

PROPOSED NEW DWELLING

839 HILL END ROAD, ERUDGERE NSW 2850

barnson.
DESIGN . PLAN . MANAGE

Project:
PROPOSED NEW DWELLING

Site Address:
839 HILL END ROAD, ERUDGERE NSW 2850

Client:
TERRY & LISA TURNER

LOCALITY PLAN.



hill end road, erudgere

LOT 22/-/DP1163342

DRAWING SCHEDULE

A 00	COVER SHEET	REV N	DATED 01.07.2024
A 01	BASIX & NOTES	REV J	DATED 01.07.2024
A 02	SITE PLAN	REV M	DATED 01.07.2024
A 03	PART SITE PLAN, EROSION	REV K	DATED 01.07.2024
A 05	GROUND FLOOR PLAN	REV N	DATED 01.07.2024
A 06	REFLECTED CEILING PLAN	REV J	DATED 01.07.2024
A 07	ROOF PLAN	REV M	DATED 01.07.2024
A 08	ELEVATIONS	REV N	DATED 01.07.2024
A 09	SECTIONS	REV K	DATED 01.07.2024

BASIX & NATHERS NOTES.

BASIC CERTIFICATE DETAILS: 1753797S

- ROOF: R1.3 anticon blanket & R6.0 ceiling insulation
- WALLS: R2.7 and vapour permeable sarking to external walls
- WALLS: R2.5 to internal walls shared with bathroom
- SUBFLOOR: Waffle Slab to Engineers Details
- GLAZING: Double glazed windows and glass doors throughout (Uval 3.60 & SHGC 0.54)
- CONSTRUCTION: Sealed LED downlights with continuous insulation coverage
- CONSTRUCTION: Sealed exhaust fans to bathrooms, ducted rangehood, damper to flue of wood heater

ASSESSMENT DETAILS:

Simulation method

ABSA assessor number = 20094

Certificate number = 0009433160

Climate zone = 65

Heating load = 132

Cooling load = 5

GENERAL NOTES.

In addition to the National Construction Code series, Building Code of Australia Vol. 2, 2022, the Plumbing Code of Australia, 2022 & 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.

Drawing Title:
COVER SHEET

Scale.	1 : 1 @ A1	Drawn.	AK/MR
Sheet.	01 of 09	Checked.	LO
Project No.	42549	Revision.	N

Drawing No.

42549-
A00

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 legislation's 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.
- i. Prevent or restrict access to areas below where the work is being carried out.
 - ii. Provide toeboards to scaffolding or work platforms.
 - iii. Provide protective structure below the work area.
 - iv. 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

Fiberglass, 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 Termite Management & the ABCB Housing Provisions, Part 3.4. Method of termite risk management is to be permanently fixed to the building in a prominent location, such as in a meter box or the like in accordance with ABCB Housing Provisions, Part 3.4.3.
- 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 ABCB Housing Provisions, Part 10.4.2.
- FRAMING**
- Walls are to be 90mm framing with select metal cladding & 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 AS3740:2021 - 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 AS3470:2021.
- 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 AS1684.3:2021.

ELECTRICAL

- All electrical wiring & electrical installations are to comply with AS/NZS3000:2018 Wiring rules.
- AS/NZS3000:2018 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/NZS3823.3:2012 for both single & three phase.
- When the manufacturer's installation instructions exclude clearances for recessed lights, refer to default dimensions from AS/NZS3000:2018. Provide safety switches for all lighting & electrical equipment.
- All external lights are to be shielded.

BASIX CERTIFICATE COMMITMENTS.

water commitments	
the applicant must comply with the commitments listed below in carrying out the development of the dwelling	
fixtures:	<ul style="list-style-type: none">- The applicant must install showerheads with a min. rating of 3 star (>4.5 <=6/min)- The applicant must install toilet flushing systems with a min. rating of 3 star- The applicant must install taps with a min. rating of 3 star in the kitchen- The applicant must install basin taps with a min. rating of 3 star in each bathroom
alternate water source:	<ul style="list-style-type: none">- The applicant must install a stormwater tank of 60,000 litres min. to regulatory requirements.- The applicant must configure the stormwater tank to collect runoff from:<ul style="list-style-type: none">- at least 176.2 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 stormwater tank to:<ul style="list-style-type: none">- all toilets in the development- the cold water tap that supplies each clothes washer in the development- at least one outdoor tap in the development- all hot water systems in the development
thermal commitments	
the applicant must comply with the commitments listed below in carryinh out the development of the dwelling	
simulation method:	
climate zone	- 65
area adjusted cooling load (MJ/m² year)	- 5
area adjusted heating load (MJ/m² year)	- 132

The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.		
construction	add. insulation req'd (r-value)	other specifications
floor - waffle pod slab on ground	nil	
external wall: fibre cement	2.7	
internal wall: shared with garage & wet areas	2.5	
ceiling	6.0	
underside of first floor open to outside air underneath	3.0	
roof	1.3 anticon blanket	dark colour roof sheeting

energy commintments	
the applicant must comply with the commitments listed below in carryinh out the development of the dwelling	
hot water:	<ul style="list-style-type: none">- The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5.5 stars.
cooling system:	<ul style="list-style-type: none">- The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted: Energy rating: 6 star (cold zone)- The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.
heating system:	<ul style="list-style-type: none">- The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted: Energy rating: 6 star (cold zone)- The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system
ventilation:	<ul style="list-style-type: none">- in each bathroom: individual fan, ducted to façade or roof: Operation control: manual switch on/off- kitchen: individual fan, ducted to façade or roof: Operation control: manual switch on/off- laundry: individual fan, ducted to façade or roof: Operation control: interlocked to light
artificial lighting:	<ul style="list-style-type: none">- The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
natural lighting:	<ul style="list-style-type: none">- The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.- The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.
alternate energy:	<ul style="list-style-type: none">- The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.- The photovoltaic system must consist of: photovoltaic collectors with the capacity to generate at least 6.6 peak kilowatts of electricity, installed at an angle between 25 degrees and 35 degrees to the horizontal facing north
other:	<ul style="list-style-type: none">- The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

FOR DA

42549-
A01



BARNSON PTY LTD		
address.	Unit 1, 36 Darling Street Dubbo NSW 2830	
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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.		
Rev.	Date	Amendment
C	08.02.2024	REVISED FOR COORD
D	13.02.2024	REVISED FOR COORD
E	24.04.2024	FOR DA
F	30.04.2024	REVISED FOR DA
G	07.05.2024	FOR DA
H	10.05.2024	FOR DA
I	20.05.2024	FOR DA
J	01.07.2024	REVISED FOR DA

Project:
PROPOSED NEW DWELLING

Site Address.
839 HILL END ROAD, ERUDGERE NSW 2850

Client.
TERRY & LISA TURNER

Drawing Title.
BASIX & NOTES

Scale. 1 : 1 @ A1
Sheet. 02 of 09

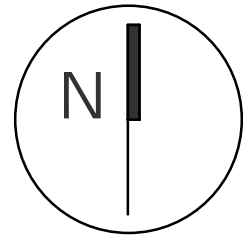
Project No. 42549
Revision.

Drawing No.

AK

Checked.

J



01

OVERALL SITE PLAN

Scale 1 : 1500 @ A1

0 15000 30000 60000 150000

EXISTING SITE LEGEND

- existing boundary
- existing easement
- existing major contours
- existing minor contours
- existing top bank lines
- existing bottom bank lines
- existing buildings & structures

site notes:

general

This plan is prepared from a combination of field survey & existing records for the purpose of designing new constructions on the land & should not be used for any other purpose. The title boundaries as shown hereon were not marked at the time of survey & have been determined by plan dimensions only & not by field survey.

Services shown hereon have been located where possible by field survey. If not able to be so located services have been plotted from the records of relevant authorities where available & have been noted accordingly on this plan. Where such records either do not exist or are inadequate a notation has been made hereon.

Contractors must verify all dimensions & existing levels on site prior to commencement of work.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services & detailed locations of all services, including:

- notify A.G.L
- obtain telstra's "duty of care" document regarding working in the vicinity of telstra plant.
- verify co-axial/optic fibre cable location

Subsequent registered or other surveys in this area may affect the boundary definition shown on this plan. Any differences so caused to the boundary definition shown on this plan are beyond the control of Barnson Pty Ltd who can accept no responsibility for such differences.

All work to be undertaken in accordance with the details shown on the drawings, the specifications & the directions of the superintendent. Contractors must verify all dimensions & existing levels on site prior to commencement of work.

Where new works about existing the contractor shall ensure that a smooth even profile free from abrupt changes is obtained.

The contractor shall arrange all survey setout to be carried out by a registered surveyor.

drainage

Surface water drainage must be prevented from entering the building with fgl sloping 50mm over the first 1m away from the building & the finished slab height at a minimum ffl 150mm above fgl or minimum 100mm above fgl in sandy, well drained areas of low rainfall intensity (Q20 125mm), or 50mm above impermeable paved or concreted areas all in accordance with the ABCB Housing Provisions, Part 3.3.3

Site drainage is to be constructed according to AS/NZS 3500.3 - Stormwater drainage or AS/NZS 3500.5 - Domestic installations & the ABCB Housing Provisions, Part 3.3.5

The contractor shall provide all temporary diversion drains & mounds to ensure that at all time exposed surfaces are free draining & where necessary excavate sumps & provide pumping equipment to drain exposed areas.

FOR DA

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L	20.05.2024	FOR DA
M	01.07.2024	REVISED FOR DA

Project.
PROPOSED NEW DWELLING

Site Address.
839 HILL END ROAD, ERUDGERE NSW 2850

Client.
TERRY & LISA TURNER

Drawing Title.
SITE PLAN

Scale. As indicated @ A1

Sheet. 03 of 09

Project No. 42549

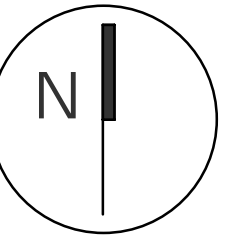
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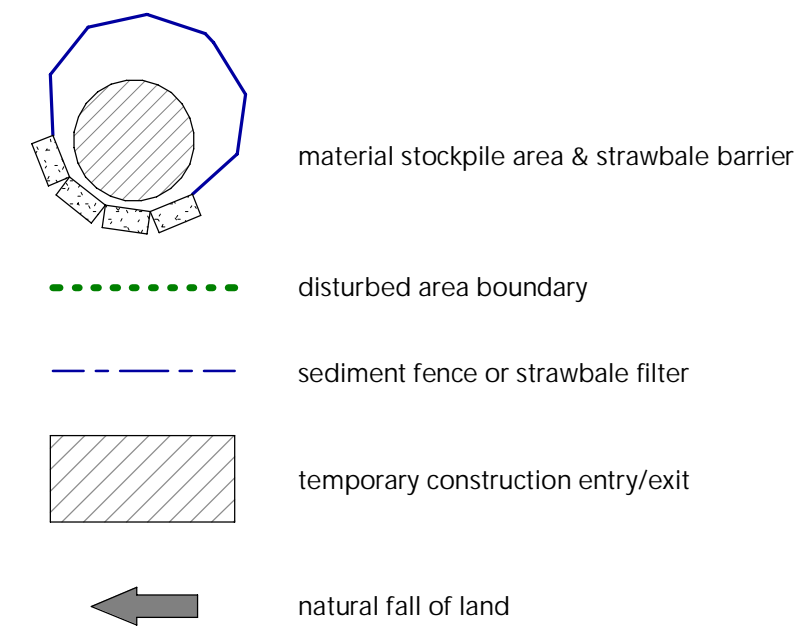
Revision. M

Drawing No.

42549-
A02



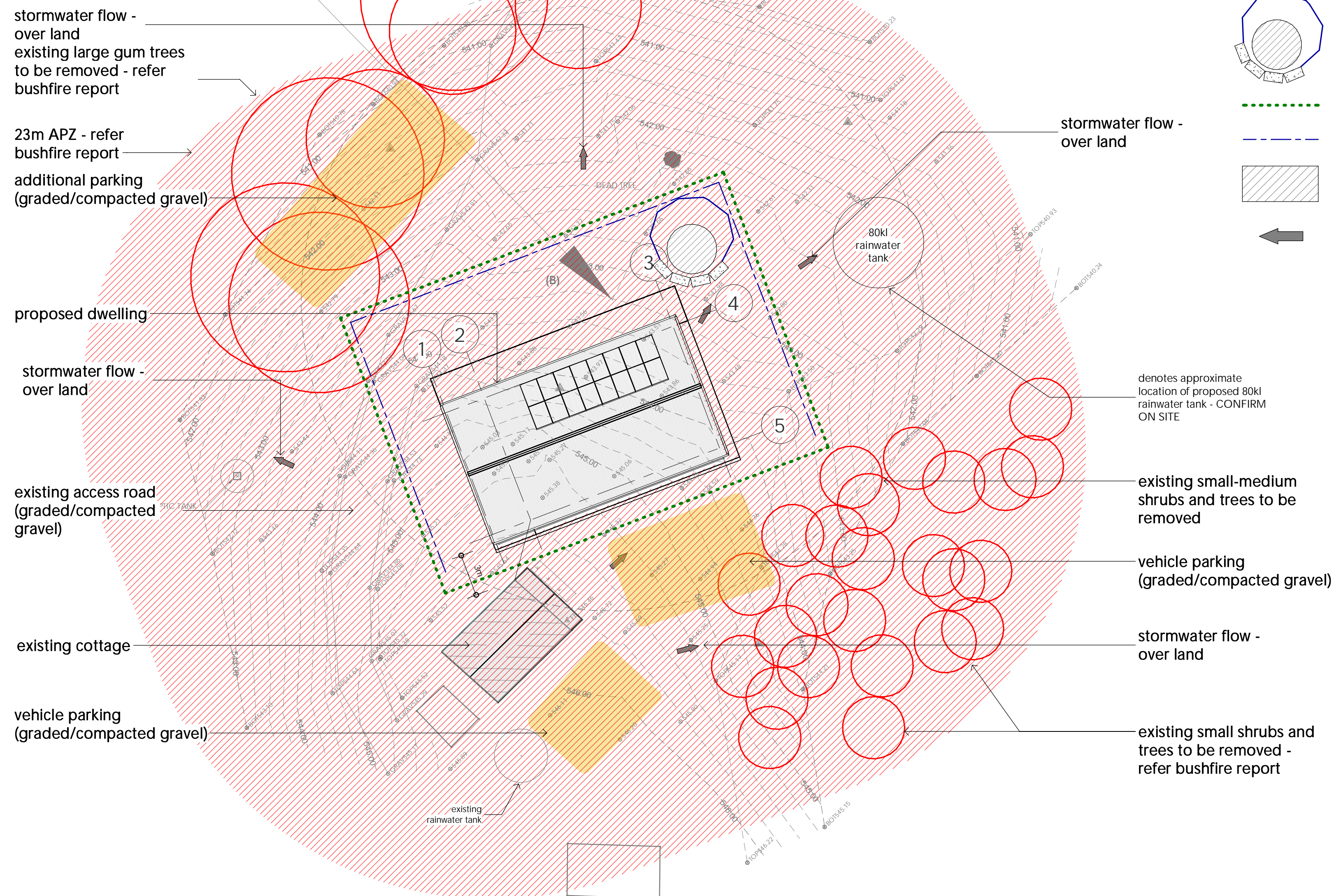
EROSION & SED LEGEND.



02

PART SITE PLAN

Scale: 1 : 200 @ A1



EROSION & SEDIMENT CONTROL

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.

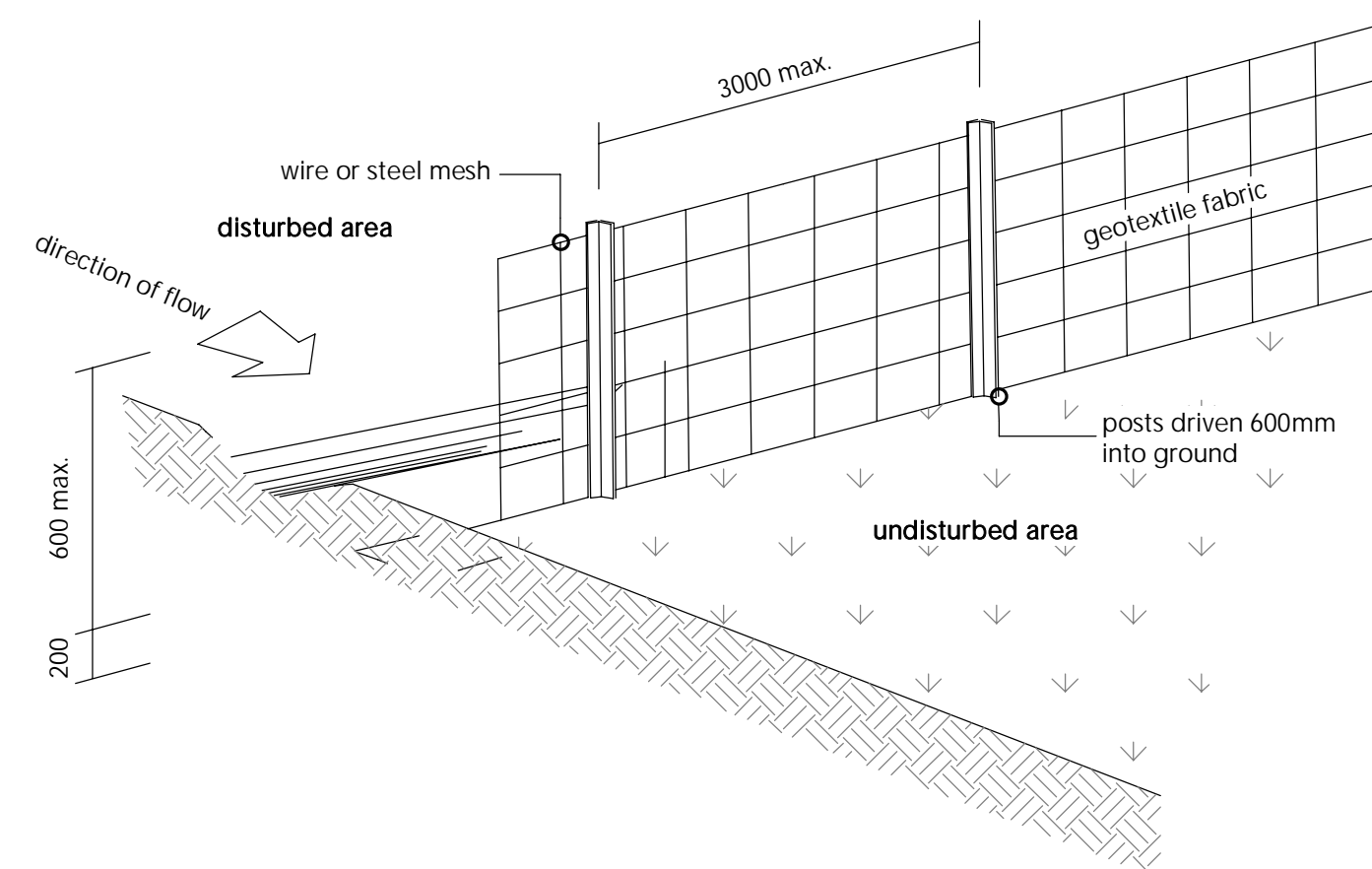
The erosion control measures are to be maintained throughout the progress of the work eg collected sediment removed from behind filter fences, hay bales etc; fences and other works repaired or renewed where damaged by plant, storms etc.

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.

03

SEDIMENT FENCE

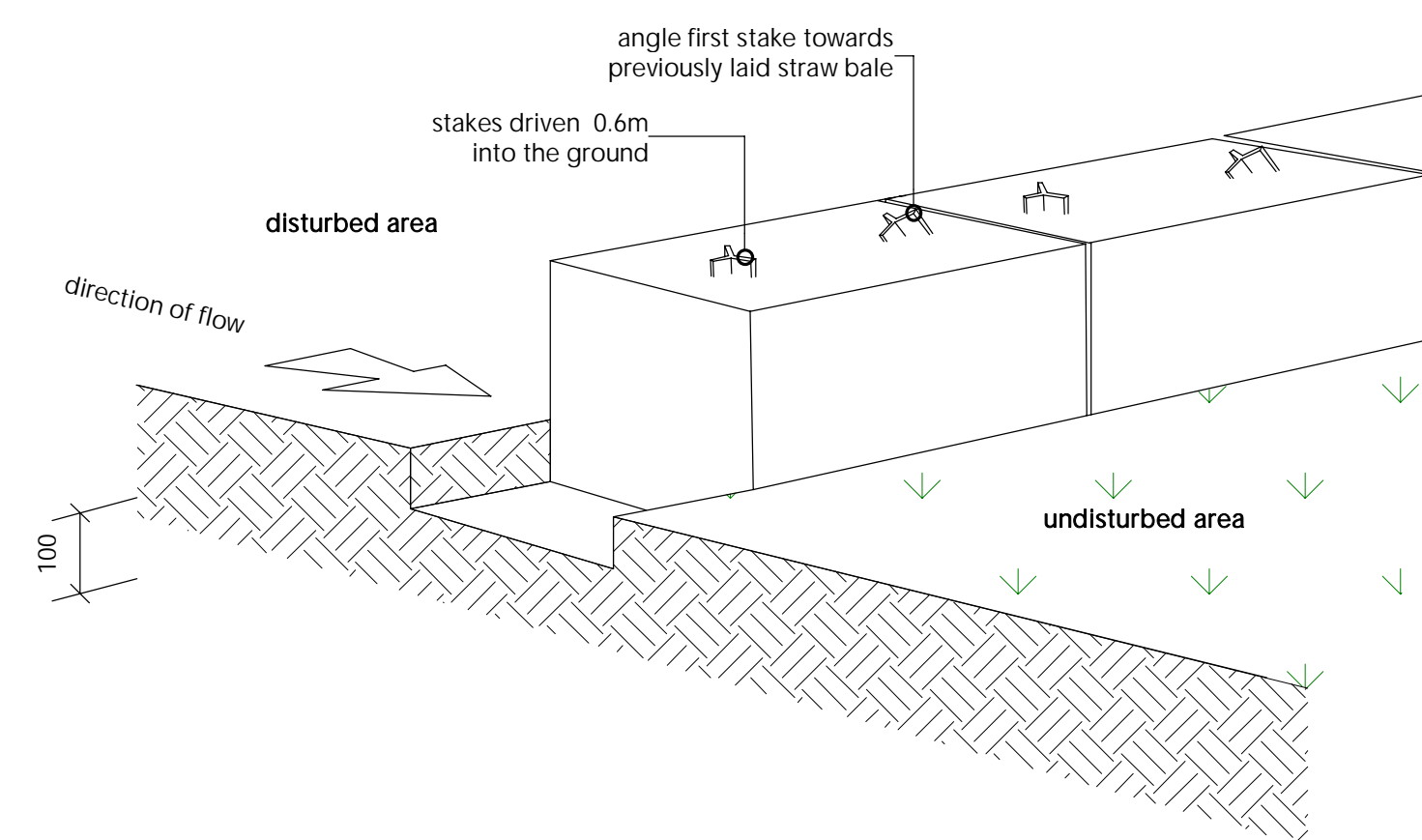
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04

STRAWBALE FILTER

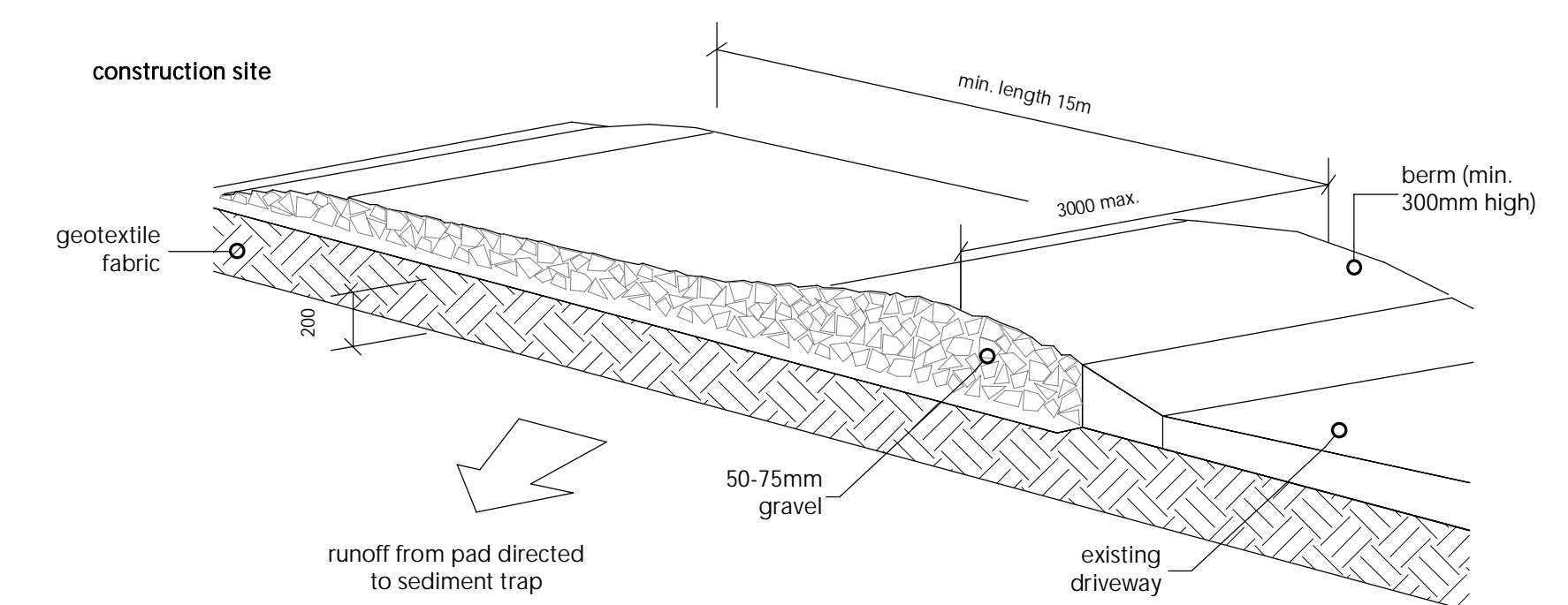
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05

CONSTRUCTION EXIT

Scale: 1 : 50 @ A1



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Project:
PROPOSED NEW DWELLING

Site Address:
839 HILL END ROAD, ERUDGERE NSW 2850

Client:
TERRY & LISA TURNER

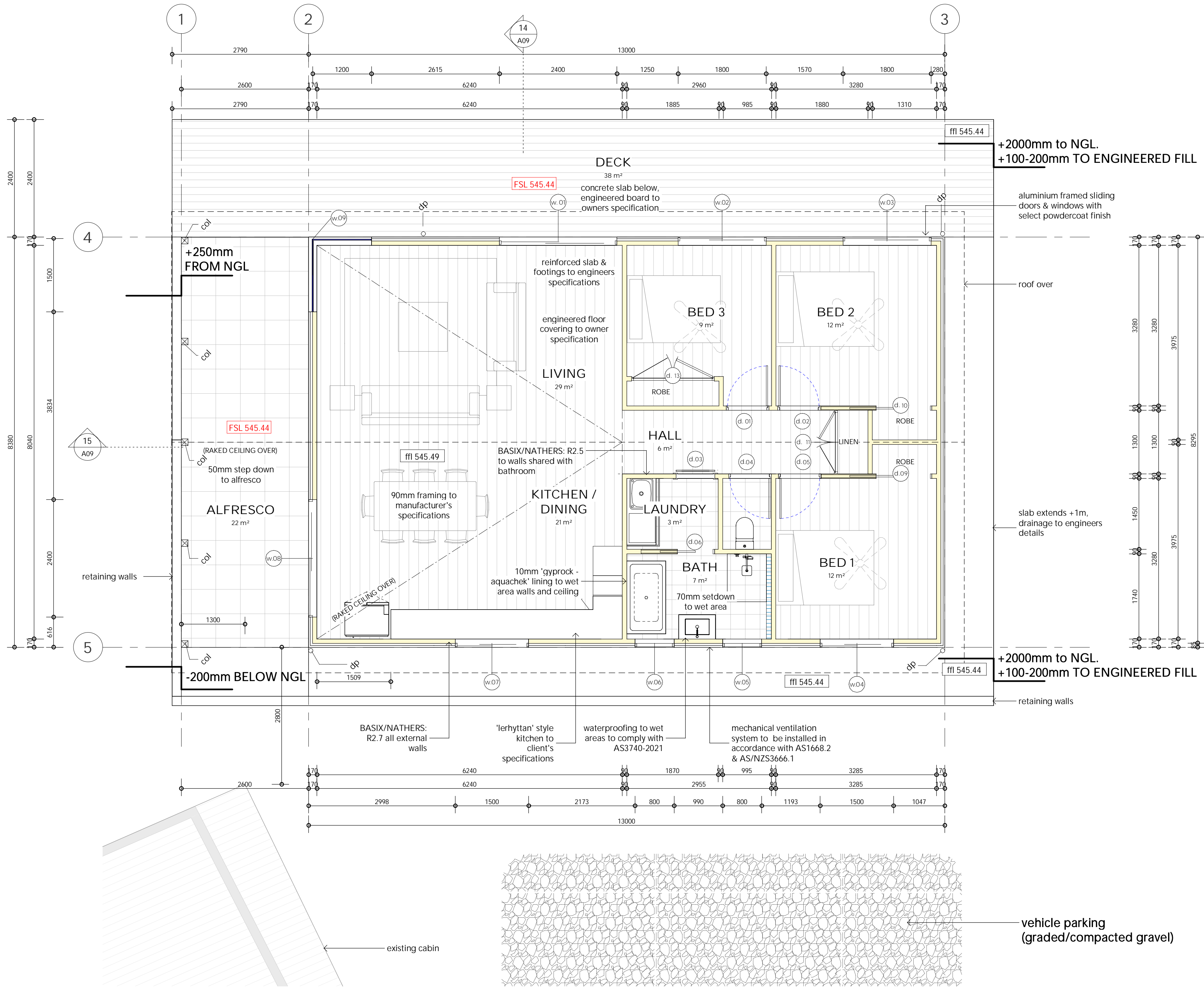
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Scale: As indicated @ A1
Sheet: 04 of 09
Project No: 42549

Drawn: AK
Checked:
Revision: K

Drawing No.

42549-
A03



07

GROUND FLOOR LAYOUT

Scale 1 : 50 @ A1

GROSS FLOOR AREA

ground floor level	
ALFRESCO	21.79 m²
DECK	37.44 m²
LIVING	108.94 m²
OVERALL TOTAL	168.17 m²

ROOM FLOOR AREAS

ground floor level	
BED 1	12 m²
LAUNDRY	3 m²
BED 2	12 m²
BED 3	9 m²
LIVING	29 m²
DECK	38 m²
KITCHEN / DINING	21 m²
ALFRESCO	22 m²
HALL	6 m²
BATH	7 m²

WINDOW & DOOR NOTES.

BAL -40 rating required on all windows & doors

NATHERS: Double glazed windows and glass doors throughout (U val 3.60 & SHGC 0.54)

Glass to be 6mm toughened with Steel Screens

All glass is to be selected & installed in accordance but not exclusively with the following Australian &/or New Zealand standards:
NOTE: room floor areas are to the internal face of each room.

- AS 1288 glass in buildings selection & installation
- AS 1170 minimum wind loads on structures
- AS/NZS 2208 safety glazing materials in buildings
- AS/NZS 4667 quality requirements for cut-to-size & processed glass

Confirm dimensions on site prior to fabrication.

Unless noted otherwise lintels over windows if required are to frame manufacturers specifications.

Unless noted otherwise window head heights to be 2100mm above the finished floor level.

Unless noted otherwise all windows to be aluminium framed windows with a select powdercoat finish & aluminium framed steel mesh insect screens complying with the requirements of AS3959-2018.

Unless noted otherwise all glazing to be in accordance with BASIX specifications.

All glazing in the premises that is 0.75m or less above the FFL must be glazed with safety glass in accordance with AS2208.

External windows & doors to be sealed using rubber compressive strips which will restrict air infiltration.

Where there is no transom, colonial bars or chair rail, all frameless or fully glazed doors & sidelights capable of being mistaken for a doorway or opening, shall be clearly marked with a permanent motif or other decorative treatment to indicate its presence.

Unless noted otherwise all external doors to be timber solid core with a select paint finish & all internal doors are to be hollow core with a select paint finish.

External doors are to be fitted with aluminium framed mesh insect screens.

External doors to be sealed using rubber compressive strips which will restrict air infiltration.

The door handle & related hardware shall be of the type that allows the door to be unlocked & opened with one hand.

legend

bas	basin
conc	concrete
cpt	carpet
ct	cocktop
d/w	dish washer
shr	shower
sk	sink
vny	vinyl
wc	water closet

DOOR SCHEDULE - GROUND FLOOR

mark	height	width	type	description
01	2040	820	820	timber door frame - 1 / internal hollow core hinged door
02	2040	820	820	timber door frame - 1 / internal hollow core hinged door
03	2070	790	Barn Door	
04	2040	820	820	timber door frame - 1 / internal hollow core hinged door
05	2040	820	820	timber door frame - 1 / internal hollow core hinged door
06	2040	720	720	timber door frame - 1 / internal hollow core cavity sliding door
09	2040	1100	robe 1100	timber door frame - 1 / internal hollow core cavity sliding door with select paint finish
10	2040	1100	robe 1100	timber door frame - 1 / internal hollow core cavity sliding door with select paint finish
11	2040	620	robe 620 leaf	timber door frame - 2 / internal hollow core hinged doors
13	2040	820	robe 820 leaf	timber door frame - 2 / internal hollow core hinged doors

WINDOW & GLAZED DOOR SCHEDULE - GROUND FLOOR

mark	height	width	head	type	description
01	2400	2400	2400	FX2424	ALUMINIUM FRAMED - ONE SLIDING DOOR SECTION, ONE FIXED SECTION
02	2400	1800	2400	FX2418	ALUMINIUM FRAMED - ONE SLIDING DOOR SECTION, ONE FIXED SECTION
03	2400	1800	2400	FX2418	ALUMINIUM FRAMED - ONE SLIDING DOOR SECTION, ONE FIXED SECTION
04	1500	1500	2100	SF1515	ALUMINIUM FRAMED - ONE FIXED SECTION, ONE SLIDING SECTION
05	1500	800	2100	800 x 1500	ALUMINIUM FRAMED - ONE DOUBLE-HUNG SECTION
06	1500	800	2100	800 x 1500	ALUMINIUM FRAMED - ONE DOUBLE-HUNG SECTION
07	1000	1500	2100	SF1510	ALUMINIUM FRAMED - ONE FIXED SECTION, ONE SLIDING SECTION
08	2400	2400	2400	FX2424	ALUMINIUM FRAMED - ONE SLIDING DOOR SECTION, ONE FIXED SECTION
09	1500	1500*1200	2100	C1200/1500 X 1500	ALUMINIUM FRAMED - CORNER WINDOW, FIXED.

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Project:
PROPOSED NEW DWELLING

Site Address:
839 HILL END ROAD, ERUDGERE NSW 2850

Client:
TERRY & LISA TURNER

Drawing Title:
GROUND FLOOR PLAN

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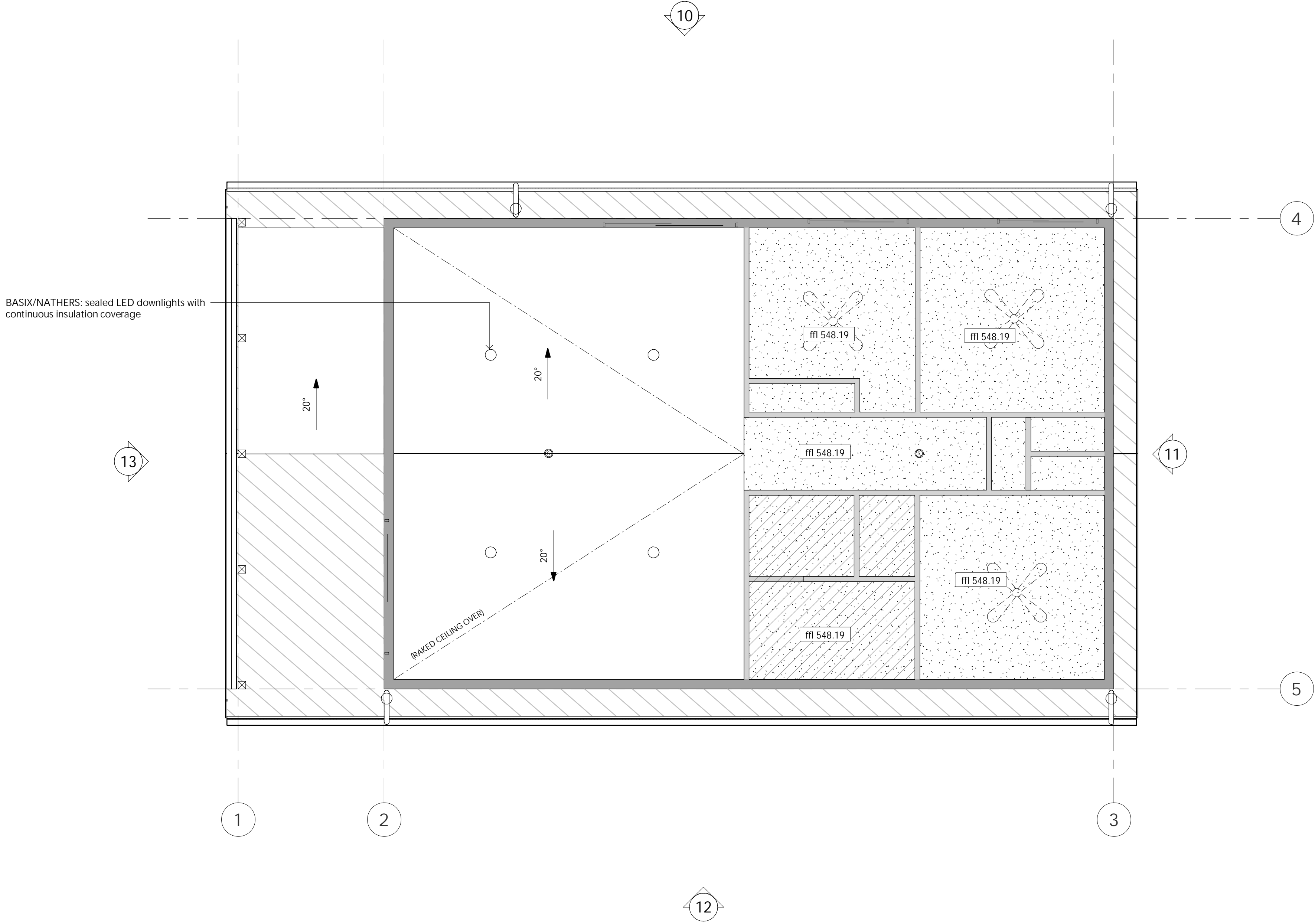
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A06

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08

ground ceiling level

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CEILING FINISHES LEGEND.

- 13mm 'gyprock - soundchek' plasterboard lining
- 13mm 'gyprock - aquachek' plasterboard lining
- 6.0mm 'cemintel soffittline' flush jointed fibre cement sheeting to verandah battens @ 450 centres

- ceiling light
- ceiling fan with light
- 2 way tastic light & ventilation
- smoke detector

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Client:
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Drawing Title:
ROOF PLAN

Scale: As indicated @ A1

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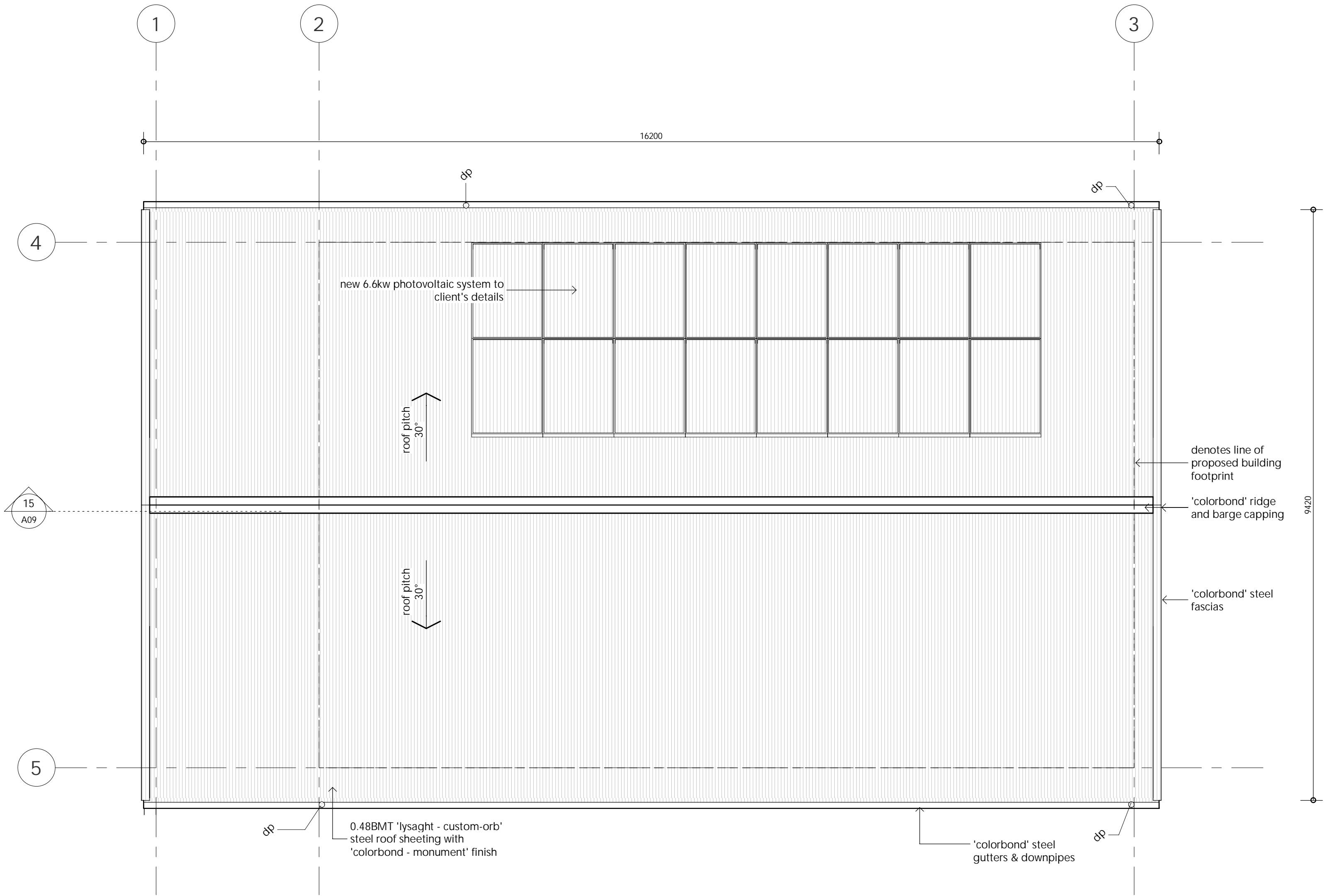
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A07

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09

ROOF PLAN

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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 ABCB Housing Provisions, Part 7.2.

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 ABCB Housing Provisions, Part 7.4.6.

The proposed roofing must be installed to prevent water penetration into the building structure in accordance with the NCC Vol. 2, Part H2P2.

All sarking material to be installed according to manufacturer's installation instructions, AS/NZS400 installation of pliable membrane & underlay.

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 ABCB Housing Provisions, Part 7.2.2.

Eave gutters must have a 1:500 minimal fall & designed to AR120 in accordance with the ABCB Housing Provisions, Part 7.4.4.

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

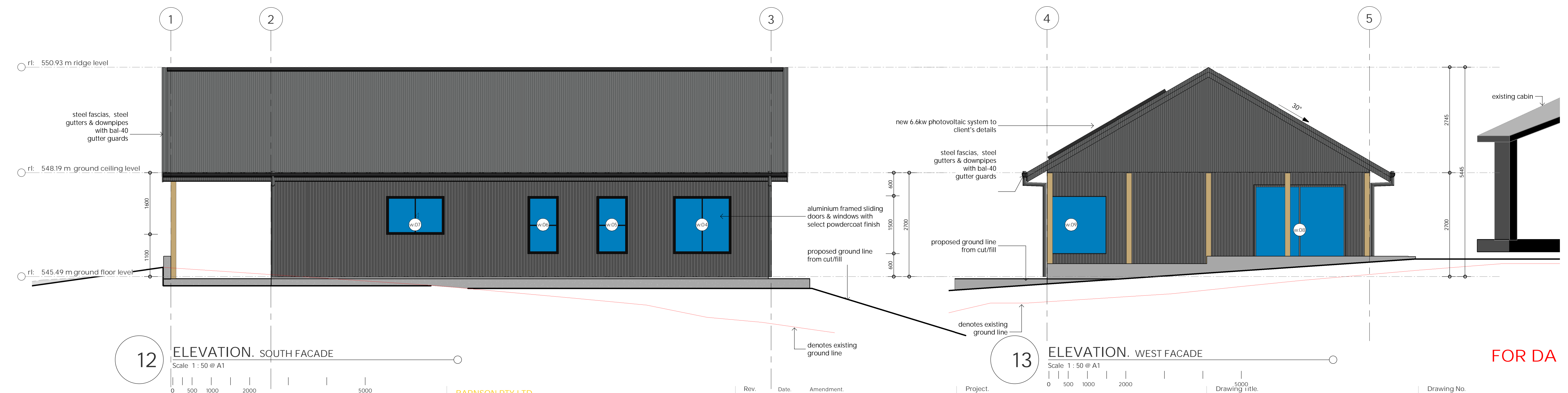
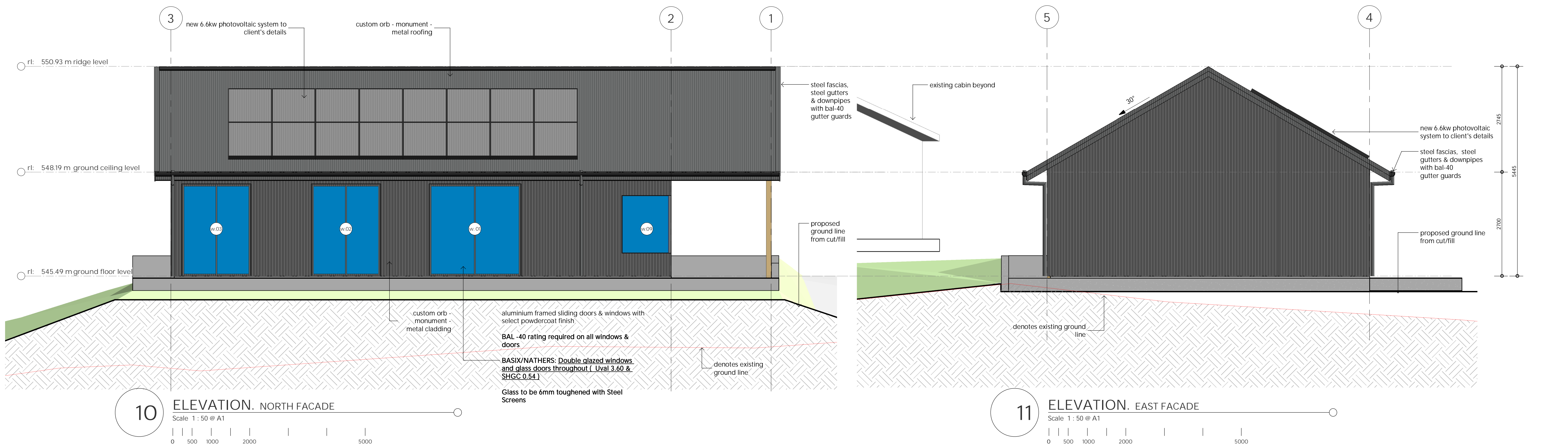
Provide dekrite pipe flashing or similar to roof pipe penetrations. Install in strict accordance with manufacturers recommendations, providing free drainage of water from around the areas of installation.

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 ABCB Housing Provisions, Part 7.2.6.

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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ELEVATIONS

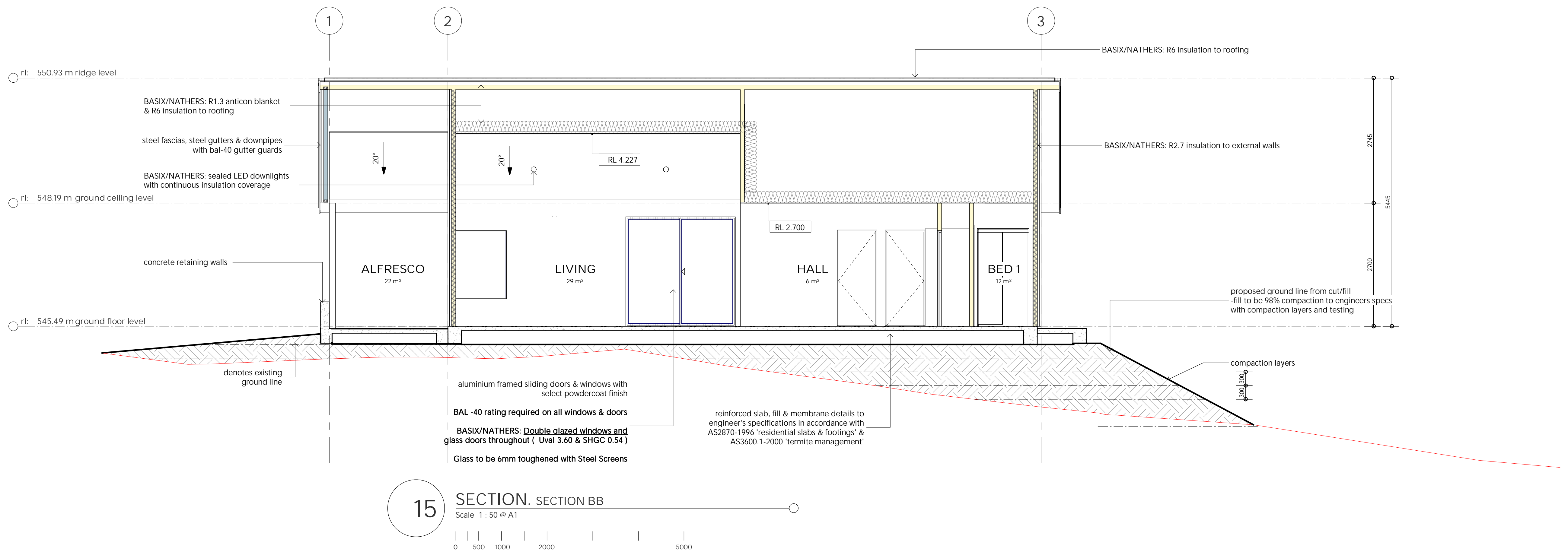
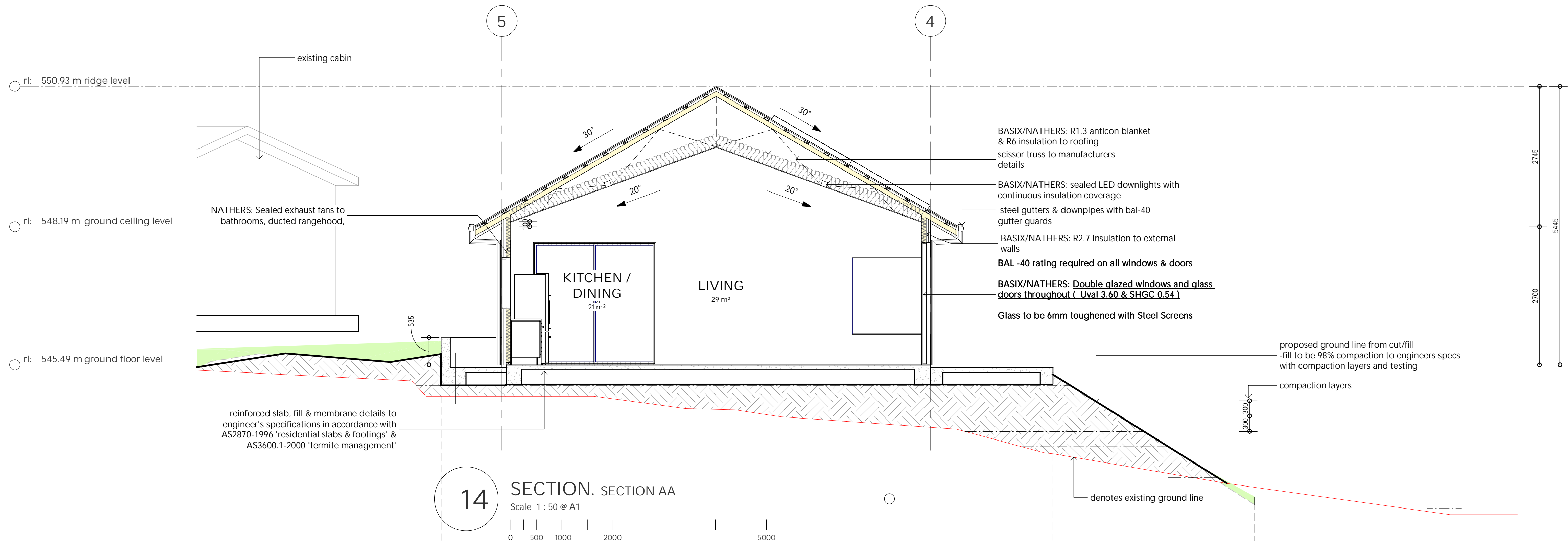
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SECTIONS

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