

PROPOSED RESIDENCE

170 ULAN ROAD, BOMBIRA NSW 2850

drawing schedule

A 00	COVER SHEET	REV A	DATED 20.04.2021
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A 02	SITE PLAN & EROSION CONTROL DETAILS	REV A	DATED 20.04.2021
A 03	PROPOSED FLOOR PLAN	REV A	DATED 20.04.2021
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In addition to the National Construction Code series, Building Code of Australia Vol. 2, 2019, the Plumbing Code of Australia, 2019 & the building regulations applicable to the state of New South Wales, the following applicable Australian Standards & codes of practice are to be adhered to through the documentation & construction works;

- AS1668 – Mechanical ventilation & air conditioning in Buildings
- AS3000 – Electrical installations; buildings, structures & premises (known as the saa wiring rules)
- AS2890.5 – On-street parking; mandatory requirements
- AS1690 – Interior lighting

These drawings shall be read in conjunction with all architectural & other consultants drawings & specifications & with such other written instructions as may be issued during the course of the contract. All discrepancies shall be referred to 'Barnson Pty Ltd' for a decision before proceeding with the work.

All dimensions are in millimetres unless stated otherwise & levels are expressed in metres. Figured dimensions are to be taken in preference to scaled dimensions unless otherwise stated. All dimensions are nominal, and those relevant to setting out & off-site work shall be verified by the contractor before construction & fabrication.

proposed area of works
170 ulan road, bombira
lot 102, dp 1148749



PROPOSED RESIDENCE
ISSUE FOR CDC, 20.04.2021

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Client: ANNETTE WEBSTER

Project: PROPOSED RESIDENCE @ 170 ULAN ROAD, BOMBIRA
NSW 2850

Title: COVER SHEET

Drawing Number

36325 - A00

Revision

A

safe design of structures notes:

For the purpose of building, the following safety guidelines are set out henceforth in accordance with the work health & safety act 2011, work health & safety regulation 2011 & the safe design of structures code of practice 2012.

The guidelines contain work health & safety information & may include some of your obligations under the various legislations that workcover nsw administers. To ensure you comply with your legal obligations you must refer to the appropriate legislation.

falls, slips, trips

working at heights

i. During construction

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible & injury is likely to result from such a fall. Temporary work platforms are to be erected & maintained by the principal contractor as required throughout construction wherever a person is required to work in a situation where falling more than two metres is a possibility. The erection of all platforms, hoardings, outriggers & scaffolding shall be constructed in accordance with the requirements of the relevant authorities & the applicable Australian standards.

ii. During operation or maintenance

Where an anchorage & fall arrest system is to be installed, the anchorage & fall arrest system & all associated harnesses & accessories must be maintained throughout the lifecycle of the building & inspected on a regular basis at least once in every 6 months.

slippery or uneven surfaces

i. Floor finishes specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors & paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

ii. Floor finishes by owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with as HB 197:1999 & AS/NZ 4586:2004.

iii. Building owners & occupiers should monitor the pedestrian access ways & in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven & present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

iv. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips & falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways & work areas.

v. Although during specification care has been taken to ensure the use of materials that are characteristically deemed as 'non-slip', the designer is unable to confirm nor certify the slip resistance of existing materials used throughout the existing building. It is recommended that slip resistance testing be undertaken on the existing materials in accordance with Australian standards to ensure compliance with Building Code of Australia.

vi. Although the roof has been designed in accordance with the Building Code of Australia & all relevant standards, the client is to be aware that the roof materials has potential fragility & slip resistance issues that may arise throughout construction & the lifecycle of the building when work is undertaken on the roof, especially during inclement weather.

falling objects

loose materials or small objects

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

- Prevent or restrict access to areas below where the work is being carried out.
- Provide toeboards to scaffolding or work platforms.
- Provide protective structure below the work area.
- Ensure that all persons below the work area have personal protective equipment (ppe).

building components

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels & many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials & components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured & that access to areas below the load is prevented or restricted.

fire & emergencies

It is the responsibility of the client to ensure all personnel & visiting clientele are aware of all fire safety procedures, with emergency routes & exits displayed throughout the building & maintained throughout the lifecycle of the building. No combustible material & rubbish will be left on site as to cause a fire hazard.

traffic management

for building on a major road, narrow road or steeply sloping road

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, no combustible material & rubbish will be left on site as to cause a fire hazard. Management personnel should be responsible for the supervision of these areas.

for building where on-site loading/unloading is restricted

Construction of this building will require loading & unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas & trained traffic management personnel should be used to supervise loading/unloading areas.

for all buildings

Busy construction & demolition sites present a risk of collision where deliveries & other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

services

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location & extent of services may vary from that indicated. Services should be located using an appropriate service (such as dial before you dig), appropriate excavation practice should be used &, where necessary, specialist contractors should be used.

location with underground power

Underground power lines may be located in or around this site, all underground power lines must be disconnected or carefully located & adequate warning signs used prior to any construction, maintenance or demolition commencing.

locations with overhead powerlines

Overhead powerlines may be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant & persons working above ground level. Where there is a danger of this occurring, powerlines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

structural safety

All protection works to any adjoining building (as required) will be in place before demolition works.

Demolition & removal of the building shall be undertaken in a careful & proper manner & with a minimum disturbance to the adjoining buildings & to the public & the occupants.

All practicable precautions shall be taken to avoid danger from collapse of a building when any part of a framed member is removed.

No new or existing wall or other structure shall be left free standing & unattended without temporary bracing or supports in such a condition that it may collapse due to wind or vibration.

earthworks

It is the responsibility of the principal contractor to establish the location & the level of all existing services prior to the commencement of any work. Any discrepancies shall be reported to the superintendent. Clearances shall be obtained from the relevant service authority.

To enable the placement of new stormwater services, trench excavations will occur on site. It is to be the responsibility of the principal contractor to ensure that all safety risks associated with trench excavation are identified, addressed & adhered to throughout construction.

manual tasks

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building & maintenance components should clearly show the total mass of packages & where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance & demolition of this building will require the use of portable tools & equipment. These should be specifications & not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked & personal protective equipment should be used in accordance with manufacturer's specification.

confined spaces

excavation

Construction of this building & some maintenance on the building will require excavation & installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs & barriers to prevent accidental or unauthorised access to all excavations should be provided.

enclosed spaces

For buildings with enclosed spaces where maintenance or other access may be required. Enclosed spaces within this building may present a risk to persons entering for construction, maintenance, or any other purpose. The design documentation calls for warning signs & barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment & personal protective equipment should be provided.

small spaces

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs & barriers to unauthorised access. These should be maintained throughout the life of the building, where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting & other manual activity should be restricted in small spaces.

hazardous substances

Although during specification care has been taken to ensure the use of non hazardous materials the possibilities of exposure still exist & as such all precautions should be made during use in accordance with manufacturers Specifications.

asbestos

If this existing building was constructed prior to:

1990 - it therefore is likely to contain asbestos.

1986 - it therefore may contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check &, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

powdered materials

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation & wear personal protective equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

treated timber

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation & wear personal protective equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released do not burn treated timber.

volatile organic compounds

Many types of glue, solvents, spray packs, paints, varnishes & some cleaning materials & disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used & for a period after installation. Personal protective equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

synthetic mineral fibre

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal protective equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

timber floors

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding & application & for a period after installation. Protective equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

Throughout the construction period storage & use of hazardous materials for the associated build is to be the responsibility of the principal contractor. Although during specification care has been taken to ensure the use of non hazardous materials the possibilities of exposure still exist & as such all precautions should be made during use in accordance with manufacturers Specifications.

public access

Public access to construction & demolition sites & to areas under maintenance causes risk to workers & public. Warning signs & secure barriers to unauthorised access should be provided. Where electrical installations, excavations, paint or loose materials are present they should be secured when not fully supervised.

movement of people & materials

Throughout construction & the lifecycle of the building safe access & egress, including for those with a disability is to be maintained throughout the building & site. The existing front entrance to the building is deemed to be the accessible route in & out of the building, & as such should be maintained clear & free of construction materials during the construction phase.

Traffic management during the construction & lifecycle of the building is to be the responsibility of the client.

Exclusion zones are to be set in place by essential energy during construction, & as such movement within these areas are to be prohibited except by written permission of the client.

Site security during construction is to be shared by the principal contractor & client. Security fencing shall be provided around the perimeter of the construction site & any additional precautionary measures taken, as may be necessary to prevent unauthorised entry to the site at all times during the construction period.

other high risk activity

All electrical work should be carried out in accordance with code of practice: managing electrical risks at the workplace, as/nz 3012 & all licensing requirements.

All work using plant should be carried out in accordance with code of practice: managing risks of plant at the workplace. All work should be carried out in accordance with code of practice: managing noise & preventing hearing loss at work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction & concrete placement. All the above applies.

These notes do not represent a comprehensive statement of the law as it applies to particular problems or to individuals or as a substitute for legal advice. You should seek independent legal advice if you need assistance on the application of the law to your situation.

Information on the latest laws can be checked by visiting the nsw legislation website (www.legislation.nsw.gov.au).

construction notes:

general

Wind Classification N2

Termite risk management is to be installed to ensure Class 1 to have 50 year design life by compliance with AS3660.1 *Termite Management* & the NCC, Vol. 2, P3.1.3.0. Method of termite risk management is to be provided with at least 2 durable permanent notices in kitchen cupboard & MSB in accordance with the NCC, Vol.2, P3.1.3.2. Visual inspection clearances for termite management are to be applied to the building fabric.

Sanitary compartments that are completely enclosed must have a door that is readily removable from the outside unless there is 1200mm min between the doorway & the WC pan in accordance with the NCC, Vol. 2, P3.8.3.3.

framing

Walls are to be 90mm lightweight steel stud framed lined with 'cemintel' fibre cement wall panel externally & 10mm 'Gyprock - plasterboard' internally & 10mm 'Gyprock - Aquacheck plasterboard' to wet areas.

Wall frame bracing, roof bracing, & all 'tie down' fixing details to be as specified & detailed by truss/frame manufacturer.

The builder should provide temporary bracing to support wind & construction loads during construction. This may be part of the permanent bracing & must be equal to 60% minimum of proposed mass permanent bracing in accordance with AS1684.3.

plumbing

Roof water to be collected by eaves gutter & discharged to downpipes thru 100mm dia. subsoil charged PVC pipes to tanks underground positioned by client, overflow via. 100mm dia. subsoil PVC pipes at min. 1% fall to street.

Water temperature to all outlets (except laundry & kitchen) not to exceed 50°c.

The top of the buildings overflow relief gully shall be:

- a min. 150mm below the lowest sanitary fixture in the bldg. &
- a min. Of 75mm above the surrounding finished surface level.

All plumbing works are to be in accordance with the NCC, Vol. 3, *Plumbing Code of Australia, the New South Wales Code of Practice for Plumbing & Drainage 2006* & AS/NZS3500.

Roof water to be collected by eaves gutter & discharged to downpipes thru subsoil PVC pipes to tanks positioned by client, overflow to be determined on site.

waterproofing

All wet areas waterproofing is to comply with AS3740:2010 - *Waterproofing of wet areas within residential buildings*.

All waterproofing materials & system components are to be installed according to manufacturer's installation instructions & material compatibility is to be checked by the builder prior to use. Waterproofing system is to allow for creep, expansion & contraction of substrate in accordance with AS3470:2010.

Weatherproofing of walls with flashings & damp proof course during construction should provide protection to floor framing members from the weather or ground moisture rising through the substructure in accordance with AS1684.3:2010.

electrical

All electrical wiring & electrical installations are to comply with AS/NZS3000:2007 *Wiring rules*.

AS/NZS3000:2007 requires no electrical socket outlets, switches or electrical accessories to be installed within 300mm from a wet place, therefore, it is recommended that all electrical services be located 200mm minimum above FFL.

Exhaust fans & rangehoods are to be vented directly outside & not into the roof cavity.

Air conditioning units are to meet the relevant MEPS of AS/NZS3823.1, AS/NZS3823.2 or AS/NZS3823.3:2011 for both single & three phase.

When the manufacturer's installation instructions exclude clearances for recessed lights, refer to default dimensions from AS/NZS3000:2007 F4.7.

Provide safety switches for all lighting & electrical equipment.

All external lights are to be shielded.

ISSUE FOR CDC

Client: ANNETTE WEBSTER

Project: PROPOSED RESIDENCE @ 170 ULAN ROAD, BOMBIRA NSW 2850

Drawing Title: SAFE DESIGN OF STRUCTURES NOTES

Rev Date Amendment
A 20.04.2021 CONCEPT DESIGN

Design Drawn Check
LO LO AM

Sheet 02 of 07

Drawing Number Revision

36325- A01

A

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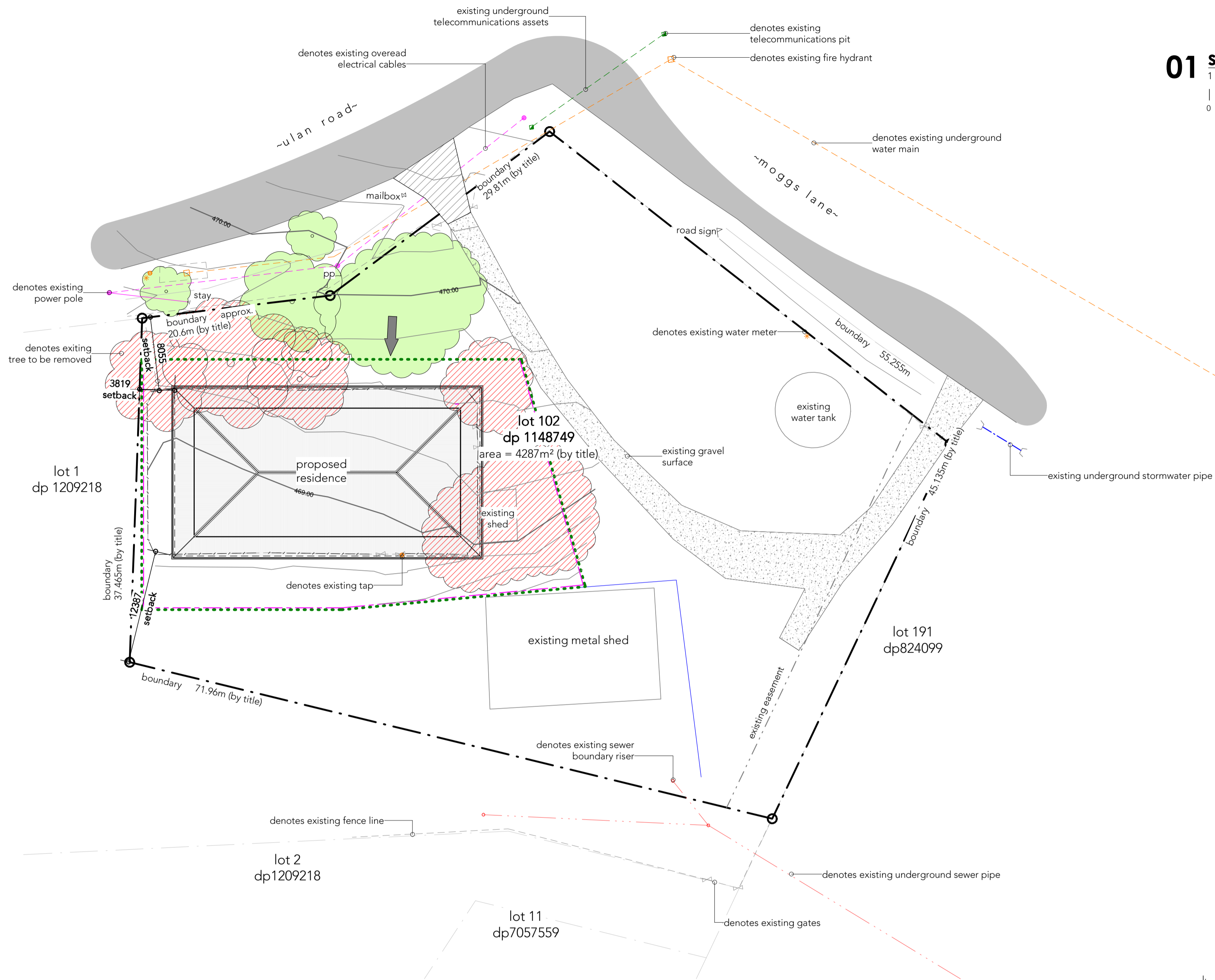
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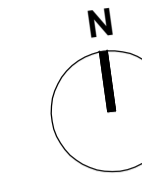
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01 site plan
1 : 300 (A1)



legend:

- material stockpile area & strawbale barrier
- disturbed area boundary
- sediment fence or strawbale filter
- temporary construction entry/exit
- natural fall of land

erosion & sediment control notes:

Vegetation is not to be removed from the site until a start is imminent and only for the area approved by Council for the location of the building. Vegetation is not to be removed until the approved erosion and sediment control measures are in place.

During excavation, vegetation above and below the cut and fill areas is to be retained as far as practicable to stop runoff water coming onto the site and into the excavation and to prevent soil leaving the site.

All excess material is to be removed immediately after excavation to prevent bogging and soil washing away.

Soil stockpiles must be stored within the approved areas of the site.

Drainage channels are to be provided above the excavation cut and below the cut batter to minimise water entering the excavation and/or building pad.

Only one entry/exit is to be provided to each building site. Each entry/exit is to be constructed of a minimum depth of 150 - 200 mm thick blue metal gravel or other approved coarse material, underlaid with a geotextile fabric, to prevent bogging.

All materials delivered to the site must be located within the surveyed boundaries of the allotment. Under no circumstances will materials be permitted to be stored on the footpath, roadway or on adjoining land.

All sewer, water and drainage line trenches are to be backfilled within twenty-four (24) hours of inspection and approval by Certifier.

Any trenches excavated across the footpath for service pipes are to be backfilled immediately the installation is completed and passed and approved by Certifier. If a trench has to be retained open after night fall, the excavation must be suitably barricaded and lit for the protection of any passing public.

Sediment fences (or other approved soil erosion control materials) must be placed below the excavated/disturbed site to prevent soil moving off the allotment during periods of rainfall.

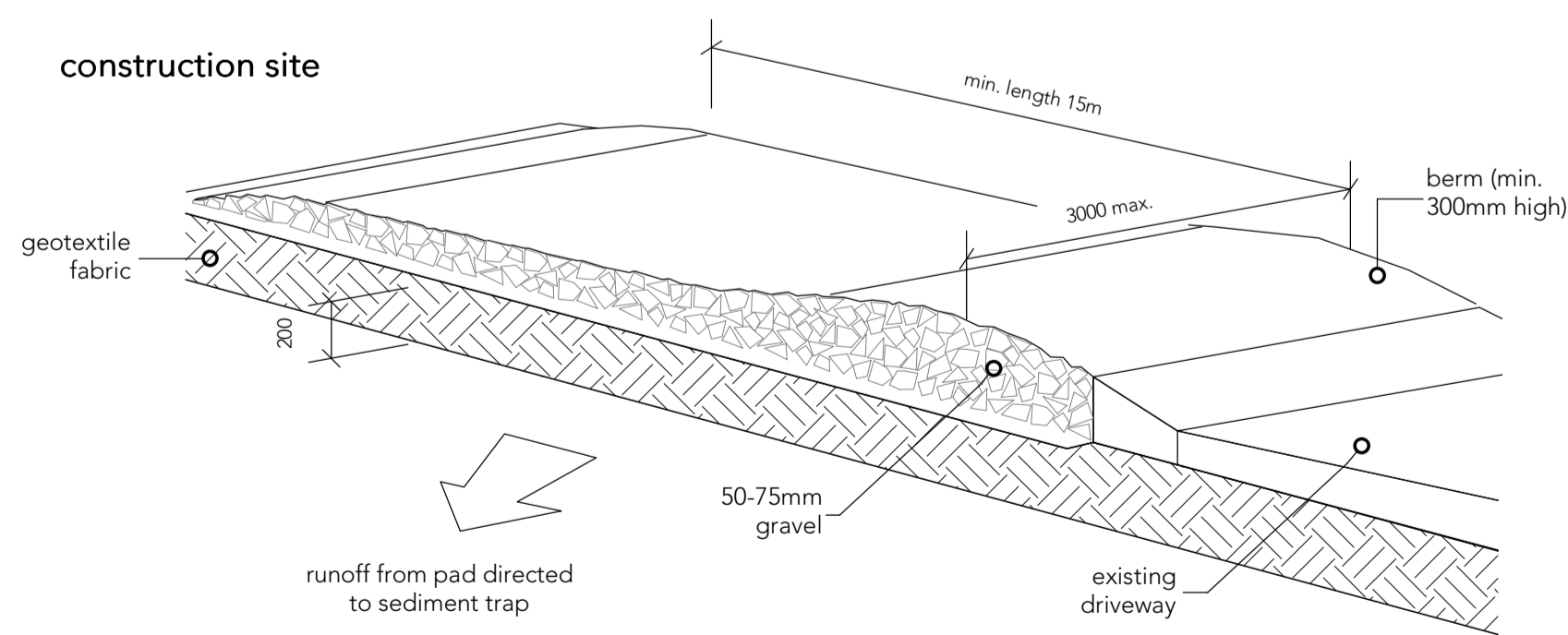
Sediment fences or hay bales must be provided around the perimeter of any interallotment stormwater drainage pit located on the site to prevent soil being washed into the drainage system during periods of rainfall.

A filter roll (or other approved soil erosion control materials) must be placed in front of or over any stormwater inlet pit located in the adjoining road kerb to the development site, to prevent entry of sediment into the drainage system during periods of rainfall.

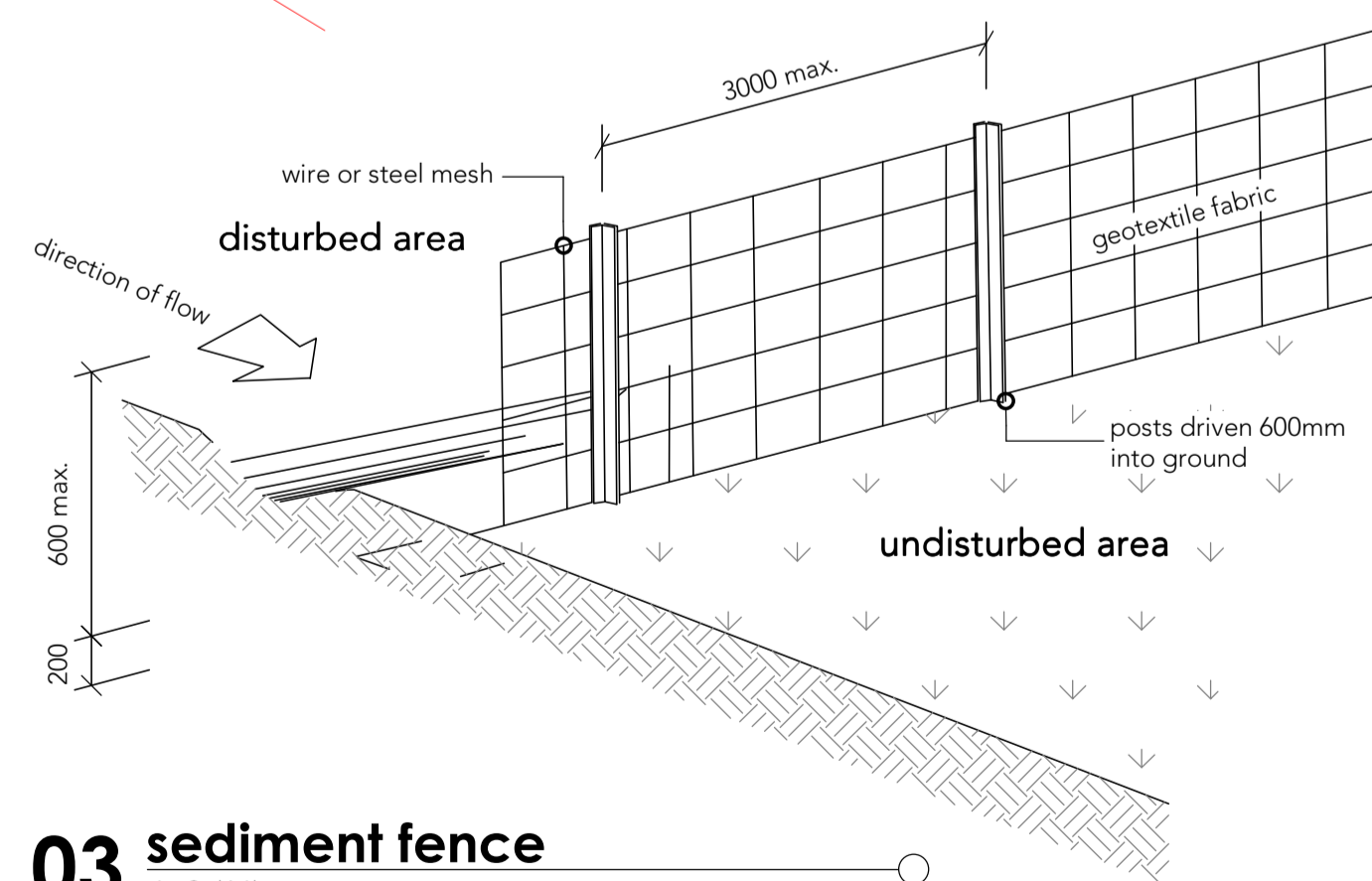
The approved erosion control measures must be in place prior to construction work commencing.

The erosion control measures are to be maintained throughout the progress of the work eg collected sediment removed from behind filter fences, hay bales etc; fences and other works repaired or renewed where damaged by plant, storms etc.

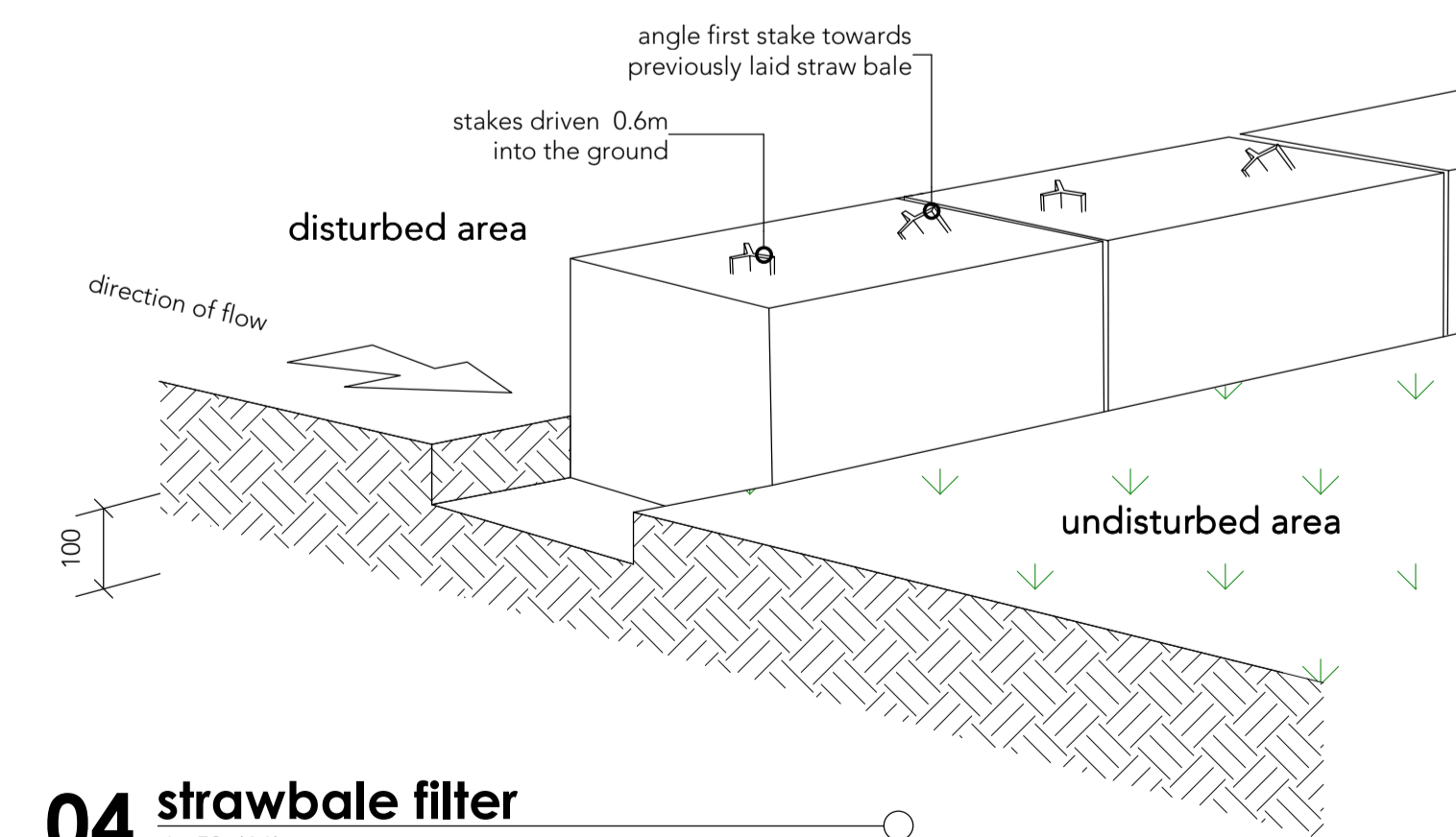
Damaged caused by the owner/applicant or their agent during the building operations to any drainage structure or sedimentation/stormwater control measure previously installed on the subject allotment by the subdivider, is to be repaired at the owners/applicants full cost.



02 construction exit
1 : 50 (A1)



03 sediment fence
1 : 2 (A1)



04 strawbale filter
1 : 50 (A1)

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Client: **ANNETTE WEBSTER**
Project: **PROPOSED RESIDENCE @ 170 ULAN ROAD, BOMBIRA NSW 2850**
Drawing Title: **SITE PLAN & EROSION CONTROL DETAILS**

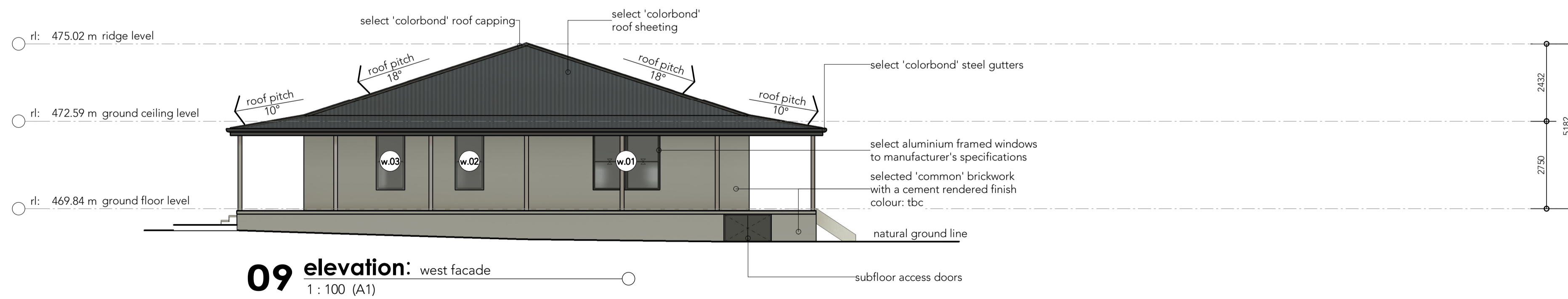
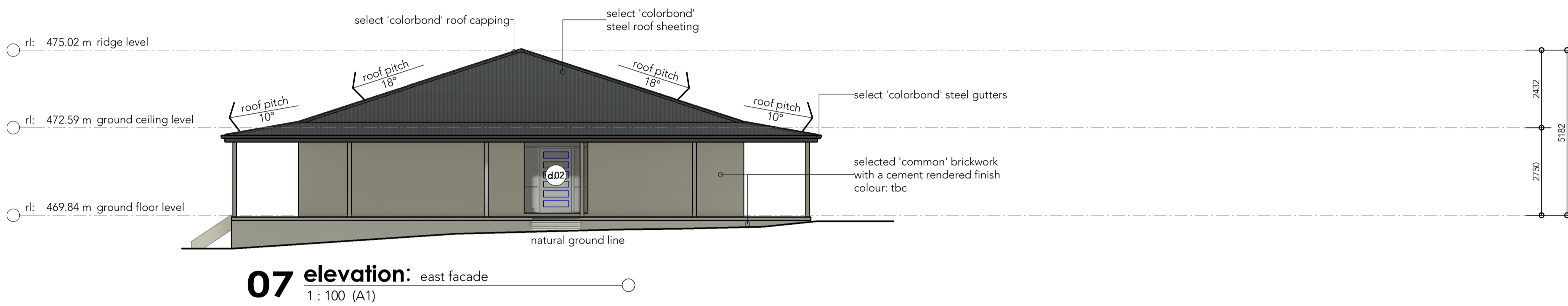
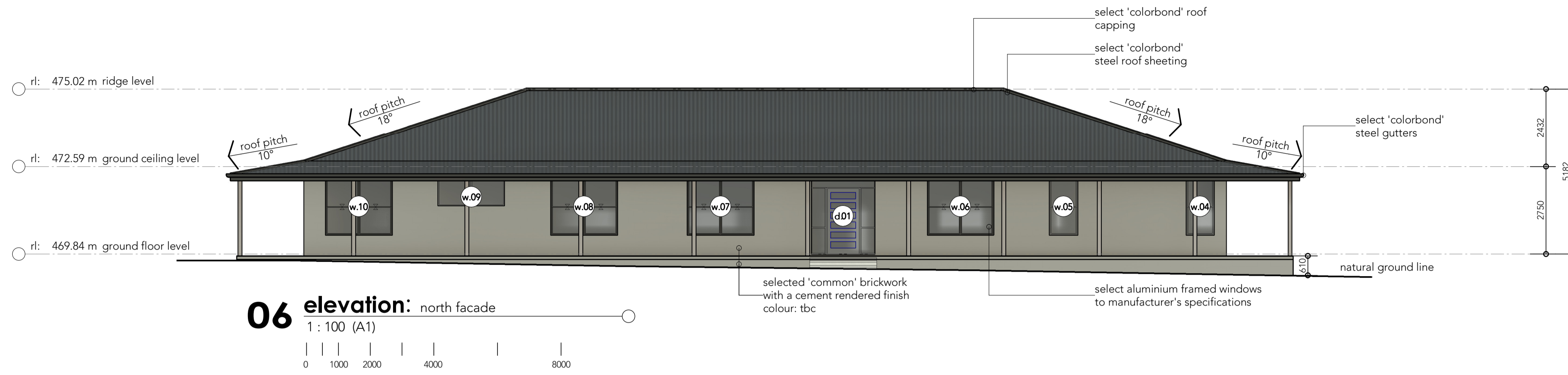
Rev	Date	Amendment
A	20.04.2021	CONCEPT DESIGN

Design	Drawn	Check
LO	LO	AM

Sheet **03** of **07**

Drawing Number	Revision
36325- A02	A

36325- A02 **A**



basix certificate commitments:

certificate number: 12076925

water commitments

the applicant must comply with the commitments listed below in carrying out the development of the dwelling.

- landscape:
 - The applicant must plant indigenous or low water use species of vegetation throughout 300 square metres of the site
- alternate water source:
 - The applicant must install a rainwater tank of 13,500 litres min. to regulatory requirements.
 - The applicant must configure the rainwater tank to collect runoff from:
 - at least 143.95 square metres of roof area of the development (excluding the area of the roof which drains to any rainwater tank or private dam)
 - The applicant must connect the rainwater tank to:
 - the cold water tap that supplies each clothes washer in the development
 - at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply)

thermal commitments

the applicant must comply with the commitments listed below in carrying out the development of the dwelling

- general features:
 - The dwelling must not have more than 2 storeys.
 - The conditioned floor area of the dwelling must not exceed 300 square metres.
 - The dwelling must not contain open mezzanine area exceeding 25 square metres.
 - The dwelling must not contain third level habitable attic room.
- floor, walls and ceiling/roof:
 - The applicant must construct the floor(s), walls and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

construction	add. insulation req'd (r-value)	other specifications
floor - suspended floor above enclosed subfloor, concrete	1.60 (or 2.20 including construction) (down)	
external wall - brick veneer	3.06 (or 3.60 including construction)	
ceiling and roof - flat ceiling/pitched roof	ceiling: 4.45 (up), roof: foil backed blanket (55mm)	7 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)

glazing requirements

the applicant must comply with the commitments listed below in carrying out the development of the dwelling

windows & glazed doors:

The applicant must install the windows, glazed doors & shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window & glazed door.

The following requirements must also be satisfied in relation to each window & glazed door:

- For the following glass and frame types, the certifier check can be performed by visual inspection.
 - Aluminium single clear
 - Aluminium double (air) clear
 - Timber/uPVC/fibreglass single clear
 - Timber/uPVC/fibreglass double (air) clear

Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.

windows & glazed doors glazing requirements:

Window no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
w04	1800	900	aluminium, single, clear	verandah 2100 mm, 2150 mm above base of window or glazed door	>4 m high, 8-12 m away
w05	1800	900	aluminium, single, clear	verandah 2100 mm, 2150 mm above base of window or glazed door	>4 m high, 8-12 m away
w06	1800	2100	aluminium, single, clear	verandah 2100 mm, 2150 mm above base of window or glazed door	>4 m high, 8-12 m away
w07	1800	2100	aluminium, single, clear	verandah 2100 mm, 2150 mm above base of window or glazed door	>4 m high, 8-12 m away
w08	1800	2100	aluminium, single, clear	verandah 2100 mm, 2150 mm above base of window or glazed door	>4 m high, 8-12 m away
w09	900	2100	aluminium, single, clear	verandah 2100 mm, 2150 mm above base of window or glazed door	>4 m high, 8-12 m away
w10	1800	2100	aluminium, single, clear	verandah 2100 mm, 2150 mm above base of window or glazed door	>4 m high, 8-12 m away
South facing					
w11	1800	2100	aluminium, single, clear	verandah 2100 mm, 2150 mm above base of window or glazed door	
w12	1800	2100	aluminium, single, clear	verandah 2100 mm, 2150 mm above base of window or glazed door	
w13	1200	3600	aluminium, single, clear	verandah 2100 mm, 2150 mm above base of window or glazed door	
w14	2400	6000	aluminium, single, clear	verandah 2100 mm, 2150 mm above base of window or glazed door	
w15	1800	2100	aluminium, single, clear	verandah 2100 mm, 2150 mm above base of window or glazed door	
West facing					
w01	1800	2100	aluminium, single, clear	verandah 2100 mm, 2150 mm above base of window or glazed door	
w02	1800	900	aluminium, single, clear	verandah 2100 mm, 2150 mm above base of window or glazed door	
w03	1800	900	aluminium, single, clear	verandah 2100 mm, 2150 mm above base of window or glazed door	

energy commitments

the applicant must comply with the commitments listed below in carrying out the development of the dwelling

- hot water:
 - The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous
- natural lighting:
 - The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting
- alternative energy:
 - The applicant must install a photovoltaic system with the capacity to generate at least 10 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.

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BARNSON PTY LTD

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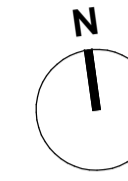
Client: ANNETTE WEBSTER
Project: PROPOSED RESIDENCE @ 170 ULAN ROAD, BOMBIRA NSW 2850
Drawing Title: ELEVATIONS & BASIX COMMITMENTS

Rev Date Amendment
A 20.04.2021 CONCEPT DESIGN

Design Drawn Check
LO LO AM
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36325- A04 A

10 roof plan

1 : 100 (A1)



roof notes:

Selected 'colorbond' steel corrugated roof cladding to be installed in accordance with manufacturer's installation instructions, AS1562.1 design & installation of sheet roof & wall cladding - metal & the BCA Vol. 2, part 3.5.1.0b.

Roofing to be installed AS per AS/NZS3500.3.

Downpipes are to be located where they will not create a hazard to building users nor impede window & door openings & the like. they are to be installed as close as practicable to the supporting structure while maintaining termite inspection clearances of 25mm. Downpipes are to be protected from potential mechanical damage, be installed no less than 100mm from electrical cables & cables & gas pipes & no less than 50mm from other services in accordance with AS/NZS3500.3.2.

Downpipes are to service 12m maximum gutter length & be within 1.2m from each valley unless overflow is provided for in accordance with the BCA Vol. 2, part 3.5.2.4b.

The proposed roofing must be installed to prevent water penetration into the building structure in accordance with the BCA Vol. 2, part 2.2.2.

All sarking material to be installed according to manufacturer's installation instructions, AS/NZS400 installation of pliable membrane & underlay & the BCA Vol. 2, part 3.7.1.9a.

Corrosion protection of metal roof sheeting is required to meet with minimal coating requirements of manufacturer.

Gutters, downpipes & flashing fabricated with metal are to meet AS/NZS2179 requirements while uPVC components are to comply with AS1273.

No lead roofing products are to be specified to prevent toxins from entering any potential potable rainwater catchment supplies in accordance with the BCA Vol. 2, part 3.5.2.2.

Eave gutters must have a 1:500 minimal fall & designed to ar120 in accordance with the BCA Vol. 2, parts 3.5.2.4a & 3.5.2.3b.

Any flexible ducting that has a source from a flame hazard must meet AS4254 hazard properties.

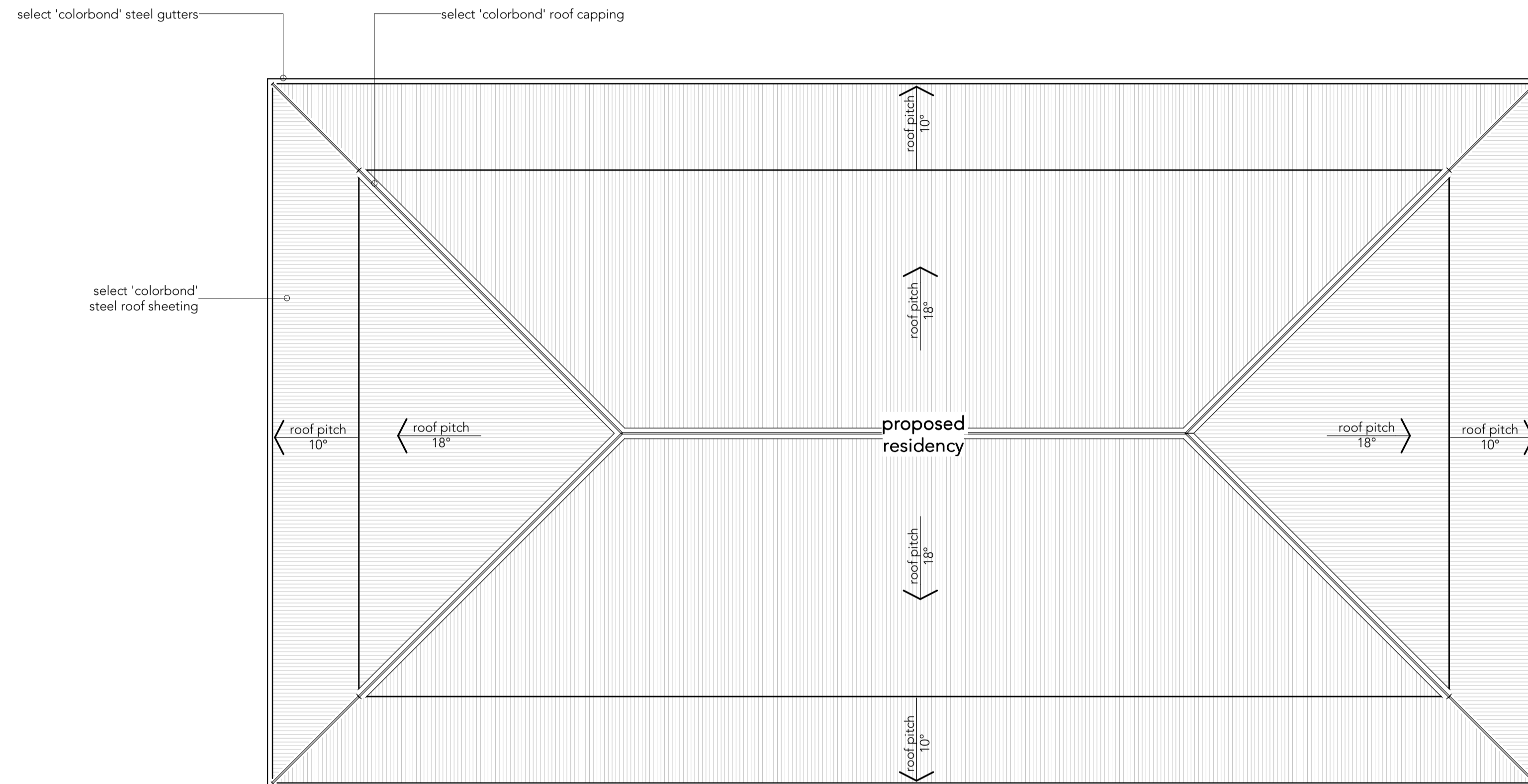
Provide dektite pipe flashing or similar to roof pipe penetrations. Install in strict accordance with manufacturers recommendations, providing free drainage of water from around the areas of installation.

Recommend builder have certified roof anchorage design & installation to AS1891.4 -2000. Building owner is to ensure annual maintenance & inspection of system.

Roof sheets to be lapped away from prevailing weather ingress in accordance with the BCA Vol. 2, part 3.5.1.3.

Install sarking over battens & under roof sheeting for improved moisture drainage.

Builder to refer to trussed roof bracing nominated by the truss manufacturer roof trusses to be redesigned & installed in accordance with AS4440:2004 installation of nailplated timber roof trusses.



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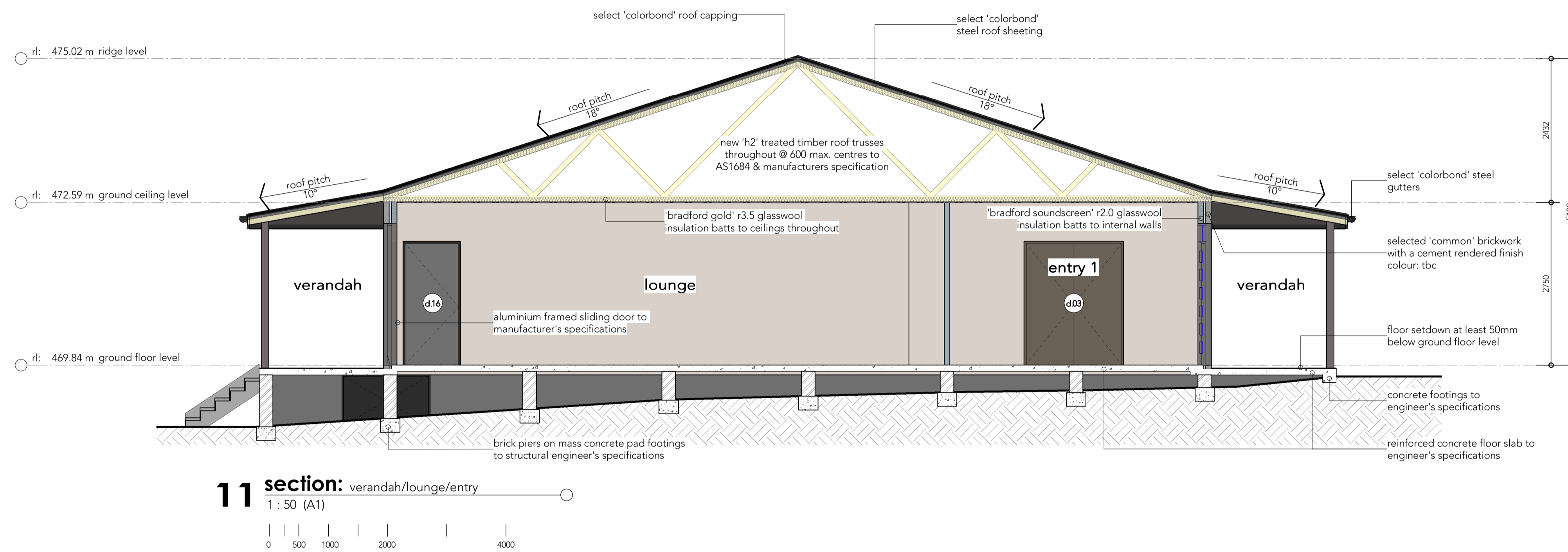
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Client: ANNETTE WEBSTER
Project: PROPOSED RESIDENCE @ 170 ULAN ROAD, BOMBIRA NSW 2850
Drawing Title: ROOF PLAN

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A	20.04.2021	CONCEPT DESIGN

Design	Drawn	Check
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36325- A05		A



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Client: **ANNETTE WEBSTER**
Project: **PROPOSED RESIDENCE @ 170 ULAN ROAD, BOMBIRA NSW 2850**

Drawing Title: **SECTION**

Rev	Date	Amendment
A	20.04.2021	CONCEPT DESIGN

Design	Drawn	Check
LO	LO	AM

Sheet **07** of **07**

Drawing Number Revision

36325- A06 **A**