

NOTES:

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GENERAL

- * ADHERENCE TO MIDCOAST COUNCIL’S LOCAL ENVIRONMENT PLAN (LEP), DEVELOPMENT CONTROL PLAN (DCP), & MIDCOAST COUNCIL’S ADOPTED ‘PLANNING RULES’ MUST BE MET UNLESS A SPECIFIC EXEMPTION HAS BEEN APPROVED.
- * STATE ENVIRONMENTAL PLANNING POLICIES (SEPP) OVERRIDE LEP & DCP POLICIES.: Refer: <https://www.midcoast.nsw.gov.au/Development/Plans-policies-and-controls/Local-planning-rules/Current-planning-rules-for-the-MidCoast>
- * WORKS MUST COMPLY WITH THE NSW BUILDING CODE OF AUSTRALIA, NSW HOME BUILDING ACT, & CURRENT AUSTRALIAN STANDARDS REFERENCED IN THE NATIONAL CONSTRUCTION CODES (NCC). ALWAYS REFER TO LATEST RELEASE EDITION OF THE NCC. Refer: ncc.abca.gov.au
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- * THIS PLAN IS TO BE READ IN CONJUNCTION WITH, BUT NOT LIMITED TO, OTHER PERTINENT DOCUMENTS SUCH AS CONTRACTS, EXTERNALLY SOURCED REPORTS & CERTIFICATES, ENGINEERING DETAIL & DRAWINGS, & COUNCIL APPROVALS.
- * ALL DIMENSIONS ARE IN MILLIMETRES (mm).
- * DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- * ALL SITE & PLAN MEASUREMENTS, DETAIL & NOTATIONS SHOULD BE REVIEWED BY THE BUILDER/ FOREMAN IN CHARGE, FOR THEIR ACCURACY PRIOR TO COMMENCING ORDERS & SITE WORKS.
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SITE PREPARATION & WORKS.

- * NO EARTHWORKS TO COMMENCE WITHOUT SEEKING VERIFICATION OF UNDERGROUND TELECOMMUNICATION LINES (TELSTRA/ NBN).
- * SITE PREPARATION MUST COMPLY BY THE RELEVANT PROVISIONS AS SETOUT IN THE NCC H1D3.
- * CONCRETE SLABS & FOOTINGS TO COMPLY WITH ENGINEER’S SPECIFICATIONS & MUST COMPLY BY THE RELEVANT PROVISIONS AS SETOUT IN THE NCC H1D4.
- * SUBFLOOR AREAS ARE TO BE KEPT CLEAN WITH DRAINAGE INSTALLED WHERE NECESSARY TO AVOID POOLING OF WATERS.
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- ** TERMITE RISK MANAGEMENT – TERMITE MANAGEMENT SYSTEM TO BE PROVIDED IN ACCORDANCE WITH HP PART 3.5 AND AS 3660.1 AND/OR AS 3660.3.
- ** DRAINAGE – DRAINAGE TO SITE TO COMPLY WITH HP PART 3.3 OR AS/NZS 3500.3 IN ACCORDANCE WITH NCC 2022 H2D2.
- * ALL WORKS MUST COMPLY WITH, BUT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:
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AS 3600:2018 CONCRETE STRUCTURES
AS 3660.2:2000 TERMITE MANAGEMENT.

CONSTRUCTION & DESIGN LOADS

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- * STRUCTURAL PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D2.
- * FRAMING PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D6.
- ** FRAMING – TIMBER FRAMES & TRUSSES /DESIGNED AND CONSTRUCTED TO AS/NZS 1170.1 /2002, AS1684.2 /2021, AS 1720.1 /2010, AS 1720.5 /2015 AND AS 4440 –2004 –INSTALLATION OF NAIL PLATED TIMBER ROOF TRUSSES.
- ** FRAMING – STEEL FRAMES /DESIGNED AND CONSTRUCTED TO NASH PART 1 & 2, AS 4100 & AS/NZS 4600. SUBFLOOR VENTILATION –
– SUB-FLOOR VENTILATION AND CLEARANCE COMPLIANCE WITH NCC HOUSING PROVISIONS PART 6.2.
- * MASONRY/ BRICK LAYING PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D5.
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- ** GUTTERS & DOWNPIPES – DOWNPIPES & GUTTERS TO COMPLY WITH NCC HOUSING PROVISIONS PART 7.4 OR AS/NZS 3500.3
- * ROOF & WALL CLADDING PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D6a & H1D6b.
- ** ROOF AND WALL CLADDING ?ALL ROOF AND WALL CLADDING TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NCC 2022 H1D7.
- * ALL ROOFING WATER IS TO BE DIRECTED NEAREST KERB & GUTTERING, OR TO COUNCIL SPECIFICATIONS.
- * GROUND WATER FROM ABOVE THE BUILDING ENVELOPE TO BE DIVERTED AROUND DWELLING BY SPOON DRAINS.
- * ALL WORKS MUST COMPLY WITH, BUT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:
AS 1684.2:2010 ALL TIMBER WORK & RESIDENTIAL TIMBER FRAMING CONSTRUCTION
AS 3700:2018 MASONARY STRUCTURES
AS 3786:2014 SMOKE ALARMS FUNCTIONAL CRITERIA
AS 3959:2018 CONSTRUCTION OF BUILDINGS IN A BUSHFIRE PRONE AREA

WET AREAS.

- * BUILDING ELEMENTS IN ‘WET AREAS’ WITHIN A BUILDING MUST BE PROTECTED WITH A WATERPROOFING SYSTEM AS SETOUT IN THE NCC 10.2
- ** WET AREA WATERPROOFING – WET AREA IN ACCORDANCE WITH H4D1, H4D2 & H4D3 OF THE NCC VOLUME TWO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740.
- ** FLOOR WASTE – WET AREA /ALL PROVIDED FLOOR WASTE TO HAVE FLOOR FALLS TO THEM BETWEEN 1:50 /1:80 AS PER NCC HOUSING PROVISIONS CLAUSE 10.2.12.
- ** EXTERNAL WATERPROOFING – EXTERNAL WATERPROOFING FOR ROOFING SYSTEMS ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING COMPLIANT WITH NCC VOLUME 2 H2D8 & AS 4654.1 & 2.
- * ALL WORKS MUST COMPLY WITH, BUT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:
AS 3740:2021 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
AS 4858:2004 WET AREA MEMBRANES

WINDOWS & GLAZING.

- * GLAZING PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D8.
- * GLAZING PERFORMANCE REQUIREMENTS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1P1.
- ** GLAZING : ALL GLAZING TO BE IN ACCORDANCE WITH H1D8 & H2D7 OF THE NCC 2022 VOLUME TWO, SECTION 8 OF THE HOUSING PROVISIONS & AUSTRALIAN STANDARDS AS 1288, 2047, 4055. (BASIX REQUIREMENTS TO BE ADDRESSED ALSO)
- * ALL WORKS MUST COMPLY WITH, BUT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:
AS 1288:2021 GLASS IN BUILDING – SELECTION & INSTALLATION
AS 2047:1999 WINDOWS IN BUILDINGS – SELECTION & INSTALLATION
AS 4055:2012 WIND LOADS FOR HOUSING
AS 1170.2 Part 2:2021 WIND ACTIONS

CONDENSATION MANAGEMENT.

- ** EXTERNAL WALL CONSTRUCTION : WHERE PLIABLE BUILDING MEMBRANE IN INSTALLED IN AN EXTERNAL WALL IT IS TO COMPLY WITH HP 10.8.1 AND AS 4200.1 & 2.
- ** EXHAUST SYSTEMS – THE BATHROOM &/OR SANITY COMPARTMENT/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLAINT NATURAL VENTILATION MUST BE INTERLOCKED TO ROOMS LIGHT SWITCH AND HAVE OFF TIMER SET FOR 10 MINUTES AFTER THE LIGHT IS SWITCHED OFF.
- ** EXHAUST SYSTEMS –THE ROOM/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLAINT NATURAL VENTILATION MUST BE PROVIDED WITH MAKE-UP AIR FROM ADJACENT ROOM OF 14,000MM2 WHICH IS APPROX. A 20MM UNDERCUT OF A 700MM DOOR OR 18MM FROM AN 820MM DOOR.
- ** EXHAUST SYSTEMS – THE 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.
- ** VENTILATION OF ROOF SPACES / IN CLIMATE ZONES 6, 7 & 8 A ROOF SPACE MUST BE VENTILATED IN ACCORDANCE WITH HP PART 10.8.3.

SAFE MOVEMENT AND ACCESS.

- ** STAIRWAY AND RAMP CONSTRUCTION –STAIRWAYS AND RAMPS TO BE CONSTRUCTED TO HP PART 11.2.
- *** STAIRWAY SLIP RESISTANCE – INTERNAL STAIR SURFACES AND NOSING MUST COMPLY WITH AS 4586 SLIP RESISTANCE CLASSIFICATION – DRY SURFACE = P3 OR R10. – WET SURFACE = P4 OR R11.
- ** BARRIER AND HANDRAILS – BARRIER AND HANDRAILS TO BE CONSTRUCTED TO HP PART 11.3.
- ** BARRIER AND HANDRAILS – HANDRAIL TO STAIRS HAVING A CHANGE IN ELEVATION EXCEEDING 1M REQUIRED TO BE PROVIDED AT A HEIGHT NOT LESS THAN 865MM TO NCC HOUSING PROVISIONS CLAUSE 11.3.5.
- ** BARRIER AND HANDRAILS – BEDROOM WINDOWS WHERE THE FFL IS 2M OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE WINDOW RESTRICTORS OR SCREENS (CRIM–SAFE STYLE MESH) INSTALLED AS PER NCC HOUSING PROVISIONS CLAUSE 11.3.7.
- ** BARRIER AND HANDRAILS – WINDOWS OTHER THAN BEDROOM WITH FFL 4M OR MORE ABOVE ADJACENT SURFACE TO HAVE SILL OR BARRIER MINIMUM 865MM ABOVE FFL AS PER NCC HOUSING PROVISIONS CLAUSE 11.3.8.



Mr W A Bull & R J Glendenning

14 Elizabeth Street, Forster

PROPOSED ADDITIONS TO EXISTING CLAD DWELLING



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Document Date:

29.3.2025

JOB No.

2025-025

Site Designation:

LOT 21
D.P. 758422

Mr W A Bull & R J Glendenning
14 Elizabeth Street, Forster
PROPOSED ADDITIONS TO
EXISTING CLAD DWELLING

ISSUE HISTORY

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LOT 21
D.P. 758422
735.8 m2

EXISTING DWELLING AREAS

TOTAL AREA = 163.5 m2

LIVING = 106.6 m2

PORCH = 3.4 m2

CARPORT = 15.3 m2

DECK = 38.2 m2

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

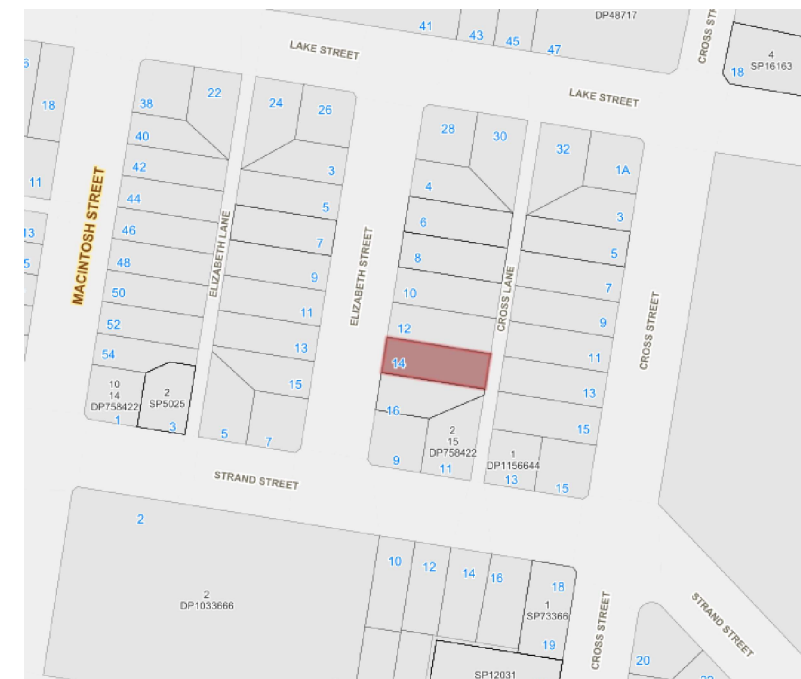
Certificate number: A1788212

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Thursday, 20 March 2025

To be valid, this certificate must be lodged within 3 months of the date of issue.



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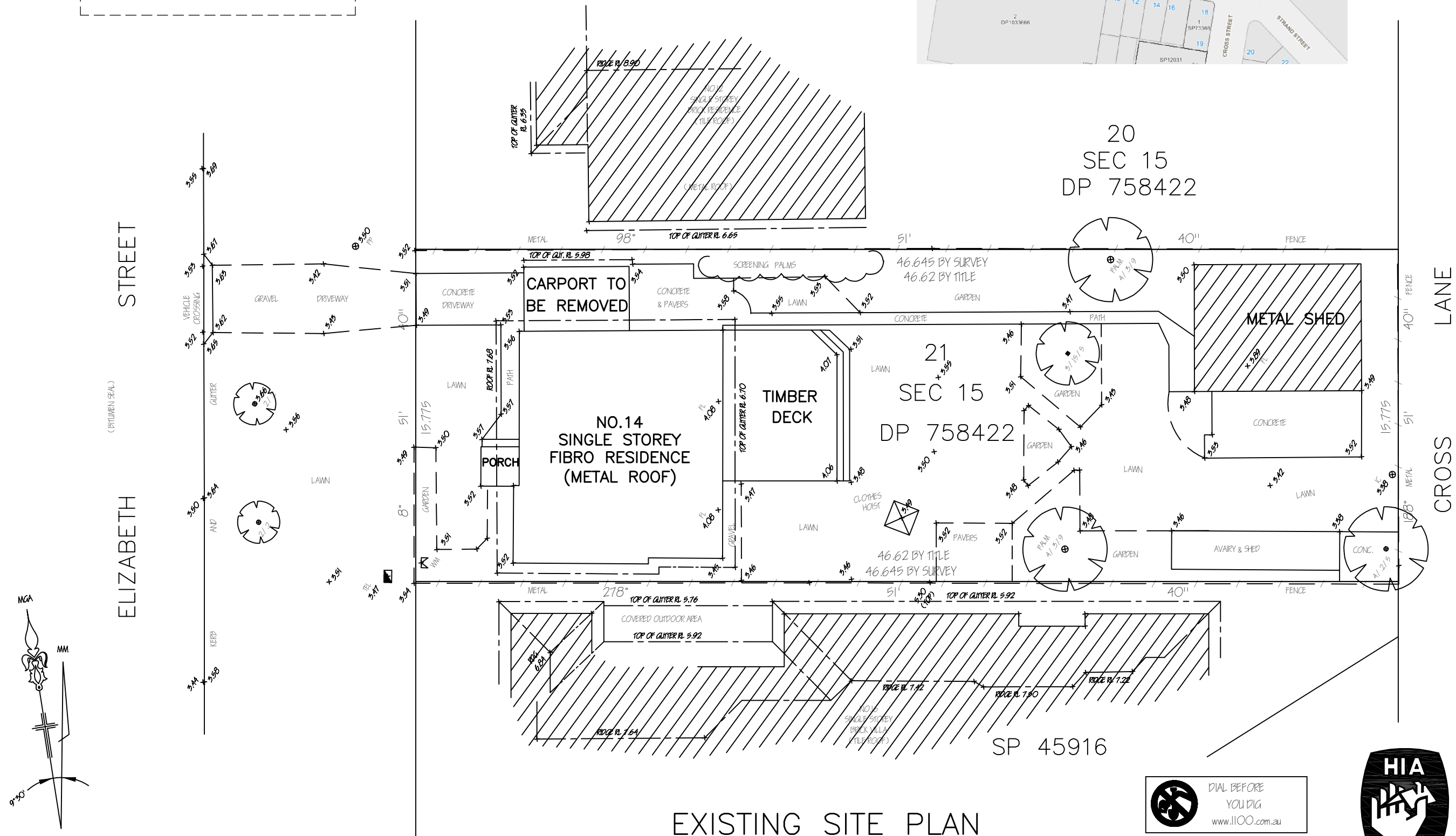
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EXISTING SITE PLAN

SCALE 1:200 © A3



LOT 21
D.P. 758422
735.8 m2

FSR : 1:0.5 (50%)
50% = 367.9 m2 LIVING SPACE
COMBINED LIVING AREAS=
LIVING = 106.6 m2
LIVING SPACE = 46.0 m2
= 152.6 m2
TOTAL LIVING AREAS = 20.7 %

EXISTING DWELLING AREAS

TOTAL AREA = 163.5 m2

LIVING = 106.6 m2
PORCH = 3.4 m2
CARPORT = 15.3 m2
DECK = 38.2 m2

PROPOSED ADDITIONAL AREAS

COMBINED AREAS = 138.3 m2

LIVING SPACE = 46.0 m2
AREA = 19.4 m2
AREA = 26.6 m2
PORCH = 9.0 m2
CARPORT = 47.0 m2
DECK = 36.3 m2

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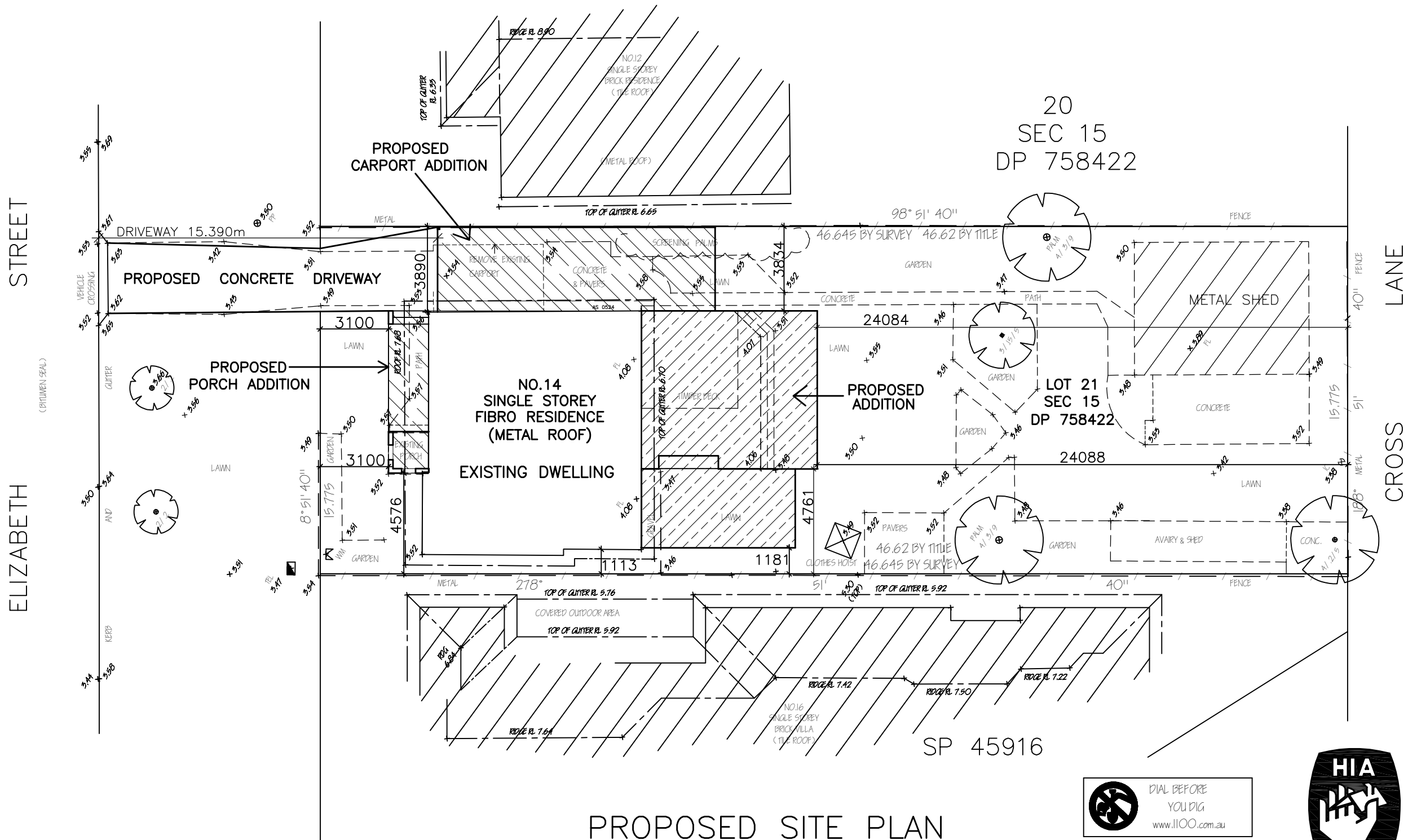
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PROPOSED SITE PLAN

SCALE 1:200 © A3



LOT 21
D.P. 758422
735.8 m2

FSR : 1:0.5 (50%)

50% = 367.9 m2 LIVING SPACE

COMBINED LIVING AREAS=

LIVING = 106.6 m2

LIVING SPACE = 46.0 m2

= 152.6 m2

TOTAL LIVING AREAS = 20.7 %

EXISTING DWELLING AREAS

TOTAL AREA = 163.5 m2

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PROPOSED ADDITIONAL AREAS

COMBINED AREAS = 138.3 m2

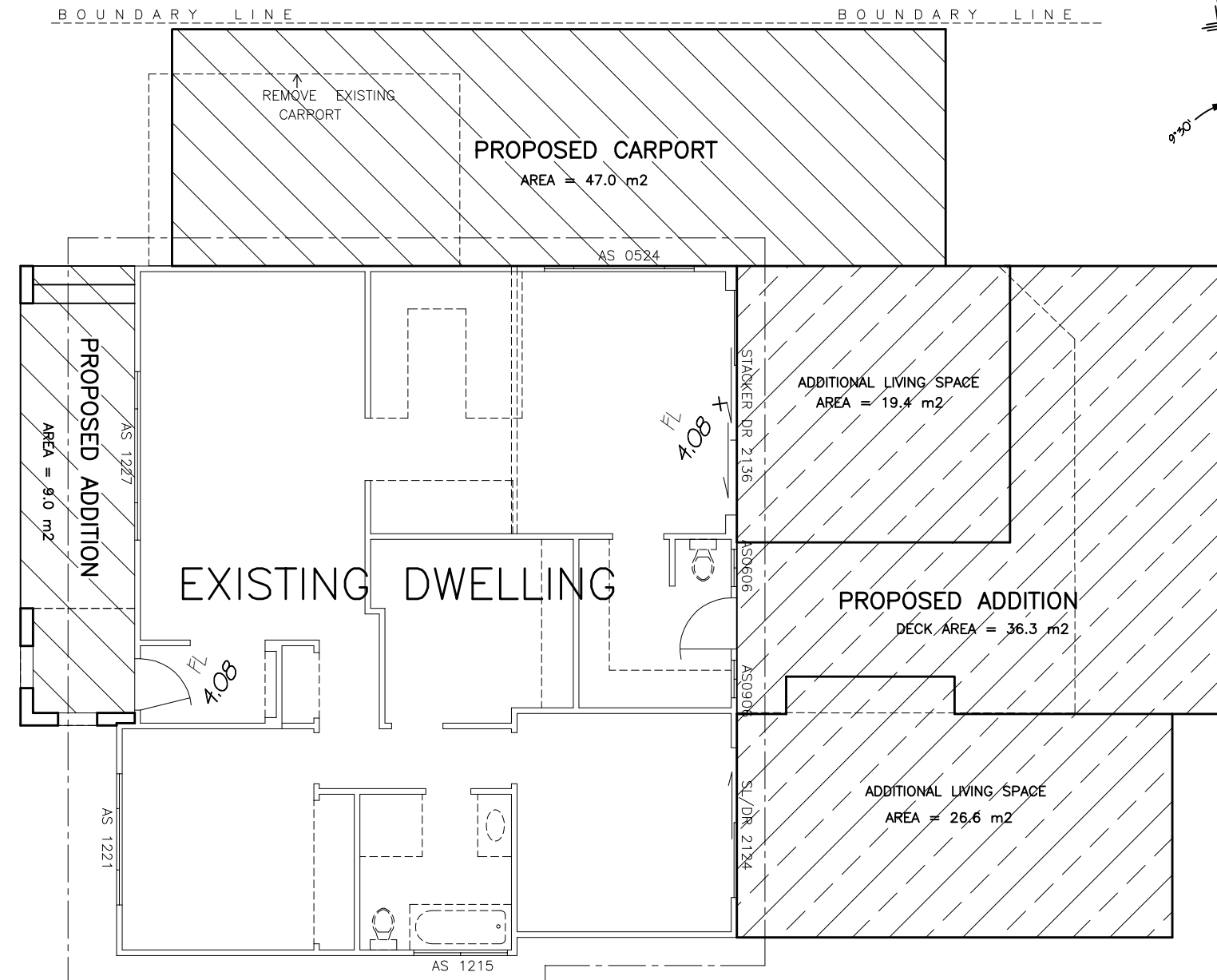
LIVING SPACE = 46.0 m2

AREA = 19.4 m2
AREA = 26.6 m2

PORCH = 9.0 m2

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EXISTING DWELLING + PROPOSED AREAS OF ADDITIONS

SCALE 1:100 © A3

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CINZ & JB 3D
DRAFTING & DESIGN

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LOT 21
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735.8 m2

FSR : 1:0.5 (50%)

50% = 367.9 m2 LIVING SPACE

COMBINED LIVING AREAS=

LIVING = 106.6 m2

LIVING SPACE = 46.0 m2

= 152.6 m2

TOTAL LIVING AREAS = 20.7 %

EXISTING DWELLING AREAS

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PROPOSED ADDITIONAL AREAS

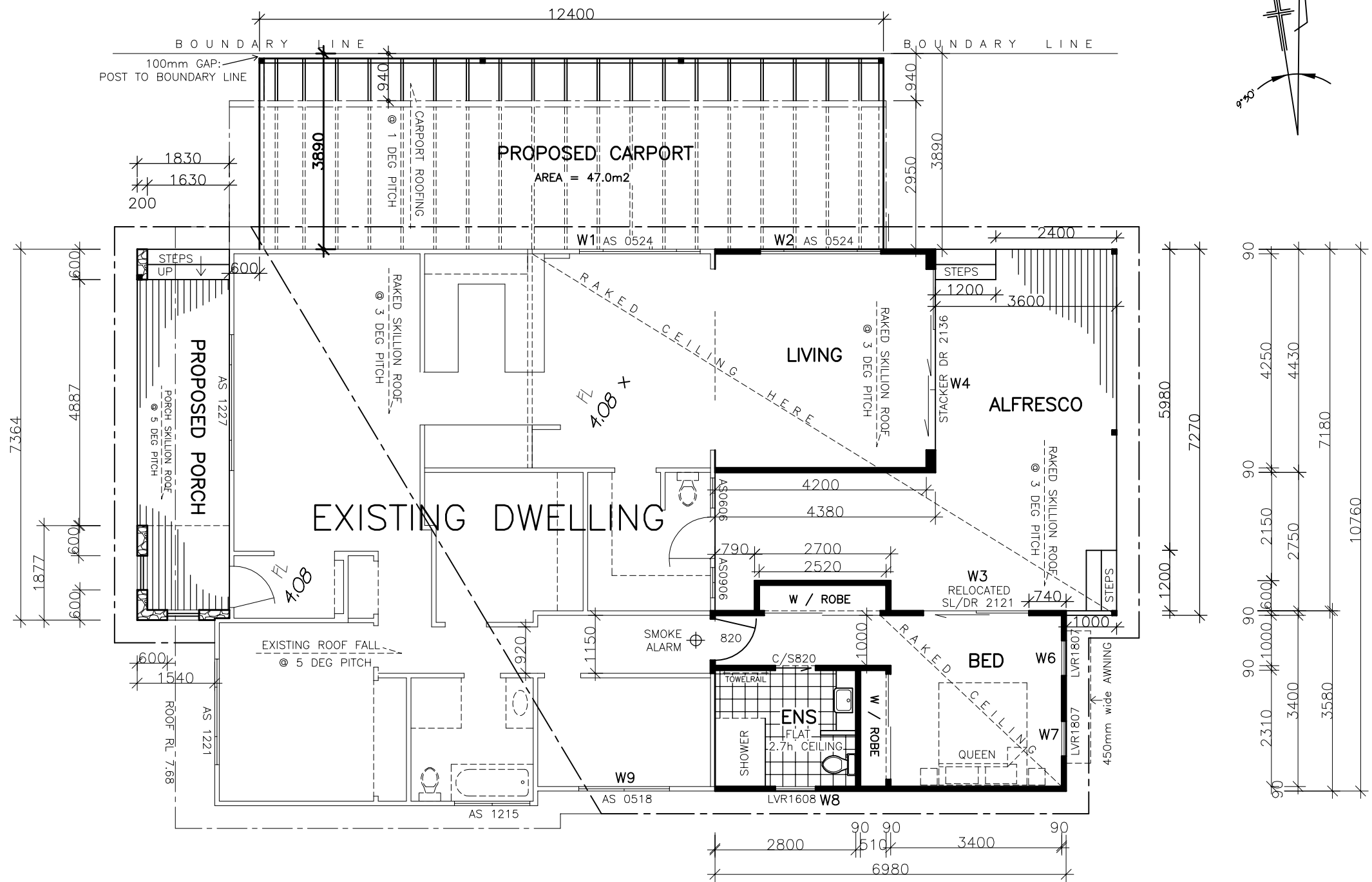
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PROPOSED ADDITIONS – FLOOR PLAN

SCALE 1:100 © A3

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- ** ROOF AND WALL CLADDING ? ALL ROOF AND WALL CLADDING TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NCC 2022 H1D7.
- * ALL ROOFING WATER IS TO BE DIRECTED NEAREST KERB & GUTTERING, OR TO COUNCIL SPECIFICATIONS.
- * GROUND WATER FROM ABOVE THE BUILDING ENVELOPE TO BE DIVERTED AROUND DWELLING BY SPOON DRAINS.
- * ALL WORKS MUST COMPLY WITH, BUT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:
AS 1684.2:2010 ALL TIMBER WORK & RESIDENTIAL TIMBER FRAMING CONSTRUCTION
AS 3700:2018 MASONARY STRUCTURES
AS 3786:2014 SMOKE ALARMS FUNCTIONAL CRITERIA
AS 3959:2018 CONSTRUCTION OF BUILDINGS IN A BUSHFIRE PRONE AREA

WET AREAS.

- * BUILDING ELEMENTS IN 'WET AREAS' WITHIN A BUILDING MUST BE PROTECTED WITH A WATERPROOFING SYSTEM AS SETOUT IN THE NCC 10.2
- ** WET AREA WATERPROOFING - WET AREA IN ACCORDANCE WITH H4D1, H4D2 & H4D3 OF THE NCC VOLUME TWO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740.
- ** FLOOR WASTE - WET AREA /ALL PROVIDED FLOOR WASTE TO HAVE FLOOR FALLS TO THEM BETWEEN 1:50 /1:80 AS PER NCC HOUSING PROVISIONS CLAUSE 10.2.12.
- ** EXTERNAL WATERPROOFING - EXTERNAL WATERPROOFING FOR ROOFING SYSTEMS ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING COMPLIANT WITH NCC VOLUME 2 H2D8 & AS 4654.1 & 2.
- * ALL WORKS MUST COMPLY WITH, BUT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:
AS 3740:2021 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
AS 4858:2004 WET AREA MEMBRANES
WINDOWS & GLAZING.

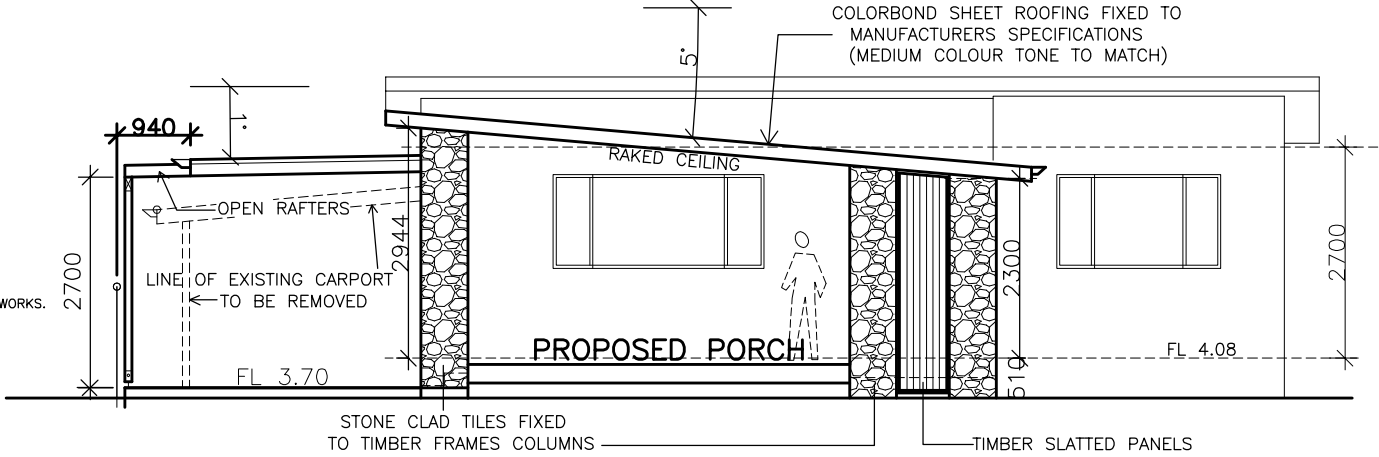
- * GLAZING PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D8.
- * GLAZING PERFORMANCE REQUIREMENTS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1P1.
- ** GLAZING : ALL GLAZING TO BE IN ACCORDANCE WITH H1D8 & H2D7 OF THE NCC 2022 VOLUME TWO, SECTION 8 OF THE HOUSING PROVISIONS & AUSTRALIAN STANDARDS AS 1288, 2047, 4055. (BASIX REQUIREMENTS TO BE ADDRESSED ALSO)
- * ALL WORKS MUST COMPLY WITH, BUT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:
AS 1288:2021 GLASS IN BUILDING - SELECTION & INSTALLATION
AS 2047:1999 WINDOWS IN BUILDINGS - SELECTION & INSTALLATION
AS 4055:2012 WIND LOADS FOR HOUSING
AS 1170.2 Part 2:2021 WIND ACTIONS

CONDENSATION MANAGEMENT.

- ** EXTERNAL WALL CONSTRUCTION : WHERE PLIABLE BUILDING MEMBRANE IN INSTALLED IN AN EXTERNAL WALL IT IS TO COMPLY WITH HP 10.8.1 AND AS 4200.1 & 2.
- ** EXHAUST SYSTEMS - THE BATHROOM &/OR SANITY COMPARTMENT/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLAINT NATURAL VENTILATION MUST BE INTERLOCKED TO ROOMS LIGHT SWITCH AND HAVE OFF TIMER SET FOR 10 MINUTES AFTER THE LIGHT IS SWITCHED OFF.
- ** EXHAUST SYSTEMS -THE ROOM/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLAINT NATURAL VENTILATION MUST BE PROVIDED WITH MAKE-UP AIR FROM ADJACENT ROOM OF 14,000MM2 WHICH IS APPROX. A 20MM UNDERCUT OF A 700MM DOOR OR 18MM FROM AN 820MM DOOR.
- ** EXHAUST SYSTEMS - THE 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.
- ** VENTILATION OF ROOF SPACES / IN CLIMATE ZONES 6, 7 & 8 A ROOF SPACE MUST BE VENTILATED IN ACCORDANCE WITH HP PART 10.8.3.

SAFE MOVEMENT AND ACCESS.

- ** STAIRWAY AND RAMP CONSTRUCTION -STAIRWAYS AND RAMPS TO BE CONSTRUCTED TO HP PART 11.2.
- *** STAIRWAY SLIP RESISTANCE - INTERNAL STAIR SURFACES AND NOSING MUST COMPLY WITH AS 4586 SLIP RESISTANCE CLASSIFICATION - DRY SURFACE = P3 OR R10. - WET SURFACE = P4 OR R11.
- ** BARRIER AND HANDRAILS - BARRIER AND HANDRAILS TO BE CONSTRUCTED TO HP PART 11.3.
- ** BARRIER AND HANDRAILS - HANDRAIL TO STAIRS HAVING A CHANGE IN ELEVATION EXCEEDING 1M REQUIRED TO BE PROVIDED AT A HEIGHT NOT LESS THAN 865MM TO NCC HOUSING PROVISIONS CLAUSE 11.3.5.
- ** BARRIER AND HANDRAILS - BEDROOM WINDOWS WHERE THE FFL IS 2M OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE WINDOW RESTRICTORS OR SCREENS (CRIM-SAFE STYLE MESH) INSTALLED AS PER NCC HOUSING PROVISIONS CLAUSE 11.3.7.
- ** BARRIER AND HANDRAILS - WINDOWS OTHER THAN BEDROOM WITH FFL 4M OR MORE ABOVE ADJACENT SURFACE TO HAVE SILL OR BARRIER MINIMUM 865MM ABOVE FFL AS PER NCC HOUSING PROVISIONS CLAUSE 11.3.8.



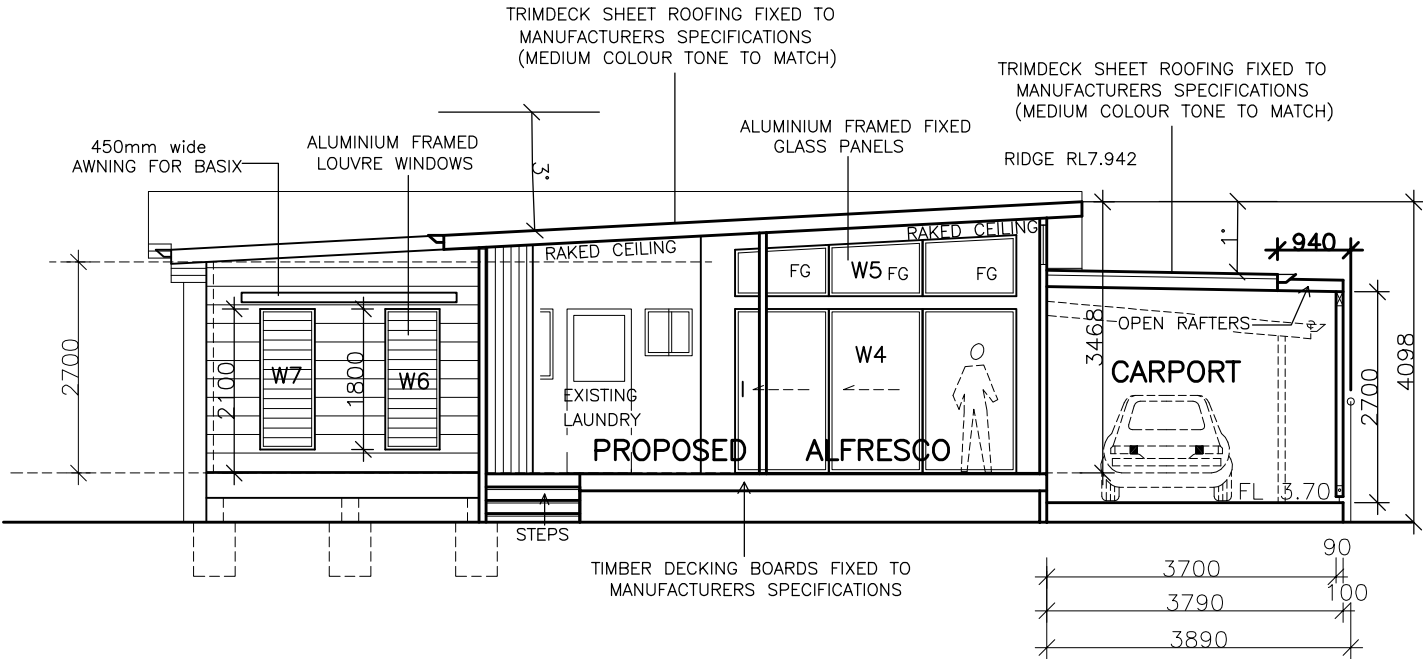
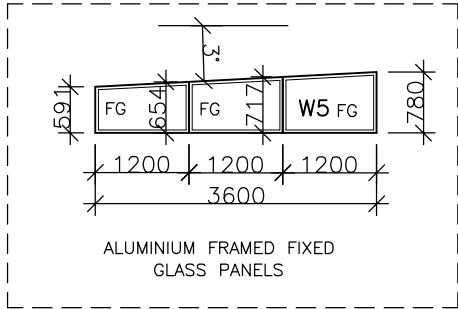
WEST ELEVATION

SCALE 1:100 @ A3

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Alterations and Additions

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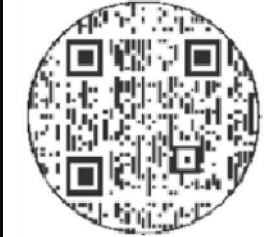
EAST ELEVATION

SCALE 1:100 @ A3



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Document Date:
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JOB No.
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Site Designation:
LOT 21
D.P. 758422

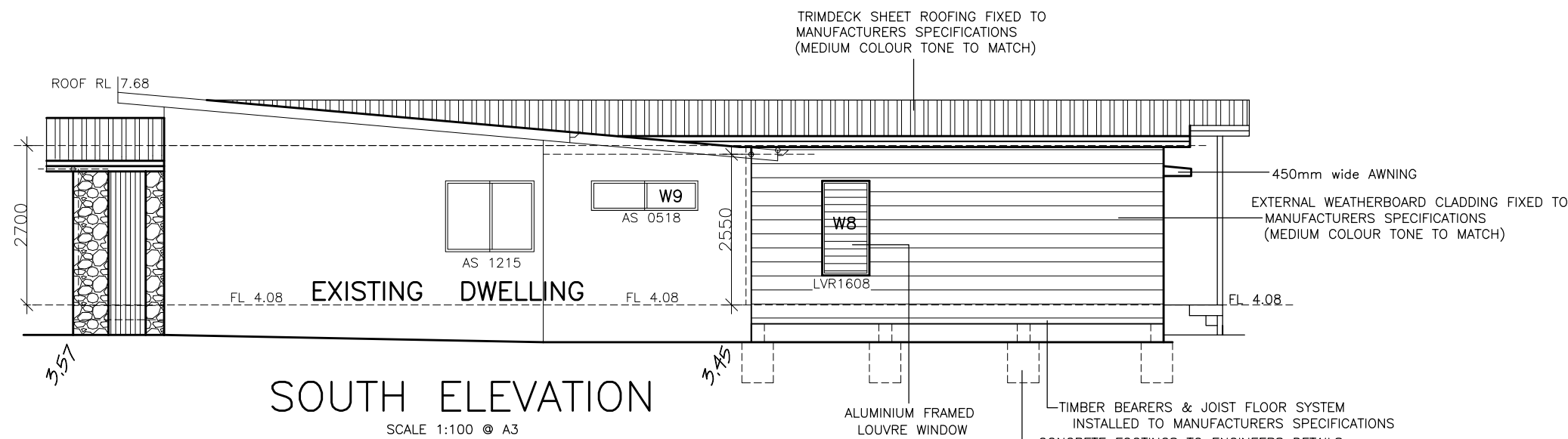
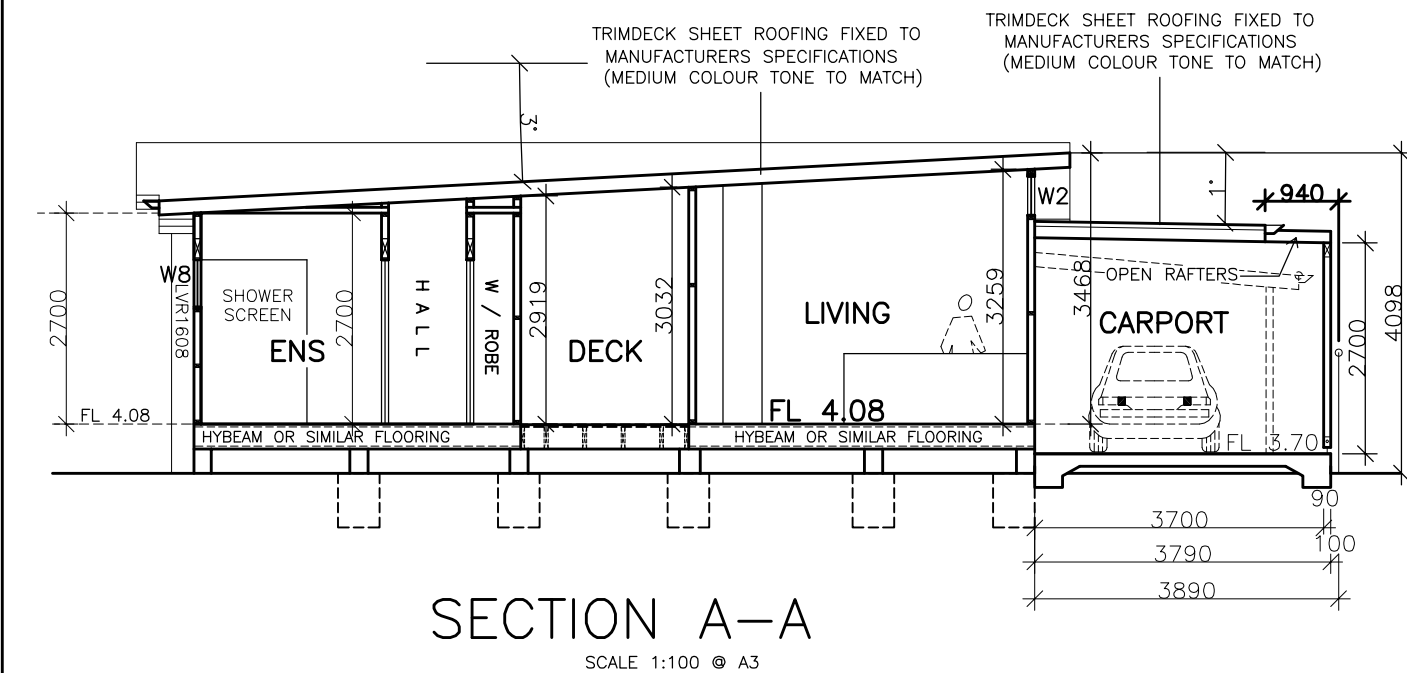
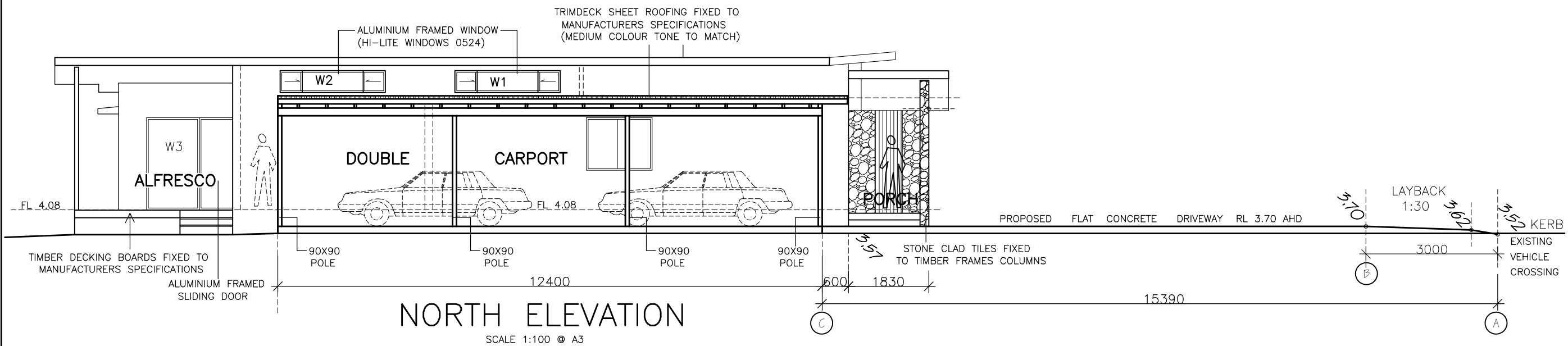
Mr W A Bull & R J Glendenning
14 Elizabeth Street, Forster
PROPOSED ADDITIONS TO
EXISTING CLAD DWELLING

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BASIX Certificate

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Alterations and Additions

Certificate number: A1788212

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 20 March 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



BASIX Certificate number:A1788212

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Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: gas instantaneous.	✓	✓	✓
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 no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

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Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	N/A			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R1.95 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)			
raked ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)			

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Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓

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Project address	
Project name	Mrs Ros Glendenning
Street address	14 ELIZABETH Street FORSTER 2428
Local Government Area	Mid-Coast Council
Plan type and number	Deposited Plan DP758422
Lot number	21
Section number	15
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: ABAC Group Pty Ltd	
ABN (if applicable): 75630374060	

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 below. Total system U-values and SHGCs 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 as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W1	N	1.2	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	N	1.2	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3	N	4.41	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	E	7.56	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W5	E	2.88	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W6	E	1.26	0	0	projection/ height above sill ratio >=0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W7	E	1.26	0	0	projection/ height above sill ratio >=0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W8	S	1.28	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W9	S	0.9	0	0	projection/ height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

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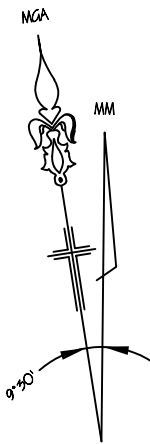
Site Designation:
LOT 21
D.P. 758422

Mr W A Bull & R J Glendenning
14 Elizabeth Street, Forster
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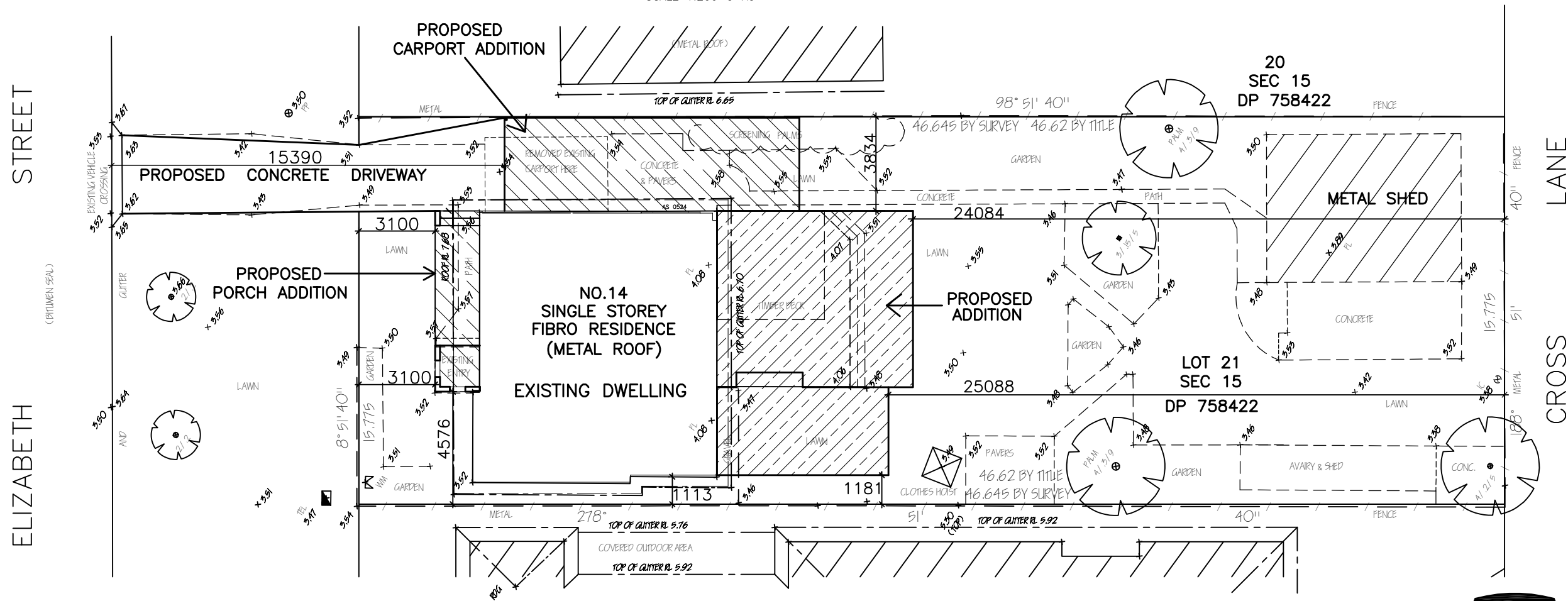
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DRIVEWAY LEVELS PLAN

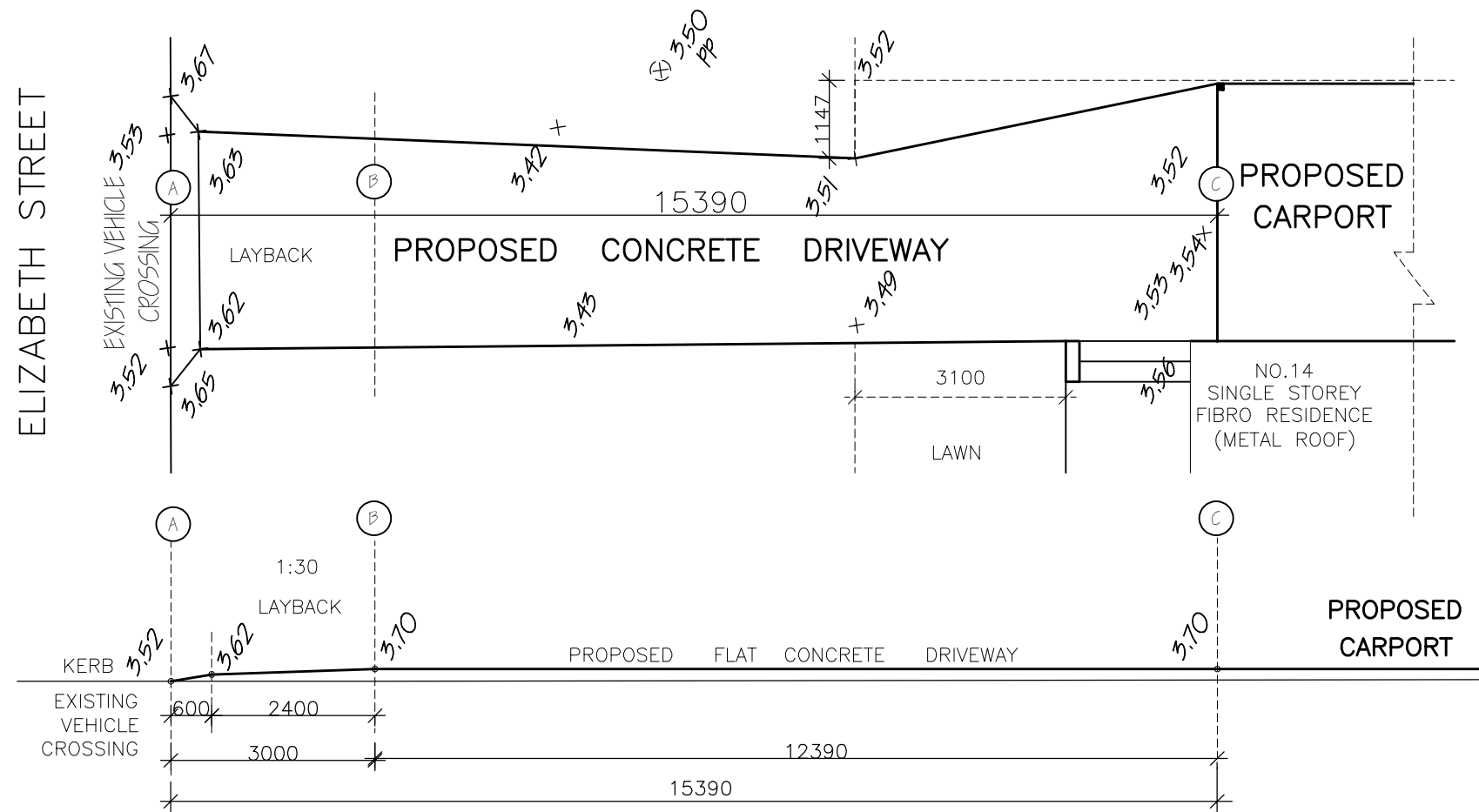


SITE PLAN

SCALE 1:200 @ A3



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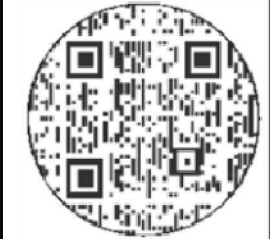
DRIVEWAY PLAN

SCALE 1:200 @ A3



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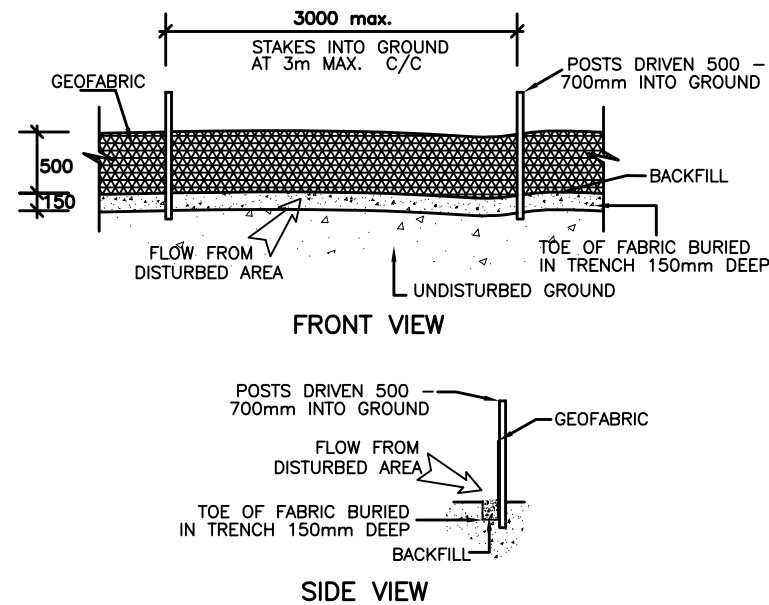
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GEOTEXTILE FABRIC FENCES ARE TO BE INSTALLED WHERE SPECIFIED AS PER 'DEPT OF CONSERVATION & LAND MANAGEMENT' SPECIFICATIONS.

GEOTEXTILE FENCES AND OTHER EROSION & SEDIMENT CONTROL DEVICES ARE TO BE CHECKED ON A WEEKLY BASIS AND AFTER HEAVY FALLS OF RAIN, & REPAIRS UNDERTAKEN WHERE REQUIRED.

OVERSIZED GRAVEL IS TO BE PLACED IN THE ENTRANCES DRIVEWAY & ALL VEHICLES ARE TO USE THIS ENTRANCE ONLY.

SAND STORAGE AREA HAS BEEN SPECIFIED & MUST BE ADHERED TO.

ON SITE STORAGE OF MATERIALS ARE TO BE KEPT TO THE SPECIFIED AREA & WHERE POSSIBLE STORED ABOVE GROUND LEVEL AS TO NOT INTERFERE OR REDIRECT THE NATURAL FLOW OF GROUND WATERS.

The site plan for Lot 21, Section 15, DP 758422, illustrates the layout of the property. Key features include a proposed concrete driveway on the left, an existing single-storey fibro residence with a metal roof in the center, and a metal shed on the right. The plan also shows various outdoor areas such as lawns, gardens, and a covered outdoor area at the bottom. Dimensions and bearings are provided for the boundaries and internal divisions. The plan is labeled 'SITE PLAN' at the bottom.

PROPOSED CONCRETE DRIVEWAY

NO.14 SINGLE STOREY FIBRO RESIDENCE (METAL ROOF)

EXISTING DWELLING

MATERIAL STORAGE AREA

METAL SHED

LOT 21 SEC 15 DP 758422

CROSS LANE

SITE PLAN

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