

## site data

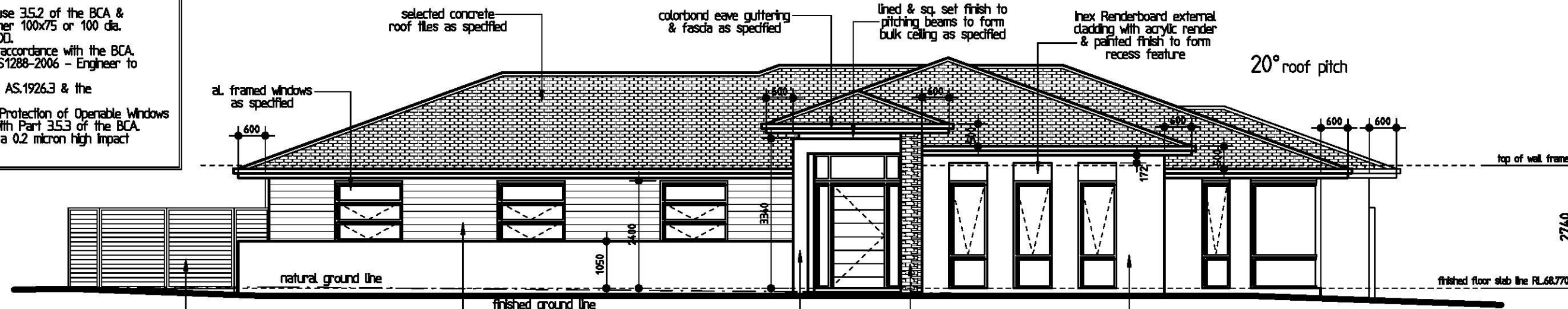
floor area	
- ground floor	= 318.89 sqm. or 34.3 squares
- porch	= 7.05 sqm.
- patio	= 1.86 sqm.
- alfresco	= 24.59 sqm.
- total	= 352.39 sqm. or 37.9 squares
site area	
- site	= 890.70 sqm.
- building footprint	= 337.39 sqm.
- driveway (path)	= 43.55 sqm.
- swimming pool	= 25.67 sqm.
- area < 2m wide	= 5.70 sqm.
- landscaping	= 478.39 sqm. or 53.7% of site
- pool concourse area	= 16.55 sqm.

## NOTE

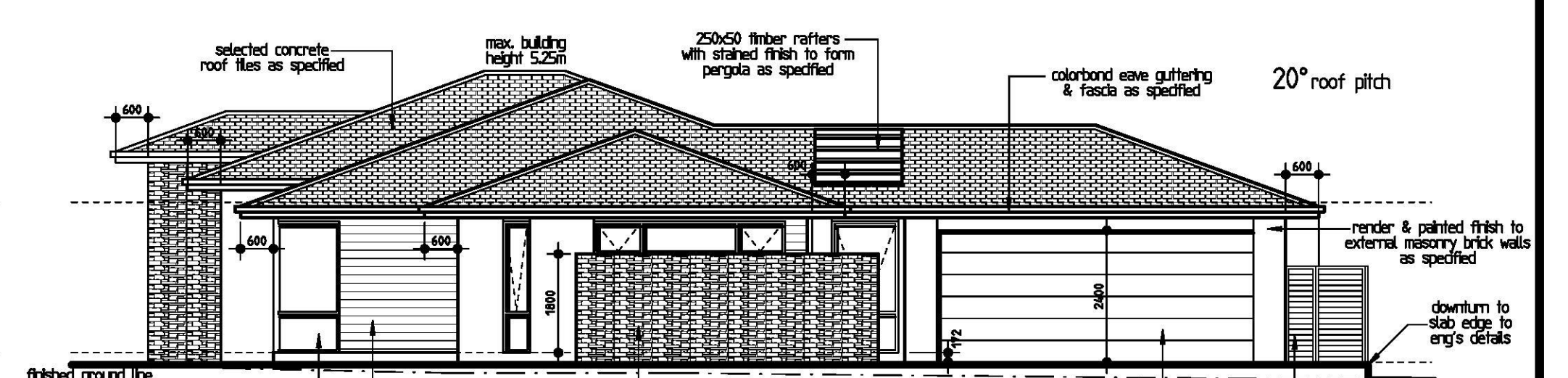
- Gutters & downpipes are to be in accordance with Clause 352 of the BCA & AS3500 with all downpipes being a minimum size of either 100x75 or 100 dia. & all box gutters will be a minimum size of 400x200.
- All wet areas are to be provided with floor wastes in accordance with the BCA.
- All glass balustrades must comply with Section 7 of AS1288-2006 - Engineer to certify.
- The swimming pool reticulation system must comply with AS1926.3 & the swimmer box lid is required to be child safe.
- All windows will comply with Part 3.9.2.5 of the BCA - Protection of Operable Windows
- All selected external cladding systems are to comply with Part 3.5.3 of the BCA.
- All slab on ground construction is to be provided with a 0.2 micron high impact vapour membrane.

## BUILDING DESIGN SAFETY REPORT REFERENCE NOTE:

YOUR ATTENTION IS DRAWN TO SHEET 2 OF THIS SET OF DRAWINGS. PLEASE REFER TO THE BUILDING DESIGN SAFETY REPORT. THESE NOTES ARE TO BE READ AND UNDERSTOOD BY THE OWNER OF THE DWELLING AND ALL INVOLVED DURING THE CONSTRUCTION, MAINTENANCE & DEMOLITION OF THE SUBJECT BUILDING.



southern elevation 1:100



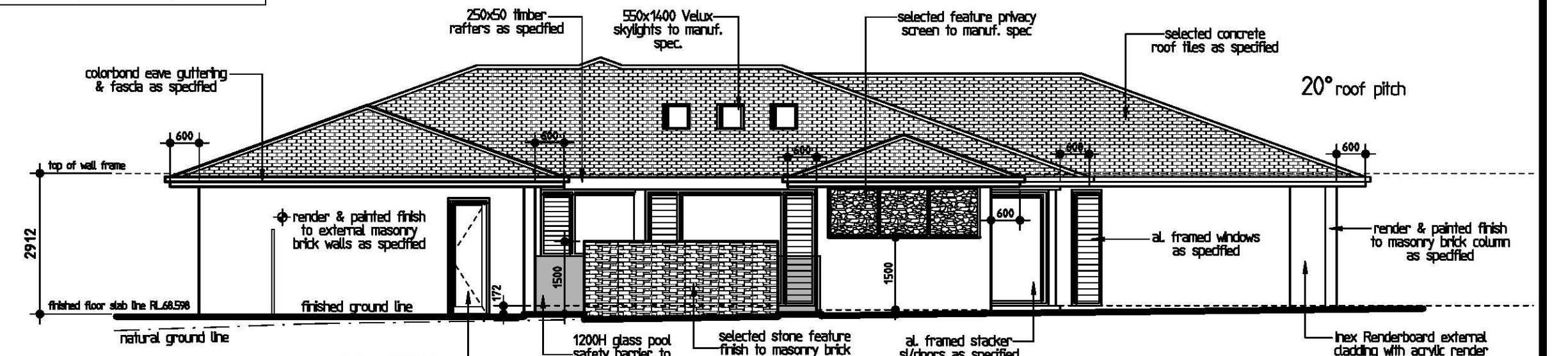
eastern elevation 1:100

see window schedule for all windows requiring other approved fixed grilles or restricted opening devices to comply with the BCA Clause 3.9.3 'Swimming Pool Access' & AS1926.1-2012 for pool barrier requirements.

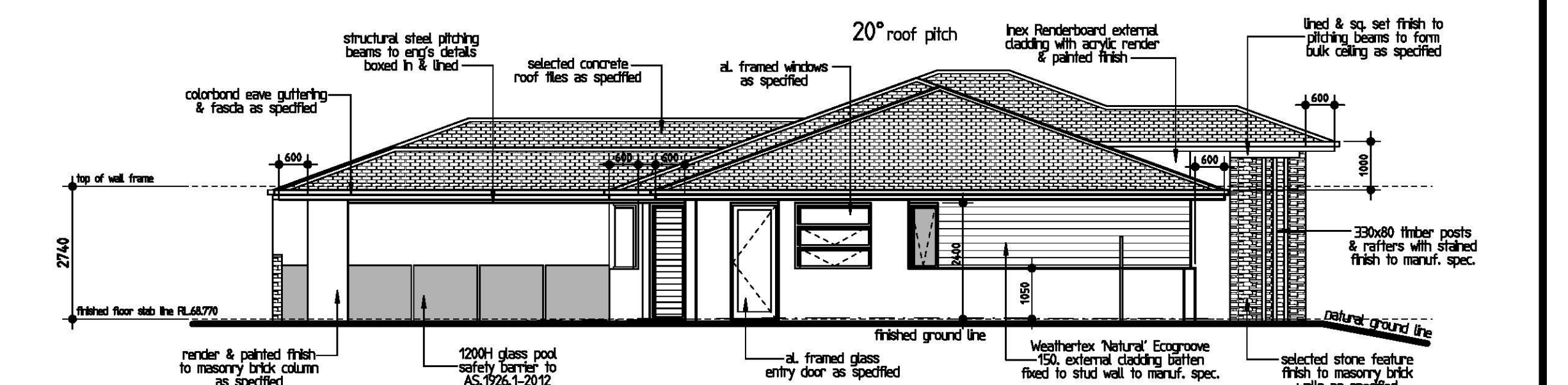
**BUSHFIRE ATTACK LEVEL (BAL) 125 RELEVANT CONSTRUCTION REQUIREMENTS**  
the construction of all proposed building works for the additional dwelling are to meet the requirements set out for a BAL 125 category.  
refer to Bushfire Attack Level Risk Assessment for details of the assessment of the subject project.  
refer to AS3959 - 2009 Construction of Buildings in Bushfire Prone Areas for complete outline of all construction requirements specified for BAL 125.

**6.1 NATIONWIDE HOUSE**  
85.0 MJ/m<sup>2</sup>  
www.nathans.gov.au

Certificate no.: 0003537959  
Assessor Name: Ian Fry  
Accreditation no.: VIC/BDV/12/1441  
Certificate date: 16 Jan 2019  
Dwelling Address: 29 Allan Road Mulgoa, NSW 2745  
www.nathans.gov.au



northern elevation 1:100



western elevation 1:100



external finished schedule

- Roof Tiles: Marier 'Horizon', Colour 'Mist Grey' or similar
- Guttering & Fascia: Colorbond 'Shale Grey'
- Timber Elements: Stained as indicated
- Window Frames: Colorbond 'Monument' or similar
- Stone Clad feature wall: As indicated or similar
- Render & Painted Finish: Dulux 'Ashville' or similar

BASIC ITEM	PROJECT REQUIREMENTS
LANDSCAPING / SITE	• A TOTAL OF 436M <sup>2</sup> OF PERVIOUS LANDSCAPING AREA ON THE SITE.
SWIMMING POOL	• SWIMMING POOL VOLUME = 35KL • SWIMMING POOL SHALL BE LOCATED OUTDOORS. • SWIMMING POOL PUMP TO BE PROVIDED WITH A TIMER. • SOLAR (ONLY) HEATING TO BE INSTALLED FOR THE POOL.
WATER	• MINIMUM 3,000L RAINWATER TANK (LARGER SIZED TANK PERMITTED). • 420M <sup>2</sup> ROOF AREA OF DWELLING COLLECTED TO TANK (WHOLE ROOF = 420M <sup>2</sup> ) • RAINWATER TANK TO BE CONNECTED TO ALL GULLIES, LAUNDRY AND TO BE USED FOR GARDEN WATERING AND SWIMMING POOL TOP-UP (TAP TO BE WITHIN 10M OF THE POOL). • 4 STAR RATED TOILETS, OR HIGHER. • 3 STAR RATED KITCHEN TAPS, OR HIGHER. • 3 STAR RATED BATHROOM TAPS, OR HIGHER. • 3 STAR RATED SHOWERHEADS (L/D 7.5 L/MINUTE).

- THERMAL COMFORT:**
- CONCRETE SLAB ON GROUND 100MM ADDED INSULATION -  $R_{si}$
  - GARAGE SINGLE SKIN BRICK EXTERNAL WALLS ADDED INSULATION -  $R_{si}$
  - GARAGE CAVITY BRICK EXTERNAL WALLS ADDED INSULATION -  $R_{si}$
  - BRICK VENEER EXTERNAL WALLS (INCLUDING GARAGE) ADDED INSULATION -  $R_{si}$  OR HIGHER WITH ANTI-GLASS ONE SIDE SELECTIVE SOLAR WEAR
  - WEATHERBOARD (WEATHERTEX 'NATURAL ECOGROOVE 150') EXTERNAL WALLS ADDED INSULATION -  $R_{si}$  OR HIGHER WITH ANTI-GLASS ONE SIDE SELECTIVE SOLAR WEAR
  - EXTERNAL WALLS SEPARATING GARAGE FROM THE REMAINING PARTS OF THE DWELLING ADDED INSULATION -  $R_{si}$  OR HIGHER
  - ALL OTHER INTERNAL WALLS ADDED INSULATION -  $R_{si}$
  - TILED ROOF ADDED INSULATION -  $R_{si}$  OR HIGHER
  - CEILING (EXCLUDING GARAGE) ADDED INSULATION -  $R_{si}$  (TO ROOF SPACE) OR HIGHER
  - IMPROVED LOWE GLAZING TO THE FOLLOWING WINDOWS AND GLAZED DOORS:
    - C - LOUNGE
    - D & E - STUDY
    - I - KITCHEN
    - L, M, N & O - LIVING/DINING
  - THE THREE VELUX SKYLIGHTS SHALL BE DOUBLE GLAZED.
  - ALL OTHER WINDOWS AND GLAZED DOORS SHALL BE SINGLE CLEAR GLAZING.
  - REFER TO THE ATTACHED GLAZING SCHEDULE EXTRACTED FROM THE NATHERS CERTIFICATE FOR DETAILS ON THE GLAZING REQUIREMENTS INCLUDING MINIMUM U-VALUES AND SHGC VALUES.
  - REFER TO THE ATTACHED NATHERS CERTIFICATE FOR FURTHER DETAILS ON THE INSULATION REQUIREMENTS.

- ENERGY COMMITMENTS**
- MINIMUM 3.0 TO 3.5 STC/ELECTRIC HEAT PUMP HOT WATER SYSTEM.
  - THE LIVING ROOM SHALL BE PROVIDED WITH THREE PHASE AIR CONDITIONING AS THE PRIMARY ACTIVE COOLING SOURCE (SEE 2.5.3.0 OR HIGHER).
  - THE BEDROOMS SPACE SHALL BE PROVIDED WITH CEILING FANS AND THREE PHASE AIR CONDITIONING AS THE PRIMARY ACTIVE COOLING SOURCE (SEE 2.5.3.0 OR HIGHER).
  - THE LIVING AND BEDROOMS SHALL BE PROVIDED WITH THREE PHASE AIR CONDITIONING AS THE PRIMARY ACTIVE COOLING SOURCE.
  - AIR CONDITIONING TO BE ZONED BETWEEN AREAS.
  - KITCHEN AND BATHROOMS TO BE PROVIDED WITH DUCTED EXHAUST FANS (MANUAL SWITCH ON/OFF).
  - THE LAUNDRY IS TO BE PROVIDED WITH NATURAL VENTILATION.
  - THREE BATHROOM OUTLETS ARE TO BE PROVIDED WITH NATURAL LIGHTING.
  - ALL LIGHTING SHALL BE DESIGNATED TO FLUORESCENT OR LED FITTINGS.
  - GAS COOKTOP AND ELECTRIC OVEN.
  - OUTDOOR CLOTHES DRYING LINE.
  - INDOOR CLOTHES LINE.
  - WELL VENTILATED REFRIGERATOR SPACE.
  - A MINIMUM 0.5kW PHOTOVOLTAIC SYSTEM IS TO BE INSTALLED AND CONNECTED TO THE DEVELOPER'S ELECTRICAL SYSTEM.

site plan / drainage concept plan / erosion control plan 1:100



ALLAN ROAD

**NOTE:**  
Figured dimensions are to take preference over scaling.  
All construction practices are to be in accordance with the current issue of the BCA, & all other relevant codes.  
All details are to be thoroughly checked by the builder prior to the commencement of any site works. Any discrepancies are to be brought to the attention of ADAN CREATIVE DESIGNS at that time.  
All plans are to be read in conjunction with supporting report documentation & other consultants details.

issue	date	description
a	20-10-18	CONCEPTUAL DESIGN DRAFT
b	05-02-19	FOR COUNCIL SUBMISSION

**adan CREATIVE DESIGNS**  
adan creative designs is a member of:  
building designers association of australia.  
membership number: 1119-10

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**bdqa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA**

client: **Mr. & Mrs. Gerace**  
job address: **Lot 15 in dp.1225912, No.29 Allan Road, Mulgoa.**  
builder:

project description: **Proposed Dwelling House & Swimming Pool**  
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sheet: **1 of 2.** drawing n<sup>o</sup>: **2024-18Cb** date: **05-02-2019**