

DEVELOPMENT APPLICATION

SAM + JESS HOUSE

2 REEF CCT BLUEYS BEACH NSW 2428

LOT:21 DP:1253146

NO.	DRAWING - DA SET	SCALE	AREAS	
A1.1	COVER SHEET	1:200	AREA	SQM
A1.2	BASIX		SITE AREA	
A1.3	LANDSCAPE		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 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

This drawing shall be read in conjunction with all other drawings and specifications for the project.

Any discrepancies shall be referred to the architect for clarification before proceeding with work.

All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.

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 BY: BB



VIEW FROM SOUTHWEST

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



Ian 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

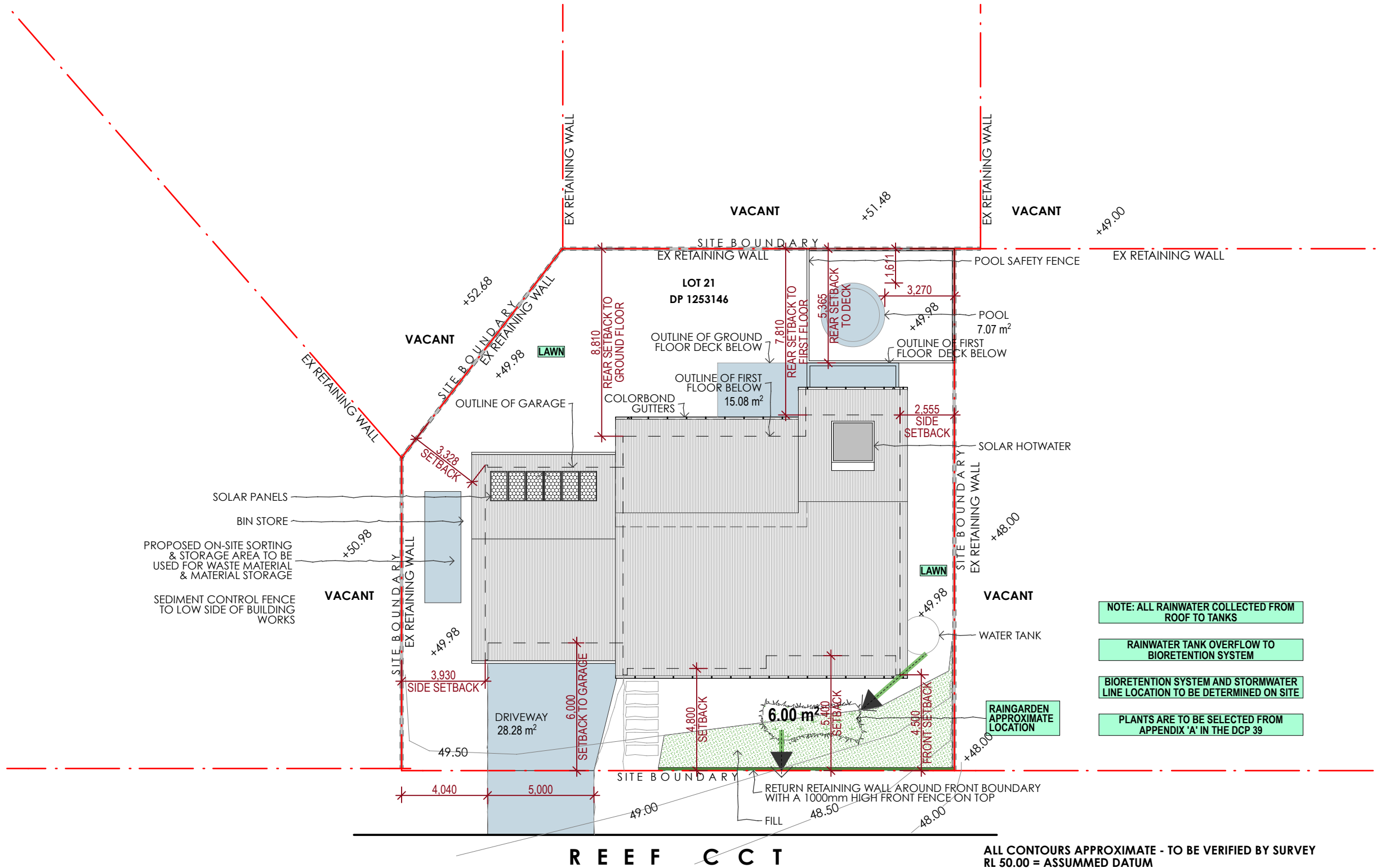
DRAWING TITLE

COVER SHEET

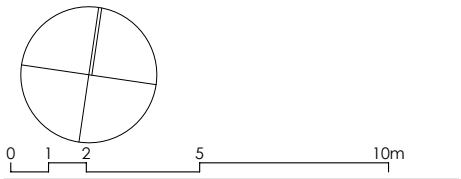
REVISION
DEVELOPMENT APPLICATION
01 AUG 2019

SCALE@A3 PROJECT NO. 19584 DRAWING NO. A1.1 DRAWING ISSUE 1/8/19

NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
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 BY: BB
LEGEND



NOTE: ALL RAINWATER COLLECTED FROM ROOF TO TANKS
RAINWATER TANK OVERFLOW TO BIORETENTION SYSTEM
BIORETENTION SYSTEM AND STORMWATER LINE LOCATION TO BE DETERMINED ON SITE
PLANTS ARE TO BE SELECTED FROM APPENDIX 'A' IN THE DCP 39



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



Ian 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

DRAWING TITLE

LANDSCAPE

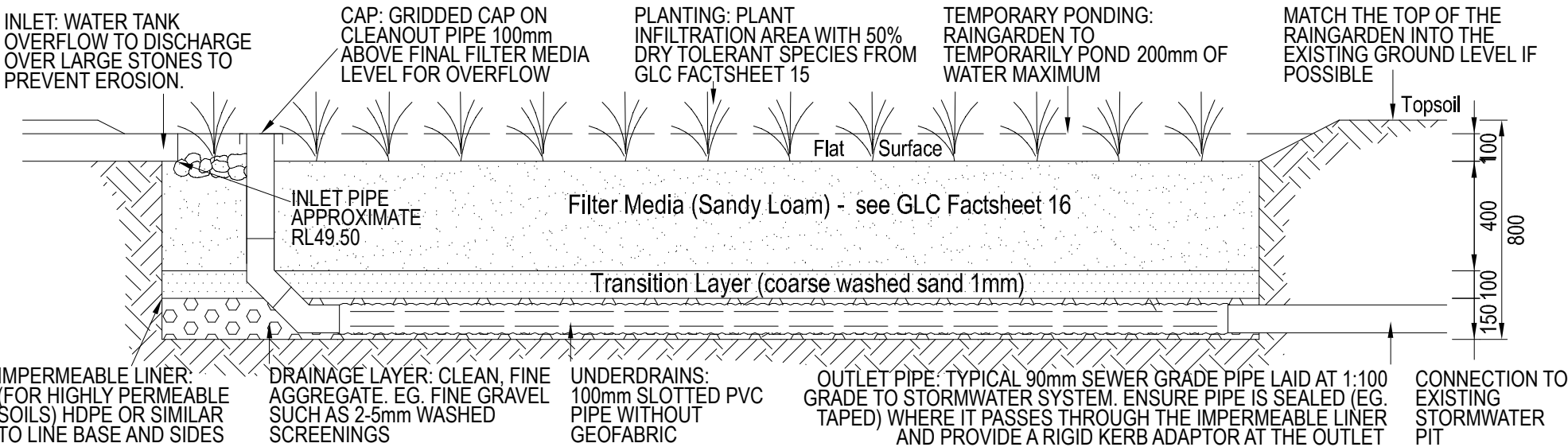
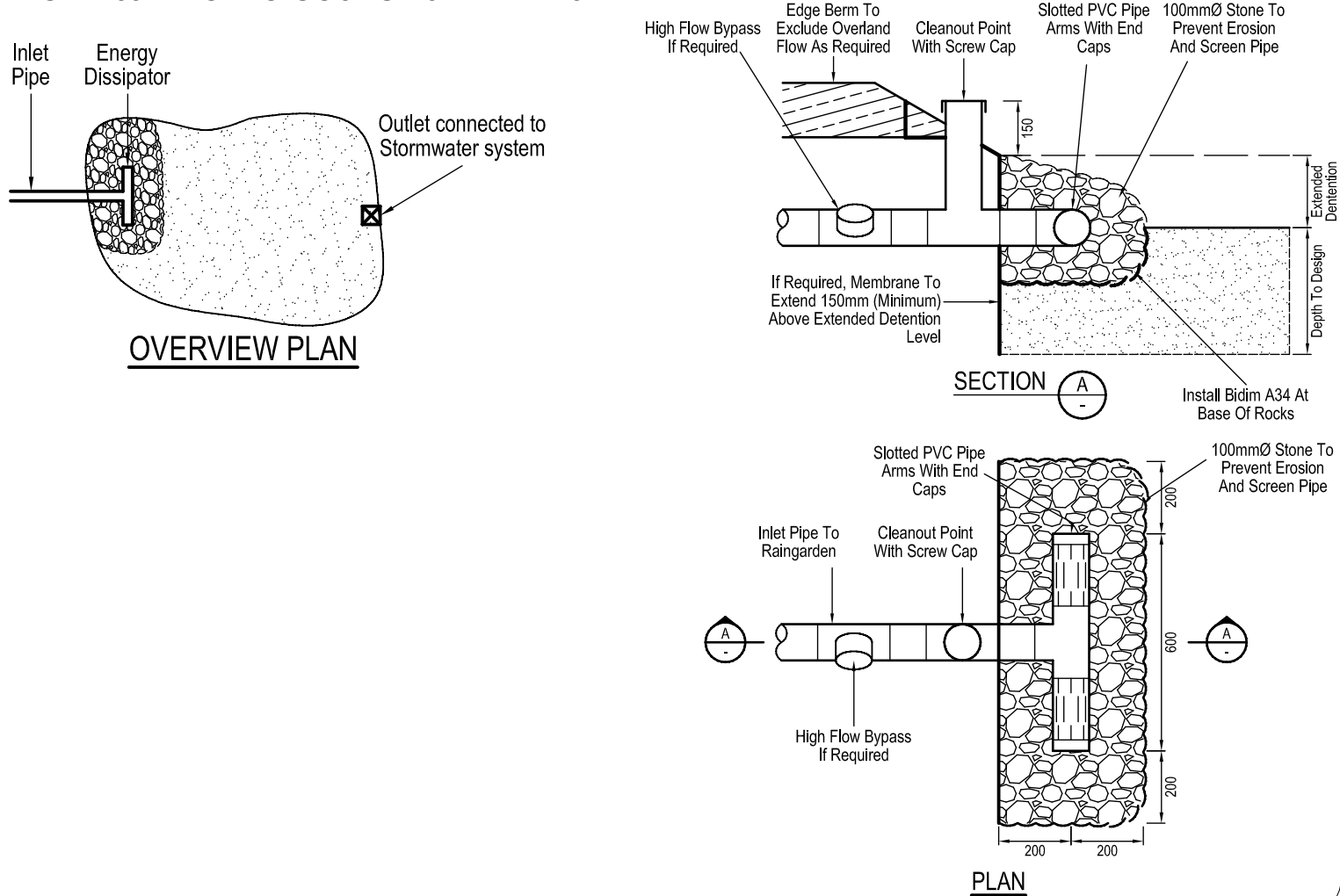
REVISION
DEVELOPMENT APPLICATION
01 AUG 2019

SCALE@A3
1:200
PROJECT NO.
19584
DRAWING NO.
A1.3
DRAWING ISSUE
1/8/19

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

NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
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 BY: BB

ENERGY DISSIPATOR TO COUNCIL STANDARDS



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



Ian Sercombe Architect P/L - arb 7089 abn:68 077 344 866

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

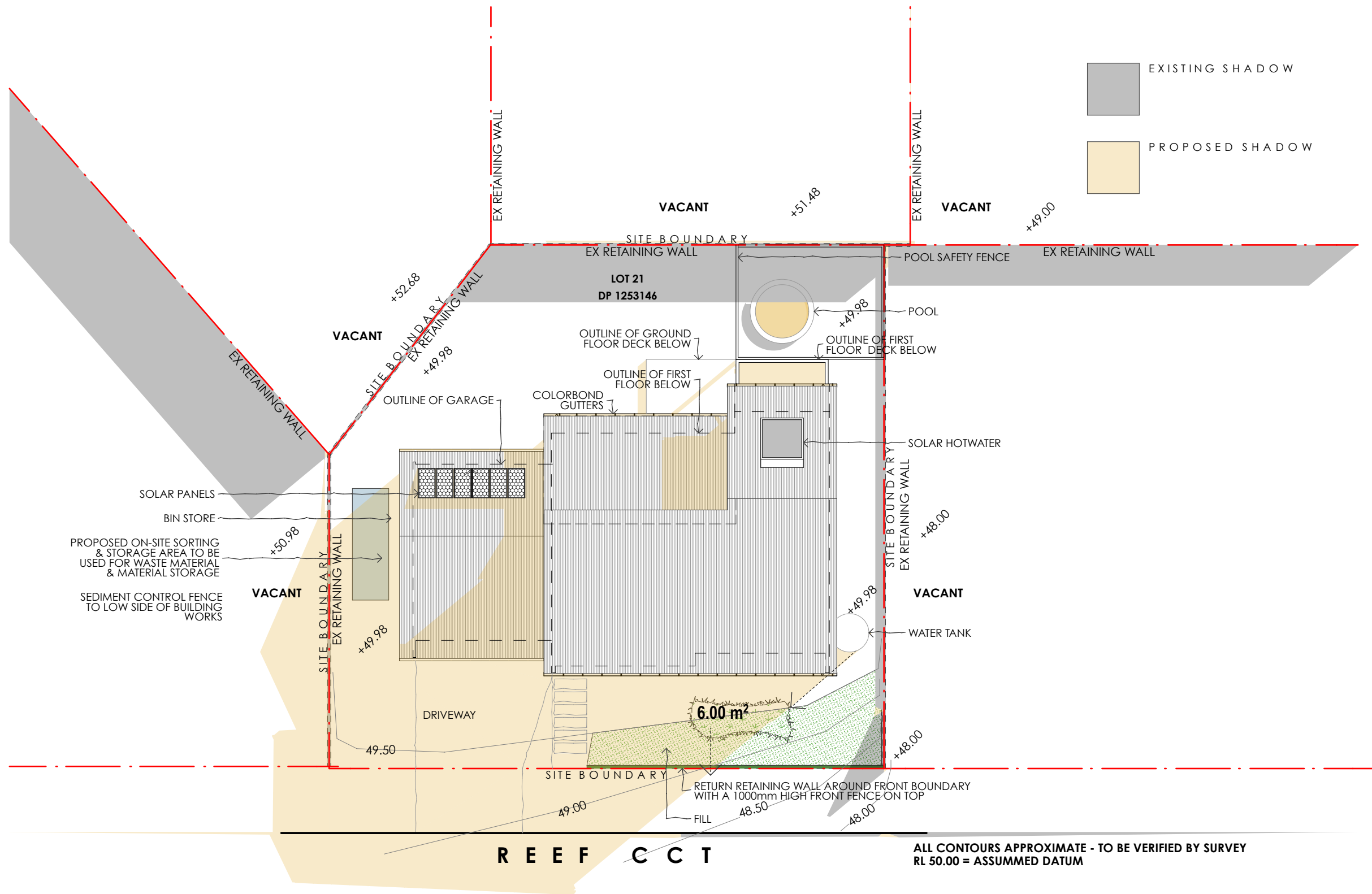
DRAWING TITLE
LANDSCAPE

REVISION
DEVELOPMENT APPLICATION 01 AUG 2019

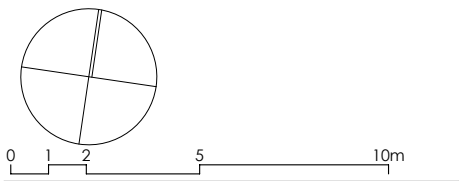
SCALE@A3 PROJECT NO. DRAWING NO. DRAWING ISSUE
19584 A1.4 1/8/19

TYPICAL BIORETENTION SYSTEM SECTION - CLAY SOILS NOT TO SCALE

CONTENTS	
1.0	INTRODUCTION
2.0	STATUTORY REQUIREMENTS
3.0	OWNER'S OBLIGATIONS
4.0	PLANS, PERMITS AND APPLICATION FEES
5.0	EXCAVATIONS
6.0	FOUNDATIONS AND FOOTINGS
7.0	RETAINING WALLS
8.0	EFFLUENT DISPOSAL/DRAINAGE
9.0	TIMBER FRAMING
10.0	STEEL FRAMING
11.0	ROOF LINING
12.0	MASONRY
13.0	WALL LINING
14.0	JOINERY
15.0	SERVICES
16.0	TILING
17.0	PAINTING
18.0	CLEANING
1.0	INTRODUCTION
1.1	General
	This Specification forms part of the <i>Contract</i> documents referred to in the building <i>Contract</i> and details the works to be executed and the materials to be used in carrying out those works at the site.
	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 <i>Contract</i> .
	Any works not fully detailed shall, where appropriate, be sufficiently performed if carried out in accordance with the <i>National Construction Code (NCC) Series</i> , the relevant manufacturer's instructions or <i>Engineer's Instructions</i> .
1.2	Preliminary Use
	This Specification forms part of the <i>Contract</i> 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 <i>Builder</i> must at all times maintain a legible copy of the plans, documents and this Specification bearing the approval of the relevant <i>Local Authority</i> .
	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 '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:
	<ul style="list-style-type: none">"<i>NCC Series</i>" includes <i>NCC Series</i> Volume 2, "Building Code of Australia Class 1 and Class 10 Buildings also known as the 'Housing Provisions', <i>NCC Series</i> Volume 3 Plumbing Code of Australia is also included."<i>Engineer's Instruction</i>" 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 "<i>Local Authority</i>" is mentioned it shall mean the local council, or other governing authority or private certifier with statutory responsibility for the compliance of the work performed.Where referred to in this Specification, "<i>Regulations</i>" shall mean the building <i>Regulations</i> and Codes (including the <i>NCC</i>, as amended) statutorily enforceable at the time application is made for a construction certificate or other permits, consents or approvals relating to the Contract. Documentation refers to the Architectural plans, schedules and reports and the plans and 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.
	Do 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	Adjacent Premises
	Ensure that the work is carried out without damage to and with a minimum of nuisance or 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
	<ul style="list-style-type: none">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, e t c . , and messing and sanitary accommodation and for cutting away, building in and protecting finished work and making good.
2.0	STATUTORY REQUIREMENTS
2.1	The Building Works
	The building works shall be constructed in accordance with:
	<ul style="list-style-type: none">the <i>Regulations</i> and in particular the Performance Requirements referred to in the <i>NCC</i>, Housing Provisions, Volume 2;any conditions imposed by the relevant development consent or complying development certificate; andcommitments outlined in the BASIX Certificate.the Architectural plans, schedules and reports and the plans and reports provided by specialist consultants.
2.2	Compliance with Requirements of Authorities
	The <i>Builder</i> is to comply with the requirements of all legally constituted authorities having jurisdiction over building works and the provisions of the <i>Home Building Act</i> .
2.3	Electricity
	Where there is no existing building, the <i>Builder</i> 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 <i>Owner</i> .
2.4	Sanitary Accommodation
	Prior to the commencement of the building works, unless toilet facilities exist on the site, the <i>Builder</i> shall provide temporary toilet accommodation for the use of site personnel. Where the <i>Local Authority</i> requires the temporary toilet to be connected to the sewer mains, the cost of this work shall be borne by the <i>Owner</i> . On completion the <i>Builder</i> shall remove the convenience.
3.0	OWNER'S OBLIGATIONS
3.1	Engineer's Instructions
	If the <i>Contract</i> indicates, the <i>Owner</i> , at their expense, shall provide the <i>Builder</i> with engineer's reports and specifications (including wind and soil classifications) for the foundation or footing requirements.
	In these circumstances, if the <i>Builder</i> instructs any party to provide such reports, the <i>Builder</i> does so only as agent for the <i>Owner</i> .
3.2	Water Supply
	Where there is no existing building on the site, the <i>Owner</i> , 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 <i>Owner</i> and <i>Builder</i> regarding items such as rainwater tanks, septic systems and the like.
3.3	Sanitation
	Unless otherwise specified the <i>Owner</i> shall supply sewerage connection and pay the standard sewer connection fee to the sewerage supply authority.
4.0	PLANS, PERMITS AND APPLICATION FEES
4.1	Permits and Fees
	Subject to a contrary requirement under the <i>Contract</i> , the <i>Builder</i> shall lodge all necessary application notices, plans and details with the <i>Local Authority</i> for the approval prior to commencement of construction.
4.2	Mines Subsidence
	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.
4.3	Setting Out
	The <i>Builder</i> shall accurately set out the building works in accordance with the site plan and within the boundaries of the site.
5.0	EXCAVATIONS
5.1	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 <i>Engineer's Instructions</i> or the <i>NCC</i> requirements.
6.0	FOUNDATIONS AND FOOTINGS
6.1	Underfloor Fill
	Underfloor fill shall be in accordance with the <i>NCC</i> .
6.2	Termite Risk Management
	Termite treatment shall be carried out in accordance with the <i>NCC</i> .
6.3	Vapour Barrier
	The vapour barrier installed under slab-on-ground construction shall be installed in accordance with the <i>NCC</i> .
6.4	Reinforcement
	Reinforcement shall conform and be placed in accordance with the <i>Engineer's Instructions</i> and the <i>NCC</i> .
	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 <i>NCC</i> . Pre-mixed concrete shall be manufactured in accordance with the <i>NCC</i> with delivery dockets kept on site or available for inspection by the engineer, the client or the <i>Local Authority</i> .
	Concrete shall be placed and compacted in accordance with good building practice and the <i>NCC</i> .
6.6	Curing
	All concrete slabs shall be cured in accordance with the <i>NCC</i> .
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 <i>Local Authority</i> .
	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 <i>Engineer's Instructions</i> .
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 bottom wall plate.
6.10	Sub-Floor Ventilation
	All sub floor spaces to suspended ground floors shall be provided with adequate ventilation in accordance with the <i>NCC</i> .
6.11	Sub-Floor Access
	Where required, access to suspended sub floor areas shall be located as indicated on the plan.
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 system.
	The whole of the work is to be performed in accordance with the <i>NCC</i> and requirements of the sewerage authority concerned.
8.2	Septic System
	The Builder will provide and install a septic system where applicable to the requirements of the <i>Local Authority</i> and in accordance with the manufacturer's instructions.
8.3	Storm Water Drainage
	Stormwater drainage shall be carried out in accordance with the <i>NCC</i> .
	The Builder will allow for the supplying and laying of stormwater drains as shown on the site plan.



NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
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
LEGEND
DRAWN BY: BB



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



Ian Sercombe Architect P/L - arb 7089 abn:68 077 344 866

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

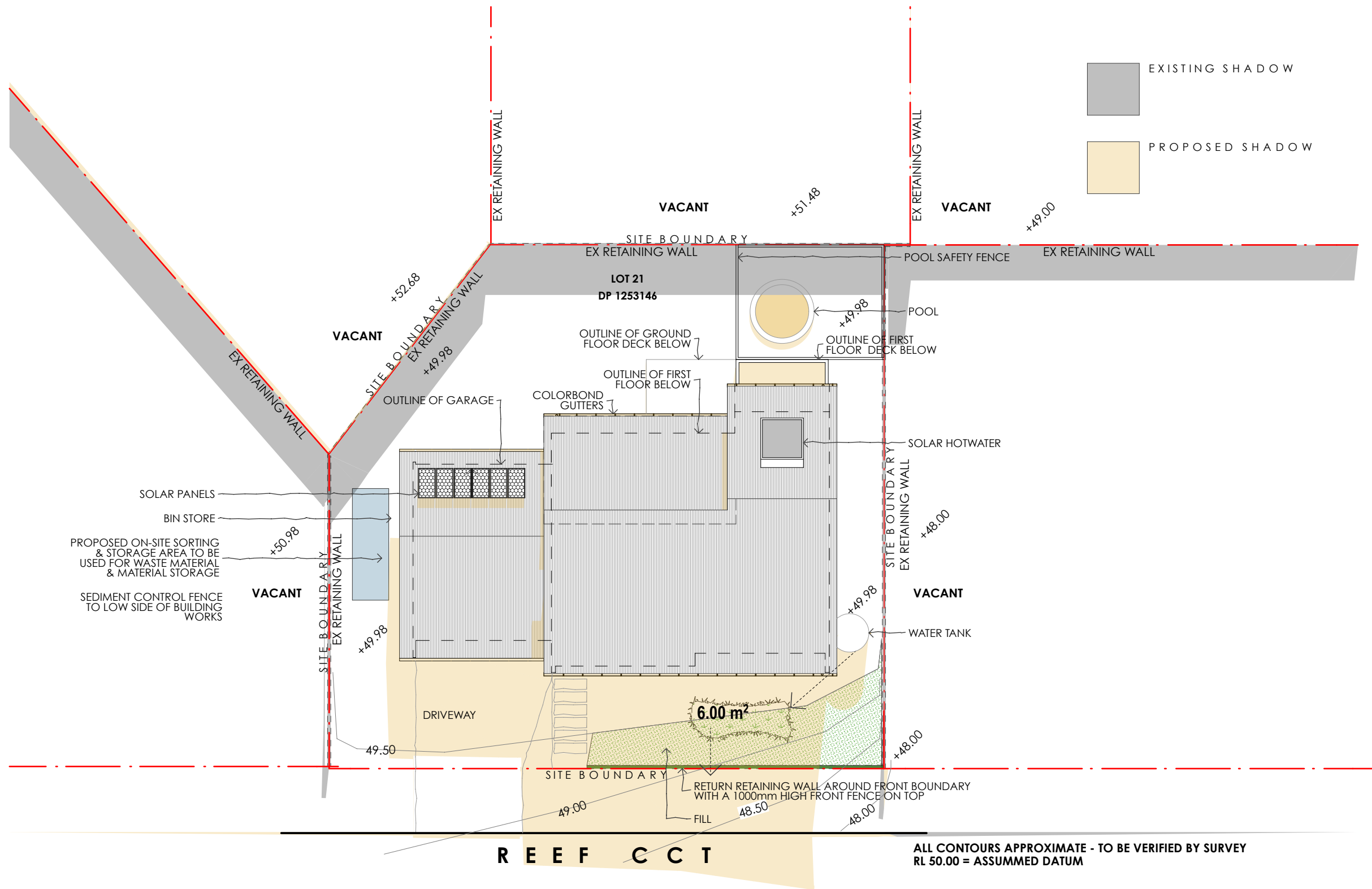
DRAWING TITLE

SHADOW DIAGRAM 09:00

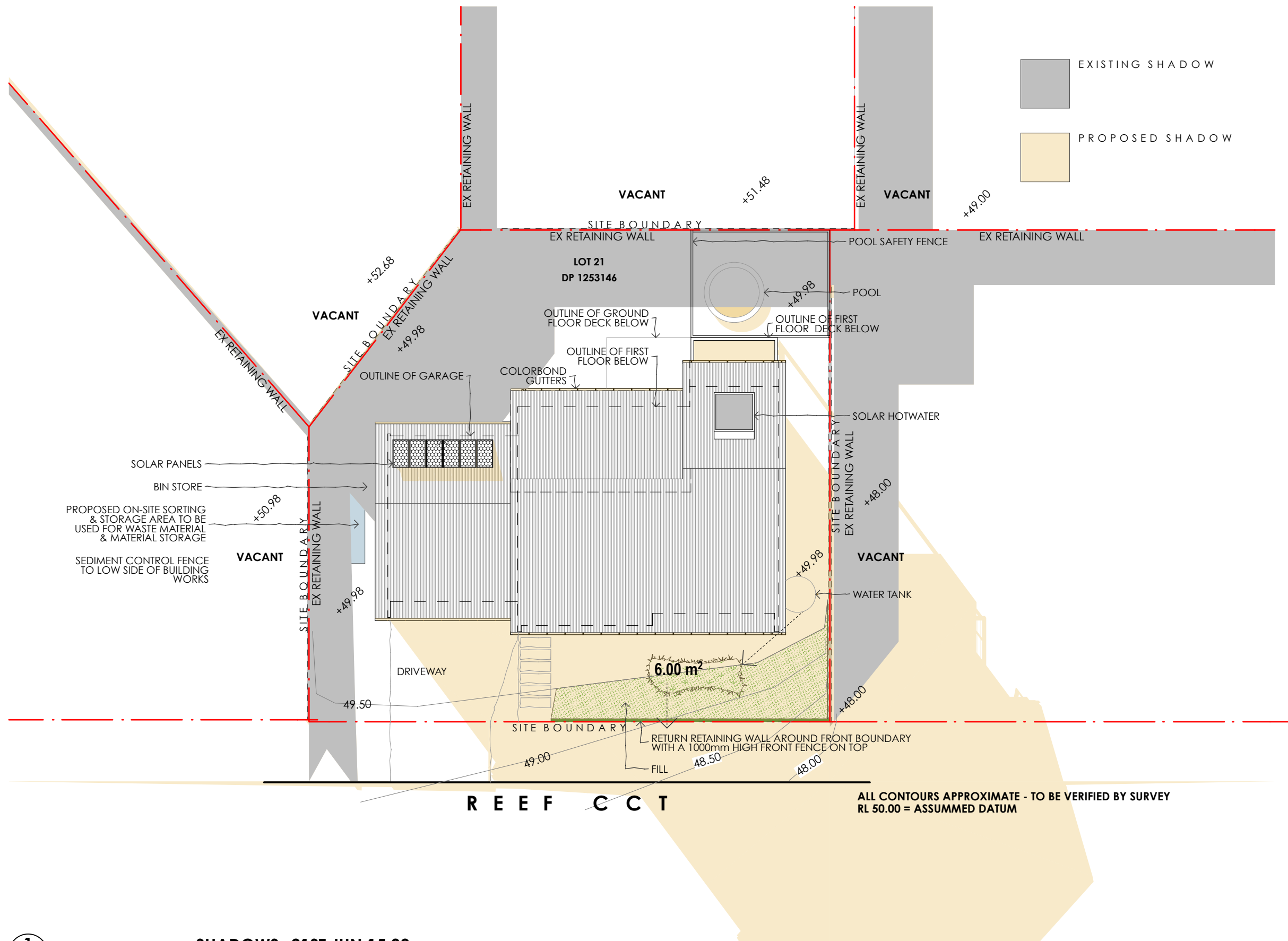
REVISION
DEVELOPMENT APPLICATION
01 AUG 2019

SCALE@A3 1:200
PROJECT NO. 19584
DRAWING NO. A1.7
DRAWING ISSUE 1/8/19

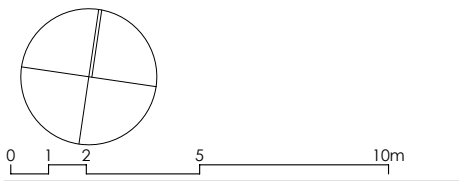
1
SHADOWS- 21ST JUN 09:00
1:200



1
-
SHADOWS- 21ST JUN 12:00
1:200



NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
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
LEGEND
DRAWN BY: BB



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



Ian Sercombe Architect P/L - arb 7089 abn:68 077 344 866

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

DRAWING TITLE

SHADOW DIAGRAM 15:00

REVISION
DEVELOPMENT APPLICATION
01 AUG 2019

SCALE@A3
1:200
PROJECT NO.
19584
DRAWING NO.
A1.9
DRAWING ISSUE
1/8/19

1
-
SHADOWS- 21ST JUN 15:00
1:200

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

SEDIMENT CONTROL NOTES
• THE SITE IS TO BE LEFT CLEAN AFTER ALL
DEMOLITION WORKS AND EXISTING SITE LEVELS ARE
TO GENERALLY REMAIN.
• THE SITE SHALL BE APPROPRIATELY MAINTAINED
DURING ANY PERIOD OF UNOCCUPANCY.
• SEDIMENT FENCING AND EROSION CONTROL
FILTERS SHALL
REMAIN IN PLACE UNTIL ALL CONSTRUCTION WORKS
ARE COMPLETED.
• PERIODIC REMOVAL OF BUILT-UP SEDIMENT
AROUND SEDIMENT FENCES AND FILTERS SHALL TAKE
PLACE.
• SEDIMENT CONTROL FENCES AND FILTERS SHALL
BE REGULARLY MAINTAINED TO ENSURE CONTINUOUS
PERFORMANCE AS PER DESIGN.

NOTES
This drawing shall be read in conjunction with all other
drawings and specifications for the project.
Any discrepancies shall be referred to the architect for
clarification before proceeding with work.
All dimensions shall be verified on site prior to
commencement of construction or fabrication on and off
site.
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 BY: BB
LEGEND

Termite control must be in accordance with
AS3660.1. 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 AS1684 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.

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

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

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.

Floor- Concrete slab with compliant
lining over.

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

Structure- Refer to structural engineers
documents.

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

0 1 2 5 10m

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



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

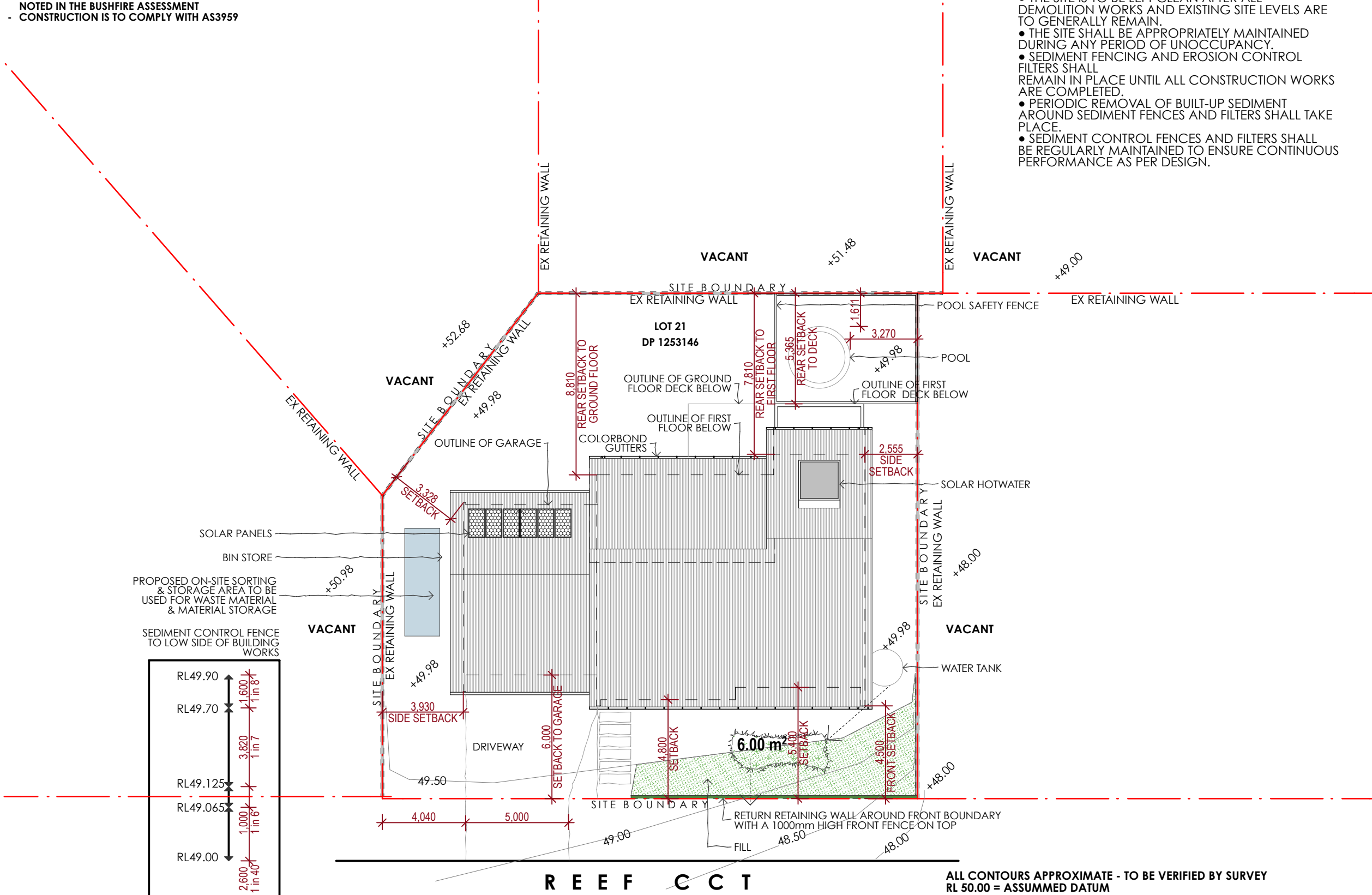
PROJECT
SAM + JESS HOUSE
2 REEF CCT
BLUEYS BEACH NSW 2428
LOT:21 DP:1253146
NEW DWELLING
DEVELOPMENT APPLICATION
CLIENT
SAM + JESS THOMAS
BOOMERANG DRIVE
BOOMERANG BEACH NSW 2428

DRAWING TITLE

SITE PLAN

REVISION
DEVELOPMENT APPLICATION 01 AUG 2019
.

SCALE@A3 **PROJECT NO.** **DRAWING NO.** **DRAWING ISSUE**
1:200 19584 **A2.1** **1/8/19**



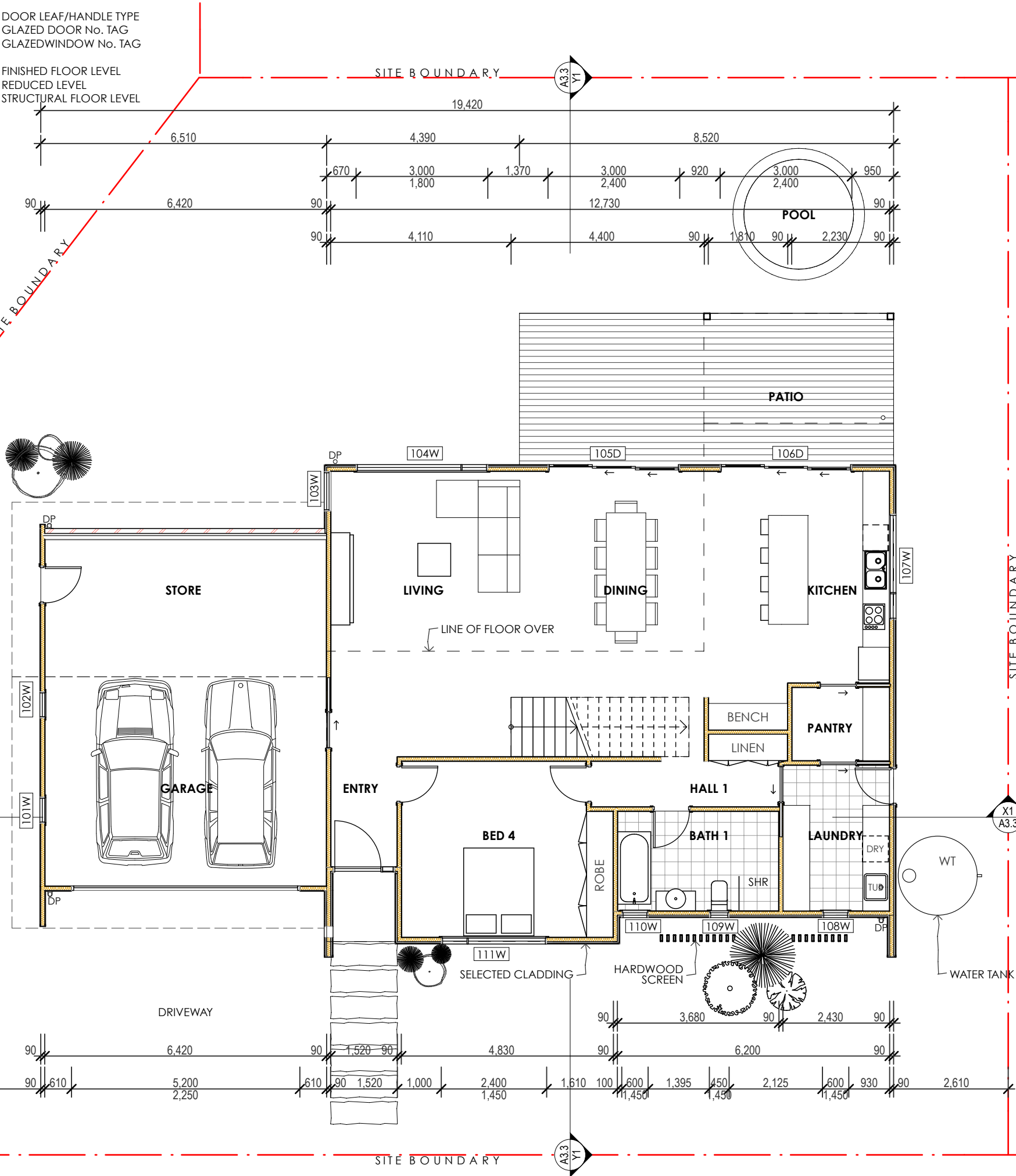
SITE / ROOF PLAN
1:200

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

CL CLOTHES LINE
DW DISHWASHER
F FREEZER
FP FIREPLACE
FW FLOOR WASTE
GAS GAS CYLINDER
GB GAS BAYONET
HT:M HOSE TAP MAINS
HT:T HOSE TAP TANK
HW GAS INSTANTANEOUS
IN INVERTER
R BAR FRIDGE
R REFRIGERATOR
WP WATER PUMP
WT WATERTANK

820P DOOR LEAF/HANDLE TYPE
101D GLAZED DOOR No. TAG
101W GLAZED WINDOW No. TAG

FFL FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SFL STRUCTURAL FLOOR LEVEL



NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
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 BY: BB
LEGEND

Termite control must be in accordance with AS3660.1. 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 AS1684 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.

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

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

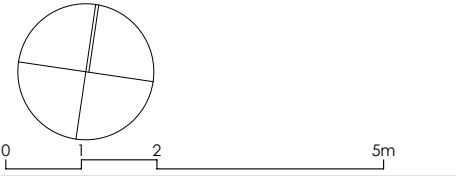
Glazing- Glazed windows and doors as per window schedule and BASIX. Bedroom windows are to have restricted openings where necessary to comply with the BCA - fall prevention requirements.

Floor- Concrete slab with compliant lining over.

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

Structure- Refer to structural engineers documents.

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



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



Ian 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

DRAWING TITLE
GROUND FLOOR PLAN

REVISION
DEVELOPMENT APPLICATION 01 AUG 2019

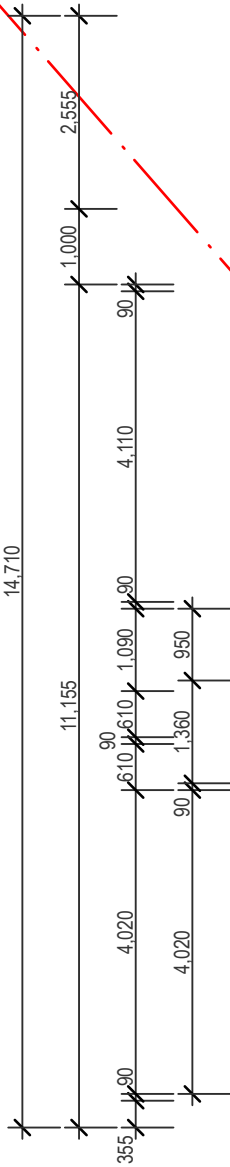
SCALE@A3 PROJECT NO. DRAWING NO. DRAWING ISSUE
1:100 19584 **A2.2** 1/8/19

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

CL CLOTHES LINE
DW DISHWASHER
F FREEZER
FP FIREPLACE
FW FLOOR WASTE
GAS GAS CYLINDER
GB GAS BAYONET
HT:M HOSE TAP MAINS
HT:T HOSE TAP TANK
HW GAS INSTANTANEOUS
IN INVERTER
R BAR FRIDGE
R REFRIGERATOR
WP WATER PUMP
WT WATERTANK

820P DOOR LEAF/HANDLE TYPE
101D GLAZED DOOR No. TAG
101W GLAZED WINDOW No. TAG

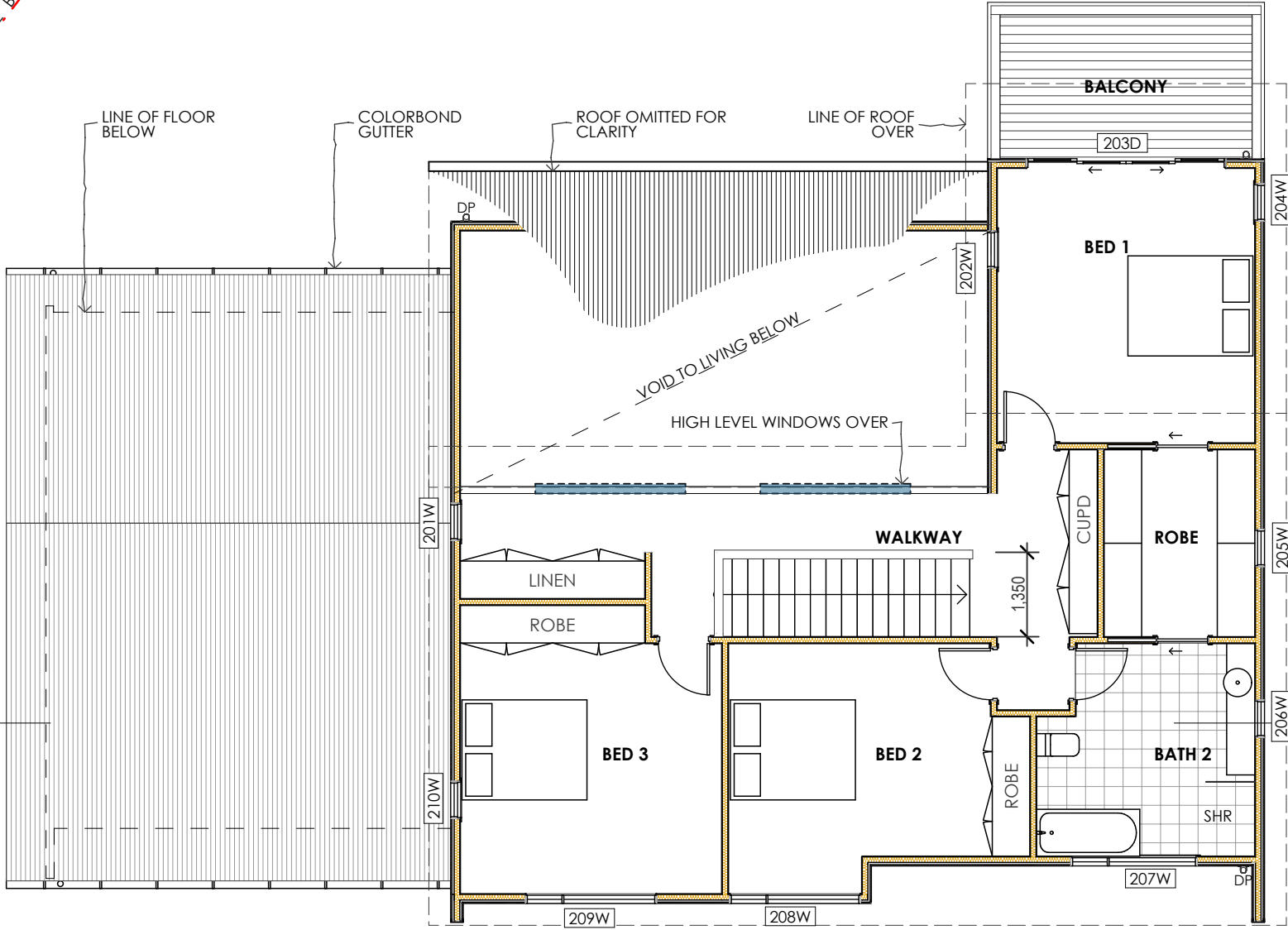
FFL FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SFL STRUCTURAL FLOOR LEVEL

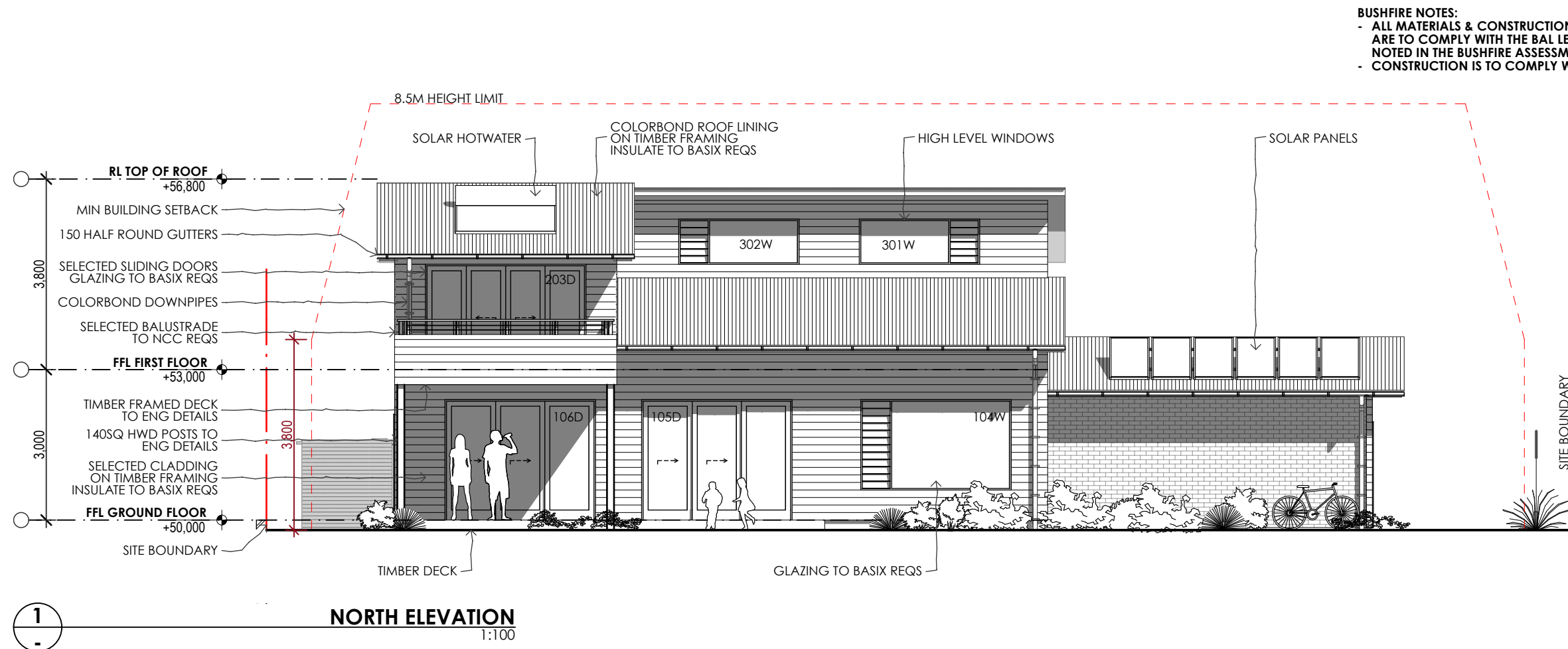


SITE BOUNDARY

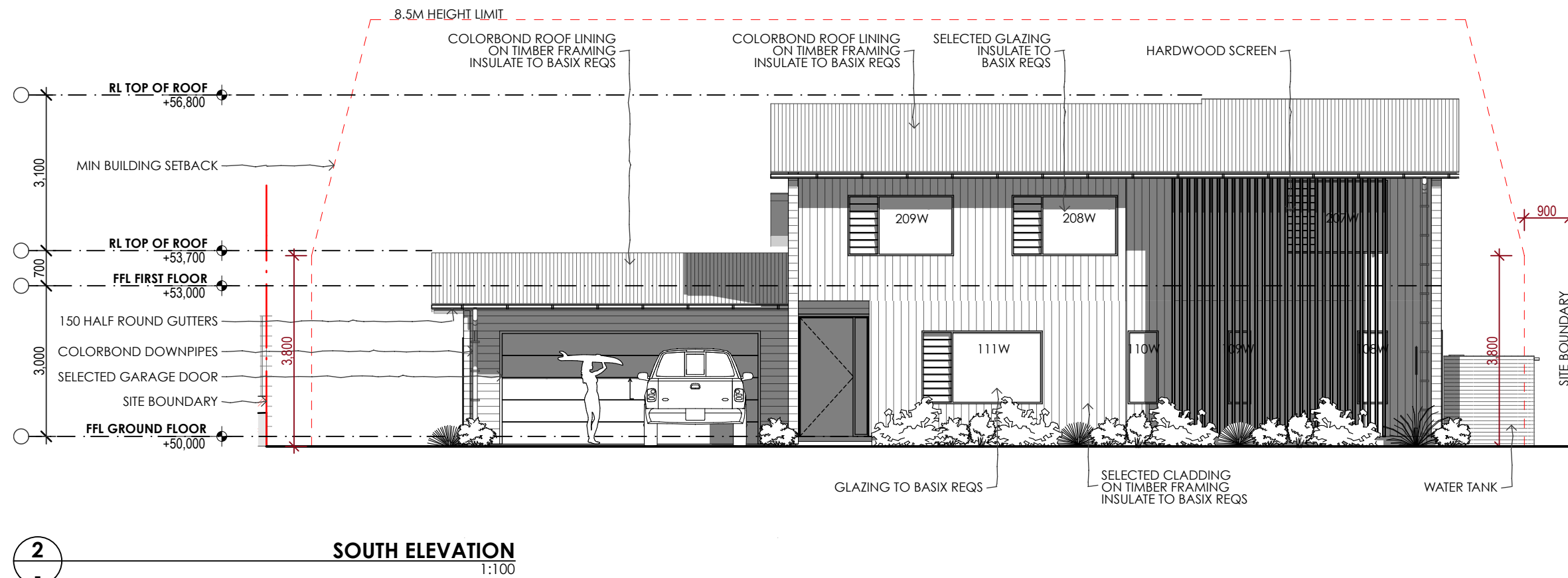
X1
A3.3

SITE BOUNDARY





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



NOTES

This drawing shall be read in conjunction with all other drawings and specifications for the project.

Any discrepancies shall be referred to the architect for clarification before proceeding with work.

All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.

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 BY: BB

LEGEND

820P	DOOR LEAF/HANDLE TYPE
101D	GLAZED DOOR No. TAG
101W	GLAZED WINDOW No. TAG
FFL	FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
SFL	STRUCTURAL FLOOR LEVEL
CL	CLOTHES LINE
DW	DISHWASHER
F	FREEZER
FP	FIREPLACE
FW	FLOOR WASTE
GAS	GAS CYLINDER
GB	GAS BAYONET
HT:M	HOSE TAP MAINS
HT:T	HOSE TAP TANK
HW	GAS INSTANTANEOUS
IN	INVERTER
R	BAR FRIDGE
R	REFRIGERATOR
WP	WATER PUMP
WT	WATERTANK

0 1 2 5m

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



Ian 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

DRAWING TITLE

ELEVATIONS

REVISION
DEVELOPMENT APPLICATION 01 AUG 2019

SCALE@A3 1:100 **PROJECT NO.** 19584 **DRAWING NO.** A3.1 **DRAWING ISSUE** 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

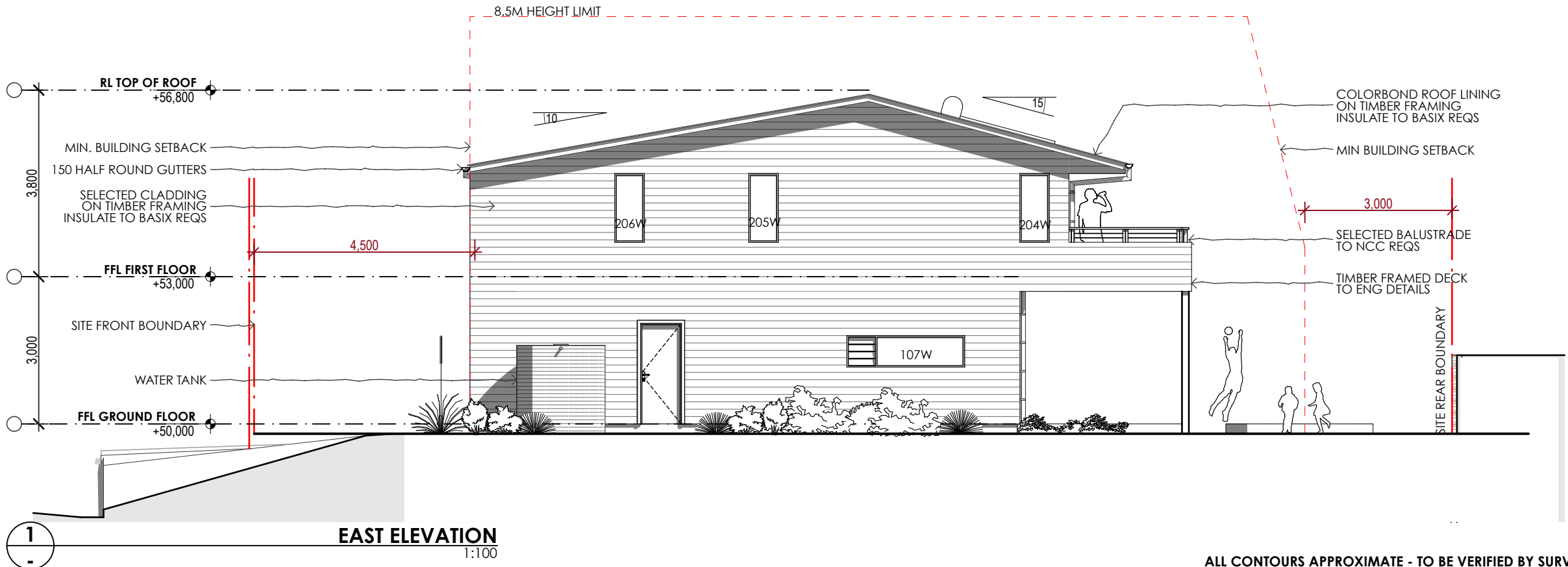
NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
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 BY: BB

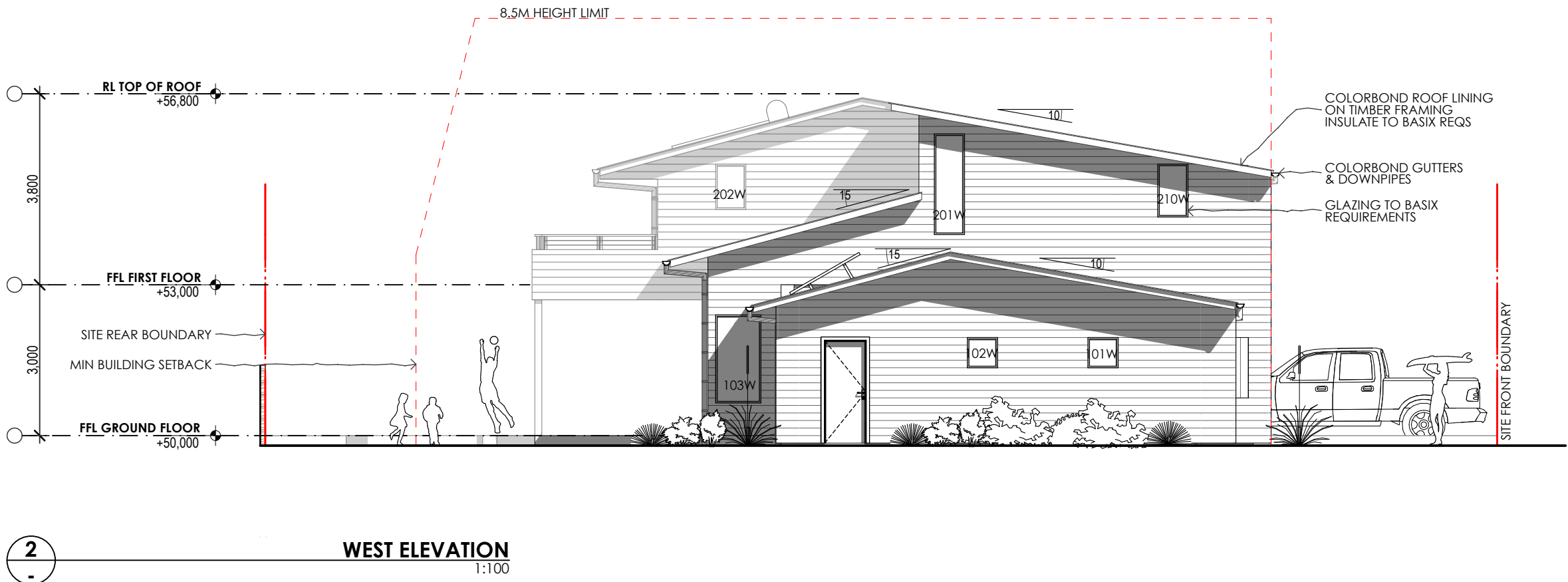
LEGEND
820P DOOR LEAF/HANDLE TYPE
101D GLAZED DOOR No. TAG
101W GLAZED WINDOW No. TAG

FFL FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SFL STRUCTURAL FLOOR LEVEL

CL CLOTHES LINE
DW DISHWASHER
F FREEZER
FP FIREPLACE
FW FLOOR WASTE
GAS GAS CYLINDER
GB GAS BAYONET
HT:M HOSE TAP MAINS
HT:T HOSE TAP TANK
HW GAS INSTANTANEOUS
IN INVERTER
R BAR FRIDGE
R REFRIGERATOR
WP WATER PUMP
WT WATERTANK



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



0 1 2 5m
IAN SERCOMBE • ARCHITECT
PO BOX 137 PACIFIC PALMS NSW 2428
0425 233 331
ian@isarchitect.com.au



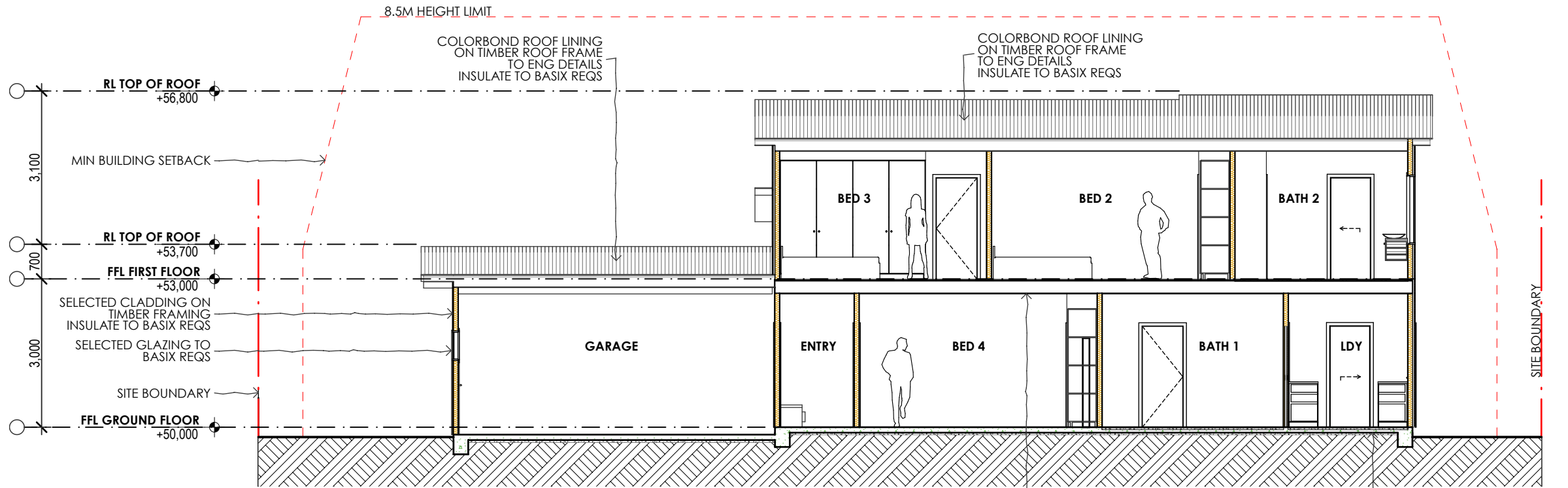
Ian Sercombe Architect P/L - arb 7089 abn:68 077 344 866

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

DRAWING TITLE
ELEVATIONS

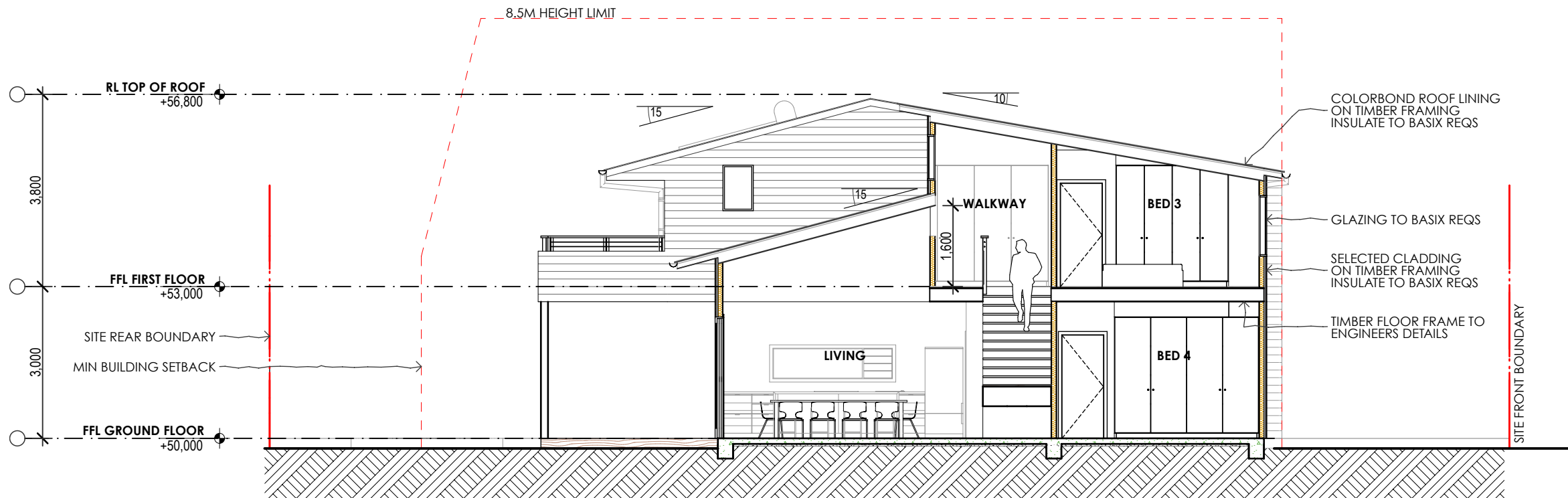
REVISION
DEVELOPMENT APPLICATION 01 AUG 2019

SCALE@A3 PROJECT NO. DRAWING NO. DRAWING ISSUE
1:100 19584 A3.2 1/8/19



1 SECTION X1
1:100

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



2 SECTION Y1
1:100

NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
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 BY: BB

LEGEND
Termite control must be in accordance with AS3660.1. 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 AS1684 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.

- Roof- Shall be custom orb Colorbond with a medium reflective colour.
- Walls- Weatherboard lining, and FC lining on stud framing.
- 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.
- Floor- Concrete slab with compliant lining over.
- Termite- Minimum 100mm clearance around slab edge. Termite barriers to penetrations.
- Structure- Refer to structural engineers documents.
- Insulation- All new external walls R2.0
All new roof / ceiling R3.5
Internal walls R1.5



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



Ian Sercombe Architect P/L - arb 7089 abn:68 077 344 866

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

DRAWING TITLE

SECTIONS

REVISION	01 AUG 2019
DEVELOPMENT APPLICATION	
.	
.	

SCALE@A3 PROJECT NO. DRAWING NO. DRAWING ISSUE
1:100 19584 A3.3 1/8/19