

SITE DETAILS

ADDRESS: 28 KINGSLEY ST BYRON BAY NSW
LOT/DP: 2/-/DP359210
LGA: BYRON SHIRE COUNCIL
ZONING: R2 - Low Density Residential

PROPOSED EXTENSION
AT: 28 KINGSLET STREET
BYRON BAY NSW
FOR: JUSTINE McDERMOTT

SITE AREA ANALYSIS:

SITE AREA: 536.515m2
EXTENSION CONDITIONED FLOOR AREA: 48.29m2
PROPOSED GFA: 130.5m2 (24.32%)
LANDSCAPED AREA: 290m2

EXISTING DWELLING AREAS:
EXIST. DWELLING - 84.70m2
EXIST. VERANDAH - 8.8m2
SUB TOTAL: 93.50m2

PROPOSED NEW WORKS
NEW EXTENSION TO DWELLING - 50.40m2
POOL DECK - 46.33m2
SUB TOTAL: 96.73m2

TOTAL : 190.23

EXIST. SHED - 22.57m2
NEW POOL - 24m2 (45,000L)

ROOF AREA (ALTERATIONS / EXTENSION) : 62m²
DOWNPIPES: Min 2 - 100mm DIAMETER
GUTTER: Min 130mm WIDE x 70mm DEEP

DWELLING TO MEET BASIX
REQUIREMENTS AS SET OUT IN
BASIX CERTIFICATE - NUMBER
A1742243_02

BASIX REQUIREMENTS

SHOWERHEADS Min 3 STAR
TOILET Min 3 STAR
KITCHEN TAPS Min 3 STAR
BASIN TAPS Min 3 STAR

SCOPE OF WORKS

DEMOLITION OF EXISTING REAR PORTION OF DWELLING
NEW EXTENSION TO REAR OF DWELLING WITH KITCEHN & MEALS /
LIVING ROOM. WITH SKILLION ROOF OVER & ON NEW CONCRETE
SLAB

No 28 KINGSLEY ST

AREA OF PROPOSED
EXTENSION & WORKS

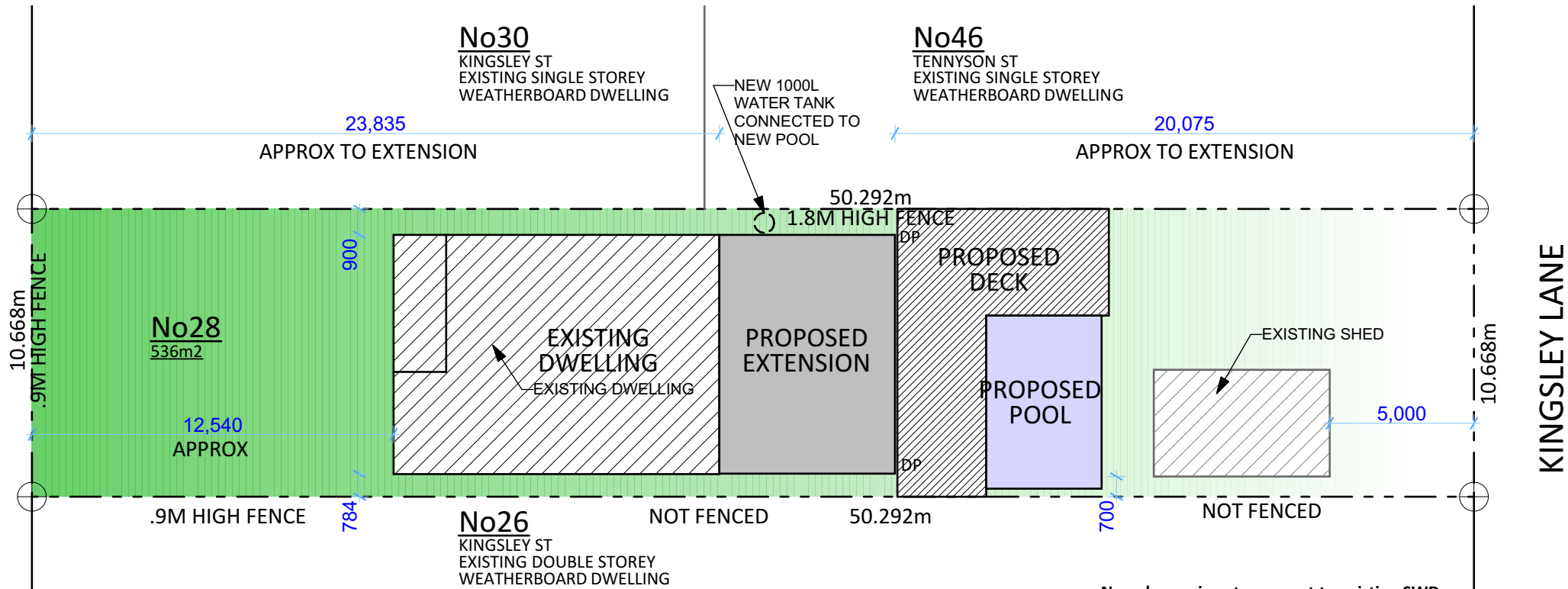


DRAINAGE NOTES:

- STORMWATER AND SULLAGE SHALL BE TAKEN TO LEGAL
POINT OF DISCHARGE TO THE SATISFACTION OF LOCAL AUTHORITIES.
- CONNECT NEW DOWNPIPES TO EXISTING STORM WATER
DRAIN

- DP COLORBOND DOWNPIPE
- DPS COLORBOND DOWNPIPE WITH SPREADER
- RHDP RAIN HEAD TO DOWNPIPE

- DOWNPIPES SHALL BE MINIMUM 100mmØ or 100x50mm.
- ALL EXTERNAL GUTTERS TO BE A SLOTTED TYPE TO PROVIDE
OVERFLOW EXTERNALLY.
- DOWNPIPES TO BE LOCATED WITHIN 1200mm OF A VALLEY
GUTTER WHERE PRACTICAL. WHERE DOWNPIPES ARE
LOCATED MORE THAN 1200mm FROM A VALLEY GUTTER,
PROVISION FOR AN OVERFLOW MUST BE MADE (SLOTTED
GUTTER OR SIMILAR APPROVED).
- DOWNPIPE LOCATIONS SHOWN ON PLANS ARE
SUGGESTIONS ONLY AND MAY VARY FOR PRACTICAL
CONSTRUCTION REASONS.
- PROVIDE 90Ø AGI DRAINS AT BASE OF ALL CUTS, RETAINING
WALLS AND TO HIGH SIDE OF BUILDING AND DISCHARGE
INTO SWD VIA SILT PITS.
- ALL CUTS TO HAVE A MINIMUM OF 45° BATTER AND BE A
MINIMUM OF 900mm FROM FACE OF BUILDING AND 300mm
FROM ANY BOUNDARY. CONFIRM ON SITE.



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CDC-14	WET AREA DETAILS - CSR
CDC-15	DESIGN GUIDES - CLADDING
CDC-16	DESIGN GUIDES - HOUSE WRAP



PROPOSED SITE PLAN
1:200



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HOUSE DESIGN, EXTENSIONS, PERGOLAS,
GARAGES, CARPORTS,
COMMERCIAL KITCHENS
SERVICES AND SHOP DRAWINGS

Drawn | Checked JB |
Plot Date: 15/04/2024
Project NO. A5029-CDC
Project Status DA / CC DRAWINGS

Client JUSTINE McDERMOTT
Climate Zone 2
Wind Region B-N3
Site: 28 KINGSLEY ST BYRON BAY
NSW

DRAWING TITLE :

DA / CC DRAWING SET
SITE PLAN

PROJECT NAME :

28 KINGSLEY ST PROJECT

REVISION NO.

B,

DRAWING NO.

CDC-01

BCA / NCC 2022- SPECIFICATIONS FOR RESIDENTIAL (CLASS 1 AND 10) BUILDINGS
NOTE: THE BUILDING WILL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT STANDARDS
REFERRED TO BELOW, NOT ALL STANDARDS REFERENCED BELOW WILL BE APPLICABLE

1. All construction works to be conducted in accordance to the current Australian Standards (AS), National Construction Code 2022 (NCC) and Occupational Health and Safety (OHS) acts and Regulations.
2. These plans have been prepared for the exclusive use of the customer and for the purpose expressly notified to the author; any other person who uses or relies on these plans without the author's consent is subject to copyright infringements and does so at their own risks. The author accepts no responsibility for such use and/or reliance.
3. These construction drawings shall be read in conjunction with written specifications, energy rating reports, engineering drawings, engineering computations, truss and post-strut computations.
4. The builder/s and/or contractor/s shall check and verify all dimensions, levels, setbacks & legal point of discharge on site prior to commencement of any works. **Any discrepancies must be referred to the designer.**
5. The builder/s and/or contractor/s shall be responsible for ensuring that all building works conform to the N.C.C. Australian standard codes, building regulations, local by-laws, town planning permits and any other relevant regulatory authorities.
6. Written dimensions shall take preference over scaling and large dimensions shall take preference over smaller ones.
7. All dimensions are in millimeters.
8. AG cut-off drains are required to be installed at the base of all excavations and the high side of a sloping site.
9. The spacing between downpipes must not exceed 12m or as per approved civil designated plans.
10. No Substitutions are to be made of sizes or structural members varied without obtaining the approval of the Engineer.
11. Storm water and sewer drains are to comply with the current AS & NCC.
12. Excavations for drains to be outside angle of response of footing as per NCC.
13. Freeboard to be in accordance with NCC:
 - a) 150mm above soil,
 - b) 100mm above sandy or well drained areas,
 - c) 50mm above concrete.
14. Site Maintenance to comply with AS 2870.1 and CSIRO sheet 10-91
15. Ground Surrounding Perimeter of Building is to Slope away from Dwelling.
16. Provide AGI drains behind retaining walls and dwelling perimeter if required, to comply with NCC.
17. Stormwater to connect to existing or legal point of discharge.
Roof stormwater drainage to comply with AS3500.3.
18. Batters (if applicable) at least 600mm from any boundaries.
 - a) Retaining walls (if applicable) at max. 900mm high or to engineers spec. retaining walls at min 600mm from boundaries.
 - b) A.G. drains to base of cuts and connected to stormwater via silt pits.
19. Root barrier system to footings that are close to trees. (verify on site)
20. Levels taken by a dumpy (Unless stated otherwise) are approx. only, & must be checked by builder prior to commencement of any works

- All earthworks will be carried out in accordance with DA conditions of approval and NCC Part 3.2.1. Retaining walls shall be designed by a practising structural engineer where applicable.

- All drainage works will be carried out in accordance with AS/NZS 3500.3 Plumbing and drainage stormwater drainage or AS/NZS 3500.5 - Domestic Installations - Stormwater Drainage in accordance with Parts 3.3.5 of the NCC.

- Subsoil drainage 3.3.4 will be installed to divert subsurface water away from the area beneath building and will be graded with a uniform fall of not less than 1:300 and discharge into an external sump. Provision will be made for cleaning and maintenance. Typical locations of subsoil drainage systems are on the uphill side of cut and fill sites, behind retaining walls, and adjacent to basement/garage or lower storey walls.

- Termite barrier will be installed to minimise the risk of termite attack to primary building elements in accordance with AS 3660.1 - Termite Management - New Building Work.

- Termite barriers will be installed to minimise the risk of termite attack to primary building elements for concrete slab-on-ground in accordance with Part 3.4.2 of the NCC.
- Termite barriers will be installed to minimise the risk of termite attack to primary building elements for suspended floors in accordance with clause 3.4.2 of the NCC.
- Attachments to buildings will be installed to minimise the risk of termite attack to primary building elements in accordance with Part 3.4.2 of the NCC.

A durable notice 3.4.3 NCC will be permanently fixed to the building in a prominent location, such as in a meter box or the like, indicating-

- (i) the termite management system used; and
- (ii) the date of installation of the system; and
- (iii) where a chemical is used, its life expectancy as listed on the appropriate authority's pesticides register label; and
- (iv) the installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.

Building element	Termite management system or component options
Concrete slab-on-ground: penetrations/control joints/area beneath the slab (see Note)	Sheet material
	Granular material
	Chemical
Suspended floors	Sheet material
	Granular material
	Chemical
Attachments to buildings	Termite management system to the attachment
	Inspection zone between attachment and building

Table Notes

The entire area beneath the slab must be treated when the slab-on-ground is not designed and constructed in accordance with AS 2870 or AS 3600.

Concrete slab-on-ground: slab perimeter or <i>external wall</i> perimeter	Slab edge exposure
	Sheet material
	Granular material
	Chemical

- Footings and slabs will be designed and constructed in accordance with AS 2870 - Residential Slabs and Footings. A damp-proofing membrane is required to be provided.

- Documentation demonstrating compliance with AS2870 will be prepared by a practising structural engineer, or
- Compliance with NCC acceptable construction practice (Preparation, Concrete and Reinforcing, Site Classification & Footing and Slab Construction), subject to design limitations identified in clause 4.2
- Concrete structure to comply with AS 3600 - 2009 and NCC:
 - a) Concrete to be poured in temperatures of 30 deg and less,
 - b) Curing period is a minimum of 28 days,
 - c) Footing and slabs to have a minimum of 25 Mpa,
 - d) Concrete slump to be 80mm with 20mm aggregate

- Unreinforced masonry, reinforced masonry, masonry accessories and weatherproofing of masonry will be designed and installed in accordance with AS 3700 - Masonry Structures; or, AS 4773 - Masonry for Small Buildings (Design & Construction), Parts 1 and 2.

- Earthwall construction will be designed and installed in accordance with CSIRO - NBTC Bulletin 5, Earthwall Construction 4th Edition 1987 (Alternative Solution)
- All damp proof course (DPC) and flashing to be in accordance with AS 2904:1995 and NCC.
- All DPC and flashing to be in accordance with AS 4773
- Brick walls, brick ties and brick cavity, to comply with AS 3700, AS 4773 and NCC.
 - a) Wall cavity: brick veneer no less than 25mm; solid brick no less than 35mm,
 - b) Wall ties at max 600mm cts,
 - c) Articulation joints as per AS 4773,
 - d) Have ableflex in brickwork expansion joints with sealant on top

- Subfloor ventilation will be designed and installed in accordance with this part of the NCC.

- Sub-floor vents to provide a rate of 7500mm SQ. clear ventilation per 1000mm
- Run of external masonry Wall & 2200mm SQ. clear ventilation per 1000mm run of internal dwarf walls.
- Internal to external vents to sub-floor at Min. 7300mm SQ clear ventilation per 1000mm

- Steel framing will be designed and constructed by a practising structural engineer in accordance with one of the following manuals:

- AS 4100 - Steel structures
- AS/NZS 4600 - Cold-formed steel structures
- NASH - Residential and low-rise steel framing Part 1 - 2005 Design criteria, or Part 2 - 2014 Design Solutions.
- Steel framing will be designed and constructed in accordance with this part of the NCC.

RevID	Chd	Change Name	Date
A		INITIAL ISSUE	26/3/24
B		POOL & DECK ADDED	15/4/24

JTBDRAFTING
DESIGNED TO EXCITE

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HOUSE DESIGN, EXTENSIONS, PERGOLAS,
GARAGES, CARPORTS,
COMMERCIAL KITCHENS
SERVICES AND SHOP DRAWINGS

Drawn | Checked JB |
Plot Date:
Project NO.
Project Status

15/04/2024
A5029-CDC
DA / CC DRAWINGS

Client
Climate Zone
Wind Region
Site:

JUSTINE MCDERMOTT
2
B-N3
28 KINGSLEY ST BYRON BAY
NSW

DRAWING TITLE :

DA / CC DRAWING SET
GENERAL NOTES

PROJECT NAME :

28 KINGSLEY ST PROJECT

REVISION NO.

B,

DRAWING NO.

CDC-02

6.3.2 STRUCTURAL STEEL MEMBERS

- (1)Structural steel members may be used as follows:
- (a)Bearers supporting a timber floor or non-loadbearing stud wall - in accordance with 6.3.3.
 - (b)Strutting beams supporting roof and ceiling loads - in accordance with 6.3.4.
 - (c)Lintels supporting roof, ceiling, frame and timber floor - in accordance with 6.3.5.
 - (d)Columns - in accordance with 6.3.6.
- (2)Structural steel members in (1)(a), (b) and (c) must have a minimum nominal yield strength of 250 MPa.
- (3)The yield strength of structural steel members in (1)(d) is nominated in 6.3.6.
- (4)Structural steel members described in this Part must be protected against corrosion in accordance with 6.3.9.

7 ROOF & WALL CLADDING

7.2 - 3 SHEET, TILES & SHINGE ROOFING

- Roof tiles will be installed in accordance with AS 2049 - Roof Tiles & AS 2050 - Installation of Roof Tiles
- FIXING ROOF TILES: NCC Fig 7.3.2a b c d e defines the areas and fastening requirements for all tiled roofs in any area with a design wind speed up to and including N3. Specific requirements now exist within a 1.2M band parallel to ridges, hips, edges and barges extending towards the field of the roof.
TILED ROOF FLASHINGS: Where ridge and hip tiles are fixed with proprietary mechanical clips NCC fig. 7.3.3 shows details for mechanical fastening-ridge clip and dry or pointed valleys and hips.
- Metal Roofing Design & Installation of Sheet Roof and Wall Cladding to comply with AS/NZS 1562 Parts 2 & 3 & NCC 7.2.3 to 7.2.5 Metal Sheet Roofing
- Asphalt shingles will be installed in accordance with ASTM D3018-90 - Asphalt shingles.
- A pliable membrane underlay will be installed in accordance with AS/NZS 4200 - Installation of pliable membrane underlay.

7.3.4 SARKING

- Sarking must-
- (a)be provided in accordance with Table 7.3.4; and
 - (b)comply with AS 4200.1 and be installed with-
 - (i)each adjoining sheet or roll being:
 - (A) overlapped not less than 150 mm; or
 - (B) taped together; and
 - (ii)sarking fixed to supporting members at not more than 300 mm centres; and
 - (iii) no sags more than 40 mm in the sarking.

7.3.5 ANTI-PONDING DEVICE/BOARD

- (1)An anti-ponding device/board must be provided where sarking is installed on- (a)roofs with a pitch less than 20°; and
- (b)roofs with no eaves overhang, regardless of the roof pitch.
 - (2)An anti-ponding device required by
 - (1) must be water resistant and fixed along the eaves line from the top of the fascia back up the rafter with a clearance of approximately 50 mm below the first batten (See Figure 7.3.5).

7.4 GUTTERS AND DOWNPIPES

- Gutters and downpipes will be designed and installed in accordance with NCC
 - a) To fall not less than 1:500 for eaves gutters unless fixed to metal fascias.
 - b) Fall of not less than 1:100 for box gutters.
 - c) Eaves gutters to be supported by brackets no more than 1.2m apart.
 - d) Valley gutters pitched>12.5 deg to be min.400mm wide, roof overhang 150mm Min.
 - e) Valley gutters <12.5 deg. Must be designed as box gutters.
 - f) Down pipe sizes min 90mm dia / 100mm x 50mm.

8.2 WINDOWS & EXTERNAL GLAZED DOORS

8.2 applies subject to the limitations set out in H1D8(1) and (2).

8.2.2

- Windows must be installed in accordance with the following:
- (a)Structural building loads must not be transferred to the window assembly.
 - (b)A minimum 10 mm gap must be provided between the top of the window assembly and any loadbearing framing or masonry wall element.
 - (c)The requirements of (b) may be increased where necessary to allow for frame settlement over wide openings.
 - (d)Packing, if provided between each window assembly and the frame, must be- (i)located along each side and bottom; and
 - (ii)fixed to ensure the sides and bottom of the window assembly remain straight; and clear of any flashing material.

8.3.1

- Glazing must comply with the following:
- (a)8.3.2 for glass sizes and installation.
 - (b)8.3.3 for fully framed glazing installed in the perimeter of buildings.
 - (c)Part 8.4 for glazed assemblies subject to human impact.
 - (d)Glass used must be of a type within the scope of AS 1288.
 - (e)Glass used in barriers, except a window serving as a barrier, must withstand loading forces in accordance with AS 1170.1.
 - (f)Safety glass must be- (i)legibly marked in accordance with 8.4.7; and made visible in accordance with 8.4.8.

8.4.1

- (1)Part 8.4 applies subject to the limitations set out in H1D8(1).
- (2)Part 8.4 need not be complied with if H1D8(3) is complied with.
- (3)The thickness and type of glazing installed in areas of a building that have a high potential for human impact (an area of a building frequented by the occupants during everyday activities in which a person could fall into or against the glazed panel) must comply as follows:
 - (a)Doors - in accordance with 8.4.2.
 - (b)Door side panels - in accordance with 8.4.3.
 - (c)Full height glass panels - in accordance with 8.4.4.
 - (d)Glazed panels, other than doors or side panels, on the perimeter of rooms - in accordance with 8.4.5.
 - (e)Bathrooms, ensuite and spa room glazing - in accordance with 8.4.6.
 - (f)Visibility of glazing - in accordance with 8.4.7. Identification of safety glass - in accordance with 8.4.8.

COMPLIANCE WITH THE FOLLOWING SECTIONS:

8.4.2 Doors, side panels and other framed glazed panels

8.4.3 Door side panels

8.4.4 Full height framed glazed panels

8.4.5 Glazed panels, other than doors or side panels, on the perimeter of rooms

8.4.6 Kitchen, bathroom, ensuite, spa room and splash-back glazing

8.4.7 Visibility of glazing

8.4.8 Identification of safety glass

9.5 Smoke alarms and evacuation lighting

- Smoke alarms must-
- (a)be located in-
 - (i)a Class 1a building in accordance with 9.5.2 and 9.5.4; and
 - (ii)a Class 1b building in accordance with 9.5.3 and 9.5.4; and
 - (b)comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 maybe installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building;and
 - (c)be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.

9.5.2 Location - Class 1a buildings

- In a Class 1a building, smoke alarms must be located in-
- (a)any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridoror hallway, in an area between the bedrooms and the remainder of the building; and each other storey not containing bedrooms.

9.5.4 Installation of smoke alarms

- Smoke alarms required by 9.5.2 and 9.5.3 must be installed on or near the ceiling, in accordance with the following:
- (a)Where a smoke alarm is located on the ceiling it must be-
 - (i)a minimum of 300 mm away from the corner junction of the wall and ceiling; and
 - (ii)between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
 - (b)Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

10.2 WET AREAS & EXTERNAL WATERPROOFING

- (1)Building elements in wet areas within a building must be protected with a waterproofing system.
- (2)The waterproofing system in (1) must be either waterproof or water resistant in accordance with 10.2.2 to 10.2.6.

10.3 ROOM HEIGHTS

- Ceiling heights will be designed and constructed in accordance with this part of the NCC.

10.4 FACILITIES

- Facilities will be designed & constructed with this Part of the NCC.

10.5 LIGHT

- Lighting will be provided in accordance with this Part of the NCC.

10.6 VENTILATION

- Ventilation will be provided in accordance with this Part of the NCC.

10.7 SOUND INSULATION

- Sound insulation will be provided in accordance with this Part of the NCC.

10.8 CONDENSATION MANAGEMENT

Condensation Management to comply with AS4200.1 and to be installed to AS4200.2 in accordance withthis part of the NCC

7.5 TIMBER & COMPOSITE WALL CLADDING

- (1)Compliance with Part 7.5 for wall cladding is achieved if-
 - (a)it is installed in accordance with-
 - (i)7.5.2 for timber cladding, including weatherboards and profiled boards; and
 - (ii)7.5.3 for fibre-cement and hardboard wall cladding boards; and
 - (iii)7.5.4 for fibre-cement, hardboard and plywood sheet wall cladding; and
 - (b)fibre-cement sheet eaves where provided, are installed in accordance with 7.5.5; and
 - (c)openings and penetrations in cladding are flashed in accordance with 7.5.6; and
 - (d)the bottom surface of the cladding terminates in accordance with 7.5.7; and
 - (e)parapets, where provided, are capped in accordance with 7.5.8.
- (2)Part 7.5 need not be complied with if H1D7(5) is complied with.

TIMBER FRAMING

- Timber framing will be designed and constructed in accordance with AS 1684.2 - Residential Timber Framed Construction - Non-Cyclonic Areas, or AS 1684.4 - Residential Timber Framed Construction - Simplified Non-Cyclonic Areas; or,
- Timber framing will be designed and constructed in accordance with details provided by a practising structural engineer.
- Prefabricated wall frames and roof trusses will be designed and constructed in accordance with structural engineer’s details supplied by the manufacturer.
- Timber wall framing to comply with AS 1684 and NCC. Timber grade MGP 10 OR MGP12 at 450 cts.
 - a) Bottom & Top plates 90 X 45
 - b) Common Studs: 90 X 35
 - c) Noggins: 90 X 35 (MAX 1350mm vertical)
 - d) Bracing: G1 angle notched into the studs OR as per bracing design
- Timber ceiling and roof framing to comply with AS 1684 and NCC. Timber grade can be F5 radiata pine or MGP 10 / 12.
 - a) Ceiling battens: as per suppliers recommendations
 - b) Roof battens (Roof tiles): 35 X 35mm at 330 cts for roof tiles
 - c) Roof battens (metal roofing): 35 X 70mm at 1200 max cts for metal roofing
 - d) Trusses and posi-struts as per engineering details and computations.

RevID	ChID	Change Name	Date
A		INITIAL ISSUE	26/3/24
B		POOL & DECK ADDED	15/4/24





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HOUSE DESIGN, EXTENSIONS, PERGOLAS,
GARAGES, CARPORTS,
COMMERCIAL KITCHENS
SERVICES AND SHOP DRAWINGS

Drawn Checked	JB
Plot Date:	15/04/2024
Project NO.	A5029-CDC
Project Status	DA / CC DRAWINGS
Client	JUSTINE MCDERMOTT
Climate Zone	2
Wind Region	B-N3
Site:	28 KINGSLEY ST BYRON BAY NSW

DRAWING TITLE :

DA / CC DRAWING SET
GENERAL NOTES

PROJECT NAME :

28 KINGSLEY ST PROJECT

REVISION NO.

B,

DRAWING NO.

CDC-03

11.2 STAIR/RAMP CONSTRUCTION

- Stairs/Ramps will be constructed in accordance with this Part of the NCC.

11.2.3 Ramps

An external ramp serving an external doorway or a ramp within a building must-

- (a)be designed to take loading forces in accordance with AS/NZS 1170.1; and
- (b)have a gradient not steeper than 1:8; and
- (c)be provided with landings complying with 11.2.5 at the top and bottom of the ramp and at intervals not greater than 15 m.

11.2.4 Slip resistance

(1)The requirements for slip-resistance treatment to stair treads, ramps and landings are as set out in (2), (3) and (4).
(2)Treads must have-

- (a)a surface with a slip-resistance classification not less than that listed in Table 11.2.4 when tested in accordance with AS 4586; or
- (b)a nosing strip with a slip-resistance classification not less than that listed in Table 11.2.4 when tested in accordance with AS 4586.

(3)The floor surface of a ramp must have a slip-resistance classification not less than that listed in Table 11.2.4 when tested in accordance with AS 4586.
(4)Landings, where the edge leads to the flight below, must have-

- (a)a surface with a slip-resistance classification not less than that listed in Table 11.2.4 when tested in accordance with AS 4586, for not less than 190 mm from the stair nosing; or
- (b)a nosing strip with a slip-resistance classification not less than that listed in Table 11.2.4 when tested in accordance with AS 4586.

11.2.5 Landings

(1)Landings must-

- (a)be not less than 750 mm long and where this involves a change in direction, the length is measured 500 mm from the inside edge of the landing (see Figure 11.2.5a); and
- (b)have a gradient not steeper than 1:50; and
- (c)be provided where the sill of a threshold of a doorway opens onto a stairway or ramp that provides a change in floor level or floor to ground level greater than 3 risers or 570 mm (see Figure 11.2.5b); and
- (d)extend across the full width of a doorway.

(2)In the case of a stairway serving only non-habitable rooms, such as attics, storerooms and the like that are not used on a regular or daily basis, the requirements of (1)(a) may be substituted with a minimum length of landing being not less than 600 mm long.

11.3 BARRIERS & HANDRAILS

Compliance with this Part is achieved by complying with-

- (a)11.3.3, 11.3.4 and 11.3.6 for barriers to prevent falls; and
- (b)11.3.5 for handrails; and 11.3.7 and 11.3.8 for protection of openable windows.

11.3.3 Barriers to prevent falls

(1)A continuous barrier must be provided along the side of a trafficable surface, such as-

- (a)a stairway, ramp or the like; and
- (b)a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like; and
- (c)a roof top space or the like to which general access is provided; and
- (d)any delineated path of access to a building, where it is possible to fall 1 m or more measured from the level of the trafficable surface to the surface beneath (see Figure 11.3.3a).

(2)The requirements of (1) do not apply to-

- (a)a retaining wall unless the retaining wall forms part of, or is directly associated with, a delineated path of access to a building from the road, or a delineated path of access between buildings (see Figure 11.3.3b); or a barrier provided to an openable window covered by 11.3.7 and 11.3.8.

11.3.4 Construction of barriers to prevent falls

(1)A barrier required by 11.3.3 must comply with (2) to (11).

11.3.5 Handrails

(1)Handrails to a stairway or ramp must-

- (a)be located along at least one side of the stairway flight or ramp; and
- (b)be located along the full length of the stairway flight or ramp, except in the case where a handrail is associated with a barrier the handrail may terminate where the barrier terminates; and
- (c)have the top surface of the handrail not less than 865 mm vertically above the nosings of the stair treads or the floor surface of the ramp (see Figure 11.3.4b); and
- (d)be continuous and have no obstruction on or above them that will tend to break a handhold, except for newel posts, ball type stanchions, or the like.

(2)The requirements of (1) do not apply to-

- (a)a stairway or ramp providing a change in elevation of less than 1 m; or
- (b)a landing; or a winder where a newel post is installed to provide a handhold.

11.3.6 Construction of wire barriers

(1)A wire barrier is deemed to meet the requirements of 11.3.4(4) if it is constructed in accordance with (2) to (4).
(2)For a horizontal or near horizontal wire system-

- (a)when measured with a strain indicator, it must be in accordance with the tension values in Table 11.3.6a; or 11.3.6b. when measured for a maximum permissible deflection, it must not exceed the maximum deflections in (b)Table
- (3)For a non-continuous vertical wire system-
- (a)when measured with a strain indicator, it must be in accordance with the tension values in Table 11.3.6a (see Note 4); or 11.3.6b. when measured for maximum permissible deflection, it must not exceed the maximum deflections in (b)Table
- (4)For a continuous vertical or continuous near vertical sloped wire system-
- (a)it must have wires of not more than 2.5 mm diameter with a lay of 7 x 7 or 7 x 19 construction; and
- (b)changes in direction at support rails must pass around a pulley block without causing permanent deformation to the wire; and
- (c)supporting rails must be spaced of not more than 900 mm apart and be of a material that does not allow deflection that would decrease the tension of the wire under load; and
- (d)when the wire tension is measured with a strain indicator, it must be in accordance with the tension values in Table 11.3.6c when measured in the furthestmost span from the tensioning device.

11.3.7 Protection of openable windows - bedrooms

(1)A window opening in a bedroom must be provided with protection, where the floor below the window is 2 m or more above the surface beneath.
(2)Where the lowest level of the window opening covered by (1) is less than 1.7 m above the floor, the window opening must comply with the following:

- (a)The openable portion of the window must be protected with-
- (i)a device capable of restricting the window opening; or
- (ii)a screen with secure fittings.

(b)A device or screen required by (a) must-

- (i)not permit a 125 mm sphere to pass through the window opening or screen; and
- (ii)resist an outward horizontal action of 250 N against the-

(A)window restrained by a device; or
(B)screen protecting the opening; and
(iii)have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.
(3)Where a device or screen provided in accordance with (2)(a) is able to be removed, unlocked or overridden, a barrier with a height not less than 865 mm above the floor is required to an openable window in addition to window protection.
(4)A barrier covered by (3) must not-

- (a)permit a 125 mm sphere to pass through it; and
- (b)have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing (see Figure 11.3.7).

11.3.8 Protection of openable windows - rooms other than bedrooms

(1)A window opening in a room other than a bedroom must be provided with protection where the floor below the window is 4 m or more above the surface beneath.
(2)The openable part of the window covered by (1) must be protected with a barrier with a height of not less than 865 mm above the floor.
(3)A barrier required by (2) must not-

- (a)permit a 125 mm sphere to pass through it; and
- (b)have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing.

13 ENERGY EFFICIENCY

13.1.1 Scope

This Section sets out the following Deemed-to-Satisfy Provisions for energy efficiency:

- (a)Building fabric (see Part 13.2).
- (b)External glazing (see Part 13.3).
- (c)Building sealing (see Part 13.4).
- (d)Ceiling fans (see Part 13.5).
- (e)Whole-of-home energy usage (see Part 13.6).
- (f)Services (see Part 13.7).

13.1.2 Application

The application of this Section is subject to the following:



- (a)The Governing Requirements of NCC Volume Two.
- (b)The State and Territory variations, additions and deletions contained in the Schedules to the ABCB Housing Provisions and NCC Volume Two.

H7P1 Swimming pool access

A barrier must be provided to a swimming pool and must-

- (a)be continuous for the full extent of the hazard; and
- (b)be of a strength and rigidity to withstand the foreseeable impact of people; and
- (c)restrict the access of young children to the pool and the immediate pool surrounds; and
- (d)have any gates and doors fitted with latching devices not readily operated by young children, and constructed to automatically close and latch.

H7P1 only applies to a swimming pool with a depth of water more than 300 mm, in conjunction with the Swimming Pools Act 1992 and the Swimming Pools Regulation 2018.

<table><tr><td>RevID</td><td>ChID</td><td>Change Name</td><td>Date</td></tr><tr><td>A</td><td></td><td>INITIAL ISSUE</td><td>26/3/24</td></tr><tr><td>B</td><td></td><td>POOL & DECK ADDED</td><td>15/4/24</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	RevID	ChID	Change Name	Date	A		INITIAL ISSUE	26/3/24	B		POOL & DECK ADDED	15/4/24																																	<div><p>JTB DRAFTING DESIGNED TO EXCITE</p></div> <div><p>bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</p><p>Joshua Baker ABN 52398755169 BDAA Member: 5016-20 Mob: 0426 825 964 Email: joshua@jtbdrafting.com</p><p>HOUSE DESIGN, EXTENSIONS, PERGOLAS, GARAGES, CARPORTS, COMMERCIAL KITCHENS SERVICES AND SHOP DRAWINGS</p></div>	<table><tr><td>Drawn Checked</td><td>JB </td></tr><tr><td>Plot Date:</td><td>15/04/2024</td></tr><tr><td>Project NO.</td><td>A5029-CDC</td></tr><tr><td>Project Status</td><td>DA / CC DRAWINGS</td></tr></table> <table><tr><td>Client</td><td>JUSTINE MCDERMOTT</td></tr><tr><td>Climate Zone</td><td>2</td></tr><tr><td>Wind Region</td><td>B-N3</td></tr><tr><td>Site:</td><td>28 KINGSLEY ST BYRON BAY NSW</td></tr></table>	Drawn Checked	JB	Plot Date:	15/04/2024	Project NO.	A5029-CDC	Project Status	DA / CC DRAWINGS	Client	JUSTINE MCDERMOTT	Climate Zone	2	Wind Region	B-N3	Site:	28 KINGSLEY ST BYRON BAY NSW	<table><tr><td>DRAWING TITLE :</td><td>DA / CC DRAWING SET</td></tr><tr><td colspan="2">GENERAL NOTES</td></tr></table> <table><tr><td>PROJECT NAME :</td><td>28 KINGSLEY ST PROJECT</td></tr></table>	DRAWING TITLE :	DA / CC DRAWING SET	GENERAL NOTES		PROJECT NAME :	28 KINGSLEY ST PROJECT	<table><tr><td>REVISION NO.</td><td>B,</td></tr><tr><td>DRAWING NO.</td><td>CDC-04</td></tr></table>	REVISION NO.	B,	DRAWING NO.	CDC-04
RevID	ChID	Change Name	Date																																																																							
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- (1) The lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of- (a) 5 W/m² in a Class 1 building; and
- (b) 4 W/m² on a verandah, balcony or the like attached to a Class 1 building; and
- (c) 3 W/m² in a Class 10a building associated with a Class 1 building.
- (2) The illumination power density allowance in (1) may be increased by dividing it by the relevant illumination power density adjustment factor for a control device in (6) as applicable.
- (3) When designing the lamp power density or illumination power density, the power of the proposed installation must be used rather than nominal allowances for exposed batten holders or luminaires.
- (4) If halogen lamps are installed, they must be separately switched from fluorescent lamps.
- (5) Artificial lighting around the perimeter of a building must- (a) be controlled by a daylight sensor; or
- (b) have an average light source efficacy of not less than 40 Lumens/W.
- (6) The following illumination power density adjustment factors apply to control devices for artificial lighting: (a) Lighting timer for corridor lighting: 0.7. Motion detector - (i) 0.9, where -
- (A) at least 75% of the area of a space is controlled by one or more motion detectors; or
- (B) an area of less than 200 m² is switched as a block by one or more motion detectors; and
- (i) 0.7, where up to 6 lights are switched as a block by one or more detectors; and
- (ii) 0.55, where up to 2 lights are switched as a block by one or more detectors.
- (c) Manual dimming system where not less than 75% of the area of a space is controlled by manually operated dimmers: 0.85.
- (d) Programmable dimming system where not less than 75% of the area of a space is controlled by programmable dimmers: 0.85.
- (e) Dynamic dimming system, with automatic compensation for lumen depreciation, the design lumen depreciation factor is not less than - (i) 0.9 for fluorescent lights; or
- (ii) 0.8 for high pressure discharge lights.
- (f) Fixed dimming where at least 75% of the area is controlled by fixed dimmers that reduce the overall lighting level and the power consumption of the lighting - equal to the % of full power to which the dimmer is set divided by 0.95.
- (g) Daylight sensor and dynamic lighting control device, with dimmed or stepped switching of lights adjacent to windows:
- (i) Lights within the space adjacent to windows other than roof lights for a distance from the window equal to the depth of the floor at window head height: 0.5.
- (ii) Lights within the space adjacent to roof lights: 0.6.
- (7) For the purposes of (6)(c), manual dimming is where lights are controlled by a knob, slider or other mechanism or where there are pre-selected scenes that are manually selected.
- (8) For the purposes of (6)(d), programmed dimming is where pre-selected scenes or levels are automatically selected by the time of day, photoelectric cell or occupancy sensor.
- (9) For the purposes of (6)(e), dynamic dimming is where the lighting level is varied automatically by a photoelectric cell to either proportionately compensate for the availability of daylight or the lumen depreciation of the lamps.
- (10) For the purposes of (6)(f), fixed dimming is where lights are controlled to a level and that level cannot be adjusted by the user.
- (11) For the purposes of (6)(g)(i) and (ii), the illumination power density adjustment factor is only applied to lights controlled by that item - this adjustment factor does not apply to tungsten halogen or other incandescent sources.

- (1) This Part applies to- (a) a Class 1 building; and
- (b) a Class 10a building with a conditioned space.
- (2) The provisions of (1) do not apply to the following:
 - (a) Existing buildings being relocated.
 - (b) Parts of buildings that cannot be fully enclosed.
 - (c) A building in climate zones 2 and 5 where the only means of air-conditioning is by using an evaporative cooler. A permanent building ventilation opening that is necessary for the safe operation of a gas appliance.

Filling used in the construction of a slab, except where the slab is suspended, shall consist of controlled fill or rolled fill as follows :

(a) Control fill is material that has been placed and compacted in layers by compaction equipment within a defined moisture range to a defined density requirement. Except as provided below, controlled fill shall be placed in accordance with AS 3798. Sand fill up to 0.8 m deep, well compacted in not more than 0.3 m thick layers by a vibrating plate or vibrating roller, shall be deemed to comply with this requirement. A satisfactory test for sand fill not containing gravel sized material is the achievement of a blow count of 7 or more per 0.3 m using the penetrometer test described in AS 1289.F3.3. Non-sand fill up to 0.4 m deep, well compacted in not more than 0.15 m layers by a mechanical roller, shall be deemed to comply with this requirement. Clay fill shall be moist during compaction.

(b) Roll fill consists of material compacted in layers by repeated rolling with an excavator. Rolled fill shall not exceed 0.6m compacted in layers not more than 0.3 m thick for sand material or 0.3 m compacted in layers not more than 0.15 m thick for other material.

Note : The depth of fill given in this Clause are the depths measured after compaction.

No	AS Code Number	AS Code name
1	AS 3660-2014	Termite protection barriers.
2	AS 3600-2018	Concrete Structures.
3	AS 2870-2011	Residential slabs and footing.
4	AS 4671-2001	Steel reinforcement materials.
5	AS 2904-1995	Dam proof courses flashing.
6	AS 1684-2010	Residential timber framed construction.
7	AS 1860-2006	Installation of practice board floors.
8	AS 4055-2012	Wind Loading for housing.
9	AS 4100-1998	Steel Structures.
10	AS 3700 & AS4773	Masonry in building.
11	AS 1562-2018	Design and install of sheet roof and wall cladding.
12	AS 2049-2014	Roof tiles.
13	AS 2050-2018	Fixing of Roof tiles.
14	AS 1288-2006	Glass in building
15	AS 3740-2014	Water proofing of wet areas.
16	AS 3786-1993	Smoke Alarms.
17	AS 1657-1992	Stair case & balustrades.
18	AS 3958.1-2007	Installation of ceramic tiles.
19	AS 2455.2-2007	Installation of carpet flooring.
20	AS/NZS 2311- 2009	Painting of building
21	AS2047	Selection & installation of doors & windows

**INSULATION TO BE
INSTALLED TO EXCEED
BASIX REQUIREMENTS AS
FOLLOWS:**
ROOF BLANKET R1.3 55mm
CEILING R4.0
EXTERNAL WALL R2.5
INSULATION INSTALLED TO
EXCEED THE MIN REQUIRED BY
BASIX

- Trimdek roof at 2deg pitch
- see elevations & cross section for wall heights
- 70 X 35 MGP10 Battens at 900 crs
- Roof design as per engineers spec.
- Plaster ceilings.
- Colourbond fascia & flashing
- Colourbond quad gutters.
- Downpipes 90mm dia or 100 x 50
- Sisalation.
- Roof design & construction: as per **AS 1684**
/ roof truss supplier spec & Design / Engineer

- See cross section for wall heights
- 90 x 45 MGP10 plates (double top plates to all external walls.
- 90 x 35 MGP10 studs at 450 crs.
- 90 x 35 MGP10 noggin's at max. 1350 crs.
- Wall cladding as noted on elevations
- Plaster lining to internal walls.
- Plaster lining to internal walls.
- Internal doors 820 wide (TYP.)
- Wall Framing design & construction: as per **Engineers design & Spec**

WIND CLASSIFICATION
FOR THIS SITE - N3

[illegible]


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HOUSE DESIGN, EXTENSIONS, PERGOLAS,
GARAGES, CARPORTS,
COMMERCIAL KITCHENS,
SERVICES AND SHOP DRAWINGS

Drawn Checked	JB
Plot Date:	15/04/2024
Project NO.	A5029-CDC
Project Status	DA / CC DRAWINGS
<hr/>	
Client	JUSTINE MCDERMOTT
Climate Zone	2
Wind Region	B-N3
Site:	28 KINGSLEY ST BYRON BAY NSW

DRAWING TITLE :

DA / CC DRAWING SET

GENERAL NOTES

PROJECT NAME :

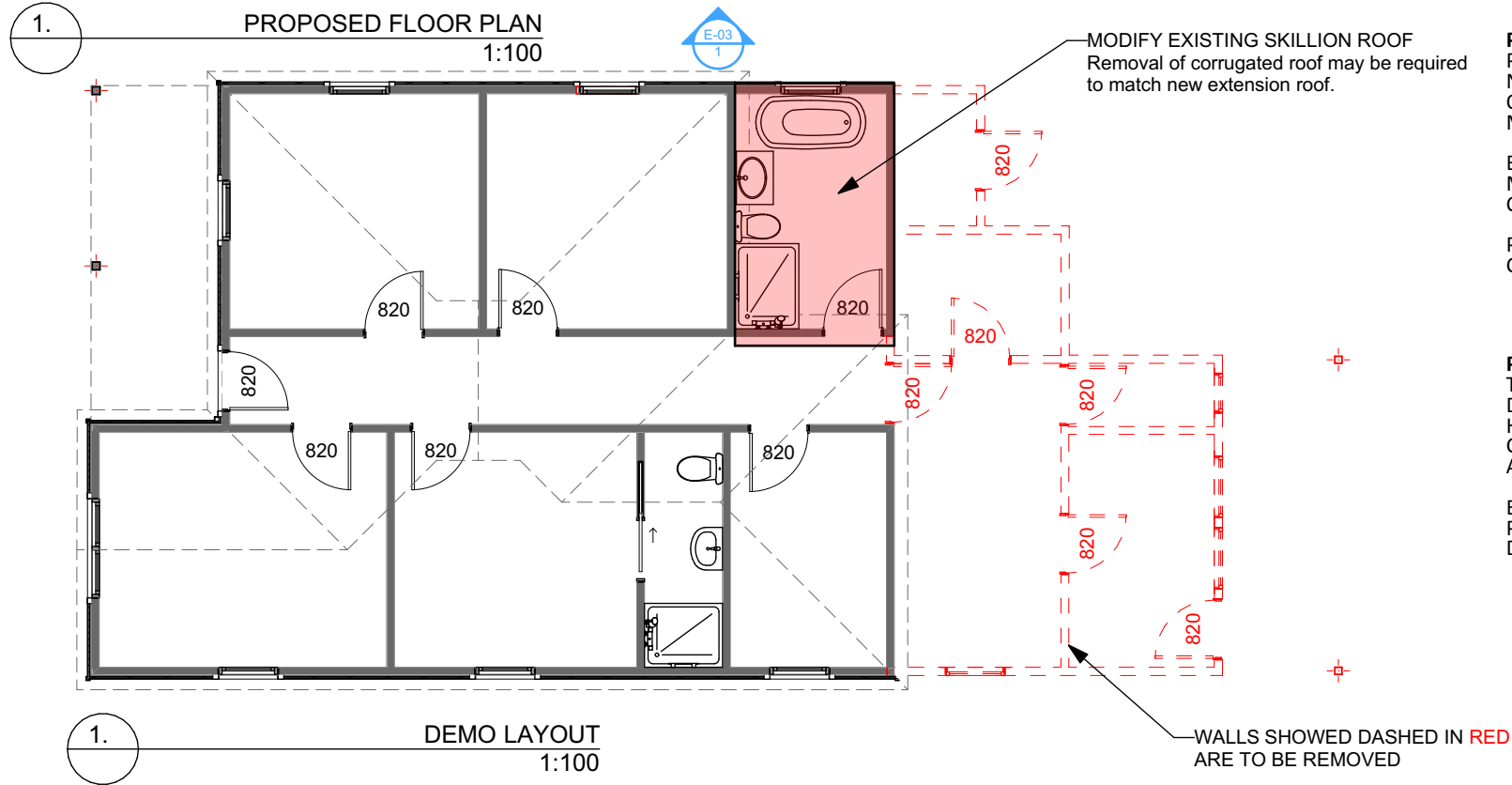
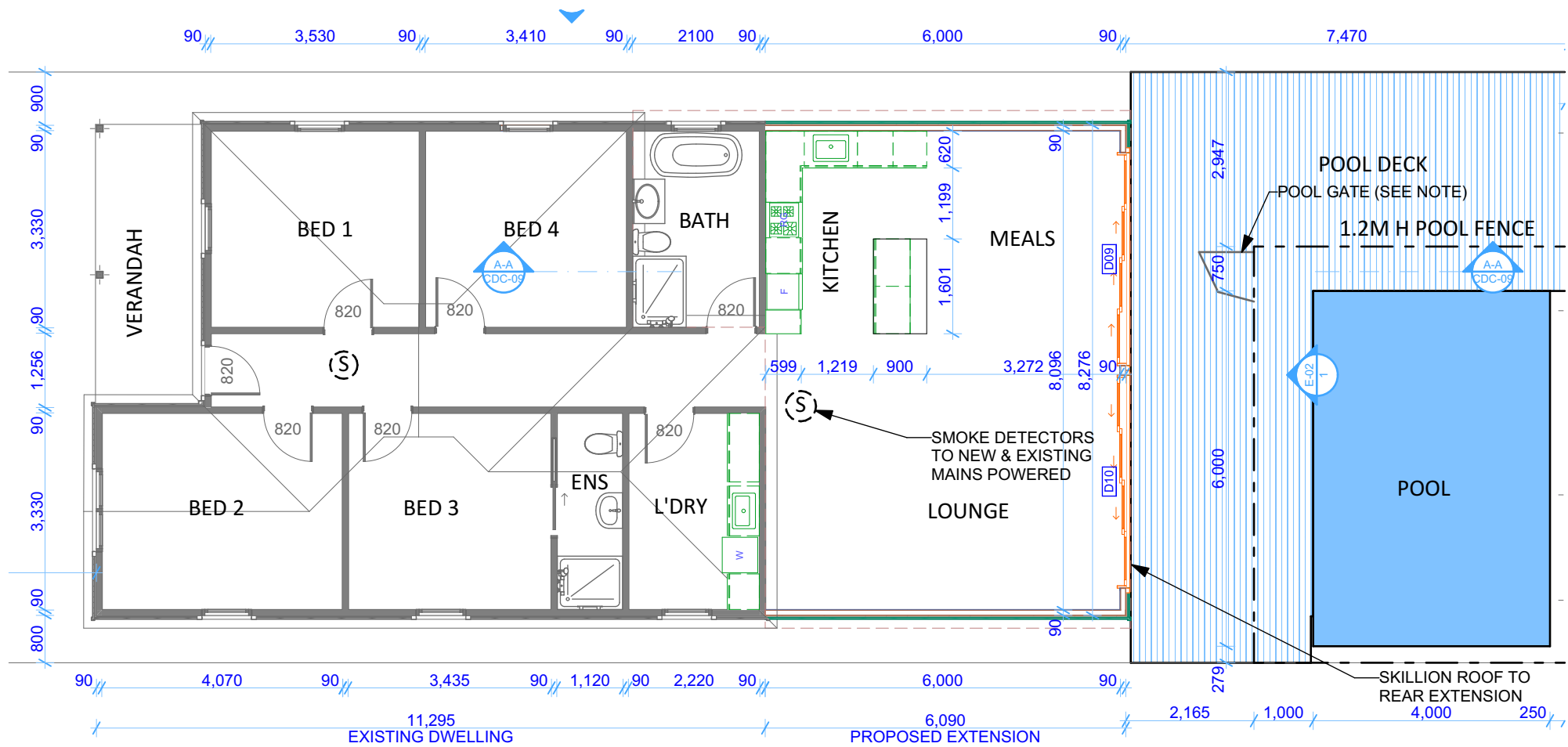
28 KINGSLEY ST PROJECT

REVISION NO.

B

DRAWING NO.

CDC-05



WALL LEGEND

- EXISTING WALLS
- NEW WALLS

EXTERNAL COLOURS TBC BY CLIENT:

(EXAMPLE: COLORBOND SURFMIST)

ROOF, GUTTERS, FASCIA & FLASHING
WALL COLOUR
WINDOW FRAME COLOUR

ENGINEER TO PROVIDE STRUCTURAL DESIGN FOR PROPOSED EXTENSION
ROOF, WALLS, BRACING, LINTELS, SLAB

POOL NOTE:
POOL FENCE TO BE MIN 1.2M AFFL OF DECK
NON CLIMABLE FENCE CONSTRUCTION GLASS
OR VERTICAL PICKET WITH
MAX 80mm PICKET SPACING

BOUNDARY FENCE TO POOL AREA TO BE NON CLIMABLE
MODIFICATIONS TO EXISTING BOUNDARY FENCE &
COMPLIANCE TBC BY BUILDER & CERTIFIER

POOL GATE LOCK:
CHILDPROOF LOCK MIN 1500 AFFL OF DECK

POOL DECK NOTE:
TIMBER DECK MERBAU OR AS SELECTED BY CLIENT
DECKING SUBFLOOR WITHIN 150mm OF GL TO BE
H3 TREATED TIMBER
CONSTRUCTION AS PER AS 1684 OR
AS DETAILED BY STRUCTURAL ENGINEER

ENSURE UNDERDECK IS FULLY DRAINED TO
PREVENT WATER PONDING
DIRECT SURFACE WATER AWAY FROM DWELLING



EXISTING SITE PHOTOS

RevID	ChID	Change Name	Date
A		INITIAL ISSUE	26/3/24
B		POOL & DECK ADDED	15/4/24



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GARAGES, CARPORTS,
COMMERCIAL KITCHENS
SERVICES AND SHOP DRAWINGS

Drawn | Checked JB |
Plot Date: 15/04/2024
Project NO. A5029-CDC
Project Status DA / CC DRAWINGS

Client JUSTINE MCDERMOTT
Climate Zone 2
Wind Region B-N3
Site: 28 KINGSLEY ST BYRON BAY
NSW

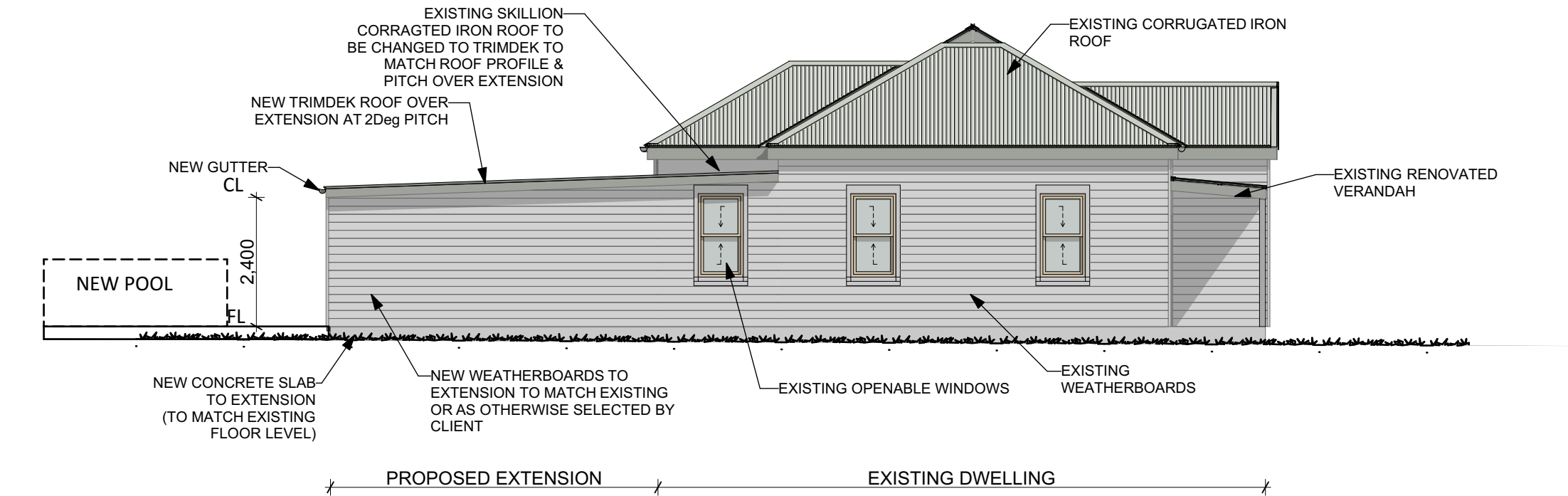
DRAWING TITLE :

DA / CC DRAWING SET
FLOOR PLAN

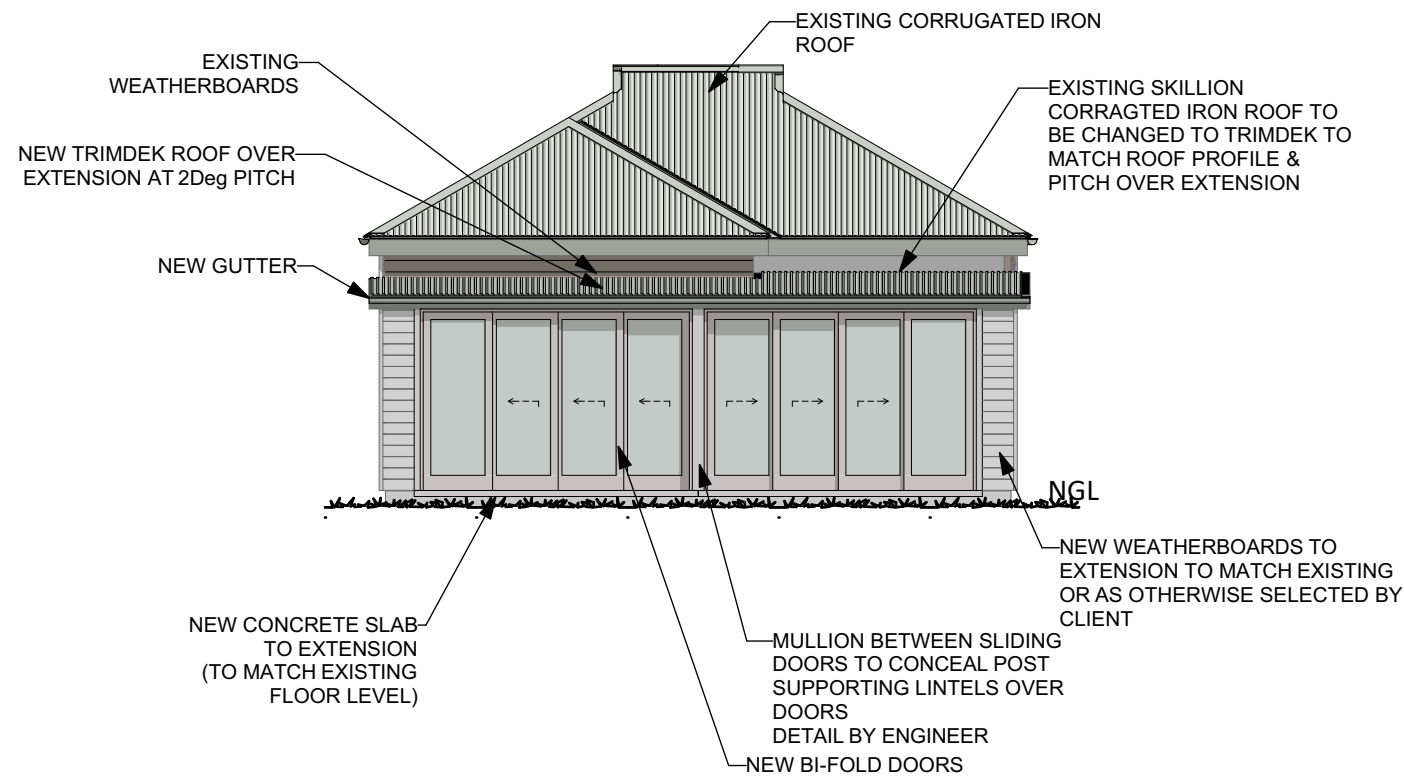
PROJECT NAME :
28 KINGSLEY ST PROJECT

REVISION NO.
B,

DRAWING NO.
CDC-06



E-01 EAST ELEVATION
1:100



E-02 SOUTH ELEVATION
1:100

RevID	ChID	Change Name	Date
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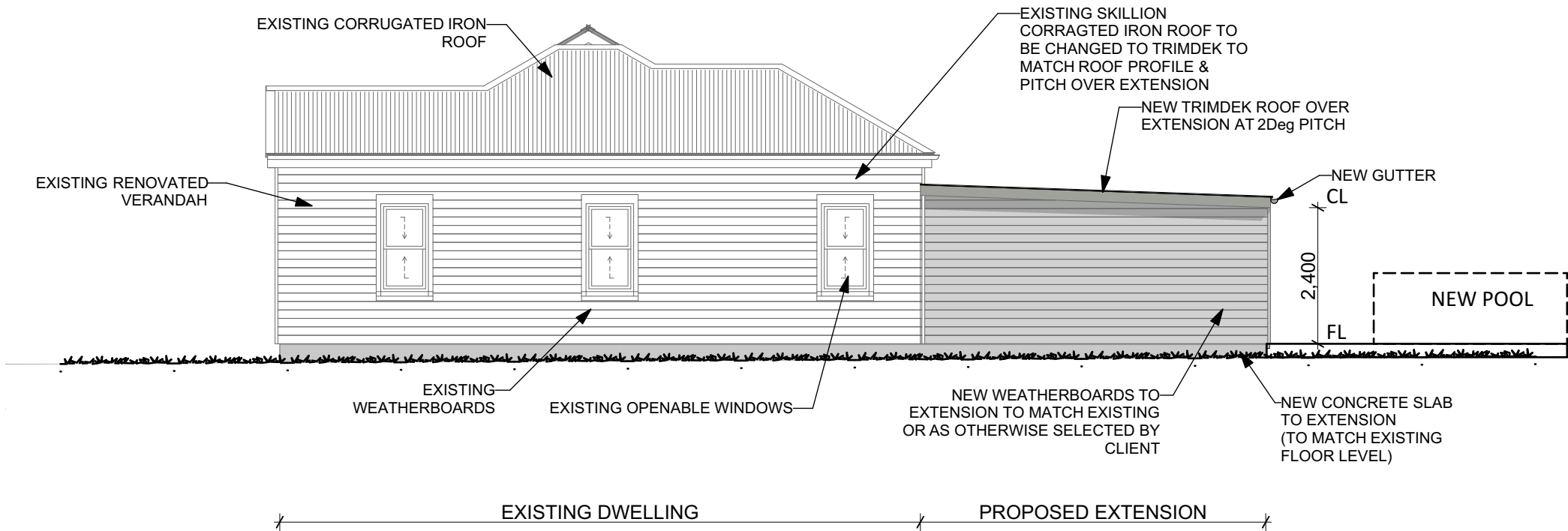
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Plot Date:	15/04/2024
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Project Status	DA / CC DRAWINGS
Client	JUSTINE MCDERMOTT
Climate Zone	2
Wind Region	B-N3
Site:	28 KINGSLEY ST BYRON BAY NSW

DRAWING TITLE :
**DA / CC DRAWING SET
ELEVATIONS**

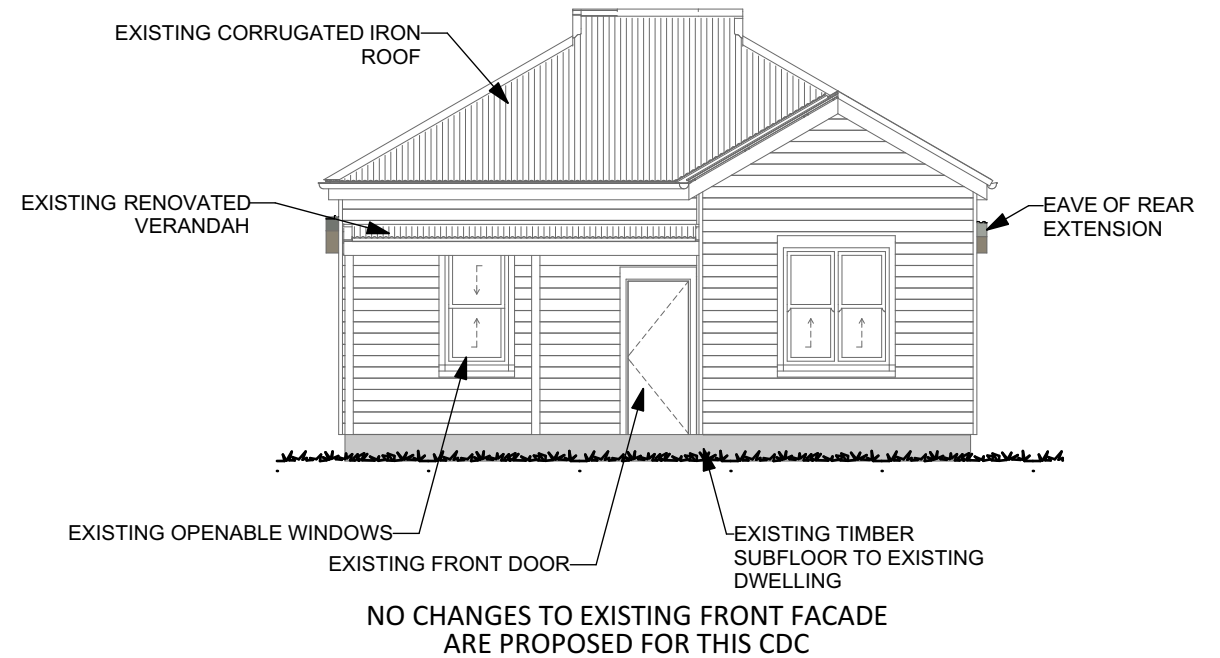
PROJECT NAME :
28 KINGSLEY ST PROJECT

REVISION NO.
B₁

DRAWING NO.
CDC-07



E-03 WEST ELEVATION
1:100



E-04 NORTH ELEVATION
1:100

RevID	ChID	Change Name	Date
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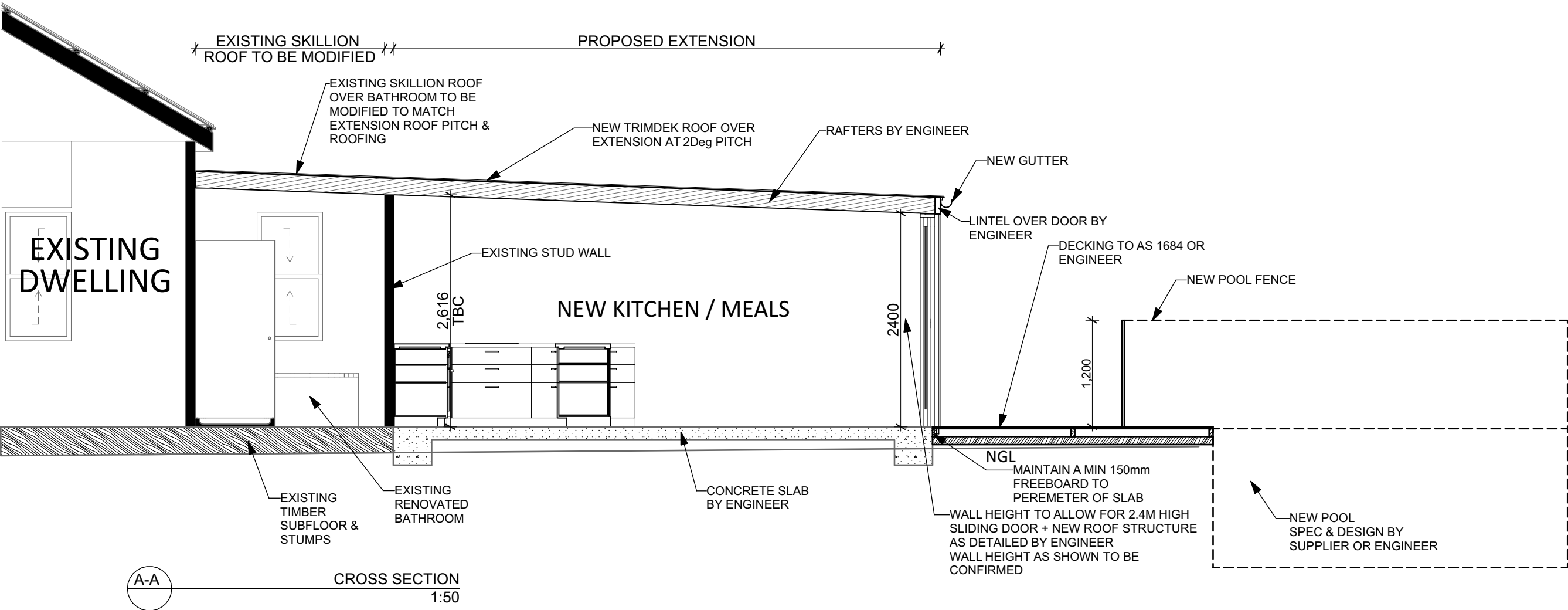
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DRAWING TITLE :
**DA / CC DRAWING SET
ELEVATIONS**

PROJECT NAME :
28 KINGSLEY ST PROJECT

REVISION NO.
B

DRAWING NO.
CDC-08



WINDOW & DOOR SCHEDULE NOTE

NEW WINDOWS ARE OF TIMBER FRAME CONSTRUCTION
NEW DOORS ARE OF ALUMINIUM FRAME CONSTRUCTION.
PROVIDE INSECT SCREENS TO ALL WINDOWS, DOORS & OTHER OPENINGS
WINDOW SIZES SHOWN ON SCHEDULES ARE NOMINAL SIZES ONLY.
SIZES TO BE CHECKED WITH SELECTED MANUFATURER BY CLIENT / BUILDER PRIOR TO ORDERING.
GLAZING REQUIREMENTS AS PER ENERGY REPORT.

DOOR SCHEDULE

ID	Opening Width	Opening Height	QTY	Elevation	Notes	DOOR AREA m2
D09	3,600	2,400	1		NEW SLIDING STACKER DOOR	8.64
D10	3,600	2,400	1		NEW SLIDING STACKER DOOR	8.64

RevID	ChID	Change Name	Date
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B		POOL & DECK ADDED	15/4/24

JTB DRAFTING
DESIGNED TO EXCITE

bdaa
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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HOUSE DESIGN, EXTENSIONS, PERGOLAS, GARAGES, CARPORTS, COMMERCIAL KITCHENS SERVICES AND SHOP DRAWINGS

Drawn Checked	JB
Plot Date:	15/04/2024
Project NO.	A5029-CDC
Project Status	DA / CC DRAWINGS
Client	JUSTINE MCDERMOTT
Climate Zone	2
Wind Region	B-N3
Site:	28 KINGSLEY ST BYRON BAY NSW

DRAWING TITLE :
CROSS SECTION / WINDOW & DOOR SCHEDULE

PROJECT NAME :
28 KINGSLEY ST PROJECT

DA / CC DRAWING SET

REVISION NO.
B

DRAWING NO.
CDC-09

Alterations and Additions

Certificate number: A1742243_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 15 April 2024
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project address	
Project name	28 KINGSLEY ST BYRON BAY_02
Street address	28 KINGSLEY Street BYRON BAY 2481
Local Government Area	Byron Shire Council
Plan type and number	Deposited Plan DP359210
Lot number	2
Section number	N/A
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and includes a pool (and/or spa).
N/A	N/A
Certificate Prepared by <small>(please complete before submitting to Council or PCA)</small>	
Name / Company Name: J BAKER & K J BAKER	
ABN (if applicable): 52398755169	

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 989.85 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 62 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 45 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
concrete slab on ground floor.	nil	N/A			
external wall: framed (weatherboard, fibro, metal clad)	R1.00 (or R1.40 including construction)				
raked ceiling, pitched/skillion roof: framed	ceiling: R0.40 (down), roof: foil backed blanket (55 mm)	light (solar absorbance < 0.475)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors									
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.							✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:								✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.								✓	✓
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
D09	S	8.64	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D10	S	8.64	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

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A		INITIAL ISSUE	26/3/24
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GARAGES, CARPORTS,
COMMERCIAL KITCHENS
SERVICES AND SHOP DRAWINGS

Drawn | Checked JB |
Plot Date: 15/04/2024
Project NO. A5029-CDC
Project Status DA / CC DRAWINGS

Client JUSTINE MCDERMOTT
Climate Zone 2
Wind Region B-N3
Site: 28 KINGSLEY ST BYRON BAY
NSW

DRAWING TITLE :

DA / CC DRAWING SET
BASIX CERTIFICATE

PROJECT NAME :

28 KINGSLEY ST PROJECT

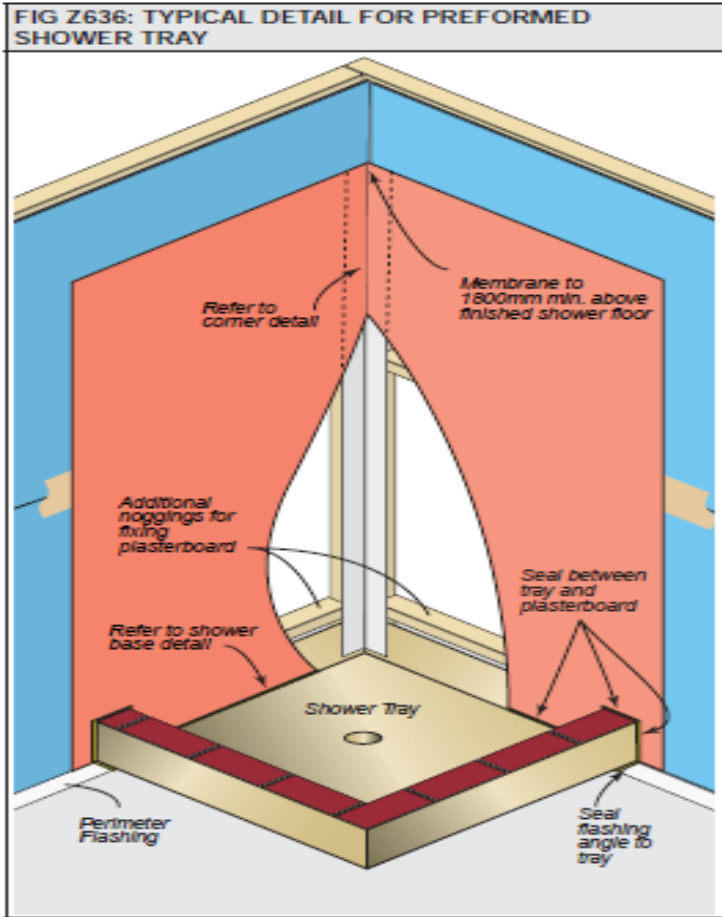
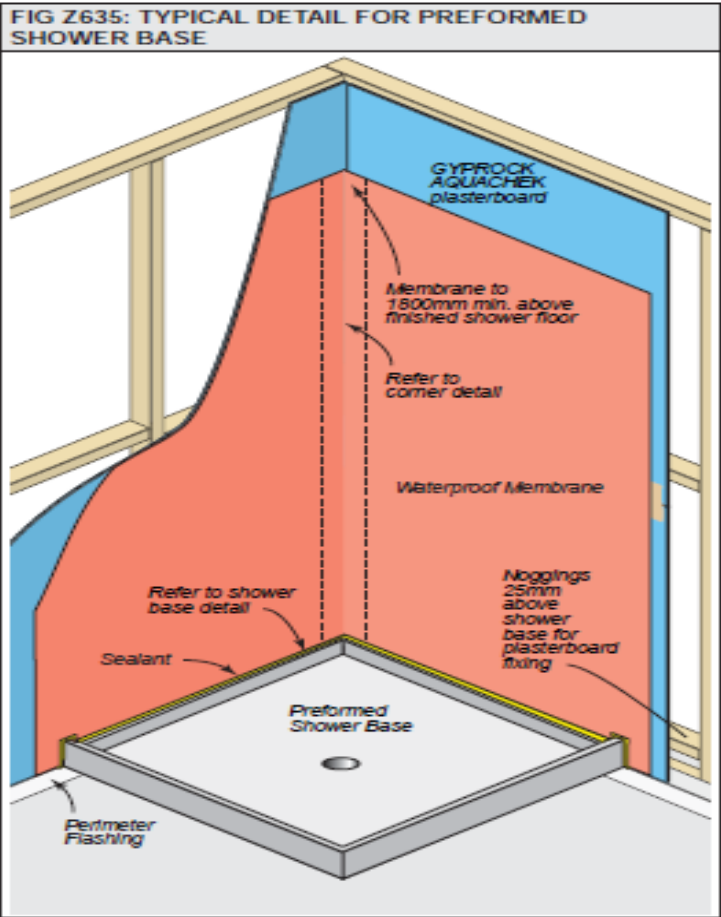
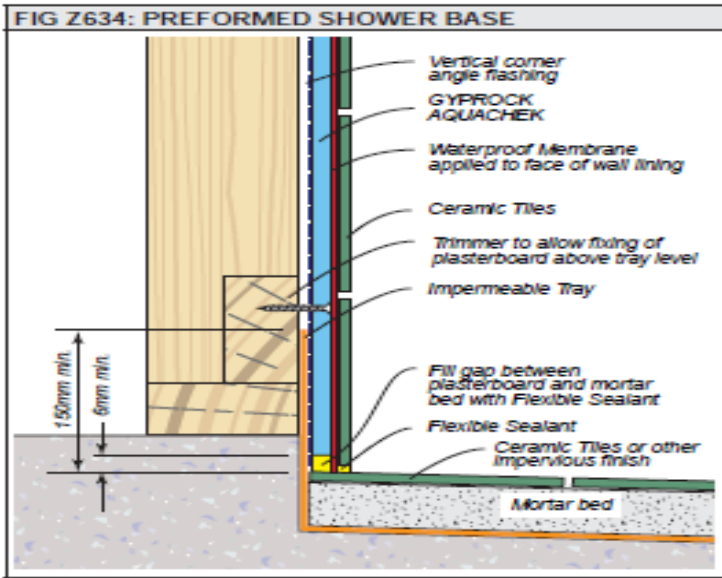
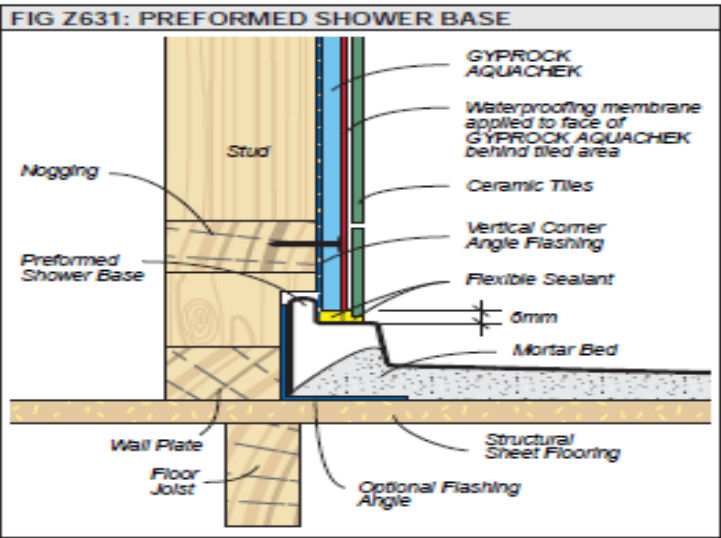
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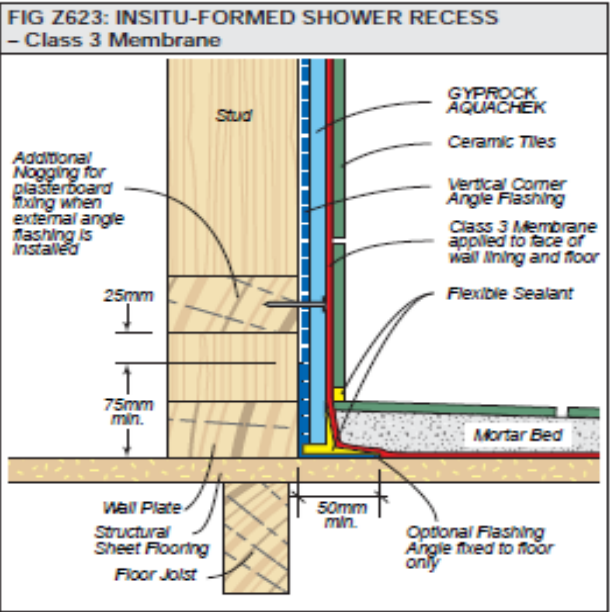
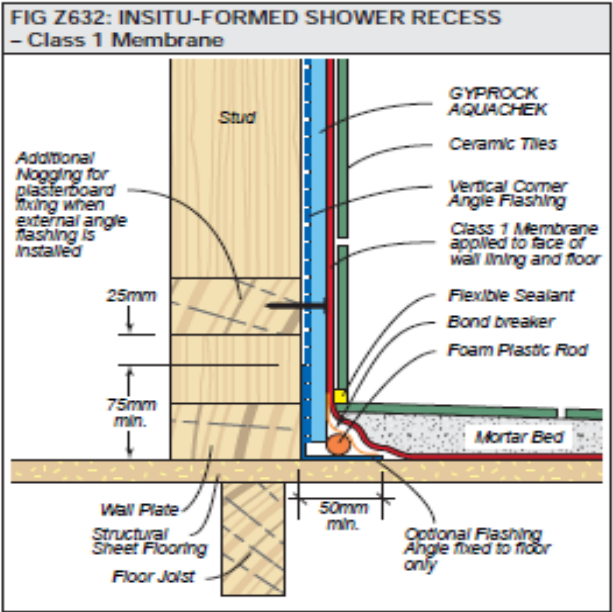
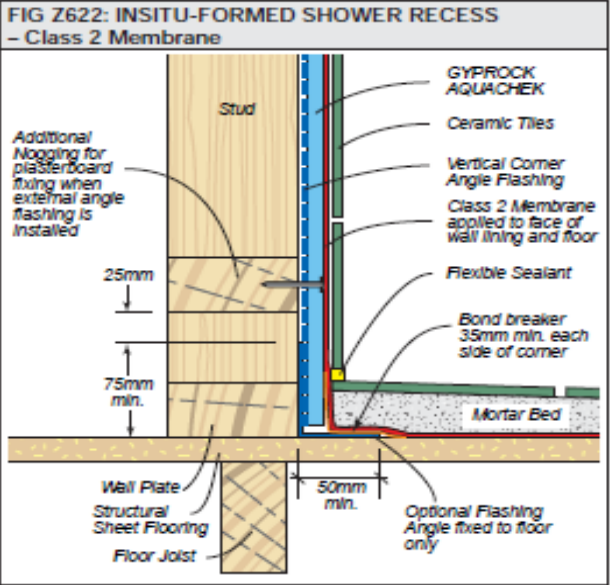
WET AREA DETAILS - CSR Residential Installation Guide including Wet Area System
(Indicative waterproofing system, builder to confirm system to be used)



Insitu-Formed Shower

Shower floors may be formed with a mortar bed and waterproof membrane. A number of treatments for the shower wall/floor are available depending on the class of membrane. Membranes are classified as Class 1, Class 2 or Class 3, with Class 3 having the greatest elongation capabilities.

- Cut and install PVC angle to the wall/floor junction if required. Fix to floor only.
- Cut and install PVC angle to internal corner, fixing the angle to studs at 600mm centres. PVC angle is to extend from 6mm above to a minimum height of 1800mm above the finished floor surface.
- Cut and fix the Gyprock Aquacheck™, leaving a 6mm gap between the bottom edge of the sheet and the shower floor, and where detailed, between sheets forming an internal corner. Neatly cut holes for plumbing penetrations.
- Caulk around plumbing penetrations, and, where detailed, at sheet bases and internal corners with flexible sealant.
- Joint plasterboard with Gyprock™ Wet Area Base Coat and paper tape.
- An appropriate liquid membrane is applied to the face of the Gyprock Aquacheck™ plasterboard and floor to form an insitu tray. Follow respective manufacturers' instructions. Apply membrane to the entire shower area to a minimum height of 1800mm from the finished floor surface. The membrane should extend 50mm minimum outside the shower area. Refer to FIG Z624.
- A compatible tile adhesive must be used to fix tiles to the membrane.



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Project NO. A5029-CDC
Project Status DA / CC DRAWINGS

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Climate Zone 2
Wind Region B-N3
Site: 28 KINGSLEY ST BYRON BAY
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FIG Z610: MEMBRANE DETAIL FOR AN UNENCLOSED SHOWER OVER BATH OR SHOWER AREA

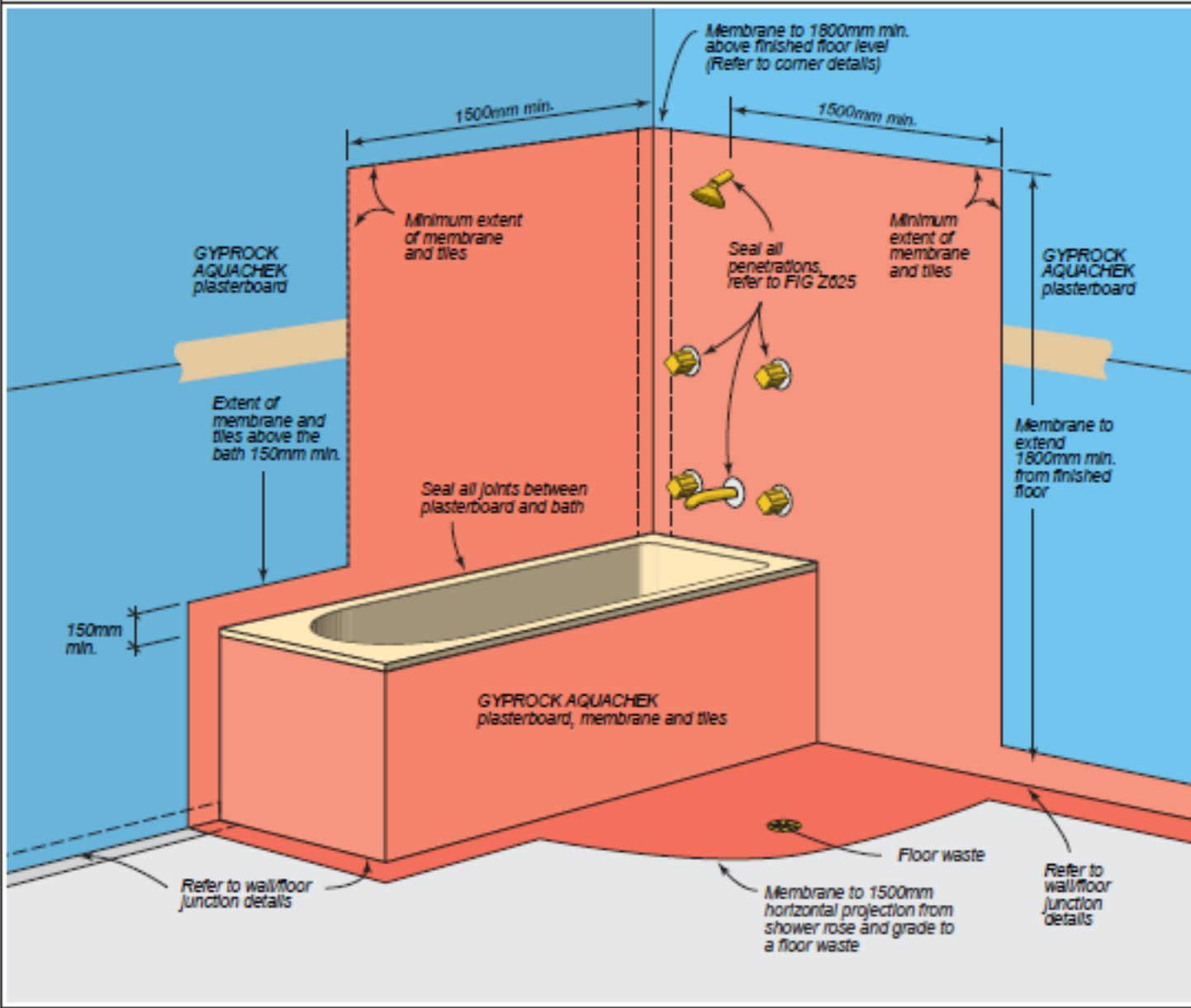


FIG Z611: MEMBRANE DETAIL FOR AN SEMI-ENCLOSED SHOWER OVER BATH OR SHOWER AREA

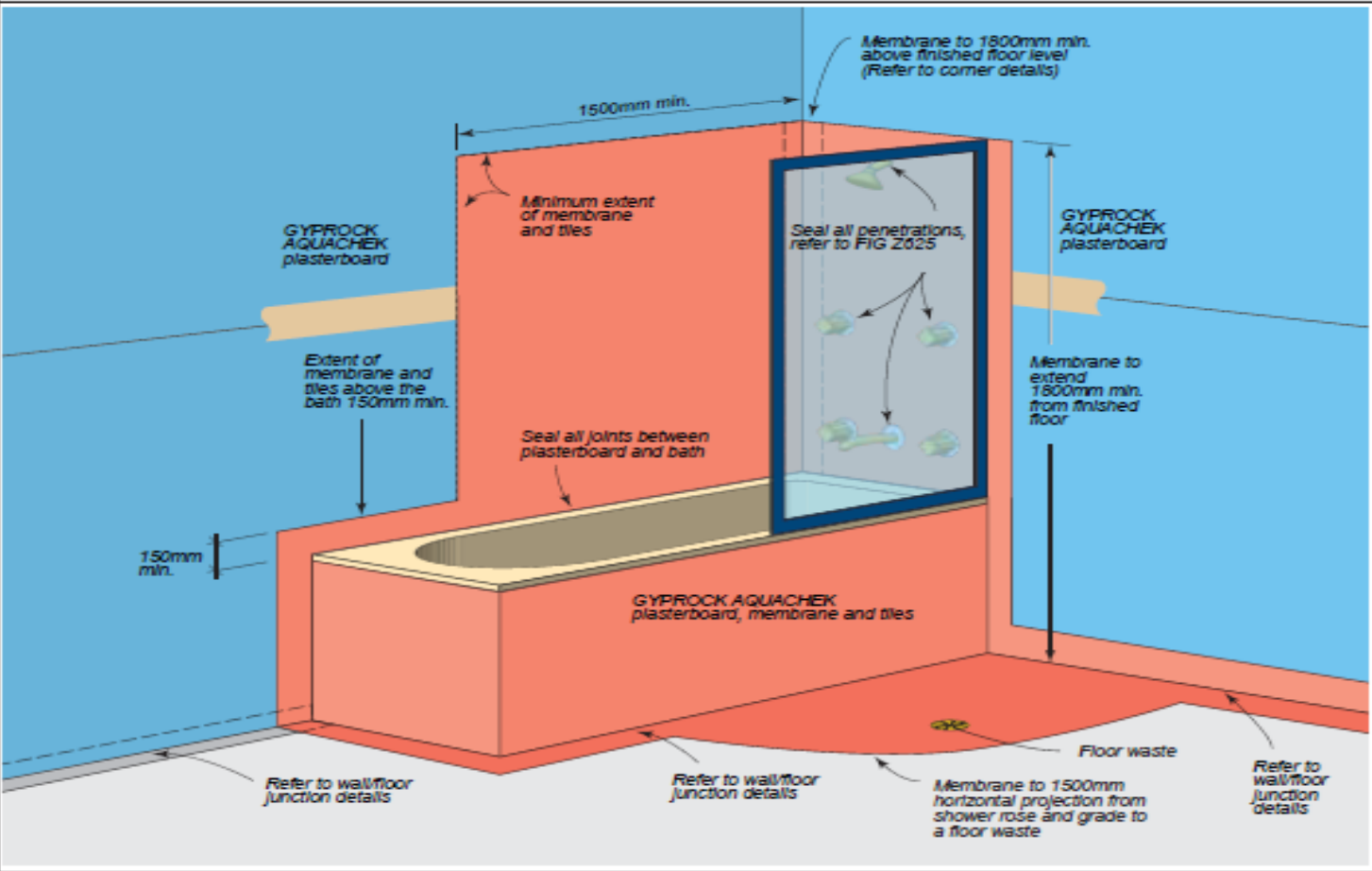


FIG Z615: INTERNAL CORNER DETAIL - CLASS 1, 2 OR 3 MEMBRANE

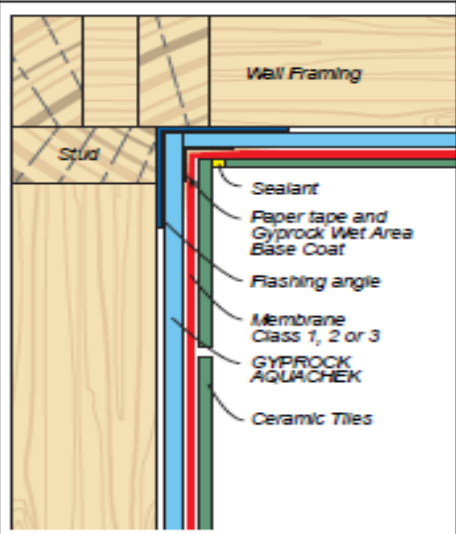


FIG Z616: INTERNAL CORNER DETAIL - CLASS 2 MEMBRANE

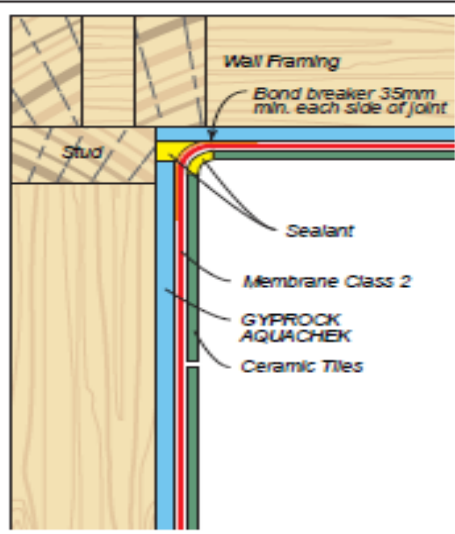
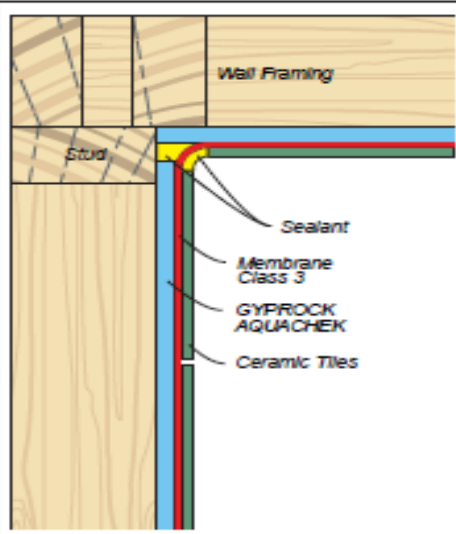


FIG Z617: INTERNAL CORNER DETAIL - CLASS 3 MEMBRANE



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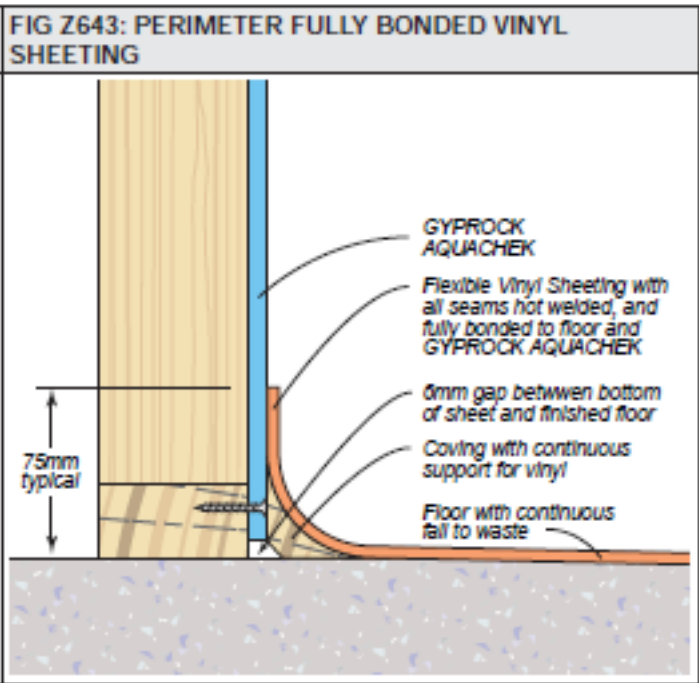
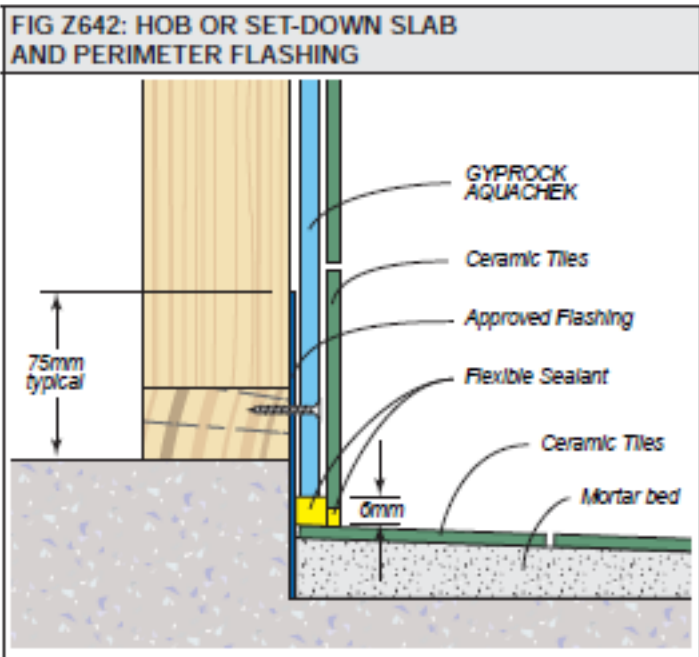
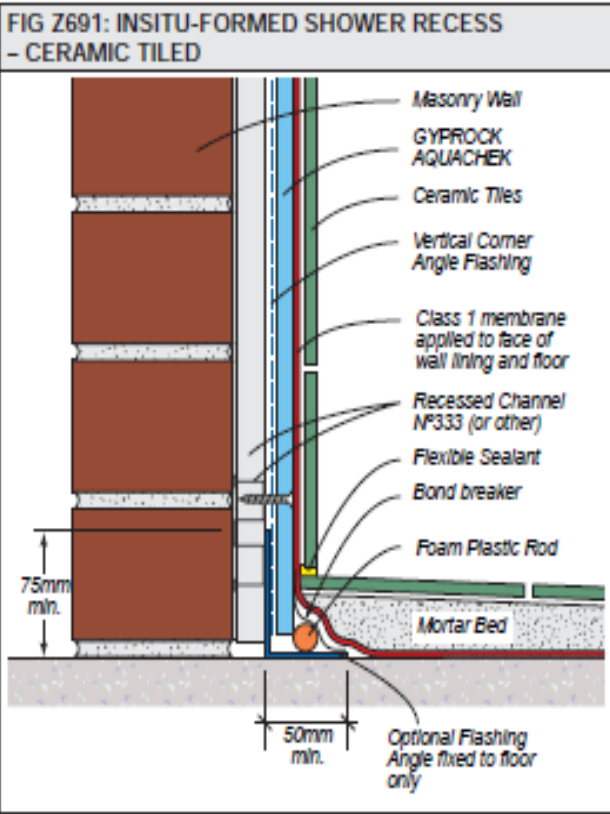
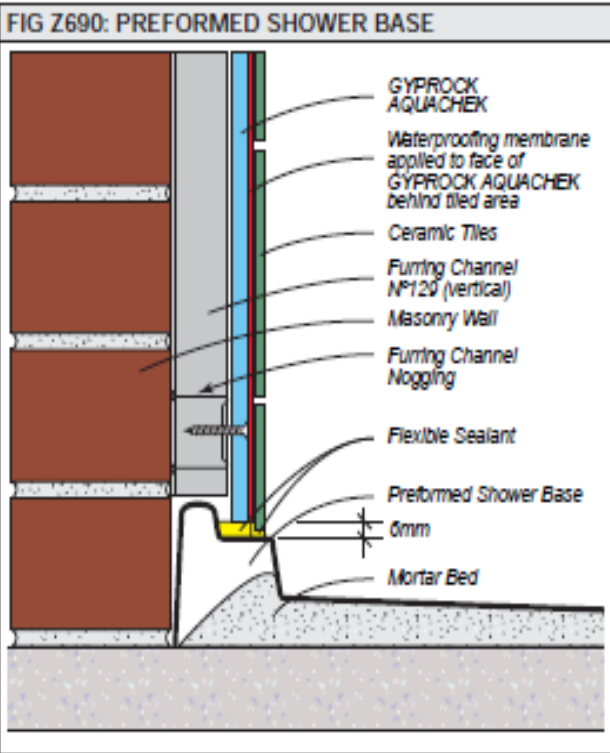
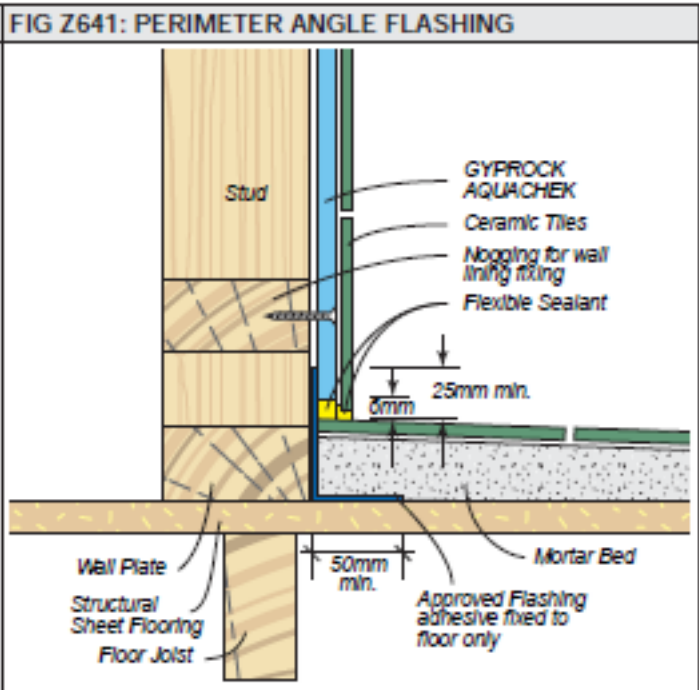
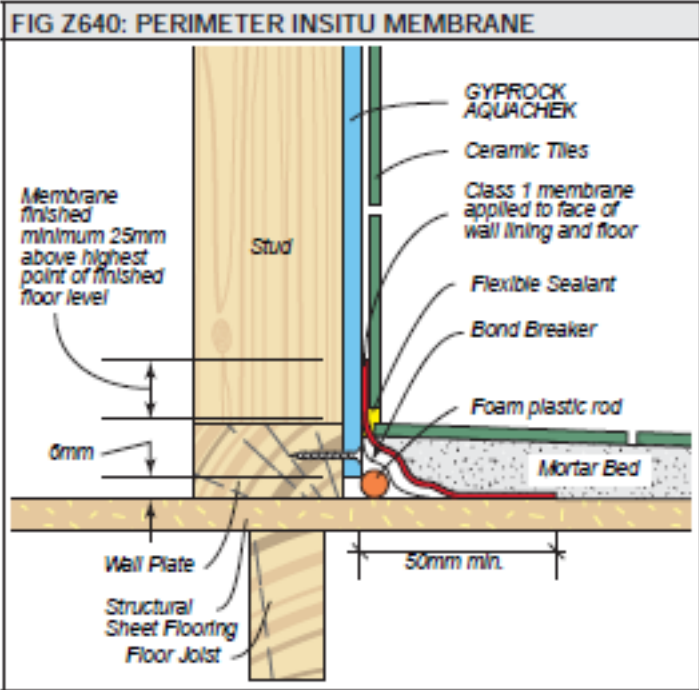
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Climate Zone: 2
Wind Region: B-N3
Site: 28 KINGSLEY ST BYRON BAY
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WET AREA DETAILS - CSR Residential Installation Guide including Wet Area System
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FIG Z625: TAP INSTALLATION – ELEVATION

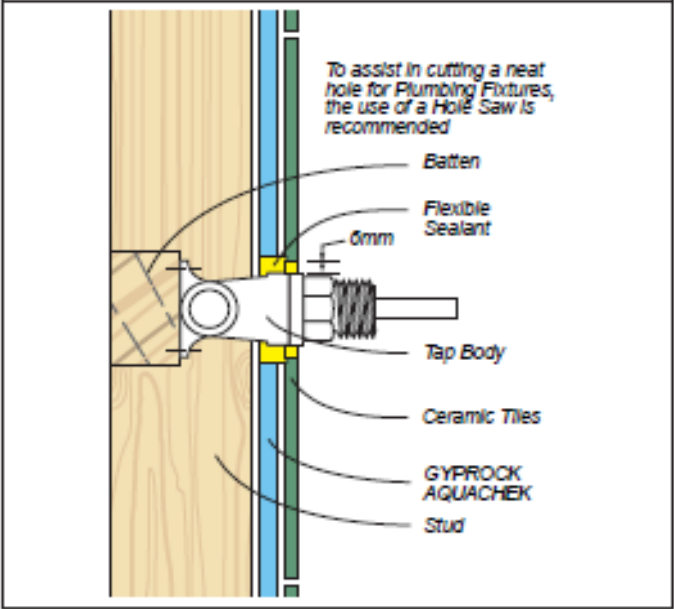


FIG Z627: LAUNDRY TUB/SINK INSTALLATION

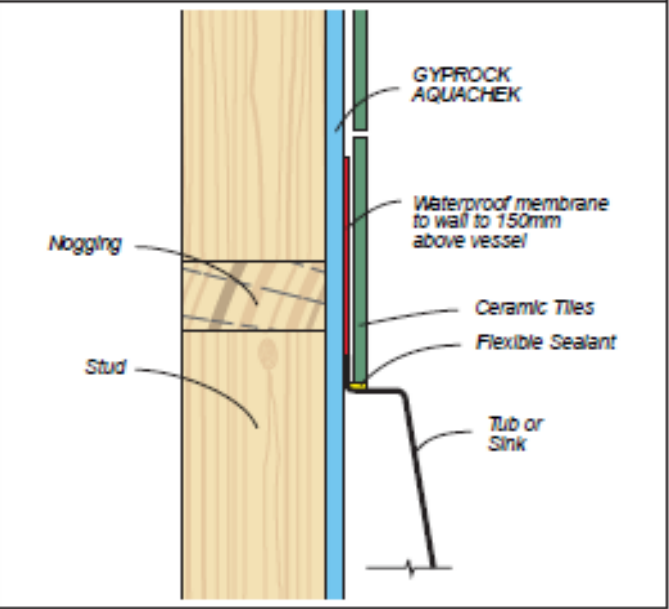


FIG Z612: INSTALLATION LAYOUT FOR A BATH WITHOUT SHOWER

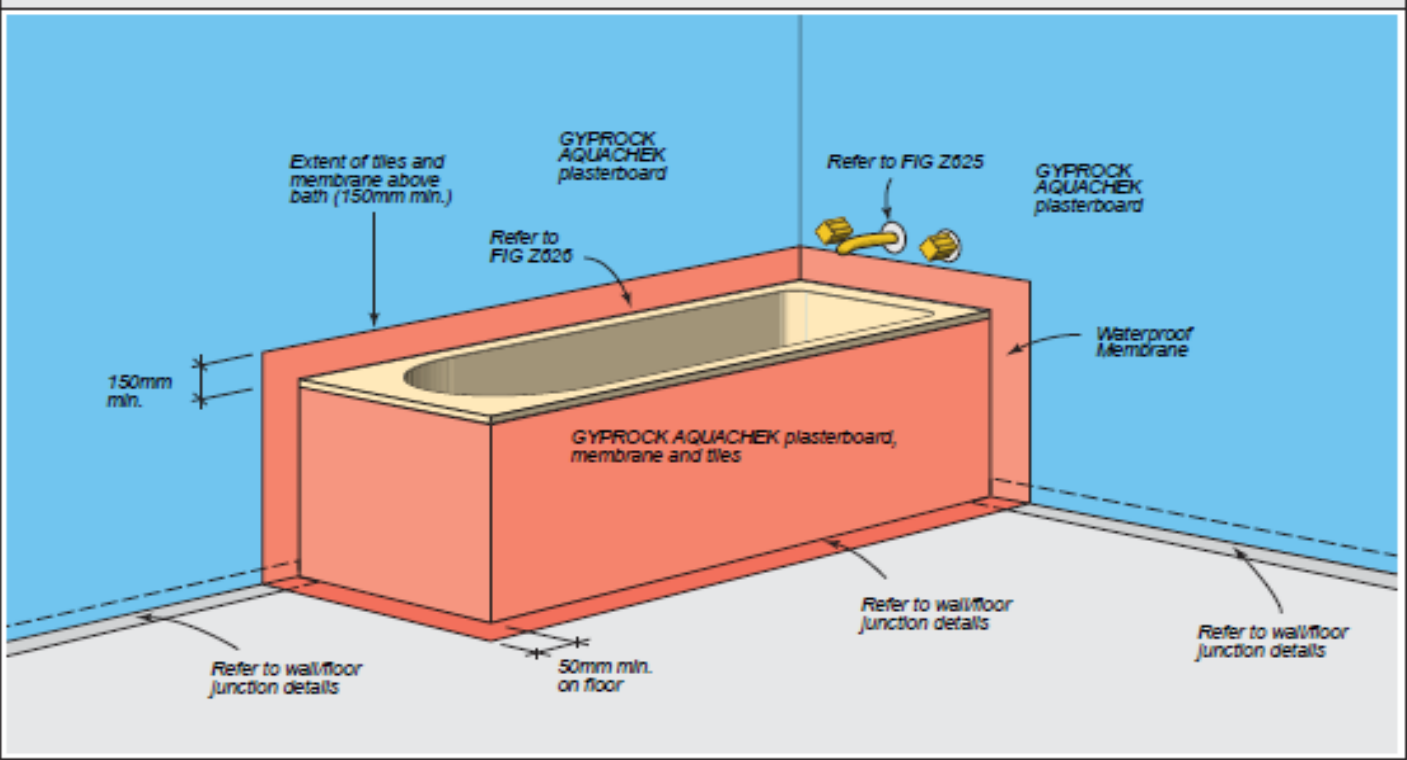


FIG Z626: BATH INSTALLATION

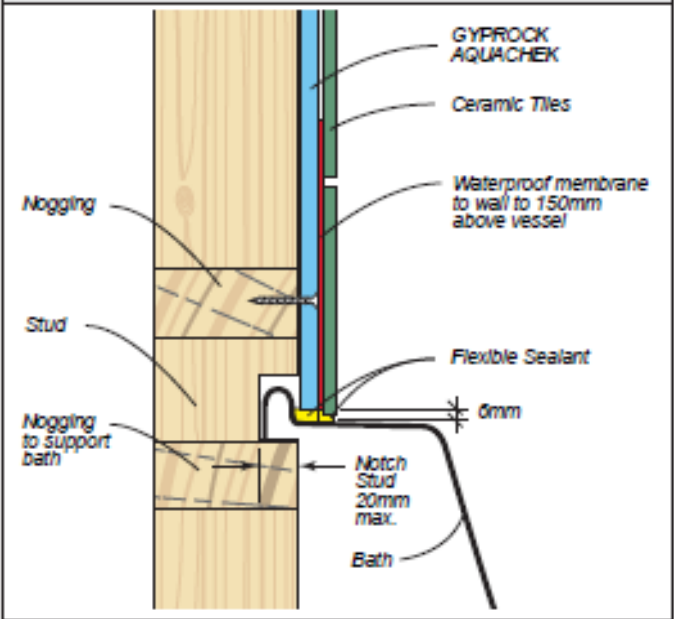


FIG Z629: BATH INSTALLATION

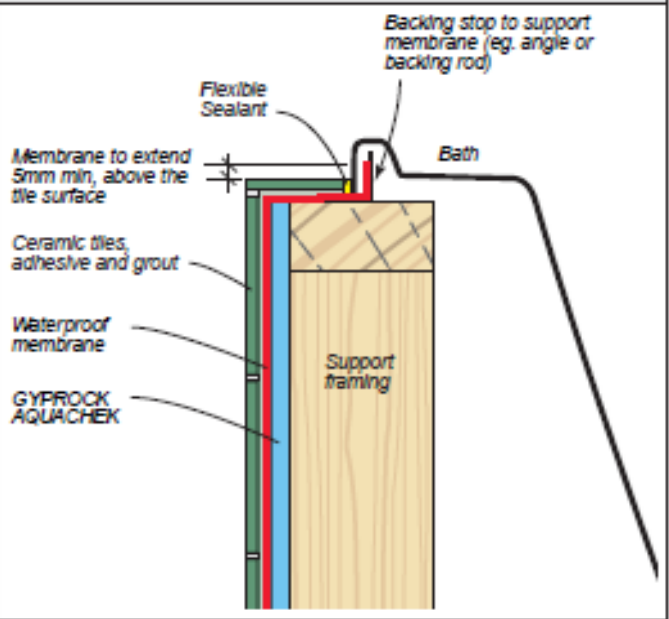
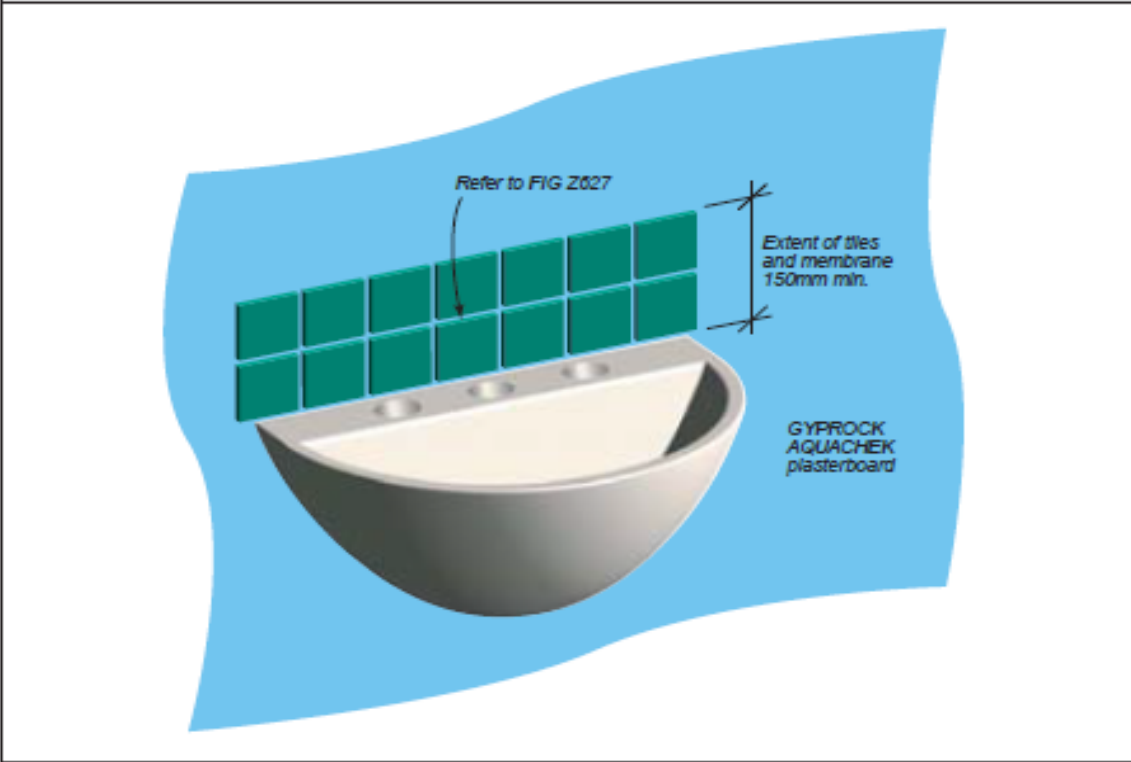


FIG Z613: TYPICAL HAND BASIN – INSTALLATION DETAIL



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Client: JUSTINE MCDERMOTT
Climate Zone: 2
Wind Region: B-N3
Site: 28 KINGSLEY ST BYRON BAY
NSW

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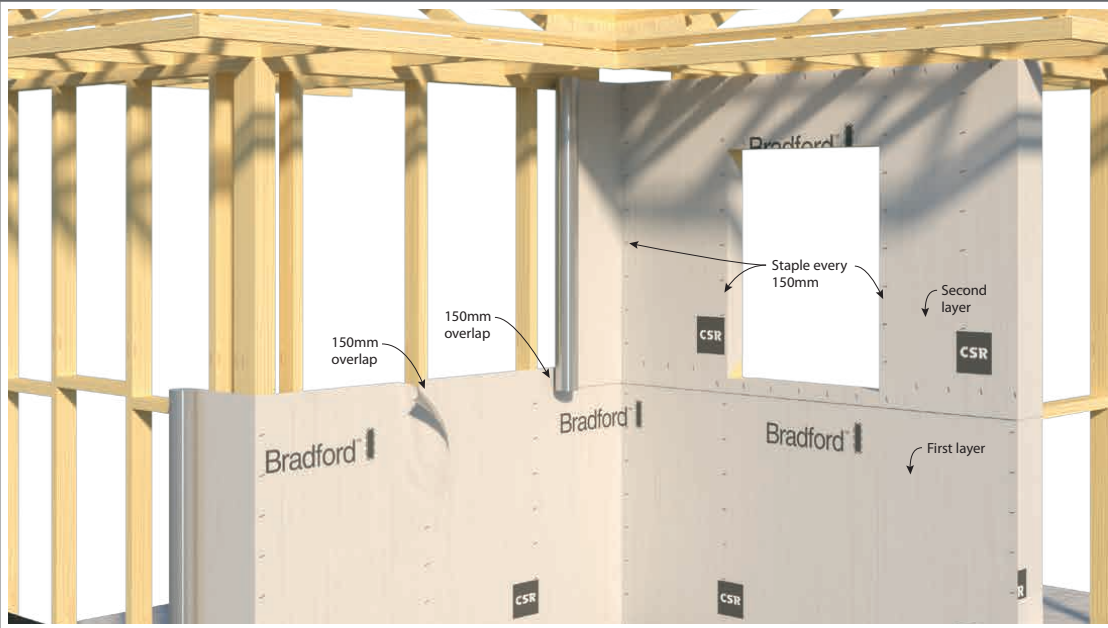
PROJECT NAME :
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CDC-14

WALL WRAP INSTALLATION GUIDANCE

CLASS 1 RESIDENTIAL TIMBER AND METAL FRAMES

WALL WRAP INSTALLATION GUIDANCE



WALL WRAP INSTALLATION GUIDANCE

Wall wrap should be installed in accordance with AS/NZS 4200.2:2017 Pliable Building Membranes and Underlays - Installation. Recommended instructions for a compliant installation:

- The printed, non-reflective or antiglare surface of this product must be installed facing outward.
- The product should be applied to a stud and rolled around the wall frame horizontally.
- When wrapping around corners, 150mm should extend around that corner.
- When applying a new roll horizontally it should overlap the previous roll by 150mm.
- Timber frame:** Affix using galvanised staples/metal fixings every 150mm, where possible all overlaps and end joints should line up with a wall stud.
- Metal Frame:** Affix using adhesive if cladding is directly fixed to the stud work, or; mechanical fixings with a broad headed washer at 300mm centres for cavity walls.
- When applying the top layer of wrap, it should overlap the bottom layer of wrap by 150mm.
- To create an air or vapour barrier, all overlaps should be sealed and taped.
- * All damaged, punctured or torn material should be repaired or replaced to maintain the original properties of the product.
- * When this product is being used as an air barrier, to achieve air tightness, it is recommended that the building have mechanical ventilation.
- * For additional installation guidance, refer to AS/NZS 4200.2:2017.

WINDOW INSTALLATION GUIDANCE

Windows: Install in accordance AS/NZS4200.2 Pliable building membranes and underlays Part 2: Installation or window manufacturers recommended guidance.

If windows are already installed, flash in accordance with window manufacturers recommended instructions.

Weather Exposure: Wall wrap is a secondary sarking material and is not designed to withstand prolonged direct exposure to the elements - accordingly, the exterior cladding should be installed without delay. Product exposed to harsh weather conditions for more than 6 weeks for walls should be inspected for damage prior to installation of the exterior cladding and damaged product should be repaired or replaced to comply with the product warranty.

Enviroseal Installation Recommendations

Enviroseal house wrap shall be installed taut over the frame, with the printed face outwards and secured to all framing members at regular intervals.

Install horizontally to the outer face of external stud walls, from the bottom plate up, over the flashing, ensuring the lowest timbers or steel frame sections are protected from moisture. Upper layers should overlap lower layers to the outside surface so water progressively cascades down the membrane towards the outside of the building.

Fixings should be located at least 50mm from the edge of the membrane and spaced at regular intervals so as not to exceed 300mm to prevent damage by wind.

When fixing to timber frames Bradfix Enviroseal Fasteners or punched multi-point metallic-coated steel brads should be used.

When fixing to steel or aluminium, use tek screws with 20mm diameter washers.

When fixing to plywood or other timber substrates use metallic-coated clouts, or punched multi-point metallic coated steel brads, and ensure the positions of the studs are marked to identify where further fixings such as wall ties can be used.

Stainless steel fixings are recommended as required in corrosive environments.

Users are required to determine if fixing details are appropriate for the design wind load.

At penetrations, such as vent pipes, an additional piece of Enviroseal ProctorWrap should be fixed around the penetration and taped into position, to channel water away from the opening.

Horizontal Overlaps & Integrated Tape

Enviroseal ProctorWrap CW-IT is supplied with a factory applied adhesive with release liner in two locations. (i) 80mm wide strip on the outer face of the lower course of membrane (ii) 45mm strip on the rear face of the upper course of membrane.

Overlaps should not be less than 150mm and such that the integrated tapes are aligned. The receiving strip on the outer face of the lower course is wider to permit adjustments to be made when positioning the upper course of Enviroseal ProctorWrap CW.

Mechanically fix the Enviroseal ProctorWrap CW-IT in place and ensure that the integrated tapes are fully aligned before removing the release liner. Once the adhesive bond has been made it is impossible to separate without damaging the membrane.

Begin joining horizontal seams by removing a short length of both release liners. Line up both release liners together so they can be pulled down the wall with one hand. Use the other hand to simultaneously apply pressure and smooth the two layers as the release paper is removed. Be sure to remove the entire release liner particularly where it has been penetrated by a fixing.

Vertical Overlaps

Vertical laps, where required, should be staggered wherever possible and shall overlap by one full stud spacing and be sealed with Enviroseal ProctorWrap SLS Tape.



DESIGN Compliance

All design and construction must comply with the appropriate requirements of the current Building Code of Australia (BCA), regulations and standards.

Responsibility

The specifier or other party responsible for the project must ensure that the details in this specification are appropriate for the intended application and that additional detailing is performed for specific design of any areas that fall outside the scope of this specification.

Slab and footings

The slab and footings on which the building is situated must comply with AS 2870: Residential slabs and footings - Construction' and the requirements of the Building Code of Australia (BCA).

Ground clearances

Install James Hardie external cladding with a minimum 150mm clearance to the earth on the exterior of the building or in accordance with local building codes if greater than 150mm is required. Maintain a minimum 50mm clearance between James Hardie external cladding and roofs, decks, paths, steps and driveways.

Adjacent finished grade must slope away from the building in accordance with local building codes, typically a minimum slope of 50mm minimum over the first metre.

Do not install external cladding such that it may remain in contact with standing water.

NOTE

Greater clearance may be required in order to comply with termite protection provisions, see below.

Termite protection

The BCA specifies the requirements for termite barriers and must be complied with. Where the exposed slab edge is used as part of the termite barrier system, a minimum of 75mm of the exposed slab edge must be visible to permit ready detection of termite entry.

Moisture management

It is the responsibility of designer or specifier to identify moisture related risks associated with any particular building design. Wall construction design must effectively manage moisture, accounting for both the interior and exterior environments of the building, particularly in buildings that have a higher risk of wind driven rain penetration or that are artificially heated or cooled.

In addition all wall openings, penetrations, junctions, connections, window sills, heads and jambs must incorporate appropriate flashing and waterproofing. Materials, components and their installation that are used to manage moisture in framed wall construction must, at a minimum, comply with the requirements of relevant standards and the BCA.

Structural bracing

Scyon™ Linea™ weatherboard can be used to achieve wall bracing. For more information refer to the James Hardie Bracing Construction Design Manual.

Fire rated walls

Scyon™ Linea™ weatherboards clad walls can achieve fire ratings of 60/60/60 and 90/90/90 when constructed with additional fire rated linings as specified in the James Hardie fire and acoustically rated walls design manual and construction of fire and acoustically rated walls technical specification.

NOTE

Use 60 x 3.15 and 75 x 3.15mm corrosion resistant bullet head nails for concealed and face fixing respectively in fire rated applications.

FRAMING General

Scyon™ Linea™ weatherboard may be specified for timber-framed or steel-framed structures. Stud spacings for Scyon™ Linea™ cladding for the wind load classifications of AS 4055 'Wind Loads for Housing' are given in Table 1.

TABLE 1 MAXIMUM STUD SPACING			
WIND CLASSIFICATION		STUD SPACING	
Non-cyclonic	Cyclonic	General areas of building (mm)	Within 1200mm of building edges (mm)
N1, N2, N3	C1	600	600
N4, N5	C2, C3	600	450
N6	C4	450	300

Timber framing Dimensions

A 35mm minimum stud width is required.

Structural grade

Use only seasoned timber. Unseasoned timber must not be used because it is prone to shrinkage and can cause planes and frames to move.

Durability

'Timber used for house construction must have the level of durability appropriate for the relevant climate and expected service life and conditions including exposure to insect attacks or to moisture, which could cause decay.' Reference AS 1684.2 'Residential timber-framed construction'.

Frame construction

Use of timber framing must be in accordance with AS 1684 and the framing manufacturer's specifications. Stud spacings must be in accordance with Table 1.

NOTE: When using 70mm deep framing it is recommended that the Scyon™ Linea™ weatherboard be installed prior to plumbing, electrical and other services within the frame. This will prevent these services being damaged by fasteners used to install the Scyon™ Linea™ weatherboard.

Steel framing Dimensions and gauge

A 35mm minimum stud width is required. Framing members must be in the range 0.55 to 1.6mm SM/T (base metal thickness).

Durability

The steel framing must have the appropriate level of durability required to prevent corrosion.

Frame construction

Use of steel framing must be in accordance with AS 3623 and the framing manufacturer's specifications. Stud spacings must be in accordance with Table 1.

Special framing requirements

The following are special framing requirements for both timber and steel framing:

- Additional framing may be required at internal corners and sides of openings, see relevant details on the following pages.
- Extra depth lintels may be necessary for fixing of head flashing and trim. Lintels must be located in the frame flush externally to adequately support the head flashing and trim.
- Extra packers at external corners for use with Scyon™ Axent™ trim boxed corners.

Tolerances

Ensure frame is square and work from central datum line. Frames must be straight and true to provide a flush face to receive the Scyon™ Linea™ weatherboard. A suggested maximum tolerance of between 3mm and 4mm in any 3000mm length of frame will give best results. Scyon™ Linea™ weatherboard will not straighten excessively warped or distorted frames and any warping may still be visible after product is applied.

PREPARATION

Vapour permeable membrane

Vapour permeable membrane must be installed under Scyon™ Linea™ weatherboard in accordance with the AS/NZS 4200.2 'Pliable building membranes and underlays - Installation' and the manufacturer's specifications.

Vapour permeable membrane must have the following properties with AS/NZS 4200.1:

- Vapour barrier - low or medium
- Water barrier - high

The function of the vapour permeable membrane is to prevent moisture ingress by acting as a "drainage plane" whilst enabling water vapour buildup from inside the frame to escape.

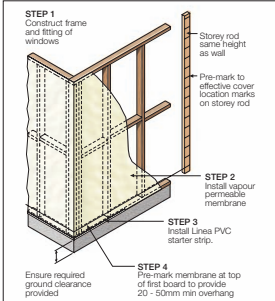
Soft compressible insulation installed between the front of the wall studs and directly behind the external cladding can cause installation issues and is thus not recommended. For more information Ask James Hardie® on 13 11 03.

Flashing

All wall openings, penetrations, intersections, connections, window sills, heads and jambs must be flashed prior to plank installation. See 'Moisture management' Section for requirements.

Accessories

Some Scyon™ Linea™ weatherboard accessories may require installation prior to fixing of the boards. Refer to the relevant details in this document.



CSR Bradford Locked Bag 1345 North Ryde BC NSW 1670
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For further technical advice
call **1300 850 305** or
visit bradfordinsulation.com.au



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RevID	ChID	Change Name	Date
A		INITIAL ISSUE	26/3/24
B		POOL & DECK ADDED	15/4/24



bdaa
BUILDING DESIGNERS
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HOUSE DESIGN, EXTENSIONS, PERGOLAS,
GARAGES, CARPORTS,
COMMERCIAL KITCHENS
SERVICES AND SHOP DRAWINGS

Drawn | Checked JB |
Plot Date: 15/04/2024
Project NO. A5029-CDC
Project Status DA / CC DRAWINGS

Client JUSTINE MCDERMOTT
Climate Zone 2
Wind Region B-N3
Site: 28 KINGSLEY ST BYRON BAY
NSW

DRAWING TITLE :

DA / CC DRAWING SET
DESIGN GUIDES - HOUSE WRAP

PROJECT NAME :

28 KINGSLEY ST PROJECT

REVISION NO.

B

DRAWING NO.

CDC-16