

OPEN SPACE CALCULATIONS			
SITE AREA	658.1sqm		
MAX GROSS FLOOR AREA PREMISSIBLE	335sqm		
EXISTING GROSS FLOOR AREA	236.40sqm		
LANDSCAPING 30%			
EXISTING LANDSCAPING	237.6sqm	36%	
PROPOSED LANDSCAPING	239.1sqm	36%	

BASIX REQUIREMENTS	
SEE PAGE 6	

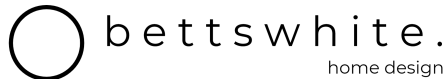
FRAMING NOTES.	
ROOF PITCH	RETAIN EXISTING ROOF. EXTENSION - 3 DEGREES
STRIKING POINT	RETAIN EXISTING CEILING
EAVE OVERHANGS	NO CHANGE

FRAME AND TRUSS CENTRES	N/A
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LEGEND	
B.O	WORK TO BE DONE BY OTHERS
O.T.A	OWNER TO ADVISE BUILDER
O.B.&H	OPEN BALUSTRADING AND HANDRAIL
90P	90 x 90 TIMBER POST
90PP	90 x 90 TIMBER PRIMED POST
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CUPBOARD
ST	STORE
C.O.S	TO BE CHECKED ON SITE

STORMWATER DRAINAGE	
CONNECT TO EXISTING STORMWATER SYSTEM.	

GENERAL NOTES	
ALL WORK IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT STANDARDS BY THE STANDARDS ASSOCIATION OF AUSTRALIA.	
ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE. ANY DISCREPANCIES ARE TO BE REPORTED TO BETTSWHITE PRIOR TO CONSTRUCTION	
BUILDER TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN AND ENGINEERING PLANS ARE STRICTLY COMPLIED WITH	
DEMOLITION. ALL DEMOLITION TO BE IN ACCORDANCE WITH AS2601 DEMOLITION OF STRUCTURES. MUST BE CARRIED OUT BY A REGISTERED DEMOLITION CONTRACTOR	
TIMBER CONSTRUCTION. ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH AS 1684 - 'TIMBER FRAMING CODE'. EXTERNAL WALLS TO BE WRAPPED IN A BREATHABLE MEMBRANE	
FIRE PROTECTION. FIRE PROTECTION OF SEPARATING WALLS TO COMPLY WITH NCC PART 3.7.3.2. FRL 60/60/60 WITHIN 900mm OF BOUNDARY	
BRICKWORK CONSTRUCTION. ALL BRICKWORK TO COMPLY WITH AS1640 & AS3700	
BATHROOMS & WET AREAS ALL WET AREAS ARE TO BE ADEQUATELY WATERPROOFED AND COMPLY WITH AS3740 & PART 3.8.1 OF THE NCC	
GLAZING ALL GLAZING TO COMPLY WITH AS1288 & AS2047 WITH CHILD SAFE LOCKS/SCREENS TO COMPLY WITH NCC PART 3.9.2	
STORMWATER CONNECT ALL STORMWATER TO EXISTING STORMWATER SYSTEM WHICH DRAINS TO THE STREET. IN ACCORDANCE WITH AS3500 & PART 3.1.2 DRAINAGE OF THE NCC	
SMOKE ALARMS INTERCONNECTED/HARDWIRED SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786 AND THE NCC CLAUSE 3.7.2.2	
STAIR BALUSTRADING STAIRS ARE TO COMPLY WITH NCC PART 3.9.1 & 3.9.2	
TERMITE PROTECTION TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3680	



Project.
First Floor Addition at:
5 Hurbert St, Freshwater

bettswwhite Pty Ltd
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TITLE: DA PLANS **PAGE NO.** 1 / 5

DRAWING NO. 2203 DA 1 **ISSUE** Q

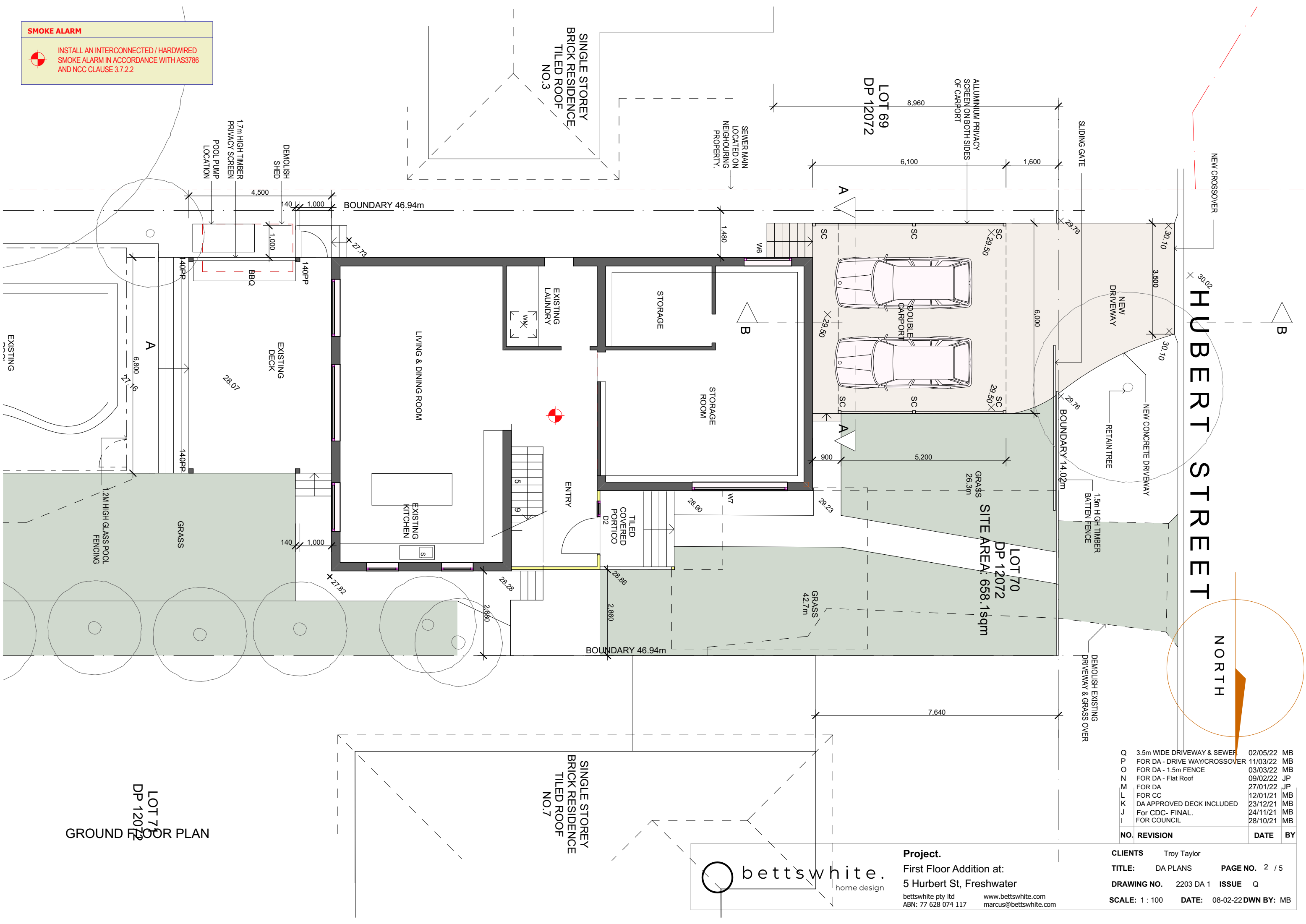
SCALE: 1 : 100 **DATE:** 08-02-22 **DWN BY:** MB

NO.	REVISION	DATE	BY
Q	3.5m WIDE DRIVEWAY & SEWER FOR DA - DRIVE WAY/CROSSOVER	02/05/22	MB
P	FOR DA - 1.5m FENCE	11/03/22	MB
O	FOR DA - Flat Roof	03/03/22	MB
N	FOR DA	09/02/22	JP
M	FOR DA	27/01/22	JP
L	FOR CC	12/01/21	MB
K	DA APPROVED DECK INCLUDED	23/12/21	MB
J	For CDC- FINAL.	24/11/21	MB
I	FOR COUNCIL	28/10/21	MB

SMOKE ALARM



INSTALL AN INTERCONNECTED / HARDWIRED SMOKE ALARM IN ACCORDANCE WITH AS3786 AND NCC CLAUSE 3.7.2.2



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TITLE:

DA PLANS

PAGE NO.

2 / 5

DRAWING NO.

2203 DA 1

ISSUE

Q

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1 : 100

DATE:

08-02-22

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bettswwhite.

home design

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LOT 70
DP 12072

GROUND FLOOR PLAN

SMOKE ALARM

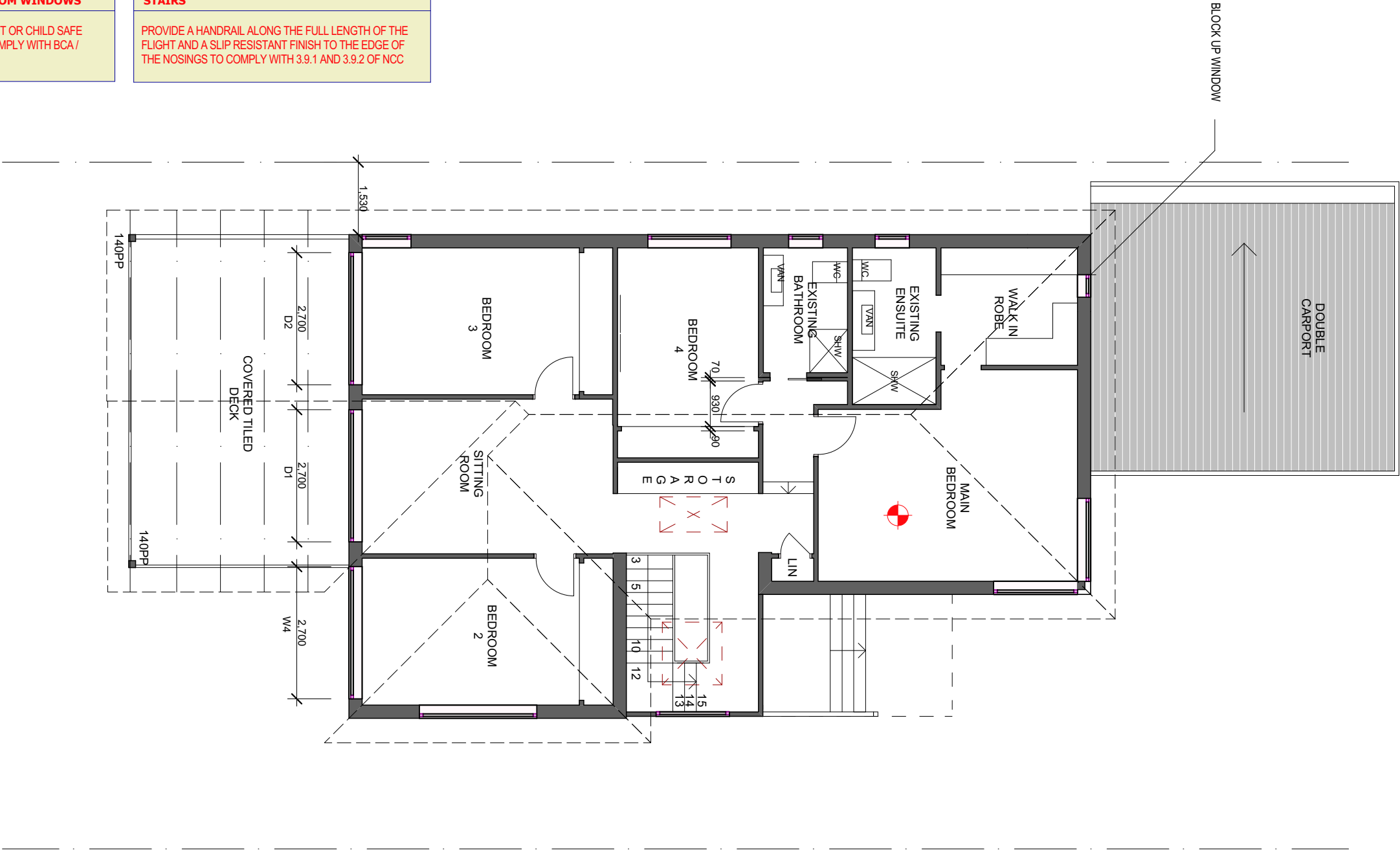
INSTALL AN INTERCONNECTED / HARDWIRED SMOKE ALARM IN ACCORDANCE WITH AS3786 AND NCC CLAUSE 3.7.2.2

FIRST FLOOR BEDROOM WINDOWS

PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOCKS / SCREENS TO COMPLY WITH BCA / NCC PART 3.9.2

STAIRS

PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS TO COMPLY WITH 3.9.1 AND 3.9.2 OF NCC



EXISTING FIRST FLOOR PLAN

WALL AND ROOF CLADDING

WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE REQUIREMENTS OF NCC 2019 VOL 2 PART 3.5 OF THE BUILDING CODE OF AUSTRALIA, PARTICULARLY WITH RESPECT TO THE REFERENCED ACCEPTABLE CONSTRUCTION PRACTICE AS DETAILED IN THE BCA FOR PRODUCT MATERIALS AND INSTALLATION.

IMPORTANT NOTE: ANY PROPOSED PRODUCT CHANGES AFTER APPROVAL OF THE CC OR CDC IS TO BE IMMEDIATELY NOTIFIED TO THE PCA FOR CONCURRENCE.

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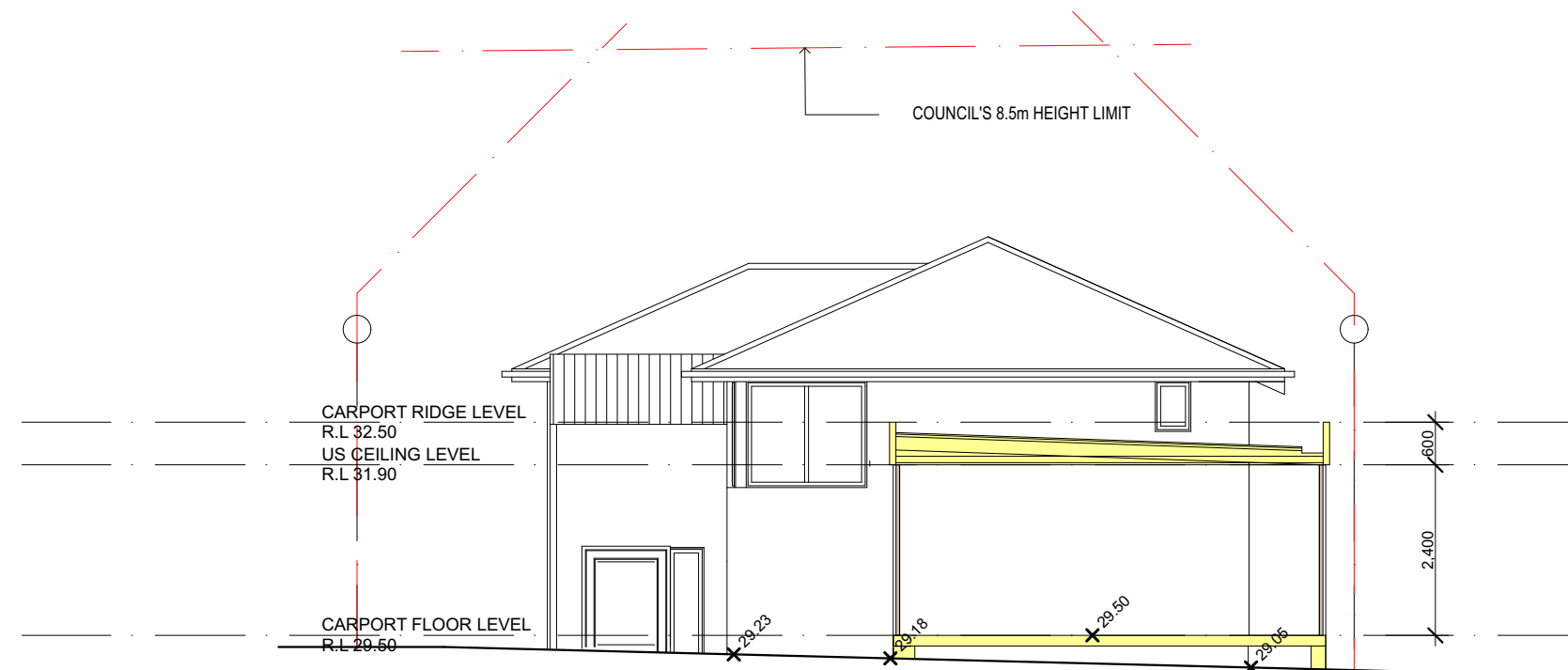
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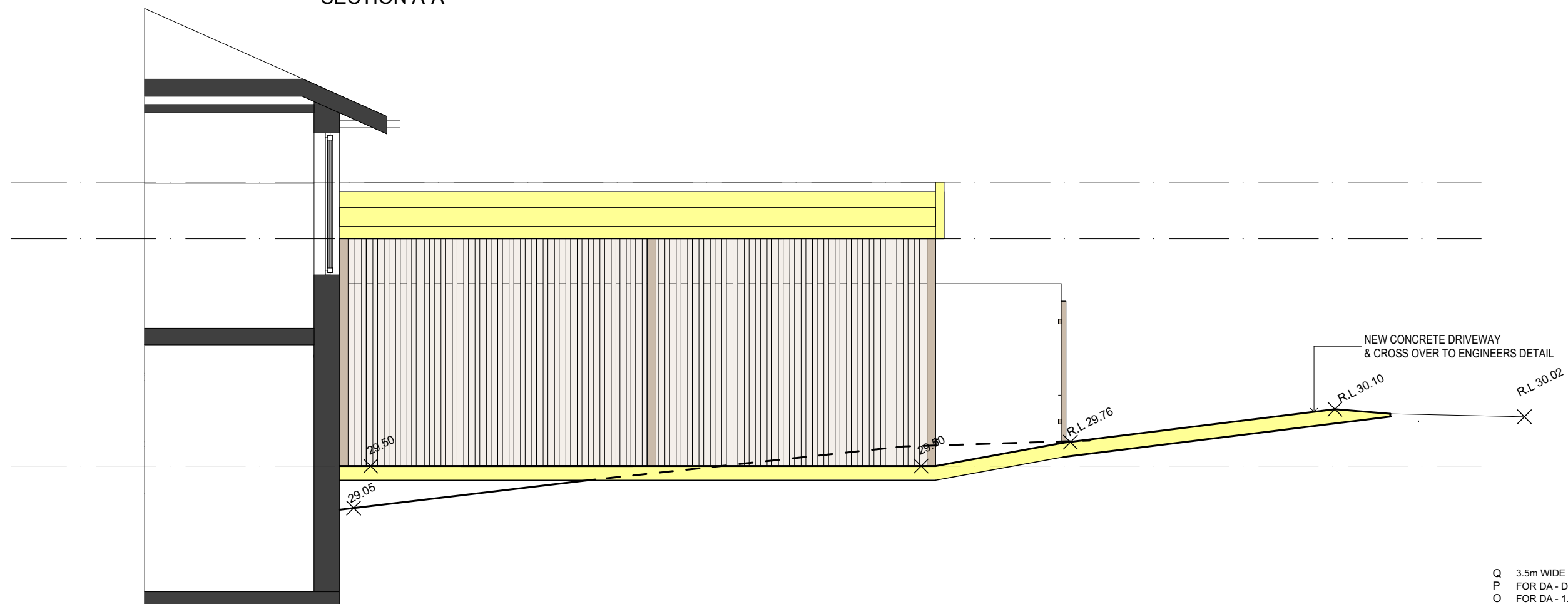


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SECTION A-A



SECTION B-B 1:50

Q	3.5m WIDE DRIVEWAY & SEWER	02/05/22	MB
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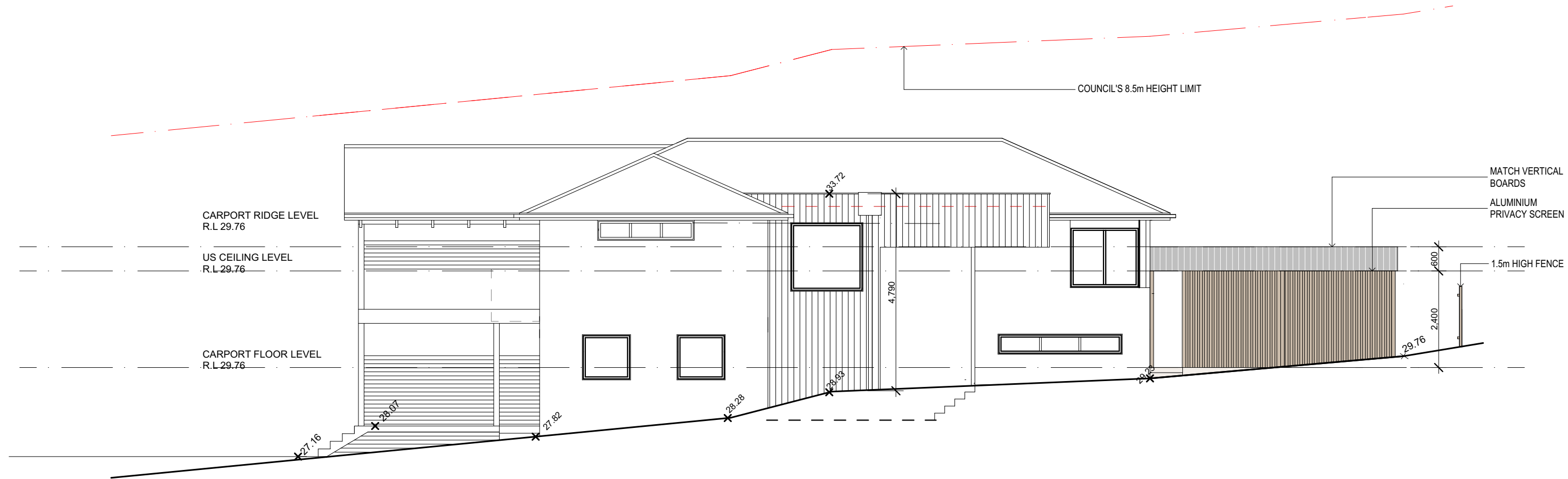
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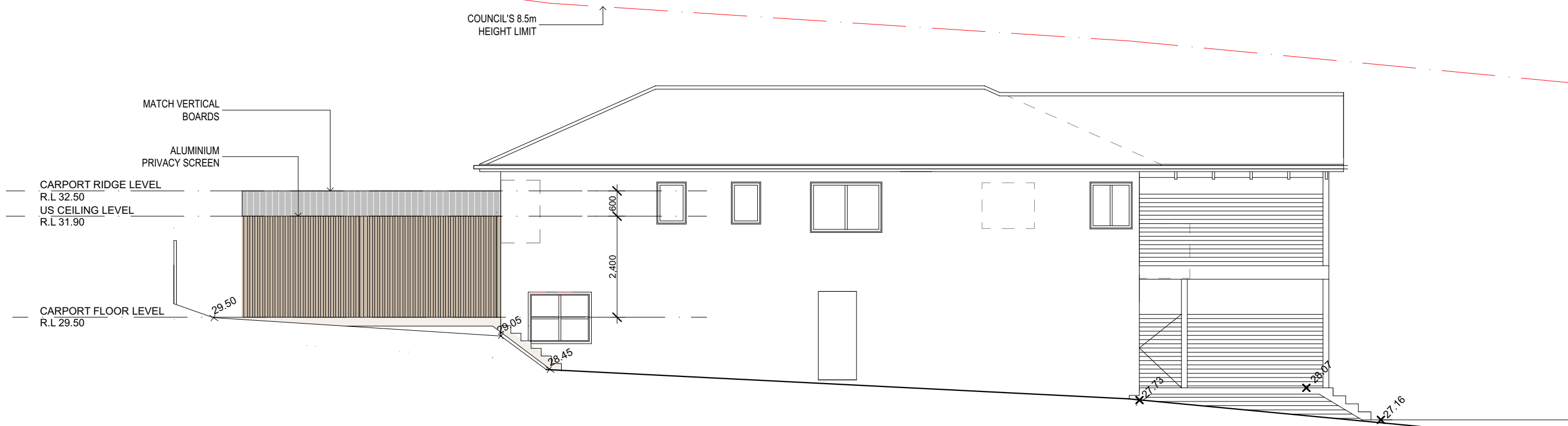
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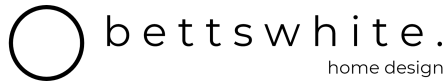


NORTH ELEVATION



SOUTH ELEVATION

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