

SECONDARY DWELLING (UNDER THE AFFORDABLE RENTAL HOUSING SEPP 2009)

JESSICA & JAMES FIELD

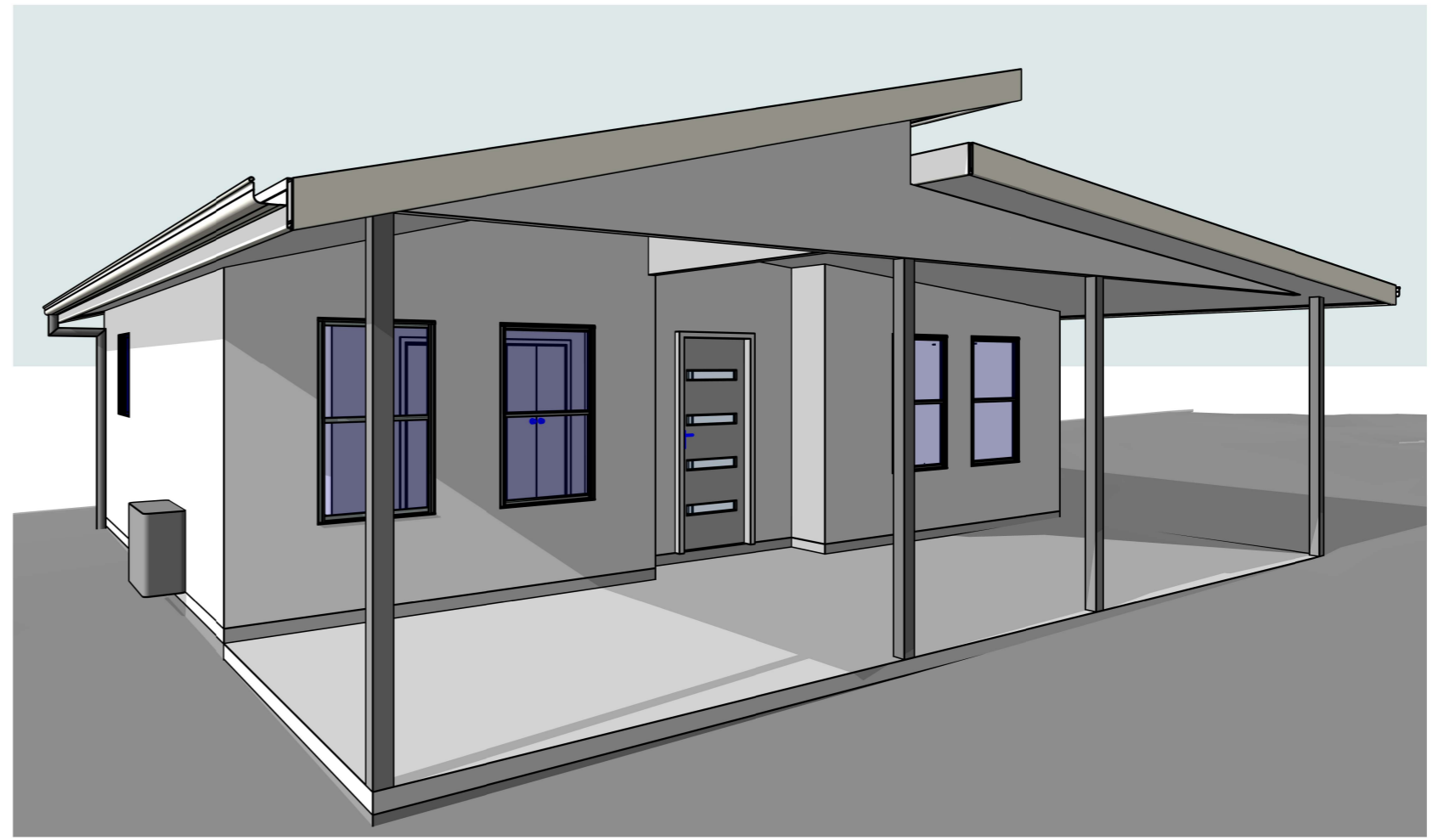
41 MEDLEY STREET, GULGONG, NSW

Lot No.1

DP 101068

SHEET INDEX

NO.	SHEET	AMENDMENT	DATE	ISSUE	DRAWN	CHECKED
01	COVER SHEET	DA ISSUE	13/12/2021	B	PF	MY
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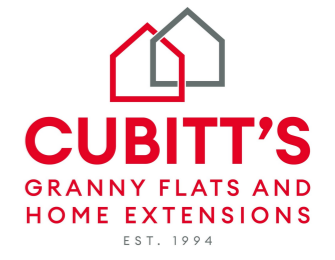
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B	13/12/2021	DA ISSUE	PF
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 MID - WESTERN REGIONAL

SHEET TITLE:
 COVER SHEET
 SHEET No.: 01 of 08
 SCALE: @ A3
 AMENDMENT:
 DA ISSUE
 DATE: 13/12/2021
 CHECKED: MY
 JOB NO.: 23244
 SHEET NO.: 23244 01



BASIX COMMITMENTS:

WATER COMMITMENTS

FIXTURES

INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 4 STAR IN ALL SHOWERS IN THE DEVELOPMENT.
 INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET IN THE DEVELOPMENT.
 INSTALL TAPS WITH A MINIMUM RATING OF 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.
 INSTALL BASIN TAPS WITH A MINIMUM RATING OF 4 STAR IN EACH BATHROOM IN THE DEVELOPMENT.

ALTERNATIVE WATER

INSTALL RAINWATER TANK OF AT LEAST 5250L ON THE SITE.
 THE RAINWATER TANK IS TO COLLECT RAIN RUNOFF FROM AT LEAST 108.28m² OF THE ROOF AREA OF THE DEVELOPMENT.
 THE RAINWATER TANK MUST BE CONNECTED TO ALL TOILETS IN THE DEVELOPMENT, COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER IN THE DEVELOPMENT AND AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT.

THERMAL COMFORT COMMITMENTS

FLOOR, WALLS AND CEILING/ROOF

SARKING TO UNDERSIDE OF METAL ROOF
 ROOF COLOUR 0.74 SOLAR ABSORPTANCE
 R3.0 INSULATION TO ALL CEILINGS
 CLAD/FRAMED EXTERNAL WALLS TO INCLUDE R2.0 INSULATION

WINDOWS

ALL SLIDING WINDOWS BRADNAMS U=6.4, SHGC= 0.76 (+/-5%)
 ALL DOUBLE HUNG WINDOWS BRADNAMS U=6.3, SHGC=0.75 (+/-5%)

ENERGY COMMITMENTS

GRANNY FLAT

HOT WATER

INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT, OR A SYSTEM WITH A HIGHER ENERGY RATING:
 GAS INSTANTANEOUS WITH A PERFORMANCE OF 6 STARS.

COOLING SYSTEM

INSTALL THE FOLLOWING COOLING SYSTEM IN THE LIVING AREA:
 1-PHASE AIR CONDITIONING; ENERGY RATING: EER 3.5-4.0

HEATING SYSTEM

INSTALL THE FOLLOWING HEATING SYSTEM IN THE LIVING AREA:
 1-PHASE AIR CONDITIONING; ENERGY RATING: EER 3.5-4.0

LIGHTING

ALL DOWNLIGHTS TO BE SEALED LEDS

VENTILATION

ALL EXHAUST FANS TO BE SEALED

OTHER

INSTALL A GAS COOKTOP & ELECTRIC OVEN

SCHEDULES:

WINDOW SCHEDULE

ID	ROOM	HEIGHT (mm)	WIDTH (mm)	AREA (m ²)	CODE	SUPPLIER	TYPE	FRAME TYPE	GLAZING	SCREENS	DOUBLE GLAZING	ORIENT.
1	BATH/LND	600	610	0.37 m ²	XO0606	BRADNAMS	SLIDING	ALUMINIUM	OBSCURE	NYLON	NO	SOUTH
2	BEDROOM 1	1200	1210	1.45 m ²	XO1212	BRADNAMS	SLIDING	ALUMINIUM	CLEAR	NYLON	NO	SOUTH
3	BEDROOM 2	1460	850	1.24 m ²	D1509	BRADNAMS	DOUBLE HUNG	ALUMINIUM	CLEAR	NYLON	NO	NORTH
4	BEDROOM 2	1460	850	1.24 m ²	D1509	BRADNAMS	DOUBLE HUNG	ALUMINIUM	CLEAR	NYLON	NO	NORTH
5	LIVING	1460	850	1.24 m ²	D1509	BRADNAMS	DOUBLE HUNG	ALUMINIUM	CLEAR	NYLON	NO	NORTH
6	LIVING	1460	850	1.24 m ²	D1509	BRADNAMS	DOUBLE HUNG	ALUMINIUM	CLEAR	NYLON	NO	NORTH
7	KITCHEN	860	850	0.73 m ²	XO0909	BRADNAMS	SLIDING	ALUMINIUM	CLEAR	NYLON	NO	EAST

EXTERNAL DOOR SCHEDULE

ID	HEIGHT (mm)	WIDTH (mm)	AREA (m ²)	CODE	SUPPLIER	DOOR TYPE	FRAME TYPE	SCREEN	ORIENT.
1	2040	820	1.67 m ²	XN5	HUME DOORS	HINGED	TIMBER	NIL	NORTH

INTERNAL DOOR SCHEDULE

ROOM	HEIGHT (mm)	WIDTH (mm)	AREA (m ²)	CODE	SUPPLIER	DOOR TYPE	FRAME TYPE
BEDROOM 1	2040	820	1.67 m ²	FLUSH PANEL	HUME DOORS	HINGED	TIMBER
BEDROOM 2	2040	820	1.67 m ²	FLUSH PANEL	HUME DOORS	HINGED	TIMBER
STORAGE	2040	420	0.86 m ²	2 x FLUSH PANEL	HUME DOORS	HINGED	TIMBER
BATH/LND	2040	820	1.67 m ²	FLUSH PANEL	HUME DOORS	HINGED	TIMBER

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SHEET TITLE:
 COMMITMENTS & SCHEDULES
 SHEET No: 02 of 08
 SCALE: @ A3
 AMENDMENT:
 DA ISSUE
 DATE:
 13/12/2021
 CHECKED:
 MY
 JOB NO.: 23244
 SHEET NO.: 23244 02

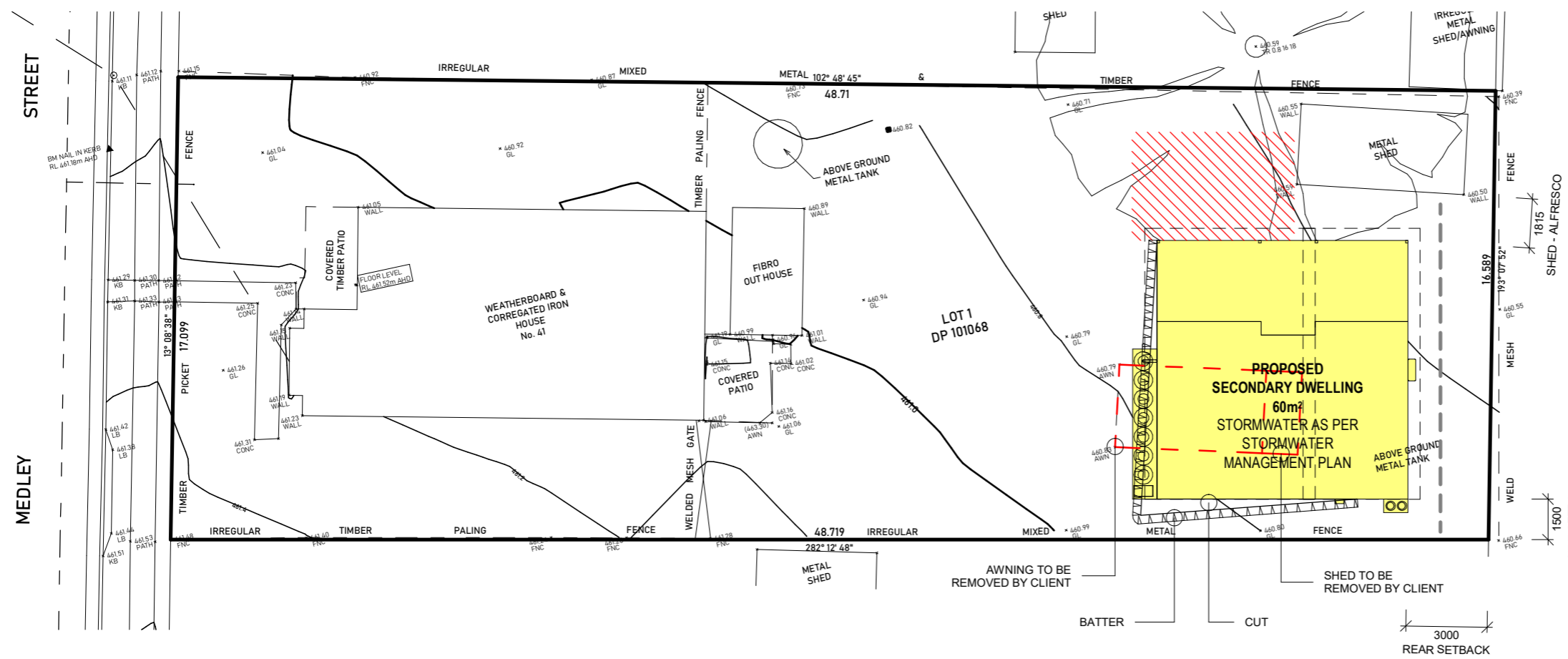


SITE ANALYSIS:

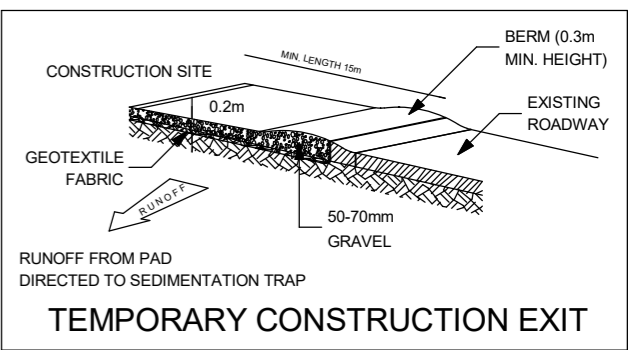
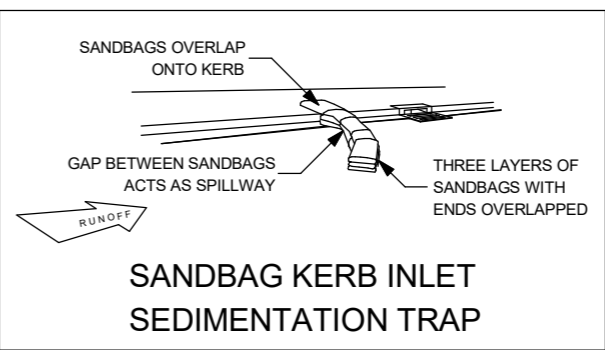
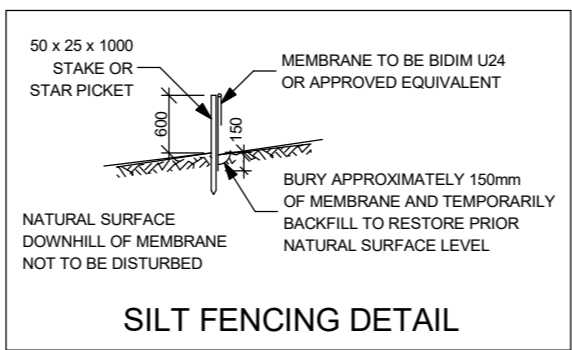
	REQUIRED	PROPOSED
LOT SIZE		815.7m ²
SITE COVERAGE	50% max.	24.43%
EXISTING DWELLING		120.86m ²
EXISTING SHED		18.38m ²
PROPOSED SECONDARY DWELLING		60m ²
TOTAL FLOOR AREA	380m ² max.	199.24m ²
LANDSCAPE AREA	25% min.	522.13m ² 64.01%
LANDSCAPE AREA (BEHIND BLDG LINE)	12.5% min.	443.51m ² 54.37%
BUILDING HEIGHT	8.5m max.	3.8m
SIDE SETBACK	0.9m min.	1.5m
REAR SETBACK	3m min.	3m

LEGEND:

-  DENOTES PRIVATE OPEN SPACE (24m²) WITH A GRADIENT NO STEEPER THAN 1:50
-  DENOTES SEDIMENT CONTROL FENCE
-  DENOTES STRUCTURES TO BE REMOVED BY CLIENT



1 SITE PLAN
1 : 200



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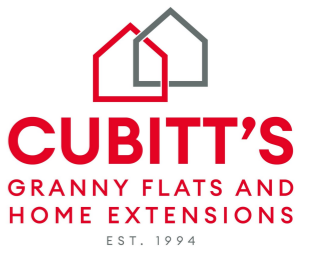
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SITE PLAN

SHEET No: 03 of 08 SCALE: 1 : 200 @ A3

AMENDMENT:
DA ISSUE

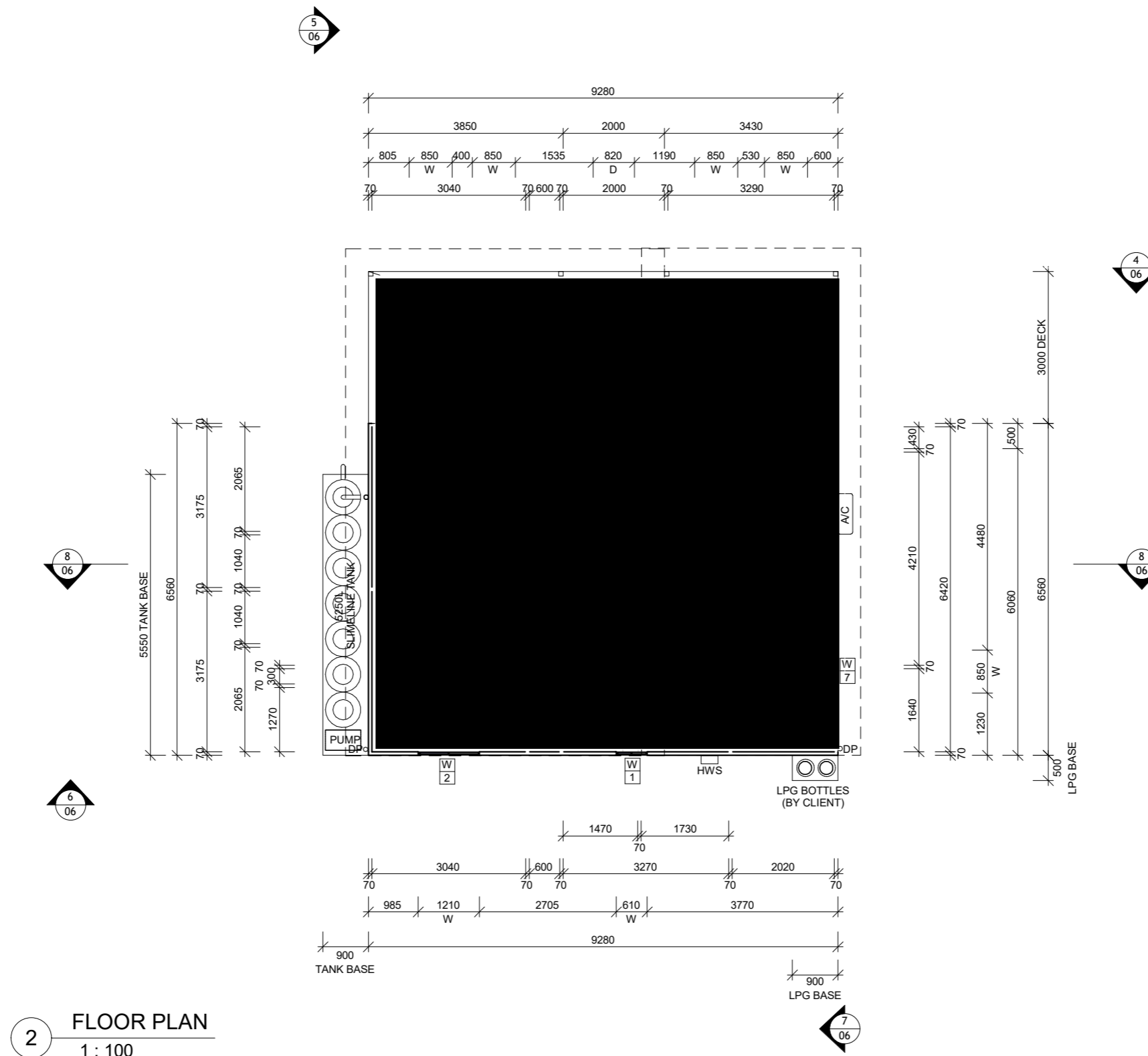
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DATE:
13/12/2021



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SMOKE ALARM TO BE IN ACCORDANCE WITH BCA 3.7.2 & AS 3786



2 FLOOR PLAN
1 : 100

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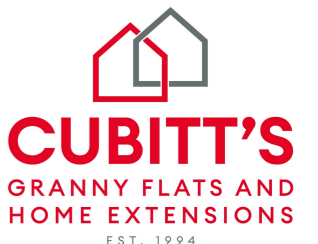
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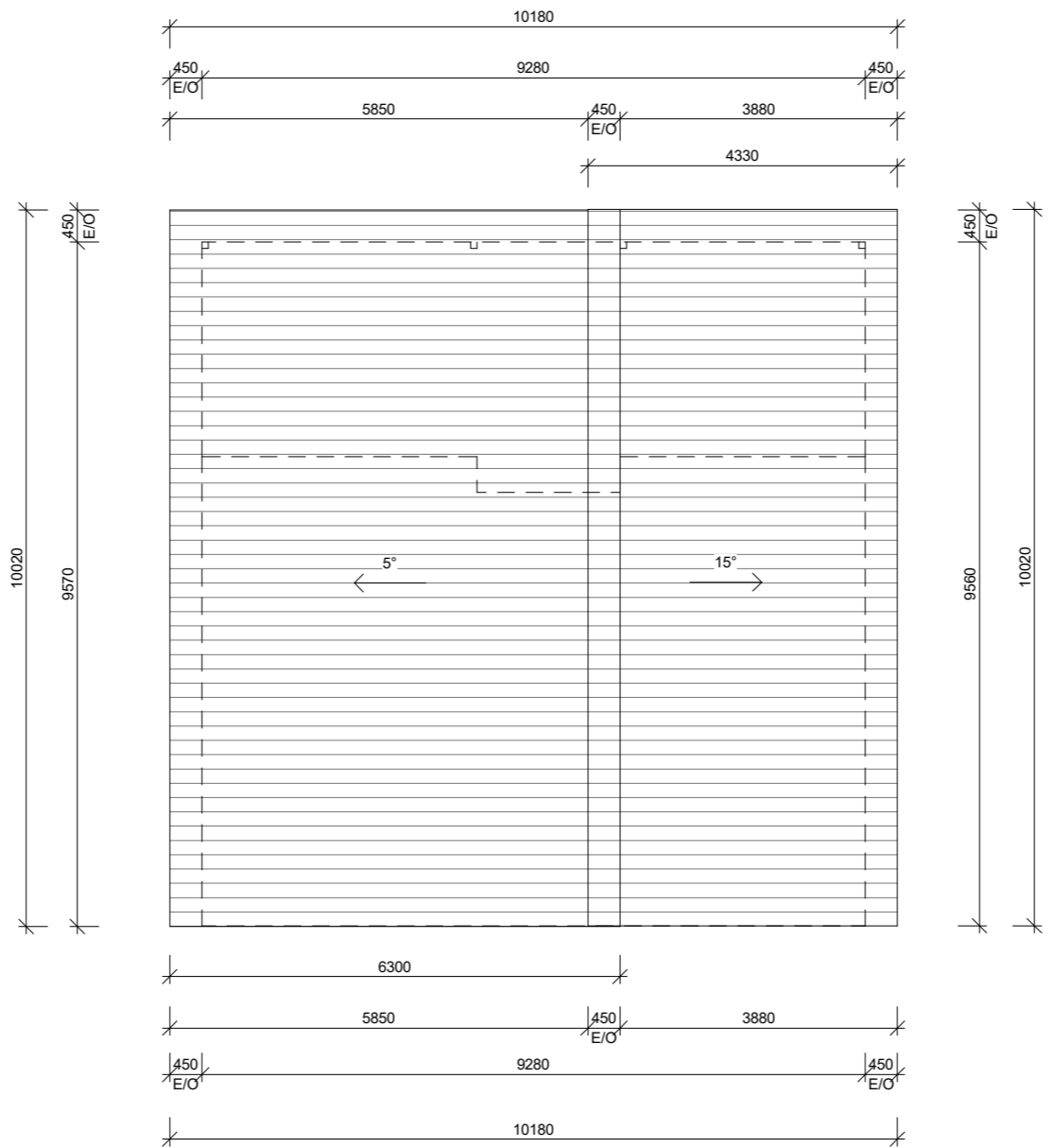
SHEET TITLE:
FLOOR PLAN

SHEET No: 04 of 08 SCALE: 1 : 100 @ A3

AMENDMENT:
DA ISSUE DATE: 13/12/2021

CHECKED: MY JOB NO.: 23244 SHEET NO.: 23244 04





3 ROOF PLAN
1 : 100

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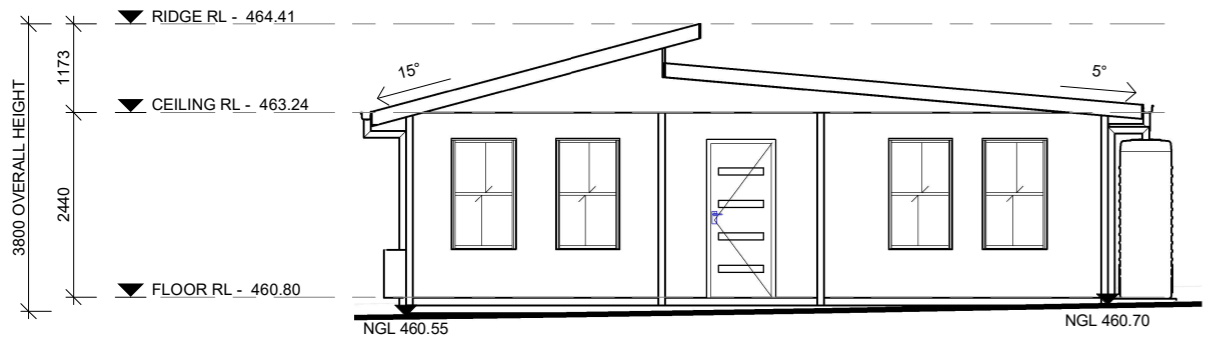


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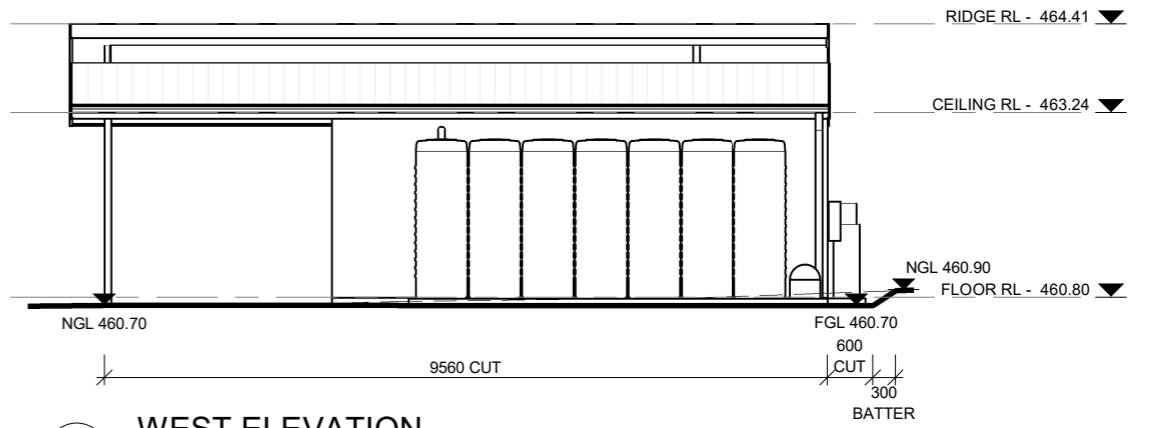
SHEET TITLE:
ROOF PLAN
SHEET No.: 05 of 08 SCALE: 1 : 100 @ A3
AMENDMENT:
DA ISSUE DATE: 13/12/2021
CHECKED: MY JOB NO.: 23244 SHEET NO.: 23244 05



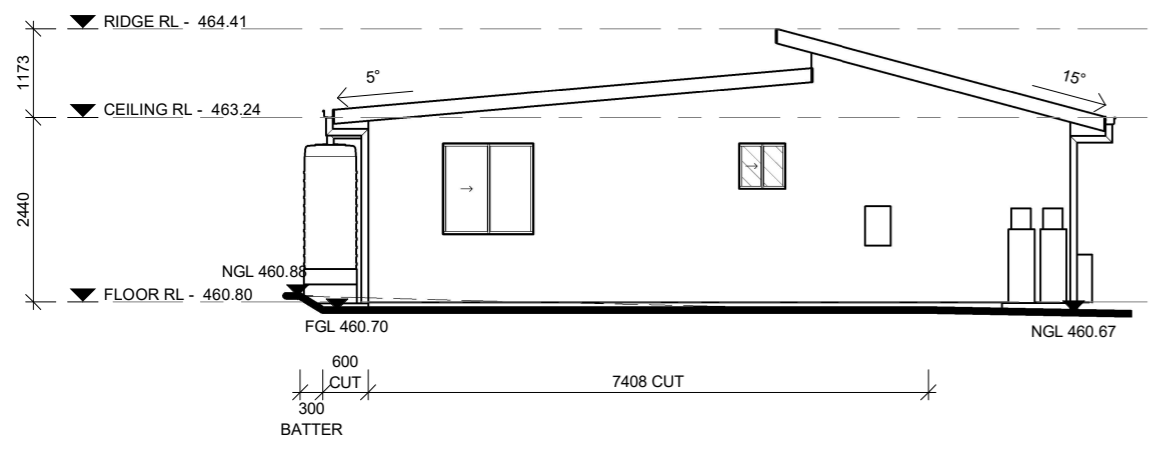
FLOOR R.L. IS INDICATIVE OF TOP OF SLAB



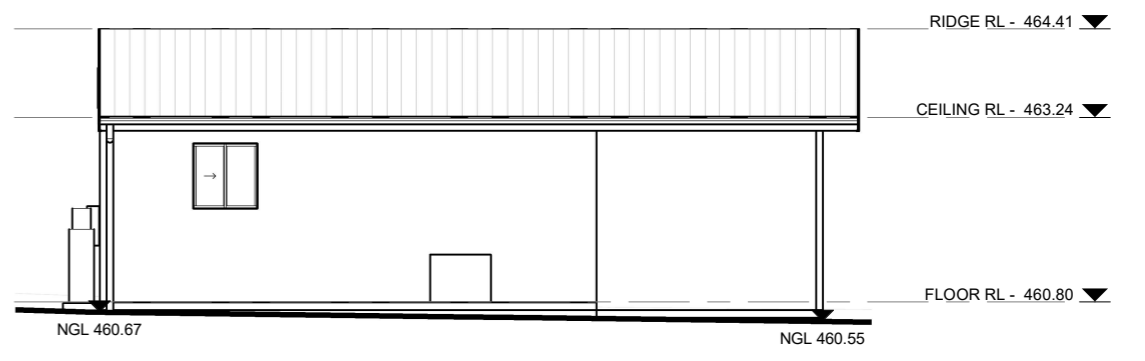
4 NORTH ELEVATION
1 : 100



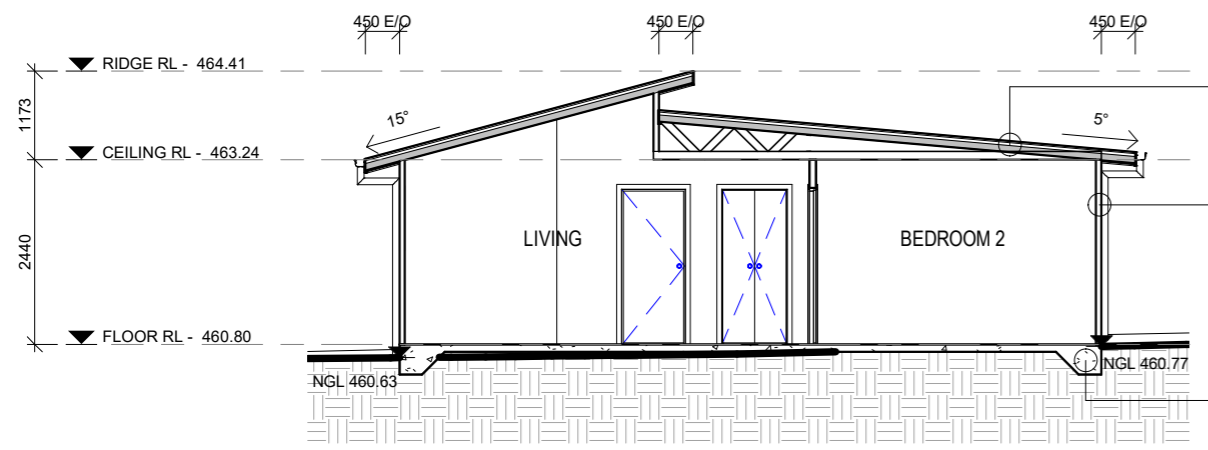
5 WEST ELEVATION
1 : 100



6 SOUTH ELEVATION
1 : 100



7 EAST ELEVATION
1 : 100



8 SECTION A-A
1 : 100

STEEL SHEETED SKILLION ROOF WITH RAKED/FLAT PLASTERBOARD CEILING (R3.0 INSULATION min.)
EXTERNAL CLAD FRAME WALLS (R2.0 INSULATION min.)
CONCRETE SLAB ON GROUND AS PER ENGINEERS DETAILS

GLASS TYPE LEGEND

CLEAR	OBSCURE	DOUBLE GLAZED	LOW-E	TONED

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

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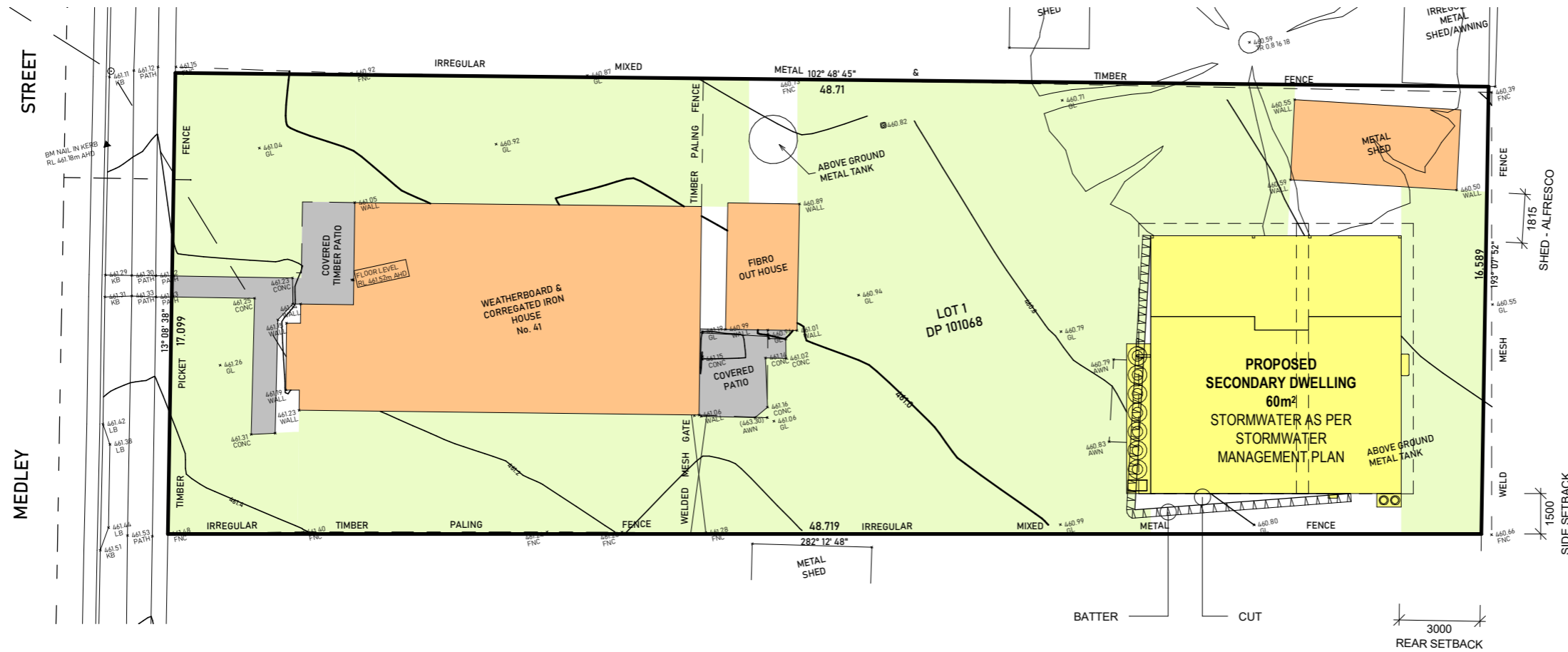
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SHEET NO.: 23244 06

C:\Users\Paul\FarmginiOneDrive - Cubitts Council Drawings\Mid-Western Regional\Secondary Dwelling\41 Medley Street, Gulgong\2021 December_Field_Gulgong_23244_Issue B.rvt 13/12/2021 8:51:41 AM

LEGEND:

- DENOTES EXISTING STRUCTURE
- DENOTES LANDSCAPE AREA
- DENOTES NON-LANDSCAPE AREA
- DENOTES PROPOSED STRUCTURE



9 LANDSCAPE PLAN
1 : 200

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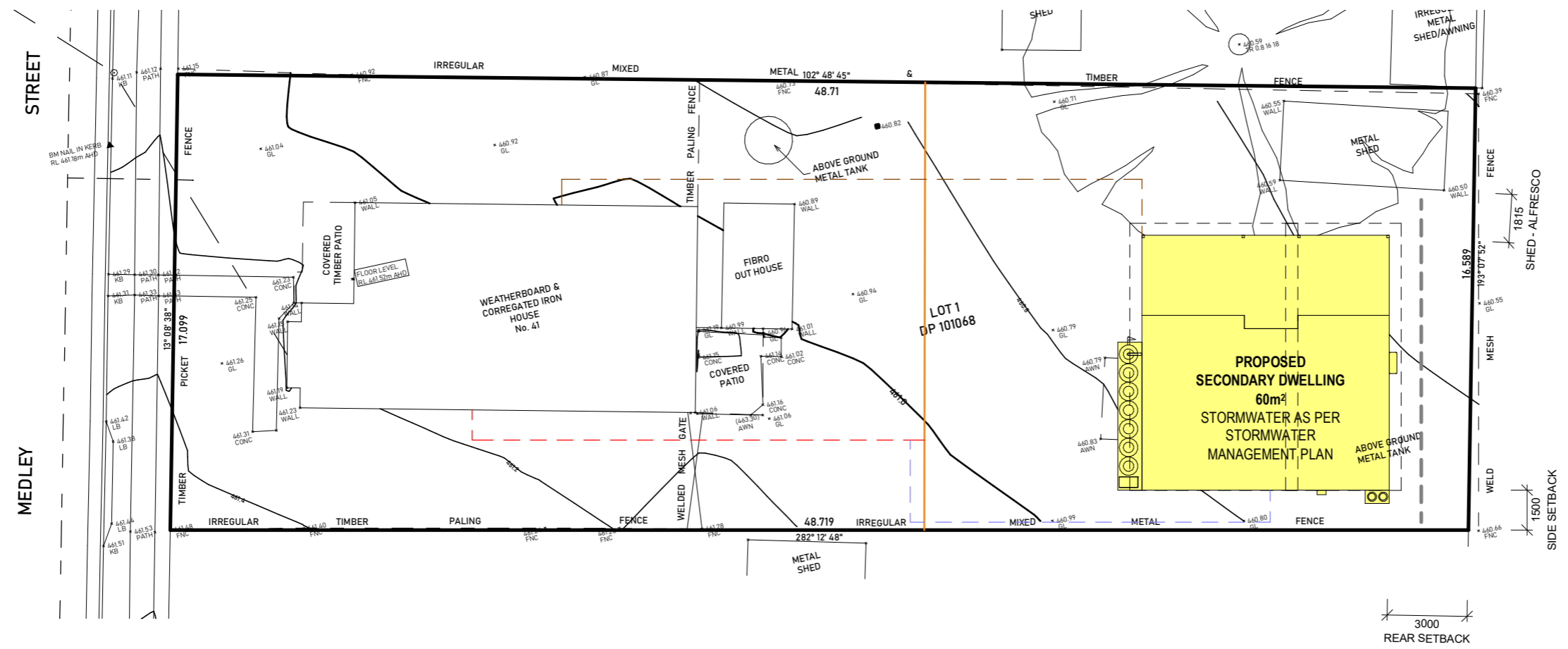
AMENDMENT: DA ISSUE **DATE:** 13/12/2021

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LEGEND:

- DENOTES PROPOSED WATER SUPPLY CONNECTION TO NEW METRE CONNECTION
- DENOTES EXISTING SEWER MAIN
- DENOTES EXISTING SEWER LINE
- DENOTES PROPOSED SEWER CONNECTION INTO EXISTING SEWER LINE
- DENOTES SEDIMENT CONTROL FENCE



10 SERVICE PLAN
1 : 200

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ABN: 29 068 798 158
Builders Lic: 66902C

This drawing supersedes any previous concept drawings. Please check carefully prior to signing. All cut and fill dimensions are indicative, and will be verified on site prior to commencement. Dimensions shown on this plan may vary on site. Figured dimensions only to be used. DO NOT SCALE from drawing. All dimensions are to be verified on site prior to commencement of work. This drawing remains the property of Ian Cubitts Classic Home Improvements and is subject to copyright.

B	ISSUE DATE	CURRENT ISSUE	AMENDMENT	DRAWN
B	13/12/2021	DA ISSUE		PF
A	8/12/2021	DA ISSUE		PF



PROJECT:
SECONDARY DWELLING (UNDER THE AFFORDABLE RENTAL HOUSING SEPP 2009)

CLIENT:
JESSICA & JAMES FIELD

ADDRESS:
41 MEDLEY STREET, GULGONG, NSW

LOT NO.: 1 DP NO.: DP 101068 COUNCIL: MID - WESTERN REGIONAL

SHEET TITLE:
SERVICE PLAN

SHEET No: 08 of 08 SCALE: 1 : 200 @ A3

AMENDMENT:
DA ISSUE

CHECKED: MY JOB NO.: 23244 SHEET NO.: 23244 08

DATE:
13/12/2021

