



40,000L WATER TANKS

2,625 square metres of indigenous or low water use plantings

BUILDING TO BE DEMOLISHED

10 m



Windows, glazed doors and skylights					
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
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:					
<ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. <ul style="list-style-type: none"> 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. 					
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
East facing					
W06	1800	1500	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
W07	2110	1500	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
South facing					
W08	1020	1500	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
W09	1800	1500	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
W10	2110	900	timber/UPVC/fibreglass, double (air), clear	none	not overshadowed
W11	2110	700	timber/UPVC/fibreglass, double (air), clear	none	not overshadowed
W12	1200	3090	timber/UPVC/fibreglass, double (air), clear	none	not overshadowed
W13	2110	700	timber/UPVC/fibreglass, double (air), clear	none	not overshadowed
W14	2110	900	timber/UPVC/fibreglass, double (air), clear	none	not overshadowed
W15	2110	700	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
W16	1200	3090	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
W17	2110	700	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
W18	1020	2380	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
W19	1500	1250	U-value: 5.4, SHGC: 0.441 - 0.539 (timber/UPVC/fibreglass, single, tint)	eave 400 mm, 1600 mm above head of window or glazed door	not overshadowed
W20	1500	1250	U-value: 5.4, SHGC: 0.441 - 0.539 (timber/UPVC/fibreglass, single, tint)	eave 400 mm, 1600 mm above head of window or glazed door	not overshadowed
W21	1200	760	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed

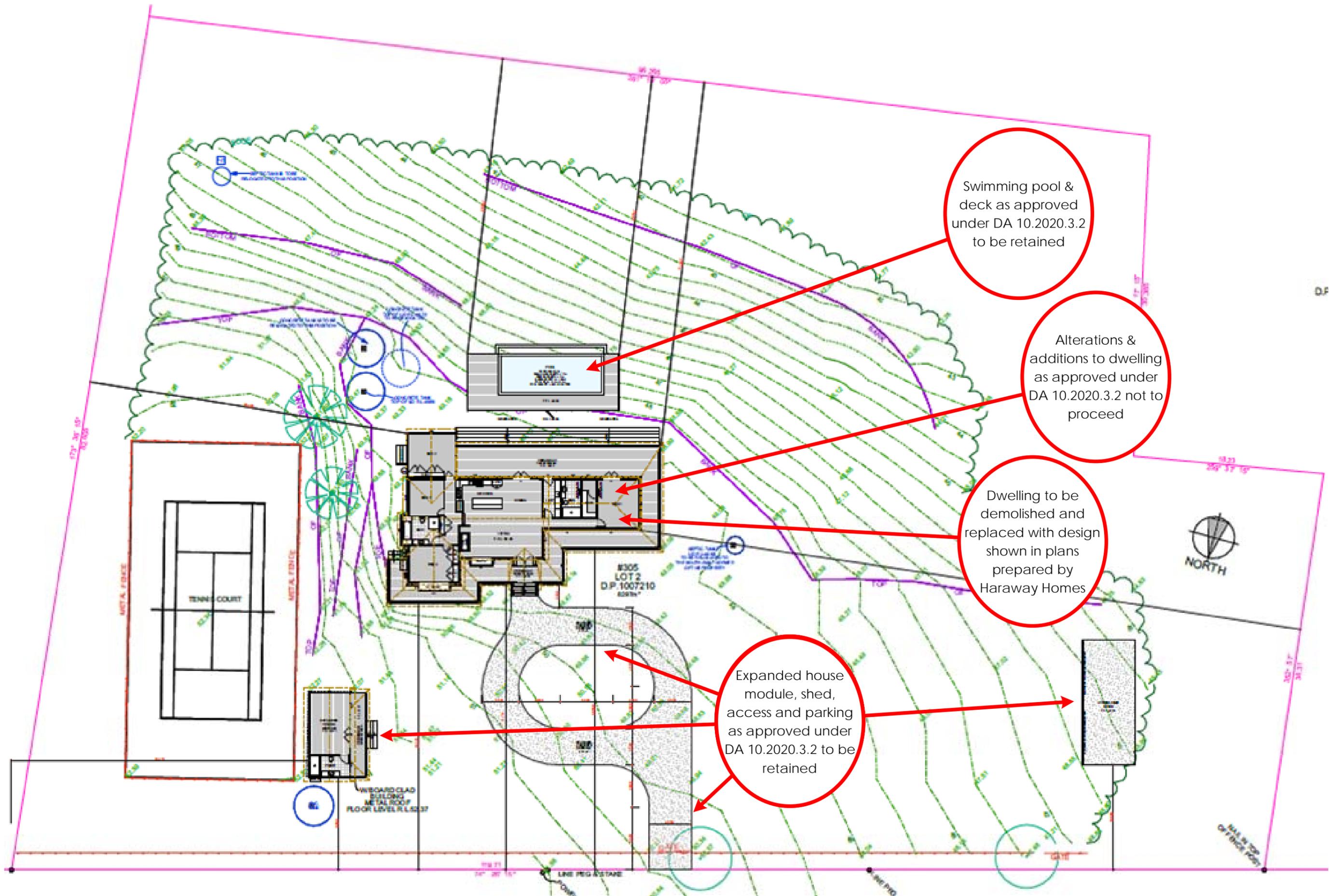
Rainwater tank
The applicant must install a rainwater tank of at least 40000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

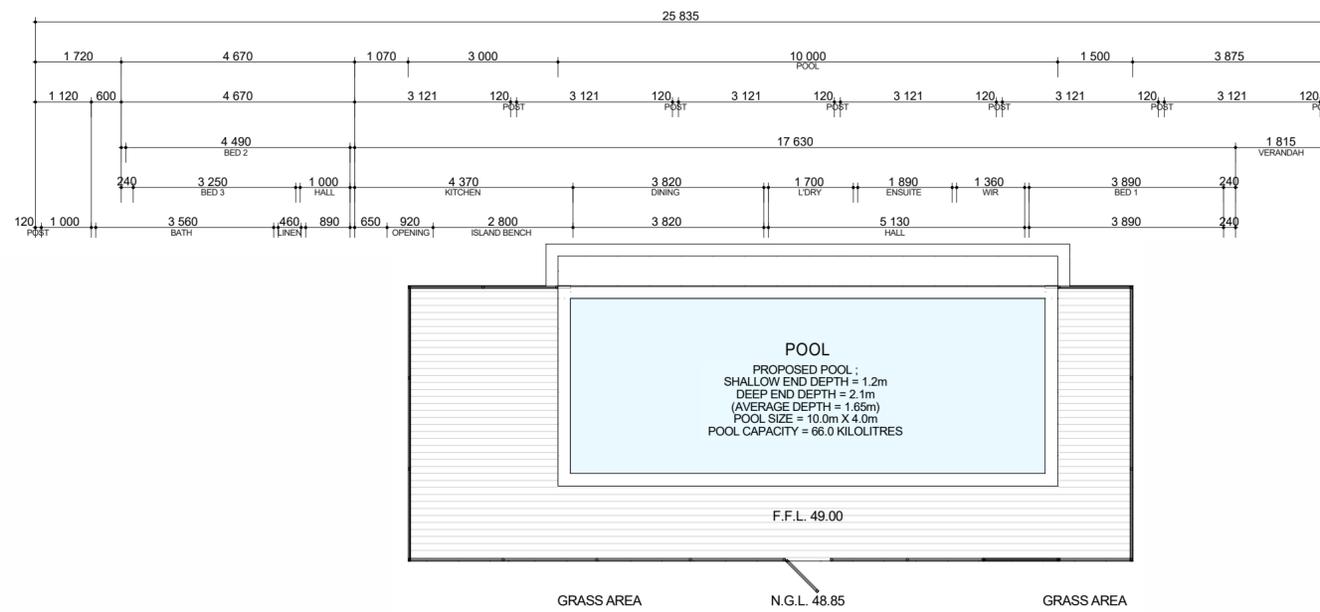
General features
The dwelling must not have more than 2 storeys.
The conditioned floor area of the dwelling must not exceed 300 square metres.
The dwelling must not contain open mezzanine area exceeding 25 square metres.
The dwelling must not contain third level habitable attic room.

Floor, walls and ceiling/roof		
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.		
Construction	Additional insulation required (R-Value)	Other specifications
floor - suspended floor above open subfloor, framed	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	2.80 (or 3.20 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 0.6 (down), roof: foil backed blanket (75 mm)	gable end vents; light (solar absorptance < 0.475)
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 0.9 (down), roof: foil backed blanket (75 mm)	framed; light (solar absorptance < 0.475)

Note	Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.







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SIGNED CLIENT:

SIGNED CLIENT:

SIGNED BUILDER:

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PROJECT: **Proposed Extension & Renovation**

CLIENT: **Mr. M. Stone & Mrs. K. Seaton-Stone**

SITE: **No.305 (Lot 2) Coopers Shoot Rd
Coopers Shoot NSW 2479**

PLAN OF SUBDIVISION: **DP1007210**
SYDWAYS REF: **TBD**

GENERAL NOTES:
 CONTRACTOR TO VERIFY & CONFIRM ALL DIMENSIONS AND BASE WORK ON SITE BEFORE COMMENCING WORKS.
 USE WRITTEN DIMENSIONS ONLY - DO NOT SCALE DRAWINGS
 ANY ALTERNATIONS OR CHANGES TO BE SUBMITTED TO DESIGNER FOR VERIFICATION BEFORE COMMENCING WORKS.
 DRAWINGS TO BE READ IN CONJUNCTION WITH OTHER APPLICABLE DOCUMENTS, TOGETHER WITH ALL CONSULTANTS DRAWINGS AND SPECIFICATIONS.
 ALL ANOMOLIES TO BE REFERRED TO DESIGNER FOR CLARIFICATION BEFORE COMMENCING WORKS.

CREATED BY:
DJE

DATE CREATED:
18/08/2019

PLOT DATE:
29/05/2020

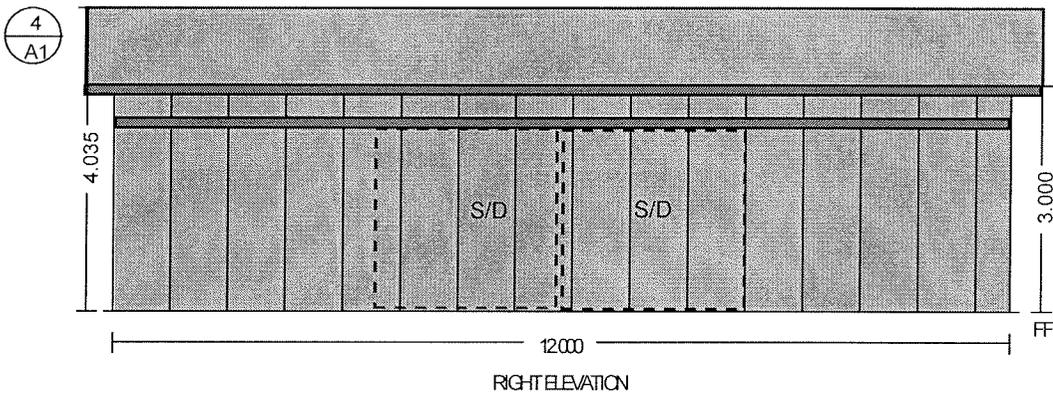
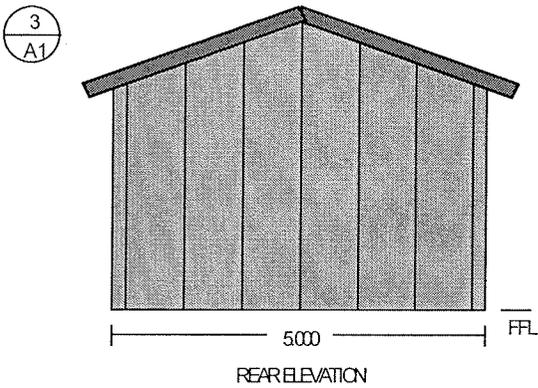
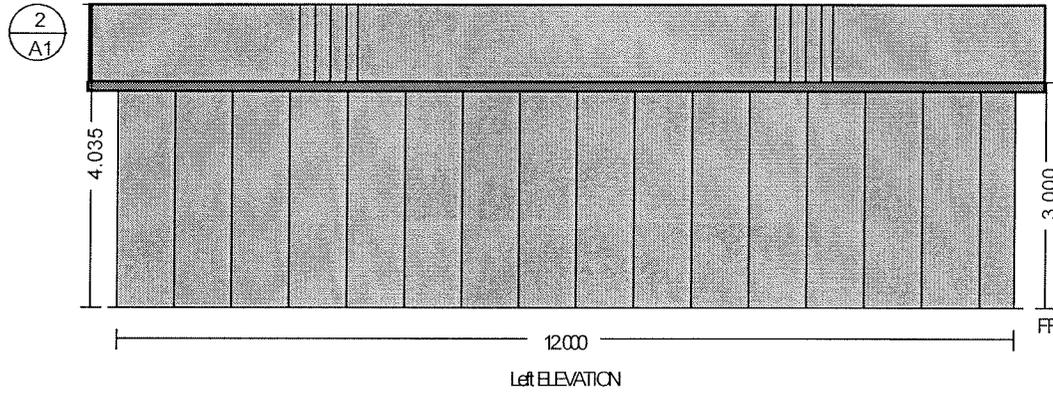
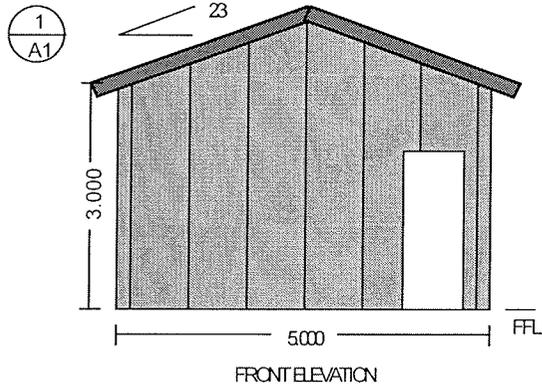
ON THIS SHEET:
Proposed Extension;
Proposed; Dwelling floor plan

DRAWING SCALE:
1:100

SHEET NO:
10

JOB NO:
3414

ISSUE:
D



CALARE CIVIL
CONSULTING ENGINEERS

APPROVED FOR CONSTRUCTION

Signed: *[Signature]* Date: 07/07/2020
 Date: 07/07/2020
 Refer to attached letter dated:



CLIENT

Proposed Shed 5,000x12,000x3,000NB
 At 305 Coopers Street Rd Coopers Street
 For Matt Store

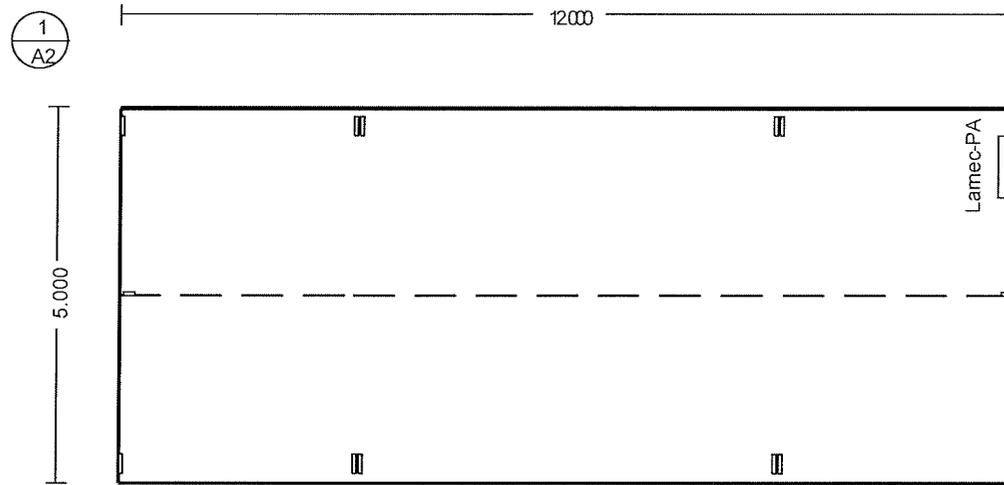
DRAWING

DWGAP1 | Ref: 3005140821 | Scale: 100:1

ARCHITECTURAL DRAWINGS

APPROVED FOR CONSTRUCTION

Signed: *[Signature]* Date: 07/07/2020
Refer to attached letter dated: 07/07/2020



PLAN

CLIENT

Proposed Shed 5,000x12,000x3,000NB
At 305 Coopers Street Rd Coopers Street
For Matt Stone

DRAWING

DWG#2 Ref: 3005140821 Scale: 100:1

ARCHITECTURAL DRAWINGS



Any Shed, Any Size