ADDRESS: 4 IRRUBEL RD NEWPORT, NSW 2106.

PROPOSED WORKS: NEW DECK EXTENSION, NEW GARAGE, NEW DRIVEWAY GRADIENT WITH RETAINING WALLS, NEW GRANNY FLAT. D.P:383227 LOT: A.

NEW GRANNY FLAT





Project name	4 Irrubel Road Newport 2106_02		
Street address	4 Irrubel Road New	4 Irrubel Road Newport 2106	
Local Government Area	Northern Beaches	Northern Beaches Council	
Plan type and plan number	deposited 383227	deposited 383227	
Lot no.	A		
Section no.	-		
Project type	separate dwelling house - secondary dwelling		
No. of bedrooms	1	1	
Project score			
Water	<b>✓</b> 40	Target 40	
Thermal Comfort	✓ Pass	Target Pass	
Energy	<b>✓</b> 50	Target 50	

Certificate Prepared by	
Name / Company Name: LivSmart Solutions	5
ABN (if applicable): 40297950907	

NatHERS Commitments **External Wall Construction** Fibro Cement R2.7 Light (0.3) Earth Retaining wall Medium None Fire rated party wall between Medium secondary dwelling and garage Internal Wall Construction Insulation Plasterboard on studs **Roof Construction** Insulation Colour Metal roof R4.0 + R1.3 Anticon Woodland grey (Dark, 0.7 - 0.8) blanket\* Floor Construction Insulation R2.3\* Concrete slab on ground Floating timber, tiles in bathroom SHGC Area m2 Windows Glass and frame type U 6.70 0.57 D2, W4, W6, W6, W7 Aluminium framed 0.51 W1, W2 Clear Aluminium framed 4.80 Clear Aluminium framed 4.80 0.59 D1, D3, W5 **Roof Windows** 2.66 Roof window 2.66 0.24 U and SHGC values are according to NFRC. Alternate products may be used if the U value is the same or lower than that specified and the SHGC is within 5% of the above figures. Fixed shading - Eaves Fixed shading - Other Shaded areas and shade devices as drawn, adjoining buildings and boundary fences.

- All downlights and exhaust fans are to be sealed. All windows and doors are to be weather stripped as per NCC.
- No loss of insulation arising from ceiling penetrations has been simulated.
- 2 x 900mm diameter ceiling fans to be included in the kitchen/living area.

NEW DOUBLE GARAGE





**NEW DRIVEWAY GRADIENT** 

WITH RETAINING WALLS

NOTE: IMAGES ARE FOR VISUALISATION PURPOSES ONLY. REFER TO DRAWINGS FOR ACTUAL DETAILS. BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES •CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

1:200 1:100 **NEW GRANNY FLAT** 

 Brickwork shall comply with AS 3700. All brickwork shall be solidly bonded and laid on a full bed of 10mm. mortar with all joints filled. Wall ties spaced at 460mm, cts horizontally and 610mm. cts vertically or vice-versa and within 300mm of articulation joints, to comply

Subfloor ventilation:

 150mm. min. bearer to ground clearance for strip flooring. 200mm. min. bearer to ground clearance for sheet flooring
 Minimum 7500mm<sup>2</sup>/Metre of external masonry veneer wall Minimum 22000mm²/Metre of internal dwarf walls.
 Weep holes at max. 1200mm. centres to comply with AS 3700

3. Damp-proof courses to be an approved waterproof cement mortar or bituminous paper placed 75mm. below floor level. A second course to be laid 1 or 2 brick courses higher

4. Firebox inserts shall be installed in accordance with manufacturers

5. Top soil and all organic matter to be removed from under where a concrete

6. Structural steel and concrete to comply with the Structural Engineer's design

and computations and shall take precedence over instructions on this plan. 7. Reinforced concrete to be min. 25MPa. complying with AS 2870 - 1996,

(unless directed otherwise by structural Engineer) and;
- Trench mesh for concrete footings to be lapped a min. 500mm. and have a top and/or bottom cover of min. 50mm, unless directed otherwise by Enginee - Fabric mesh to be lapped a minimum of 225mm. and have a minimum top and/or bottom cover of 25mm, unless directed otherwise by Engineer.

8. Excavation of trenches for footings, drainage, sewerage, etc., to be in accordance with the requirements of the local Controlling Authorities.

9. Smoke detectors to comply with AS 3786 and must also comply with the

10. Safety switches to be installed to the requirements of the local Controlling Authority

11. All glazing to comply with AS 1288-2006.

specifications and in accordance with AS 2918.

12. From information provided, the design wind speed is N3 (41m/s).

13. No part of any building to encroach Site or Title boundaries

14. Provide Bush fire preventative measures where required by local Council.

115mm, Minimum 355mm. Maximum

240mm, Minimum Risers and Treads to be constant in size throughout the flight. - Ensure gap between treads does not exceed 125mm, or provide infills to block

 Stair to be min. 750mm. wide when measured clear of all obstructions. Handrail to be a constant minimum 865mm high above the nosing of treads and minimum 1000mm. high above all landings, balconies and the like that exceed 1000mm, above the finished adjacent ground or floor level. Balusters and rails, etc., to have max. spacing of 125r

Wire balustrading to comply with Table 3.9.2.1 of the BCA.

Figured dimensions shall always take precedence over scale.

17. Termite prevention works must be in accordance with AS 3660.1 - 2000.

18. For buildings in close proximity to the sea, ensure that all steelwork, brick cavity ties, steel lintels, etc. that are embedded or fixed into masonry, be protected in accordance with AS 1650 or AS 3700-1988 Table 2.2, hot dipped galvanised iron,

19. The Builder to take all measures necessary to ensure the stability of new and/or existing structures during construction and generally ensure the watertightness of all works during construction.

20. These plans have been prepared for the exclusive use of the customer and only for the purpose expressly notified to the author. Any other person who uses or relies on these plans without the written consent of Avalon Granny Flats does so at their own risk and no responsibility is accepted by Avalon Granny Flats for such use and/or reliance.

The Owner/Builder and/or subcontractor to confirm all dimensions, setbacks and levels prior to commencing construction, ordering materials or preparing shop drawings and shall be responsible for ensuring that all building works conform to the Building Code of Australia, AS codes (current editions) Building regulations, local by-laws and Town Planning requirements. All discrepancies must be referred to

22. © COPYRIGHT WARNING.

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23. These notes are neither exhaustive nor a substitute for regulations, statutory requirements, building practice or contractual obligations and unless expressly stated otherwise, are provided only as a guide. No responsibility is accepted for their use.



ARCHITECTURAL DRAFTING

3D VISUALISATION DEVELOPMENT APPLICATION

ASSISTANCE **COUNCIL COMPLIANT PLANS** 

EXISTING BUILDING OUTLINE

02/03/2022	•	J V
Scale	•	
NTS		
DP No.	383227	
LOT No	ь. А	
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Revision/Issue

XXXX

**REGINA MILLS** 4 IRUBEL RD **NEWPORT** NSW 2106

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BEFORE PROCEEDING WITH THE WORK. BEFORE PROCEEDING WITH THE WORK.
ALL DIMENSIONS RELEVENT TO SETTING OUT AND OFF-SITE FABRICATION WORK SHALL BE VERIFIED BY THE BUILDER BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.
DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION

AND NO PART SHALL BE OVERSTRESSED.
ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS
OF THE SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. ALL LEVELS ARE

ALL DIMENSIONS ARE IN WILLIMETERS ONLESS STATED OFFICIATION. EXPRESSED IN METRES.
FLASHINGS AND DAMPROOF COURSE TO BE PLACED IN ACCORDANCE WITH GOOD BUILDING PRINCIPLES WHETHER SHOWN ON THE DETAILS OR NOT.
THIS DRAWING TO BE READ IN CONJUNCTION WITH HIA GENERAL HOUSING SPECIFICATION.

### Foundations

UNDERFLOOR FILL SHALL BE IN ACCORDANCE WITH AS 2870.

TERMITE TREATMENT SHALL BE IN ACCORDANCE WITH AS 3660.1
THE UNDERFLOOR VAPOUR BARRIER SHAL BE IN ACCORDANCE WITH AS 2870
REINFORCEMENT SHALL CONFORM AND BE PLACED IN ACCORDANCE WITH AS 3600, AS 2870 AND THE ENGINEERS RECOMMENDATIONS.

AS 2070 AND THE TOWNINGERS HALL BE IN ACCORDANCE WITH AS 3600. PRE MIXED CONCRETE SHALL BE MACCORDANCE WITH AS 1379.
PROVIDE ADEQUATE CROSS FLOOR VENTILATION TO THE SPACE UNDER SUSPENDED GROUND

ALL SLABS SHALL BE CURED IN ACCORDANCE WITH AS 3600.

### Masonry

**Timber Framing** 

ALL TIMBER FRAMEWORK SHALL COMPLY WITH AS 1684.

M1. ALL CLAY BRICKS AND BRICKWORK SHALL COMPLY WITH AS/NZS 4455, AS/NZS 4456 AND AS 3700.

M2. CONCRETE BLOCKS ARE TO BE IN ACCORDANCE WITH AS 2733

M3. ALL DAMP PROOF COURSES SHALL COMPLY WITH AS 3700 AND AS 2904.

M4. CAVITY VENTILATION (WEEP HOLES) SHALL BE IN ACCORDANCE WITH AS 3700.

M5. MORTAR SHALL COMPLY WITH AS 3700, JOINT TOLERANCES SHALL BE IN ACCORDANCE

# M6. ALL WALLT IES SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 2699 AND BE INSTALLED IN ACCORDANCE WITH AS 3700.

# Claddings & Linings

C1. THE LINING OF WET AREA WALLS SHALL BE CONSTRUCTED IN C2. ACCORDANCE WITH AS 3740.

ALL INTERNAL WET AREAS AND BALCONIES OVER INHABITABLE ROOMS

T1. CEMENT MORTAR AND OTHER ADHESIVES SHALL COMPLY WITH AS 3958.1 T2. INSTALLATION OF TILES SHALL BE IN ACCORDANCE WITH AS 3958.

Joinery J1. ALL INTERNAL AND EXTERNAL TIMBER DOOR AND DOOR SETS SHALL BE IN ACCORDANCE WITH AS 1909. TIMBER DOORS AND DOOR SETS SHALL BE MANUFACTURED IN ACCORDANCE

WITH AS 2688 AND AS 2689. J2. ALL GLAZING SHALL COMPLY WITH AS 1288.

# Steel Framing

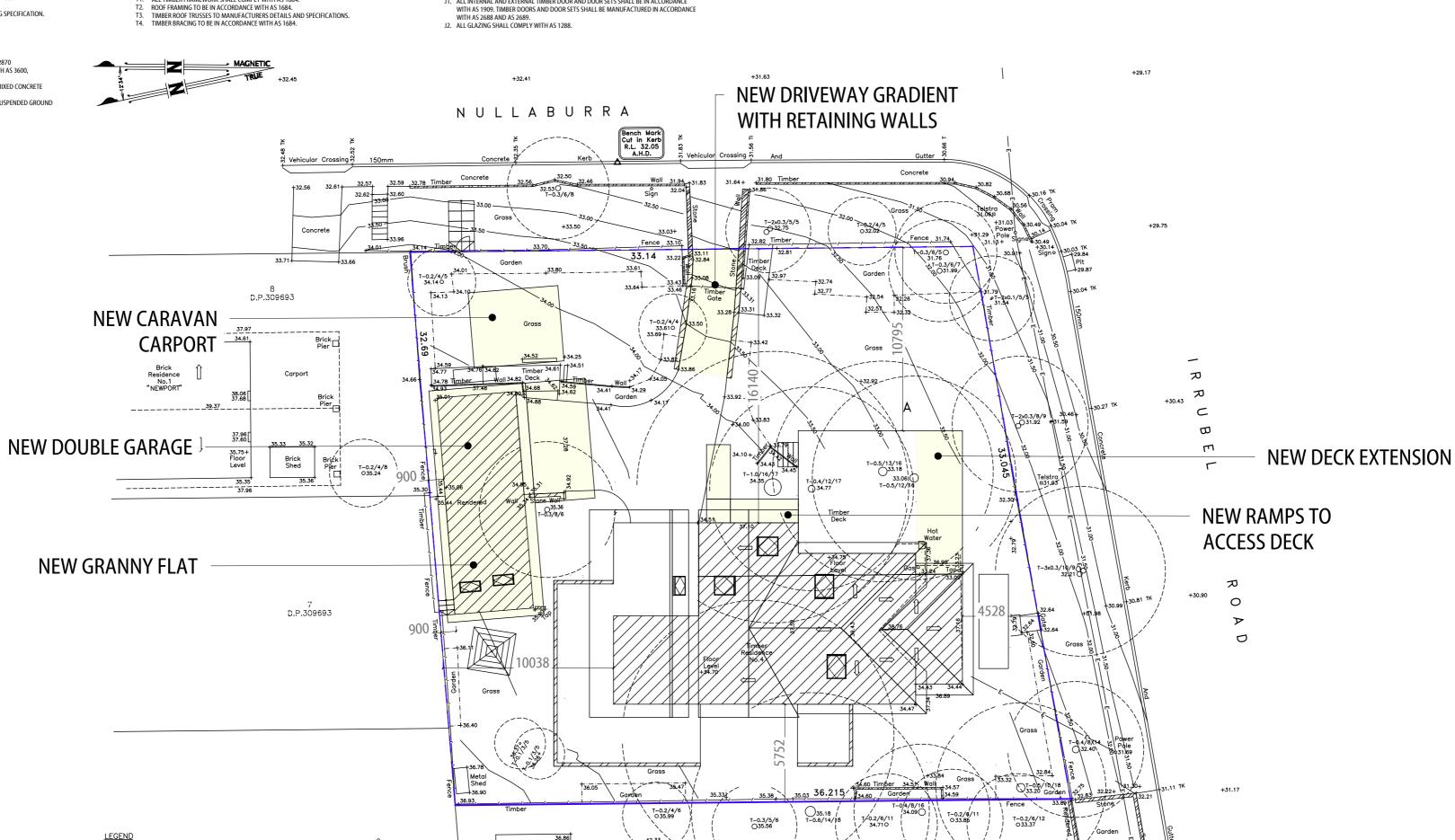
ALL STEEL FRAMING INCLUDING FLLORS, WALLS AND ROOF FRAMING SHALL BE INSTALLED

# Roofing

CONCRETE AND TERRACOTTA TILES SHALL COMPLY WITH AS 2049 AND BE INSTALLED IN ACCORDANCE WITH AS 2050.
 METAL RAINWATER GOODS SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 2179

AND INSTALLED IN ACCORDANCE WITH AS 2180.

R3. SARKING TO COMPLY AND BE FIXED IN ACCORDANCE WITH AS/NZS 4200.1 & AS/NZS4200.2.
R4. WEATHERPROOFINGS AND FLASHINGS SHALL COMPLY WITH AS 2904, AS 1804



`\\_36.85

# GENERAL NOTES

•BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS

•ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

10 0 1:100

+26.23 Denotes spot height.

+25.37 TK Denotes height on top of kerb.
T-0.2/5/4 Denotes tree-diameter/spread/h

- E- Denotes overhead power wires. —— s—— Denotes Sydney Water Sewer.

(Plotted approx vide DBYD

 $78.37_{--}$  Denotes ridge and levels. 74.26 — Denotes gutter and levels.

63.14 Denotes level on top of wall.

Denotes window and levels

Sequence No.75038178)
Denotes flow direction of roof waters.

**SITE PLAN - PROPOSED** 

D.P.383227

**SCALE 1:200** 

Wall 432 3 33.94 32.56

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D.P.309693

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EXISTING BUILDING OUTLINE PROPOSED WORK

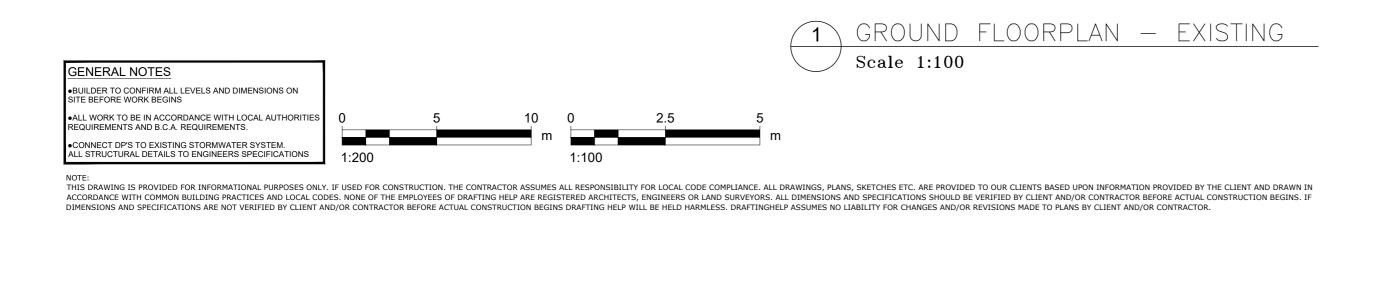
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02/03/2022

DP No. 383227 LOT No. A ISSUED FOR DA XXXX Date

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5337 5247

CARPORT

5512 5422

GARAGE

STORE

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PAVING

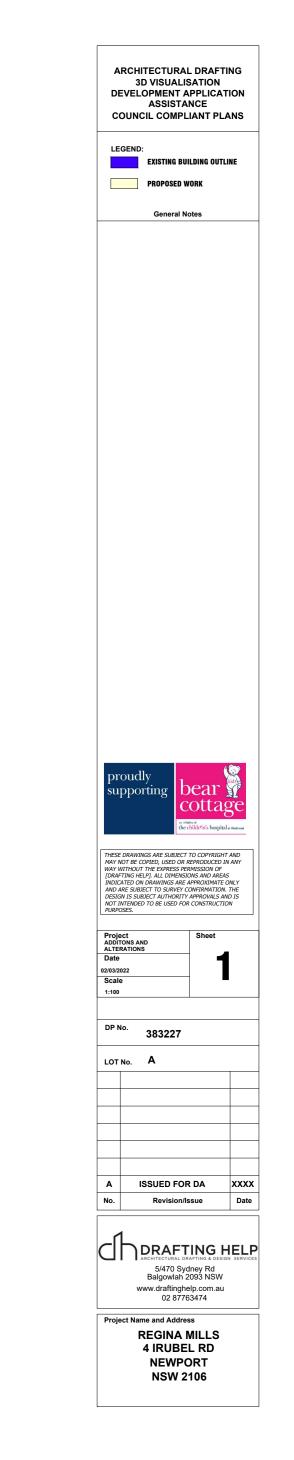
3720

FLOOR AREA = 155.00MSQ.

ROBE

435.180

BED



10795

2760

80.260.150

2660

266.150

LIVING

BED

110.110

1800

3595

3720 3720

<sup>28</sup> 4528

<u>266.150</u>

VERANDAH#

6900

DECK

820

ROBE

020 306.120

KITCHEN

BATH

TERRACE

60.120

3760

25853

9

568.120

LIVING

194(BATH

285.120

52

57

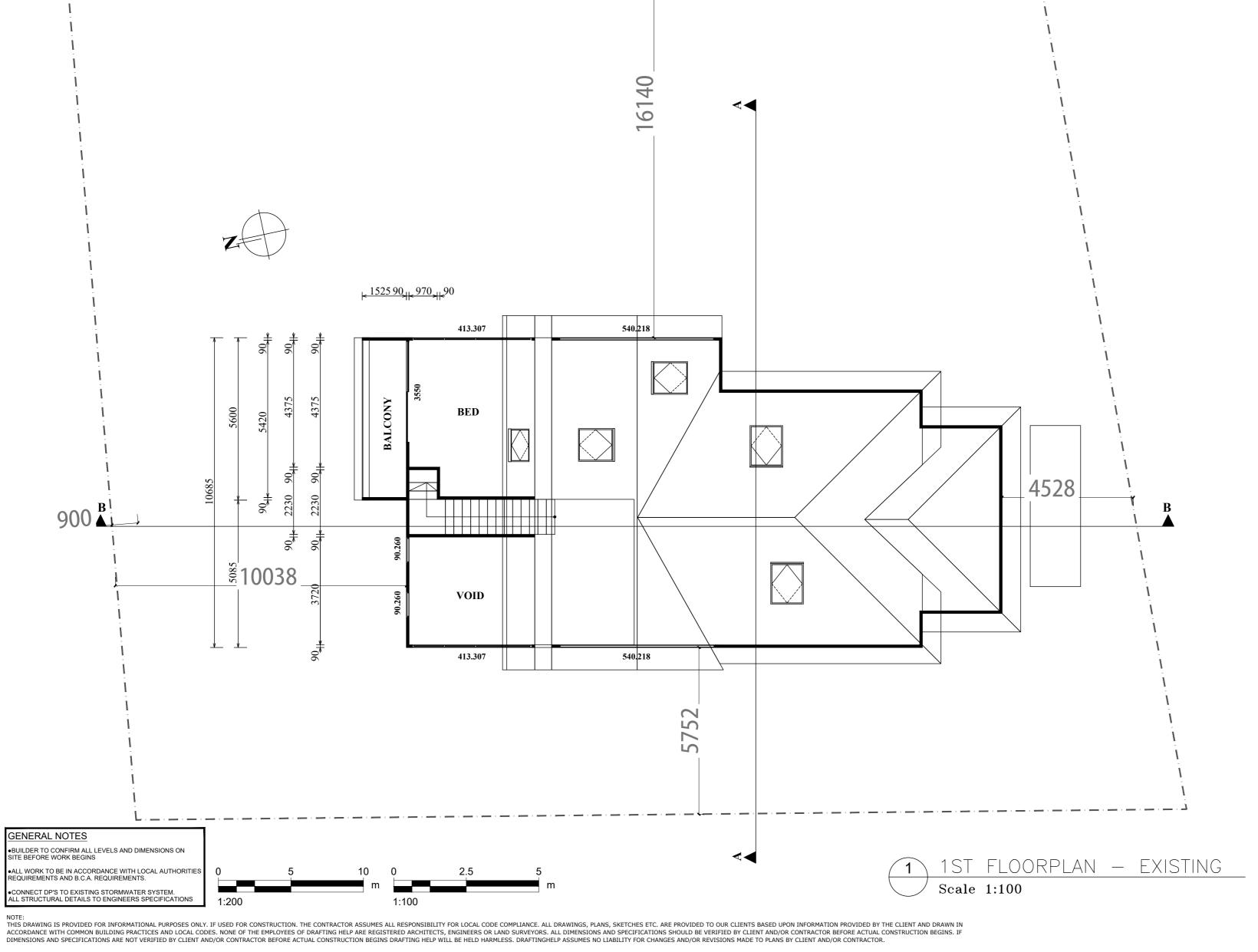
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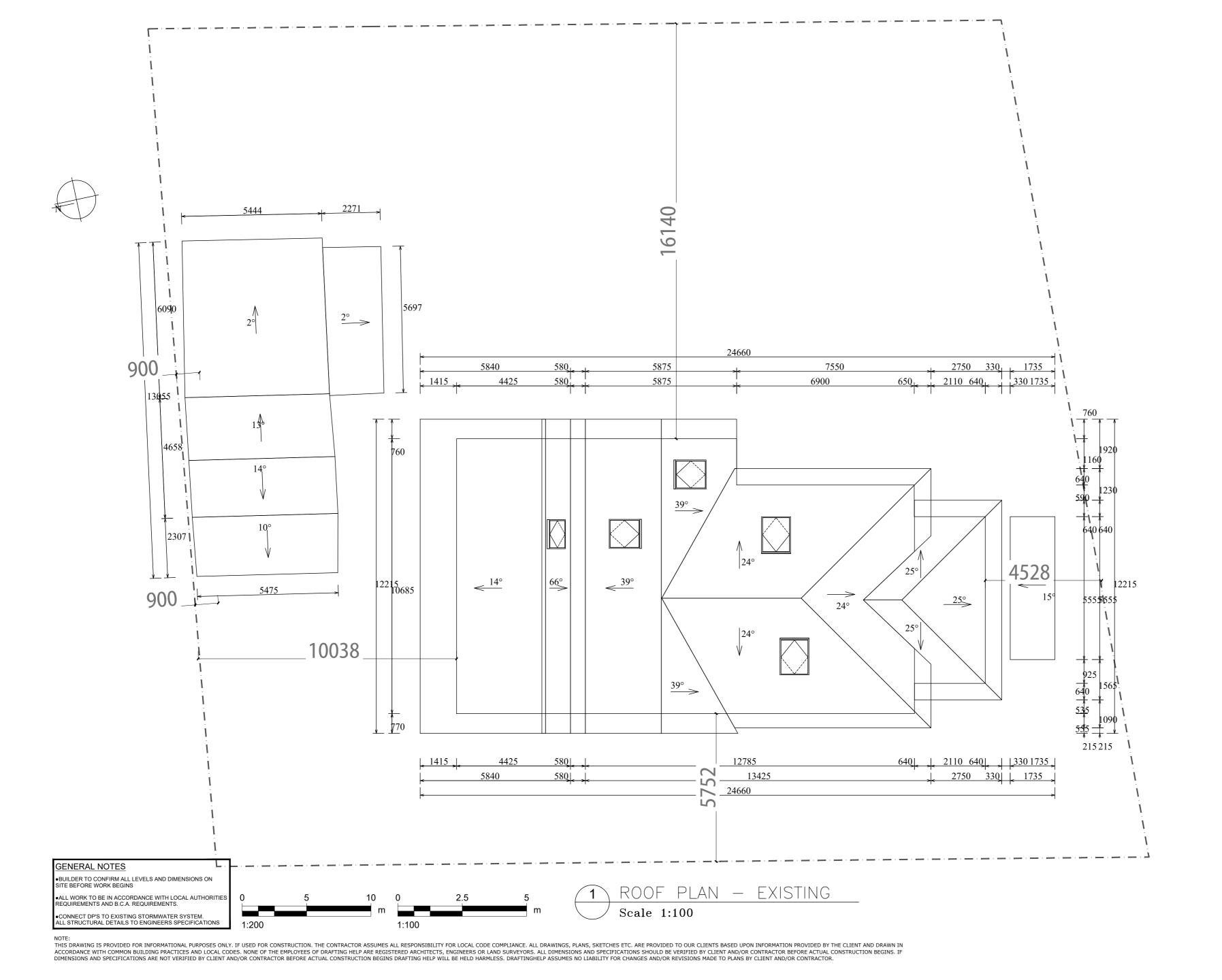
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ARCHITECTURAL DRAFTING 3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE COUNCIL COMPLIANT PLANS LEGEND:

EXISTING BUILDING OUTLINE PROPOSED WORK **General Notes** bear **Y** cottage DP No. 383227 LOT No. A ISSUED FOR DA xxxx Date Revision/Issue DRAFTING HELP

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ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK

General Notes

proudly supporting bear great cottage

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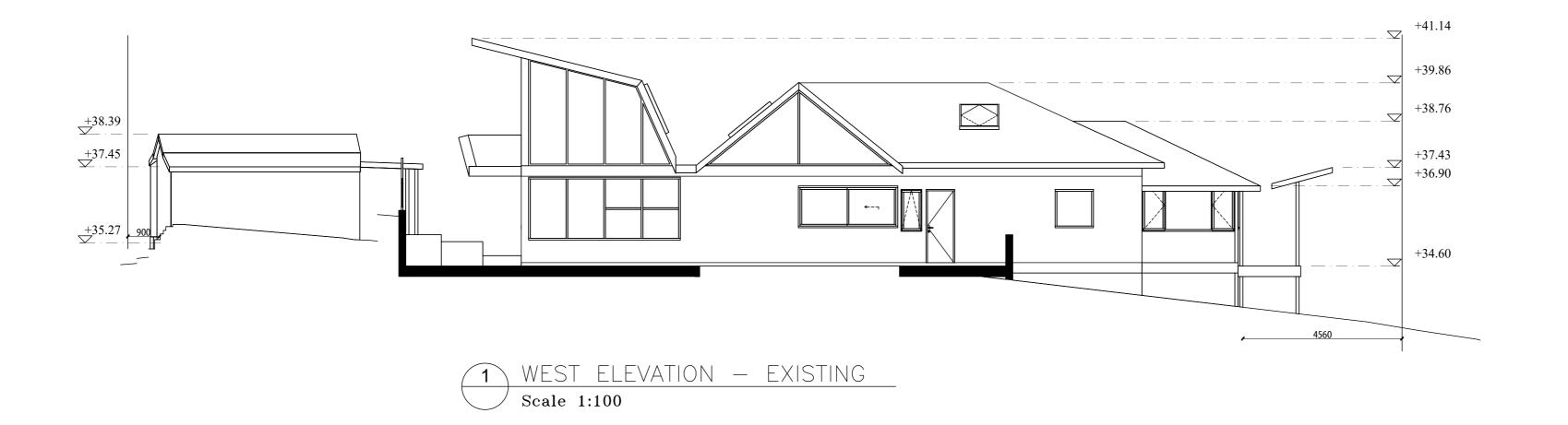
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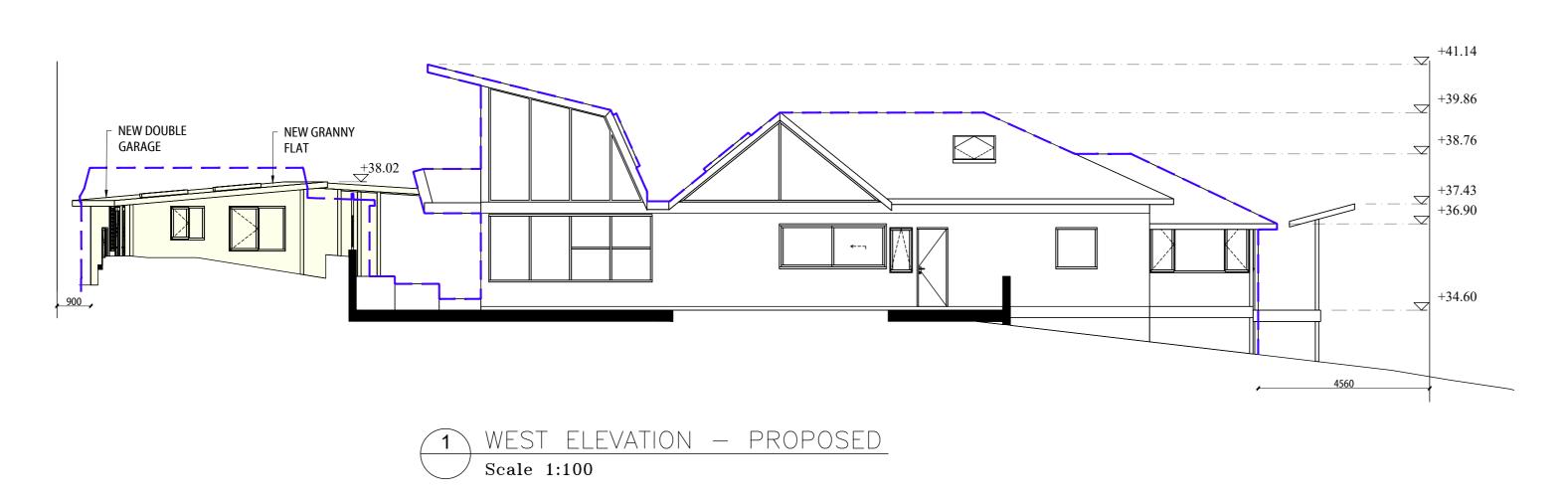
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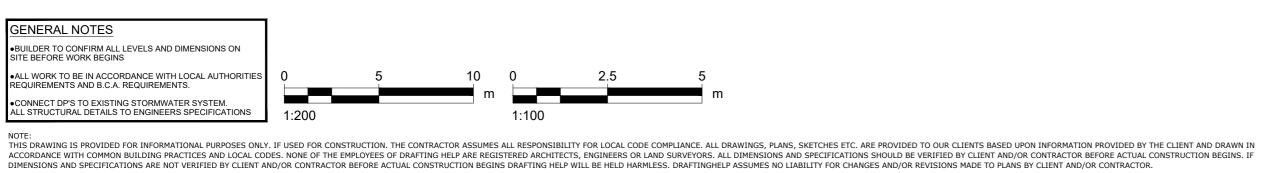
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ASSISTANCE COUNCIL COMPLIANT PLANS General Notes bear cottage Project
ADDITONS AND
ALTERATIONS
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02/03/2022
Scale
1:100 DP No. 383227 LOT No. A ISSUED FOR DA XXXX DRAFTING HELP 5/470 Sydney Rd
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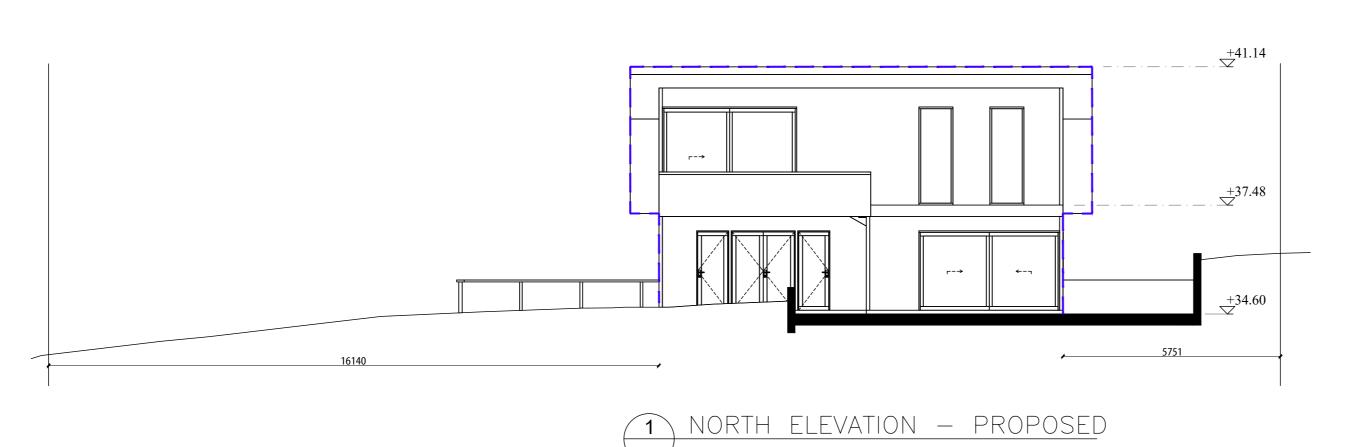
Project Name and Address

REGINA MI

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+41.14 +37.48 +34.60 5752 NORTH ELEVATION - EXISTING Scale 1:100

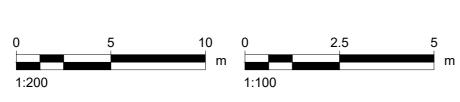


LEGEND: EXISTING BUILDING OUTINE ----

ARCHITECTURAL DRAFTING 3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE COUNCIL COMPLIANT PLANS EXISTING BUILDING OUTLINE **General Notes** bear 🖁 DP No. 383227 LOT No. A ISSUED FOR DA XXXX Project Name and Address

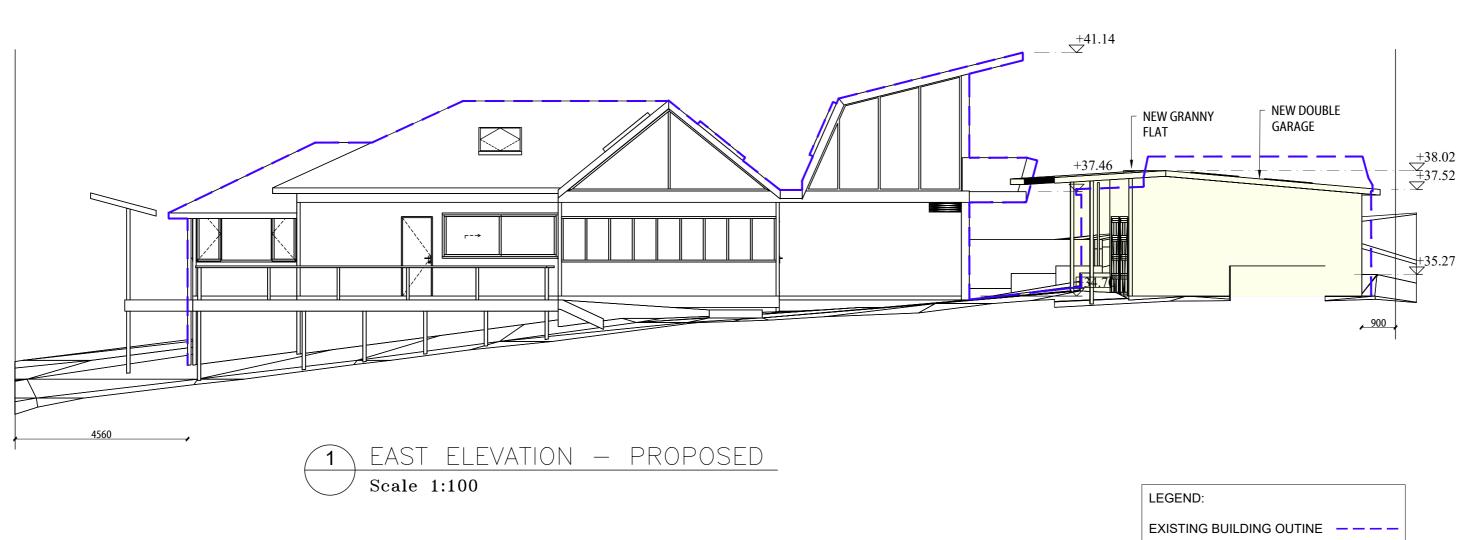
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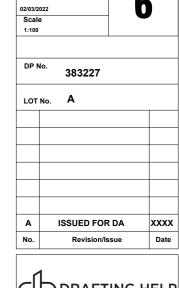


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Project Name and Address **REGINA MILLS** 4 IRUBEL RD NEWPORT NSW 2106

## **PRELIMINARIES**

All work to comply with the Building Code of Australia, current editions of the relevant Australian Standards, and industry codes of practice.

Select, store, handle and install proprietry products or systems in accordance with the published recommendations of the manufacturer or supplier.

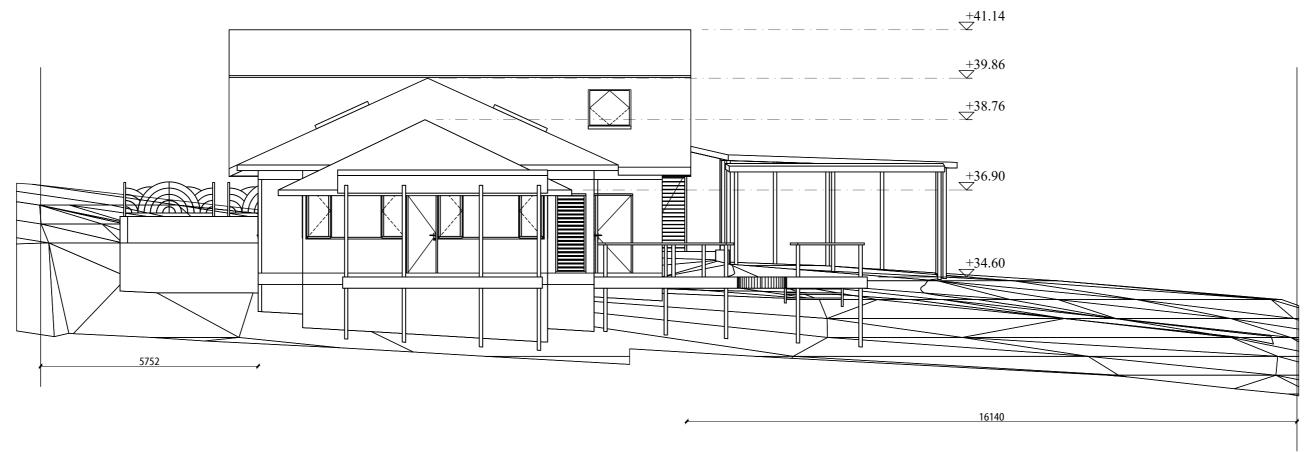
#### Dimensions and Setout

Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work. The site foreman shall be responsible for verifying all dimensions and levels prior to the commencement of the Works. In the event of discrepancies in the setout of the Works, the builder should refer to the Project Designer for clarification before proceeding.

### CONCRETE CONSTRUCTION

Concrete structures generally to AS3600. Ground slabs and footings to AS2870. Ready-mixed concrete to A\$1379.

All reinforcement to be in accordance with Engineer's drawings and specification. Place all concrete uniformly over the width of the slab to achieve a level face. Provide construction joints as required. Compaction, curing and formwork stripping to comply with Aust. Stds and codes of practice.



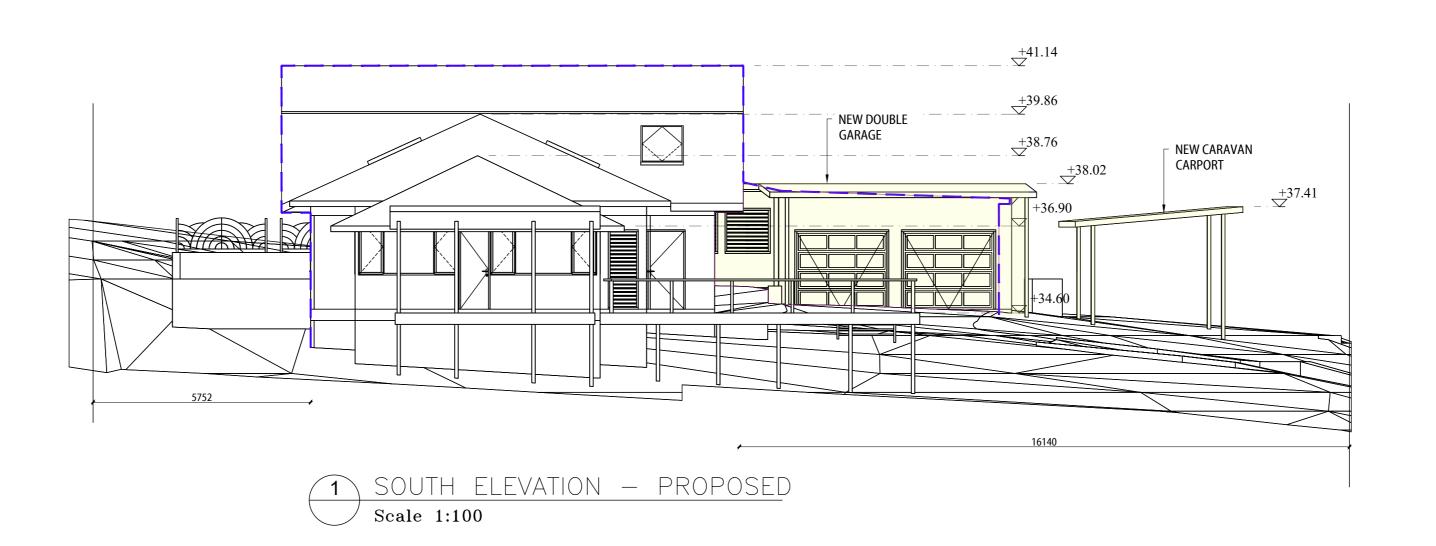
SOUTH ELEVATION — EXISTING Scale 1:100

BEARERS AND JOISTS: SPAN AND SPACING OF BEARERS AND JOISTS IS TO CONFORM TO AS1684 SERIES OF STANDARDS IN CONJUCTION WITH SUP; PORTING SUPPLEMENTS
RELEVANT TOT HE APPLCABLE WIND CLASSIFICATION AND STRESS.

ALL TIMBER GENERALLY SHALL BE OF THE DURABILITY AND STRESS GRADE SPECIFIED AND OR COMPLY WITH AS1720 AND AS1684.

ROOF BRACING IN ACCORDANCE WITH TRUSS MANUFACTURERS DETAIL AND SECTION 8 OF AS 1684.

WALL FRAMING: WALL FRAME, SIZES AND SPACING SHALL BE IN ACCORDANCE WITH AS1684 OR AS SPECIFIED BY A PRACTISING ENGINEER,



LEGEND:

EXISTING BUILDING OUTINE ----

GENERAL NOTES

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◆CONNECT DP'S TO EXISTING STORMWATER SYSTEM ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

10 0 2.5 1:100 1:200

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ARCHITECTURAL DRAFTING 3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE COUNCIL COMPLIANT PLANS

EXISTING BUILDING OUTLINE

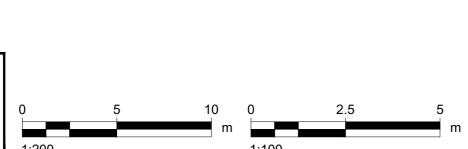
General Notes



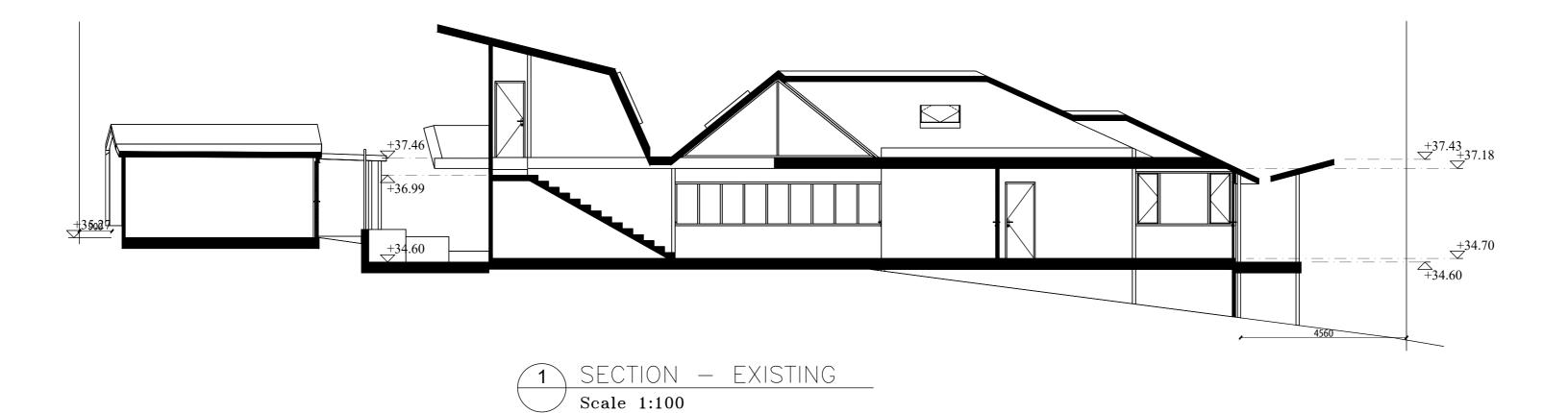
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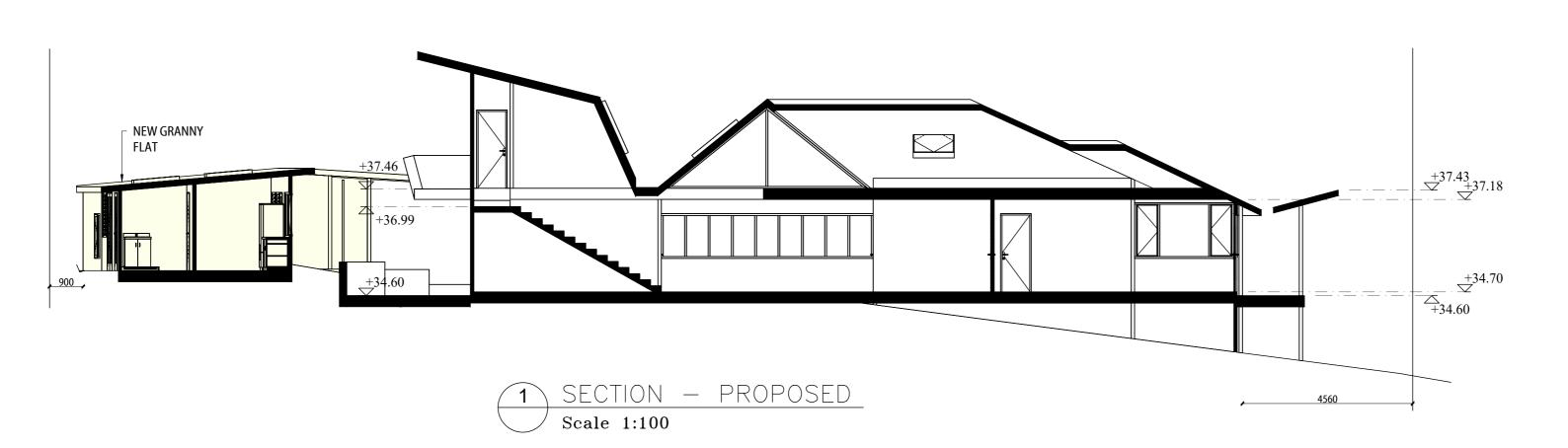
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•BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS



•ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS. •CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS 1:200 1:100





ARCHITECTURAL DRAFTING 3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE COUNCIL COMPLIANT PLANS EXISTING BUILDING OUTLINE PROPOSED WORK **General Notes** 

bear **§** cottage

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Project Name and Address **REGINA MILLS** 4 IRUBEL RD NEWPORT NSW 2106

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### TIMBER AND STEEL CONSTRUCTION

All timber framing and flooring to A\$1684, A\$1720.1 where relevant.

Structural steelwork to AS4100.

Preparation of metal surfaces to AS1627. Flashing and damp-proof courses to AS2904.

# TERMITE PROTECTION

Termite protection to AS3660.1. Use a physical barrier system installed by licensed installers to manufacturer's specification. Obtain all relevant certification from licensed installers to the effect that these works have been executed in accordance with the BCA, Aust. Stds and relevant codes of practice.

### Decking

Timber deck in accordance with AS1684. Allow to fix select grade hardwood decking as supplied by Proprietor. All handling, storage, installation and finishing as recommended by the manufacturer. Allow for sufficient acclimatization prior to installation. New timber decking to AS2796.

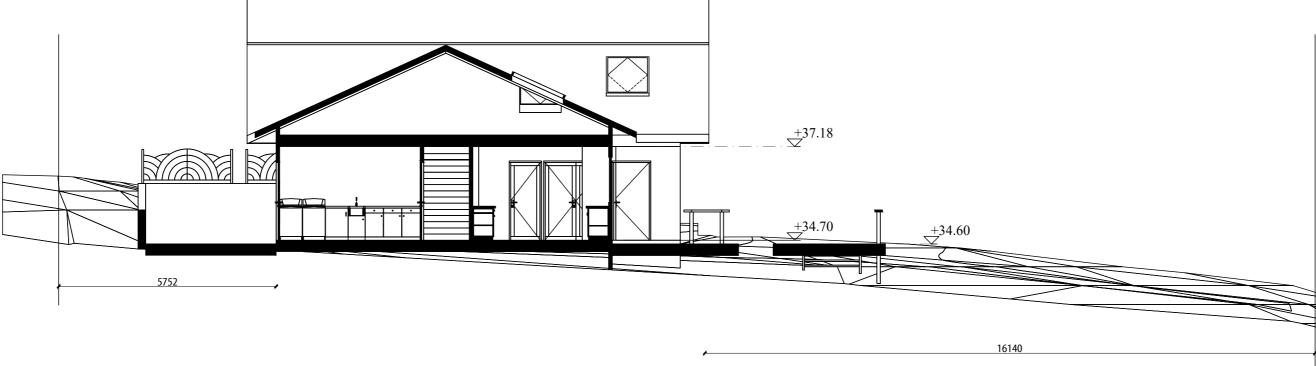
GUTTERS AND DOWNPIPES TO TO COMPLY WITH PART 3.5.2 OF THE BCA. GUTTERS AND DOWNPIPES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PART 3.5 BCA AND AS 3500.

SMOKE ALARM SHALL BE INSTALLED IN ACCORDANCE WITH PART 3.7.2 BCA ABD COMPLY WITH AS 3786.

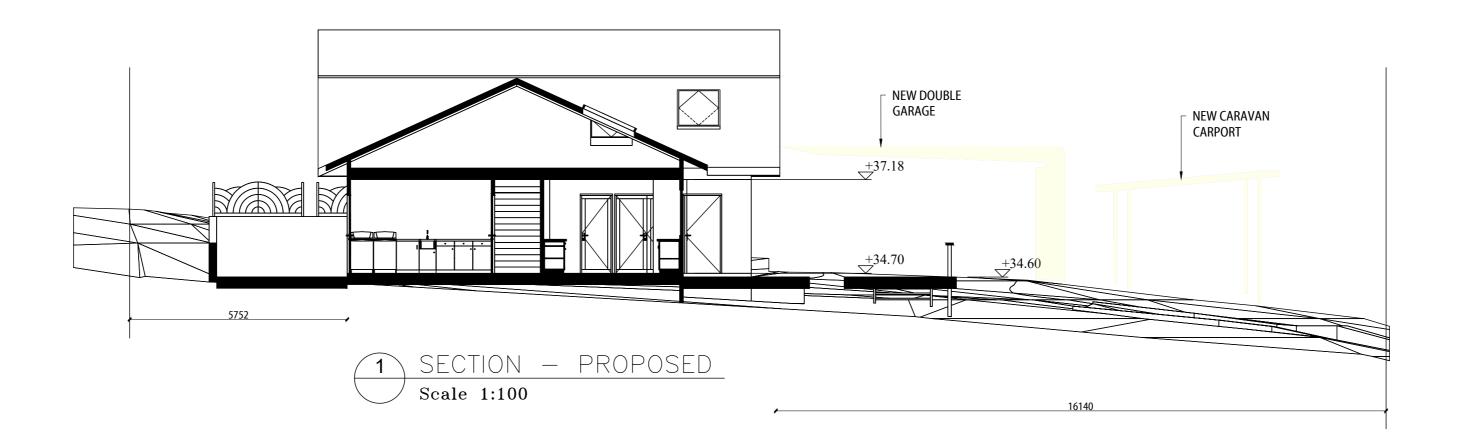
ALL ELECTRICAL WORK SHALL BE COMPLIENT WITH AS/NZS5033 AND AS3000.

FALLS IN WET AREAS: FLOOR TILES TO BE GRADED TO WASTE AREAS AND WHERE REQUIRED. RECOMMENED RATIO OF FALL WITHIN THE SHOWER TO BE BETWEEN 1:60 &

SANITARY PLUMBING AND DRAINAGE: SHALL BE UNDERTAKEN IN ACCORDANCE WITH LOCAL PCA AND REQUIREMENTS OF REGULATORY AUTHORITY. TO BE CARRIED OUT BY APPROPRIATLEY QUALIFIED



SECTION - EXISTING Scale 1:100

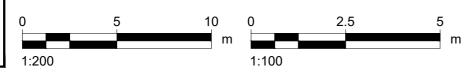


GENERAL NOTES

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•ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.

•CONNECT DP'S TO EXISTING STORMWATER SYSTEM.
ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS



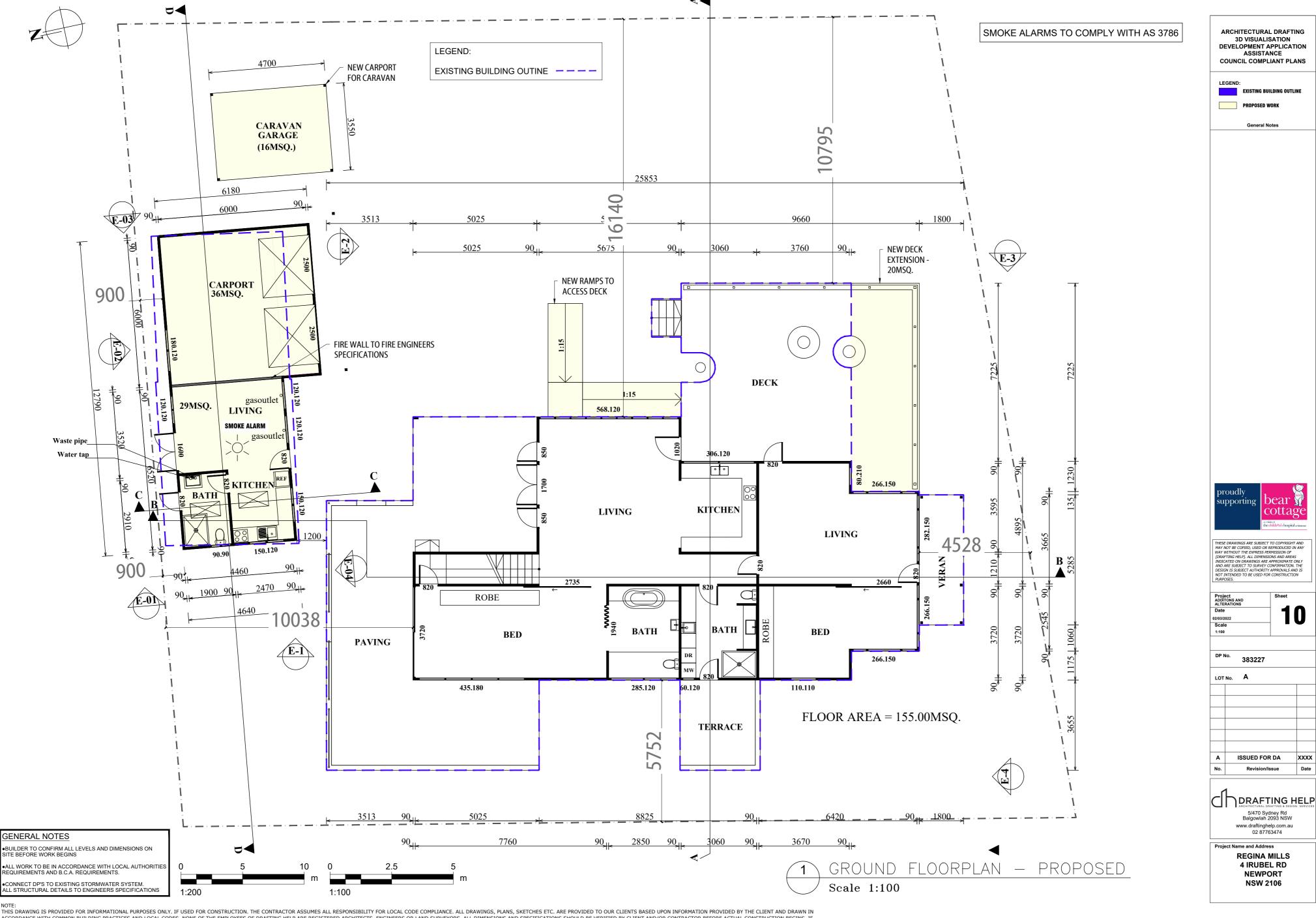
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Date

Project Name and Address **REGINA MILLS** 4 IRUBEL RD **NEWPORT** NSW 2106



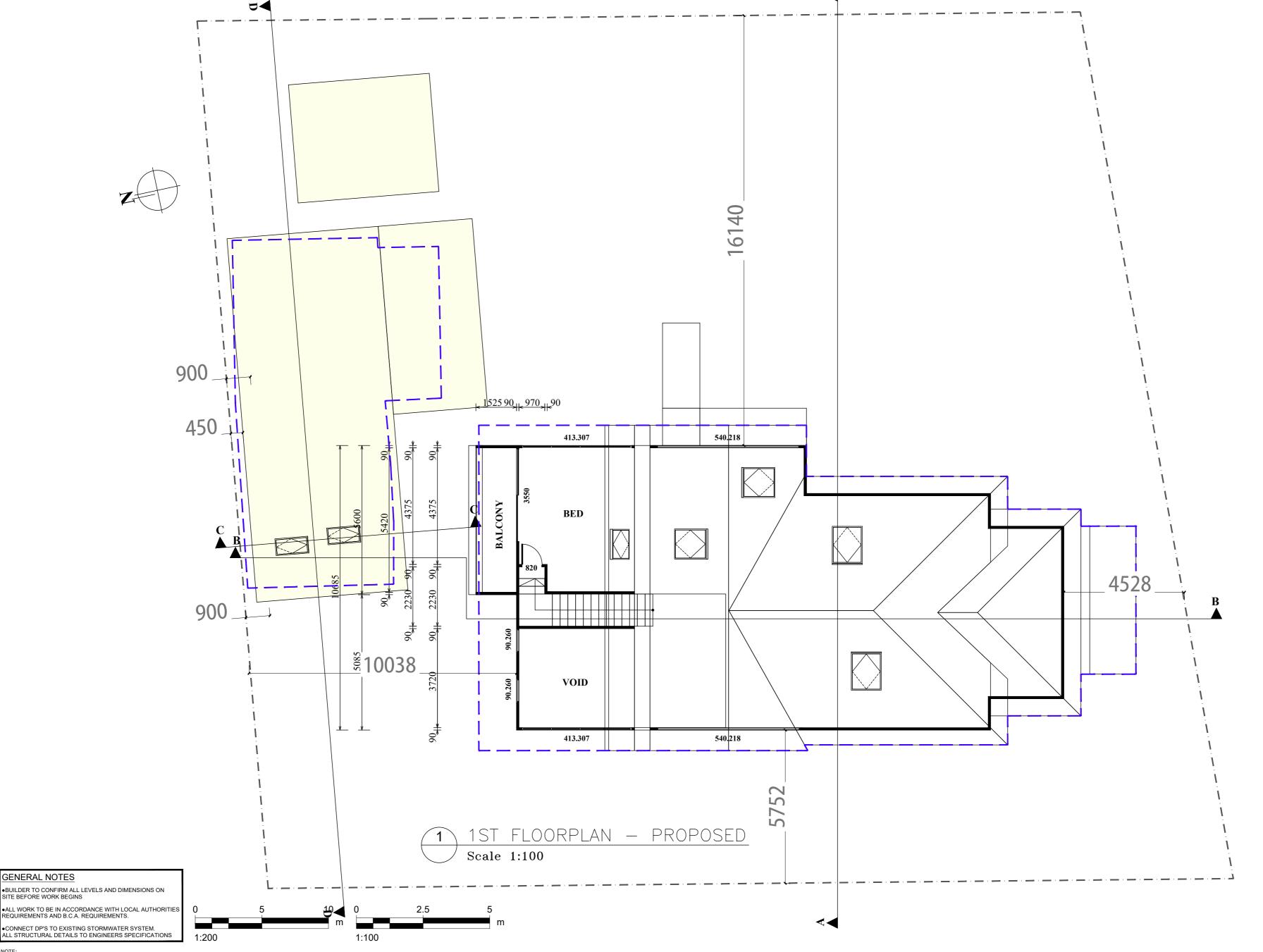
General Notes

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Date

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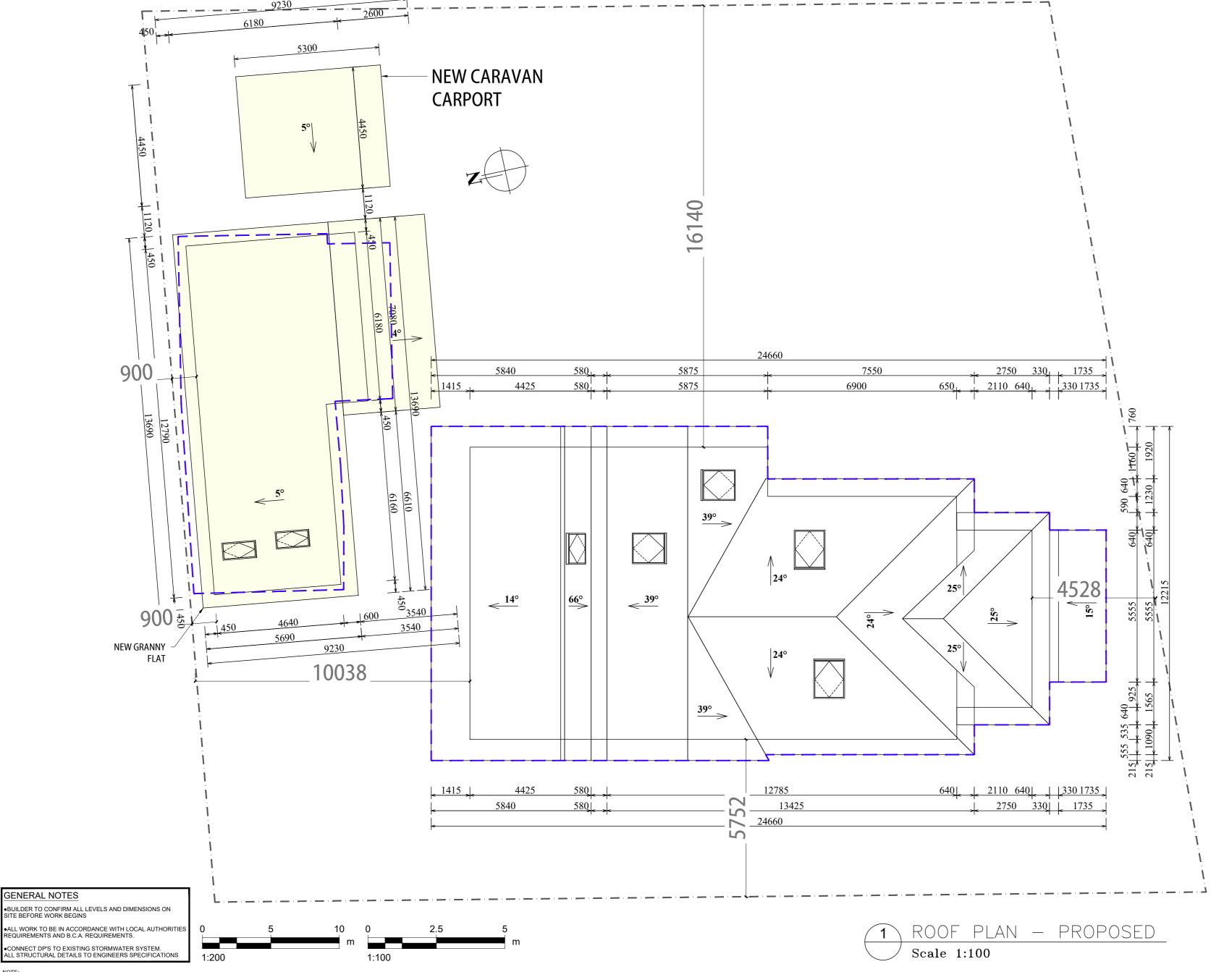
EXISTING BUILDING OUTLINE PROPOSED WORK General Notes cottage DP No. 383227 LOT No. A ISSUED FOR DA XXXX Date

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Project Name and Address





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3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS General Notes **12** DP No. 383227 LOT No. A ISSUED FOR DA XXXX Date DRAFTING HELP

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**REGINA MILLS** 

4 IRUBEL RD

NEWPORT

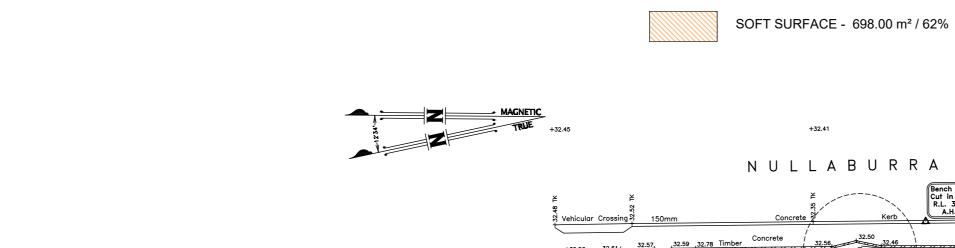
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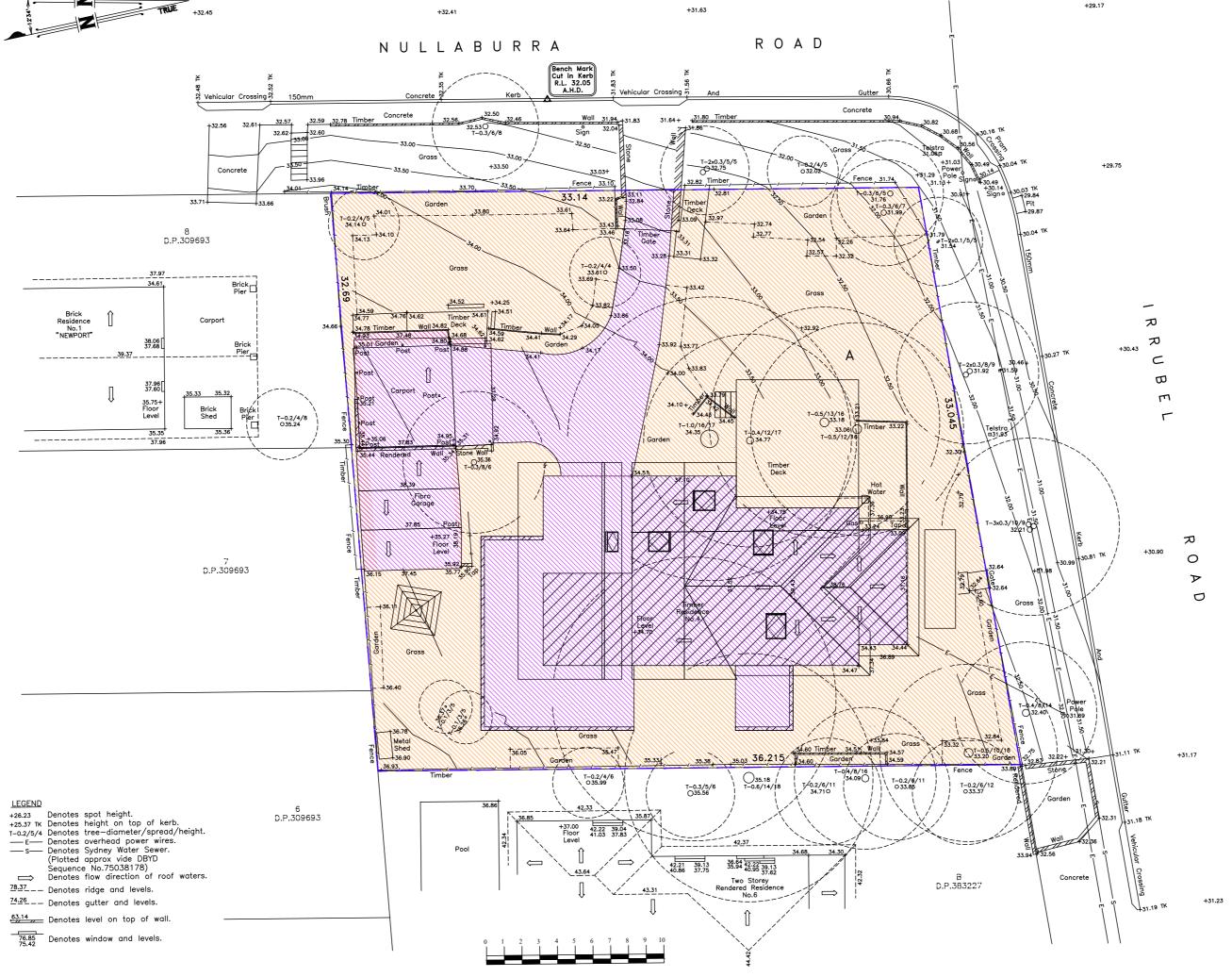
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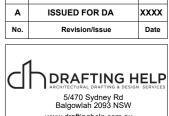
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1:100

**LANDUSE DIAGRAM - EXISTING** 

**SCALE 1:200** 

ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS EXISTING BUILDING OUTLINE PROPOSED WORK General Notes cottage ISSUED FOR DA



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HARD SURFACE - 1,130.00 m<sup>2</sup>

HARD SURFACE - 432.00 m<sup>2</sup> / 38%

ROAD

**LANDUSE DIAGRAM - PROPOSED** 

**SCALE 1:200** 

ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS EXISTING BUILDING OUTLINE PROPOSED WORK General Notes cottage DP No. 383227 ISSUED FOR DA XXXX 5/470 Sydney Rd Balgowlah 2093 NSW

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Date

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1:100

HARD SURFACE - 1,130.00 m<sup>2</sup>

HARD SURFACE - 432.00 m<sup>2</sup> / 38%

SOFT SURFACE - 698.00 m<sup>2</sup> / 62%

NULLABURRA

GENERAL NOTES

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REQUIREMENTS AND B.C.A. REQUIREMENTS.

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ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

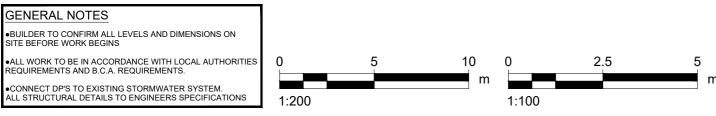




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ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS



CARPORT

LIVING

SMOKE ALARM

150.120

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GF FLOORPLAN - PROPOSED

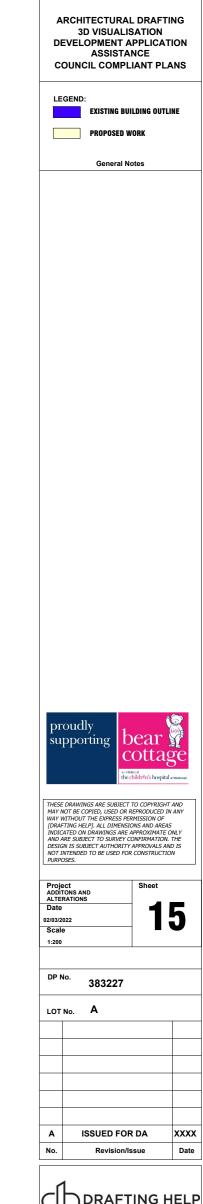
FIRE WALL TO FIRE ENGINEERS

SPECIFICATIONS

12790

CARAVAN GARAGE

ROOF PLAN - PROPOSED

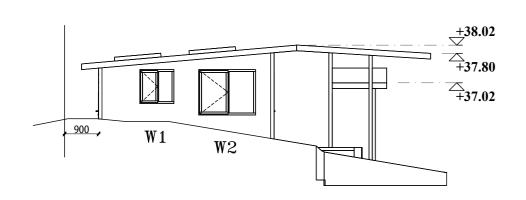




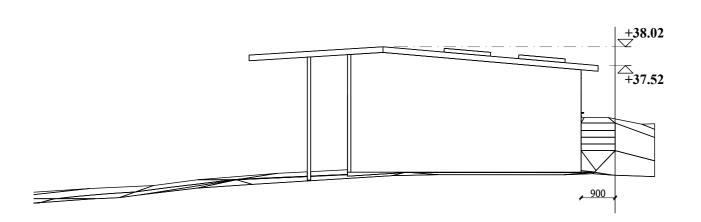
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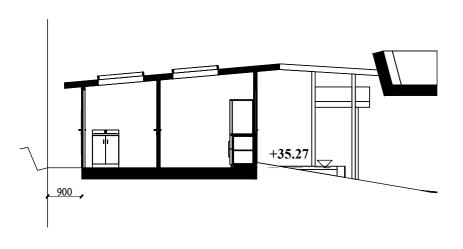
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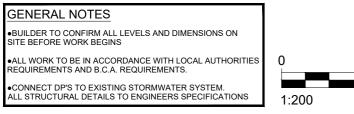




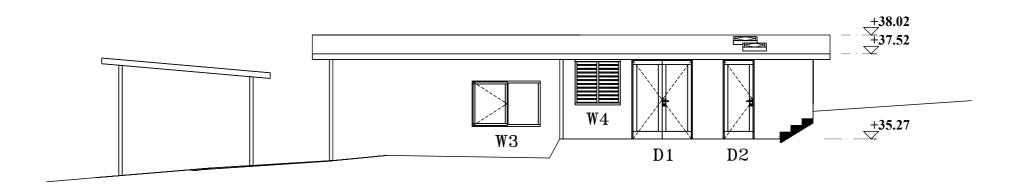
EAST ELEVATION - PROPOSED Scale 1:100



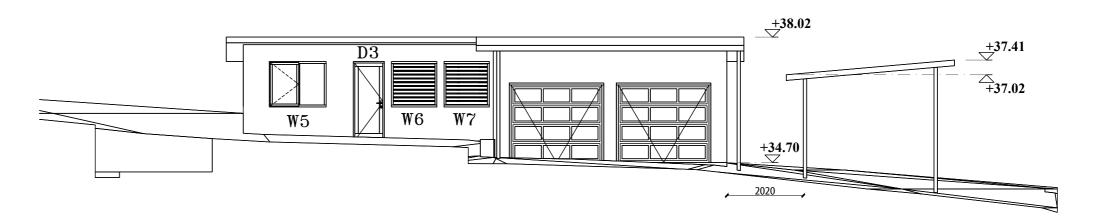
SECTION - PROPOSED



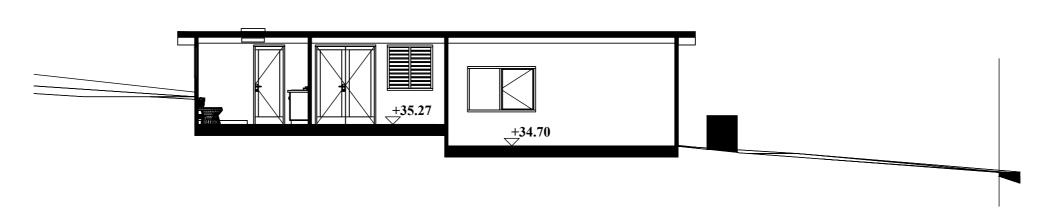
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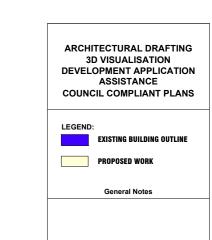
NORTH ELEVATION - PROPOSED Scale 1:100



SOUTH ELEVATION - PROPOSED Scale 1:100



SECTION - PROPOSED



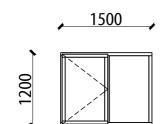


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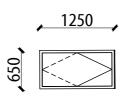


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W2AREA = 0.81MSQ. ROOF

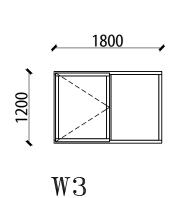


S1AREA = 0.80MSQ.

S2 AREA = 0.80MSQ.

NORTH ELEVATION

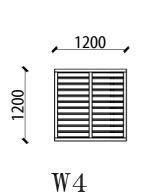
AREA = 0.81MSQ.



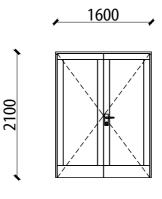
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W1

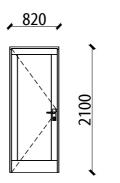
AREA = 2.16MSQ.



AREA = 1.44MSQ.

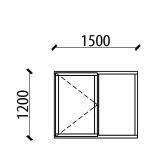


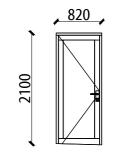
D1 AREA = 3.36MSQ.

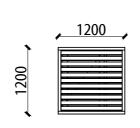


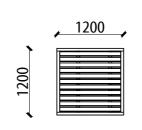
D2 AREA = 1.60MSQ.

SOUTH ELEVATION









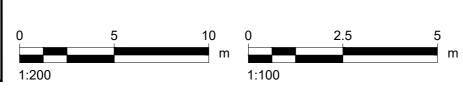
W5 AREA = 1.80MSQ.

AREA = 1.70MSQ.

AREA = 1.44MSQ.

AREA = 1.44MSQ.

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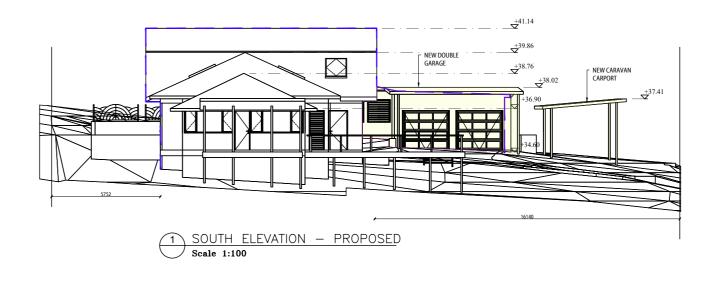


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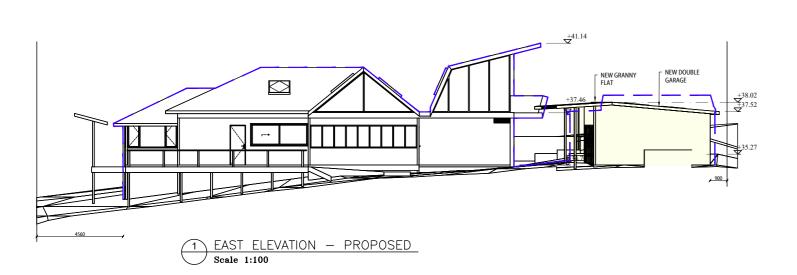
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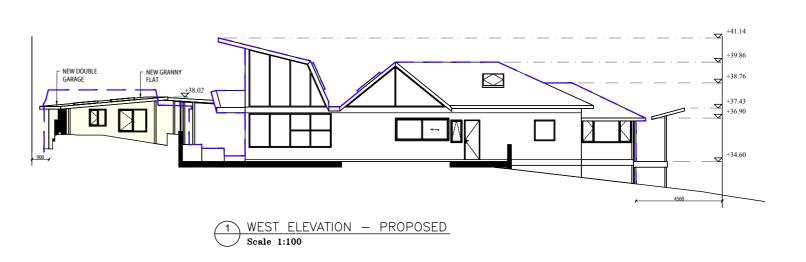
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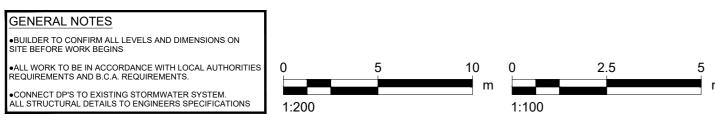












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ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK

General Notes



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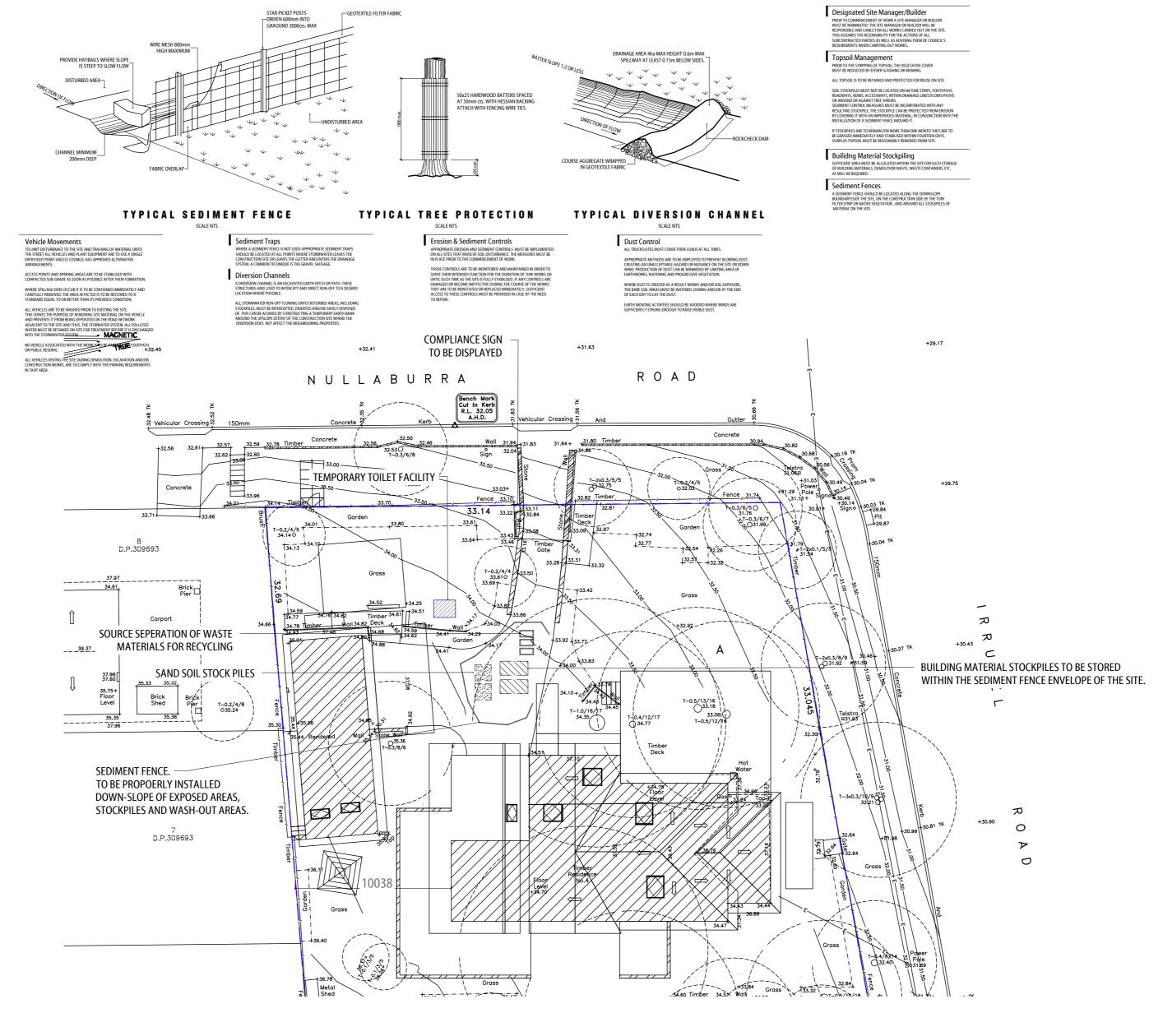
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REGINA MILLS

4 IRUBEL RD

NEWPORT

NSW 2106



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10 1:100

# **SEDIMENT & EROSION CONTROL PLAN**

**SCALE 1:200** 

ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION
ASSISTANCE COUNCIL COMPLIANT PLANS

EXISTING BUILDING OUTLINE

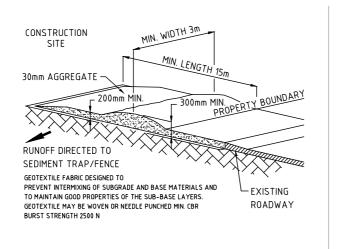
PROPOSED WORK

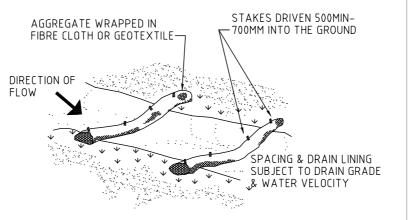
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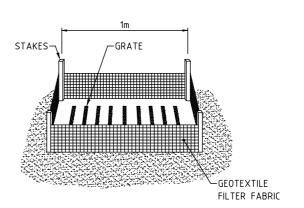
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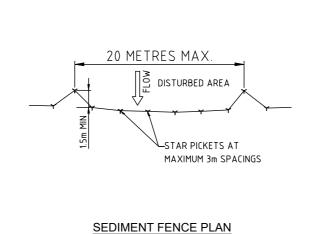


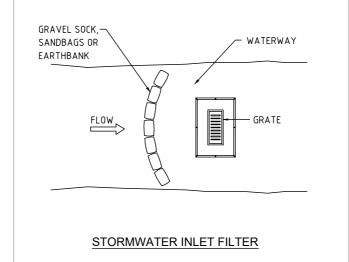


STABILISED SITE ACCESS

# GRAVEL SOCK CHECK DAM

### GEOTEXTILE STORMWATER INLET FILTER





Avoid contamination of stormwater with sediment. Use diversion devices to reduce the volume of stormwater reaching the disturbed area. On compact urban sites avoid overland flow through the work area by installing the final stormwater drainage system as early as possible in the construction process. Before installation of the final stormwater system, install an up-slope perimeter bank and catch drain connected to a temporary drop pipe, to take uncontaminated stormwater directly to the stormwater system. On steep sites, line catch drains with turf or geotextile fabric.

CONTROLLING CONTAMINATION ON SITE

Uncontaminated stormwater from the channel should discharge to the stormwater system. In some cases discharge onto non-erodable areas of land is permissible. Check with your local council. Do not allow discharge into neighbouring properties. Roof drainage must discharge to the stormwater system, unless rainwater is being harvested. Complete the final stormwater drainage system before the roof is installed. Connect using either temporary or permanent downpipes

#### POST-CONSTRUCTION AND EROSION CONTROL

Stabilise the site as soon as possible after construction, or while the last trades are finishing, to minimise the potential for ongoing soil erosion.

Turf lawns are commonly used to stabilise soil but their high water consumption can be an environmental burden. Native ground cover plants do the same thing with considerably lower water use. Avoid replacing native vegetation with turf.

protect soil and support plant growth. Mulch spread to a depth of 75-100mm minimises soil and water loss and controls weed growth. Mulch may be less suitable on steep sites and in high wind areas.

Temporary, quick germinating grasses such as rye and oats can be used to stabilise soil until slower growing plants can be established. This method is only effective after the grass seeds have germinated and established a root structure.

Semi permeable paving can be used to stabilise areas of the site. Avoid excessive use of hard surfaces that prevent stormwater being absorbed. Biodegradable erosion control mats are useful when revegetating steep slopes.

Integrate landscaping strategy with sediment control. For example, diversion channels and trenches that filter sediment can be used with rubble in the base to create a deep root planting opportunity.

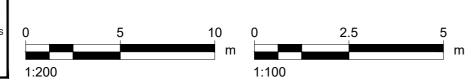
**SEDIMENT & EROSION CONTROL** - ADDITIONAL DETAILS TO BE FOLLOWED BY SITE MANAGER / CONSTRUCTION WORKERS

GENERAL NOTES

•BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS

•ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.

•CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS



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LEGEND:

EXISTING BUILDING OUTLINE

PROPOSED WORK

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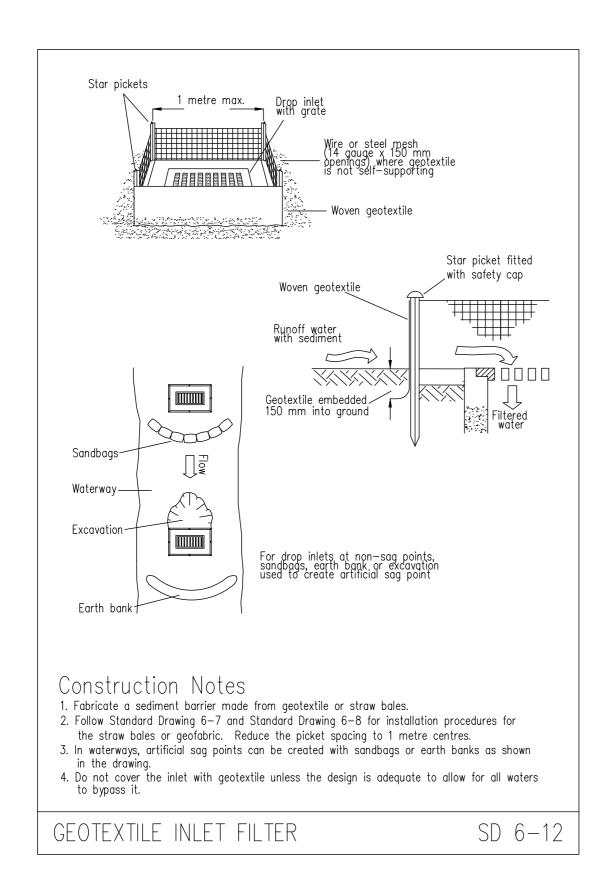


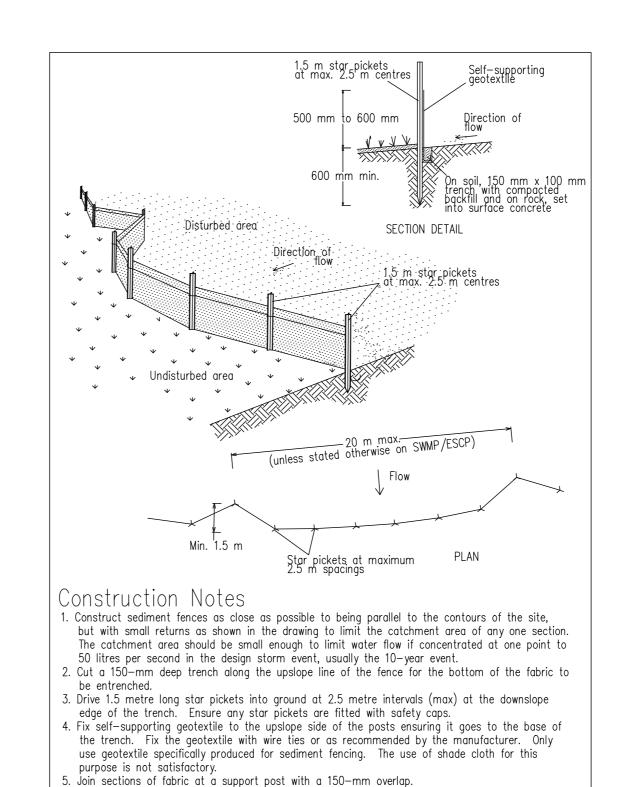
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4 IRUBEL RD

NEWPORT

NSW 2106





6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

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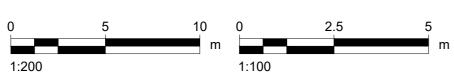
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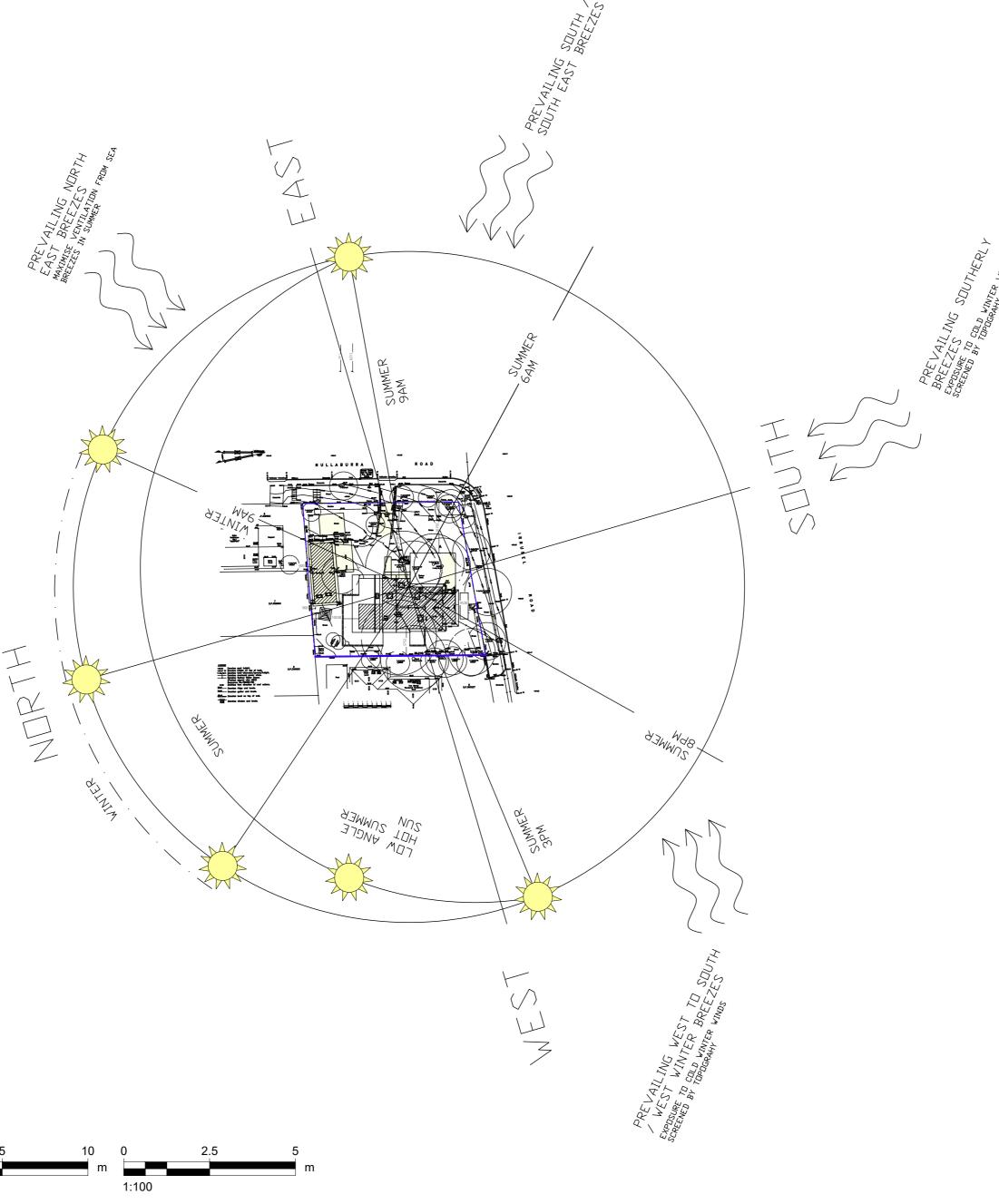
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#### PRELIMINARIES

All work to comply with the Building Code of Australia, current editions of the relevant Australian Standards, and industry codes of practice.

Select, store, handle and install proprietry products or systems in accordance with the published recommendations of the manufacturer or

#### Dimensions and Setout

Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work. The site foreman shall be responsible for verifying all dimensions and levels prior to the commencement of the Works. In the event of discrepancies in the setout of the Works, the builder should refer to the Project Designer for clarification before proceeding.

#### TERMITE PROTECTION

rmite protection to AS3660.1.

Use a physical barrier system installed by licensed installers to manufacturer's specification.

Obtain all relevant certification from licensed installers to the effect that these works have been executed in accordance with the BCA, Aust. Stds and relevant codes of practice.

#### SITE PREPARATION

Groundworks for slabs and footings to AS2870.

Demolition to AS2601. Avoid erosion, contamination and sedimentation of the site, surrounding areas and drainage systems. Limit clearing of the Site to areas to be occupied by the Works, paving and landscaping. Grub out or grind stumps of all trees to be removed from the site.

Excavate to give the levels and profiles required for construction, site services, paving and landscaping. Allow for compaction and settlement. Confirm bearing capacity for foundations is adequate. Provide even bearing surfaces for load-bearing elements including footings. Grade to ground surface externally to drain ground or surface water away from the buildings without ponding. Remove all loose material, debris and organic matter prior to placing fill, ground slabs and load-bearing elements. Compact the ground to achieve required density.

### VAPOUR BARRIERS

All vapour barriers to AS2870.

Provide vapour barriers below all ground concrete slabs (if required) on sand blind surface sufficient to cover hard projections. Barriers to be minimum 0.2mm thick impact resistant polyethylene film. Provide ant-caps between any brick or stone piers and sub walls and

#### SERVICE TRENCHES

Excavate trenches as required to bring all services to the Works. Trenches to be straight between manholes, inspection points and junctions where practicable, of minimum depth required to adequately accommodate relevant service. Obtain inspection approvals where relevant prior to backfilling. Backfilling to be compacted to prevent subsidence.

# CONCRETE CONSTRUCTION

Concrete structures generally to AS3600. Ground slabs and footings to AS2870. Ready-mixed concrete to AS1379. All reinforcement to be in accordance with Engineer's drawings and specification. Place all concrete uniformly over the width of the slab to achieve a level face. Provide construction joints as required. Compaction, curing and formwork stripping to comply with Aust. Stds and

# TIMBER AND STEEL CONSTRUCTION

codes of practice.

All timber framing and flooring to A\$1684, A\$1720.1 where relevant. Structural steelwork to A\$4100. Preparation of metal surfaces to A\$1627. Flashing and damp-proof courses to AS2904

#### DOORS AND WINDOWS

All doors and windows generally to AS2047.1 as per door and window schedule.

To match existing upvc system throughout. Reuse existing doors and windows as

Install flashings, weather-bars, drips, storm moulds etc. to prevent water entering building between frames and the building structure. Install all door and window sets plumb, level, straight and true, adequately anchored and free of building loads and structural deflection.

All plasterboard linings to AS2588, 13mm thick sheets to ceilings, 10mm thick sheets to walls. Moisture resistant plasterboard to be used in all wet areas All fibre cement linings to AS2908.2, walls - 9mm-thick sheets, suspended soffits

9mm-thick sheets, floors - 18mm thick sheets. All installation to AS2589.1. Linings to be fixed to framing at recommended spacing. Ensure all linings are level, plumb, straight and true as applicable. Provide recessed edge sheets and finish flush with perforated reinforcing tape. Provide flashings, trim and sealants to effectively waterproof wet areas. Provide timber trim as detailed and where necessary to make neat junctions between components and finishes. Provide Rondo stopping bead profile to ceiling planes.

#### WATERPROOFING AND WET AREAS

All waterproofing to AS3740. All liquid and sheet membrane systems to be specific for their intended purpose, installed to manufacturer's specification, properly and effectively terminated at perimeters and drainage outlets. Provide certification by a credited certifier for waterproofing works prior to executing subsequent stages of Works. Provide a written guarantee for all waterproofing membranes of not less than 12 years

All tiles to be cut to fit neatly around fixtures and fittings and at perimeters. Drill holes with damaging tile faces. Return tiles into sills, reveals, and opening. Butt up to returns, frames, fittings and other finishes. Distribute variations in hue, colour and pattern uniformly by mixing tiles or tile batches before laying. Allow beddings to set and attain working strength before opening areas to traffic. Set out tiles from the centre of floors and walls. Align joints between floors and walls where possible. Grade floor tiling even falls to floor wastes. Ensure level junctions to walls. Achieve minimum falls of 1 in 100 generally and 1 in 60 in shower wastes. Junctions between tiled floors and other materials to be finished with corrosion-resistant metal dividing strip fixed to the substrate. Do not compromise waterproof membrane. Bath cavities to be ventilated with min. 2 ventilation points...

### FLOOR COATINGS AND COVERINGS

Polished concrete slab to be helicoptered burnish finish to Proprietor's specification.

Timber Floor coating to be 2 - 3 coats of Bona Mega (Silk Matt), applied using a Bona Roller or applicator. A coverage rate of 8 10m2 / litre should be observed. Application to manufacturers specification.

#### PAINTING All painting AS2311 and paint manufacturer's specifications.

Clean off marks, paint spots and stains progressively. Touch up damaged paintwork with original paint batch where possible. Refer to finishes schedule for details of painted finishes.

Fabricate and erect all structural steelwork in accordance with Structural Engineer's drawings and specifications. Submit shop drawings to Designer and Engineer for approval before commencing fabrication. All welds to be free of slag. Remove all swarf from steelwork and surrounds immediately after it is deposited. All proprietry fixings to be compatible with steelwork finish. Obtain certification from Structural Engineer to the effect that these works have been executed

#### Flooring and Decking Strip flooring to AS1684.

Particleboard sheet flooring to AS1859.1, installed to AS1860. Fibre-cement flooring to AS2908.2. New timber decking to AS2796.

Ensure building is sufficiently protected from weather prior to installina all strip- and sheet-flooring.

Timber deck in accordance with AS1684. Allow to fix select grade hardwood decking as supplied by Proprietor. All handling, storage, installation and finishing as recommended by the manufacturer. Allow for sufficient acclimatization prior to installation.

All framing to AS1684.

Provide additional noggings etc. where required to fix linings, cladding, hardware, fixtures, fittings and accessories.

Provide damp proof courses under bottom plate of external clad-frame walls on slabs or dwarf masonry walls. Provide flashings to all external openings sufficient to prevent entry of moisture and wind-driven rain and other precipitation

#### MASONRY CONSTRUCTION

Masonry generally to AS3700 and masonry units to AS4455. Provide ant-caps between any brick or stone piers sub walls and timber

### INSULATION AND SARKING

ovide flexible membrane material normally used for waterproofing, vapour retarding or thermal reflective insulation. All bulk insulation to AS3742, installed to AS3999.

All sarking material to AS4200.1.

Fit all batts tightly between framing members, and support securely. Provide vapour-permeable sarking under cladding which does not provide a permanent weatherproof seal, including boards or planks fixed in exposed locations where wind-driven rain can penetrate the joints. Apply to the outer face of external studs from top plate down over bottom plate and flashing. Run across studs and lap min. 150mm at joints. Provide roof sarking as part of roof insulation. Finish sarking at least 50mm clear of ridges.

### ROOFING GUTTERING DOWNPIPES

 ${\it new 150} {\it mm half-round guttering throughout with matching support}$ brackets as selected

new 90mm dia downpipes as shown new roof tiles (as required to rear extended roof only) to match existing

installed in acc with manufacturers specifications existing roof tiles to be carefully removed for reuse to front extended

# **ROOF PLUMBING**

All roof plumbing to AS2179.1 and AS2180.

All fasteners and mechanically fastened joints to be sealed with silicone sealant. Flashing projections above and through roofing with 2-part apron flashing and over-flashing, min. 100mm overlap. Allow for independent movement between roofing and projection. All cover and under-flashing materials to be electrolytically compatible with roof sheeting and rainwater goods. Provide minimum 0.48 BMT sheet steel cappings and fascias pre-formed to profiles indicated on details prior to delivery. All cappings and flashings to be in single, continuous lengths. All accessories and fixings as per sheet metal fabricator's recommendation. All guttering and roof sheeting to achieve minimum falls as per Aust. Stds and sheet metal manufacturer's recommendation

Allow to build in and fit off all sinks and tubs, and other plumbing fixtures to be supplied by Proprietor Allow to co-ordinate between electrical and plumbing trades during installation of all cabinetry.

#### ARCHITECTURAL METALWORK

All metalwork strictly to Structural Engineers specification where applicable and to Designer's details. Confirm all measurements on site before fabrication. Prefabricate components off-site where possible for on-site fixing. All work to be set into position truly plumb. square and level and secured to suit loadings in vertical and

#### PLUMBING DRAINAGE AND GAS INSTALLATIONS

All plumbing and drainage work strictly in accordance with A\$3500. All gas installations to AS5601. Install piping in straight lines and to minimum uniform grades where required. Ensure all piping is installed to prevent vibration and water-hammer whilst permitting thermal movement. Prevent direct contact with incompatible metals. Lines in sub-floor spaces to be min. 150mm clear of ground level. Ensure adequate access for inspection and maintenance where required.

#### Stormwater and Wastewater

Use temporary covers during construction to openings and keep system free of debris. Flush system clean upon completion. Connect subsoil drains to groundwater drainage system. Laundry tub, washing machine and kitchen sink to be plumbed directly into drainage lines via dedicated charged waste. Do not plumb through floor waste.

#### Rainwater Storage

All plumbing and drainage work strictly in accordance with AS1273 / First flush devices to be fitted to all downpipes. All inlets and outlets to

Gas supply to be installed to Local Authority Requirements.On completion of installation and testing, turn on isolation and control

#### DOMESTIC ELECTRICAL AND MECHANICAL INSTALLATIONS

All domestic electrical works to AS3018. All mechanical installations to AS1668.

be protected with suitable mosquito barrier.

valves and purge and charge the installation.

All telecommunications installations to AS1501.8. Provide switches, outlets and plates generally in accordance with wiring diagrams. Provide control switchgear, circuit breakers and earth leakage protection devices as required. Provide for installation of exhaust fans where required, appropriate to the use and size of the rooms to be ventilated. Connect and duct ceiling grilles to suitable, rainproof exterior outlets. Install smoke alarms as required by Aust. Stds and BCA.

Test all electrical installations, smoke alarms and mechanical ventilation prior to completion.

3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS

ARCHITECTURAL DRAFTING

EXISTING BUILDING OUTLINE

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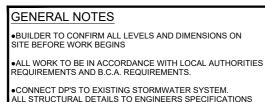
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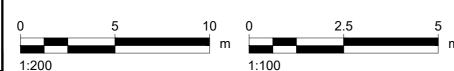
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#### Drafting Help Terms and Conditions

In these terms and conditions (Terms), Drafting Help means Drafting Help ACN: 621 017 007 and You means the person listed in the  $\mathbf{Q}$ uote (being the  $\mathbf{q}$ uote to which this document is attached) as the client of Drafting Help (and Your has a similar meaning).

You agree to, and will be bound by, these Terms upon the earlier of Your written or oral confirmation to Drafting Help to commence the Services (being the services specifically set out in the Quote, subject to any exclusions or assumptions in the Quote); and You making any payment to Drafting Help in connection with the Services. You agree that you have been given the opportunity to read and understand these Terms.

- 1. You have engaged Drafting Help to perform the Services and agree to pay Drafting Help the Fee (being the fee set out in, or calculated in accordance with, the Quote and these Terms) in accordance with these Terms. If, at any time, You seek to end or cancel these Terms prior to the f. Drafting Help is entitled to include limitation and disclaimer wording in all of the Deliverables to completion of the Services, without limiting Drafting Help's rights, Drafting Help may suspend the performance of the Services, and You must pay Drafting Help the balance of the Fee, immediately.
- 2. Subject to these Terms, Drafting Help will perform the Services with due care and skill.
- 3. You will pay the Fee in the manner, and at the times, set out in the Quote. If You do not comply with this paragraph, Drafting Help may immediately suspend the performance of the Services until such time as You have complied with this paragraph.
- 4. You will pay a default interest rate on any overdue payments at the rate of 18% per annum (calculated and compounding daily). This paragraph 4 survives termination of these Terms.
- 5. You will provide Drafting Help with all assistance, documentation, information and instructions requested by Drafting Help to enable Drafting Help to perform the Services (Input). If You do not comply with this paragraph, Drafting Help may itselfcarry out those activities at Your cost (calculated in accordance with the rates and prices set out in the Quote).
- 6. Drafting Help will not be held responsible for any error, defect, omission, fault, inconsistency, discrepancy or ambiguity in or between the designs or documents prepared by or on behalfof Drafting Help in (or incidental to) the performance of the Services (Deliverables), to the extent caused by Your failure to comply with, or any Input provided by or on behalf of You for the purpose of, paragraph 5. This paragraph 6 survives termination of these Terms.
- 7. If Drafting Help is asked to, or is required to perform:
- a. services or activities which are different, or in addition, to the Services, You will pay Drafting Help for those services and activities; and
- b. the Services in an order or sequence, or within a period of time, which is different to what Drafting Help had originally planned to perform those Services, You will pay Drafting Help the additional costs it suffers or incurs as a result of complying with the revised order, sequence or timing,
- in accordance with the rates and prices set out in the Quote (or, where those rates or prices are not applicable, in accordance with reasonable rates and prices determined by Drafting Help).
- 8. You acknowledge and agree that the Fee is subject to change (and may be increased) where any fee, contribution, charge or third party cost increases (or a new fee, contribution, charge or third party cost is introduced) after the date Drafting Help issued the Quote.
- 9. Despite anything to the contrary (to the maximum extent permitted by law):
- a. Drafting Help excludes all terms implied by statute, in fact, at law or on any other basis;
- b. You acknowledge and agree that Drafting Help and its employees and consultants are not registered architects, engineers or surveyors;

- third party will be permitted to use or rely upon the Deliverables, and Drafting Help will not be liable or responsible for any use, reliance or adaptation of the Deliverables;
- d. You acknowledge and agree that the Services and the Deliverables are subject to inherent limitations having regard to the nature and the scope of the Services, and the circumstances in which they have been commissioned and are to be delivered (and, specifically, the Deliverables are not, and are not intended to be, plans or drawings for construction and should not be used or relied upon for this purpose);
- e. You acknowledge and agree that Drafting Help is not liable or responsible for any work or services carried out or performed by any third party, including in relation to any survey, report, plan or drawing which Drafting Help relied upon, used, adopted or modified (directly or indirectly) in the performance of the Services;
- the foregoing effect;
- g. in no event will Drafting Help be liable or responsible for any claim (or cost, expense, liability, loss or damage) caused or contributed to by any act or omission of You or any third party;
- h. in no event will Drafting Help be liable or responsible for economic loss, loss of contract or goodwill, loss of profit or revenue, loss of business opportunity, loss of use, loss of reputation, loss ofdata, loss ofproduction or production stoppage, financing or holding costs, increased expenses of operation or any indirect or consequential loss; and
- i. Drafting Help's total liability arising out ofor in connection with the Quote, these Terms, the Services and the Deliverables will not exceed the Fee (in aggregate),

and these limitations and exclusions will apply whether the claim is based on breach of contract, tort (including negligence), under any warranty, under any indemnity, under statute, in equity or otherwise. This paragraph 9 survives termination of these Terms.

- 10. Drafting Help will retain ownership in all intellectual property rights (including moral rights and copyright) in or arising from the Services and the Deliverables, and You (and any of Your contractors or consultants) must not do anything which may infringe any of those intellectual property rights or the intellectual property rights of third parties (and, if any infringement does arise, You will indemnify Drafting Help for any loss or liability it suffers or incurs as a result). This paragraph 10 survives termination of these Terms.
- a. You are in breach of these Terms, and You fail to rectify the breach within 14 days after being notified by Drafting Help; or
- b. the Services are not completed by [insert date] as a result or consequence of (directly or indirectly) any event or circumstance which is beyond Drafting Help's reasonable control,
- Drafting Help may (without limiting its rights at law) terminate these Terms and You will be obliged to pay the balance of the Fee to Drafting Help immediately. This paragraph 11 survives termination of these Terms.
- 12. If You have any issue or concern in relation to the Services or Deliverables, You must raise those issues or concerns to Drafting Help in writing within 7 days of first becoming aware of the issue or concern. If You do not comply with this paragraph, to the maximum extent permitted by law, You will have no claim against Drafting Help (and You release and discharge Drafting Help from any such claim). This paragraph 12 survives termination of these Terms.
- 13. No provision of these Terms will be construed adversely to Drafting Help because Drafting Help was responsible for the preparation of these Terms.
- c. You acknowledge and agree that the Services are performed solely for Your benefit, and that no

  14. The Quote and these Terms constitute the entire agreement between Drafting Help and You in connection with the Services and the Deliverables, and prevail over and supersede all other communications or documentation entered into or exchanged between the parties.
  - 15. These Terms are governed by the law in New South Wales, and each party irrevocably submits to the non-exclusive jurisdiction of courts exercising jurisdiction in New South Wales.

ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS

EXISTING BUILDING OUTLINE

**General Notes** 

PROPOSED WORK

WAY WITHOUT IT EXPRESS PERINSSION OF INCOME. INDICATED ON DRAWINGS ARE APPROXIMATE ONLAND ARE SUBJECT TO SURVEY CONFIRMATION. DESIGN IS SUBJECT AUTHORITY APPROVALS AND NOT INTENDED TO BE USED FOR CONSTRUCTION

DP No. 383227 LOT No. A ISSUED FOR DA XXXX Date



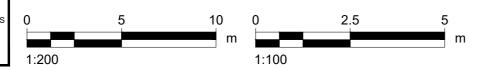
Project Name and Address **REGINA MILLS** 4 IRUBEL RD **NEWPORT** NSW 2106

**GENERAL NOTES** 

•BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS

•ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS

•CONNECT DP'S TO EXISTING STORMWATER SYSTEM.
ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS



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Brickwork shall comply with AS 3700.

All brickwork shall be solidly bonded and laid on a full bed of 10mm. mortar with all joints filled. Wall ties spaced at 460mm, cts horizontally and 610mm. cts vertically or vice-versa and within 300mm of articulation joints, to comply with AS 2699.

- 2. Subfloor ventilation;
- 150mm. min. bearer to ground clearance for strip flooring.
- 200mm. min. bearer to ground clearance for sheet flooring.
- Minimum 7500mm²/Metre of external masonry veneer wall.
- Minimum 22000mm²/Metre of internal dwarf walls.
- Weep holes at max. 1200mm. centres to comply with AS 3700.
- 3. Damp-proof courses to be an approved waterproof cement mortar or bituminous paper placed 75mm, below floor level.

A second course to be laid 1 or 2 brick courses higher.

- Firebox inserts shall be installed in accordance with manufacturers specifications and in accordance with AS 2918.
- 5. Top soil and all organic matter to be removed from under where a concrete slab-on-ground is to be poured.
- 6. Structural steel and concrete to comply with the Structural Engineer's design and computations and shall take precedence over instructions on this plan.
- 7. Reinforced concrete to be min. 25MPa. complying with AS 2870 1996, (unless directed otherwise by structural Engineer) and;
- Trench mesh for concrete footings to be lapped a min, 500mm, and have a top and/or bottom cover of min. 50mm, unless directed otherwise by Engineer. - Fabric mesh to be lapped a minimum of 225mm, and have a minimum top and/or bottom cover of 25mm, unless directed otherwise by Engineer.
- 8. Excavation of trenches for footings, drainage, sewerage, etc., to be in accordance with the requirements of the local Controlling Authorities.
- 9. Smoke detectors to comply with AS 3786 and must also comply with the BCA 3.7.2.
- 10. Safety switches to be installed to the requirements of the local Controlling Authority.
- 11. All glazing to comply with AS 1288-2006.
- From information provided, the design wind speed is N3 (41m/s).
- 13. No part of any building to encroach Site or Title boundaries.
- Provide Bush fire preventative measures where required by local Council.

- 15.Stair design;
- 190mm, Maximum - Risers 115mm, Minimum Treads 355mm, Maximum
- Risers and Treads to be constant in size throughout the flight.

240mm, Minimum

- Ensure gap between treads does not exceed 125mm. or provide infills to block access if larger.
- Min. 2000mm, vertical head clearance when measured from the nosing of the
- Stair to be min. 750mm. wide when measured clear of all obstructions.
- Handrail to be a constant minimum 865mm high above the nosing of treads and minimum 1000mm, high above all landings, balconies and the like that exceed 1000mm, above the finished adjacent ground or floor level.
- Balusters and rails, etc., to have max. spacing of 125mm.
- Wire balustrading to comply with Table 3.9.2.1 of the BCA.
- Figured dimensions shall always take precedence over scale.
- Termite prevention works must be in accordance with AS 3660.1 2000.
- 18. For buildings in close proximity to the sea, ensure that all steelwork, brick cavity ties, steel lintels, etc. that are embedded or fixed into masonry, be protected in accordance with AS 1650 or AS 3700-1988 Table 2.2, hot dipped galvanised iron, stainless steel or cadmium coated.
- 19. The Builder to take all measures necessary to ensure the stability of new and/or existing structures during construction and generally ensure the watertightness of all works during construction.
- 20. These plans have been prepared for the exclusive use of the customer and only for the purpose expressly notified to the author. Any other person who uses or relies on these plans without the written consent of Avalon Granny Flats does so at their own risk and no responsibility is accepted by Avalon Granny Flats for such use and/or reliance.

### 21, DO NOT SCALE OFF DRAWINGS.

The Owner/Builder and/or subcontractor to confirm all dimensions, setbacks and levels prior to commencing construction, ordering materials or preparing shop drawings and shall be responsible for ensuring that all building works conform to the Building Code of Australia, AS codes (current editions) Building regulations, local by-laws and Town Planning requirements. All discrepancies must be referred to this office for clarification.

# 22. © COPYRIGHT WARNING.

This plan is the exclusive property of Avalon Granny Flats and must not be used, reproduced or copied, wholly or in part. Any infringement of the Copyright will result in legal action being taken against both the Owner and/or Builder.

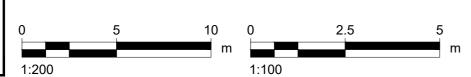
23. These notes are neither exhaustive nor a substitute for regulations, statutory requirements, building practice or contractual obligations and unless expressly stated otherwise, are provided only as a guide. No responsibility is accepted for their use.

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REQUIREMENTS AND B.C.A. REQUIREMENTS

•CONNECT DP'S TO EXISTING STORMWATER SYSTEM.
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ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION
ASSISTANCE COUNCIL COMPLIANT PLANS

EXISTING BUILDING OUTLINE PROPOSED WORK

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	383227	
LOT	No. A	
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Α	ISSUED FOR I	DA
	Revision/Iss	



Project Name and Address

# **Description of project**

Project address	
Project name	4 Irrubel Road Newport 2106
Street address	4 Irrubel Road Newport 2106
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 383227
Lot no.	A
Section no.	-
Project type	
Project type	separate dwelling house - secondary dwelling
No. of bedrooms	1
Site details	
Site area (m²)	1126
Roof area (m²)	39
Conditioned floor area (m2)	22.8
Unconditioned floor area (m2)	5.5
Total area of garden and lawn (m2)	15
Roof area (m2) of the existing dwelling	302
No. of bedrooms in the existing dwelling	3

Assessor details and thermal loads						
Assessor number	DMN/17/1795					
Certificate number	DJPPGQB807					
Climate zone	56					
Area adjusted cooling load (MJ/m².year)	26					
Area adjusted heating load (MJ/m².year)	40					
Ceiling fan in at least one bedroom	Yes					
Ceiling fan in at least one living room or other conditioned area	Yes					
Project score						
Water	✓ 40 Target 40					
Thermal Comfort	✓ Pass Target Pass					
Energy	✓ 50 Target 50					

# Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		~	-
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		~	¥
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		~	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		~	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	¥	~	~
The applicant must configure the rainwater tank to collect rain runoff from at least 58 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		~	-
The applicant must connect the rainwater tank to:			
<ul> <li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li> </ul>		-	-

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	*	~	~
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		~	~
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	•	~	~
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	~		-

	wall construction		Area				
floor - concrete state on ground			All or part	of floor area squa	ire metres		
	●BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS						
	•ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.	0	5	10	0	2.5	5
	●CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS	1:200		m	1:100		m

ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS	1:200	1:100
NOTE:		
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DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AN	ID/OR CONTRACTOR REFORE ACTUAL CONSTRUCTION REGIN	IS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSLIMES NO LIARILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5.5 stars.	4	¥	¥
Cooling system			
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		•	¥
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		<b>y</b>	-
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		•	-
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		~	~
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off			
Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a		<b>~</b>	v
Laundry: natural ventilation only, or no laundry; Operation control: n/a			
Artificial lighting			
The 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 word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
<ul> <li>at least 1 of the bedrooms / study;</li> </ul>		•	
at least 1 of the living / dining rooms;			¥
the kitchen;		-	-

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check		
all bathrooms/toilets;		<b>y</b>	-		
Natural lighting					
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	~	~	~		
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	V	~	•		
Other					
The applicant must install a gas cooktop & gas oven in the kitchen of the dwelling.		V			
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		¥			
The applicant must install a fixed outdoor clothes drying line as part of the development.		V			

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
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LEGEND:

EXISTING BUILDING OUTLINE

PROPOSED WORK

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Scal	е			•		
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DP I	DP No. 883656					
LOT No. 1						



ISSUED FOR DA XXXX

Project Name and Address

ROGER YEXLEY

19 BRENTWOOD PLACE
FRENCHS FOREST

NSW

# Nationwide House Energy Rating Scheme NatHERS Certificate No. DJPPGQB807

Generated on 11 Mar 2022 using FirstRate5: 5.3.2a (3.21)

Property

4 Imubel Road, Newport, NSW, 2106

Lot/DP A/383227 NCC Class\* Class 1a

Type New Home

**Plans** 

Main plan 2 March 2022

Prepared by Drafting Help. Tim Woods

# Construction and environment

Assessed floor area (m²)*		Exposure type
Conditioned*	22.8	suburban
Unconditioned*	5.5	NatHERS climate zone
Total	28.3	56 Mascot AMO



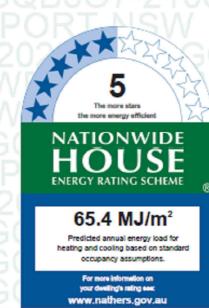
Business name

LivSmart Solutions **Email** contact@livsmartsolutions.com.au Phone 0414405009

Accreditation No. DMN/17/1795 Assessor Accrediting Organisation

Design Matters National

Declaration of interest Declaration completed: no conflicts



# Thermal performance

Heating	Cooling
39.8	25.6
MJ/m²	MJ/m <sup>2</sup>

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling

# Verification

To verify this certificate, scan the QR code or visit https://www.fr5.com.au DJPPGQB807 When using either link, ensure you are visiting www.FR5.com.au.

National Construction Code (NCC) requirements The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(I) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au. State and territory variations and additions to the NCC may also apply.

#### DJPPGQB807 NatHERS Certificate

5 Star Rating as of 11 Mar 2022



### Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Does the "External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

# Exposure\*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

### Additional Notes

1. Modelled without downlights. Dwelling will include sealed downlights that do not interrupt the ceiling insulation. Therefore no impact on the NatHERS rating.

# Window and glazed door *type and performance*

#### Default\* windows

				Substitution tolerance rang			
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit		
ALM-001-01 A	Aluminium A SG Clear	6.7	0.57	0.54	0.6		
ALM-003-01 A	Aluminium A DG Air Fill Clear-Clear	4.8	0.51	0.48	0.54		
ALM-004-01 A	Aluminium B DG Air Fill Clear-Clear	4.8	0.59	0.56	0.62		

### Custom\* windows

				Substitution tolerance ranges			
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit		
No Data Availa	ble						

# Window and glazed door Schedule

Location	Window ID	Window no.	Height (mm)		Window type	Opening %	Orientation	shading device*
Bathroom	ALM-001-01 A	D2	2100	820	casement	90.0	NNE	No

DJPPGQB807 N	5 Star Rating as of 11 Mar 2022					HOUSE		
Bathroom	ALM-003-01 A	W1	900	900	sliding	45.0	WNW	No
Kitchen/Living	ALM-003-01 A	W2	1200	1500	sliding	45.0	WNW	No
Kitchen/Living	ALM-001-01 A	W7	1200	1200	louvre	90.0	SSW	No
Kitchen/Living	ALM-001-01 A	W6	1200	1200	louvre	90.0	SSW	No
Kitchen/Living	ALM-004-01 A	D3	2100	820	casement	90.0	SSW	No
Kitchen/Living	ALM-004-01 A	W5	2100	1500	sliding	45.0	SSW	No
Bedroom 1	ALM-001-01 A	W4	1200	1200	louvre	90.0	NNE	No
Bedroom 1	ALM-004-01 A	D1	2100	1600	casement	90.0	NNE	No

## Roof window type and performance value

### Default\* roof windows

SHGC lower limit SHGC upper limit

Window description	U-value*	SHGC*	SHGC lower limit	SHGC upper limit
			Substitution to	lerance ranges
Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
VELUX FS - Fixed Skylight DG 3mm LoE 386 / 10.5mm Argon Gap / 3mm Clear	2.66	0.24	0.23	0.25
	Window description  VELUX FS - Fixed Skylight DG 3mm LoE 366 / 10.5mm Argon Gap / 3mm	Window description  VELUX FS - Fixed Skylight DG 3mm LoE 366 / 10.5mm Argon Gap / 3mm 2.66	Window description  WELUX FS - Fixed Skylight DG 3mm LoE 366 / 10.5mm Argon Gap / 3mm 2.66 0.24	Substitution to   SHGC*     Substitution to   SHGC   Substitution to   SHGC   Substitution to   SHGC   SH

#### Roof window schedule

Location	Window ID	Window no.	Opening %	(m²)	Orientation	shade	shade
Bathroom	Velux:VEL-011-02 W	SK1	0.0	0.8	N	None	Yes
Kitchen/Living	Velux:VEL-011-02 W	SK2	0.0	0.8	N	None	Yes

### Skylight type and performance

Skylight ID	Skylight description

# No Data Available

No Data Available

Skylight sche	edule							
		Skylight	Skylight shaft	Area C	Orient-	Outdoor		Skylight shaft
Location	Skylight ID	No.	length (mm)	(m²) a	ation	shade	Diffuser	reflectance

External door schedule					
Location	Height (mm)	Width (mm)	Opening %	Orientation	
No Data Available					

# External wall type

	Solar Wall shad	e	Reflective
Wall ID Wall type	absorptance (colour)	Bulk insulation (R-value)	wall wrap*



ARCHITECTURAL DRAFTING 3D VISUALISATION

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ADDITIONS AN ALTERATIONS Date  12/2/2019  Scale		B2
NTS		
DP No.	883656	

DP No. 883656					
LOT N	o. 1				
Α	ISSUED FOR DA	XXXX			
No.	Revision/Issue	Date			



**ROGER YEXLEY** 19 BRENTWOOD PLACE FRENCHS FOREST NSW

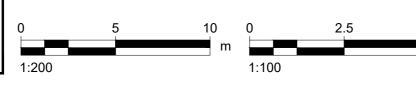
Project Name and Address

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						0	
1 FC - Fib	ro Cement R2.7		C	1.3	Light	Glass fibre batt (k = ( density = 12 kg/m3)	No
2 RW - Ea	arth Retaining Wall + plasterboard		0	.5	Medium		No
3 Party w	alls - FireratedPartywalIR0		0	.5	Medium		No
External wa	Il schedule						
		M/-II	11-2-64	wear		Horizontal shadin	
Location		ID	Height (mm)		Orientation	feature* maximum projection (mm)	
Bathroom		1	2100	1533		550	Yes
Bathroom		2	300	1362	NNE	0	Yes
Bathroom		1	1800	1362	NNE	550	No
Bathroom		2	500	1902	WNW	0	No
Bathroom		1	1700	1902	WNW	550	No
Kitchen/Living		3	2400	2662	ESE	0	No
Kitchen/Living		1	2100	2484	WNW	550	Yes
Kitchen/Living		2	300	2484	WNW	0	No
Kitchen/Living		1	2500	6488	SSW	1221	No
				0504	NNE	550	Yes
Bedroom 1		1	2100	3501	LALAN.	200	res
Bedroom 1 Bedroom 1 Internal wall	• •	3	2200	1728	ESE	0	No No
Bedroom 1  Bedroom 1  Internal wall Wall ID Wall to	уре		2200 Are	1728 ea (m²)	ESE Bulk insulat	0 ion	No
Bedroom 1  Bedroom 1  Internal wall Wall ID Wall to	• •		2200 Are	1728	ESE Bulk insulat	0	No
Bedroom 1  Bedroom 1  Internal wall Wall ID Wall 1  1 Int - In	уре		2200 Are	1728 ea (m²)	ESE Bulk insulat	0 ion	No
Bedroom 1 Bedroom 1 Internal wall Wall ID Wall 1 1 Int - In	уре		2200 Are	1728 ea (m²) 18.9	ESE Bulk insulat	0 ion	No y = 12 kg/m3) (R2.7)
Bedroom 1 Bedroom 1 Internal wall Wall ID Wall to 1 Int - Int	уре		2200 Are	1728 ea (m²) 18.9	ESE Bulk insulat Glass fibre b	0 ion oatt (k = 0.044 densit) Added insula	No y = 12 kg/m3) (R2.7) tion
Bedroom 1 Bedroom 1 Internal wall Wall ID Wall 1 1 Int - In	ype htR2.7		2200 Are	1728 ea (m²) 18.9 Area (m²)	ESE  Bulk insulat  Glass fibre b	0 ion oatt (k = 0.044 densit) Added insula	No y = 12 kg/m3) (R2.7) tion
Bedroom 1  Bedroom 1  Internal wall  Wall ID Wall to  1 Int - In  Floor type  Location  Bathroom  Kitchen/Living	ntR2.7  Construction		2200 Are	1728 ea (m²) 18.9 Area (m²) 5.5	Bulk insulat Glass fibre b	0 ion oatt (k = 0.044 densit) Added insula (R-value)	No y = 12 kg/m3) (R2.7) tion Covering
Bedroom 1  Bedroom 1  Internal wall wall to 1 Int - In	ype ntR2.7  Construction Basic Floors - CSOGR2.3		2200 Are	1728 ea (m²) 18.9 Area (m²) 5.5	Bulk insulat Glass fibre b Sub-floor ventilation Enclosed	0  aut (k = 0.044 density  Added insula  (R-value)	No y = 12 kg/m3) (R2.7) tion Covering Tiles
Bedroom 1  Bedroom 1  Internal wall wall to a lint - lint	Construction Basic Floors - CSOGR2.3 Basic Floors - CSOGR2.3 Basic Floors - CSOGR2.3		2200 Are	1728 ea (m²) 18.9 Area (m²) 5.5 16.8	Bulk insulat Glass fibre b Sub-floor ventilation Enclosed Enclosed	0  ion  att (k = 0.044 density  Added insula  (R-value)  R2.3  R2.3	No y = 12 kg/m3) (R2.7) tion Covering Tiles Timber
Bedroom 1  Bedroom 1  Internal wall wall to a lint - lint	Construction Basic Floors - CSOGR2.3 Basic Floors - CSOGR2.3 Basic Floors - CSOGR2.3		2200 Are	1728 ea (m²) 18.9 Area (m²) 5.5 16.8	Bulk insulat Glass fibre b Sub-floor ventilation Enclosed Enclosed	on  Added insula (R-value) R2.3 R2.3	No y = 12 kg/m3) (R2.7) tion Covering Tiles Timber Timber
Bedroom 1  Bedroom 1  Internal wall  Wall ID Wall to  1 Int - In  Floor type  Location  Bathroom  Kitchen/Living	Construction Basic Floors - CSOGR2.3 Basic Floors - CSOGR2.3 Basic Floors - CSOGR2.3		2200 Are	1728 ea (m²) 18.9 Area (m²) 5.5 16.8	Bulk insulate Glass fibre be Sub-floor ventilation Enclosed Enclosed Enclosed	0  ion  att (k = 0.044 density  Added insula  (R-value)  R2.3  R2.3	No y = 12 kg/m3) (R2.7) tion Covering Tiles Timber Timber
Bedroom 1  Bedroom 1  Internal wall wall ID wall to 1 Int - Int - Int Floor type Location Bathroom Kitchen/Living Bedroom 1  Ceiling type	Construction Basic Floors - CSOGR2.3 Basic Floors - CSOGR2.3 Basic Floors - CSOGR2.3		2200 Are	1728 ea (m²) 18.9 Area (m²) 5.5 16.8	Bulk insulate Glass fibre be Sub-floor ventilation Enclosed Enclosed Enclosed	on  Added insula (R-value) R2.3 R2.3 R2.3	No y = 12 kg/m3) (R2.7) tion Covering Tiles Timber Timber Timber
Bedroom 1  Bedroom 1  Internal wall wall ID wall to 1  Int -	Construction Basic Floors - CSOGR2.3 Basic Floors - CSOGR2.3 Basic Floors - CSOGR2.3 Construction material/type		2200 Are	1728 ea (m²) 18.9 Area (m²) 5.5 16.8	Bulk insulate Glass fibre be Sub-floor ventilation Enclosed Enclosed Enclosed	on  Added insula (R-value) R2.3 R2.3 R2.3 ulation R-value (may	No  y = 12 kg/m3) (R2.7)  tion  Covering Tiles Timber Timber  Reflective wrap*
Bedroom 1  Bedroom 1  Internal wall  Wall ID Wall to  1 Int - In  Floor type  Location  Bathroom  Kitchen/Living  Bedroom 1  Ceiling type  Location  Bathroom	Construction Basic Floors - CSOGR2.3 Basic Floors - CSOGR2.3 Basic Floors - CSOGR2.3 Construction material/type Plasterboard		2200 Are	1728 ea (m²) 18.9 Area (m²) 5.5 16.8	Bulk insulate Glass fibre be Sub-floor ventilation Enclosed Enclosed Enclosed	Added insula (R-value) R2.3 R2.3 R2.3 ulation R-value (may) edge batt values) R5.3	No  y = 12 kg/m3) (R2.7)  tion  Covering  Tiles  Timber  Timber  Reflective  wrap*  No
Bedroom 1  Bedroom 1  Internal wall  Wall ID Wall to  1 Int - In  Floor type  Location  Bathroom  Kitchen/Living  Bedroom 1  Ceiling type  Location  Bathroom  Kitchen/Living	Construction Basic Floors - CSOGR2.3 Basic Floors - CSOGR2.3 Basic Floors - CSOGR2.3 Construction material/type Plasterboard Plasterboard Plasterboard		2200 Are	1728 ea (m²) 18.9 Area (m²) 5.5 16.8	Bulk insulate Glass fibre be Sub-floor ventilation Enclosed Enclosed Enclosed	on  Added insula (R-value) R2.3 R2.3 R2.3 ulation R-value (may) edge batt values) R5.3 R5.3	No  y = 12 kg/m3) (R2.7)  tion  Covering  Tiles  Timber  Timber  Timber  Reflective  wrap*  No  No
Bedroom 1  Bedroom 1  Internal wall wall ID wall t  Int - In	Construction Basic Floors - CSOGR2.3 Basic Floors - CSOGR2.3 Basic Floors - CSOGR2.3 Construction material/type Plasterboard Plasterboard Plasterboard		2200 Are	1728 ea (m²) 18.9  Area (m³) 5.5 16.8 6	Bulk insulat Glass fibre b Sub-floor ventilation Enclosed Enclosed Enclosed	Added insula (R-value) R2.3 R2.3 R2.3 valation R-value (may edge batt values) R5.3 R5.3 R5.3 R5.3	No  y = 12 kg/m3) (R2.7)  tion  Covering  Tiles  Timber  Timber  Timber  Reflective  wrap*  No  No

DJPPGQB807 NatHERS Certificate	5 Star Rating as of 11 Mar 20	22	HOUSE
Location	Quantity	Dia	meter (mm)
Kitchen/Living	1		900
Bedroom 1	1		900
Roof type			
Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.7	Dark

5 Star Rating as of 11 Mar 2022

AAOs have specific quality assurance processes in place, and

and consistent standard of assessments across the country.

or any ongoing training requirements.

continuing professional development requirements, to maintain a high

Non-accredited assessors do not have this level of quality assurance

Any questions or concerns about this report should be directed to the

assessor in the first instance. If the assessor is unable to address

The format of the NatHERS Certificate was developed by the

NatHERSAdministrator. However the content of each individual

other buildings are likely to perform when used in a similar way. Information presented in this report relies on a range of standard

made by the assessor who prepared this report), including assumptions about occupancy, Indoor air temperature and local

assumptions (both embedded in NatHERS accredited software and

Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the

Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the

these questions or concerns, the AAO specified on the front of this

## DJPPGQB807 NatHERS Certificate

Explanatory Notes

# About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and cellings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located certificate should be contacted. and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a Disclaimer home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling or certificate is entered and created by the assessor to create a Nathers preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements The predicted annual energy load in this NatHERS Certificate is an In the National Construction Code. Homes that are energy efficient use estimate based on an assessment of the building by the assessor. It is less energy, are warmer on cool days, cooler on hot days and cost less not a prediction of actual energy use, but may be used to compare how to run. The higher the star rating the more thermally efficient the dwelling is.

#### Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

# Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Celling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NathERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grassiands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.

Horizontal shading feature provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or

balconies from upper levels.

climate.

DJPPGQB807 NatHERS Certificate 5 Star Rating as of 11 Mar 2022 National Construction Code the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au. (NCC) Class the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations. Opening Percentage Provisional value an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au Reflective wrap (also known can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides Insulative properties. as foll) for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an Roof window attic space, and generally does not have a diffuser. a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves. Shading device Shading features includes neighbouring buildings, fences, and wing walls, but excludes eaves. Solar heat gain coefficient the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and (SHGC) subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits. Skylight (also known as roof for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level. lights) U-value the rate of heat transfer through a window. The lower the U-value, the better the insulating ability. a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions. Unconditioned Vertical shading features provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS

EXISTING BUILDING OUTLINE PROPOSED WORK

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DP No. 883656 LOT No. 1 ISSUED FOR DA XXXX Date



Project Name and Address **ROGER YEXLEY** 19 BRENTWOOD PLACE FRENCHS FOREST NSW

GENERAL NOTES •BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS •ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS. •CONNECT DP'S TO EXISTING STORMWATER SYSTEM.
ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS



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