

PROPOSED DUAL OCCUPANCY RESIDENCE
FOR
ANDREW AND NAOMI CAMPBELL
654 BLUE SPRINGS ROAD STUBBO NSW 2852



GENERAL NOTES:

Builder to confirm all dimensions before commencing any works.

If discrepancies occur on plans, designer is to be contacted.

All dimensions are in millimeters unless otherwise stated.

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 2022) 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 AS3500.3 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.

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/N.s 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. To NCC 2022 Vol 2 Clause H4D9 and HP 10.8.

WATER PROOFING OF WET AREAS

Shall comply with NCC 2022 Vol 2 Clause H4D2, AS 3740-2021 and HP Part 10.2

PRE-FABRICATED WALL FRAMES AND ROOF TRUSSES

Shall comply with NCC 2022 Vol 2 Clause H2D6 (4) and AS1720.1-2010, AS1720.5-2015, AS1684.2-2021, AS1684.4-2010 AND AS1860.2-2006

SPECIFICATIONS:

TERMITE PROTECTION

All buildings shall be protected against termite attack in accordance with AS3660.1 and NCC 2022 Vol 2 Clause H1D3 and HP 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 3786-2014 and NCC 2022 Vol 2 Clause H3D6 and HP Part 9.5.2 and 9.5.4. They must be hard wired to the electrical supply.

WINDOWS / GLAZING / SHOWER SCREENS

Provide glazing to AS1288-2021 AS 2047-2014, as relevant and NCC 2022 Vol 2 Clause H1D8 and HP Part 8.2 and 8.3.

LIFT OFF HINGES (LOH)

Provide lift of hinges to the doors on sanitary compartments as labeled on the plans in accordance with NCC 2022 Clause H4P3 and HP 10.4.2.

DRAUGHT SEALING

Provide a seal/draught excluder to the bottom edge of all external doors in accordance with NCC 2022 lause H6D2 and HP Part 13.4.4.

HEATING APPLIANCES / FIREPLACES

Shall comply with NCC 2022 Vol 2 Clause H7D5 and AS/NZS 2918 for domestic solid fuel burning appliance, or HP Part 12.4 for heating appliances

SPECIFICATIONS:

STAIRS

Timber steps to NCC 2022 Vol 2 H5D2 and HP Part 11.2.

	MIN	MAX
Riser	115mm	190mm
Going	240mm	355mm
Slope relationship (2R+G)	550mm	700mm

Ensure slip resistance of P4 to be achieved with intergrain ultra deck slip resistance timberoil

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:

STORMWATER

Min of 447m2 of roof water must be collected in a 100,000L rainwater tank and plumbed to:

- a) at least one outdoor tap in the development
 - b) all toilets in the development
 - c) all indoor cold water taps
 - d) the cold water tap that supplies each clothes washer
 - e) all hot water systems in the development
- And be installed in accordance with AS3500.

HEATING / COOLING

Ceiling fans and 1-phase airconditioning with a minimum energy rating of 3.5 stars to be installed in at least one living area and at least one bedroom.

VENTILATION

Bathroom - Install an exhaust fan in the ceiling, duct through roof or facade and operate manually

Kitchen - Install a rangehood over cooktop, duct through roof or facade and operate manually

Laundry - natural ventilation

HOT WATER

Electric storage

LIGHTING

At least 80% of light fixtures must be fitted with fluorescent or LED lamps

AAA RATING

All showerheads minimum rating of 4 star (>6 but <= 7.5L/min)
Toilets to have a minimum rating of 4 Star
Kitchen taps to have a minimum rating of 4 star
and Basin taps to have a minimum rating of 4 stars

ALTERNATIVE ENERGY

A photovoltaic system with the capacity to generate 10 peak kilowatts must be installed and connected to the dwelling's electrical system. Panels to be installed oriented north at 25-35°

OTHER

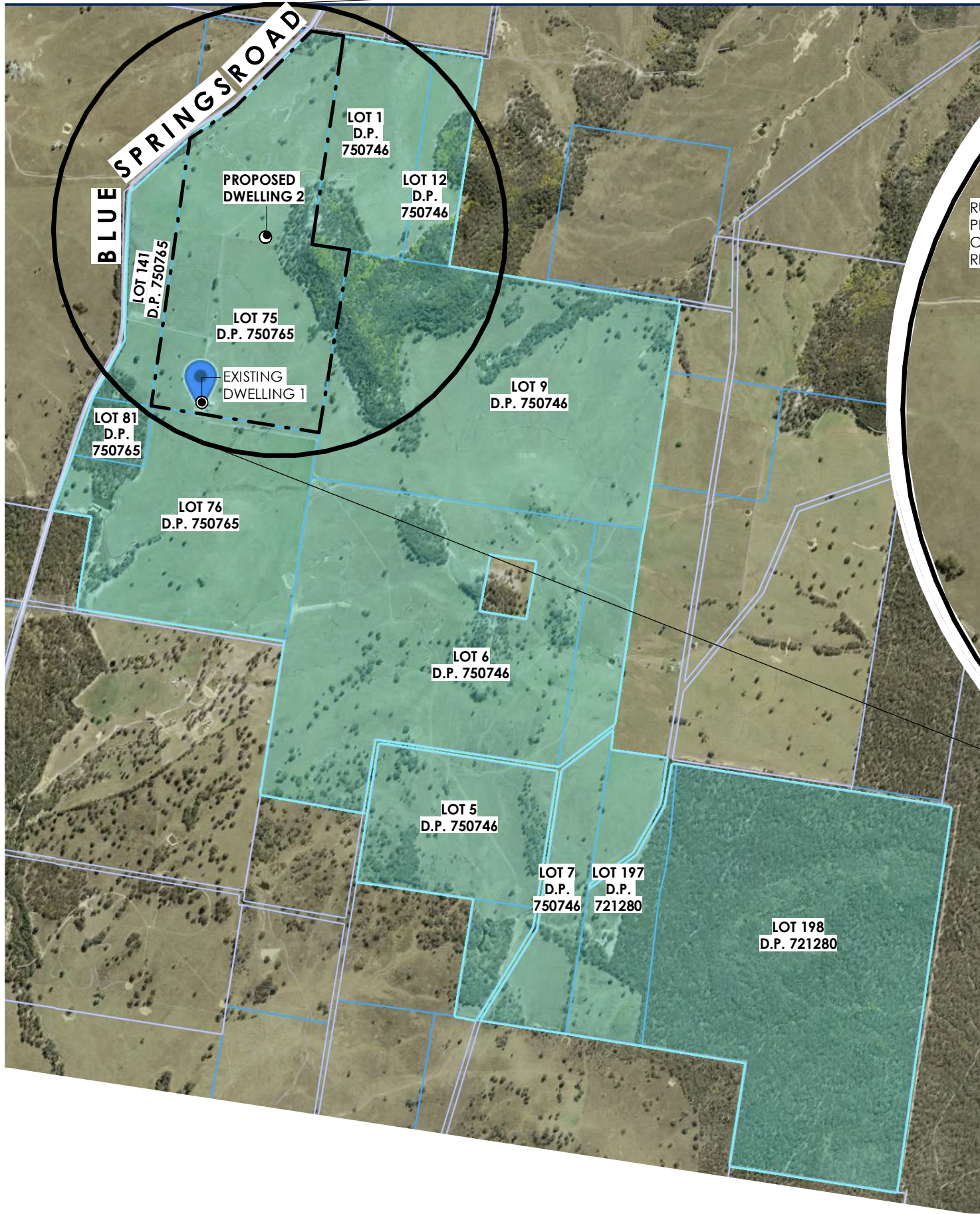
Electric cooktop and electric oven to be installed in Kitchen.
An outdoor clothes drying line must be installed.
An indoor or sheltered clothes drying line must be installed.

LOW WATER VEGETATION

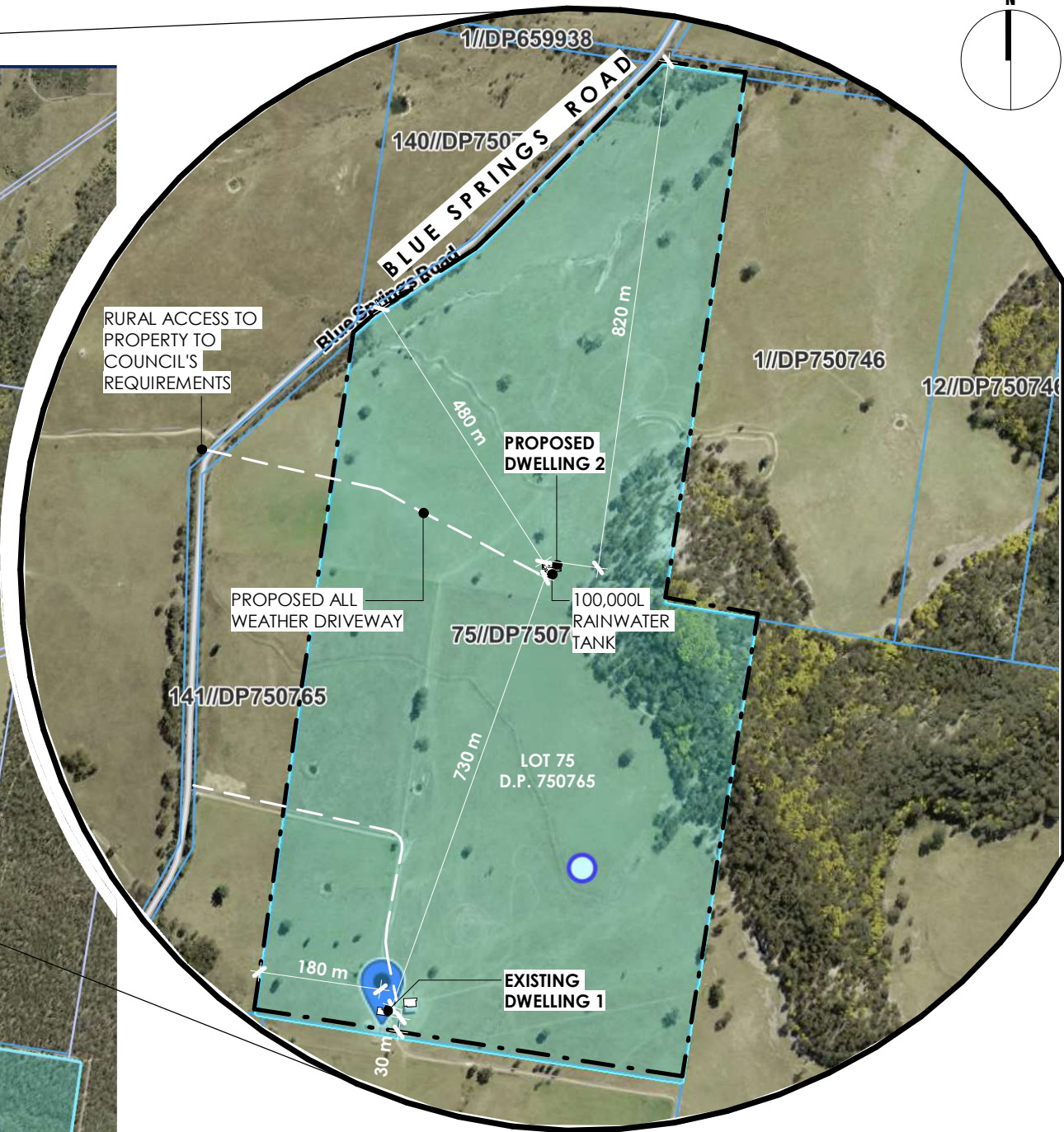
A minimum of 50 sqm of indigenous or low water species of vegetation must be planted on the site.

GENERALLY

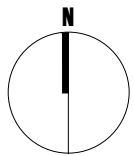
The information found in these notes are by no means the extent of information relating to compliance with BASIX commitments. These notes must be read in conjunction with the full set of plans and elevations outlined on sheet no's 707CAM-00 to 707CAM-07, Issue C (8 sheets) and with the BASIX Certificate pertaining to this property.



1 SITE PLAN
SCALE 1 : 20000



2 DETAILED SITE PLAN
SCALE 1 : 10000

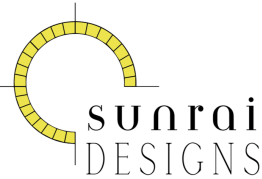


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NOTES:

NEW DRIVEWAY ENTRANCE TO COUNCIL 'ACCESS TO RURAL PROPERTIES' POLICY

E	DA ISSUE	02.04.25
D	CDC ISSUE	23.03.25
C	FOR TENDER	26.01.25
B	CLIENT APPROVAL	18.12.24
A	PRELIMINARY	13.11.24
Issue	Description	Date



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www.sunraidesigns.com.au

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Client Andrew & Naomi Campbell

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STUBBO NSW 2852

Title SITE PLANS

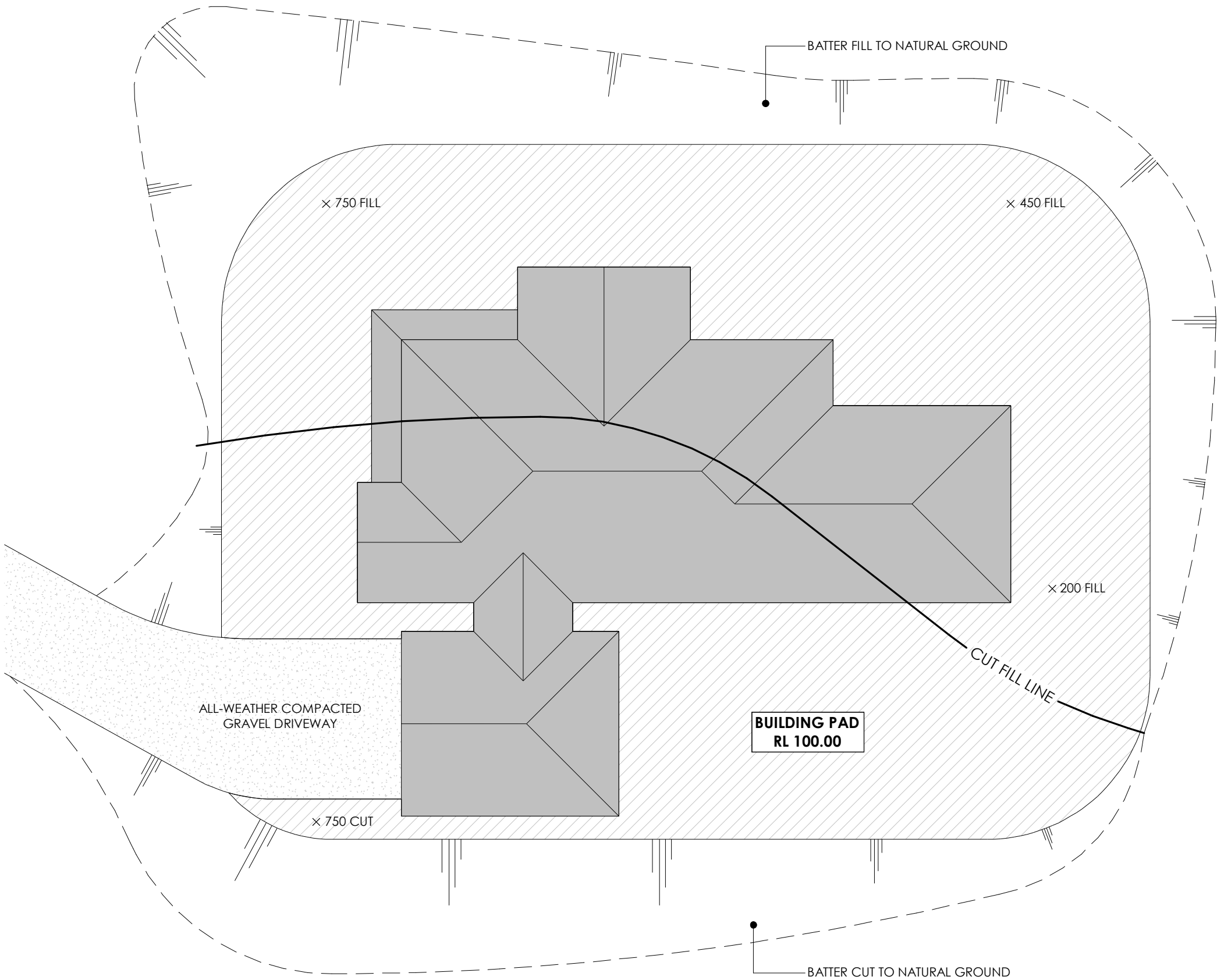
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Date NOVEMBER 2024 Drawn RG/CD

Drawing No. Issue

707CAM-01

E

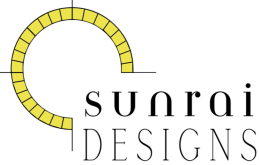


1 **CUT/FILL PLAN**
SCALE 1 : 200

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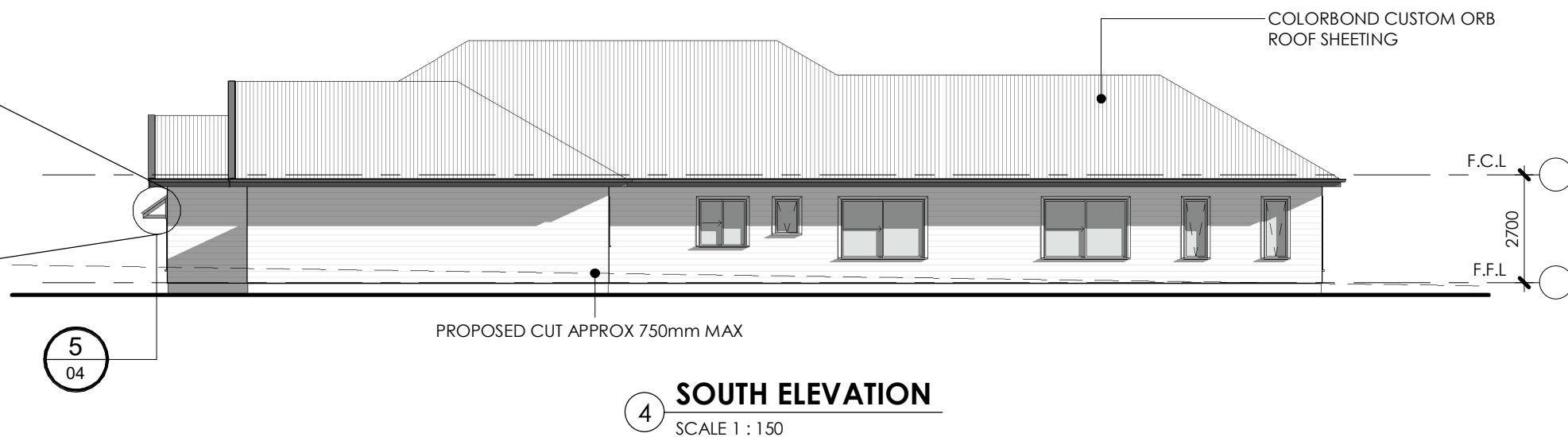
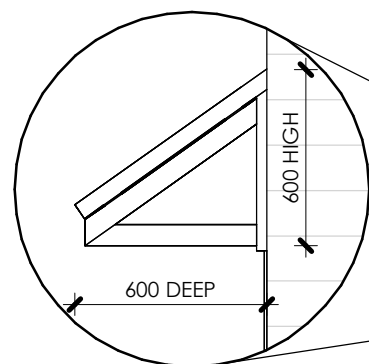
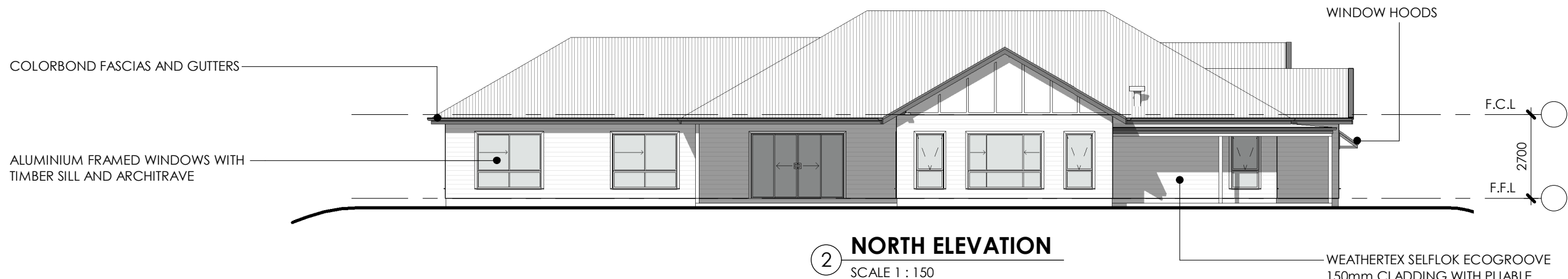
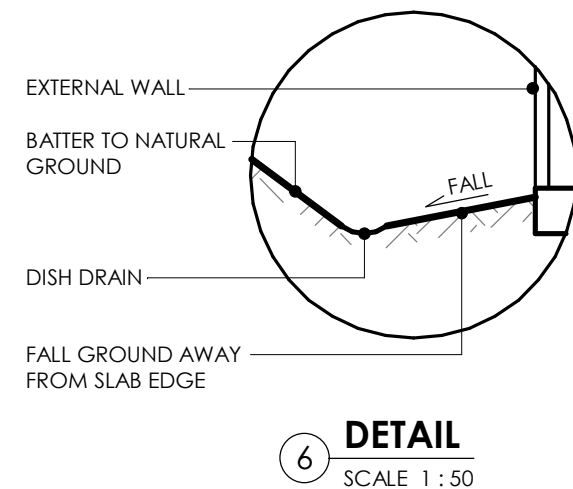
Project 654 Blue Springs Road
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Title CUT AND FILL PLAN

Scale at A3
1 : 200

Date	NOVEMBER 2024	Drawn	RG/CD
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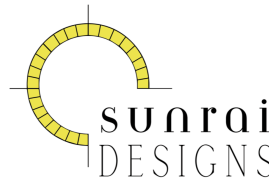
Drawing No.	707CAM-02	Issue	B
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Title ELEVATIONS

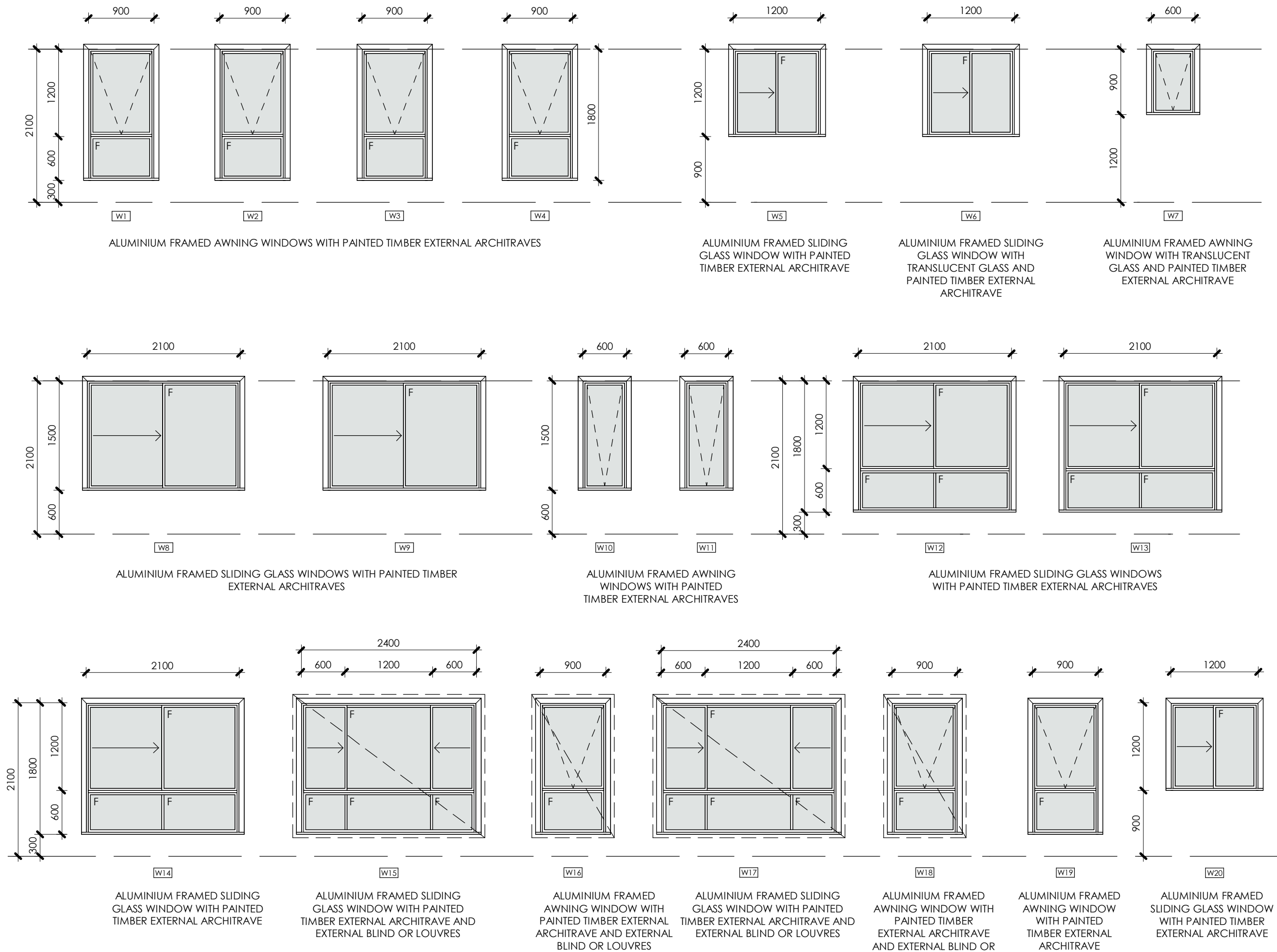
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Date NOVEMBER 2024 Drawn RG/CD

Drawing No. Issue

707CAM-04

E



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LEGEND

F FIXED GLASS PANE

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Client **Andrew & Naomi Campbell**

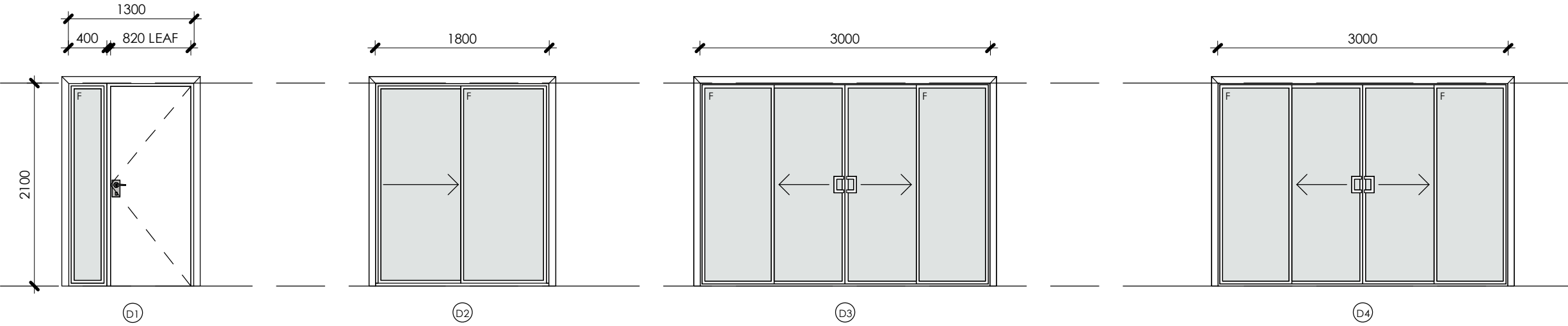
Project **654 Blue Springs Road
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Title **WINDOW SCHEDULE**

Scale at A3
1 : 50

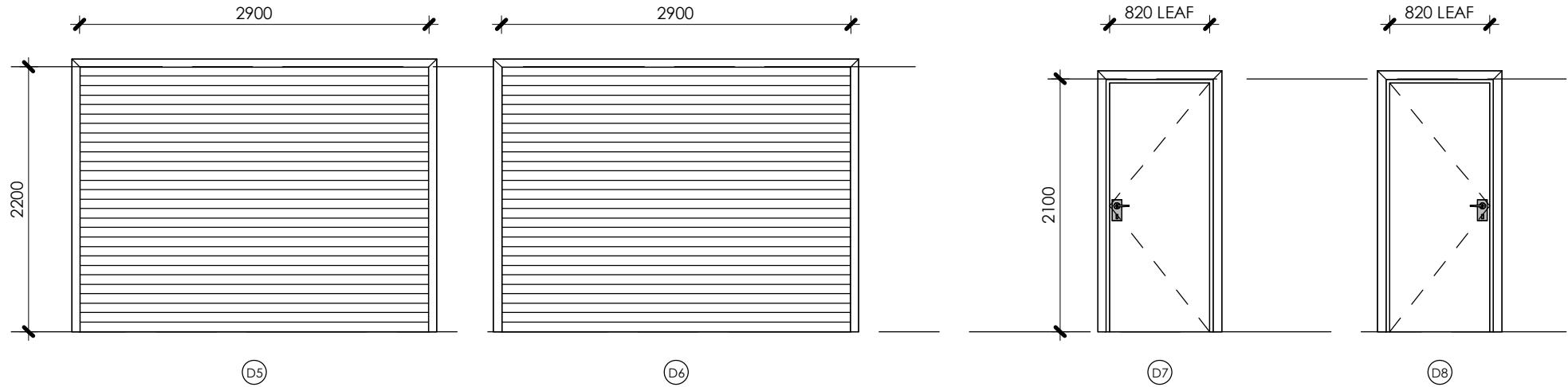
Date NOVEMBER 2024	Drawn RG/CD
Drawing No. 707CAM-07	Issue E

NOTE: ALL WINDOWS AND DOORS ARE SEEN FROM EXTERNAL SIDE. DIMENSIONS DENOTE OVERALL FRAME SIZES. REFER TO BASIX CERTIFICATE FOR ENERGY COMMITMENTS. COMPLY WITH BASIX U-VALUE AND SHGC VALUES (MAY BE LESS THAN VALUE STATED). DESCRIPTION ON BASIX CERTIFICATE NOT REQUIRED TO BE COMPLIED WITH



TIMBER FRAMED SOLID CORE DOOR
AS SELECTED WITH FIXED GLASS
SIDELIGHT AND PAINTED TIMBER
EXTERNAL ARCHITRAVE

ALUMINIUM FRAMED SLIDING GLASS DOORS WITH PAINTED TIMBER EXTERNAL ARCHITRAVES



STEEL ROLLER DOORS WITH PAINTED TIMBER EXTERNAL ARCHITRAVES

TIMBER FRAMED SOLID CORE DOORS WITH PAINTED
TIMBER EXTERNAL ARCHITRAVES

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Title DOOR SCHEDULE

Scale at A3

Date NOVEMBER 2024	Drawn RG/CD
Drawing No. 707CAM-08	Issue E