

Alterations & Additions

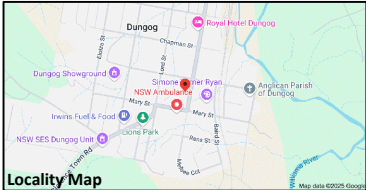
24 Dowling Street Dungog NSW 2420



CAD DESIGN & DRAFT PTY LTD
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5mm 25mm 50mm ON ORIGINAL A3



Property Information		
Site Area	2194	m2
Zone	R1 - General Residential	
Mine Subsidence	Outside Mine Subsidence Zone	
Hunter Water Sewer	Build Adjacent to Sewer	
Bushfire	Not in Bushfire Prone Area	
Flood	Not in Flood Prone Area	
Heritage	Within Heritage Conservation Area	
Acid Sulfate Soils	No Acid Sulfate Soils	

Legend

NCC Refers to National Construction Code 2022
NCC-HP Refers to ABCB Housing Provisions section of NCC

Boundary Line
Fenceline
Contour Line
Spot Level
Benchmark to Australian Height Datum (AHD)
Rainwater Tank Location

Tree Height / Spread / Diam
Bin Storage Location

Door / Window Tag (Refer Schedule)
Proposed Floor Level (Refer Survey for Datum)
Indicates Room Use

Indicates Floor Finish
Provide mechanical ventilation to eave in accordance with NCC-HP 10.8.2
Provide smoke alarms to ceiling in accordance with NCC-HP 9.5 & AS3786

Indicates tiled wet areas in accordance with H4D1, H4D2 & H4D3 of the NCC-HP 10.2. Provide falls to all wastes between 1:50-1:80 in accordance with NCC-HP 10.2.12.

Indicates floor and shower wastes in accordance with NCC-HP 10.2.12 and NCC H4D3. Provide fall to wastes between 1:50-1:80 in accordance with NCC HP10.2.12

Indicates Existing / Proposed Roof Pitch

Metal Roof Sheetting Notes
All roof sheetting to be installed in accordance with manufacturers specifications, NCC-HP 7.2 and NCC H2D6
Selected metal roof sheetting profile is to be suitable for nominated roof pitch.

'Corrugated' profile suitable for roof pitches of 5 degrees or greater.
'Trimdek' profile suitable for roof pitches of 2 degrees or greater
'Klip-Lok' profile suitable for roof pitches of 1 degree or greater.

Reinforced Blockwork Wall
Single Skin Brick Wall
Double Skin Brick Wall
Brick Veneer Wall
Cavity Brick Wall
Concrete Wall
Timber or Steel Framed Wall
Walls to be demolished

Articulation Joint
Cupboard
Cooktop / Oven
Downpipe Location
Clothes Dryer
Dishwasher
Fridge
Floor Waste
Rainwater Tank
Shower
Sink
Tub
Vanity
Washing Machine

Termite Prevention Measures
Provide approved termite barriers and ensure construction complies with requirements of AS 3660.1-2014 & NCC-HP 3.4

Survey information has been taken from original survey provided by registered surveyor.
Refer to original survey to confirm ALL information

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Rev	Description	Date
A	ISSUED FOR DA	5-3-25
B	7-4-25	REISSUED FOR DA

Project
Alterations & Additions
Client
Mr & Mrs Turner
Address
24 Dowling Street
Suburb
Dungog NSW
Postcode
2420
Lot
15
DP
758366
Council
Dungog

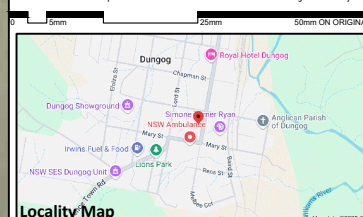
Drawing Title
Cover Sheet
Drawn
PJB
Date
November 24
Scale at A3
1:100

Project Status
NOT FOR CONSTRUCTION
Project No. Drawing No. Revision

24-048 A01 B



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EXISTING
DWELLING

EXISTING SEWERMAIN

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Mr & Mrs Turner		
Address		
24 Dowling Street		
Suburb	Postcode	
Dungog NSW	2420	
Lot	DP	Sec
15	758366	2
Council		
Dungog		

Drawing Title		
Development Site Plan		
Drawn	Date	Scale at A3
PJB	November 24	1:100

Project Status
NOT FOR CONSTRUCTION
 Project No. Drawing No. Revision

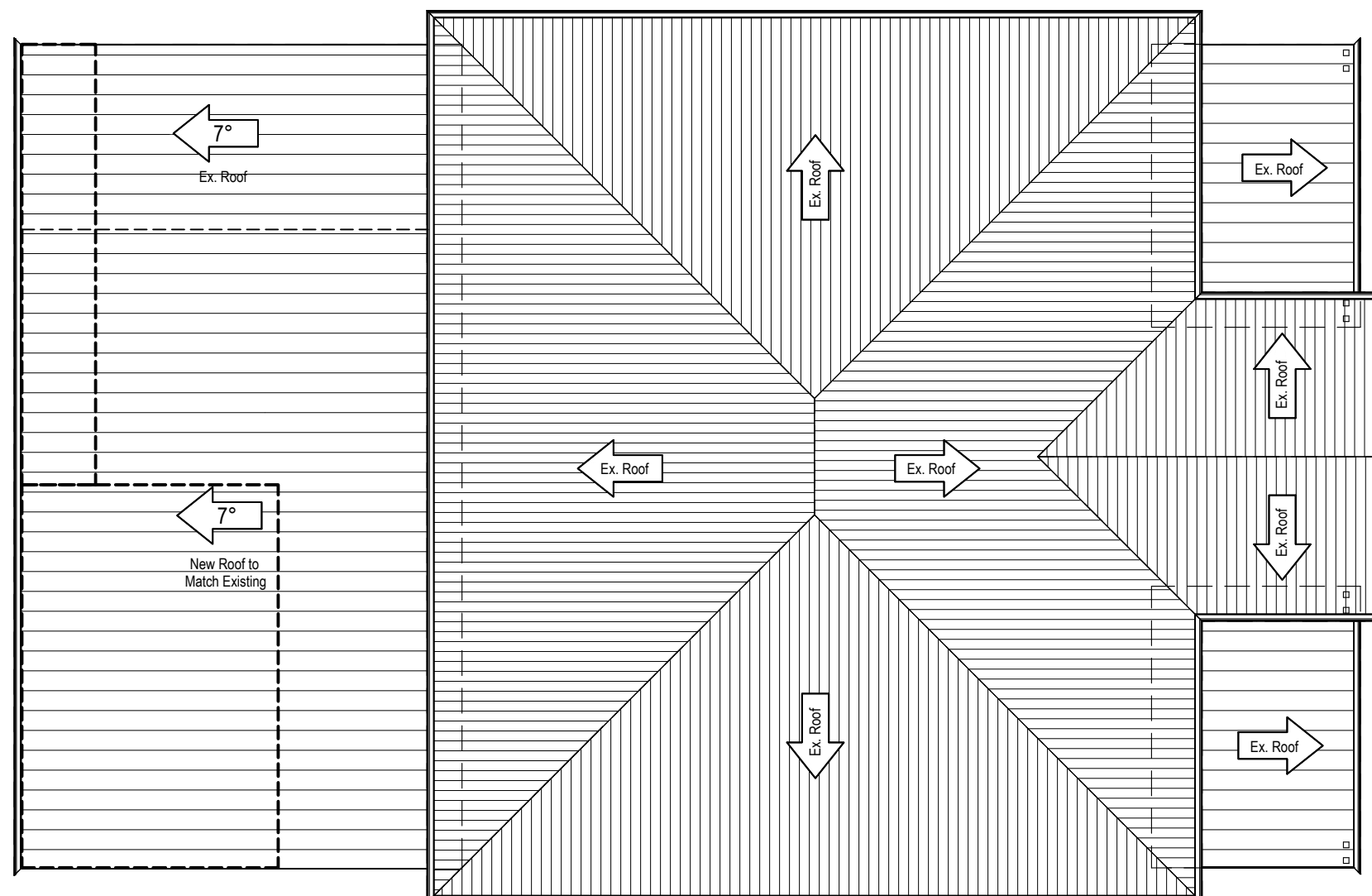
24-048 A02 B

Development Site Plan

SCALE 1:150



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Client
Mr & Mrs Turner
Address
24 Dowling Street
Suburb Postcode
Dungog NSW 2420
Lot DP S
15 758366
Council
Dungog

Drawing Title		
Roof Plan		
Drawn	Date	Scale at A3
PJB	November 24	1:100

Project Status
NOT FOR CONSTRUCTION
 Project No. Drawing No. Revision

24-048 A06 B

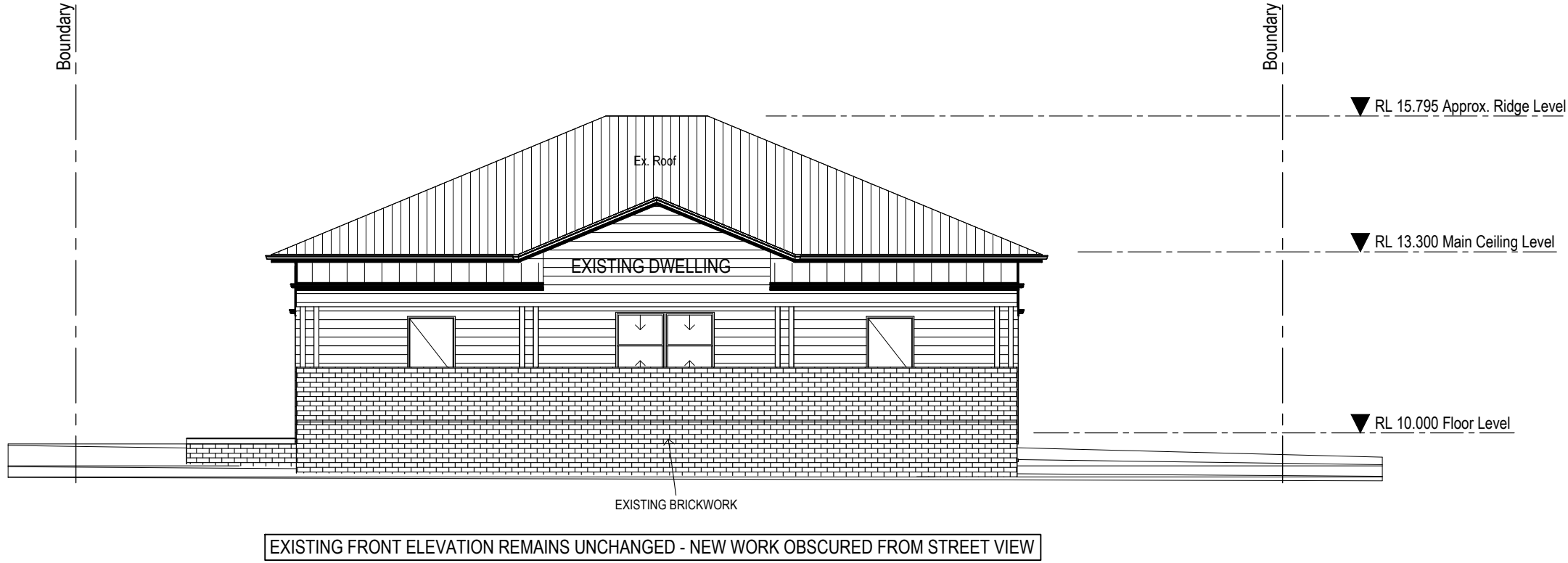
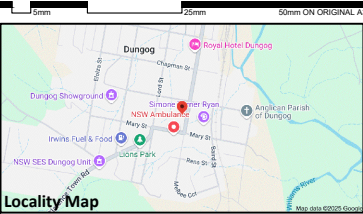
Roof Plan

SCALE 1:100

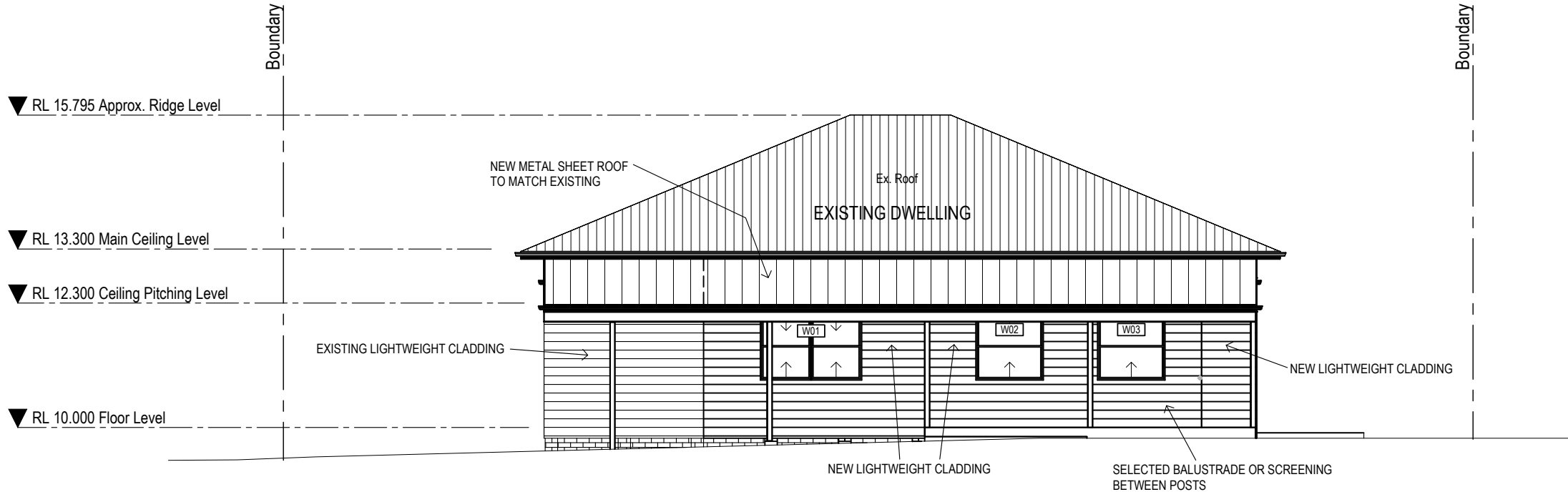


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Eastern Elevation
SCALE 1:100



Western Elevation
SCALE 1:100

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2		
Council		
Dungog		


Drawing Title		
Elevations (Sheet 1)		
Drawn	Date	Scale at A3
PJB	November 24	1:100

Project Status		
NOT FOR CONSTRUCTION		
Project No.	Drawing No.	Revision


24-048 A07 B

WINDOW SCHEDULE										
Refer to the BASIX certificate for specific requirements of all window frames and glass. BASIX certificate overrides ANY discrepancies between this schedule and final BASIX certificate.										
All sizes are nominal only and exact sizes are to be confirmed prior to ordering of any materials										
Window Number	Height	Width	Materials		Head Height	Window Type	Area		Comments	
			Frame	Glazing						
GROUND FLOOR										
W 01	1200	1800	Timber	Standard	2100	Double Hung	2.16	m2		
W 02	1200	1200	Timber	Standard	2100	Double Hung	1.44	m2		
W 03	1200	1200	Timber	Standard	2100	Double Hung	1.44	m2		


DOOR SCHEDULE										
Refer to the BASIX certificate for specific requirements of all window frames and glass. BASIX certificate overrides ANY discrepancies between this schedule and final BASIX certificate.										
All sizes are nominal only and exact sizes are to be confirmed prior to ordering of any materials										
Door Number	Height	Width	Materials		Head Height	Door Type	Area	Comments		
			Frame	Glazing						
GROUND FLOOR										
D	01	2100	2100	Standard Aluminium	Please Select	2100	Sliding Door	4.41	m2	




Sliding




Double Hung




Awning




Casement




Fixed



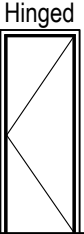
Double Casement



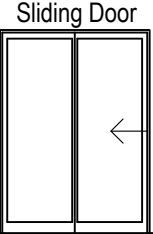
Glass Blocks



Louvres



Hinged



Sliding Door

Window & Door Legend

Builder to confirm ALL sizes on site before ordering

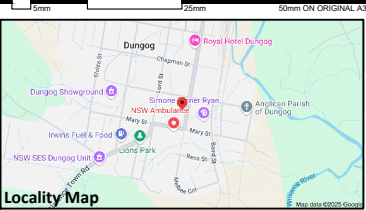
Windows & doors to be designed and constructed in accordance with 'NCC H1D8, H2D7 of the NCC/BCA Volume Two, Section 8 of the Housing Provisions & Australian Standards AS 1288, 2047 & 4055

SUMMARY OF BASIX COMMITMENTS				
This is a summary of BASIX commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for complete details. For definitions refer to www.basix.nsw.gov.au				
BASIX Certificate No.		A1786172	Date	5/03/2025
WATER COMMITMENTS				
Fixtures				
Shower Heads	3 Star (> 7.5 but <= 9 L/min)		Toilets	3 Star
Kitchen Taps	3 Star		Basin Taps	3 Star
Lighting				
	A minimum of 40% of new or altered light fixtures are to be fitted with fluorescent, compact fluorescent or LED lamps.			
SUMMARY OF THERMAL COMFORT COMMITMENTS				
IMPORTANT NOTE FOR DEVELOPMENT APPLICANTS The following specification details the requirements necessary to achieve the thermal performance values as required for compliance with BASIX. Once the development is approved by council, these specifications will become a condition of consent and MUST be included in the built works. If you do not want to include these requirements, or need further information, please contact CAD Design & Draft on 0410462884				
External Wall Construction		Insulation		
Framed		R1.30		
Internal Wall Construction		Insulation		
Plasterboard on Studs		None		
Ceiling Construction		Insulation		
Plasterboard		R1.76		
Roof Construction		Insulation	Colour (Solar Absorbntance)	
Metal		Foil / Sarking	Light (< 0.475)	
Floor Construction		Insulation		
Concrete Slab		NIL		
Windows	Glass	Frame	U Value	SHGC Value
All (U.N.O)	Standard	Standard Aluminium	7.63	0.75



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15 758366 2
Council
Dungog

Drawing Title
Window, Door & BASIX Schedules
Drawn Date Scale at A3
PJB November 24 1:100

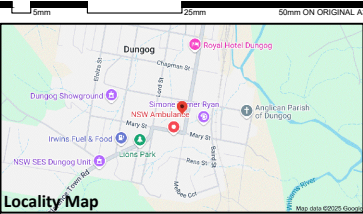
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Visualisation Images

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Visualisation Images
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24-048 A12 B