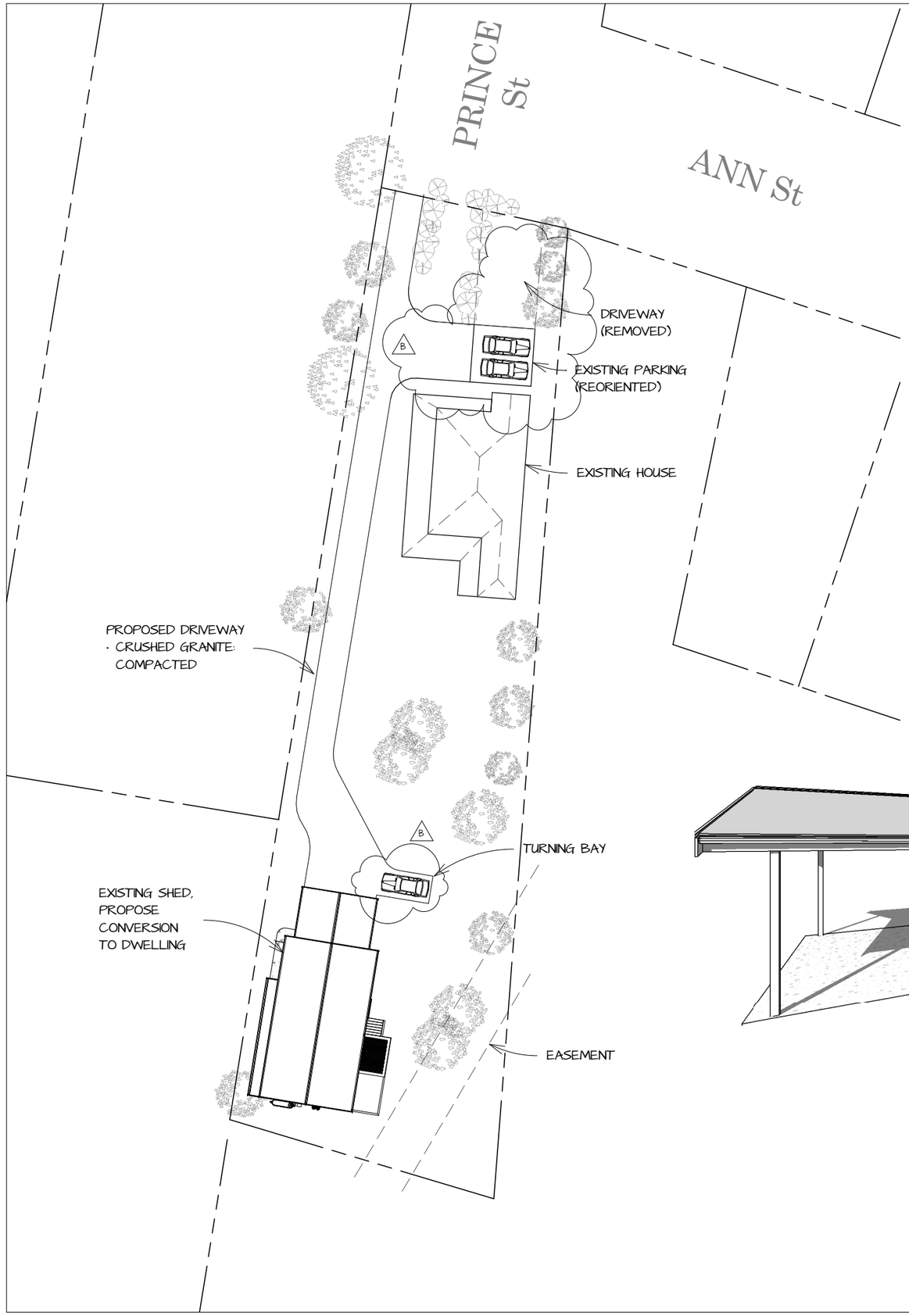
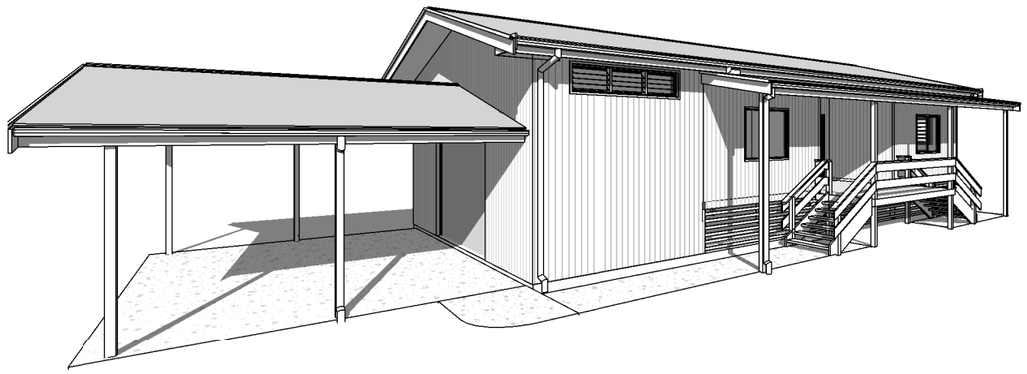


PROPOSED CONVERSION OF EXISTING SHED TO DWELLING

OWNERS: J. FEHLBERG & M. FRANZ
ADDRESS: 20 PRINCE STREET, MULLUMBIMBY NSW
PROPERTY: LOT 12 DP 527314



RIVENDELL DESIGN & DRAFTING
GREAT PROJECTS BEGIN WITH GREAT PLANS
0423 15 05 10
JOSEPH@RIVENDELLDRAFTING.COM
RIVENDELLDRAFTING.COM

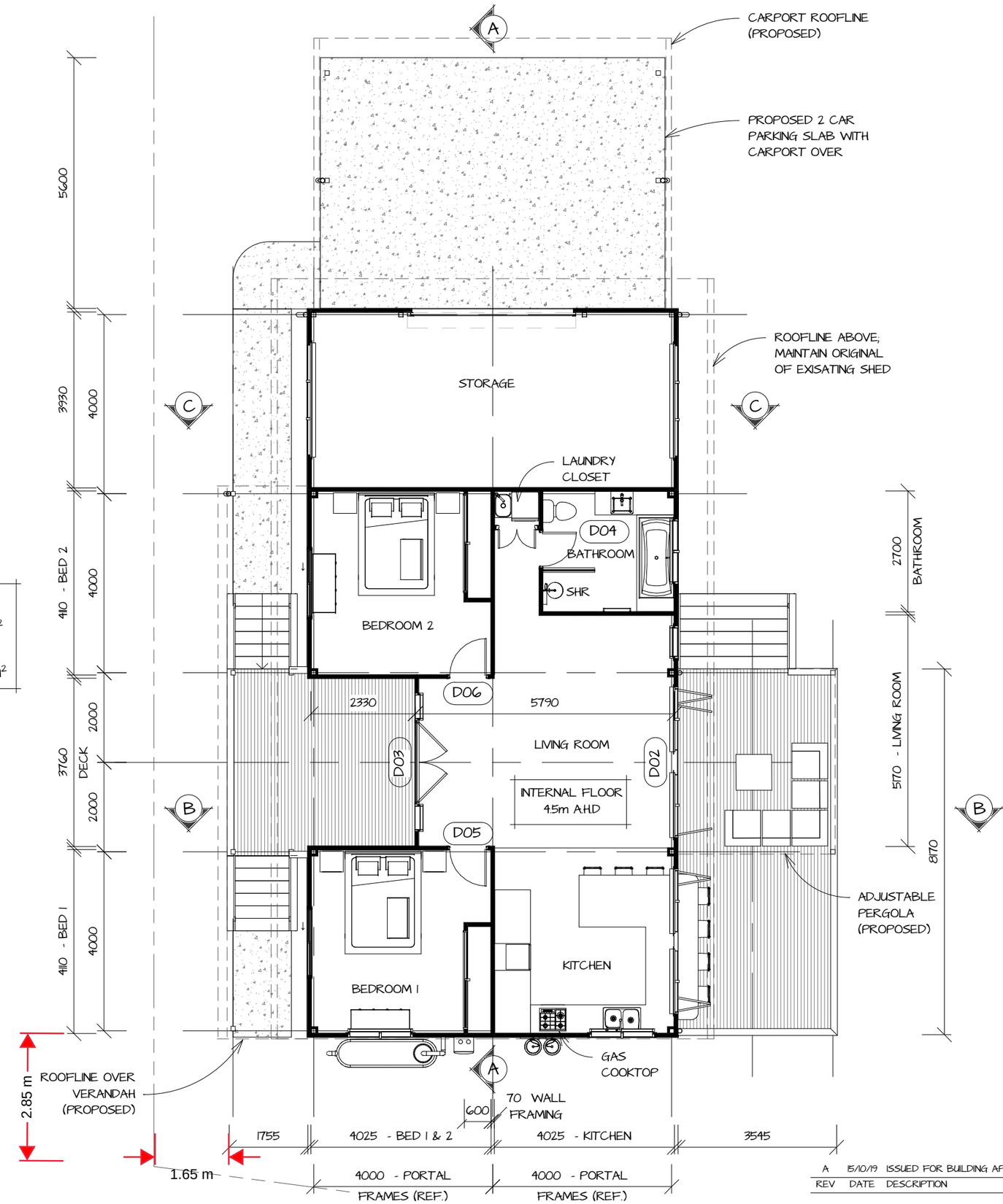
N

SHEET LIST

SHEET	DESCRIPTION	REV
A101	SITE PLAN	B
A102	FLOOR PLAN	A
A104	ELEVATIONS LONG	A
A105	ELEVATIONS SHORT	A
A106	SECTIONS	A
A107	SHADOW PLANS	A
A103	ROOF PLAN	A
A108	GENERAL NOTES	A

REV	DATE	DESCRIPTION	BY
B	18/12/19	DRIVEWAY REVISED	JRW
A	15/10/19	ISSUED FOR BUILDING APPROVAL	JRW

DRAWING TITLE
SITE PLAN
PROJECT
SHED TO DWELLING CONVERSION
CLIENT
J. FEHLBERG & M. FRANZ
ADDRESS
20 PRINCE STREET, MULLUMBIMBY
DRAWN BY
J.WILLIAMSON
DATE DRAWN
15/10/19
SCALE
1 : 500
PROJECT No.
19037
SHEET
A101
SHEET SIZE
A3



INTERNAL AREAS

CONDITIONAL FLOOR AREA	79.3m²
UNCONDITIONAL FLOOR AREA	9.2m²
TOTAL FLOOR AREA	88.5m²

RIVENDELL DESIGN & DRAFTING

GREAT PROJECTS BEGIN WITH GREAT PLANS

0423 15 05 10

JOSEPH@RIVENDELLDRAFTING.COM

RIVENDELLDRAFTING.COM

N

DRAWING TITLE
FLOOR PLAN

PROJECT
SHED TO DWELLING CONVERSION

CLIENT
J. FEHLBERG & M. FRANZ

ADDRESS
20 PRINCE STREET, MULLUMBIMBY

DRAWN BY
J.WILLIAMSON

DATE DRAWN
15/10/19

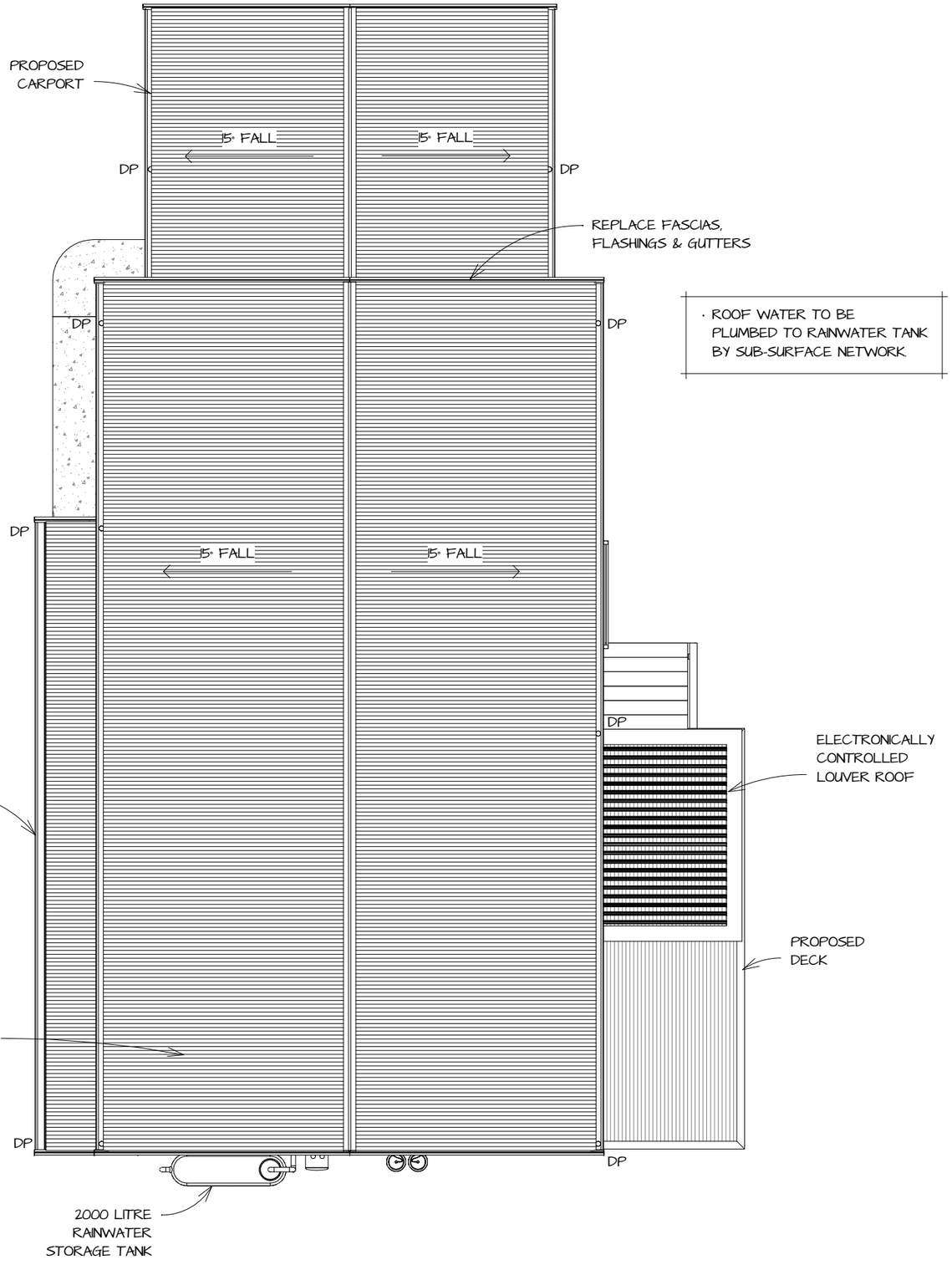
SCALE
1 : 100

PROJECT No.
19037

SHEET
A102

SHEET SIZE
A3

REV	DATE	DESCRIPTION	BY
A	15/10/19	ISSUED FOR BUILDING APPROVAL	JRW



- ROOF WATER TO BE PLUMBED TO RAINWATER TANK BY SUB-SURFACE NETWORK

RIVENDELL DESIGN & DRAFTING

GREAT PROJECTS BEGIN WITH GREAT PLANS

0423 15 05 10

JOSEPH@RIVENDELLDRAFTING.COM

RIVENDELLDRAFTING.COM

DRAWING TITLE
ROOF PLAN

PROJECT
SHED TO DWELLING CONVERSION

CLIENT
J. FEHLBERG & M. FRANZ

ADDRESS
20 PRINCE STREET, MULLUMBIMBY

DRAWN BY
J.WILLIAMSON

DATE DRAWN
15/10/19

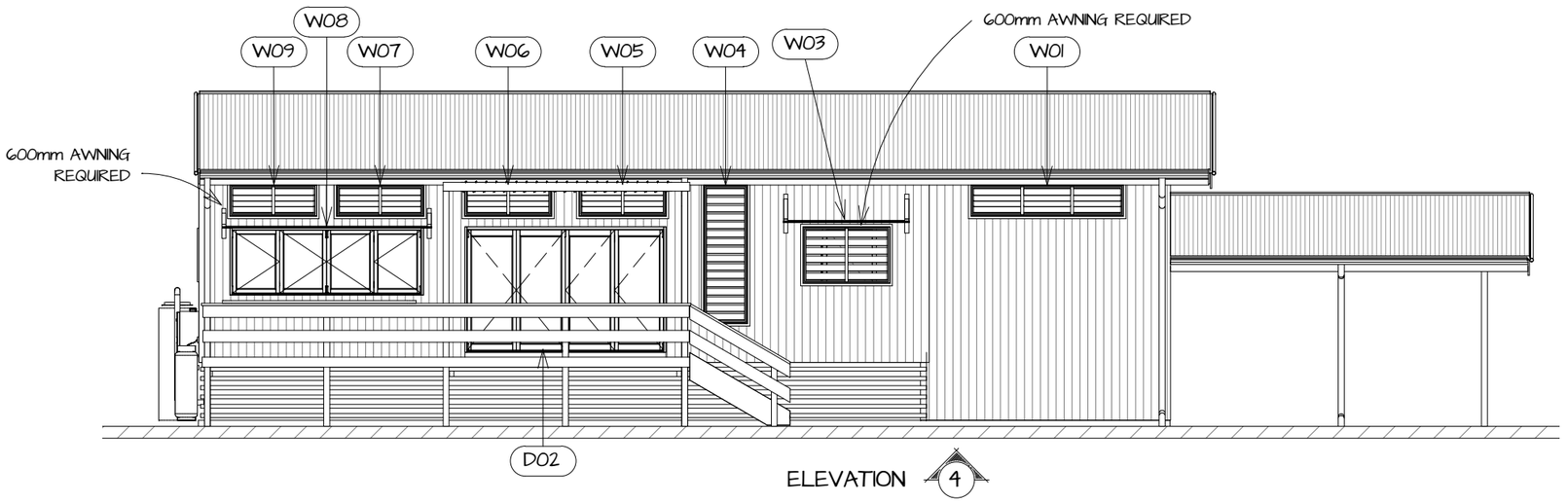
SCALE
1 : 100

REV	DATE	DESCRIPTION	BY
A	15/10/19	ISSUED FOR BUILDING APPROVAL	JRW

PROJECT No.
19037

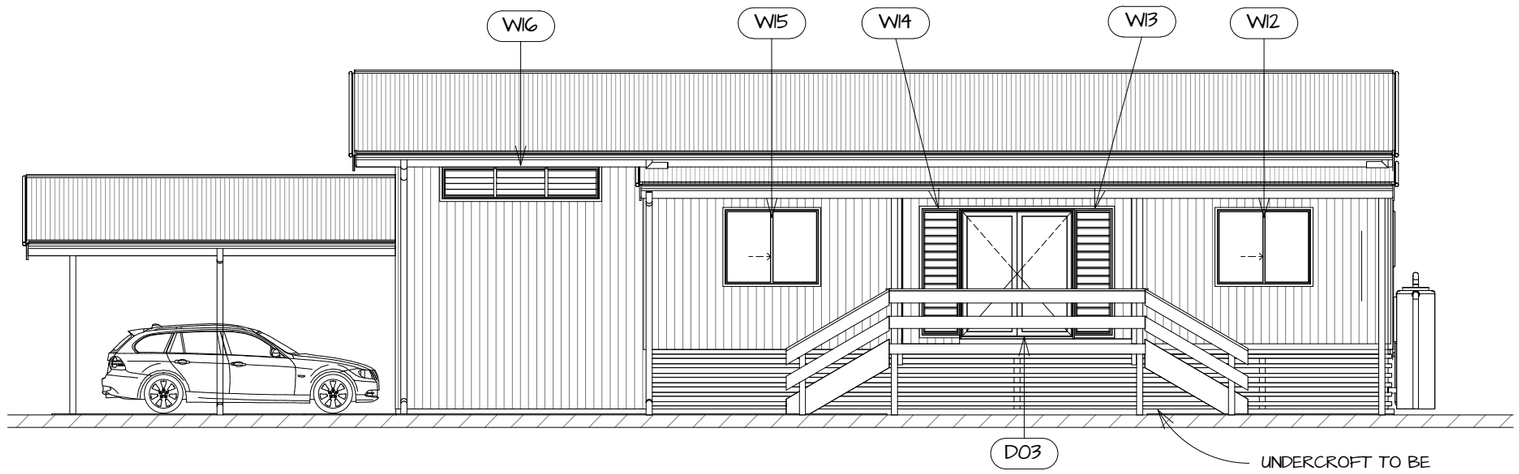
SHEET
A103

SHEET SIZE
A3



ELEVATION 4

EASTERN ELEVATION



ELEVATION 2

WESTERN ELEVATION

RIVENDELL DESIGN & DRAFTING
GREAT PROJECTS BEGIN WITH GREAT PLANS
0423 15 05 10
JOSEPH@RIVENDELLDRAFTING.COM
RIVENDELLDRAFTING.COM

REV	DATE	DESCRIPTION	BY
A	15/10/19	ISSUED FOR BUILDING APPROVAL	JRW

DRAWING TITLE
ELEVATIONS LONG
PROJECT
SHED TO DWELLING CONVERSION
CLIENT
J. FEHLBERG & M. FRANZ
ADDRESS
20 PRINCE STREET, MULLUMBIMBY
DRAWN BY
J.WILLIAMSON
DATE DRAWN
15/10/19
SCALE
1 : 100
PROJECT No.
19037
SHEET
A104
SHEET SIZE
A3

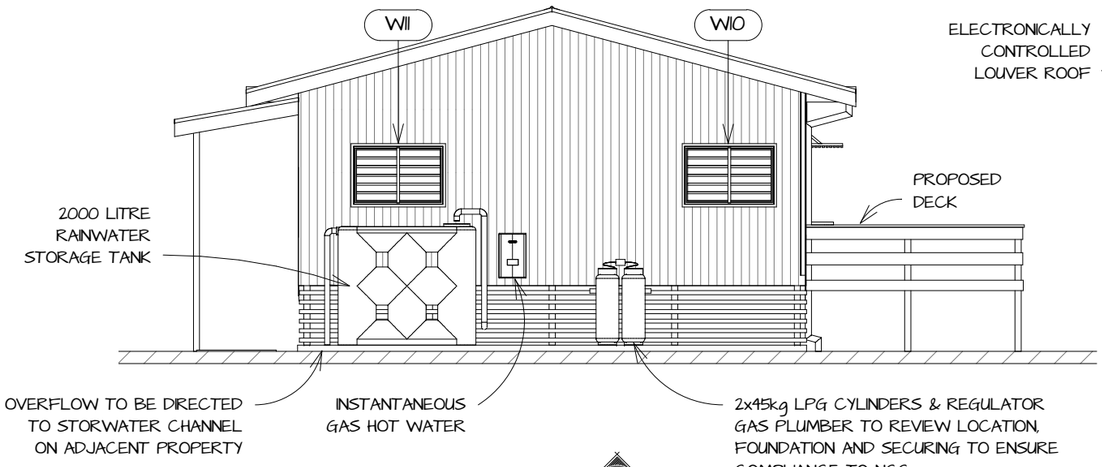
WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	HEAD HEIGHT	WINDOW TYPE	GLASS TYPE	FRAME MATERIAL
W01	2550	514	2800	LOUVRE	STANDARD	ALUMINIUM - POWDERCOATED
W03	1450	940	2100	LOUVRE	STANDARD	ALUMINIUM - POWDERCOATED
W04	725	2315	2800	LOUVRE	STANDARD	ALUMINIUM - POWDERCOATED
W05	1450	514	2800	LOUVRE	STANDARD	ALUMINIUM - POWDERCOATED
W06	1450	514	2800	LOUVRE	STANDARD	ALUMINIUM - POWDERCOATED
W07	1450	514	2800	LOUVRE	STANDARD	ALUMINIUM - POWDERCOATED
W08	3240	1140	2100	BIFOLD	STANDARD	ALUMINIUM - POWDERCOATED
W09	1450	514	2800	LOUVRE	STANDARD	ALUMINIUM - POWDERCOATED
W10	1450	940	2100	LOUVRE	STANDARD	ALUMINIUM - POWDERCOATED
W11	1450	940	2100	LOUVRE	STANDARD	ALUMINIUM - POWDERCOATED
W12	1510	1200	2100	SLIDING	STANDARD	ALUMINIUM - POWDERCOATED
W13	610	2057	2121	LOUVRE	TINTED	TIMBER
W14	610	2057	2121	LOUVRE	TINTED	TIMBER
W15	1510	1200	2100	SLIDING	STANDARD	ALUMINIUM - POWDERCOATED
W16	2550	514	2800	LOUVRE	STANDARD	ALUMINIUM - POWDERCOATED

DOOR SCHEDULE

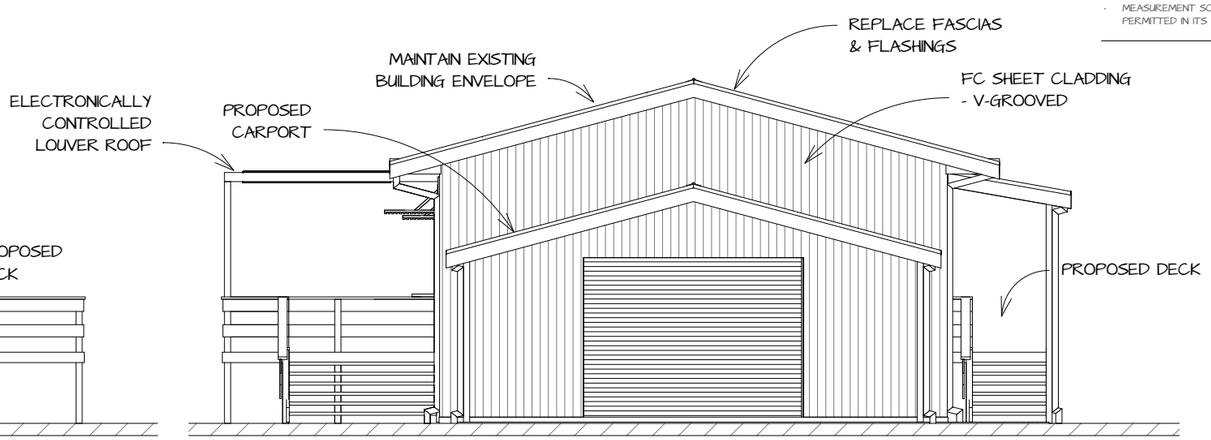
MARK	WIDTH	HEIGHT	DOOR TYPE	GLASS TYPE	FRAME MATERIAL
D01	3600	2700	ROLLER	N/A	STEEL - POWDERCOATED
D02	3368	2105	BIFOLD	STANDARD	ALUMINIUM - POWDERCOATED
D03	895	2040	FRENCH DOOR	TINTED	TIMBER
D04	760	2040	INTERNAL	N/A	TIMBER
D05	820	2040	INTERNAL	N/A	TIMBER
D06	820	2040	INTERNAL	N/A	TIMBER

RIVENDELL DESIGN & DRAFTING
GREAT PROJECTS BEGIN WITH GREAT PLANS
0423 15 05 10
JOSEPH@RIVENDELLDRAFTING.COM
RIVENDELLDRAFTING.COM



ELEVATION 1

SOUTHERN ELEVATION



ELEVATION 3

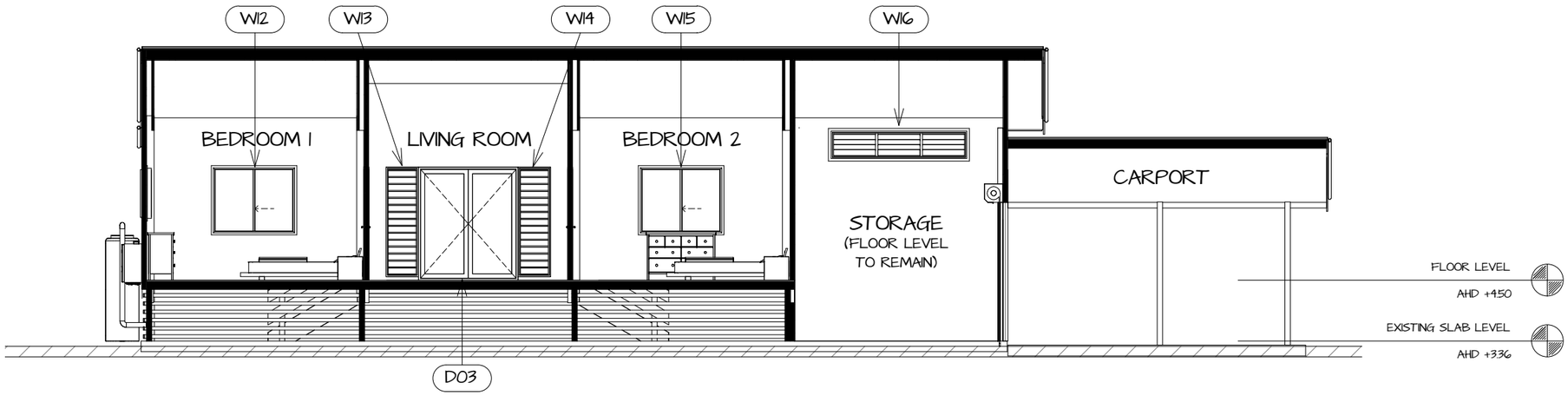
NORTHERN ELEVATION

- RAINWATER TANK TO BE PLUMBED TO TOILET & LAUNDRY
- PRESSURE PUMP TO BE LOCATED IN UNDERCROFT BELOW KITCHEN
- TOP-UP WATER TO BE FLOAT-VALVE OPERATED

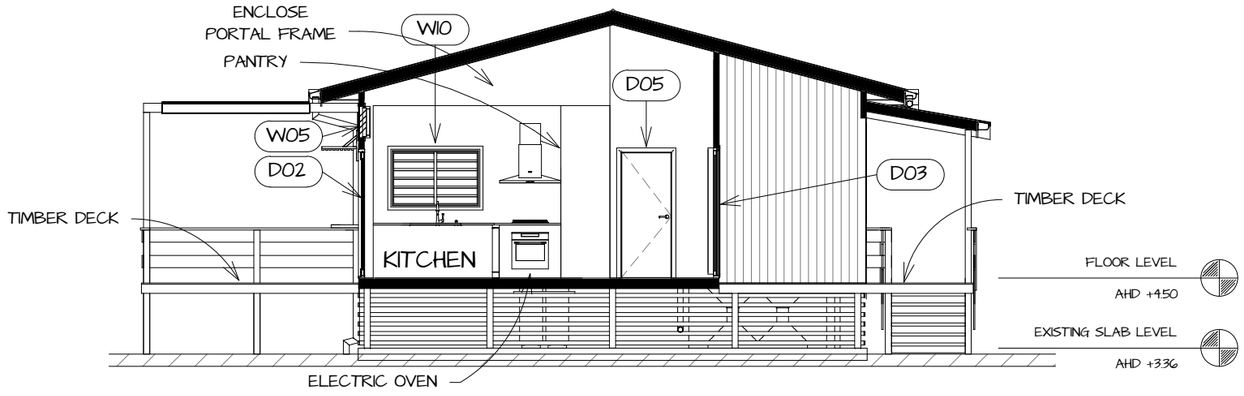
DRAWING TITLE
ELEVATIONS SHORT
PROJECT
SHED TO DWELLING CONVERSION
CLIENT
J. FEHLBERG & M. FRANZ
ADDRESS
20 PRINCE STREET, MULLUMBIMBY
DRAWN BY
J.WILLIAMSON
DATE DRAWN
15/10/19
SCALE
1 : 100

REV	DATE	DESCRIPTION	BY
A	15/10/19	ISSUED FOR BUILDING APPROVAL	JRW

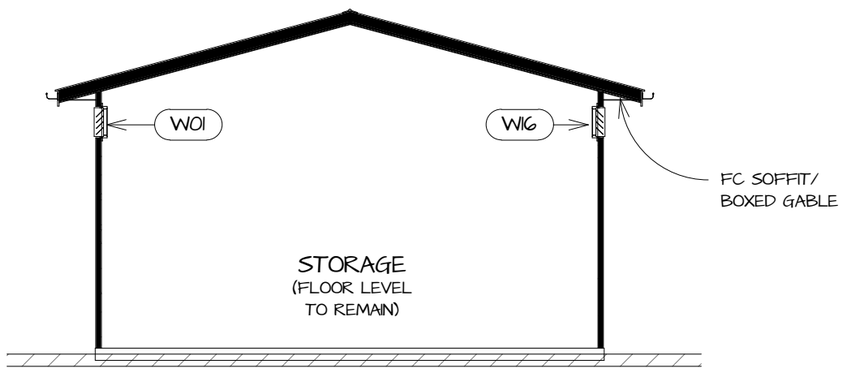
PROJECT No. 19037
SHEET A105
SHEET SIZE A3



SECTION A



SECTION B



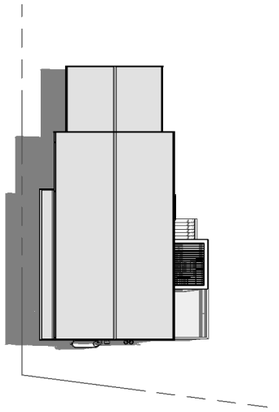
SECTION C

RIVENDELL DESIGN & DRAFTING
GREAT PROJECTS BEGIN WITH GREAT PLANS
0423 15 05 10
JOSEPH@RIVENDELLDRAFTING.COM
RIVENDELLDRAFTING.COM

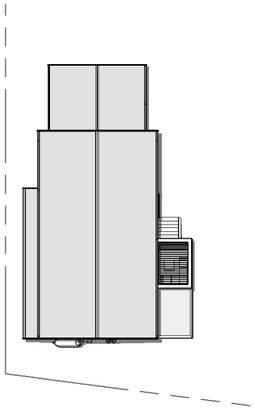
DRAWING TITLE
SECTIONS
PROJECT
SHED TO DWELLING CONVERSION
CLIENT
J. FEHLBERG & M. FRANZ
ADDRESS
20 PRINCE STREET, MULLUMBIMBY
DRAWN BY
J.WILLIAMSON
DATE DRAWN
15/10/19
SCALE
1 : 100

REV	DATE	DESCRIPTION	BY
A	15/10/19	ISSUED FOR BUILDING APPROVAL	JRW

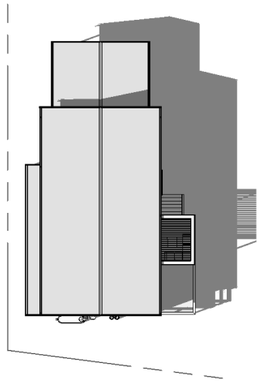
PROJECT No.
19037
SHEET
A106
SHEET SIZE
A3



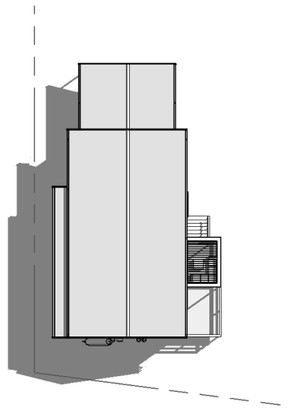
SUMMER SOLSTICE 9am



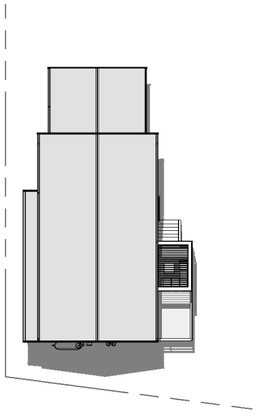
SUMMER SOLSTICE 12pm



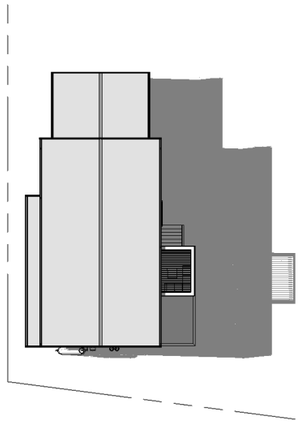
SUMMER SOLSTICE 4pm



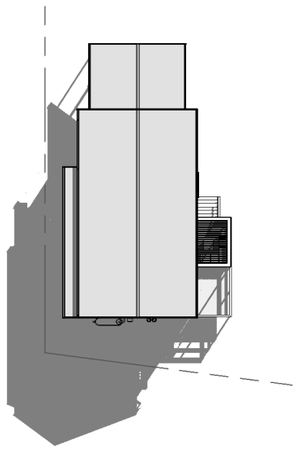
EQUINOX 9am



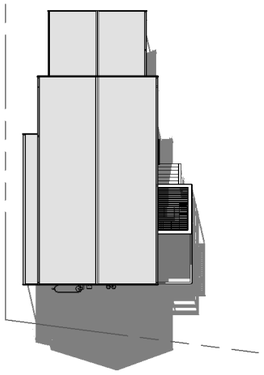
EQUINOX 12pm



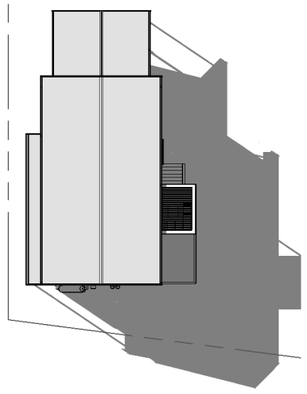
EQUINOX 4pm



WINTER SOLSTICE 9am



WINTER SOLSTICE 12pm



WINTER SOLSTICE 3pm

RIVENDELL DESIGN & DRAFTING

GREAT PROJECTS BEGIN WITH GREAT PLANS

0423 15 05 10

JOSEPH@RIVENDELLDRAFTING.COM

RIVENDELLDRAFTING.COM

N

REV	DATE	DESCRIPTION	BY
A	15/10/19	ISSUED FOR BUILDING APPROVAL	JRW

DRAWING TITLE
SHADOW PLANS

PROJECT
SHED TO DWELLING CONVERSION

CLIENT
J. FEHLBERG & M. FRANZ

ADDRESS
20 PRINCE STREET, MULLUMBIMBY

DRAWN BY
J.WILLIAMSON

DATE DRAWN
15/10/19

SCALE
1 : 500

PROJECT No.
19037

SHEET
A107

SHEET SIZE
A3

Alternative Water

The applicant must install a rainwater tank of at least 4000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

General Features

The dwelling must not have more than 2 storeys.

The conditioned floor area of the dwelling must not exceed 300 square metres.

The dwelling must not contain open mezzanine area exceeding 25 square metres.

The dwelling must not contain third level habitable attic room.

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 1 bathroom(s)/toilet(s) in the development for natural lighting.

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (gas boosted, flat plate) with a performance of 36 to 40 STCs or better.

Windows, glazed doors & skylights

The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.

The following requirements must also be satisfied in relation to each window and glazed door:

- For the following glass and frame types, the certifier check can be performed by visual inspection.
  - Aluminium single clear
  - Aluminium double (air) clear
  - Timber/uPVC/fibreglass single clear
  - Timber/uPVC/fibreglass double (air) clear
- For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.
- Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
- Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not exceed the height of the battens.
- Pergolas with adjustable shading may have adjustable blades or removable shade cloth (not less than 80% shading ratio). Adjustable blades must overlap in plan view.

SEE OVER PAGE

BASIX Commitments - Proposed Dual Occupancy Dwelling

20 Prince Street, Mullumbimby - Sheet 1 - 19 December 2019

Windows, glazed doors & skylights

The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.

The following requirements must also be satisfied in relation to each window and glazed door:

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  - Timber/uPVC/fibreglass double (air) clear
- For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.
- Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
- Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not exceed the height of the battens.
- Pergolas with adjustable shading may have adjustable blades or removable shade cloth (not less than 80% shading ratio). Adjustable blades must overlap in plan view.

East facing				
W03	1500	900	aluminium, single, clear	pergola (fixed battens) 600 mm, 100 mm above head of window or glazed door
W04	2300	700	aluminium, single, clear	eave 600 mm, 200 mm above head of window or glazed door
W05	500	1400	aluminium, single, clear	pergola (adjustable battens) 3600 mm, 200 mm above head of window or glazed door
W06	500	1400	aluminium, single, clear	pergola (adjustable battens) 3600 mm, 200 mm above head of window or glazed door
W07	500	1400	aluminium, single, clear	eave 600 mm, 200 mm above head of window or glazed door
W08	1100	3200	aluminium, single, clear	pergola (fixed battens) 600 mm, 100 mm above head of window or glazed door
W09	500	1400	aluminium, single, clear	eave 600 mm, 200 mm above head of window or glazed door
South facing				
W10	900	1400	aluminium, single, clear	none
W11	900	1400	aluminium, single, clear	none
West facing				
W12	1500	1200	aluminium, single, clear	verandah 1800 mm, 1500 mm above base of window or glazed door
W13	1800	900	U-value: 5.4, SHGC: 0.441 - 0.539 (timber/UPVC/fibreglass, single, tint)	verandah 4200 mm, 2100 mm above base of window or glazed door
D03	2100	3300	U-value: 5.4, SHGC: 0.369 - 0.451 (timber/UPVC/fibreglass, single, tint)	verandah 4200 mm, 2100 mm above base of window or glazed door
W14	1800	900	U-value: 5.4, SHGC: 0.441 - 0.539 (timber/UPVC/fibreglass, single, tint)	verandah 4200 mm, 2100 mm above base of window or glazed door
W15	1500	1200	aluminium, single, clear	verandah 1800 mm, 1500 mm above base of window or glazed door