Bushfire Attack Level (BAL) Certificate

In accordance with the provisions of clause 3.4 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or, in accordance with Section 4.14(1)(b) of the Environmental Planning and Assessment Act 1979. This Certificate is to serve as notification that the part of the land on which the subject development is to be carried out and any associated access way is not in bush fire attack level – 40 (BAL-40) or the flame zone (BAL-FZ)

CLIENT DETAILS:	Urbanology Project www.urbpro.com.au 0406 490 141
SITE ADDRESS:	52 Woodbury Drive, Sutton NSW 2620
DESCRIPTION OF PROPOSAL:	Proposed dwelling. Refer to Attachment 1 for proposed site plans.
Plan References and Reports: (relied upon in report preparation)	Site plans supplied by Client (Attachment 1).
VEGETATION AND SLOPE ASSESSMENT	Grassland vegetation occurs to the west over flat ground and at a distance of >15m from the proposed dwelling. Grassland vegetation occurs to the south over flat ground and at a distance of >15m from the proposed dwelling. Grassland vegetation occurs to the north over flat ground and at a distance of >24m from the proposed dwelling. Refer to Figure 1-1 for location of site.
BAL RATING:	The proposed dwelling has been assessed as **BAL-19** in accordance with Table A1.12.5 of PBP 2019.
COMPLYING DEVELOPMENT CHECKLIST	Refer to Attachment 2 for compliance with development standards.
DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:	**YES** **NO** **(Circle the relevant response)** (If **YES** the application is to be referred to NSW RFS for assessment.)

Firebird ecoSultants Pty Ltd
Level 3/6 Bolton Street, Newcastle NSW 2300
PO Box 354, Newcastle NSW 2300
P: 02 4910 3939 M: 0414 465 990 E: sarah@firebirdeco.com.au

Note: this certificate must be completed and signed by a person recognized by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment

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General Recommendations:

- The areas of the site not built on should be managed as an Inner Protection Area (IPA) in accordance with the NSW RFS document 'Standards for Asset Protection Zones" and Appendix 4 of PBP.
- Home owners should prepare a Bush Fire Survival Plan refer to the RFS Website http://www.rfs.nsw.gov.au/file_system/attachments/Attachment_BushFireSurvivalPlan.pdf.

I **Sarah Jones** of **Firebird ecoSultants Pty Ltd**

(Print Name) (Trading or Company Name)

have carried out a bushfire risk assessment on the above mentioned proposal and property.

REPORT REFERENCE:	**Sutton – Urbanology Projects**
REPORT DATE:	**4th December 2024**
REPORT EXPIRY DATE:	**4th December 2025**
CERTIFICATE NO / ACCREDITED SCHEME:	**FPA - BPAD – A – Certified Practitioner (BPD-26512)**

I hereby certify, in accordance with Section 4.14 of the *Environmental Planning and Assessment Act 1979*:

1. That I am a person recognised by the *NSW Rural Fire Service* as a qualified consultant in bushfire risk assessment.

2. The development conforms to the relevant specifications and requirements, that being; Planning for Bushfire Protection 2019 and AS3959 - 2018 NSW Variation

** In accordance with the provisions of Clause 3.4 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 this Certificate is to serve as notification that the part of the land on which the subject development is to be carried out and any associated access way is not in bush fire attack level – 40 (BAL-40) or the flame zone (BAL-FZ) or I certify the development conforms to the relevant specifications and requirements of Planning for Bushfire Protection 2019"*

BPAD Bushfire Planning & Design Accredited Practitioner Level 3

SIGNATURE: **Date:** 4th December 2024

Firebird ecoSultants Pty Ltd
Level 3/6 Bolton Street, Newcastle NSW 2300
PO Box 354, Newcastle NSW 2300
P: 02 4910 3939 M: 0414 465 990 E: sarah@firebirdeco.com.au

Note: this certificate must be completed and signed by a person recognized by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment

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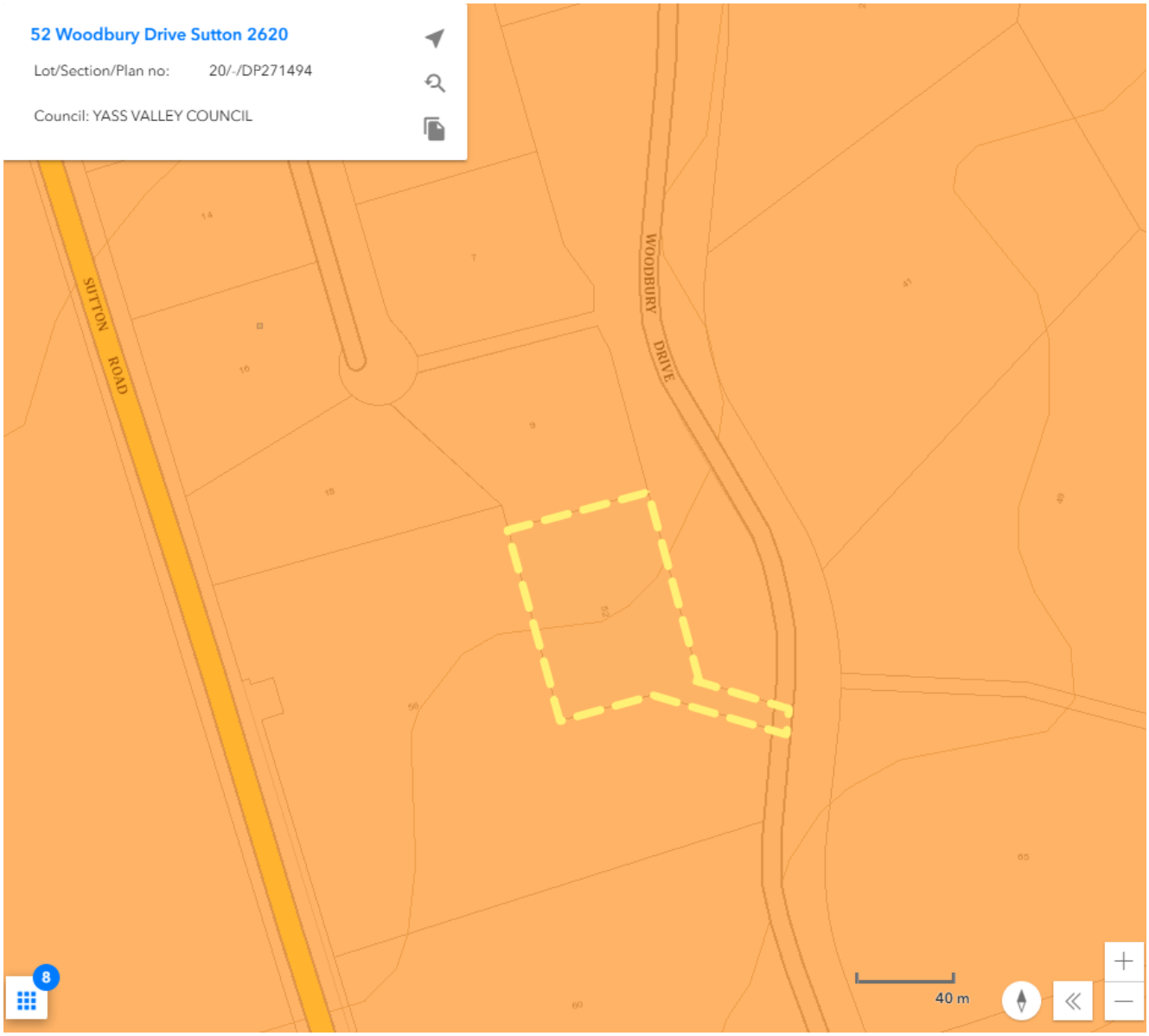
Figure 1-1: Bushfire Prone Land Map



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Note: this certificate must be completed and signed by a person recognized by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment

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Figure 2-1: Vegetation Map

Attachment 1 – Site Plans

Firebird ecoSultants Pty Ltd
Level 3/6 Bolton Street, Newcastle NSW 2300
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UP.

NOT FOR CONSTRUCTION

PROPOSAL FOR
MR. STEPHEN CAMPBELL + MRS. AMANDA CAMPBELL

ADDRESS DETAILS
LOT: 20 DP: 271494 DIV: SUTTON
52 WOODBURY DRIVE SUTTON NSW 2620

LOT DETAILS
AREA: 5005m^2
LAND USE ZONE: RU5 - VILLAGE
BUSHFIRE PRONE AREA: VEGETATION CATEGORY 3
LOCAL AUTHORITY: YASS VALLEY COUNCIL (YVC)

Urbanology:
PROJECTS
(m) 0406 490 141 • (e) HELLO@URBPRO.COM.AU
(w) WWW.URBPRO.COM.AU

ADDITIONAL DESIGN AMENDMENTS

1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

CONSTRUCTION AMENDMENTS

1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

DRAWING SCHEDULE

SHEET NUMBER	DRAWING TITLE	DRAWING SCALE
THIS PAGE	COVER PAGE	NTS
N.01	REGULATION + SPECIFICATION + CONSTRUCTION NOTES	NTS
N.02	SAFE DESIGN OF STRUCTURES - CODE OF PRACTICE + BASIX REQUIREMENTS	NTS
N.03	H4D9 - CONDENSATION MANAGEMENT COMPLIANCE	NTS
A.001	SITE PLAN	1:350 - A2
A.002	SITE MANAGEMENT + EROSION + SEDIMENT CONTROL PLAN	1:350 - A2
A.003	FLOOR PLAN	1:100 - A2
A.004	ROOF PLAN	1:100 - A2
A.005	BUILDING ELEVATIONS 1 + 2	1:100 - A2
A.006	BUILDING ELEVATIONS 3 + 4	1:100 - A2
A.007	BUILDING SECTIONS A-A + B-B + C-C	1:100 - A2
A.008	BUILDING SECTIONS D-D + E-E + FF	1:100 - A2
A.009	BUILDING SECTIONS G-G + H-H + I-I	1:100 - A2
A.010	BUILDING SECTIONS J-J + K-K	1:100 - A2
A.011	SLAB PLAN	1:100 - A2
A.012	WINDOW + DOOR SCHEDULE	1:50 - A2
A.013	DESIGN DETAILS	MULTI - A2
A.014	PUBLIC NOTIFICATION PLAN	1:100 - A2
A.015	AREA PLAN	1:100 - A2
A.016	H4D2 - WET AREA COMPLIANCE	MULTI - A2
A.017	LANDSCAPE PLAN	1:100 - A2
A.018	3D PERSPECTIVES	NTS
A.019	**DONE BY OTHERS -** METAL SHED STRUCTURE DESIGN	1:100 - A2

DOCUMENT DATE ISSUE	VERSION
CURRENT ISSUE - 01 NOVEMBER 2024: COMPLYING DEVELOPMENT CERTIFICATE (CDC)	**2.1**

CLIENT APPROVAL

THIS IS TO CERTIFY THAT BOTH THIS DESIGN AND ALL ACCOMPANYING DOCUMENTATION RELEVANT TO THIS DESIGN HAVE BEEN ISSUED TO, REVIEWED AND ACCEPTED BY THE CLIENT/S.

CLIENT/S SIGNATURES: 1:

2:

CLIENT/S NAMES: 1: STEPHEN CAMPBELL

2: AMANDA CAMPBELL

DATE OF APPROVAL:

CODES, GUIDES, SPECIFICATIONS AND AUSTRALIAN STANDARDS THAT APPLY

- *THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC).*
- *GUIDE TO STANDARDS AND TOLERANCES 2007.*
- *AS 1170 - STRUCTURAL DESIGN ACTIONS - GENERAL PRINCIPLES.*
- *AS 1288 - GLASS IN BUILDINGS - SELECTION AND INSTALLATION.*
- *AS 1562 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING.*
- *AS 1657 - FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS - DESIGN, CONSTRUCTION AND INSTALLATION.*
- *AS 1668 - THE USE OF VENTILATION AND AIR-CONDITIONING IN BUILDINGS.*
- *AS 1684 - RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - SIMPLIFIED - NON-CYCLONIC AREAS.*
- *AS 1720 - TIMBER STRUCTURES - DESIGN METHODS.*
- *AS 2050 - INSTALLATION OF ROOF TILES.*
- *AS/NZS 2311 - PAINTING OF BUILDINGS.*
- *AS/NZS 2589 - GYPSUM LININGS - APPLICATION AND FINISHING.*
- *AS 2601 - THE DEMOLITION OF STRUCTURES.*
- *AS 2870 - RESIDENTIAL SLABS AND FOOTINGS - CONSTRUCTION.*
- *AS/NZS 2904 - DAMP-PROOF COURSES AND FLASHING.*
- *AS/NZS 3000 - ELECTRICAL INSTALLATIONS.*
- *AS 3500 - NATIONAL PLUMBING AND DRAINAGE CODE.*
- *AS 3600 - CONCRETE STRUCTURES.*
- *AS 3660 - TERMITE MANAGEMENT.*
- *AS 3700 - MASONRY STRUCTURES.*
- *AS 3740 - WATERPROOFING OF DOMESTIC WET AREAS.*
- *AS 3786 - SMOKE ALARMS.*
- *AS 3850 - PREFABRICATED CONCRETE ELEMENTS.*
- *AS 3958 - GUIDE TO THE INSTALLATION OF CERAMIC TILES.*
- *AS 3999 - THERMAL INSULATION OF DWELLINGS - BULK INSULATION - INSULATION REQUIREMENTS.*
- *AS 4055 - WIND LOADS FOR HOUSING.*
- *AS 4100 - STEEL STRUCTURES.*
- *AS/NZS 4386.2 - DOMESTIC KITCHEN ASSEMBLIES.*
- *ALL APPROVED MANUFACTURERS SPECIFICATIONS APPLICABLE.*

DIMENSIONS

1. ALL WRITTEN DIMENSIONS ARE IN MILLIMETERS.
2. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE AT ALL TIMES OVER SCALE AND ARE TO THE STRUCTURE ONLY, NOT THE FINISH.
3. ALL DIMENSIONS MUST BE VERIFIED AND CONFIRMED ON SITE BEFORE COMMENCING ANY WORKS OR DOCUMENTING ANY NEW CONSTRUCTION DRAWINGS. USE FIGURED DIMENSIONS ONLY AND DO NOT BY ANY MEANS SCALE OFF OF THIS DRAWING.

BEFORE, DURING AND AFTER CONSTRUCTION AND THE ENVIRONMENT

1. REGISTERED SURVEYOR TO VERIFY AND CONFIRM ANY BLOCK BOUNDARIES, BUILDING ENVELOPES AND CONTOURS AND ANY EXISTING EASEMENTS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS.
2. ALL ACT LEASE AND DEVELOPMENT CONDITIONS RELATING TO THIS SITE AND ITS SURROUNDS MUST BE COMPLIED WITH.
3. ALL WORKS MUST COMPLY WITH THE NCC, RELEVANT AUSTRALIAN STANDARDS, CODES OF PRACTICE AND GUIDELINES IN THEIR CURRENT EDITIONS.
4. ALL WORKS MUST COMPLY WITH ALL NSW GOVERNMENT AND LOCAL AUTHORITY RULES, REGULATIONS AND REQUIREMENTS.
5. ALL LEVELS, SITE EXCAVATIONS AND CUTS, FFL's, AND THE LIKE MUST BE CONFIRMED PRIOR TO THE COMMENCEMENT OF ANY WORKS.
6. ANY DISCREPANCIES ARE TO BE DIRECTED TO BUILDER, PRINCIPAL CONTRACTOR AND/OR DESIGNER IMMEDIATELY.
7. CLIENT SPECIFICATIONS OR INCLUSIONS LIST TO TAKE PRECEDENCE OVER THESE DRAWINGS.
8. ALL WORK CARRIED OUT AND MATERIALS USED MUST BE IN ACCORDANCE WITH ALL RELEVANT LEGISLATION, CODES OF PRACTICE AND THE LIKE AND BE CARRIED OUT AND INSTALLED USING THE BEST POSSIBLE WORKMANSHIP AND TRADESMAN-LIKE MANNER TO THE APPROVAL AND SATISFACTION OF THE BUILDING CERTIFIER, BUILDER OR PRINCIPAL CONTRACTOR, DESIGNER, CLIENT/OWNER AND ANY AUTHORITIES UPHOLDING JURISDICTION OVER THE WORKS.
9. THIS DEVELOPMENT WILL COMPLY WITH THE **PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997** AND THE **CONSTRUCTION AND DEMOLITION WASTE TOOLKIT 2020.**
10. THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES AND NO ELEMENTS SHALL BE OVER-STRESSED DURING AND AFTER CONSTRUCTION.

CONSTRUCTION RESPONSIBILITY NOTES

1. BUILDER OR PRINCIPAL CONTRACTOR TO PROVIDE ALL LABOUR, MATERIALS, FITTINGS, FIXTURES, PLANT, TOOLS, EQUIPMENT, INSURANCES, DOCUMENTATION AND PERMITS REQUIRED FOR THE PROPER AND SUCCESSFUL COMPLETION OF THE WORKS AND ENSURE THAT ALL WORKS ARE CARRIED OUT PROFESSIONALLY AND ACCORDINGLY.
2. BUILDER OR PRINCIPAL CONTRACTOR MUST VISIT THE SITE AND GAIN A DETAILED SCOPE OF WORKS PRIOR TO THE COMMENCEMENT OF ANY WORKS.
3. BUILDER OR PRINCIPAL CONTRACTOR WILL BE RESPONSIBLE FOR THE GENERAL TIGHTNESS OF THE BUILDING WITH REGARD TO WATER INGRESS, AIR LEAKAGE AND ADEQUATE OVERALL SEALING OF THE BUILDING ACROSS ALL ASPECTS OF CONSTRUCTION.
4. BUILDER OR PRINCIPAL CONTRACTOR IS TO ENSURE ALL MATERIALS INSTALLATION, FITMENT AND FINISH IS CARRIED OUT USING GOOD BUILDING PRACTICE AND TECHNIQUE.
5. BUILDER OR PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR THE ACQUISITION OF ALL CERTIFICATES AND STATUTORY DECLARATIONS REQUIRED UNDER NSW BUILDING AND CONSTRUCTION LAW.
6. BUILDER OR PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING INSPECTION STAGES REQUIRED UNDER NSW BUILDING AND CONSTRUCTION LAW.
7. STRUCTURAL ENGINEERING DRAWINGS MUST BE REFERRED TO FOR DETAIL AND GREATER UNDERSTANDING AND CLARITY WITH REGARD TO PROPER FOOTING AND CONCRETE SLAB DESIGN FOR THIS DEVELOPMENT.
8. BUILDER OR PRINCIPAL CONTRACTOR IS TO ENSURE ALL MATERIALS INSTALLATION, FITMENT AND FINISH IS CARRIED OUT USING GOOD BUILDING PRACTICE AND TECHNIQUE.

ABOUT THIS DOCUMENT

1. THIS DOCUMENT HAS BEEN CREATED WITH FULL COMPLIANCE TO **AS 1100 - TECHNICAL DRAWING SET - PART 101: GENERAL PRINCIPALS** AND **PART 301: ARCHITECTURAL DRAWING.**
2. THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES - **HOME BUILDING ACT 1989, STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008** AND THE **HOUSING CODE.**

SERVICES AND WASTE NOTES

1. NO INTERNAL DRAINAGE FOR PROPOSED STRUCTURE TO BE LOCATED IN SEWER EASEMENT/PIPE PROTECTION ENVELOPE. ALL WORKS DONE TO WATER UTILITY AUTHORITY SPECIFICATIONS.
2. ALL STORM WATER, SEWER AND WATER TIES TO BE LOCATED ON EXISTING OR NEW HYDRAULIC/DRAINAGE PLANS.
3. GAS SERVICE TO BE INSTALLED BY LICENSED PLUMBER/GAS FITTER AND TIED IN BY GAS UTILITY AUTHORITY.
4. DATA SERVICE TO BE CONNECTED BY CHOICE OF INTERNET SERVICE PROVIDER OR NBNCo.
5. NEW ELECTRICAL METER BOX OR ELECTRICAL METER BOX MODIFICATIONS ON THIS BUILDING TO BE INSTALLED AND CARRIED OUT BY LICENSED ELECTRICIAN TO ELECTRICITY UTILITY AUTHORITY SERVICE AND INSTALLATION RULES.
6. ALL BUILDING WASTE TO BE PLACED IN SKIP BIN LOCATED ON SITE AND IS TO BE COLLECTED AND EMPTIED AS REQUIRED.
7. ALL GENERAL WASTE SUCH AS FOOD AND DRINK PACKAGING TO BE PLACED IN BINS PROVIDED AND NOT TO BE DISCARDED ON THE GROUND AT ANY TIME.
8. THE DEVELOPMENT COMPLIES WITH NSW ENVIRONMENT PROTECTION AUTHORITY (EPA) GUIDELINES, STATING THAT WASTE FACILITIES AND MANAGEMENT ASSOCIATED WITH THIS DEVELOPMENT ARE IN ACCORDANCE WITH THE **PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997** AND THE **CONSTRUCTION AND DEMOLITION WASTE TOOLKIT 2020.**

DESIGN SPECIFICATIONS

1. FOOTINGS

- FOOTINGS TO BE IN ACCORDANCE WITH THE **NCC** AND **AS 2870 - RESIDENTIAL SLABS AND FOOTINGS - CONSTRUCTION.**
- FOOTINGS ARE TO BE TAKEN DOWN TO SOLID GROUND.

2. DRAINAGE

- DRAINAGE TO BE IN ACCORDANCE WITH THE **NCC** AND **AS 3500 - NATIONAL PLUMBING AND DRAINAGE CODE.**
- LOCATIONS OF 100mm x 50mm RECTANGULAR COLORBOND OR 90mm ROUND UPVC DOWNPIPES TO BE PROPERLY CONFIRMED BY DRAINER/PLUMBER ON SITE.
- PROVIDE YARD SUMPS AND AGRICULTURAL DRAINS AS REQUIRED.

3. CONCRETE SLAB

- SELECTED REINFORCED CONCRETE SLAB SYSTEM TO BE IN ACCORDANCE WITH THE **NCC** AND **AS 2879 - RESIDENTIAL SLABS AND FOOTINGS - CONSTRUCTION.**
- PROVIDE CLEAN AND WELL CONSOLIDATED FILL UNDER CONCRETE SLAB AS REQUIRED.
- WHERE FILL EXCEEDS 400mm IN HEIGHT, PROVIDE 230mm x 230mm BRICK PIERS ON 400mm x 400mm x 250mm CONCRETE PADS AT 1500mm CTRS. WITH TWO LAYERS (TOP AND BOTTOM) OF REINFORCING FABRIC IN CONCRETE SLAB ABOVE PIERS.
- PROVIDE 50mm THICK COMPACTED ROAD BASE OR CRUSHER DUST TO BELOW CONCRETE SLAB AREA.
- PROVIDE 0.2mm POLYETHYLENE MOISTURE BARRIER TO UNDERSIDE OF CONCRETE SLAB AREA.
- CONCRETER TO PROVIDE ALL NECESSARY MATERIALS.
- PROVIDE 1100mm x 1100mm x 220/300mm WAFFLE PODS (IF REQUIRED).
- REINFORCING MESH TO ENGINEERS SPECIFICATIONS.
- FINAL DESIGN AND LAYOUT OF SELECTED REINFORCED CONCRETE SLAB SYSTEM TO BE CONFIRMED BY STRUCTURAL ENGINEER.

4. BRICKWORK AND MORTAR

- ALL BRICKWORK TO BE IN ACCORDANCE WITH THE **NCC** AND **AS 3700 - MASONRY STRUCTURES**.
- PROVIDE DAMP-PROOF COURSE AT BEARER SEATING LEVEL.
- PROVIDE STEPPED CAVITY FLASHING WITH WEEP HOLES AT 1200 CTRS. TO THE EXTERNAL BRICK SKIN AT GROUND FLOOR LEVEL, AT WINDOW SILLS AND AT WINDOW AND DOOR HEADS.
- GENERALLY, 230mm x 110mm x 76mm BRICKS LAID IN STRETCHER BOND.
- MORTAR MIX RATIO TO BE -

a. 6 PARTS SAND.
b. 1 PART CEMENT.
c. 1 PART LIME.
d. ADD BYCOL AS REQUIRED.

- MORTAR COLOUR TO BE SPECIFIED BY CLIENT.

5. LINTELS FOR BRICKWORK

- WHERE SPANS ARE UP TO 1500mm, PROVIDE 150mm BEARING ONTO BRICKWORK.
- WHERE SPANS ARE OVER 1500mm, PROVIDE 230mm BEARING ONTO BRICKWORK.
- WHERE STEEL ANGLES ARE TO BE USED, ENSURE LONGER LEG IS USED.
- GALVANISED LINTELS SPAN INFORMATION, PLEASE NOTE -

MAX. SPAN(mm)	LINTEL	TYPE
UP TO 1000mm	75mm x 10mm	FLAT BAR
1200mm TO 2100mm	100mm x 100mm x 10mm	ANGLE
2400mm TO 3000mm	150mm x 100mm x 10mm	ANGLE
3000mm +> (230mm BRICKWORK)	200mm x 200mm x 90mm	T-BAR

- FOR ALL OTHER SPAN INFORMATION, PLEASE REFER TO MANUFACTURERS SPECIFICATIONS OR ENGINEERING DRAWINGS.

6. BLOCKWORK

- BLOCKWORK TO BE IN ACCORDANCE WITH **AS 3700 - MASONRY STRUCTURES** AND **AS 4773 - MASONRY IN SMALL BUILDINGS.**
- BLOCKWORK AND STEEL REINFORCING DESIGN AND LAYOUT TO COMPLY WITH ENGINEERS SPECIFICATIONS.
- ANY BLOCKWORK PROPOSED TO BE BELOW GROUND LEVEL AND RETAIN EARTH MUST BE ADEQUATELY WATERPROOFED AND DRAINED. ANY APPLIED MEMBRANES OR PAINTS MUST BE NATIONALLY APPROVED, SATISFY ANY RELEVANT AUSTRALIAN STANDARDS AND BE USED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- DO NOT OVER-STRESS ANY BLOCKWORK WALL BOTH DURING AND AFTER CONSTRUCTION.
- IF BLOCKS ARE TO BE LIFTED AND INSTALLED OVER CONTRACTORS HEAD HEIGHT, PROPER SAFETY PRECAUTIONS MUST BE ENFORCED.

7. TERMITE MANAGEMENT

- ALL TERMITE MANAGEMENT SYSTEMS, SELECTION AND INSTALLATION MUST BE IN ACCORDANCE WITH **AS 3660 - TERMITE MANAGEMENT.**

8. TIMBER FRAMING AND ROOF TRUSSES

- ALL TIMBER FRAMING AND ROOF TRUSSES SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE **NCC** AND **AS 1684 - RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - SIMPLIFIED - NON-CYCLONIC AREAS.**
- THE BUILDING MUST ALSO COMPLY WITH **AS 1720 - TIMBER STRUCTURES - DESIGN METHODS** AND **AS 4055 - WIND LOADS FOR HOUSING.**
- PRE-FABRICATED TIMBER FRAMES AND ROOF TRUSSES MUST BE INSTALLED AS PER ALL RELEVANT APPLICABLE MANUFACTURERS SPECIFICATIONS AND TECHNICAL DRAWINGS AND DETAILS.
- PRE-FABRICATED ROOF TRUSSES TO BE INSTALLED AT 600mm CTRS. AS PER MANUFACTURERS SPECIFICATIONS, UNLESS NOTED OTHERWISE.
- TIMBER FRAME DETAILS AS FOLLOWS -

a. 90mm x 35mm TREATED PINE TOP AND BOTTOM PLATES AND NOGGINGS.
b. 90mm x 35mm TREATED PINE STUDS AT 450mm CTRS. TO ALL LOAD - BEARING WALLS AND AT 600mm CTRS. TO ALL NON-LOAD BEARING WALLS.
c. 90mm x 45mm TREATED PINE STUDS TO BOTH SIDES OF OPENINGS SUPPORTING TIMBER LINTELS.
d. EAVES LININGS TO BE FIBROUS CEMENT (FC) UNLESS NOTED OTHERWISE.
e. ALL TIMBER SUPPORTING TRUSS SPANS GREATER THAN 6 METERS MUST BE A MINIMUM GRADE OF F8.

9. ROOF CLADDING (METAL DECKING AND TILED)

- ALL METAL ROOFING SHALL BE IN ACCORDANCE WITH THE **NCC** AND **AS 1562 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING.**
- ALL TILED ROOFING SHALL BE IN ACCORDANCE WITH THE **NCC** AND AS **AS 2050 - INSTALLATION OF ROOF TILES.**
- COLORBOND CORRUGATED METAL DECKING AS SELECTED TO ROOF PITCH/S SHOWN AND IS TO BE INSTALLED AS PER ROOF PLAN.
- METAL AND TILED ROOFING CONTRACTORS TO SUPPLY AND INSTALL BUILDING BLANKET, ROOF SARKING, METAL DECKING, ROOF TILES, POINTING, FLASHINGS, APRONS, SOAKER TRAYS, CAPPINGS, FASCIAS, BOX AND SLOTTED HIGH FRONT GUTTERS, MATCHING COLOUR FIXINGS AND SEALANTS.

10. WINDOWS, DOORS AND SKYLIGHTS

- WINDOWS AND ASSOCIATED DOORS WILL BE INSTALLED IN ACCORDANCE WITH THE **NCC** AND **AS 1288 - GLASS IN BUILDINGS - SELECTION AND INSTALLATION.**
- PROVIDE ALL REQUIRED MATERIALS, FIXINGS, FRAMES, GLAZING, FLY SCREENS AND THE LIKE TO ENSURE PROPER INSTALLATION AND FUNCTION OF WINDOWS AND ASSOCIATED DOORS TO GUARANTEE SUCCESSFUL OPERATION IN PROVIDING PROTECTION AND AIR AND WATER TIGHTNESS.
- ALL SKYLIGHTS ARE TO BE INSTALLED IN ACCORDANCE WITH **AS 4285-2007 - SKYLIGHTS.**
- ALL ROOF SKYLIGHTS ARE TO BE A MINIMUM DISTANCE OF 1000mm FROM ANY ADJOINING PROPERTY BOUNDARY.

11. INSULATION

- INSULATION WILL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THE **NCC** AND **AS 3999 - THERMAL INSULATION OF DWELLINGS - BULK INSULATION - INSULATION REQUIREMENTS.**
- PROVIDE R 1.8 75mm BUILDING BLANKET TO WHOLE ROOF AREA (METAL ROOF ONLY).
- PROVIDE R 1.0 REFLECTIVE FOIL WRAP TO WHOLE ROOF AREA (TILED ROOF ONLY).
- PROVIDE R 5.0 GLASSWOOL BATTS TO WHOLE CEILING AREA.
- PROVIDE R 2.5 GLASSWOOL BATTS TO EXTERNAL WALLS (GARAGE DIVIDING WALLS INCLUDED).
- PROVIDE R 1.8 50mm EXTRUDED POLYSTYRENE (XPS) TO SLAB EDGE PERIMETER.
- PROVIDE R 1.0 VAPOUR PERMEABLE WALL WRAP TO EXTERNAL BUILDING PERIMETER.
- VAPOUR PERMEABLE WALL WRAP TO BE TAPED AT ALL OPENINGS, SEAMS AND PENETRATIONS.
- INSULATION TO BE AS SPECIFIED ON PLAN OR EXCEEDED.

12. EXTERNAL CLADDING

- INSTALLATION OF ALL EXTERNAL METAL WALL CLADDING TO BE IN ACCORDANCE WITH THE **NCC** AND **AS 1562 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING.**
- ENSURE THAT JOINTS, JUNCTIONS AND PENETRATIONS IN CLADDING SHEETS ARE PROPERLY SEALED AGAINST ALL WEATHER TYPES AND AIR LEAKAGE.

13. INTERNAL WALL AND CEILING LININGS

- ALL INTERNAL WALL LININGS WILL BE FIXED IN ACCORDANCE WITH THE **NCC** AND **AS/NZS 2589 - GYPSUM LININGS - APPLICATION AND FINISHING.**
- INSTALL 35mm x 18mm METAL CEILING BATTENS.
- WALL FRAMING TO ALL ROOMS TO BE COVERED WITH CLOSE-JOINT LININGS WITH SUFFICIENT BACKING PROVIDED BY NOGGINGS OR STUDS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- PROVIDE 10mm PLASTERBOARD TO ALL LIVING AREA WALLS AND CEILINGS.
- PROVIDE 6mm FIBROUS CEMENT SHEETING TO ALL WET AREA WALLS OR 10mm WATER RESISTANT PLASTERBOARD IN LIEU OF 6mm FIBROUS CEMENT.
- PROVIDE CORNICE AS SELECTED AND CORNICE SHALL BE FIXED AT INTERSECTIONS OF ALL WALL AND BEAM JUNCTIONS WITH CEILINGS.

14. PLUMBING

- ALL PLUMBING WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE **NCC** AND **AS 3500 - NATIONAL PLUMBING AND DRAINAGE CODE.**
- PROVIDE ALL NECESSARY PLUMBING MATERIALS AND FIXTURES REQUIRED FOR THE PROPER OPERATION OF ALL SANITARY FIXTURES AND FITTINGS, WATER SUPPLY AND RETICULATION, ROOF PLUMBING, FLASHINGS AND THE LIKE AS NECESSITATED BY THE WORKS.
- PROVIDE AND CONNECT ALL REQUIRED AGRICULTURAL DRAINS SO AS TO DIVERT WATER AND MOISTURE AWAY FROM THE BUILDING.
- ALL MECHANICAL EXTRACTION FANS NOTED THROUGHOUT THESE DRAWINGS MUST BE EXTERNALLY VENTED AND SEALED.

15. PAINTING, STAINING AND SEALING

- ALL PAINTING AND DECORATING, STAINING AND SEALING TO BOTH THE INTERIOR AND EXTERIOR WILL BE CARRIED OUT IN ACCORDANCE WITH THE **NCC** AND **AS/NZS 2311 - PAINTING OF BUILDINGS.**
- PAINTER IS TO ENSURE SURFACES ARE CLEAN OF DEBRIS PRIOR TO APPLICATION OF ANY FINISHES.
- COLOURS TO BE SPECIFIED BY CLIENT.

16. ELECTRICAL

- ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE **NCC** AND **AS/NZS 3000 - ELECTRICAL INSTALLATIONS.**
- PROVIDE ALL NECESSARY MATERIALS TO COMPLETE THE ELECTRICAL INSTALLATION TO ITS FULL SATISFACTORY OPERATION AND IN ACCORDANCE WITH ALL LOCAL AUTHORITY REQUIREMENTS AND AS DIRECTED BY THE CLIENT.
- SMOKE DETECTORS WILL BE INSTALLED IN ACCORDANCE WITH **AS 3786 - SMOKE ALARMS** AND BE HARDWIRED TO MAINS POWER WITH A BATTERY BACKUP.

17. WATERPROOFING

- WATERPROOFING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE **NCC** AND **AS 3740 - WATERPROOFING OF DOMESTIC WET AREAS.**
- WET SEAL CONTRACTOR IS TO ENSURE WET AREAS ARE CLEANED THOROUGHLY PRIOR TO THE APPLICATION OF MEMBRANE.
- WET SEAL CONTRACTOR TO ENSURE THREE COATS MIN. OF QUALITY MEMBRANE HAVE BEEN APPLIED PROPERLY.
- PROVIDE ALL REQUIRED WATER STOPS AND BOND BREAKERS TO SHOWER RECESS.
- PARTICULAR ATTENTION TO BOND BREAKERS WILL BE INVESTED TO ENSURE ADEQUATE RESISTANCE TO BUILDING MOVEMENT AND SYSTEM LONGEVITY AND DURABILITY.
- PROVIDE ADEQUATE WATERPROOFING TO ALL PIPE PENETRATIONS.
- NO-ENTRY ZONE SIGNAGE AND BARRICADES TO BE ERECTED TO PRESERVE NEWLY APPLIED WATERPROOFING MEMBRANE FOR A MIN. OF THREE DAYS OR AS PER MANUFACTURERS SPECIFICATIONS.

18. TILING (WET AREA WALLS AND HARD FLOOR COVERINGS)

- CERAMIC TILES ARE TO BE INSTALLED IN ACCORDANCE WITH THE **NCC** AND **AS 3958 - GUIDE TO THE INSTALLATION OF CERAMIC TILES.**
- TILE TYPE AND SELECTION TO BE SPECIFIED BY CLIENT.

19. SOFT FLOOR COVERINGS

- PROVIDE GOOD QUALITY CARPET AND UNDERLAY TO ROOMS SPECIFIED.
- ENSURE CARPET UNDERLAY IS GLUE ASSISTED TO FLOOR AND IS INSTALLED ACCORDINGLY.

20. APPLIED FINISHES

- APPLIED FINISHES SUCH AS RENDER, BAGGING OR HARD SURFACE SEALING ARE TO BE APPLIED IN A PROPER AND PROFESSIONAL MANNER AND TO THE SATISFACTION OF THE OWNER OR OTHER INTERESTED PARTIES.
- DEFECTS OR IMPERFECTIONS FOUND IN AN APPLIED FINISH ARE TO BE REFERRED TO THE **GUIDE TO STANDARDS AND TOLERANCES 2007.**

21. JOINERY

- ALL JOINERY DETAILS ARE TO BE BUILT AND INSTALLED IN ACCORDANCE WITH **AS/NZS 4386.2 - DOMESTIC KITCHEN ASSEMBLIES.**
- ALL JOINERY WORK IS TO BE FINISHED IN A PROPER AND PROFESSIONAL MANNER.
- JOINERY DETAILS ARE TO BE TO CLIENT SPECIFICATIONS.

22. PAINTING, STAINING AND SEALING

- ALL PAINTING AND DECORATING, STAINING AND SEALING TO BOTH THE INTERIOR AND EXTERIOR WILL BE CARRIED OUT IN ACCORDANCE WITH THE **NCC** AND **AS/NZS 2311 - PAINTING OF BUILDINGS.**
- PAINTER IS TO ENSURE SURFACES ARE CLEAN OF DEBRIS PRIOR TO APPLICATION OF ANY FINISHES.
- COLOURS TO BE SPECIFIED BY CLIENT.

23. PRECAST CONCRETE PANELS AND FOOTING PADS

- THE DESIGN, ENGINEERING AND SPECIFICATION OF ANY PRECAST CONCRETE PANEL AND FOOTING PAD MUST BE IN ACCORDANCE WITH THE **NCC** AND **AS 3850 - PREFABRICATED CONCRETE ELEMENTS.**
- THE TRANSPORTATION, SET-OUT, LIFTING AND INSTALLATION MUST BE IN ACCORDANCE WITH THE **NCC** AND **AS 3850 - PREFABRICATED CONCRETE ELEMENTS.**
- PANEL OPENINGS RELATING TO WINDOWS AND DOORS MUST BE CAST IN AS ACCURATE AS POSSIBLE.
- PROVIDE FOAM BACKING BOARDS/RODS AND MASTIC JOINTING TO ALL PANEL JUNCTIONS, PENETRATIONS AND WINDOW AND DOOR OPENINGS TO FORM A TIGHT AND ADEQUATE SEAL AGAINST ALL WEATHER ELEMENTS AND THERMAL LEAKAGE.

24. MASONRY (BRICK) COURTYARD

- BRICK COURTYARD WALLS TO BE 1800mm HIGH ON ALL SIDES AND BE DOUBLE SKINNED AT 230mm ON ALL SIDES AND PROPERLY AND NEATLY CAPPED.
- BRICK COURTYARD TO BE FINISHED IN A GOOD AND APPROPRIATE MANNER AND IN ACCORDANCE WITH ALL CLIENT REQUIREMENTS AND SPECIFICATIONS.
- BRICK COURTYARD WALLS ARE TO BE BUILT ON STABLE, ADEQUATE, ENGINEER DESIGNED FOOTINGS.

25. APPLICATION OF SEALANTS AND ADHESIVES

- PROVIDE THE APPLICATION OF ALL REQUIRED SEALANTS AND ADHESIVES TO ALL PENETRATIONS, JUNCTIONS, OPENINGS AND SURFACES ON CLEAN AND PREPARED AREAS INTENDED FOR APPLICATION.
- USE ONLY HIGH-QUALITY, PROFESSIONAL GRADE PRODUCTS.

26. GENERAL PRINCIPLES AND BUILDING SEALING

- SEAL ALL EXTERNAL TIMBER DOORS TOP AND BOTTOM WITH AN APPLIED FINISH AS PER MANUFACTURERS SPECIFICATIONS.
- PROVIDE WEATHERSTRIPS TO ALL EXTERNAL TIMBER DOORS.
- PROVIDE WEATHERSEALS (FOAM OR RUBBER) TO ALL EXTERNAL DOOR FRAMES INCLUDING DOOR FROM GARAGE TO INSIDE OF BUILDING.
- DOOR AND WINDOW OPENINGS, JUNCTIONS AND PENETRATIONS IN PRECAST CONCRETE PANELS ARE TO BE SEALED WITH APPROPRIATE ADHESIVES.
- PROVIDE EXPANDABLE FOAM TO ALL WINDOW AND DOOR REVEAL CAVITIES - **DO NOT BOW REVEALS.**

27. HOT WATER SERVICE

- ELECTRIC INSTANTANEOUS HOT WATER SYSTEMS TO BE INSTALLED AT SUITABLE LOCATIONS WITHIN THE BUILDING AS INDICATED ON PLAN AND IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS BY LICENSED PLUMBER.
- LICENSED ELECTRICIAN TO PROVIDE ISOLATOR.
- 3-PHASE MULTI-POINT UNITS MUST BE USED EXCLUSIVELY.
- INSTALLATION TO BE CARRIED OUT AND REMAIN IN A NEAT, TIDY AND PROFESSIONAL MANNER.

28. EXTERNAL NOTES

- LANDING ON BRICK WALLS TO BE 100mm MIN. THICK CONCRETE WITH ONE LAYER OF F718 REINFORCEMENT MESH.
- ALL GROUND LEVELS, STEPS, SLOPES AND THE LIKE ARE APPROXIMATE ONLY. ACTUAL GROUND AND SITE CONDITIONS MUST BE IDENTIFIED AND CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS.
- EXTERNAL STEPS TO BE 75mm MIN. THICK REINFORCED CONCRETE AS FOLLOWS:
  RISER: 172mm MIN. - GOING: 265mm MIN., UNLESS NOTED OTHERWISE.

29. SOLAR PANEL ARRAY AND/OR BATTERY STORAGE SYSTEM

- SOLAR PANEL ARRAY TO BE INSTALLED ON ROOF AT APPROPRIATE LOCATION AND TAKE FULL ADVANTAGE OF THE SUN AND ACHIEVE MAXIMUM EFFICIENCY AT ALL TIMES OF THE YEAR.
- BATTERY STORAGE SYSTEM AND ALL ASSOCIATED COMPONENTS TO BE INSTALLED AT LOCATION SHOWN ON PLAN. ELECTRICIAN TO PROVIDE BOTH POWER AND DATA PROVISIONS
- SOLAR PANEL ARRAY AND BATTERY STORAGE SYSTEM TO BE INSTALLED BY QUALIFIED, ACCREDITED AND LICENSED INSTALLERS AND INSTALLATION TO BE CARRIED OUT AND REMAIN IN A NEAT, TIDY AND PROFESSIONAL MANNER.

30. POOL FENCING

- ALL PROPOSED POOL FENCING SHALL BE A MIN. 1200mm(h) AND BE SELECTED AND INSTALLED IN ACCORDANCE WITH **AS 1926 SET-2012 - SWIMMING POOL SAFETY STANDARDS SET.**

31. STAIR, BALUSTRADE AND HANDRAIL REQUIREMENTS REQUIREMENTS

- STAIR DESIGN, CONSTRUCTION AND INSTALLATION TO BE IN ACCORDANCE WITH **NCC PART 3.9.1**, **AS/NZS 1170 - STRUCTURAL DESIGN ACTIONS - GENERAL PRINCIPLES** AND **AS 1657-2018 - FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS - DESIGN, CONSTRUCTION AND INSTALLATION.**
- STAIR TREADS/GOINGS MUST INCLUDE NON-SLIP SURFACE.
- IF OPEN RISERS ARE PROPOSED, OPENINGS CANNOT EXCEED 125mm.
- OPENINGS IN BALUSTRADES ARE NOT TO EXCEED 125mm.
- MIN. TREAD/GOING SIZE NOT TO BE LESS THAN 240mm TO A MAX. OF 355mm.
- MIN RISER HEIGHT NOT TO BE LESS THAN 115mm TO A MAX. OF 190mm.
- MIN. HEIGHT OF BALUSTRADE/HANDRAIL TO BE 1000mm FROM PROPOSED FLOOR LEVEL AND ARE TO BE INSTALLED 1000mm CONTINUOUSLY ABOVE STAIR INCLINES AND LANDINGS TO A MIN. OF 865mm.
- PROVIDE HANDRAIL TO ANY LANDING AT 1.0m ABOVE GROUND LEVEL.

32. STRUCTURAL RETAINING WALLS

- RETAINING WALLS WHICH EXCEED A MINIMUM OF 1.0m IN HEIGHT ABOVE NATURAL GROUND LEVEL REQUIRE DESIGN AND SPECIFICATION TO BE DONE BY A STRUCTURAL ENGINEER.
- ALL PROPOSED RETAINING WALLS TO BE TAKEN DOWN TO SOLID GROUND.
- PROVIDE AGRICULTURAL DRAINAGE TO THE EARTH SIDE OF RETAINING WALL AND TIE INTO EXISTING STORMWATER SERVICE.
- ALL PROPOSED RETAINING WALLS ARE TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS REGARDING RETAINING WALLS AND EMBANKMENTS ON RESIDENTIAL BUILDING SITES.
- RETAINING WALL MATERIALS TO BE TO CLIENT SPECIFICATIONS.

33. BUSHFIRE MITIGATION MEASURES (WHERE REQUIRED)

BUSHFIRE ATTACK LEVEL (BAL) - 12.5 (LOW), ENSURE -

- ALL ADDITIONAL CONSTRUCTION REQUIREMENTS ARE TO BE CARRIED OUT UNDER STRICT ACCORDANCE WITH **AS 3959-2018 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS.**
- BAL 12.5 (LOW RISK) CONSTRUCTION GUIDELINES MUST BE FOLLOWED.

BUSHFIRE ATTACK LEVEL (BAL) - 19 (MODERATE), ENSURE -

- ALL ADDITIONAL CONSTRUCTION REQUIREMENTS ARE TO BE CARRIED OUT UNDER STRICT ACCORDANCE WITH **AS 3959-2018 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS.**
- BAL 19 (MODERATE RISK) CONSTRUCTION GUIDELINES MUST BE FOLLOWED.

BUSHFIRE ATTACK LEVEL (BAL) - 29 (HIGH), ENSURE -

- ALL ADDITIONAL CONSTRUCTION REQUIREMENTS ARE TO BE CARRIED OUT UNDER STRICT ACCORDANCE WITH **AS 3959-2018 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS.**
- BAL 29 (HIGH RISK) CONSTRUCTION GUIDELINES MUST BE FOLLOWED.

BUSHFIRE ATTACK LEVEL (BAL) - 40 (VERY HIGH), ENSURE -

- ALL ADDITIONAL CONSTRUCTION REQUIREMENTS ARE TO BE CARRIED OUT UNDER STRICT ACCORDANCE WITH **AS 3959-2018 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS.**
- BAL 40 (VERY HIGH RISK) CONSTRUCTION GUIDELINES MUST BE FOLLOWED.

34. NEW DRIVEWAY REQUIREMENTS AS PER THE FOLLOWING

- MUST BE OUTSIDE OF THE CANOPY/DRIPLINE OF EXISTING OLD OR MATURE TREES.
- ARE A MIN. 3.0m CLEAR OF SMALL AND NEW TREES.
- ARE TO BE NO LESS THAN 1.2m HORIZONTALLY CLEAR OF STORMWATER SUMPS AND OTHER SERVICES AND ARE TO BE NO LESS THAN 1.5m HORIZONTALLY CLEAR OF ELECTRICAL TRANSFORMERS, MINI-PILLARS, BUS STOPS AND STREET LIGHTS.
- ARE TO BE NO LESS THAN 6.0m CLEAR OF A TANGENT POINT (TP) OR CORNER BLOCK.
- HAVE A PROPOSED UPHILL GRADE OF LESS THAN 17% AND A PROPOSED DOWNHILL GRADE OF LESS THAN 12%.
- BE AT A RIGHT ANGLE TO THE KERB LINE (MAX. 1:10 DEVIATION).
- THE PROPOSED CONCRETE TO BE USED MUST BE A MIN. 32 MPa OR GREATER.
- EXPOSED AGGREGATE IS NOT PERMITTED IN DRIVEWAY CONSTRUCTION.
- FOOTPATHS ARE TO TAKE PRECEDENCE OVER DRIVEWAY AND ARE TO REMAIN CONTINUOUS.

35. SITE WORKS

- DESIGNATED SITE TO BE EXCAVATED AND AIR-FILLED TO THE LEVELS SHOWN.
- FOOTINGS EXCAVATION WORKS AND LEVELS TO BE IN ACCORDANCE WITH ARCHITECTURAL DOCUMENTATION, ENGINEERING DOCUMENTATION, BUILDERS SPECIFICATIONS, SURVEY BENCHMARKS AND SITE SURVEY PLAN.
- GROUND SURFACE TO BE SLOPED 1:20 MIN. AWAY FROM THE BUILDING TO A MIN. OF 900mm IN WIDTH AROUND BUILDING PERIMETER.
- DO NOT ALLOW PONDING AGAINST BUILDING.
- PROVIDE ALL NECESSARY AGRICULTURAL DRAINS, YARD SUMPS AND THE LIKE TO DIVERT ANY WATER OR MOISTURE AWAY FROM THE BUILDING PERIMETER.

NOT FOR CONSTRUCTION

Urbanology:
PROJECTS

Scale
NTS - A2

Sheet no.
N.01

Project stage
☐ PRELIMINARY
● COMP. DEV. CERTIFICATE
☐ DEVELOPMENT APPROVAL
☐ CONSTRUCTION CERTIFICATE
☐ TENDER
☐ FOR CONSTRUCTION

Amendments

1	BEDROOM 5 ROOF DESIGN AMENDED	5 JULY 2024
2	ALFRESCO STRUCTURE DESIGN AMENDED	5 JULY 2024
3	WIP/BEDROOM 5 LAYOUT CHANGES	5 JULY 2024
4	ALFRESCO + FRONT FACADE AMENDED	10 JULY 2024
-	-	-
-	-	-

Designed by
PAUL DE FLUMERI

Drawn by
PAUL DE FLUMERI

Project date
01 NOVEMBER 2024

Version
2.1

Project no.
SUTTON CAMPBELL

Project description
PROPOSED NEW DWELLING

Project address
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Client name
STEPHEN + AMANDA CAMPBELL

Drawing title
REGULATION + SPECIFICATION + CONSTRUCTION NOTES

SAFE DESIGN OF STRUCTURES - CODE OF PRACTICE

1. FALLS, SLIPS AND TRIPS

1.1 WORKING AT HEIGHTS

1.1.1 DURING CONSTRUCTION

WHEREVER POSSIBLE, COMPONENTS FOR THIS BUILDING SHOULD BE FABRICATED OFF-SITE OR AT GROUND LEVEL TO MINIMISE THE RISK OF WORKERS FALLING MORE THAN TWO METERS, HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF TWO METERS IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL. THE BUILDER SHOULD PROVIDE A BARRIER WHEREVER A PERSON IS REQUIRED IN A SITUATION WHERE FALLING MORE THAN TWO METERS IS A POSSIBILITY.

1.1.2 DURING OPERATION OR MAINTENANCE

HOUSES OR OTHER LOW-RISE BUILDINGS WHERE SCAFFOLDING IS APPROPRIATE - CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOTS OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METERS IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, LADDERS AND TRESTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION. BUILDINGS WHERE SCAFFOLDING, LADDERS AND TRESTLES ARE NOT APPROPRIATE - CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOTS OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METERS IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, FALL BARRIERS OR PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.

1.1.3 ANCHORAGE POINTS

ANCHORAGE POINTS FOR PORTABLE SCAFFOLD OR FALL ARREST DEVICES HAVE BEEN INCLUDED IN THE DESIGN FOR USE BY MAINTENANCE WORKERS. ANY PERSONS ENGAGED TO WORK ON THE BUILDING AFTER COMPLETION OF CONSTRUCTION WORK SHOULD BE INFORMED ABOUT THE ANCHORAGE POINTS.

1.2 SLIPPERY OR UNEVEN SURFACES

1.2.1 FLOOR FINISHES - SPECIFIED

IF FINISHES HAVE BEEN SPECIFIED BY THE DESIGNER, THESE HAVE BEEN SELECTED TO MINIMISE THE RISK OF FLOORS AND PAVED AREAS BECOMING SLIPPERY WHEN WET OR WHEN WALKED ON WITH WET SHOES/FEET. ANY CHANGES TO THE SPECIFIED FINISH SHOULD BE MADE IN CONSULTATION WITH THE DESIGNER OR, IF THIS IS NOT PRACTICAL, SURFACES WITH AN EQUIVALENT OR BETTER SLIP RESISTANCE SHOULD BE CHOSEN.

1.2.2 FLOOR FINISHES - BY OWNER

IF THE DESIGNER HAS NOT BEEN INVOLVED IN THE SELECTION OF SURFACE FINISHES, THE OWNER IS RESPONSIBLE FOR FOR THE SELECTION OF SURFACE FINISHES IN THE PEDESTRIAN-TRAFFICABLE AREAS OF THE BUILDING. SURFACES SHOULD BE SELECTED IN ACCORDANCE WITH **HB 197-1999 - AN INTRODUCTORY GUIDE TO THE SLIP RESISTANCE OF PEDESTRIAN SURFACE MATERIALS** AND **AS/NZS 4586-2004 - SLIP RESISTANCE CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIALS.**

1.2.3 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

DUE TO THE DESIGN REQUIREMENTS FOR THE BUILDING, STEPS AND/OR RAMPS ARE INCLUDED IN THE BUILDING THAT MAY BE A HAZARD TO WORKERS CARRYING OBJECTS OR OTHERWISE OCCUPIED. STEPS SHOULD BE CLEARLY MARKED WITH BOTH VISUAL AND TACTILE WARNINGS DURING CONSTRUCTION, MAINTENANCE, DEMOLITION, AND AT ALL TIMES WHEN THE BUILDING OPERATES AS A WORKPLACE.

BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND, IN PARTICULAR, ACCESS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT, TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SUCH THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS. CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE THE RISK OF TRIPS AND FALLS AT THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.

2. FALLING OBJECTS

2.1 LOOSE MATERIALS OR SMALL OBJECT

CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK ON OR AROUND THE BUILDING IS LIKELY TO INVOLVE PERSONS WORKING ABOVE GROUND LEVEL OR ABOVE FLOOR LEVELS. WHERE THIS OCCURS, ONE OF THE FOLLOWING MEASURES SHOULD BE TAKEN TO AVOID OBJECTS FALLING, FROM THE AREA WHERE WORK IS BEING CARRIED, ONTO PERSONS BELOW.

1. PREVENT OR RESTRICT ACCESS TO AREAS BELOW WHERE THE WORK IS BEING CARRIED OUT;
2. PROVIDE TOE BOARDS TO SCAFFOLDING AND WORK PLATFORMS;
3. PROVIDE A PROTECTIVE STRUCTURE BELOW THE WORK AREA, AND;
4. ENSURE THAT ALL PERSONS BELOW THE WORK AREA HAVE APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE) EQUIPPED.

2.2 BUILDING COMPONENTS

DURING CONSTRUCTION, RENOVATION OR DEMOLITION OF THE BUILDING, PARTS OF THE STRUCTURE INCLUDING FABRICATED STEELWORK, HEAVY PANELS AND MANY OTHER COMPONENTS WILL REMAIN STANDING PRIOR TO OR AFTER SUPPORTING PARTS ARE IN PLACE. CONTRACTORS SHOULD ENSURE THAT TEMPORARY BRACING OR OTHER REQUIRED SUPPORT IS IN PLACE AT ALL TIMES WHEN COLLAPSING, WHICH MAY INJURE PERSONS IN THE AREA, IS A POSSIBILITY. MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS. CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED, AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.

3. TRAFFIC MANAGEMENT

TRAFFIC MANAGEMENT

BUILDINGS ON A MAJOR ROAD, NARROW ROAD OR STEEPLY INCLINED ROAD - PARKING OF VEHICLES OR LOADING/UNLOADING OF VEHICLES ON THE ROADWAY MAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THE BUILDING, DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE RESPONSIBLE FOR THE SUPERVISION OF THESE AREAS. BUILDINGS WHERE ON-SITE LOADING/UNLOADING IS RESTRICTED - CONSTRUCTION OF THE BUILDING MAY REQUIRE LOADING AND UNLOADING MATERIALS ON THE ROADWAY. DELIVERIES SHOULD BE WELL PLANNED TO AVOID CONGESTION OF LOADING AREAS AND TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE USED TO SUPERVISE LOADING/UNLOADING AREAS. ALL BUILDINGS - BUSY CONSTRUCTION AND DEMOLITION SITES PRESENT A RISK OF COLLISION WHEN DELIVERIES AND OTHER TRAFFIC ARE/IS MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE IMPLEMENTED FOR THE WORK SITE.

4. SERVICES

GENERAL

RUPTURE OF SERVICES DURING EXCAVATION FOR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING THE RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES MAY BE LOCATED ON OR AROUND THE BUILDING SITE. WHERE KNOWN, THESE ARE IDENTIFIED ON THE DRAWINGS, BUT THE EXACT LOCATION AND EXTENT OF THE SERVICES MAY VARY FROM THAT INDICATED. SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE (SUCH AS DIAL BEFORE YOU DIG, TELSTRA, ETC.). APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE ENGAGED. LOCATIONS WITH UNDERGROUND POWER LINES - UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THE SITE. ALL UNDERGROUND POWER LINES MUST BE DISCONNECTED OR ACCURATELY LOCATED AND ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK COMMENCING. LOCATIONS WITH OVERHEAD POWER LINES - OVERHEAD POWER LINES MAY BE LOCATED ON OR NEAR THE SITE. THESE POSE A RISK OF ELECTROCUTION IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE, WHERE PRACTICAL, DISCONNECTED OR RELOCATED. WHERE THIS IS NOT PRACTICAL, ADEQUATE WARNING IN THE FORM OF BRIGHT-COLOURED TAPE OR SIGNAGE SHOULD BE USED, OR A PROTECTIVE BARRIER PROVIDED.

5. MANUAL TASKS

MANUAL TASKS

COMPONENTS WITH THIS DESIGN WITH A MASS IN EXCESS OF 25kg SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY A MECHANICAL LIFTING DEVICE. WHERE THIS IS NOT PRACTICAL, SUPPLIERS OR FABRICATORS SHOULD BE REQUIRED TO LIMIT THE COMPONENT MASS. ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL, ALL ITEMS SHOULD BE STORED ON SITE IN A WAY THAT MINIMISES BENDING BEFORE LIFTING. ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR. CONSTRUCTION, MAINTENANCE AND DEMOLITION OF THE BUILDING WILL REQUIRE THE USE OF PORTABLE TOOLS AND EQUIPMENT. THESE SHOULD BE FULLY MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND NOT USED WHERE FAULTY OR, IN THE CASE OF ELECTRICAL EQUIPMENT, NOT CARRYING A CURRENT ELECTRICAL TAG. ALL SAFETY GUARDS AND DEVICES SHOULD BE REGULARLY CHECKED AND PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

6. HAZARDOUS SUBSTANCE

6.1 ASBESTOS

FOR ALTERATIONS TO OR DEMOLITION OF A BUILDING CONSTRUCTED PRIOR TO 1990, IF THE BUILDING WAS CONSTRUCTED PRIOR TO: 1990 - IT MAY CONTAIN ASBESTOS. 1986 - IT IS LIKELY TO CONTAIN ASBESTOS, EITHER CLADDING MATERIAL OR FIRE-RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD CHECK AND, IF NECESSARY, TAKE APPROPRIATE ACTION BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

6.2 POWDERED MATERIALS

MANY MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION IS PROVIDED AND WEAR PERSONAL PROTECTIVE EQUIPMENT (PPE), INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.

6.3 TREATED TIMBER

THE DESIGN OF THE BUILDING MAY INCLUDE PROVISION FOR THE INCLUSION OF TREATED TIMBER WITHIN THE STRUCTURE. DUST OR FUMES FROM THIS MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION IS PROVIDED AND WEAR PERSONAL PROTECTIVE EQUIPMENT (PPE), INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING, CUTTING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEASED. DO NOT BURN TREATED TIMBER.

6.4 VOLATILE ORGANIC COMPOUNDS

MANY TYPES OF GLUES, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT (PPE) MAY ALSO MAY ALSO BE REQUIRED. THE MANUFACTURERS RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

6.5 SYNTHETIC MINERAL FIBRE

GLASS FIBRE, ROCK WOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR ACOUSTIC INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED, OR IF IT MCOMES INTO CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE PARTS OF THE BODY. PERSONAL PROTECTIVE EQUIPMENT (PPE) INCLUDING PROTECTION AGAINST THE INHALATION OF HARMFUL MATERIAL, SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

6.6 TIMBER FLOORS

THE BUILDING MAY CONTAIN TIMBER FLOORS THAT HAVE AN APPLIED FINISH. AREAS WHERE FINISHES ARE APPLIED SHOULD BE KEPT WELL VENTILATED DURING SANDING AND APPLICATION, AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT (PPE) MAY ALSO BE REQUIRED. THE MANUFACTURERS RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

7. CONFINED SPACES

7.1 EXCAVATION

CONSTRUCTION OF THE BUILDING AND SOME MAINTENANCE ON THE BUILDING MAY REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN THE EXCAVATION. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS THAT DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHOULD BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHOULD BE PROVIDED.

7.2 ENCLOSED SPACES

FOR BUILDINGS WITH ENCLOSED SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED - ENCLOSED SPACES WITHIN THE BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE. THE DEIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO IDENTIFY UNAUTHORISED ACCESS AREAS. WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE PROVIDED.

7.3 SMALL SPACES

FOR BUILDINGS WITH SMALL SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED - SOME SMALL SPACES WITHIN THE BUILDING MAY REQUIRE ACCESS BY CONSTRUCTION AND MAINTENANCE WORKERS. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO IDENTIFY UNAUTHORISED ACCESS AREAS. THESE SHOULD BE MAINTAINED FOR THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER SMALL SPACES, THEY SHOULD BE SCHEDULED SO THAT ACCESS IS FOR SHORT PERIODS. MANUAL LIFTING AND OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALL SPACES.

8. PUBLIC ACCESS

PUBLIC ACCESS

PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND THE PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT, THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

9. OPERATIONAL USE OF BUILDING

OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS - THE BUILDING HAS BEEN DESIGNATED A RESIDENTIAL BUILDING - IF THE BUILDING, AT A LATER DATE, IS USED OR INTENDED FOR USE AS A WORKPLACE, THE PROVISIONS FOR THE **WORK HEALTH AND SAFETY ACT 2011,** OR SUBSEQUENT REPLACEMENT LEGISLATION SHOULD BE APPLIED TO THE NEW USE.

NON-RESIDENTIAL BUILDINGS - NON-RESIDENTIAL BUILDINGS WHERE THE END-USE HAS NOT BEEN IDENTIFIED - THE BUILDING HAS BEEN DESIGNATED TO REQUIREMENTS OF THE CLASSIFICATION IDENTIFIED ON THE DRAWINGS. THE SPECIFIC USE OF THE BUILDING IS NOT KNOWN AT THE TIME OF THE DESIGN AND A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN AT THE TIME OF FIT-OUT FOR THE END USER. NON-RESIDENTIAL BUILDINGS WHERE THE END-USE IS KNOWN - THE BUILDING HAS BEEN DESIGNATED FOR THE SPECIFIC USE AS IDENTIFIED ON THE DRAWINGS. WHERE A CHANGE OF USE OCCURS AT A LATER DATE, A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN.

10. OTHER HIGH-RISK ACTIVITY

OTHER HIGH-RISK ACTIVITY

1. ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH **CODE OF PRACTICE: MANAGING ELECTRICAL RISKS AT THE WORKPLACE, AS/NZS 3012-2019 - ELECTRICAL INSTALLATIONS - CONSTRUCTION AND DEMOLITION SITES** AND ALL LICENSING REQUIREMENTS.
2. ALL WORK USING PLANT SHOULD BE CARRIED OUT IN ACCORDANCE WITH **CODE OF PRACTICE: MANAGING RISKS OF PLANT AT THE WORKPLACE.**
3. ALL WORK GENERATING NOISE SHOULD BE CARRIED OUT IN ACCORDANCE WITH **CODE OF PRACTICE: MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK.**

DUE TO THE HISTORY OF SERIOUS INCIDENTS, IT IS RECOMMENDED THAT PARTICULAR CARE BE EXCERCISED WHEN UNDERTAKING WORK INVOLVING STEEL CONSTRUCTION AND CONCRETE PLACEMENT. ALL THE ABOVE APPLIES.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (BUT IS NOT LIMITED TO): OWNER, BUILDER, SUBCONTRACTORS, CONSULTANTS, OPERATORS, RENOVATORS, MAINTAINERS AND DEMOLISHERS.

BASIX REQUIREMENTS

ALL WORKS MUST COMPLY WITH:
CERTIFICATE No.: TO BE CONFIMED

FIXTURES AND SYSTEMS

LIGHTING

THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING DIODE (LED) LAMPS.

FIXTURES

- THE APPLICANT MUST ENSURE NEW OR ALTERED SHOWERHEADS HAVE A FLOW RATE NOT GREATER THAN 9L PER MINUTE, OR A 3 STAR WATER RATING.
- THE APPLICANT MUST ENSURE NEW OR ALTERED TOILETS HAVE A FLOW RATE NO GREATER THAN 4L PER AVERAGE FLUSH, OR A MINIMUM 3 STAR WATER RATING.
- THE APPLICANT MUST ENSURE NEW OR ALTERED TAPS HAVE A FLOW RATE NOT GREATER THAN 9L PER MINUTE, OR A 3 STAR WATER RATING.

CONSTRUCTION

INSULATION REQUIREMENTS

THE APPLICANT MUST CONSTRUCT THE NEW OR ALTERED CONSTRUCTION (FLOOR(S), WALLS AND CEILING/ROOFS) IN ACCORDANCE WITH THE SPECIFICATIONS TABLE LISTED ON THE BASIX CERTIFICATE AND THE INSULATION SCHEDULE CONTAINED THROUGHOUT THESE DRAWINGS.

GLAZING REQUIREMENTS

WINDOWS AND GLAZED DOORS

THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE BASIX CERTIFICATE, THROUGHOUT THESE DRAWINGS AND IN PARTICULAR, DRAWING **A.012 - WINDOW + DOOR SCHEDULE.**

THE FOLLOWING REQUIREMENTS MUST ALSO BE SATISFIED IN RELATION TO EACH WINDOW AND GLAZED DOOR:

- EACH WINDOW OR GLAZED DOOR WITH IMPROVED FRAMES, OR PYROLYTIC LOW-E GLASS, OR CLEAR/AIR GAP/CLEAR GLAZING, OR TONED/AIR GAP/CLEAR GLAZING MUST HAVE A U-VALUE AND A SOLAR HEAT GAIN COEFFICIENT (SHGC) NO GREATER THAN THAT LISTED IN THE TABLE CONTAINED IN THE BASIX CERTIFICATE. TOTAL SYSTEM U-VALUES AND SHGC's MUST BE CALCULATED IN ACCORDANCE WITH NATIONAL FENESTRATION RATING COUNCIL (NFRC) CONDITIONS. THE DESCRIPTION IS PROVIDED FOR INFORMATION ONLY. ALTERNATIVE SYSTEMS WITH COMPLYING U-VALUE AND SHGC MAY BE SUBSTITUTED.
- FOR PROJECTIONS DESCRIBED IN MILLIMETERS, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST BE NO MORE THAN 500mm ABOVE THE HEAD OF THE WINDOW OR GLAZED DOOR AND NO MORE THAN 2400mm ABOVE THE SILLS.
- PERGOLAS WITH POLYCARBONATE ROOF OR SIMILAR TRANSLUCENT MATERIAL MUST HAVE A SHADING COEFFICIENT OF LESS THAN 0.35.
- PERGOLAS WITH FIXED BATTENS MUST HAVE BATTENS PARALLEL TO THE WINDOW OR GLAZED DOOR ABOVE WHICH THEY ARE SITUATED, UNLESS THE PERGOLA ALSO SHADES A PERPENDICULAR WINDOW. THE SPACING BETWEEN BATTENS MUST BE MORE THAN 50mm.
- OVERSHADOWING BUILDINGS OR VEGETATION MUST BE OF THE HEIGHT AND DISTANCE FROM THE CENTRE AND THE BASE OF THE WINDOW AND GLAZED DOOR, AS SPECIFIED IN THE OVERSHADOWING COLUMN OF THE TABLE CONTAINED IN THE BASIX CERTIFICATE.

NOT FOR CONSTRUCTION

Urbanology: PROJECTS

Scale: NTS - A2
Sheet no.: N.02

Project stage: PRELIMINARY ☐ TENDER ☐ FOR CONSTRUCTION ☐ DEVELOPMENT APPROVAL ☐ CONSTRUCTION CERTIFICATE ☐ COMP. DEV. CERTIFICATE ●

Amendments
1 BEDROOM 5 ROOF DESIGN AMENDED 5 JULY 2024
2 ALFRESCO + KITCHEN DESIGN AMENDED 5 JULY 2024
3 WIP/BEDROOM 5 LAYOUT CHANGES 10 JULY 2024
4 ALFRESCO + FRONT FACADE AMENDED - -
5 - -

Designed by: PAUL DE FLUMERI
Drawn by: PAUL DE FLUMERI
Project date: 01 NOVEMBER 2024
Version: 2.1
Project no.: SUTTON CAMPBELL

Project description: PROPOSED NEW DWELLING
Project address: LOT: 20 DP: 271494 DW: SUTTON 52 WOODBURY DRIVE SUTTON NSW 2620

Client name: STEPHEN + AMANDA CAMPBELL
Drawing title: SAFE DESIGN OF STRUCTURES - CODE OF PRACTICE + BASIX REQUIREMENTS

NATIONAL CONSTRUCTION CODE (NCC) DEEMED-TO-SATISFY PROVISIONS FOR H4D9 - CONDENSATION MANAGEMENT

AS PER THE ABCB HOUSING PROVISIONS; 10 HEALTH AND AMENITY; PART 10.8 CONDENSATION MANAGEMENT, THE FOLLOWING SHALL APPLY:

1. 10.8.1 EXTERNAL WALL CONSTRUCTION

(1) WHERE A PLIABLE BUILDING MEMBRANE IS INSTALLED IN AN EXTERNAL WALL, IT MUST:
- (a) COMPLY WITH AS **4200.1 - PLIABLE BUILDING MEMBRANES AND UNDERLAYS (MATERIALS);** AND
- (b) BE INSTALLED IN ACCORDANCE WITH **AS 4200.2 - PLIABLE BUILDING MEMBRANES AND UNDERLAYS (INSTALLATION REQUIREMENTS);** AND
- (c) BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE OF A BUILDING.

(2) WHERE A PLIABLE BUILDING MEMBRANE, SARKING-TYPE MATERIAL OR INSULATION LAYER IS INSTALLED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF AN EXTERNAL WALL IT MUST HAVE A VAPOUR PERMEANCE OF NOT LESS THAN:
- (a) IN CLIMATE ZONES 4 AND 5, 0.143 µg/N.s; AND
- (b) IN CLIMATE ZONES 6, 7 AND 8, 1.14 µg/N.s.

(3) EXCEPT FOR SINGLE SKIN MASONRY OR SINGLE SKIN CONCRETE, WHERE A PLIABLE BUILDING MEMBRANE IS NOT INSTALLED IN AN EXTERNAL WALL, THE PRIMARY WATER CONTROL LAYER MUST BE SEPARATED FROM WATER SENSITIVE MATERIALS BY A DRAINED CAVITY.

(4) EXPLANATORY INFORMATION: 10.8.1(2) REQUIRES SOME WALL MATERIALS ON THE EXTERNAL SIDE OF THE PRIMARY INSULATION LAYER TO HAVE A MINIMUM LEVEL OF VAPOUR PERMEANCE. VAPOUR PERMEANCE IS MEASURED IN µg/N.s (MICROGRAMS PER NEWTON-SECOND).

CLASS 3 AND CLASS 4 VAPOUR CONTROL MEMBRANES (AS DEFINED BY CLAUSE 5.3.4 OF AS 4200.1 - PLIABLE BUILDING MEMBRANES AND UNDERLAYS (MATERIALS)) MEET THE VAPOUR PERMEANCE REQUIREMENTS OF 10.8.1(2)(a), WHILE CLASS 4 VAPOUR CONTROL MEMBRANES MEET THE VAPOUR PERMEANCE REQUIREMENTS OF 10.8.1(2)(b).

OPEN-CELL INSULATION, SUCH AS MINERAL WOOL OR FIBREGLASS, TYPICALLY HAS A HIGH VAPOUR PERMEANCE, WHILE CLOSED-CELL INSULATION SUCH AS POLYSTYRENE TYPICALLY HAS A LOW VAPOUR PERMEANCE. MANY FOIL-FACED INSULATION PRODUCTS HAVE A LOW VAPOUR PERMEANCE.

2. 10.8.2 EXHAUST SYSTEMS

(1) AN EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF:
- (a) 25 L/s FOR A BATHROOM OR SANITARY COMPARTMENT; AND
- (b) 40 L/s FOR A KITCHEN OR LAUNDRY.

(2) EXHAUST FROM A KITCHEN, KITCHEN RANGE HOOD, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR.

(3) WHERE A VENTING CLOTHES DRYER IS INSTALLED, IT MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR.

(4) AN EXHAUST SYSTEM THAT IS NOT RUN CONTINUOUSLY AND IS SERVING A BATHROOM OR SANITARY COMPARTMENT THAT IS NOT VENTILATED IN ACCORDANCE WITH 10.6.2(a) MUST:
- (a) BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND
- (b) INCLUDE A RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS TURNED OFF.

(5) EXCEPT FOR ROOMS THAT ARE VENTILATED IN ACCORDANCE WITH 10.6.2(a), A ROOM WITH AN EXHAUST SYSTEM IN ACCORDANCE WITH (1) MUST BE PROVIDED WITH MAKE-UP AIR:
- (a) VIA OPENINGS TO AN ADJACENT ROOM WITH A FREE AREA OF 14,000mm^2; OR
- (b) IN ACCORDANCE WITH **AS 1668.2 - THE USE OF VENTILATION AND AIRCONDITIONING IN BUILDINGS (MECHANICAL VENTILATION IN BUILDINGS).**

(6) EXCEPT FOR ROOMS THAT ARE VENTILATED IN ACCORDANCE WITH 10.6.2(a), A ROOM WITH AN EXHAUST SYSTEM IN ACCORDANCE WITH (3) MUST BE PROVIDED WITH MAKE-UP AIR IN ACCORDANCE WITH **AS 1668.2 - THE USE OF VENTILATION AND AIRCONDITIONING IN BUILDINGS (MECHANICAL VENTILATION IN BUILDINGS).**

(7) EXPLANATORY INFORMATION: A RANGE HOOD INSTALLED IN A KITCHEN MUST COMPLY WITH 10.8.2(2).

10.8.2(3) REQUIRES VENTING CLOTHES DRYERS TO BE PROVIDED WITH EXHAUST DUCTING DIRECTLY FROM THE CLOTHES DRYER TO OUTDOOR AIR. THIS REQUIREMENT ONLY APPLIES TO VENTING CLOTHES DRYERS AND NOT OTHER TYPES OF CLOTHES DRYERS, SUCH AS CONDENSING CLOTHES DRYERS.

10.8.2(5) AND 10.8.2(6) REQUIRES SOME ROOMS THAT HAVE EXHAUST SYSTEMS AND ARE NOT NATURALLY VENTILATED (E.G. ROOMS WITHOUT OPENABLE WINDOWS) TO BE PROVIDED WITH MAKE-UP AIR. THE MAKE-UP AIR OPENINGS REQUIRED BY 10.8.2(5)(a) ARE BASED ON THE MINIMUM FLOW RATES OF 10.8.2(1). AN OPENING WITH A FREE AREA OF 14,000mm^2 CAN BY ACHIEVED BY A 20mm UNDERCUT TO A 700mm WIDE DOOR. IF THE EXHAUST FLOWRATES EXCEED THE MINIMUM FLOWRATES OF 10.8.2(1), ADDITIONAL MAKE-UP AIR OPENINGS MAY BE REQUIRED FOR THE CORRECT OPERATION OF THE EXHAUST SYSTEM.

3. 10.8.3 VENTILATION OF ROOF SPACES

(1) IN CLIMATE ZONES 6, 7 AND 8, A ROOF MUST HAVE A ROOF SPACE THAT:
- (a) IS LOCATED:
  - (i) IMMEDIATELY ABOVE THE PRIMARY INSULATION LAYER; OR
  - (ii) IMMEDIATELY ABOVE SARKING WITH A VAPOUR PERMEANCE OF NOT LESS THAN 1.14 µG/N.s, WHICH IS IMMEDIATELY ABOVE THE PRIMARY INSULATION LAYER; OR
  - (iii) IMMEDIATELY ABOVE CEILING INSULATION THAT MEETS THE REQUIREMENTS OF 13.2.3(3) AND 13.2.3(4); AND
- (b) HAS A HEIGHT OF NOT LESS THAN 20mm; AND
- (c) IS EITHER:
  - (i) VENTILATED TO OUTDOOR AIR THROUGH EVENLY DISTRIBUTED OPENINGS IN ACCORDANCE WITH TABLE 10.8.3; OR
  - (ii) LOCATED IMMEDIATELY UNDERNEATH THE ROOF TILES OF AN UNSARKED TILED ROOF.

(2) THE REQUIREMENTS OF (1) DO NOT APPLY TO A:
- (a) CONCRETE ROOF; OR
- (b) ROOF THAT IS MADE OF STRUCTURAL INSULATED PANELS; OR
- (c) ROOF THAT IS SUBJECT TO BUSHFIRE ATTACK LEVEL FZ REQUIREMENTS IN ACCORDANCE WITH **AS 3959 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS.**

NOT FOR CONSTRUCTION

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Scale: NTS - A2
Sheet no.: N.03

Project stage: PRELIMINARY ☐ | COMP. DEV. CERTIFICATE ●
DEVELOPMENT APPROVAL ☐ | CONSTRUCTION CERTIFICATE ☐
TENDER ☐ | FOR CONSTRUCTION ☐

Amendments	
1	BEDROOM 5 ROOF DESIGN AMENDED
2	ALFRESCO STYLE DESIGN AMENDED
3	WIP/BEDROOM 5 LAYOUT CHANGES
4	ALFRESCO + FRONT FACADE AMENDED
-	-
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5 JULY 2024	
5 JULY 2024	
5 JULY 2024	
10 JULY 2024	
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Designed by: PAUL DE FLUMERI
Drawn by: PAUL DE FLUMERI
Project date: 01 NOVEMBER 2024
Version: 2.1
Project no.: SUTTON CAMPBELL

Project description: PROPOSED NEW DWELLING
Project address: LOT: 20 DP: 271494 DW: SUTTON 52 WOODBURY DRIVE SUTTON NSW 2620

Client name: STEPHEN + AMANDA CAMPBELL
Drawing title: H4D9 - CONDENSATION MANAGEMENT

IMPORTANT NOTES

1. AT NO TIME WILL ANY BUILDING MATERIALS BE STORED ON THE VERGE/LOCAL AUTHORITY LAND UNLESS WITH WRITTEN APPROVAL BY LOCAL AUTHORITY.
2. THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES AND NO ELEMENTS SHALL BE OVER-STRESSED DURING AND AFTER CONSTRUCTION.
3. CONNECT Ø90mm PVC DOWNPIPES INTO NEW Ø100mm MINIMUM RIGID PVC STORM WATER SERVICE CONNECTING TO NEW IN-GROUND RAIN WATER TANK . EXACT LOCATION OF STORM WATER SERVICE AND STORAGE TANKS IS TO BE CONFIRMED BY BUILDER OR PRINCIPAL CONTRACTOR IN CONJUNCTION WITH HYDRAULIC ENGINEERING DRAWINGS PRIOR TO CONSTRUCTION.
4. SEWER TIE-IN TO NEW SEPTIC TANK SERVICE IS TO CONFORM TO ALL LOCAL AUTHORITY REQUIREMENTS AND MUST BE CONFIRMED BY BUILDER OR PRINCIPAL CONTRACTOR IN CONJUNCTION WITH HYDRAULIC ENGINEERING DRAWINGS PRIOR TO CONSTRUCTION.
5. FOR DETAILED INFORMATION ON RAIN WATER CONNECTIONS AND SYSTEMS, SEWER/SEPTIC CONNECTIONS AND SYSTEMS AND DRAINAGE, REFER TO HYDRAULIC ENGINEERING DRAWINGS.
6. NEW ELECTRICAL SERVICE CONNECTION AND ANY ELECTRICAL METER BOX MODIFICATIONS ARE TO BE IN ACCORDANCE WITH ALL UTILITY AND LOCAL AUTHORITY REQUIREMENTS AND MUST BE CONFIRMED BY BUILDER OR PRINCIPAL CONTRACTOR PRIOR TO CONSTRUCTION.
7. BUILDER OR PRINCIPAL CONTRACTOR TO PROVIDE COMMS/NBNco CONDUIT CONNECTION FROM NOMINATED BOUNDARY STUB LOCATION TO POINT OF ENTRY (POE).
8. BLOCK BOUNDARIES AND CONTOURS AND ANY EXISTING EASEMENTS MUST BE VERIFIED AND CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
9. BUILDER OR PRINCIPAL CONTRACTOR IS TO MAINTAIN LEVELS TO ALL BOUNDARIES.
10. NEW DRIVEWAY ADDITION CONNECTING INTO EXISTING ESTATE PROVIDED PORTION IS TO COMPLY WITH THE **WOODBURY RIDGE ESTATE ARCHITECTURAL AND LANDSCAPE GUIDELINES** AND ALL LOCAL AUTHORITY REQUIREMENTS. EXISTING PORTIONS AND VERGE CROSSOVER CANNOT BE ALTERED.
11. MAINTAIN A CLEAN, SAFE AND HEALTHY CONSTRUCTION SITE AND PLACE ALL WASTE IN WASTE RECEPTACLES PROVIDED.
12. **IF NO SURVEY PLAN IS PROVIDED, ALL GROUND LEVELS AND CONTOURS ARE INDICATIVE ONLY AND MUST BE CHECKED AND CONFIRMED BY THE BUILDER OR PRINCIPAL CONTRACTOR OR OWNER BEFORE THE COMMENCEMENT OF ANY SITE OR CONSTRUCTION WORKS.**

GENERAL AND ENVIRONMENTAL SITE NOTES

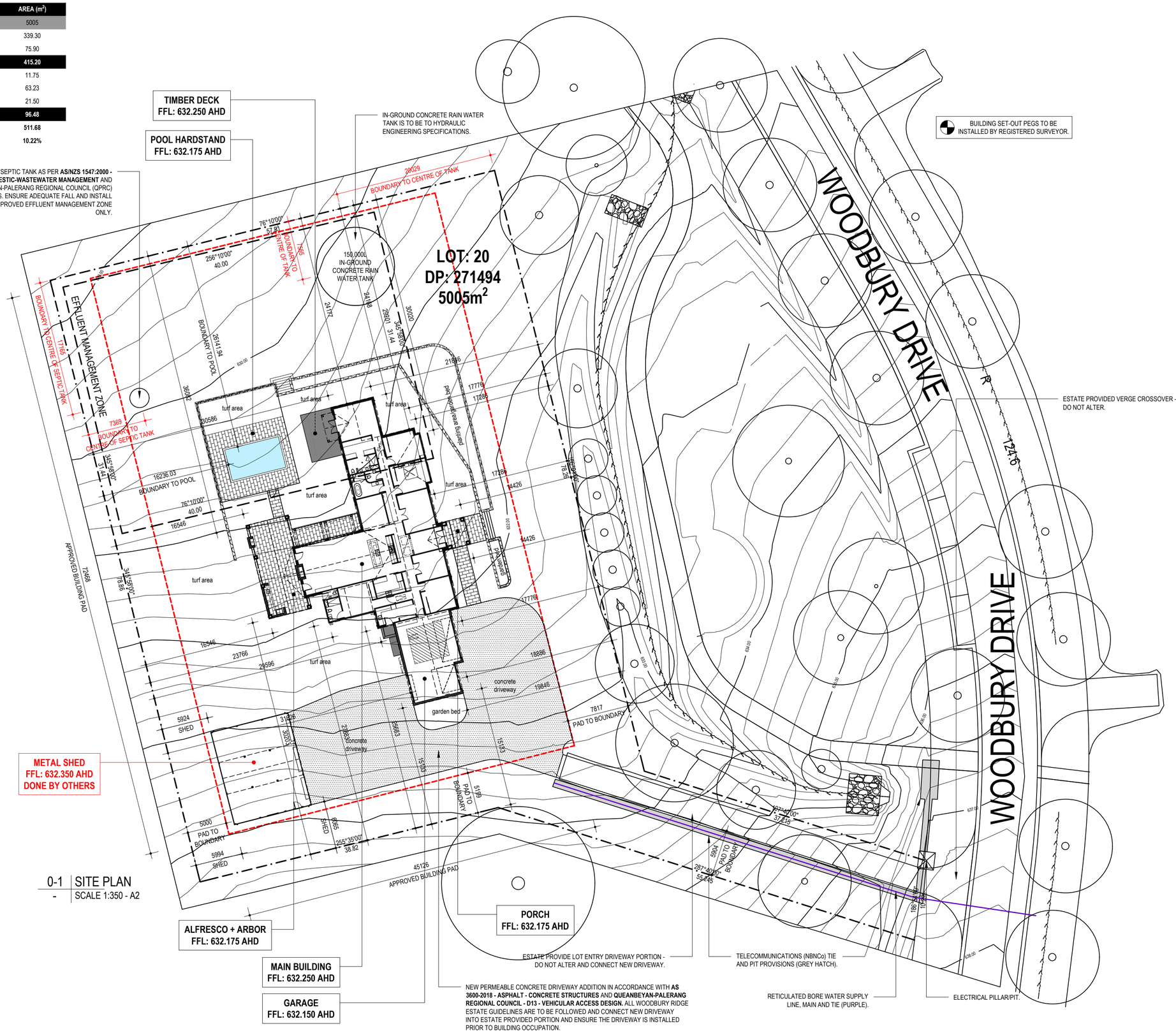
- THERE ARE NO EXISTING SIGNIFICANT/REGULATED TREES CURRENTLY IN THE DESIGNATED AREA OF WORKS.
- **ENVIRONMENT -** THIS DEVELOPMENT WILL COMPLY WITH THE **PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997** AND THE **CONSTRUCTION AND DEMOLITION WASTE TOOLKIT 2020.**
- **BIODIVERSITY AND THE LOCAL ENVIRONMENT -** SITE, CONSTRUCTION AND LANDSCAPING WORKS WILL COMPLY WITH THE **WOODBURY RIDGE ESTATE ARCHITECTURAL AND LANDSCAPE GUIDELINES** AND THE **WOODBURY RIDGE ESTATE BIODIVERSITY MANAGEMENT PLAN.**

PLAN LEGEND

FFL -	FINISHED FLOOR LEVEL
AHD -	AUSTRALIAN HEIGHT DATUM

AREA SCHEDULE

LOCATION	AREA (m^2)
SITE AREA:	5005
PROPOSED LIVING:	339.30
PROPOSED GARAGE:	75.90
TOTAL (A):	**415.20**
PROPOSED PORCH:	11.75
PROPOSED ALFRESCO:	63.23
PROPOSED TIMBER DECK:	21.50
TOTAL (B):	**96.48**
TOTAL (A+B):	**511.68**
TOTAL BUILDING RATIO:	**10.22%**



0-1 | SITE PLAN
- | SCALE 1:350 - A2

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Client Name
STEPHEN + AMANDA CAMPBELL

Drawing Title
SITE PLAN

Project Description
PROPOSED NEW DWELLING

Project Address
LOT: 20 DP: 271494 DIV: SUTTON
52 WOODBURY DRIVE SUTTON NSW 2620

Project Date
01 NOVEMBER 2024

Project No. **SUTTON CAMPBELL**
Version **2.1**

Designed By **PAUL DE FLUMERI**
Drawn By **PAUL DE FLUMERI**

Amendments

1	BEDROOM 5 ROOF DESIGN AMENDED	5 JULY 2024
2	ALFRESCO STRUCTURE DESIGN AMENDED	5 JULY 2024
3	WIP/BEDROOM 5 LAYOUT CHANGES	5 JULY 2024
4	ALFRESCO + FRONT FACADE AMENDED	10 JULY 2024
-	-	-
-	-	-

Project Stage
- [ ] PRELIMINARY
- [ ] DEVELOPMENT APPROVAL
- [ ] TENDER
- [●] COMP. DEV. CERTIFICATE
- [ ] CONSTRUCTION CERTIFICATE
- [ ] FOR CONSTRUCTION

Scale
1:350 - A2

Sheet No.
A.001

SITE MANAGEMENT AND EROSION AND SEDIMENT CONTROL NOTES

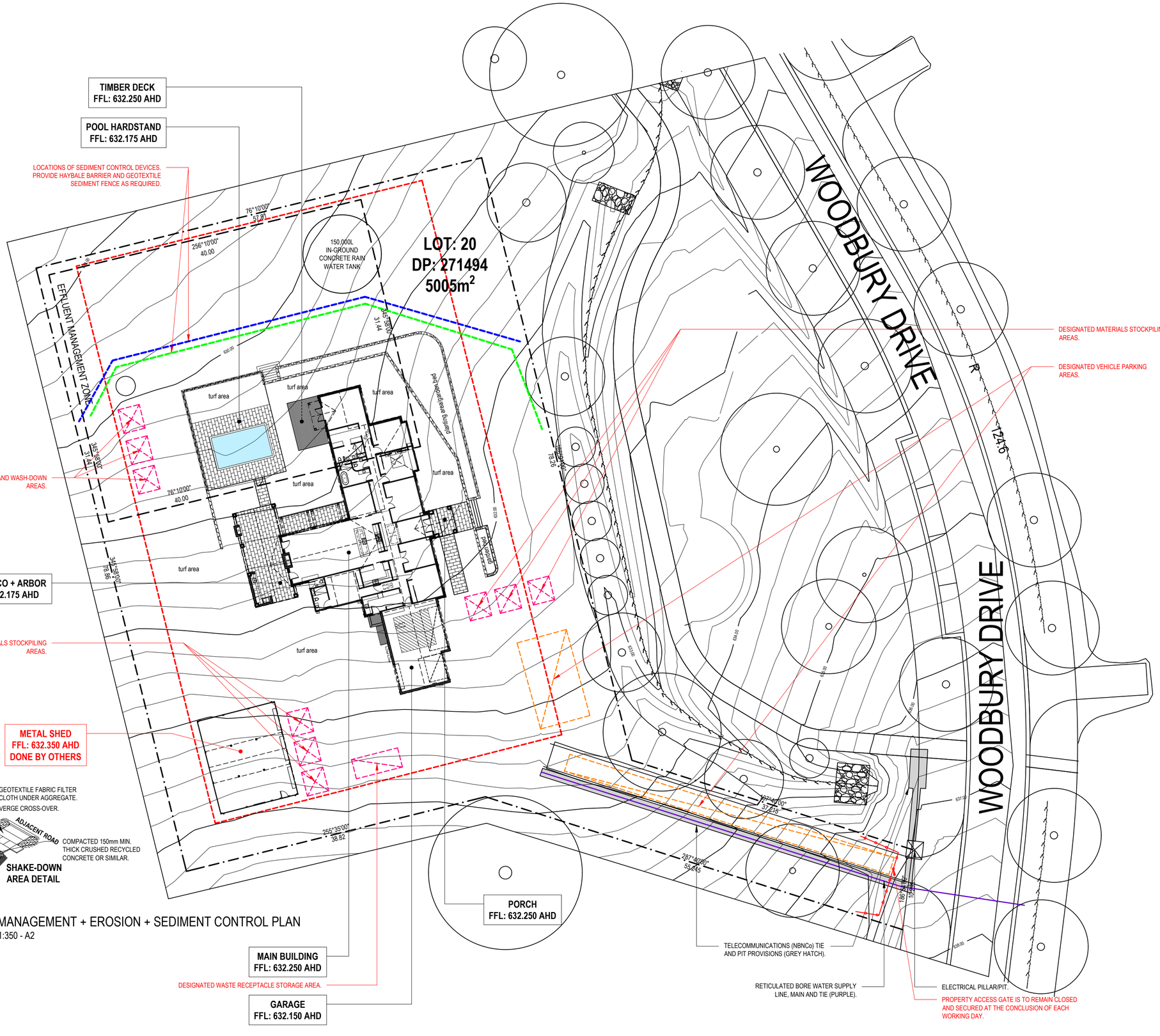
1. INSTALL 1800mm(H) CHAIN-MESH FENCE SUPPORTED BY 2400mm(H) STEEL STAR POSTS AROUND VERGES AND RETAINED VEGETATION.
2. FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORKS AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT THE PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.
3. EROSION AND SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED AND FULLY OPERATIONAL PRIOR TO STRIPPING OF ANY SITE TOP SOIL.
4. BUILDER OR PRINCIPAL CONTRACTOR IS TO ESTABLISH A MAINTENANCE PROGRAM FOR EROSION AND SEDIMENT CONTROL DEVICES TO ENSURE INSPECTION AFTER SIGNIFICANT RAINFALL AND THAT ANY REQUIRED REPAIRS TO THESE DEVICES ARE PROMPTLY ATTENDED TO.
5. PERISHABLE MATERIALS STOCK PILES TO BE LOCATED AWAY FROM DRAINAGE LINES AND SERVICE FLOW PATHS. CONTOURED STRIATIONS OR FURROWS TO BE PROVIDED TO THESE STOCK PILES TO ENSURE MINIMISATION OF SITE EROSION.
6. A STABILISED CONSTRUCTION ENTRANCE/SHAKE-DOWN AREA IS TO BE CONSTRUCTED PRIOR TO ACCESS BY ANY VEHICLES TO SITE. AGGREGATE TO BE TURNED WHEN SEDIMENT INCREASES.
7. WHERE STORM WATER DRAINAGE IS INSTALLED TO INTERNAL ROADWORKS, PROVIDE GRATED SUMP FILTER IN ACCORDANCE WITH GIVEN DETAIL.
8. ALL NEW CONSTRUCTION WORKS MUST BE CONTAINED WITHIN THE SITE EXCEPT FOR APPROVED SERVICES CONNECTIONS AND ROADWORKS, OR OTHERWISE EXPLICITLY NOTED ON ANY APPROVED DOCUMENTATION.
9. LIMIT AND CONTROL ACCESS TO THE SITE DURING AND IMMEDIATELY AFTER WET WEATHER.
10. REGULARLY INSPECT, CONTROL AND REMOVE ANY SEDIMENT FROM ANY ROADS OR PATHS ADJACENT TO THE SITE.
11. PROVIDE KERB-SIDE FILTER ROLL TO EXISTING SUMPS.
12. REGULARLY INSPECT KERB-SIDE FILTER ROLLS. REMOVE, CLEAN AND REINSTATE ON WEEKLY INTERVALS. TRAPPED SEDIMENT AROUND SUMPS ALSO TO BE REMOVED. ENSURE CLEANING OF KERB-SIDE ROLLS IMMEDIATELY AFTER PERIODS OF WET WEATHER DURING CONSTRUCTION.
13. AT NO TIME WILL ANY BUILDING MATERIALS, WASTE, PLANT OR WASH-DOWN AREAS BE STORED, ALLOCATED OR PARKED ON THE VERGE UNLESS WITH WRITTEN APPROVAL BY LOCAL AUTHORITY.
14. NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.
15. ALL SERVICE TRENCHES TO BE BACKFILLED WITHIN 24 HOURS OF INSPECTION.
16. EXCESS SOIL IS TO BE DISPOSED OF ACCORDINGLY AT AN APPROVED STATION.
17. ENSURE ADEQUATE WATER IS APPLIED TO THE ROOT ZONE OF RETAINED TREES THROUGHOUT THE CONSTRUCTION PERIOD.
18. MAKE GOOD ANY DAMAGE TO EXISTING GRASS VERGES, REINSTATE AS PER BASIC SPECIFICATIONS. IT IS THE RESPONSIBILITY OF THE BUILDER OR PRINCIPAL CONTRACTOR TO ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERBS, ROAD WAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY/MATERIALS DURING THE CONSTRUCTION WORKS ARE RECTIFIED TO THE SATISFACTION OF ALL RELEVANT LOCAL AUTHORITIES AND THEIR REQUIREMENTS.
19. AT THE COMPLETION OF CONSTRUCTION, VERGES SHOULD STILL HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND LEVELS SHOULD NOT BE CHANGED.
20. PROVIDE AND MAINTAIN TEMPORARY DOWNPIPES TO BUILDING UNTIL PERMANENT DOWNPIPES ARE INSTALLED.
21. PLACE ALL WASTE IN BINS PROVIDED.
22. THE TOTAL SITE AREA IS 5005.00m^2.

PEDESTRIAN AND BICYCLE MOVEMENT

- EXISTING VERGE FOOTPATHS TO BE MAINTAINED AND MUST REMAIN UNOBSTRUCTED THROUGHOUT THE CONSTRUCTION PERIOD TO PROVIDE SAFE PUBLIC ACCESS AT ALL TIMES. WHERE A CONSTRUCTED FOOTPATH OR CYCLEWAY EXISTS WITHIN THE VERGE, PROTECTIVE FENCING MUST IN ALL CASES BE SET BACK 600mm MIN. FROM EACH SIDE OF THE FOOTPATH/CYCLEWAY TO ENSURE SAFE PASSAGE FOR CYCLISTS AND PEDESTRIANS. IF PATHS ARE NOT PRESENT, PEDESTRIAN ACCESS MUST BE PROVIDED VIA A FENCED CLEARWAY OF 1800mm MIN. WIDE FOR THE ENTIRE FRONTAGE OF THE LOT.

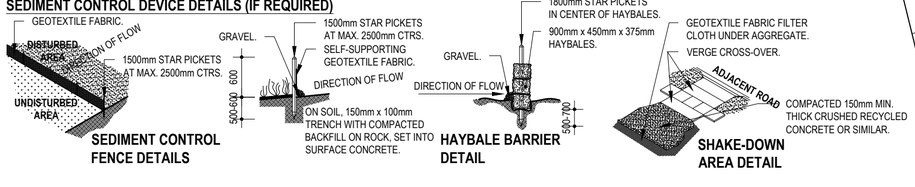
GENERAL AND ENVIRONMENTAL SITE NOTES

- THERE ARE NO EXISTING SIGNIFICANT/REGULATED TREES CURRENTLY IN THE DESIGNATED AREA OF WORKS.
- **ENVIRONMENT -** THIS DEVELOPMENT WILL COMPLY WITH THE **PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997** AND THE **CONSTRUCTION AND DEMOLITION WASTE TOOLKIT 2020.**
- **BIODIVERSITY AND THE LOCAL ENVIRONMENT -** SITE, CONSTRUCTION AND LANDSCAPING WORKS WILL COMPLY WITH THE **WOODBURY RIDGE ESTATE ARCHITECTURAL AND LANDSCAPE GUIDELINES** AND THE **WOODBURY RIDGE ESTATE BIODIVERSITY MANAGEMENT PLAN.**



STABILISED ENTRANCE OR SHAKE-DOWN AREA.
SUMP FILTER.
TEMPORARY SITE FENCE.
DESIGNATED VEHICLE PARKING AREA.
1.8m(H) CHAIN-MESH FENCE AND 2.4m(H) SUPPORT POSTS (VERGE).
SEDIMENT FENCE CONTROL DEVICE.
HAYBALE BARRIER CONTROL DEVICE.
DESIGNATED AREAS.

SEDIMENT CONTROL DEVICE DETAILS (IF REQUIRED)



0-1 | SITE MANAGEMENT + EROSION + SEDIMENT CONTROL PLAN
- | SCALE 1:350 - A2

NOT FOR CONSTRUCTION

Urbanology: PROJECTS

Client Name
STEPHEN + AMANDA CAMPBELL

Drawing Title
SITE MANAGEMENT + EROSION + SEDIMENT CONTROL PLAN

Project Description
PROPOSED NEW DWELLING

Project Address
LOT: 20 DP: 271494 DIV: SUTTON
52 WOODBURY DRIVE SUTTON NSW 2620

Project Date
01 NOVEMBER 2024

Project No. **SUTTON CAMPBELL**
Version **2.1**

Designed By **PAUL DE FLUMERI**
Drawn By **PAUL DE FLUMERI**

Amendments

1	BEDROOM 5 ROOF DESIGN AMENDED	5 JULY 2024
2	ALFRESCO STRUCTURE DESIGN AMENDED	5 JULY 2024
3	WIP/BEDROOM 5 LAYOUT CHANGES	5 JULY 2024
4	ALFRESCO + FRONT FACADE AMENDED	10 JULY 2024
-	-	-
-	-	-

Project Stage
- [ ] PRELIMINARY
- [ ] DEVELOPMENT APPROVAL
- [ ] TENDER
- [●] COMP. DEV. CERTIFICATE
- [ ] CONSTRUCTION CERTIFICATE
- [ ] FOR CONSTRUCTION

Scale **1:350 - A2**
Sheet No. **A.002**

IMPORTANT NOTES

- **MASONRY CONTROL/ARTICULATION JOINTS -** PROVIDE CONTROL/ARTICULATION JOINTS TO MASONRY AREAS WHERE CRACKING UNDER MOVEMENT CAN OCCUR IN ACCORDANCE WITH **AS 3700 - MASONRY STRUCTURES.**
- **STEEL WORKS -** ALL FABRICATION AND INSTALLATION OF STEEL BEAMS, POSTS AND FIXINGS TO BE IN ACCORDANCE WITH **AS 4100 - STEEL STRUCTURES.**
- ALL MECHANICAL EXTRACTION FANS INSTALLED THROUGHOUT THE BUILDING MUST BE EXTERNALLY VENTED AND SEALED.
- SMOKE DETECTOR INSTALLATION MUST COMPLY WITH **AS/NZS 3000 - ELECTRICAL INSTALLATIONS** AND **AS 3786 - SMOKE ALARMS.** LICENSED ELECTRICIAN TO CONFIRM LOCATIONS.
- CONNECT Ø90mm UPVC STORM WATER LINE INTO STORM WATER TIE. EXACT LOCATION OF STORM WATER TIE IS TO BE CONFIRMED BY BUILDER OR PRINCIPAL CONTRACTOR PRIOR TO CONSTRUCTION.
- NEW SEWER CONNECTION TIE-IN IS TO CONFORM TO ALL LOCAL AUTHORITY REQUIREMENTS AND MUST BE CONFIRMED BY BUILDER OR PRINCIPAL CONTRACTOR PRIOR TO CONSTRUCTION.
- NEW ELECTRICAL SERVICES CONNECTIONS ARE TO BE IN ACCORDANCE WITH ALL UTILITY AND LOCAL AUTHORITY REQUIREMENTS AND MUST BE CONFIRMED BY BUILDER OR PRINCIPAL CONTRACTOR PRIOR TO CONSTRUCTION.
- LOT BOUNDARIES AND CONTOURS MUST BE VERIFIED AND CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- FOR DETAILED INFORMATION ON RAIN WATER CONNECTIONS AND SYSTEMS, SEWER/SEPTIC CONNECTIONS AND SYSTEMS AND DRAINAGE, REFER TO HYDRAULIC ENGINEERING DRAWINGS.
- FOR DETAILED INFORMATION ON CONCRETE FOOTINGS, PADS, BEAMS AND LINTELS, ROOF STRUCTURE AND SLAB LAYOUT, REFER TO STRUCTURAL ENGINEERING DRAWINGS.
- **TERMITE MANAGEMENT -** PROVIDE PHYSICAL AND/OR CHEMICAL TERMITE BARRIERS TO BUILDING PERIMETER, MASONRY PIERS AND ANY PENETRATIONS IN ACCORDANCE WITH **AS 3660 - TERMITE MANAGEMENT.**

ENVIRONMENTAL NOTES

- **ENVIRONMENT -** THIS DEVELOPMENT WILL COMPLY WITH THE **PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997** AND THE **CONSTRUCTION AND DEMOLITION WASTE TOOLKIT 2020.**
- **BIODIVERSITY AND THE LOCAL ENVIRONMENT -** SITE, CONSTRUCTION AND LANDSCAPING WORKS WILL COMPLY WITH THE **WOODBURY RIDGE ESTATE ARCHITECTURAL AND LANDSCAPE GUIDELINES** AND THE **WOODBURY RIDGE ESTATE BIODIVERSITY MANAGEMENT PLAN.**

GENERAL NOTES

- **WINDOWS -** ALL WINDOWS ARE SET AT 300mm HEAD HEIGHT UNLESS NOTED OTHERWISE ON THESE DRAWINGS.
- **DOORS -** ALL DOORS ARE SET AT 300mm HEAD HEIGHT UNLESS NOTED OTHERWISE ON THESE DRAWINGS.
- **WC SPECIFIC (x 2) -** PROVIDE ARTIFICIAL LIGHT AND VENTILATION TO THE AREAS. INSTALL LIFT-OFF HINGES TO DOORS.

DOOR AND WINDOW SPECIFICATIONS

- FOR ALL EXTERNAL WINDOW AND DOOR SPECIFICATIONS, PLEASE REFER TO DRAWING **A.012 - WINDOW + DOOR SCHEDULE.**

PROVIDE INSULATION (BUILDING)

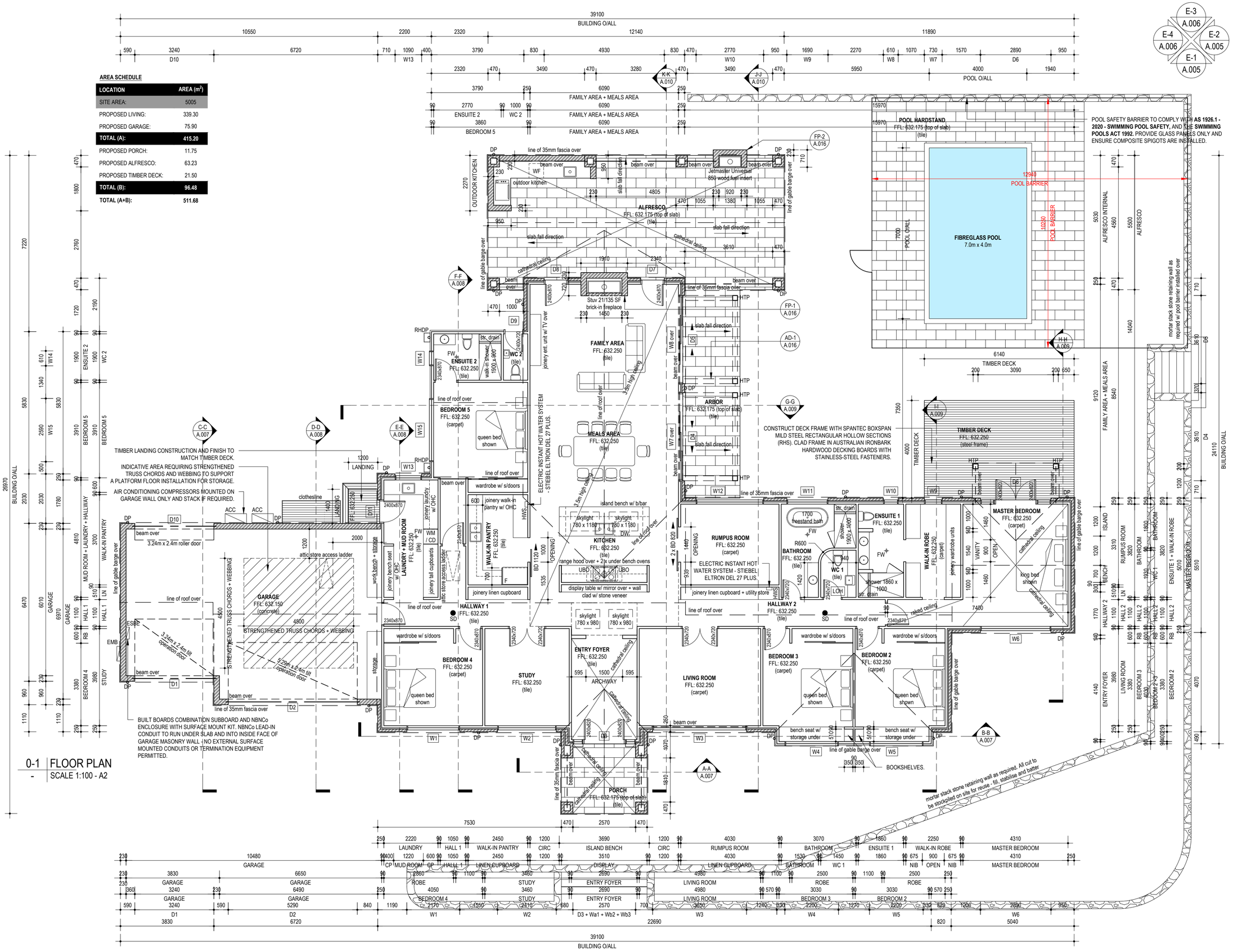
ROOF LEVEL -	R 1.8 75mm BUILDING BLANKET
CEILING LEVEL -	R 5.0 GLASSWOOL BATTS
WALLS (PRIMARY) -	R 2.5 GLASSWOOL BATTS
WALLS (EXTERNAL) -	R 1.0 VAPOUR PERMEABLE WALL WRAP TO BUILDING PERIMETER

ABBREVIATION KEY

FFL -	FINISHED FLOOR LEVEL
EMB -	ELECTRICAL METER BOX
ESBE -	ELECTRICAL SUBBOARD + NBNCo ENCLOSURE
DP -	DOWNPIPE
RHDP -	RAINHEAD DOWNPIPE
HTP -	HARDWOOD TIMBER POST
FW -	FLOOR WASTE
HWS -	HOT WATER SYSTEM
ACC -	AIR CONDITIONING COMPRESSOR
BD -	BARN DOOR
OHC -	OVERHEAD CUPBOARDS
SD -	SMOKE DETECTOR
CD -	CLOTHES DRYER
WM -	WASHING MACHINE
UBO -	UNDER BENCH OVEN
F -	FRIDGE
DW -	DISHWASHER
WF -	WINE FRIDGE
LOH -	LIFT-OFF HINGES

AREA SCHEDULE

LOCATION	AREA (m^2)
SITE AREA:	5005
PROPOSED LIVING:	339.30
PROPOSED GARAGE:	75.90
TOTAL (A):	**415.20**
PROPOSED PORCH:	11.75
PROPOSED ALFRESCO:	63.23
PROPOSED TIMBER DECK:	21.50
TOTAL (B):	**96.48**
TOTAL (A+B):	**511.68**



0-1 | FLOOR PLAN
- | SCALE 1:100 - A2

NOT FOR CONSTRUCTION

Urbanology: PROJECTS

Client Name	**STEPHEN + AMANDA CAMPBELL**
Drawing Title	**FLOOR PLAN**
Project Description	**PROPOSED NEW DWELLING**
Project Address	**LOT: 20 DP: 271494 DIV: SUTTON 52 WOODBURY DRIVE SUTTON NSW 2620**
Project Date	**01 NOVEMBER 2024**
Project No.	**SUTTON CAMPBELL**
Version	**2.1**
Designed By	**PAUL DE FLUMERI**
Drawn By	**PAUL DE FLUMERI**

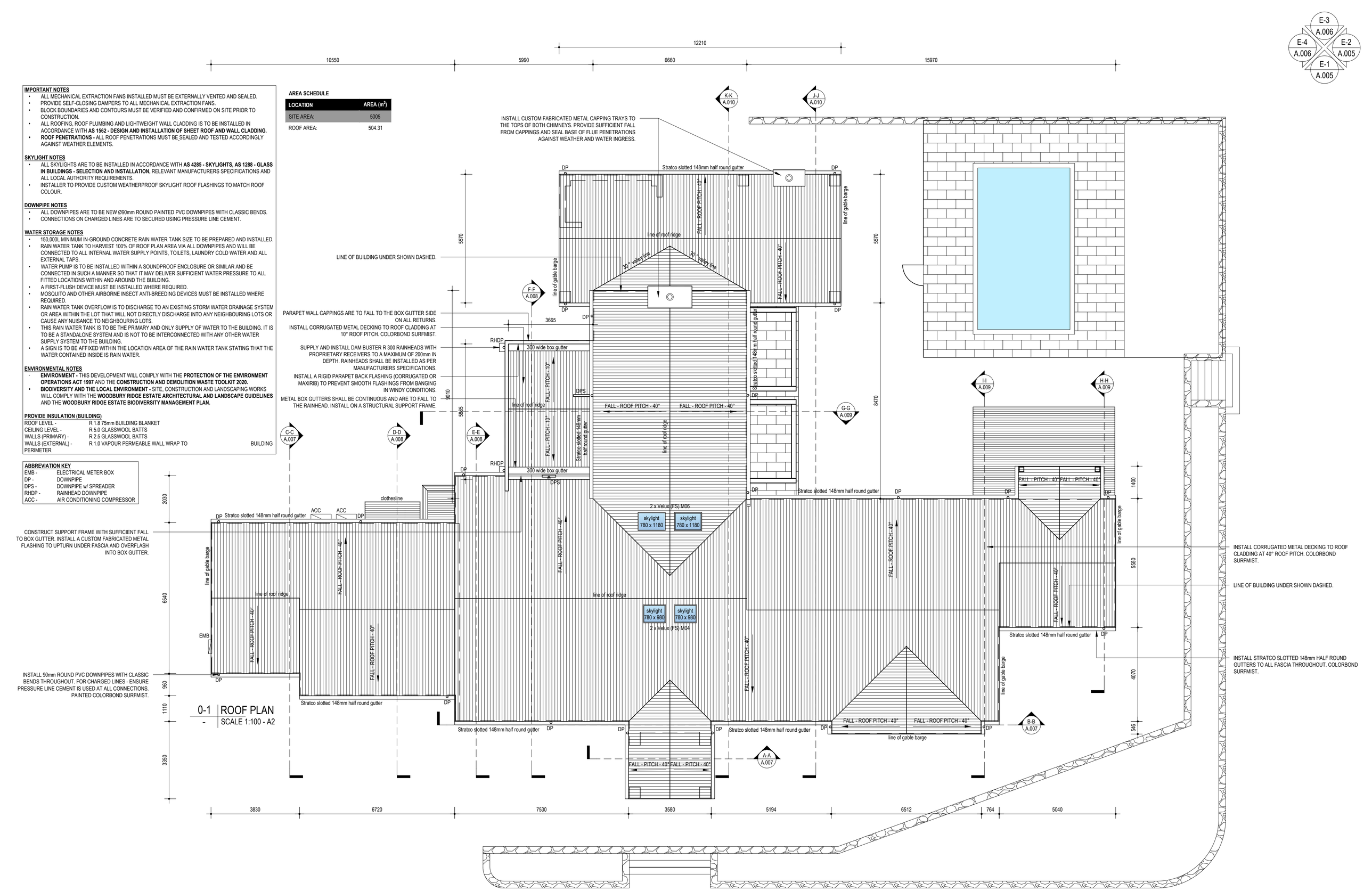
Amendments

1	BEDROOM 5 ROOF DESIGN AMENDED	5 JULY 2024
2	ALFRESCO STRUCTURE DESIGN AMENDED	5 JULY 2024
3	WIP/BEDROOM 5 LAYOUT CHANGES	5 JULY 2024
4	ALFRESCO + FRONT FACADE AMENDED	10 JULY 2024
-	-	-
-	-	-

Project Stage

- ☐ PRELIMINARY
- ● COMP. DEV. CERTIFICATE
- ☐ DEVELOPMENT APPROVAL
- ☐ CONSTRUCTION CERTIFICATE
- ☐ TENDER
- ☐ FOR CONSTRUCTION

Scale	**1:100 - A2**
Sheet No.	**A.003**



IMPORTANT NOTES

- ALL MECHANICAL EXTRACTION FANS INSTALLED MUST BE EXTERNALLY VENTED AND SEALED.
- PROVIDE SELF-CLOSING DAMPERS TO ALL MECHANICAL EXTRACTION FANS.
- BLOCK BOUNDARIES AND CONTOURS MUST BE VERIFIED AND CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- ALL ROOFING, ROOF PLUMBING AND LIGHTWEIGHT WALL CLADDING IS TO BE INSTALLED IN ACCORDANCE WITH **AS 1562 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING.**
- **ROOF PENETRATIONS -** ALL ROOF PENETRATIONS MUST BE SEALED AND TESTED ACCORDINGLY AGAINST WEATHER ELEMENTS.

SKYLIGHT NOTES

- ALL SKYLIGHTS ARE TO BE INSTALLED IN ACCORDANCE WITH **AS 4285 - SKYLIGHTS, AS 1288 - GLASS IN BUILDINGS - SELECTION AND INSTALLATION,** RELEVANT MANUFACTURERS SPECIFICATIONS AND ALL LOCAL AUTHORITY REQUIREMENTS.
- INSTALLER TO PROVIDE CUSTOM WEATHERPROOF SKYLIGHT ROOF FLASHINGS TO MATCH ROOF COLOUR.

DOWNPIPE NOTES

- ALL DOWNPIPES ARE TO BE NEW Ø90mm ROUND PAINTED PVC DOWNPIPES WITH CLASSIC BENDS.
- CONNECTIONS ON CHARGED LINES ARE TO SECURED USING PRESSURE LINE CEMENT.

WATER STORAGE NOTES

- 150,000L MINIMUM IN-GROUND CONCRETE RAIN WATER TANK SIZE TO BE PREPARED AND INSTALLED.
- RAIN WATER TANK TO HARVEST 100% OF ROOF PLAN AREA VIA ALL DOWNPIPES AND WILL BE CONNECTED TO ALL INTERNAL WATER SUPPLY POINTS, TOILETS, LAUNDRY COLD WATER AND ALL EXTERNAL TAPS.
- WATER PUMP IS TO BE INSTALLED WITHIN A SOUNDPROOF ENCLOSURE OR SIMILAR AND BE CONNECTED IN SUCH A MANNER SO THAT IT MAY DELIVER SUFFICIENT WATER PRESSURE TO ALL FITTED LOCATIONS WITHIN AND AROUND THE BUILDING.
- A FIRST-FLUSH DEVICE MUST BE INSTALLED WHERE REQUIRED.
- MOSQUITO AND OTHER AIRBORNE INSECT ANTI-BREEDING DEVICES MUST BE INSTALLED WHERE REQUIRED.
- RAIN WATER TANK OVERFLOW IS TO DISCHARGE TO AN EXISTING STORM WATER DRAINAGE SYSTEM OR AREA WITHIN THE LOT THAT WILL NOT DIRECTLY DISCHARGE INTO ANY NEIGHBOURING LOTS OR CAUSE ANY NUISANCE TO NEIGHBOURING LOTS.
- THIS RAIN WATER TANK IS TO BE THE PRIMARY AND ONLY SUPPLY OF WATER TO THE BUILDING. IT IS TO BE A STANDALONE SYSTEM AND IS NOT TO BE INTERCONNECTED WITH ANY OTHER WATER SUPPLY SYSTEM TO THE BUILDING.
- A SIGN IS TO BE AFFIXED WITHIN THE LOCATION AREA OF THE RAIN WATER TANK STATING THAT THE WATER CONTAINED INSIDE IS RAIN WATER.

ENVIRONMENTAL NOTES

- **ENVIRONMENT -** THIS DEVELOPMENT WILL COMPLY WITH THE **PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997** AND THE **CONSTRUCTION AND DEMOLITION WASTE TOOLKIT 2020.**
- **BIODIVERSITY AND THE LOCAL ENVIRONMENT -** SITE, CONSTRUCTION AND LANDSCAPING WORKS WILL COMPLY WITH THE **WOODBURY RIDGE ESTATE ARCHITECTURAL AND LANDSCAPE GUIDELINES** AND THE **WOODBURY RIDGE ESTATE BIODIVERSITY MANAGEMENT PLAN.**

PROVIDE INSULATION (BUILDING)

ROOF LEVEL -	R 1.8 75mm BUILDING BLANKET
CEILING LEVEL -	R 5.0 GLASSWOOL BATTS
WALLS (PRIMARY) -	R 2.5 GLASSWOOL BATTS
WALLS (EXTERNAL) -	R 1.0 VAPOUR PERMEABLE WALL WRAP TO BUILDING PERIMETER

AREA SCHEDULE

LOCATION	AREA (m²)
SITE AREA:	5005
ROOF AREA:	504.31

ABBREVIATION KEY

EMB -	ELECTRICAL METER BOX
DP -	DOWNPIPE
DPS -	DOWNPIPE w/ SPREADER
RHDP -	RAINHEAD DOWNPIPE
ACC -	AIR CONDITIONING COMPRESSOR

0-1 | ROOF PLAN
- | SCALE 1:100 - A2

NOT FOR CONSTRUCTION

Urbanology: PROJECTS

Client Name
STEPHEN + AMANDA CAMPBELL

Drawing Title
ROOF PLAN

Project Description
01 NOVEMBER 2024

Project Address
LOT: 20 DP: 271494 DIV: SUTTON
52 WOODBURY DRIVE SUTTON NSW 2620

Project Date
01 NOVEMBER 2024

Project No.
SUTTON CAMPBELL

Version
2.1

Designed By
PAUL DE FLUMERI

Drawn By
PAUL DE FLUMERI

Amendments

1	BEDROOM 5 ROOF DESIGN AMENDED	5 JULY 2024
2	ALFRESCO STRUCTURE DESIGN AMENDED	5 JULY 2024
3	WIP/BEDROOM 5 LAYOUT CHANGES	5 JULY 2024
4	ALFRESCO + FRONT FACADE AMENDED	10 JULY 2024
-	-	-
-	-	-

Project Stage
- [ ] PRELIMINARY
- [ ] DEVELOPMENT APPROVAL
- [ ] TENDER
- [x] COMP. DEV. CERTIFICATE
- [ ] CONSTRUCTION CERTIFICATE
- [ ] FOR CONSTRUCTION

Scale
1:100 - A2

Sheet No.
A.004

IMPORTANT NOTES

- **MASONRY CONTROL/ARTICULATION JOINTS -** PROVIDE CONTROL/ARTICULATION JOINTS TO MASONRY AREAS WHERE CRACKING UNDER MOVEMENT CAN OCCUR IN ACCORDANCE WITH **AS 3700 - MASONRY STRUCTURES.**
- **STEEL WORKS -** ALL FABRICATION AND INSTALLATION OF STEEL BEAMS, POSTS AND FIXINGS TO BE IN ACCORDANCE WITH **AS 4100 - STEEL STRUCTURES.**
- ALL MECHANICAL EXTRACTION FANS INSTALLED THROUGHOUT THE BUILDING MUST BE EXTERNALLY VENTED AND SEALED.
- SMOKE DETECTOR INSTALLATION MUST COMPLY WITH **AS/NZS 3000 - ELECTRICAL INSTALLATIONS** AND **AS 3786 - SMOKE ALARMS.** LICENSED ELECTRICIAN TO CONFIRM LOCATIONS.
- CONNECT Ø90mm UPVC STORM WATER LINE INTO STORM WATER TIE. EXACT LOCATION OF STORM WATER TIE IS TO BE CONFIRMED BY BUILDER OR PRINCIPAL CONTRACTOR PRIOR TO CONSTRUCTION.
- NEW SEWER CONNECTION TIE-IN IS TO CONFORM TO ALL LOCAL AUTHORITY REQUIREMENTS AND MUST BE CONFIRMED BY BUILDER OR PRINCIPAL CONTRACTOR PRIOR TO CONSTRUCTION.
- NEW ELECTRICAL SERVICES CONNECTIONS ARE TO BE IN ACCORDANCE WITH ALL UTILITY AND LOCAL AUTHORITY REQUIREMENTS AND MUST BE CONFIRMED BY BUILDER OR PRINCIPAL CONTRACTOR PRIOR TO CONSTRUCTION.
- LOT BOUNDARIES AND CONTOURS MUST BE VERIFIED AND CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- FOR DETAILED INFORMATION ON RAIN WATER CONNECTIONS AND SYSTEMS, SEWER/SEPTIC CONNECTIONS AND SYSTEMS AND DRAINAGE, REFER TO HYDRAULIC ENGINEERING DRAWINGS.
- FOR DETAILED INFORMATION ON CONCRETE FOOTINGS, PADS, BEAMS AND LINTELS, ROOF STRUCTURE AND SLAB LAYOUT, REFER TO STRUCTURAL ENGINEERING DRAWINGS.
- **TERMITE MANAGEMENT -** PROVIDE PHYSICAL AND/OR CHEMICAL TERMITE BARRIERS TO BUILDING PERIMETER, MASONRY PIERS AND ANY PENETRATIONS IN ACCORDANCE WITH **AS 3660 - TERMITE MANAGEMENT.**

ENVIRONMENTAL NOTES

- **ENVIRONMENT -** THIS DEVELOPMENT WILL COMPLY WITH THE **PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997** AND THE **CONSTRUCTION AND DEMOLITION WASTE TOOLKIT 2020.**
- **BIODIVERSITY AND THE LOCAL ENVIRONMENT -** SITE, CONSTRUCTION AND LANDSCAPING WORKS WILL COMPLY WITH THE **WOODBURY RIDGE ESTATE ARCHITECTURAL AND LANDSCAPE GUIDELINES** AND THE **WOODBURY RIDGE ESTATE BIODIVERSITY MANAGEMENT PLAN.**

GENERAL NOTES

- **WINDOWS -** ALL WINDOWS ARE SET AT 300mm HEAD HEIGHT UNLESS NOTED OTHERWISE ON THESE DRAWINGS.
- **DOORS -** ALL DOORS ARE SET AT 300mm HEAD HEIGHT UNLESS NOTED OTHERWISE ON THESE DRAWINGS.
- **WC SPECIFIC (x 2) -** PROVIDE ARTIFICIAL LIGHT AND VENTILATION TO THE AREAS. INSTALL LIFT-OFF HINGES TO DOORS.

DOOR AND WINDOW SPECIFICATIONS

- FOR ALL EXTERNAL WINDOW AND DOOR SPECIFICATIONS, PLEASE REFER TO DRAWING **A.012 - WINDOW + DOOR SCHEDULE.**

PROVIDE INSULATION (BUILDING)

ROOF LEVEL -	R 1.8 75mm BUILDING BLANKET
CEILING LEVEL -	R 5.0 GLASSWOOL BATTS
WALLS (PRIMARY) -	R 2.5 GLASSWOOL BATTS
WALLS (EXTERNAL) -	R 1.0 VAPOUR PERMEABLE WALL WRAP TO BUILDING PERIMETER

WALL CONSTRUCTION LEGEND

BV1 BRICK VENEER - 90mm TIMBER FRAME + 50mm CAVITY + 110mm BRICK = 250mm. REFER TO INSULATION SCHEDULE FOR INSULATION SPECIFICATIONS.

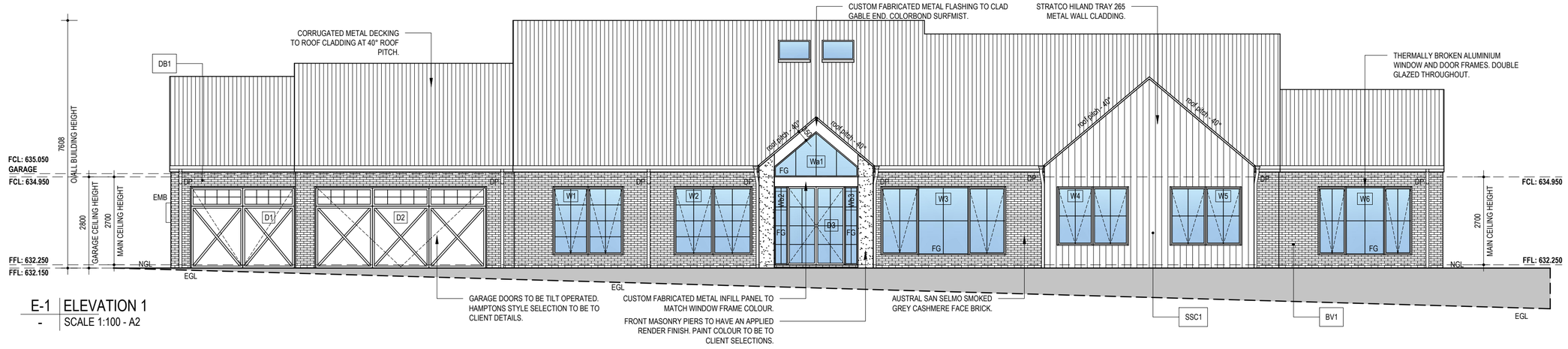
DB1 DOUBLE BRICK (GARAGE) - 110mm BRICK + 10mm MORTAR + 110mm BRICK = 230mm.

SSC1 **STRATCO HILAND TRAY 265 -** STANDING SEAM CLADDING (PARAPET DESIGN) - 90mm TIMBER FRAME + 12mm STRUCTURAL PLYWOOD + 35mm BATTEN + 38mm METAL CLADDING = 175mm. REFER TO INSULATION SCHEDULE FOR INSULATION SPECIFICATIONS.

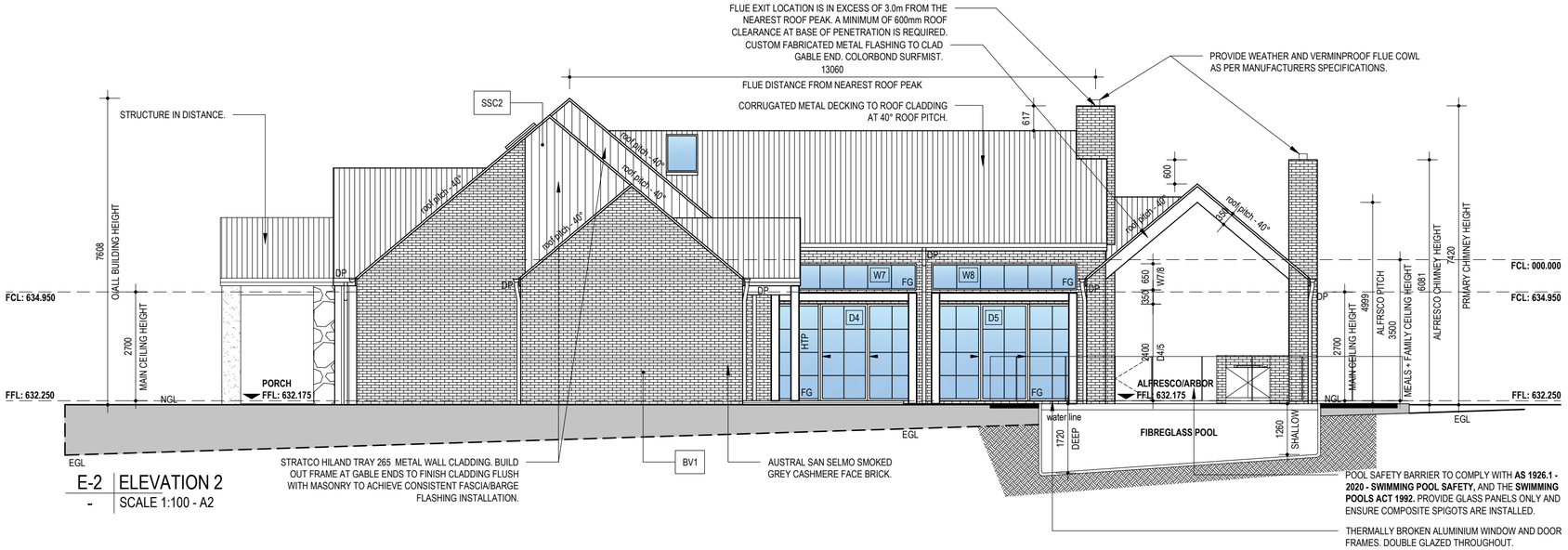
SSC2 **STRATCO HILAND TRAY 265 -** STANDING SEAM CLADDING (GABLE DESIGN) - 90mm TIMBER FRAME + 12mm PLYWOOD + 35mm BATTEN + 38mm METAL CLADDING + 75mm PACKERS = 250mm. REFER TO INSULATION SCHEDULE FOR INSULATION SPECIFICATIONS.

ABBREVIATION KEY

FFL -	FINISHED FLOOR LEVEL
FCL -	FINISHED CEILING LEVEL
EMB -	ELECTRICAL METER BOX
DP -	DOWNPIPE
AC -	AIR CONDITIONING PUMP
FG -	FIXED GLAZED
EGL -	EXISTING GROUND LINE
NGL -	NATURAL GROUND LINE



E-1 | ELEVATION 1
- | SCALE 1:100 - A2



E-2 | ELEVATION 2
- | SCALE 1:100 - A2

NOT FOR CONSTRUCTION

Urbanology: PROJECTS

Client Name	**STEPHEN + AMANDA CAMPBELL**
Drawing Title	**BUILDING ELEVATIONS 1 + 2**
Project Description	**PROPOSED NEW DWELLING**
Project Address	**LOT: 20 DP: 271494 DIV: SUTTON 52 WOODBURY DRIVE SUTTON NSW 2620**
Project Date	**01 NOVEMBER 2024**
Project No.	**SUTTON CAMPBELL**
Version	**2.1**
Designed By	**PAUL DE FLUMERI**
Drawn By	**PAUL DE FLUMERI**

	Amendments	
1	BEDROOM 5 ROOF DESIGN AMENDED	5 JULY 2024
2	ALFRESCO STRUCTURE DESIGN AMENDED	5 JULY 2024
3	WIP/BEDROOM 5 LAYOUT CHANGES	5 JULY 2024
4	ALFRESCO + FRONT FACADE AMENDED	10 JULY 2024
-	-	-
-	-	-

Project Stage: ☐ PRELIMINARY ☐ DEVELOPMENT APPROVAL ☐ TENDER ● COMP. DEV. CERTIFICATE ☐ CONSTUCTION CERTIFICATE ☐ FOR CONSTRUCTION

Scale: **1:100 - A2**

Sheet No. **A.005**

IMPORTANT NOTES

- **MASONRY CONTROL/ARTICULATION JOINTS -** PROVIDE CONTROL/ARTICULATION JOINTS TO MASONRY AREAS WHERE CRACKING UNDER MOVEMENT CAN OCCUR IN ACCORDANCE WITH **AS 3700 - MASONRY STRUCTURES.**
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- FOR DETAILED INFORMATION ON CONCRETE FOOTINGS, PADS, BEAMS AND LINTELS, ROOF STRUCTURE AND SLAB LAYOUT, REFER TO STRUCTURAL ENGINEERING DRAWINGS.
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ENVIRONMENTAL NOTES

- **ENVIRONMENT -** THIS DEVELOPMENT WILL COMPLY WITH THE **PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997** AND THE **CONSTRUCTION AND DEMOLITION WASTE TOOLKIT 2020.**
- **BIODIVERSITY AND THE LOCAL ENVIRONMENT -** SITE, CONSTRUCTION AND LANDSCAPING WORKS WILL COMPLY WITH THE **WOODBURY RIDGE ESTATE ARCHITECTURAL AND LANDSCAPE GUIDELINES** AND THE **WOODBURY RIDGE ESTATE BIODIVERSITY MANAGEMENT PLAN.**

GENERAL NOTES

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- **DOORS -** ALL DOORS ARE SET AT 300mm HEAD HEIGHT UNLESS NOTED OTHERWISE ON THESE DRAWINGS.
- **WC SPECIFIC (x 2) -** PROVIDE ARTIFICIAL LIGHT AND VENTILATION TO THE AREAS. INSTALL LIFT-OFF HINGES TO DOORS.

DOOR AND WINDOW SPECIFICATIONS

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PROVIDE INSULATION (BUILDING)

ROOF LEVEL -	R 1.8 75mm BUILDING BLANKET
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WALLS (PRIMARY) -	R 2.5 GLASSWOOL BATTS
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WALL CONSTRUCTION LEGEND

BV1 BRICK VENEER - 90mm TIMBER FRAME + 50mm CAVITY + 110mm BRICK = 250mm. REFER TO INSULATION SCHEDULE FOR INSULATION SPECIFICATIONS.

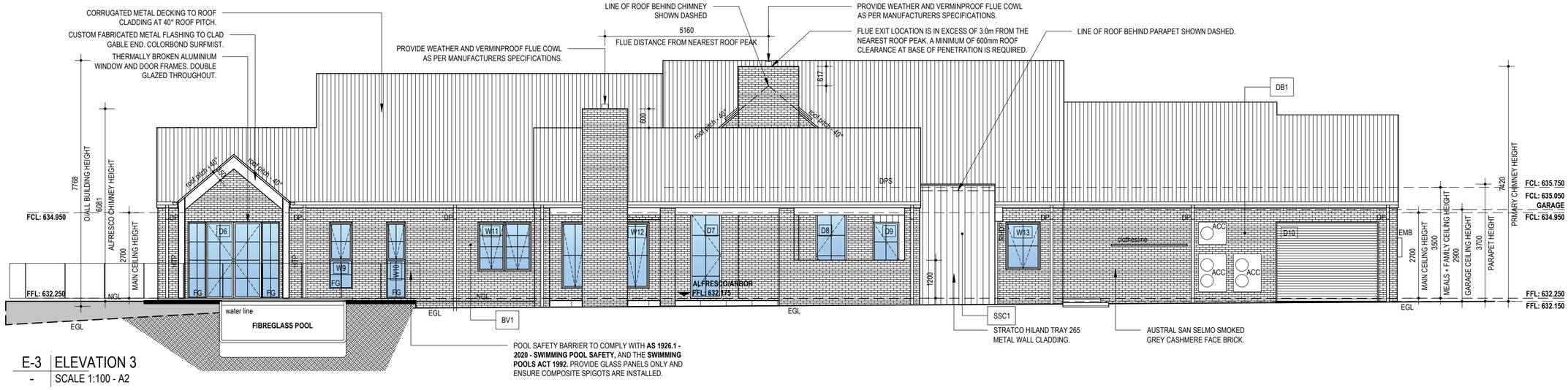
DB1 DOUBLE BRICK (GARAGE) - 110mm BRICK + 10mm MORTAR + 110mm BRICK = 230mm.

SSC1 **STRATCO HILAND TRAY 265 -** STANDING SEAM CLADDING (PARAPET DESIGN) - 90mm TIMBER FRAME + 12mm STRUCTURAL PLYWOOD + 35mm BATTEN + 38mm METAL CLADDING = 175mm. REFER TO INSULATION SCHEDULE FOR INSULATION SPECIFICATIONS.

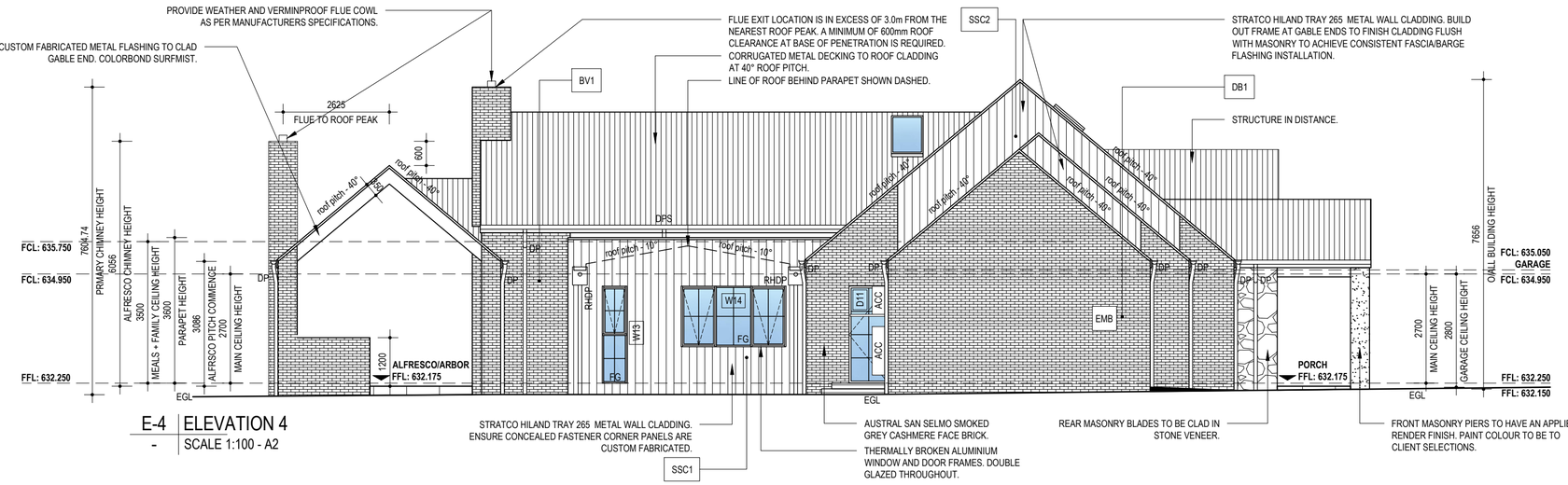
SSC2 **STRATCO HILAND TRAY 265 -** STANDING SEAM CLADDING (GABLE DESIGN) - 90mm TIMBER FRAME + 12mm PLYWOOD + 35mm BATTEN + 38mm METAL CLADDING + 75mm PACKERS = 250mm. REFER TO INSULATION SCHEDULE FOR INSULATION SPECIFICATIONS.

ABBREVIATION KEY

FFL -	FINISHED FLOOR LEVEL
FCL -	FINISHED CEILING LEVEL
EMB -	ELECTRICAL METER BOX
DP -	DOWNPIPE
AC -	AIR CONDITIONING PUMP
FG -	FIXED GLAZED
EGL -	EXISTING GROUND LINE
NGL -	NATURAL GROUND LINE



E-3 | ELEVATION 3
- | SCALE 1:100 - A2



E-4 | ELEVATION 4
- | SCALE 1:100 - A2

NOT FOR CONSTRUCTION

Urbanology: PROJECTS

Client Name
STEPHEN + AMANDA CAMPBELL

Drawing Title
BUILDING ELEVATIONS 3 + 4

Project Description
PROPOSED NEW DWELLING

Project Address
LOT: 20 DP: 271494 DIV: SUTTON
52 WOODBURY DRIVE SUTTON NSW 2620

Project Date
01 NOVEMBER 2024

Project No. **SUTTON CAMPBELL**
Version **2.1**

Designed By **PAUL DE FLUMERI**
Drawn By **PAUL DE FLUMERI**

Amendments

1	BEDROOM 5 ROOF DESIGN AMENDED	5 JULY 2024
2	ALFRESCO STRUCTURE DESIGN AMENDED	5 JULY 2024
3	WIP/BEDROOM 5 LAYOUT CHANGES	5 JULY 2024
4	ALFRESCO + FRONT FACADE AMENDED	10 JULY 2024
-	-	-
-	-	-

Project Stage
- ☐ PRELIMINARY
- ☐ DEVELOPMENT APPROVAL
- ☐ TENDER
- ● COMP. DEV. CERTIFICATE
- ☐ CONSTRUCTION CERTIFICATE
- ☐ FOR CONSTRUCTION

Scale **1:100 - A2**

Sheet No. **A.006**

IMPORTANT NOTES

- **MASONRY CONTROL/ARTICULATION JOINTS -** PROVIDE CONTROL/ARTICULATION JOINTS TO MASONRY AREAS WHERE CRACKING UNDER MOVEMENT CAN OCCUR IN ACCORDANCE WITH **AS 3700 - MASONRY STRUCTURES.**
- **STEEL WORKS -** ALL FABRICATION AND INSTALLATION OF STEEL BEAMS, POSTS AND FIXINGS TO BE IN ACCORDANCE WITH **AS 4100 - STEEL STRUCTURES.**
- ALL MECHANICAL EXTRACTION FANS INSTALLED THROUGHOUT THE BUILDING MUST BE EXTERNALLY VENTED AND SEALED.
- SMOKE DETECTOR INSTALLATION MUST COMPLY WITH **AS/NZS 3000 - ELECTRICAL INSTALLATIONS** AND **AS 3786 - SMOKE ALARMS.** LICENSED ELECTRICIAN TO CONFIRM LOCATIONS.
- CONNECT Ø90mm UPVC STORM WATER LINE INTO STORM WATER TIE. EXACT LOCATION OF STORM WATER TIE IS TO BE CONFIRMED BY BUILDER OR PRINCIPAL CONTRACTOR PRIOR TO CONSTRUCTION.
- NEW SEWER CONNECTION TIE-IN IS TO CONFORM TO ALL LOCAL AUTHORITY REQUIREMENTS AND MUST BE CONFIRMED BY BUILDER OR PRINCIPAL CONTRACTOR PRIOR TO CONSTRUCTION.
- NEW ELECTRICAL SERVICES CONNECTIONS ARE TO BE IN ACCORDANCE WITH ALL UTILITY AND LOCAL AUTHORITY REQUIREMENTS AND MUST BE CONFIRMED BY BUILDER OR PRINCIPAL CONTRACTOR PRIOR TO CONSTRUCTION.
- LOT BOUNDARIES AND CONTOURS MUST BE VERIFIED AND CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- FOR DETAILED INFORMATION ON RAIN WATER CONNECTIONS AND SYSTEMS, SEWER/SEPTIC CONNECTIONS AND SYSTEMS AND DRAINAGE, REFER TO HYDRAULIC ENGINEERING DRAWINGS.
- FOR DETAILED INFORMATION ON CONCRETE FOOTINGS, PADS, BEAMS AND LINTELS, ROOF STRUCTURE AND SLAB LAYOUT, REFER TO STRUCTURAL ENGINEERING DRAWINGS.
- **TERMITE MANAGEMENT -** PROVIDE PHYSICAL AND/OR CHEMICAL TERMITE BARRIERS TO BUILDING PERIMETER, MASONRY PIERS AND ANY PENETRATIONS IN ACCORDANCE WITH **AS 3660 - TERMITE MANAGEMENT.**

ENVIRONMENTAL NOTES

- **ENVIRONMENT -** THIS DEVELOPMENT WILL COMPLY WITH THE **PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997** AND THE **CONSTRUCTION AND DEMOLITION WASTE TOOLKIT 2020.**
- **BIODIVERSITY AND THE LOCAL ENVIRONMENT -** SITE, CONSTRUCTION AND LANDSCAPING WORKS WILL COMPLY WITH THE **WOODBURY RIDGE ESTATE ARCHITECTURAL AND LANDSCAPE GUIDELINES** AND THE **WOODBURY RIDGE ESTATE BIODIVERSITY MANAGEMENT PLAN.**

GENERAL NOTES

- **WINDOWS -** ALL WINDOWS ARE SET AT 300mm HEAD HEIGHT UNLESS NOTED OTHERWISE ON THESE DRAWINGS.
- **DOORS -** ALL DOORS ARE SET AT 300mm HEAD HEIGHT UNLESS NOTED OTHERWISE ON THESE DRAWINGS.
- **WC SPECIFIC (x 2) -** PROVIDE ARTIFICIAL LIGHT AND VENTILATION TO THE AREAS. INSTALL LIFT-OFF HINGES TO DOORS.

DOOR AND WINDOW SPECIFICATIONS

- FOR ALL EXTERNAL WINDOW AND DOOR SPECIFICATIONS, PLEASE REFER TO DRAWING **A.012 - WINDOW + DOOR SCHEDULE.**

PROVIDE INSULATION (BUILDING)

ROOF LEVEL -	R 1.8 75mm BUILDING BLANKET
CEILING LEVEL -	R 5.0 GLASSWOOL BATTS
WALLS (PRIMARY) -	R 2.5 GLASSWOOL BATTS
WALLS (EXTERNAL) -	R 1.0 VAPOUR PERMEABLE WALL WRAP TO BUILDING PERIMETER

WALL CONSTRUCTION LEGEND

BV1 BRICK VENEER - 90mm TIMBER FRAME + 50mm CAVITY + 110mm BRICK = 250mm. REFER TO INSULATION SCHEDULE FOR INSULATION SPECIFICATIONS.

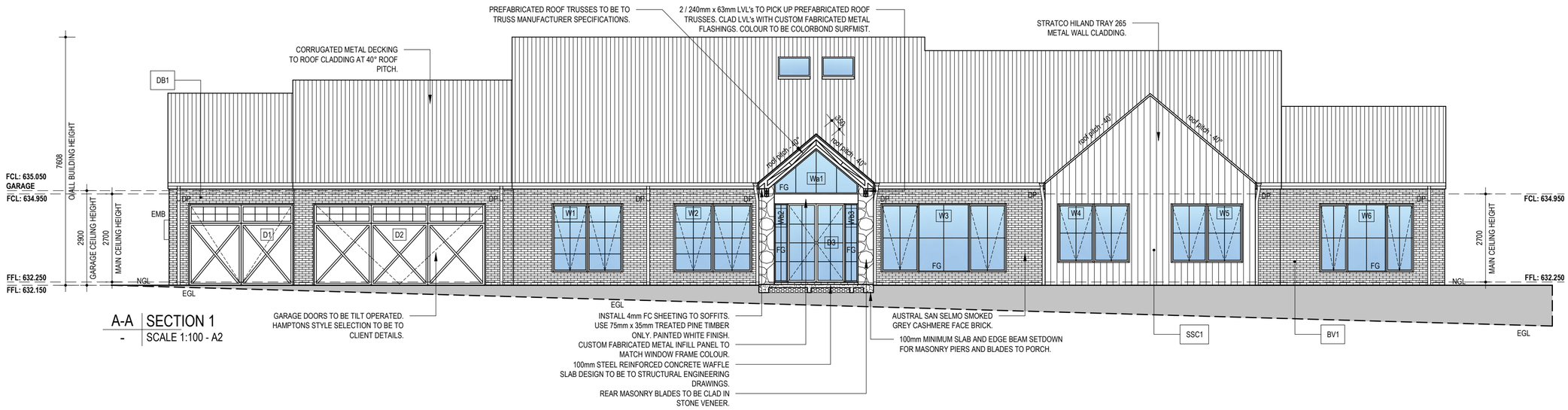
DB1 DOUBLE BRICK (GARAGE) - 110mm BRICK + 10mm MORTAR + 110mm BRICK = 230mm.

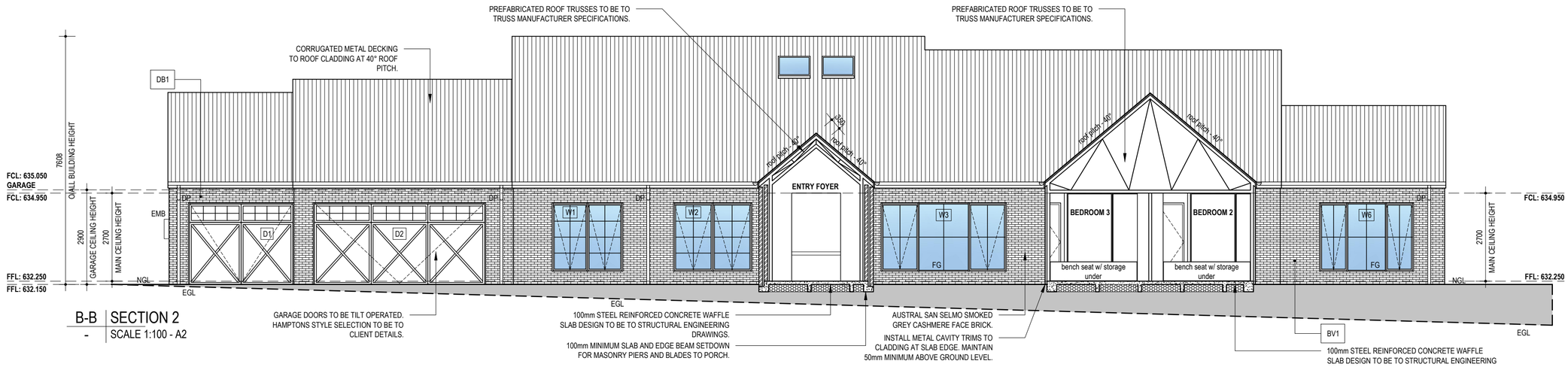
SSC1 STRATCO HILAND TRAY 265 - STANDING SEAM CLADDING (PARAPET DESIGN) - 90mm TIMBER FRAME + 12mm STRUCTURAL PLYWOOD + 35mm BATTEN + 38mm METAL CLADDING = 175mm. REFER TO INSULATION SCHEDULE FOR INSULATION SPECIFICATIONS.

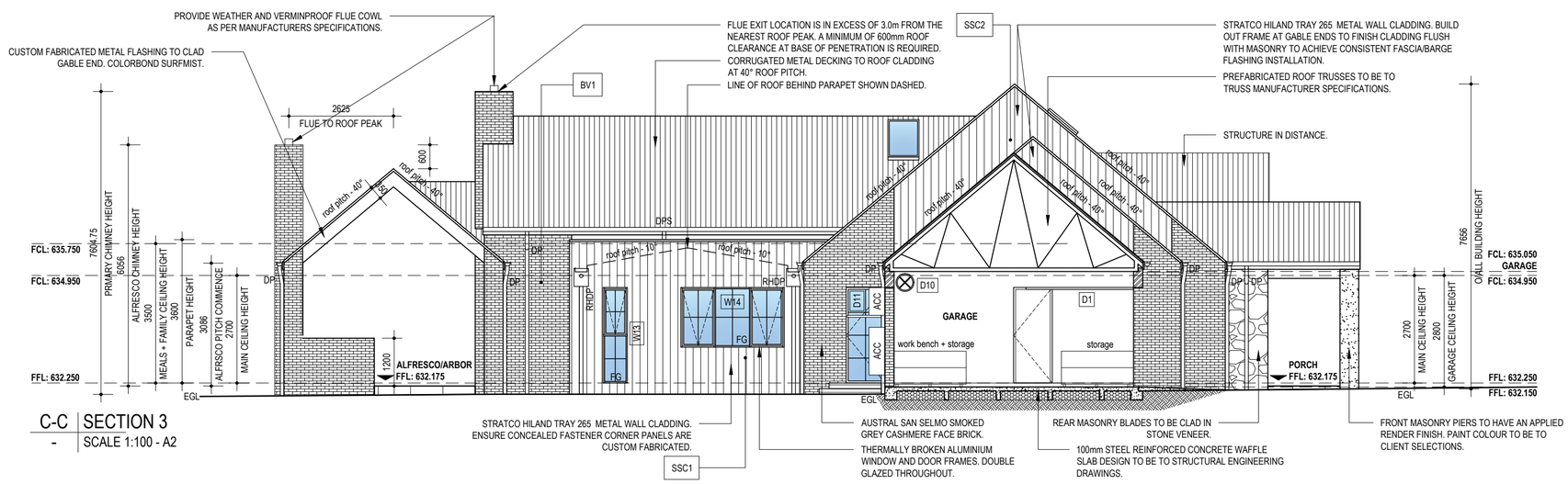
SSC2 STRATCO HILAND TRAY 265 - STANDING SEAM CLADDING (GABLE DESIGN) - 90mm TIMBER FRAME + 12mm PLYWOOD + 35mm BATTEN + 38mm METAL CLADDING + 75mm PACKERS = 250mm. REFER TO INSULATION SCHEDULE FOR INSULATION SPECIFICATIONS.

ABBREVIATION KEY

FFL -	FINISHED FLOOR LEVEL
FCL -	FINISHED CEILING LEVEL
EMB -	ELECTRICAL METER BOX
DP -	DOWNPIPE
AC -	AIR CONDITIONING PUMP
FG -	FIXED GLAZED
EGL -	EXISTING GROUND LINE
NGL -	NATURAL GROUND LINE







NOT FOR CONSTRUCTION

Urbanology: PROJECTS

Client Name
STEPHEN + AMANDA CAMPBELL

Drawing Title
BUILDING SECTIONS A-A + B-B + C-C

Project Description
PROPOSED NEW DWELLING

Project Address
LOT: 20 DP: 271494 DIV: SUTTON
52 WOODBURY DRIVE SUTTON NSW 2620

Project Date
01 NOVEMBER 2024

Project No. **SUTTON CAMPBELL**
Version **2.1**

Designed By **PAUL DE FLUMERI**
Drawn By **PAUL DE FLUMERI**

Amendments

1	BEDROOM 5 ROOF DESIGN AMENDED	5 JULY 2024
2	ALFRESCO STRUCTURE DESIGN AMENDED	5 JULY 2024
3	WIP/BEDROOM 5 LAYOUT CHANGES	5 JULY 2024
4	ALFRESCO + FRONT FACADE AMENDED	10 JULY 2024
-	-	-
-	-	-

Project Stage
- ☐ PRELIMINARY
- ☐ DEVELOPMENT APPROVAL
- ☐ TENDER
- ● COMP. DEV. CERTIFICATE
- ☐ CONSTRUCTION CERTIFICATE
- ☐ FOR CONSTRUCTION

Scale **1:100 - A2**

Sheet No. **A.007**

IMPORTANT NOTES

- **MASONRY CONTROL/ARTICULATION JOINTS -** PROVIDE CONTROL/ARTICULATION JOINTS TO MASONRY AREAS WHERE CRACKING UNDER MOVEMENT CAN OCCUR IN ACCORDANCE WITH **AS 3700 - MASONRY STRUCTURES.**
- **STEEL WORKS -** ALL FABRICATION AND INSTALLATION OF STEEL BEAMS, POSTS AND FIXINGS TO BE IN ACCORDANCE WITH **AS 4100 - STEEL STRUCTURES.**
- ALL MECHANICAL EXTRACTION FANS INSTALLED THROUGHOUT THE BUILDING MUST BE EXTERNALLY VENTED AND SEALED.
- SMOKE DETECTOR INSTALLATION MUST COMPLY WITH **AS/NZS 3000 - ELECTRICAL INSTALLATIONS** AND **AS 3786 - SMOKE ALARMS.** LICENSED ELECTRICIAN TO CONFIRM LOCATIONS.
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ENVIRONMENTAL NOTES

- **ENVIRONMENT -** THIS DEVELOPMENT WILL COMPLY WITH THE **PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997** AND THE **CONSTRUCTION AND DEMOLITION WASTE TOOLKIT 2020.**
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GENERAL NOTES

- **WINDOWS -** ALL WINDOWS ARE SET AT 300mm HEAD HEIGHT UNLESS NOTED OTHERWISE ON THESE DRAWINGS.
- **DOORS -** ALL DOORS ARE SET AT 300mm HEAD HEIGHT UNLESS NOTED OTHERWISE ON THESE DRAWINGS.
- **WC SPECIFIC (x 2) -** PROVIDE ARTIFICIAL LIGHT AND VENTILATION TO THE AREAS. INSTALL LIFT-OFF HINGES TO DOORS.

DOOR AND WINDOW SPECIFICATIONS

- FOR ALL EXTERNAL WINDOW AND DOOR SPECIFICATIONS, PLEASE REFER TO DRAWING **A.012 - WINDOW + DOOR SCHEDULE.**

PROVIDE INSULATION (BUILDING)

ROOF LEVEL -	R 1.8 75mm BUILDING BLANKET
CEILING LEVEL -	R 5.0 GLASSWOOL BATTS
WALLS (PRIMARY) -	R 2.5 GLASSWOOL BATTS
WALLS (EXTERNAL) -	R 1.0 VAPOUR PERMEABLE WALL WRAP TO BUILDING PERIMETER

WALL CONSTRUCTION LEGEND

BV1 BRICK VENEER - 90mm TIMBER FRAME + 50mm CAVITY + 110mm BRICK = 250mm. REFER TO INSULATION SCHEDULE FOR INSULATION SPECIFICATIONS.

DB1 DOUBLE BRICK (GARAGE) - 110mm BRICK + 10mm MORTAR + 110mm BRICK = 230mm.

SSC1 **STRATCO HILAND TRAY 265 -** STANDING SEAM CLADDING (PARAPET DESIGN) - 90mm TIMBER FRAME + 12mm STRUCTURAL PLYWOOD + 35mm BATTEN + 38mm METAL CLADDING = 175mm. REFER TO INSULATION SCHEDULE FOR INSULATION SPECIFICATIONS.

SSC2 **STRATCO HILAND TRAY 265 -** STANDING SEAM CLADDING (GABLE DESIGN) - 90mm TIMBER FRAME + 12mm PLYWOOD + 35mm BATTEN + 38mm METAL CLADDING + 75mm PACKERS = 250mm. REFER TO INSULATION SCHEDULE FOR INSULATION SPECIFICATIONS.

ABBREVIATION KEY

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AC -	AIR CONDITIONING PUMP
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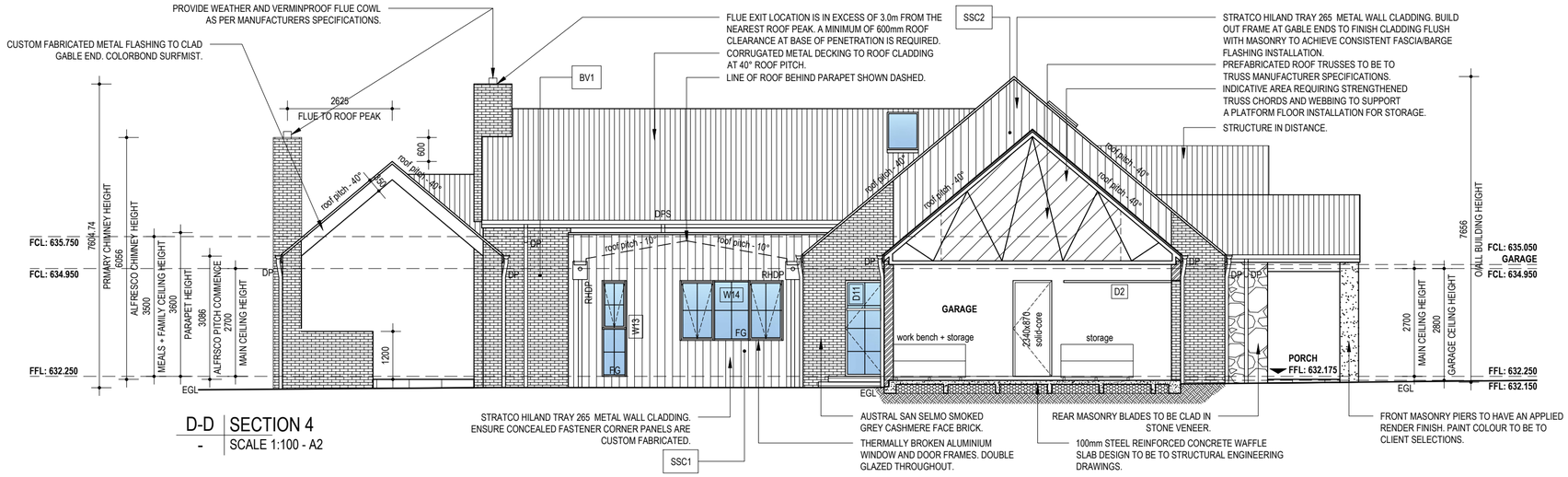
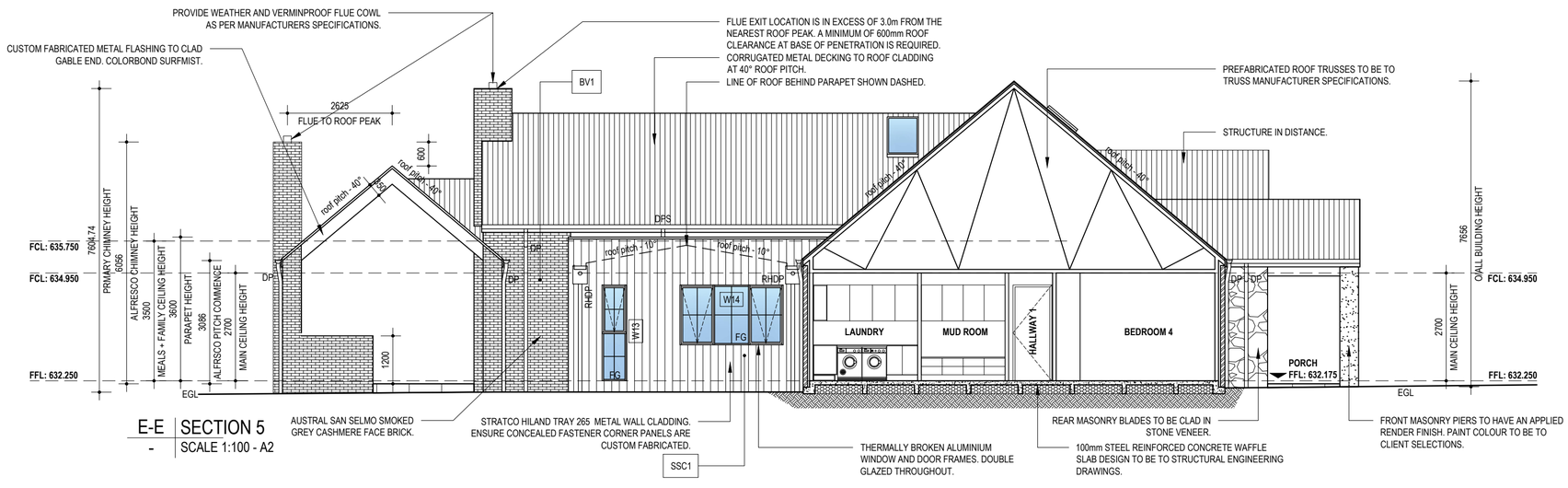
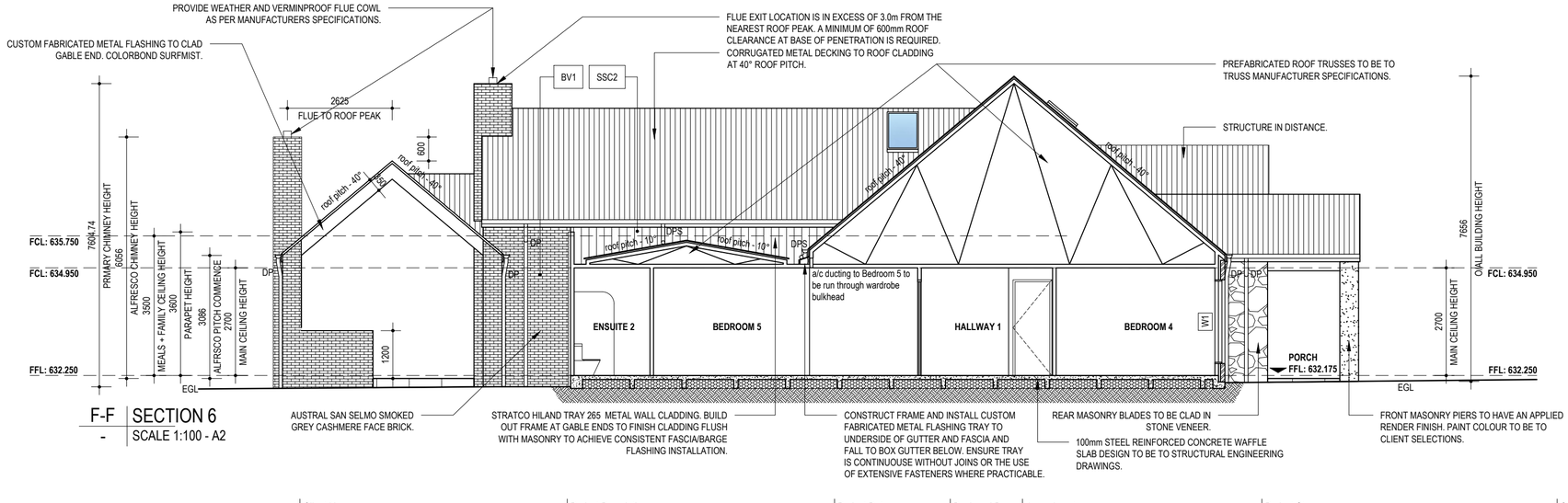
EGL -	EXISTING GROUND LINE
NGL -	NATURAL GROUND LINE



D-D | SECTION 4
- | SCALE 1:100 - A2



E-E | SECTION 5
- | SCALE 1:100 - A2



F-F | SECTION 6
- | SCALE 1:100 - A2

NOT FOR CONSTRUCTION

Urbanology: PROJECTS

Client Name
STEPHEN + AMANDA CAMPBELL

Drawing Title
BUILDING SECTIONS D-D + E-E + F-F

Project Description
PROPOSED NEW DWELLING

Project Address
LOT: 20 DP: 271494 DIV: SUTTON
52 WOODBURY DRIVE SUTTON NSW 2620

Project Date
01 NOVEMBER 2024

Project No. **SUTTON CAMPBELL**
Version **2.1**

Designed By **PAUL DE FLUMERI**
Drawn By **PAUL DE FLUMERI**

Amendments

1	BEDROOM 5 ROOF DESIGN AMENDED	5 JULY 2024
2	ALFRESCO STRUCTURE DESIGN AMENDED	5 JULY 2024
3	WIP/BEDROOM 5 LAYOUT CHANGES	5 JULY 2024
4	ALFRESCO + FRONT FACADE AMENDED	10 JULY 2024
-	-	-
-	-	-

Project Stage
- PRELIMINARY
- DEVELOPMENT APPROVAL
- TENDER
- COMP. DEV. CERTIFICATE
- CONSTRUCTION CERTIFICATE
- FOR CONSTRUCTION

Scale **1:100 - A2**

Sheet No. **A.008**

IMPORTANT NOTES

- **MASONRY CONTROL/ARTICULATION JOINTS -** PROVIDE CONTROL/ARTICULATION JOINTS TO MASONRY AREAS WHERE CRACKING UNDER MOVEMENT CAN OCCUR IN ACCORDANCE WITH **AS 3700 - MASONRY STRUCTURES.**
- **STEEL WORKS -** ALL FABRICATION AND INSTALLATION OF STEEL BEAMS, POSTS AND FIXINGS TO BE IN ACCORDANCE WITH **AS 4100 - STEEL STRUCTURES.**
- ALL MECHANICAL EXTRACTION FANS INSTALLED THROUGHOUT THE BUILDING MUST BE EXTERNALLY VENTED AND SEALED.
- SMOKE DETECTOR INSTALLATION MUST COMPLY WITH **AS/NZS 3000 - ELECTRICAL INSTALLATIONS** AND **AS 3786 - SMOKE ALARMS.** LICENSED ELECTRICIAN TO CONFIRM LOCATIONS.
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ENVIRONMENTAL NOTES

- **ENVIRONMENT -** THIS DEVELOPMENT WILL COMPLY WITH THE **PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997** AND THE **CONSTRUCTION AND DEMOLITION WASTE TOOLKIT 2020.**
- **BIODIVERSITY AND THE LOCAL ENVIRONMENT -** SITE, CONSTRUCTION AND LANDSCAPING WORKS WILL COMPLY WITH THE **WOODBURY RIDGE ESTATE ARCHITECTURAL AND LANDSCAPE GUIDELINES** AND THE **WOODBURY RIDGE ESTATE BIODIVERSITY MANAGEMENT PLAN.**

GENERAL NOTES

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- **DOORS -** ALL DOORS ARE SET AT 300mm HEAD HEIGHT UNLESS NOTED OTHERWISE ON THESE DRAWINGS.
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DOOR AND WINDOW SPECIFICATIONS

- FOR ALL EXTERNAL WINDOW AND DOOR SPECIFICATIONS, PLEASE REFER TO DRAWING **A.012 - WINDOW + DOOR SCHEDULE.**

PROVIDE INSULATION (BUILDING)

ROOF LEVEL -	R 1.8 75mm BUILDING BLANKET
CEILING LEVEL -	R 5.0 GLASSWOOL BATTS
WALLS (PRIMARY) -	R 2.5 GLASSWOOL BATTS
WALLS (EXTERNAL) -	R 1.0 VAPOUR PERMEABLE WALL WRAP TO BUILDING PERIMETER

WALL CONSTRUCTION LEGEND

BV1 BRICK VENEER - 90mm TIMBER FRAME + 50mm CAVITY + 110mm BRICK = 250mm. REFER TO INSULATION SCHEDULE FOR INSULATION SPECIFICATIONS.

DB1 DOUBLE BRICK (GARAGE) - 110mm BRICK + 10mm MORTAR + 110mm BRICK = 230mm.

SSC1 **STRATCO HILAND TRAY 265 -** STANDING SEAM CLADDING (PARAPET DESIGN) - 90mm TIMBER FRAME + 12mm STRUCTURAL PLYWOOD + 35mm BATTEN + 38mm METAL CLADDING = 175mm. REFER TO INSULATION SCHEDULE FOR INSULATION SPECIFICATIONS.

SSC2 **STRATCO HILAND TRAY 265 -** STANDING SEAM CLADDING (GABLE DESIGN) - 90mm TIMBER FRAME + 12mm PLYWOOD + 35mm BATTEN + 38mm METAL CLADDING + 75mm PACKERS = 250mm. REFER TO INSULATION SCHEDULE FOR INSULATION SPECIFICATIONS.

ABBREVIATION KEY

FFL -	FINISHED FLOOR LEVEL
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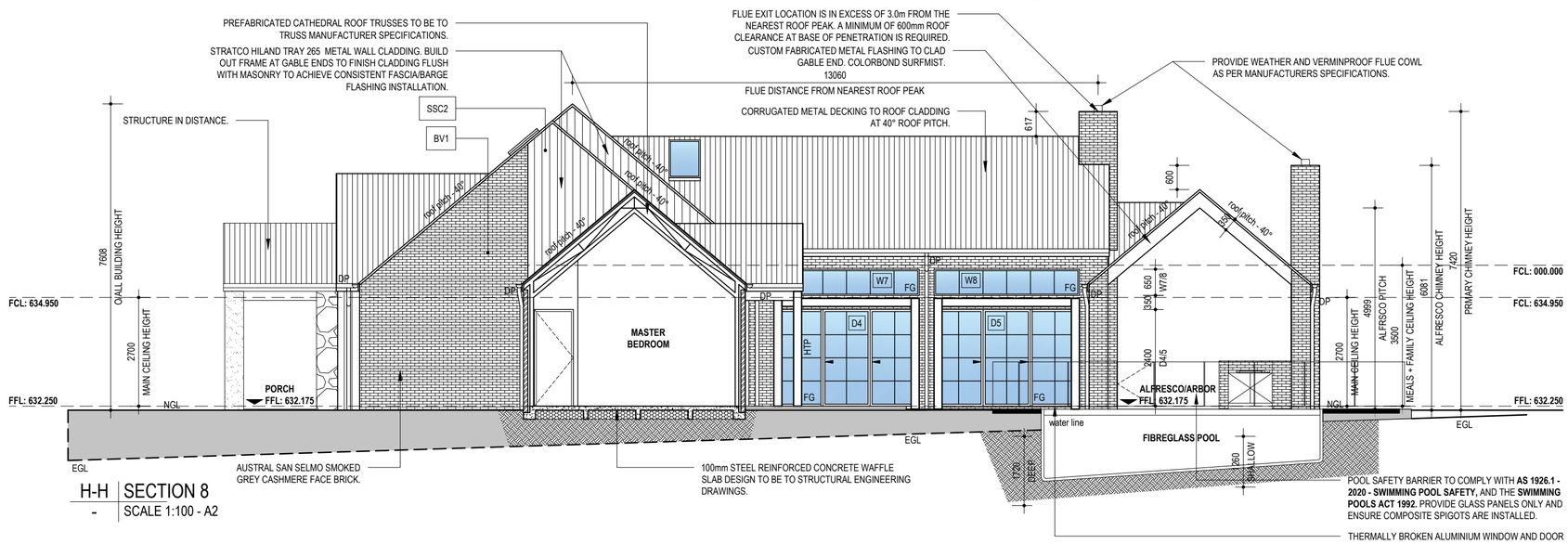
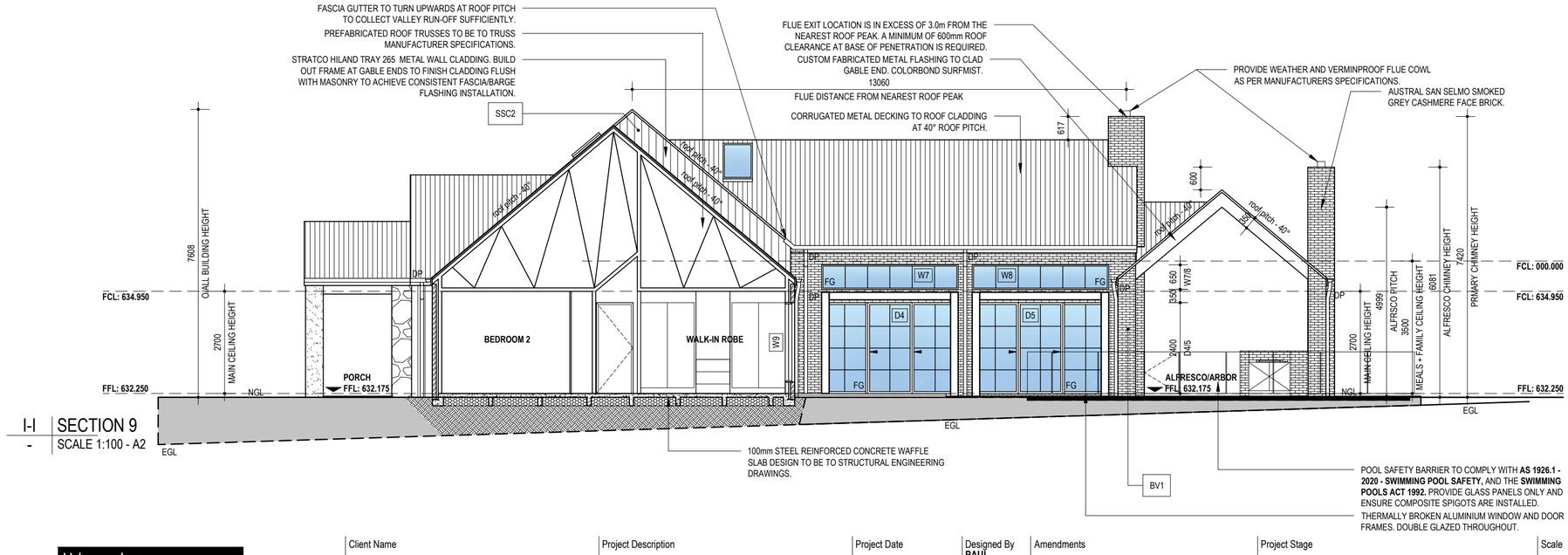
AC -	AIR CONDITIONING PUMP
FG -	FIXED GLAZED
EGL -	EXISTING GROUND LINE
NGL -	NATURAL GROUND LINE

G-G | SECTION 7
- | SCALE 1:100 - A2



H-H | SECTION 8
- | SCALE 1:100 - A2



I-I | SECTION 9
- | SCALE 1:100 - A2

NOT FOR CONSTRUCTION

Urbanology: PROJECTS

Client Name
STEPHEN + AMANDA CAMPBELL

Drawing Title
BUILDING SECTIONS G-G + H-H + I-I

Project Description
PROPOSED NEW DWELLING

Project Address
LOT: 20 DP: 271494 DIV: SUTTON
52 WOODBURY DRIVE SUTTON NSW 2620

Project Date
01 NOVEMBER 2024

Project No. **SUTTON CAMPBELL**
Version **2.1**

Designed By **PAUL DE FLUMERI**
Drawn By **PAUL DE FLUMERI**

Amendments

1	BEDROOM 5 ROOF DESIGN AMENDED	5 JULY 2024
2	ALFRESCO STRUCTURE DESIGN AMENDED	5 JULY 2024
3	WIP/BEDROOM 5 LAYOUT CHANGES	5 JULY 2024
4	ALFRESCO + FRONT FACADE AMENDED	10 JULY 2024
-	-	-
-	-	-

Project Stage
- ☐ PRELIMINARY
- ☐ DEVELOPMENT APPROVAL
- ☐ TENDER
- ● COMP. DEV. CERTIFICATE
- ☐ CONSTRUCTION CERTIFICATE
- ☐ FOR CONSTRUCTION

Scale **1:100 - A2**

Sheet No. **A.009**

IMPORTANT NOTES

- **MASONRY CONTROL/ARTICULATION JOINTS -** PROVIDE CONTROL/ARTICULATION JOINTS TO MASONRY AREAS WHERE CRACKING UNDER MOVEMENT CAN OCCUR IN ACCORDANCE WITH **AS 3700 - MASONRY STRUCTURES.**
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- SMOKE DETECTOR INSTALLATION MUST COMPLY WITH **AS/NZS 3000 - ELECTRICAL INSTALLATIONS** AND **AS 3786 - SMOKE ALARMS.** LICENSED ELECTRICIAN TO CONFIRM LOCATIONS.
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ENVIRONMENTAL NOTES

- **ENVIRONMENT -** THIS DEVELOPMENT WILL COMPLY WITH THE **PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997** AND THE **CONSTRUCTION AND DEMOLITION WASTE TOOLKIT 2020.**
- **BIODIVERSITY AND THE LOCAL ENVIRONMENT -** SITE, CONSTRUCTION AND LANDSCAPING WORKS WILL COMPLY WITH THE **WOODBURY RIDGE ESTATE ARCHITECTURAL AND LANDSCAPE GUIDELINES** AND THE **WOODBURY RIDGE ESTATE BIODIVERSITY MANAGEMENT PLAN.**

GENERAL NOTES

- **WINDOWS -** ALL WINDOWS ARE SET AT 300mm HEAD HEIGHT UNLESS NOTED OTHERWISE ON THESE DRAWINGS.
- **DOORS -** ALL DOORS ARE SET AT 300mm HEAD HEIGHT UNLESS NOTED OTHERWISE ON THESE DRAWINGS.
- **WC SPECIFIC (x 2) -** PROVIDE ARTIFICIAL LIGHT AND VENTILATION TO THE AREAS. INSTALL LIFT-OFF HINGES TO DOORS.

DOOR AND WINDOW SPECIFICATIONS

- FOR ALL EXTERNAL WINDOW AND DOOR SPECIFICATIONS, PLEASE REFER TO DRAWING **A.012 - WINDOW + DOOR SCHEDULE.**

PROVIDE INSULATION (BUILDING)

ROOF LEVEL -	R 1.8 75mm BUILDING BLANKET
CEILING LEVEL -	R 5.0 GLASSWOOL BATTS
WALLS (PRIMARY) -	R 2.5 GLASSWOOL BATTS
WALLS (EXTERNAL) -	R 1.0 VAPOUR PERMEABLE WALL WRAP TO BUILDING PERIMETER

WALL CONSTRUCTION LEGEND

BV1 BRICK VENEER - 90mm TIMBER FRAME + 50mm CAVITY + 110mm BRICK = 250mm. REFER TO INSULATION SCHEDULE FOR INSULATION SPECIFICATIONS.

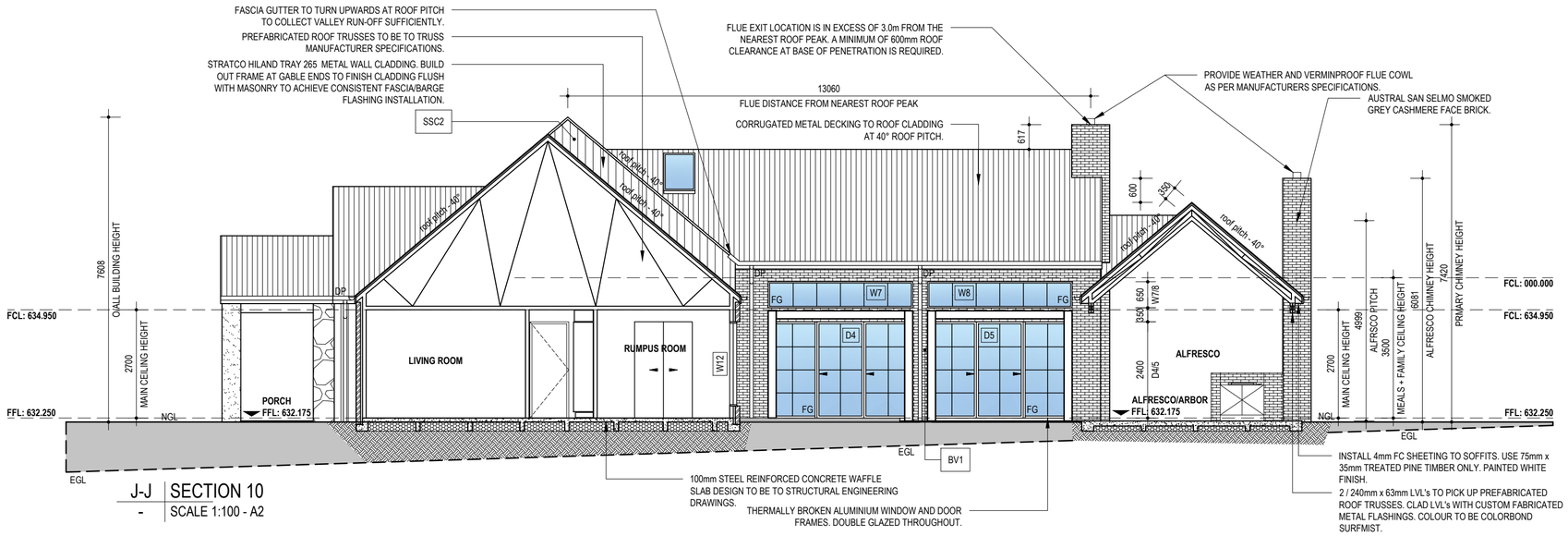
DB1 DOUBLE BRICK (GARAGE) - 110mm BRICK + 10mm MORTAR + 110mm BRICK = 230mm.

SSC1 **STRATCO HILAND TRAY 265 -** STANDING SEAM CLADDING (PARAPET DESIGN) - 90mm TIMBER FRAME + 12mm STRUCTURAL PLYWOOD + 35mm BATTEN + 38mm METAL CLADDING = 175mm. REFER TO INSULATION SCHEDULE FOR INSULATION SPECIFICATIONS.

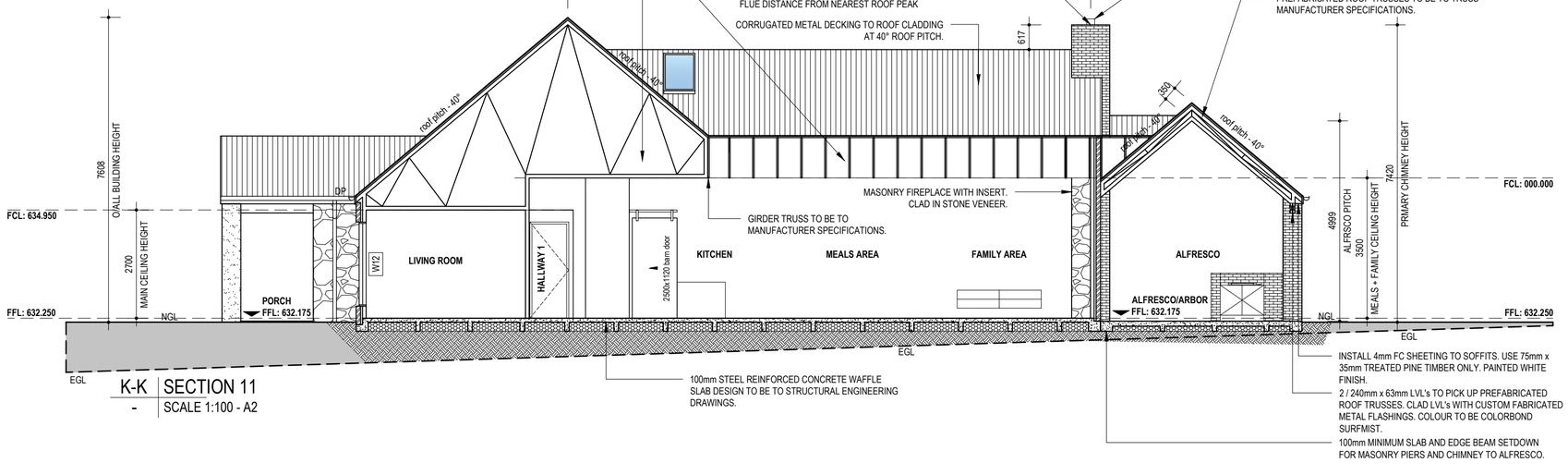
SSC2 **STRATCO HILAND TRAY 265 -** STANDING SEAM CLADDING (GABLE DESIGN) - 90mm TIMBER FRAME + 12mm PLYWOOD + 35mm BATTEN + 38mm METAL CLADDING + 75mm PACKERS = 250mm. REFER TO INSULATION SCHEDULE FOR INSULATION SPECIFICATIONS.

ABBREVIATION KEY

FFL -	FINISHED FLOOR LEVEL
FCL -	FINISHED CEILING LEVEL
EMB -	ELECTRICAL METER BOX
DP -	DOWNPIPE
AC -	AIR CONDITIONING PUMP
FG -	FIXED GLAZED
EGL -	EXISTING GROUND LINE
NGL -	NATURAL GROUND LINE



J-J | SECTION 10
- | SCALE 1:100 - A2



K-K | SECTION 11
- | SCALE 1:100 - A2

NOT FOR CONSTRUCTION

Urbanology: PROJECTS

Client Name
STEPHEN + AMANDA CAMPBELL

Drawing Title
BUILDING SECTIONS J-J + K-K

Project Description
PROPOSED NEW DWELLING

Project Address
LOT: 20 DP: 271494 DIV: SUTTON
52 WOODBURY DRIVE SUTTON NSW 2620

Project Date
01 NOVEMBER 2024

Project No. **SUTTON CAMPBELL**
Version **2.1**

Designed By **PAUL DE FLUMERI**
Drawn By **PAUL DE FLUMERI**

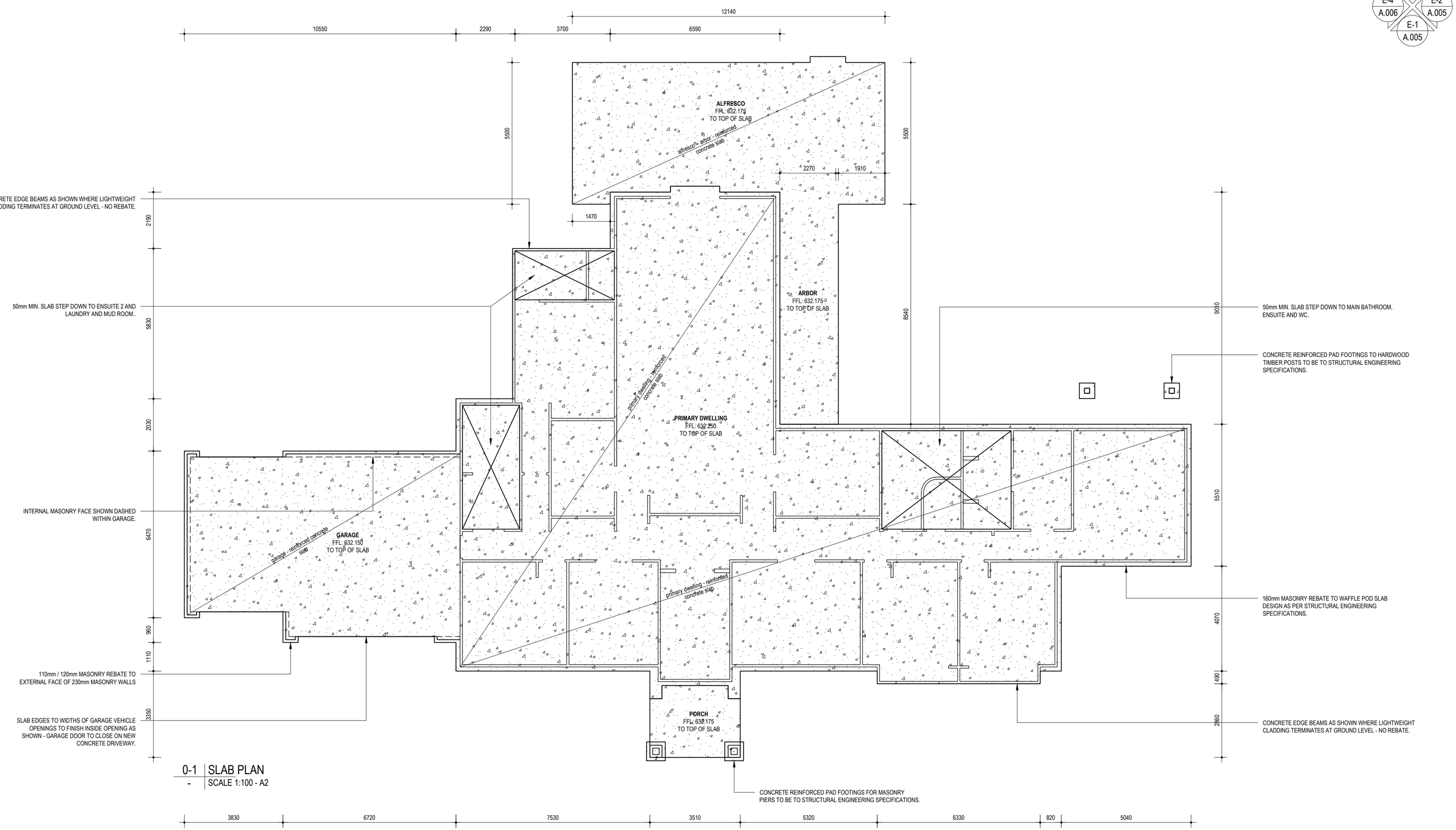
Amendments

1	BEDROOM 5 ROOF DESIGN AMENDED	5 JULY 2024
2	ALFRESCO STRUCTURE DESIGN AMENDED	5 JULY 2024
3	WIP/BEDROOM 5 LAYOUT CHANGES	5 JULY 2024
4	ALFRESCO + FRONT FACADE AMENDED	10 JULY 2024
-	-	-
-	-	-

Project Stage
- [ ] PRELIMINARY
- [ ] DEVELOPMENT APPROVAL
- [ ] TENDER
- [●] COMP. DEV. CERTIFICATE
- [ ] CONSTRUCTION CERTIFICATE
- [ ] FOR CONSTRUCTION

Scale **1:100 - A2**

Sheet No. **A.010**



0-1 | SLAB PLAN
- | SCALE 1:100 - A2

E-3 A.006
E-4 A.006
E-2 A.005
E-1 A.005

NOT FOR CONSTRUCTION

Urbanology: PROJECTS

Client Name
STEPHEN + AMANDA CAMPBELL

Drawing Title
SLAB PLAN

Project Description
PROPOSED NEW DWELLING

Project Address
LOT: 20 DP: 271494 DIV: SUTTON
52 WOODBURY DRIVE SUTTON NSW 2620

Project Date
01 NOVEMBER 2024

Project No. **SUTTON CAMPBELL**
Version **2.1**

Designed By **PAUL DE FLUMERI**
Drawn By **PAUL DE FLUMERI**

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Project Stage
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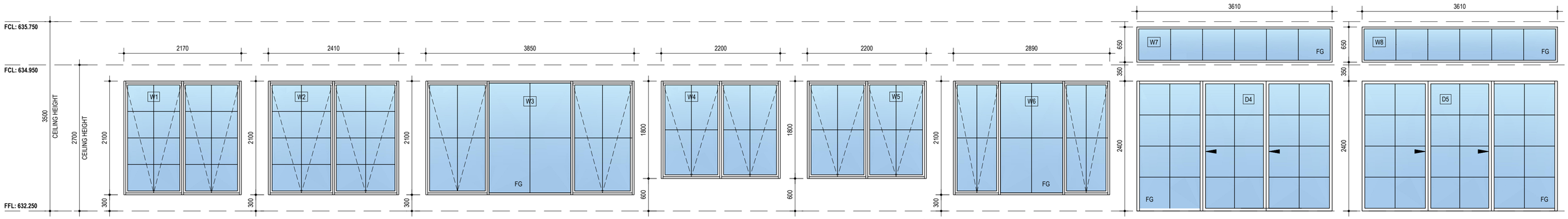
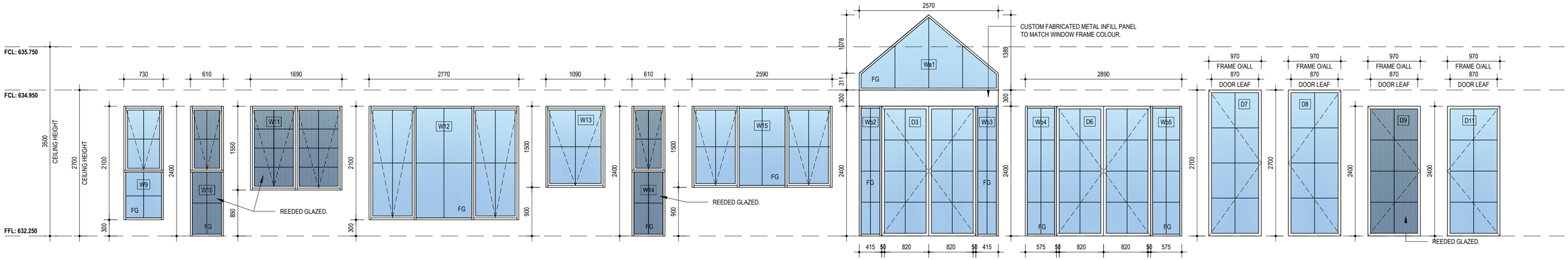
- [ ] TENDER
- [●] COMP. DEV. CERTIFICATE
- [ ] CONSTRUCTION CERTIFICATE
- [ ] FOR CONSTRUCTION

Scale **1:100 - A2**

Sheet No. **A.011**





PLEASE NOTE: FLYSCREENS TO SUIT AS PER MANUFACTURERS SPECIFICATIONS AND TO CLIENT/S DETAILS TO RELEVANT WINDOWS AND DOORS ONLY.

NOTES:

- ALL WINDOWS/DOORS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
- MANUFACTURER/FABRICATOR IS TO IDENTIFY AND CONFIRM REQUIRED REVEAL SIZES FOR VARYING EXTERNAL WALL TYPES.
- MANUFACTURER/FABRICATOR IS TO PROVIDE ALL REQUIRED COLOUR-MATCHED WEATHER MOULDS, FLASHINGS AND TRIMS.
- WINDOW/DOOR MANUFACTURER/FABRICATOR TO CONFIRM WHICH WINDOWS/DOORS REQUIRE LAMINATED OR TOUGHENED SAFETY GLASS AND MUST SPECIFY AND PRICE ACCORDINGLY.
- FRAME SECTION WIDTHS ARE NOTIONAL ONLY. MANUFACTURER/FABRICATOR TO CONFIRM AND SPECIFY SECTION SIZES ACCORDINGLY.
- ALL GLAZING IS TO COMPLY WITH **AS 1288 - GLASS IN BUILDINGS - SELECTION AND INSTALLATION** AND ALL **NCC** REQUIREMENTS. PERFORMANCE VALUES OF ALL GLAZING IS TO MEET OR EXCEED THE MINIMUM REQUIRED FOR THE BUILDING SUSTAINABILITY INDEX (BASIX).
- WINDOWS/DOORS ARE TO BE CHECKED AND INSPECTED POST-INSTALLATION FOR ADEQUATE SEALING AGAINST WEATHER AND AIR LEAKAGE.
- MANUFACTURER/FABRICATOR IS TO SUPPLY A MINIMUM OF 1 x WINDOW KEY (EACH LOCK) AND A MINIMUM OF 2 x DOOR KEYS (EACH LOCK) AT PRACTICAL COMPLETION.
- BUILDER OR PRINCIPAL CONTRACTOR IS TO REMOVE ALL DOOR LOCKS FROM THE STANDARD ISSUE CONSTRUCTION KEY BATCHES PROVIDED AT PRACTICAL COMPLETION. REMOVE ALL CYLINDER BARRELS FROM ALL DOORS AND KEY ALIKE TO A UNIQUE CODE.

EXTERNAL WINDOW SCHEDULE

LABEL	QUANTITY	HEIGHT (mm)	WIDTH (mm)	FRAME MATERIAL / TYPE	GLAZING TYPE	WINDOW TYPE / DESIGN	COLOUR / FINISH	LOCATION
W1	1	2100	2170	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - CLEAR TOUGHENED	AWNING x 2	COLORBOND NIGHT SKY	BEDROOM 4
W2	1	2100	2410	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - CLEAR TOUGHENED	AWNING x 2	COLORBOND NIGHT SKY	STUDY
W3	1	2100	3850	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - CLEAR TOUGHENED	AWNING x 2 / FIXED x 1	COLORBOND NIGHT SKY	LIVING ROOM
W4, W5	2	1800	2200	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - CLEAR TOUGHENED	AWNING x 2	COLORBOND NIGHT SKY	BEDROOM 3, BEDROOM 2
W6	1	2100	2890	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - CLEAR TOUGHENED	AWNING x 2 / FIXED x 1	COLORBOND NIGHT SKY	MASTER BEDROOM
W7, W8	2	650	3610	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - CLEAR TOUGHENED	FIXED ONLY	COLORBOND NIGHT SKY	MEALS AREA, FAMILY AREA
W9	1	2100	730	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - CLEAR TOUGHENED (LSG Low E)	AWNING x 1 / FIXED x 1	COLORBOND NIGHT SKY	WALK-IN ROBE
W10, W14	2	2400	610	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - REEDED TOUGHENED (LSG Low E)	AWNING x 1 / FIXED x 1	COLORBOND NIGHT SKY	ENSUITE 1, ENSUITE 2
W11	1	1550	1690	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - REEDED TOUGHENED (LSG Low E)	AWNING x 2	COLORBOND NIGHT SKY	BATHROOM
W12	1	2100	2770	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - CLEAR TOUGHENED (LSG Low E)	AWNING x 2 / FIXED x 1	COLORBOND NIGHT SKY	RUMPUS ROOM
W13	1	1500	1090	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - CLEAR TOUGHENED (LSG Low E)	AWNING ONLY	COLORBOND NIGHT SKY	LAUNDRY
W15	1	1500	2590	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - CLEAR TOUGHENED	AWNING x 2 / FIXED x 1	COLORBOND NIGHT SKY	BEDROOM 5
Wa1	1	1389	2570	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - CLEAR TOUGHENED (PART OF D3 SYSTEM)	FIXED ONLY	COLORBOND NIGHT SKY	ENTRY FOYER
Wb2, Wb3	2	2400	415	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - CLEAR TOUGHENED (PART OF D3 SYSTEM)	FIXED ONLY	COLORBOND NIGHT SKY	ENTRY FOYER
Wb4, Wb5	2	2400	575	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - CLEAR TOUGHENED (LSG Low E) (PART OF D6 SYSTEM)	FIXED ONLY	COLORBOND NIGHT SKY	MASTER BEDROOM

EXTERNAL DOOR SCHEDULE

LABEL	QUANTITY	HEIGHT (mm)	WIDTH (mm)	FRAME MATERIAL / TYPE	GLAZING TYPE	DOOR TYPE / DESIGN	COLOUR / FINISH	LOCATION
D3	2	2400	820	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - CLEAR TOUGHENED	2 x INWARDS LEAF DOORS w/ REBATED CLOSING	COLORBOND NIGHT SKY	ENTRY FOYER
D4, D5	2	2400	3610	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - CLEAR TOUGHENED	3-PART ELEMENT - SLIDING SASH x 2 / FIXED x 1	COLORBOND NIGHT SKY	MEALS AREA, FAMILY AREA
D6	2	2400	820	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - CLEAR TOUGHENED (LSG Low E)	2 x INWARDS LEAF DOORS w/ REBATED CLOSING	COLORBOND NIGHT SKY	MASTER BEDROOM
D7, D8	2	2700	870	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - CLEAR TOUGHENED (LSG Low E)	INWARDS OPENING LEAF DOOR ONLY	COLORBOND NIGHT SKY	FAMILY AREA
D9	1	2400	720	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - REEDED TOUGHENED (LSG Low E)	INWARDS OPENING LEAF DOOR ONLY	COLORBOND NIGHT SKY	WC 2
D11	1	2400	870	ALUMINIUM - THERMALLY BROKEN	DOUBLE GLAZED - ARGON GAS FILLED - CLEAR TOUGHENED	INWARDS OPENING LEAF DOOR ONLY	COLORBOND NIGHT SKY	LAUNDRY

0-1 | WINDOW + DOOR SCHEDULE
- | SCALE 1:50 - A3

NOT FOR CONSTRUCTION

Urbanology: PROJECTS

Client Name
STEPHEN + AMANDA CAMPBELL

Drawing Title
WINDOW + DOOR SCHEDULE

Project Description
PROPOSED NEW DWELLING

Project Address
LOT: 20 DP: 271494 DIV: SUTTON
52 WOODBURY DRIVE SUTTON NSW 2620

Project Date
01 NOVEMBER 2024

Project No.
SUTTON CAMPBELL

Version
2.1

Designed By
PAUL DE FLUMERI

Drawn By
PAUL DE FLUMERI

Amendments

1	BEDROOM 5 ROOF DESIGN AMENDED	5 JULY 2024
2	ALFRESCO STRUCTURE DESIGN AMENDED	5 JULY 2024
3	WIP/BEDROOM 5 LAYOUT CHANGES	5 JULY 2024
4	ALFRESCO + FRONT FACADE AMENDED	10 JULY 2024
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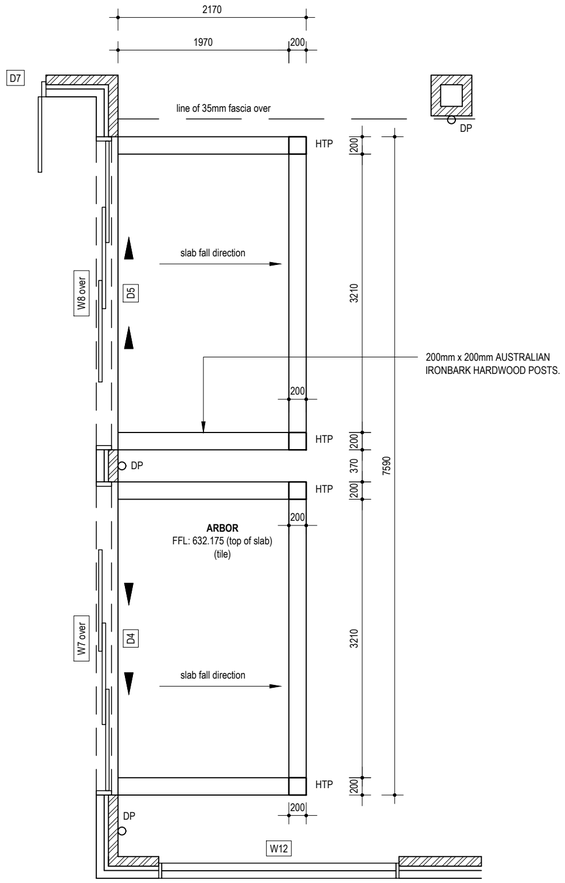
-	-	-

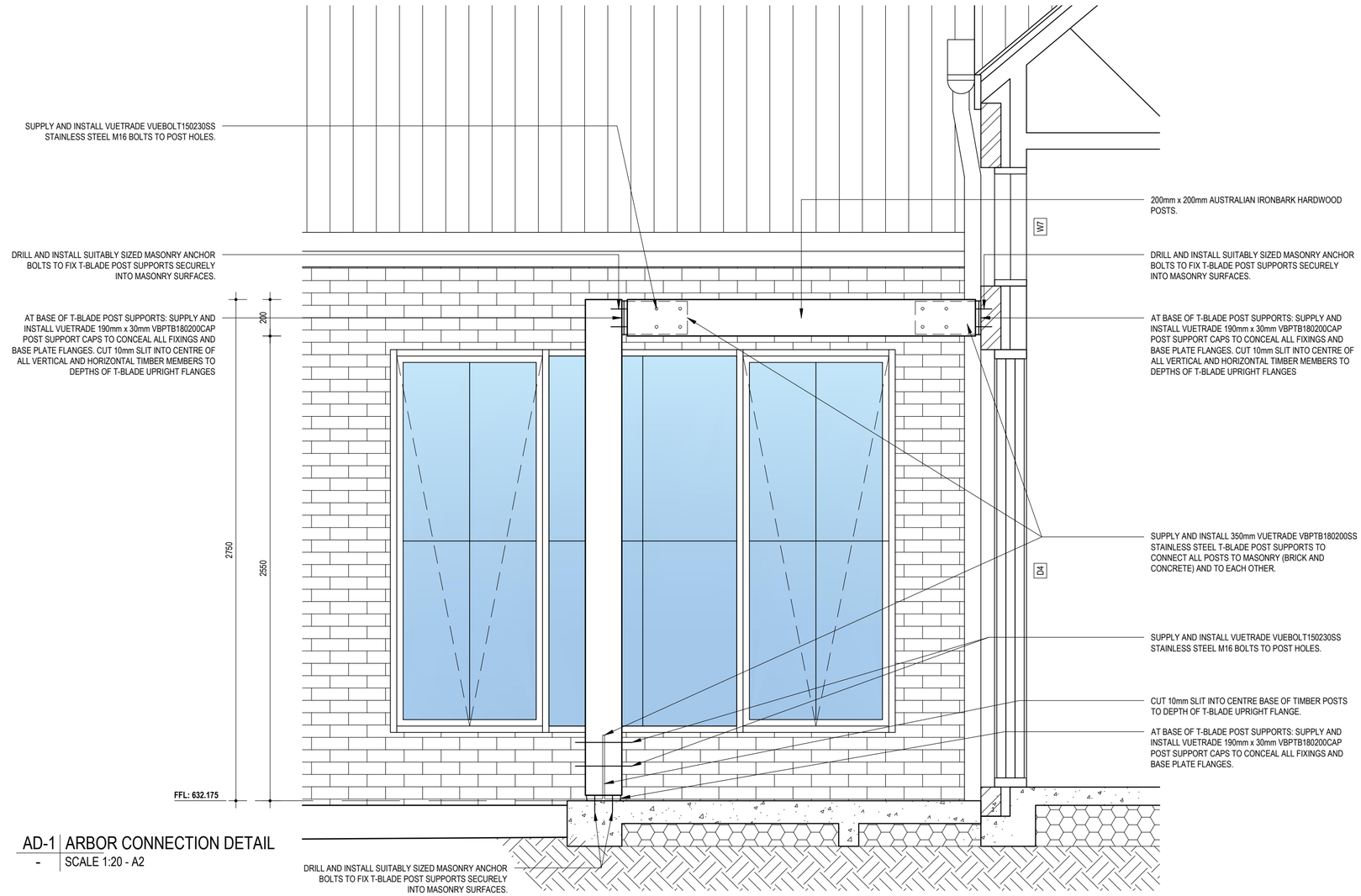
Project Stage
- [●] PRELIMINARY
- [ ] DEVELOPMENT APPROVAL
- [ ] TENDER
- [ ] COMP. DEV. CERTIFICATE
- [ ] BUILDING APPROVAL
- [ ] FOR CONSTRUCTION

Scale
1:50 - A2

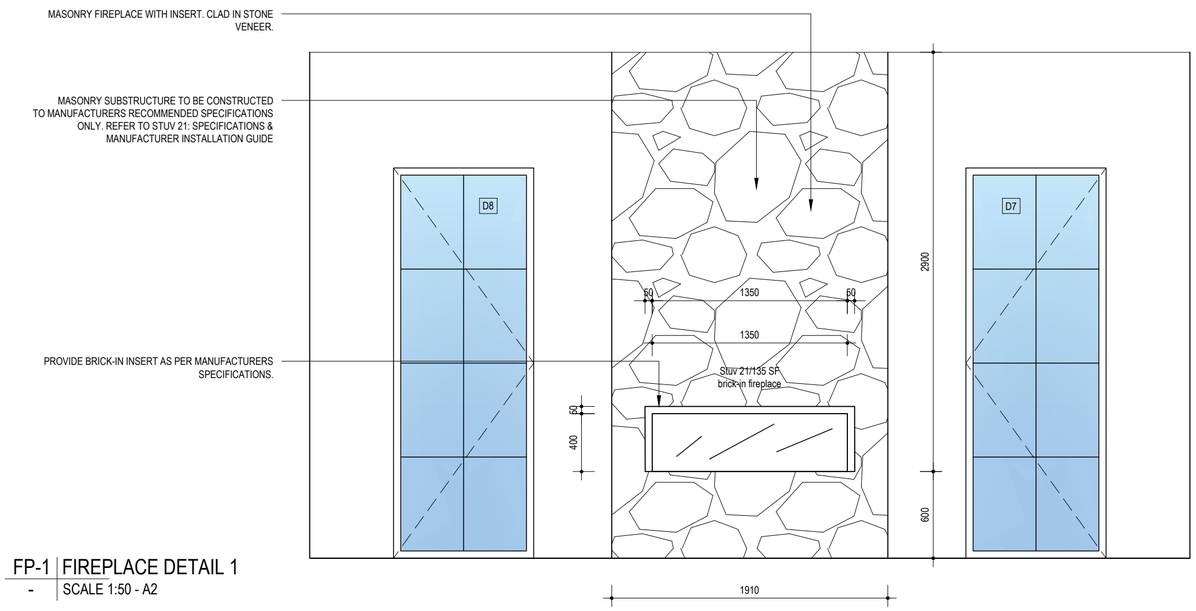
Sheet No.
A.012



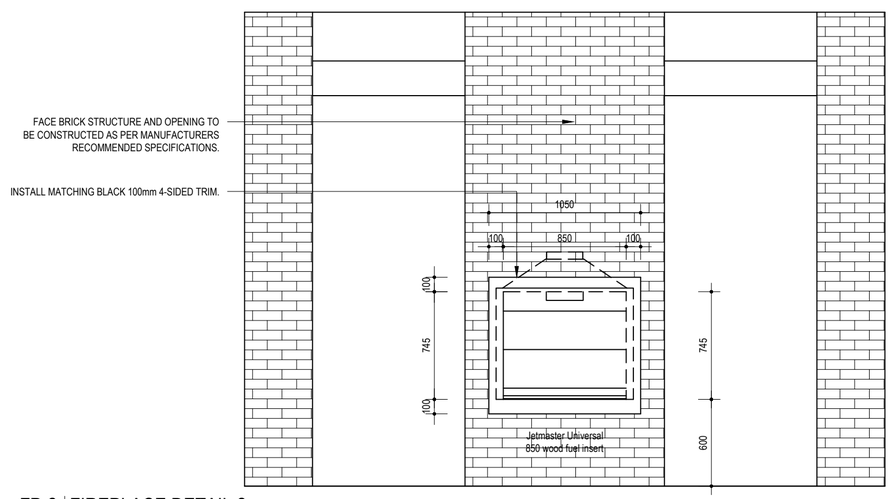
AD-1 | ARBOR PLAN
- | SCALE 1:50 - A2



AD-1 | ARBOR CONNECTION DETAIL
- | SCALE 1:20 - A2



FP-1 | FIREPLACE DETAIL 1
- | SCALE 1:50 - A2



FP-2 | FIREPLACE DETAIL 2
- | SCALE 1:50 - A2

NOT FOR CONSTRUCTION

Urbanology: PROJECTS

Client Name	**STEPHEN + AMANDA CAMPBELL**
Drawing Title	**DESIGN DETAILS**
Project Description	**PROPOSED NEW DWELLING**
Project Address	**LOT: 20 DP: 271494 DIV: SUTTON 52 WOODBURY DRIVE SUTTON NSW 2620**
Project Date	**01 NOVEMBER 2024**
Project No.	**SUTTON CAMPBELL**
Version	**2.1**
Designed By	**PAUL DE FLUMERI**
Drawn By	**PAUL DE FLUMERI**

Amendments

1	BEDROOM 5 ROOF DESIGN AMENDED	5 JULY 2024
2	ALFRESCO STRUCTURE DESIGN AMENDED	5 JULY 2024
3	WIP/BEDROOM 5 LAYOUT CHANGES	5 JULY 2024
4	ALFRESCO + FRONT FACADE AMENDED	10 JULY 2024
-	-	-
-	-	-

Project Stage

- [ ] PRELIMINARY
- [ ] DEVELOPMENT APPROVAL
- [ ] TENDER
- [x] COMP. DEV. CERTIFICATE
- [ ] CONSTRUCTION CERTIFICATE
- [ ] FOR CONSTRUCTION

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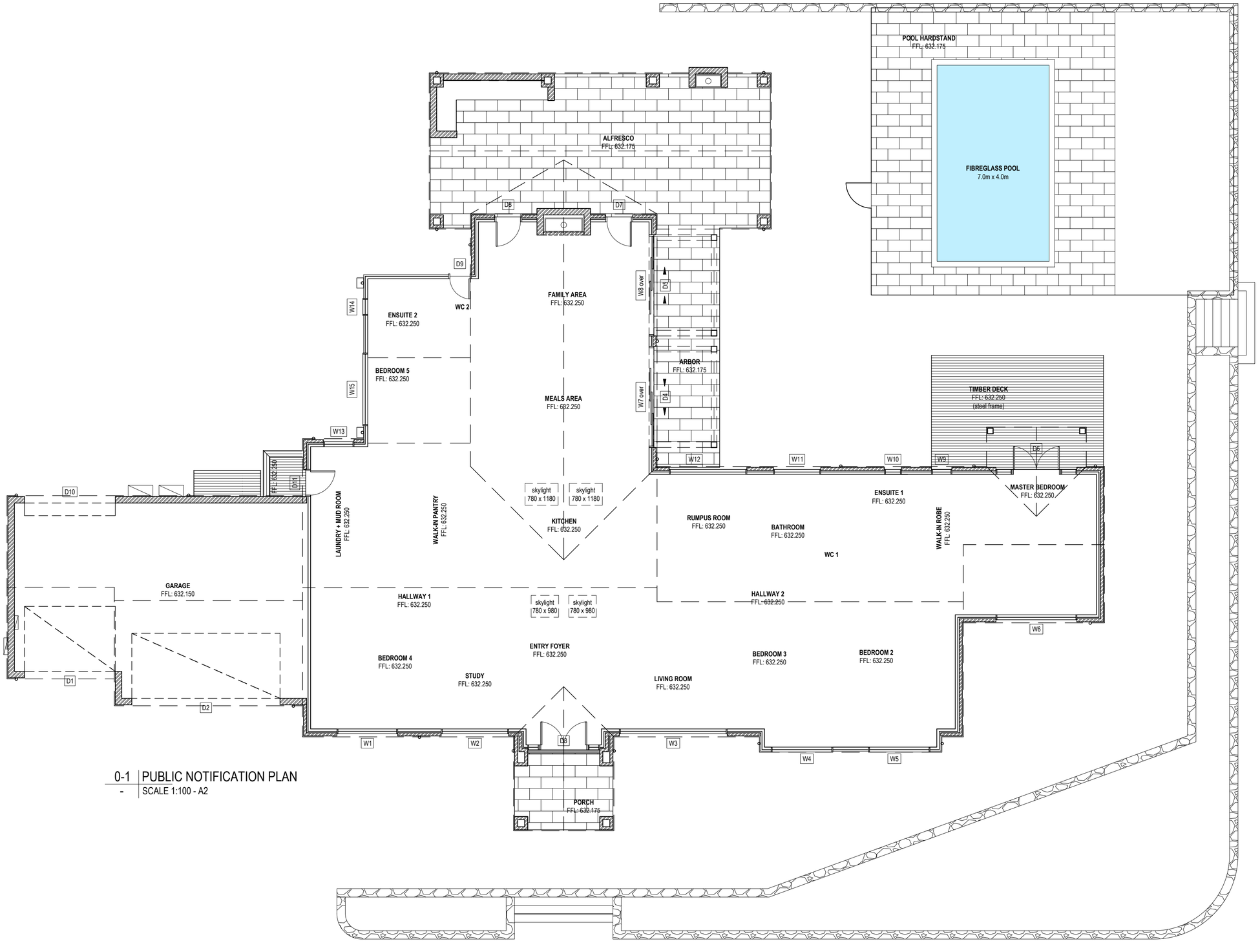

0-1 | PUBLIC NOTIFICATION PLAN
- | SCALE 1:100 - A2

NOT FOR CONSTRUCTION

Urbanology: PROJECTS

Client Name
STEPHEN + AMANDA CAMPBELL

Drawing Title
PUBLIC NOTIFICATION PLAN

Project Description
PROPOSED NEW DWELLING

Project Address
LOT: 20 DP: 271494 DIV: SUTTON
52 WOODBURY DRIVE SUTTON NSW 2620

Project Date
01 NOVEMBER 2024

Project No.
SUTTON CAMPBELL

Version
2.1

Designed By
PAUL DE FLUMERI

Drawn By
PAUL DE FLUMERI

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Project Stage
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Scale
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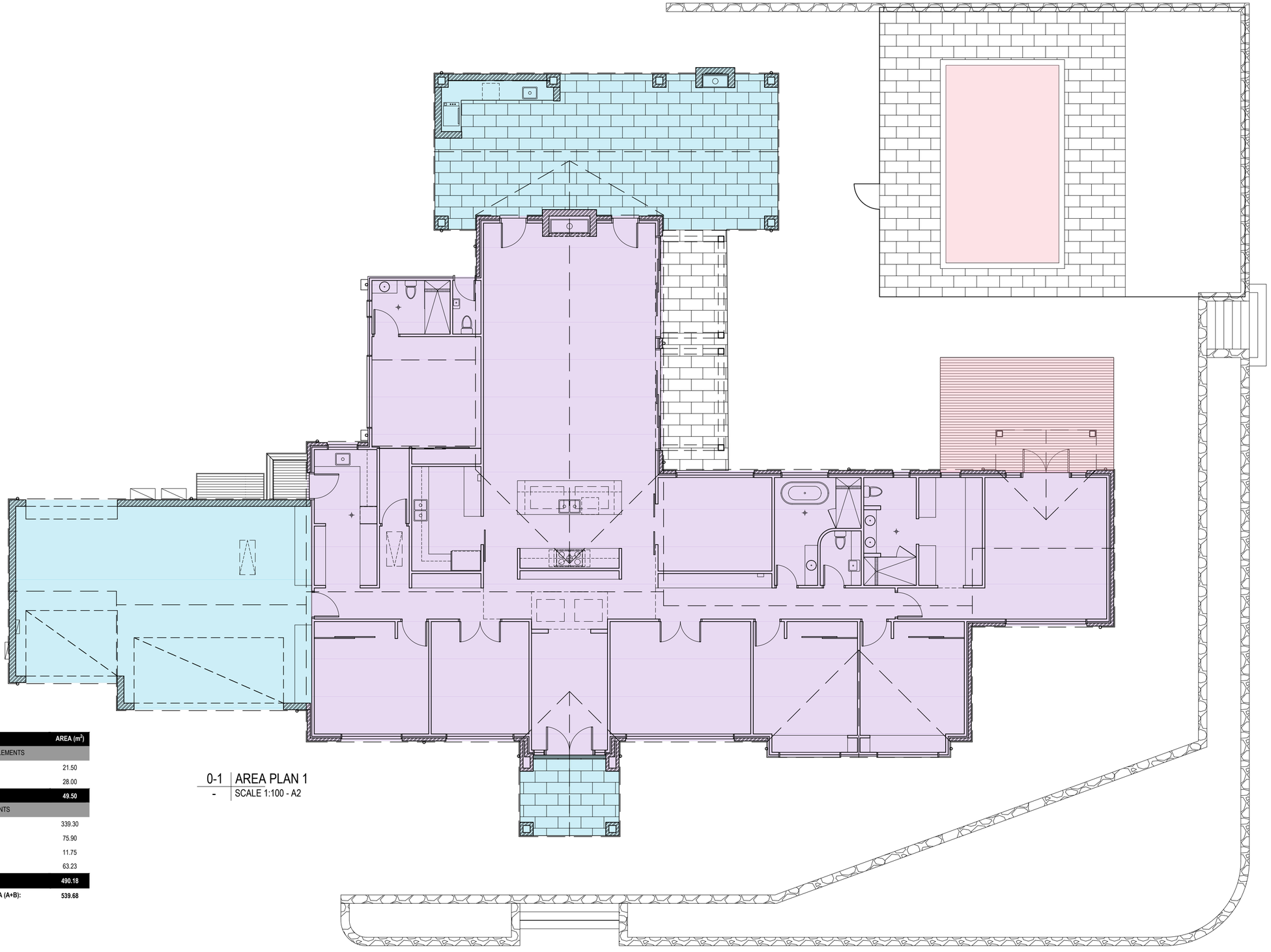
Sheet No.
A.014



0-1 | AREA PLAN 1
- | SCALE 1:100 - A2

COLOUR + AREA KEY

COLOUR	LOCATION	AREA (m^2)
DENOTES NON-GROSS FLOOR AREA (GFA) ELEMENTS		
	PROPOSED TIMBER DECK:	21.50
	PROPOSED POOL:	28.00
	TOTAL (A):	**49.50**
DENOTES GROSS FLOOR AREA (GFA) ELEMENTS		
	PROPOSED LIVING:	339.30
	PROPOSED GARAGE:	75.90
	PROPOSED PORCH:	11.75
	PROPOSED ALFRESCO:	63.23
	TOTAL (B):	**490.18**
	TOTAL COMBINED FLOOR AREA (A+B):	**539.68**

NOT FOR CONSTRUCTION

Urbanology: PROJECTS

Client Name
STEPHEN + AMANDA CAMPBELL

Drawing Title
AREA PLAN

Project Description
PROPOSED NEW DWELLING

Project Address
LOT: 20 DP: 271494 DIV: SUTTON
52 WOODBURY DRIVE SUTTON NSW 2620

Project Date
01 NOVEMBER 2024

Project No. **SUTTON CAMPBELL**
Version **2.1**

Designed By **PAUL DE FLUMERI**
Drawn By **PAUL DE FLUMERI**

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Project Stage
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- ☐ TENDER
- ● COMP. DEV. CERTIFICATE
- ☐ CONSTRUCTION CERTIFICATE
- ☐ FOR CONSTRUCTION

Scale
1:100 - A2

Sheet No.
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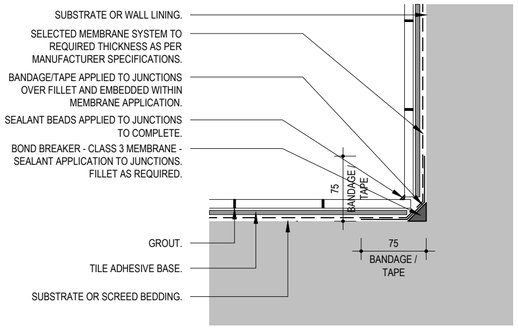
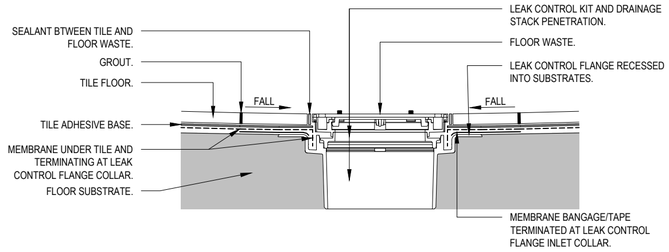


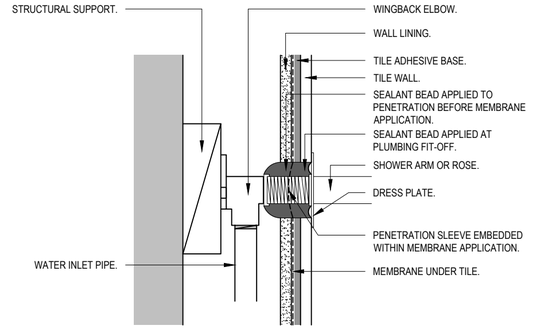
0-1 BOND BREAKER DETAIL - CLASS 3 MEMBRANE

\- SCALE 1:5 - A2



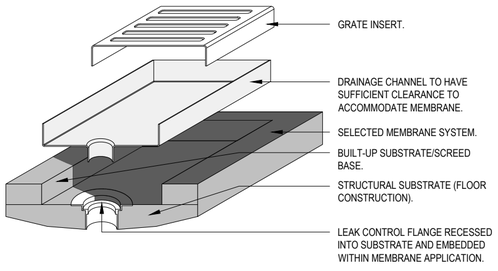
0-2 LEAK CONTROL FLANGE MEMBRANE TERMINATION DETAIL

\- SCALE 1:4 - A2



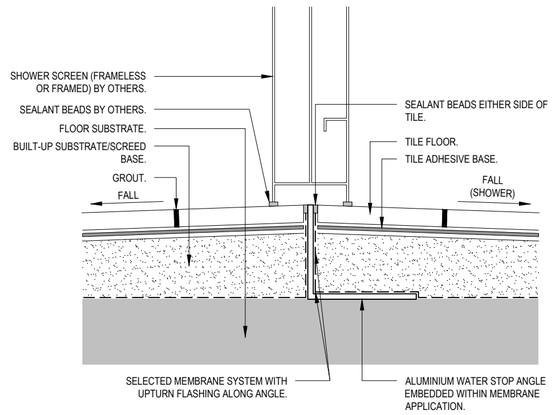
0-3 SHOWER ARM/HOSE PENETRATION DETAIL

\- SCALE 1:4 - A2



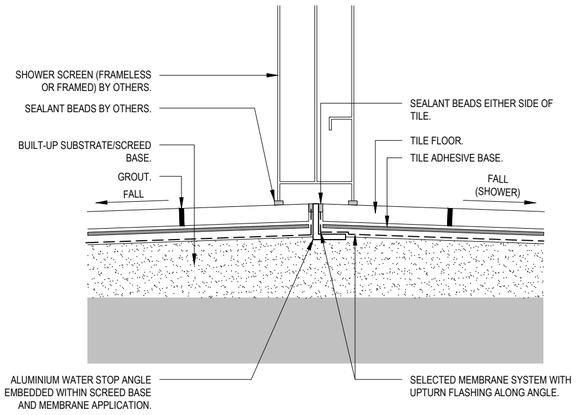
0-4 DRAINAGE CHANNEL MEMBRANE TERMINATION DETAIL

\- SCALE 1:4 - A2



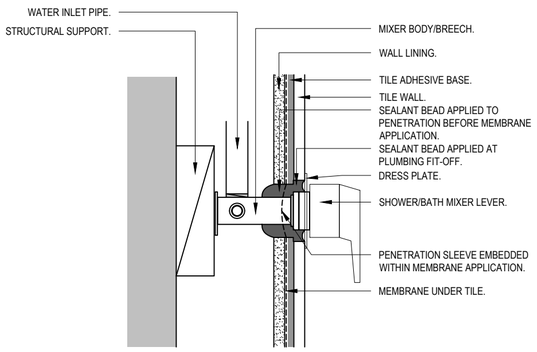
0-5 HOBLESS SHOWER DETAIL - MEMBRANE BELOW SCREED

\- SCALE 1:2 - A2



0-6 HOBLESS SHOWER DETAIL - MEMBRANE OVER SCREED

\- SCALE 1:2 - A2



0-7 SHOWER/BATH MIXER PENETRATION DETAIL

\- SCALE 1:4 - A2

AS PER THE NATIONAL CONSTRUCTION CODE (NCC) DEEMED-TO-SATISFY PROVISIONS FOR H4D2 WET AREAS, THE CONSTRUCTION OF WET AREAS WILL COMPLY WITH AS 3740:2021 - WATERPROOFING OF DOMESTIC WET AREAS.

NOTES

- BATHTUBS - THE PROPOSAL INCLUDES A FREESTANDING BATHTUB TO THE MAIN BATHROOM.
- CONSTRUCTION DETAILS ON THIS SHEET ARE IN ACCORDANCE WITH **AS 3740:2021 - WATERPROOFING OF DOMESTIC WET AREAS.**
- THE BUILDER OR PRINCIPAL CONTRACTOR WILL ENSURE THAT LEAK CONTROL FLANGES ARE RECESSED INTO SUBSTRATES.
- THE BUILDER OR PRINCIPAL CONTRACTOR WILL ENSURE THAT ALUMINIUM WATER STOP ANGLES ARE PROVIDED TO BOTH THE SHOWER RECESSES AND THE DOOR WAYS INTO THE ROOMS. THESE MUST BE EMBEDDED WITHIN THE MEMBRANE APPLICATION AND SEALANTS USED ARE TO BE COMPATIBLE WITH THE SELECTED MEMBRANE SYSTEM. FAILURE TO DO THIS WILL RESULT IN MEMBRANE DETERIORATION.
- FOR CAVITY SLIDING DOOR POCKETS, ALUMINIUM WATER STOP ANGLES MUST BE RETURNED AT 90° TO CONTINUE AND ENSURE A FULL PERIMETER ROOM FLASHING IS ACHIEVED.
- WALLS WITHIN SHOWER RECESSES MUST BE WATERPROOFED TO A MINIMUM OF 1.8m OR TO 50mm MINIMUM ABOVE SHOWER OUTLET PENETRATIONS. IF CEILING MOUNTED SHOWER ROSES/ARMS ARE USED, THEN THE SHOWER WALLS ARE TO BE WATERPROOFED TO FULL HEIGHT MEETING THE CEILING JUNCTIONS.
- TIMBER BUILDING ELEMENTS SUCH AS ARCHITRAVES, DOOR REVEALS, JAMBS AND STOPS MUST NOT BE EMBEDDED WITHIN FLOOR TILES. THESE ELEMENTS ARE TO BE INSTALLED AFTER FLOOR TILING IS COMPLETE.

IMPORTANT

- THE CLIENT/OWNER MAY REQUEST THAT A FLOOD TEST IS CARRIED OUT AFTER MEMBRANE APPLICATION AND WORKABLE CURE TIME IS REACHED. THIS IS DOCUMENTED AND DETAILED AT **APPENDIX C - MEMBRANE CONTINUITY TESTING (NORMATIVE).** REFER TO **C.2.2 - PROCEDURE** FOR INSTRUCTIONS ON HOW TO UNDERTAKE THE TESTING AND **C.2.3 - REPORT** TO OBSERVE AND DOCUMENT ANOMALIES.

NOT FOR CONSTRUCTION

Urbanology: PROJECTS

Client Name
STEPHEN + AMANDA CAMPBELL

Drawing Title
H4D2 - WET AREA COMPLIANCE

Project Description
PROPOSED NEW DWELLING

Project Address
LOT: 20 DP: 271494 DIV: SUTTON
52 WOODBURY DRIVE SUTTON NSW 2620

Project Date
01 NOVEMBER 2024

Project No. **SUTTON CAMPBELL**
Version **2.1**

Designed By **PAUL DE FLUMERI**
Drawn By **PAUL DE FLUMERI**

Amendments

1	BEDROOM 5 ROOF DESIGN AMENDED	5 JULY 2024
2	ALFRESCO STRUCTURE DESIGN AMENDED	5 JULY 2024
3	WIP/BEDROOM 5 LAYOUT CHANGES	5 JULY 2024
4	ALFRESCO + FRONT FACADE AMENDED	10 JULY 2024
-	-	-
-	-	-

Project Stage
- ☐ PRELIMINARY
- ☐ DEVELOPMENT APPROVAL
- ☐ TENDER
- ● COMP. DEV. CERTIFICATE
- ☐ CONSTRUCTION CERTIFICATE
- ☐ FOR CONSTRUCTION

Scale **MULTI - A2**

Sheet No. **A.016**

PLANTING SCHEDULE

TREE SPECIES	POT SIZE (mm)	TYPE	CODE
LAGERSTROMEIA INDICA / DWARF CREPE MYRTLE RED	300	DECIDUOUS / V-SHAPED	LA-1
LAGERSTROMEIA INDICA / CREPE MYRTLE TUSCARORA	500	DECIDUOUS / V-SHAPED	LA-2
LAGERSTROMEIA INDICA / CREPE MYRTLE NATCHEZ	500	DECIDUOUS / V-SHAPED	LA-3
CORNUS FLORIDA / FLOWERING DOGWOOD WHITE	650	DECIDUOUS / V-SHAPED	CF-1
CORNUS FLORIDA / FLOWERING DOGWOOD PINK	500	DECIDUOUS / V-SHAPED	CF-2
FICUS MICROCARPA HILLII / FICUS FLASH	400	EVERGREEN / UPRIGHT	FM-1
HEDGE SPECIES	**POT SIZE (mm)**	**TYPE**	**CODE**
CHOISYA TERNATA / MEXICAN ORANGE BLOSSOM	300	EVERGREEN	CT-1
RHODODENDRON / AZALEA WHITE DRAGON	200	EVERGREEN	RH-1
SHRUB SPECIES	**POT SIZE (mm)**	**TYPE**	**CODE**
ESCALLONIA HYBRIDA / DWARF PINK PIXIE	200	EVERGREEN / SHRUB	EH-1
GROUND COVER SPECIES	**POT SIZE (mm)**	**TYPE**	**CODE**
TRACHELOSPERNUM ASIATICUM / FLAT MAT JASMINE	200	EVERGREEN / SPREADER	TA-1

LESSEE RESPONSIBILITIES

- THE OWNER IS TO UNDERSTAND AND ACCEPT THEY ARE RESPONSIBLE FOR MAINTENANCE OF NATURE STRIPS/VERGES ADJACENT TO THEIR PROPERTY. THIS INCLUDES THE CARE OF LAWN, PLANTINGS AND WEED CONTROL, BUT NOT THE FOLLOWING -

a. WORKS TO STREET TREES AND;
b. MAINTENANCE OF FOOTPATHS.

GENERAL NOTES

- THE LOCATION OF UNDERGROUND SERVICES IS TO BE CONFIRMED ON SITE. THERE IS NO GUARANTEE THAT ALL EXISTING UNDERGROUND SERVICES ARE DETAILED ON THE DOCUMENTATION AND INFORMATION OBTAINED. CONTRACTOR IS TO SATISFY THEMSELVES TO THE LOCATION OF ALL SERVICES PRIOR TO COMMENCING ANY WORKS.
- CONTRACTOR IS TO CONFIRM THE LOCATION OF ALL ABOVE GROUND SERVICES PRIOR TO COMMENCING ANY WORKS.

DEMOLITION AND SITE PREPARATION

- ERADICATE PERENNIAL WEEDS FROM THE SITE WHEN ACTIVELY GROWING BY SPRAYING GLYPHOSATE OR BETTER EQUIVALENT AT THE RATE SPECIFIED BY THE MANUFACTURER AND AT LEAST ONE WEEK BEFORE CULTIVATION OR GROUND SCALPING.
- EXCAVATE COMPACTED SUBSOIL TO A DEPTH OF 300mm PARALLEL TO FINAL CONTOURS WHERE PRACTICAL. TRENCH AREA TO SUITABLE DEPTH PREFERRED FOR TIGHTLY PLANTED HEDGES. SPREAD GYPSUM AT A RATE OF 0.5kg/m^2 AND SOIL WETTING AGENT, BOTH TO MANUFACTURERS SPECIFICATIONS DURING EXCAVATION.
- FOR NEW TURF AREAS, SPREAD TOPSOIL (FROM SITE OR IMPORTED) TO A MINIMUM DEPTH OF 100mm. FOR NEW GARDEN BEDS, ADD ORGANIC COMPOST SOIL TO ALL PLANTING LOCATIONS. IF IMPORTING SOIL ENSURE THE USE OF ORGANIC COMPOST SOIL. CULTIVATE TO A MINIMUM DEPTH OF 300mm.

FINAL LEVELS

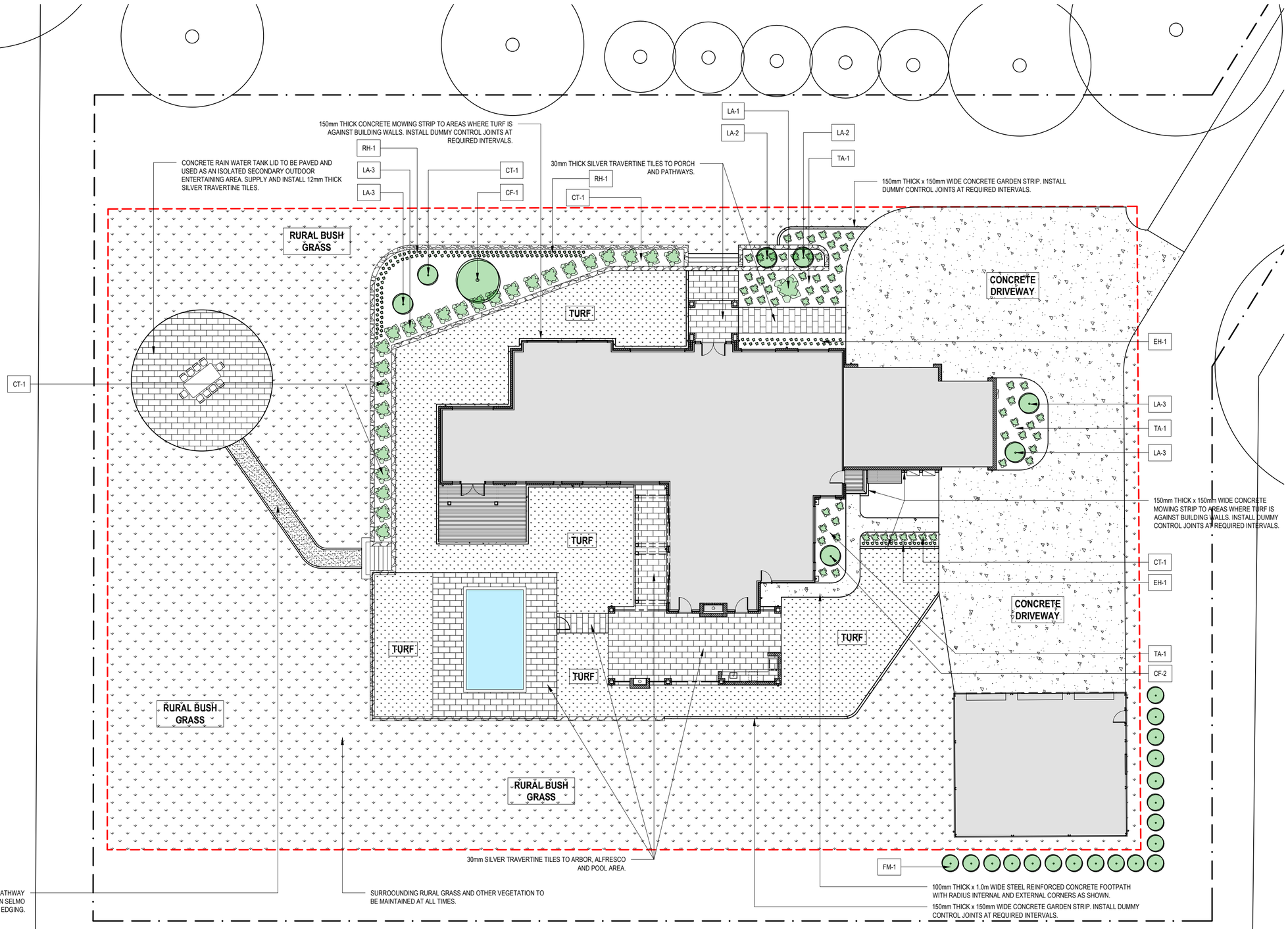
- TOP OF WALL (TOW) HEIGHTS, REDUCED LEVELS (RL) AND FINISHED GROUND LEVELS (FGL) MAY BE APPROXIMATE ONLY. CONTRACTOR IS TO CONFIRM ALL LEVELS ON SITE PRIOR TO ORDERING ANY MATERIALS OR VEGETATION AND IS TO MAINTAIN CONFIRMATION THROUGHOUT THE WORKS. ALL NEW SURFACES ARE TO DRAIN AND FALL AWAY FROM PERMANENT BUILT STRUCTURES. HARDSTAND, TURF AND GARDEN BED AREAS ARE TO BE GRADED EVENLY AND ARE TO DRAIN FREE OF RESISTANCE AND OBSTRUCTION (1:100 MINIMUM SLOPE ON HARD SURFACES) AND WITHOUT PONDING.

STORM AND SURFACE WATER DISCHARGING

- EXCAVATE WHERE REQUIRED AND INSTALL GRATED DRAINS, PITS, SUMPS AND/OR CHANNEL DRAINS AS NEEDED AND CONNECT INTO STORM WATER SERVICE USING Ø100mm PVC PIPE AND FITTINGS. DRAIN LOCATIONS IN THESE DRAWINGS AND THE HYDRAULIC DRAWINGS ARE INDICATIVE ONLY AND ARE TO BE LOCATED USING ACTUAL SITE CONDITIONS.

SOFTSCAPE

- **PLANTING -** USE PLANTS THAT ARE VIGOROUS, WELL ESTABLISHED, FREE FROM PESTS AND DISEASE AND HAVE GOOD FORM CONSISTENT WITH THE SPECIES. WATER PLANTS BEFORE AND IMMEDIATELY AFTER PLANTING. APPLY A SLOW RELEASE FERTILISER AT A RATE SPECIFIED BY THE MANUFACTURER AT THE TIME OF PLANTING. PLANT SELECTION IS SUBJECT TO AVAILABILITY AND IN THE MOST EXTREME CASE, MAY BE SUBSTITUTED WITH AN EQUIVALENT DUE TO SUPPLY ISSUES. VEGETATION SHOWN ON THIS DRAWING (ESPECIALLY TREE SPECIES) ARE SHOWN AT THEIR TYPICAL MATURE SIZE. ANY PLANT NOT CONSIDERED A FOOD PLANT CAN BE POTENTIALLY HARMFUL IF INGESTED.
- **NATURE STRIP/VERGE TURF REINSTATEMENT -** FINISH SOIL LEVEL BELOW ADJACENT PAVING OR EDGES TO ALLOW TOP OF TURF TO FINISH FLUSH WITH ADJACENT LEVELS. APPLY HYDROSEED TO AREA SHOWN ON THIS DRAWING. WATER TURF BEFORE AND IMMEDIATELY AFTER LAYING UNTIL TOPSOIL IS COMPLETELY MOISTENED AND CONTINUE REGULAR WATERING UNTIL ESTABLISHED THEN ADJUST WATERING PROGRAM TO SUIT CONTRACTORS RECOMMENDATION. SEED BLEND TO BE DETERMINED BY CONTRACTOR IN CONJUNCTION WITH THE OWNER INCLUDE AUTOMATIC IRRIGATION TO NATURE STRIP/VERGE TURF.
- **TREE STAKING -** TREES SHALL BE STAKED ONLY IF REQUIRED FOR STABILITY AND ESTABLISHMENT PURPOSES. STAKES TO BE 25mm x 25mm x 1.8m (MINIMUM) HARDWOOD DRIVEN 600mm DEEP INTO THE GROUND IN SUCH A MANNER THAT AVOIDS UNNECESSARY DAMAGE TO THE TREE ROOT SYSTEM. TREES SHALL BE TIED TO TWO STAKES USING HESSIAN TIES FIXED SECURELY TO THE STAKES AND POSITIONED TO SUPPORT THE TREES BETWEEN ⅓ AND ½ OF THEIR HEIGHT FROM THE GROUND.
- **MULCH - GARDEN BEDS -** PLACE CANBERRA ORGANIC TYPE MULCH IN ALL GARDEN BEDS CLEAR OF PLANT STEMS AND TO A DEPTH OF 70mm AND RAKE TO AN EVEN SURFACE. FINISH FLUSH WITH ADJOINING PAVEMENT, EDGING OR EDGES.



0-1 | LANDSCAPE PLAN
- | SCALE 1:200 - A2

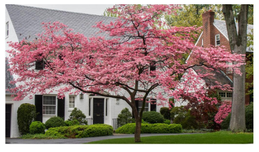
LA-1

LA-2

LA-3

CF-1

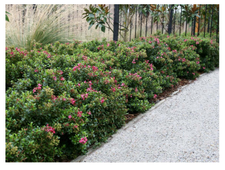
CF-2



CT-1

RH-1

EH-1



TA-1

FF-1

NOT FOR CONSTRUCTION

Urbanology: PROJECTS

Client Name	STEPHEN + AMANDA CAMPBELL
Drawing Title	LANDSCAPE PLAN
Project Description	PROPOSED NEW DWELLING
Project Address	LOT: 20 DP: 271494 DIV: SUTTON 52 WOODBURY DRIVE SUTTON NSW 2620
Project Date	01 NOVEMBER 2024
Project No.	SUTTON CAMPBELL
Version	2.1
Designed By	PAUL DE FLUMERI
Drawn By	PAUL DE FLUMERI

	Amendments	
1	BEDROOM 5 ROOF DESIGN AMENDED	5 JULY 2024
2	ALFRESCO STRUCTURE DESIGN AMENDED	5 JULY 2024
3	WIP/BEDROOM 5 LAYOUT CHANGES	5 JULY 2024
4	ALFRESCO + FRONT FACADE AMENDED	10 JULY 2024
-	-	-
-	-	-

Project Stage

- [ ] PRELIMINARY
- [ ] DEVELOPMENT APPROVAL
- [ ] TENDER
- [●] COMP. DEV. CERTIFICATE
- [ ] CONSTRUCTION CERTIFICATE
- [ ] FOR CONSTRUCTION

Scale: 1:200 - A2

Sheet No.: A.017

NOT FOR CONSTRUCTION

Urbanology: PROJECTS

Client Name
STEPHEN + AMANDA CAMPBELL

Drawing Title
PERSPECTIVES

Project Description
PROPOSED NEW DWELLING

Project Address
LOT: 20 DP: 271494 DIV: SUTTON
52 WOODBURY DRIVE SUTTON NSW 2620

Project Date
01 NOVEMBER 2024

Project No. **SUTTON CAMPBELL**

Version **2.1**

Designed By **PAUL DE FLUMERI**

Drawn By **PAUL DE FLUMERI**

Amendments

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-	-	-
-	-	-

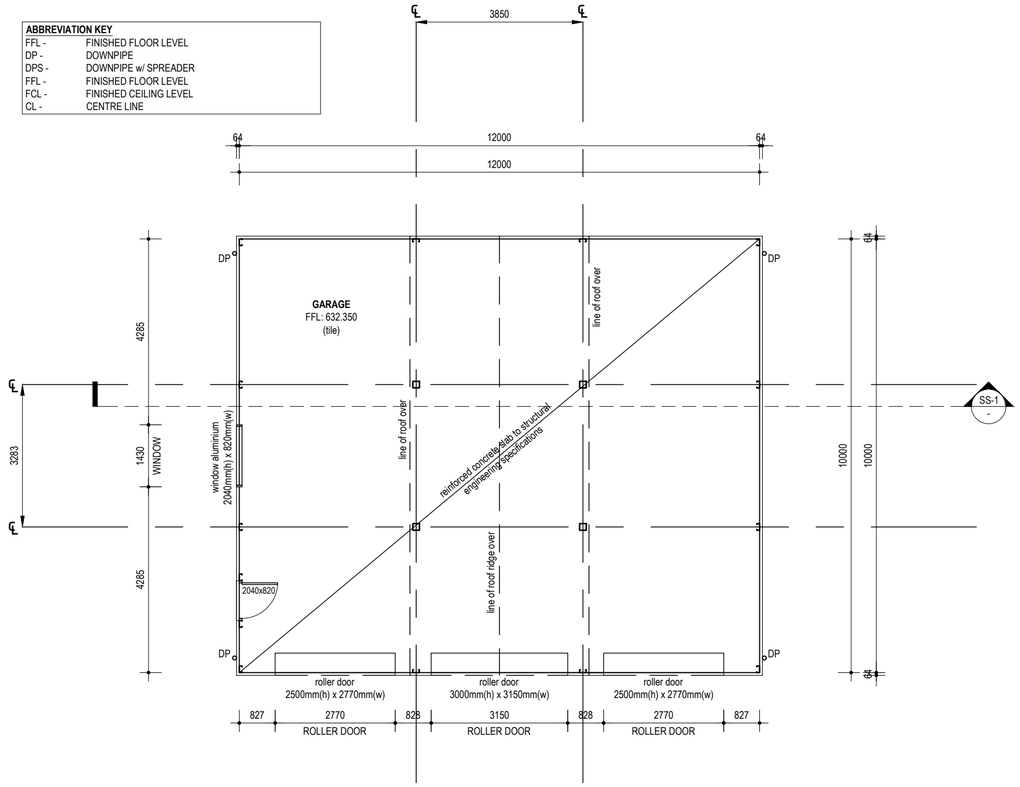
Project Stage
- ☐ PRELIMINARY
- ☐ DEVELOPMENT APPROVAL
- ☐ TENDER
- ● COMP. DEV. CERTIFICATE
- ☐ CONSTRUCTION CERTIFICATE
- ☐ FOR CONSTRUCTION

Scale **NTS**

Sheet No. **A.018**

ABBREVIATION KEY

FFL -	FINISHED FLOOR LEVEL
DP -	DOWNPIPE
DPS -	DOWNPIPE w/ SPREADER
FFL -	FINISHED FLOOR LEVEL
FCL -	FINISHED CEILING LEVEL
CL -	CENTRE LINE



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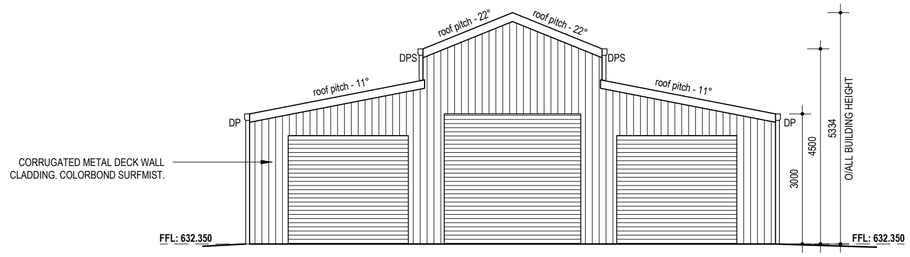
NOTE
SHED DONE BY OTHERS



SE-1 | SHED ELEVATION 1
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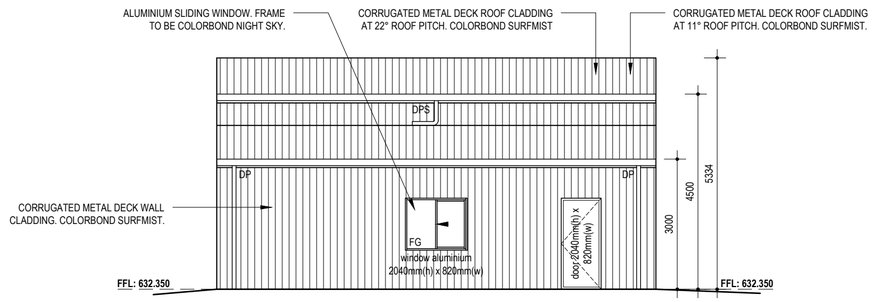

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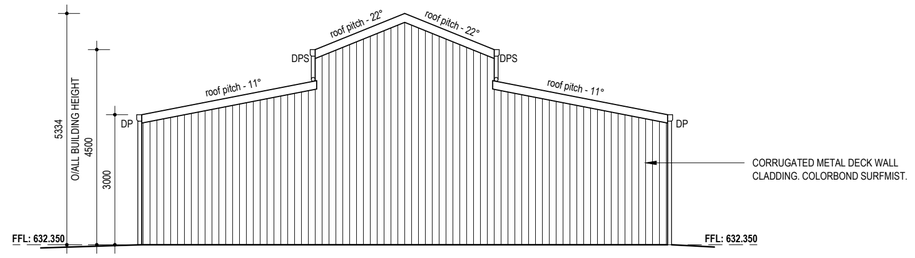

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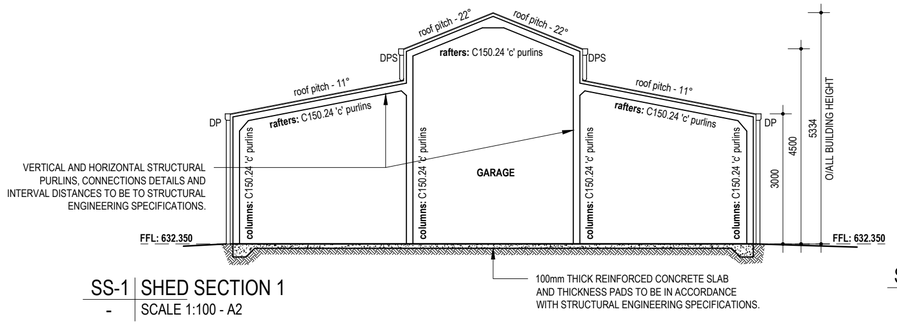

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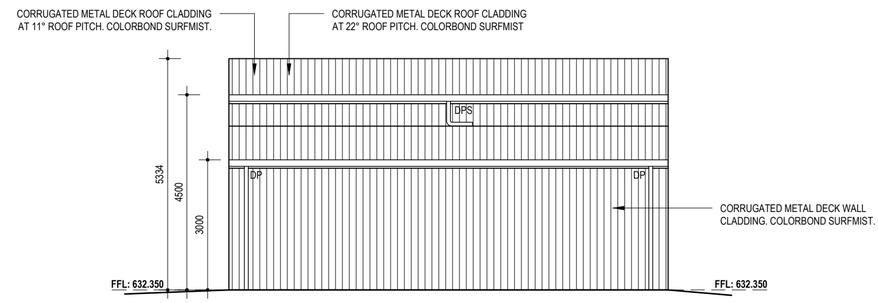

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NOT FOR CONSTRUCTION

Urbanology: PROJECTS

Client Name
STEPHEN + AMANDA CAMPBELL

Drawing Title
METAL SHED STRUCTURE DESIGN

Project Description
PROPOSED NEW DWELLING

Project Address
LOT: 20 DP: 271494 DIV: SUTTON
52 WOODBURY DRIVE SUTTON NSW 2620

Project Date
01 NOVEMBER 2024

Project No. **SUTTON CAMPBELL**
Version **2.1**

Designed By **PAUL DE FLUMERI**
Drawn By **PAUL DE FLUMERI**

Amendments

1	BEDROOM 5 ROOF DESIGN AMENDED	5 JULY 2024
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3	WIP/BEDROOM 5 LAYOUT CHANGES	5 JULY 2024
4	ALFRESCO + FRONT FACADE AMENDED	10 JULY 2024
-	-	-
-	-	-

Project Stage
☐ PRELIMINARY ☐ DEVELOPMENT APPROVAL ☐ TENDER
● COMP. DEV. CERTIFICATE ☐ CONSTRUCTION CERTIFICATE ☐ FOR CONSTRUCTION

Scale **1:100 - A2**

Sheet No. **A.019**

Attachment 2 – Compliance with Development Standards

Development Standards	Proposal	Compliance
The development conforms to the specifications and requirements of the following that are relevant to the development: 1. PBP 2019; and 2. If another document is prescribed by the regulations for the purposes of Section 79BA of the EP&A Act – that document.	The proposal complies with the relevant Bush Fire Protection Measures as outlined in PBP and the proposed development has been assessed as BAL-19.	The proposed development has been assessed as BAL-19.
The part of the lot on which the development is to be carried out is not in bushfire attack level-40 (BAL-40) or the flame zone (BAL-FZ); and	The proposal does not occur on land that has been assessed as BAL-40 and BAL-FZ.	Complies
The lot has direct access to a public road or a road vested in or maintained by the council; and	The lot has direct access to the Public Road	Complies
A reticulated water supply is connected to the lot; and	Can comply	Can comply
A fire hydrant is located less than 70m from the location of the lot of the proposed development; and	Can comply	Can comply
A 10,000L water supply with 65mm metal Storz outlet with a gate or ball valve is provided for firefighting purposes on the lot (the gate or ball valve, pipes and tank penetrations are to be designed to allow for a full 50mm inner diameter water flow through the Storz fitting and must be of a metal construction). All above ground storage tanks shall be of concrete or metal.	Where reticulated water cannot be supplied a 10,000L water supply with 65mm metal Storz outlet with a gate or ball valve is provided for firefighting purposes on the lot.	Where reticulated water cannot be supplied a 10,000L water supply with 65mm metal Storz outlet with a gate or ball valve is provided for firefighting purposes on the lot.
Mains electricity is connected to the lot; and	The site is connected to electricity	Complies
Reticulated or bottled gas on the lot is installed and maintained in accordance with AS/NZS 1596:2008 The storage and handling of LP Gas and the	Can Comply	Can comply

Development Standards	Proposal	Compliance
requirements of relevant authorities (metal piping must be used); and		
Any gas cylinders on the lot that are within 10m of the dwelling house; i. Have the release valves directed away from the dwelling house; and ii. Are enclosed on the hazard side of the installation; and iii. Have metal connections to and from the cylinders; and iv. There are no polymer sheathed flexible gas supply lines to gas metres adjacent to the dwelling	Can comply	Can comply
The requirements of AS3959-2018 set out in the BCA also apply	Assessment in accordance with AS3959-2018 and PBP 2019 has concluded that the proposed development has been assessed as BAL-19.	The proposed development has been assessed as BAL-19.