

GENERAL NOTES

- 1. DO NOT SCALE OFF PLAN.FIGURED DIMENSIONS TAKE PREFERENCE
- 2.ALL DEEMSIONS AND LEVELS TO BE CHECKED ON PLAN BEFORE WORK IS COMMENCED.
- 3. ALL BUILDING WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL RELEVENT ACTS, BYLAWS REGULATIONS & CODES.
- 4.ALL STRUCTURAL CONCRETE SHALL BE CONSTRUCTED TO CONFORM TO ENGINEERS INSTRUCTIONS & RELEVENT PARTS OF THE NCC
- 5.PROTECTION FROM SUBTERRANEANE TERMITES TO COMPLY WITH AS3660-1 & NCC PART 3.4 TERMITE RISK MANAGEMENT.
- 6.SITE DRAINAGE TO COMPLY WITH NCC PART 3.1.3 CLAUSES1-5
- 7.VENTILATION TO COMPLY WITH NCC PART 3.8.5
- 8.TIMBER FRAMING TO COMPLY WITH AS1684 & NCC PART 3.4.3
- 9.ALL WET AREAS TO COMPLY WITH NCC PART10.2 & 3.8.1
- 10. SMOKE ALARMS TO BE PROVIDED IN ACCORDENCE WITH AS3786 & NCC PART 3.7.2
- 11. LIGHTING TO COMPLY WITH NCC PART 3.8.4
- 12. STAIRS & RAMP CONSTRUCTION NCC PART3.9.1BARRIERS & BALISTRADES 3.9.2 & 11.3
- 13. STEEL FRAMING TO COMPLY WITH AS1230, AS3623, AS4100 & NCC PART 3.4.0

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

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

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

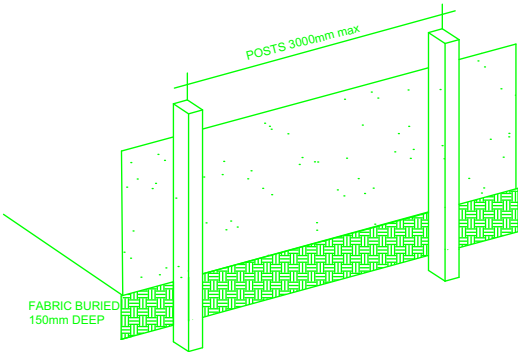
WHERE RETAINING IS REQUIRED ANY WALLS EXCEEDING 1.0M IN HEIGHT ARE TO BE DESIGNED BY A CERTIFIED ENGINEER.

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

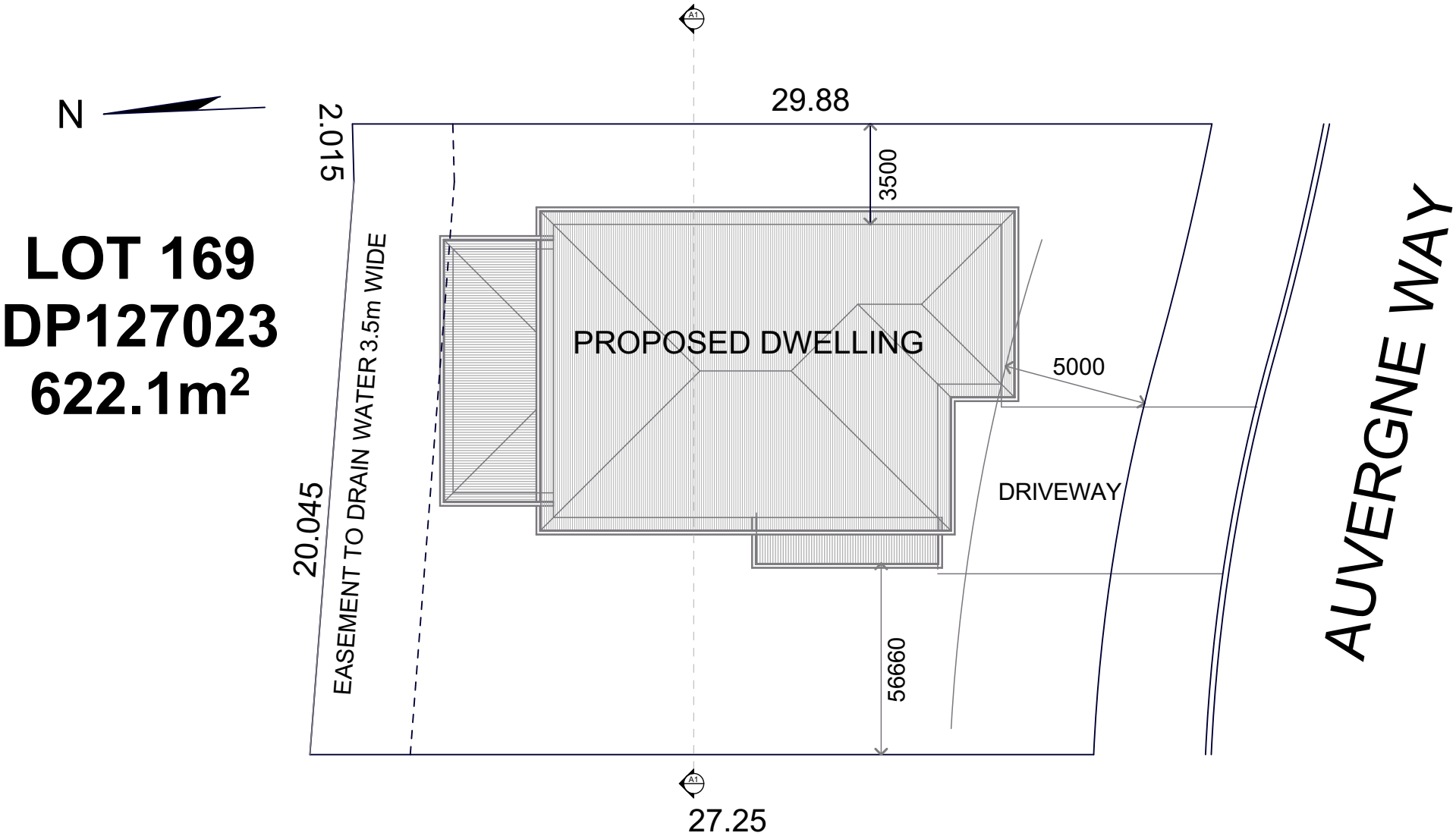
NOTE :SITE EXCAVATIONSHALL BE SUCH THAT A 900mm MIN WIDE BY 1:20 GRADE EXISTS AROUND PERIMETER OF BUILDING.

SEDIMENT CONTROLS

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



BASIX SCHEDULE	
No OF BEDROOMS	5
SITE AREA (TOTAL)	622m2
ROOF AREA (TOTAL)	223m2
NET CONDITIONED FLOOR AREA	206.4m2
NET UNCONDITIONED FLOOR AREA	19.1m2
LANDSCAPE AREA	393m2
INDIGINOUS PLANTING REQUIRED	0m2
SHOWER HEAD RATING	4 star(>4.5 but <=6L/min)
TOILETS RATING	4 star
TAP FITTING KITCHEN	4 star
TAP FITTING BATHROOM	4 star
WATER TANK	2,000L
TANK WATER USAGE	TOILETS,GARDEN & WM
HOT WATER UNIT	Gas Instantaneous
THERMAL COMFORT	DIY BASIX
AIR CONDITIONING	1 Phase Living & Bedrooms
MECHANICAL VENTILATION (FANS)	Ceiling Fans Living & Beds
VENTILATION BATHROOM	INDIVIDUAL FAN (DUCTED)
VENTILATION KITCHEN	INDIVIDUAL FAN(DUCTED)
VENTILATION LAUNDRY	NATURALLY VENTED
COOKTOP	Gas
OVEN	Electric
OUTDOOR CLOTHES LINE	YES
ENERGY EFFICIENCY NOTES	
EXT. WALL COLOUR	Light Weatherboard, Dark Brick
ROOF COLOUR	Dark
FLOOR INSULATION	Fibreglass batts or Roll
EXT. WALL INSULATION	Fibreglass batts or Roll + Sarking
CEILING INSULATION	Fibreglass batts or Roll
ROOF INSULATION	Foil backed blanket
WINDOWS & GLAZED DOORS	See Full Basix certificate
LIGHTING	See full basix Certificate

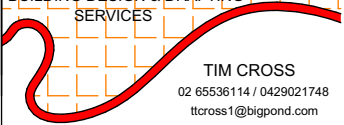


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ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED ON SITE BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION ARE COMMENCED. THE DRAWINGS ARE NOT TO BE SCALED. NO RESPONSIBILITY WILL BE TAKEN FOR DIMENSIONS OBTAINED BY SCALING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

BUILDING DESIGN & DRAFTING SERVICES



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Revisions
DA Documents 3/04/2025

Project:
New Dwelling
Lot 169 DP127023
23 Auvergne Way
Old Bar NSW 2430
For Liam & Jessica Leggett

Drawing Title:
Site & Roof Plan

Print Date:	3/04/2025 11:56 AM
Scale:	1:200 @ A3
Rev:	DR1
Drawing No:	DR-01