

Project:

# New Secondary Dwelling

Location:

28 Hunter St  
Denman NSW 2328

Owner:

Luke Moore

## DRAWING SCHEDULE

NO	TITLE
A000	COVER SHEET
A001	NOTES
A002	SCHEDULES
A003	SITE PLAN
A004	FLOOR / ROOF PLAN
A005	ELEVATIONS
A006	SECTION

## GENERAL NOTES

ALL WORK SHALL BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA, LOCAL & STATE LEGISLATION AND GOOD BUILDING PRACTICE.

ALL TIMBERS SHALL BE IN ACCORDANCE WITH AS 1720 TIMBER STRUCTURES CODE AND AS 1684 TIMBER FRAMING CODE.

THE NOMINATED MEMBER SIZES AND GRADES IN THE ABOVE SCHEDULE ARE THE MINIMUM FOR STRUCTURAL STRENGTH & SERVICEABILITY REQUIREMENTS. ADDITIONAL CONSTRAINTS OR CLIENT REQUIREMENTS MAY NECESSITATE ALTERNATIVE SPECIFICATIONS. BUILDER TO CONFIRM ALL REQUIREMENTS PRIOR TO CONSTRUCTION.

PROVIDE A DOUBLE JOIST DIRECTLY UNDER EXTERNAL STUD WALLS PARALLEL TO JOISTS WHERE JOIST SPAN IS GREATER THAN 1800mm

STRUCTURAL PLYWOOD OR PARTICLE BOARD FLOORING TO BE INSTALLED IN ACCORDANCE WITH AS1684.

ALL DESIGN, WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH AS1684, EXCEPT WHERE VARIED BY CONTRACT DOCUMENTS

TIMBER SIZES, CONNECTIONS & BRACING WALLS SHALL BE TO FRAME MANUFACTURERS DETAILS & SPECIFICATIONS & SHALL BE IN ACCORDANCE WITH AS1684. BEARERS SHALL BE APPROPRIATELY BOLTED TO POSTS.

ROOF TIE DOWN IN ACCORDANCE WITH AS1684

BUILDER TO ENSURE THAT ALL TIMBER SIZES, TIE DOWN METHODS, BRACING UNITS ETC COMPLY WITH AS 4055 WIND LOADS FOR HOUSING

ALL STRUCTURAL ELEMENTS SHALL BE DESIGNED AND CERTIFIED BY STRUCTURAL ENGINEER AND CONSTRUCTED IN ACCORDANCE WITH ANY ENGINEER DOCUMENTATION

ALL PLUMBING & DRAINAGE TO BE INACCORDANCE WITH LOCAL AUTHORITIES REQUIRMENTS

ALL SMOKE DETECTORS TO COMPLY WITH REQUIRMENTS OF SPECIFICATION E1.7(NSW) FIRE AND SMOKE ALARMS - AS 3786

ALL CONTRACTORS TO VISIT SITE PRIOR TO TENDER, CHECKING SITE CONDITIONS AND ALLOWING FOR ALL COSTS AND EXTRAS AFFECTING THE WORKS.

ALL BUILDERS AND SUB-CONTRACTORS ON SITE TO PROVIDE SAFE ACCESS TO ALL PARTS OF THE NEW/EXSTING BUILDING STRUCTURE. IN ACCORDANCE WITH WORKCOVER ohs REGULATION 2001 & WORKCOVER CODE OF PRACTISE NSW.

THE BUILDER SHALL ENSURE THE STABILITY OF THE STRUCTURE IS MAINTAINED AT ALL TIMES THROUGHOUT THE COURSE OF THE CONSTRUCTION WORKS. THIS MAY INVOLVE ADDITIONAL TEMPORARY MEMBERS AND BRACING NOT SHOWN ON THESE DESIGN DRAWINGS.

IF ITEM IS NEW IN EXISTING LOCATION ENSURE ALL ADJACENT SURFACES ARE MADE GOOD AND FINISHED TO ACCEPTABLE QUALITY.

PREPARE AND MADE GOOD ALL SURFACES TO REMAIN AND AFFECTED BY THE DEMOLITION TO ACCEPTABLE QUALITY FOR FINAL APPLIED FINISH.

ALLOW TO TERMINATE ALL ELECTRICAL SERVICES AND MAKE SAFE FOR NEW WORKS. ALLOW TO REINSTATE AS REQUIRED AFTER COMPLETION OF NEW WORKS.

BUILDER TO COOPERATE, COORDINATE AND ALLOW ACCESS WITH ALL TRADES DURING CONSTRUCTION.

ALL WORKMANSHIP AND MATERILAS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CURRENT EDITIONS INCLUDING AMENDMENTS OF THE RELEVANT SAA CODES OF PRACTICE THE NCC (BCA) AND LOCAL COUNCIL REQUIREMENTS.

ALL WATER PROOFING OF WET AREAS TO BE IN ACCORDANCE WITH THE NCC / BCA PART 10.2 WET AREA WATER PROOFING (CLAUSE 10.2.1 TO 10.2.32 INCLUSIVE) / AS 3740

PROVIDE TERMITE TREATMENT TO NEW CONSTRUCTION TO AS 3660 AS REQUIRED

FIGURED DIMESIONS TO BE TAKEN IN PREFERENCE TO SCALE

DIMENSIONS ARE IN MILLIMETRES U.N.O

ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BY THE BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS ANY DISCREPANCIES REPORTED TO THE ARCHITECT/CLIENT FOR RESOLUTION.

ALL WORKS TO BE IN ACCORDANCE WITH BASIX CERTIFICATE NO :

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Ken Dyer Architect NSW ARB 5838

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1	CDC Issue	02.06.25
Issue	Description	Date



56 Adelaide Ave  
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Client  
Luke Moore

Project  
New Secondary Dwelling  
28 Hunter St  
Denman

Drawing Title  
Cover Sheet

Date	Scale
02.06.25	nts
Project No	Drawn
DDC151	KD
Drawing No	Issue No
A 000	1

NEW WORK NOTES

- ALL BUILDERS AND SUB-CONTRACTORS ON SITE TO PROVIDE SAFE ACCESS TO ALL PARTS OF THE NEW/EXSTING BUILDING STRUCTURE. IN ACCORDANCE WITH WORKCOVER OHS REGULATION 2001 & WORKCOVER CODE OF PRACTISE NSW.
- PROVIDE ALL NECESSARY TEMPORARY PROPPING AND WET WEATHER TARPING AS REQUIRED TO PROTECT THE WORKS.
- PROVIDE NEW PAINT FINISH TO ALL NEW ELEMENTS.
- PROVIDE CLADDING MATERIAL IN ACCORDANCE WITH BCA 3.5 ROOF AND WALL CLADDING

ROOF

NCR NEW COLORBOND ROOF  
CONSTRUCT NEW ROOF STRUCTURE FROM TREATED PINE TRUSSES TO MANUFACTURERS DETAILS. PROVIDE 30 FLAT GALV FLAT STRAP CROSS BRACING TO TOP OF FRAMING AND TIE DOWN TO MANUFACTURERS DETAILS.  
NEW COLORBOND CUSTOMORB ROOF SHEETING OVER 60MM FOIL BACKED INSULATION BLANKET FIXED TO TIMBER BATTENS. PROVIDE TIMBER BATTENS @ 450 CRS TO U/S FRAMING FOR NEW 13MM PB SHEETING. PROVIDE NEW R3.0 BRADFORD GOLD INSULATION BATTS TO CEILING.

WALLS

NW1 NEW EXTERNAL WALL – TIMBER FRAMED / FCW CLADDING  
CONSTRUCT NEW EXTERNAL TIMBER FRAMED WALL WITH NEW FCW CLADDING. PROVIDE NEW 90 X 45 MGP10/H2 TREATED STUD FRAMING @ 450 CRS TO SUIT INSTALLATION OF NEW SHEETING. PROVIDE WALL BRACING AS REQUIRED BY ENGINEERS DRAWINGS. PROVIDE NON-COMBUSTIBLE SARKING + NEW R2.5 BRADFORD GOLD INSULATION BATTS TO WALLS. NEW 13MM FLUSHSET PLASTERBOARD SHEETING AND NEW SKIRTING/TRIMS TO SUIT. NOTE PROVIDE 6mm VILLABOARD SHEETING TO WET AREAS AS REQUIRED

NW2 NEW INTERNAL WALL  
CONSTRUCT NEW INTERNAL WALLS WITH NEW 90 X 45 MGP10/H2 TREATED STUD FRAMING @ 450 CRS. PROVIDE WALL BRACING AS REQUIRED BY ENGINEERS DRAWINGS. PROVIDE NEW R2.5 BRADFORD GOLD INSULATION BATTS TO WALLS – COMPLY WITH BASIX REQUIRMENTS  
NEW 13MM FLUSHSET PLASTERBOARD SHEETING AND NEW SKIRTING/TRIMS TO SUIT. NOTE PROVIDE 6mm VILLABOARD SHEETING TO WET AREAS AS REQUIRED

FLOOR

TD CONSTRUCT NEW TIMBER FRAMED DECKS WHERE INDICATED ON DRAWINGS. ALL TIMBER TO ENGINEERS DETAILS WITH 140 X 19mm MERBAU DECKING BOARDS FIXED WITH SS SCREWS TO FRAMING TO MANUFACTURERS DETAILS. PROVIDE DAMPPROOF FLASHING TO TOPS OF JOISTS

NOTE CONSTRUCT NEW TIMBER FLOOR FRAMING TO EXTENSION TO ENGINEERS DETAILS WITH 18mm PARTICLEBOARD OR 15mm CFC SHEETING WITH BRADFORD OPTIMO UNDERFLOOR INSULATION R2.5 – COMPLY WITH BASIX REQUIRMENTS.

GENERAL.

NOTE PROVIDE NEW METER & POWER CONNECTION TO EXISTING METER AS REQUIRED TO COMPLETE THE WORKS. PROVIDE NEW FUSE BOARD INSIDE SECONDAR DWELLING AS REQ'D

ABBREVIATIONS

- ALL ITEMS BELOW SUPPLIED & INSTALLED BY BUILDER SHOULD BE SUBMITTED TO & APPROVED BY THE OWNER PRIOR TO INSTALLATION
- CONFIRM ALL TAPWARE LOCATION WITH CLIENT ON SITE PRIOR TO FINAL INSTALLATION
- CONFIRM SCOPE OF EXTENT OF WALL TILING WITH CLIENT PRIOR TO INSTALLATION – AT A MINIMIUM FULL HEIGHT TO SHOWER/BATH WETAREA / 600 SPLASH BACK TO VANITY AND LAUNDRY JOINERY BENCH / ONE TILE SKIRTING TO ALL OTHER WALLS

AFFL ABOVE FINISHED FLOOR LEVEL  
BP NEW 230 x 230 FACE BRICK PIERS WITH NEW CONC FOOTING TO ENG DETAILS  
CBF COLORBOND BARGE FLASHING + COLORBOND BARGE BOARD  
CC COLORBOND CUSTOM ORB ROOF SHEETING  
CG COLORBOND QUAD EAVES GUTTER & COLORBOND FASCIA  
CF SELECT CEILING FAN  
CL WALL MOUNTED CLOTHES LINE  
COS CHECK ON SITE  
CPT SELECT CARPET  
CRF COLORBOND RIDGE/HIP FLASHING  
CT SELECT CERAMIC TILES FLOOR FINISH ON 15mm COMPRESSED FIBRE CEMENT SHEETING  
CTO SELECT ELECTRIC COOKTOP/OVEN UNDER OR FREE STANDING STOVE PROVIDE POWER CONNECTION AND ISOLATION SWITCH AS REQ'D  
DP PAINTED PVC DOWNPIPE 100dia AS PER ENGINEERS DRAWINGS  
DR UNDER BENCH DRYER LOCATION PROVIDE POWER AS REQ'D  
DW UNDER BENCH DISHWASHER LOCATION IN JOINERY – PROVIDE POWER/WATER/DRAINAGE CONNECTIONS AS REQ'D  
EFH PROVIDED EXHAUST FAN/HEATER UNIT TO BATHROOM DISCHARGE TO EAVES  
EMB ELECTRICAL METER BOARD  
EV 450mm EAVES OVERHANG WITH FC SHEETING  
FC 6mm VILLABOARD SHEETING  
FCW 6mm WEATHERTEX MILLWOOD SMOOTH FC WEATHERBOARD SHEETING OVER NON-COMBUSTIBLE SARKING  
FR FRIDGE RECESS IN KITCHEN JOINERY PROVIDE POWER AS REQUIRED  
FW STAINLESS STEEL FLOOR WASTE DRAIN WITH TILE INSERT TO GENERAL FLOOR OF BATHROOM  
HWU ELECTRICAL HEAT PUMP HOT WATER UNIT TO MEET BASIX REQ'TS  
JU JOINERY UNIT TO DETAIL FOR CLIENT APPROVAL  
LC NEW LINEN CUPBOARD WITH SELECT JOINERY SHELVING AND DOORS  
NHB NEW HANDRAIL/BALUSTRADE 1M HIGH TO NCC REQ'TS. CONFIRM DETAIL WITH CLIENT  
OH OVERHEAD CUPBOARDS TO DETAIL FOR CLIENT APPROVAL  
PB 13mm FLUSHSET PLASTERBOARD SHEETING  
RB NEW ROBE WITH SELECT JOINERY AND MIRRORED SLIDING DOORS  
RH SELECT RANGEHOOD OVER COOKTOP VENTED TO EAVES  
RWT 2000L SLIMLINE RAINWATER TANK – POLY TANK OR EQUAL (2400L X 2000H X 565W) WITH PUMP, CONC PAD, DRAINAGE CONNECTIONS AS PER ENGINEERS DRAWINGS OR EQUAL.ENSURE EXTERNAL HOSETAPS & WC ARE CONNECTED TO RAINWATER AS PER BASIX  
RV WIND DRIVEN TURBINE ROOF VENTILATOR COLOUR TO MATCH ROOF SHEETING  
SC FRAMELESS GLASS SHOWER SCREEN  
SD STAINLESS STEEL STRIP DRAIN WITH TILE INSERT TO SHOWER RECESS  
SHR SHOWER – WITH 4 STAR SHOWERHEAD/ MIXER TAPWARE – PROVIDE 300 X 300 WALL RECESS IN SELCET LOCATION  
SS SELECT STAINLESS STEEL SINK – 4 STAR TAPWARE  
TF SELECT TIMBER LOOK COMPOSITE PLANK FLOORING OVER 18mm PARTICLEBOARD SHEET FLOORING.  
TP NEW TIMBER POST 150 X 150 SELECT DRESSED HARDWOOD  
TS NEW TIMBER FRAMED STAIRS  
VB SELECT VANITY BASIN UNIT 2000 LONG WITH SINGLE BASIN AND WASHER/ DRYER & CUPBOARD UNDER – WITH 4 STAR TAPWARE – PROVIDE SELECT RECESSED MIRRORED SHAVING CABINET OVER  
WC SELECT TOILET SUITE – 4 STAR RATING (CONNECTED TO RAINWATER TANK AS PER BASIX REQ'TS  
WM UNDER BENCH WASHING MACHINE LOCATION – PROVIDE WATER/DRAINAGE/POWER AS REQ'D

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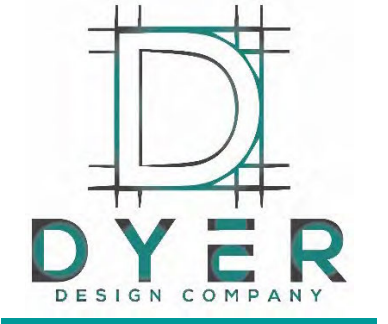
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1	CDC Issue	02.06.25
Issue	Description	Date

ALL WORKS TO BE IN ACCORDANCE WITH :-  
BASIX CERTIFICATE NO :



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E – ken\_dyer@bigpond.com

Client  
Luke Moore

Project  
New Secondary Dwelling  
28 Hunter St  
Denman

Drawing Title  
Notes

Date 02.06.25	Scale NTS
Project No DDC151	Drawn KD
Drawing No A 001	Issue No 1



## DOOR SCHEDULE

SIZES ARE NOMINAL, CHECK ALL DIMENSIONS ON SITE, ALLOW FOR APPROPRIATE CONSTRUCTION TOLERANCES. PROVIDE ALL DOORS WITH REBATED TIMBER FRAMES AND ARCHITRAVES TO APPROVED PROFILE. PROVIDE DOOR HARDWARE AS AGREED WITH CLIENT. ALL EXTERANL SLIDING DOORS WITH 2100 HEAD HEIGHT AFFL. TO MATCH EXIST

ALL EXTERNAL SLIDING DOORS TO BE SELECT POWDERCOAT ALUMINIUM FRAMES SINGLE (SG) GLAZED WITH PYROLYTIC LOW-E GLASS (UVALUE & SHGC TO BASIX CERTIFICATE). ALL GLAZING TO COMPLY WITH AS 2047 & AS 1288 – MINIMUM 4MM GRADE A SAFETY GLASS. ALL DOORS TO COME WITH SELECT FLYSCREENS

NO	SIZE	LOCATION	DESCRIPTION
SD1	2100H X 4000W	FAMILY	SLIDING/STACKING GLASS DOOR / 4 PANELS / SG CLEAR GLASS
D1	2040H X 820W	BATH	CAVITY SLIDING / SELECT PAPER CORE INTERNAL DOOR
D2	2040H X 820W	BED 2	HINGED / SELECT PAPER CORE INTERNAL DOOR
D3	2040H X 820W	BED 1	HINGED / SELECT PAPER CORE INTERNAL DOOR
D4	2040H X 720W	LINEN	HINGED / SELECT PAPER CORE INTERNAL DOOR

## BASIX REQUIREMENTS

### External wall type

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	FR5 - Fibro Clad Framed	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	Yes

### Internal wall type

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	16.3	Glass fibre batt: R2.0 (R2.0)
2	FR5 - Internal Plasterboard Stud Wall	19.7	

### Floor type

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bed2	FR5 - Timber Lined	11.5	Elevated	R2.0	Carpet
Bath	FR5 - Timber Lined	5.4	Elevated	R2.0	Tiles
Kitchen/Living/Di- ning	FR5 - Timber Lined	34.4	Elevated	R2.0	Tiles
Bed1	FR5 - Timber Lined	12.4	Elevated	R2.0	Carpet

### Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Bed2	Plasterboard	R5.0	Yes
Bath	Plasterboard	R5.0	Yes
Kitchen/Living/Di- ning	Plasterboard	R5.0	Yes
Bed1	Plasterboard	R5.0	Yes

Substitution tolerance ranges					
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
ALM-002-01 A	Aluminium B SG Clear	6.7	0.7	0.66	0.74

### Custom\* windows

Substitution tolerance ranges					
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
A&L-003-09 A	Al Sliding Window SG 5EA	4.37	0.64	0.61	0.67
AWS-070-08 A	RES SERIES 616 FIXED WINDOW SG 5mmEnTech	4.45	0.61	0.58	0.64
AWS-011-26 A	541/542 Al Sliding Door SG 6ETClr	4.37	0.6	0.57	0.63

## WINDOW SCHEDULE

SIZES ARE NOMINAL, CHECK ALL DIMENSIONS ON SITE, ALLOW FOR APPROPRIATE CONSTRUCTION TOLERANCES. ALL WINDOWS WITH 2100 HEAD HEIGHT AFFL. TO MATCH EXIST

ALL WINDOWS TO BE SELECT POWDERCOAT ALUMINIUM FRAMED RESIDENTIAL FRAMES SINGLE GLAZED (SG) WITH PYROLYTIC LOW-E GLASS (UVALUE & SHGC TO BASIX CERTIFICATE). ALL GLAZING TO COMPLY WITH AS 2047 & AS 1288 – MINIMUM 4MM GRADE A SAFETY GLASS.

PROVIDE ALL WINDOWS WITH TIMBER REVEALS AND ARCHITRAVES (INTERNAL & EXTERNAL). ALL WINDOWS TO COME WITH SELECT FLYSCREENS.

NO	SIZE	LOCATION	DESCRIPTION
W1	1800H x 750W	DINING	LOUVRES / SG CLEAR GLASS
W2	900H x 1800W	BED 1	SLIDING SASH / 2 PANELS / SG CLEAR GLASS
W3	900H x 1800W	BED 2	SLIDING SASH / 2 PANELS / SG CLEAR GLASS
W4	900H x 900W	BATH	SLIDING SASH / 2 PANELS / SG OBSCURE GLASS
W5	1800H x 750W	DINING	LOUVRES / SG CLEAR GLASS

## BASIX REQUIREMENTS

# BASIX™ Certificate

Building Sustainability Index

[www.planningportal.nsw.gov.au/development-and-assessment/basix](http://www.planningportal.nsw.gov.au/development-and-assessment/basix)

## Single Dwelling

Certificate number: 1800700S

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.planningportal.nsw.gov.au/definitions](http://www.planningportal.nsw.gov.au/definitions)

Secretary

Date of issue: Friday, 20 June 2025

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NATHERS certificate 6SLX47JF7G.

### Project summary

Project name	28 Hunter Street Denman 2326
Street address	28 HUNTER Street DENMAN 2326
Local Government Area	Muswellbrook Shire Council
Plan type and plan number	Deposited Plan DP624157
Lot no.	42
Section no.	-
Project type	dwelling house (detached) - secondary dwelling
No. of bedrooms	2

### Project score

Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 61	Target 59
Materials	✓ 39	Target n/a

### Certificate Prepared by

Name / Company Name: PAUL&DAVID CONSULTING PTY LTD.

ABN (if applicable):

BASIX

Department of Planning, Housing and

[www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Version: 4.03 / EUCALYPTUS\_03\_01\_0

Certificate No.: 1800700S

Friday, 20 June 2025

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Client  
Luke Moore

Project  
New Secondary Dwelling  
28 Hunter St  
Denman

Drawing Title  
Schedules

Date	Scale
02.06.25	NTS
Project No	Drawn
DDC151	KD
Drawing No	Issue No
A 002	1



3		
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1	CDC Issue	02.06.25
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STR



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Client  
Luke Moore

Project  
New Secondary Dwelling  
28 Hunter St  
Denman

Drawing Title  
Site Plan

Date  
02.06.25

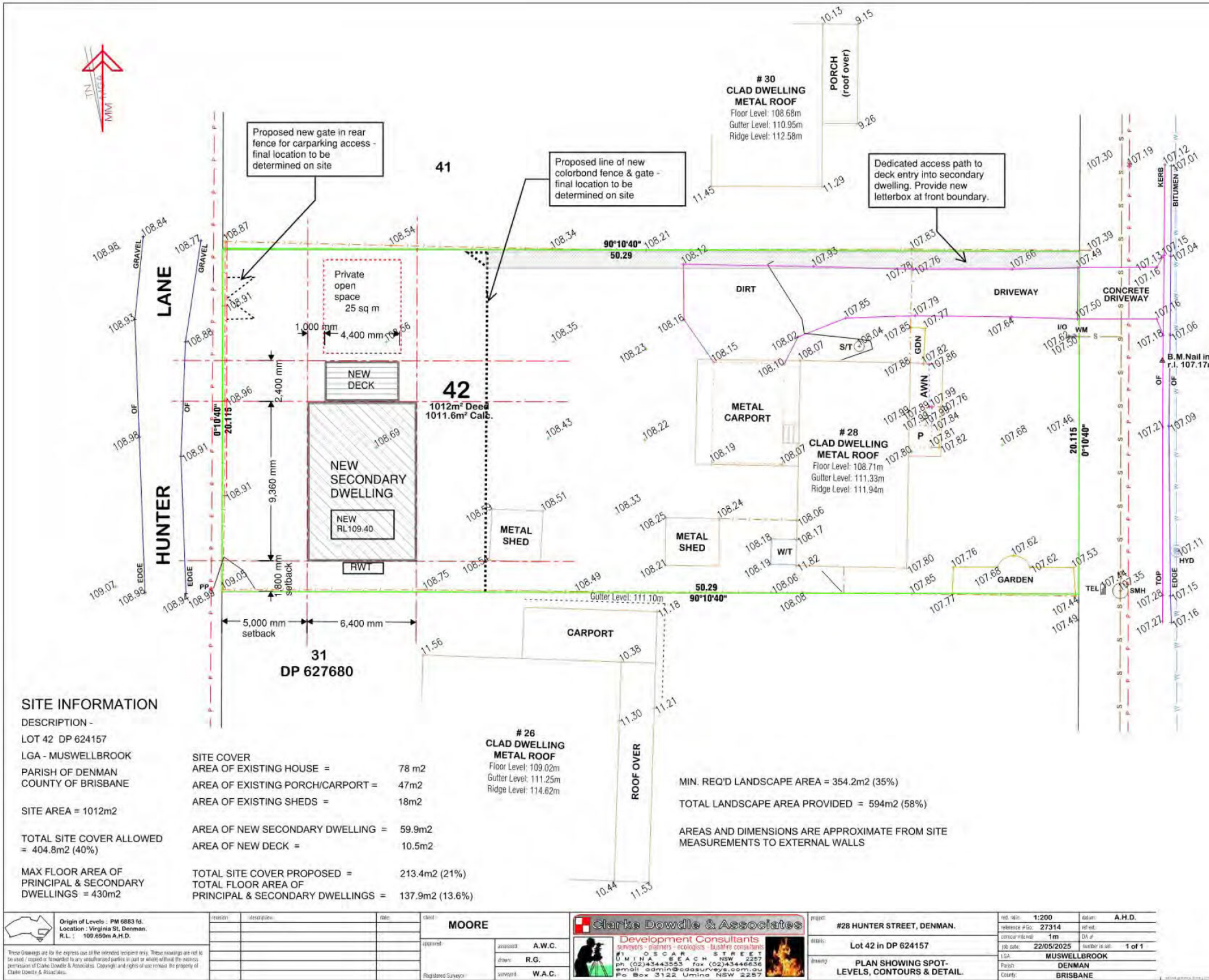
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Project No  
DDC151

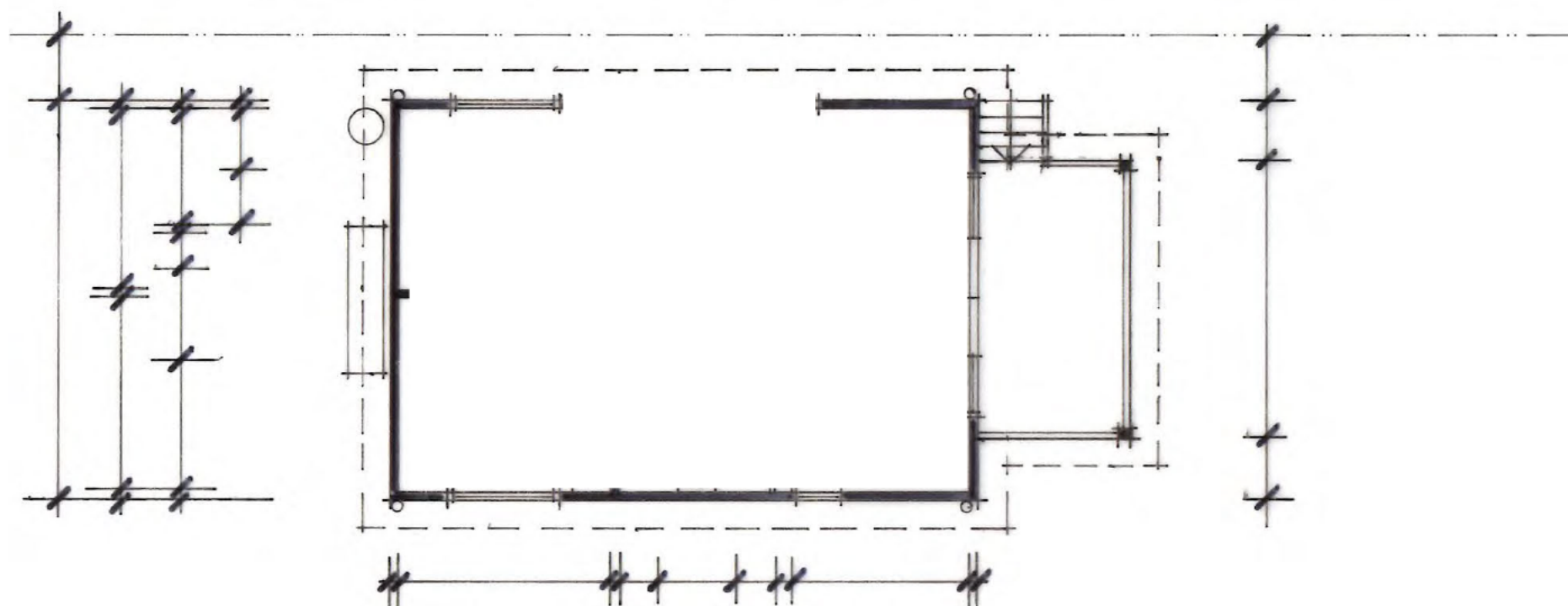
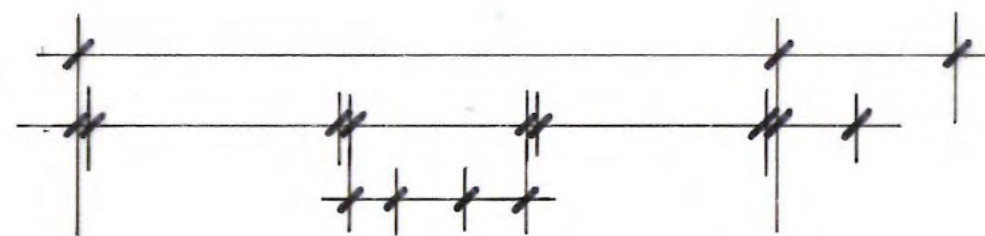
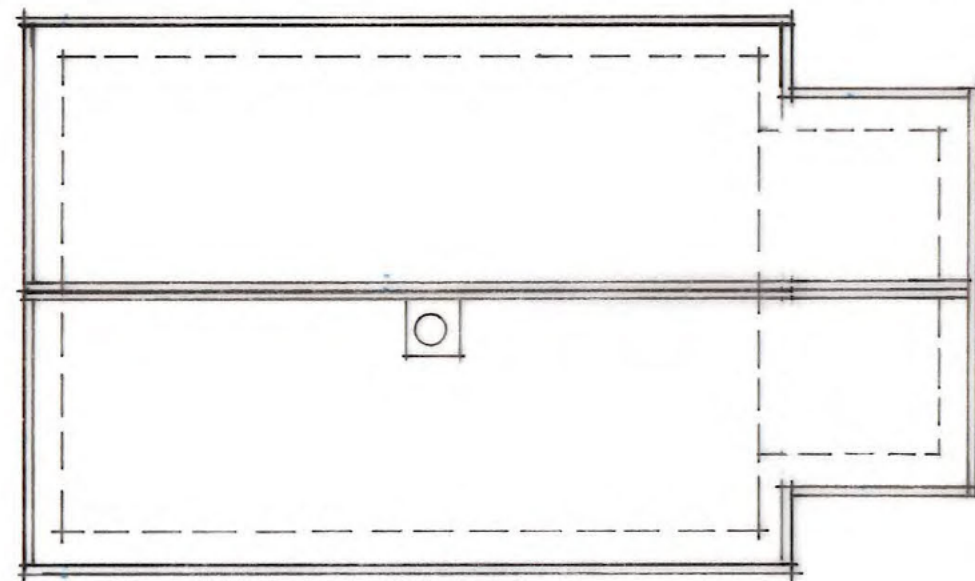
Drawn  
KD

Drawing No  
A 003

Issue No  
1







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Issue	Description	Date

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Client  
Melissa Dunlop

Project  
New Secondary Dwelling  
89 Brisbane Ave  
Umina Beach

Drawing Title  
Floor / Roof Plan

Date	Scale
26.07.24	1:100 approx @A3
Project No	Drawn
DDC136	KD
Drawing No	Issue No
A 004	1



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BASIX CERTIFICATE NO :



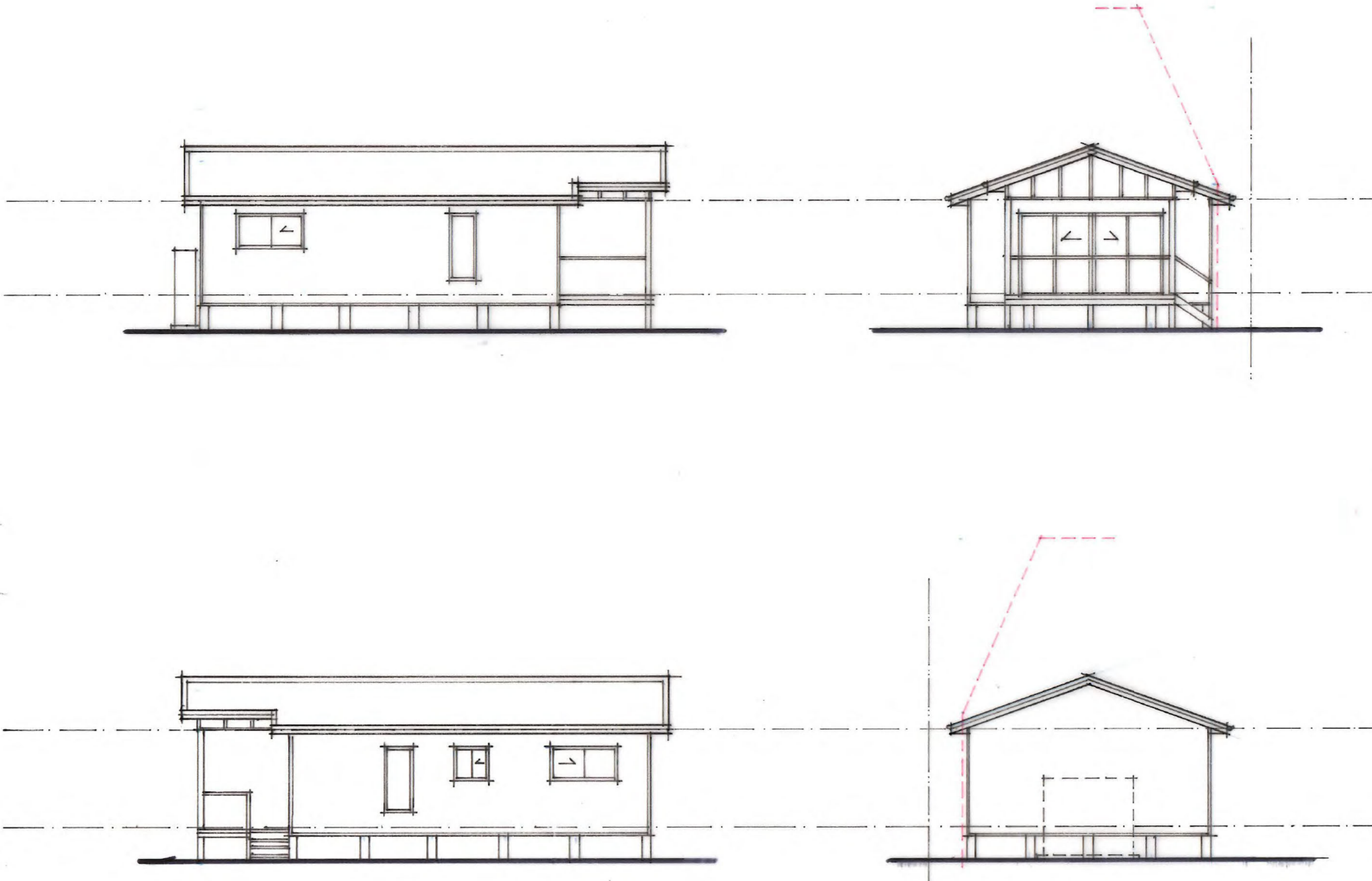
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Melissa Dunlop

Project  
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89 Brisbane Ave  
Umina Beach

Drawing Title  
Elevations

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Drawing Title  
**Section**

Date	Scale
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Project No	Drawn
DDC136	KD
Drawing No	Issue No
<b>A 006</b>	1

