

J & P PIGGOTT

1392 SPRING RIDGE ROAD TALLAWANG NSW 2852
LOT 2 DP610052

PROPOSED BCA CLASS 1 RESIDENTIAL DWELLING



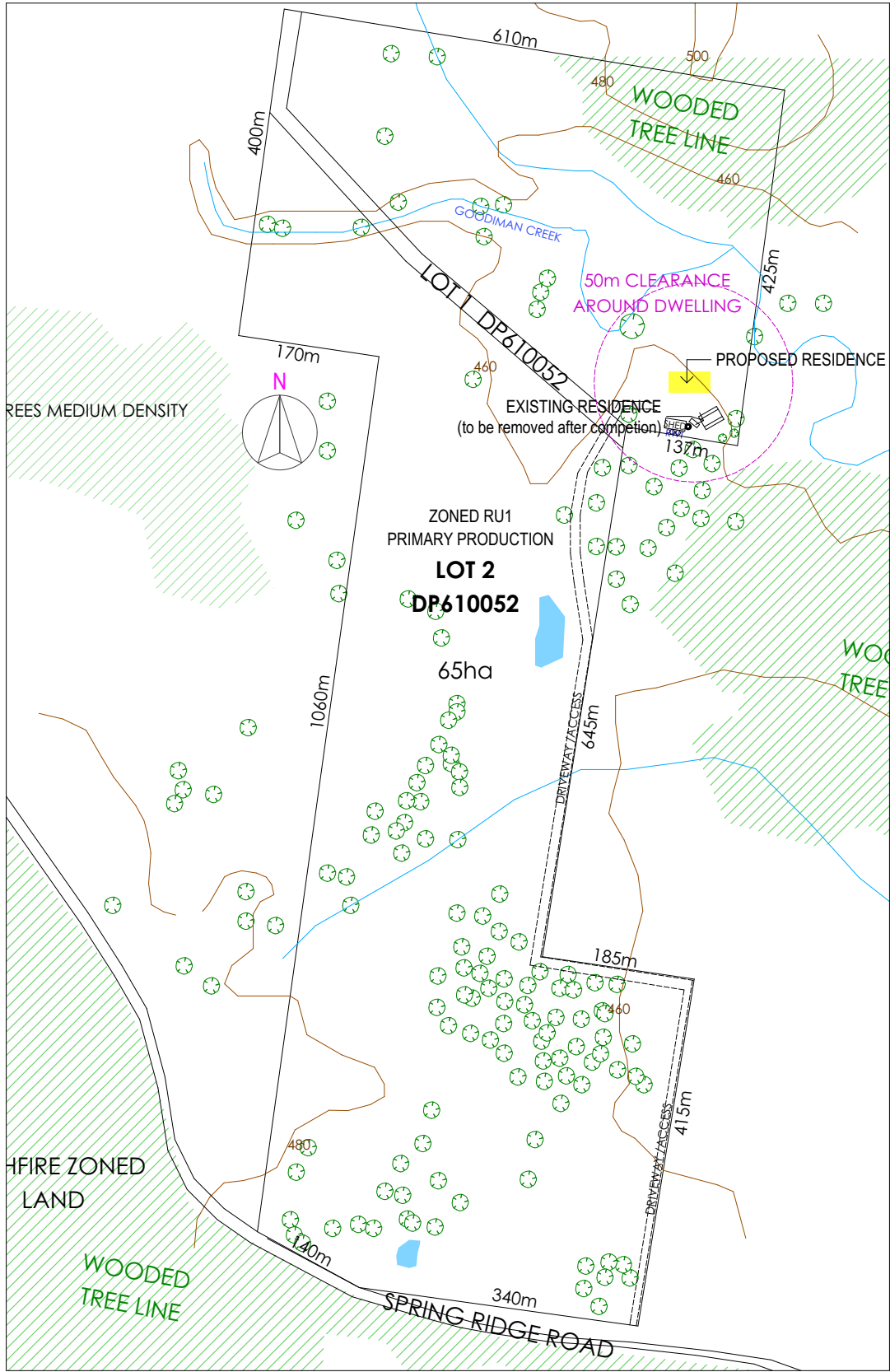
DRAWING SCHEDULE

REVISION/ DATE A / 12-07-2023

02	A101	SITE PLAN + TERRESTRIAL BIODIVERSITY NOTES
03	A102	SITE DETAILS AND NOTES
04	A105	FLOOR PLAN
05	A106	FLOOR PLAN DIMENSIONS
06	A601	BASIX NOTES, ROOM SCHEDULE
07	A201	ELEVATIONS
08	A301	SECTION
09	A601	DOOR & WINDOW PLAN & SCHEDULES
10	A113	ROOF PLAN
11	A001	SAFETY NOTES
12	A203	3D IMAGES

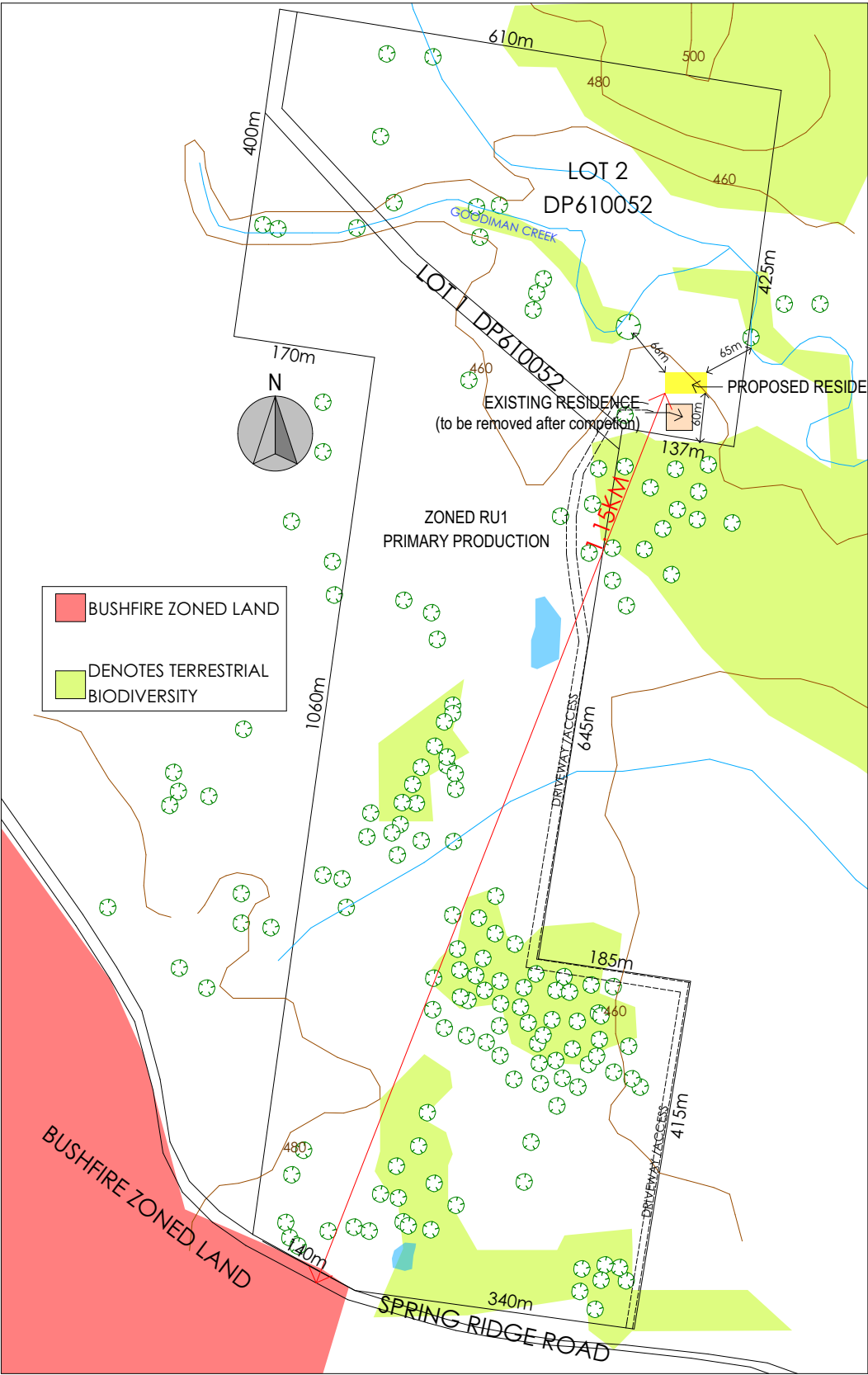
GENERAL NOTES

1. EXISTING HOUSE TO BE DEMOLISHED AFTER CONSTRUCTION ON THE NEW DWELLING IS COMPLETED.
2. BUILDER/OWNER TO GIVE COUNCIL DETAILS OF DEMOLITION PRIOR TO COMMENCEMENT.
3. SEPTIC DETERMINED SUITABLE FOR NEW DWELLING AND REPORT CONFIRMING TO BE GIVEN TO COUNCIL
4. EXISTING SHED AND WATER TANKS TO REMAIN
5. ALL DIMENSIONS ARE TO BE CONFIRMED BY BUILDER/OWNER PRIOR TO STARTING CONSTRUCTION.
6. OWNER/BUILDER TO ENSURE ALL INVOLVED IN THE PROJECT ARE WORKING FROM THE SAME REVISION.



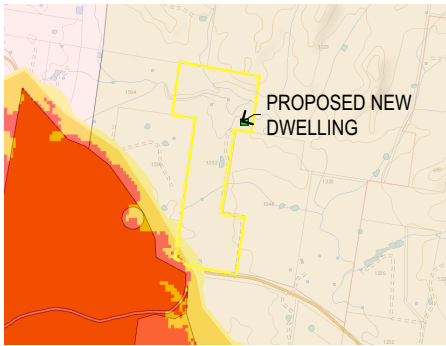
SITE PLAN

1:7500



BIODIVERSITY

1:7500



NOTES:
HOUSE SITE IS NOT BUSHFIRE ZONED BUT 1.15KM FROM THE AREA AT THE ENTRY TO THE PROPERTY WHICH IS JUST IN THE BUSHFIRE ZONE.

SITE DOES HAVE TERRESTRIAL BIODIVERSITY SHOWN AS POTENTIAL CONSIDERATION TO THE SITE.

PROPOSED HOUSE IS FURTHER AWAY FROM THE BUSFIRE ZONED LAND THAN THE EXISTING HOUSE WITH A CLEAR 50m BUFFER AROUND THE DWELLING

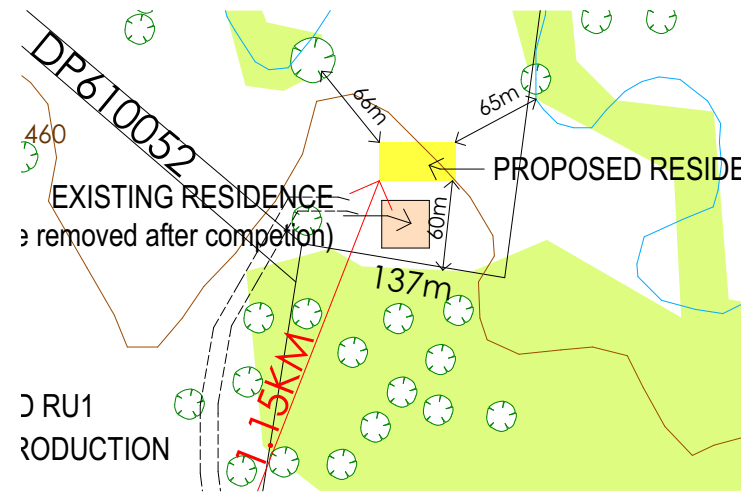
CLIENTS HAVE MOVED DWELLING FURTHER AWAY FROM AREAS NOTED TO HAVE TERRESTRIAL BIODIVERSITY INDICATED TO CREATE A 60m BUFFER ZONE AROUND DWELLING.

THERE IS A DISTANCE OF 1.15km FROM THE HOUSE TO THE FORREST AREA INDICATED AS BUSHFIRE ZONED ALONG SPRING RIDGE ROAD.

CLIENTS WILL USE EXISTING SEPTIC AS ASSESSED SUITABLE FOR NEW DWELLING.

EXISTING RAINWATER TANKS AND SOLAR ALSO TO BE MAINTAINED

NO SPECIES OF PLANTS OR WILDLIFE WILL BE IMPACTED BY THIS PROPOSAL.



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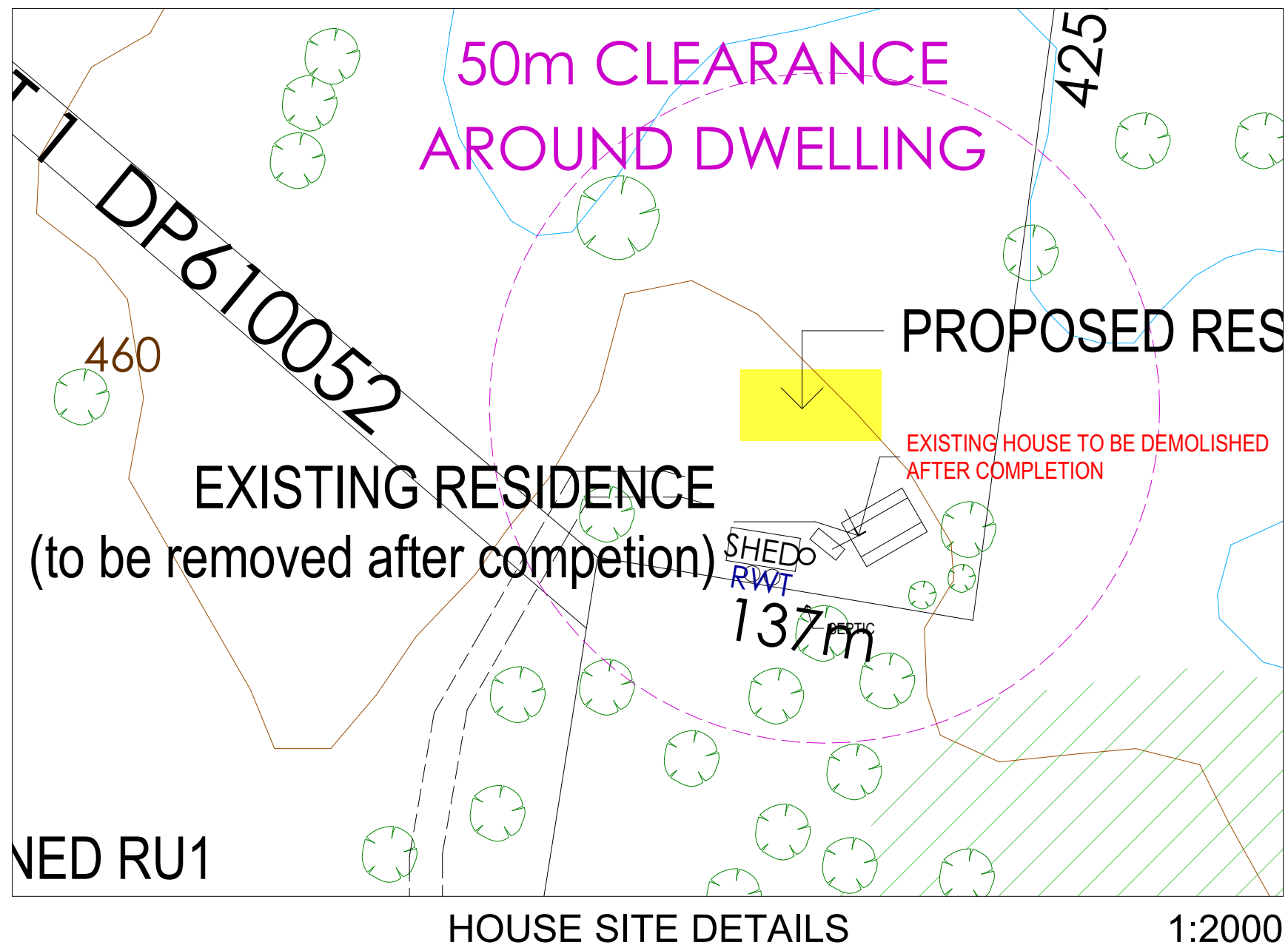
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1187-10

Plans drawn by
Gicinta Browning

Client
PAUL + JENNY PIGGOTT
Site Address
1392 SPRING RIDGE ROAD
TALLAWANG NSW

Drawing		
SITE PLAN		
Date	12 JULY 2023	Sheet No. 2
LOT 2 DP610052		Plan/Revision A.101/A



SERVICES

1 BUILDER TO CONFIRM THE LOCATION OF EXISTING SERVICES.

2 PRIOR TO THE COMMENCING OF ANY NEW WORK ON SITE THE LOCATION OF ALL SERVICES NEEDS TO BE CONFIRMED AND THE RELAVANT PARTIES INFORMED. THIS INCLUDES BUT IS NOT LIMITED TO GAS COMPANIES, TELSTRA AND PARTIES RESPONSIBLE FOR CABLES, POWER, WATER ETC

3 PRIOR TO THE DEMOLISHION OF THE EXISTING HOUSE THE DETAILS SHOULD BE PROVIDED TO COUNCIL AND RELAVANT AUTHORITIES INFORMED.

SEDIMENT + EROSION NOTES

1 ALL REQUIRED SEDIMENT AND EROSION CONTROL MEASURES NEED TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORKS.

2 STRUCTURES ARE TO BE INSPECTED REGULARLY AN MAINTAINED BY THE BUILDER.

3 BUILDER TO ENSURE THAT IN THE EVENT OF HEAVY RAINFALL THE RUNOFF OF CONSTRUCTION MATERIALS DOES NOT ENTER WATERWAYS, GULLYS ETC

4 ALL CONTRACTORS TO BE AWARE OF THIS REQUIREMENT AND UNDERSTAND THEIR OBLIGATIONS PRIOR TO THEIR COMMENCEMENT ON SITE

5 ANY SEWER, WATER OR DRAINAGE LINES OR TRENCHES NEED TO BE BACKFILLED WITHIN 24 HOURS OF INSPECTION AND APPROVAL

6 A DESIGNATED AREA MUST BE LOCATED TO ALLOW ERODIBLE MATERIALS TO BE MAINTAINED DURING CONSTRUCTION AND PROTECTED WITH A SEDIMENT FENCE OR FILTERS.

ALL MEASURES ARE TO BE TAKEN TO ENSURE THAT ANY RUNOFF FROM CONSTRUCTION AREA DOES NOT ENTER NEARBY GULLYS, CREEKS OR WATERWAYS. ALL SEDIMENT CONTROL METHODS REQUIRED SHALL BE UTILISED AS NEEDED.

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES INCUDING VEGETATION AND STORAGE OF SOIL AND TOPSOIL SHALL BE INSTALLED ACCORDING TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW

2. ALL DRAINAGE SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING CONSTRUCTION

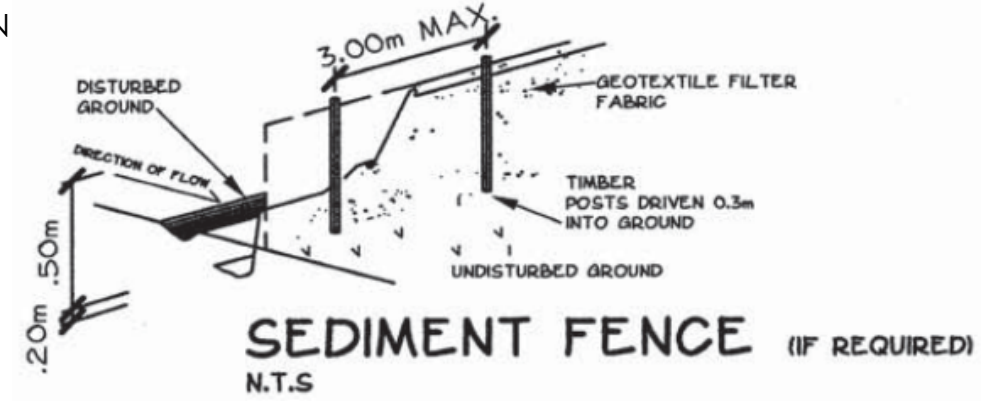
3. SEDIMENT TRAPS TO BE CONSTRUCTED AROUND ANY PITS CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH

4. SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM 60% FULL OF SOIL MATERIALS INCLUDING DURING THE MAINTENANCE PERIOD

5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND ANY AREAS WHERE WATER MAY CONCENTRATE.

7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POSTS AT 3.0m CENTRES AND THE FABRIC BURIED 150mm ALONG THE LOWER EDGE.



Client	PAUL + JENNY PIGGOTT	Drawing	SITE NOTES	Sheet No.	3
	Site Address			1392 SPRING RIDGE ROAD TALLAWANG NSW	Plan/Revision
				LOT 2	Date
				DP610052	12 JULY 2023
					A102/ A

Plans drawn by
Gicinta Browning

ACCREDITED BUILDING DESIGNER
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BASIX COMMITMENTS

WATER COMMITMENTS

LOW WATER USE OR INDIGENOUS VEGETATION TO 180m2 OF SITE

FIXTURES

SHOWERHEADS TO BE INSTALLED WITH A MINIMUM 4 STAR RATING
FLUSHING TOILETS WITH A MINIMUM 3 STAR RATING
KITCHEN TAPS TO HAVE A MINIMUM 5 STAR RATING
BASIN TAPS TO HAVE A MINIMUM 5 STAR RATING

ALTERNATIVE WATER

EXISTING 40000L RAINWATER TANKS INSTALLED ON SITE IN ACCORDANCE WITH APPLICABLE REGULATORY AUTHORITIES
RAINWATER TANK TO COLLECT RUNOFF FROM 424m2 OF ROOF AREA
RAINWATER TANK TO BE CONNECTED TO ALL INDOOR AND OUTDOOR TAPS, TOILETS AND BASINS

THERMAL COMFORT COMMITMENTS

CONSTRUCTION:

CONDITIONED FLOOR ARE MUST NOT EXCEED 300m2 AND MUST NOT HAVE A THIRD LEVEL HABITABLE ATTIC ROOM OR MEZZANINE EXCEEDING 25m2
FLOOR -CONCRETE SLAB ON GROUND WITH IN SLAB HEATING TO HAVE 1 SLAB EDGE
EXTERNAL WALL -FRAMED ADDITIONAL INSULATION R-VALUE 3.20 (OR 3.6 INCLUDING CONSTRUCTION)
FLAT CEILING PITCHED ROOF - ADDITIONAL INSULATION R-VALUE CEILING:3.25(UP) ROOF: FOIL/SARKING LIGHT (SOLAR ABSORPTANCE<0.475) ACCEPTABLE
RAKED CEILING PITCHED ROOF - ADDITIONAL INSULATION R-VALUE CEILING:3.26(UP) ROOF: FOIL/SARKING UNVENTILATED; LIGHT (SOLAR ABSORPTANCE<0.475) ACCEPTABLE
FLAT CEILING + FLAT ROOF - ADDITIONAL INSULATION R-VALUE CEILING:3.32(UP) ROOF: FOIL/SARKING LIGHT (SOLAR ABSORPTANCE<0.475) ACCEPTABLE

INSULATION INSTALLED IN ACCORDANCE WITH THE BCA PART 3.12.1.1

WINDOWS, GLAZED DOORS AND SKYLIGHTS

SEE DOOR AND WINDOW FOR FULL DETAILS
DOUBLE GLAZING OR LOW-E GLAZING IS SUGGESTED FOR THERMAL COMFORT BUT NOT REQUIRED FOR BASIX COMMITMENTS

WINDOW/DOOR SHADING

NORTH
W03 / W02 /W04 / W08/ D04 / D07
NOT OVERSHADOWED ALL ALUMINIUM SINGLE CLEAR OR BETTER EAVES ONLY
D7 / D8 1800mm VERANDAH

EAST
W06 / W07 / W10 / W05 / D06
NOT OVERSHADOWED ALL ALUMINIUM SINGLE CLEAR OR BETTER
SOLID OVERHANGING ROOF ABOVE D6 FROM PANTRY

SOUTH
W11 / W12 / W13 / W14 / W15 / W16 D09 / D04
NOT OVERSHADOWED ALL ALUMINIUM SINGLE CLEAR OR BETTER EAVES ONLY

WEST
W01 / D01
NOT OVERSHADOWED ALL ALUMINIUM SINGLE CLEAR OR BETTER

ENERGY COMMITMENTS

HOT WATER: ELECTRIC

COOLING SYSTEMS: CEILING FAN TO 1 LIVING AREA & CEILING FAN TO AT LEAST 1 LIVING AREA

WOOD HEATER TO LIVING AREA
1 PHASE AIRCON ACCEPTABLE TO LIVING AREAS

1 BATHROOM /POWDER ROOM TO HAVE INDIVIDUAL FAN NOT DUCTED AND MANUAL ON/OFF SWITCH

ARTIFICIAL LIGHTING: 3 BEDROOMS, 2 LIVING/DINING AREAS, BATHROOMS, KITCHEN & HALLWAYS TO HAVE LED OR FLUORESCENT AS THE PRIMARY SOURCE OF LIGHTING HOWEVER NOT REQUIRED TO BE DEDICATED LED.
ELECTRIC COOKTOP ELECTRIC OVEN PERMISSIBLE
REFRIGERATOR SPACE TO BE WELL VENTILATED

ROOM SCHEDULE		
Room Number	Room Name	Measured Area
1	LOUNGE	46.29
2	PANTRY	10.69
3	BROOM	1.42
4	OPEN LIVING	80.49
5	HALL	7.52
6	ENTRY	9.66
7	HALLWAY	21.55
8	LINEN	2.36
9	MASTER BED	27.68
10	WIR	5.22
11	ENSUITE	6.80
12	POWDER	3.98
13	STUDY	13.51
14	BED 2	15.11
15	BATH	9.02
16	BED 3	15.76
17	GARAGE	61.15
18	VERANDAH	22.30
19	ENTRY PORCH	5.40
20	OPEN COURTYARD	20.00

Client

PAUL + JENNY PIGGOTT

Site Address

1392 SPRING RIDGE ROAD
TALLAWANG NSW

Drawing

BASIX NOTES

Sheet No.

6

Plan/Revision

LOT 2
DP610052

Date

12 JULY 2023

A.601/

A

Plans drawn by

Gicinta Browning

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BUILDING DESIGNER

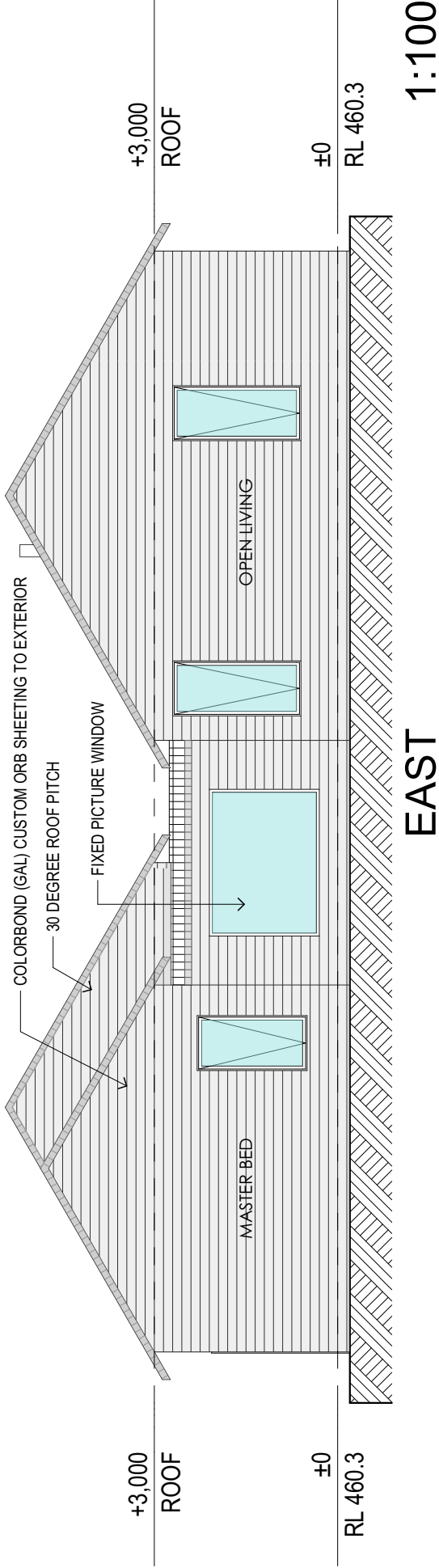
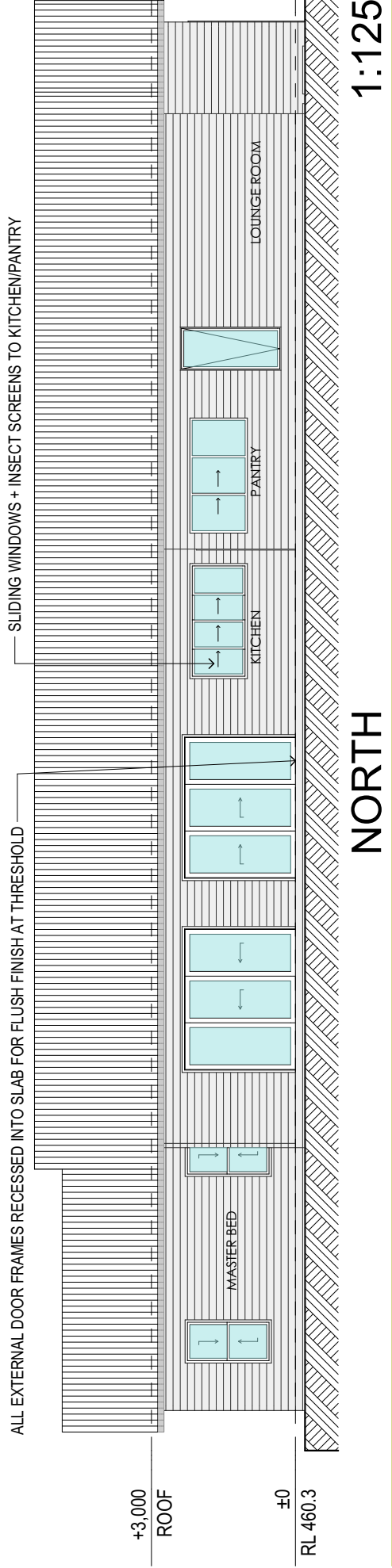
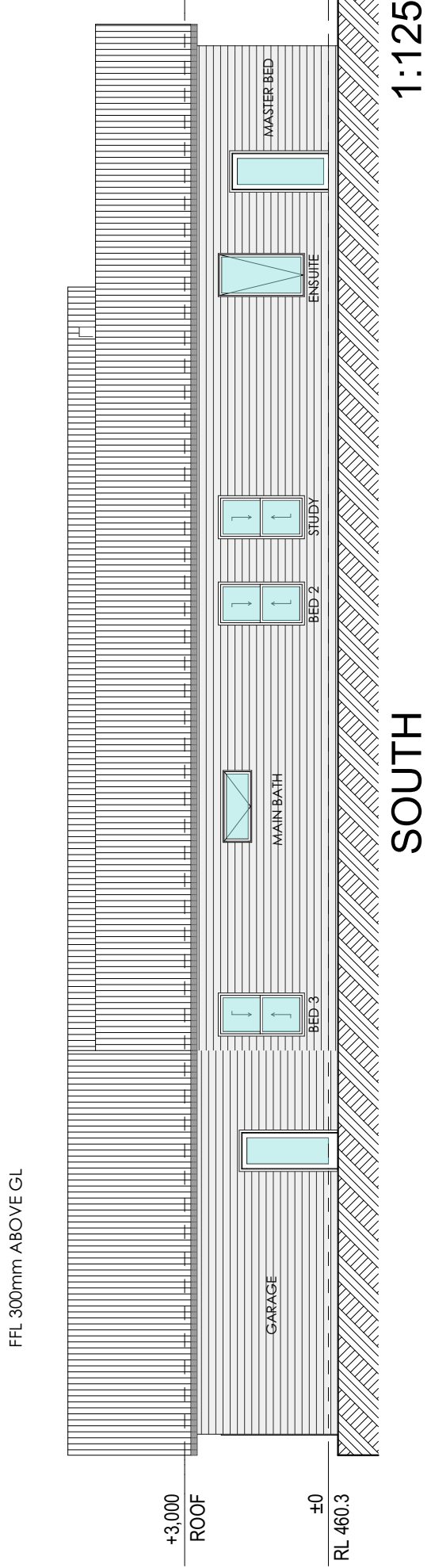
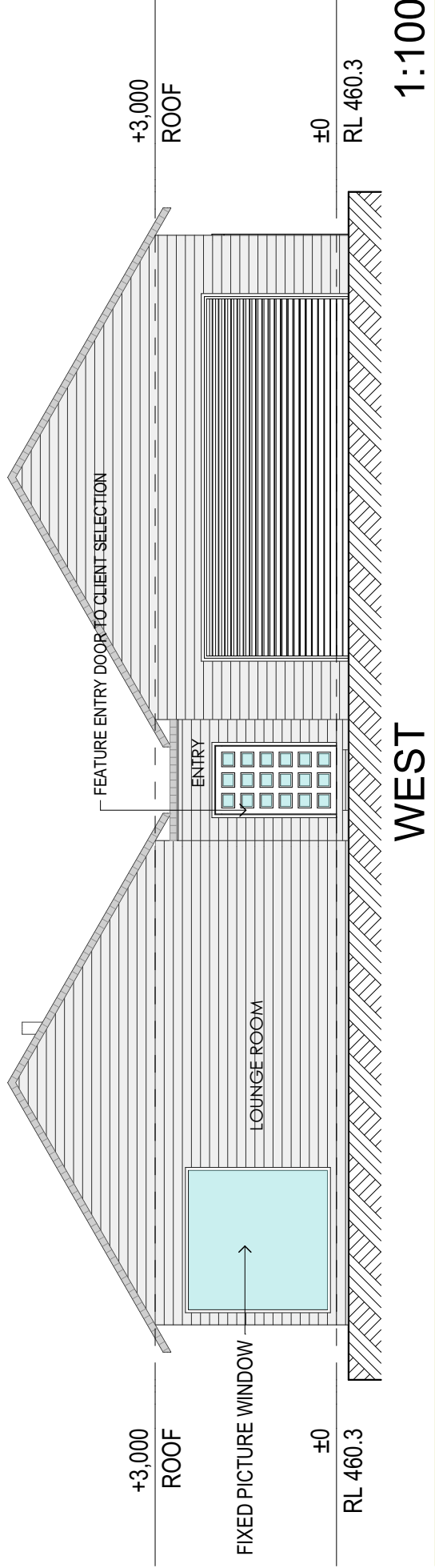
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ELEVATIONS



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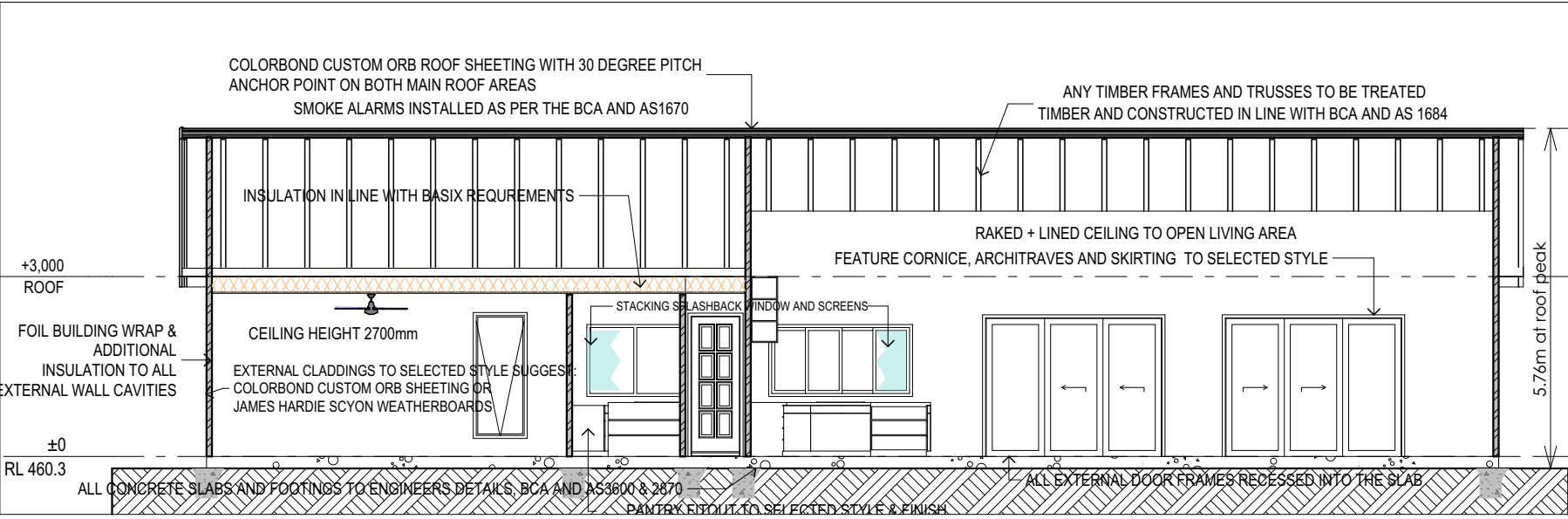
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Client	PAUL + JENNY PIGGOTT		
	Site Address	1392 SPRING RIDGE ROAD TALLAWANG NSW	
Drawing	ELEVATIONS		Sheet No. 7
	LOT 2	Date 12 JULY 2023	Plan/Revision
DP610052		A.201/A	

SECTIONS + DESIGN NOTES



SECTION A

1:110

DESIGN NOTES

WALL HUNG VANITIES WITH WALL MOUNTED TAPS TO ALL BATHROOMS, ENSUITES AND WET AREAS
MIRRORS ALL VANITIES AND LIGHTING ABOVE
COLORBOND SHEET METAL CLADDING TO EXTERNAL WALLS WITH INSULATION IN WALL CAVITIES AND BUILDING WRAP TO COMPLY WITH BCA +BASIX REQUIREMENTS

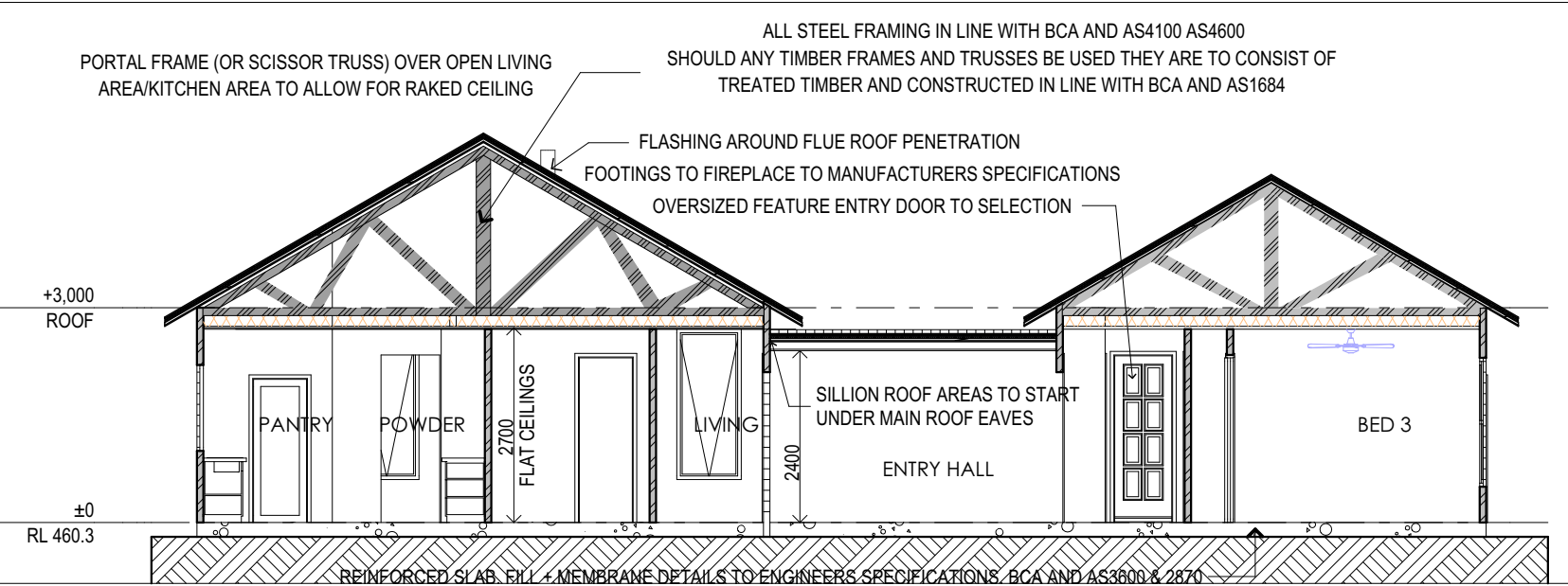
ALL INTERNAL WALLS TO BE STEEL FRAMED AND LINED WITH 10mm GYPROCK PLASTERBOARD CD INTERNALLY AND GYPROCK AQUACHECK PLASTERBOARD LINING TO ALL WET AREAS.
WET AREAS TO COMPLY WITH AS3740 AND NCC AND THE PLUMBING CODE OF AUSTRALIA
BUILDING TO COMPLY WITH AS3660 TO PROTECT AGAINST SUBTERRANEAN TERMITES AND APPROPRIATE DOCUMENTAION HOWING RISK MANAGEMENT AND MANUFACTURERS RECOMENDATIONS DISPLAYED ON SITE FOR FUTURE INSPECTIONS.

RECESSED SHELVES OR FULL LENGTH 1.2m HIGH WALL WHERE SHOWN IN ALL SHOWER AREAS

NON-SLIP FINISH TO ALL EXTERNAL CONCRETE AREAS OR WET AREAS
JOINERY TO CLIENTS SELECTION IN LOUNGE, ENTRY, STUDY AND WARDROBES
WALK IN ROBES AND CUPBOARDS TO CLIENT REQUIREMENTS
ALL FLOORING TO FALL IN WET AREAS TO DRAINS
EXTERNAL SLABS AND HARD SURFACES TO FALL AWAY FROM RESIDENCE TO ALLOW FOR RUNOFF AWAY FROM BUILDING
LOUNGE ROOM FIREPLACE ELECTRIC WITH WALL CAVITY TO HAVE FLUE TO ALLOW FOR GAS AS AN ALTERNATIVE AND FEATURE CHIMNEY

BCA NOTES:

CLAUSE	REQUIREMENTS
B1.2	MATERIALS & FORMS OF CONSTRUCTION TO COMPLY WITH BCA B1.2
C1.12	NON COMBUSTIBLE MATERIALS TO COMPLY WITH BCA C.1.12
3.1.2	SITE DRAINAGE TO COMPLY WITH AS3500.3.2, AS3500.5 OR BCA3.1.2.1
3.1.3	TERMITE BARRIERS TO BE INSTALLED IN ACCORDANCE WITH AS3660.1
3.3.3	MASONARY ACCESSORIES TO COMPLY WITH AS3700 OR BCA 3.3.3
3.3.4	WEATHERPROOFING OF MASONRY TO COMPLY WITH AS3700 OR BCA 3.3.4
3.4.2	ANY STEEL FRAMING USED TO COMPLY WITH AS3623-1993, AS1170 & AS4600
3.5.1	ANY TIMBER FRAMING USED TO COMPLY WITH AS1684.2 & AS1684.4
3.5.2	WALL CLADDINGS & METAL ROOF CLADDINGS TO COMPLY WITH AS1562.1 OR BCA 3.5.2.1
3.5.3	GUTTERS AND DOWNPIPES TO COMPLY WITH AS3500.3.2 OR AS3500.5 OR BCA 3.5.2.1
3.6	GLAZING TO COMPLY WITH AS2047, AS1248 & BCA 3.6
3.7.1.9	FIRE HAZARD PROPERTIES TO COMPLY WITH BCA 3.7.1.9
3.7.3.0	HEATING APPLIANCES TO COMPLY WITH STANDARDS SPECIFIED IN BCA 3.7.3.0
3.7.3.1	HEATING APPLIANCE INSTALLATION TO COMPLY WITH 3.7.3.1
3.7.3.5	FIREPLACE FLUE INSTALLATION TO COMPLY WITH 3.7.3.5
3.8.1	WET AREAS TO COMPLY WITH AS3470 BCA 3.8.1.1 & BCA F1.7
3.12.1.1	THERMAL INSULATION TO COMPLY WITH BCA3.12.1
3.12.2	GLAZING TO COMPLY WITH THE PROVISIONS OF THE BASIX CERTIFICATE
3.12.3	BUILDING SEALING TO BE IN ACCORDANCE WITH BCA 3.12.3
3.12.3.1	BUILDING SEALING TO BE IN ACCORDANCE WITH BCA 3.12.3.0-5
3.12.4	AIR MOVEMENT TO COMPLY WITH THE PROVISIONS OF THE BASIX CERTIFICATE
3.12.5	BUILDING SERVICES TO COMPLY WITH BCA 3.12.5 INCLUDING 3.12.5.0-3
F1.6	SARKING TO COMPLY WITH AS4200 PARTS 1 & 2
F1.9	DAMP PROOFING FLOORS TO COMPLY WITH AS2870
F2.5	SANITARY COMPARTMENT DOORS TO COMPLY WITH BCA F2.5



SECTION B

1:100

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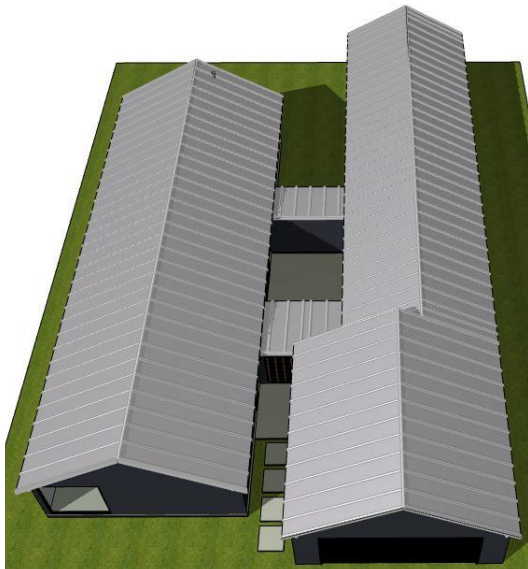
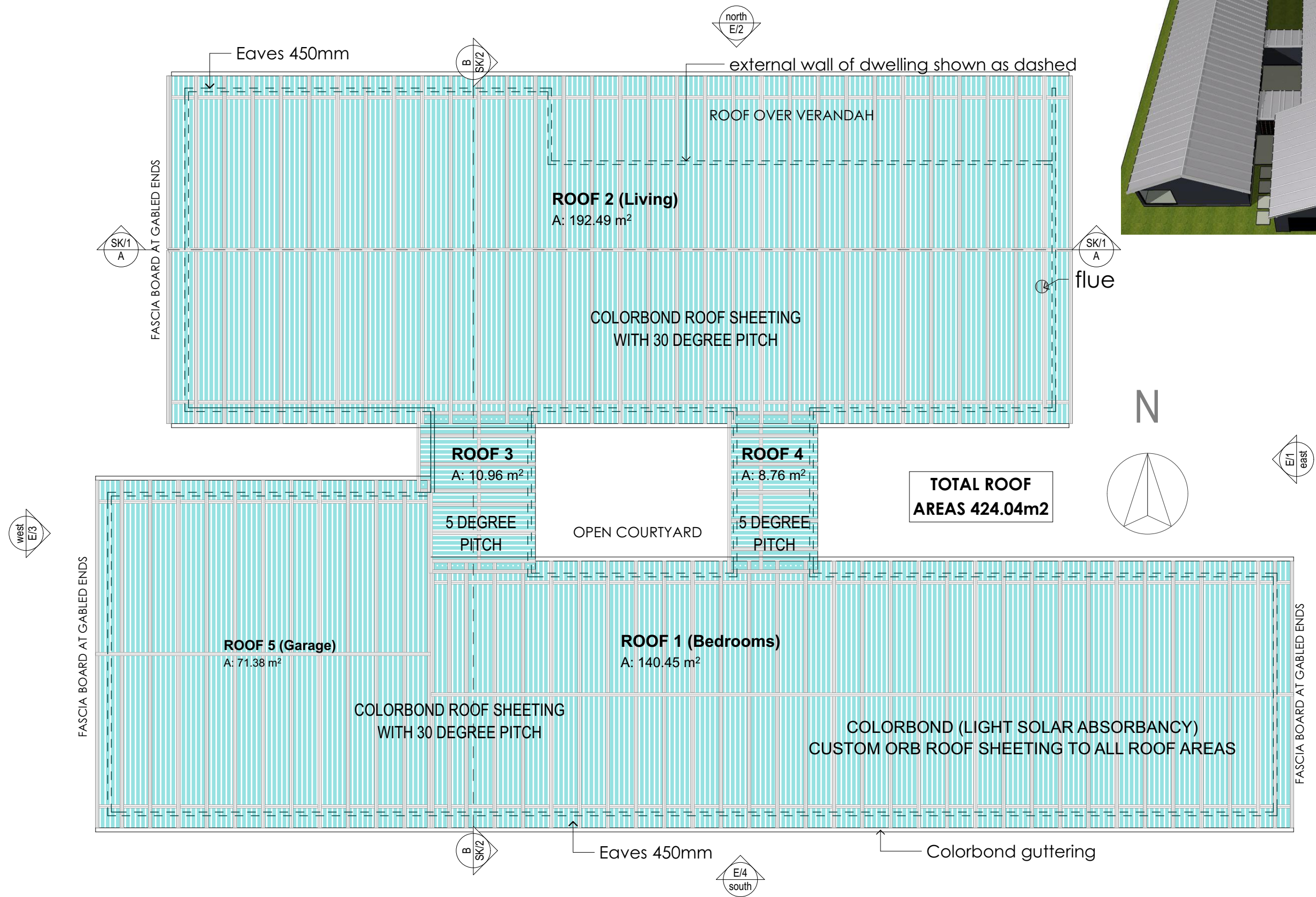


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Client PAUL + JENNY PIGGOTT	Drawing SECTIONS		
Site Address 1392 SPRING RIDGE ROAD TALLAWANG NSW	Date 12 JULY 2023	Sheet No. 8	
	LOT 2 DP610052	Plan/Revision A301/A	



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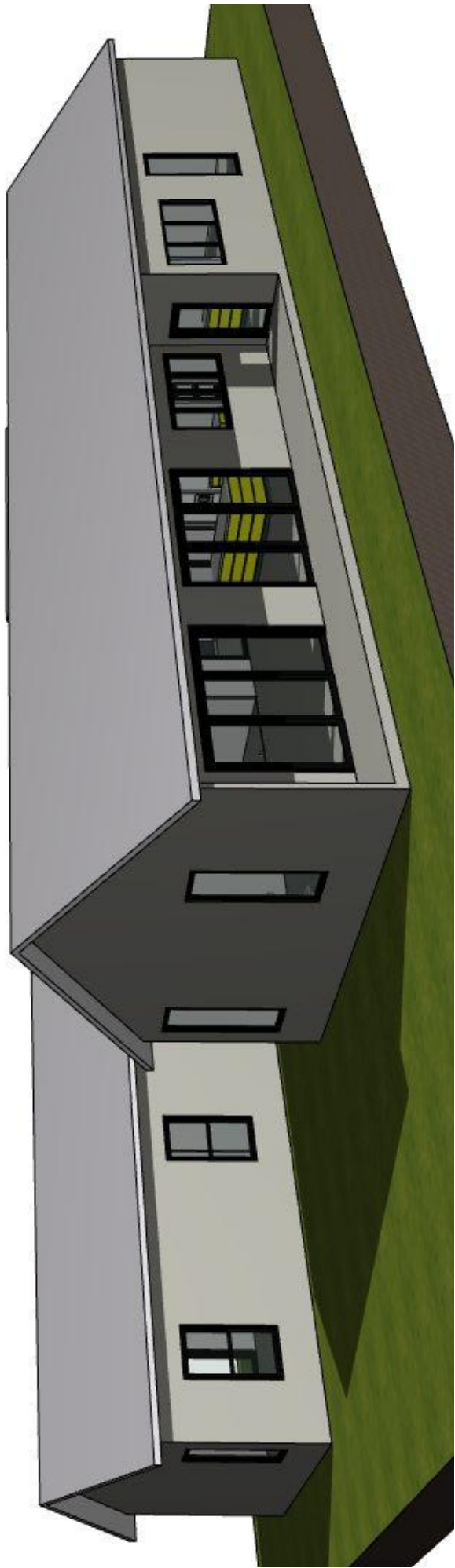
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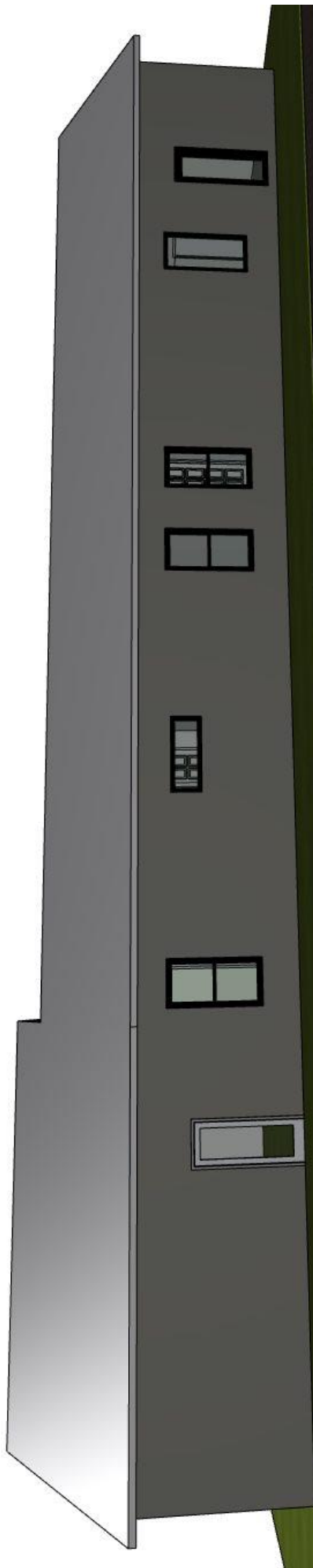
Client	PAUL + JENNY PIGGOTT	Sheet No.	10
Site Address	1392 SPRING RIDGE ROAD TALLAWANG NSW	Drawing	ROOF PLAN
LOT 2 DP610052	Date 12 JULY 2023	Plan/Revision	A.113/ A

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

3D VIEWS



EXTERNAL WALLS COLORBOND CUSTOM ORB
SHEETING TO PREFERED COLOUR AND PROFILE



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