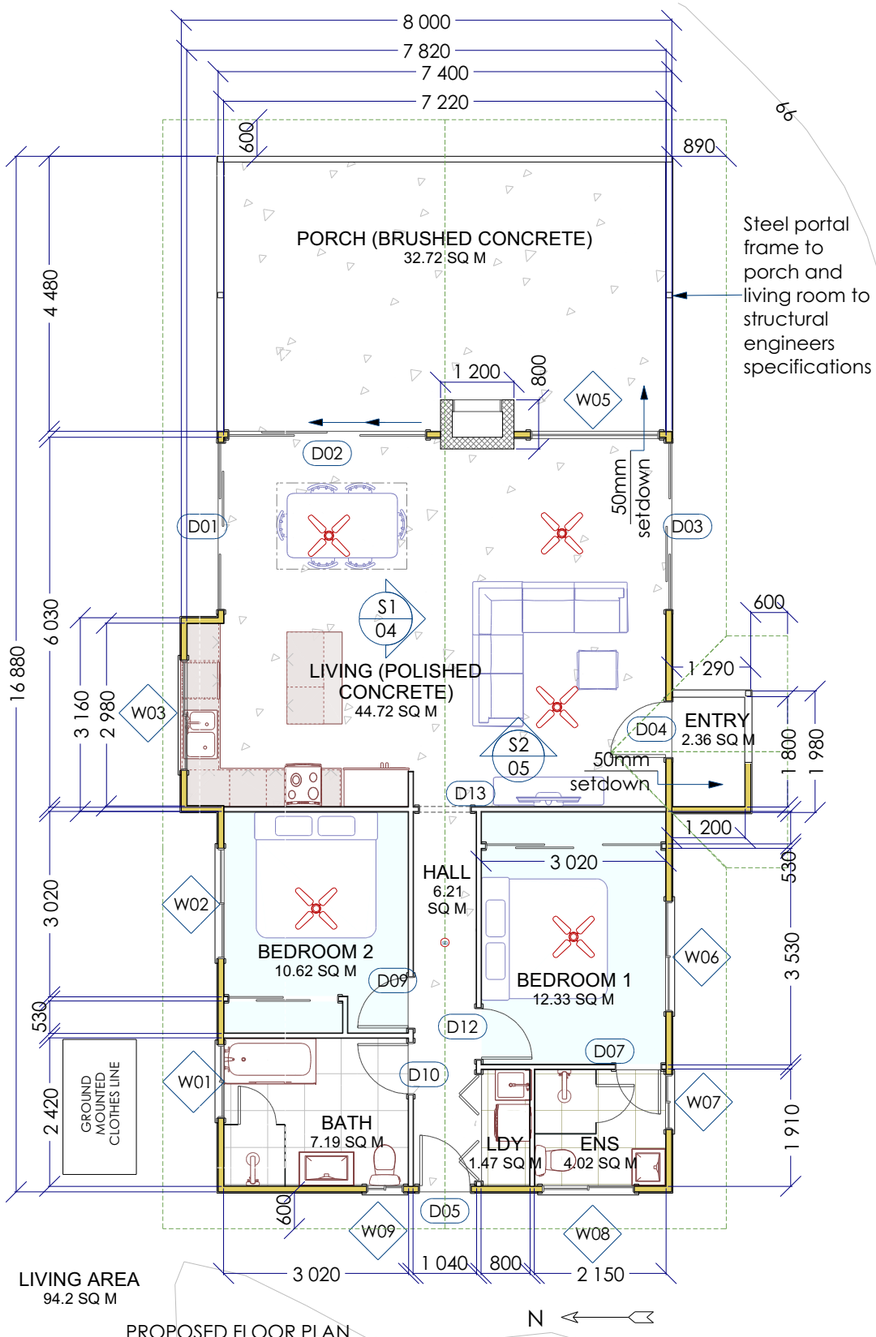


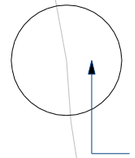
PROPOSED FLOOR PLAN
1:100 @ A3
PROPOSED FFL 66.5m AHD
ENTRY DECK& PORCH FFL 66.45m AHD
All building work carried out is to comply with the Building Code of Australia.
Wind bracing & Footings to Engineers details.
Plumber to comply with the relevant building Codes.
Electrician to comply with the relevant Building Codes.
Builder to confirm dimensions prior to the commencement of works.
Construction to comply with bushfire requirements, as applicable. BAL 19 to north and east and BAL 12.5 to south and west elevations

ALL WORK MUST COMPLY WITH THE NCC AND THE FOLLOWING CLAUSES (where applicable)
All excavations and fill must comply with Part 3.1.1 EARTHWORKS.
1. Drainage must comply with Part 3.3 DRAINAGE
2. TERMITE RISK MANAGEMENT must comply with Part 3.4
a) A termite barrier or combination of barriers is installed in accordance with
i) AS3660.1 or
ii) 3.1.3.3 for concrete slabs on ground
b) A durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating-
i) the method of protection; and
ii) the date of installation of the system; and
iii) where a chemical barrier is used, its life expectancy as listed on the National registration Authority label; and
iv) the installer's or manufacturers recommendations for the scope and frequency of future inspections for termite activity.
3. Footings, slabs and associated elements to comply with Part 4.2. Filling under slabs must comply with Part 4.2.4
4. Vapour barriers must comply with clause 4.2.8
5. Concrete and reinforcing must comply with clauses 4.2.10 & 4.2.11 inclusive.
6. Footing and slab construction must comply with Part 4.2.12 or AS 2870 - Refer to Engineer's detail. Stump footings to comply with Part 4.2.13
7. Timber frame is manufactured to comply with AS 1684.2-1999 National Timber Framing Code and certificate will be provided by Truss and Frame manufacturer when selected. Roof cladding must comply with Part 7.2
8. Gutters and downpipes must comply with Part 7.4
9. Timber wall cladding to comply with Part 7.5
10. Glazing to windows must comply with Part 8
11. Smoke alarms must comply with Part 9.5
12. Wet areas must comply with Part 10.2
13. Ceiling heights to rooms must comply with Part 10.3
14. Lighting must comply with Part 10.5
15. All tie-downs to comply with Engineer's detail.
16. Soil classification to site to comply with Part 4.2.2 - Refer to Engineer's details.
17. Roof trusses to be designed to Engineer supplied Wind loading. Certification to be provided by Truss manufacturer.
18. Masonry Wall Ties to comply with Part 5.6.5
19. Lintels to comply with Part 6
20. Wall bracing to comply with AS 1684.2-1999 and as per Engineer's detail.
21. Sub-Floor Ventilation to comply with Part 6.2.1
22. Stair construction to comply with Part 11.2
23. Balustrades/Railings to comply with Part 11.3
24. All work to comply with Council Standards.
25. Protection of openable windows in bedrooms to comply with BCA Part 11.3.7

GENERAL NOTES:
1. The contractor/s to inspect site and verify all levels and dimensions on site prior to commencing any work.
2. Figured dimensions take precedence over scaled dimensions.
3. Contractor/s to use architectural drawings for set out.
4. All discrepencies are to be referred to the client immediately.
5. All work to be in accordance with BCA, relevant standards & local authority requirements.
6. Verify location of existing services prior to construction & relocate as required in conjunction with the relevant authority.
7. Discharge stormwater in accordance with local authority requirements and relevant standards.
8. Discharge wastewater in accordance with local authority requirements and relevant standards.
9. Slabs, footings, steelwork, bracing, tie down, retaining walls & articulation joints to be in accordance with engineers details.
10. Roof and floor framing to be in accordance with the manufacturers specification and to be co-ordinated with the engineering design with regard to slab thickenings and floor support locations.
11. All timber work is to comply with AS 1684.1999 National Timber Framing Code.
12. Make good all damaged surfaces on completion of work.

SITE DETAILS

Site area	11.94 ha
Floor space ratio	< 0.001:1



BYRON SHIRE COUNCIL
Onsite Sewage Management Services
APPROVED PLAN
No. 70.2023.332.1
Date: 19.01.2024

DOOR SCHEDULE

NUMBER	FLOOR	HEIGHT	WIDTH	DESCRIPTION
D01	1	2400	2700	EXT. TRIPLE SLIDER-GLASS PANEL
D02	1	2400	3200	EXT. TRIPLE SLIDER-GLASS PANEL
D03	1	2400	2700	EXT. TRIPLE SLIDER-GLASS PANEL
D04	1	2100	900	HINGED-SLAB
D05	1	2040	820	EXT. HINGED-DOOR E21
D06	1	2040	1726	4 DR. BIFOLD-LOUVERED
D07	1	2040	720	HINGED-SLAB
D08	1	2040	620	HINGED-SLAB
D09	1	2040	820	HINGED-SLAB
D10	1	2040	820	HINGED-SLAB
D11	1	2040	620	HINGED-SLAB
D12	1	2040	820	HINGED-SLAB
D13	1	2040	820	DOORWAY

WINDOW SCHEDULE

NUMBER	FLOOR	HEIGHT	WIDTH	DESCRIPTION
W01	1	600	1200	LEFT SLIDING
W02	1	1800	1800	LEFT SLIDING
W03	1	1200	1800	LEFT SLIDING
W04	2	1332	2330	LEFT SLIDING
W05	1	2400	2100	FIXED GLASS
W06	1	1800	1800	LEFT SLIDING
W07	1	600	900	LEFT SLIDING
W08	1	600	1500	LEFT SLIDING
W09	1	600	600	LEFT SLIDING

GENERAL CONSTRUCTION NOTES

Site to be cut/filled as required to provide a level pad for the dwelling. Compacted fill to be added in the area of the bushfire turning area to achieve required grades.
Concrete slab to engineers specification for house and porch.
50mm setdown to porch and entry porch.
35mm setdown to bathroom and laundry areas. Floor to be tiled.
Carpet to bedroom areas to owners specifications
Polished concrete to living room floors to owners specifications.
90mm timber framed external walls
70mm timber framed internal walls
External wall to be clad in colorbond matt
Internal wall cladding to be plasterboard.
Bathroom and wet area walls to be clad in villaboard
Wall insulation to be incorporate wall wrap amd batts with a minimum R1.5 to BASIX requirements
Aluminium framed windows and doors throughout. Maximum U-value 6.7 SHGC 0.70
Raked ceiling to living room and porch. Flat ceiling to bedroom end of the structure.
Ceiling insulation to be sarking and R2.5 minimum to BASIX requirements
Roof cladding to be colourbond customorb in Momument at 28 degrees slope.
Quad profile gutters. Connection of downpipes to roofwater tank
45,000L rainwater tank to be installed
20,000L static bushfire tank to be installed
Solar 3kW solar PV system to be installed.

Colours
Roof monument
Walls monument matt finish

Greg Alderson Associates
(02) 6629 1552 | OFFICE@ALDERSONASSOCIATES.COM.AU
43 MAIN STREET CLUNES NSW 2480 | ABN 58 594 160 789

Client:
R. Larkin

Address:
Lot 7 DP260707, 135 BLINDMOUTH ROAD, MAIN ARM NSW 2482

Project:
PROPOSED DUAL OCCUPANCY DWELLING

Title:
PROPOSED SUBFLOOR PLAN

Size: A3
Job # 16244
Page: 03 of 06
Date: 01/09/2023

1:100 @ A3
0 m 2 m 5 m

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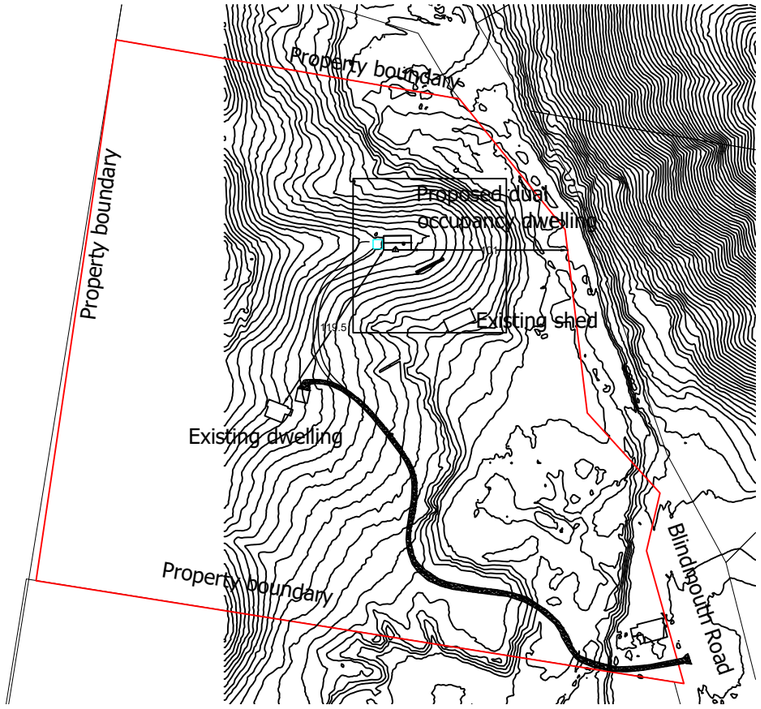
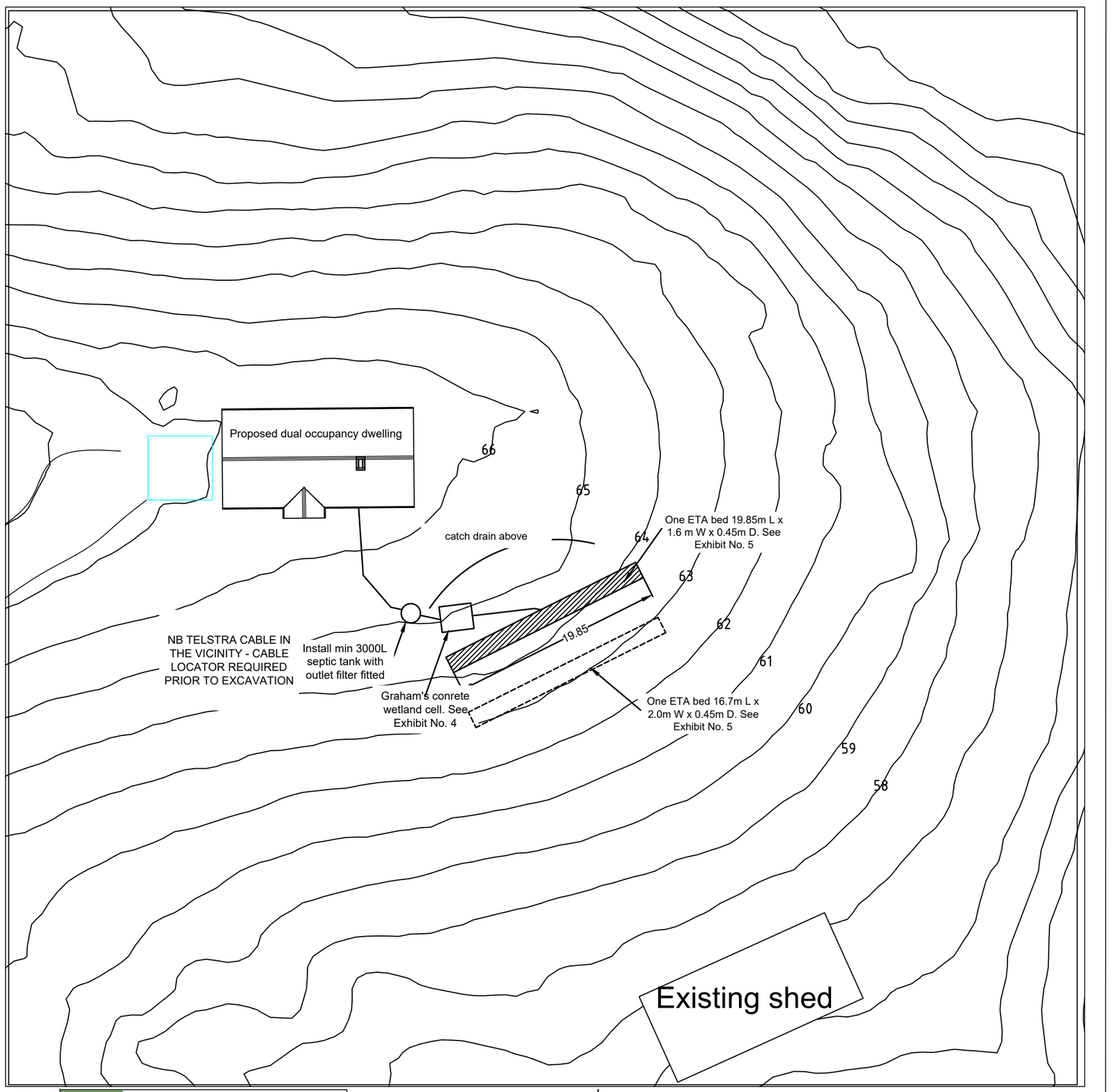


Site Plan
1:4000

BYRON SHIRE COUNCIL
Onsite Sewage Management Services
APPROVED PLAN
No. 70.2023.332.1
Date: 19.01.2024

Wastewater Notes:

1. The proposed On-Site sewage Management System (OSMS) is designed to service the Proposed Dual Occupancy Dwelling (2 bedrooms);
2. Minimum septic tank volume is to be a min of 3000L. Only a tank with NSW Ministry of Health approval is to be used. The septic tank will be fitted with an **effluent filter**;
3. Wastewater to flow to secondary treatment wetland cell of a minimum 7.2m². Its recommended that one Grahams concrete wetland cell is used used. See Exhibit No. 4 for construction details;
4. Construct **one** evapotranspiration/absorption beds (ETA) for disposal of wastewater after the subsurface flow wetlands. See Exhibit No. 3 for construction details;
5. The ETA bed is to be 19.85 m x 1.6 m x 0.45 and installed in accordance with AS 1547-2012;
6. A catch drain is to be installed above the ETA bed to direct overland run-off around the disposal area;
7. Stormwater components to be placed away from the wastewater treatment system;
8. Final location of wetland cells and septic tank to be determined onsite.
9. Confirmirmation of location of Telstra line required



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Tab: Wastewater Layout for dwelling

Greg Alderson Associates
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ABN 58 594 160 789

Client: R. LARKIN

Site address: LOT 7 DP 260707
135 BLINDMOUTH ROAD, MAIN ARM

PROPOSED ON-SITE WASTEWATER MANAGEMENT

Drawn: WA
Source: LiDAR
Scale: 1:400
Job Number: 16244
Original Size: A3

EXHIBIT NO: 2
Date: 7/6/23

Project: PROPOSED DUAL OCCUPANCY DWELLING
Revision: –