

NOTES:-

1. ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE BASIX REPORT.
2. EXTERNAL WALL CLADDING SHALL BE SELECTED PLANK CLADDING WITH A SPECIFIED PAINTED COLOUR FINISH.
3. AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.
4. AN APPROVED RATED INSULATION MATERIAL TO BE PLACED IN THE CEILING SPACE WITHIN THE PERIMETER OF ALL EXTERNAL WALLS IN ACCORDANCE WITH THE BASIX REPORT.
5. AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.
6. ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
7. EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
8. ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
9. ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
10. ALL PAINTING TO OWNERS REQUIREMENTS.
11. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
12. ALL GLAZING TO CODE AS1288
13. ALL PEST TREATMENT TO CODE AS3660.1-2000
14. SMOKE DETECTOR DENOTED SD ON PLAN TO BCA/39
15. ALL WATERPROOFING TO WET AREAS TO CODE AS3740
16. ALL TIMBER FRAMING TO CODE AS1684
17. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.

SITE CRITERIA

No. 10 SPRING ROAD NORTH CURL CURL N.S.W. 2099
LOT 47 D.P. 20103

SITE AREA	= 495.1	sq. m.
EXISTING SOFT OPEN SPACE	= 206.7	sq. m.
EXISTING HARD OPEN SPACE	= 163.3	sq. m.
EXISTING HARDSTAND	= 125.1	sq. m.
TOTAL EXISTING HARDSTAND	= 288.4	sq. m.
PROPOSED DRIVEWAY AREA	= 23.7	sq. m.
PROPOSED GARAGE FLOOR AREA	= 41.4	sq. m.
PROPOSED TOTAL GROUND FLOOR AREA	= 170.0	sq. m.
PROPOSED GROUND FLOOR FRONT DECK AREA	= 6.0	sq. m.
PROPOSED GROUND FLOOR REAR DECK AREA	= 29.9	sq. m.
PROPOSED TOTAL FIRST FLOOR AREA	= 117.9	sq. m.
DWELLING ROOF AREA	= 227.4	sq. m.
POST LANDSCAPE AREA < 2.0 WIDE	= 51.7	sq. m. (10.5 %)
POST LANDSCAPE AREA > 2.0 WIDE	= 249.7	sq. m. (50.4 %)
POST HARDSTAND	= 193.7	sq. m. (39.1 %)
TOTAL OSD AREA POST DEVELOPEMENT	= 248.4	sq. m. (50.2 %)

2 CAR PARKING SPACES PROVIDED IN GARAGE

BASIX REQUIREMENTS

TO BE READ INCONJUNCTION WITH THE
BASIX CERTIFICATE NUMBER 10626615

ROOF AREA TO TANK TO BE USED FOR TOILET FLUSHING, COLD WATER
CLOTHS WASHING AND GARDEN TAPS SUPPLY (MINIMUM) --- 150 sq.m.
WATER STORAGE TANK CAPACITY --- 2,000 MIN. LITRES

NEW SHOWER HEAD MINIMUM RATING --- 3 STAR RATING
NEW TOILET MINIMUM RATING --- 3 STAR RATING
ALL NEW TAP FITTINGS MINIMUM RATING --- 3 STAR RATING
ROOF COLOUR --- MEDIUM SA 0.475 - 0.70
ROOF SHEETING ON INSULATION --- R1.0 RATING
EXTERNAL WALLS INSULATION --- R2.5 RATING
CEILING INSULATION --- R4.0 RATING
INTERNAL WALL (GARAGE, POWDER, LAUNDRY) --- R2.0 RATING
INTERNAL INSULATION (FLOOR ABOVE GARAGE) --- R4.0 RATING
SUBFLOOR INSULATION --- R2.0 RATING
DOOR AND WINDOWS TO HAVE WEATHER STRIPPING
ALL FIXED AND SLIDING WINDOWS TO HAVE UW 4.5 & SHGCw 0.61

ALL DOUBLE HUNG WINDOWS AND SLIDING DOORS TO HAVE UW 4.3 & SHGCw 0.53
INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THRU-OUT 0 sq.m.
OF THE SITE TO BE PLANTED REFER LANDSCAPE PLAN.

HOT WATER SERVICE TO BE GAS INSTANTANEOUS WITH A PREFORMANCE OF
5 STARS OR BETTER.

COOLING SYSTEM TO BE IN AT LEAST 1 LIVING AREA & 1 BEDROOM
TO BE A SINGLE PHASE AIR CONDITIONING WITH AN ENERGY RATING OF
3.0 STAR (NEW RATING) PLUS A CEILING FAN. THE COOLING SYSTEM MUST
MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING & BEDROOM AREAS.

HEATING SYSTEM IN AT LEAST 1 LIVING AREA GAS FIXED FLUE FIRE PLACE
WITH A 3.5 STAR RATING.
HEATING SYSTEM IN AT LEAST 1 LIVING AREA & 1 BEDROOM PLUS 3-PHASE
AIR CONDITIONING WITH AN ENERGY RATING OF 3 STAR (NEW RATING)
FIXED OUTDOORS CLOTHES DRYING LINE TO BE INSTALLED
GAS COOKER WITH ELECTRIC OVEN.

APPLICANT MUST ENSURE THAT THE 'PRIMARY TYPE OF ARTIFICIAL LIGHTING'
IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE
FOLLOWING ROOMS, AND WHERE THE 'DEDICATED' APPEARS, THE FITTINGS
FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR
LIGHT EMITTING DIODE (LED) LAMPS:

. THE LAUNDRY, AT LEAST 5 OF THE BEDROOMS / STUDY, ALL HALLWAYS
ALL BATHROOMS/TOILETS & AT LEAST 3 LIVING/DINING ROOMS - ALL DEDICATED

ROSS STREET

GENERAL NOTES AND BCA COMPLIANCE

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

ABOVE NOTES TO BE READ IN-CONJUNCTION
WITH THE ARCHITECTURAL PLANS AND THE
STRUCTURAL ENGINEERS DETAILS

IF IN
DOUBT
ASK

CLASSIC COUNTRY COTTAGES

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PROJECT

**PROPOSED NEW DWELLING
10 SPRING ROAD
NORTH CURL CURL**

FOR

Mr. C. & Mrs. L. WATSON

DATE **DEC. 2019** SCALE **1:200**

JOB No.

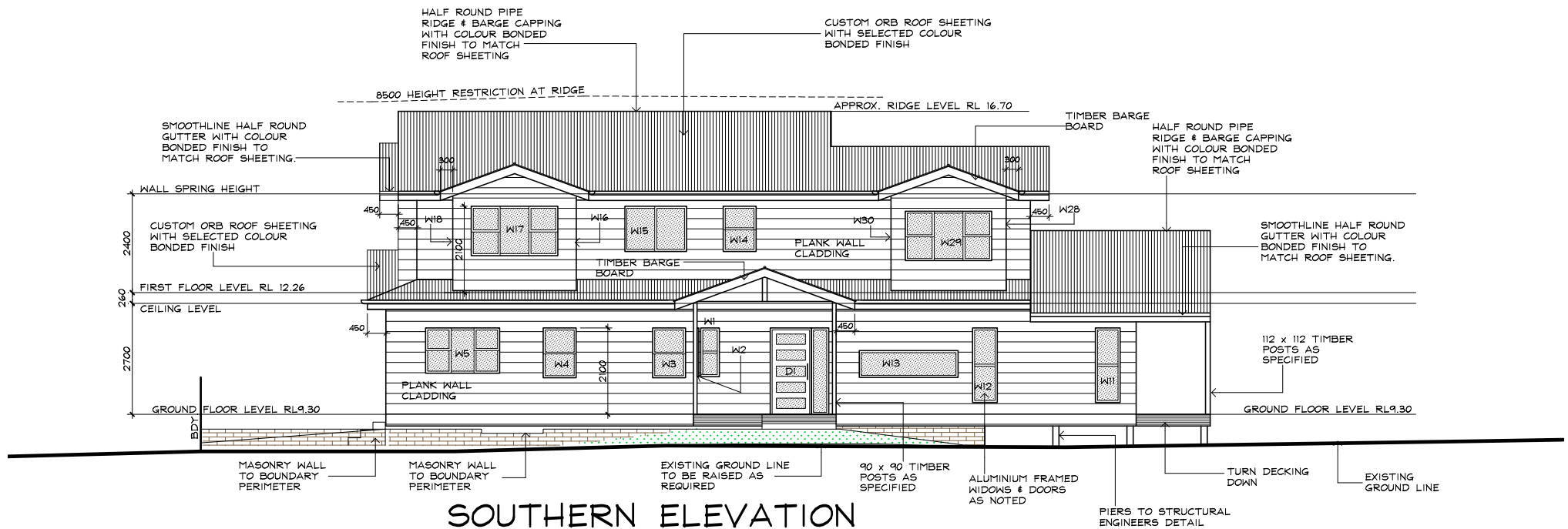
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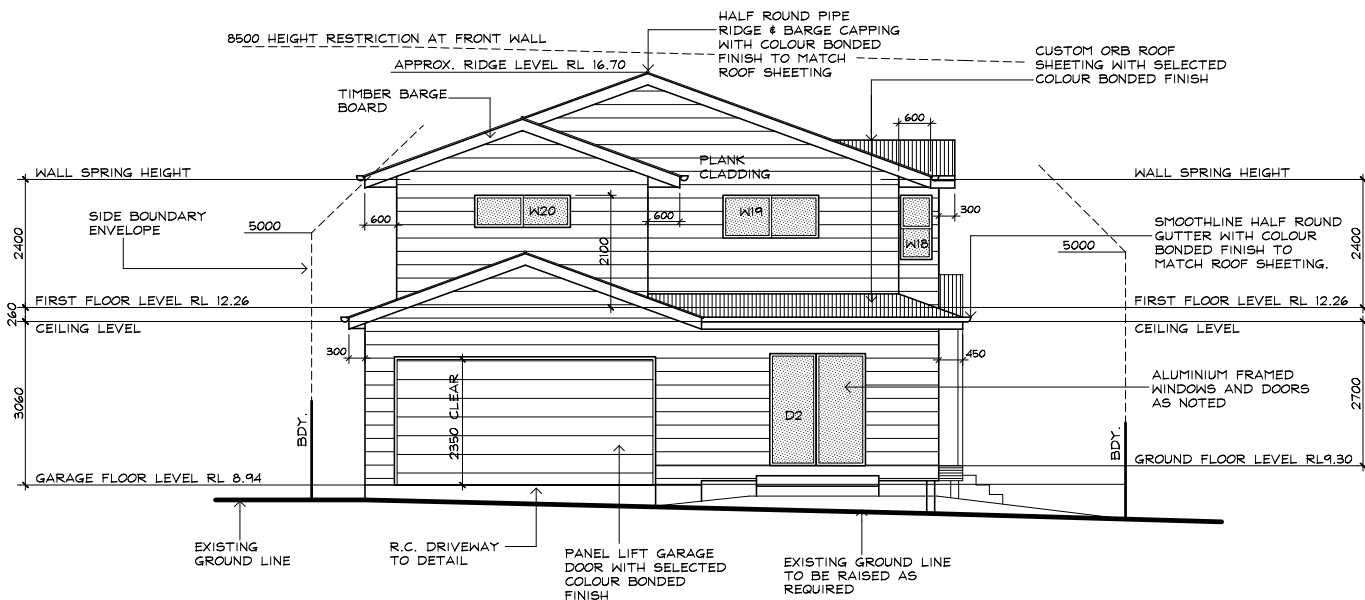
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WESTERN ELEVATION



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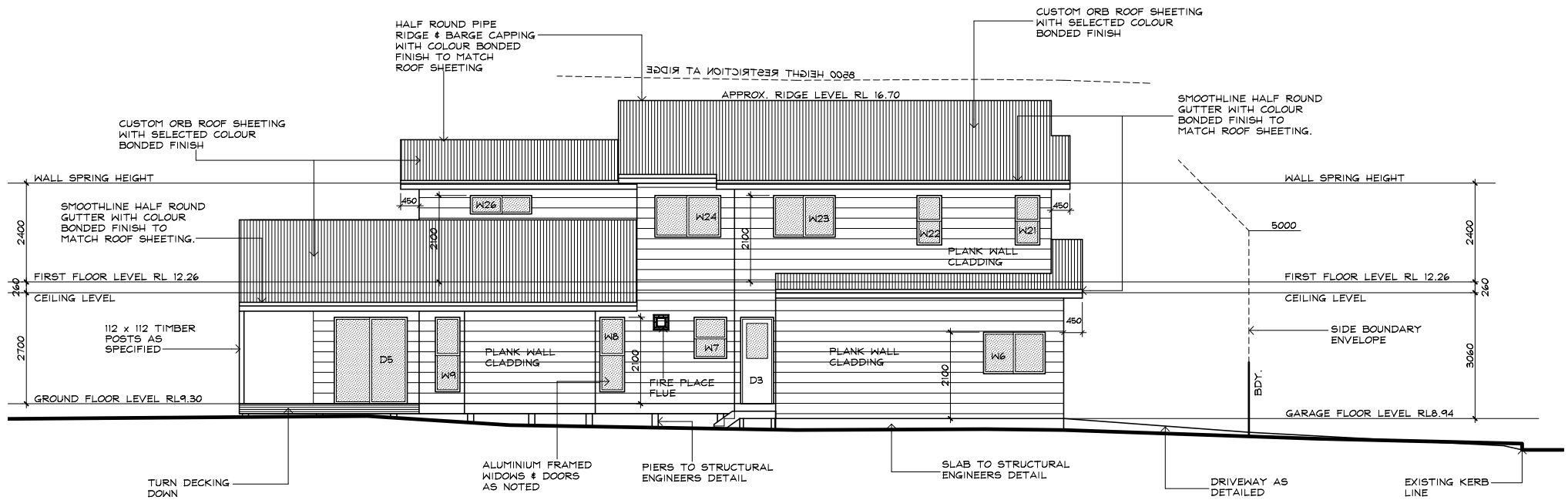
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PROJECT
**PROPOSED NEW DWELLING
10 SPRING ROAD
NORTH CURL CURL**
FOR
Mr. C. & Mrs. L. WATSON

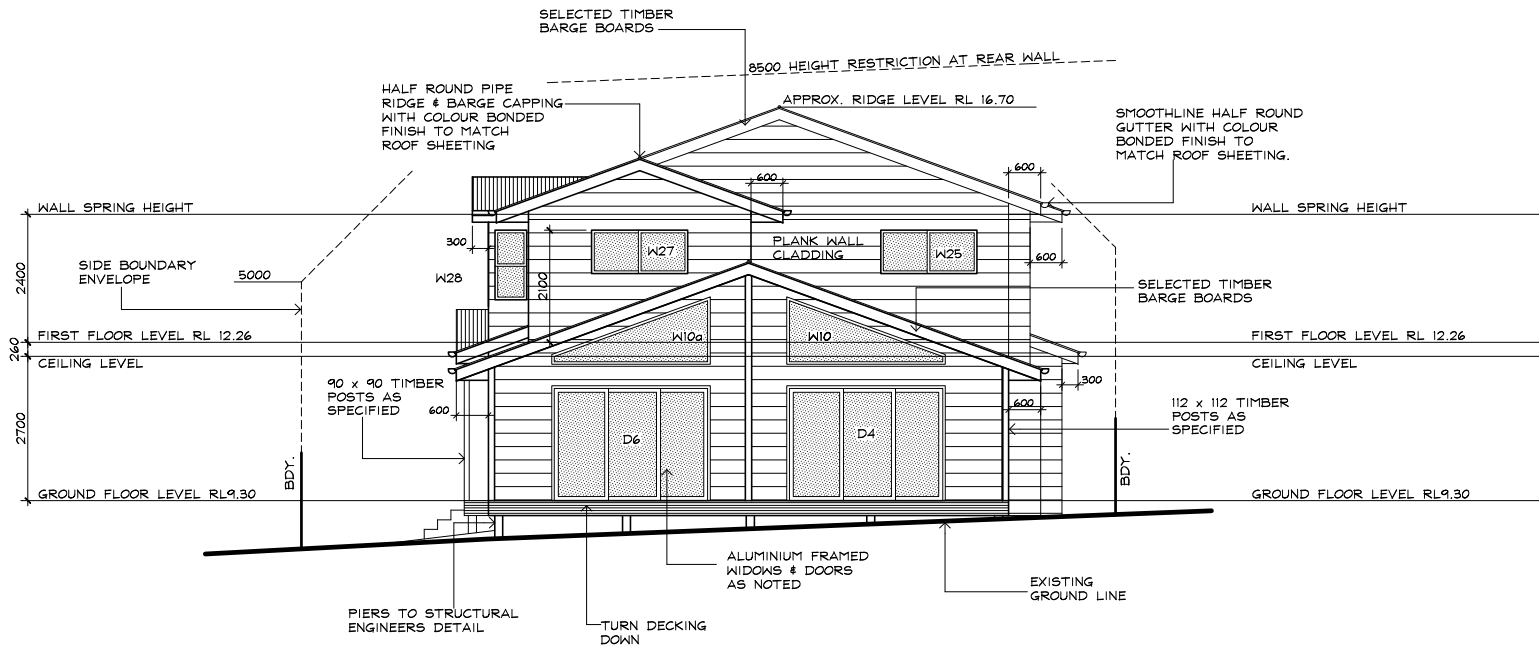
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NORTHERN ELEVATION



EASTERN ELEVATION

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PROJECT
**PROPOSED NEW DWELLING
10 SPRING ROAD
NORTH CURL CURL
FOR
Mr. C. & Mrs. L. WATSON**

DATE **DEC. 2019** SCALE **1:100**

JOB No. **CC161** DWG. No. **05** REV **A**

IF IN
DOUBT
ASK