



DESCON
Design & Construction

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bdaa
ACCREDITED
BUILDING DESIGNER

No	Description	Date

DO NOT SCALE from this drawing.
Use given dimensions..
CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication.
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14 Glenbrook St Jamisontown

Cover Sheet

Project number	2022.03
Date	23/03/2022
Drawn by	FR
Checked by	FA

DW.01

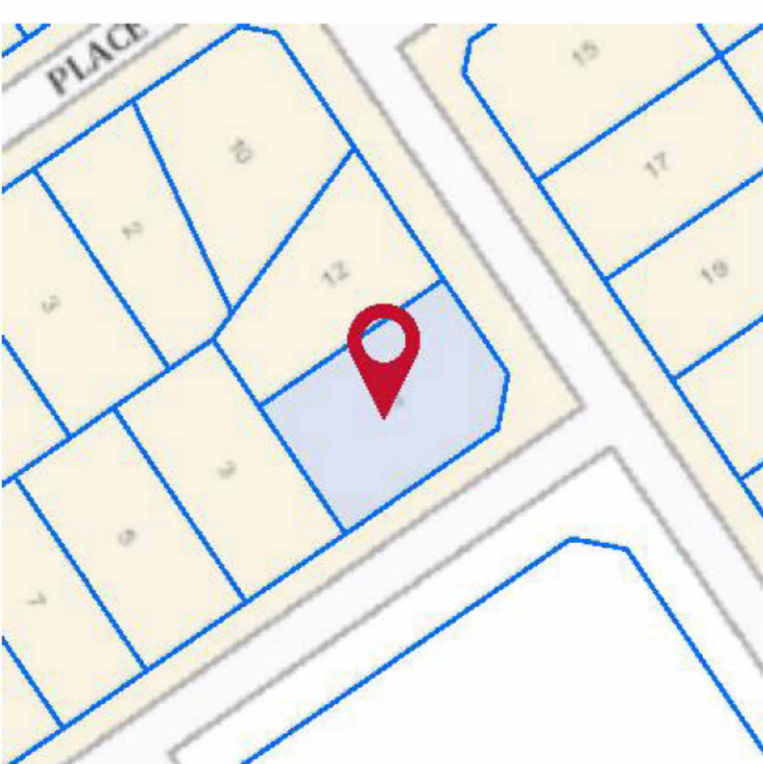
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1 Perspective Views

Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
DW.01	Cover Sheet	22/11/2021
DW.02	NOTES	22/11/2021
DW.03	SITE ANALYSIS	22/11/2021
DW.04	SITE PLAN	22/11/2021
DW.04.2	Roof Plan	22/11/2021
DW.05.1	Ground & First Floor	22/11/2021
DW.05.2	ELEVATION_NORTH_SOUTH	22/11/2021
DW.05.3	ELEVATION_EAST_WEST U2	22/11/2021
DW.07	SECTION VIEW	22/11/2021
DW.08	SEDIMENT CONTROL PLAN	22/11/2021
DW.09	SHADOW DIAGRAM 9AM-12PM-3PM	22/11/2021
DW.10	LANDSCAPE PLAN	22/11/2021
DW.11	STORMWATER CONCEPT	22/11/2021
DW.12	FINISHES SCHEDULE	22/11/2021
DW.13	NOTIFICATION PLAN	22/11/2021
DW.14	Basix Commitments U1	22/11/2021
DW.15	Basix Commitments U2	22/11/2021
DW.16	Proposed Subdivision Plan	03/23/22



Property Details

Address: 14 GLENBROOK STREET JAMISONTOWN 2750
 Lot/Section /Plan No: 8/-/DP262175
 Council: PENRITH CITY COUNCIL

Section A General Provisions

Vol. 2 Part 1.3, Clause 1.3.2 Classifications:

CLASS 1: One or more buildings which in association constitute -

- (a) Class 1A - A single dwelling, being -
 - (i) a detached house, or
 - (ii) one or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit;

CLASS 10: A non-habitable building being a private garage, carport, shed, or the like.

Section C Fire Separation

Part 3.7.1 Fire Separation

3.7.1.1 Application: Compliance with this Part satisfies Performance Requirement P2.3.1 for fire separation.

3.7.1.2 General Concession - Non-combustible materials

The following materials, though combustible or containing combustible fibres, may be used wherever a non-combustible is required in the Housing Provisions:

- (a) plasterboard, and
- (b) perforated gypsum lath with a normal paper finish, and
- (c) fibrous-plaster sheet, and
- (d) fibre-reinforced cement sheeting, and
- (e) pre-finished metal sheeting having a combustible surface finish not exceeding 1mm thick and where the Spread-of-Flame Index of the product is not more than 0; and
- (f) bonded laminated materials, where -
 - (i) each laminate is non-combustible; and
 - (ii) each adhesive layer is not more than 1mm thick; and
 - (iii) the total thickness of adhesive layers is not more than 2mm; and
 - (iv) the Spread-of-Flame Index and the Smoke-Development Index of the laminated material as a whole does not exceed 0 and 3 respectively.

3.7.1.3 External Walls of Class 1 buildings An external wall of a Class 1 building and any openings in that wall must comply with 3.7.1.5, if the wall is less than-

- (a) 900mm from the allotment boundary other than the boundary adjoining a road alignment or other public space; or
- (b) 1.8m from another building on the same allotment other than appurtenant Class 10 building or a detached part of the same Class 1 building.

3.7.1.4 Measurement of distances

- (a) The distance from any point on an external wall of a building to an allotment boundary or another building is the distance to that point measured along a line at right angles from the allotment boundary or external wall of the other building which intersects that point without obstruction by a wall complying with 3.7.1.5.
- (b) Where a wall within a specified distance is required to be constructed in a certain manner, only that part of the wall, (including any openings) within the specified distance, must be constructed in that manner.

3.7.1.5 Construction of External Walls

- (a) External walls (including gables) required to be fire-resisting [Referred to in 3.7.1.3 or 3.7.1.6] must extend to the underside of a non-combustible roof covering or non-combustible eaves lining, and must-
 - (i) have an FRL of not less than 60/60/60 when tested from the outside; or
 - (ii) be of masonry-veneer construction in which the external masonry veneer is not less than 90mm thick; or
 - (iii) be of masonry construction not less than 90mm thick.
- (b) Openings in external walls required to be fire-resisting [referred to in 3.7.1.3 or 3.7.1.6] must be protected by-
 - (i) non-operable fire-windows or other construction with an FRL of not less than -/60/- ; or
 - (ii) self-closing solid-core doors not less than 35mm thick.
- (c) Sub-floor vents, roof vents, weep holes and penetrations for pipes, conduits and the like need not comply with (b) above.
- (d) Concessions for non-habitable room windows, conduits and the like- Despite the requirements in (b), in a non-habitable room a window that faces the boundary of an adjoining allotment may be not less than 600mm from that boundary, or, where the building faces another building on the same allotment, not less than 1.2m from that building; providing that-
 - (i) in a bathroom, laundry or toilet, the opening has an area of not more than 1.2sqm; or
 - (ii) in a room other than referred to in (i), opening has an area of not more than 0.54sqm; and-
- (A) the window is steel-framed, there are no opening sashes and it is glazed in wire glass; or
- (B) the opening is enclosed with hollow glass blocks.

3.7.1.8 Separating walls

- (a) A wall that separates Class 1 dwellings, or separates a Class 1 building from a Class 10a building which is not appurtenant to that Class 1 building, must have an FRL of not less than 60/60/60, and-
 - (i) commence at the footings or ground slab; and
 - (ii) extend-
 - (A) if the building has a non-comustible roof covering, to the underside of the roof covering; or
 - (B) if the building has a combustible roof covering, to not less than 450mm above the roof covering.

SPECIFICATION C1.10 Fire Hazard Properties

Materials used in the building having flammability, smoke developed and spread-of-flame indices as set-out in Spec. C1.10.

SECTION F Health and Amenity

Part F1: Damp and Weatherproofing

- Stormwater drainage must comply with AS/NZS 3500.3.2
- Roof covering to comply with F1.5
- Sarking must comply with AS/NZS 4200, Parts 1 and 2
- Water proofing of wet areas in buildings to comply with F1.7
- Damp-proofing of floors on ground to comply with F1.11

Part F3.7: Fire safety

-Automatic fire detection system to be provided in accordance with Part

3.7.2 General concession:

Part 3.7.2: Smoke alarms - requirements for smoke alarms:

- (a) Smoke alarms must be installed in:
 - (i) any storey containing bedrooms.

Part 3.8: Health and amenity

-Wet areas within the building must comply with the requirements of Part

3.8.1 Wet areas.

Part 3.8.6: Sound insulation requirements

3.8.6.1 Application - Compliance with this Part satisfies performance requirement P2.4.6 for sound insulation.

3.8.6.2 Sound insulation requirements

- (a) to provide insulation from air-born and impact sound, a separating wall between two or more Class 1 buildings, must-
 - (i) achieve the weighted sound reduction with spectrum adaption term [Rw+Ctr] and discontinuous construction requirements, as required by Table 3.8.6.1; and
 - (ii) be installed in accordance with the appropriate requirements of 3.8.6.3 and 3.8.6.4.
- (b) For the purpose of this Part, the Rw+Ctr must be determined in accordance with AS/NZS 1276.2 or ISO 717.1, using results from laboratory measurements.

Part 3.9: Safe movement and access

-The treads and risers of the proposed stairs are to comply with Part 3.9.1.2 General requirements.

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES By Owner

Designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below:

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

BUILDING COMPONENTS

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to:

- 1990 - it therefore may contain asbestos
- 1986 - it therefore is likely to contain asbestos

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

All electrical work should be carried out in accordance with code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

10. OTHER HIGH RISK ACTIVITY

All work should be carried out in accordance with code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.



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ACCREDITED BUILDING DESIGNER

No	Description	Date

DO NOT SCALE from this drawing.

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14 Glenbrook St Jamisontown

NOTES

Project number 2022.03

Date 23/03/2022

Drawn by FR

Checked by FR

DW.02

Scale

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THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (But is not limited to): OWNER, BUILDER, SUB-CONTACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINORS, DEMOLISHERS.

No	Description	Date

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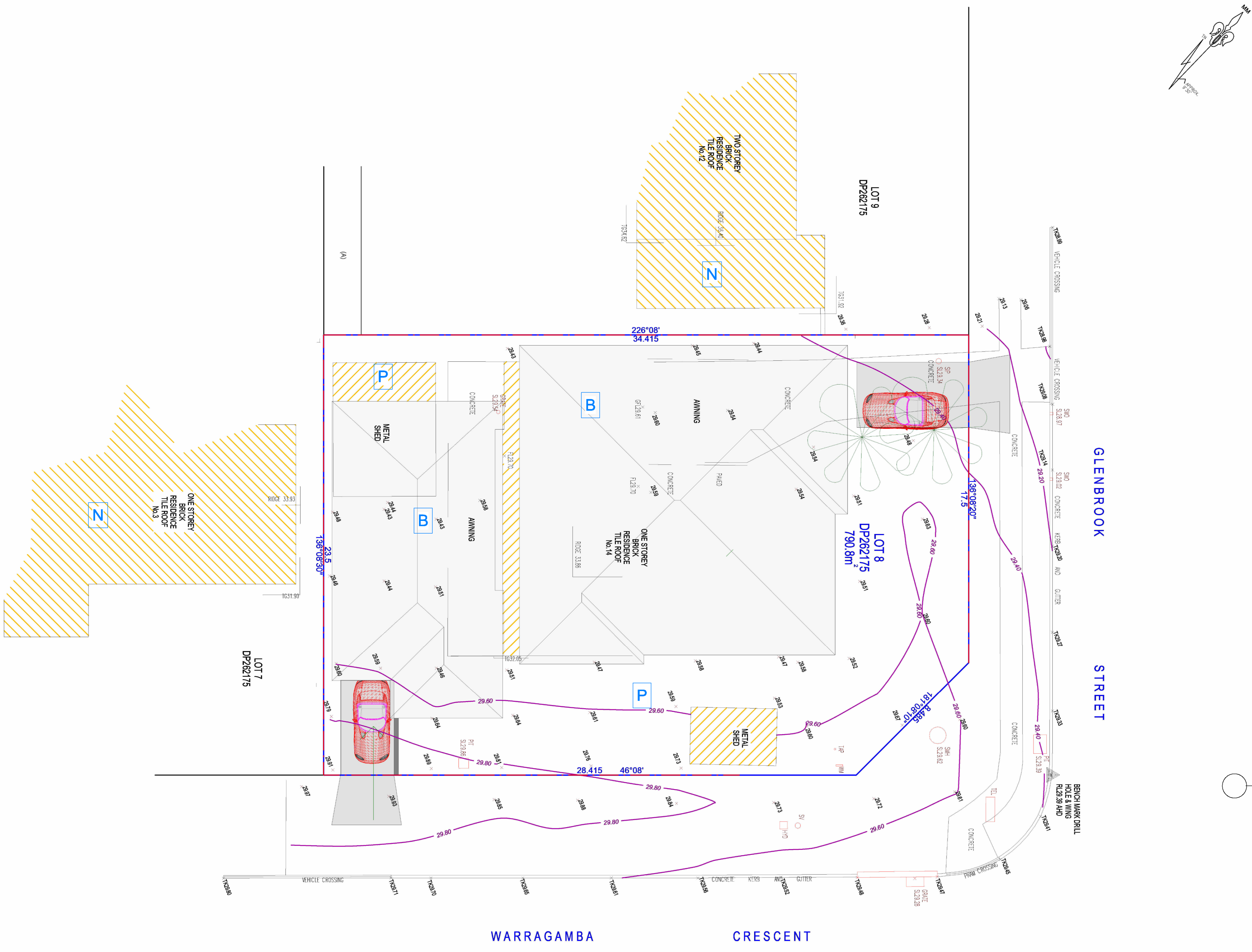
14 Glenbrook St Jamisontown

SITE ANALYSIS

Project number	2022.03
Date	23/03/2022
Drawn by	FR
Checked by	PS

DW.03

Scale As indicated



1 Site Analysis
1:100

Site Analysis
1:50

All Dimensions in Millimeters unless otherwise stated.
Contractor to check all dimensions prior to commencement of work.
Written dimensions take precedence over scale.

DO NOT SCALE FROM DRAWING

No.	Description	Date



14 Glenbrook St
Jamisontown

SITE PLAN

Project number 2022.03

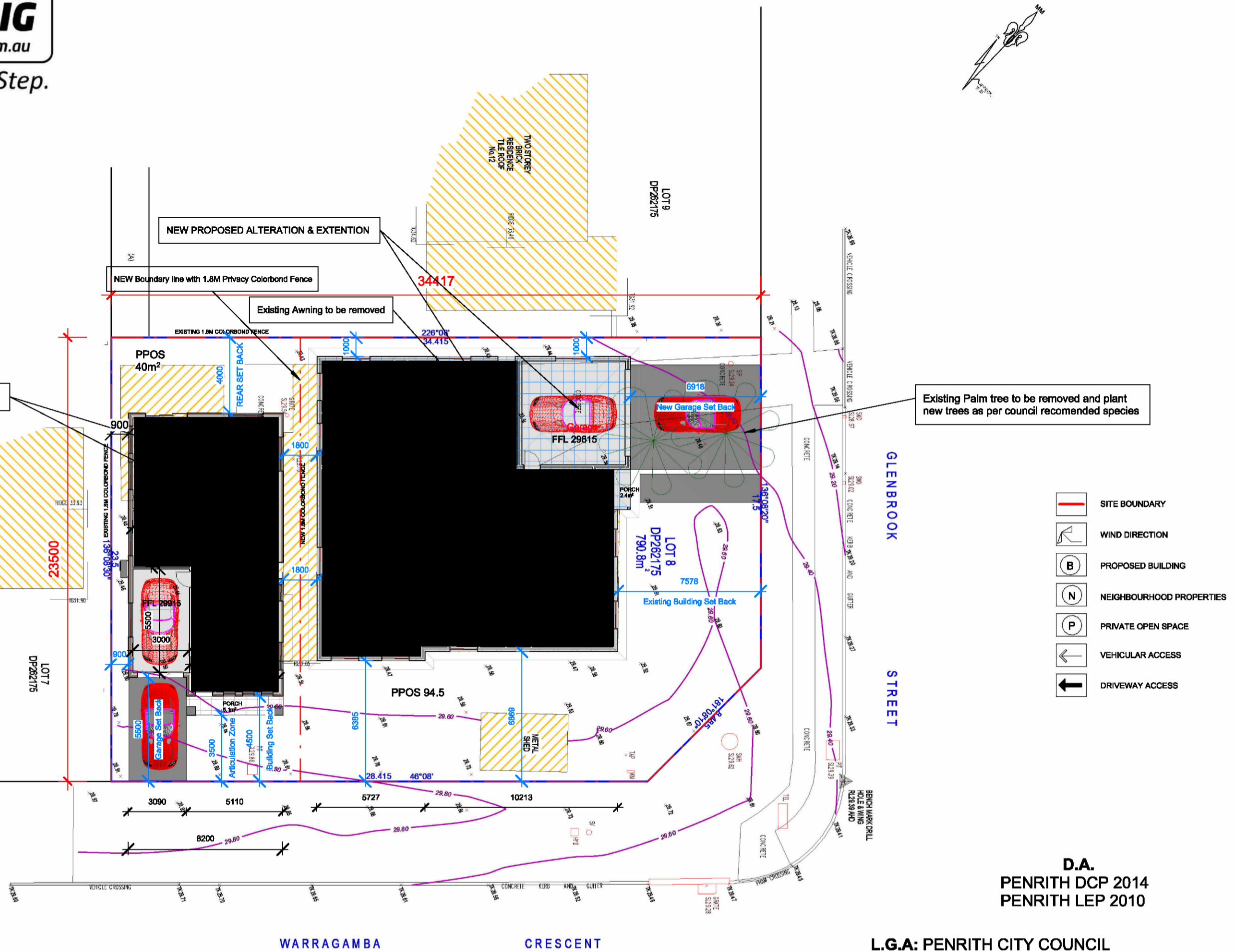
Date 23/03/2022

Drawn by FR

Checked by PS

DW.04

Scale As indicated



- SITE BOUNDARY
- WIND DIRECTION
- PROPOSED BUILDING
- NEIGHBOURHOOD PROPERTIES
- PRIVATE OPEN SPACE
- VEHICULAR ACCESS
- DRIVEWAY ACCESS

AS & BCA NOTES:

- Glazing, AS 1288 and AS 2047
- Timber Framing in accordance with AS 1684
- Footings in accordance with AS 2870
- Stormwater in Accordance with AS 3500
- Termite Management in accordance with AS 3660.1
- Masonry Construction in accordance with AS 3700 & AS 4773.2
- Waterproofing in accordance with AS 3740
- Smoke Alarms in accordance with AS 3786
- Concrete Construction in accordance with AS 3600
- Metal roof sheeting in accordance with AS1562.1&Clause3.5.1 of the BCA
- Roof Tiling in accordance with Part 3.5.1 of the BCA Vol.2 and AS 2049
- Sound Insulation in accordance with AS/NZS 1276
- Balustrade to comply with Part 3.9.2 of the BA Vol. 2
- Stair Construction in accordance with Part 3.9.1 of the BCA Vol. 2
- Stair floor finishes are required to comply with Part 3.9.1.3 of the BCA – slip resistance (when tested in accordance with AS 4586)
- Steel Structures including Steel lintels compliance with AS 4100

WE RELY ON SURVEY PROVIDED FOR SITE BOUNDARIES, LEVELS, EASEMENTS, SERVICES ETC. OWNER SHOULD CHECK ANY INCONSISTENCIES PRIOR TO COMMENCEMENT OF ANY WORK ON SITE.

THE REFLECTIVITY INDEX OF GLASS USED IN THE EXTERIAL FACADE OF THE BUILDING IS NOT TO EXCEED 10%. MUST NOT AFFECT ROAD TRAFFIC AND MUST NOT CAUSE DISCOMFORT THROUGH GLARE OR INTENSE HEAT TO SURROUNDING AREAS. ANTI-GLARE GLAZING IS TO BE USED TO MINIMISE ANY GLARE AFFECT

ANY BATHROOM, WC, AND LAUNORY WINDOWS TO BE OBSCURE GLASS

FENCING ADJOINING PUBLIC ROADS TO BE FINISHED WITH ANTI GRIFFITI COATING

ALL SIDE AND REAR INTERNAL AND EXTERNAL BOUNDRY FENCING IS TO BE A MINIMUM 1.8M HIGH AND EITHER LAPPED AND CAPPED TIMBER FENCING OR COLORBOND FENCING ERECTED ON TOP OF ANY MASONARY RETAINING WALLS AS PER ENG DETAILS.

BUILDING SPECIFICATION NOTES:

0.2MM HIGH IMPACT VAPOUR MEMBRANE IS REQUIRED FOR ROOMS OR HABITABLE NATURE.

DWELLING TIMBER FRAMING CONSTRUCTION AS PER AS 1684

INTERNAL STAIRS/ANTI-SKID NOSINGS THROUGHOUT THE DWELLING ARE IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.9

VOLUME 2 OF THE NCCS (BCA)

INTERNAL STAIR HANDRAIL TO MEET REQUIREMENTS OF CLAUSE 3.9.2.4 OF VOLUME 2 OF THE NCCS (BCA)

BALUSTRADES SERVICING THE DWELLING ARE IN ACCORDANCE WITH REQUIREMENTS OF PART 3.9 OF VOLUME 2 OF THE NCCS (BCA).

ALL GLASS BALUSTRADES REQUIRE A LOAD BEARING HANDRAIL ARE TO BE COMPLIED WITH THE REQUIREMENTS OF AS 1288.

SMOKE ALARMS ARE TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.7.2 OF VOLUME 2 OF NCCS (BCA)

EXTERIOR DOORS STEP DOWN AS PER THE REQUIREMENTS OF PART 3.9 OF VOLUME 2 OF THE NCCS (BCA).

DOOR SWING OR LIFT OFF HINGES ARE TO BE PROVIDED TO ENCLOSED WC AREA IN ACCORDANCE WITH REQUIEMENTS OF CLAUSE 3.8.3.3 OFVOLUME 2 OF THE NCCS (BCA)

THE SLAB ON GROUND IS BE PROVIDED WITH A 0.2 MICRON HIGH IMPACT VAPOUR MEMBRANE.

INTERNAL FLOOR TO CEILING HEIGHT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.8.2 OF VOLUME 2 OF THE NCCS –BCA.

CONSTRUCTION PLANS/DETAILS/SPECIFICATIONS FOR THE PROPOSAL WILL BE PROVIDED PRIOR TO THE COMMENCEMENT OF ANY WORKS

- BM** BENCH MARK
- GM** GAS METER
- GP** GULLY PIT
- GSIP** GRATED SURFACE INLET PIT
- H** HYDRANT
- JP** JUNCTION PIT
- KIP** KERB INLET PIT
- NS** NATURAL SURFACE
- PC** PRAM CROSSING
- S** SEWER
- SV** STOP VALVE
- T** TREE
- TEL** TELSTRA PIT
- VC** VEHICLE CROSSING
- WM** WATER METER

1 Site Plan
1 : 200

L.G.A: PENRITH CITY COUNCIL
ZONING: R2 - LOW DENSITY RESIDENTIAL

SITE AREA	790.8 sqm
RESIDENCE 1 (EXISTING)	
EXISTING DWELLING FLOOR AREA	156.6 sqm
PROPOSED ESTENTION FLOOR AREA	59.0 sqm
NEW GARAGE AREA	30.0 sqm
TOTAL AREA	245.6 sqm
RESIDENCE 2 (PROPOSED)	
FLOOR AREA	103.5 sqm
GARAGE AREA	16.50 sqm
TOTAL AREA	120.0 sqm
LANDSCAPED AREA (MIN. 2m WIDE)	
SITE AREA	790.8 sqm
TOTAL LANDSCAPED AREA	422.1 sqm
	53 %
PRIVATE OPEN SPACE	
SITE AREA	790.8 sqm
UNIT 1 PRIVATE OPEN SPACE	94.50 sqm
UNIT 2 PRIVATE OPEN SPACE	40.0 sqm

SITE NOTES:

ONE OUTDOOR CLOTHES LINE ROTARY OR FIXED ON WALL MUST BE INSTALLED AS SELECTED BY CLIENT

RETAINING WALLS AS PER ENG'S DETAILS (IF REQUIRED)

THE CUT & FILL CALCULATIONS ARE BASED ON WAFFLE POD SLAB CONSTRUCTION

No	Description	Date

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14 Glenbrook St Jamisontown

Ground & First Floor

Project number 2022.03

Date 23/03/2022

Drawn by Author

Checked by Checker

DW.05.1

Scale 1 : 100

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Door Schedule 1

Mark	Width	Height	Level
11	820	2040	Ground Floor U1
12	820	2040	Ground Floor U1
13	820	2040	Ground Floor U1
14	820	2040	Ground Floor U1
15	720	2040	Ground Floor U1
16	914	2134	Ground Floor U1
17	762	2134	Ground Floor U1
18	762	2134	Ground Floor U1
19	820	2040	Ground Floor U1
20	4600	1981	Ground Floor U1
21	820	2040	Ground Floor U1

Ground Floor U1: 11

1	914	2134	Ground Floor U2
2	820	2040	Ground Floor U2
3	820	2040	Ground Floor U2
4	820	2040	Ground Floor U2
5	820	2040	Ground Floor U2
6	2435	1981	Ground Floor U2
7	820	2040	Ground Floor U2
8	820	2040	Ground Floor U2
9	820	2040	Ground Floor U2
10	2150	2143	Ground Floor U2
29	1830	2083	Ground Floor U2

Ground Floor U2: 11

22	3000	2340	First Floor U2.
23	820	2340	First Floor U2.
24	820	2340	First Floor U2.
25	820	2340	First Floor U2.
26	820	2340	First Floor U2.
27	820	2340	First Floor U2.
28	820	2340	First Floor U2.

First Floor U2.: 7
Grand total: 29

Window Schedule 1

Mark	Width	Height	Level
1	600	1810	Ground Floor U2
2	600	1810	Ground Floor U2
3	600	1810	Ground Floor U2
4	1457	1570	Ground Floor U2
5	1457	1570	Ground Floor U2
6	1457	1570	Ground Floor U2
7	1457	1570	Ground Floor U2
8	1457	1570	Ground Floor U2
9	1457	1570	Ground Floor U2
10	1457	1570	Ground Floor U2
11	1457	1570	Ground Floor U2
12	1457	1570	Ground Floor U2
13	900	900	Ground Floor U2
14	900	900	Ground Floor U2
15	1457	1570	Ground Floor U2
16	1457	1570	Ground Floor U2
17	1800	600	Ground Floor U2
18	1457	1570	Ground Floor U2
19	900	900	Ground Floor U2
21	1800	600	Ground Floor U2
22	1800	600	Ground Floor U2
23	1800	600	Ground Floor U2
24	1457	1570	Ground Floor U2
25	1457	1570	Ground Floor U2
26	1457	1570	Ground Floor U2
31	1800	600	Ground Floor U2

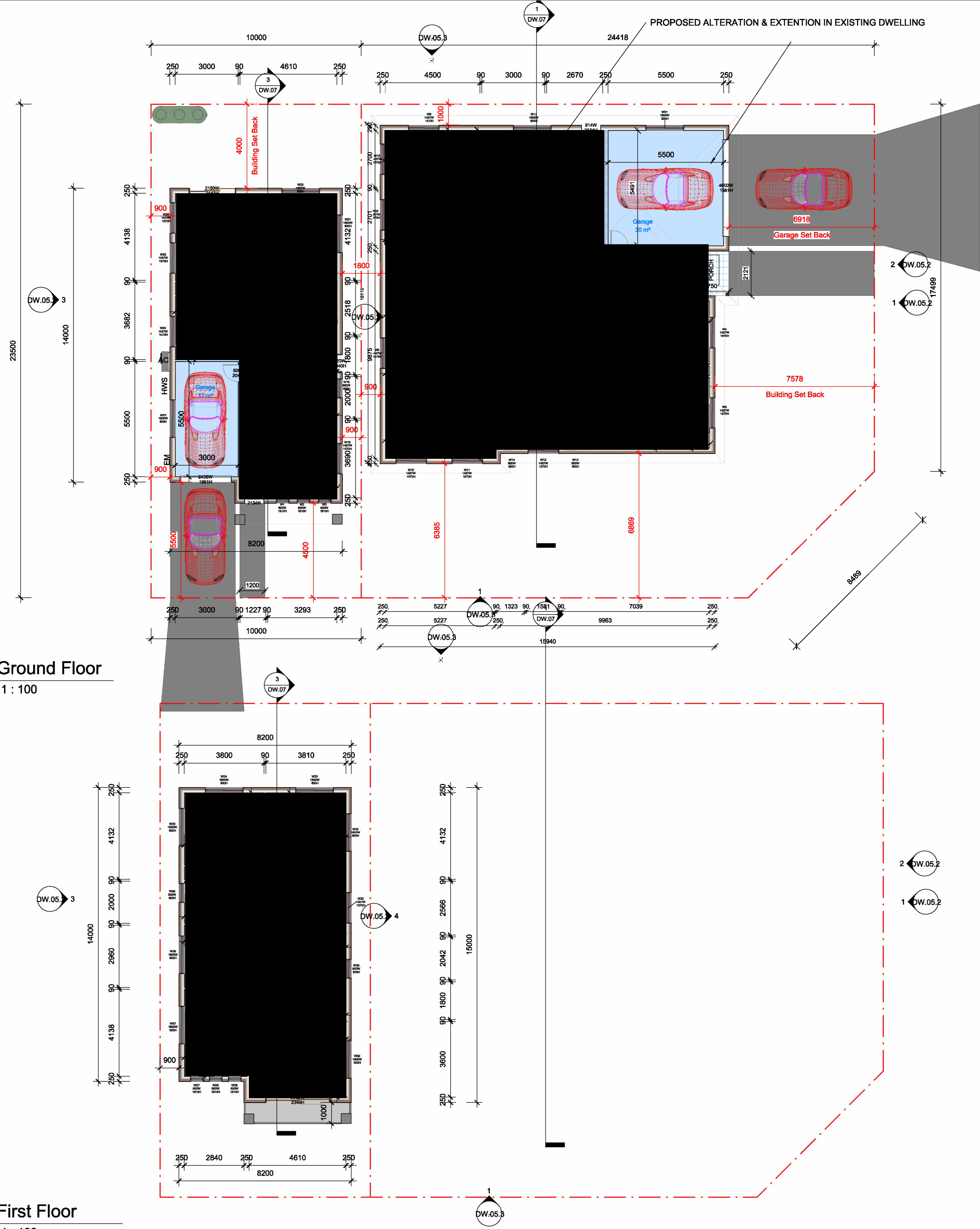
20	1457	1570	First Floor U2.
27	600	1810	First Floor U2.
28	600	1810	First Floor U2.
29	600	1810	First Floor U2.
30	1800	600	First Floor U2.
32	1800	600	First Floor U2.
33	1800	600	First Floor U2.
34	1800	600	First Floor U2.
35	1800	600	First Floor U2.
36	1800	600	First Floor U2.
37	1800	600	First Floor U2.
38	900	900	First Floor U2.
39	900	900	First Floor U2.

Grand total: 39

NOTES:
ALL WINDOW SIZES ARE NOMINAL ONLY AND ARE TO BE MEASURED AND VERIFIED ON-SITE PRIOR TO ANY MANUFACTURE.
ALL WET AREA GLAZING TO BE OBSCURE.
EXPANSION JOINTS TO BE PROVIDED AS PER BCA/AUSTRALIAN STANDARDS.
WHERE FLOOR LEVEL IS >2M ABOVE EXTERNAL SURFACE BENEATH WINDOW, AND WHERE THE OPENABLE SASH IS <1.7M, ANY OPENABLE WINDOW IN A BEDROOM MUST BE RESTRICTED TO A 125MM OPENING. IN REGARDS TO OTHER ROOMS, THIS APPLIES WHERE THE FLOOR LEVEL IS >4M.
R DENOTES RESTRICTION ON THE WINDOW.
ALL DOWNPIPES TO BE PVC, CIRCULAR & PLUMBER TO CONNECT THE DOWNPIPES TO GUTTER.
Version: 1, Version Date: 28/03/2022

1 Ground Floor
1 : 100

2 First Floor
1 : 100





DESCON

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ACCREDITED BUILDING DESIGNER

No	Description	Date

DO NOT SCALE from this drawing.
 Use given dimensions..
 CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication.
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14 Glenbrook St Jamisontown

ELEVATION_NORTH_SOUTH

Project number 2022.03

Date 23/03/2022

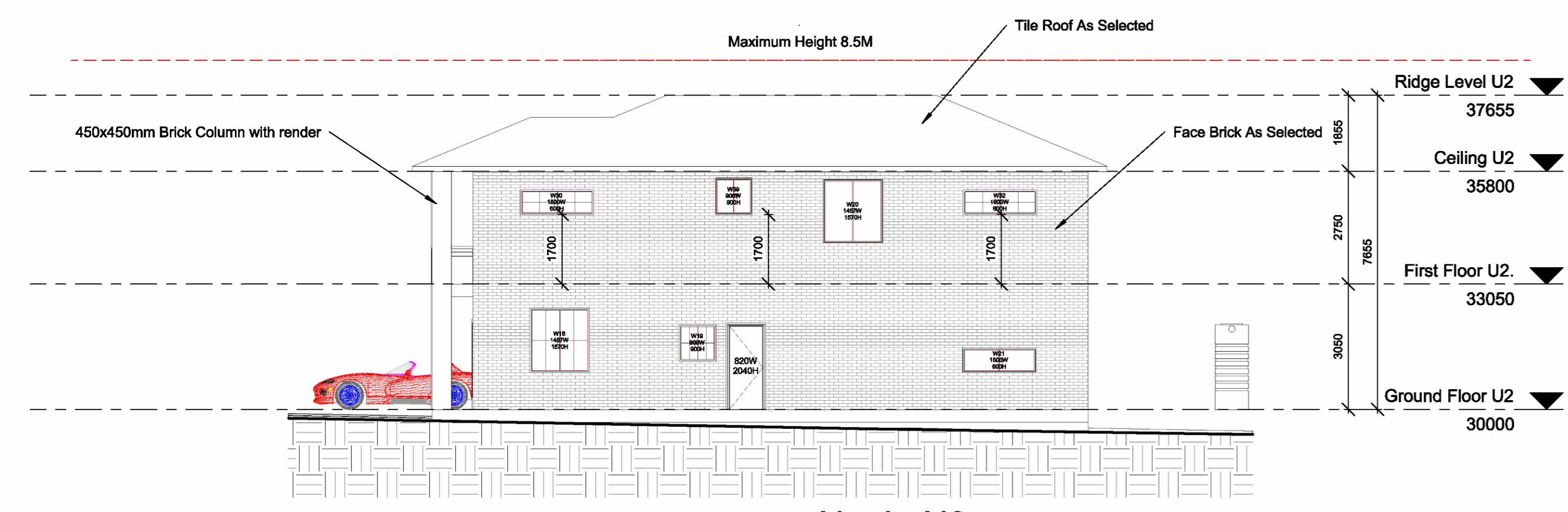
Drawn by FR

Checked by PS

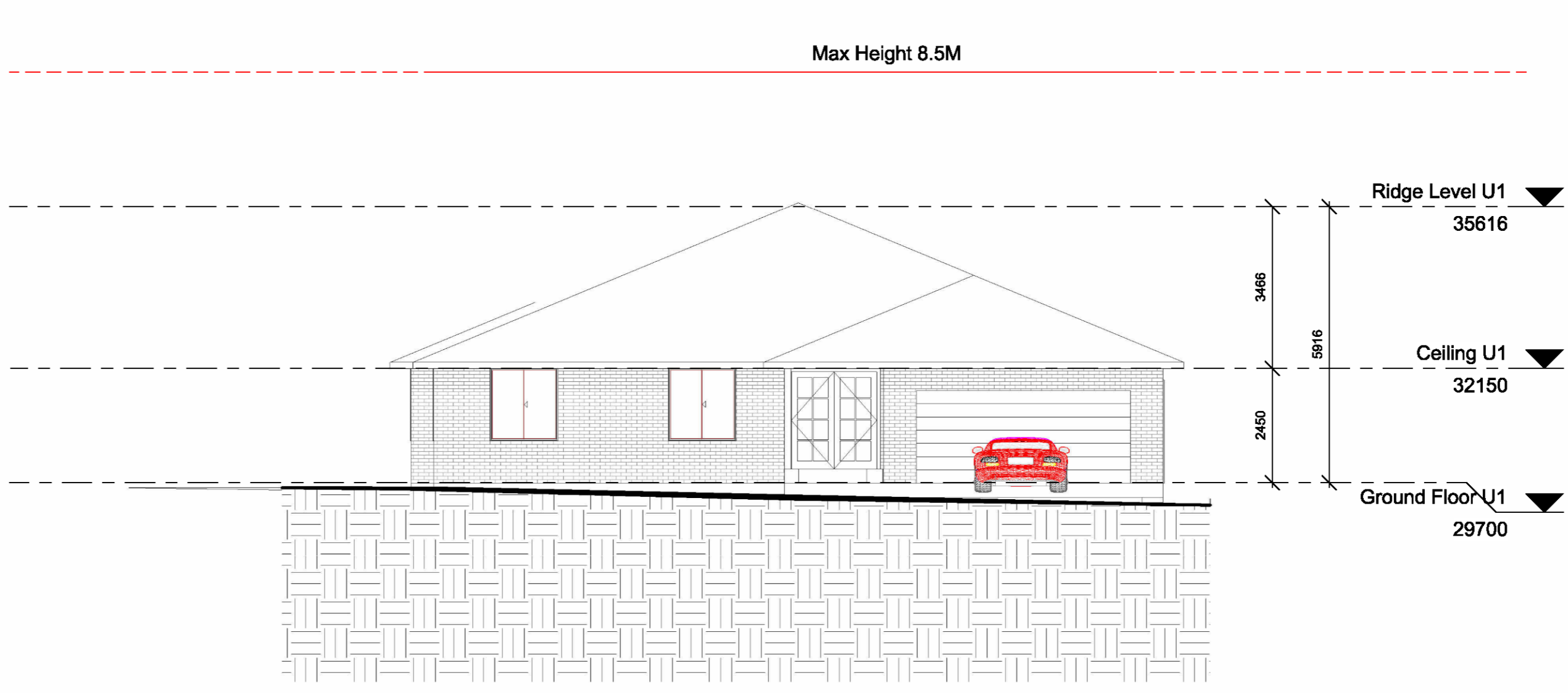
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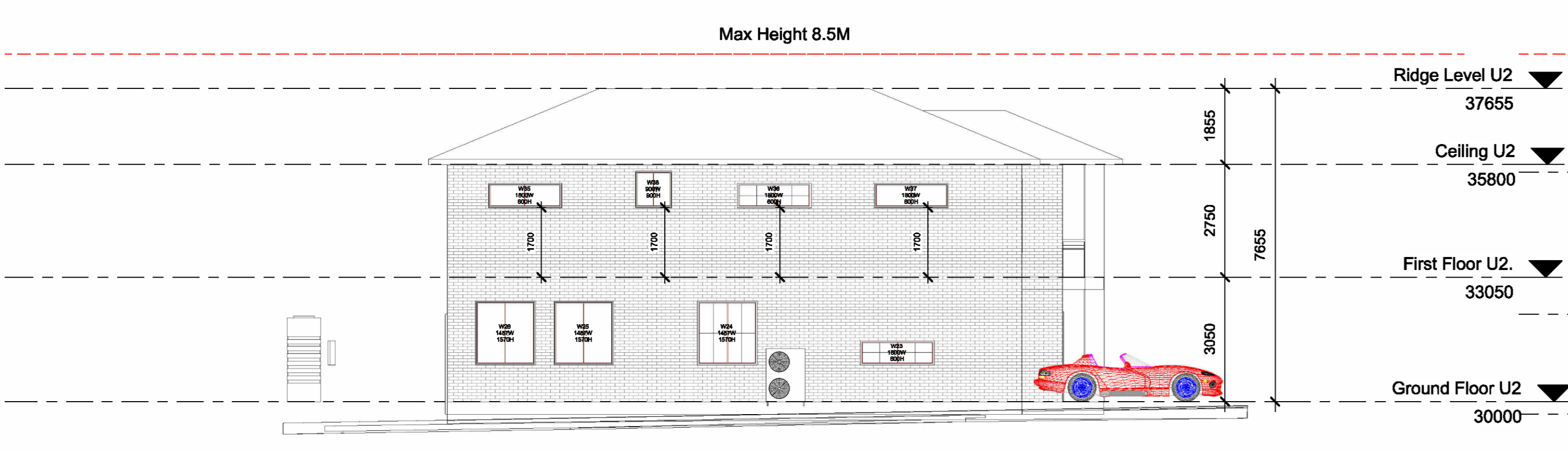
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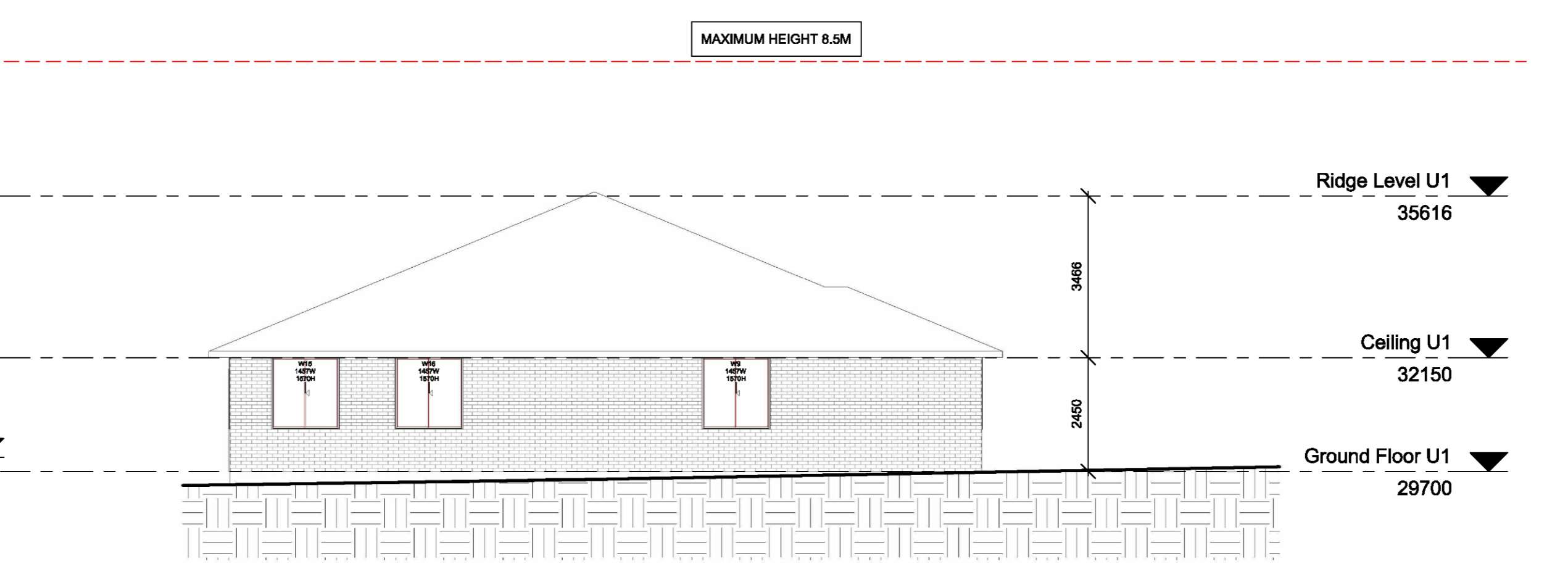
1 North_U2
1 : 100



2 North_U1
1 : 100



3 South_U2
1 : 100



4 South_U1
1 : 100

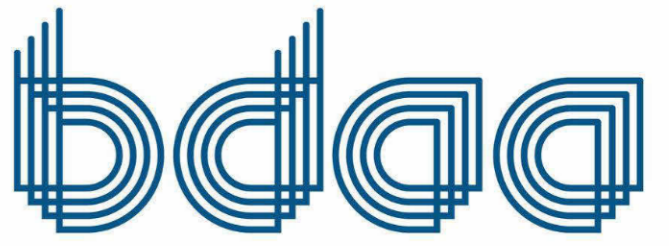


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Design & Construction

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14 Glenbrook St Jamisontown

ELEVATION_EAST_WEST U2

Project number 2022.03

Date 23/03/2022

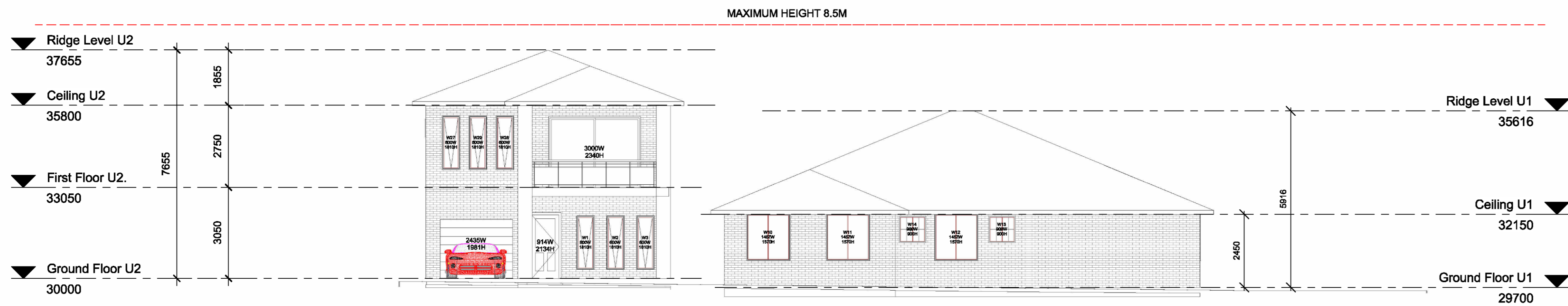
Drawn by FR

Checked by FR

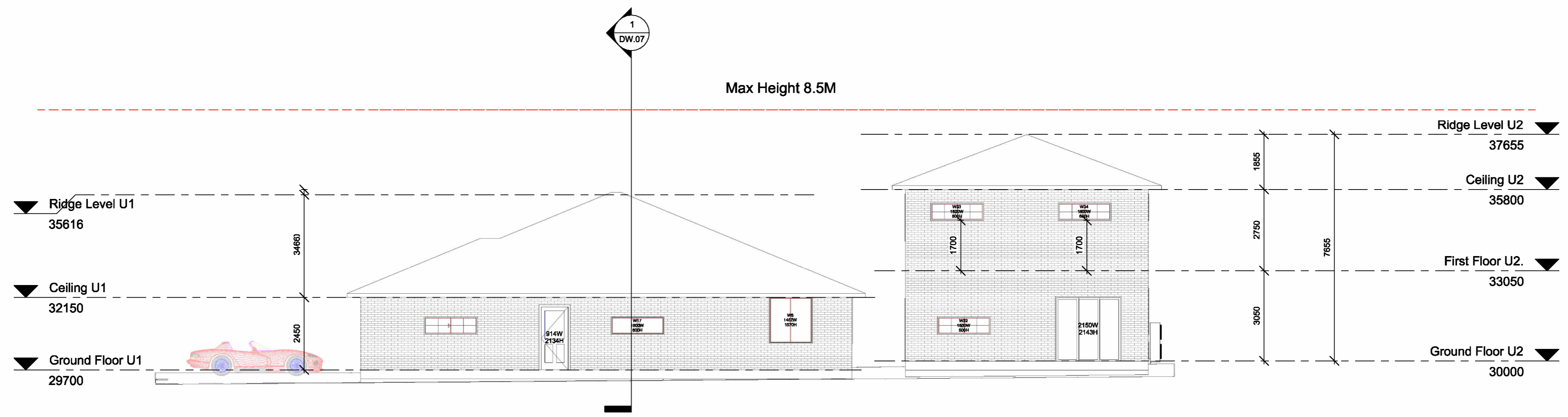
DW.05.3

Scale 1 : 100

23/03/2022 5:53:38 PM



1 East.
1 : 100



2 West
1 : 100



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No	Description	Date

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14 Glenbrook St Jamisontown

SECTION VIEW

Project number 2022.03

Date 23/03/2022

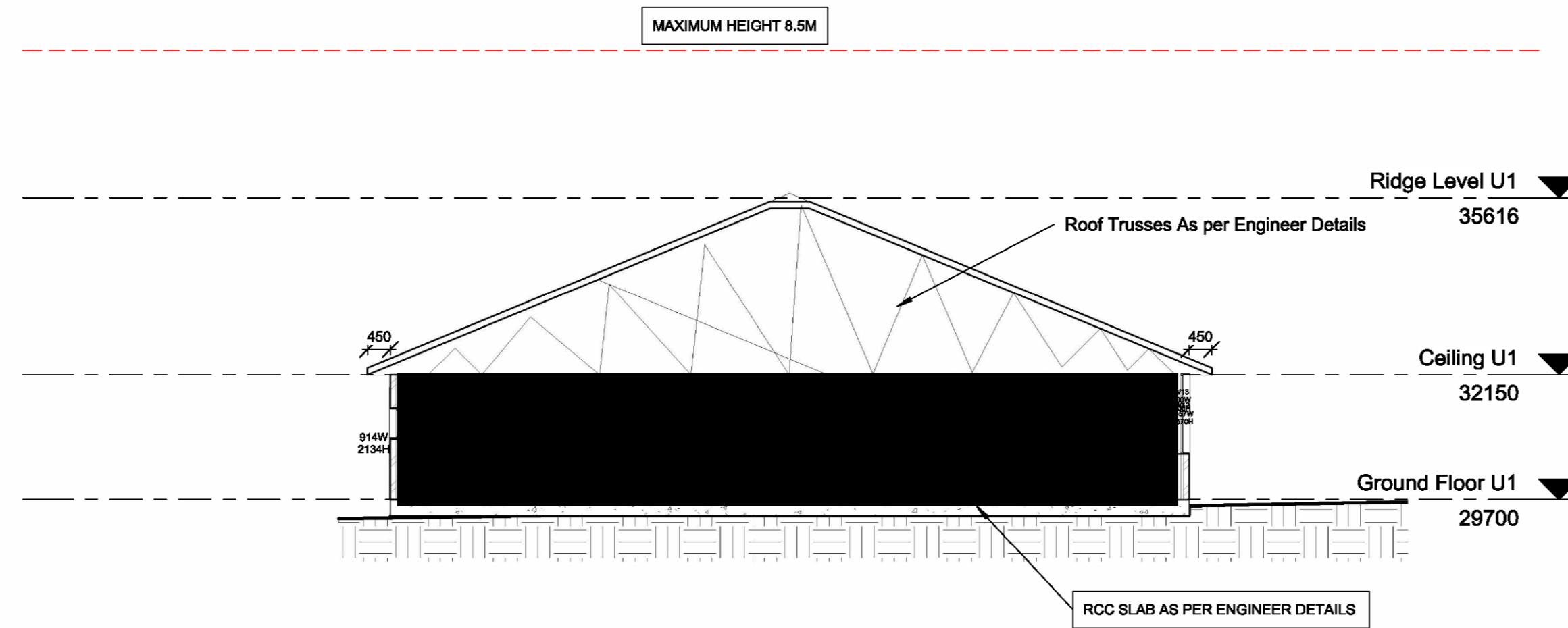
Drawn by FR

Checked by FR

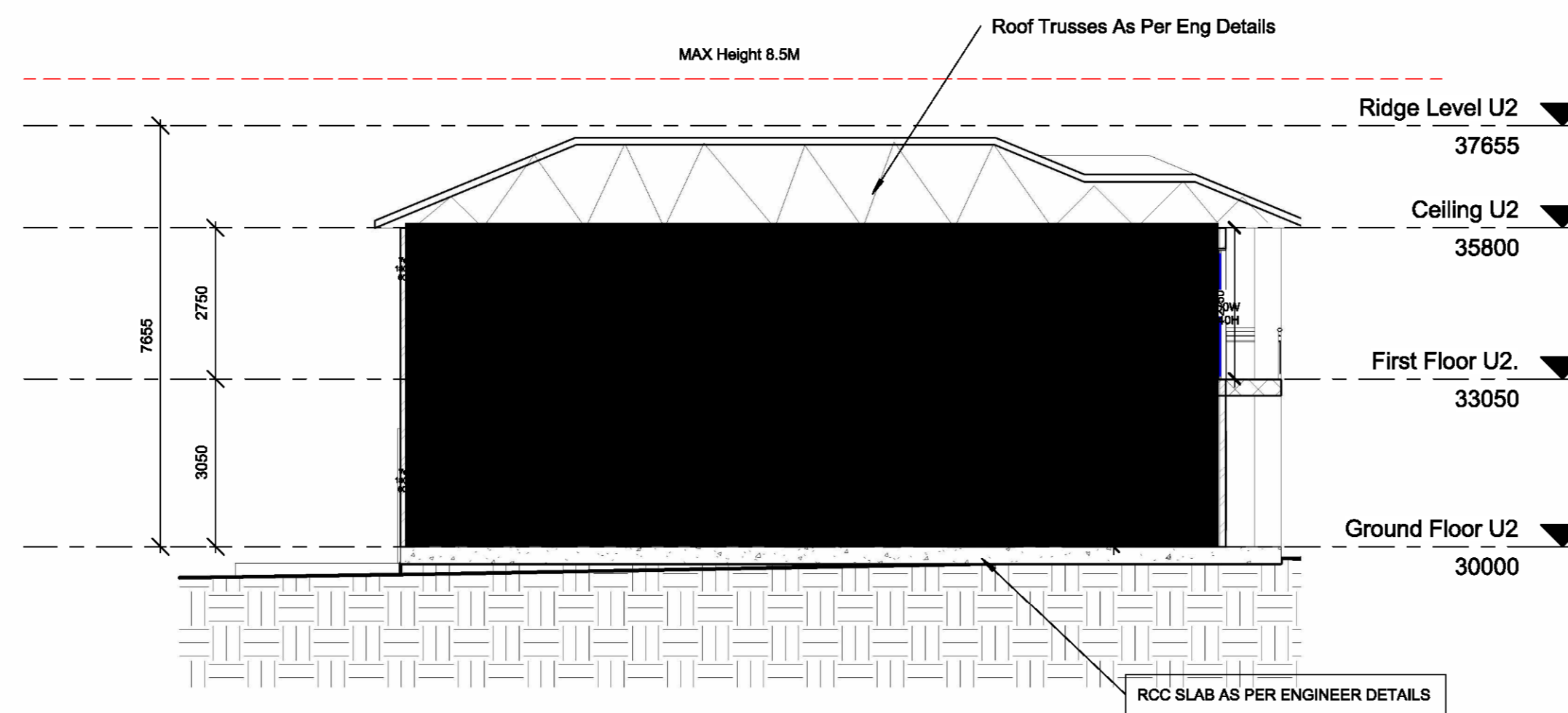
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Scale 1 : 100

23/03/2022 5:53:41 PM

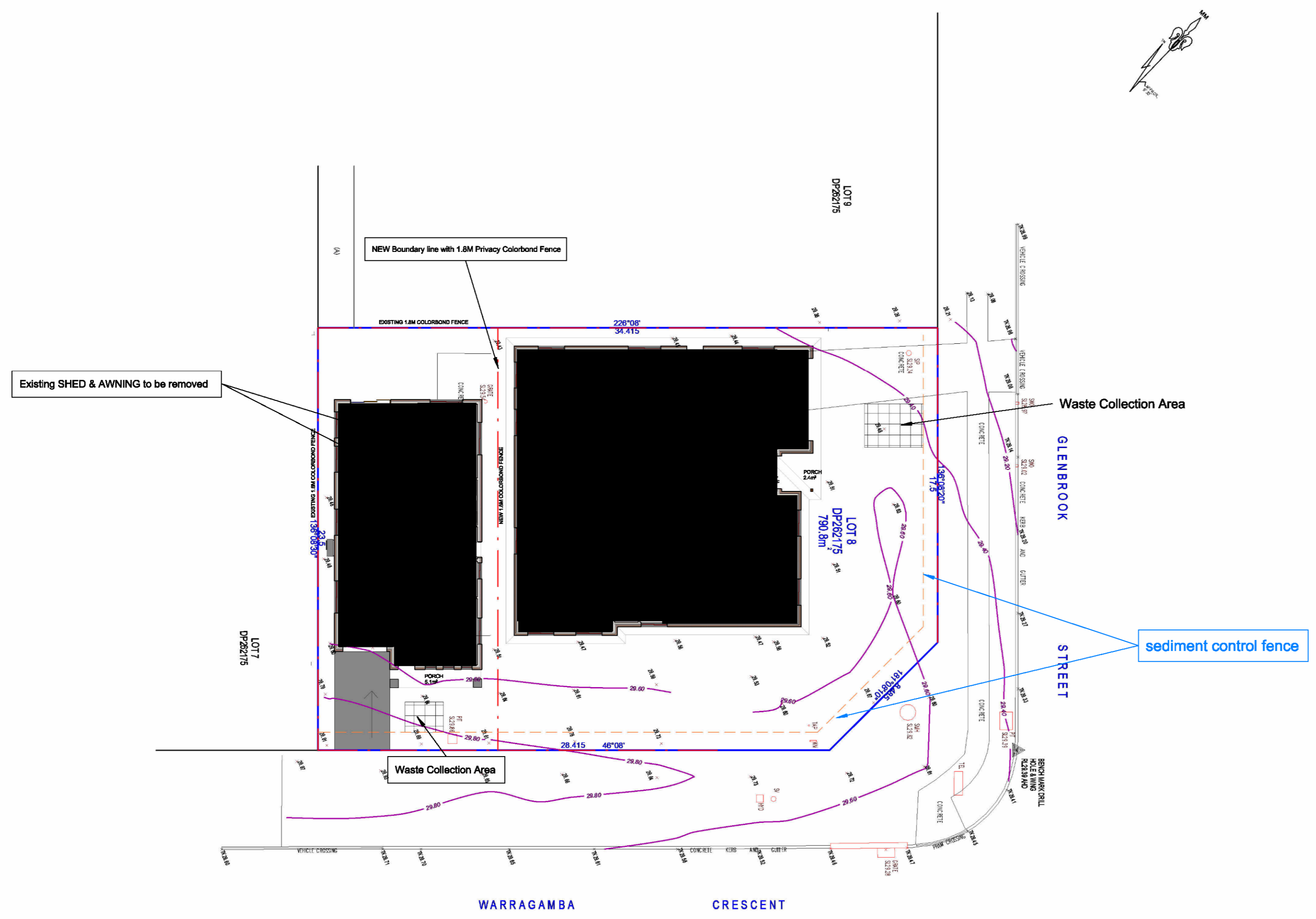


1 Section U1
1 : 100



3 Section U2
1 : 100

SCALE: 1:200



1 Sediment Control Plan
1 : 200

SOIL EROSION NOTES

TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RE-SPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. (I.E ALL FOOT-PATHS, BATTERS, SITE, REGADING AREAS, DRAINAGE RESERVES AND CHANNELS). TOP SOIL SHALL NOT BE SPREAD ON ANY OTHER AREAS UN-SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS UPSLOPE TO DIVERT THE RUNOFF AROUND THEM. IN SOME CIRCUMSTANCES IT MAY BE NECESSARY TO PLACE BANKS OR DRAINS DOWN STREAM OF A STOCKPILE TO RETARD SEDIMENT LADEN RUNOFF. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. (NO SILT SHALL BE PLACED OUTSIDE THE LIMITS OF WORKS). THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE
2. STRIPPING OF EXISTING GRASS TO BE KEPT TO A MINIMUM
3. TOPSOIL FROM ALL AREAS TO BE DISTURBED TO BE STRIPPED AND STOCKPILED
4. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS
5. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE
6. ROADS AND FOOTPATHS TO BE SWEEPED, INSPECTED AND MAINTAINED DAILY BY SITE MANAGER
7. BOARDS SEWER AND UNDERGROUND SERVICES TO BE LOCATED PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS
8. IF APPOINTMENT IS REQUIRED, CONNECT TO BOARDS SEWER
9. WASTE AND RECYCLING BINS TO BE MAINTAINED IN A SATISFACTORY CONDITION WHILE ON SITE
10. ROADS AND FOOTPATHS TO BE SWEEPED, INSPECTED AND MADE GOOD BY SITE MANAGER PRIOR TO FINAL INSPECTION AND OCCUPATION

No	Description	Date

DO NOT SCALE from this drawing.
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14 Glenbrook St Jamisontown

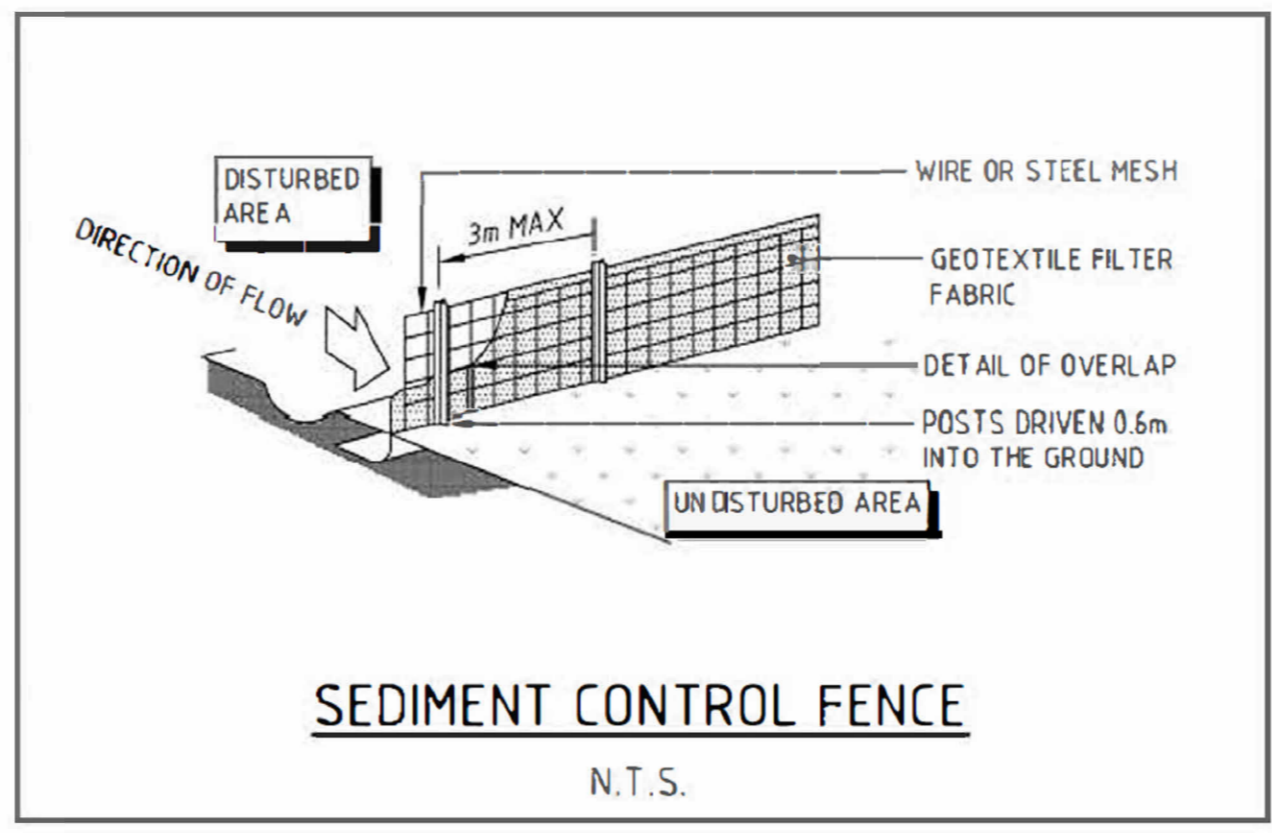
SEDIMENT CONTROL PLAN

Project number	2022.03
Date	23/03/2022
Drawn by	FR
Checked by	FR

DW.08

Scale As indicated

23/03/2022 5:53:45 PM





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14 Glenbrook St Jamisontown

SHADOW DIAGRAM
9AM-12PM-3PM

Project number 2022.03

Date 23/03/2022

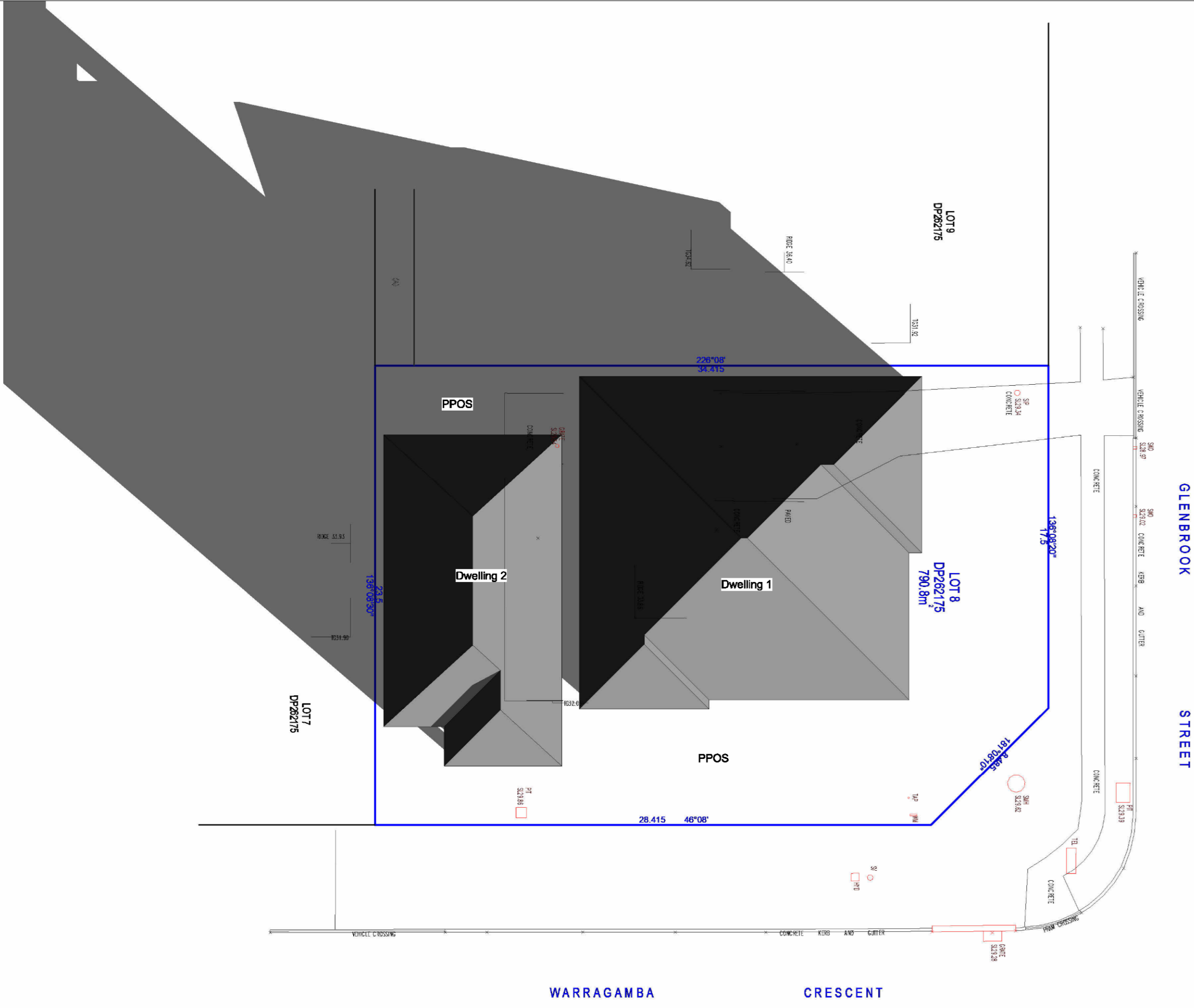
Drawn by FR

Checked by FR

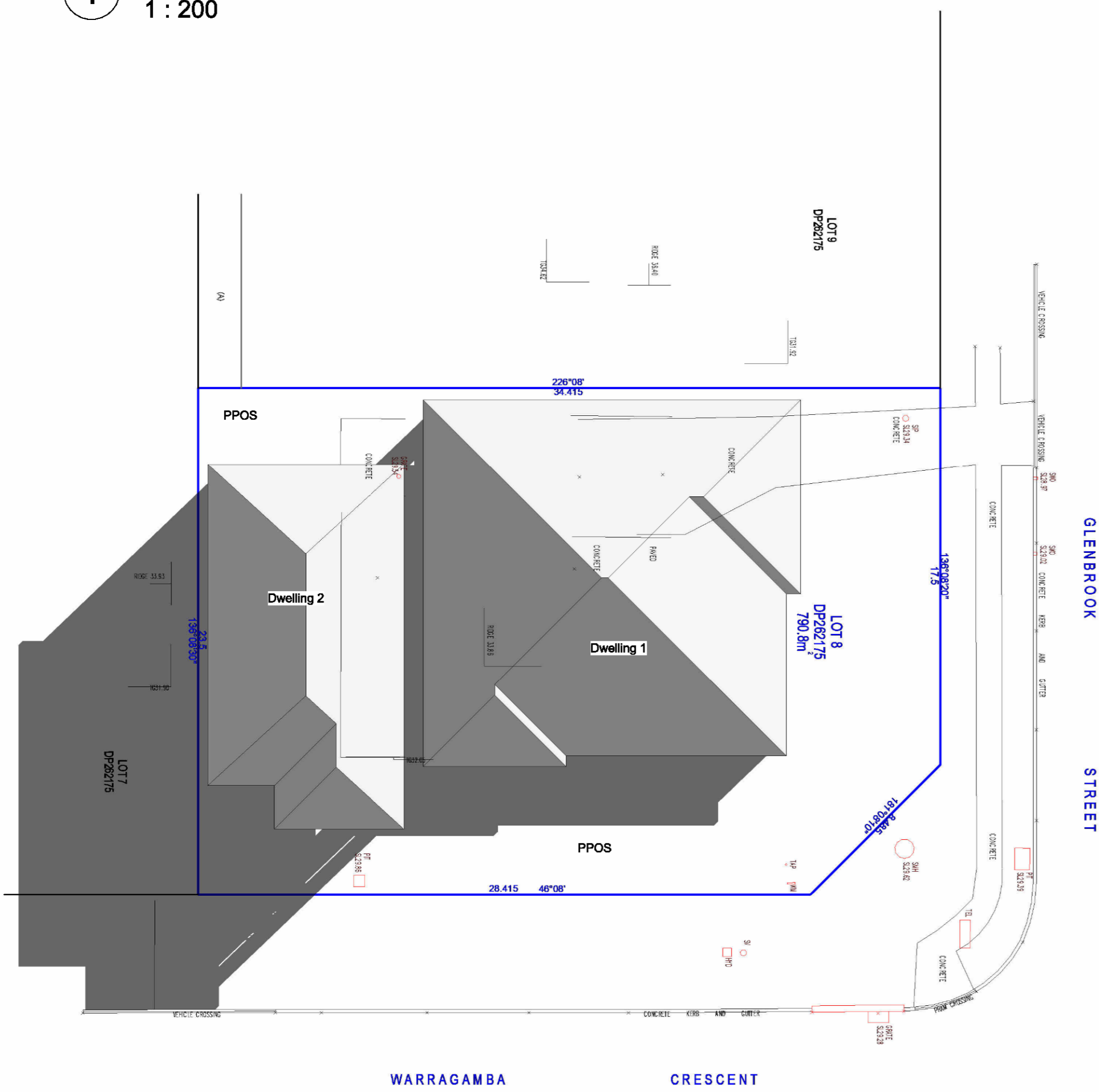
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Scale 1 : 200

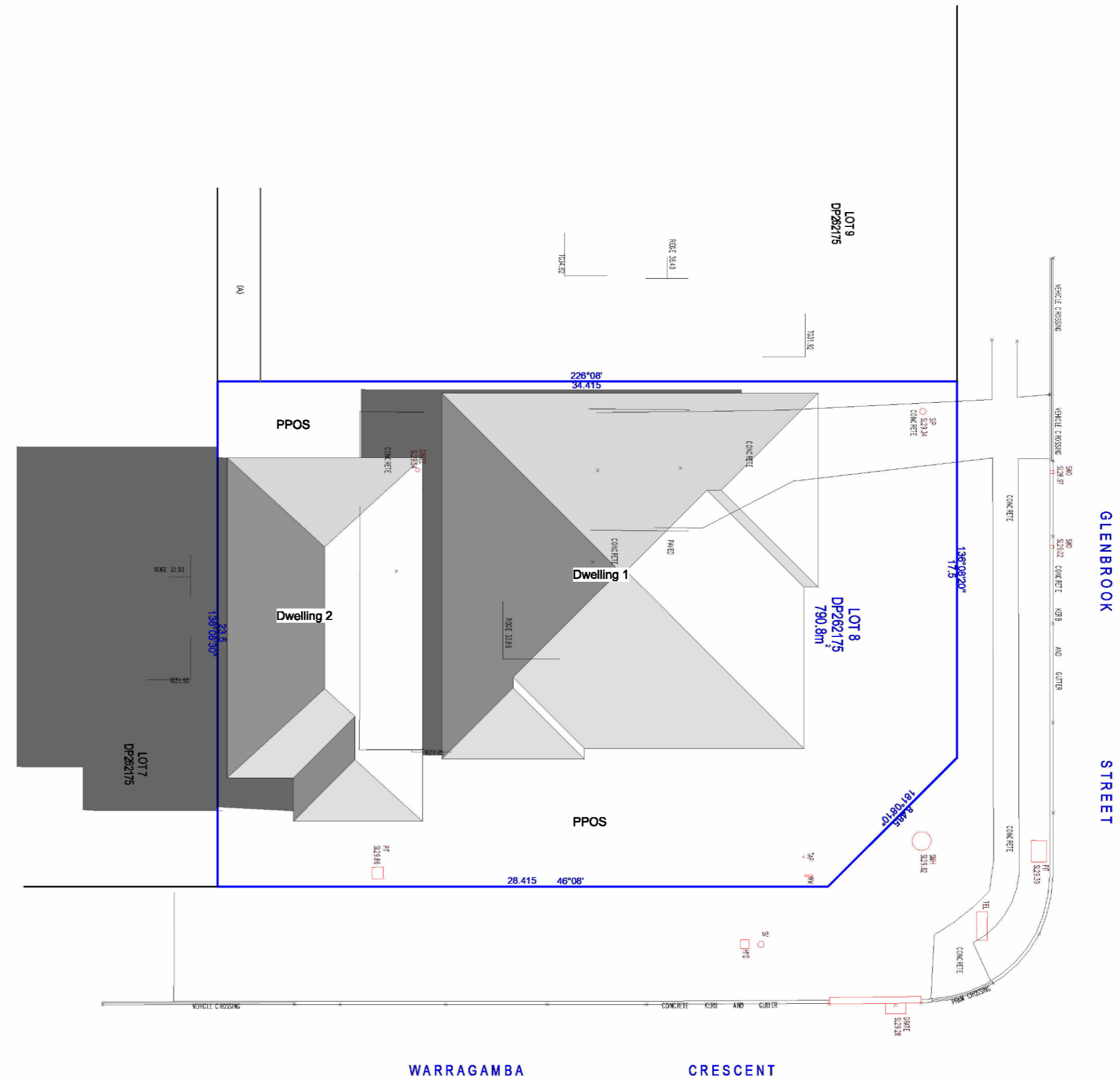
23/03/2022 5:53:49 PM



1 9am_21st June
1 : 200



3 3pm_21st June
1 : 200



2 12pm_21st June
1 : 200

No	Description	Date

DO NOT SCALE from this drawing.

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14 Glenbrook St Jamisontown

LANDSCAPE PLAN

Project number 2022.03

Date 23/03/2022

Drawn by FR

Checked by FR

DW.10

Scale As indicated

23/03/2022 5:53:54 PM

PLANTING SCHEDULE

Mark	Type	NATIVE	POT SIZE	HEIGHT	Count	Image
------	------	--------	----------	--------	-------	-------

HEDGE

AS	Amena Smithii	YES	200MM	1.8m	15	
MP	Murraya Paniculata (Orange Jessamine)	YES	200MM	1.8m	38	

SHRUB

DS	Dianella 'Silver Streak'	YES	150MM	500mm	11	
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TREE

EE	Elaeocarpus Enumundii	YES	45L	15M	2	
WF	Waterhousea floribunda	YES	45L	8M	2	

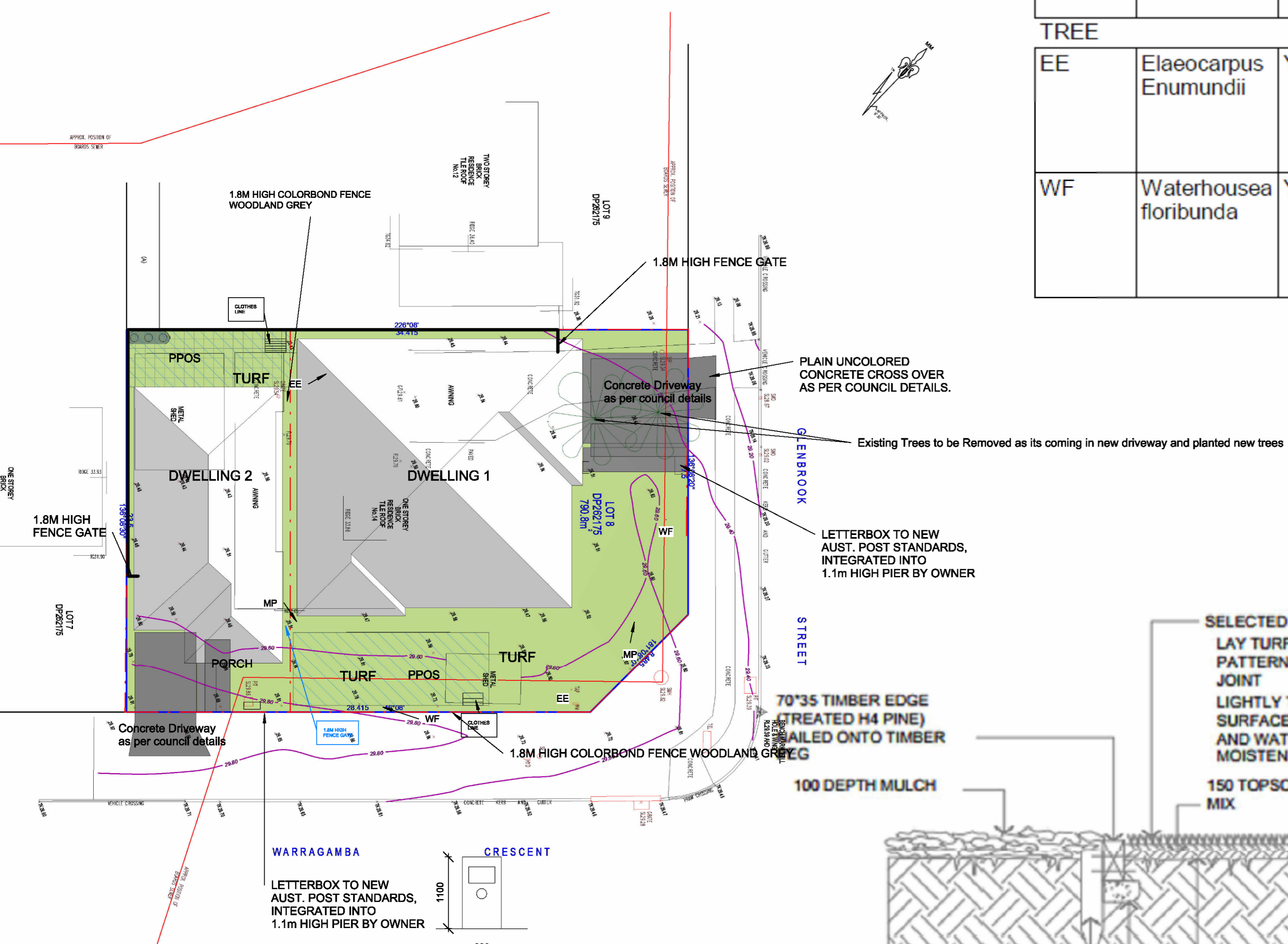
LANDSCAPE NOTES

TURF
EXCAVATE/ GRADE AREAS TO BE TURFED TO 120MM BELOW THE REQUIRED FINISHED LEVELS. DO NOT EXCAVATE WITH 1500MM OF ANY EXISTING TREE TO BE RETAINED. ENSURE THAT ALL OF THE SURFACE WATER RUNOFF IS TO BE DIRECTED TOWARDS THE INLET PITS, KERBS ETC. AD AWAY FROM BUILDINGS. ENSURE THAT NO POOLING OR PONDING WILL OCCUR. RIP SUBGRADE TO 150MM DEEP. INSTALL 100MM DEPTH OF IMPORTED TOPSOIL. JUST PRIOR TO SPREADING TURF, SPREAD 'SHIRLEYS NO. 17 LAWN FERTILISER' OVER THE TOPSOIL AT THE RECOMMENDED RATE. LAY SIR WALTER BUFFALO TURF ROLLS CLOSELY BUTTED. FILL ANY SMALL GAPS WITH TOPSOIL. WATER THOROUGHLY.

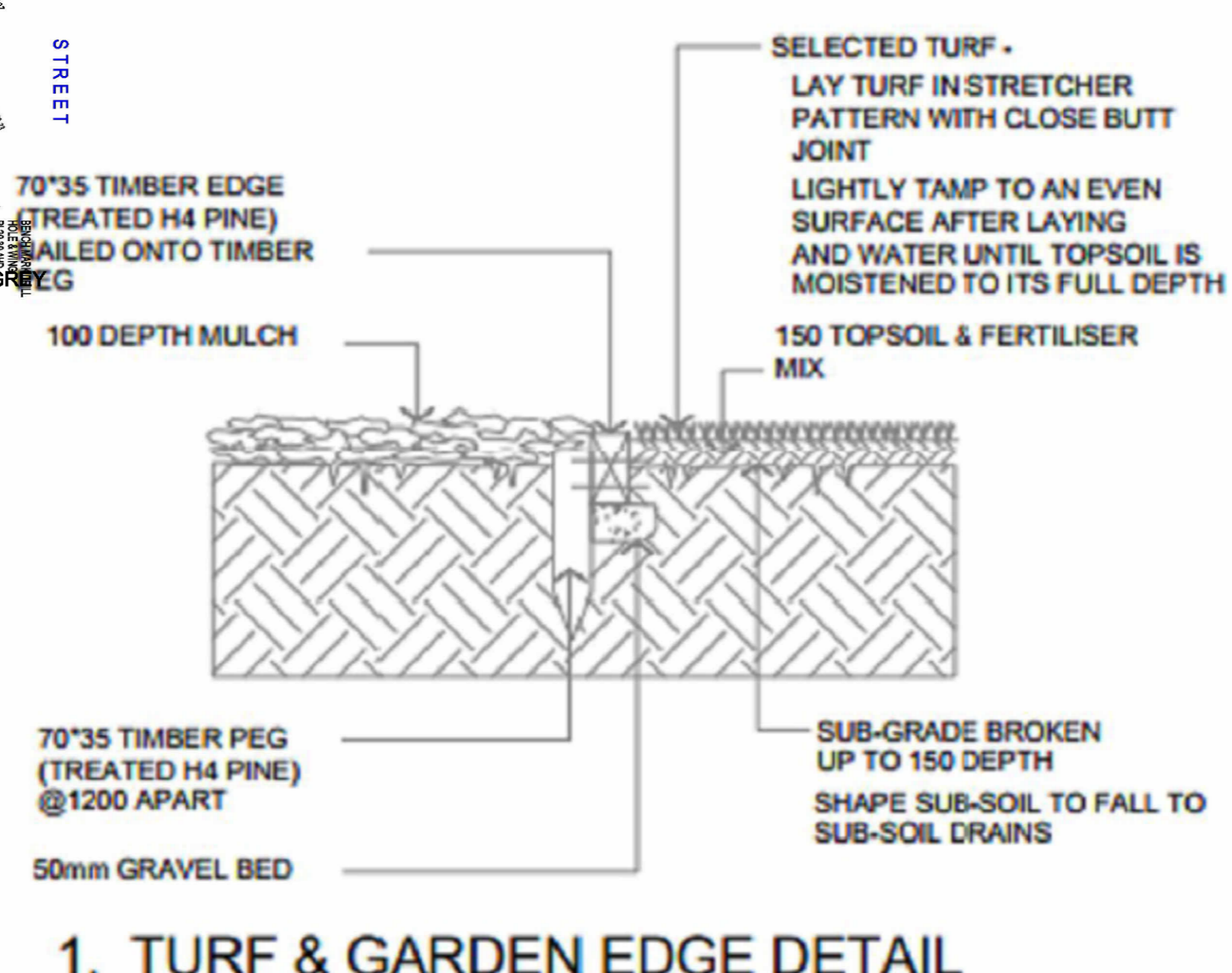
STABILISED CRUSHED SANDSTONE
PATH TO BE CRUSHED SANDSTONE OVER WEEDMAT TO DEPTH OF 50MM. STABILISED WITH 5% CEMENT.

TIMBER EDGING
TREATED HARDWOOD EDGING. THE EDGES ARE TO BE LAID IN EVEN CURVES AND STRAIGHT LINES AS INDICATED ON THE PLAN. WHERE TIGHT CURVES ARE SHOWN SCORE TIMBER TO ACHIEVE MORE EVEN CURVES. THE TOP OF THE EDGE IS TO FINISH FLUSH WITH THE ADJACENT TURF AND MULCH LEVELS.

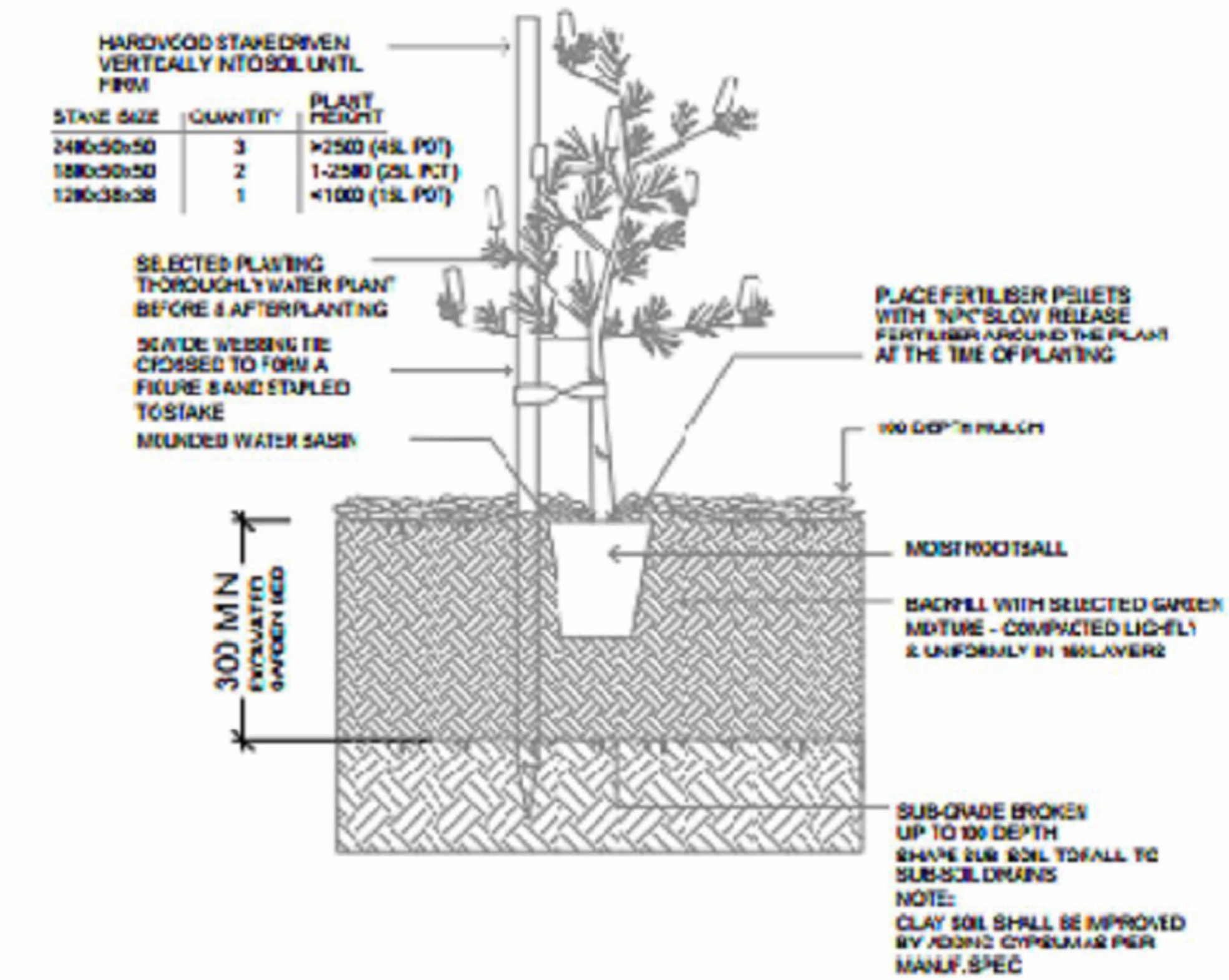
PLANTING AREAS
ENSURE THAT THE MASS PLANTING AREAS HAVE BEEN EXCAVATED TO 300MM BELOW FINISHED LEVELS. RIP TO A FURTHER DEPTH OF 150MM. SUPPLY AND INSTALL 300MM SOIL MIX IF REQUIRED OR IMPROVE EXISTING SOIL WITH COMPOST BLEND. SOIL MIX TO COMPRISE OF ONE PART APPROVED COMPOST TO THREE PARTS TOP SOIL. TOPSOIL SHALL BE EITHER IMPORTED TOPSOIL OR STOCKPILED SITE TOPSOIL (IF SUITABLE I.E. NO CLAY). INSTALL 75MM OF SELECTED MULCH. MULCH TO BE ANL 'FOREST BLEND'.



1 Concept Landscape Plan 1 : 200
Letter Box Detail 1 : 50



NOTE :
ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.



No	Description	Date

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14 Glenbrook St Jamisontown

STORMWATER CONCEPT

Project number 2022.03

Date 23/03/2022

Drawn by FR

Checked by FR

DW.11

Scale 1 : 200

23/03/2022 5:53:58 PM

ROOF NOTES:

COLORBOND CUSTOM OR ROOF SHEETING AT NOMINATED PITCH. 1 1/2 CORRUGATION SIDE LAP (TYPICAL)

COLORBOND QUAD GUTTER (TYPICAL)

FOLDED COLORBOND RIDGE CAPPING 70 x35 DEEP MGP12 ROOF BA TTENSI

800 EA VE 0/HANG TO MAIN ROOF

600 EA VE 0/HANG TO GARAGE/CARPORT ROOF

EAVES SOFFIT LINING TO BE VENTED IN ACCORDANCE WITH BREEZE POWER REQUIREMENTS

TRUSSES BELOW SOLAR HOT WATER PANELS TO BE STRENGTHENED IN ACCORDANCE WITH PANEL MANUFACTURERS REQUIREMENTS

COLORBOND CUSTOM ORB ROOF SHEETING CREST FIXED AT SIDE LAPS WITH 3 FIXINGS FOR INTERNAL SPANS AND 5 FIXINGS FOR END SPANS
FIX WITH ROOFZIP M6 x 50mm (OR EQUAL)

RAINWATER HARVESTING NOTES:

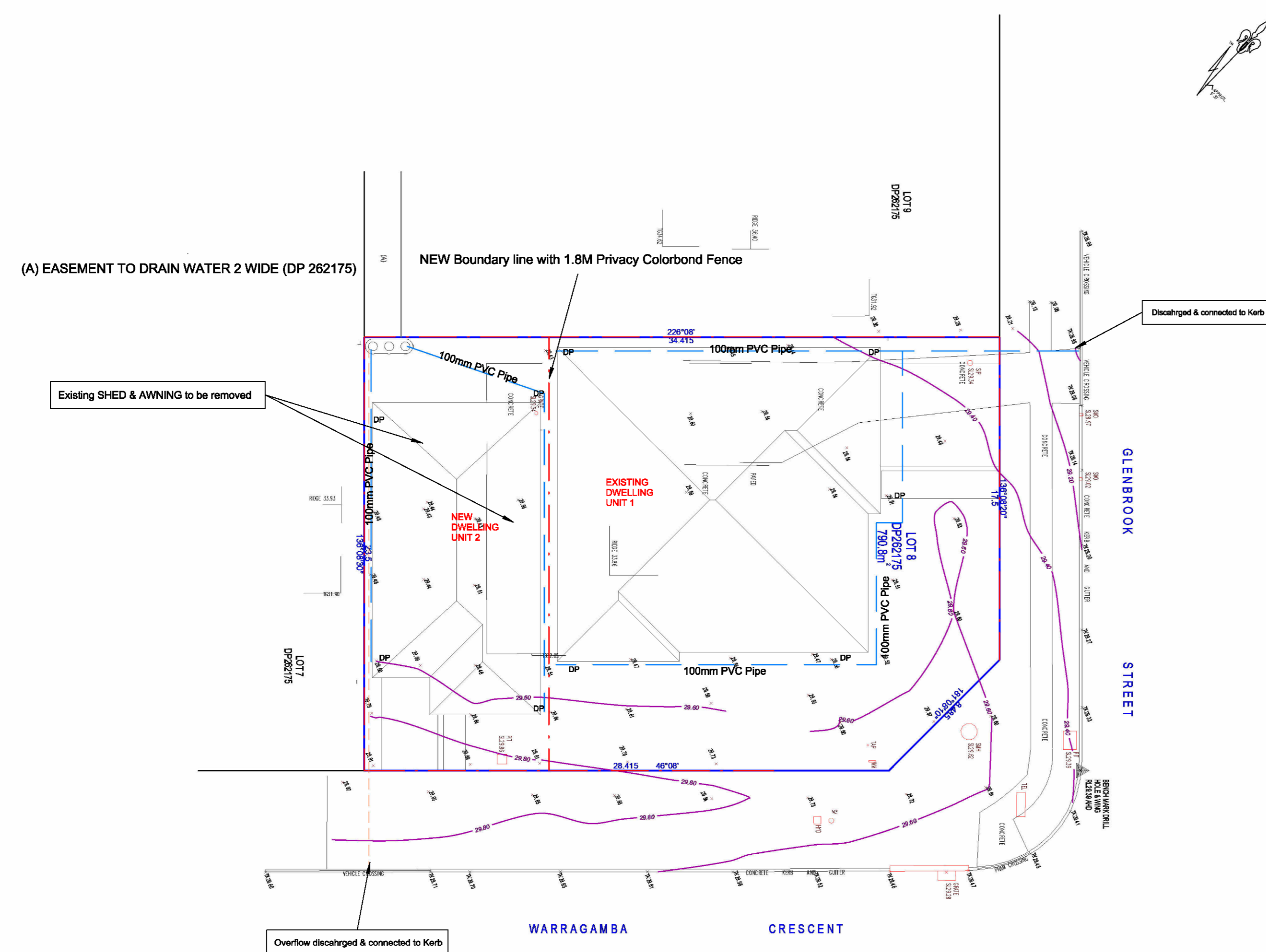
1. RAINWATER FOR ON SITE STORMWATER HARVEST IS ONLY TO BE SOURCED FROM THE ROOF.
2. AN APPROPRIATE BACK FLOW PREVENTION DEVICE IS TO BE INSTALLED IN ACCORDANCE WITH AS3500.
3. FIRST FLUSH SYSTEM TO BE INCORPORATED.
4. TANK TO BE CONNECTED FOR USE IN TOILET FLUSHING, IRRIGATION, LAUNDRY.
5. THE REQUIRED PUMP IS NOT TO EXCEED 5dB[a] ABOVE AMBIENT BACKGROUND NOISE MEASURED AT THE NEAREST LOT BOUNDARY.

ALL OTHER SURFACE WATERS TO BE STRICTLY CONNECTED TO A SEPARATE SYSTEM IN ACCORDANCE WITH AS 3500:3:2003 AND BCA PART 3.1.2.3.
RAINWATER TANKS WITH PUMPS TO SUPPLY GARDEN TAPS AND INTERNAL RE-USE AS PER BASIX ASSESSMENT

NOTES:

1. ALL WORK TO BE DONE TO SATISFACTION OF CITY COUNCIL.
2. PROPOSED CONCRETE DRIVEWAY TO BE CONSTRUCTED IN ACCORDANCE WITH PLANS, SPECIFICATION, AND LEVELS ISSUED SEPERATELY BY COUNCIL.
3. ALL PIPES TO BE MIN. 100MM DIA UNLESS NOTED OTHERWISE (UNO).
4. ALL PIPES TO BE GRADE UPVC AT MIN 1% UNO.
5. MINIMUM FALL OF 1:80 WITH 300mm COVER
6. DOWNPIPES TO HAVE A MAXIMUM SPACING OF 12 METRES

ALL DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE



1 Concept Stormwater Plan
1 : 200



DESCON

Design & Construction

Ph: 0466 999 428

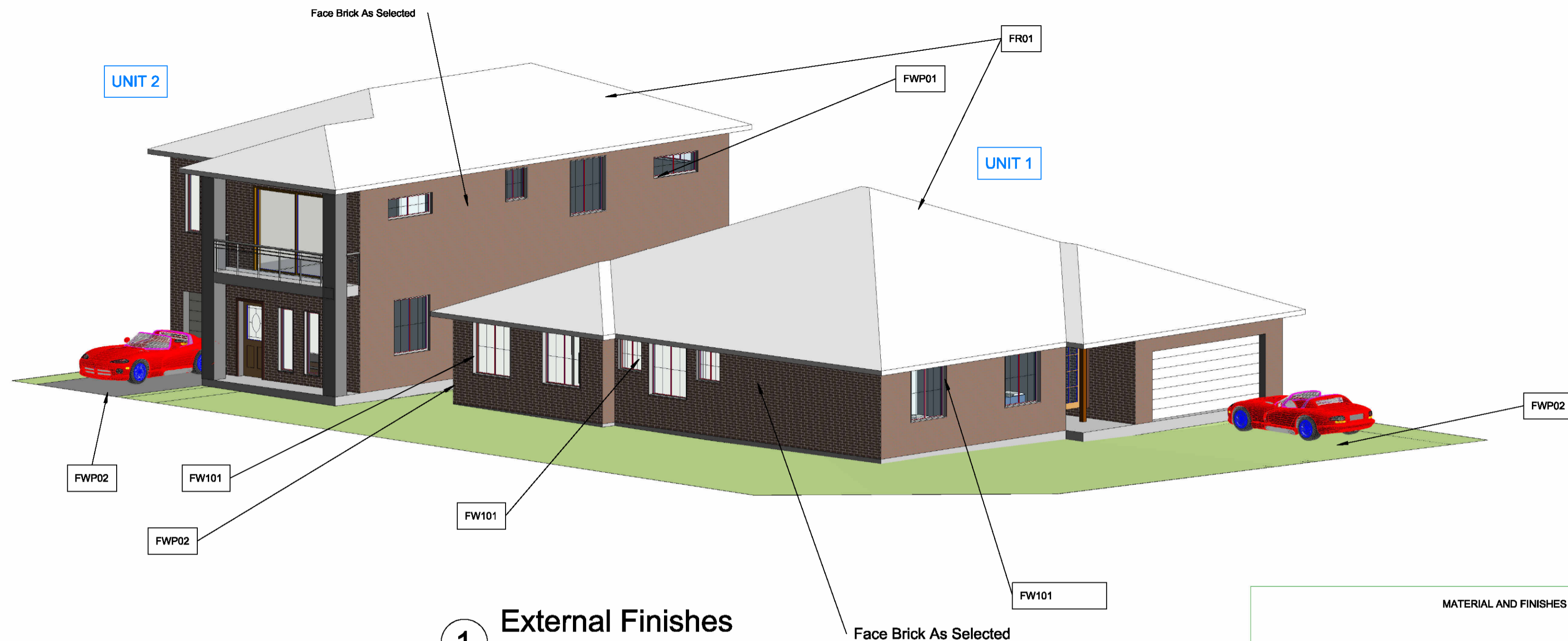
Email : pioneer_43@hotmail.com



ACCREDITED
BUILDING DESIGNER

All Dimensions in Millimeters unless otherwise stated.
Contractor to check all dimensions prior to commencement of work.
Written dimensions take precedence over scale.

DO NOT SCALE FROM DRAWING



1 External Finishes

Face Brick As Selected

MATERIAL AND FINISHES SCHEDULE

Material Keynote	Material Rendering Image	Material Comments
FR01		COLORBOND ROOF CUSTOM ORB PROFILE
FR06		DOWNPIPE COLORBOND SURFMIST
FSD01		COLORTHROUGH CONCRETE DRIVEWAY
FWI01		WINDOW FRAME COLORBOND SURFMIST
FWP01		DULUX LEXICON
FWP02		DULUX LEAD COLOUR

No.	Description	Date

14 Glenbrook St
Jamisontown

FINISHES SCHEDULE

Project number	2022.03
Date	23/03/2022
Drawn by	FR
Checked by	FR

DW.12

Scale	1 : 100
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Material & External Finishes
1 : 100



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DO NOT SCALE FROM DRAWING

No.	Description	Date



14 Glenbrook St
Jamisontown

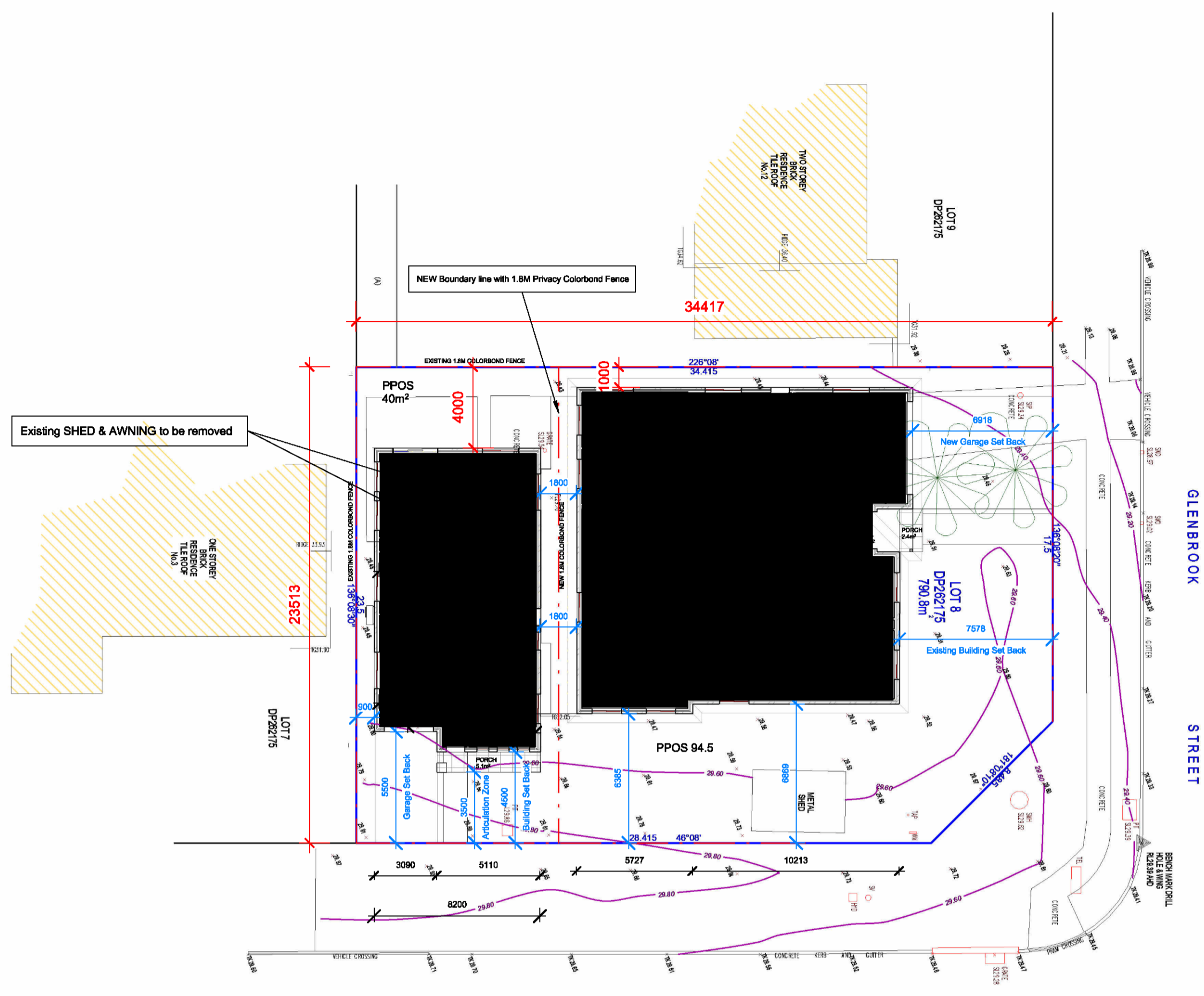
NOTIFICATION PLAN

Project number	2022.03
Date	23/03/2022
Drawn by	Author
Checked by	Checker

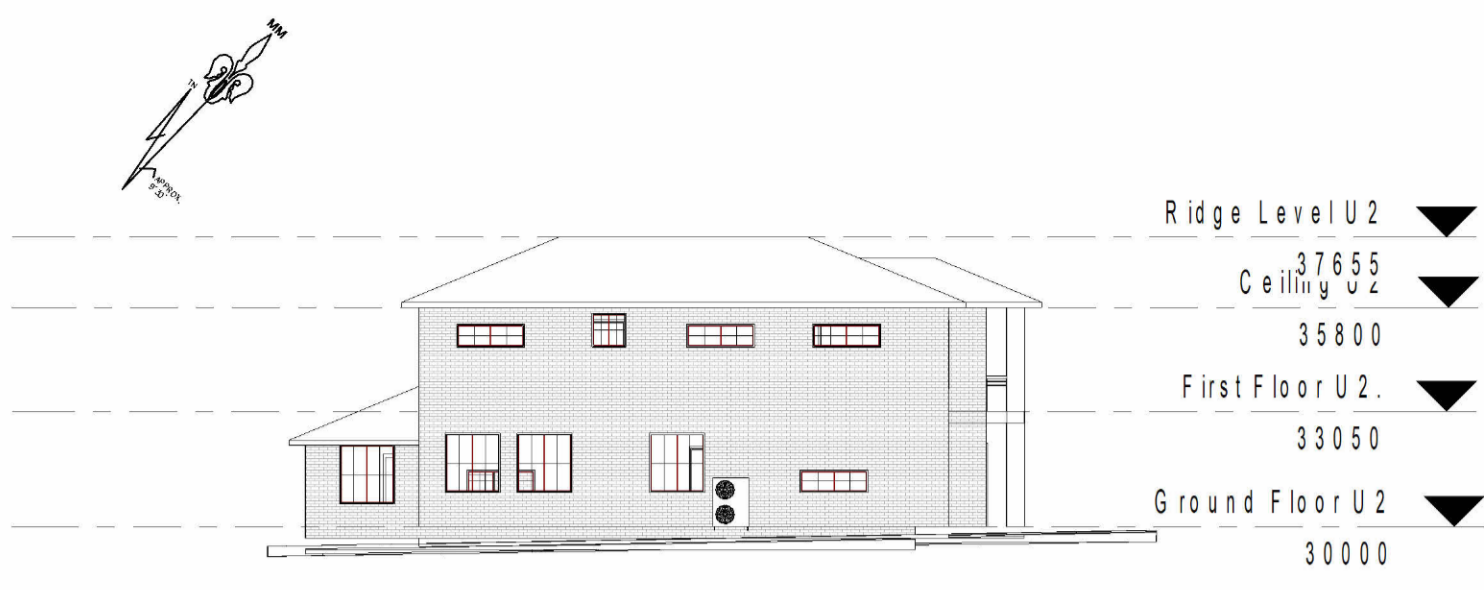
DW.13

Scale 1 : 200

23/03/2022 5:54:03 PM



1 Site Plan_N
1 : 200



4 SOUTH_N



2 NOTH_N



5 WEST_N



3 EAST_N

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: gas instantaneous.	✓	✓	✓
Lighting			
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.		✓	✓
Fixtures			
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	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																					
Insulation requirements																								
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓																					
<table border="1"> <thead> <tr> <th>Construction</th> <th>Additional insulation required (R-value)</th> <th>Other specifications</th> </tr> </thead> <tbody> <tr> <td>external wall: brick veneer</td> <td>R1.16 (or R1.70 including construction)</td> <td></td> </tr> <tr> <td>external wall: brick veneer</td> <td>R1.16 (or R1.70 including construction)</td> <td></td> </tr> <tr> <td>external wall: brick veneer</td> <td>R1.16 (or R1.70 including construction)</td> <td></td> </tr> <tr> <td>external wall: brick veneer</td> <td>R1.16 (or R1.70 including construction)</td> <td></td> </tr> <tr> <td>internal wall shared with garage: plasterboard (R0.36)</td> <td>nil</td> <td></td> </tr> <tr> <td>flat ceiling, pitched roof</td> <td>ceiling: R2.25 (up), roof: foil/sarking</td> <td>light (solar absorptance < 0.475)</td> </tr> </tbody> </table>	Construction	Additional insulation required (R-value)	Other specifications	external wall: brick veneer	R1.16 (or R1.70 including construction)		external wall: brick veneer	R1.16 (or R1.70 including construction)		external wall: brick veneer	R1.16 (or R1.70 including construction)		external wall: brick veneer	R1.16 (or R1.70 including construction)		internal wall shared with garage: plasterboard (R0.36)	nil		flat ceiling, pitched roof	ceiling: R2.25 (up), roof: foil/sarking	light (solar absorptance < 0.475)			
Construction	Additional insulation required (R-value)	Other specifications																						
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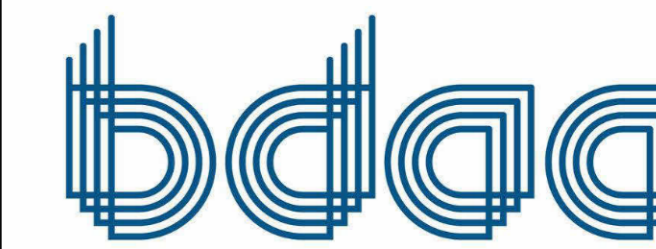
Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																																										
Windows and glazed doors																																													
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓																																										
The following requirements must also be satisfied in relation to each window and glazed door:																																													
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.	✓	✓	✓																																										
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓																																										
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓																																										
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓																																										
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓																																										
Windows and glazed doors glazing requirements																																													
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DESCON
Design & Construction

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ACCREDITED
BUILDING DESIGNER

No	Description	Date

DO NOT SCALE from this drawing.

Use given dimensions..

CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication.

Any discrepancies are to be referred to the Consultant/Designer prior to commencement of work.



14 Glenbrook St Jamisontown

Basix Commitments U1

Project number 2022.03

Date 23/03/2022

Drawn by FR

Checked by FR

DW.14

Scale

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Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 158 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
<ul style="list-style-type: none"> at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		✓	✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground, 110 square metres	nil	
floor - above habitable rooms or mezzanine, 15 square metres, framed	nil	
floor - suspended floor above garage, framed	0.3 (or 1 including construction) (down)	
external wall - brick veneer	3.06 (or 3.60 including construction)	
external wall - brick veneer	3.06 (or 3.60 including construction)	
external wall - brick veneer	3.06 (or 3.60 including construction)	
external wall - brick veneer	3.06 (or 3.60 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 4.25 (up), roof: foil/sarking	gable end vents; light (solar absorptance < 0.475)

Note	Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER > 4.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER > 4.0		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: gas fixed flued heater; Energy rating: 5 Star		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER > 4.0		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual on / timer off		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
<ul style="list-style-type: none"> at least 5 of the bedrooms / study; dedicated 		✓	✓
<ul style="list-style-type: none"> at least 1 of the living / dining rooms; dedicated 		✓	✓
<ul style="list-style-type: none"> the kitchen; dedicated 		✓	✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
<ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> Aluminium single clear Aluminium double (air) clear Timber/uPVC/fibreglass single clear Timber/uPVC/fibreglass double (air) clear Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the "overshadowing" column. 	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W21	600	1800	aluminium, single, clear	none	2-4 m high, 2 m away
W19	900	900	aluminium, single, clear	none	2-4 m high, 2 m away
W18	1500	1500	aluminium, single, clear	none	2-4 m high, 2 m away
W32	600	1800	aluminium, single, clear	none	2-4 m high, 2 m away
W20	1500	1500	aluminium, single, clear	none	2-4 m high, 2 m away
W39	900	900	aluminium, single, clear	none	2-4 m high, 2 m away
W30	600	1800	aluminium, single, clear	none	2-4 m high, 2 m away
East facing					

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
D3000	2340	3000	aluminium, single, clear	solid overhang 1000 mm, 200 mm above head of window or glazed door	not overshadowed
W27	1800	600	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
W28	1800	600	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
W29	1800	600	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
W1	1800	600	aluminium, single, clear	none	not overshadowed
W2	1800	600	aluminium, single, clear	none	not overshadowed
W3	1800	600	aluminium, single, clear	none	not overshadowed
South facing					
W26	1500	1500	aluminium, single, clear	none	1-2 m high, <1.5 m away
W25	1500	1500	aluminium, single, clear	none	1-2 m high, <1.5 m away
W24	1500	1500	aluminium, single, clear	none	1-2 m high, <1.5 m away
W23	600	1800	aluminium, single, clear	none	1-2 m high, <1.5 m away
W35	600	1800	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	1-2 m high, <1.5 m away
W38	900	900	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	1-2 m high, <1.5 m away
W36	600	1800	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	1-2 m high, <1.5 m away
W37	600	1800	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	1-2 m high, <1.5 m away
West facing					
W22	600	1800	aluminium, single, clear	none	2-4 m high, 2-5 m away
D1	2100	2100	aluminium, single, clear	none	2-4 m high, 2-5 m away
W33	600	1800	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	2-4 m high, 2-5 m away

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W34	600	1800	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	2-4 m high, 2-5 m away

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> all bathrooms/toilets; dedicated the laundry; dedicated all hallways; dedicated 		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 5 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	



No	Description	Date

DO NOT SCALE from this drawing.
Use given dimensions..
CONTRACTOR is to check all dimensions on the job prior to commencement of shop drawings or fabrication.
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14 Glenbrook St Jamisontown

Basix Commitments U2

Project number	2022.03
Date	23/03/2022
Drawn by	FR
Checked by	FR

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THIS DETAIL SURVEY IS NOT A 'LAND SURVEY' AS DEFINED BY THE SURVEYING ACT, 2002. DISTANCES SHOWN HAVE BEEN TAKEN FROM A REGISTERED PLAN OF SUBDIVISION KNOWN AS DP262175

- THE AREA SHOWN HAS BEEN CALCULATED FROM THE REGISTERED LAND DIMENSIONS.
- BOUNDARY ANGLES AND DIMENSIONS ARE SUBJECT TO SURVEY INVESTIGATION.
- VISIBLE AND ACCESSIBLE SERVICES HAVE ONLY BEEN LOCATED.

THE LOCATION OF ANY UNDERGROUND SERVICES WAS NOT INVESTIGATED. INVESTIGATIONS WITH DIAL BEFORE YOU DIG (PH:1100) AND SERVICE PROVIDORS MUST BE UNDERTAKEN PRIOR TO ANY DESIGN, EXCAVATION AND/OR CONSTRUCTION WORKS.

TITLE NOTES
 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(\$)
 2 DP262175 RESTRICTION(\$) ON THE USE OF LAND
 3 DP262175 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED
 THE ABOVE NOTIFICATIONS HAVE NOT BEEN INVESTIGATED.

Ph: 0466 999 428

Email : pioneer_43@hotmail.com

All Dimensions in Millimeters unless otherwise stated. Contractor to check all dimensions prior to commencement of work. Written dimensions take precedence over scale.

DO NOT SCALE FROM DRAWING

14 Glenbrook St Jamisontown

Proposed Subdivision Plan

Project number 2022.03

Date 23/03/2022

Drawn by Author

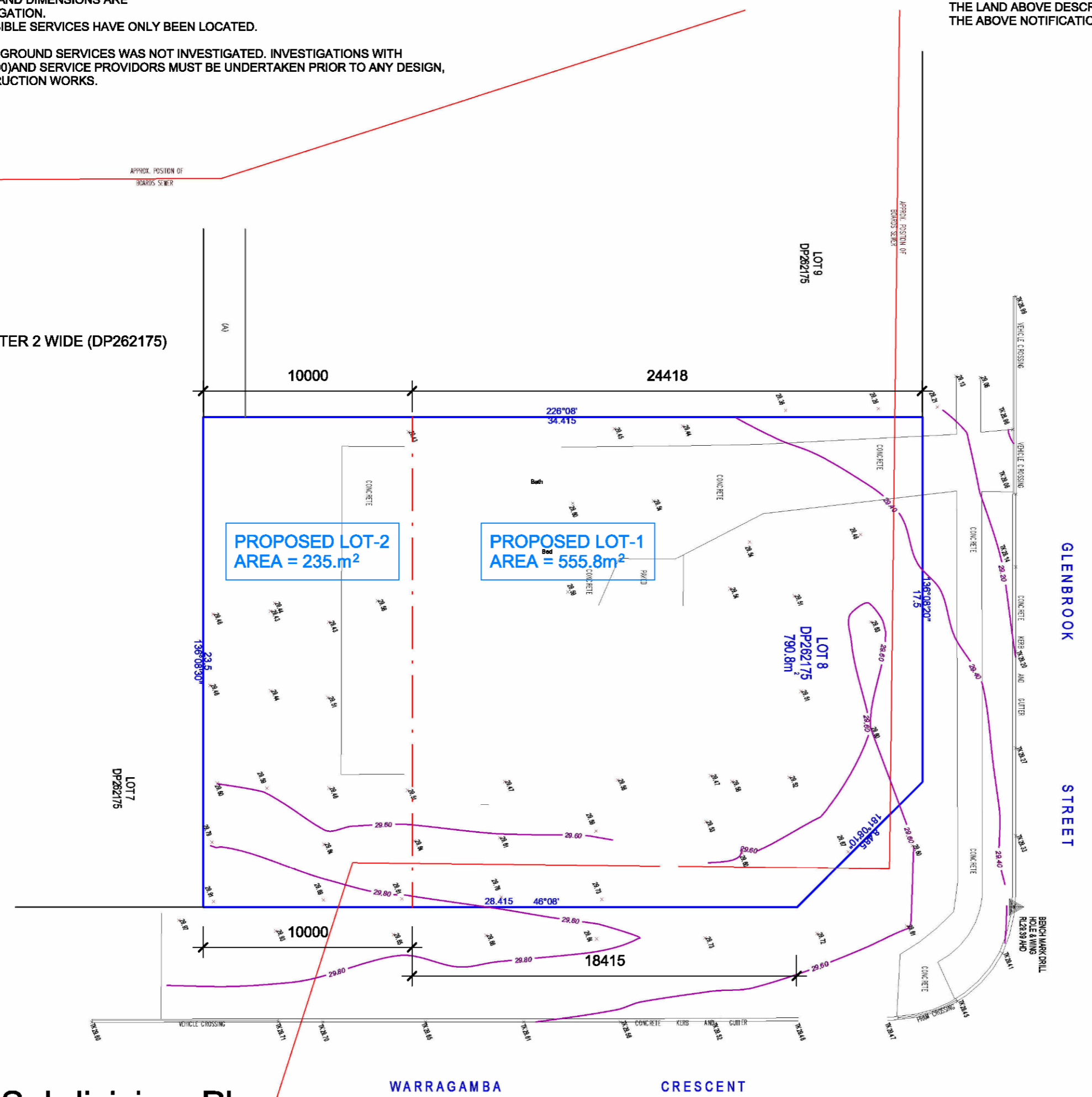
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(A) EASEMENT TO DRAIN WATER 2 WIDE (DP262175)



Proposed Subdivision Plan