

SITE LAYOUT PLAN
1:600

NOTES			
ALL DIMENSIONS TO BE CONFIRMED ON-SITE.			
ALL TIMBER WORKS TO COMPLY WITH AS 1684			
NATIONAL TIMBER FRAMING CODE			
ALL BRICKWORK TO COMPLY WITH AS 3700			
MASONRY IN BUILDING			
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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING			
200			
300mm ON ORIGINAL			
ALL DIMENSIONS TO BE CHECKED ON SITE			

AMENDMENTS			
REV	AMENDMENT	DATE	BY
A	Issued for Basic/ Nethers	28-01-21	AMS
B	Issued for DA	02-02-21	AMS
C	Additional notes regards Zieria and APZ	08-04-21	AMS
D	Remove Dwellings 4, 5, 6, 7, 14, 15 and re-numbering of remaining dwellings	05-11-21	AMS
E	Remove Dwellings 5, 12, 13, 14, 15, 16, 17 and re-numbering of remaining dwellings	25-01-22	AMS
F	Re-issued as part of 23 sheet set	1-02-22	AMS

PROJECT :
PROPOSED SENIORS LIVING ESTATE
at Lot 17 DP 1210621 (Formerly Part Lot 100 DP 751279), 2 Caliope St KIAMA NSW

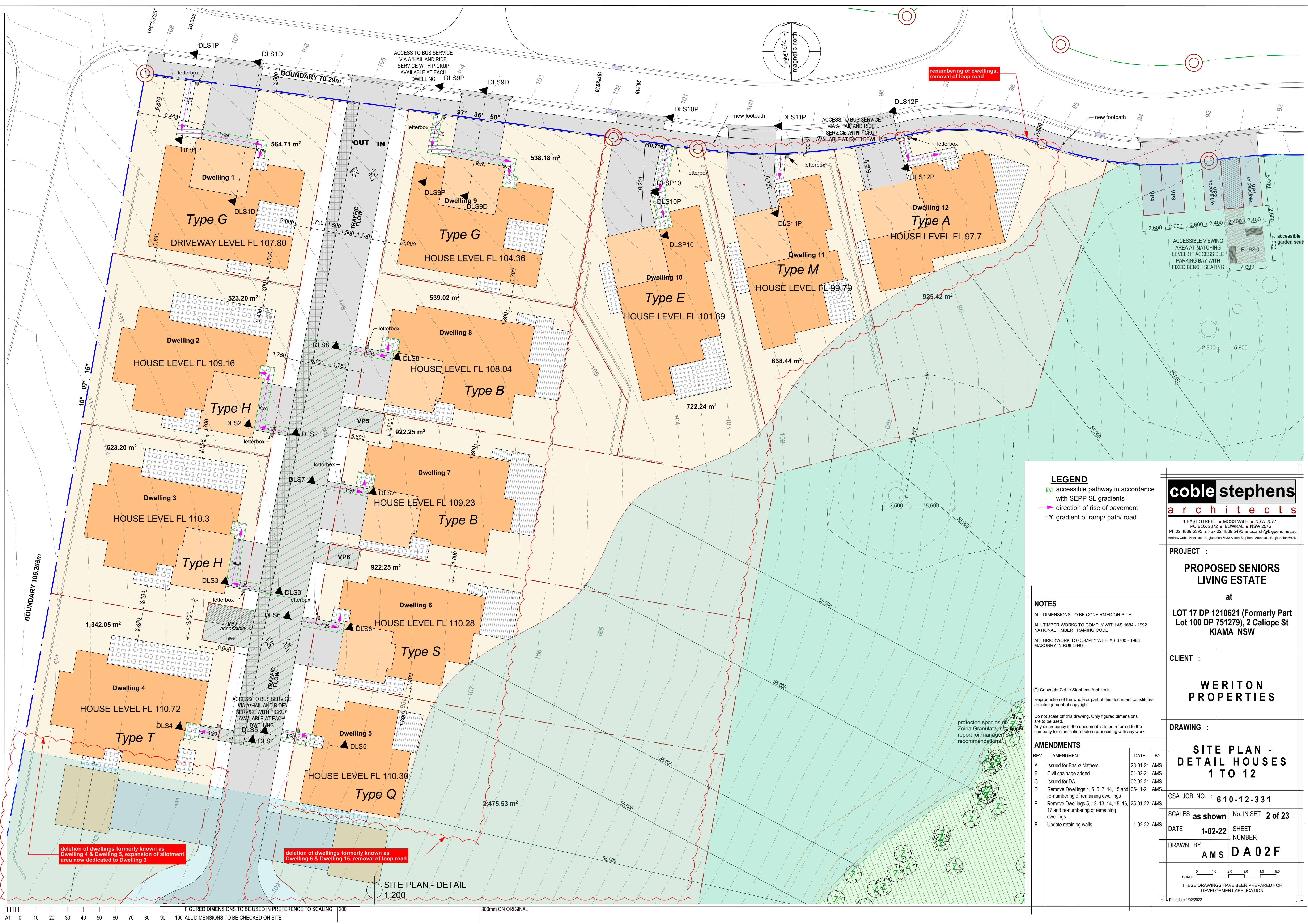
CLIENT : **WERITON PROPERTIES**
DRAWING : **SITE LAYOUT PLAN**

CSA JOB NO. :	610-12-331
SCALES as shown	No. IN SET 1 of 23
DATE 1-02-22	SHEET NUMBER
DRAWN BY AMS	DA01F

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

SCALE
0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print date 2/02/2022



LEGEND

- accessible pathway in accordance with SEPP SL gradients
- direction of rise of pavement
- 1:20 gradient of ramp/ path/ road

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
ALL TIMBER WORKS TO COMPLY WITH AS 1684 - 1992 NATIONAL TIMBER FRAMING CODE
ALL BRICKWORK TO COMPLY WITH AS 3700 - 1988 MASONRY IN BUILDING

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AMENDMENTS

REV	AMENDMENT	DATE	BY
A	Issued for Basix/ Natthers	28-01-21	AMS
B	Civil chainage added	01-02-21	AMS
C	Issued for DA	02-02-21	AMS
D	Remove Dwellings 4, 5, 6, 7, 14, 15 and re-numbering of remaining dwellings	05-11-21	AMS
E	Remove Dwellings 5, 12, 13, 14, 15, 16, 17 and re-numbering of remaining dwellings	25-01-22	AMS
F	Update retaining walls	1-02-22	AMS

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PROJECT :

**PROPOSED SENIORS
LIVING ESTATE**

at

**LOT 17 DP 1210621 (Formerly Part
Lot 100 DP 751279), 2 Caliope St
KIAMA NSW**

CLIENT :

**WERITON
PROPERTIES**

DRAWING :

**SITE PLAN -
DETAIL HOUSES
1 TO 12**

CSA JOB NO. : **610-12-331**

SCALES **as shown** No. IN SET **2 of 23**

DATE **1-02-22** SHEET
NUMBER

DRAWN BY
AMS DA02F

SCALE 0 1.0 2.0 3.0 4.0 5.0

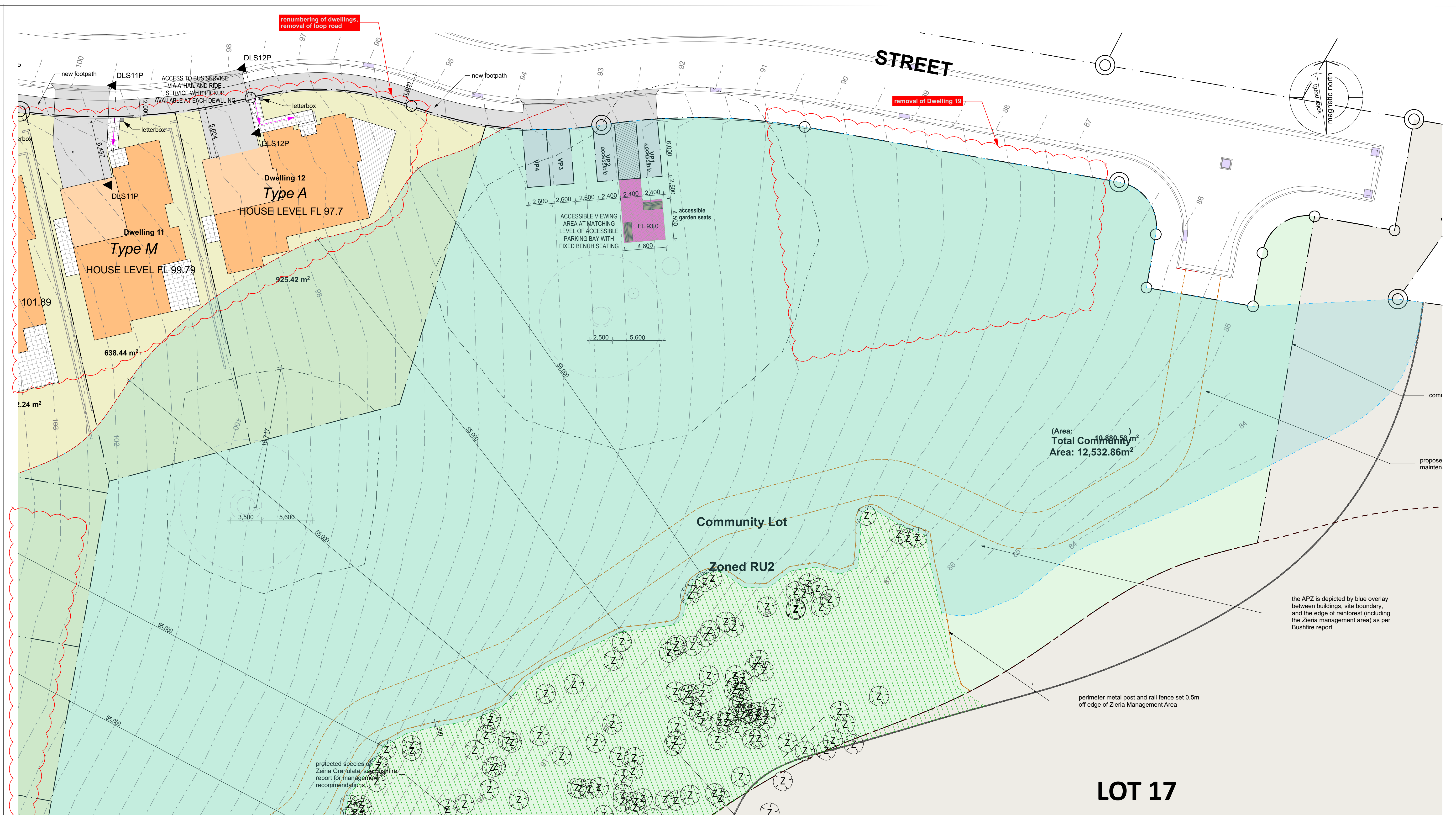
THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

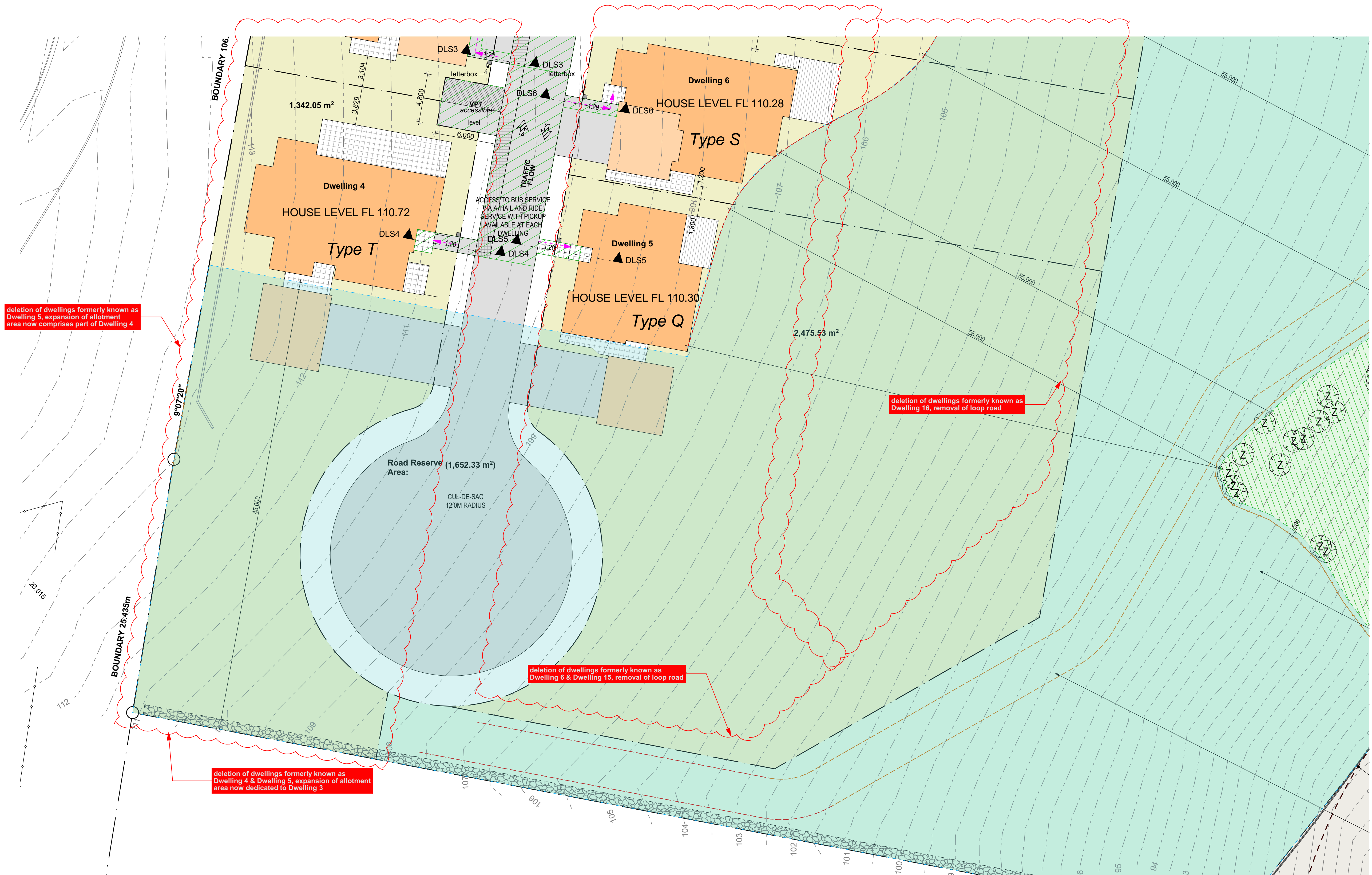
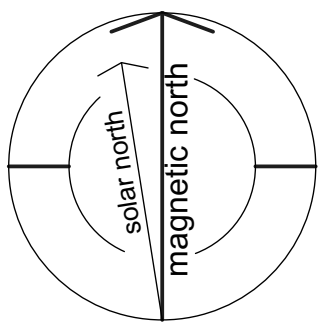
Print date 1/02/2022

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

A1 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL





SITE PLAN - DETAIL
1:200

LEGEND
accessible pathway in accordance with SEPP SL gradients
direction of rise of pavement
1:20 gradient of ramp/ path/ road

NOTES
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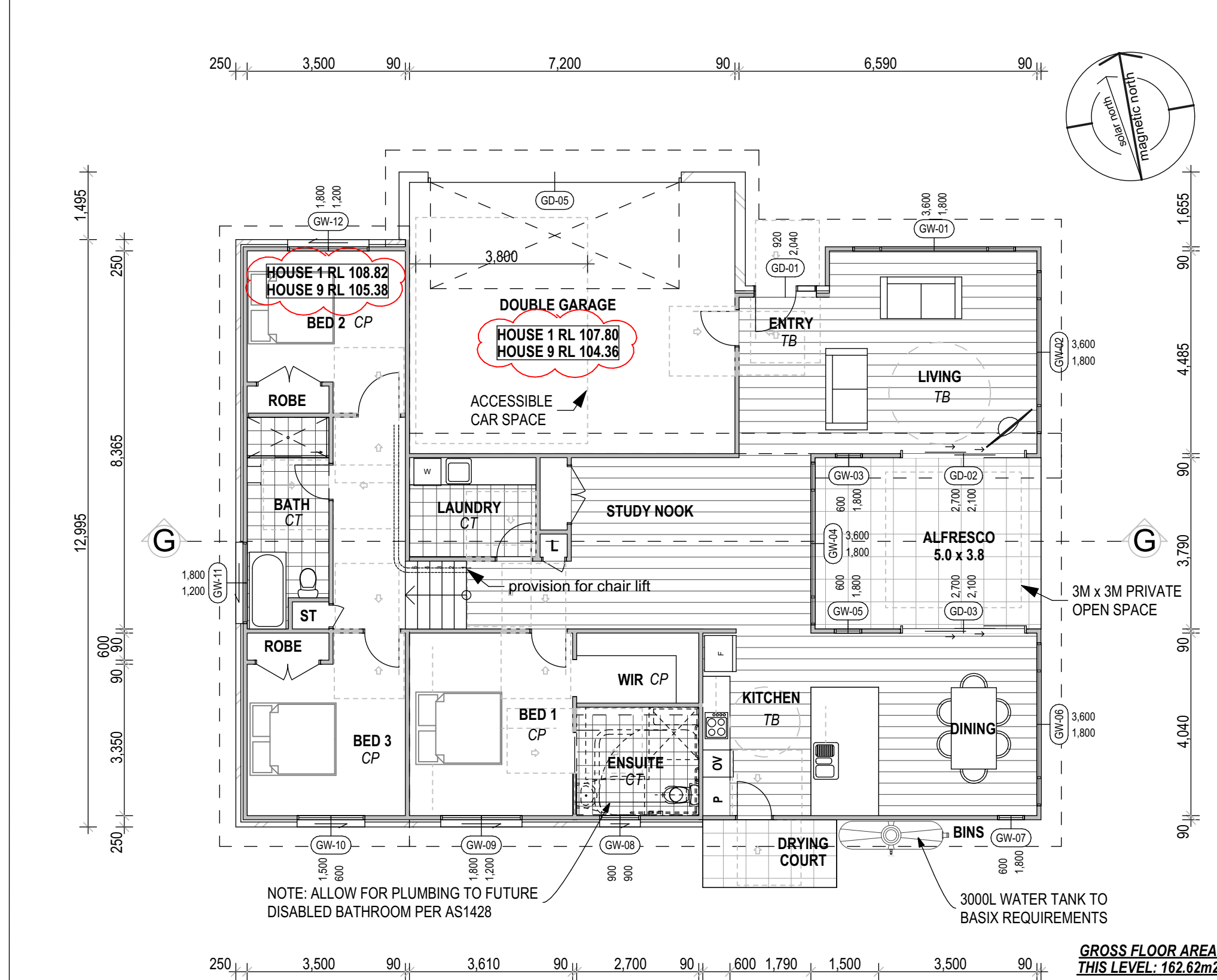
PROJECT :
PROPOSED SENIORS LIVING ESTATE
at LOT 17 DP 1210621 (Formerly Part Lot 100 DP 751279), 2 Caliope St KIAMA NSW

CLIENT : WERITON PROPERTIES
DRAWING : SITE PLAN - DETAIL HOUSES 4, 5 & 6,

CSA JOB NO. :	610-12-331
SCALES as shown	No. IN SET 4 of 23
DATE 1-02-22	SHEET NUMBER
DRAWN BY AMS	DA04F

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SCALE 0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION



TYPE G - HOUSE 1 & 9 - FLOOR PLAN
1:100

re-numbering of dwellings to reflect removal of seven dwellings, previously Dwellings 1 & 10

BUSHFIRE NOTE: All houses to reach BAL 29 bushfire construction level - see notes for compliance and construction measures required

DOOR SCHEDULE TYPE G HOUSE 1, 6					
ID	GD-01	GD-02	GD-03	GD-04	GD-05
Height	2,040	2,100	2,100	2,040	2,350
Width	920	2,700	2,700	820	5,600
3D Front View					

DOOR SCHEDULE TYPE G HOUSE 1 & 9
1:100

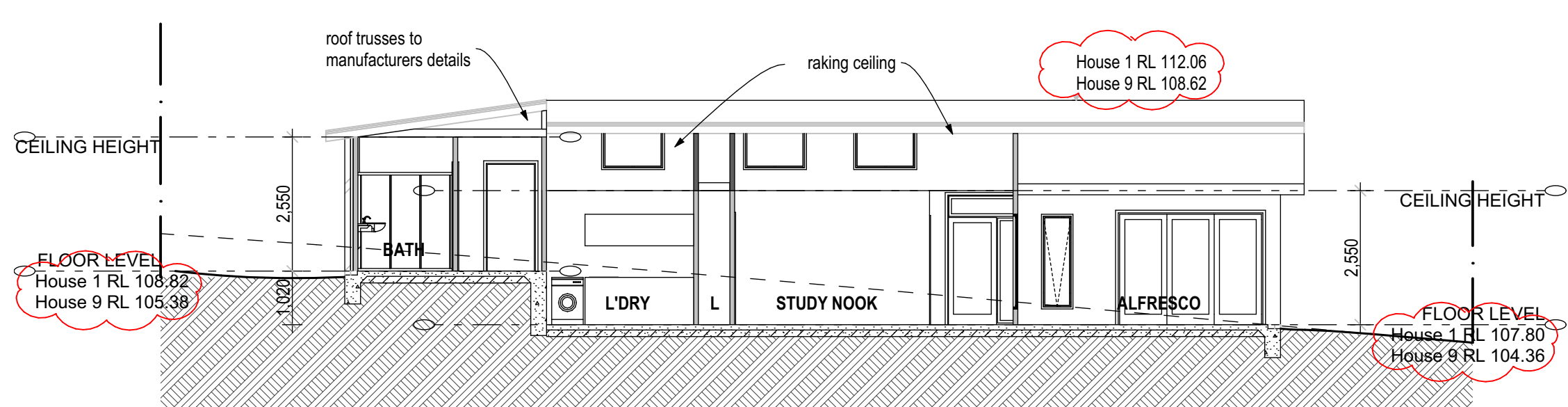
previously labelled House 1 & 10

WINDOW SCHEDULE TYPE G HOUSE 1, 6								
ID	GW-01	GW-02	GW-03	GW-04	GW-05	GW-06	GW-07	GW-08
Height	1,800	1,800	1,800	1,800	1,800	1,800	1,800	900
Width	3,600	3,600	600	3,600	600	3,600	600	900
3D Front View								

GW-09	GW-10	GW-11	GW-12	GW-13	GW-14	GW-15
1,200	600	1,200	1,200	900	900	900
1,800	1,500	1,800	1,800	1,200	1,200	1,200

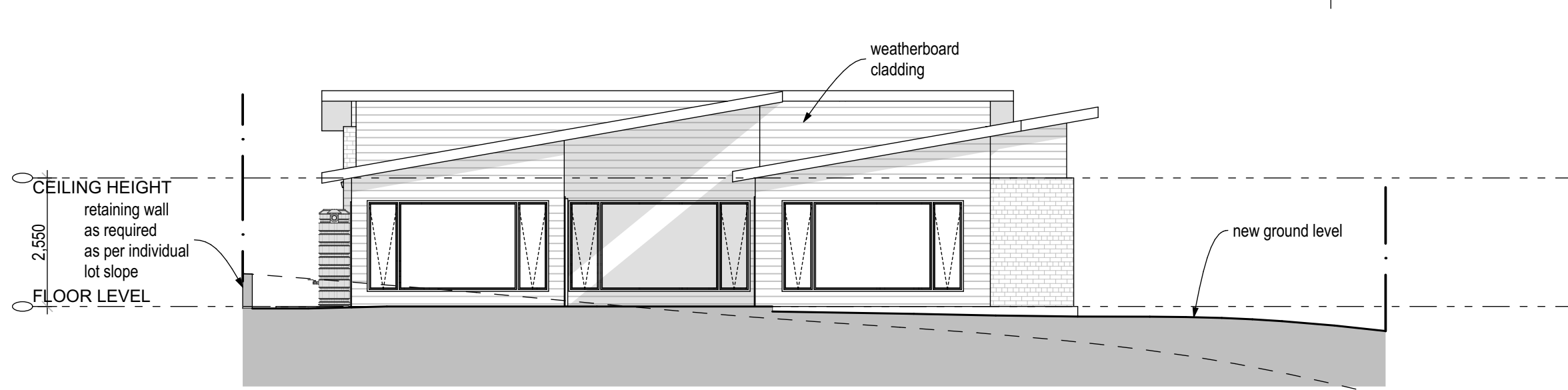
WINDOW SCHEDULE TYPE G HOUSE 1 & 9
1:100

previously labelled House 1 & 10



TYPE G - HOUSE 1 & 9 - SECTION GG
1:100

previously labelled House 1 & 10



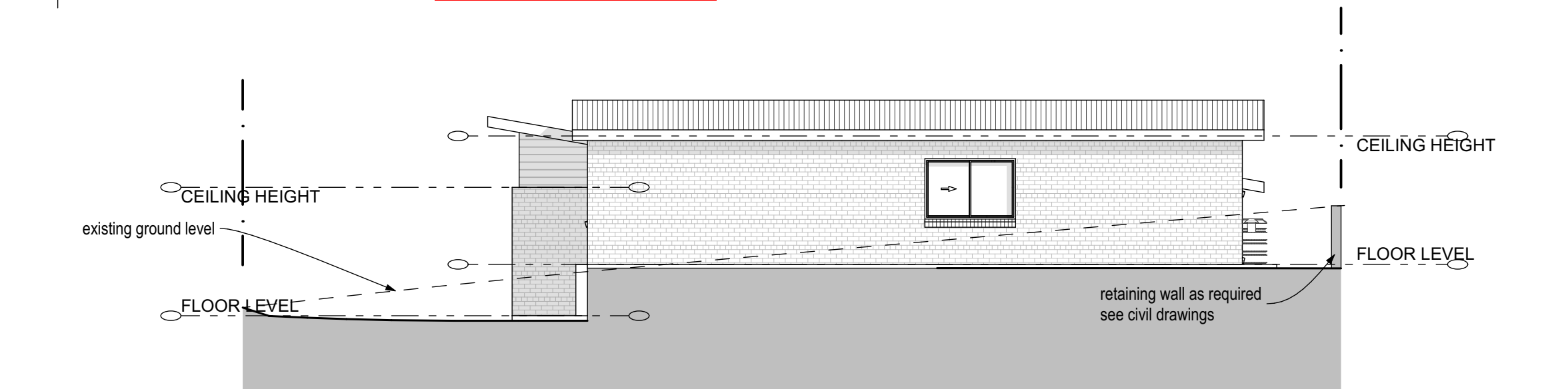
TYPE G - HOUSE 1 & 9 EAST ELEVATION
1:100

previously labelled House 1 & 10



TYPE G - HOUSE 1 & 9 NORTH ELEVATION
1:100

previously labelled House 1 & 10



TYPE G - HOUSE 1 & 9 WEST ELEVATION
1:100

previously labelled House 1 & 10



TYPE G - HOUSE 1 & 9 SOUTH ELEVATION
1:100

previously labelled House 1 & 10

NOTES

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ALL TIMBER WORKS TO COMPLY WITH AS 1684 NATIONAL TIMBER FRAMING CODE

ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN BUILDING

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WALL LEGEND

- 90mm timber stud
- 250mm brick veneer with wall insulation
- 230mm double brick

ELECTRICAL LEGEND

- double fluorescent light
- LED recessed downlight
- LED pendant or ceiling mounted combined heat lamp/ exhaust fan
- LED wall mounted light

SEPP REQUIREMENTS

Note: This building is to comply with the provisions of SEPP (Housing for Seniors or People with a Disability) 2004. This encompasses access requirements which refer to AS1428 Design for Access and Mobility. The Builder must familiarise himself with both documents, and the conditions which relate to construction, and implement such access requirements therein, whether expressly detailed in these plans or not. Any amendments to the plans require adherence to the same guidelines.

Circulation space required around doorways

Circulation space required for showers

Circulation space required around toilets

Circulation space required around handbasins

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
200

ALL DIMENSIONS TO BE CHECKED ON SITE
300mm ON ORIGINAL

AMENDMENTS

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D	Remove Dwellings 5, 12, 13, 14, 15, 16, 17 and re-numbering of remaining dwellings	25-01-22	AMS
E	Add Basix commitments table, add RL's	1-02-22	AMS

PROJECT :

PROPOSED SENIORS LIVING ESTATE

at LOT 17 DP 1210621 (Formerly Part Lot 100 DP 751279), 2 Caliope St KIAMA NSW

CLIENT : WERITON PROPERTIES

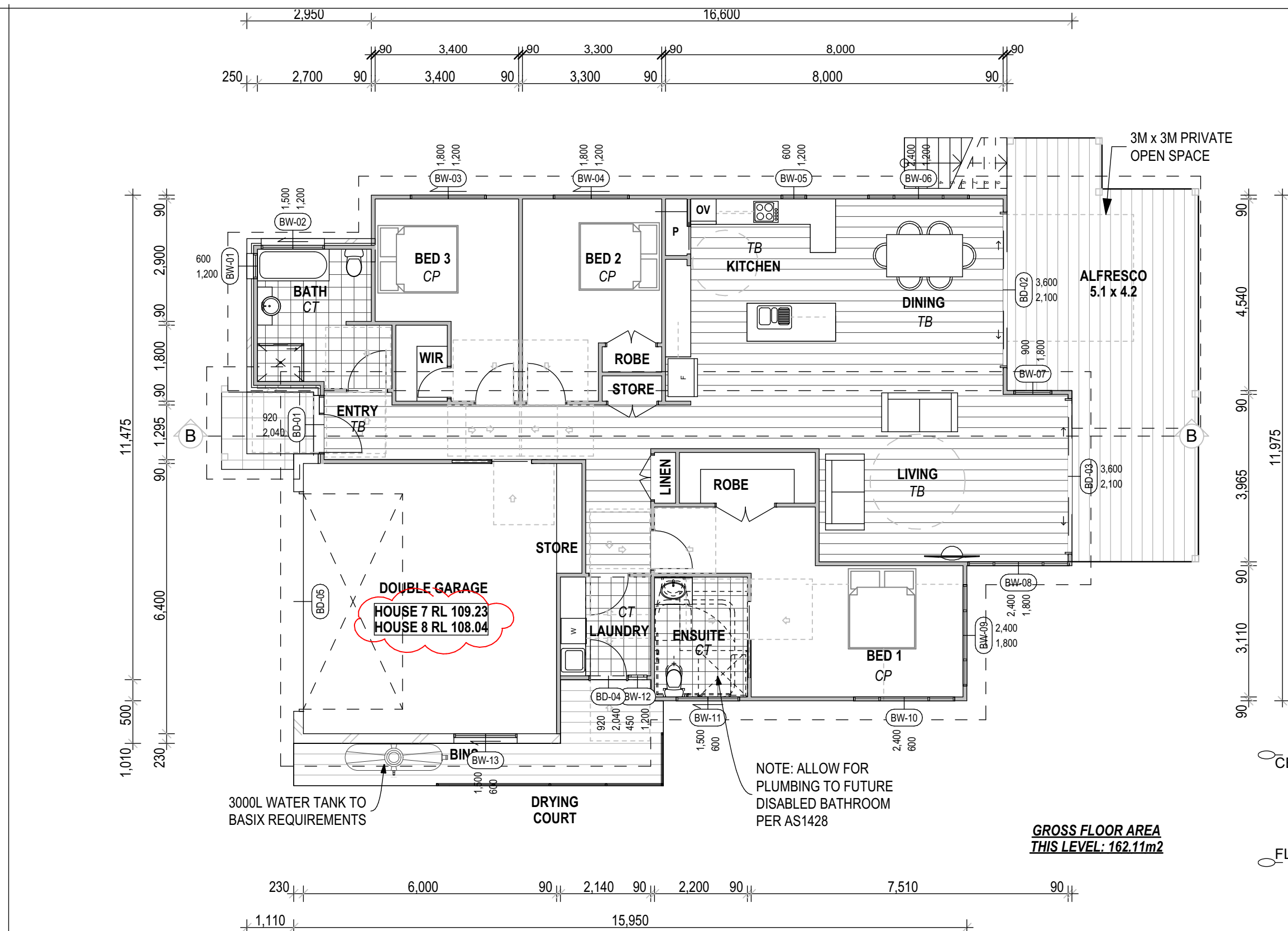
DRAWING : TYPE G - HOUSE 1 & 9 - PLANS, ELEVATIONS, SECTION

CSA JOB NO. :	610-12-331
SCALES as shown	No. IN SET 5 of 23
DATE 1-02-22	SHEET NUMBER
DRAWN BY AMS	DA05E

Print date 1/02/2022

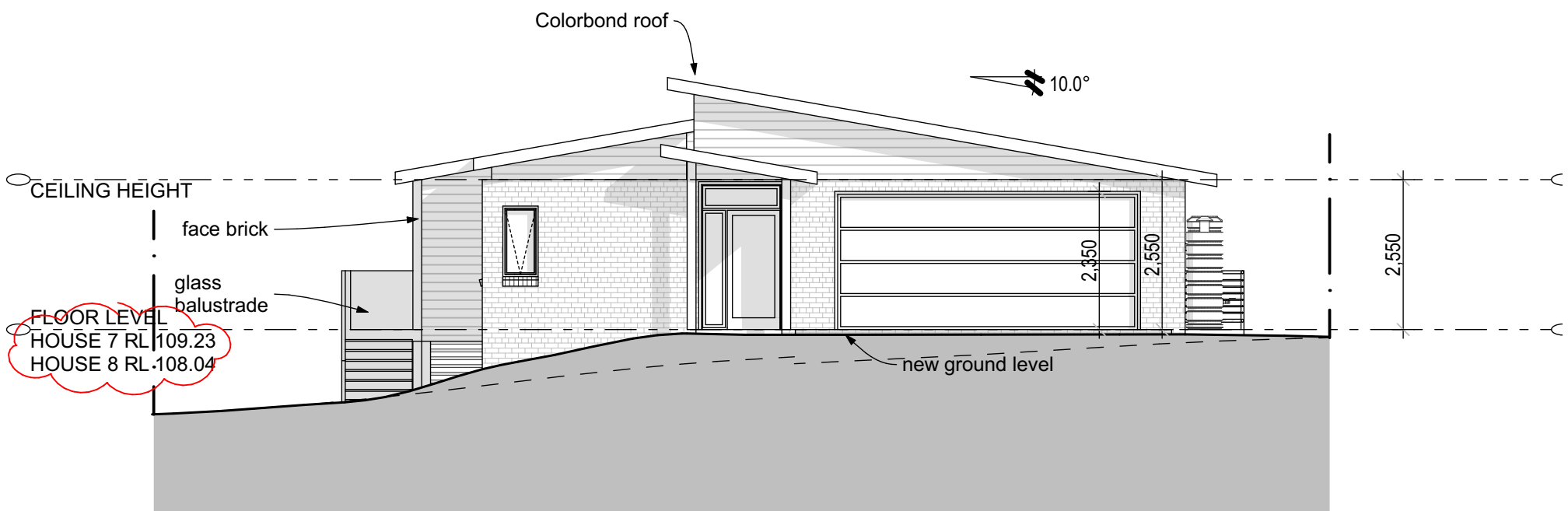
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SCALE 0 1.0 2.0 3.0 4.0 5.0
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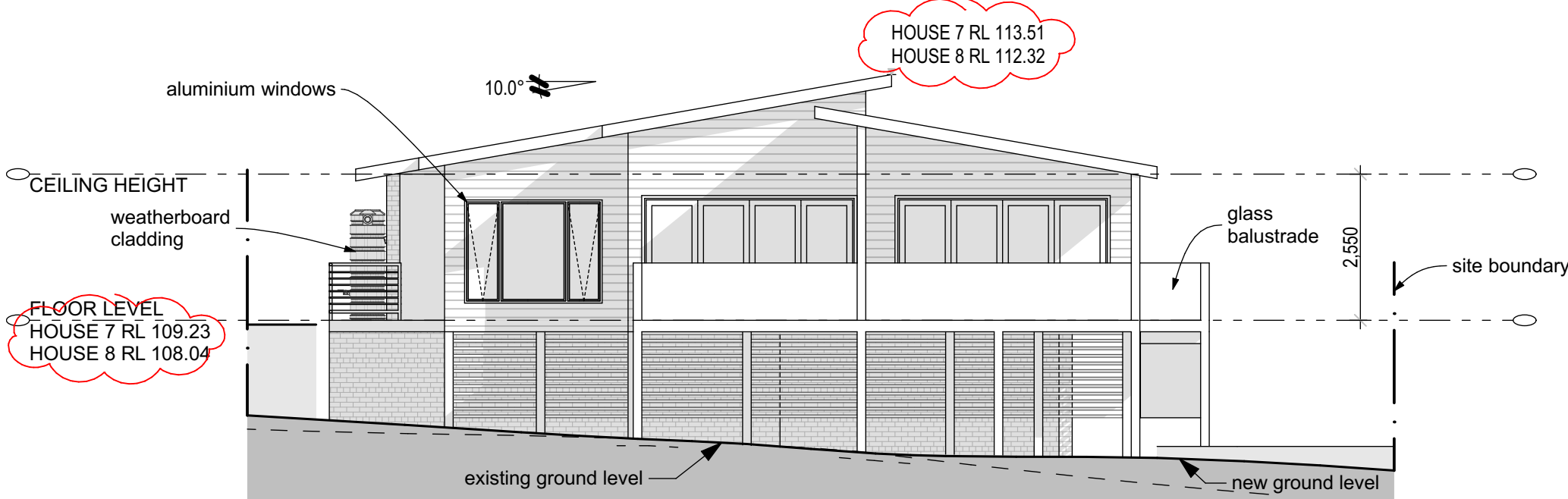


TYPE B - HOUSE 7, 8 PLAN
1:100

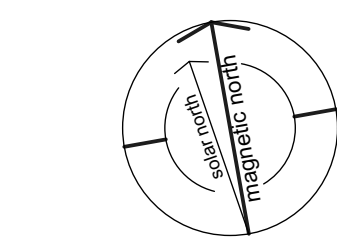
BUSHFIRE NOTE: All houses to reach
BAL 29 bushfire construction level - see notes
for compliance and construction measures required



TYPE B - HOUSE 7, 8 - WEST ELEVATION
1:100



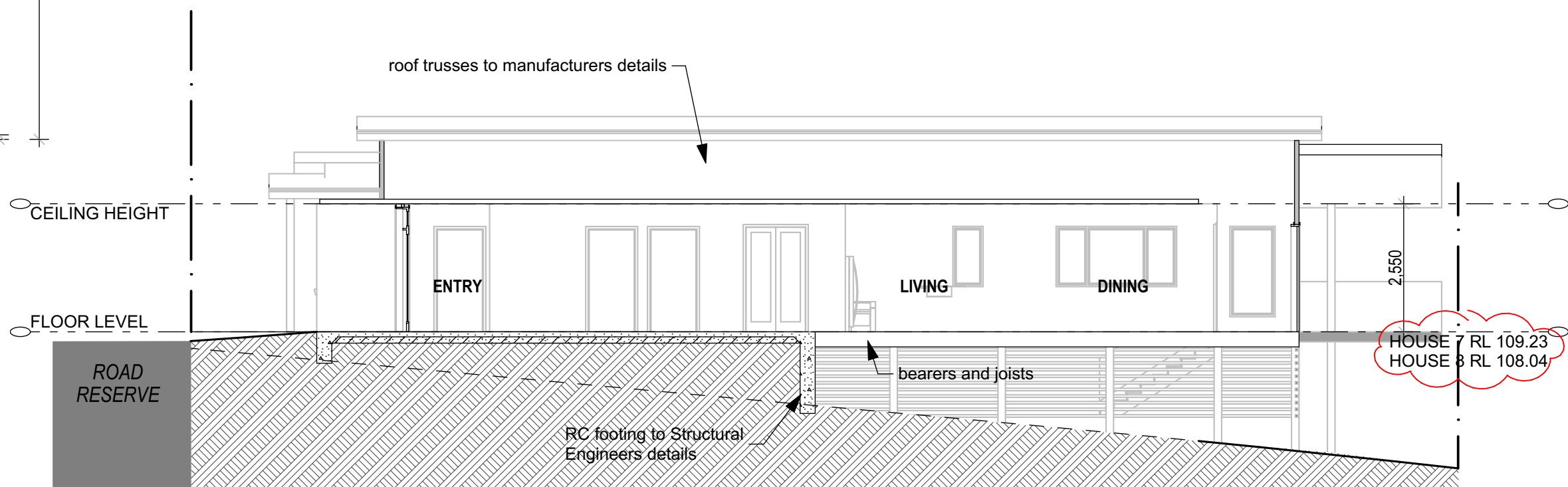
TYPE B - HOUSE 7, 8 - EAST ELEVATION
1:100



DOOR SCHEDULE TYPE B HOUSE 7, 8					
ID	BD-01	BD-02	BD-03	BD-04	BD-05
Height	2,040	2,100	2,100	2,040	2,350
Width	920	3,600	3,600	920	5,200
3D Front View					

DOOR SCHEDULE TYPE B HOUSE 7, 8

previously labelled House 6, 7, 8, 9



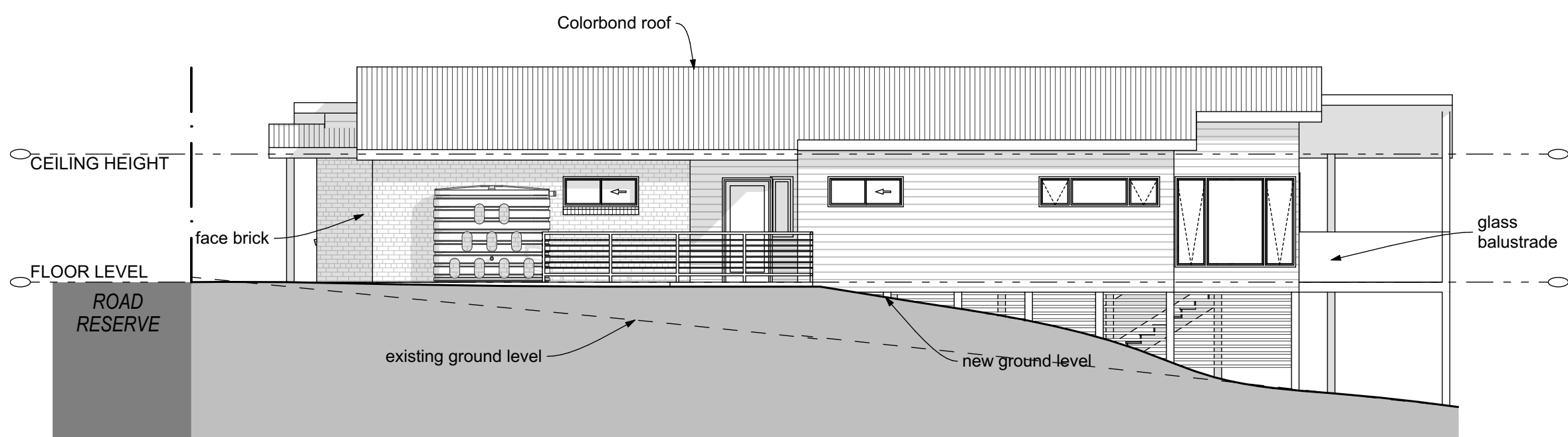
TYPE B - HOUSE 7, 8 - SECTION BB
1:100

previously labelled House 6, 7, 8, 9



TYPE B - HOUSE 7, 8 - NORTH ELEVATION
1:100

LEVELS FOR ELEVATIONS MODELLED FROM HOUSE 7 - ALL LOTS WILL VARY



TYPE B - HOUSE 7, 8 - SOUTH ELEVATION
1:100

previously labelled House 6, 7, 8, 9

BASIX Project Commitments		
Proposed:	Multi-dwelling houses	
Address:	2 Caliope Street, Kiama NSW 2533	
Lot No / DP:	17/1210621	
Water (All dwellings)		
Fixtures	Specification	
Shower head rating	4 star (P & S but <= 6 L/min)	
Toilet rating	5 star	
Kitchen taps rating	5 star	
Bathroom taps rating	5 star	
Alternative water details		
Rainwater tank size for every single dwelling	3000L	
Connected to:	Garden and lawn areas	
All toilets	Yes	
Laundry	Yes	
Thermal Comfort		
External walls	Requirements	
Brick veneer	All houses - Medium colour, R1.5bulk + Foil (reflective both sides)	
Weatherboard	All houses - Medium colour, R2.1bulk + Foil (reflective both sides)	
Internal walls		
Cavity wall, direct fix plasterboard	All houses - excluding below	
Cavity wall, direct fix plasterboard	All walls - houses 1 and 9	
Cavity wall, direct fix plasterboard	Garage walls only - houses 7 and 8	
Cavity wall, direct fix plasterboard	All walls - houses 10 and 11	
Ceiling	All houses - R4.0 bulk insulation	
External ceiling - Plasterboard	All houses - R4.0 bulk insulation	
Roof		
Corrugated iron	All houses - Light Colour (solar absorbance <0.475)	
	Asconex Blanket HP R1.8 (Bulk + Foil), Reflective Side Down, Anti-glare up)	
Floors		
Concrete slab on ground	All houses - excluding below	
Suspended concrete slab	Houses 5, 6, 7, 8 and 8	
	No insulation	
	R2.0 bulk insulation	
Windows		
Aluminium frame ALM-003-01	All houses; awning windows and	
Aluminium frame ALM-004-01	All houses; sliding window/doors	
	Double glazed, Air Fill, Clear with U-value 4.8 and SHGC 0.51 for Group A windows (awning, double, casement and tilt 'n' turn type window/doors)	
	Double glazed, Air Fill, Clear with U-value 4.8 and SHGC 0.59 for Group B windows (double)	
Downlights		
Downlight Covers	Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.	
Lighting specification	As per BASIX protocol: 4 downlights per 10 square metres of ceiling area in each zone being considered by Accredited Assessors. For zones between 5 and 10 square metres allow 2 recessed downlights and 1 recessed downlight for zones less than 5 square metres.	
Overshadowing details	Adjoining units calculated into model calculations	
Site		
Orientation of nominal north elevation	As shown on plans	
* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all Bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration. If ADDITIONAL downlights are fitted or are not LED, this certification will be invalid unless insulation is added in compliance with NCC (BCA) Vol 2, 2014, Table 3.12.1.1 (b) and NatHERS protocols. Contact the assessor above if alterations are required.		
Energy (All dwellings)		
Hot water	Specification	Rating
Individual system	Gas instantaneous	6 star
Ventilation		
Bathroom exhaust	Individual fan, not ducted	Manual switch on/off
Kitchen exhaust	Individual fan, not ducted	Manual switch on/off
Laundry	Individual fan, not ducted	Manual switch on/off
Cooling		
Individual systems - living areas	1-phase airconditioning	5 star
Individual systems - bedroom areas	1-phase airconditioning	5 star
Heating		
Individual systems - living areas	1-phase airconditioning	5 star
Individual systems - bedroom areas	1-phase airconditioning	5 star
Appliances		
Cooktop/oven	Gas cooktop & electric oven	
Ventilated fridge space	Yes	
Private outdoor clothes drying line	Yes	

WINDOW SCHEDULE TYPE B HOUSE 7, 8						
ID	BW-01	BW-02	BW-03	BW-04	BW-05	BW-06
Height	1,200	1,200	1,200	1,200	1,200	1,200
Width	600	1,500	1,800	1,800	600	2,400
3D Front View						

BW-07	BW-08	BW-09	BW-10	BW-11	BW-12	BW-13
1,800	1,800	1,800	600	600	1,200	600
900	2,400	2,400	2,400	1,500	450	1,500

WINDOW SCHEDULE TYPE B HOUSE 7, 8

previously labelled House 6, 7, 8, 9

NOTES

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WALL LEGEND

	90mm timber stud
	250mm brick veneer with wall insulation
	230mm double brick
ELECTRICAL LEGEND	
	double fluorescent light
	LED recessed downlight
	LED pendant or ceiling mounted
	combined heat lamp/ exhaust fan
	LED wall mounted light

SEPP REQUIREMENTS

Note: This building is to comply with the provisions of SEPP
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**PROPOSED SENIORS
LIVING ESTATE**
at LOT 17 DP 1210621 (Formerly Part
Lot 100 DP 751279), 2 Caliope St
KIAMA NSW

CLIENT :

**WERITON
PROPERTIES**

DRAWING :

**TYPE B - HOUSE 7 & 8
- PLANS,
ELEVATIONS,
SECTION**

CSA JOB NO. : 610-12-331

SCALES as shown No. IN SET 7 of 23

DATE 1-02-22

SHEET NUMBER

DRAWN BY AMS

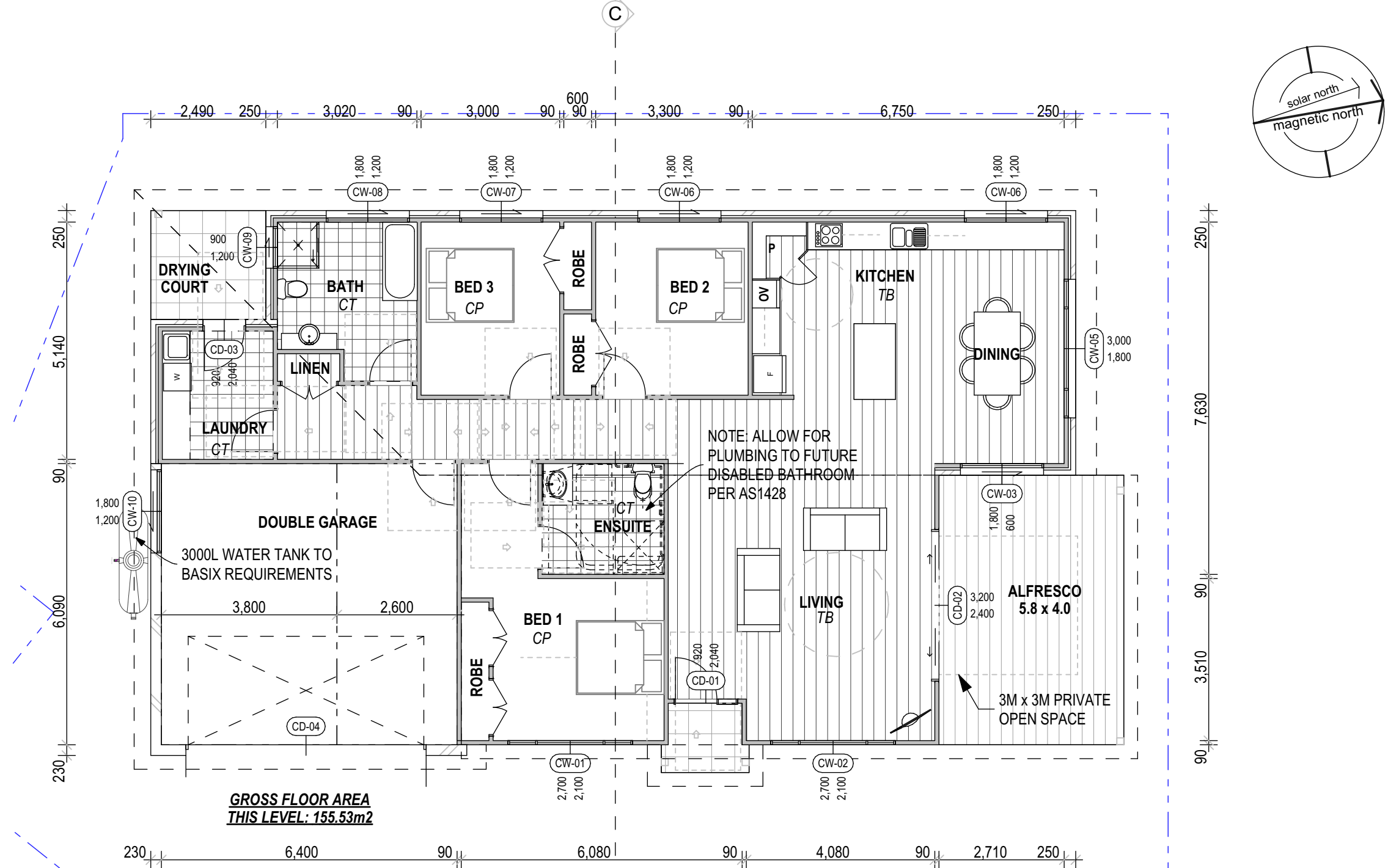
DA07E

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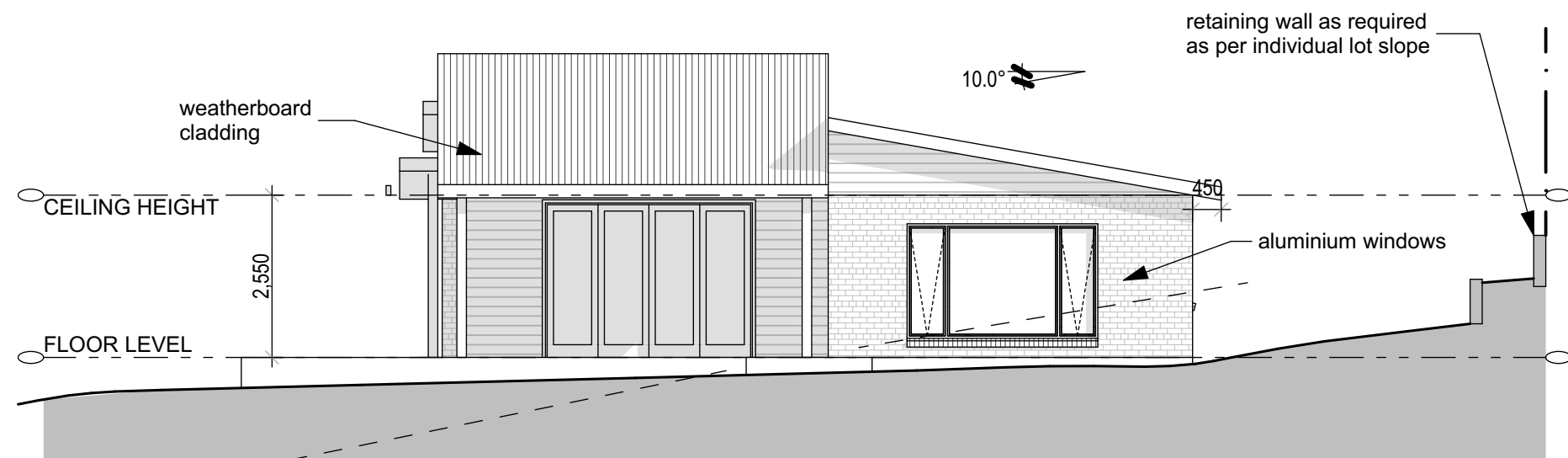
SCALE
0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

THIS HOUSE TYPE DELETED

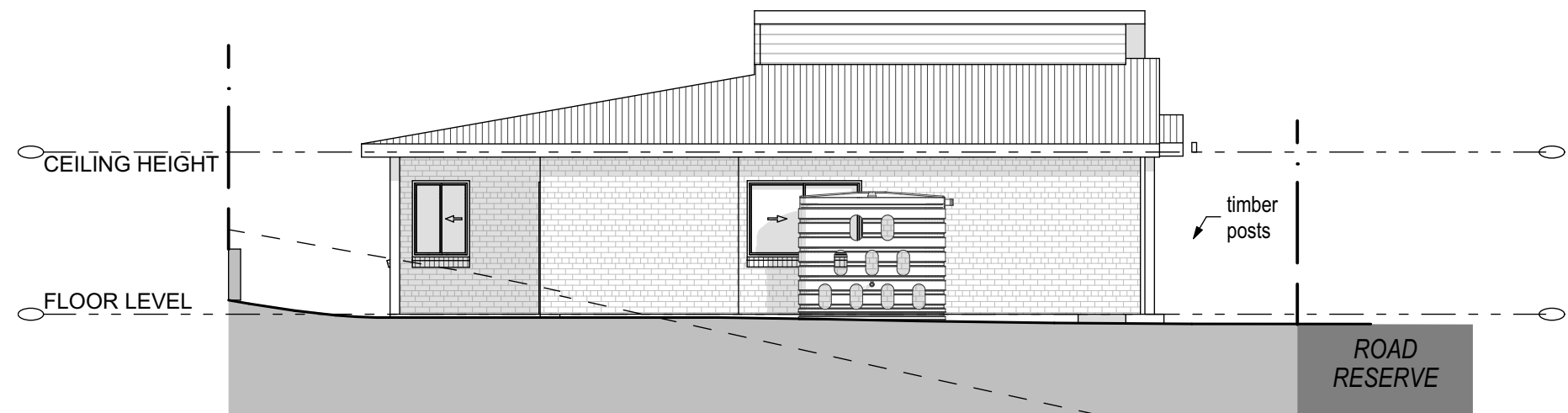


TYPE C - HOUSE 15 PLAN
1:100
previously labelled House 15, this House type now removed

BUSHFIRE NOTE: All houses to reach BAL 29 bushfire construction level - see notes for compliance and construction measures required



TYPE C - NORTH ELEVATION
1:100
previously labelled House 15, this House type now removed



TYPE C - SOUTH ELEVATION
1:100
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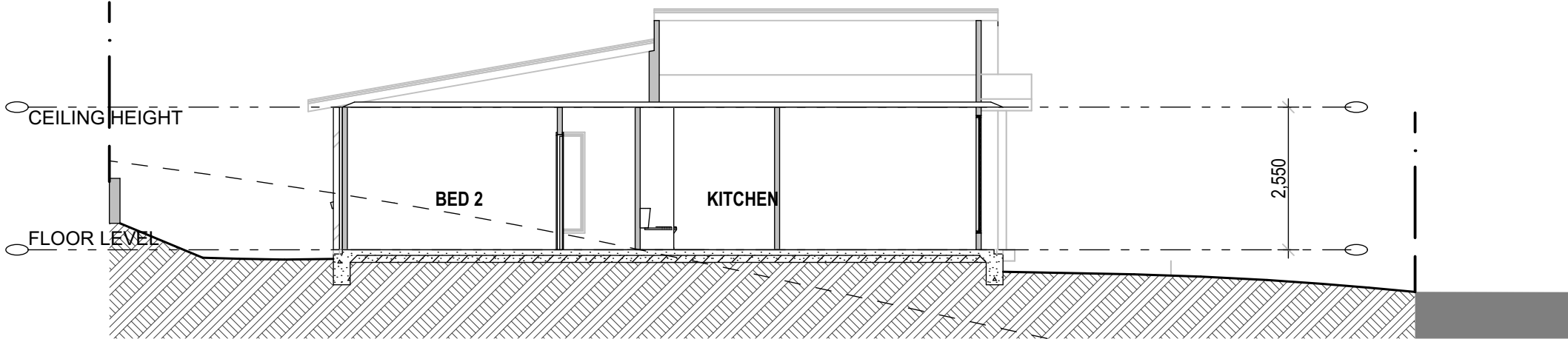
WINDOW SCHEDULE TYPE C HOUSE 15								
ID	CW-01	CW-02	CW-03	CW-05	CW-06	CW-07	CW-08	CW-09
Height	2,100	2,100	600	1,800	1,200	1,200	1,200	1,200
Width	2,700	2,700	1,800	3,000	1,800	1,800	1,800	900
3D Front View								

CW-10	
Height	1,200
Width	1,800
3D Front View	

WINDOW SCHEDULE TYPE C HOUSE 15
previously labelled House 15, this House type now removed

DOOR SCHEDULE TYPE C HOUSE 15				
ID	CD-01	CD-02	CD-03	CD-04
Height	2,040	2,400	2,040	2,350
Width	920	3,200	920	5,200
3D Front View				

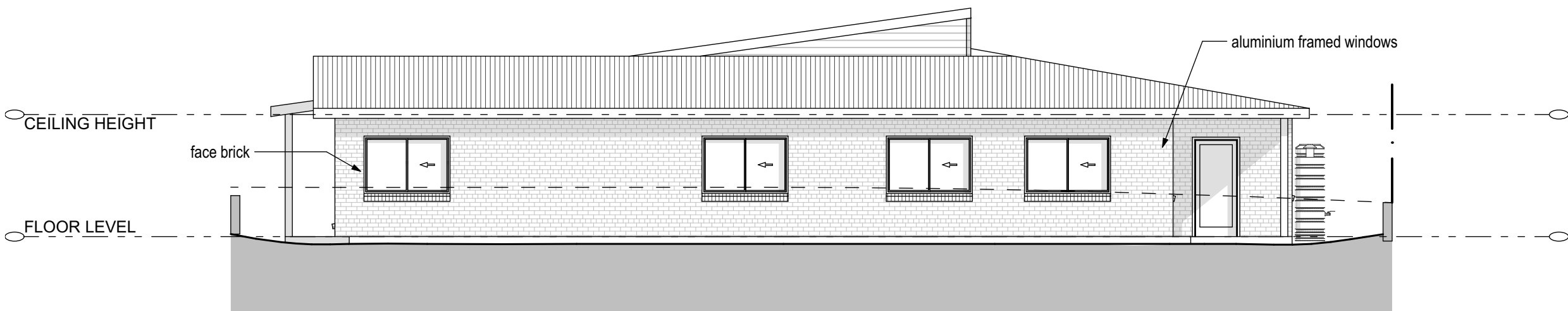
DOOR SCHEDULE TYPE C HOUSE 15
previously labelled House 15, this House type now removed



TYPE C - SECTION CC
1:100
previously labelled House 15, this House type now removed



TYPE C - EAST ELEVATION
1:100
previously labelled House 15, this House type now removed



TYPE C - WEST ELEVATION
1:100
previously labelled House 15, this House type now removed

THIS HOUSE TYPE DELETED

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.

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ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN BUILDING

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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

200

300mm ON ORIGINAL

ALL DIMENSIONS TO BE CHECKED ON SITE

AMENDMENTS				
REV	AMENDMENT	DATE	BY	
A	Issued for Basic/ Nethers	28-01-21	AMS	
B	Issued for DA	02-02-21	AMS	
C	Remove Dwelling 15 making this house type redundant	05-11-21	AMS	
D	Re-issued as part of 23 sheet set	1-02-22	AMS	

PROJECT :

PROPOSED SENIORS LIVING ESTATE

at LOT 17 DP 1210621 (Formerly Part Lot 100 DP 751279), 2 Caliope St KIAMA NSW

CLIENT : **WERITON PROPERTIES**

DRAWING : **TYPE C - HOUSE 15 - PLANS, ELEVATIONS, SECTION**

CSA JOB NO. :	610-12-331
SCALES as shown	No. IN SET 8 of 23
DATE 1-02-22	SHEET NUMBER DA 08 D
DRAWN BY AMS	

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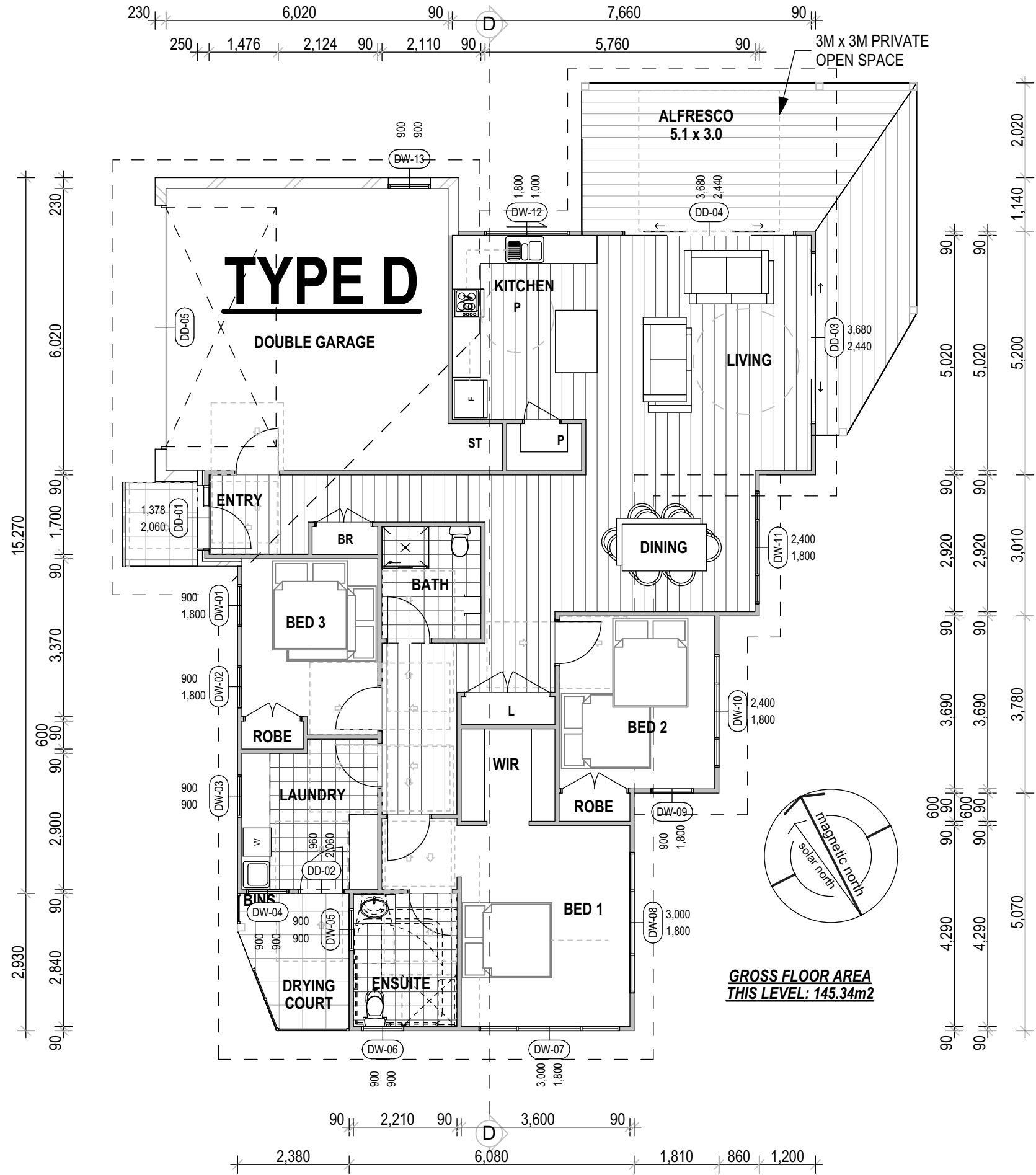
Ph 02 4869 5395 ■ Fax 02 4869 5495 ■ cs.arch@bigpond.net.au

Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

SCALE 0 1.0 2.0 3.0 4.0 5.0

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THIS HOUSE TYPE DELETED



TYPE D - HOUSE 16 - FLOOR PLAN

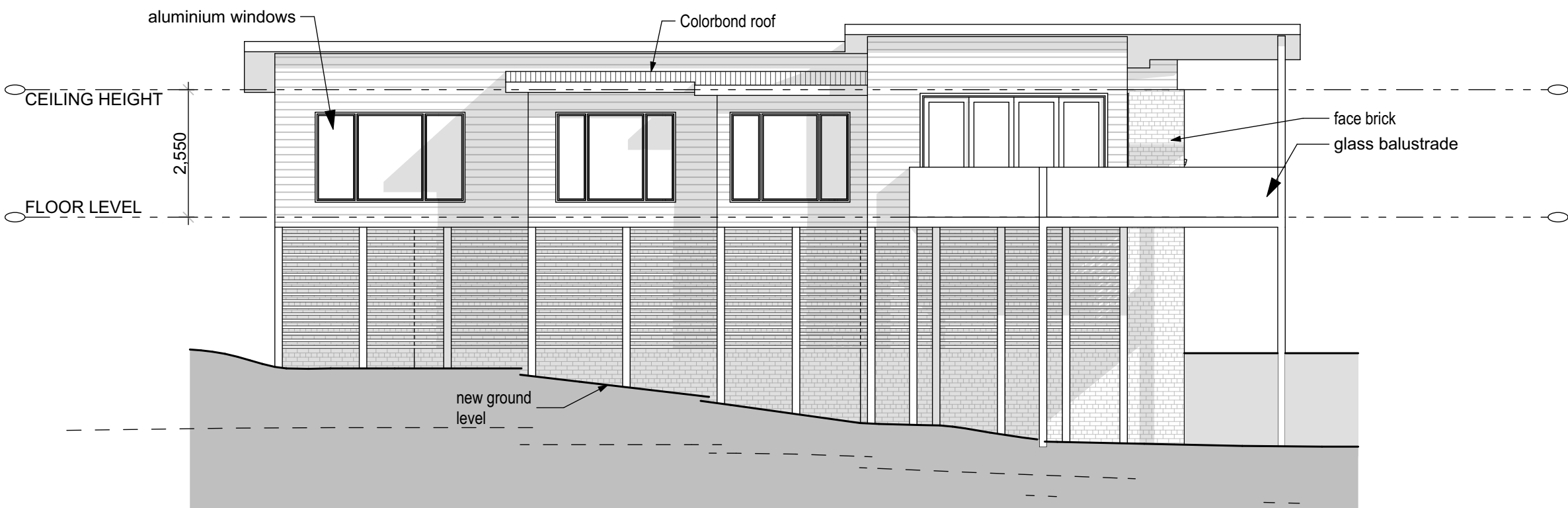
BUSHFIRE NOTE: All houses to reach BAL 29 bushfire construction level - see notes for compliance and construction measures required

previously labelled House 16, this House type now removed



TYPE D - HOUSE 16 NORTH WEST ELEVATION

previously labelled House 16, this House type now removed



TYPE D - HOUSE 16 SOUTH EAST ELEVATION

previously labelled House 16, this House type now removed

WINDOW SCHEDULE TYPE D HOUSE 10										
ID	DW-01	DW-02	DW-03	DW-04	DW-05	DW-06	DW-07	DW-08	DW-09	DW-10
Height	1,800	1,800	900	900	900	900	1,800	1,800	1,800	1,800
Width	900	900	900	900	900	900	3,000	3,000	900	2,400
3D Front View										

DW-11	DW-12	DW-13
1,800	1,000	900
2,400	1,800	900

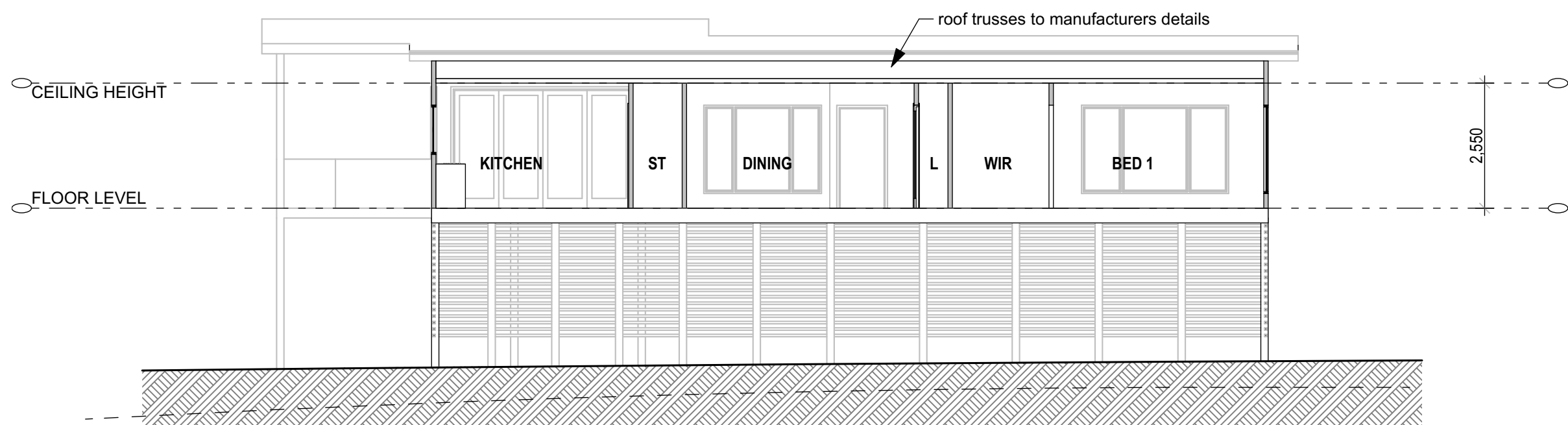
WINDOW SCHEDULE TYPE D HOUSE 16

previously labelled House 16, this House type now removed

DOOR SCHEDULE TYPE D HOUSE 10			
ID	DD-01	DD-02	DD-03
Height	2,040	2,040	2,400
Width	920	920	3,600
3D Front View			

DOOR SCHEDULE TYPE D HOUSE 16

previously labelled House 16, this House type now removed



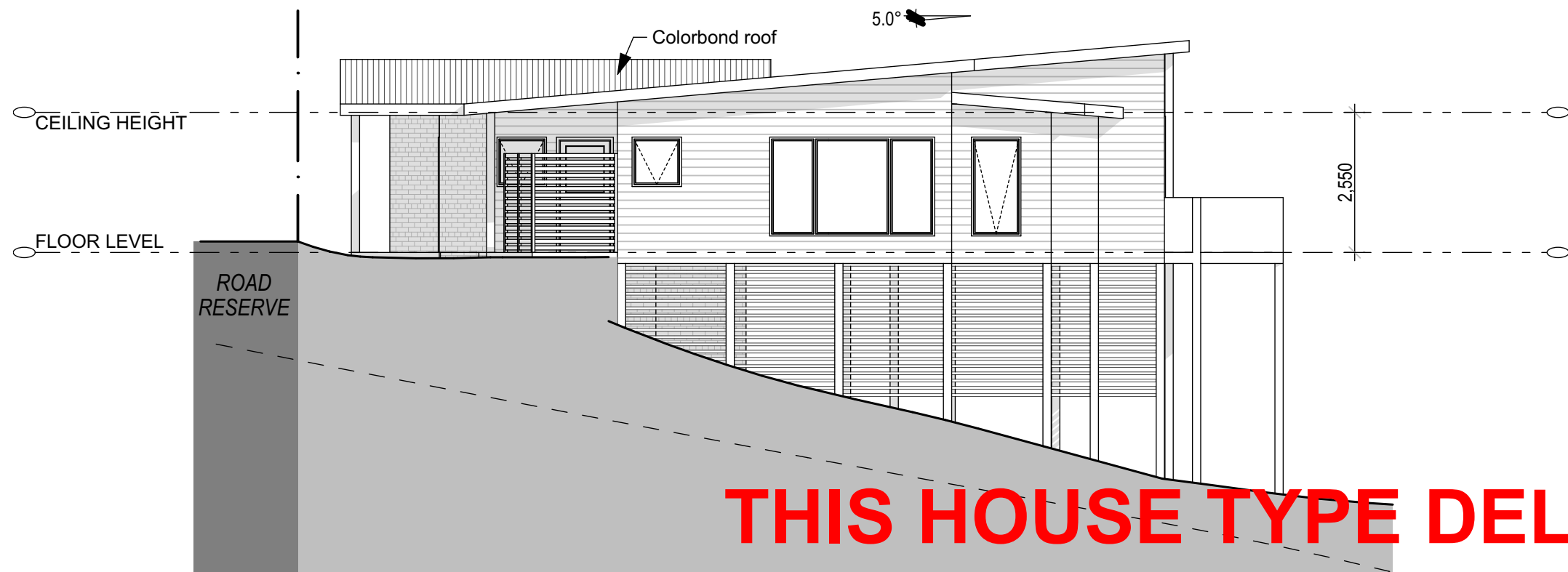
TYPE D - HOUSE 16 SECTION DD

previously labelled House 16, this House type now removed



TYPE D - HOUSE 16 NORTH EAST ELEVATION

previously labelled House 16, this House type now removed



TYPE D - HOUSE 16 SOUTH WEST ELEVATION

previously labelled House 16, this House type now removed

WALL LEGEND	
	90mm timber stud
	250mm brick veneer with wall insulation
	230mm double brick
ELECTRICAL LEGEND	
	double fluorescent light
	LED recessed downlight
	LED pendant or ceiling mounted
	combined heat lamp/exhaust fan
	LED wall mounted light

SEPP REQUIREMENTS

Note: This building is to comply with the provisions of SEPP (Housing for Seniors or People with a Disability) 2004. This encompasses access requirements which refer to AS 1428 Design for Access and Mobility. The Builder must familiarise himself with both documents, and the conditions which relate to construction, and implement such access requirements therein, whether expressly detailed in these plans or not. Any amendments to the plans require adherence to the same guidelines.

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.

ALL TIMBER WORKS TO COMPLY WITH AS 1684 NATIONAL TIMBER FRAMING CODE

ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN BUILDING

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REV	AMENDMENT	DATE	BY
A	Issued for Basis/ Nuthers	28-01-21	AMS
B	Issued for DA	02-02-21	AMS
C	Remove Dwellings 4, 5, 6, 7, 14, 15 & re-numbering of remaining dwellings	05-11-21	AMS
D	Remove Dwelling 16 making this house type redundant	25-01-22	AMS
E	Re-issued as part of 23 sheet set	1-02-22	AMS

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

PROPOSED SENIORS LIVING ESTATE

at

LOT 17 DP 1210621 (Formerly Part Lot 100 DP 751279), 2 Caliope St KIAMA NSW

CLIENT :

WERITON PROPERTIES

DRAWING :

TYPE D - HOUSE 16 - PLANS, ELEVATIONS, SECTION

CSA JOB NO. : 610-12-331

SCALES as shown No. IN SET 9 of 23

DATE 1-02-22 SHEET NUMBER

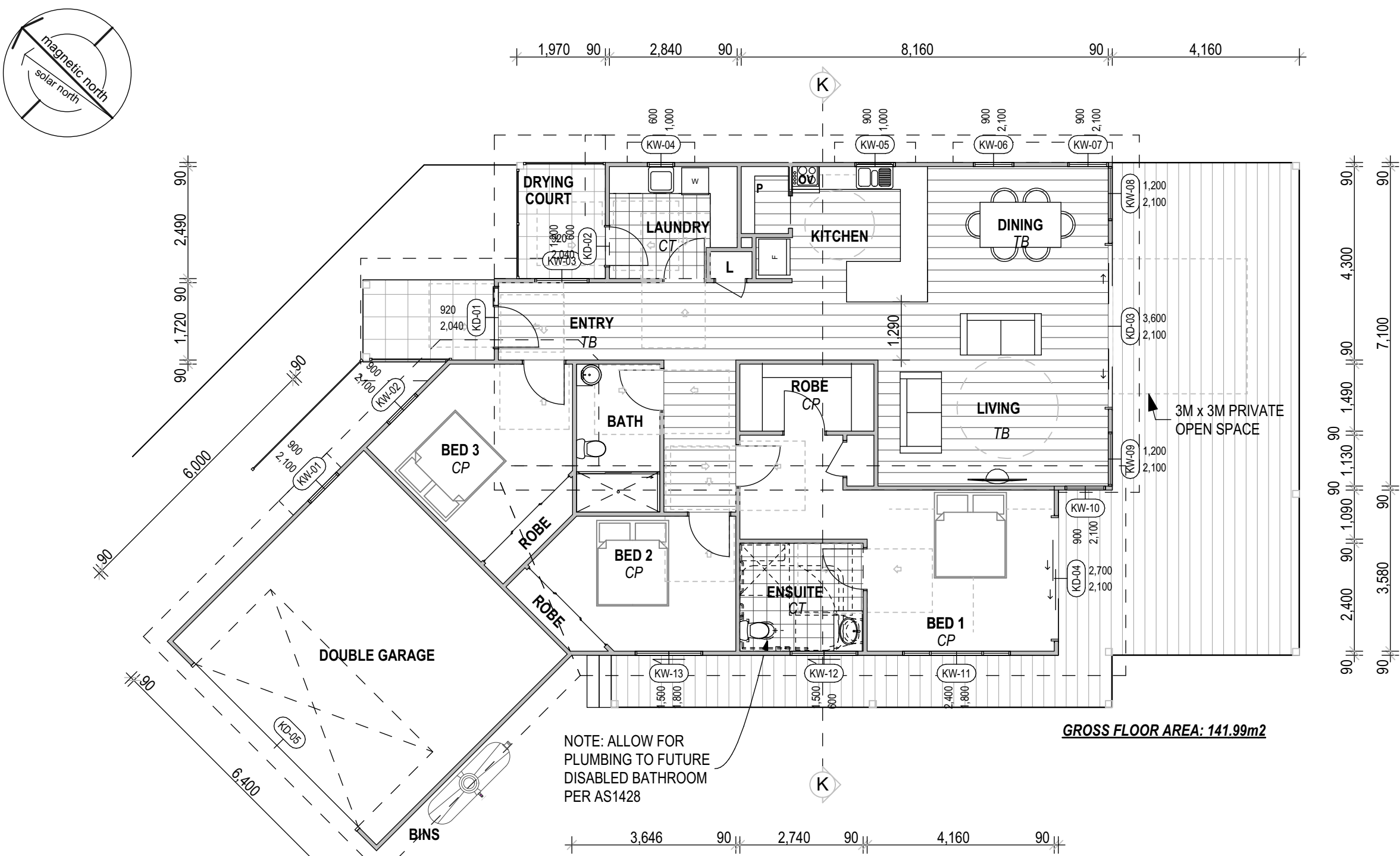
DRAWN BY A M S D A 09 E

SCALE 0 1.0 2.0 3.0 4.0 5.0

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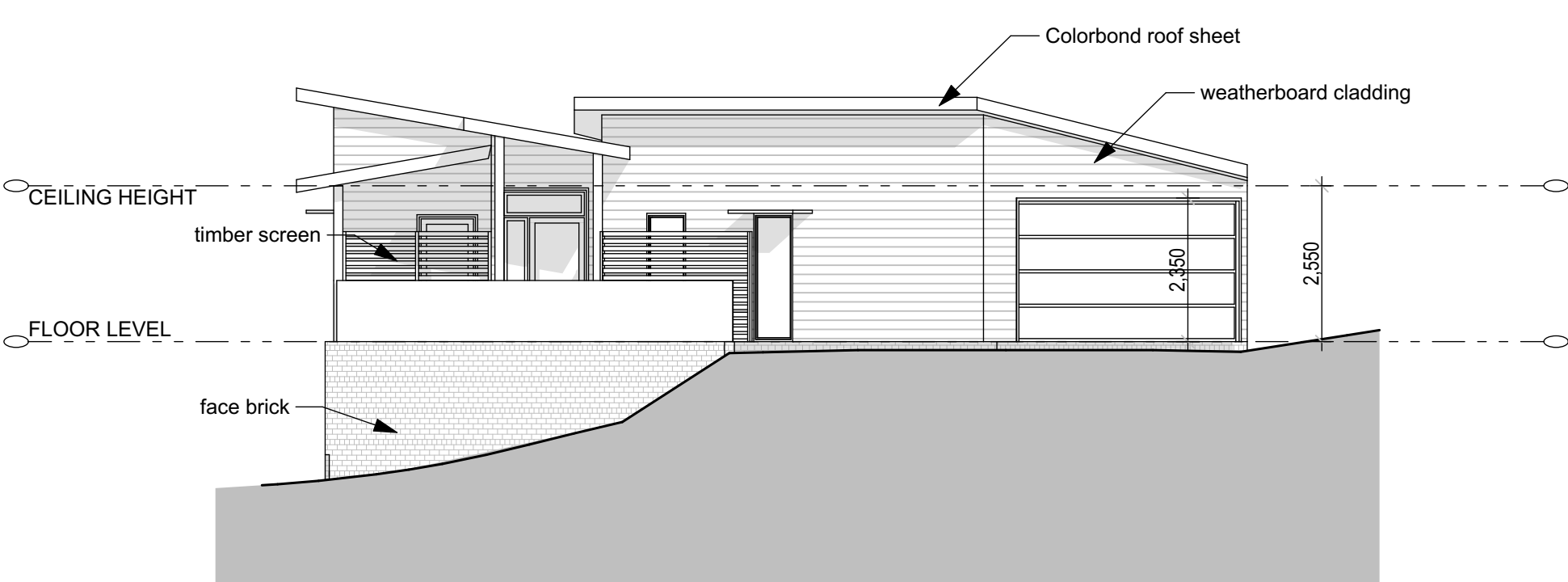
Print date 2/02/2022

THIS HOUSE TYPE DELETED

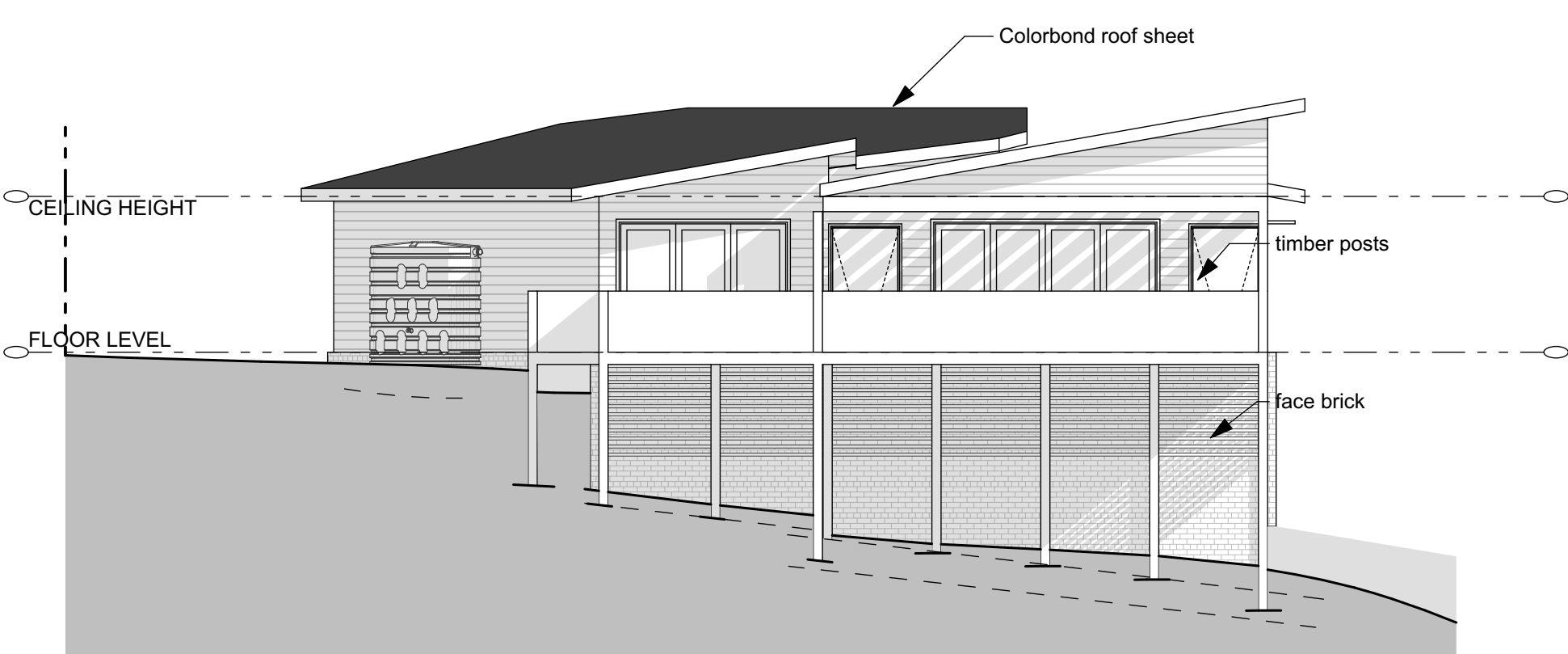


TYPE K - HOUSE 17 - FLOOR PLAN
1:100
previously labelled House 17, this House type now removed

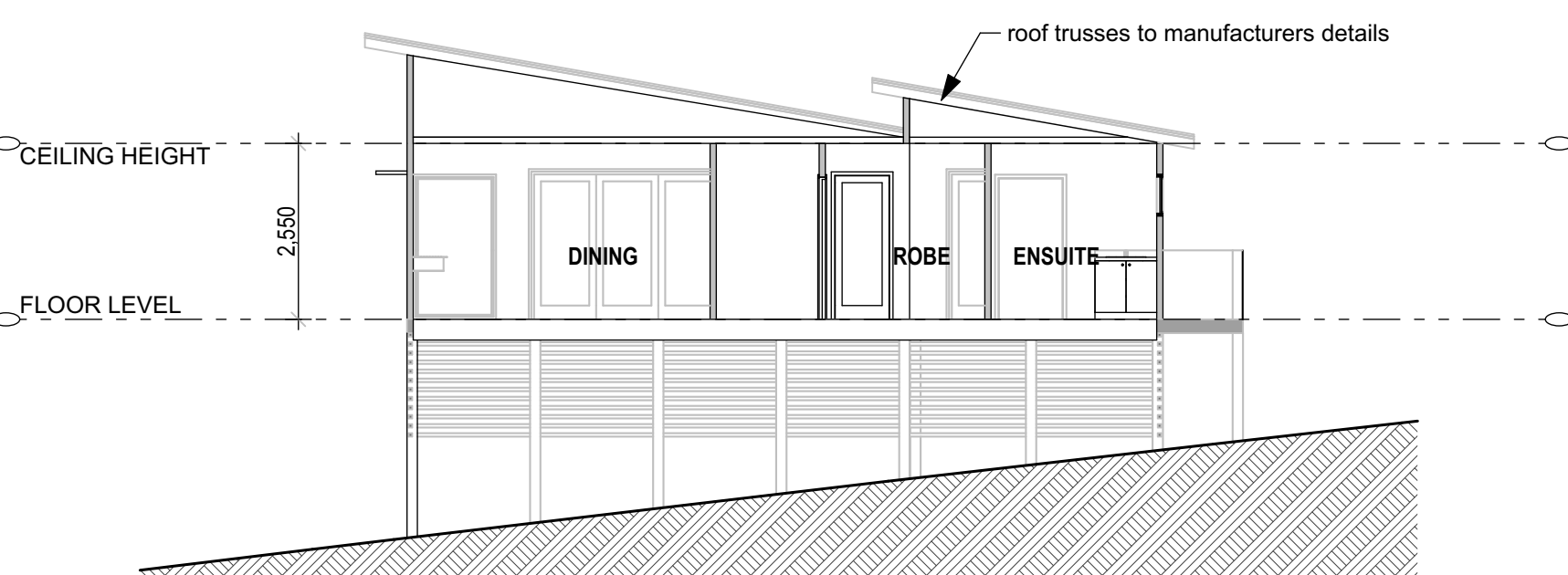
BUSHFIRE NOTE: All houses to reach BAL 29 bushfire construction level - see notes for compliance and construction measures required



TYPE K - HOUSE 17 - WEST ELEVATION
1:100
previously labelled House 17, this House type now removed



TYPE K - HOUSE 17 - EAST ELEVATION
1:100
previously labelled House 17, this House type now removed



TYPE K - HOUSE 11 SECTION KK
1:100
previously labelled House 17, this House type now removed

DOOR SCHEDULE TYPE K HOUSE 11					
ID	KD-01	KD-02	KD-03	KD-04	KD-05
Height	2,040	2,040	2,100	2,100	2,350
Width	920	920	3,600	2,700	5,200
3D Front View					

DOOR SCHEDULE TYPE K HOUSE 17
previously labelled House 17, this House type now removed



TYPE K - HOUSE 17 - SOUTH ELEVATION
1:100
previously labelled House 17, this House type now removed



TYPE K - HOUSE 17 - NORTH ELEVATION
1:100
previously labelled House 17, this House type now removed

WINDOW SCHEDULE TYPE K HOUSE 11				
ID	KW-01	KW-02	KW-03	KW-04
Height	2,100	2,100	600	1,000
Width	900	900	1,200	600
3D Front View				

KW-05	KW-05	KW-05	KW-06	KW-07
1,000	1,000	1,200	2,100	2,100
900	1,500	1,200	900	900

KW-08	KW-09	KW-10	KW-10	KW-11
2,100	2,100	2,100	2,100	1,800
1,200	1,200	900	2,100	1,200

WINDOW SCHEDULE TYPE K HOUSE 17
previously labelled House 17

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.

ALL TIMBER WORKS TO COMPLY WITH AS 1684 NATIONAL TIMBER FRAMING CODE

ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN BUILDING

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WALL LEGEND

- 90mm timber stud
- 250mm brick veneer with wall insulation
- 230mm double brick

ELECTRICAL LEGEND

- double fluorescent light
- LED recessed downlight
- LED pendant or ceiling mounted
- combined heat lamp/ exhaust fan
- LED wall mounted light

SEPP REQUIREMENTS

Note: This building is to comply with the provisions of SEPP (Housing for Seniors or People with a Disability) 2004. This encompasses access requirements which refer to AS1428 Design for Access and Mobility. The Builder must familiarise himself with both documents, and the conditions which relate to construction, and implement such access requirements therein, whether expressly detailed in these plans or not. Any amendments to the plans require adherence to the same guidelines.

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

100 ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

AMENDMENTS			
REV	AMENDMENT	DATE	BY
A	Issued for Basic/ Nethers	28-01-21	AMS
B	Issued for DA	02-02-21	AMS
C	Remove Dwellings 4, 5, 6, 7, 14, 15 and re-numbering of remaining dwellings	05-11-21	AMS
D	Remove Dwelling 17 making this house type redundant	25-01-22	AMS
E	Re-issued as part of 23 sheet set	1-02-22	AMS

PROJECT :

PROPOSED SENIORS LIVING ESTATE

at LOT 17 DP 1210621 (Formerly Part Lot 100 DP 751279), 2 Caliope St KIAMA NSW

CLIENT : WERITON PROPERTIES

DRAWING :

TYPE K - HOUSE 11 - PLANS, ELEVATIONS, SECTION

CSA JOB NO. :	610-12-331
SCALES as shown	No. IN SET 10 of 23
DATE 1-02-22	SHEET NUMBER
DRAWN BY AMS	DA10E

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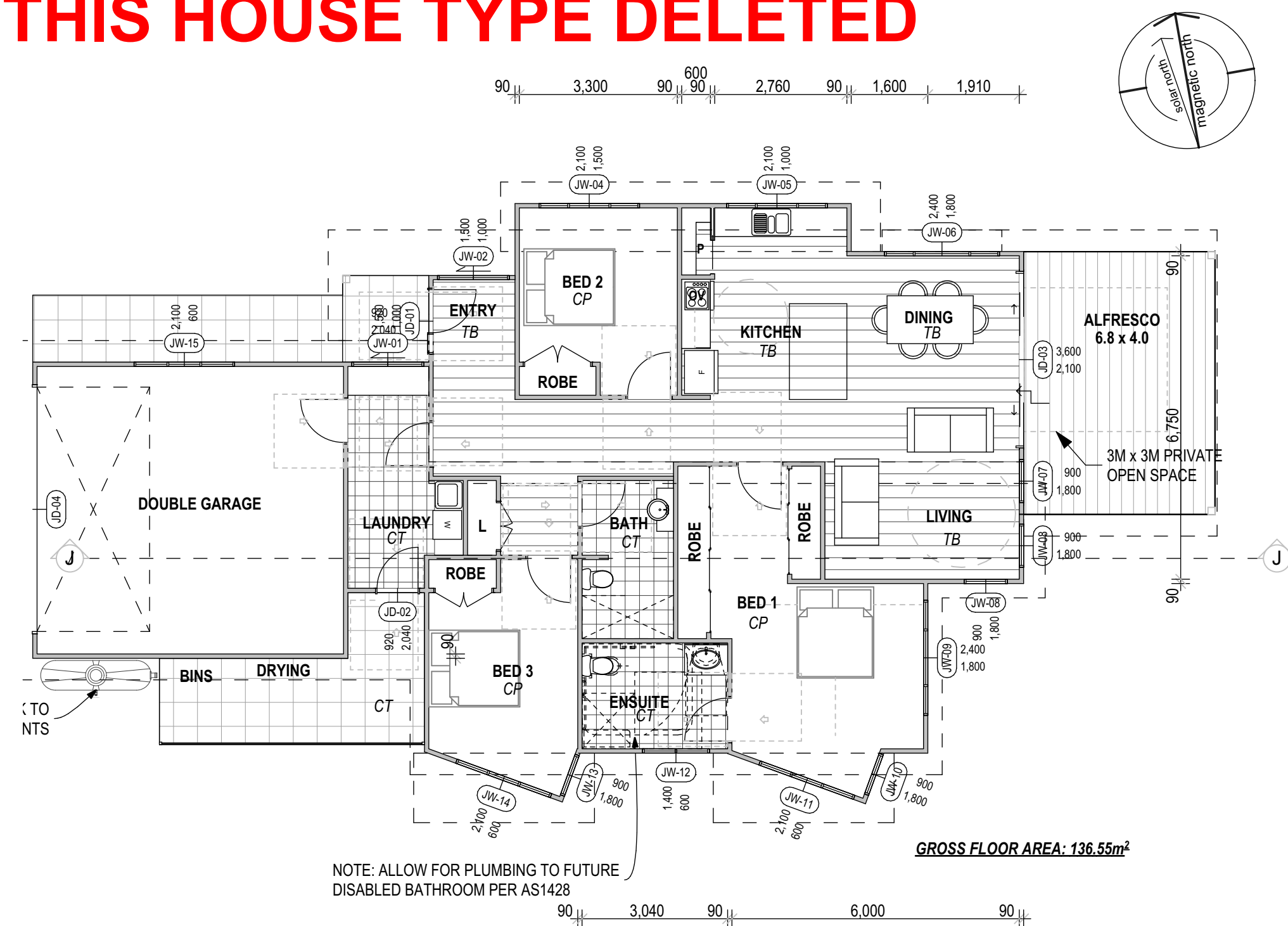
SCALE

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THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

THIS HOUSE TYPE DELETED

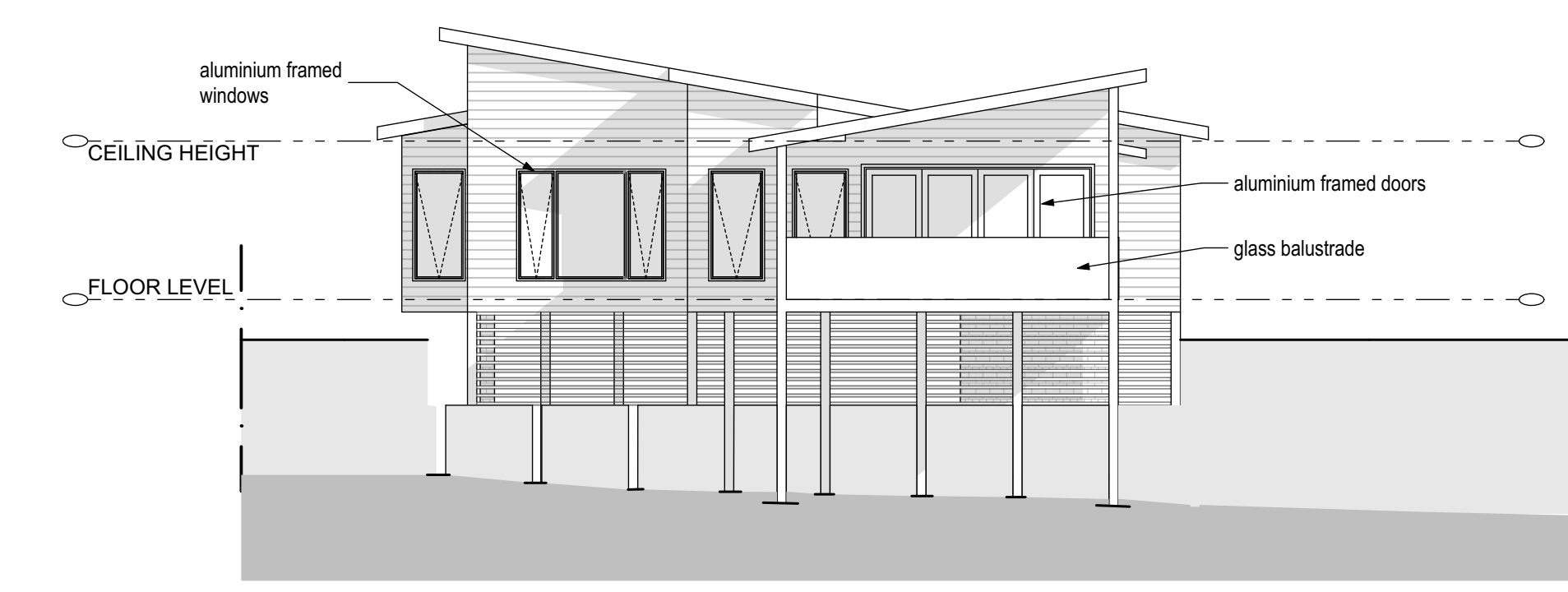
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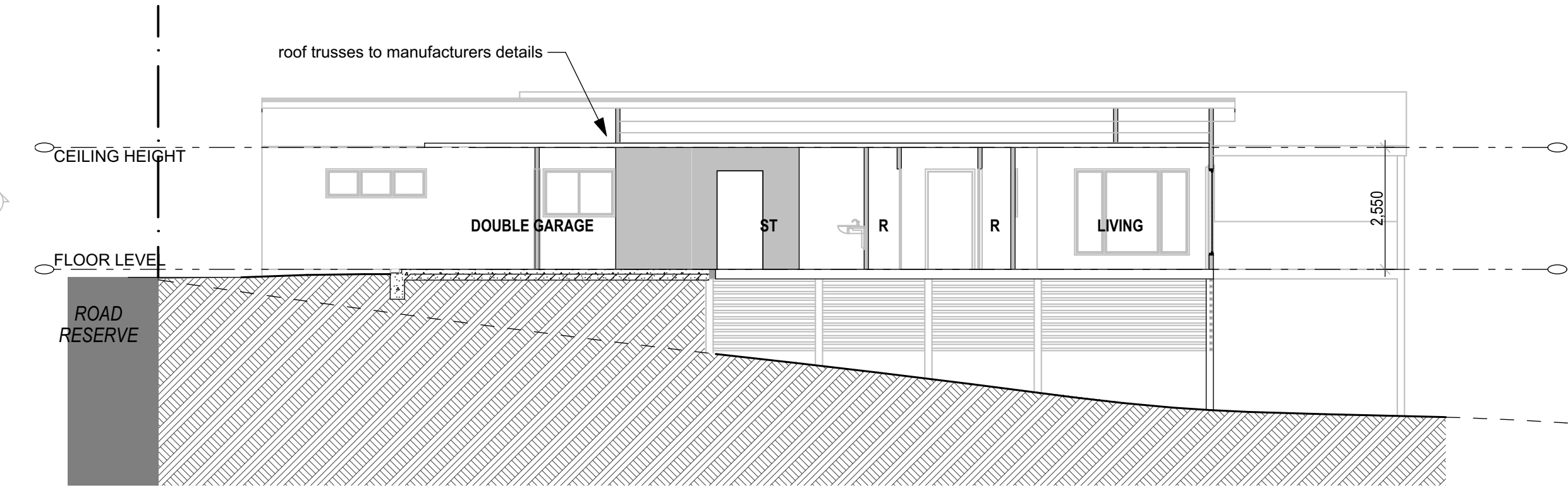
TYPE J - HOUSE 18 - FLOOR PLAN
1:100
BUSHFIRE NOTE: All houses to reach BAL 29 bushfire construction level - see notes for compliance and construction measures required



TYPE J - HOUSE 18 - WEST ELEVATION
1:100



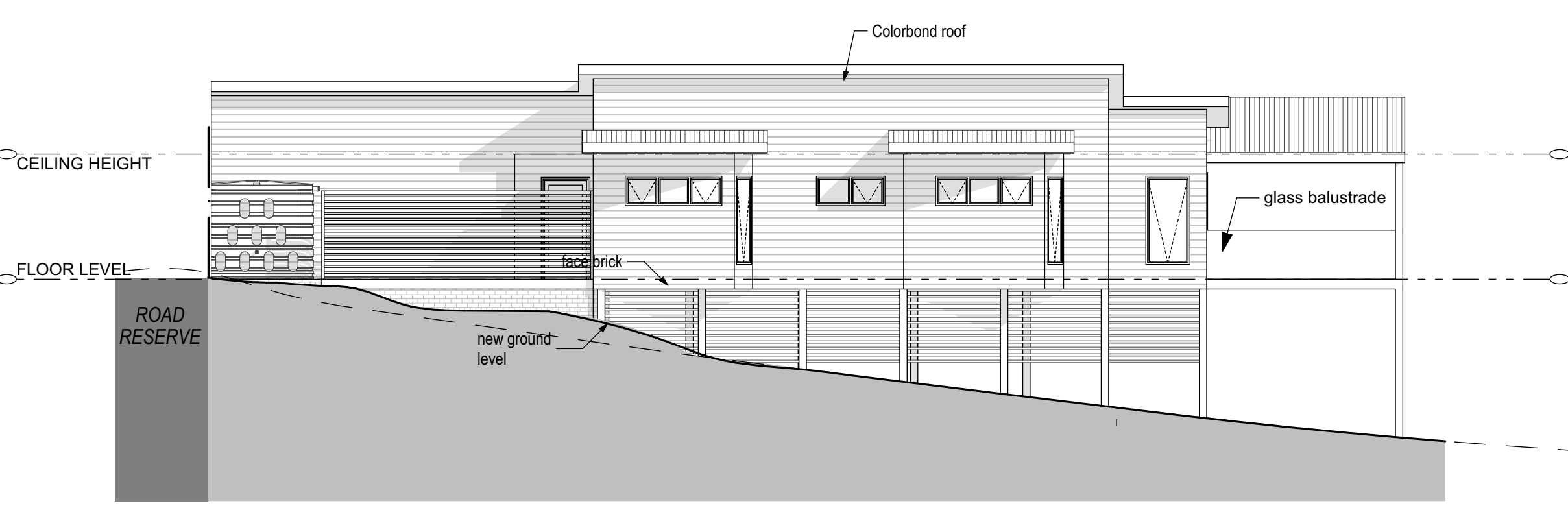
TYPE J - HOUSE 18 - EAST ELEVATION
1:100



TYPE J - HOUSE 18 - SECTION JJ
1:100



TYPE J - HOUSE 18 - NORTH ELEVATION
1:100



TYPE J - HOUSE 18 - SOUTH ELEVATION
1:100

WINDOW SCHEDULE TYPE J HOUSE 12							
ID	JW-01	JW-02	JW-04	JW-05	JW-06	JW-07	JW-08
Height	1,000	1,000	1,500	1,000	1,800	1,800	1,800
Width	1,500	1,500	2,100	2,100	2,400	900	900
3D Front View							

JW-09	JW-10	JW-11	JW-12	JW-13	JW-14	JW-15
1,800	1,800	600	600	1,800	600	600
2,400	900	2,100	1,400	900	2,100	2,100

WINDOW SCHEDULE TYPE J HOUSE 18
previously labelled House 18, this House type now removed

DOOR SCHEDULE TYPE J HOUSE 12				
ID	JD-01	JD-02	JD-03	JD-04
Height	2,040	2,040	2,100	2,350
Width	920	920	3,600	5,200
3D Front View				

DOOR SCHEDULE TYPE J HOUSE 18
previously labelled House 18, this House type now removed

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.

ALL TIMBER WORKS TO COMPLY WITH AS 1684 NATIONAL TIMBER FRAMING CODE

ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN BUILDING

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WALL LEGEND

- 90mm timber stud
- 250mm brick veneer with wall insulation
- 230mm double brick

ELECTRICAL LEGEND

- double fluorescent light
- LED recessed downlight
- LED pendant or ceiling mounted
- combined heat lamp/ exhaust fan
- LED wall mounted light

SEPP REQUIREMENTS

Note: This building is to comply with the provisions of SEPP (Housing for Seniors or People with a Disability) 2004. This encompasses access requirements which refer to AS1428 Design for Access and Mobility. The Builder must familiarise himself with both documents, and the conditions which relate to construction, and implement such access requirements therein, whether expressly detailed in these plans or not. Any amendments to the plans require adherence to the same guidelines.

AMENDMENTS

REV	AMENDMENT	DATE	BY
A	Issued for Basic/ Nethers	28-01-21	AMS
B	Issued for DA	02-02-21	AMS
C	Remove Dwellings 4, 5, 6, 7, 14, 15 and re-numbering of remaining dwellings	05-11-21	AMS
D	Remove Dwelling 18 making this house type redundant	25-01-22	AMS
E	Re-issued as part of 23 sheet set	1-02-22	AMS

PROJECT :
PROPOSED SENIORS LIVING ESTATE
at LOT 17 DP 1210621 (Formerly Part Lot 100 DP 751279), 2 Caliope St KIAMA NSW

CLIENT : **WERITON PROPERTIES**

DRAWING :
TYPE J - HOUSE 11 - PLANS, ELEVATIONS, SECTION

CSA JOB NO. : **610-12-331**

SCALES **as shown** No. IN SET **11 of 23**

DATE **1-02-22** SHEET NUMBER **DA11E**

DRAWN BY **AMS**

Print date 2/02/2022

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING 200

ALL DIMENSIONS TO BE CHECKED ON SITE

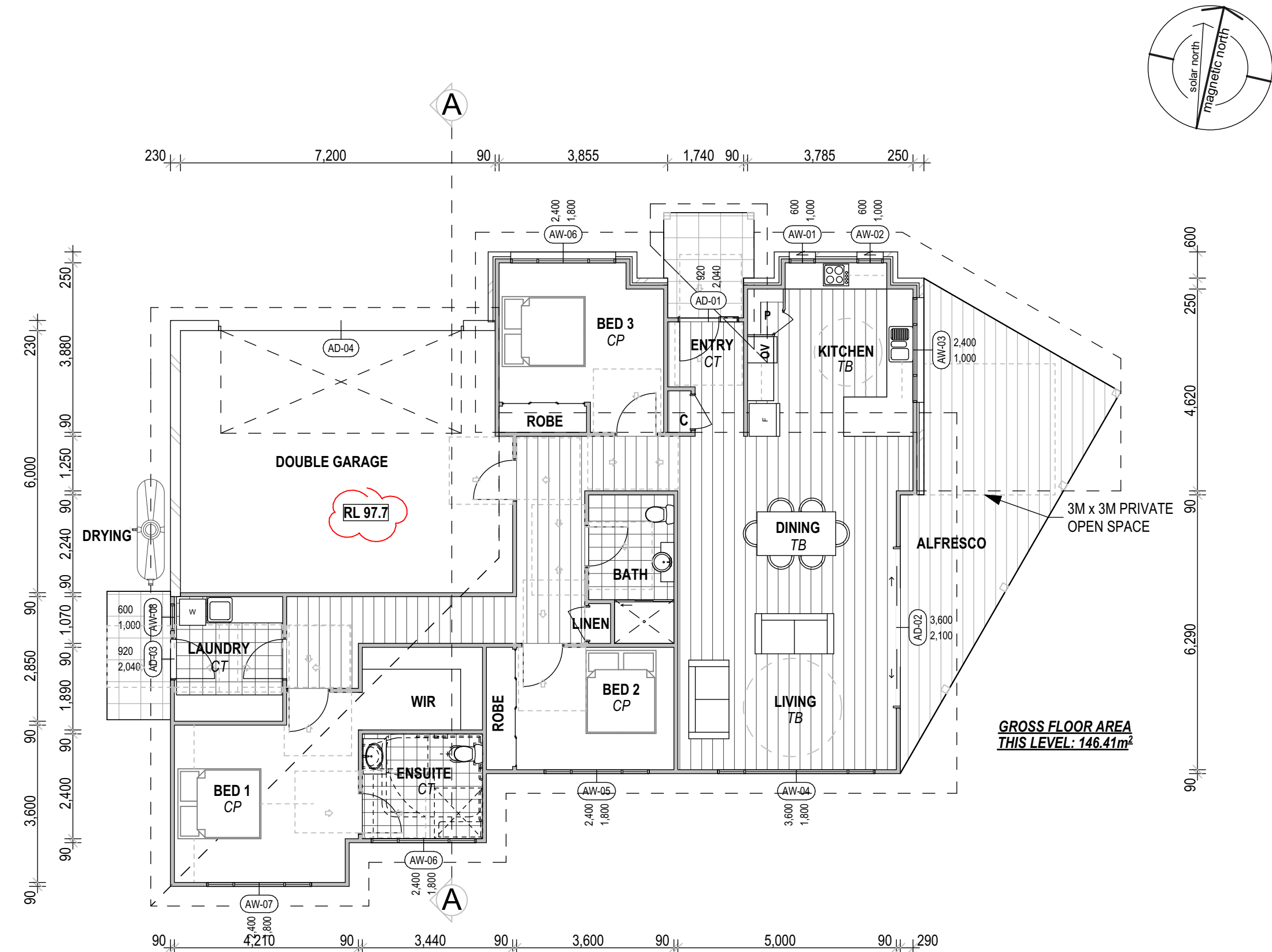
300mm ON ORIGINAL

THIS HOUSE TYPE DELETED

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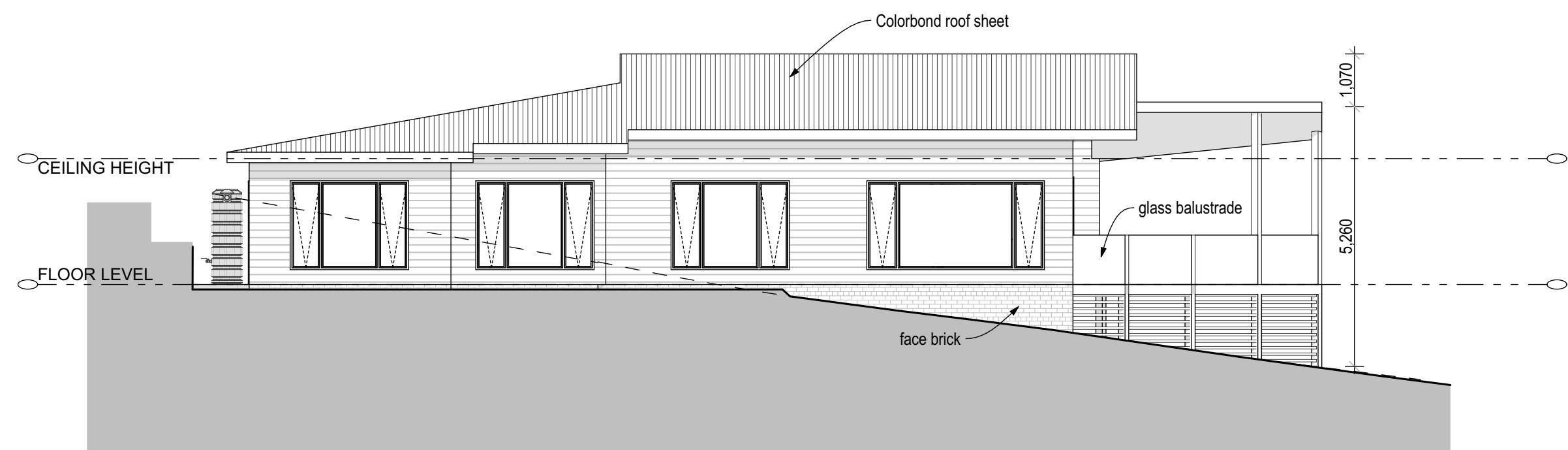
SCALE
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THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION







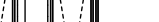



TYPE A - HOUSE 12 PLAN
1:100
BUSHFIRE NOTE: All houses to reach
BAL 29 bushfire construction level - see notes
for compliance and construction measures required



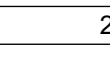
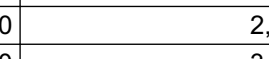
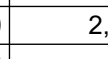
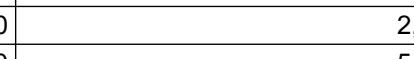
TYPE A - HOUSE 12 NORTH ELEVATION
1:100



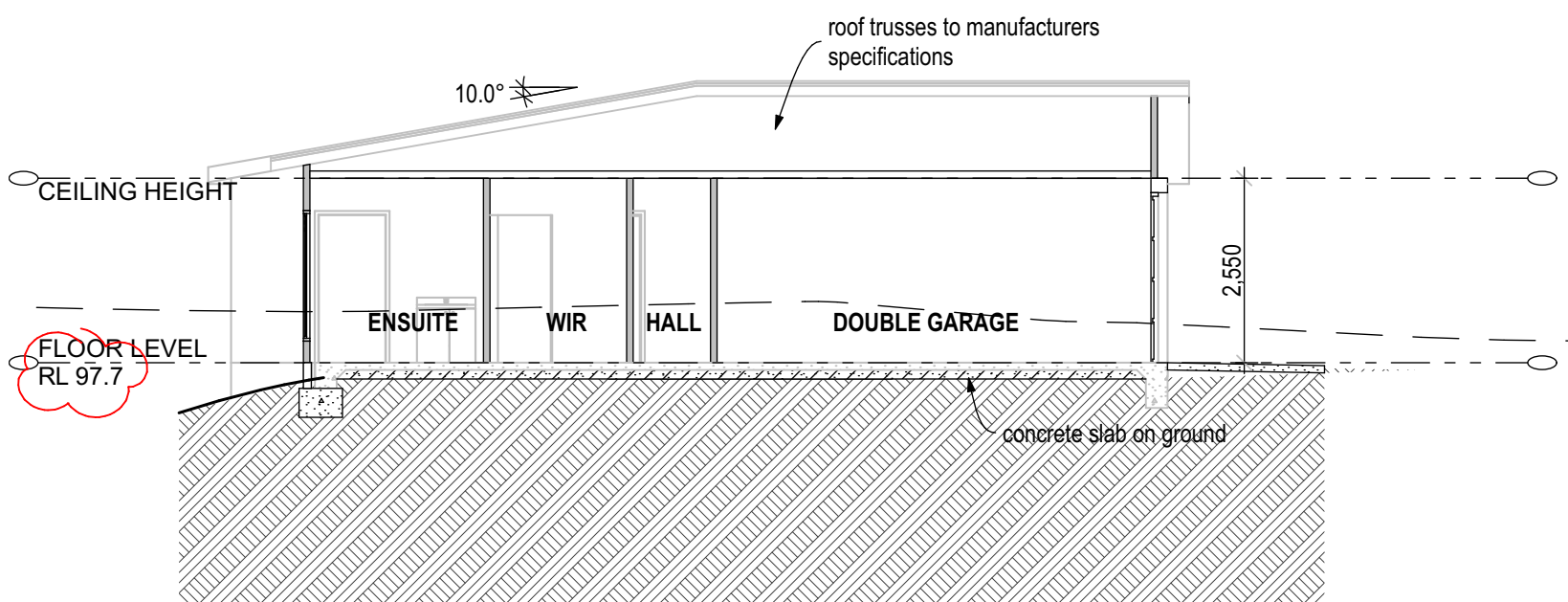
TYPE A - HOUSE 12 SOUTH ELEVATION
1:100

WINDOW SCHEDULE TYPE A HOUSE 12								
ID	AW-01	AW-02	AW-03	AW-04	AW-05	AW-06	AW-07	AW-08
Height	1,000	1,000	1,000	1,800	1,800	1,800	1,800	1,000
Width	600	600	2,400	3,600	2,400	2,400	2,400	600
3D Front View								

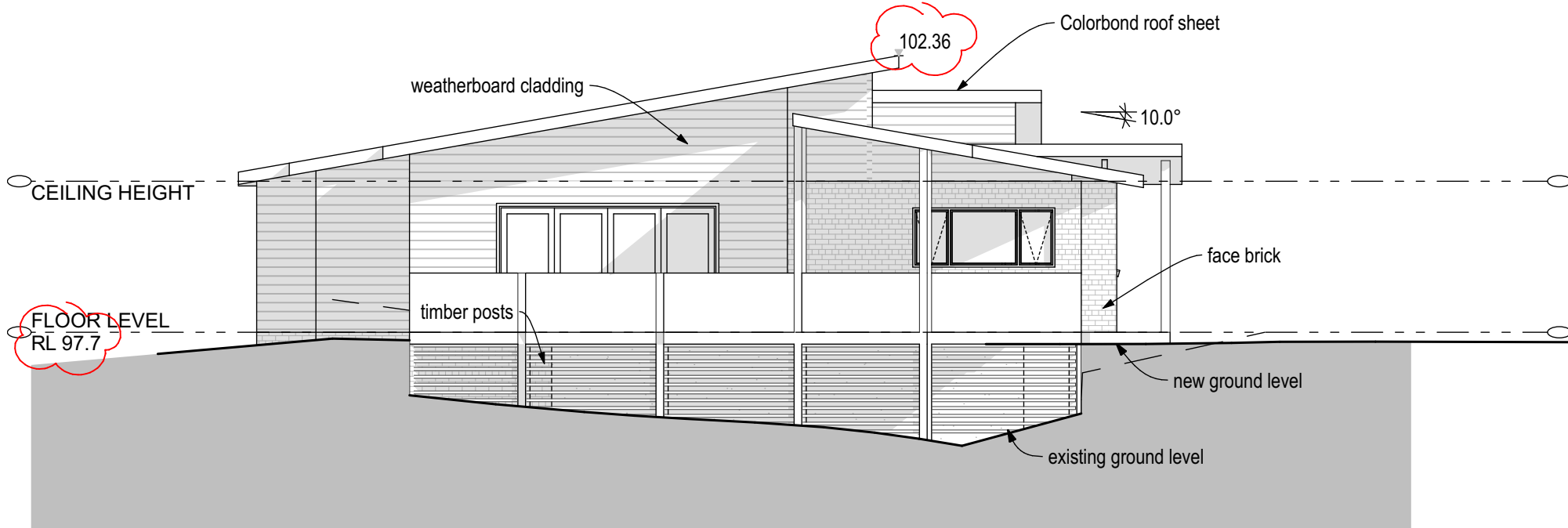
WINDOW SCHEDULE TYPE A HOUSE 12
previously labelled House 19

DOOR SCHEDULE TYPE A HOUSE 13				
ID	AD-01	AD-02	AD-03	AD-04
Height	2,040	2,100	2,040	2,350
Width	920	3,600	920	5,600
3D Front View				

DOOR SCHEDULE TYPE A HOUSE 12
previously labelled House 19



TYPE A - HOUSE 12 SECTION AA
1:100
previously labelled House 19



TYPE A - HOUSE 12 EAST ELEVATION
1:100
previously labelled House 19



TYPE A - HOUSE 12 WEST ELEVATION
1:100
previously labelled House 19

BASIX Project Commitments		
Proposed:	Multi-dwelling house	
Address:	7 Caliope Street, Kiama NSW 2533	
Lot No / DP:	17/1210621	
Water (All dwellings)		
Fixtures:	Specification	
Shower head rating	4 star (P x 1.5 bar <= 6 L/min)	
Toilet rating	5 star	
Kitchen taps rating	5 star	
Bathroom taps rating	5 star	
Alternative water details		
Rainwater tank size for every single dwelling	3000L	
Connected to:	Garden and lawn areas	
All toilets	Yes	
Laundry	Yes	
Thermal Comfort		
External walls	Requirements	
Brick veneer	All houses	Medium colour, R1.5bulk + Foil (effective both sides)
Weatherboard	All houses	Medium colour, R2.1bulk + Foil (effective both sides)
Internal walls		
Cavity wall, direct fix plasterboard	All houses - excluding below	No insulation
Cavity wall, direct fix plasterboard	All walls - houses 1 and 9	R1.0 bulk insulation
Cavity wall, direct fix plasterboard	Garage walls only - houses 7 and 8	R1.5 bulk insulation
Cavity wall, direct fix plasterboard	All walls - houses 10 and 11	R1.5 bulk insulation
Ceiling		
External ceiling - Plasterboard	All houses	R4.0 bulk insulation
Roof		
Corrugated iron	All houses	Light Colour (solar absorbance <0.45) Action Blanket SP R1.8 Bulk + Foil, Reflective Side Down, Anti-glare up)
Floors		
Concrete slab on ground	All houses - excluding below	No insulation
Suspended concrete slab	Houses 5, 6, 7, and 8	R2.0 bulk insulation
Windows		
Aluminium frame ALM-003-01	All houses; awning windows and large doors	Double glazed, Air Fill, Clear with U-value 4.8 and SHGC 0.51 for Group A windows (awning, double, casement and tri- / tri-turn type windows/doors)
Aluminium frame ALM-004-01	All houses; sliding windows/doors	Double glazed, Air Fill, Clear with U-value 4.8 and SHGC 0.59 for Group B windows (double)
Downlights		
Downlight Covers	Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.	
Lighting specification	As per BASIX protocol: 4 downlights per 10 square metres of ceiling area in each zone being considered by Accredited Assessors. For zones between 5 and 10 square metres allow 2 recessed downlights and 1 recessed downlight for zones less than 5 square metres.	
Overshadowing details	Adjoining units calculated into model calculations	
Site		
Orientation of nominal north elevation	As shown on plans	
* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all Bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration. If ADDITIONAL downlights are fitted or are not LED, this certification will be invalid unless insulation is added in compliance with NCC (BCA) Vol 2, 2014, Table 3.12.1.1 (b) and NatHERS protocols. Contact the assessor above if alterations are required.		
Energy (All dwellings)		
Hot water	Specification	Rating
Individual system	Gas instantaneous	6 star
Ventilation		
Bathroom exhaust	Individual fan, not ducted	
Control switch	Manual switch on/off	
Kitchen exhaust	Individual fan, not ducted	
Control switch	Manual switch on/off	
Laundry	Individual fan, not ducted	
Control switch	Manual switch on/off	
Cooling		
Individual systems - living areas	1-phase airconditioning	5 star
Individual systems - bedroom areas	1-phase airconditioning	5 star
Heating		
Individual systems - living areas	1-phase airconditioning	5 star
Individual systems - bedroom areas	1-phase airconditioning	5 star
Appliances		
Cooktop/oven	Gas cooktop & electric oven	
Ventilated fridge space	Yes	
Private outdoor clothes drying line	Yes	

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.

ALL TIMBER WORKS TO COMPLY WITH AS 1684 NATIONAL TIMBER FRAMING CODE

ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN BUILDING

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WALL LEGEND

- 90mm timber stud
- 250mm brick veneer with wall insulation
- 230mm double brick

ELECTRICAL LEGEND

- double fluorescent light
- LED recessed downlight
- LED pendant or ceiling mounted
- combined heat lamp/ exhaust fan
- LED wall mounted light

SEPP REQUIREMENTS

Note: This building is to comply with the provisions of SEPP (Housing for Seniors or People with a Disability) 2004. This encompasses access requirements which refer to AS1428 Design for Access and Mobility. The Builder must familiarise himself with both documents, and the conditions which relate to construction, and implement such access requirements therein, whether expressly detailed in these plans or not. Any amendments to the plans require adherence to the same guidelines.

- Circulation space required around doorways
- Circulation space required for showers
- Circulation space required around toilets
- Circulation space required around handbasins

AMENDMENTS

REV	AMENDMENT	DATE	BY
A	Issued for Basic/ NatHERS	28-01-21	AMS
B	Issued for DA	02-02-21	AMS
C	Remove Dwellings 4, 5, 6, 7, 14, 15 and re-numbering of remaining dwellings	05-11-21	AMS
D	Remove Dwellings 5, 12, 13, 14, 15, 16, 17 and re-numbering of remaining dwellings	25-01-22	AMS
E	Add Basix commitments table, add RL's	1-02-22	AMS

PROJECT :

PROPOSED SENIORS LIVING ESTATE

at LOT 17 DP 1210621 (Formerly Part Lot 100 DP 751279), 2 Caliope St KIAMA NSW

CLIENT : WERITON PROPERTIES

DRAWING : **TYPE A - HOUSE 12 - PLANS, ELEVATIONS, SECTION**

CSA JOB NO. : **610-12-331**

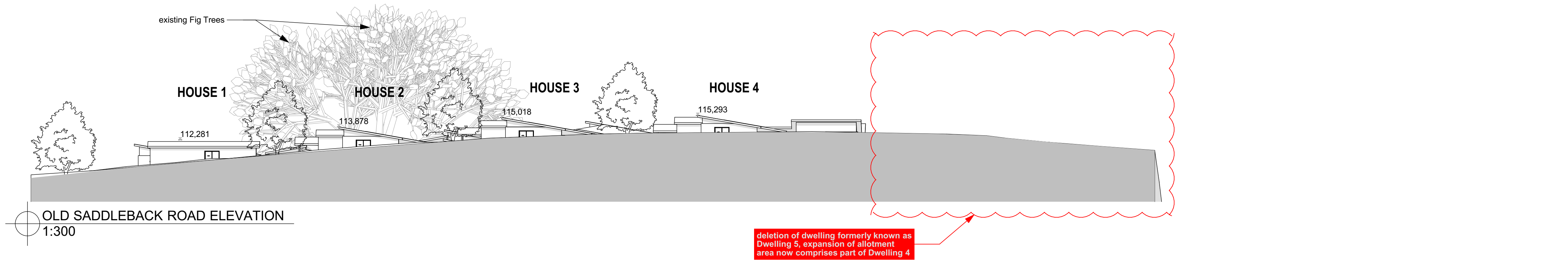
SCALES as shown	No. IN SET 12 of 23
DATE 1-02-22	SHEET NUMBER
DRAWN BY AMS	DA 12 E

Print date 1/02/2022

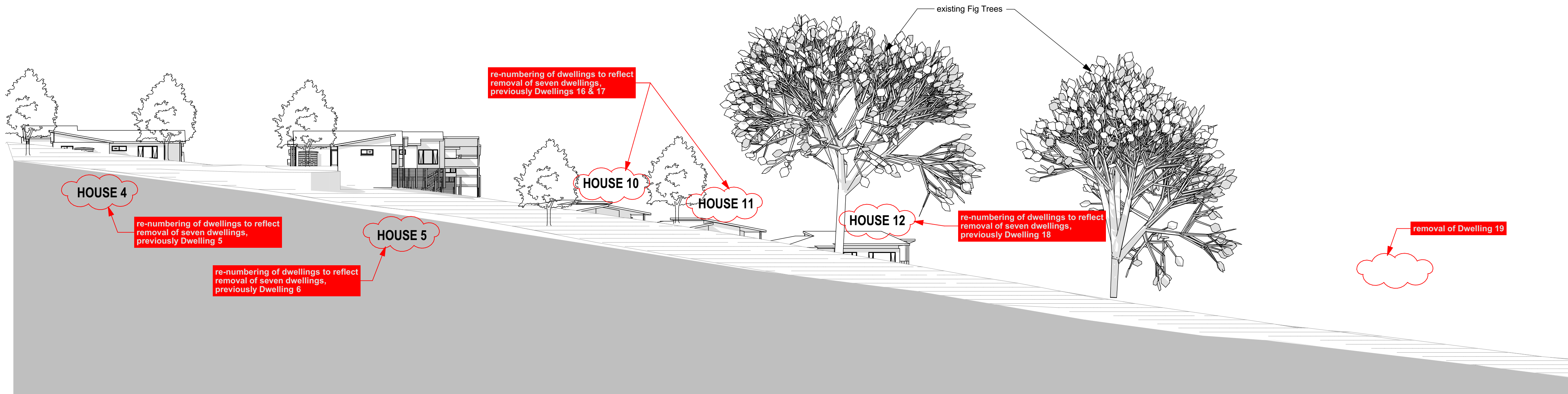
coble stephens architects

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Ph 02 4869 5395 ■ Fax 02 4869 5495 ■ cs.arch@bigpond.net.au
Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

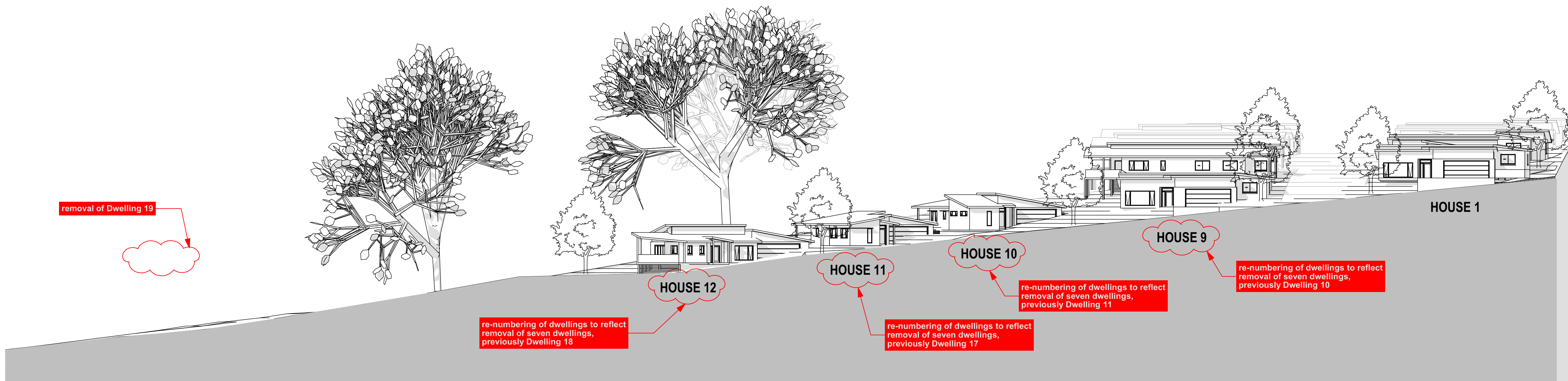
SCALE 0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION



OLD SADDLEBACK ROAD ELEVATION
1:300



SOUTHERN SITE ELEVATION
1:300



CALIOPE STREET ELEVATION
1:300

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
ALL TIMBER WORKS TO COMPLY WITH AS 1684
NATIONAL TIMBER FRAMING CODE
ALL BRICKWORK TO COMPLY WITH AS 3700
MASONRY IN BUILDING
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AMENDMENTS

REV	AMENDMENT	DATE	BY
A	Issued for DA	02-02-21	AMS
B	Remove Dwellings 4, 5, 6, 7, 14, 15 and re-numbering of remaining dwellings	05-11-21	AMS
C	Remove Dwellings 5, 12, 13, 14, 15, 16, 17 and re-numbering of remaining dwellings	25-01-22	AMS
D	Re-issued as part of 23 sheet set	1-02-22	AMS

PROJECT :

**PROPOSED SENIORS
LIVING ESTATE**
at LOT 17 DP 1210621 (Formerly Part
Lot 100 DP 751279), 2 Caliope St
KIAMA NSW

CLIENT :

**WERITON
PROPERTIES**
DRAWING :
SITE ELEVATIONS

CSA JOB NO. : **610-12-331**

SCALES **as shown** No. IN SET **13 of 23**

DATE **1-02-22**

DRAWN BY
AMS

SHEET
NUMBER

DA13D

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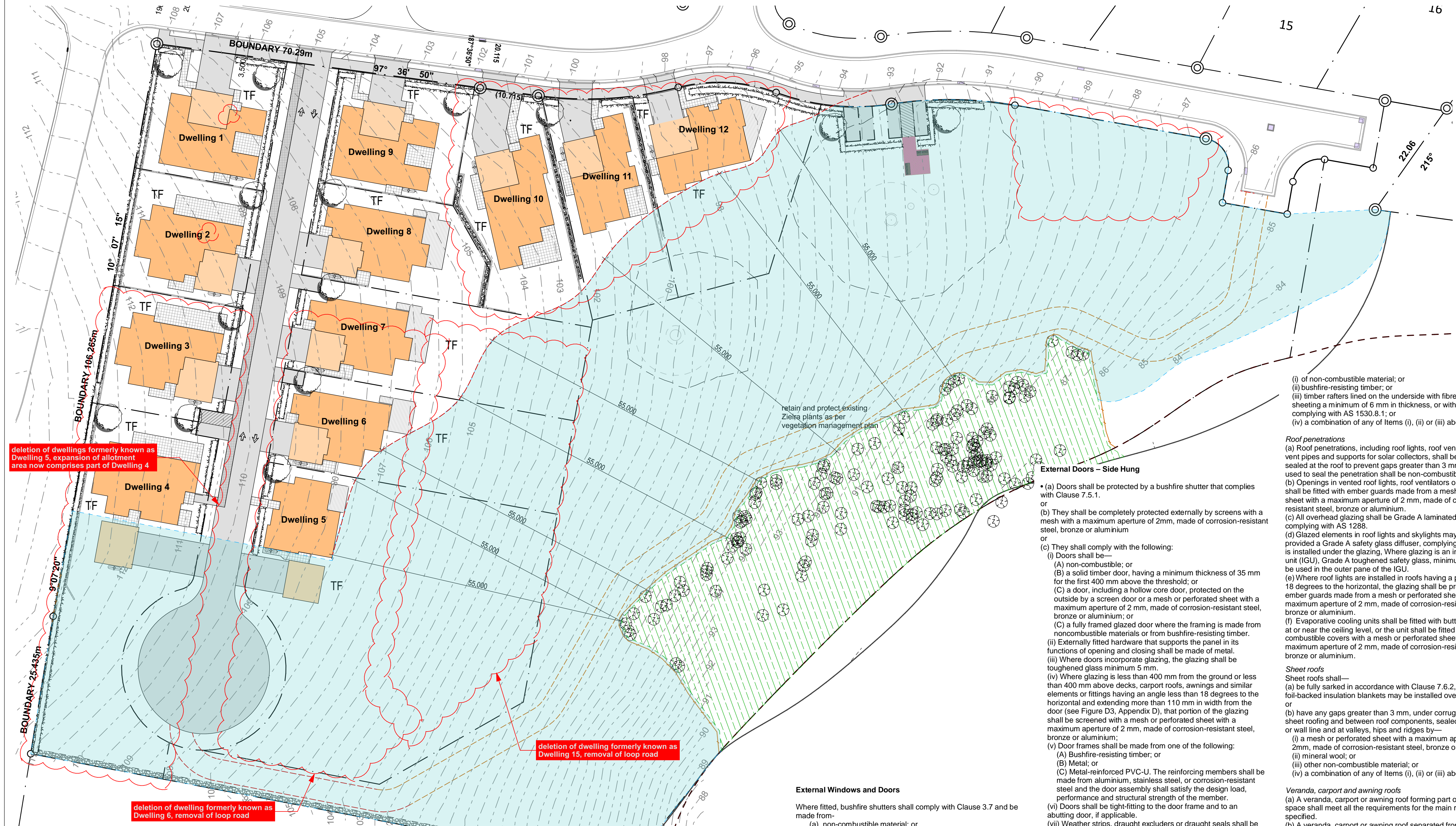
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SCALE
0 1.0 2.0 3.0 4.0 5.0
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DEVELOPMENT APPLICATION

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

300mm ON ORIGINAL

A1 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE



INDICATIVE PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (m)
Acronychia oblongifolia	White Lilli Pilly	10-20
Murraya paniculata	-	3m
TF Palmetto Soft Leaf Buffalo	Turf	-

(f) Evaporative cooling units shall be fitted with butterfly closers at or near the ceiling level, or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

Eaves linings, fascias and gables
(a) Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm mounds.
(b) Gables shall comply with Clause 7.4.
(c) Fascias and bargeboards shall—
(i) where timber is used, be made from bushfire-resisting timber; or
(ii) where made from metal, be fixed at 450mm centres; or
(iii) be a combination of Items (i) and (ii) above.
(d) Eaves linings shall be—
(i) fibre-cement sheet, a minimum of 4.5 mm in thickness; or
(ii) bushfire-resisting timber; or
(iii) a combination of Items (i) and (ii) above.
(e) Eaves penetrations shall be protected the same as for roof penetrations as specified in Clause 7.6.5.
(f) Eaves ventilation openings greater than 3 mm shall be fitted with ember guards made of non-combustible material, or a mesh, or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

Gutters and downpipes
This Standard does not provide material requirements for downpipes.
If installed, gutter and valley leaf guards shall be non-combustible.
Gutters shall be metal or PVC-U.
Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible materials.

Verandas, decks, steps, ramps and landings
General
• Decking shall be either spaced or continuous (ie. Without spacing).
• There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

Enclosed subfloor spaces of verandas, decks, steps, ramps and landings
The subfloor spaces of verandas, decks, steps, ramps and landings are deemed to be 'enclosed' when—
(i) the material used to enclose the subfloor space is—
(i) non-combustible material; or
(ii) bushfire-resisting timber; or
(iii) a mesh, or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
; or
(iv) a combination of any of Items (i), (ii) or (iii) above.
(b) all openings greater than 3 mm are screened with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
Supports
This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

Framing
This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e., bearers and joists).

Decking shall be—
(a) of non-combustible material; or
(b) of bushfire-resisting timber; or
(c) a combination of Items (a) and (b) above.

• **Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings**

Support posts, columns, stumps, stringers, piers and poles shall be—
(a) of non-combustible material; or
(b) of bushfire-resisting timber; or
(c) a combination of Items (a) and (b) above.

Framing of verandas, decks, ramps or landings (i.e., bearers and joists) shall be—
(a) of non-combustible material; or
(b) of bushfire-resisting timber; or
(c) a combination of Items (a) and (b) above.

Decking shall be—
(a) of non-combustible material; or
(b) of bushfire-resisting timber; or
(c) a combination of Items (a) and (b) above.

Balustrades, handrails or other barriers
Those parts of the handrails and balustrades less than 125 mm from any glazing or any combustible wall shall be—
(a) of non-combustible material; or
(b) of bushfire-resisting timber; or
(c) a combination of Items (a) and (b) above.

Those parts of the handrails and balustrades that are 125 mm or more from the building have no requirements.

Water And Gas Supply Pipes
Above-ground, exposed water and gas supply pipes shall be metal.

(i) of non-combustible material; or
(ii) bushfire-resisting timber; or
(iii) timber rafters lined on the underside with fibre-cement sheeting a minimum of 6 mm in thickness, or with material complying with AS 1530.8.1; or
(iv) a combination of any of Items (i), (ii) or (iii) above.

Roof penetrations
(a) Roof penetrations, including roof lights, roof ventilators, arials, vent pipes and supports for solar collectors, shall be adequately sealed at the roof to prevent gaps greater than 3 mm. The material used to seal the penetration shall be non-combustible.
(b) Openings in vented roof lights, roof ventilators or vent pipes shall be fitted with ember guards made from a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
(c) All overhead glazing shall be Grade A laminated safety glass complying with AS 1288.
(d) Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, complying with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass, minimum 4mm, shall be used in the outer pane of the IGU.
(e) Where roof lights are installed in roofs having a pitch of less than 18 degrees to the horizontal, the glazing shall be protected with ember guards made from a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
(f) Evaporative cooling units shall be fitted with butterfly closers at or near the ceiling level, or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

Sheet roofs
Sheet roofs shall—
(a) be fully sarked in accordance with Clause 7.6.2, except that foil-backed insulation blankets may be installed over the battens; or
(b) have any gaps greater than 3 mm, under corrugations or ribs of sheet roofing and between roof components, sealed at the fascia or wall line and at valleys, hips and ridges by—
(i) a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium; or
(ii) mineral wool; or
(iii) other non-combustible material; or
(iv) a combination of any of Items (i), (ii) or (iii) above.

Veranda, carport and awning roofs
(a) A veranda, carport or awning roof forming part of the main roof space shall meet all the requirements for the main roof, as specified.
(b) A veranda, carport or awning roof separated from the main roof space by an external wall complying with Clause 7.4 shall have a non-combustible roof covering and the support structure shall be—
(i) of non-combustible material; or
(ii) bushfire-resisting timber; or
(iii) timber rafters lined on the underside with fibre-cement sheeting a minimum of 6 mm in thickness, or with material complying with AS 1530.8.1; or
(iv) a combination of any of Items (i), (ii) or (iii) above.

Roof penetrations
(a) Roof penetrations, including roof lights, roof ventilators, arials, vent pipes and supports for solar collectors, shall be adequately sealed at the roof to prevent gaps greater than 3 mm. The material used to seal the penetration shall be non-combustible.
(b) Openings in vented roof lights, roof ventilators or vent pipes shall be fitted with ember guards made from a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
(c) All overhead glazing shall be Grade A laminated safety glass complying with AS 1288.
(d) Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, complying with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass, minimum 4mm, shall be used in the outer pane of the IGU.
(e) Where roof lights are installed in roofs having a pitch of less than 18 degrees to the horizontal, the glazing shall be protected with ember guards made from a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

External Doors – Side Hung
• (a) Doors shall be protected by a bushfire shutter that complies with Clause 7.5.1.
or
(b) They shall be completely protected externally by screens with a mesh with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium
or
(c) They shall comply with the following:
(i) Doors shall be—
(A) non-combustible; or
(B) a solid timber door, having a minimum thickness of 35 mm for the first 400 mm above the threshold; or
(C) a door, including a hollow core door, protected on the outside by a screen door or a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or
(C) a fully framed glazed door where the framing is made from noncombustible materials or from bushfire-resisting timber.
(ii) Externally fitted hardware that supports the panel in its functions of opening and closing shall be made of metal.
(iii) Where doors incorporate glazing, the glazing shall be toughened glass minimum 5 mm.
(iv) Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the door (see Figure D3, Appendix D), that portion of the glazing shall be screened with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium;
(v) Door frames shall be made from one of the following:
(A) Bushfire-resisting timber; or
(B) Metal; or
(C) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel and the door assembly shall satisfy the design load, performance and structural strength of the member.
(vi) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.
(vii) Weather strips, draught excluders or draught seals shall be installed at the base of side-hung external doors.

External Doors – Sliding
(a) Doors shall be protected by a bushfire shutter that complies with Clause 7.5.1.
Or
Sheet roofs
Sheet roofs shall—
(a) be fully sarked in accordance with Clause 7.6.2, except that foil-backed insulation blankets may be installed over the battens; or
(b) have any gaps greater than 3 mm, under corrugations or ribs of sheet roofing and between roof components, sealed at the fascia or wall line and at valleys, hips and ridges by—
(i) a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium; or
(ii) mineral wool; or
(iii) other non-combustible material; or
(iv) a combination of any of Items (i), (ii) or (iii) above.

Veranda, carport and awning roofs
(a) A veranda, carport or awning roof forming part of the main roof space shall meet all the requirements for the main roof, as specified.
(b) A veranda, carport or awning roof separated from the main roof space by an external wall complying with Clause 7.4 shall have a non-combustible roof covering and the support structure shall be-

External Windows and Doors

Where fitted, bushfire shutters shall comply with Clause 3.7 and be made from-
(a) non-combustible material; or
(b) bushfire-resisting timber (see Appendix F); or
(c) A combination of any of Items (a) and (b) above.

Window assemblies shall comply with one of the following:
(a) They shall be completely protected by a bushfire shutter that complies with Clause 7.5.1.
or
(b) They shall comply with the following:
(i) Window frames and hardware shall be made from one of the following:
(a) Bushfire-resisting timber; or
(b) Metal; or
(c) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel, and the frame and the sash shall satisfy the design load, performance and structural strength of the member.
(ii) Externally fitted hardware that supports the sash in its functions of opening and closing shall be metal.
(iii) Glazing shall be toughened glass minimum 5 mm.
(iv) Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame that portion shall be screened with a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.
(v) The operable portions of the window shall be screened with a mesh with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.

External Walls

• Walls shall be one of the following:
(a) Made of non-combustible material (e.g., full masonry, brick veneer, mud brick, concrete, aerated concrete).
or
(b) Timber-framed or steel-framed walls that are sarked on the outside of the frame and clad with—
(i) fibre-cement external cladding, a minimum of 6 mm in thickness; or
(ii) steel sheeting; or
(iii) bushfire-resisting timber; or
(iv) a combination of Items (i), (ii) and (iii) above.
(c) A combination of any of Items (a) or (b) above.
• All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3 mm.
• Alternatively, sarking-type material may be applied over the frame prior to fixing any external cladding.
• Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium, except where they are less than 3 mm.

Flooring Systems

No particular construction requirements if floor is slab on ground.
This Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring, where the subfloor space is enclosed with-
(a) a wall that complies with Clause 7.4; or
(b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or
(c) a combination of Items (a) and (b) above.
Where the subfloor space is unenclosed, the bearers, joists and flooring less than 400mm above finished ground level, shall be—
(a) non-combustible; or
(b) of bushfire-resisting timber; or
(c) particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or
(d) a system complying with AS 1530.8.1; or
(e) a combination of any of Items (a), (b), (c) or (d) above.
This Standard does not provide construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside of the element is 400 mm or more above finished ground level.

LANDSCAPE PLAN
1:400

AS 3959 - Section 7
BAL 29 – Bush Fire Attack

Subfloor Supports

• No particular construction requirements if subfloor space is enclosed with-
(a) a wall that complies with Clause 7.4; or
(b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion resistant steel, bronze or aluminium; or
(c) a combination of Items (a) and (b) above.

Supporting Posts, Columns, Stumps, Piers and Poles

• Where the subfloor space is unenclosed, the support posts, columns, stumps, piers and poles shall be—
(a) of non-combustible material; or
(b) of bushfire-resisting timber; or
(c) a combination of Items (a) and (b) above.
NOTE: This requirement applies to the principal building only and not to verandas, decks, steps, ramps and landings (see Clause 7.7).

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.

ALL TIMBER WORKS TO COMPLY WITH AS 1684
NATIONAL TIMBER FRAMING CODE
ALL BRICKWORK TO COMPLY WITH AS 3700
MASONRY IN BUILDING

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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING 200

300mm ON ORIGINAL

AMENDMENTS

REV	AMENDMENT	DATE	BY
A	Issued for DA	02-02-21	AMS
B	Remove Dwellings 4, 5, 6, 7, 14, 15 and re-numbering of remaining dwellings	05-11-21	AMS
C	Remove Dwellings 5, 12, 13, 14, 15, 16, 17 and re-numbering of remaining dwellings	25-01-22	AMS
D	Retaining walls updated	1-02-22	AMS

PROJECT :

**PROPOSED SENIORS
LIVING ESTATE**
at LOT 17 DP 1210621 (Formerly Part
Lot 100 DP 751279), 2 Caliope St
KIAMA NSW

CLIENT :

**WERITON
PROPERTIES**

DRAWING :

**LANDSCAPE PLAN,
BUSHFIRE NOTES**

CSA JOB NO. :

610-12-331

SCALES

as shown

DATE

1-02-22

DRAWN BY

AMS

No. IN SET

14 of 23

SHEET NUMBER

DA14D

Print date 1/02/2022

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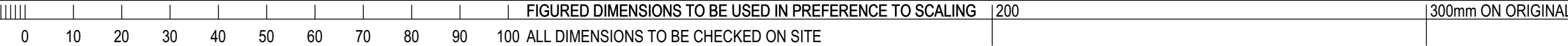
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SCALE
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SITE ANALYSIS PLAN
1:600

NOTES
ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
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NATIONAL TIMBER FRAMING CODE
ALL BRICKWORK TO COMPLY WITH AS 3700
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AMENDMENTS			
REV	AMENDMENT	DATE	BY
A	Issued for DA	02-02-21	AMS
B	No change, re-issued for continuity of drawing set	05-11-21	AMS
C	Fire setback updated	25-01-22	AMS
D	Re-issued as part of 23 sheet set	1-02-22	AMS

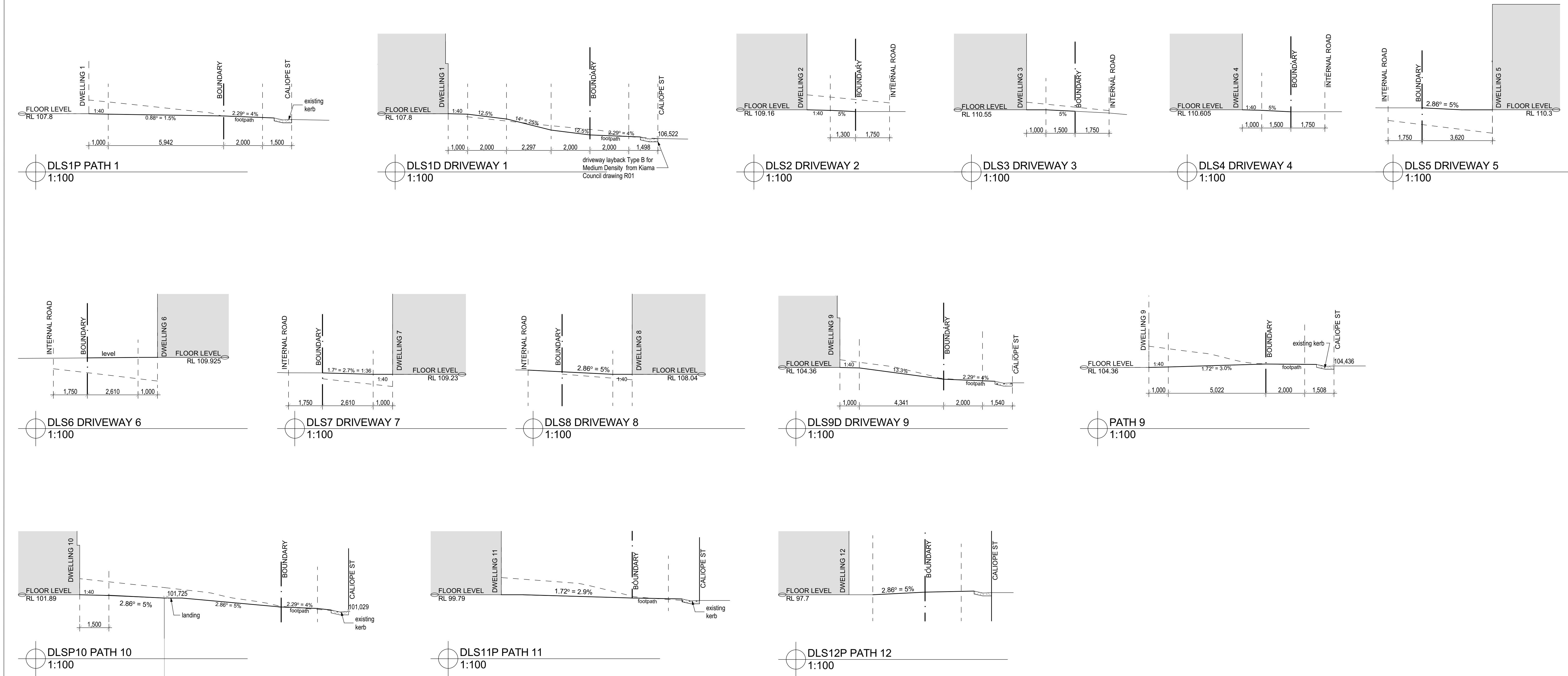
PROJECT :
**PROPOSED SENIORS
LIVING ESTATE**
at LOT 17 DP 1210621 (Formerly Part
Lot 100 DP 751279), 2 Caliope St
KIAMA NSW

CLIENT : **WERITON
PROPERTIES**
DRAWING :
SITE ANALYSIS PLAN

CSA JOB NO. :	610-12-331
SCALES as shown	No. IN SET 15 of 23
DATE	1-02-22
DRAWN BY	AMS
	DA15D

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NOTES

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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

100 ALL DIMENSIONS TO BE CHECKED ON SITE

AMENDMENTS			
REV	AMENDMENT	DATE	BY
A	Issued for DA	02-02-21	AMS
B	No change, re-issued for continuity of drawing set	05-11-21	AMS
C	Remove Dwellings 5, 12, 13, 14, 15, 16, 17 and re-numbering of remaining dwellings	25-01-22	AMS

PROJECT :

PROPOSED SENIORS LIVING ESTATE

at LOT 17 DP 1210621 (Formerly Part Lot 100 DP 751279), 2 Caliope St KIAMA NSW

CLIENT : WERITON PROPERTIES

DRAWING : DRIVEWAY CROSS SECTIONS

CSA JOB NO. : 610-12-331
SCALES as shown No. IN SET 16 of 23
DATE 1-02-22 SHEET NUMBER
DRAWN BY AMS DA16C

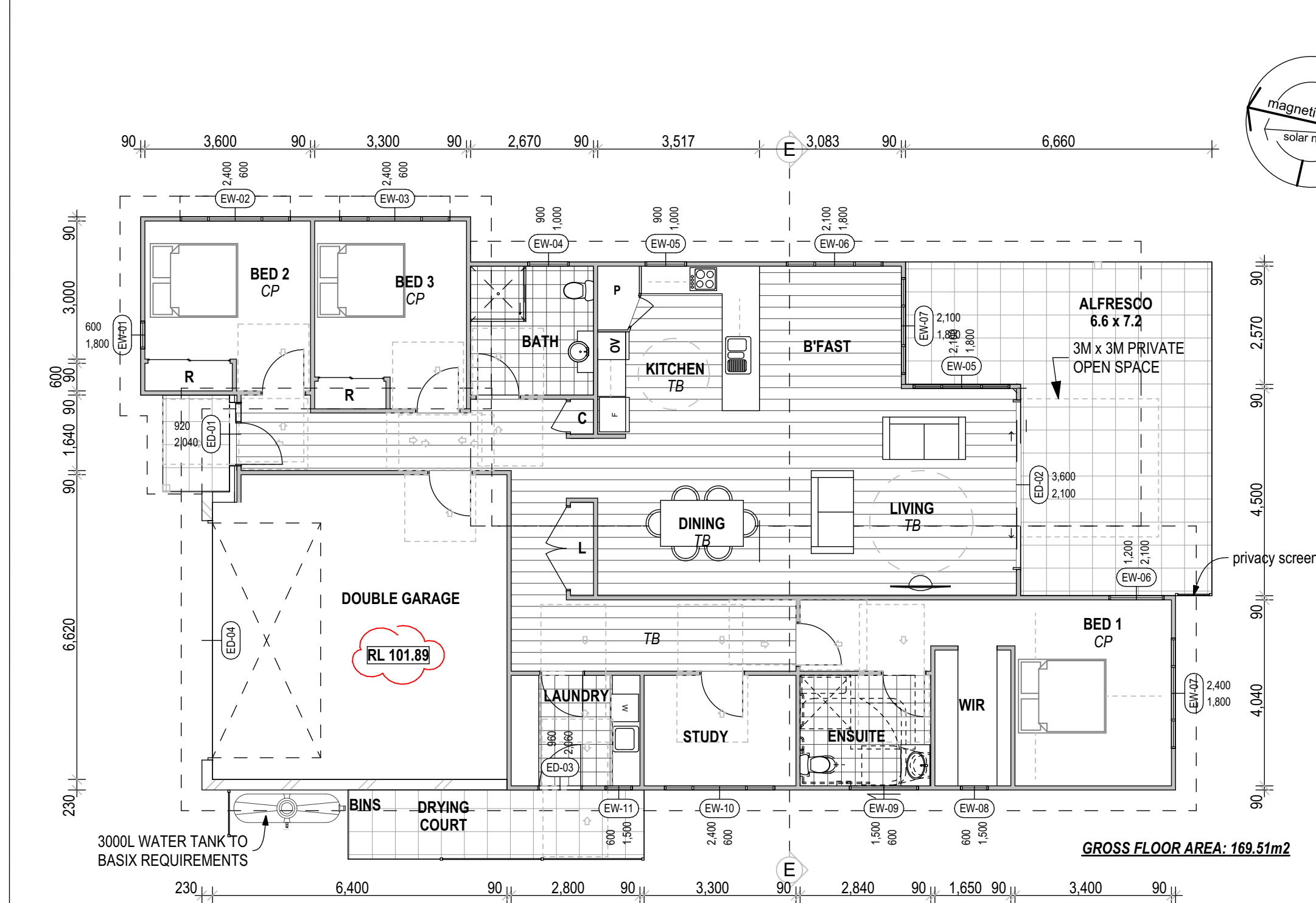
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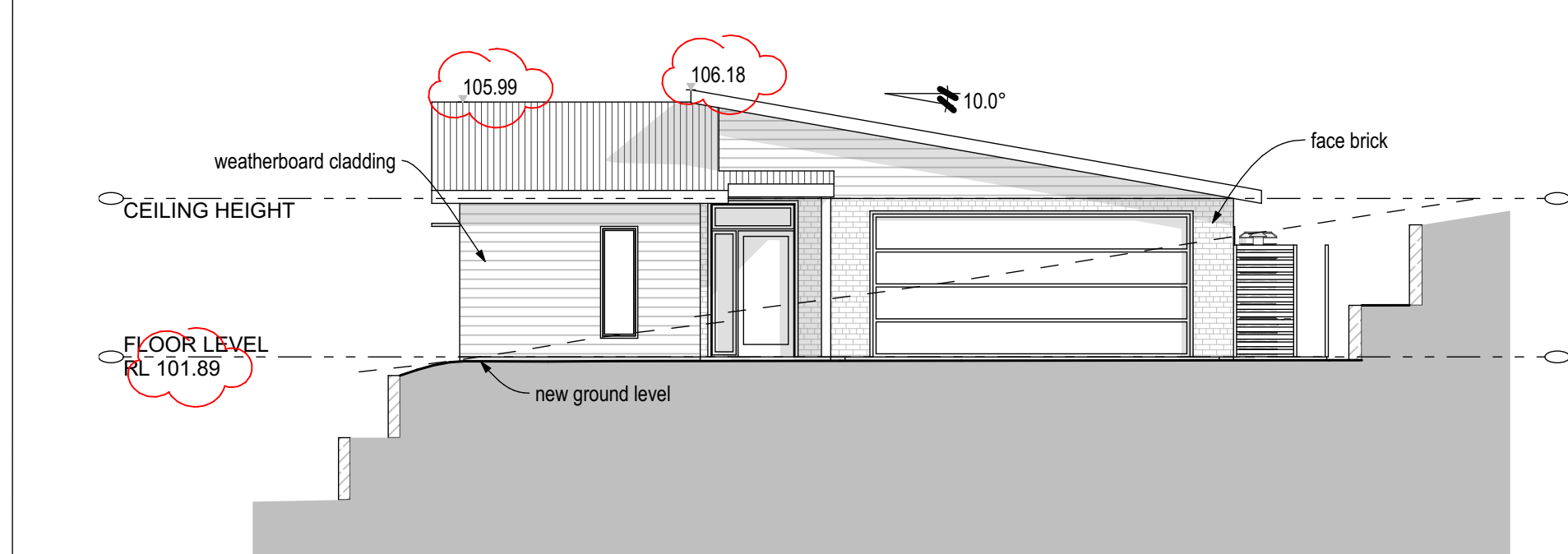
Print date 1/02/2022



TYPE E - HOUSE 10 - FLOOR PLAN
1:100

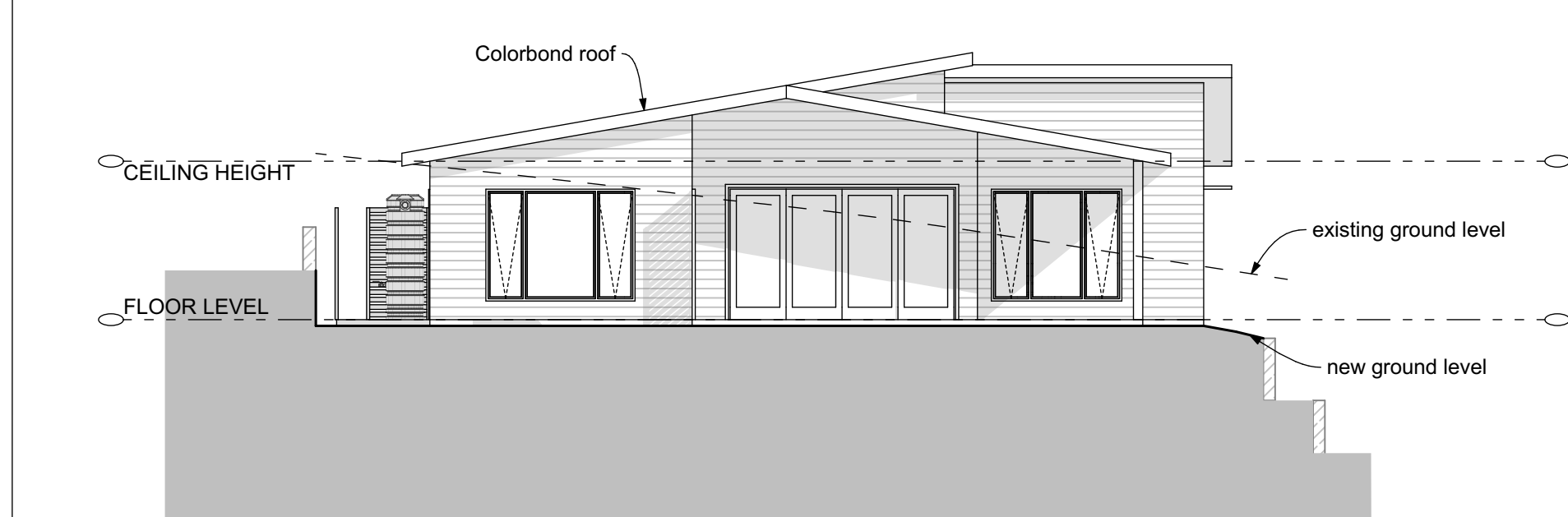
BUSHFIRE NOTE: All houses to reach BAL 29 bushfire construction level - see notes for compliance and construction measures required

new dwelling design to reflect removal of seven dwellings



TYPE E - HOUSE 10 NORTH ELEVATION
1:100

new dwelling design



TYPE E - HOUSE 10 SOUTH ELEVATION
1:100

new dwelling design

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.

ALL TIMBER WORKS TO COMPLY WITH AS 1684 NATIONAL TIMBER FRAMING CODE

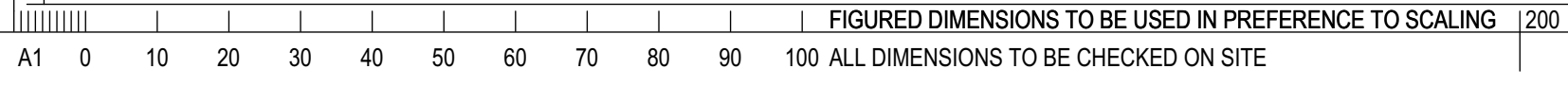
ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN BUILDING

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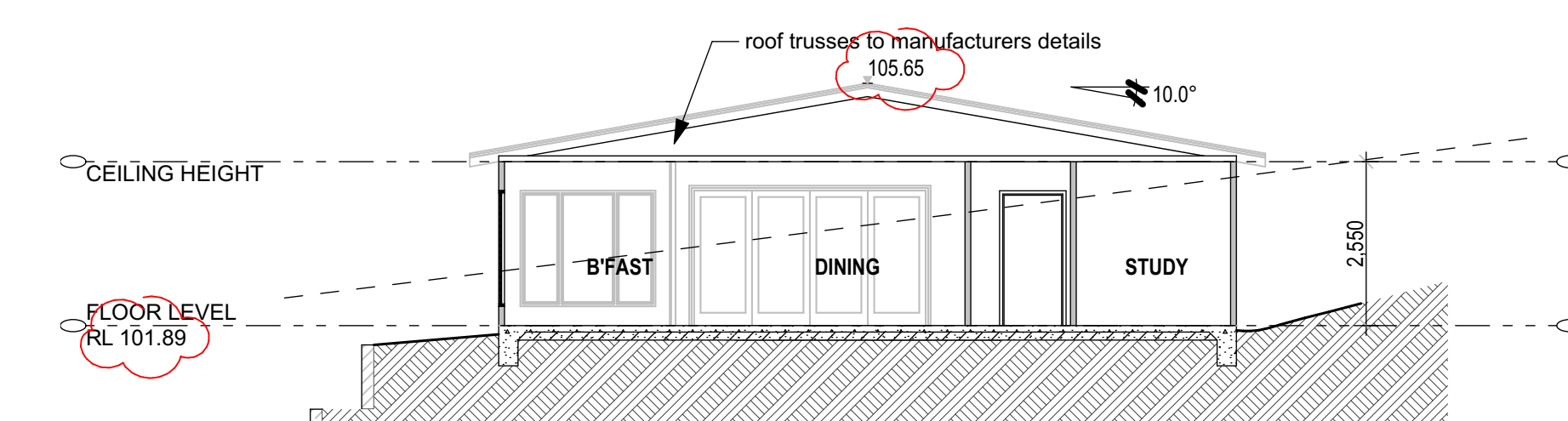
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WINDOW SCHEDULE TYPE E HOUSE 10											
ID	EW-01	EW-02	EW-03	EW-04	EW-05	EW-05	EW-06	EW-06	EW-07	EW-07	EW-08
Height	1,800	600	600	1,000	1,000	1,800	1,800	2,100	1,800	1,800	1,500
Width	600	2,400	2,400	900	900	2,100	2,100	1,200	2,100	2,400	600
3D Front View											

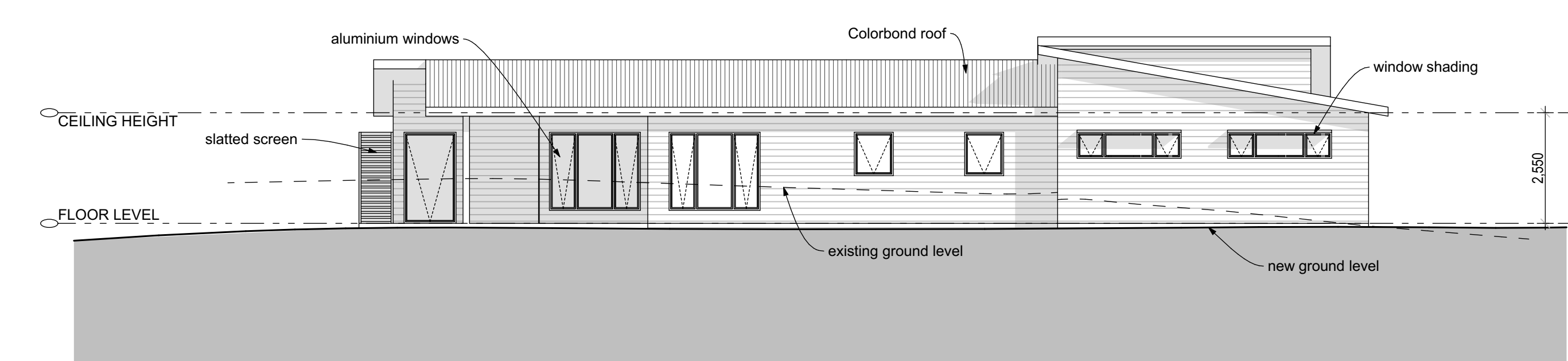
EW-09	EW-10	EW-11
600	600	1,500
1,500	2,400	600

DOOR SCHEDULE TYPE E HOUSE 10				
ID	ED-01	ED-02	ED-03	ED-04
Height	2,040	2,100	2,040	2,350
Width	920	3,600	920	5,200
3D Front View				



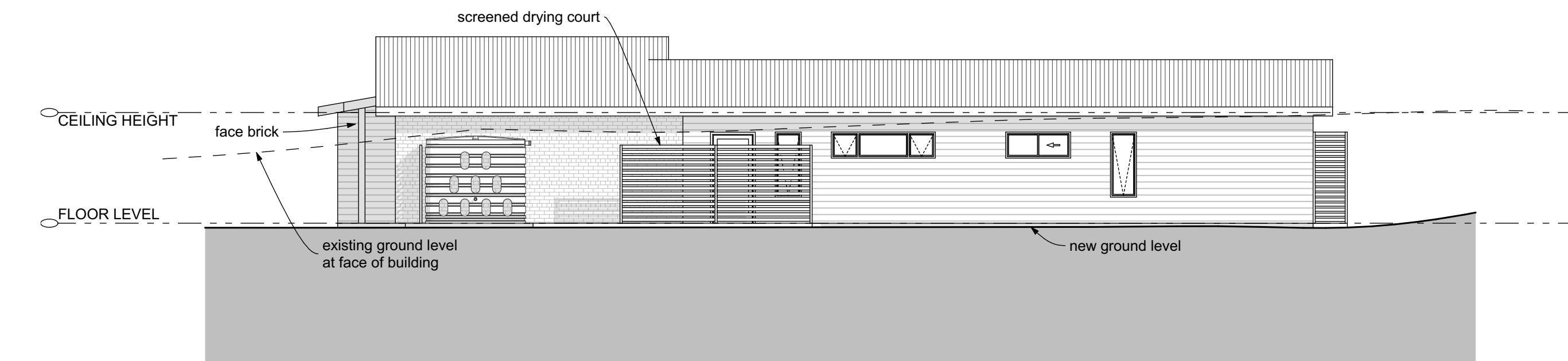
TYPE E - HOUSE 10 SECTION EE
1:100

new dwelling design



TYPE E - HOUSE 10 EAST ELEVATION
1:100

new dwelling design



TYPE E - HOUSE 10 WEST ELEVATION
1:100

new dwelling design

BASIX Project Commitments		
Proposed:	Multi-dwelling houses	
Address:	2 Caliope Street, Kiama NSW 2533	
Lot No / DP:	17/1210621	
Water (All dwellings)		
Fixtures	Specification	
Shower head rating	4 star (P x L <= 6 L/min)	
Toilet rating	5 star	
Kitchen taps rating	5 star	
Bathroom taps rating	5 star	
Alternative water details		
Rainwater tank size for every single dwelling	3000L	
Connected to:	Garden and lawn areas	
All toilets	Yes	
Laundry	Yes	
Thermal Comfort		
External walls	Requirements	
Brick veneer	All houses	Medium colour, R1.5Bulk + Foil (reflective both sides)
Weatherboard	All houses	Medium colour, R2.1Bulk + Foil (reflective both sides)
Internal walls		
Cavity wall, direct fix plasterboard	All houses - excluding below	No insulation
Cavity wall, direct fix plasterboard	All walls - houses 1 and 9	R1.0 bulk insulation
Cavity wall, direct fix plasterboard	Garage walls only - houses 7 and 8	R1.5 bulk insulation
Cavity wall, direct fix plasterboard	All walls - houses 10 and 11	R1.5 bulk insulation
Ceiling		
External ceiling - Plasterboard	All houses	R4.0 bulk insulation
Roof		
Corrugated iron	All houses	Light Colour (solar absorbance <0.475) Anticon Blanket HP R1.8 (Bulk + Foil, Reflective Side Down, Anti-glare up)
Floors		
Concrete slab on ground	All houses - excluding below	No insulation
Suspended concrete slab	Houses 5, 6, 7, and 8	R2.0 bulk insulation
Windows		
Aluminium frame ALM-003-01	All houses; awning windows and hinge doors	Double glazed, Air Fill, Clear with U-value 4.8 and SHGC 0.51 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)
Aluminium frame ALM-004-01	All houses; sliding windows/doors	Double glazed, Air Fill, Clear with U-value 4.8 and SHGC 0.59 for Group B windows (double doors)
Downlights		
Downlight Covers	Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.	
Lighting specification	As per BASIX protocol: 4 downlights per 10 square metre of ceiling area in each zone being considered by Accredited Assessors. For zones between 5 and 10 square metres allow 2 recessed downlights and 1 recessed downlight for zones less than 5 square metres.	
Overshadowing details		
	Adjoining units calculated into model calculations	
Site		
Orientation of nominal north elevation	As shown on plans	
* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all bathrooms, ensuites and internal laundry's) at the rate of 0.04 metres squared per exhaust fan penetration.		
If ADDITIONAL downlights are fitted or are not LED, this certification will be invalid unless insulation is added in compliance with NCC (BCA) Vol 2, 2014, Table 3.12.1.1 (b) and NatHERS protocols. Contact the assessor above if alterations are required.		

Energy (All Dwellings)		
Hot water:	Specification	Rating
Individual system:	Gas instantaneous	6 star
Ventilation		
Bathroom exhaust:	Individual fan, not ducted	Manual switch on/off
Kitchen exhaust:	Individual fan, not ducted	Manual switch on/off
Laundry:	Individual fan, not ducted	Manual switch on/off
Cooling		
Individual systems - living areas:	1-phase airconditioning	5 star
Individual systems - bedroom areas:	1-phase airconditioning	5 star
Heating		
Individual systems - living areas:	1-phase airconditioning	5 star
Individual systems - bedroom areas:	1-phase airconditioning	5 star
Appliances		
Cooktop/oven:	Gas cooktop & electric oven	Yes
Ventilated fridge space:	Yes	
Private outdoor clothes drying line:	Yes	

AMENDMENTS			
REV	AMENDMENT	DATE	BY
A	Add Basix commitments table, add RL's	1-02-22	AMS

PROJECT :
PROPOSED SENIORS LIVING ESTATE
at LOT 17 DP 1210621 (Formerly Part Lot 100 DP 751279), 2 Caliope St KIAMA NSW

CLIENT : **WERITON PROPERTIES**

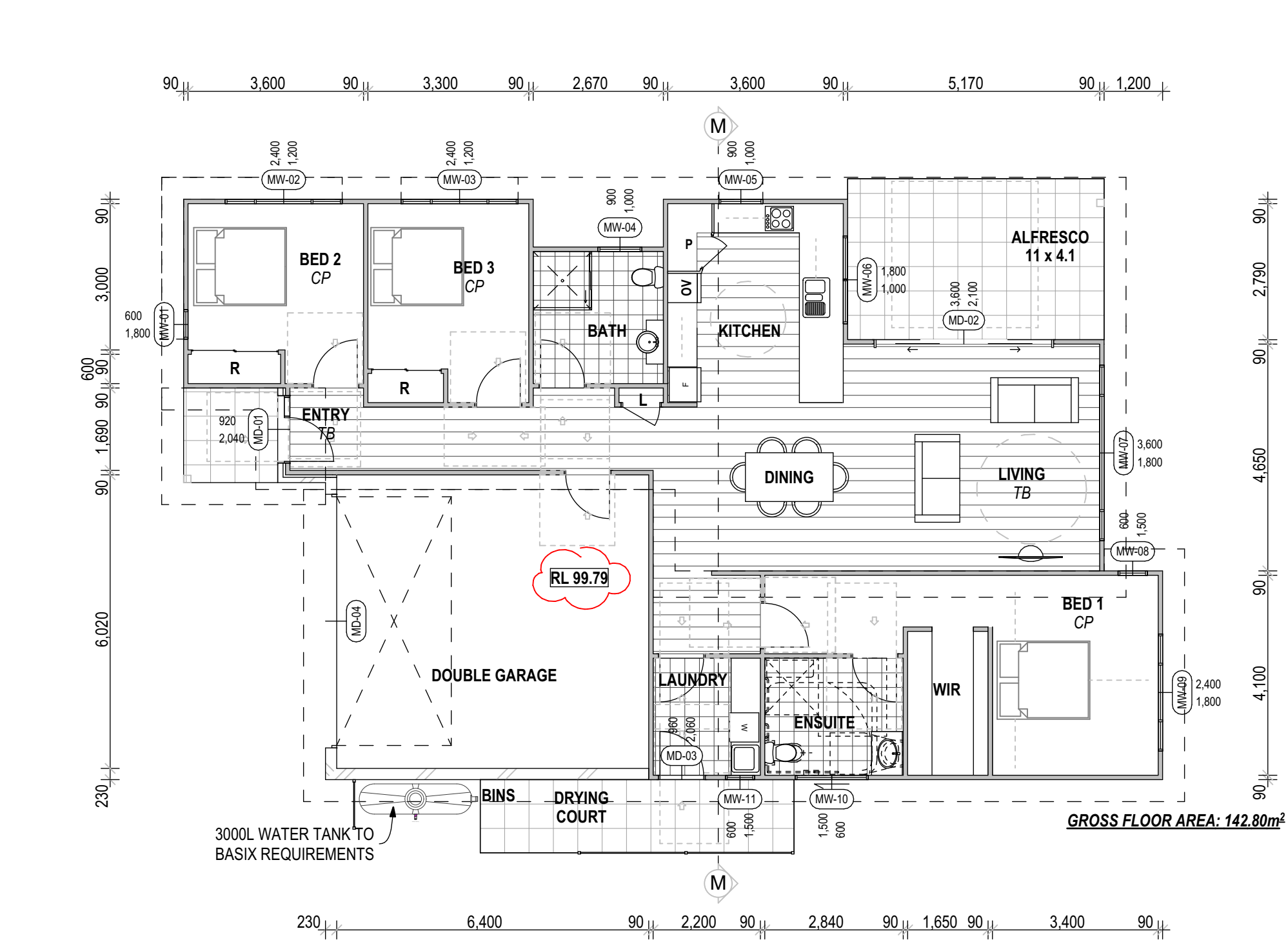
DRAWING :
TYPE E - HOUSE 10 - PLANS, ELEVATIONS, SECTION

CSA JOB NO. : 610-12-331	
SCALES as shown	No. IN SET 17 of 23
DATE 1-02-22	SHEET NUMBER DA17A
DRAWN BY AMS	

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

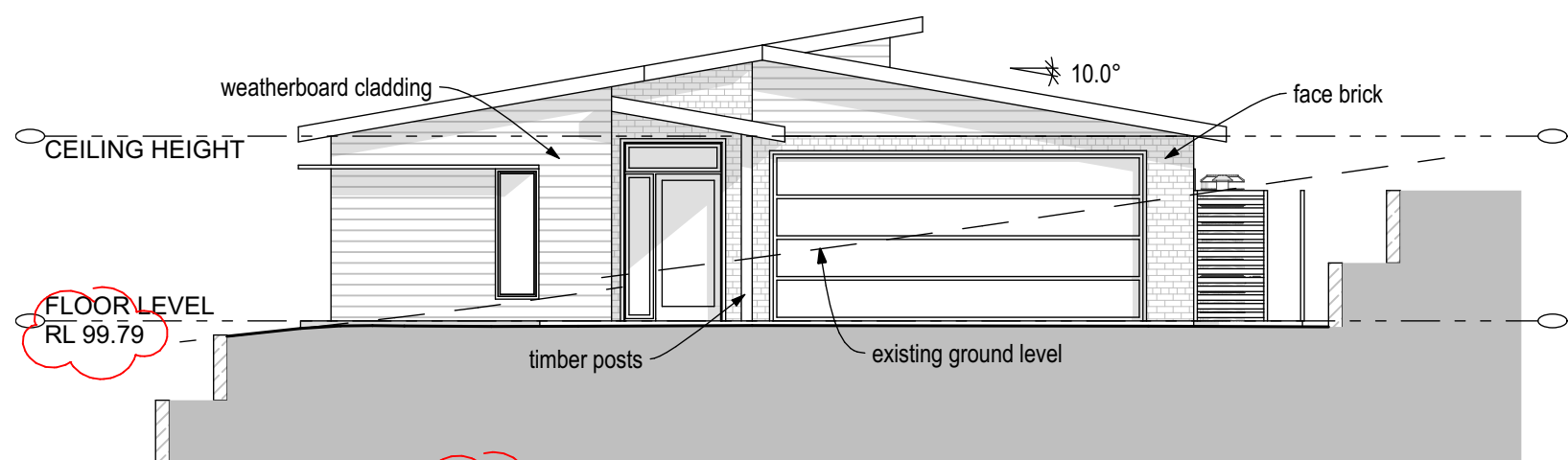
SCALE: 0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION



TYPE M HOUSE 11 - FLOOR PLAN
1:100

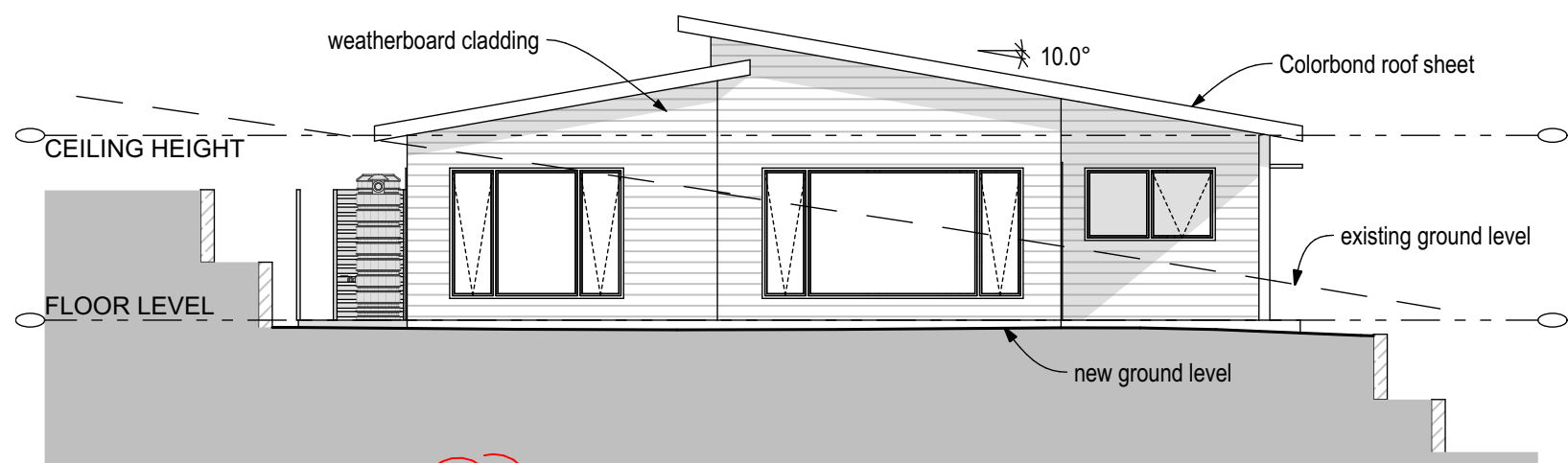
BUSHFIRE NOTE: All houses to reach
BAL 29 bushfire construction level - see notes
for compliance and construction measures required

new dwelling design to reflect
removal of seven dwellings



TYPE M - HOUSE 11 - NORTH ELEVATION
1:100

new dwelling design to reflect
removal of seven dwellings

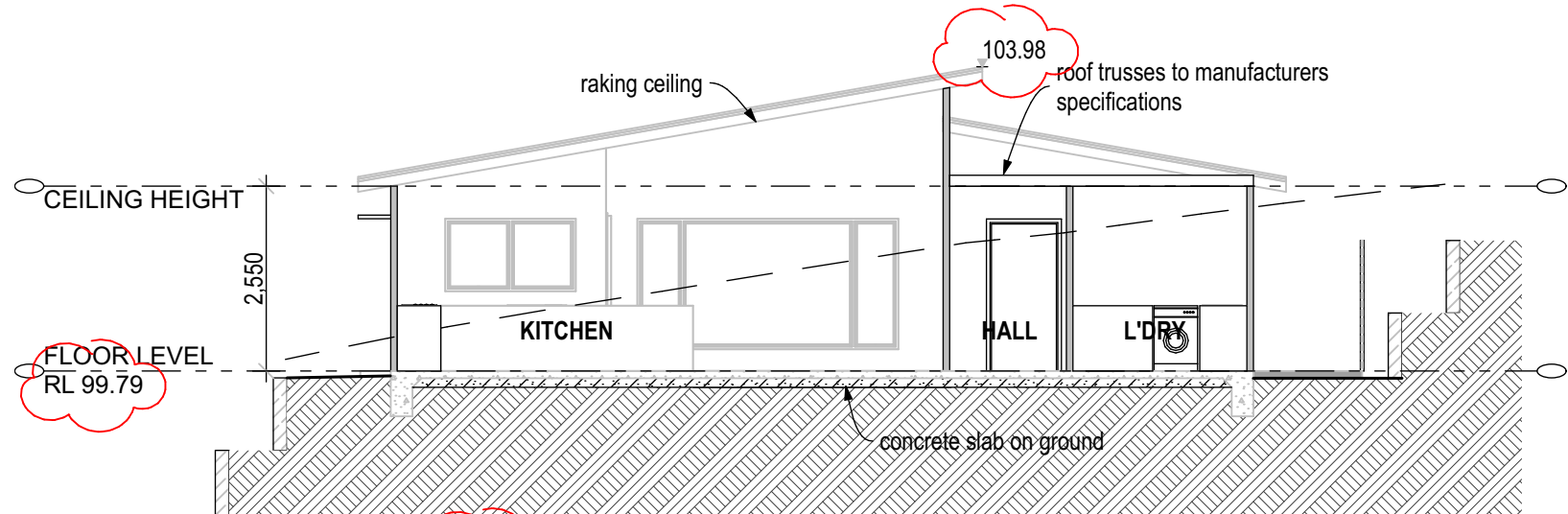


TYPE M - HOUSE 11 - SOUTH ELEVATION
1:100

new dwelling design to reflect
removal of seven dwellings

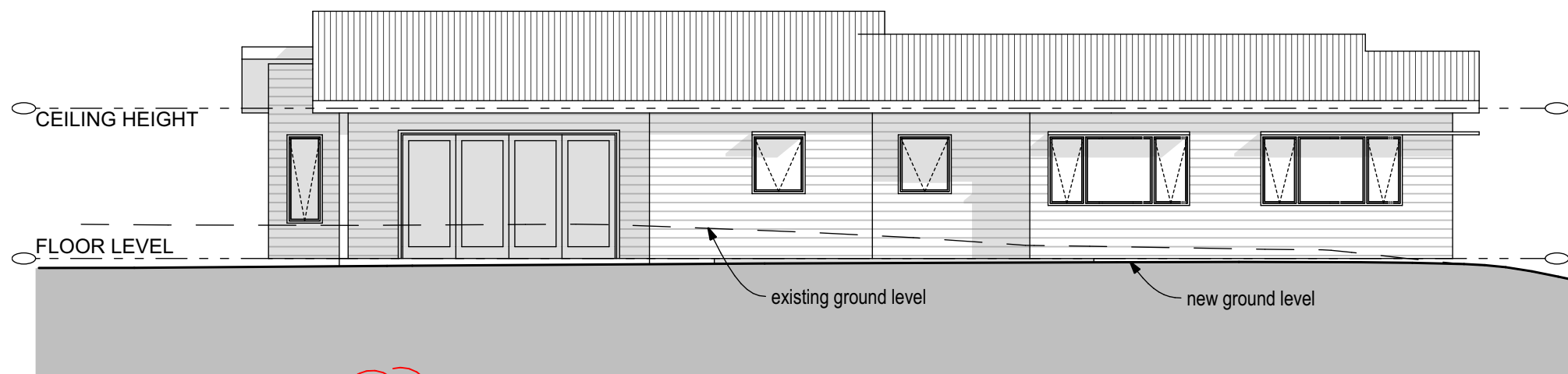
WINDOW SCHEDULE TYPE M HOUSE 10											
ID	MW-01	MW-02	MW-03	MW-04	MW-05	MW-06	MW-07	MW-08	MW-09	MW-10	MW-11
Height	1,800	1,200	1,200	1,000	1,000	1,000	1,800	1,500	1,800	600	1,500
Width	600	2,400	2,400	900	900	1,800	3,600	600	2,400	1,500	600
3D Front View											

DOOR SCHEDULE TYPE M HOUSE 10				
ID	MD-01	MD-02	MD-03	MD-04
Height	2,040	2,100	2,040	2,350
Width	920	3,600	920	5,200
3D Front View				



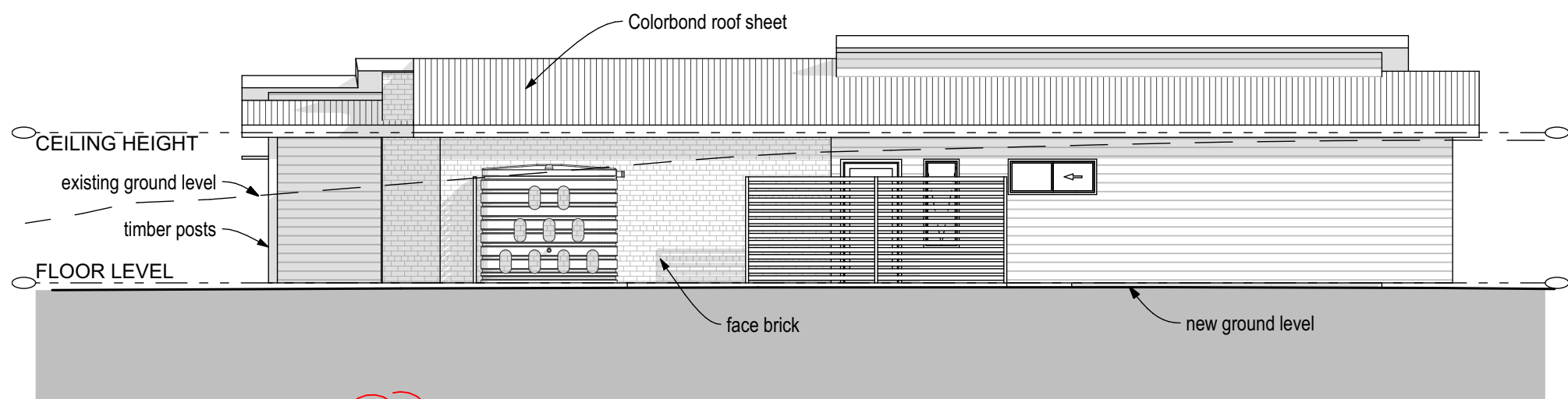
TYPE M - HOUSE 11 - SECTION MM
1:100

new dwelling design to reflect
removal of seven dwellings



TYPE M - HOUSE 11 - EAST ELEVATION
1:100

new dwelling design to reflect
removal of seven dwellings



TYPE M - HOUSE 11 - WEST ELEVATION
1:100

new dwelling design to reflect
removal of seven dwellings

BASIX Project Commitments		
Proposed:	Multi-dwelling houses	
Address:	2 Caliope Street, Kiama NSW 2533	
Lot No / DP:	17/1210621	
Water (All dwellings)		
Fixtures:	Specification	
Shower head rating	4 star (P & S test <= 6 L/min)	
Toilet rating	5 star	
Kitchen taps rating	5 star	
Bathroom taps rating	5 star	
Alternative water details		
Rainwater tank size for every single dwelling	3000L	
Connected to:	Garden and lawn areas	
	All toilets	
	Laundry	
Thermal Comfort		
External walls		Requirements
Brick veneer	All houses	Medium colour, R1.5bulk + Foil (reflective both sides)
Weatherboard	All houses	Medium colour, R2.1bulk + Foil (reflective both sides)
Internal walls		
Cavity wall, direct fix plasterboard	All houses - excluding below	No insulation
	All walls - Houses 1 and 9	R1.0 bulk insulation
Cavity wall, direct fix plasterboard	Garage walls only - houses 7 and 8	R1.5 bulk insulation
Cavity wall, direct fix plasterboard	All walls - houses 10 and 11	R1.5 bulk insulation
Ceiling		
External ceiling - Plasterboard	All houses	R4.0 bulk insulation
Roof		
Corrugated iron	All houses	Light Colour (solar absorbance <0.475) Articon Blanket HP R1.8 (Bulk + Foil, Reflective Side Down, Anti-glare up)
Floors		
Concrete slab on ground	All houses - excluding below	No insulation
Suspended concrete slab	Houses 5, 6, 7, and 8	R2.0 bulk insulation
Windows		
Aluminium frame ALM-003-01	All houses; awning windows and	Double glazed, Air Fill, Clear with U-value 4.8 and SHGC 0.51 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)
Aluminium frame ALM-004-01	All houses; sliding windows/doors	Double glazed, Air Fill, Clear with U-value 4.8 and SHGC 0.59 for Group B windows (double)
Downlights		
Downlight Covers	Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.	
Lighting specification	As per BASIX protocol: 4 downlights per 10 square metres of ceiling area in each zone being considered by Accredited Assessors. For zones between 5 and 10 square metres allow 2 recessed downlights and 1 recessed downlight for zones less than 5 square metres.	
Overshadowing details	Adjoining units calculated into model calculations	
Site		
Orientation of nominal north elevation	As shown on plans	
* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed to all bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration. If ADDITIONAL downlights are fitted or are not LED, this certification will be invalid unless insulation is added in compliance with NCC (BCA) Vol 2, 2014, Table 3.12.1.1 (b) and NatHERS protocols. Contact the assessor above if alterations are required.		

Energy (All Dwellings)		
Hot water	Specification	Rating
Individual system	Gas instantaneous	6 star
Ventilation		
Bathroom exhaust	Individual fan, not ducted	Manual switch on/off
Kitchen exhaust	Individual fan, not ducted	Manual switch on/off
Laundry	Individual fan, not ducted	Manual switch on/off
Cooling		
Individual systems - living areas	1-phase airconditioning	5 star
Individual systems - bedroom areas	1-phase airconditioning	5 star
Heating		
Individual systems - living areas	1-phase airconditioning	5 star
Individual systems - bedroom areas	1-phase airconditioning	5 star
Appliances		
Cooktop/oven	Gas cooktop & electric oven	
Ventilated fridge space	Yes	
Private outdoor clothes drying line	Yes	

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.

ALL TIMBER WORKS TO COMPLY WITH AS 1684
NATIONAL TIMBER FRAMING CODE
ALL BRICKWORK TO COMPLY WITH AS 3700
MASONRY IN BUILDING

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company for clarification before proceeding with any work.

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

300mm ON ORIGINAL

AMENDMENTS

REV	AMENDMENT	DATE	BY
A	Add Basix commitments table, RL's added	1-02-22	AMS

PROJECT :

**PROPOSED SENIORS
LIVING ESTATE**
at LOT 17 DP 1210621 (Formerly Part
Lot 100 DP 751279), 2 Caliope St
KIAMA NSW

CLIENT :

**WERITON
PROPERTIES**

DRAWING :

**TYPE M - HOUSE 11 -
PLANS, ELEVATIONS,
SECTION**

CSA JOB NO. : **610-12-331**

SCALES **as shown** No. IN SET **18 of 23**

DATE **1-02-22**

DRAWN BY **AMS**

SHEET **DA18A**

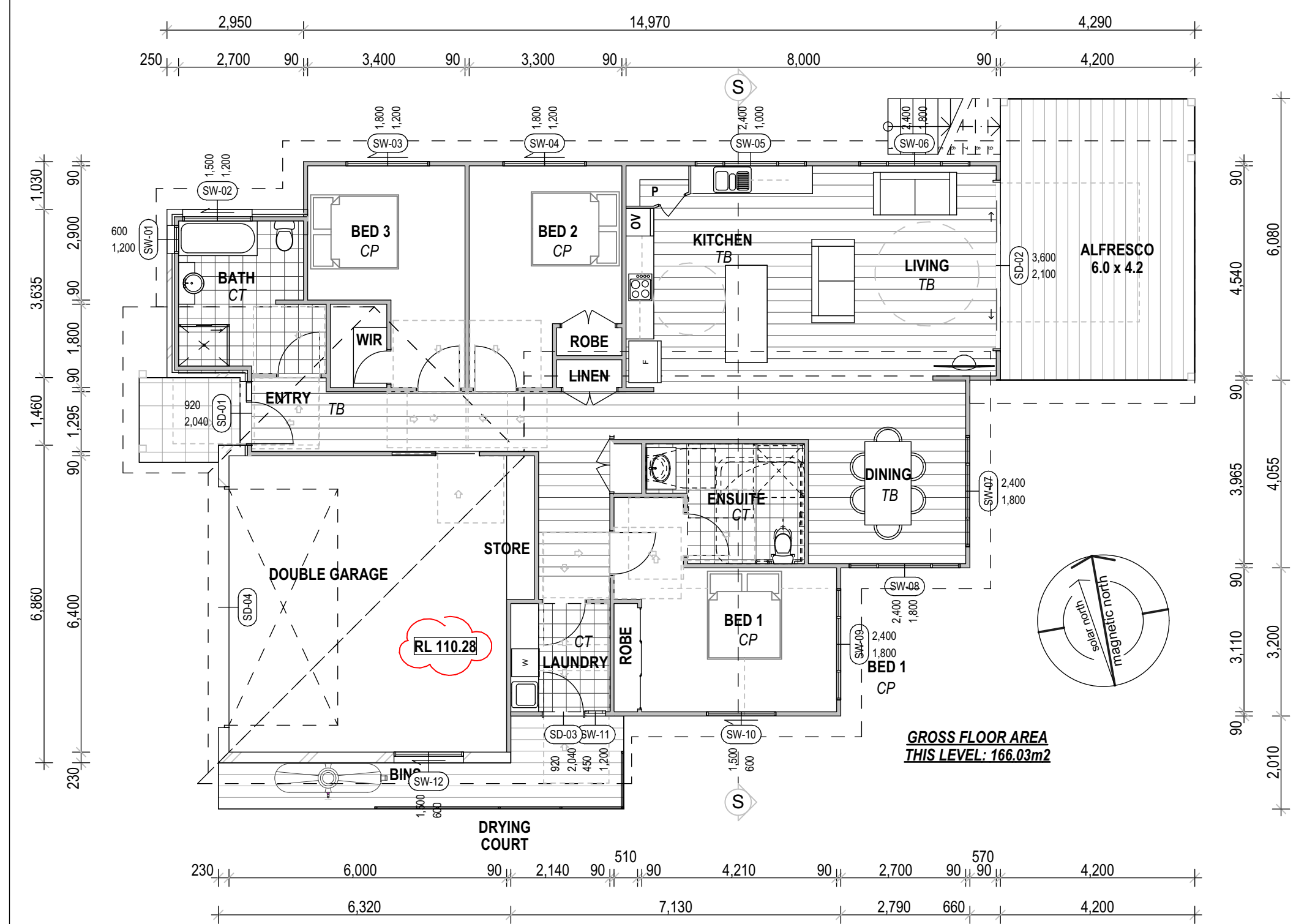
NUMBER

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

SCALE
0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

Print date 1/02/2022



TYPE S - HOUSE 6 - FLOOR PLAN
1:100

BUSHFIRE NOTE: All houses to reach BAL 29 bushfire construction level - see notes for compliance and construction measures required

new House type for House 6, previously position of House 7 Type B



TYPE S - HOUSE 6 - WEST ELEVATION
1:100

new dwelling design

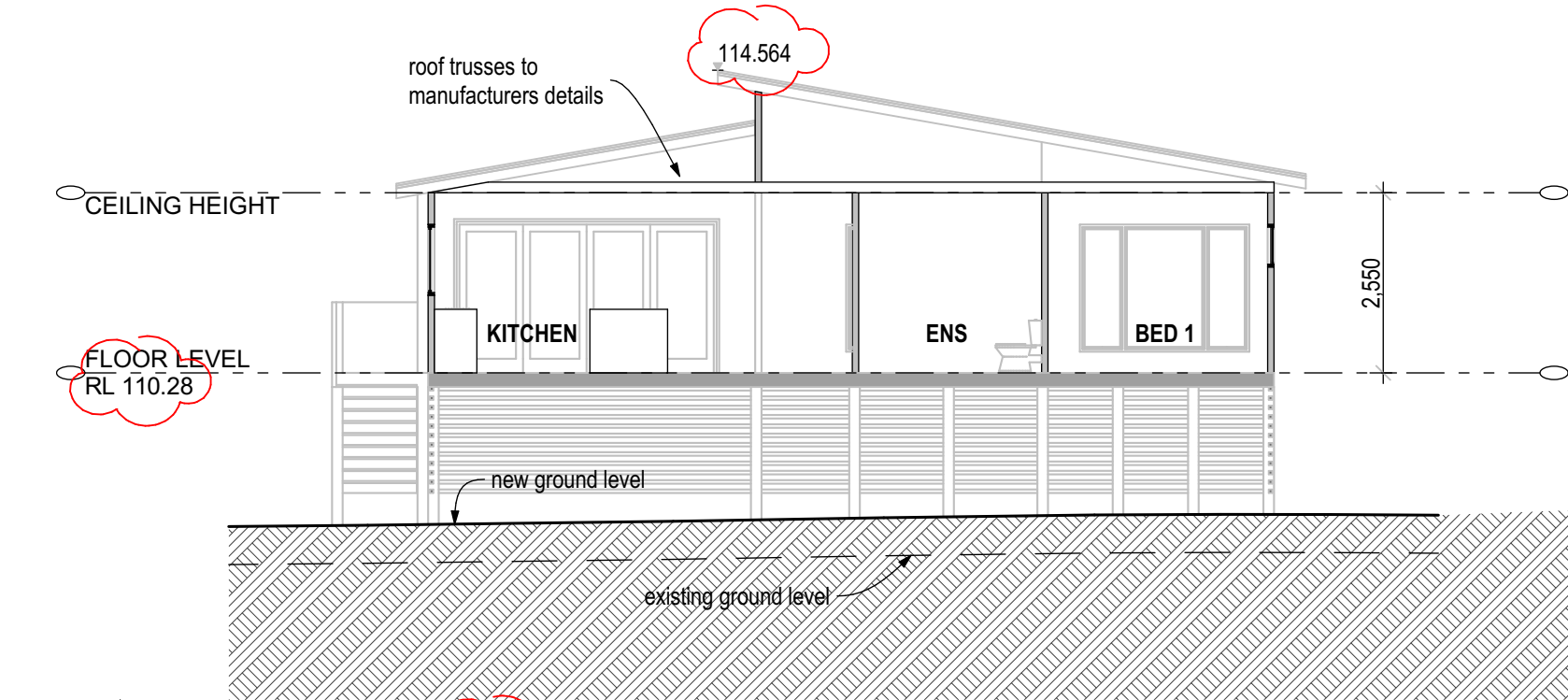


TYPE S - HOUSE 6 - EAST ELEVATION
1:100

new dwelling design

WINDOW SCHEDULE TYPE S HOUSE 6											
ID	SW-01	SW-02	SW-03	SW-04	SW-05	SW-06	SW-07	SW-08	SW-09	SW-10	SW-12
Height	1,200	1,200	1,200	1,200	1,000	1,800	1,800	1,800	1,800	600	1,200
Width	600	1,500	1,800	1,800	2,400	2,400	2,400	2,400	2,400	1,500	450
3D Front View											

DOOR SCHEDULE TYPE S HOUSE 6				
ID	SD-01	SD-02	SD-03	SD-04
Height	2,040	2,100	2,040	2,350
Width	920	3,600	920	5,200
3D Front View				



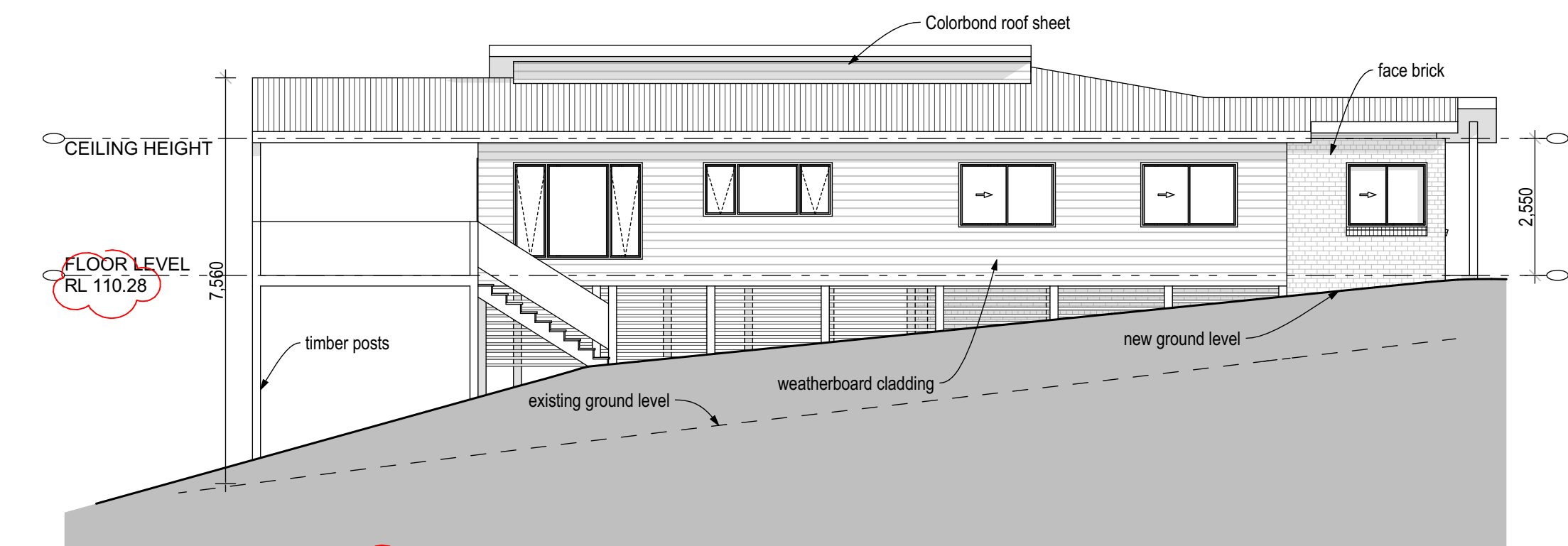
TYPE S - HOUSE 6 - SECTION SS
1:100

new dwelling design



TYPE S - HOUSE 6 - SOUTH ELEVATION
1:100

new dwelling design



TYPE S - HOUSE 6 - NORTH ELEVATION
1:100

new dwelling design

BASIX Project Commitments		
Proposed:	Multi-dwelling houses	
Address:	2 Caliope Street, Kiama NSW 2533	
Lot No / DP:	17/1210621	
Water (All dwellings)		
Features	Specification	
Shower head rating	4 star (P & S but <= 6 L/min)	
Toilet rating	5 star	
Kitchen taps rating	5 star	
Bathroom taps rating	5 star	
Alternative water details		
Rainwater tank size for every single dwelling	3000L	
Connected to:	Garden and lawn areas	
All toilets	Yes	
Laundry	Yes	
Thermal Comfort		
External walls		Requirements
Brick veneer	All houses	Medium colour, R1.5Bulk + Foil (reflective both sides)
Weatherboard	All houses	Medium colour, R2.1Bulk + Foil (reflective both sides)
Internal walls		
Cavity wall, direct fix plasterboard	All houses - excluding below	No insulation
Cavity wall, direct fix plasterboard	All walls - houses 1 and 9	R1.0 bulk insulation
Cavity wall, direct fix plasterboard	Garage walls only - houses 7 and 8	R1.5 bulk insulation
Cavity wall, direct fix plasterboard	All walls - houses 10 and 11	R1.5 bulk insulation
Ceiling		
External ceiling - Plasterboard	All houses	R4.0 bulk insulation
Roof		
Corrugated iron	All houses	Light Colour (solar absorbance <0.475) Anticon Blanket HP R1.8 (Bulk + Foil, Reflective Side Down, Anti-glare up)
Floors		
Concrete slab on ground	All houses - excluding below	No insulation
Suspended concrete slab	Houses 5, 6, 7, and 8	R2.0 bulk insulation
Windows		
Aluminium frame ALM-003-01	All houses; awning windows and hinge doors	Double glazed, Air Fill, Clear with U-value 4.8 and SHGC 0.51 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)
Aluminium frame ALM-004-01	All houses; sliding windows/doors	Double glazed, Air Fill, Clear with U-value 4.8 and SHGC 0.59 for Group B windows (double doors)
Downlights		
Downlight Covers	Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.	
Lighting specification	As per BASIX protocol: 4 downlights per 10 square metres of ceiling area in each zone being considered by Accredited Assessors. For zones between 5 and 10 square metres allow 2 recessed downlights and 1 recessed downlight for zones less than 5 square metres.	
Overshadowing details	Adjoining units calculated into model calculations	
Site		
Orientation of nominal north elevation	As shown on plans	
* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all Bathrooms, ensuites and internal laundry's) at the rate of 0.04 metres squared per exhaust fan penetration. If ADDITIONAL downlights are fitted or are not LED, this certification will be invalid unless insulation is added in compliance with NCC (BCA) Vol 2, 2014, Table 3.12.1.1 (b) and NatHERS protocols. Contact the assessor above if alterations are required.		

Energy (All Dwellings)		
Hot water	Specification	Rating
Individual system	Gas instantaneous	6 star
Ventilation		
Bathroom exhaust	Individual fan, not ducted	Manual switch on/off
Kitchen exhaust	Individual fan, not ducted	Manual switch on/off
Laundry	Individual fan, not ducted	Manual switch on/off
Cooling		
Individual systems - living areas	1-phase airconditioning	5 star
Individual systems - bedroom areas	1-phase airconditioning	5 star
Heating		
Individual systems - living areas	1-phase airconditioning	5 star
Individual systems - bedroom areas	1-phase airconditioning	5 star
Appliances		
Cooktop/oven	Gas cooktop & electric oven	
Ventilated fridge space	Yes	
Private outdoor clothes drying line	Yes	

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.

ALL TIMBER WORKS TO COMPLY WITH AS 1684
NATIONAL TIMBER FRAMING CODE
ALL BRICKWORK TO COMPLY WITH AS 3700
MASONRY IN BUILDING

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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

A1 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE

AMENDMENTS

REV	AMENDMENT	DATE	BY
A	Add Basix commitments table, add RL's	1-02-22	AMS

PROJECT :

**PROPOSED SENIORS
LIVING ESTATE**
at LOT 17 DP 1210621 (Formerly Part
Lot 100 DP 751279), 2 Caliope St
KIAMA NSW

CLIENT :

**WERITON
PROPERTIES**

DRAWING :

**TYPE S - HOUSE 6 -
PLANS, ELEVATIONS,
SECTION**

CSA JOB NO. : 610-12-331

SCALES as shown No. IN SET 20 of 23

DATE 1-02-22 SHEET NUMBER

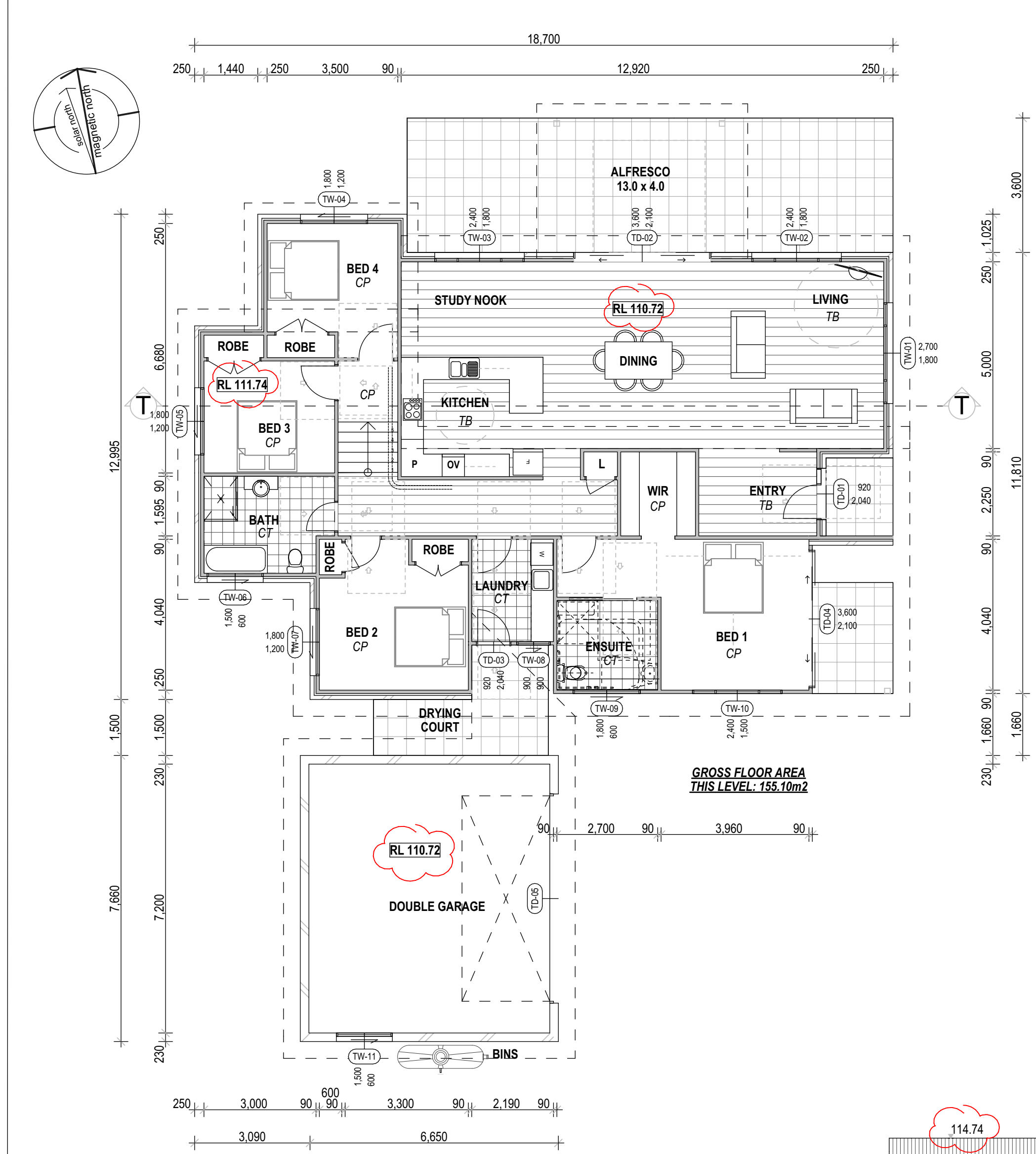
DRAWN BY AMS DA20A

Print date 1/02/2022

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Ph 02 4869 5395 ■ Fax 02 4869 5495 ■ cs.arch@bigpond.net.au
Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

SCALE 0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION



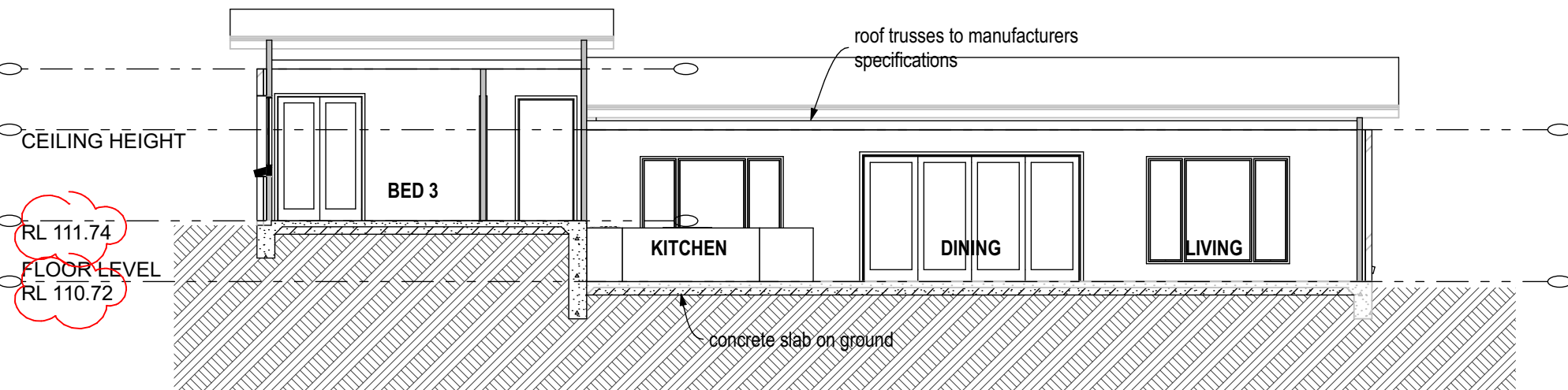
TYPE T - HOUSE 4 - FLOOR PLAN
1:100

new House type for House 4, previously Type H

BUSHFIRE NOTE: All houses to reach
BAL 29 bushfire construction level - see notes
for compliance and construction measures required

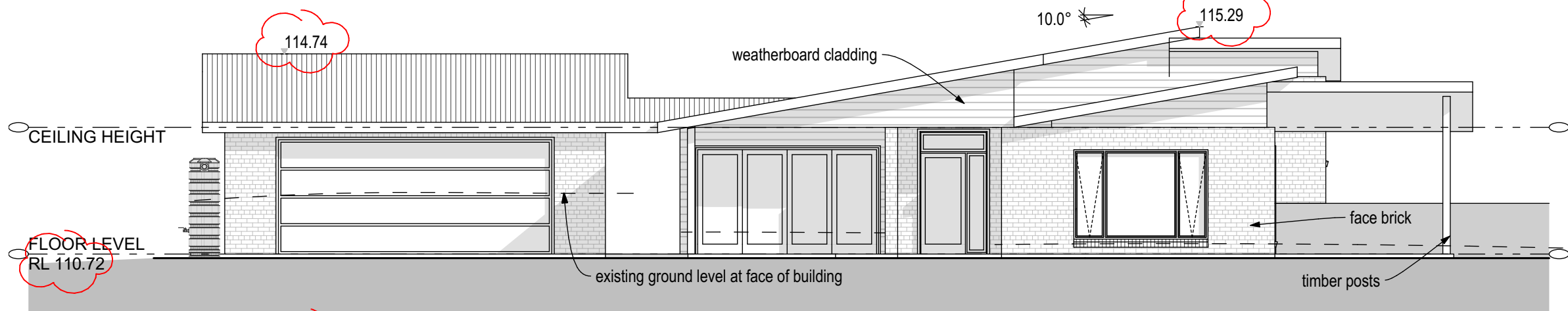
WINDOW SCHEDULE TYPE T HOUSE 4											
ID	TW-01	TW-02	TW-03	TW-04	TW-05	TW-06	TW-07	TW-08	TW-09	TW-10	TW-11
Height	1,800	1,800	1,800	1,200	1,200	600	1,200	900	600	1,500	600
Width	2,700	2,400	2,400	1,800	1,800	1,500	1,800	900	1,800	2,400	1,500
3D Front View											

DOOR SCHEDULE TYPE T HOUSE 4					
ID	TD-01	TD-02	TD-03	TD-04	TD-05
Height	2,040	2,100	2,040	2,100	2,350
Width	920	3,600	920	3,600	5,600
3D Front View					



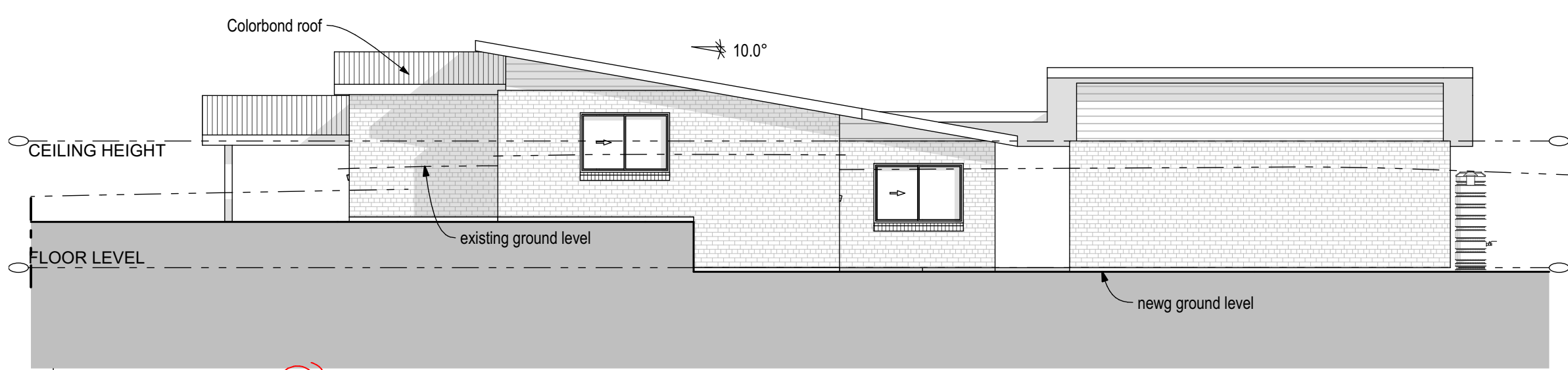
TYPE T - HOUSE 4 - SECTION TT
1:100

new House type for House 4, previously Type H



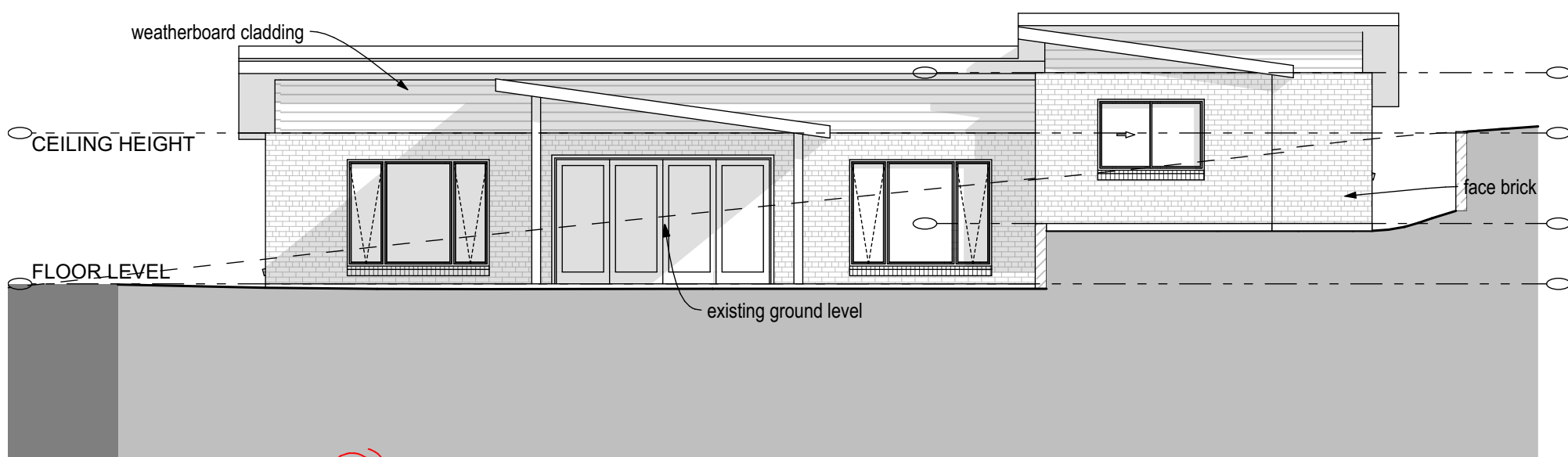
TYPE T - HOUSE 4 - EAST ELEVATION
1:100

new House type for House 4, previously Type H



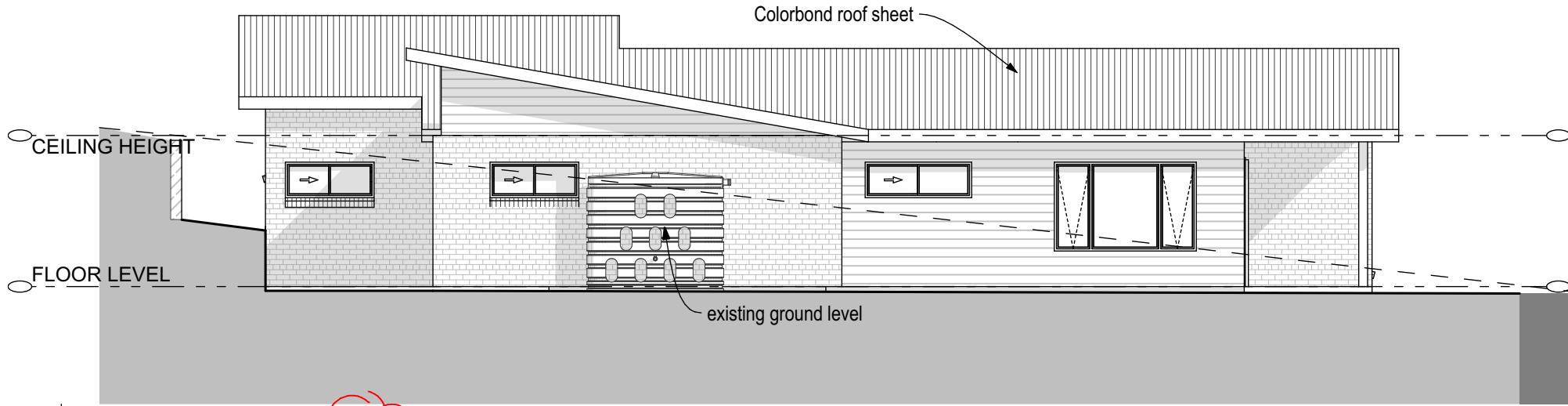
TYPE T - HOUSE 4 - WEST ELEVATION
1:100

new House type for House 4, previously Type H



TYPE T - HOUSE 4 - NORTH ELEVATION
1:100

new House type for House 4, previously Type H



TYPE T - HOUSE 4 - SOUTH ELEVATION
1:100

new House type for House 4, previously Type H

BASIX Project Commitments			
Proposed:	Multi-dwelling houses		
Address:	2 Caliope Street, Kiama NSW 2533		
Lot No / DP:	17/1210621		
Water (All dwellings)			
Fixtures	Specification		
Shower head rating	4 star (≥ 4.5 but ≤ 6 L/min)		
Toilet rating	5 star		
Kitchen taps rating	5 star		
Bathroom taps rating	5 star		
Alternative water details			
Rainwater tank size for every single dwelling	3000L		
Connected to:	Garden and lawn areas	Yes	
All toilets		Yes	
Laundry		Yes	
Thermal Comfort			
External walls		Requirements	
Brick veneer	All houses	Medium colour, R1.5bulk + Foil (reflective both sides)	
Weatherboard	All houses	Medium colour, R2.1bulk + Foil (reflective both sides)	
Internal walls			
Cavity wall, direct fix plasterboard	All houses - excluding below	No insulation	
Cavity wall, direct fix plasterboard	All walls - houses 1 and 9	R1.0 bulk insulation	
Cavity wall, direct fix plasterboard	Garage walls only - houses 7 and 8	R1.5 bulk insulation	
Cavity wall, direct fix plasterboard	All walls - houses 10 and 11	R1.5 bulk insulation	
Ceiling			
External ceiling - Plasterboard	All houses	R4.0 bulk insulation	
Roof			
Corrugated iron	All houses	Light Colour (solar absorptance ≤0.475) Anticon Blanket HP R1.8 (Bulk + Foil, Reflective Side Down, Anti-glare up)	
Floors			
Concrete slab on ground Suspended concrete slab	All houses - excluding below Houses 5, 6, 7, and 8	No insulation R2.0 bulk insulation	
Windows			
Aluminium frame ALM-003-01	All houses; awning windows and bifold, casement and tilt 'n' turn type windows/doors	Double glazed, Air Fill, Clear with U-value 4.8 and SHGC 0.51 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)	
Aluminium frame ALM-004-01	All houses; sliding windows/doors	Double glazed, Air Fill, Clear with U-value 4.8 and SHGC 0.59 for Group B windows (double)	
Downlights			
Downlight Covers	Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.		
Lighting specification	As per BASIX protocol: 4 downlights per 10 square metres of ceiling area in each zone being considered by Accredited Assessors. For zones between 5 and 10 square metres allow 2 recessed downlights and 1 recessed downlight for zones less than 5 square metres.		
Overshadowing details			
	Adjoining units calculated into model calculations		
Site			
Orientation of nominal north elevation	As shown on plans		
* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all Bathrooms, ensuites and internal laundry's) at the rate of 0.04 metres squared per exhaust fan penetration. If ADDITIONAL downlights are fitted or are not LED, this certification will be invalid unless insulation is added in compliance with NCC (BCA) Vol 2, 2014, Table 3.12.1.1 (b) and NatHERS protocols. Contact the assessor above if alterations are required.			
Energy (All Dwellings)			
Hot water		Specification	Rating
Individual system		Gas instantaneous	6 star
Ventilation			
Bathroom exhaust		Individual fan, not ducted	
Control switch		Manual switch on/off	
Kitchen exhaust		Individual fan, not ducted	
Control switch		Manual switch on/off	
Laundry		Individual fan, not ducted	
Control switch		Manual switch on/off	
Cooling			
Individual systems - living areas		1-phase airconditioning	5 star
Individual systems - bedroom areas		1-phase airconditioning	5 star
Heating			
Individual systems - living areas		1-phase airconditioning	5 star
Individual systems - bedroom areas		1-phase airconditioning	5 star
Appliances			
Cooktop/oven		Gas cooktop & electric oven	
Ventilated fridge space		Yes	
Private outdoor clothes drying line		Yes	

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.

ALL TIMBER WORKS TO COMPLY WITH AS 1684
NATIONAL TIMBER FRAMING CODE
ALL BRICKWORK TO COMPLY WITH AS 3700
MASONRY IN BUILDING

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company for clarification before proceeding with any work.

AMENDMENTS			
REV	AMENDMENT	DATE	BY
A	Add Basix commitments table, add RL's	1-02-22	AMS

PROJECT :
**PROPOSED SENIORS
LIVING ESTATE**
at LOT 17 DP 1210621 (Formerly Part
Lot 100 DP 751279), 2 Caliope St
KIAMA NSW

CLIENT : **WERITON
PROPERTIES**

DRAWING :
**TYPE T - HOUSE 4 -
PLANS, ELEVATIONS,
SECTION**

CSA JOB NO. : **610-12-331**

SCALES **as shown** No. IN SET **21 of 23**

DATE **1-02-22** SHEET
NUMBER

DRAWN BY **AMS** **DA21A**

Print date 1/02/2022

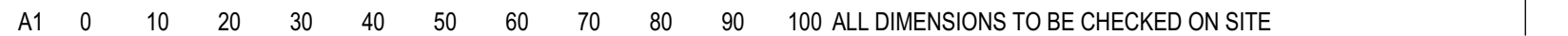
coble stephens
architects
1 EAST STREET ■ MOSS VALE ■ NSW 2577
PO BOX 2072 ■ BOWRAL ■ NSW 2576
Ph 02 4869 5395 ■ Fax 02 4869 5495 ■ cs.arch@bigpond.net.au
Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

SCALE
0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING | 200

ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL



A1	0	10	20	30	40	50	60	70	80	90	100	ALL DIMENSIONS TO BE CHECKED ON SITE
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ALL DIMENSIONS TO BE CONFIRMED ON-SITE

ALL TIMBER WORKS TO COMPLY WITH AS 1684
NATIONAL TIMBER FRAMING CODE

ALL BRICKWORK TO COMPLY WITH AS 3700
MASONRY IN BUILDING

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REV	AMENDMENT
-----	-----------

REV	AMENDMENT	DATE	BY

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PO BOX 2072 ■ BOWRAL ■ NSW 2576
Ph 02 4869 5395 ■ Fax 02 4869 5495 ■ cs.arch@bigpond.net.au
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PROPOSED SENIORS LIVING ESTATE

**LOT 17 DP 1210621 (Formerly Part
Lot 100 DP 751279), 2 Caliope St
KIAMA NSW**

WERITON
PROPERTIES

RETAINING WALLS, CUT AND FILL PLAN

SCALES as shown	No. IN SET 23 of 23
------------------------	----------------------------

DRAWN BY	NUMBER
----------	--------

0 1.0 2.0 3.0 4.0 5.0

SCALE

THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

Print date 1/02/202