

PROPOSED MULTI DWELLING DEVELOPMENT & CONSOLIDATION OF LOTS A & B

LOTS A & B DP 408065 101 COBAR STREET, NYNGAN

BOGAN COUNCIL

SHEET 1 - COVER SHEET, CALCULATIONS, AERIAL SITE VIEW & BASIX DETAILS

SHEET 2 - FLOOR/ SITE PLAN

SHEET 3 - FLOOR PLAN

SHEET 4 - SLAB PLAN

SHEET 5 - ELEVATIONS

SHEET 6 - SECTIONS

SHEET 7 - SITE PLAN

SHEET 8 - ACCESSIBLE DETAILS



AERIAL VIEW
SCALE NTS @ A3

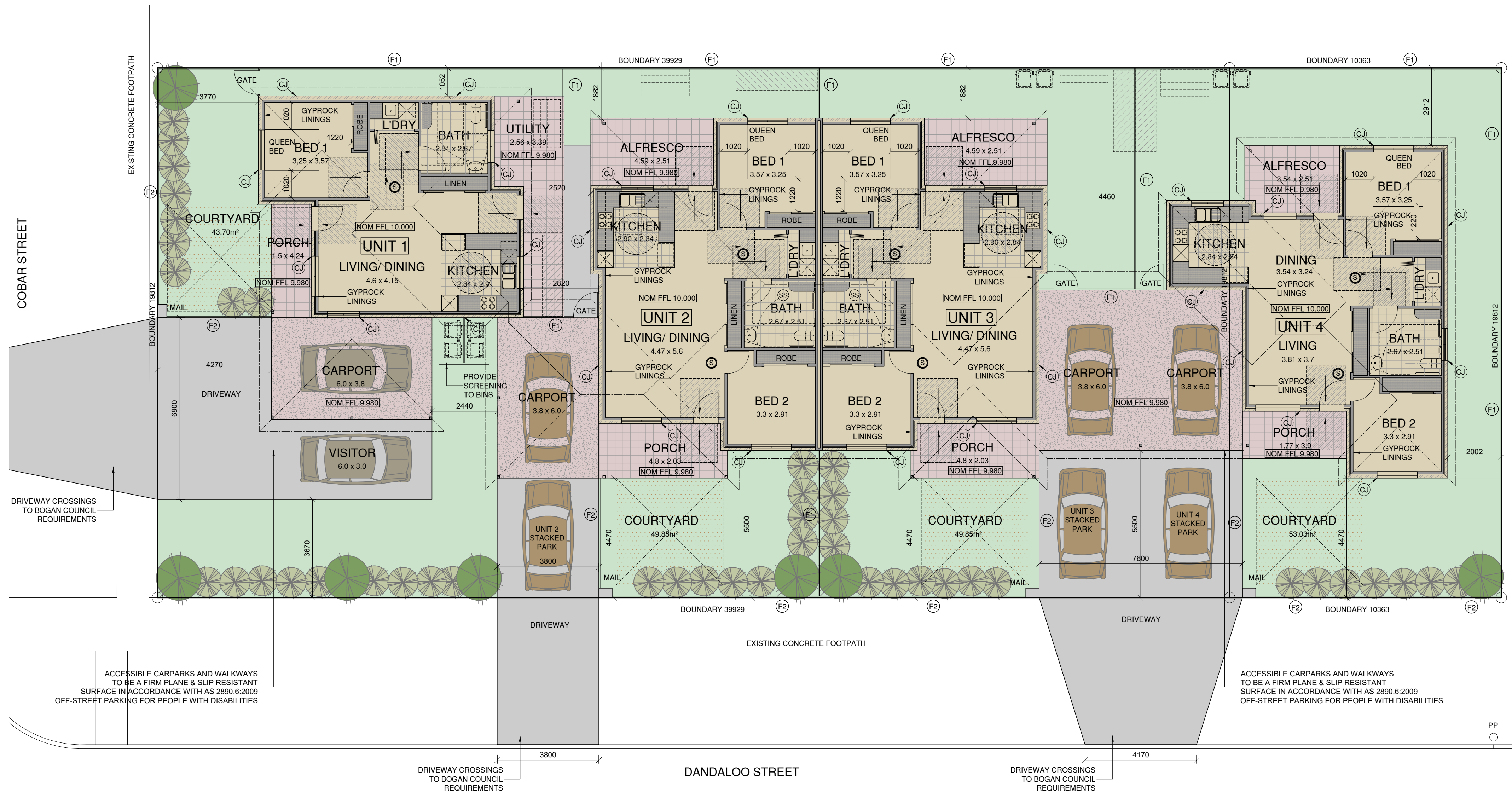


BASIX				
101 Cobar Street				
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT				
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au				
WATER COMMITMENTS				
Fixtures				
3 Star Shower Heads	Yes (> 6 but <= 7.5 L/min)			
4 Star Kitchen / Basin Taps	Yes	4 Star Toilet	Yes	
Alternative Water				
Minimum Tank Size (L)	3000	Collected from Roof Area (m2)	70	
Tank Connected To:				
All Toilets	Yes	Laundry W/M Cold Tap	Yes	
One Outdoor Tap	Yes			
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans				
ENERGY COMMITMENTS				
Hot Water	Electric Heat Pump 26 to 30 RECs			
Cooling System	Living	1 Phase A/C Zoned		2 Star
	Bedrooms	1 Phase A/C Zoned		2 Star
Heating System	Living	1 Phase A/C Zoned		2 Star
	Bedrooms	1 Phase A/C Zoned		2 Star
Ventilation	1 x Bathroom	Fan ducted to exterior		Manual on/off
	Kitchen	Fan ducted to exterior		Manual on/off
	Laundry	Fan ducted to exterior		Manual on/off
Natural Lighting	Window/Skylight in Kitchen			Yes
	Window/Skylight in Bathrooms/Toilets			Yes to 1
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	all	Dedicated	No
	Number of Living/Dining rooms	1	Dedicated	No
	Kitchen	Yes	Dedicated	No
	All Bathrms/Toilets	Yes	Dedicated	No
	Laundry	Yes	Dedicated	No
	All Hallways	Yes	Dedicated	No
OTHER COMMITMENTS				
Outdoor clothes line	Yes	Ventilated refrigerator space		Yes
Stove/Oven	Electric cooktop & electric oven			
Alternative Energy	Photovoltaic System: 1 kw to Unit 4 only			

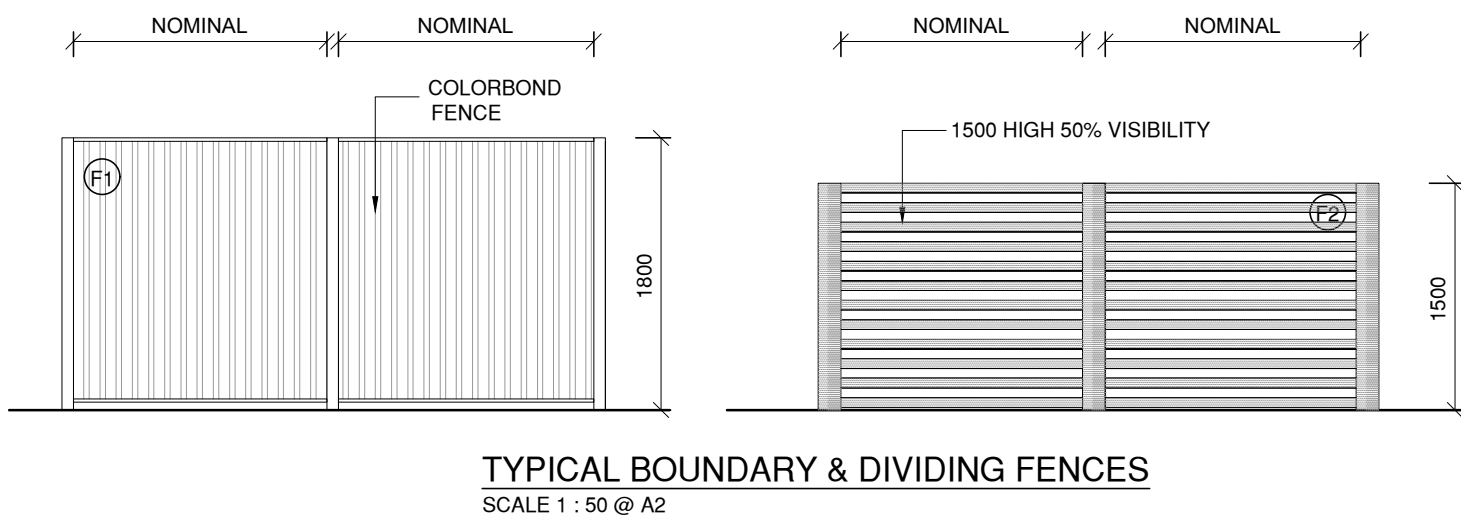
ENERGY				
July 2017	BSA Reference: 12158			
Building Sustainability Assessments		Ph: (02) 4962 3439		
enquiries@buildingsustainability.net.au		www. buildingsustainability.net.au		
Important Note				
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.				
If different construction elements are applied then the Assessor Certificate is no longer valid.				
Thermal Performance Specifications (does not apply to garage)				
External Wall Construction		Added Insulation		
Brick Veneer		R2.0 to Unit 4 only		
Brick Veneer		R1.5 to all other units		
Internal Wall Construction		Added Insulation		
Plasterboard on studs		none		
Ceiling Construction		Added Insulation		
Plasterboard		R3.5 to ceilings adjacent to roof space		
Roof Construction		Colour		Added Insulation
Metal		Any		Foil
Floor Construction		Covering		Added Insulation
Concrete		As drawn		none
Windows		Glass and frame type		U Value SHGC Area sq m
Performance glazing with values of		5.4 0.58		To Unit 4 only
Single Clear in aluminium frames				To all other Units
Skylights		Glass and frame type		U Value SHGC Area sq m
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.				
External Window Shading (eaves, verandahs, pergolas, awnings etc)				
All shade elements modelled as drawn				
Ceiling Penetrations (downlights, exhaust fans, flues etc)				
No adjustment has been made for losses to insulation arising from ceiling penetrations.				

CALCULATIONS							
TOTAL SITE AREA	995.78m²	LOT A	790.47m²	TOTAL LANDSCAPE AREA	301.35m²		
		LOT B	205.31m²				
UNIT 1 - 1 BEDROOM		UNIT 2 - 2 BEDROOM		UNIT 3 - 2 BEDROOM		UNIT 4 - 2 BEDROOM	
PROPOSED LIVING AREA	70.06m²	PROPOSED LIVING AREA	86.35m²	PROPOSED LIVING AREA	86.35m²	PROPOSED LIVING AREA	86.24m²
PROPOSED PORCH AREA	6.36m²	PROPOSED PORCH AREA	9.50m²	PROPOSED PORCH AREA	9.50m²	PROPOSED PORCH AREA	6.90m²
PROPOSED CARPORT AREA	22.80m²	PROPOSED ALFRESCO AREA	11.52m²	PROPOSED ALFRESCO AREA	11.52m²	PROPOSED ALFRESCO AREA	8.71m²
		PROPOSED CARPORT AREA	22.80m²	PROPOSED CARPORT AREA	22.80m²	PROPOSED CARPORT AREA	22.80m²
+ STACKED CAR PARK		+ STACKED CAR PARK		+ STACKED CAR PARK			
TOTAL AREA	99.22m²	TOTAL AREA	130.17m²	TOTAL AREA	130.17m²	TOTAL AREA	124.65m²
PROPOSED COURTYARD AREA	43.70m²	PROPOSED COURTYARD AREA	49.85m²	PROPOSED COURTYARD AREA	49.85m²	PROPOSED COURTYARD AREA	53.03m²

<div><div>GENERAL NOTES</div><div><ul style="list-style-type: none">• ALL NEW WORKS IS TO COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS AT TIME OF CONSTRUCTION• BRACING, TIE DOWN, DRAINAGE & BEAMS TO STRUCTURAL ENGINEERS DESIGN• ALL NEW STORMWATER DRAINAGE TO BE CONNECTED TO EXISTING DRAINAGE SYSTEM• SELECTED TERMITE SYSTEM TO COMPLY WITH AS 3660.1:2000 TO BE PROVIDED TO ALL NEW BUILDING WORK & IS TO BE INSTALLED TO MANUFACTURERS DETAILS WITH ANNUAL TREATMENTS AS REQUIRED• LEVELS ARE TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION• ALL DIMENSIONS & LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO START OF WORK• SITE IS TO BE SET OUT BY A REGISTERED SURVEYOR• THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS• WORK TO FIGURED DIMENSIONS ONLY. DO NOT SCALE• SMOKE DETECTORS TO BE HARDWIRED TO BCA REQUIREMENTS• SEDIMENTATION FENCING TO BE ERECTED AND IN PLACE AT CONSTRUCTION STAGE</div></div> <div><div><div>Kim Gerrish</div><div>BUILDING DESIGN PTY LTD</div><div>PO Box 386 KURRI KURRI, NSW, 2327</div><div>46-48 Station Street, Weston, NSW, 2328</div><div>P: (02) 49371529 W: www.kgdesign.com.au</div><div>M: 0459 123 767 E: gerry@kgdesign.com.au</div></div><div><div></div><div><div>MEMBER</div><div>you're in good hands</div></div></div></div> <div><div>PROJECT :</div><div>PROPOSED MULTI DWELLING DEVELOPMENT & CONSOLIDATION OF LOT A & B</div><div>ADDRESS :</div><div>LOTS A & B, DP 408065, 101 COBAR ST</div><div>NYNGAN</div><div>CLIENT :</div><div>BOGAN SHIRE COUNCIL</div></div>	DATE	20 JULY 2017	ISSUE	1	COMMENTS	PRELIMINARY DACC PLAN FOR REVIEW	DATE	03/07/17	
	REF NO.	17031		2	Issued for DACC		20/07/17		
	SCALE	NTS @ A2							



SITE / FLOOR PLAN
SCALE 1 : 100 @ A2



Building Sustainability Assessments
bda
Building Designers Association Victoria

Certificate Number: 0001716580
Accreditation Number: VIC/BDV/13/1491
Signature: [Signature] Date: 20/07/17

LEGEND

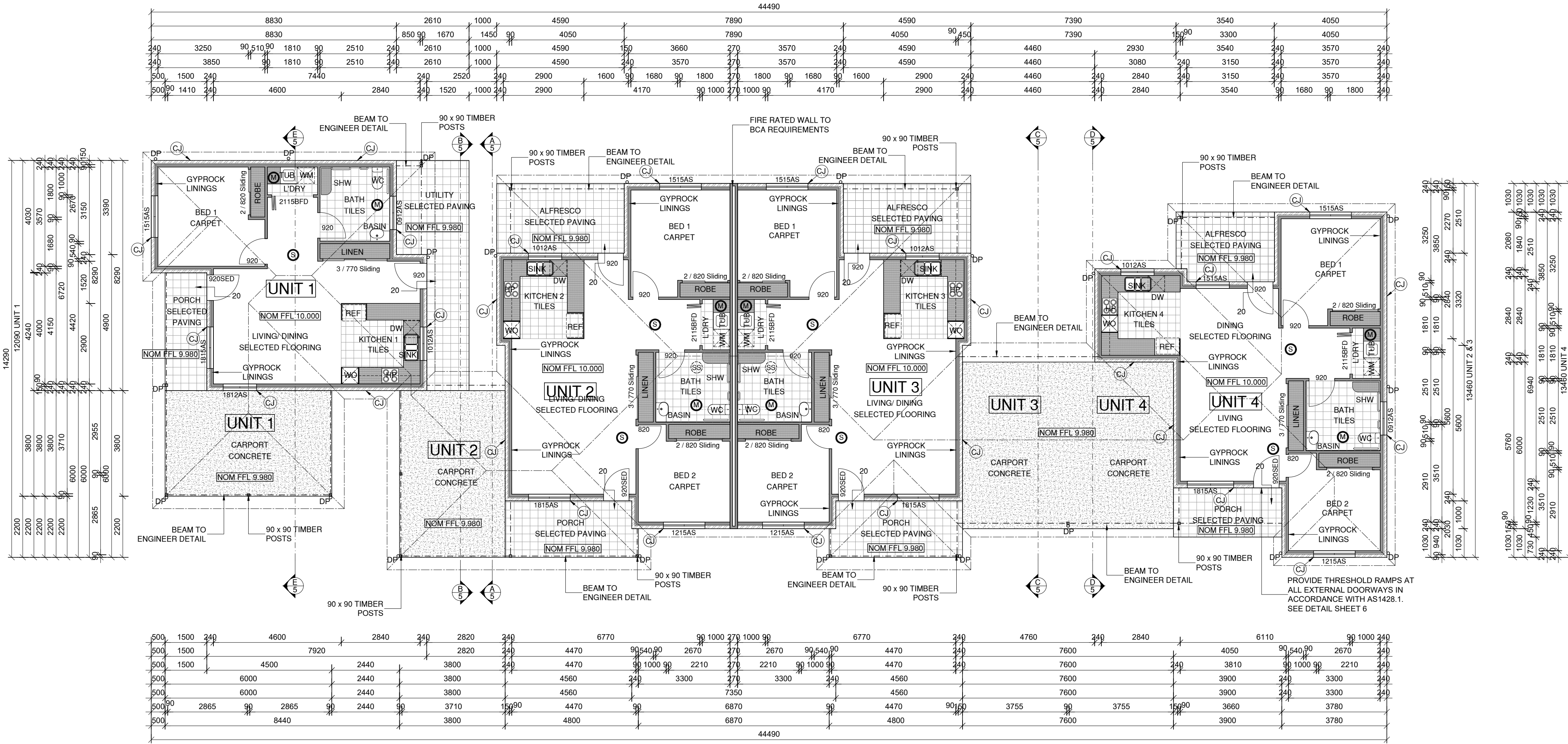
- LANDSCAPE AREA = 301.35m²
- MIN 3000LT WATER TANK
- BIN STORAGE
- FOLDING CLOTHES LINE
- MINIMUM IDENTIFIED POS 4.0 x 4.0

GENERAL NOTES

- ALL NEW WORKS IS TO COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS AT TIME OF CONSTRUCTION
- BRACING, TIE DOWN, DRAINAGE & BEAMS TO STRUCTURAL ENGINEERS DESIGN
- ALL NEW STORMWATER DRAINAGE TO BE CONNECTED TO EXISTING DRAINAGE SYSTEM
- SELECTED TERMITE SYSTEM TO COMPLY WITH AS 3660.1-2000 TO BE PROVIDED TO ALL NEW BUILDING WORK & IS TO BE INSTALLED TO MANUFACTURERS DETAILS WITH ANNUAL TREATMENTS AS REQUIRED
- LEVELS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION
- ALL DIMENSIONS & LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO START OF WORK
- SITE IS TO BE SET OUT BY A REGISTERED SURVEYOR
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS
- WORK TO FIGURED DIMENSIONS ONLY. DO NOT SCALE
- SMOKE DETECTORS TO BE HANDWIRED TO BCA REQUIREMENTS
- SEDIMENTATION FENCING TO BE ERECTED AND IN PLACE AT CONSTRUCTION STAGE
- ALL PLANS PREPARED BY KIM GERRISH BUILDING DESIGN PTY LTD ARE PROTECTED BY CURRENT COPYRIGHT LAW UNDER THE COPYRIGHT ACT 1969 (CTH) AND MORAL RIGHTS UNDER THE COPYRIGHT AMENDMENT (MORAL RIGHTS) ACTS 2000 (CTH). REPRODUCTION OF THESE PLANS IN ANY FORM CAN RESULT IN LEGAL ACTION.

DATE: 20 JULY 2017		ISSUE: 1 PRELIMINARY DACC PLAN FOR REVIEW		DATE: 03/07/17	
REF NO: 17031		2 Issued for DACC		20/07/17	
SCALE: 1 : 100 @ A2					





FLOOR PLAN
SCALE 1 : 100 @ A2

Building Sustainability Assessments
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Building Designers Association Victoria

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Accreditation Number: VIC/BDV/13/1491
Signature: [Signature] Date: 20/07/17

REFER TO SHEET 6 FOR FITOUT DETAILS
FOR ACCESSIBLE BATHROOM & KITCHEN

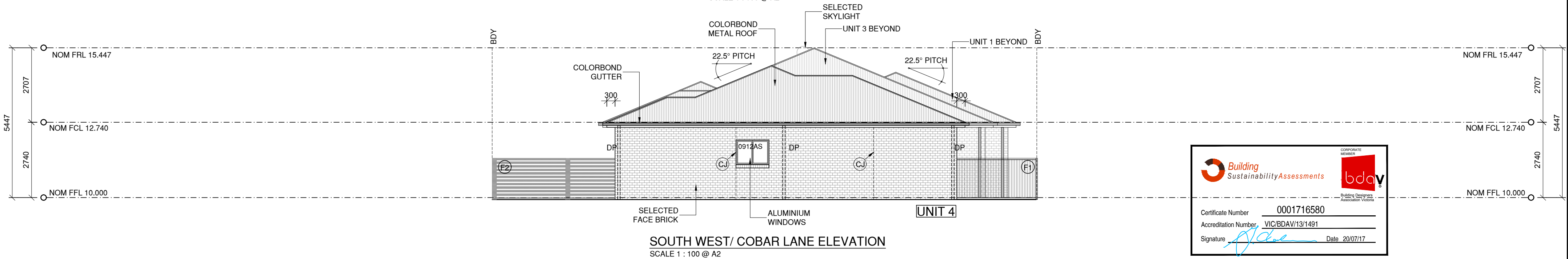
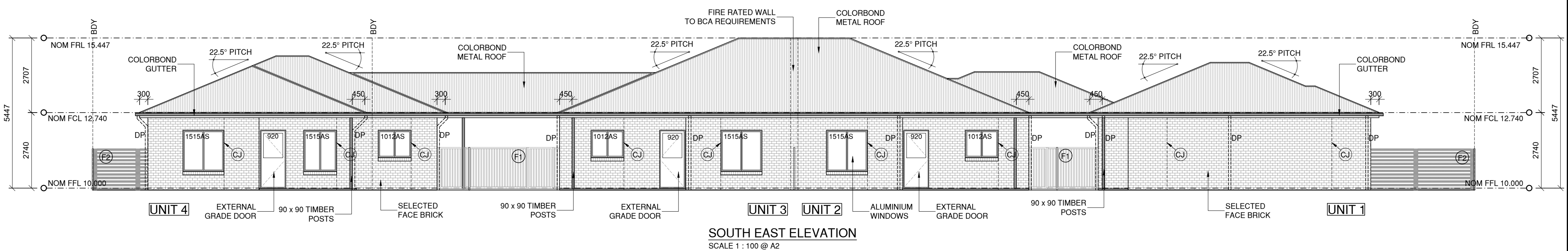
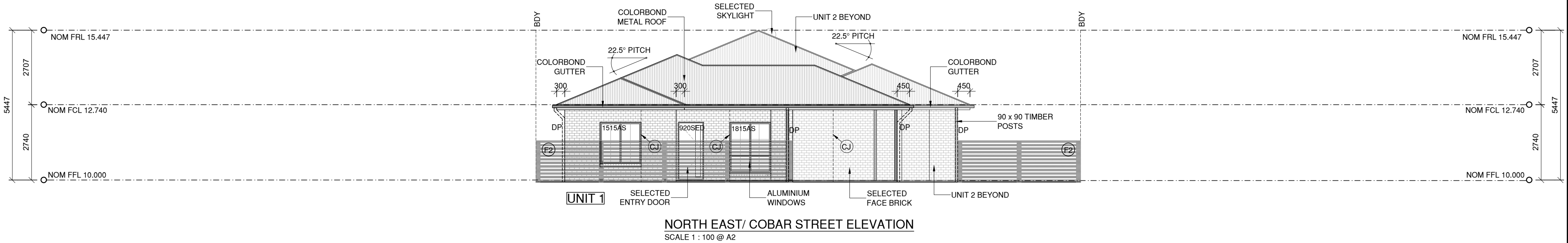
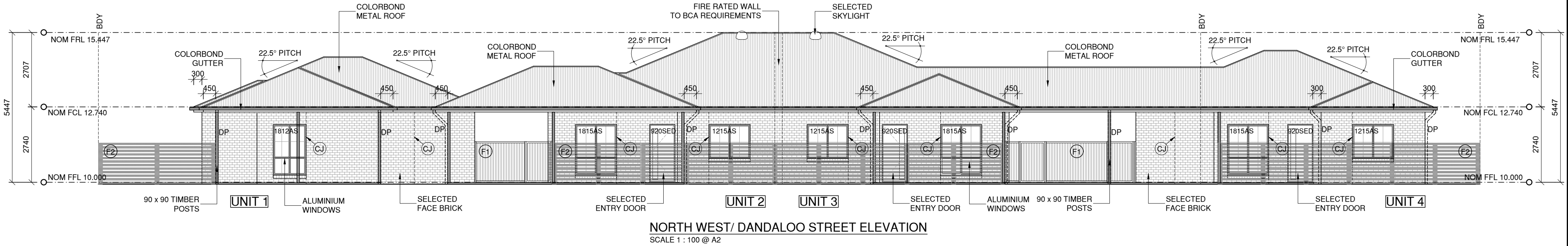
LEGEND	
(S)	SMOKE DETECTOR
(M)	MECHANICAL EXHAUST
(SS)	SELECTED SKYLIGHT
SED	SELECTED ENTRY DOOR
BFD	BI-FOLD DOOR



SPECIAL NOTE

ALL FINISHED FLOOR LEVELS QUOTED ARE SUBJECT TO CHANGE & ARE TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.

ALL EXISTING UNDERGROUND CABLES & PIPES ARE TO BE IDENTIFIED & LOCATED PRIOR TO COMMENCEMENT OF WORK.

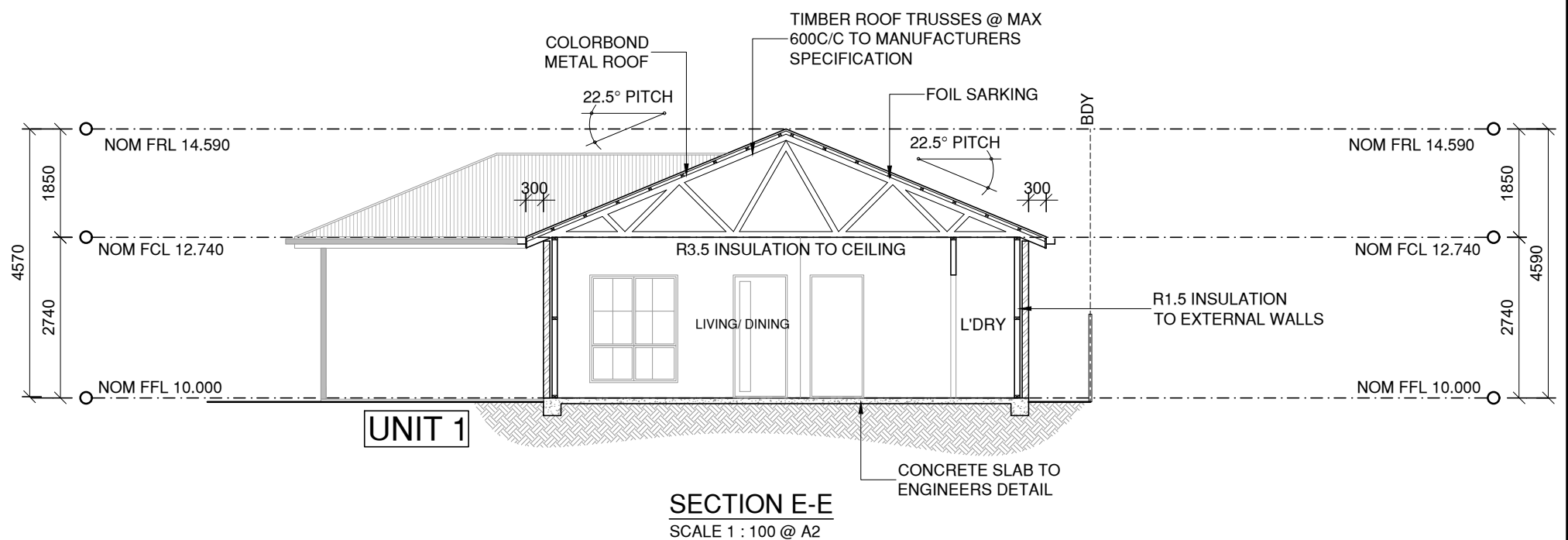
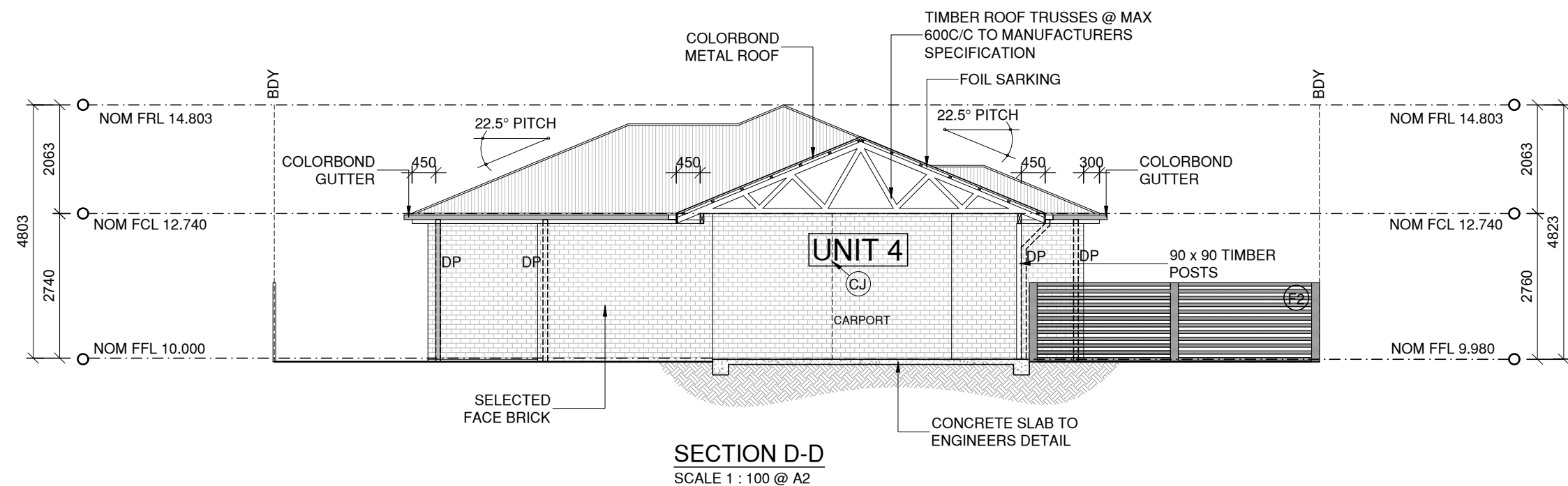
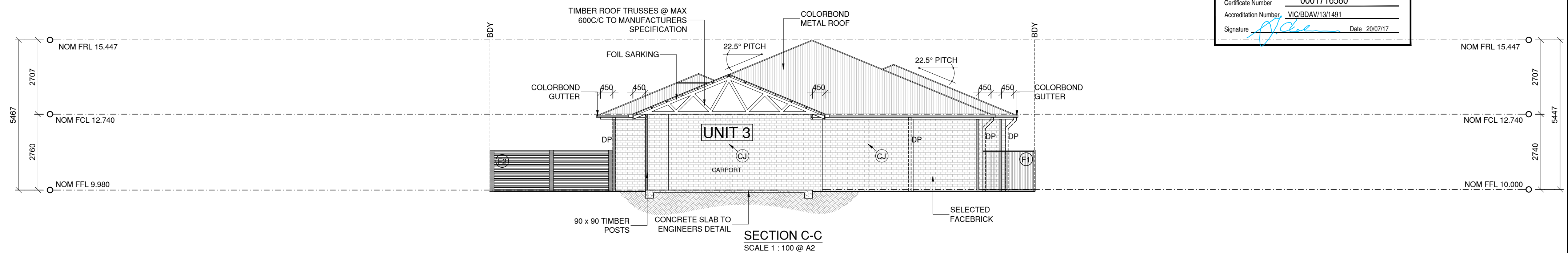
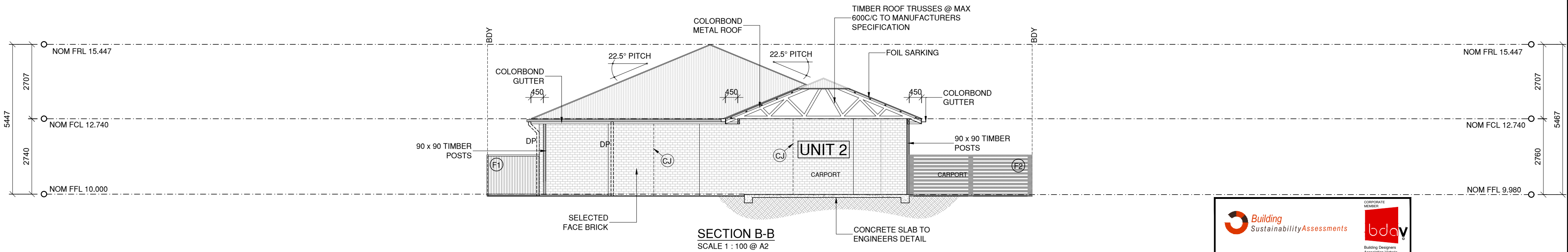
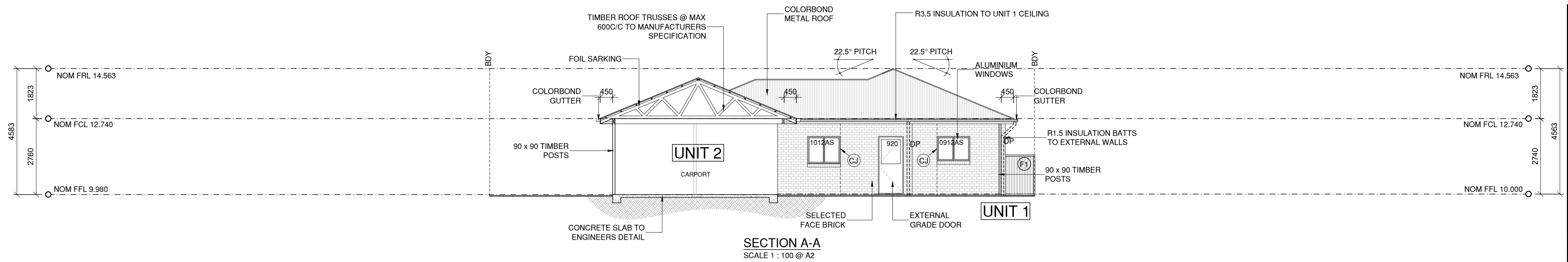






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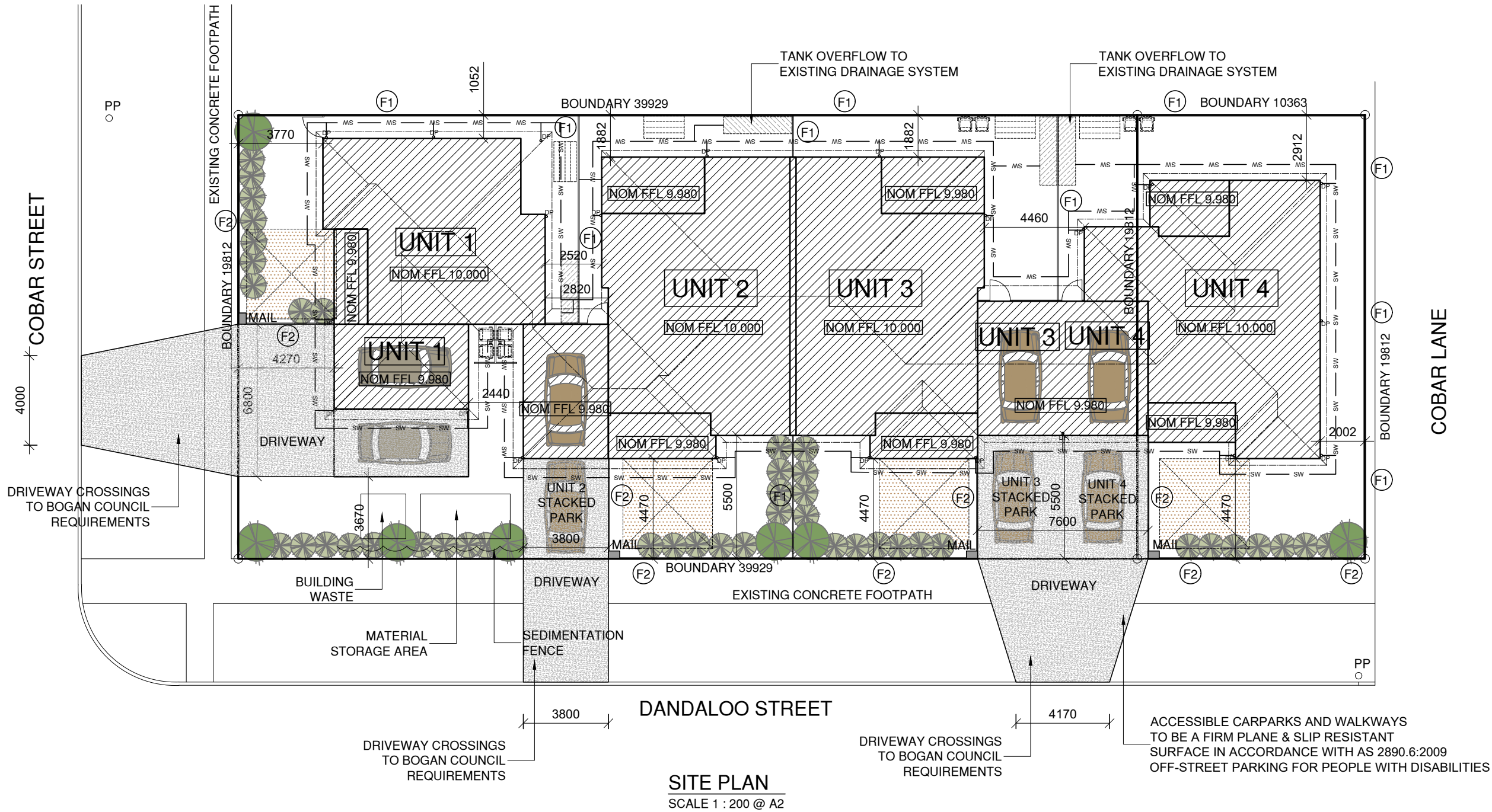
GENERAL NOTES <ul style="list-style-type: none">ALL NEW WORKS IS TO COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS AT TIME OF CONSTRUCTIONBRACING, TIE DOWN, DRAINAGE & BEAMS TO STRUCTURAL ENGINEERS DESIGNALL NEW STORMWATER DRAINAGE TO BE CONNECTED TO EXISTING DRAINAGE SYSTEMSELECTED TERMITE SYSTEM TO COMPLY WITH AS 3660.1-2000 TO BE PROVIDED TO ALL NEW BUILDING WORK & IS TO BE INSTALLED TO MANUFACTURERS DETAILS WITH ANNUAL TREATMENTS AS REQUIREDLEVELS ARE TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTIONALL DIMENSIONS & LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO START OF WORKSITE IS TO BE SET OUT BY A REGISTERED SURVEYORTHESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTSWORK TO FIGURED DIMENSIONS ONLY. DO NOT SCALESMOKE DETECTORS TO BE HARDWIRED TO BCA REQUIREMENTSSEGMENTATION FENCING TO BE ERECTED AND IN PLACE AT CONSTRUCTION STAGE	Kim Gerrish BUILDING DESIGN PTY LTD PO Box 386 KURRI KURRI NSW 2327 46-48 Station Street, Weston NSW 2209 P: (02) 49371529 W: www.kbgdesign.com.au M: 0459 123 767 E: penny@kbgdesign.com.au  MEMBER you're in good hands	PROJECT: PROPOSED MULTI DWELLING DEVELOPMENT & CONSOLIDATION OF LOT A & B ADDRESS: LOTS A & B, DP 408065, 101 COBAR ST NYNGAN CLIENT: BOGAN SHIRE COUNCIL	DATE 20 JULY 2017 REF NO. 17031 SCALE 1 : 100 @ A2	ISSUE 1 2 COMMENTS PRELIMINARY DACC PLAN FOR REVIEW Issued for DACC	DATE 03/07/17 20/07/17
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bda
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GENERAL NOTES				PROJECT				ISSUE				DATE			
• ALL NEW WORKS IS TO COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS AT TIME OF CONSTRUCTION				• LEVELS ARE TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION				PROPOSED MULTI DWELLING DEVELOPMENT & CONSOLIDATION OF LOT A & B				DATE			
• BRACING, TIE DOWN, DRAINAGE & BEAMS TO BE PROVIDED TO ALL NEW BUILDING WORK & IS TO BE INSTALLED TO MANUFACTURERS DETAILS WITH ANNUAL TREATMENTS AS REQUIRED				• ALL DIMENSIONS & LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO START OF WORK				ADDRESS: LOTS A & B, DP 408065, 101 COBAR ST NYNGAN				03/07/17			
• ALL NEW STORMWATER DRAINAGE TO BE CONNECTED TO EXISTING DRAINAGE SYSTEM				• SITE IS TO BE SET OUT BY A REGISTERED SURVEYOR				CLIENT: BOGAN SHIRE COUNCIL				20/07/17			
• SELECTED TENSILE SYSTEM TO COMPLY WITH AS 1986-1:2000 TO BE PROVIDED TO ALL NEW BUILDING WORK & IS TO BE INSTALLED TO MANUFACTURERS DETAILS WITH ANNUAL TREATMENTS AS REQUIRED				• THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS											
				• WORK TO FIGURED DIMENSIONS ONLY. DO NOT SCALE											
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				• SEGMENTATION FENCING TO BE ERRECTED AND IN PLACE AT CONSTRUCTION STAGE											

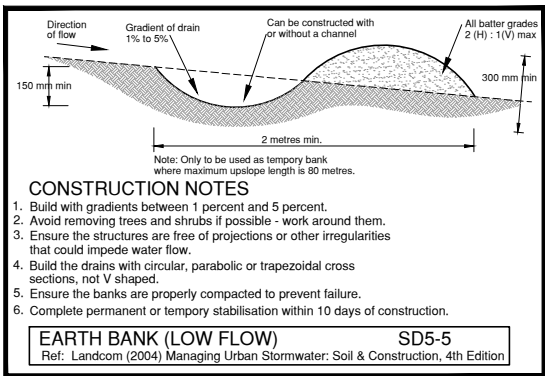
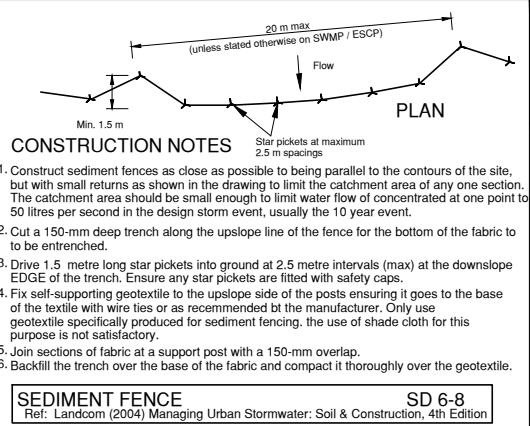
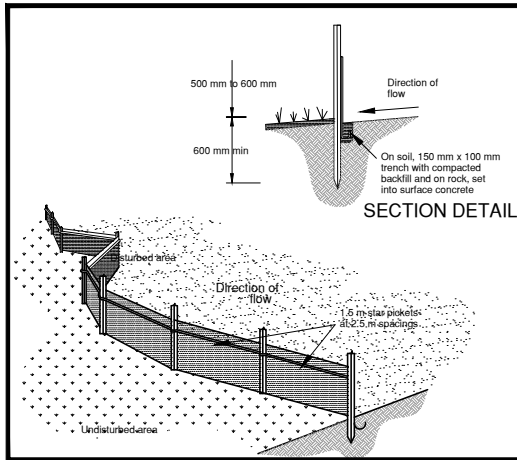


SITE PLAN
SCALE 1 : 200 @ A2

NOTE
STORMWATER TO CONNECT TO
EXISTING STREET STORMWATER
DRAINAGE SYSTEM

SEDIMENTATION NOTES

SITE WORKS ARE NOT TO START UNTIL THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND FUNCTIONAL.
ENTRY AND DEPARTURE OF VEHICLES IS TO BE CONFINED TO THE NOMINATED EXISTING VEHICLE ACCESS OR STABILISED SITE ACCESS.
TOPSOIL IS TO BE STRIPPED FROM BUILDING SITE AND STOCKPILED FOR LATER USE IN LANDSCAPING THE SITE. TOPSOIL IS TO BE RESPIRED AND ALL DISTURBED AREAS REHABILITATED (TURFED) WITHIN 20 WORKING DAYS OF COMPLETION OF WORKS. THE FOOTPATH, OTHER THAN STABILISED SITE ACCESS, IS NOT TO BE DISTURBED, INCLUDING STOCKPILING OF MATERIALS. WHERE ESSENTIAL WORKS (eg DRAINAGE) ARE REQUIRED, THE FOOTPATH IS TO BE REHABILITATED (TURFED) AS SOON AS POSSIBLE.
WASTE ENCLOSURE MINIMUM 1800 x 1800 x 1200 CONSTRUCTED USING STAR PICKETS AND 1200mm HIGH WEED CONTROL MAT. ARRANGEMENTS ARE TO BE MADE FOR REGULAR COLLECTION AND DISPOSAL OR RECYCLING OF CONSTRUCTION WASTE. ROOF DOWNPIPES TO BE CONNECTED TO STREET KERB OR OTHER STORMWATER DISPOSAL SYSTEM ON COMPLETION OF ROOF AND GUTTERING.
ALL SEDIMENTATION CONTROLS ARE TO BE CHECKED DAILY (AT A MINIMUM WEEKLY) AND AFTER ALL RAIN EVENTS.
ALL STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY TO ENSURE THEY ARE MAINTAINED IN FULL FUNCTIONAL CONDITION.



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Building Sustainability Assessments

bdav
Building Designers Association Victoria

Certificate Number0001716580

Accreditation NumberVIC/BDV/13/1491

SignatureDate 20/07/17

LEGEND

LANDSCAPE AREA = 301.35m²

MINIMUM IDENTIFIED POS 4.0 x 4.0

BIN STORAGE

FOLDING CLOTHES LINE

MIN 3000LT WATER TANK

GENERAL NOTES				PROJECT				DATE	
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• BRACING, TIE DOWN, DRAINAGE & BEAMS TO STRUCTURAL ENGINEERS DESIGN				ADDRESS: LOTS A & B, DP 408065, 101 COBAR ST NYNGAN				17031	
• ALL NEW STORMWATER DRAINAGE TO BE CONNECTED TO EXISTING DRAINAGE SYSTEM				CLIENT: BOGAN SHIRE COUNCIL				1 : 200 @ A2 1 : 25 @ A2	
• SELECTED TERMITE SYSTEM TO COMPLY WITH AS 3660-1:2000 TO BE PROVIDED TO ALL NEW BUILDING WORK & IS TO BE INSTALLED TO MANUFACTURERS DETAILS WITH ANNUAL TREATMENTS AS REQUIRED				ISSUE 1 PRELIMINARY DACC PLAN FOR REVIEW				03/07/17	
• ALL DIMENSIONS & LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO START OF WORK				ISSUE 2 Issued for DACC				20/07/17	
• SITE IS TO BE SET OUT BY A REGISTERED SURVEYOR									
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 <div>Kim Gerrish BUILDING DESIGN PTY LTD PO Box 386 KURRI KURRI NSW 2227 46-48 Station Street, Weston NSW 2236 P: (02) 49371528 W: www.kbgdesign.com.au M: 0459 123 767 E: gerrish@kbgdesign.com.au</div>									
 <div>MEMBER you're in good hands</div>									

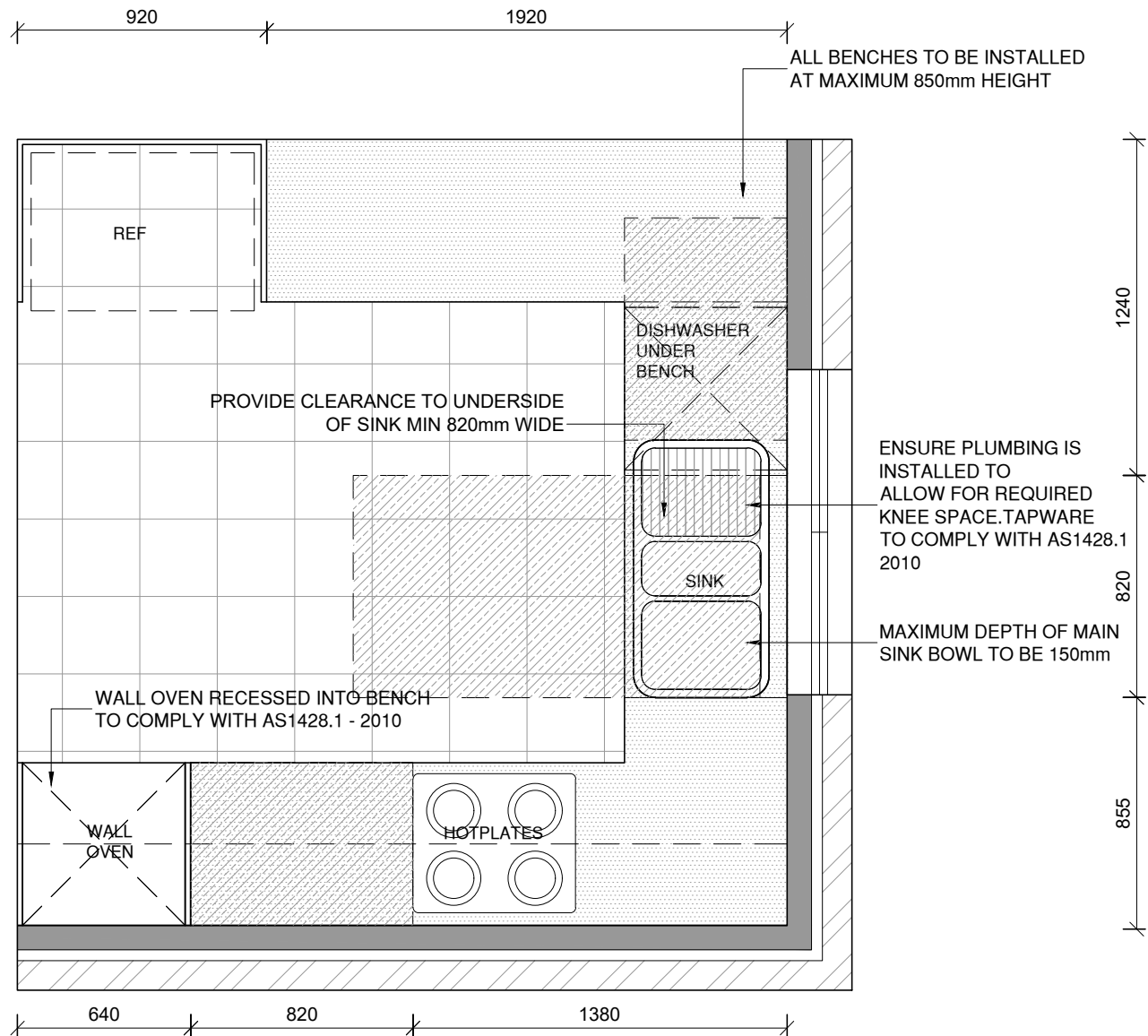
KITCHEN APPLIANCES TO BE INSTALLED TO COMPLY WITH AS 4299-1995 ADAPTABLE HOUSING. IF IN DOUBT, PLEASE REFER TO THIS STANDARD

MINIMUM REQUIRED WORK SURFACE 820mm WIDE

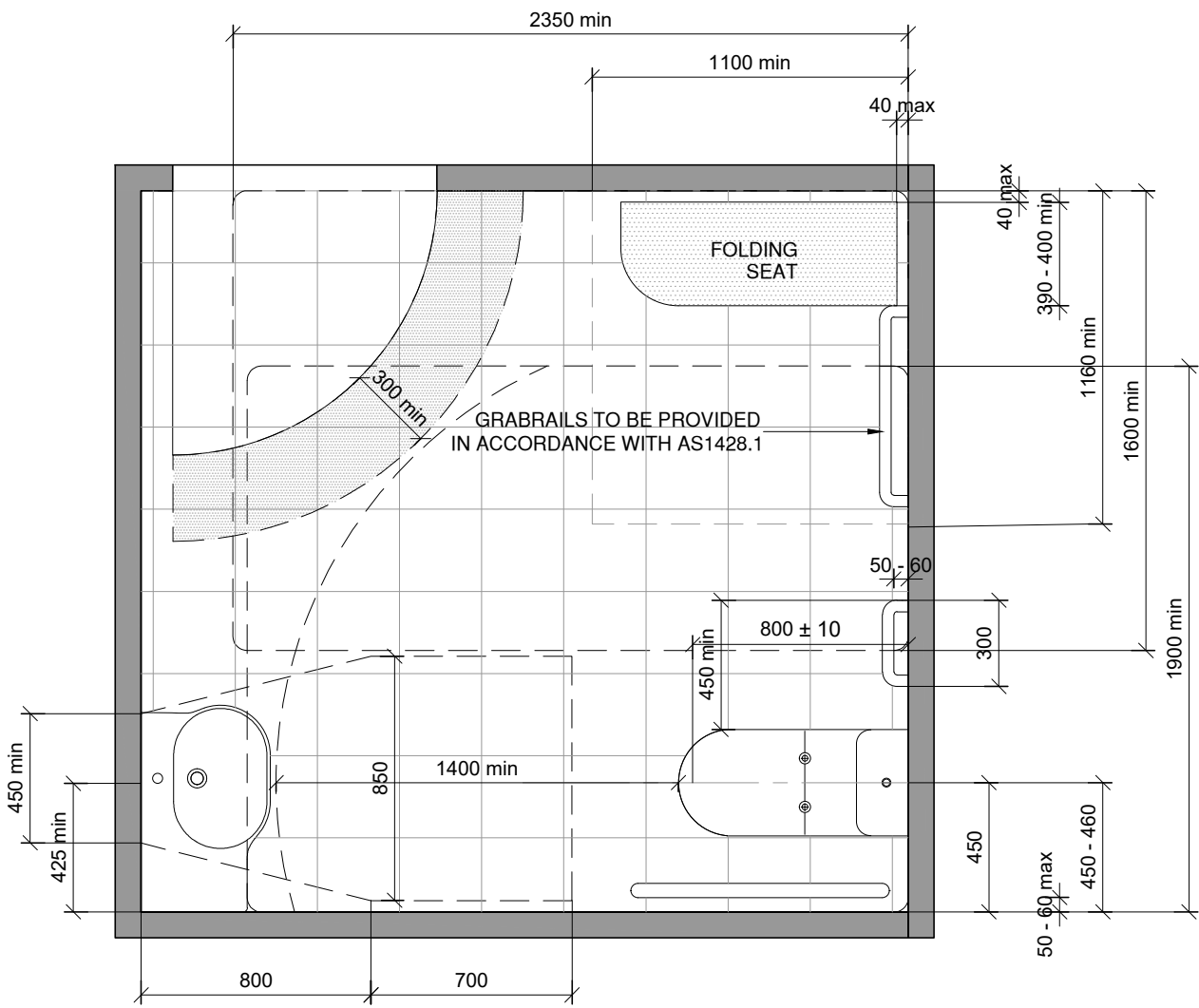
MINIMUM REQUIRED FLOOR SPACE

ELECTRICAL NOTE - MAIN BEDROOM:

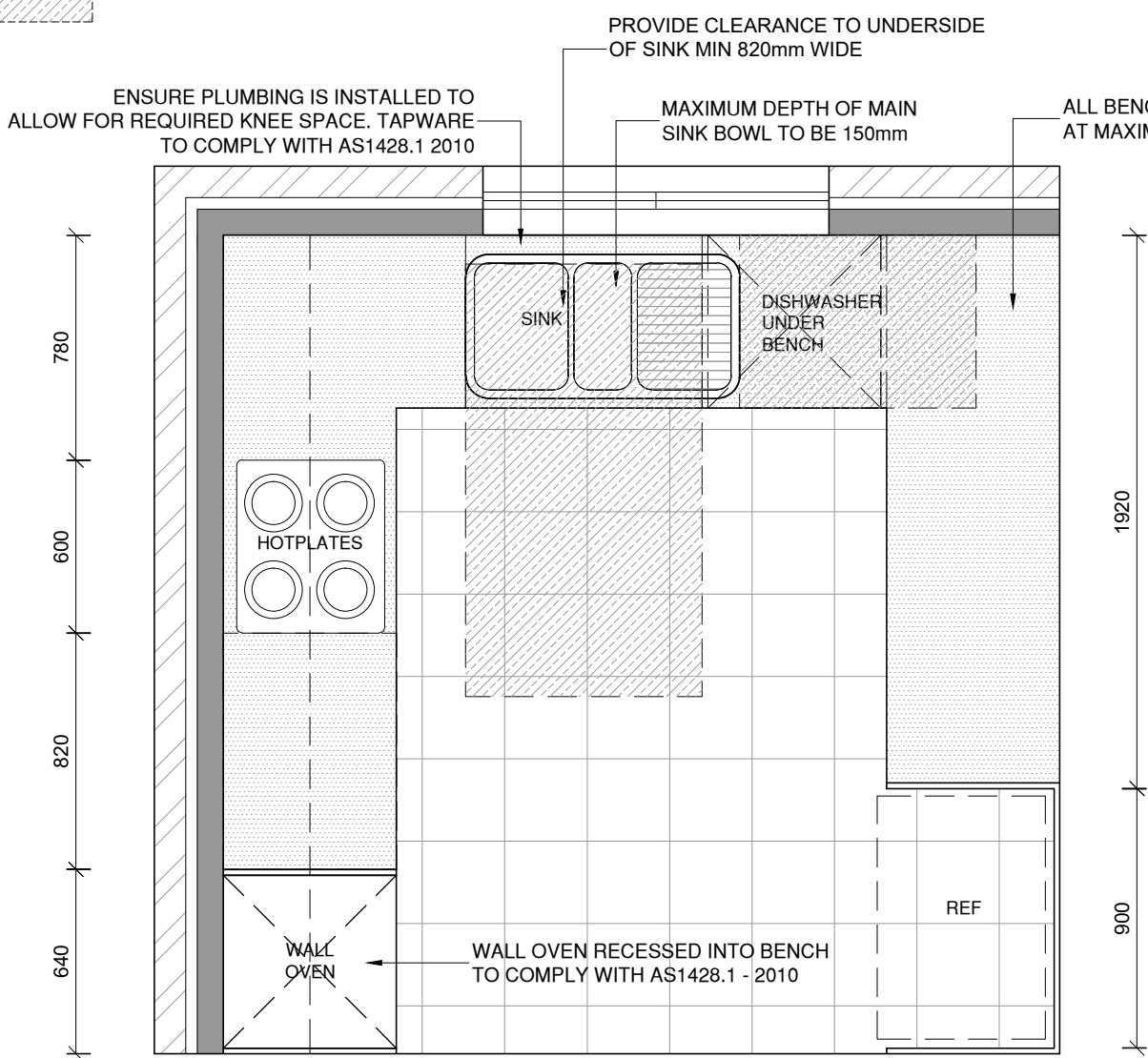
- PROVIDE A MINIMUM OF 2 DOUBLE GPO WHERE THE BEADHEAD IS LIKELY TO BE LOCATED. GPOs SHOULD BE PROVIDED TO OPPOSITE WALLS.
- A TWO WAY LIGHT SWITCH SHOULD BE PROVIDED, ONE LOCATED NEAR THE PLANNED BED POSITION.
- A TELEPHONE OUTLET SHOULD BE PROVIDED NEXT TO THE BED ON THE SIDE CLOSEST TO THE DOOR.
- A TELEVISION OUTLET SHOULD BE PROVIDED ON THE WALL OPPOSITE THE BEDHEAD.
- REFER TO AS 4299-1995 ADAPTABLE HOUSING FOR FURTHER DETAIL



ADAPTABLE KITCHEN 1 DETAIL
SCALE 1 : 25 @ A2

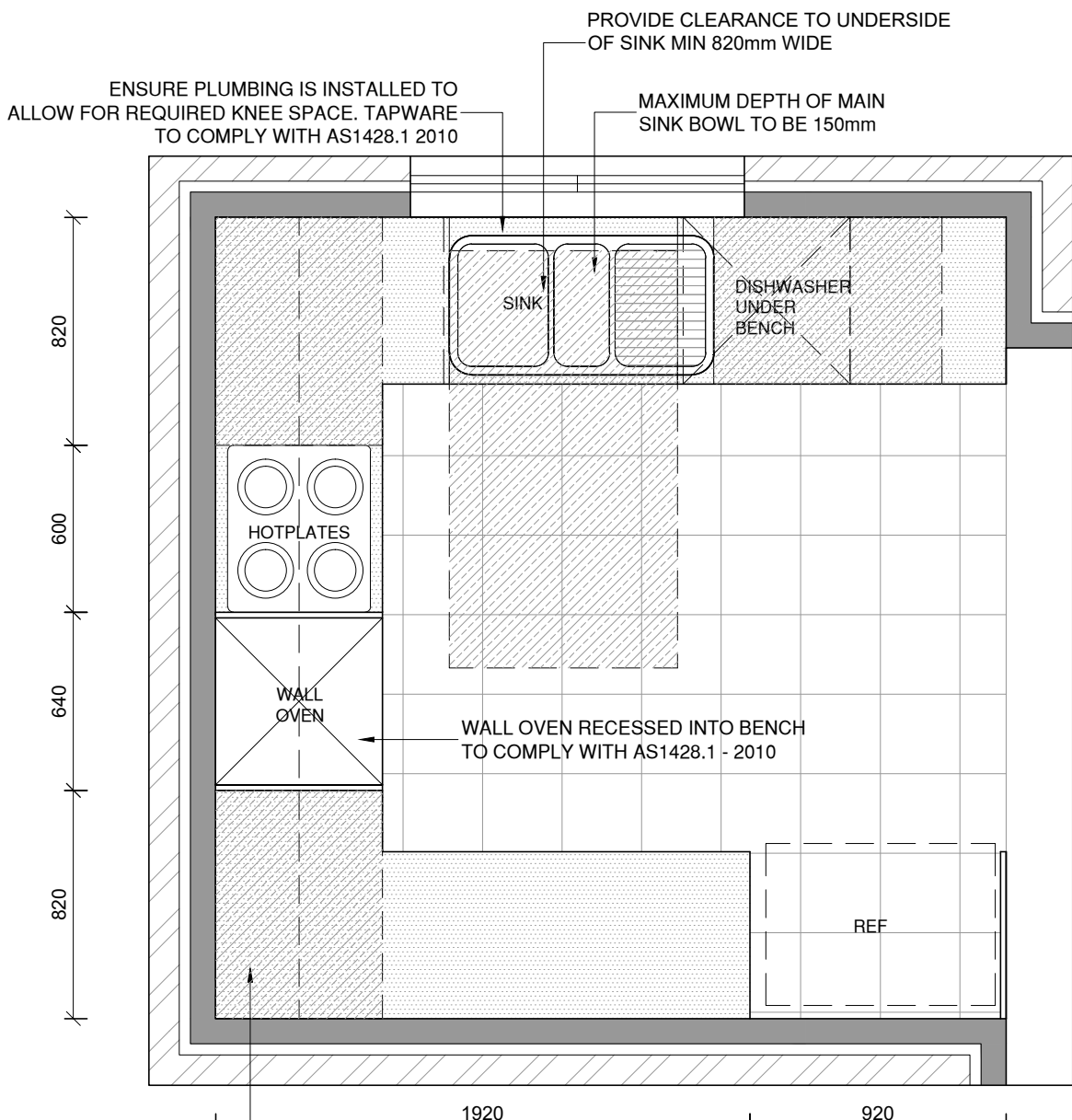


TYPICAL ACCESSIBLE BATH DETAIL
SCALE 1 : 25 @ A2



ADAPTABLE KITCHEN 2 & 3 DETAIL

SCALE 1 : 25 @ A2



ADAPTABLE KITCHEN 4 DETAIL

SCALE 1 : 25 @ A2

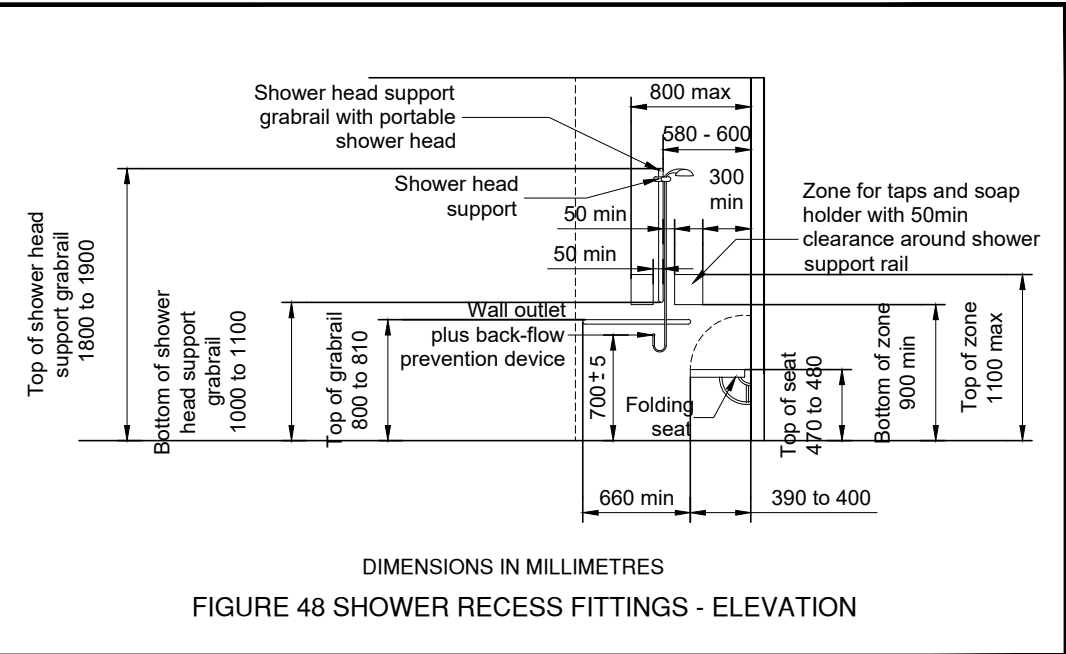
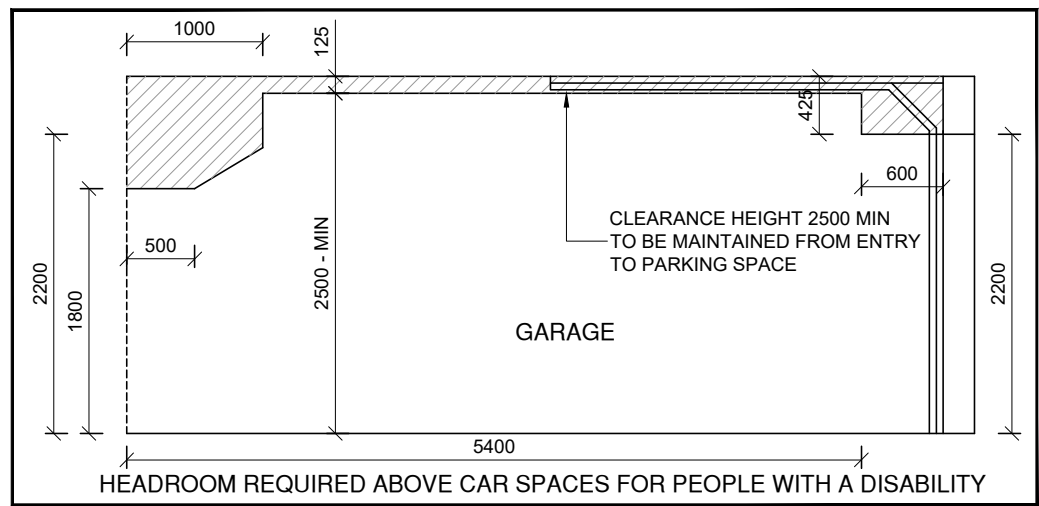


FIGURE 48 SHOWER RECESS FITTINGS - ELEVATION

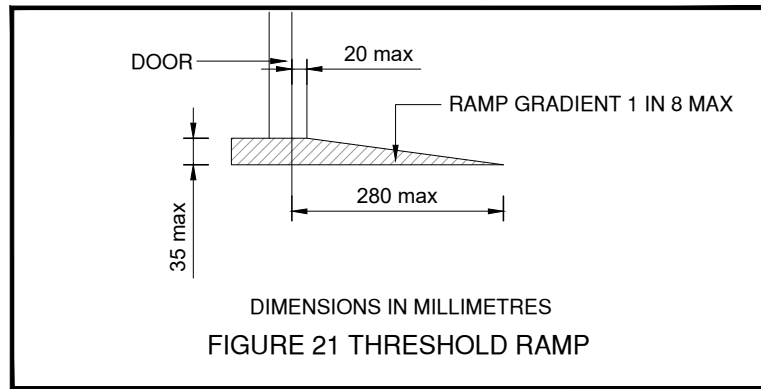


FIGURE 21 THRESHOLD RAMP

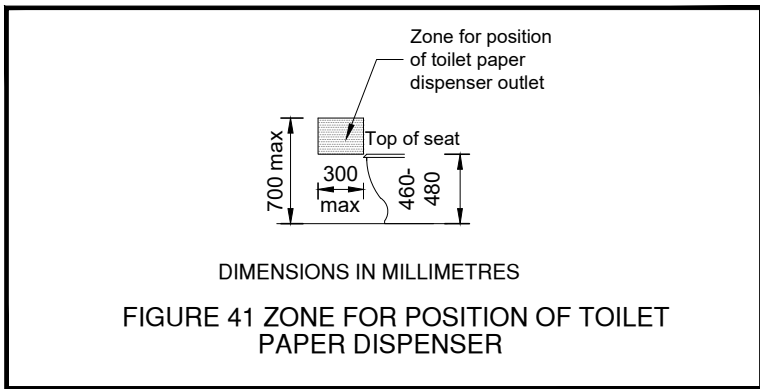


FIGURE 41 ZONE FOR POSITION OF TOILET PAPER DISPENSER

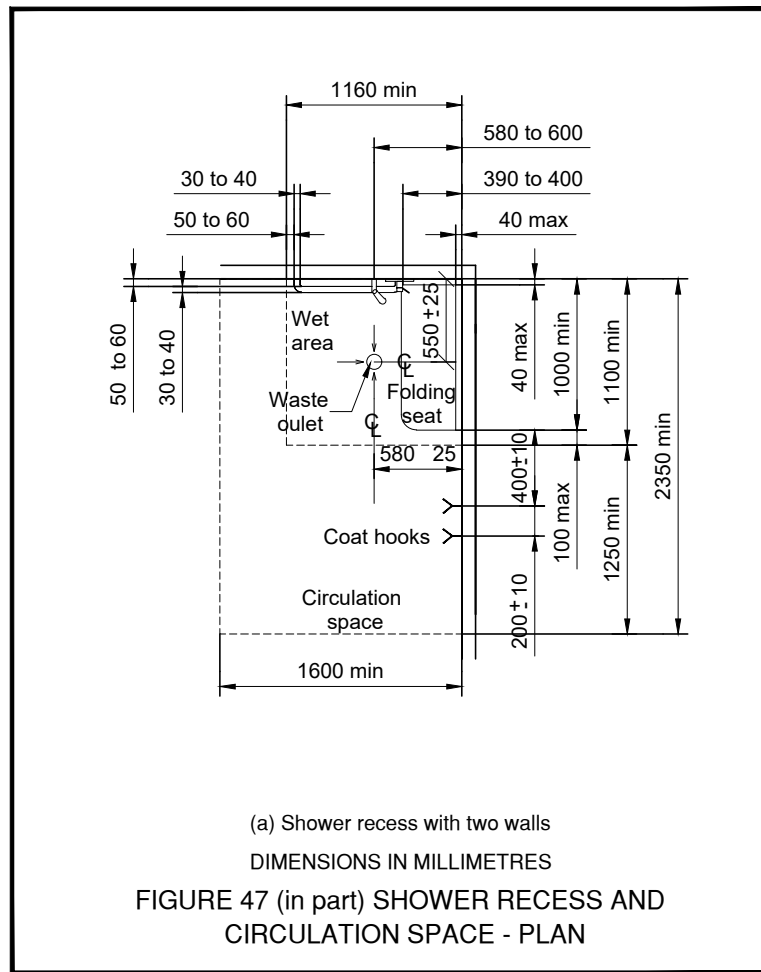


FIGURE 47 (in part) SHOWER RECESS AND CIRCULATION SPACE - PLAN

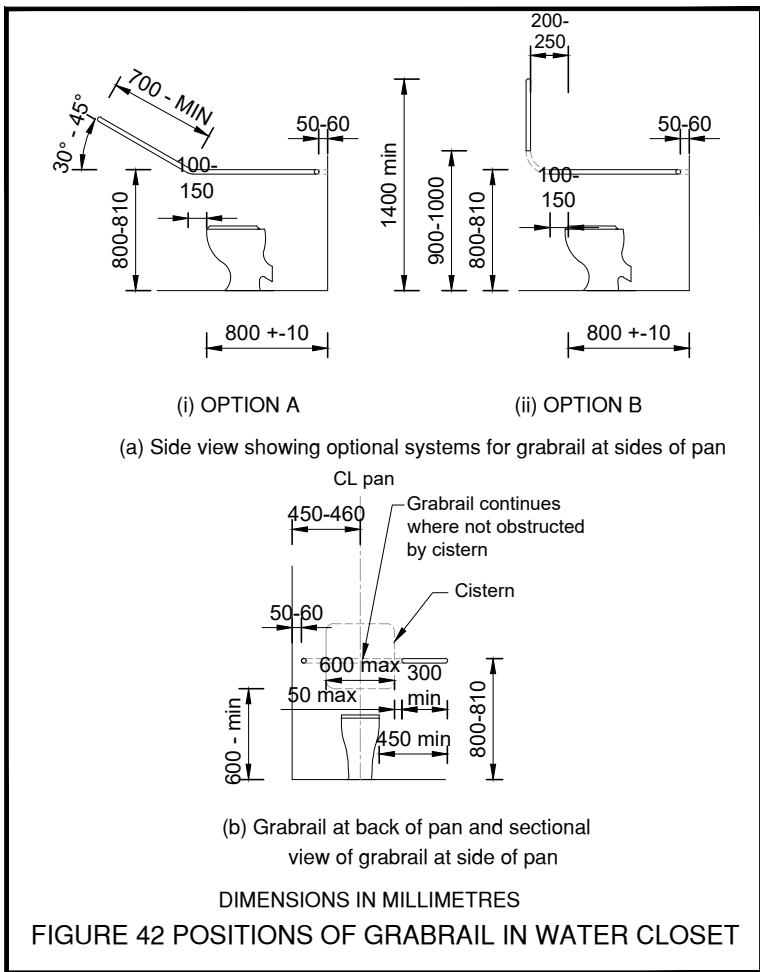


FIGURE 42 POSITIONS OF GRABRAIL IN WATER CLOSET