

ALL DESIGN, CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH:
THE NATIONAL CONSTRUCTION CODE (NCC); THE BUILDING CODE OF AUSTRALIA (BCA)
BUILDING REGULATIONS & LOCAL GOVERNMENT PLANS & POLICIES
CURRENT ISSUES OF AUSTRALIAN STANDARDS
CURRENT MANUFACTURER'S SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED

BE AWARE: SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR VARIATIONS TO ANY PART OF
THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE
STRUCTURAL INTEGRITY & DESIGN PERFORMANCE OF THE BUILDING

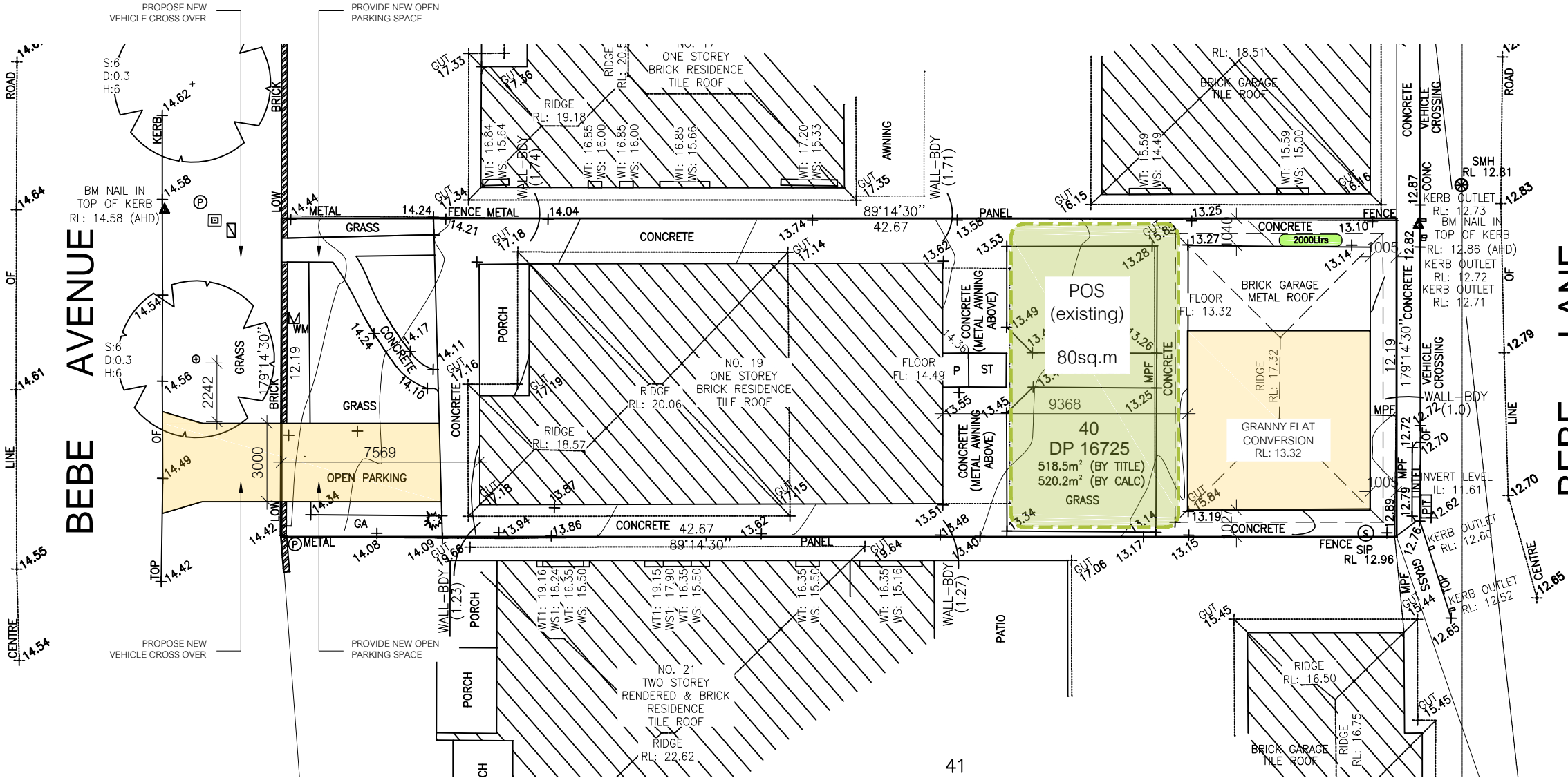
NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

LEGEND

NGL Natural Ground Level
PGL Proposed Ground Level



TREES TO BE REMOVED



41

Concetto Design + Associates

building designer : jonathan zymaras
email: info@concettdesign.com.au
p: 1300 18 32 62 m: 0410 625 937

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engineer : akram masri | 0415 199 317

| date: | issue: | comments: | drawn: | checked: |
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| 04.07.23 | A | Issued to LGA for development application assessment | JZ | |
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project details

DEVELOPMENT APPLICATION

SECONDARY DWELLING
& ATTACHED GARAGE

| | | | |
|-----------------|---------------------------|-------------|----------------|
| project address | 19 BEBE AVENUE REVESBY | drawing | SITE PLAN |
| client | | project no. | AK GROUP 24803 |
| | | scale A3 | 1:200 |
| | | drawing no. | 001 |
| | | issue | A |

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DIAL1100
BEFORE YOU DIG

BUILD AWAY FROM SEWER

| AREA CALCULATIONS | | |
|--|-----------|----------|
| Gross Floor Area | | |
| Existing dwelling: | 153.00m² | |
| Existing outbuildings: | n/a | |
| Converted granny flat: | 41.00m² | |
| Converted garage: | 21.00m² | |
| Total GFA: | 215.00m² | |
| Maximum gross floor area of all buildings (calculated by gross floor area as per BLEPP) | PERMITTED | PROPOSED |
| Site Area: | 260.10m² | 520.20m² |
| Maximum FSR: 50% | | 215.00m² |
| Site Coverage (calculated by as per BLEPP Schedule 1) | | 116.00m² |
| Pervious: | | 404.20m² |
| Impervious: | | |

| BASIX Certificate Notes | |
|-------------------------|--|
| Water Commitments | |
| Landscape | |
| NOT APPLICABLE | |

Fixtures
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.

Alternative water
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rain runoff from at least 100 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to:
• all toilets in the development
• the cold water tap that supplies each clothes washer in the development
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

Energy Commitments
Hot water
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of more than 45 STCs.
Cooling system

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 10 star (average zone)
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.

Heating system
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 10 star (average zone)
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.

Ventilation
The applicant must install the following exhaust systems in the development:
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off

The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emittingdiode (LED) lamps.

Natural lighting
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.

Other
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.
The applicant must install a fixed outdoor clothes drying line as part of the development.

GENERAL NOTES

1. Site works will not start until the erosion and sediment control works outlined in clauses 2 to 4, below, are installed and functional.
2. The entry to and departure of vehicles from the site will be confined to one stabilised point. Sediment or barrier fencing will be used to restrict all vehicular movements to that point. Stabilisation will be achieved by either:
 - constructing a sealed (e.g. concrete or asphalt) driveway to the street
 - constructing a stabilised site access following (Detail A) or other suitable technique approved by the Council.
3. Sediment fences (Detail B) and barrier fences will be installed as shown on the attached drawing.
4. Topsoil from the work's area will be stripped and stockpiled (Detail C) for later use in landscaping the site.
5. All stockpiles will be placed in the location shown on the ESCP and at least 2 metres clear of all areas of possible areas of concentrated water flow, including driveways.
6. Lands to the rear of the allotment and on the footpath will not be disturbed during works except where essential, e.g. drainage works across the footpath. Where works are necessary, they will be undertaken in such a way to minimise the occurrence of soil erosion, even for short periods. They will be rehabilitated (grassed) as soon as possible. Stockpiles will not be placed on these lands and they will not be used as vehicle parking areas.
7. Approved bins for building waste, concrete and mortar slurries, paints, acid washings and litter will be provided and arrangements made for regular collection and disposal.
8. Guttering will be connected to the stormwater system or the rainwater tank as soon as practicable.
9. Topsoil will be respread and all disturbed areas will be stabilised within 20 working days of the completion of works.
10. All erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.

SITE MANAGEMENT NOTES

1. No vehicle crossing or stockpiling of material should occur on the vegetated area.
2. All sediment control structures should be inspected & maintained by the site manager daily.
3. All sediment retaining structures should be cleaned on reaching 50% storage capacity. Sediment removed should be spread within the disturbed area.
4. All existing vegetation on the site perimeter must be retained.
5. Roof gutters and downpipes must be connected to the site drainage immediate after roof construction.
6. All disturbed area are to be re-vegetated or stabilised to prevent erosion i.e landscaping / mulching / turfing.
7. Material are not to be stored on the footpath.

STABILISED SITE ACCESS

1. Strip topsoil and level site.
2. Compact subgrade.
3. Cover area with needle-punched geotextile
4. Construct 200mm thick pad over geotextile using roadbase or 30mm aggregate. Minimum length 15 metres or to building alignment Minimum width 3 metres.
5. Construct Hump immediately within boundary to divert water to a sediment fence or other sediment trap.

SEDIMENT FENCE

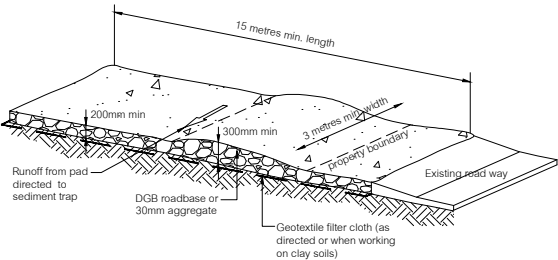
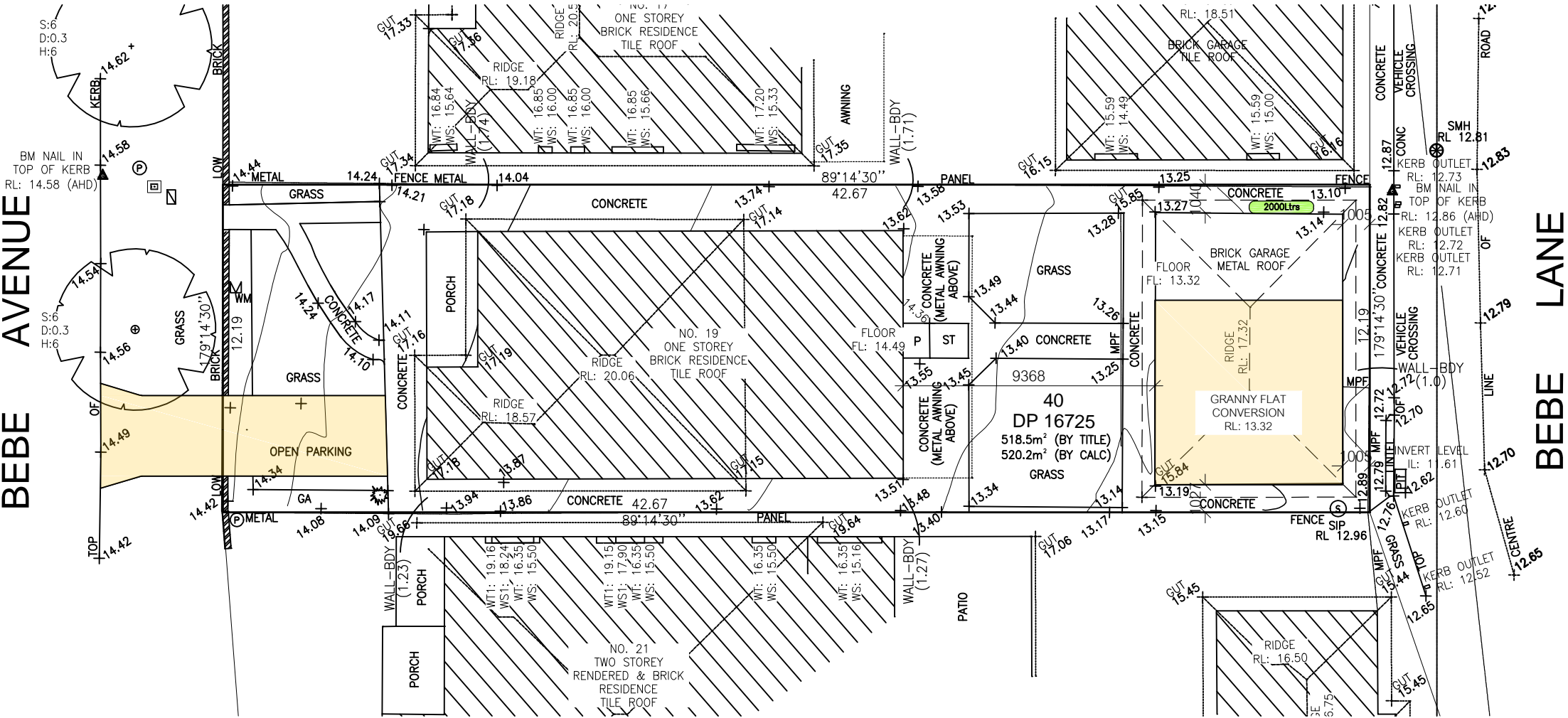
1. Construct sediment fence as close as possible to parallel to the contours of the site
2. Drive 1.5m long star pickets into ground, 2.5m apart (max.)
3. Dig a 150mm deep trench along the up-slope line of the fence for the bottom of the fabric to be entrenched.
4. Fix self-supporting geotextile to up-slope line of the fence for the bottom of the fabric to be entrenched.
5. Join sections of fabric at a support post with a 150mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

TOPSOIL STOCKPILE

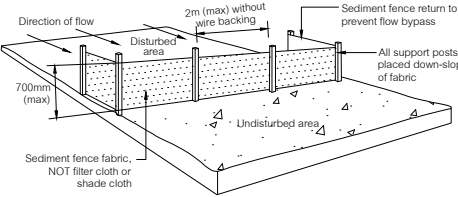
1. Where possible locate stockpile at least 5 metres from existing vegetation, concentrated water flows, roads and hazard areas.
2. Compact on the contour as a low, flat elongated mound..
3. Where there is sufficient area topsoil stockpiles shall be less than 2 metres in height
4. Rehabilitate in accordance with the SWMP/ESCP.
5. Construct earth bank on the up-slope side to divert run off around the stockpile and a sediment fence 1 to 2 metres down-slope of stockpile

EARTH BANK

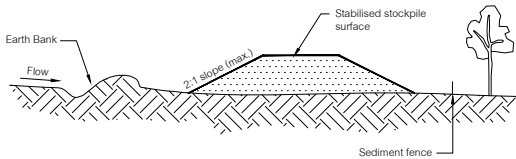
1. Construct with gradient of 1% to 5%
2. Avoid removing trees and shrubs if possible
3. Drains to be circular, parabolic or trapezoidal cross section not V-shaped
4. Earth banks to be adequately compacted in order to prevent failure.
5. Permanent or temporary stabilisation of the earth bank to be completed within 10 days of construction.
6. All outlets from disturbed lands are to feed into a sediment basin or similar. Discharge runoff collected from undisturbed lands onto either a stabilised or an undisturbed disposal site within the same sub-catchment area from which the water originated.
7. Compact bank with a suitable implement in situations where required to function for more than five days.
8. Earth banks to be free of projections or other irregularities that will impede normal flow.



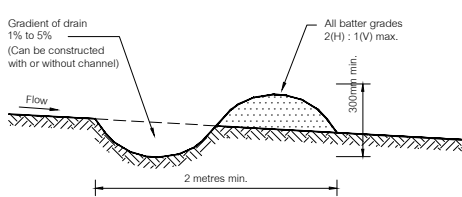
A STABILISED SITE ACCESS NTS



B SEDIMENT FENCE NTS



C TOPSOIL STOCKPILE NTS



D EARTH BANK NTS

Concetto Design + Associates

building designer : jonathan zymaras
email: info@concettodesign.com.au
p: 1300 18 32 62 m: 0410 625 937

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a&k
engineering group
engineer : akram masri | 0415 199 317

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project details

DEVELOPMENT APPLICATION

SECONDARY DWELLING
& ATTACHED GARAGE

project address

19 BEBE AVENUE
REVESBY

client

AK GROUP 24803

drawing

project no.

SEDIMENT CONTROL

scale A3

drawing no.

issue

1:200

01.2

A

GARDEN BED / MULCH

The topsoil to all gardened areas shall be 4 part site topsoil to 1 part organic compost thoroughly mixed together prior to placing into position. Where site topsoil is not suitable imported topsoil shall be used. Garden bed subgrades are to be cultivated to a depth of 150mm. Topsoil depths to all garden bed areas to be 300mm (min). At the completion of all planting operations apply a 75mm layer mulch over entire garden bed taking care not to smother plants. Reduce depth of mulch around base of plants to form "watering dish". Mulch to be Pine Bark Nuggets as supplied by ANL or similar. Where proposed planting has been located within an onsite surface detention basin mulch layer shall be Nepean River Gravel or other similar material.

TURF

Apply 150 layer of topsoil to all turfed areas laid over deep soil. Prior to laying turf, contractor to ensure all topsoil areas are smoothly graded with no surface depressions or other irregularities, large stones or building debris. The surface is to have even running falls to all drainage points. Turf used for this site shall be cultivated 'Sir Walter Buffalo'. Unless specified otherwise, turf shall be laid flush with adjacent finished levels. Water turfed areas immediately after turfing operations. Topdress any excessively undulating areas to form a smooth level surface with a coarse grade washed river sand. GARDEN EDGING All garden edging as denoted by 'GE' on the plan is to be constructed using either insitu concrete or brick laid over 100 layer mortar.

PROPOSED TREES

All tree planting holes are to be excavated 200mm wider and at least 200mm deeper than rootball size (Container size). All trees are to be staked with 2 x 50 x 50 x 2400 HW stake. Secure tree to stake using 50mm jute webbing tied in figure 8 loop. Drive stakes into ground well clear of rootball. Where trees are planted in turfed areas, ensure a 75mm layer of mulch is placed around the base of the tree to the extent of the excavated area, reduce depth of mulch around stem to form watering dish.

EXISTING TREES TO BE RETAINED

The existing trees shown on the plan which are to be retained are to be protected for the duration of the construction period. Install a 1.8m high temporary protective fence to the locations as indicated (TPF) on the plans using chain mesh or similar. Attach sign on fence to advise contractors. Do not store or otherwise place bulk or harmful materials under or near a tree which is to be retained. Do not attach stays, guys and the like to a tree which is to be retained. Where it is absolutely necessary to cut tree roots firstly obtain Council approval. Do not carryout any tree work until all council approvals have been obtained in writing. Once approval has been obtained use means such that cutting of the roots does not unduly disturb the remaining root system. Immediately after cutting, apply a bituminous fungicidal sealant to the cut surface to prevent the incursion of rot or disease. All tree work such as root or branch pruning or repair of any damage caused is to be carried out by a qualified and insured arborist to the satisfaction of Council.

Prior to the occupation of the dwellings all existing trees to be retained are to be inspected by an arborist and all necessary works such as removal of dead or dying limbs, carried out (only with Council Approval) to ensure safety of the future occupants. Apply 75mm layer of mulch around the base of each tree to be retained.

MAINTENANCE

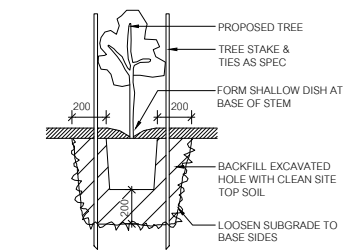
Maintain all landscape areas to ensure plant health and occupant safety for a period of 6 months beginning from date of practical completion to the satisfaction of Council. Maintenance will include but is not limited to the followings activities;

- Mowing
- Edging
- Top dressing
- Fertilizing all plant material
- Pruning
- Watering
- Replacing failed planting
- Treating for pests and diseases
- Topping up of mulch areas
- Weeding garden beds and turf areas.

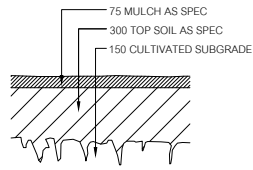
Note: All trees will require regular ongoing observation and maintenance.

DISCREPANCIES

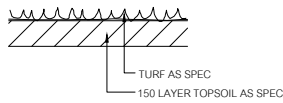
Should there be any discrepancies on the drawings and / or on site, landscape contractor to notify the Superintendent for resolution prior to the commencement of the works. Where the situation is not readily resolved onsite, the Superintendent is to notify the landscape architect immediately for correction.



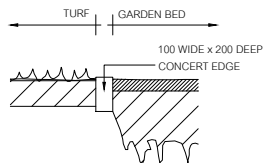
A TREE PLANTING DETAIL NTS



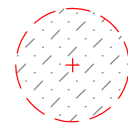
B GARDEN BED NTS



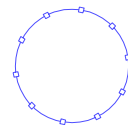
C TURFING DETAIL NTS



D GARDEN EDGE NTS



TREE TO BE DEMOLISHED



TREE PROTECTION ZONE

building designer : jonathan zymaras
email: info@conzettodesign.com.au
p: 1300 18 32 62 m: 0410 625 937

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project details

DEVELOPMENT APPLICATION

project address

19 BEBE AVENUE
REVESBY

drawing

LANDSCAPE PLAN

client

SECONDARY DWELLING
& ATTACHED GARAGE

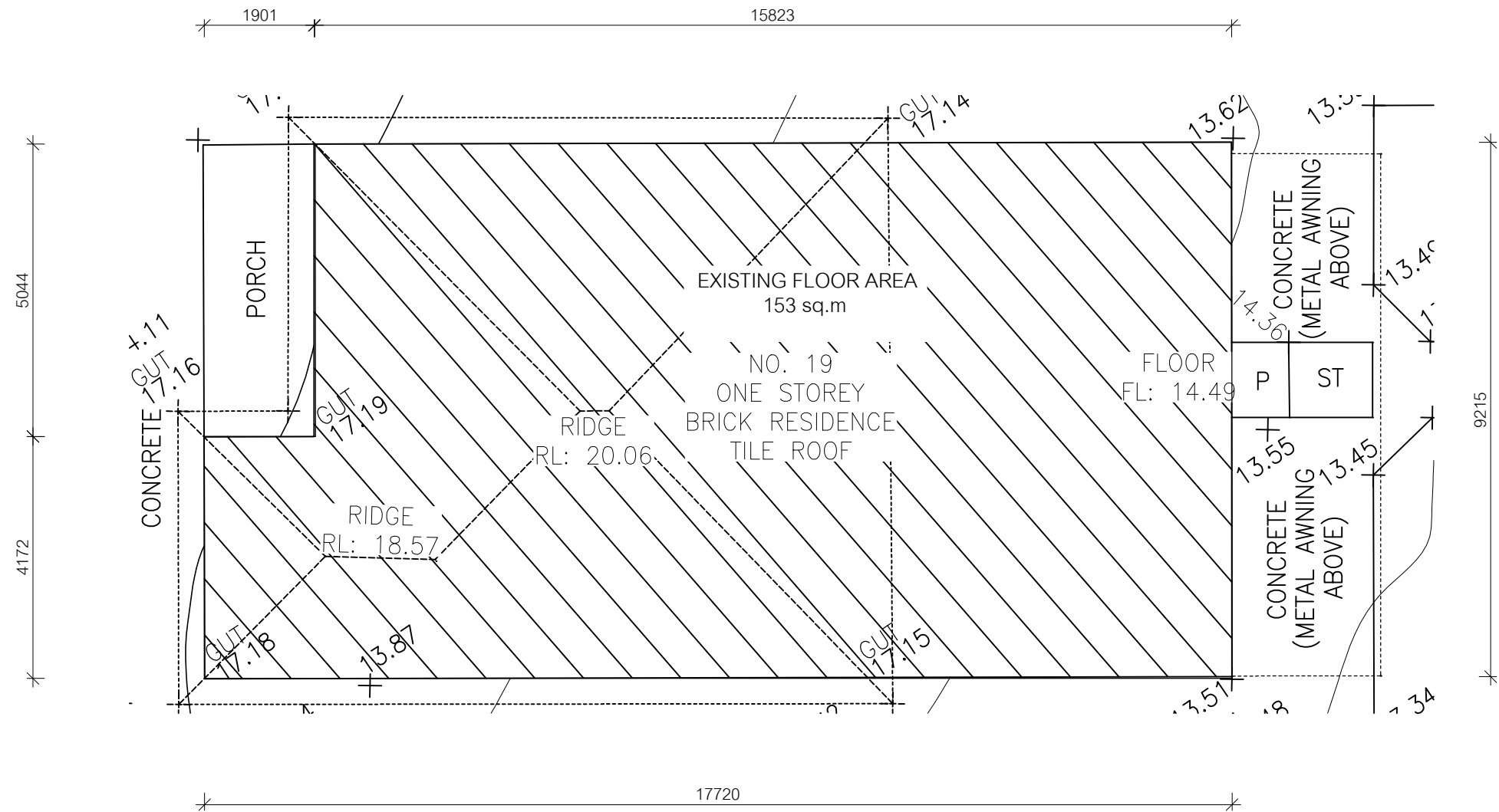
AK GROUP

24803

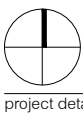
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DEVELOPMENT APPLICATION

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19 BEBE AVENUE
REVESBY

client

AK GROUP

drawing

project no.

scale A3

drawing no.

issue

EXISTING DWELLING

24803

1:100

003

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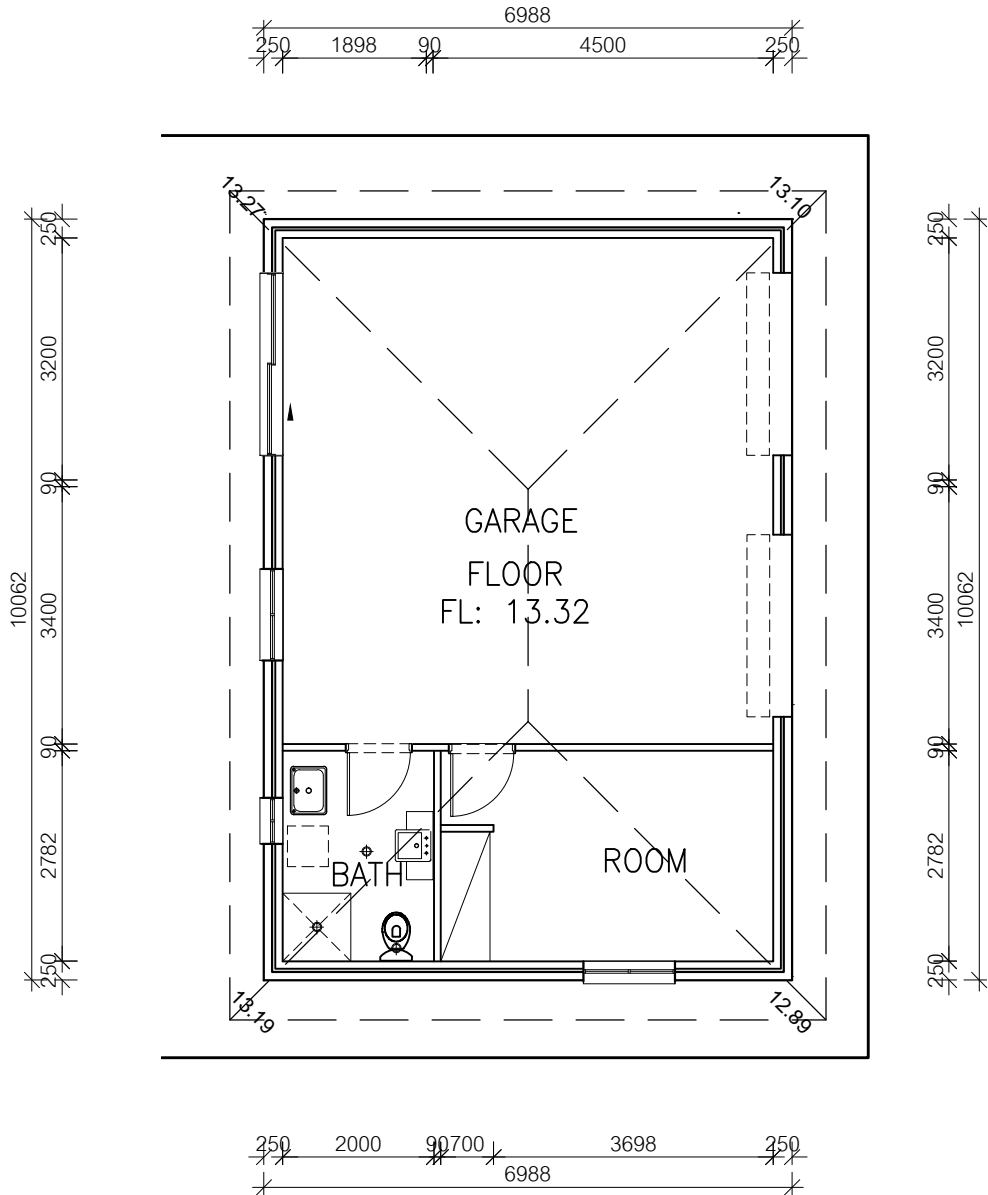
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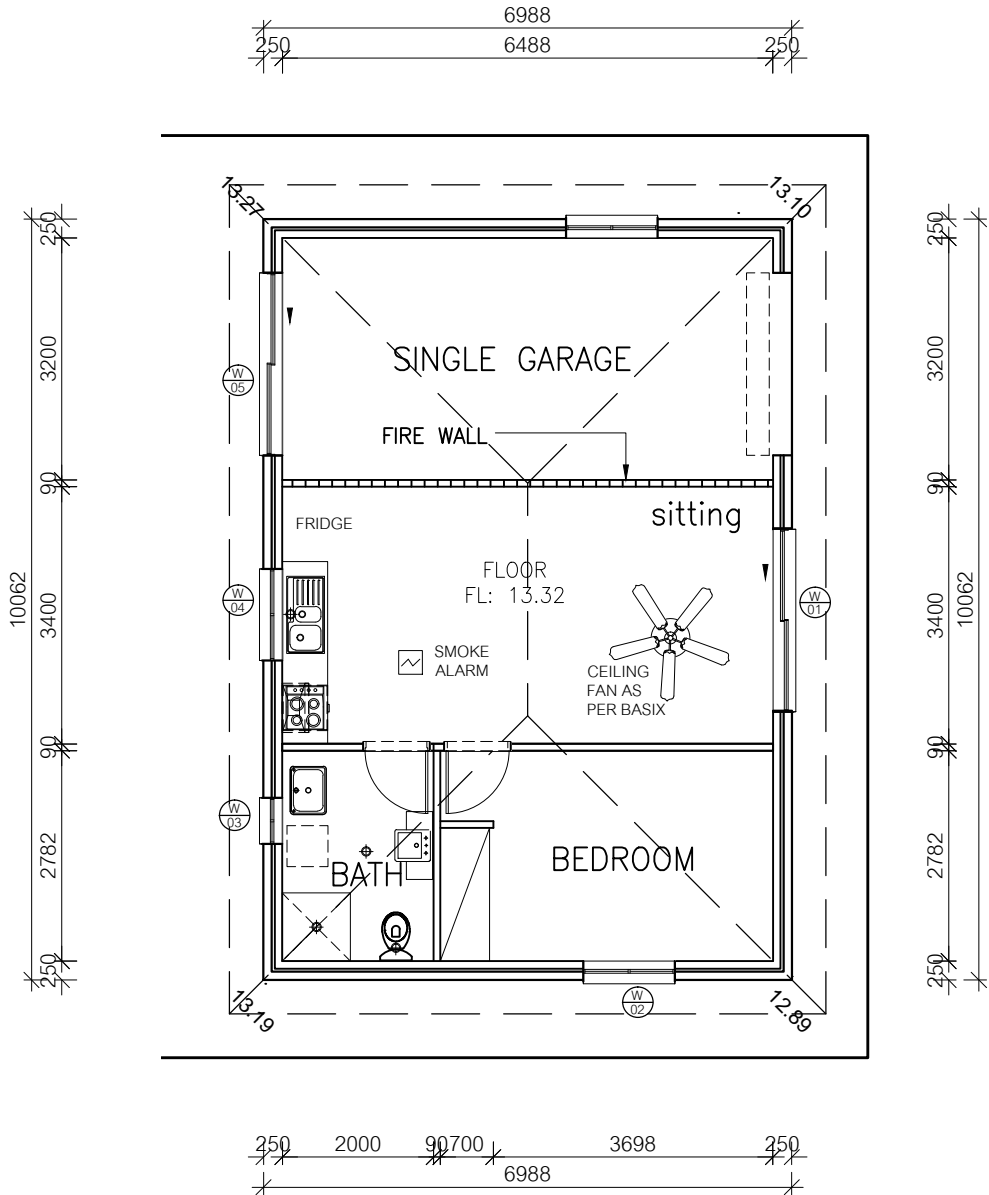
| | |
|-----|---------------------------|
| HWU | Hot Water Unit |
| CT | Cook Top |
| UMO | Under Mount Oven |
| WMO | Wall Mount Oven |
| F/S | Fridge Space (ventilated) |
| MW | Microwave Oven |
| W/M | Washing Machine Space |
| DW | Dishwasher Space |
| W | Window Code |

NATIONAL CONSTRUCTION CODE NOTES - VOLUME 2 BCA HOUSING PROVISIONS 2022 EDITION & RELEVANT AUSTRALIAN STANDARD NOTES:

- TERMITE MANAGEMENT SYSTEMS TO BE IMPLEMENTED AS PER AS 3660.1
- ALL MASONRY WALLS TO HAVE EXPANSION JOINTS TO COMPLY WITH BCA REQUIREMENTS
- MASONRY CONSTRUCTION TO COMPLY WITH AS3700
- GUTTERS AND DOWNPIPES TO COMPLY WITH AS3500.3 AND/OR 3500.5
- WET AREA CONSTRUCTION TO COMPLY WITH AS 3740
- COMMON WALL FIRE SEPERATION TO BE CONSTRUCTED TO COMPLY WITH PART 9.3.1 OF THE HOUSING PROVISIONS 2022
- COMMON WALL SOUND SEPERATION TO BE CONSTRUCTED TO COMPLY WITH PART 10.7.1 OF THE HOUSING PROVISIONS 2022
- SMOKE ALARMS ARE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 9.5.4 OF THE HOUSING PROVISIONS 2022
- ALL FIRST FLOOR BEDROOM WINDOWS REQUIRING RESTRICTED OPENINGS MUST COMPLY WITH PART 11.3.7 OF THE HOUSING PROVISIONS 2022
- ALL STAIRS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 11.3.1 OF THE HOUSING PROVISIONS 2022
- THE FINISH OF ALL STAIRS WILL MEET THE REQUIREMENTS OF PART 11.2.4 OF THE HOUSING PROVISIONS 2022
- ALL LANDINGS PROVIDED WILL MEET THE REQUIREMENTS OF PART 11.2.5 OF THE HOUSING PROVISIONS 2022
- ALL BALUSTRADES SERVING THE STAIRS WILL MEET THE REQUIREMENTS OF PART 11.3.4 OF THE HOUSING PROVISIONS 2022
- ALL HANDRAILS SERVING THE STAIRS WILL MEET THE REQUIREMENTS OF PART 11.3.5 OF THE HOUSING PROVISIONS 2022



EXISTING AS BUILT
1:100



PROPOSED FLOOR PLAN
1:100

Concetto Design + Associates

building designer : jonathan zymaras
email: info@concettdesign.com.au
p: 1300 18 32 62 m: 0410 625 937



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DEVELOPMENT APPLICATION

SECONDARY DWELLING
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| 19 BEBE AVENUE REVESBY | AK GROUP | 24803 | 1:100 | 004 | A |

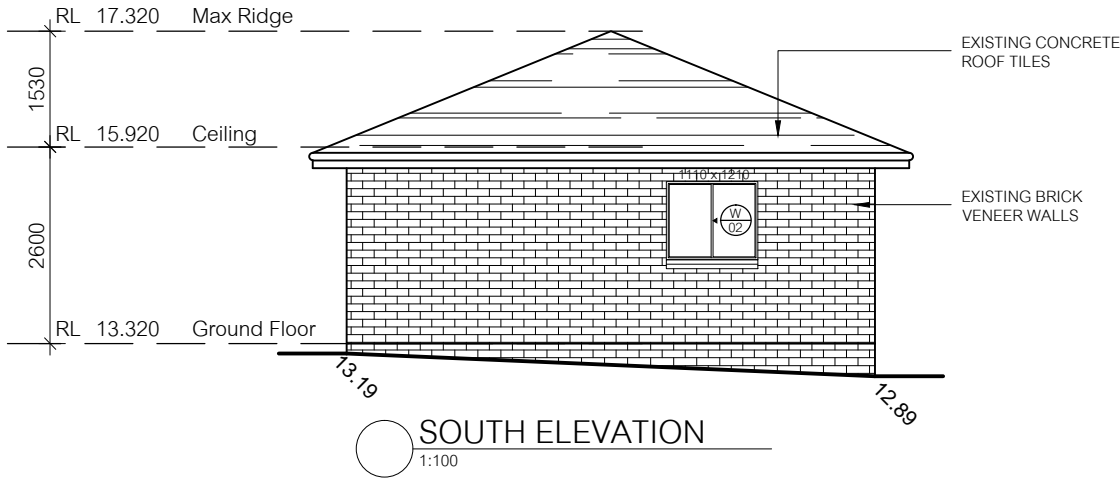
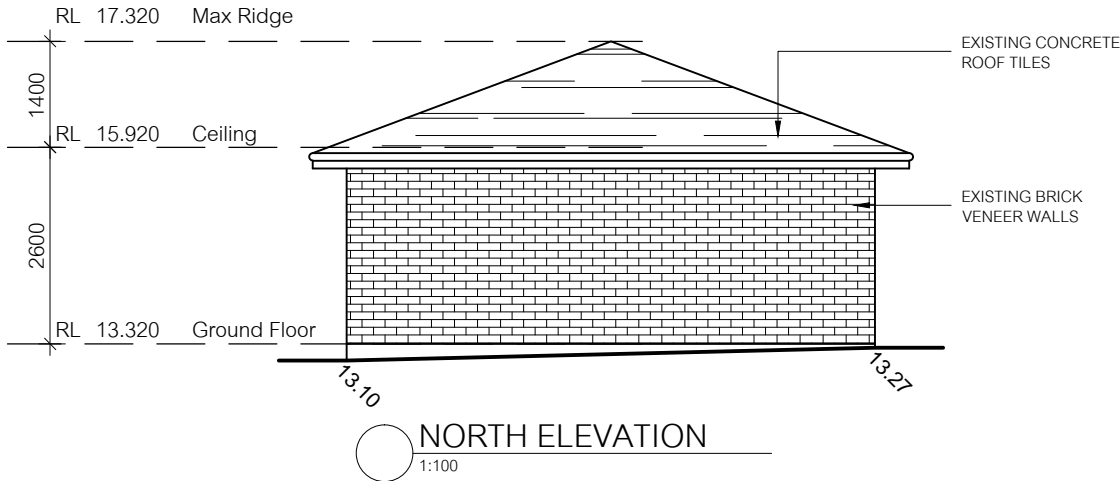
| drawing | PROPOSED FLOOR PLANS |
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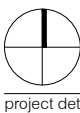
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NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

| LEGEND | |
|--------|---------------------------|
| HWU | Hot Water Unit |
| C/T | Cook Top |
| UMO | Under Mount Oven |
| WMO | Wall Mount Oven |
| F/S | Fridge Space (ventilated) |
| MW | Microwave Oven |
| W/M | Washing Machine Space |
| DW | Dishwasher Space |
| W | Window Code |



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project details

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project address

19 BEBE AVENUE
REVESBY

client

AK GROUP

drawing

project no.

scale A3

drawing no.

issue

ELEVATIONS

1:100

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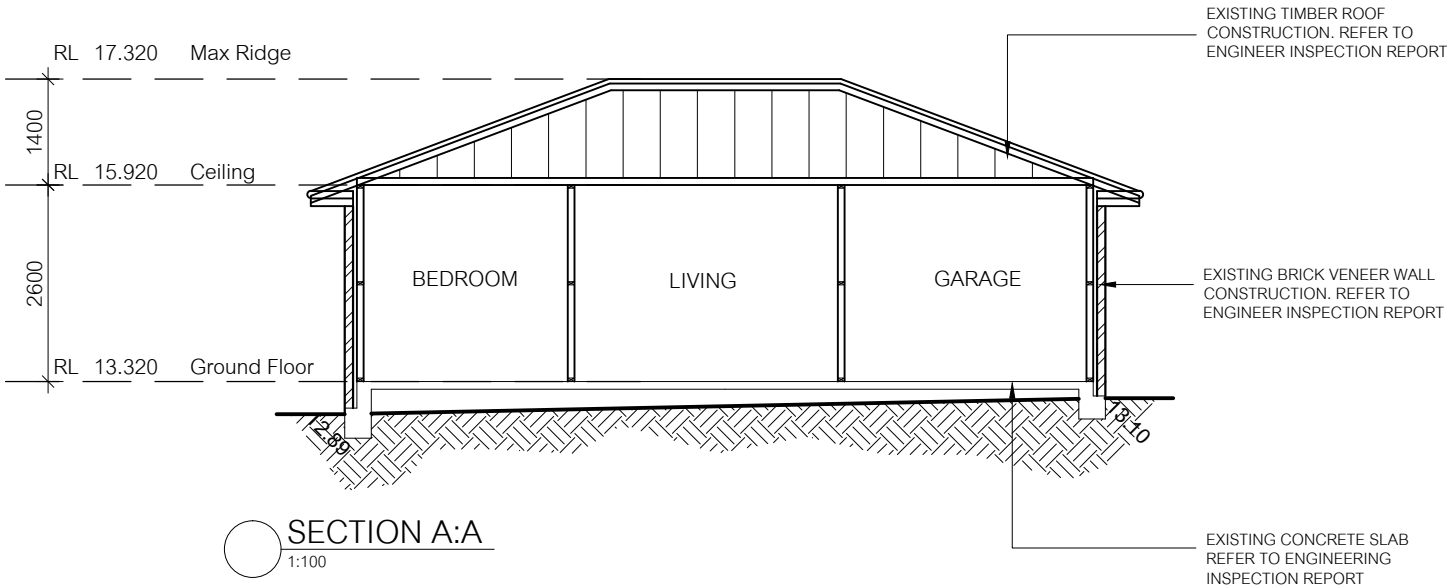
Thermal Comfort Commitments

Insulation requirements

The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

| Construction | Additional insulation required (R-Value) | Other specifications |
|---|--|---|
| floor - concrete slab on ground, conventional slab. | nil;not specified | nil |
| external wall: brick veneer; frame: timber - H2 treated softwood. | 2.44 (or 3.00 including construction);fibreglass batts or roll + reflective foil in the cavity | wall colour: Medium (solar absorptance 0.48-0.7) |
| internal wall shared with garage: plasterboard; frame: timber - H2 treated softwood. | nil;fibreglass batts or roll | nil |
| internal wall: plasterboard; frame: timber - H2 treated softwood. | fibreglass batts or roll | nil |
| ceiling and roof - flat ceiling / pitched roof, framed - concrete tiles , timber - H2 treated softwood. | ceiling: 4.7 (up), roof: foil/ sarking ;ceiling: fibreglass batts or roll; roof: foil/sarking. | roof space ventilation: unventilated; roof colour: medium (solar absorptance 0.48-0.59); 0.5 to ≤ 1.0% of ceiling area <u>uninsulated</u> |

| | | | | | | |
|---|-------------|--------|-------|-----------|----------------|-----|
| NOTES: | | | | | | |
| WINDOW AND DOOR OPENINGS TO BE CHECKED ONSITE PRIOR TO ORDERING DUE TO STRUCTURAL AND BUILDING DEVIATIONS. | | | | | | |
| WINDOW SIZES ARE NOMINAL AND FOR SOLE PURPOSE OF DEVELOPMENT ASSESSMENT. CONTRACTOR TO LIAISE WITH WINDOW MANUFACTURER FOR SPECIFIC SIZES TO SUIT OPENINGS. | | | | | | |
| <ul style="list-style-type: none">• ALL DIMENSIONS TO BE MEASURED ON SITE PRIOR TO MANUFACTURING.• ALL GLAZING & FRAME ARE TO BE IN ACCORDANCE WITH BASIX / NATHERS / ABSA CERTIFICATES.• ALL DOORS/ WINDOWS VIEWED FROM OUTSIDE UNLESS OTHERWISE STATED.• GROUND FLOOR INTERNAL DOORS ARE 2.4M (OR TO MATCH EXISTING) IN HEIGHT UNLESS SPECIFIED.• FIRST FLOOR INTERNAL DOORS ARE 2.1M IN HEIGHT UNLESS SPECIFIED.• PROVIDE SHOP-DRAWINGS FOR BUILDING DESIGNERS APPROVAL BEFORE COMMENCING ANY WORK. | | | | | | |
| ADDITIONAL WINDOWS | | | | | | |
| WINDOW SCHEDULE (BRICK OPENINGS) | | | | | | |
| Window Code | Orientation | Height | Width | Area (m2) | Type | QTY |
| | | | | | | |
| W01 | E | 515 | 3010 | 1.55 | REFER TO BASIX | x1 |
| W02 | W | 515 | 1810 | 0.93 | REFER TO BASIX | x1 |
| W03 | W | 515 | 610 | 0.31 | REFER TO BASIX | x1 |
| W04 | W | 515 | 1810 | 0.93 | REFER TO BASIX | x1 |
| W05 | W | 515 | 3010 | 1.55 | REFER TO BASIX | x1 |
| W06 | N | 515 | 1810 | 0.93 | REFER TO BASIX | x1 |



| | | | | |
|----------|--------|--|--------|----------|
| date: | issue: | comments: | drawn: | checked: |
| 04.07.23 | A | Issued to LGA for development application assessment | JZ | |
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