



Proposed Detached Dual Occupancy
 Lot 407, 4 Suttor Avenue
 Caerleon NSW 2850

DRAWING SCHEDULE - FILE NO: 0462-A01

0462-A01	TITLE SHEET
0462-A02	BASIX COMMITMENTS
0462-A03	LOCATION, SITE, SUBDIVISION & LANDSCAPE PLAN
0462-A04	FLOOR PLAN - DWELLING ONE
0462-A05	FLOOR PLAN - DWELLING TWO
0462-A06	ELEVATIONS - DWELLING ONE
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0462-A08	SECTION & GENERAL NOTES
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0462-A10	ELECTRICAL & MECHANICAL PLANS - DWELLING TWO

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REV	DATE	DESCRIPTION	NOTE:
A	23/09/2021	FINAL PLANS FOR REVIEW	ALL DRAWINGS TO BE READ IN CONJUNCTION WITH: - ALL SHEETS TO THIS SET OF PLANS - SEPERATE SPECIFICATION DOCUMENTS - STRUCTURAL ENGINEERS DOCUMENTATION - PCA DOCUMENTS (WHERE APPLICABLE) - BASIX CERTIFICATE - ALL RELEVANT CODES, STANDARDS & APPROVALS
B	15/10/2021	REVISED PLANS FOR REVIEW	
C	11/02/2022	FINAL PLANS REVISED AS REQUESTED	
D	22/02/2022	FINAL PLANS FOR PCA APPROVAL	



LYNCH BUILDING GROUP
 CLIENT:
 PROPOSED DETACHED DUAL OCCUPANCY
 LOT 407, 4 SUTTOR AVENUE
 CAERLEON NSW 2850
 PROJECT:



LYNCH BUILDING GROUP

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TITLE SHEET			
DRAWING TITLE:			
DESIGN: LBG	FILE NO: 0462-A01	01 OF 10	D
DRAFTED: J.LYNCH	PAPER SIZE: A3	DRAWING NO:	REV:
CHECKED: A.LYNCH			

BASIX COMMITMENTS - Dwelling One

THERMAL COMFORT

- > See Typical Section, Floor Plan and Basix Certificate for further Thermal Comfort Commitments.
- > The proposed construction must have the following applied to the floors, walls and ceiling / roof of the dwelling.

CONSTRUCTION	ADDITIONAL INSULATION REQUIRED	OTHER
Floor - concrete slab on ground	Nil	
External wall - brick veneer/framed & cladded	R2.06/R2.2 (or R2.60 including construction)	
Internal wall shared with Garage - plasterboard	Nil	
Ceiling and roof - flat ceiling / pitched roof	Ceiling: R4.0 (up), Roof: foil / sarking	Unventilated; Dark (solar absorptance >0.70)

ENERGY

HOT WATER

- > A Gas Instantaneous Hot Water System must be installed with 4.5 star rating

COOLING & HEATING SYSTEM: Day/night zoned

- > Living Area - 1-phase air conditioning, 3.5 Star (cold zone)
- > Bedroom - 1-phase air conditioning, 3.5 Star (cold zone)

VENTILATION EXHAUST SYSTEMS:

- > At least 1 Bathroom - individual fan not ducted - manual on/off
- > Kitchen - individual fan, not ducted - manual on/off
- > Laundry - natural ventilation only.

NATURAL LIGHTING:

- > A window and / or skylight must be installed in 3 bathrooms / toilet(s) of the development

GLAZING REQUIREMENTS

WINDOWS & GLAZED DOORS

- > The applicant must install all proposed windows, glazed doors and shading devices as listed within the Basix Certificate numbers listed above.

WINDOW/DOOR NO.	ORIENTATION	MAX. SIZE	OVER-SHADOWING	SHADING (mm)	TYPE
Bed 1, Living	N	1.8x1.8 (x2)	0	E-0.45, A/H-0.0	Aluminium, single, clear
Laundry	N	2.0x0.82	0	E-2.88, A/H-2.25	Aluminium, single, clear
Living	E	2.0x2.4	0	E-3.18, A/H-2.25	Aluminium, single, clear
ENS	E	0.9x0.6	0	E-0.45, A/H-0.0	Aluminium, single, clear
Entry, Bed 2	S	1.8x2.1 (x2)	0	E-0.45, A/H-0.0	Aluminium, single, clear
Bath, WC, Bed 3	W	0.6x1.2, 0.6x0.9, 1.8x1.5	0	E-0.45, A/H-0.05	Aluminium, single, clear

> Note: E = Eave | A/H = Above Head | S/O = Solid Overhang | A/B = Above Base

WATER

FIXTURES

- > Showerheads - 4 Star (>4.5 <=6L/min)
- > Toilet Flushing System - 5 Star Rating
- > Kitchen Taps - 5 Star Rating
- > Bathroom Basin Taps - 5 Star Rating

RAINWATER TANK

- > A rainwater tank of at least 2,000L capacity must be installed
- > The rainwater tank must collect rainwater from at least 213.25m² of the roof area
- > The rainwater tank must be connected to:
 - The cold water tap that supplies each clothes washer, and at least one outdoor tap in the development

LANDSCAPING

- > Minimum of 3m² of low water use species used in the development

BASIX NOTES:

- 1 | THE APPLICANT MUST COMPLY WITH THE BASIX COMMITMENTS WITHIN BASIX CERTIFICATE PROVIDED DURING THE CONSTRUCTION OF THIS PROPOSED DEVELOPMENT.

BASIX COMMITMENTS - Dwelling Two

THERMAL COMFORT

- > See Typical Section, Floor Plan and Basix Certificate for further Thermal Comfort Commitments.
- > The proposed construction must have the following applied to the floors, walls and ceiling / roof of the dwelling.

CONSTRUCTION	ADDITIONAL INSULATION REQUIRED	OTHER
Floor - concrete slab on ground	Nil	
External wall - brick veneer/framed & cladded	R2.06/R2.2 (or R2.60 including construction)	
Internal wall shared with Garage - plasterboard	Nil	
Ceiling and roof - flat ceiling / pitched roof	Ceiling: R4.0 (up), Roof: foil / sarking	Unventilated; Dark (solar absorptance >0.70)

ENERGY

HOT WATER

- > A Gas Instantaneous Hot Water System must be installed with 4.5 star rating

COOLING & HEATING SYSTEM: Day/night zoned

- > Living Area - 1-phase air conditioning, 3.5 Star (cold zone)
- > Bedroom - 1-phase air conditioning, 3.5 Star (cold zone)

VENTILATION EXHAUST SYSTEMS:

- > At least 1 Bathroom - individual fan not ducted - manual on/off
- > Kitchen - individual fan, not ducted - manual on/off
- > Laundry - natural ventilation only.

NATURAL LIGHTING:

- > A window and / or skylight must be installed in 2 bathrooms / toilet(s) of the development

GLAZING REQUIREMENTS

WINDOWS & GLAZED DOORS

- > The applicant must install all proposed windows, glazed doors and shading devices as listed within the Basix Certificate numbers listed above.

WINDOW/DOOR NO.	ORIENTATION	MAX. SIZE	OVER-SHADOWING	SHADING (mm)	TYPE
Bed 1, ENS	N	1.8x2.4, 0.9x0.6	0	E-0.45, A/H-0.0	Aluminium, single, clear
Living	N	2.0x2.4	0	E-3.00, A/H-2.25	Aluminium, single, clear
Living, Bed3, Kitchen, Meals	E	1.8x1.5, 1.5x1.5, 1.8x0.6, 1.8x1.5	0	E-0.45, A/H-0.0	Aluminium, single, clear
Bed 4	S	1.8x0.7 (x2)	0	E-0.45, A/H-0.05	Aluminium, single, clear
Bath, Laundry, Bed 2	W	0.9x1.2, 2.0x1.5, 1.5x1.5	0	E-0.45, A/H-0.0	Aluminium, single, clear

> Note: E = Eave | A/H = Above Head | S/O = Solid Overhang | A/B = Above Base

WATER

FIXTURES

- > Showerheads - 4 Star (>4.5 <=6L/min)
- > Toilet Flushing System - 4 Star Rating
- > Kitchen Taps - 4 Star Rating
- > Bathroom Basin Taps - 4 Star Rating

RAINWATER TANK

- > A rainwater tank of at least 2,000L capacity must be installed
- > The rainwater tank must collect rainwater from at least 195.86m² of the roof area
- > The rainwater tank must be connected to:
 - The cold water tap that supplies each clothes washer, and at least one outdoor tap in the development

LANDSCAPING

- > Minimum of 3m² of low water use species used in the development

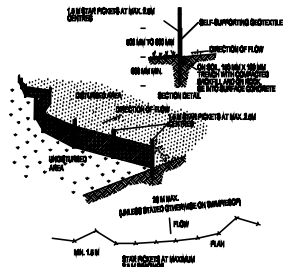
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- 1 | THE APPLICANT MUST COMPLY WITH THE BASIX COMMITMENTS WITHIN BASIX CERTIFICATE PROVIDED DURING THE CONSTRUCTION OF THIS PROPOSED DEVELOPMENT.

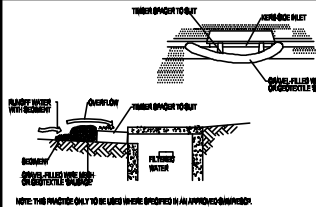
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D	22/02/2022	FINAL PLANS FOR FCA APPROVAL						CHECKED: A.LYNCH			

SEDIMENT CONTROL



- CONSTRUCTION NOTES**
- CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
 - CUT A 150-MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRINCHED.
 - DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
 - FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
 - JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150-MM OVERLAP.
 - BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



- CONSTRUCTION NOTES**
- INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
 - FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25 MM TO 50 MM GRAVEL.
 - FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150 MM HIGH X 400 MM WIDE.
 - PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100-MM SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
 - FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
 - SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

SITE NOTES

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- THIS PLAN DOES NOT PROVIDE SPECIFIC LANDSCAPE PLANTING LOCATIONS.
- THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
- THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED.
- BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME CARE.

LEGEND

- TEMPORARY SITE MATERIAL DISPOSAL AREA DURING CONSTRUCTION, TO BE PROTECTED BY A SEDIMENT FENCE OR STRAW BALE FILTER.
- SITE ACCESS DURING CONSTRUCTION.

SITE COVERAGE

LOT 407 SUTOR AVENUE, CAERLEON	=	1 066.00M ²
SITE COVERAGE		
TOTAL GFA EXCLUDING PORCH & ALFRESCO AREAS	=	327.92M ²
	=	30.76%
LANDSCAPING		
LANDSCAPING - INCLUDING GRAVEL AREAS	=	701.56M ²
L255 TOTAL DRIVEWAY & PATHWAYS	=	101.89M ²
	=	599.67M ²
	=	56.25%

SUBDIVISION NOTES

LOT 407 SUTOR AVENUE CAERLEON
DP - 1272614 - ZONING R1 GENERAL RESIDENTIAL

TOTAL LOT 407 AREA	=	1 066.00M ²
PROPOSED LOT 1 (DWELLING ONE)	=	460.50M ²
PROPOSED LOT 2 (DWELLING TWO)	=	605.50M ²

- CONFIRM ALL DIMENSIONS BACK TO SPECIFIC SURVEY PLANS PRIOR TO COMMENCEMENT OF ANY WORK.
- PROPOSED DIVIDING SUBDIVISION BOUNDARY IS APPROXIMATE ONLY AND TO BE CONFIRMED AS ABOVE.
- PROPOSED LOT AREAS ARE APPROXIMATE ONLY & SHOULD BE READ IN CONJUNCTION WITH SPECIFIC SURVEY PLANS.

LANDSCAPING DETAILS

- SMALL SHRUBS TO 1.0M HIGH**
- SURFER BOY (PFORSIMIV)
 - BROUZE BABY (PHORLUM)
 - GOLF BABY (PITOSPORUM)
- SMALL ORNAMENTAL TREES TO 3.0M HIGH**
- MANCHURIAN PEAR (PYRUS USSURIENSIS)
- CONSULT LOCAL NURSERY FOR AVAILABILITY AND SUITABILITY OF THE SPECIES LISTED & SUBSTITUTE SIMILAR PLANTING IF REQUIRED.
- MULCH BEDS WITH WOODCHIP OR PEBBLES & FILL OUT OR LINE BEDS WITH GROUND COVERS OR SIMILAR SMALL PLANTS.
- EDGE BEDS WITH INSITU FORMED CONCRETE ROLLED EDGE, SLEEPERS, MASONRY BLOCK, EDGING OR SIMILAR AS SELECTED.
- KIKIYU TURF TO ALL AREAS, UNLESS GRAVEL IS STATED AND DISPLAYED OTHERWISE.
- AT BUILDERS DISCRETION SUBSTITUTE SHRUBS AND TREES MAY BE USED TO REPLACE THE ABOVE MENTIONED SPECIES AND ALSO THE LOCATION OF GARDEN BEDS, SHOULD THE SITE LEAD TO AN ALTERNATIVE / MORE SUITABLE OPTION.

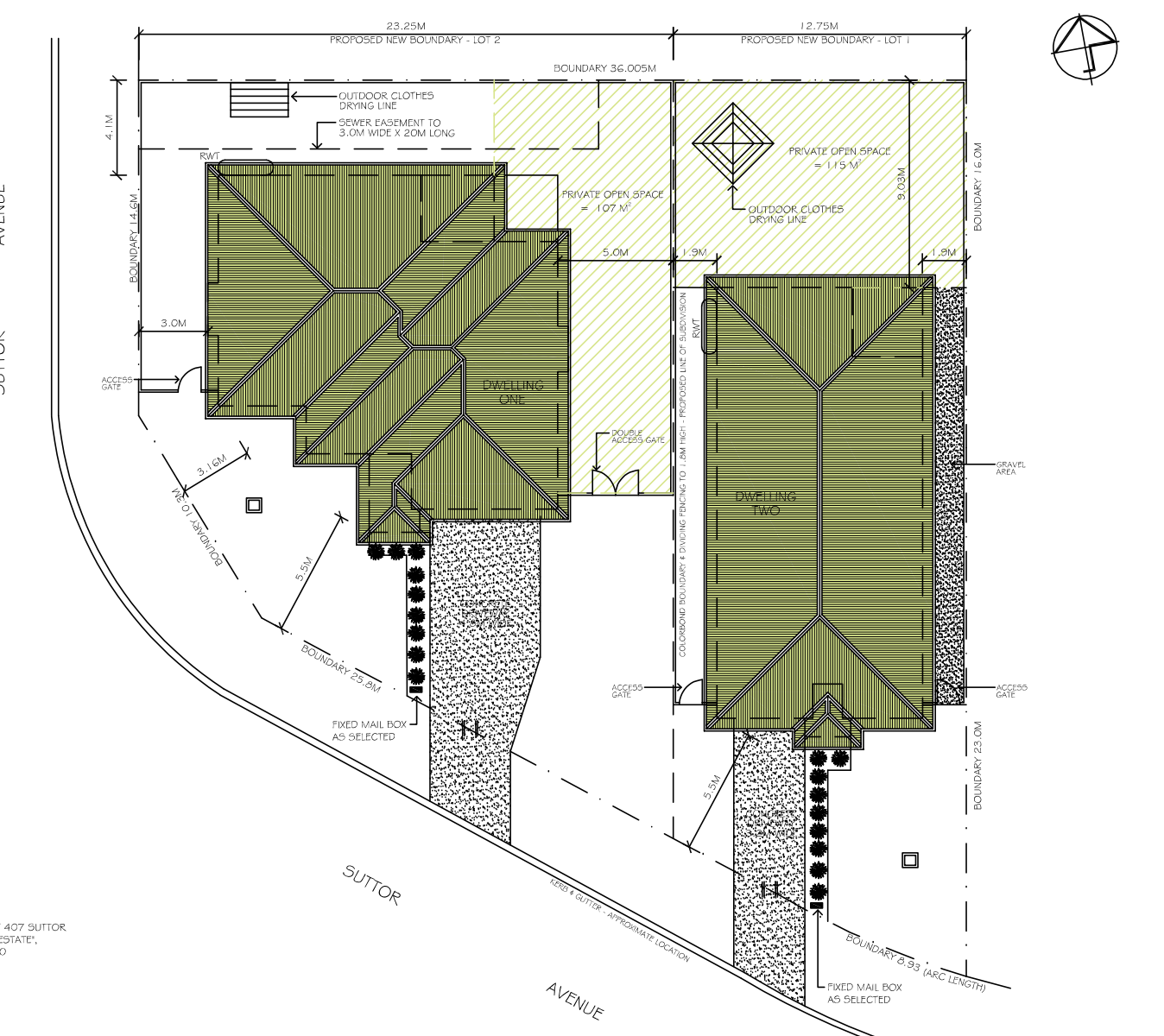


LOCATION PLAN

SCALE: NT5

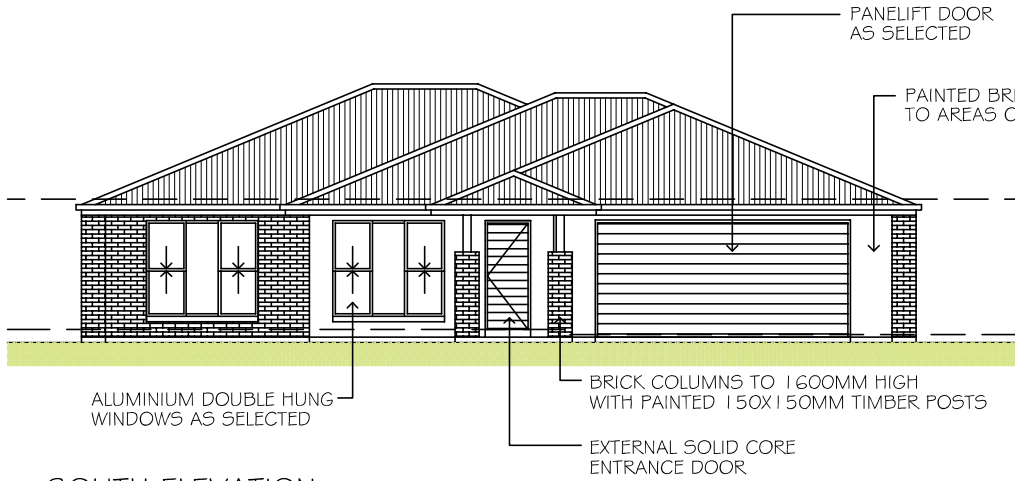
SITE, LANDSCAPE & SUBDIVISION PLAN

SCALE: 1:200



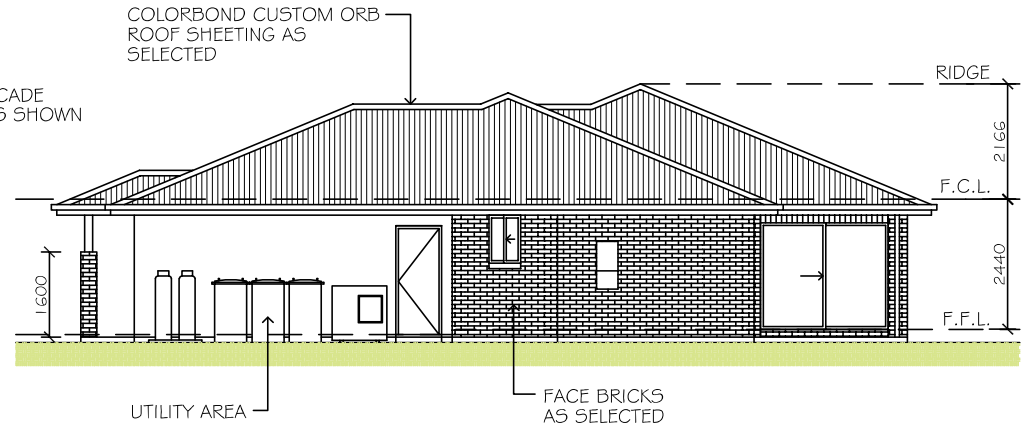
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DWELLING ONE



SOUTH ELEVATION

SCALE: 1:100



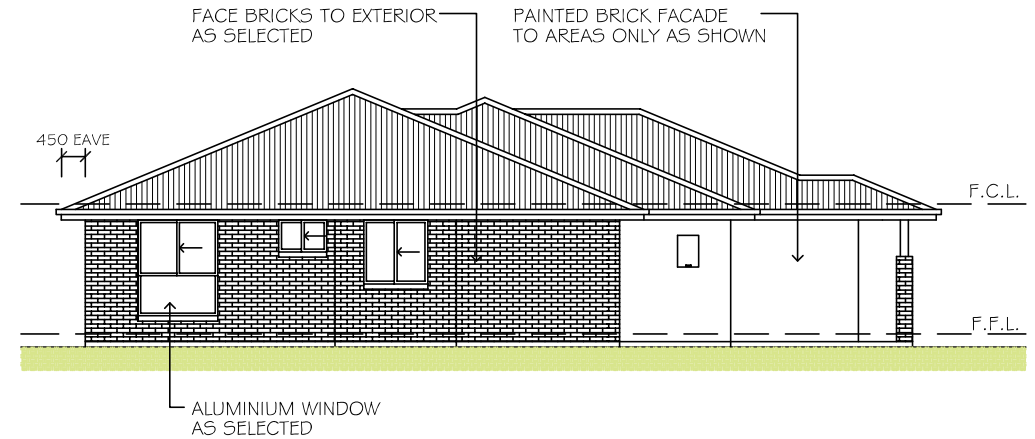
EAST ELEVATION

SCALE: 1:100



NORTH ELEVATION

SCALE: 1:100



WEST ELEVATION

SCALE: 1:100

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 LOT 407, 4 SUTTON AVENUE
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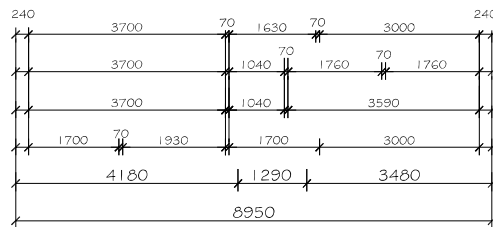
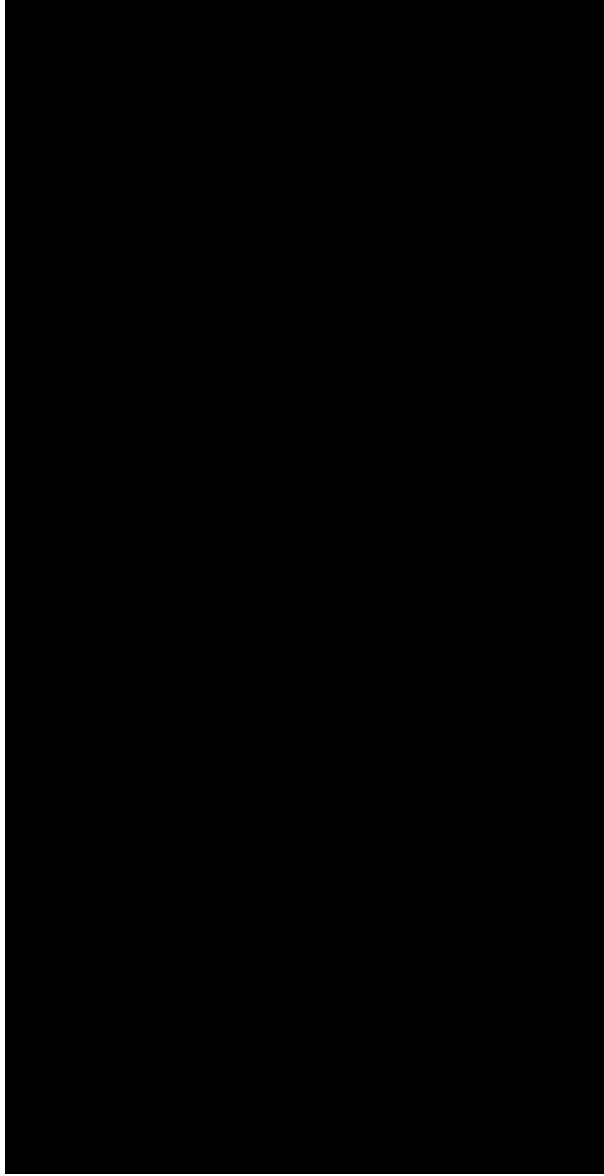
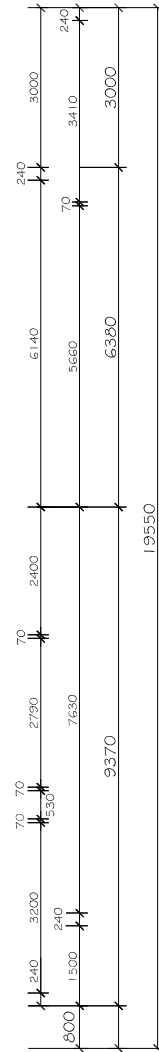
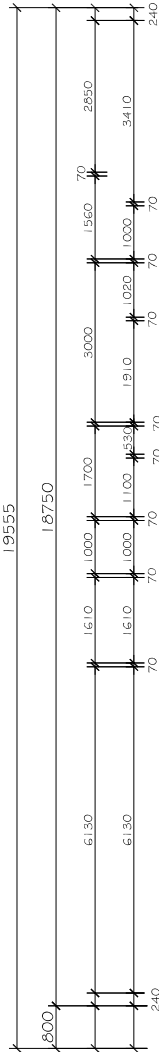
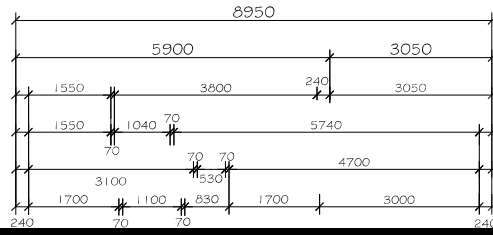


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ELEVATIONS - DWELLING ONE

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FLOOR PLAN - DWELLING TWO

SCALE: 1:100

FLOOR AREAS - DWELLING TWO	
PROPOSED RESIDENCE - DWELLING TWO	
- LIVING	= 131.26 M ²
- GARAGE	= 25.45 M ²
TOTAL	= 156.71 M²
- ALFRESCO	= 09.15 M ²
- PORCH	= 3.52 M ²
TOTAL GFA - DWELLING TWO	= 169.38 M²

NOTES	
■	PORCH & ALFRESCO POST POSITION(S) MAY VARY THROUGH ENGINEERS DESIGNS & DURING CONSTRUCTION.
☐	MH = MAN HOLE LOCATION
===	ALL OPENINGS ARE SHOWN WITH WIDTH DISPLAYED ON FLOOR PLAN. HEAD HEIGHTS SHALL BE NO LESS THAN 2.2M FROM F.F.L. UNLESS STATED OTHERWISE.

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 - S.A. DOCUMENTS (WHERE APPLICABLE)
 - DESIGN CONDITIONS (WHERE APPLICABLE)
 - ALL RELEVANT CODES, STANDARDS & APPROVALS



LYNCH BUILDING GROUP
 CLIENT:
 PROPOSED DETACHED
 DUAL OCCUPANCY
 LOT 407, 4 SUITOR AVENUE
 CAERLEIGH NSW 2050
 23/02/22



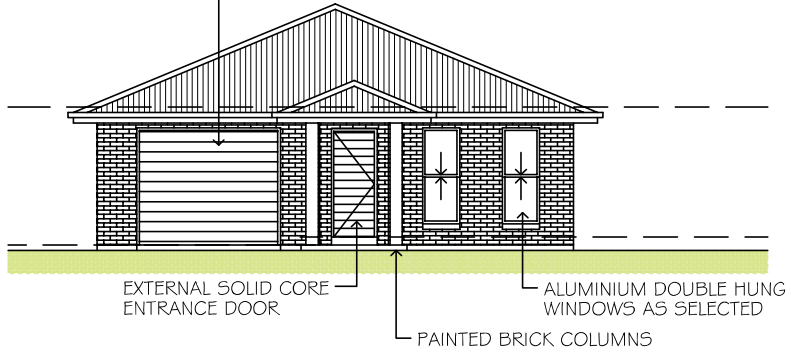
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FLOOR PLAN - DWELLING TWO			
DESIGN:	J.LYNCH	FILE NO:	04C2-A01
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DWELLING TWO

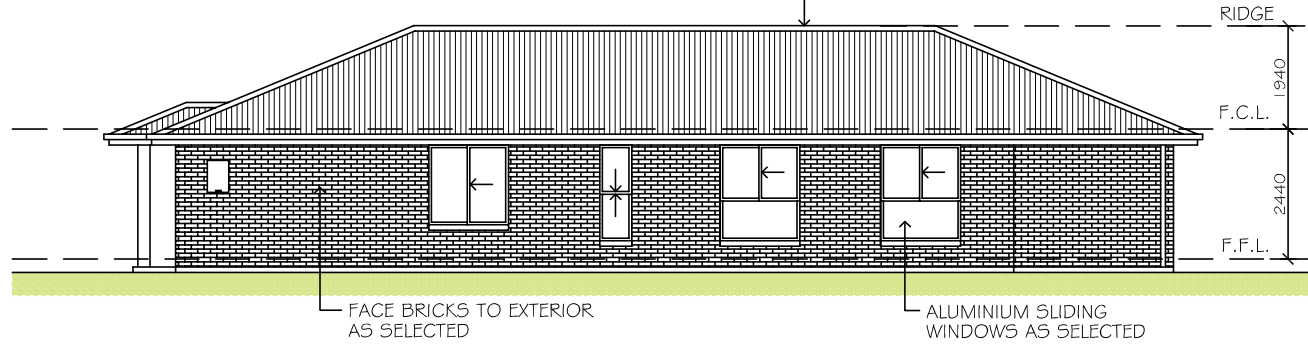
PANELIFT DOOR WITH AS SELECTED



SOUTH ELEVATION

SCALE: 1:100

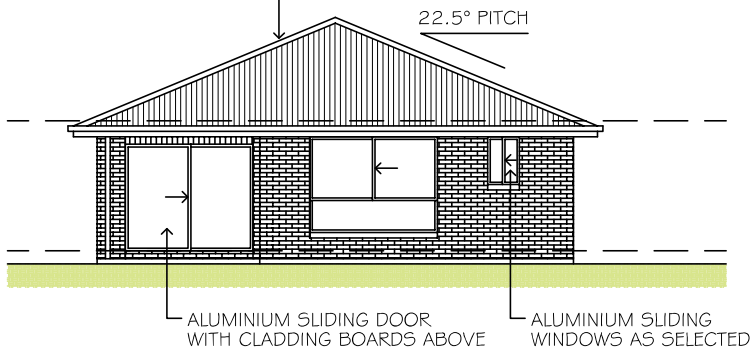
COLORBOND CUSTOM ORB ROOF SHEETING AS SELECTED



EAST ELEVATION

SCALE: 1:100

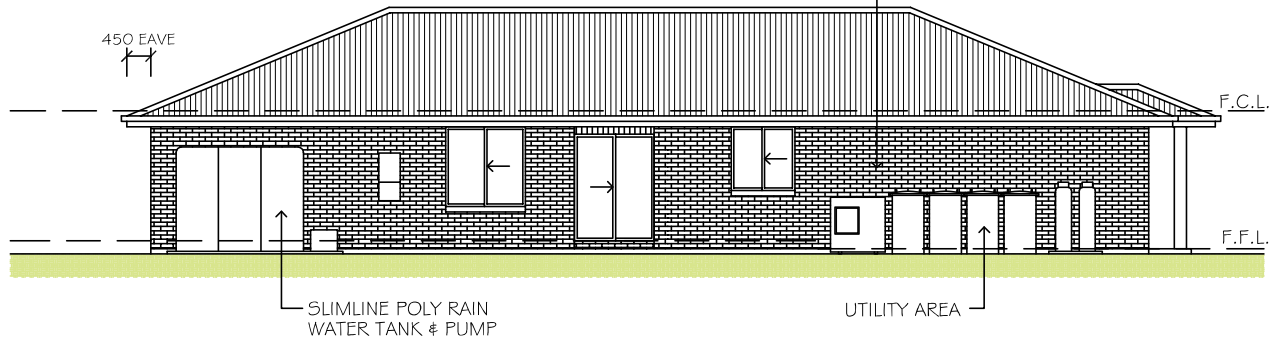
COLORBOND CUSTOM ORB ROOF SHEETING AS SELECTED



NORTH ELEVATION

SCALE: 1:100

FACE BRICKS TO EXTERIOR AS SELECTED



WEST ELEVATION

SCALE: 1:100

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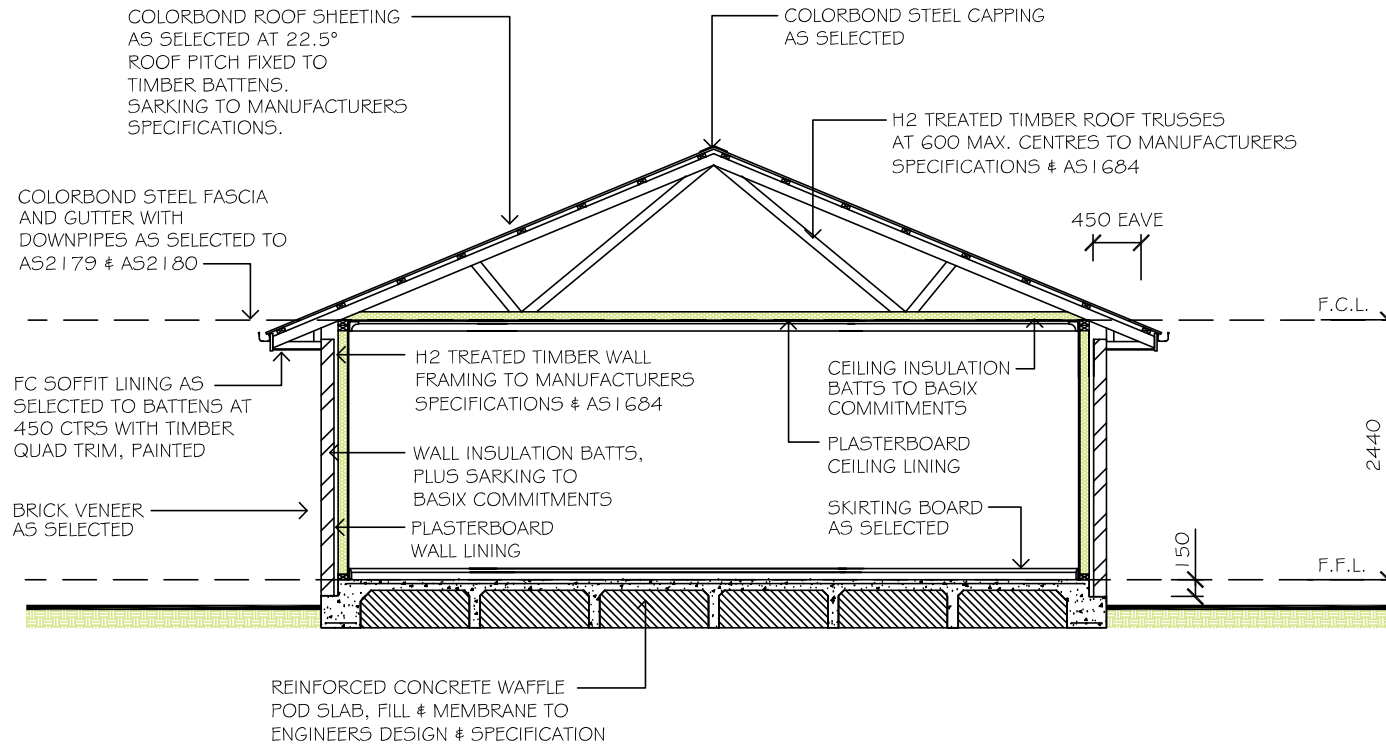


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 FB: @jhlbuildingdesigns

ELEVATIONS - DWELLING TWO

DRAWING TITLE:			
DESIGN: LBG	FILE NO: 0462-A01	07 OF 10	D
DRAFTED: J.LYNCH	PAPER SIZE: A3	DRAWING NO:	REV:
CHECKED: A.LYNCH			



TYPICAL SECTION

SCALE: 1:50

SECTION NOTES

- FOR COMPLETE SLAB DETAILS & DESIGN REFER TO ENGINEERS SPECIFICATIONS & DESIGNS.
- TERMITE TREATMENT SHALL BE INCLUDED TO PROTECT AGAINST INFESTATION TO AS3660.1-2000
- PARTY WALL DETAILS -
 - SEPARATING PARTY WALL MUST NOT BE CROSSED BY TIMBER OR OTHER COMBUSTIBLE BUILDING ELEMENTS WITH THE EXCEPTION OF STEEL ROOFING BATTENS WITH DIMENSIONS 75x50MM OR ROOF SARKING, MUST ALSO BE PACKED USING FIRE RESISTANT MATERIAL IN ACCORDANCE WITH THE B.C.A.
 - 25MM GYPROCK SHAFT LINER PANEL BETWEEN STEEL "H" WITH 20-40MM OF SEPERATION BETWEEN FRAMES & GYPROCK SHAFT LINER PANEL.
 - STUDS AT 600MM MAXIMUM CENTRES
 - 10MM GYPROCK "SUPERCEK" PLASTERBOARD WALL LINING TO FACE OF PARTY WALL (GYPROCK DWFA 45743 CSR 360 PARTY WALL SYSTEM)
 - SELECT WALL FRAMING WITH R2.7 GOLD WALL INSULATION BATTs TO BE INSTALLED.
 - FIRE RESISTANT MINERAL FIRE BLANKET TO BE INSTALLED DIRECTLY ABOVE PARTY WALL TO UNDERSIDE OF ROOFING IN ACCORDANCE WITH THE B.C.A.

GENERAL NOTES

- PLANS DOCUMENTED FOR THE EXCLUSIVE USE OF THE NOTED CLIENTS BELOW ONLY & SUBJECT TO COPYRIGHT LAWS.
- ALL DIMENSIONS & INFORMATION WITHIN THESE SET OF PLANS ARE DOCUMENTED WITH DUE CARE.
- ALL DRAWINGS WITHIN THIS SET OF PLANS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS, DESIGNS & SPECIFICATIONS & WITH OTHER WRITTEN INSTRUCTIONS ISSUED DURING ESTIMATIONS & CONSTRUCTION WITH SELECTED BUILDER.
- ALL DISCREPANCIES SHALL BE REFERRED TO, IN WRITING TO, JHL BUILDING DESIGNS FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. DIMENSIONS ARE TO STRUCTURAL ELEMENTS OF THE DRAWING & NOT TO FINISHED SURFACES IE. TILING, PLASTERBOARD ETC.
- ALL RELEVANT DIMENSIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & FABRICATION WITH REGARDS TO ONSITE & OFF SITE REQUIREMENTS & WORK.
- THE RELEVANT SERVICE AUTHORITIES SHALL BE CONSULTED IN REGARDS TO CONFIRMING / CHECKING ALL DIMENSIONS, LEVELS, SERVICES & SITE CONDITIONS PRIOR TO CONSTRUCTION.
- THE RELEVANT STATUTORY AUTHORITIES SHALL BE NOTIFIED & APPROVAL SORT FROM / OBTAINED PRIOR TO CONSTRUCTION, IF & WHEN NECESSARY.
- STUD WALL & TRUSSED ROOF DESIGN, BRACING & TIE DOWN TO SELECTED FRAME & TRUSS MANUFACTURERS ENGINEERED SPECIFICATIONS & TO AS1684 WHERE APPLICABLE.
- SHALL NO WIND CLASSIFICATION BE NOTED, CLIENT TO BE ADVISED BY PCA OR ENGINEERING CONSULTANT.
- SITE CLASSIFICATION TO BE DETERMINED BY QUALIFIED GEOTECHNICAL ENGINEER & ALL REINFORCED CONCRETE FOOTINGS & SLABS TO BE CONSTRUCTED TO AS2870.
- ALL STORM WATER FROM ROOF TO BE DISPURSED TO REQUIRED DOWNPIPES & TO STREET / RAIN WATER TANK TO AUSTRALIAN STANDARDS & PCA REQUIREMENTS.
- A MINIMUM WATER ALLOWANCE SHALL BE PROVIDED FOR RURAL PROPERTIES FOR FIRE FIGHTING PURPOSES AS SPECIFIED BY PCA.
- WHERE A SITE REQUIRES CUT & FILL TO OCCUR OR RETAINING WALLS CONSTRUCTED, ENGINEERS SHALL BE CONSULTED WHERE NECESSARY & BUILDING CONTRACTOR TO ENSURE ALL FINAL LEVELS, GROUND LINES & GRADIENTS DIVERT ALL SURFACE STORM WATER FROM THE PROPOSED RESIDENCE EITHER BY MEANS OF PIPES, DETENTION AREAS OR GRADING TO KERB. NEIGHBOURING PROPERTIES MUST BE TAKEN INTO CONSIDERATION WITH THE DESIGN OF THE FLOW OF STORM WATER.
- SEWER DRAINAGE LINES TO BE CONNECTED TO SEWER MAIN OR IN THE CASE OF A RURAL PROPERTY, CONNECTED TO A SEPTIC SYSTEM, IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS & LOCAL PCA.
- A QUALIFIED CONTRACTOR SHALL COMPLETE THE FINAL DRAINAGE LAYOUT TO BE SUBMITTED TO THE LOCAL PCA FOR THEIR RECORDS & APPROVAL.
- THE HOT WATER SYSTEM IS AS SPECIFIED WITHIN THE BASIX CERTIFICATE & LOCATION NOTED OF FLOOR PLAN.
- TERMITE PROTECTION SHALL BE IN ACCORDANCE WITH AS3660.
- WHERE BRICK VENEER CONSTRUCTION IS SPECIFIED, CONTROL JOINTS FOR ARTICULATION MUST BE PROVIDED AT NOMINAL 6.0M MAX. CENTRES OR TO STRUCTURAL ENGINEERS DETAILS.

REV	DATE	DESCRIPTION
A	23/09/2021	FINAL PLANS FOR REVIEW
B	15/10/2021	REVISED PLANS FOR REVIEW
C	1/02/2022	FINAL PLANS REVISED AS REQUESTED
D	22/02/2022	FINAL PLANS FOR PCA APPROVAL

NOTE:
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH:
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- PCA DOCUMENTS (WHERE APPLICABLE)
- BASIX CERTIFICATE
- ALL RELEVANT CODES, STANDARDS & APPROVALS



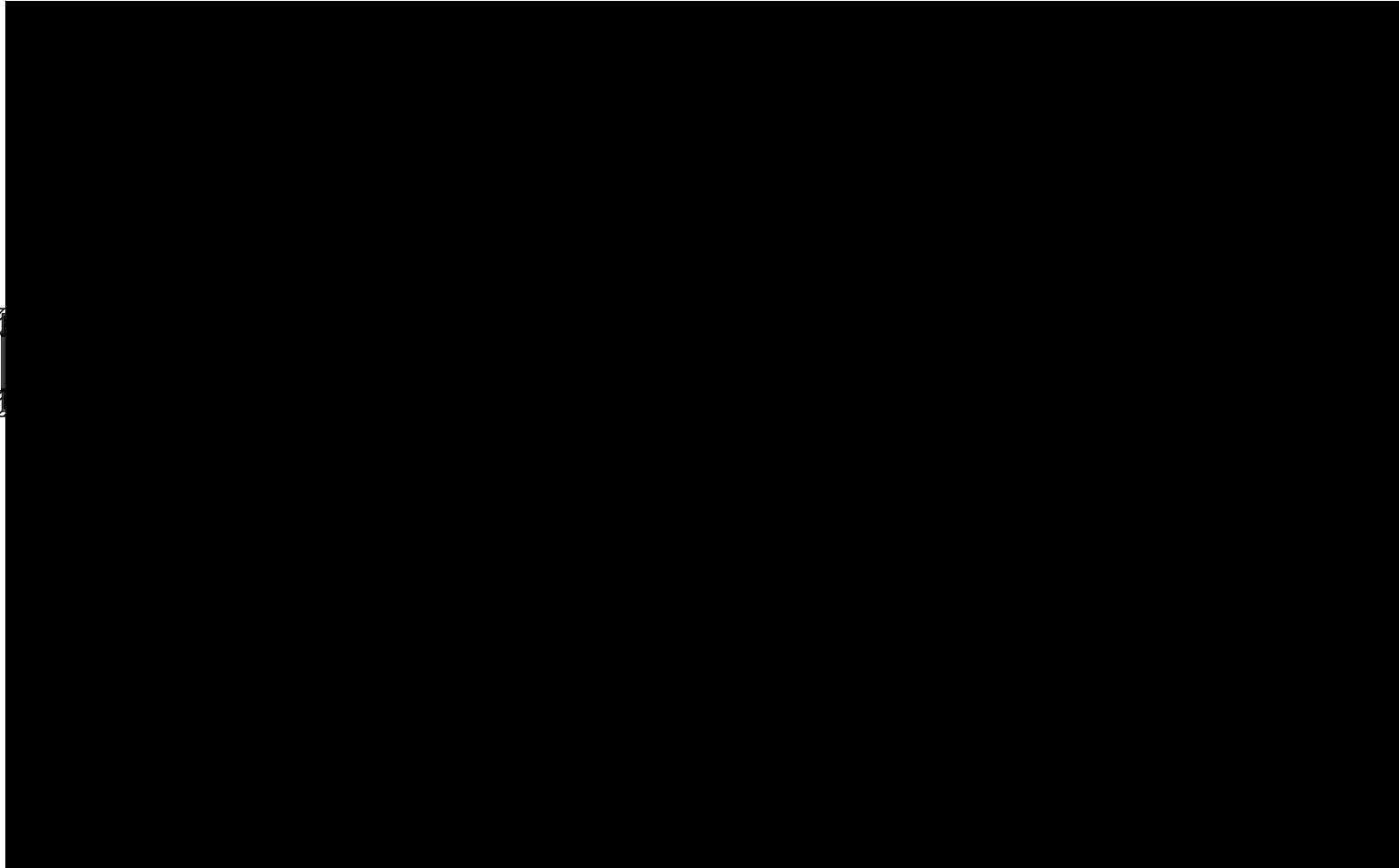
LYNCH BUILDING GROUP
CLIENT:
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OCCUPANCY
LOT 407, 4 SUTTON AVENUE
CAERLEON NSW 2850
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ELECTRICAL PLAN

SCALE: NTS

LEGEND

X 300	SINGLE POWER POINT (DISTANCE ABOVE F.F.L.)	(2)
XX 300	DOUBLE POWER POINT (DISTANCE ABOVE F.F.L.)	(15)
—	FLUORESCENT LIGHTS - SINGLE	(2)
o	DOWN LIGHT	(20)
□	EXTERNAL WALL LIGHT	(-)
⊗	SENSOR LIGHT	(1)
⊗	STANDARD BATTEN	(6)
⊗	TASTIC LIGHT - 4 LIGHT	(1)
⊗	TASTIC LIGHT - 2 LIGHT	(1)
TV	TELEVISION OUTLET	(1)
NBN	NBN OUTLET LOCATION	(1)
-	LIGHT SWITCH LOCATION	(-)
P	FENDANT LIGHT	(-)
OXX	EXTERNAL DOUBLE POWER POINT	(2)
⊗	CEILING FAN - WITH LIGHT	(1)

ELECTRICAL NOTES

- 1] ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED CONTRACTOR. ALL WORK SHALL BE IN ACCORDANCE WITH AS/NZ3012 & ALL LINENSING REQUIREMENTS.
- 2] THE SELECTION OF FITTINGS AND THE LAYOUT TO BE CARRIED OUT BY THE BUILDER & DESIGNED TO THE CLIENT'S REQUIREMENTS.
- 3] ALL APPROVED SMOKE ALARMS / DETECTORS TO BE INSTALLED TO A53786 BY A LICENSED CONTRACTOR.

LEGEND

□	OUTDOOR AIR CONDITIONER UNIT
—	ZONES
●	SUPPLY AIR GRILLS
□	RETURN AIR GRILLS
■	AIR CONDITIONER UNIT IN ROOF SPACE
■	AIR CONDITIONER CONTROL PANEL
■	INDOOR WALL MOUNTED SPLIT SYSTEM

MECHANICAL NOTES

- 1] ALL MECHANICAL WORKS REGARDING AIR CONDITIONING SHALL BE CARRIED OUT BY A LICENSED CONTRACTOR. ALL WORK SHALL BE IN ACCORDANCE WITH AS STANDARDS & ALL LINENSING REQUIREMENTS.
- 2] THE SELECTION OF FITTINGS AND THE LAYOUT TO BE CONFIRMED BY THE BUILDER & DESIGNED TO THE CLIENT'S REQUIREMENTS.

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 PROPOSED DETACHED DUAL OCCUPANCY
 LOT 407, 4 SUTTON AVENUE
 CAERLEON NSW 2850
 PROJECT:

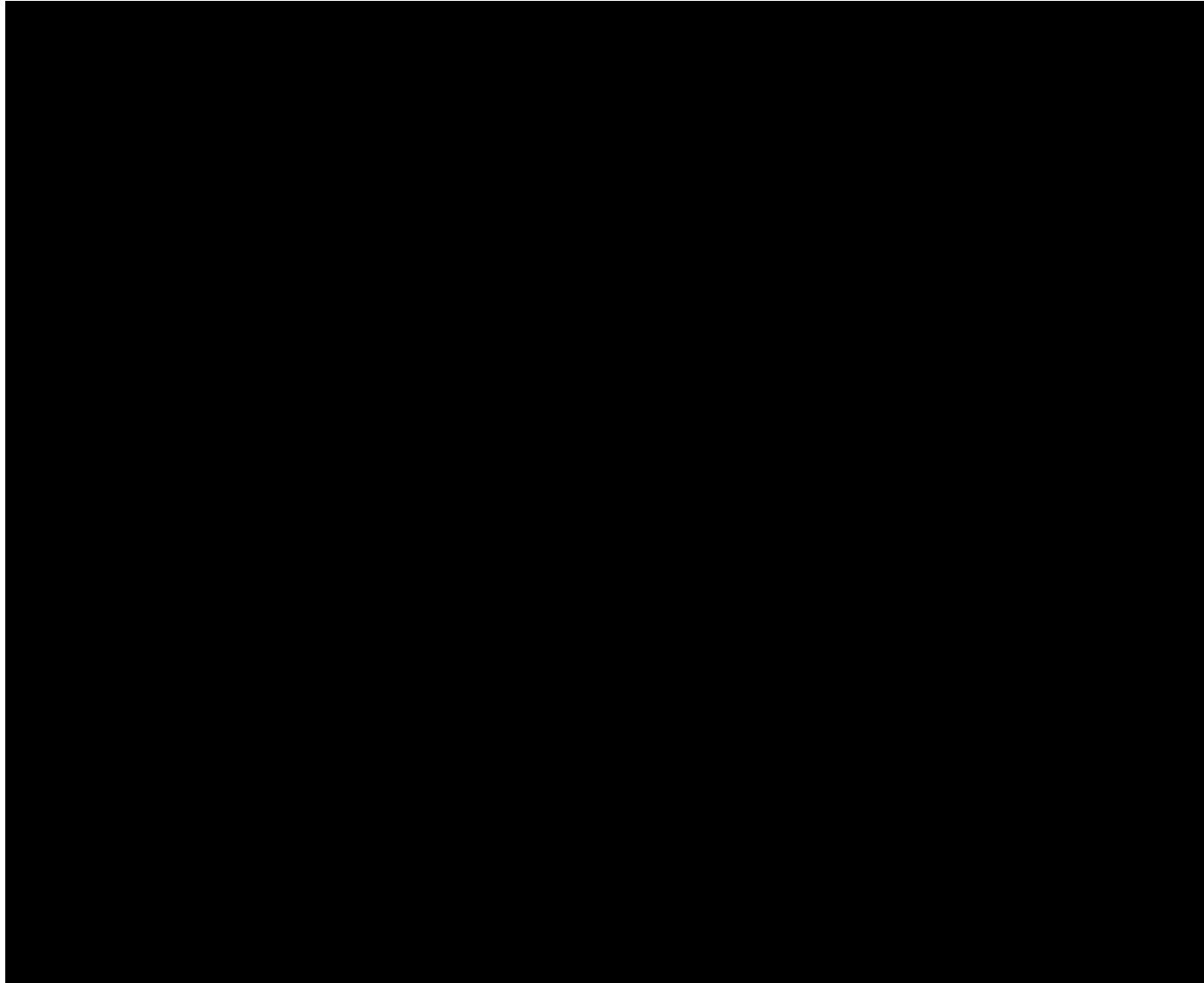


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ELECTRICAL & MECHANICAL PLANS - DWELLING ONE			
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DWELLING TWO



ELECTRICAL PLAN

SCALE: NTS

LEGEND

X 300	SINGLE POWER POINT (DISTANCE ABOVE F.F.L.)	(2)
XX 300	DOUBLE POWER POINT (DISTANCE ABOVE F.F.L.)	(16)
—	FLUORESCENT LIGHTS - SINGLE	(1)
o	DOWN LIGHT	(18)
□	EXTERNAL WALL LIGHT	(-)
⊗	SENSOR LIGHT	(1)
⊗	STANDARD BATTEN	(7)
⊗	TASTIC LIGHT - 4 LIGHT	(1)
⊗	TASTIC LIGHT - 2 LIGHT	(1)
TV	TELEVISION OUTLET	(1)
NBN	NBN OUTLET LOCATION	(1)
-	LIGHT SWITCH LOCATION	(-)
P	FENDANT LIGHT	(-)
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LEGEND

□	OUTDOOR AIR CONDITIONER UNIT
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●	SUPPLY AIR GRILLS
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MECHANICAL NOTES

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- 2] THE SELECTION OF FITTINGS AND THE LAYOUT TO BE CONFIRMED BY THE BUILDER & DESIGNED TO THE CLIENT'S REQUIREMENTS.
- 3] GENERAL LAYOUT OF SUPPLY AIR GRILLS ETC IS TO BE VIEWED AS AN EXAMPLE ONLY & CAN CHANGE THROUGHOUT INSTALLATION

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ELECTRICAL & MECHANICAL PLANS - DWELLING TWO

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