

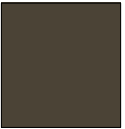
DRAWING SCHEDULE

00	DRAWING SCHEDULE
01	SITE PLAN
02	EXISTING GROUND FLOOR PLAN
03	PROPOSED GROUND FLOOR PLAN
04	PROPOSED UPPER FLOOR PLAN
05	PROPOSED ROOF PLAN
06	NORTHEAST & SOUTHWEST ELEVATIONS
07	SOUTHEAST & NORTHWEST ELEVATIONS
08	SECTIONS
09	LANDSCAPED AREA CALCULATION
10	DRIVEWAY SECTIONS

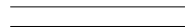
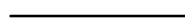
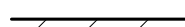
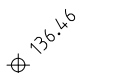
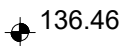
AREA CALCULATIONS

EXISTING SITE AREA		728.9 m ²
EXISTING GROSS FLOOR AREA	UPPER FLOOR 8.0 GROUND FLOOR 133.5	141.5 m ²
PROPOSED GROSS FLOOR AREA	UPPER FLOOR 43.0 GROUND FLOOR 133.5	176.5 m ²
REQUIRED LANDSCAPED SITE AREA		437.3 m ²
EXISTING LANDSCAPED SITE AREA (INCL. 6% OF IMPERVIOUS SITE AREA)		291.0 m ²
PROPOSED LANDSCAPED SITE AREA (INCL. 6% OF IMPERVIOUS SITE AREA)		285.0 m ²
PRIVATE OPEN SPACE (EXISTING UNCHANGED) (SOUTHERN COURTYARD & DECK AREA- 50m ² + REAR YARD, POOL & DECK AREAS - 182m ²)		232.0 m ²

SCHEDULE OF COLOURS

	METAL ROOF CLADDING, GUTTER & DOWNPIPE - MONUMENT BY COLORBOND
	TIMBER WEATHERBOARD CLAD WALLS - DARK OAK BY SIKKENS
	CEMENT RENDER MASONRY WALLS - DOUBLE MONDO BY RESENE PAINTS

LEGEND

	EXISTING WALLS ETC. RETAINED
	EXISTING WALLS ETC. REMOVED
	NEW TIMBER STUD WALLS
	NEW BLOCKWORK WALLS
FL 136.46	FLOOR LEVEL (AHD)
	EXISTING REDUCED LEVEL (AHD)
	PROPOSED REDUCED LEVEL (AHD)
	BASIX WINDOW NUMBER

BASIX COMMITMENTS

THERMAL COMFORT

- FLOOR, WALLS & CEILING/ROOF
- EXTERNAL FRAMED WALLS REQUIRE ADDITIONAL INSULATION (R-VALUE) OF R 1.30 OR R 1.70 INCLUDING CONSTRUCTION.
 - PROVIDE ROOF INSULATION FOIL BACKED BLANKET (55mm) & CEILING INSULATION MINIMUM R1.6 RATED.

- WINDOWS, GLAZED DOORS & SKYLIGHTS
- GLAZED OPENINGS W1, W2, W3 SHALL HAVE A U-VALUE NO GREATER THAN 6.44 & A SOLAR HEAT GAIN COEFFICIENT (SHGC) 0.75 ±10%
 - WHERE ROOF EAVES ARE NOMINATED AS A SHADING DEVICE TO WINDOW OPENINGS THE PROJECTION CONSISTS OF EAVES OVERHANG + 25mm FASCIA BD + 125mm GUTTER.

ENERGY

- ARTIFICIAL LIGHTING
- 40% OF NEW OR ALTERED LIGHT FITTINGS SHALL BE FLUORESCENT, COMPACT FLUORESCENT OR LED TYPE.

GENERAL SPECIFICATION

- ALL STRUCTURAL SUPPORT DETAILS TO BE PROVIDED BY A STRUCTURAL ENGINEER.
- ALL DEMOLITION TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001 - DEMOLITION OF STRUCTURES.
- ALL CONSTRUCTION MATERIALS SHALL BE NEW UNLESS NOTED OTHERWISE.
- ALL MASONRY WORK IN ACCORDANCE WITH AS 3700.
- REINFORCED CONCRETE SLAB ON GROUND, MEMBRANE, SAND & COMPACTED SUBGRADE TO COMPLY WITH AS2870.
- TERMITE PROTECTION TO BE INSTALLED IN ACCORDANCE WITH AS3660.1 AND THE CURRENT NCC.
- PLUMBING SERVICES TO BE CARRIED OUT ONLY BY LICENSED TRADESPERSONS AND IN ACCORDANCE WITH AS3500.1.2, AS3500.2.2, AS3500.3.2, AG 601 AND OTHER ASSOCIATED STANDARDS AND CODES.
- ALL ELECTRICAL SERVICES TO BE INSTALLED BY LICENSED ELECTRICIANS AND IN ACCORDANCE WITH AS 3000. TELECOMMUNICATIONS CABLING TO BE INSTALLED IN ACCORDANCE WITH AS/ACIF S009:2000 AND ASSOCIATED STANDARDS AND GUIDELINES. UPGRADE SAFETY SWITCHES AND SMOKE ALARMS AS REQUIRED TO MEET RELEVANT STANDARDS.
- ALL SEWER WASTE TO BE CONNECTED TO THE EXISTING MAINS SERVICE IN ACCORDANCE WITH AS3500.
- ALL WALL & ROOF FRAMING TO BE F7 STRUCTURAL GRADE MINIMUM AND FRAMED IN ACCORDANCE WITH THE TIMBER FRAMING CODE AS1684.
- ALL INSULATION TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS4859.1, AS3999 (BULK INSULATION), AS 1904 (FOIL INSULATION) AND ASSOCIATED STANDARDS AND CODES.
- ALL ROOF WATER & STORMWATER RUNOFF TO BE CONNECTED TO A COUNCIL APPROVED SYSTEM OF COLLECTION AND/OR DISPOSAL.
- ALL INTERNAL WALLS TO BE TIMBER STUD FRAME LINED WITH PLASTERBOARD WITH NEW SKIRTING, ARCHITRAVES AND CEILING CORNICES
- NEW EXTERNAL WINDOWS TO BE ALUMINIUM FRAMED.
- ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE AND RELEVANT AUSTRALIAN STANDARDS AND COUNCIL REQUIREMENTS.
- BUILDER TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

EXTERNAL FINISHES

EXTERNAL WALLS OF DWELLING

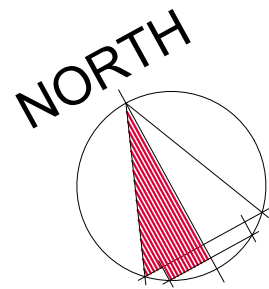
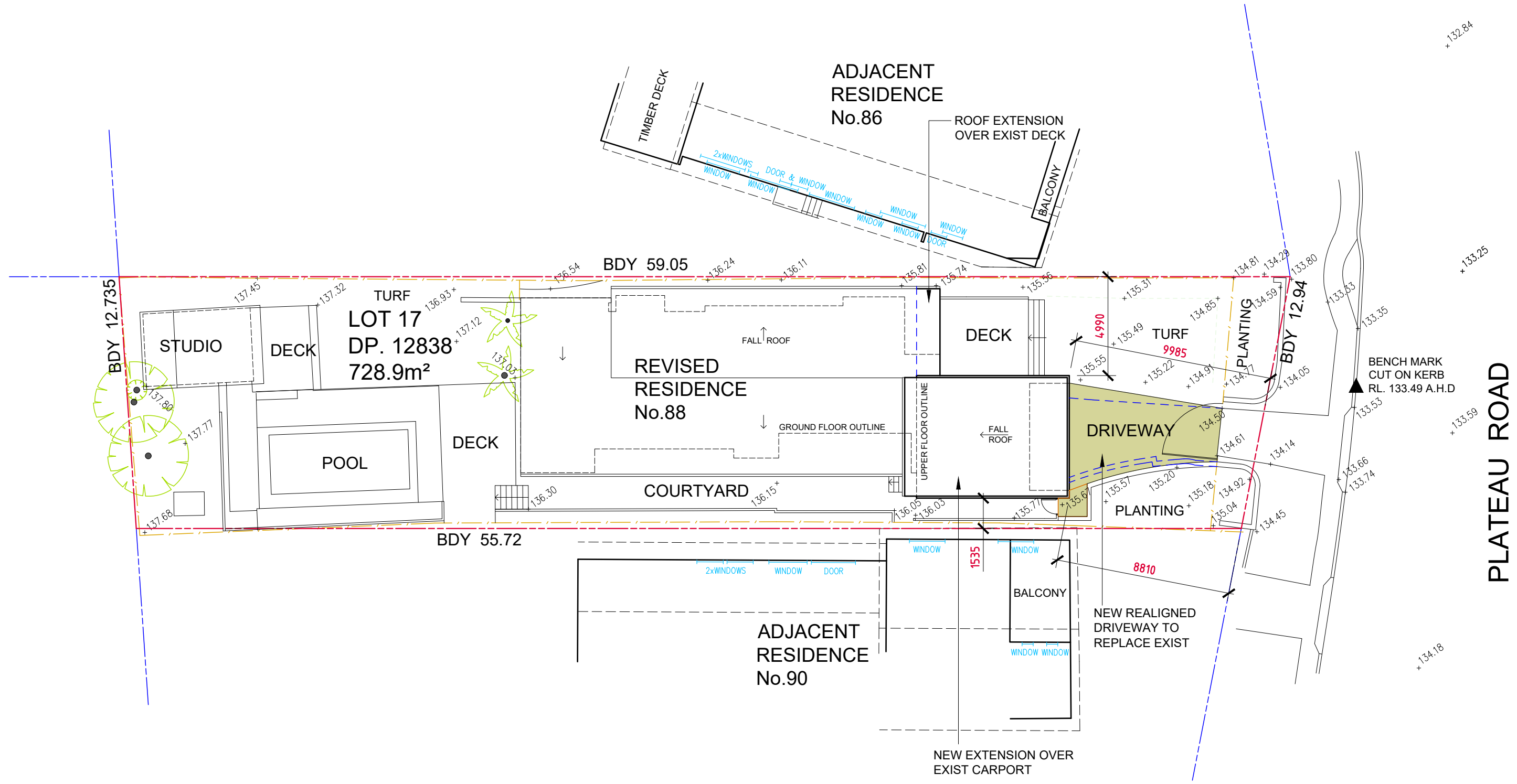
- PAINTED CEMENT RENDER FINISH TO BLOCKWORK WALLS & TIMBER WEATHERBOARD CLADDING TO STUD FRAMED WALLS.

ROOF CLADDING

- COLORBOND METAL DECK SHEET ROOFING

GUTTERS & DOWNPIPES

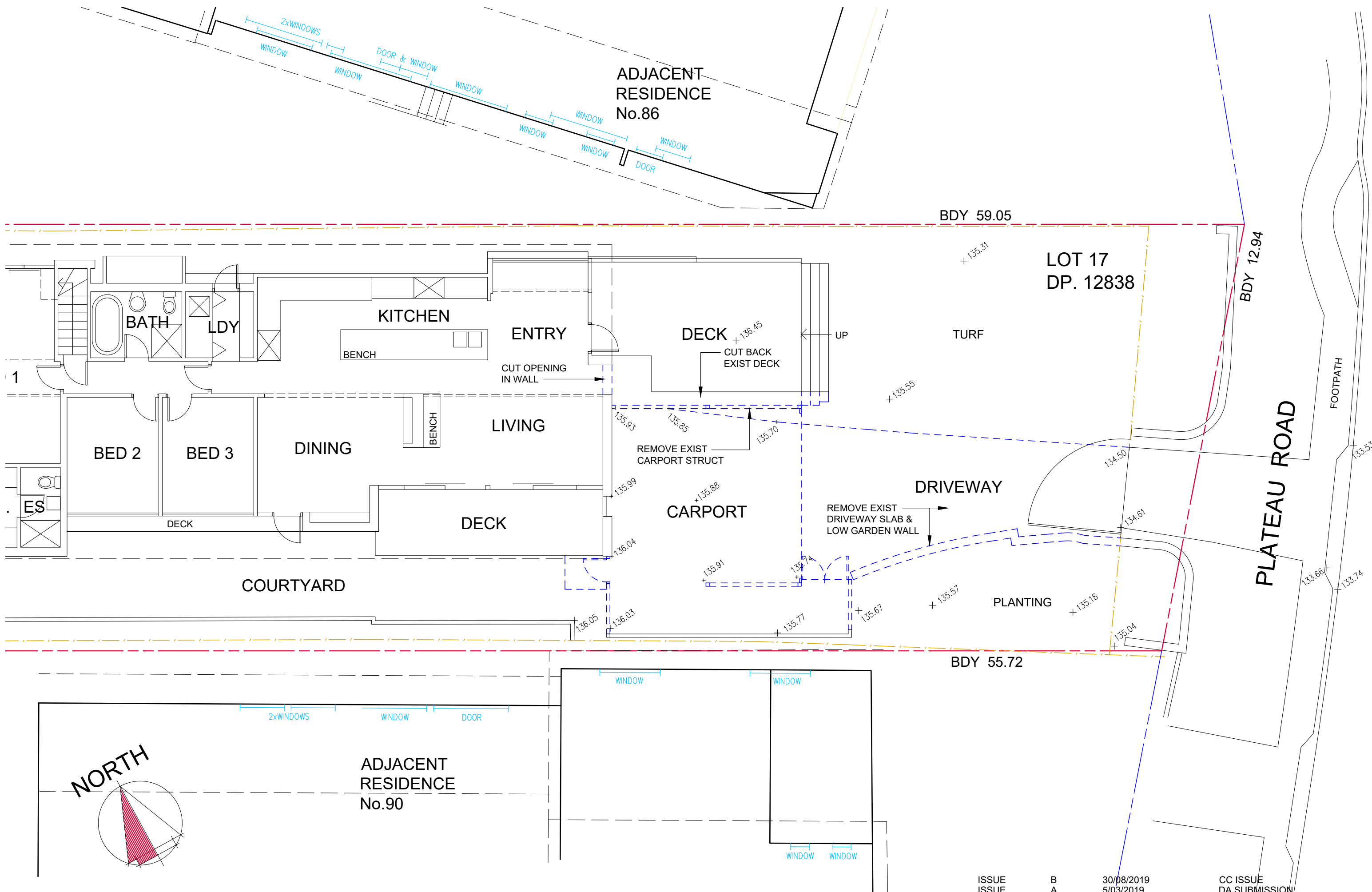
•	COLORBOND METAL GUTTERS AND DOWNPIPES TO MATCH ROOF COLOUR.		
ISSUE	C	24/09/2020	SECTION 4.55 ISSUE
ISSUE	B	30/08/2019	CC ISSUE
ISSUE	A	5/03/2019	DA SUBMISSION

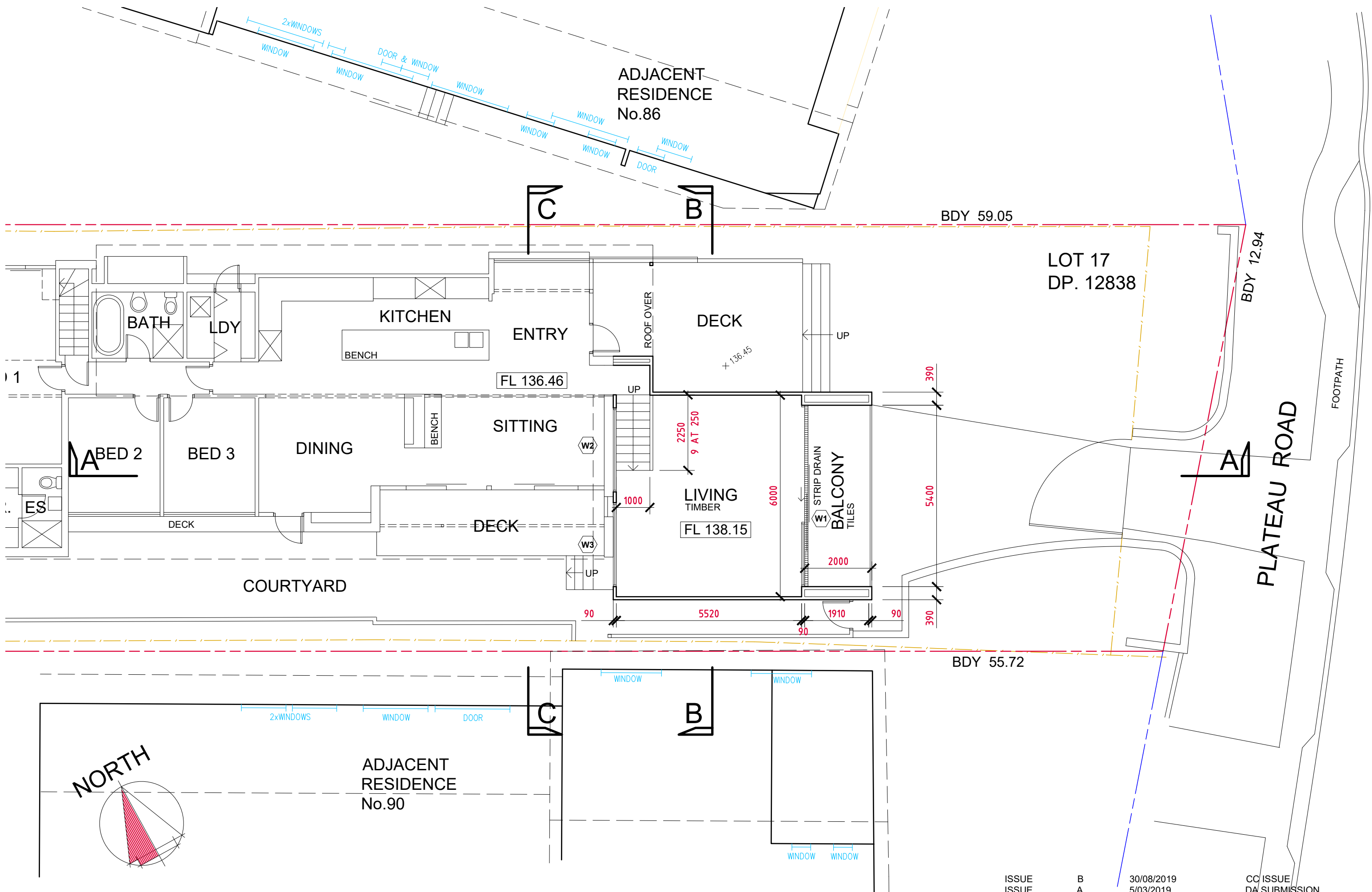


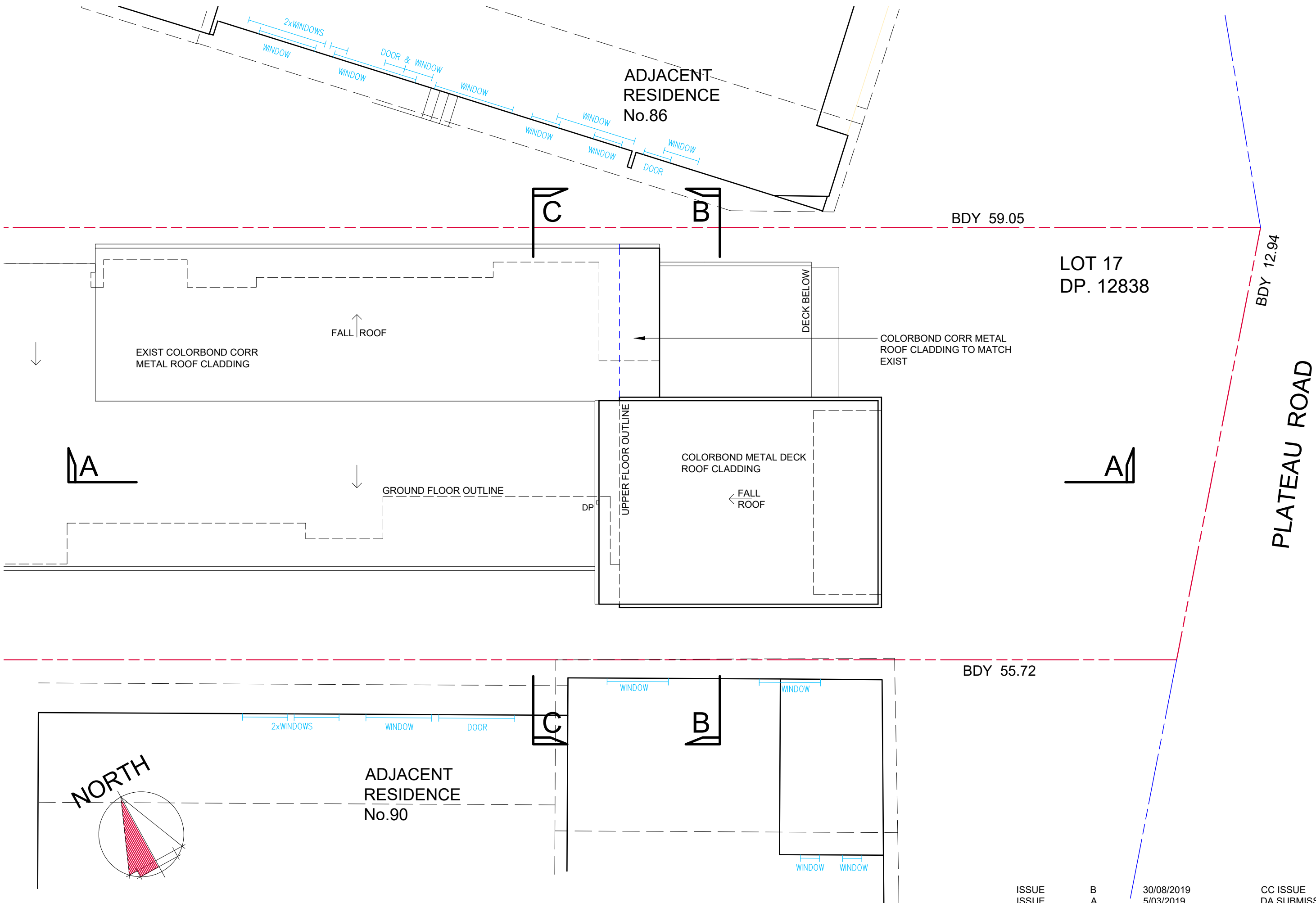
ALL SURVEY LEVELS TO AUSTRALIAN HEIGHT DATUM (AHD) FROM BEE
& LETHBRIDGE PTY LTD SURVEYORS. REF No.21155 DATED 30/11/2018

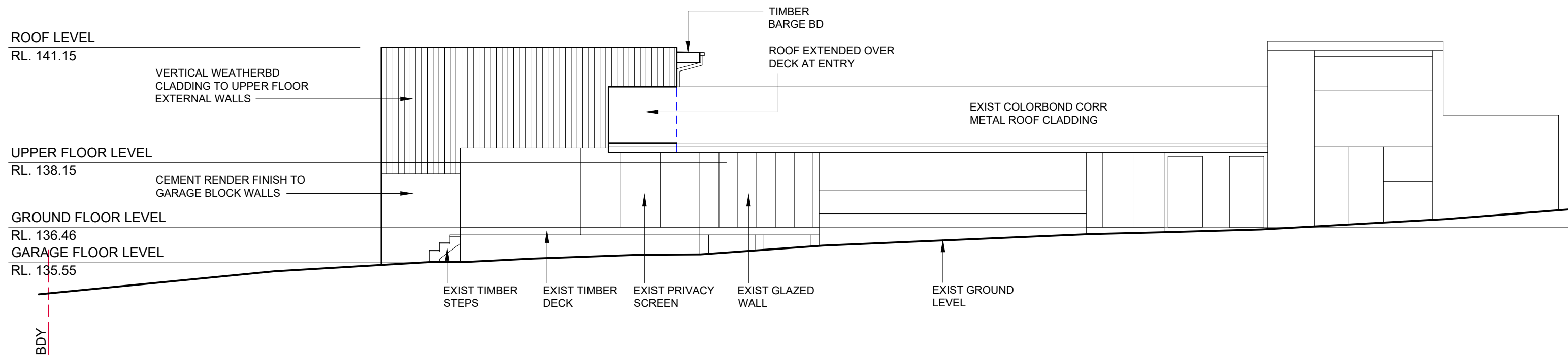
ISSUE	C	24/09/2020
ISSUE	B	30/08/2019
ISSUE	A	5/03/2019

SECTION 4.55 ISSUE
CC ISSUE
DA SUBMISSION

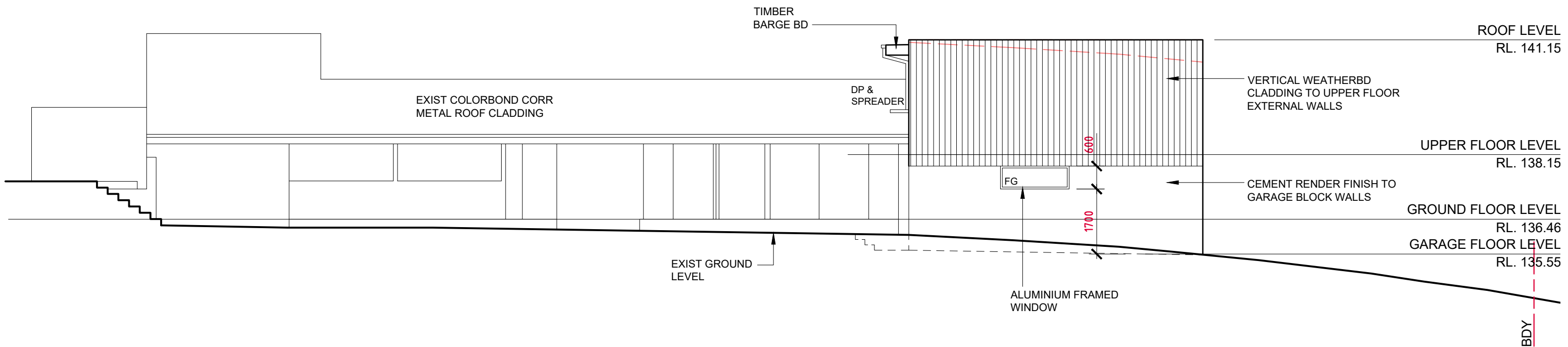




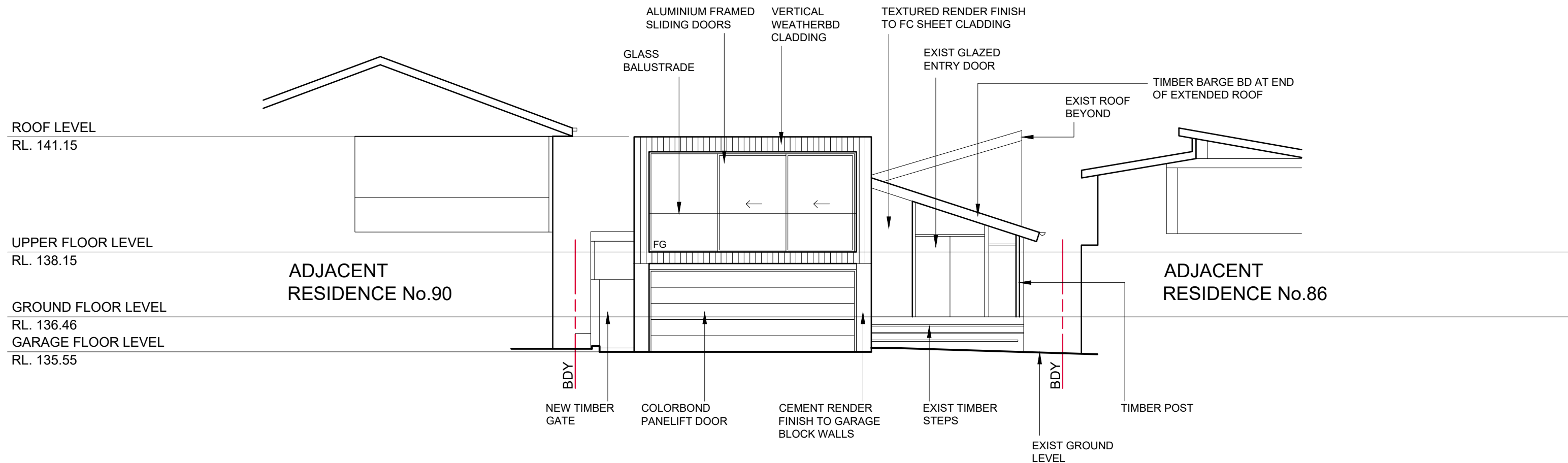




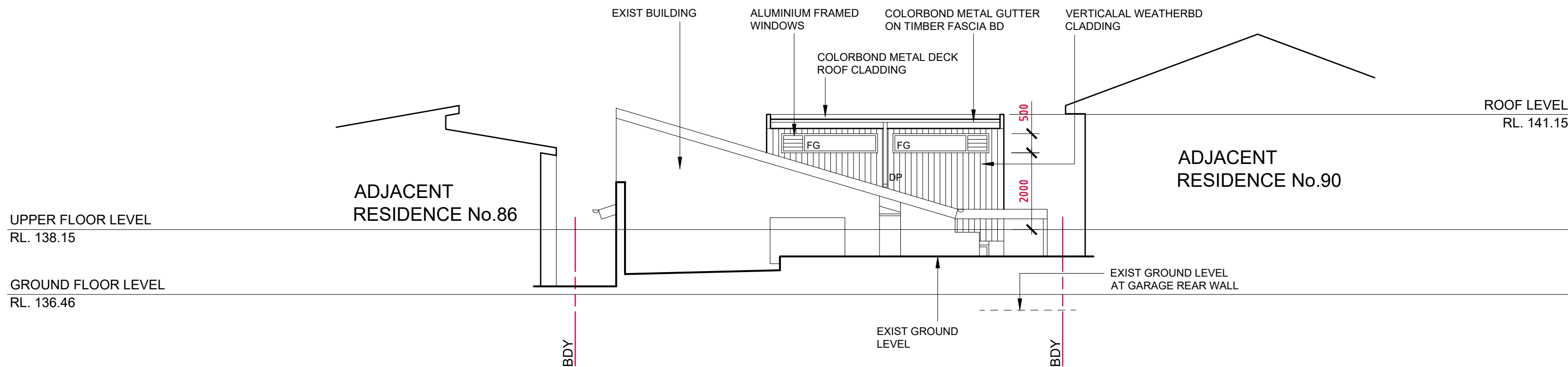
NORTHEAST ELEVATION



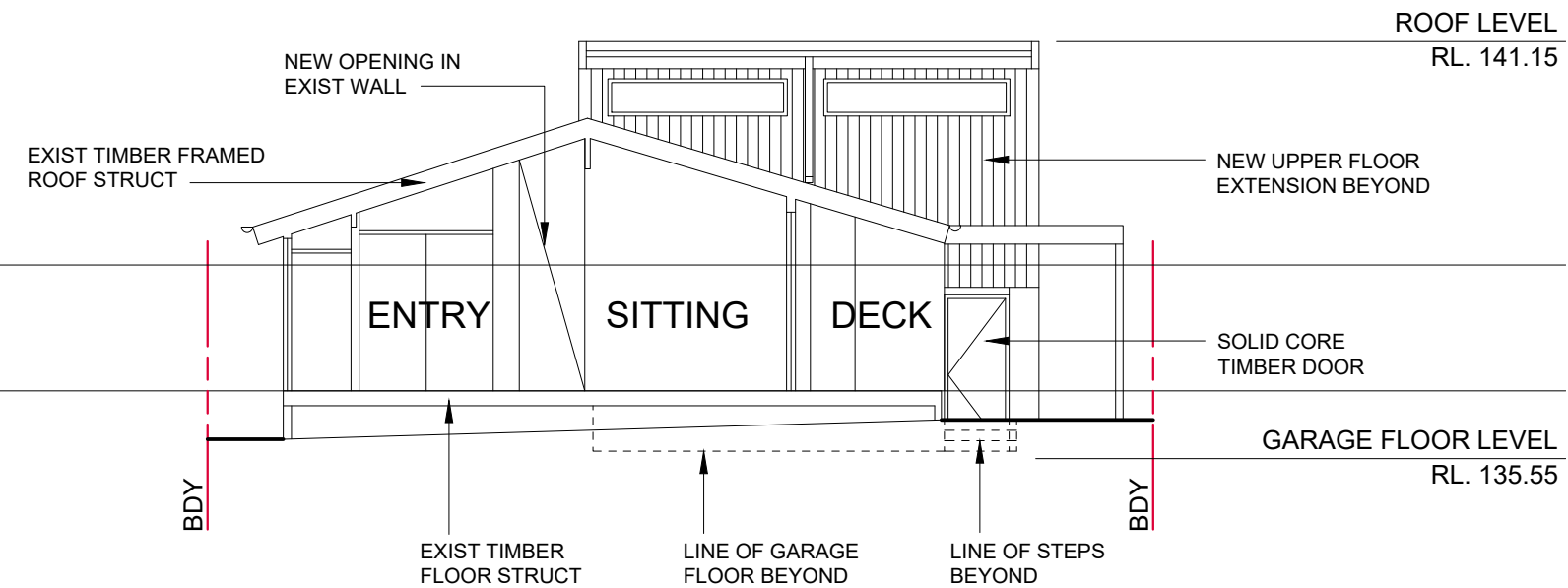
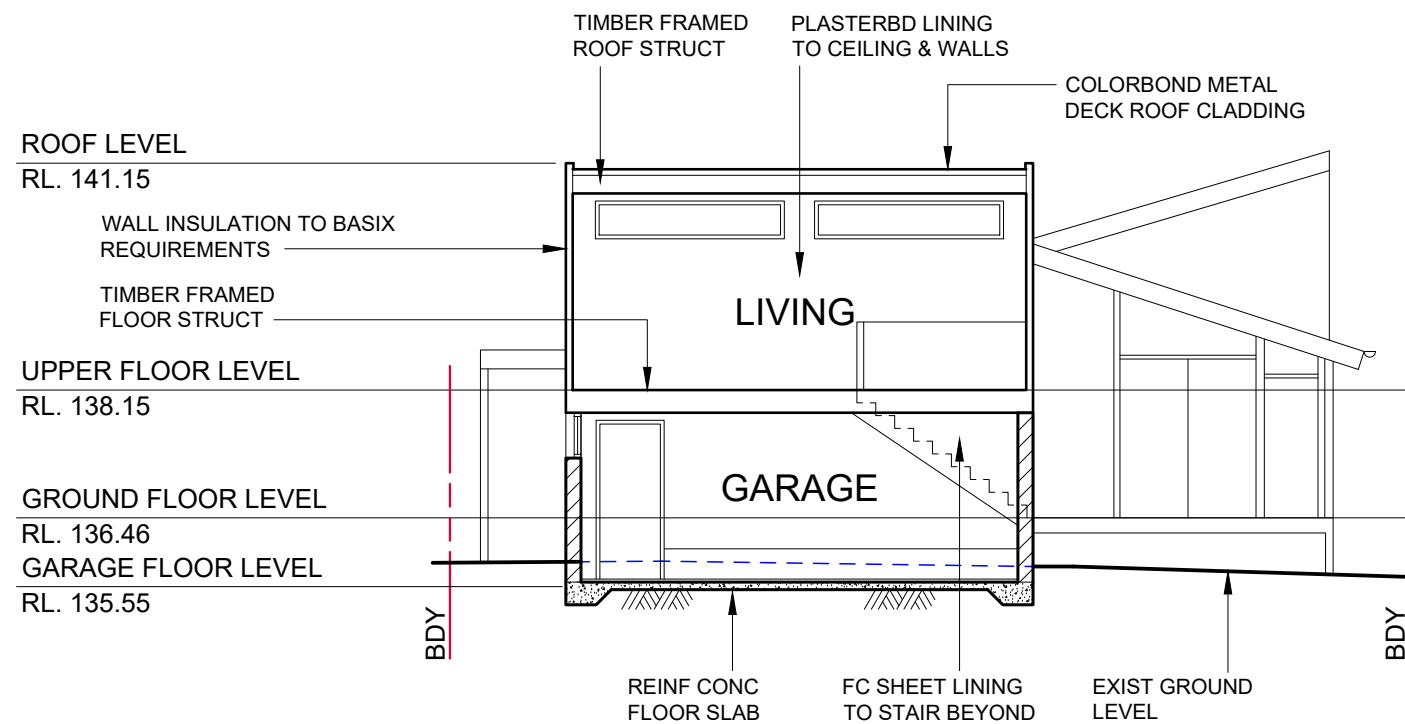
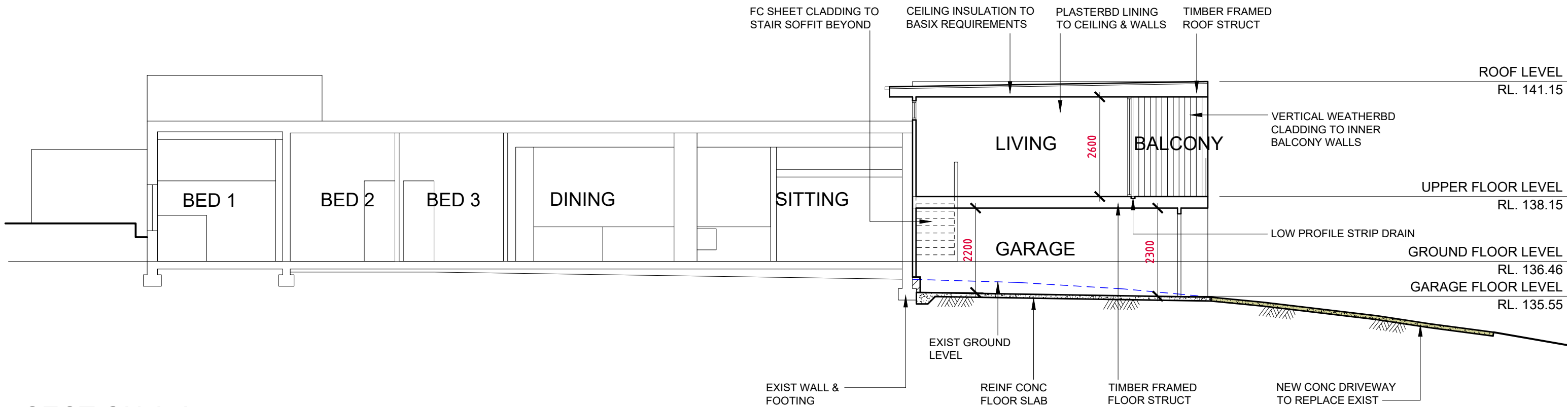
SOUTHWEST ELEVATION

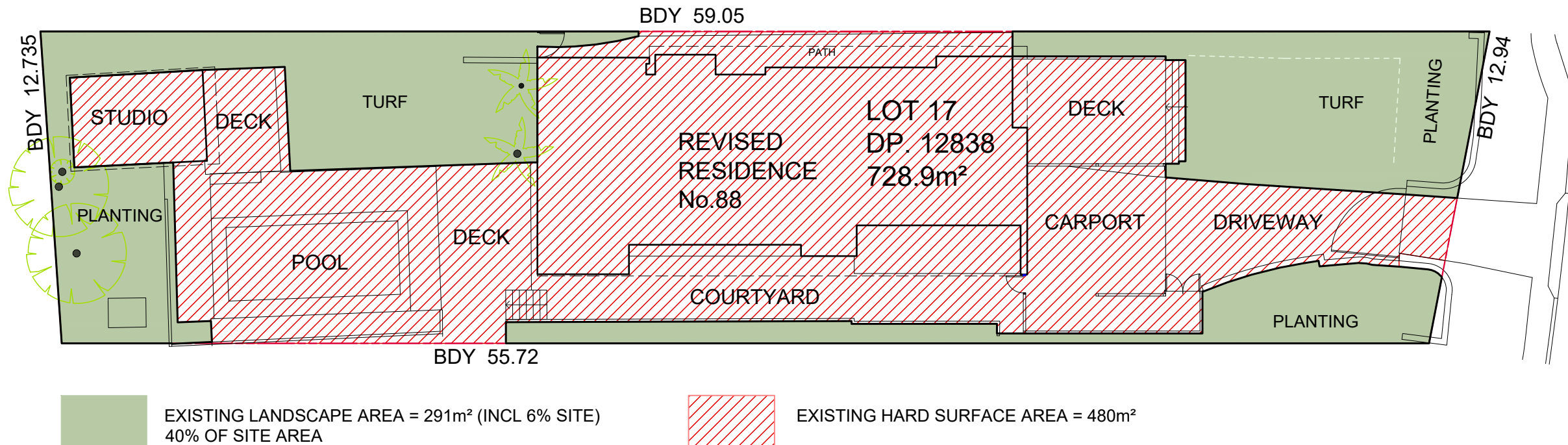


SOUTHEAST ELEVATION

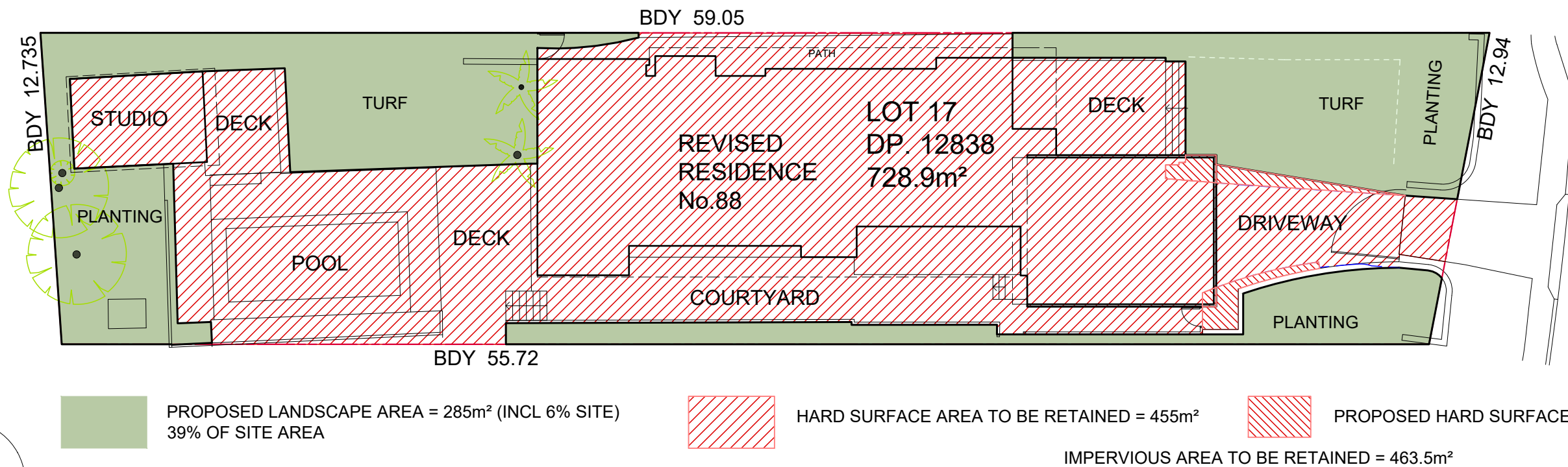


NORTHWEST ELEVATION

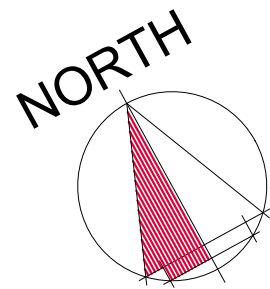


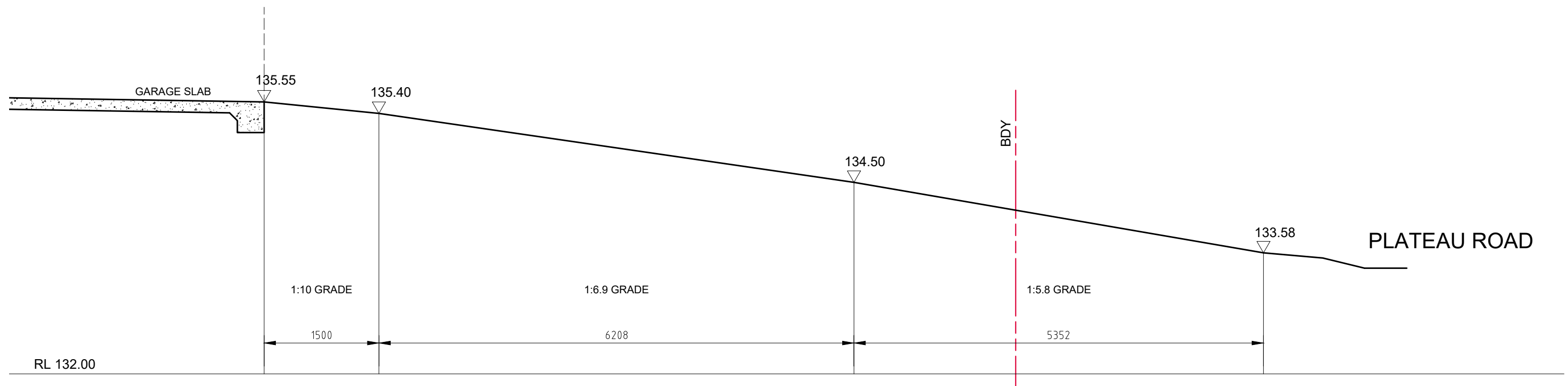


EXISTING LANDSCAPED AREA

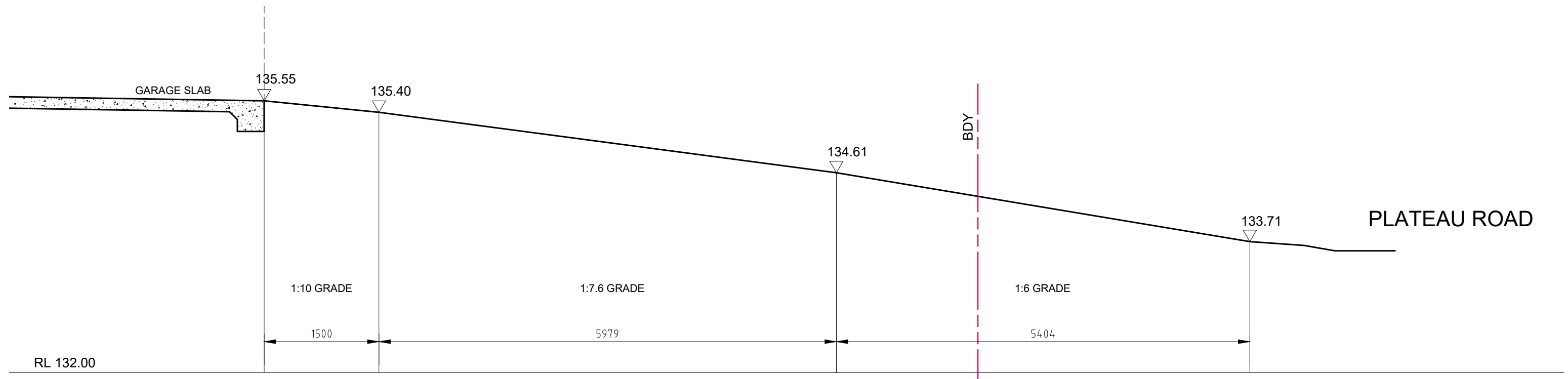


PROPOSED LANDSCAPED AREA





DRIVEWAY LONG SECTION ON NORTHERN SIDE



DRIVEWAY LONG SECTION ON SOUTHERN SIDE