

Drawing Schedule	
Dwg No.	Dwg. Name
01/10	Title Page
02/10	Proposed Site Plan
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Window & Door Schedule								
No.	Type	Style	Height	Width	Window Type	Glass Type	Room location	Notes
W1	Window	Double Hung	2100	900	ADW2109	Clear glass	Living/Dining	
W2	Door	Sliding	2100	2700	ASD2127	Clear glass	Living/Dining	
W3	Window	Double Hung	2100	900	ADW2109	Clear glass	Kitchen	
W4	Window	Double Hung	1000	2400	ADW1024	Clear glass	Bed 3	
W5	Window	Double Hung	1000	1200	ADW1012	Obscure glass	Bath	
W6	Window	Double Hung	1000	2400	ADW1024	Clear glass	Bed 2	
W7	Window	Double Hung	1000	1200	ADW1012	Obscure glass	Ensuite	
W8	Window	Double Hung	1000	2400	ADW1024	Clear glass	Bed 1	
W9	Window	Double Hung	2100	900	ADW2109	Clear glass	Entry	
W10	Window	Fixed	min. 615 max. 1050	1200	ADW1024	Clear glass	Living/Dining	Highlight angled window. Builder to measure at time of construction
W11	Window	Fixed	min. 615 max. 1050	1200	ADW1012	Clear glass	Living/Dining	Highlight angled window. Builder to measure at time of construction
W12	Window	Fixed	min. 615 max. 1050	1200	ADW1024	Clear glass	Kitchen	Highlight angled window. Builder to measure at time of construction
W13	Window	Fixed	min. 615 max. 1050	1200	ADW2109	Clear glass	Kitchen	Highlight angled window. Builder to measure at time of construction

Issue: Amendment:	Proposed New Dwelling	
	Plan No: 22-0818	Scale: No Scale
	Date: April 2024	For: J Lawliss and L Jeffery
	Address: No. 10 Ward Lane (Lot 2) Mullumbimby (DP1295394)	Sheet No: 01/10



**Note:**

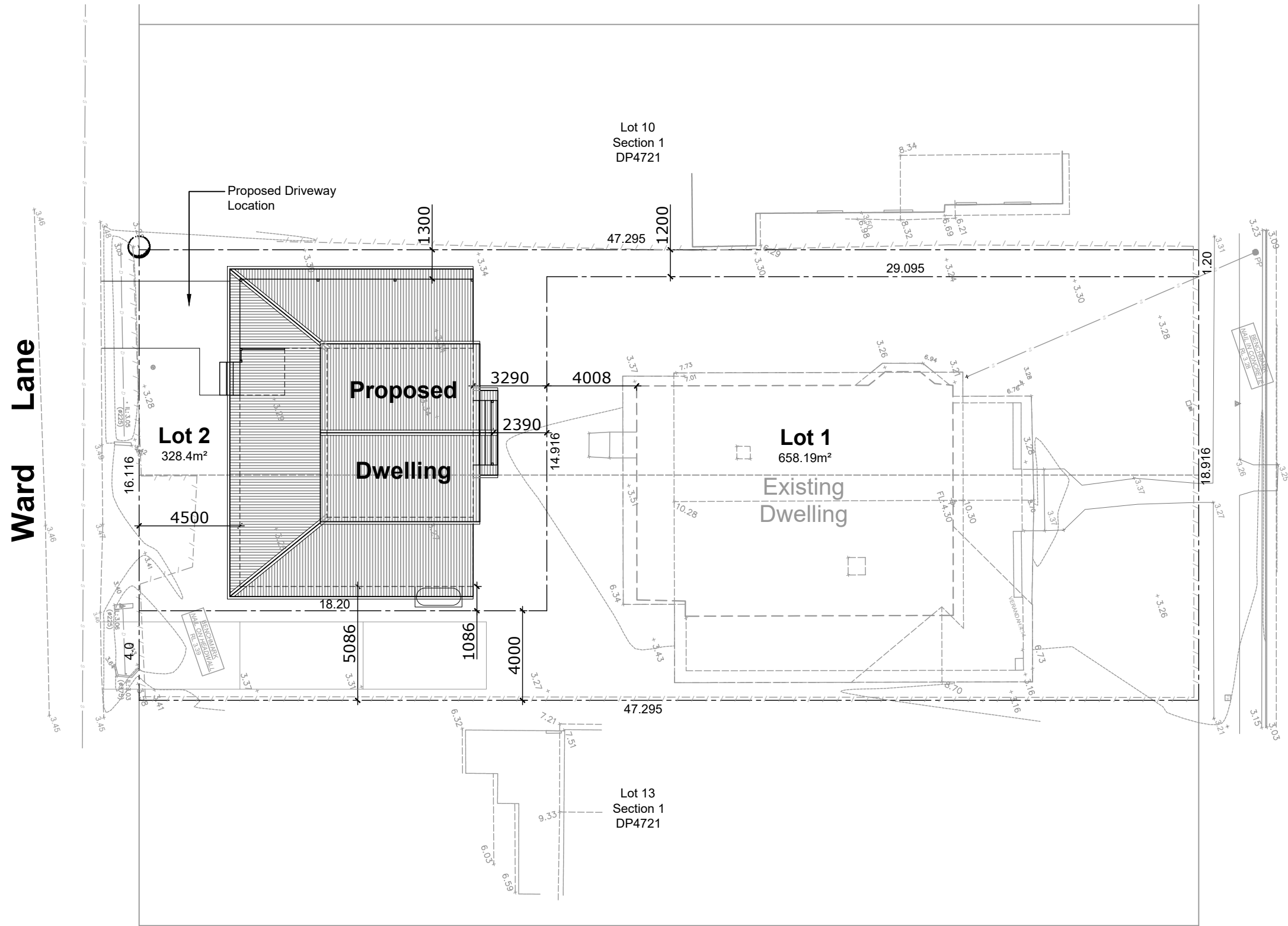
The setbacks/site measurements/floor levels/finished ground levels shown on these plans are approximate only and should be verified/checked by a Qualified Land Surveyor prior to commencement or setout of the construction/building works proposed.

All stormwater to be piped to the existing street gutter system.

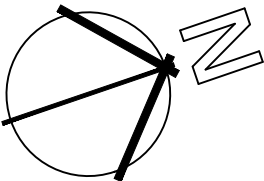
The depth and location of all services (i.e. gas, water, sewer, electricity, telephone, etc) must be ascertained. Builder is to verify with Authorities prior to carrying out or any excavation on site.



All Basix requirements are to be in accordance with Basix certificate number 1742909S see the attached specifications.



Site Calculations	
Proposed Dwelling Floor Area	102.70m²
Site Area	328.40m²
F.S.R	0.31:1



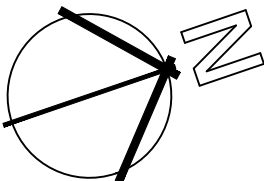
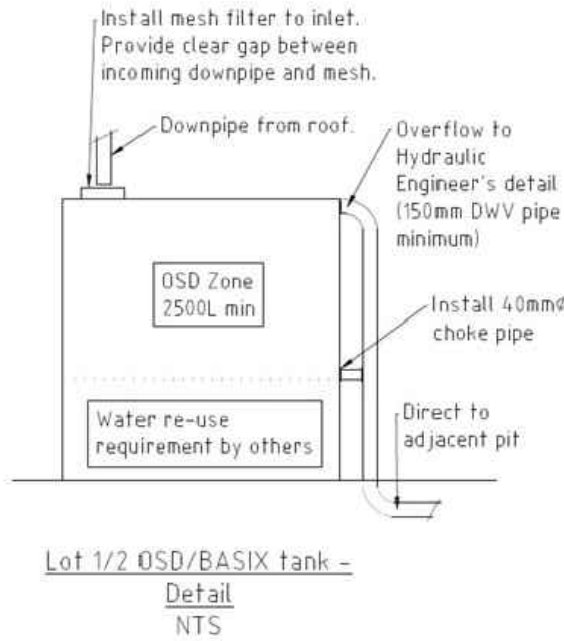
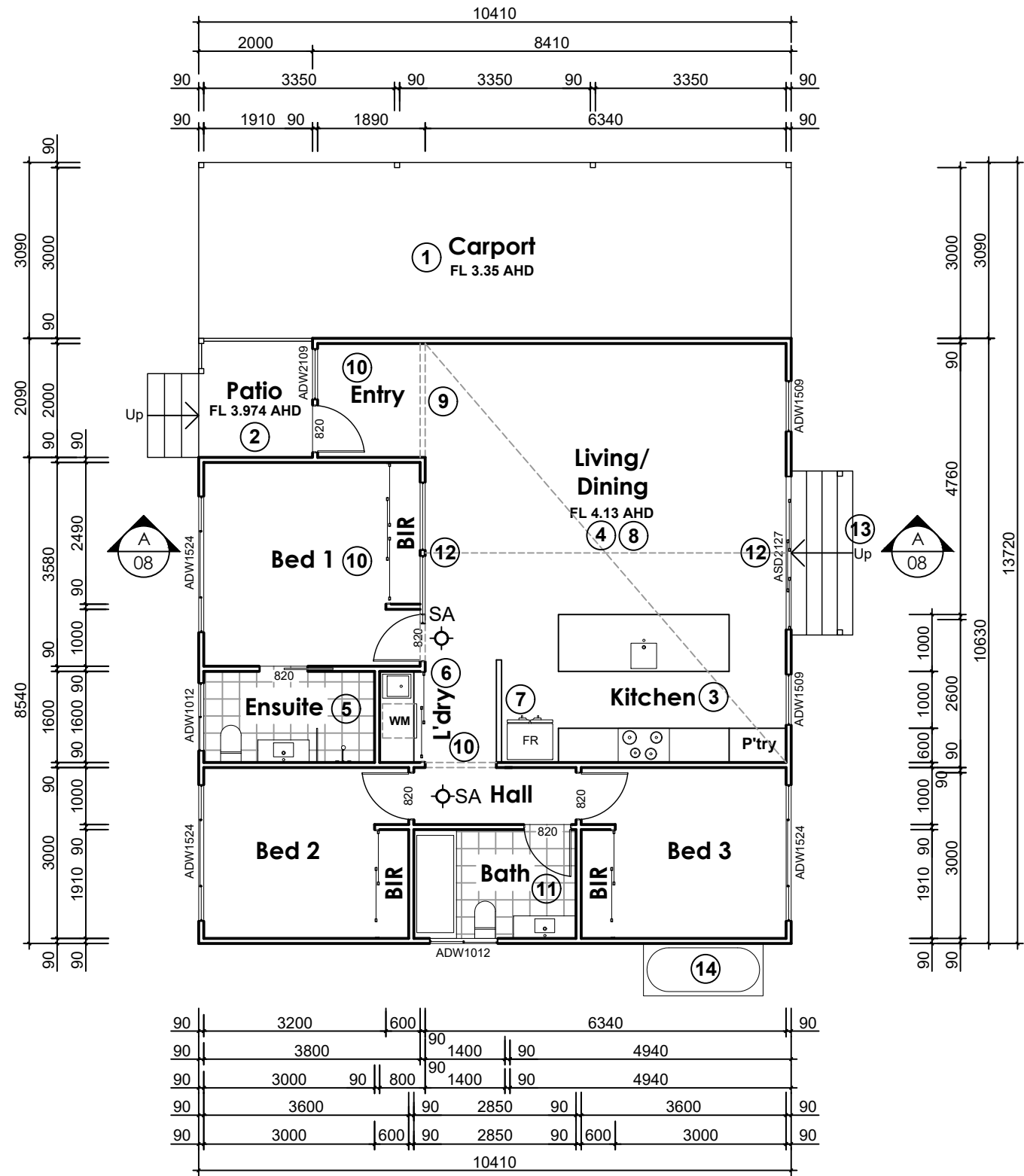
Issue: Amendment:	Proposed New Dwelling	
	Plan No:	22-0818
	Date:	April 2024
	Address:	No. 10 Ward Lane (Lot 2) Mullumbimby (DP1295394)
		Scale: 1:200 @ A3
		For: J Lawliss and L Jeffery
		Sheet No: 02/10



Proposed Site Plan

Note:

- SA Smoke alarms to Australian Standards and BCA Requirements Part 3.7.2.
- 1 Proposed concrete driveway to engineer's details.
  - 2 Proposed Timber Patio and Garden Access Stairs to Engineer's details.
  - 3 Final Kitchen layout, fixtures and finishes to owner's choice.
  - 4 Proposed timber framework and flooring to Engineer's details.
  - 5 Final Ensuite layout, fixtures and finishes to owner's choice.
  - 6 Proposed Laundry cupboard to owner's choice.
  - 7 Proposed low wall to be minimum 1800mm height.
  - 8 Proposed raked ceiling to Living/Dining Area to Engineer's details. Pitching height to be 3300mm.
  - 9 Line of flat ceiling to Entry Area shown dashed.
  - 10 Line of upper wall above shown dashed, to Engineer's details.
  - 11 Final Bathroom layout, fixtures and finishes to owner's choice.
  - 12 Proposed highlight windows to gable ends of upper wall area. Builder to measure to confirm measurements at time of construction.
  - 13 Proposed Timber Garden Access stairs as required.
  - 14 Proposed Stormwater detention tank location, minimum 2500 litre size, refer detail.
  - 15 Proposed windows and doors to meet Basix Requirements and to owner's choice.



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Proposed Floor Plan

Development Application (Not for Construction)

BASIX Commitments
Water Commitments

Fixtures
The applicant must install showerheads with a minimum of 4 star (>4.5 but <=6L/min) in all showers in the development.

The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.

The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.

Alternative water
Rainwater tank

The applicant must install a rainwater tank of at least 1500 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 rain runoff from at least 80 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

- The applicant must connect the rainwater tank to:
- all toilets in the development
  - the cold water tap that supplies each clothes washer in the development
  - at least one outdoor tap in the development

(Note: NSW does not recommend that rainwater be used for human consumption in areas with potable water supply.

Energy Commitments
Hot Water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 21 to 25 STCs or better.

Cooling System

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 5.5 star (hot zone).

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 5.5 star (hot zone).

Heating System

The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.

The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.

Ventilation

The applicant must install the following exhaust systems in the development:  
At least 1 Bathroom: individual fan, ducted to facade or roof;  
Operation control: manual switch on/off  
Kitchen: individual fan, ducted to facade or roof;  
Operation control: manual switch on/off  
Laundry: natural ventilation only, or no laundry;  
Operation control: n/a

Artificial Lighting

The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting- diode (LED) lamps.

Natural Lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in the 2 bathroom(s)/toilets(s) in the development for natural lighting.

Other

The applicant must install a fixed outdoor clothes drying line as part of the development.

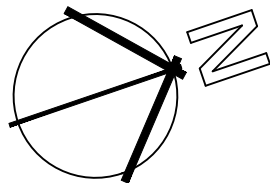
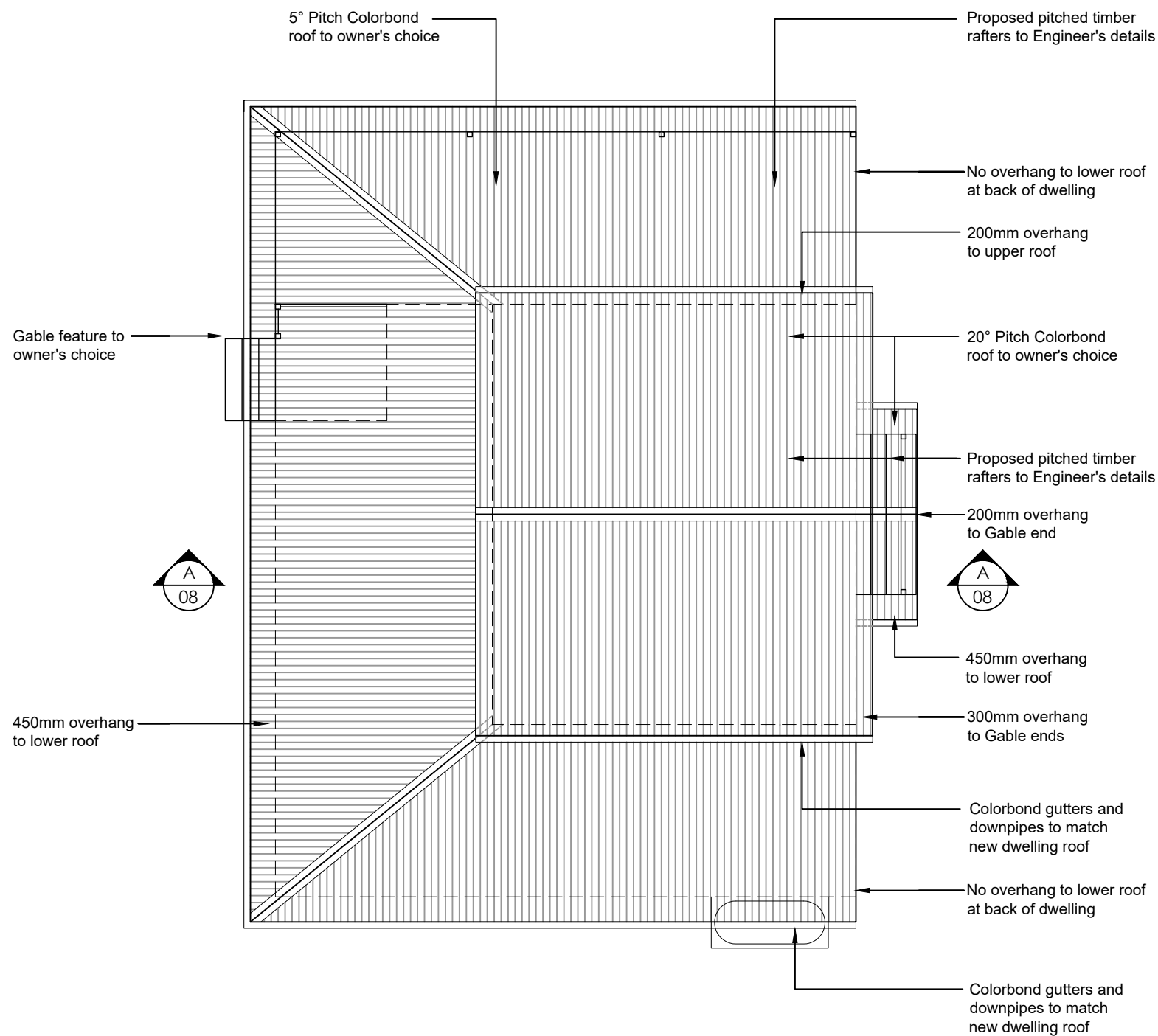
Thermal Performance and Materials Commitments

Table with 5 main sections: Do-it-yourself Method, Construction, Ceiling fans, Glazed Windows, doors and skylights, and a table for Window/door no., Orientation, Maximum Height, Maximum Width, Frame and glass specification, Shading Device, and Overshadowing.

Form containing: Issue/Amendment fields, Proposed New Dwelling details (Plan No, Date, Address, Scale, For, Sheet No), and aew drafting and design contact information.

Development Application (Not for Construction)

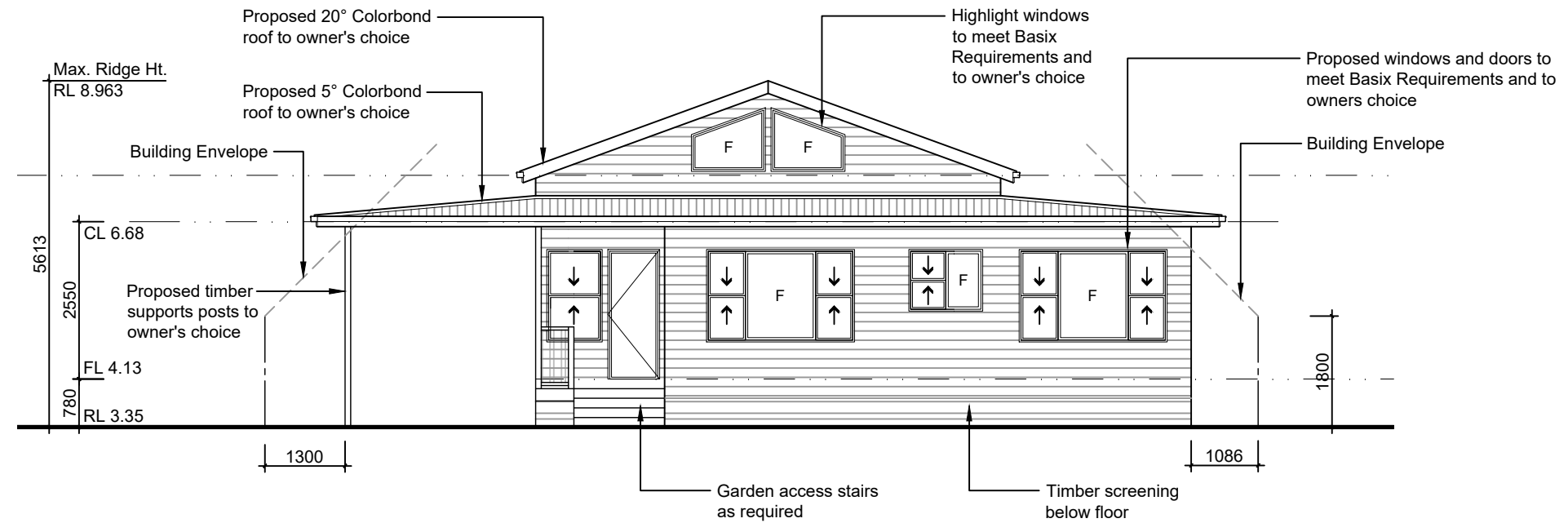
Proposed Roof Plan



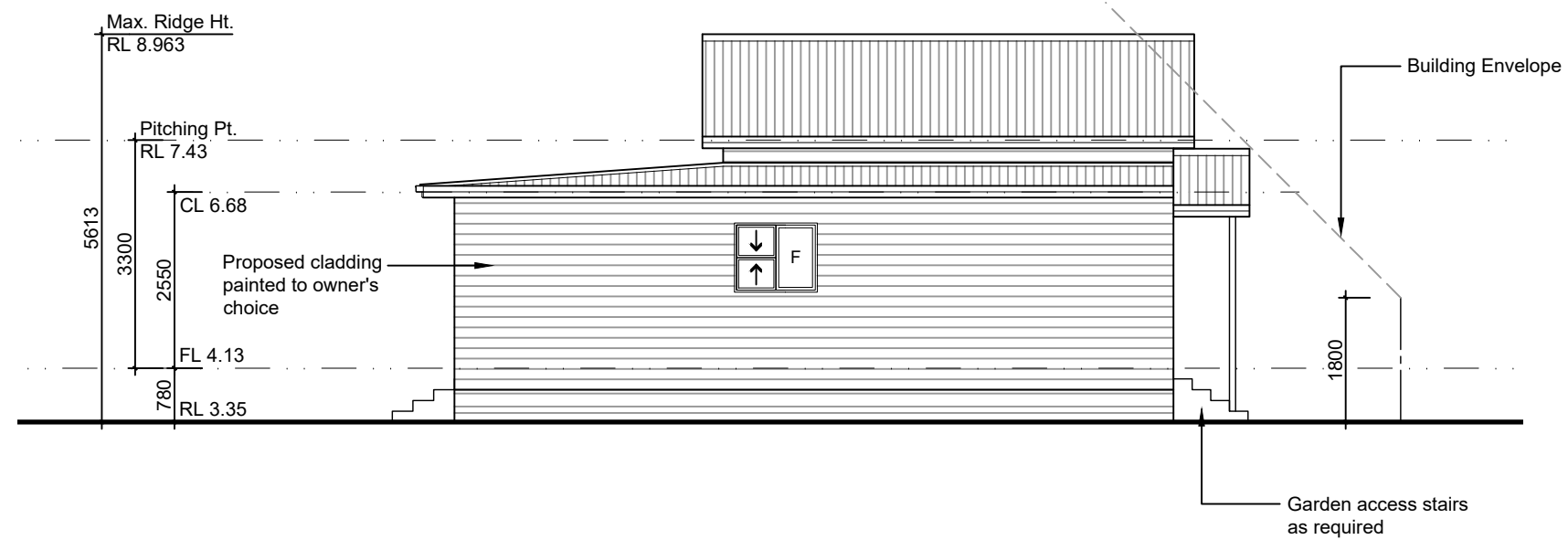
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	Plan No: 22-0818	Scale: 1:100 @ A3
	Date: April 2024	For: J Lawliss and L Jeffery
	Address: No. 10 Ward Lane (Lot 2) Mullumbimby (DP1295394)	Sheet No: 05/10



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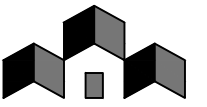


South Elevation

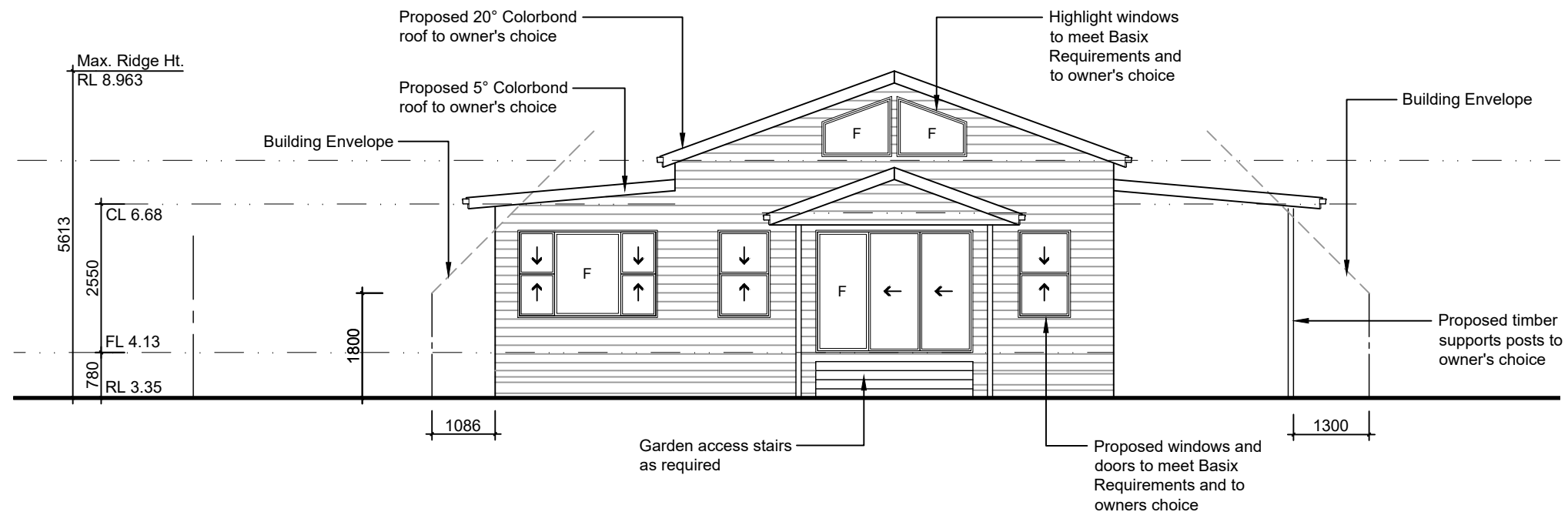


East Elevation

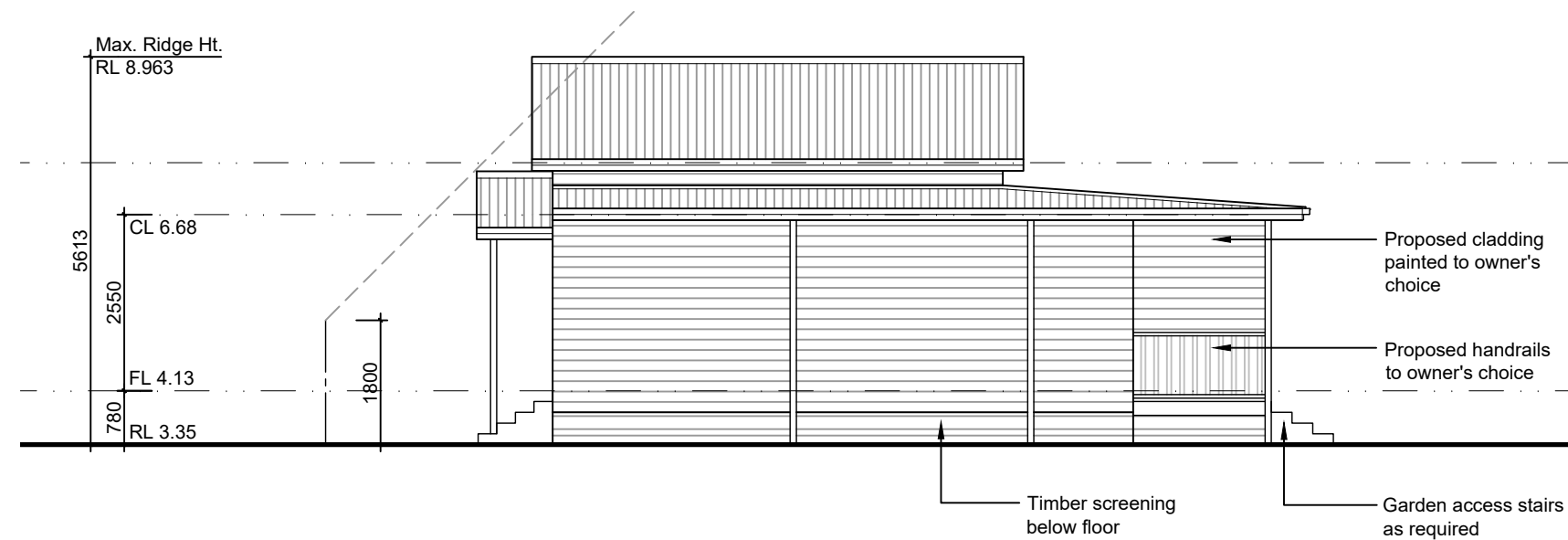
Proposed Elevations

Issue:	Proposed New Dwelling		 aew drafting and design Phone: 0407 624 611 amanda@aedesign.com.au			
Amendment:						
Plan No:				22-0818	Scale:	1:100 @ A3
Date:				April 2024	For:	J Lawliss and L Jeffery
Address:		No. 10 Ward Lane (Lot 2) Mullumbimby (DP1295394)		Sheet No:	06/10	

Development Application (Not for Construction)

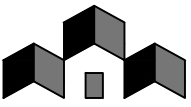


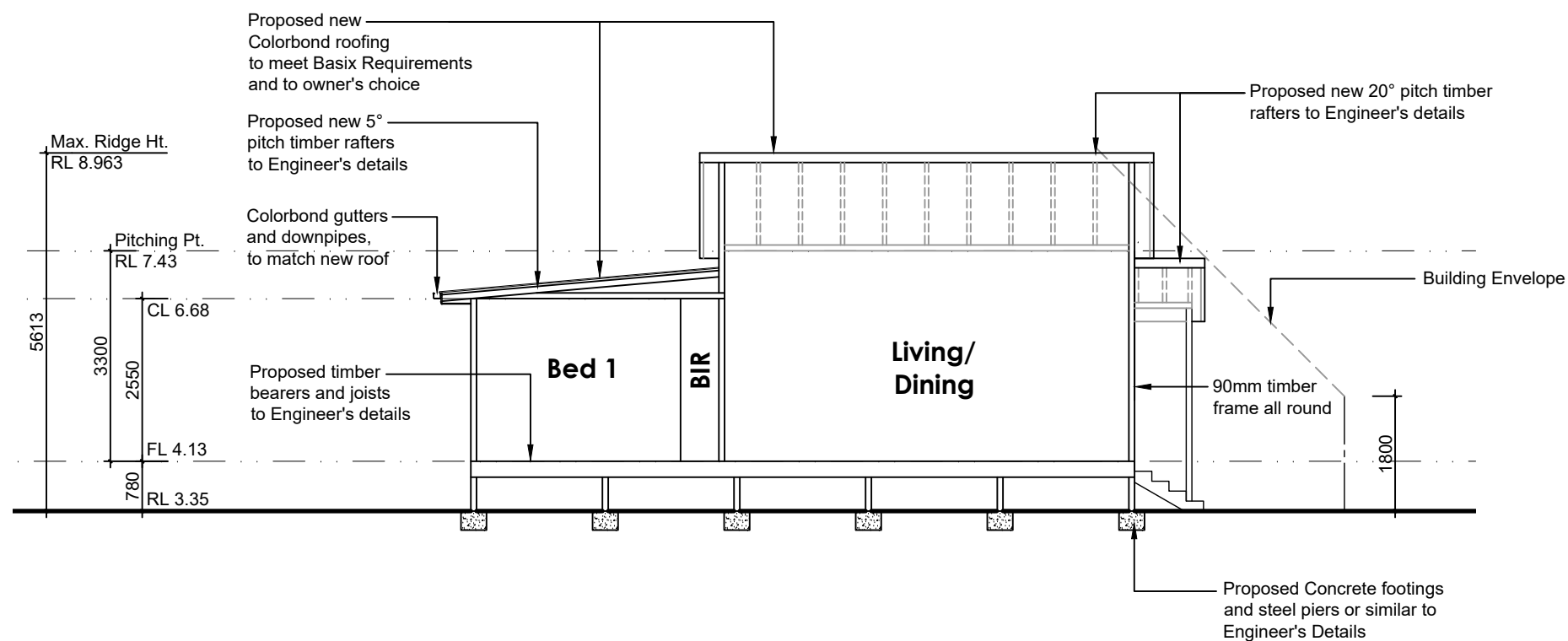
North Elevation



West Elevation

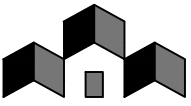
## Proposed Elevations

Issue:	Proposed New Dwelling		 <b>aew</b> drafting and design Phone: 0407 624 611 amanda@aewdesign.com.au
Amendment:	Plan No: 22-0818	Scale: 1:100 @ A3	
	Date: April 2024	For: J Lawliss and L Jeffery	
	Address: No. 10 Ward Lane (Lot 2) Mullumbimby (DP1295394)	Sheet No: 07/10	



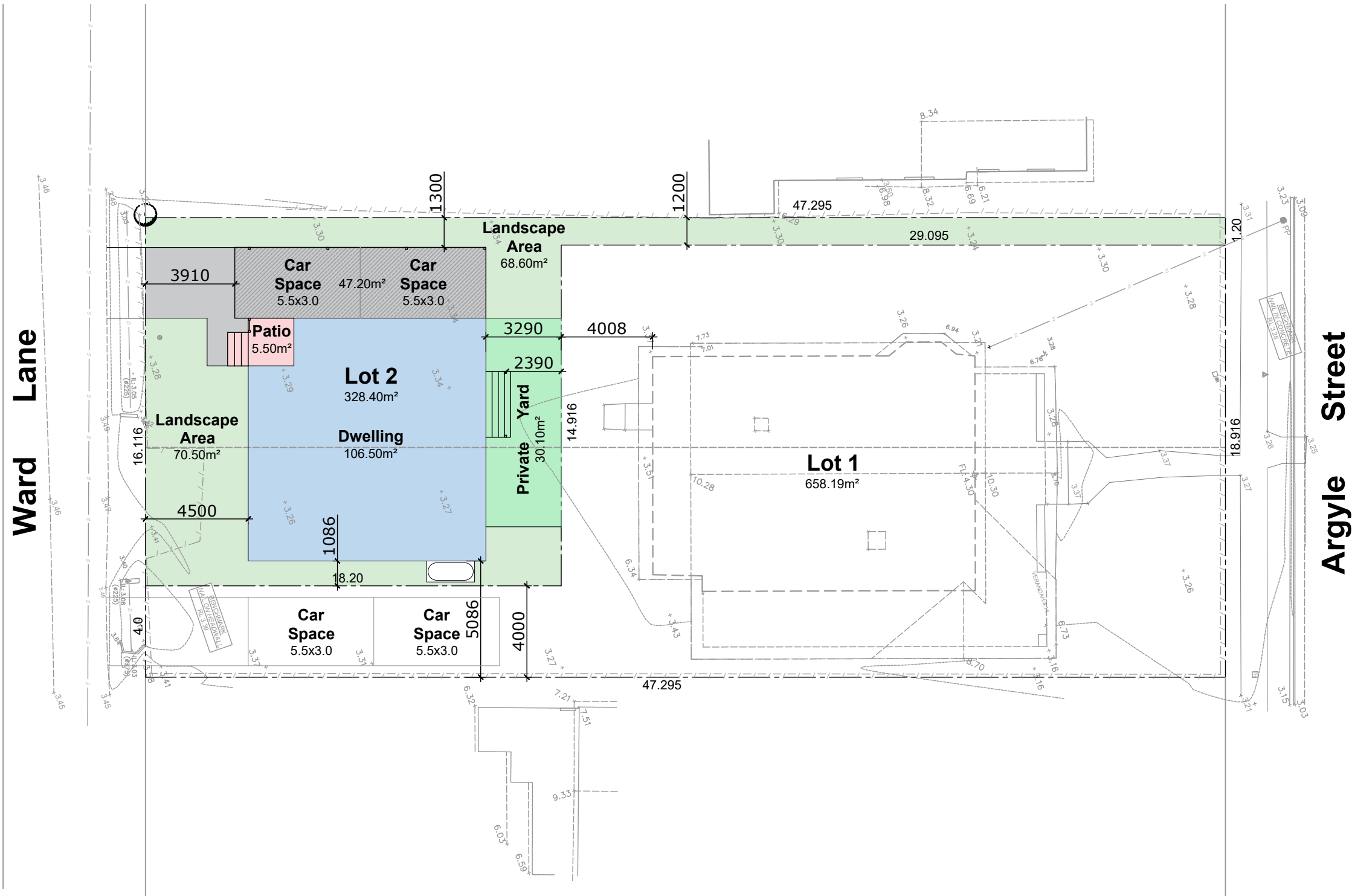
Section AA

Proposed Section

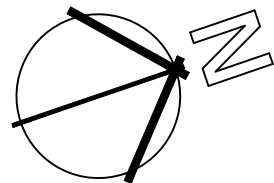
Issue:	Proposed New Dwelling		 <b>aew</b> drafting and design Phone: 0407 624 611 amanda@aewdesign.com.au		
Amendment:	Plan No:	22-0818		Scale:	1:100 @ A3
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	Address:	No. 10 Ward Lane (Lot 2) Mullumbimby (DP1295394)		Sheet No:	08/10

Development Application (Not for Construction)





Site Calculations	
Proposed Dwelling Area	106.50m <sup>2</sup>
Proposed Carport/Driveway Area	47.20m <sup>2</sup>
Proposed Patio Area	5.50m <sup>2</sup>
Proposed Private Yard Area	30.10m <sup>2</sup>
Proposed Landscape Area	139.10m <sup>2</sup>
<b>Total Areas</b>	<b>328.40m<sup>2</sup></b>
Required Landscape Area	90.00m <sup>2</sup>
<b>Provided Landscape Area</b>	<b>169.20m<sup>2</sup></b>



Proposed Landscape Area Plan

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	Scale:	1:200 @ A3
	For:	J Lawliss and L Jeffery
	Sheet No:	09/10

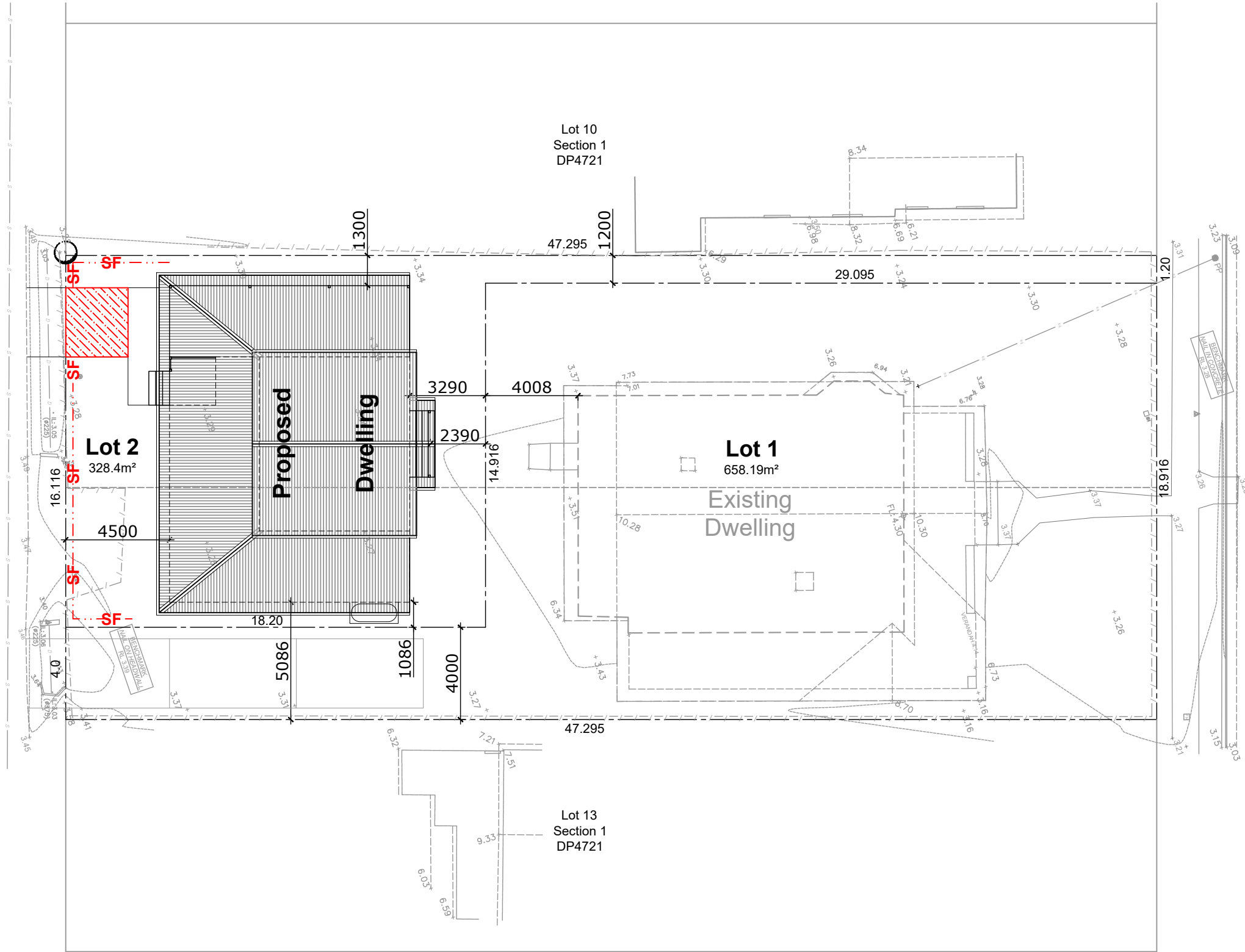


Key:

SF Sediment Fence

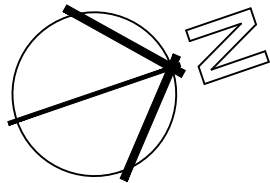
Stablised Site Access

Ward Lane



Argyle Street

Development Application (Not for Construction)



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Proposed Sediment Plan