

**WIND ROSE BEGA STATION**

Amendment	Issue Date

Project  
**PROPOSEDNEW DWELLING  
11 LOADER PARADE  
NAROOMA**

Drawing Title  
**WORKING DRAWINGS  
SITE ANALYSIS**

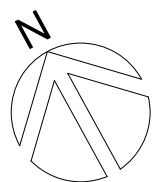
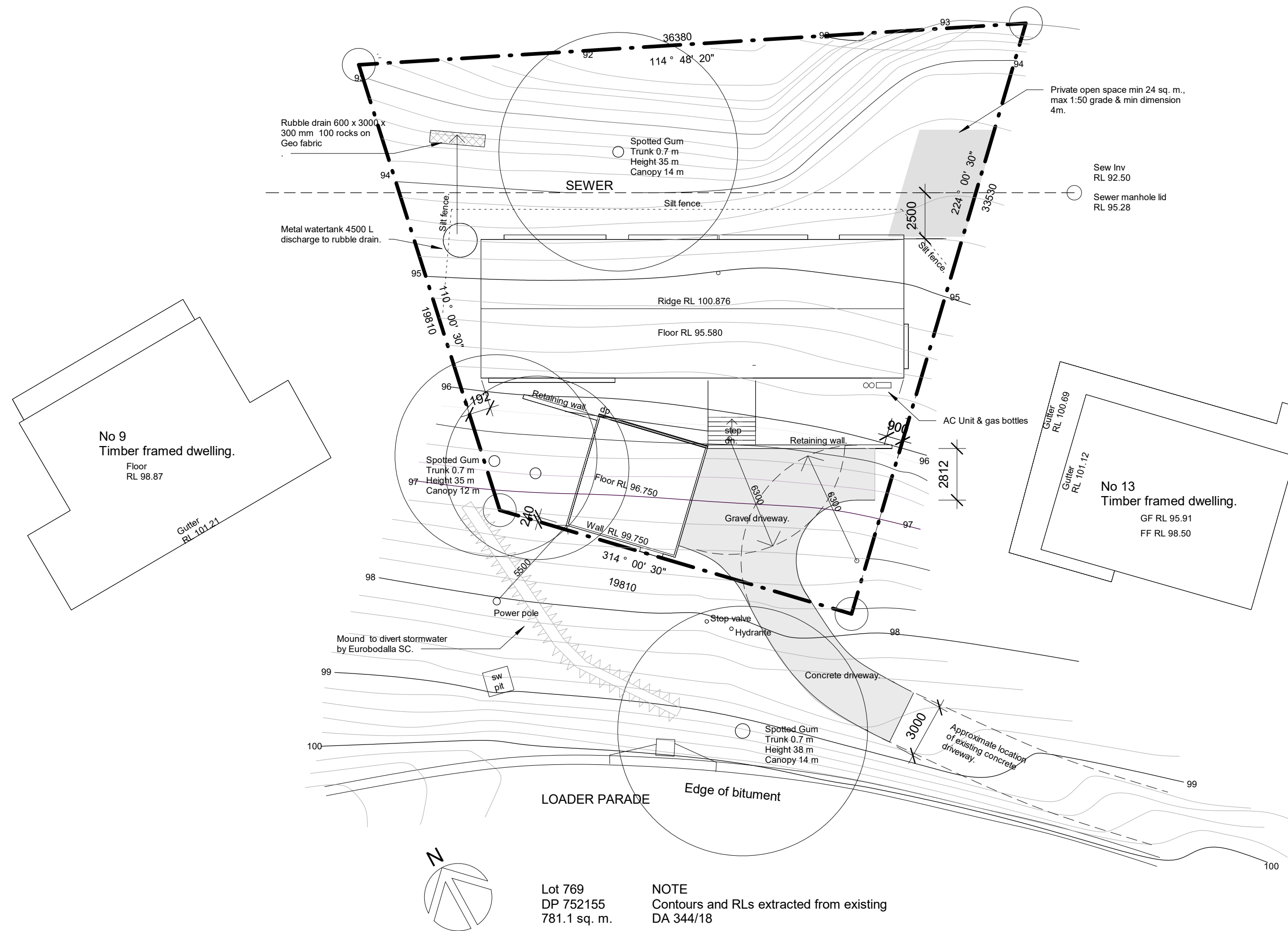
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05:21

**Quickdraw  
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Scale  
1:100 at A2

Drawn	Date
IW	21/05/2021

Drawing No.  
IKW 01



Lot 769  
 DP 752155  
 781.1 sq. m.

NOTE  
 Contours and RLs extracted from existing  
 DA 344/18

1 Site  
 1 : 200

Amendment	Issue Date

Project  
**PROPOSEDNEW DWELLING  
 11 LOADER PARADE  
 NAROOMA**

Drawing Title  
**WORKING DRAWINGS  
 SITE PLAN**

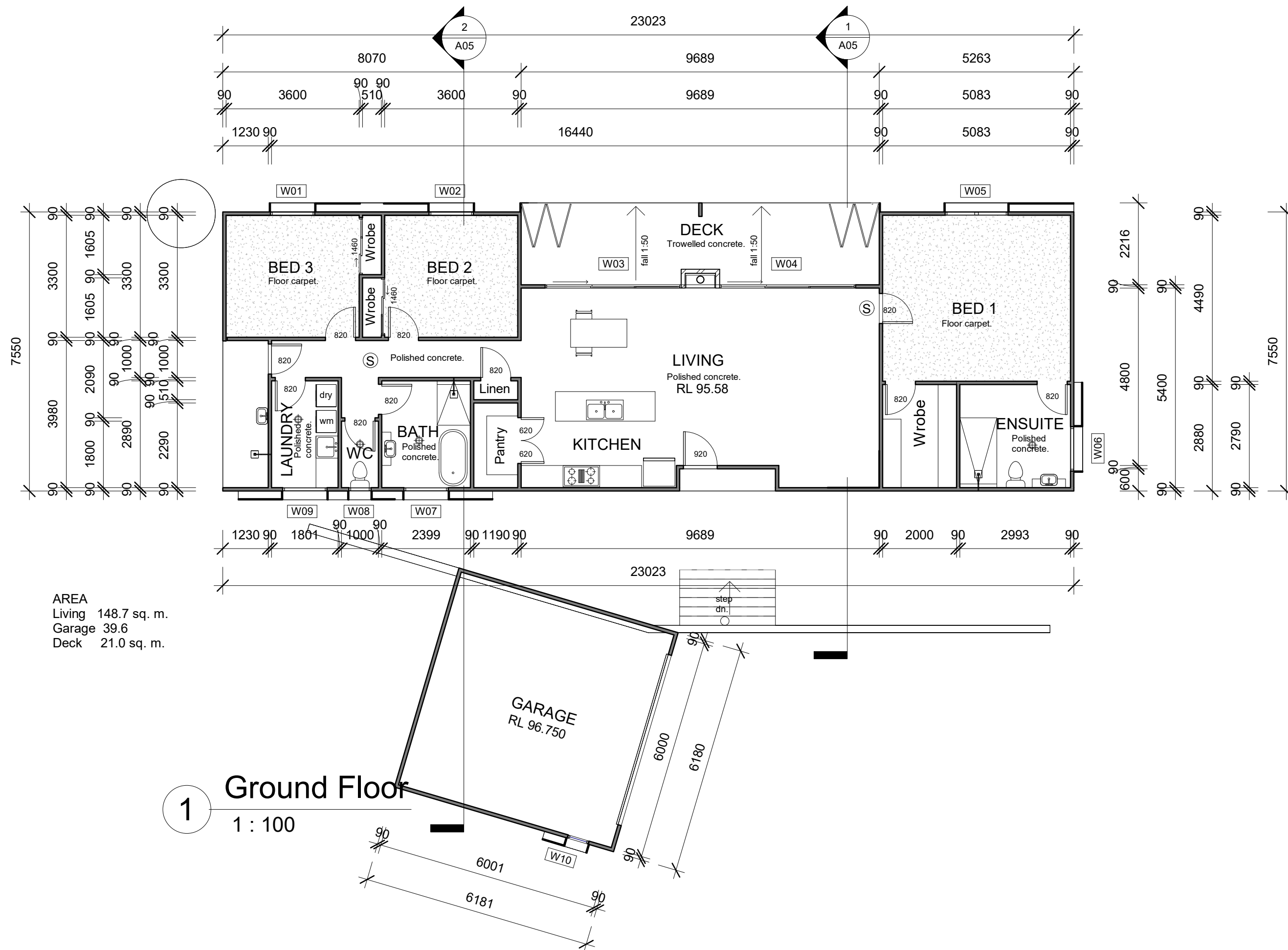
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Drawn	Date
IW	21/05/2021

Drawing No.  
 IKW 02



AREA  
 Living 148.7 sq. m.  
 Garage 39.6  
 Deck 21.0 sq. m.

1  
 Ground Floor  
 1 : 100

**CONSTRUCTION NOTES**

- ROOF** Selected metal at 36° on F7 70 x 35 battens at 900 mm cts.  
 Rafters F7140 x 45 at 900 cts to Living area.  
 Trusses to balance, to manufactures specifications  
 Garage water directed to storage tank.  
 Sarking under all roofing.
- WALLS** Ground Floor - external walls F7 90 x 35 timber frames with selected metal cladding.  
 Internal walls 90 x 35 F7 timber frame with 10 mm plasterboard.
- CEILINGS** Living area coffer ceiling at 3300 mm with 10 mm plasterboard.  
 Balance flat at 2400 mm .
- WINDOWS** Aluminium framed windows single glazed. (see window schedule).  
 All windows fitted with screens which comply with AS 3959.9.5.1A
- FOOTINGS** Retaining walls reinforced concrete blockwork on mass concrete footings.  
 Footings and slab to engineers specifications.  
 Provide 0.2 mm vapour barrier under slab.
- DRIVEWAY** Concrete & Gravel on underlay panels.
- RETAINING WALLS**  
 200 mm concrete blockwork with reinforced concrete infill on mass concrete footing to engineers specifications.

- Provide lift of hinges to WC door.  
 Provide smoke detectors as indicated.  
 Provide bifold screens to deck, screens to comply with AS3959.9.5.1A  
 Provide 4500 litre water tank. All roof water directed to water tank & over flow from tank directed to Growlers Gully via rubble drain.  
 Provide wood burning heater as indicated, heater to comply wit AS/NZS 2918:2000

**WINDOW SCHEDULE**

- Basix Group North**  
 W01 1800 x 1200 aluminium framed single glass double hung.  
 W02 1800 x 1200 aluminium framed single glass double hung.  
 W03 2100 x 3600 aluminium framed single glass sliding door.  
 W04 2100 x 3600 aluminium framed single glass sliding door.  
 W05 1800 x 1800 aluminium framed single glass double hung.
- Basix Group East**  
 W06 600 x 1200 aluminium framed single glass sliding.
- Basix Group South**  
 W07 600 x 1200 aluminium framed single glass sliding.  
 W08 600 x 600 aluminium framed single glass sliding.  
 W09 600 x 1200 aluminium framed single glass sliding.
- W10 Not included in Basix calculations  
 1800 x 600 aluminium frame single glass fixed.

**BASIX NOTES**

- Provide min 100 sq. m indigenous or low water use species to garden  
**WATER** Provide min. 2000 Litre rainwater tanks connected to:  
 All toilets in development.  
 The cold water tap that supply the clothes washer.  
 At least one outdoor tap.  
 Rainwater tanks to collect water from 36 sq metres of roof.

- Fixtures**  
 Showerheads min 4 star.( $>6.0$  But $\leq 7.5$  L/min)) in all howers in the development.  
 Toilets min 5 star.  
 Kitchen Taps min 5 star.  
 Bathroom Taps min 5 star.

**THERMAL COMFORT:**

- External Wall 2.22 (or 2.60 including construction)  
 Ceiling and Roof - flat ceiling / pitched roof - ceiling: R4.0 (up), roof: foil/sarking.  
 Ceiling and roof - raked ceiling / pitched roof: R4.0 (up), roof: foil/sarking.  
 Roof unventilated ; dark (solar absorptance  $>0.70$ )

**ENERGY**

- Hot water - Gas instantaneous with performance of 4.5 stars.  
 Cooling System - Living Room 3 phase airconditioning, energy rating EER 3.5 - 4.0  
 - Bedrooms 3 phase airconditioning, energy rating EER 3.5 - 4.0  
 Heating System - Living Room 3 phase airconditioning, energy rating EER 3.5 - 4.0  
 - Bedrooms 3 phase airconditioning, energy rating EER 3.5 - 4.0  
 The heating system must provide for day/night zoning between Living areas and Bedrooms

- Ventilation :** Kitchen - Fan not ducted , controlled manual switch.  
 Bathroom - Fan ducted to roof , controlled manual switch.  
 Laundry - natural ventilation.

- Artificial Lighting** - The primary type of artificial lighting in the following rooms shall be fluorescent or light emitting diode.  
 All Bedrooms, Bathrooms, Kitchens, Toilets, Hallways & Living Areas

- Gas cook top and electric oven to be provided to kitchens.  
 A fixed outdoor clothes drying line must be installed.  
 Each refrigerator space must be constructed to provide well ventilated space.

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 NAROOMA

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 WORKING DRAWINGS  
 FLOOR PLAN

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Scale  
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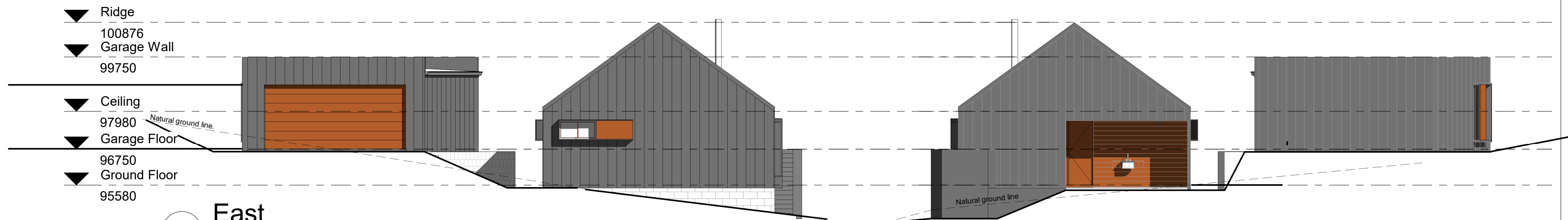
Drawn Date  
 IW 21/05/2021

Drawing No.  
 IKW 03



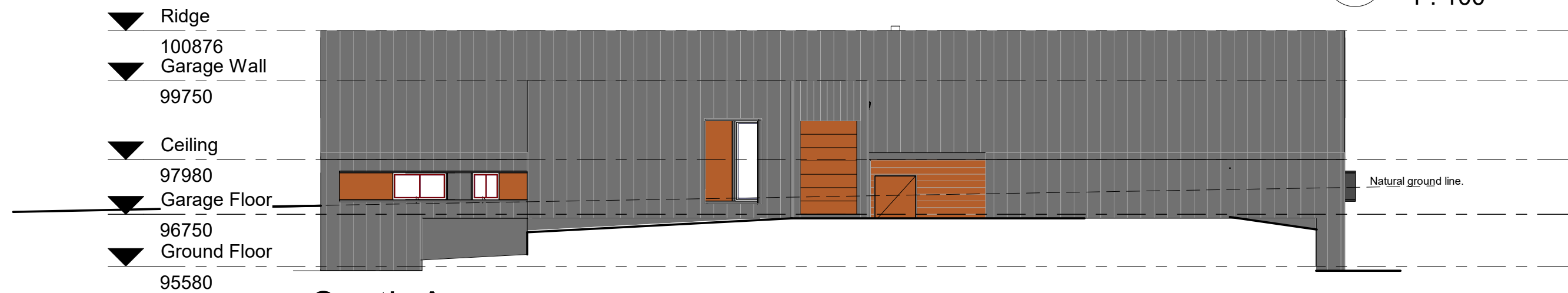


2 North  
1 : 100

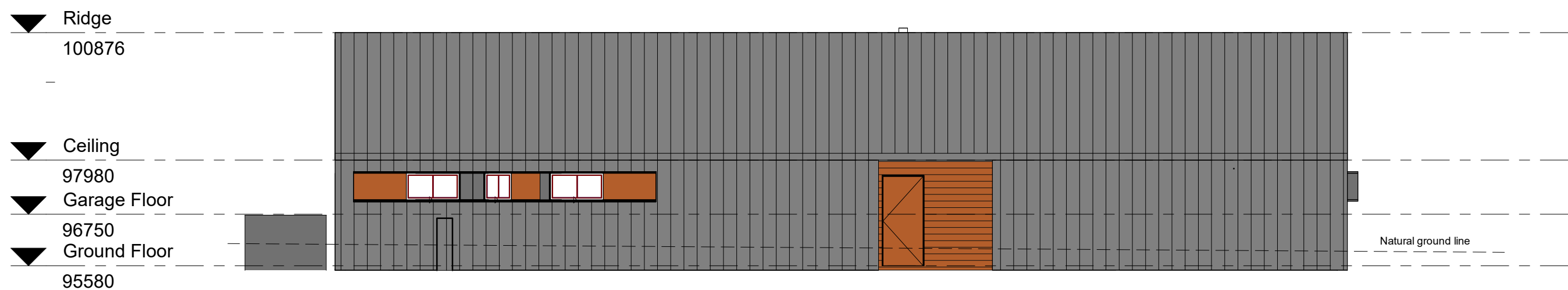


1 East  
1 : 100

4 West  
1 : 100



3 South A  
1 : 100



5 South B  
1 : 100

Amendment	Issue Date

Project  
**PROPOSED NEW DWELLING**  
 11 LOADER PARADE  
 NAROOMA

Drawing Title  
**WORKING DRAWINGS**  
 ELEVATIONS

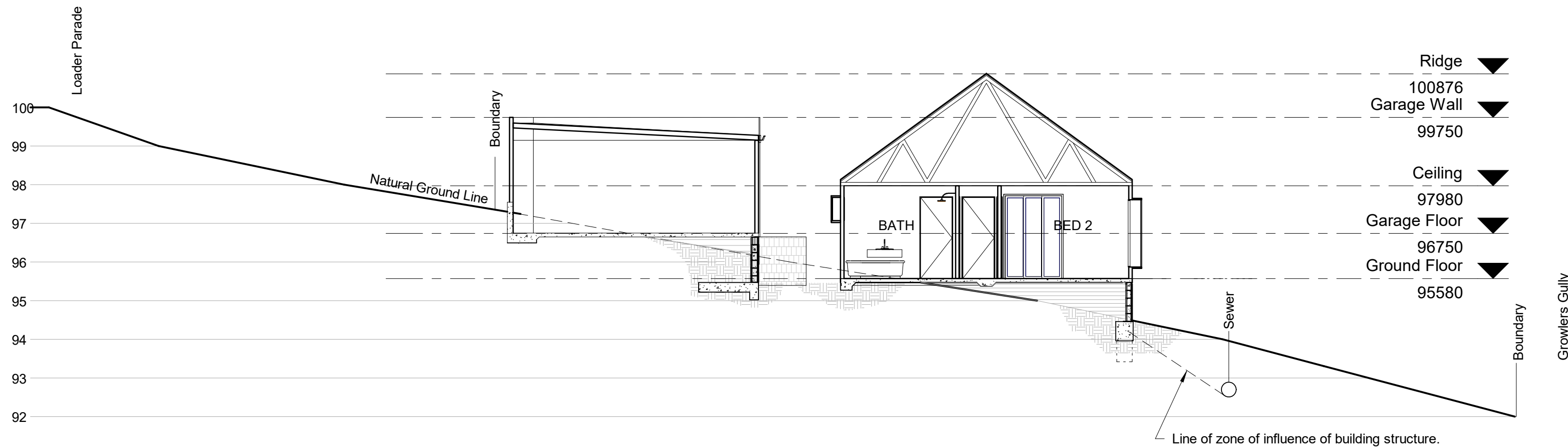
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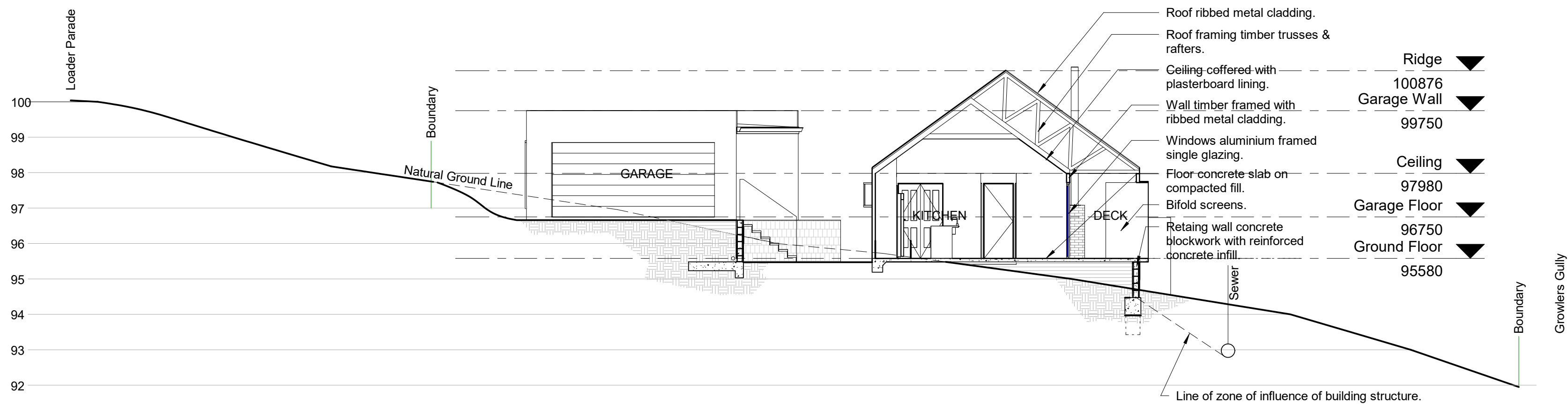
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Drawn	Date
IW	07/12/2021

Drawing No.  
 IKW 04



2 Section 2  
1 : 100



1 Section 1  
1 : 100

Amendment	Issue Date

Project  
**PROPOSEDNEW DWELLING  
 11 LOADER PARADE  
 NAROOMA**

Drawing Title  
**WORKING DRAWINGS  
 SECTIONS**

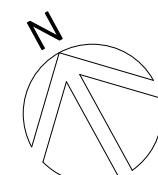
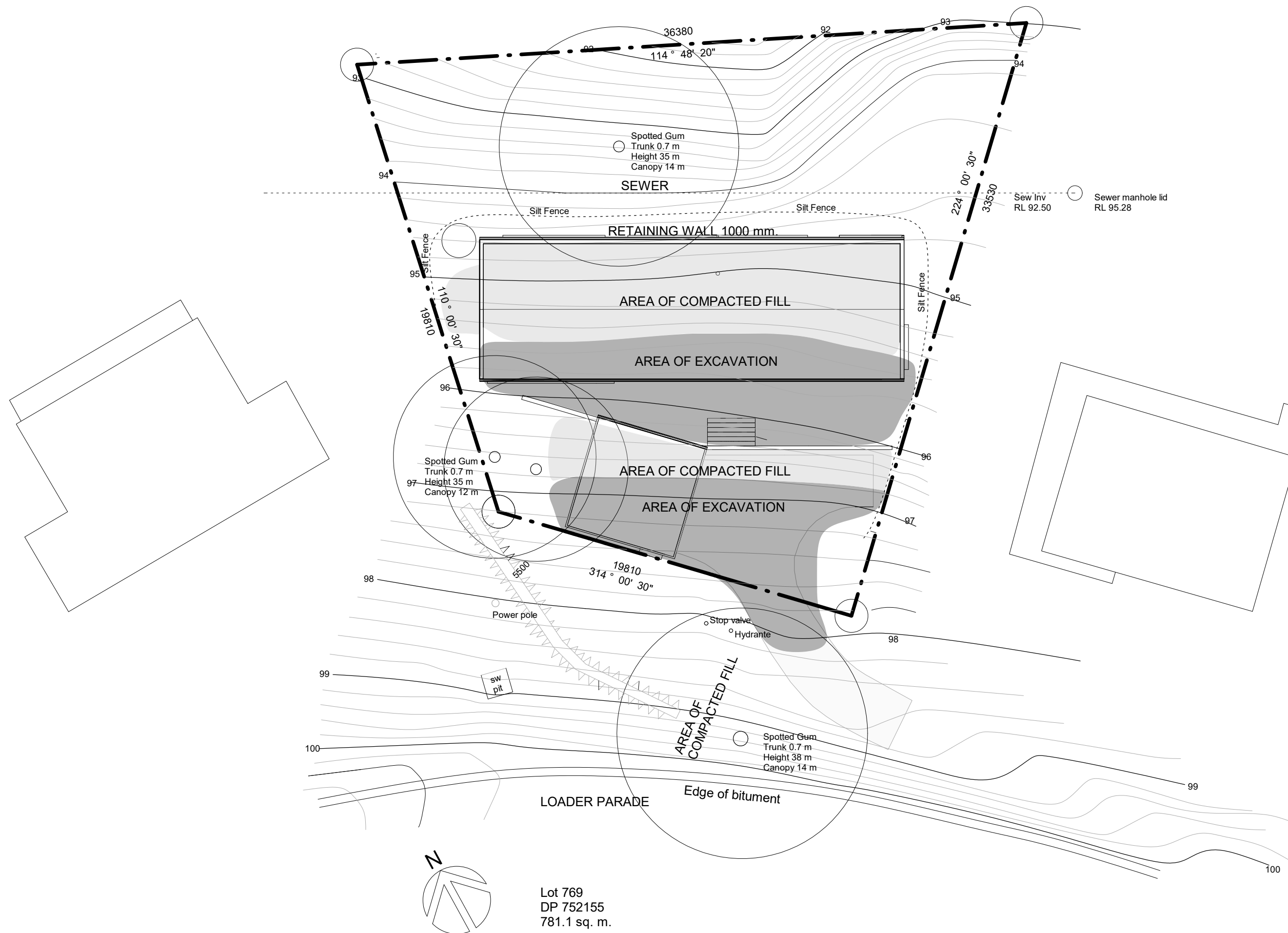
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Drawn	Date
IW	08/12/2021

Drawing No.  
 IKW 05



Lot 769  
DP 752155  
781.1 sq. m.

1

# Earthworks

1 : 200

Amendment	Issue Date

Project  
**PROPOSEDNEW DWELLING  
11 LOADER PARADE  
NAROOMA**

Drawing Title  
**WORKING DRAWINGS  
EARTHWORKS**

Project No  
05:21



Scale  
1:100 at A2

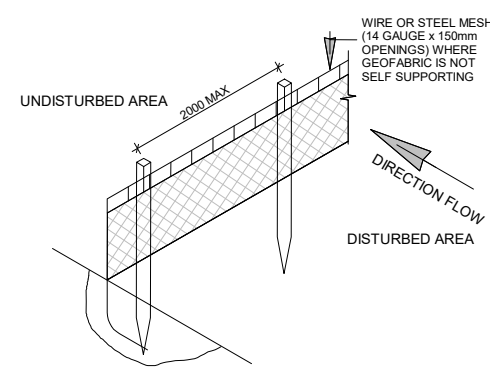
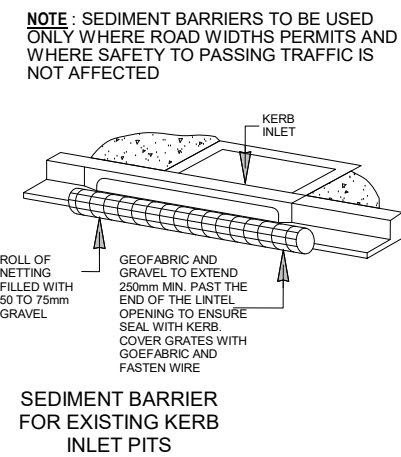
Drawn	Date
IW	21/05/2021

Drawing No.  
IKW 06

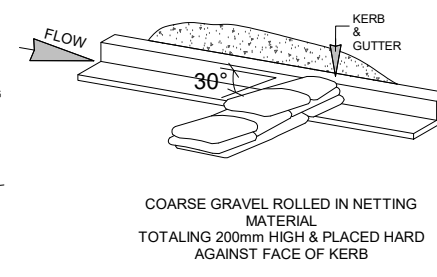
1. ALL RUN OFF AND SEDIMENT CONTROL STRUCTURES WILL BE MAINTAINED IN A FUNCTIONAL CONDITION
3. AREAS NOT USED FOR BUILDING SHOULD BE RETAINED WITH VEGETATION
4. REVEGETATION ON RETAIN CUT AND FILLS AS SOON AS POSSIBLE DURING CONSTRUCTION

**SEDIMENT CONTROL NOTES:**

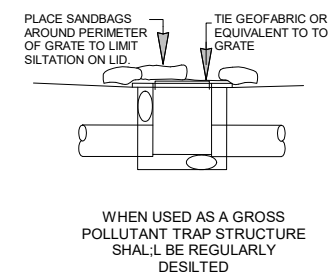
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING RE-VEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. MINIMISE ALL DISTURBED AREAS AND SHALL BE RE-VEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES, FOOTPATHS AND ANY AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTERS. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.
9. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
10. ROADS AND FOOTPATH TO BE SWEEPED DAILY.



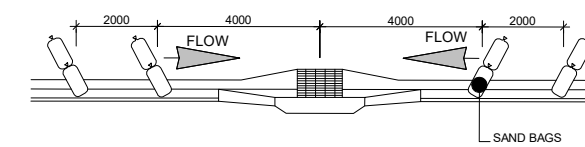
PROPRIETARY SILT FENCE DETAIL



GRAVEL FILLED SAUSAGE TEMPORARY GUTTER GROSS POLLUTANT/SEDIMENT TRAP



TEMPORARY SURFACE INLET SEDIMENT TRAP



NOTE: FOR USE ONLY DURING CONSTRUCTION PHASE. TO BE REMOVED ONCE ROAD IS OPEN TO TRAFFIC. NOT TO BE USED ON GULLIES ON GRADE.

OPTION 2 - N.T.S. KERB INLET PROTECTION SAG GULLIES

## SEDIMENT CONTROL DETAILS NTS

**SPECIFICATION**

**General**

Drawings are prepared from information supplied by the owner. All dimensions are in millimetres unless otherwise noted. It is the responsibility of the builder to verify all dimension on site. Do not scale off drawings. These plans are to be read in conjunction with Engineers Drawings.

**STATUTORY REQUIREMENTS**

All work to be carried out in accordance with the NCC, conditions imposed by the local authority and commitments outlined in the relevant Basix Certificate. The builder shall comply with all the requirements of the legally constituted authorities having jurisdiction over the building works and provision of the Home Building Act. Prior to the commencement of building work, the builder shall provide temporary toilet facilities for the use of subcontractors. On completion the builder shall remove the facility.

**NCC REQUIREMENTS**

All earthworks shall be in accordance with the engineers details and Part 3.1.1 of NCC. All excavation and under floor fill shall be in accordance with the engineers details and Part 3.2.2 of NCC. Primary building elements are to be protected from subterranean termites in accordance with Part 3.1.3 of NCC. Storm water drainage shall be carried out in accordance with Part 3.1.2 of NCC. All timber framework shall comply with Part 3.4.2 of NCC or AS 1684. Roof trusses shall be designed in accordance with AS 1720, and erected, fixed and braced in accordance with the manufactures instructions. All strip and sheet flooring shall be installed in accordance with AS 1684. All metal fittings used in structural timber joints and bracing must have corrosion protection. All steel framing shall be in accordance with manufactures specifications and Part 3.4.2 of NCC. All roof cladding shall comply with Part 3.5.1 of NCC and be installed in accordance with manufactures specifications. Gutters and down pipes shall be in accordance with Part 3.5.2 of NCC. Sarking shall comply with AS/NZS 4200.1 & 2. Flashing shall comply with Part 3.3.4 of NCC. Clay brickwork shall comply with Part 3.3 of NCC, AS/NZS 4455. AS/NZS 4456 & AS 3700. Concrete block work shall be constructed in accordance with Part 3.3 of NCC.

Damp proof courses shall comply with Part 3.3.4 of NCC. Cavity ventilation must be provided in accordance with Part 3.3.4 of NCC. Motor shall comply with Part 3.3.1 of NCC and joint tolerance shall be in accordance with AS 3700. Masonry accessories shall comply with Part 3.3.3. of NCC. Appropriate ties shall be provided to articulated masonry joints. Lintels used to support brickwork over wall openings shall comply with Part 3.3.1 of NCC and be protected from corrosion in accordance with Part 3.4.4 of NCC. Engaged piers in single skin masonry walls shall be constructed in accordance with Part 3.3.1 of NCC (350 x 230 for N1 & N2 wind classification, 350 x 350 + Y12 vertical bar for N3 wind classification, 1800 spacing type, as per Fig. 3.3.21.2) Internal wet areas shall be waterproofed in accordance with Part 3.8.1 of NCC. Wet area wall linings is to be fixed in accordance with manufactures specifications. All timber doors and door sets shall be manufactured in accordance with AS 2688 & AS 2689 unless listed otherwise in the Schedule of Works. Windows and doors shall be manufactured and installed in accordance with AS 2047. All plumbing shall comply with the requirements of the relevant supply authority AS 3500, and be carried out by a licensed plumber. All electrical work shall comply with the requirements of the relevant supply authority AS/ NZS 3000, and be carried out by a licensed electrician. All gas installations shall comply with the requirements of the relevant supply authority and be carried out by a licensed gas fitter. Provide and install hard wired smoke alarms in accordance with AS 3786 and Part 3.7.2 of NCC. Installation of wall and floor tiles shall be in accordance with AS 3958.1. Building is to be sealed to the requirements of NSW Part 3.12.3 of NCC, including chimneys, flues, roof lights, external windows and doors, exhaust fans, roof, walls and floors. Services are to be installed in accordance with NSW Part 3.12.5 of NCC, including hot water supply, insulation of services, central heating, water piping and heating and cooling ductwork. Mechanical ventilation is to be installed in accordance with Part 3.8.5 of NCC. Inward swinging WC doors are to be fitted with lift of hinges to comply with Part 3.8.3.3 of NCC if indicated on Plans. Stairs Handrails and Balustrades are to be installed in compliance with NCC requirements, 3.9.1 and 3.9.2

Amendment	Issue Date
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Project	PROPOSEDNEW DWELLING 11 LOADER PARADE NAROOMA
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Drawing Title	WORKING DRAWINGS SEDIMENT CONTROL & SPECIFICATIONS
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Project No	05:21
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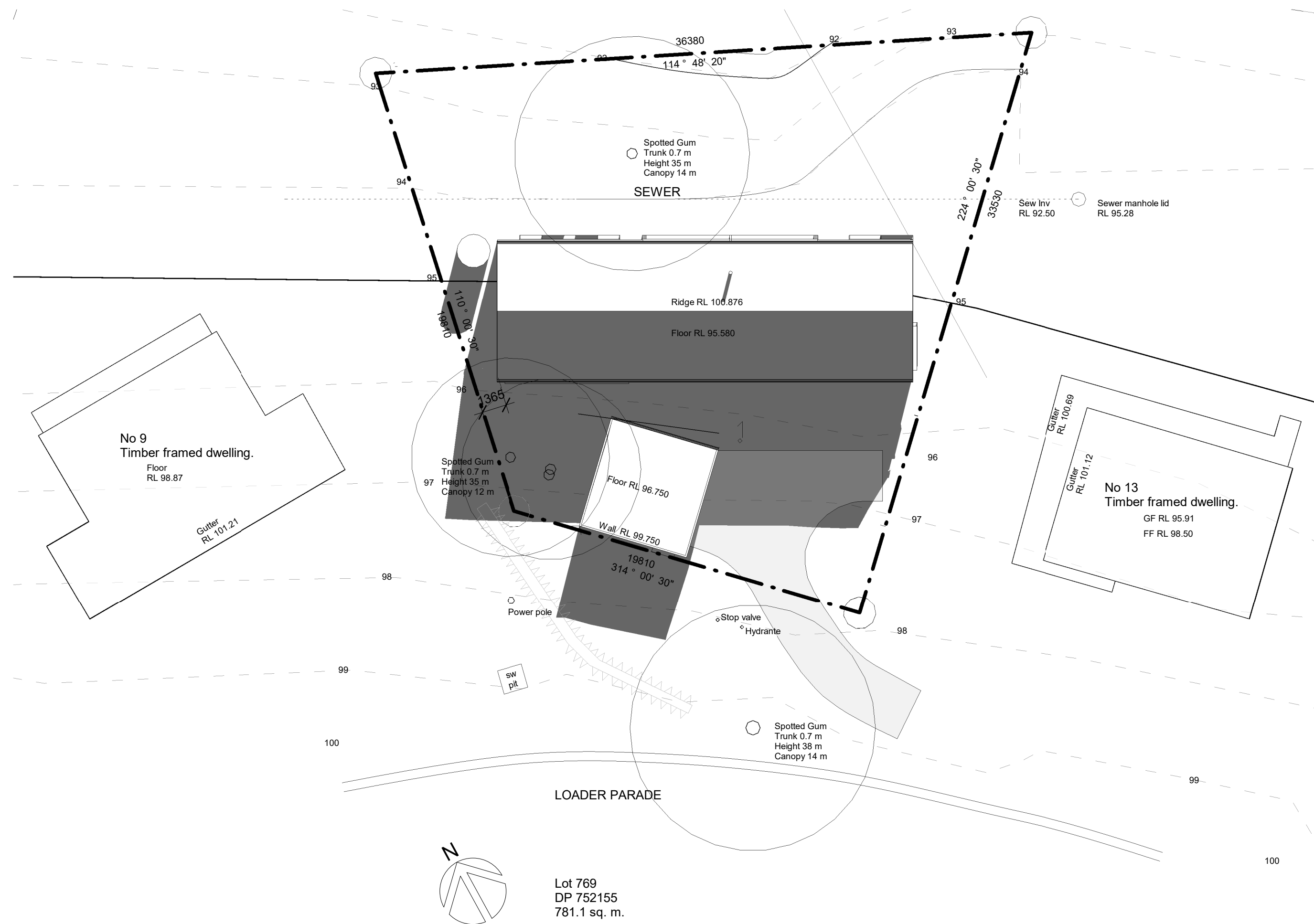


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Drawn	Date
IW	21/05/2021


Drawing No.	IKW 08
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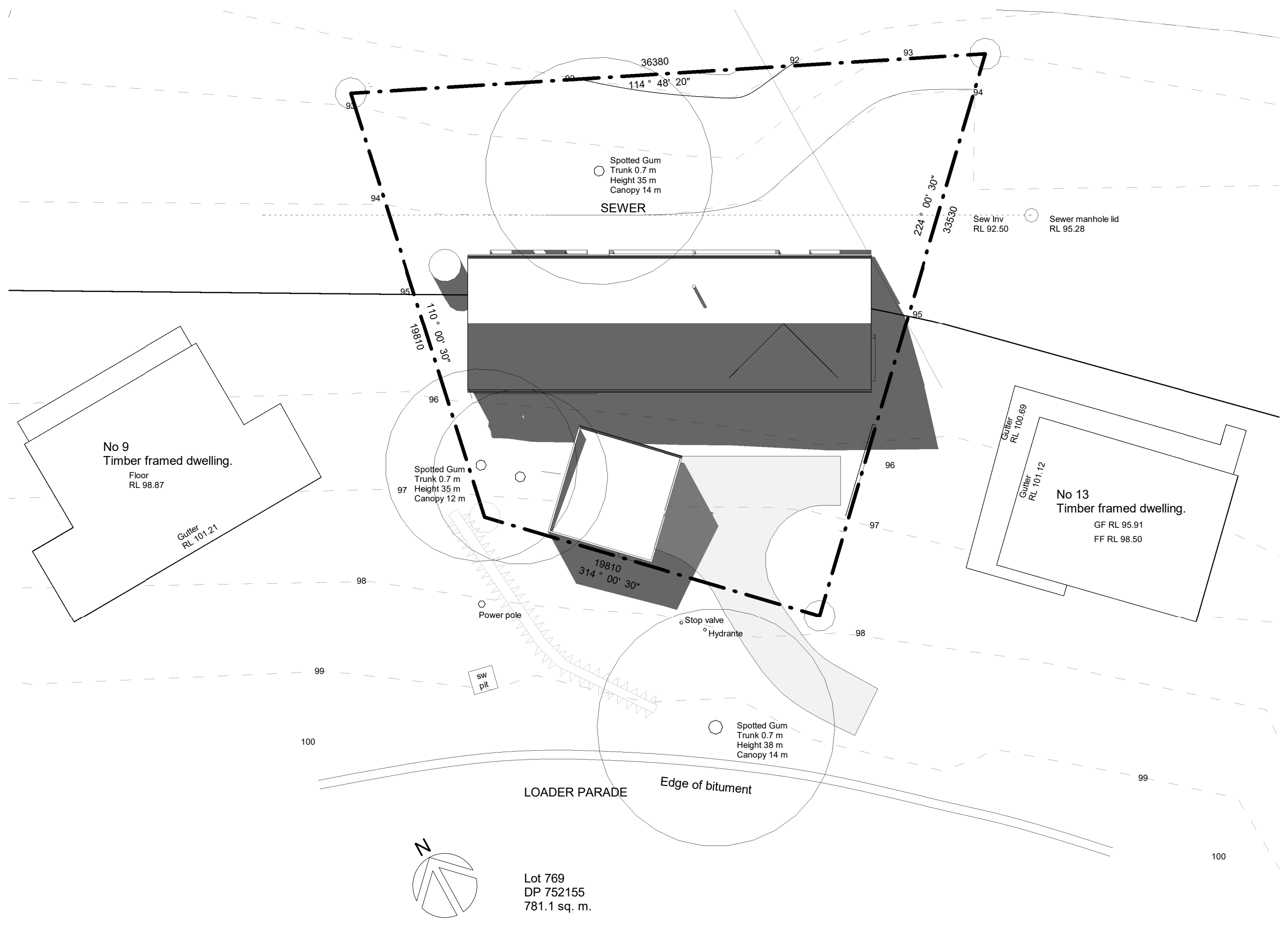


1 Shadow Study 9 am  
1 : 200

21st June  
Altitude 16.6  
Azimuth 42.8

Amendment	Issue Date
Project	PROPOSEDNEW DWELLING 11 LOADER PARADE NAROOMA
Drawing Title	WORKING DRAWINGS SHADOW STUDY 9:00 AM
Project No	05:21
 <small>I A N W E B B E R Suite 3 49 Keppel Street Bathurst ph: 02 6331 1733 m: 0418 257 498 e: ian@quickdrawdesign.com www.quickdrawdesign.com.au</small>	
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IW	21/05/2021
Drawing No.	IKW 08





**1 Shadow Study 12**

1 : 200

21st June  
Altitude 30.3  
Azimuth 0.3

Amendment	Issue Date
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Project  
**PROPOSEDNEW DWELLING  
 11 LOADER PARADE  
 NAROOMA**

Drawing Title  
**WORKING DRAWINGS  
 SHADOW STUDY 12:00 PM**

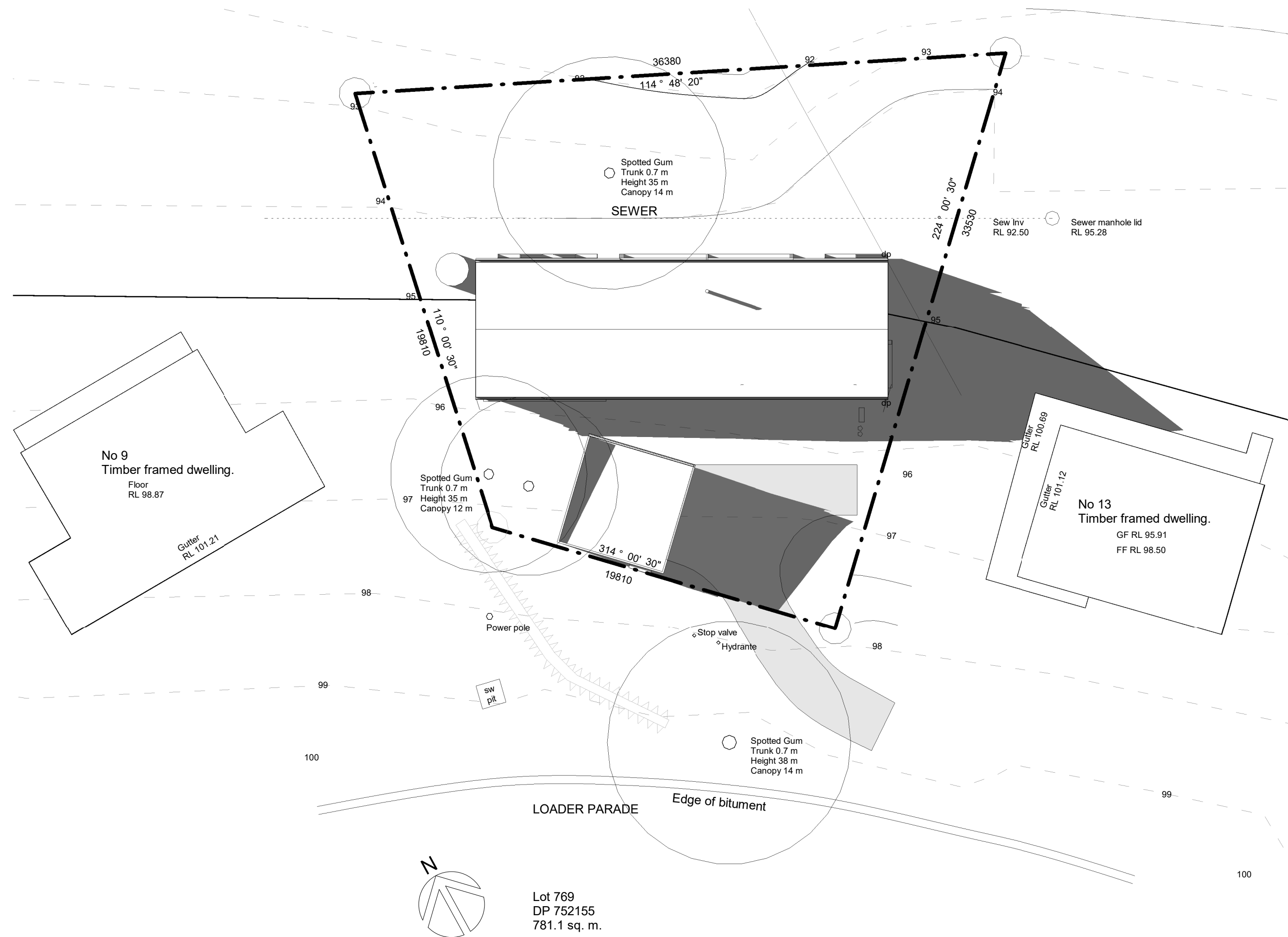
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Drawn	Date
IW	21/05/2021

Drawing No.  
 IKW 09



**1** Shadow Study 3  
1 : 200

21st June  
Altitude 16.9  
Azimuth 317.5

Amendment	Issue Date

Project  
**PROPOSEDNEW DWELLING  
11 LOADER PARADE  
NAROOMA**

Drawing Title  
**WORKING DRAWINGS  
SHADOW STUDY 3:00 PM**

Project No  
05:21

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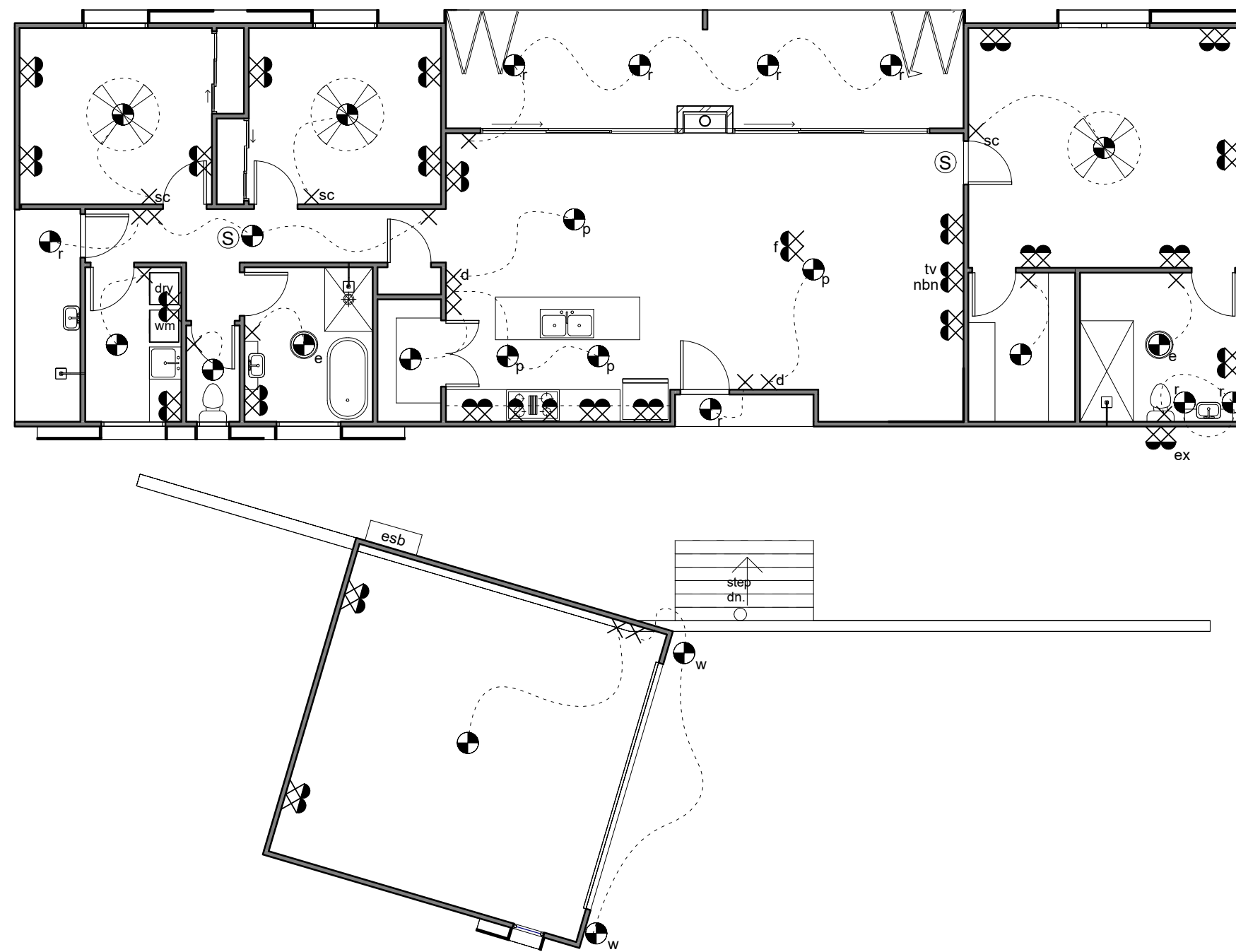
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Drawn	Date
IW	21/05/2021

Drawing No.  
IKW 10






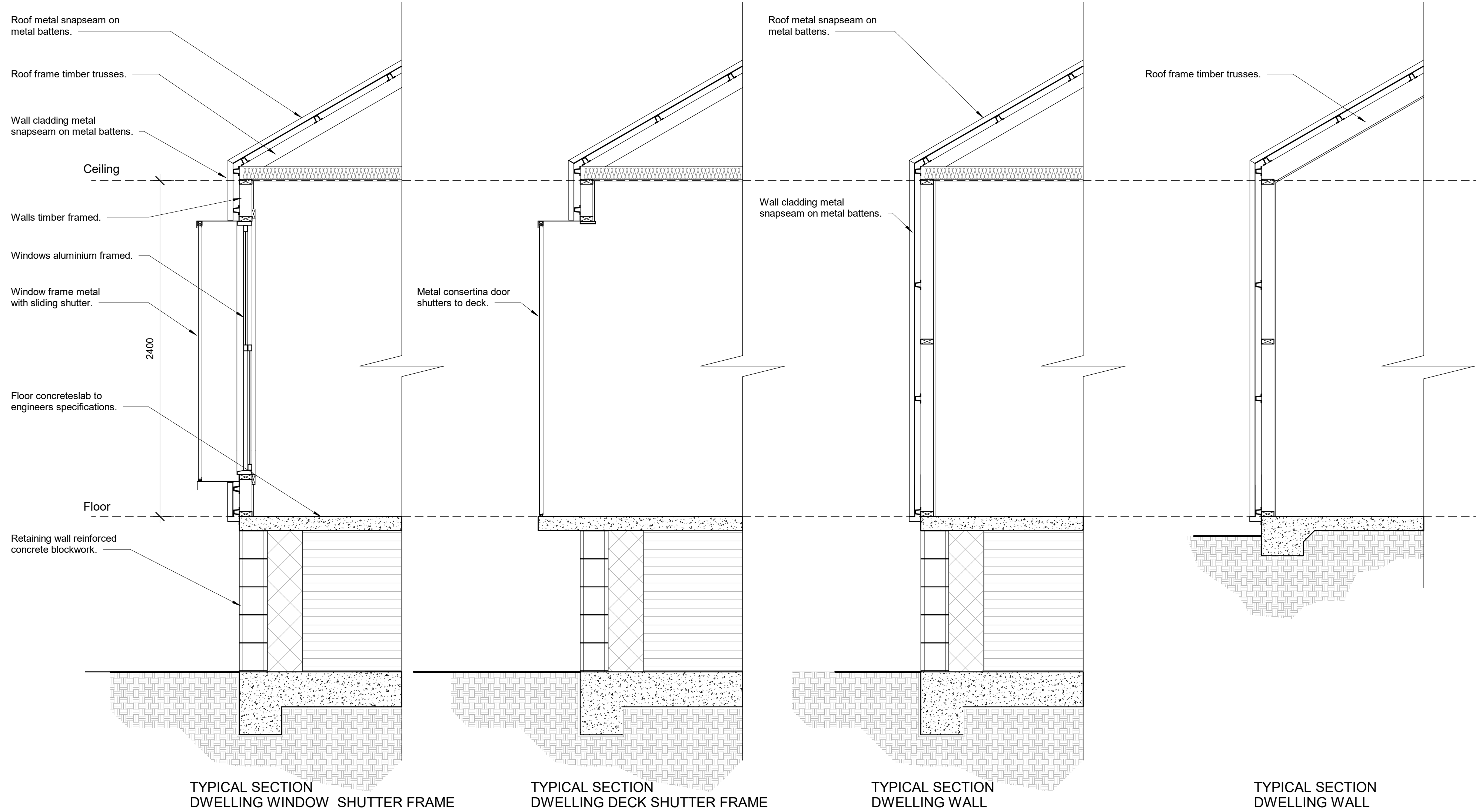


**LEGEND**

- Ⓢ Smoke alarm
- ⊗ Ceiling light & fan
- ⊙ Ceiling light
- ⊙<sub>e</sub> Ceiling light & exhaust fan
- ⊙<sub>w</sub> Wall mounted light
- ⊙<sub>r</sub> Recessed ceiling downlight
- ⊙<sub>p</sub> Ceiling mounted pendent light
- ⊗<sub>tv</sub> Television outlet
- ⊗<sub>nbn</sub> Internet outlet
- ⊗⊗ Power outlet double
- ⊗⊗<sub>ex</sub> Power outlet external double
- ⊗⊗<sub>f</sub> Power outlet floor mounted double
- ⊗<sub>d</sub> Light switch & fan control & dimmer
- ⊗ Light switch
- esb Electrical switch board

**1** Electrical Plan  
1 : 100

Amendment	Issue Date
Project	PROPOSEDNEW DWELLING 11 LOADER PARADE NAROOMA
Drawing Title	WORKING DRAWINGS ELECTRICAL PLAN
Project No	05:21
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Drawing No.	IKW 19



**1** Wall Detail Dwelling  
1 : 20

PROPOSED NEW DWELLING  
11 LOADER PARADE NAROOMA

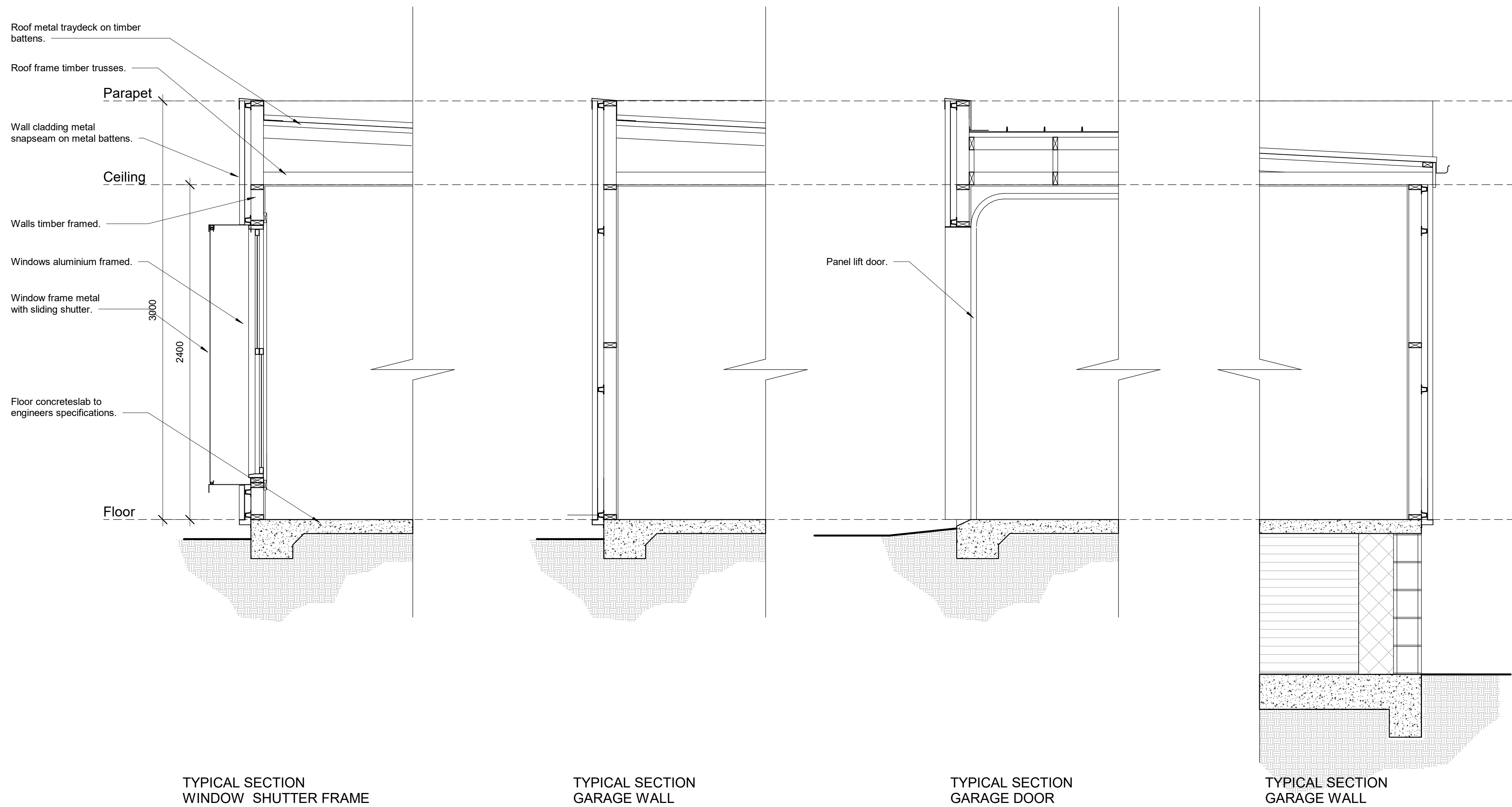
Amendment      Issue Date

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Drawing No. 05-21

Drawn IW

Date 23/05/2022



TYPICAL SECTION WINDOW SHUTTER FRAME

TYPICAL SECTION GARAGE WALL

TYPICAL SECTION GARAGE DOOR

TYPICAL SECTION GARAGE WALL

1 Wall Detail Garage  
1 : 20