

NOTES:

NOTES: MIDCOAST COUNCIL (MCC) HAS BEEN REFERENCED HERE WITH RELATION TO PLANNING CONTROLS RELEVANT TO THESE PLANS. SHOULD THESE PLANS BE LODGED WITH AN ALTERNATE COUNCIL OR AUTHORITY, IT BECOMES THE APPLICANT’S RESPONSIBILITY TO OBTAIN & COMPLY WITH THE RELEVANT RULES, CODES & POLICIES PERTAINING TO THAT BODY.

GENERAL

- \* ADHERENCE TO MIDCOAST COUNCIL’S LOCAL ENVIRONMENT PLAN (LEP), DEVELOPMENT CONTROL PLAN (DCP), & MIDCOAST COUNCIL’S ADOPTED ‘PLANNING RULES’ MUST BE MET UNLESS A SPECIFIC EXEMPTION HAS BEEN APPROVED.
- \* STATE ENVIRONMENTAL PLANNING POLICIES (SEPP) OVERRIDE LEP & DCP POLICIES. ....
- Refer: <https://www.midcoast.nsw.gov.au/Development/Plans-policies-and-controls/Local-planning-rules/Current-planning-rules-for-the-MidCoast>
- \* WORKS MUST COMPLY WITH THE NSW BUILDING CODE OF AUSTRALIA, NSW HOME BUILDING ACT, & CURRENT AUSTRALIAN STANDARDS REFERENCED IN THE NATIONAL CONSTRUCTION CODES (NCC). ALWAYS REFER TO LATEST RELEASE EDITION OF THE NCC. Refer: [ncc.abca.gov.au](http://ncc.abca.gov.au)
- \* ALL CONSTRUCTION WORK IS TO COMPLY WITH SUPPLIED BASIX/ Nothers CERTIFICATES & REMAINS THE BUILDER’S RESPONSIBILITY TO ENSURE CONTRACTORS RECEIVE COPIES.
- \* THIS PLAN IS TO BE READ IN CONJUNCTION WITH, BUT NOT LIMITED TO, OTHER PERTINENT DOCUMENTS SUCH AS CONTRACTS, EXTERNALLY SOURCED REPORTS & CERTIFICATES, ENGINEERING DETAIL & DRAWINGS, & COUNCIL APPROVALS.
- \* ALL DIMENSIONS ARE IN MILLIMETRES (mm).
- \* DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- \* ALL SITE & PLAN MEASUREMENTS, DETAIL & NOTATIONS SHOULD BE REVIEWED BY THE BUILDER/ FOREMAN IN CHARGE, FOR THEIR ACCURACY PROIR TO COMMENCING ORDERS & SITE WORKS.
- \* CINZ 3D DRAFTING & GRAPHICS, JB3D DRAFTING, NOR THEIR CONTRACTORS WILL NOT BE RESPONSIBLE FOR ANY COSTS WHATSOEVER FOR ALTERATIONS OR REPARATIONS ARISING FROM PLAN ERRORS OR OMISSIONS.
- \* DRAWINGS SUPPLIED TO CLIENTS, & SUBSEQUENTLY PASSED ONTO BUILDERS OR CONTRACTORS, REMAIN THE PROPERTY OF CINZ 3D DRAFTING & GRAPHICS/ JB3D DRAFTING, UNTIL SUCH TIME FULL PAYMENT HAS BEEN RECEIVED.

SITE PREPARATION & WORKS.

- \* NO EARTHWORKS TO COMMENCE WITHOUT SEEKING VERIFICATION OF UNDERGROUND TELECOMMUNICATION LINES (TELSTRA/ NBN).
- \* SITE PREPARATION MUST COMPLY BY THE RELEVANT PROVISIONS AS SETOUT IN THE NCC H1D3.
- \* CONCRETE SLABS & FOOTINGS TO COMPLY WITH ENGINEER’S SPECIFICATIONS & MUST COMPLY BY THE RELEVANT PROVISIONS AS SETOUT IN THE NCC H1D4.
- \* SUBFLOOR AREAS ARE TO BE KEPT CLEAN WITH DRAINAGE INSTALLED WHERE NECESSARY TO AVOID POOLING OF WATERS.
- \* RETAINING WALLS TO BE BUILT TO ENGINEER’S SPECIFICATIONS & MUST COMPLY WITH REVELANT COUNCIL’S PLANNING RULES ie. MIDCOAST COUNCIL PLANNING RULES ‘5 – SINGLE DWELLINGS, DUAL OCCUPANCIES, VILLA & TOWNHOUSES’. Section 5.7 CUT & FILL.
- \*\* TERMITE RISK MANAGEMENT – TERMITE MANAGEMENT SYSTEM TO BE PROVIDED IN ACCORDANCE WITH HP PART 3.5 AND AS 3660.1 AND/OR AS 3660.3.
- \*\* DRAINAGE – DRAINAGE TO SITE TO COMPLY WITH HP PART 3.3 OR AS/NZS 3500.3 IN ACCORDANCE WITH NCC 2022 H2D2.
- \* ALL WORKS MUST COMPLY WITH, BUT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:
- AS 2807:2011 RESIDENTIAL SLABS & FOOTINGS
- AS 3600:2018 CONCRETE STRUCTURES
- AS 3660.2:2000 TERMITE MANAGEMENT.

CONSTRUCTION & DESIGN LOADS

- \* STRUCTURAL RELIABILITY PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1V1(1)(2)(3).
- \* STRUCTURAL PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D2.
- \* FRAMING PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D6.
- \*\* FRAMING – TIMBER FRAMES & TRUSSES /DESIGNED AND CONSTRUCTED TO AS/NZS 1170.1 /2002, AS/NZS 1170.2 /2021, AS1684.2 /2021, AS 1720.1 /2010, AS 1720.5 /2015 AND AS 4440 –2004 –INSTALLATION OF NAIL PLATED TIMBER ROOF TRUSSES.
- \*\* FRAMING – STEEL FRAMES /DESIGNED AND CONSTRUCTED TO NASH PART 1 & 2, AS 4100 & AS/NZS 4600. SUBFLOOR VENTILATION –
  - SUB-FLOOR VENTILATION AND CLEARANCE COMPLIANCE WITH NCC HOUSING PROVISIONS PART 6.2.
- \* MASONRY/ BRICK LAYING PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D5.
- \*\* MASONRY/ VERTICAL ARTICULATION JOINTS – MASONRY ARTICULATION JOINTS TO BE PROVIDED AS SPECIFIED IN HP 5.6.8 OR AS 4773.2 OR AS 3700.
- \*\* TIMBER AND COMPOSITE WALL CLADDING – CLADDING MATERIAL TO BE IN ACCORDANCE WITH HP PART 7.5 OR FOR AAC–AS 5146.1 OR FOR METAL WALL CLADDING AS 1562.1
- \*\* GUTTERS & DOWNPIPES – DOWNPIPES & GUTTERS TO COMPLY WITH NCC HOUSING PROVISIONS PART 7.4 OR AS/NZS 3500.3
- \* ROOF & WALL CLADDING PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D6a & H1D6b.
- \*\* ROOF AND WALL CLADDING ?ALL ROOF AND WALL CLADDING TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NCC 2022 H1D7.
- \* ALL ROOFING WATER IS TO BE DIRECTED NEAREST KERB & GUTTERING, OR TO COUNCIL SPECIFICATIONS.
- \* GROUND WATER FROM ABOVE THE BUILDING ENVELOPE TO BE DIVERTED AROUND DWELLING BY SPOON DRAINS.
- \* ALL WORKS MUST COMPLY WITH, BUT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:
- AS 1684.2:2010 ALL TIMBER WORK & RESIDENTIAL TIMBER FRAMING CONSTRUCTION
- AS 3700:2018 MASONARY STRUCTURES
- AS 3786:2014 SMOKE ALARMS FUNCTIONAL CRITERIA
- AS 3959:2018 CONSTRUCTION OF BUILDINGS IN A BUSHFIRE PRONE AREA

WET AREAS.

- \* BUILDING ELEMENTS IN ‘WET AREAS’ WITHIN A BUILDING MUST BE PROTECTED WITH A WATERPROOFING SYSTEM AS SETOUT IN THE NCC 10.2
- \*\* WET AREA WATERPROOFING – WET AREA IN ACCORDANCE WITH H4D1, H4D2 & H4D3 OF THE NCC VOLUME TWO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740.
- \*\* FLOOR WASTE – WET AREA /ALL PROVIDED FLOOR WASTE TO HAVE FLOOR FALLS TO THEM BETWEEN 1:50 /1:80 AS PER NCC HOUSING PROVISIONS CLAUSE 10.2.12.
- \*\* EXTERNAL WATERPROOFING – EXTERNAL WATERPROOFING FOR ROOFING SYSTEMS ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING COMPLIANT WITH NCC VOLUME 2 H2D8 & AS 4654.1 & 2.
- \* ALL WORKS MUST COMPLY WITH, BUT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:
- AS 3740:2021 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
- AS 4858:2004 WET AREA MEMBRANES
- WINDOWS & GLAZING.

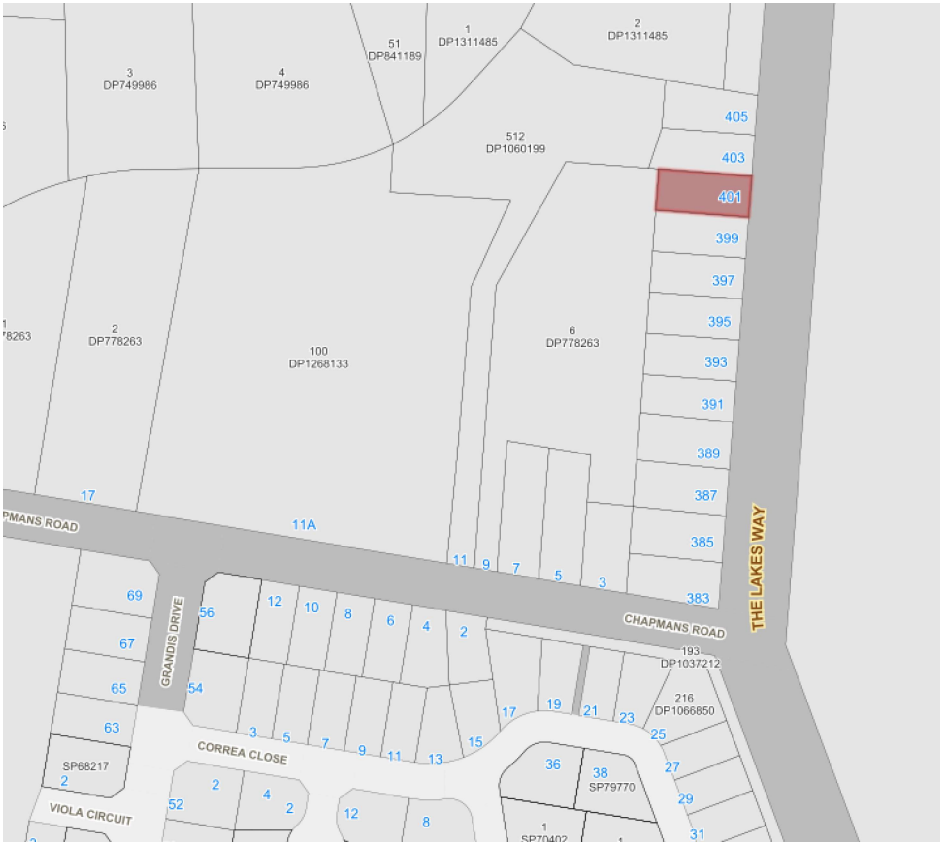
- \* GLAZING PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D8.
- \* GLAZING PERFORMANCE REQUIREMENTS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1P1.
- \*\* GLAZING : ALL GLAZING TO BE IN ACCORDANCE WITH H1D8 & H2D7 OF THE NCC 2022 VOLUME TWO, SECTION 8 OF THE HOUSING PROVISIONS & AUSTRALIAN STANDARDS AS 1288, 2047, 4055. (BASIX REQUIREMENTS TO BE ADDRESSED ALSO)
- \* ALL WORKS MUST COMPLY WITH, BUT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:
- AS 1288:2021 GLASS IN BUILDING – SELECTION & INSTALLATION
- AS 2047:1999 WINDOWS IN BUILDINGS – SELECTION & INSTALLATION
- AS 4055:2012 WIND LOADS FOR HOUSING
- AS 1170.2 Part 2:2021 WIND ACTIONS

CONDENSATION MANAGEMENT.

- \*\* EXTERNAL WALL CONSTRUCTION : WHERE PLIABLE BUILDING MEMBRANE IN INSTALLED IN AN EXTERNAL WALL IT IS TO COMPLY WITH HP 10.8.1 AND AS 4200.1 & 2.
- \*\* EXHAUST SYSTEMS – THE BATHROOM &/OR SANITY COMPARTMENT/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLAINT NATURAL VENTILATION MUST BE INTERLOCKED TO ROOMS LIGHT SWITCH AND HAVE OFF TIMER SET FOR 10 MINUTES AFTER THE LIGHT IS SWITCHED OFF.
- \*\* EXHAUST SYSTEMS –THE ROOM/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLAINT NATURAL VENTILATION MUST BE PROVIDED WITH MAKE-UP AIR FROM ADJACENT ROOM OF 14,000MM2 WHICH IS APPROX. A 20MM UNDERCUT OF A 700MM DOOR OR 18MM FROM AN 820MM DOOR.
- \*\* EXHAUST SYSTEMS – THE EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF / (A) 25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND (B) 40 L/S FOR A KITCHEN OR LAUNDRY.
- \*\* VENTILATION OF ROOF SPACES / IN CLIMATE ZONES 6, 7 & 8 A ROOF SPACE MUST BE VENTILATED IN ACCORDANCE WITH HP PART 10.8.3.

SAFE MOVEMENT AND ACCESS.

- \*\* STAIRWAY AND RAMP CONSTRUCTION –STAIRWAYS AND RAMPS TO BE CONSTRUCTED TO HP PART 11.2.
- \*\* STAIRWAY SLIP RESISTANCE – INTERNAL STAIR SURFACES AND NOSING MUST COMPLY WITH AS 4586 SLIP RESISTANCE CLASSIFICATION – DRY SURFACE = P3 OR R10. – WET SURFACE = P4 OR R11.
- \*\* BARRIER AND HANDRAILS – BARRIER AND HANDRAILS TO BE CONSTRUCTED TO HP PART 11.3.
- \*\* BARRIER AND HANDRAILS – HANDRAIL TO STAIRS HAVING A CHANGE IN ELEVATION EXCEEDING 1M REQUIRED TO BE PROVIDED AT A HEIGHT NOT LESS THAN 865MM TO NCC HOUSING PROVISIONS CLAUSE 11.3.5.
- \*\* BARRIER AND HANDRAILS – BEDROOM WINDOWS WHERE THE FFL IS 2M OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE WINDOW RESTRICTORS OR SCREENS (CRIM-SAFE STYLE MESH) INSTALLED AS PER NCC HOUSING PROVISIONS CLAUSE 11.3.7.
- \*\* BARRIER AND HANDRAILS – WINDOWS OTHER THAN BEDROOM WITH FFL 4M OR MORE ABOVE ADJACENT SURFACE TO HAVE SILL OR BARRIER MINIMUM 865MM ABOVE FFL AS PER NCC HOUSING PROVISIONS CLAUSE 11.3.8.



14 Wallis St  
Tuncurry NSW 2428

Cindy Schilpzand  
Mb. 0401 952 291  
[cinz3ddrafting@live.com](mailto:cinz3ddrafting@live.com)



Jamie Brislane  
Mb. 0488 722 113  
[jb3ddrafting@outlook.com.com](mailto:jb3ddrafting@outlook.com.com)



Document Date:  
30.5.2025

JOB No.  
2025 - 013

Site Designation:  
LOT 14  
DP 225020  
AREA-711.0 m2

Mr Stephen & Glenda Searles  
401 The Lakes Way, Tuncurry  
PROPOSED ADDITIONS TO  
EXISTING CLAD DWELLING

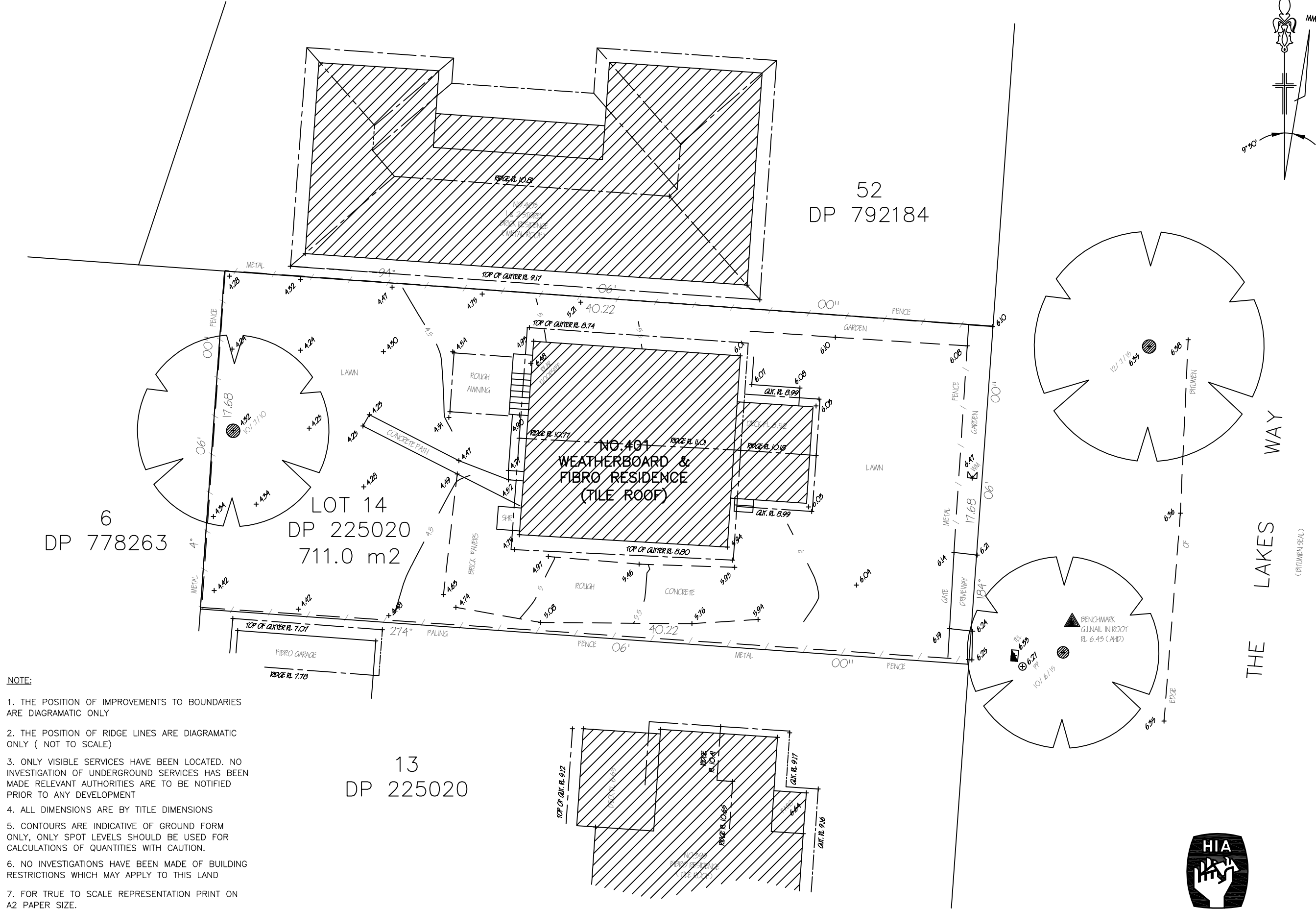
ISSUE HISTORY  
A1 13.3.2025  
A2 18.3.2025  
A3 30.5.25 DA

ISSUE PREFIX A03  
PAGE 1 OF 8

A 03.1







NOTE:

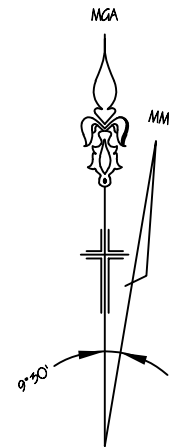
1. THE POSITION OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMATIC ONLY
2. THE POSITION OF RIDGE LINES ARE DIAGRAMATIC ONLY ( NOT TO SCALE)
3. ONLY VISIBLE SERVICES HAVE BEEN LOCATED. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE RELEVANT AUTHORITIES ARE TO BE NOTIFIED PRIOR TO ANY DEVELOPMENT
4. ALL DIMENSIONS ARE BY TITLE DIMENSIONS
5. CONTOURS ARE INDICATIVE OF GROUND FORM ONLY, ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
6. NO INVESTIGATIONS HAVE BEEN MADE OF BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND
7. FOR TRUE TO SCALE REPRESENTATION PRINT ON A2 PAPER SIZE.
8. THESE NOTES ARE AN INTEBRAL PART OF THIS PLAN AND ARE NOT TO BE REMOVED.

CONTOUR INTERVALS 0.5m MINOR 1.0m MAJOR  
ORIGIN OF LEVELS:SSM 95980 (RL 5.15 AHD)

SURVEY MARKS TO AHD LEVELS

EXISTING SITE PLAN

SCALE 1:200 @ A3



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Mb. 0401 952 291  
cinz3ddrafting@live.com



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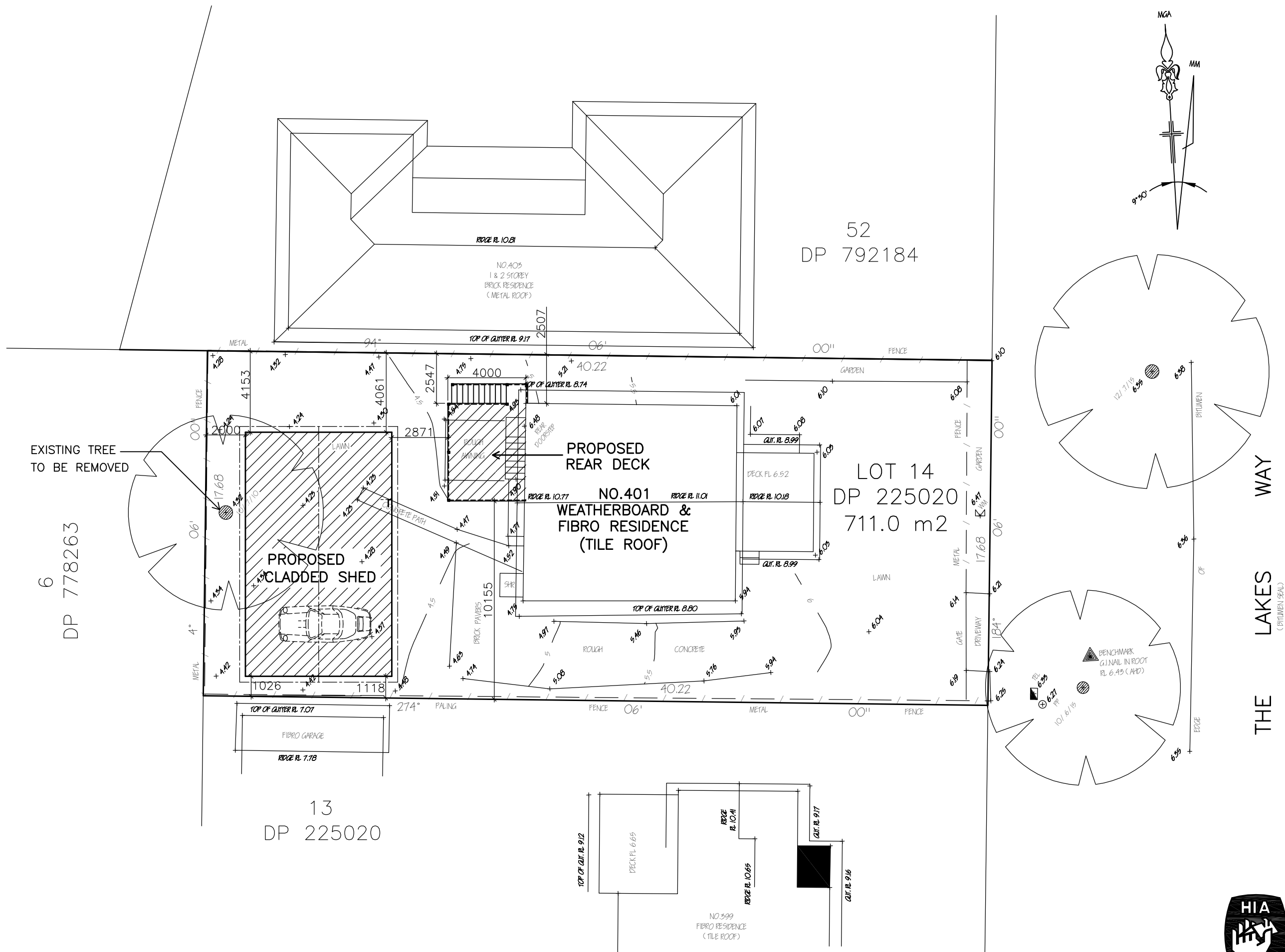
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A 03.2





ALL NEW STORMWATER FROM PROPOSED ADDITIONS TO CONNECT INTO EXISTING STORMWATER DRAINAGE SYSTEM ( TRANSPIRATION SYSTEM ONLY).  
(Final drainage design to plumber & builder discretion)

## PROPOSED SITE PLAN

SCALE 1:200 © A3



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Mb. 0401 952 291  
cinz3ddrafting@live.com



Jamie Brislane  
Mb. 0488 722 113  
jb3ddrafting@outlook.com.au



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ISSUE PREFIX A03

A 03.3





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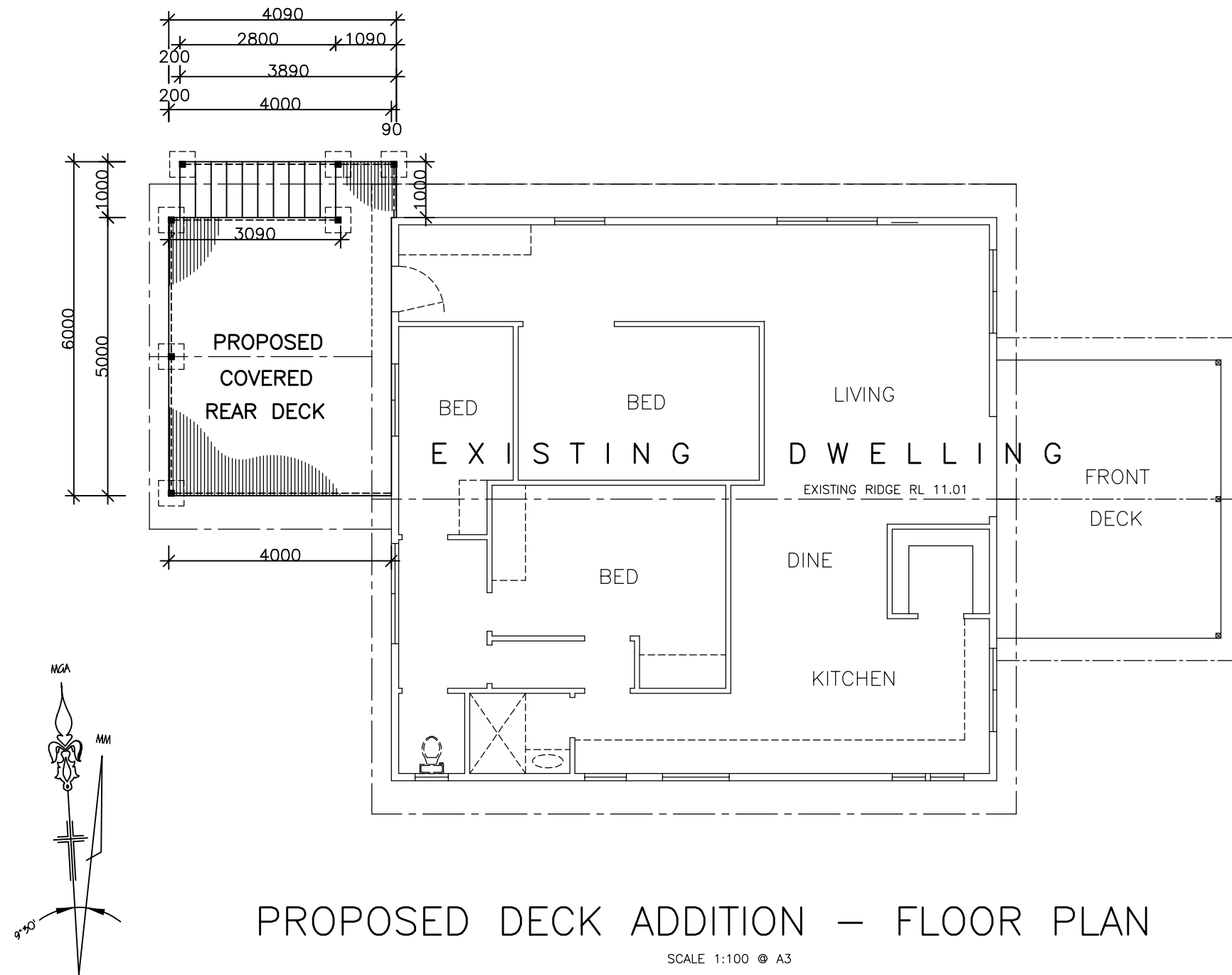
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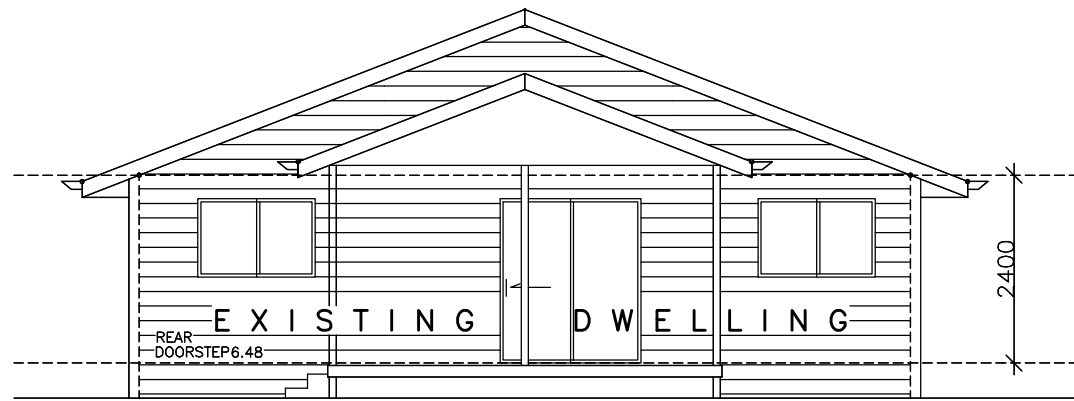
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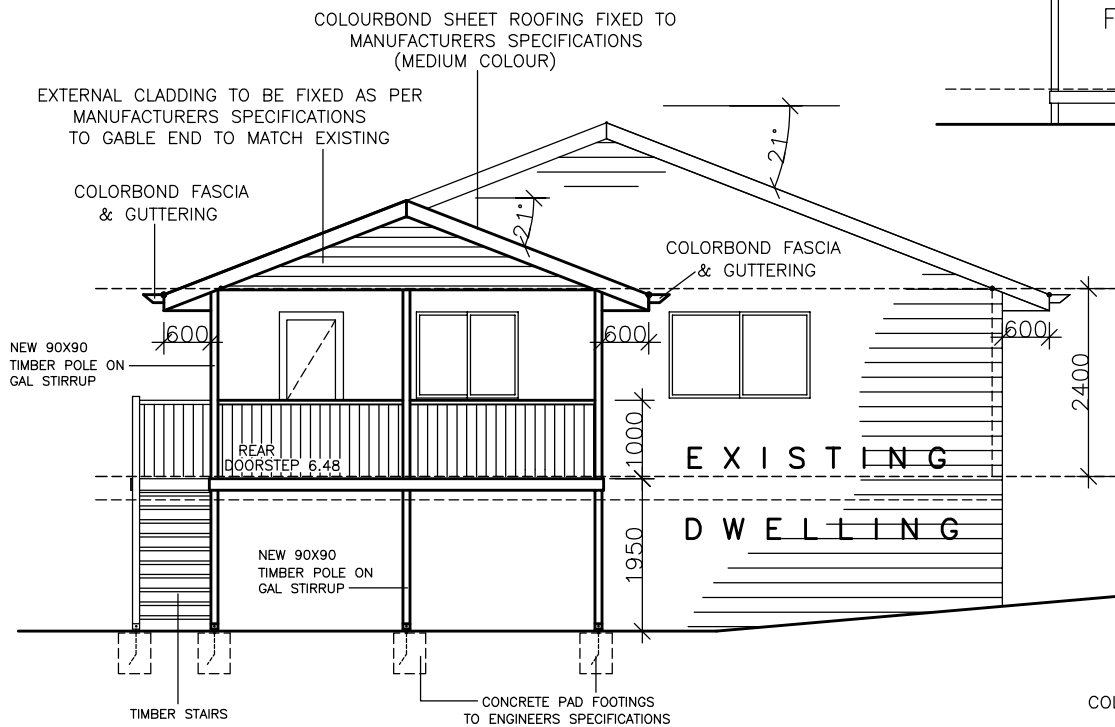
**PROPOSED DECK ADDITION – FLOOR PLAN**

SCALE 1:100 © A3

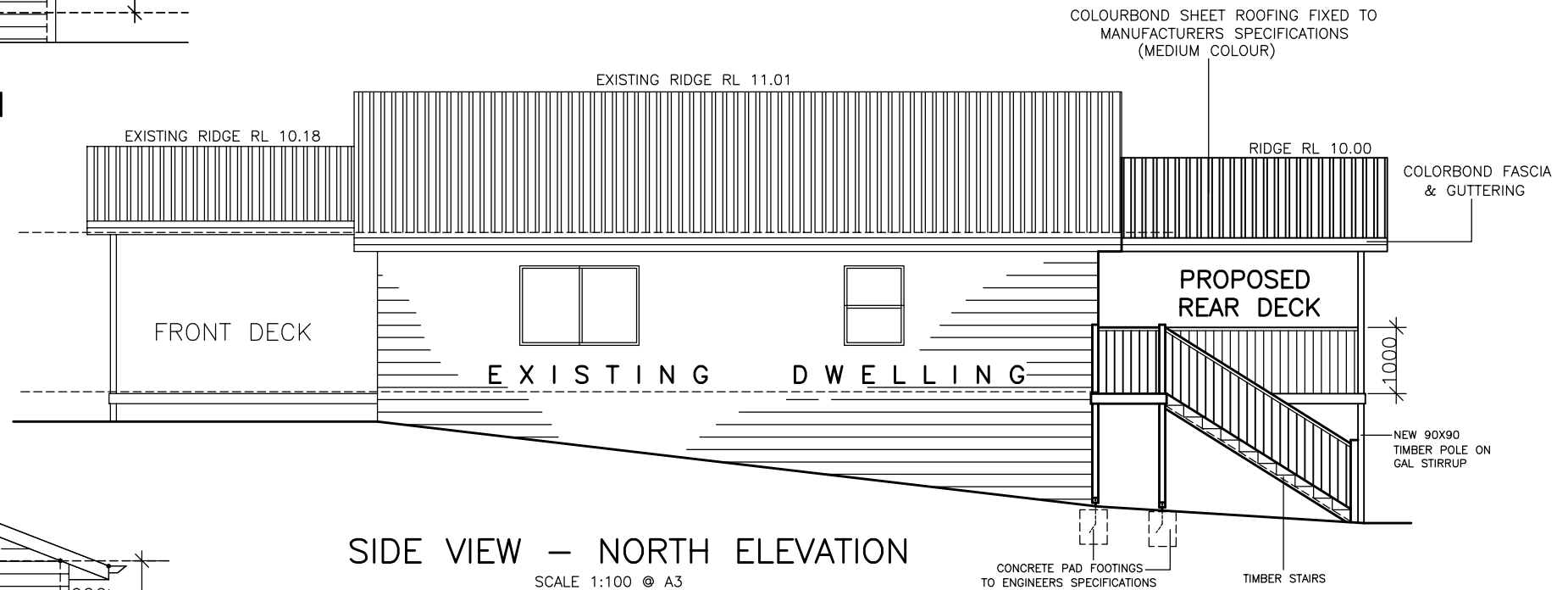




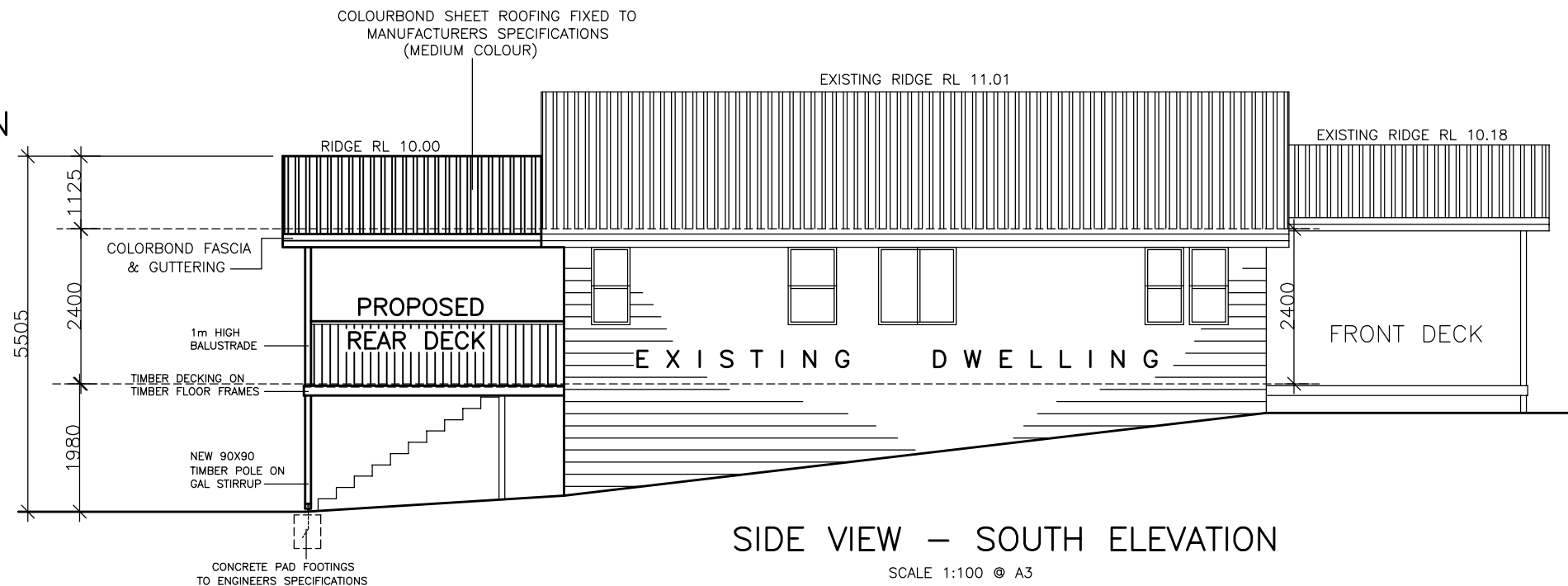
FRONT VIEW — EAST ELEVATION  
PROPOSED DECK ADDITION IS NOT SEEN FROM THIS ELEVATION  
SCALE 1:100 @ A3



REAR VIEW — WEST ELEVATION  
SCALE 1:100 @ A3



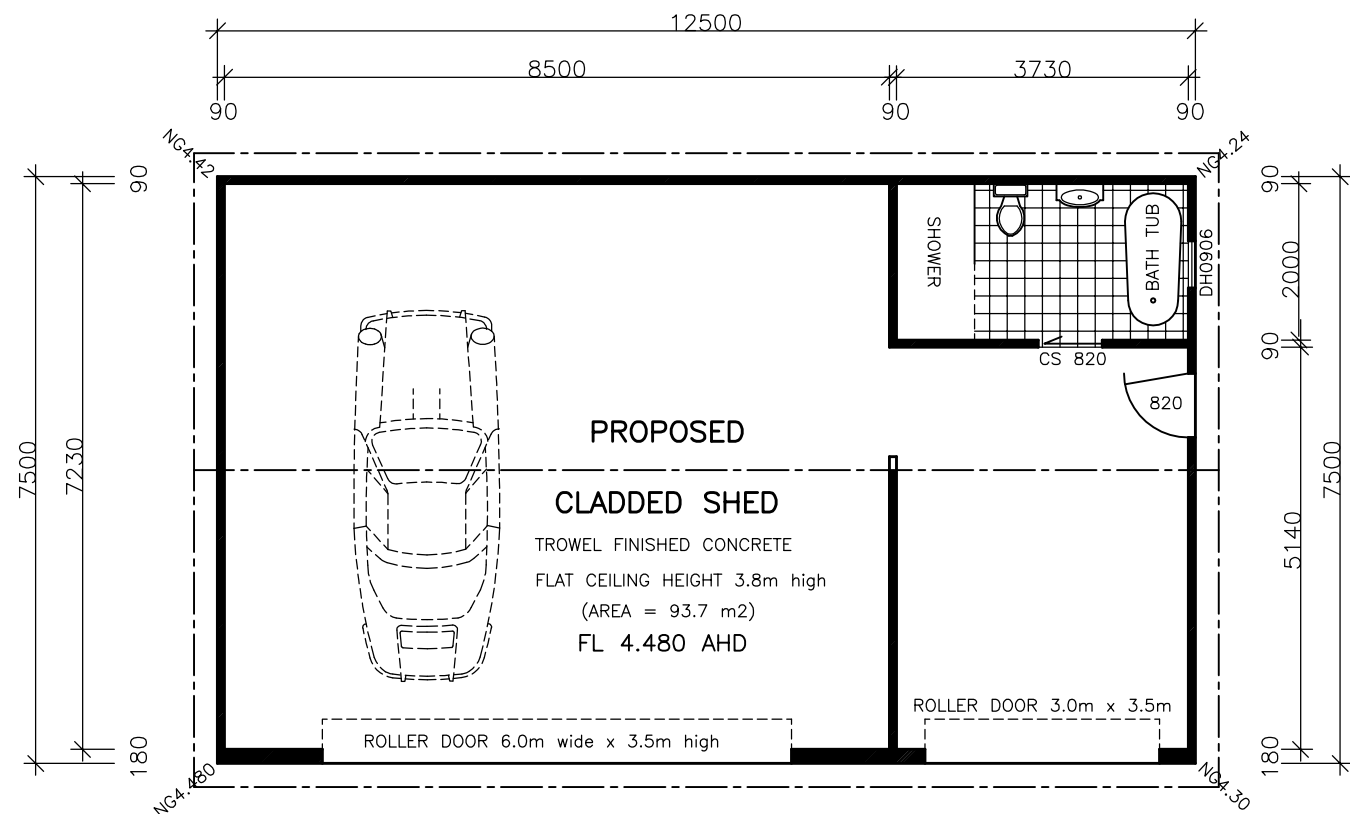
SIDE VIEW — NORTH ELEVATION  
SCALE 1:100 @ A3



SIDE VIEW — SOUTH ELEVATION  
SCALE 1:100 @ A3

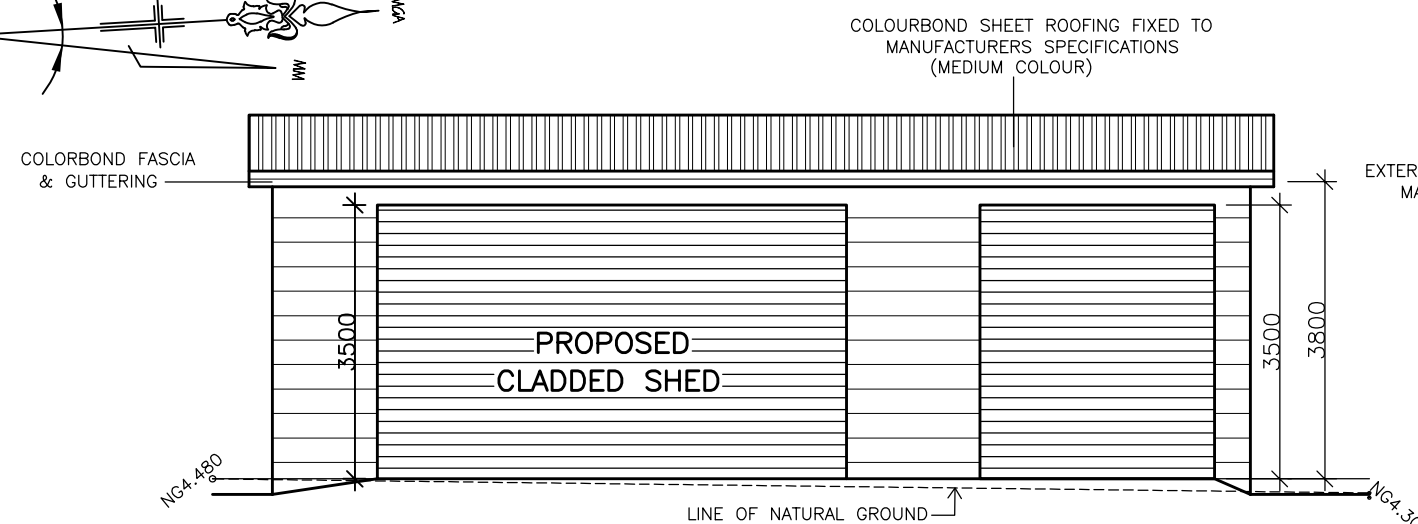
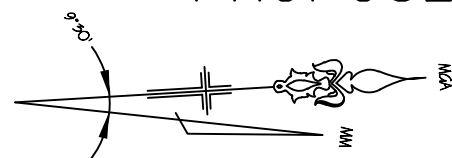






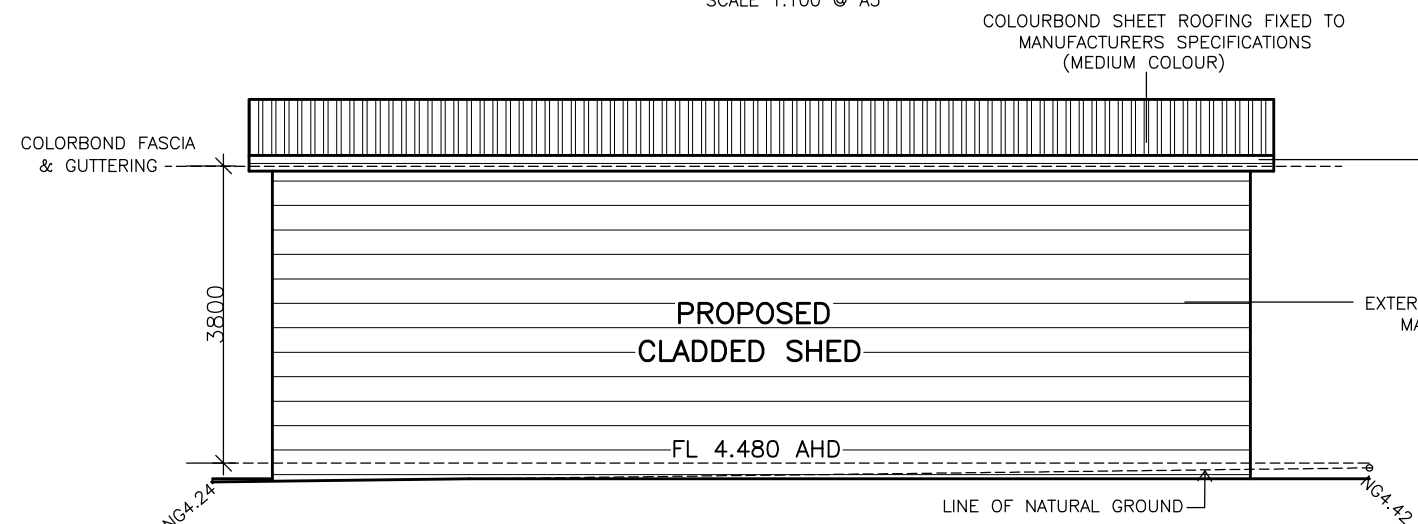
PROPOSED SHED ADDITION – FLOOR PLAN

SCALE 1:100 @ A3



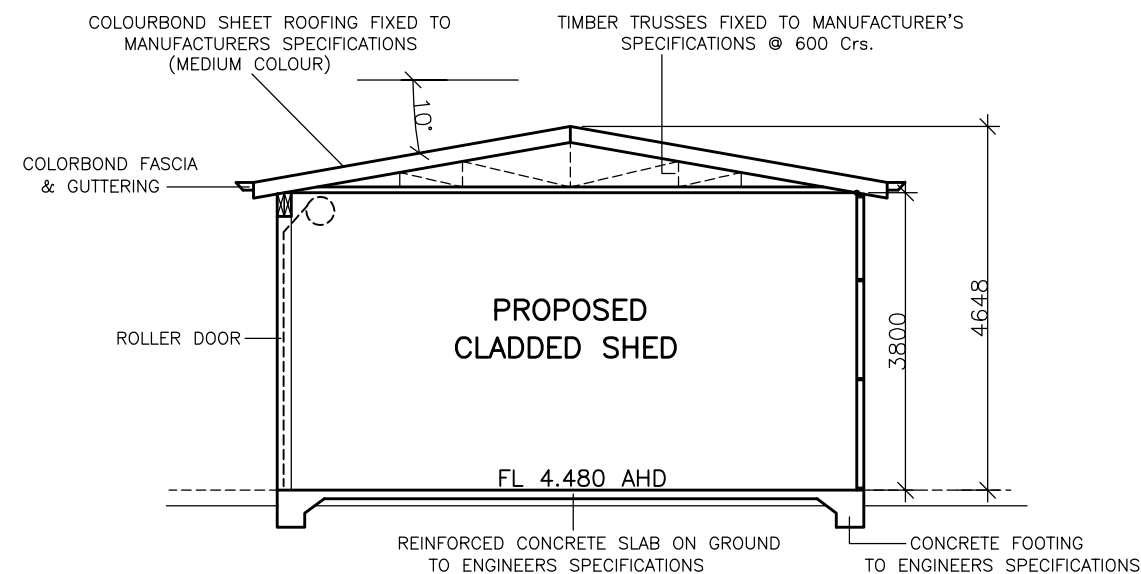
FRONT VIEW – EAST ELEVATION

SCALE 1:100 @ A3



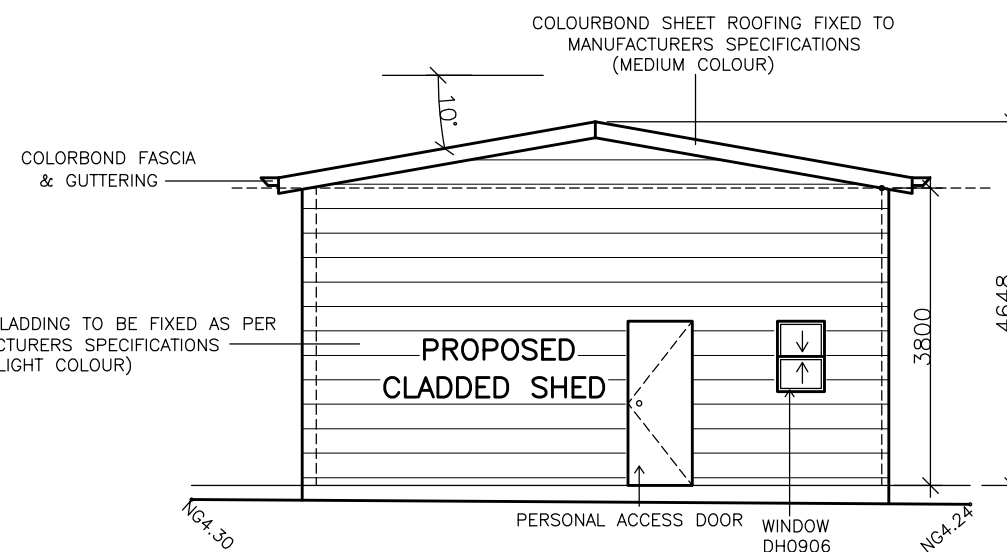
REAR VIEW – WEST ELEVATION

SCALE 1:100 @ A3



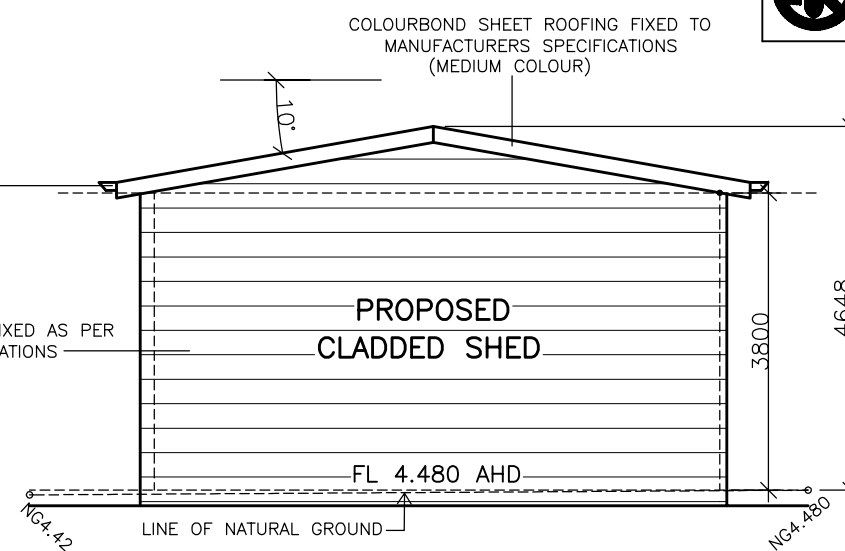
SECTION A-A – SOUTH ELEVATION

SCALE 1:100 @ A3



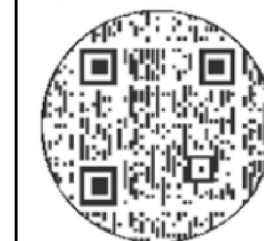
SIDE VIEW – NORTH ELEVATION

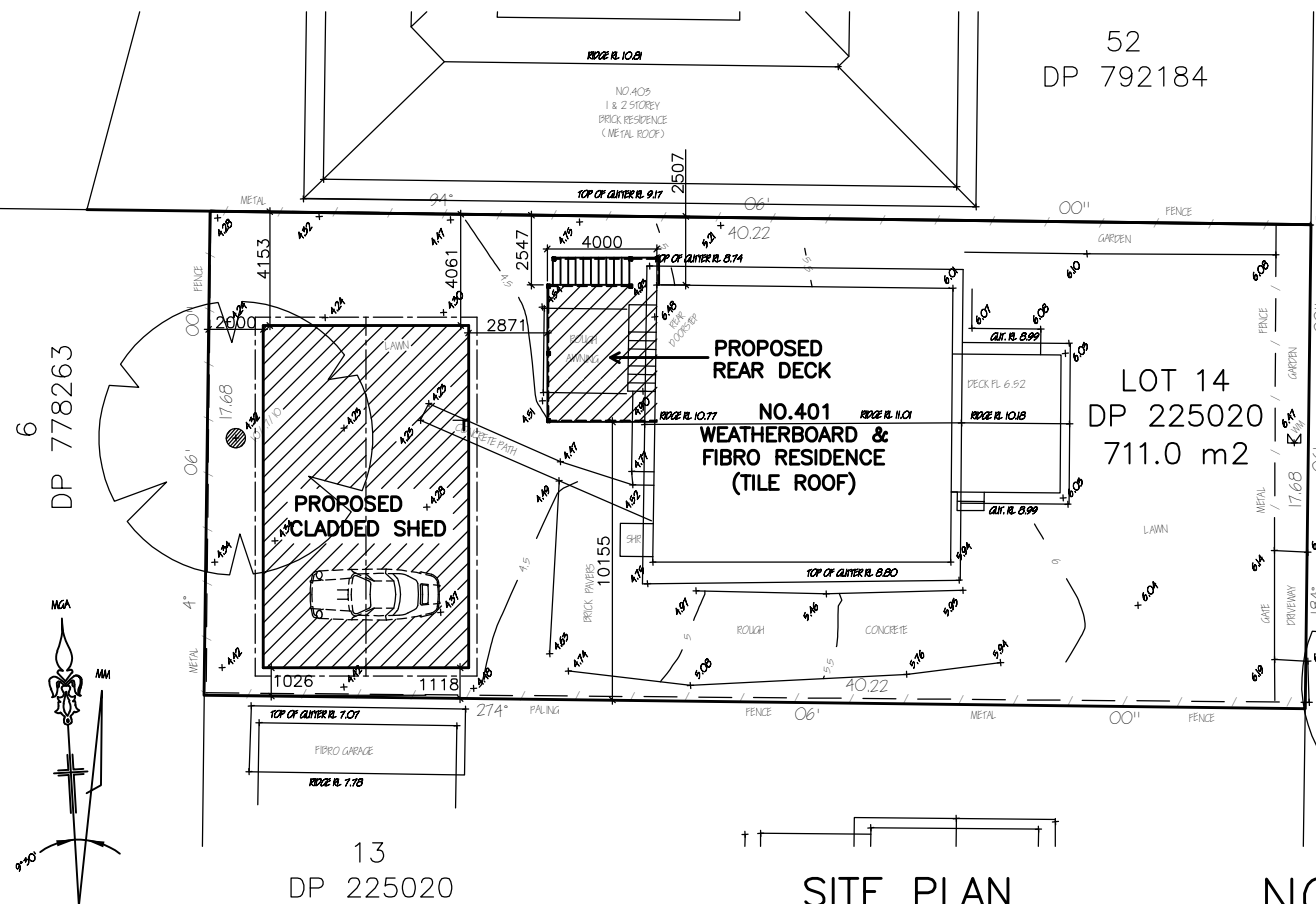
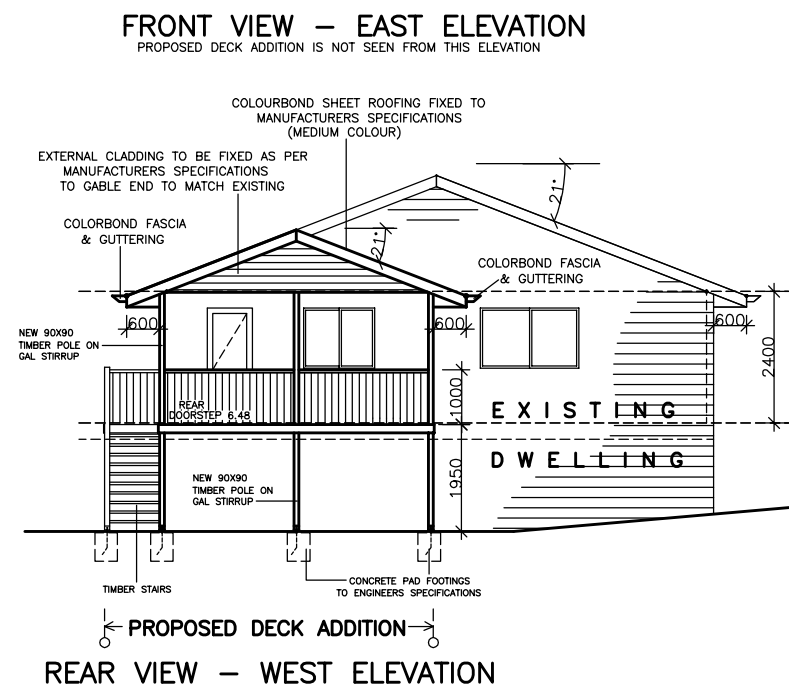
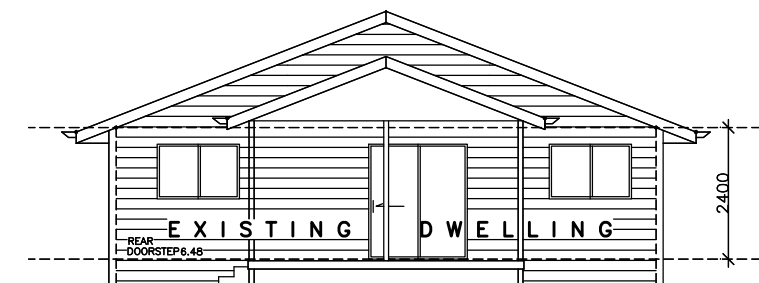
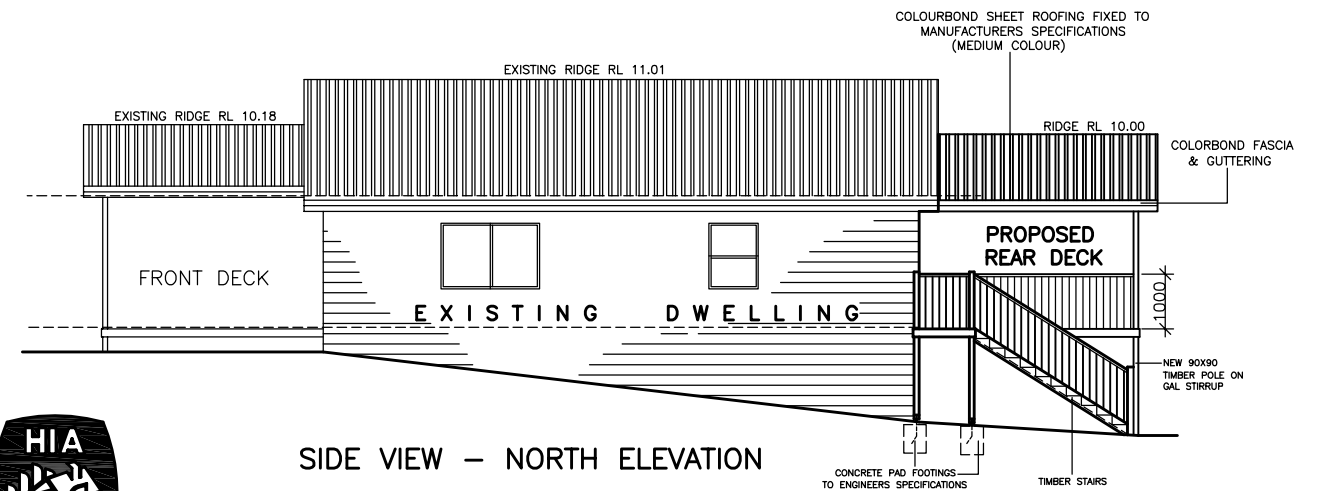
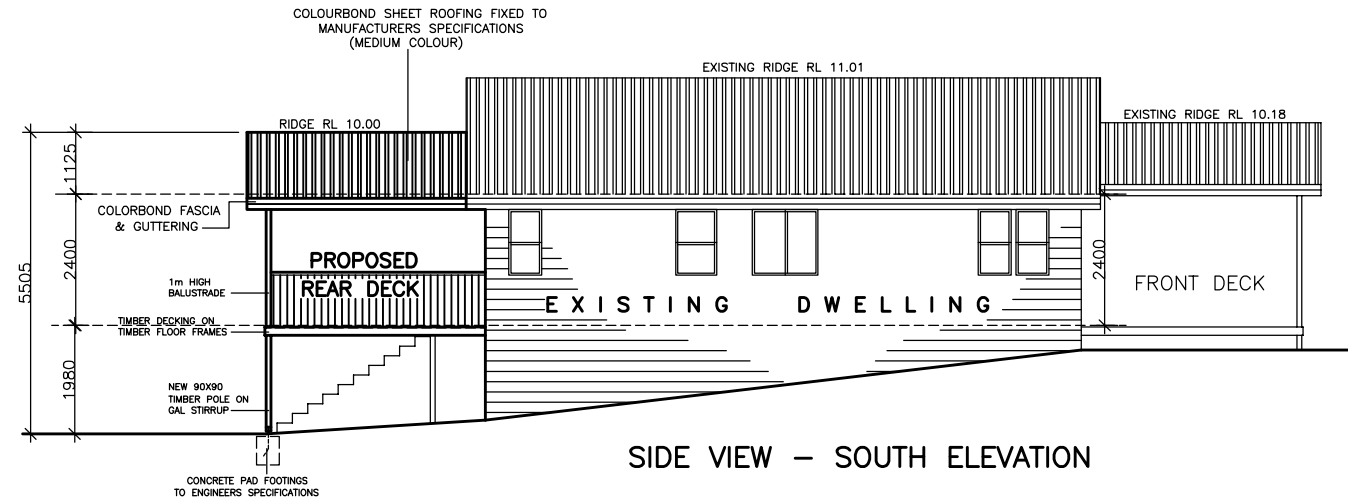
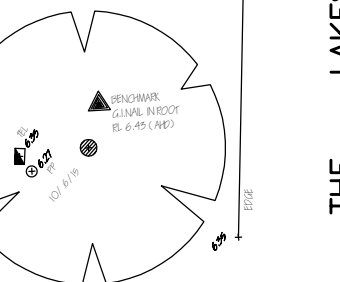
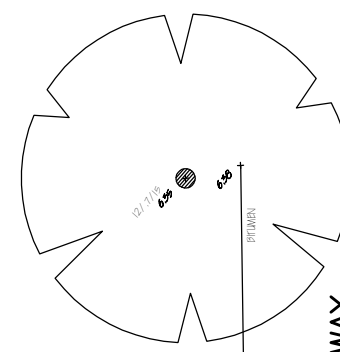
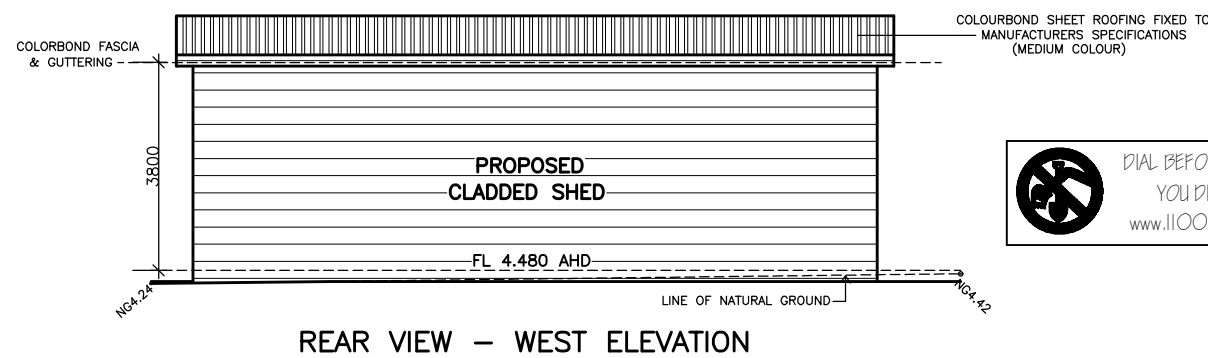
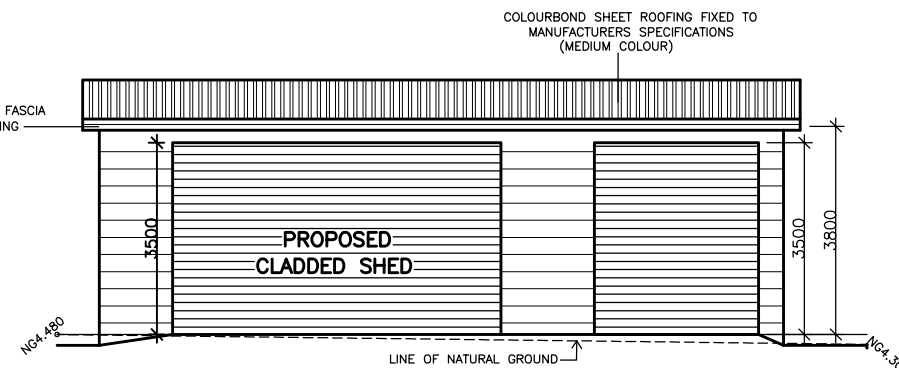
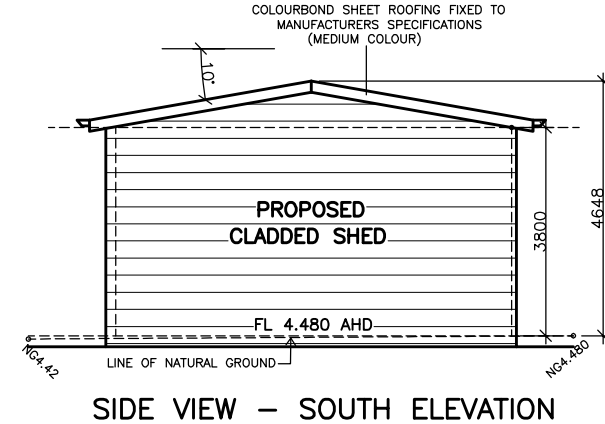
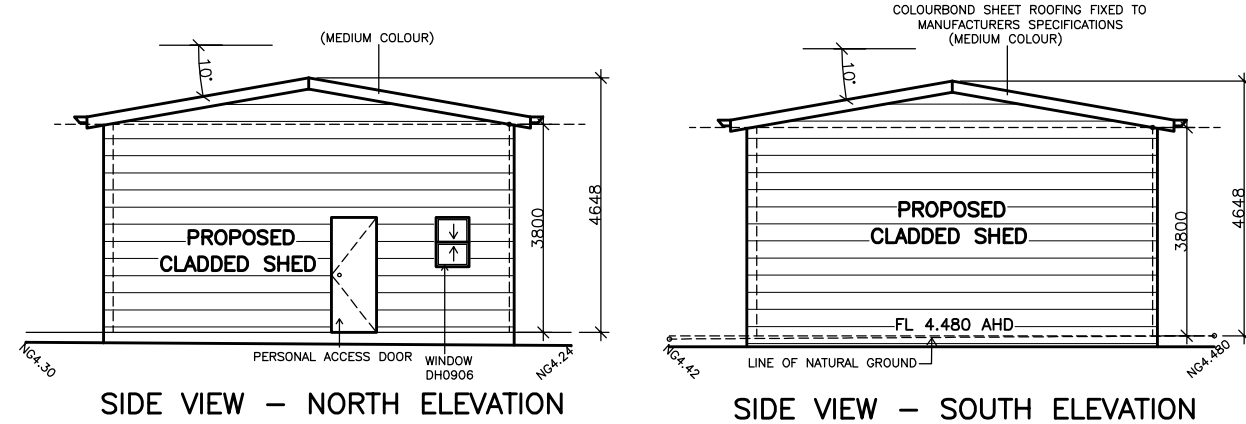
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SIDE VIEW – SOUTH ELEVATION

SCALE 1:100 @ A3





14 Wallis St  
Tuncurry NSW 2428

Cindy Schilpzand  
Mb. 0401 952 291  
cinz3ddrafting@live.com



Jamie Brislane  
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jb3ddrafting@outlook.com.com



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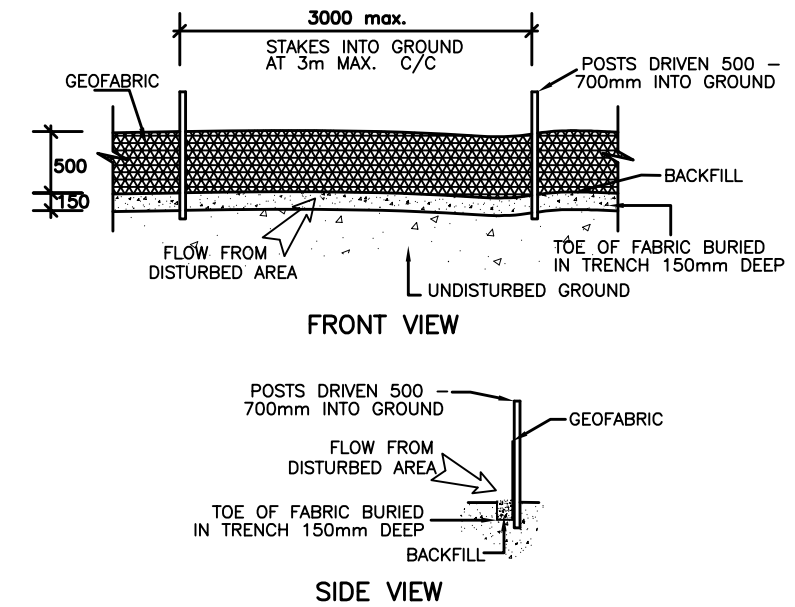
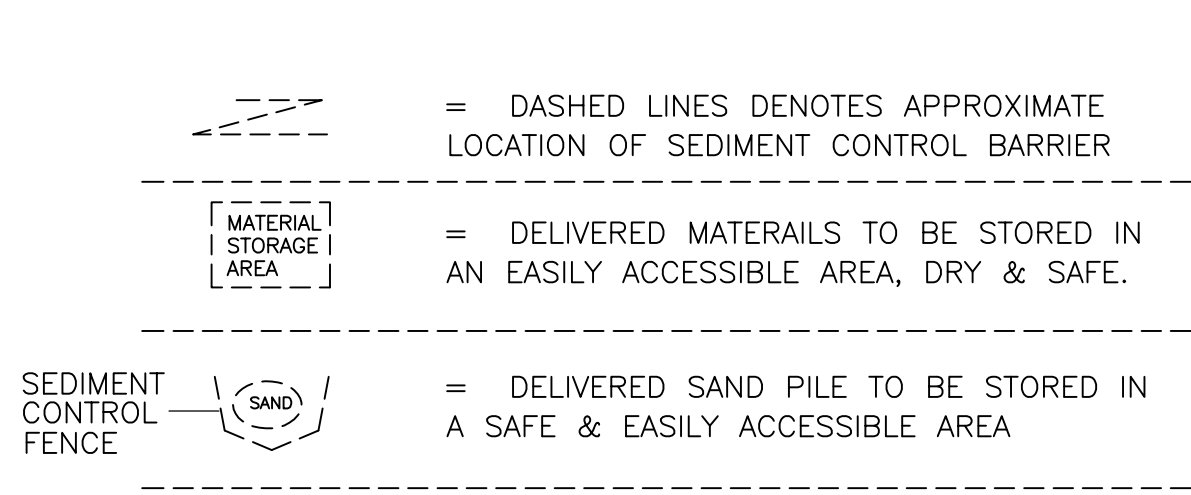
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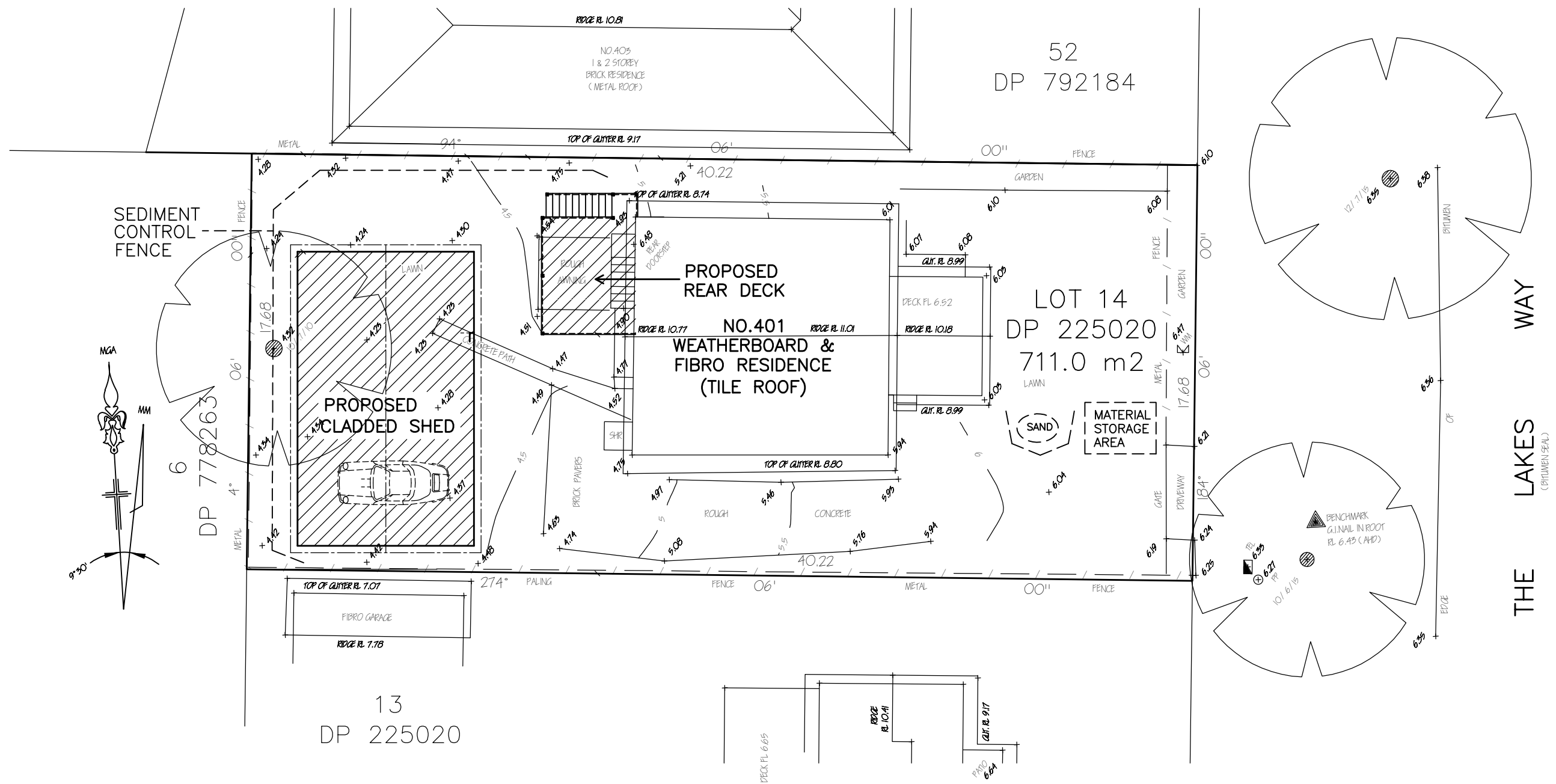




EROSION & SEDIMENT CONTROL PLAN

GEOTEXTILE FABRIC FENCES ARE TO BE INSTALLED WHERE SPECIFIED AS PER 'DEPT OF CONSERVATION & LAND MANAGEMENT' SPECIFICATIONS. GEOTEXTILE FENCES AND OTHER EROSION & SEDIMENT CONTROL DEVICES ARE TO BE CHECKED ON A WEEKLY BASIS AND AFTER HEAVY FALLS OF RAIN, & REPAIRS UNDERTAKEN WHERE REQUIRED. OVERSIZED GRAVEL IS TO BE PLACED IN THE ENTRANCES DRIVEWAY & ALL VEHICLES ARE TO USE THIS ENTRANCE ONLY. SAND STORAGE AREA HAS BEEN SPECIFIED & MUST BE ADHERED TO. ON SITE STORAGE OF MATERIALS ARE TO BE KEPT TO THE SPECIFIED AREA & WHERE POSSIBLE STORED ABOVE GROUND LEVEL AS TO NOT INTERFERE OR REDIRECT THE NATURAL FLOW OF GROUND WATERS.

SEDIMENT COLLECTION DETAIL



**CINZ & JB 3D**  
 DRAFTING & DESIGN  
 14 Wallis St  
 Tuncurry NSW 2428  
 Cindy Schilpzand  
 Mb. 0401 952 291  
 cinz3ddrafting@live.com  
  
 Jamie Brislane  
 Mb. 0488 722 113  
 jb3ddrafting@outlook.com.au

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