

PROPOSED NEW DWELLING

465 Beauchamp St Maroubra NSW 2035

DRAWING No	DRAWING NAME	SCALE
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LANDSCAPE

15% Required Landscape: 46.45 m²
 Front Landscape: 23.19 m²
 50% Required at Rear Landscape: 36.83 m²
 Rear Landscape: 41.12 m²
 Total Landscape: 64.31 m²

GROSS FLOOR AREA (GFA)

ALLOWABLE GFA : 235M2
 GF : 122.39 m²
 FF : 90.38 m²
 TOTAL PROPOSED : 212.77 m²

SITE AREA : 309.7 m²

ALLOWABLE HEIGHT : 8.5m

ALLOWABLE FSR : 0.75:1
 PROPOSED FSR : 0.687:1

PROPOSAL DESCRIPTION

DEMOLITION OF EX STRUCTURES AND
 BUILDING OF A NEW HOUSE WITH 4
 BEDROOMS, 3 BATHROOMS, 1 GARAGE



CDC SET

COMPLYING DEVELOPMENT ONLY - NOT FOR CONSTRUCTION



General Notes

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PROJECT: PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING: COVERPAGE

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023
CD 000

Building Specification

Property address: **465 BEAUCHAMP STREET, MAROUBRA NSW**

The building works included in the subject application will comply with the relevant deemed-to-satisfy provisions of the Building Code of Australia 2014 (Volume 2- Housing Provisions) and relevant standards of construction.

Particular reference is made to the following BCA provisions and Australian Standards, which form part of the application and will be complied with: -

Demolition: -

- AS 2601(1991) - The demolition of structures

Site Preparation: -

- Earthworks - To be carried out in accordance with the requirements of the Environmental Planning & Assessment Act 1979, conditions of development consent and the relevant requirements of Part 3.1.1 of the BCA (Volume 2)
- Stormwater drainage - Part 3.1.2 of the BCA (Volume 2); and
- AS/NZS 3500 (2018) Part 3 - Stormwater drainage
- AS/NZS 3500 (2018) Part 5 – Domestic installations – Section 5 – stormwater drainage
- Termite protection - Part 3.1.3 of the BCA (Volume 2); and
- AS 3660.1(2014) - Protection of buildings from subterranean termites

Footings and Slabs: -

- Footings and slabs - Part 3.2 of the BCA (Volume 2); and
- AS 2870 (2011) - Residential slabs and footings
- AS 3600 (2018) - Concrete structures
- AS 2159 (2009) - Piling – Design and installation
- Site classification Part 3.2.4 of the BCA (Volume 2)

Masonry: -

- Masonry construction - Part 3.3 of the BCA (Volume 2) and AS 3700 (2018) - Masonry Code
- Lintels in masonry - Part 3.3.3.4 of the BCA (volume 2)

Framing: -

- Sub-floor ventilation - Part 3.4.1 of the BCA (Volume 2)
- Steel framing - Part 3.4.2 of the BCA (Volume 2)
- Acceptable construction practice (Part 3.4.2.1 of the BCA) and / or
- AS 4100 (1998) - Steel structures
- Timber wall, floor and roof framing - Part 3.4 of the BCA (Volume 2); and
- AS 1684 (2010) – Residential timber - frame construction
- Structural steel members - Part 3.4.4 of the BCA (Volume 2)

Roof and wall cladding: -

- Roof tiling - Parts 3.5.1.1 & 3.5.1.2 of the BCA (Volume 2) and AS 2049 (2002) - Roof tiles
- Metal roof sheeting - Parts 3.5.1.1 & 3.5.1.3 of the BCA (Volume 2)
- Gutters and downpipes - Part 3.5.2 of BCA (Volume 2); and
- AS/NZS 3500 (2018) Part 3 – Stormwater drainage
- AS/NZS 3500 (2018) Part 5 – Domestic installation
- Wall cladding - Part 3.5.3 of the BCA (Volume 2)

Glazing: -

- Glazing - Part 3.6 of the BCA (Volume 2)
- AS 1288 (2006) Glass in buildings
- AS 2047 (2014) Windows in buildings

Fire safety: -

- Fire separation - Part 3.7.1 of the BCA (Volume 2)
- Fire separation - Separating wall construction - Part 3.7.1.8 of the BCA (Volume 2)
- Fire separation - Roof lights - Part 3.7.1.10 of the BCA (Volume 2)
- Smoke alarms - Part 3.7.2 of the BCA (Volume 2) and AS 3786 (2014) - Smoke alarms
- Heating appliances - Part 3.7.3 of the BCA (Volume 2) and AS 2918 (2001)- Domestic solid - fuel burning appliances - installation

Health and amenity: -

- Wet areas - Part 3.8.1 of the BCA (Volume 2) and AS 3740 (2010) - Waterproofing of wet areas in residential buildings
- Room heights - Part 3.8.2 of the BCA (Volume 2)
- Kitchen, sanitary and washing facilities - Parts 3.8.3.2 and 3.8.3.3 of the BCA (Volume 2)
- Natural and artificial light - Parts 3.8.4.2 and 3.8.4.3 of the BCA (Volume 2)
- Ventilation - Part 3.8.5 of the BCA
- Natural - Parts 3.8.5.2 and 3.8.5.3 of the BCA (Volume 2)
- Mechanical - Parts 3.8.5.0 and 3.8.5.3 of the BCA (Volume 2)
- Sound insulation - Part 3.8.6.1 of the BCA (Volume 2)

Safe movement and access: -

- Stair construction - Part 3.9.1.1 of the BCA (Volume 2) - Acceptable construction practice
- Balustrades - Part 3.9.2.1 of the BCA (Volume 2) - Acceptable construction practice
- Handrails – Part 3.9.2.4 of the BCA (Volume 2) - Acceptable construction practice
- Protection of openable windows – Part 3.9.2.5 of the BCA (Volume 2) - Acceptable construction practice

Energy efficiency: -

- Building Fabric - Part 3.12.1 of the BCA (Volume 2)
- Building Sealing - Part 3.12.3 of the BCA (Volume 2)
- Services - Part 3.12.5 of the BCA (Volume 2)

Swimming pool safety: -

- Swimming pool safety fencing / barriers - Swimming Pools Act 1992 and Regulation 2008 and AS 1926 Part 1 (2012), Part 2 (2007) & Part 3 (2010)

Structural design manuals: -

- AS 1170.1 (1989) - Dead and live loads and load combinations
- AS 1170.2 (1989) or AS 4055 (1992) - Wind loads
- AS 1170.4 (1993) - Earthquake loads
- AS 1720.1 (1997) - Timber structures
- AS 2159 (1995) - Piling - design and installation
- AS 3600 (2001) - Concrete structures
- AS 4100 (1998) - Steel structures

ENCLOSURE NOTES

Waterproofing

- External and Tanking Materials, design and installation to AS 4654

Roofing

To AS 1562. Roof plumbing to AS 3500.3. Metal rainwater goods to AS 2179; Rooflights to NCC Spec C1.1.3.6 Cladding

Windows / Glazed Doors

All windows, sliding and bi-fold doors to be aluminium framed – powdercoat finish by an approved manufacturer. Glazed assemblies in an external wall must comply with AS2047 and BASIX Certificate and Thermal Performance Specification

Glazing

Glass type, thickness, materials and installation to AS1288; To comply with BASIX and ABSA requirements

Insulation + Sarking

Fire hazard properties to comply with NCC C1.10 and Spec C1.10; Sarking material to AS 4200; Insulation and thermal performance generally to AS 4859; Welded safety mesh to AS 4389. Installation certificate to be provided showing compliance with BASIX requirements and AS 4859. Insulation to ceilings as noted, to comply with BASIX requirements.

Acoustic Insulation

To satisfy the requirements of NCC Part F5.

INTERIOR

Lining

Plasterboard to AS 2588, installation to AS 2589; Fibre cement to AS 2908.2. Fire Hazard Properties of linings to comply with Specification C1.10 of the NCC Building Code of Australia

Partitions

Refer to drawing CD702 & CD703 for wall types and lining details; Light steel framing to AS 4600.

Joinery

Hardwood to AS 2796.3; Seasoned cypress pine to AS 1810; Softwood to AS 4785.3; Plywood to AS 2270 & 2271; Particleboard to AS 1859.1; MDF to AS 1859.2; Decorative overlaid panels to AS 1859.3; High pressure laminate to AS 2924.1. Kitchen and joinery assemblies to the general requirements of AS 4386.

Fabricated Metalwork

Aluminium structures to AS 1664; Welding generally to AS 1554.

Stairs, Ladders, Walkways

Materials, design and construction of proprietary stair systems to AS 1657; Pipe rail and flat bar balustrades design loading in accordance with AS 1170.

All stairs are to have solid risers, slip resistant surfaces throughout in accordance with clause 11 of AS2419.1-2009

Handrails shall be constructed to comply with Clause 12 of AS1428.1

FINISHING

Plastering

Cement to AS 3972; Sand to Lathing to AS 1397.

Cementitious Toppings

Cement to AS 3972; Lathing to AS 1397; Admixtures to AS 1478; Aggregate to AS 2758; Concrete to class to AS 1379; AS 3661 for slip resistance of pedestrian surfaces.

Waterproofing Internal

Waterproofing to be undertaken in accordance with NCC part F1.7 and AS 3740. Membranes to AS 4858.

Ceramic Tiling

General tiling to the requirements of AS 3958; Slip resistance classification to AS 4586; Tiling to AS 4662; Adhesives to AS 2358 and AS 4992.1.

Resilient Finishes

Critical radiant flux and smoke development rate of selections to comply with NCC requirements and those set out in AS ISO 9239.1.

Carpets

Critical radiant flux and smoke development rate of selections to comply with NCC requirements and those set out in AS ISO 9239.1. For carpet materials including broadloom carpet, carpet tiles and underlay, their fixing methods and cleaning refer to AS 2455.

Painting + Textured Membrane Coatings

General painting requirements to AS 2311; Definitions to AS 2310; For decorative painting and colours, refer to AS 2633; Coating types to AS 4548; Application to be in accordance with manufacturers requirements.

Powder Coatings

Application to aluminium and aluminium alloy substrates to AS 3715; Application to other metal substrates to AS 4506; Application to be in accordance with manufacturers requirements.

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PROPOSED NEW DWELLING
465 Beauchamp St
Maroubra NSW 2035
DRAWING:
SPECIFICATION

PROJECT NO: 2207
SCALE: @A3
DRAWING NO: REV:
PLOTTED: 18/5/2023

CD 001

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT AND CDC GUIDELINES.
2. DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. MOWA DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
5. CONTRACTOR TO NOTIFY MOWA OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
7. MOWA TO REVIEW ALL CONTRACTOR'S DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS.

- CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
 - SPEC. C.1.1 FIRE RESISTING CONSTRUCTION
 - SPEC. C.1.10 FIRE HAZARD PROPERTIES
 - SPEC. C.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
 - CLAUSE C2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
 - CLAUSE C2.12 SEPARATION OF EQUIPMENT
 - CLAUSE C2.13 ELECTRICITY SUPPLY SYSTEM
 - CLAUSE C.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
 - CLAUSE D2.13 GOINGS AND RISERS
 - CLAUSE D2.14 LANDINGS
 - CLAUSE D2.16 BALUSTRADES
 - CLAUSE D2.17 HANDRAILS
 - CLAUSE D2.21 OPERATION OF LATCH
 - CLAUSE F1.7 WATERPROOFING OF WET AREAS
 - CLAUSE F1.9/F1.10 DAMP PROOFING
 - CLAUSE F5.4 SOUND INSULATION OF FLOORS
 - CLAUSE F5.5 SOUND INSULATION OF WALLS
 - CLAUSE F5.6 SOUND INSULATION OF SERVICES
 - CLAUSE F5.7 SOUND INSULATION OF PUMPS
- ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F4.4 & AS1680
 BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D2.16
 DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500
 HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
 MASONRY: TO COMPLY WITH AS3700
 MECH/ELEC/HYDRAULIC: BCA CLAUSE C3.15 & AS1530 4-2005
 MECHANICAL AIR CONDITIONING: TO COMPLY WITH BASIX REQUIREMENTS
 MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1668 & AS68.2
 SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E2.2 & AS3786
 PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELEC/HYDRAULIC
 PENETRATIONS TO COMPLY WITH BCA CLAUSE C3.15 & AS1530 4-2005
 SOUND TRANSMISSION: TO COMPLY WITH PART 5 OF BCA
 STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D2.13
 WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

Abbreviations

A	Align	BWK	Brickwork	CPF	Concrete Polished Finish	EP	Edge Protection	GBR	Garbage Room	JF	Joinery Finish	MRR	Mirror Reverse	REP	Recessed Edge Pull	SO	Structural Opening	TRH	Toilet Roll Holder					
(A)	Acoustic	BY	Balcony	CRT	Corner Trim	(EX)	Existing	GC	Glass Clear	JH	Joinery Hardware	MRV	Medium Rigid Vehicle	RES	Residential	SOP	Set Out Point	TSA	Tenant Supply Air					
ACC	Accessible			CPL	Cover Plate	EXJ	Express Joint	GD	Glass, Decorative	JP	Joinery Pull	MSB	Main Switch Board Services Incl. Main Distribution Board & Frame.	RF	Refrigerator	SP	Stair Pressurisation	TWF	Timber Wall Finish					
AD	Access Deck		C	CS	Ceiling Suspended	EXH	Exhaust	GDR	Grated Drain			BL	Bollard	RFF	Resilient Floor Finish	SPD	Spoon Drain	TYP.	Typical					
ADP	Adaptable	CAP	Capping	CSF	Cementitious Screed Finish	(EXP)	Exposed	GE	Grooved Edge		K	MTR	Meter	RH	Range Hood	SPT	Spout							
AH	Access Hatch	CPF	Concrete Polished Finish	CSK	Countersunk			GHR	Garbage Holding Room	K	Kitchen	MV	Mechanical Vent	RHS	Rectangular Hollow Section	SS	Stainless Steel		U					
AHD	Australian Height Datum	CBC	Cubicle System	CSNF	Concrete Stencil Finish		F	GL	Ground Line	KB	Kerb	MVJ	Movement Joint	RL	Relative Level to AHD	SQE	Square Edge	U/G	Underground					
AL	Aluminium	CBF	Concrete Broom Finish	CST	Concrete Stencil Finish	F	Fire Services	GPT	Gross Pollutant Trap	KE	Kitchen Exhaust			RTL	Retail	(SR)	Semi Recessed	U/S	Underside					
AMB	Ambulant	CEA	Concrete Exposed Aggregate Finish	CCT	Concrete Steel Trowel Finish	FB	Flush Button (Cistern)	GR	Grab Rail	KSF	Car key Safes		N	RU	Receptacle Unit	SS	Stainless Steel	UA	Unequal Angel					
AP	Access Panel	CF	Critical Face	CT	Cleaners trolley	FC	Fibre Cement	GT	Glass, Translucent			NGL	Natural Ground Level	RWH	Rain Water Head	SSCN	Shower Screen	UCT	Under Cut					
ASP	Anti-Slip Plate	CFC	Compressed Fibre Cement	CTFF	Ceramic Tile Floor Finish	FCC	Fire Control Centre	GCI	Glass Clear Internal		L	NOM	Nominal	RWO	Rainwater Outlet	SSD	Sub-Surface Drainage System	UG	Upper Ground					
AWN	Awning	CFP	Concrete Float Finish	CTWF	Ceramic Tile Wall Finish	FCL	Finish Ceiling Level				L_01,02	Lift No.1, 2, etc.					SSL	Structural Slab Level	UNO	Unless Noted Otherwise				
		CGF	Concrete Groove Finish	CVJ	Coved Junction	FCR	Fire Control Room	H	Hydraulic Services		L	Living		O	S	Store	SSL	Structural Slab Level	UT	Utility Space				
		CH	Ceiling Height	CWB	Car Wash Bay	FCU	Fan Coil Unit (AC)	HC	Hose Cock		LB	Letterbox	(O)	Operable	SA	Storage	STL	Steel	UR	Urinal				
		CHE	Chamfered Edge	CWS	Cold Water Supply	FEP_01,02	Fire Egress Passage No.1, 2, etc.	HD	Handle		LCL	Lift Call Button	OSD	On Site Detention Tank	SB	Supply Air	STN	Stair Nosing		V				
		CHS	Circular Hollow Section			FES	Floor Edge Strip	HDR	Hand Dryer, Electric		LGB	Lift Call Lantern	OSR	On Site Retention Tank	SCN	Screen	STY	Study		V	Void			
		(CI)	Cast In		D	FEK	Fire Extinguisher	HIR	High Impact Resistant		LG	Lower Ground	OV	Oven	SCOL	Steel Column	SWD	Stormwater Drain	VIS	Visitor		V	Visitor	
B	Bathroom	CIS	Cistern	D	Dining	FFL	Finished Floor Level	HK	Hook		LP	Low Point			SD	Sliding Door	SWF	Stone Wall Finish	VP	Vent Pipe		VP	Vent Pipe	
B1,2...	Bedroom 1, Bedroom 2, etc.	CJ	Control Joint	DB	Distribution Board	FG	Fixed Glass	HMR	High Moisture Resistance		LRA	Lobby Relief Air	P	Pantry	SDS	Soap Dish Holder	SWP	Stormwater Pit	VB	Vehicle Bumper		VB	Vehicle Bumper	
BAL	Balustrade	CKT	Cook Top	DG	Drip Groove	FGL	Finished Ground Level	HP	High Point		LSA	Lobby Supply Air	PB	Plasterboard	SDH	Spoon Drain Outlet	SCP	Stone Carpet Joint Profile						
BG	Box Gutter	CL	Centre Line	DJ	Dummy Joint	FH	Fire Hydrant	HR	Handrail		LT	Laundry Tub	PCF	Powder Coat Finish	SDO	Speed Hump	SH	Shelf		W				
BGS	Boom Gate System	CLD	Cladding	DP	Down Pipe	FHR	Fire Hose Reel	HRV	Heavy Rigid Vehicle		LV	Louvre	PD	Pivot Door	SEC	Security Services				W	Waste		W	Waste
BH	Bulkhead	CLK	Cloak Room	DPC	Damp Proof Course	FIP	Fire Indicator Panel	HWS	Hot Water Service		LY	Laundry	PDO	Planter Drainage Outlet	SEC	Security Services				WC	WC		WC	WC
BJ	Butt Joint	CLNR	Cleaner Store	DRY	Dryer	FLB	Floor Box	HWU	Hot Water Unit		LK	Locker	PEL	Pelmet	SFF	Stone Floor Finish				WC_A	WC Accessible		WC_A	WC Accessible
BKP	Bicycle Parking	CMF	Concrete Micro Finish	DRW	Drawer	FLS	Flashing				LKS	Locker Seat	PEL	Pelmet	SGN	Signage				WC_F	WC - Female		WC_F	WC - Female
BKR	Bicycle Rack	CMR	Cement Render	DW	Dishwasher	FMP	Fire Mimic Panel		I				PI	Pit	SHS	Square Hollow Section				WC_M	WC - Male		WC_M	WC - Male
BKS	Bicycle Storage	CNR	Corner	DWF	Decorative Wall Finish	FN_01,02	Furniture Type 01, 02, etc.						PF	Paint Finish	SHR	Shower				WC_U	WC - Unisex		WC_U	WC - Unisex
BL	Bollard	COF	Concrete Off-Form Finish	DPG	Down Pipe Guard	FR	Fire Resistance Level						PV	Paving	SHRC	Shower Cubical				WC	WC		WC	WC
BLK	Blockwork	COL	Column			FS_01,02...	Fire Stair No.1, 2, etc.		J				PW	Partition Wall	SHRR	Shower Rose				WC	WC		WC	WC
BR	Bump Rail	COM	Commercial		E	FW	Floor Waste								SIM	Similar				WC	WC		WC	WC
BRWO	Balcony Rain Water Outlet	COMS	Communications Services	E	Entry	FSP	Flooring Separation Profile								SJ	Silicon Joint				WC	WC		WC	WC
BSN	Basin	CONC	Concrete	EA	Equal Angle										SK	Sarking				WC	WC		WC	WC
BSP	Bath Spout	COS	Check on Site	EFF	Epoxy Floor Finish	GA_01,02	Grease Arrestor No.1, 2, etc.								SKL	Skylight				WC	WC		WC	WC
BT	Benchtop	CP	Car parking Space	EJ	Expansion Joint	GAL	Galvanised								SKT	Skirting				WC	WC		WC	WC
BTH	Bath	CPC	Concrete Precast	ELEC	Electrical Services	GB	Gas Bayonet								RD	Roller Door				WC	WC		WC	WC
BTP	Bottle Trap	CPD	Cupboard	EM	Entry Mat	GB	Gas Bayonet													WC	WC		WC	WC
BTR	Boundary Trap	CPE	Car Park Exhaust	EN	Ensuite	GBC	Garbage Chute													WC	WC		WC	WC

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General Notes

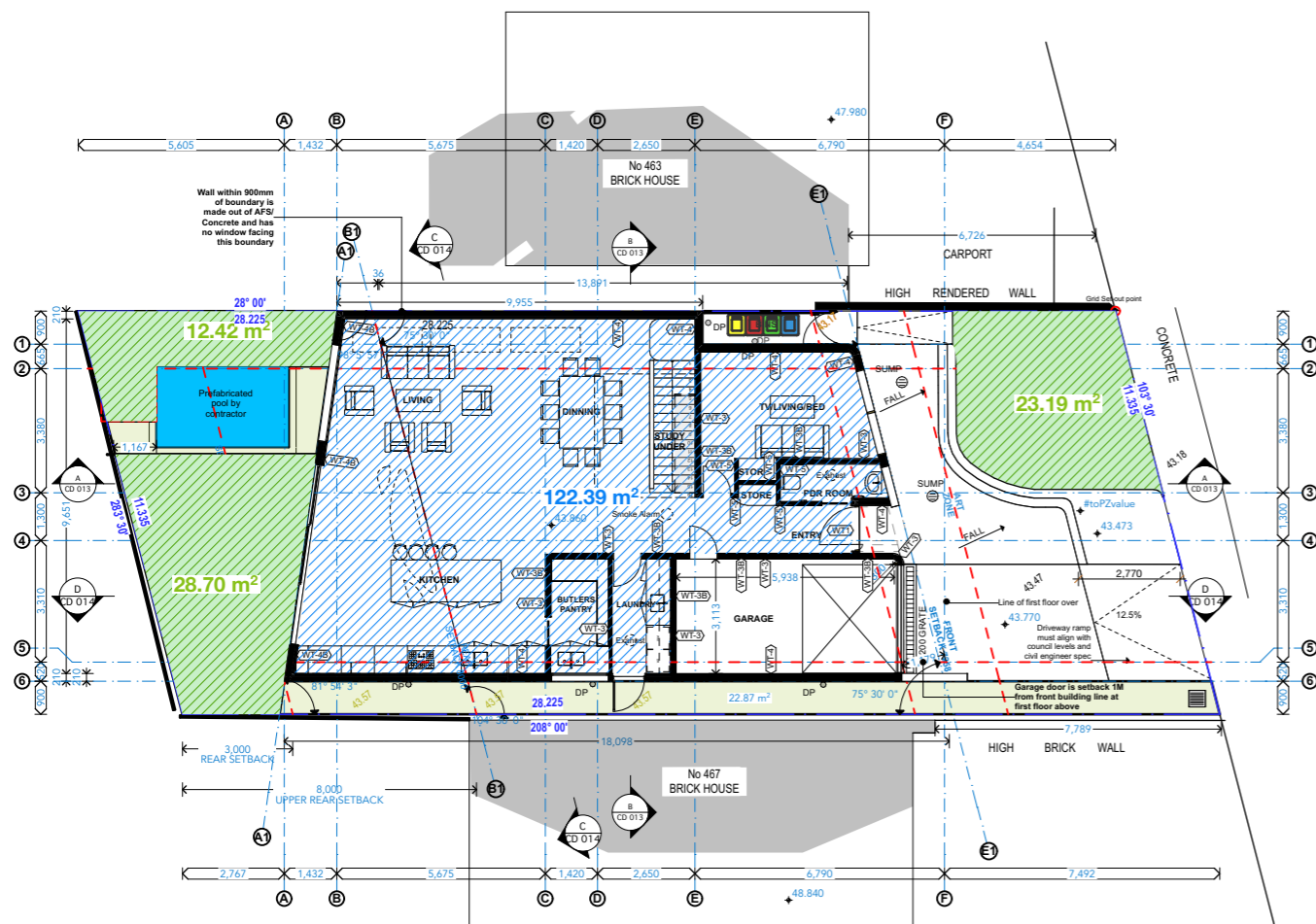
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PROJECT: PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING: NOTES AND LEGEND

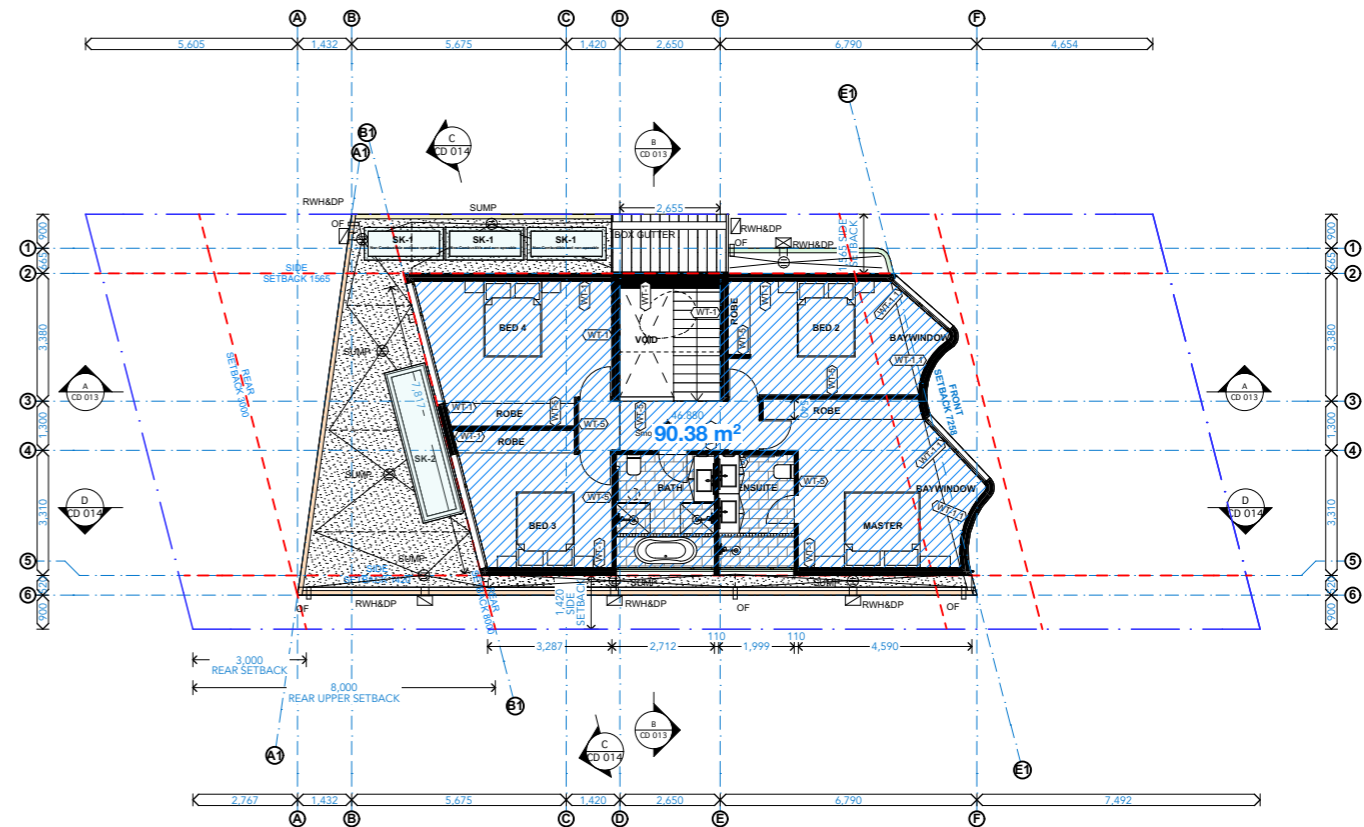
PROJECT NO: 2207
 SCALE: 1:1 @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 002



GFA DIAGRAMS GF

1:200



GFA DIAGRAMS FF

1:200

LEGEND

- GFA**
- Allowable GFA : 235m²
 - GFA GF 122.39m²
 - GFA FF 90.38m²
 - Total 212.77m²

LANDSCAPE

- 15% Required Landscape:** 46.45 m²
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 DRAWING:
GFA/LANDSCAPE DIAGRAMS

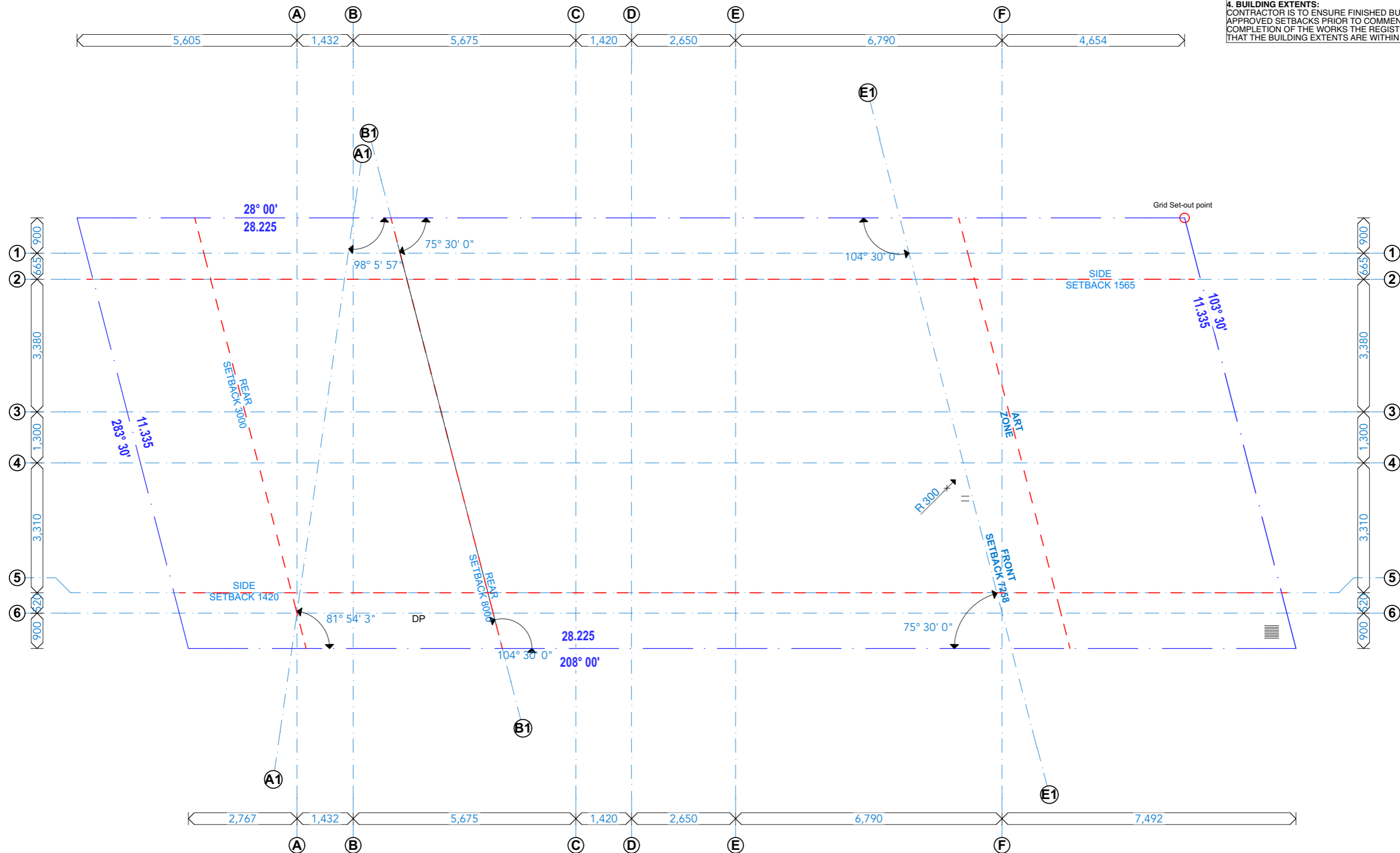
PROJECT NO: 2207
 SCALE: 1:1 @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023
CD 003

1. **SURVEY:**
BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED BY MITCH AYRES SURVEYING - DATE: 17/11/2022 - REFERENCE: 221106

2. **PEG-OUT:**
CONTRACTOR IS TO ENGAGE A REGISTERED SURVEYOR TO PEG-OUT THE SITE & ESTABLISH SITE BOUNDARIES & CONFIRM SETOUT DIMENSIONS CAN BE ACHIEVED.

3. **DISCREPANCIES:**
ARCHITECT TO BE ADVISED OF ANY BOUNDARY DIFFERENCES FOLLOWING PEG-OUT AND SUPPLIED WITH DOCUMENTATION OF DISCREPANCIES. BETWEEN CURRENT DOCUMENTATION AND SITE CONDITIONS. ARCHITECT IS TO REVIEW DIFFERENCES AND DETERMINE IF THERE IS A RELEVANT IMPACT PRIOR TO WORK CONTINUING ON SITE.

4. **BUILDING EXTENTS:**
CONTRACTOR IS TO ENSURE FINISHED BUILDING EXTENTS COMPLY WITH APPROVED SETBACKS PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORKS THE REGISTERED SURVEYOR IS TO CERTIFY THAT THE BUILDING EXTENTS ARE WITHIN THE APPROVED SETBACKS.



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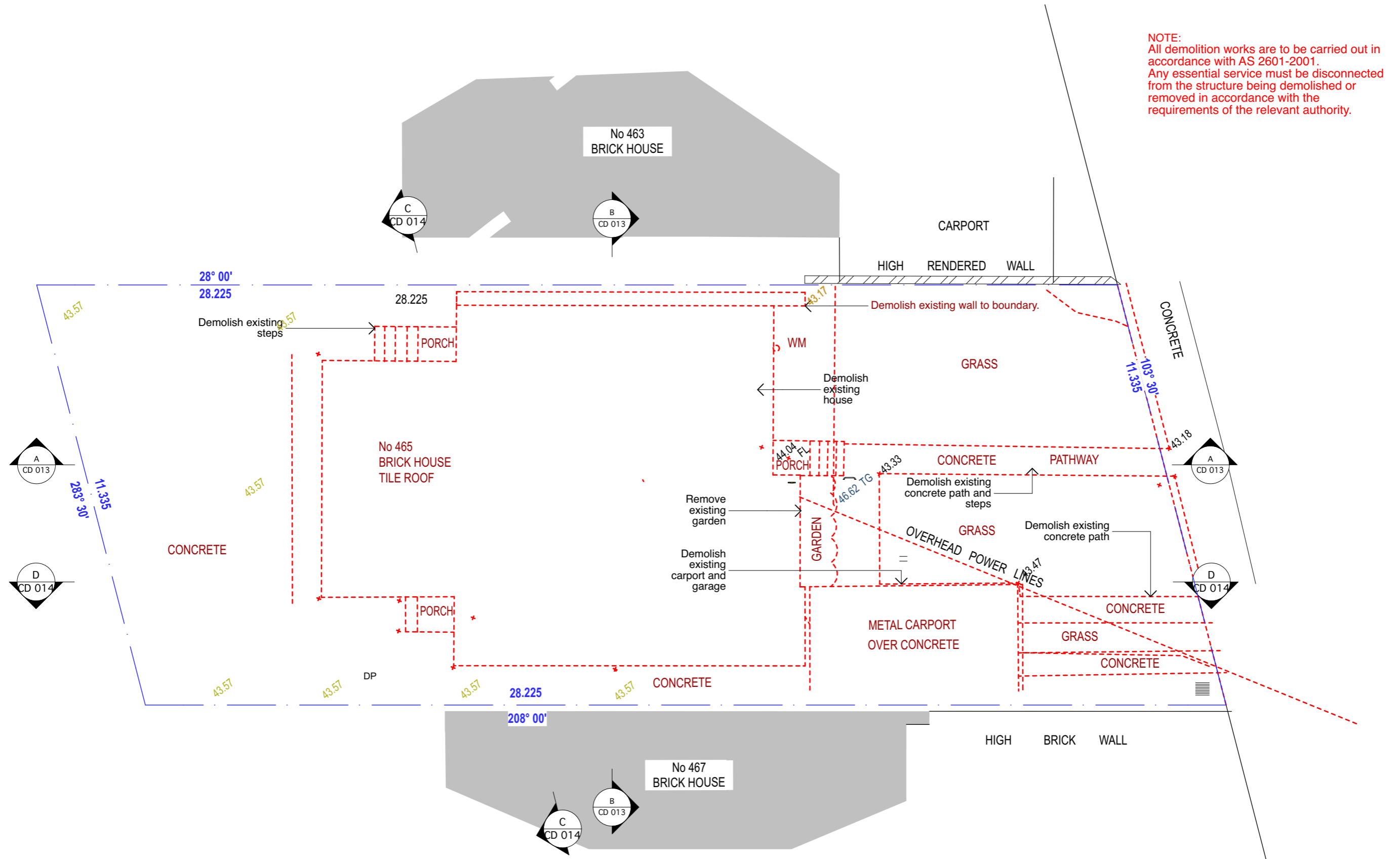


PROJECT: PROPOSED NEW DWELLING
465 Beauchamp St
Maroubra NSW 2035
DRAWING: GRID SETOUT

PROJECT NO: 2207
SCALE: 1:100 @A3
DRAWING NO: REV:
PLOTTED: 18/5/2023

CD 004

NOTE:
 All demolition works are to be carried out in accordance with AS 2601-2001.
 Any essential service must be disconnected from the structure being demolished or removed in accordance with the requirements of the relevant authority.



COMPLYING DEVELOPMENT ONLY - NOT FOR CONSTRUCTION

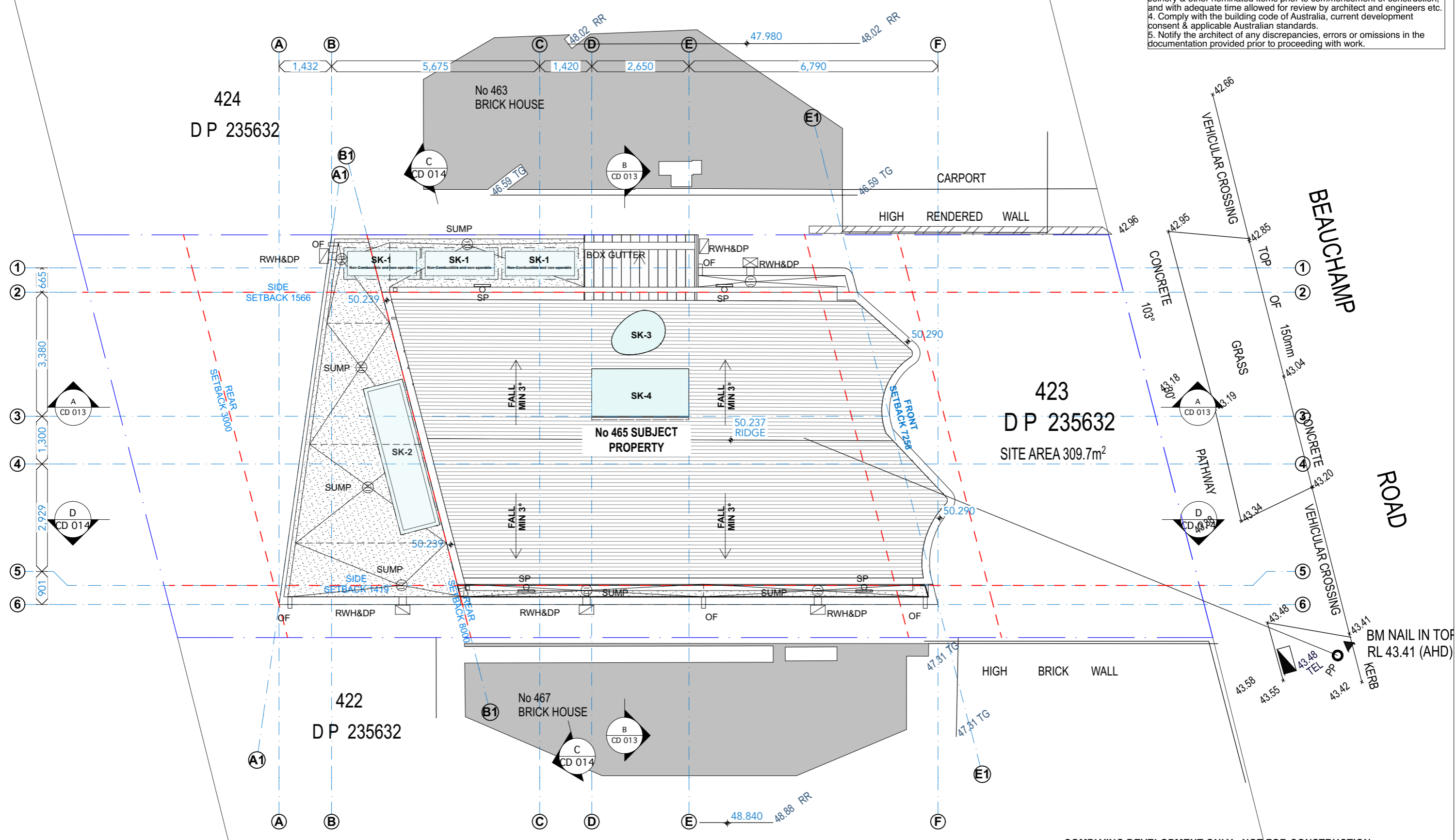


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PROJECT: PROPOSED NEW DWELLING
PROJECT NO: 2207
SCALE: 1:100 @A3
DRAWING NO: CD 005
DRAWING: DEMOLITION
REV: 1
PLOTTED: 18/5/2023

465 Beauchamp St
 Maroubra NSW 2035

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2. All Structural, Hydraulic, Electrical, Civil, Mechanical, Landscape information shown in the architectural documents is indicative only - refer to consultant's separate documentation for details. Report discrepancies with architectural and services documents immediately to the architect prior to proceeding with work.
3. Shop drawings to be completed for all metalwork facade prototypes. Joinery & other nominated items prior to commencement of construction, and with adequate time allowed for review by architect and engineers etc.
4. Comply with the building code of Australia, current development consent & applicable Australian standards.
5. Notify the architect of any discrepancies, errors or omissions in the documentation provided prior to proceeding with work.



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Note: Smoke alarm to comply with Clause 3.7.2.3 of the BCA and AS 3786-2014

Note: all balustrades having a minimum height not less than 1 metre and the balustrade will comply with the relevant provisions of AS/NZS 1170.1-2002 and AS 1288-2006

Note: handrail to at least one side of the staircase extending for the full flight of the stair.

Note: the stairs will achieve a slip resistance classification of not less than P4 in accordance with AS 4586 - 2013.

Note: that all floor wastes being provided with drainage flanges in accordance with AS 3740-2010 to all wet areas (bathroom and laundries).

Note: that all bedroom windows to the first-floor level will be capable of being restricted to a 125mm.

Note: New driveways and vehicular crossings are to be carried out in accordance with AS 2890.1 and Council requirements

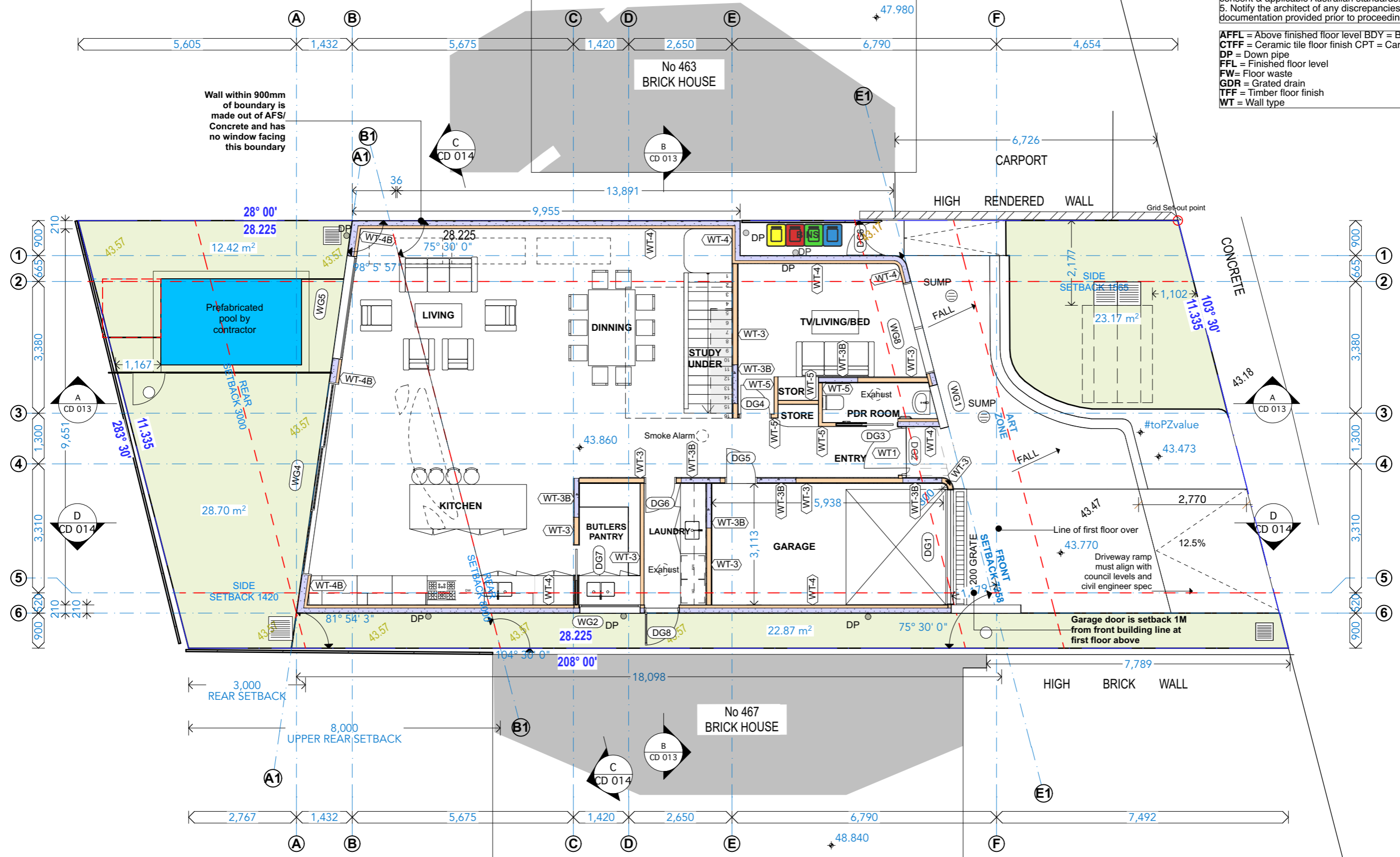


PROJECT:
PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING:
ROOF/SITE PLAN

PROJECT NO: 2207
 SCALE: 1:100 @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023
CD 006

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4. Comply with the building code of Australia, current development consent & applicable Australian standards.
5. Notify the architect of any discrepancies, errors or omissions in the documentation provided prior to proceeding with work.

AFFL = Above finished floor level
BDY = Boundary
CTFF = Ceramic tile floor finish
CPT = Carpet finish
DP = Down pipe
FFL = Finished floor level
FW = Floor waste
GDR = Grated drain
TFF = Timber floor finish
WT = Wall type



COMPLYING DEVELOPMENT ONLY - NOT FOR CONSTRUCTION

General Notes

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Note: the stairs will achieve a slip resistance classification of not less than P4 in accordance with AS 4586 - 2013.

Note: that all bedroom windows to the first-floor level will be capable of being restricted to a 125mm.

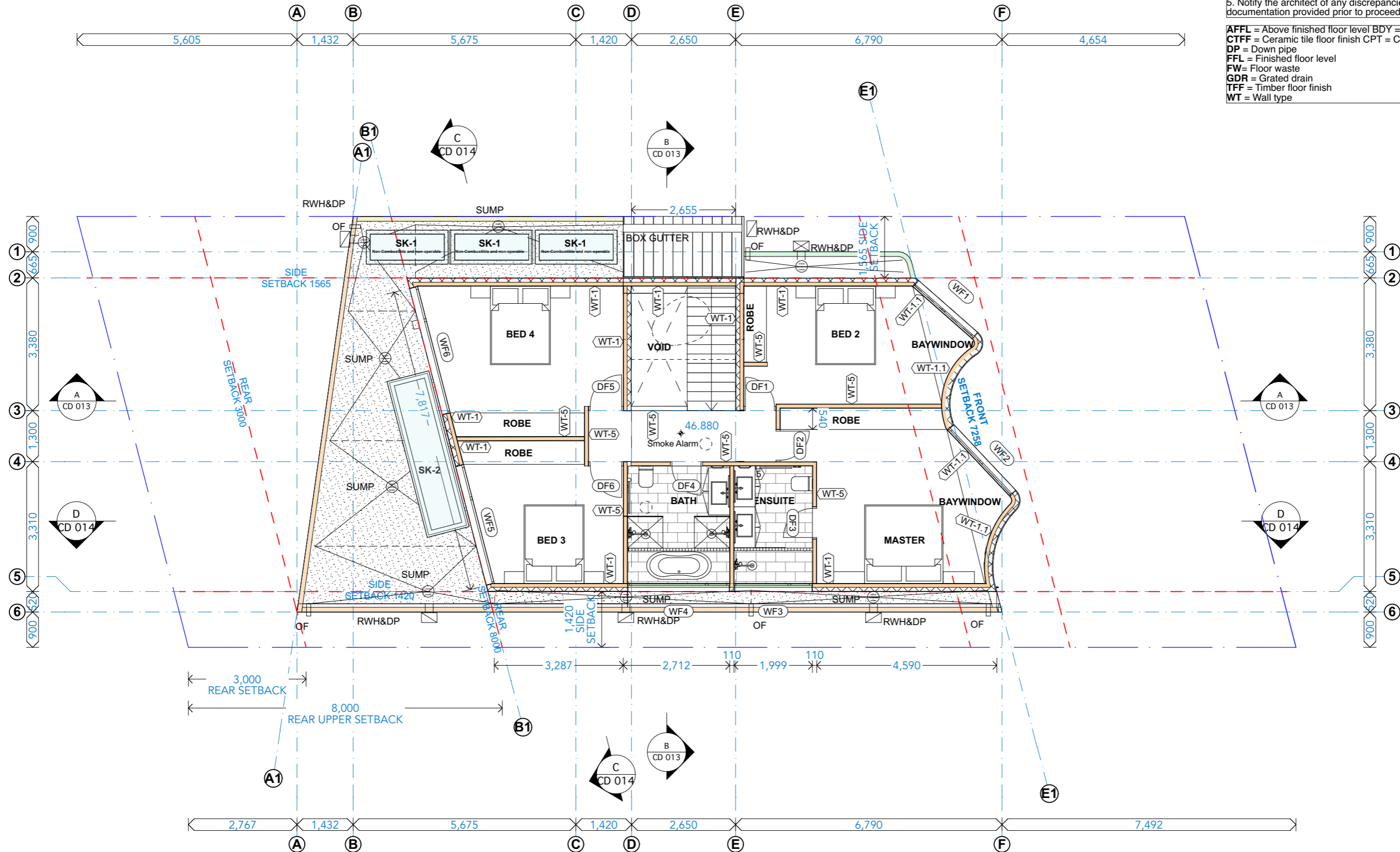


PROJECT: PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING: GROUND FLOOR

PROJECT NO: 2207
 SCALE: 1:100 @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023
CD 007

1. Drawings to be read in conjunction with all documentation provided.
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BDY = Boundary
CTFF = Ceramic tile floor finish
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COMPLYING DEVELOPMENT ONLY - NOT FOR CONSTRUCTION



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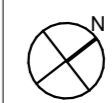
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Note: that all floor wastes being provided with drainage flanges in accordance with AS 3740-2010 to all wet areas (bathroom and laundries).

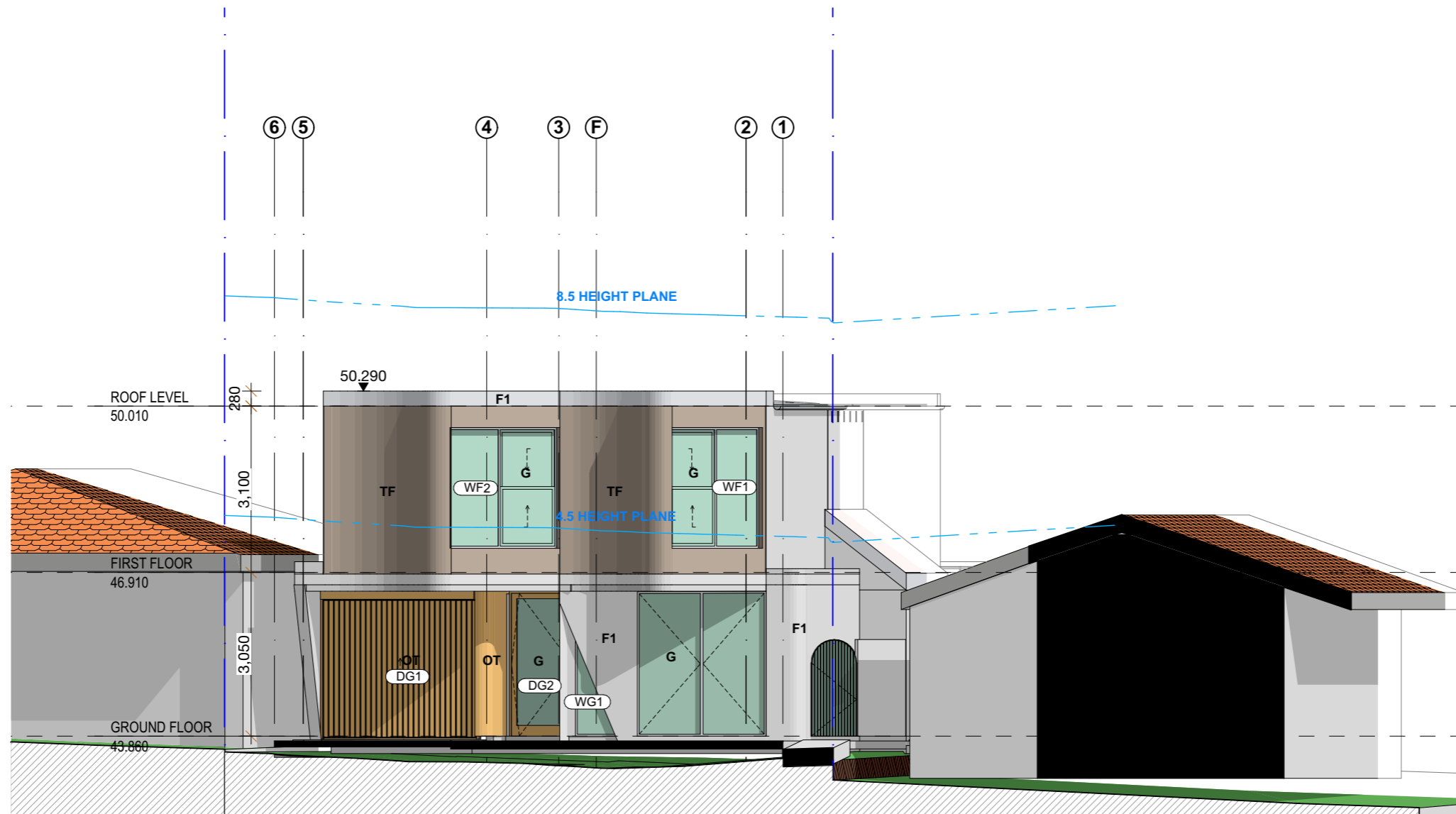
Note: that all bedroom windows to the first-floor level will be capable of being restricted to a 125mm.



PROJECT: PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING: FIRST FLOOR

PROJECT NO: 2207
 SCALE: 1:100 @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 008



1

Front Elevation

1:100

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General Notes

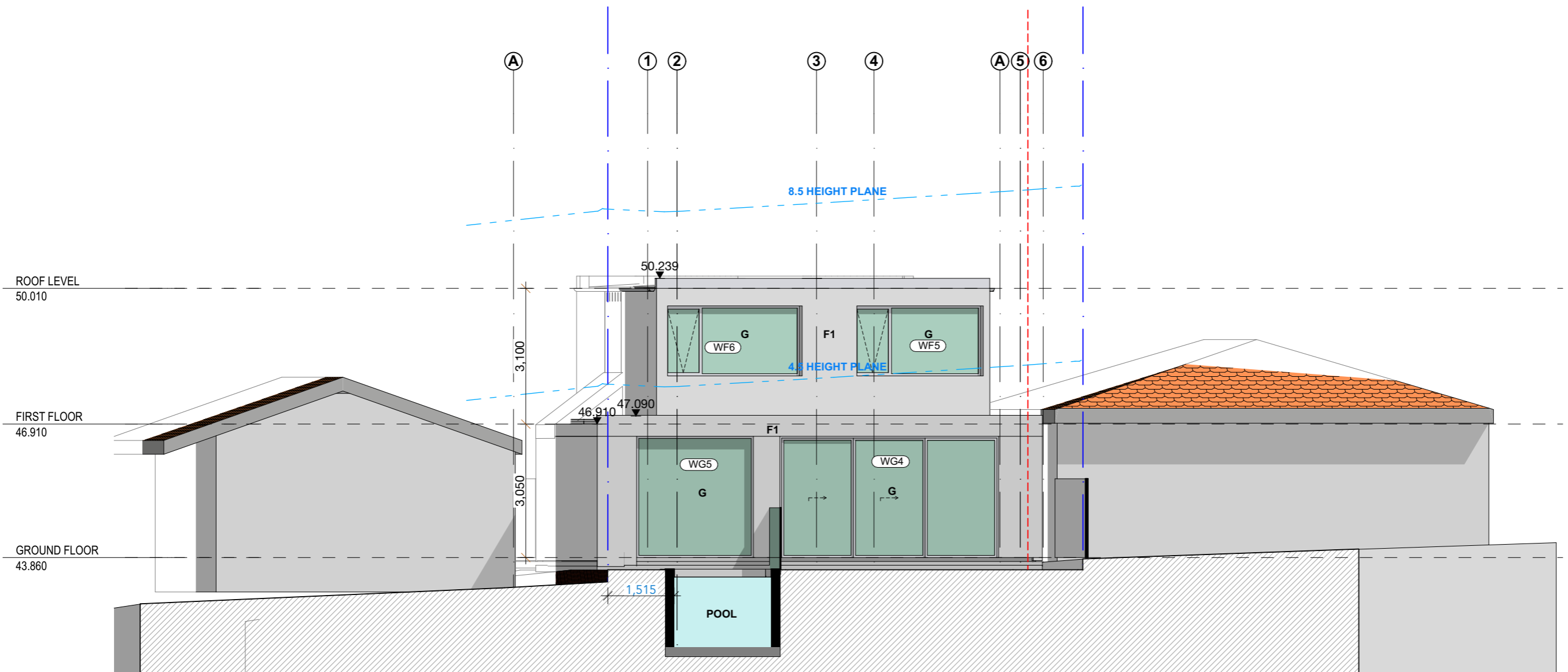
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PROJECT: PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING: ELEVATIONS

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 009



1

Rear Elevation

1:100

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General Notes

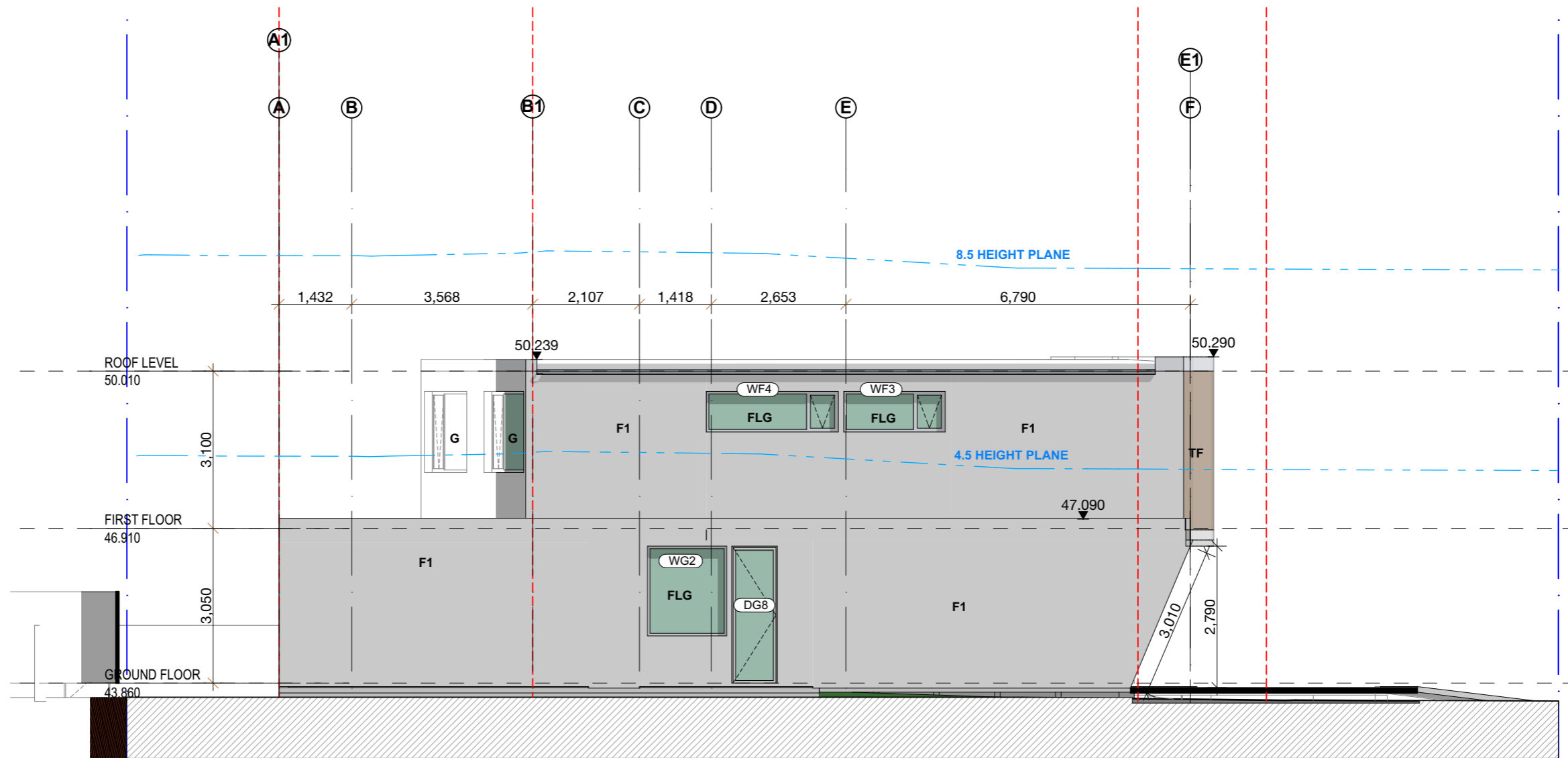
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PROJECT: PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING: ELEVATIONS

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 010



1

South East Elevation

1:100

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General Notes

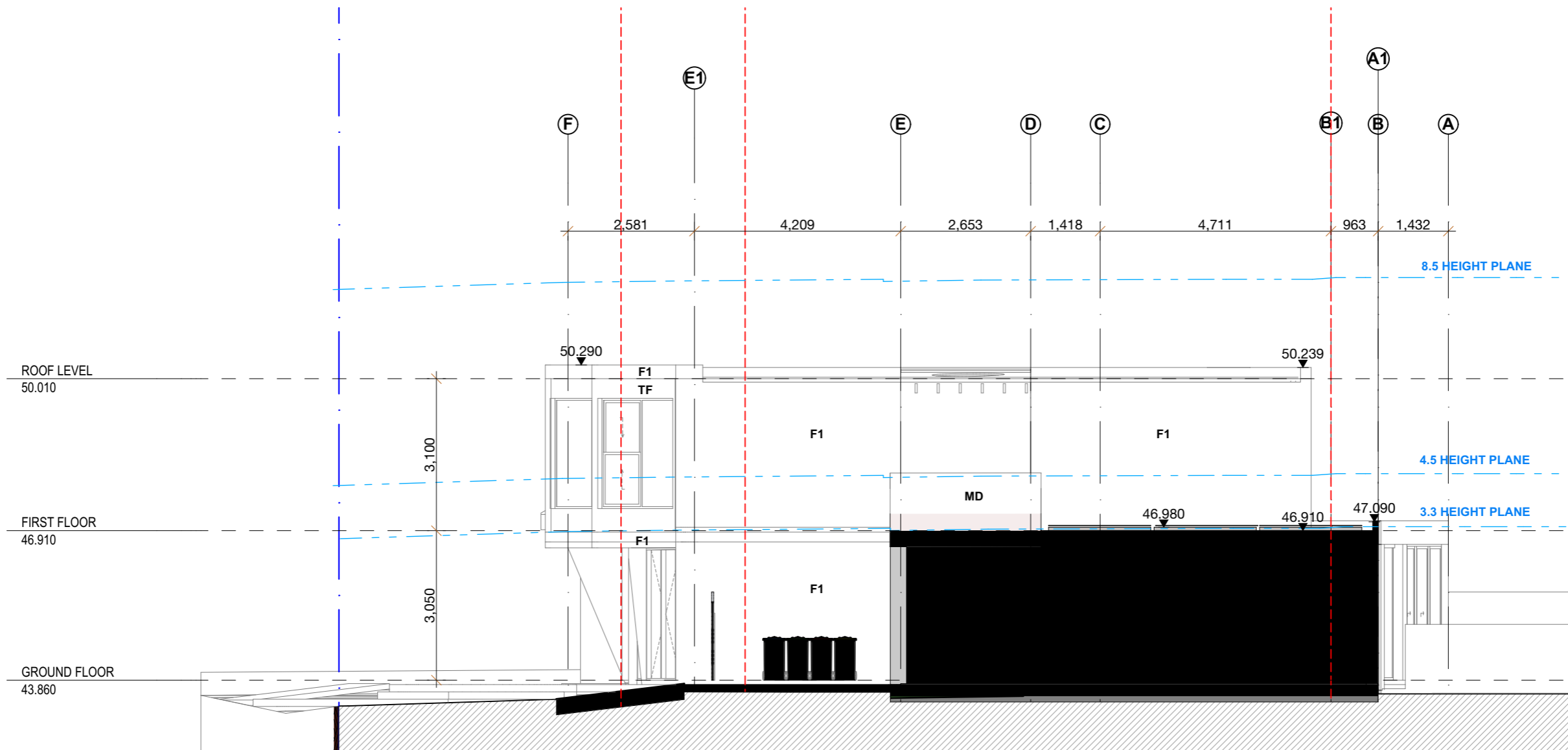
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 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING: ELEVATIONS

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 011



1

North Elevation

1:100

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General Notes

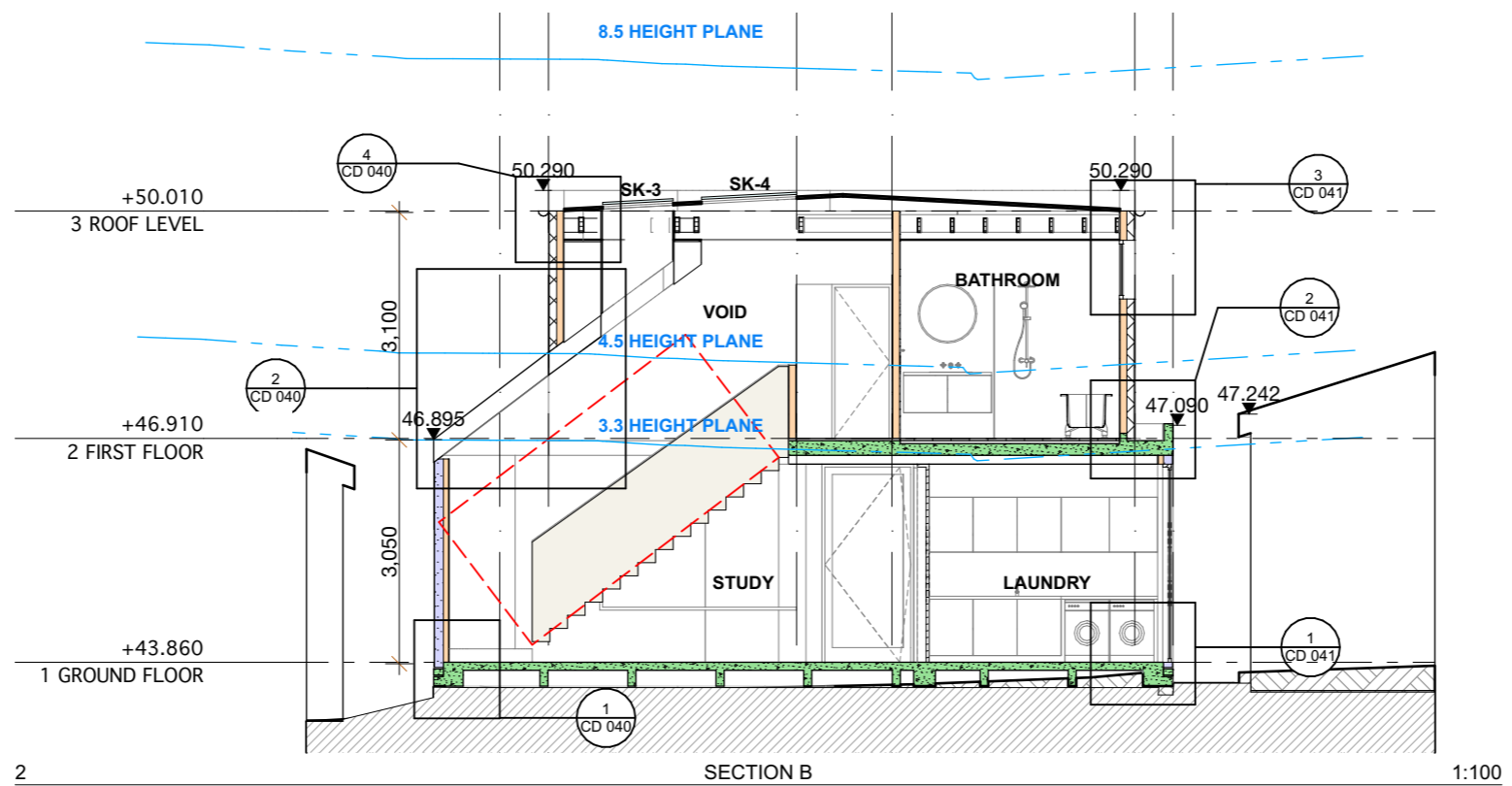
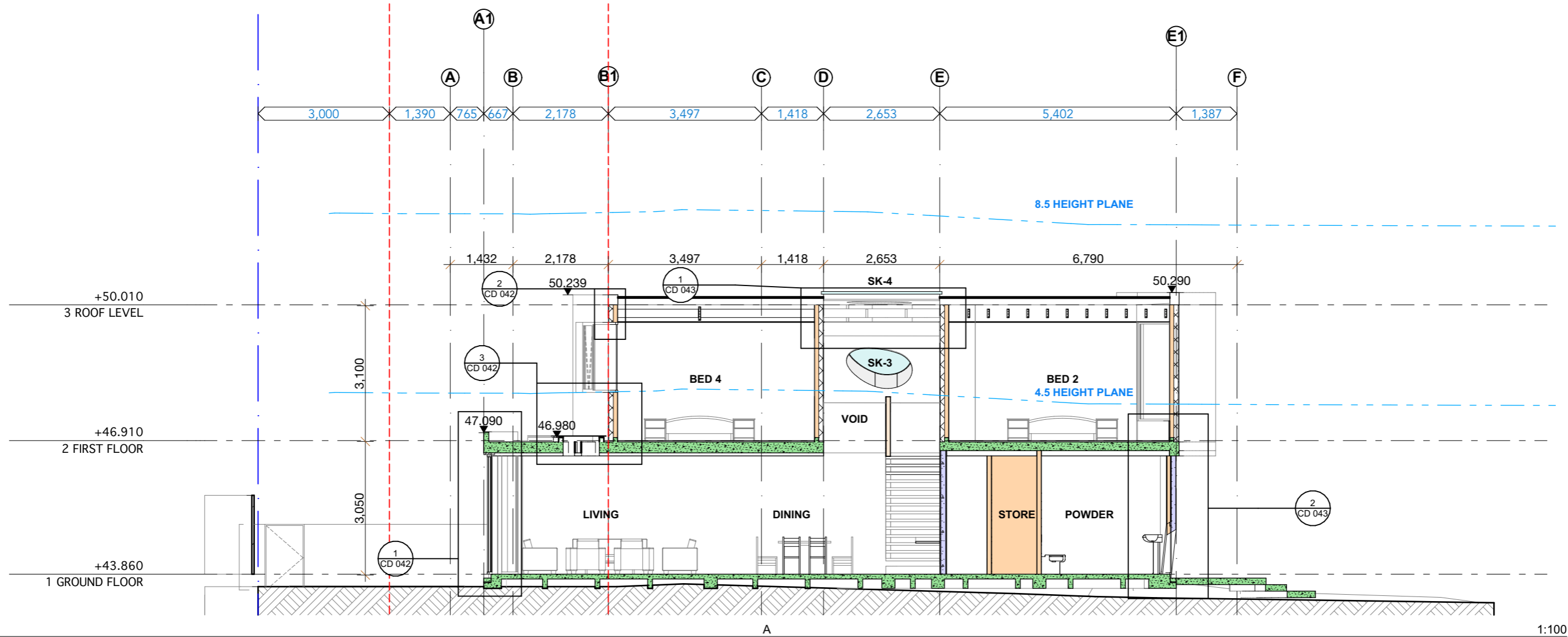
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PROJECT:
PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING:
ELEVATIONS

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 012



General Notes

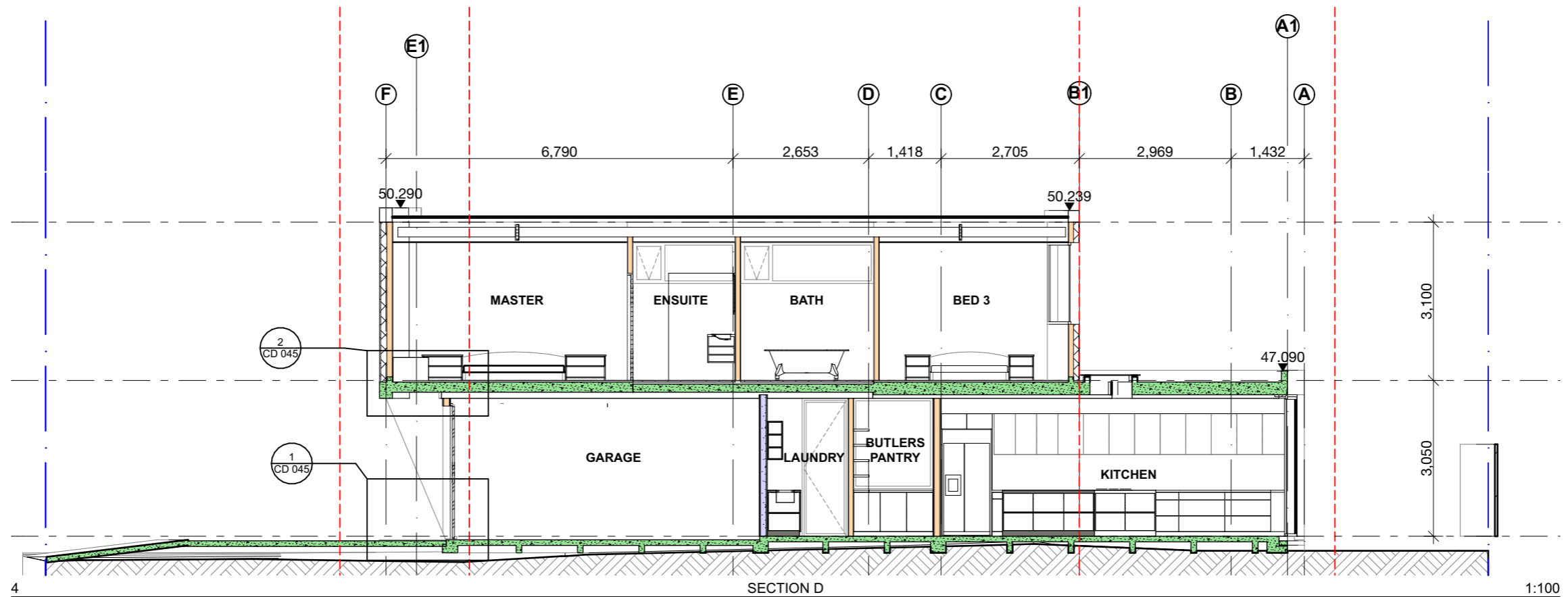
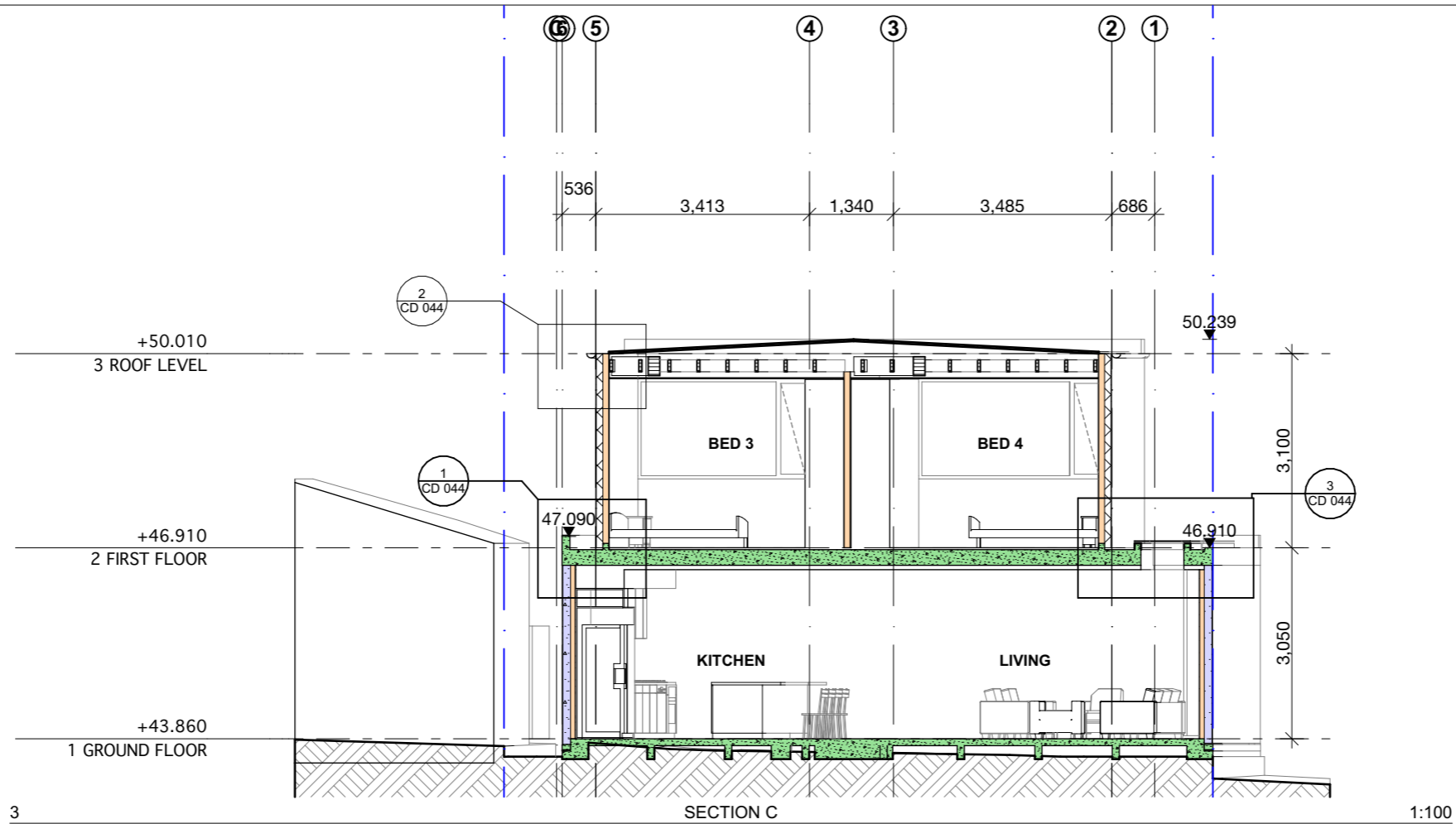
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PROJECT: PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING: SECTIONS

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 013



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PROJECT: PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING: SECTIONS 2

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023
CD 014

WINDOW SCHEDULE					
LEVEL	WINDOW No	VIEW FROM OUTSIDE	SIZE - W x H (mm)	UNIT AREA (m ²)	Sil/Header Value
GROUND FLOOR	WG1		825x2,036	1.68	0.0
GROUND FLOOR	WG2		1,560x1,770	2.76	1,000.0
GROUND FLOOR	WG4		5,000x2,170	13.85	0.0
GROUND FLOOR	WG5		2,670x2,770	7.40	0.0
GROUND FLOOR	WG8		2,400x2,700	6.48	204.8
FIRST FLOOR	WF1		2,039x2,250	4.59	480.0
FIRST FLOOR	WF2		2,333x2,250	5.25	480.0
FIRST FLOOR	WF3		2,000x800	1.60	1,900.0
FIRST FLOOR	WF4		2,603x800	2.08	1,900.0
FIRST FLOOR	WF5		3,130x1,600	5.01	1,100.0
FIRST FLOOR	WF6		3,333x1,600	5.33	1,100.0

DOOR SCHEDULE		
DOOR No	VIEW FROM OUTSIDE	SIZE - W x H (mm)
DG1		2,974x2,600
DG6		820x2,700
DG7		800x2,100
DF4		820x2,100
DF3		820x2,100
DF2		820x2,100
DG2		1,250x2,700
DF1		818x2,100
DG3		820x2,700
DG8		900x2,700
DF5		880x2,100
DG4		820x2,700

DOOR SCHEDULE		
DOOR No	VIEW FROM OUTSIDE	SIZE - W x H (mm)
DG6		870x1,800
DF6		880x2,100
DG5		820x2,700

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PROJECT: PROPOSED NEW DWELLING PROJECT NO: 2207
 465 Beauchamp St Maroubra NSW 2035 SCALE: @A3
 DRAWING: DOOR & WINDOW SCHEDULE DRAWING NO: REV:
 PLOTTED: 18/5/2023
CD 015

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Friday, 10 February 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Dwelling @ 465 Beauchamp St Maroubra	
Street address	465 Beauchamp Street Maroubra 2035	
Local Government Area	Randwick City Council	
Plan type and plan number	deposited Plan 235632	
Lot no.	423	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 52	Target 50

Certificate Prepared by	
Name / Company Name:	Outsource Ideas (ss)
ABN (if applicable):	12130092661

Description of project

Project address		Assessor details and thermal loads	
Project name	Dwelling @ 465 Beauchamp St Maroubra	Assessor number	10194
Street address	465 Beauchamp Street Maroubra 2035	Certificate number	0006180069
Local Government Area	Randwick City Council	Climate zone	56
Plan type and plan number	Deposited Plan 235632	Area adjusted cooling load (MJ/m ² .year)	26
Lot no.	423	Area adjusted heating load (MJ/m ² .year)	40
Section no.	-	Ceiling fan in at least one bedroom	No
Project type	separate dwelling house	Ceiling fan in at least one living room or other conditioned area	No
No. of bedrooms	4	Project score	
Site details		Water	✓ 40 Target 40
Site area (m ²)	310	Thermal Comfort	✓ Pass Target Pass
Roof area (m ²)	153	Energy	✓ 52 Target 50
Conditioned floor area (m ²)	194.0		
Unconditioned floor area (m ²)	16.0		
Total area of garden and lawn (m ²)	40		

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 20 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Swimming pool			
The swimming pool must not have a volume greater than 11 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	
The swimming pool must be outdoors.	✓	✓	

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3 star (average zone)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 3 star (average zone)		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3 star (average zone)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 3 star (average zone)		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • at least 4 of the bedrooms / study; dedicated		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
• at least 3 of the living / dining rooms; dedicated		✓	✓
• the kitchen; dedicated		✓	✓
Cooling system			
• all bathrooms/toilets; dedicated		✓	✓
• the laundry; dedicated		✓	✓
• all hallways; dedicated		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Swimming pool			
The development must not incorporate any heating system for the swimming pool.		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
Floor and wall construction			
floor - concrete slab on ground		All or part of floor area square metres	
floor - suspended floor above garage		All or part of floor area	

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
Floor and wall construction			
floor - concrete slab on ground		All or part of floor area square metres	
floor - suspended floor above garage		All or part of floor area	

General Notes

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PROJECT: PROPOSED NEW DWELLING
465 Beauchamp St Maroubra NSW 2035
DRAWING: BASIX

PROJECT NO: 2207
SCALE: @A3
DRAWING NO: REV:
PLOTTED: 18/5/2023

CD 016



F1
White paint finish to walls, roof, capping



F2
Charcoal paint finish to wall, external door



Black aluminum windows



White aluminum windows



Polished concrete floor



Timber decking



PS
privacy screen breeze blocks



FLG
Fluted glass

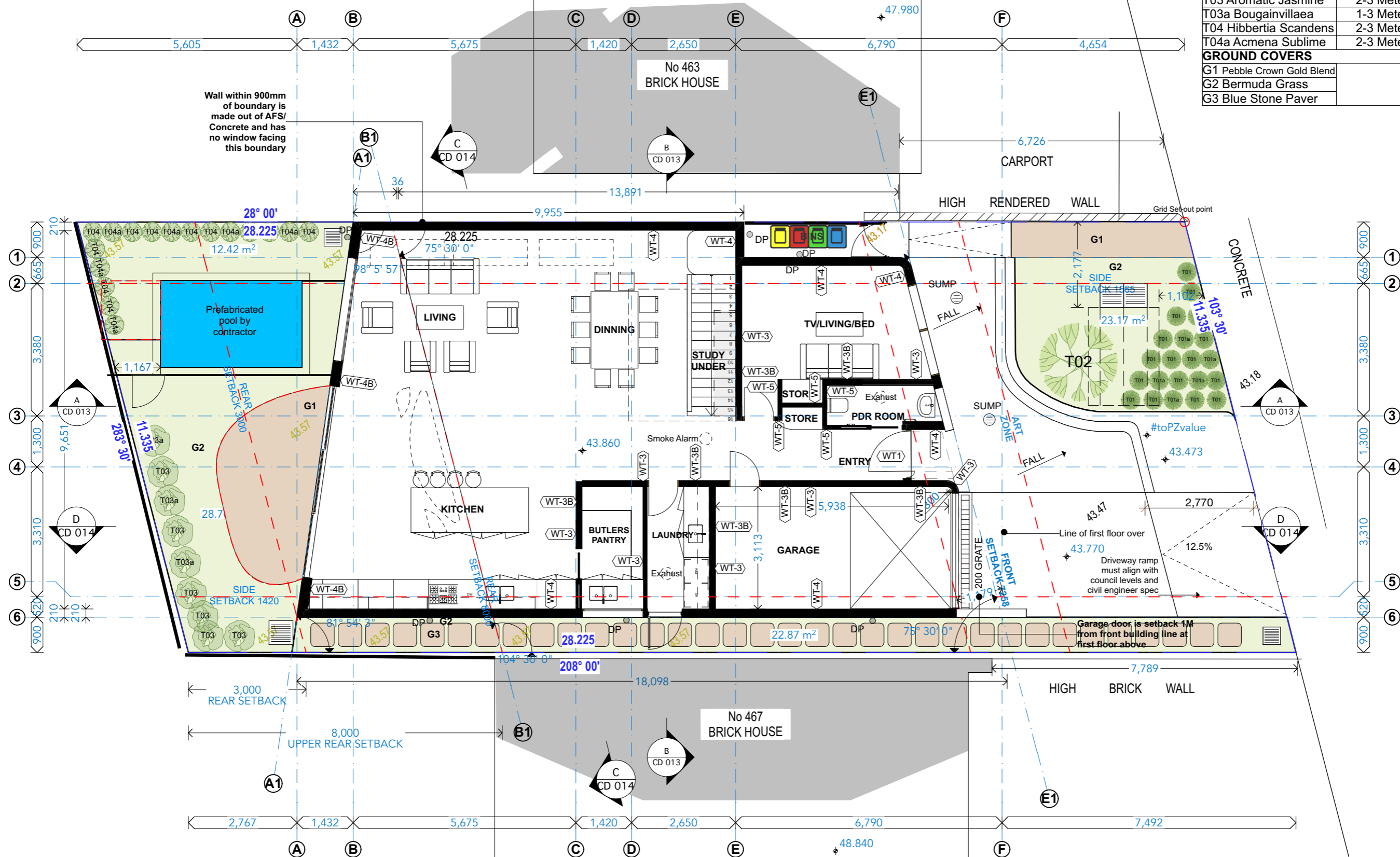
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INDICATIVE PLANT SCHEDULE		
SPECIES	MATURE SIZE	NATIVE
T01 Lomandra	500mm	YES
T01a Xanthorrhoea	1000mm	YES
T02 Acacia Longifolia	2-3 Meteres	YES
T03 Aromatic Jasmine	2-3 Meteres	YES
T03a Bougainvillea	1-3 Meteres	NO
T04 Hibbertia Scandens	2-3 Meteres	YES
T04a Acmena Sublime	2-3 Meteres	YES
GROUND COVERS		
G1 Pebble Crown Gold Blend		
G2 Bermuda Grass		
G3 Blue Stone Paver		



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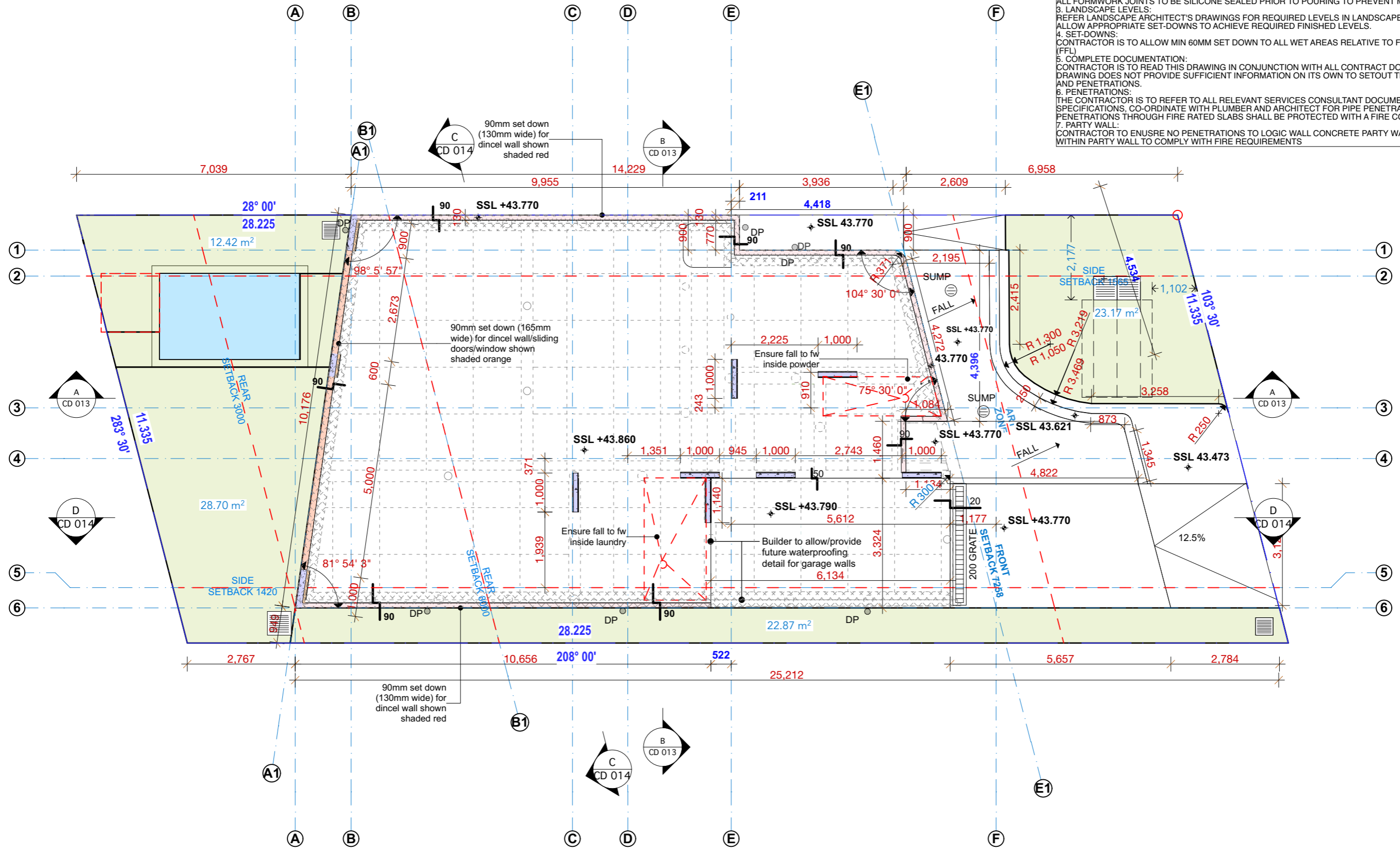


PROJECT: PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING: LANDSCAPE PLAN

PROJECT NO: 2207
 SCALE: 1:100 @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 018

1. GENERAL:
 ALL STRUCTURAL INFORMATION SHOWN ON THIS DRAWING IS INDICATIVE AND FOR CO-ORDINATION PURPOSES. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR STRUCTURAL INFO, DETAILS AND SPEC. ADVISE ARCHITECT OF DISCREPANCIES.
 1. CONCRETE:
 ALL VISIBLE SURFACES OF CONCRETE TO BE OFF FORM FINISHED. FINISH TO BE CLASS I AS SET OUT IN AS3610. GROUND FLOOR SLAB TO BE VISIBLE, STRICTLY LEVELLED AND POWER FLOAT HELICOPTER FINISH.
 2. FORMWORK:
 ALL FORMWORK TO BE NEW. USE METAL SUPPORT FRAMEWORK TO RESTRAIN FORMWORK TO MINIMISE FORMWORK PANELS 'BOWING'. ALL FORMWORK JOINTS TO BE SILICONE SEALED PRIOR TO POURING TO PREVENT MOISTURE LOSS.
 3. LANDSCAPE LEVELS:
 REFER LANDSCAPE ARCHITECT'S DRAWINGS FOR REQUIRED LEVELS IN LANDSCAPE AREA. CONTRACTOR IS TO ALLOW APPROPRIATE SET-DOWNS TO ACHIEVE REQUIRED FINISHED LEVELS.
 4. SET-DOWNS:
 CONTRACTOR IS TO ALLOW MIN 60MM SET DOWN TO ALL WET AREAS RELATIVE TO FINISHED FLOOR LEVELS (FFL)
 5. COMPLETE DOCUMENTATION:
 CONTRACTOR IS TO READ THIS DRAWING IN CONJUNCTION WITH ALL CONTRACT DOCUMENTATION. THIS DRAWING DOES NOT PROVIDE SUFFICIENT INFORMATION ON ITS OWN TO SETOUT THE BUILDING STRUCTURE AND PENETRATIONS.
 6. PENETRATIONS:
 THE CONTRACTOR IS TO REFER TO ALL RELEVANT SERVICES CONSULTANT DOCUMENTATION. PRODUCT SPECIFICATIONS, CO-ORDINATE WITH PLUMBER AND ARCHITECT FOR PIPE PENETRATION LOCATIONS. SERVICE PENETRATIONS THROUGH FIRE RATED SLABS SHALL BE PROTECTED WITH A FIRE COLLAR.
 7. PARTY WALL:
 CONTRACTOR TO ENSURE NO PENETRATIONS TO LOGIC WALL CONCRETE PARTY WALL AND ANY WORK DONE WITHIN PARTY WALL TO COMPLY WITH FIRE REQUIREMENTS



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General Notes

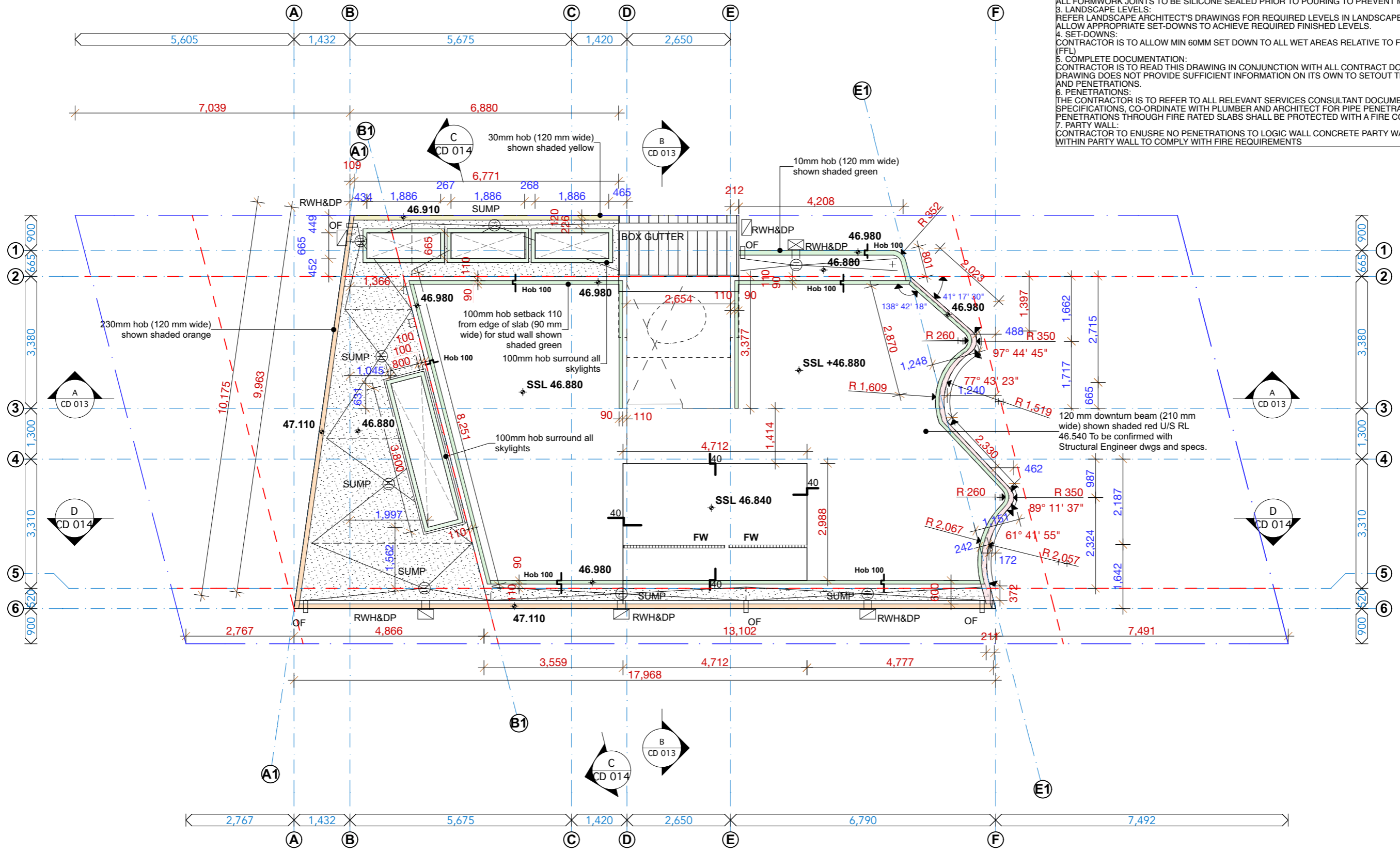
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PROJECT: PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING: GF_CONCRETE PROFILES
 PROJECT NO: 2207
 SCALE: 1:100 @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023
CD 019

GENERAL:
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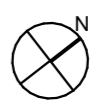
- CONCRETE:**
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- FORMWORK:**
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- COMPLETE DOCUMENTATION:**
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- PARTY WALL:**
 CONTRACTOR TO ENSURE NO PENETRATIONS TO LOGIC WALL CONCRETE PARTY WALL AND ANY WORK DONE WITHIN PARTY WALL TO COMPLY WITH FIRE REQUIREMENTS



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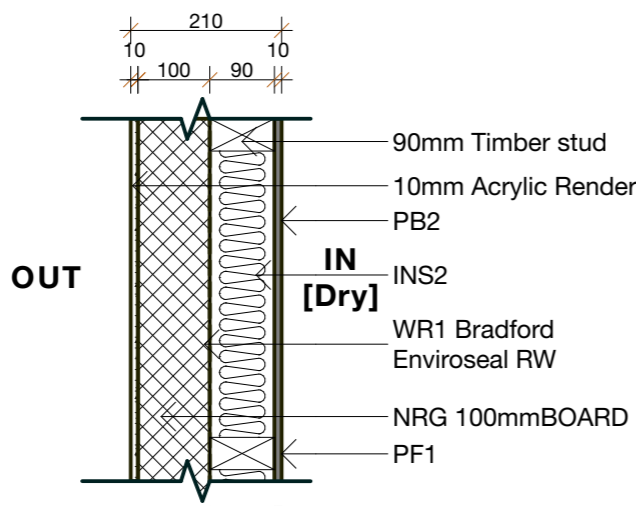
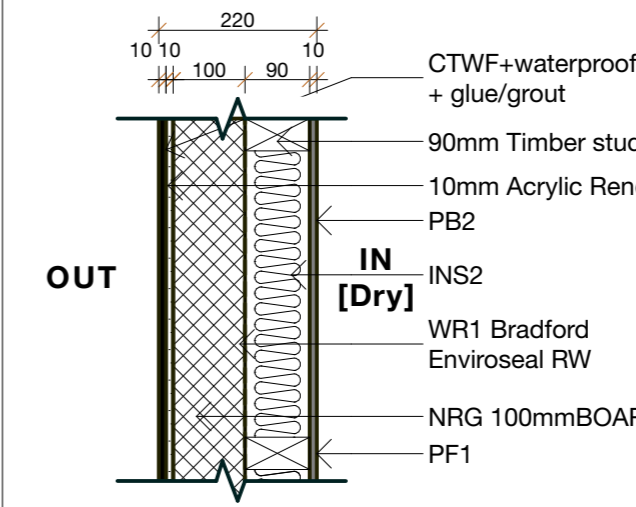
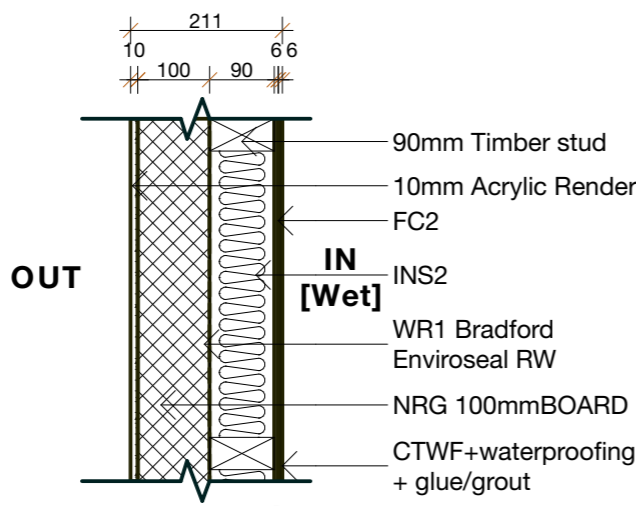
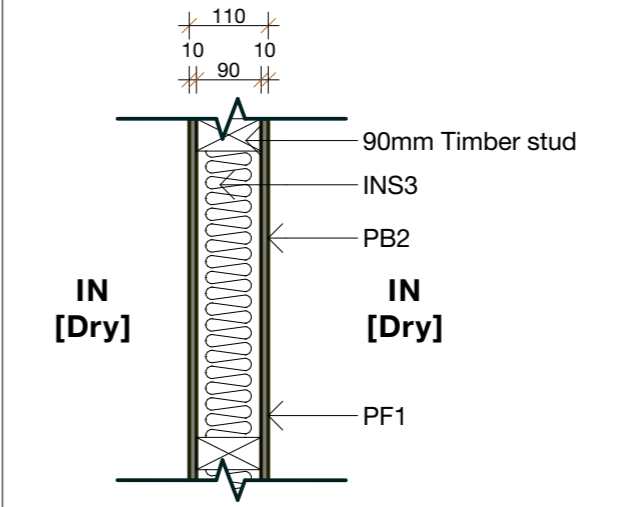
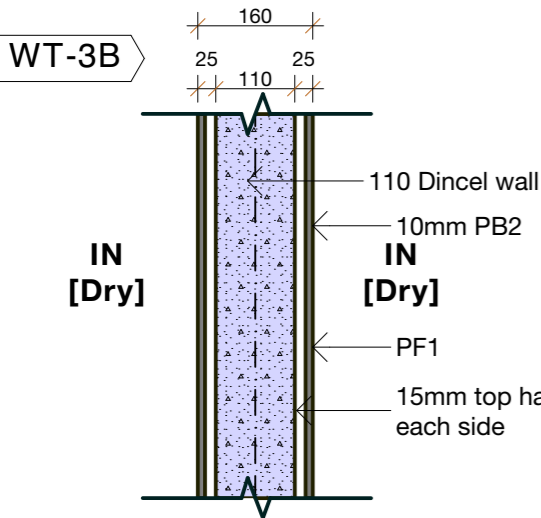
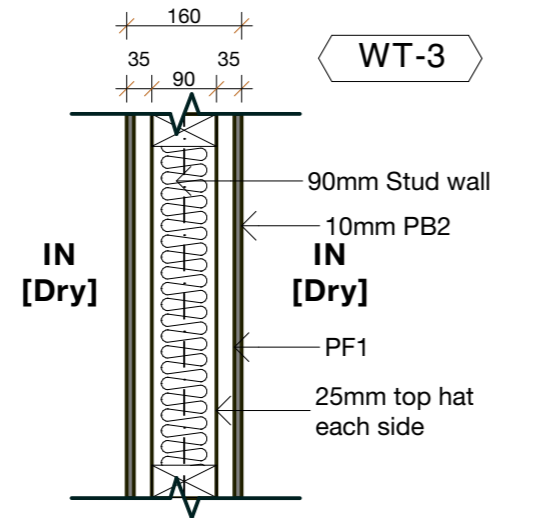
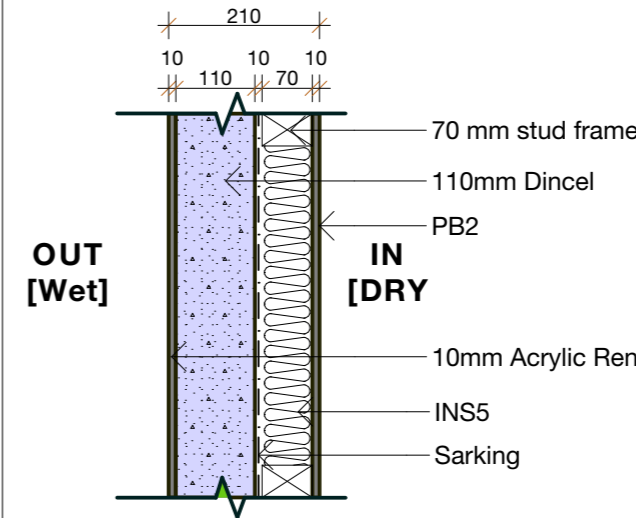


PROJECT: PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING: FF_CONCRETE PROFILES

PROJECT NO: 2207
 SCALE: 1:100 @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023
CD 020

WALL TYPES NOTES

1. WALL TYPE DESCRIPTIONS DO NOT INCLUDE ALL NECESSARY COMPONENT ELEMENTS E.G. WATERPROOFING, FASTENERS, FLASHINGS, VAPOUR BARRIERS ETC, FINISHES.
2. INSTALLATION OF PROPRIETARY SYSTEMS TO MANFT'S WRITTEN REQS.
3. WHERE PLASTERBOARD (PB) IS NOTED AS A FACING & THE WALL IS IN A 'WET AREA' (BATHROOM, ENSUITE, KITCHEN ETC) USE WET AREA FIBRE BOARD (FC) FACING INSTEAD.
4. ANY WALL TYPE THAT IS OMITTED OR NOT CONSISTENT IS TO BE RESOLVED BY THE CONTRACTOR TO ENSURE THAT IT MEETS ALL REQUIREMENTS UNDER THE NCC & AS.
5. FOR ACOUSTIC PERFORMANCE RATINGS REFER TO NCC & AS.
6. UNO FIRE RESISTANCE LEVELS ARE FROM BOTH SIDES OF THE WALL. FOR RATINGS REFER TO BCA, AS & WALL SYSTEM SPECIFICATION.
7. FOR THERMAL PERFORMANCE RATINGS (INCL BASIX) REFER TO THE CURRENT BASIX REPORT.
8. WHERE SERVICES CONCEALED WITHIN WALL, FIRE AND ACOUSTIC RATINGS TO THE WALL ARE TO BE MAINTAINED WITHOUT VISIBLY OR SPATIALLY CHANGING THE WALL.
9. BUILDER TO PROVIDE ADDED STRUCTURAL REINFORCEMENT IN WALLS WHERE REQUIRED FOR WALL HUNG OBJECTS SUCH AS KITCHEN CABINET, BATHROOM HAND BASIN, TOWEL RAIL, ETC
10. READ IN CONJUNCTION WITH WET AREA DETAILS AND ALL GENERAL ARCHITECTURAL AND CONSULTANTS DRAWINGS

TYPE	SPECIFICATION	NOTE	TYPE	SPECIFICATION	NOTE		
WT-1	 <p>90mm Timber stud 10mm Acrylic Render PB2 INS2 WR1 Bradford Enviroseal RW NRG 100mm BOARD PF1</p>	<p>External Wall</p> <p>Wall Thickness 210 MM</p> <p>PF1 Paint Finish PB2 10mm CSR Superchek plasterboard INS2: 90mm high performance glass wool insulation Gold Batts R2.5 WR1: Bradford Enviroseal RW NRG - 100mm NRG Greenboard</p> <p>Acoustic RW+CTR : 61/53 Thermal: R2.5 FRL : -/-/-</p> <p>Wall System:</p>	WT-1.1	 <p>CTWF+waterproofing + glue/grout 90mm Timber stud 10mm Acrylic Render PB2 INS2 WR1 Bradford Enviroseal RW NRG 100mm BOARD PF1</p>	<p>External Wall</p> <p>Wall Thickness 220 MM</p> <p>PF1 Paint Finish PB2 10mm CSR Superchek plasterboard INS2: 90mm high performance glass wool insulation Gold Batts R2.5 WR1: Bradford Enviroseal RW NRG - 100mm NRG Greenboard CTWF Ceramic Tile Wall Finish Waterproofing + Glue + Grout</p> <p>Acoustic RW+CTR : 61/53 Thermal: R2.5 FRL : -/-/-</p> <p>Wall System:</p>		
WT-2	 <p>90mm Timber stud 10mm Acrylic Render FC2 INS2 WR1 Bradford Enviroseal RW NRG 100mm BOARD CTWF+waterproofing + glue/grout</p>	<p>External Wall</p> <p>Wall Thickness 211 MM + Tile</p> <p>CTWF Ceramic Tile Wall Finish Waterproofing + Glue + Grout FC2 6mm Fibre cement sheet board INS2: 90mm high performance glass wool insulation Gold Batts R2.5 WR1: Bradford Enviroseal RW NRG - 100mm NRG Greenboard</p> <p>Acoustic RW+CTR : 61/53 Thermal: R2.5 FRL : 60/60/60</p> <p>Wall System:</p>	WT-5	 <p>90mm Timber stud INS3 PB2 PF1</p>	<p>Internal Wall</p> <p>Wall Thickness 110 MM</p> <p>PF1 Paint Finish PB2 10mm CSR Superchek plasterboard INS3: 70mm SoundScreen™ R2.0</p> <p>Acoustic RW+CTR : 42/33 Thermal: R2.0 FRL : -</p> <p>Wall System: CSR 2024</p>		
WT-3B	 <p>110 Dintel wall 10mm PB2 PF1 15mm top hat each side</p>	WT-3	 <p>90mm Stud wall 10mm PB2 PF1 25mm top hat each side</p>	<p>Internal Structural Wall</p> <p>Wall Thickness 140 MM</p> <p>PF1 Paint Finish PB2 10mm CSR Superchek plasterboard INS5: SoundScreen™ R1.7 60mm WT3 only: 90mm Stud WT3B only: 110mm Dintel wall Acoustic RW+CTR : 66/51 Thermal: R2.5 FRL : MIN 60/60/60</p> <p>Wall System:</p> <p>Ensure all wall penetrations do not affect acoustic and FRL integrity</p> <p>Ensure any concealed down pipe within the cavity is insulated with Bradford acoustilag, Acoustic pipe wrap</p>	WT-4	 <p>70 mm stud frame 110mm Dintel PB2 10mm Acrylic Render INS5 Sarking</p>	<p>External Wall</p> <p>Wall Thickness 210 MM</p> <p>PF1 Paint Finish PB2 10mm CSR Superchek plasterboard</p> <p>INS5: SoundScreen™ R1.7 60mm DINCEL WALL: 110mm Acoustic RW+CTR : 64/50 Thermal: R2.5 FRL : 60/60/60 Wall System: AFS</p> <p>Ensure all wall penetrations do not affect acoustic and FRL integrity</p> <p>Ensure any concealed down pipe within the cavity is insulated with Bradford acoustilag, Acoustic pipe wrap</p>

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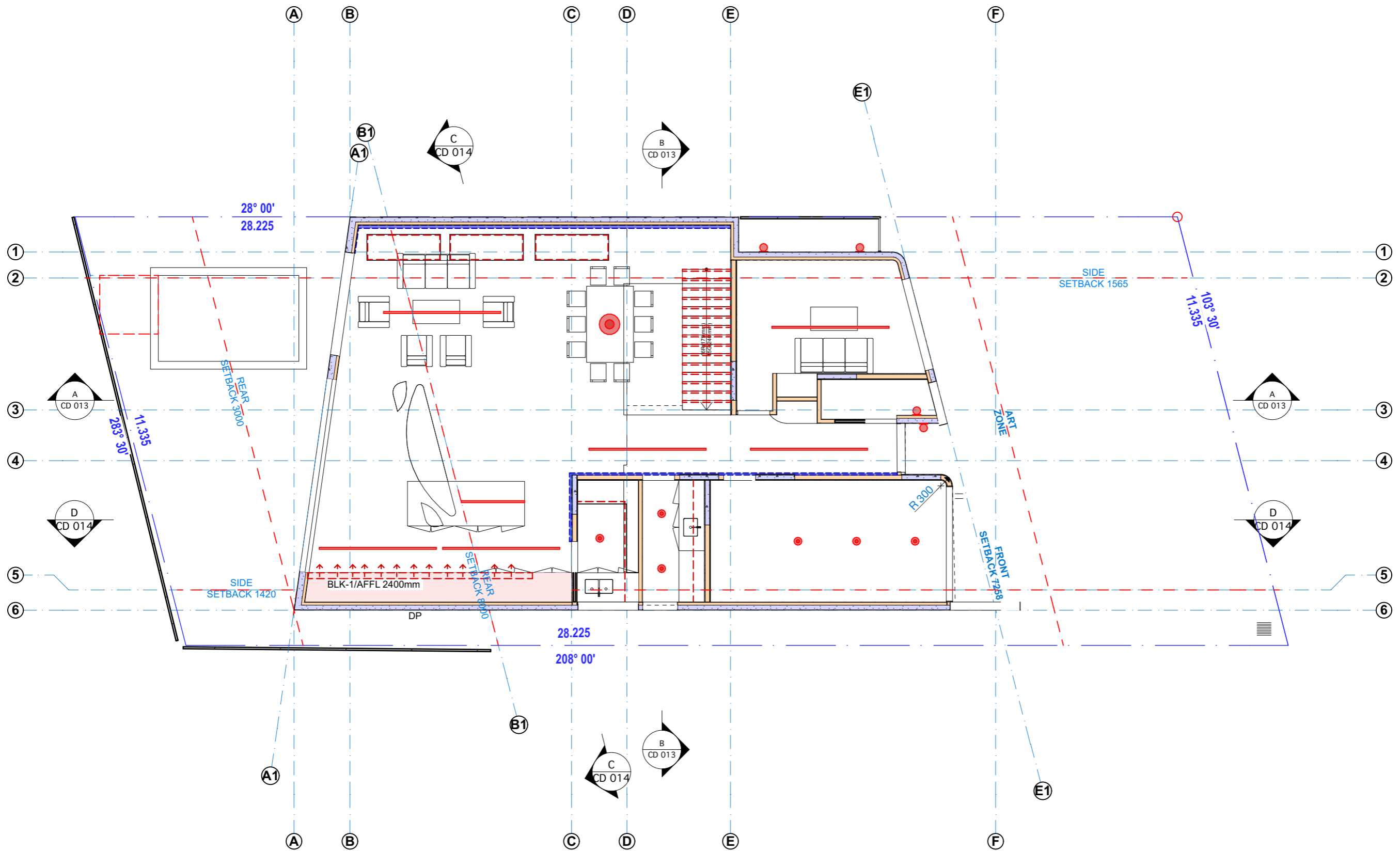
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PROJECT: PROPOSED NEW DWELLING
465 Beauchamp St
Maroubra NSW 2035
DRAWING: WALL TYPE SCHEDULE

PROJECT NO: 2207
SCALE: @A3
DRAWING NO: REV: 1
PLOTTED: 18/5/2023

CD 029



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mowa studio

General Notes

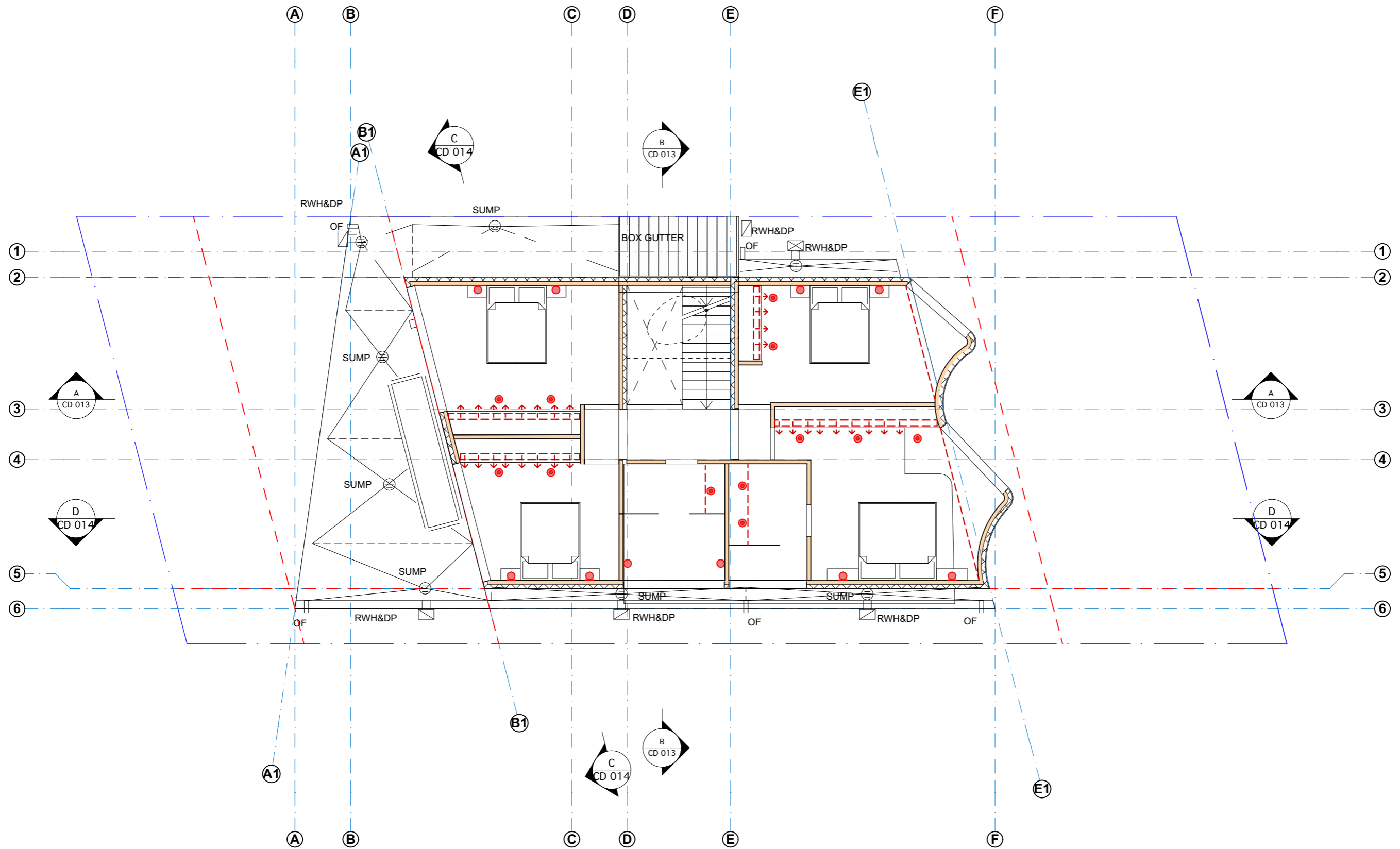
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PROJECT:
PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING:
GF RCP

PROJECT NO: 2207
 SCALE: 1:100 @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 030



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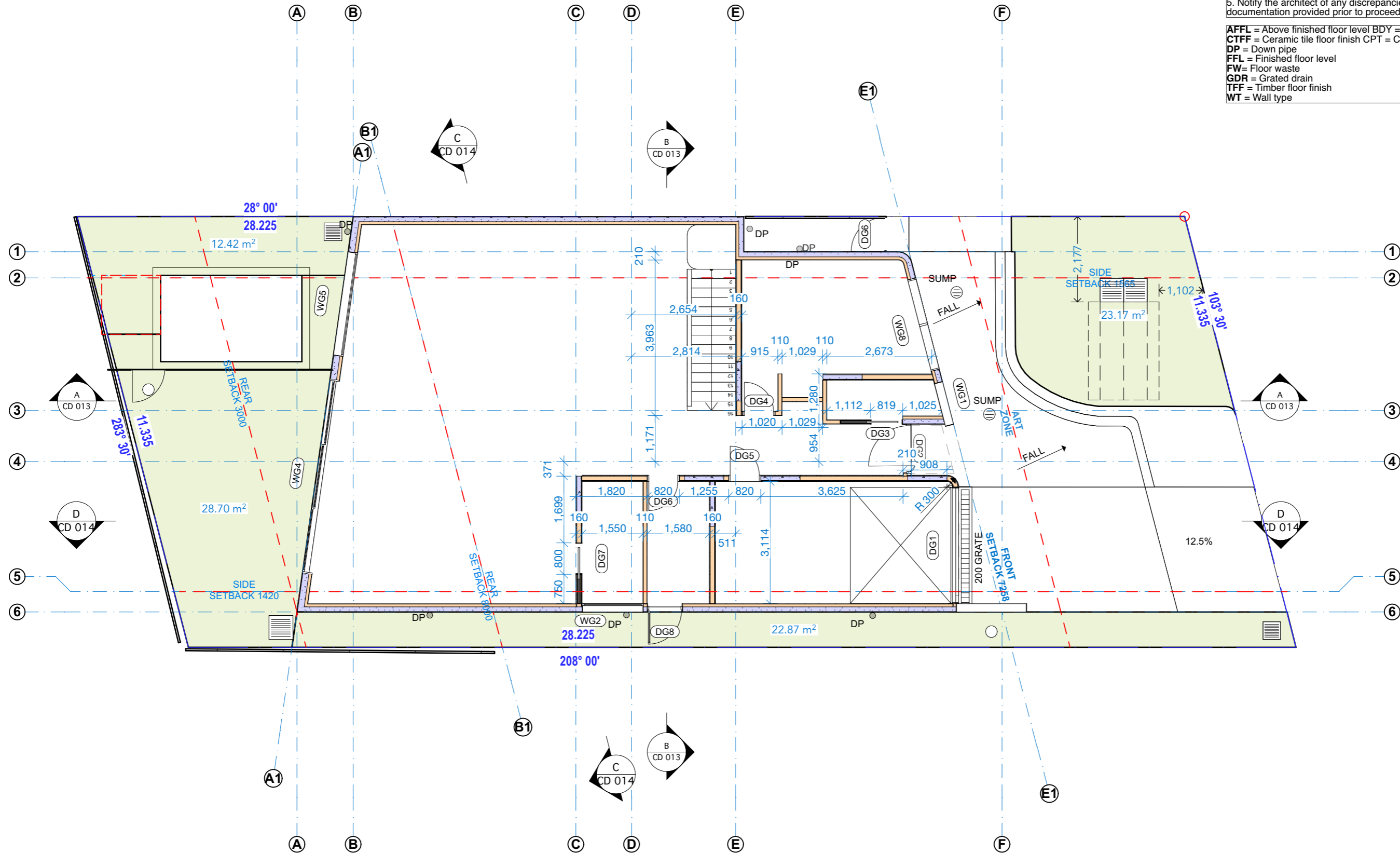
PROJECT:
PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING:
FF RCP

PROJECT NO: 2207
 SCALE: 1:100 @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 031

1. Drawings to be read in conjunction with all documentation provided.
2. All Structural, Hydraulic, Electrical, Civil, Mechanical, Landscape information shown in the architectural documents is indicative only - refer to consultant's separate documentation for details. Report discrepancies with architectural and services documents immediately to the architect prior to proceeding with work.
3. Shop drawings to be completed for all metalwork facade prototypes. Joinery & other nominated items prior to commencement of construction, and with adequate time allowed for review by architect and engineers etc.
4. Comply with the building code of Australia, current development consent & applicable Australian standards.
5. Notify the architect of any discrepancies, errors or omissions in the documentation provided prior to proceeding with work.

AFFL = Above finished floor level
BDY = Boundary
CTFF = Ceramic tile floor finish
CPT = Carpet finish
DP = Down pipe
FFL = Finished floor level
FW = Floor waste
GDR = Grated drain
TFF = Timber floor finish
WT = Wall type



COMPLYING DEVELOPMENT ONLY - NOT FOR CONSTRUCTION



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Note: Smoke alarm to comply with Clause 3.7.2.3 of the BCA and AS 3786-2014

Note: all balustrades having a minimum height not less than 1 metre and the balustrade will comply with the relevant provisions of AS/NZS 1170.1-2002 and AS 1288-2006

Note: handrail to at least one side of the staircase extending for the full flight of the stair.

Note: the stairs will achieve a slip resistance classification of not less than P4 in accordance with AS 4586 - 2013.

Note: that all floor wastes being provided with drainage flanges in accordance with AS 3740-2010 to all wet areas (bathroom and laundries).

Note: that all bedroom windows to the first-floor level will be capable of being restricted to a 125mm.

Note: New driveways and vehicular crossings are to be carried out in accordance with AS 2890.1 and Council requirements



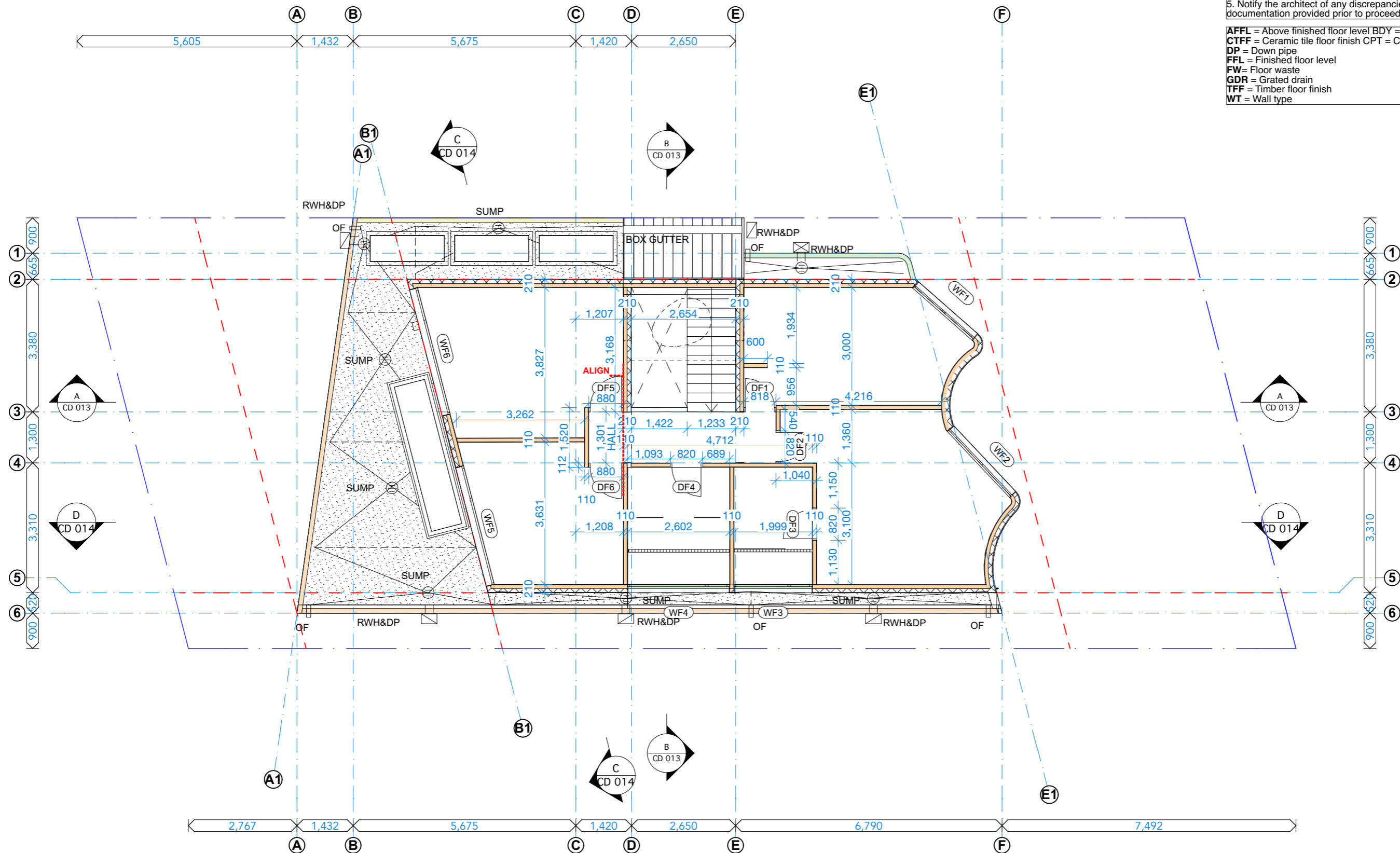
PROJECT: PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING: GF WALL SETOUT

PROJECT NO: 2207
 SCALE: 1:100 @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 032

1. Drawings to be read in conjunction with all documentation provided.
2. All Structural, Hydraulic, Electrical, Civil, Mechanical, Landscape information shown in the architectural documents is indicative only - refer to consultant's separate documentation for details. Report discrepancies with architectural and services documents immediately to the architect prior to proceeding with work.
3. Shop drawings to be completed for all metalwork facade prototypes. Joinery & other nominated items prior to commencement of construction, and with adequate time allowed for review by architect and engineers etc.
4. Comply with the building code of Australia, current development consent & applicable Australian standards.
5. Notify the architect of any discrepancies, errors or omissions in the documentation provided prior to proceeding with work.

AFFL = Above finished floor level
BDY = Boundary
CTFF = Ceramic tile floor finish
CPT = Carpet finish
DP = Down pipe
FFL = Finished floor level
FW = Floor waste
GDR = Grated drain
TFF = Timber floor finish
WT = Wall type



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General Notes

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Note: Smoke alarm to comply with Clause 3.7.2.3 of the BCA and AS 3786-2014

Note: all balustrades having a minimum height not less than 1 metre and the balustrade will comply with the relevant provisions of AS/NZS 1170.1-2002 and AS 1288-2006

Note: handrail to at least one side of the staircase extending for the full flight of the stair.

Note: the stairs will achieve a slip resistance classification of not less than P4 in accordance with AS 4586 - 2013.

Note: that all floor wastes being provided with drainage flanges in accordance with AS 3740-2010 to all wet areas (bathroom and laundries).

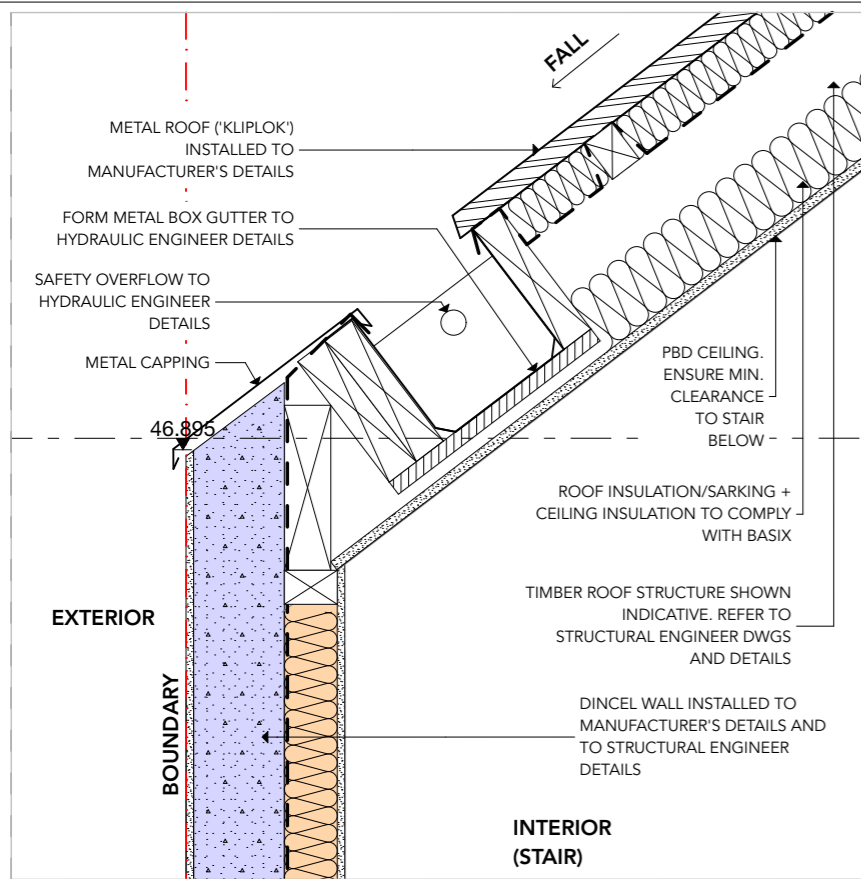
Note: that all bedroom windows to the first-floor level will be capable of being restricted to a 125mm.



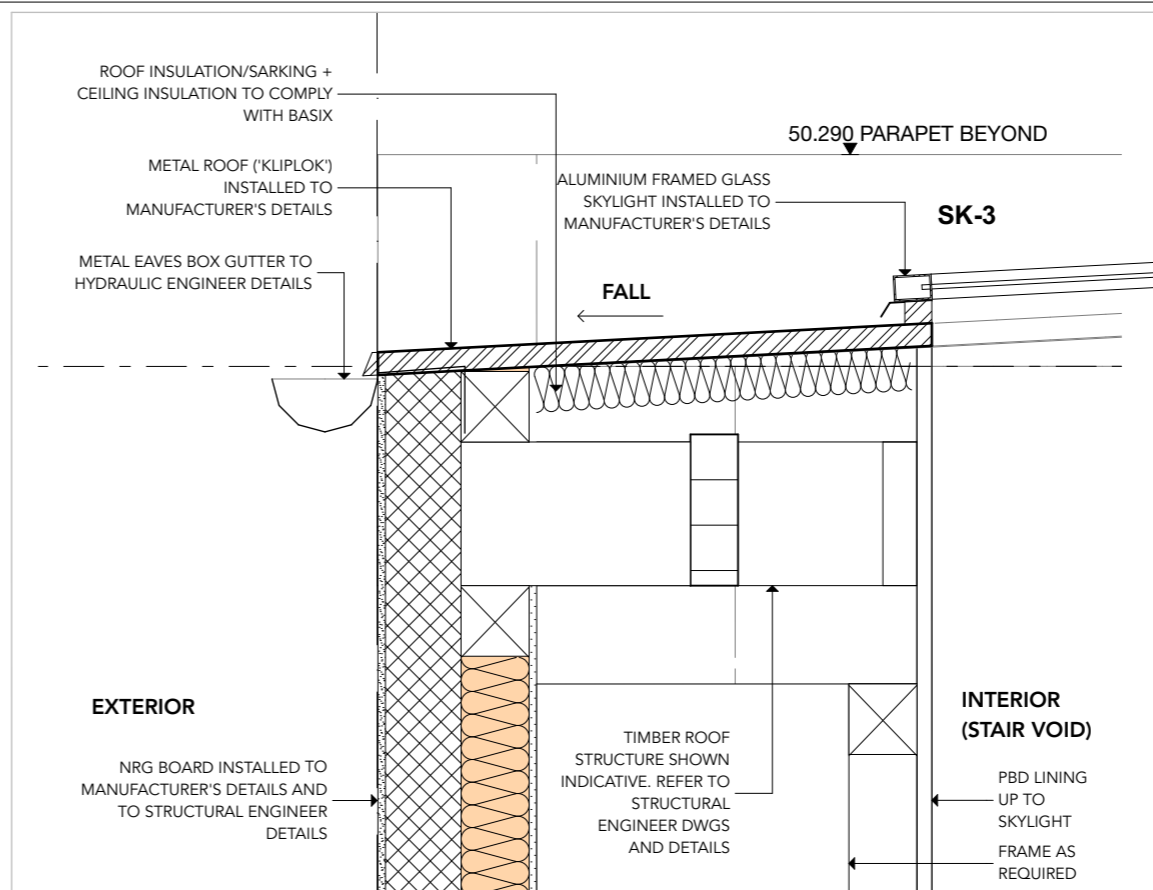
PROJECT: PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING: FF WALL SETOUT

PROJECT NO: 2207
 SCALE: 1:100 @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

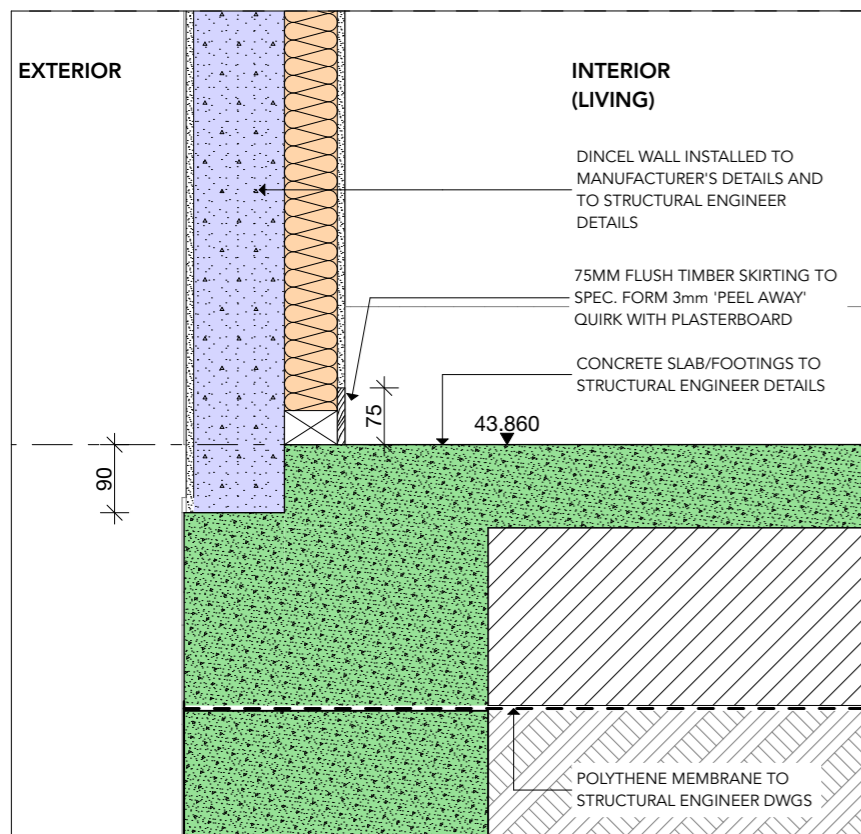
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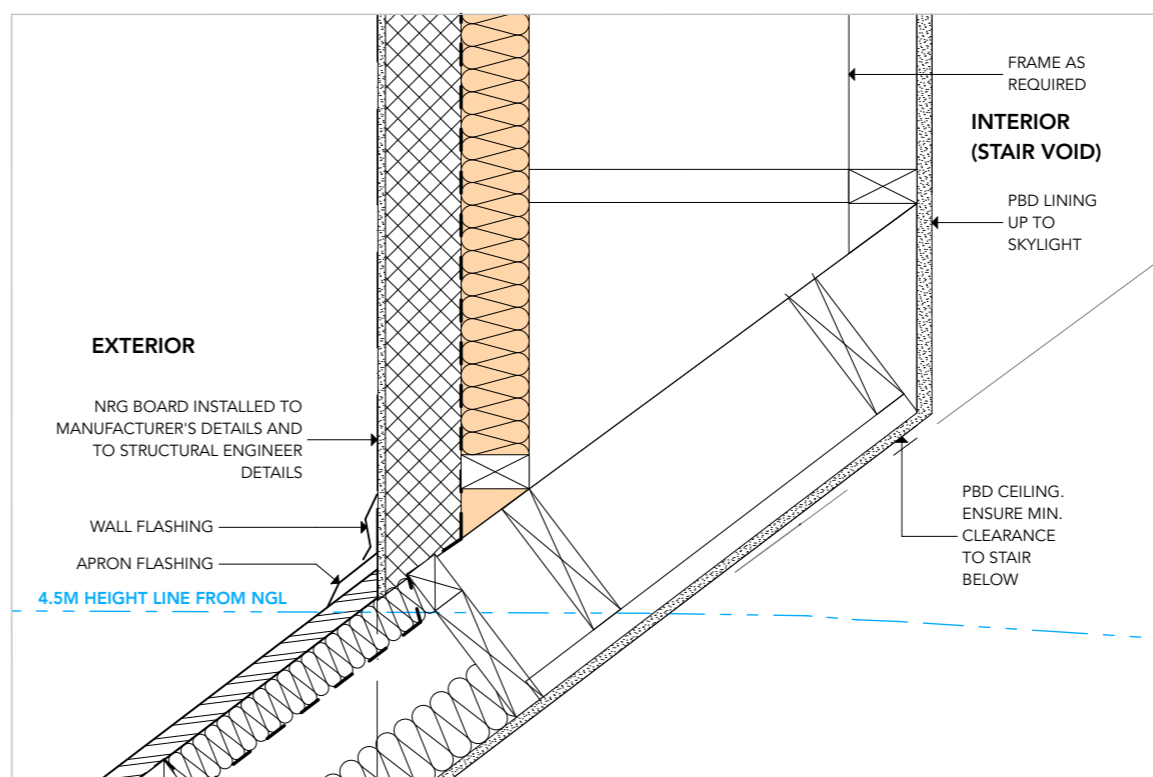
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4 Detail 1:10



1 Detail 1:10



3 Detail 1:10

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General Notes

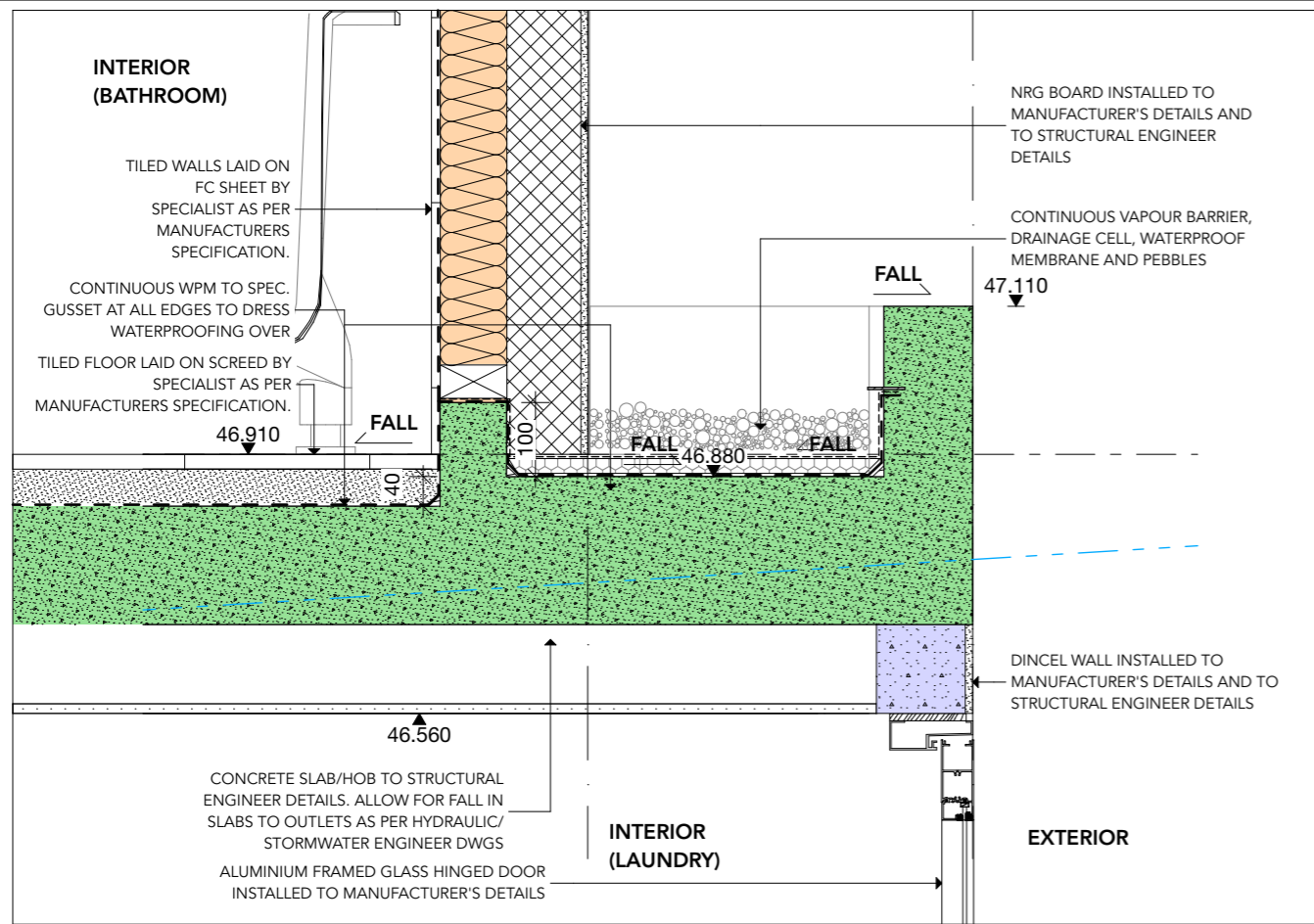
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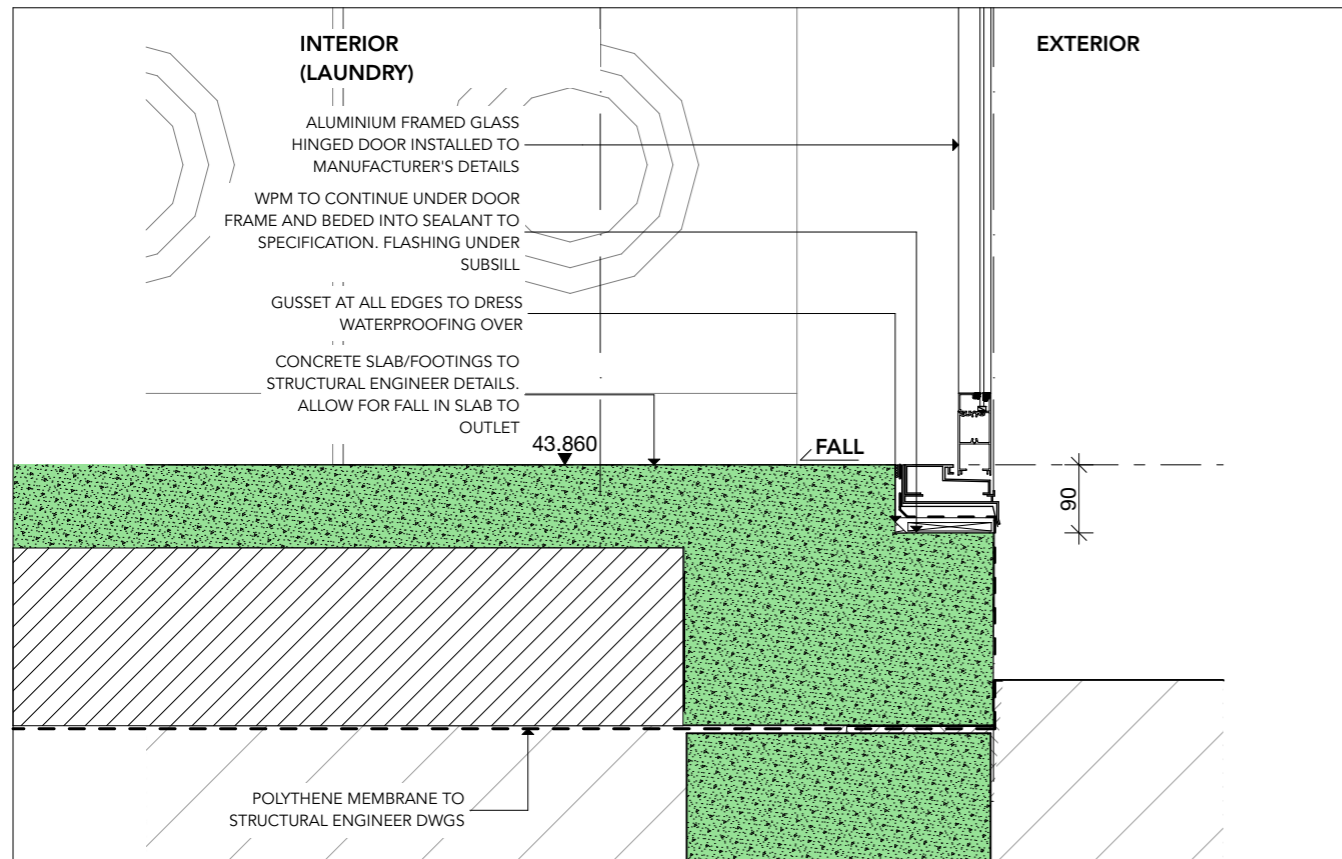
PROJECT:
PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING:
DETAILS

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

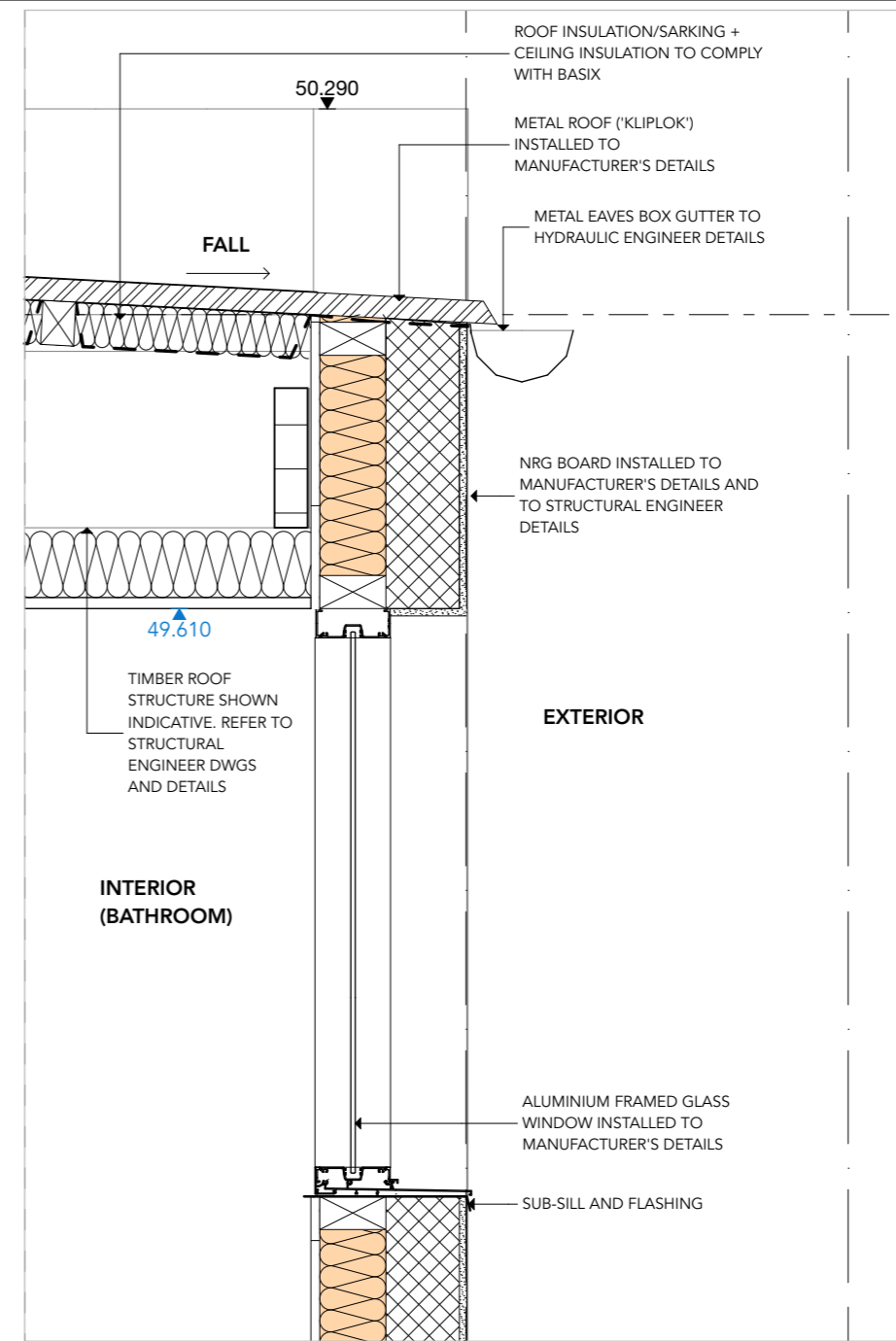
CD 040



2 Detail 1:10



1 Detail 1:10



3 Detail 1:10

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General Notes

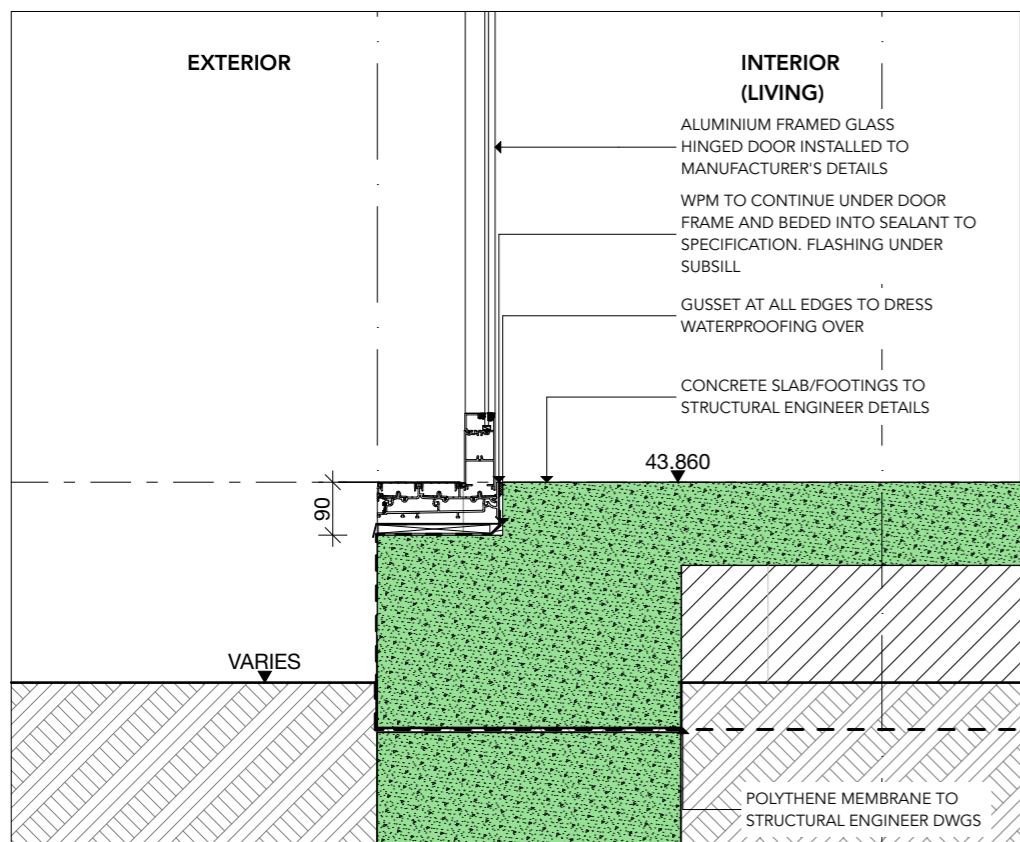
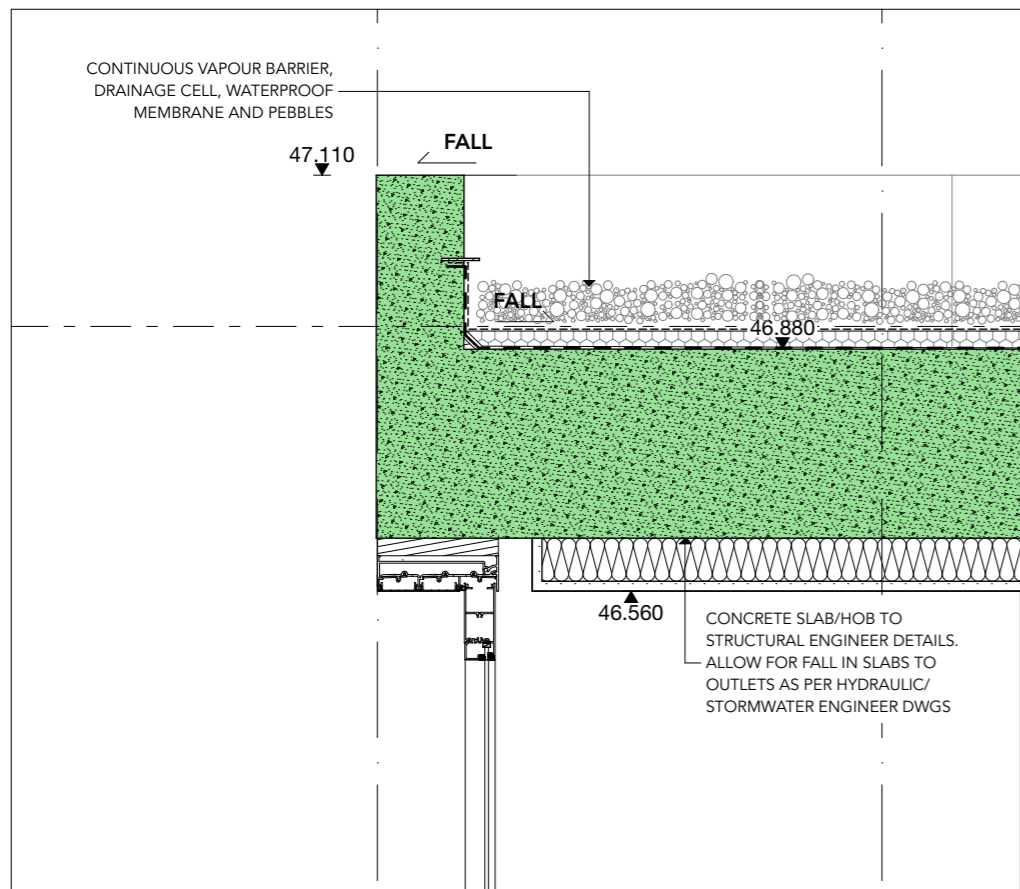
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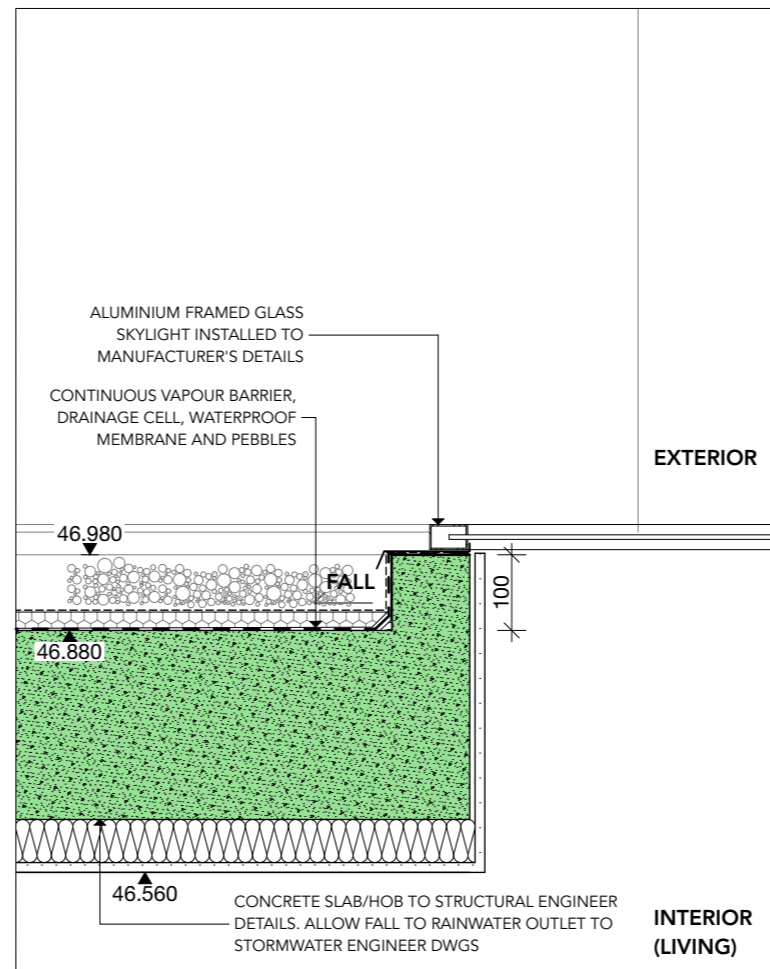
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 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING: DETAILS

PROJECT NO: 2207
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 DRAWING NO: REV:
 PLOTTED: 18/5/2023

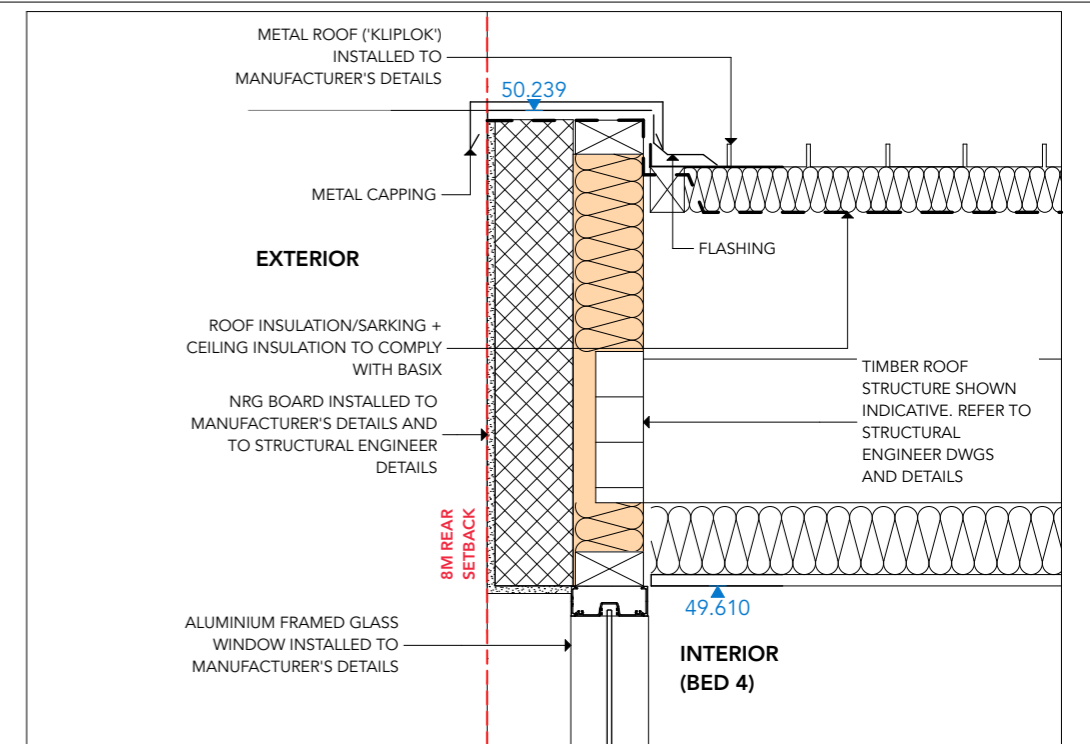
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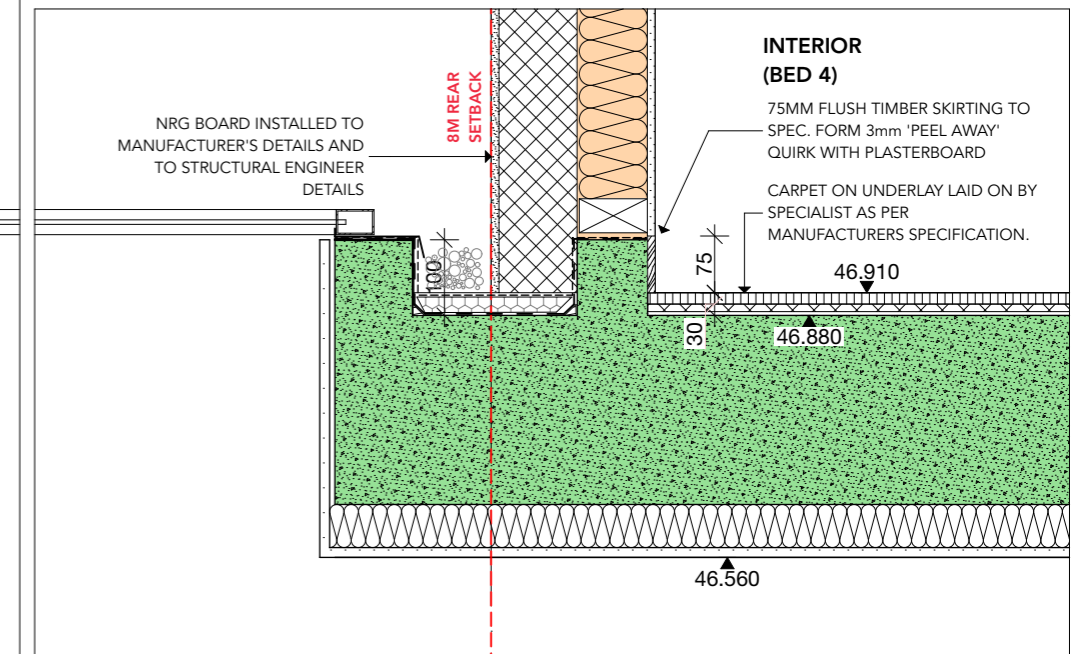
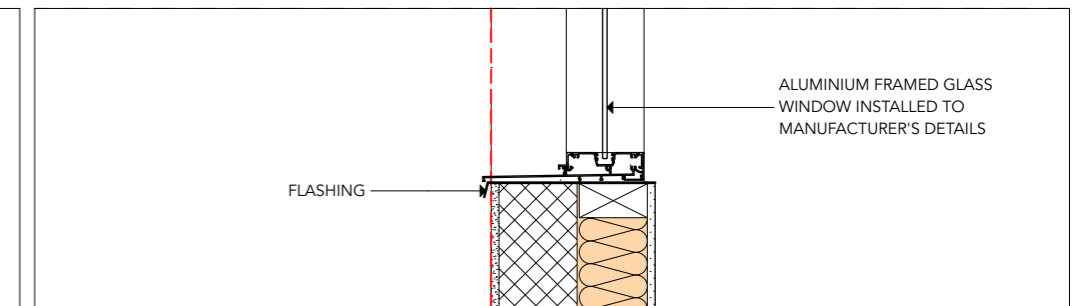
1 Detail 1:10



3



2 Detail 1:10



Detail (1) 1:10

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General Notes

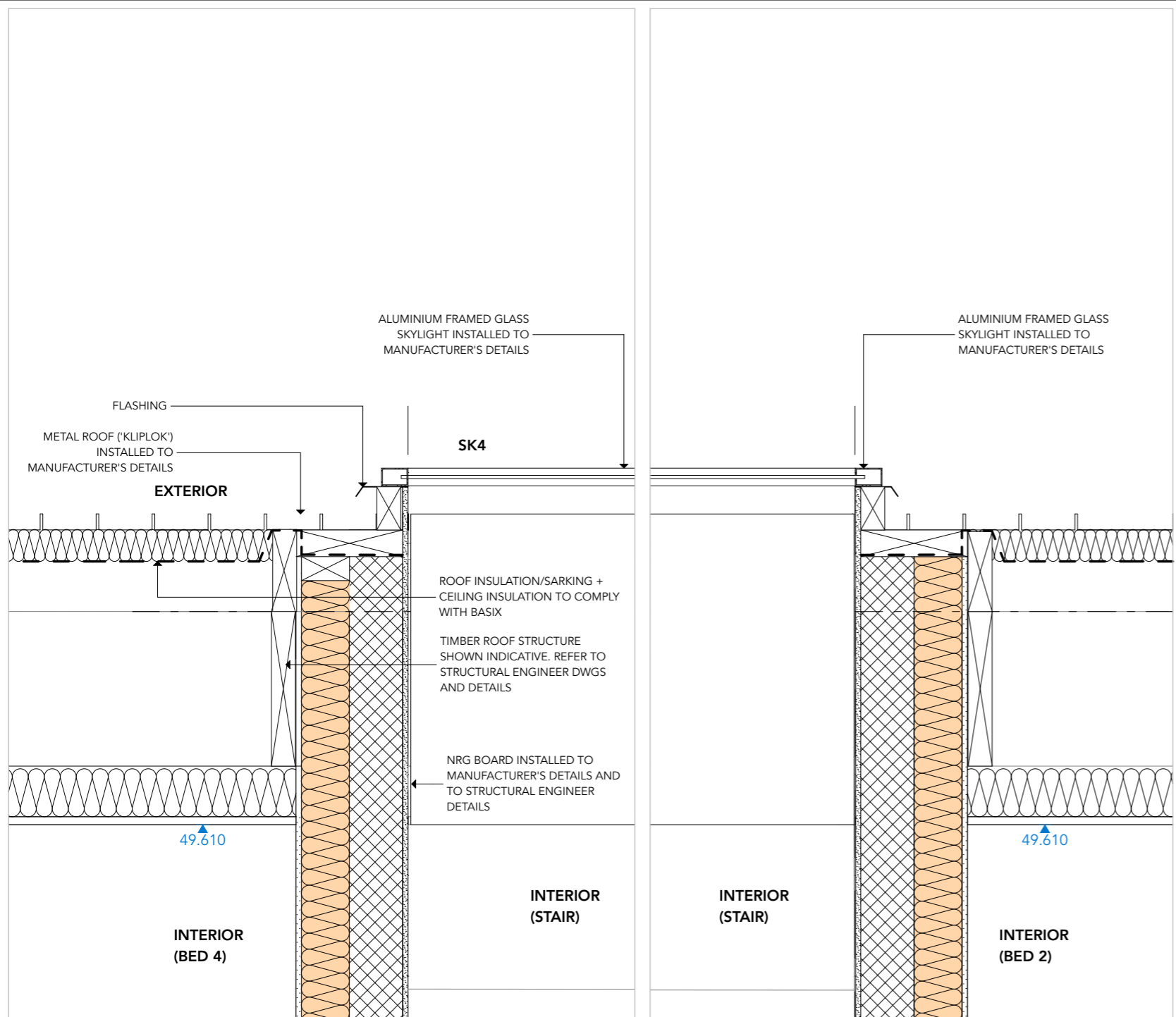
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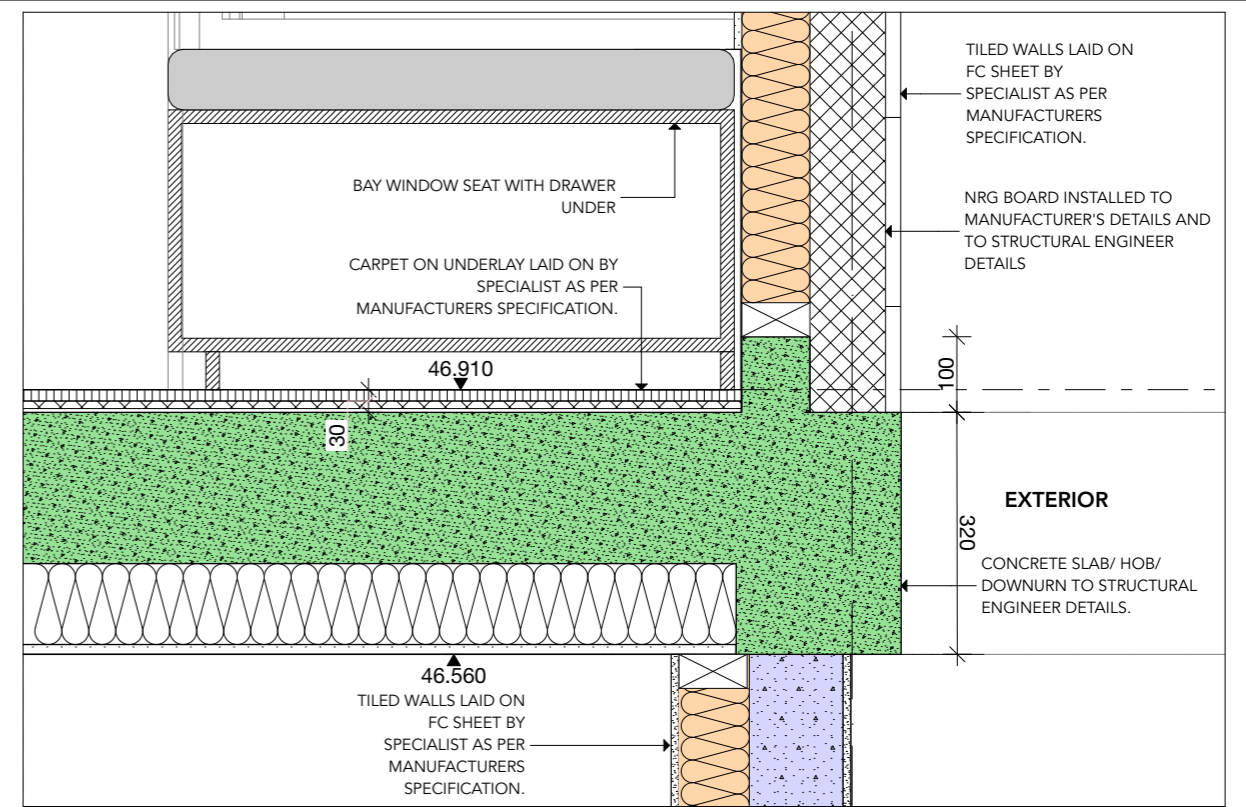
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 465 Beauchamp St
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 DRAWING: DETAILS

PROJECT NO: 2207
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 PLOTTED: 18/5/2023

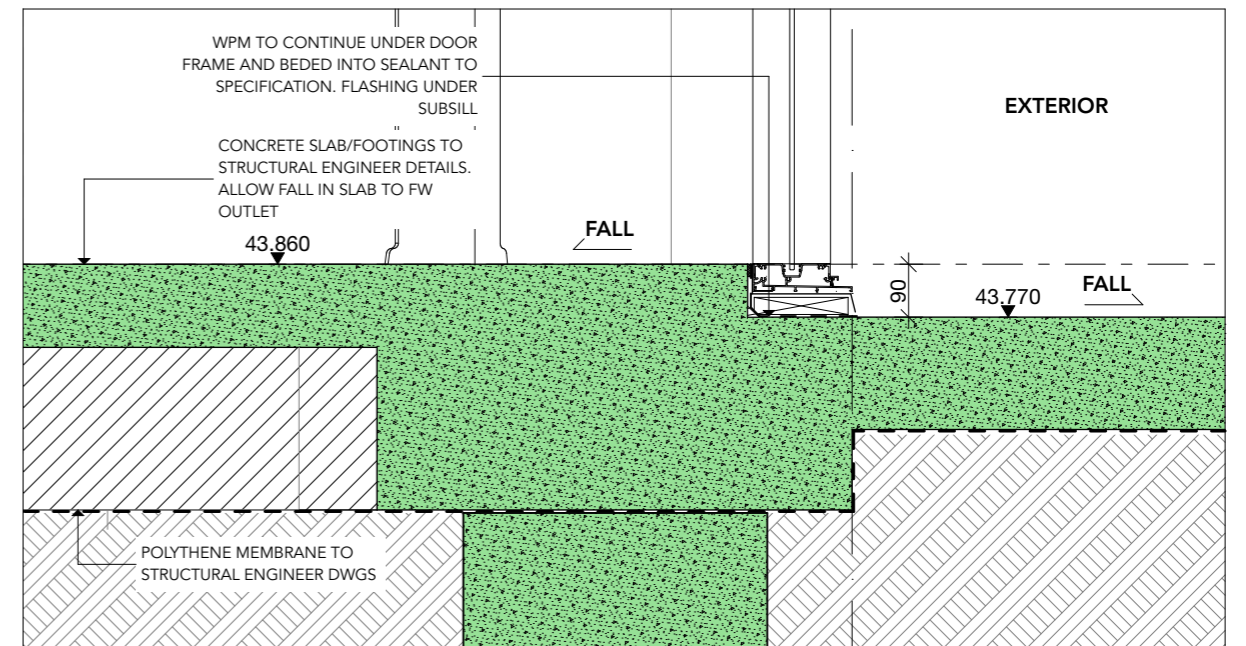
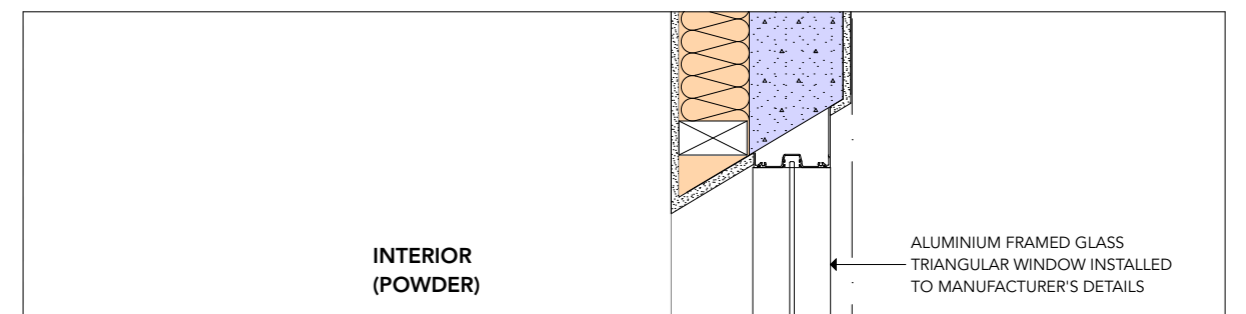
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1 Detail 1:10



4 Detail (1) 1:10



2 Detail (1) 1:10

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General Notes

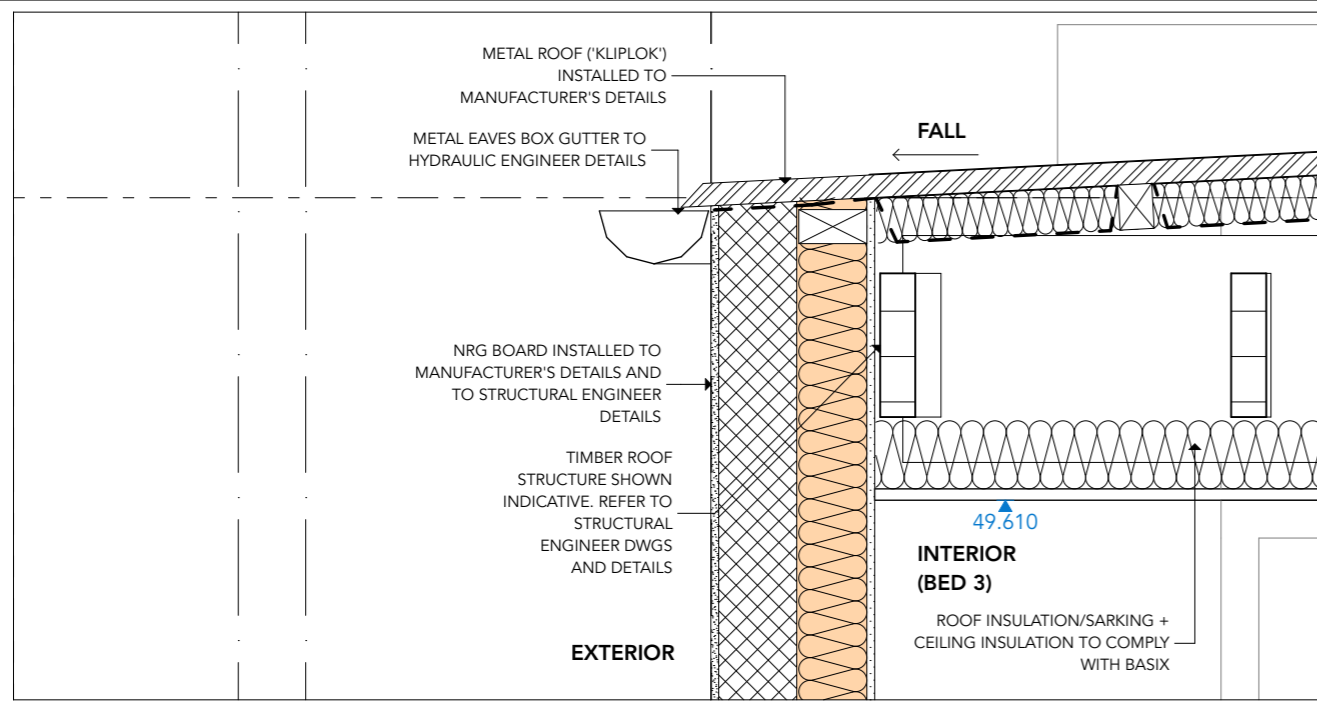
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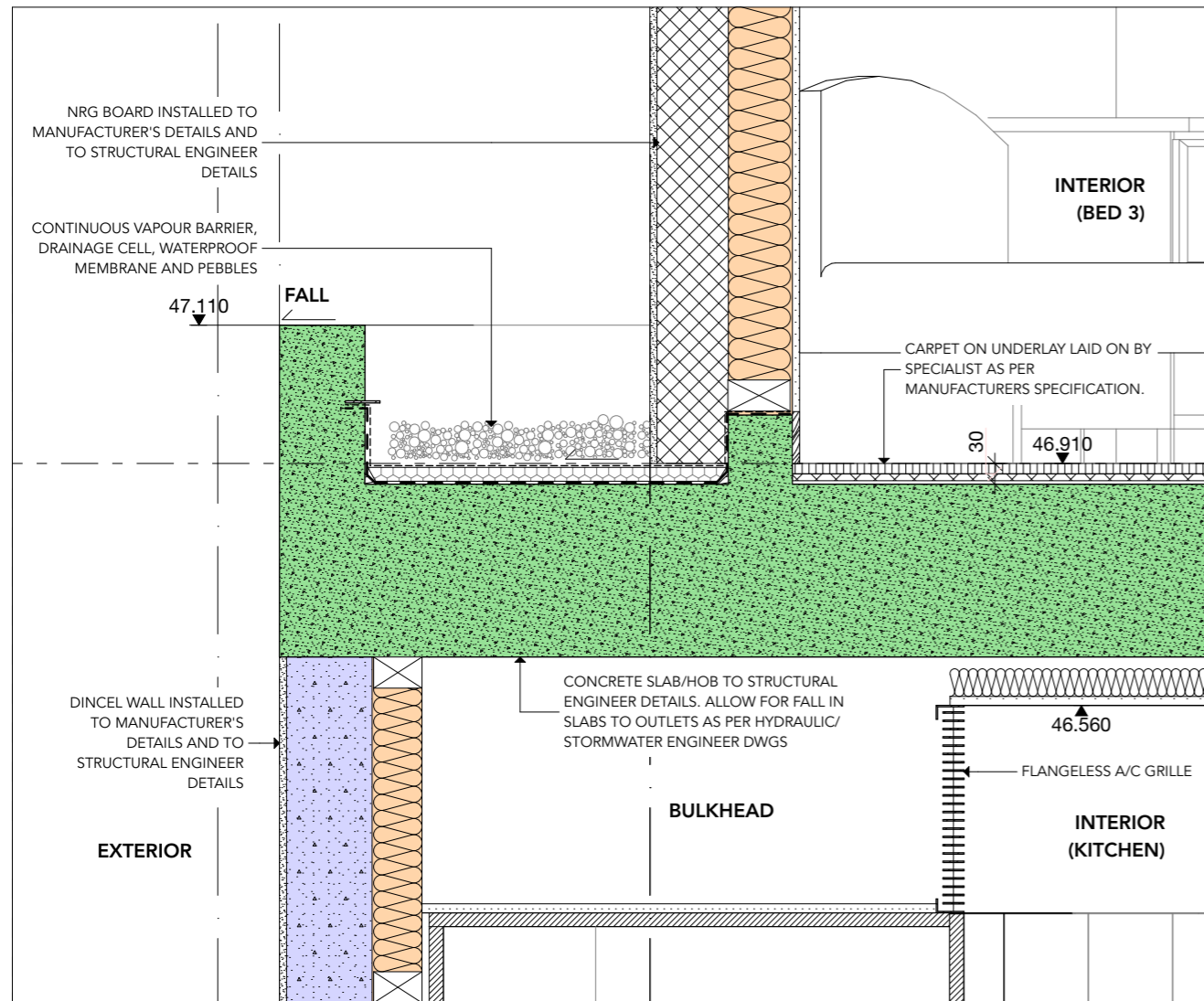
PROJECT: PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING: DETAILS

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

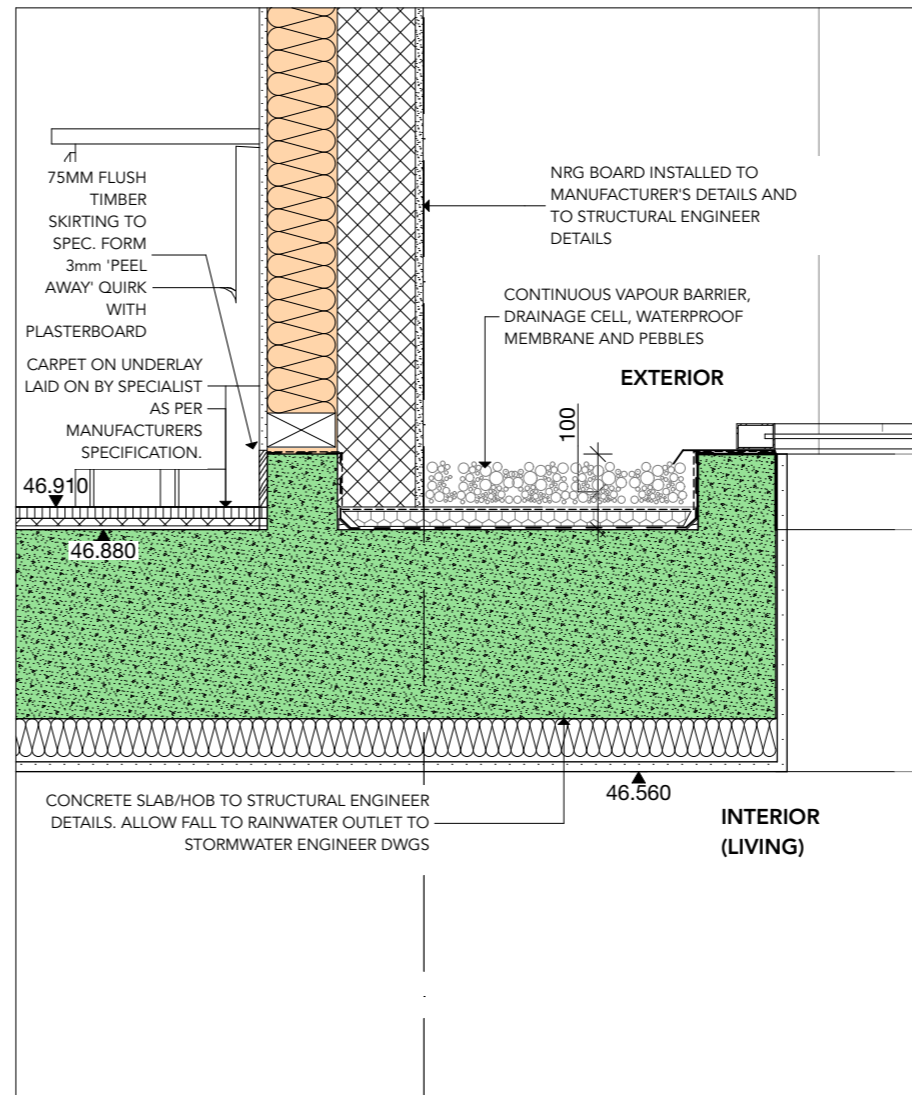
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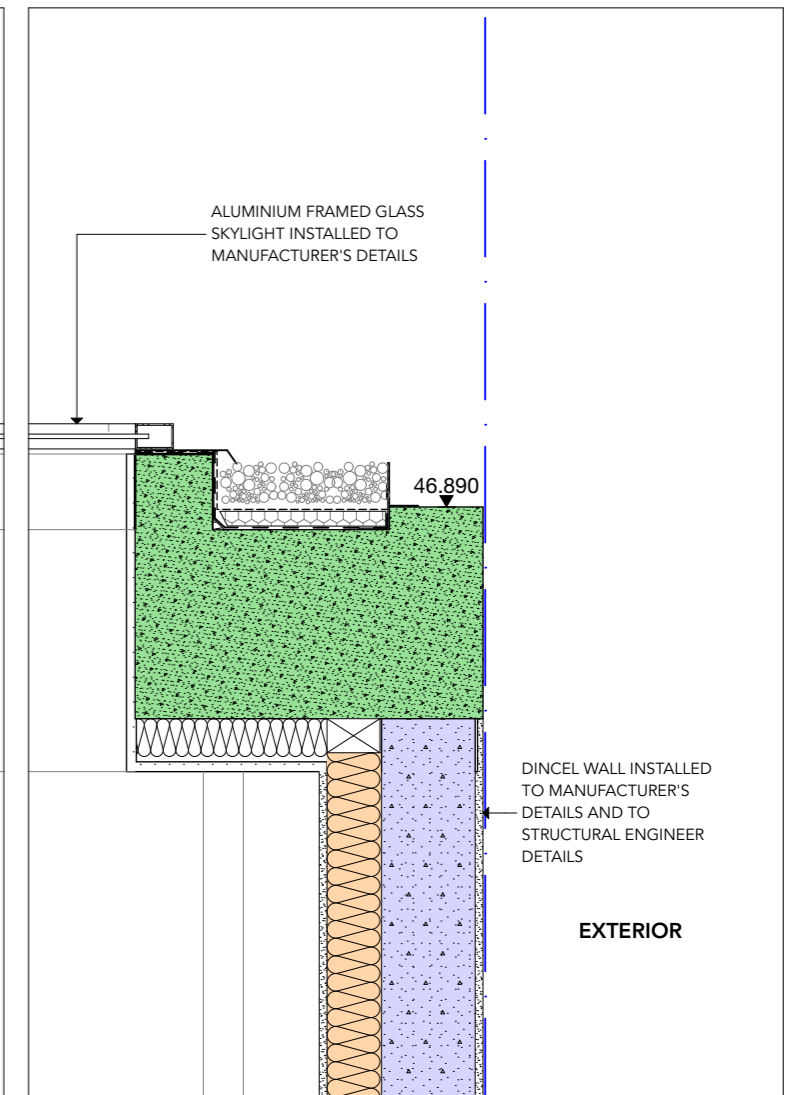
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1 Detail 1:10



3 Detail



1:10

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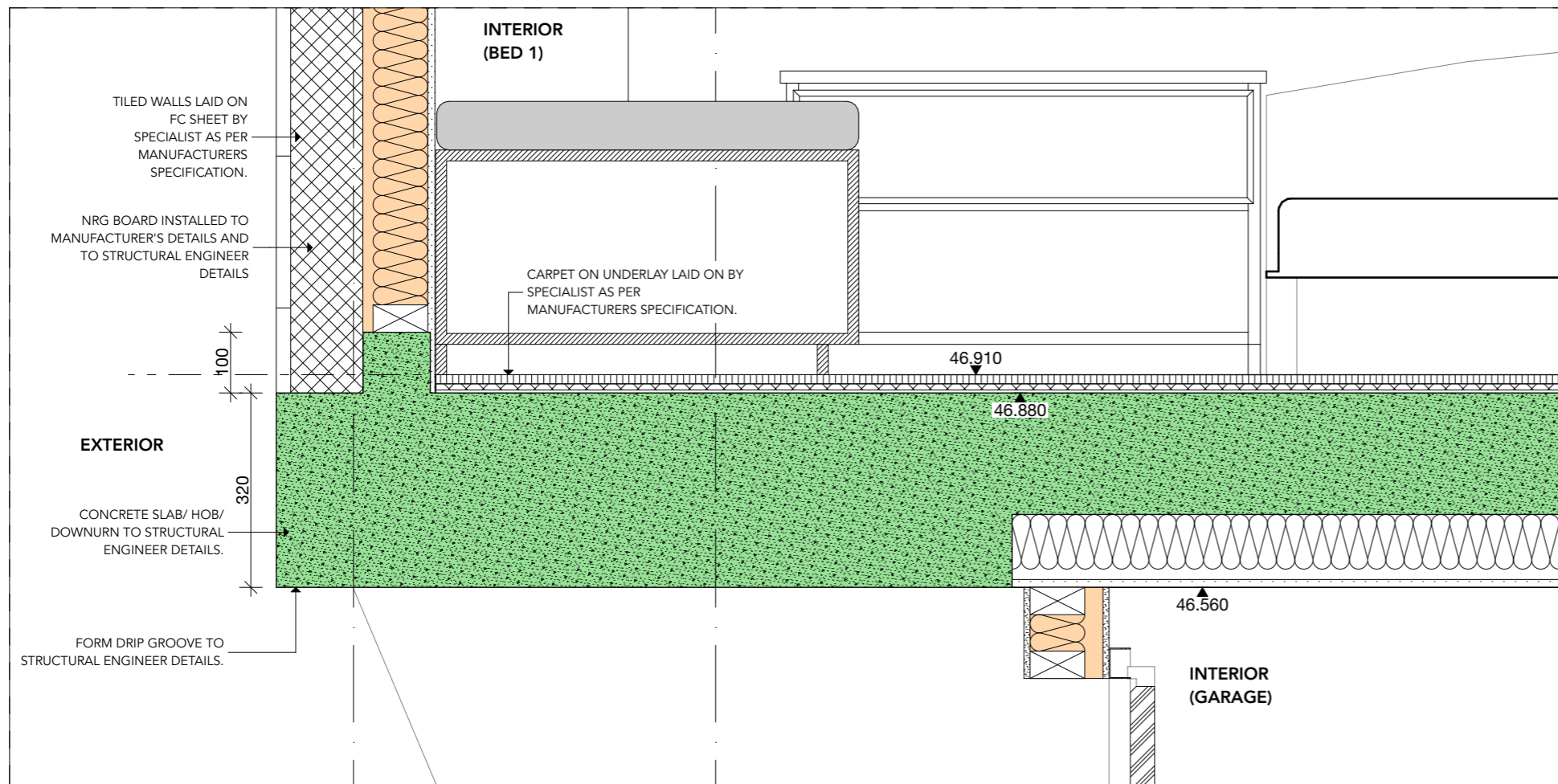
General Notes

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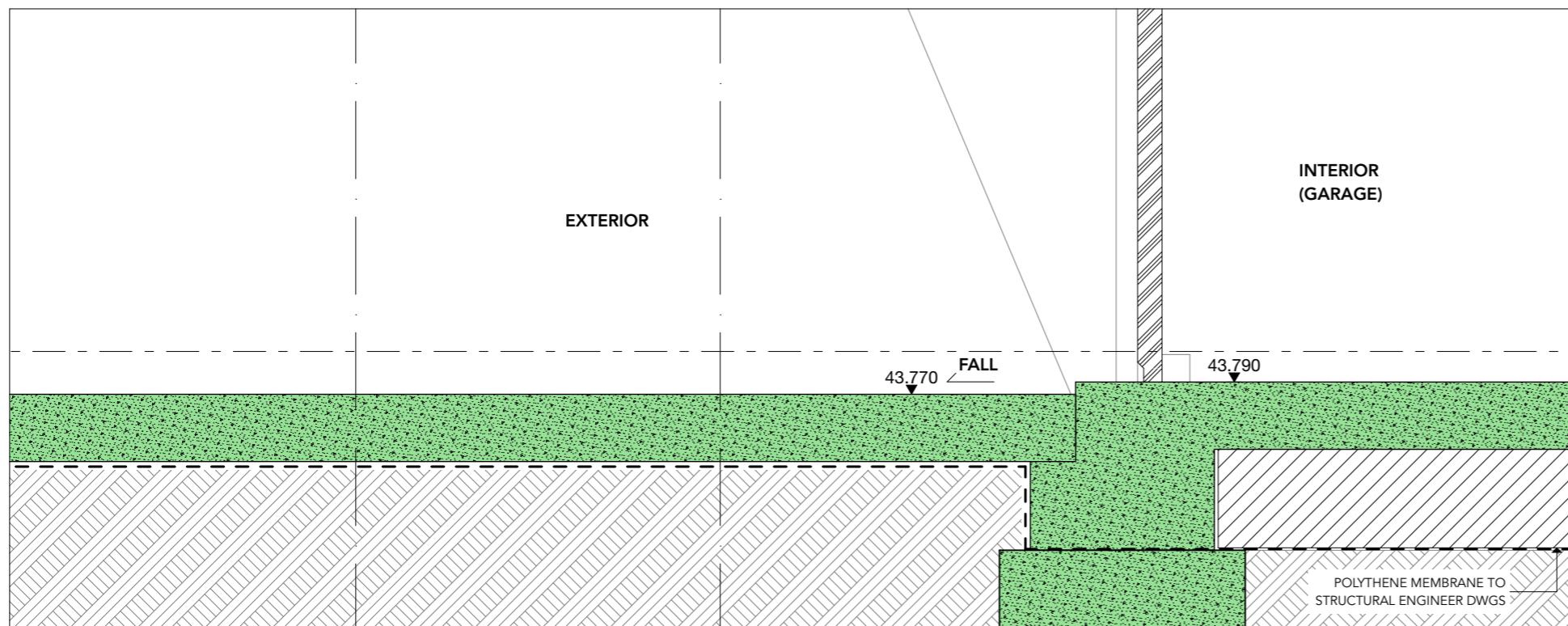
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2 Detail 1:10



1 Detail 1:10

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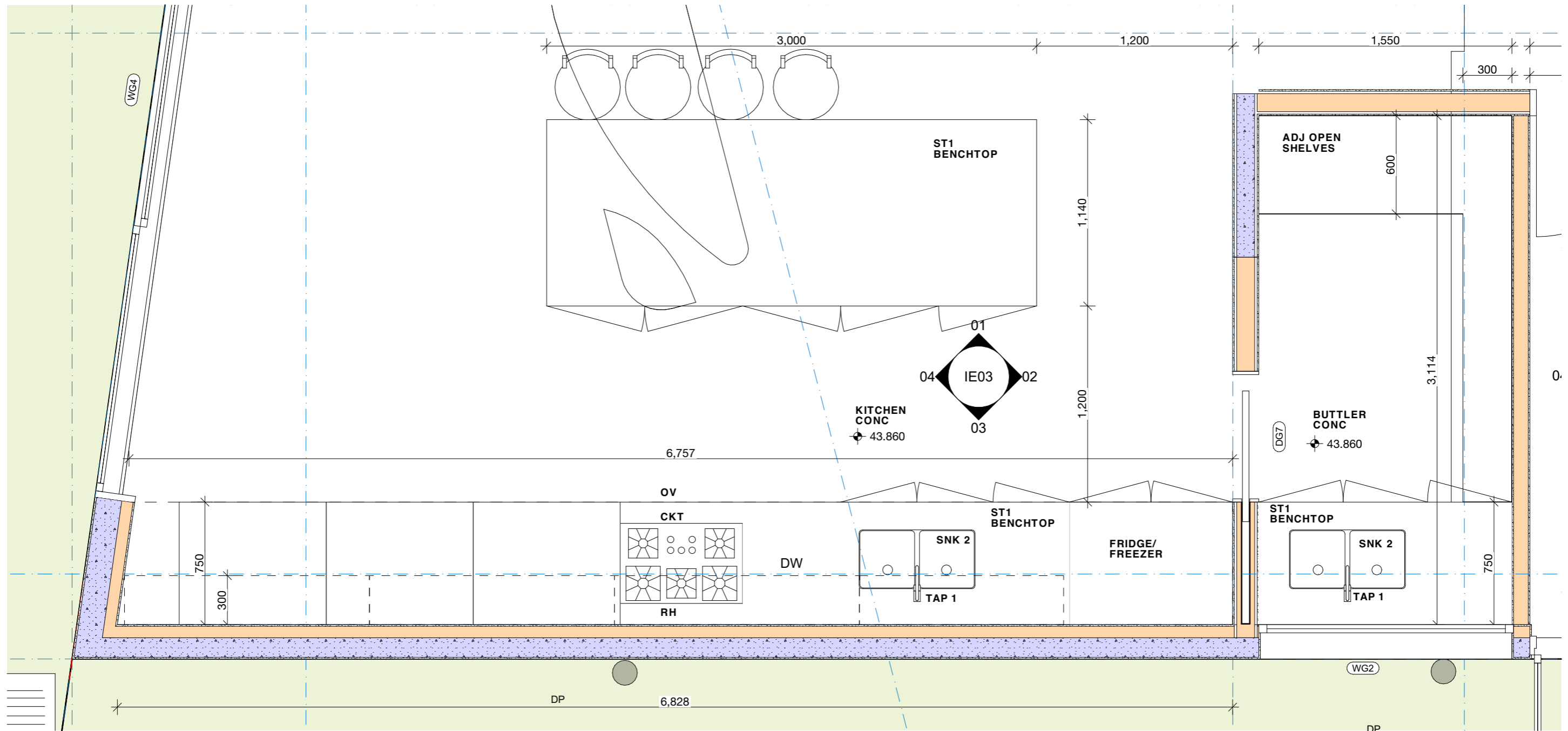
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PROJECT: PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING: DETAILS

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 045



1

KITCHEN

1:25

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General Notes

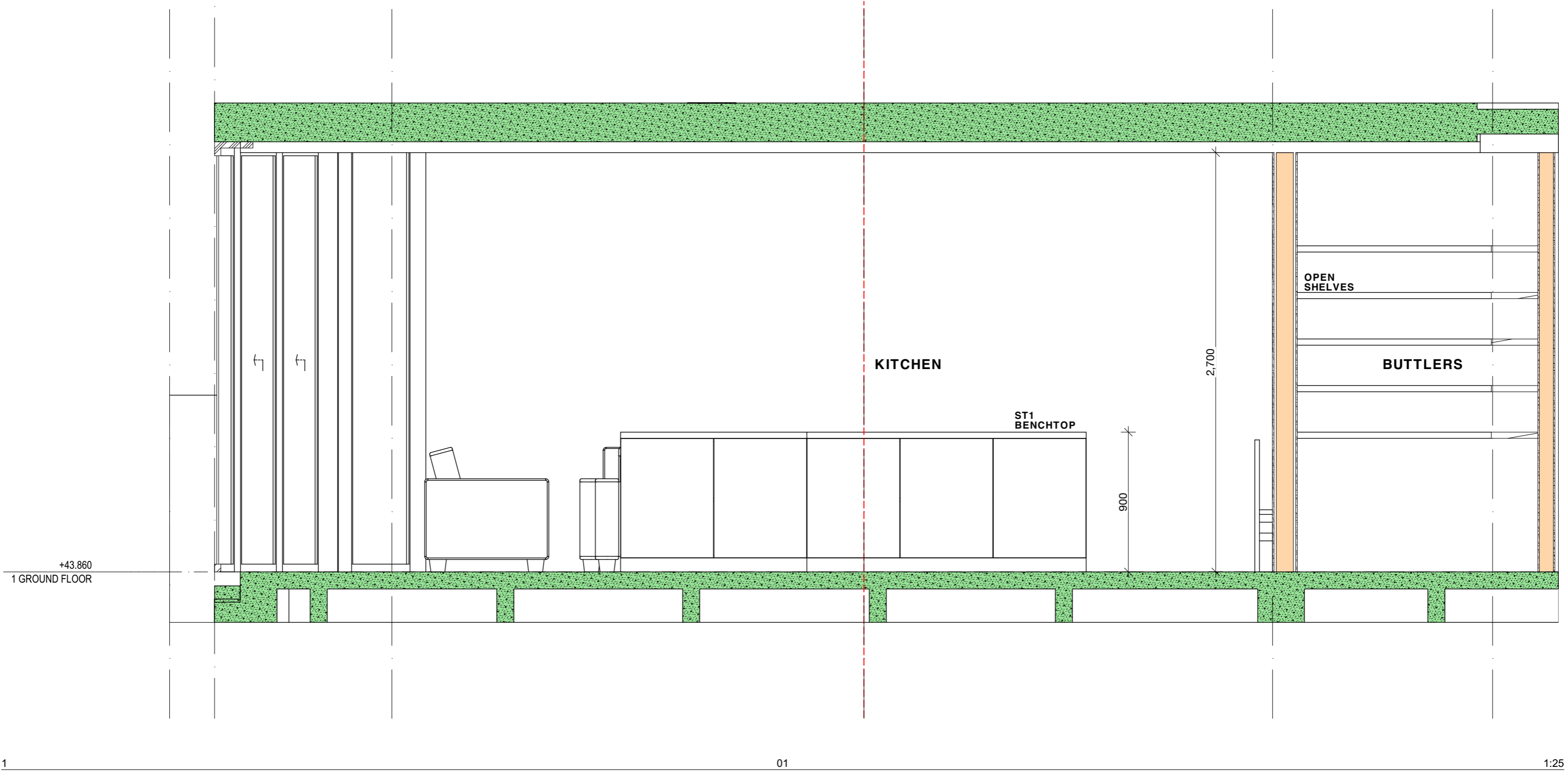
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PROJECT:
PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING:
KITCHEN

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 050



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General Notes

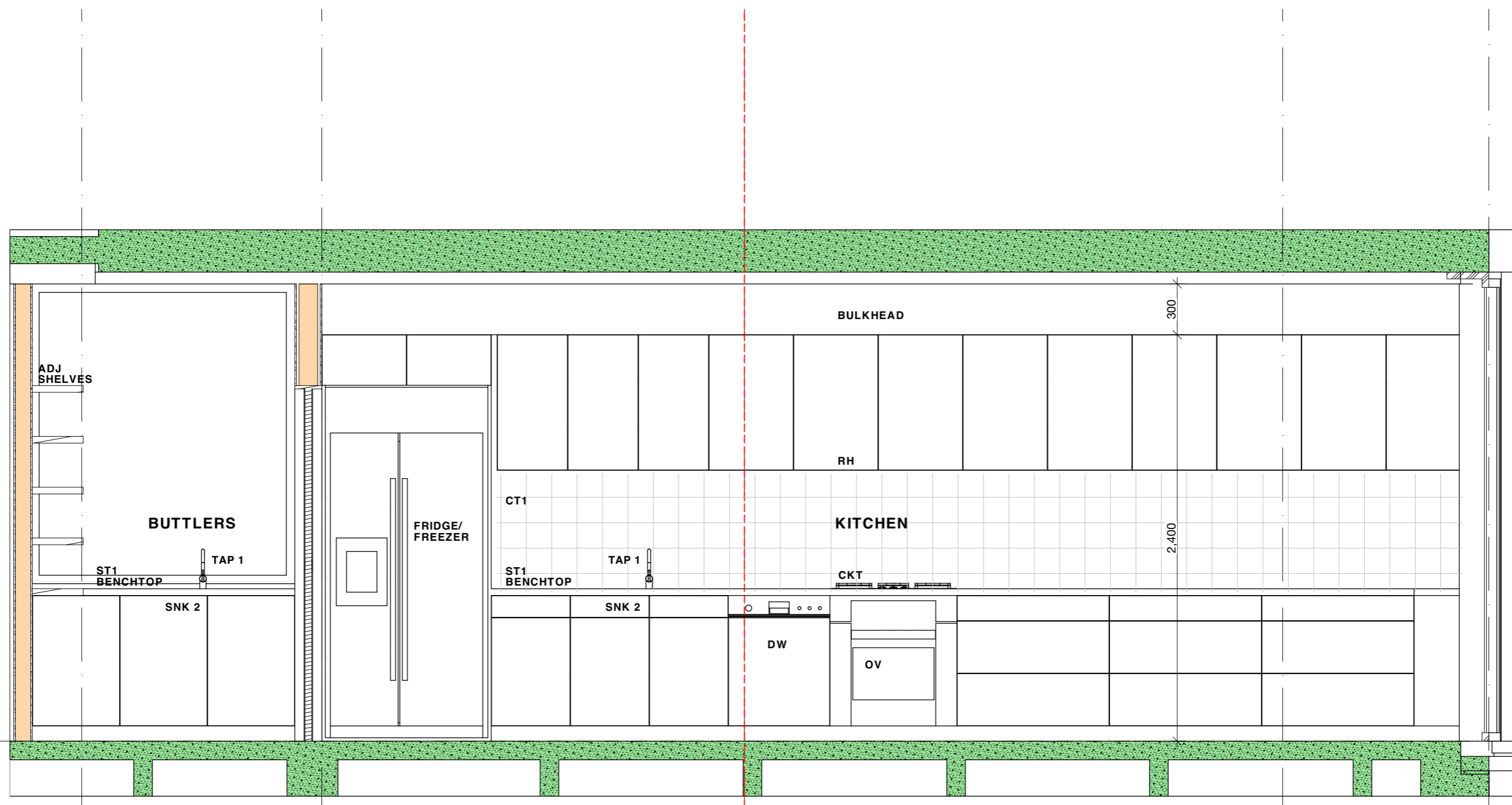
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PROJECT:
PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING:
KITCHEN

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 051



+43.860
GROUND FLOOR

1

03

1:25

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General Notes

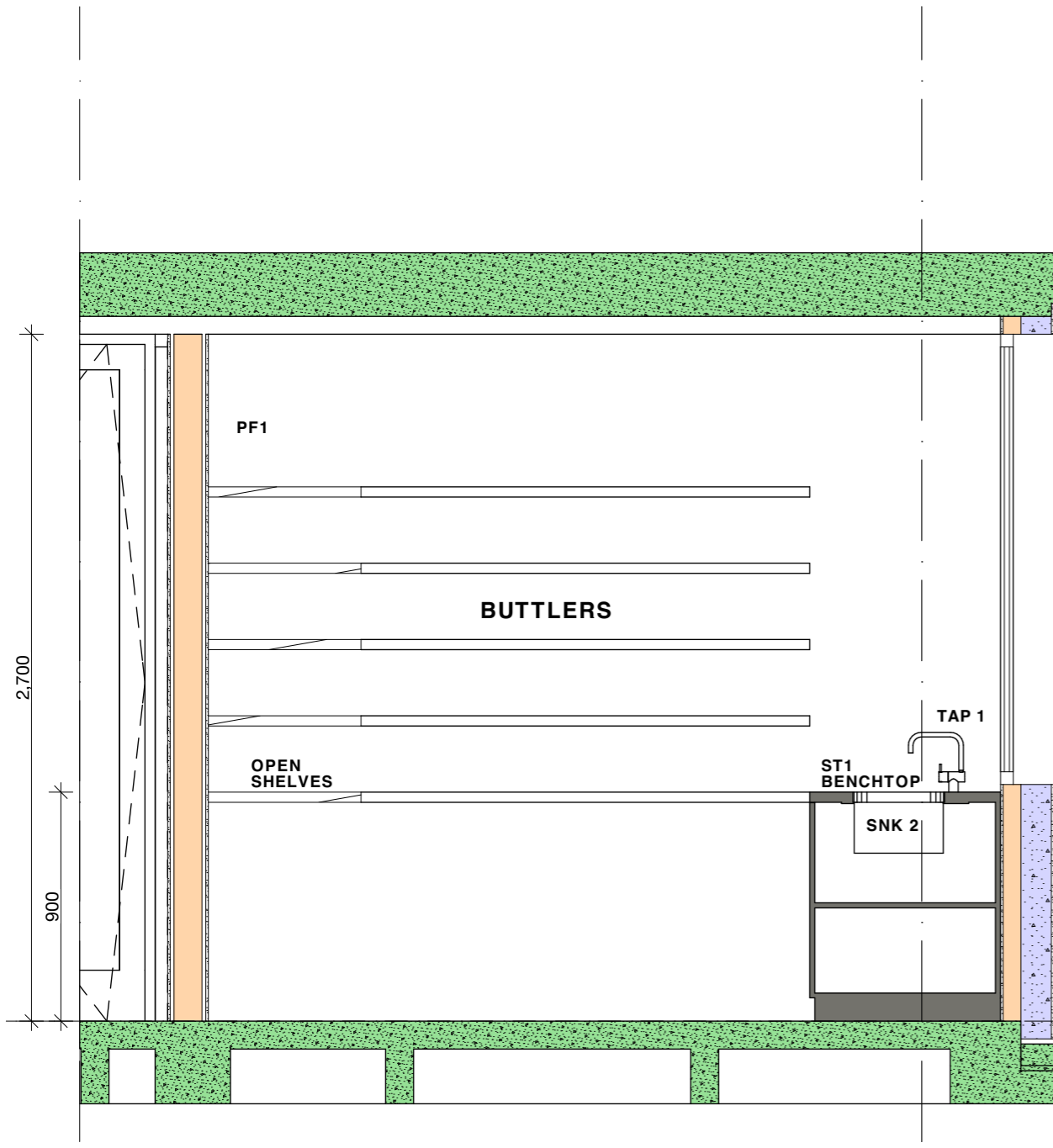
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PROJECT: PROPOSED NEW DWELLING
465 Beauchamp St
Maroubra NSW 2035
DRAWING: KITCHEN

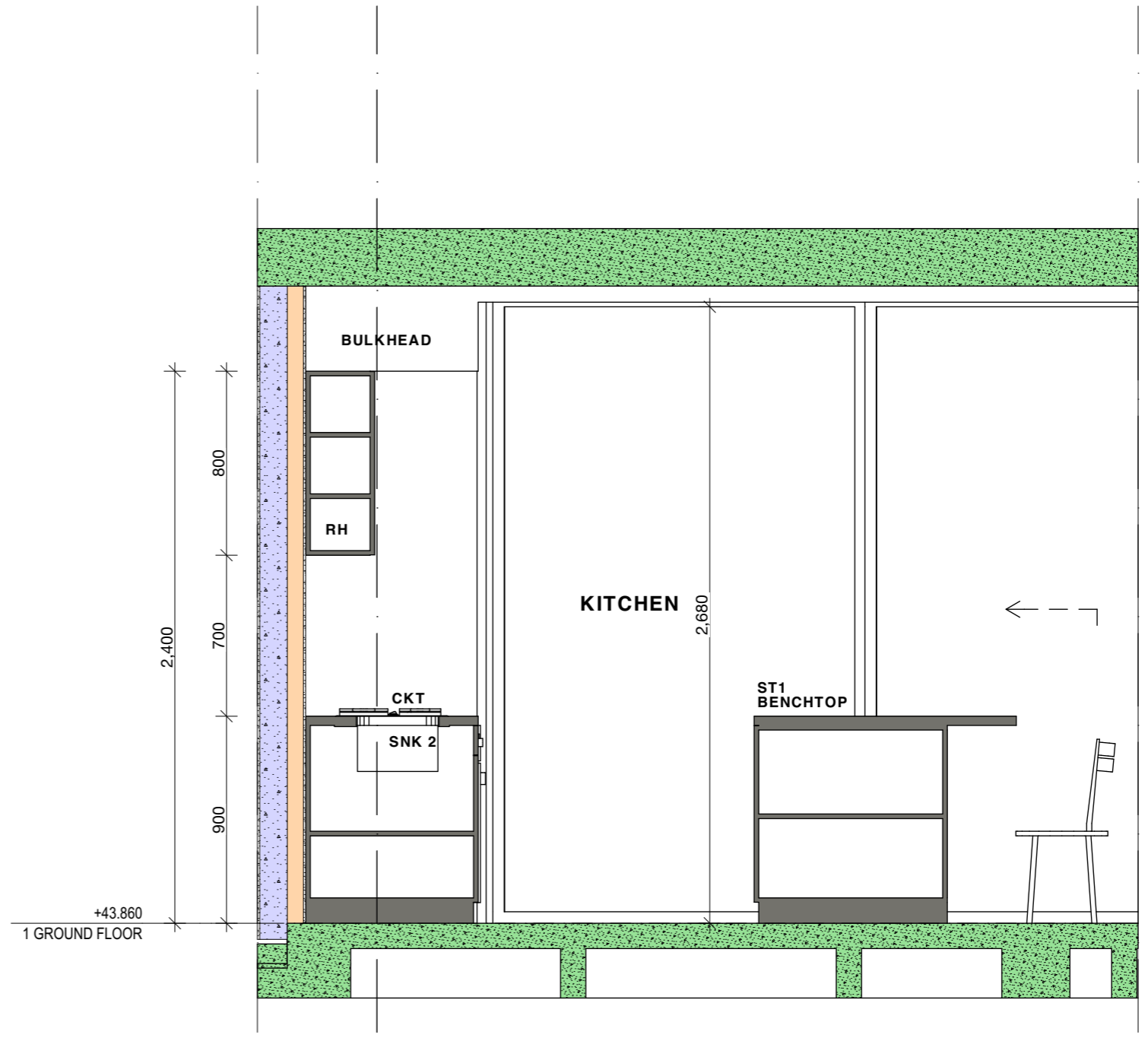
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PLOTTED: 18/5/2023

CD 052



1 02

1:25 2



04

1:25

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General Notes

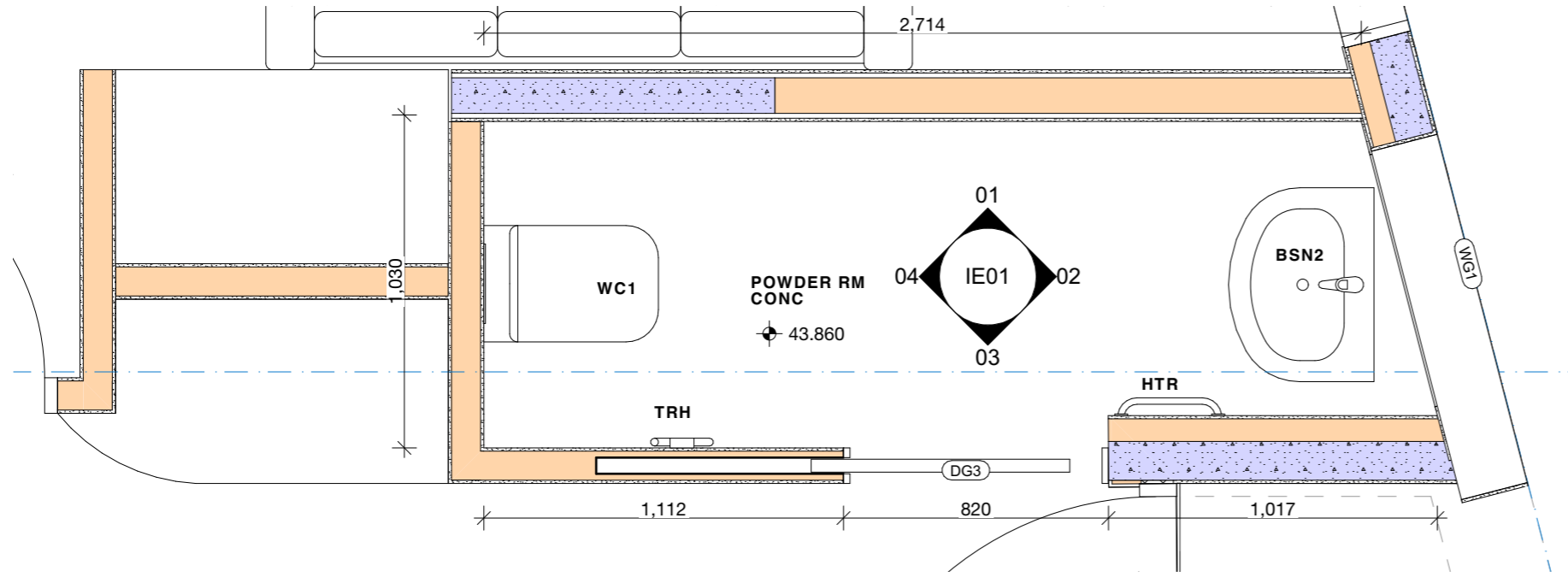
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 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING: KITCHEN

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 053



1 POWDER 1:20

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General Notes

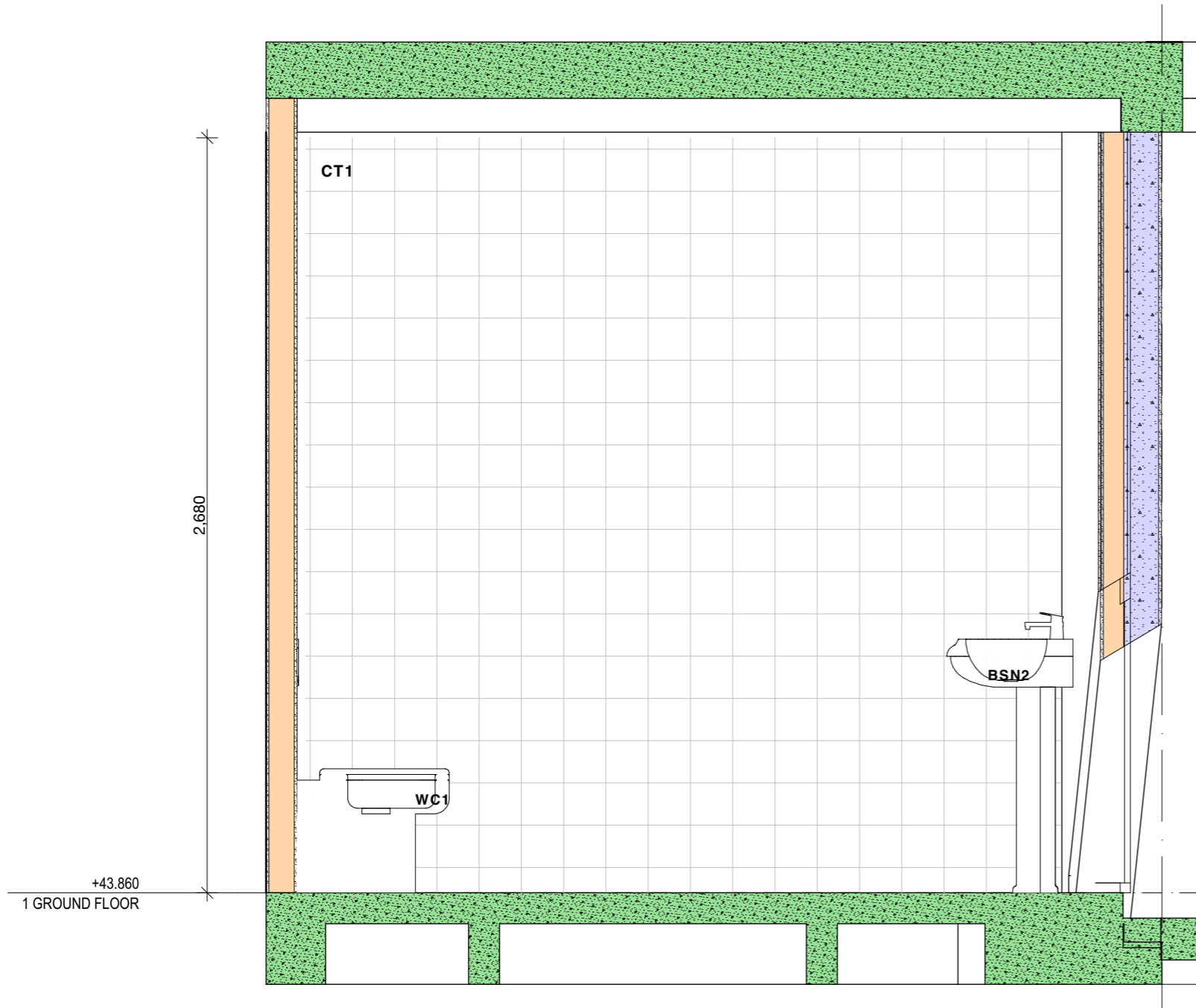
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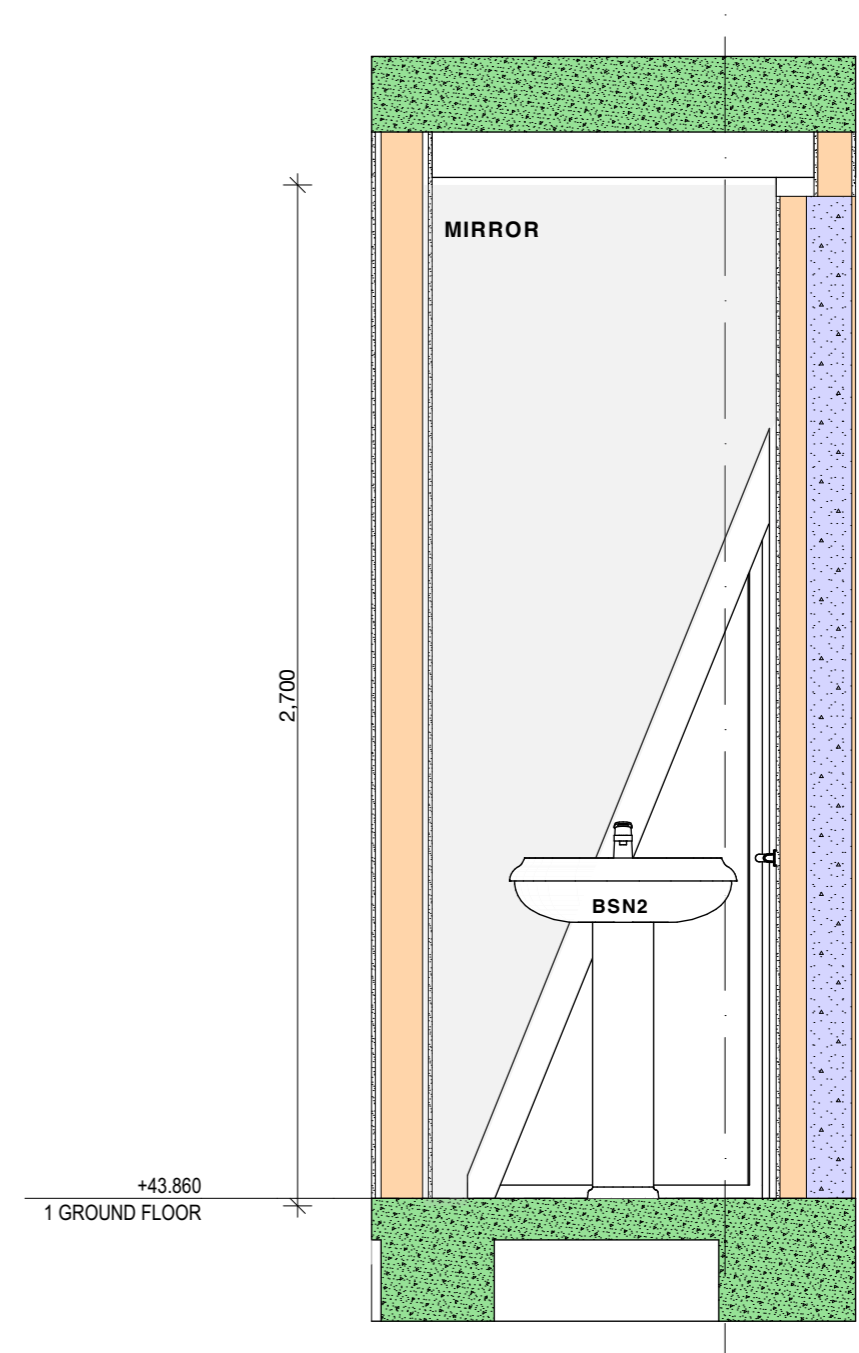
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 PLOTTED: 18/5/2023

CD 055



1 01

1:20



2 02

1:20

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General Notes

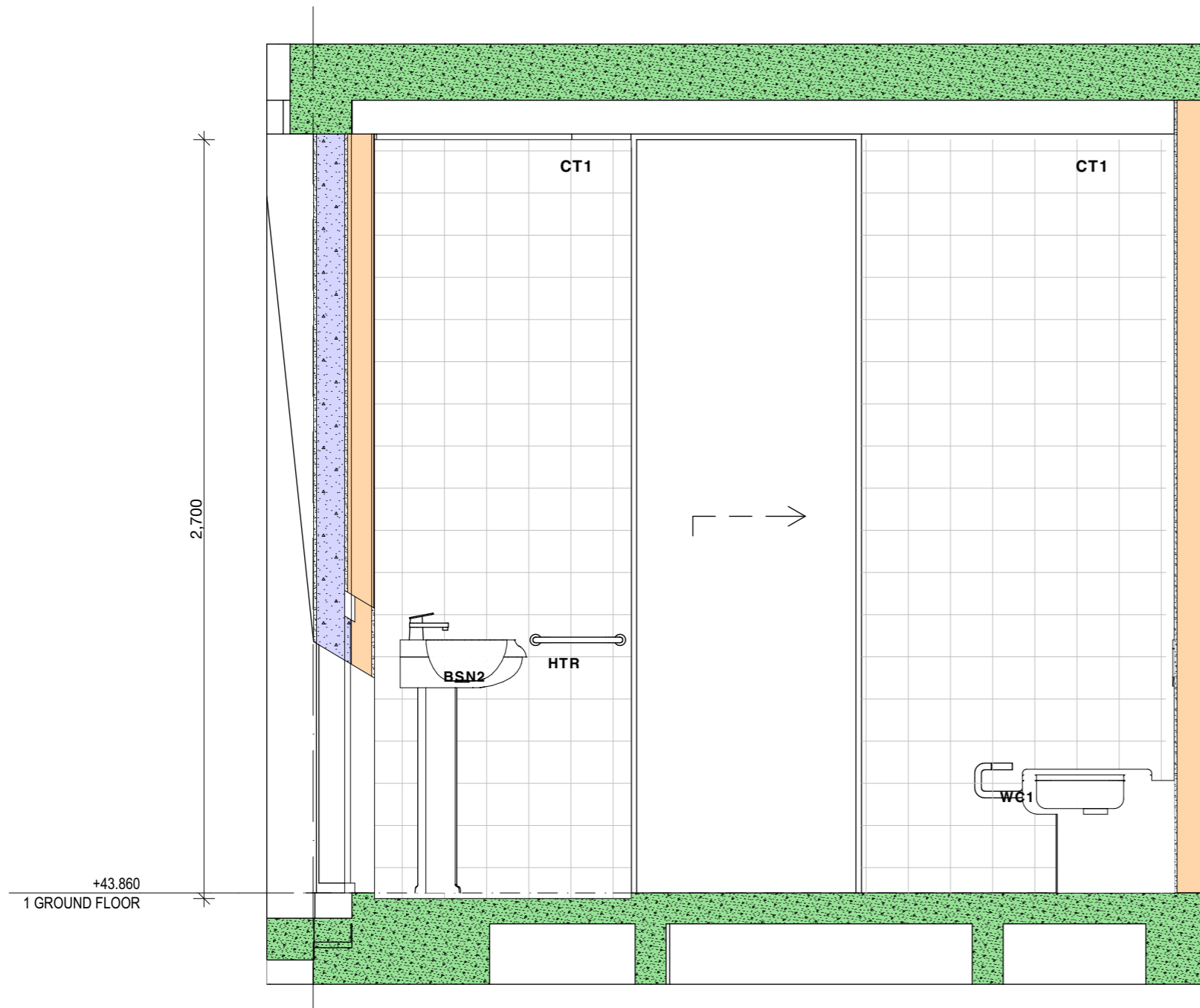
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PROJECT: PROPOSED NEW DWELLING
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 DRAWING: POWEDER

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 056

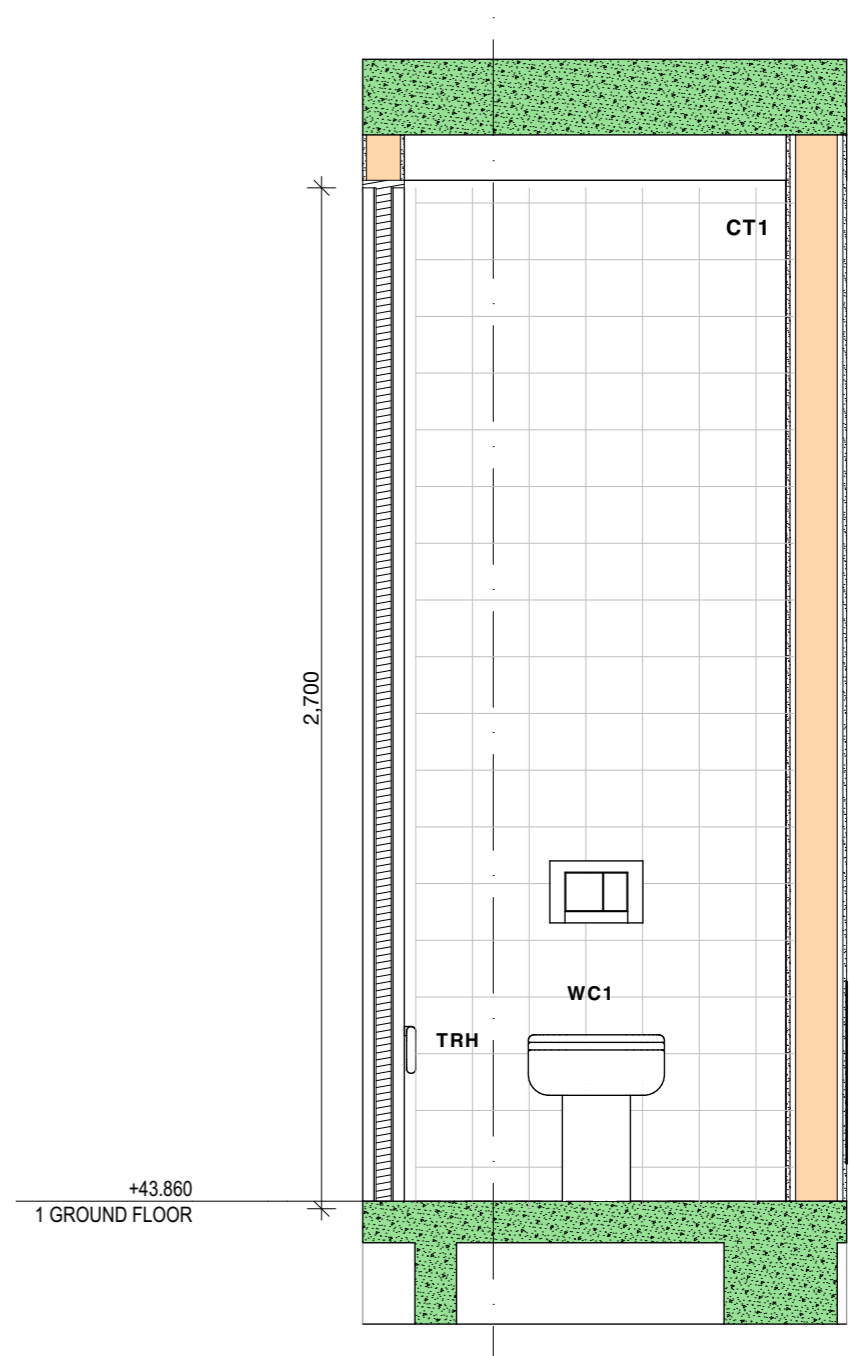


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03

1:20

2



04

1:20

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General Notes

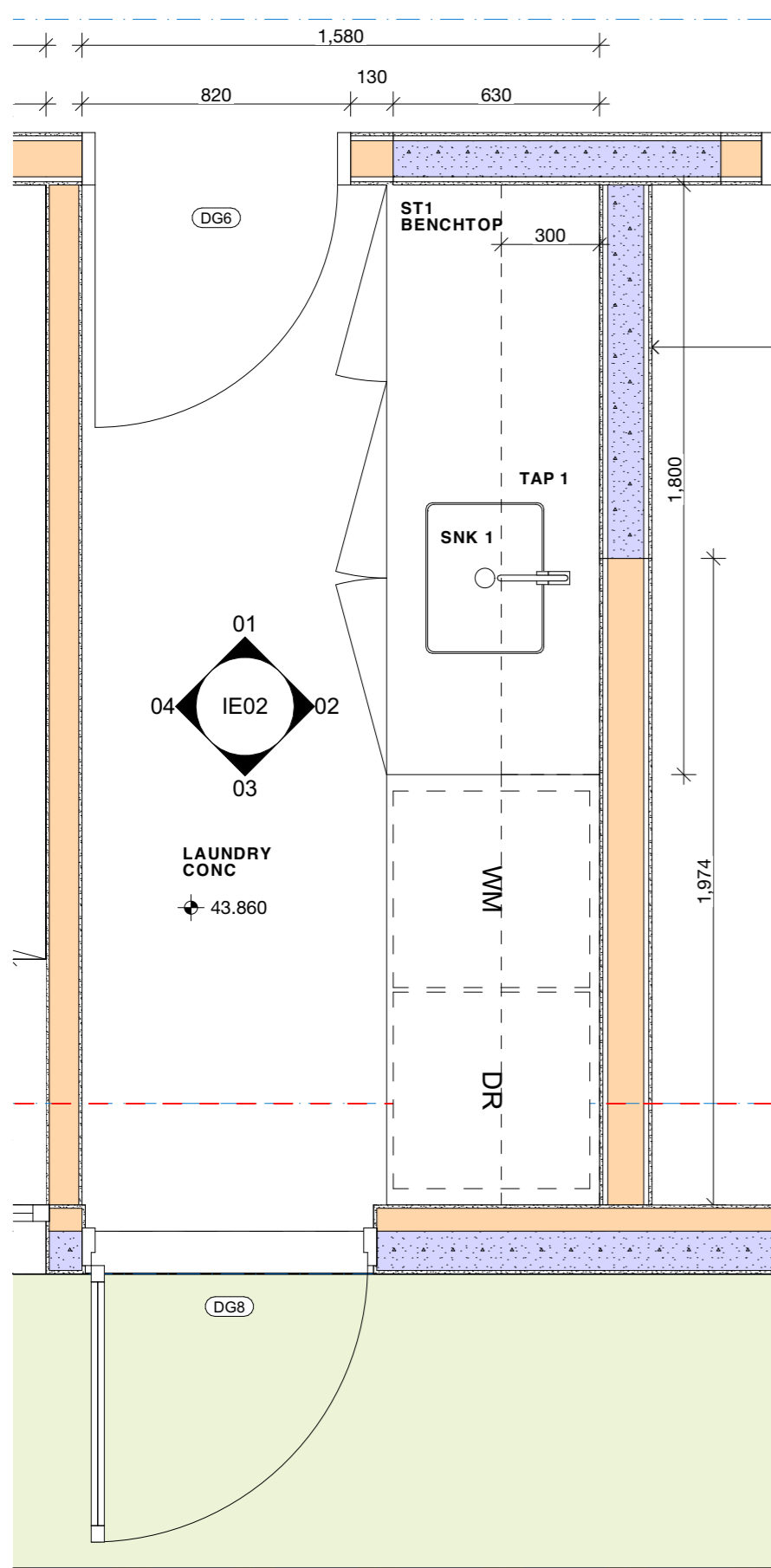
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 DRAWING: POWDER

PROJECT NO: 2207
 SCALE: @A3
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 PLOTTED: 18/5/2023

CD 057



1 LAUNDRY 1:20

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General Notes

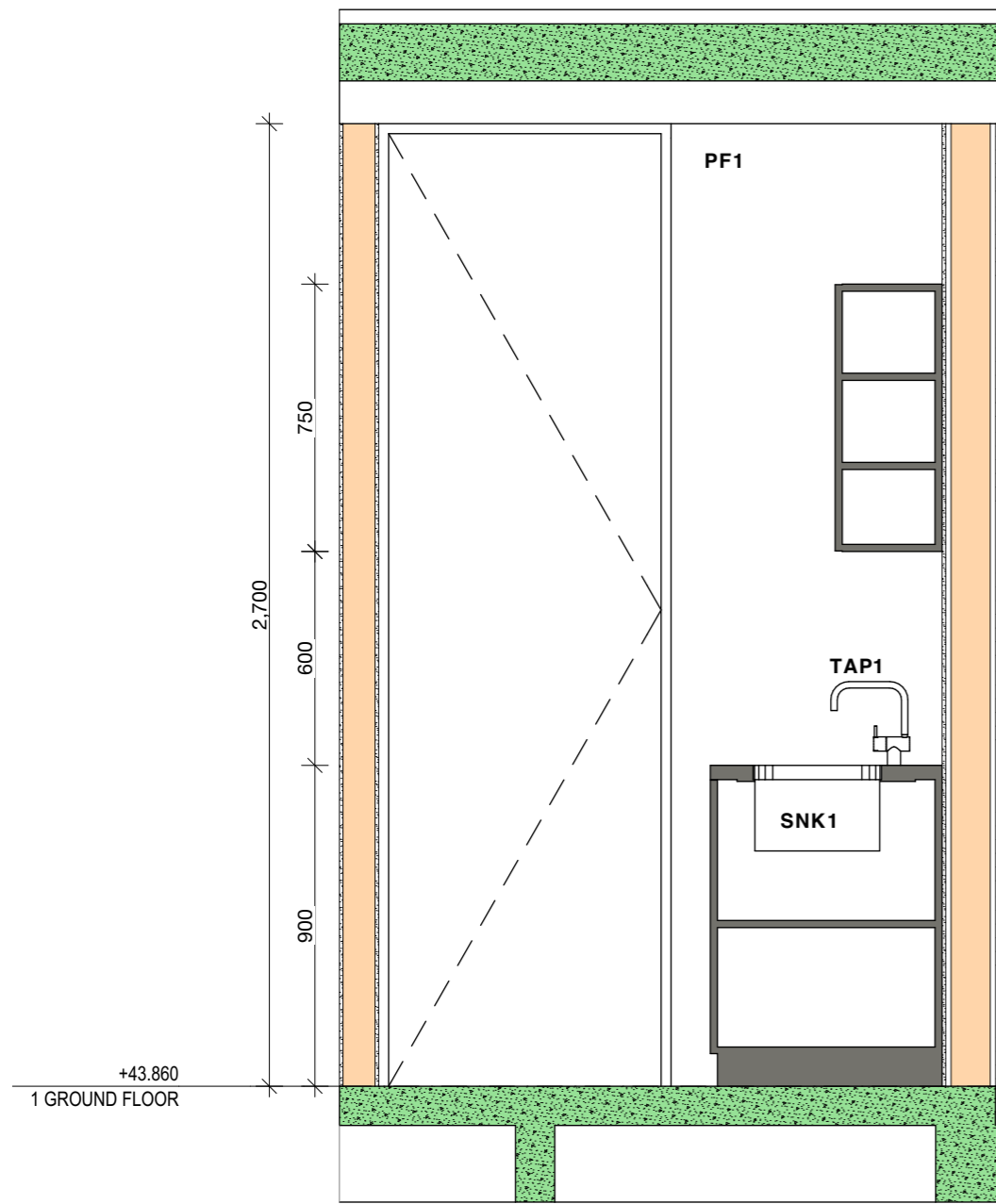
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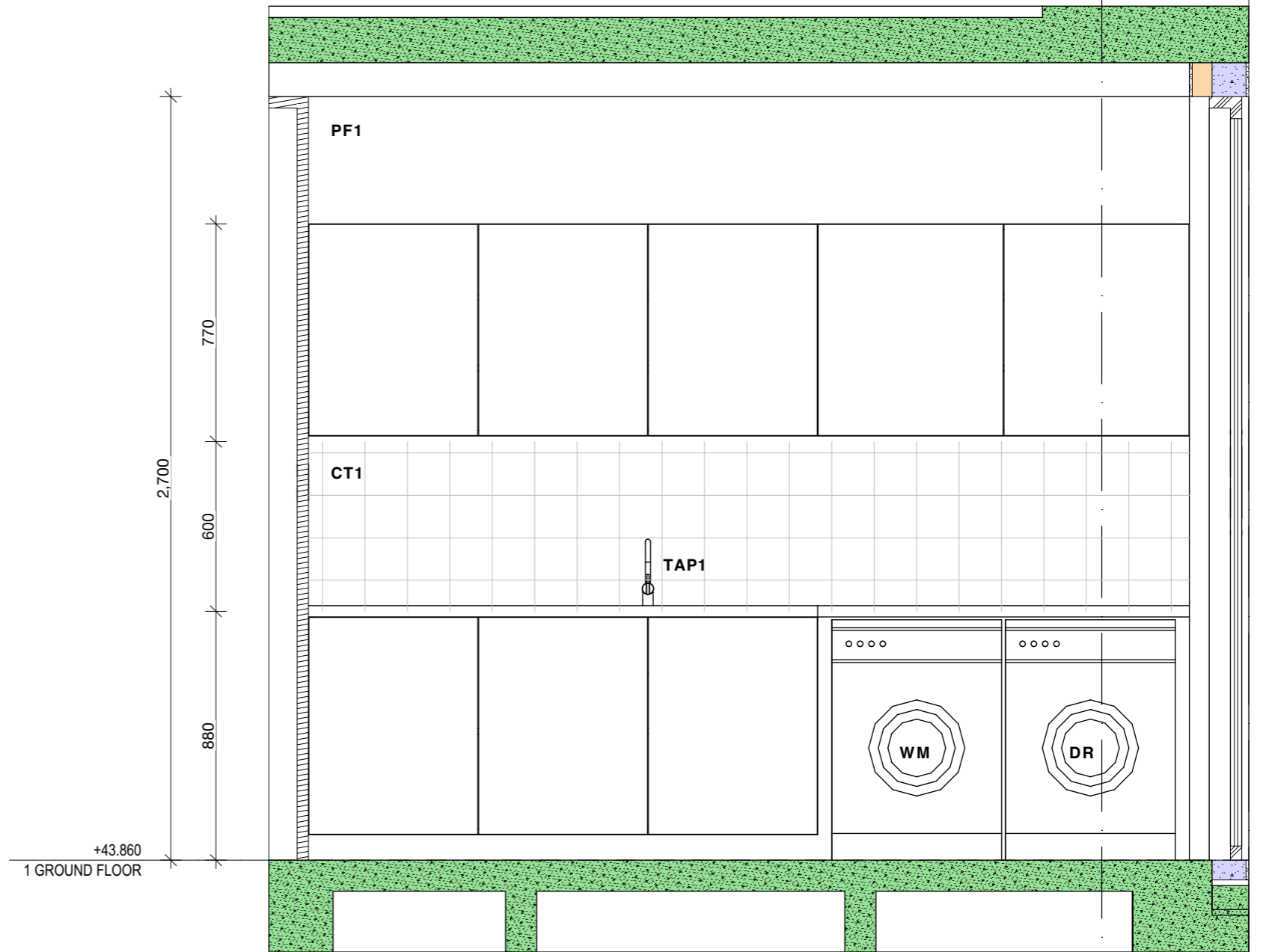
PROJECT:
PROPOSED NEW DWELLING
 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING:
LAUNDRY

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 060



1 01 1:20



2 02 1:20

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General Notes

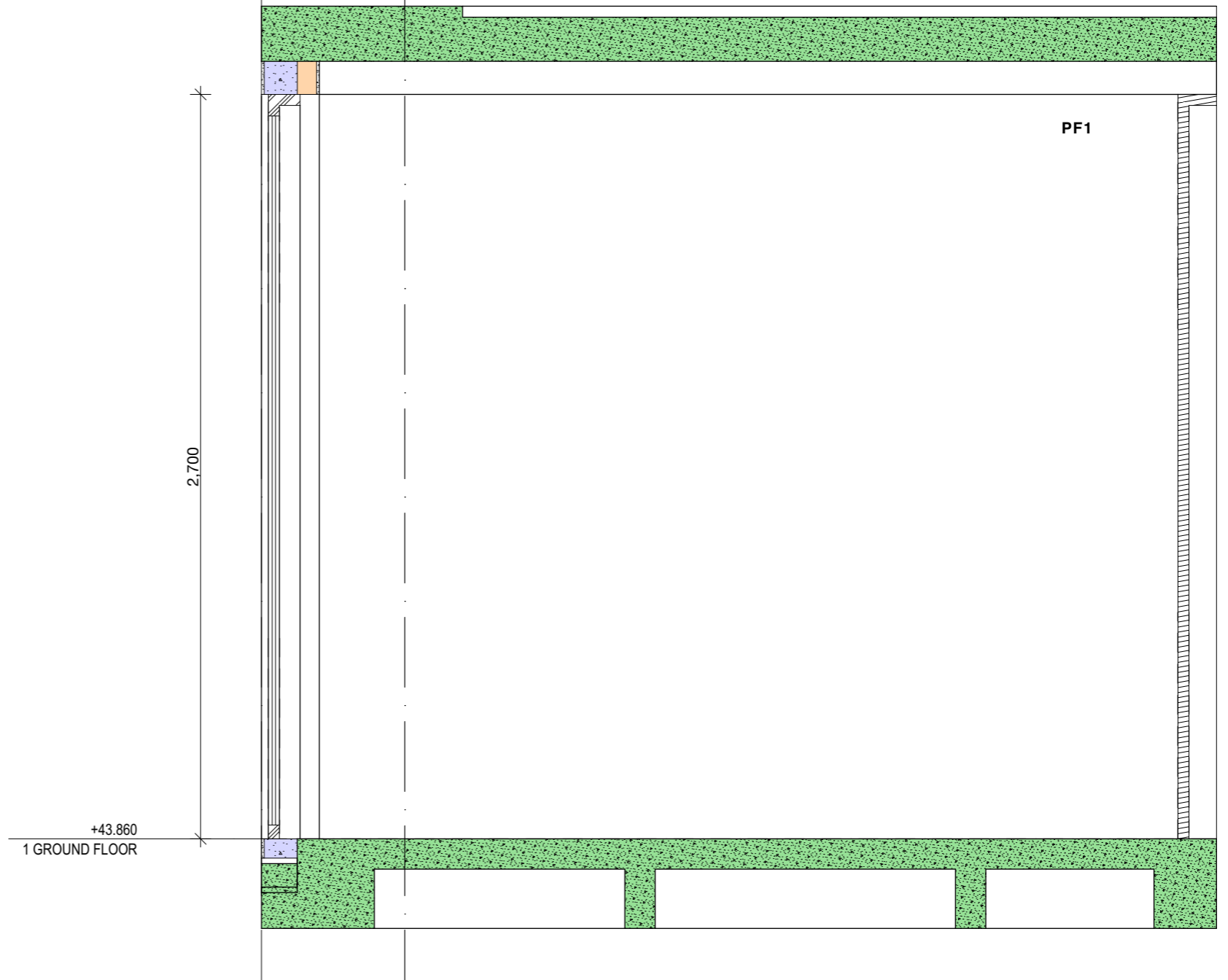
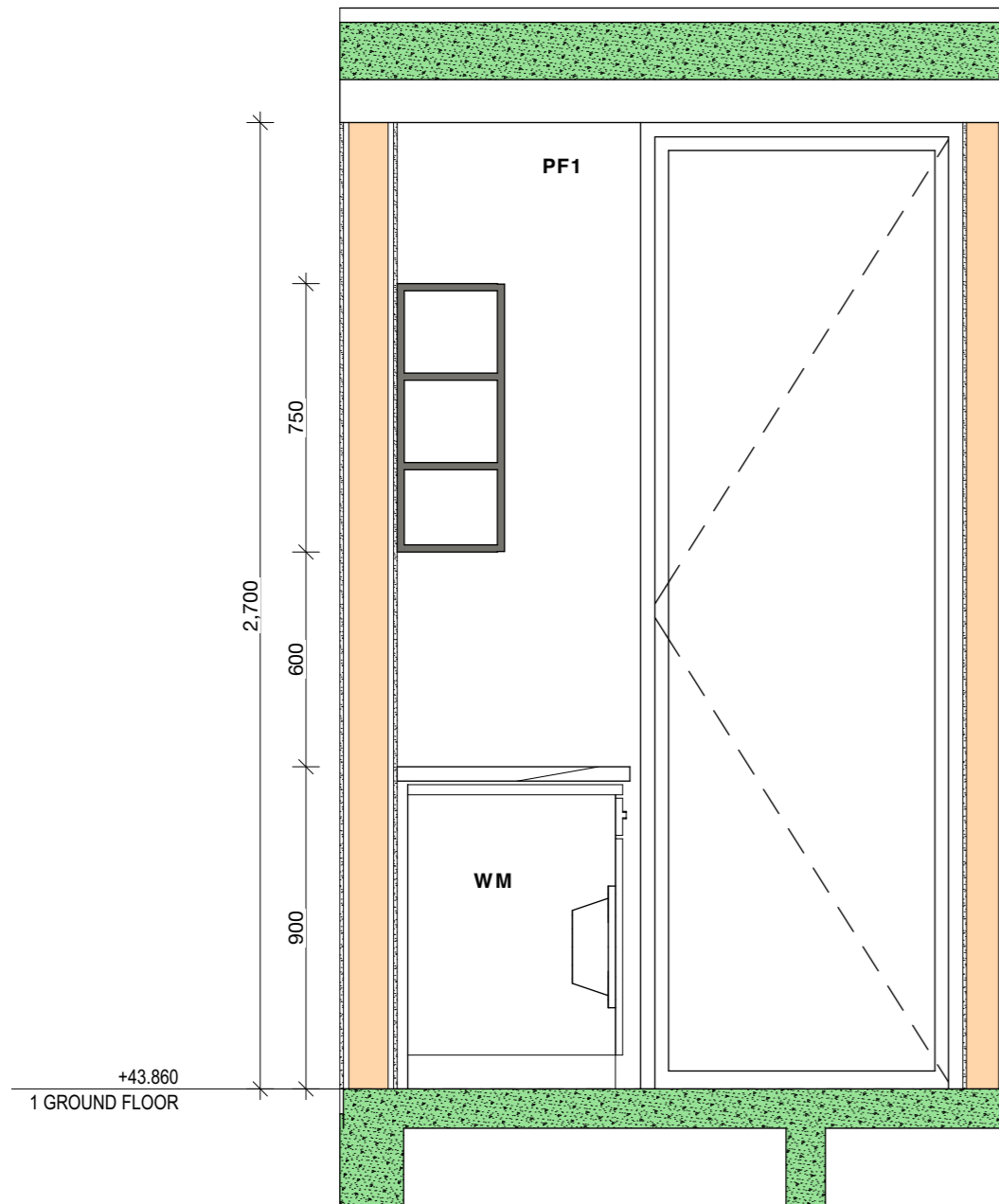
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 465 Beauchamp St
 Maroubra NSW 2035
 DRAWING: LAUNDRY

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 061



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03

1:20

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04

1:20

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General Notes

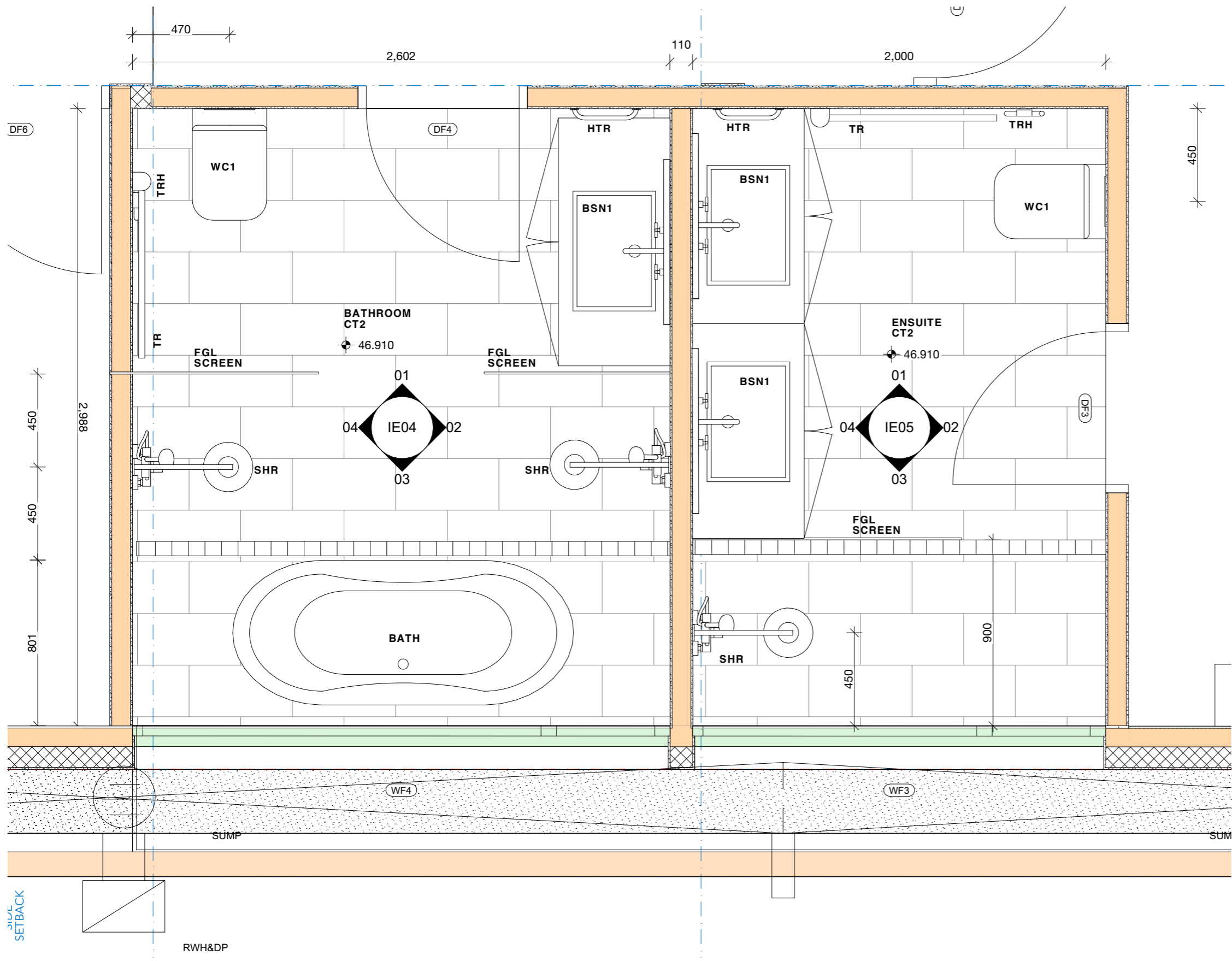
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 465 Beauchamp St
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 DRAWING: LAUNDRY

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 062



1 BATHROOM & ENSUITE 1:20

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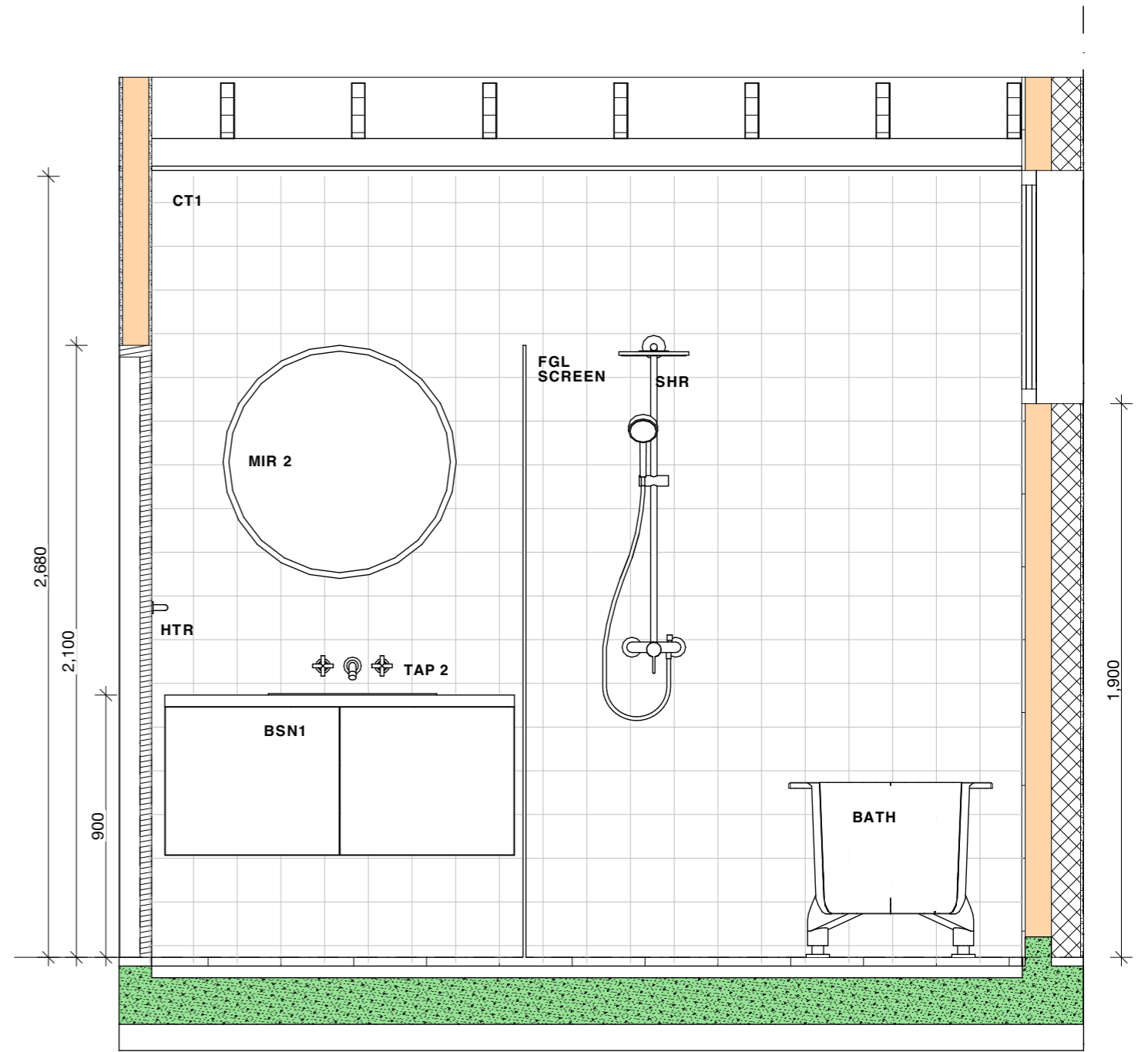
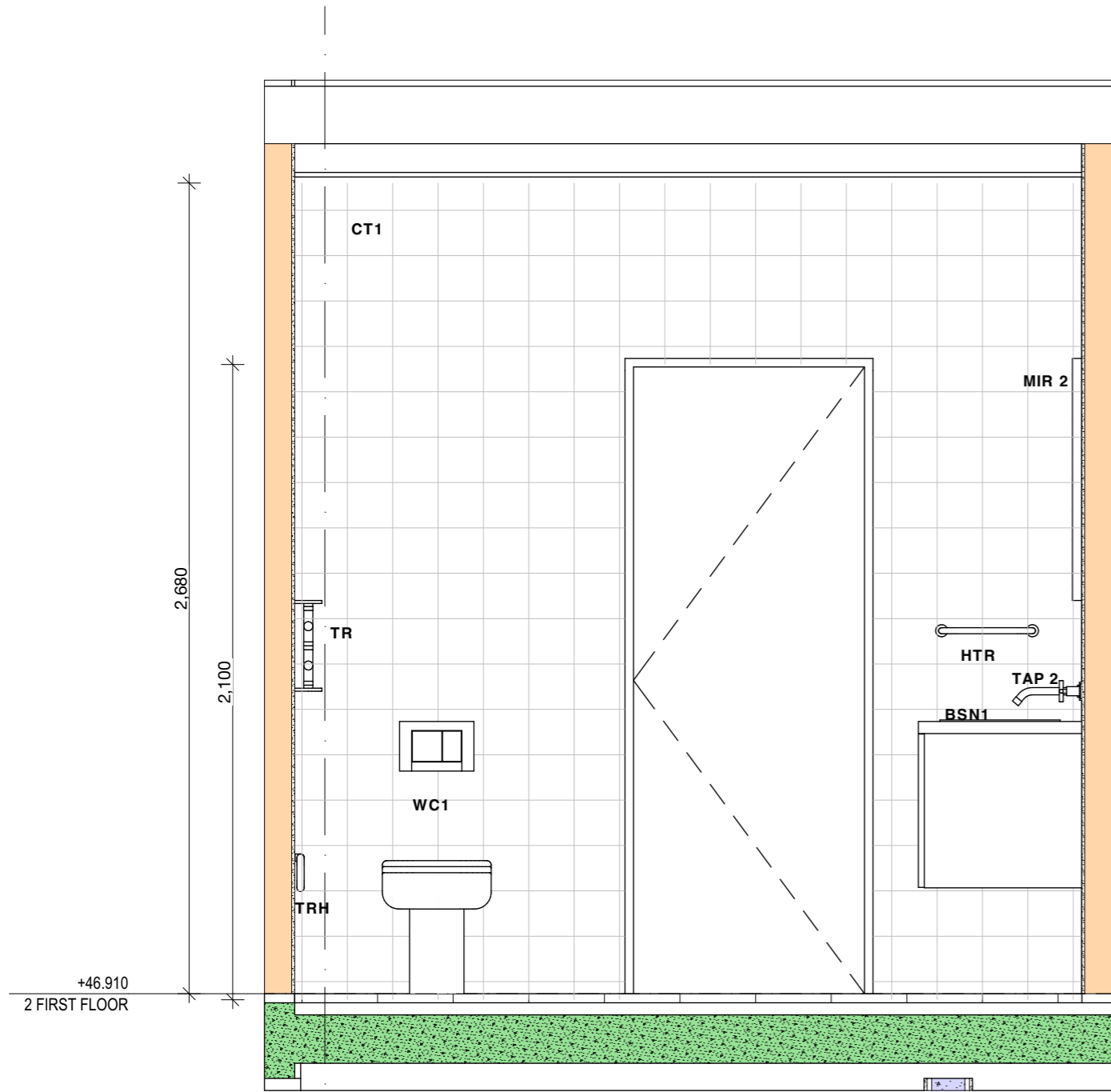


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PROJECT: PROPOSED NEW DWELLING
 465 Beauchamp St
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 DRAWING: BATHROOM & ENSUITE

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 065



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01

1:20 2

02

1:20

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General Notes

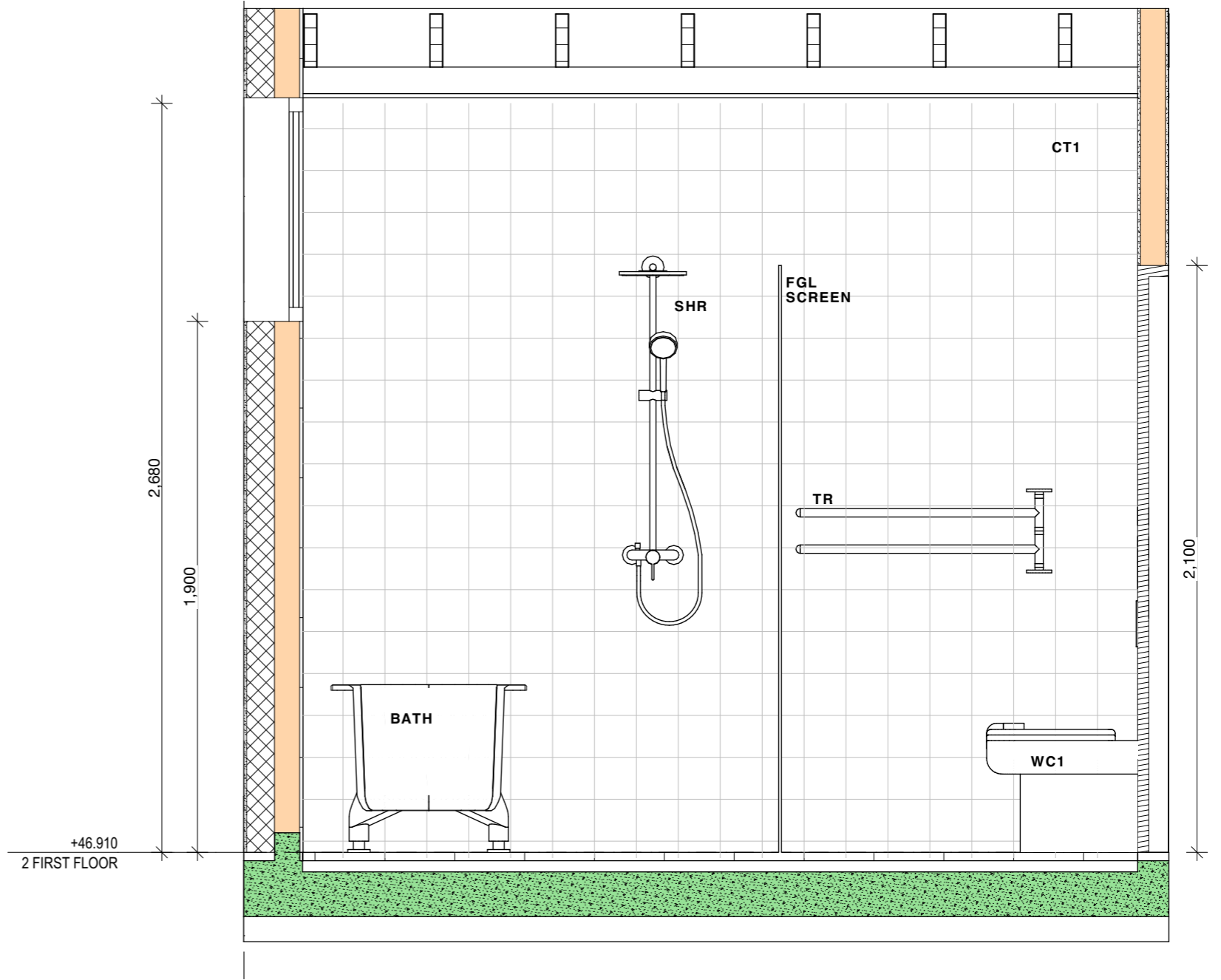
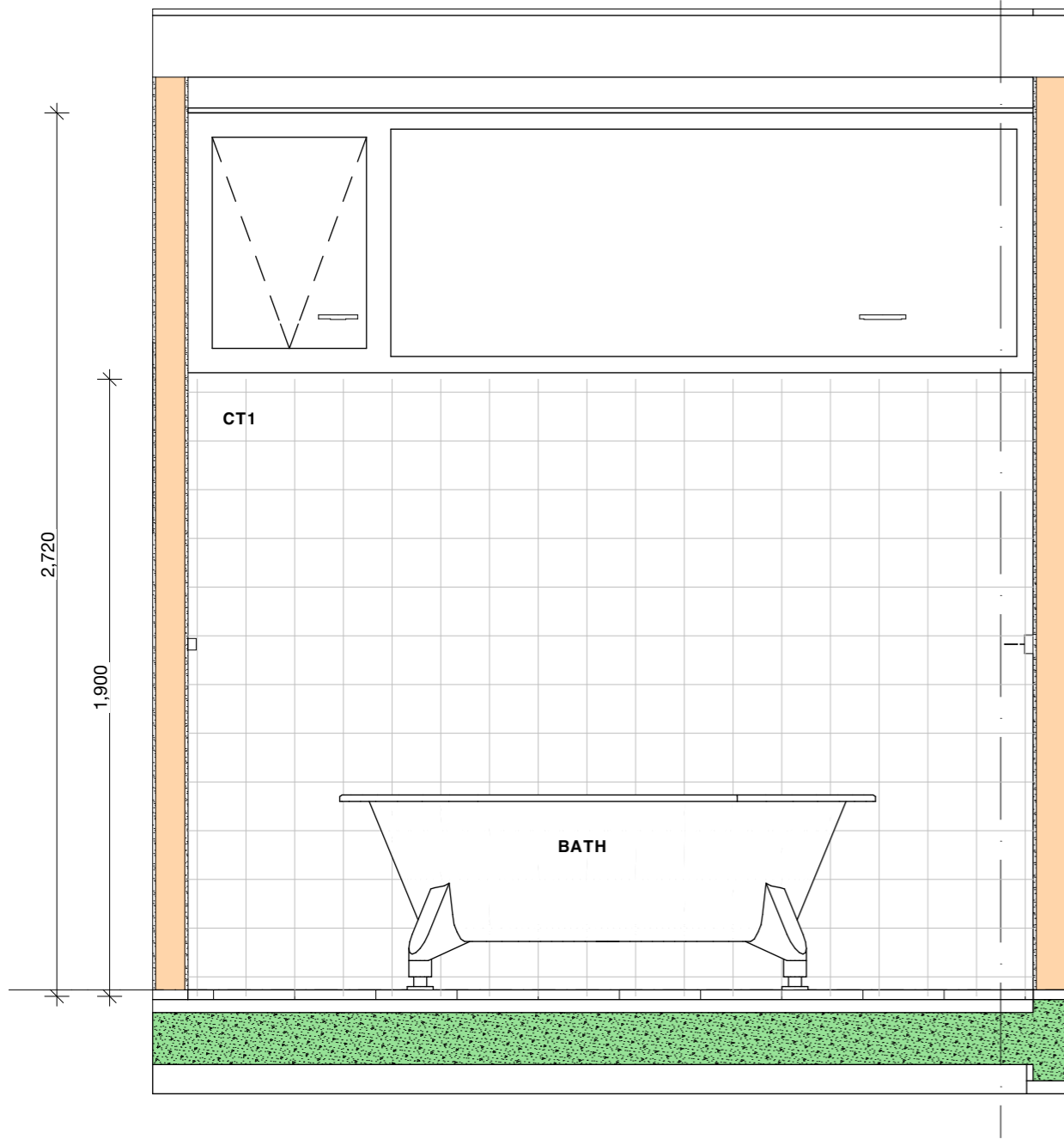
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 DRAWING: BATHROOM

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 066



1 03 1:20 2 04 1:20

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General Notes

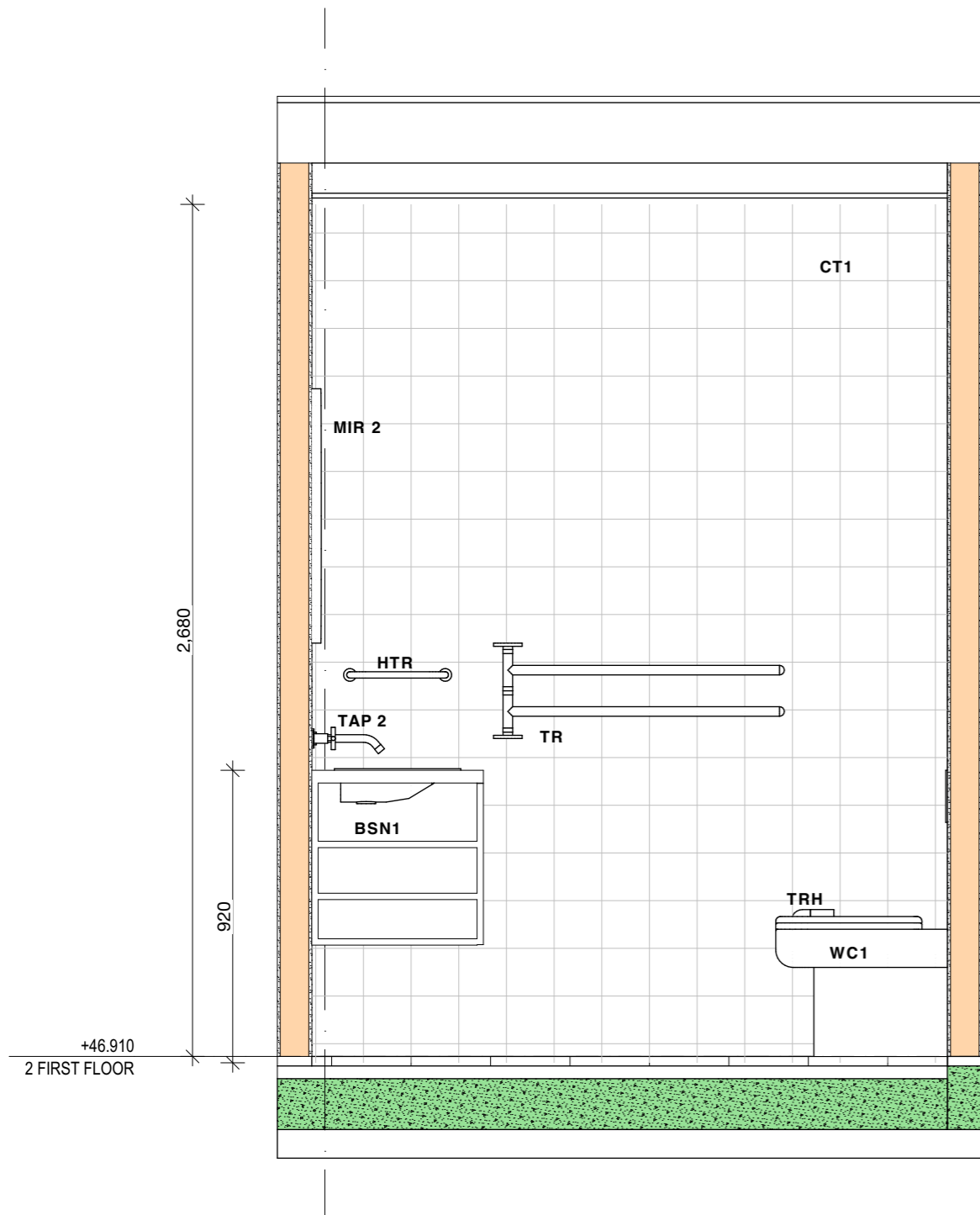
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 DRAWING: BATHROOM

PROJECT NO: 2207
 SCALE: @A3
 DRAWING NO: REV:
 PLOTTED: 18/5/2023

CD 067

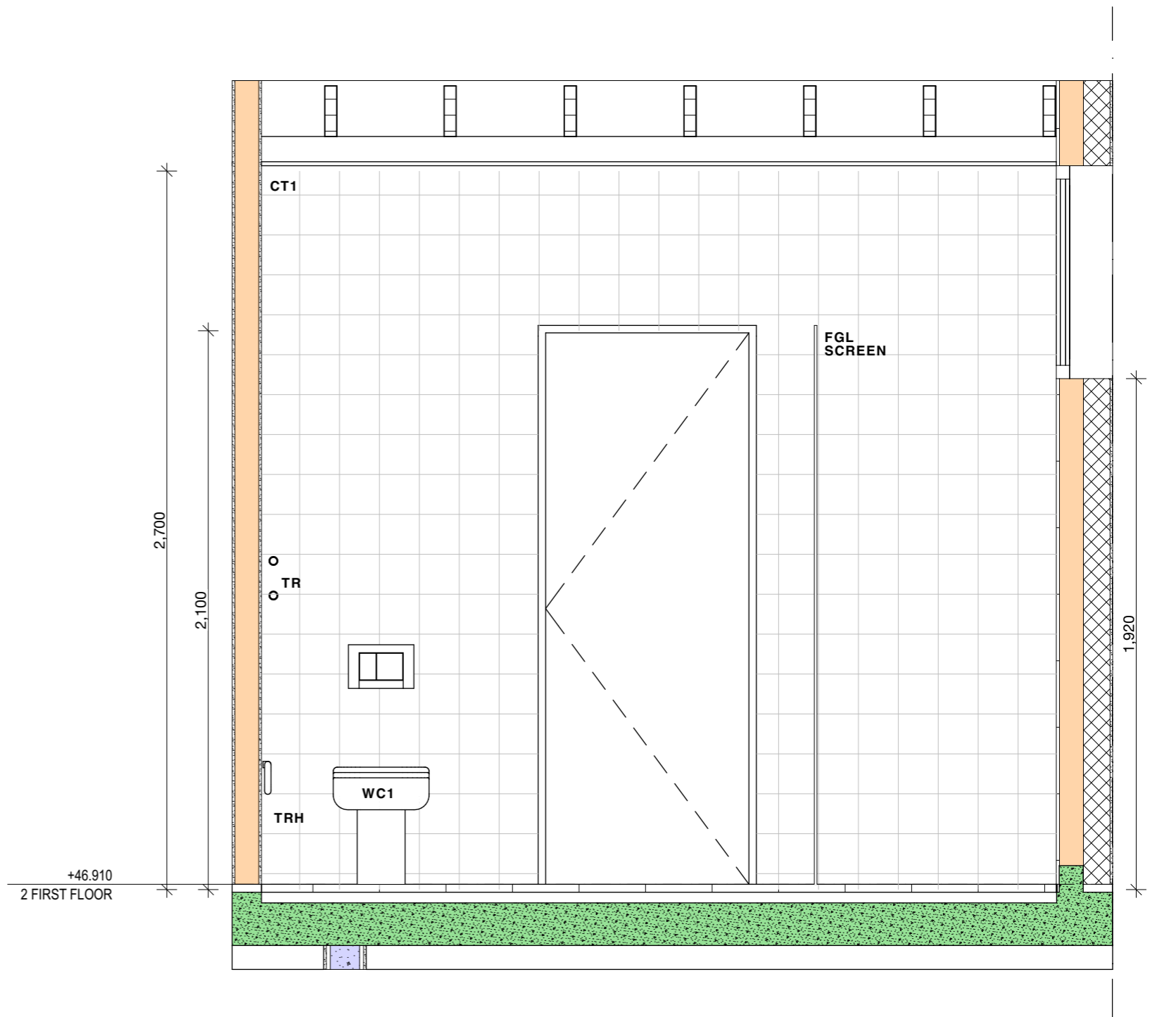


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01

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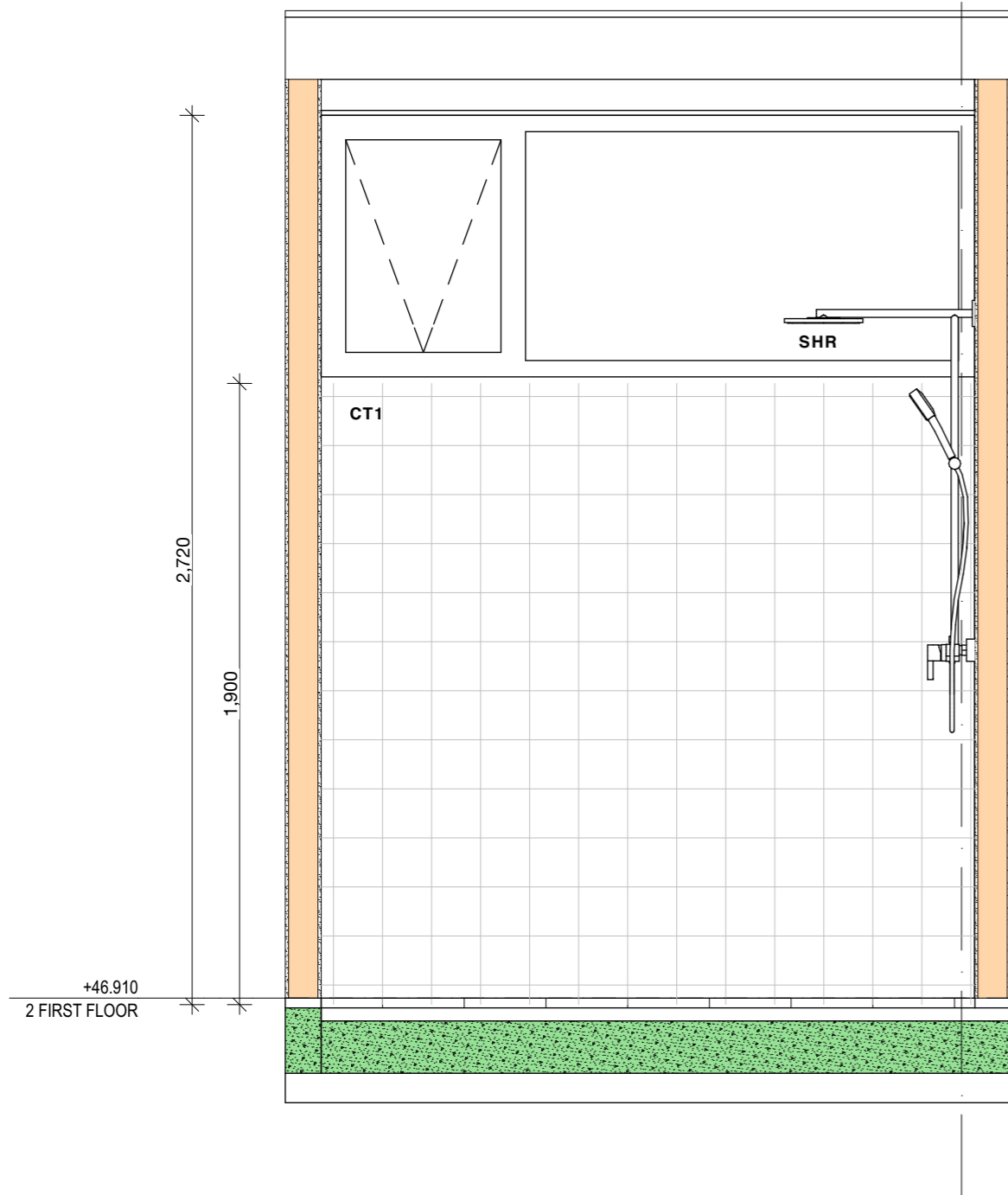
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 DRAWING: ENSUITE

PROJECT NO: 2207
 SCALE: @A3
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 PLOTTED: 18/5/2023

CD 068

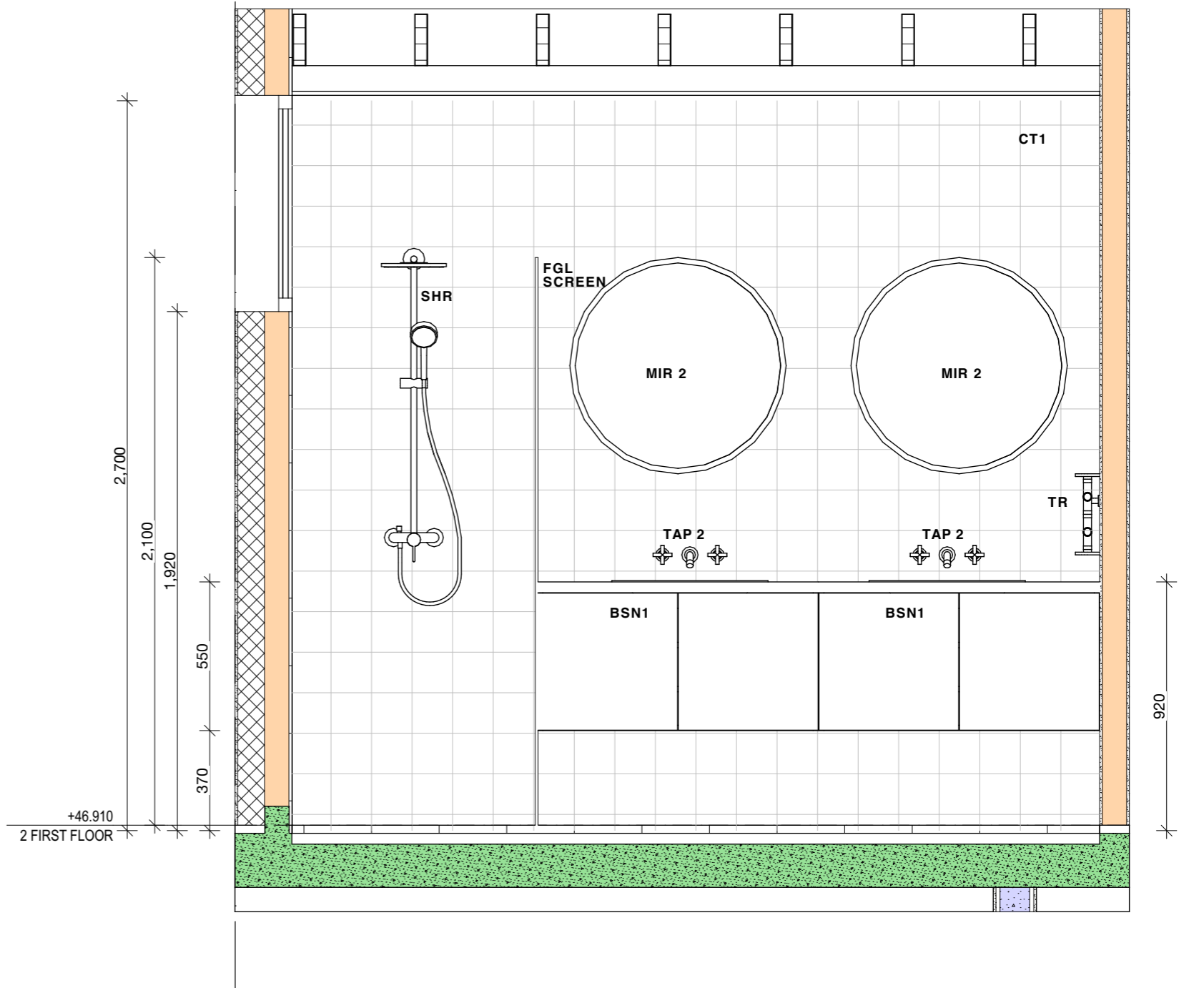


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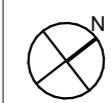
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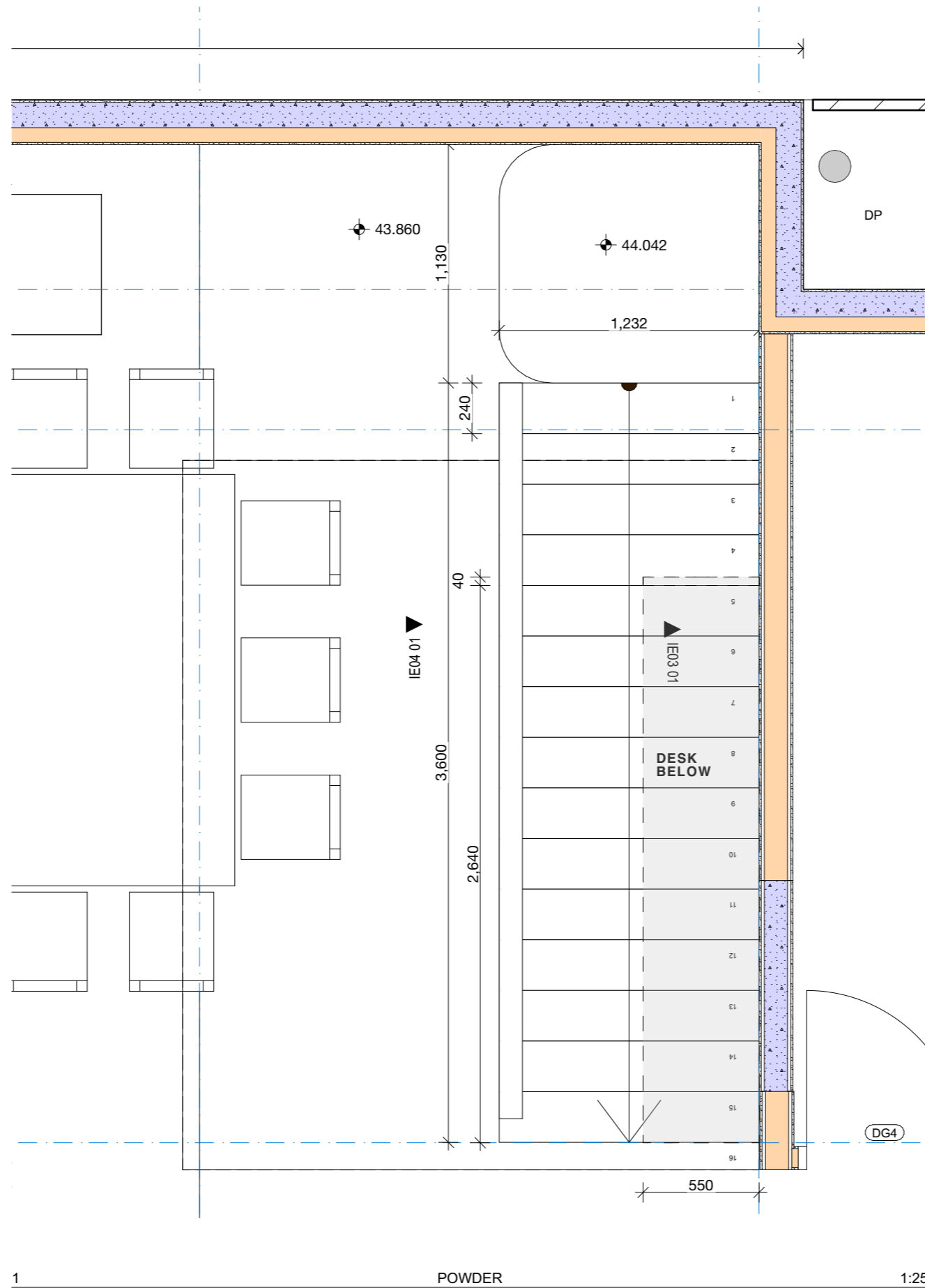
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POWDER

1:25

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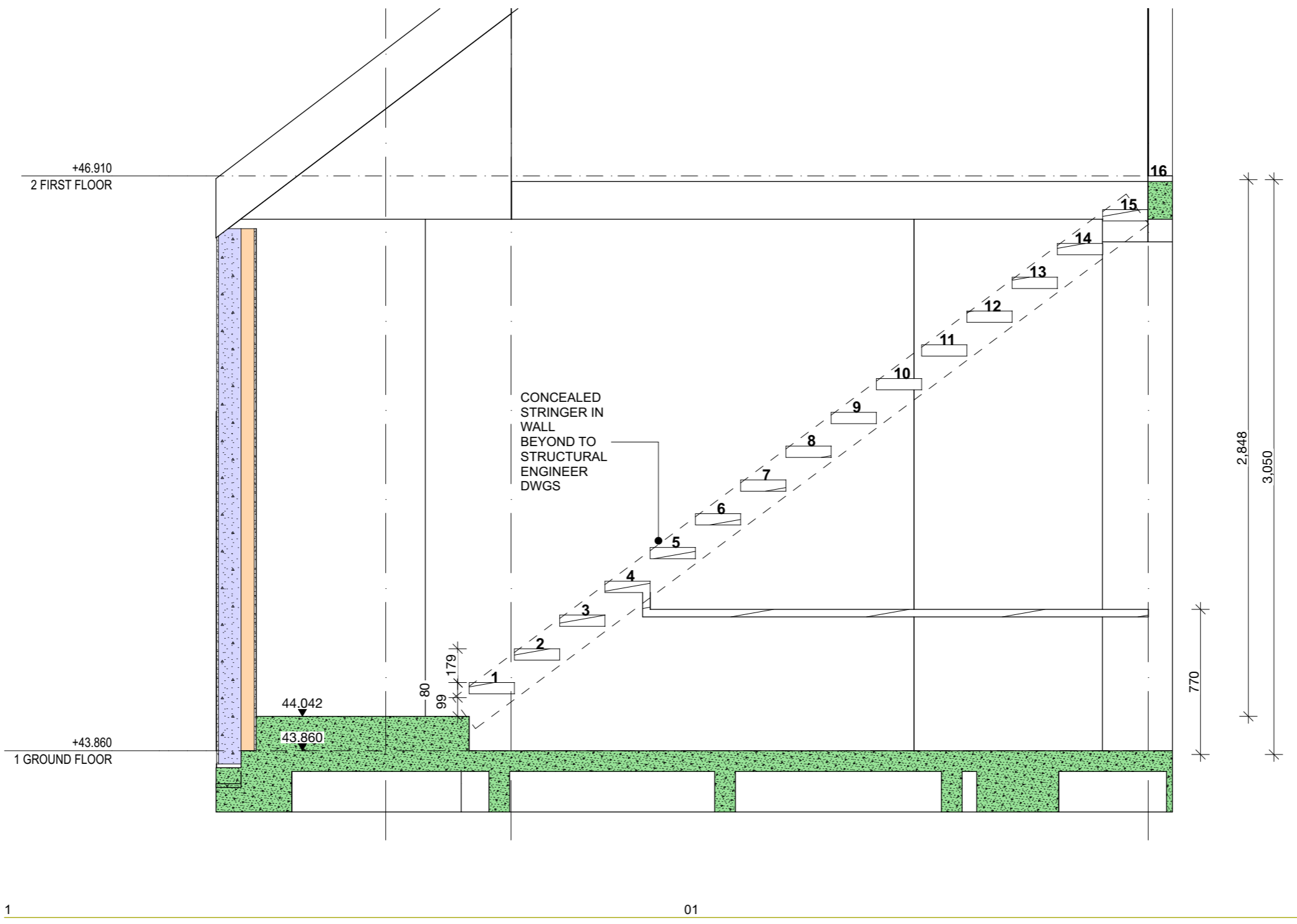
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PROJECT: PROPOSED NEW DWELLING
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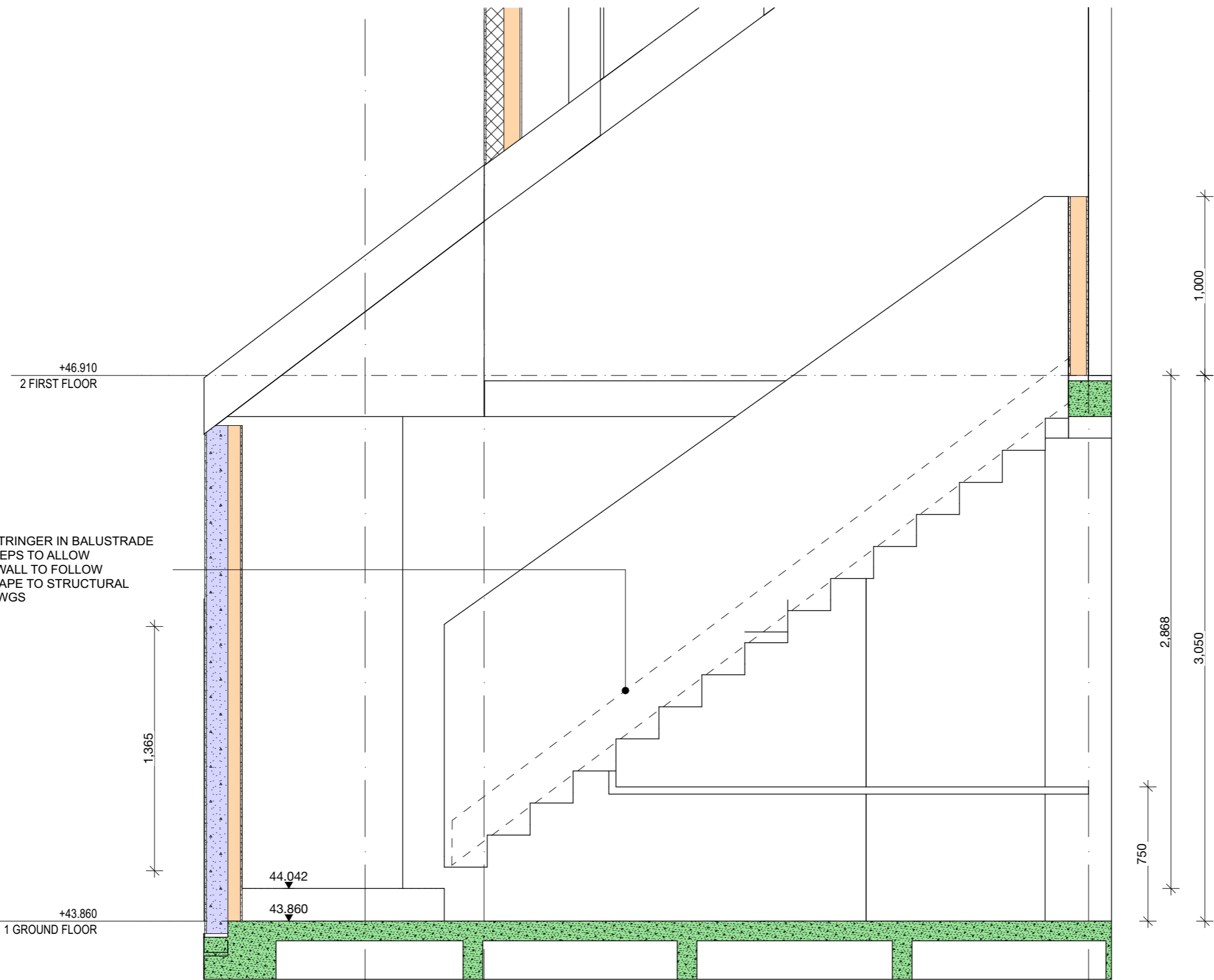
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 DRAWING: STAIR

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CD 071



CONCEALED STRINGER IN BALUSTRADE WALL OVER STEPS TO ALLOW BALUSTRADE WALL TO FOLLOW STAIRCASE SHAPE TO STRUCTURAL ENGINEER'S DWGS

+46.910
2 FIRST FLOOR

+43.860
1 GROUND FLOOR

1,365

44,042

43,860

1,000
2,868
750
3,050

1

01

1:25

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