

DEVELOPMENT APPLICATION

PROPOSED SECONDARY DWELLING

32 NEPTUNE ROAD, NEWPORT, LOT 8 DP 6248

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CALCULATIONS

SITE AREA	556.54m ²
EXISTING DWELLING	176.66m ²
PROPOSED SECONDARY DWELLING	60m ²
FSR	0.42:1
HEIGHT ABOVE NGL	6.2m (av 4.9m)
FFL	RL 23.6
LANDSCAPING AREA	235.03m ²



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ALL LEVELS AND HEIGHTS INDICATED ARE TO AUSTRALIAN HEIGHT DATUM UNLESS OTHERWISE SPECIFICALLY REFERENCED




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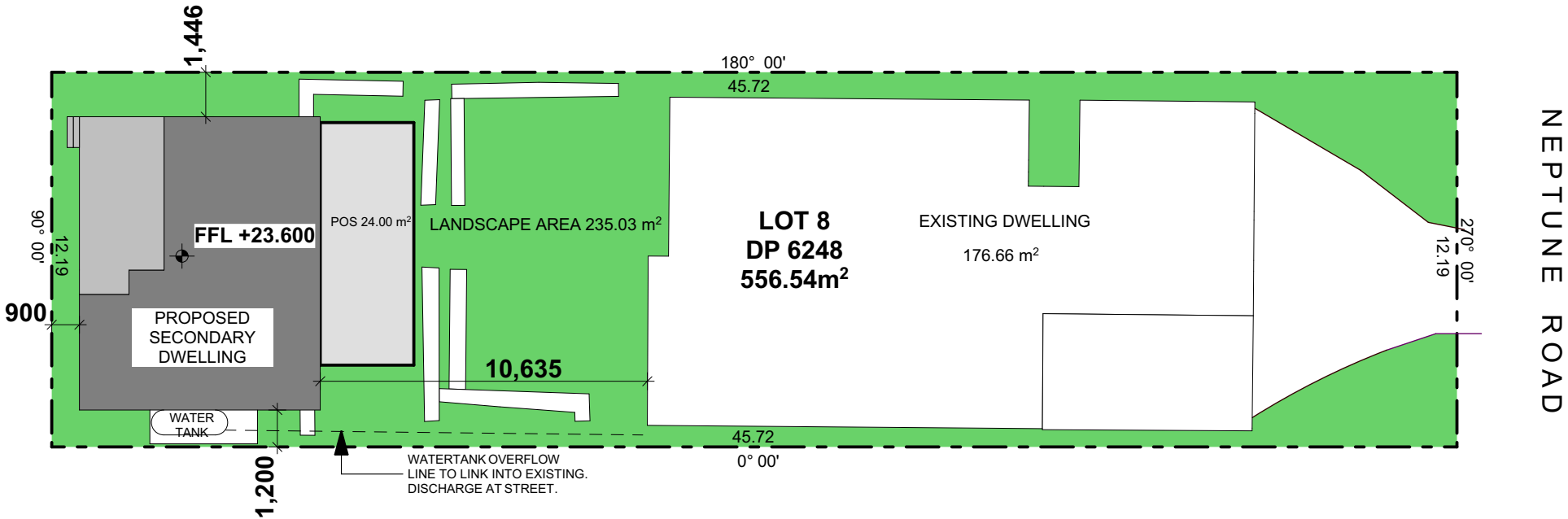
thinking made visual

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REVISION	PROJECT		DRAWING TITLE		
No	DESCRIPTION	DATE	COVER SHEET		
01	DA ISSUE	8/04/2019			
 BACKSPACE LIVING			PROPOSED SECONDARY DWELLING		
			32 NEPTUNE ROAD, NEWPORT LOT 8 & DP 6248		
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			SCALE -		
			DATE -		
			DESIGNED -	NAH	
			DRAWING No -	JOB NO.	REVISION-
			DACC - 00	18066	1

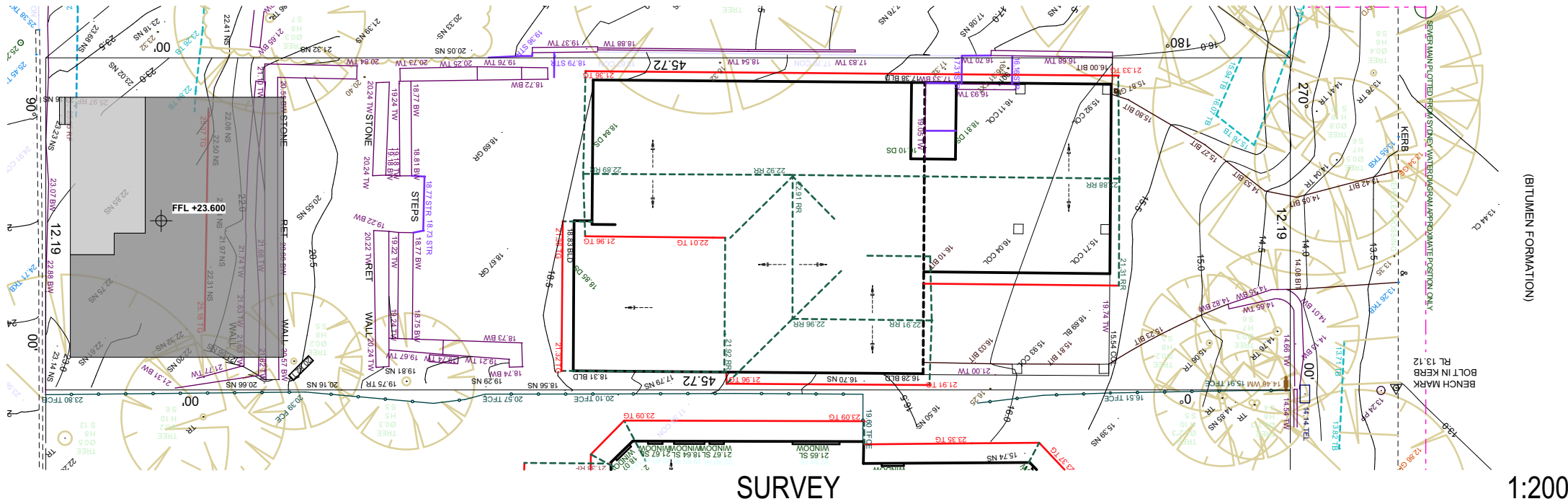
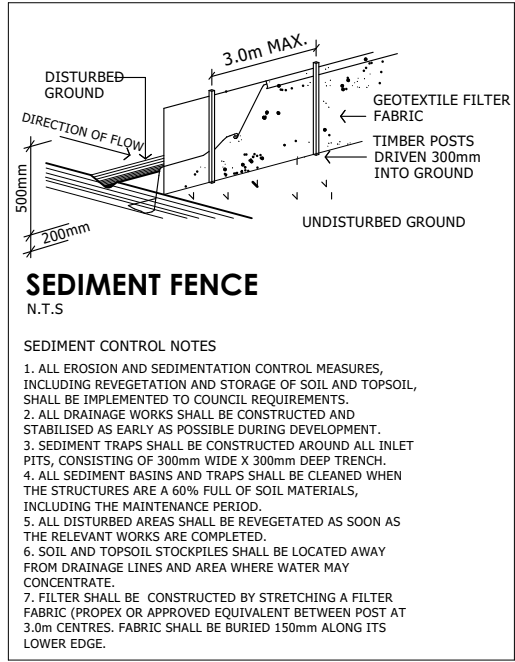
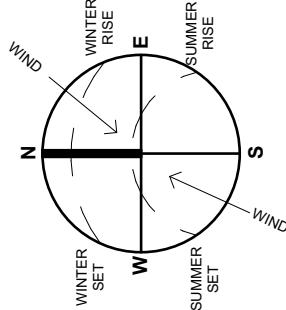
AREA CALCULATIONS

SITE AREA	556.54
EXISTING	176.66
PROPOSED SECONDARY DWELLING	60
TOTAL FLOOR AREA	236.66 [FSR 0.42:1]



SITE PLAN

1:200






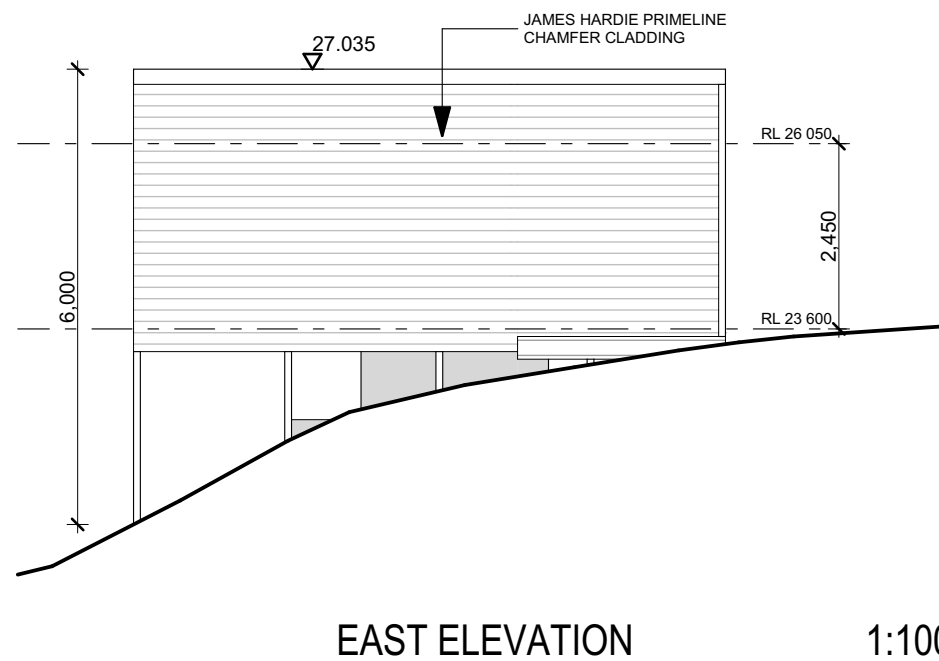
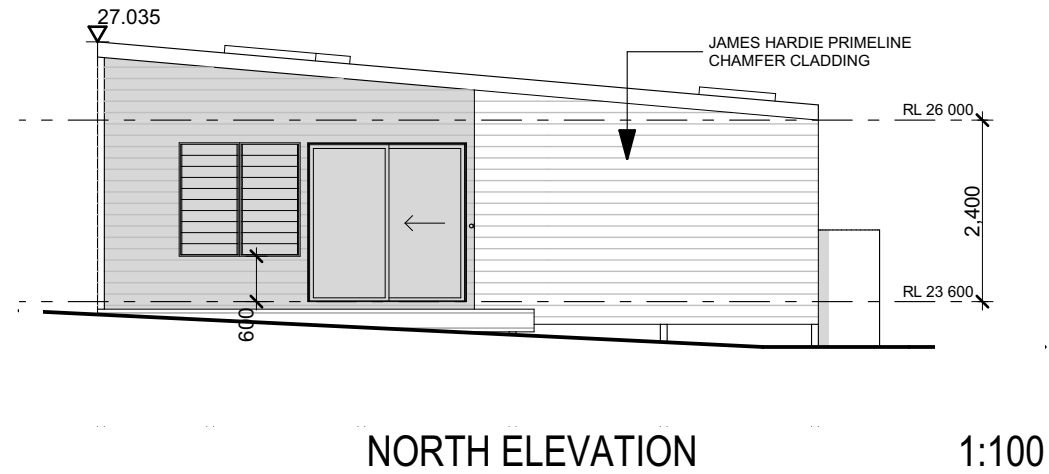
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 BACKSPACE LIVING	REVISION		PROJECT	DRAWING TITLE	OTHERWISE SPECIFICALLY REFERENCED				
	No	DESCRIPTION	DATE	PROPOSED SECONDARY DWELLING 32 NEPTUNE ROAD, NEWPORT LOT 8 & DP 6248	SITE PLAN & SITE ANALYSIS	SCALE - 1:200			
	01	DA ISSUE	8/04/2019			DATE -			
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BACKSPACE
LIVING

REVISION		
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PROPOSED SECONDARY DWELLING

32 NEPTUNE ROAD, NEWPORT
LOT 8 & DP 6248

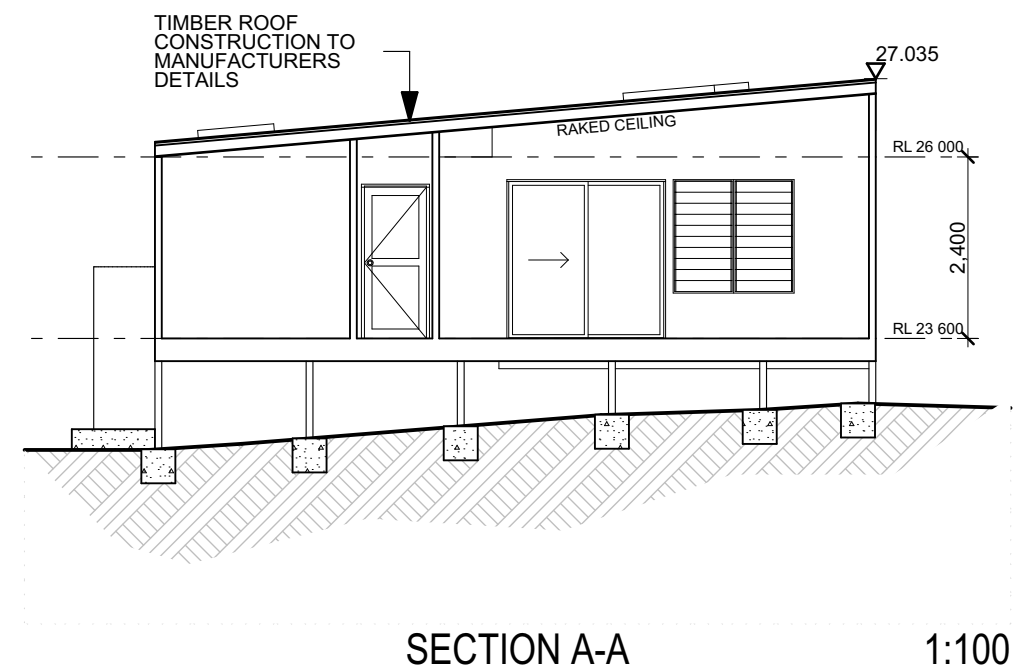
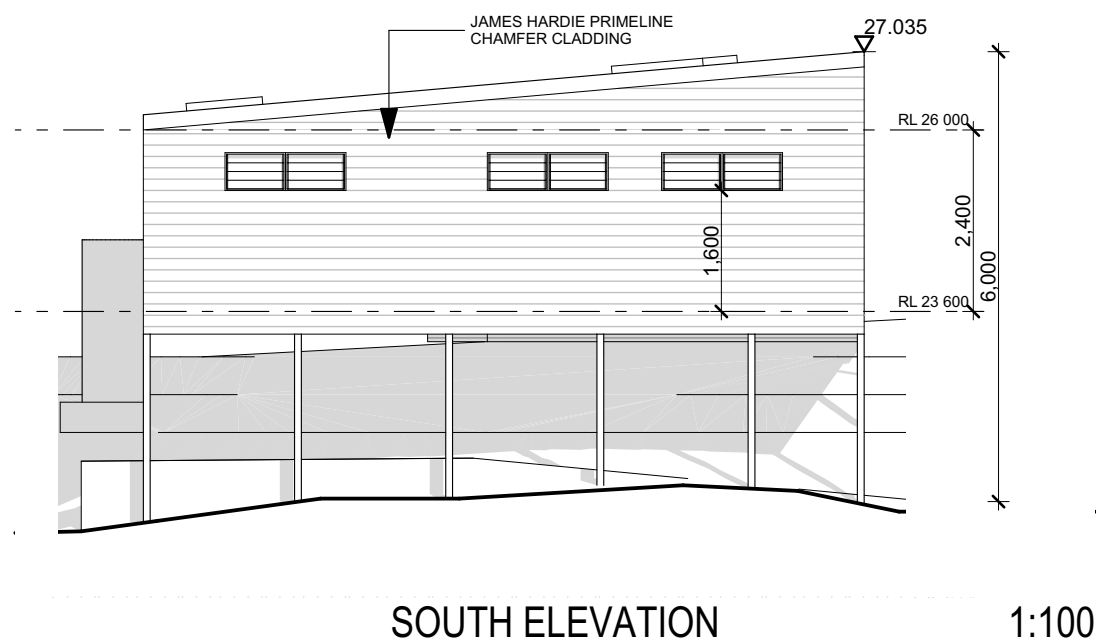
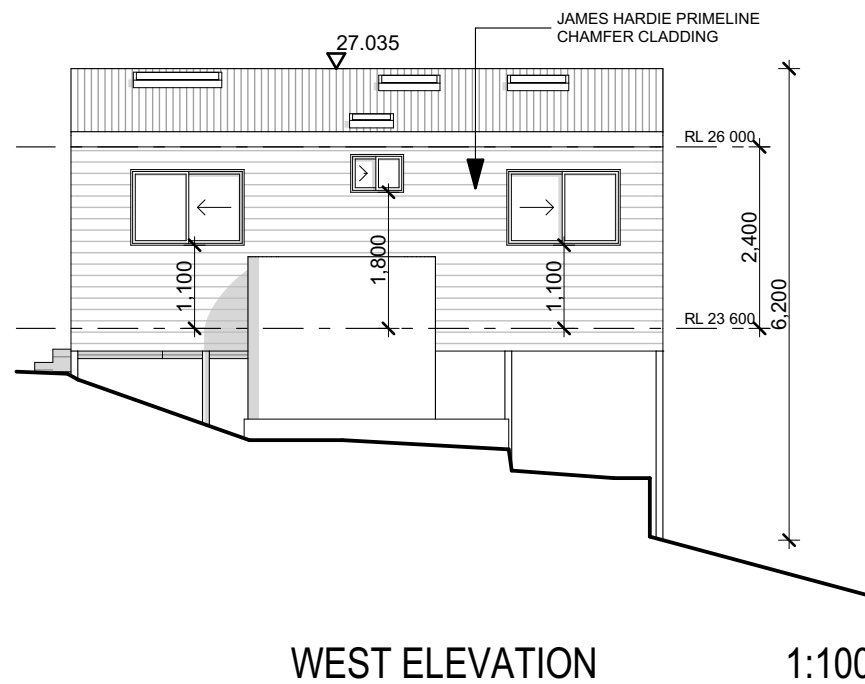
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ELEVATIONS

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REVISION	REVISION			PROJECT	DRAWING TITLE	SCALE - 1:100		
	No	DESCRIPTION	DATE					
	01	DA ISSUE	8/04/2019	PROPOSED SECONDARY DWELLING 32 NEPTUNE ROAD, NEWPORT LOT 8 & DP 6248	ELEVATIONS & SECTION	DATE -		
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						DACC - 05	18066	1

NOTES

ALL WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS AS UPDATED FROM TIME TO TIME, LOCAL GOVERNMENT AND STATUTORY AUTHORITIES.
ALL WORK IS TO BE CARRIED OUT BY LICENSED TRADESPERSON AND IN A WORKMAN LIKE MANNER.

SURVEY

PEG OUT BOUNDARIES AND SETOUT HOUSE, OR PROPOSED EXTENSIONS. PROVIDE AN IDENTIFICATION SURVEY UPON COMPLETION OF WORKS. SET OUT AND INDENT SURVEYS TO BE COMPLETED BY A REGISTERED SURVEYOR.

SITE PREPARATION

THE SITE IS TO BE CLEARED OF ALL VEGETATION WITHIN THREE METERS OF THE BUILDING AREA. ANY EXCAVATED AREAS ARE TO BE CUT AND PLACE SPOIL IN THE AREA TO BE FILLED. FILLED AREA IS TO BE COMPACTED MINIMUM 95%

SLAB

CONCRETE SLAB IS TO BE POURED IN ACCORDANCE WITH THE PLANS, STEEL REINFORCING SIZE AND PLACEMENT IS TO STRUCTURAL ENGINEER'S DETAILS.

PEST CONTROL

PROVIDE A PHYSICAL BARRIER TO ALL SLAB PENETRATIONS IN ACCORDANCE WITH A.S 3600.1 .
PROVIDE PHYSICAL BARRIER TO PERIMETER OF SLAB, 75MM ABOVE GROUND LEVEL. ANT CAPPING TO BE INSTALLED IN ACCORDANCE WITH AS 3660.1- 2000 FOR BEARER AND JOIST CONSTRUCTION.

BRICKLAYER

ERECT BRICKWORK TO ALL ELEVATIONS IN SELECTED BRICKWORK USING CEMENT MORTAR .
PROVIDE 250MM 50UM POLYTHENE FLASHING NAILED TO THE BOTTOM PLATE LAID ON TOP OF THE FIRST COURSE OF BRICKWORK.
PROVIDE WEEP HOLES FOR THE EGRESS OF WATER. A 40MM CAVITY IS TO BE MAINTAINED BETWEEN EXTERNAL BRICKWORK AND TIMBER FRAME. CAVITIES ARE TO BE KEPT FREE FROM MORTAR.
PROVIDE VENEER TIES TO STUDS AT 600MM CENTRES EVERY FOURTH COURSE .
PROVIDE ENGAGED PIERS TO SINGLE SKIN BRICKWORK AT 1500MM CENTRES , (UNLESS OTHERWISE DIRECTED BY ENGINEER) .
PIERS ARE TO BE BONDED TO BRICKWORK USING WIRE WALL TIES.
SILLS ARE TO BE FORMED USING BRICK ON EDGE, EXTENDING ACROSS THE CAVITY FROM THE WINDOW TO THE FACE BRICKWORK. ACID CLEAN ALL EXTERNAL ELEVATIONS.
WALL TIES ARE TO CONFORM TO THE BCA AND MASONRY CODE.

TIMBER FRAMING

FRAMES ARE TO BE BUILT TO AS 1684. WALLS TO BE ERECTED STRAIGHT AND PLUMB. WHERE PRE-FABRICATED FRAMING IS USED, FRAMING IS TO BE MANUFACTURED AS DIRECTED BY ENGINEER.
EAVES SOFFIT IS TO BE FRAMED LEVEL WITH 75X38F5 RADIATA. EAVES LINING IS TO BE 4.5MM HARDIEFLEX WITH PLASTIC "H" MOULD TO JOINTS. PERIMETER OF BRICKWORK IS TO BE TRIMMED WITH 38X25 DAR PRIMED PINE MOULD.

ALL GLAZING

ALL GLAZING IS TO CONFORM TO AS1288, AS 2047 SEPP BASIX AND ANY REQUIREMENTS FOR BUSHFIRE OR ANY OTHER GOVERNING BODY.
ALL WINODWS **MUST** COMPLY WITH CLAUSE 3.9.2.5 OF THE NCC RE. 2M OR MORE ABOVE SURFACE BELOW THE WINDOW IS TO BE FITTED WITH A DEVICE TO LIMIT OPENING OR A SUITABLE SCREEN SO A 125MM SPHERE CANNOT PASS THROUGH. REFER TO BCA AND NCC

GUTTER, DOWNPIPES AND STORMWATER DISPOSAL

GUTTER, DOWNPIPES AND STORMWATER DISPOSAL IS TO COMPLY WITH VOL 2 OF THE BCA

ROOFER

TILES TO BE SECURED TO BATTEN, EVERY SECOND TILE. BED, RIDGE HIP AND APEX TILES USING SAND AND CEMENT MIX. POINT UP BEDDING JOINT WITH COLOURED SAND AND CEMENT MIX.
IRON SHEET ROOFING TO BE SECURED IN ACCORDANCE WITH THE AUSTRALIA STANDARD OR MANUFACTURERS INSTRUCTION.

ELECTRICAL

WIRE AND INSTALL SMOKE DETECTORS, MAINS OPERATED WITH BATTERY BACKUP AS PER CL 3.7.2 VOL 2 OF THE BCA AND AS3876

PLASTER

ALL PLASTERING IS TO CONFORM TO AS2589

WATERPROOFING

PROVIDE WATERPROOFING IN ACCORDANCE WITH CL 3.8.1 OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 AND AS 3740
WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS

INSULATION

INSULATION IS TO BE INSTALLED AS PER THE RELEVANT BASIX CERTIFICATE AND AS 4859.1 MATERIALS FOR THE THERMAL INSULATION OF BUILDINGS - GENERAL CRITERIA AND TECHNICAL PROVISIONS AND AS3999 THERMAL INSULATION OF DWELLINGS-BULK INSULATION-INSTALLATION REQUIREMENTS.

BASIX

ALL BASIX COMMITMENTS TO COMPLY WITH THE BASIX CERTIFICATE RELEVANT TO THE DEVELOPMENT.

PROTECTION OF WINDOWS

ALL WINDOWS REQUIRED BY CL 3.9.2.5 OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 SHALL BE PROTECTED AS FOLLOWS:
* A CHILD RESISTANT DEVICE THAT HAS BEEN DESIGNED AND INSTALLED TO RESIST AN OUTWARD HORIZONTAL ACTION OF 250 N AND RESTRICTS THE WINDOW OPENING TO A MAXIMUM OF 125MM ; OR
* A CHILD RESISTANT SCREEN WITH SECURE FITTINGS THAT HAS BEEN DESIGNED AND INSTALLED TO RESIST AN OUTWARD HORIZONTAL ACTION OF 250 N;

GAS FITTER

RETICULATED OR BOTTLED GAS ON THE LOT (A) IS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH AS/NZS 1596:2008, THE STORAGE AND HANDLING OF LP GAS AND THE REQUIREMENTS OF RELEVANT AUTHORITIES (METAL PIPING MUST BE USED), AND
(B) GAS CYLINDERS ON THE LOT THAT ARE WITHIN 10M OF A DWELLING HOUSE HAVE THE RELEASE VALVES DIRECTED AWAY FROM THE DWELLING HOUSE, HAVE METAL CONNECTIONS TO AND FROM THE CYLINDERS, AND THERE ARE NO POLYMER SHEATHED FLEXIBLE GAS SUPPLY LINES TO GAS METERS ADJACENT TO THE DWELLING

SITE

CONTRACTOR SHALL PROVIDE BARRICADES, HOARDING, FENCES, SCAFFOLDING, TRAFFIC MANAGEMENT AS REQUIRED.
NO SAFETY MEASURES MAY BE REMOVED, COVERED OR OBSTRUCTED DURING THE WORKS. IF APPLICABLE, EXISTING ILLUMINATED EXIT SIGNAGE MUST BE KEPT OPERATIONAL THROUGHOUT THE WORKS.

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