

PROPOSED SECONDARY DWELLING

FOR

PAT & JOHN LYONS

28 MEDLEY STREET GULGONG NSW 2852



GENERAL NOTES:

Builder to confirm all dimensions before commencing any works.

If discrepancies occur on plans, designer is to be contacted.

All dimensions are in millimeters unless otherwise stated.

Use figured dimensions only. Do not scale from plans.

Site information is based on information supplied by the owner and must be verified by the supplier on acceptance of this plan.

All works shall comply with the National Construction Code (NCC) current Australian Standards, building regulations and statutory approvals. Notify this office of any discrepancies.

These plans should be read in conjunction with project specification and all consultant drawings including but not limited to Structural Engineer and Surveyor.

Soil Classification - refer to Engineers report and soil tests.

SPECIFICATIONS:

WIND CLASSIFICATION - BY ENGINEER

PLUMBING

All plumbing to AS 3500 and must be carried out by a licensed plumber in accordance with the Plumbing Code of Australia (PCA) to comply with the requirements of the Local Authority.

Gutters and Downpipes to be designed and installed in accordance with NCC/BCA Part 3.5.3.

ELECTRICAL

All electrical work shall be undertaken by a licensed electrician and in accordance with AS/NZS 3000

DRAUGHT SEALING

Provide a seal/draught excluder to the bottom edge of all external doors

SPECIFICATIONS:

TERMITE PROTECTION

All buildings shall be protected against termite attack in accordance with AS3660.1 and NCC/BCA 3.1.4. Provide a durable notice in the meter box indicating type of barrier and required inspections.

SMOKE DETECTORS

Smoke detectors shall be installed as noted on the plans and in accordance with AS 3786 and NCC/BCA Vol. 2 Part 3.7.5. They must be hard wired to the electrical supply.

GLAZING

Provide glazing to AS 1288 and NCC/BCA Part 3.6

LIFT OFF HINGES (LOH)

Provide lift of hinges to the doors on sanitary compartments as labeled on the plans in accordance with NCC/BCA Vol 2 3.8.3.3

BASIX NOTES:

STORMWATER

Min of 81.3m² of roof water must be collected in a 1,000L rainwater tank and plumbed to;
a) at least one outdoor tap in the development
And be installed in accordance with AS3500.

Note: Existing 3,000L tank on adjacent shed will be used to supply this dwelling.

HEATING & COOLING

1-phase airconditioning with a minimum energy rating of 7 stars to be installed in the living area.
The bedrooms must not incorporate any heating or cooling system.

VENTILATION

Bathroom - Install an exhaust fan in the ceiling, not ducted and operate manually
Kitchen - Install a rangehood over cooktop, duct through roof and operate manually
Laundry - natural ventilation

HOT WATER

Gas instantaneous with a minimum 5.5 stars performance.

LIGHTING

The primary type of artificial lighting is dedicated fluorescent or LED in the bedroom, living room, kitchen, bathroom/laundry and all hallways.
All fittings must only be capable of accepting fluorescent or LED lamps.

AAA RATING

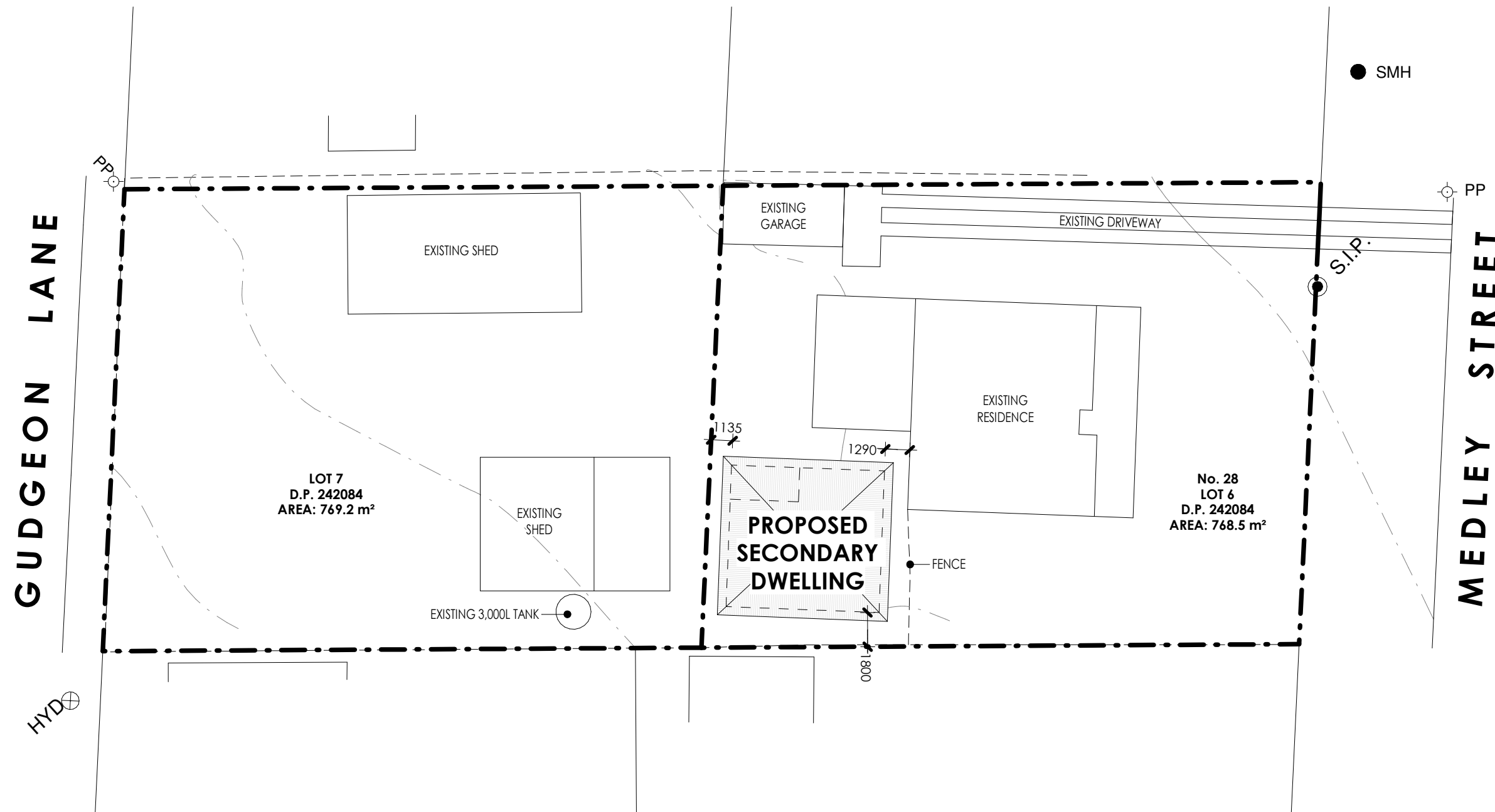
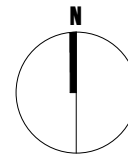
All showerheads minimum rating of 4 star (>6 but <= 7.5L/min)
Toilets to have a minimum rating of 4 Star
Kitchen taps to have a minimum rating of 4 star
and Basin taps to have a minimum rating of 4 stars

OTHER

Electric cooktop and electric oven to be installed in Kitchen.
An outdoor clothes drying line must be installed.

GENERALLY

The information found in these notes are by no means the extent of information relating to compliance with BASIX commitments. These notes must be read in conjunction with the full set of plans and elevations outlined on sheet no's 608LYN-00 to 608LYN-04, Issue B (5 sheets) and with the BASIX Certificate pertaining to this property - Certificate No. 1245450S.



1 **SITE PLAN**
SCALE 1 : 250

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Issue	Description	Date
B	DA ISSUE	07.10.21
A	PRELIMINARY	22.09.21

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Client
Pat & John Lyons

Project
28 Medley Street
Gulgong NSW 2852

Title
SITE PLAN

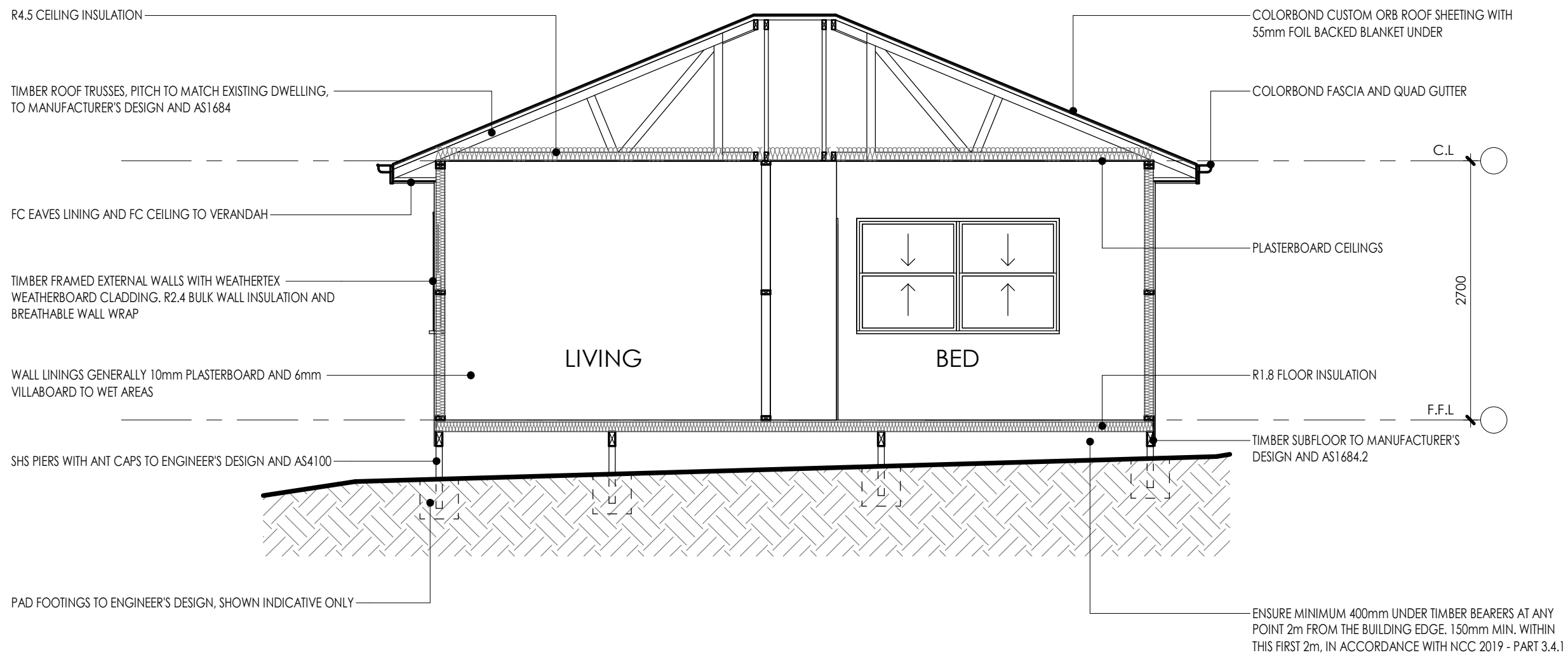
Scale at A3
1 : 250

Date
September 2021

Drawing No.
608LYO-01

Drawn
RG/CD

Issue
B



1 SECTION A
SCALE 1 : 50

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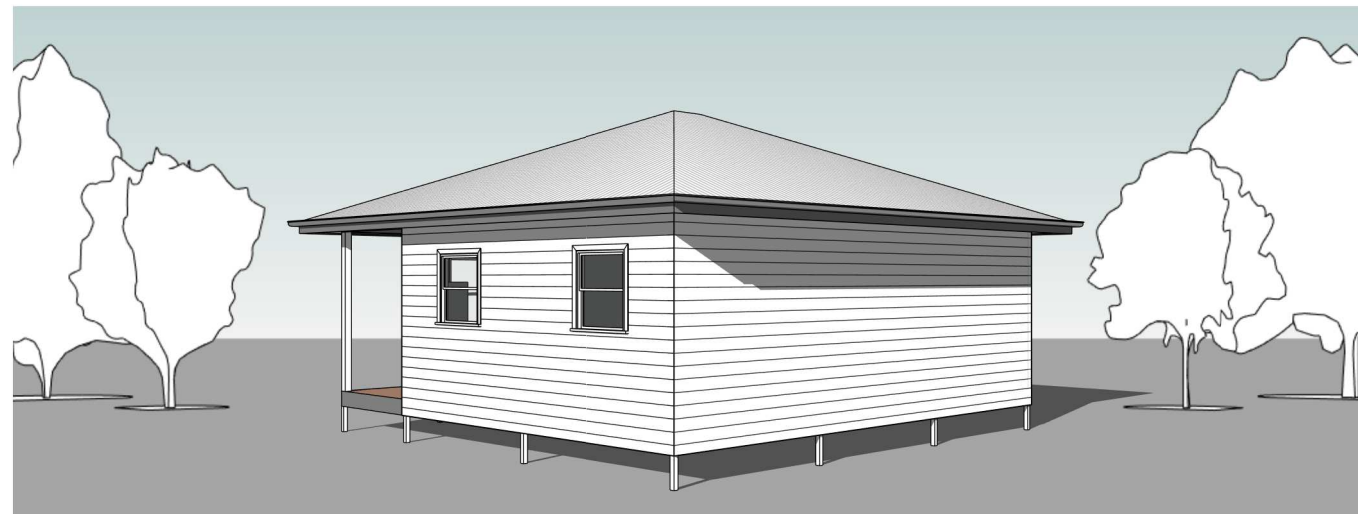
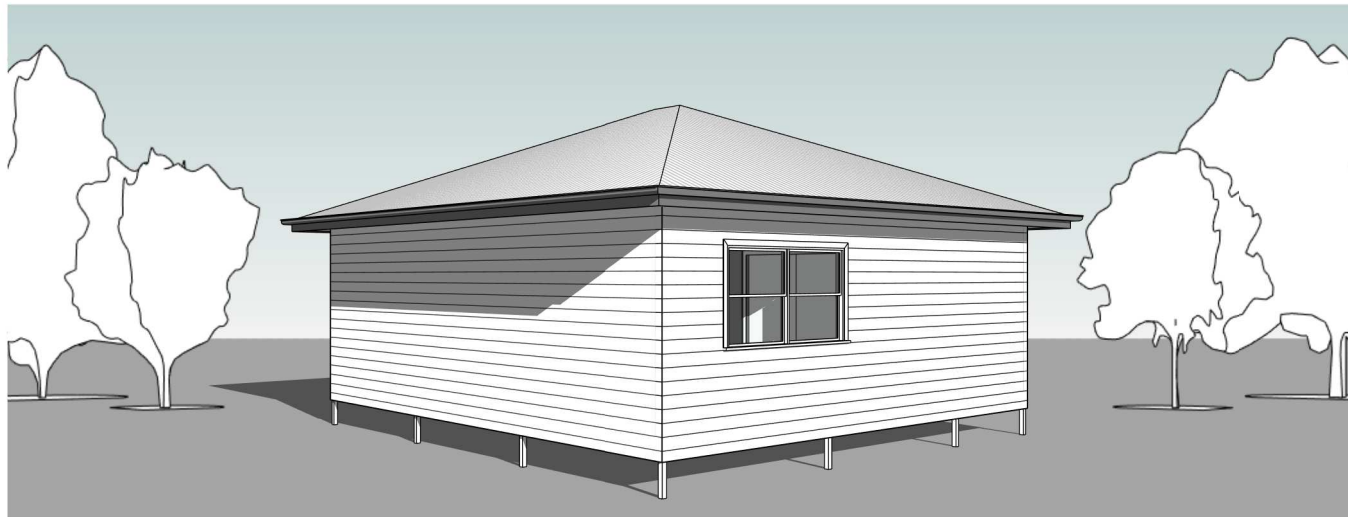
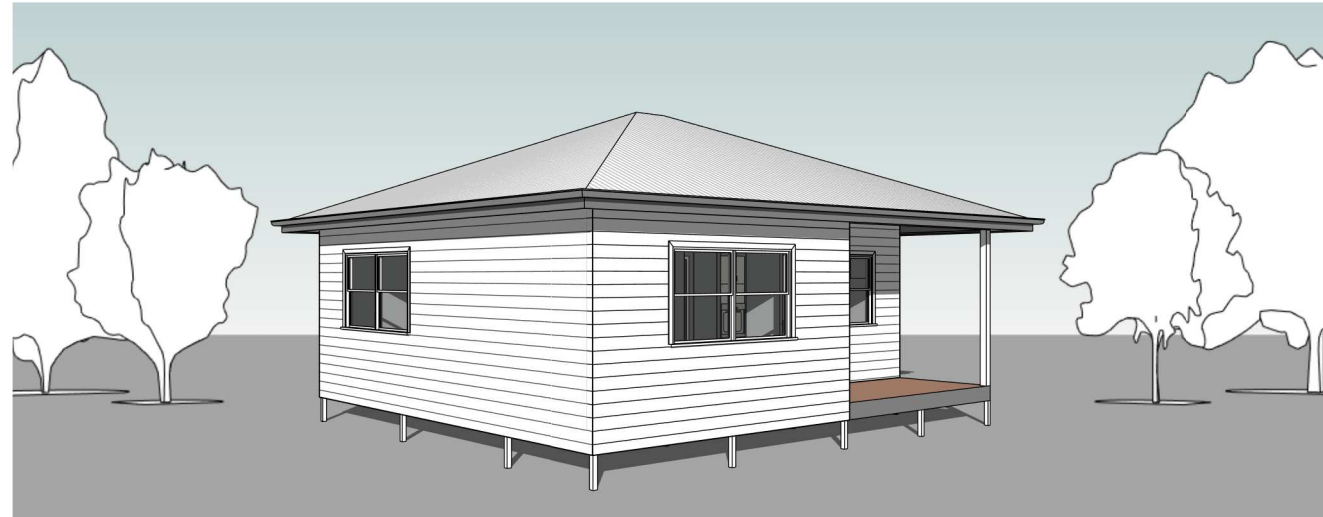
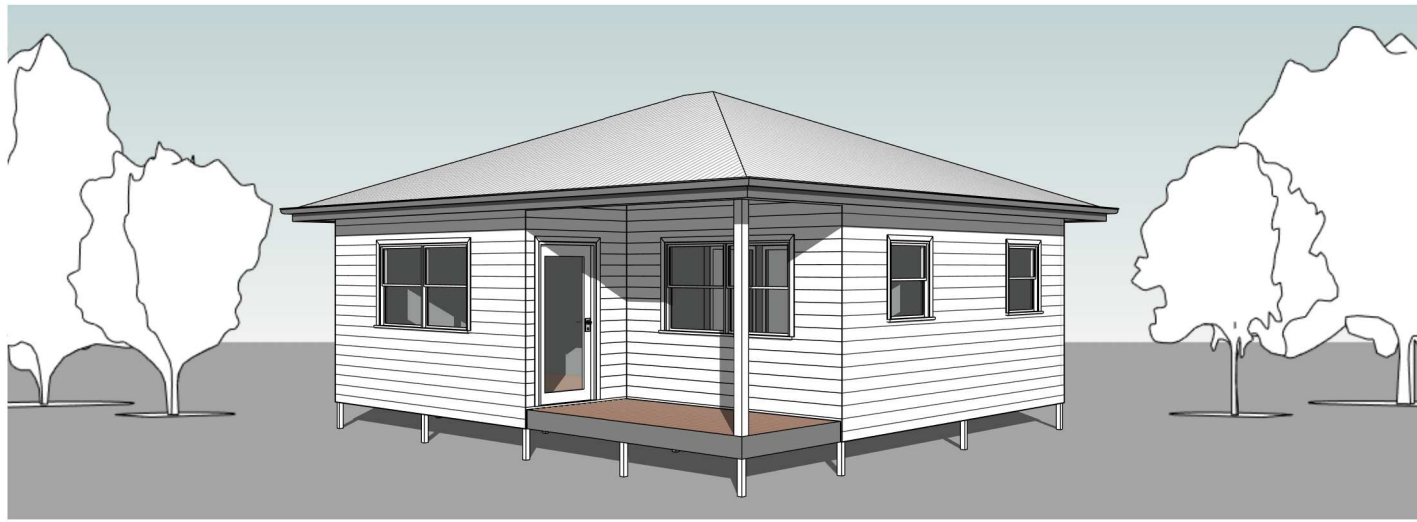
Project 28 Medley Street
Gulgong NSW 2852

Title SECTION A

Scale at A3 1 : 50

Date September 2021 Drawn RG/CD

Drawing No. 608LYO-03 Issue B



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Client
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Project
28 Medley Street
Gulgong NSW 2852

Title
PERSPECTIVES

Scale at A3
NA

Date
September 2021

Drawn
RG/CD

Drawing No.
608LYO-04

Issue
B