

FLOOR AREA:	211.5m ²	(22.5sq)
GARAGE:	42.2m ²	(4.3sq)
ALFRESCO:	25.6m ²	(2.9sq)
PORCH:	4.4m ²	(0.4sq)
TOTAL:	283.7m ²	(30.5sq)



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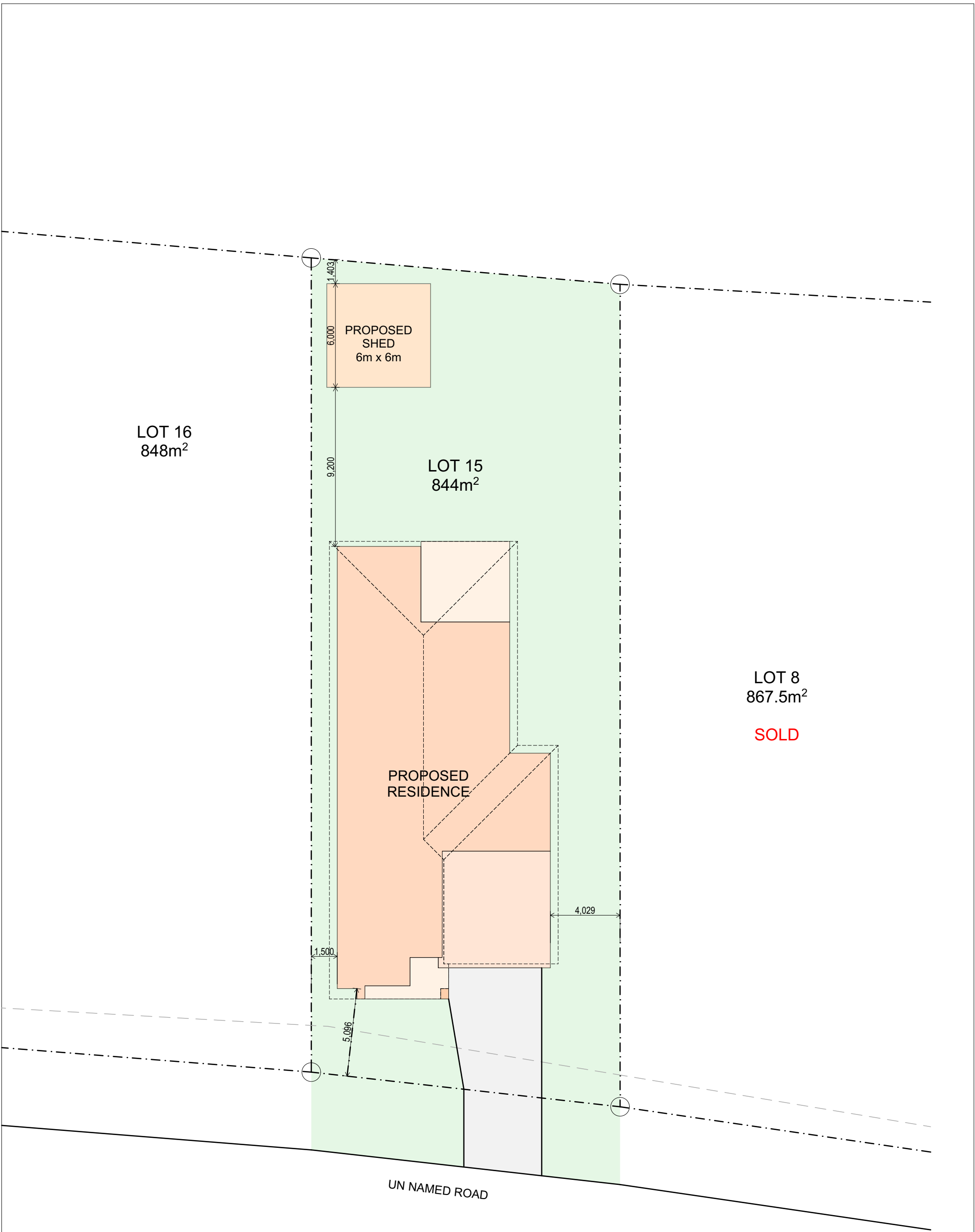


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			Project. PROPOSED NEW DWELLING AT LOT 15 PLOUGHMANS ESTATE ORANGE NSW 2800	Job No.	23-044
				Dwg No.	01
				Issue.	
No.	Description	Date			
Amendments			Title.	FLOOR PLANS	Drawings in set: 09
Scale:	AS NOTED @ A3.	Drawn: J.B.	Date: 16/08/2023	Client.	CONTEMPORARY HOMES
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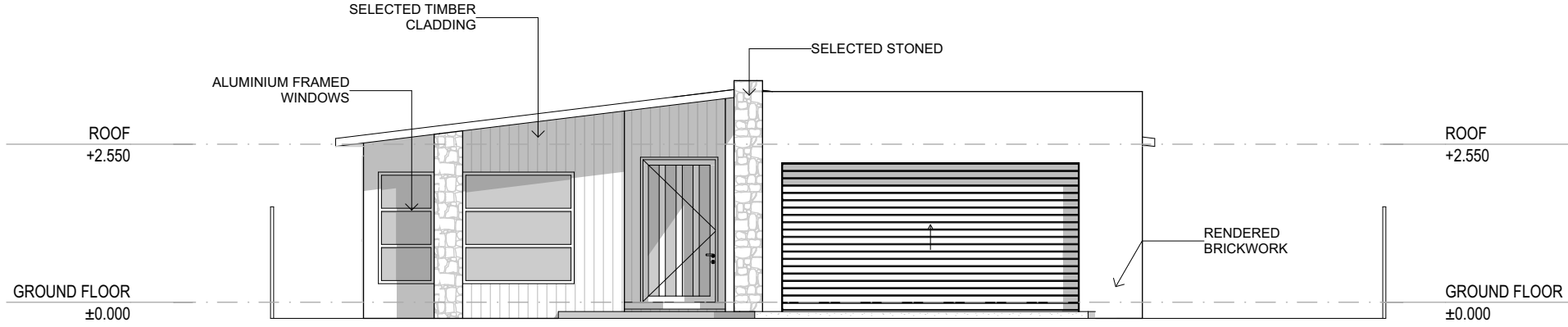
 DENOTES THE LOCATION OF **SMOKE ALARMS** IN ACCORDANCE WITH PART H3D6 OF THE NCC. SMOKE ALARMS MUST COMPLY WITH AS 3786.



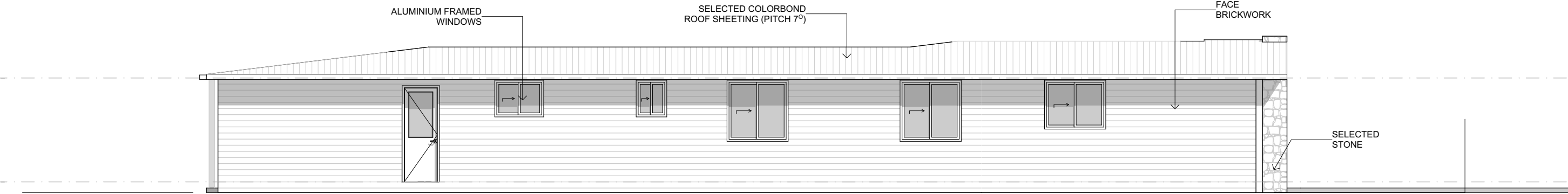
SITE PLAN

SCALE 1:200

RED DOTTED LINE DENOTES
CDC SETBACK
REQUIREMENTS



EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



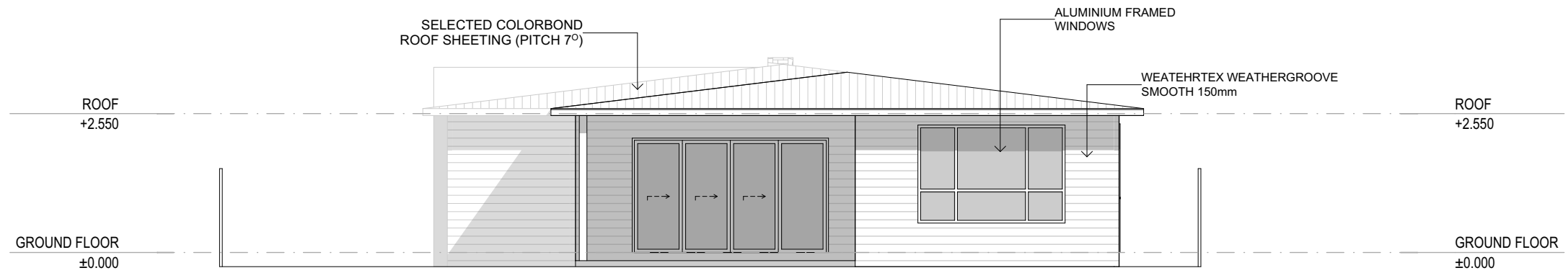
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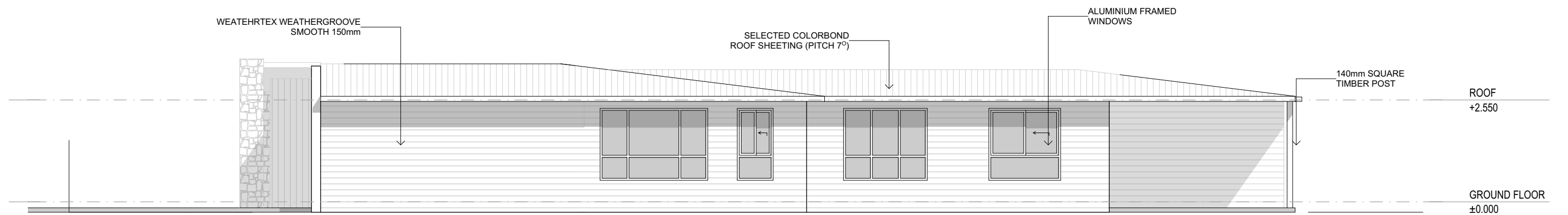
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Amendments		
Scale:	AS NOTED @ A3.	Drawn: J.B. Date: 16/08/2023

Project:	PROPOSED NEW DWELLING AT LOT 15 PLOUGHMANS ESTATE ORANGE NSW 2800
Title:	ELEVATIONS
Client:	CONTEMPORARY HOMES

Job No.	23-044
Dwg No.	03
Issue.	
Drawings in set:	09
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WEST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



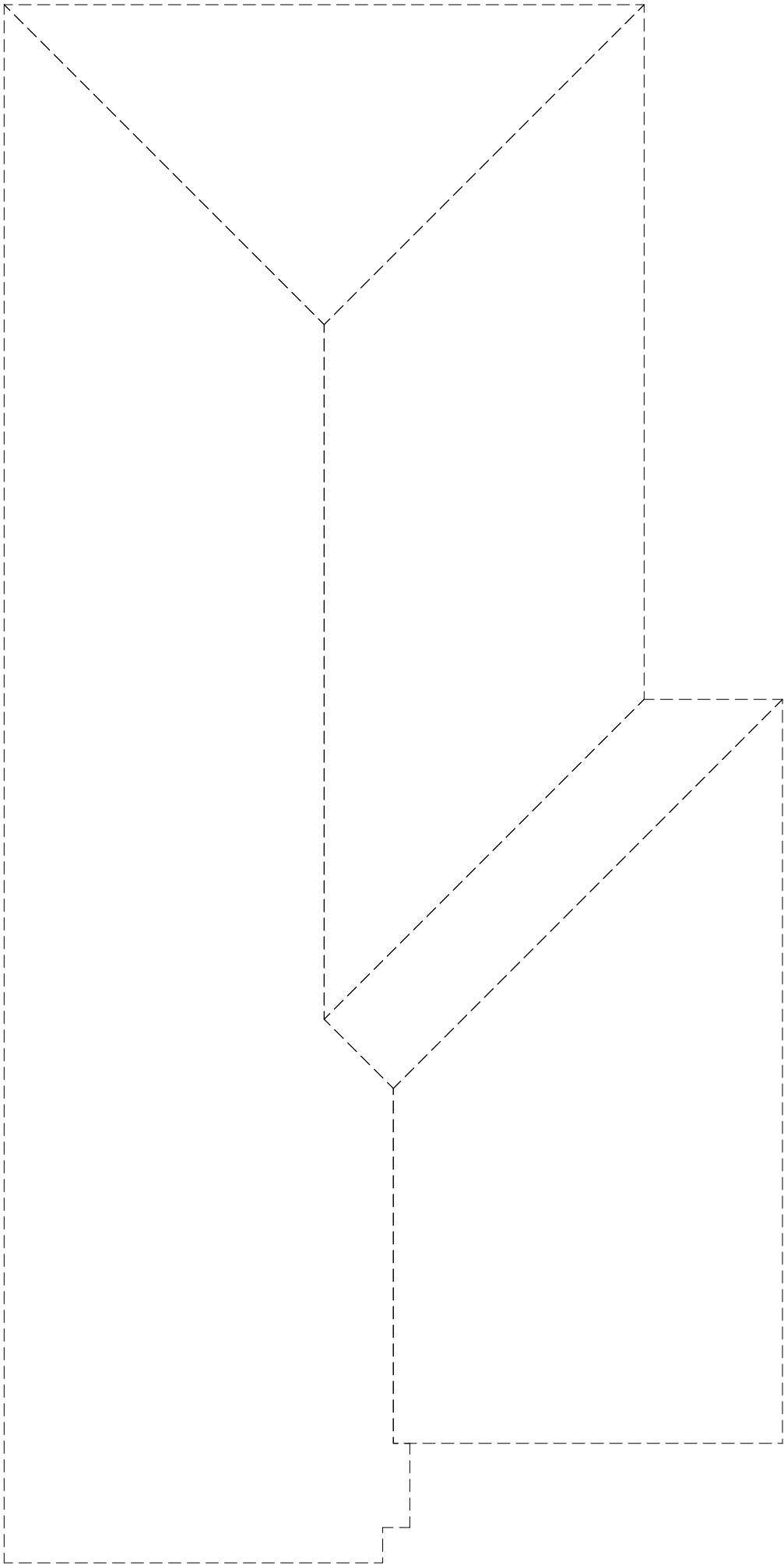
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Project:	PROPOSED NEW DWELLING AT LOT 15 PLOUGHMANS ESTATE ORANGE NSW 2800
Title:	ELEVATIONS
Client:	CONTEMPORARY HOMES

Job No.	23-044
Dwg No.	04
Issue.	
Drawings in set:	09
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CONCRETE PLAN

SCALE 1:100

BASIX

COMPLIANCE ASSESSMENT DETAILS

WATER	ENERGY
<u>FIXTURES (MIN.)</u> SHOWER HEAD RATING = 3 STAR TOILET RATING = 3 STAR KITCHEN TAPS RATING = 3 STAR BATHROOM BASIN TAPS RATING = 3 STAR	<u>HOT WATER</u> GAS INSTANANEOUS - 3 STAR (MIN.)
<u>ALTERNATIVE WATER</u> - THE APPLICANT MUST MAKE PROVISION TO CONNECT THE DEVELOPMENT TO THE PLOUGHMANS VALLEY SWH SCHEME RETICULATED ALTERNATIVE WATER SUPPLY SYSTEM - THE APPLICANT MUST CONNECT THE RETICULATED ALTERNATIVE WATER SUPPLY SYSTEM TO: ALL TOILETS IN THE DEVELOPMENT; AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT	<u>HEATING AND COOLING</u> SINGLE PHASE A/C 2.5 - 3.0 EER (MIN.)
<u>THERMAL COMFORT</u> <u>FLOOR</u> CONCRETE SLAB ON GROUND <u>EXTERNAL WALL</u> BRICK VENEER ADDITIONAL INSULATION: R2.26 (OR 2.8 INCLUDING CONSTRUCTION) FRAMED (WEATHERBOARD CLAD) ADDITIONAL INSULATION: R2.4 (OR 2.8 INCLUDING CONSTRUCTION) INTERNAL WALL SHARED WITH GARAGE ADDITIONAL INSULATION: R1.14 (OR 1.5 INCLUDING CONSTRUCTION) <u>CEILING & ROOF</u> FLAT CEILING / PITCHED ROOF CEILING: R2.2 (UP); ROOF: FOIL BACKED BLANKET (55MM) UNVENTILATED; LIGHT (SA>0.475) <u>GLAZING</u> ALUMINIUM FRAME, DOUBLE GLAZED (AIR), CLEAR	HEATING AND COOLING SYSTEM TO BE DAY / NIGHT ZONED, BETWEEN LIVING AND BEDROOM AREAS. <u>VENTILATION</u> THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT: KITCHEN & AT LEAST 1 BATHROOM - INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; MANUAL SWITCH ON/OFF <u>ALTERNATIVE ENERGY</u> THE APPLICANT MUST ENSURE THAT THE PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OF LED IN EACH OF THE FOLLOWING ROOMS: AT LEAST 5 BEDROOMS/STUDY; AT LEAST 3 LIVING/DINING ROOMS; THE KITCHEN; THE LAUNDRY; ALL HALLWAYS <u>OTHER</u> THE APPLICANT MUST INSTALL A GAS COOKTOP AND ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT

GENERAL

- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- DO NOT SCALE FROM DRAWING. IF IN DOUBT ASK.
- ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY DOCUMENTS AS TO THEIR ACCURACY AND SUITABILITY.
- THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS.
- THE CONSTRUCTION OF ANY STAIRS & BALUSTRADES SHALL COMPLY WITH PART 3.9.1 OF THE NCC
- ALL STRUCTURAL ELEMENTS ARE TO BE DESIGNED BY A PRACTISING STRUCTURAL ENGINEER.
- CONCRETE SLAB & FOOTINGS TO BE DESIGNED IN ACCORDANCE WITH AS2870.
- ALL TIMBER USED IN THE DEVELOPMENT IS TO BE STRICTLY IN ACCORDANCE WITH THE PROVISIONS OF AS1684. NATIONAL TIMBER FRAMING CODE. UNLESS A CERTIFICATE FROM A PRACTISING STRUCTURAL ENGINEER IS SUBMITTED TO COUNCIL CERTIFYING THAT THE BUILDING HAS BEEN DESIGNED TO WITHSTAND THE MOST ADHERE COMBINATION OF LOADS TO WHICH IT WILL BE SUBJECTED.

STATUTORY REQUIREMENTS

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NCC. CONDITIONS IMPOSED BY THE LOCAL AUTHORITY & THE COMMITMENTS OUTLINED IN THE RELEVANT BASIX CERTIFICATE.
- THE BUILDER IS TO COMPLY WITH THE REQUIREMENTS OF THE LEGALLY CONSTITUTED AUTHORITIES HAVING JUROSDICTION OVER THE BUILDING WORKS & THE PROVISIONS OF THE HOME BUILDING ACT.
- PRIOR TO COMMENCEMENT OF BUILDING WORK, THE BUILDER SHOULD PROVIDE TEMPORARY TOILET FACILITIES FOR THE USE OF SUBCONTRACTORS, WHERE THE LOCAL AUTHORITY REQUIRES TEMPORARY TOILET TO BE CONNECTED TO SEWER MAINS, THE ADDITIONAL COST SHALL BE TO THE OWNERS EXPENSE, ON COMPLETION THE BUILDER SHALL REMOVE AS REQUIRED.

NATIONAL CONSTRUCTION CODE (NCC) REQUIREMENTS:

- ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH PART H1D3 OR AS DESIGNED BY A PRACTICING STRUCTURAL ENGINEER.
- FOOTINGS AND SLABS SHALL BE IN ACCORDANCE WITH PART H1D4 OR AS DESIGNED BY A PRACTICING STRUCTURAL ENGINEER.
- AN APPROPRIATE TERMITE MANAGEMENT SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH PART H1D3 AND MUST COMPLY WITH AS 3660.1.
- ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH PART H1D5 AND COMPLY WITH AS 3700 OR AS 4773.1 AND AS 4773.2.
- ALL STEEL FRAMING SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH EITHER NASH STANDARD RESIDENTIAL AND LOW-RISE STEEL FRAMING PART 1 AND PART 2, AS 4100 OR AS/NZS 4600.
- ALL TIMBER FRAMING SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 1720.1, AS 1720.5, AS 1684 AND/OR AS 1860.2 AS APPROPRIATE.
- ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH AS 1720 AND ERECTED, FIXED AND BRACED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- ALL STRUCTURAL STEEL MEMBERS SHALL BE DESIGNED BY A PRACTICING STRUCTURAL ENGINEER AND CONSTRUCTED IN ACCORDANCE WITH AS 4100.
- ALL ROOF AND WALL CLADDING SHALL BE IN ACCORDANCE WITH PART H1D7.
- ALL WINDOWS, GLAZED ASSEMBLIES AND GLAZED DOORS SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH AS 2047 AND AS 1288.
- CLASS 1 BUILDING CONSTRUCTION IN A FLOOD HAZARD AREA SHALL BE \CONSTRUCTED IN ACCORDANCE WITH THE ABCB STANDARD FOR CONSTRUCTION OF BUILDINGS IN FLOOD HAZARD AREAS.
- ALL DECKS/BALCONIES ATTACHED TO EXTERNAL WALLS USING A WHALING PLATE SHALL BE IN ACCORDANCE WITH PART H1D11.
- ALL PILED FOOTINGS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH AS 2159.
- A STORMWATER DRAINAGE SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS / NZS 3600.3.
- MAINS POWERED INTERCONNECTED SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH PART H3D6 AND COMPLY WITH AS 3786.
- WATERPROOFING OF WET AREAS SHALL BE IN ACCORDANCE WITH PART H4D2 AND COMPLY WITH AS 3740.
- IF REQUIRED, ARTIFICIAL LIGHTING SHALL BE IN ACCORDANCE WITH PART H4D6 OR AS/NZS 1680.0.
- MECHANICAL VENTILATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH AS 1668.2.
- IF REQUIRED, MECHANICAL VENTILATION SHALL BE PROVIDED TO SANITARY COMPARTMENTS, LAUNDRIES, KITCHENS AND BATHROOMS AND SHALL BE IN ACCORDANCE WITH PART H4D7(2).
- PLIABLE BUILDING MEMBRANES INSTALLED TO EXTERNAL WALLS MUST COMPLY WITH AS 4200.1, BE INSTALLED IN ACCORDANCE WITH AS 4200.2, BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER AND HAVE A PERMEABILITY OF NOT LESS THAN 1.14 µg/N.s.
- CONDENSATION MANAGEMENT SHALL BE IN ACCORDANCE WITH PART H4D9.
- STAIRWAYSAND RAMPS SHALL BE IN ACCORDANCE WITH PART H5D2.
- BARRIERS AND HANDRAILS SHALL BE IN ACCORDANCE WITH PART H5D3.
- HEATING APPLIANCES AND FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH PART H7D5.
- ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE PLUMBING CODE OF AUSTRALIA AND COMPLY WITH THE REQUIREMENTS OF THE RELEVANT SUPPLY AUTHORITY AND AS 3500 AND BE CARRIED OUT BY A LICENSED PLUMBER.
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT SUPPLY AUTHORITY AND AS 3000 AND BE CARRIED OUT BY A LICENSED ELECTRICIAN.
- ALL GAS INSTALLATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT SUPPLY AUTHORITY AND BE CARRIED OUT BY A LICENSED GAS FITTER.
- INSTALLATION OF WALL AND FLOOR TILES SHALL COMPLY WITH AS 3958.1.
- DRIVEWAY ACCESS SHALL COMPLY WITH AS / NZS 2890.1.

WINDOW NO.	D01 - 2136	W01 - 1809	W01 - 1818	W03 - 1215	W04 - 1515	W05- 1515	W06 - 0908
W x H SIZE	3,600×2,100	900×1,800	1,800×1,800	1,500×1,200	1,500×1,500	1,500×1,500	750×900
FRAME	ALUMINIUM			ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
OPENING	SLIDING DOOR			SLIDING	SLIDING	SLIDING	SLIDING
GLAZING	SINGLE GLAZING			SINGLE GLAZING	SINGLE GLAZING	SINGLE GLAZING	SINGLE GLAZING
EXTERNAL VIEW							

WINDOW NO.	W07- 1209	W08 - 1827	W09 - 1818	W10 - 1821	W11 - 1809	W12 - 1827
W x H SIZE	1,200×900	2,700×1,800	1,800×1,800	2,100×1,800	900×1,800	2,700×1,800
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
OPENING	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING
GLAZING	SINGLE GLAZING	SINGLE GLAZING	SINGLE GLAZING	SINGLE GLAZING	SINGLE GLAZING	SINGLE GLAZING
EXTERNAL VIEW						

WINDOW SCHEDULE



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Project.	PROPSOED NEW DWELLING AT LOT 15 PLOUGHMANS ESTATE ORANGE NSW 2800	Job No.	23-044
		Dwg No.	07
		Issue.	
Title.	WINDOW SCHEDULE		
		Drawings in set:	09
Client.	CONTEMPORARY HOMES		
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Amendments		
Scale:	AS NOTED @ A3.	Drawn: J.B. Date: 16/08/2023

Project:	PROPOSED NEW DWELLING AT LOT 15 PLOUGHMANS ESTATE ORANGE NSW 2800
Title:	VIEWS
Client:	CONTEMPORARY HOMES

Job No.	23-044
Dwg No.	08
Issue.	
Drawings in set:	09
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Project:	PROPOSED NEW DWELLING AT LOT 15 PLOUGHMANS ESTATE ORANGE NSW 2800
Title:	VIEWS
Client:	CONTEMPORARY HOMES

Job No.	23-044
Dwg No.	09
Issue.	
Drawings in set:	09
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