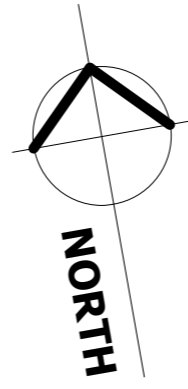


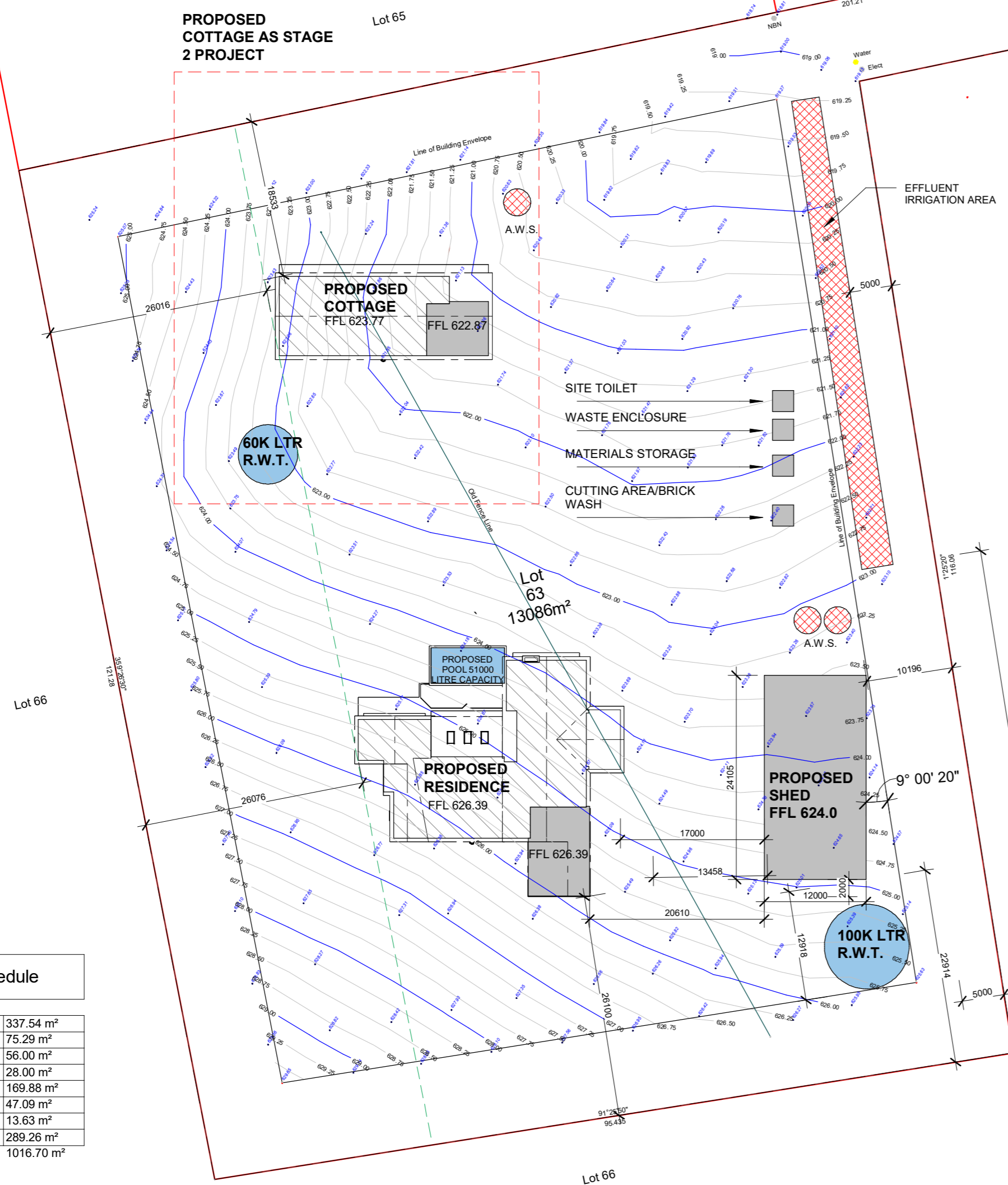
BLOCK AREA 13086 SQM



NOTE: ASSET PROTECTION MEASURES APPLY TO THIS BLOCK. BUILDINGS TO BE CONSTRUCTED IN ACCORDANCE WITH LEVEL BAL 29 BUSH FIRE MITIGATION MEASURES SET OUT IN THE BUILDING CODE OF AUSTRALIA AND AS 3959-2009  
 EXTERNAL WALLS TO BE CONSTRUCTED OF NON COMBUSTIBLE MATERIALS SUCH AS BRICKWORK  
 CLADDING IS TO BE SARKED AND INSTALLED TO MANUFACTURER'S SPECIFICATIONS  
 ALL WINDOWS TO BE TOUGHENED GLASS MINIMUM 5MM  
 ALL EXTERNAL DOORS AND GARAGE DOORS TO BE FITTED WITH WEATHER-STRIPS AND FITTED METAL MESH SCREEN DOORS OR FLY SCREENS  
 ROOFS FULLY SARKED AND ALL GAPS IN ROOF TO BE SEALED  
 ALL VENTS AND WEEP-HOLE OPENINGS TO BE PROTECTED WITH FINE METAL MESH  
 SKYLIGHTS REQUIRE PENETRATIONS AND SHAFTS TO BE SEALED WITH A NON-COMBUSTIBLE LINING WITH TOUGHENED OR WIRE MESH GLASS WITHIN METAL FRAMES  
 EXTERNAL GUTTER PROTECTION REQUIRED WITH FLAMMABILITY INDEX OF NO MORE THAN 5% MEASURED AGAINST AS 1530.1  
 METAL WATER & GAS PIPES 300MM CLEAR OF SURFACE

Subfloor supports No special construction requirements.  
 Floors No special construction requirements.  
 External walls Parts less than 400 mm above ground or decks etc. to be of non-combustible material, 6 mm fibre cement clad or bushfire resistant/naturally fire resistant timber.  
 External windows 5 mm toughened glass or glass blocks within 400 mm of ground, deck etc. Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber.  
 External doors Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or glazed with 5 mm toughened glass, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc. light-fitting with weather strips at base.  
 Roofs Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.  
 Verandas, decks, etc. Enclosed sub-floor space no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing.  
 Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element.

PROPOSED COTTAGE AS STAGE 2 PROJECT



- VERGE AREA TO BE KEPT CLEAR OF VEHICLES BUILDING MATERIALS/EQUIPMENT
- SEDIMENT & EROSION CONTROL TO COMPLY WITH-BEST PRACTICE GUIDELINES-PREVENT POLLUTION FROM RESIDENTIAL BUILDING SITES - 2009
- THE PROPOSED DEVELOPMENT SHALL COMPLY WITH THE ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, MARCH 2011.

- SILT BARRIER DURING CONSTRUCTION TO LOW POINT OF SITE
- DOOR AND WINDOW LOCATIONS SUBJECT TO BRICK DIMENSIONS POSITIONS MAY NOT MATCH ELEVATIONS
- ARTIFICIAL LIGHTING IS TO COMPLY WITH NCC 2022 13.7.6
- WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH THE NCC 2022

NOTES  
 \* Boundary information is preliminary only and subject to registration of Deposited Plan  
 \* Block is subject to Positive Covenants & Restrictions on the Use of Land (DP)

EROSION AND SEDIMENT CONTROL

THE DEVELOPMENT WILL COMPLY WITH THE ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007

- MAINTAIN AS MANY GRASSED AREAS AS POSSIBLE PARTICULARLY ON THE VERGES TO TRAP SOIL BEFORE IT REACHES THE ROADWAY AND STORMWATER SYSTEM. FENCE OFF UNDISTURBED AREAS.
- USE ONLY ONE EXIT/ENTRY TO THE SITE. BUILD A STABILISED ACCESS POINT BY USING ROAD BASE, 50MM AGGREGATE, RECYCLED CONCRETE OR SIMILAR.
- ASSIGN A DESIGNATED PARKING AREA. PARKING IS NOT PERMITTED ON VERGES.
- LIMIT ACCESS TO THE SITE DURING AND IMMEDIATELY AFTER WET WEATHER.
- KEEP STOCKPILES WITHIN THE SITE AREA AND AWAY FROM THE STORMWATER SYSTEM.
- INSTALL ONSITE WASTE COLLECTION.
- REGULARLY REMOVE ANY SEDIMENT FROM ROADS ADJACENT TO SITE. DO NOT WASH INTO THE STORMWATER SYSTEM.
- INSTALL A SEDIMENT CONTROL BARRIER OF GEOTEXTILE FABRIC ON THE LOW SIDE/S OF THE BLOCK.
- DESIGNATE A BRICK CUTTING AND WASH AREA AWAY FROM STORMWATER DRAINS. ENSURE THE AREA IS LARGE ENOUGH TO CONTAIN ALL EXCESS WATER, RESIDUES AND WASTE.
- REGULARLY CHECK AND MAINTAIN POLLUTION CONTROLS THROUGHOUT CONSTRUCTION.

1. ALL TIMBER FRAMING AND CONSTRUCTION TO BE IN ACCORDANCE WITH LATEST
2. TIMBER FRAMING CODE AS1684 AND NCC 2022
3. EXTERNAL WALL TO BE BRICK VENEER UNLESS STATED ON PLANS. WHEN LIGHTWEIGHT CLADDING IS USED IT IS TO BE INSTALLED TO MANU SPEC AND SARKED AND INSULATED AS PER NCC 2022 AND EER
4. ALL INSULATION R VALUE AND WINDOWS (SHGC & U VALUE) AS PER EER AND WINDOW MANU SPEC
5. ALL OPERABLE WINDOWS TO HAVE FLY SCREENS ON POWER COATED ALUMINIUM FRAMES TO MATCH WINDOWS.
6. METALLIC FLY SCREEN ARE REQUIRED IN BUSH FIRE PRONE AREAS AS PER BAL LEVEL REFER TO STRUCTURAL ENGINEERS ATTACHED DOCUMENTATION FOR ALL STRUCTURAL DETAILS, TIE DOWNS, ETC.
7. ALL LINTELS HEIGHTS AS INDICATED ON PLAN
8. ALL EXTERNAL WINDOWS TO HAVE BRICK ON EDGED WINDOW SILL WITH DAMP PROOF MEMBRANE UNDER TO NCC 2022
9. DEVELOPMENT TO COMPLY WITH BEST PRACTICE GUIDELINES-PREVENT POLLUTION FROM RESIDENTIAL BUILDING SITES MARCH 2006
10. MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE BCA. ALL OTHER RELEVANT CODES AND AUSTRALIAN STANDARDS
11. SMOKE ALARMS IN ACCORDANCE WITH PART 9.5 OF THE BCA AND AS 3786. WIRING TO AS3000
12. PROVIDE TERMITE PROTECTION TO CODE AND AS3660-2014
13. FFL TO BE CONFIRMED ONSITE BY REGISTERED SURVEYOR AND BUILDING CONTRACTOR PRIOR TO CONSTRUCTION
14. PROVIDE DOWN PIPES AS PART 7.4.5 OF THE NCC 2022
15. DRAINAGE TO COMPLY WITH PART 3.3.2 OF THE NCC 2022
16. CONDENSATION MANAGEMENT TO COMPLY WITH NCC 2022 PART 10.8
17. ALL STAIRS TO BE BUILT IN ACCORDANCE WITH THE NCC 2022 PART 11.2
18. LICENSED PLUMBER TO SUBMIT WORKS AS EXECUTED PLAN
19. FULL REVIEW TO BE UNDERTAKEN BY OWNER/BUILDER & FULL APPROVAL TO BE ISSUED PRIOR TO WORKING DRAWINGS BEING USED IN ANY WAY. NEW AGE DESIGN TAKES NO RESPONSIBILITY FOR AN LOSS INCURED DUE TO PLAN ERRORS
20. 1.8 M HIGH STANDARD HARDWOOD PALING FENCE TO BOUNDARY
21. ALL FENCING TO COMPLY WITH FENCING CODE AND ANY APPLICABLE DEVELOPER CONDITIONS
22. NO INTERNAL DRAINAGE FOR PROPOSED STRUCTURE TO BE LOCATED IN SEWER EASEMENT/TYPIC PROTECTION ENVELOPE. - ALL WORKS DONE TO ACTEW GUIDELINES GLAZING AND WINDOWS TO COMPLY WITH AS1289-2006 & AS2047-2014
23. ALL WC DOORS TO HAVE LIFT OFF HINGES AS PER NCC 2022
24. ALL WALL SARKING WILL BE VAPOUR PERMIABLE
25. BUILDING SEALED TO NCC 2022 SPEC
26. CONTROL JOINS TO AS3700-2018 OR AS4773.1.2-2015
27. ALL L'DRY AND WC TO HAVE MECH VENT OR NATURAL VENTILATION
28. REGISTERED SURVEYOR
29. NOTE: ALL SITE CUTS, FINISHED FLOOR AND GROUND LEVELS TO BE VERIFIED BY REGISTERED SURVEYOR
30. ALL BUILDING WASTE TO BE COLLECTED IN HOPPER LOCATED ON SITE. RESIDENTIAL WASTE TO BE COLLECTED BY ROAD SIDE PICKUP AND BINS TO BE LOCATED ON SITE.
31. NON-COMBUSTIBLE MATERIALS USED FOR EAVES, GUTTERS, FASCIAS WITHIN CLEARANCE ZONE
32. FRL - 60/60/60 TO STRUCTURE WITHIN 900MM OF ADJOINING BLOCKS

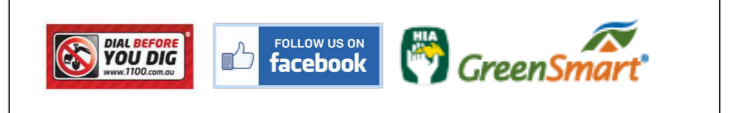
Area Schedule

RESIDENCE	337.54 m <sup>2</sup>
GARAGE	75.29 m <sup>2</sup>
ALFRESCO	56.00 m <sup>2</sup>
VALET	28.00 m <sup>2</sup>
COTTAGE	169.88 m <sup>2</sup>
GARAGE COTTAGE	47.09 m <sup>2</sup>
PORCH	13.63 m <sup>2</sup>
SHED	289.26 m <sup>2</sup>
TOTAL	1016.70 m <sup>2</sup>



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-All levels, dimensions, aspects, areas etc are to be confirmed by owner/builder before commencing works. dimensions take preference over scale. owner/builder to verify dimensions before commencing works/ordering materials.  
 any discrepancy found in areas, dimensions aspects etc to be reported to New Age Design Services before proceeding with works. all construction work to be done in accordance with the Building Code of Australia/relevant codes and engineers details. ground lines as indicated must be confirmed onsite by a registered surveyor. confirm the location of subterranean services prior to works. Dial before you dig.

GEORGE AND MARIA

LOT 63 SUTTON  
 Site Plan

Project 24006  
 Date 8.5.24

A01

Scale 1 : 500