

ALL DESIGN, CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH:
THE NATIONAL CONSTRUCTION CODE (NCC); THE BUILDING CODE OF AUSTRALIA (BCA)
BUILDING REGULATIONS & LOCAL GOVERNMENT PLANS & POLICIES
CURRENT ISSUES OF AUSTRALIAN STANDARDS
CURRENT MANUFACTURER'S SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED

BE AWARE: SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR VARIATIONS TO ANY PART OF
THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE
STRUCTURAL INTEGRITY & DESIGN PERFORMANCE OF THE BUILDING

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

LEGEND

NGL Natural Ground Level
PGL Proposed Ground Level



TREES TO BE REMOVED

ACOUSTIC BUILDING COMPONENTS RECOMMENDATIONS

All New Windows, Sliding Doors in All Habitable Areas are to be 10.5 mm VLam
Hush with full perimeter Schlegel Q-Lon acoustic seals

All New Windows and Slider in all other non-habitable areas are to be unrestricted
in accordance with Australian Standard AS 2047 (Windows in Buildings)

All New External Walls are to be 90mm conventional timber stud-framed walls
cladded externally with min. 6.0 mm thick selected cladding and lined internally
with 13mm soundcheck plasterboard, plus cavity filled with 75mm 11kg/m3
insulation.

Roof is to be Tiled Roof on top of Bradford Thermoseal roof sarking, and 1 x 10 mm
superchek plasterboard ceiling, plus 185 mm thick R 3.5 , Gold Batts insulation, in
ceiling cavity (3).

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AREA CALCULATIONS

Gross Floor Area	
Existing dwelling:	104.00m²
Existing outbuildings (enclosed toilet):	8.00m²
Proposed ground floor addition:	48.50m²
Proposed first floor addition:	89.00m²

Total GFA: 249.50m²

Maximum gross floor area of all buildings (calculated by gross floor area as per LEP)	PERMITTED	PROPOSED
Site Area:		582.00m²
Maximum FSR: 50%	291.00m²	249.50m²
Site Coverage		
Pervious:		166.00m²
Impervious:		416.00m²
Site Cover Percentage:		71.47%

BASIX Certificate Notes - ALTERATIONS & ADDITIONS

Fixtures and systems

Rainwater Tank

n/a

Outdoor Swimming Pool

n/a

Hot water

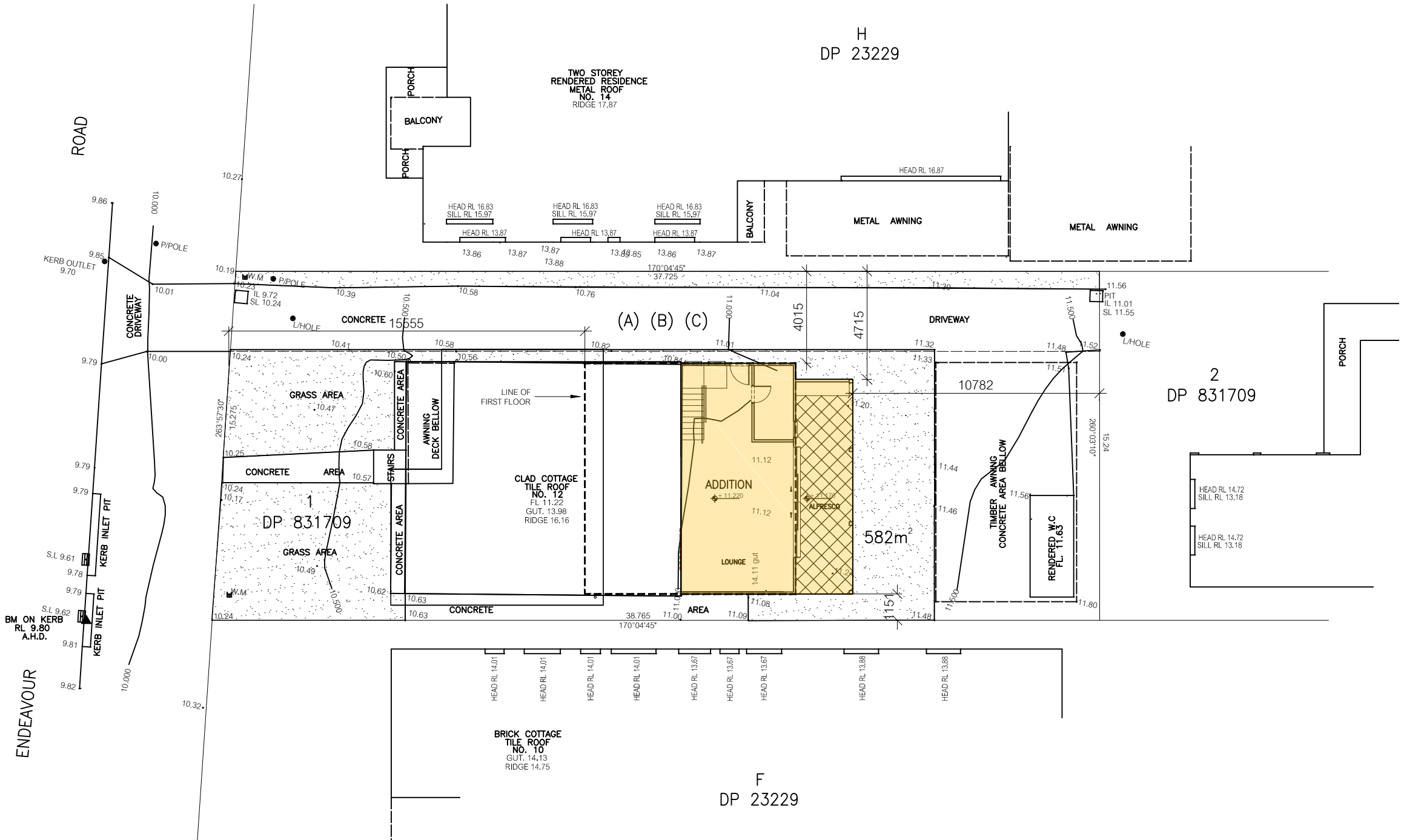
The applicant must install the following hot water system in the development: electric heat pump system that is eligible to create
Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating
Amendment Regulations 2005 (No. 2)).

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with
fluorescent, compact fluorescent, or lightemitting-
diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9
litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres
per average flush or a minimum 3 star water
rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per
minute or minimum 3 star water rating.



Concetto Design + Associates

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DO NOT SCALE OFF PLANS : If there are any discrepancies, contact the
job supervisor or building designer

date:	issue:	comments:	drawn:	checked:
04.07.23	A	Issued to LGA for development application assessment	JZ	
25.04.24	B	Revised as per council letter dated 24.04.25	JZ	
11.08.25	C	Issued to LGA for Section 4.55 application	JZ	
02.06.26	D	Issued to LGA for Setion 4.55 application	JZ	
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project details

SECTION 4.55

ALTERATIONS & ADDITIONS
FIRST FLOOR ADDITION

project address

12 ENDEAVOUR ROAD
GEORGES HALL

client

drawing

SITE PLAN

project no. scale A3 drawing no. issue

AK GROUP 24824 1:200 001 D