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

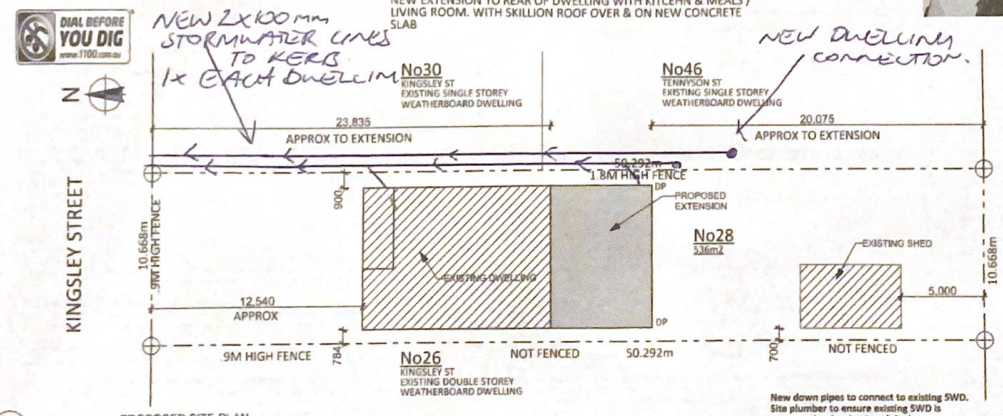
DWELLING TO MEET BASIX REQUIREMENTS AS SET OUT IN BASIX CERTIFICATE - NUMBER A1742243

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



0. PROPOSED SITE PLAN
1:200

New down pipes to connect to existing SWD. Site plumber to ensure existing SWD is connected to legal point of discharge

DRAINAGE NOTES:

- STORMWATER AND SURFACE SHALL BE TAKEN TO LEGAL POINT
- DP 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 KIG DRAINS AT BASE OF ALL CUTS, RETAINING WALLS AND TO HIGH SIDE OF BUILDING AND DISCHARGE INTO SWD VIA SEP PITS
- ALL CUTS TO HAVE A MINIMUM OF 45° BATTER AND BE A MINIMUM OF 900mm FROM FACE OF BUILDING AND 200mm FROM ANY BOUNDARY. CONFIRM ON SITE.

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Issue	Date	Description	Date
A		INITIAL ISSUE	26/3/24

JTB DRAFTING
DESIGNED TO SUCITE

bdaa
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
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HOUSE DESIGN EXTENSIONS, REGULAR, GARAGES, CARPORTS, COMMERCIAL KITCHENS, SERVICES AND SHOP DRAWINGS

Drawn | Checked	JB |
Plot Date:	3/04/2024
Project NO.	A5029-CDC
Project Status	CDC DRAWINGS
Client	JUSTINE MCDERMOTT
Climate Zone	2
Wind Region	B-N3
Site:	28 KINGSLEY ST BYRON BAY NSW

DRAWING TITLE : CDC DRAWING SET **SITE PLAN**

PROJECT NAME : **28 KINGSLEY ST PROJECT**

REVISION NO. **A**

DRAWING NO. **CDC-01**

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