

> CONSTRUCTION CERTIFICATE DOCUMENTATION > 19/09/2022

> FORD

> 4554 > DETACHED STUDIO / RETAINING WALLS

> LOT 102, DP 808962

> 42 WALLIS STREET, EAST MAITLAND



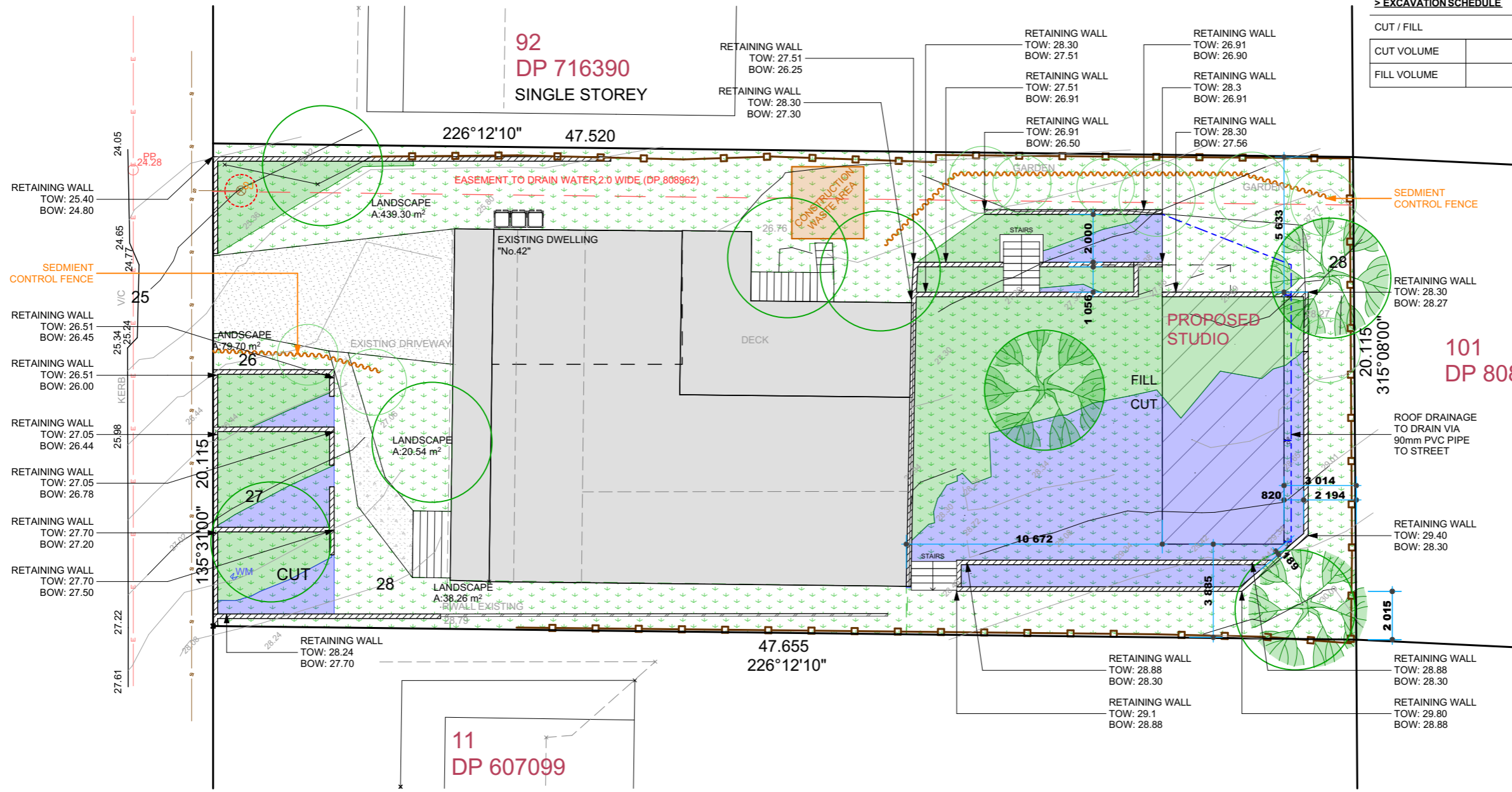
**> REVISION SCHEDULE**

REV	DESCRIPTION	DATE
CC2	REVISED WINDOW SPECS FOR BASIX	19/09/2022

**> LAYOUT INDEX**

#	LAYOUT NAME
1.1	> COVER PAGE
1.2	> SITE PLAN
1.3	> DEMOLITION PLAN
1.4	> FLOOR / SLAB / SECTION PLAN
1.5	> STUDIO ELEVATIONS / BASIX
1.6	> SAFETY NOTES

WALLIS STREET



**> EXCAVATION SCHEDULE**

CUT / FILL	VOLUME (m³)
CUT VOLUME	54.74
FILL VOLUME	40.89

**> NOTE**

- > SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY ORDERING OR WORK BEGINS.
- > NO SUBTERRANEAN INVESTIGATIONS HAVE BEEN UNDERTAKEN. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIAL BEFORE YOU DIG ON PHONE No. 1100 or www.1100.com.au PRIOR TO ANY EXCAVATION OR EARTHWORKS



**> SEDIMENT CONTROLS**

- ATTENTION IS DRAWN TO THE ENVIRONMENT PROTECTION ACT AND THE REQUIREMENTS FOR THE PROTECTION FROM DISCHARGE OF ANY POLLUTION FROM THE SITE.
- ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED.
- ALL SEDIMENT RETAINING STRUCTURES SHALL BE CLEARED UPON REACHING A MAXIMUM OF 75% CAPACITY. REMOVED SEDIMENT SHALL BE SPREAD WITHIN DISTRIBUTION AREAS ON THE SITE.
- IMMEDIATELY FOLLOWING THE COMPLETION OF WORKS ALL EXPOSED AREAS SHALL BE STABILISED BY TURFING OR MULCHING (BY OWNER). SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL GROUND COVER IS ESTABLISHED.

**> SITE STATISTICS**

FLOOR SPACE RATIO	NA
SITE COVERAGE	38.7%
LANDSCAPE AREA	60.3%

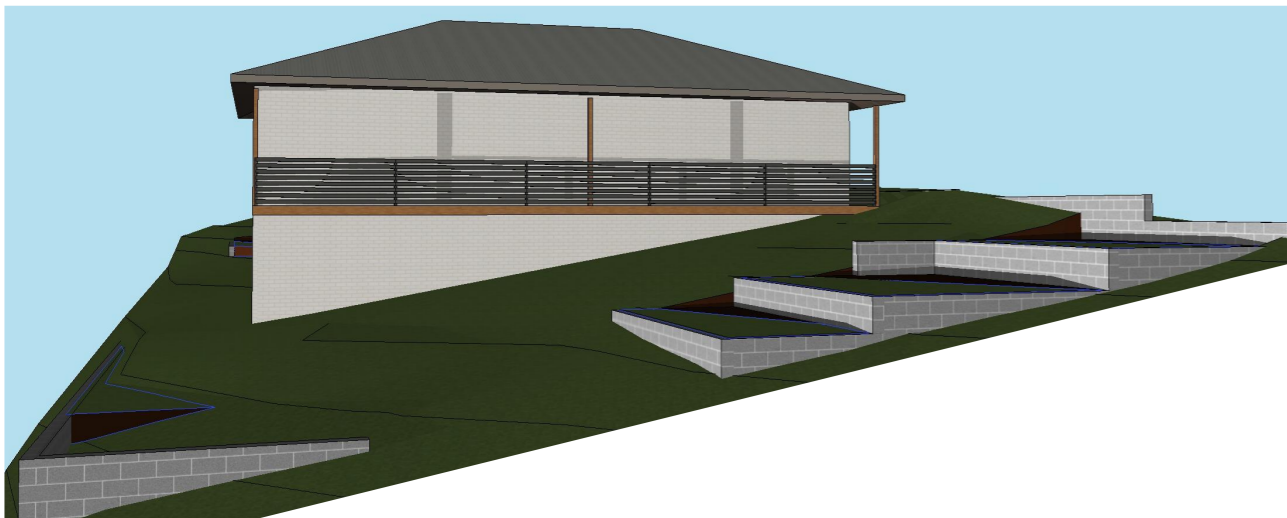
**> AREAS**

	AREA (m²)
DRIVEWAY	44.72
LANDSCAPE	577.80
SITE AREA	957.08

1

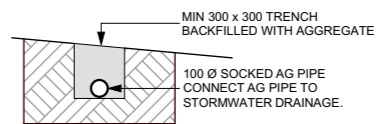
> SITE PLAN

1:200

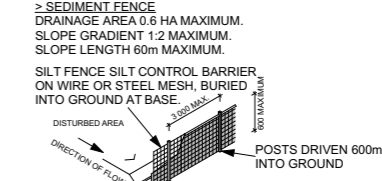


STREET VIEW

2



> SITE DRAINAGE DETAIL



> SEDIMENT CONTROL FENCE

**ADVANTAGE**  
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 0 2 4 6 8 10  
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> North Point > Plot Date

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**A3**

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE ORDERING OR CONSTRUCTION STARTS AND VERIFY ALL ERRORS AND OMISSIONS WITH THE DESIGNER.

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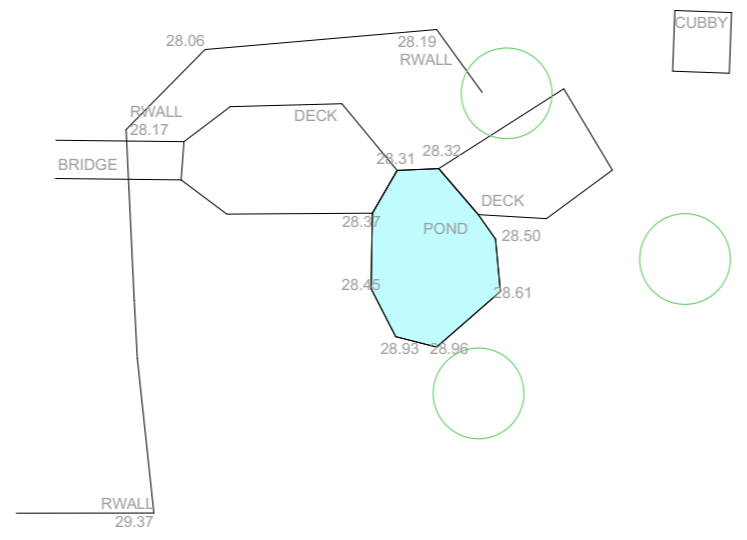
> Designer	> Drafter	
> DESIGNER	> TB	
> Job No.	> Revision No.	> Drawing No.
> 4554	> CC2	> 1.2

> DO NOT SCALE. IF IN DOUBT, ASK

92  
DP 716390

226°12'10" 47.520

EASEMENT TO DRAIN WATER 2.0 WIDE (DP 808962)



101  
DP 808962

47.655  
226°12'10"

11  
DP 607099

> DEMOLITION PLAN

1

- > **GENERAL NOTES**
- > 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ENGINEERS DRAWINGS.
  - > 2. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BY THE BUILDER.
  - > 3. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, CODES AND LOCAL AUTHORITIES.
  - > 4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
  - > 5. ALL MATERIALS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.
  - > 6. SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY ORDERING OR WORK BEGINS.
  - > 7. BUILDER TO CONFIRM KITCHEN & LAUNDRY LAYOUT WITH OWNER PRIOR TO ORDERING & INSTALLATION.
  - > 8. (SA) INDICATES SMOKE ALARM IN ACCORDANCE WITH PART 3.7.5 OF THE NCC. ALARMS SHALL BE CONNECTED TO MAINS POWER AND INTERCONNECTED.
  - > 9. BUILDER TO COMPLY WITH CURRENT NCC REQUIREMENTS FOR 3.8.7 CONDENSATION MANAGEMENT, 3.8.7.3 FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS, 3.8.7.4 VENTILATION OF ROOF SPACES.

- > **CONSTRUCTION MATERIALS**
- > FRAME: STEEL
  - > INTERNAL WALLS: STEEL
  - > EXTERNAL WALLS: COLORBOND
  - > ROOF: COLORBOND
  - > FLOOR: CONCRETE

> **RESIDENCE STATISTICS**

	AREA (m <sup>2</sup> ):
<b>EXISTING</b>	
LIVING AREA	191.54
GARAGE	44.12
VERANDAH	23.82
DECK	46.61
	<b>306.09 m<sup>2</sup></b>
<b>PROPOSED</b>	
LIVING AREA	53.24
	<b>53.24 m<sup>2</sup></b>
	<b>359.33 m<sup>2</sup></b>

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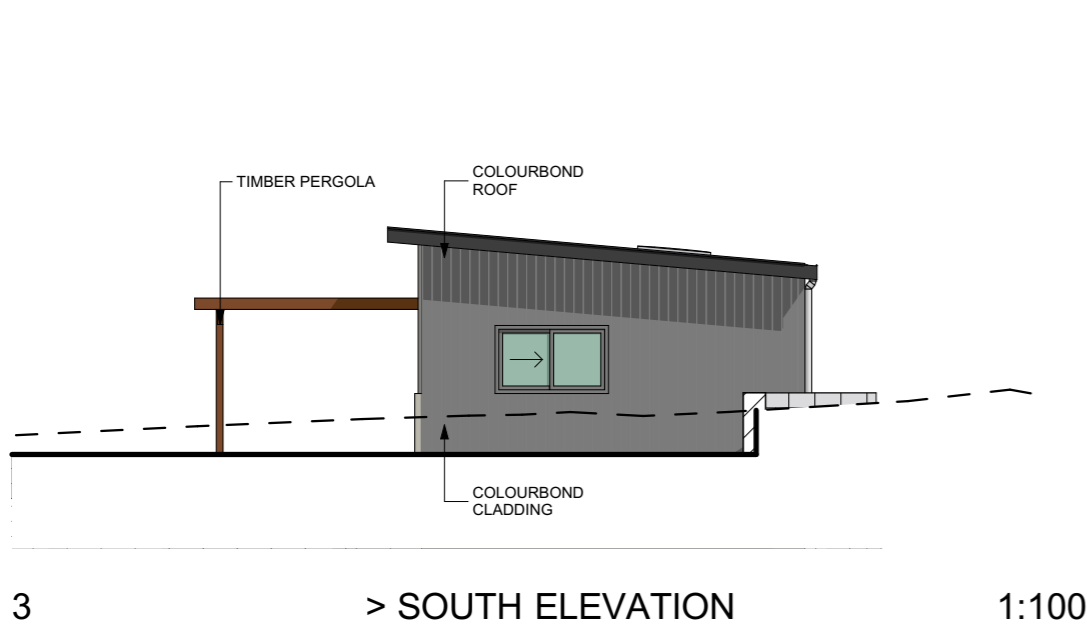
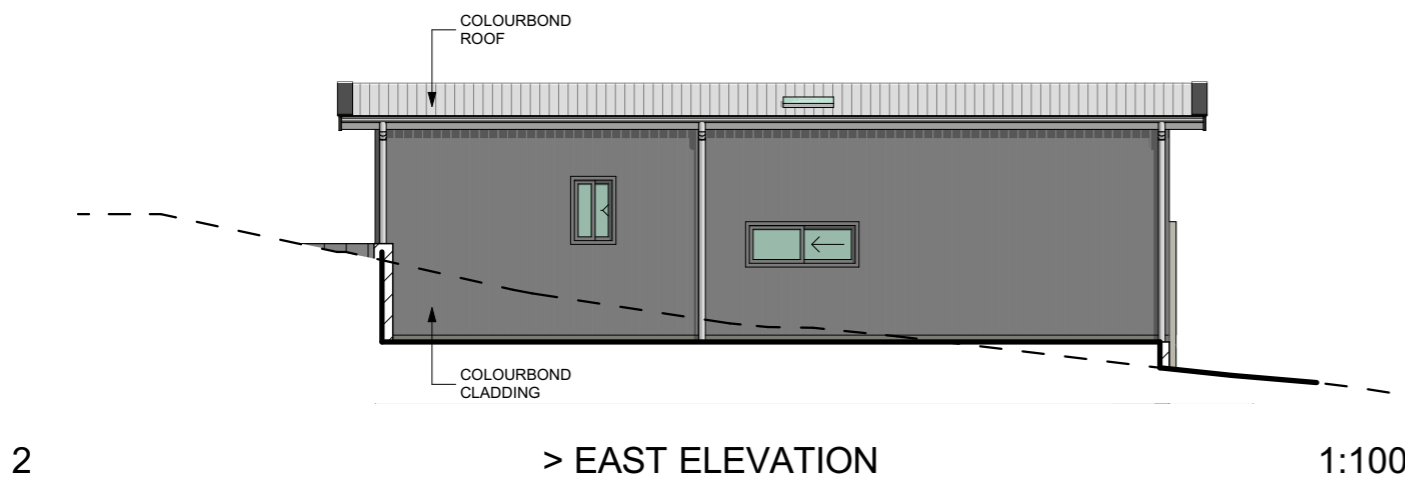
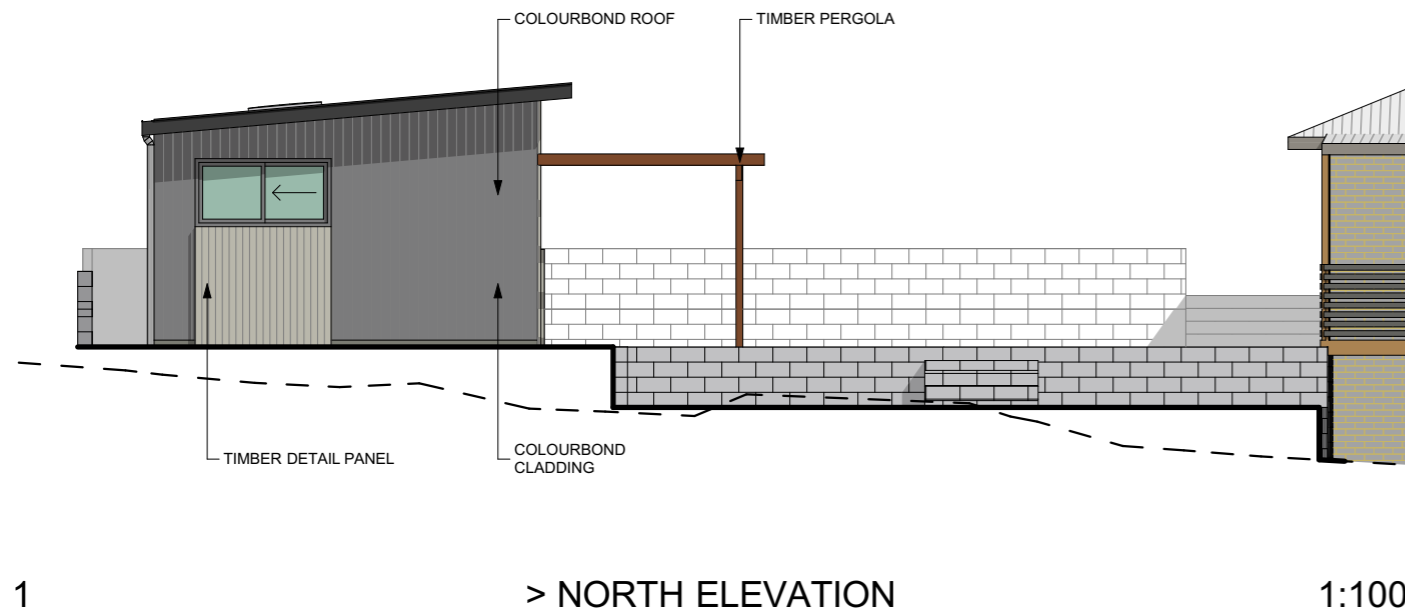
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# BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

## Alterations and Additions

Certificate number: A449218\_02

Fixtures and systems		
<b>Hot water</b>		
The applicant must install the following hot water system in the development: electric heat pump system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).		
<b>Lighting</b>		
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		
<b>Fixtures</b>		
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.58 (up), roof: foil backed blanket (55 mm)	dark (solar absorbance > 0.70)

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
ART	NW	1.62	0	0	projection/height above sill ratio $\geq 0.29$	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)
KITCHEN	NE	0.9	1.8	2.8	eave/verandah/pergola/balcony $\geq 450$ mm	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)
BATH	NE	0.54	1.8	2.8	eave/verandah/pergola/balcony $\geq 450$ mm	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)
OFFICE SE	SE	1.35	2.4	3.9	eave/verandah/pergola/balcony $\geq 450$ mm	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)
OFFICE SW	SW	1.35	0	0	none	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)
KID PLAY	SW	1.8	0	0	none	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)
SLID DOOR	SW	4.62	0	0	none	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)
STUDY	SW	2.16	0	0	none	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)

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- > 7. CJ BRICKWORK CONTROL JOINT.

### > WINDOW NOTES

WINDOWS LABELED (FS) ARE TO COMPLY WITH NCC VOLUME 2 PART 3.9.2.6 PROTECTION OF OPENABLE WINDOWS - BEDROOMS  
WINDOWS LABELED OBS - OBSCURED GLASS

### > EXTERNAL FINISHES

- > CLADDING: COLORBOND
- > WINDOWS: ALUMINIUM
- > HINGED DOORS: AS SELECTED
- > ROOF CLADDING: COLORBOND
- > RIDGES AND HIPS: COLORBOND
- > GUTTERS: COLORBOND
- > DOWN PIPES: PVC

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