

GENERAL NOTES

PROPOSED NEW RESIDENCE

DOCUMENTATION

LEGEND

1DESIGNED IN ACCORDANCE WITH THE BCA 2012 VOLUME 2 AND THE STANDARD BUILDING REGULATIONS 2012 AND BYRON SHIRE DCP

2THE WIND DESIGN SPEED FOR CALCULATIONS REFER ENGINEERS DETAILS AND DESIGN.

3WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE. THE BUILDER SHALL SITE CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK.

4ANY UNDERGROUND SERVICES SHOWN ON THESE PLANS ARE LOCATED OFF COUNCIL RECORDS AND FROM EXTERNAL CONSULTANTS. LUKE STEPHENS CARRIES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF SERVICES WHICH MUST BE LOCATED BY THE BUILDER PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

5SITE PREPARATION SHALL BE IN ACCORDANCE WITH AS3796 AND PART 3.1 OF THE BCA.

6SUB FLOOR VENTILATION WHERE APPLICABLE IS TO COMPLY WITH PART 3.4 OF THE BCA AND CLAUSE 3.4.1 OF THE BCA.

7TERMITE MANAGEMENT SHALL COMPLY WITHBCA 2008 VOLUME 2 PART 3.1.3 AND AS3660.1

8DRIVEWAY GRADE TO BE MAXIMUM 1 IN 4.

9THE DWELLING IS NOT TO EXCEED 9.0 METERS ABOVE GROUND LINE

10CONCRETE CONSTRUCTION SHALL BE INACCORDANCE WITH AS2870 AND PART 3.2 OF THE BCA 2012 VOLUME 2.

11MASONARY CONSTRUCTION SHALL BE INACCORDANCE WITH AS3700 AND PART 3.3 OF THE BCA 2012 VOLUME 2.

12ALL TIMBER CONSTRUCTION AND DETAILS SHALL BE INACCORDANCE WITH AS1684.2 AND PART 3.4 OF THE BCA 2012 VOLUME 2.

13STEELWORK SHALL BE INACCORDANCE WITH AS4100, AS1111 AND AS1112 AND PART 3.4.2 OF THE BCA 2012 VOLUME 2.

14CONCRETE SLABS AND FOOTINGS ARE TO COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND THE ENGINEERS DESIGN DOCUMENTATION.

15FINISHED FLOOR LEVEL SHALL FINISH A MINIMUM OF 250mm ABOVE THE FINISHED GROUND PLATFORM LEVEL.

16POLYTHENE MOISTURE BARRIER SHALL BE LAPPED 200mm AND FULLY TAPED UNDER CONCRETE SLAB AND SHALL EXTEND 100mm ONTO THE PERIMETER FOOTING.

17SLAB MESH SHALL BE SUPPORTED BY CHAIRS ON DISCS.

18DAMP PROOF COURSE AND WEEP HOLES TO COMPLY WITH PART 3 CLAUSE 3.3.4 OF THE BCA.

19SARKING TO ROOF AND WALLS TO COMPLY WITH PART 3.5 OF THE BCA.

20DOUBLE SIDED ALFOIL VAPOUR BARRIER SHALL COVER THE WHOLE ROOF AND FALL TO GUTTER.

21GLAZING TO COMPLY WITH PART 3.6 OF THE BCA.

22FIRE SEPARATION TO COMPLY WITH PART 3.7.1 OF THE BCA.

23SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS3786 AND PART 3 CLAUSE 3.7.2 OF THE BCA.

24ALL WET AREAS TO COMPLY WITH PART 3 CLAUSE 3.8.1 OF THE BCA.

25ROOM HEIGHTS TO COMPLY WITH PART 3 CLAUSE 3.8.2 OF THE BCA.

26CONSTRUCTION OF SANITARY COMPARTMENTS TO COMPLY WITH PART 3 CLAUSE 3.8.3 OF THE BCA.

27NATURAL LIGHT TO COMPLY WITH PART 3 CLAUSE 3.8.4 OF THE BCA.

28NATURAL VENTILATION TO COMPLY WITH PART 3 CLAUSE 3.8.5 OF THE BCA.

29SAFE MOVEMENT, ACCESS, STAIRS AND BALUSTRADING TO COMPLY WITH BCA 2008 VOLUME 2 PART 3.9 CLAUSES 3.9.1 STAIR CONSTRUCTION, 3.9.2 BALUSTRADES, 3.9.3 SWIMMING POOL ACCESS, 3.9.4 SWIMMING POOL WATER RECIRCULATION SYSTEMS AND AS1170. BALUSTRADING NEEDS TO BE 1 METER HIGH WITH A MAXIMUM GAP OF 125mm GAP BETWEEN VERTICAL OR HORIZONTAL BALUSTRADE MEMBERS. IF GREATER THAN 4 METERS ABOVE GROUND LEVEL, IT MUST NOT FACILITATE CLIMBING BETWEEN 150mm AND 750mm. FOR BALUSTRADES TO STAIRS THIS HEIGHT CAN BE REDUCED TO 865mm.

30POOL AREA TO BE FENCED IN ACCORDANCE WITH AS1926. FENCING FOR PRIVATE SWIMMING POOLS AS2818 GUIDE TO NSWIMMING POOL SAFETY PART 3 CLAUSE 3.9.3 OF THE BCA.

31POOL WATER TO BE TREATED IN ACCORDANCE WITH AS3633.

32ALL PREFABRICATED ROOF TRUSSES TO BE ENGINEER DESIGNED AND CERTIFIED AND FIXED IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.

33PROVIDE ROOF ACCESS HATCHES AS SHOWN ON PLANS. MINIMUM 600mm SQUARE.

34COLUMN SUPPORTEND BEARING TO LAMINATE BEAMS TO BE MINIMUM WIDTH OF MEMBER. (REFER ENGINEERS DESIGNAND DETAILS).

35ALL BRACING WALLS SHALL BE 4.0KN/m PLYWOOD UNLESS NOTED OTHERWISE. CONSTRUCTION FULLY IN ACCORDANCE WITH AS1684.2.

36REQUIRED LENGHTS OF ALL BRACING WALLS SHOWN IN METERS ON PLAN (REFER ENGINEERS DOCUMENTATION).

37ALL TIMBER FLOOR, ROOF AND WALL FRAMING TO ENGINEERS DESIGN AND DETAILS AND TO PART 3.4 OF THE BCA.

38REFER STRUCTURAL ENGINEERS DOCUMENTATION FOR BRACING, TIE DOWN, STEEL WORK, RETAINING WALLS, SLAB AND FOOTING DESIGN DETAILS.

39PROVISIONS FOR PERSONS WITH A DISABILITY REFER AS1428.1 TO AS1428.4 ACESS AND MOBILITY CODE.

40ENERGY EFFICIENCY RATING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY REGULATIONS AND PART 3.12 OF THE BCA VOLUME 2 2008.

41SINGLE DETACHED HOUSES MUST INSTALL A RAIN WATER TANK WITH A MINIMUM 3000 LITRE CAPACITY. ALL OTHER CLASS 1 DWELLINGS, SUCH AS TERRACE HOUSE, AND TOWNHOUSES MUST INSTALL A RAIN WATER TANK WITH A MINIMUM 3000 LITRE CAPACITY. RAIN WATER TANKS AND ASSOCIATED RAIN WATER DRAINAGE FIXTURES MUST BE LOCATED SO THEY COLLECT AT LEAST ONE HALF OF THE ROOF CATCHMENT AREA OR100 sqm, WHICH EVER IS THE LESSER. RAIN WATER TANKS MUST SUPPLY WATER FOR EXTERNAL USE AND INTERNAL USE TO TOILET CISTERNS AND WASHING MACHINE COLD WATER TAPS SUPPLIED FROM RAIN WATER TANK MUST HAVE A CONTINUOUS SUPPLY OF WATER BY USING AN AUTOMATIC SWITCHING DEVICE OR TRICKLE TOP UP SYSTEM TO THE TANK.

NOTE: THIS REQUIREMENT DOES NOT APPLY TO ALTERATIONS AND ADDITIONS TO AN EXISTING CLASS 1 BUILDING. SOURCE MASTER BUILDERS TECH01 12/2006 MANDATORY RAIN WATER TANKS.

CLIENT

CHRIS AND NINA COWAN

SITE ADDRESS

NO 61 KINGSLEY STREET BYRON

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AC	AIR CONDITIONING UNIT	MH	MAN HOLE CEILING ACCESS PANEL
AR	ARCHITRAVE	MIR	MIRROR
AW	AWNING SASH	MO	MICROWAVE OVERN
BATH	BATH TUB	MSD	MIRROR SLIDING ROBE DOOR
BDRW	BANK OF DRAWERS	OBS	OBSCURE GLASS
BMR	BATH MIXER TAP	OS	OPEN SHELF
BS	BATH SPOUT	P	TIMBER POST
CFC	COMPRESSED FIBROUS CEMENT SHEETING	PB	PLASTERBOARD LINING
CM	COFFE MACHINE	PPBW	PAINTED PLASTERBOARD WALL
CSD	CAVITY SLIDING DOOR	RH	ROBE HOOK
CW	CASEMENT WINDOWS	RHO	RANGEHOOD OVER
DH	DOUBLE HUNG	RHS	RECTANGULAR HOLLOW SECTION STEEL POST
DP	DOWN PIPE	SCDR	SHOWER SCREEN DOOR
DPS	DOWN PIPE WITH SPREADER	SD	SLIDING DOOR
DRW	DRAWER	SHS	SQUARE HOLLOW SECTION STEEL POST
DRY	DRYER	SHWR	SHOWER
DS	DOOR STOP	SHWRH	SHOWER HEAD DRENCHER
DSM	DIVER SHOWER MIXER	SHWRR	SHOWER ROSE ON RAIL
DW	DISH WASHER	SHWRS	SHOWER SHELF
		SK	TIMBER SKIRTING
ENS	ENSUITE	SMR	SHOWER MIXER
FC	FIBRE CEMENT SHEETING	SPAB	SPA BATH
FG	FIXED GLASS	SQSC	SQUARE SET CORNICE
FGSC	FRAMELESS GLASS SHOWER SCREEN	SS	STAINLESS STEEL
FRG	FRIDGE	SW	SLIDING WINDOW
FRZ	FREEZER	TB	TOWEL BAR
FP	FASCIA PANEL	TRH	TOILET ROLL HOLDER
FW	FLOOR WASTE	TS	TILED SKIRTING
GSPB	GLASS SPLASH BACK	TSB	TILED SPLASHBACK
HP	HOT PLATE OR COOK TOP	TW	TILED WALL
HR01	HANDRAIL TYPE	UBMO	UNDERBENCH MICRO OVERN
HR	HANGING RAIL	UBO	UNDERBENCH OVERN
HT	DENOTES HEIGHT	UNO	UNLESS NOTED OTHERWISE
HTR	HEATED TOWEL RAIL	VB	VANITY BASIN
HWD	HARDWOOD	VU	VANITY UNIT
HWS	HOT WATER SYSTEM	WC	TOILET SUITE
KB	KICK BOARD	WM	WASHING MACHINE
L'DRY	LAUNDRY	WO	WALL OVERN
LIN	LINEN CUPBOARD	WT	WALL MOUNTED TAP SET

DRAWING ISSUE

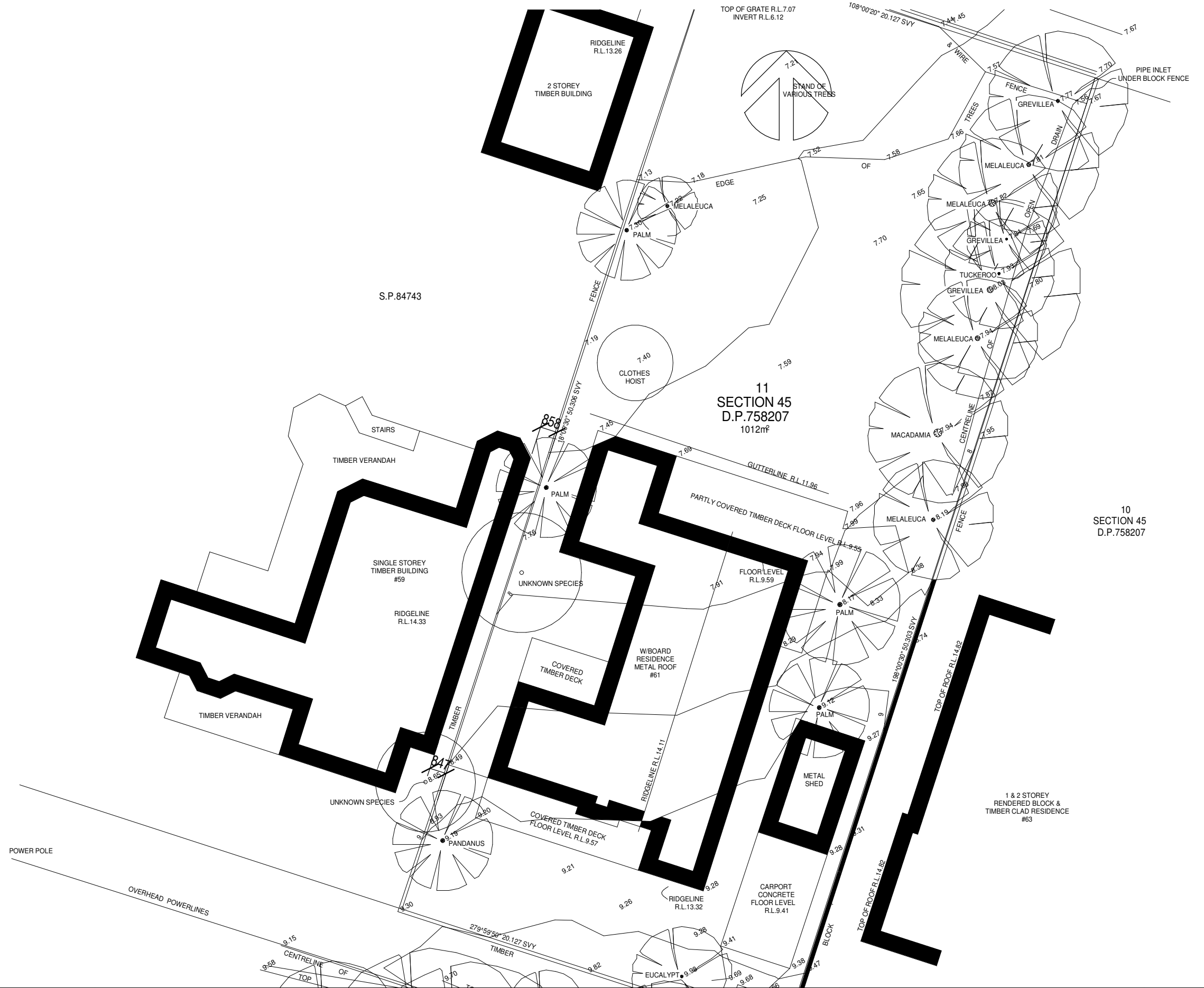
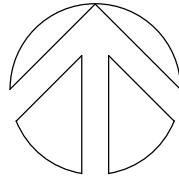
DRAWING ISSUE

Rev	Date	Change	Rev	Date	Change
A	02/07/18	DA ISSUE	I	21/05/19	SHADOW DIAGRAMS ADDED, DWELLING UNDER 9.0m
B	15/08/18	ROOF WATER SHOWN	J	10/07/19	UPPER FLOOR CEILING HEIGHT ADJUSTED TO 2400mm
C	12/09/18	POOL SECTION SHOWN			GROUND FLOOR CEILING ADJUSTED TO 2900mm
D	18/12/18	INFORMATION REQUEST			ROOF PITCH ADJUSTED TO 17° (OVERALL HEIGHT ADJUSTEMNT OF 500mm)
E	18/02/19	DRAWINGS TO A3 SHEET SIZE			
F	27/03/19	1800 SCREENS TO BALCONY	K	29/08/19	RELOCATE TREES AND POOL SIZE INCREASED
G	09/04/19	INFORMATION REQUEST	L	29/11/19	CHANGES FROM DA JUNE 2019 1. FFL FOR BASEMENT OF 7.3 AHD 2. BASEMENT CEILING HEIGHT 2000mm
H	29/04/19	INFORMATION REQUEST			3. INCREASE CEILING HEIGHT ON GROUND FLOOR FROM 2700mm TO 2900mm 4. REDUCE CEILING HEIGHT ON UPPER FLOOR FROM 2700mm TO 2600mm

61 KINGSLEY STREET
DA ISSUE

	<div>PRINCIPAL DESIGNER LUKE STEPHENS</div> <div>QBSA LIC NO 1105547 E : info@iphorm.com.au M : 0432 597 538 A : 220 Darlington Drive Banora Point</div>	<div>THIS DRAWING REMAINS THE PROPERTY OF IPHORM BUILDING DESIGNS AND LUKE STEPHENS AND IS PROVIDED FOR THE USE AS DESCRIBED ABOVE AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR ANY PART WITHOUT WRITTEN PERMISSION</div>	<div>Scale1 : 100</div> <div>Drawn byLCS</div> <div>Datenov 2019</div> <div>IssueL</div>	<div>61 KINGSLEY STREET BYRON BAY</div> <div>....</div> <div>Job numberDA ISSUE</div>	<div>COVER SHEET</div>	<div>Sheet No.</div> <div>WD1.0</div>
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LANE



PRINCIPAL DESIGNER LUKE STEPHENS
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Scale 1 : 200
Drawn by LCS
Date nov 2019
Issue L

61 KINGSLEY STREET BYRON BAY
....
Job number DA ISSUE

CONTOUR PLAN

Sheet No.
WD1.1

r.p.d.

LOT 11 SECTION 45 DP 758207
NO 61 KINGSLEY STREET,
BYRON BAY

local authority : BYRON SHIRE COUNCIL

site area- 1012 sq.m

site cover 311.55 sq.m (30.7%)

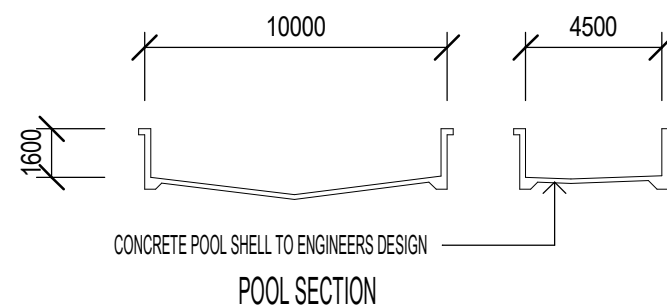
dp indicates downpipe location
refer floor plan for exact locations

☒ indicates 300x300 yard gully
with grated lid

----- indicates 100Ø upvc s.w.
drain to street

CHANGES FROM DA JUNE 2019

1. FFL FOR BASEMENT OF 7.3 AHD
2. BASEMENT CEILING HEIGHT 2000mm
3. INCREASE CEILING HEIGHT ON GROUND FLOOR FROM 2700mm TO 2900mm
4. REDUCE CEILING HEIGHT ON UPPER FLOOR FROM 2700mm TO 2600mm

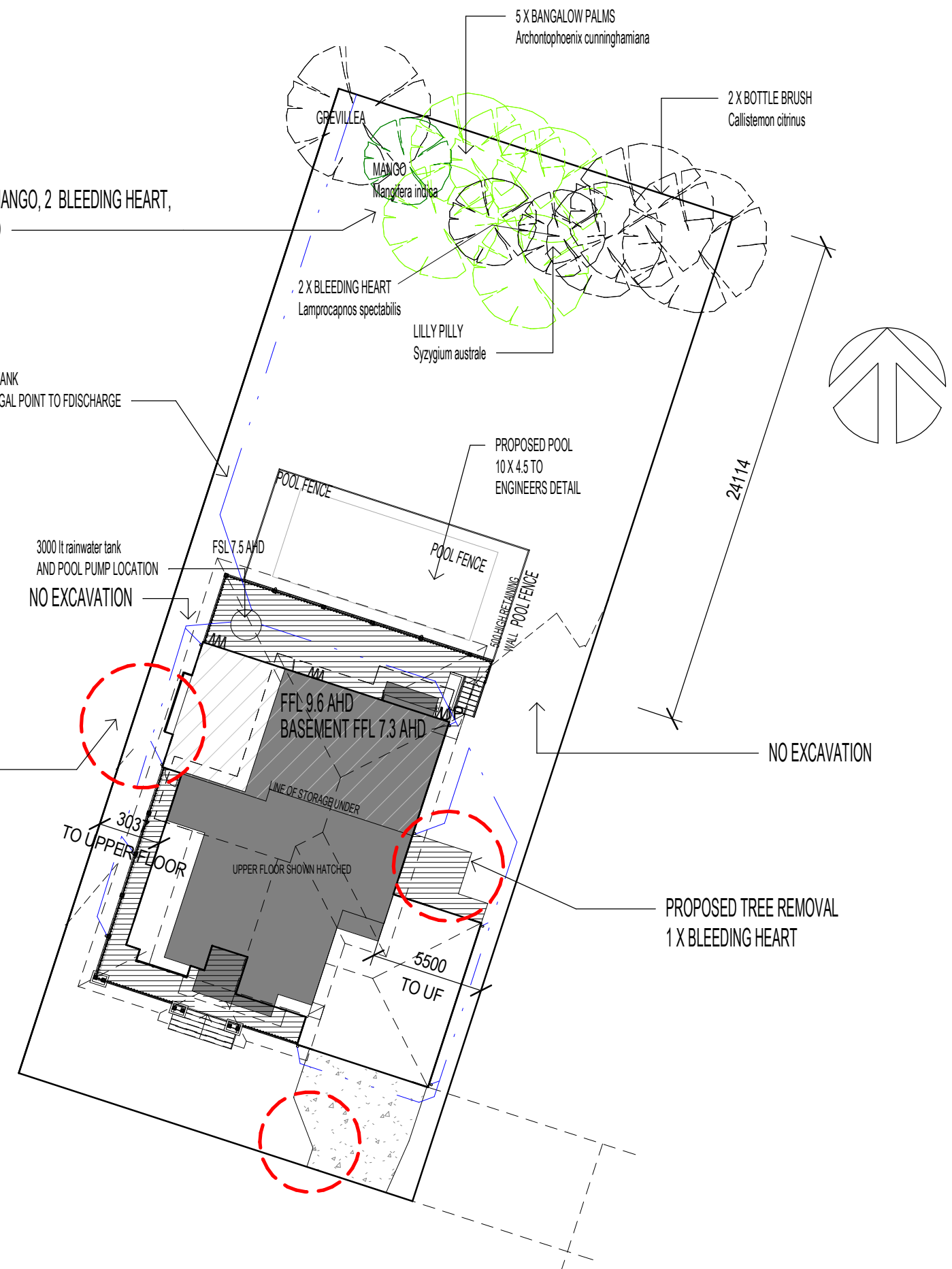


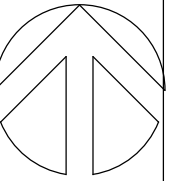
PROPOSED TREE REMOVAL 2 BOTTLEBRUSH, 1 MANGO, 2 BLEEDING HEART,
1 LILLY PILLY, 6 BANGALOW PALMS AS INDICATED

ROOF WATER TO TANK
OVER FLOW TO LEGAL POINT TO DISCHARGE

3000 lt rainwater tank
AND POOL PUMP LOCATION
NO EXCAVATION

PROPOSED TREE REMOVAL
1 X BLEEDING HEART





SUBJECT SITE
EXISTING HOUSE TO BE REMOVED

KINGSLEY STREET

1 SITE ANALYSIS
1 : 100



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Issue L

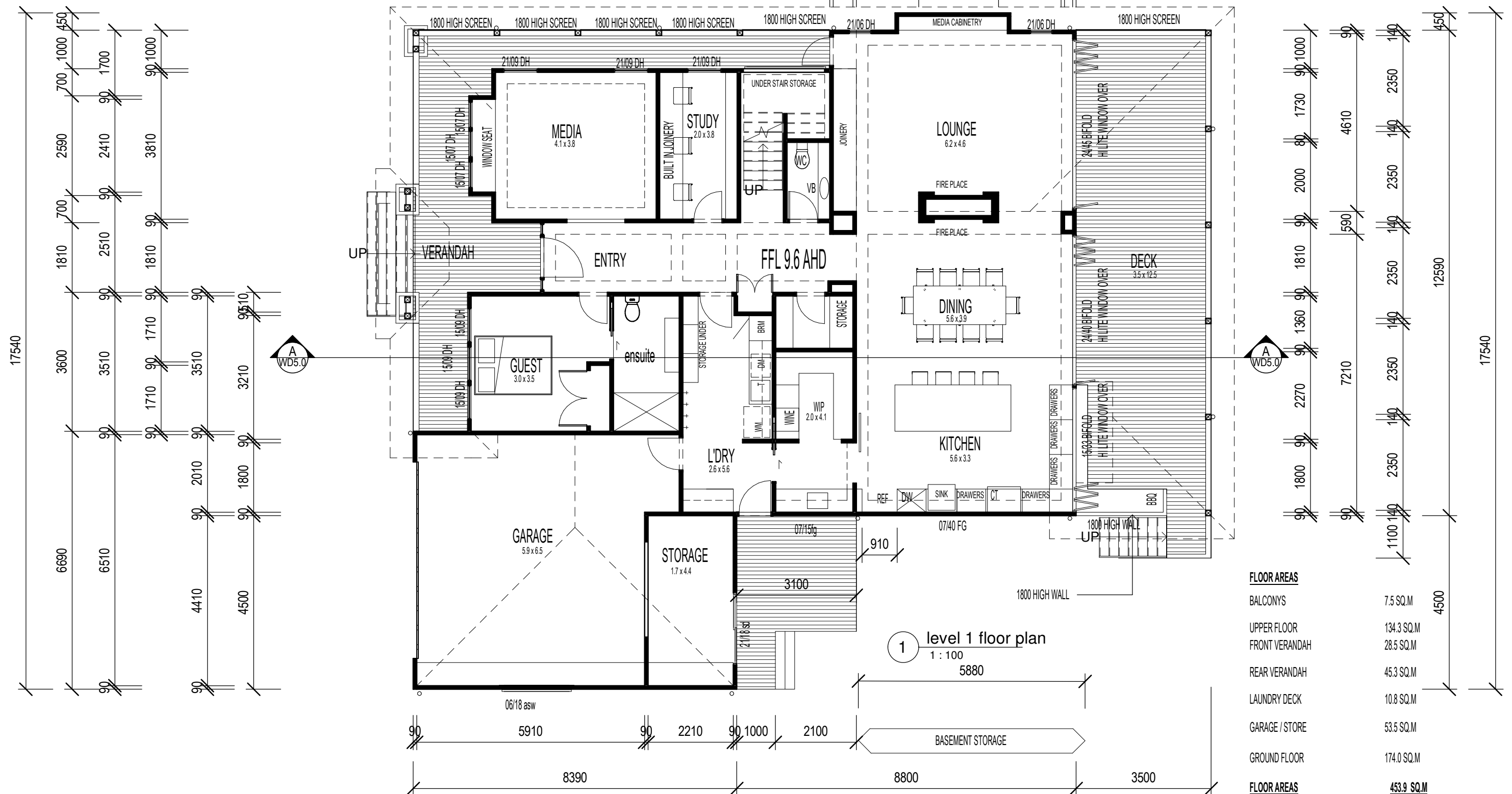
61 KINGSLEY STREET BYRON BAY
....
Job number DA ISSUE

SITE ANALYSIS

Sheet No.
WD2.1

1. FFL FOR BASEMENT OF 7.3 AHD
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3. INCREASE CEILING HEIGHT ON GROUND FLOOR FROM 2700mm TO 2900mm
4. REDUCE CEILING HEIGHT ON UPPER FLOOR FROM 2700mm TO 2600mm

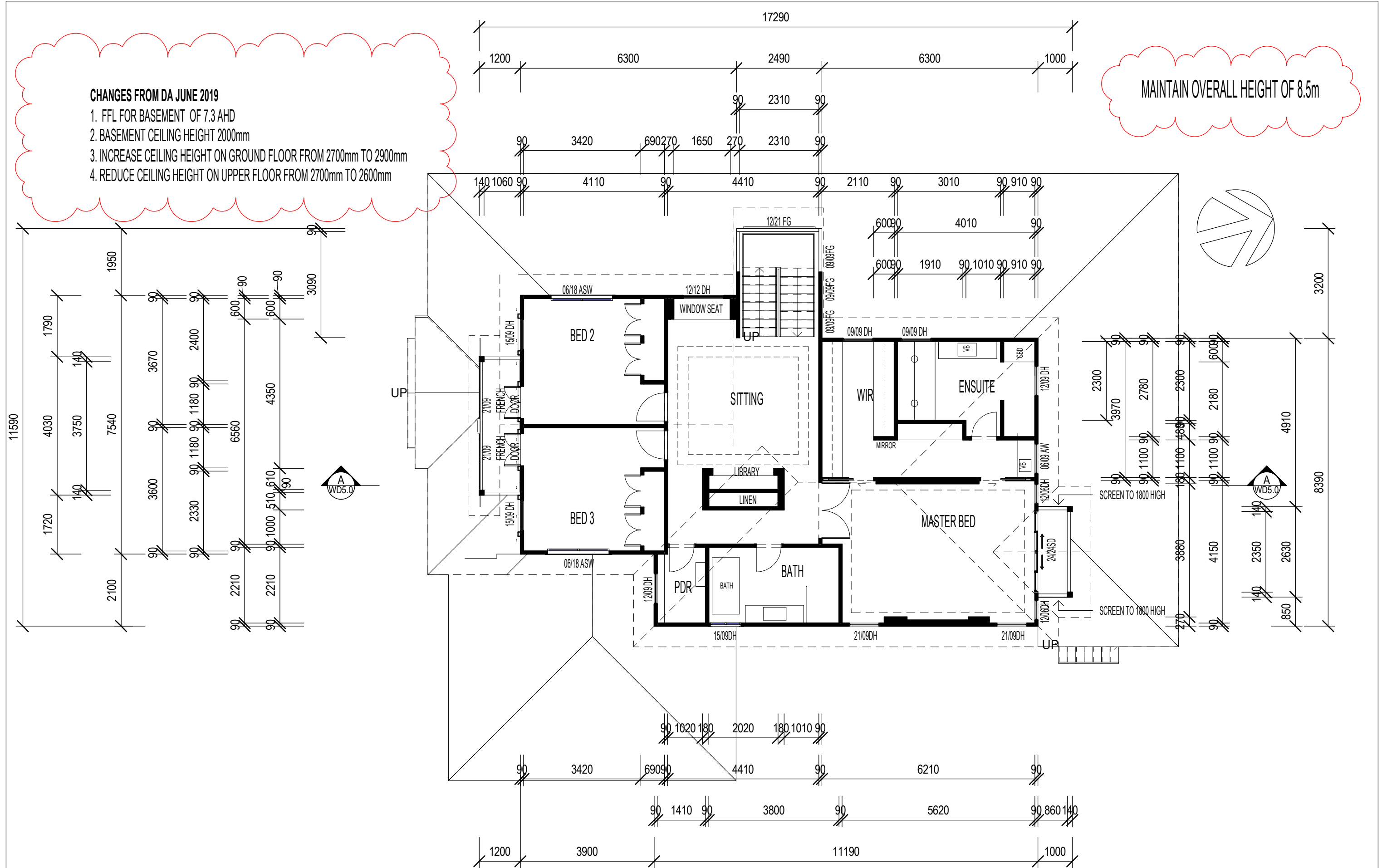
MAINTAIN OVERALL HEIGHT OF 8.5m



CHANGES FROM DA JUNE 2019

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MAINTAIN OVERALL HEIGHT OF 8.5m



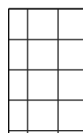


FALL DIRECTION

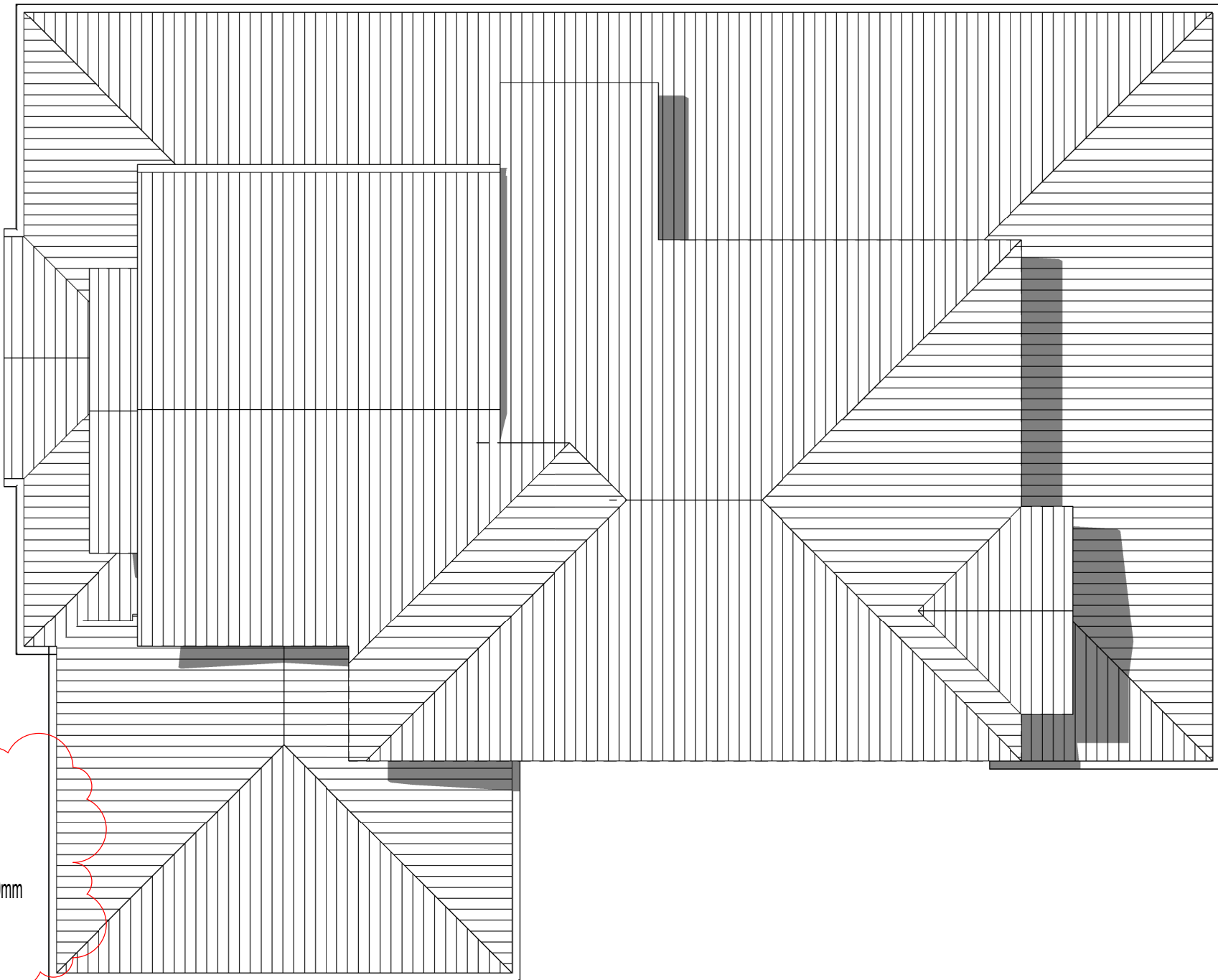
COLORBOND TRIMDECK ROOF SHEETING

- 100 rainwater downpipe
- 100 rainwater downpipe + spreader

MAINTAIN OVERALL HEIGHT OF 8.5m



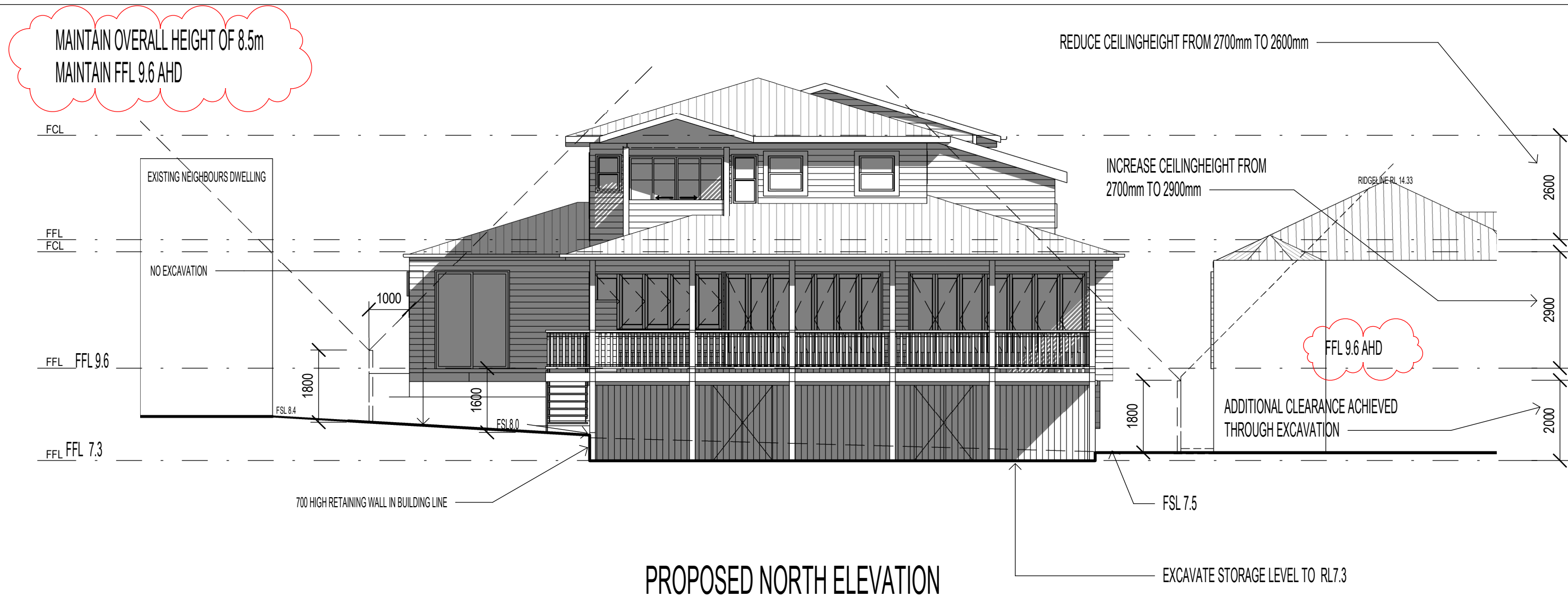
indicates 5.3 KW SOLAR PANELS



CHANGES FROM DA JUNE 2019

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1 ROOF PLAN
1 : 100



PROPOSED NORTH ELEVATION

CHANGES FROM DA JUNE 2019

- 1. FFL FOR BASEMENT OF 7.3 AHD
- 2. BASEMENT CEILING HEIGHT 2000mm
- 3. INCREASE CEILING HEIGHT ON GROUND FLOOR FROM 2700mm TO 2900mm
- 4. REDUCE CEILING HEIGHT ON UPPER FLOOR FROM 2700mm TO 2600mm

MAINTAIN OVERALL HEIGHT OF 8.5m
MAINTAIN FFL 9.6 AHD

REDUCE CEILINGHEIGHT FROM 2700mm TO 2600mm

INCREASE CEILINGHEIGHT FROM
2700mm TO 2900mm

SCYON LINEA BOARD CLADDING.180 mm.
INSTALLED TO MANUFACTURERS
SPECIFICATIONS. PAINT FINISH

FFL 9.6 AHD

FSL 9.4 AHD

SOUTH ELEVATION

REDUCE CEILINGHEIGHT FROM 2700mm TO 2600mm

MAINTAIN 8.5 M HEIGHT

COLORBOND METAL ROOF SHEETING FIXED TO
MANUFACTURERS SPECIFICATION

SCYON LINEA BOARD CLADDING.180 mm.
INSTALLED TO MANUFACTURERS
SPECIFICATIONS. PAINT FINISH

SCREEN TO EAVES

INCREASE CEILINGHEIGHT FROM
2700mm TO 2900mm

60mm ALUMINIUM SCREEN 50mm GAP TO EAVES

FFL 9.6 AHD

1800
SCREEN

60mm ALUMINIUM SCREEN 50mm GAP 1800 HIGH

CHANGES FROM DA JUNE 2019

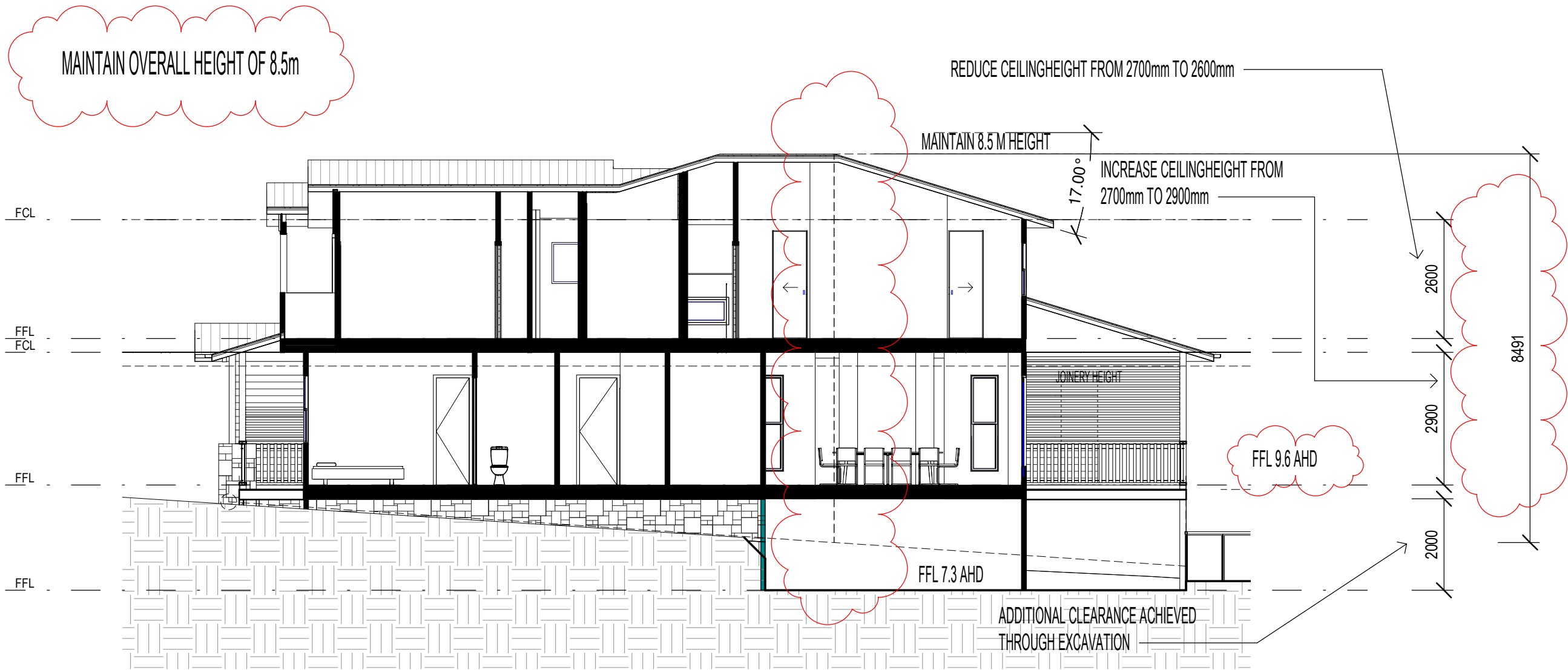
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ADDITIONAL CLEARANCE ACHIEVED
THROUGH EXCAVATION

EXCAVATE STORAGE LEVEL TO RL7.3

STONE CLADDING

WEST ELEVATION



- CHANGES FROM DA JUNE 2019**
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 - 4. REDUCE CEILING HEIGHT ON UPPER FLOOR FROM 2700mm TO 2600mm



Dec 21st, 9.00am.



Dec 21st, 10.00am

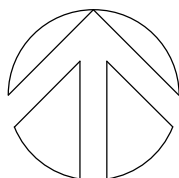


Dec 21st, 11.00am

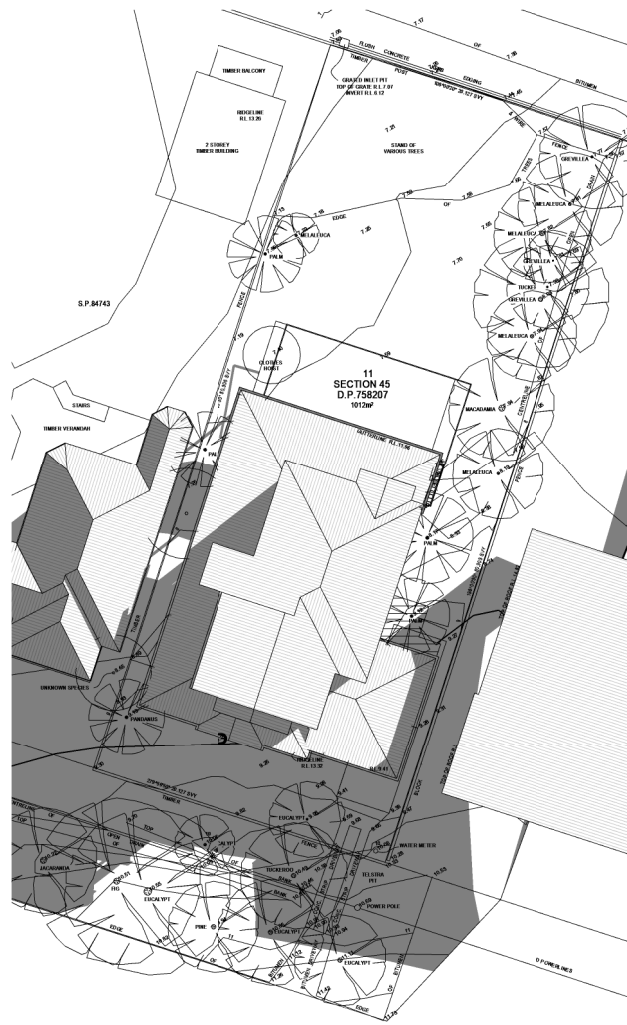


Dec 21st, 12.00pm.

SUMMER SOLSTICE



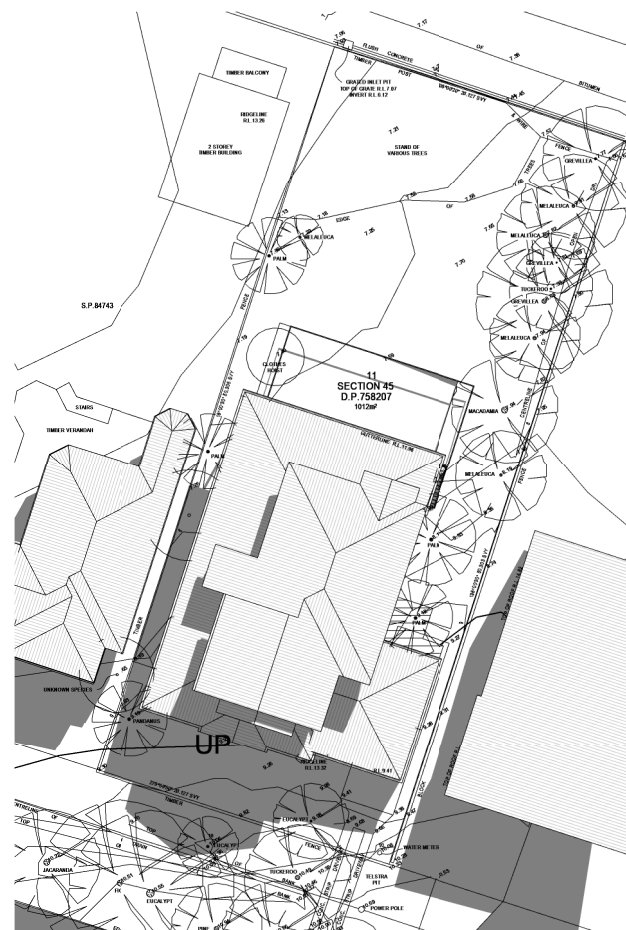
Dec 21st, 3.00pm



June 21st, 9.00am.



June 21st, 10.00am



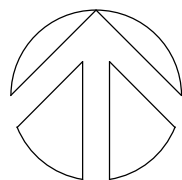
June 21st, 11.00am




June 21st, 12.00pm.



June 21st, 3.00pm.



WINTER SOLSTICE

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