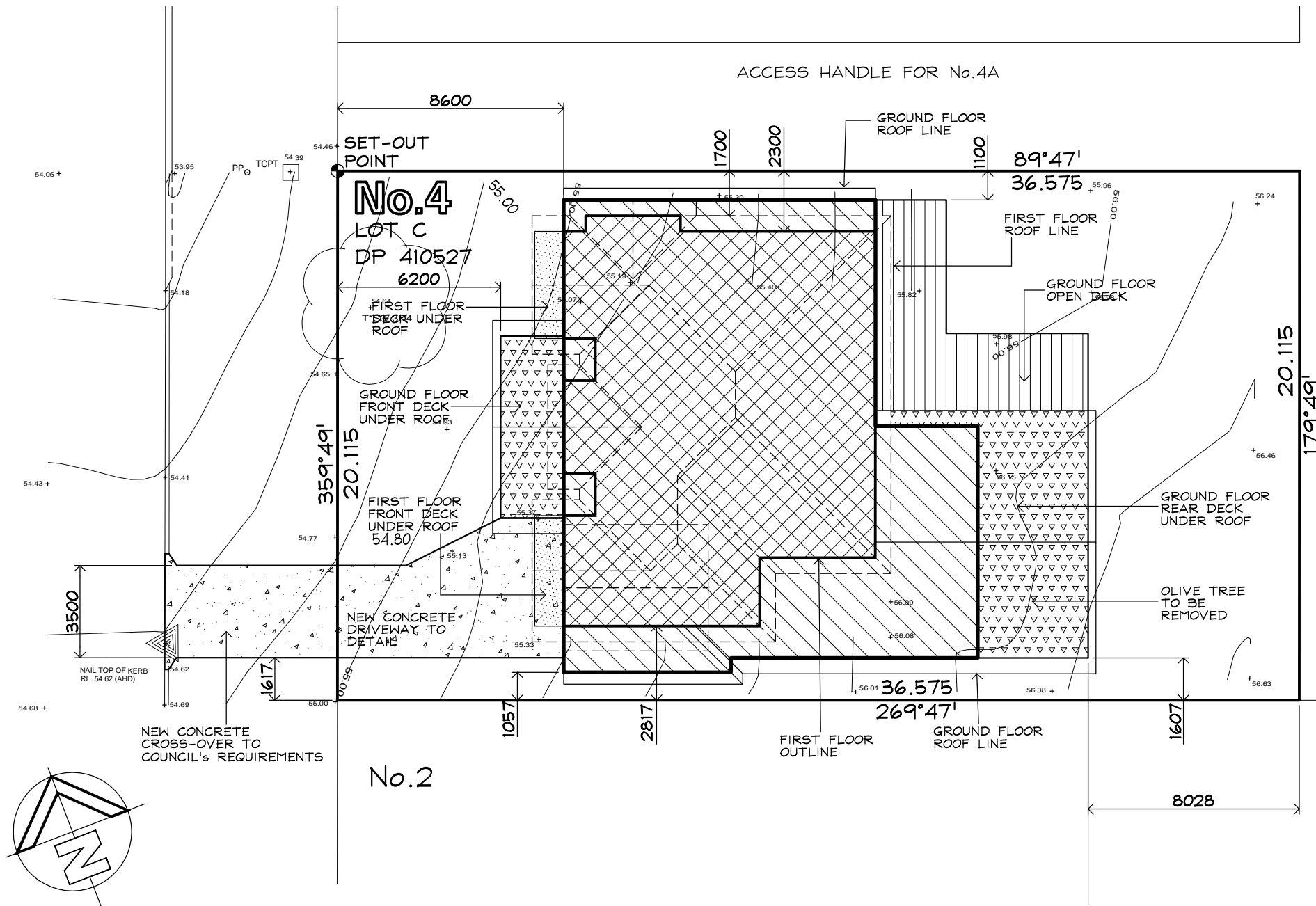


SQUARE

SALISBURY



SITE PLAN

Scale 1:200

GENERAL NOTES AND BCA / NCC COMPLIANCE

- EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A.
- TERMITE RISK MANAGEMENT TO COMPLY WITH PART 3.1.3 OF THE B.C.A. AND AS3660-1
- FOOTINGS AND SLABS TO COMPLY WITH PART 3.2 OF THE B.C.A. , AS2870 AND ENGINEERS DETAILS
- MASONARY CONSTRUCTION TO COMPLY WITH PART 3.3 OF THE B.C.A. AND AS3700
- TIMBER FRAMING TO COMPLY WITH PART 3.4 OF THE B.C.A AND AS1684
- GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS1288
- SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A. AND AS3786
- STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 OF THE B.C.A.
- BALUSTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A.
- NATURAL LIGHT TO COMPLY WITH PART 3.8.4 OF THE B.C.A.
- VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.
- ALL DAMP AND WEATHERPROOFING TO COMPLY WITH PART 3.8 OF THE B.C.A.
- ROOFING TO COMPLY WITH PART 3.5.1 OF THE B.C.A. AND AS/NZ1562
- FLOOR SURFACES OF WATER CLOSETS, SHOWER COMPARTMENTS AND THE A LIKE TO BE OF MATERIALS IMPERVIOUS TO MOISTURE AND WALLS FINISHED WITH AN APPROVED IMPERVIOUS FINISH TO COMPLY WITH THE REQUIREMENTS OF PART 3.8 OF THE B.C.A. AND AS3740
- CLOTHS WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY WITH PART 3.8.3 OF THE B.C.A.

IF IN
DOUBT
ASK

SITE CRITERIA

No.4 SALISBURY SQUARE SEAFORTH N.S.W. 2092
LOT C D.P. 410527

SITE AREA	=	735.7	sq. m.
PROPOSED DRIVEWAY AREA, ENTRY PATH	=	41.1	sq. m.
PROPOSED GARAGE FLOOR AREA	=	39.7	sq. m.
PROPOSED GROUND FLOOR AREA EXCLUDING GARAGE	=	244.3	sq. m.
PROPOSED GROUND FLOOR FRONT DECK AREA	=	16.6	sq. m.
PROPOSED GROUND FLOOR REAR DECK AREA	=	79.2	sq. m.
PROPOSED TOTAL FIRST FLOOR AREA	=	164.6	sq. m.
PROPOSED FIRST FLOOR FRONT DECK NORTH	=	4.6	sq. m.
PROPOSED FIRST FLOOR FRONT DECK SOUTH	=	4.6	sq. m.
DWELLING ROOF AREA	=	341.5	sq. m.
2 CAR PARKING SPACES PROVIDED IN GARAGE			
F.S.R. GROUND FLOOR AREA NOT INCLUDING GARAGE FLOOR AREA	=	195.5	sq. m.
F.S.R. FIRST FLOOR AREA	=	144.2	sq. m.
F.S.R. TOTAL FLOOR AREA	=	339.7	sq. m.
PROPOSED FLOOR SPACE RATIO	=	0.46: 1 (0.45 : 1 OR 331.1m2 REQUIRED, 8.6m2 OVER)	
POST LANDSCAPE OPEN SPACE AREA	=	257.5	sq. m. 35.0 %
POST HARDSTAND OPEN SPACE AREA	=	149.0	sq. m. 20.3 %
POST TOTAL OPEN SPACE	=	406.5	sq. m. 55.3 %
TOTAL HARDSTAND POST DEVELOPEMENT	=	375.6	sq. m. 51.0 %
TOTAL IMPREVIOUS POST DEVELOPEMENT	=	382.3	sq. m. 52.0 %
TOTAL EXISTING IMPREVIOUS DEVELOPEMENT	=	297.7	sq. m. 40.5 %

NOTES:-

1. ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE NATHERS REPORT.
2. EXTERNAL WALL CLADDING SHALL BE SELECTED PLANK CLADDING WITH A SPECIFIED PAINTED COLOUR FINISH.
3. AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.
4. AN APPROVED RATED INSULATION MATERIAL TO BE PLACED IN THE CEILING SPACE WITHIN THE PERIMETER OF ALL EXTERNAL WALLS IN ACCORDANCE WITH THE BASIX REPORT.
5. AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.
6. ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
7. EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
8. ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
9. ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
10. ALL PAINTING TO OWNERS REQUIREMENTS.
11. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
12. ALL GLAZING TO CODE AS1288
13. ALL PEST TREATMENT TO CODE AS3660.1-2000
14. SMOKE ALARM DENOTED SA ON PLAN TO BCA 3.7.2 & AS3786
15. ALL WATERPROOFING TO WET AREAS TO CODE AS3740
16. ALL TIMBER FRAMING TO CODE AS1684
17. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.

BASIX REQUIREMENTS

TO BE READ INCONJUNCTION WITH THE
BASIX CERTIFICATE NUMBER 17836855

ROOF AREA TO TANK TO BE USED
FOR TOILET FLUSHING, COLD WATER
CLOTHS WASHING AND GARDEN
TAPS SUPPLY (MINIMUM)

320 sq.m.

WATER STORAGE TANK CAPACITY

2,000 MIN. LITRES

NEW SHOWER HEAD MINIMUM RATING

3 STAR RATING

NEW TOILET MINIMUM RATING

3 STAR RATING

ALL NEW TAP FITTINGS MINIMUM RATING

3 STAR RATING

GLAZING TO ALUMINIUM FRAMED WINDOWS AND TIMBER DOORS OR OTHERWISE
NOTED ARE TO BE IN ACCORDANCE WITH THE NATHERS/BASIX REPORT

ROOF COLOUR

LIGHT SA 0.40- 0.50

FLOOR ABOVE ENCLOSED SUBFLOOR

R2.5 RATING

FLOOR ABOVE GARAGE

R2.5 RATING

ROOF SHEETING ON INSULATION

R1.3 RATING

EXTERNAL WALLS INSULATION

R2.5 RATING

INTERNAL WALLS INSULATION

R2.5 RATING

(GARAGE, LAUNDRY, POWDER ROOM & BATHROOM)

CEILING INSULATION

R2.5 to R6.0 RATING (SEE NATHERS)

INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THRU-OUT 0 sq.m.

OF THE SITE TO BE PLANTED REFER LANDSCAPE PLAN.

HOT WATER SERVICE TO BE GAS INSTANTANEOUS WITH A PERFORMANCE OF

7.0 STARS OR BETTER.

COOLING SYSTEM TO BE IN AT LEAST 1 LIVING AREA & 1 BEDROOM TO BE A

I-PHASE AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.0-3.5 OR

BETTER PLUS TO BEDROOM ONLY. THE COOLING SYSTEM MUST

MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING & BEDROOM AREAS.

HEATING SYSTEM IN AT LEAST 1 LIVING AREA & 1 BEDROOM TO BE I-PHASE

AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.0 - 3.5 OR BETTER.

FIXED OUTDOORS CLOTHES DRYING LINE TO BE INSTALLED

GAS COOKER WITH ELECTRIC OVEN.

APPLICANT MUST ENSURE THAT THE 'PRIMARY TYPE OF ARTIFICIAL LIGHTING'

IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE

FOLLOWING ROOMS, AND WHERE THE 'DEDICATED' APPEARS, THE FITTINGS

FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR

LIGHT EMITTING DIODE (LED) LAMPS.

. A MINIMUM OF 80% THROUGHOUT



CLASSIC
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Incorporating Classic Country Cottages

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PROJECT

**PROPOSED NEW DWELLING
4 SALISBURY SQUARE
SEAFORTH**

FOR

Mr. J. & Mrs. M. SMYTH

DATE **JAN. 2025** SCALE **1:200**

JOB No.

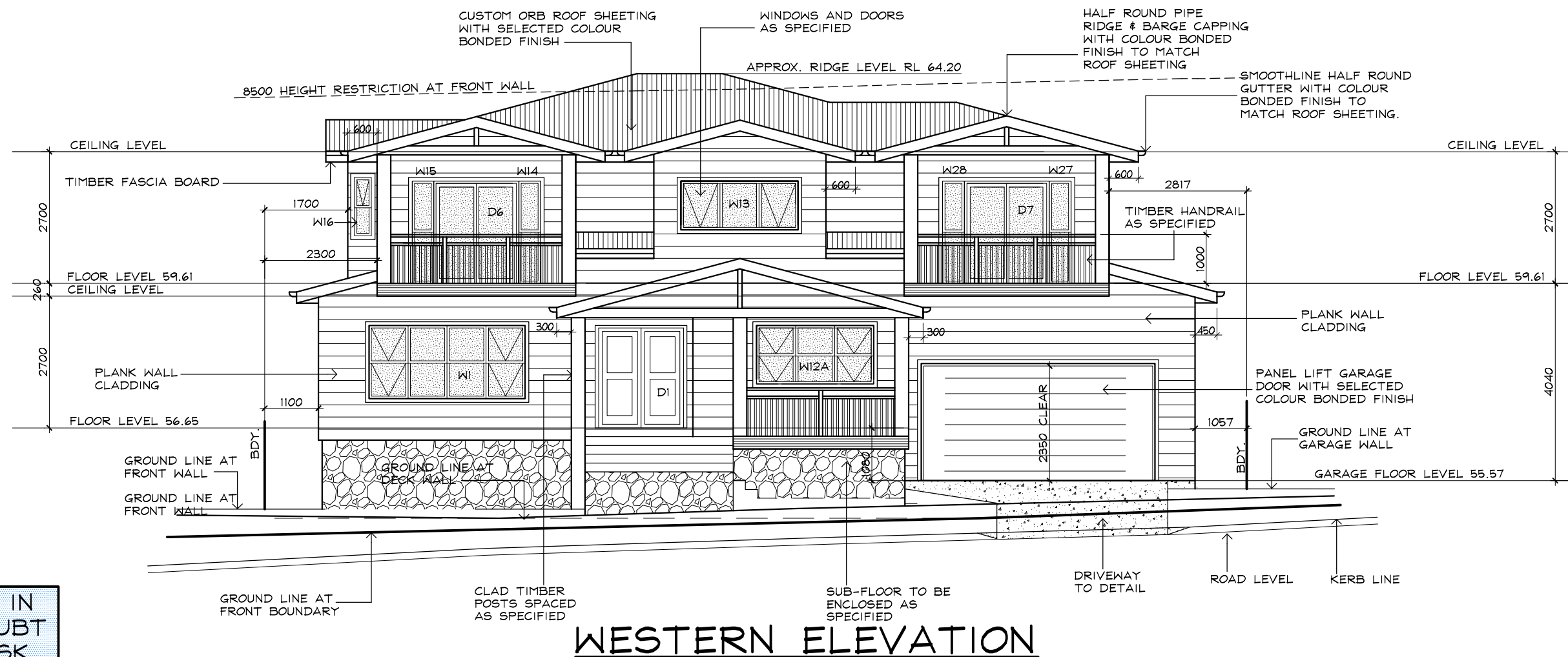
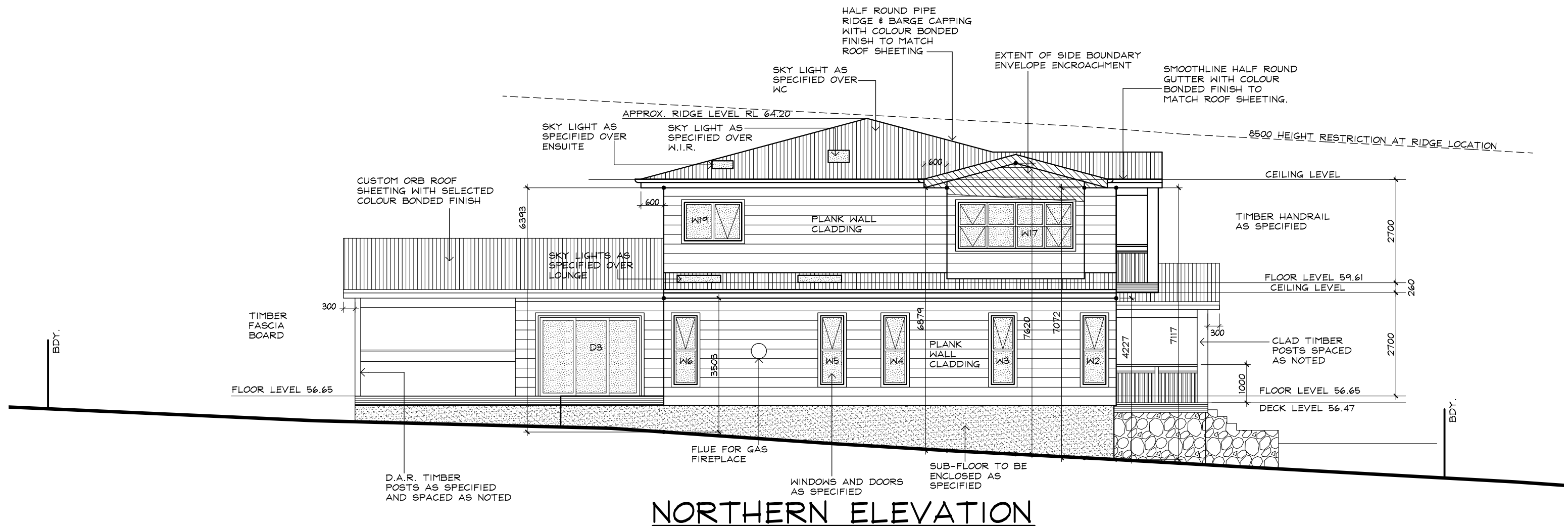
CC175

DWG. No.

01

REV

01



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PROJECT
**PROPOSED NEW DWELLING
4 SALISBURY SQUARE
SEAFORTH**

FOR
Mr. J. & Mrs. M. SMYTH

DATE **JAN. 2025** SCALE **1:100**

JOB No. **CC175** DWG. No. **04** REV **01**

IF IN
DOUBT
ASK

