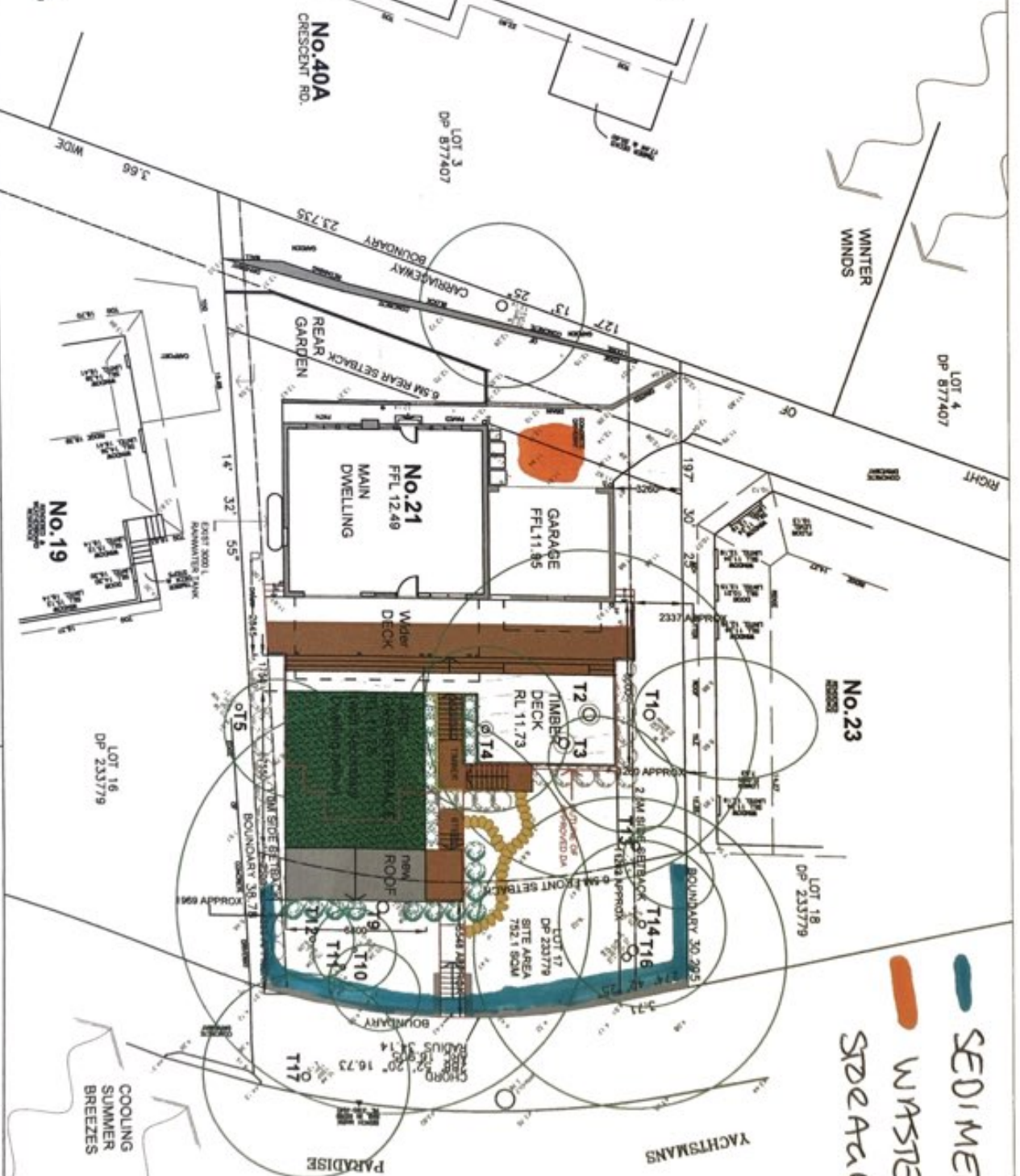
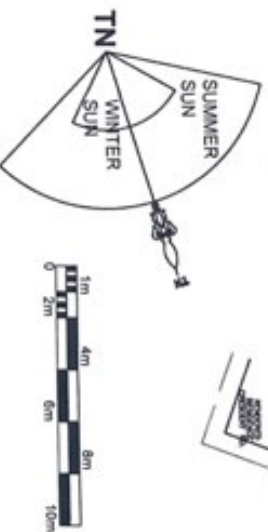


NOTES

- 1.0 All new building works shall comply with the National Construction Code (NCC) Building Code of Australia (BCA), relevant Australian Standards and all other relevant statutory requirements & by-laws.
- 2.0 All new building works shall specifically comply with the relevant BASIX Certificate.
- 3.0 The proposed works have been designed so that when constructed they can comply with the Building Code of Australia 2019 Amendment 1.
- 4.0 These documents are for Development Application purposes only. They are NOT FOR CONSTRUCTION.
- 5.0 All works are existing unless otherwise noted.
- 6.0 All trees are existing unless otherwise noted.
- 7.0 This drawing is to be read in conjunction with the BASIX Certificate, Landscape Plan, Stormwater Management Plan & Stormwater details and the Author and Geotechnical Reports.

8.0 BASIX COMMENTS

- (a) To be read in conjunction with the relevant BASIX Certificate.
- (i) Landscape: a minimum of 170sqm of indigenous or low water use species of vegetation shall be planted.
- (ii) Rainwater tank: a RWT of min 6000L shall be installed. The tank must meet and be installed in accordance with the requirements of all applicable regulatory authorities.
- (iii) General features: The dwelling shall be maximum 2 storeys, max conditioned floor area of 300sqm, not contain an open mezzanine greater than 25sqm and not contain a third level habitable attic room.
- (iv) Construction, insulation requirements
 - The external framed wall (weatherboard, fibre cement, metal clad) is to be constructed with additional insulation of R2.00 (or R2.40 including construction).
 - The external wall - concrete panel / plasterboard (concrete 200mm) is to be constructed with additional insulation of R2.05 (or R2.40 including construction).
 - The ceiling and roof - flat ceiling / flat roof, concrete plasterboard internal must be constructed using additional insulation of ceiling R3.50sq, roof none.
 - The ceiling and roof - concrete / plasterboard internal light (solar absorbance < 0.475).
- (v) Glazing Requirements, Windows & glazed doors
 - Windows, glazed doors and shading devices must be installed in accordance with the specifications listed in the Windows & glazed doors glazing requirements table of the BASIX Certificate. Relevant overhanging specifications must be satisfied for each window and glazed door.
 - For Aluminium single clear and Aluminium double (air) clear, and Timber/PVC/Clarglass single clear and Timber/PVC/Clarglass double (air) clear the carrier check can be performed by visual inspection.
 - (vi) Hot Water: a gas instantaneous Hot Water system shall be installed.
 - 9.0 NCC BCA - natural light, ventilation and protection of openings
 - Natural light is to be provided to habitable rooms in accordance with the NCC-BCA 3.8.4.2 (minimum 10% of the Floor Area).
 - Natural ventilation is to be provided to habitable rooms, sanitary compartments, bathroom, shower rooms, laundry and all rooms occupied by a person in compliance with the NCC-BCA 3.8.5.2 (minimum 5% of the Floor Area). An exhaust fan or other means of mechanical ventilation may be used to ventilate a sanitary compartment, laundry, kitchen or bathroom but must be in compliance with the NCC-BCA 3.8.5.2.
 - All window openings, door openings, louvres, openings and the like must comply with the NCC-BCA 3.9.2.6 Protection for Operable Windows - balconies and 3.9.2.7 Protection for Operable Windows - rooms other than bedrooms.



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LEGEND: EXISTING WALLS
 OUTLINE OF APPROVED DA

ISSUE DETAILS

0 ISSUE FOR DA APPROVAL
E LANDSCAPE REVISED
F LANDSCAPE REVISED

15.03.21
13.06.21
08.07.21

applicant: C & T BARNABAS

project 16/083

21 Yachtsmans Paradise Newport
Lot 17 DP233779
Site Plan and Site Analysis Plan

date Mar 2021 scale 1:200@A3 dwg no DA2000 rev F