

CURRENT REVISION + NOTES

Date:	Description:	Issue:	Drawn:
06.05.25	BATHROOM UPDATE/DECK NOTES	K	MS

# ALTERATIONS & ADDITIONS

CLIENT: BROOKHOUSE

STATUS: DA ISSUE

LOT No: 88                      DP No: 811825

STREET: 20 CARRABEEN DRIVE, OLD BAR 2430

CWC JOB #: A6058

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GENERIC | TYPICAL KEY, LEGEND AND ABBREVIATIONS FOR COLLINS W COLLINS ARCHITECTURAL PLANS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.

REVISED JANUARY 2021

SYMBOLS AND LINES

SITE PLAN | S68 S138 PLAN

	LOT BOUNDARY
	SEWER LINE
	STORMWATER LINE
	WATER CONNECTION LINE
	DOWNPIPE TO WATER TANK
	DOWNPIPE FROM TANK TO APPLIANCE
	SILTATION CONTROL FENCING
	SITE HOARDING FENCING
	BATTER EXTREMITIES LINE
	EASEMENT BOUNDARY
	OVERHEAD POWER LINES

	FALL OF BATTER SLOPE
	DRIVEWAY SURFACE
	GARDEN TAP
	WATER METER / ALTERNATE WATER METER
	SANDBAG
	TEMPORARY HOARDING GATES
	STREET TREE / SITE TREE
	LIGHT POLE
	POWER POLE

	ELECTRICAL CUBICLE / PIT
	NBN PIT
	TELECOMMUNICATIONS PIT
	TO BE DEMOLISHED / REMOVED
	DEMOLITION LINE

FLOOR PLANS / SECTIONS (INCL SETOUT, ROOF, DETAIL CALL OUTS)

	OVERHEAD ITEM
	DEMOLITION LINE
	UPPER FLOOR OUTLINE
	ROOF OUTLINE OVER
	RAKED CEILING LINE
	BEAM LINE
	SQUARE SET OPENING
	TERMITE PROTECTION: TO AS 3660.1
	NATURAL GROUND LINE (EXCAVATED)
	COLUMN (MATERIAL AS PER SCHEDULE OR PLAN)
	MASONRY PIER (SIZE AS PER SCHEDULE OR PLAN)
	ENGAGED PIERS: TO COMPLY WITH AS 4773.1-2010 & AS 4773.2-2010
	INSULATION BATTING
	TO BE DEMOLISHED / REMOVED
	EARTH / SOIL

	FILL (TO ENGINEERS DETAIL)
	WET AREA TILED FLOOR SURFACE
	COMMON / OUTDOOR TILED FLOOR SURFACE
	BROOM FINISH CONCRETE FLOOR SURFACE
	MASONRY WALL
	CONCRETE
	TIMBER/METAL STUD FRAMED WALL
	CONCRETE BLOCK WALL
	MASONRY VENEER WALL
	METAL SHEET ROOFING
	KLIP-LOK (OR SIMILAR) METAL SHEET ROOFING
	TILED ROOF
	WAFFLE POD (TO ENGINEERS DETAIL)
	TACTILE GROUND SURFACE INDICATORS: TO AS 1428.4.1:2009
	STAIRS INCLUDING DIRECTION OF TRAVEL (UP)
	RAMP INCLUDING DIRECTION OF TRAVEL (UP)

	GARDEN TAP
	RAINWATER DOWNPIPES: TO AS 3500
	SMOKE ALARMS: SMOKE ALARMS TO AS3786 AND NCC, VOL. 2, PART H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS
	MECHANICAL VENTILATION: MECHANICAL VENTILATION EXTERNALLY DUCTED TO COMPLY WITH NCC, VOL. 2, PART H4D7 AND PART 10.6 AND 10.8.2 OF THE ABCB HOUSING PROVISIONS
	SLIDING DOOR UNIT OPENING DIRECTION
	SLIDING WINDOW OPENING DIRECTION
	AWNING/CASEMENT WINDOW OPENING DIRECTION
	HINGED DOOR OPENING DIRECTION
	GAS BOTTLES
	ELECTRICAL METER BOX
	GAS INSTANTANEOUS HOT WATER SERVICE
	HOT WATER TANK
	SOLAR HOT WATER SERVICE
	COOKTOP
	SINK TYPICAL

GENERAL SYMBOLS AND ARCHITECTURAL SYMBOLS

	NORTH
	WINDOW TAG (DA/CC)
	DOOR TAG (DA/CC)

	TYPICAL SECTION MARKER
	TYPICAL ELEVATION MARKER
	TYPICAL CALL OUT MARKER
	VIEW TAG AND SCALE

RENOVATION / DEMOLITION SYMBOLS

	TO BE DEMOLISHED OR REMOVED
	EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC)
	TO BE DEMOLISHED OR REMOVED
	EXISTING AREA / FACADE / ROOM
	PROPOSED NEW ITEM / ELEMENT

MULTI STOREY SITE PLAN SYMBOLS / LEGEND

	LOWEST FLOOR (GROUND TYPICAL)
	MIDDLE FLOOR
	UPPER FLOOR

GENERAL ABBREVIATIONS

ARI	AVERAGE RECURRENCE INDEX	F	FIXED GLASS / PANEL	PB	PLASTER BOARD
AHD	AUSTRALIAN HEIGHT DATUM	FG	FIXED GLASS WINDOW	RET. WALL	RETAINING WALL
CLT	CROSS LAMINATED TIMBER	GLT	GLUE LAMINATED TIMBER	RC	REINFORCED CONCRETE
COL.	COLUMN	GTAP	GARDEN TAP	PV	PHOTOVOLTAIC
COW	COST OF WORKS	GPO	GENERAL POWER OUTLET	RL	REDUCED LEVEL
DCP	DEVELOPMENT CONTROL PLAN	GRG	GARAGE	SB	SUB ELECTRICAL METER BOX
DEG.	DEGREES	HWS	HOT WATER SERVICE	SL	SURFACE LEVEL
DGPO	DOUBLE GENERAL POWER OUTLET	LEP	LOCAL ENVIRONMENT PLAN	SW	STORM WATER
DH	DOUBLE HUNG WINDOW	LOH	LIFT OFF HINGE	TRH	TOILET ROLL HOLDER
DP	RAINWATER DOWNPIPE	LVL	LAMINATED VENEER LUMBER	T.O.K	TOP OF KERB
DTR	DOUBLE TOWEL RAIL	MECH.	MECHANICAL	T.O.W	TOP OF WALL
HWS	HOT WATER SERVICE	MB	ELECTRICAL METER BOX	WC	WATER CLOSET
FC	FIBRE CEMENT	MR	MOISTURE RESISTANT	1650B	BATH SIZING
F.S.L	FINISHED SURFACE LEVEL	MH	MAN HOLE	900V	VANITY SIZING
		NGL	NATURAL GROUND LINE	820	INTERIOR DOOR SIZING

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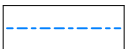

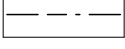

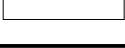
PROJECT: ALTERATIONS & ADDITIONS		LEGENDS		DRAWING REVISION + NOTES			
STATUS: DA ISSUE		SCALE: 1 : 100		Date:	Revision:	Issue:	Drawn:
LOT No: 88 DP No: 811825		SHEET SIZE: A3		17.02.25	REVISED	E	AE
STREET: 20 CARRABEEN DRIVE, OLD BAR 2430		START DATE: 03.12.2024		18.02.25	REVISED	F	AE
CLIENT: BROOKHOUSE		DWG No: A6058		24.02.25	REVISED	G	AE
				04.04.25	CC PLANS	H	MS
				28.04.25	PLAN RFI/ENERGY	J	MS
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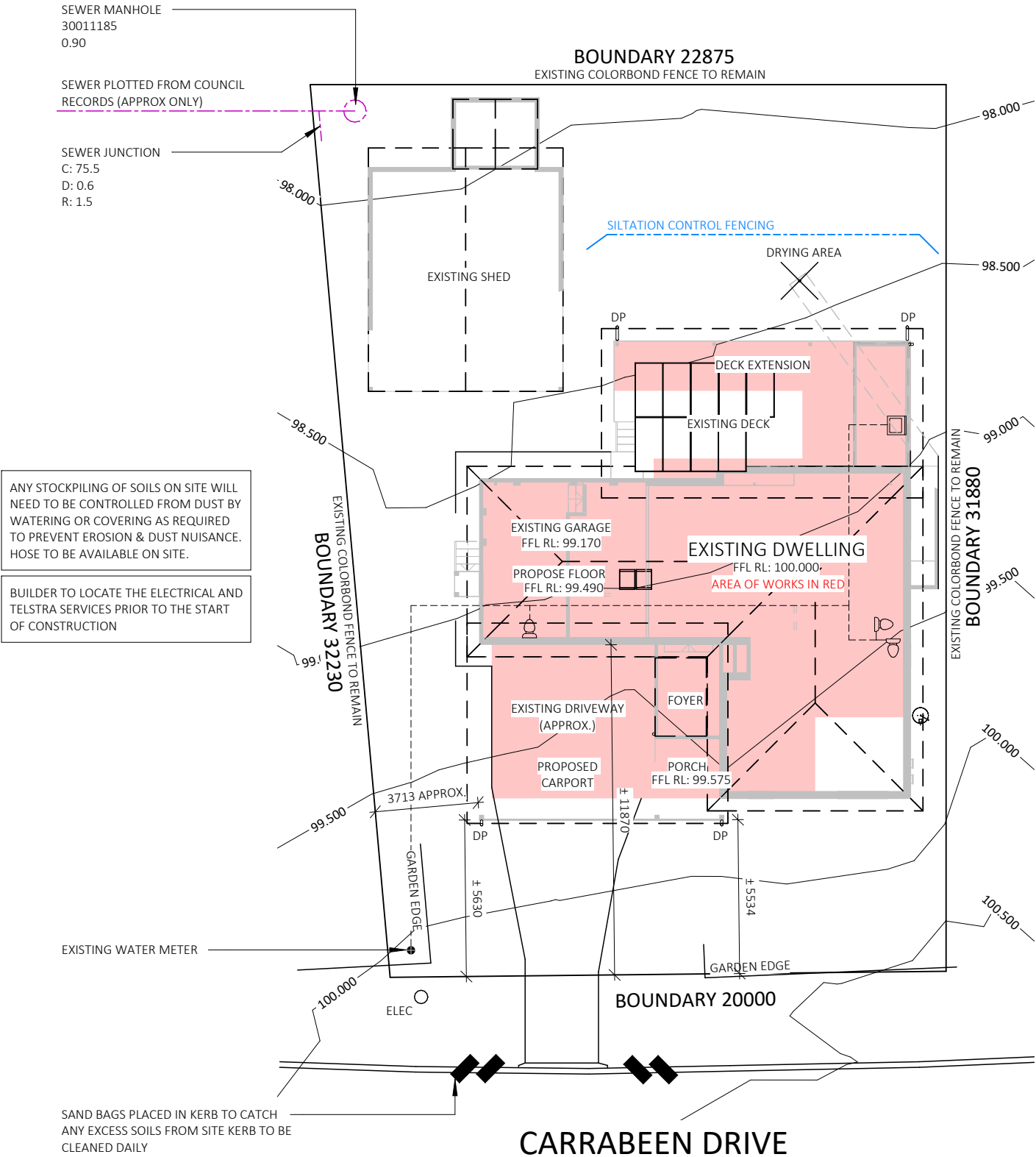
	SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD
	SITE HOARDING AND SECURITY FENCE
	WATER MAINS (APPROX ONLY)
	STORMWATER LINES (APPROX ONLY)
	SEWER LINES (APPROX ONLY)

DA ISSUE ONLY

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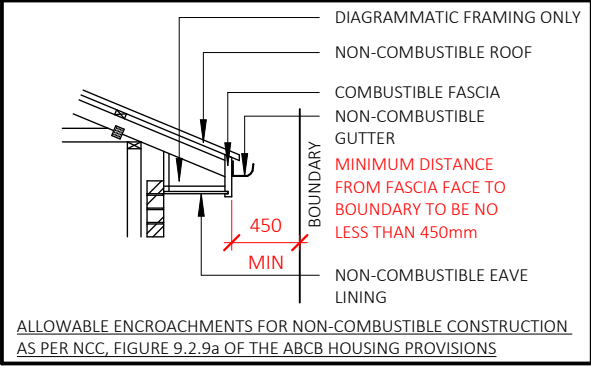
PROPOSED ROOF AREAS	
NAME	AREA
CARPORT FLYOVER ROOF (PROPOSED)	68.3 m²
DECK FLYOVER ROOF (PROPOSED)	70.5 m²
DWELLING ROOF (EXISTING)	155.4 m²
FOYER ROOF (PROPOSED)	7.4 m²
LAUNDRY ROOF (PROPOSED)	9.2 m²
TOTAL	310.8 m²

Summary of BASIX Commitments (refer to Certificate for exact details)	
Fixtures and Systems	
HWS:	Using Existing
Lighting:	40% of new or altered fixtures are fitted with fluorescent, compact fluorescent or LED lamps
Fixtures:	All new or altered showerheads, toilets or taps must have a minimum 3 star water rating
Construction	
Floor:	<b>Construction:</b> Concrete, On Ground <b>Insulation:</b> Nil <b>Construction:</b> Suspended floor with enclosed subfloor <b>Insulation:</b> R0.6 down (or R1.3 including construction)
External Wall:	<b>Construction:</b> Brick Veneer <b>Insulation:</b> R 1.16 (or R1.70 including construction) <b>Construction:</b> External wall: Weatherboard, FC sheet or Metal Cladding <b>Insulation:</b> R 1.86 (or R2.40 including construction)
Ceiling:	<b>Construction:</b> Flat ceiling   <b>Insulation</b> – R 0.69 (up)
Roof:	<b>Construction:</b> Pitched roof   <b>Colour:</b> Light (SA <0.475) <b>Insulation:</b> None
Glazing	
<b>Frame and Glass Type:</b> Standard aluminium, single pyrolytic low-e (U-Value: 4.4 / SGHC: 0.46) <b>Applicable Windows:</b> D02_BED2, W06_BED2, W01_STUDY	
<b>Frame and Glass Type:</b> Standard aluminium, single clear (U-Value: 7.63 / SGHC: 0.75) <b>Applicable Windows:</b> Remainder new windows (re-use existing) <b>Shading:</b> as per plans	



## S68 PLAN


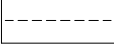

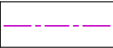
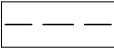

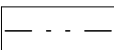

1 : 200



ALLOWABLE ENCROACHMENTS FOR NON-COMBUSTIBLE CONSTRUCTION AS PER NCC, FIGURE 9.2.9a OF THE ABCB HOUSING PROVISIONS

## S68 & S138 INFO & LEGEND

STORMWATER/RAINWATER TO BE CONNECTED TO EXISTING STORMWATER CONNECTION  
(SURFACE AND SUB-SURFACE STORMWATER TO BE DISPOSED OF VIA PIPEWORK IN ACCORDANCE WITH AS 3500)

	SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD		WATER FLOW FROM RAINWATER STORAGE TANKS TO APPLIANCES AND FIXTURES (TO BE USED AS A GUIDE ONLY)		GTAP	GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)
	SEWER LINE (TO BE USED AS A GUIDE ONLY)		WATER FLOW FROM DOWNPIPES TO RAINWATER TANKS (TO BE USED AS A GUIDE ONLY)		DPO	DOWNPIPE LOCATIONS (TO BE USED AS A GUIDE ONLY)
			STORMWATER FLOW (TO BE USED AS A GUIDE ONLY)			ALL LEVELS ARE TO INDICATIVE AND NOT TO AHD. ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.

DA ISSUE ONLY

### BUSHFIRE NOTES:

BAL - 12.5


PLEASE REFER TO BUSHFIRE SELF ASSESSMENT KIT BY CLIENT/OWNER & TO BE CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

### BASIX NOTES:

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 3 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

### GENERAL PLAN SET NOTES:

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

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EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
FBW	SELECT FACE BRICKWORK
GUT(A)	CLIP-SNAP CONTINUOUS OVERFLOW EAVES GUTTER SYSTEM TO COMPLY WITH AS 3500.3
LIN(A)	SCYON LINEA 150mm WIDE HORIZONTAL CLADDING
RFC	RENDERED FC SHEET
VCC	VERSICLAD CORROLINK (LIGHT)
VSM	VERSICLAD SPACEMAKER (LIGHT)

COLUMN SCHEDULE	
LABEL	COLUMN TYPE
COL. 1	140 x 140mm HARDWOOD POST ON STIRRUP
COL. 2	90 x 90mm HARDWOOD POST ON STIRRUP
COL. 3	ROOF EXTENDA BRACKET OR SIMILAR



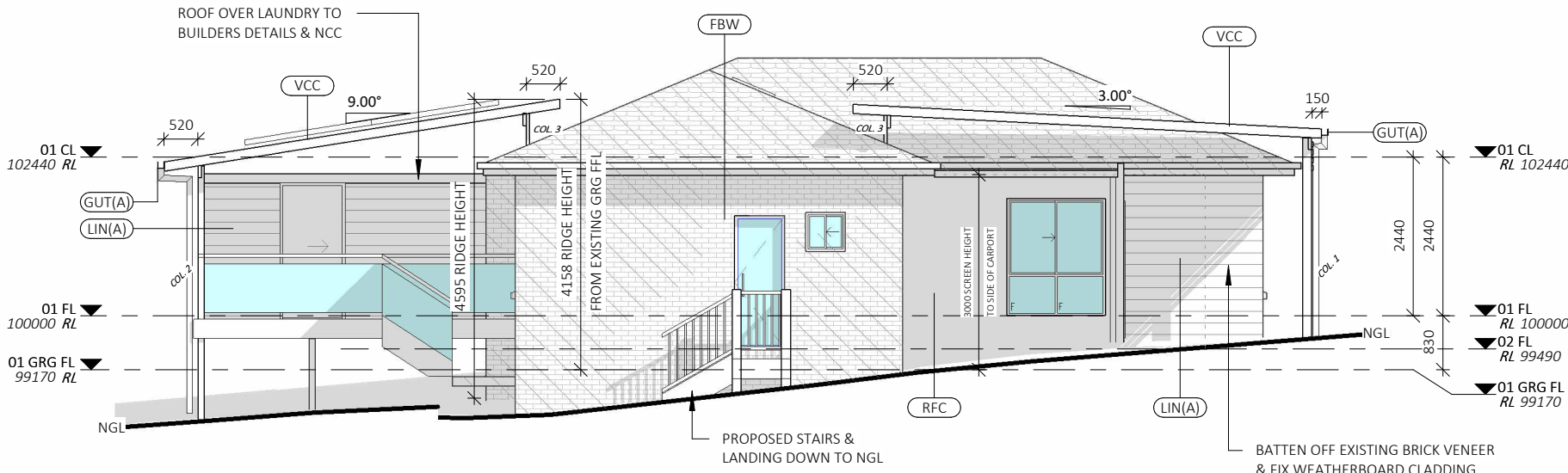
## WEST ELEVATION

1 : 100

PROPOSED

ALL TIMBER DECKS, STAIRS AND EXTERNAL TIMBER COLUMNS ARE TO BE CONSTRUCTED FROM BUSHFIRE RESISTING TIMBER SPECIES AS PER AS3959, APPENDIX F

ALL TIMBER DECKS, STAIRS AND EXTERNAL TIMBER COLUMNS ARE TO BE CONSTRUCTED FROM BUSHFIRE RESISTING TIMBER SPECIES AS PER AS3959, APPENDIX F



## NORTH ELEVATION

1 : 100

### GLAZING SPECIFICATIONS:

WINDOWS AND DOORS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AND DOORS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE

LOW-E GLAZING: SINGLE LOW-E WITH STANDARD ALUMINIUM FRAMES TO D02\_BED2, W06\_BED2, W01\_STUDY

STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES TO REMAINDER NEW GLAZING

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL. 2, H1D8 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS

### WINDOWS AND GLAZING TO COMPLY WITH:

AS 4055 : WIND LOADS FOR HOUSING  
AS 1288 : GLASS IN BUILDINGS - SELECTION & INSTALLATION  
AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING  
AS 1170-Part 2 : WIND ACTIONS  
AS 3959 : CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

*\*THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY THE NCC AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.*

### STAIRS, HANDRAILS & BALUSTRADE NOTES:

STAIRS TO COMPLY WITH NCC VOL. 2, H5D2, H5D3 AND PART 11.2.1 AND 11.2.2 OF THE ABCB HOUSING PROVISIONS.  
BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, H5D3 AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING PROVISIONS.

### BUSHFIRE NOTES:

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ELEVATIONS

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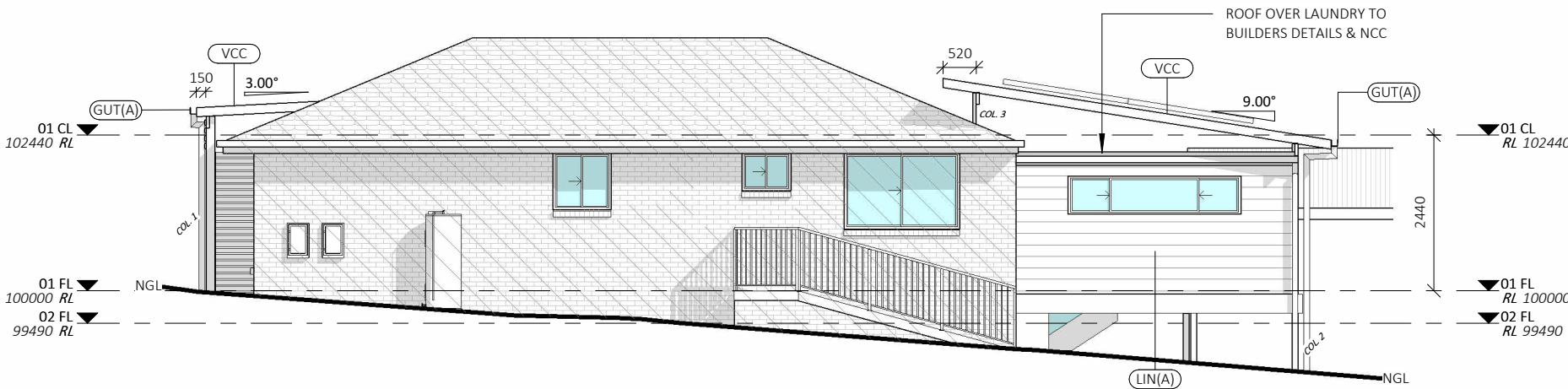
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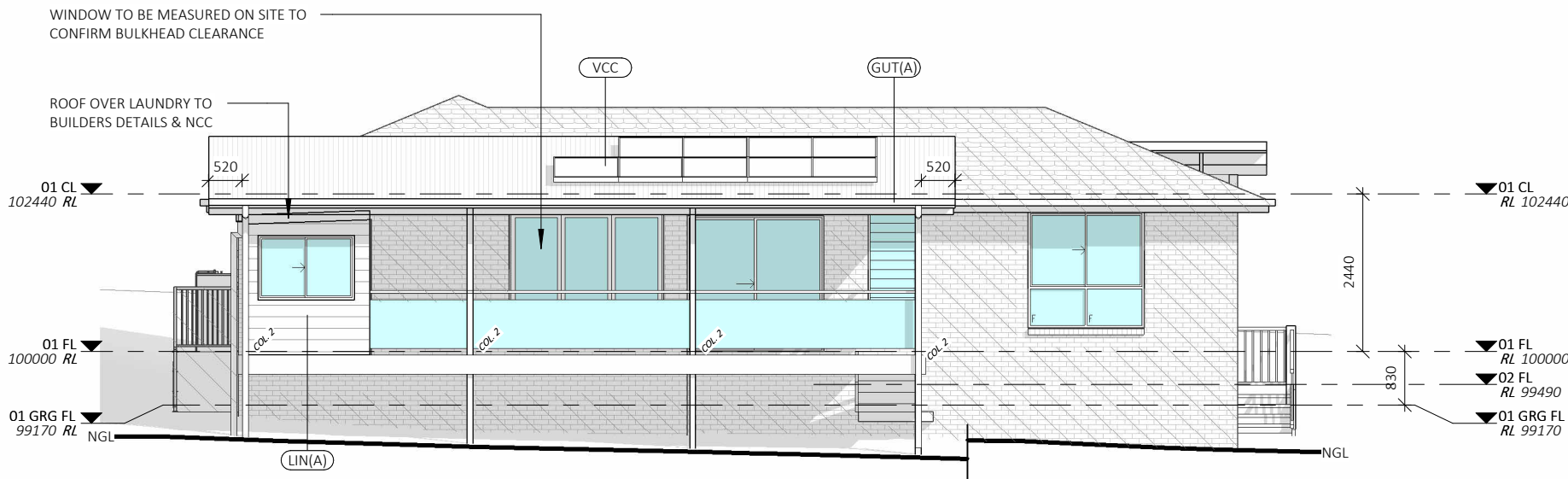
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## SOUTH ELEVATION

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## EAST ELEVATION

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PLEASE REFER TO BUSHFIRE SELF ASSESSMENT KIT BY CLIENT/OWNER & TO BE CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

### BASIX NOTES:

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### GENERAL PLAN SET NOTES:

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BAL - 12.5

PROJECT: ALTERATIONS & ADDITIONS

STATUS: DA ISSUE

LOT No: 88 DP No: 811825

STREET: 20 CARRABEEN DRIVE, OLD BAR 2430

CLIENT: BROOKHOUSE

SHEET: 8 OF 18

ELEVATIONS

SCALE:

1 : 100

SHEET SIZE:

A3

START DATE:

03.12.2024

DWG No:

A6058

DRAWING REVISION + NOTES

Date:

Revision:

Issue:

Drawn:

17.02.25

REVISED

E

AE

18.02.25

REVISED

F

AE

24.02.25

REVISED

G

AE

04.04.25

CC PLANS

H

MS

28.04.25

PLAN RFI/ENERGY

J

MS

06.05.25

BATHROOM UPDATE/DECK NOTES

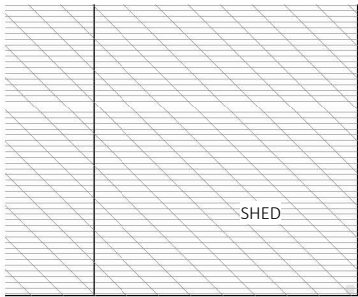
K

MS

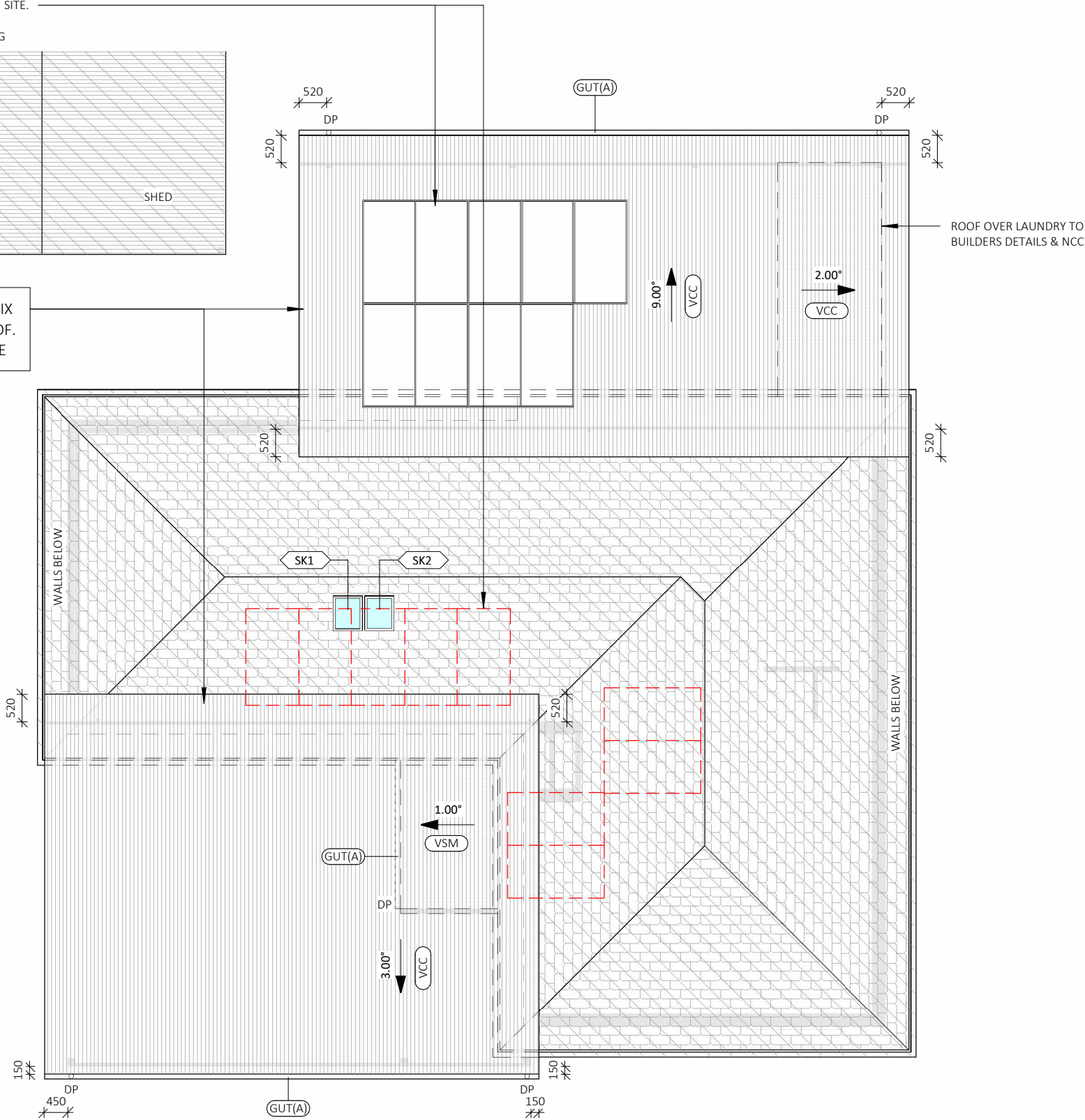
EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
FBW	SELECT FACE BRICKWORK
GUT(A)	CLIP-SNAP CONTINUOUS OVERFLOW EAVES GUTTER SYSTEM TO COMPLY WITH AS 3500.3
LIN(A)	SCYON LINEA 150mm WIDE HORIZONTAL CLADDING
RFC	RENDERED FC SHEET
VCC	VERSICLAD CORROLINK (LIGHT)
VSM	VERSICLAD SPACEMAKER (LIGHT)

PROPOSED ROOF AREAS	
NAME	AREA
CARPORT FLYOVER ROOF (PROPOSED)	68.3 m²
DECK FLYOVER ROOF (PROPOSED)	70.5 m²
DWELLING ROOF (EXISTING)	155.4 m²
FOYER ROOF (PROPOSED)	7.4 m²
LAUNDRY ROOF (PROPOSED)	9.2 m²
TOTAL	310.8 m²

PROPOSED SOLAR PANEL TO BE CONFIRMED ON SITE.  
RELOCATION TO VERSICLAD ROOF DUE TO SKY  
LIGHTS AND PROPOSED ROOF OVERSHADOWING



EXTENDA BRACKETS OR SIMILAR TO FIX  
VERSICLAD ROOFING TO EXISTING ROOF.  
LOCATION TO BE CONFIRMED ON SITE



## ROOF PLAN

1 : 100

## DA ISSUE ONLY

### BUSHFIRE NOTES:

BAL - 12.5


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& TO BE CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018:  
CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

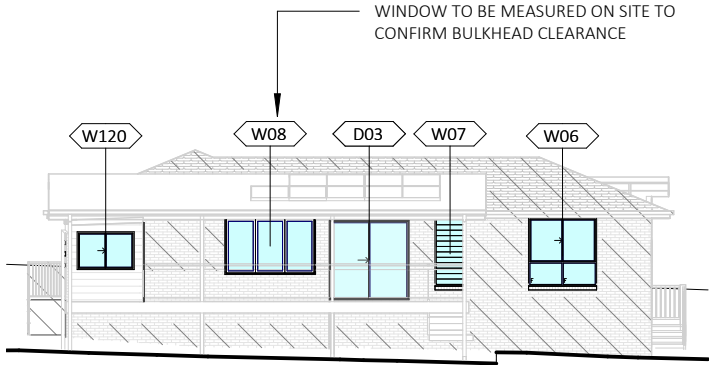
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 Building Designers	PROJECT: ALTERATIONS & ADDITIONS		ROOF PLAN		DRAWING REVISION + NOTES			
	STATUS: DA ISSUE		SCALE: 1 : 100		Date:	Revision:	Issue:	Drawn:
	LOT No: 88 DP No: 811825		SHEET: 10 OF 18		17.02.25	REVISED	E	AE
	STREET: 20 CARRABEEN DRIVE, OLD BAR 2430		START DATE: 03.12.2024		18.02.25	REVISED	F	AE
CLIENT: BROOKHOUSE		DWG No: A6058		24.02.25		REVISED	G	AE
				04.04.25		CC PLANS	H	MS
				28.04.25		PLAN RFI/ENERGY	J	MS
				06.05.25		BATHROOM UPDATE/DECK NOTES	K	MS



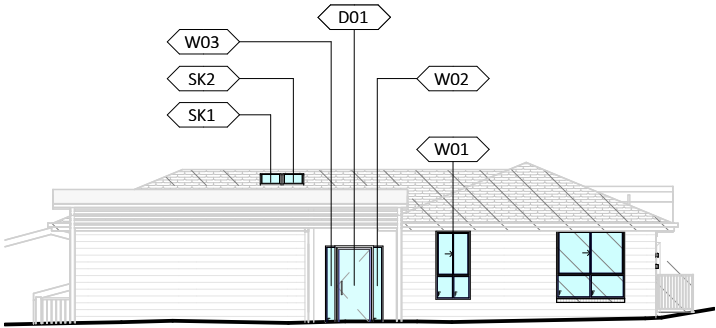
EAST FACE GLAZING

1 : 200



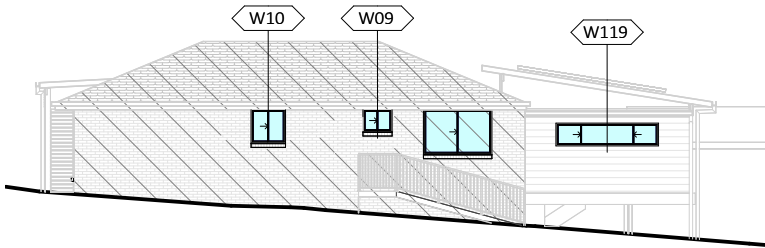
NORTH FACE GLAZING

1 : 200



WEST FACE GLAZING

1 : 200



SOUTH FACE GLAZING

1 : 200

WINDOW GLAZING SCHEDULE

NUMBER	ROOM	HEIGHT	WIDTH	TYPE	CONSTRUCTION	GLAZING	AREA
SK1	KITCHEN	700	550	SKYLIGHT	ALUMINIUM	STANDARD	0.39 m <sup>2</sup>
SK2	KITCHEN	700	550	SKYLIGHT	ALUMINIUM	STANDARD	0.39 m <sup>2</sup>
W01	STUDY	1800	910	SLIDING	ALUMINIUM	LOW-E	1.64 m <sup>2</sup>
W02	FOYER	2100	300	FIXED GLASS	ALUMINIUM	STANDARD	0.63 m <sup>2</sup>
W03	FOYER	2100	300	FIXED GLASS	ALUMINIUM	STANDARD	0.63 m <sup>2</sup>
W04	FOYER	1800	1510	SLIDING	ALUMINIUM	STANDARD	2.72 m <sup>2</sup>
W05	ENS (2)	600	610	SLIDING	ALUMINIUM	STANDARD	0.37 m <sup>2</sup>
W06	BED 2	1800	1800	SLIDING	ALUMINIUM	LOW-E	3.24 m <sup>2</sup>
W07	KITCHEN	1800	800	LOUVRE	ALUMINIUM	STANDARD	1.44 m <sup>2</sup>
W08	MEALS/LIVING	1500	2400	BI-FOLD	ALUMINIUM	STANDARD	3.60 m <sup>2</sup>
W09	BATHRM	600	770	SLIDING	ALUMINIUM	STANDARD	0.46 m <sup>2</sup>
W10	ENS (1)	900	910	SLIDING	ALUMINIUM	STANDARD	0.82 m <sup>2</sup>
W119	LDRY	600	2710	SLIDING	ALUMINIUM	STANDARD	1.63 m <sup>2</sup>
W120	LDRY	1000	1510	SLIDING	ALUMINIUM	STANDARD	1.51 m <sup>2</sup>

19.45 m<sup>2</sup>

DOOR GLAZING SCHEDULE

NUMBER	ROOM	HEIGHT	WIDTH	TYPE	CONSTRUCTION	GLAZING	AREA
D01	FOYER	2050	920	HINGED	ALUMINIUM	STANDARD	1.89 m <sup>2</sup>
D02	BED 2	2050	770	HINGED	ALUMINIUM	LOW-E	1.58 m <sup>2</sup>
D03	MEALS/LIVING	2100	2110	SLIDING DOOR	ALUMINIUM	STANDARD	4.43 m <sup>2</sup>

7.90 m<sup>2</sup>

GLAZING SPECIFICATIONS:

WINDOWS AND DOORS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AND DOORS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE

LOW-E GLAZING: SINGLE LOW-E WITH STANDARD ALUMINIUM FRAMES TO D02\_BED2, W06\_BED2, W01\_STUDY

STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES TO REMAINDER NEW GLAZING

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL. 2, H1D8 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS

WINDOWS AND GLAZING TO COMPLY WITH:

AS 4055 : WIND LOADS FOR HOUSING  
AS 1288 : GLASS IN BUILDINGS - SELECTION & INSTALLATION  
AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING  
AS 1170-Part 2 : WIND ACTIONS  
AS 3959 : CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

\*THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY THE NCC AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.

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BUSHFIRE NOTES:

BAL - 12.5

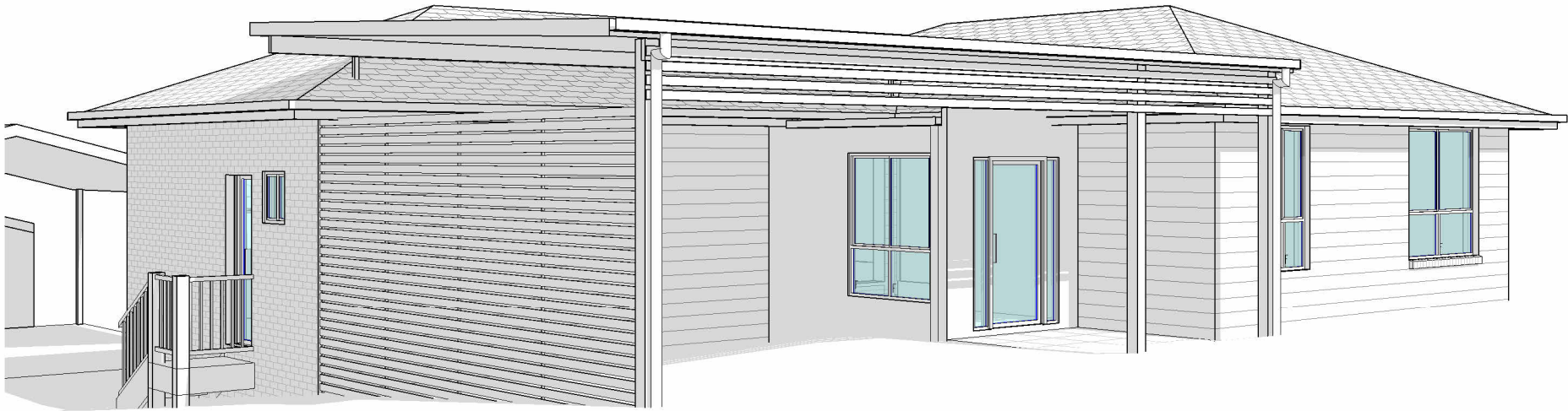
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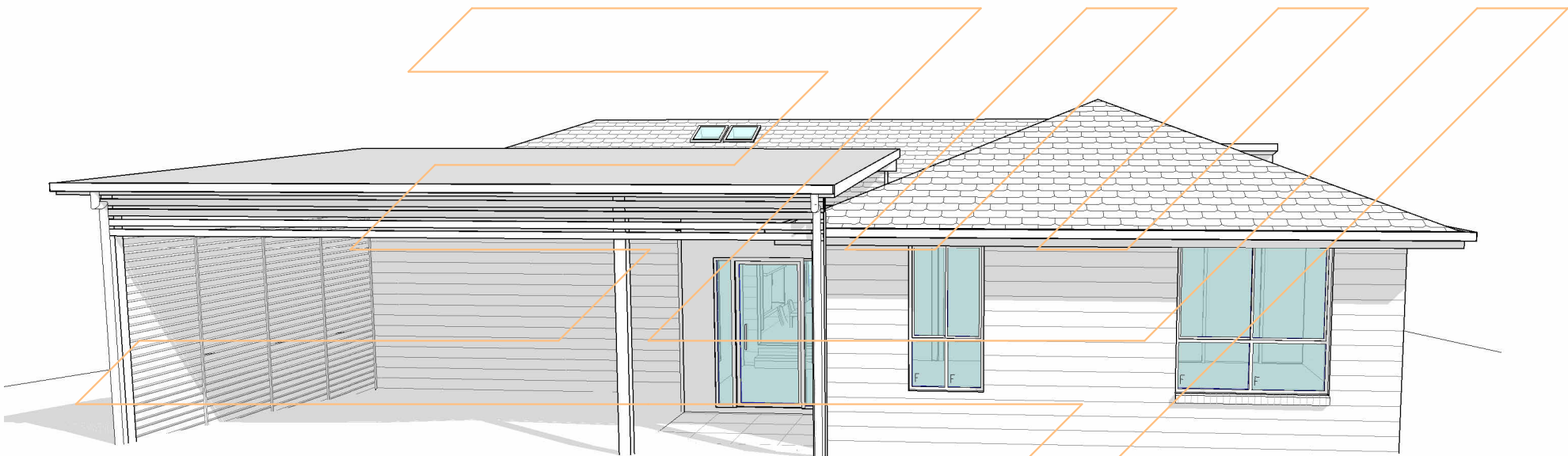
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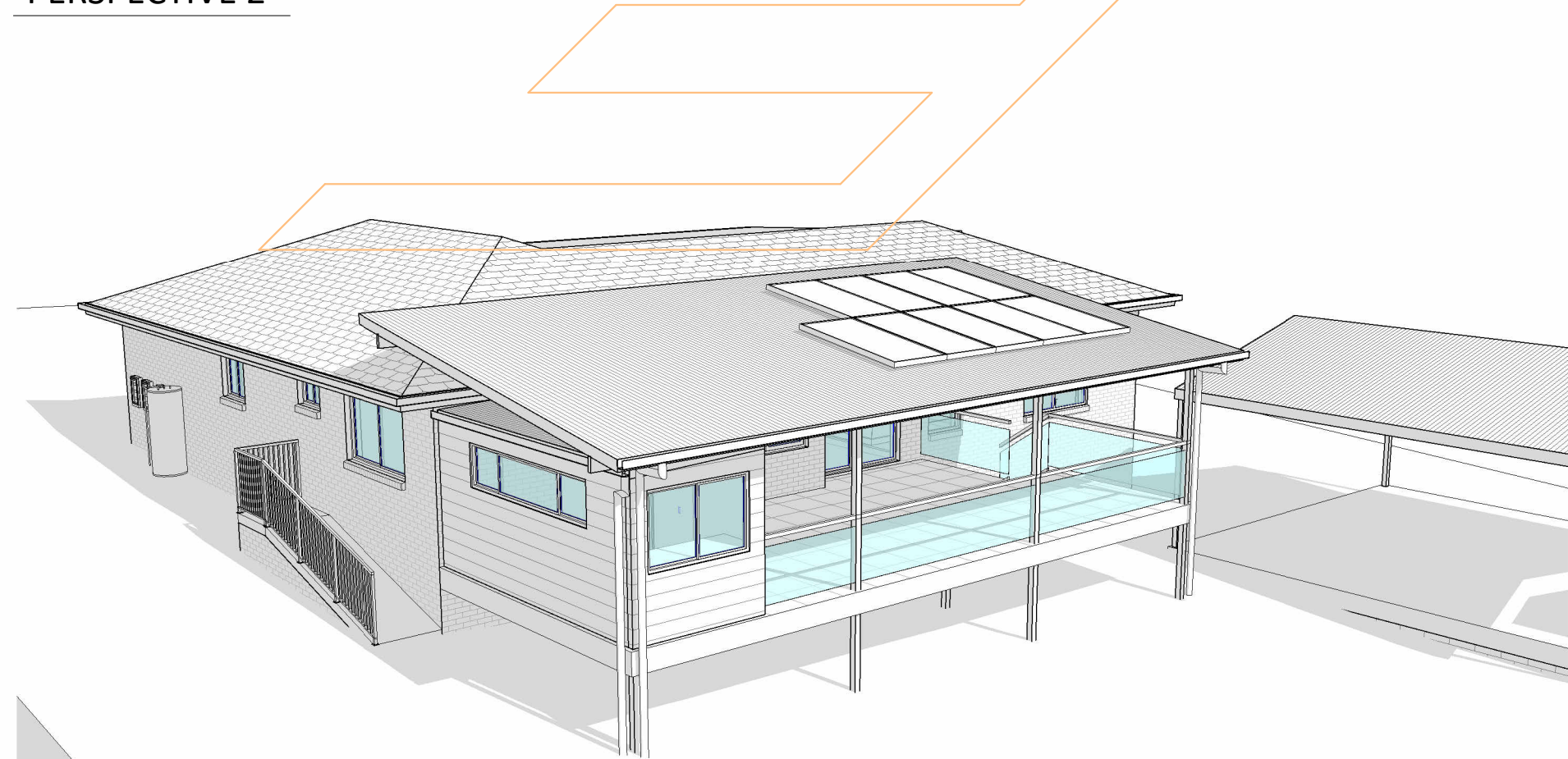
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PERSPECTIVE 1




PERSPECTIVE 2



PERSPECTIVE 3

DA ISSUE ONLY

<div>BAL - 12.5</div>	<b>BUSHFIRE NOTES:</b> PLEASE REFER TO BUSHFIRE SELF ASSESSMENT KIT BY CLIENT/OWNER & TO BE CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS	<b>BASIX NOTES:</b> PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 3 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS	<b>GENERAL PLAN SET NOTES:</b> CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS			

 <div>collinswcollins</div> <div>Building Designers</div>	<div>Note: Copyright © Collins.w.Collins PTY LTD All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders. <i>DO NOT SCALE</i> from this drawing. <i>CONTRACTOR</i> is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.</div>		PROJECT: ALTERATIONS & ADDITIONS		PERSPECTIVE VIEWS		DRAWING REVISION + NOTES					
			<div>STATUS: DA ISSUE</div> <div>LOT No: 88      DP No: 811825</div> <div>STREET: 20 CARRABEEN DRIVE, OLD BAR 2430</div> <div>CLIENT: BROOKHOUSE</div>		<div>SHEET: 12 OF 18</div>		<div>SCALE:</div> <div>SHEET SIZE: A3</div> <div>START DATE: 03.12.2024</div> <div>DWG No: A6058</div>		Date:	Revision:	Issue:	Drawn:
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