

PROPOSED:

# Proposed Dwelling & Conversion Of Existing Dwelling to Workshop

LOCATION:

## Lot 85 D.P. 10633 15 Monash Road, Umina Beach NSW 2257

OWNER:

## G. Miller

### General Notes

FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE

DIMENSIONS ARE IN MILLIMETRES U.N.O. CONTOURS AND R.L.'S ARE IN METRES TO A.H.D.

ALL DIMENSIONS SHALL BE CHECKED AND VARIFIED BY THE BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS.

ALL TIMBER SIZES AND SPANS TO BE IN ACCORDANCE WITH S.A.A. TIMBER FRAMING CODE AS 1684.2-2010

ALL BRACING OF ROOF AND WALL FRAMING TO SATISFY WIND SPEED DESIGN CATEGORY IN ACCORDANCE WITH THE CURRENT EDITION OF THE NCC AND AS 4055

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CURRENT EDITIONS INCLUDING AMENDMENTS OF THE RELEVANT SAA CODES OF PRACTICE.

ALL CONSTRUCTION TO NCC 2022 Volume 2 AND ALL APPLICABLE AUSTRALIAN STANDARDS

ALL REINFORCED CONCRETE SHALL BE IN ACCORDANCE WITH ENGINEERS DETAIL DRAWINGS AND AS2870

ALL STEEL BEAMS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH ENGINEERS DETAIL DRAWINGS.

BUILDER/ DEVELOPER TO MAINTAIN EROSION CONTROL IN ACCORDANCE WITH THE CLEAN WATERS ACT 1970

TERMITE TREATMENT IN ACCORDANCE WITH AS 3660 & 3660 PART 1

SITE INFORMATION SHOWN ON THIS DRAWING HAS BEEN SUPPLIED BY OTHERS. NO RESPONSIBILITY IS TAKEN FOR ITS AUTHENTICITY OR ACCURACY THE BUILDER SHALL VARIFY LOCATION OF SERVICES, VEGETATION AND DIMENSIONS PRIOR TO COMMENCEMENTS, ANY DISCREPANCIES SHOULD BE REPORTED TO THE DRAFTSPERSON.

NO KNOWN WATERWAYS OR WATERCOURSES

NEW SEWER TO BE CONNECTED TO THE EXISTING SYSTEM

STORMWATER TO BE COLLECTED AND PIPED TO WATER TANK WITH OVERFLOW TO COUNCIL'S STORMWATER DRAINAGE SYSTEM AND IN ACCORDANCE WITH AS3500.3-2018

SILT FILTERS TO BE CHECKED AND CLEANED REGULARLY BY BUILDER WHERE REQUIRED

ALL ROOF CLADDING, GUTTERS & DOWN PIPES TO COMPLY WITH THE B.C.A. HOUSING PROVISIONS

ALL CLADDING CHOSEN BY THE BUILDER AND OR THE CLIENT MUST COMPLY WITH THE BCA FIRE RATINGS AND FLAMMABILITY INDEX

SMOKE ALARMS IN ACCORDANCE WITH PART 3.7.5 OF THE NCC AND TO COMPLY WITH AS 3786

PROVIDE APPROVED BALUSTRADES TO DECK WHERE THE SURFACE BENEATH IS MORE THAN 1.0m IN ACCORDANCE WITH NCC PART 3.9.2

IT IS THE RESPONSIBILITY OF THE LANDOWNER, BUILDER AND ANY CONTRACTOR OR AGENTS INVOLVED WITH THE DEVELOPMENT TO READ AND UNDERSTAND ALL CONDITIONS OF CONSENT PRIOR TO COMMENCING WORK

WATERPROOFING TO BE IN ACCORDANCE WITH AS 3740

INSTALL CEILING FANS IN ACCORDANCE WITH ABCB HOUSING PROVISIONS (Part 13.5.2) OF THE NCC

LOCAL ABORIGINAL LAND COUNCIL: DARKINJUNG

Tile Slip-resistance to comply with NCC 3.9.1.4  
Table 3.9.1.3 Slip-resistance classification:

APPLICATION	DRY SURFACE CONDITIONS	WET SURFACE CONDITIONS
Ramp not steeper than 1:8	P4 or R10	P5 or R12
Tread Surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

3.	17/1/2024	ISSUED FOR DA
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Site Calculations	
Zoning	R2
Site Area	- 518.5m <sup>2</sup>
Living Area =	79.5m <sup>2</sup>
New Deck Area =	14.7m <sup>2</sup>
New Carport Area =	19.1m <sup>2</sup>

**General Note**

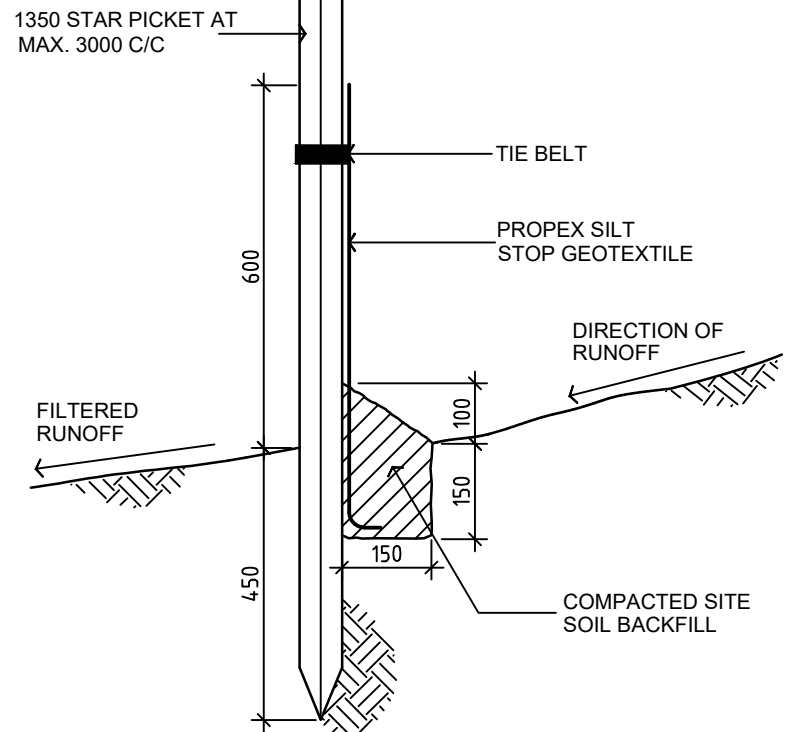
QUALITY OF STORMWATER DISCHARGE IS ASSUMED TO BE RESIDENTIAL

PROPERTY ACCORDING TO COUNCILS FLOOD MAPPING IS NOT FLOOD PRONE

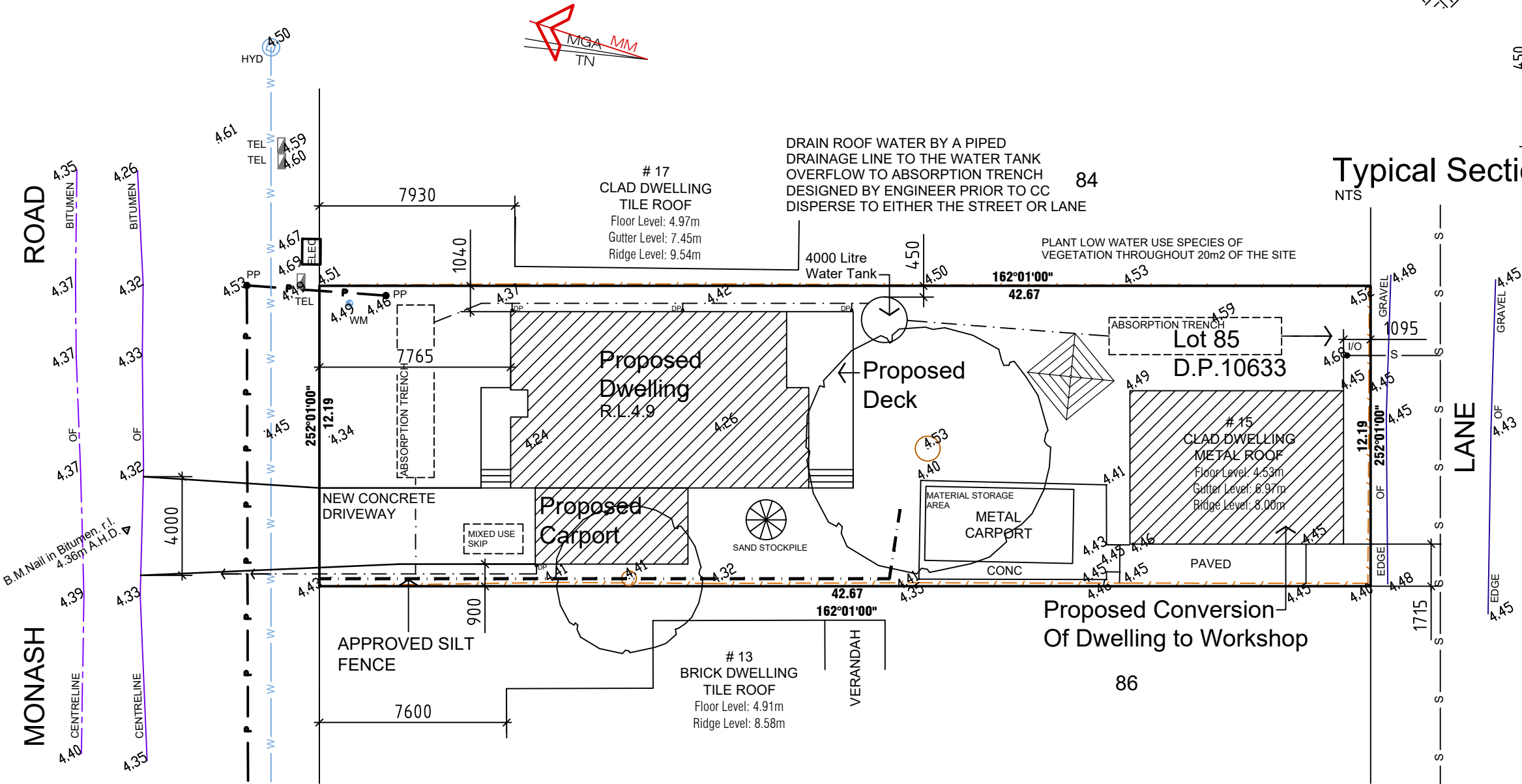
**Erosion Control Note**

ALL SEDIMENT CONTROL STRUCTURES ARE TO BE INSPECTED AND MAINTAINED BY THE SITE MANAGER DAILY.

ALL SEDIMENT RETAINING STRUCTURES ARE TO BE CLEANED ON REACHING 50% STORAGE CAPACITY. SEDIMENT REMOVED IS TO BE SPREAD WITHIN THE CONSTRUCTION SITE.



**Typical Section - Silt Fence**  
NTS

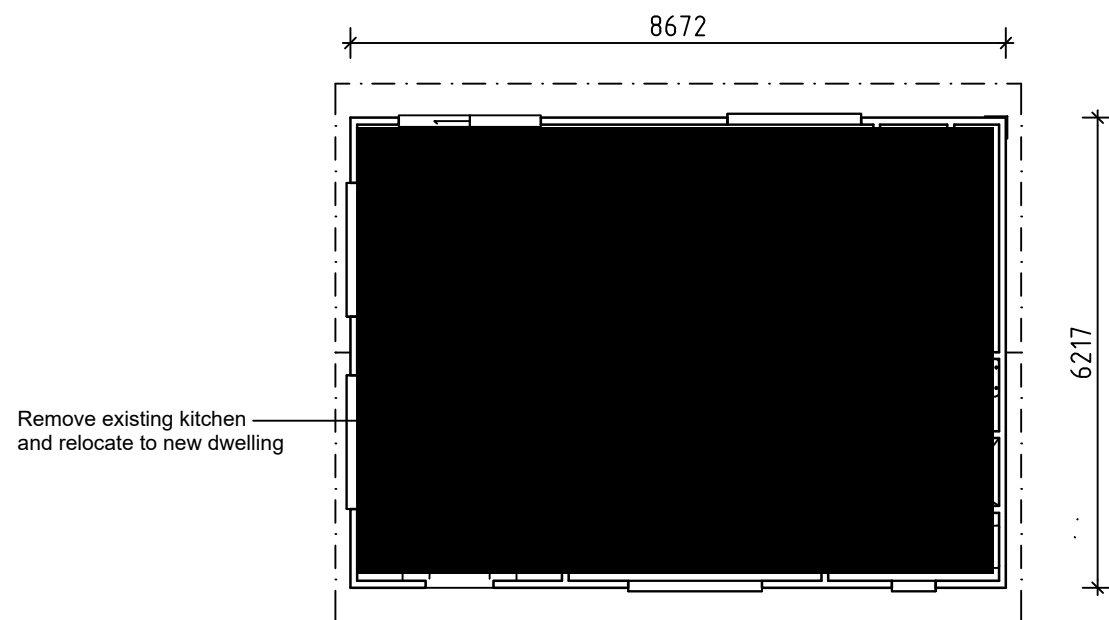
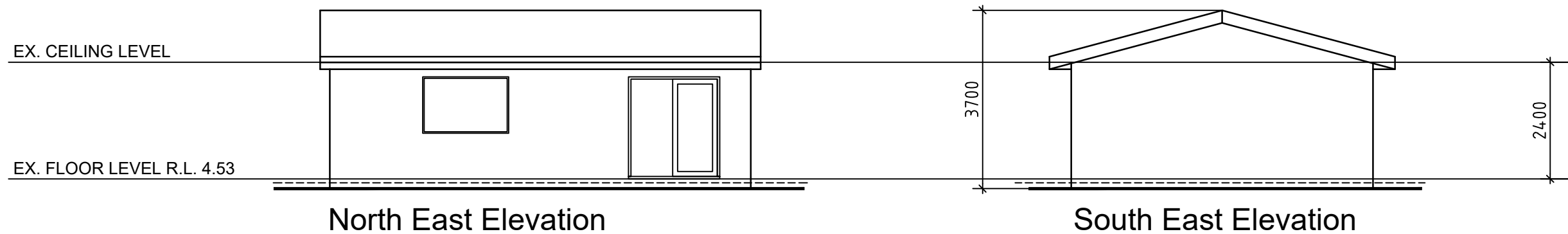
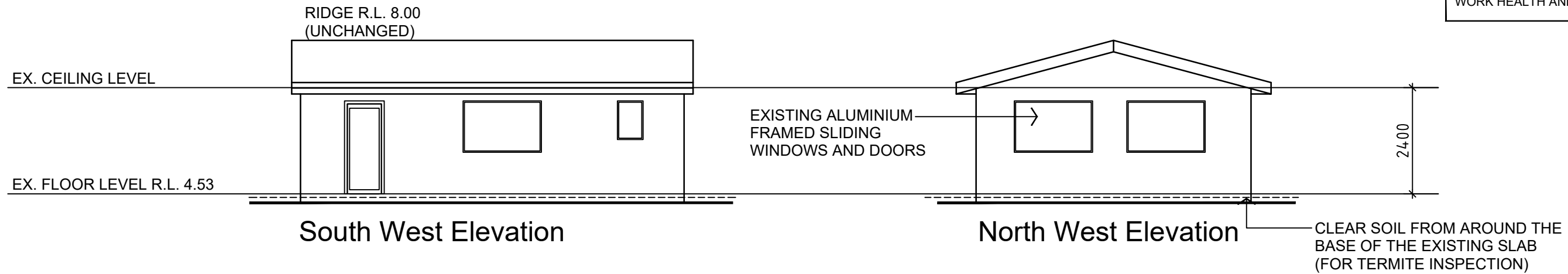


Setback Table	
<b>FRONT SETBACK:</b>	
NO: 17 EXISTING SETBACK =	7.93m
NO: 13 EXISTING SETBACK =	7.60m
REQUIRED SETBACK =	7.765m
PROVIDED SETBACK =	7.765m
<b>NORTH EAST SIDE SETBACK:</b>	
REQUIRED:	900mm
PROVIDED:	1040mm
<b>SOUTH WEST SIDE SETBACK:</b>	
REQUIRED:	900mm
PROVIDED:	900mm
<b>REAR SETBACK:</b>	
REQUIRED:	3.0m
PROVIDED:	21.0m

ALL CONSTRUCTION TO NCC 2022 BCA Volume 2 AND ALL APPLICABLE AUSTRALIAN STANDARDS

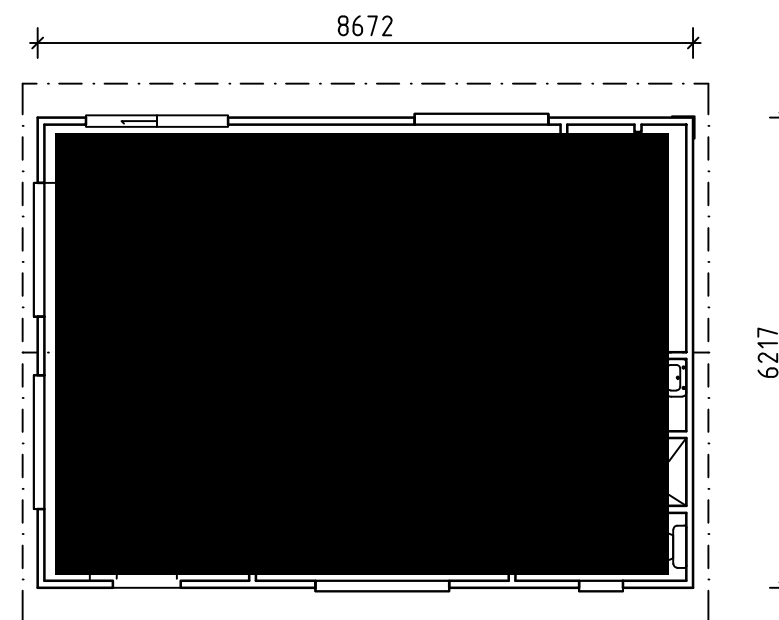
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**Warning**  
 ASBESTOS REMOVAL TO BE CARRIED OUT  
 IN A SAFE MANNER IN ACCORDANCE WITH  
 WORK HEALTH AND SAFETY ACT 2011



**Existing Dwelling  
 Floor Plan**

FLOOR AREA = 51.2m<sup>2</sup>



**Proposed Workshop/Storage  
 Floor Plan**

FLOOR AREA = 51.2m<sup>2</sup>

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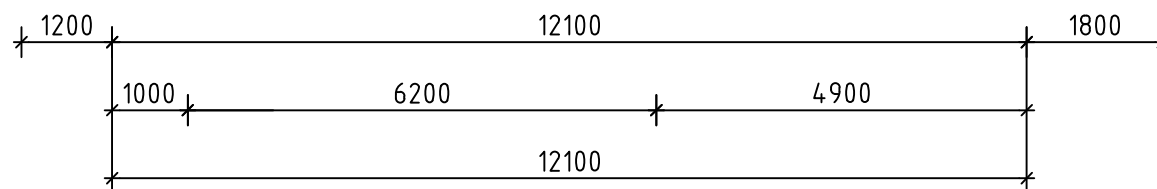
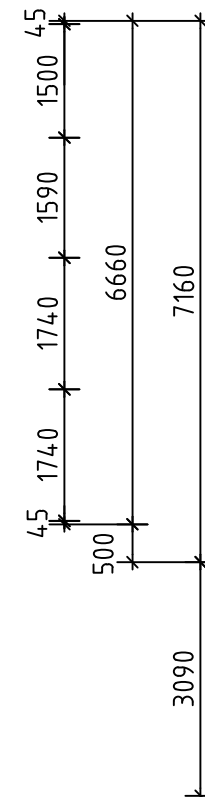
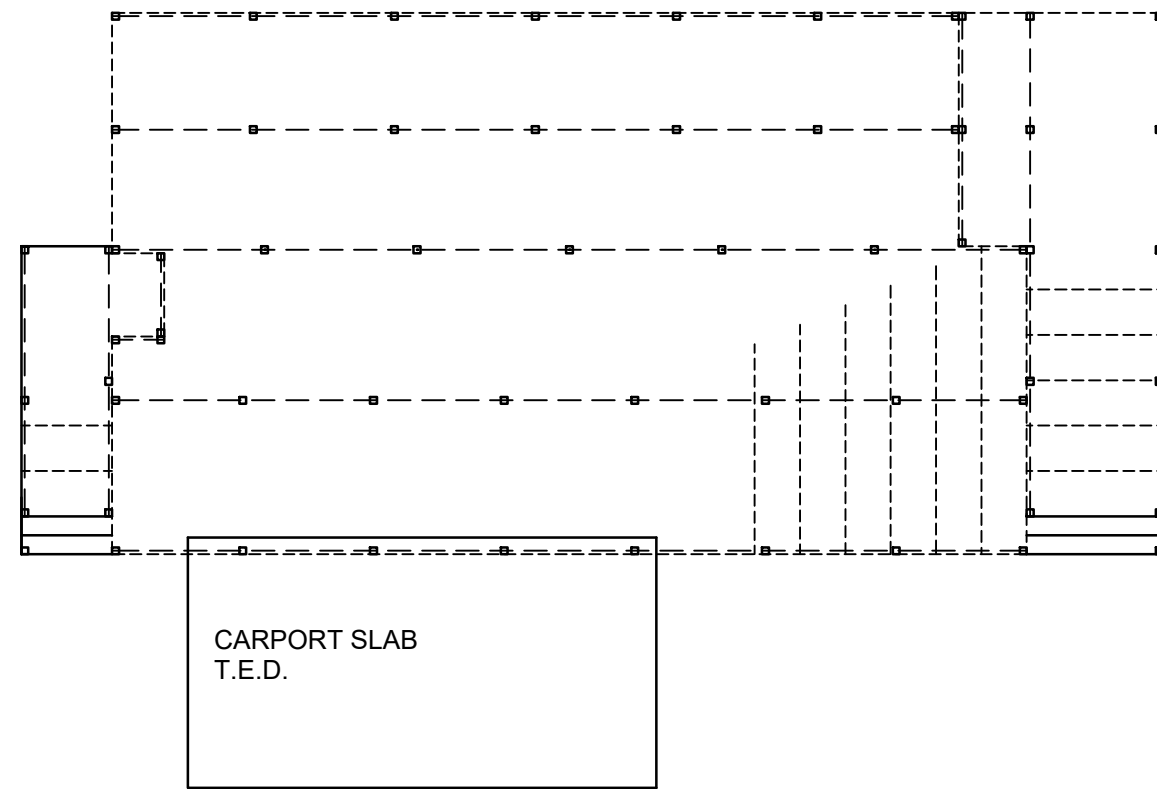
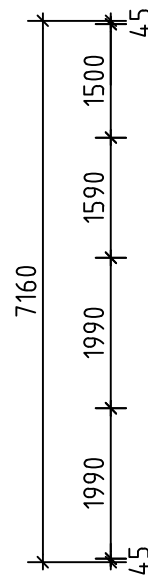
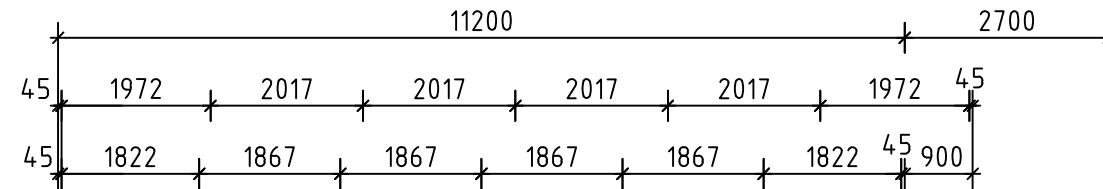
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## Window Schedule

W	No	Height	Width	Orientation	Glass Area	Frame & Glass Type	Location	Remark
1	1	2100	1800	North West	3.78m2	Aluminium, single glazed (U-value: <=6, SHGC: 0.60-0.74)	Bed 1	Sliding window
2	1	600	1800	North East	1.08m2	Aluminium, single glazed (U-value: <=6, SHGC: 0.60-0.74)	Bed 1	Sliding window
3	1	1200	900	North East	1.08m2	Aluminium, single glazed (U-value: <=6, SHGC: 0.60-0.74)	Kitchen	Sliding window
4	1	1200	2700	North East	3.24m2	Aluminium, single glazed (U-value: <=6, SHGC: 0.60-0.74)	Dining	Sliding window
5	1	2100	600	North East	1.26m2	Aluminium, single glazed (U-value: <=6, SHGC: 0.60-0.74)	Living	Sliding window
6	1	2100	2700	South East	5.67m2	Aluminium, single glazed (U-value: <=6, SHGC: 0.60-0.74)	Living	Sliding window
7	1	600	2100	South West	1.26m2	Aluminium, single glazed (U-value: <=6, SHGC: 0.60-0.74)	Living	Sliding window
8	1	600	750	South West	0.45m2	Aluminium, single glazed (U-value: <=6, SHGC: 0.60-0.74)	Bathroom	Sliding window Obscure glazing
9	1	600	1800	North West	1.08m2	Aluminium, single glazed (U-value: <=6, SHGC: 0.60-0.74)	Bed 2	Sliding window
9a	1	600	1800	North West	1.08m2	Aluminium, single glazed (U-value: <=6, SHGC: 0.60-0.74)	Bed 2	Sliding window
SD1	1	2100	2100	South East	4.41m2	Aluminium, single glazed (U-value: <=6, SHGC: 0.60-0.74)	Dining	Sliding Door

Note:  
 All window to come complete with flyscreens, sizes may vary depending on chosen window manufacturer.  
 Glass installation must comply with the requirements of AS 1288 and be of adequate thickness for the terrain category & wind loading applicable to the allotment location.

TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE No. 1732637S



## Sub Floor Layout

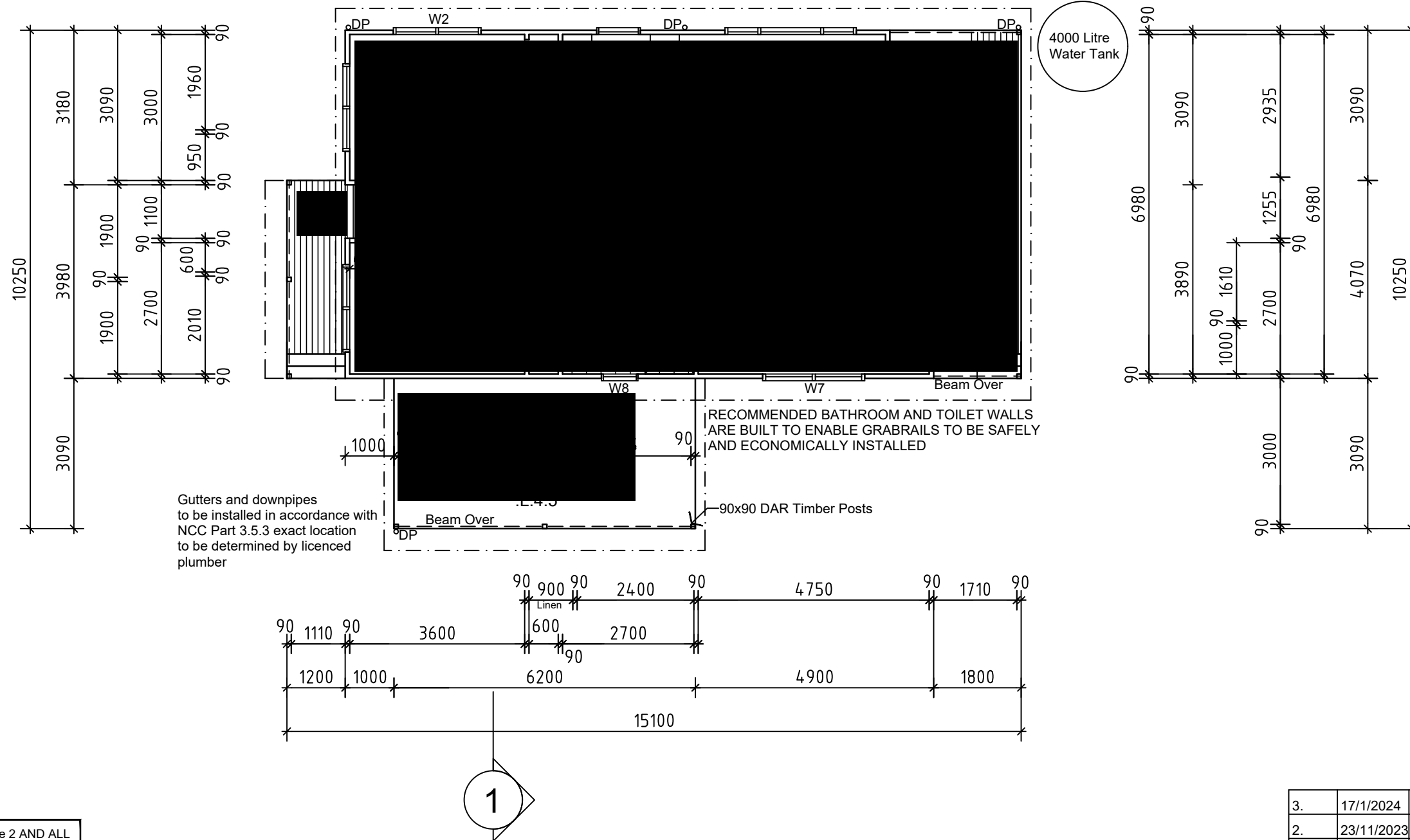
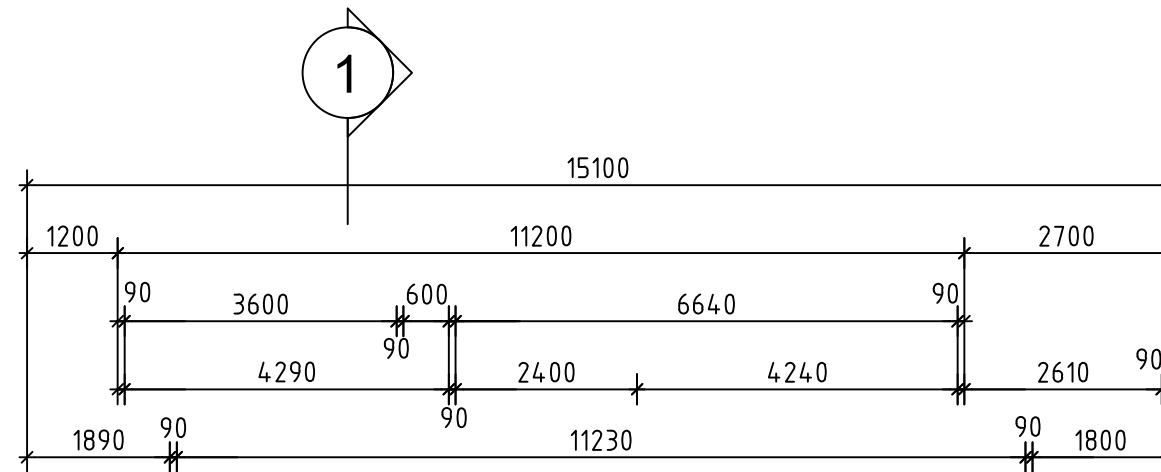
APPROXIMATE ONLY  
 TO ENGINEERS AND MANUFACTURERS SPECIFICATIONS

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### Floor Plan Legend

- T.M.E. = to match existing
- (T.E.D.) = to engineers details
- cos = confirm on site
- ===== = Existing walls to be removed
- ===== = New stud framed wall
- SA⊕ = Smoke Alarm

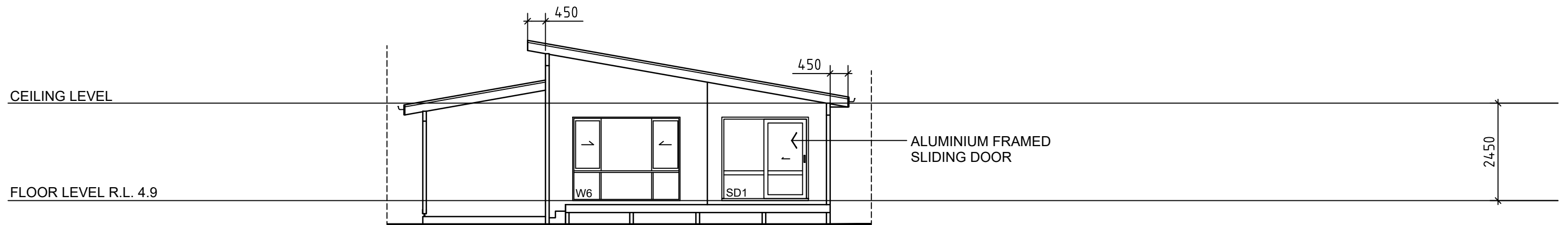


## Floor Plan

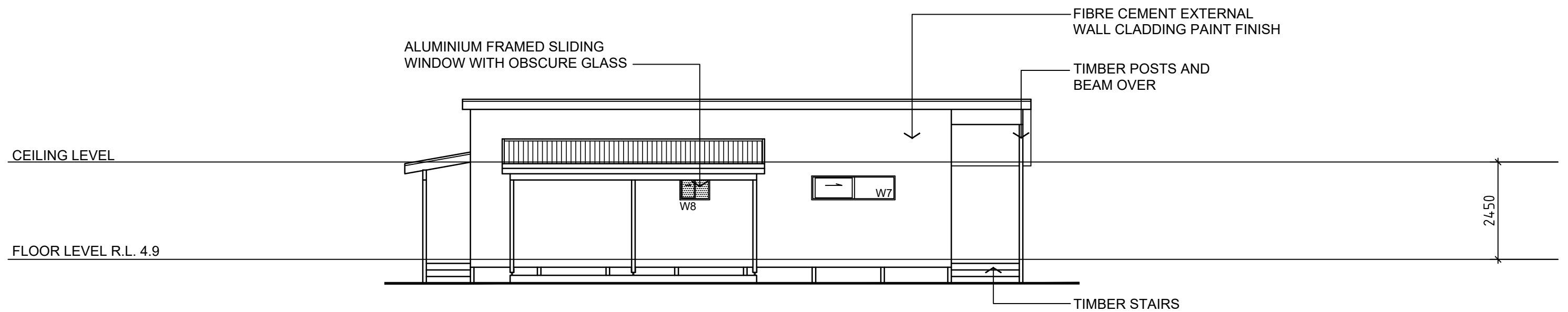
LIVING FLOOR AREA = 83.0m<sup>2</sup>  
 CARPORT AREA = 19.1m<sup>2</sup>  
 TOTAL AREA = 102.2m<sup>2</sup>

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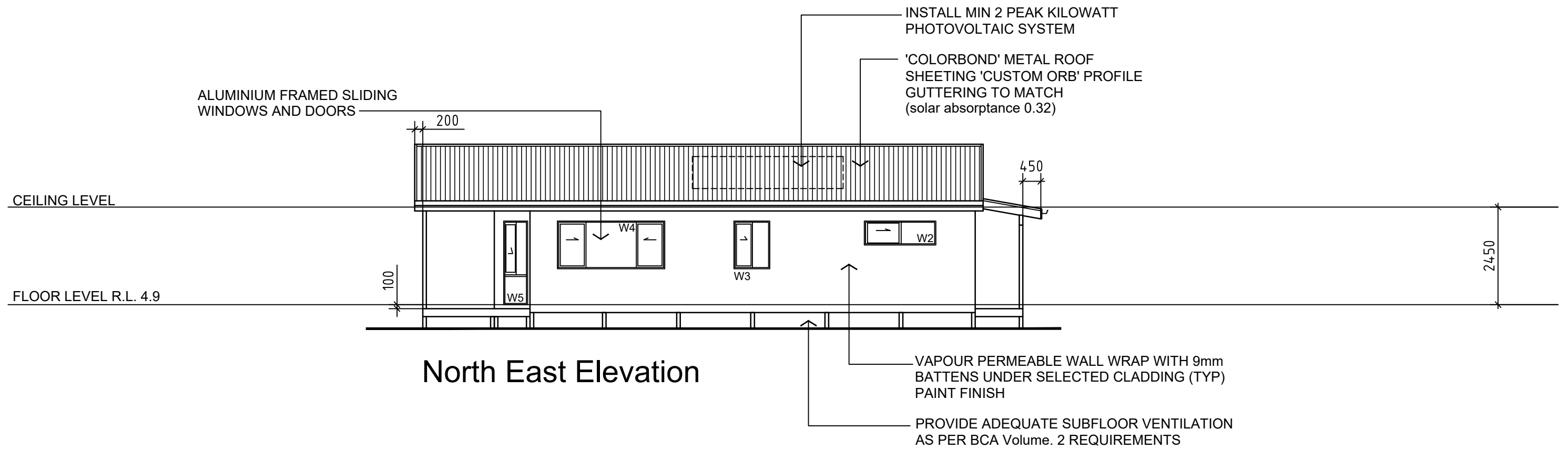
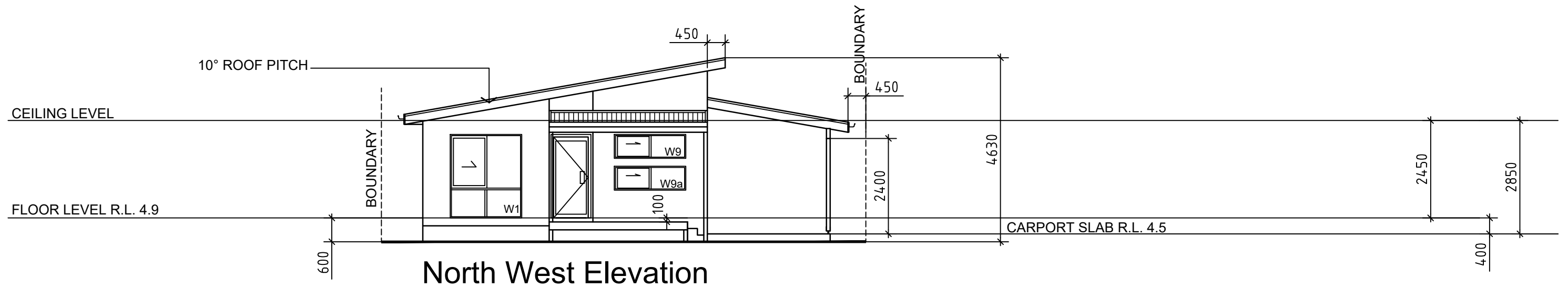


South East Elevation

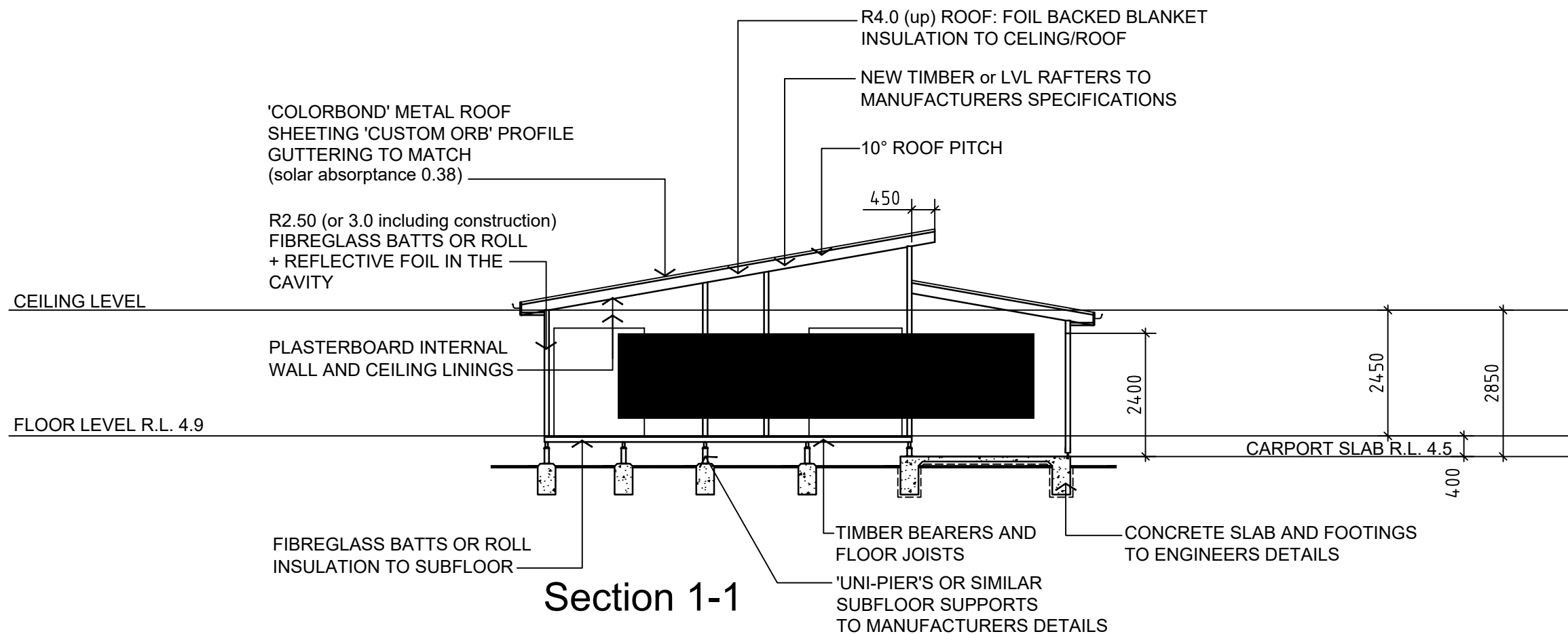


South West Elevation

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**Basix Commitments:**

REFER TO BASIX CERTIFICATE No. 1732637S

**ALTERNATE WATER:**

4000 LT. RAIN WATER TANK TO SERVICE DEVELOPMENT  
 CONFIGURE THE RAINWATER TANK TO COLLECT RAINWATER FROM AT LEAST 115.2 SQUARE METRES OF ROOF AREA

CONNECT TANK TO ALL TOILETS AND AT LEAST ONE OUTDOOR TAP

**FIXTURES:**

INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 4 STAR  
 (>4.5 but >= 6.0 L/min plus spray force and/or coverage test) IN ALL SHOWERS

INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM OF 4 STARS IN EACH TOILET IN THE DEVELOPMENT

INSTALL TAPS WITH A MINIMUM OF 4 STARS IN THE KITCHEN

INSTALL BASIN TAPS WITH A MINIMUM OF 4 STARS IN THE BATHROOM IN THE DEVELOPMENT

**HOT WATER:**

ELECTRIC INSTANTANEOUS HOT WATER SYSTEM

**COOLING SYSTEM:**

IN AT LEAST 1 LIVING AREA: CEILING FAN + 1-phase AIRCONDITIONING: ENERGY RATING: 4.5 (old label)  
 THE BEDROOMS MUST NOT INCORPORATE ANY COOLING SYSTEM OR DUCTING TO ACCOMODATE COOLING

**HEATING SYSTEM:**

IN AT LEAST 1 LIVING AREA: 1-phase AIRCONDITIONING: ENERGY RATING: 4.5 STAR (average zone)  
 THE BEDROOMS MUST NOT INCORPORATE ANY HEATING SYSTEM OR DUCTING TO ACCOMODATE HEATING

**VENTILATION:**

EXHAUST FAN (open to facade) TO KITCHEN WITH MANUAL ON/OFF SWITCH

EXHAUST FAN (open to facade) TO BATHROOM WITH MANUAL ON/OFF SWITCH

EXHAUST FAN (open to facade) TO LAUNDRY WITH MANUAL ON/OFF SWITCH

**ARTIFICIAL LIGHTING:**

80% OF ARTIFICIAL LIGHTING TO BE: COMPACT FLUORESCENT/ FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS

**OTHER:**

ELECTRIC COOKTOP AND OVEN/STOVE  
 INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE  
 WELL VENTILATED FRIDGE SPACE  
 INSTALL A MIN 2 KILLOWATT PHOTOVOLTAIC SYSTEM AND CONNECT THIS TO THE DEVELOPMENT'S ELECTRICAL SYSTEM  
 INSTALL AT AN ANGLE OF 0-10 DEGREES TO THE HORIZONTAL FACING NORTH EAST

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