

BASIX REQUIREMENTS

SITE PLAN

TO BE READ INCONJUCTION WITH THE BASIX CERTICATE NUMBER 1129706S

ROOF AREA TO TANK TO BE USED FOR TOILET FLUSHING, COLD WATER CLOTHS WASHING AND GARDEN TAPS SUPPLY (MINIMUM)______ 50.0 sq.m. WATER STORAGE TANK CAPACITY______2,000 MIN. LITRES

NEW SHOWER HEAD MINIMUM RATING ______ 3 STAR RATING NEW TOILET MINIMUM RATING ______ 3 STAR RATING ALL NEW TAP FITTINGS MINIMUM RATING ______ 3 STAR RATING

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

ROOF COLOUR _____ MEDIUM SA 0.475 - 0.70 FLOOR ABOVE SUB-FLOOR ------R2 | RATING

FLOOR ABOVE SUB-FLOOR -----R2.1 RATING

BED 2 CANTILEVERED BAY WINDOW FLOOR ---- R2.1 RATING EXTERNAL WALLS INSULATION (EXCLUDES GARAGE)_____ R2.0 RATING

INTERNAL WALLS GARAGE_____ R2.0 RATING CEILING INSULATION _____ R4.0 RATING

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

COOLING SYSTEM TO BE IN AT LEAST 1 LIVING AREA \$ 1 BEDROOM TO BE A 1-PHASE AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.0-3.5 OR BETTER PLUS A CEILING FAN. THE COOLING SYSTEM MUST MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING \$ BEDROOM AREAS.

HEATING SYSTEMM IN AT LEAST I LIVING AREA \sharp I BEDROOM TO BE 1-PHASE AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.0-3.5 OR BETTER.

FIXED OUTDOORS CLOTHES DRYING LINE TO BE INSTALLED

GAS COOKER WITH GAS OVEN.

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

- THE HALLWAYS, AT LEAST 5 OF THE BEDROOMS / STUDY
- AT LEAST 3 LIVING/DINING ROOMS



beaches

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/1103



NOTES:-

V7'88

- ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE NATHERS REPORT.

 2. EXTERNAL WALL CLADDING SHALL BE SELECTED PLANK CLADDING
- WITH A SPECIFIED PAINTED COLOUR FINISH.

 3. AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.

 4. AN APPROVED RATED INSULATION MATERIAL TO BE PLACED IN THE CEILING
- SPACE WITHIN THE PERIMETER OF ALL EXTERNAL WALLS IN ACCORDANCE WITH THE BASIX REPORT.
- AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.
- ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT 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.34 MYOLA ROAD NEWPORT N.S.W. 2106

LOT 5 D.P. 17229

SITE AREA

			- U	(
EXISTING SOFT OPEN SPACE EXISTING HARD OPEN SPACE EXISTING HARDSTAND TOTAL EXISTING HARDSTAND	=	99.3 148.7	są, są,	m. m. m. m.	
PROPOSED DRIVEWAY AREA				m. m.	
PROPOSED TOTAL GROUND FLOOR AREA NOT INCLUDING GARAGE PROPOSED GROUND FLOOR FRONT DECK AREA PROPOSED GROUND FLOOR REAR DECK AREA	=	9.4	są,	m. m. m.	
PROPOSED TOTAL FIRST FLOOR AREA PROPOSED FIRST FLOOR FRONT DECK AREA			v	m. m.	
DWELLING ROOF AREA	=	251.9	sq,	m.	
POST LANDSCAPE AREA POST HARDSTAND				m. (52.6 m. (47.4	

2 CAR PARKING SPACES PROVIDED IN GARAGE

TOTAL OSD IMPERVIOUS AREA POST DEVELOPEMENT FLOOD AREA - OSD NOT REQUIRED.

= 281.7 sq. m. (50.7%)

= 555.1 sq, m. (BY CALC.)

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 COMLPY WITH PART 3.1.3 OF THE B.C.A. AND AS3660-1 FOOTINGS AND SLABS TO COMPLT WITH PART 3.2 OF THE B.C.A. , AS2870
- AND ENGINEERS DETAILS
- 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
- BALISTRADES 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/NZI562
- 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



OFFICE - 39 GAVENLOCK ROAD TUGGERAH 2259 P.O. BOX 5240 CHITTAWAY BAY N.S.W. 2261 Tel: (02) 4352 1189 Fax: (02) 4352 1198 Builders Lic. 158741C ABN 65 687 862 151

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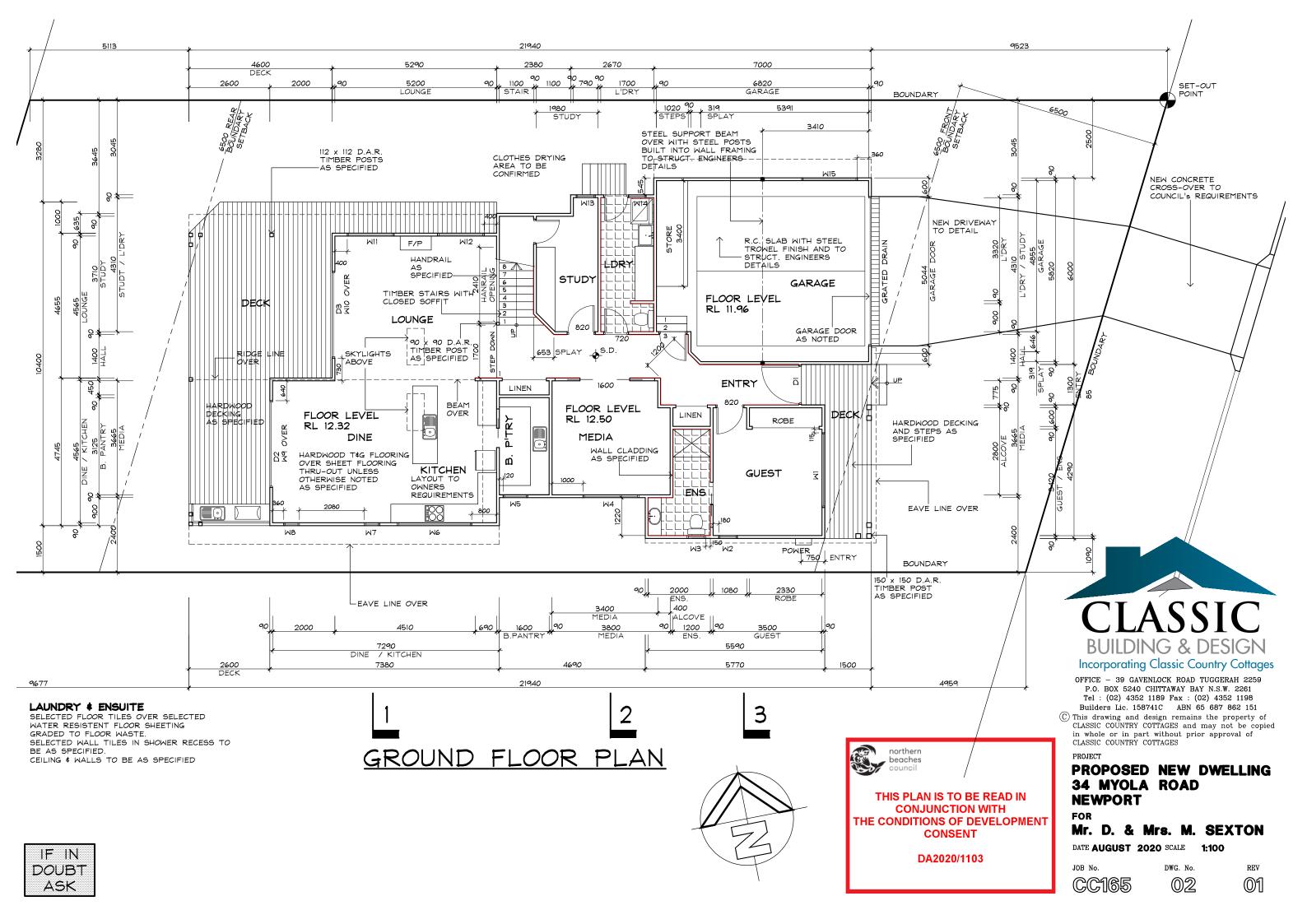
PROPOSED NEW DWELLING 34 MYOLA ROAD **NEWPORT**

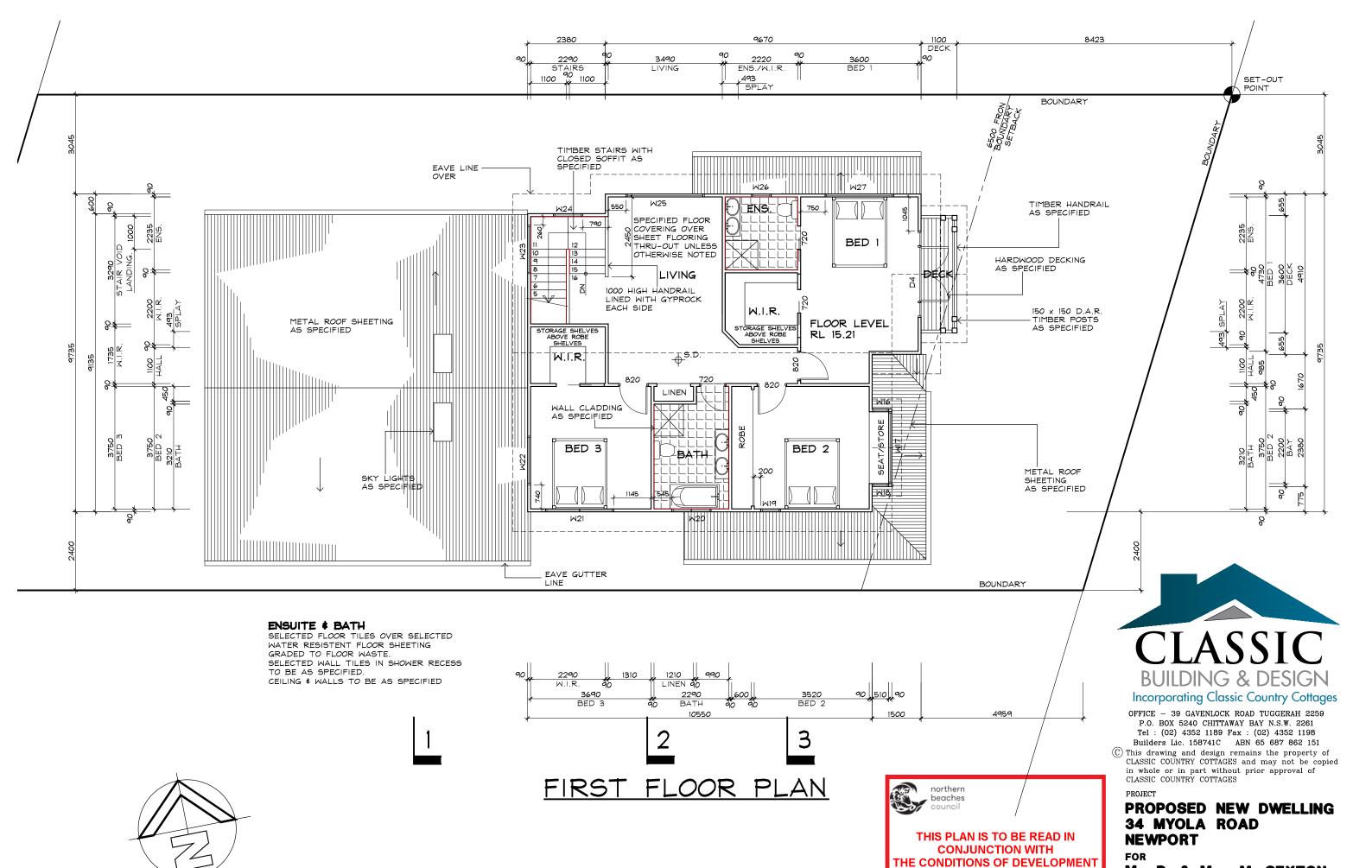
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DATE AUGUST 2020 SCALE

JOB No DWG. No







Mr. D. & Mrs. M. SEXTON

DWG. No.

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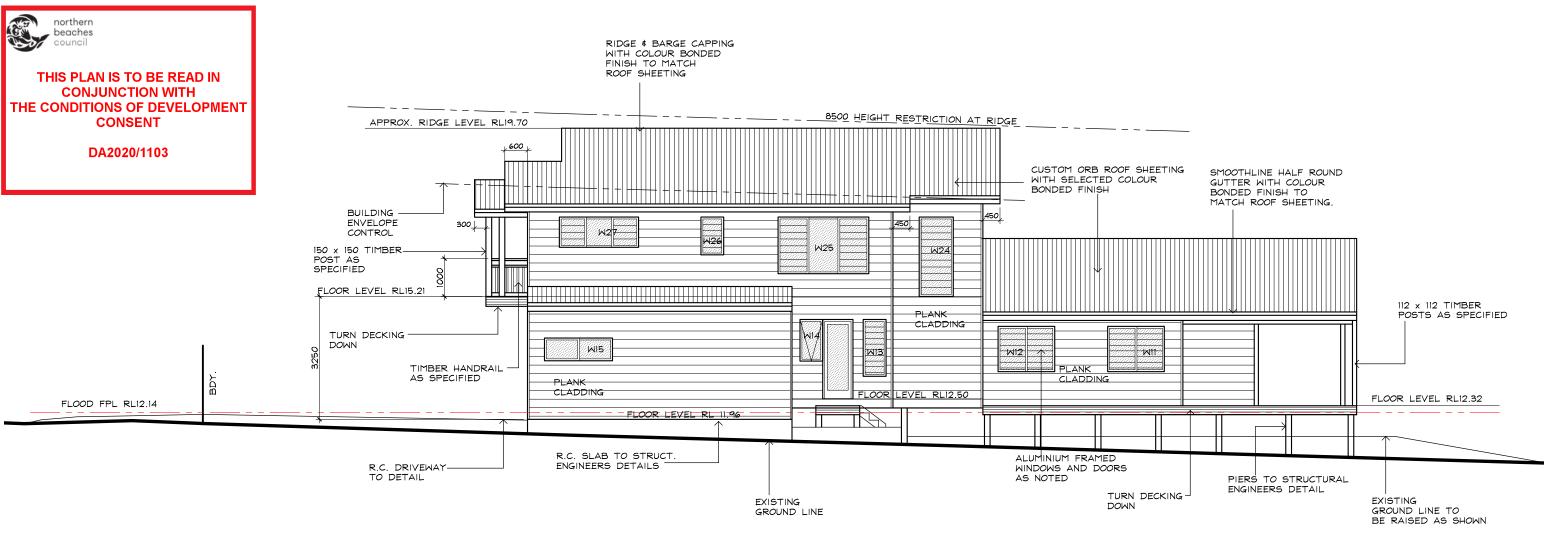
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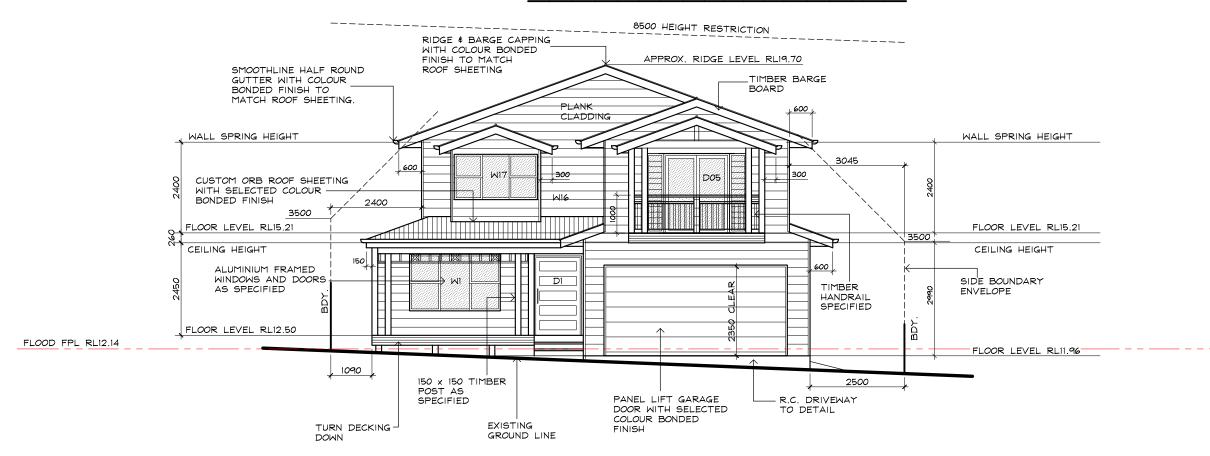
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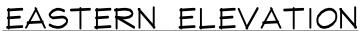
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NORTHERN ELEVATION







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PROJECT

PROPOSED NEW DWELLING 34 MYOLA ROAD NEWPORT

FOR

Mr. D. & Mrs. M. SEXTON

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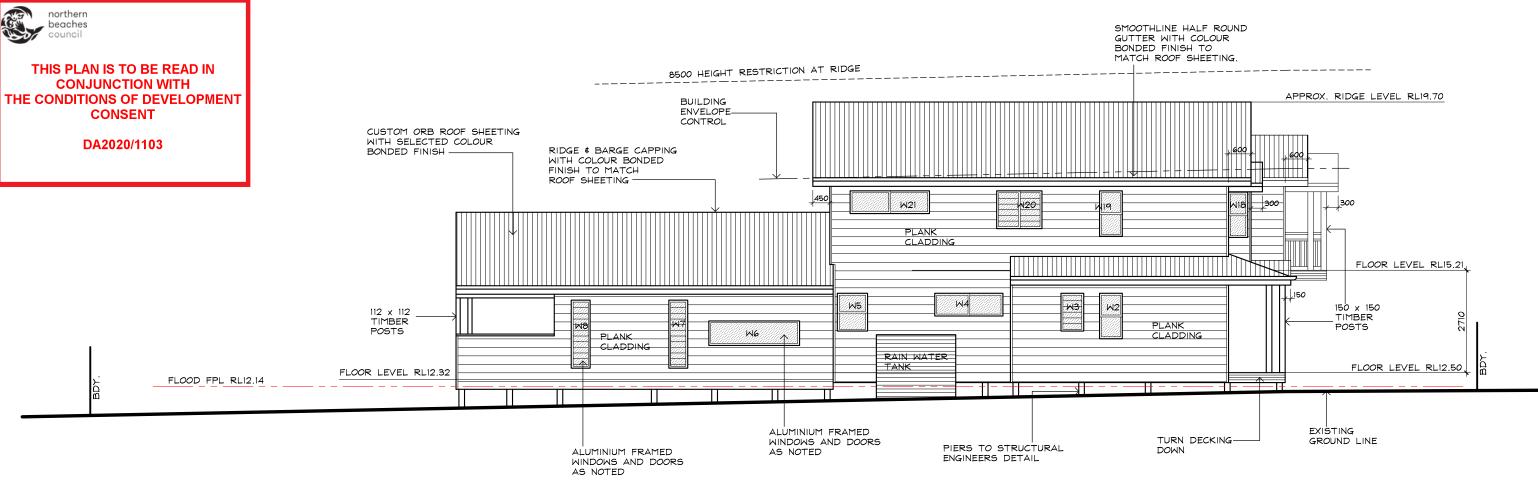
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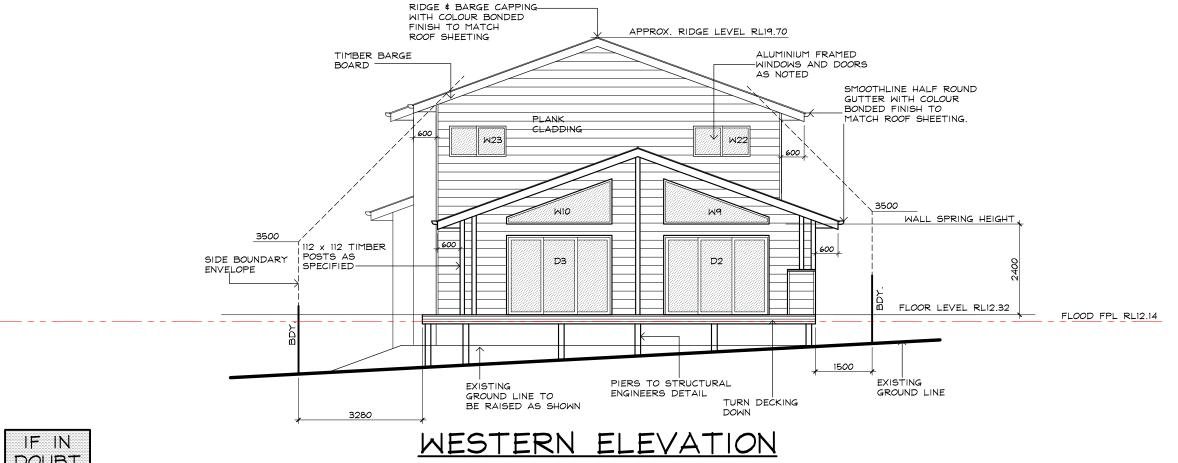
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SOUTHERN ELEVATION





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8500 HEIGHT RESTRICTION AT SECTION ROOF SHEETING APPROX. RIDGE LEVEL RL19.70 -CUSTOM ORB ROOF SHEETING WITH SELECTED COLOUR ROOF FRAMING TO STRUCT. ENGINEERS HALF ROUND PIPE BONDED FINISH DETAILS RIDGE & BARGE CAPPING SMOOTHLINE HALF ROUND GUTTER WITH COLOUR WITH COLOUR BONDED FINISH TO MATCH WALL SPRING HEIGHT BONDED FINISH TO ROOF SHEETING GYPROCK WALL ROOF FRAMING MATCH ROOF SHEETING TO STRUCTURAL
ENGINEERS DETAIL SMOOTHLINE HALF ROUND # CEILING LINING CUSTOM ORB ROOF SHEETING ALUMINIUM FRAMED THRU-OUT UNLESS BATH W20 WITH SELECTED COLOUR WINDOWS AND DOORS OTHERWISE NOTED BONDED FINISH -GUTTER WITH COLOUR AS NOTED -HALLLIVING BONDED FINISH TO MATCH ROOF SHEETING. 3500 FLOOR LEVEL RL15.21 3500 GYPROCK WALL WALL SPRING # CEILING LINING HEIGHT THRU-OUT UNLESS OTHERWISE NOTED ALUMINIUM FRAMED 600 L'DRY DINE SIDE BOUNDARY **MEDIA** WINDOWS AND DOORS WI LOUNGE ENVELOPE FLOOR FRAMING TO AS NOTED M8 STRUCT. ENGINEERS HANDRAIL AS SPECIFIED FLOOR LEVEL RL12.50 FLOOR LEVEL RL12.32 FLOOD FPL RL12.14 EXISTING PIERS TO STRUCTURAL EXISTING GROUND LINE FLOOR FRAMING TO GROUND LINE ENGINEERS DETAIL AT SECTION STRUCT. ENGINEERS PIERS TO STRUCTURAL DETAILS

RIDGE & BARGE CAPPING WITH COLOUR BONDED FINISH TO MATCH

8500 HEIGHT RESTRICTION AT SECTION RIDGE # BARGE CAPPING WITH COLOUR BONDED APPROX. RIDGE LEVEL RL19.70 FINISH TO MATCH ROOF SHEETING SMOOTHLINE HALF ROUND ROOF 18 GUTTER WITH COLOUR BONDED FINISH TO CUSTOM ORB ROOF SHEETING PITCH WITH SELECTED COLOUR MATCH ROOF SHEETING. BONDED FINISH WALL SPRING HEIGHT WALL SPRING HEIGHT GYPROCK WALL \$ CEILING LINING THRU-OUT UNLESS W26 **±NS**. W.IJR. BED 2 JALL OTHERWISE NOTED 3500 FLOOR LEVEL RL15.21 FLOOR LEVEL RL15.21 CEILING HEIGHT UNDERSIDE OF STEEL BEAM CEILING HEIGHT ALUMINIUM FRAMED WINDOWS AND DOORS AS SPECIFIED SIDE BOUNDARY D1 FLOOR FRAMING TO-W15 M2 ENVELOPE STRUCT. ENGINEERS DETAILS **GUES** ENTRY GARAGE FLOOR LEVEL RL12.50 FLOOD FPL RL12.14 FLOOR LEVEL RL11.96 FLOOR FRAMING TO STRUCT. ENGINEERS R.C. SLAB TO PANEL LIFT GARAGE DETAILS DOOR WITH SELECTED STRUCT. ENGINEERS COLOUR BONDED EXISTING GROUND LINE FINISH AT SECTION

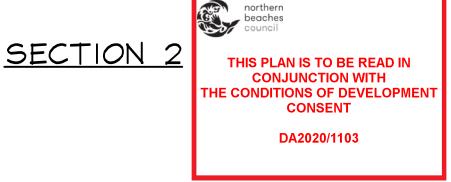


EXISTING GROUND LINE -

TO BE RAISED AS SHOWN

ENGINEERS DETAIL

SECTION





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