

SCHEDULE OF COLOURS AND MATERIALS	
COMPONENT	DESCRIPTION
EXTERIOR WALLS	
ROOF	Main: Verandah:
TRIM	Window Frames:
	Eave Brackets:
	Posts and Fascias:

DEVELOPMENT SUMMARY BOX	
SITE AREA	8297 m2
HOUSE & VERANDAH	390.25 m2
DECK	30.55 m2
TOTAL IMPERVIOUS AREA	420.80 m2
PERMEABILITY INDEX	94.93 %
SITE COVERAGE	5.07 %

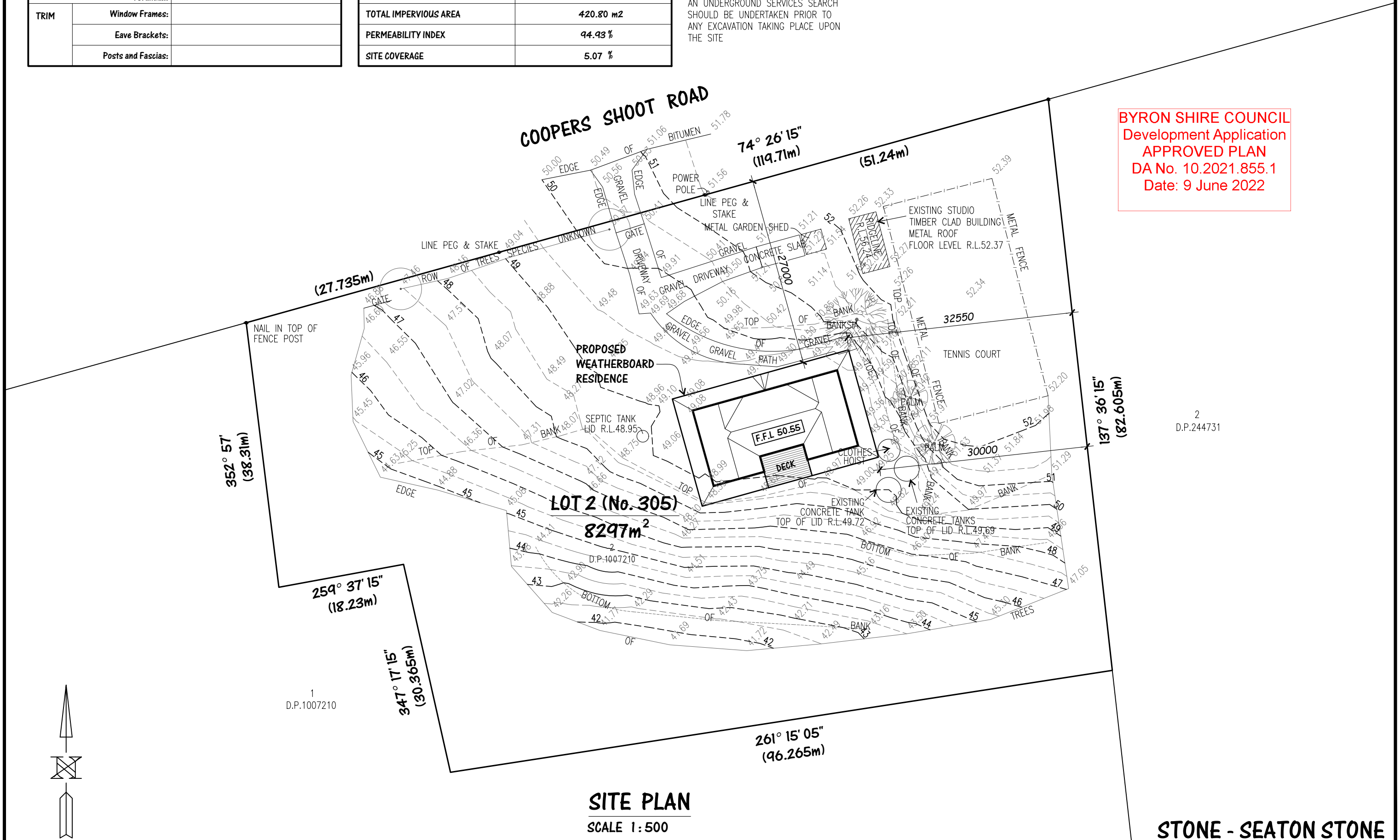


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DIAL1100

BEFORE YOU DIG

AN UNDERGROUND SERVICES SEARCH SHOULD BE UNDERTAKEN PRIOR TO ANY EXCAVATION TAKING PLACE UPON THE SITE



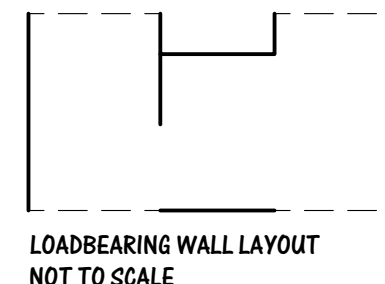
BYRON SHIRE COUNCIL
 Development Application
 APPROVED PLAN
 DA No. 10.2021.855.1
 Date: 9 June 2022

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D.P.244731

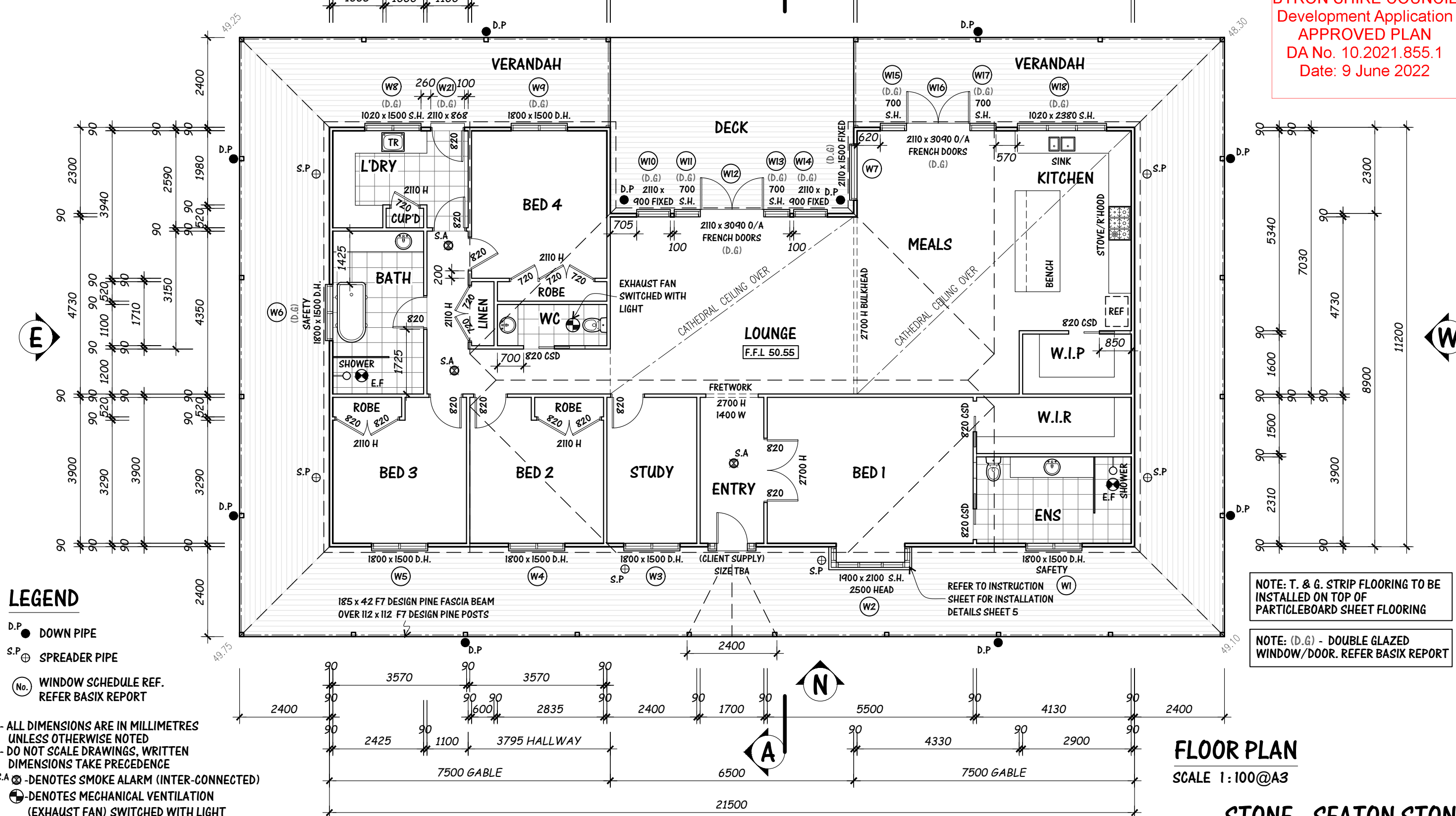
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LEGEND

- D.P. ● DOWN PIPE
- S.P. ⊕ SPREADER PIPE
- (No.) WINDOW SCHEDULE REF. REFER BASIX REPORT
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE
- S.A. ⊗ -DENOTES SMOKE ALARM (INTER-CONNECTED)
- ⊕ -DENOTES MECHANICAL VENTILATION (EXHAUST FAN) SWITCHED WITH LIGHT
- L.O.H. -DENOTES LIFT OFF HINGES
- E.F. ⊗ EXHAUST FAN

NOTE: T. & G. STRIP FLOORING TO BE INSTALLED ON TOP OF PARTICLEBOARD SHEET FLOORING

NOTE: (D.G.) - DOUBLE GLAZED WINDOW/DOOR. REFER BASIX REPORT

FLOOR PLAN

SCALE 1:100@A3

STONE - SEATON STONE

SHEET :3A of 13

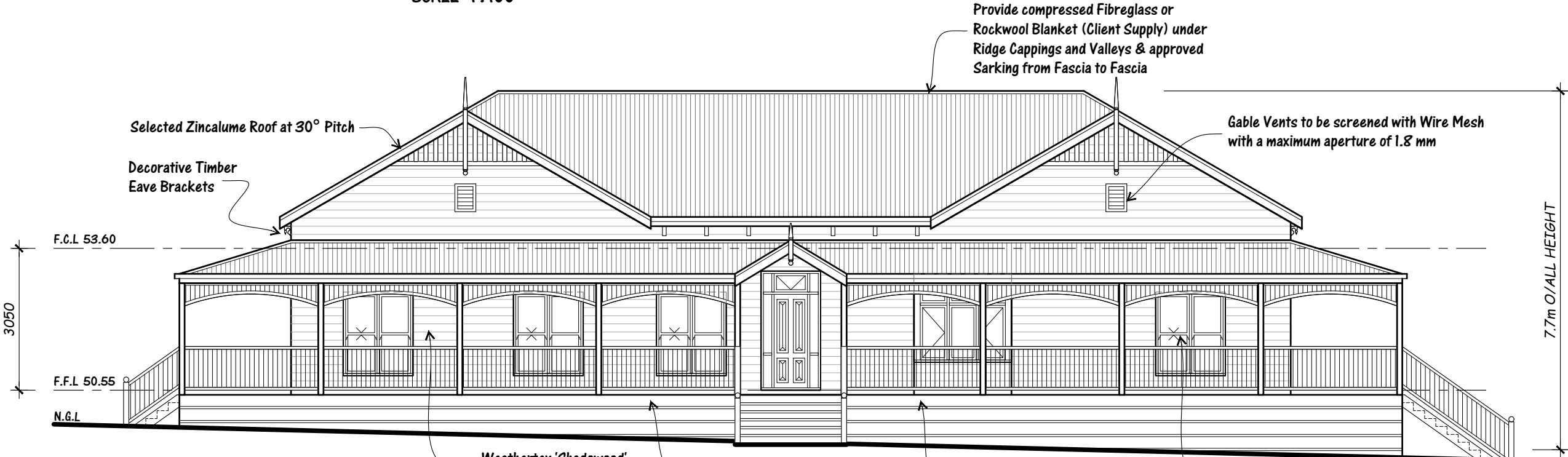
IT IS THE RESPONSIBILITY OF THE CLIENT TO
CONFIRM ALL DIMENSIONS AND LEVELS PRIOR
TO COMMENCING ANY WORK.

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EAST ELEVATION
SCALE 1:100

NOTE:
All Construction Methods to be in accordance with
BAL - 12.5 A.S. 3959 - 2018 Construction of
Buildings in Bushfire Prone Areas, Local Council and
RFS requirements.



NORTH ELEVATION
SCALE 1:100



Harkaway Homes Pty Ltd
Registration: CDB-U 49296
ABN 88 128 943 251
ACN 128 943 251
57 National Avenue
Pakenham Victoria 3810
Telephone (03) 5943 2388

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**PROPOSED WEATHERBOARD RESIDENCE
FOR MR M. STONE & MRS K. SEATON STONE
AT LOT 2 (No.305), COOPERS SHOOT RD, COOPERS SHOOT, NSW**

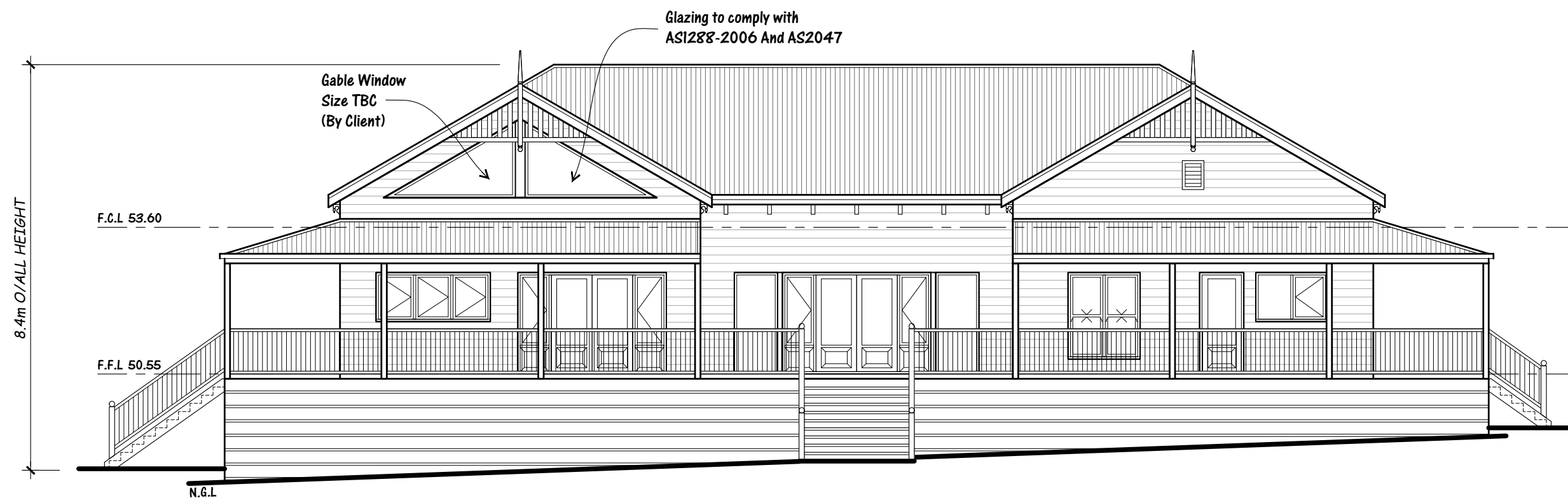
DRAWN BY: J. UNG | JOB No 585 | DWELLING 225.85m2 | PLOT DATE :14 Dec 2021 | SHEET : 1 of 13



WEST ELEVATION

SCALE 1:100

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SOUTH ELEVATION

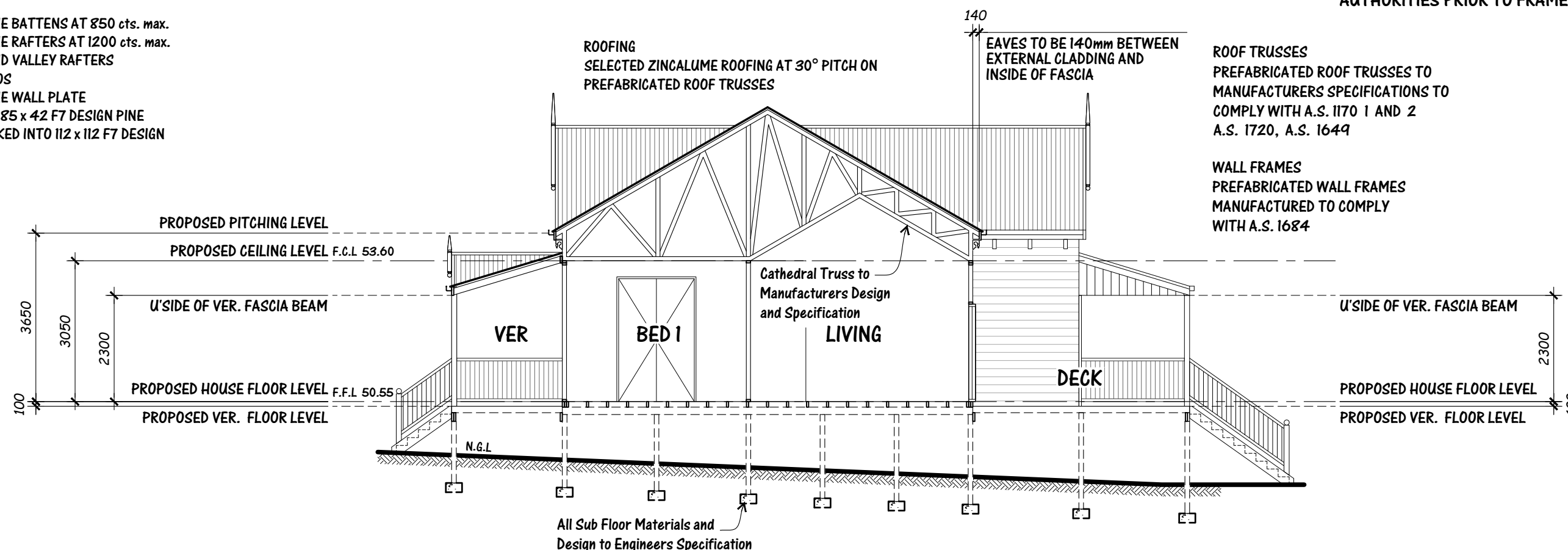
SCALE 1:100

STONE - SEATON STONE

SHEET : 2 of 13

VERANDAH NOTES
 2400mm STRAIGHT
 SELECTED 0.47mm THICK CORRUGATED IRON
 ROOFING ON:
 140 x 45 MGPIO PINE BATTENS AT 850 cts. max.
 140 x 45 MGPIO PINE RAFTERS AT 1200 cts. max.
 140 x 45 F17 HIP AND VALLEY RAFTERS
 EXCLUDING PORTICOS
 140 x 45 MGPIO PINE WALL PLATE
 RAFTERS FIXED TO 185 x 42 F7 DESIGN PINE
 FASCIA BEAM CHECKED INTO 112 x 112 F7 DESIGN
 PINE POSTS

PREFABRICATED WALLFRAME AND ROOF TRUSS
 COMPUTATIONS PROVIDED TO APPROPRIATE
 AUTHORITIES PRIOR TO FRAME INSPECTION



ROOF TRUSSES
 PREFABRICATED ROOF TRUSSES TO
 MANUFACTURERS SPECIFICATIONS TO
 COMPLY WITH A.S. 1170 1 AND 2
 A.S. 1720, A.S. 1649

WALL FRAMES
 PREFABRICATED WALL FRAMES
 MANUFACTURED TO COMPLY
 WITH A.S. 1684

TIMBER FLOORING
 TIMBER STRIP TONGUE AND GROOVE FLOORING TO
 AS. 1684 PART 3.11 OR PARTICLEBOARD SHEET
 FLOORING TO AS. 1859 AND 1860, FLOOR JOISTS
 SPACED TO SUIT. APPROVED WET AREA FLOORING
 TO ALL WET AREAS TO COMPLY WITH BUILDING
 CODE OF AUSTRALIA

SECTION: A - A

SCALE 1:100

ALL FOOTINGS TO BE FOUNDED IN NATURAL
 SOIL IN ACCORDANCE WITH A.S. 2870 OR AT FOUNDING DEPTHS
 RECOMMENDED IN SOIL REPORT WHICHEVER IS GREATER

SOIL CLASSIFICATION: 'N/A'
 (REFER TO SPECIFIC RECOMMENDATIONS
 IN SOIL REPORT)

WIND CLASSIFICATION: N2- 40m/s

- NOTE:
 Protection From Subterranean Termites To Be In
 Accordance With AS.3660

NOTE:
 All Construction Methods to be in accordance with
 BAL - 12.5 A.S. 3959 - 2018 Construction of
 Buildings in Bushfire Prone Areas, Local Council and
 RFS requirements.

PART 3.8.7-
 CONDENSATION MANAGEMENT NOTE
 EXHAUST FANS TO ACHIEVE 25L/S FOR
 BATHROOM AND SANITARY COMPARTMENTS.
 40L/S FOR KITCHEN AND LAUNDRY
 EXHAUST FROM A BATHROOM, SANITARY
 COMPARTMENT OR LAUNDRY MUST BE
 DISCHARGED

- DIRECTLY OR VIA A SHAFT OR DUCT TO
 OUTSIDE AIR, OR
- TO A ROOF SPACE THAT IS VENTILATED IN
 ACCORDANCE WITH NCC 3.8.7.4

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STONE - SEATON STONE

SHEET: 4 of 13

GENERAL NOTES

- ALL WALL AND ROOF FRAMING, BRACING AND TIE-DOWNS TO BE IN ACCORDANCE WITH AS.1684.2-2010.
- PROTECTION FROM SUBTERRANEAN TERMITES TO BE IN ACCORDANCE WITH AS.3660.
- SUB-FLOOR VENTILATION TO BE PROVIDED AT A RATE OF 6000mm² VENT PER METRE EXTERNAL WALL.
- WALL SARKING TO COMPLY WITH AS.4200.1. INSTALLED TO AS.4200.2 AND BE VAPOUR PERMEABLE.
- EXHAUST FANS TO ACHIEVE 25L/S FOR BATHROOM AND SANITARY COMPARTMENTS. EXHAUST MUST BE DISCHARGED VIA A SHAFT OR ROOFSPACE THAT IS VENTILATED IN ACCORDANCE WITH NCC 3.8.7.4

- ALL SUB-FLOOR DETAILS AND FOOTINGS TO BE IN ACCORDANCE WITH AS.2870-2011.
- ALL GLAZING TO COMPLY WITH AS.1288-2006 and AS.2047.
- SMOKE ALARM TO BE INTERCONNECTED AND HARD WIRED WITH BATTERY BACKUP AND COMPLY WITH AS.3786.
- STAIRS/STEPS - MIN. 115 RISER MAX. 190 RISER MIN. 240 GOING MAX. 355 GOING. TREADS TO HAVE NON-SLIP RESISTANCE NOT LESS THAN P4 OR R11 (WET SURFACE AREA NCC 3.9.1.3 SLIP RESISTANCE CLASSIFICATION) 125mm MAX. GAP BETWEEN OPEN RISERS.
- HANDRAILS, MINIMUM 1.04m IN HEIGHT TO BE PROVIDED WHERE VERANDAH FLOOR EXCEEDS 1.0m ABOVE GROUND LEVEL. WHERE VERANDAH FLOOR EXCEEDS 4.0m ABOVE GROUND LEVEL, HORIZONTAL ELEMENTS WITHIN BALUSTRADE BETWEEN 150mm AND 760mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING. MAXIMUM 125mm BETWEEN RAILS.

- CONSTRUCTION OF WET AREAS MUST COMPLY WITH BCA AND AS 3740 - 2010 A WATERSTOP ACROSS DOOR OPENINGS MUST BE PROVIDED BETWEEN THE FLOORING IN THE WET AREA ROOMS AND ADJACENT FLOORING AND WATERPROOF FLASHING MUST BE PROVIDED TO ALL WALL/FLOOR JUNCTIONS AROUND THE PERIMETER OF THE ROOMS
- PROVIDE AN IMPERVIOUS SUBSTRATE AND SELECT SURFACE FINISH TO FLOORS WITHIN 1500mm OF AN UNENCLOSED SHOWER AND SAME TO WALLS AT 1800mm ABOVE FLOORS AND 150mm ABOVE BATH, SINKS, BASINS AND TROUGH SPLASH BACKS AND THE LIKE.
- ROOF DRAINAGE AND EFFLUENT WASTES AND PIPES TO BE IN ACCORDANCE WITH AS.2180, AS.3500 AND BE CONNECTED TO LEGAL POINT OF DISCHARGE.

