

ALL PLANS TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE & ENGINEERING

ANY PROPOSED CHANGES (INCLUDING PRODUCT CHANGES) AFTER APPROVAL OF THE CONSTRUCTION CERTIFICATE TO BE IMMEDIATELY NOTIFIED TO THE PRIVATE CERTIFYING AUTHORITY FOR CONCURRENCE.

1. DEMOLITION

Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:

- Protection of site workers and the general public
- Asbestos handling and disposal where applicable

2. PEST CONTROL

Termite protection to be provided in accordance with NCC 3.1.4 and AS 3660.1

3. TIMBER FRAMING / CLADDING

All timber framing shall comply with AS1684
All external timber framed walls to be wrapped in a breathable vapour permeable membrane that complies + installed with AS/NZS 4200.1 + AS/NZS 4200.2
All external wall Claddings must be complaint with the requirements of N.C.C. 2019 Vol 2 Part 3.5.4. deemed to satisfy provisions and AS/NZS 1859.4.

4. METAL ROOF

Metal Roof Design and Installation shall be in accordance with N.C.C 2019 Vol 2 Part 3.5.1. AS/NZS 156

5. STAIRS

All stairs providing access to comply with N.C.C. 2019 Vol2 Part 3.9.1 & 3.9.2 and AS 4586 including slip resistance P3 / R10 for Dry or P4 / R11 for Wet

6. BALUSTRADES

In accordance with NCC 3.9.2 - balustrades to be at least 1m above the FFL of balconies and landings , and no less rhan 865mm above nosing line of stairs ; incorporate openings no larger than 125mm and where the fall of >4m, to have no climbable members between 150-760mm
Balustrades to comply with AS1170 AS 1288 and AS/NZS 2208

7. WINDOWS

All windows to be restricted in accordance with N.C.C 2019 Vol 2 Part 3.9.2.6 & Part 3.9.2.7. Protection of openable windows where floor below is greater than 2 meters

8. WATERPROOFING

Waterproofing shall be carrief out in accordance with NCC 3.8.1 and AS4654-2012

9. CONDENSATION

Condensation Management must be adhered to in accordance with N.C.C. 2019 Vol 2 Part 3

9. SMOKE ALARMS

Proved hardwired & interconnected smoke and fire detection devices. Smoke alarms to be installed to AS 3786 and the N.C.C. 2019 Vol 2 Part 3.7.5

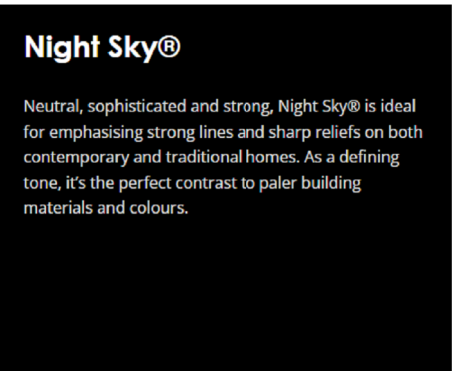
10. FIRE SAFTY

An external wall of Class 1 buildings and any openings in that wall must comply with NCC 3.7.2 if the wall is less than 900mm from an allotment boundary
Eaves within 900mm of allotment boundries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA

11. SEDIMENT CONTROL

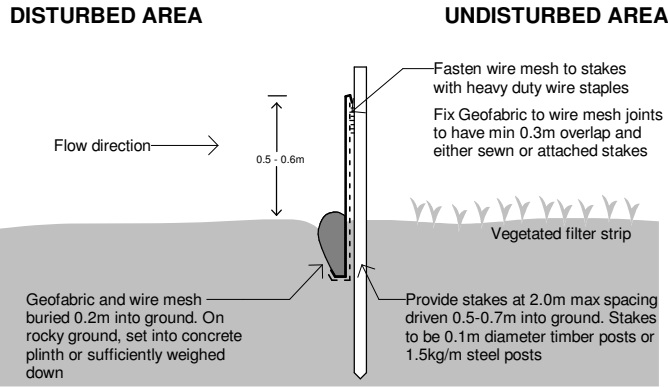
Sediment & Erosion control are to be installed and maintained during the life of the project

Roof Colour



Sheet List			
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date

A100	NOTES	23/05/2022	
A101	SITE PLAN & ANALYSIS	23/05/2022	
A102	GFL - EXISTING & DEMO	23/05/2022	
A103	GFL - PROPOSED	23/05/2022	
A104	FFL - PROPOSED	23/05/2022	
A105	ELEVATIONS	23/05/2022	
A106	ELEVATION & SECTIONS	23/05/2022	
A107	SECTIONS	23/05/2022	
A108	SECTION AND BASIX COMMIT.	23/05/2022	
A109	WINDOWS/ DOORS SCHEDULE	23/05/2022	
A110.1	SHADOOW DIAGRAM EXISTING	23/05/2022	
A110.2	SHADOW DIAGRAM - PROPOSED	23/05/2022	
A111	GFL L'DRY & P'TRY	23/05/2022	
A112	GFL KITCHEN & BATH	07/19/22	
A113	FFL BATH AND ENSUITE	23/05/2022	



Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
	15.02.2022	MEASURED DRAWINGS	TM	KM
	29.04.2022	CONCEPT 3.1	KM	
1	23.05.2022	DA ISSUE	TM	KM

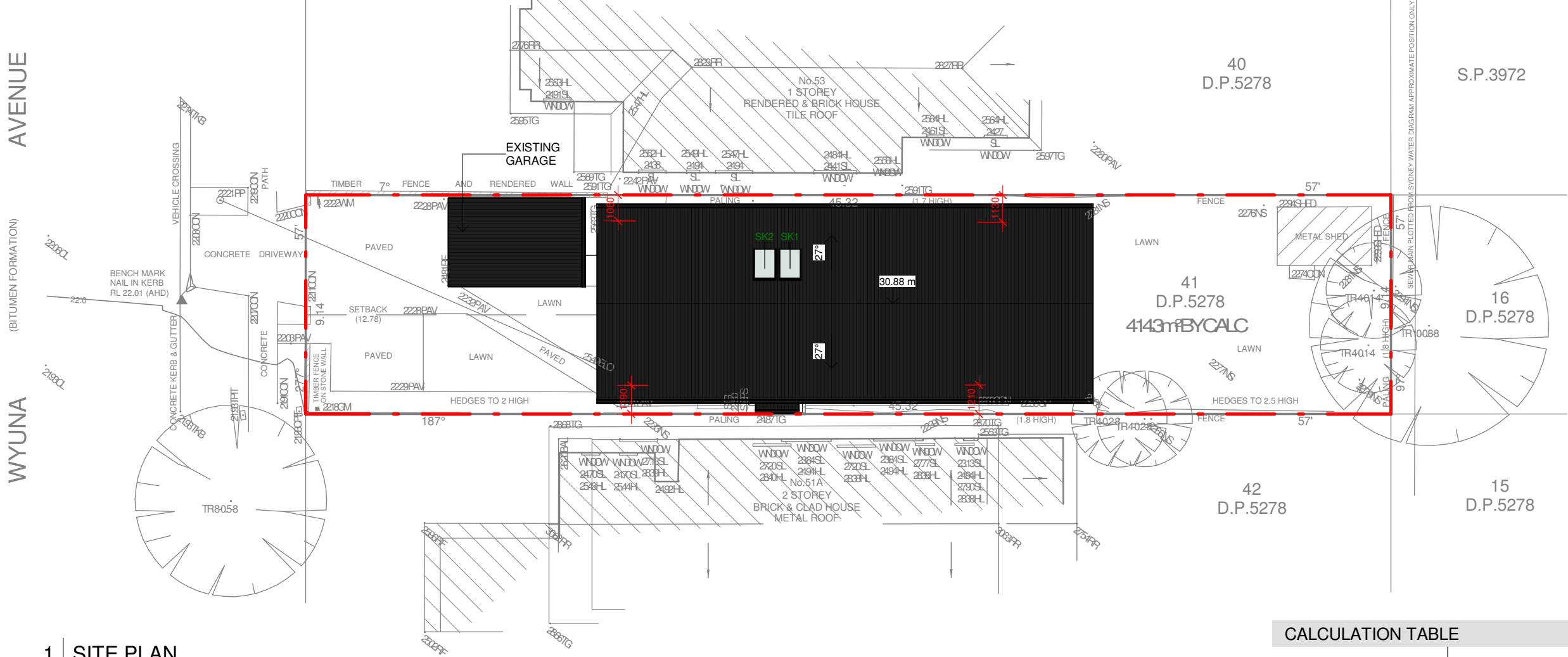
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PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2021-029
AT:	53A WYUNA AVE, FRESHWATER, NSW 2096
FOR:	-

SHEET TITLE:	NOTES
SHEET NO:	A100
SCALE A3:	As indicated

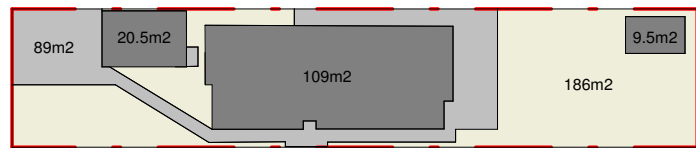
AVENUE

WYUNA



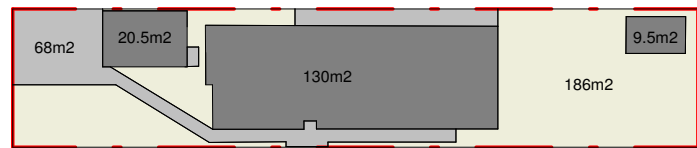
1 SITE PLAN

A101 1 : 200



2 SITE ANALYSIS EXISTING

A101 1 : 500



3 SITE ANALYSIS PROPOSED

A101 1 : 500

CALCULATION TABLE

TITLE:	LOT 41 DP 5278	
ZONE	R2 - LOW DENSITY RESIDENTIAL	
HAZARDS	-	
SITE AREA	414m²	
MAX. BUILDING HEIGHT	Hmax = 8.5 m	
	EXISTING	PROPOSED
GROSS FLOOR AREA	103m²	103+114=217m²
SITE COVERAGE	139m² / 33.5%	160m² / 38.5%
HARD SURFACE	89m² / 21.5%	68m² / 16.5%
LANDSCAPED AREA	186m² / 45%	186 m² / 45%

	LANDSCAPED AREA
	HARD SURFACE
	SITE COVERAGE

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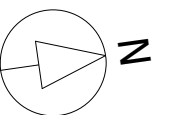
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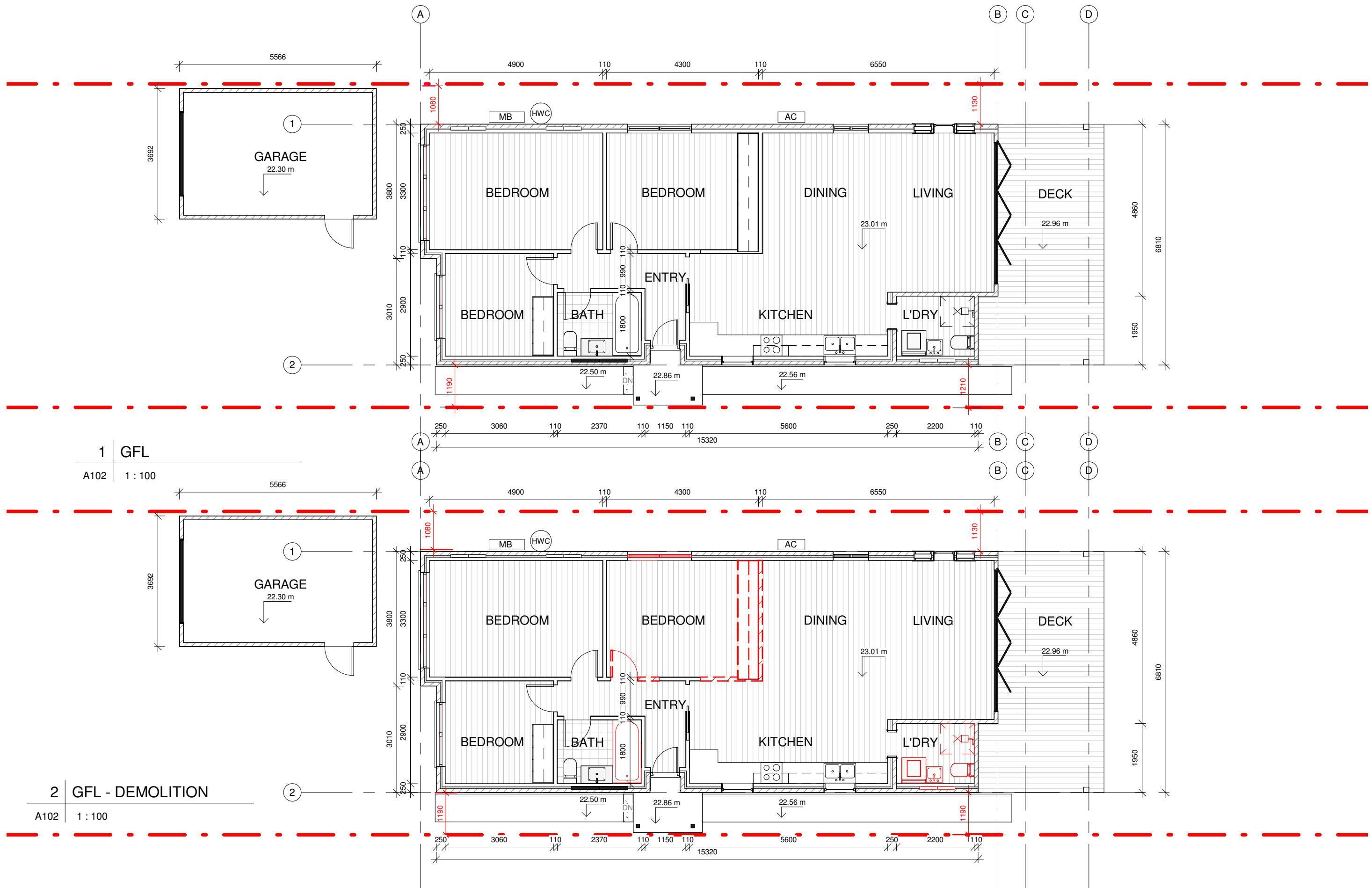
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PROJECT NO.:	2021-029
AT:	53A WYUNA AVE, FRESHWATER, NSW 2096
FOR:	-

SHEET TITLE:	SITE PLAN & ANALYSIS
SHEET NO:	A101
SCALE A3:	As indicated





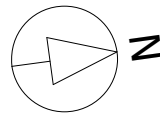
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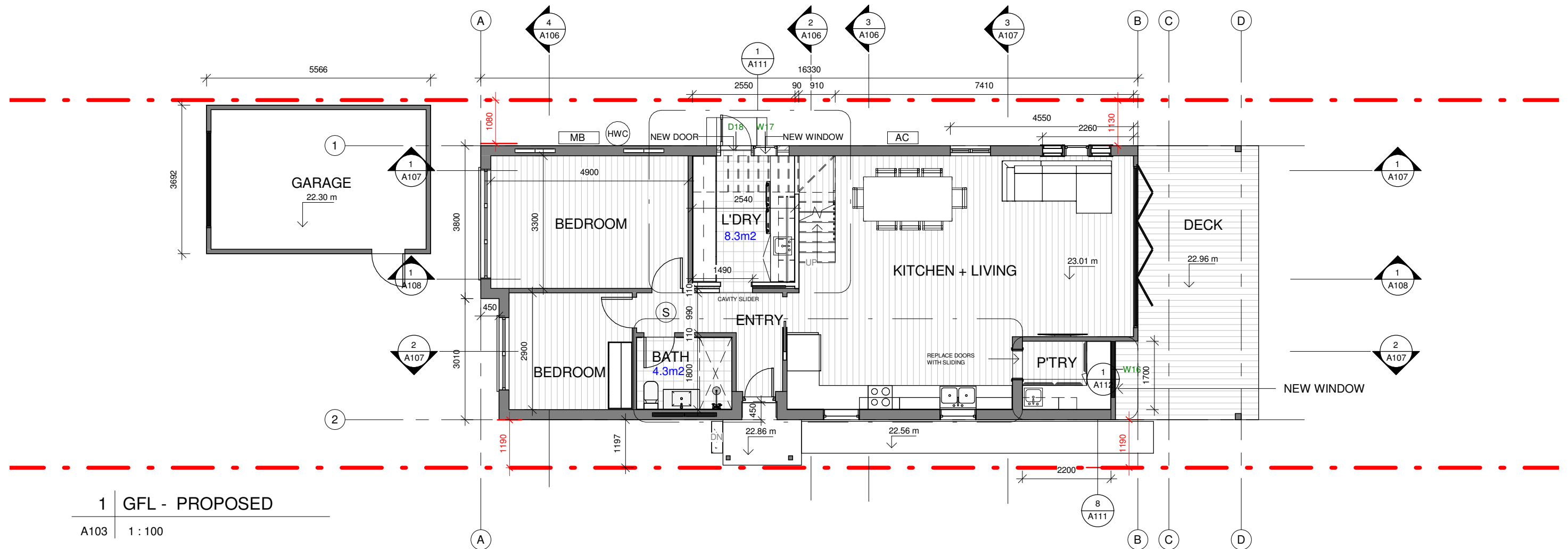
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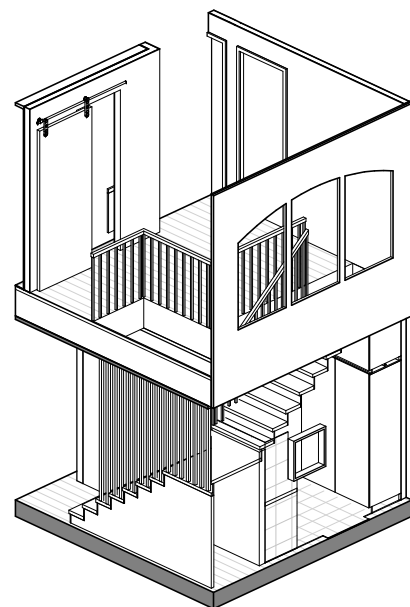
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PROJECT NO.:	2021-029
AT:	53A WYUNA AVE, FRESHWATER, NSW 2096
FOR:	-

SHEET TITLE:	GFL - EXISTING & DEMO
SHEET NO:	A102
SCALE A3:	1 : 100

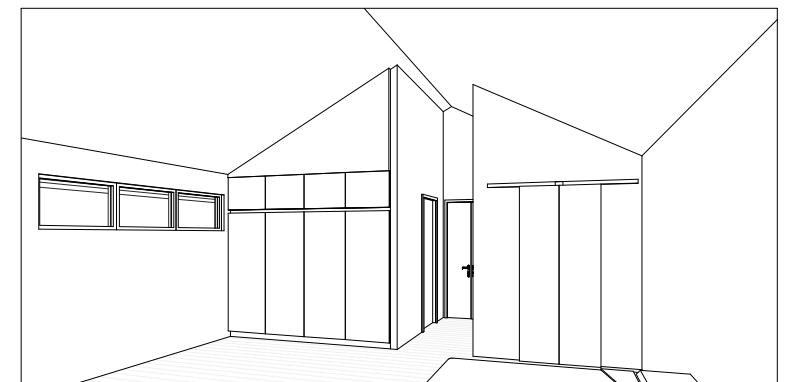
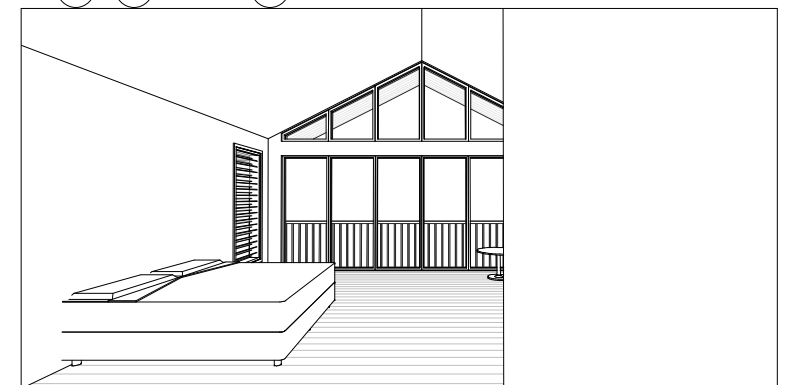
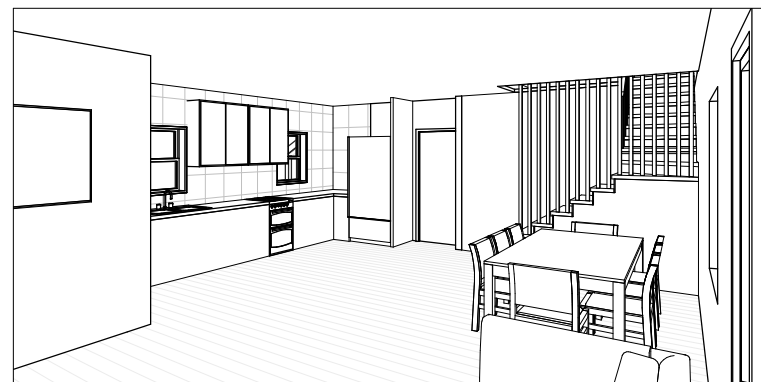
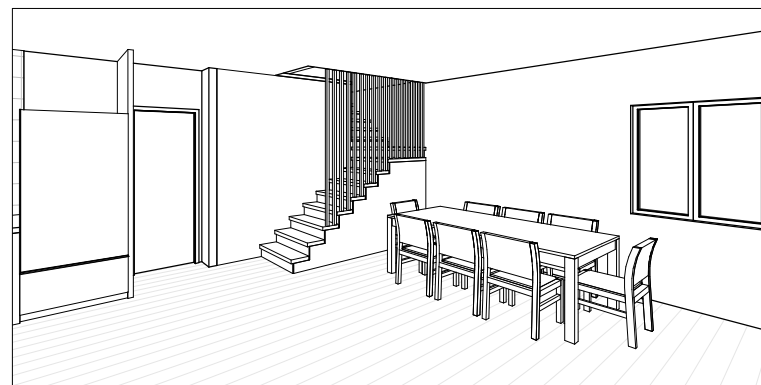




1 | GFL - PROPOSED
A103 | 1 : 100



2 | 3D STAIRS
A103



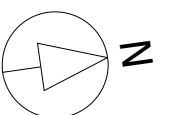
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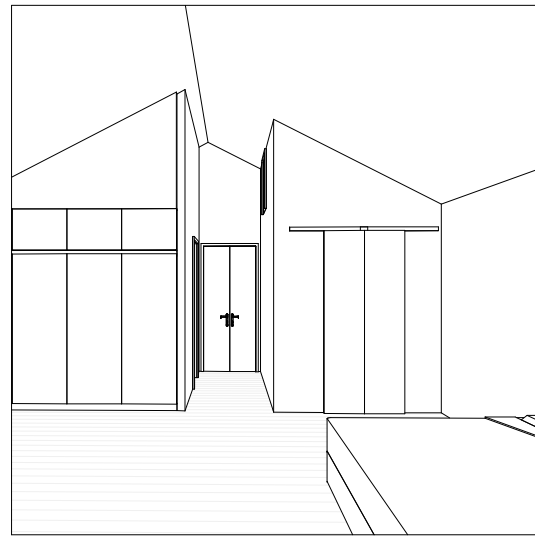
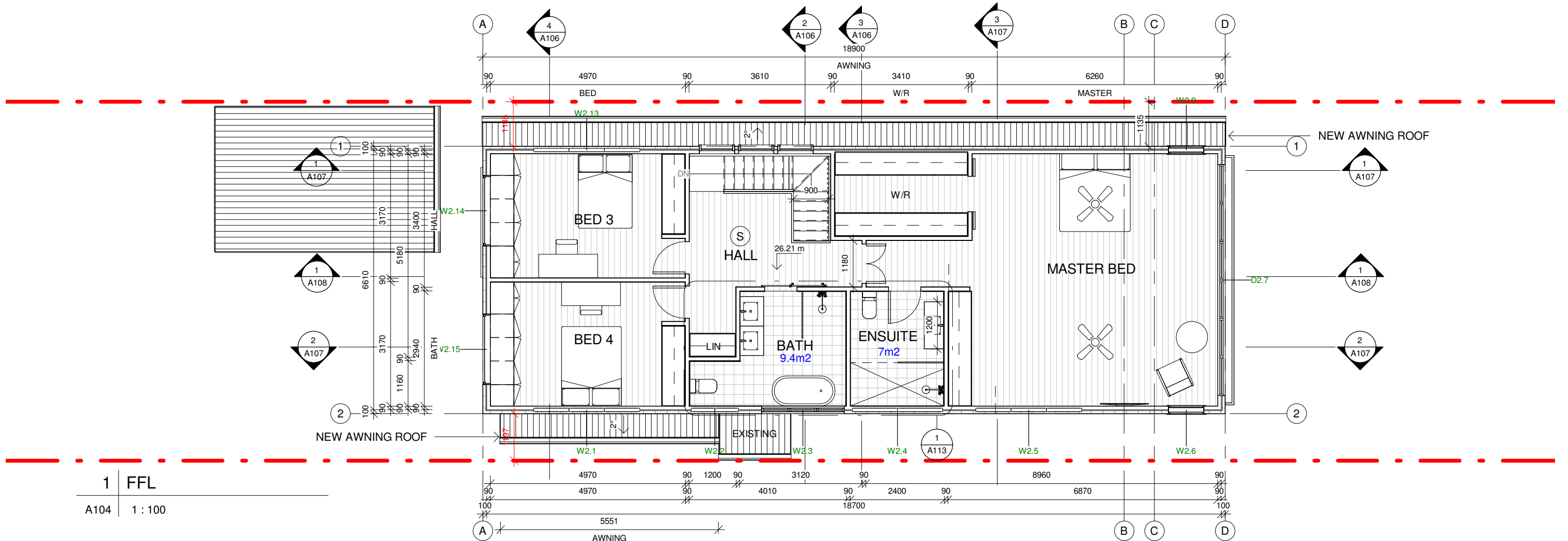
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FOR: -

SHEET TITLE: GFL - PROPOSED
SHEET NO: A103
SCALE A3: 1 : 100





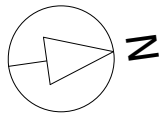
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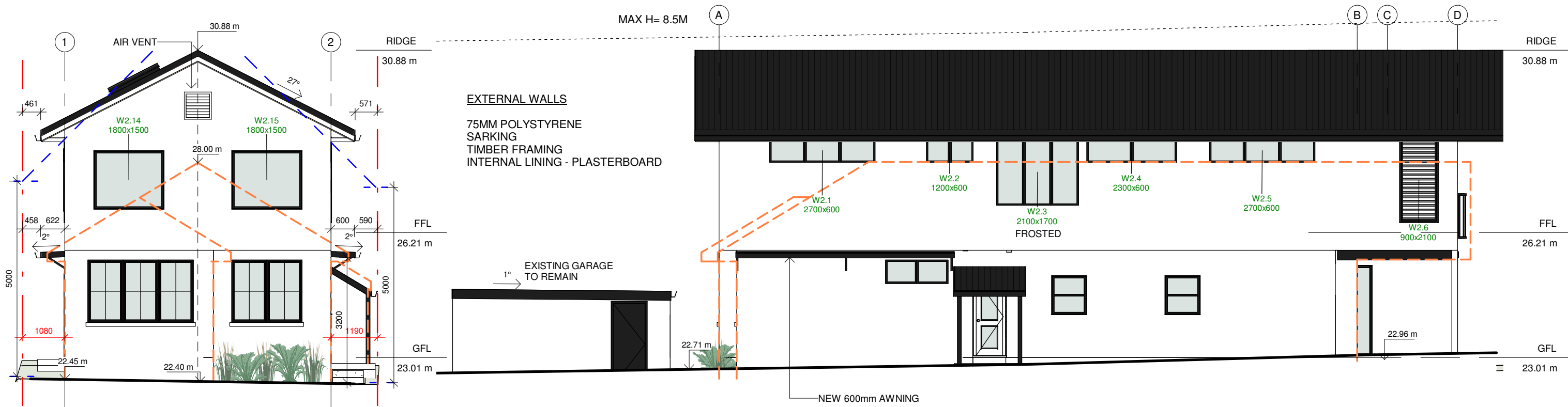
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AT: 53A WYUNA AVE, FRESHWATER, NSW 2096
FOR: -

SHEET TITLE: FFL - PROPOSED
SHEET NO: A104
SCALE A3: 1 : 100





EXTERNAL WALLS
75MM POLYSTYRENE
SARKING
TIMBER FRAMING
INTERNAL LINING - PLASTERBOARD

EXISTING GARAGE
TO REMAIN

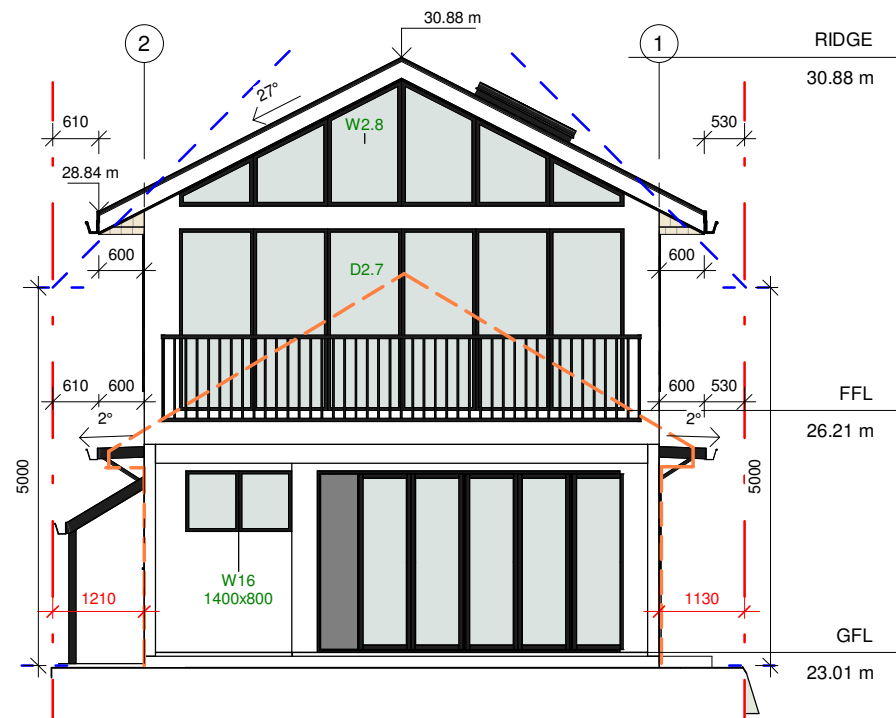
NEW 600mm AWNING

1 SOUTH ELEV. - PROPOSED

A105 1 : 100

3 EAST ELEV. - PROPOSED

A105 1 : 100



2 NORTH ELEV. - PROPOSED

A105 1 : 100



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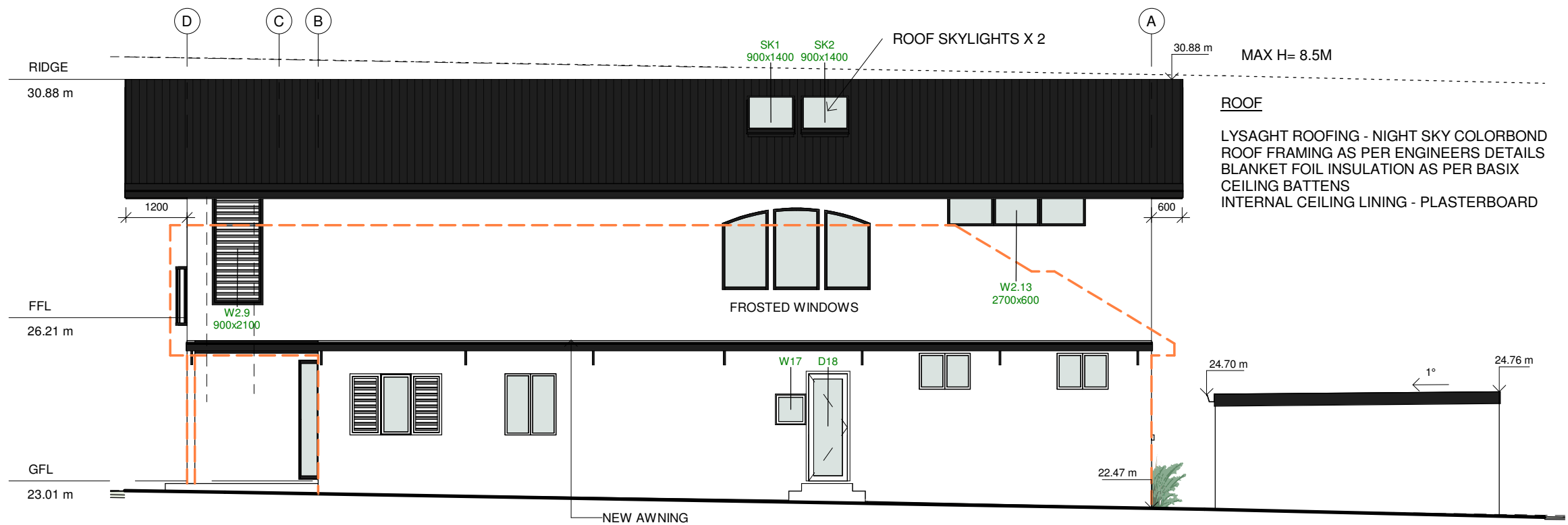
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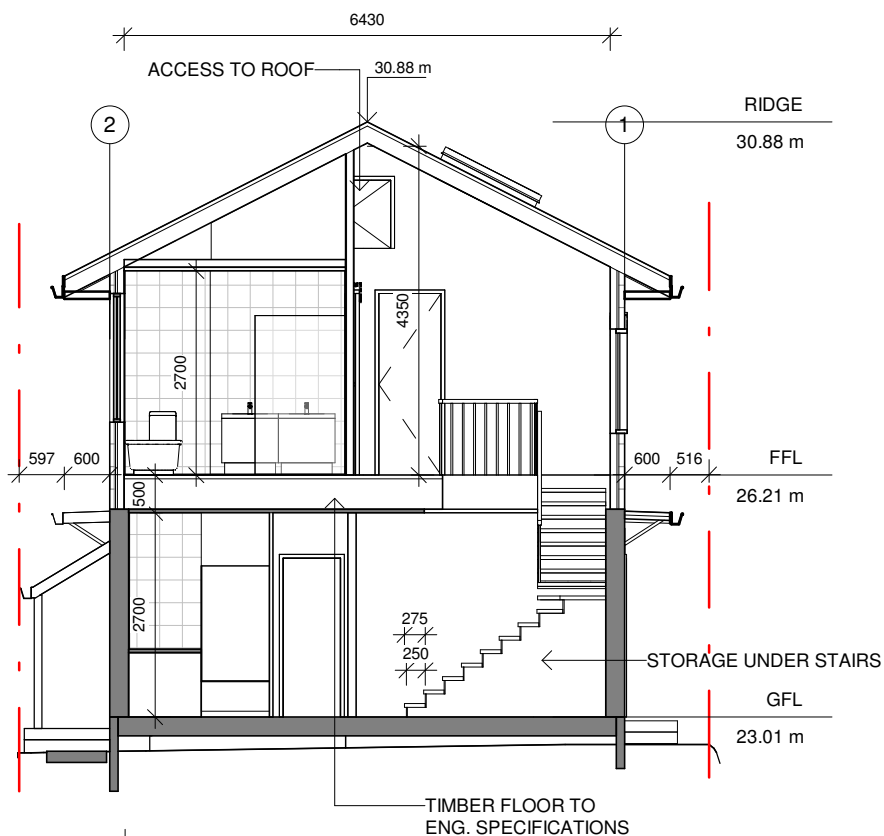
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PROJECT TITLE: ALTERATION & ADDITION
PROJECT NO.: 2021-029
AT: 53A WYUNA AVE, FRESHWATER, NSW 2096
FOR: -

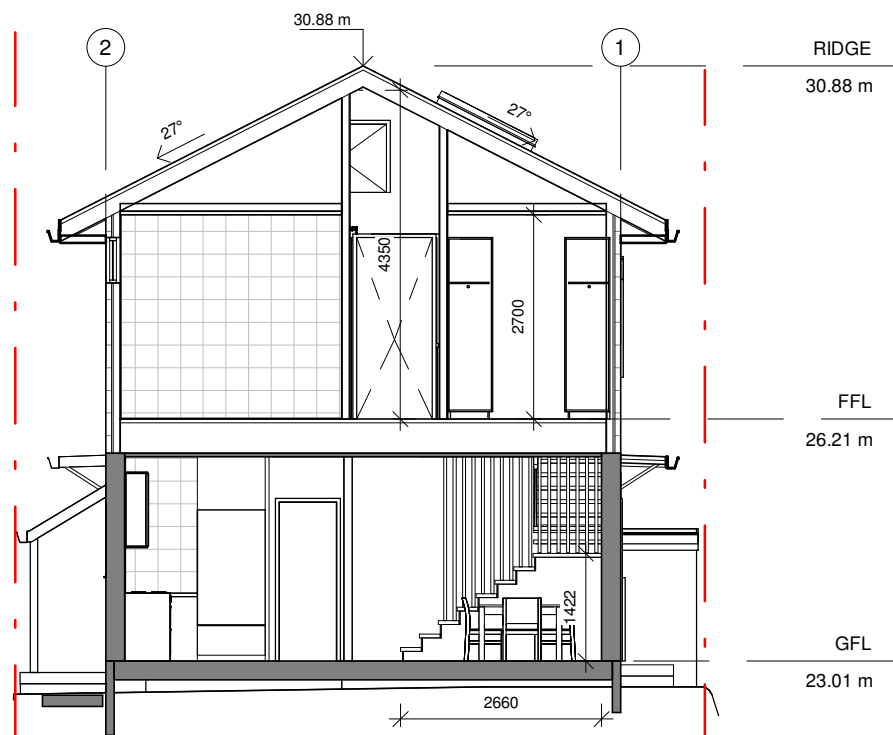
SHEET TITLE: ELEVATIONS
SHEET NO: A105
SCALE A3: 1 : 100



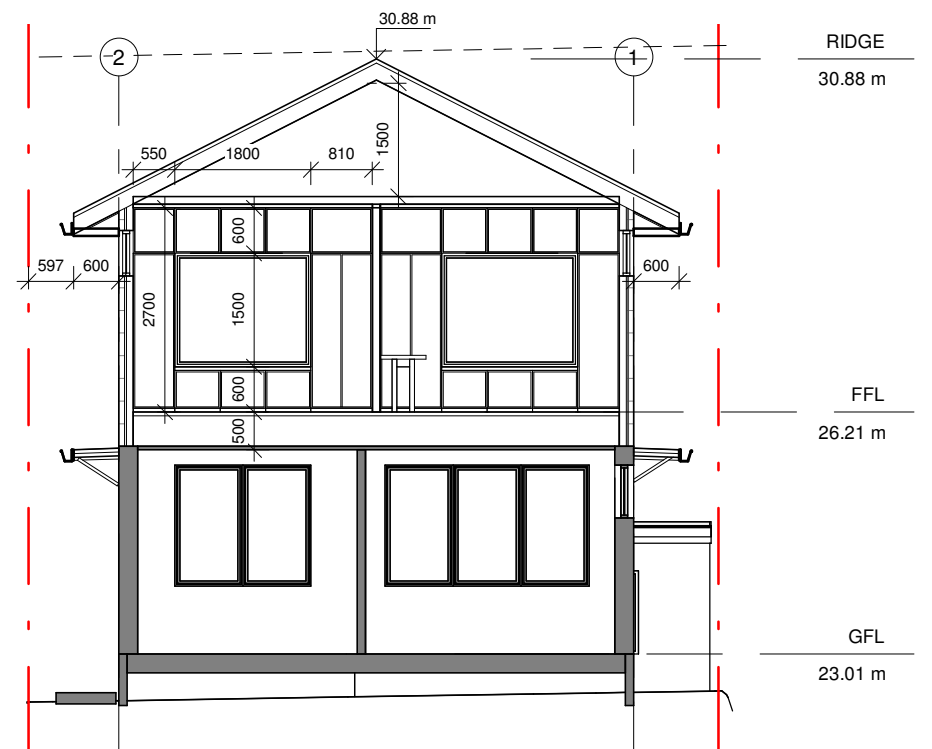
1 WEST ELEV. - PROPOSED
A106 1 : 100



2 SECTION A-A
A106 1 : 100



3 SECTION B-B
A106 1 : 100



4 SECTION C-C
A106 1 : 100

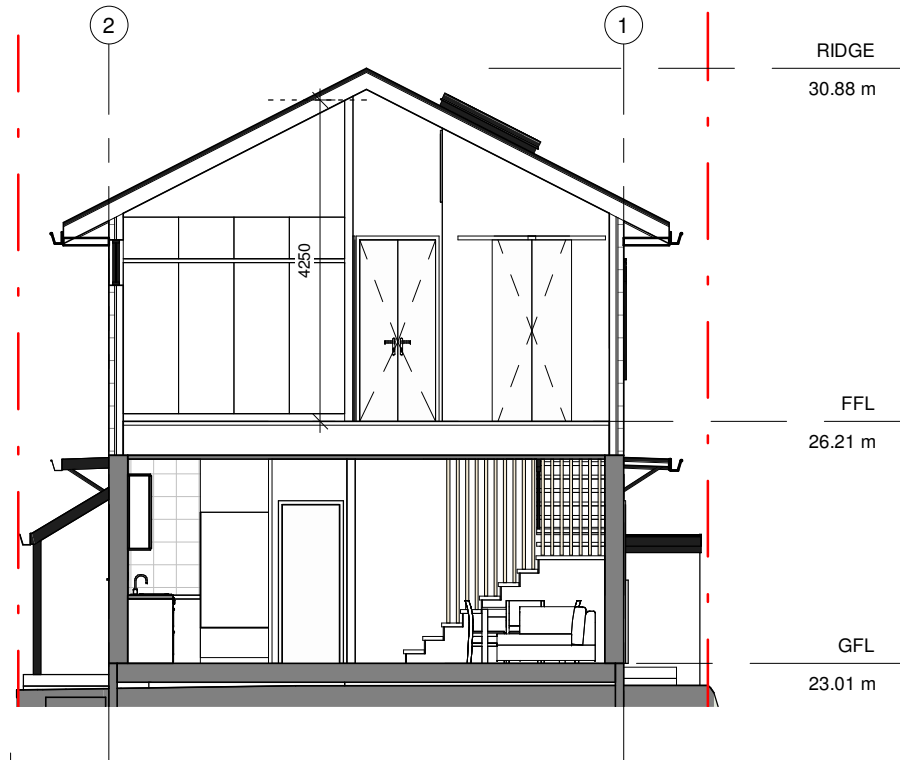
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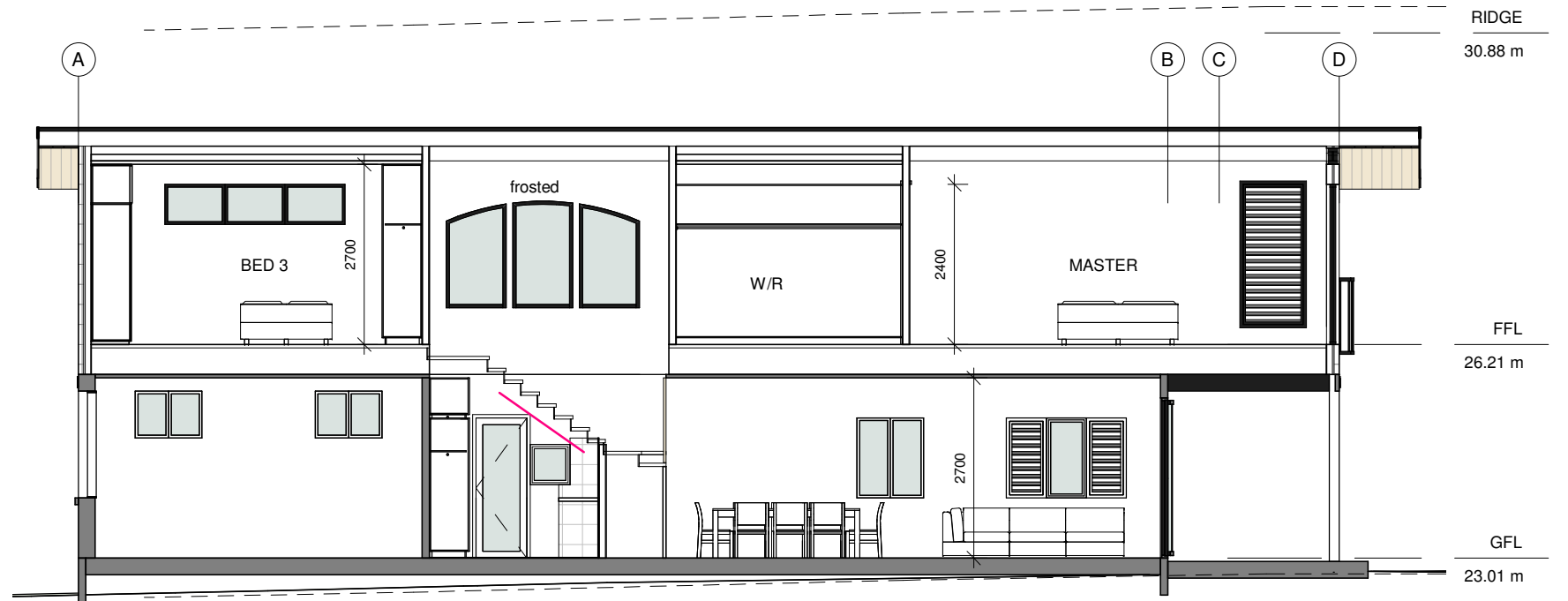
PROJECT TITLE: ALTERATION & ADDITION
PROJECT NO.: 2021-029
AT: 53A WYUNA AVE, FRESHWATER, NSW 2096
FOR: -

SHEET TITLE: ELEVATION & SECTIONS
SHEET NO: A106
SCALE A3: 1 : 100



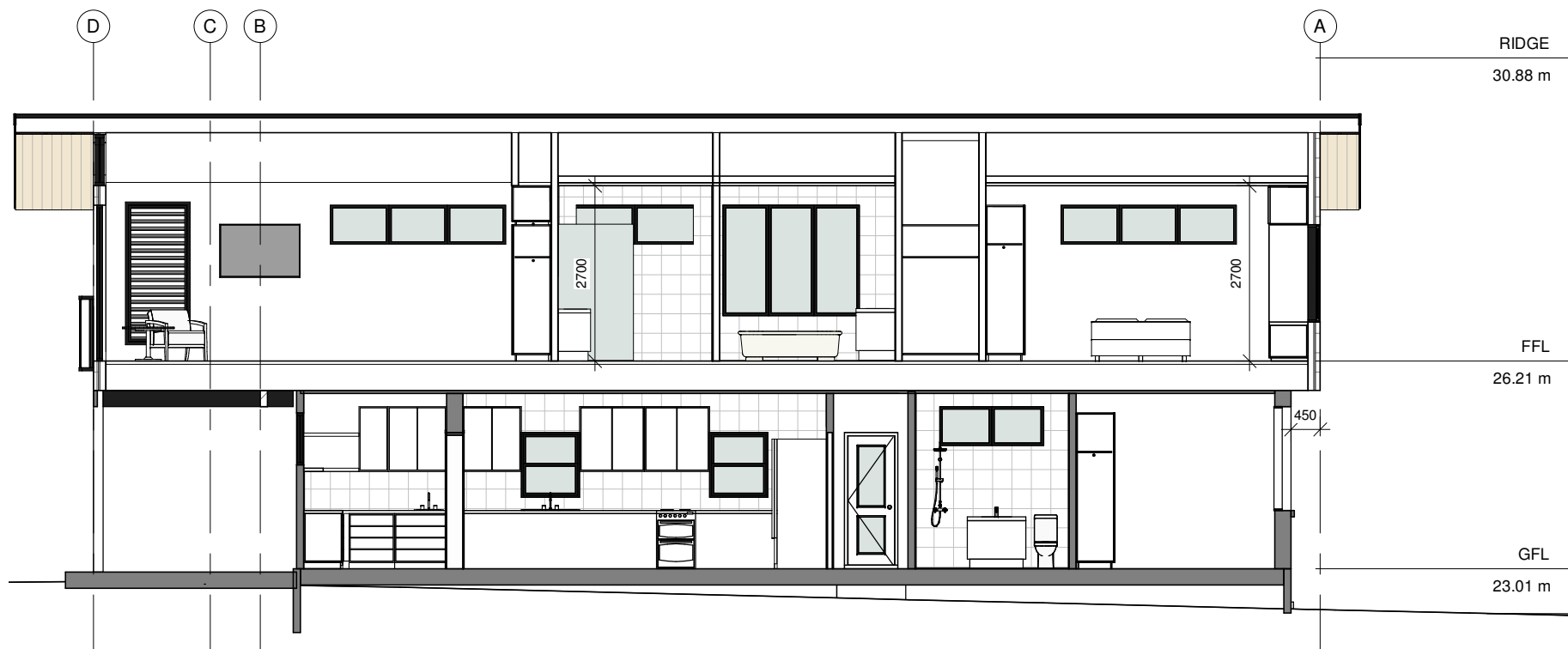
3 SECTION D-D

A107 1 : 100



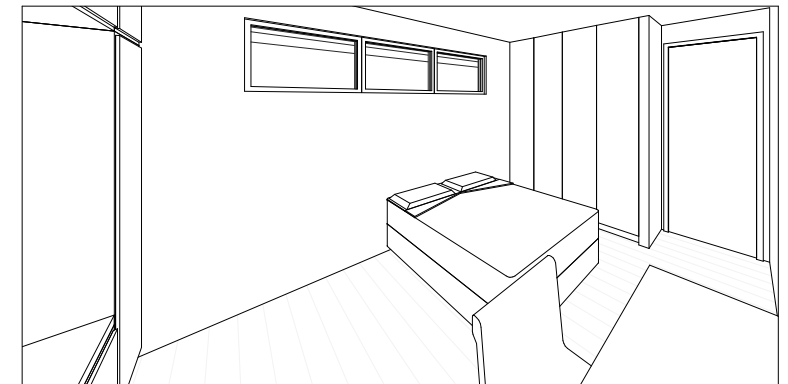
1 SECTION E-E

A107 1 : 100



2 SECTION G-G

A107 1 : 100



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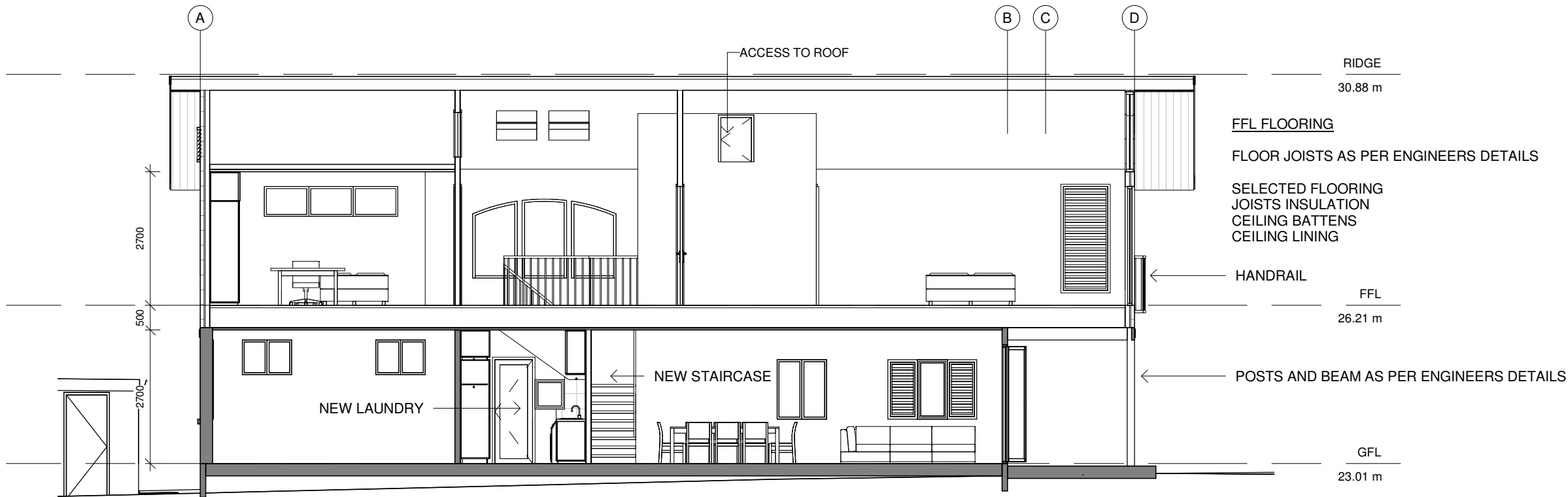
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PROJECT NO.: 2021-029
AT: 53A WYUNA AVE, FRESHWATER, NSW 2096
FOR: -

SHEET TITLE: SECTIONS
SHEET NO: A107
SCALE A3: 1 : 100



1 | SECTION F-F
A108 | 1 : 100

BASIX COMMITMENTS

FIXTURES AND SYSTEMS		
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS	
FIXTURES	SHOWERHEADS	MIN 3 STAR RATING
	TOILET FLUSHING SYSTEM	MIN 3 STAR RATING
	TAPS	MIN 3 STAR RATING
CONSTRUCTION		
INSULATION	EXTERNAL WALLS (EIFS) 75MM FACADE PANEL (POLY)	NIL
	FLAT CEILING / PITCHED ROOF	CEILING; R1.45(UP), ROOF; FOIL BLANKET 55MM (UP)
GLAZING	RAKED CEILING / PITCHED ROOF	CEILING; R1.74(UP), ROOF; FOIL BLANKET 55MM (UP)

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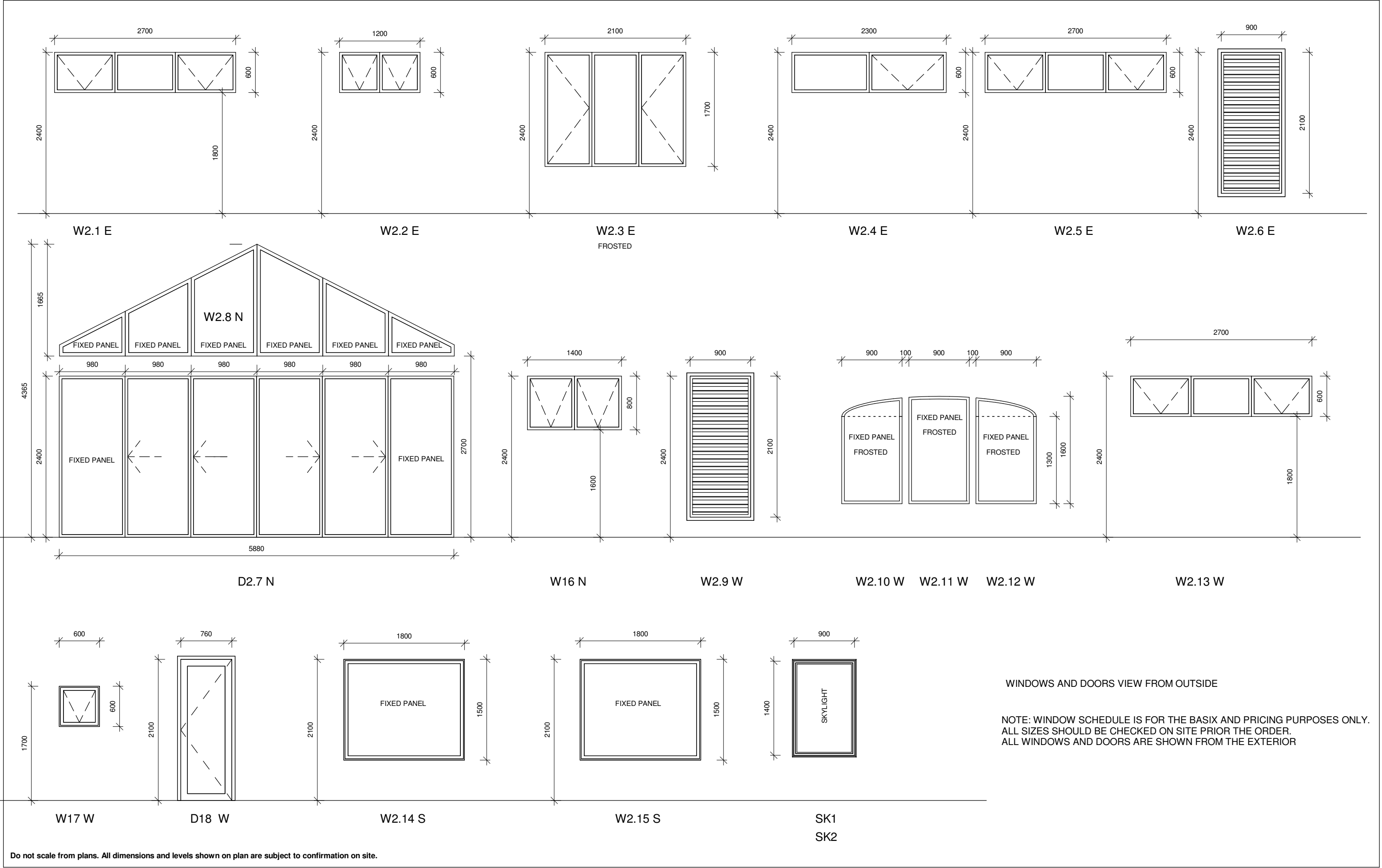
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AT:	53A WYUNA AVE, FRESHWATER, NSW 2096
FOR:	-

SHEET TITLE:	SECTION AND BASIX COMMIT.
SHEET NO:	A108
SCALE A3:	As indicated



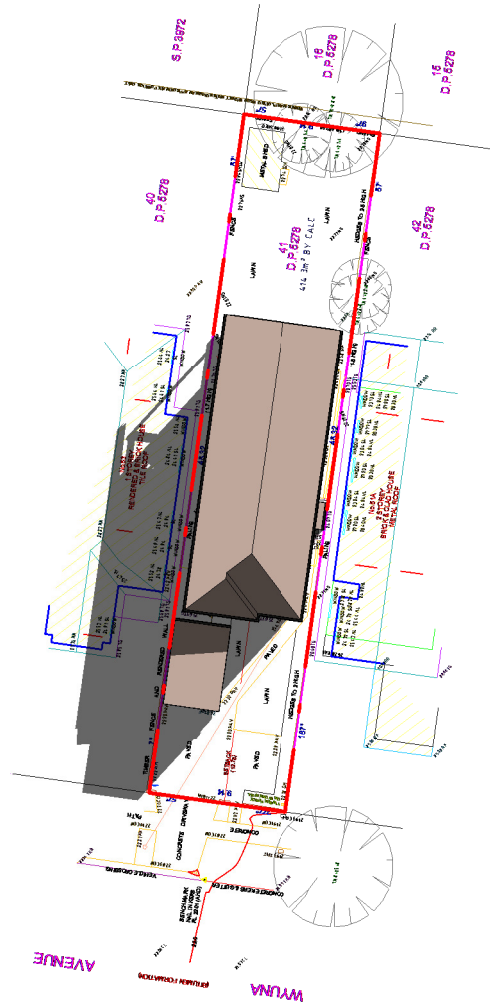
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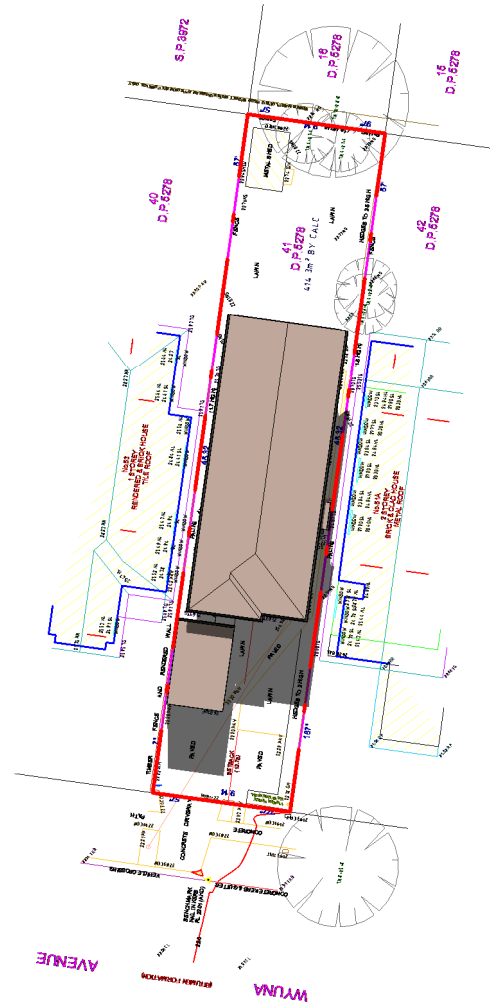
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WINDOWS AND DOORS VIEW FROM OUTSIDE

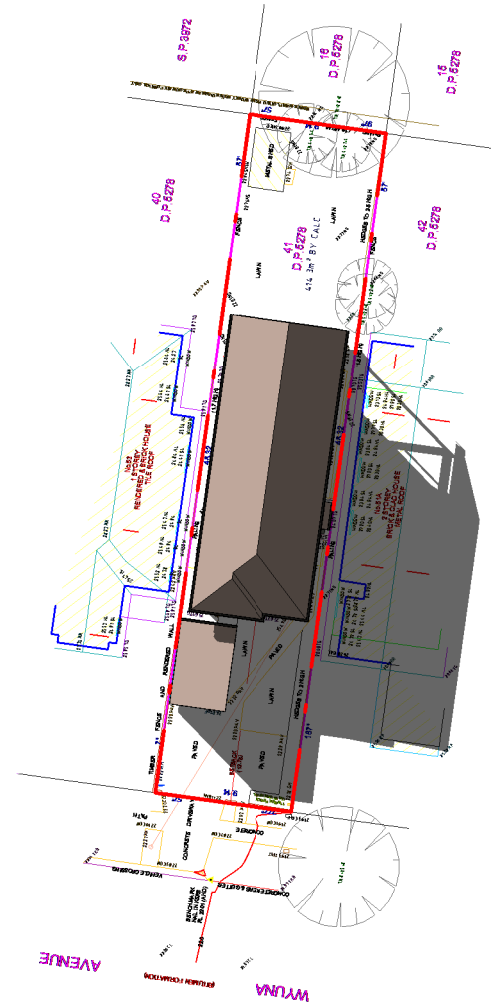
NOTE: WINDOW SCHEDULE IS FOR THE BASIX AND PRICING PURPOSES ONLY.
ALL SIZES SHOULD BE CHECKED ON SITE PRIOR THE ORDER.
ALL WINDOWS AND DOORS ARE SHOWN FROM THE EXTERIOR



1 | SHADOW DIAGRAM 21 JUNE 9AM
A109.1 | 1 : 500



2 | SHADOW DIAGRAM 21 JUNE 12PM
A109.1 | 1 : 500

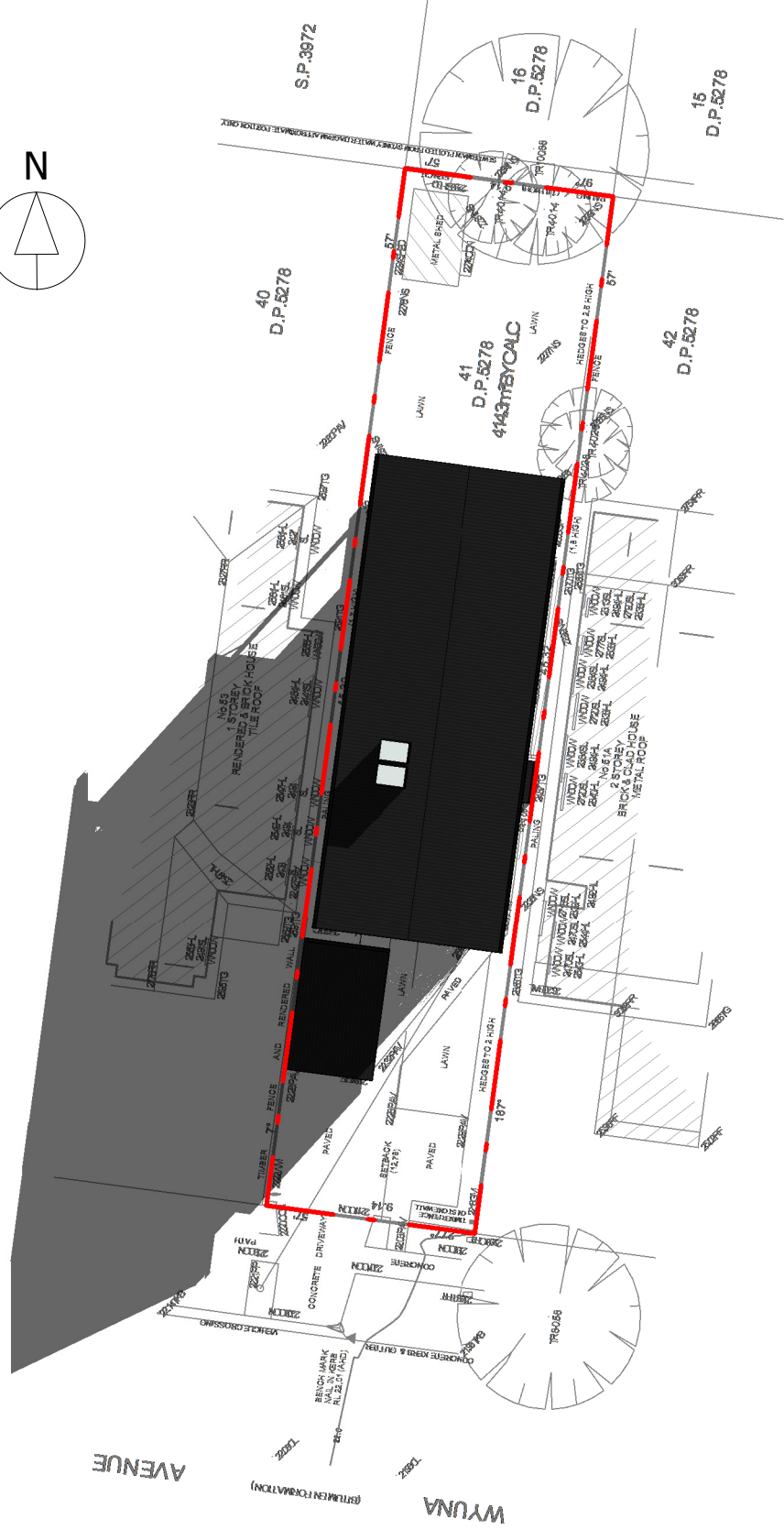
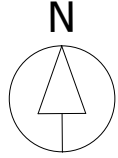


3 | SHADOW DIAGRAM 21 JUNE 3PM
A109.1 | 1 : 500

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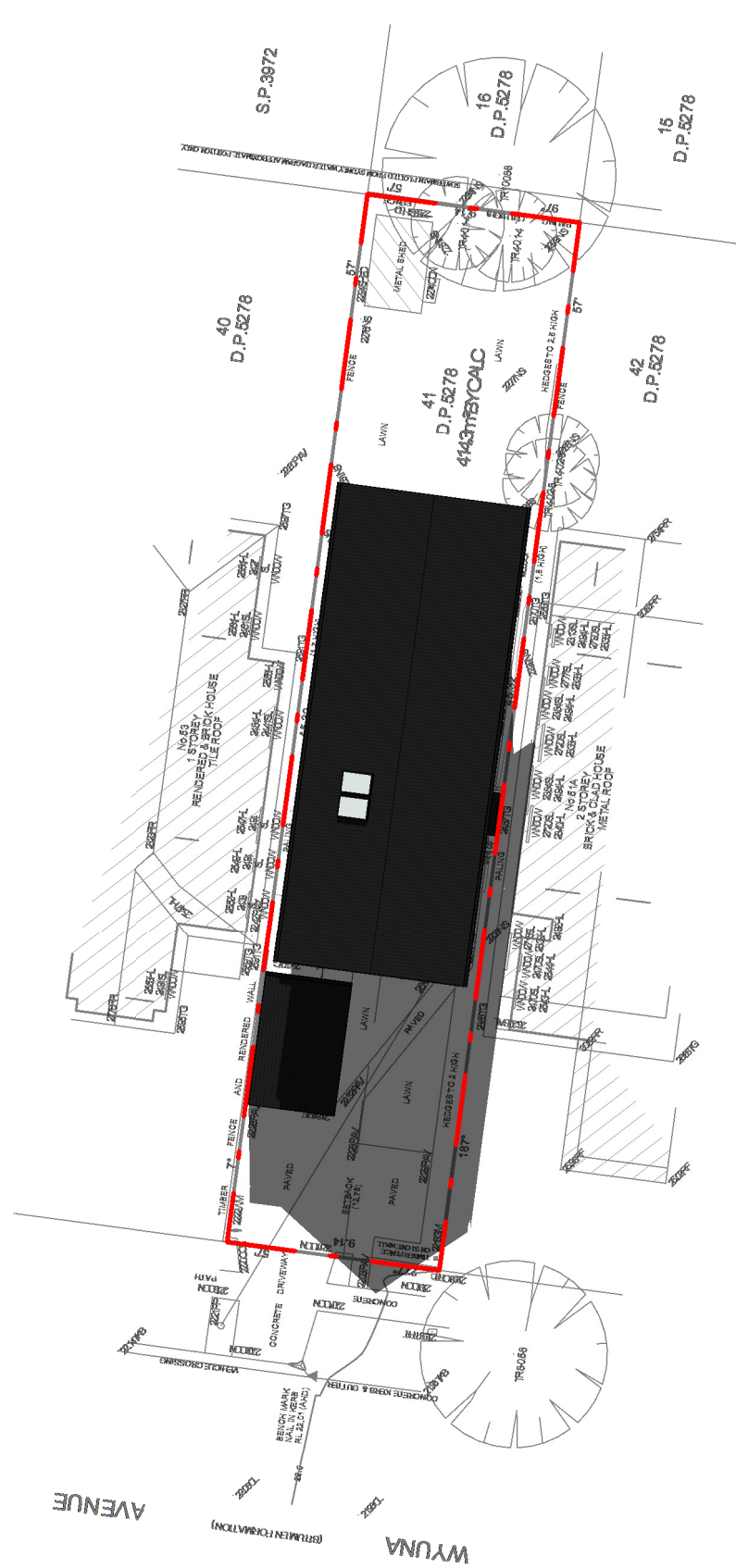
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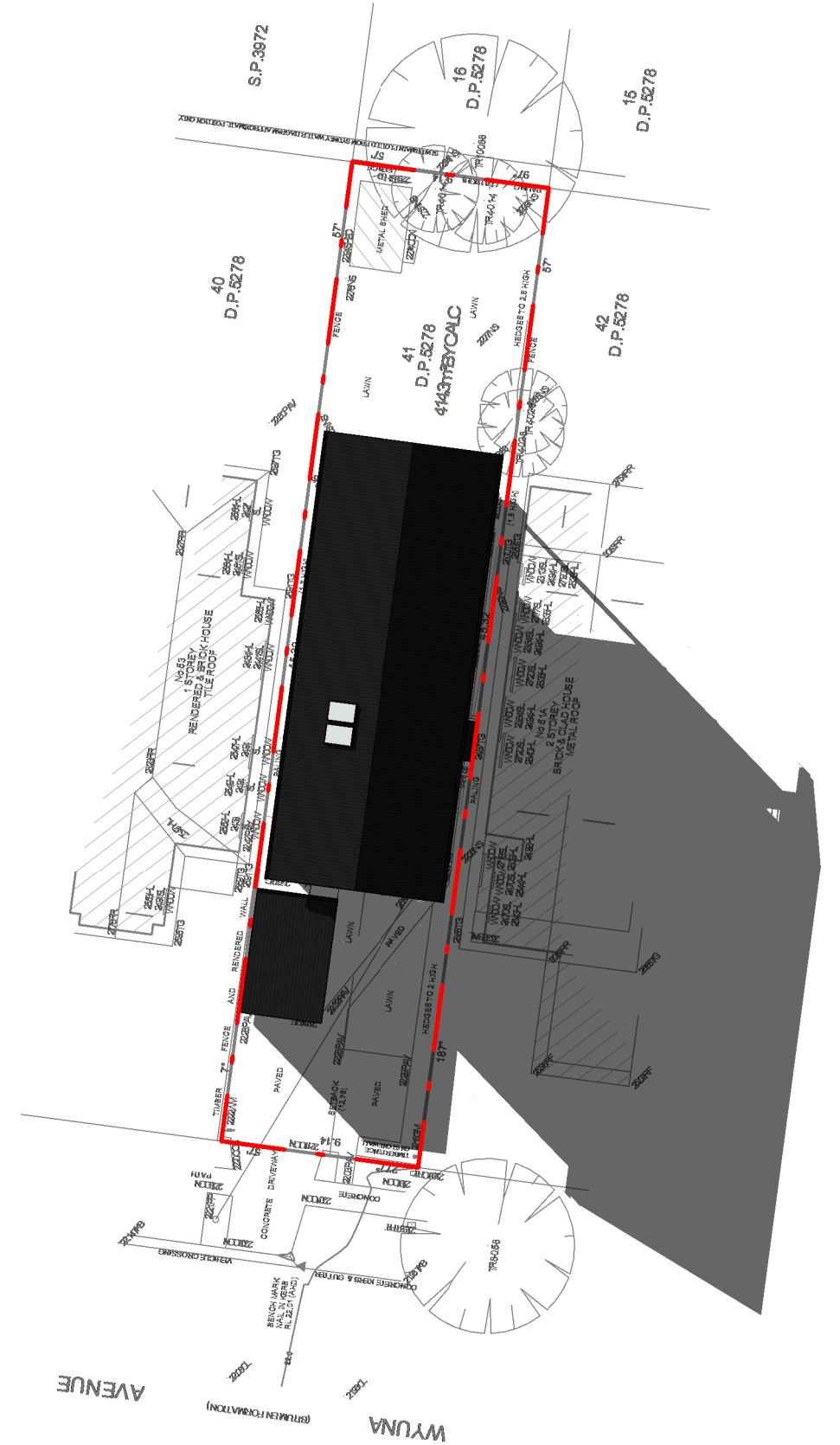
1 SHADOW DIAGRAM 9AM 21 JUNE

A110.2 1 : 300



2 SHADOW DIAGRAM 12PM 21 JUNE

A110.2 1 : 300



3 SHADOW DIAGRAM 3PM 21 JUNE

A110.2 1 : 300

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