

PROPOSED RESIDENCE
FOR
SCOTT & HELEN GRANT
25 GREVILLEA GROVE
RYLSTONE NSW 2849



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 351m² of roof water must be collected in a 36,000L rainwater tank and plumbed to:

- a) at least one outdoor tap in the development
 - b) all toilets in the development
 - c) all indoor cold water taps including the cold water taps that supply clothes washers
 - d) all hot water systems in the development
- And be installed in accordance with AS3500.

HEATING

Living rooms ducted 1-phase airconditioning to be installed.
Bedrooms ducted 1-phase airconditioning to be installed.

COOLING

1-phase airconditioning and ceiling fans to be installed in all living areas and all bedrooms

VENTILATION

Bathroom - Install an exhaust fan in the ceiling, not ducted, operated manually.
Kitchen - Install a rangehood over cooktop, ducted through roof, operated manually.
Laundry - naturally ventilated

HOT WATER

Electric storage hot water system to be installed.

ALTERNATIVE ENERGY

A photovoltaic system with the capacity to generate at least 8 peak kilowatts of electricity must be installed as part of the development and be connected to the electrical system.

LIGHTING

The primary type of artificial lighting is dedicated fluorescent or LED in all bedrooms, living room, dining room, kitchen, all bathrooms, all toilets, 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 5 Star
Kitchen taps to have a minimum rating of 5 star
and Basin taps to have a minimum rating of 5 stars

OTHER

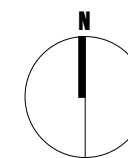
Electric cooktop and electric oven to be installed in Kitchen.
An outdoor clothes drying line must be installed.

LOW WATER VEGETATION

A minimum of 50 sqm of indigenous or low water species of vegetation must be planted on the site.

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 and with the BASIX Certificate pertaining to this property.



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| Issue | Description | Date |
|-------|-------------|----------|
| B | DA ISSUE | 21.03.23 |
| A | PRELIMINARY | 12.12.22 |

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Client
 Scott & Helen Grant

Project
 25 Grevillea Grove
 Rylstone NSW 2849

Title
 SITE PLAN

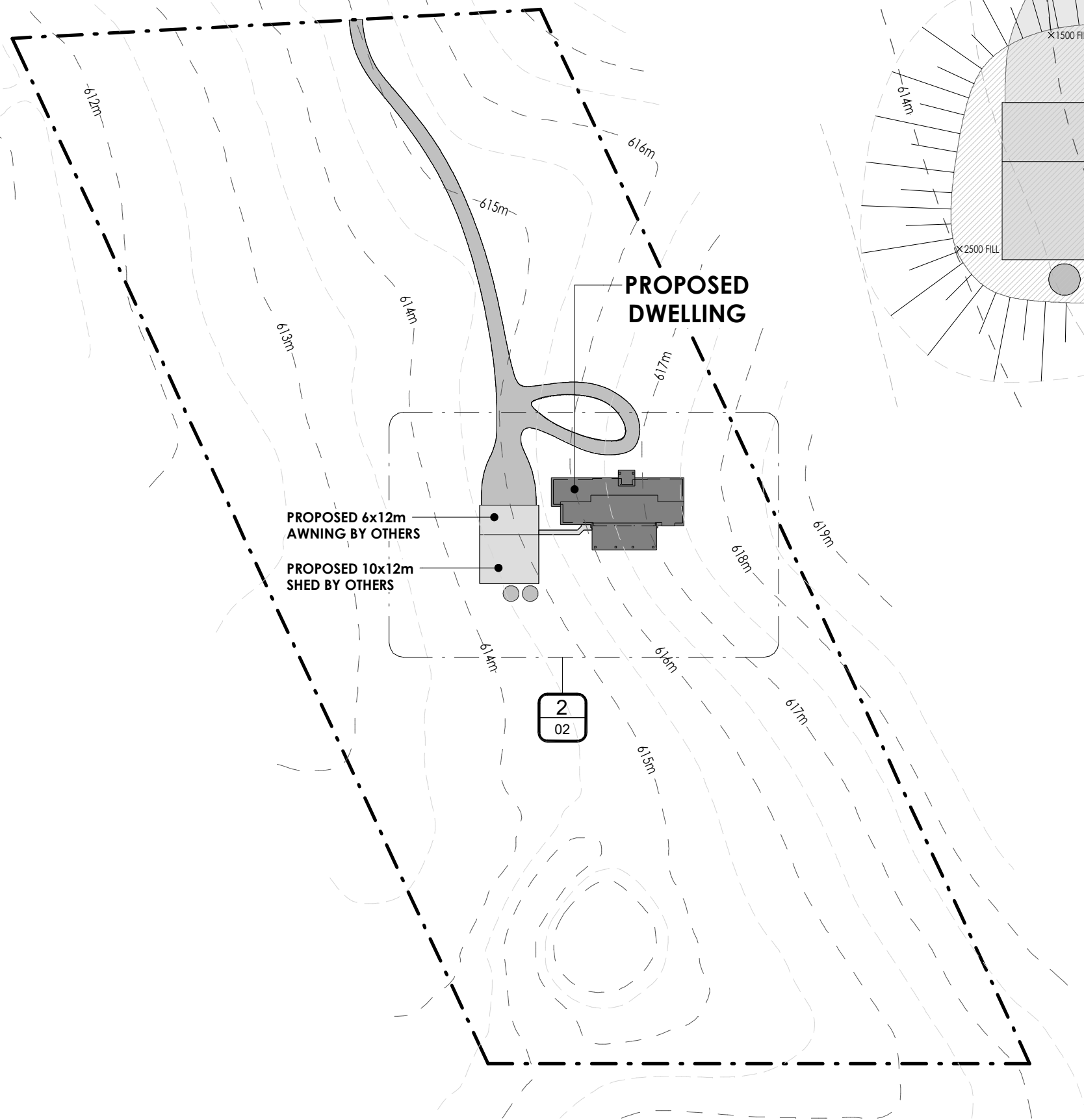
Scale at A3
 1 : 1000

Date NOVEMBER 2022 **Drawn** RG/DW

Drawing No. 649GRA-01 **Issue** B

1 **SITE PLAN**
 SCALE 1 : 1000

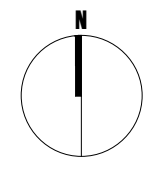
GREVILLEA GROVE



1 CONTOUR PLAN
SCALE 1 : 1000



2 CUT/FILL PLAN
SCALE 1 : 500



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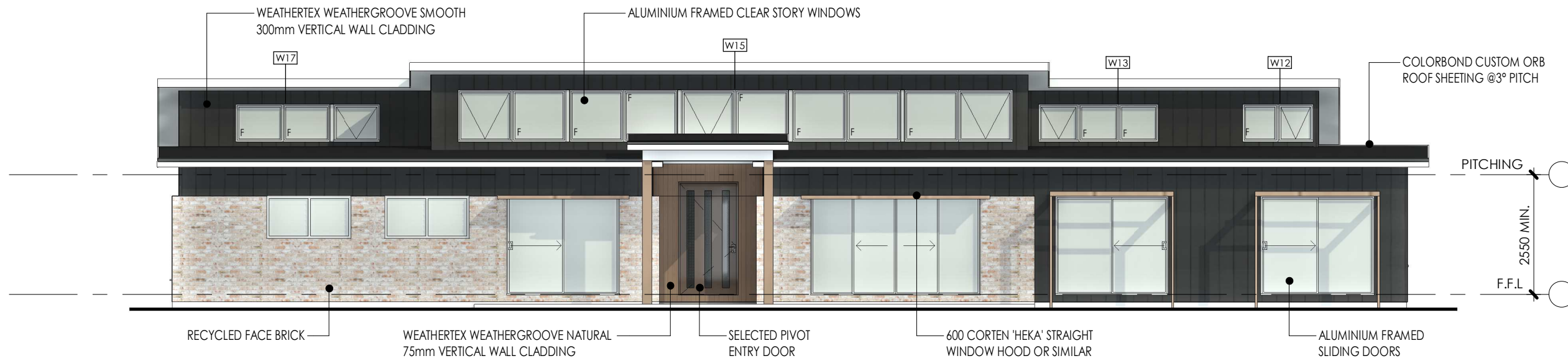
Client Scott & Helen Grant

Project 25 Grevillea Grove
Rylstone NSW 2849

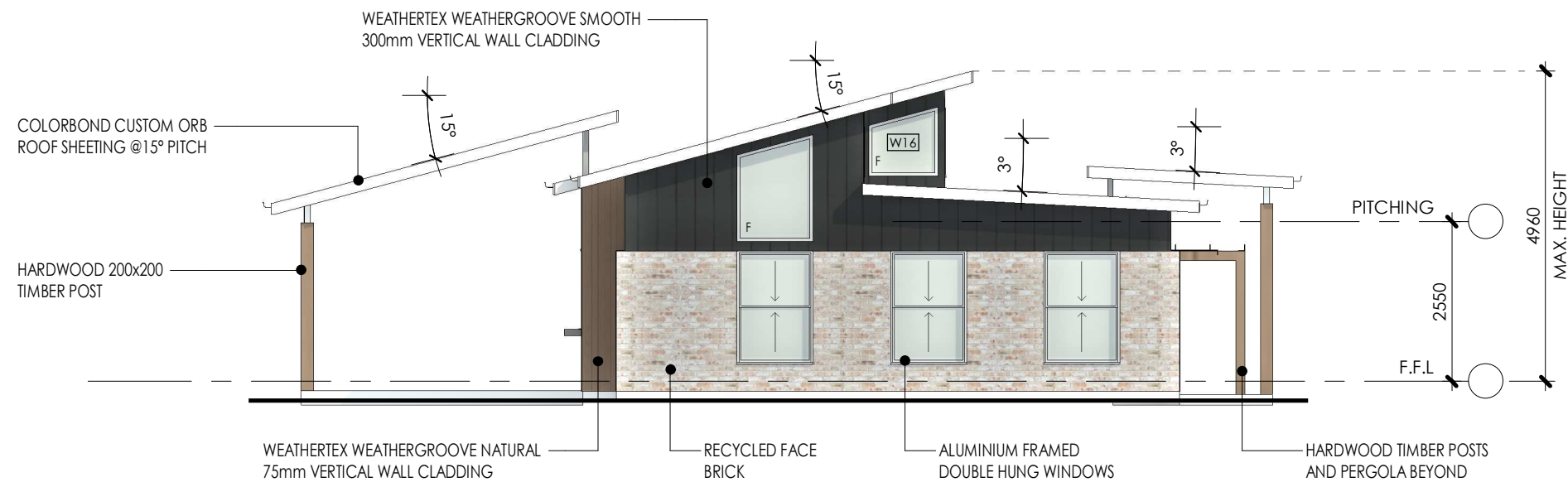
Title CONTOUR PLAN

Scale at A3

| | | | |
|-------------|---------------|-------|-------|
| Date | NOVEMBER 2022 | Drawn | RG/DW |
| Drawing No. | 649GRA-02 | Issue | B |



1 NORTH ELEVATION
SCALE 1 : 100



2 EAST ELEVATION
SCALE 1 : 100

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| Issue | Description | Date |
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| B | DA ISSUE | 21.03.23 |
| A | PRELIMINARY | 12.12.22 |

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Client
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Project
25 Grevillea Grove
Rylstone NSW 2849

Title
ELEVATIONS SHEET 1

Scale at A3
1 : 100

Date
NOVEMBER 2022

Drawing No.
649GRA-04

Drawn
RG/DW

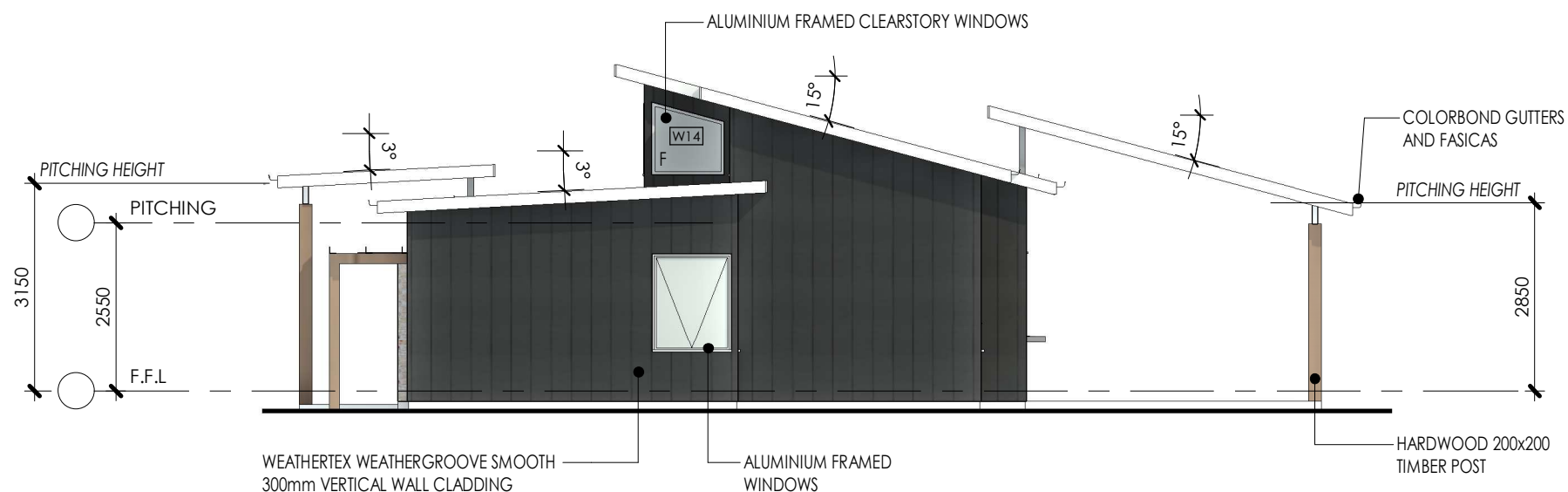
Issue
B

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1 SOUTH ELEVATION
SCALE 1 : 100



2 WEST ELEVATION
SCALE 1 : 100

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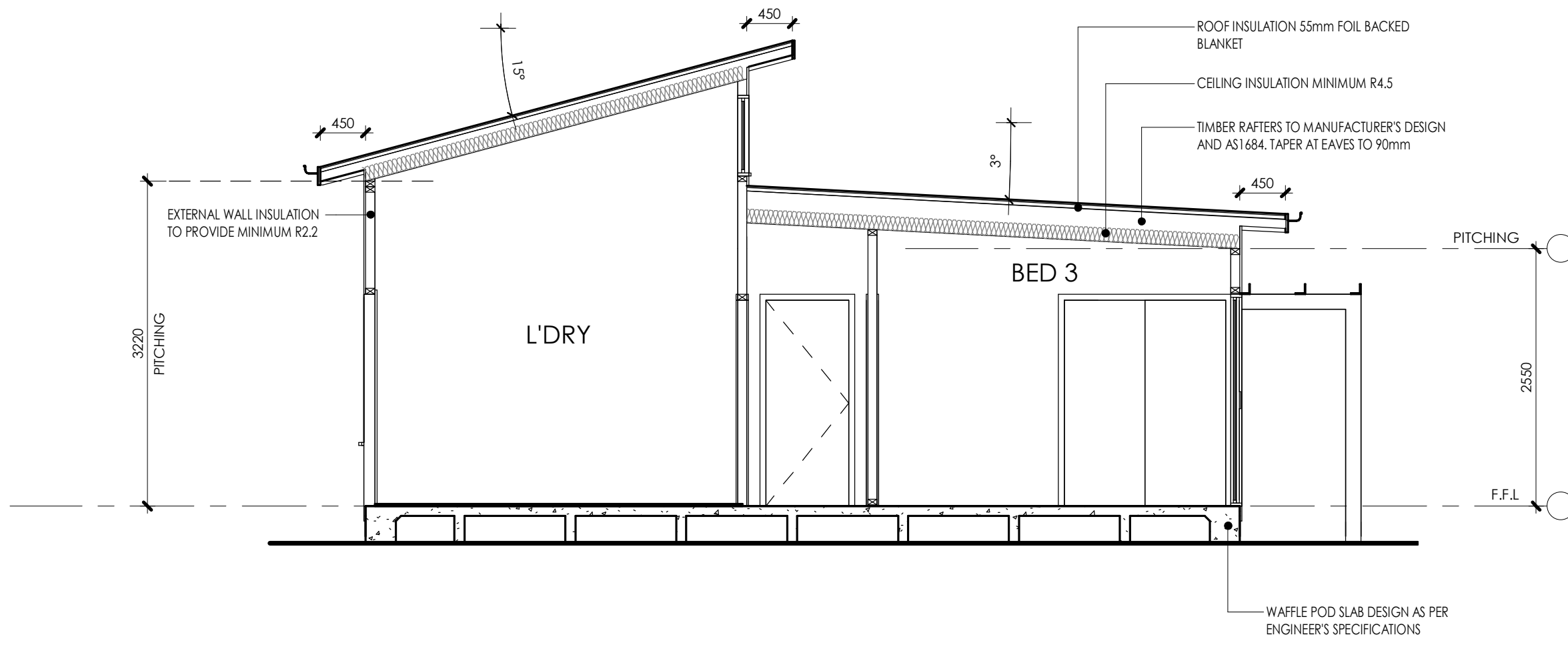
Project 25 Grevillea Grove
Rylstone NSW 2849

Title ELEVATIONS SHEET 2

Scale at A3

Date NOVEMBER 2022 Drawn RG/DW

Drawing No. 649GRA-05 Issue B



1 SECTION
SCALE 1 : 50

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Client
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Project
25 Grevillea Grove
Rylstone NSW 2849

Title
SECTION A

Scale at A3
1 : 50

Date
NOVEMBER 2022

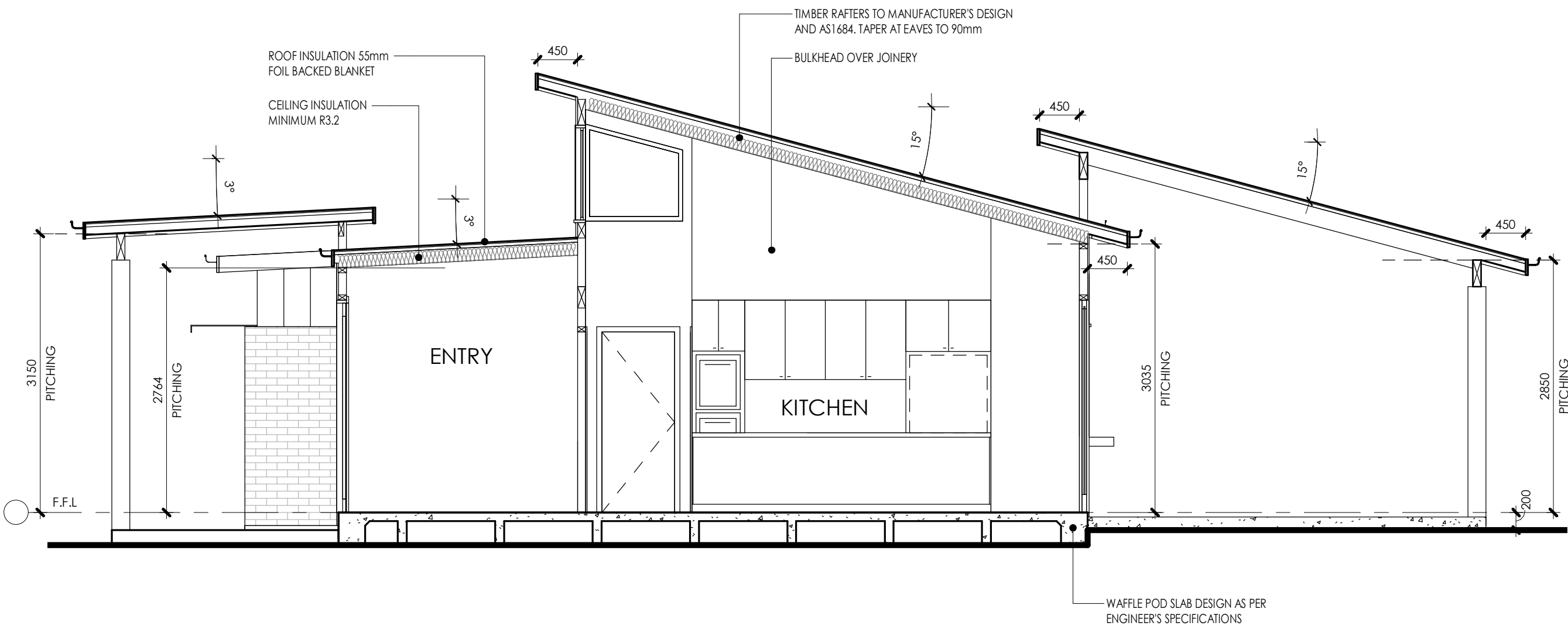
Drawn
RG/DW

Drawing No.
649GRA-06

Issue
B

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1 SECTION
SCALE 1 : 50

| Issue | Description | Date |
|-------|-------------|----------|
| B | DA ISSUE | 21.03.23 |
| A | PRELIMINARY | 12.12.22 |

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Rylstone NSW 2849

Title
SECTION B

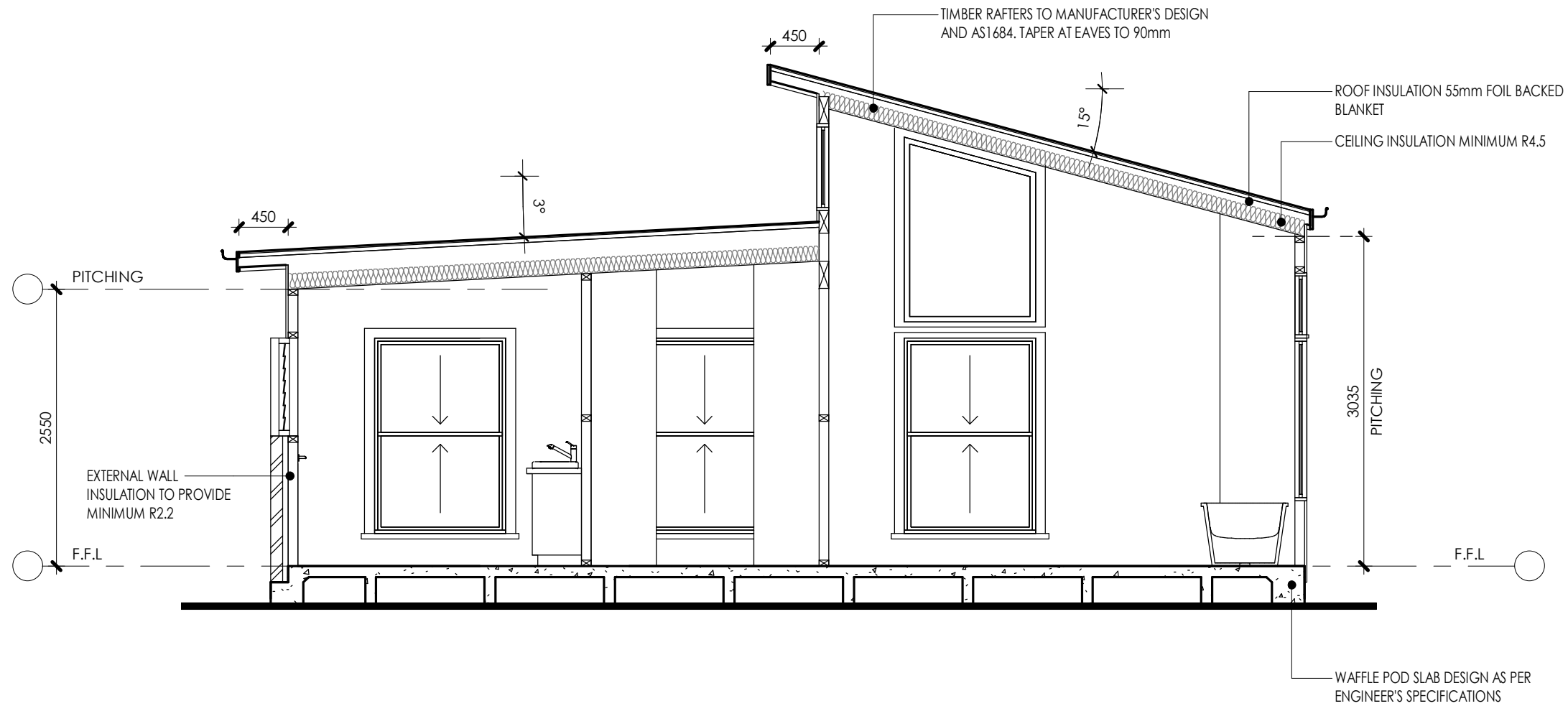
Scale at A3
1 : 50

Date
NOVEMBER 2022

Drawn
RG/DW

Drawing No.
649GRA-07

Issue
B



1 SECTION
SCALE 1 : 50

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Title SECTION C

Scale at A3

Date NOVEMBER 2022 Drawn RG/DW

Drawing No. 649GRA-08 Issue B

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| A | PRELIMINARY | 12.12.22 |
| Issue | Description | Date |

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Client
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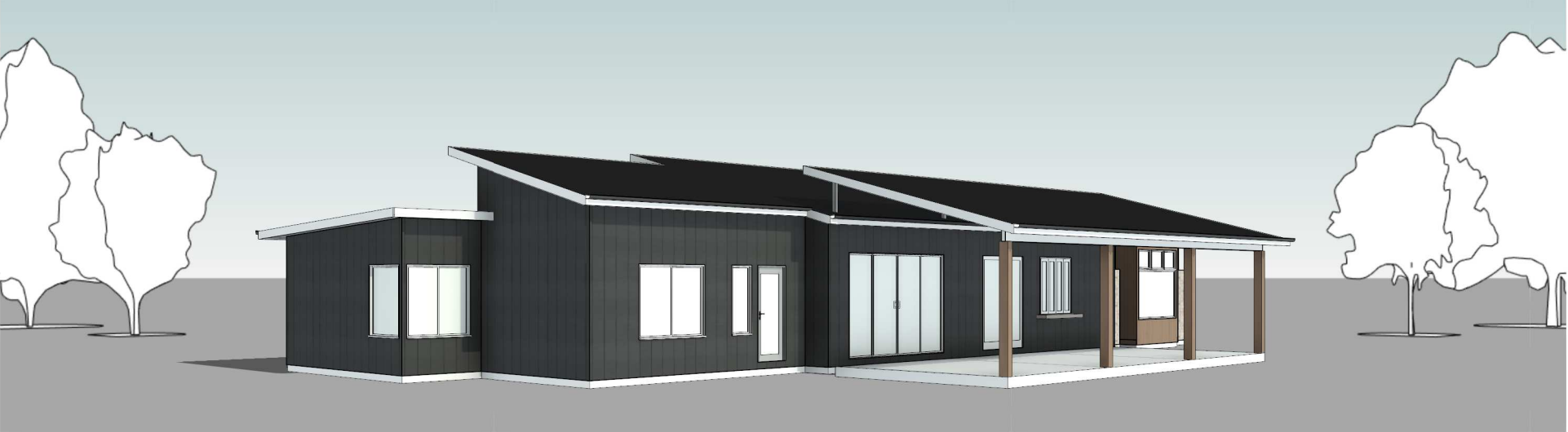
Project
 25 Grevillea Grove
 Rylstone NSW 2849

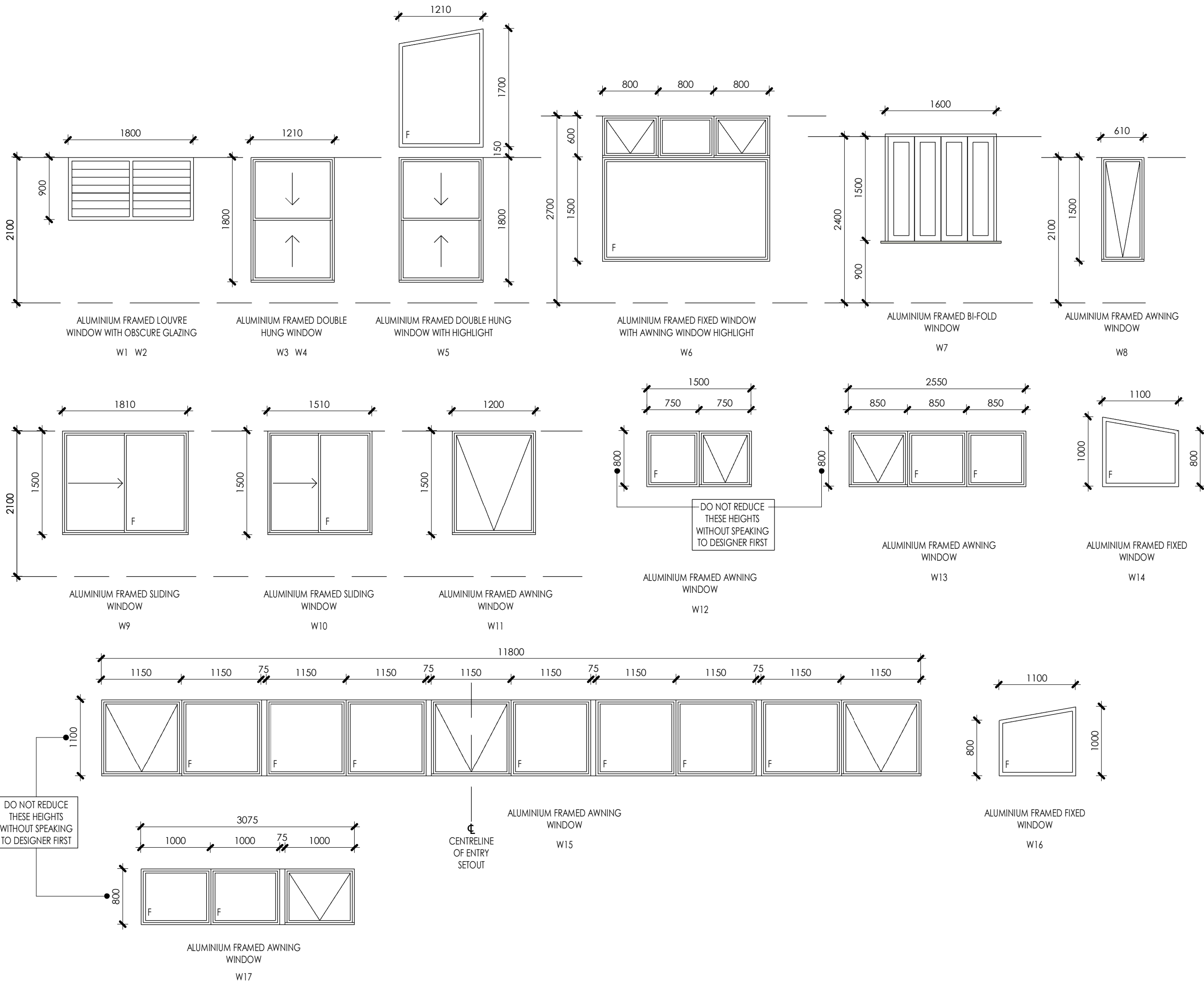
Title
 PERSPECTIVES

Scale at A3
 NA

Date NOVEMBER 2022 **Drawn** RG/DW

Drawing No. 649GRA-09 **Issue** B





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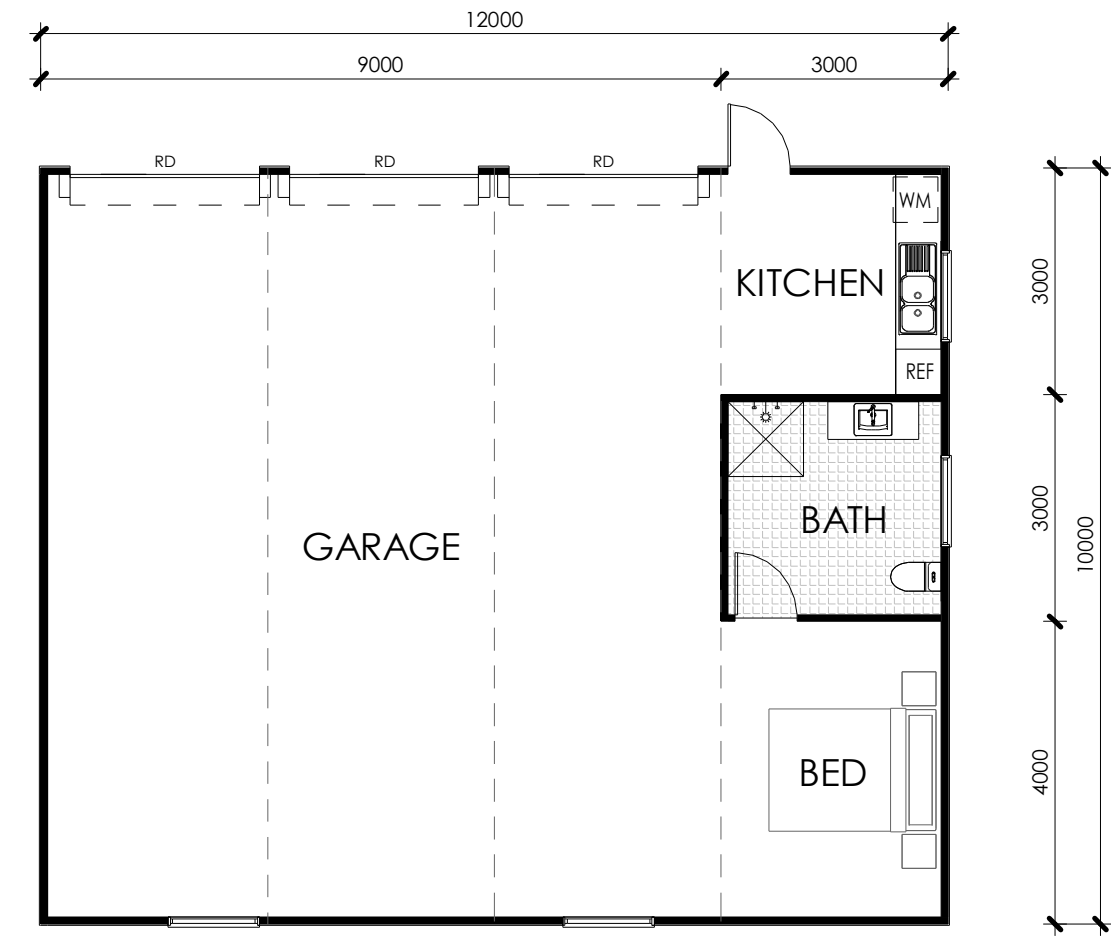
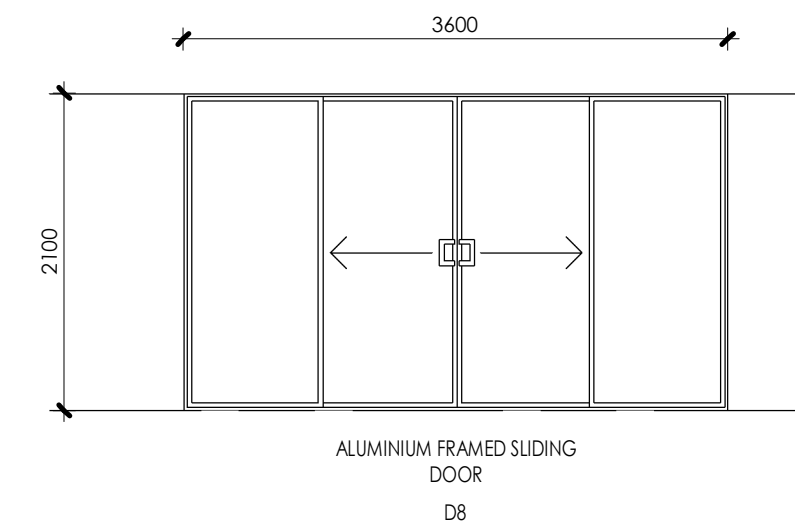
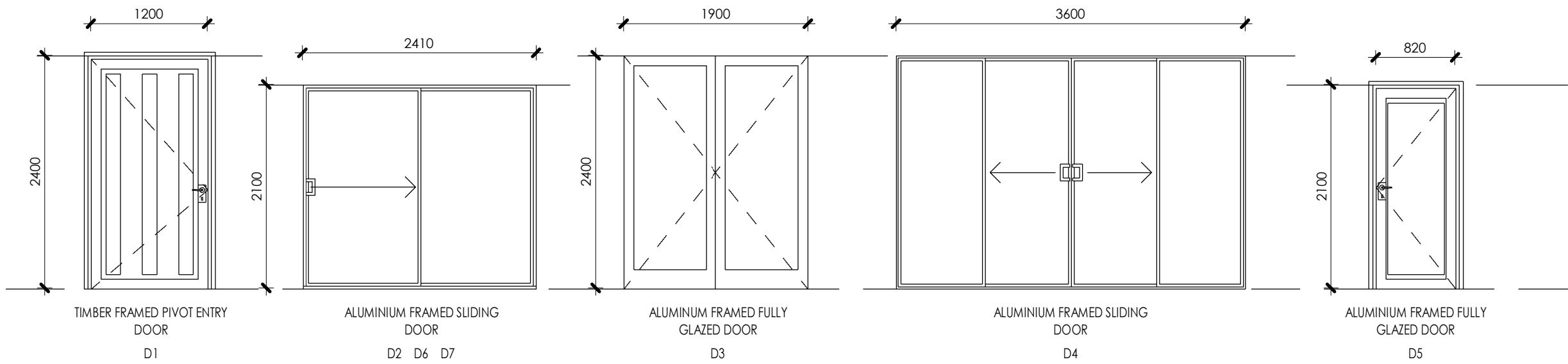
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| | | |
|-------------|---|-------------|
| Client | Scott & Helen Grant | |
| Project | 25 Grevillea Grove Rylstone NSW 2849 | |
| Title | WINDOW SCHEDULE | |
| Scale at A3 | 1 : 50 | |
| Date | NOVEMBER 2022 | Drawn RG/DW |
| Drawing No. | 649GRA-10 | Issue B |



1 SHED LAYOUT
SCALE 1 : 100

SHED LAYOUT BY OTHERS. INDICATIVE PLAN ONLY
TO SHOW LAYOUT FOR TEMPORARY RESIDENCE.

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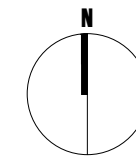
Title DOOR SCHEDULE & SHED LAYOUT

Scale at A3 1:50 1:100

Date NOVEMBER 2022 Drawn RG/DW

Drawing No. 649GRA-11 Issue B

BUSHFIRE ASSESSMENT PLAN



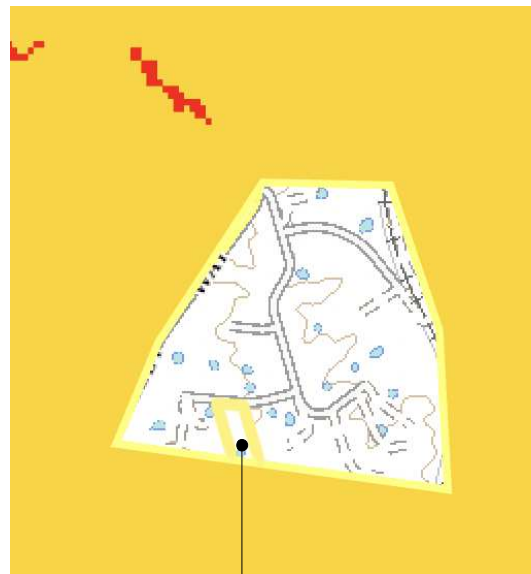
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BAL - LOW

FFDI 80

Bushfire Prone Land (Non-EPI)

- Vegetation Category 1
- Vegetation Category 2
- Vegetation Category 3
- Vegetation Buffer



SUBJECT SITE



| Issue | Description | Date |
|-------|-------------|----------|
| B | DA ISSUE | 21.03.23 |
| A | PRELIMINARY | 12.12.22 |

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Client Scott & Helen Grant

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Title BUSHFIRE SITE ASSESSMENT PLAN

Scale at A3

Date NOVEMBER 2022 Drawn RG/DW

Drawing No. 649GRA-13 Issue B