



Proposed Detached Dual Occupancy  
 Lot 616, 43 Knox Crescent  
 Caerleon NSW 2850

DRAWING SCHEDULE - FILE NO: 0488-A01	
0488-A01	TITLE SHEET
0488-A02	BASIX COMMITMENTS
0488-A03	LOCATION, SITE, SUBDIVISION & LANDSCAPE PLAN
0488-A04	FLOOR PLAN - DWELLING ONE
0488-A05	FLOOR PLAN - DWELLING TWO
0488-A06	ELEVATIONS - DWELLING ONE
0488-A07	ELEVATIONS - DWELLING TWO
0488-A08	SECTION & GENERAL NOTES

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REV	DATE	DESCRIPTION
A	06/02/2023	CONCEPT PLANS FOR REVIEW
B	09/05/2023	FINAL SUBMISSION PLANS

NOTE:  
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 PCA DOCUMENTS (WHERE APPLICABLE)  
 BASIX CERTIFICATE  
 ALL RELEVANT CODES, STANDARDS & APPROVALS



LYNCH BUILDING GROUP  
 CAMILLERI PROJECT  
 CLIENT:  
 PROPOSED DETACHED DUAL OCCUPANCY  
 LOT 616 KNOX CRESCENT  
 CAERLEON NSW 2850  
 PROJECT:



POSTAL:  
 PO BOX 1298  
 Mudgee NSW 2850  
 CONTACT US:  
 P. 02 63726 054  
 E. projects@lynchbuildinggroup.com.au  
 WWW.LYNCHBUILDINGGROUP.COM.AU

TITLE SHEET			
DESIGN:	LBG	FILE NO:	0488-A01
DRAFTED:	J.LYNCH		01 OF 08
CHECKED:	A.LYNCH	PAPER SIZE:	A3
		DRAWING NO:	REV:



## 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	R2.0G/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 absorbance >0.70)

### ENERGY

#### HOT WATER

- > A Gas Instantaneous Hot Water System must be installed with 4 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 2 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 below.

WINDOW/DOOR NO.	ORIENTATION	MAX. SIZE	OVER-SHADOWING	SHADING (mm)	TYPE
Living, Dining	N	1.8x1.8, 1.8x0.9	0	E-0.6, A/H-0.0	Aluminium, single, clear
Master Bed	E	1.5x1.8	0	E-0.6, A/H-0.0	Aluminium, single, clear
Living	E	2.0x2.7	0	E-3.6, A/H-0.14	Aluminium, single, clear
Laundry	E	2.0x1.8	0	E-0.6, A/H-0.14	Aluminium, single, clear
Bed2, Bed3, Bath, WC, Ensuite	S	1.5x1.5(x2), 1.0x1.5, 0.9x0.6(x2)	0	E-0.6, A/H-0.0	Aluminium, single, clear
Bed 4	W	1.8x1.8	0	E-0.6, A/H-0.1	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

#### LANDSCAPING

- > Minimum of 3m<sup>2</sup> 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.

#### ARTIFICIAL LIGHTING:

- > The primary type of lighting in the following rooms must be fluorescent or LED:
  - At least 3 of the bedrooms / study (dedicated)
  - At least 2 of the living / dining rooms (dedicated)
  - The kitchen (dedicated) - All hallways (dedicated)
  - The laundry (dedicated)

#### OTHER:

- > Each refrigerator space must be constructed so that it is well ventilated
- > A fixed outdoor clothes drying line must be installed

#### RAINWATER TANK

- > A rainwater tank of at least 2,000L capacity must be installed
- > The rainwater tank must collect rainwater from at least 150m<sup>2</sup> 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

## 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	R2.0G(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 absorbance >0.70)

### ENERGY

#### HOT WATER

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#### COOLING & HEATING SYSTEM: Day/night zoned

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#### VENTILATION EXHAUST SYSTEMS:

- > At least 2 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 below.

WINDOW/DOOR NO.	ORIENTATION	MAX. SIZE	OVER-SHADOWING	SHADING (mm)	TYPE
Family,Dining,Living,WC,	N	1.8x1.8(x2), 1.5x1.5, 0.9x0.6,	0	E-0.6, A/H-0.0	Aluminium, single, clear
Bath, Bed 4	N	0.6x1.5, 1.8x1.0	0	E-0.6, A/H-0.0	Aluminium, single, clear
Master Bed, Family	E	1.8x1.5, 1.8x1.8	0	E-0.6, A/H-0.0	Aluminium, single, clear
Family	E	2.0x2.7	0	E-3.41, A/H-0.14	Aluminium, single, clear
Bed 2,	S	1.5x1.5	0	E-0.6, A/H-0.0	Aluminium, single, clear
Laundry	S	2.0x1.5	0	E-0.6, A/H-0.14	Aluminium, single, clear
Ensuite	S	0.9x0.6	0	None	Aluminium, single, clear
Bed 3	W	1.8x0.6 (x3)	0	E-0.6, A/H-0.04	Aluminium, single, clear

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

### WATER

#### FIXTURES

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- > Kitchen Taps - 4 Star Rating
- > Bathroom Basin Taps - 4 Star Rating

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#### RAINWATER TANK

- > A rainwater tank of at least 2,000L capacity must be installed
- > The rainwater tank must collect rainwater from at least 150m<sup>2</sup> 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

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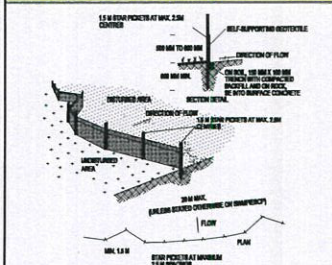


POSTAL:  
 PO BOX 1293  
 Mudgee NSW 2850  
 CONTACT US:  
 P. 02 63726 054  
 E. projects@lynchbuildinggroup.com.au  
 WWW.LYNCHBUILDINGGROUP.COM.AU

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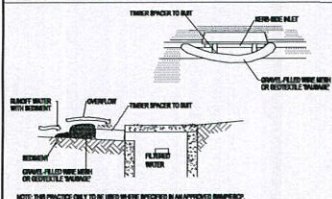


**SEDIMENT CONTROL**



**CONSTRUCTION NOTES**

1. 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 AT CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10 YEAR EVENT.
2. CUT A 150MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. 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.
4. 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.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150MM OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



**CONSTRUCTION NOTES**

1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
2. 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.
3. FORM AN ELLIPTICAL CROSS SECTION ABOUT 150 MM HIGH X 400 MM WIDE.
4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST 100MM SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ADJUT 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 ARE DURING CONSTRUCTION TO BE PROTECTED BY A SEDIMENT FENCE OR STRAW BALE FILTER.
- || SITE ACCESS DURING CONSTRUCTION.

**SITE COVERAGE**

LOT 616 KNOX CRESCENT, CAERLEON	= 1,040.00M <sup>2</sup>
SITE COVERAGE	= 376.77M <sup>2</sup>
TOTAL GFA INCLUDING PORCH & ALFRESCO AREAS	= 36.42%

**SUBDIVISION NOTES**

LOT 616 KNOX CRESCENT, CAERLEON	
DP 1272616 - ZONING R1 GENERAL RESIDENTIAL	
TOTAL LOT 616 AREA	= 1,040.00M <sup>2</sup>
PROPOSED LOT 1 (DWELLING ONE)	= 514.36M <sup>2</sup>
PROPOSED LOT 2 (DWELLING TWO)	= 525.64M <sup>2</sup>

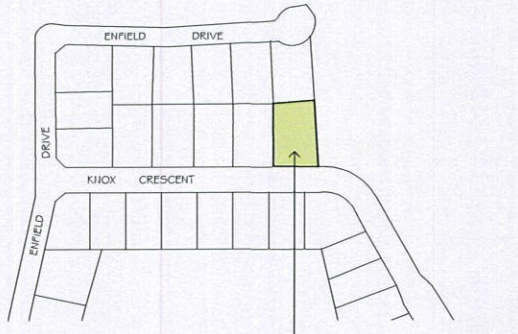
- CONFIRM ALL DIMENSIONS BACK TO SPECIFIC SURVEY PLANS PRIOR TO COMMENCEMENT OF ANY WORK.
- PROPOSED DIVIDING SUBDIVISION BOUNDARY IS APPROXIMATE ONLY AND TO BE CONFIRMED AS ABOVE.
- PROPOSED LOT AREAS ARE APPROXIMATE ONLY & SHOULD BE READ IN CONJUNCTION WITH SPECIFIC SURVEY PLANS.

**LANDSCAPING DETAILS**

- SMALL SHRUBS TO 1.0M HIGH
    - SURFER BOY (PHORNIUM)
    - BRONZE BABY (PHORNIUM)
    - GOLF BABY (PITTSOPORIUM)
  - SMALL ORNAMENTAL TREES TO 3.0M HIGH
    - MATCHURIAN FEAR (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.

KIKUYU 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: NTS

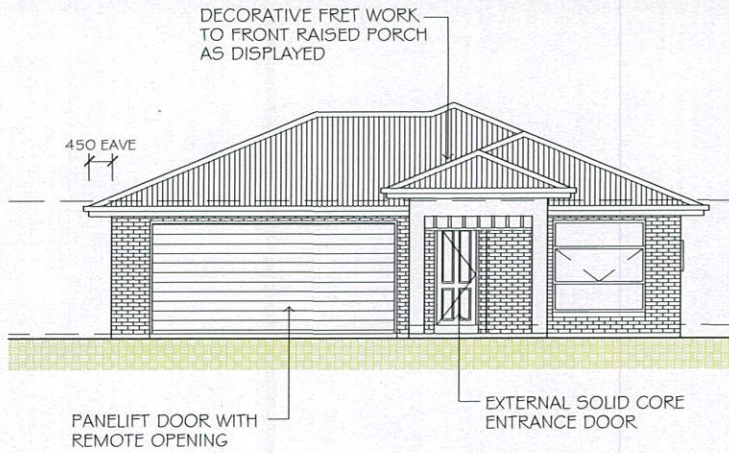


**SITE, LANDSCAPE & SUBDIVISION PLAN**

SCALE: 1:200

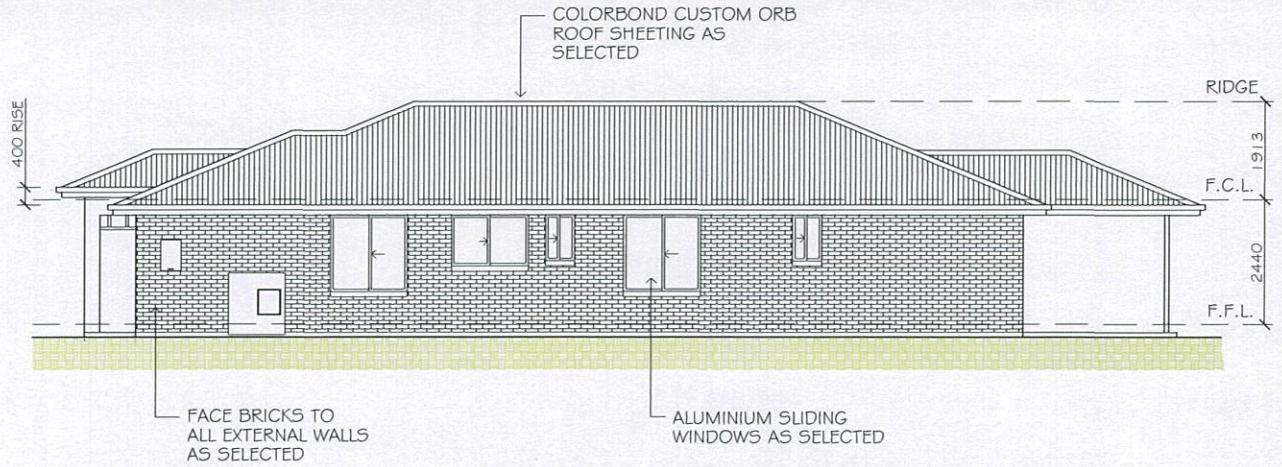
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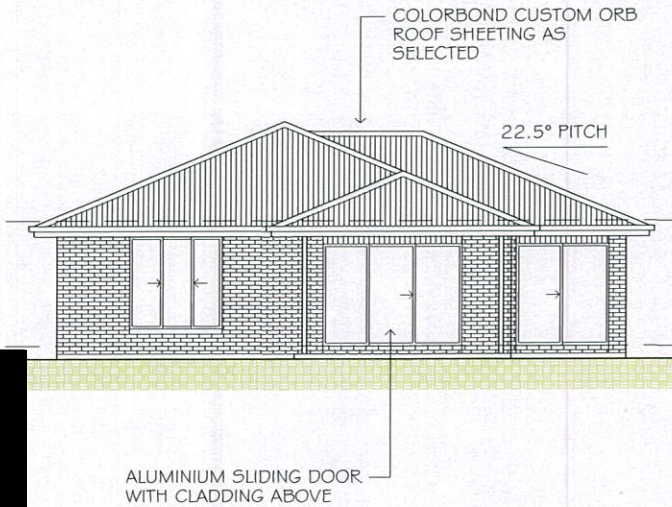
WEST ELEVATION

SCALE: 1:100



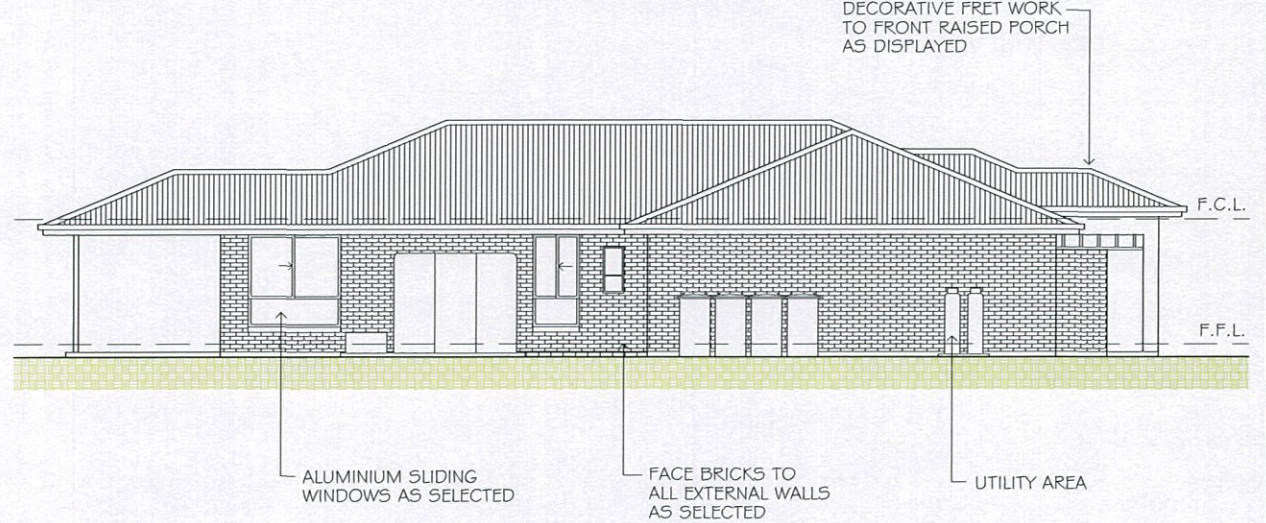
SOUTH ELEVATION

SCALE: 1:100



EAST ELEVATION

SCALE: 1:100



NORTH ELEVATION

SCALE: 1:100

DWELLING ONE

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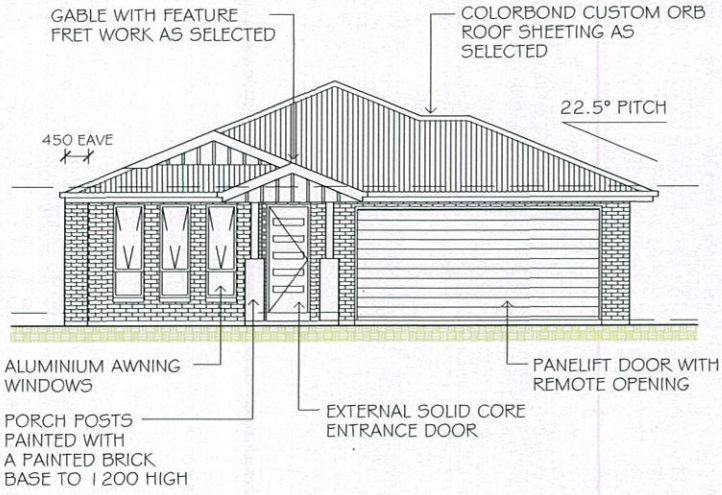
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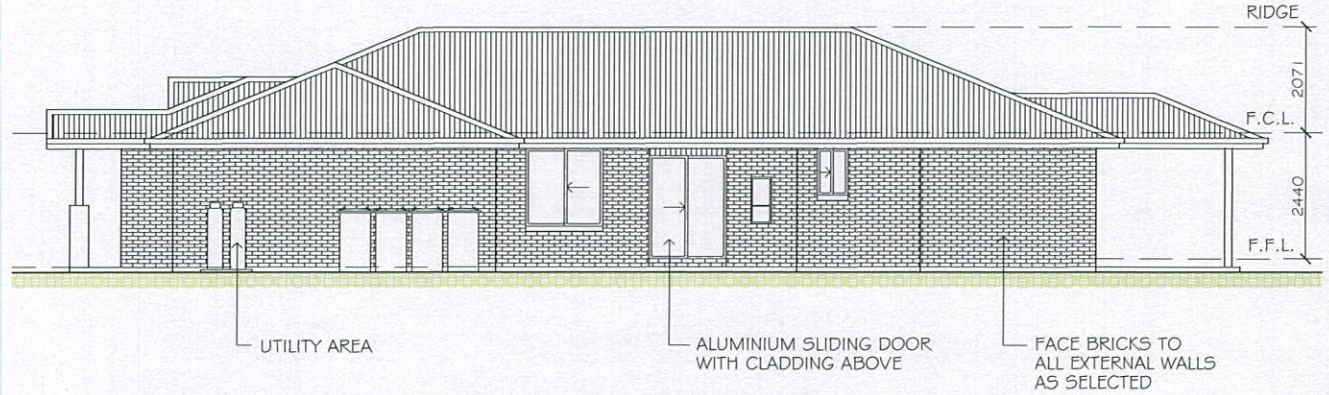
ELEVATIONS - DWELLING ONE				
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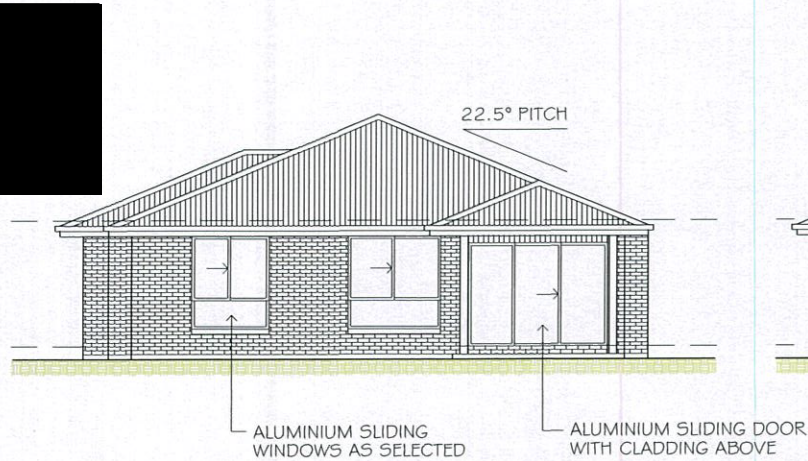
WEST ELEVATION

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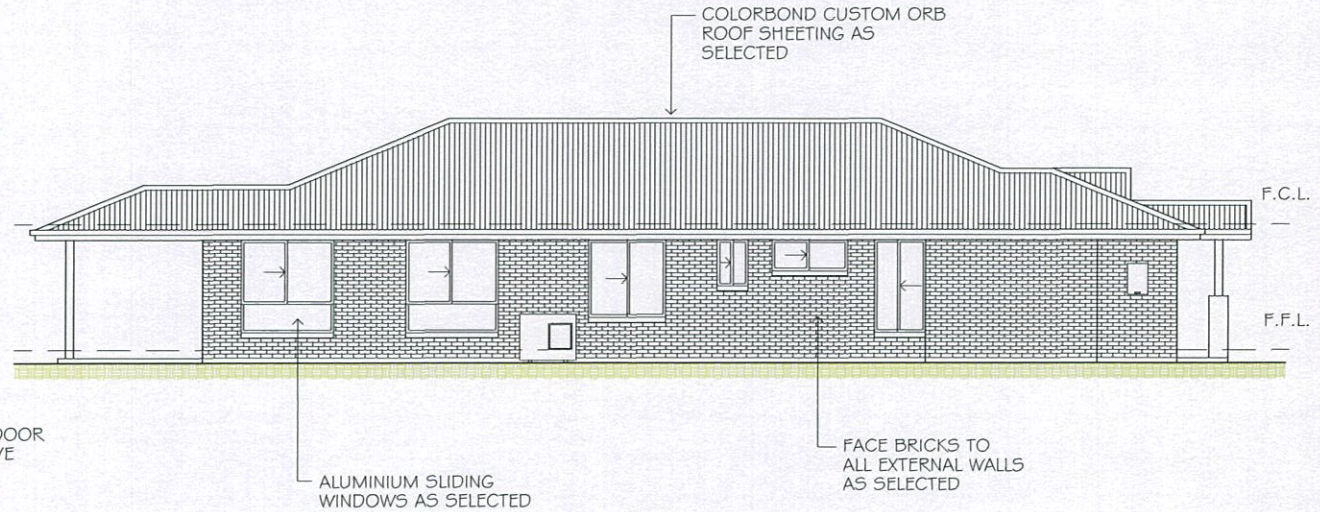
SOUTH ELEVATION

SCALE: 1:100



EAST ELEVATION

SCALE: 1:100



NORTH ELEVATION

SCALE: 1:100

DWELLING TWO

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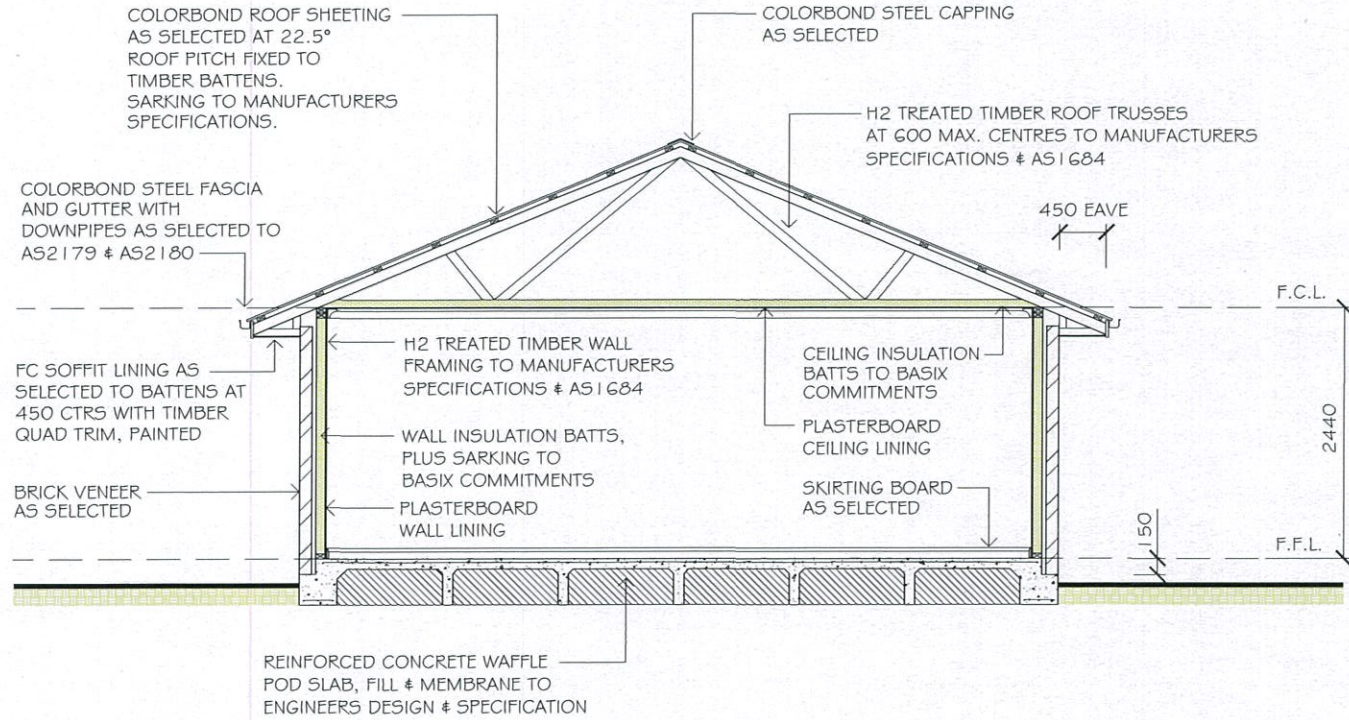


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POSTAL:  
 PO BOX 1298  
 Mudgee NSW 2850  
 CONTACT US:  
 P 02 63726 054  
 E projects@lynchbuildinggroup.com.au  
 WWW.LYNCHBUILDINGGROUP.COM.AU

ELEVATIONS - DWELLING TWO				
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### 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 "SUPERCHER" PLASTERBOARD WALL LINING TO FACE OF PARTY WALL (GYPROCK EWFA 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

- |  |   |   |  |
|--|---|---|--|
| <ol style="list-style-type: none"> <li>PLANS DOCUMENTED FOR THE EXCLUSIVE USE OF THE NOTED CLIENTS BELOW ONLY &amp; SUBJECT TO COPYRIGHT LAWS.</li> <li>ALL DIMENSIONS &amp; INFORMATION WITHIN THESE SET OF PLANS ARE DOCUMENTED WITH DUE CARE.</li> <li>ALL DRAWINGS WITHIN THIS SET OF PLANS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS, DESIGNS &amp; SPECIFICATIONS &amp; WITH OTHER WRITTEN INSTRUCTIONS ISSUED DURING ESTIMATIONS &amp; CONSTRUCTION WITH SELECTED BUILDER.</li> <li>ALL DISCREPANCIES SHALL BE REFERRED TO, IN WRITING TO, JHL BUILDING DESIGNS FOR A DECISION BEFORE PROCEEDING WITH THE WORK.</li> <li>ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. DIMENSIONS ARE TO STRUCTURAL ELEMENTS OF THE DRAWING &amp; NOT TO FINISHED SURFACES IE. TILING, PLASTERBOARD ETC.</li> <li>ALL RELEVANT DIMENSIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION &amp; FABRICATION WITH REGARDS TO ONSITE &amp; OFF SITE REQUIREMENTS &amp; WORK.</li> </ol> | <ol style="list-style-type: none"> <li>THE RELEVANT SERVICE AUTHORITIES SHALL BE CONSULTED IN REGARDS TO CONFIRMING / CHECKING ALL DIMENSIONS, LEVELS, SERVICES &amp; SITE CONDITIONS PRIOR TO CONSTRUCTION.</li> <li>THE RELEVANT STATUTORY AUTHORITIES SHALL BE NOTIFIED &amp; APPROVAL SORT FROM / OBTAINED PRIOR TO CONSTRUCTION, IF &amp; WHEN NECESSARY.</li> <li>STUD WALL &amp; TRUSSED ROOF DESIGN, BRACING &amp; TIE DOWN TO SELECTED FRAME &amp; TRUSS MANUFACTURERS ENGINEERED SPECIFICATIONS &amp; TO AS1684 WHERE APPLICABLE.</li> <li>SHALL NO WIND CLASSIFICATION BE NOTED, CLIENT TO BE ADVISED BY PCA OR ENGINEERING CONSULTANT.</li> <li>SITE CLASSIFICATION TO BE DETERMINED BY QUALIFIED GEOTECHNICAL ENGINEER &amp; ALL REINFORCED CONCRETE FOOTINGS &amp; SLABS TO BE CONSTRUCTED TO AS2670.</li> <li>ALL STORM WATER FROM ROOF TO BE DISPURSED TO REQUIRED DOWNPIPES &amp; TO STREET / RAIN WATER TANK TO AUSTRALIAN STANDARDS &amp; PCA REQUIREMENTS.</li> </ol> | <ol style="list-style-type: none"> <li>A MINIMUM WATER ALLOWANCE SHALL BE PROVIDED FOR RURAL PROPERTIES FOR FIRE FIGHTING PURPOSES AS SPECIFIED BY PCA.</li> <li>WHERE A SITE REQUIRES CUT &amp; FILL TO OCCUR OR RETAINING WALLS CONSTRUCTED, ENGINEERS SHALL BE CONSULTED WHERE NECESSARY &amp; BUILDING CONTRACTOR TO ENSURE ALL FINAL LEVELS, GROUND LINES &amp; 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.</li> <li>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 &amp; LOCAL PCA.</li> <li>A QUALIFIED CONTRACTOR SHALL COMPLETE THE FINAL DRAINAGE LAYOUT TO BE SUBMITTED TO THE LOCAL PCA FOR THEIR RECORDS &amp; APPROVAL.</li> </ol> | <ol style="list-style-type: none"> <li>THE HOT WATER SYSTEM IS AS SPECIFIED WITHIN THE BASIX CERTIFICATE &amp; LOCATION NOTED OF FLOOR PLAN.</li> <li>TERMITE PROTECTION SHALL BE IN ACCORDANCE WITH AS3660.</li> <li>WHERE BRICK VENEER CONSTRUCTION IS SPECIFIED, CONTROL JOINTS FOR ARTICULATION MUST BE PROVIDED AT NOMINAL 6.0M MAX. CENTRES OR TO STRUCTURAL ENGINEERS DETAILS.</li> </ol> |
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REV	DATE	DESCRIPTION
A	06/02/2023	CONCEPT PLANS FOR REVIEW
B	09/05/2023	FINAL SUBMISSION PLANS

NOTE:  
 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

**bdaa**  
 BUILDING DESIGNERS  
 ASSOCIATION OF AUSTRALIA

LYNCH BUILDING GROUP  
 CAMILLERI PROJECT  
 CLIENT:  
 PROPOSED DETACHED DUAL OCCUPANCY  
 LOT 61 G KNOX CRESCENT  
 CAERLEON NSW 2850  
 PROJECT.

**LYNCH BUILDING GROUP**

POSTAL:  
 PO BOX 1295  
 Mudgee NSW 2850  
 CONTACT US:  
 P. 02 63726 054  
 E. projects@lynchbuildinggroup.com.au  
 WWW.LYNCHBUILDINGGROUP.COM.AU

TYPICAL SECTION			
DESIGN:	FILE NO:	DRAWING NO:	
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DRAFTED: J.LYNCH			
CHECKED: A.LYNCH	PAPER SIZE: A3		