GENERAL NOTES:

1. FIGURED DIMENSIONS TAKE PRECEDENCE, DO NOT SCALE FROM PLANS. IF IN DOUBT, PLEASE ASK.
2. BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO TENDERING, SIGNING OF CONTRACTS, ORDERING OF MATERIALS OR CONSTRUCTION.
3. SUPPLIERS AND SUB-CONTRACTORS TO REPORT ANY DISCREPANCIES TO THE BUILDER AND BUILDING COMPANY PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION.
4. INCORRECT INCLUSIONS OR DIMENSIONS OR TYPOGRAPHICAL ERRORS CANNOT BE USED IN THE INTERPRETATION OF ANY INFORMATION IN THESE DRAWINGS, NOR CAN THEY BE USED TO CLAIM ANY ADDITIONAL OR ALTERNATE OR SERVICES AS A RESULT OF SUCH ERRORS. THE INCORRECT OR OMITTED DETAILS SHALL BE SUBJECT TO SUBSEQUENT CORRECTION BY THE BUILDING COMPANY AND THE CORRECT DOCUMENTATION WILL BE RE-ISSUED.
5. ALL WORKS TO BE CARRIED OUT IN A TRADESMAN LIKE MANNER AND IN ACCORDANCE WITH LOCAL COUNCIL CODES, THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY RELEVANT AUTHORITIES.
6. FINISH GROUND LEVELS ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED ONSITE.
7. SITE FOUNDATION TO BE CLASSIFIED IN ACCORDANCE WITH AS-2870.1.
8. WIND RATING REFER TO FRAMING MANUFACTURER'S SPECIFICATION.
9. ALL STRUCTURAL DETAILS TO ENGINEER'S DRAWINGS AND DOCUMENTATION.
10. FOOTING AND SLAB CONSTRUCTION TO COMPLY WITH AS-2870 OR BCA 3.2.5.
11. ENGINEER'S DRAWINGS AND DOCUMENTATION TAKE PRECEDENCE OVER THESE PLANS.

SITE NOTES:

1. ALL SITE DIMENSIONS AND FINISHED LEVELS TO BE VERIFIED BY BUILDER ON SITE.
2. ALL CUT AND FILL BATTERS WHERE NOT RETAINED TO BE OF NO GREATER THAN 1 IN 4, COUNCIL REQUIREMENTS TO TAKE PRECEDENCE. NO CUT OR FILLS WITHIN EASEMENTS.
3. DETAILS FOR RETAINING WALLS EXCEEDING 1M IN HEIGHT ARE TO BE DESIGNED AND CERTIFIED BY A QUALIFIED STRUCTURAL ENGINEER.

SETOUT NOTES:

1. BOUNDARY INFORMATION SUPPLIED BY BUILDER. BUILDER TO CONFIRM ALL INFORMATION PRIOR TO CONTRACTS AND COMMENCEMENT OF WORK.
2. BOUNDARY DIMENSIONS AND LOCATION OF DWELLING TO BE CONFIRMED AND SETOUT BY SURVEYOR PRIOR TO COMMENCEMENT OF WORKS.
3. BUILDER SHOULD BE PRESENT TO CONFIRM PREFERENCE TO LOCATION OF DWELLING.
4. LOCATION OF SERVICES TRANSCRIBED FROM DOCUMENTS PROVIDED BY BUILDER OR VISUAL INSPECTION ONLY. BUILDER TO CONFIRM LOCATION OF ALL SERVICES. REFER TO L.G.A. REQUIREMENTS TO DETERMINE ZONE OF INFLUENCE AND ANY TREATMENT REQUIRED. ALL WORKS TO BE DESIGNED AND CERTIFIED BY A QUALIFIED STRUCTURAL ENGINEER.

ENGINEER

ALL STRUCTURAL REFERENCES MADE ON THIS PLAN ARE TO BE DESIGNED AND ALSO STATED ON AN ENGINEER'S CERTIFICATE AS BEING WHOLLY APPROVED BEFORE COMMENCEMENT OF ANY WORKS. THESE DRAWINGS ARE TO BE THEN READ IN CONJUNCTION WITH ENGINEERS PLANS AND DOCUMENTS, WITH ENGINEER'S REFERENCES TAKING PRECEDENCE.

BRICKLAYER:

LOCATION OF VERTICAL CONTROL JOINTS SHOWN ON PLAN TO BE USED AS GUIDE ONLY. REFER TO BCA 3.3.5.13 BELOW FOR CONFIRMATION.
BCA 3.3.5.13
ARTICULATION JOINTS MUST HAVE A WIDTH NO LESS THAN 10MM AND BE PROVIDED
i) IN STRAIGHT, CONTINUOUS WALLS HAVING NO OPENING, AT NOT MORE THAN 6M CENTRES AND NOT CLOSER THAN THE HEIGHT OF THE WALL AWAY FROM CORNERS; AND
ii) WHERE THE HEIGHT OF THE WALL CHANGES BY MORE THAN 20%, AT THE POSITION OF CHANGE IN HEIGHT; AND
iii) WHERE OPENINGS MORE THAN 900X900MM OCCUR, AT LOTS MORE THAN 5M CENTRES, AND POSITIONED IN LINE WITH ONE EDGE OF THE OPENING; AND
iv) WHERE WALLS CHANGE IN THICKNESS; AND
v) AT CONTROL OR CONSTRUCTION JOINTS IN THE FOOTING SLABS; AND
vi) AT JUNCTIONS OF WALLS CONSTRUCTED OF DIFFERENT MASONRY MATERIALS; AND
vii) AT DEEP CHASES (REBATES) FOR SERVICE PIPES.

Thermal Performance Specification - Schedule of Commitments

This Thermal Performance Specification provides the information used to complete the ABSA assessment required by Council in determining the Development Application for this building. If details provided in this Thermal Performance Specification are different from those provided in drawings or specifications then these details shall take precedence unless otherwise noted. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documentation.

Eaves	Width	As drawn	Roofing	Material	Metal roofing
	Offset	As drawn		Insulation	R1.3 Anticon blanket
Pergolas, Verandahs	All shading structure locations, dimensions & opacity as per plans.			Colour	Medium
External Walls	Material	Cladding	Windows	All window & door locations, shading, dimensions & type as per plans.	
	Insulation	R2.5 batts		Glazing area	As shown
	Colour	Medium		Glazing	Single clear
Internal Walls	Material	Plasterboard on studs		Frame	Aluminium
	Insulation	None		Internal cover	Verticals
Ceiling	Material	Plasterboard		External cover	None
	Insulation	R3.0 batts	Floors	Material	Framed
Skylights	Area	As Per Plan		Covering	Carpet, tiles
	Type	As Per Plan		Insulation	None
Garage	N/A				

Exposure, Ventilation & Infiltration			
Roof ventilation	Unventilated	Terrain	Suburban
Sub-floor ventilation	Open	Open fire no damper	None
Door & window seals	Yes	Sealed LED downlights	Yes
Exhaust fans without dampers	Yes	Entrance open to living area	Yes
Vented skylights	None	Fixed wall or ceiling vents	None

BASIX Commitment Table

WATER EFFICIENCY RATING FOR FIXTURES	
Showerheads - 4.0 STAR	Kitchen Tap - 4.0 STAR
All Toilets - 4.0 STAR	Bathroom Taps - 5.0 STAR
RAINWATER TANK CAPACITY - 2000L min. Minimum roof area connected to Rainwater Tank - 88.06m²	
WATER SOURCE FOR PLUMBING ITEMS	
External Garden Taps - TANK	All Hot Water - MAINS
Laundry (WM - Cold Only) - MAINS	All Toilets - TANK
Drinking and Household Water - MAINS	
HOT WATER SYSTEM - ELEC HEAT PUMP - 31-35 STC	
HEATING & COOLING SYSTEMS TO BE INSTALLED	
Cooling System Installed in LIVING ROOM	1 Phase, 6.5 STAR A/C
Cooling System Installed in BEDROOMS	No Active
Heating System Installed in LIVING ROOM	1 Phase, 3.5 STAR A/C
Heating System Installed in BEDROOMS	No Active
AIR CONDITIONING TO BE ZONED DAY-NIGHT	N/A
VENTILATION SYSTEMS INSTALLATION AND SWITCHING	
Bathroom Exhaust Type and Method	Individual Fan, Ducted
Bathroom Exhaust Switching	Manual Switch On-Off
Rangehood Exhaust Type and Method	Individual Fan, Not Ducted
Rangehood Exhaust Switching	Manual Switch On-Off
Laundry Exhaust Type and Method	Individual Fan, Ducted
Laundry Exhaust Switching	Manual Switch On-Off
ALL LIGHTING TO BE SEALED LED DOWNLIGHTS	
ELECTRICAL COOKTOP AND ELECTRIC OVEN CONFIGURATION	

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS:
AS 1288: GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS 1562: DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
AS 1684: RESIDENTIAL TIMBER FRAMED CONSTRUCTION
AS 1860: INSTALLATION OF PARTICLEBOARD FLOORING
AS 2047: INSTALLATION AND SELECTION OF WINDOWS
AS 2049: ROOF TILES
AS 2050: INSTALLATION OF ROOF TILES
AS 2870: RESIDENTIAL SLABS AND FOOTINGS
AS 2904: DAMP PROOF COURSES AND FLASHINGS
AS 3500: PLUMBING AND DRAINAGE
AS 3600: CONCRETE STRUCTURES
AS 3660: TERMITE MANAGEMENT
AS 3700: MASONRY STRUCTURES
AS 3740: WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS
AS 3959: CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS
AS 3786: SMOKE ALARMS
AS 4055: WIND LOADS FOR HOUSING
AS 4100: STEEL STRUCTURES
NOTE: ALL PROPRIETARY ITEMS, PRODUCTS & SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

Sheet Index DA

ACROW INVESTMENTS
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Issue	Date	Amendments
A	10/04/2025	ISSUED FOR COUNCIL SUBMISSION
B	17/04/2025	ISSUED FOR COUNCIL SUBMISSION

GEMINI

CLIENT: **LAFMAC PTY LTD**

Plot Date:	21/05/2025
Scale:	AS SHOWN @ A3
Drawn:	SM
LGA	YASS VALLEY COUNCIL

LOCATION:
LOT 29
4 RAVEN ST,
YASS.
NSW. 2582

D.P 667610

PROJECT: **PROPOSED RESIDENCE**

SHEET TITLE: **COVER SHEET**

SHEET No:	JOB No:
000	**16468**

1. Falls, slips, trips

a) Working at Heights

DURING CONSTRUCTION
Wherever possible components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However construction of this building may require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise building where scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislations.
For buildings where scaffold, ladders, trestles are not appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) Slippery or Uneven Surfaces

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.

FLOOR FINISHES By Owner
If the designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004,

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning 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 to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so 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 hazard 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 in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. Falling Objects

LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE)

BUILDING COMPONENTS
During construction, renovation or demolition of this 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 collapse 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
For building on a major road, narrow road or steeply sloping road:
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/unloading is restricted:
Construction of this building will require loading and unloading of 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.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. Services

GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, t are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and where necessary, specialist contractors should be used.
Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines:
Overhead power lines MAY be near or on this 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
Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by 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 which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specifications.

6. Hazardous Substances

ASBESTOS
For alterations to a building constructed to 1990:
If this existing building was constructed prior to:
1990 - it may contain asbestos
1986 - it there is likely to contain asbestos
either in cladding material or in 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.

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 and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER
The design of this 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 and wear Personal Protective Equipment 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.

VOLATILE ORGANICE COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS
This building may contain timber floors which 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 may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. Confined Spaces

EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation of items should be carried out using methods which 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.

ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES
For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the lift 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 to construction and demolition sites and to areas under maintenance causes risk to workers and 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 Residential Buildings
This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health an Safety Act 2011 or subsequent replace Act should be applied to the new use.

10. Other High Risk Activity
All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work 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 exercised when undertaking work involving steel construction and concrete placement. All the above applies.

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A	10/04/2025	ISSUED FOR COUNCIL SUBMISSION
B	17/04/2025	ISSUED FOR COUNCIL SUBMISSION
		GEMINI

CLIENT: **LAFMAC PTY LTD**

Plot Date:	21/05/2025
Scale:	AS SHOWN @ A3
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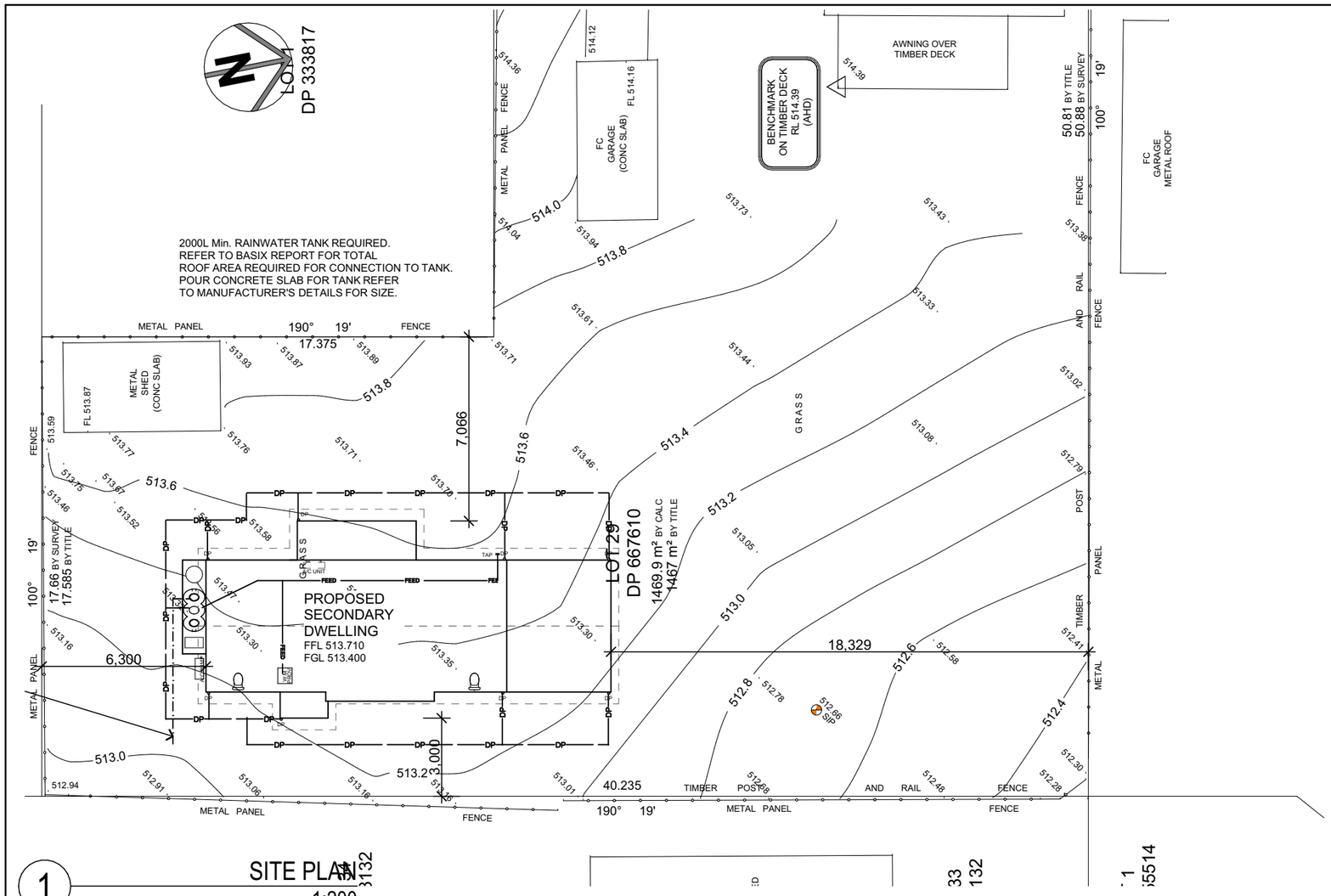
PROJECT: **PROPOSED RESIDENCE**

SHEET TITLE: **GENERAL NOTES**

SHEET No:	JOB No:
001	16468



1 SITE PLAN
1:200

RAINWATER TANK

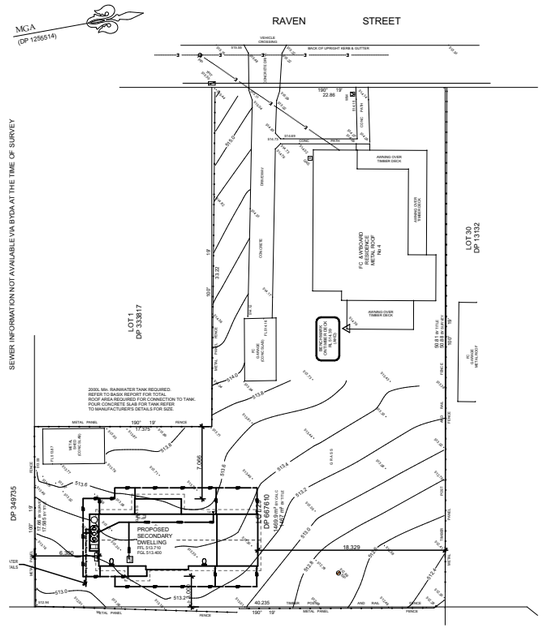
—— FEED —— TOILET, WASHING MACHINE FEED LINE

—— DP —— DOWNPIPE COLLECTION LINE INTO TANK

—·—·—·—·— OVERFLOW PIPE TO STREET GUTTER OR DRAINAGE EASEMENT

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LOCAL COUNCIL'S GUIDELINES AND REQUIREMENTS.

ALL MAINTENANCE AND CLEANING OF EQUIPMENT AND STRUCTURES RELATING TO THE RAINWATER SYSTEM IS THE RESPONSIBILITY OF THE OWNER/OCCUPIER OF THE PROPERTY.



1 SITE PLAN
1:600

SITE PLAN NOTES

1. BM is AHD as shown
2. Services located by field survey only. No subterranean investigations have been undertaken.
3. Tree spreads are diagrammatic only and may not be symmetrical.
4. Existing underground services are plotted from mapping supplied by DBYD and are approximate only.

EXISTING SERVICES LEGEND

- TEMPORARY BENCHMARK
- KERB INLET PIT
- WATER METER
- PRIVATE POWER POLE
- TELSTRA PIT
- TELSTRA POST
- SEWER ACCESS CHAMBER
- STORMWATER OUTLET
- O/HEAD POWER
- WATER MAIN
- SEWER MAIN TELSTRA MAIN

EXISTING SERVICES LEGEND

- NEW POWER LINE SUPPLY TO EXISTING METER BOX
- NEW PHONE LINE TO EXISTING DWELLING
- NEW SEWER LINE & CONNECTION
- NEW WATER CONNECTION TO NEAREST TAP
- NEW RAINWATER LINE TO TANK
- NEW RAINWATER TANK OVERFLOR
- EXTERNAL YARD TAP
- DP — DOWNPIPE (90Ø PVC)
- RWT — RAINWATER STORAGE TANK

DRAINAGE NOTES

ALL SURFACE WATER DRAINAGE AND RAINWATER STORAGE TANK OVERFLOWS TO PLUMBER'S DETAILS.

RAINWATER TANK OVERFLOW TO BE CONNECTED VIA A CHARGED SYSTEM INTO EXISTING STORMWATER DRAINAGE SYSTEM TO LOCAL AUTHORITY REQUIREMENTS.

ALL DOWNPIPES ARE TO BE CONNECTED TO THE RAINWATER TANK AS SHOWN.

ROOF WATER COLLECTED FROM THE RAINWATER TANK IS TO BE RETICULATED TO THE TOILET CISTERN AND AT LEAST ONE EXTERNAL TAP, WITH MAINS TOP UP INSTALLED TO MAINTAIN 10-15% OF THE TANK CAPACITY.

SERVICES NOTES

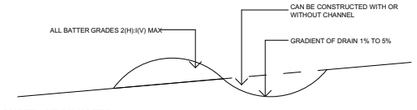
A NEW METER WILL BE INSTALLED INTO THE MAIN BOARD OF THE EXISTING HOUSE. A SUB-BOARD WILL BE INSTALLED INTO THE NEW SECONDARY DWELLING.

A NEW WATER FLOW READER WILL BE INSTALLED ADJACENT TO THE NEW SECONDARY DWELLING.

WIRING PROVISIONS FOR A NEW PHONE LINE WILL BE INSTALLED IN THE NEW BUILDING AND WILL RUN TO THE EXISTING HOUSE. CONNECTION TO THE HOUSE WILL BE BY OWNER.

TREE LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN



CONSTRUCTION NOTES

1.CONSTRUCT WITH A 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

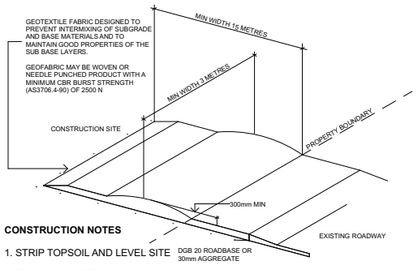
6.ALL OUTLETS FROM DISTURBED LANDS ARE TO FEED INTO A SEDIMENT BASIN OR SIMILAR

7.DISCHARGE RUNOFF COLLECTED FROM UNDISTURED LANDS ONTO EITHER A STABILISED OR AN UNDISTURBED DISPOSAL SITE WITHIN THE SAME SUBCATCHMENT AREA FROM WHICH THE WATER ORIGINATED.

8.COMPACT BANK WITH A SUITABLE IMPLEMENT IN SITUATIONS WHERE THEY ARE REQUIRED TO FUNCTION FOR MORE THAN FIVE DAYS.

9.EARTH BANKS TO BE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT WILL IMPEDE NORMAL FLOW

EARTH BANK



CONSTRUCTION NOTES

1. STRIP TOPSOIL AND LEVEL SITE

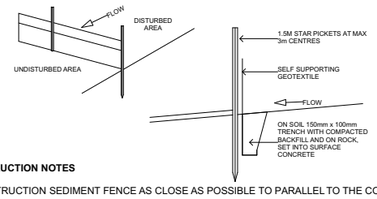
2.COMPACT SUBGRADE

3.COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.

4.CONSTRUCT 200mm THICK PAD OVER GEOTEXTILED USING ROADBASEE OR 30mm AGGREGATE. MINIMUM LENGTH 15m OR TO BUILDING ALIGNMENT.

5.CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER TRAP

STABILISED SITE ACCESS



CONSTRUCTION NOTES

1.CONSTRUCTION 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)

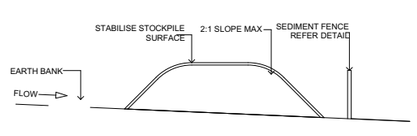
3.DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.

4.FIX SELF-SUPPORTING GOETEXTILE TO THE UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.

5.JOIN SECTION OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.

6.BACKFILL THE TRENCHOVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE

SEDIMENT FENCE



CONSTRUCTION NOTES

1. WHERE POSSIBLE LOCATE STOCKPILE AT LEAST 5 METERS FROM EXISITNG VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS

2.CONSTRUCT ON THE CONTOUR AS A LOW FLAT ELONGATED MOUND

3.WHERE THERE IS SUFFICIENT AREA TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT

4.REHABILATATE IN ACCORDANCE WITH SWMP/ESCP

5.CONSTRUCT EARTH BANK ON THE UPSLOPE SIDE TO DIVERT RUNOFF AROUND THE STOCK PILE AND A SEDIMENT FENCE 1 TO 2m DOWNSLOPE OF THE STOCKPILE

TOPSOIL STOCKPILE

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Issue	Date	Amendments
A	10/04/2025	ISSUED FOR COUNCIL SUBMISSION
B	17/04/2025	ISSUED FOR COUNCIL SUBMISSION

GEMINI

CLIENT: **LAFMAC PTY LTD**

Plot Date:	21/05/2025
Scale:	AS SHOWN @ A3
Drawn:	SM
LGA	YASS VALLEY COUNCIL

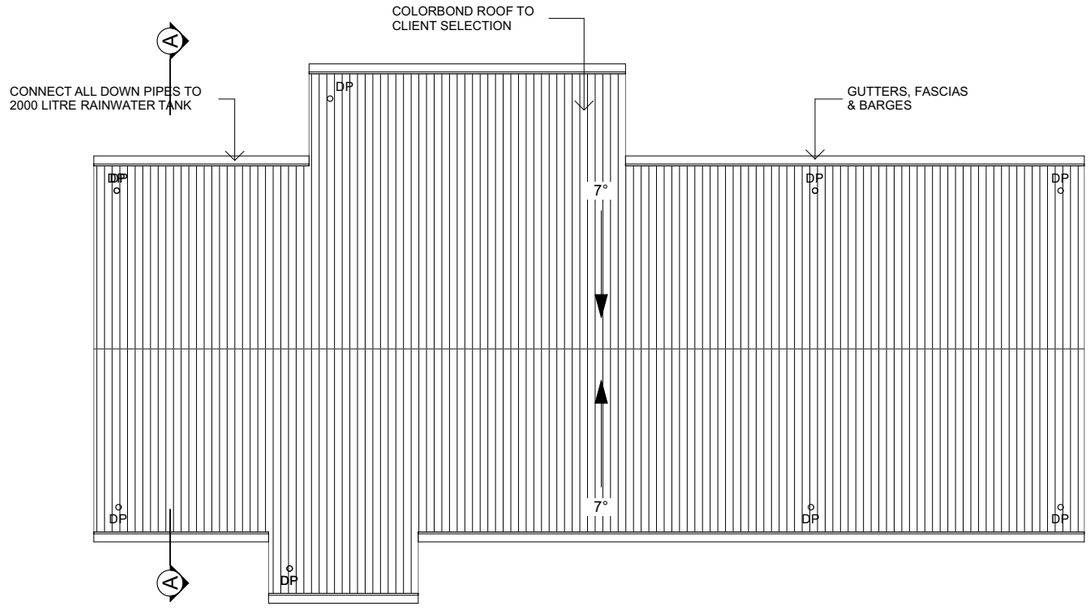
LOCATION:
LOT 29
4 RAVEN ST,
YASS.
NSW. 2582

D.P 667610

PROJECT: **PROPOSED RESIDENCE**

SHEET TITLE: **SITE PLAN**

SHEET No:	JOB No:
101	**16468**



NOTE: REFER TO SHEET 1
FOR BASIX COMMITMENTS

ROOFING CALCULATIONS

ROOF AREA	= 77.83m^2
CONDITIONED AREA	= 47.94m^2
UNCONDITIONED AREA	= 7.16m^2

ROOF NOTES:

- CUT ALL EAVE SHEETS AROUND BEAMS AND POSTS TO COVERED OUTDOOR AREAS TO SUIT.
- EAVE LINING SHEET TRIMS AND/JOINER STRIPS ARE TO BE PVC TO ENTIRE RESIDENCE, AS REQUIRED.
- EAVE SHEET SIZES AND JOINT LAYOUT ARE ONLY A GUIDE AND MAY BE CHANGED AT THE BUILDER'S DISCRETION ON SITE.
- ELECTRICAL CONTRACTOR TO CONFIRM THIS PLAN WITH BUILDER AND OWNER PRIOR TO ANY WORKS COMMENCING.
- AREAS AND CALCULATIONS SHOWN ON THIS PLAN ARE FROM EXACT MEASUREMENTS, WITH NO ALLOWANCE BEING MADE FOR WASTE.

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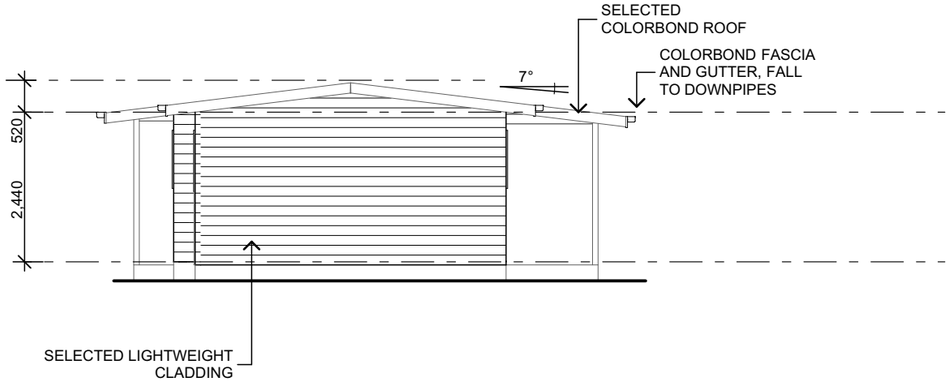
PROJECT: **PROPOSED RESIDENCE**

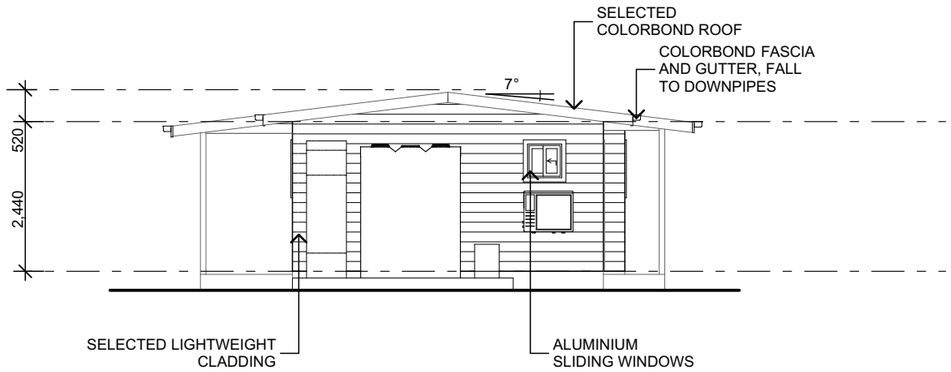
SHEET TITLE: **ROOF PLAN**

SHEET No: **103**

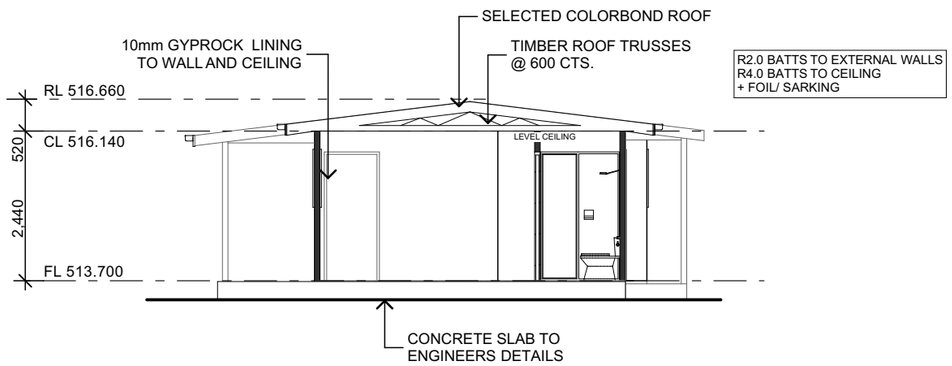
JOB No: **16468**



1 FRONT ELEVATION
1:100



3 REAR ELEVATION
1:100



SECTION A-A
1:100

SECTION NOTES:

- ALL TIMBER BEAMS & POSTS EXPOSED TO OUTSIDE ELEMENTS ARE TO BE TREATED PINE OF APPROPRIATE GRADE OR OF A SUITABLE TIMBER WITH A HIGH RESISTANCE TO TERMITES, SEALED & FINISHED CORRECTLY. CHECK LOCAL AUTHORITY'S STANDARDS OF PRACTICE.
- PRE-FABRICATED FRAME TO MANUFACTURE'S SPECIFICATION AND IN ACCORDANCE WITH AS-1684 (NATIONAL TIMBER FRAME CODE), ALSO BRACED TO CORRECT WIND RATING IN ACCORDANCE WITH AS-4055 (WIND LOADS FOR HOUSING). BUILDER TO DETERMINE WIND RATING.
- INSTALLATION OF WET AREAS WATERPROOFING WHERE MOISTURE/WATER ARE CONCERNED INCLUDING ROOF/SHOWERS/CONS. SLABS IN CONSTRUCTION OF THIS DWELLING ARE TO BE SUITABLY FLASHED AND TREATED IN ACCORDANCE WITH AS-3740 AND RELEVANT STANDARDS.
- ALL BEAMS TO PITCHING POINTS E.G. BULKHEADS TO FRAMING MANUFACTURER'S SPECIFICATION.
- CAVITY MASONRY WALLS TO AS-3700 EXPANSION CONTROL JOINTS TO ENGINEER'S SPECIFICATION.
- BRACING TIE DOWN AND GLAZING DETAILS TO ENGINEER'S SPECIFICATIONS.
- WET AREA WATERPROOFING INSTALLATION AS PER AS3740.
- TERMITE PROTECTION TO SLAB INCLUDING PENETRATION, CURING & PART A & B. ALL TEATMENT IN ACCORDANCE WITH AS-3660.1 NEW BUILDING WORKS.

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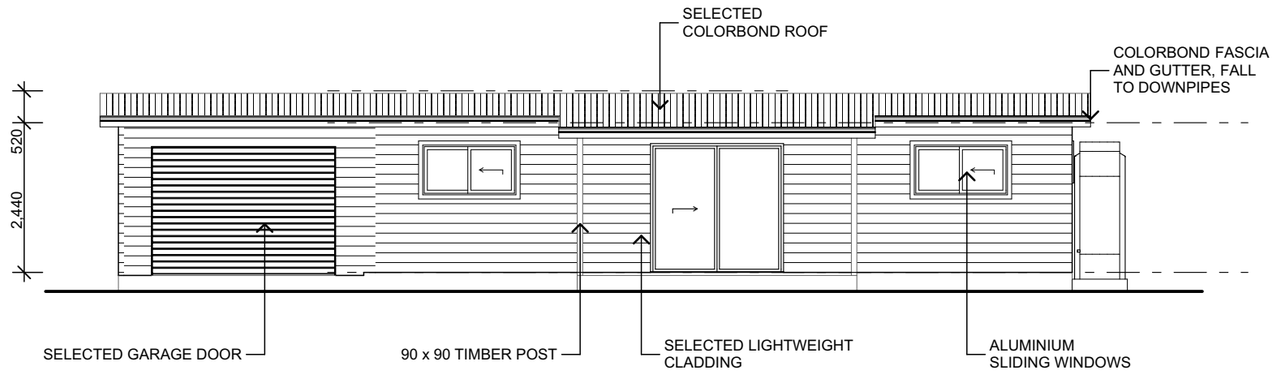
PROJECT: **PROPOSED RESIDENCE**

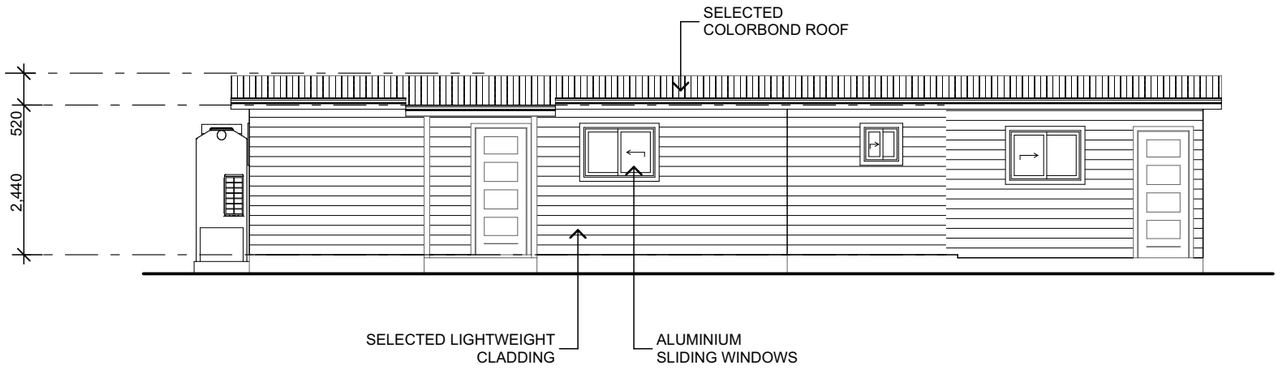
SHEET TITLE: **ELEVATIONS & SECTION**

SHEET No: **201**

JOB No: **16468**



2 SIDE ELEVATION
1:100



4 SIDE ELEVATION
1:100

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PROJECT: **PROPOSED RESIDENCE**

SHEET TITLE: **ELEVATIONS**

SHEET No: **202**

JOB No: **16468**