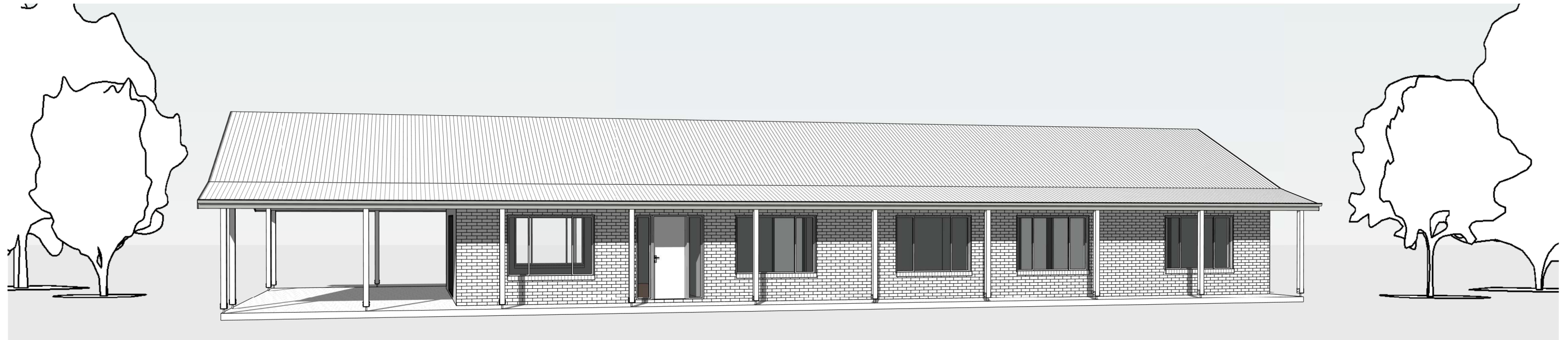


# PROPOSED DUAL OCCUPANCY

FOR

## MATHEW & HEIDI STOTT

### 1556 HENRY LAWSON DRIVE, ST FILLANS NSW 2850



#### GENERAL NOTES:

Builder to confirm all dimensions before commencing any works.

If discrepancies occur on plans, designer is to be contacted.

All dimensions are in millimeters unless otherwise stated.

Use figured dimensions only. Do not scale from plans.

Site information is based on information supplied by the owner and must be verified by the supplier on acceptance of this plan.

All works shall comply with the National Construction Code (NCC) current Australian Standards, building regulations and statutory approvals. Notify this office of any discrepancies.

These plans should be read in conjunction with project specification and all consultant drawings including but not limited to Structural Engineer and Surveyor.

Soil Classification - refer to Engineers report and soil tests.

#### SPECIFICATIONS:

##### WIND CLASSIFICATION - BY ENGINEER

##### PLUMBING

All plumbing to AS 3500 and must be carried out by a licensed plumber in accordance with the Plumbing Code of Australia (PCA) to comply with the requirements of the Local Authority.

Gutters and Downpipes to be designed and installed in accordance with ABCB Part 7.4.

##### ELECTRICAL

All electrical work shall be undertaken by a licensed electrician and in accordance with AS/NZS 3000

##### CONDENSATION MANAGEMENT

Install a pliable building membrane to comply with AS4200.1 & AS4200.2 with a vapour permeance of not less than 1.14ug/N.s in this climate. (Climate 6). Except for single skin masonry or concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

#### SPECIFICATIONS:

##### TERMITE PROTECTION

All buildings shall be protected against termite attack in accordance with AS3660.1 and ACBC Part 3.4. Provide a durable notice in the meter box indicating type of barrier and required inspections.

##### SMOKE DETECTORS

Smoke detectors shall be installed as noted on the plans and in accordance with AS 3786 and ACBC Part 9.5. They must be hard wired to the electrical supply.

##### GLAZING

Provide glazing to AS 1288 and ACBC Part 8

##### LIFT OFF HINGES (LOH)

Provide lift of hinges to the doors on sanitary compartments as labeled on the plans in accordance with ACBC 10.4.2

##### DRAUGHT SEALING

Provide a seal/draught excluder to the bottom edge of all external doors

#### SPECIFICATIONS: RURAL LAND

##### FIRE FIGHTING EQUIPMENT

A 65mm Storz outlet with a metal Gate or Ball Valve to be provided on the water storage tank.

Above ground tanks to be manufactured of concrete or metal. Tanks on hazard side of building are to be provided with adequate shielding for the protection of the fire fighters

Above ground water pipes external to the building are to be metal including and up to any taps

Pumps are to be shielded

Ensure 20,000L min. reserved for fire fighting purposes

#### BASIX NOTES:

##### STORMWATER

Min of 444m<sup>2</sup> of roof water must be collected in a 100,000L rainwater tank and plumbed to;

a) at least one outdoor tap in the development

And be installed in accordance with AS3500.

##### HEATING / COOLING

Ceiling fans and 1-phase airconditioning with an energy rating of at least 4 stars to be installed in at least one living area and at each bedroom.

##### VENTILATION

Bathroom - Install an exhaust fan in the ceiling, duct through roof and operate manually

Kitchen - Install a rangehood over cooktop, duct through roof and operate manually

Laundry - natural ventilation

##### HOT WATER

Electric Storage

##### ALTERNATIVE ENERGY

A photovoltaic system with capacity to generate at least 5 peak kW must be installed with collectors angled between 10-25 degrees, facing north

##### LIGHTING

A minimum of 80% of all light fixtures to be fitted with fluorescent, compact fluorescent, or LED lamps

##### AAA RATING

All showerheads minimum rating of 4 star (>6 but <= 7.5L/min)

Toilets to have a minimum rating of 5 Star

Kitchen taps to have a minimum rating of 5 star and Basin taps to have a minimum rating of 5 stars

##### OTHER

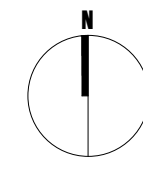
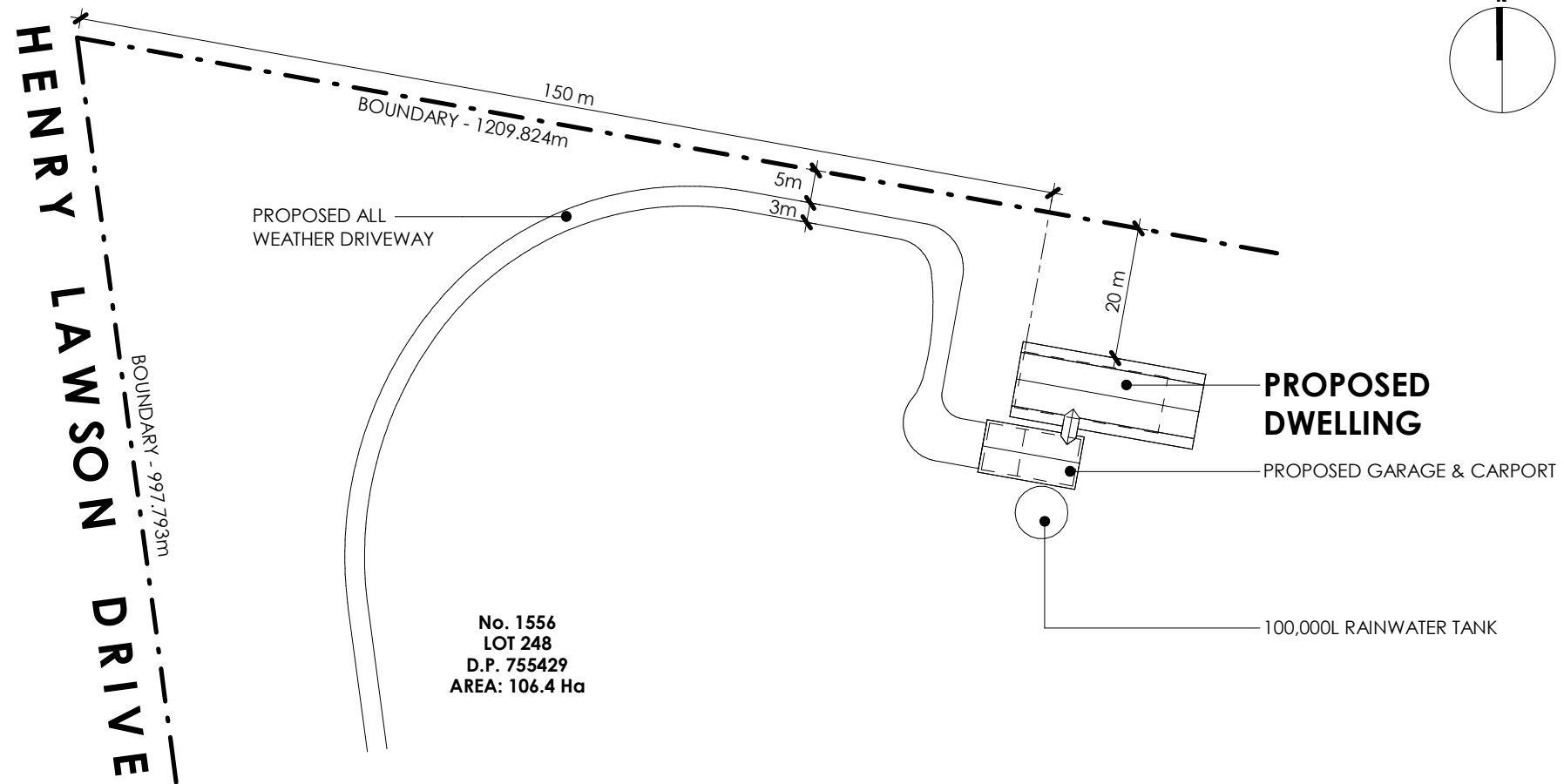
Electric cooktop and electric oven to be installed in Kitchen. An outdoor clothes drying line must be installed.

##### LOW WATER VEGETATION

A minimum of 100 sqm of indigenous or low water species of vegetation must be planted on the site.

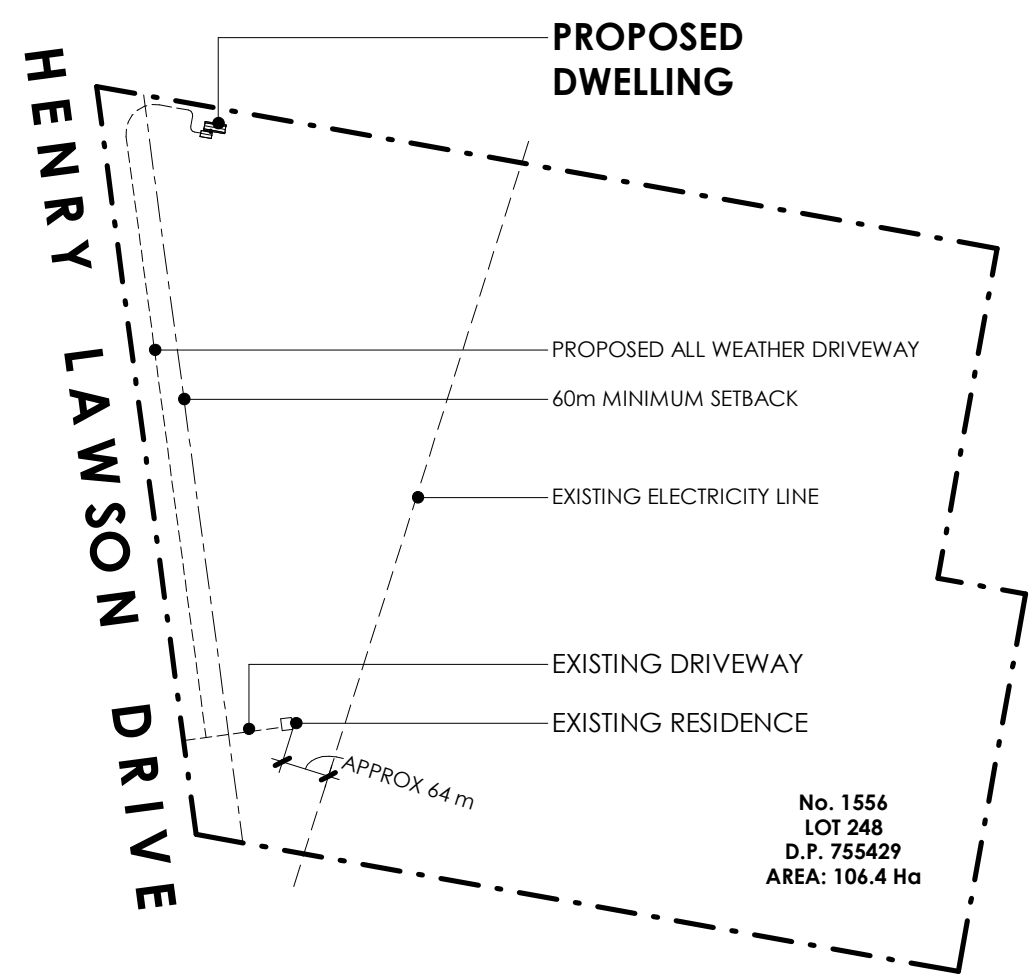
##### GENERALLY

The information found in these notes are by no means the extent of information relating to compliance with BASIX commitments. These notes must be read in conjunction with the full set of plans and elevations outlined on sheet no's 596STO-00 to 596STO-05, Issue C (6 sheets) and with the BASIX Certificate pertaining to this property.



- Notes**
1. Builder to confirm all dimensions before commencing any works.
  2. If discrepancies occur on plans, designer is to be contacted.
  3. All dimensions are in millimeters unless otherwise stated.
  4. Use figured dimensions only. Do not scale from plans.
  5. Site information is based on information supplied by the owner and must be verified by the supplier on acceptance of this plan.

**1 PARTIAL SITE PLAN**  
SCALE 1 : 1000



**2 LOCATION PLAN**  
SCALE 1 : 10000

Issue	Description	Date
F	CHANGE DRIVEWAY ACCESS	21.06.24
E	DA ISSUE 1	26.03.24
D	DA ISSUE	18.11.23
C	GENERAL AMENDMENTS	10.12.22
B	FOR CLIENT APPROVAL	04.10.22
A	PRELIMINARY	10.06.22

**SUNRAI** designs

Passive Solar & Sustainable Design

Mobile 0418 605 898  
raiesunraidesigns.com.au  
www.sunraidesigns.com.au

This drawing is subject to copyright and must not be reproduced or used without the consent of Sunrai Designs.

Client Mathew & Heidi Stott

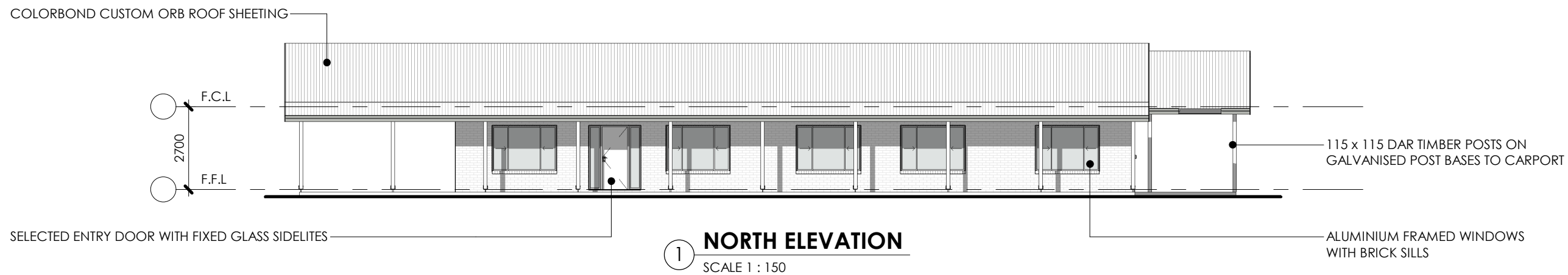
Project 1556 Henry Lawson Drive  
St Fillans NSW 2850

Title SITE PLAN

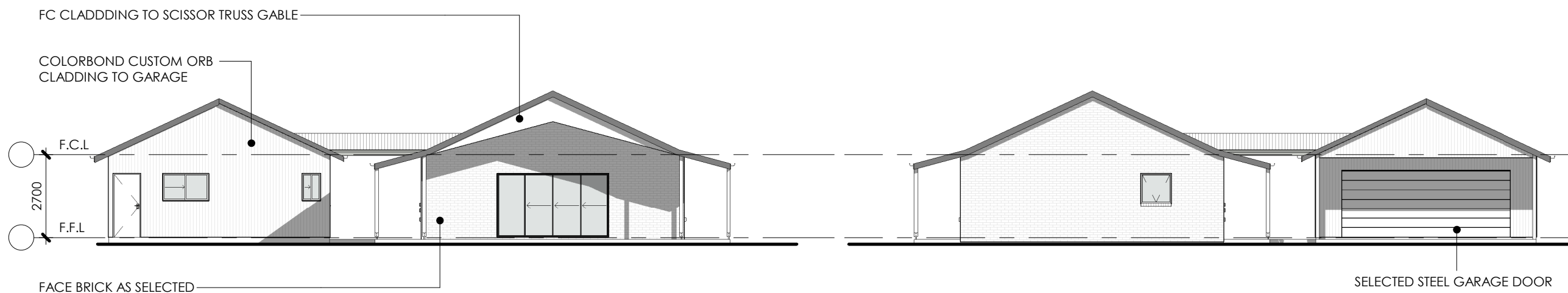
Scale at A3  
1 : 500 ; 1 : 10000

Date JUNE 2022 Drawn RG/CD

Drawing No. 596STO-01 Issue F

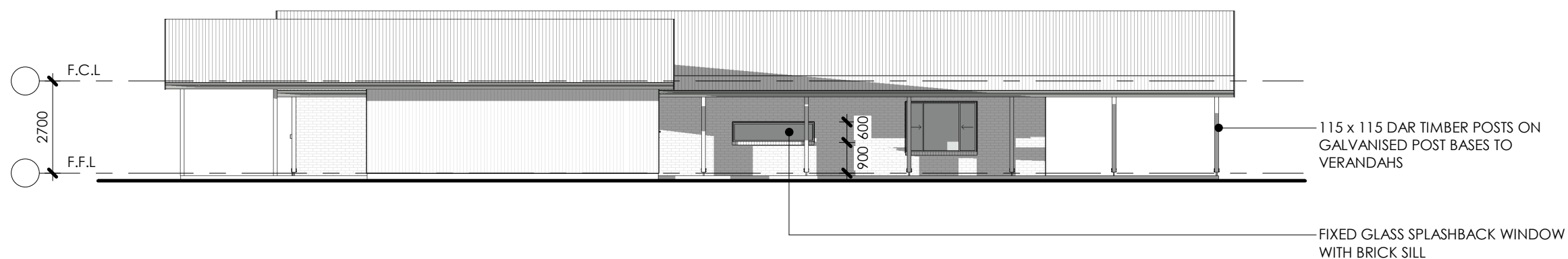


1 **NORTH ELEVATION**  
SCALE 1 : 150



2 **EAST ELEVATION**  
SCALE 1 : 150

3 **WEST ELEVATION**  
SCALE 1 : 150



4 **SOUTH ELEVATION**  
SCALE 1 : 150

**Notes**

1. Builder to confirm all dimensions before commencing any works.
2. If discrepancies occur on plans, designer is to be contacted.
3. All dimensions are in millimeters unless otherwise stated.
4. Use figured dimensions only. Do not scale from plans.
5. Site information is based on information supplied by the owner and must be verified by the supplier on acceptance of this plan.

F	CHANGE DRIVEWAY ACCESS	21.06.24
E	DA ISSUE 1	26.03.24
D	DA ISSUE	18.11.23
C	GENERAL AMENDMENTS	10.12.22
B	FOR CLIENT APPROVAL	04.10.22
A	PRELIMINARY	10.06.22
Issue	Description	Date

**SUNRAI** designs

Passive Solar & Sustainable Design

Mobile 0418 605 898  
raiesunraidesigns.com.au  
www.sunraidesigns.com.au

This drawing is subject to copyright and must not be reproduced or used without the consent of Sunrai Designs.

Client Mathew & Heidi Stott

Project  
1556 Henry Lawson Drive  
St Fillans NSW 2850

Title  
ELEVATIONS

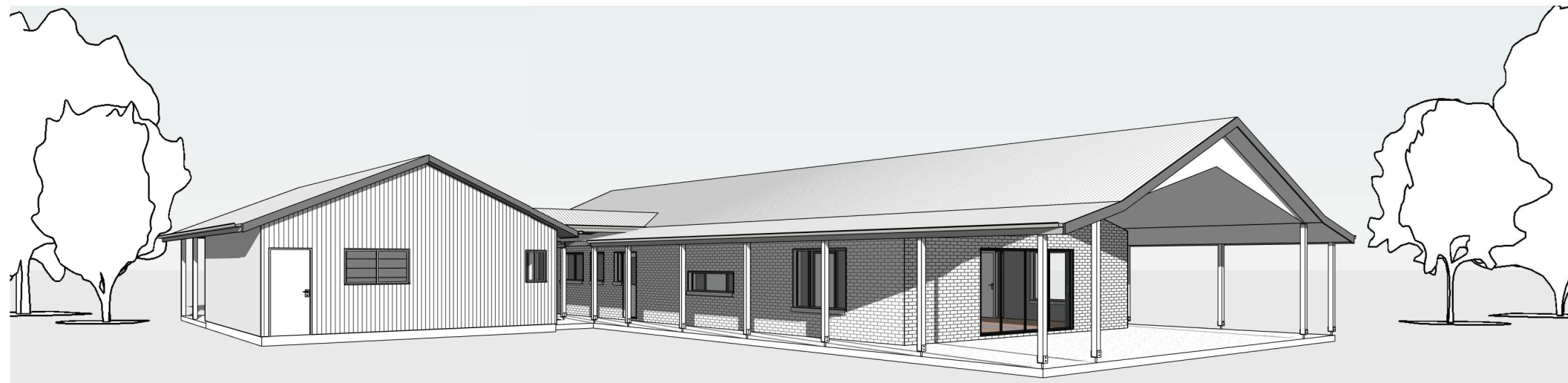
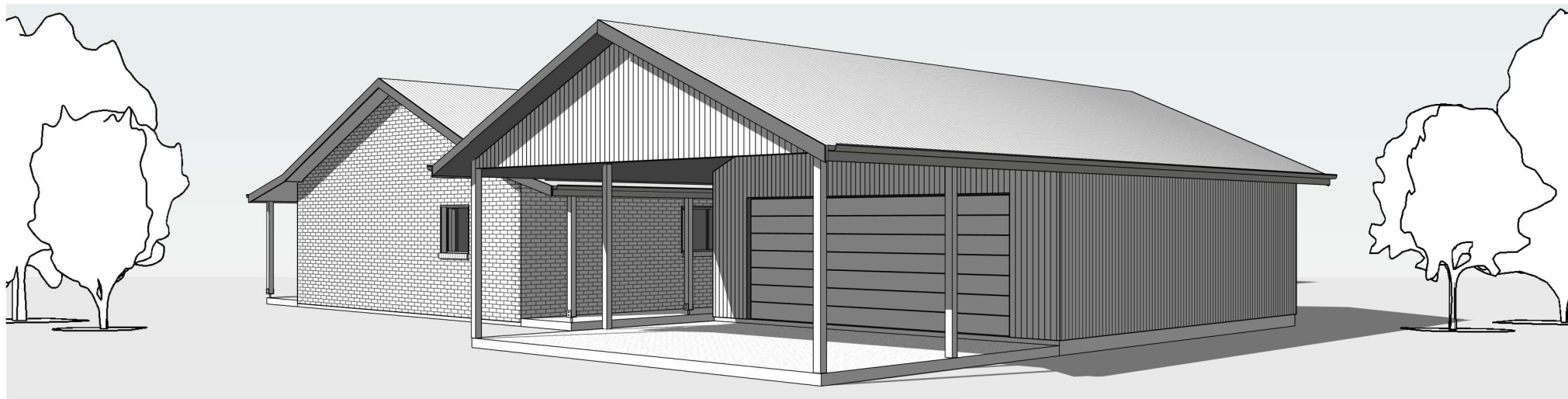
Scale at A3  
1 : 150

Date  
JUNE 2022

Drawn  
RG/CD

Drawing No.  
596STO-03

Issue  
F



**Notes**

1. Builder to confirm all dimensions before commencing any works.
2. If discrepancies occur on plans, designer is to be contacted.
3. All dimensions are in millimeters unless otherwise stated.
4. Use figured dimensions only. Do not scale from plans.
5. Site information is based on information supplied by the owner and must be verified by the supplier on acceptance of this plan.

F	CHANGE DRIVEWAY ACCESS	21.06.24
E	DA ISSUE 1	26.03.24
D	DA ISSUE	18.11.23
C	GENERAL AMENDMENTS	10.12.22
B	FOR CLIENT APPROVAL	04.10.22
A	PRELIMINARY	10.06.22
Issue	Description	Date

**SUNRAI**designs

Passive Solar & Sustainable Design

---

Mobile 0418 605 898  
 ra@sunraidesigns.com.au  
[www.sunraidesigns.com.au](http://www.sunraidesigns.com.au)

This drawing is subject to copyright and must not be reproduced or used without the consent of Sunrai Designs.

Client  
 Mathew & Heidi Stott

Project  
 1556 Henry Lawson Drive  
 St Fillans NSW 2850

Title  
 PERSPECTIVES

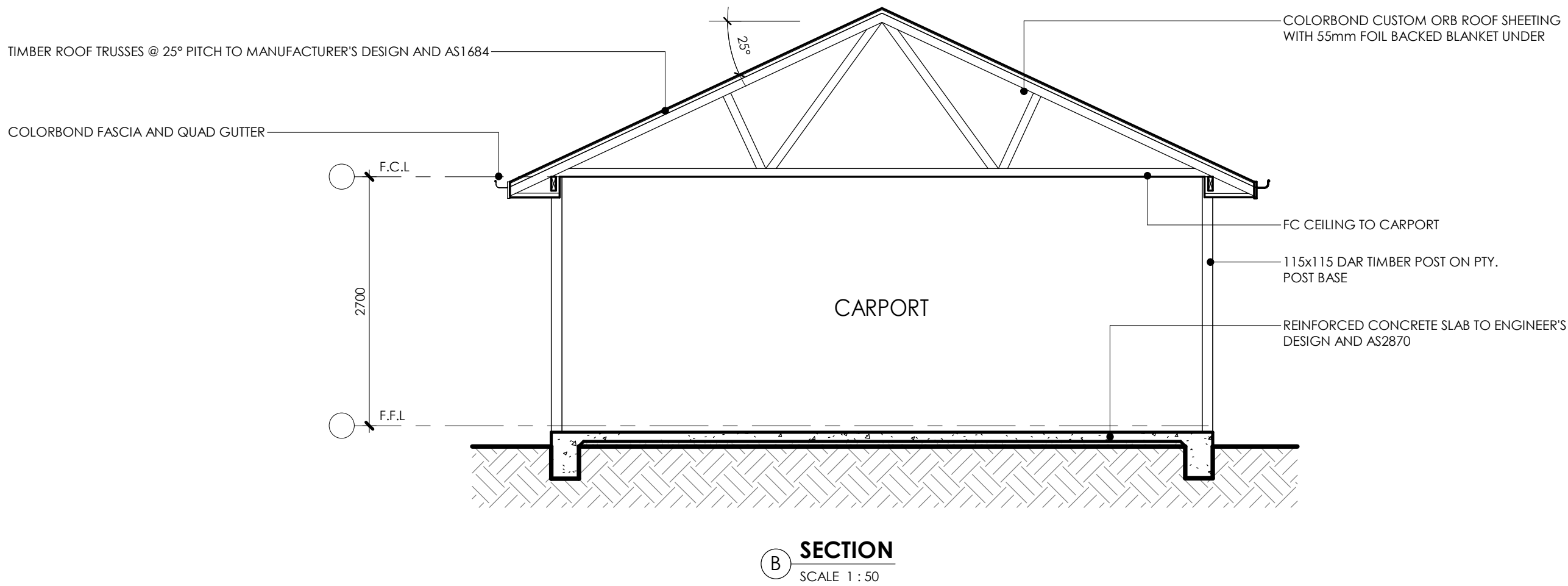
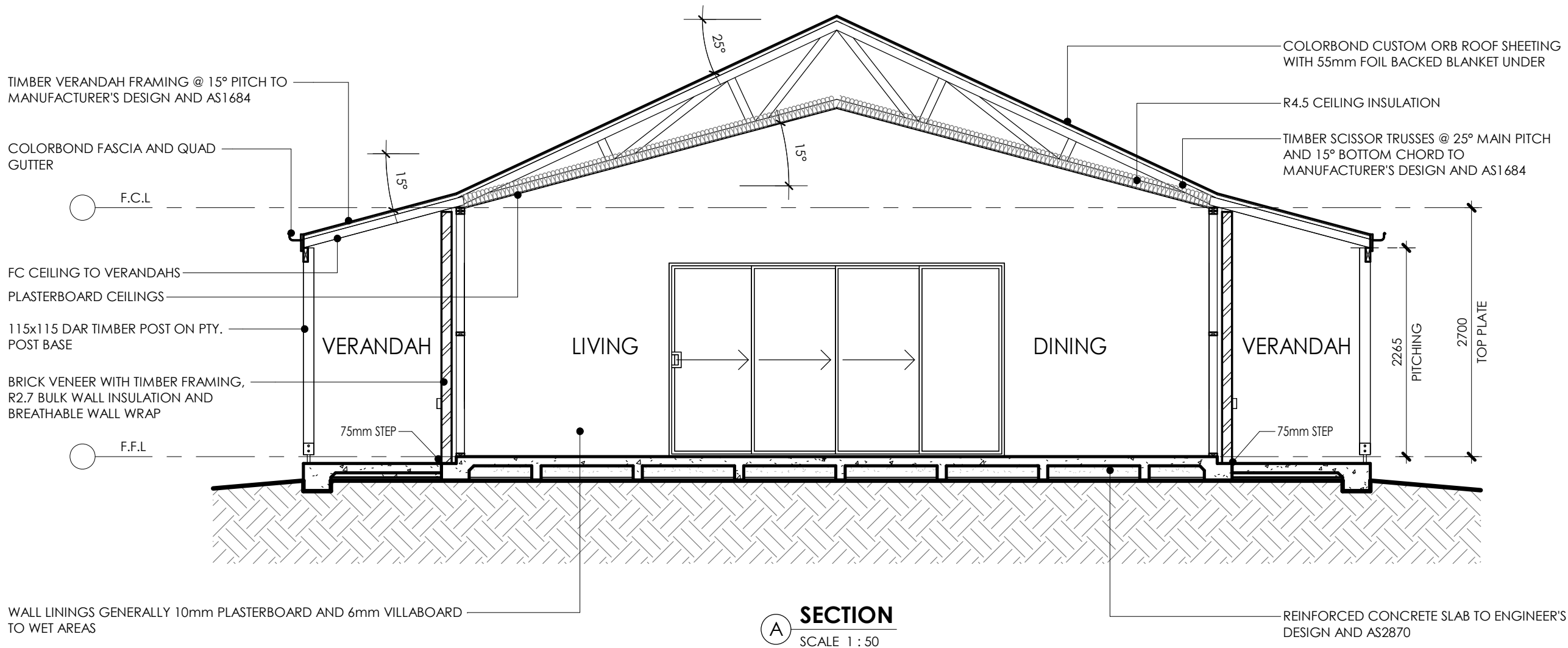
Scale at A3  
 NA

Date  
 JUNE 2022

Drawn  
 RG/CD

Drawing No.  
 596STO-04

Issue  
 F



**Notes**

1. Builder to confirm all dimensions before commencing any works.
2. If discrepancies occur on plans, designer is to be contacted.
3. All dimensions are in millimeters unless otherwise stated.
4. Use figured dimensions only. Do not scale from plans.
5. Site information is based on information supplied by the owner and must be verified by the supplier on acceptance of this plan.

Issue	Description	Date
F	CHANGE DRIVEWAY ACCESS	21.06.24
E	DA ISSUE 1	26.03.24
D	DA ISSUE	18.11.23
C	GENERAL AMENDMENTS	10.12.22
B	FOR CLIENT APPROVAL	04.10.22
A	PRELIMINARY	10.06.22

**SUNRAI** designs

Passive Solar & Sustainable Design

Mobile 0418 605 898  
raiesunraidesigns.com.au  
www.sunraidesigns.com.au

This drawing is subject to copyright and must not be reproduced or used without the consent of Sunrai Designs.

Client: Mathew & Heidi Stott

Project: 1556 Henry Lawson Drive St Fillans NSW 2850

Title: SECTIONS

Scale at A3: 1 : 50

Date: JUNE 2022	Drawn: RG/CD
Drawing No.: 596STO-05	Issue: F