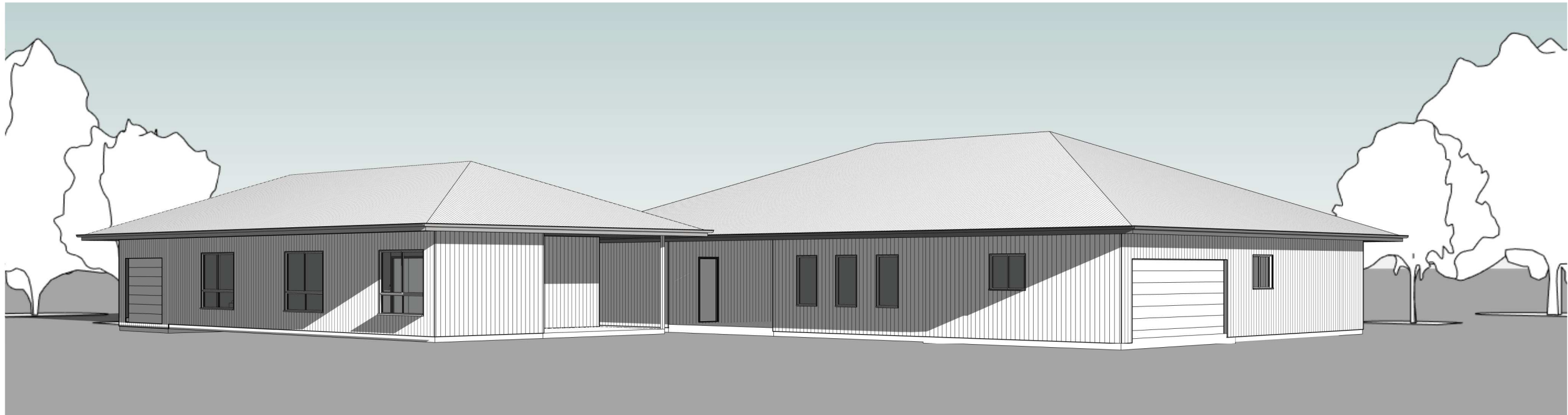


PROPOSED ALTERATIONS & ADDITIONS

FOR

MATTHEW & RACHEL MURPHY
390 YARRAWONGA ROAD
YARRAWONGA NSW 2850



GENERAL NOTES:

Builder to confirm all dimensions before commencing any works.

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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 Part 7.4.

ELECTRICAL

All electrical work shall be undertaken by a licensed electrician and in accordance with AS/NZS 3000

CONDENSATION MANAGEMENT

Install a pliable building membrane to comply with AS4200.1 & AS4200.2 with a vapour permeance of not less than 1.14ug/Ns in this climate. (Climate 6). Except for single skin masonry or concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

SPECIFICATIONS:

TERMITE PROTECTION

All buildings shall be protected against termite attack in accordance with AS3660.1 and NCC Part 3.4. 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 Part 9.5. They must be hard wired to the electrical supply.

GLAZING

Provide glazing to AS 1288 and NCC Part 8

LIFT OFF HINGES (LOH)

Provide lift of hinges to the doors on sanitary compartments as labeled on the plans in accordance with NCC Part 10.4.2

DRAUGHT SEALING

Provide a seal/draught excluder to the bottom edge of all external doors

SPECIFICATIONS: RURAL LAND

FIRE FIGHTING EQUIPMENT

A 65mm Storz outlet with a metal Gate or Ball Valve to be provided on the water storage tank.

Above ground tanks to be manufactured of concrete or metal. Tanks on hazard side of building are to be provided with adequate shielding for the protection of the fire fighters

Above ground water pipes external to the building are to be metal including and up to any taps

Pumps are to be shielded

Ensure 20,000L min. reserved for fire fighting purposes

BASIX NOTES:

HOT WATER

Heat pump 41-45 STC to be installed.

LIGHTING

The primary type of artificial lighting is dedicated fluorescent or LED in all bedrooms, living room, dining room, kitchen, study, all bathrooms, all toilets, laundry and all hallways.

A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.

AAA RATING

All showerheads minimum rating of 3 star ($\leq 9L/min$)

Toilets to have a minimum rating of 3 Star ($\leq 4L/flush$)

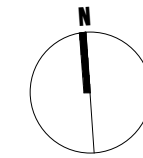
Kitchen taps to have a minimum rating of 3 star and Basin taps to have a minimum rating of 3 stars ($\leq 9L/min$)

GLAZING

All windows and glazed doors to be as per plans, double glazed as per BASIX certificate details.

GENERALLY

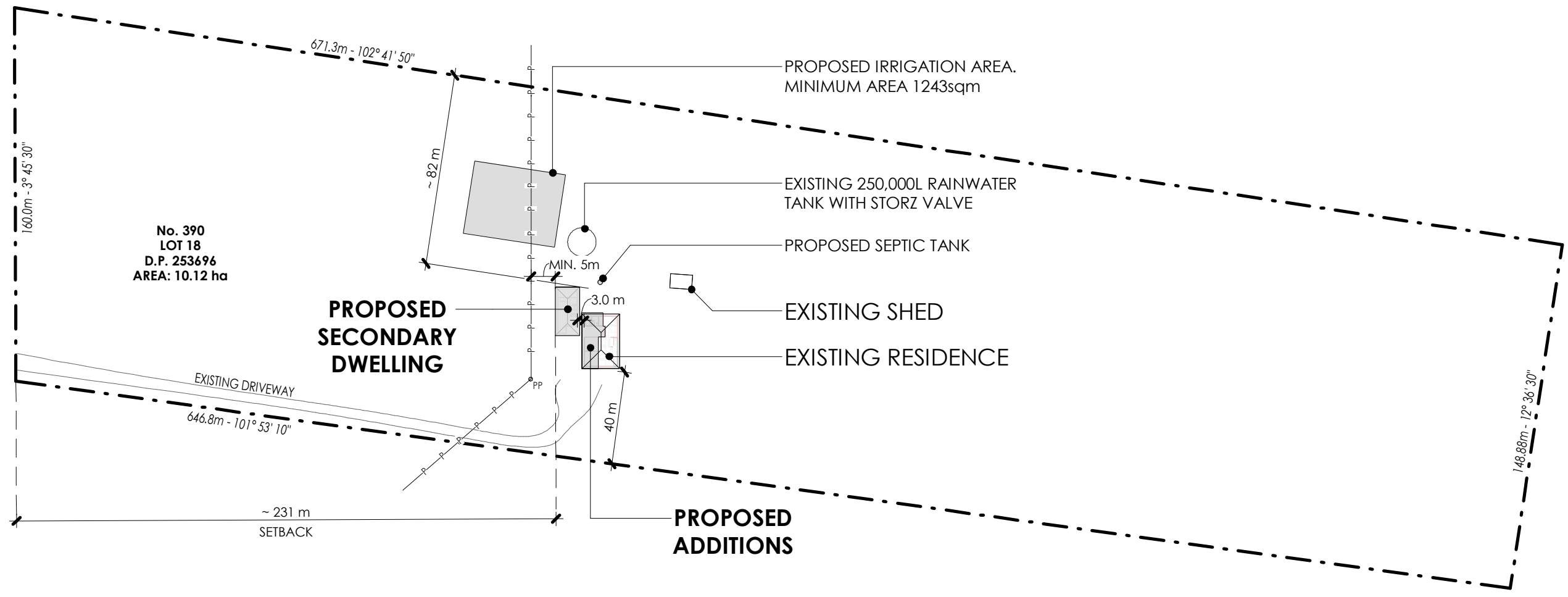
The information found in these notes are by no means the extent of information relating to compliance with BASIX commitments. These notes must be read in conjunction with the full set of plans and elevations and with the BASIX Certificate pertaining to this property.



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**BAL-29 BUSHFIRE RATING
TO AS3959:2018 - CONSTRUCTION OF
BUILDINGS IN BUSHFIRE PRONE AREAS**

YARRAWONGA ROAD



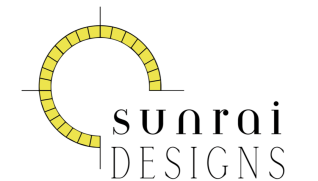
No. 390
LOT 18
D.P. 253696
AREA: 10.12 ha

1 SITE PLAN
SCALE 1 : 2000

LEGEND

- PP EXISTING POWER-POLE
P EXISTING POWERLINE

E	MINOR AMENDMENTS	12.12.23
D	DWELLING SPLIT	01.12.23
C	DA ISSUE	27.07.23
B	FOR CLIENT APPROVAL	28.06.23
A	PRELIMINARY	04.06.23
Issue	Description	Date



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Client **Mathew & Rachel Murphy**

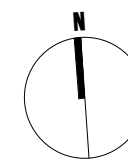
Project
**390 Yarrowonga Road
Yarrowonga NSW 2850**

Title **SITE PLAN**

Scale at A3
1 : 2000

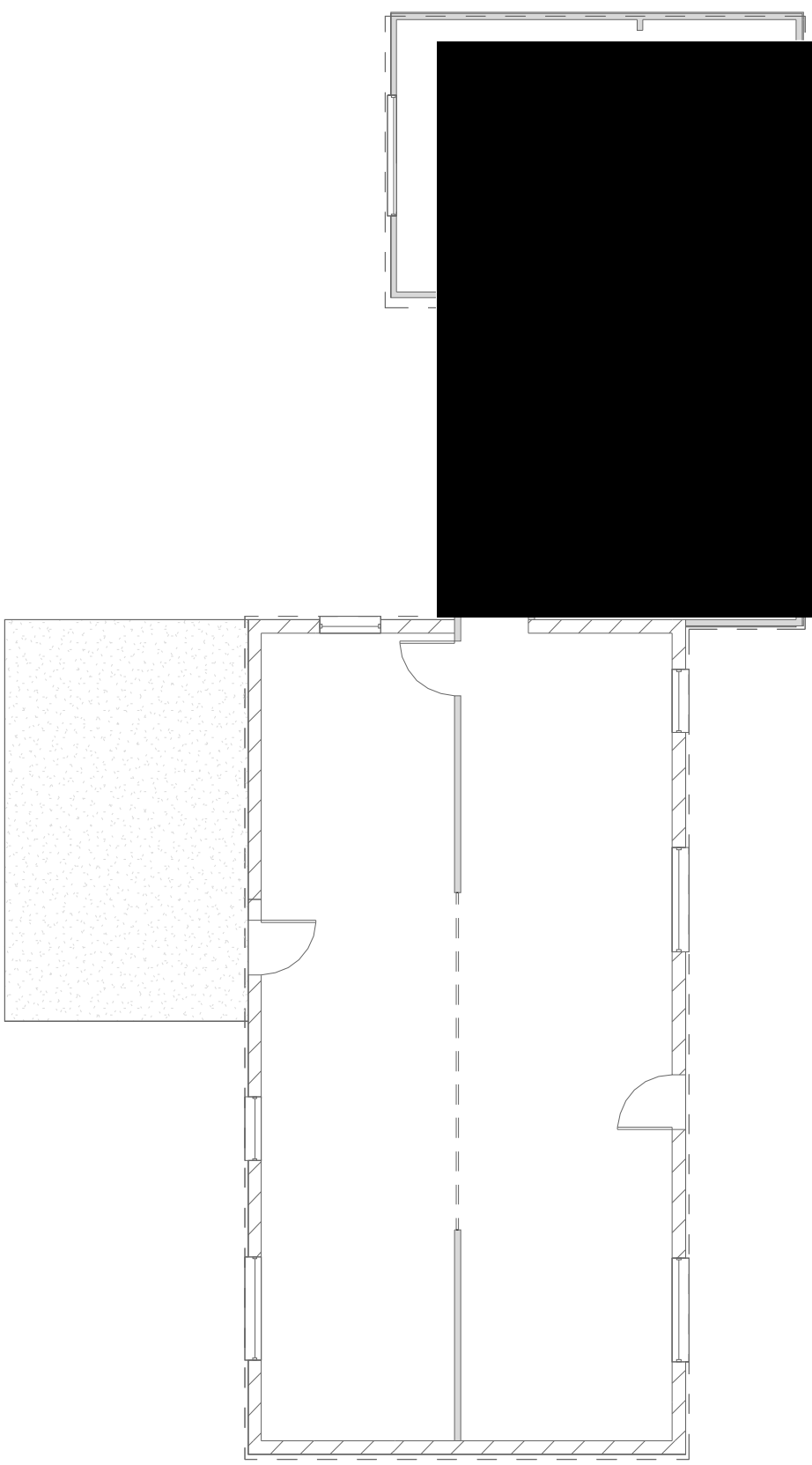
Date **MAY 2023** Drawn **RG/DW**

Drawing No. **671MUR-01** Issue **E**

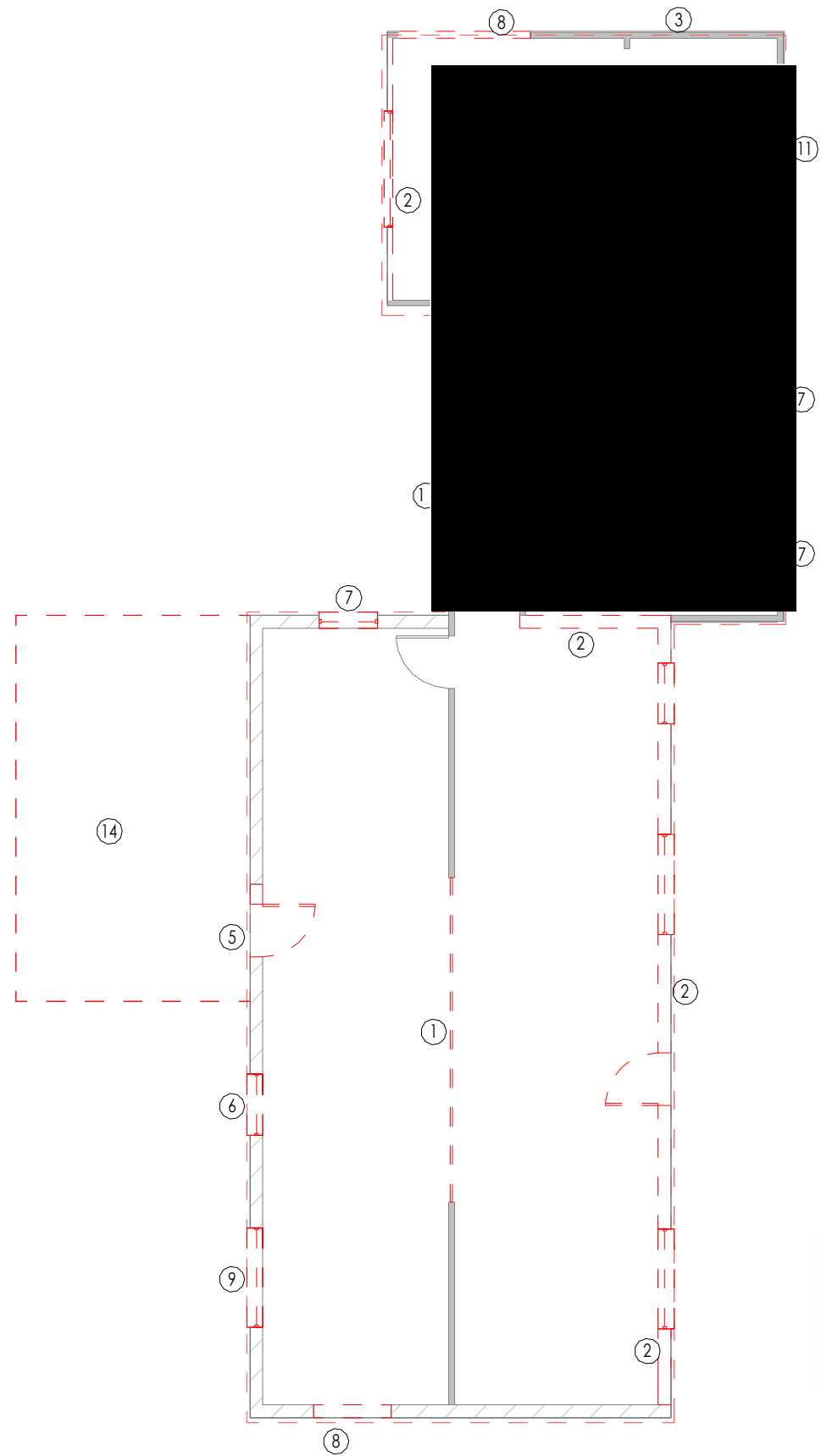


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1 **EXISTING FLOOR PLAN**
SCALE 1 : 100



2 **DEMOLITION FLOOR PLAN**
SCALE 1 : 100

SCOPE OF WORKS

- 1 REMOVE EXISTING BEAM AND RAFTERS TO MAKE WAY FOR NEW TIMBER TRUSS ROOF
- 2 DEMOLISHED WALLS AS SHOWN DOTTED. CONFIRM WITH ENGINEER PRIOR TO STRUCTURAL WALL REMOVAL
- 3 RAISE EXISTING TIMBER FRAME WALL TO MATCH BLOCKWORK HEIGHT. REMOVE EXISTING CEILING JOIST AND RAFTER TO MAKE WAY FOR NEW TIMBER TRUSS ROOF
- 4 MATCH NEW WALL HEIGHT TO EXISTING RAISED LEVEL
- 5 REMOVE EXISTING DOOR AND PARTIAL WALL TO CREATE NEW OPENING
- 6 REMOVE EXISTING WINDOW AND CREATE NEW DOOR OPENING
- 7 REMOVE EXISTING WINDOW AND PREPARE FOR NEW WINDOW. REFER SCHEDULE FOR SIZE AND HEAD HEIGHT
- 8 CREATE NEW WINDOW OPENING TO SUIT NEW WINDOW. REFER TO SCHEDULE FOR SIZE
- 9 REMOVE EXISTING WINDOW AND BLOCK UP
- 10 SOLID HATCH DENOTES NEW STUD WALLS
- 11 REMOVE EXISTING WINDOW AND FRAME UP
- 12 REMOVE EXISTING SLIDING DOOR AND REPLACE WITH NEW SLIDING DOOR. REFER TO SCHEDULE FOR SIZE
- 13 REMOVE EXISTING LAUNDRY FIXTURES AND REPLACE WITH NEW FIXTURES AND LAYOUT. MAKE GOOD WALLS AND FLOOR NEW WALL LININGS
- 14 REMOVE EXISTING SLAB. INSTALL NEW SLAB TO MEDIA, GARAGE AND NEW AREAS

**BAL-29 BUSHFIRE RATING
TO AS3959:2018 - CONSTRUCTION OF
BUILDINGS IN BUSHFIRE PRONE AREAS**

WALL TYPES - LEGEND

	PROPOSED
	EXISTING
	DEMOLISHED
	EXISTING CONC. BLOCK

Issue	Description	Date
E	MINOR AMENDMENTS	12.12.23
D	DWELLING SPLIT	01.12.23
C	DA ISSUE	27.07.23
B	FOR CLIENT APPROVAL	28.06.23
A	PRELIMINARY	04.06.23

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Mathew & Rachel Murphy

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Yarrowonga NSW 2850

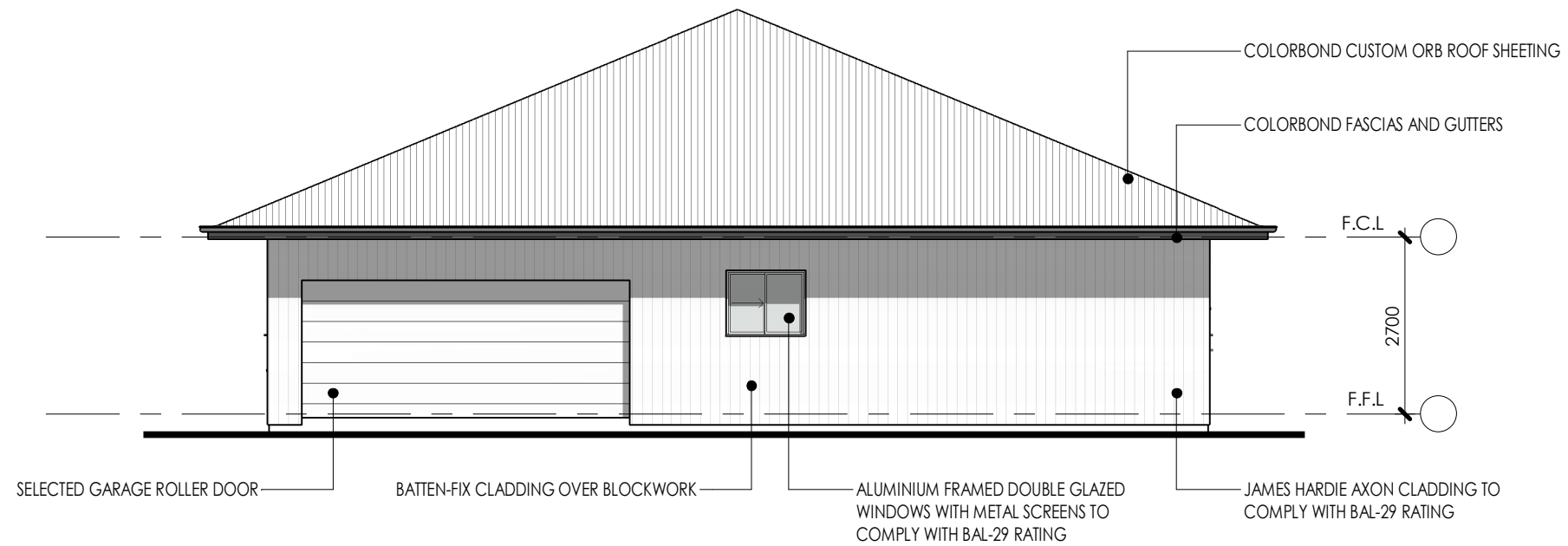
Title
EXISTING & DEMOLITION
FLOOR PLANS

Scale at A3
1 : 100

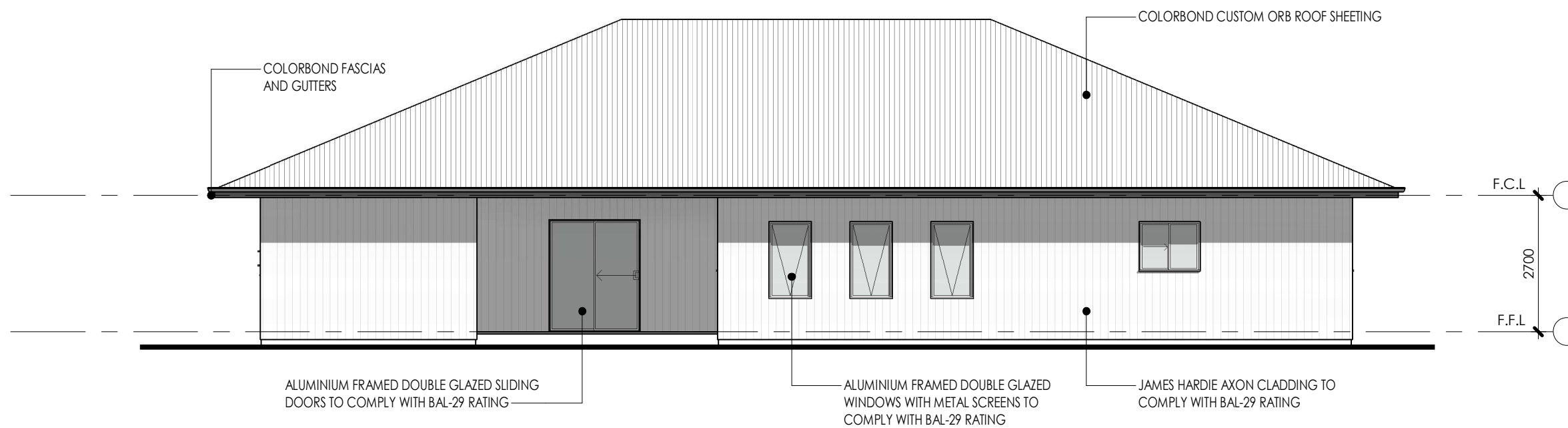
Date MAY 2023 **Drawn** RG/DW

Drawing No. 671MUR-02 **Issue** E

**BAL-29 BUSHFIRE RATING
TO AS3959:2018 - CONSTRUCTION OF
BUILDINGS IN BUSHFIRE PRONE AREAS**



1 SOUTH ELEVATION
SCALE 1 : 100

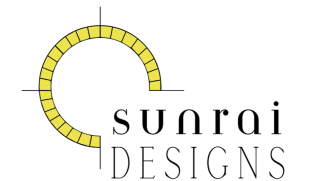


2 WEST ELEVATION
SCALE 1 : 100

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E	MINOR AMENDMENTS	12.12.23
D	DWELLING SPLIT	01.12.23
C	DA ISSUE	27.07.23
B	FOR CLIENT APPROVAL	28.06.23
A	PRELIMINARY	04.06.23
Issue	Description	Date



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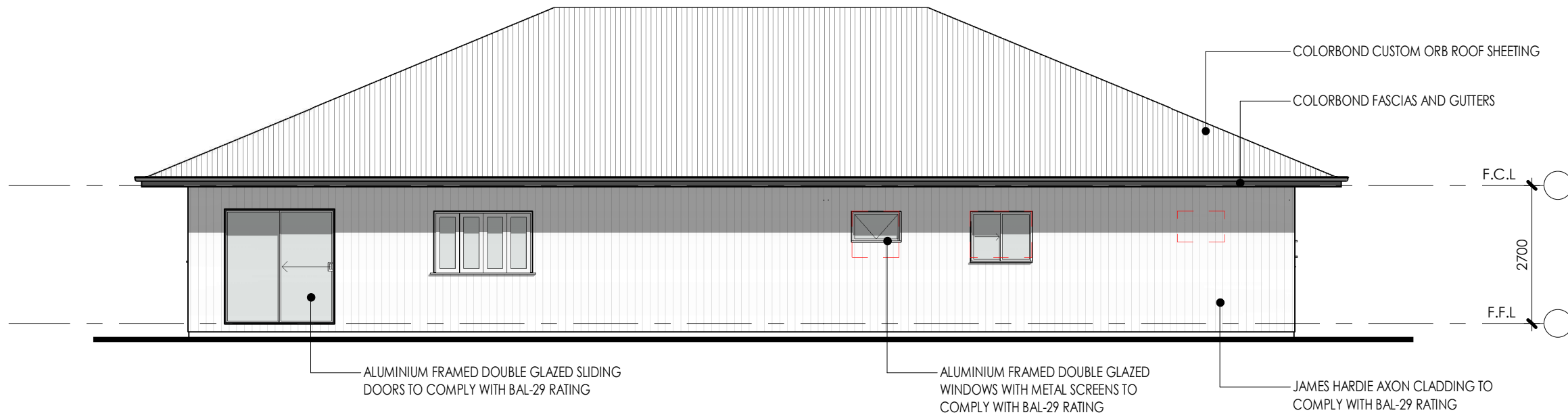
Title ELEVATIONS - SHEET 1

Scale at A3 1 : 100

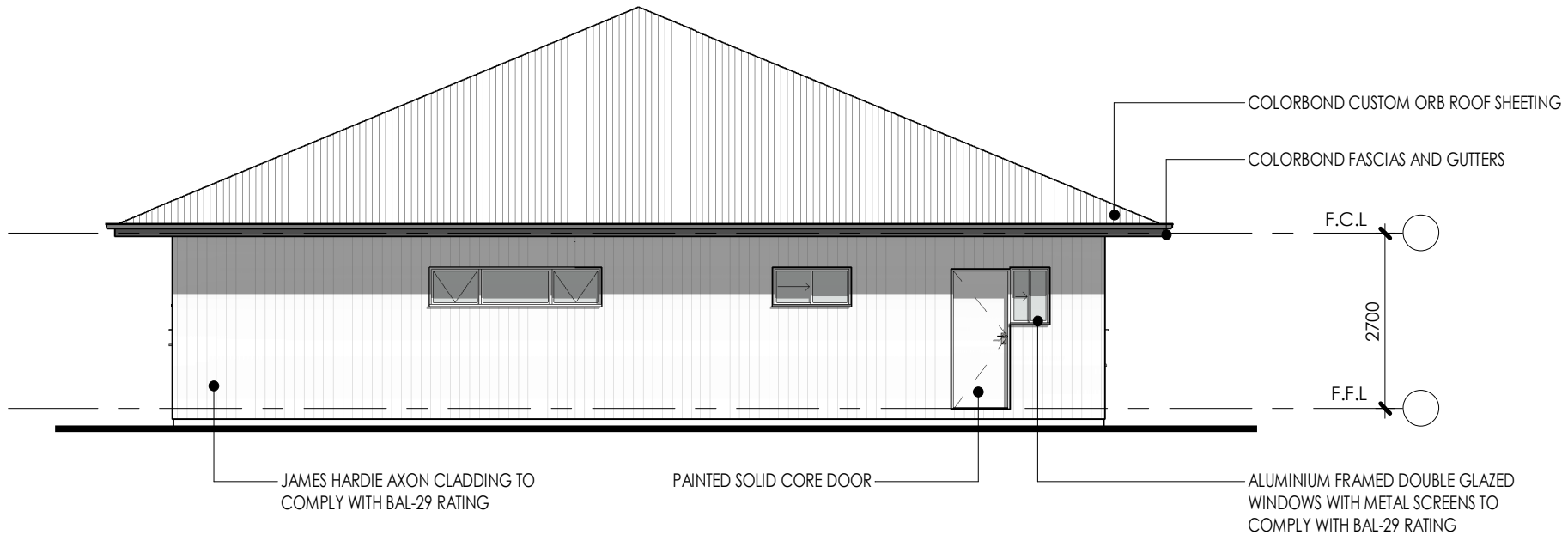
Date MAY 2023 Drawn RG/DW

Drawing No. 671MUR-04 Issue E

**BAL-29 BUSHFIRE RATING
TO AS3959:2018 - CONSTRUCTION OF
BUILDINGS IN BUSHFIRE PRONE AREAS**



1 EAST ELEVATION
SCALE 1 : 100



2 NORTH ELEVATION
SCALE 1 : 100

- Notes**
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Client **Mathew & Rachel Murphy**

Project **390 Yarrawonga Road
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Title **ELEVATIONS - SHEET 2**

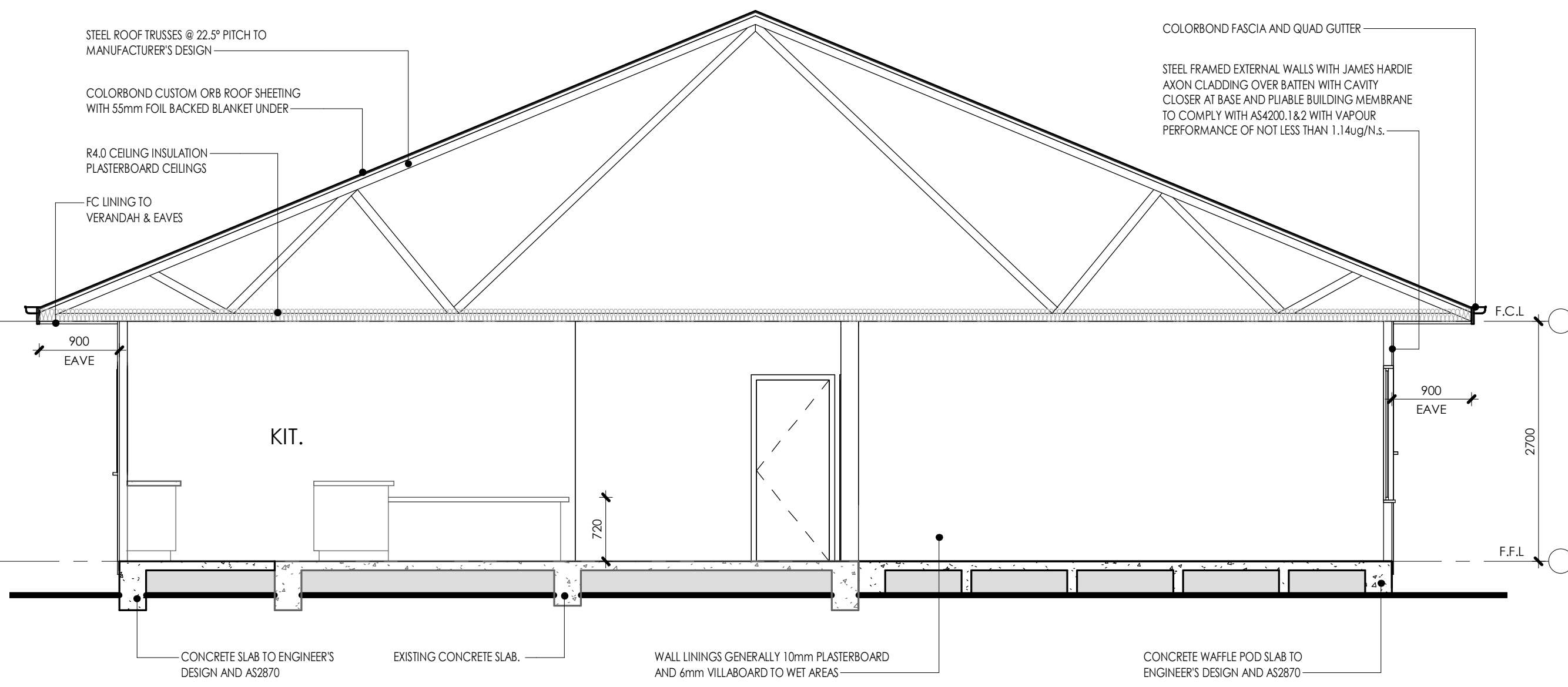
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1 : 100

Date **MAY 2023** Drawn **RG/DW**

Drawing No. **671MUR-05** Issue **E**

Notes

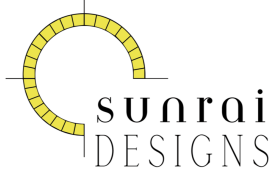
1. Builder to confirm all dimensions before commencing any works.
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1 SECTION
SCALE 1 : 50

**BAL-29 BUSHFIRE RATING
TO AS3959:2018 - CONSTRUCTION OF
BUILDINGS IN BUSHFIRE PRONE AREAS**

Issue	Description	Date
E	MINOR AMENDMENTS	12.12.23
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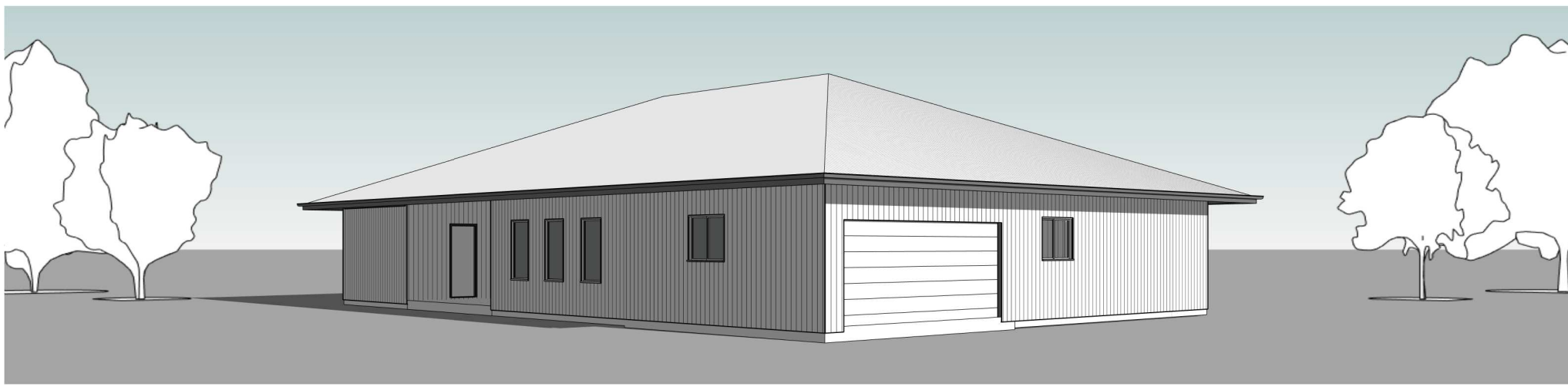
Project
390 Yarrowonga Road
Yarrowonga NSW 2850

Title SECTION

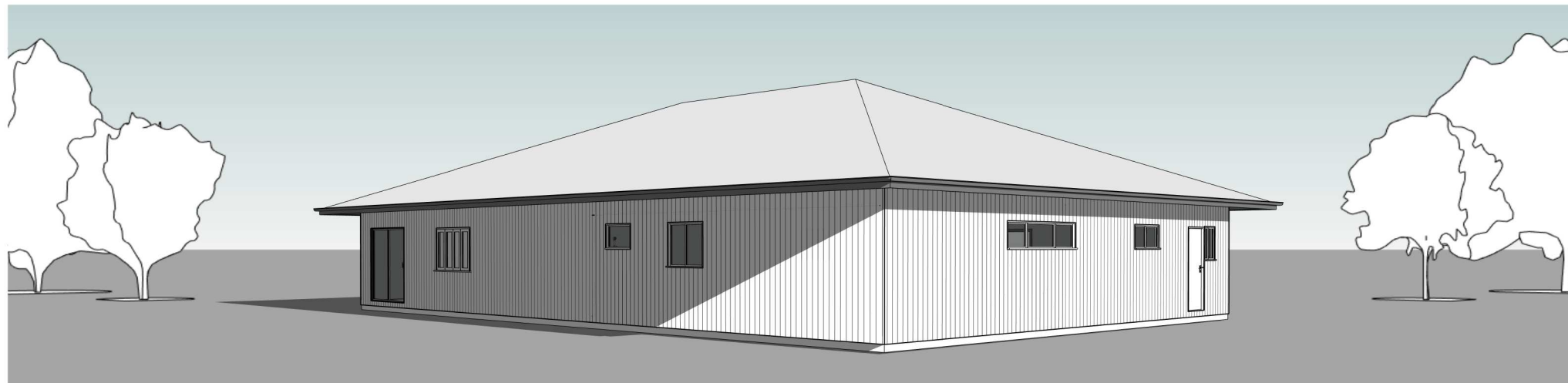
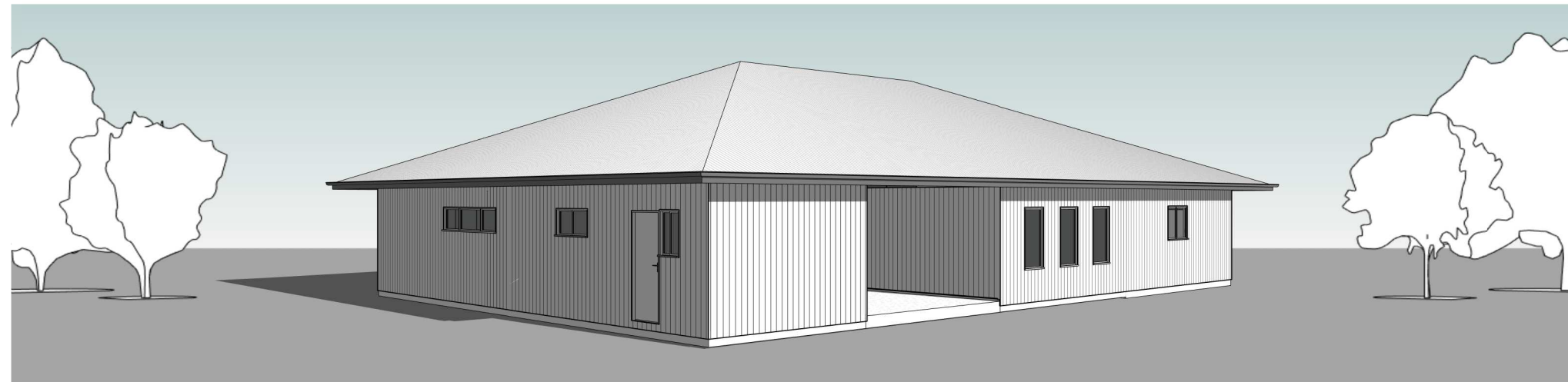
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Date MAY 2023 Drawn RG/DW

Drawing No. 671MUR-06 Issue E



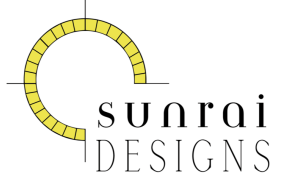
**BAL-29 BUSHFIRE RATING
TO AS3959:2018 - CONSTRUCTION OF
BUILDINGS IN BUSHFIRE PRONE AREAS**



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Issue	Description	Date



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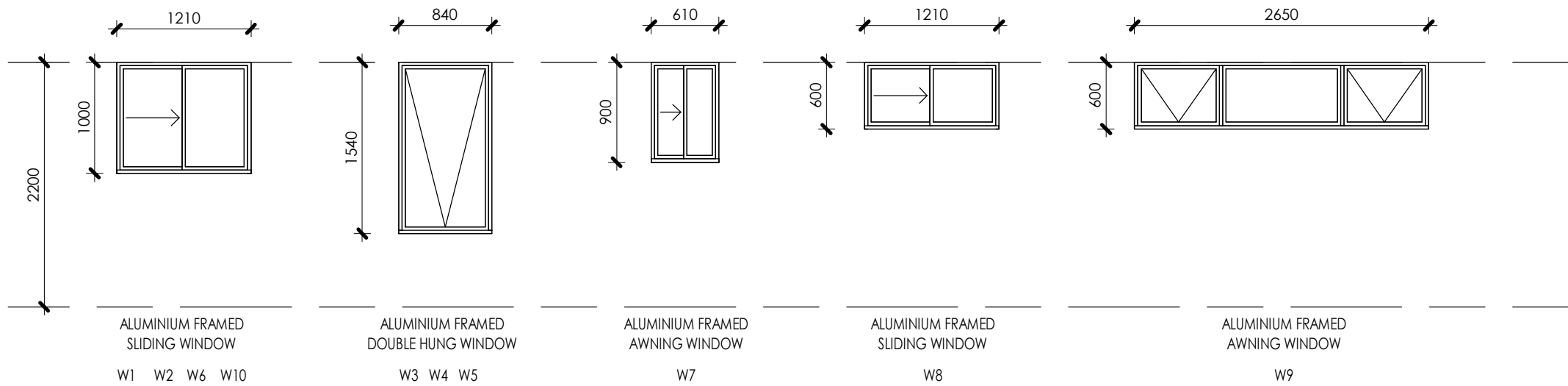
Project 390 Yarrawonga Road
Yarrawonga NSW 2850

Title PERSPECTIVES

Scale at A3

Date MAY 2023 Drawn RG/DW

Drawing No. 671MUR-07 Issue E



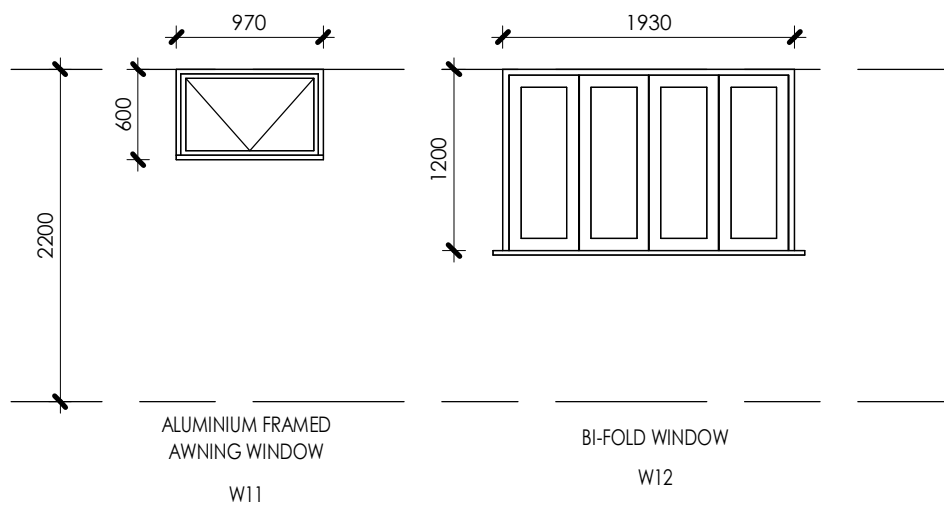
ALUMINIUM FRAMED SLIDING WINDOW
W1 W2 W6 W10

ALUMINIUM FRAMED DOUBLE HUNG WINDOW
W3 W4 W5

ALUMINIUM FRAMED AWNING WINDOW
W7

ALUMINIUM FRAMED SLIDING WINDOW
W8

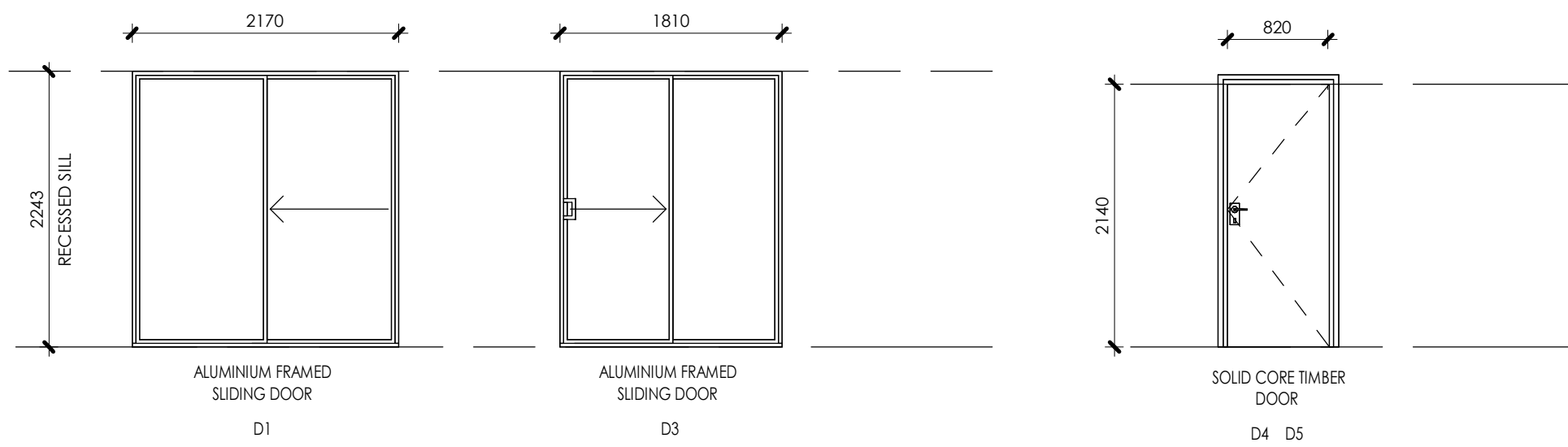
ALUMINIUM FRAMED AWNING WINDOW
W9



ALUMINIUM FRAMED AWNING WINDOW
W11

BI-FOLD WINDOW
W12

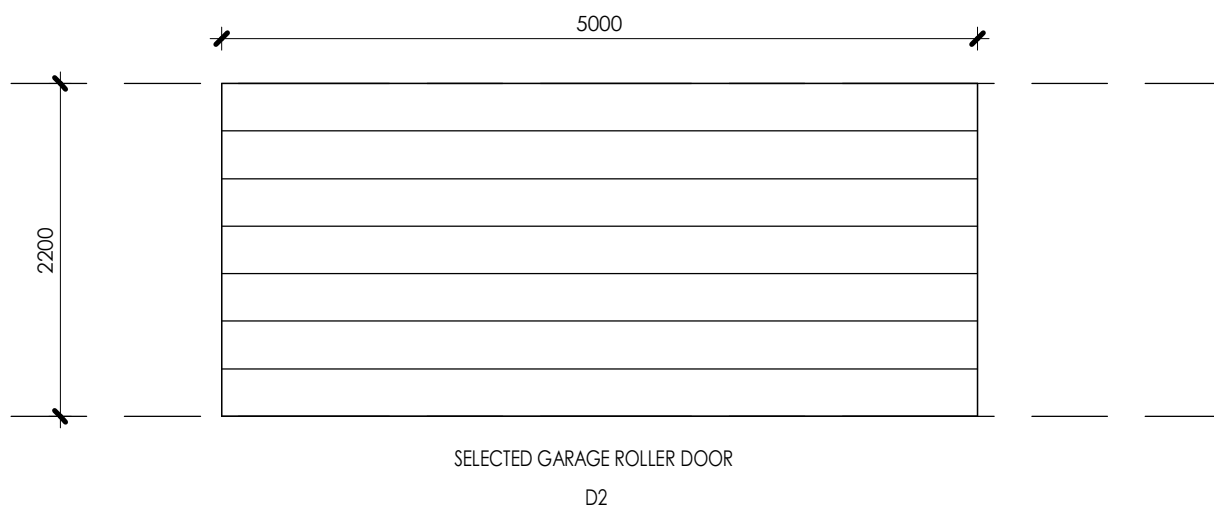
ALL WINDOWS AND SLIDING DOORS TO BE DOUBLE GLAZED TO COMPLY WITH BASIX U-VALUE, SHGC & BE RATED TO BAL-29.



ALUMINIUM FRAMED SLIDING DOOR
D1

ALUMINIUM FRAMED SLIDING DOOR
D3

SOLID CORE TIMBER DOOR
D4 D5



SELECTED GARAGE ROLLER DOOR
D2

BAL-29 BUSHFIRE RATING TO AS3959:2018 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

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NOTE: WINDOWS & DOORS ARE DRAWN AS VIEWED FROM THE EXTERNAL SIDE

Issue	Description	Date
E	MINOR AMENDMENTS	12.12.23
D	DWELLING SPLIT	01.12.23
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B	FOR CLIENT APPROVAL	28.06.23
A	PRELIMINARY	04.06.23

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Client Mathew & Rachel Murphy

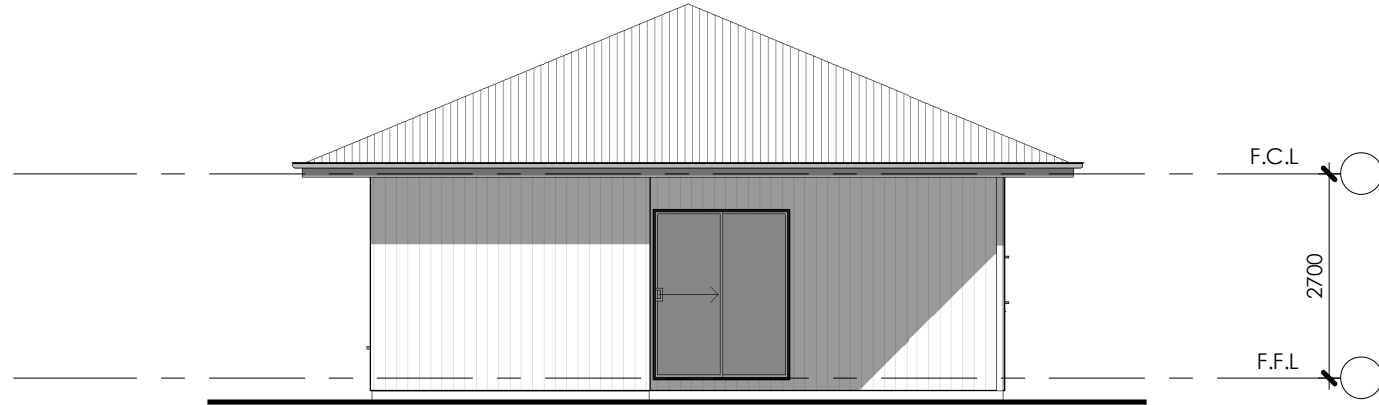
Project 390 Yarrawonga Road
Yarrawonga NSW 2850

Title WINDOW & DOOR SCHEDULE

Scale at A3 1 : 50

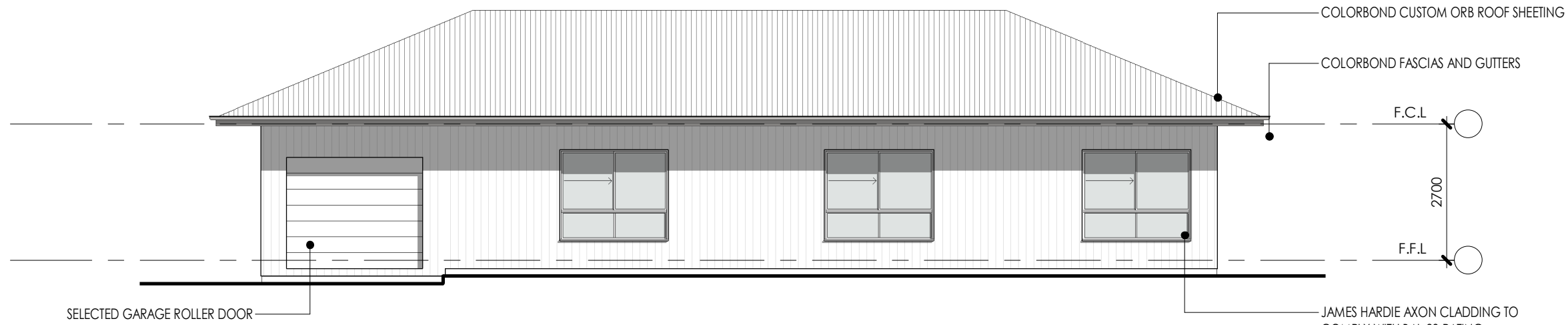
Date MAY 2023 Drawn RG/DW

Drawing No. 671MUR-08 Issue E

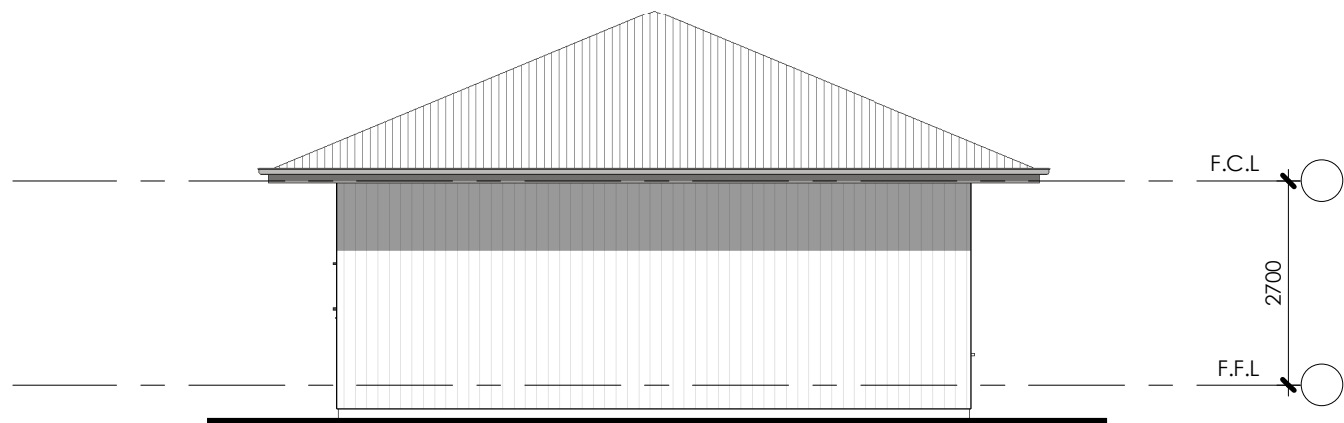


1 **SOUTH ELEVATION**
SCALE 1 : 100

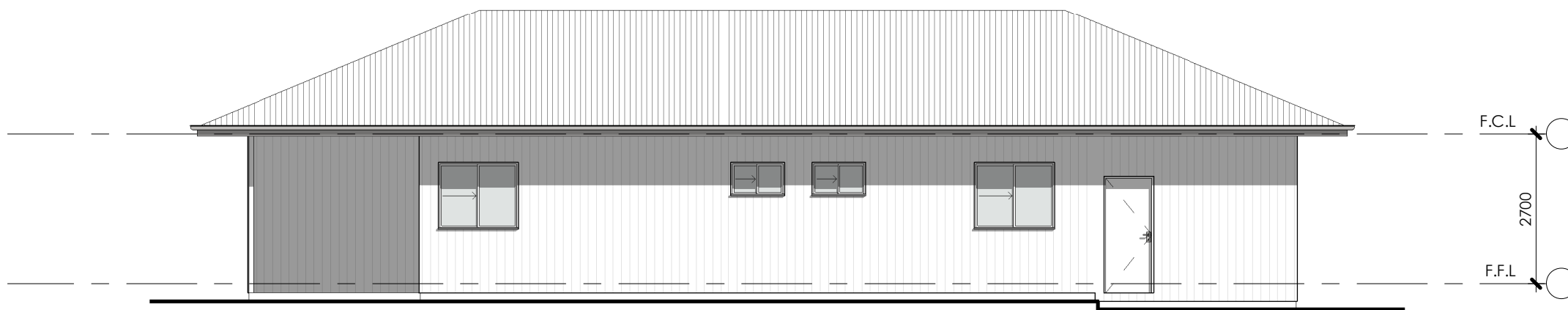
**BAL-29 BUSHFIRE RATING
TO AS3959:2018 - CONSTRUCTION OF
BUILDINGS IN BUSHFIRE PRONE AREAS**



2 **WEST ELEVATION**
SCALE 1 : 100



3 **NORTH ELEVATION**
SCALE 1 : 100

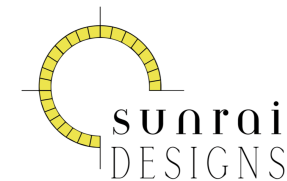


4 **EAST ELEVATION**
SCALE 1 : 100

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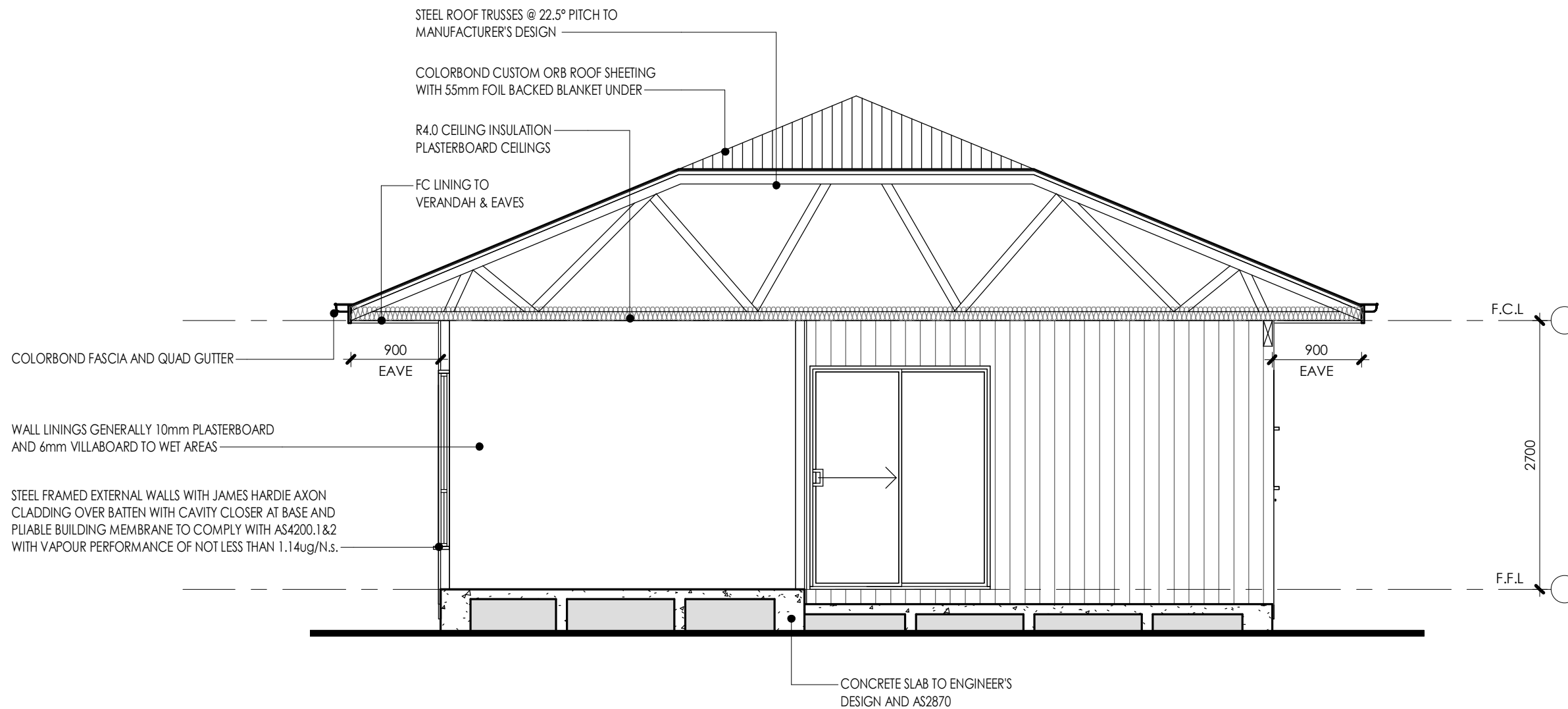
Project 390 Yarrowonga Road
Yarrowonga NSW 2850

Title SECONDARY DWELLING
ELEVATIONS

Scale at A3
1 : 100

Date MAY 2023 Drawn RG/DW

Drawing No. 671MUR-10 Issue E



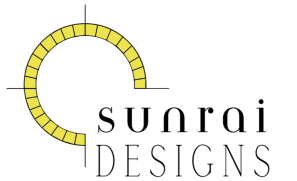
1 SECTION
SCALE 1 : 50

**BAL-29 BUSHFIRE RATING
TO AS3959:2018 - CONSTRUCTION OF
BUILDINGS IN BUSHFIRE PRONE AREAS**

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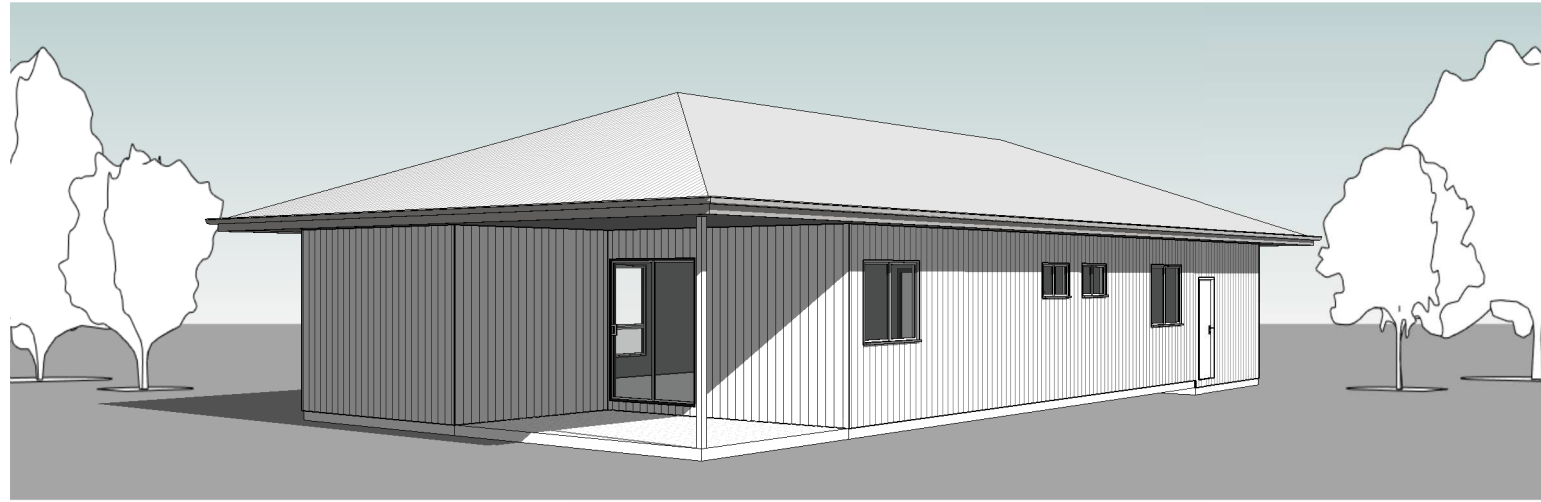
Project 390 Yarrowonga Road
Yarrowonga NSW 2850

Title SECONDARY DWELLING
SECTION

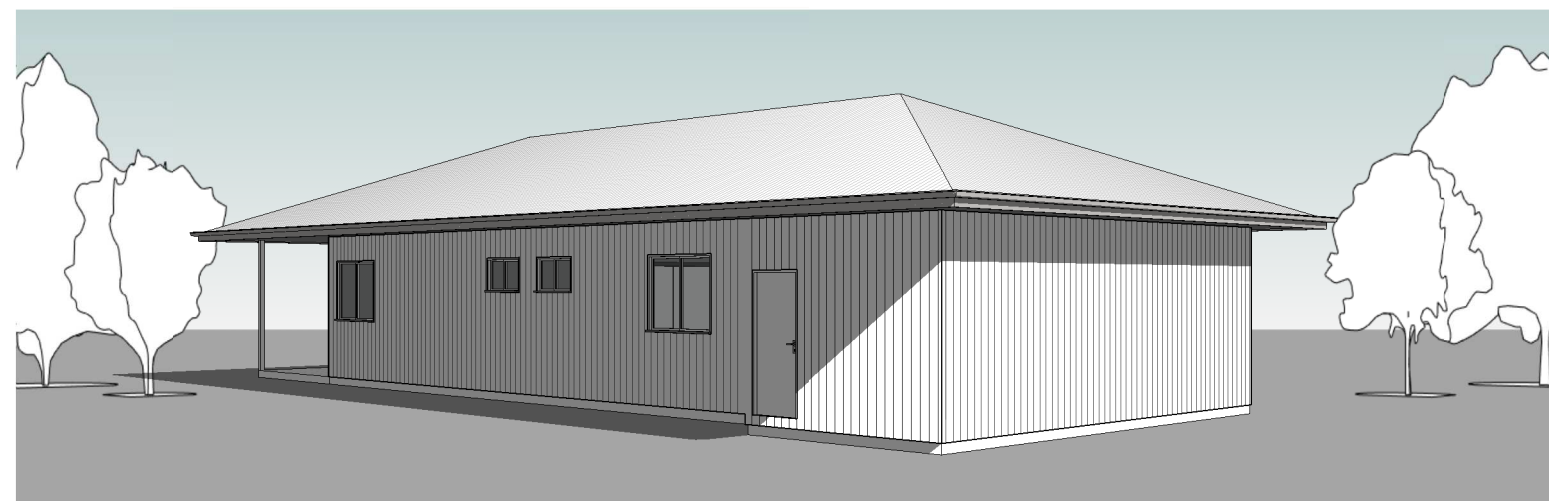
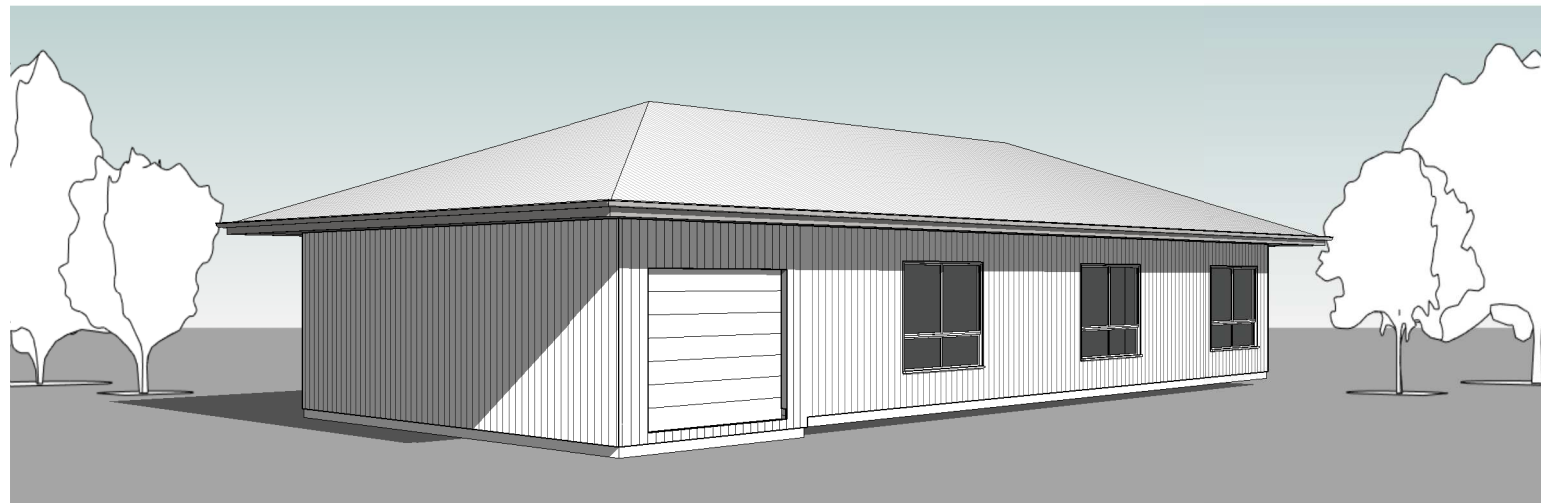
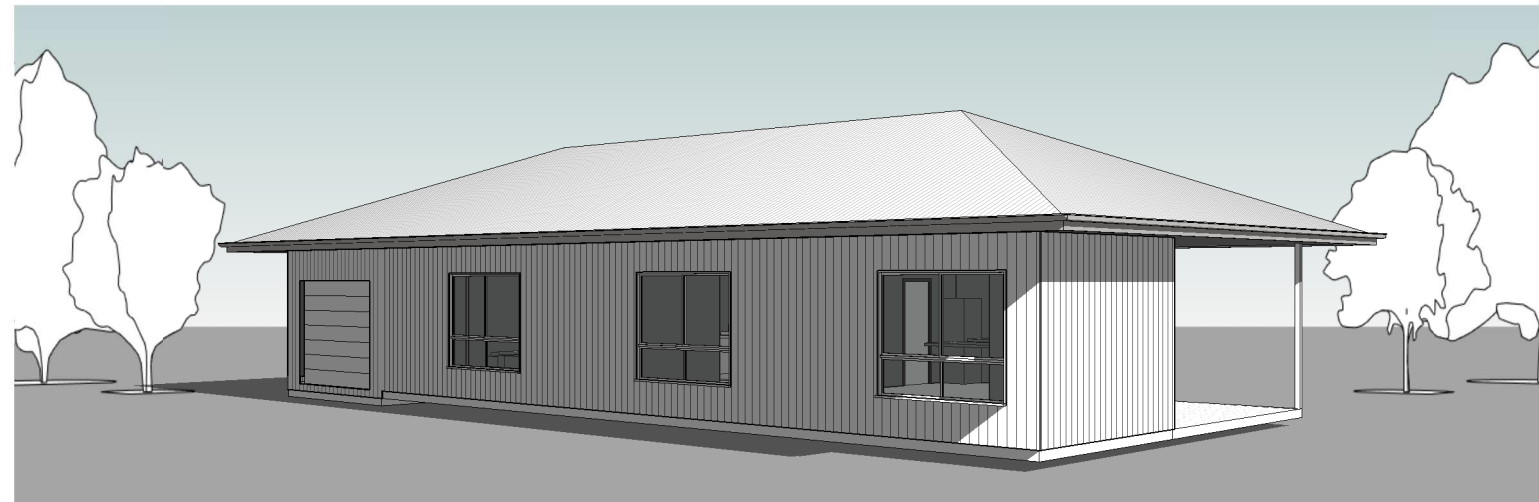
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Date MAY 2023 Drawn RG/DW

Drawing No. 671MUR-11 Issue E



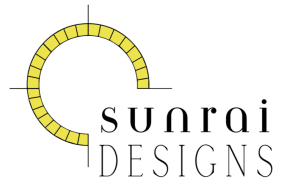
**BAL-29 BUSHFIRE RATING
TO AS3959:2018 - CONSTRUCTION OF
BUILDINGS IN BUSHFIRE PRONE AREAS**



Notes

1. Builder to confirm all dimensions before commencing any works.
2. If discrepancies occur on plans, designer is to be contacted.
3. All dimensions are in millimeters unless otherwise stated.
4. Use figured dimensions only. Do not scale from plans.
5. Site information is based on information supplied by the owner and must be verified by the supplier on acceptance of this plan.

E	MINOR AMENDMENTS	12.12.23
D	DWELLING SPLIT	01.12.23
C	DA ISSUE	27.07.23
B	FOR CLIENT APPROVAL	28.06.23
A	PRELIMINARY	04.06.23
Issue	Description	Date



PASSIVE SOLAR & SUSTAINABLE DESIGN
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Client Mathew & Rachel Murphy

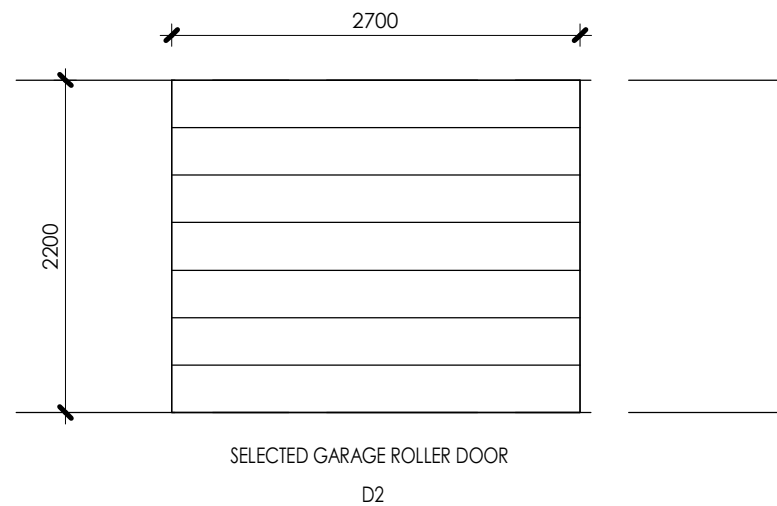
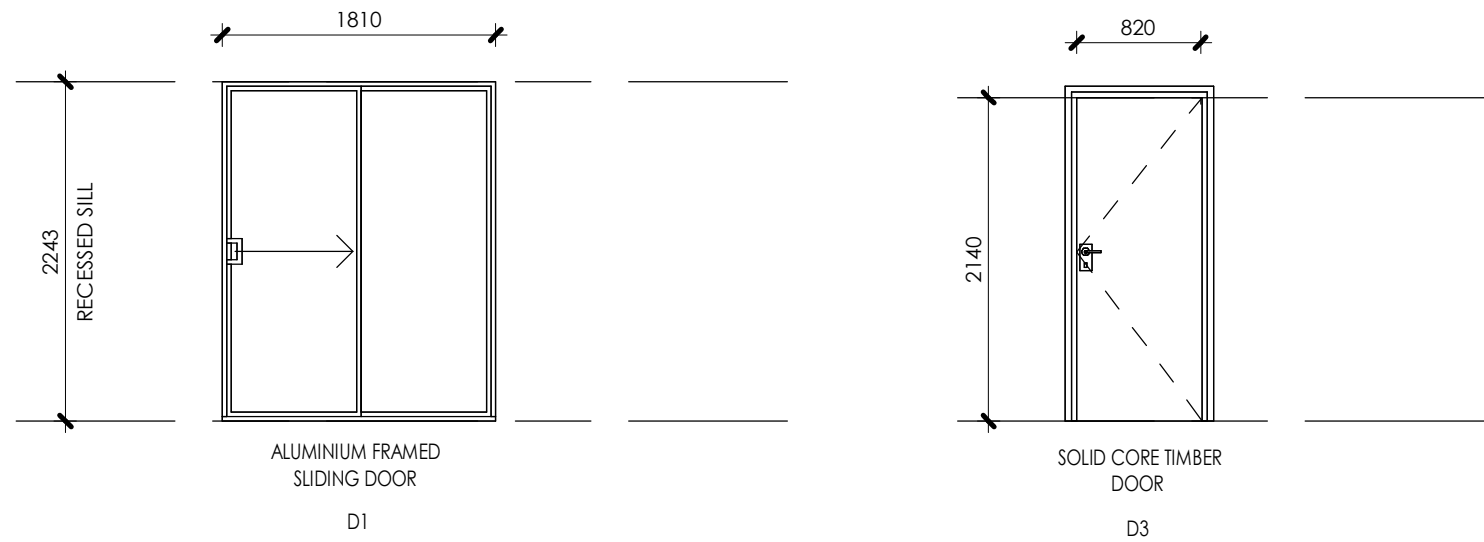
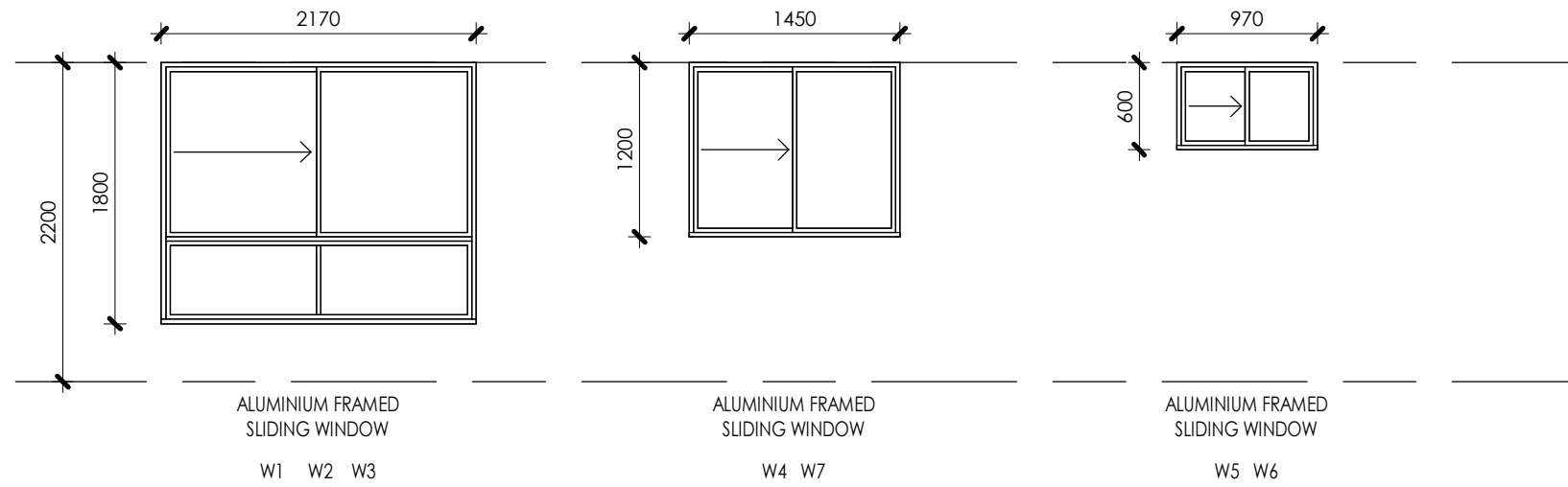
Project
390 Yarrawonga Road
Yarrawonga NSW 2850

Title SECONDARY DWELLING
PERSPECTIVES

Scale at A3
NA

Date MAY 2023 Drawn RG/DW

Drawing No. 671MUR-12 Issue E



ALL WINDOWS AND SLIDING DOORS TO BE DOUBLE GLAZED TO COMPLY WITH BASIX U-VALUE, SHGC & BE RATED TO BAL-29.

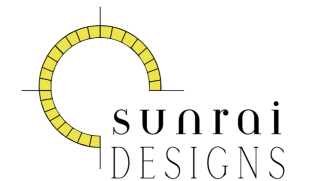
BAL-29 BUSHFIRE RATING TO AS3959:2018 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

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NOTE: WINDOWS & DOORS ARE DRAWN AS VIEWED FROM THE EXTERNAL SIDE

Issue	Description	Date
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Project 390 Yarrowonga Road
Yarrowonga NSW 2850

Title SECONDARY DWELLING WINDOW & DOOR SCHEDULE

Scale at A3 1 : 50

Date MAY 2023 Drawn RG/DW

Drawing No. 671MUR-13 Issue E