

ULAN ROAD

DWELLING & CELLAR DOOR

521 ULAN RD, EURUNDEREE NSW 2850
LOT 2 / DP 618062

DEVELOPMENT APPLICATION DRAWING LIST

DWG NO	DWG NAME	REV	DESCRIPTION	DATE	ISSUED BY	ISSUED TO
DA00	COVER PAGE	06	DEVELOPMENT APPLICATION	25.08.2023	EW	COUNCIL
DA01	SCHEDULES	04	DEVELOPMENT APPLICATION	25.08.2023	EW	COUNCIL
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DA04	FLOOR PLANS, PROPOSED	08	DEVELOPMENT APPLICATION	25.08.2023	EW	COUNCIL
DA05	ELEVATIONS, PROPOSED	06	DEVELOPMENT APPLICATION	25.08.2023	EW	COUNCIL
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DA07	SECTION 02, PROPOSED	06	DEVELOPMENT APPLICATION	25.08.2023	EW	COUNCIL



AERIAL IMAGE, NTS



EXISTING SHED

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Scale

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COVER PAGE

Project No.	Status	Drawing No.	Revision
400	DA	DA00	06

DOOR SCHEDULE				
Mark	Height	Width	Type	Comments
D0.01	2040	870	TM, HINGED, HOLLOW CORE	NEW DDA DOOR, ENSURE COMPLIANCE WITH AS1428.1
D0.02	2350	920	TM, POCKET SLIDING, HOLLOW CORE	NEW DOOR
DE0.01	3456	4155	AL, SLIDING, SINGLE GLAZED, CLEAR	NEW INTERNAL GLAZED SLIDING PANEL, CELLAR DOOR (NO BASIX REQS.)
EX.D0.01	2040	970	TM, HINGED, HOLLOW CORE	EXISTING DOOR
EX.D0.02	2040	900	TM, HINGED, DOUBLE HOLLOW CORE	EXISTING CUPBOARD DOORS
EX.D0.03	2040	900	TM, HINGED, DOUBLE HOLLOW CORE	EXISTING CUPBOARD DOORS
EX.D0.04	2040	820	TM, HINGED, HOLLOW CORE	EXISTING DOOR
EX.DE0.01	3670	4225	ST, HINGED	EXISTING EXTERNAL DOOR, SHEET METAL FINISH, NEW ACCESSIBLE ENTRY, ENSURE COMPLIANCE WITH AS1428.1
EX.DE0.02	2340	900	AL, HINGED, SOLID CORE	EXISTING DOOR, ENSURE CLEAR WIDTH MIN. 750mm & HOLD OPEN DEVICE TO NCC D3D25
EX.DE0.03	2340	900	AL, HINGED, SOLID CORE	EXISTING EXTERNAL DOOR
EX.DE0.04	2040	900	AL, HINGED, SOLID CORE	EXISTING EXTERNAL DOOR

WINDOW SCHEDULE				
Mark	Height	Width	Type	Comments
EX.W0.1	1320	525	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, NO SHADING, NO OVERSHADOWING
EX.W0.2	1320	525	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, NO SHADING, NO OVERSHADOWING
EX.W0.3	1320	525	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, NO SHADING, NO OVERSHADOWING
EX.W0.4	1320	525	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, NO SHADING, NO OVERSHADOWING
EX.W0.5	1320	525	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, NO SHADING, NO OVERSHADOWING
EX.W0.6	1320	525	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, NO SHADING, NO OVERSHADOWING
EX.W0.7	1370	575	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, VERANDAH 1500MM, 1575MM ABOVE BASE OF WINDOW OR GLAZED DOOR, NO OVERSHADOWING
EX.W0.8	1370	575	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, VERANDAH 1500MM, 1575MM ABOVE BASE OF WINDOW OR GLAZED DOOR, NO OVERSHADOWING
EX.W0.9	1370	575	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, CELLAR DOOR (NO BASIX REQS.)
EX.W0.10	1370	575	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, CELLAR DOOR (NO BASIX REQS.)
EX.W0.11	1370	575	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, CELLAR DOOR (NO BASIX REQS.)
EX.W0.12	1370	575	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, CELLAR DOOR (NO BASIX REQS.)
EX.W0.13	1370	575	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, CELLAR DOOR (NO BASIX REQS.)
EX.W0.14	1370	575	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, CELLAR DOOR (NO BASIX REQS.)
EX.W0.15	1370	575	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, CELLAR DOOR (NO BASIX REQS.)
EX.W0.16	1370	575	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, CELLAR DOOR (NO BASIX REQS.)
EX.W0.17	1370	575	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, CELLAR DOOR (NO BASIX REQS.)
EX.W0.18	1370	575	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, CELLAR DOOR (NO BASIX REQS.)
EX.W0.19	1370	575	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, VERANDAH 1500MM, 1710MM ABOVE BASE OF WINDOW, NO OVERSHADOWING
EX.W0.20	1370	535	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, VERANDAH 1500MM, 1710MM ABOVE BASE OF WINDOW, NO OVERSHADOWING
EX.W0.21	1320	525	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, VERANDAH 1500MM, 1710MM ABOVE BASE OF WINDOW, NO OVERSHADOWING
EX.W0.22	1320	525	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, VERANDAH 1500MM, 1710MM ABOVE BASE OF WINDOW, NO OVERSHADOWING
EX.W2.1	1345	560	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, EAVE 500MM, 670MM ABOVE HEAD OF WINDOW, NO OVERSHADOWING
EX.W2.2	1345	560	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, EAVE 500MM, 670MM ABOVE HEAD OF WINDOW, NO OVERSHADOWING
EX.W2.3	1345	560	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, EAVE 500MM, 670MM ABOVE HEAD OF WINDOW, NO OVERSHADOWING
EX.W2.4	1345	560	AL, AWNING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, EAVE 500MM, 670MM ABOVE HEAD OF WINDOW, NO OVERSHADOWING
EX.W2.5	1080	1800	AL, SLIDING, SINGLE GLAZED, CLEAR	EXISTING WINDOW, INTERNAL WINDOW, NO BASIX REQS.

SPECIALITY GLAZING SCHEDULE			
Mark	Area	Type	Type Comments
EX.W2.5	6 m²	AL, FIXED, SINGLE GLAZED, CLEAR	EXISTING HIGHLEVEL WINDOW, CELLAR DOOR (NO BASIX REQS.) AREA APPROX

FINISHES SCHEDULE			
WALL FINISHES		FLOOR FINISHES	
EX-MC	TYPE: EXISTING SHEET METAL CLADDING COLOUR / FINISH: EXISTING	EX-CNF	TYPE: EXISTING CONCRETE FLOOR COLOUR / FINISH: EXISTING
FR-01	TYPE: NEW FIRE RATED WALL LINING COLOUR / FINISH: PAINT FINISH	EX-CPT	TYPE: CARPET FINISH COLOUR / FINISH: EXISTING
PLB-01	TYPE: NEW PLASTERBOARD COLOUR / FINISH: PAINT FINISH	EX-FTL	TYPE: TILED FLOORING COLOUR / FINISH: EXISTING
ROOF FINISHES		EX-PVR	TYPE: EXTERNAL PAVERS COLOUR / FINISH: EXISTING
EX-MR	TYPE: EXISTING SHEET METAL ROOFING COLOUR / FINISH: EXISTING	F'TL-01	TYPE: NEW FLOOR TILES COLOUR / FINISH: FUTURE SELECTION


NCC NOTES: FIRE RATED WALL (BOUNDING CONSTRUCTION)
<ul style="list-style-type: none">BETWEEN THE CLASS 7B PART AND THE CLASS 4 PART.FRL CONSTRUCTED TO MEET NCC SPEC 6, BEING FRL 60/60/60 (LOADBEARING) OR FRL - /60/60 (NON-LOAD BEARING).THE FRL IS REQUIRED FROM BOTH SIDES OF THE WALL.THE FIRE RATED WALL IS TO EXTEND TO THE EXTERNAL CLADDING OF THE EXTERNAL WALLS & FIRE SEALED TO THE SHEETING.THE FIRE WALL IS TO EXTEND TO THE UNDERSIDE OF THE NON-COMBUSTIBLE METAL ROOF SHEETING & ONLY ROOF BATTENS & SARKING IS PERMITTED TO PASS THROUGH.OPENINGS IN THE WALL REQUIRE PROTECTION AS PER PART C4 OF THE BCA, EXCEPT THAT C2D7 PERMITS A SELF-CLOSING 35MM SOLID CORE DOOR SET.

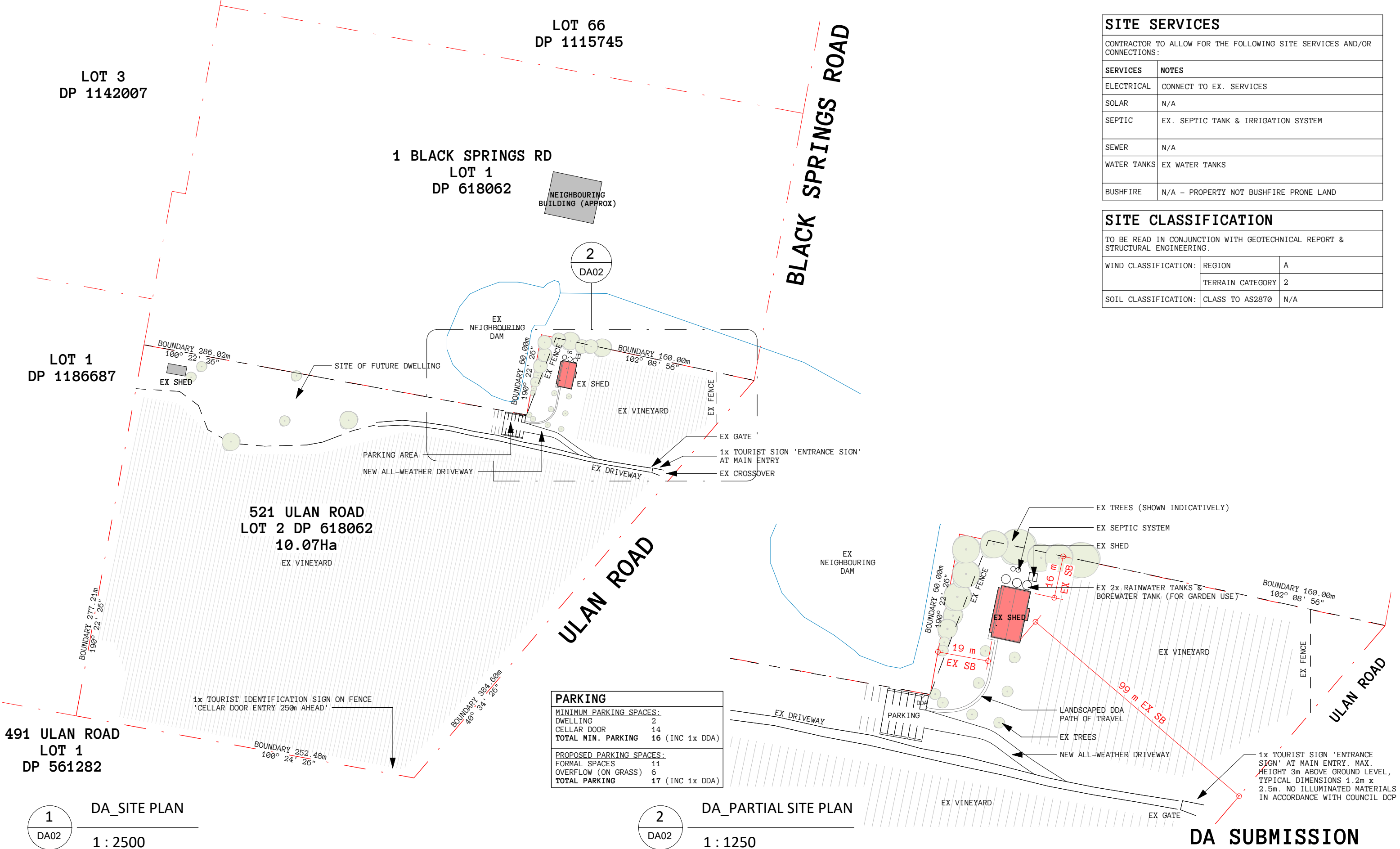
NCC NOTES: SMOKE DETECTION
<ul style="list-style-type: none">REVIEW OR REPLACE EXISTING SMOKE DETECTION & ALARM SYSTEM FOR COMPLIANCE WITH NCC SPECIFICATION 20, INCLUDING:<ul style="list-style-type: none">CONSIST OF SMOKE ALARMS COMPLYING WITH AS 3786;BE POWERED FROM THE CONSUMER MAINS SOURCE.BE LOCATED ON OR NEAR THE CEILING BETWEEN BEDROOMS & THE REMAINDER OF THE DWELLINGALARMS MUST BE INTERCONNECTED

SUMMARY OF BASIX COMMITMENTS (NEW DWELLINGS)				
THIS IS A SUMMARY ONLY & IS TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE. BUILDERS & OWNERS MUST REFER TO THE CURRENT BASIX CERTIFICATE FOR COMPLETE DETAILS. FOR DEFINITIONS REFER TO BASIX.NSW.COM.AU				
WATER COMMITMENTS			ENERGY COMMITMENTS	
FIXTURES			HOT WATER	
FIXTURE TYPE	MIN. WELS STAR RATING		TYPE	ELECTRIC HEAT PUMP AIR SOURCED
SHOWERHEADS	3 STAR (>7.5 ≤9 L/MIN)		MIN. PERFORMANCE	NOT SPECIFIED
TOILETS	3 STAR		COOLING SYSTEM	
KITCHEN TAPS	3 STAR		LIVING:	TYPE 3-PHASE AIR CONDITIONING
BATHROOM TAPS	3 STAR			RATING EER<2.5
ALTERNATIVE WATER			BEDROOMS:	TYPE 3-PHASE AIR CONDITIONING
MIN. TANK SIZE (L)*		30000 (EXISTING)		RATING EER<2.5
COLLECTED FROM MIN. ROOF AREA (M²)		210	HEATING SYSTEM	
CONNECT WATER TANK TO:			LIVING:	TYPE WOOD HEATER
GARDEN & LAWN		YES		RATING N/A
ALL TOILETS		YES	BEDROOMS:	TYPE 3-PHASE AIR CONDITIONING
LAUNDRY		YES		RATING EER<2.5
ALL HOT WATER		YES	VENTILATION	
DRINKING & OTHER HOUSEHOLD		YES	BATHROOMS:	EXHAUST TYPE FAN DUCTED TO FACADE/ROOF
TAP WITHIN 10M OF POOL		N/A		OPERATION MANUAL SWITCH ON/OFF
* NOTE: MIN. TANK SIZE FOR PURPOSES OF BASIX ONLY, SPECIFIED TANK SIZE MAY BE LARGER			KITCHEN:	EXHAUST TYPE FAN DUCTED TO FACADE/ROOF
				OPERATION MANUAL SWITCH ON/OFF
			LAUNDRY:	EXHAUST TYPE FAN DUCTED TO FACADE/ROOF
				OPERATION MANUAL SWITCH ON/OFF
SWIMMING POOL			ARTIFICIAL LIGHTING	
MAX. VOLUME (K1)	N/A		NOTE: PRIMARY TYPE OF ALL ARTIFICIAL LIGHTING TO BE FLUORESCENT OR LED IN COMPLIANCE WITH BASIX	
LOCATION	N/A		ALTERNATIVE ENERGY	
POOL TO HAVE COVER	N/A		PHOTOVOLTAIC SYSTEM YES (EXISTING)	
POOL TO BE SHADED	N/A		MIN. ELECTRICAL OUTPUT 10.0 kW	
THERMAL COMFORT COMMITMENTS			OTHER	
FLOOR, WALLS & CEILING/ROOF			COOKTOP & OVEN TYPE: INDUCTION COOKTOP & ELECTRIC OVEN	
* NOTE: MIN. INSULATION R-VALUES NOTED BELOW ARE FOR BASIX COMPLIANCE ONLY, SPECIFIED INSULATION MAY HAVE HIGHER VALUES & TAKE PRECEDENCE			VENTILATED FRIDGE: NO	
			OUTDOOR CLOTHES LINE: YES	
			INDOOR CLOTHES LINE: NO	
CONSTRUCTION		MIN. R-VALUE*		
FLOORS				
A. EXISTING CONC. SLAB ON GROUND		NIL		
B. –		N/A		
EXTERNAL WALLS				
A. EXTERNAL WALL – FRAMED		R2.60		
B. –		N/A		
C. –		N/A		
INTERNAL WALLS (SHARED WITH GARAGE)				
A. N/A		N/A		
CEILING & ROOF				
A. RAKED CEILING/PITCHED ROOF		R4(UP)		
B. –		N/A		
OTHER SPECIFICATIONS: ROOF				
VENTILATION	NIL			
COLOUR	LIGHT (SOLAR ABSORPTANCE>0.475)			
FOIL BLANKET	FOIL/ SARKING			
WINDOWS, GLAZED DOORS & SKYLIGHTS				
ALL WINDOWS, GLAZED DOORS & SHADING DEVICES MUST BE INSTALLED IN ACCORDANCE WITH BASIX CERTIFICATE. FOR FURTHER DETAILS REFER TO WINDOW & DOOR SCHEDULES				

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			01	UPDATED DA	16.08.2023										
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<p>Cameron Anderson Architects ABN 78385853147 NSW Nominated Architect Cameron Anderson NSW 8560</p>	<p>info@caarch.com.au www.caarch.com.au</p>						<p>SCHEDULES</p> <table><tr><td>Project No.</td><td>Status</td><td>Drawing No.</td><td>Revision</td></tr><tr><td>400</td><td>DA</td><td>DA01</td><td>04</td></tr></table>	Project No.	Status	Drawing No.	Revision	400	DA	DA01	04
Project No.	Status	Drawing No.	Revision												
400	DA	DA01	04												



SITE SERVICES	
CONTRACTOR TO ALLOW FOR THE FOLLOWING SITE SERVICES AND/OR CONNECTIONS:	
SERVICES	NOTES
ELECTRICAL	CONNECT TO EX. SERVICES
SOLAR	N/A
SEPTIC	EX. SEPTIC TANK & IRRIGATION SYSTEM
SEWER	N/A
WATER TANKS	EX WATER TANKS
BUSHFIRE	N/A – PROPERTY NOT BUSHFIRE PRONE LAND

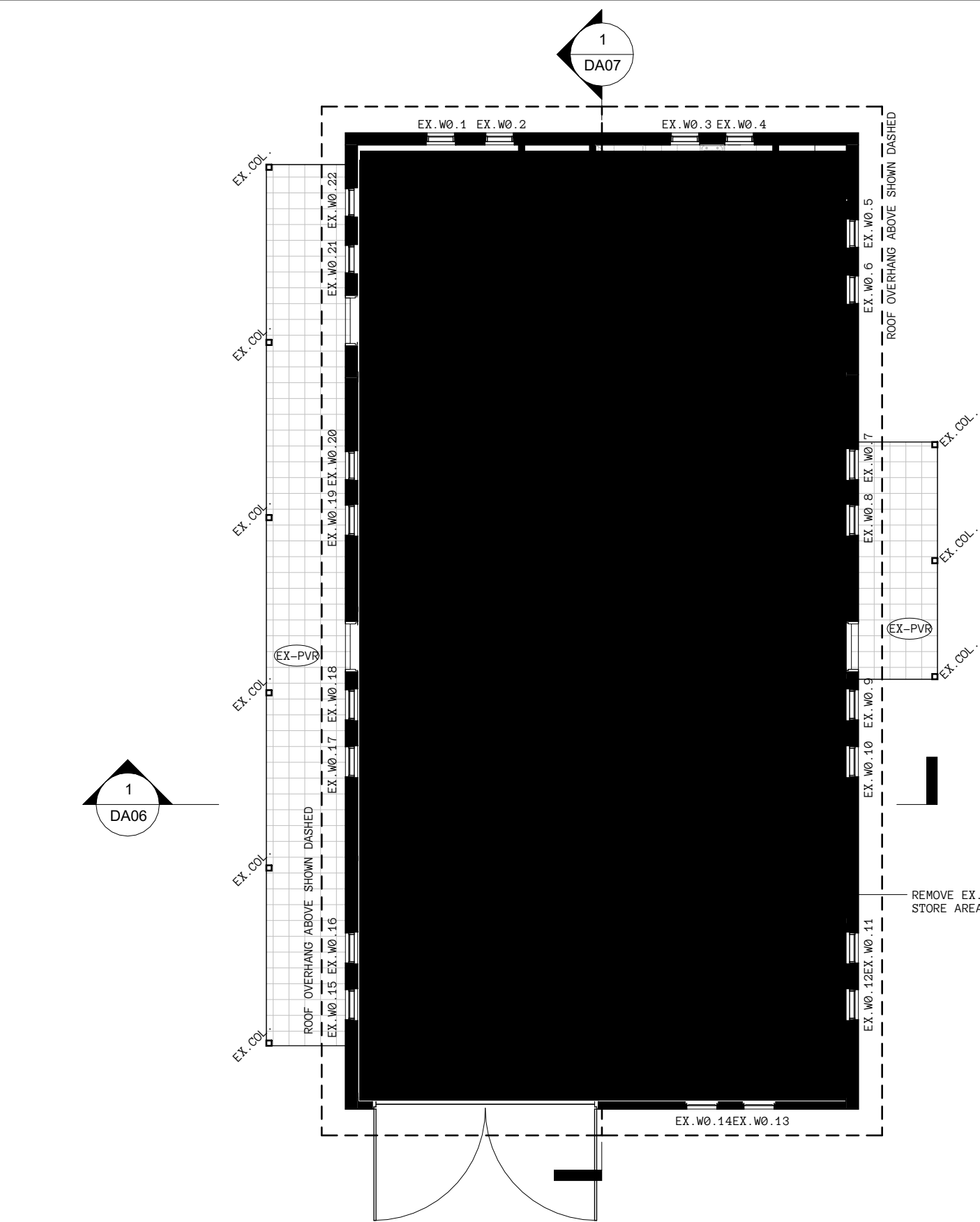
SITE CLASSIFICATION		
TO BE READ IN CONJUNCTION WITH GEOTECHNICAL REPORT & STRUCTURAL ENGINEERING.		
WIND CLASSIFICATION:	REGION	A
	TERRAIN CATEGORY	2
SOIL CLASSIFICATION:	CLASS TO AS2870	N/A

PARKING		
MINIMUM PARKING SPACES:		
DWELLING	2	
CELLAR DOOR	14	
TOTAL MIN. PARKING	16 (INC 1x DDA)	
PROPOSED PARKING SPACES:		
FORMAL SPACES	11	
OVERFLOW (ON GRASS)	6	
TOTAL PARKING	17 (INC 1x DDA)	

1
DA_SITE PLAN
1 : 2500

2
DA_PARTIAL SITE PLAN
1 : 1250

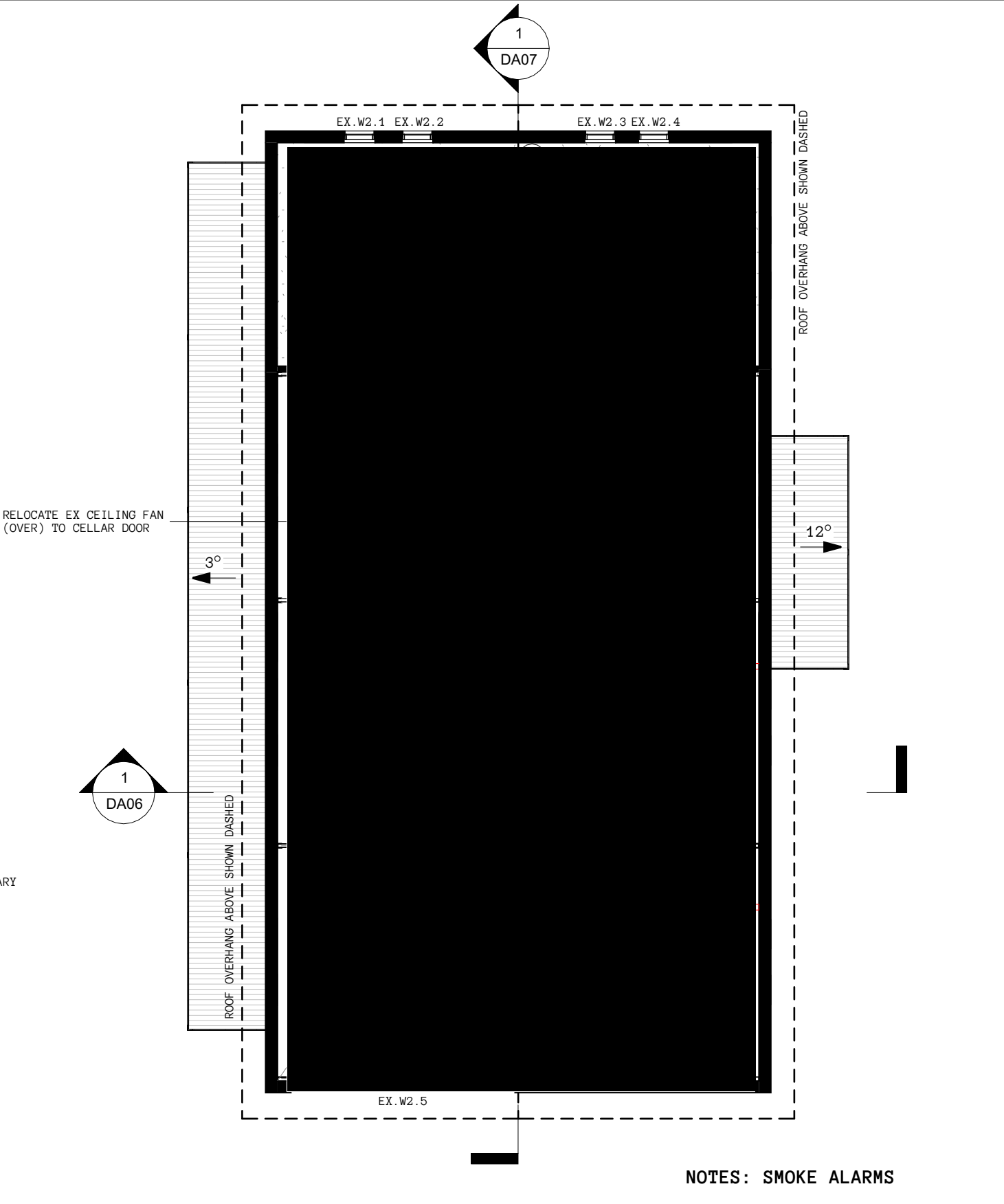
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1
DA03

GROUND FLOOR PLAN. EXISTING SHED

1 : 100



2
DA03

MEZZANINE FLOOR PLAN, EXISTING SHED

1 : 100

NOTES: SMOKE ALARMS

(S) EXISTING INTERCONNECTED SMOKE DETECTORS TO COMPLY WITH AUS. STDS & NCC SPECIFICATION 20. FOR DETAILS REFER TO SCHEDULES

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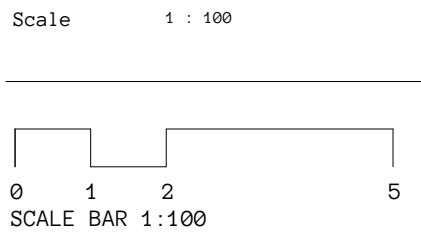
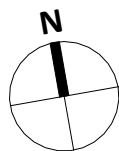
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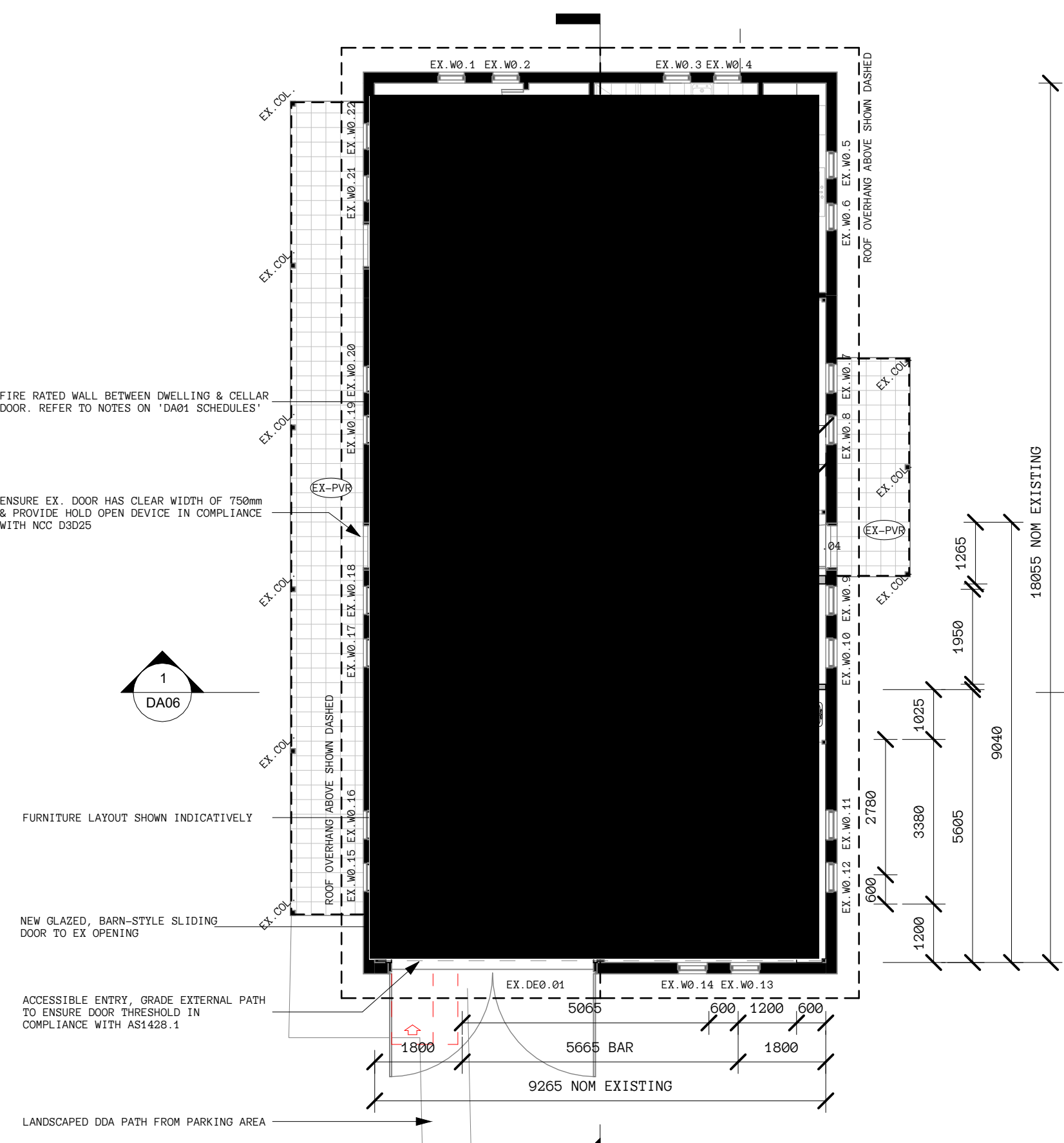
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FLOOR PLANS, EXISTING

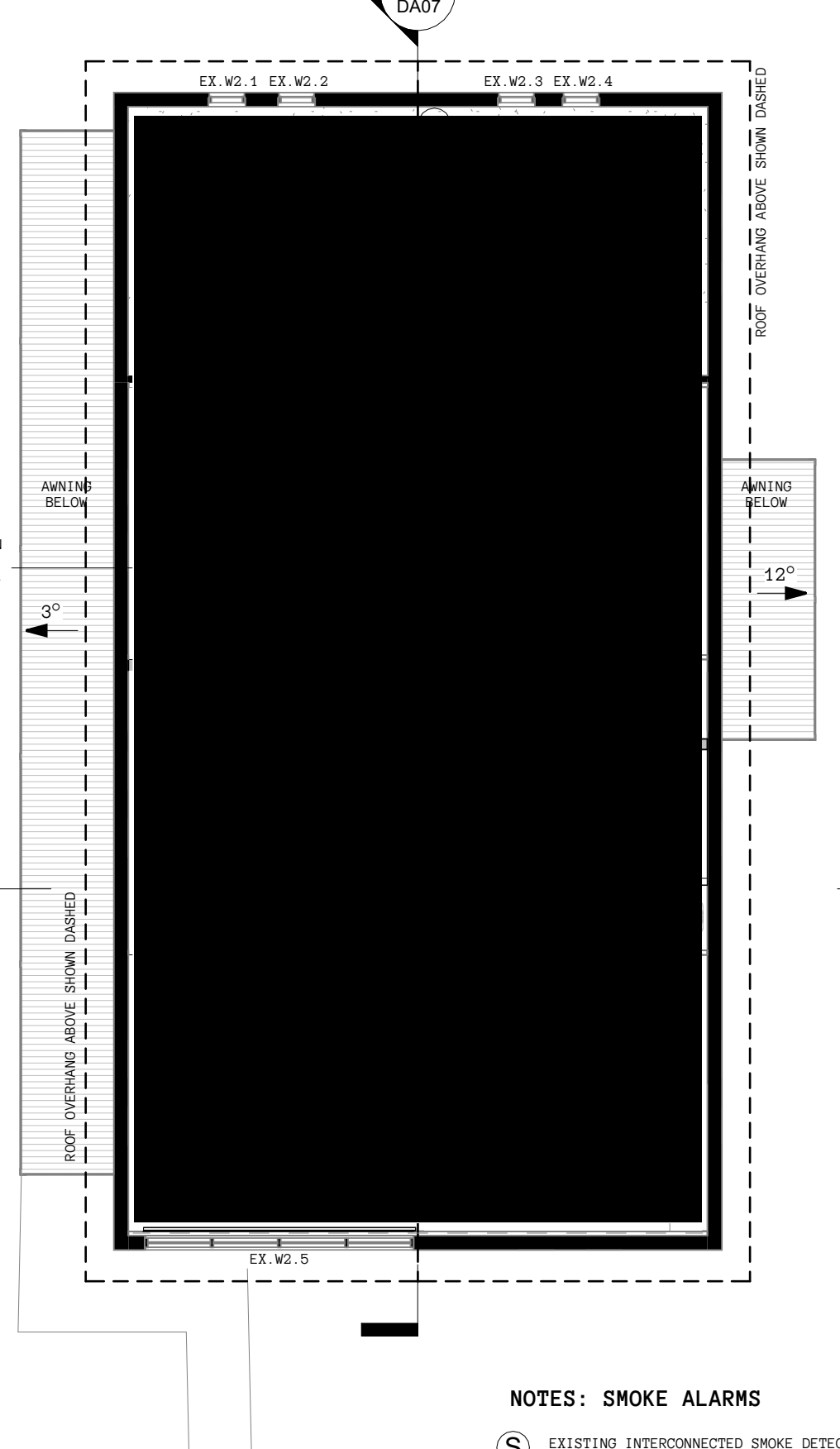
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400	DA	DA03	04



GROUND FLOOR PLAN, PROPOSED

1
DA04

1 : 100



MEZZANINE PLAN, PROPOSED

2
DA04

1 : 100

NOTES: SMOKE ALARMS

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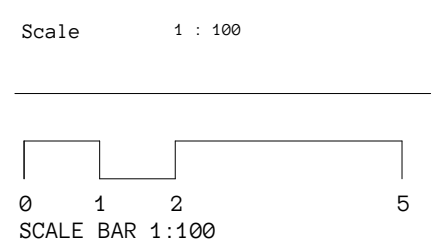
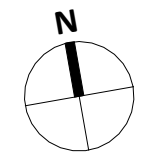
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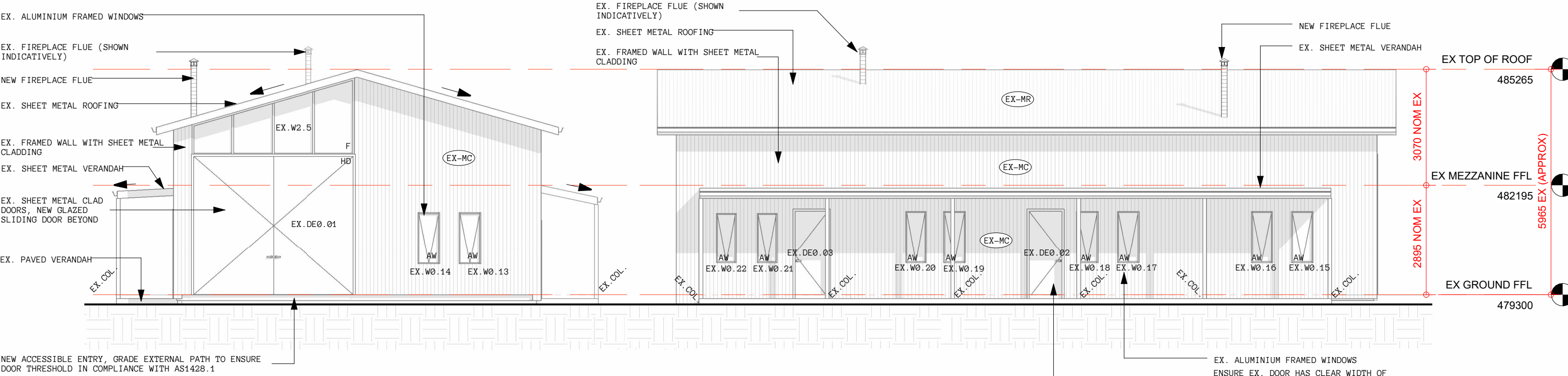
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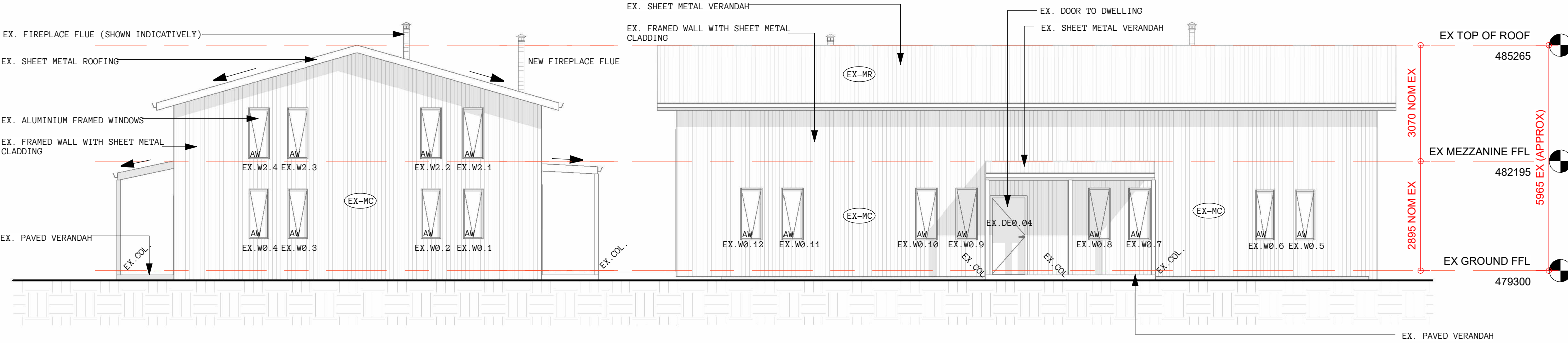
FLOOR PLANS, PROPOSED

Project No.	Status	Drawing No.	Revision
400	DA	DA04	08



1
DA05
ELEVATION SOUTH, PROPOSED
1 : 100

2
DA05
ELEVATION WEST, PROPOSED
1 : 100



3
DA05
ELEVATION NORTH, PROPOSED
1 : 100

4
DA05
ELEVATION EAST, PROPOSED
1 : 100

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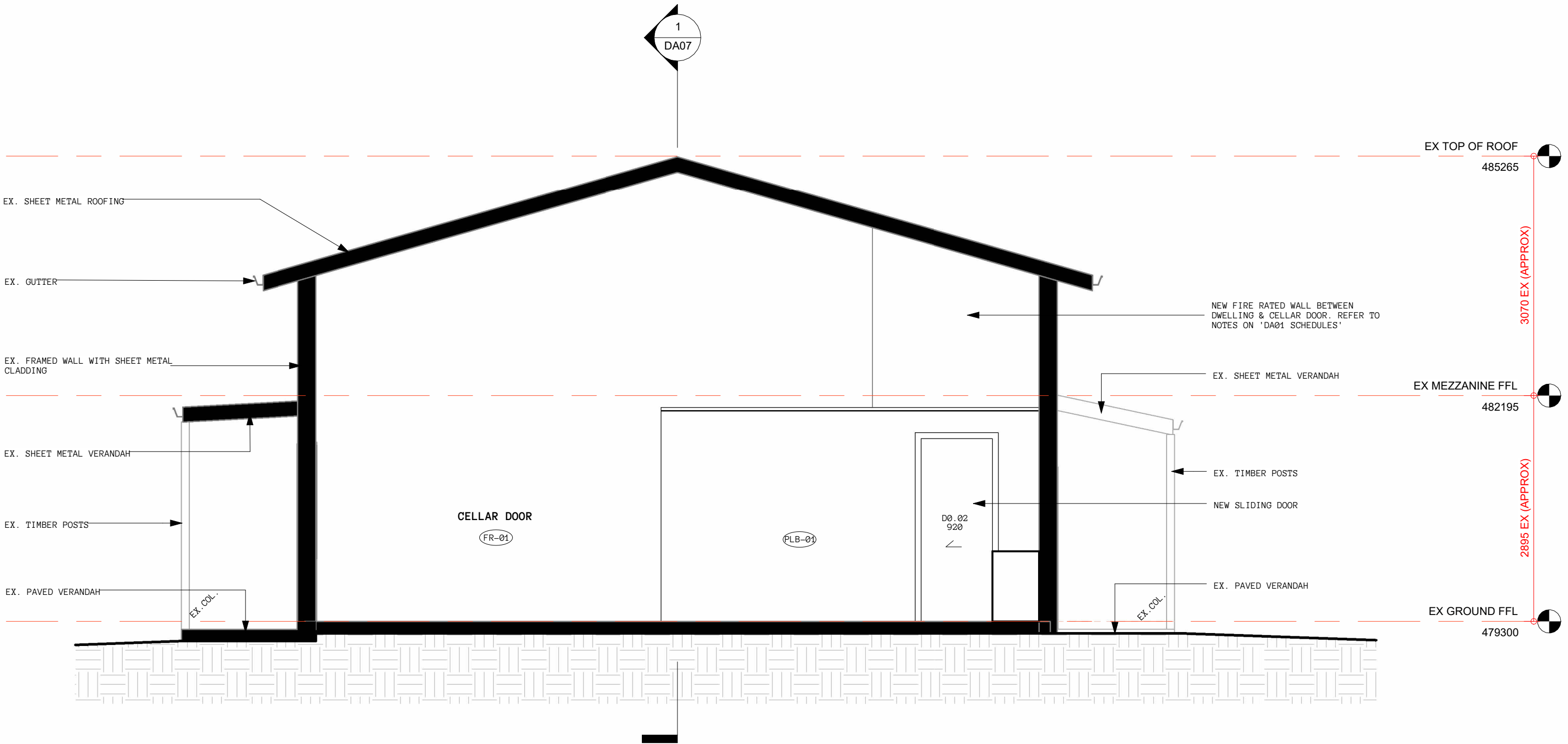
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ELEVATIONS, PROPOSED

Project No.	Status	Drawing No.	Revision
400	DA	DA05	06



1
DA06

SECTION 01, PROPOSED

1 : 50

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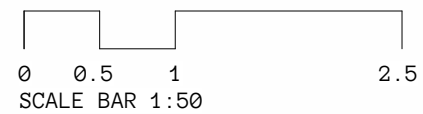
Do not scale off drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

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Rev	Description	Date
01	ISSUE FOR INITIAL NCC REVIEW	09.08.2023
02	PRELIM DA ISSUE	11.08.2023
03	UPDATED DA	16.08.2023
04	UPDATED FR POSITION	23.08.2023
05	DEVELOPMENT APPLICATION	24.08.2023
06	DEVELOPMENT APPLICATION	25.08.2023

Scale 1 : 50



ULAN ROAD

521 ULAN RD, EURUNDEREE NSW 2850
LOT 2 / DP 618062

SECTION 01, PROPOSED

Project No.	Status	Drawing No.	Revision
400	DA	DA06	06

