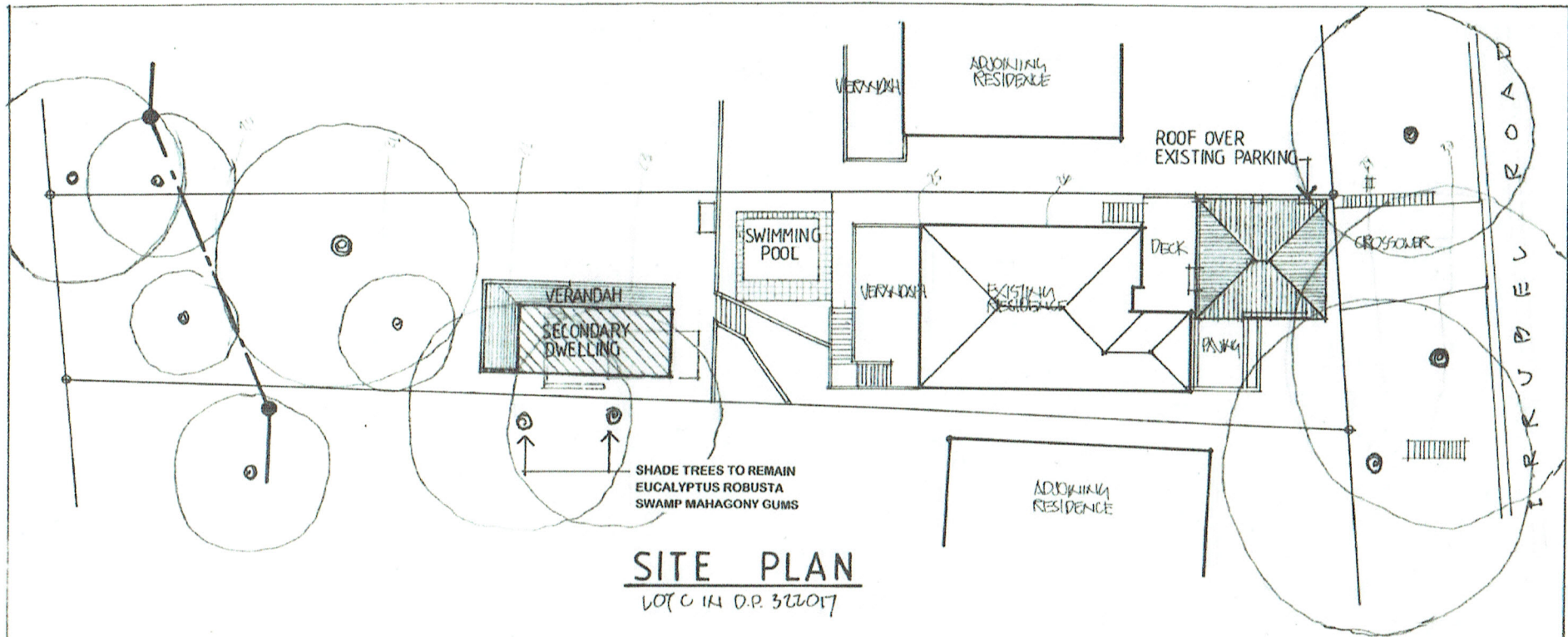


- NOTES:**
1. THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING.
 2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.



Certificate no: 000454814
Assessor Name: Tracey Cooks
Accreditation no: HERA10033
Certificate date: 30 Jan 2020

Drawing Address:
5 Irubel Road
Newport, NSW
2106



www.nathers.gov.au

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to the boundaries and easements are subject to verification by a site survey.
3. All work to be in accordance with the 2019 CODE of Australia & in the satisfaction of local council requirements & other authorities.
4. All building construction to be in accordance with the "2019 CODE" rules.
5. Any detailing in addition to what is required shall be required between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
6. All water & sub-and drainage to be disposed of to the approved sewer or as directed by local council inspectors.
7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing damage caused by new work. Remove existing materials where possible.

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SULLIVANS CREEK, NEW SOUTH WALES

No. _____ DATE _____
ATTACHMENT _____



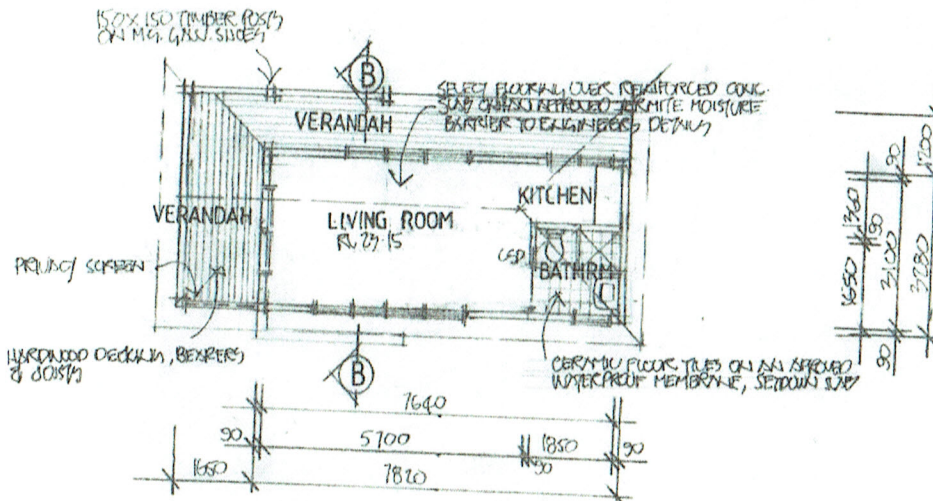
J.D. EVANS and COMPANY
DESIGN AND BUILDING CONSULTANTS
UNIT 7, 6 JUBILEE AVENUE, WARRIEWOOD 2102
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PROJECT
PROPOSED ALTERATIONS/ADDITIONS,
SWIMMING POOL & SECONDARY DWELLING
5 IRUBEL ROAD N. S. W. 2106
CLIENT
PIET POELMANN

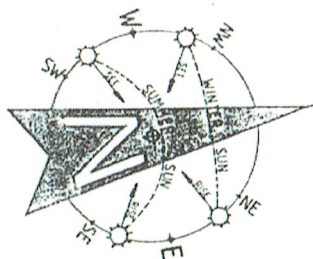
DATE: 18/11/2019 SCALE: 1:200
DRAWN: JDE CHECKED: _____
DESIGNED: JDE
2010-1

NOTES:

1. LIGHTING OF BATHROOM AND WC TO BE IN ACCORDANCE WITH PART 3.8.4 OF THE BUILDING CODE OF AUSTRALIA AND AS/NZS 1680.0.
2. VENTILATION OF BATHROOM AND WC TO BE IN ACCORDANCE WITH PART 3.8.3.3 OF THE BUILDING CODE OF AUSTRALIA AND AS/NZS 1680.2.
3. THE DOOR TO THE BATHROOM IS REQUIRED TO COMPLY WITH AND IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AMENDMENT 3, PART 3.8.3.3 (TO EITHER OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT).
4. SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE BUILDING CODE OF AUSTRALIA AND AS/NZS 3769/1993.
5. TERMITE RISK MANAGEMENT TO BE IN ACCORDANCE WITH PART 3.1.3 OF THE BUILDING CODE OF AUSTRALIA.
6. SOUND INSULATION TO BE IN ACCORDANCE WITH PART 3.8.6 OF THE BUILDING CODE OF AUSTRALIA.
7. ALL EXTERNAL GLAZING TO HAVE A MAXIMUM REFLECTIVITY INDEX OF 25%.
8. ALL GLAZED ASSEMBLIES TO COMPLY WITH AS 2047 AND AS 1288.
9. WATERPROOFING OF ALL WET AREAS TO COMPLY WITH AS 3740-2004.
10. AN APPROVED NON-VENTILATED COVER OR SHIELD WHICH ALLOWS FOR THE INSULATION TO BE CLOSELY INSTALLED TO THE SIDES & TOP TO ALL DOWNLIGHTS.



FLOOR PLAN



NOTES:

1. THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING.
2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

Thermal Comfort Specifications	
Glazing	Aluminium framed double glazing throughout.
Doors/windows/crenery	U-Value: 250 (equal to or lower than) SHCC 0.25 (1096)
	Given values are AFRC, total window system values (glass and frame)
Roof	Metal roof with a foil/larking (R1.5 and R1.8)
Ceiling	Plasterboard ceiling with R4.0 insulation (insulation value only where roof is above Note: All ceiling penetrations have been modelled in accordance with NATHERS protocols, all downlights are assume sealed LED downlights one every 5m²)
External Walls	Highweight weatherboard with R2.0 insulation (insulation only value) Medium colour modelled (0.475-SA-0.7)
Internal walls	Plasterboard on studs
Floors	Suspended concrete slab on ground with R12 insulation (insulation only value)
External Shading	Floor coverings: tiles to bathrooms and timber elsewhere Covered Porch and Alfresco Eaves as per stamped plans Adjustable external blinds to the west facing sliding door
BASIX Water Commitments	
Fixtures	Install showerheads minimum rating of 4 stars Mid Flow (6 and < 7.5 litres/min) Install toilet flushing system with a minimum rating of 4 stars in each toilet Install tap with minimum rating of 5 stars in the kitchen Install taps with minimum rating of 5 stars in each bathroom
Alternative Water	Install rainwater tank, minimum 5200L capacity collected from min. 60m² of roof area and tank connected to the garden & lawn, toilets & laundry
BASIX Energy Commitments	
Hot water System	Gas Instantaneous - 6 Stars
Cooling system	Ceiling fans only
Heating system	No active heating system
Ventilation	Kitchen: Individual fan, externally ducted to roof or facade, manual on/off switch Bathrooms: Individual fan, externally ducted to roof or facade, manual on/off switch Laundry: Individual fan, externally ducted to roof or facade, manual on/off switch
Other	Electric cooktop & electric oven Outdoor clothes drying line
Alternative Energy	Solar Photovoltaic system minimum of 10 peak kW

SECONDARY DWELLING

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
3. All work to be in accordance with RELEVANT CODES OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All construction to be in accordance with the "NATHERS" code.
5. Any deviation in addition to what is specified shall be referred between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing fixtures damaged by new work. Remove existing materials where possible.

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BUILDING DESIGN CONSULTANTS

NO.	AMENDMENT	DATE



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PIET POELMANN

DATE 18/11/2019	SCALE 1:100
DRAWN JOE	CHECKED
DRAWING NO.	2010-6

RIDGE RL 27.10

FLOOR LEVEL RL 23.15

HARDIPANK CLADDING WITH
SARKIM & R2.0 INSULATION

NORTH ELEVATION

COLORBOND CUSTOM ORP ROOF SHEET
FIXED IN-ILL OVER FOUR LINED BAYNET

EGL 21.97

WEST ELEVATION

FLOOR LEVEL RL 23.15

SOUTH ELEVATION

1700
500

EGL 21.10

EAST ELEVATION

CERAMIC RL 25.70

HARDIPANK CLADDING WITH
SARKIM & R2.0 INSULATION

GYPSUM BOARD
R2.0 INSULATION

SEVERE FLOORING OVER
R.C. SLAB

FLOOR LEVEL RL 23.15

REINFORCED CONCRETE STRIP & PND FOOTINGS
FOUNDED ON UNDISTURBED NATURAL GROUND

SECTION B - B

SECONDARY DWELLING

1. Builder to check and provide all necessary dimensions on site prior to construction. Do not waste the drawing.
2. All alterations that relate to site boundaries and easements are subject to verification by a site survey.
3. All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All timber construction to be in accordance with the "Timber Handbook" rules.
5. Any detailing in addition to what is supplied shall be named between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
6. Final order & submittal drawings to be approved or in the approved manner or as directed by local council inspectors.
7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing fixtures damaged by new work. Reuse existing materials where possible.

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REGISTERED ARCHITECTS



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WWW.JDECO.COM.AU EMAIL INFO@JDECO.COM.AU

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PIET POELMANN

DATE 18/11/2019 SCALE 1:100
DRAWN JDE CHECKED
ISSUING NO. 2010-7 ISSUE



Certificate no. 0004549614
Assessor Name Tracey Cools
Accreditation no. HERA10033
Certificate date 30 Jan 2020

Drawing Address
5 Irrubel Road
Newport, NSW
2106
www.netherthorpe.gov.au

