

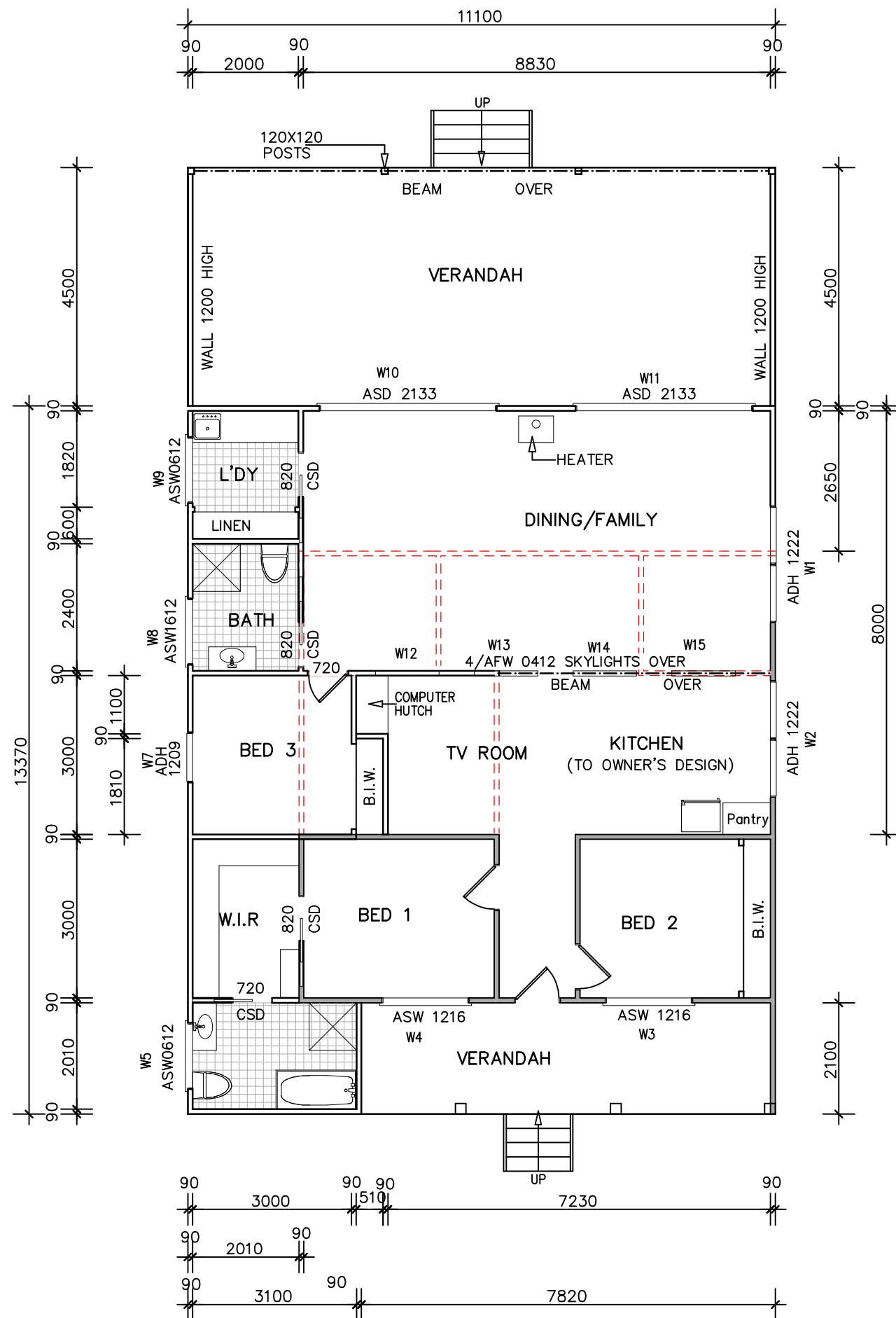
SITE PLAN

NOTES

- * DIMENSIONS ARE IN MILLIMETRES.
- * FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE.
- * LEVELS AND DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION, ANY DISCREPANCIES TO BE REFERRED TO BARRY EVANS & ASSOCIATES.
- * BARRIERS, HANDRAILS, STAIRS AND RAMPS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC), VOLUME TWO, BUILDING CODE OF AUSTRALIA, 2022 (EFFECTIVE 1 MAY 2023), SECTION H CLASS 1 AND 10 BUILDINGS, PART H5 SAFE MOVEMENT AND ACCESS AND THE HOUSING PROVISIONS' STANDARD (HPS) 2022 (EFFECTIVE 1 MAY 2023), SECTION 11 SAFE MOVEMENT AND ACCESS.
- * IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE TERMITE CONTROL USED IS IN ACCORDANCE WITH AS 3660.1 'PROTECTION OF BUILDINGS FROM SUBTERRANEAN TERMITES' AND IT IS THE OWNER'S RESPONSIBILITY TO CONDUCT REGULAR INSPECTIONS IN ACCORDANCE WITH SYSTEM USED.
- * SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE NCC SECTION H, PART H3 FIRE SAFETY, PART H3P2 AUTOMATIC WARNING FOR OCCUPANTS AND THE HPS SECTION 9, PART 9.5 SMOKE ALARMS AND EVACUATION LIGHTING.
- * SEDIMENT AND EROSION CONTROL MEASURES SHALL BE UNDERTAKEN TO THE SATISFACTION OF THE LOCAL COUNCIL.
- * W/C DOOR TO SLIDE, OPEN OUTWARDS OR BE FITTED WITH LIFT OFF HINGES.
- * ALL WORKS TO COMPLY WITH BCA VOLUME 2-2022 NOT BE COPIED OR USED FOR ANY OTHER PROJECT
- * THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE COPIED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF BARRY EVANS & ASSOCIATES



PROPOSED ADDITIONS FOR: ROD TONKINS AT: 11 KENT STREET TUNCURRY	04-07-2025 REVISION C 18-06-2025 REVISION B 02-06-2025 REVISION A	AREAS:				Date	Drawn	Scale	Sheet	Ref	BARRY EVANS & ASSOCIATES P.O. BOX 594 TAREE 2430 MOBILE 0412 827 868 EMAIL evans.design3@gmail.com
		EXISTING:		PROPOSED		30-05-25	BE	1:200 A3	1 of 4	2243	
		* Living * Decks	76.77 sq.m. 18.96 sq.m.	* Living * Decks	55.21 sq.m. 49.95 sq.m.	* THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE COPIED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF BARRY EVANS & ASSOCIATES					



PLAN

BASIX NOTES

FIXTURES AND SYSTEMS

- * HOT WATER SYSTEM TO BE INSTANTANEOUS GAS
- * LIGHTING: A MINIMUM 40% OF NEW OR ALTERED LIGHT FITTINGS TO BE FITTED WITH FLOURESCENT, OR LIGHT EMMITTING-DIODE (LED) LAMPS
- * ALL NEW OR ALTERED SHOWERHEADS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR A 3 STAR RATING
- * ALL NEW OR ALTERED TOILETS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR RATING
- * ALL NEW OR ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR A 3 STAR RATING

CONSTRUCTION

- * PROVIDE R0.8 INSULATION TO SUBFLOOR
- * PROVIDE R1.3 INSULATION TO EXTERNAL WALLS
- * WINDOWS W1 & W2 TO HAVE IMPROVED ALUMINIUM FRAME WITH SINGLE PYROLYTIC LOW-E GLAZING
- * WINDOWS W3 – W15 TO HAVE IMPROVED ALUMINIUM FRAME WITH SINGLE CLEAR GLAZING

GENERALLY

- * FOR FULL DETAILS REFER TO BASIX CERTIFICATE NUMBER A 1798650_2

PROPOSED ADDITIONS
FOR: ROD TONKINS
AT: 11 KENT STREET
TUNCURRY

04-07-2025 REVISION C
18-06-2025 REVISION B
02-06-2025 REVISION A

AREAS:

EXISTING:

* Living 76.77 sq.m.
* Decks 18.96 sq.m.

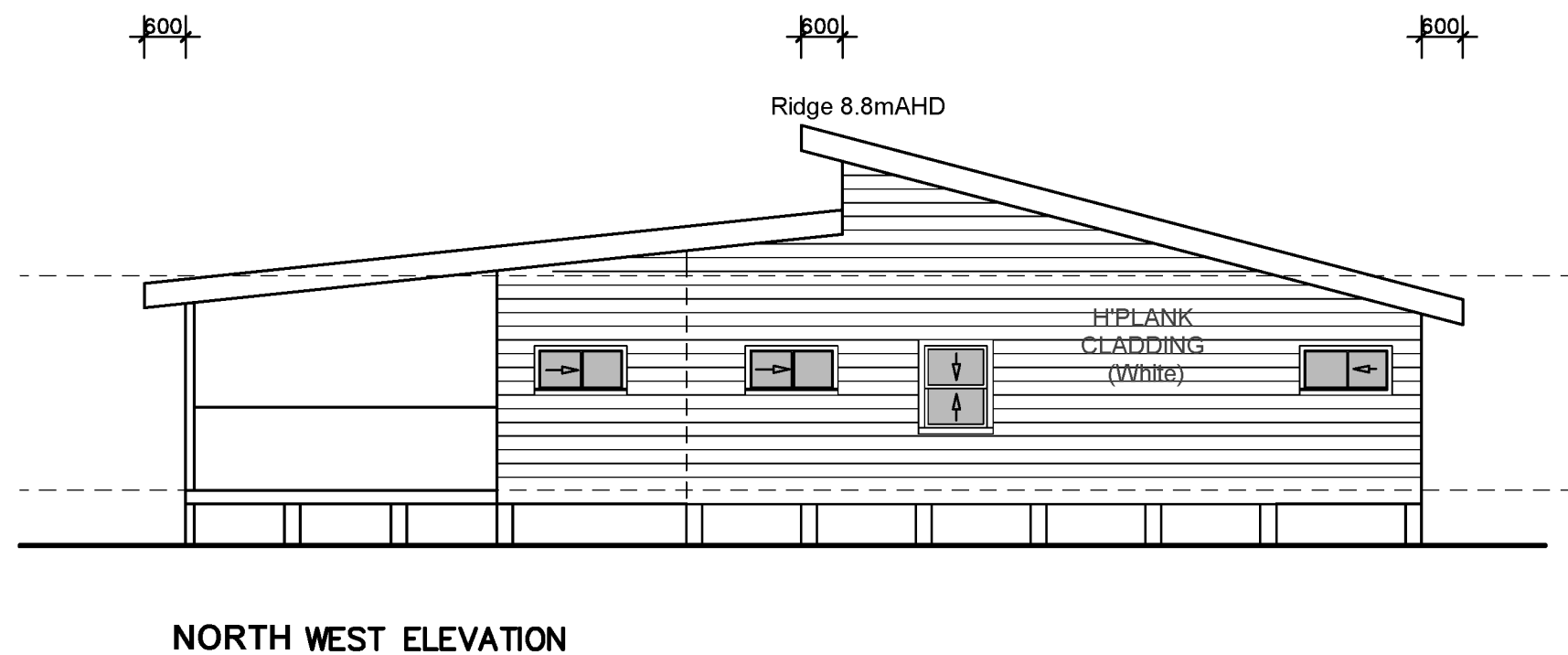
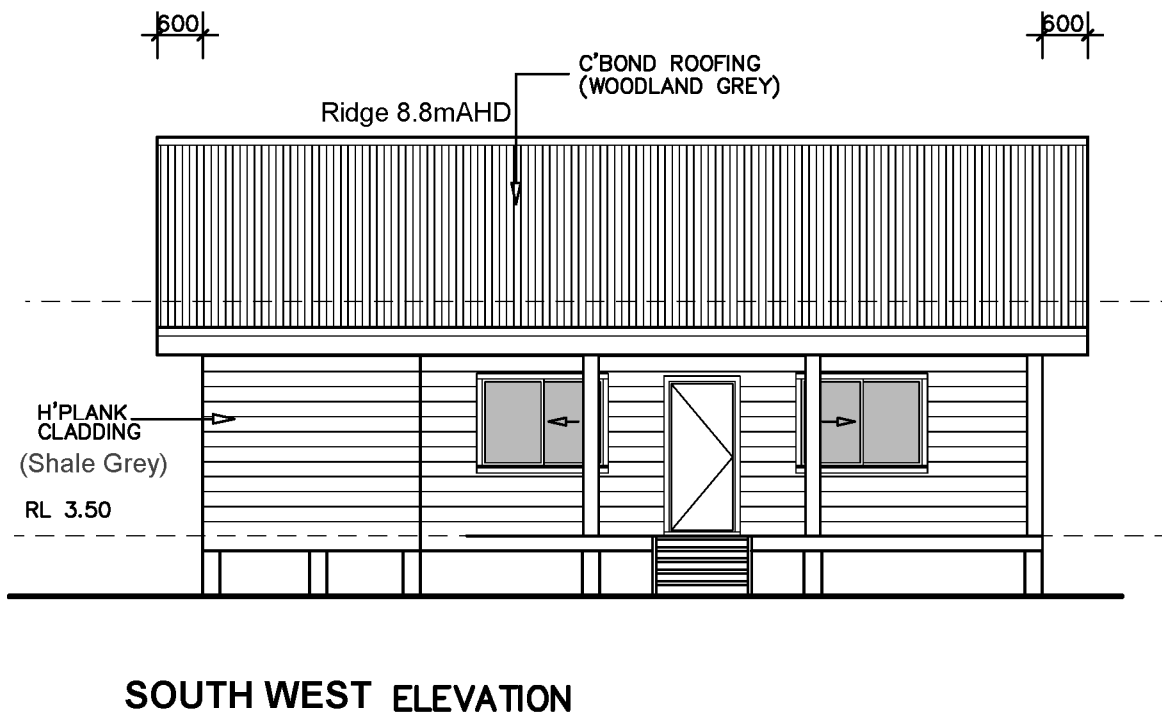
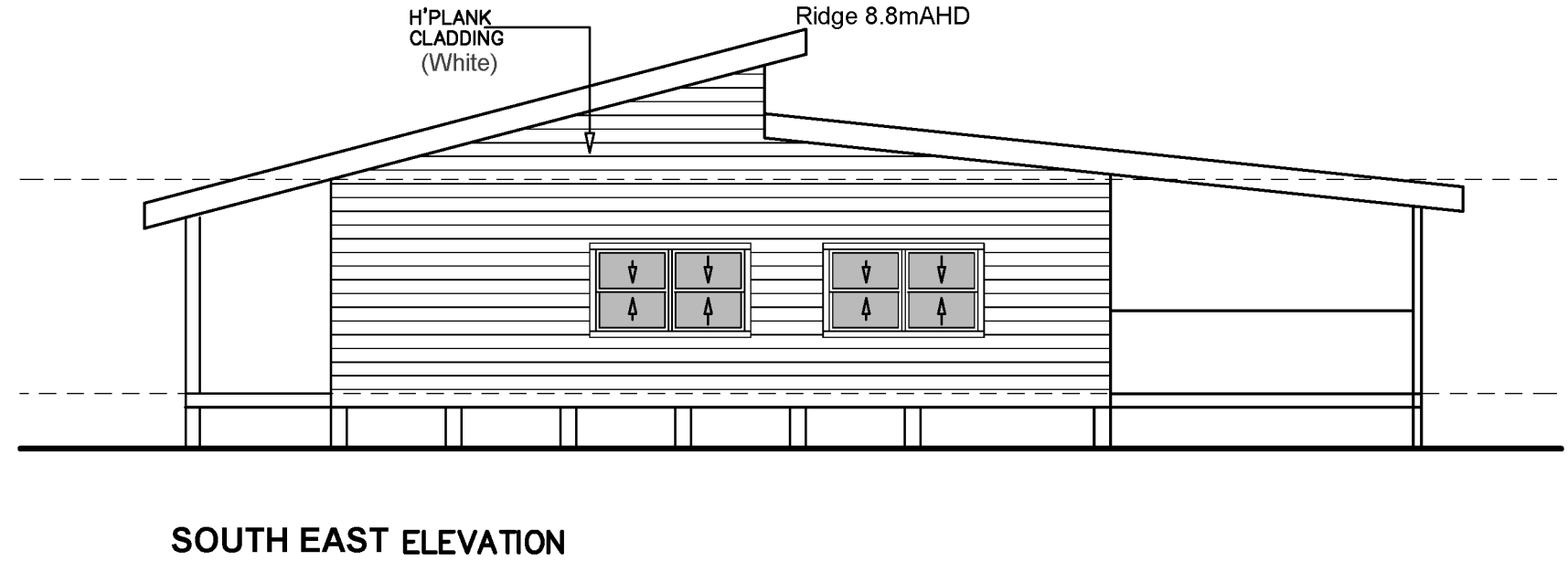
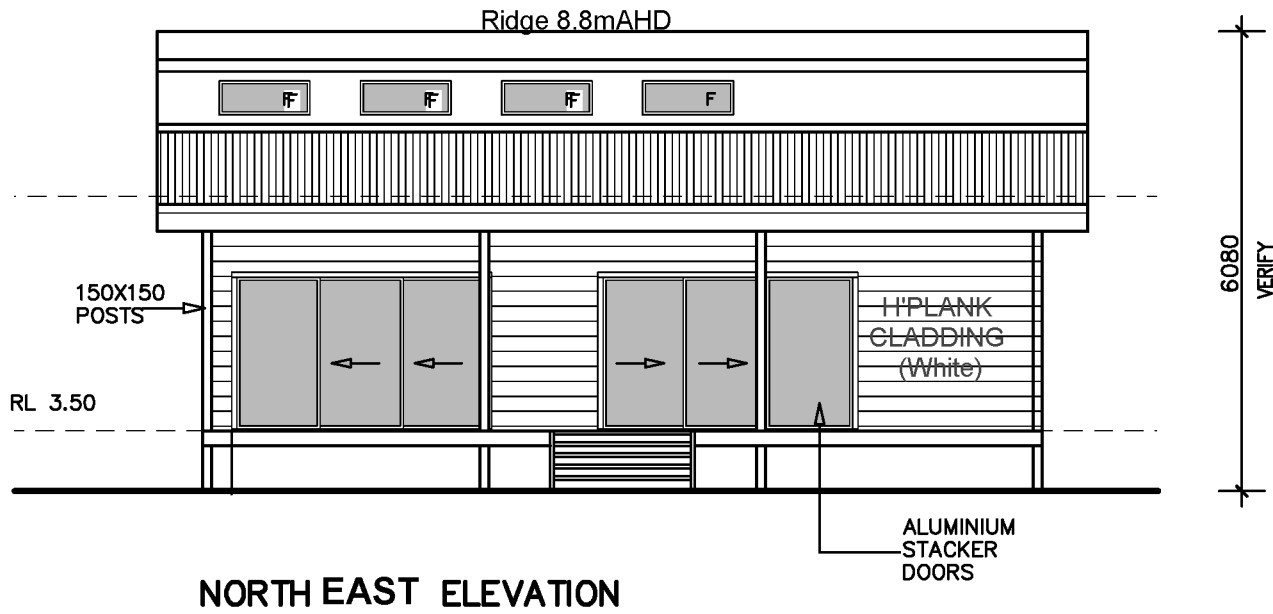
PROPOSED

* Living 55.21 sq.m.
* Decks 49.95 sq.m.

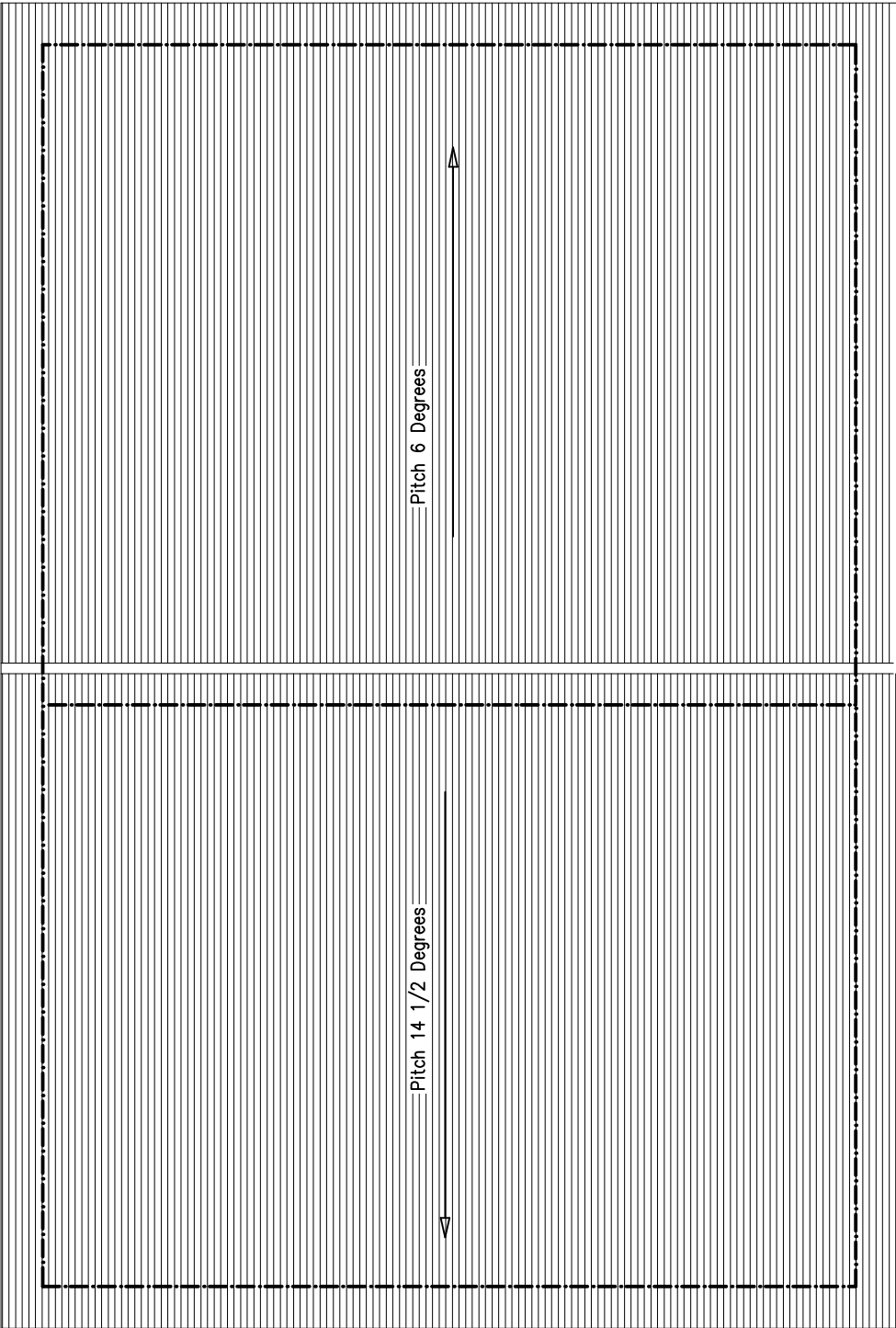
Date	Drawn	Scale	Sheet	Ref
30-05-25	BE	1:100 @ A3	2 of 4	2243
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BARRY EVANS & ASSOCIATES

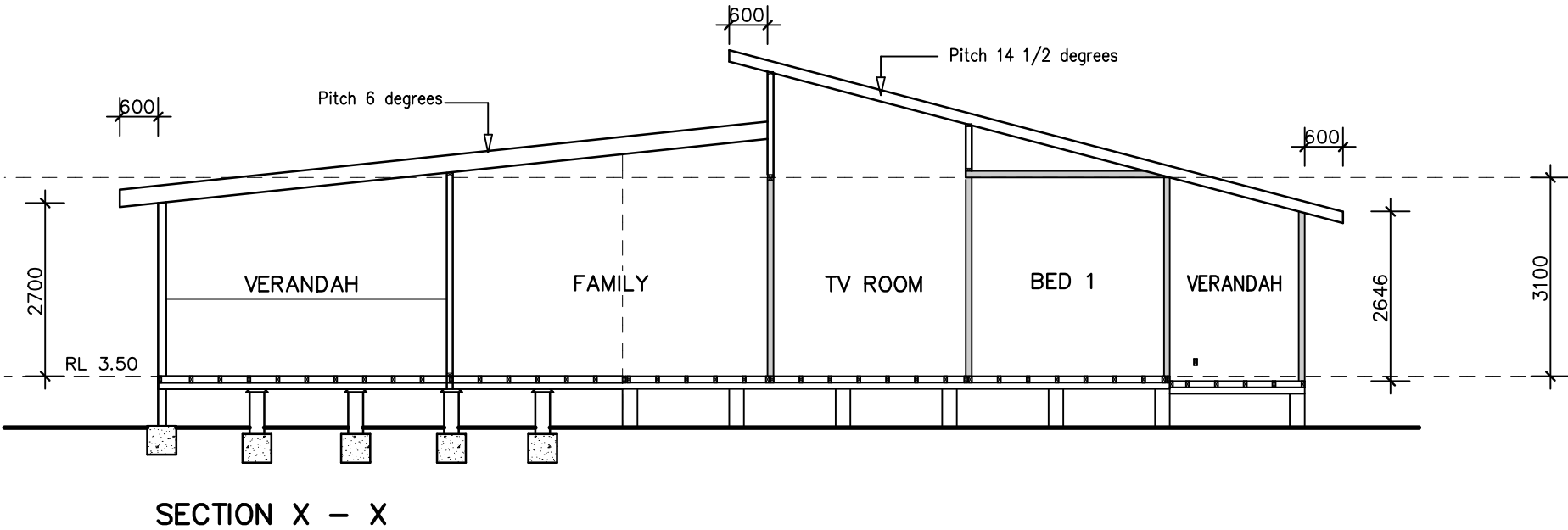
P.O. BOX 594 TAREE 2430
MOBILE 0412 827 868 EMAIL evans.design3@gmail.com



PROPOSED ADDITIONS FOR: ROD TONKINS AT: 11 KENT STREET TUNCURRY	04-07-2025 REVISION C 18-06-2025 REVISION B 02-06-2025 REVISION A	Date 30-05-25	Drawn BE	Scale 1:100 A3	Sheet 3 of 4	Ref 2243	BARRY EVANS & ASSOCIATES P.O. BOX 594 TAREE 2430 MOBILE 0412 827 868 EMAIL evans.design3@gmail.com
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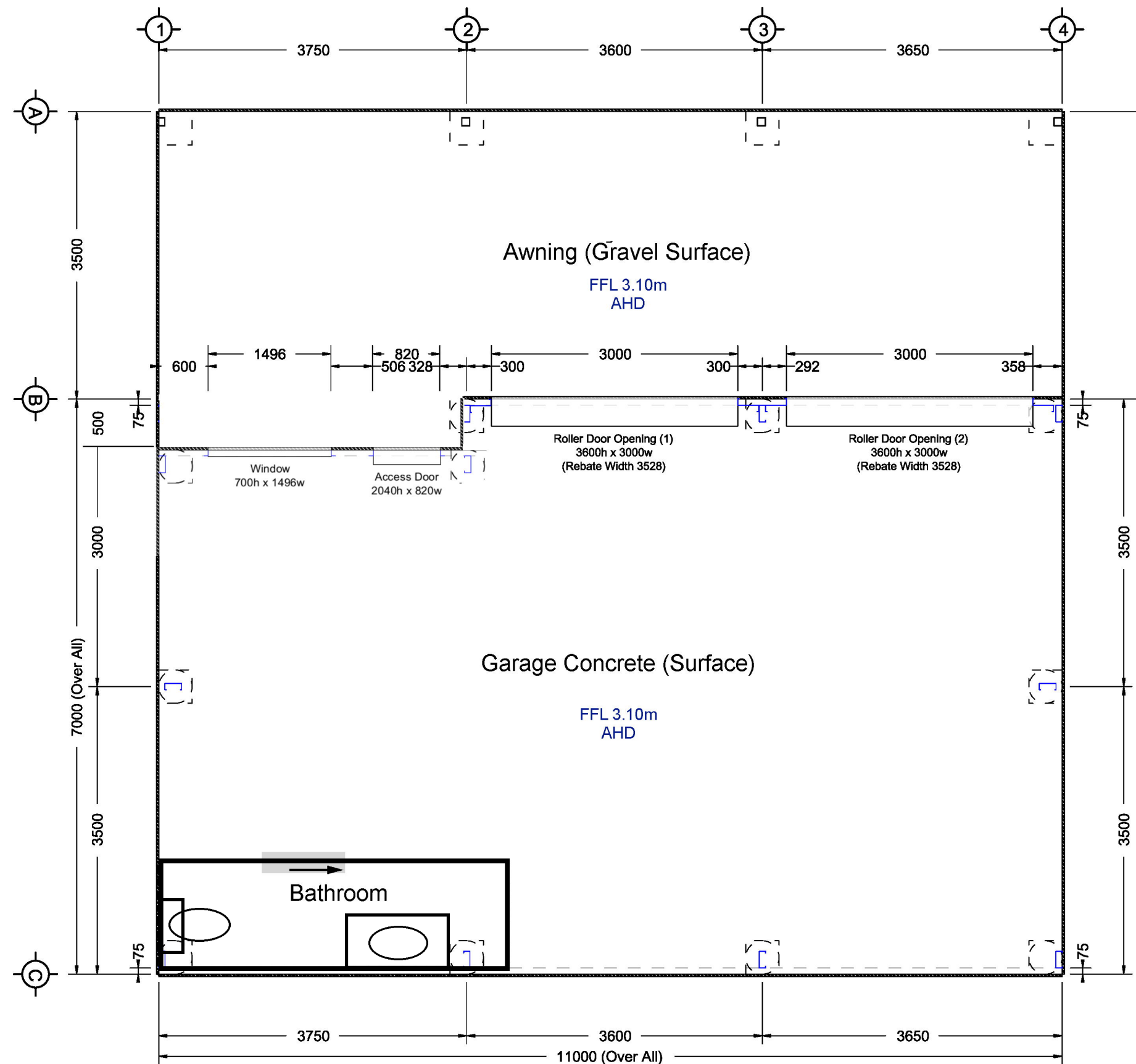


ROOF PLAN



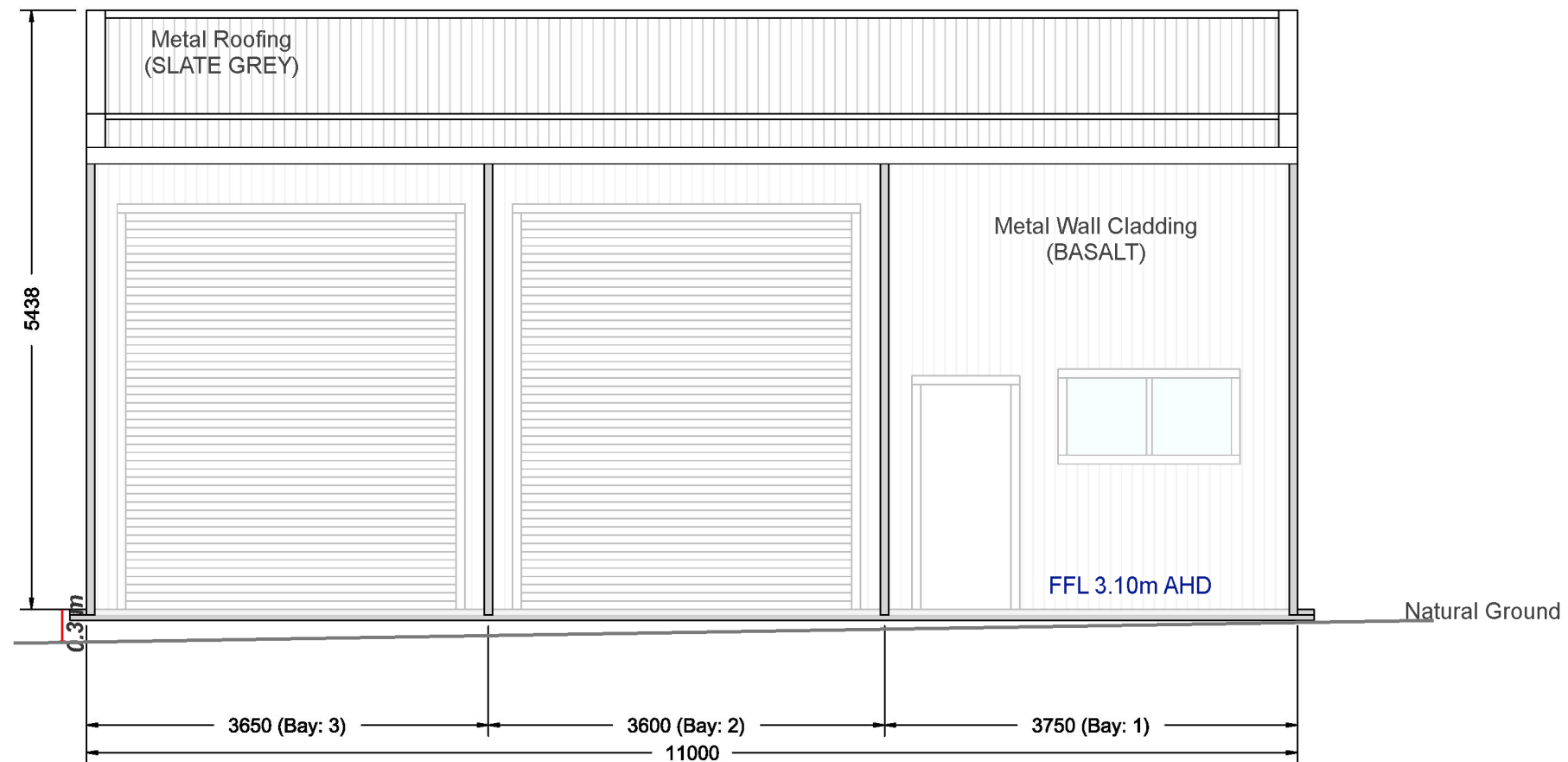
PROPOSED ADDITIONS FOR: ROD TONKINS AT: 11 KENT STREET TUNCURRY	04-07-2025 REVISION C 18-06-2025 REVISION B 02-06-2025 REVISION A	Date 30-05-25	Drawn BE	Scale 1:100 @ A3	Sheet 4 of 4	Ref 2243	BARRY EVANS & ASSOCIATES P.O. BOX 594 TAREE 2430 MOBILE 0412 827 868 EMAIL evans.design3@gmail.com
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See Slab Details for footing sizes and column layout

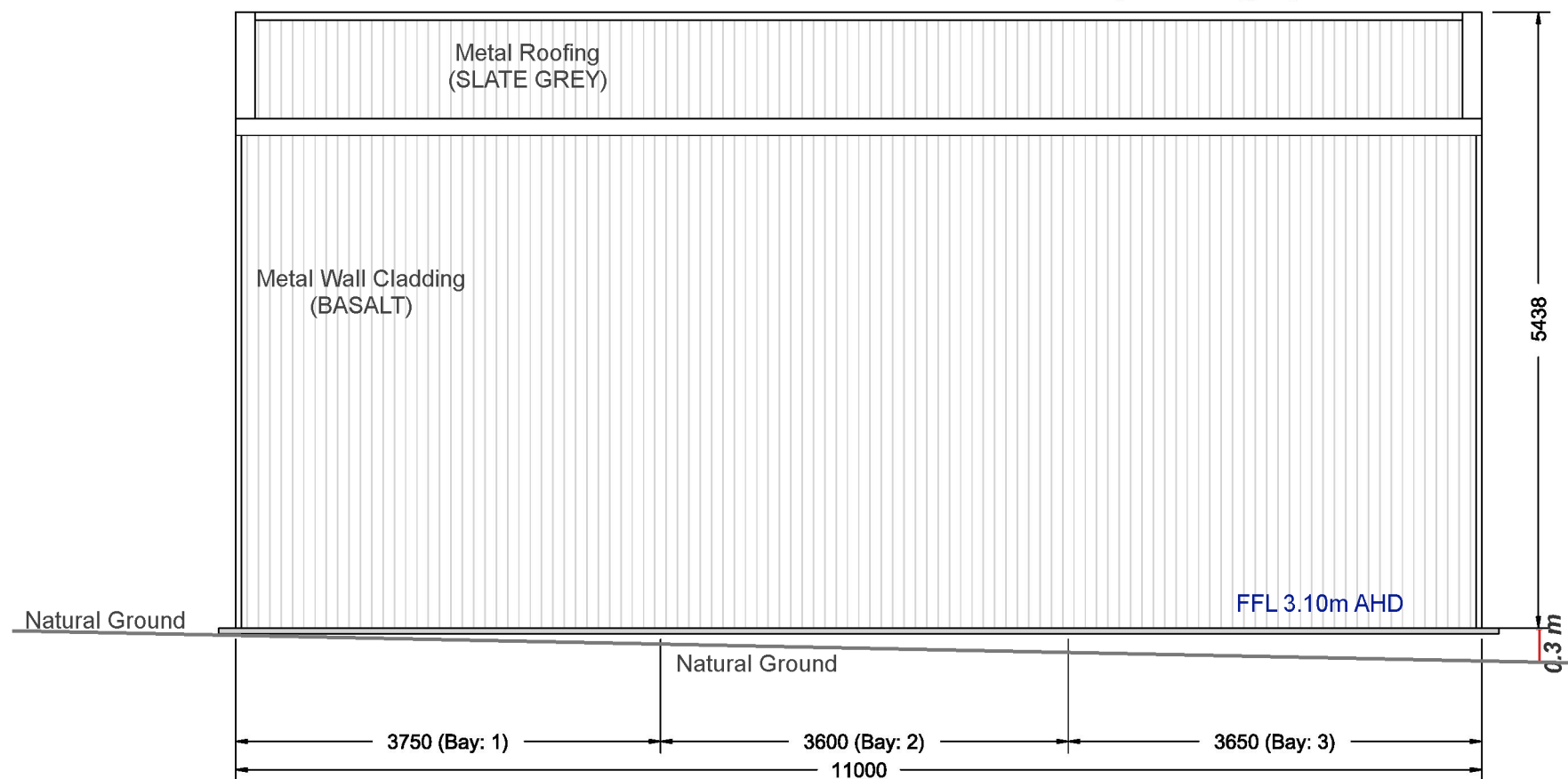


FLOOR PLAN (GARAGE)



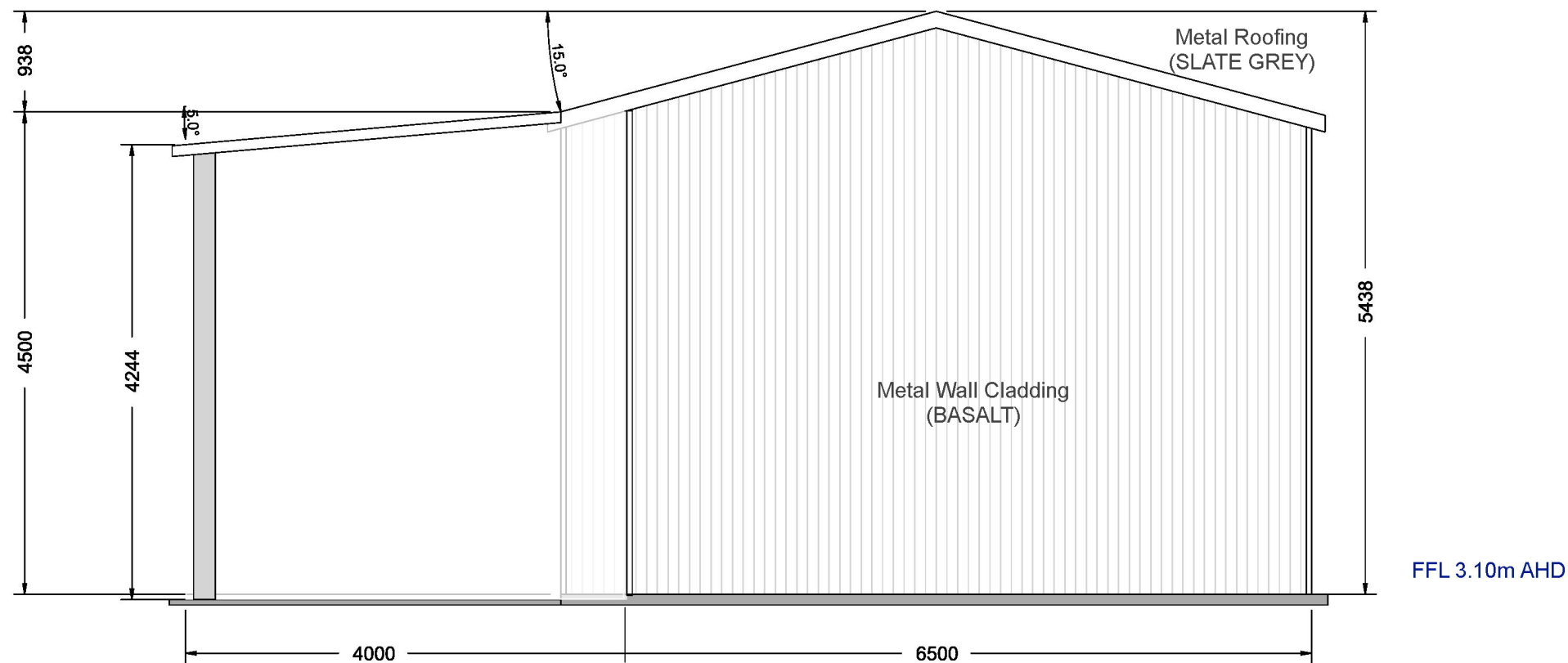


South-Western Elevation (Garage)

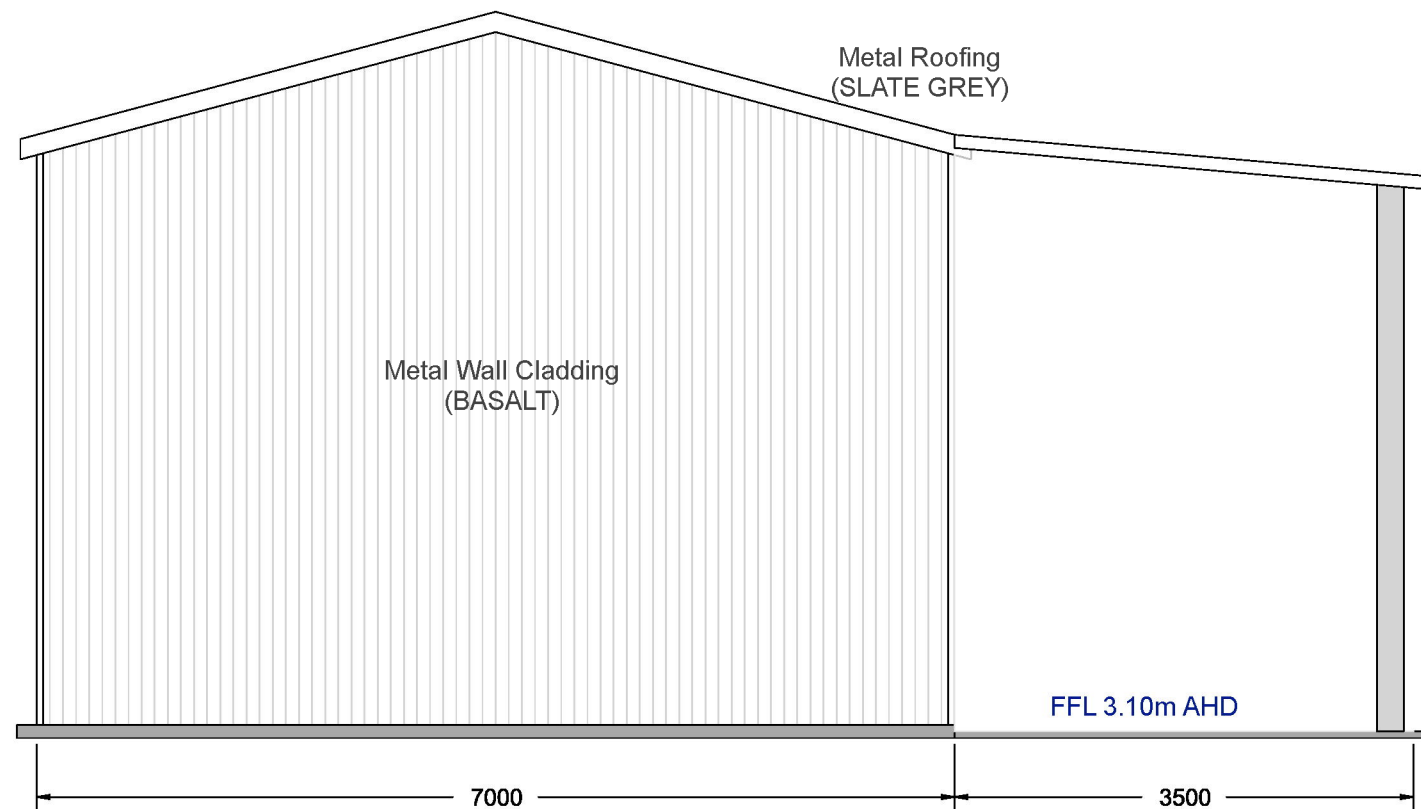


North-Eastern Elevation (Garage)





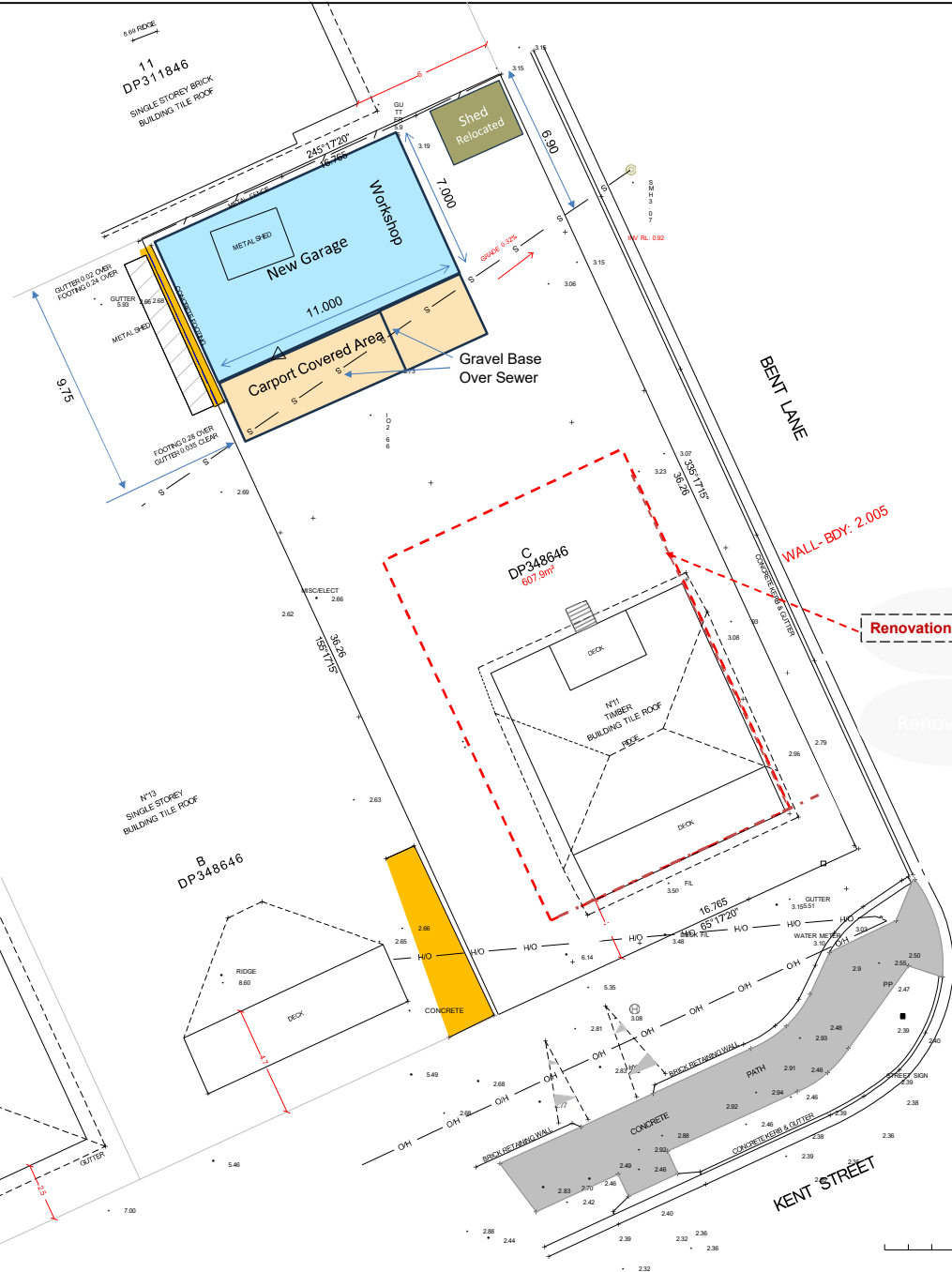
SOUTH-EASTERN ELEVATION



NORTH-WESTERN ELEVATION



APPROX 9°
TRUE NORTH
THIS PLAN M.M.



NOTES

- 1. RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC
- ONLY WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- SERVICES SHOWN THEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
- BEARING AND DISTANCES ARE BY TITLE AND/OR DEED ONLY. NO BOUNDARY INVESTIGATION HAS BEEN CARRIED OUT.
- THIS DRAWING REMAINS THE PROPERTY OF LSW SURVEYORS

LEGEND

CODE	DESCRIPTION
ELECT	UNDERGROUND ELECTRICITY
FCE	FENCE
HYD / SV	HYDRANT / STOP VALVE
PIT	EXISTING STORMWATER
PP / ELP	OVERHEAD ELECTRICITY
RISING	RISING MAIN
SMH	SEWER / MANHOLE
STN / SSM	SURVEY CONTROL
SW / PIT	DESIGN STORMWATER
TEL	TELSTRA
TRL	TREELINE
TR	TREE
WATER	WATER SUPPLY

Revised Plan Document for Approval
RT: 25032025 Renovation & Garage



LSW
SURVEYORS

DETAIL PLAN
LOT C DP
348646 11

SCALES
HORIZONTAL:
1:100
VERTICAL:
1:100

COUNCIL: MID-COAST
SHEET 1 OF 1
NAME: R

DATE: 17/8/2
COMMENTS: FIRST ISSUE