

# PROPOSED ADDITIONS

FOR

## ANN MOUAT

### 23 BAYLY STREET

### GULGONG NSW 2852



#### 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 NCC/BCA Part 3.5.3.

##### 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.

##### GLAZING

Provide glazing to AS 1288 and NCC Part 8

#### SPECIFICATIONS:

##### TERMITE PROTECTION

All buildings shall be protected against termite attack in accordance with AS3660.1 and NCC/BCA 3.1.4. 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 NCC/BCA Vol. 2 Part 3.7.5. They must be hard wired to the electrical supply.

##### GLAZING

Provide glazing to AS 1288 and NCC/BCA Part 3.6

##### LIFT OFF HINGES (LOH)

Provide lift of hinges to the doors on sanitary compartments as labeled on the plans in accordance with NCC/BCA Vol 2 3.8.3.3

##### DRAUGHT SEALING

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

##### STAIRS

Timber steps to NCC Vol. 2 H5D2 & HP Part 11.2.

	MIN	MAX
Riser	115mm	190mm
Going	240mm	355mm
Slope relationship (2R+G)	550mm	700mm

Ensure slip resistance of P4 to be achieved with intergrain ultra deck slip resistance timberoil

#### BASIX NOTES:

##### LIGHTING

The primary type of artificial lighting is dedicated fluorescent or LED in all bedrooms, living room, dining room, kitchen, study, all bathrooms, all toilets, laundry and all hallways.

A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.

##### AAA RATING

All showerheads minimum rating of 3 star ( $\leq 9L/min$ )

Toilets to have a minimum rating of 3 Star ( $\leq 4L/flush$ )

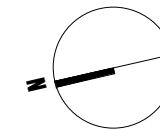
Kitchen taps to have a minimum rating of 3 star and Basin taps to have a minimum rating of 3 stars ( $\leq 9L/min$ )

##### GLAZING

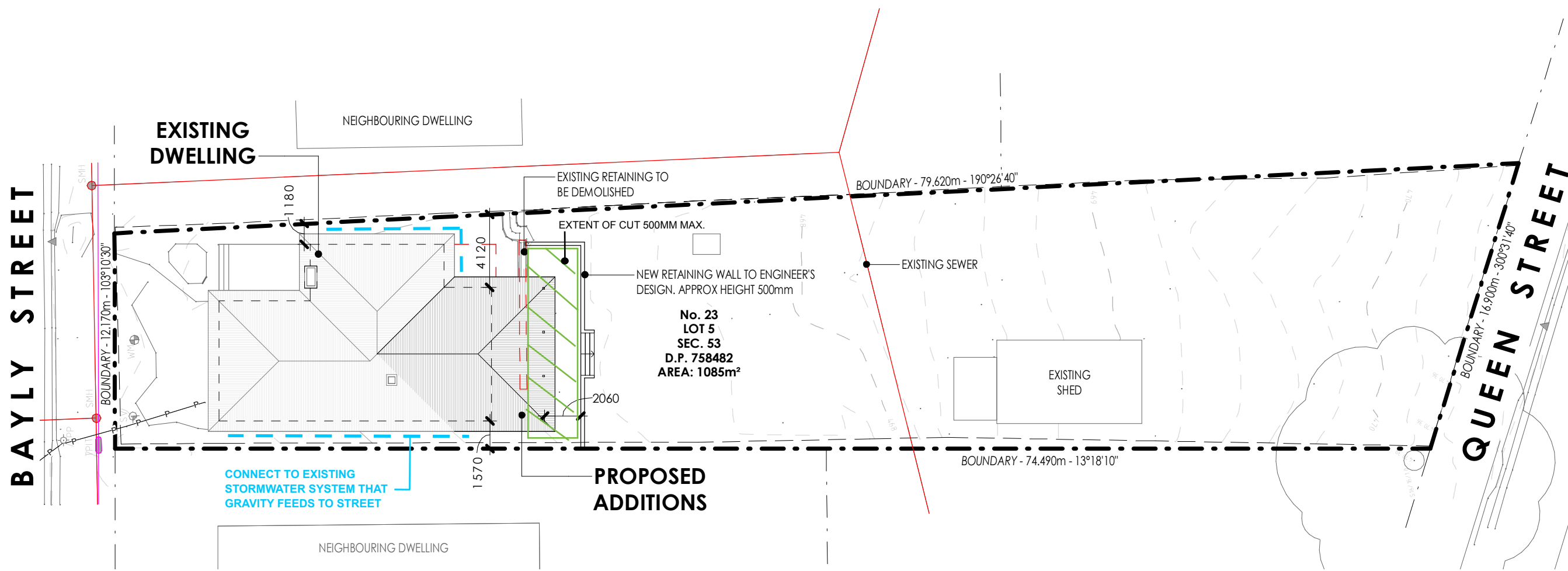
All windows and glazed doors to be as per plans, double glazed as per BASIX certificate details.

##### 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 and with the BASIX Certificate pertaining to this property.

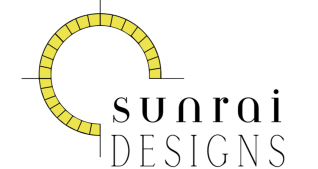


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**1 SITE PLAN**  
SCALE 1 : 250

Issue	Description	Date
B	DA ISSUE	11.09.24
A	PRELIMINARY	11.01.24



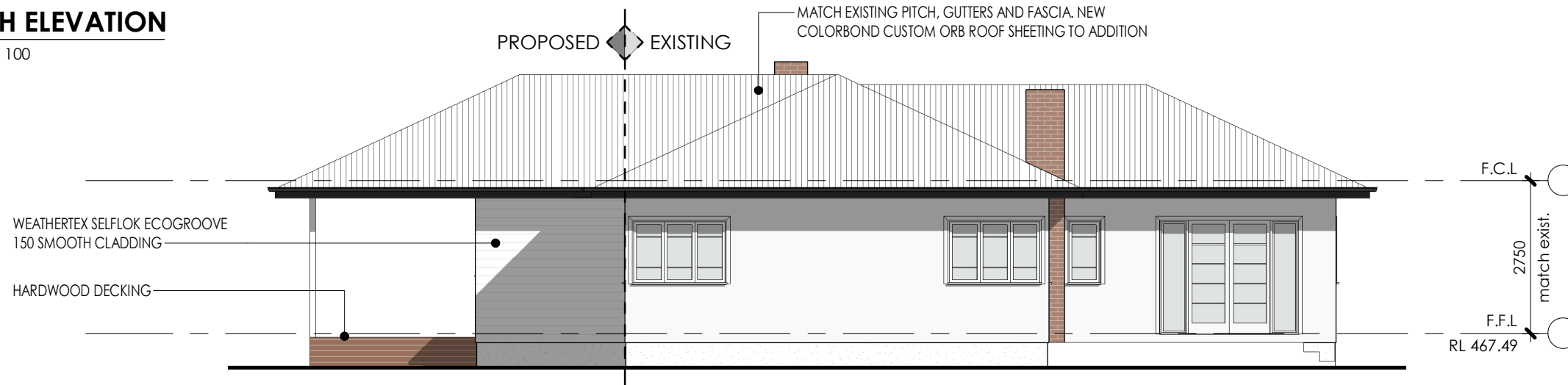
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Client		Ann Mouat
Project		23 Bayly Street Gulgong NSW 2852
Title		SITE PLAN
Scale at A3		1 : 250
Date	SEPTEMBER 2023	Drawn RG/DW
Drawing No.	660MOU-01	Issue B



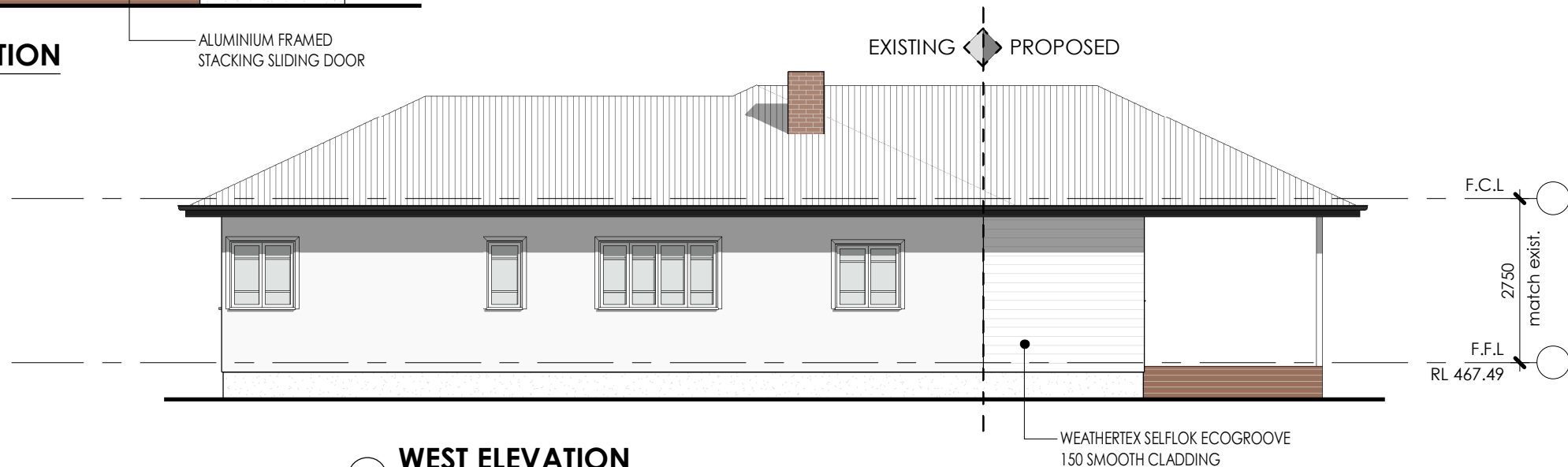
1 **NORTH ELEVATION**  
SCALE 1 : 100



2 **EAST ELEVATION**  
SCALE 1 : 100



3 **SOUTH ELEVATION**  
SCALE 1 : 100

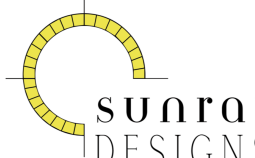


4 **WEST ELEVATION**  
SCALE 1 : 100

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A	PRELIMINARY	11.01.24

  
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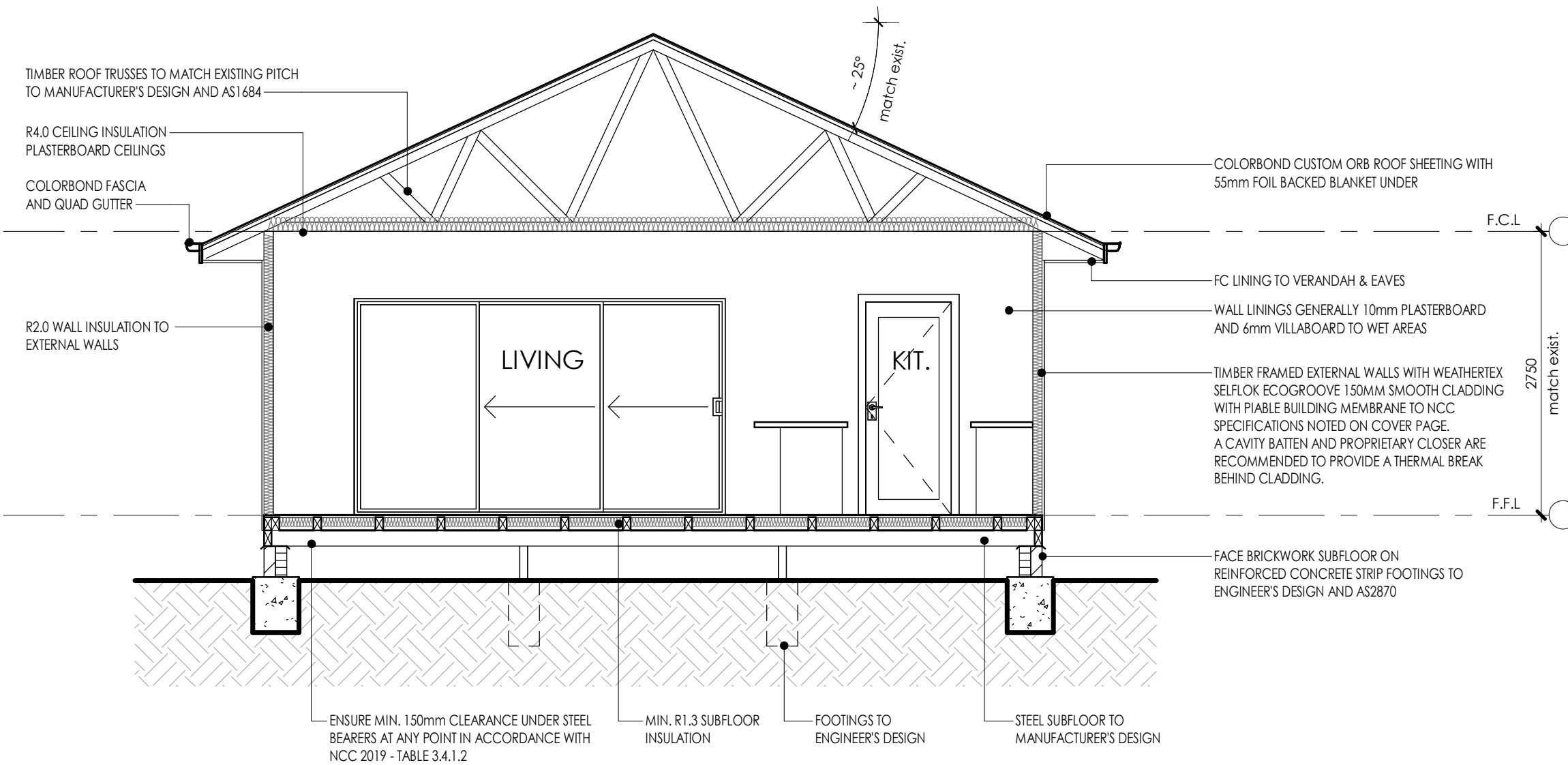
Client **Ann Mouat**

Project **23 Bayly Street  
Gulgong NSW 2852**

Title **ELEVATIONS**

Scale at A3  
1 : 100

Date **SEPTEMBER 2023** Drawn **RG/DW**  
 Drawing No. **660MOU-04** Issue **B**

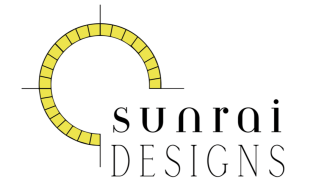


1 SECTION  
SCALE 1 : 50

Notes

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Client Ann Mouat

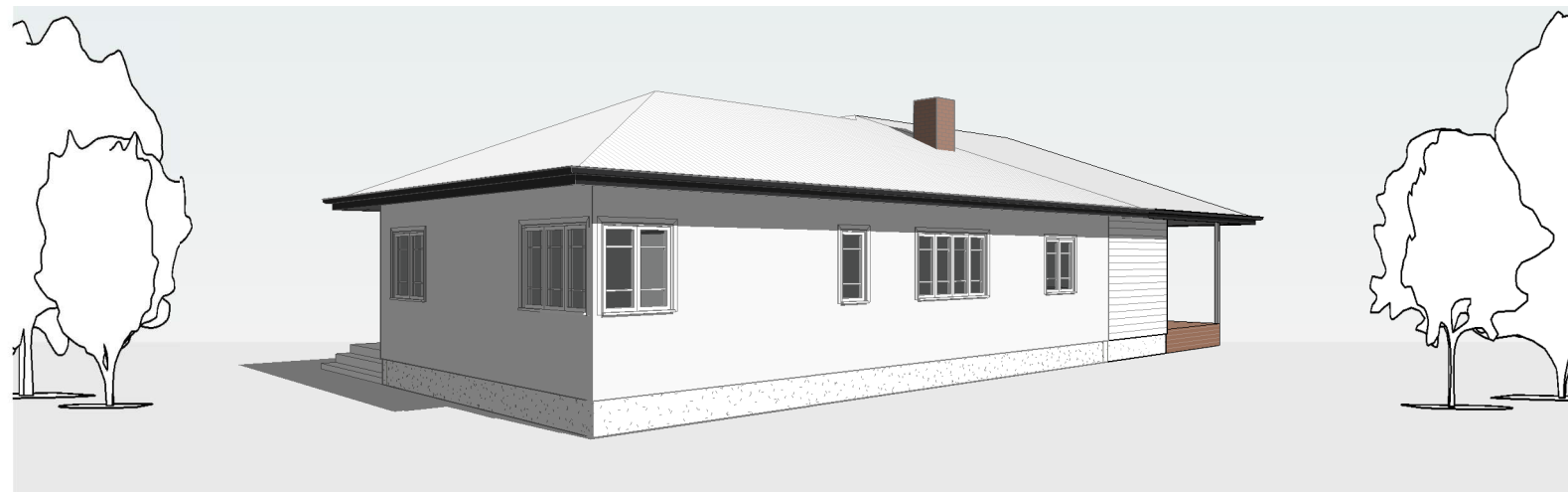
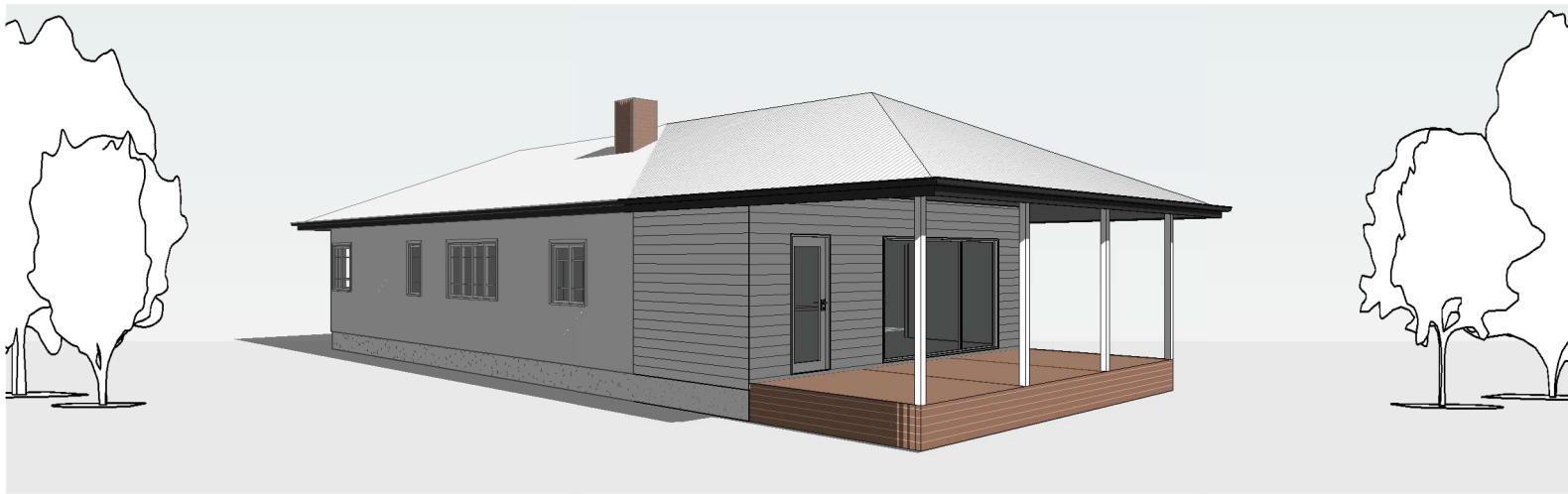
Project  
23 Bayly Street  
Gulgong NSW 2852

Title SECTION

Scale at A3  
1 : 50

Date SEPTEMBER 2023 Drawn RG/DW

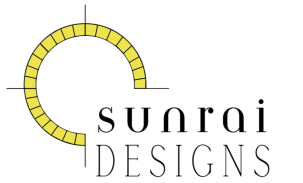
Drawing No. 660MOU-05 Issue B



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Project 23 Bayly Street  
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Title PERSPECTIVES

Scale at A3 NA

Date SEPTEMBER 2023 Drawn RG/DW

Drawing No. 660MOU-06 Issue B