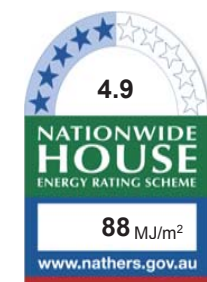


FIRST FLOOR PLAN

Plan amended 25/6/18 - internal layouts & wall types altered
Plan amended 27/4/18 - gazebo removed

PROPOSED 2 STOREY DWELLING & SWIMMING POOL AT LOT 266 DP1199076 No. 13 JONATHAN PLACE, FORSTER, FOR L. SOUNNESS

SCALE 1:100 1:200 SITE	DRAWN G.R. 28/3/18	DRAWING No. 0218-3	RIORDAN'S DESIGN SERVICE Phone 0414989780
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Certificate no.: 0002594539-01
Assessor Name: Stephen Collins
Accreditation no.: 20374
Certificate date: 09 Jul 2018
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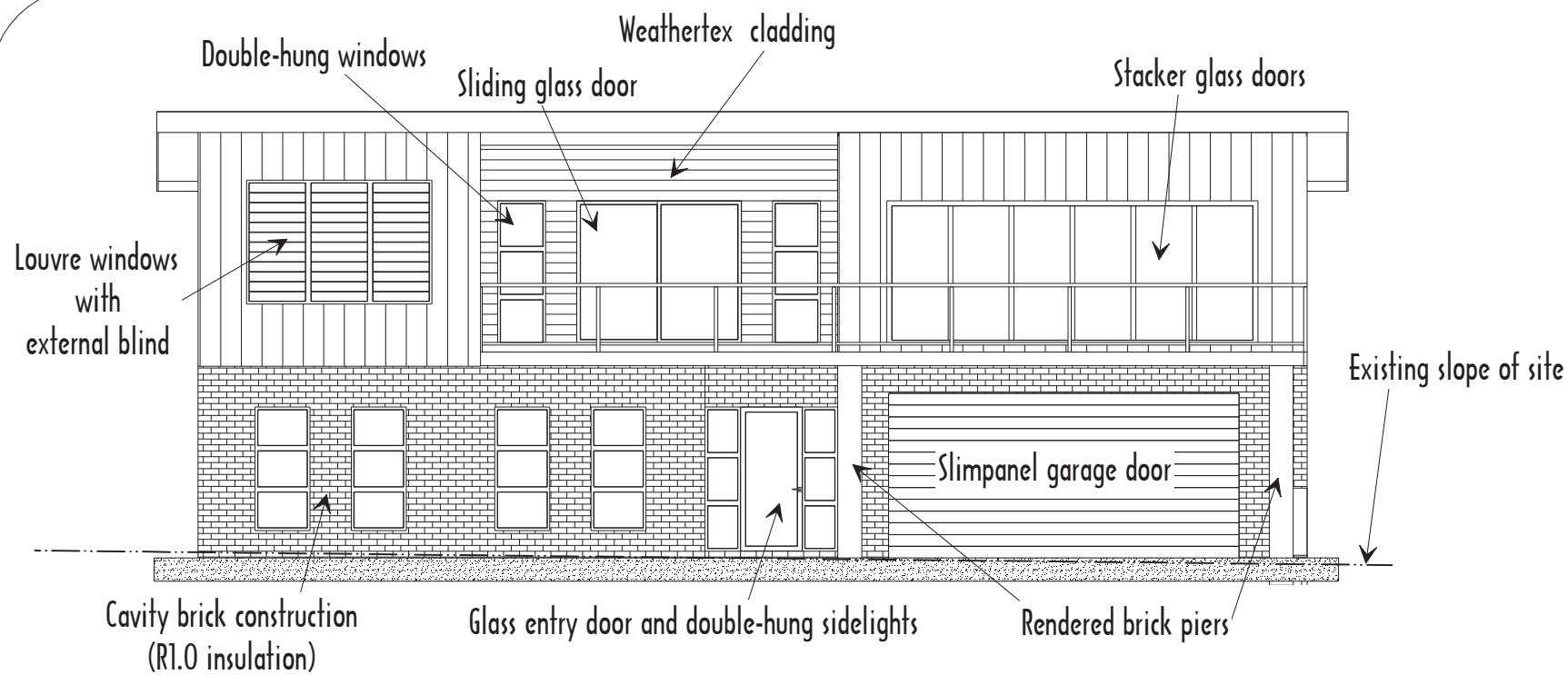
UPPER LIVING AREA
175.3 sq m.
LOWER LIVING AREA
68.9 sq m.
GARAGE AREA
56.9 sq m.
BALCONY & ALFRESCO AREA
71.8 sq m.
TOTAL AREA
372.9 sq m.

POOL TERRACE AREA
88.6 sq m.
POOL AREA
40.5 sq m.
GAZEBO AREA
14.4 sq m.

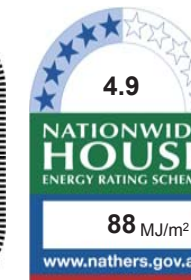
All windows to be square set.
All concealed sliding doors to be ezyjamb-slideset system.
See owner for details

- NOTES:-
1. Builder to verify all levels & dimensions prior to construction.
 2. All reinforced concrete footings, slabs & steel beams to engineer's specification
 3. All timber framing, wind bracing & tie-down details to conform to AS1684.2-2010
 4. Materials supplied & building practices used shall comply with BCA & the relevant Australian Standard.
 5. Work Health & Safety Act notes attached must be read and understood by all involved in the project.
 6. Use written dimensions in preference to scaling off drawings.
 7. All 7 sheets of this plan to be viewed together with the Basix Certificate & thermal specification.

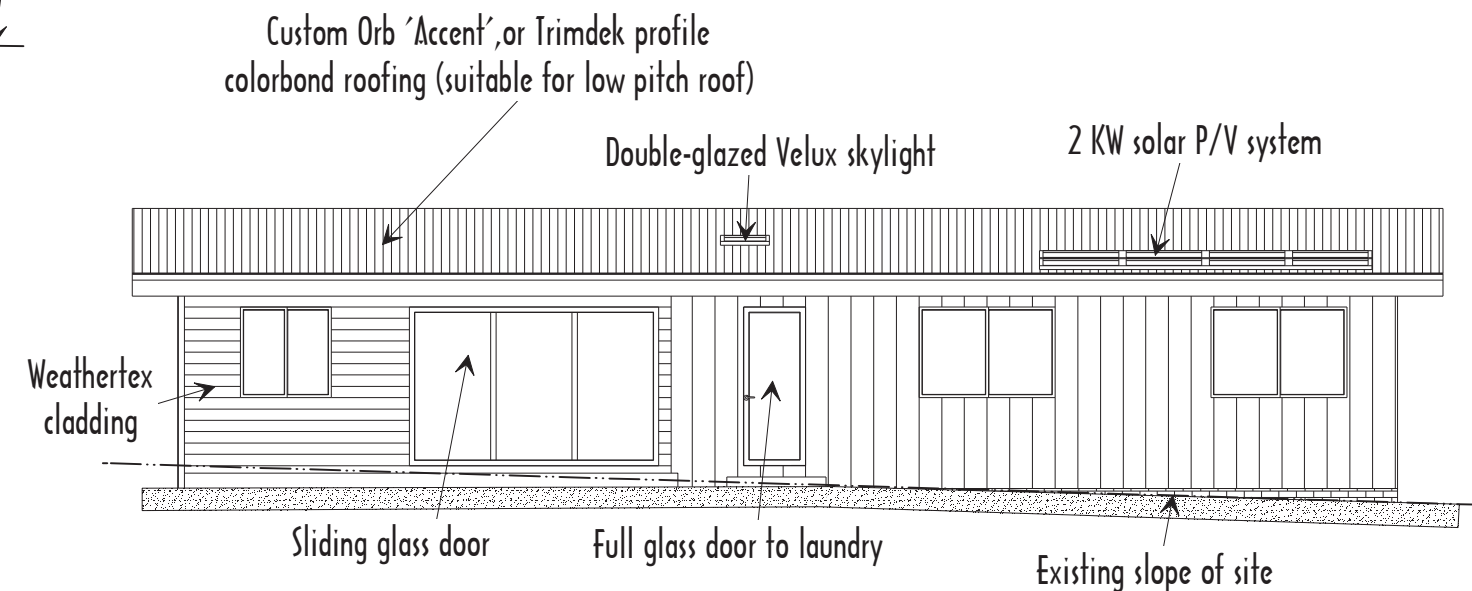




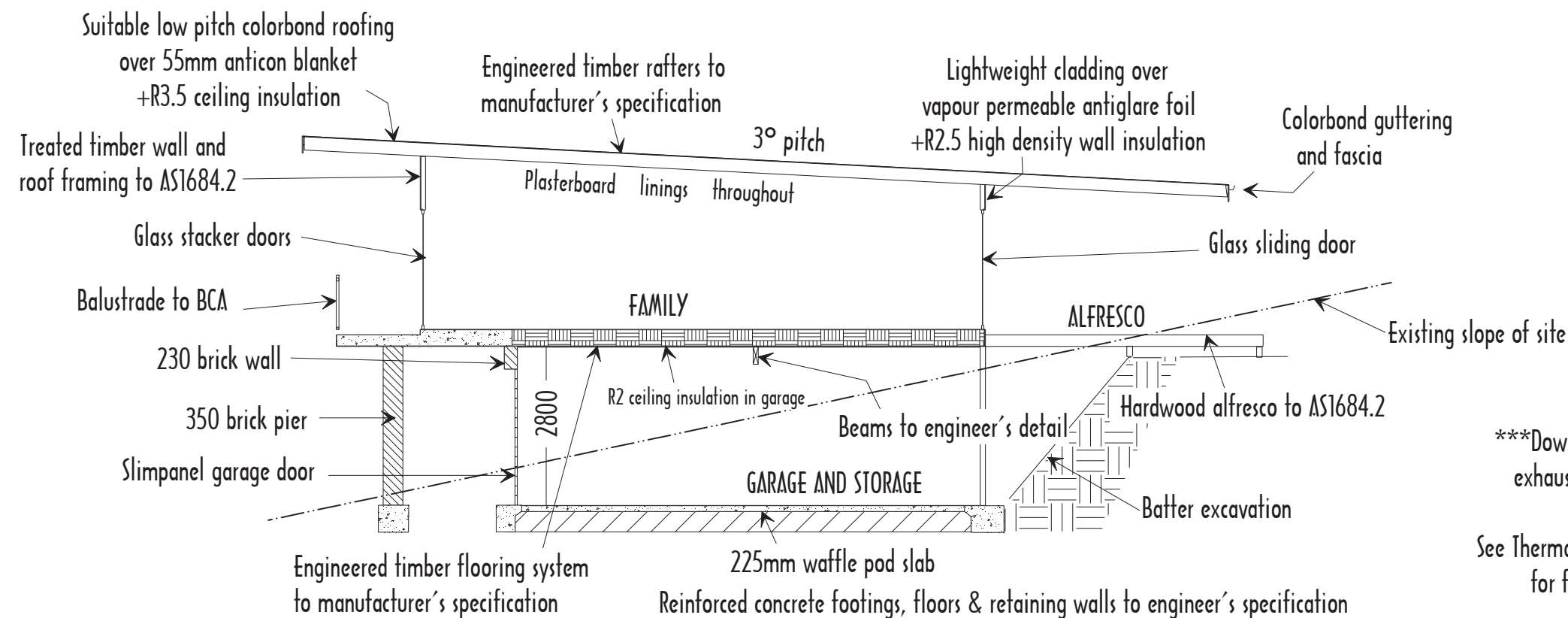
WESTERN ELEVATION (JONATHAN PLACE)



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EASTERN ELEVATION

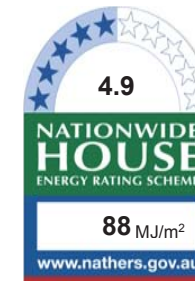
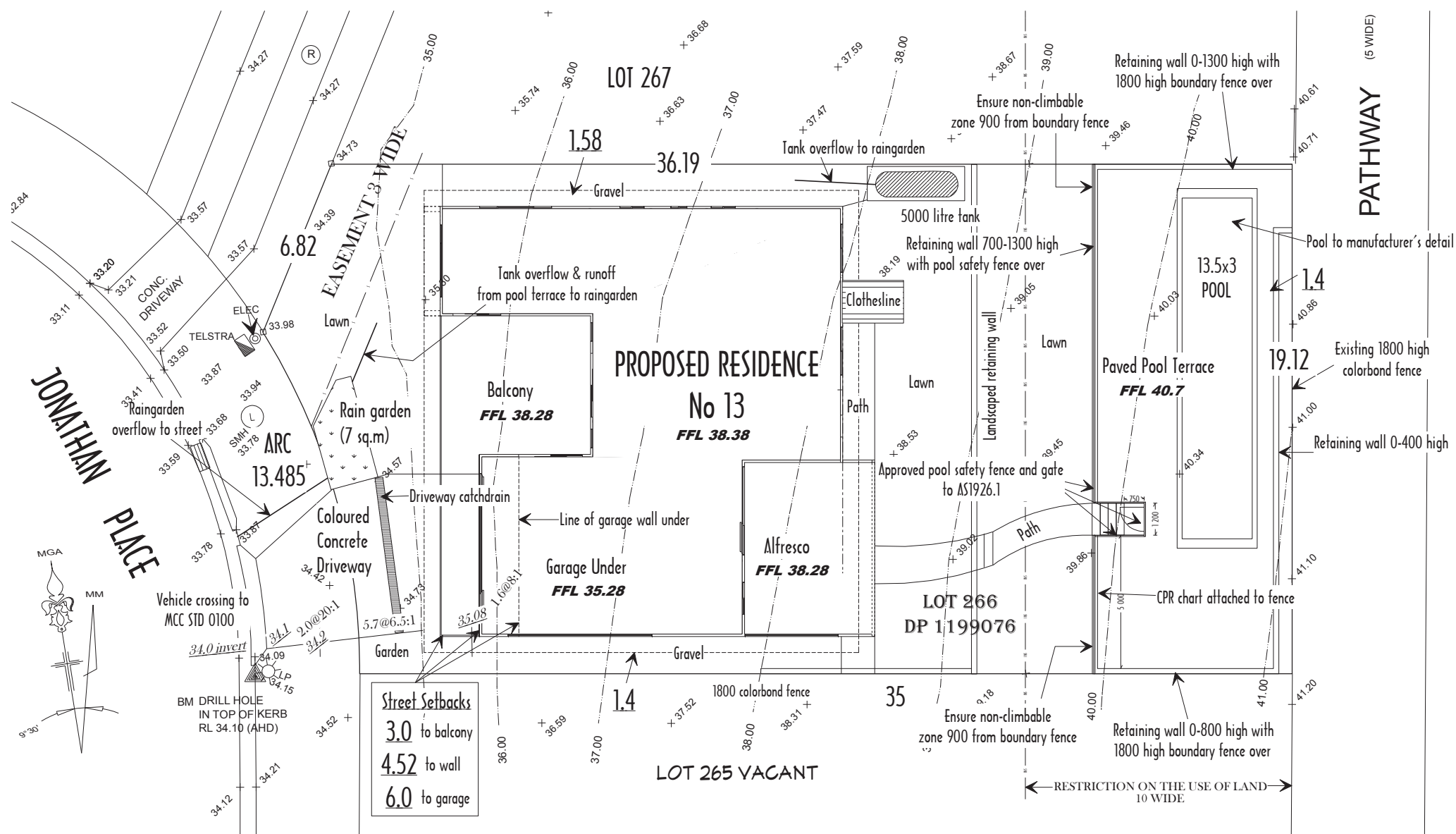
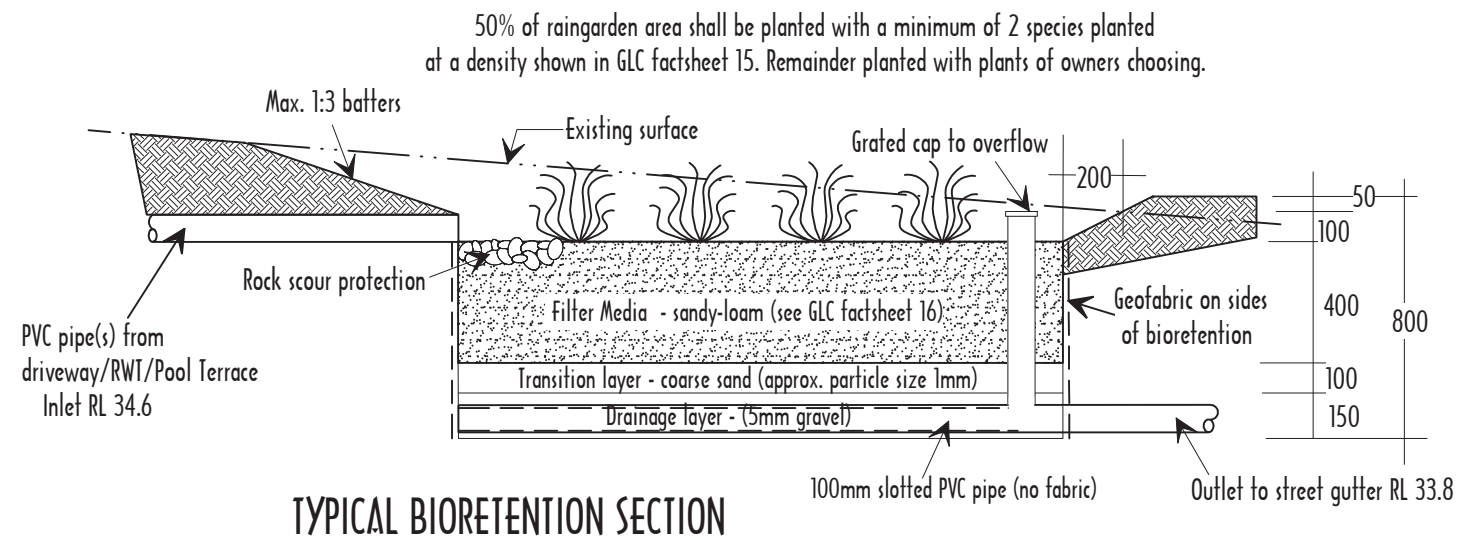


SECTION A-A

***Downlights to be sealed and exhaust fans fitted with dampers

See Thermal Specification on sheet 5 for further requirements

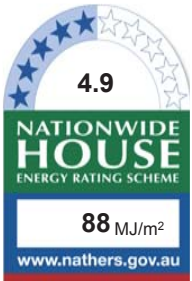
Sheet 3 of 7
 Drawing No. 0218-3



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ABSA Assessor # 20374		June 2018		CDA Reference: 2951	
Concept Designs Australia					
conceptdesigns@tpg.com.au			Ph: 0418877571		
Thermal Performance Specifications					
External Wall Construction		Insulation		Colour (Solar Absorptance)	
Cavity Brick		R1.0		Medium	
Double brick		None		Medium	
FC Cladding		Vapour permeable antiglare foil		Medium	
Brick Veneer		Vapour permeable antiglare foil + R2.5		Medium	
Brick Veneer		Vapour permeable antiglare foil		Medium	
FC cladding		R2.5		Medium	
Colorbond cladding		Vapour permeable antiglare foil + R2.5		Dark	
Weathertex cladding		Vapour permeable antiglare foil + R2.5		Medium	
Internal Wall Construction		Insulation		Detail	
Plasterboard on studs		None			
Plasterboard on studs		R2.0		Walls between both Bathrooms, Powder and there adjoining rooms	
Single brick		None			
Single brick		R1.2		Entry Hall side of wall adjacent to Garage	
Ceiling Construction		Insulation		Detail	
Plasterboard		R3.5		All ceilings adjacent to roof space and to decks above	
Plasterboard		R2.0		Garage ceiling to floor above	
Roof Construction		Insulation		Colour (Solar Absorptance)	
Colorbond		55mm anticon blanket		Medium	
Floor Construction		Insulation		Covering	
225mm waffle pod				None and Tiles	
Timber		R2.0 under floor to subfloor and outside air		Tiles and Timber	
Windows	Glass and frame type	U Value	SHGC	Details	
AWS-005-21	Aluminium framed CPGry	4.33	0.43	Double hung windows	
AWS-018-20	Aluminium framed CPGry	4.42	0.34	Hinged doors	
AWS-011-20	Aluminium framed CPGry	4.36	0.43	Sliding doors	
AWS-068-01	Aluminium framed CPGry	4.41	0.46	Fixed windows	
AWS-001-21	Aluminium framed CPGry	4.53	0.43	Sliding windows	
VAN-004-03	Aluminium framed 6EVanClr	4.66	0.49	Louvre windows	
U and SHGC values are according to NFRC. 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.					
Skylights	Double glazed and as drawn				
Fixed shading – Eaves		Width includes guttering, offset is distance above windows			
Width:	As drawn	Offset:	As drawn	Nominal only, refer to plan for detail	
Fixed shading – Other		Verandahs, Pergolas (type and description)			
Shaded areas and shade devices as drawn, adjoining buildings and boundary fences					
Building Sealing					
External doors to be weather stripped and windows to comply with AS 2047.					
LED downlights to be sealed.					
Exhaust fans to be fitted with dampers as per NCC.					



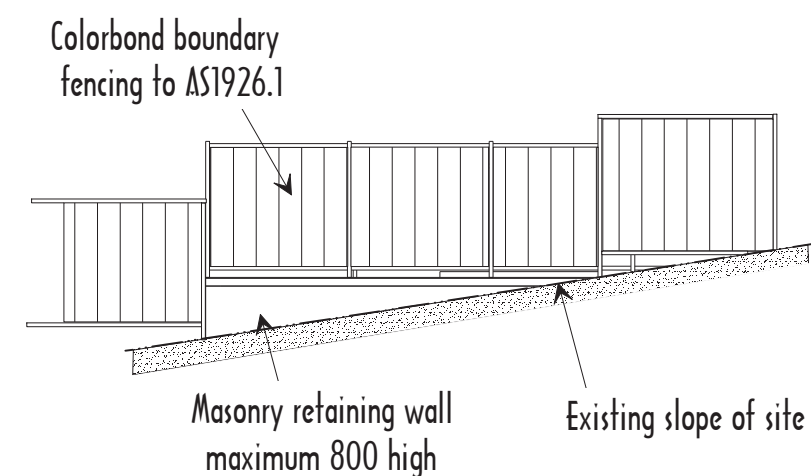
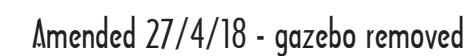
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SUMMARY OF BASIX COMMITMENTS	
This information is a summary of the BASIX commitments for this project. Refer to the certificate for full definitions and details.	
Landscaping	
Total area of vegetation (sq m.)	210
Area of indigenous plantings (sq m.)	6
Water	
Rainwater tank capacity (litres)	5000
Area of roof that needs to be connected to tank (sq m.)	163
Connect tank to at least one garden tap and all toilets.	Yes
Connect tank to cold water tap of washing machine.	Yes
Rating of all showerheads installed	3 star
Rating of all toilet cisterns installed	4 star
Rating of bathroom tap fittings	5 star
Rating of kitchen tap fittings	5 star
Thermal Performance	
Refer to Thermal Performance specification attached to plans and stamped by accredited assessor.	
Energy	
Active cooling to living areas ?	Ceiling fans + 1 phase airconditioning
Active cooling to bedroom areas ?	Ceiling fans + 1 phase airconditioning
Active heating to living areas ?	1 phase airconditioning
Active heating to bedroom areas ?	1 phase airconditioning
Hot water system	Instantaneous gas
Lighting (if required for compliance)	No requirement
Cooking	Gas Cooktop/Electric Oven
Clothesline	Yes
Ventilated Fridge Space	No
Photovoltaic system	2 KW



POOL DETAIL
Sheet 6 of 7
Drawing No. 0218-3

WORK AND SAFETY ACT 2011 No. 10

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS ,OPERATORS, MAINTENORS, DEMOLISHERS.

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Whenever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible ad injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION AND MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulation or legislation.

For buildings where scaffold, ladders, trestles are not appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES

The designer has not been involved in the selection of surface finishes and the owner is responsible for the selection of the surface finishes in the pedestrian trafficable areas of this building. Surface should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose materials, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

- 1. Prevent or restrict access to areas below where the work is to be carried out.
- 2. Provide toeboards to scaffolding or work platforms.
- 3. Provide protective structure below the working area.
- 4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. during construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted:

Construction of this building will require loading and unloading materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around the site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:

Overhead power lines MAY be near or on this ste. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided for safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer’s specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer’s specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building prior to 1990: If this building was constructed prior to: 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain asbestos either in the cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer’s recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material..

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer’s recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accident or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. Warning signs and barriers to unauthorised access should be erected and maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, is used or intended to be used as a workplace, the provisions of the Work and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with ...Code of Practice: Managing Electrical risks at the Workplace, AS/NZ 3021 and all licensing requirements. All work using Plant should be carried out in accordance with ... Code or Practice: managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.