

PROPOSED NEW GRANNY FLAT

194 ASHMONT AVENUE

ASHMONT, N.S.W 2650

PROJECT NUMBER	SHEET NUMBER	SHEET TITLE	ISSUE	ISSUE DATE
2023021	A01	WORKING DRAWINGS SHT 1.	CI	08/03/2024
2023021	A02	WORKING DRAWINGS SHT 2.	CI	08/03/2024
2023021	A03	WORKING DRAWINGS SHT 3.	CI	08/03/2024
2023081	A04	TYPICAL NCC2022 REQUIREMENTS	CI	08/03/2024

SITE NOTES

OVERALL SITE DRAINAGE, EROSION CONTROL MEASURES AND LANDSCAPING ARE TO BE IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS.

DRIVEWAYS AND CROSSOVERS TO LOCAL COUNCIL REQUIREMENTS.

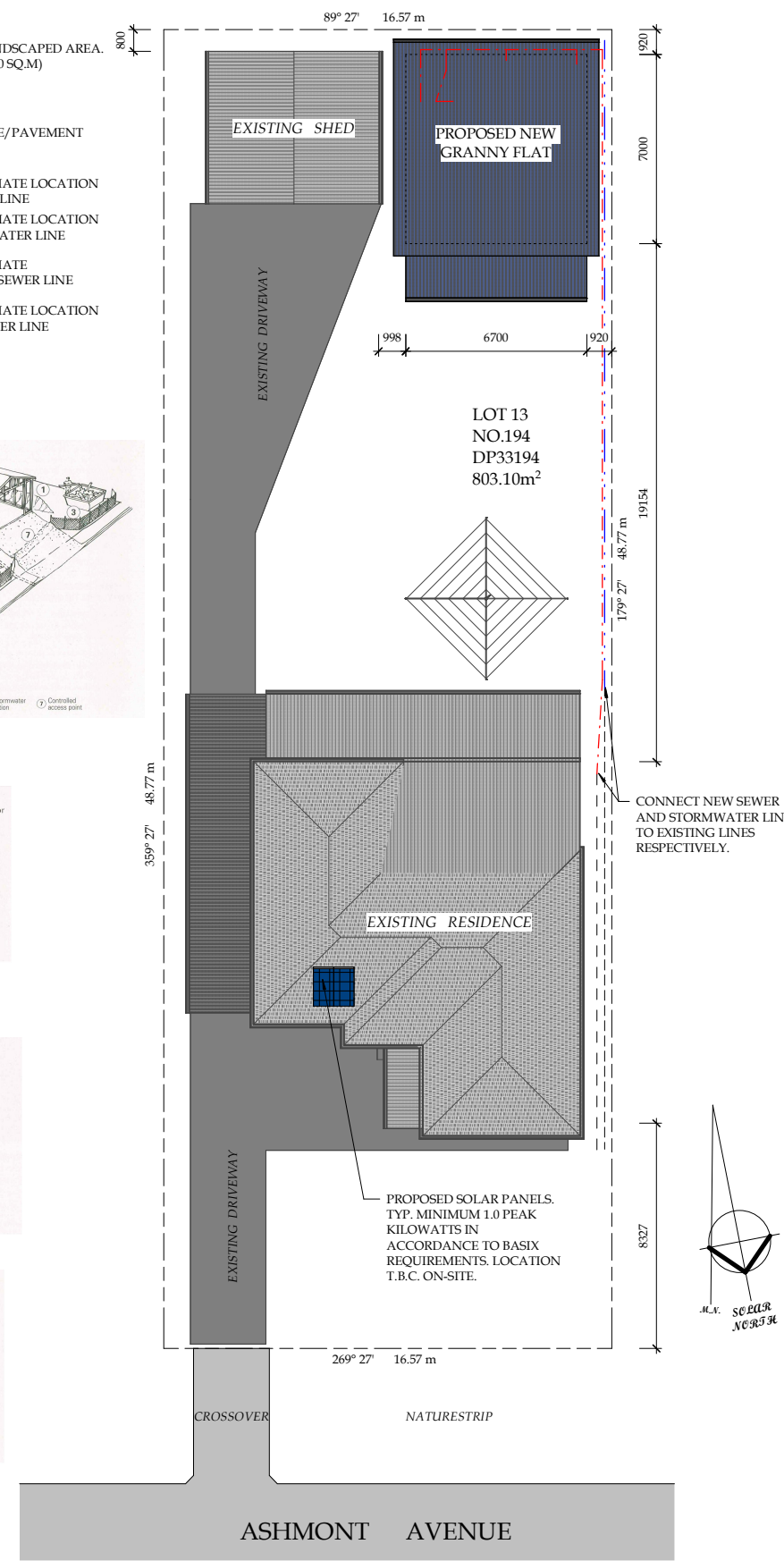
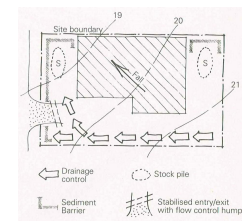
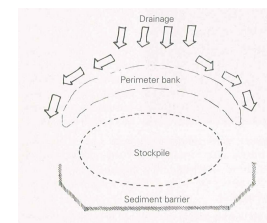
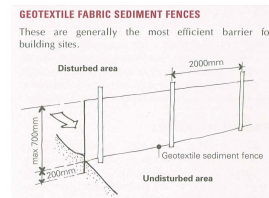
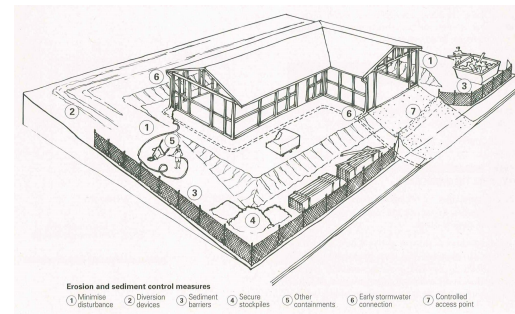
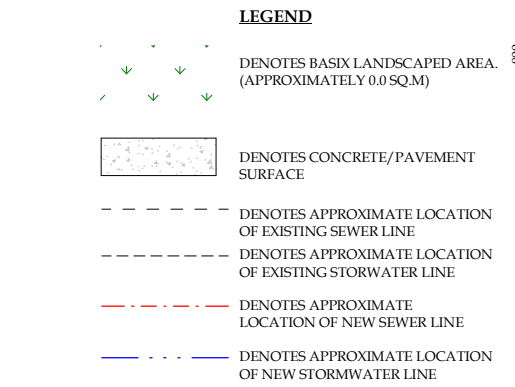
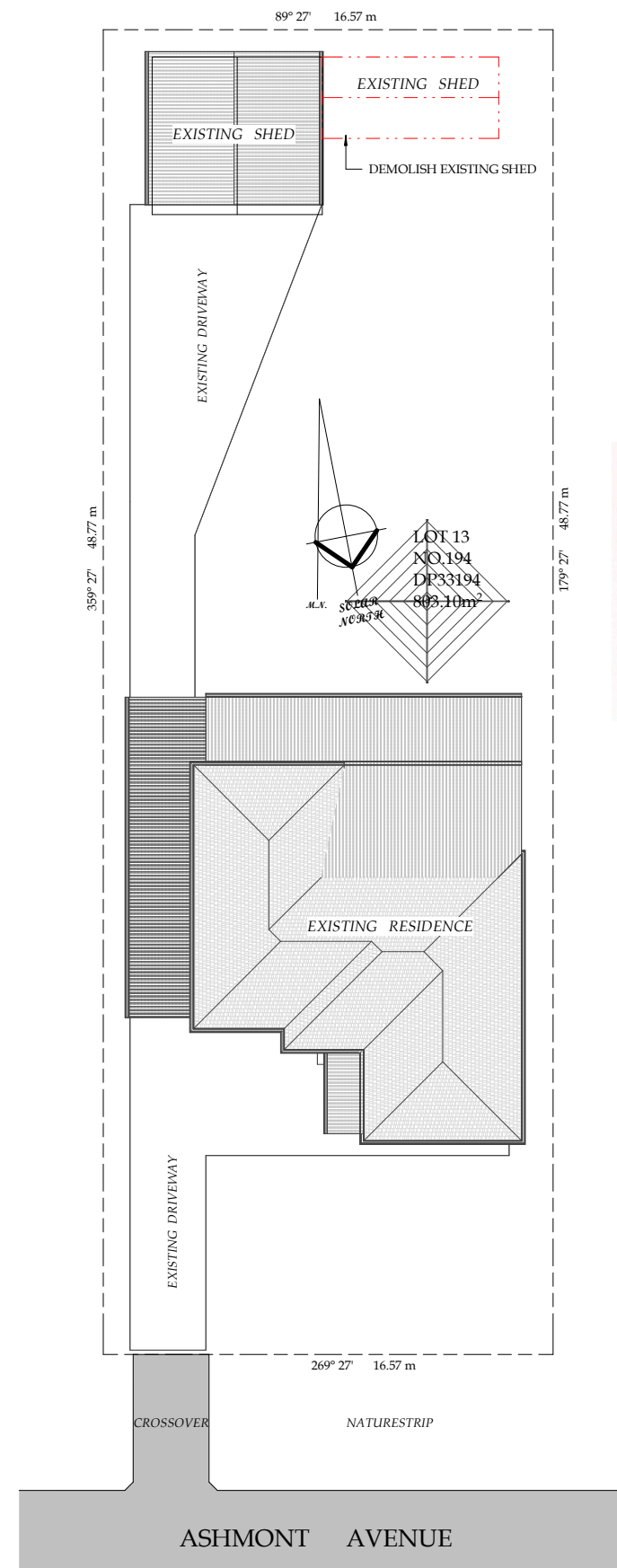
SITE SETOUT DIMENSIONS ARE TO BE ESTABLISHED AND CONFIRMED BY A REGISTERED SURVEYOR.

BOUNDARY DIMENSIONS AND BEARINGS SHOWN ARE TO BE CONFIRMED WITH REGISTERED LINEN PLAN.

BASIX LANDSCAPE REQUIREMENTS

BASIX REQUIREMENT OF LOW WATER USE/INDIGENEOUS SPECIES LANDSCAPING TO INCLUDE, BUT NOT LIMITED TO, FINE BARK MULCH AND PLANTS FROM THE FOLLOWING:

- * LAWN 'BUFFALO GRASS OR KIKUYA'
- * AGAPANTHUS (AFRICAN LILY)
- * LOMANDRA TANIKA
- * GAZANIA
- * RUBRUM - RED FOUNTAIN GRASS
- * PHOTINIA GLABRA (RUBENS)

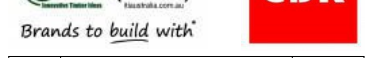
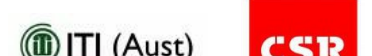


IF IN DOUBT, CONTACT ENGINEER.



BUILDING DESIGNER & CONSULTING STRUCTURAL ENGINEER
RESIDENTIAL INDUSTRIAL COMMERCIAL
P.O. BOX 5483, 420 HAMPDEN AVE
WAGGA WAGGA, NSW 2650
PH: 02 69210751
EMAIL: gerard@design2consulting.com.au

PRINCIPAL: GERARD WILSON
B.E. Civil (Hons.), MIEAust., ChBDA
Member - Institute of Engineers Australia
Chartered Member - Building Designers Australia,
Accreditation No. 6275



ISSUE:	AMENDMENT:	DATE:
A	PRELIMINARY DRAWING ONLY.	02/03/2023
B	FOR CLIENT APPROVAL.	22/03/2023
C	FOR CLIENT APPROVAL.	07/03/2024
CI	FOR DA/CC APPROVAL.	08/03/2024

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194 ASHMONT AVENUE
ASHMONT, N.S.W 2650

CLIENT:
MR. M. & MRS. L. BURGESS

PROJECT NUMBER: 2023021

DATE: MARCH 2023

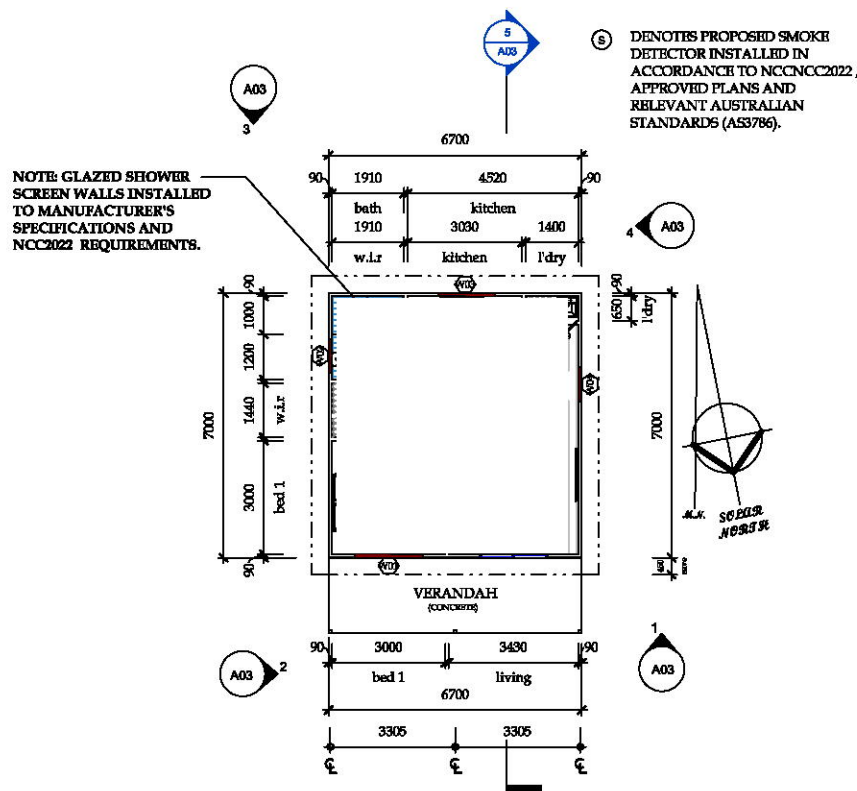
DRAWN BY: G.W.

CHECKED BY: G.W.

SHEET TITLE: WORKING DRAWINGS SHT 1.

SHEET NUMBER: A01

SCALE: As indicated



PROPOSED FLOOR PLAN GRANNY FLAT

1 : 100 @ A1; 1 : 200 @ A3

AREA SCHEDULE (Gross Building)	
ROOM	AREA
PROPOSED NEW GRANNY FLAT	46.9 m ²
EXISTING SHED	35.3 m ²
EXISTING RESIDENCE	99.2 m ²
PROPOSED GRANNY FLAT VERANDAH	13.5 m ²
EXISTING RESIDENCE PATIO	51.4 m ²
EXISTING RESIDENCE PORCH	5.4 m ²
EXISTING RESIDENCE CARPORT	30.8 m ²
	282.6 m ²

WINDOW SCHEDULE					
NUMBER	HEIGHT	WIDTH	AREA	STYLE	FRAMING/GLAZING
W01	1800	1800	3.2 m ²	SLIDING	ALUMINIUM, SINGLE CLEAR (U VALUE <= 4.0; SHGC > 0.74)
W02	600	900	0.5 m ²	SLIDING	ALUMINIUM, SINGLE OBSCURE (U VALUE <= 4.0; SHGC > 0.74)
W03	1000	1500	1.5 m ²	SLIDING	ALUMINIUM, SINGLE CLEAR (U VALUE <= 4.0; SHGC > 0.74)
W04	1800	900	1.6 m ²	SLIDING	ALUMINIUM, SINGLE CLEAR (U VALUE <= 4.0; SHGC > 0.49)

DOOR SCHEDULE					
NUMBER	HEIGHT	WIDTH	AREA	STYLE	FRAMING/GLAZING
D01	2100	1800	3.8 m ²	SLIDING	ALUMINIUM, SINGLE CLEAR (U VALUE <= 4.0; SHGC > 0.74)

GENERAL NOTES

EXTERNAL WALLS ARE AS SELECTED JAMES HARDIE 'SCYON LINRA' OR EQUIVALENT FIBRE CEMENT WEATHERBOARD STYLE CLADDING OVER 90mm TIMBER STUD FRAME IN ACCORDANCE WITH AS1684.

INTERNAL WALLS ARE 90mm TIMBER STUD FRAME IN ACCORDANCE WITH AS1684. LINED IN ACCORDANCE WITH NCC2022 REQUIREMENTS.

DIMENSIONS ARE TO BE CHECKED BY BUILDING CONTRACTOR PRIOR TO COMMENCEMENT OF BUILDING WORKS.

DO NOT SCALE OFF DRAWINGS.

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH RELEVANT STANDARDS AND THE NCC2022 REQUIREMENTS.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND 'BASIS' CERTIFICATE.

WINDOW AND DOOR SIZES DEPICTED ARE NOMINAL ONLY. FRAME OPENINGS ARE TO BE CONFIRMED WITH MANUFACTURERS DETAILS. WINDOW AND DOOR FRAMES ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS DETAILS AND THE NCC2022 REQUIREMENTS.

SMOKE DETECTORS TO BE LOCATED AND INSTALLED IN ACCORDANCE WITH RELEVANT STANDARDS AND THE NCC2022 REQUIREMENTS.

WATERPROOFING, FLASHING, DAMP PROOF COURSES AND TERMITES PROTECTION TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH NCC2022 REQUIREMENTS.

PART 10.8 CONDENSATION MANAGEMENT

10.8.1 EXTERNAL WALL CONSTRUCTION

(1) WHERE A Pliable BUILDING MEMBRANE IS INSTALLED IN AN EXTERNAL WALL, IT MUST -

- (a) COMPLY WITH AS 4200.1; AND
- (b) BE INSTALLED IN ACCORDANCE WITH AS 4200.2; AND
- (c) BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE OF A BUILDING.

(2) WHERE A Pliable BUILDING MEMBRANE, SARKING-TYPE MATERIAL OR INSULATION LAYER IS INSTALLED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF AN EXTERNAL WALL IT MUST HAVE A VAPOUR PERMEANCE OF NOT LESS THAN -

- (a) IN CLIMATE ZONES 4 AND 5, 0.143 MG/N.S; AND
- (b) IN CLIMATE ZONES 6, 7 AND 8, 1.14 MG/N.S.

(3) EXCEPT FOR SINGLE SKIN MASONRY OR SINGLE SKIN CONCRETE, WHERE A Pliable BUILDING MEMBRANE IS NOT INSTALLED IN AN EXTERNAL WALL, THE PRIMARY WATER CONTROL LAYER MUST BE SEPARATED FROM WATER SENSITIVE MATERIALS BY A DRAINED CAVITY.

10.8.2 EXHAUST SYSTEMS

(1) AN EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF -

- (a) 25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND
- (b) 40 L/S FOR A KITCHEN OR LAUNDRY.

(2) EXHAUST FROM A KITCHEN, KITCHEN RANGE HOOD, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR.

(3) WHERE A VENTING CLOTHES DRYER IS INSTALLED, IT MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR.

(4) AN EXHAUST SYSTEM THAT IS NOT RUN CONTINUOUSLY AND IS SERVING A BATHROOM OR SANITARY COMPARTMENT THAT IS NOT VENTILATED IN ACCORDANCE WITH 10.6.2(A) MUST -

- (a) BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND
- (b) INCLUDE A RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS TURNED OFF.

(5) EXCEPT FOR ROOMS THAT ARE VENTILATED IN ACCORDANCE WITH 10.6.2(A), A ROOM WITH AN EXHAUST SYSTEM IN ACCORDANCE WITH (1) MUST BE PROVIDED WITH MAKE-UP AIR -

- (a) VIA OPENINGS TO AN ADJACENT ROOM WITH A FREE AREA OF 14,000 MM²; OR
- (b) IN ACCORDANCE WITH AS 1668.2.

(6) EXCEPT FOR ROOMS THAT ARE VENTILATED IN ACCORDANCE WITH 10.6.2(A), A ROOM WITH AN EXHAUST SYSTEM IN ACCORDANCE WITH (3) MUST BE PROVIDED WITH MAKE-UP AIR IN ACCORDANCE WITH AS 1668.2.

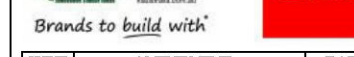
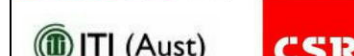
BASIS CERTIFICATE SCHEDULE - CERTIFICATE NO. 17391565_BSX-60328	
SITE DETAILS	
SITE AREA	808 S.Q.M.
ROOF AREA	67 S.Q.M.
CONDITIONED FLOOR AREA	42.5 S.Q.M.
UNCONDITIONED FLOOR AREA	0 S.Q.M.
TOTAL AREA OF GARDEN & LAWN	0 S.Q.M.
LANDSCAPE	
AREA OF LOW WATER USE/INDIGENOUS SPECIES	0 S.Q.M.
FIXTURES	
MINIMUM RATING OF SHOWERHEADS	4 STAR (P 6.0 BUT <= 7.5 L/min)
MINIMUM RATING OF TOILET FLUSHING SYSTEM	4 STAR
MINIMUM RATING OF KITCHEN TAPS	4 STAR
MINIMUM RATING OF BATHROOM BASIN TAPS	4 STAR
ALTERNATIVE WATER	
MINIMUM RAINWATER TANK SIZE	N/A
MINIMUM ROOF AREA FOR RAINWATER TANK	N/A
RAINWATER TANK TO BE CONNECTED TO:	N/A
FLOOR, WALLS AND CEILING/ROOF - ADDITIONAL INSULATION REQUIREMENTS (R-VALUE)	
FLOOR - CONCRETE SLAB ON GROUND	NIL
EXTERNAL WALL - FRAMED (FIBRE CEMENT SHEETS OR BOARDS)	2.5 (FOR 3.0 INCLUDING CONSTRUCTION), DARK (SOLAR ABSORPTANCE >0.85)
CEILING & ROOF - FLAT CEILING/FLAT ROOF	CEILING: 4.5 (UP), ROOF: FOIL SARKING UNVENTILATED; MEDIUM (SOLAR ABSORPTANCE 0.6 - 0.7)
HOT WATER	
TYPE & RATING OF HOT WATER SERVICE	ELECTRIC STORAGE
COOLING SYSTEM	
TYPE & RATING OF COOLING SYSTEM - LIVING AREA	1 PHASE AIR COND; 4 STAR
TYPE & RATING OF COOLING SYSTEM - BEDROOMS	1 PHASE AIR COND; 4 STAR
HEATING SYSTEM	
TYPE & RATING OF HEATING SYSTEM - LIVING AREA	1 PHASE AIR COND; 4 STAR
TYPE & RATING OF HEATING SYSTEM - BEDROOMS	1 PHASE AIR COND; 4 STAR
VENTILATION	
TYPE OF EXHAUST SYSTEM - BATHROOM	INDIV. FAN, DUCTED; MANUAL SWITCH ON/OFF
TYPE OF EXHAUST SYSTEM - KITCHEN	INDIV. FAN, DUCTED; MANUAL SWITCH ON/OFF
TYPE OF EXHAUST SYSTEM - LAUNDRY	NATURAL VENTILATION
NATURAL LIGHTING	
IS WINDOW/SKYLIGHT REQUIRED IN KITCHEN?	YES
NUMBER OF BATHROOMS/TOILET REQUIRING NATURAL LIGHT	1
OTHER	
TYPE OF COOKTOP/OVEN	ELECTRIC COOKTOP & ELECTRIC OVEN
TYPE OF CLOTHES DRYING LINE	FIXED OUTDOOR
ARTIFICIAL LIGHTING	
INSTALL FLUORESCENT OR LIGHT EMITTING DIODE TO THE FOLLOWING ROOMS:	* AT LEAST 80% OF LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS.
ALTERNATIVE ENERGY	
INSTALL PHOTOVOLTAIC SYSTEM:	* MINIMUM OF 1.0 PEAK KILOWATT, INSTALLED AT AN ANGLE BETWEEN 10 DEGREES AND 25 DEGREES TO THE HORIZONTAL FACING NORTH

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RESIDENTIAL INDUSTRIAL COMMERCIAL
P.O. BOX 5485, 420 HAMPODEN AVS
WAGGA WAGGA, NSW 2680
PH: 02 69210761
EMAIL: gregor@designconsulting.com.au

PRINCIPAL: GERARD WILSON
B.E. Civil (Hons.), MIEAust., ChBDA
Member - Institute of Engineers Australia
Chartered Member - Building Designers Australia
Accreditation No. 6275



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C1	FOR DA/CC APPROVAL.	06/05/2024

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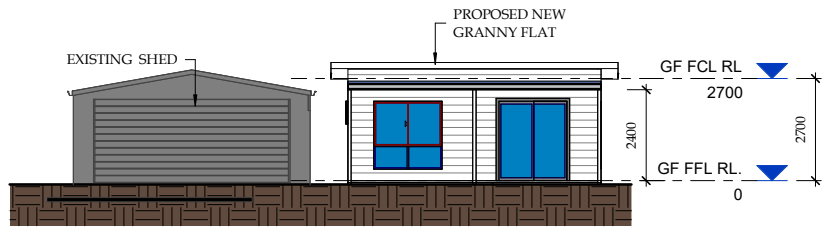
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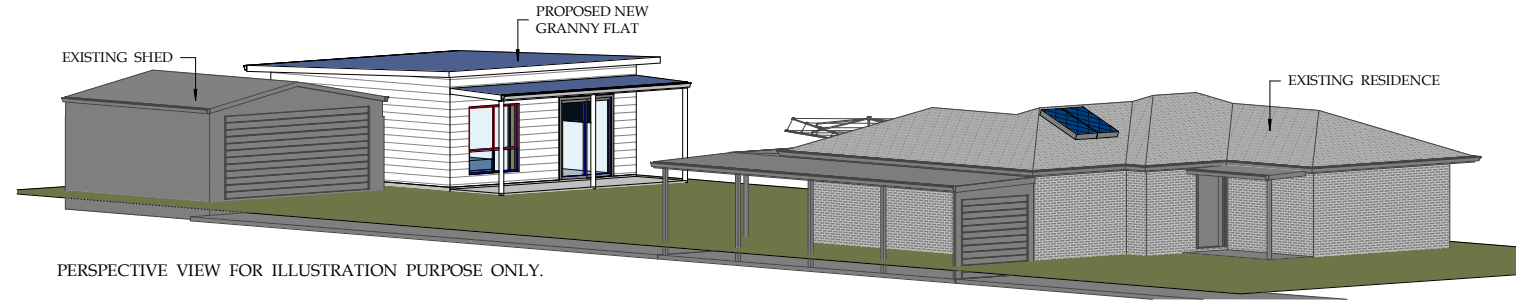
SHEET TITLE: WORKING DRAWINGS
SHT 2

SHEET NUMBER:
A02

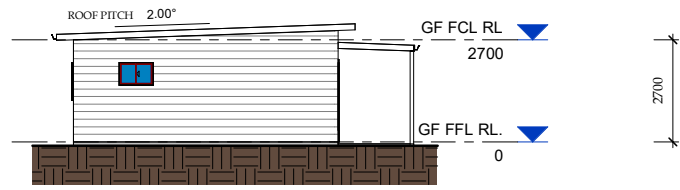
SCALE: 1 : 100 @ A1; 1 : 200 @ A3



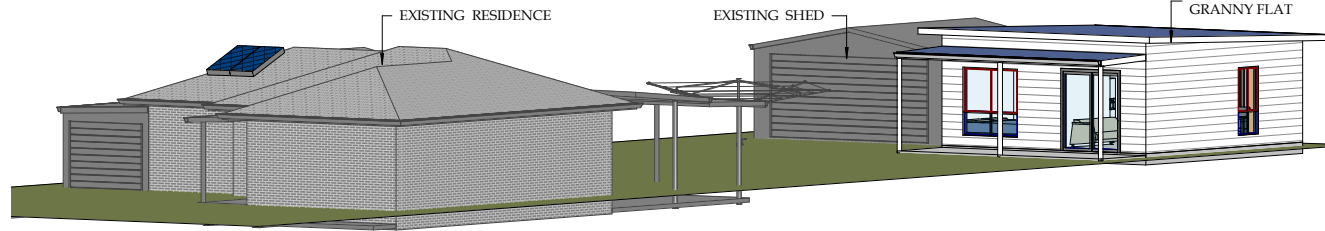
1 **NORTH ELEVATION**
1: 100 @ A1; 1: 200 @ A3



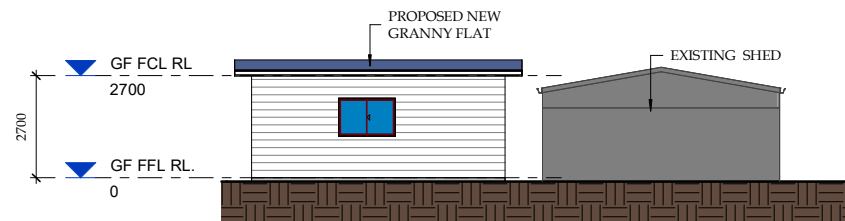
6 **PERSPECTIVE VIEW - NORTHEAST**



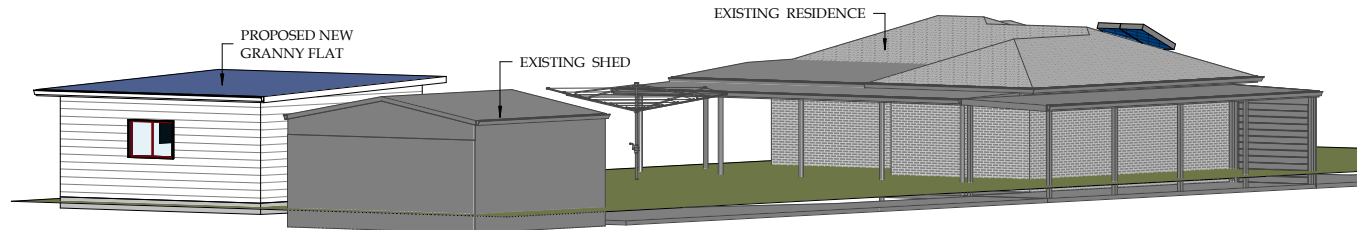
2 **EAST ELEVATION**
1: 100 @ A1; 1: 200 @ A3



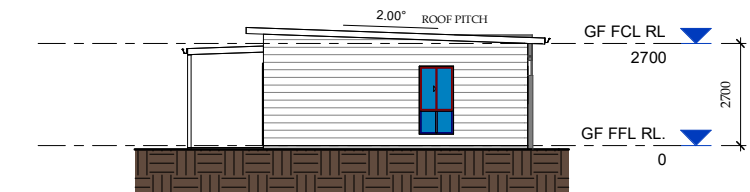
7 **PERSPECTIVE VIEW - NORTHWEST**



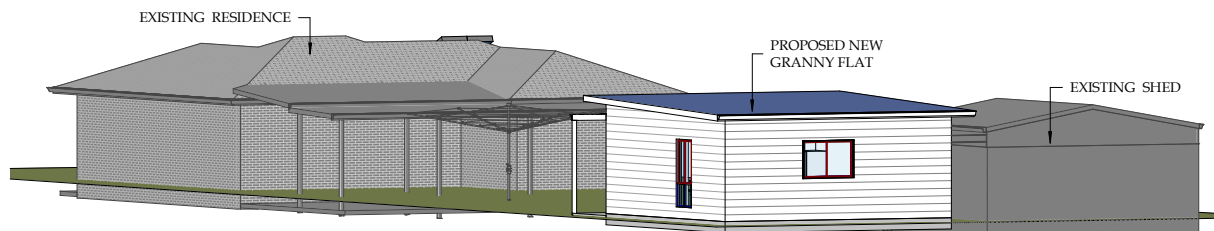
3 **SOUTH ELEVATION**
1: 100 @ A1; 1: 200 @ A3



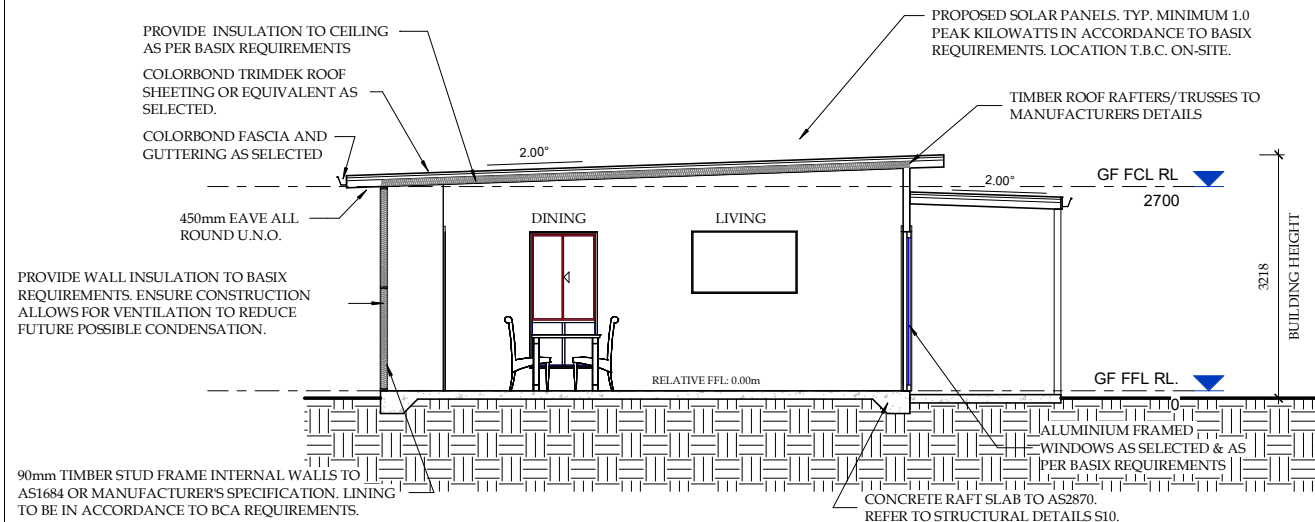
8 **PERSPECTIVE VIEW - SOUTHEAST**



4 **WEST ELEVATION**
1: 100 @ A1; 1: 200 @ A3



9 **PERSPECTIVE VIEW - SOUTHWEST**



5 **TYPICAL SECTION**
1: 50 @ A1; 1: 100 @ A3

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C1	FOR DA/CC APPROVAL.	08/03/2024

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PROJECT NUMBER: 2023021

DATE: MARCH 2023

DRAWN BY: G.W.

CHECKED BY: G.W.

SHEET TITLE: WORKING DRAWINGS
SHT 3.

SHEET NUMBER: A03

SCALE: As indicated

IF IN DOUBT, CONTACT ENGINEER.

TYPICAL NCC REQUIREMENTS


INTERNAL WATERPROOFING - SHOWER

tools Exported on 10 Nov 2023
NCC 2022 - Tools v2

Waterproofing / ... / Showers /

Shower Setdown

<https://buildingtools.co/r/TPPeVp>




tools Exported on 10 Nov 2023
NCC 2022 - Tools v1

Waterproofing / ... / Showers /

Preformed Shower Base

<https://buildingtools.co/r/FQTgy2>




tools Exported on 10 Nov 2023
NCC 2022 - Tools v1

Waterproofing / ... / Showers /

Penetrations & Niche

<https://buildingtools.co/r/vAf0Ar>




tools Exported on 10 Nov 2023
NCC 2022 - Tools v1

Waterproofing / ... / Showers /

Hob

<https://buildingtools.co/r/PNFVYF>




tools Exported on 10 Nov 2023
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Waterproofing / ... / Showers /

Corner Angle

<https://buildingtools.co/r/eK9Hor>




INTERNAL WATERPROOFING - DRAINAGE

tools Exported on 10 Nov 2023
NCC 2022 - Tools v7

Waterproofing / ... / Drainage /

Floor Waste

<https://buildingtools.co/r/ZqKcQ2>




tools Exported on 10 Nov 2023
NCC 2022 - Tools v3

Waterproofing / ... / Drainage /

Floor Waste - Insert Type

<https://buildingtools.co/r/AvOrQn>




tools Exported on 10 Nov 2023
NCC 2022 - Tools v2

Waterproofing / ... / Drainage /

Linear Shower Drain

<https://buildingtools.co/r/XxprPL>




INTERNAL WATERPROOFING - BATH

tools Exported on 10 Nov 2023
NCC 2022 - Tools v2

Waterproofing / ... / Baths and Spas /

Built in Framing

<https://buildingtools.co/r/Zw0vmV>



tools Exported on 10 Nov 2023
NCC 2022 - Tools v1

Waterproofing / ... / Baths and Spas /

Baths and Spas

<https://buildingtools.co/r/9fo2uV>




INTERNAL WATERPROOFING - WATERSTOP

tools Exported on 10 Nov 2023
NCC 2022 - Tools v2

Waterproofing / ... / Waterstop /

Cavity Slider Waterstop

<https://buildingtools.co/r/PCFOZE>




tools Exported on 10 Nov 2023
NCC 2022 - Tools v2

Waterproofing / ... / Waterstop /

Swing Door Waterstop

<https://buildingtools.co/r/CbhYDt>



tools Exported on 10 Nov 2023
NCC 2022 - Tools v2

Waterproofing / ... / Waterstop /

Framed Shower Screen Waterstop

<https://buildingtools.co/r/te8DRh>




tools Exported on 10 Nov 2023
NCC 2022 - Tools v4

Waterproofing / ... / Waterstop /

Stone Threshold

<https://buildingtools.co/r/ZVArin>

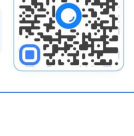


tools Exported on 10 Nov 2023
NCC 2022 - Tools v1

Waterproofing / ... / Waterstop /

Steel Door Jamb

<https://buildingtools.co/r/qCJ8eG>

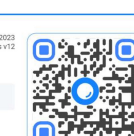


tools Exported on 10 Nov 2023
NCC 2022 - Tools v2

Waterproofing / ... / Waterstop /

Type 2 Unenclosed Shower Waterstop

<https://buildingtools.co/r/c2nJYs>



tools Exported on 10 Nov 2023
NCC 2022 - Tools v12

Access / Stairs /

Stairs - Public

<https://buildingtools.co/r/ahLJVz>



EXTERNAL WATERPROOFING - THRESHOLD

tools Exported on 10 Nov 2023
NCC 2022 - Tools v4

Waterproofing / ... / Threshold /

Zero Threshold / Accessible

<https://buildingtools.co/r/qXCzIo>



tools Exported on 10 Nov 2023
NCC 2022 - Tools v1

Waterproofing / ... / Threshold /

Sub-sill with Set Down

<https://buildingtools.co/r/HUsl7Z>




tools Exported on 10 Nov 2023
NCC 2022 - Tools v1

Waterproofing / External Waterproofing /

Balcony - Water Resistant

<https://buildingtools.co/r/9aMHMj>



WATERPROOFING - QUALITY

tools Exported on 10 Nov 2023
NCC 2022 - Tools v3

Waterproofing / Waterproofing Quality /

Film Thickness Test

<https://buildingtools.co/r/eLsI4K>



tools Exported on 10 Nov 2023
NCC 2022 - Tools v1

Waterproofing / Waterproofing Quality /

Film Thickness Test Points

<https://buildingtools.co/r/yRVZCH>




BUILDING FABRIC - GLAZING

tools Exported on 10 Nov 2023
NCC 2022 - Tools v2

Building Fabric / Glazing /

Glass Selection

<https://buildingtools.co/r/2ulGix>




tools Exported on 10 Nov 2023
NCC 2022 - Tools v1

Building Fabric / Glazing /

Glazing Safety

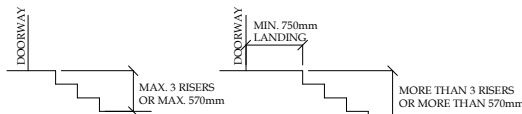
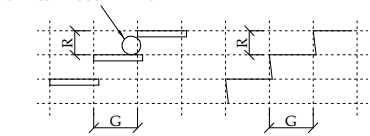
<https://buildingtools.co/r/BLJWUj>



RISER (R)		GOING (G)		SLOPE RELATIONSHIP (2R + G)	
MAX.	MIN.	MAX.	MIN.	MAX.	MIN.
190	115	355	240	700	550

FIGURES RELATE TO STAIRS OTHER THAN SPIRAL

125mm DIAMETER SPHERE MUST NOT PASS THROUGH TREADS



LANDING NOT REQUIRED LANDING REQUIRED

NOTE:
WHERE LANDINGS, VERANDAHS, STAIRS, BALCONIES ETC. ARE GREATER THAN 1.0m FROM FINISHED GROUND LEVEL A BALUSTRADE OR OTHER BARRIER IN ACCORDANCE WITH B.C.A. REQUIREMENTS IS REQUIRED.

1 **TYPICAL STAIR DETAILS2**
N/A



BUILDING DESIGNER & CONSULTING STRUCTURAL ENGINEER
RESIDENTIAL INDUSTRIAL COMMERCIAL
P.O. BOX 5483, 420 HAMPDEN AVE
WAGGA WAGGA, NSW 2650
PH: 02 69210751
EMAIL: genard@design2consulting.com.au

PRINCIPAL: GERARD WILSON
B.E. Civil (Hons.), MIEAust., ChBDA
Member - Institute of Engineers Australia
Chartered Member - Building Designers Australia,
Accreditation No. 6275



ISSUE:	AMENDMENT:	DATE:
A	PRELIMINARY DRAWING ONLY.	02/03/2023
B	FOR CLIENT APPROVAL.	22/03/2023
C	FOR CLIENT APPROVAL.	07/03/2024
C1	FOR DA/CC APPROVAL.	08/03/2024

PROJECT:
PROPOSED NEW GRANNY FLAT
194 ASHMONT AVENUE
ASHMONT, N.S.W 2650

CLIENT:
MR. M. & MRS. L. BURGESS

PROJECT NUMBER: 2023021

DATE: MARCH 2023

DRAWN BY: G.W

CHECKED BY: G.W

SHEET TITLE: TYPICAL NCC2022 REQUIREMENTS

SHEET NUMBER: A04

SCALE: N/A

IF IN DOUBT, CONTACT ENGINEER.

STATEMENT OF ENVIRONMENTAL EFFECTS (SEE)

Applicable Development Type

- Granny flat (secondary dwelling) residence within R1

Application Details

Applicant's name/s

Address Of Development Lot No:.....13..... House No:.....194..... DP:.....33194.....

Street:.....Ashmont Ave.....

Suburb:.....Ashmont.....

Briefing of Proposed Development

Description of Development

Including physical building description, proposed building materials, nominated colour scheme, nature of use, details of any demolition and other works etc.

Proposed new one bedroom granny flat construction to be placed in rear of site. The contemporary facade dwelling to be James Hardie "SCYON LINEA" or equivalent fibre cement wall cladding. Skillion roof to be constructed with colorbond trimdeck or equivalent roof sheeting as selected over typical timber roof trusses/rafters. Aluminium framed sliding windows as selected. Proposed raft slab foundation construction to engineer's details.

Description of Site

Describe physical features such as shape, slope, vegetation, any waterways and any current use/s of site.

Rectangular in shape of 48.8 metres east/west side boundary by 16.6 metre southern rear boundary and northern street frontage (Ashmont Ave). Site area of 803.1 s.q.m with little or no slope. No existing trees or vegetation on-site.

What is the present and previous use/s of the site.

Present: R1 development

Previous: R1 development

Is the development site subject to any of the following natural hazards:

Bushfire Prone ? Flooding or stormwater inundation

N/A.

What other constraints exist on the site?

N/A

What type of land use and development exist on surrounding land?

R1 development.

DCP Compliance

Planning Controls

Is your proposal permissible in the zone? YES NO

Is your proposal consistent with the zone objectives? YES NO

Is your proposal in accordance with any relevant development control plan? YES NO

If yes, discuss with reference to the relevant provision(s).

Wagga Wagga Local Environmental Plan (LEP) 2010.....

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Wagga Wagga Rural Local Environmental Plan (LEP) 1991.....

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Wagga Wagga Development Control Plan (DCP) 2010

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Any relevant State Environmental Planning Policies (SEPPS).....

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Other relevant Council policies/guidelines.....

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Section 9 Residential Development WWCC DCP 2010

9.1 Land Use Direction

9.1.2 R1 Zone - established suburbs

Does the proposed development comply with the above objectives?:

YES NO

Comments:

Proposed new one bedroom granny flat construction to be placed in rear of site.

9.2 Site Context and Layout

9.2.1 Site Layout

Does the proposed development comply with the above objectives?:

YES NO

Comments:

9.2.2 Streetscape

Does the proposed development comply with the above objectives?:

YES NO

Comments:

Proposed residential development to remain relatively similar to existing facade.

9.2.3 Corner lots and secondary facades

Does the proposed development comply with the above objectives?:

YES NO N/A

Comments:

N/A

9.2.4 Sloping sites

Does the proposed development comply with the above objectives?:

YES NO

Comments:

9.3 Site area, building form and envelope

9.3.1 Land area per dwelling

Does the proposed development comply with the above objectives?:

YES NO

Comments:

9.3.2 Site cover

Does the proposed development comply with the above objectives?:

YES NO

Comments:

Site coverage for the proposed residential development is 22.6% (less than 50% as required).

9.3.3 R3 Zones - Minimum frontage

Does the proposed development comply with the above objectives?:

YES NO N/A

Comments:

9.3.4 Solar access

Does the proposed development comply with the above objectives?:

YES NO

Comments:

Living rooms and alfresco have access to northern western solar provision.

9.3.5 Private open space

Does the proposed development comply with the above objectives?:

YES NO

Comments:

The proposed residence has an alfresco leads directly from the living rooms.

9.3.6 Front setbacks

Does the proposed development comply with the above objectives?:

YES NO

Comments:

9.3.7 Side and rear setbacks

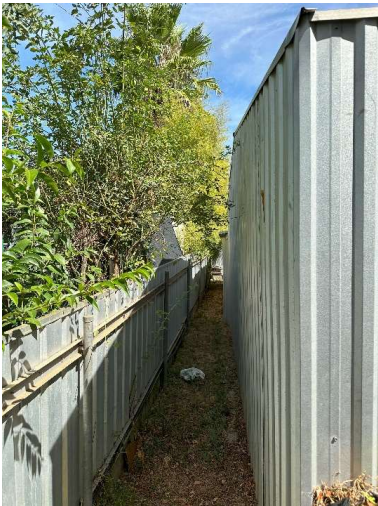
Does the proposed development comply with the above objectives?:

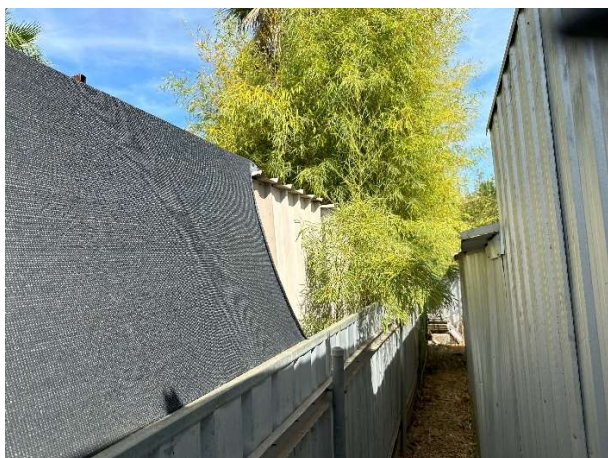
YES NO

Comments:

The client wishes to place the proposed granny flat to rear of site as much as possible to reduce wasted landscaping behind granny flat. It is proposed to place the granny 920mm of both side and rear boundary. This achieves satisfaction with NCC2022 spread of fire rulings.

The placement will have negligible impact on neighbouring sites as the granny flat will be surrounded by tree screenings that exist on neighbouring sites. The least usable facilities, that is , ensuite and kitchen, within the proposed floor plan of the granny flat are strategically placed such that noise from the granny would barely be audible to the neighbours. Below are some photos showing the above reasonings.





9.4 Design details

9.4.1 Building elements

Does the proposed development comply with the above objectives?:

YES NO

Comments:

9.4.2 Materials and finishes.

Does the proposed development comply with the above objectives?:

YES NO

Comments:

The contemporary facade dwelling to be James Hardie "SCYON LINEA" or equivalent fibre cement wall cladding. Skillion roof to be constructed with colorbond Trimdeck or equivalent roof sheeting as selected over typical timber roof trusses/rafters. Aluminium framed sliding windows as selected. Insulation to BASIX requirements.

9.4.3 Privacy

Does the proposed development comply with the above objectives?:

YES NO

Comments:

9.4.4 Garages and driveways

Does the proposed development comply with the above objectives?:

YES NO

Comments:

9.4.5 Site Facilities

Does the proposed development comply with the above objectives?:

YES NO

Comments:

Other General Environmental Impacts

Operation and Management (for non - residential uses) N/A

Type of Business.....

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Number of employees.....

Hours and days of operation.....

Maximum expected number of customers/clients.....

Plant, machinery and production processes.....

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Type and quantity of goods handled (raw materials, finished products, waste products, arrangement for transport including frequency of truck movements and sizes of vehicles, loading and unloading of goods).....

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Nature of any waste generated.....

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Hazardous materials or processes.....

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Social and Economic Impacts

Economic Impact:

Will the development have any economic consequences to the area? YES NO

Social Impact:

1. Will this development disadvantage or benefit any social groups? YES NO
2. Will this development increase or reduce the number of people on site?
 INCREASE
 REDUCE
 NEITHER OF ABOVE
3. Will this development impact on employment opportunities in the locality? YES NO
4. Will the development affect the amenity of surrounding residences by overshadowing/ loss of privacy/ increased noise or vibration? YES NO
5. Is the development in a heritage area? YES NO
6. Is the development likely to impact on a heritage item or an item of cultural significance?
 YES NO
7. Will this development have impact on housing stock? (particularly low- rental housing, the choice of housing available or the social mix of residents in the area) YES NO
8. Will this development impact on public safety and security? YES NO
9. Will this development impact on existing community meeting places and demand for community facilities or services in the locality? YES NO
10. Will this development impact on the need for certain groups including accessibility to required facilities for people with a disability? YES NO
11. Will this development impact on community identity and the potential to dislocate social or cultural networks? YES NO
12. Will this development impact on public places or open spaces? YES NO

If yes to any of the above, comment below in sequential order:

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Pedestrian and Vehicle Movements

Is there legal and practical access to the development available regarding accessibility for vehicles, pedestrians, bicycles, disabled persons, resident, staff, and customer/client/visitor parking arrangement? YES NO

If no, what are the impacts?.....

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 Will there be any conflicts between vehicles, pedestrians and bicycles? YES NO
 Will there be any proposed bicycle facilities (racks, lockers, showers etc.)? YES NO
 Will the development increase local traffic movement/volumes? YES NO
 If yes, then by how much.....
 Are additional access points to road network required? YES NO
 Has vehicle manoeuvring and onsite parking been addressed in the design? YES NO
 How many onsite car parking spaces will be provided? (show calculations)
 Will facilities for off street loading be provided? YES NO N/A
 Is the development accessible from existing public transport network? YES NO
 Describe any traffic management measures that are to be put into place?

Privacy, Views and Overshadowing

Visual Privacy:

Will the development have any visual privacy impacts regarding the following?

- window placement relative to adjacent dwellings and common areas YES NO
- views between proposed living rooms and private yards of other dwellings YES NO
- use of screen planting, hedges, walls or fences to improve privacy YES NO
- headlight glare, light spillage YES NO

If yes, then how will this be addressed?.....

Acoustic Privacy:

Will the development have any impacts on acoustic privacy impacts regarding the following?

- placement of active use outdoor areas relative to bedrooms YES NO
- separation of roads, parking areas & driveways from bedroom & living room windows YES NO
- noise transmission between dwellings YES NO
- measures to mitigate external noise sources (e.g. traffic noise, placement of air conditioners, exhaust systems, pool pumps) YES NO

If yes, then how will this be addressed?.....
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Views:

Will the development impact on views regarding the following?

- from adjoining or nearby private properties and public places such as parks, roads and footpaths YES NO

If yes, then what design measures have been implemented for protecting views and allowing view sharing?.....
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Overshadowing:

Will the development impact on solar access and cause overshadowing YES NO

If yes, then has a shadow diagram showing shadows from adjoining buildings as well as the proposed development been drawn? YES NO

Environmental Impacts

Air & Noise

Air:

Are there any existing sources of odour or fumes? (on-site and nearby) (such as industries, food premises, exhaust systems, waste storage, oil or wood burning stoves or heaters) YES NO

If yes, then what are the sources?
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Is the development likely to result in any form of air pollution? YES NO

If yes, then what sources are likely and what are the proposed mitigation measures? (placement and height of flues or chimneys, location of waste storage areas and compost heaps etc.).....
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Noise:

Are there any existing sources of noise? (on-site and nearby) (such as main roads, railway lines, ships, aircraft, industries, transport terminals, loading bays, heavy vehicles, restaurants, clubs, hotels, car parks, ventilation, and air conditioning units, pumps and pool filters etc.) YES NO

If yes, then what are the sources?
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Is the development likely to result in any form of noise pollution? YES NO

If yes, then what sources are likely and what are the proposed noise reduction measures? (noise barriers, building layout and setback, room layout and window placement, building materials, insulation, double glazing etc.).....
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Soil & Water

Stormwater:

How will stormwater (from roof and site) be disposed of? Street drainage
 Easement
 Other (provide details)

Will the drainage system be in accordance with Councils requirements concerning on-site detention? N/A
 YES NO

Does the development propose to have rainwater tanks? YES NO

Will stormwater runoff from the site adversely affect other properties? YES NO

Have measures been provided to maximise infiltration and minimise stormwater runoff? (e.g. swales, ponds, porous pavements, rainwater tanks, etc.) YES NO N/A

Has proof of registration of inter-allotment drainage easements across downstream properties been attached for where an easement is utilised or proposed to drain water from the site? YES NO N/A

Have all potential flood or overland risks been considered in the design of the development? YES NO

Is the proposed development adequately protected from inundation during large storm events? YES NO

If yes, then what design measures have been implemented to ensure this?.....

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Note: A flood study may be required to ensure the appropriateness of flood protection.

Wastewater:

How will effluent be disposed of? To sewer
 Onsite

Does the development have the potential to result in any form of water pollution? YES NO

If yes, then how will this be addressed?.....
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Will liquid trade waste be discharged to council sewer? YES NO N/A

Will development produce any hazardous waste product? YES NO

If yes, what is the waste and how will this waste be disposed of? (includes bunding of fuel, oil and chemical storage; emergency procedures in the event of an oil spill; stormwater treatment; potential for impact on downstream waterways etc.)
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Comment on assessment of any impact to temporary/permanent groundwater conditions resulting from site runoff. N/A

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Soil & Erosion Control:

- 1. Is the development likely to result in any erosion or sediment run off? YES NO
- 2. Is there a location on-site to store construction materials not subject to overland flows during and after periods of rainfall? YES NO
- 3. Are there methods taken to divert flows and contain material dumps? YES NO
- 4. Will dust control measures be used? YES NO
- 5. Will the development require any excavation or fill? YES NO

6. Is the area of excavation works subject to inundation from stormwater overland flows? YES NO

7. What measures will be taken to divert these flows safely and without adverse impact on neighbouring residents? N/A

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If yes to any of the above, comment below in sequential order: N/A

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State any revegetation/rehabilitation measures taken to stabilise battered sections of landscaping N/A

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Energy Efficiency

Has a BASIX certification been obtained for this development? YES NO

If no BASIX certification, is the development considered to be environmentally sustainable? YES NO

If no BASIX certification, is the development considered to be energy efficient? YES NO

If so, how does this development comply with energy efficiency principles as follows? N/A

Orientation:.....
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Sun control:.....
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Insulation:.....

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Natural ventilation:.....
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Heating, cooling & lighting:.....
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Clothes drying:.....

Water heating:.....
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Swimming pools & spas:.....
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Waste

Will development incorporate waste minimisation measures? YES NO

If yes, show how the proposal promotes waste minimisation by incorporating the following where appropriate:

- proposed at-source waste separation program and facilities: aluminium, steel, glass, plastics, food and organic waste, etc. landscaping N/A

- proposed recycling collection from hotel, guest house, entertainment, commercial and industrial premises N/A

- domestic food and organic waste composting N/A

- litter control program (for activities such as take away food, sporting venues, etc) N/A

- arrangements for hazardous building wastes such as asbestos and contaminated soil N/A

- How will the building and demolition waste be re-used, recycled or disposed of?

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Will development utilise recycled materials? YES NO

Comment:

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Fire safety and other building upgrades

Is the development in an area prone to bushfire: YES NO

If yes, the development will be referred to? Rural Fire Services (RFS)
 Accredited building surveyor
 Other (provide details)

Comments:.....
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Demolition management

Will the development undergo partial or full demolition process: YES NO

If yes, then the proposals for demolition must demonstrate compliance with Australian Standards 2601 - 1991.

SMALL REAR YARD METAL SHED ONLY

Comments:.....
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Landscaping

Give details of landscaping, including:

No. of trees subject to Tree Preservation Order located on-site:.....NIL.....

No. of trees subject to be removed, including street trees (these are to be cross referenced with identifiers used on plans):.....NIL.....

No. of trees to be retained:.....N/A.....

No. of trees to be transplanted:.....N/A.....

Any planting proposed to be address privacy issues:.....N/A.....

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APPLICANT DECLARATION

I/We declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I/We acknowledge that the development application may be returned to me/us if information is found to be missing or inadequate.

Applicant's name/s (Printed):

Applicant's Signature/s:

Date:

Legal Reference

Section 78A of the *Environmental Planning and Assessment Act 1979* states that the regulations may specify what is required to be submitted with a development application. Section 50(1)(A) of the *Environmental Planning and Assessment Regulation 2000* states that development applications must contain information and documents specified in schedule 1, part 1.

Schedule 1, part 1, subclause 2(1)(c) of the *Environmental Planning & Assessment Regulation 2000* requires the submission of Statements of Environmental Effects (SEEs) with all Development Applications (other than designated development).

Schedule 1 Part 1, subclause 4 of the *Environmental Planning & Assessment Regulation 2000* states that such SEEs must show:

- The environmental impacts of the development
- How the impacts have been identified
- The steps to be taken to protect the environment or lessen the expected harm to the environment
- Any matters required to be indicated by any guidelines issued by the Director-General.