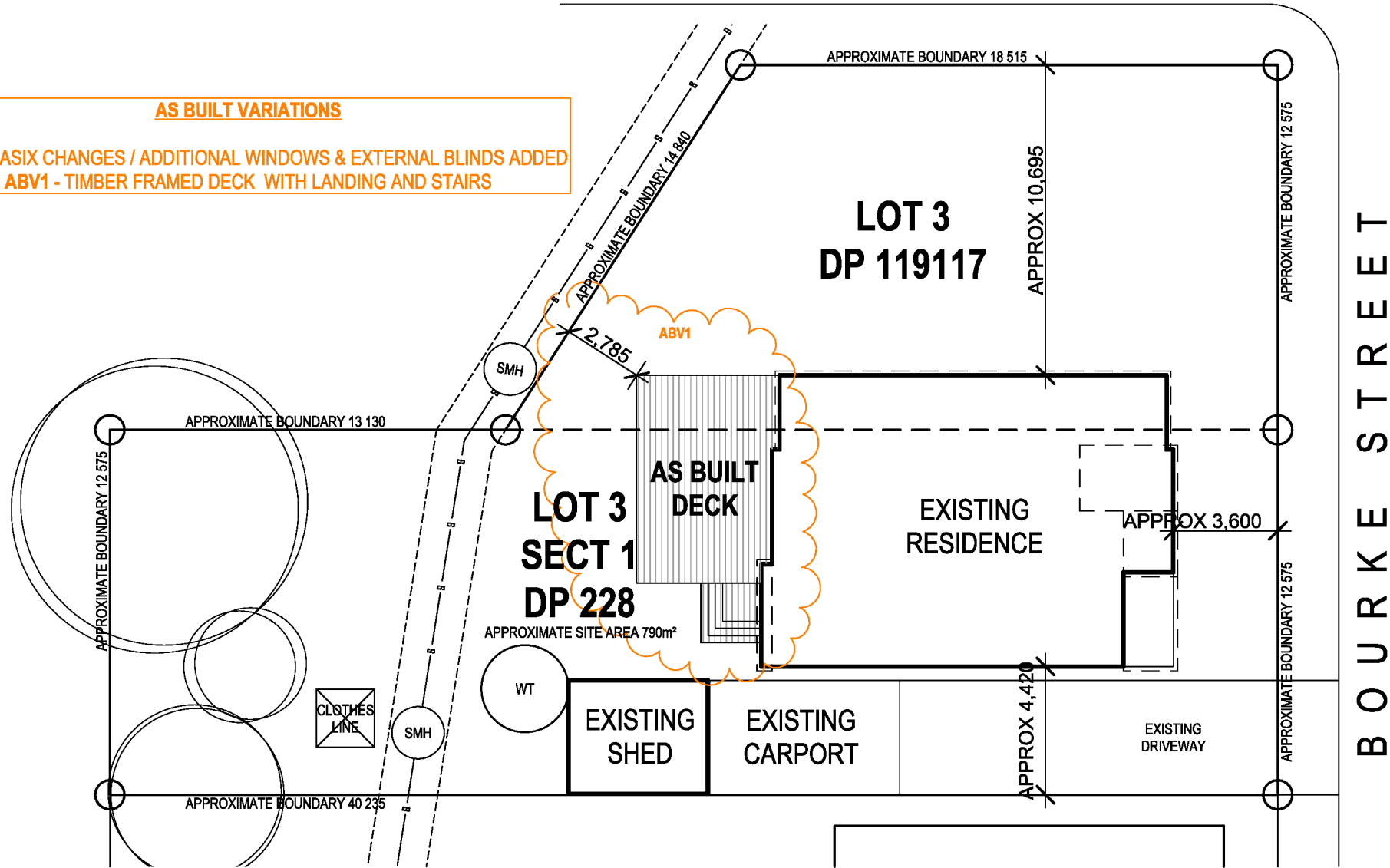


AS BUILT VARIATIONS

ABV0 - BASIX CHANGES / ADDITIONAL WINDOWS & EXTERNAL BLINDS ADDED

ABV1 - TIMBER FRAMED DECK WITH LANDING AND STAIRS



BASIX COMMITMENTS

PLUMBING FIXTURES

NEW/ALTERED SHOWER HEADS
MAXIMUM FLOW 9 LITRES PER MINUTE 3 STAR

NEW/ALTERED TOILET FLUSHING SYSTEM
MAXIMUM FLOW 4 LITRES PER FLUSH 3 STAR

NEW/ALTERED TAPS
MAXIMUM FLOW 9 LITRES PER MINUTE 3 STAR

HOT WATER

THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER UNIT IN THE DEVELOPMENT

ARTIFICIAL LIGHTING

THE APPLICANT MUST ENSURE THAT 40% OF THE NEW OR ALTERED LIGHTING IS FLUORESCENT, COMPACT FLUORESCENT OR LED AS OUTLINED IN THE BASIX CERTIFICATE

THERMAL COMFORT

EXTERNAL FRAMED WALLS
-TO HAVE ADDITIONAL INSULATION OF R1.7 RATING OR HIGHER FLOOR ABOVE AN EXISTING DWELLING

-NIL
CEILINGS UNVENTILATED DARK ROOF(SOLAR ABSORBANCE >0.70)
-TO HAVE ADDITIONAL INSULATION OF R3.0 RATING
-ROOF TO HAVE FOIL/SARKING INSTALLED

REV	DATE	AMENDMENT
10	19/02/25	AS BUILT PLANS
11	20/02/25	AS BUILT PLANS
12	24/02/25	AS BUILT PLANS

DEVELOPMENT NOTES

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PROVIDE WATERPROOFING SYSTEM TO ALL WET AREAS IN ACCORDANCE WITH PART F1-7 FOR COMMERCIAL PREMISES OF THE BUILDING CODE OF AUSTRALIA. PROVIDE WATERPROOFING SYSTEM TO ALL WET AREAS IN ACCORDANCE WITH CLAUSE 3.8.1 OF THE BUILDING CODE & AS3740

PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH AS 3660.1

PROVIDE TIE DOWN AND BRACING IN ACCORDANCE WITH AS1684.2 AND STRUCTURAL ENGINEERS RECOMMENDATIONS

INSULATION MUST BE INSTALLED IN ACCORDANCE WITH PART 3.12.11.1 OF THE BUILDING CODE OF AUSTRALIA.

ALL LEVELS ARE INDICATIVE AND SHOULD BE CONFIRMED.

LEGEND

WT WATER TANK
TP TIMBER POST
BP BRICK PEIR
C1 COLUMN TO ENG. DETAIL
SD SMOKE DETECTOR



NOTES:

- THE DRIVEWAY CONSTRUCTION IS TO COMPLY WITH TABLE F OF ENGINEERING DESIGN GUIDE FOR SUBDIVISIONS AND DEVELOPMENTS

- ACCESSES ARE TO CROSS THE FOOTWAY PERPENDICULAR TO LONGITUDINAL ROAD ALIGNMENT

- DRIVEWAYS ARE TO BE INSTALLED AS PER TRC STANDARD DRAWINGS 8208 AND 8281

- THE DRIVEWAY SHALL HAVE SATISFACTORY CLEARANCE TO ANY POWER POLE OR TELECOMMUNICATIONS POLE, MANHOLE COVER OR MARKER, OR STREET TREE. ANY RELOCATION, ALTERATION OR REPLACEMENT REQUIRED SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITY.

- THE DRIVEWAY SHALL BE PROVIDED WITH A NON-SLIP FINISH, AND THE DESIGN OF THE DRIVEWAY SHALL BE UNDERTAKEN TO ENSURE THE ACCESS IS ACCESSIBLE TO ALL TYPES OF VEHICLES.

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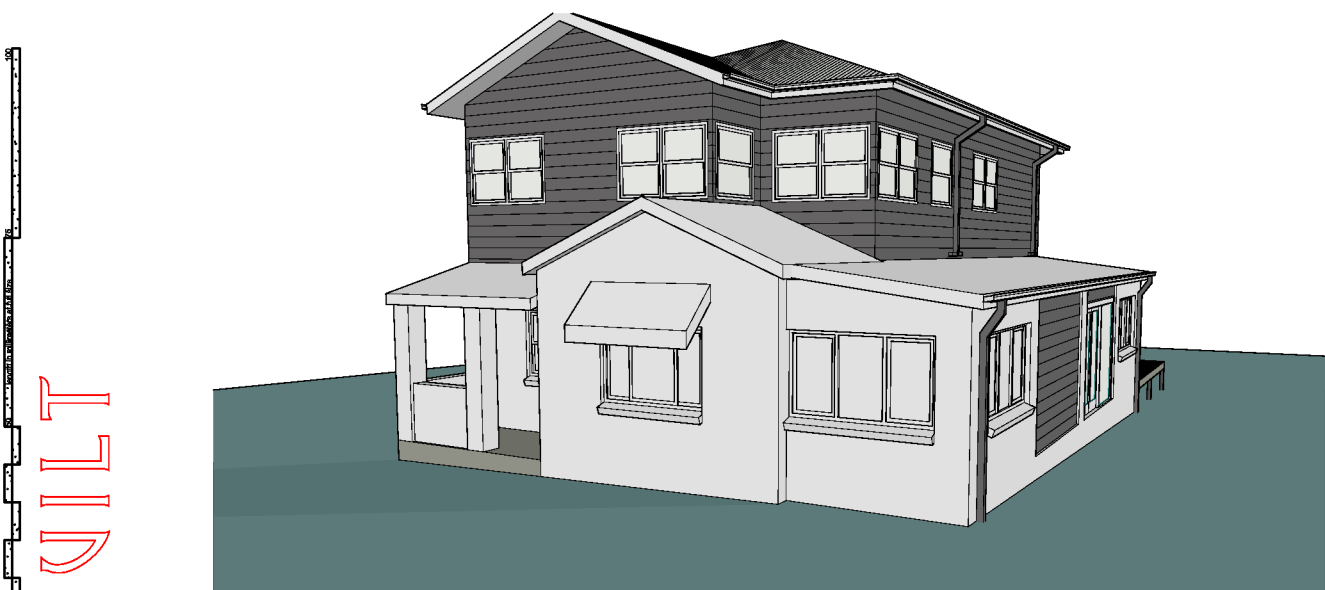
Project Name
ALTERATIONS & ADDITIONS
72 BOURKE STREET
TAMWORTH NSW 2340

Drawing Title
SITE PLAN

Status: AS BUILT Scale: 1:200, 1:66.67 @ A

Project No: 14104 Sheet No.: 1 OF 7





Plot Date: 24/02/2025

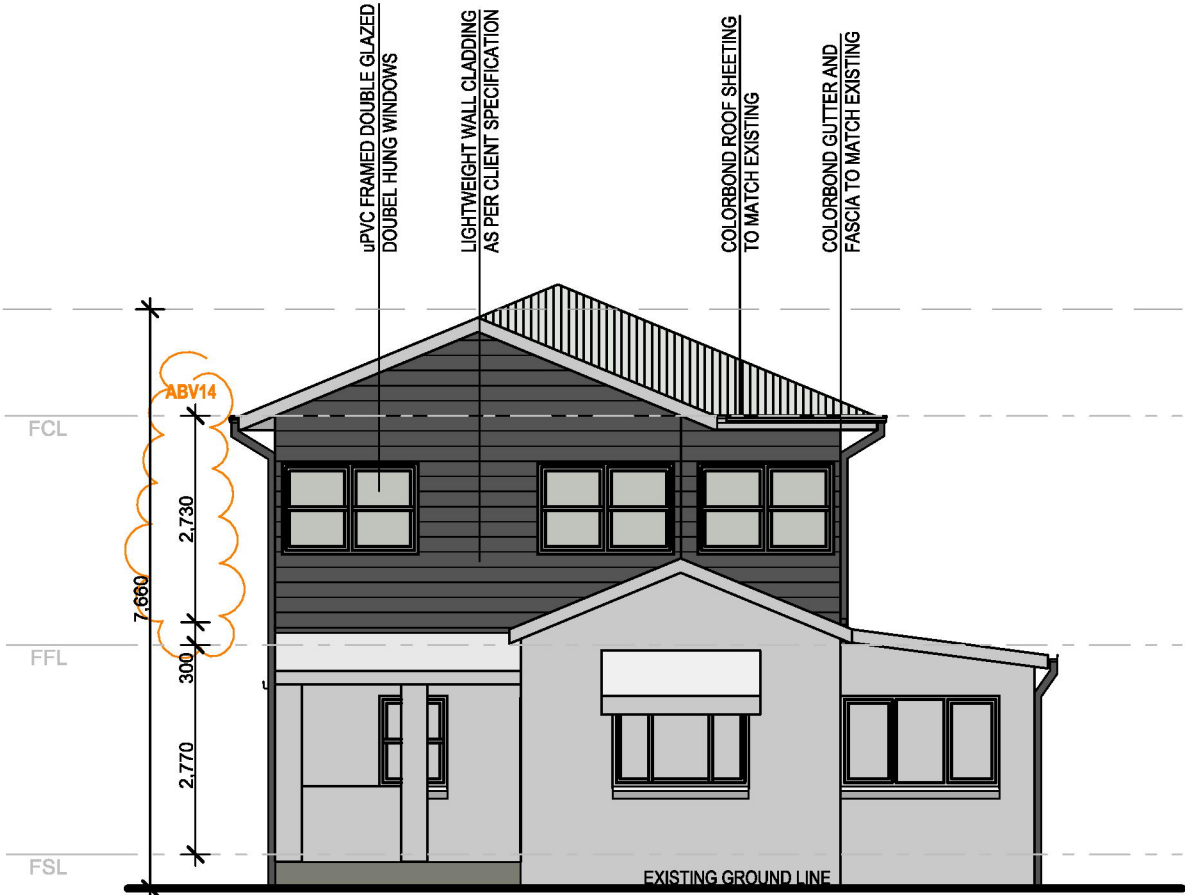


ABV0

WINDOWS, GLAZED DOORS & SKYLIGHTS				
WINDOW NO.	ORIENTATION	AREA	TYPE OF WINDOW / FRAME / GLASS	SHADING
W06	W	0.72	TIMBER OR uPVC, CLEAR/AIR GAP/ CLEAR (U-VALUE:3.67, SHGC:0.59)	EAVE/VERANDAH/PERGOLA/BALCONY >=450
W07	W	0.72	TIMBER OR uPVC, CLEAR/AIR GAP/ CLEAR (U-VALUE:3.67, SHGC:0.59)	EAVE/VERANDAH/PERGOLA/BALCONY >=450
W13	E	1.44	TIMBER OR uPVC, CLEAR/AIR GAP/ CLEAR (U-VALUE:3.67, SHGC:0.59)	EXTERNAL LOUVRE/BLIND (ADJUSTABLE)
FD01	E	5.67	TIMBER OR uPVC, CLEAR/AIR GAP/ CLEAR (U-VALUE:3.67, SHGC:0.59)	EXTERNAL LOUVRE/BLIND (ADJUSTABLE)
FD02	N	9.52	TIMBER OR uPVC, CLEAR/AIR GAP/ CLEAR (U-VALUE:3.67, SHGC:0.59)	EXTERNAL LOUVRE/BLIND (ADJUSTABLE)

THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH OR BALCONY MUST BE NO MORE THAN 500 ABOVE THE HEAD OF THE WINDOW OR GLAZED DOOR, EXCEPT THAT A PROJECTION GREATER THAN 500 AND UP TO 1500 ABOVE THE HEAD MUST BE TWICE THE VALUE IN THE TABLE.

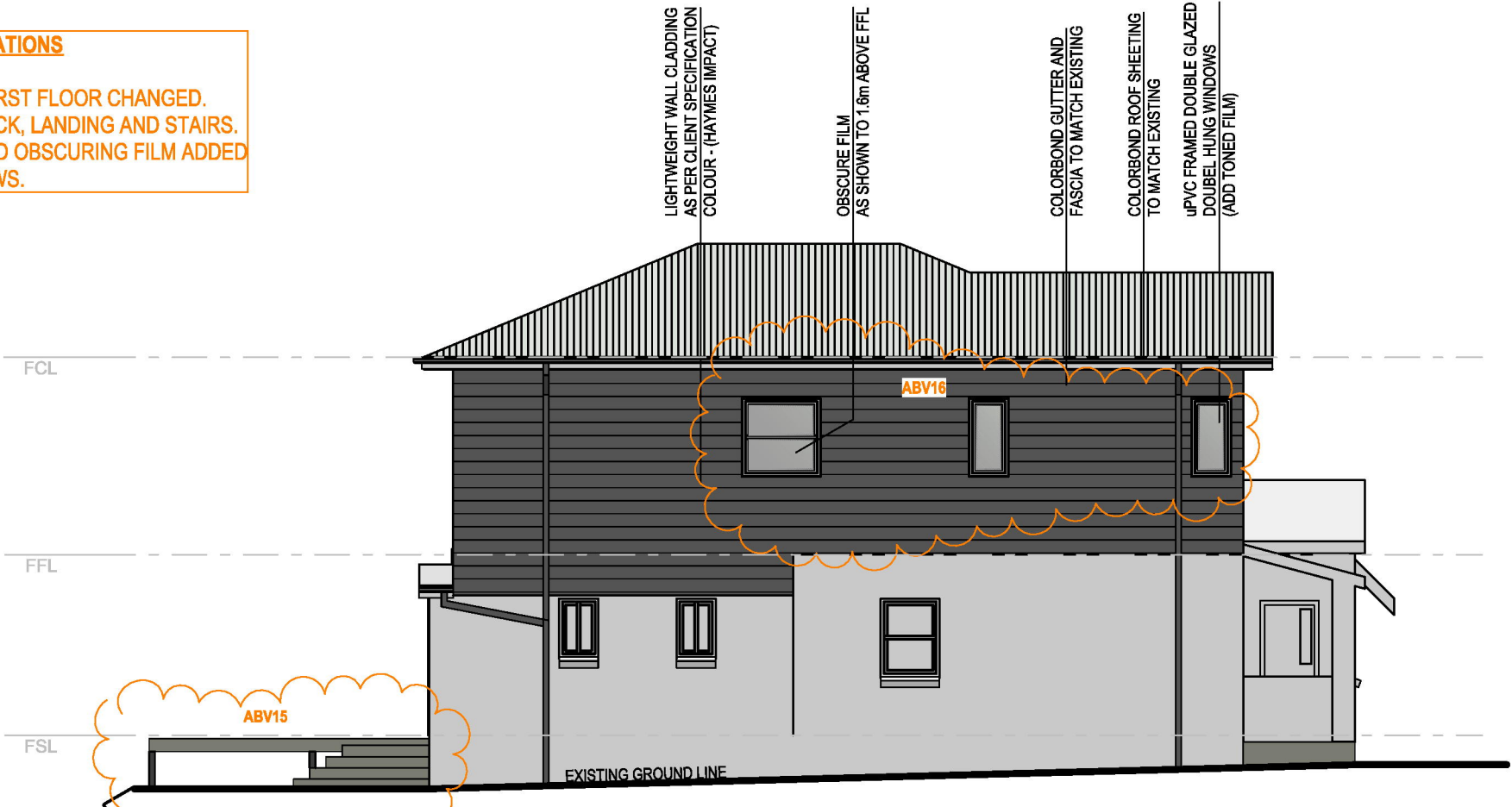
COLOUR SCHEDULE		
FEATURE	COLOUR	SAMPLE
CLADDING	HAYMES (IMPACT)	
FASCIA & GUTTER	COLORBOND (SHALE GREY)	 Shale Grey™
ROOF SHEETING	COLORBOND (SHALE GREY)	 Shale Grey™
WINDOW FRAME & CASING	HAMES (CHALKY WHITE)	 Chalky White



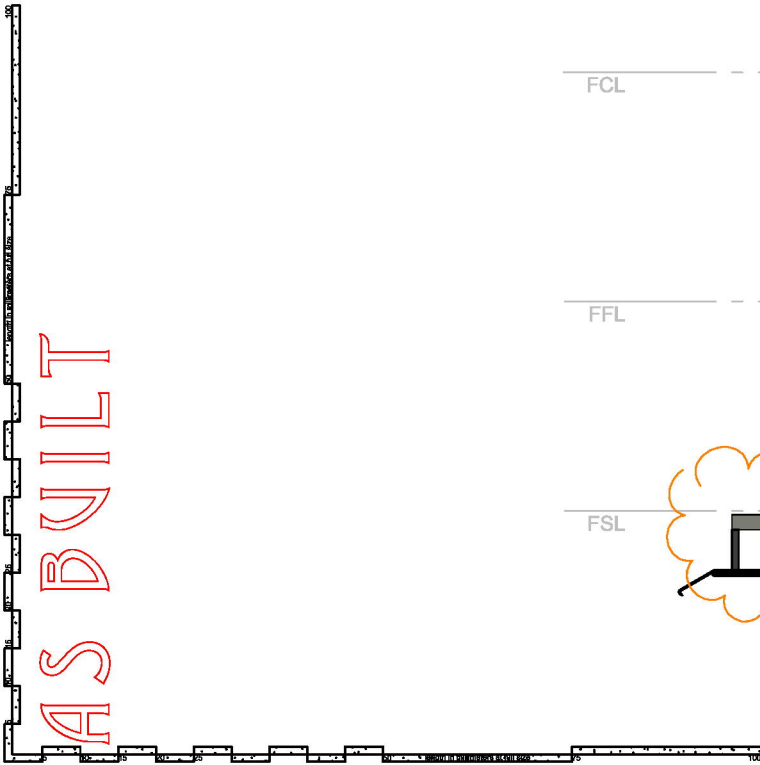
SOUTHERN ELEVATION

AS BUILT VARIATIONS

ABV14 - CEILING HEIGHT OF FIRST FLOOR CHANGED.
ABV15 - NEW TIMBER FRAMED DECK, LANDING AND STAIRS.
ABV16 - NEW WINDOWS ADDED AND OBSCURING FILM ADDED TO WINDOWS.



WESTERN ELEVATION



REV	DATE	AMENDMENT
10	19/02/25	AS BUILT PLANS
11	20/02/25	AS BUILT PLANS
12	24/02/25	AS BUILT PLANS

DEVELOPMENT NOTES

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Project Name
ALTERATIONS & ADDITIONS
72 BOURKE STREET
TAMWORTH NSW 2340

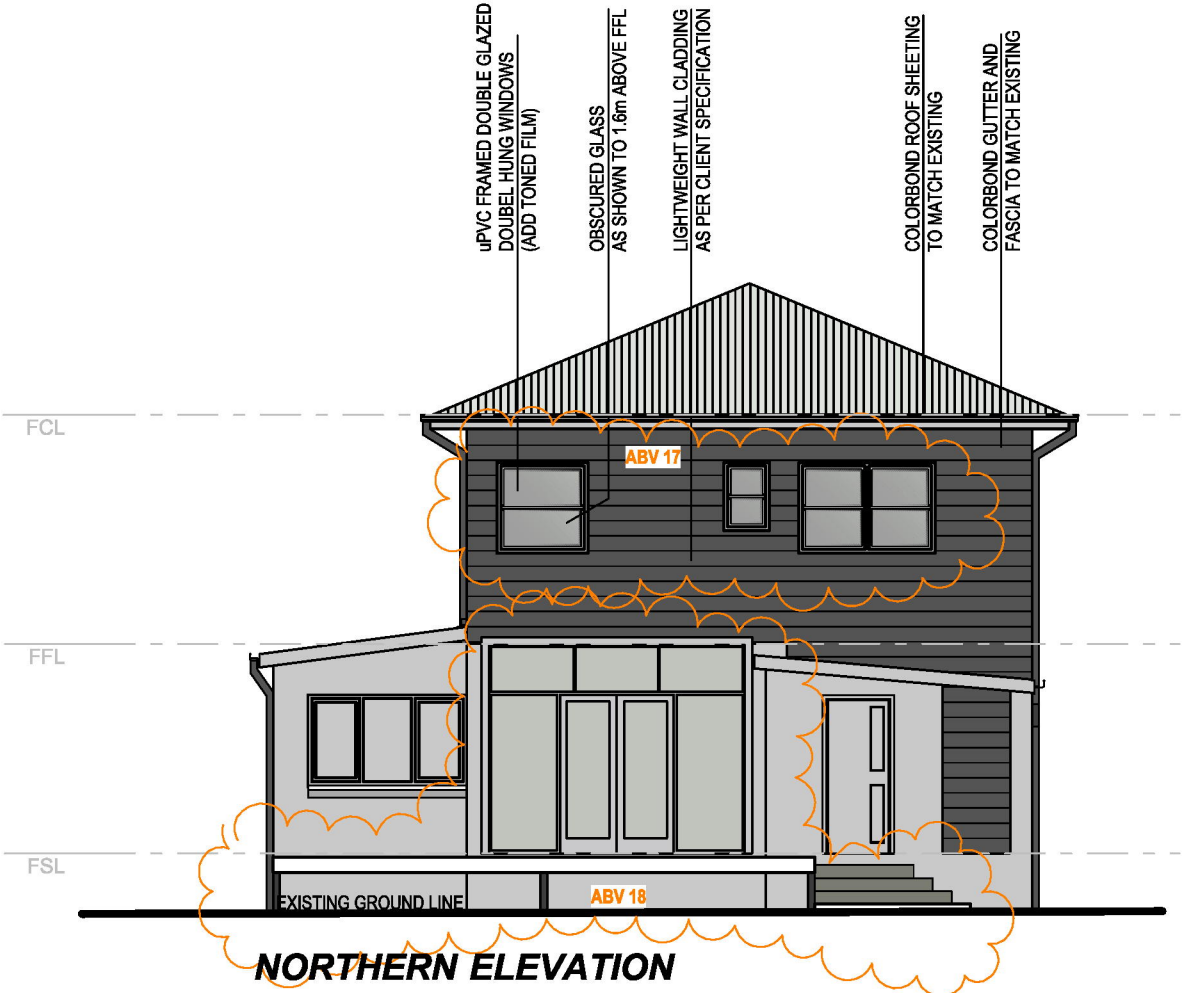
Drawing Title:
ELEVATIONS

Status: AS BUILT Scale: 1:100 @ A3

Project No:
14104 Sheet No.:
4 OF 7

Plot Date: 24/02/2025

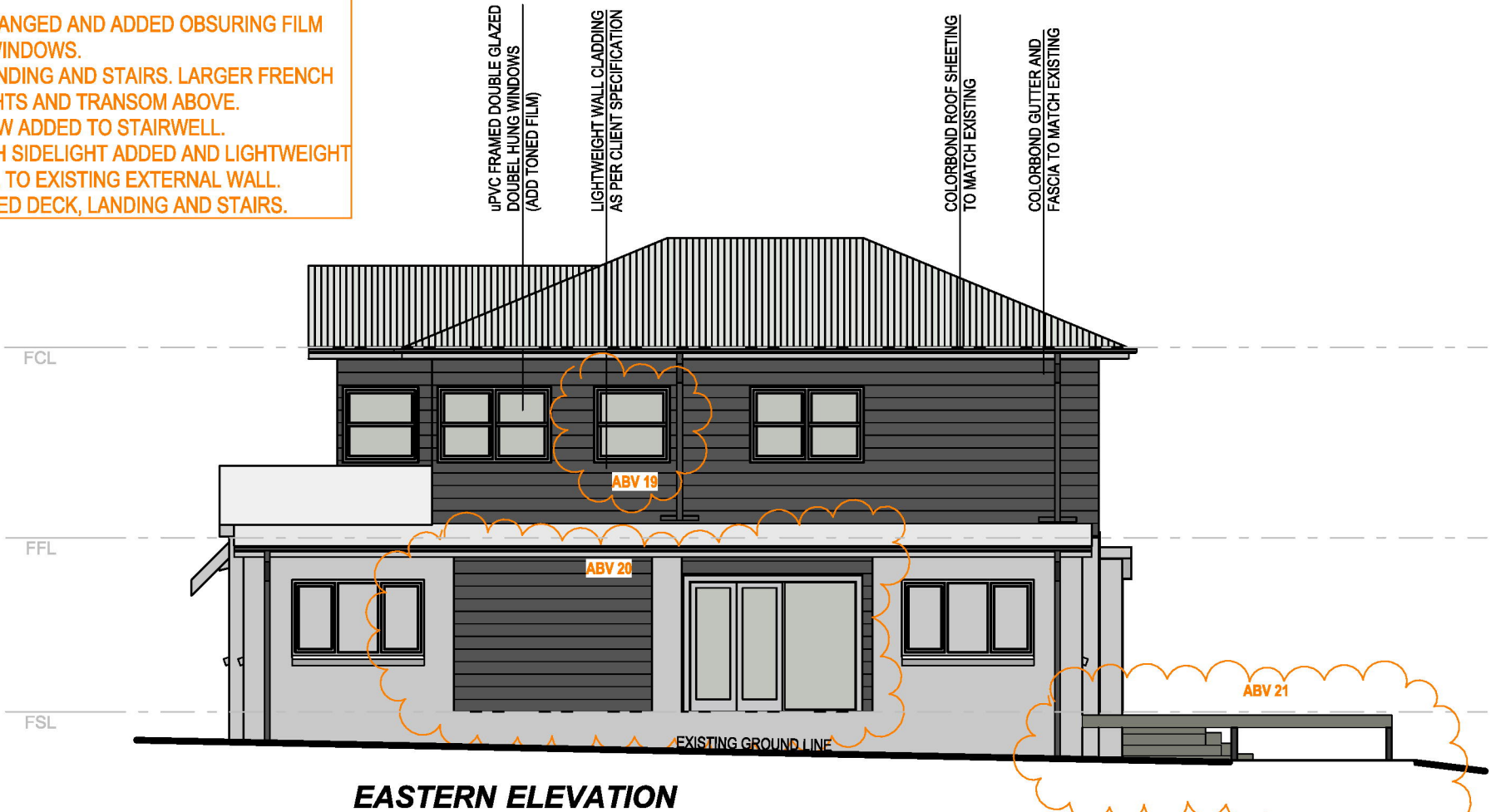
COLOUR SCHEDULE		
FEATURE	COLOUR	SAMPLE
CLADDING	HAYMES (IMPACT)	
FASCIA & GUTTER	COLORBOND (SHALE GREY)	 Shale Grey™
ROOF SHEETING	COLORBOND (SHALE GREY)	 Shale Grey™
WINDOW FRAME & CASING	HAMES (CHALKY WHITE)	 Chalky White



NORTHERN ELEVATION

AS BUILT VARIATIONS

- ABV17** - WINDOW LOCATION CHANGED AND ADDED OBSURING FILM TO WINDOWS.
- ABV18** - NEW FRAMED DECK , LANDING AND STAIRS. LARGER FRENCH DOORS WITH SIDELIGHTS AND TRANSOM ABOVE.
- ABV19** - NEW WINDOW ADDED TO STAIRWELL.
- ABV20** - NEW FRENCH DOORS WITH SIDELIGHT ADDED AND LIGHTWEIGHT CLAD FRAMED WALL INFILL TO EXISTING EXTERNAL WALL.
- ABV21** - NEW TIMBER FRAMED DECK, LANDING AND STAIRS.



EASTERN ELEVATION

AS BUILT

D&C
PROJECTS

REV	DATE	AMENDMENT
10	19/02/25	AS BUILT PLANS
11	20/02/25	AS BUILT PLANS
12	24/02/25	AS BUILT PLANS

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ALTERATIONS & ADDITIONS

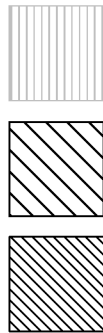
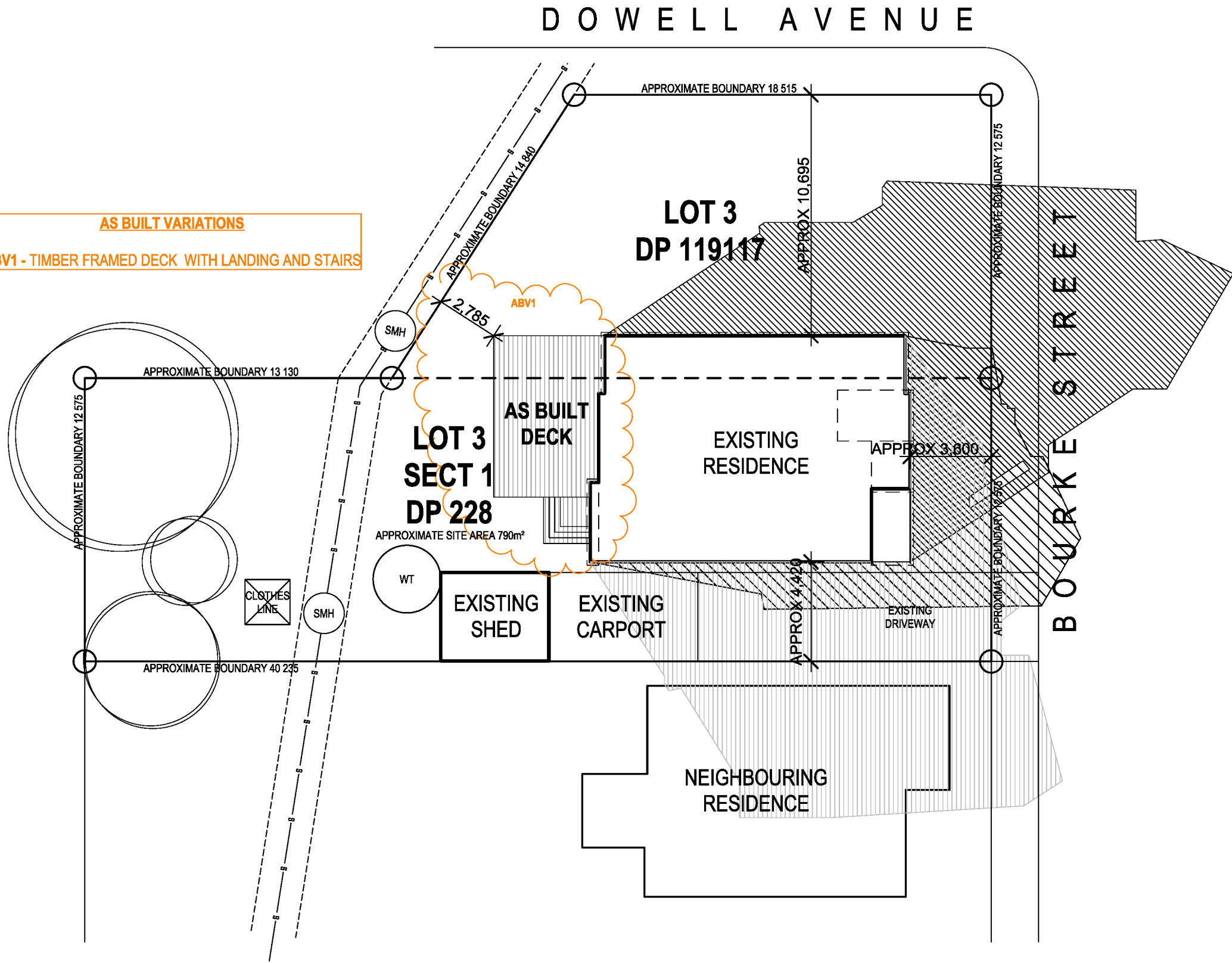
72 BOURKE STREET
TAMWORTH NSW 2340

Drawing Title:
ELEVATIONS

Status: AS BUILT	Scale: 1:100 @ A3
Project No: 14104	Sheet No: 5 OF 7
Plot Date:	24/02/2025

AS BUILT

AS BUILT VARIATIONS
ABV1 - TIMBER FRAMED DECK WITH LANDING AND STAIRS



9AM - SHADOW CAST 'JUNE'

12NOON - SHADOWS CAST 'JUNE'

3PM - SHADOW CAST 'JUNE'

D&C
PROJECTS

REV	DATE	AMENDMENT
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11	20/02/25	AS BUILT PLANS
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LEGEND	
WT	WATER TANK
TP	TIMBER POST
BP	BRICK PEIR
C1	COLUMN TO ENG. DETAIL
⊕SD	SMOKE DETECTOR



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ALTERATIONS & ADDITIONS
72 BOURKE STREET
TAMWORTH NSW 2340

Drawing Title
SUN STUDY

Status: AS BUILT Scale: 1:200 @ A3

Project No:
14104 Sheet No.:
7 OF 7

Plot Date: 24/02/2025