DEVELOPMENT APPLICATIONSAM + JESS HOUSE

2 REEF CCT BLUEYS BEACH NSW 2428			LOT:21 DP:1253146	
NO.	DRAWING - DA SET	SCALE	AREAS	
A1.1	COVER SHEET		AREA	SQM
A1.2	BASIX		SITE AREA	
A1.3	LANDSCAPE	1:200	SITE AREA	600
A1.4	LANDSCAPE		LANDSCAPE OPEN SPACE	
A1.5	GENERAL SPECIFICATION		1: LANDSCAPE	206.95
A1.6	GENERAL SPECIFICATION		FLOOR AREA	
A1.7	SHADOW DIAGRAM 09:00	1:200	1: GROUND FLOOR	133.08
A1.8	SHADOW DIAGRAM 12:00	1:200	2: FIRST FLOOR	99.05
A1.9	SHADOW DIAGRAM 15:00	1:200	3: GARAGE STORE	53.61
A2.1	SITE PLAN	1:200	4: PATIO	29.82
A2.2	GROUND FLOOR PLAN	1:100	5: BALC	9.49
A2.3	FIRST FLOOR PLAN	1:100		
A3.1	ELEVATIONS	1:100		
A3.2	ELEVATIONS	1:100		
A3.3	SECTIONS	1:100		

MIDCOAST COUNCIL DCP 2014 COASTAL - BLUEYS BEACH

CONTROL	REQUIREMENT	PROPOSED	COMPLYING
SITE AREA:	600sqm		
DENSITY:	1 dwelling / 450sqm	1	YES
HEIGHT:	8.5m -	7m	YES
FRONT SETBACK:	Average of neighbours		
TROM SEID/ACK.	4.5m < 900sqm	4.8m	YES
	6.0m to garages / carports	6m	YES
SIDE SETBACK:	0.9m to 3.8m height 0.9m + (hght>3.8)/4 0.675 to gutters	2.5m	YES (See Elevations)
REAR SETBACK:	3m to 3.8m height 3m + (hght>3.8)/4	5.365m	YES
PARKING:	2 car spaces / dwelling GFA>125sqm Garage setback 500mm from building line Garage door < 50% of building width	2	YES

NOTES

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Figured dimensions to be used rather than scaling.

All building work must be carried out in accordance with the National Construction Code of Australia and all relevant Australian Standards.

CAD Ref: 19584Thomas-V22 pln

DRAWN RY-RB

CAD Ref: 19584Thomas-V22.pln LEGEND

VIEW FROM SOUTHWEST

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lan Sercombe Architect P/L - arb 7089 abn:68 077 364 866

PROJECT

SAM + JESS HOUSE

2 REEF CCT
BLUEYS BEACH NSW 2428

LOT:21 DP:1253146 NEW DWELLING

DEVELOPMENT APPLICATION

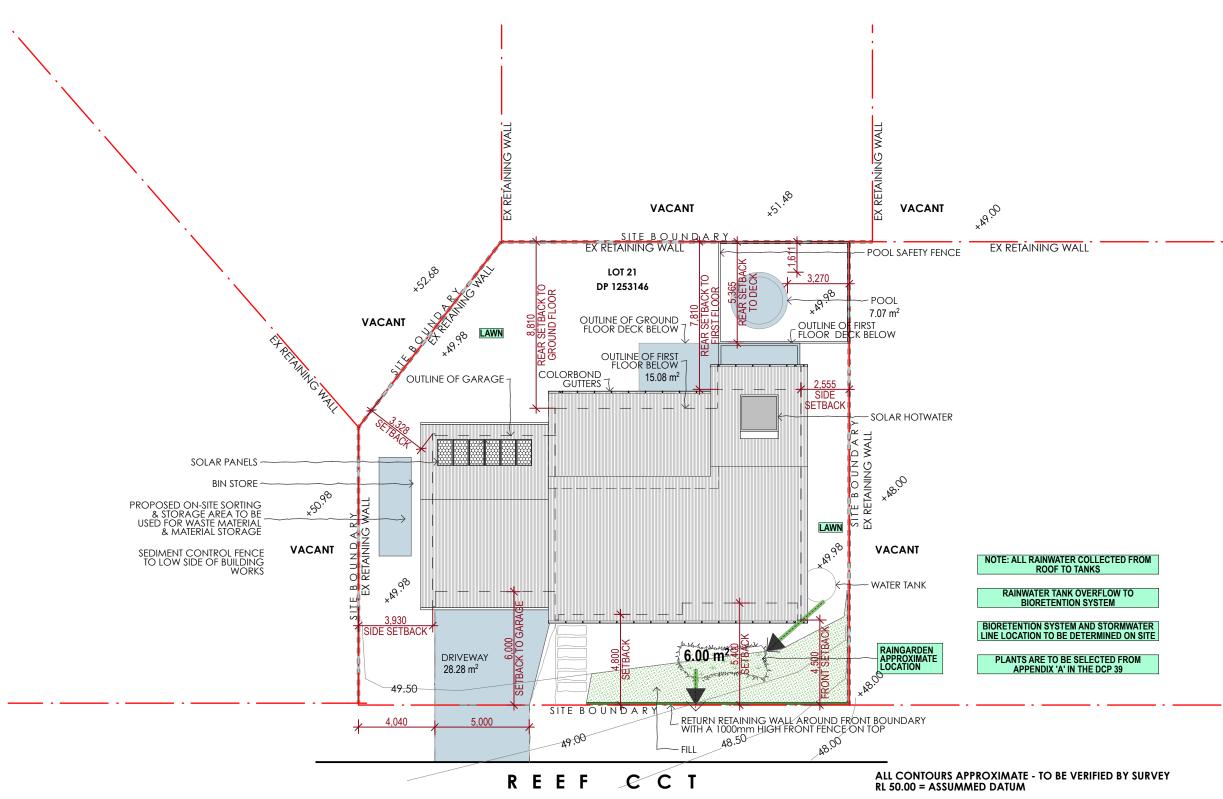
CLIENT
SAM + JESS THOMAS
BOOMERANG DRIVE
BOOMERANG BEACH NSW 2428

COVER SHEET

REVISION DEVELOPMENT APPLICATION

01 AUG 2019

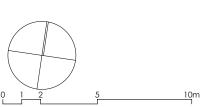
PROJECT NO. DRAWING NO. DRAWING ISSUE 19584 A1.1 1/8/19



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SAM + JESS HOUSE

2 REEF CCT BLUEYS BEACH NSW 2428 LOT:21 DP:1253146 NEW DWELLING

DEVELOPMENT APPLICATION

CLIENT
SAM + JESS THOMAS
BOOMERANG DRIVE
BOOMERANG BEACH NSW 2428

SCALE@A3

1:200

LANDSCAPE

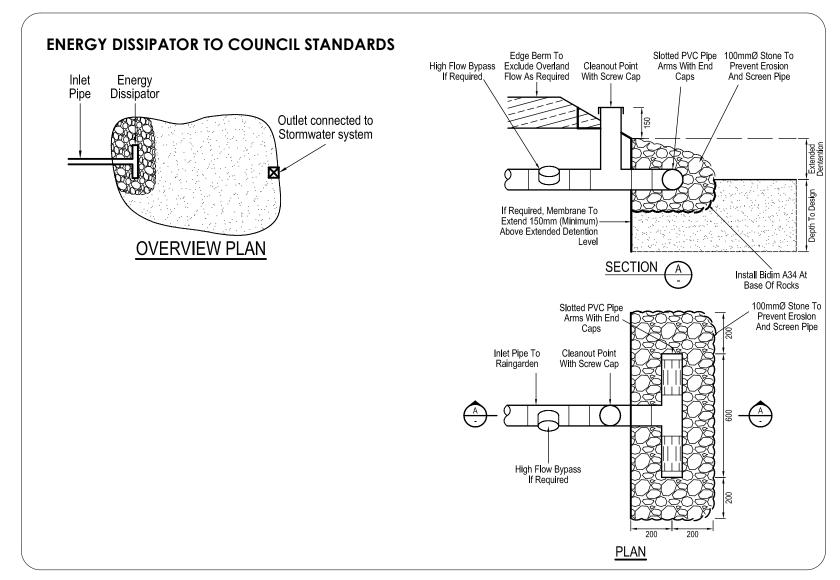
REVISION
DEVELOPMENT APPLICATION

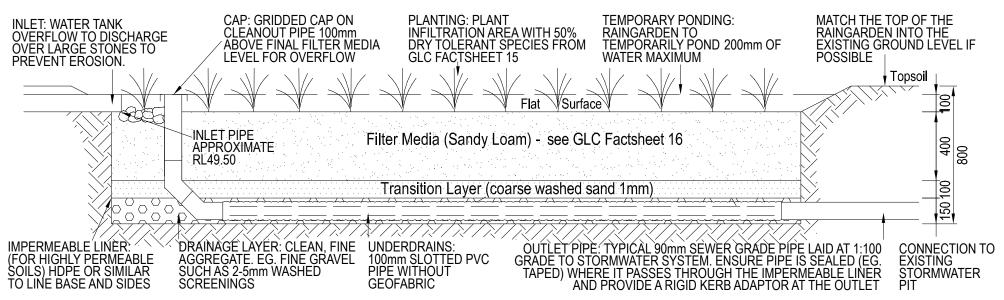
01 AUG 2019

PROJECT NO. DRAWING NO. DRAWING ISSUE 19584 **A1.3**

1/8/19

WATER SENSITIVE DESIGN - GREAT LAKES COUNCIL DCP 2014							
CONTROL	REQUIREMENT	PROPOSED					
SITE AREA:		600sqm					
ROOF AREA:		240sqm					
RAINGARDEN AREA: RAINWATER TANK:	6sqm 3kL	6sqm 3kL					





TYPICAL BIORETENTION SYSTEM SECTION - CLAY SOILS NOT TO SCALE

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SAM + JESS HOUSE

2 REEF CCT BLUEYS BEACH NSW 2428 LOT:21 DP:1253146 **NEW DWELLING DEVELOPMENT APPLICATION**

CLIENT
SAM + JESS THOMAS
BOOMERANG DRIVE
BOOMERANG BEACH NSW 2428

LANDSCAPE

REVISION
DEVELOPMENT APPLICATION

01 AUG 2019

1/8/19

DRAWING ISSUE

PROJECT NO. DRAWING NO.

19584 **A1.4**

CONTENTS

- INTRODUCTION 1.0
- STATUTORY REQUIREMENTS 2.0
- 3.0 OWNER'S OBLIGATIONS
- PLANS, PERMITS AND APPLICATION FEES 4.0
- 5.0 **FXCAVATIONS** 6.0
- FOUNDATIONS AND FOOTINGS
- 7.0 RETAINING WALLS
- EFFLUENT DISPOSAL/DRAINAGE 8.0
- 9.0 TIMBER FRAMING
- 10.0 STEEL FRAMING
- ROOF LINING 11.0
- 12.0 MASONRY
- WALL LINING 13.0
- 14.0 JOINERY
- 15.0 SERVICES
- 16.0 TILING 17.0 PAINTING
- 18.0 CLEANING

1.0 INTRODUCTION

This Specification forms part of the Contract documents referred to in the building Contract

This Specification is to be read as a general specification only. The extent of the works shall be governed by the approved plans and other requirements under the *Contract*. Any works not fully detailed shall, where appropriate, be sufficiently performed if carried out in accordance with the National Construction Code (NCC) Series, the relevant manufacturer's

instructions or Engineer's Instructions.

This Specification forms part of the Contract and should be read in conjunction with the other contract documents.

1.3 Prevailing Documents

Where there is a difference between the plans and this Specification, this Specification shall take precedence. The Builder must at all times maintain a legible copy of the plans. documents and this Specification bearing the approval of the relevant Local Authority

Otherwise to the extent of any conflict between documents, the order of precedence set out in the building contract shall apply

1.4 Size and Dimensions Unless otherwise stated, all dimensions given in this Specification are in millimetres and are nominal only. Consult with Architect if unsure of any dimensions.

1.5 Prime Cost and Provisional Sum Items

Prime Cost and Provisional Sums Items are items that the Owner is to select after the contract has been entered into. The prices listed are the Builder's reasonable estimate of the 3.0 OWNER'S OBLIGATIONS 'cost price' of those items including GST. The prices listed do not include unquantifiable components including the cost of cartage and freight. The Builder shall allow for installation of items supplied by Owner, including wiring, pipework etc.

1.6 Definitions In this Specification the following definitions shall apply:

- "NCC" Series includes NCC Series Volume 2, "Building Code of Australia Class 1 and Class 10 Buildings also known as the 'Housing Provisions', NCC Series Volume 3 Plumbing Code 3.2 Water Supply of Australia is also included.
- "Engineer's Instruction" includes any soil classification report, preliminary footings report. construction footings report and any other report, recommendation, site or other instruction,
- calculations or plans prepared by an engineer in respect of the works.

 Where the term "Local Authority" is mentioned it shall mean the local council, or other governing authority or private certifier with statutory responsibility for the compliance of the 3.3 Sanitation work performed.
- Where referred to in this Specification, "Regulations" shall mean the building Regulations and Codes (including the NCC, as amended) statutorily enforceable at the time application is made for a construction certificate or other permits, consents or approvals relating to the

Documentation refers to the Architectural plans, schedules and reports and the plans and 4.1 reports provided by specialist consultants.

1.7 Site Control

The Builder shall be responsible for activities on the site including providing access for authorised persons and restricting access by unauthorised persons. Take necessary

precautions to secure the assets of the proprietor.

Except as otherwise provided in the contract, delivery of materials for the works, space for storage of same and for building sheds, office and workshops will be allowed only as directed by the builder.

o not store waste building materials and flammable liquids in the building

Take proper precautions to keep poisons and other injurious substances in places secured against access by unauthorised persons.

1.8 Adiacent Premises

Ensure that the work is carried out without damage to and with a minimum of nuisance or 5.1 Excavations annoyance to the occupants of adjacent premises.

Provide a thorough photographic record of surfaces of existing buildings adjacent to the site

1.9 Builder's Quality Control

- Inspect each item of materials or equipment immediately prior to installation and reject damaged or defective items.
- Provide attachment and connection devices and methods for securing materials properly as they are installed, true to line and level, and within recognised industry tolerances unless otherwise indicated. Allow for expansion and building movements. Provide uniform joint widths in exposed Work, organised for best possible visual effect. Refer questionable visual effect choices to the architect
- Re-check measurements and dimensions of the Work as an integral step before starting each installation
- Install work during conditions of temperature, humidity, exposure and weather which will ensure the best possible results for each part of the work, or component or treatment as necessary to prevent damage and deterioration.
- Coordinate enclosure and closing-in of work with required inspections and tests, so as to avoid necessity of uncovering work for that purpose.

1.10 Joining Up Existing Buildings

Where the method of joining up of old and new work is not otherwise specified, the cut away and join up in a manner approved by the architect and made good by relevant trades to match existing adjacent work

1.11 General Attendance on Subcontractors

General attendance will include taking delivery, assisting to unload, storing and protecting subcontractor's materials and for allowing subcontractors ample working space, free use of water, electricity (unless otherwise described), scaffolding, hoists and ordinary plant, etc., and messing and sanitary accommodation and for cutting away, building in and protecting finished work and making good.

2.0 STATUTORY REQUIREMENTS

The Building Works

The building works shall be constructed in accordance with:

- the Regulations and in particular the Performance Requirements referred to in the NCC, Housing Provisions, Volume 2;
- any conditions imposed by the relevant development consent or complying development
- commitments outlined in the BASIX Certificate.
 - the Architectural plans, schedules and reports and the plans and reports provided by

2.2 Compliance with Requirements of Authorities

The Builder is to comply with the requirements of all legally constituted authorities having jurisdiction over building works and the provisions of the Home Building Act.

2.3 Electricity

Where there is no existing building, the *Builder* is to make arrangements for any electrical power to be used in the construction of the building works. The cost of providing and installing any poles, wiring, service risers or underground wiring etc, as may be required by the electricity supply authority, shall be borne by the Owner.

2.4 Sanitary Accommodation

Prior to the commencement of the building works, unless toilet facilities exist on the site, the Builder shall provide temporary toilet accommodation for the use of site personnel. Where the Local Authority requires the temporary toilet to be connected to the sewer mains, the cost of this work shall be borne by the Owner. On completion the Builder shall remove the

Engineer's Instructions

If the Contract indicates, the Owner, at their expense, shall provide the Builder with engineer's reports and specifications (including wind and soil classifications) for the foundation or footing requirements.

In these circumstances, if the Builder instructs any party to provide such reports, the Builder

Where there is no existing building on the site, the *Owner*, at their expense, shall supply adequate water to the site for construction purposes. The contract documents must include all details for management of water providing clarity for the *Owner* and *Builder* regarding items such as rainwater tanks, septic systems and the like.

Unless otherwise specified the Owner shall supply sewerage connection and pay the standard sewer connection fee to the sewerage supply authority.

4.0 PLANS, PERMITS AND APPLICATION FEES

Permits and Fees

Subject to a contrary requirement under the Contract, the Builder shall lodge all necessary application notices, plans and details with the Local Authority for the approval prior to

In areas affected by mine subsidence, the appropriate authority is to be consulted and any work carried out in accordance with the authority's requirements.

The Builder shall accurately set out the building works in accordance with the site plan and within the boundaries of the site.

5.0 EXCAVATIONS

The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to the boundaries of the site whichever is the lesser, shall be cleared or graded as indicated on the site works plan Top soil shall be cut to a depth sufficient to remove all vegetation

Excavations for all footings shall be in accordance with the Engineer's Instructions or the NCC requirements

6.0 FOUNDATIONS AND FOOTINGS

Underfloor Fill

Underfloor fill shall be in accordance with the NCC.

6.2 Termite Risk Management

mite treatment shall be carried out in accordance with the NCC.

6.3 Vapour Barrier

The vapour barrier installed under slab-on-ground construction shall be installed in

accordance with the NCC.

6.4 Reinforcement Reinforcement shall conform and be placed in accordance with the Engineer's Instructions

and the NCC. Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete placement

6.5 Concrete

Except where otherwise approved by an engineer, structural concrete shall be in accordance with the NCC Pre-mixed concrete shall be manufactured in accordance with the NCC with delivery dockets kept on site or available for inspection by the engineer, the client or the *Local*

Concrete shall be placed and compacted in accordance with good building practice and the

6.6 Curing

All concrete slabs shall be cured in accordance with the NCC.

6.7 Footings and Slabs on Ground

Concrete slabs and footings shall not be placed until approval to do so is given by the engineer or the *Local Authority*.
Unless otherwise specified, bench and floor levels indicated on the site plan shall be regarded as nominal

6.8 Suspended Slabs

All concrete slabs, other than those supported on solid ground or properly compacted fill, shall be constructed as suspended slabs. These slabs shall be constructed in accordance with the Engineer's Instructions.

6.9 Foundation Walls

Where specified, masonry foundation walls are to be built on specified footings to the thickness indicated on the plans and to the height of the underside of the floor bearer or

All sub floor spaces to suspended ground floors shall be provided with adequate ventilation in

6.11 Sub-Floor Access Where required, access to suspended sub floor areas shall be located as indicated on the

7.0 RETAINING WALLS 7.1 Retaining Walls

Where the Builder is required by the Documentation, the Builder shall construct retaining walls as shown on the approved plans by structural engineer or to manufacturers specification

8.0 EFFLUENT DISPOSAL/DRAINAGE

8.1 Effluent Disposal/Drainage

- In both sewered and unsewered areas:
- (a) any bath, wash basin, kitchen waste, wash tubs, pedestal pan and the floor grate to a shower recess shall be located in the position shown on the plan (refer to Schedule of Works); and
 (b) waste pipes with traps shall be provided to the above fittings and connected to the drainage
- The whole of the work is to be performed in accordance with the NCC and requirements of the sewerage authority concerned

The Builder will provide and install a sentic system where applicable to the requirements of the Local Authority and in accordance with the manufacturer's instructions.

8.3 Storm Water Drainage

Stormwater drainage shall be carried out in accordance with the NCC. The Builder will allow for the supplying and laying of stormwater drains as shown on the site

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> **NEW DWELLING DEVELOPMENT APPLICATION**

SAM + JESS HOUSE

BLUEYS BEACH NSW 2428

GENERAL SPECIFICATION

REVISION DEVELOPMENT APPLICATION

SCALE@∆3

01 AUG 2019

DRAWING ISSUE

PRO JECT NO DRAWING NO 19584 **A1.5**

1/8/19

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DRAWN BY: BB

0425 233 331

CLIENT SAM + JESS THOMAS BOOMFRANG DRIVE **BOOMERANG BEACH NSW 2428**

LOT:21 DP:1253146

2 REEF CCT

Ian Sercombe Architect P/L - arb 7089 abn: 68 077 364 866

9.0 TIMBER FRAMING

All timber framing shall comply with the NCC, alternative structural framing shall be to structural engineer's details and certification.

Timber Engineered products may be used provided their design comply with the NCC and 11.1 Tiled Roofing

they are installed in accordance with the manufacturer's instructions. The work shall be carried out in a proper and tradesperson like manner and shall be in accordance with recognised and accepted building practices.

9.1.1 Floor Framing

All floor framing is to be framed at the level shown on the plan.

9.1.2Wall Framing

Wall framing is to be erected plumb and straight and securely fastened to the floor framing or

The interface between masonry and wall framing will conform with the NCC.

9.1.3 Heads Over Opening (Lintels)

All solid timber lintels shall conform to the NCC.

Glue laminated beams conforming to AS 1328 or laminated veneer lumber beams to manufacturer's specification and data sheets may also be used.

9.1.4Roof Trusses

Where roof truss construction is used, trusses shall be designed in accordance with AS 1720 and be erected, fixed and braced in accordance with the manufacturer's instructions.

Bracing units shall be determined and installed in accordance with the NCC as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.

9.1.6Flooring

Strip and sheet timber floors shall be installed in accordance with the NCC.

The selection, installation and waterproofing of wet area floors shall conform to the *NCC* when listed in Schedule of Works. Where specified in the contract floors shall be sanded to provide an even surface and shall be left clean throughout.

9.1.7 Roof Framing

Roofs shall be pitched to the slope shown on plan.

The work shall be carried out in a proper and tradesperson like manner and shall be in accordance with recognised and accepted building practices.

Metal fascias shall be installed in accordance with the manufacturer's instructions and shall meet the requirements of the NCC.

9.1.8Timber Posts

Unless otherwise specified and where required by the NCC posts supporting carports, verandas and porches shall be timber suitable for external use

9.2 Corrosion Protection

All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have corrosion protection appropriate to the site in accordance with the

9.3 Hot Water Storage Units

Where a hot water storage unit or solar panels are supported by the roof structure the structure shall be specifically designed to support all imposed loads.

10.0 STEEL FRAMING

10.1 Generally

Steel framing shall be installed in accordance with the manufacturer's recommendations and

11.0 ROOF LINING

All roof cladding is to comply with the relevant structural performance and weathering 13.1 External Claddings requirements of the NCC and be installed as per the manufacturer's specifications.

The Builder shall cover the roof of the dwelling with approved tiles as selected. The roof shall be fixed and waterproofed in accordance with the NCC. Roofing adjacent to valleys should be fixed so as to eliminate water penetration. Where roof tiles are made of natural products slight variation in colour is acceptable

11.2 Metal Roofing

The *Builder* shall provide and install a metal roof together with accessories as determined in the contact documents in accordance with the NCC and the manufacturer's recommendations.

Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing of sheets shall be in accordance with the manufacturer's instructions as required for the

11.3 Gutters and Downpipes

Gutters and downpipes as determined in the contract documents shall be manufactured and installed in accordance with the *NCC*.

11.4 Corrosion Protection

specifications.

Materials used for flashings, fasteners, gutters and downpipes shall be compatible.

Sarking under roof coverings must comply with and be fixed in accordance with the NCC.

Appropriate sealants shall be used where necessary and in accordance with manufacturer's

11.7 Flashing

Flashings shall comply with, and be installed in accordance with the NCC.

12.0 MASONRY

12.1 Bricks

All masonry construction and units shall comply with the NCC.

Tolerances shall only be applied to the total measurements over 20 units, and not to the individual units. As class masonry units are natural kiln fired products their individual size may vary due to the manufacturing process.

12.2 Concrete Blocks

Concrete blocks are to be machine pressed, of even shape, well cured and shall comply with the NCC. Concrete blockwork shall be constructed in accordance with the NCC. Autoclaved aerated concrete blocks shall be in accordance with the manufacturer's product specification at the time the work is being carried out.

12.3 Damp Proof Courses

All damp proof courses shall comply with the NCC. The damp proof membrane shall be visible in the external face of the masonry in which it is 14.7 Stairs. Balustrades and other Barriers

placed and shall not be bridged by any applied coatings, render or the like.

Where required open vertical joints (weepholes) must be created in the course immediately above any Damp Proof Course or flashing at centres in accordance with the NCC

Mortar and joint tolerances shall comply with the NCC

12.6 Masonry Accessories

Masonry accessories shall comply with the NCC and accepted building practices. Articulated joints shall be constructed in accordance with the NCC.

12.7 Lintels

Lintels used to support masonry above openings in walls must be suitable for the purpose as required by the NCC. Lintels are to be provided to each wall leaf and are to be corrosion protected appropriate for the site environment and location of the lintel within the structure in accordance with the NCC

12.8 Cleaning

All exposed face brickwork shall be cleaned with an approved cleaning system. Care should 15.3 Gas be taken not to damage brickwork or joints and other fittings.

13.0 WALL LINING

Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details.

Where required, the specified materials shall be used to line soffits at eaves, open verandas

13.2 Internal Wall and Ceilings Linings

Unless otherwise specified, internal linings to walls and ceilings in other than wet areas shall be of gypsum plasterboards Plasterboard sheets are to be of a minimum 10mm thick with recessed edges to facilitate a

smooth set finish. Internal angles to walls are to be set from floor to ceiling. Where specified, suitable cornice moulds shall be fixed at the junction of all walls and ceilings. Alternatively the joint may be set as required for vertical internal angles. Wet area linings are to be fixed in accordance with the manufacturer's recommendations

The ceiling access hole shall be of similar material to the adjacent ceiling.

13.3 Waterproofing

All internal wet areas are to be waterproofed in accordance with the NCC. External tiled decks and balconies where required are to be waterproofed in accordance with the NCC and relevant manufacturer's specifications.

14.0 JOINERY

14.1 General

All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.

14.2 Door Frames

External door frames shall be suitable for the exposed conditions and to receive doors. Internal jamb linings shall be suitable to receive doors as specified in the contract documents Manufactured door frames shall be installed in accordance with the manufacturer's

14.3 Doors and Doorsets

All internal and external timber door and door sets shall be installed in accordance with accepted building practice and specific manufacturer's instructions.

14.4 Window and Sliding Doors

Sliding and other aluminium windows and doors shall be installed in accordance with manufacturer's recommendations and AS 2047.

All glazing shall comply with the NCC and any commitments outlined in the relevant BASIX

Architraves and skirting as nominated on the plans or listed in the Schedule of Works shall be installed in accordance with the accepted building practice

14.6 Cupboards/Kitchens/Bathroom

Units shall be installed to manufacturer's recommendations. Bench tops shall be of a water

Where required stairs or ramps to any change in level shall be provided and balustrades or D. barriers fitted in accordance with the NCC.

15.0 SERVICES

15.1 Plumbing

All plumbing shall comply with the requirements of the NCC Volume 3 and the relevant supply authority. All work shall be carried out by a licensed plumber. Fittings, as listed in the Schedule of Works, shall be supplied and installed to manufacturer's

Fittings, hot water systems and any rainwater harvesting systems shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate.

15.2 Electrical

All electrical work is to be carried out by a licensed electrical contractor to AS/NZS 3000 Electrical installations (known as the Australian/New Zealand Wiring Rules) plus any other relevant regulations. The location of lights, switches, power points and the like, is to be nominated in the contract documents. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply

All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.

15.4 Smoke Detectors

Smoke alarms shall be installed in accordance with the NCC.

15.5 Thermal Insulation

Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values required by the NCC or as outlined in the relevant BASIX Certificate

16.0 TILING

Tiles shall be as listed in the Schedule of Works or as selected by the Owner. Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer's specifications.

16.2 Installation

Installation of tiles shall be in accordance with AS 3958.1 or the manufacturer's recommendations and accepted building practices.
Where practicable, spacing between tiles should be even and regular.

Expansion joints shall be installed in accordance with AS 3958.1 or the tile manufacturer's

specifications All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/ floor junctions shall be filled with flexible mould resistant sealant.

All joints in the body of tiled surfaces shall be neatly filled with appropriate grout materials as specified by the tile manufacturer or accepted building practice.

As tiles are made of natural products a slight variation in colour is acceptable

Tiles are to be fixed to the substrate with adhesives that are compatible with the substrate

Wall surfaces shall be tiled with selected tiles and accessories where indicated by the

16.4 Floors

Floors shall be tiled to areas where indicated by the contract documents with selected tiles. Tiles shall be laid in a sand and cement mortar or using an adhesive, where required, edge strips or metal angle to exposed edges in doorways or hob-less showers in wet areas shall be provided in accordance with the NCC

Where required, adequate falls shall be provided to wastes in accordance with the NCC.

17.0 PAINTING 17.1 General

All paint used shall be of a quality suitable for the purpose intended and the application shall be as per the manufacturer's specifications. The colours used shall be as listed in the Documentation. All surfaces to be painted shall be properly prepared to manufacturer's instructions

18.0 CLEANING

Final Cleaning: provide final cleaning of the work of this specification, at time indicated. consisting of cleaning each surface of unit of work to normal 'clean' condition expected for a first class building cleaning and maintenance programme. Examples of required cleaning are :

Remove labels which are not required as permanent labels.

Clean transparent materials, including mirrors and window/door glass, to a polished condition, removing substances which are noticeable as vision-obscuring materials. Replace broken glass and damaged transparent materials.

Clean exposed exterior and interior hard surfaces finished, to a dirt free condition, free of dust, stains, fingermarks, films and similar noticeable distracting substances. Except as otherwise indicated, avoid disturbance of natural weathering of exterior surfaces. Restore reflective surfaces to original reflective condition.

Wipe clean surface of mechanical and electrical equipment, including lift and similar equipment; remove excess lubrication and other substances

Remove debris and surface dust from limited access spaces.

Clean concrete floors broom clean.

Vacuum clean carpet and similar soft surfaces. Clean plumbing fixtures to a sanitary and polished condition, free of stains including those resulting from water exposure.

Clean light fixtures and lamps so as to function with full efficiency. If permanent lighting fixtures have been used for construction purposes replace globes with

Clean project site, including planted sections and footpaths, of litter and foreign substances. Sweep paved areas to a broom clean condition; remove stains, petro-chemical spills and

other foreign deposits. Label keys for locks accurately and provide in duplicate to the architect at the completion of the project.

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CAD Ref: 19584Thomas-V22.pln DRAWN BY: BB

IANSERCOMBE • ARCHITECT PO BOX 137 PACIFIC PALMS NSW 2428 0425 233 331 ian@isarchitect.com.au

LOT:21 DP:1253146 NEW DWELLING **DEVELOPMENT APPLICATION** CLIENT SAM + JESS THOMAS

SAM + JESS HOUSE

BLUEYS BEACH NSW 2428

BOOMERANG BEACH NSW 2428

2 REEF CCT

BOOMFRANG DRIVE

REVISION DEVELOPMENT APPLICATION

GENERAL SPECIFICATION

SCALE@∆3 PRO JECT NO

DRAWING NO

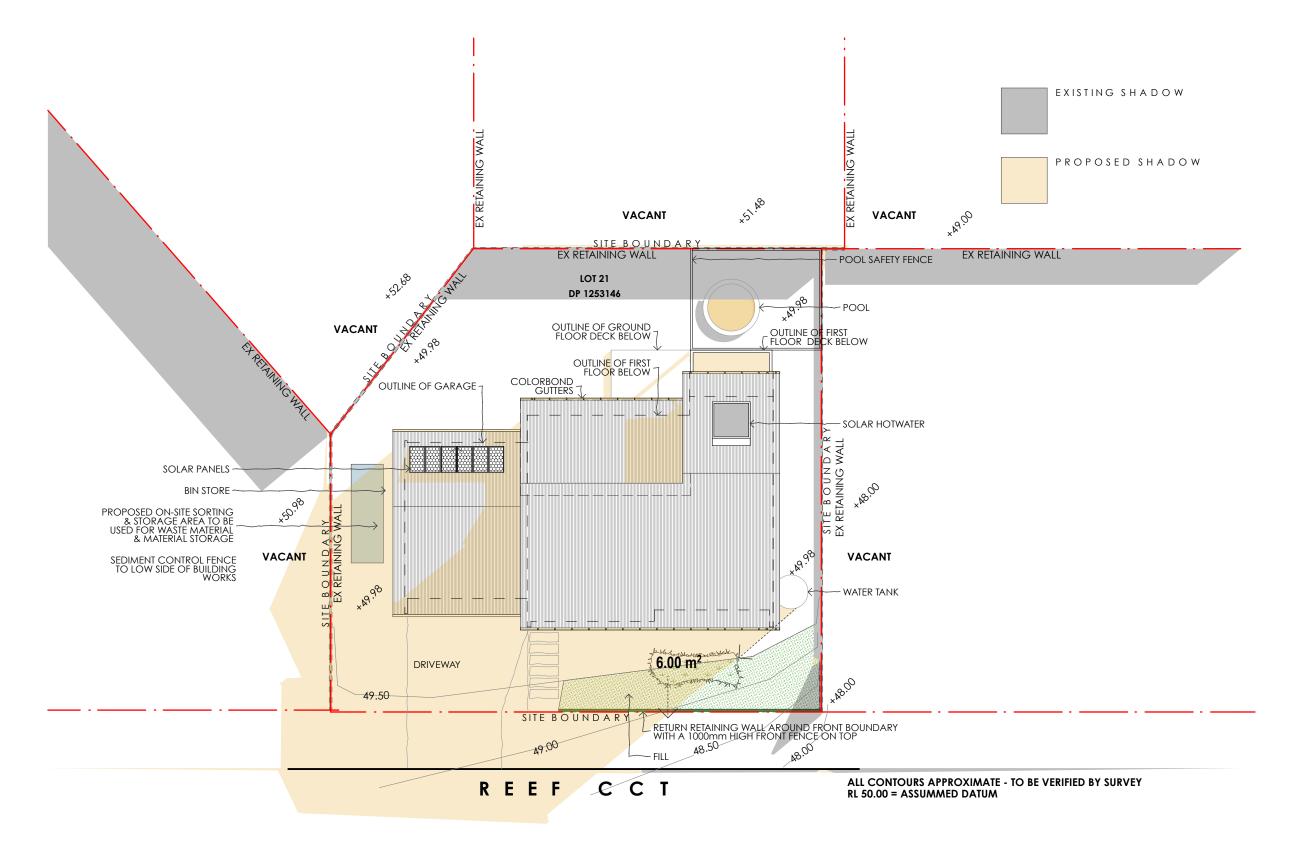
01 AUG 2019

DRAWING ISSUE

1/8/19

19584 **A1.6**

Ian Sercombe Architect P/L - arb 7089 abn: 68 077 364 866



SHADOWS- 21ST JUN 09:00

Notes
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Figured dimensions to be used rather than scaling.

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relevant Australian Standards.

CAD Ref: 19584Thomas-V22.pln LEGEND

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Ian Sercombe Architect P/L - arb 7089 abn:68 077 364 866

SAM + JESS HOUSE

2 REEF CCT BLUEYS BEACH NSW 2428 LOT:21 DP:1253146 **NEW DWELLING**

DEVELOPMENT APPLICATION

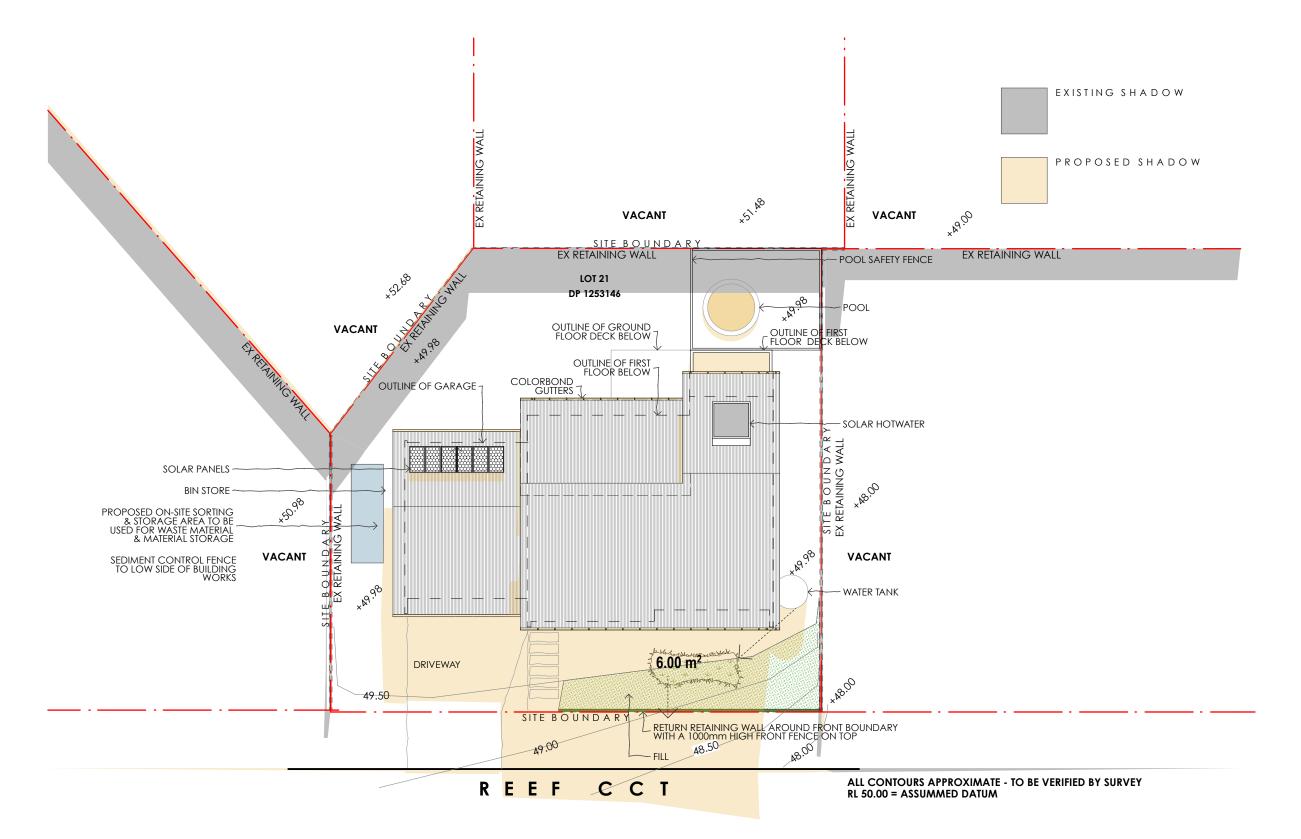
CLIENT
SAM + JESS THOMAS
BOOMERANG DRIVE
BOOMERANG BEACH NSW 2428

SHADOW DIAGRAM 09:00

REVISION
DEVELOPMENT APPLICATION

01 AUG 2019

SCALE@A3 1:200



SHADOWS- 21ST JUN 12:00

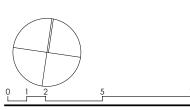
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CAD Ref: 19584Thomas-V22.pln LEGEND



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lan Sercombe Architect P/L - arb 7089 abn:68 077 364 866

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DEVELOPMENT APPLICATION

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BOOMERANG DRIVE
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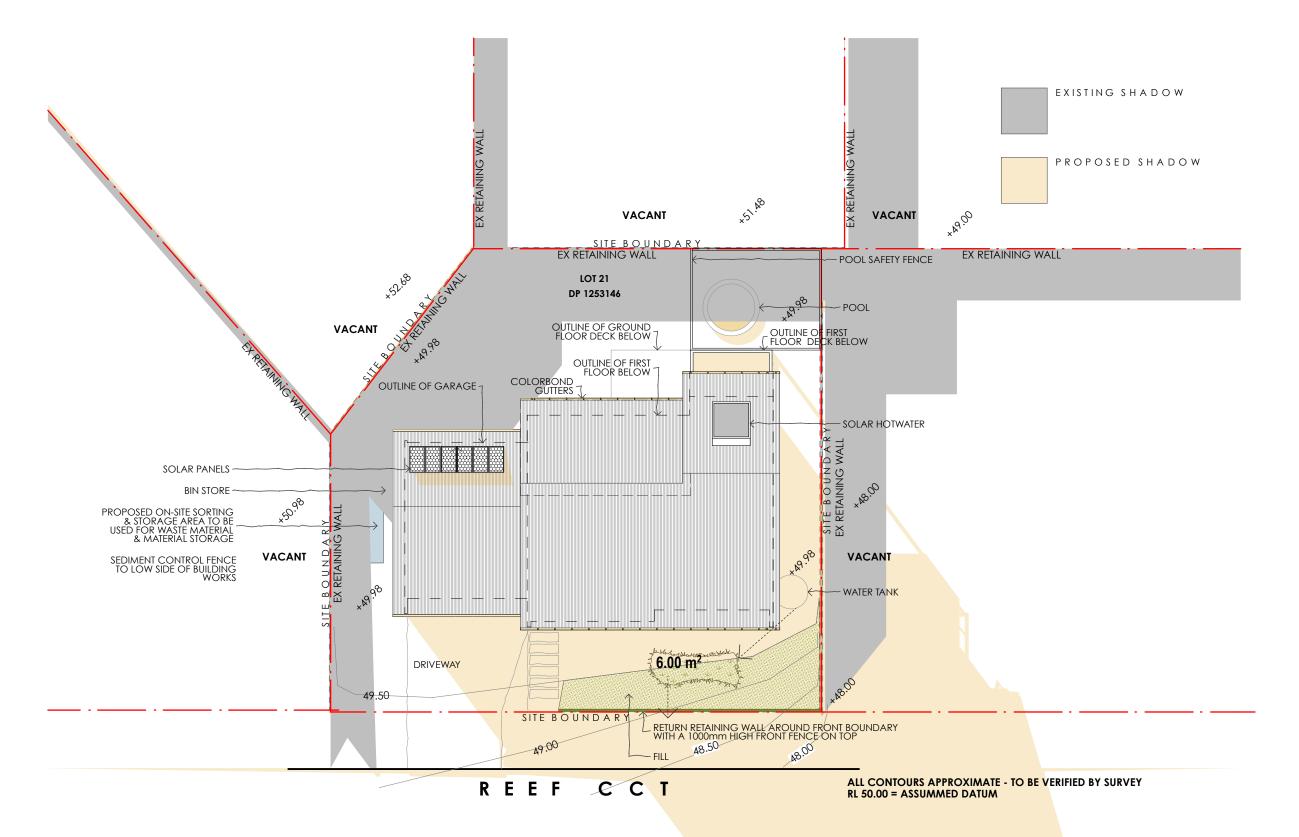
SHADOW DIAGRAM 12:00

REVISION
DEVELOPMENT APPLICATION

01 AUG 2019

SCALE@A3 PROJECT NO. DRAWING NO. DRAWING ISSUE 19584 **A1.8** 1:200

1/8/19



SHADOWS- 21ST JUN 15:00

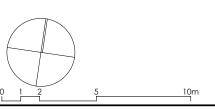
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CAD Ref: 19584Thomas-V22.pln LEGEND



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SAM + JESS HOUSE

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DEVELOPMENT APPLICATION

CLIENT
SAM + JESS THOMAS
BOOMERANG DRIVE
BOOMERANG BEACH NSW 2428

SHADOW DIAGRAM 15:00

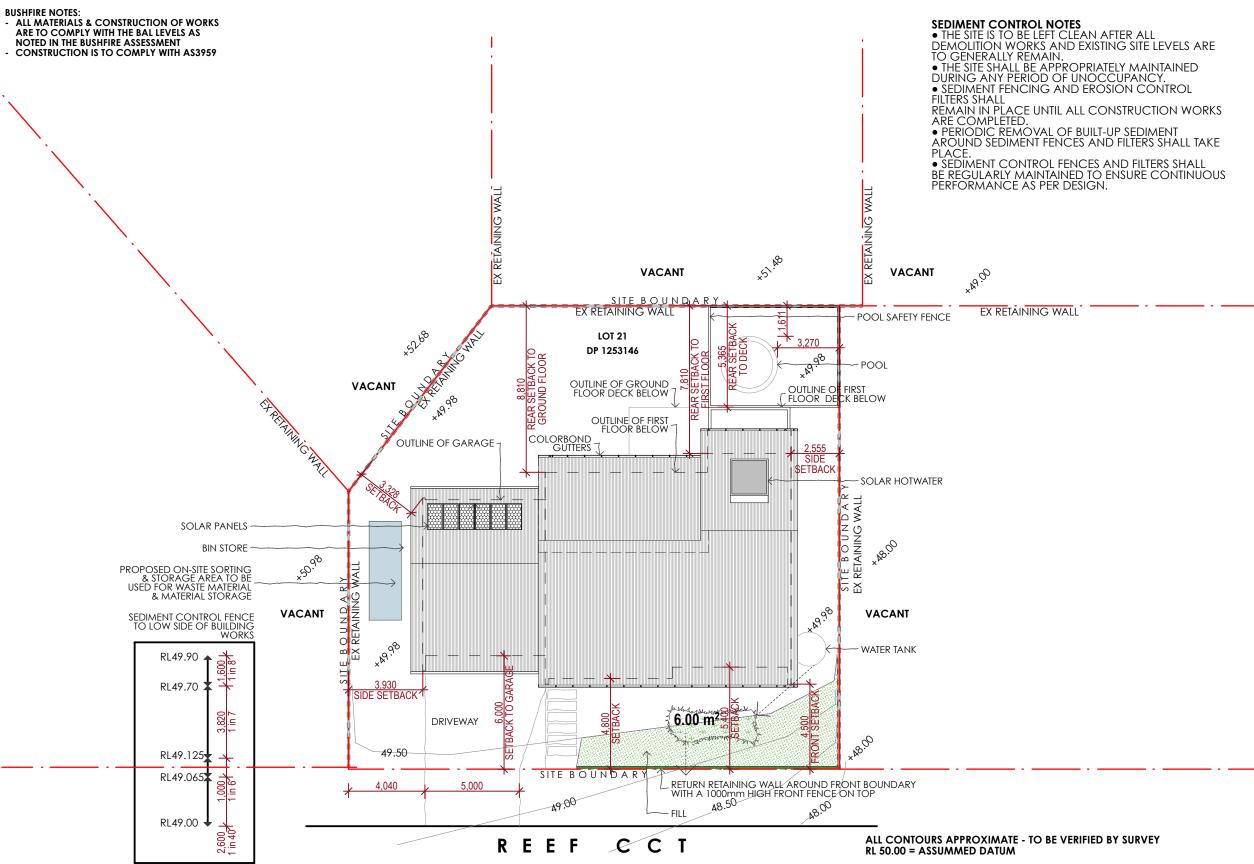
REVISION
DEVELOPMENT APPLICATION

01 AUG 2019

1/8/19

PROJECT NO. DRAWING NO. DRAWING ISSUE SCALE@A3 1:200

19584 **A1.9**



SITE / ROOF PLAN

DRIVEWAY GRADIENT

NOTES
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CAD Ref: 19584Thomas-V22.pln DRAWN BY: BB

Termite control must be in accordance with A\$3660.1. It's the owner's responsibility to conduct regular inspections and maintenance in accordance with the system used.

Manufactured timber trusses and timber structure, bracing and tie down shall be constructed to A\$1684 and comply with the BCA.

An automatic fire alarm system shall be installed in accordance with Part 3.7.3 of the BCA.

Balustrades to be 1000 high with no gap greater than 125mm and to comply with the BCA parts 3.9.2.

WC doors are to slide, open outwards or be fitted with lift off hinges.

Sediment and erosion controls are to be carried out in accordance with Council's requirements.

Wet areas shall be waterproofed in accordance with Part 3.8.1 of the BCA and AS3740.

Glazing shall comply with Part 3.6 and Part 3.12 of the BCA and AS1288.

Shall be custom orb Colorbond with a medium reflective colour.

Weatherboard lining, and FC lining on stud framing. Walls-

Glazing-

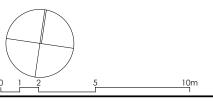
Glazed windows and doors as per window schedule and BASIX. Bedroom windows are to have restricted openings where necessary to comply with the BCA - fall prevention requirements

Concrete slab with compliant lining over. Floor-

Minimum 100mm clearance around slab edge. Termite barriers to penetrations. Termite-

Structure- Refer to structural engineers documents.

Insulation- All new external walls R2.0 All new roof / ceiling R3.5 Internal walls R1.5



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CLIENT
SAM + JESS THOMAS
BOOMERANG DRIVE
BOOMERANG BEACH NSW 2428

SITE PLAN

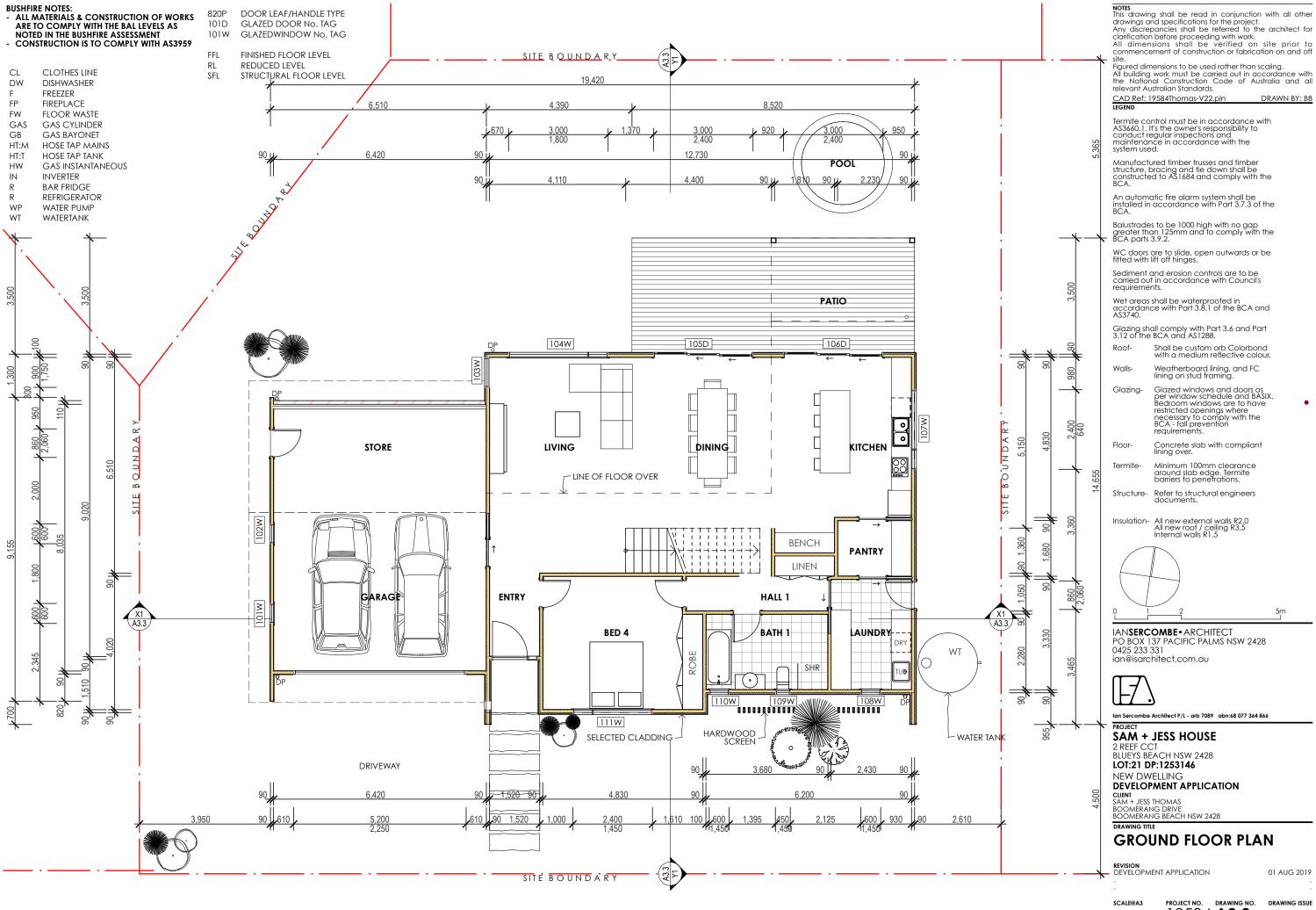
REVISION
DEVELOPMENT APPLICATION

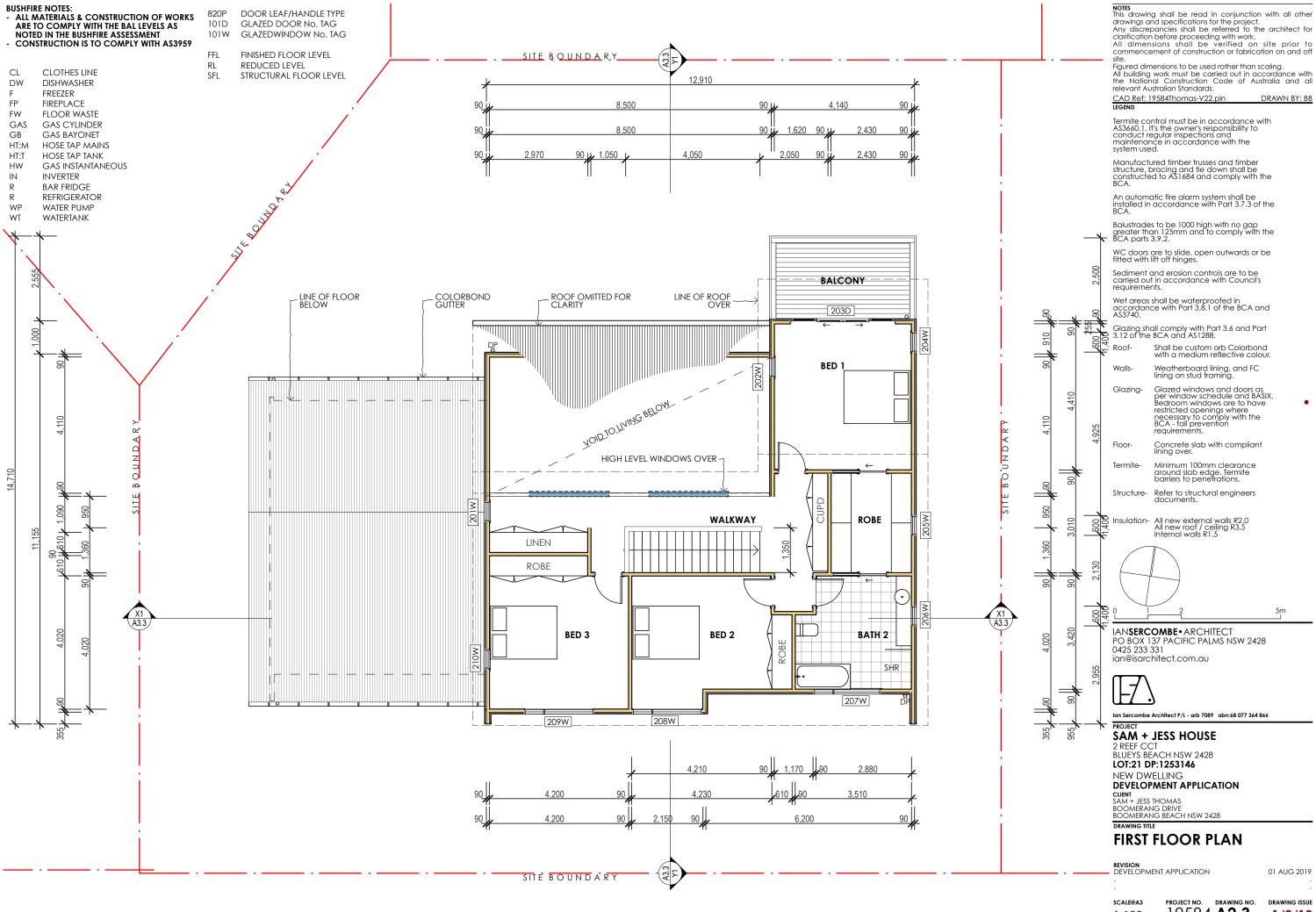
01 AUG 2019

1/8/19

SCALE@A3 PROJECT NO. DRAWING NO. DRAWING ISSUE 1:200

19584 **A2.1**





19584 **A2.3** 1/8/19

BUSHFIRE NOTES:

- ALL MATERIALS & CONSTRUCTION OF WORKS
 ARE TO COMPLY WITH THE BAL LEVELS AS NOTED IN THE BUSHFIRE ASSESSMENT
- CONSTRUCTION IS TO COMPLY WITH AS3959



NOTES
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CAD Ref: 19584Thomas-V22.pln DOOR LEAF/HANDLE TYPE GLAZED DOOR No. TAG 101D 101W GLAZEDWINDOW No. TAG

FINISHED FLOOR LEVEL FFL RLREDUCED LEVEL

STRUCTURAL FLOOR LEVEL

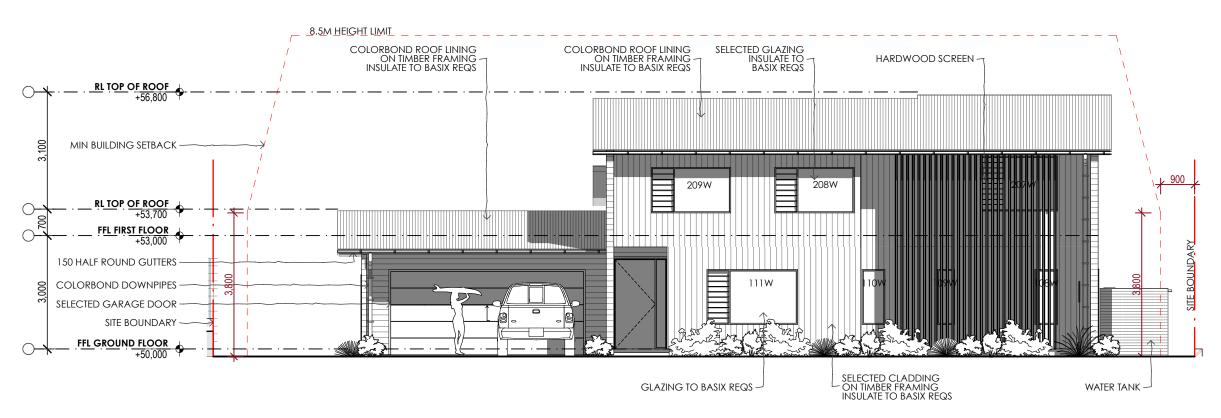
CLCLOTHES LINE DW **DISHWASHER** FREEZER FIREPLACE

FW FLOOR WASTE GAS GAS CYLINDER GB GAS BAYONET HT:M HOSE TAP MAINS HOSE TAP TANK

GAS INSTANTANEOUS IN INVERTER **BAR FRIDGE** REFRIGERATOR

WP WATER PUMP WATERTANK

ALL CONTOURS APPROXIMATE - TO BE VERIFIED BY SURVEY RL 50.00 = ASSUMMED DATUM



SOUTH ELEVATION

NORTH ELEVATION

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SAM + JESS HOUSE

2 REEF CCT BLUEYS BEACH NSW 2428 LOT:21 DP:1253146 **NEW DWELLING DEVELOPMENT APPLICATION**

CLIENT
SAM + JESS THOMAS
BOOMERANG DRIVE
BOOMERANG BEACH NSW 2428

ELEVATIONS

REVISION
DEVELOPMENT APPLICATION

01 AUG 2019

SCALE@A3 PROJECT NO. DRAWING NO. DRAWING ISSUE 1:100

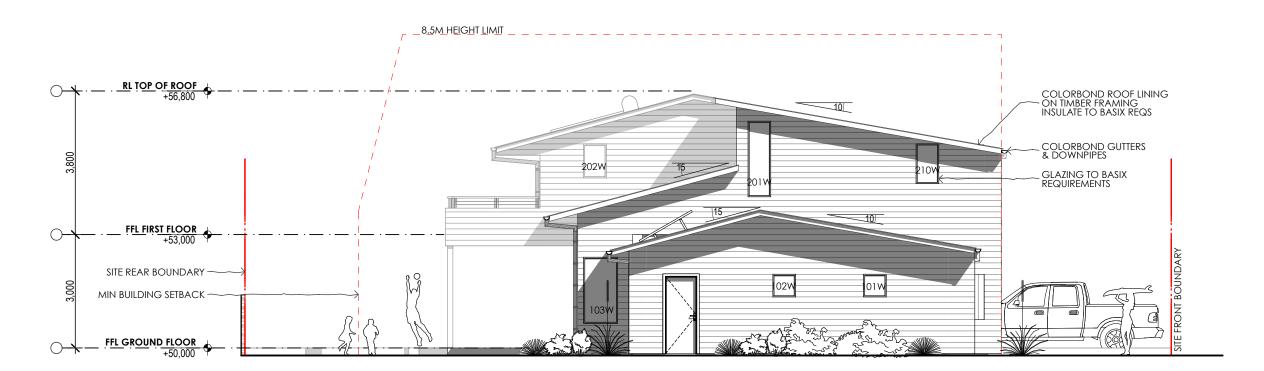
1/8/19

19584 **A3.1**

- BUSHFIRE NOTES:
 ALL MATERIALS & CONSTRUCTION OF WORKS ARE TO COMPLY WITH THE BAL LEVELS AS NOTED IN THE BUSHFIRE ASSESSMENT
 - CONSTRUCTION IS TO COMPLY WITH AS3959

8.5M HEIGHT LIMIT CAD Ref: 19584Thomas-V22.pln RL TOP OF ROOF DOOR LEAF/HANDLE TYPE COLORBOND ROOF LINING ON TIMBER FRAMING INSULATE TO BASIX REQS 101D FFL MIN. BUILDING SETBACK - MIN BUILDING SETBACK RL REDUCED LEVEL 150 HALF ROUND GUTTERS CL CLOTHES LINE INSULATE TO BASIX REQS DW DISHWASHER SELECTED BALUSTRADE TO NCC REQS FREEZER FP FIREPLACE FFL FIRST FLOOR +53,000 FLOOR WASTE FW . TIMBER FRAMED DECK TO ENG DETAILS GAS CYLINDER GAS GAS BAYONET GB HT:M HOSE TAP MAINS SITE FRONT BOUNDARY -HOSE TAP TANK GAS INSTANTANEOUS 107W INVERTER IN BAR FRIDGE REFRIGERATOR WATER TANK WATER PUMP WP FFL GROUND FLOOR WATERTANK +50,000

> ALL CONTOURS APPROXIMATE - TO BE VERIFIED BY SURVEY RL 50.00 = ASSUMMED DATUM



WEST ELEVATION

EAST ELEVATION

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GLAZED DOOR No. TAG 101W GLAZEDWINDOW No. TAG

FINISHED FLOOR LEVEL

STRUCTURAL FLOOR LEVEL

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DEVELOPMENT APPLICATION CLIENT
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ELEVATIONS

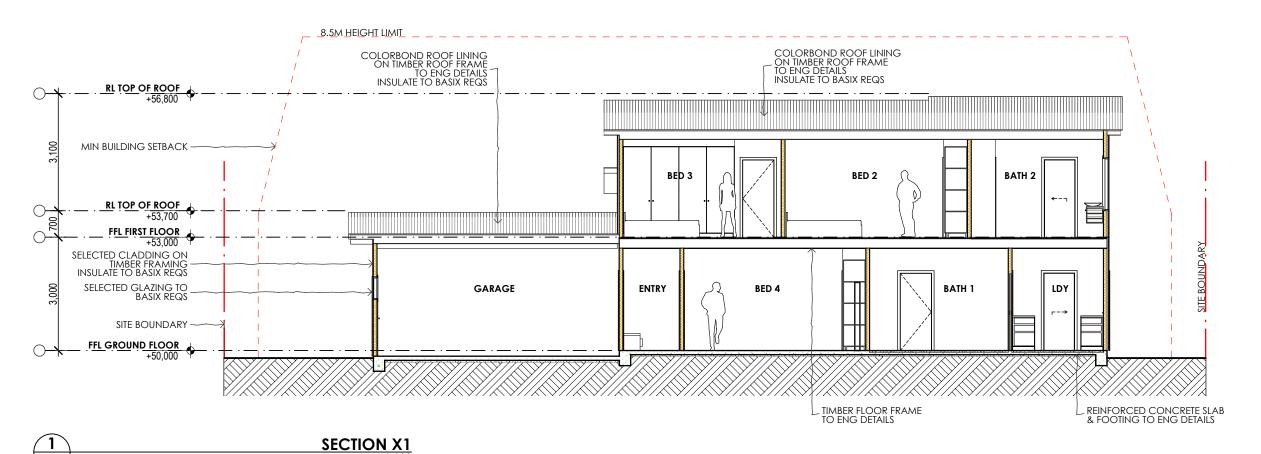
REVISION
DEVELOPMENT APPLICATION

01 AUG 2019

1/8/19

SCALE@A3 PROJECT NO. DRAWING NO. DRAWING ISSUE

19584 **A3.2**



8.5M HEIGHT LIMIT RL TOP OF ROOF COLORBOND ROOF LINING ON TIMBER FRAMING INSULATE TO BASIX REQS -WALKWAY BED 3 GLAZING TO BASIX REQS SELECTED CLADDING ON TIMBER FRAMING INSULATE TO BASIX REQS FFL FIRST FLOOR TIMBER FLOOR FRAME TO ENGINEERS DETAILS SITE REAR BOUNDARY LIVING BED 4 MIN BUILDING SETBACK FFL GROUND FLOOR +50,000

SECTION Y1

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TEGEND
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Glazing shall comply with Part 3.6 and Part 3.12 of the BCA and AS1288.

Shall be custom orb Colorbond with a medium reflective colour. Roof-

Walls-Weatherboard lining, and FC lining on stud framing.

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Glazed windows and doors as per window schedule and BASIX. Bedroom windows are to have restricted openings where necessary to comply with the BCA - fall prevention requirements.

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ALL CONTOURS APPROXIMATE - TO BE VERIFIED BY SURVEY

RL 50.00 = ASSUMMED DATUM

Ian Sercombe Architect P/L - arb 7089 abn:68 077 364 866

SAM + JESS HOUSE 2 REEF CCT BLUEYS BEACH NSW 2428

LOT:21 DP:1253146 **NEW DWELLING**

DEVELOPMENT APPLICATION CLIENT
SAM + JESS THOMAS
BOOMERANG DRIVE
BOOMERANG BEACH NSW 2428

DRAWING TITLE

SCALE@A3

1:100

SECTIONS

REVISION
DEVELOPMENT APPLICATION

01 AUG 2019

DRAWING ISSUE

1/8/19

DRAWING NO.

19584 **A3.3**