

GENERAL NOTES

PROPOSED NEW RESIDENCE

DOCUMENTATION

LEGEND

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	OBSURE 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	DEVOTES 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

- 1 DESIGNED IN ACCORDANCE WITH THE BCA 2012 VOLUME 2 AND THE STANDARD BUILDING REGULATIONS 2012 AND BYRON SHIRE DCP
- 2 THE WIND DESIGN SPEED FOR CALCULATIONS REFER ENGINEERS DETAILS AND DESIGN.
- 3 WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE. THE BUILDER SHALL SITE CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- 4 ANY 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.
- 5 SITE PREPARATION SHALL BE IN ACCORDANCE WITH AS3796 AND PART 3.1 OF THE BCA.
- 6 SUB FLOOR VENTILATION WHERE APPLICABLE IS TO COMPLY WITH PART 3.4 OF THE BCA AND CLAUSE 3.4.1 OF THE BCA.
- 7 TERMITE MANAGEMENT SHALL COMPLY WITH BCA 2008 VOLUME 2 PART 3.1.3 AND AS3660.1
- 8 DRIVEWAY GRADE TO BE MAXIMUM 1 IN 4.
- 9 THE DWELLING IS NOT TO EXCEED 9.0 METERS ABOVE GROUND LINE
- 10 CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS2870 AND PART 3.2 OF THE BCA 2012 VOLUME 2.
- 11 MASONARY CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS3700 AND PART 3.3 OF THE BCA 2012 VOLUME 2.
- 12 ALL TIMBER CONSTRUCTION AND DETAILS SHALL BE IN ACCORDANCE WITH AS1684.2 AND PART 3.4 OF THE BCA 2012 VOLUME 2.
- 13 STEELWORK SHALL BE IN ACCORDANCE WITH AS4100, AS1111 AND AS1112 AND PART 3.4.2 OF THE BCA 2012 VOLUME 2.
- 14 CONCRETE SLABS AND FOOTINGS ARE TO COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND THE ENGINEERS DESIGN DOCUMENTATION.
- 15 FINISHED FLOOR LEVEL SHALL FINISH A MINIMUM OF 250mm ABOVE THE FINISHED GROUND PLATFORM LEVEL.
- 16 POLYTHENE MOISTURE BARRIER SHALL BE LAPPED 200mm AND FULLY TAPED UNDER CONCRETE SLAB AND SHALL EXTEND 100mm ONTO THE PERIMETER FOOTING.
- 17 SLAB MESH SHALL BE SUPPORTED BY CHAIRS ON DISCS.
- 18 DAMP PROOF COURSE AND WEEP HOLES TO COMPLY WITH PART 3 CLAUSE 3.3.4 OF THE BCA.
- 19 SARKING TO ROOF AND WALLS TO COMPLY WITH PART 3.5 OF THE BCA.
- 20 DOUBLE SIDED ALFOIL VAPOUR BARRIER SHALL COVER THE WHOLE ROOF AND FALL TO GUTTER.
- 21 GLAZING TO COMPLY WITH PART 3.6 OF THE BCA.
- 22 FIRE SEPARATION TO COMPLY WITH PART 3.7.1 OF THE BCA.
- 23 SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS3786 AND PART 3 CLAUSE 3.7.2 OF THE BCA.
- 24 ALL WET AREAS TO COMPLY WITH PART 3 CLAUSE 3.8.1 OF THE BCA.
- 25 ROOM HEIGHTS TO COMPLY WITH PART 3 CLAUSE 3.8.2 OF THE BCA.
- 26 CONSTRUCTION OF SANITARY COMPARTMENTS TO COMPLY WITH PART 3 CLAUSE 3.8.3 OF THE BCA.
- 27 NATURAL LIGHT TO COMPLY WITH PART 3 CLAUSE 3.8.4 OF THE BCA.
- 28 NATURAL VENTILATION TO COMPLY WITH PART 3 CLAUSE 3.8.5 OF THE BCA.
- 29 SAFE 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.
- 30 POOL 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.
- 31 POOL WATER TO BE TREATED IN ACCORDANCE WITH AS3633.
- 32 ALL PREFABRICATED ROOF TRUSSES TO BE ENGINEER DESIGNED AND CERTIFIED AND FIXED IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.
- 33 PROVIDE ROOF ACCESS HATCHES AS SHOWN ON PLANS. MINIMUM 600mm SQUARE.
- 34 COLUMN SUPPORT END BEARING TO LAMINATE BEAMS TO BE MINIMUM WIDTH OF MEMBER. (REFER ENGINEERS DESIGN AND DETAILS).
- 35 ALL BRACING WALLS SHALL BE 4.0KN/m PLYWOOD UNLESS NOTED OTHERWISE. CONSTRUCTION FULLY IN ACCORDANCE WITH AS1684.2.
- 36 REQUIRED LENGHTS OF ALL BRACING WALLS SHOWN IN METERS ON PLAN (REFER ENGINEERS DOCUMENTATION).
- 37 ALL TIMBER FLOOR, ROOF AND WALL FRAMING TO ENGINEERS DESIGN AND DETAILS AND TO PART 3.4 OF THE BCA.
- 38 REFER STRUCTURAL ENGINEERS DOCUMENTATION FOR BRACING, TIE DOWN, STEEL WORK, RETAINING WALLS, SLAB AND FOOTING DESIGN DETAILS.
- 39 PROVISIONS FOR PERSONS WITH A DISABILITY REFER AS1428.1 TO AS1428.4 ACCESS AND MOBILITY CODE.
- 40 ENERGY EFFICIENCY RATING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY REGULATIONS AND PART 3.12 OF THE BCA VOLUME 2 2008.
- 41 SINGLE 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 OR 100 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.

DRAWING ISSUE

Rev	Date	Change	Rev	Date	Change
A	02/07/18	DA ISSUE	H	21/05/19	SHADOW DIAGRAMS ADDED, DWELLING UNDER 9.0m
B	15/08/18	ROOF WATER SHOWN			
C	12/09/18	POOL SECTION SHOWN			
D	18/12/18	INFORMATION REQUEST			
E	18/02/19	DRAWINGS TO A3 SHEET SIZE			
F	27/03/19	1800 SCREENS TO BALCONY			
G	08/04/19	INFORMATION REQUEST			
H	29/04/19	INFORMATION REQUEST			



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Drawn by LCS
Date JULY 2018
Issue I

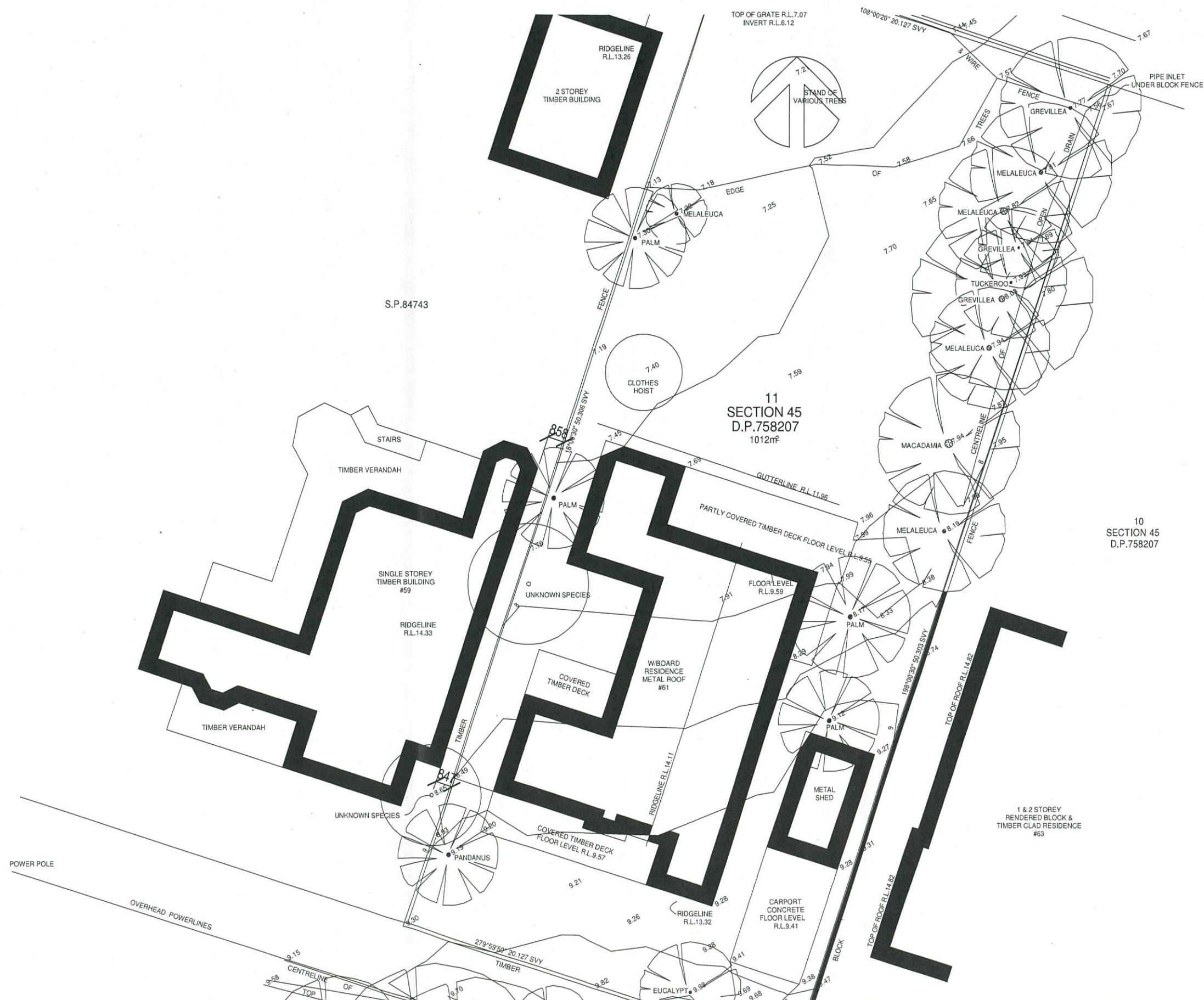
61 KINGSLEY STREET BYRON BAY

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Job number DA ISSUE

COVER SHEET

Sheet No.
WD1.0

61 KINGSLEY STREET
DA ISSUE

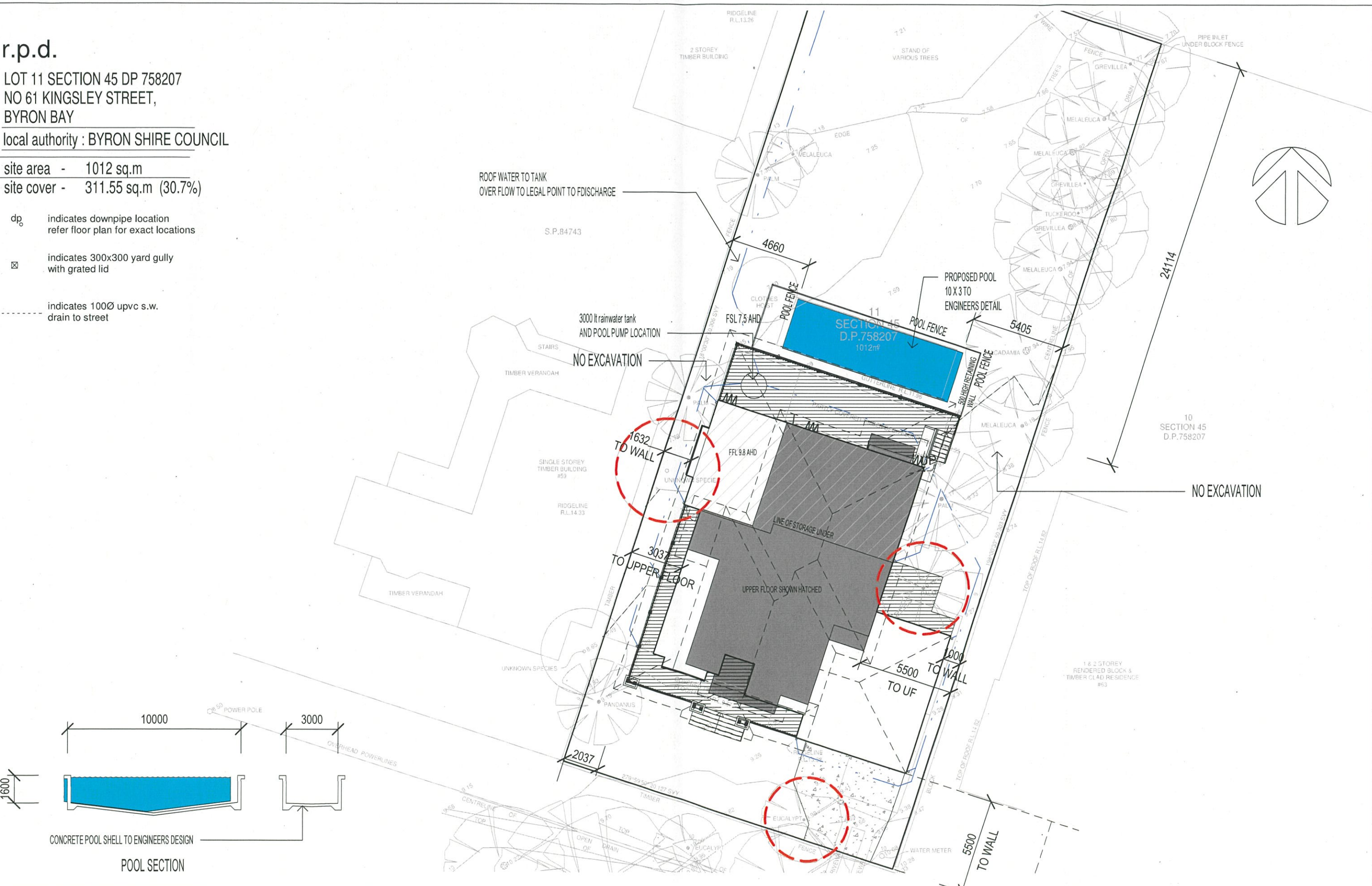


Sheet No.
WD1.1

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



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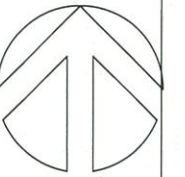
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61 KINGSLEY STREET BYRON BAY
....
Job number DA ISSUE

SITE PLAN

Sheet No.
WD2.0



SUBJECT SITE
EXISTING HOUSE TO BE REMOVED

KINGSLEY STREET



1 SITE ANALYSIS
1:100

iphorm
Building Designers

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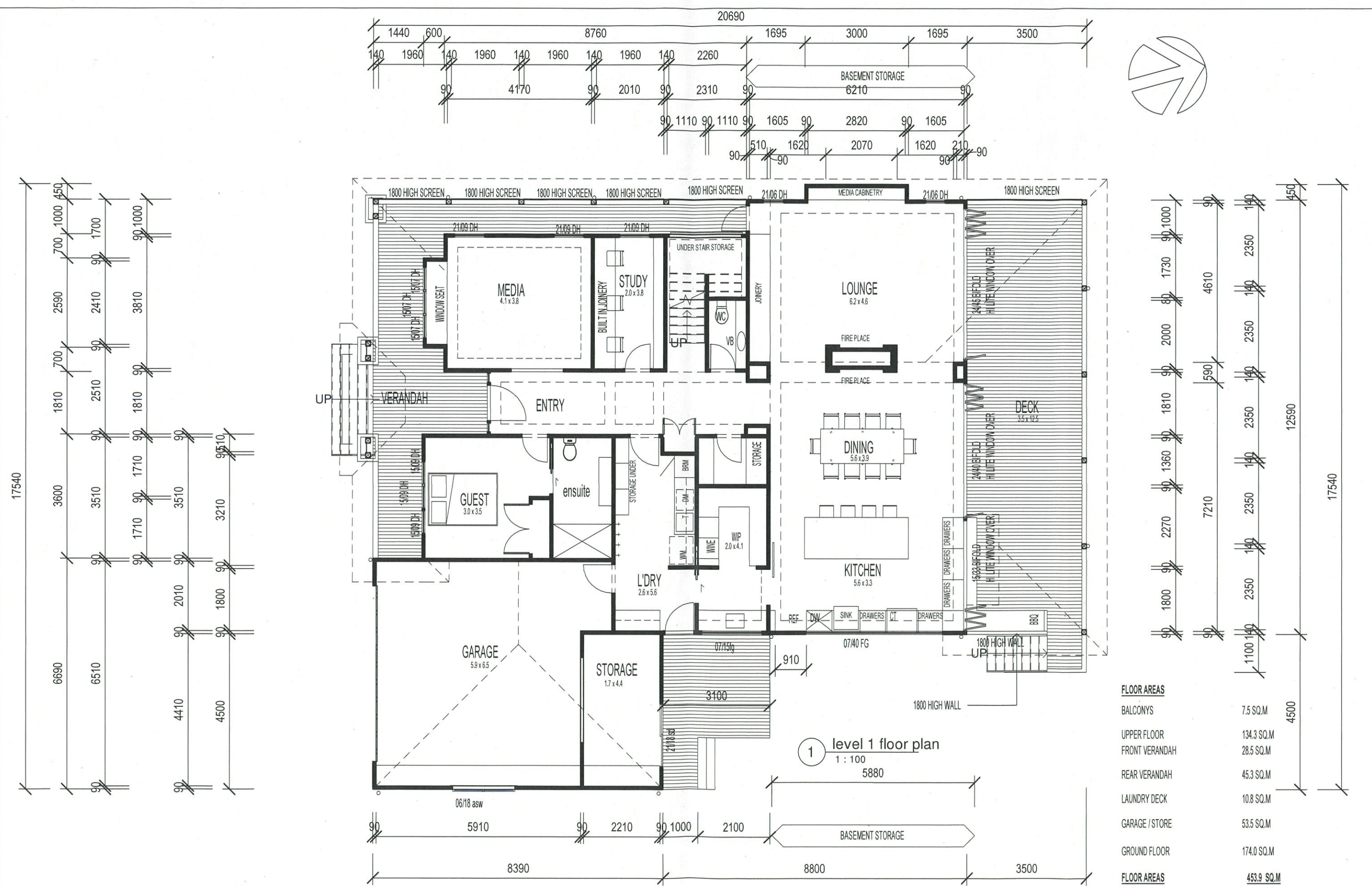
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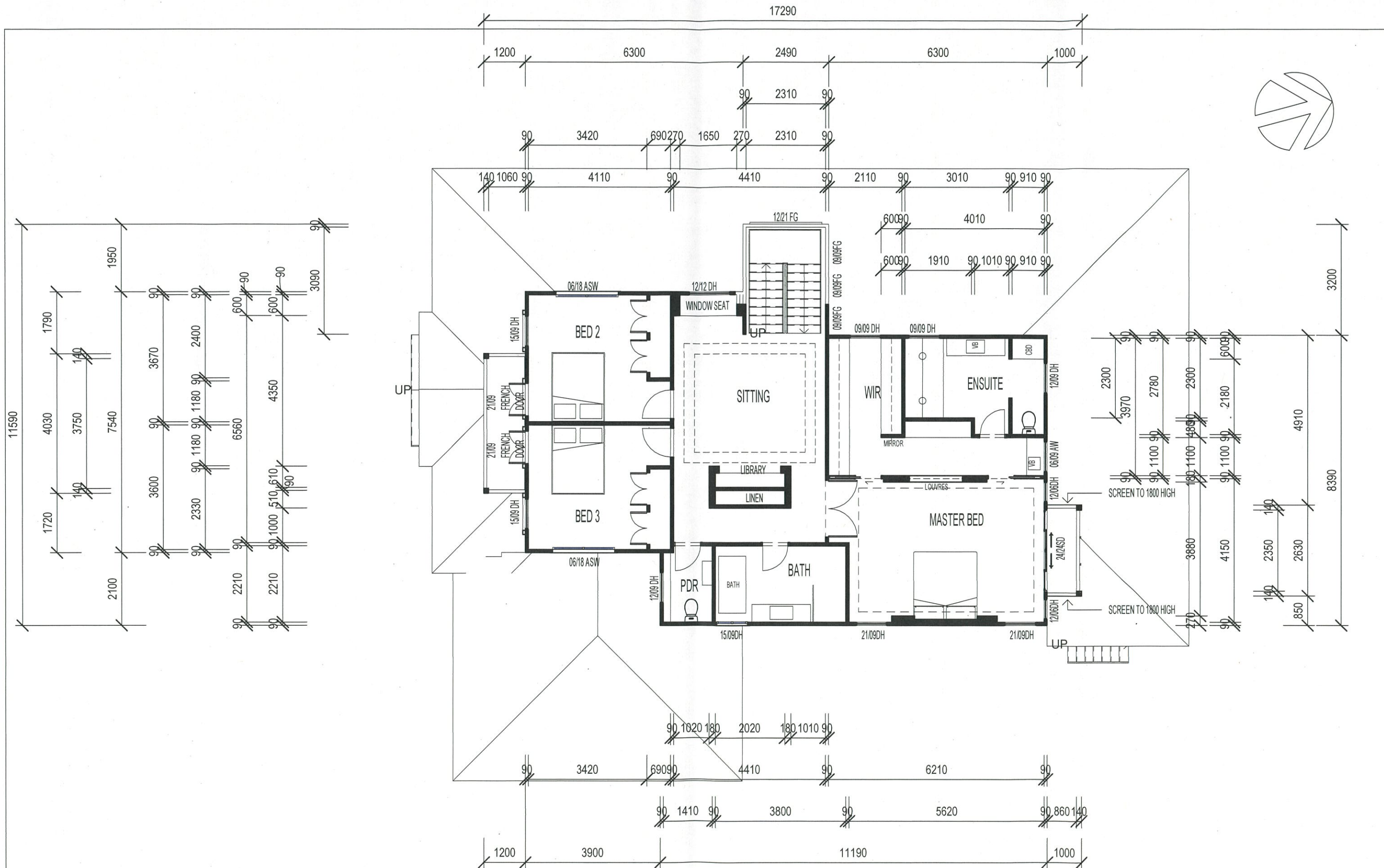
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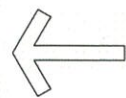
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Job number DA ISSUE

SITE ANALYSIS

Sheet No.
WD2.1



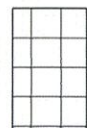




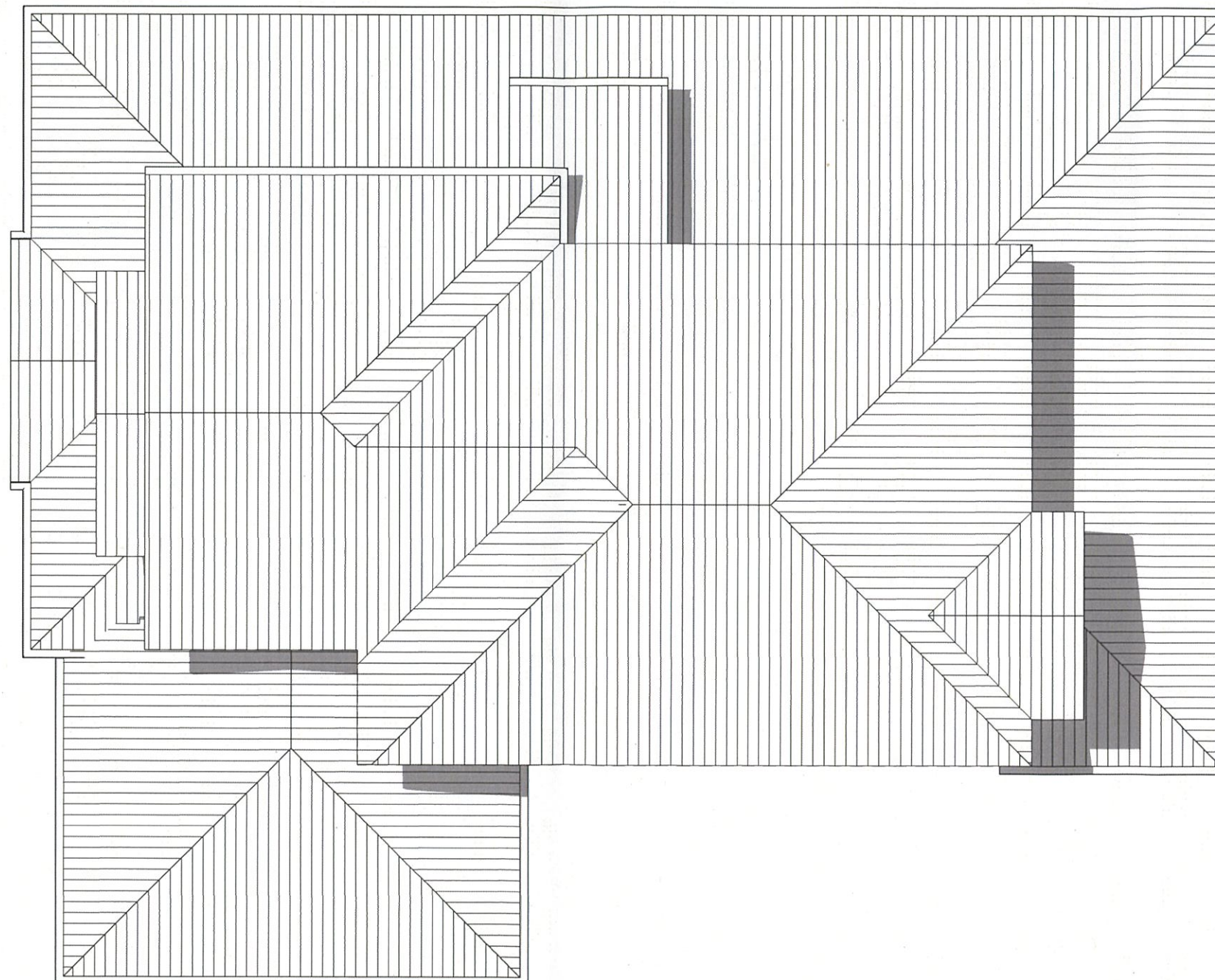
FALL DIRECTION

COLORBOND TRIMDECK ROOF SHEETING

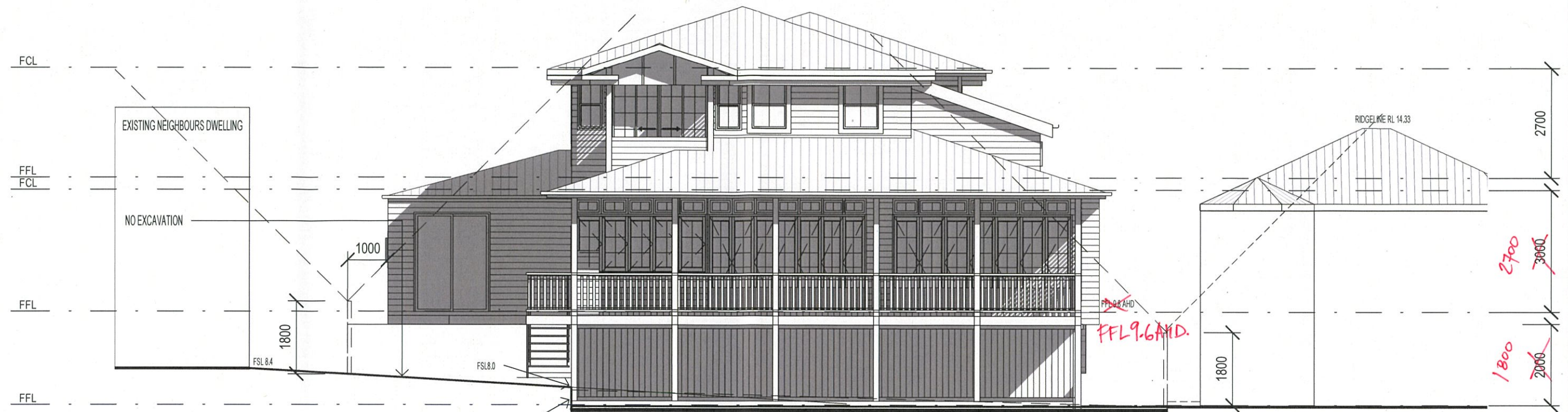
- 100 rainwater downpipe
- 100 rainwater downpipe + spreader



indicates 5.3 KW SOLAR PANELS

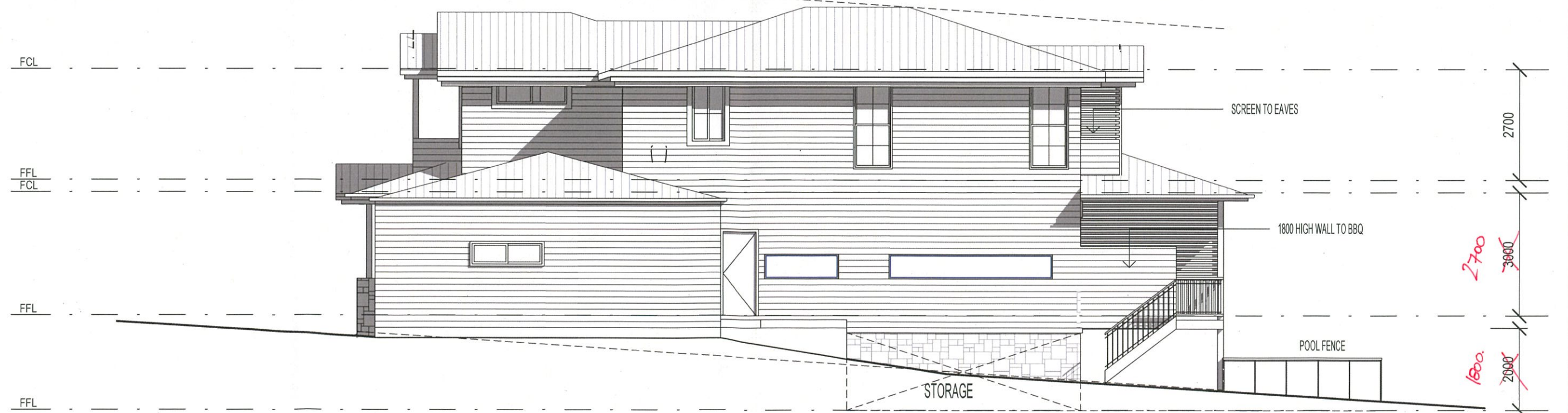


1 ROOF PLAN
1 : 100

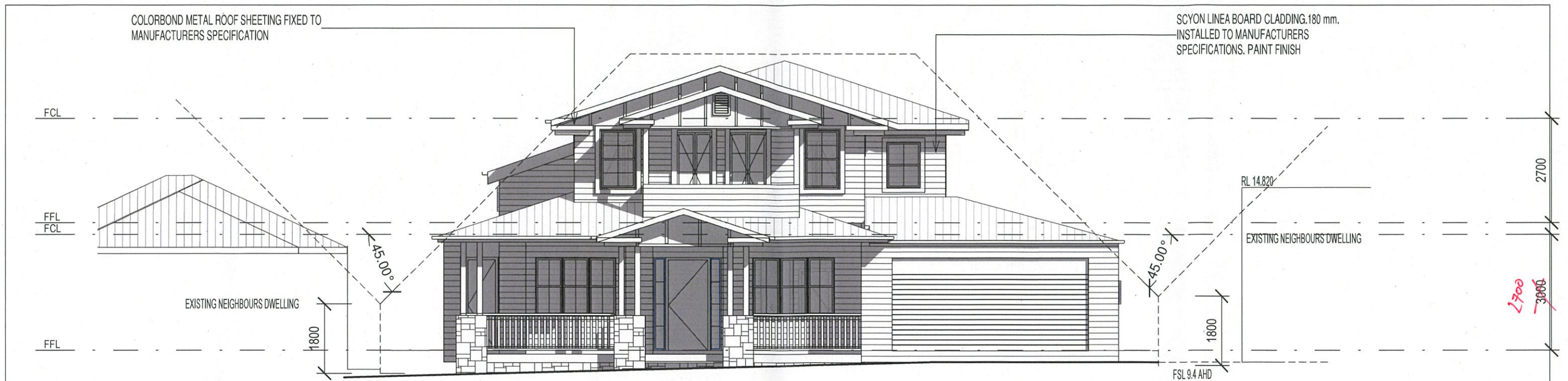


NORTH ELEVATION

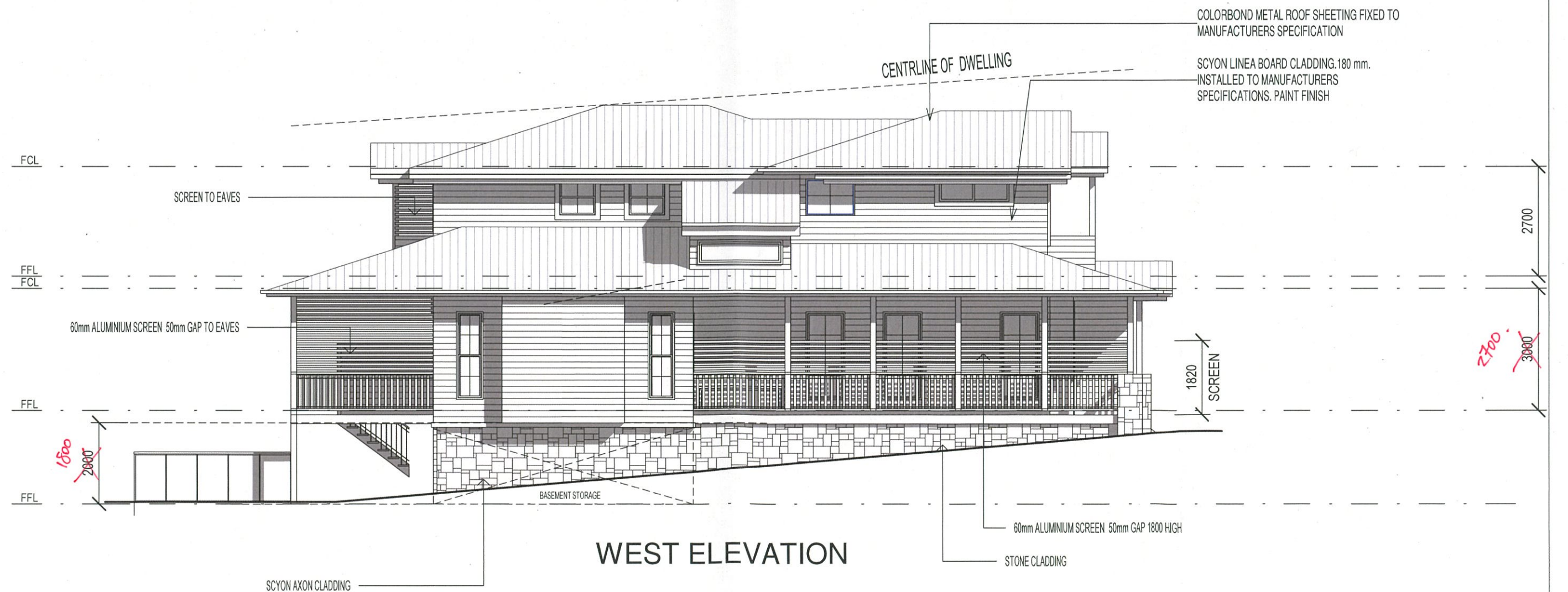
CENTRINE OF DWELLING



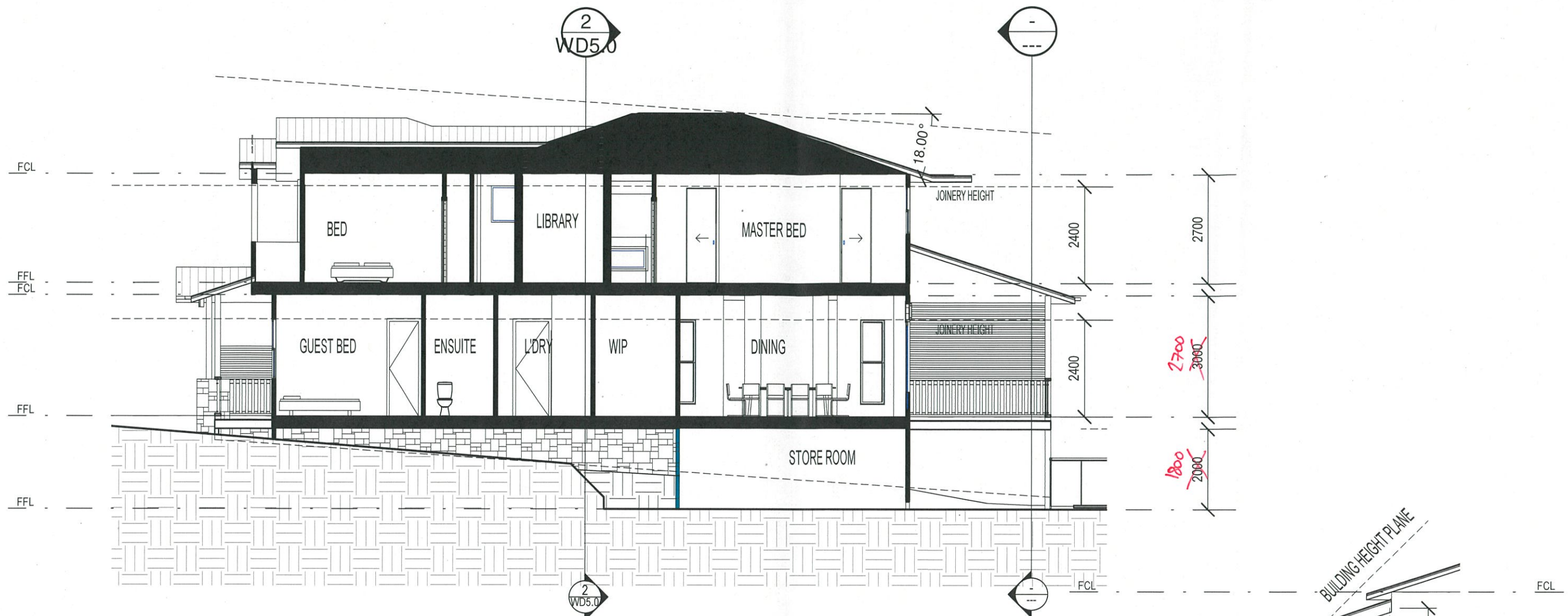
EAST ELEVATION



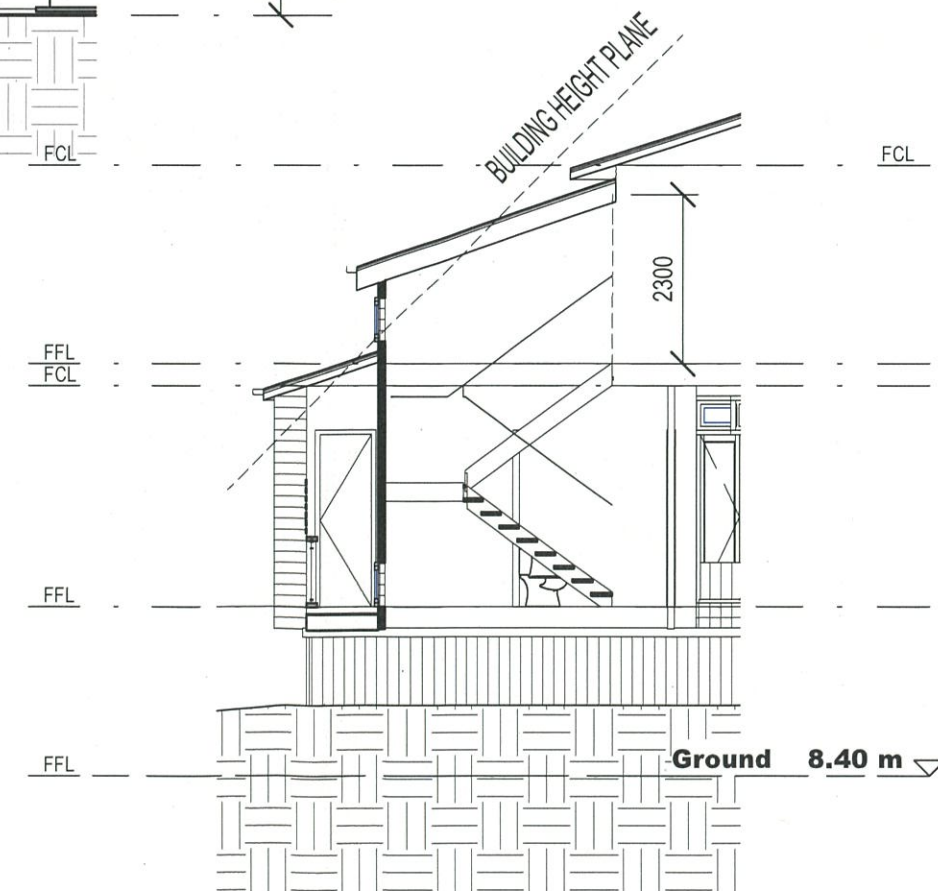
SOUTH ELEVATION



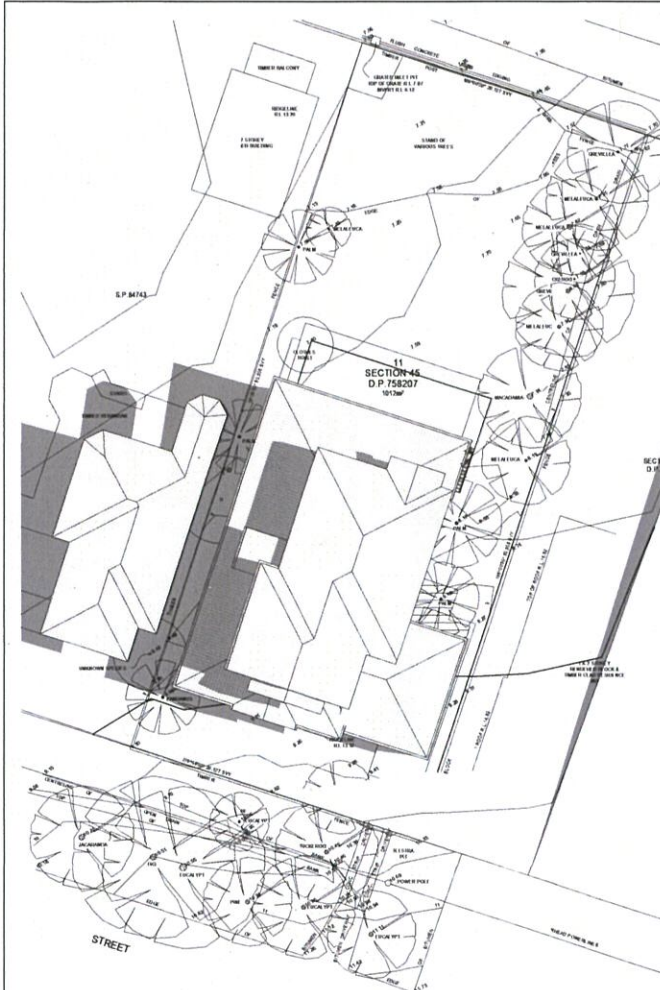
WEST ELEVATION



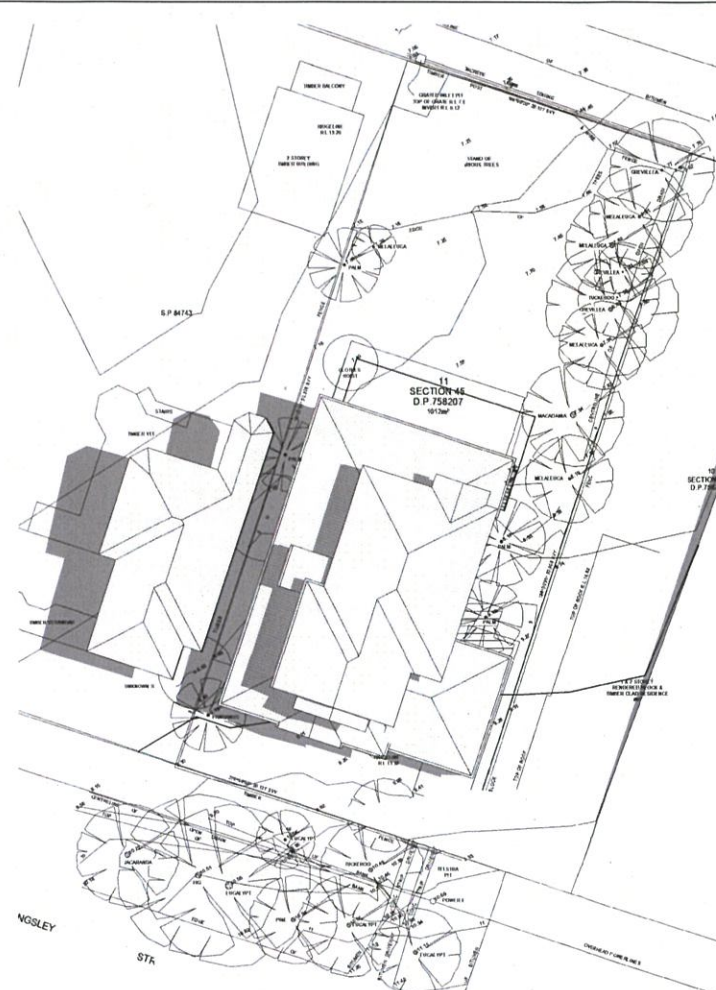
Section 1



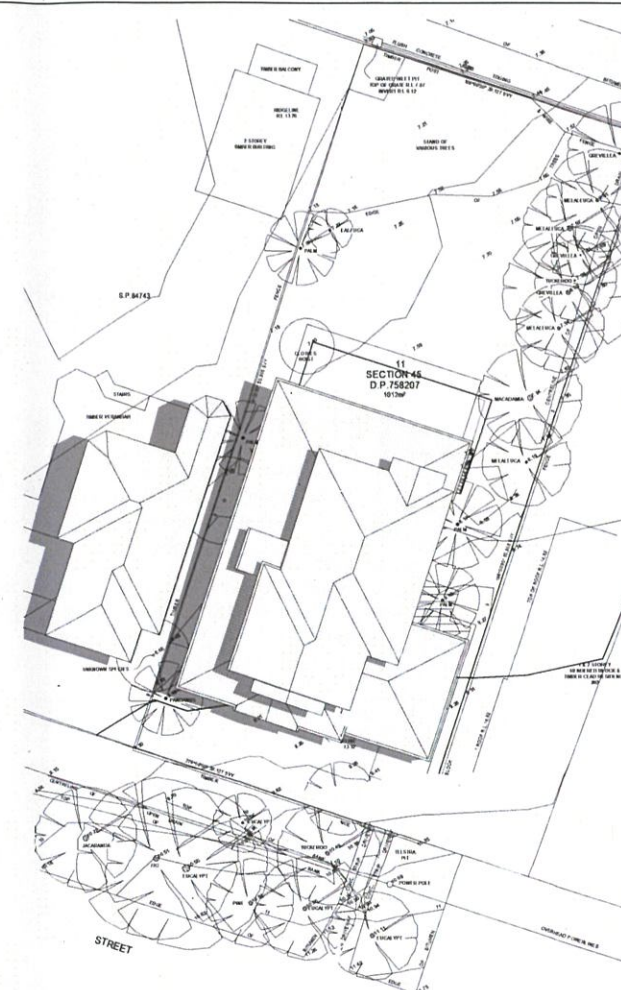
Section 3



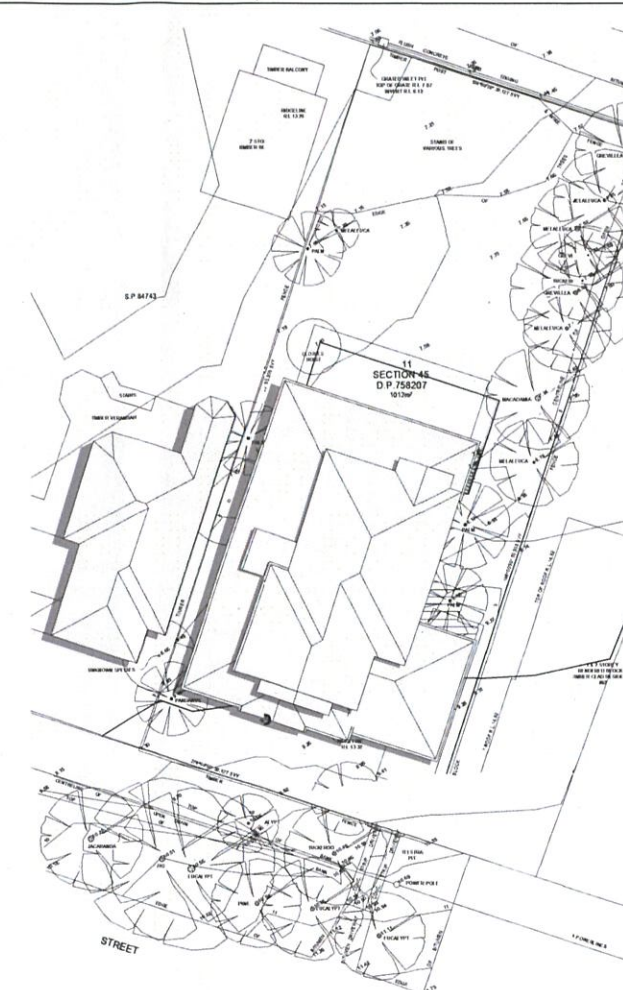
Dec 21st, 9.00am.



Dec 21st, 10.00am

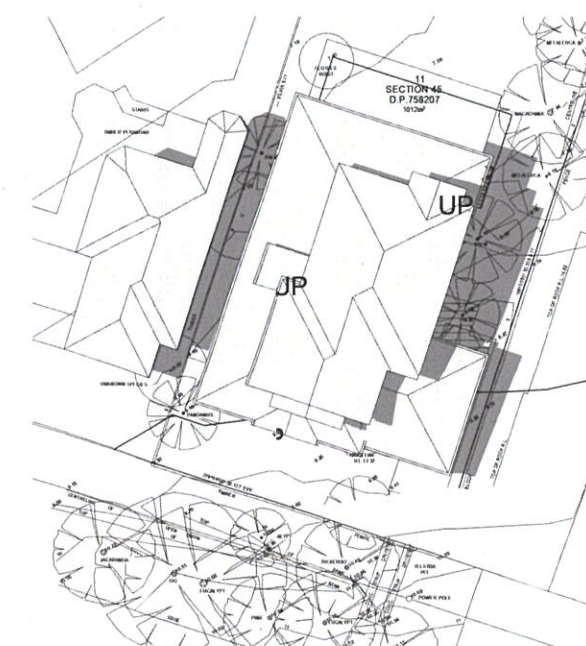
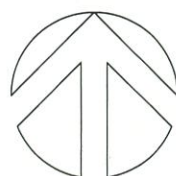


Dec 21st, 11.00am

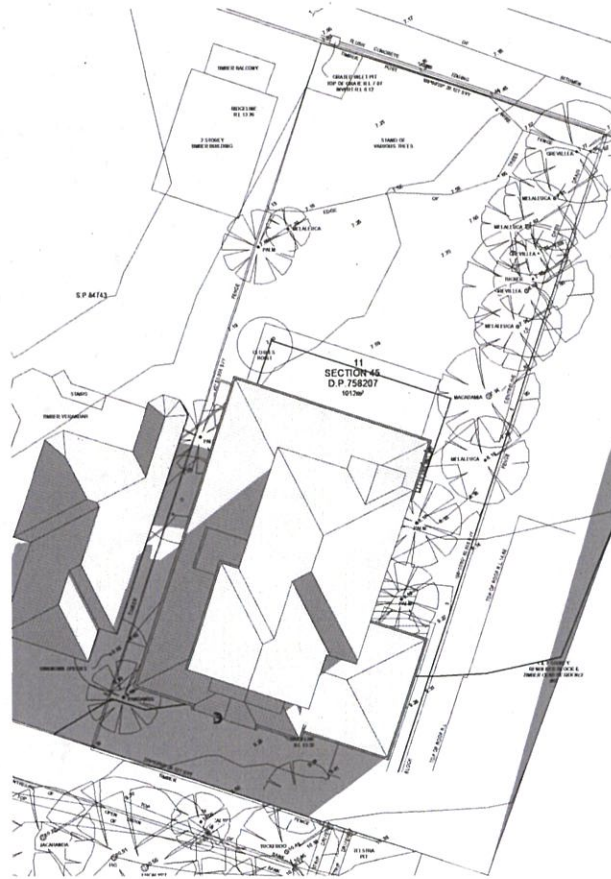


Dec 21st, 12.00pm.

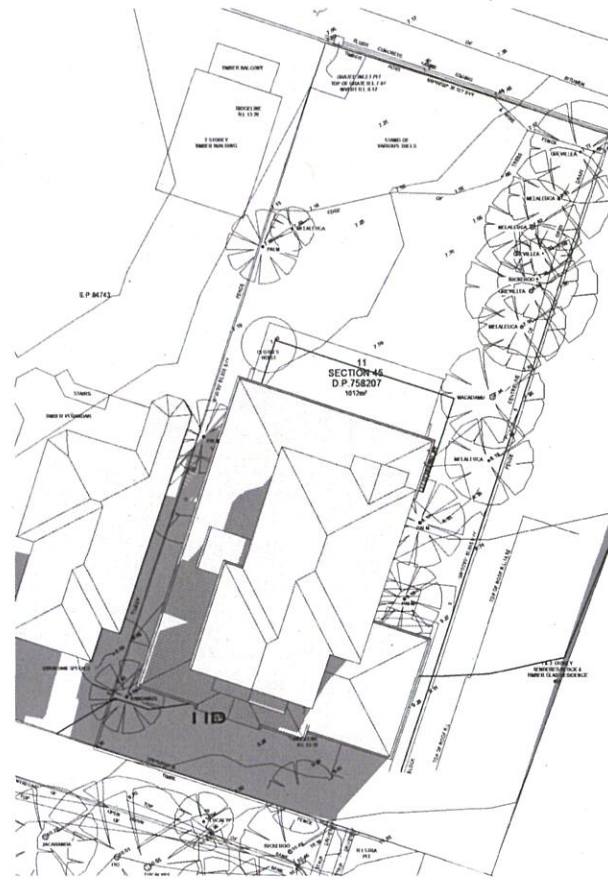
SUMMER SOLSTICE



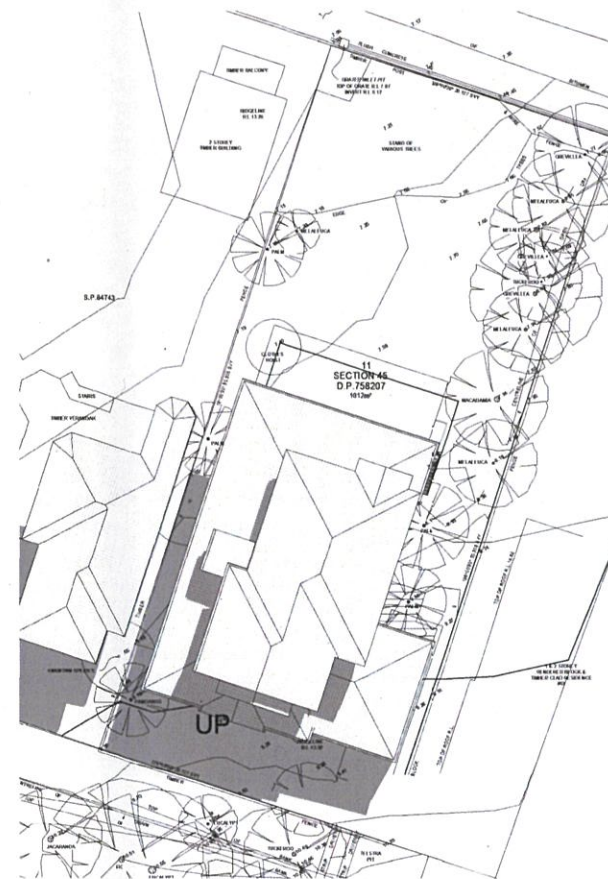
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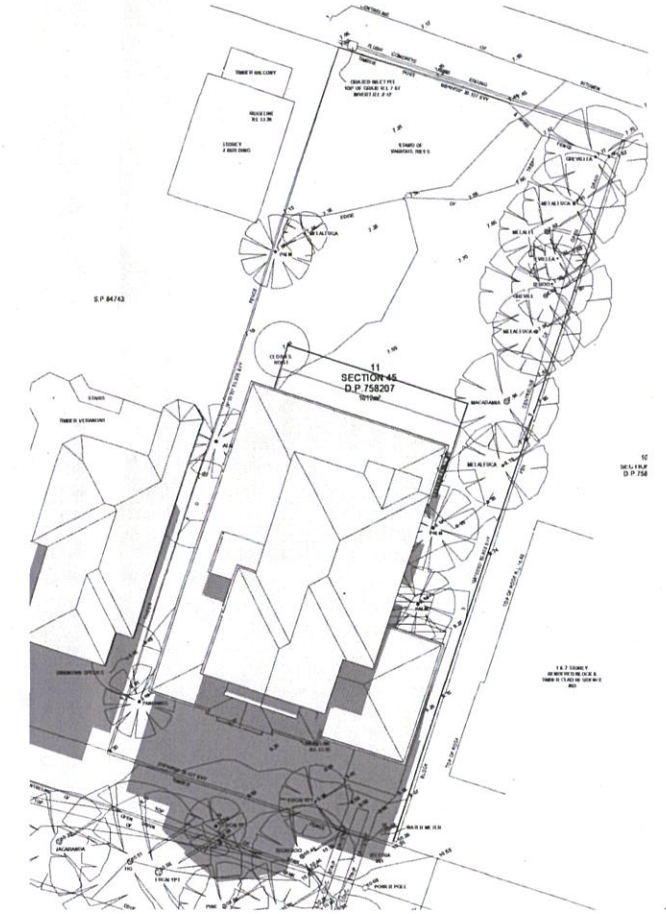
June 21st, 9.00am.



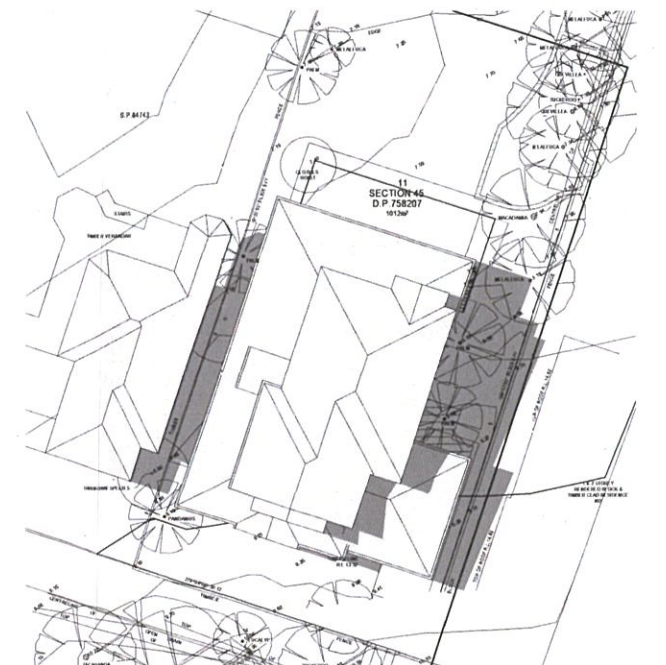
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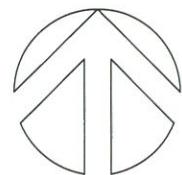
June 21st, 11.00am



June 21st, 12.00pm.



June 21st, 3.00pm.



WINTER SOLSTICE