

DEVELOPMENT APPLICATION

ALTERATIONS & ADDITIONS

15 LYNNETTE CRESCENT, EAST GOSFORD, LOT 20 DP 29159

SUMMARY OF BASIX COMMITMENTS ALTERATIONS & ADDITIONS BASIX CERTIFICATE #A371415	
Pool & Spa	
Rainwater tank	Min 1295L
Rainwater runoff	At least 160m ²
Connect to tap	Within 10m
Swimming pool	Outdoor
Capacity	Max 40 kL
Pool pump timer	Yes
Heating system	Not incorporated
Fixtures & Systems	
Lighting	Min 40% LED
Shower Head	9L/m or 3 Star
Toilets	4L/m or 3 Star
Taps	9L/m or 3 Star
Insulation	
Concrete slab on ground	Nil
Suspended floor	Nil
External wall: Brick veneer	R1.16 (R1.70 including construction)
External wall: Cavity brick	Nil
Internal wall: Shared with garage	Nil
Flat ceiling	R2.50 (up), foil sarking Dark (solar absorptance > 0.70)
Raked ceiling	R1.74 (up) foil backed blanket (55mm) Dark (solar absorptance > 0.70)
Windows & Glazed doors	
W1-W26	Standard Aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W27-W29	Timber or uPVC, single toned, (or U-value 5.67, SHGC: 0.49)
Skylights	
S1-S5	Timber, low-E internal/ argon fill/ clear external, (or U-value: 2.5, SHGC: 0.456)



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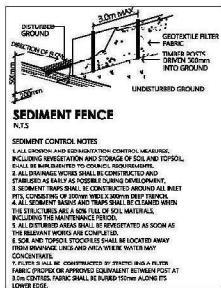
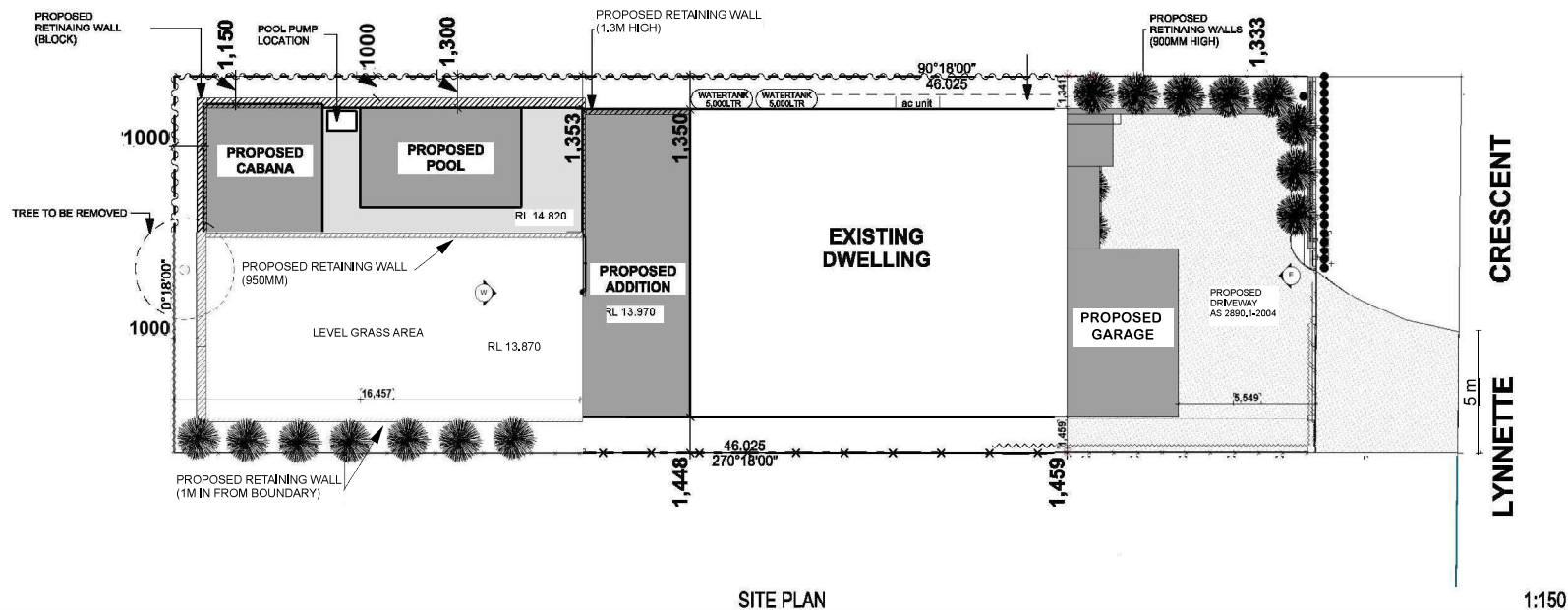
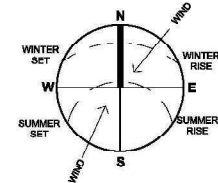
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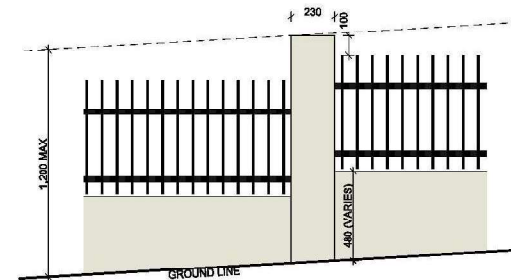
AREA CALCULATIONS

SITE AREA	701.42
EXISTING GROUND FLOOR	189.21
FIRST FLOOR	170.71
TOTAL FLOOR AREA	359.92
PROPOSED TOTAL GROUND FLOOR	189.21
FIRST FLOOR	180.21
TOTAL FLOOR AREA	378.42 [(273.82)FSR 0.38:1]



LEGEND

- FRONT FEATURE FENCE. REFER TO TYPICAL DETAIL
- EXISTING BOUNDARY 'COLORBOND' FENCE (1.8m)
- PROPOSED BOUNDARY 'COLORBOND' FENCE (1.8m)
- PROPOSED RETAINING WALL
- PROPOSED ADDITIONS
- EXISTING DWELLING
- PROPOSED DRIVEWAY
- SEDIMENT CONTROL FENCE



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BUILDING DESIGNER

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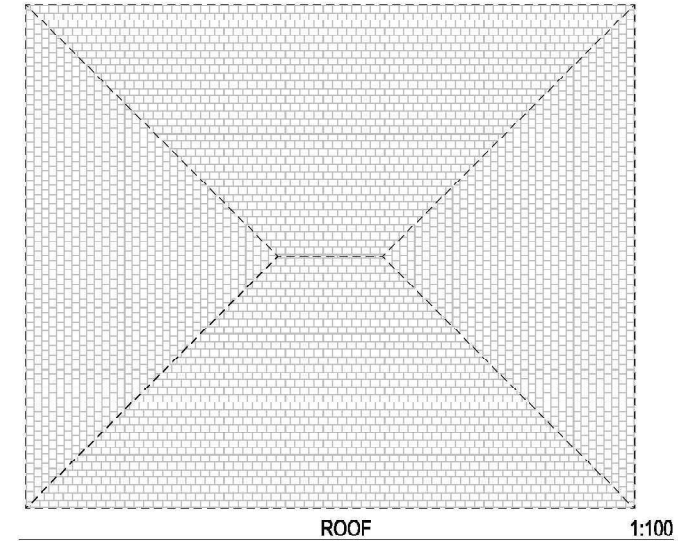
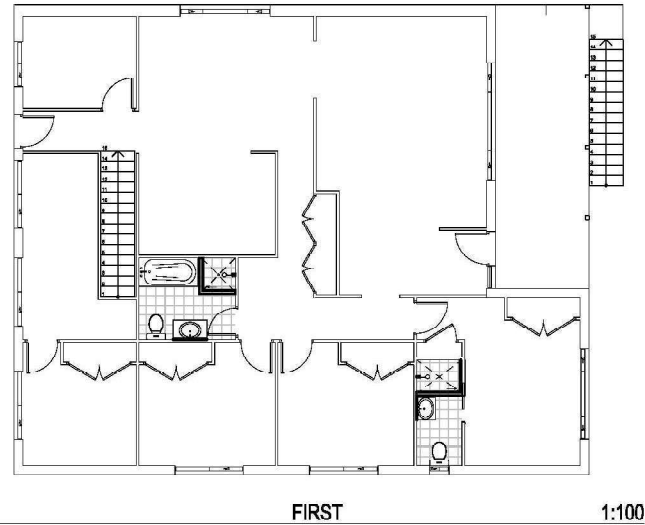
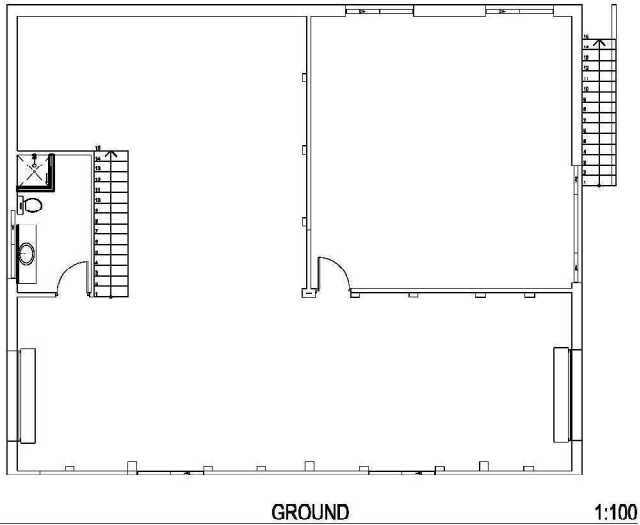
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01	DA ISSUE	8/05/2020									

15 LYNNETTE CRESCENT, EAST GOSFORD
LOT 20 & DP 29159

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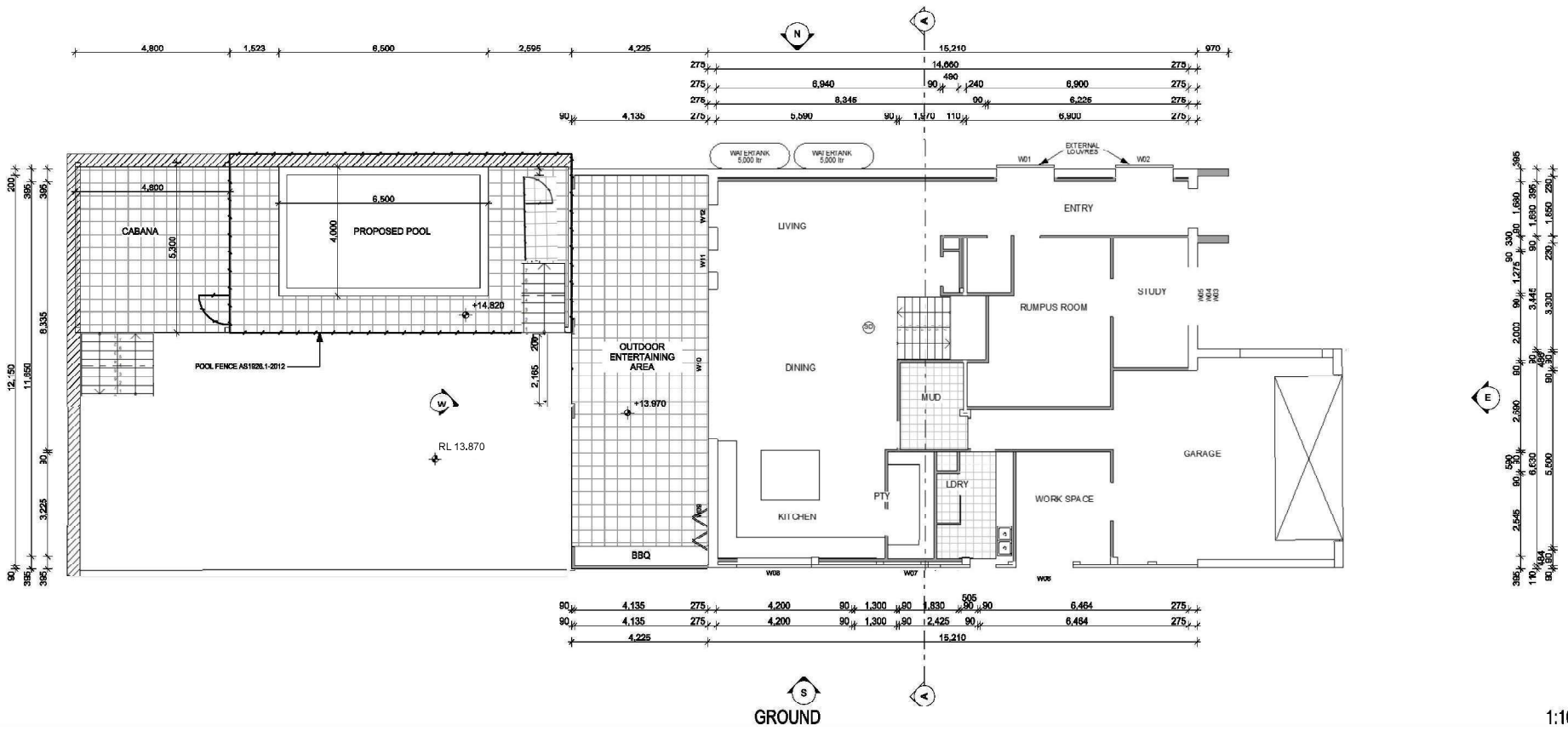
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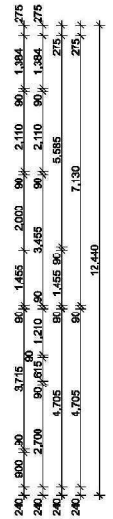
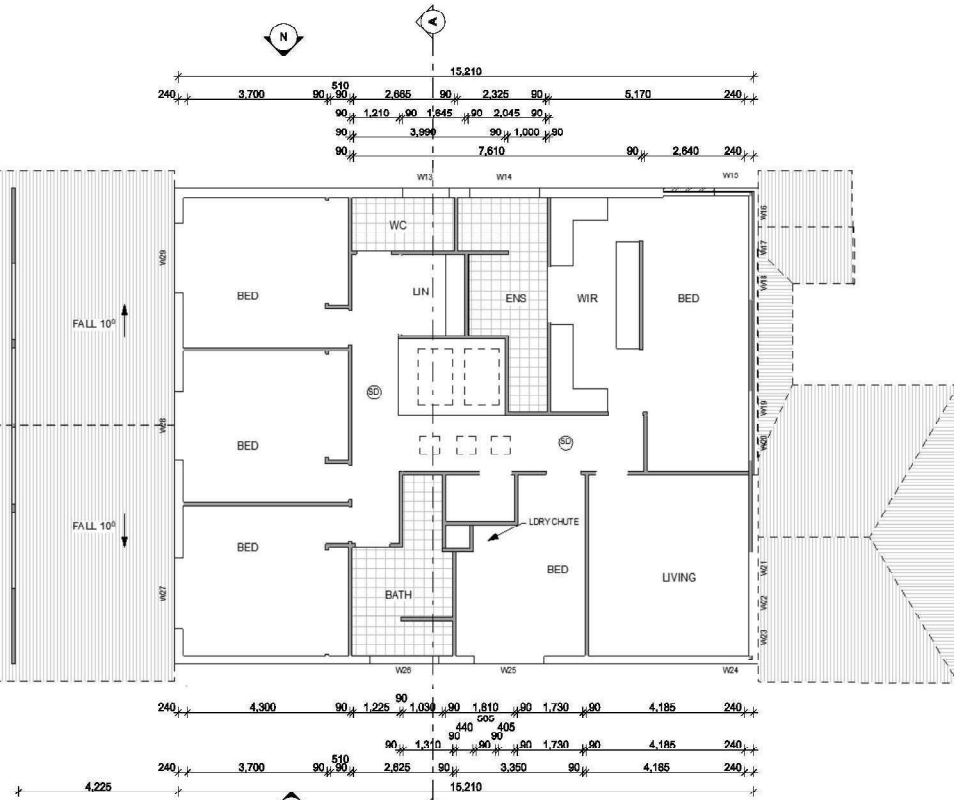
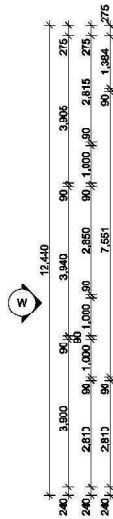
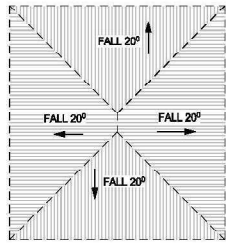
PROJECT
ALTERATIONS & ADDITIONS 15 LYNNETTE CRESCENT, EAST GOSFORD LOT 20 & DP 29159

DRAWING TITLE
PROPOSED GROUND FLOOR PLAN

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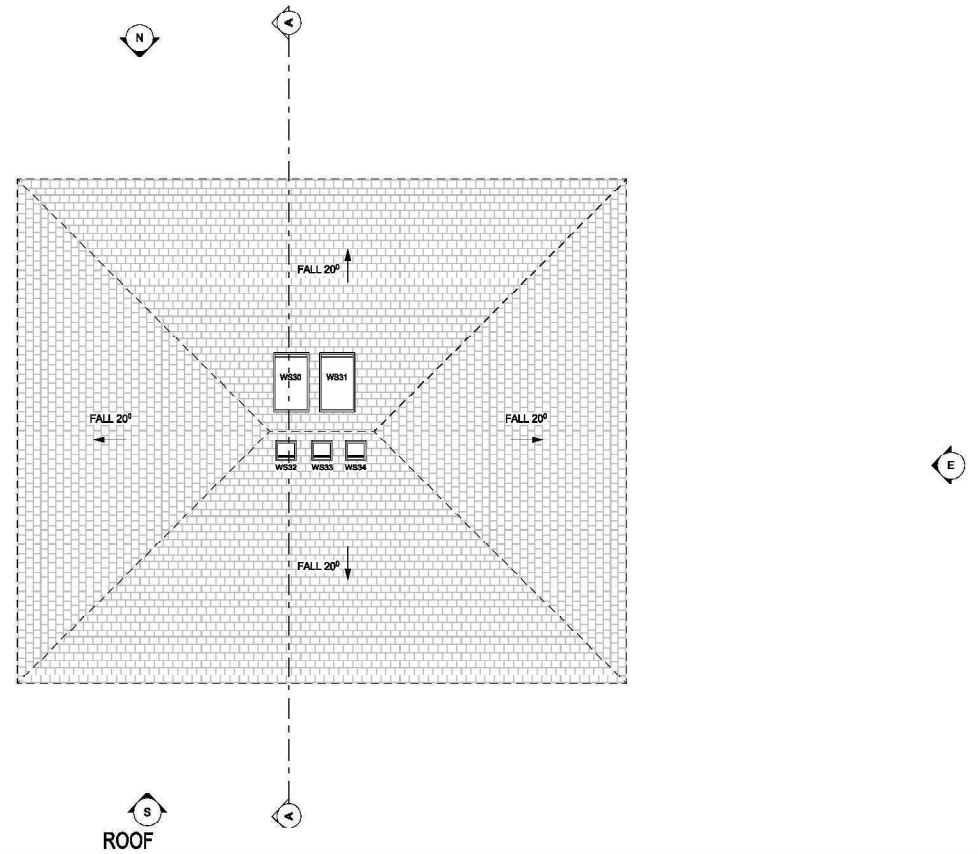


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Window Schedule						
Window Number	QTY	Style	Height	Width	3D Front View	SA
W01	1	SLIDING WINDOW	660	1,800		1.19
W02	1	SLIDING WINDOW	660	1,800		1.19
W03	1	FIXED WINDOW	500	1,800		0.90
W04	1	FIXED WINDOW	500	1,800		0.90
W05	1	AWNING WINDOW	500	1,800		0.90
W06	1	SLIDING WINDOW	685	1,770		1.21
W07	1	SLIDING WINDOW	900	600		0.54
W08	1	FIXED WINDOW	655	2,321		1.52
W09	1	BI-FOLD WINDOW	1,200	2,700		3.24
W10	1	STACK SLIDING DOOR	2,100	4,630		9.72
W11	1	FIXED WINDOW	2,100	700		1.47
W12	1	FIXED WINDOW	2,100	700		1.47
W13	1	SLIDING WINDOW	700	1,200		0.84
W14	1	SLIDING WINDOW	700	1,810		1.27
W15	1	AWNING WINDOW	1,400	900		1.26
W16	1	AWNING WINDOW	1,400	900		1.26
W17	1	AWNING WINDOW	1,400	900		1.26
W18	1	AWNING WINDOW	1,400	900		1.26

Window Schedule						
Window Number	QTY	Style	Height	Width	3D Front View	SA
W19	1	AWNING WINDOW	1,400	900		1.26
W20	1	AWNING WINDOW	1,400	900		1.26
W21	1	AWNING WINDOW	1,400	900		1.26
W22	1	AWNING WINDOW	1,400	900		1.26
W23	1	AWNING WINDOW	1,400	900		1.26
W24	1	AWNING WINDOW	1,400	900		1.26
W25	1	SLIDING WINDOW	600	1,810		1.09
W26	1	SLIDING WINDOW	600	1,810		1.09
W27	1	SLIDING WINDOW	700	1,810		1.27
W28	1	SLIDING WINDOW	700	1,810		1.27
W29	1	SLIDING WINDOW	700	1,810		1.27
WS30	1	SKYLIGHT	1,600	900		---
WS31	1	SKYLIGHT	1,600	900		---
WS32	1	SKYLIGHT	500	500		---
WS33	1	SKYLIGHT	500	500		---
WS34	1	SKYLIGHT	500	500		---
	34					44.95 m²



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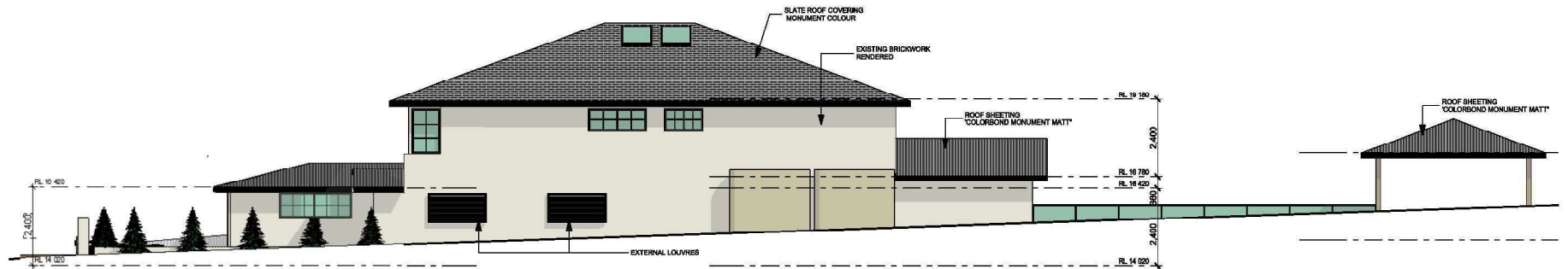
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NORTH ELEVATION

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EAST ELEVATION

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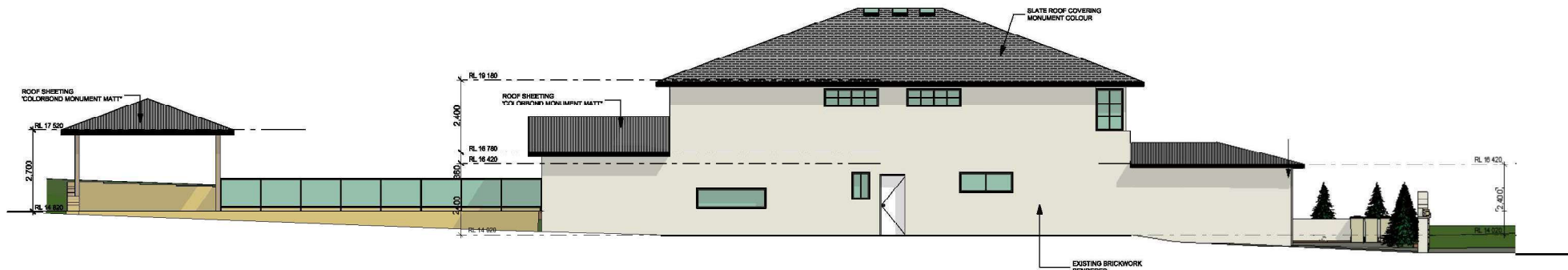
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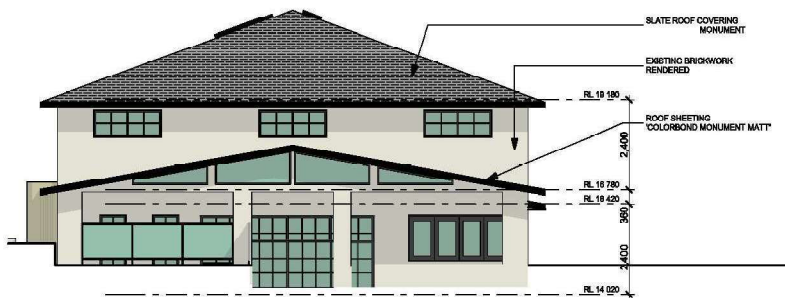
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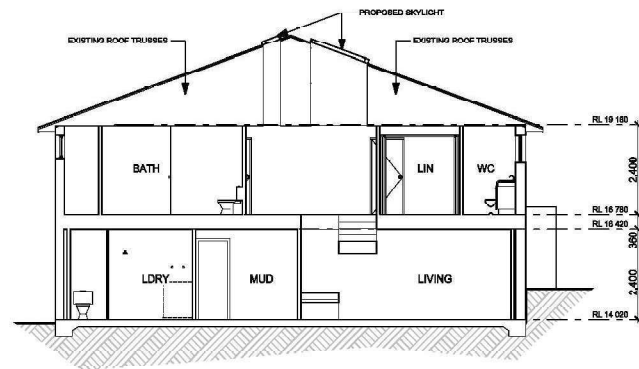
SOUTH ELEVATION

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WEST ELEVATION

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SECTION A-A

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NOTES

ALL WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS AS UPDATED FROM TIME TO TIME, LOCAL GOVERNMENT AND STATUTORY AUTHORITIES.

ALL WORK IS TO BE CARRIED OUT BY LICENSED TRADESPERSON AND IN A WORKMAN LIKE MANNER.

SITE PREPARATION

THE SITE IS TO BE CLEARED OF ALL VEGETATION WITHIN THREE METERS OF THE BUILDING AREA. ANY EXCAVATED AREAS ARE TO BE CUT AND PLACE SPOIL IN THE AREA TO BE FILLED. FILLED AREA IS TO BE COMPACTED MINIMUM 95%

SLAB

CONCRETE SLAB IS TO BE POURED IN ACCORDANCE WITH THE PLANS, STEEL REINFORCING SIZE AND PLACEMENT IS TO STRUCTURAL ENGINEER'S DETAILS.

PEST CONTROL

PROVIDE A PHYSICAL BARRIER TO ALL SLAB PENETRATIONS IN ACCORDANCE WITH A.S 3600.1.
PROVIDE PHYSICAL BARRIER TO PERIMETER OF SLAB, 75MM ABOVE GROUND LEVEL. ANT CAPPING TO BE INSTALLED IN ACCORDANCE WITH AS 3660.1- 2014 FOR BEARER AND JOIST CONSTRUCTION.

BRICKLAYER

ERECT BRICKWORK TO ALL ELEVATIONS IN SELECTED BRICKWORK USING CEMENT MORTAR.
PROVIDE 250MM 50UM POLYTHENE FLASHING NAILED TO THE BOTTOM PLATE LAID ON TOP OF THE FIRST COURSE OF BRICKWORK.
PROVIDE WEEP HOLES FOR THE EGRESS OF WATER. A 40MM CAVITY IS TO BE MAINTAINED BETWEEN EXTERNAL BRICKWORK AND TIMBER FRAME. CAVITIES ARE TO BE KEPT FREE FROM MORTAR.
PROVIDE VENEER TIES TO STUDS AT 600MM CENTRES EVERY FOURTH COURSE .
PROVIDE ENGAGED PIERS TO SINGLE SKIN BRICKWORK AT 1500MM CENTRES , (UNLESS OTHERWISE DIRECTED BY ENGINEER) .
PIERS ARE TO BE BONDED TO BRICKWORK USING WIRE WALL TIES.
SILLS ARE TO BE FORMED USING BRICK ON EDGE, EXTENDING ACROSS THE CAVITY FROM THE WINDOW TO THE FACE BRICKWORK. ACID CLEAN ALL EXTERNAL ELEVATIONS.
WALL TIES ARE TO CONFORM TO THE BCA AND MASONRY CODE.

TIMBER FRAMING

FRAMES ARE TO BE BUILT TO AS 1684. WALLS TO BE ERECTED STRAIGHT AND PLUMB. WHERE PRE-FABRICATED FRAMING IS USED, FRAMING IS TO BE MANUFACTURED AS DIRECTED BY ENGINEER.
EAVES SOFFIT IS TO BE FRAMED LEVEL WITH 75X38F5 RADIATA. EAVES LINING IS TO BE 4.5MM HARDFLEX WITH PLASTIC "H" MOULD TO JOINTS. PERIMETER OF BRICKWORK IS TO BE TRIMMED WITH 38X25 DAR PRIMED PINE MOULD.

ALL GLAZING

ALL GLAZING IS TO CONFORM TO AS1288, AS 2047 SEPP BASIX AND ANY REQUIREMENTS FOR BUSHFIRE OR ANY OTHER GOVERNING BODY.
ALL WINDOW MUST COMPLY WITH CLAUSE 3.9.2.6 OF THE NCC RE. 2M OR MORE ABOVE SURFACE BELOW THE WINDOW IS TO BE FITTED WITH A DEVICE TO LIMIT OPENING OR A SUITABLE SCREEN SO A 125MM SPHERE CANNOT PASS THROUGH. REFER TO BCA AND NCC

ALL BARRIERS & HANDRAILS TO COMPLY WITH CLAUSE 3.9.2

A CONTINUOUS BARRIER MUST BE PROVIDED ALONG THE SIDE OF A TRAFFICABLE SURFACE OF:
- ANY ROOF TOP SPACE TO WHICH GENERAL ACCESS IS PROVIDED;
- ANY STAIRWAY OR RAMP;
- A FLOOR, CORRIDOR, HALLWAY, BALCONY, DECK, VERANDAH, MEZZANINE, ACCESS BRIDGE OR THE LIKE; AND
- ANY DELINEATED PATH OF ACCESS TO A BUILDING, WHERE IT IS POSSIBLE TO FALL 1 M OR MORE FROM THE TRAFFICABLE SURFACE TO THE SURFACE BENEATH

POOL & BARRIERS

POOL CONSTRUCTION TO COMPLY WITH CLAUSE 3.10.1 OF THE NCC

POOL FENCING MUST COMPLY WITH AS1926.1-2012:

- MINIMUM HEIGHT 1200MM FOR THE FENCING BETWEEN THE POOL AND THE HOUSE
- MINIMUM HEIGHT OF 1800MM FOR BOUNDARY FENCING
- MINIMUM 900MM SEPARATION BETWEEN THE UPPER AND LOWER HORIZONTAL MEMBERS TO MAINTAIN NON-CLIMBABLE ZONE
- MAXIMUM 100MM GAP UNDER THE FENCE
- MAXIMUM 100MM GAP IN VERTICAL MEMBERS INCLUDING ANY FLEX IN MATERIAL
- NON-CLIMBABLE ZONE EXTENTS FROM THE BARRIER 300MM INTO POOL AREA AND 900MM OUTSIDE POOL AREA
- ALTERNATIVE BOUNDARY FENCE DESIGN IS AVAILABLE WHERE ABOVE CAN NOT BE COMPLIED WITH. SEE AUSTRALIAN STANDARD FOR DETAILS

GUTTER, DOWNPIPES AND STORMWATER DISPOSAL

GUTTER, DOWNPIPES AND STORMWATER DISPOSAL IS TO COMPLY WITH VOL 2 OF THE BCA

ROOFER

TILES TO BE SECURED TO BATTEN, EVERY SECOND TILE. BED, RIDGE HIP AND APEX TILES USING SAND AND CEMENT MIX. POINT UP BEDDING JOINT WITH COLOURED SAND AND CEMENT MIX.
IRON SHEET ROOFING TO BE SECURED IN ACCORDANCE WITH THE AUSTRALIA STANDARD OR MANUFACTURERS INSTRUCTION.

ELECTRICAL

WIRE AND INSTALL SMOKE DETECTORS, MAINS OPERATED WITH BATTERY BACKUP AS PER CL 3.7.5 VOL 2 OF THE BCA AND AS3876

PLASTER

ALL PLASTERING IS TO CONFORM TO AS2589

WATERPROOFING

PROVIDE WATERPROOFING IN ACCORDANCE WITH CL 3.8.1 OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 AND AS 3740
WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS

INSULATION

INSULATION IS TO BE INSTALLED AS PER THE RELEVANT BASIX CERTIFICATE AND AS 4859.1 MATERIALS FOR THE THERMAL INSULATION OF BUILDINGS - GENERAL CRITERIA AND TECHNICAL PROVISIONS AND AS3999 THERMAL INSULATION OF DWELLINGS-BULK INSULATION-INSTALLATION REQUIREMENTS.

BASIX

ALL BASIX COMMITMENTS TO COMPLY WITH THE BASIX CERTIFICATE RELEVANT TO THE DEVELOPMENT.

PROTECTION OF WINDOWS

ALL WINDOWS REQUIRED BY CL 3.9.2.6 OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 SHALL BE PROTECTED AS FOLLOWS:
* A CHILD RESISTANT DEVICE THAT HAS BEEN DESIGNED AND INSTALLED TO RESIST AN OUTWARD HORIZONTAL ACTION OF 250 N AND RESTRICTS THE WINDOW OPENING TO A MAXIMUM OF 125MM ; OR
* A CHILD RESISTANT SCREEN WITH SECURE FITTINGS THAT HAS BEEN DESIGNED AND INSTALLED TO RESIST AN OUTWARD HORIZONTAL ACTION OF 250 N;

GAS FITTER

RETICULATED OR BOTTLED GAS ON THE LOT (A) IS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH AS/NZS 1596:2008, THE STORAGE AND HANDLING OF LP GAS AND THE REQUIREMENTS OF RELEVANT AUTHORITIES (METAL PIPING MUST BE USED), AND
(B) GAS CYLINDERS ON THE LOT THAT ARE WITHIN 10M OF A DWELLING HOUSE HAVE THE RELEASE VALVES DIRECTED AWAY FROM THE DWELLING HOUSE, HAVE METAL CONNECTIONS TO AND FROM THE CYLINDERS, AND THERE ARE NO POLYMER SHEATHED FLEXIBLE GAS SUPPLY LINES TO GAS METERS ADJACENT TO THE DWELLING

SITE

CONTRACTOR SHALL PROVIDE BARRICADES, HOARDING, FENCES, SCAFFOLDING, TRAFFIC MANAGEMENT AS REQUIRED. NO SAFETY MEASURES MAY BE REMOVED, COVERED OR OBSTRUCTED DURING THE WORKS. IF APPLICABLE, EXISTING ILLUMINATED EXIT SIGNAGE MUST BE KEPT OPERATIONAL THROUGHOUT THE WORKS.

WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALING CONFIRM ALL DIMENSIONS, SETOUTS, LEVELS & ALL ASPECTS OF THE WORKS. ANY CORRECTIONS OR AMBIGUITY IS TO BE RESOLVED BEFORE COMMENCING WORKS OR FABRICATION
WINDOW SIZES SHOWN ARE NOMINAL (HEIGHT WIDTH) IE 2124 = 2.1m x 2.4m ADJUST TO THE MANUFACTURERS STANDARD SIZES
ALL LEVELS AND HEIGHTS INDICATED ARE TO AUSTRALIAN HEIGHT DATUM UNLESS OTHERWISE SPECIFICALLY REFERENCED

REVISION			CLIENT	PROJECT	DRAWING TITLE	SCALE - @A2		
No	DESCRIPTION	DATE				DATE -	DESIGNED -	REVISION -
01	DA ISSUE	6/05/2020	VOTANO	ALTERATIONS & ADDITIONS	NOTES		NAH	
15 LYNNETTE CRESCENT, EAST GOSFORD LOT 20 & DP 29159					<p>THESE DRAWINGS ARE UNDER COPYRIGHT & ARE THE PROPERTY OF N A HILL DESIGNS. THEY MAY NOT BE REPRODUCED OR COPIED WITHOUT PERMISSION OF N A HILL DESIGNS. ALL DIMENSIONS ARE TO BE VERIFIED AND CONFIRMED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF WORKS.</p>	DRAWING No -		JOB NO.
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