

Energy Efficiency Commitments

Description	Requirements				
Hot Water System	The applicant must install the following hot water system in the development, or a system with a higher energy rating Electric Heat Pump (21-25 STCs)				
Ventilation	Location	Operational Control			
	Bathrooms	Individual fan, ducted to façade or roof	Manual switch On/Off		
	Kitchens	Individual fan, ducted to façade or roof	Manual switch On/Off		
	Laundry	No mechanical ventilation	NA		
Cooling System	Living Area	Bedroom Area			
	1 Phase Airconditioning (6 Star Average Zone)	1 Phase Airconditioning (6 Star Average Zone)			
Heating System	Living Area	Bedroom Area			
	1 Phase Airconditioning (6 Star Average Zone)	1 Phase Airconditioning (6 Star Average Zone)			
Artificial Lighting	The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting and the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps				
Natural Lighting	The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.				
Appliances	Kitchen Cooktop/Oven	Gas Cooktop/Electric Oven	Heater	No	
Swimming Pool	Pool pump on timer	Yes, multi speed 4 stars	Heater	No	
Alternative Energy (kw)	15	installed at an angle between 10 degrees and 25 degrees to the horizontal facing north west			
Other	Clothes Drying Lines	Indoor or sheltered	No	Private Outdoor	Yes

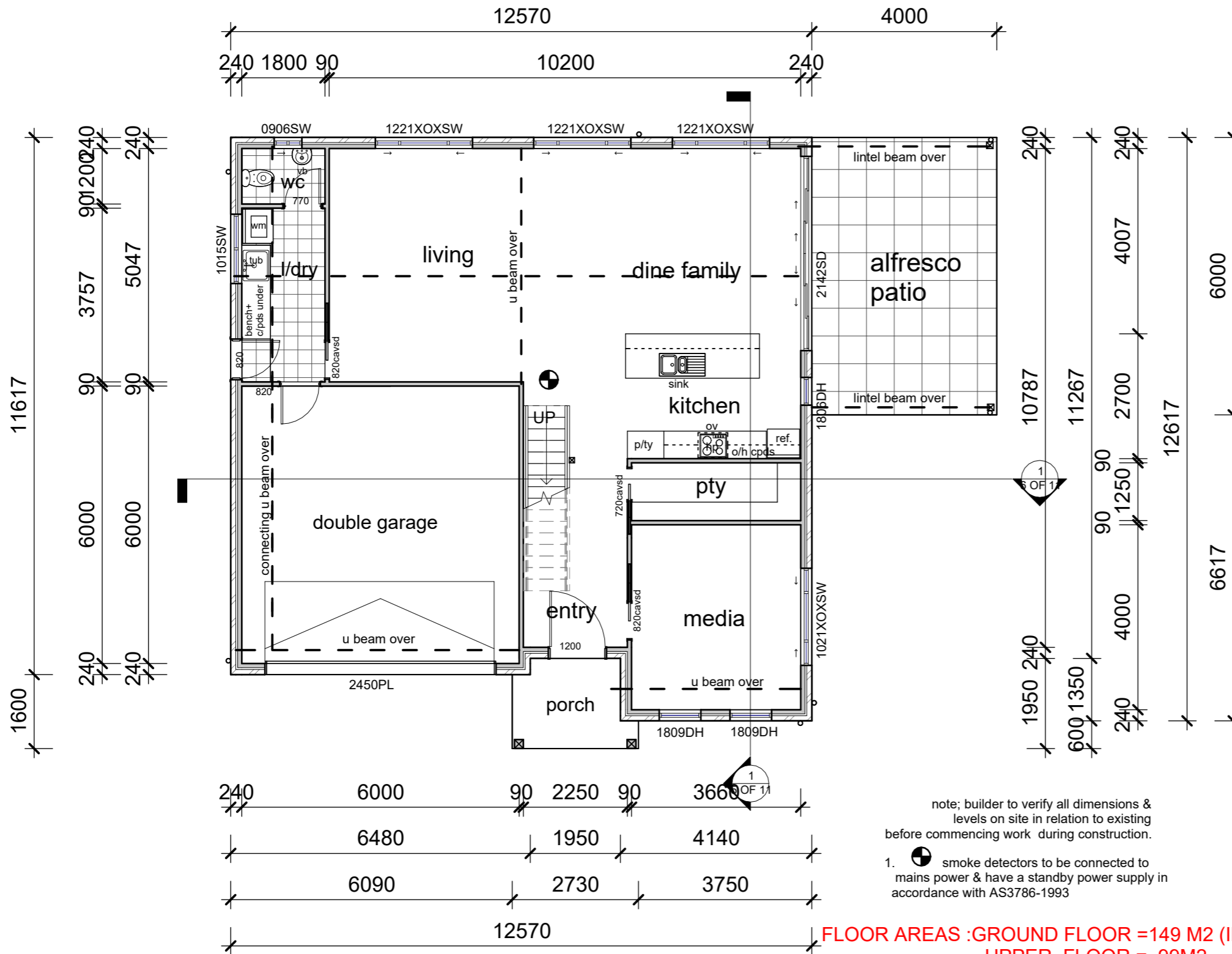


Architectural Notes

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6. Electrical contractor to discuss layout with client prior to wiring commencing.
7. Termite protection in accordance with AS3660 shall be included in building contract & installed by approved licensed contractor.

**AC** Arthur Colledge  
Building Design Draftsman

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note; builder to verify all dimensions & levels on site in relation to existing before commencing work during construction.

1. smoke detectors to be connected to mains power & have a standby power supply in accordance with AS3786-1993

**FLOOR AREAS : GROUND FLOOR = 149 M2 (INCLUDING GARAGE)  
UPPER FLOOR = 99M2  
ALFRESCO = 24M2  
PORCH = 5M2  
TOTAL = 277M2**

**1** Ground Floor  
1 : 100

No	Description	Date
1	DA/WORKING PLAN	31/01/2024

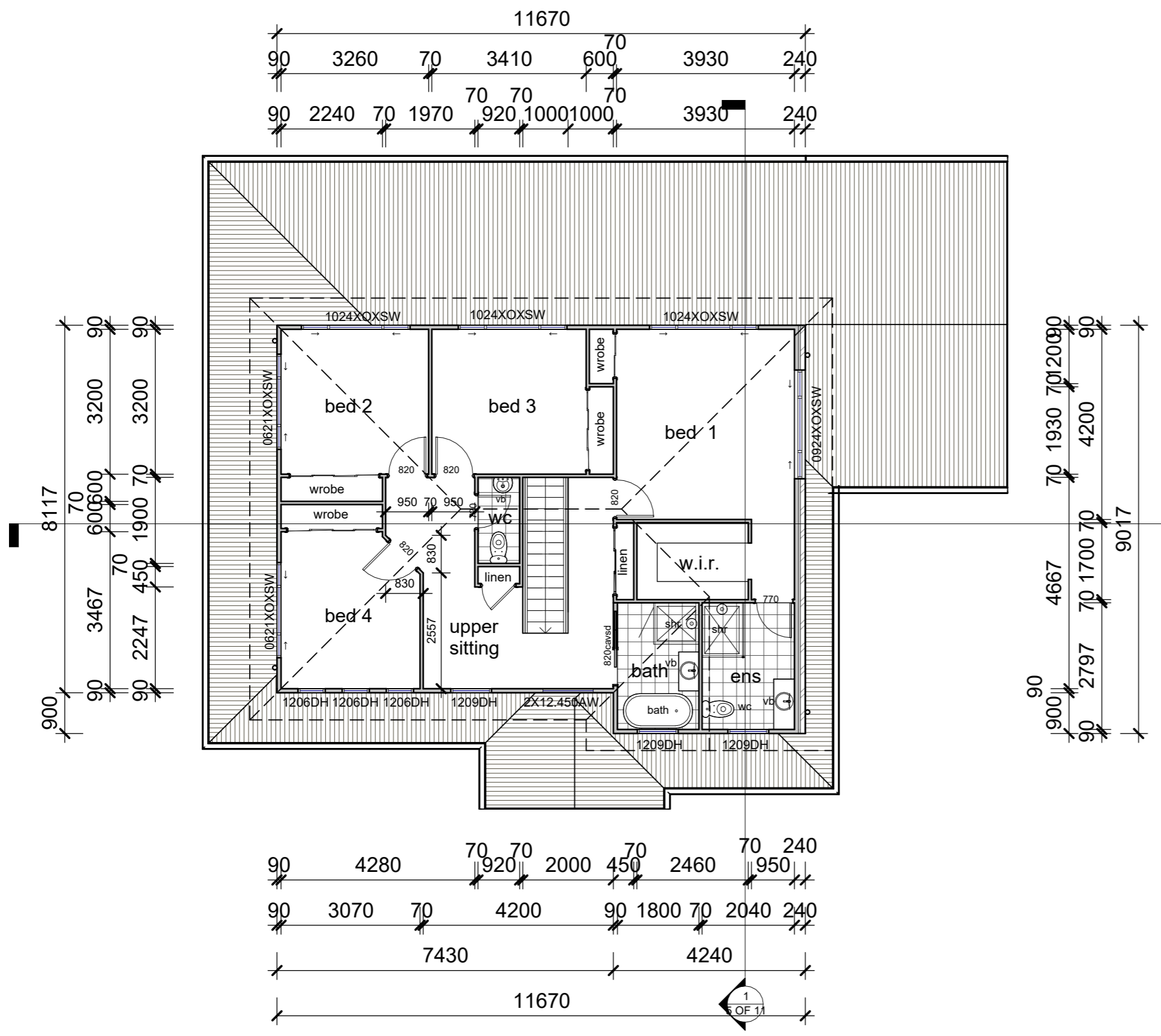
proposed additional residence to lot 10 dp758403 no 51 beech street to create a dual occupancy.

for: B. ALECKSON

**Floor Plan**

Project number	4331	<b>1 OF 11</b>
Date	1/02/2024	
Drawn by	A.C.	
Checked by	B.A.	
Scale		1 : 100

Water Efficiency Commitments			
Description	Requirements		
Individual Dwellings	Fixtures	Showerheads	4 Star (4.6 bar ~7.5 Litres)
		Toilets	4 Star
		Kitchen taps	5 Star
		Bathroom taps	5 Star
	Alternative Water Supply	Pretreated Recycled Water System	No
		Rainwater Tank (L)	2000
		Landscaping	At least one outdoor tap connected to the alternative water supply
		Toilets	Toilets to be connected to alternative water supply
		Hot Water System	To be connected to alternative water supply
		Cold Water Tap	To be connected to alternative water supply
Swimming Pool	Volume (KL)	38.0	Location
	Spa	Volume (KL)	N/A
			Location



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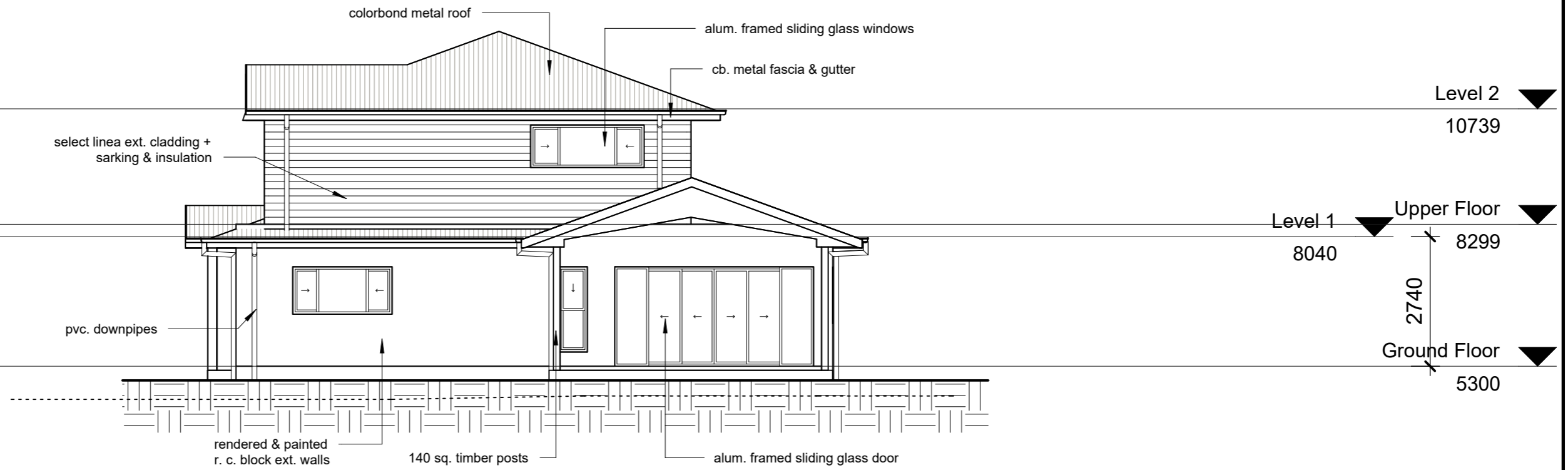
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**1** Upper Floor  
1 : 100

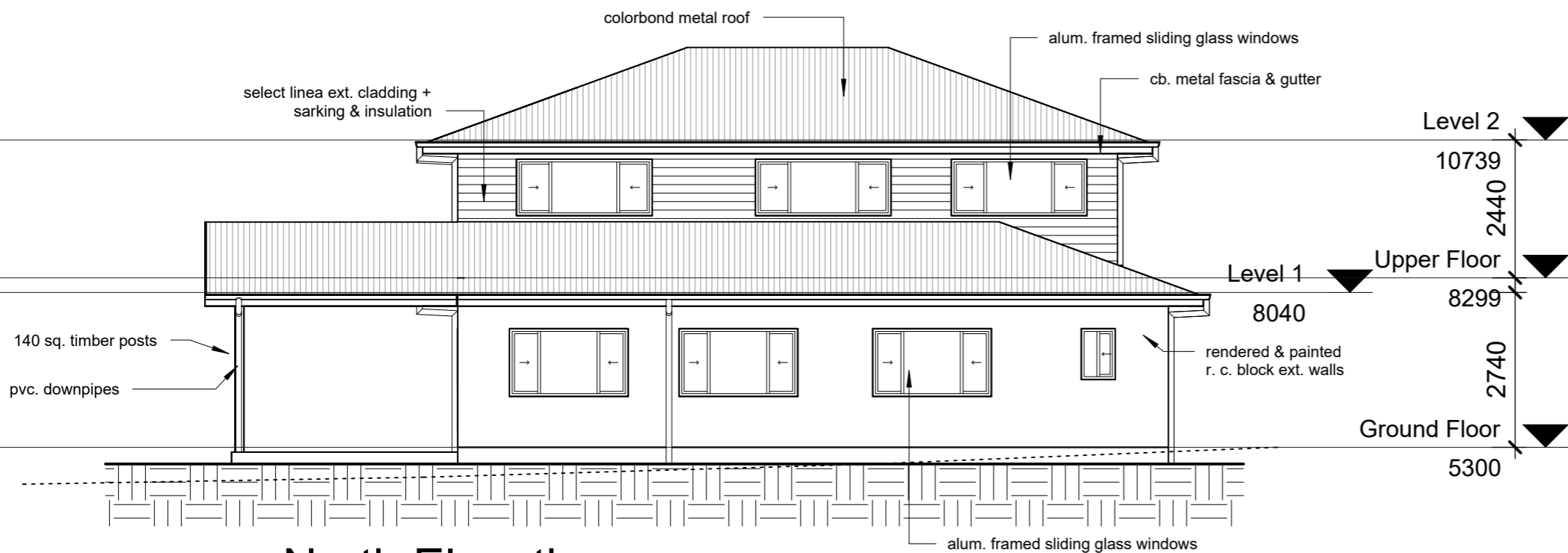
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for: B. ALECKSON

Upper Floor		2 OF 11
Project number	4331	
Date	1/02/2024	
Drawn by	A.C.	
Checked by	Checker	Scale 1 : 100



**1** East Elevation  
1 : 100



**2** North Elevation  
1 : 100

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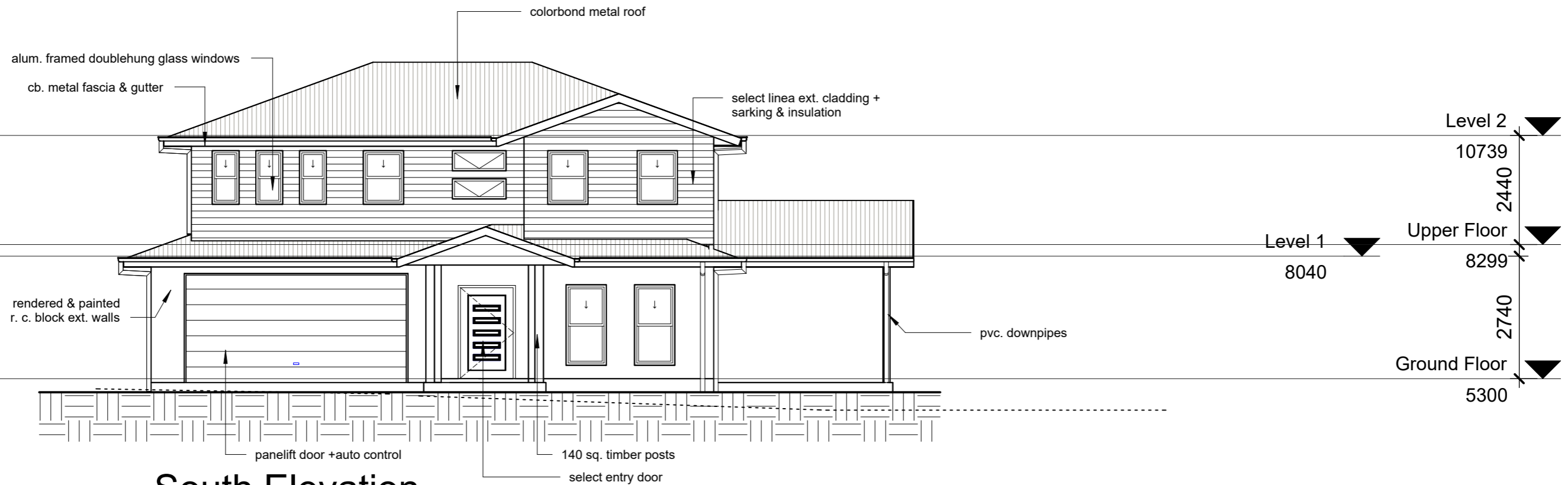
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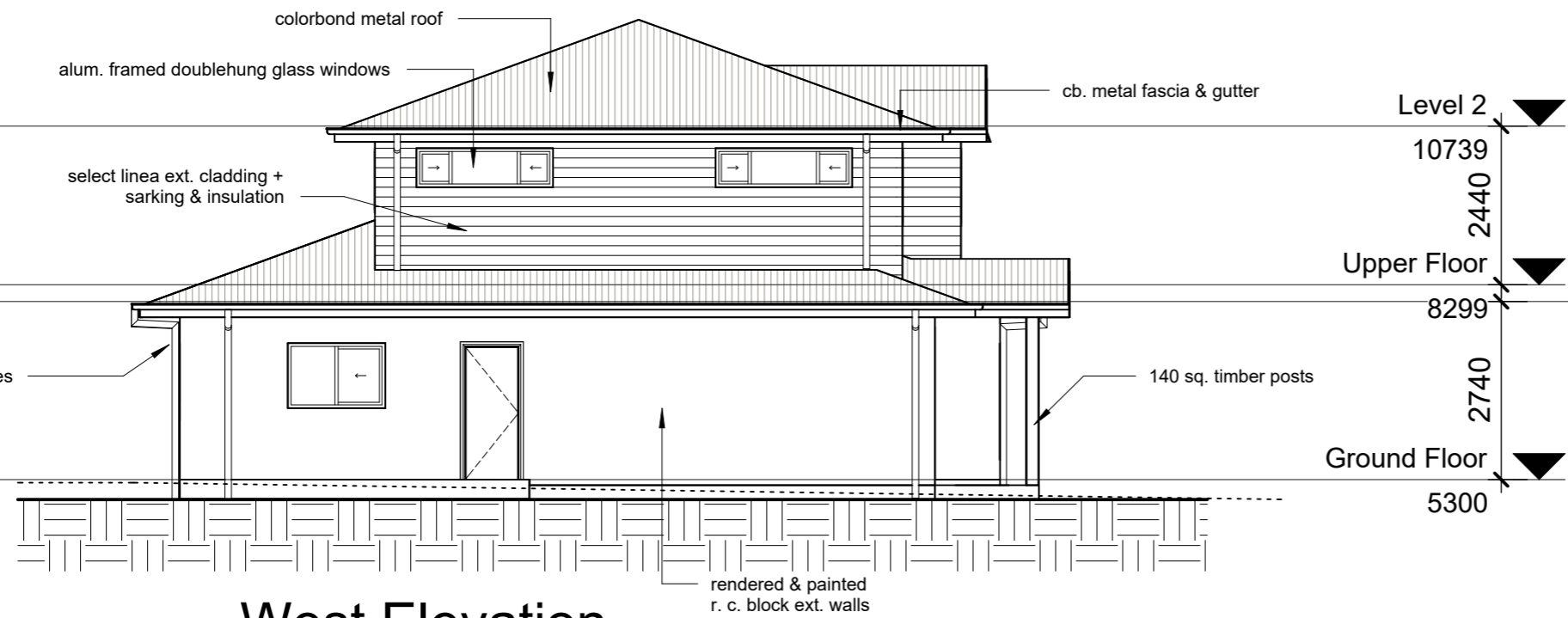
for: B. ALECKSON

**Elevations**

Project number	4331	<b>3 OF 11</b>
Date	1/02/2024	
Drawn by	A.C.	
Checked by	B.A.	
Scale		1 : 100



**1** South Elevation  
1 : 100



**2** West Elevation  
1 : 100

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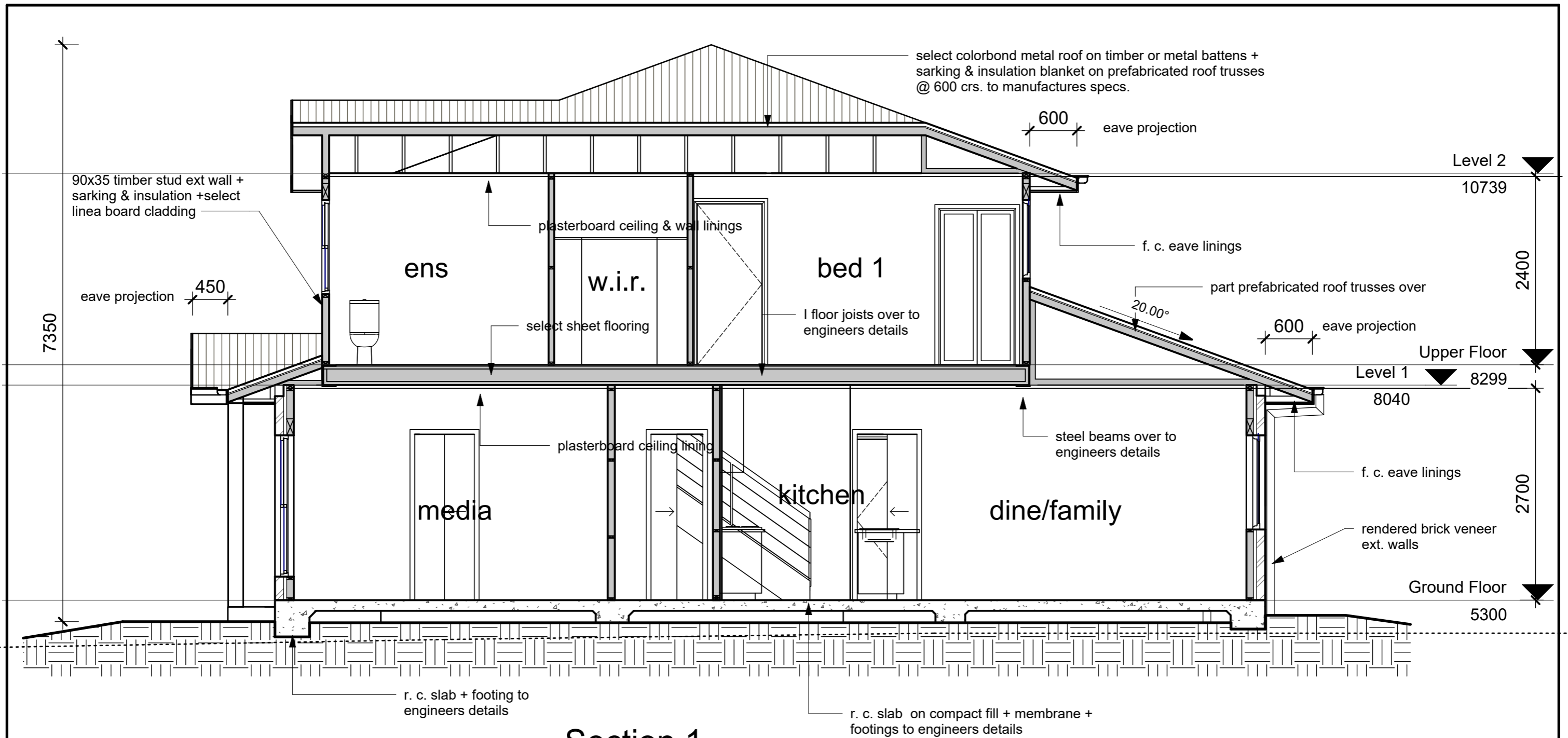
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for: B. ALECKSON

Elevations		4 OF 11
Project number	4331	
Date	1/02/2024	
Drawn by	A/C/	
Checked by	B.A.	
Scale	1 : 100	



**1** Section 1  
1 : 50

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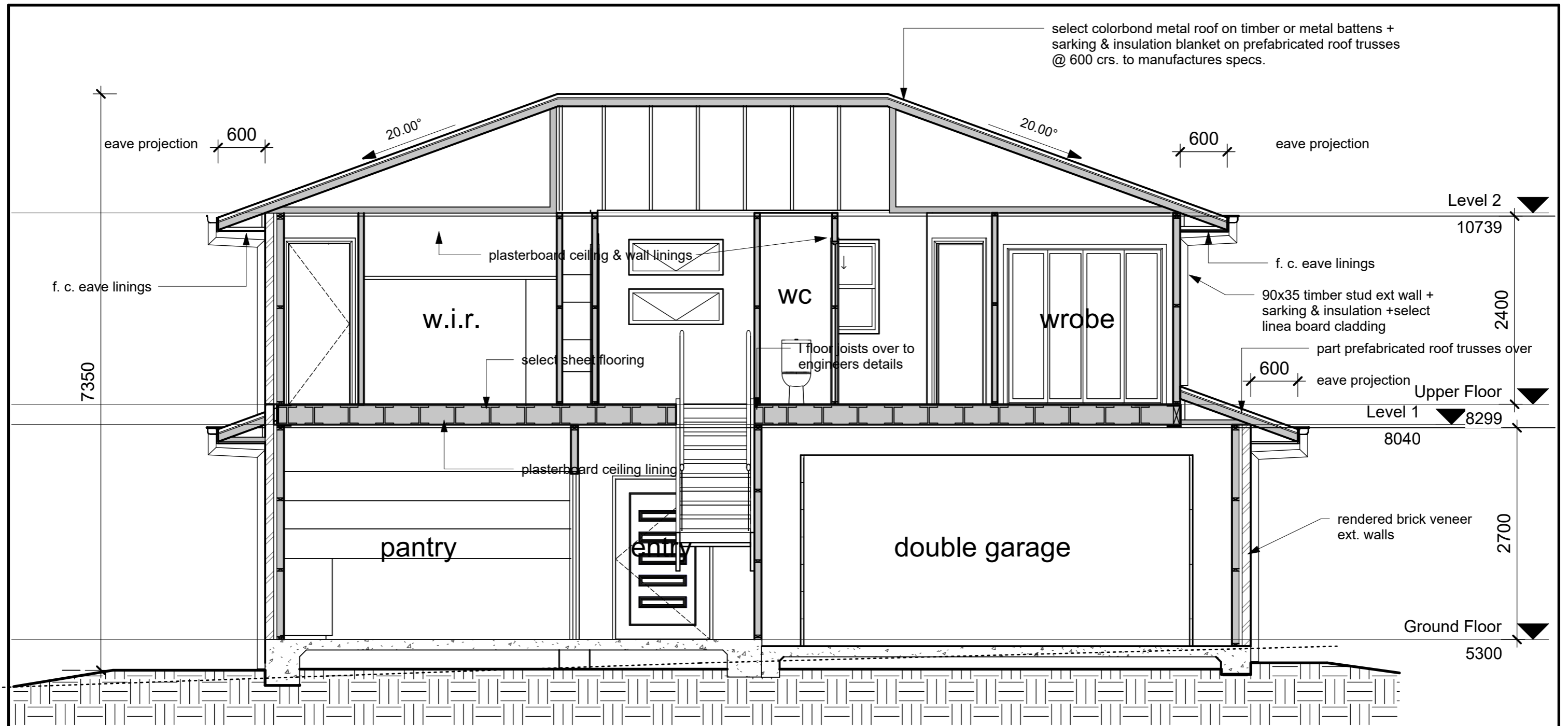
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Section 1		5 OF 11
Project number	4331	
Date	1/02/2024	
Drawn by	A.C.	
Checked by	B.A.	
Scale	1 : 50	

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1 Section 2  
1 : 50

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No	Description	Date
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for: B. ALECKSON

Section 2

Project number	4331
Date	1/02/2024
Drawn by	A.C.
Checked by	B.A.

6 OF 11

Scale 1 : 50

**Thermal Comfort Commitments**

**General Features**  
The dwelling must be a Class 1 dwelling according to the National Construction Code, and 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.

**Floors, 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.  
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.

**Ceiling Fans**  
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.  
The applicant must install at least one ceiling fan in each bedroom.  
The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 15.2) of the National Construction Code.

Construction	Area (m <sup>2</sup> )	Additional Insulation required	Thermal bridging	Other Specifications
<b>Floors</b>				
Concrete Slab on Ground - Conventional Slab	98.0	None	Nil	
Suspended floor above garage, particle board, frame: timber - H2 treated softwood	28.1	None	Nil	
above habitable rooms or mezzanine, particle board, frame: timber - H2 treated softwood	59.1	None	Nil	
Garage - CSOG	36.0	None	Nil	
<b>External Walls</b>				
Brick veneer; frame: timber - H2 treated softwood	97.35	164 (or 220 including construction) Fibreglass batts or roll + reflective foil in the cavity	Nil	wall colour: Medium (solar absorbance 0.48-0.7)
Framed (fibre cement sheet or boards); frame: timber - H2 treated softwood	96.30	170 (or 220 including construction) Fibreglass batts or roll + reflective foil in the cavity	Nil	wall colour: Medium (solar absorbance 0.48-0.7)
Brick veneer; frame: timber - H2 treated softwood	33.35	Reflective foil in the cavity	Nil	--
<b>Internal Walls</b>				
Shared with Garage - plasterboard; frame: timber - H2 treated softwood	31.00	None	Nil	
plasterboard; frame: timber - H2 treated softwood	152.30	None	Nil	
<b>Ceiling and Roof</b>				
flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood	139.5	ceiling: 3.00 (down), roof: foil backed blanket ceiling; Fibreglass batts or roll; roof: foil/larking		roof space ventilation; unventilated roof colour: medium (solar absorbance 0.48-0.59); ceiling area fully insulated

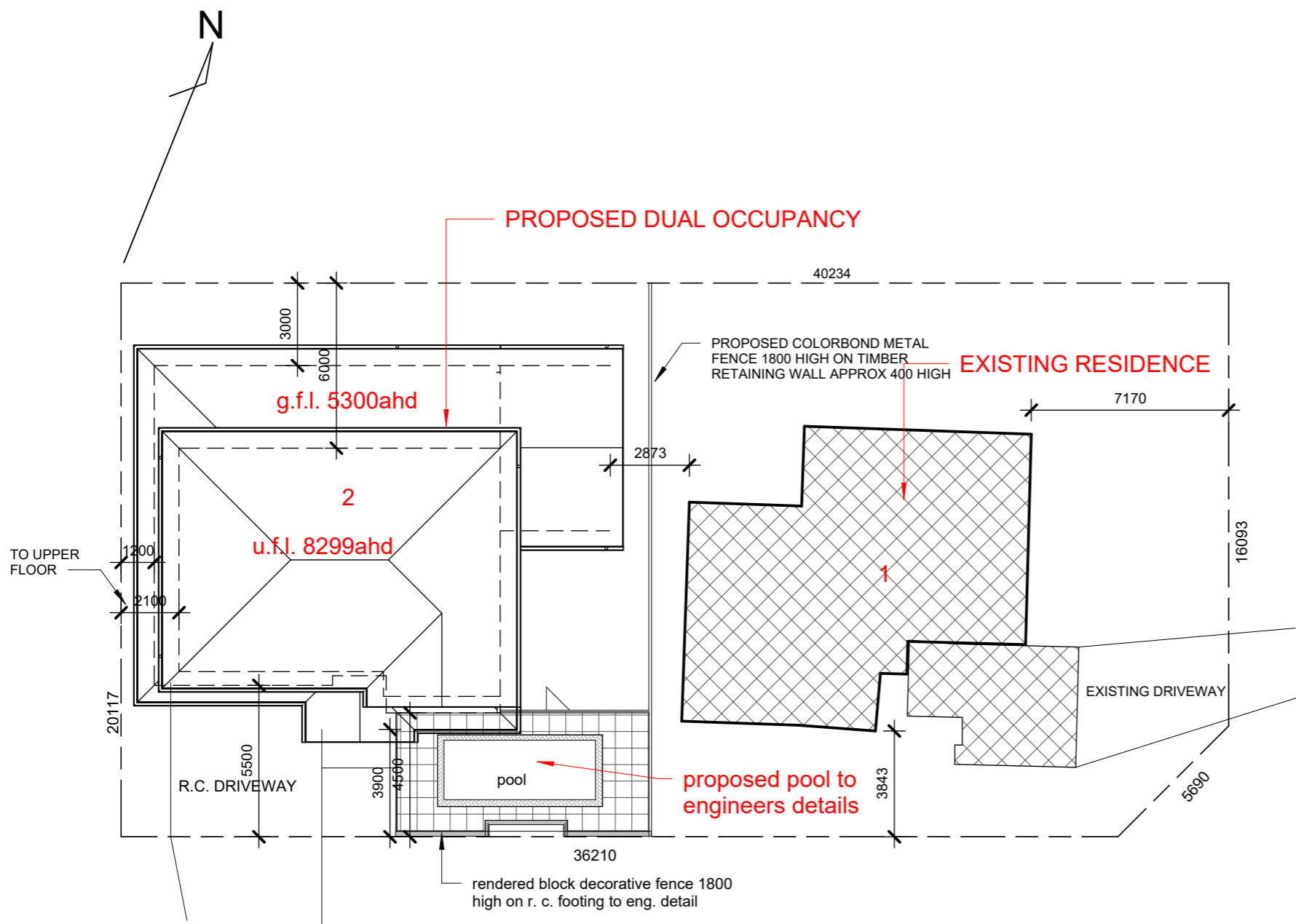
**Notes:**  
Insulation specified must be installed in accordance with the ABCB Housing Provisions (Part 13.2) of the National Construction Code.  
If the additional ceiling insulation listed in the table above is greater than R10, refer to the ABCB Housing Provisions (Part 13.2.3 (b)) of the National Construction Code.  
In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.  
Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

**Glazed Windows, 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 glazed window and door.  
The dwelling may have 1 skylight (not square metres) which is not listed in the table.  
The following requirements must also be satisfied in relation to each window and glazed door:  
The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.  
Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.  
Vertical external louvers and blinds must fully shade the glazed window or door beside which they are situated when fully drawn or closed.  
Overshadowing buildings/vegetation must be of the height and distance from the centre and base of the window and glazed door, as specified in the 'overshadowing' column.  
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).

**Individual Dwellings**

Window/Door No.	Aspect	Height (mm)	Width (mm)	Frame and Glazing	Shading device (0% +/-)	Overshadowing
1025W	NE	1000	2100	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 750 mm, 500 mm above head	Nil
2142D	NE	2100	4200	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 4450 mm, 550 mm above head	Nil
1806DH	NE	1800	0600	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 4450 mm, 550 mm above head	Nil
0324SW	NE	0900	2400	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 750 mm, 200 mm above head	Nil
1809DH	SE	1800	0900	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 750 mm, 400 mm above head	Nil
1809DH	SE	1800	0900	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 750 mm, 400 mm above head	Nil
1209DH	SE	1200	0900	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 400 mm, 650 mm above head	Nil
1209DH	SE	1200	0900	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 400 mm, 650 mm above head	Nil
2X2_4504W	SE	1200	0450	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 750 mm, 200 mm above head	Nil
1206DH	SE	1200	0600	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 750 mm, 200 mm above head	Nil
1206DH	SE	1200	0600	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 750 mm, 200 mm above head	Nil
1206DH	SE	1200	0600	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 750 mm, 200 mm above head	Nil
1055SW	SW	1000	1500	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 750 mm, 400 mm above head	Nil
0621W	SW	600	2100	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 750 mm, 200 mm above head	Nil
0621W	SW	600	2100	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 750 mm, 200 mm above head	Nil
0906SW	NW	900	0600	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 750 mm, 400 mm above head	Nil
1221SW	NW	1200	2100	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 750 mm, 400 mm above head	Nil
1221SW	NW	1200	2100	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 750 mm, 400 mm above head	Nil
1024SW	NW	1000	2400	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 750 mm, 200 mm above head	Nil
1024SW	NW	1000	2400	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 750 mm, 200 mm above head	Nil
1024SW	NW	1000	2400	alum, single glazed (U-value =<=7.0, SHGC: 0.74-0.90)	eave 750 mm, 200 mm above head	Nil

**SITE CALCULATIONS :** AREA OF SITE = 801M<sup>2</sup>  
EXISTING FLOOR AREA (1) = 153M<sup>2</sup>  
NEW LIVINGFLOOR AREA (2) = 212M<sup>2</sup>  
FLOOR SPACE RATIO = 45.6 %



**1 Site Copy 1**  
1 : 200

**Carrabeen Street**

**Beech Street**

**AC Arthur Colledge**  
**Building Design Draftsman**

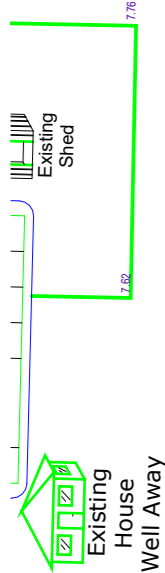
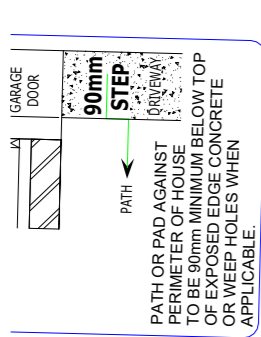
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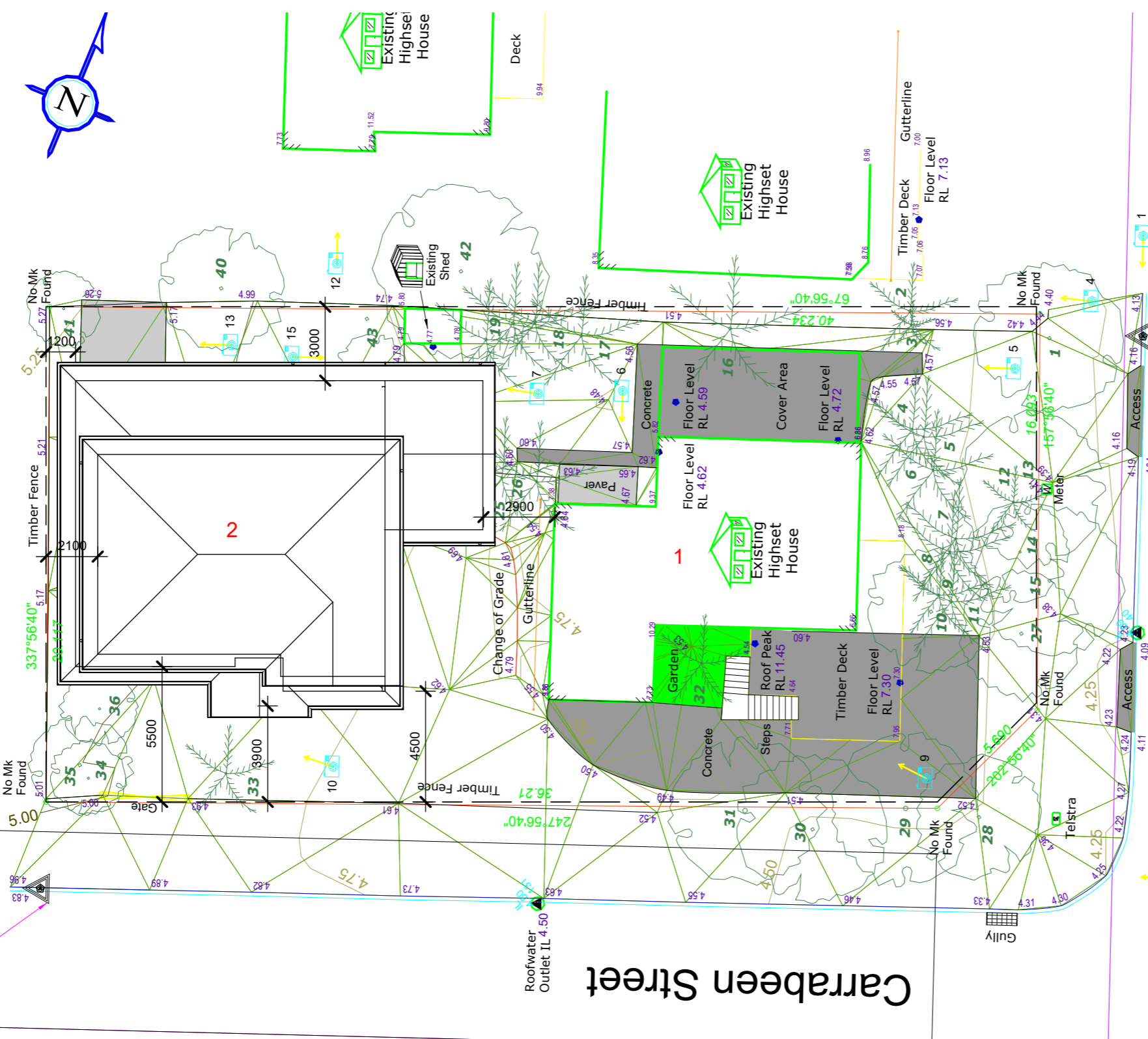
**Site 1**

Project number	4331	<b>7 OF 11</b>
Date	1/02/2024	
Drawn by	A.C.	
Checked by	B.A.	
Scale		1 : 200



CLIENT

TBM 2 Nail in Kerb  
 AHD RL / m 4.946



Form 2 Certificate  
 I, Shane Neville Von See a surveyor registered in information Act 2002, ce this plan (or sketch) was 9 of the Surveying and S 2017 and the survey was is not a survey to be lodg

TBM 1 Nail in Kerb  
 AHD RL / m 4.161

Roofwater  
 Outlet IL 4.09

Beech Street

TREE SCHEDULE

No.	Name	T Ø'	Spr Ø'	H'
1	TREE	0.30 m	6.0 m	5.0 m

1 Site  
 1 : 200

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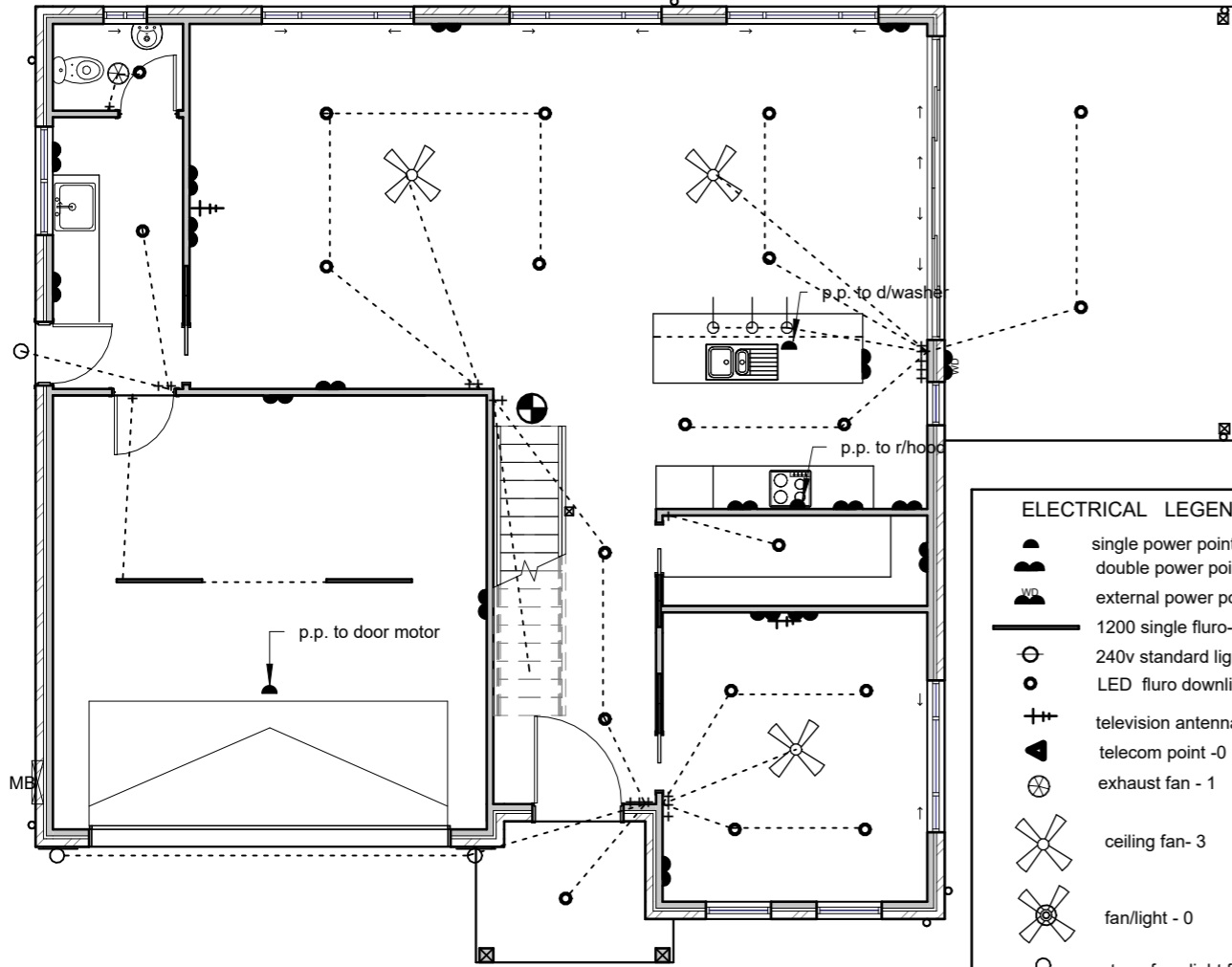
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Site 2		8 OF 11
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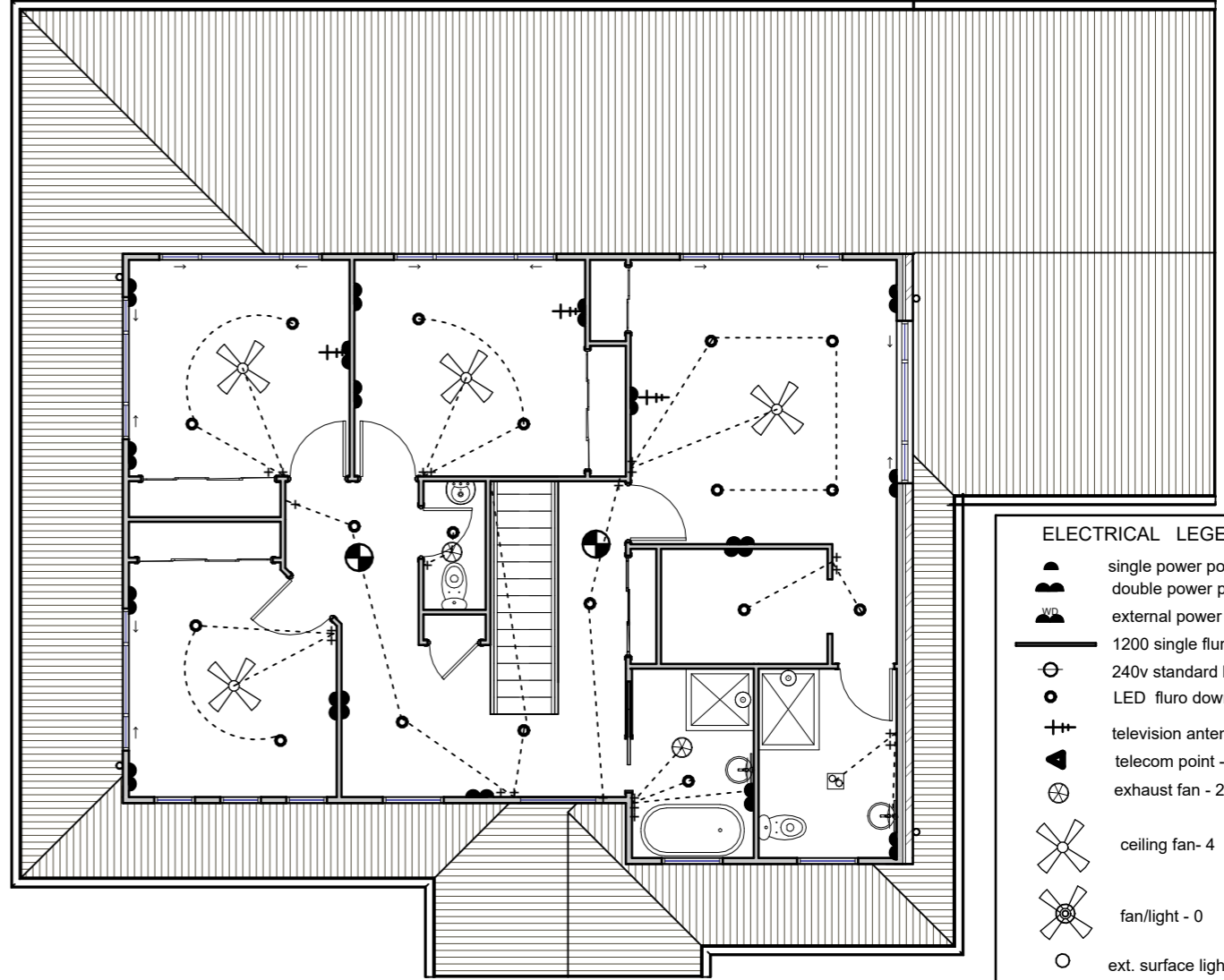
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**ELECTRICAL LEGEND**

- single power point- 2
- double power point-17
- external power point -1
- 1200 single fluro- 2
- 240v standard light fitting- 0
- LED fluro downlight - 20
- television antenna point- 2
- telecom point -0
- exhaust fan - 1
- ceiling fan- 3
- fan/light - 0
- ext. surface light fitting - 3  
+ sensor
- twin spot sensor -0
- mirror wall light - 0
- light/fancombo-0
- pendant light fitting-1
- light switch



**ELECTRICAL LEGEND**

- single power point- 0
- double power point-18
- external power point -0
- 1200 single fluro- 0
- 240v standard light fitting- 0
- LED fluro downlight - 18
- television antenna point- 3
- telecom point -0
- exhaust fan - 2
- ceiling fan- 4
- fan/light - 0
- ext. surface light fitting - 0  
+ sensor
- twin spot sensor -0
- mirror wall light - 2
- light/fancombo-1
- pendant light fitting-0
- light switch

**1** Ground Floor Electrical  
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**2** Upper Floor Electrical  
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Note: all bedroom dine/living lights on dimmer

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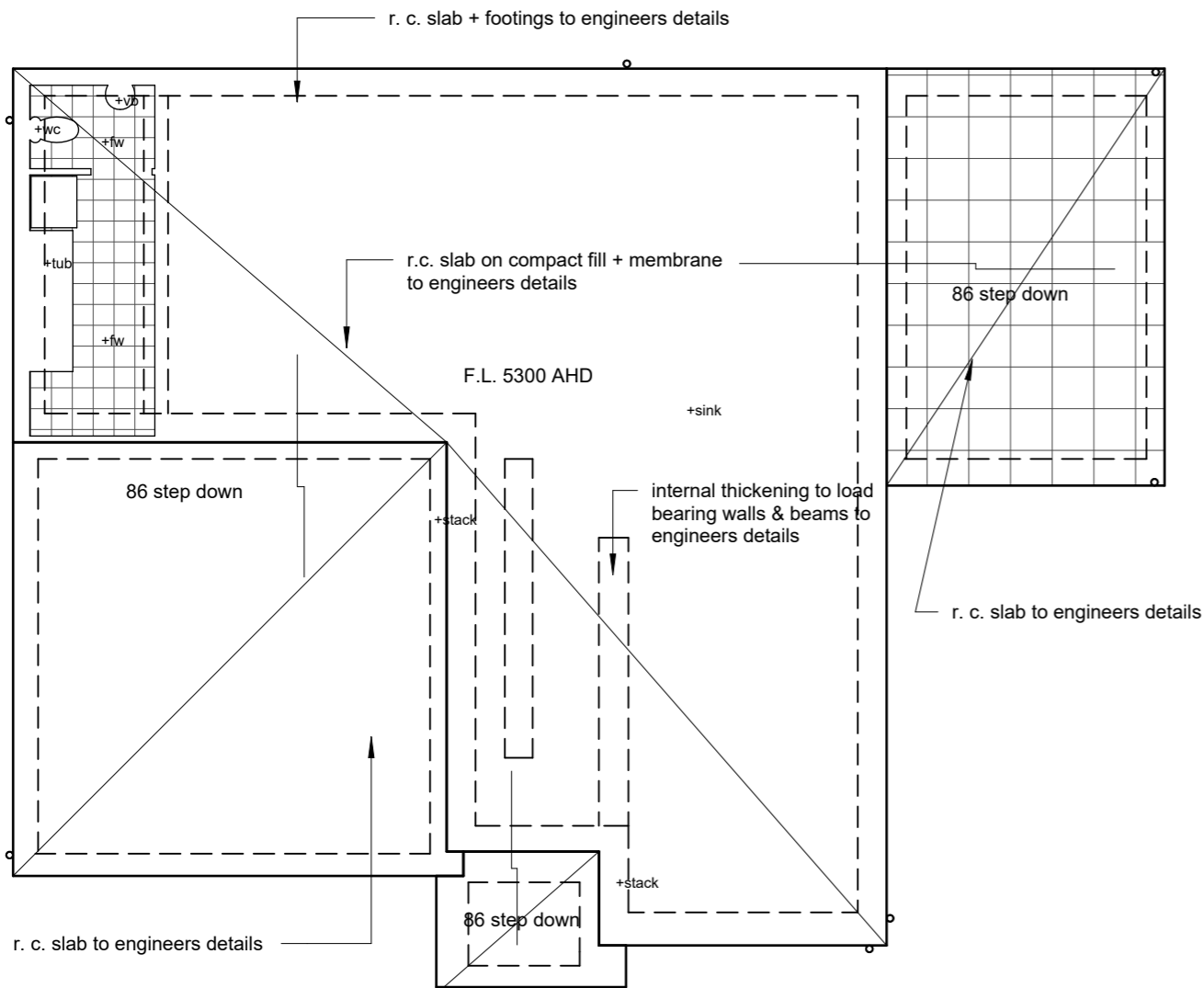
for: B. ALECKSON

**Electrical Plan**

Project number	4331
Date	1/02/2024
Drawn by	A.C.
Checked by	B.A.

**9 OF 11**

Scale 1 : 100

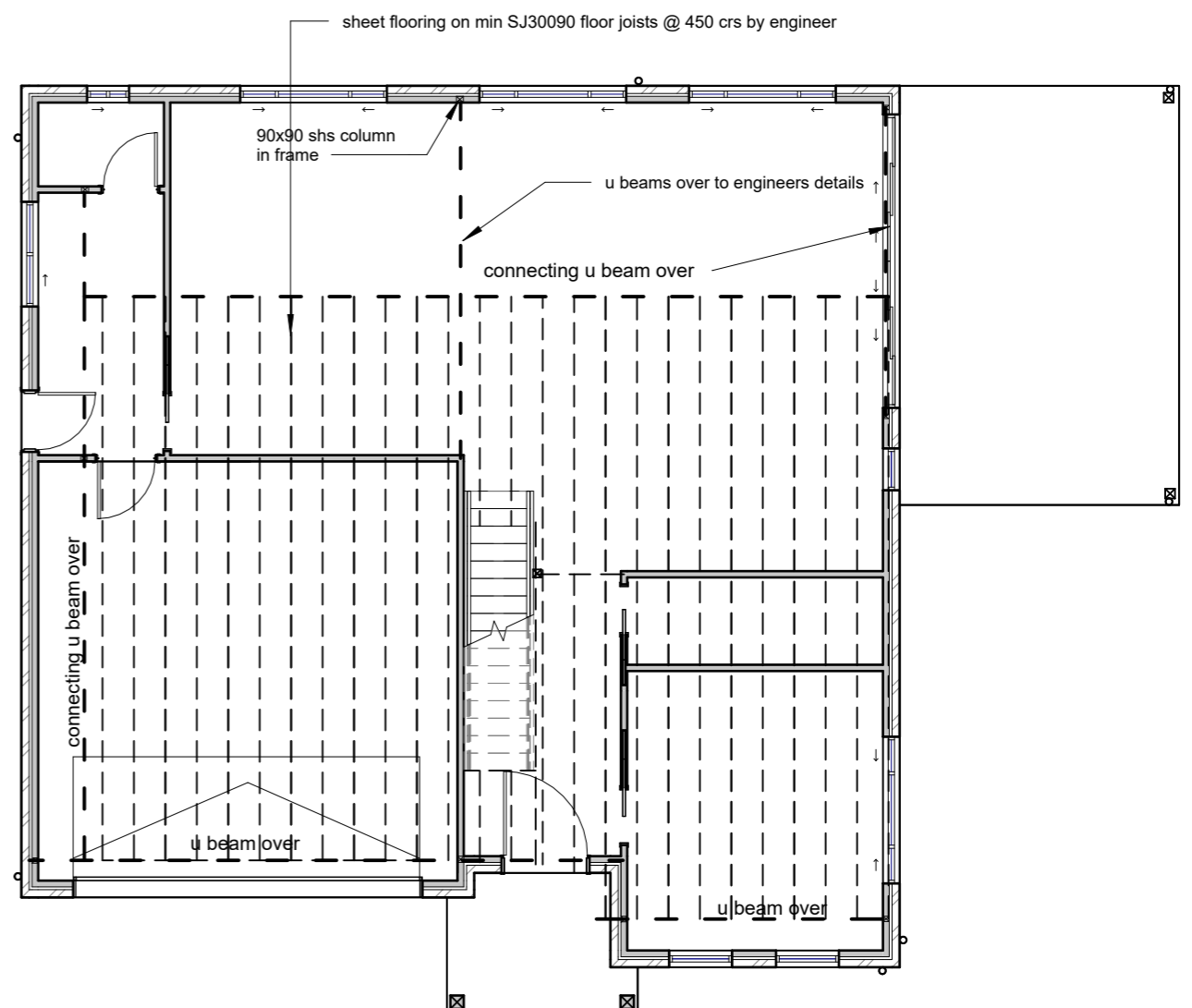


# 1 Foundation Plan

1 : 100

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# 2 Upper Floor Joists

1 : 100

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email arthurandsharon@bigpond.com  
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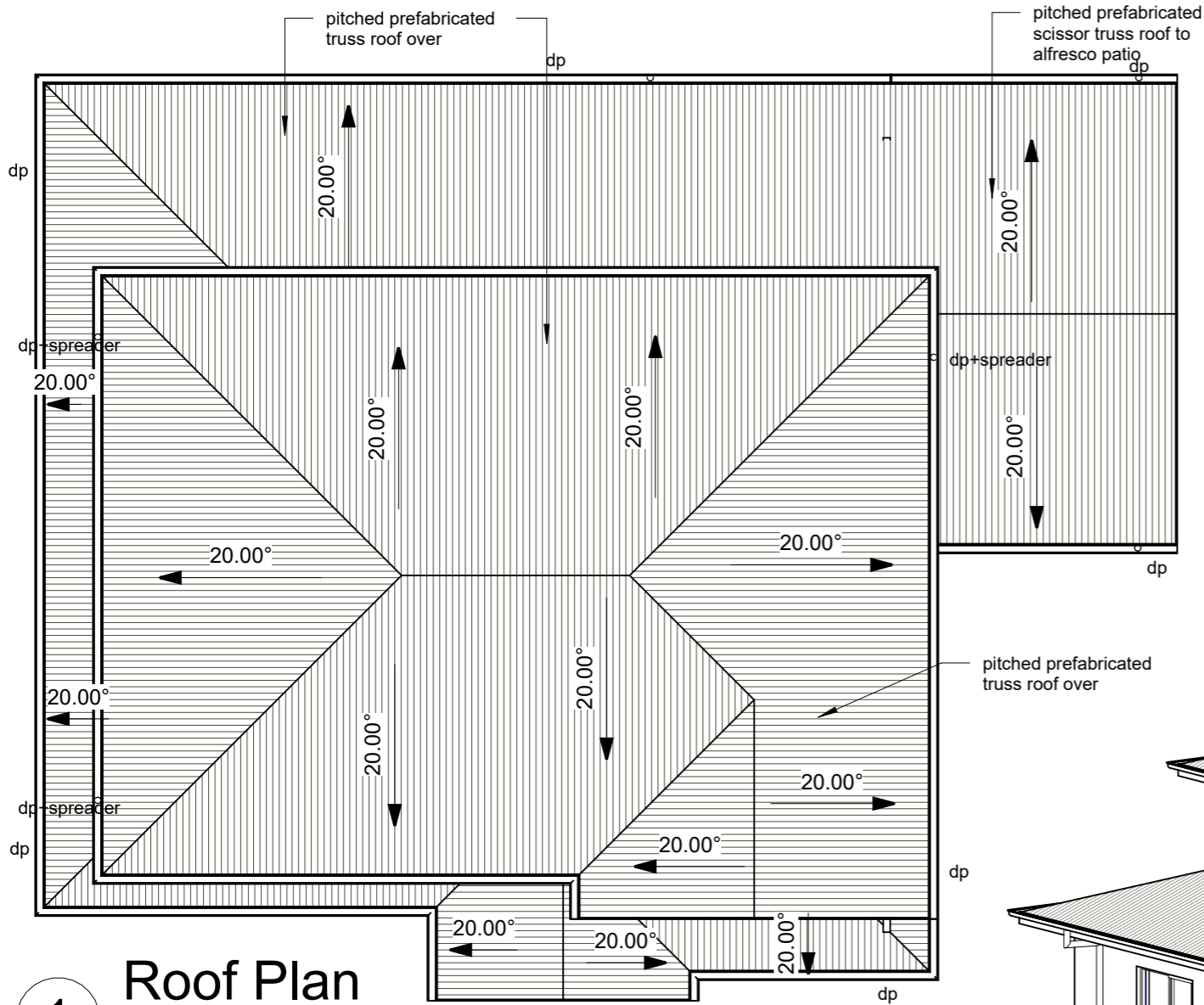
No	Description	Date
1	DA/WORKING PLAN	31/01/2024

proposed additional residence to lot 10 dp758403 no 51 beech street to create a dual occupancy.

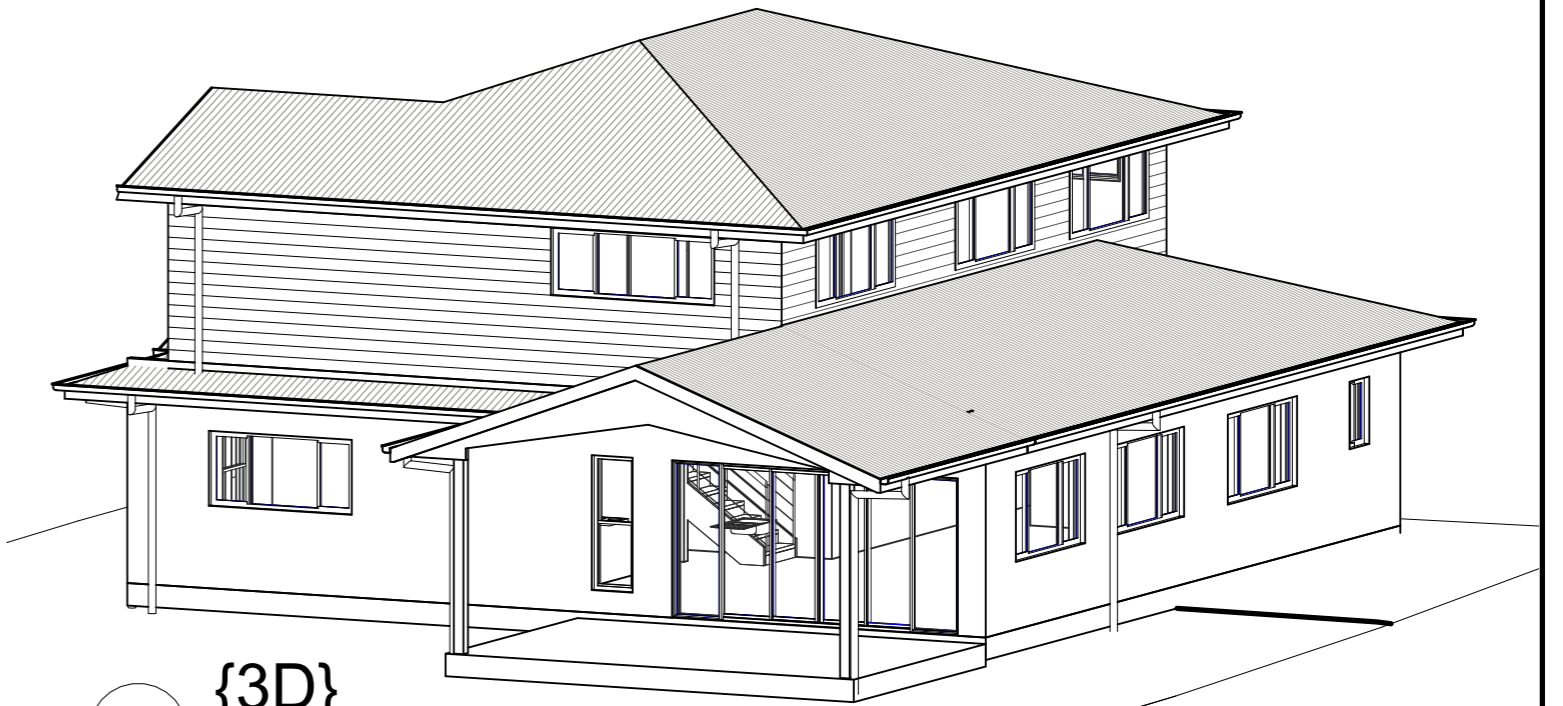
for: B. ALECKSON

## Foundation/Bearers & Joists

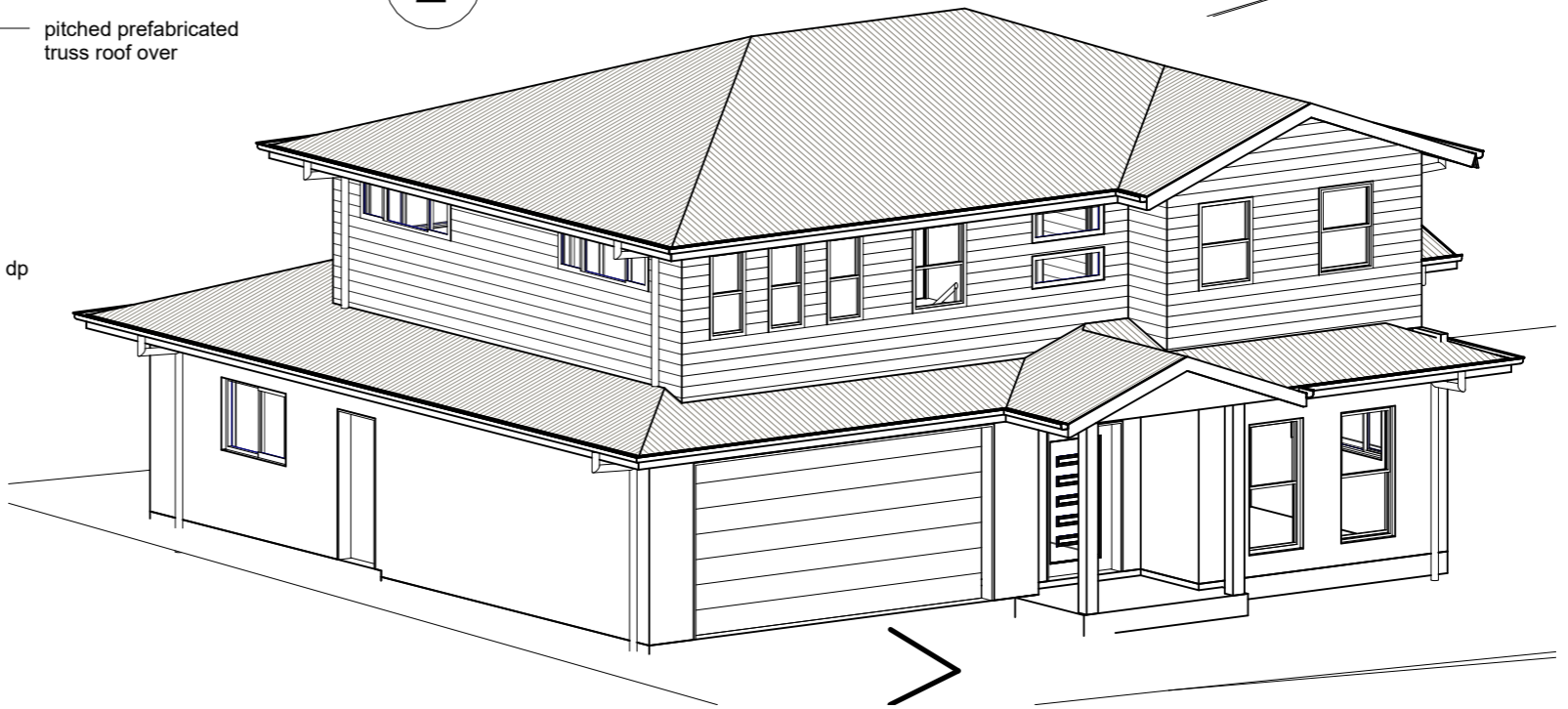
Project number	4331	<b>10 OF 11</b>
Date	1/02/2024	
Drawn by	Author	Scale 1 : 100
Checked by	Checker	



**1** Roof Plan  
1 : 100



**2** {3D}



**3** 3D -2

**Architectural Notes**

1. Check & Verify all dimensions prior to construction commencing.
2. This drawing read in conjunction with :  
Engineering drawings & Basix report.
3. All construction shall be in accordance with the building code of australia & australian standards contained therein.
4. All timber framing shall be in accordance with the n.s.w. timber framing code & AS1684 & AS1720
5. Construction shall be in accordance with the terms & conditions of councils development approval.
6. Electrical contractor to discuss layout with client prior to wiring commencing.
7. Termite protection in accordance with AS3660 shall be included in building contract & installed by approved licensed contractor.

**AC** Arthur Colledge  
Building Design Draftsman

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P.O. Box 592 Ballina

No	Description	Date
1	DA/WORKING PLAN	31/01/2024

proposed additional residence to lot 10 dp758403 no 51 beech street to create a dual occupancy.

for: B. ALECKSON

**Roof Plan**

Project number	4331	<b>11 OF 11</b>
Date	1/02/2024	
Drawn by	A.C.	
Checked by	B.A.	
Scale	1 : 100	