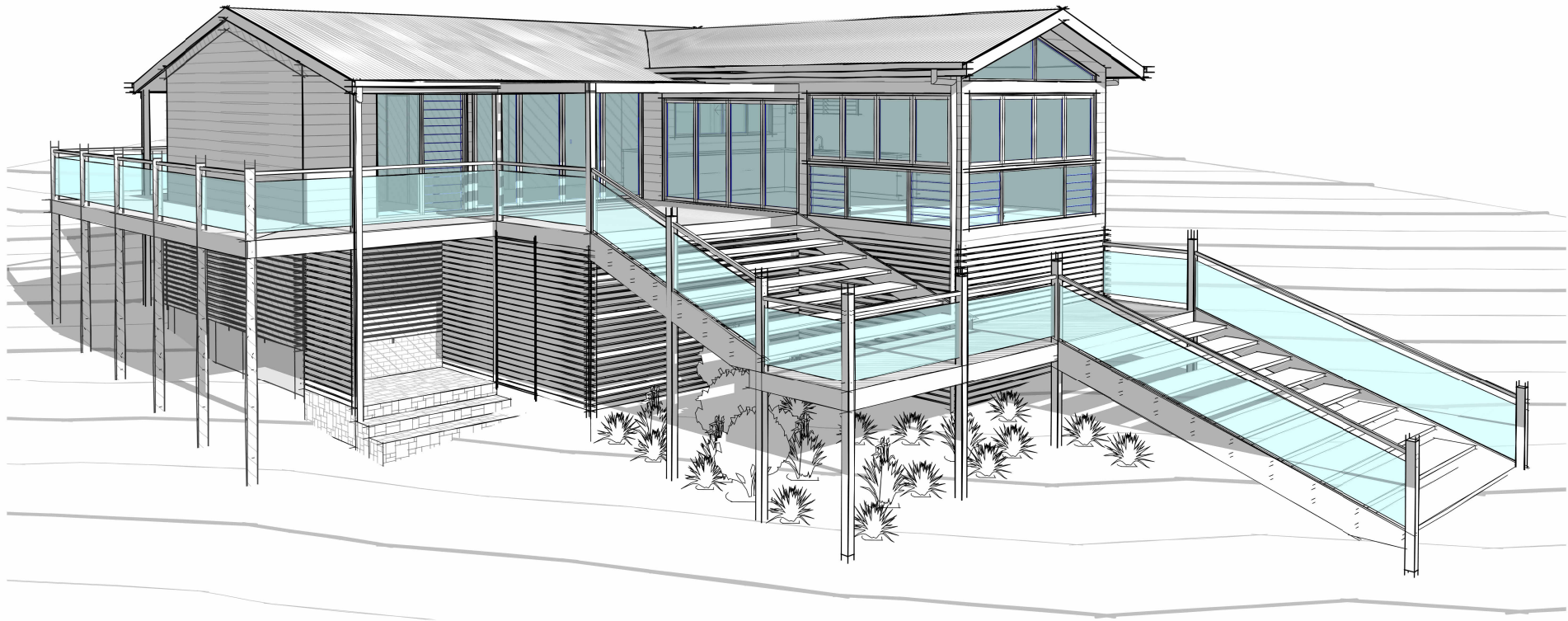
DA ISSUE

Issue:

Drawn:

F

AE



ALTERATIONS AND ADDITIONS

CLIENT: SHARPE

STATUS: DA ISSUE

LOT No: 42 DP No: 19365

STREET: 23 HIGH STREET, BLACK HEAD, NSW 2430

CWC JOB #: A6052

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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 JANURARY 2021

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

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 DOWNPIPES: 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 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 SYMBOLS AND ARCHITECTURAL SYMBOLS

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

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

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

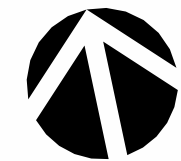
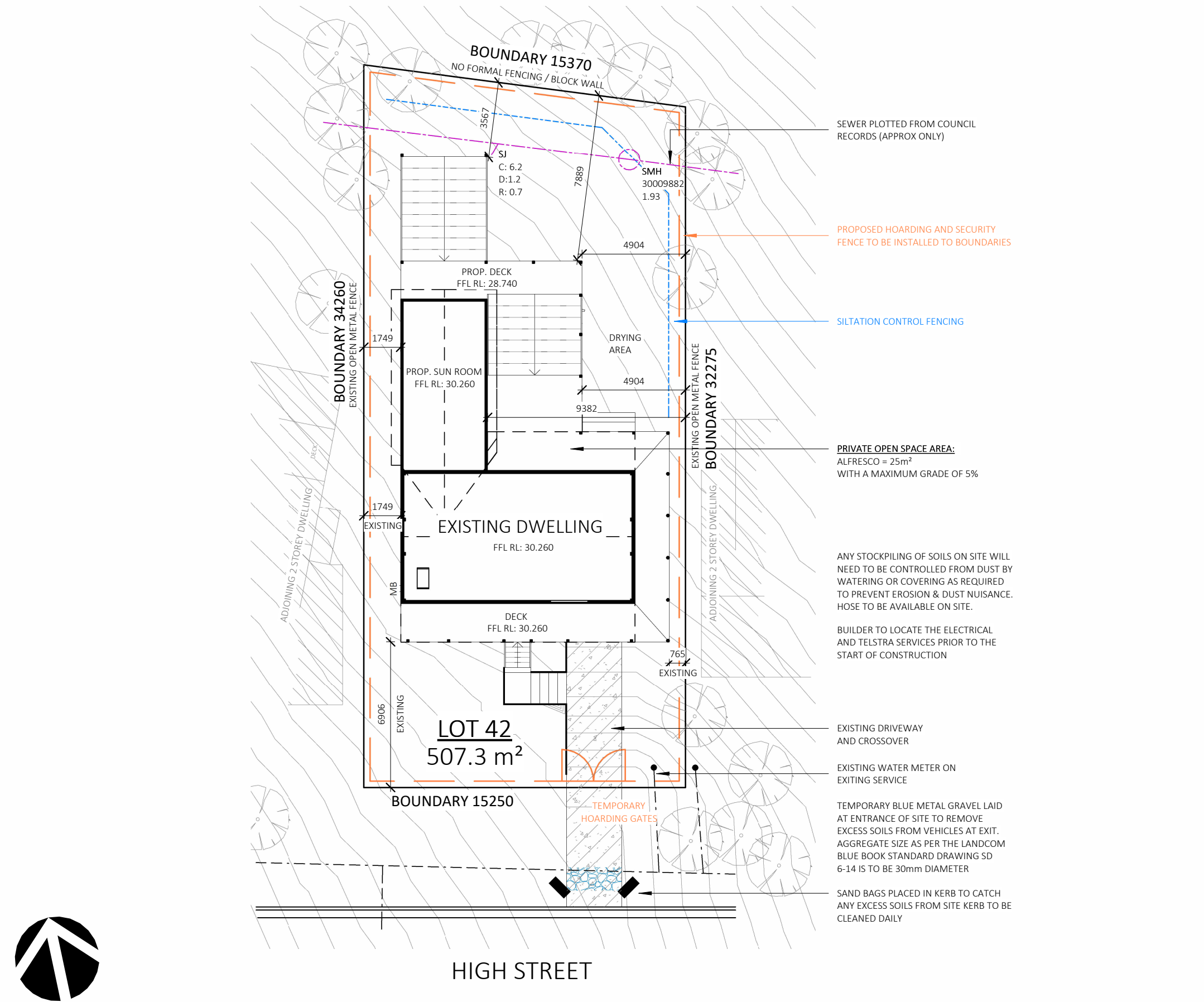
MULTI STOREY SITE PLAN SYMBOLS / LEGEND

	LOWEST FLOOR (GROUND TYPICAL)
	MIDDLE FLOOR
	UPPER FLOOR

GENERAL ABBREVIATIONS

ARI	AVERAGE RECURRENCE INDEX	F	FIXED GLASS / PANEL	PB	PLASTER BOARD
AHD	AUSTRALIAN HEIGHT DATUM	FG	FIXED GLASS WINDOW	RET. WALL	RETAINING WALL
CLT	CROSS LAMINATED TIMBER	GLT	GLUE LAMINATED TIMBER	RC	REINFORCED CONCRETE
COL	COLUMN	GTAP	GARDEN TAP	PV	PHOTOVOLTAIC
COW	COST OF WORKS	GPO	GENERAL POWER OUTLET	RL	REDUCED LEVEL
DCP	DEVELOPMENT CONTROL PLAN	GRG	GARAGE	SB	SUB ELECTRICAL METER BOX
DEG.	DEGREES	HWS	HOT WATER SERVICE	SL	SURFACE LEVEL
DGPO	DOUBLE GENERAL POWER OUTLET	LEP	LOCAL ENVIRONMENT PLAN	SW	STORM WATER
DH	DOUBLE HUNG WINDOW	LOH	LIFT OFF HINGE	TRH	TOILET ROLL HOLDER
DP	RAINWATER DOWNPIPE	LVL	LAMINATED VENEER LUMBER	T.O.K	TOP OF KERB
DTR	DOUBLE TOWEL RAIL	MECH.	MECHANICAL	T.O.W	TOP OF WALL
HWS	HOT WATER SERVICE	MB	ELECTRICAL METER BOX	WC	WATER CLOSET
FC	FIBRE CEMENT	MR	MOISTURE RESISTANT	1650B	BATH SIZING
F.S.L	FINISHED SURFACE LEVEL	MH	MAN HOLE	900V	VANITY SIZING
		NGL	NATURAL GROUND LINE	820	INTERIOR DOOR SIZING

AREAS - GROSS FLOOR AREA (GFA)	
*MEASURED FROM INTERNAL FACE OF EXTERNAL WALL	
*EXCLUDES STAIRS/VOIDS FROM UPPER FLOORS	
*EXCLUDES REQUIRED CAR PARKING SPACE (IE. 18m² FOR SINGLE CAR)	
NAME	AREA
GFA	97.2 m²
Total FSR	97.2 m²



SITE PLAN

1 : 200

SITE INFORMATION & LEGEND

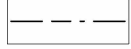
SITE AREA:	= 507.3m²
OVERALL HABITABLE AREA (including garages/store)	=84.5m²
GROSS FLOOR AREA (as per LEP definition)	=97.2m²
FLOOR SPACE RATIO	= 0.19% ; 0.6:1
BUSHFIRE AFFECTED	NO
FLOOD AFFECTED	NO
APPROX HARDSTAND AREA	=245m²
APPROX LANDSCAPED AREA	=260m²



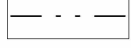
SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD



SITE HOARDING AND SECURITY FENCE



WATER MAINS (APPROX ONLY)



STORMWATER LINES (APPROX ONLY)



SEWER LINES (APPROX ONLY)



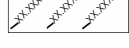
LINE OF EASEMENTS



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 AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.

DA ISSUE ONLY

BUSHFIRE NOTES:

LOT NOT BUSHFIRE AFFECTED

BASIX NOTES:

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON SHEET 3 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES:

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



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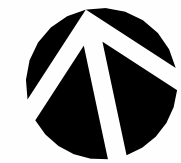
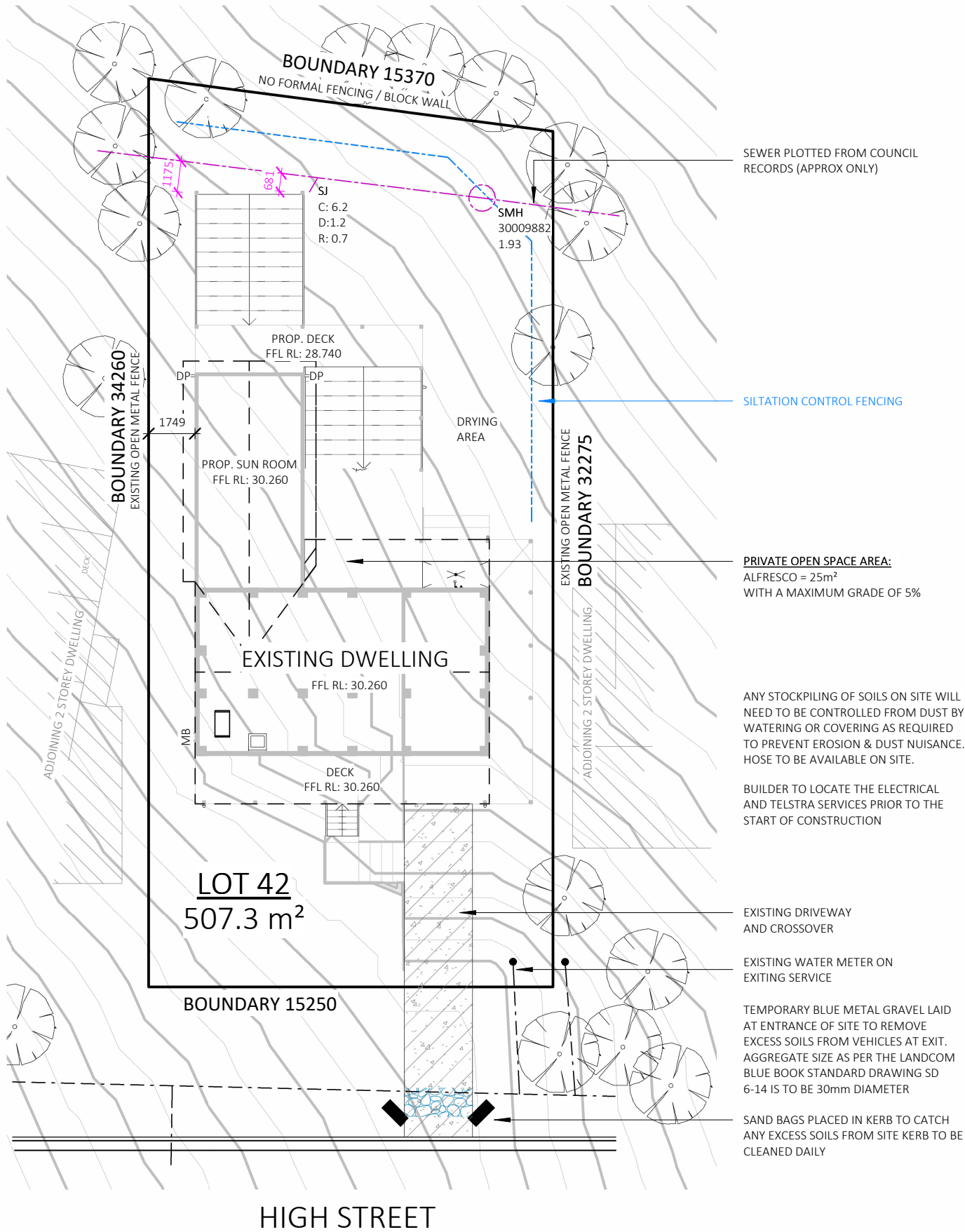
PROJECT: ALTERATIONS AND ADDITIONS	
STATUS: DA ISSUE	SHEET: 2 OF 16
LOT No: 42 DP No: 19365	
STREET: 23 HIGH STREET, BLACK HEAD, NSW 2430	
CLIENT: SHARPE	

SITE PLAN	
SCALE:	1 : 200
SHEET SIZE:	A3
START DATE:	04.12.24
DWG No:	A6052

DRAWING REVISION + NOTES			
Date:	Revision:	Issue:	Drawn:
05.12.24	INITIAL ISSUE	A	AE
09.12.24	REVISED	B	AE
22.01.25	DA/CC ISSUE	C	LN
31.01.25	REVISED	D	LN
06.02.25	BASIX DIY	E	LN
13.02.25	DA ISSUE	F	AE

AREAS - ROOF AREAS	
NAME	AREA
PROPOSED ROOF AREA	145.1 m ²
TOTAL	145.1 m ²

SUMMARY OF BASIX COMMITMENTS	
THERMAL COMFORT REQUIREMENTS	
EXTERNAL WALLS	Framed Insulation: R1.30 (or R1.70 including construction)
FLOORS	Timber, Open Sub-floor Insulation: R0.8 (down) (or R1.50 including construction)
CEILING	Pitched - Insulation: R2.24 (up)
ROOF	Pitched - Colour: Medium (SA 0.475- 0.70) Insulation: Foil Backed Blanket (55mm)
GLAZING	Frame and Glass Type : aluminium, single pyrolytic low-e (U-Value: 5.6 / SGHC: 0.36) Applicable Windows : All Windows Proposed Applicable Doors : All Doors Proposed Total system U-values and SHGCs must be calculated in accordance with NFRC conditions.
WATER COMMITMENTS	
SHOWERHEADS: 4* (>6 but <=7.5L/min)	TOILETS: 3* STAR
BASIN TAPS: 3* STAR	KITCHEN TAPS: 3* STAR
INDIVIDUAL WATER TANK:	N/A
INDIVIDUAL ROOF COLLECTION :	N/A
RAINWATER CONNECTION:	N/A
INDIGENOUS PLANTING:	NOT REQUIRED
ENERGY COMMITMENTS	
HWS:	Using Existing
VENTILATION:	Bathroom, Kitchen: ducted, manual control Laundry: Kitchen: ducted, manual control
ARTIFICIAL LIGHTING:	40% of new or altered fixtures are fitted with fluorescent, compact fluorescent or LED lamps
*REFER TO BASIX CERTIFICATE FOR EXACT DETAILS AND REQUIREMENTS	



S68 PLAN

1 : 200

S68 INFO & LEGEND

STORMWATER/RAINWATER TO BE DIRECTED TO ON-SITE RAINWATER STORAGE TANKS WITH OVERFLOWS TO BE CONNECTED TO (TO ON SITE DISPERSAL TRENCH)
(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: = APPROX. N/A		WATER FLOW FROM RAINWATER STORAGE TANKS TO APPLIANCES AND FIXTURES (TO BE USED AS A GUIDE ONLY)		GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)
	PROPOSED RAINWATER TANKS N/A L MIN. AS PER BASIX REQUIREMENTS		WATER FLOW FROM DOWNPIPES TO RAINWATER TANKS (TO BE USED AS A GUIDE ONLY)		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 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	KERB & GUTTER INVERT LEVEL	RL: N/A	GARAGE FFL	RL: N/A	DISTANCE FROM KERB TO GARAGE	M: N/A	DA ISSUE ONLY
TO BE IN ACCORDANCE WITH SD0100							

BUSHFIRE NOTES: LOT NOT BUSHFIRE AFFECTED BAL - N/A	BASIX NOTES: PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON SHEET 3 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS	GENERAL PLAN SET NOTES: 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
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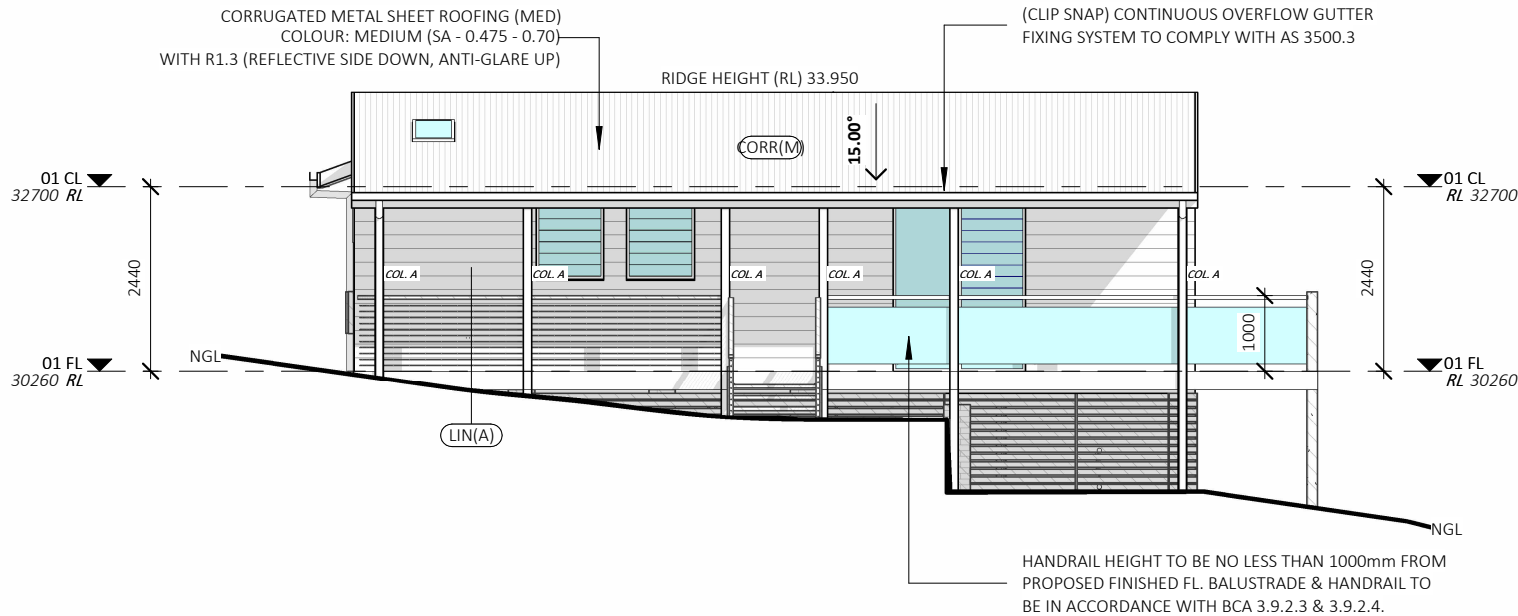
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		STATUS: DA ISSUE		SHEET: 3 OF 16	SCALE:	As indicated	Date:	Revision:	Issue:	Drawn:	
		LOT No: 42 DP No: 19365			SHEET SIZE:	A3	05.12.24	INITIAL ISSUE	A	AE	
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		CLIENT: SHARPE		DWG No:	A6052	22.01.25	DA/CC ISSUE	C	LN		
						31.01.25	REVISED	D	LN		
						06.02.25	BASIX DIY	E	LN		
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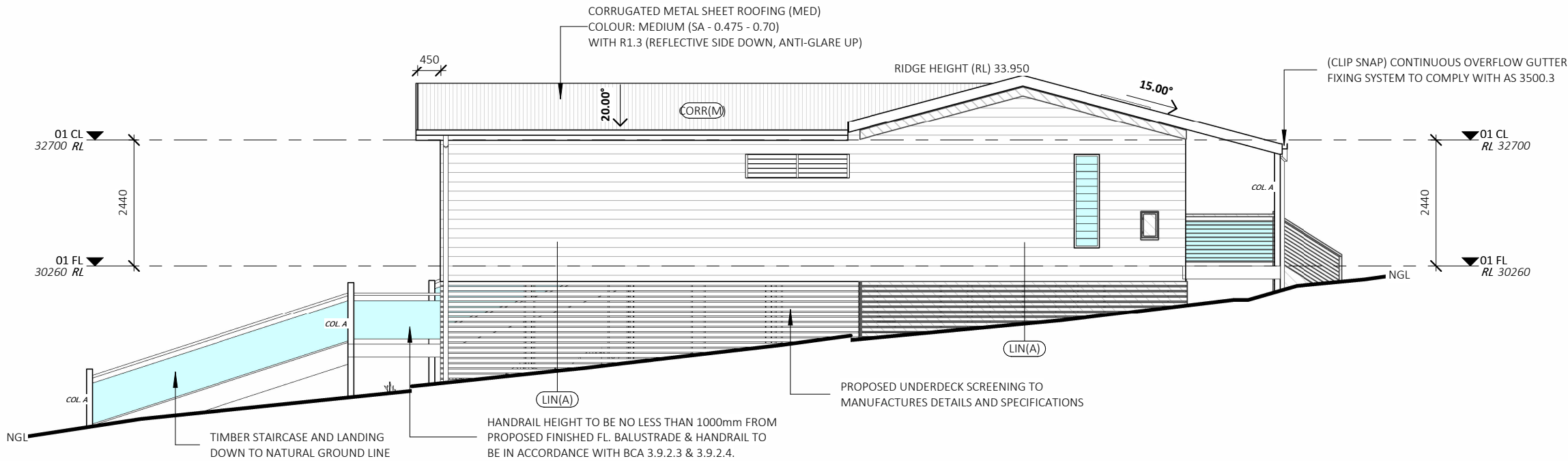
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EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
CORR(M)	CORRUGATED METAL SHEET ROOFING (MEDIUM
LIN(A)	SCYON LINEA 150mm WIDE HORIZONTAL CLADDING
STNE	SELECT STONE CLADDING



SOUTH ELEVATION

1 : 100



WEST ELEVATION

1 : 100

DA ISSUE ONLY

BUSHFIRE NOTES:

LOT NOT BUSHFIRE AFFECTED

BAL - N/A

BASIX NOTES:

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STREET: 23 HIGH STREET, BLACK HEAD, NSW 2430

CLIENT: SHARPE

ELEVATIONS

SCALE:

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A3

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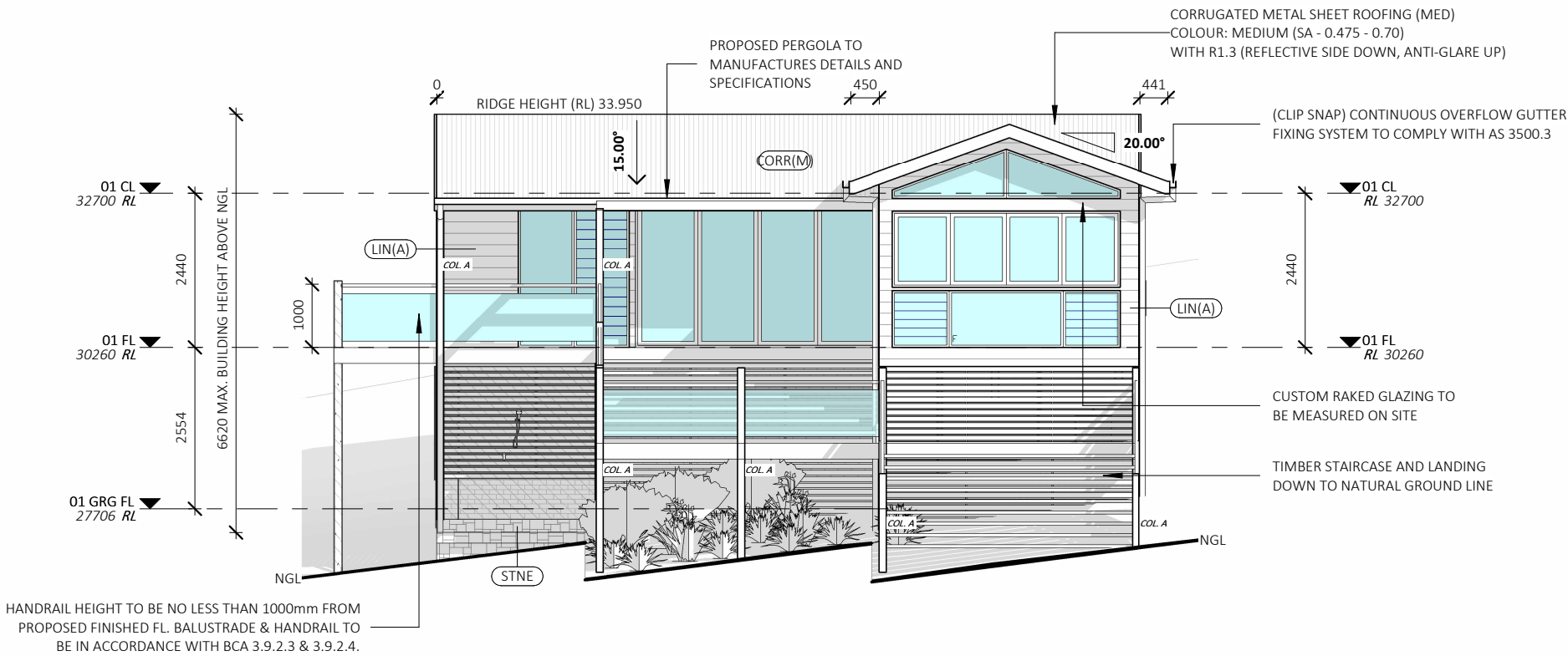
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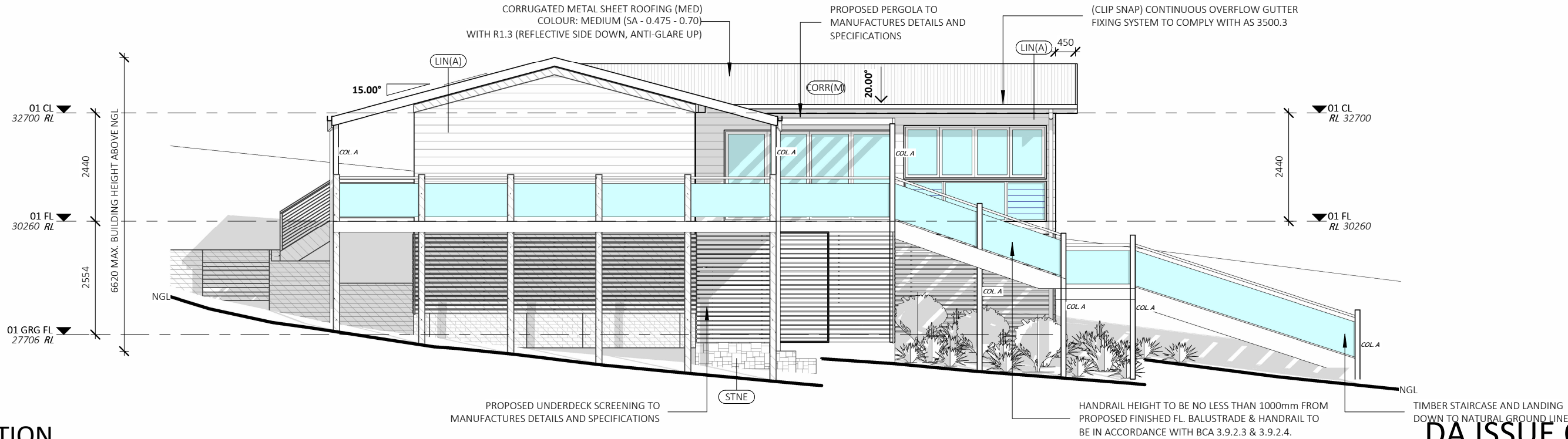
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STNE	SELECT STONE CLADDING



NORTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100

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SHEET: 9 OF 16

ELEVATIONS

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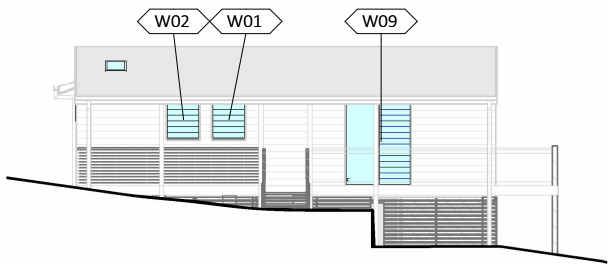
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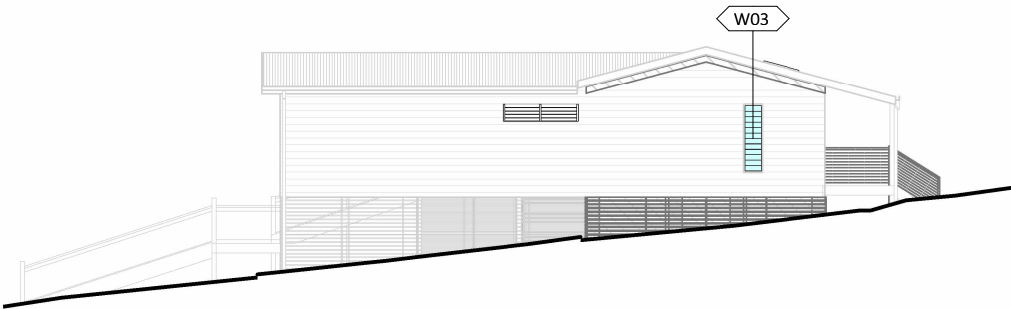
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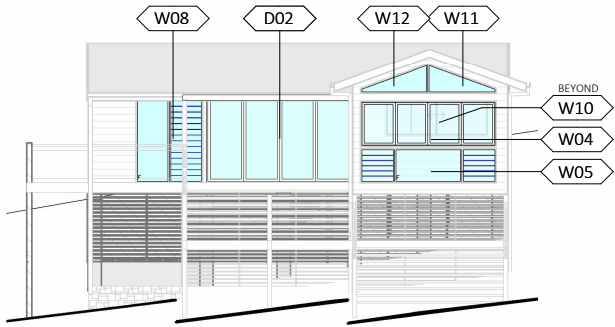
SOUTH FACE GLAZING

1 : 200



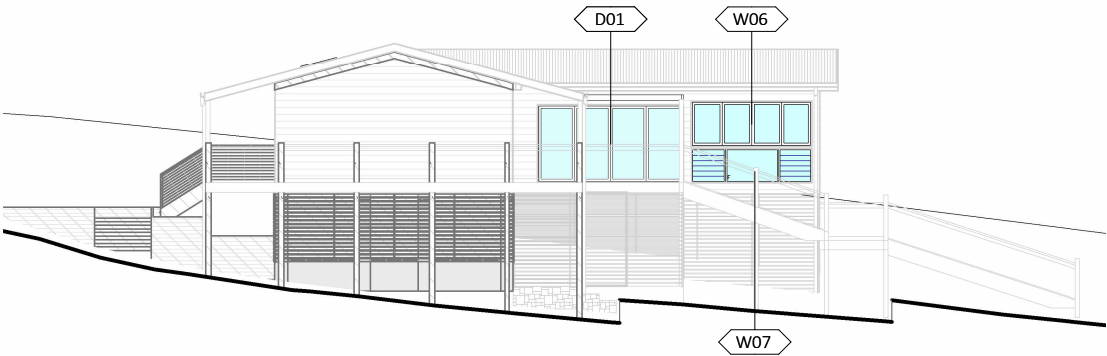
WEST FACE GLAZING

1 : 200



NORTH FACE GLAZING

1 : 200



EAST FACE GLAZING

1 : 200

WINDOW GLAZING SCHEDULE

WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE					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 BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.			
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								
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING
W01	01 FL	EXIST WC	1130	900	2350	LOUVRE	ALUMINIUM	AS PER BASIX
W02	01 FL	L'DRY	1130	900	2350	LOUVRE	ALUMINIUM	AS PER BASIX
W03	01 FL	SHWR	1800	500	2150	LOUVRE	ALUMINIUM	AS PER BASIX
W04	01 FL	SUNROOM	1200	3600	2150	Aluminum Bi-Fold Window	ALUMINIUM	AS PER BASIX
W05	01 FL	SUNROOM	900	3600	900	FIXED/LOUVRE/FIXED	ALUMINIUM	AS PER BASIX
W06	01 FL	SUNROOM	1200	3210	2150	Aluminum Bi-Fold Window	ALUMINIUM	AS PER BASIX
W07	01 FL	SUNROOM	900	3200	900	FIXED/LOUVRE/FIXED	ALUMINIUM	AS PER BASIX
W08	01 FL	BED 1	2350	1760	2350	LOUVRE	ALUMINIUM	AS PER BASIX
W09	01 FL	BED 2	2350	1760	2350	LOUVRE	ALUMINIUM	AS PER BASIX
W10	01 FL	SUNROOM	1130	2760	2350	SLIDING	ALUMINIUM	AS PER BASIX
W11	01 FL	SUNROOM	790	1800	3140	FIXED (RAKED)	ALUMINIUM	AS PER BASIX
W12	01 FL	SUNROOM	790	1800	3140	FIXED (RAKED)	ALUMINIUM	AS PER BASIX

GLAZING SPECIFICATIONS:

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

STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT

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

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, H5P2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.

A BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW COVERED BY PART 11.3.8 (1) AND BARRIER MUST ALSO COMPLY WITH PART 11.3.8 (3)

DOOR GLAZING SCHEDULE

DOORS SPECIFIED USE NFRC UW & SHGCW VALUES. DOORS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE					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 BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.			
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								
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING
D01	01 FL	SUNROOM	2050	3850	2050	Aluminum Bi-Fold Door	ALUMINIUM	AS PER BASIX
D02	01 FL	MEALS/LIVING	2350	3850	2350	Aluminum Bi-Fold Door	ALUMINIUM	AS PER BASIX

WINDOWS AND GLAZING TO COMPLY WITH:

AS 4055 : WIND LOADS FOR HOUSING
AS 1288 : GLASS IN BUILDINGS - 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.*

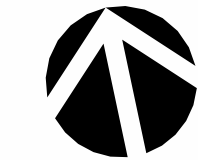
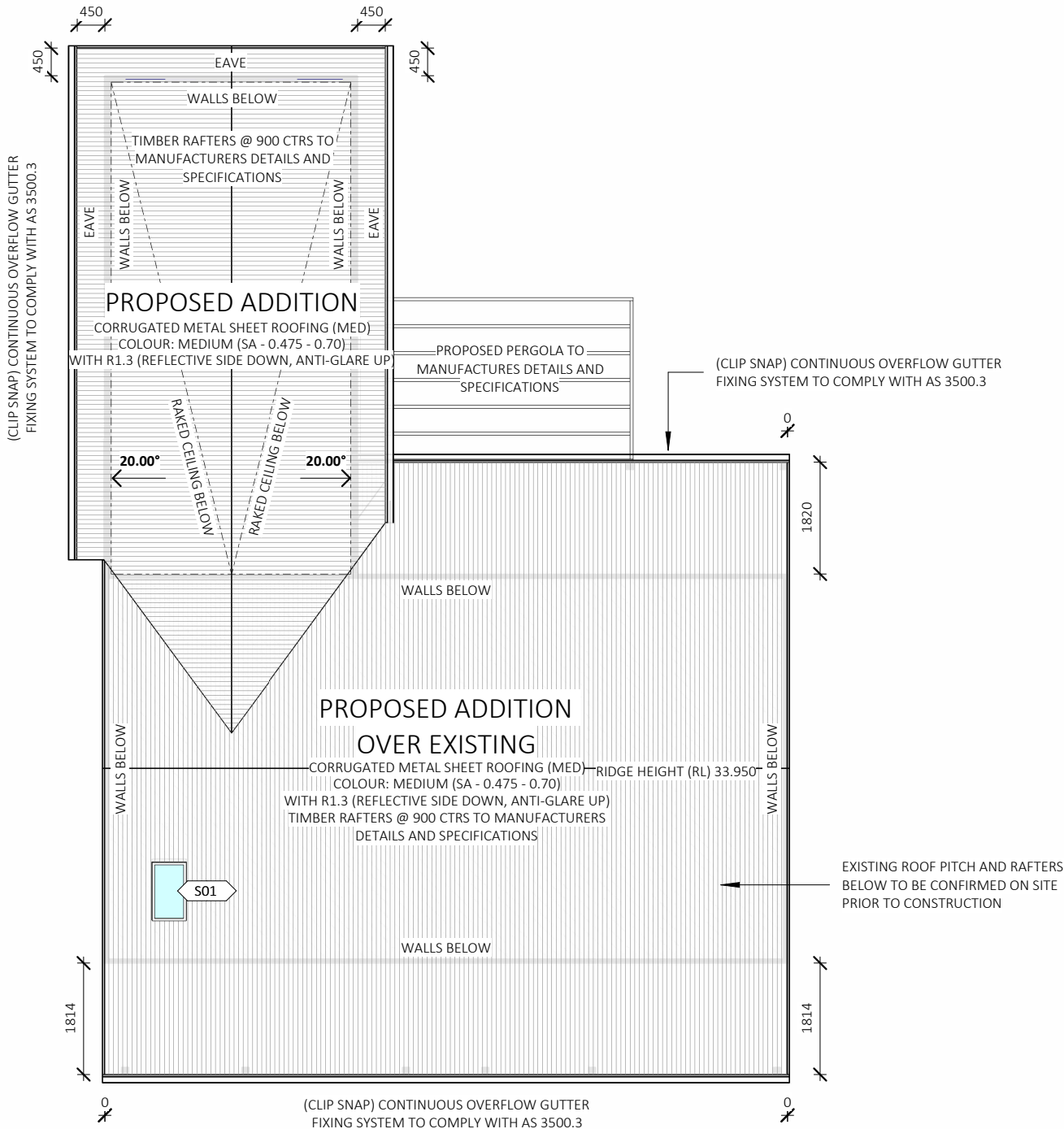
BUSHFIRE NOTES:
LOT NOT BUSHFIRE AFFECTED

BAL - N/A

BASIX NOTES:
PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON SHEET 3 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES:
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

AREAS - ROOF AREAS	
NAME	AREA
PROPOSED ROOF AREA	145.1 m²
TOTAL	145.1 m²



ROOF PLAN

1 : 100

ROOF GLAZING SCHEDULE

WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE 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					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 BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.		
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	TYPE	CONSTRUCTION	GLAZING
S01	01 CL		980	550	SKYLIGHT	ALUMINIUM	AS PER VELUX

BATH

DA ISSUE ONLY

BUSHFIRE NOTES:

LOT NOT BUSHFIRE AFFECTED

BASIX NOTES:

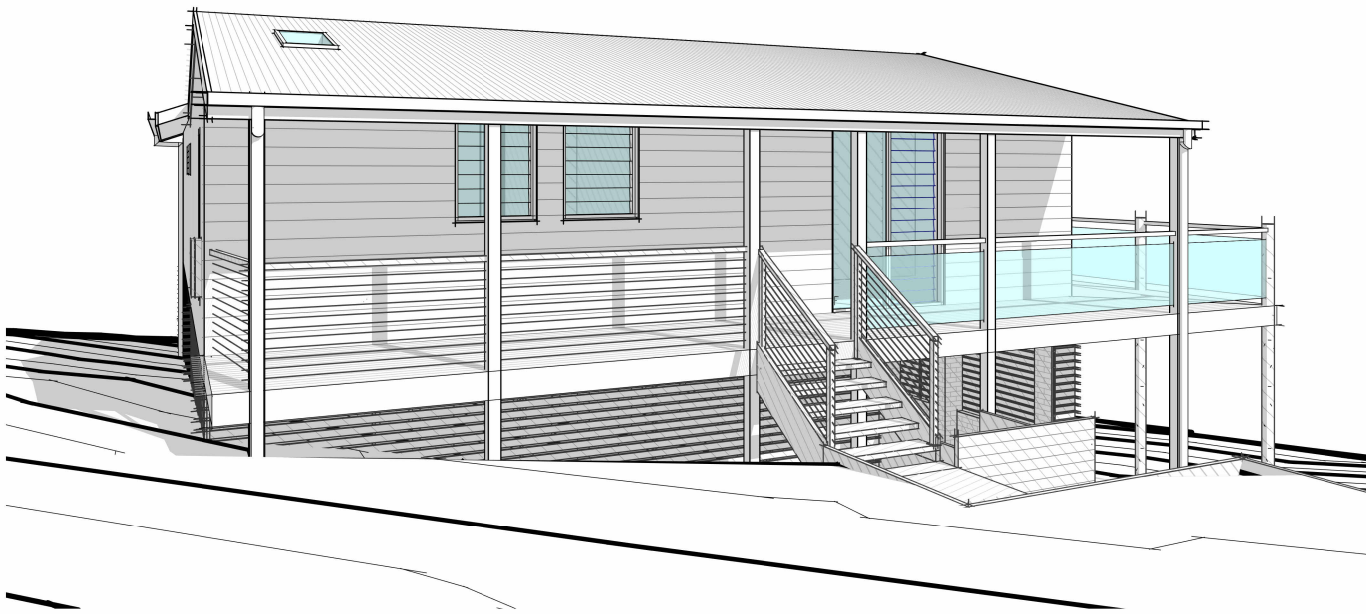
PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON SHEET 3 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES:

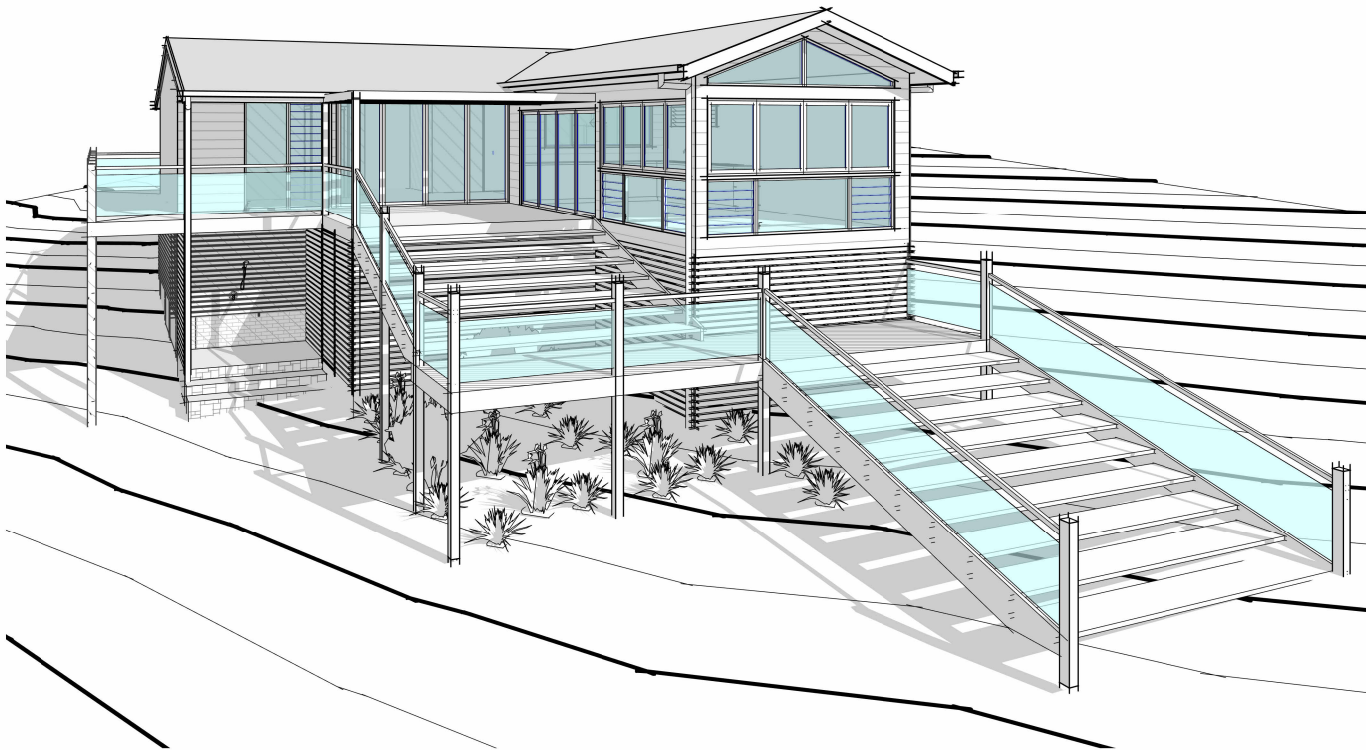
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 collinswcollins Building Designers	Note: Copyright © Collins.w.Collins PTY LTD All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders. <i>DO NOT SCALE</i> from this drawing. <i>CONTRACTOR</i> is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.	PROJECT: ALTERATIONS AND ADDITIONS		ROOF PLAN		DRAWING REVISION + NOTES				
		STATUS: DA ISSUE		SHEET: 12 OF 16	SCALE:	1 : 100	Date:	Revision:	Issue:	Drawn:
		LOT No: 42 DP No: 19365			SHEET SIZE:	A3	05.12.24	INITIAL ISSUE	A	AE
		STREET: 23 HIGH STREET, BLACK HEAD, NSW 2430		START DATE:	04.12.24	09.12.24	REVISED	B	AE	
				DWG No:	A6052	22.01.25	DA/CC ISSUE	C	LN	
		CLIENT: SHARPE		31.01.25	REVISED	D	LN			
		06.02.25	BASIX DIY	E	LN					
		13.02.25	DA ISSUE	F	AE					
89A Lord Street (PO Box 5667), Port Macquarie nsw 2444 Shop 17 Centrepont Arcade, Taree NSW 2430						T: 02 6583 4411				
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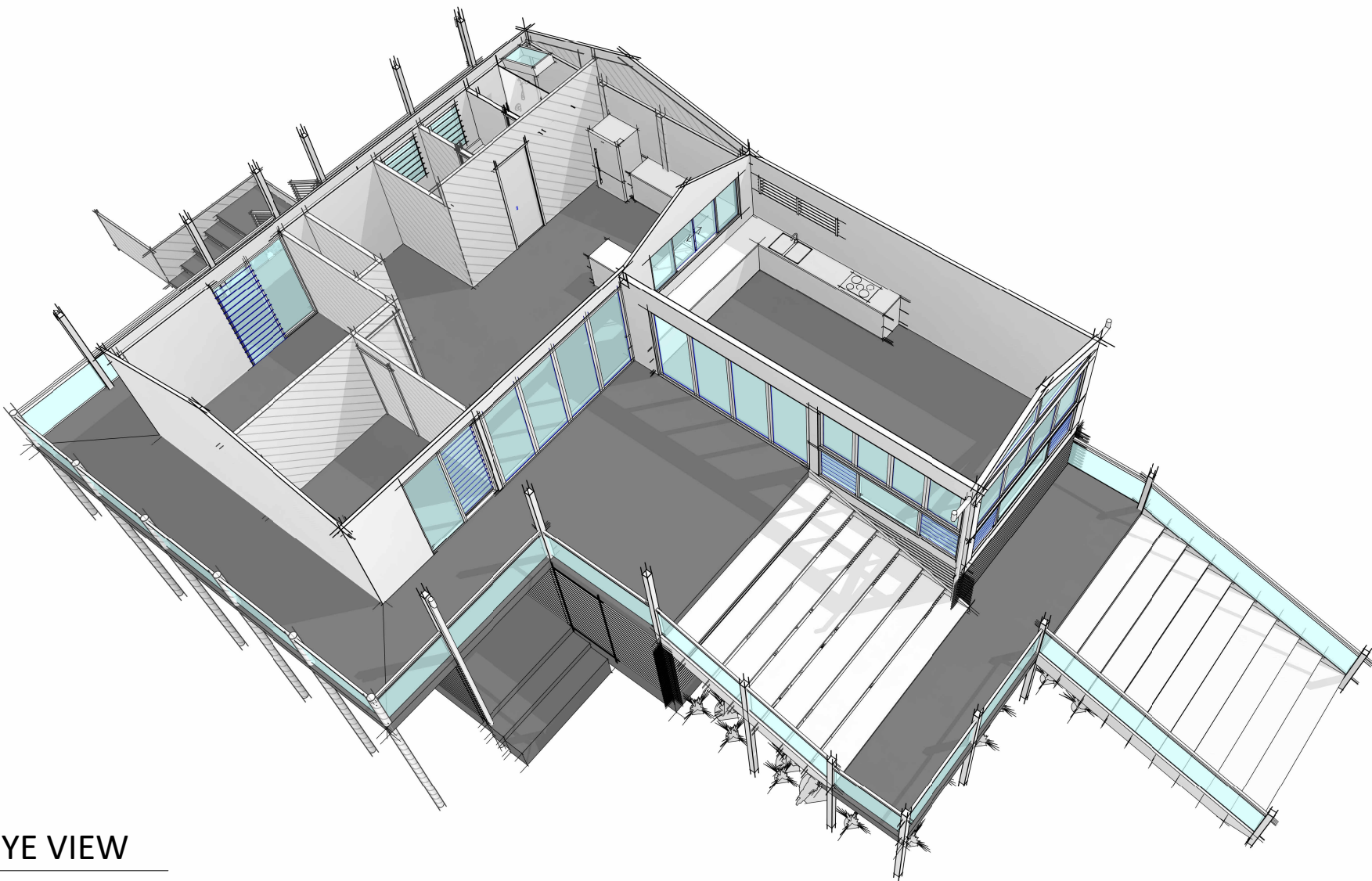
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PERSPECTIVE 1



PERSPECTIVE 2



BIRDS EYE VIEW

DA ISSUE ONLY

BUSHFIRE NOTES:
LOT NOT BUSHFIRE AFFECTED

BAL - N/A

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