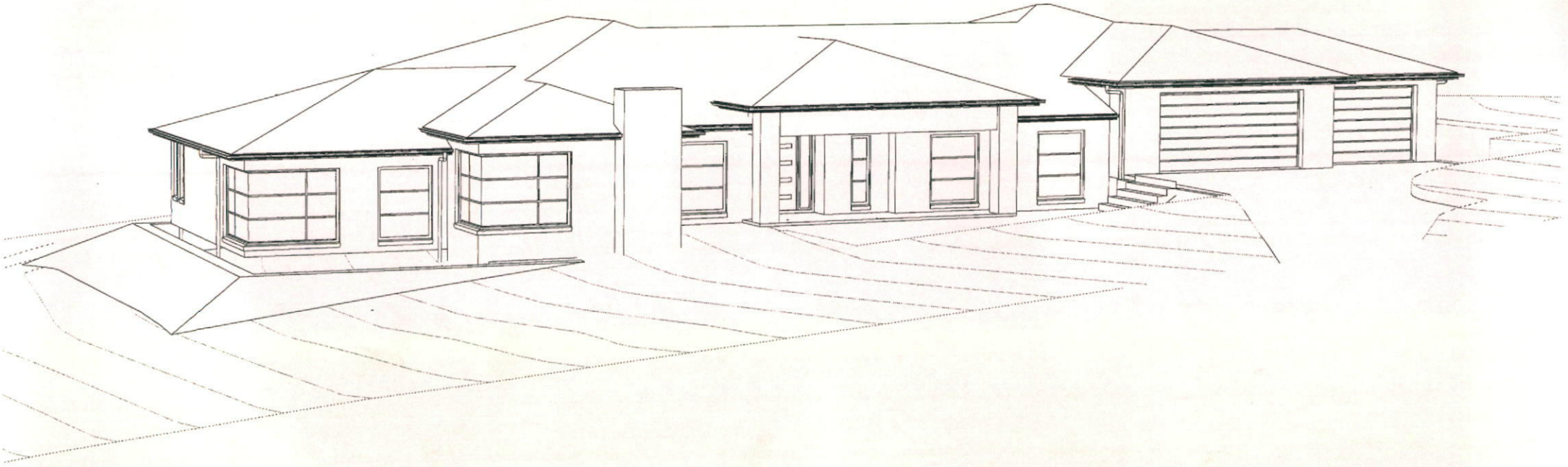
106-118 Mayfair rd Mulgoa Penrith

New Single Storey Split Level Dwelling



D & K Fitzpatrick

CONSTRUCTION PLANS

New Single Storey Split Level Dwelling

DESIGN NAME	Custom Somerset
OFFICE FILE	
PROJECT NAME	D & K Fitzpatrick
LOCATION	106-118 Mayfair rd Mulgoa Penrith
ZONING	E3 E2
SITE AREA	10.11ha (101000)
STREET No	106-118
LOT-s No	1
DP No	260373
CONTOURS	o.2m
SURVEY BY	Cad Consulting
FLOOR SPACE RATIO	0:0:1
BLDG SQ METERS	556.10m2
BLDG BLDG SQUARES	Sq
BLDG SITE COVER	556.10m2
BLDG SITE COVER %	2.2%
TOTAL H/S COVER	684.40m2
TOTAL HS-SITE COVER	2.7%
REMAINING PERVIOUS A:	000.00m2 - 97.3%
PROPOSED BAL LEVEL	BAL. 40
BASIX CERT No	844068S_02
BASIX CFA	339.38m2
BASIX UCFA	18.97m2
TOTAL ROOF AREA	611.08m2
ROOF AREA COLLECTED	600.00m2
S - WATER RETENTION	110KL
S - WATER DETENTION	KL
BFP TANK OR CAPACITY	20KL
SITE AND SLAB TYPE	Site Class ... Slab Type...
WIND CLASSIFICATION	
DA No	
CC No	
AMENDMENT	

SHEET INDEX-Architecturals
01

LAYOUT INDEX

Subset ID	LAY...	LAYOUT NAME
01	01	COVER
01	02	LAYOUT AND REFERENCES INDEX
01	03	STANDARDS AND REGULATIONS
01	04	ALLOTMENT SITE PLAN
01	05	SET OUT PLAN
01	06	SITE PLAN DRAINAGE PLAN
01	07	SITE BENCHING PLAN
01	08	CONCEPT LANDSCAPE PLAN
01	09	FLOOR SLAB PLAN 150
01	10	GROUND FLOOR PLAN 100
01	11	GF PLAN 150
01	12	ELEVATIONS 01
01	13	ELEVATIONS 02
01	14	FRONT AND REAR ELEVATION 1:150
01	15	ROOF PLAN-DRAINAGE
01	16	SECTIONS A & AS3959
01	17	AREA DISTRIBUTION-WIN SCH
01	18	BASIX DETAILS
01	19	FULL WINDOW SCHEDULE
01	20	PART SITE PLAN APZ & BIO SETBACKS

Council Development Application
Construction Drawings
CC by private certifier

	amended benching levels
il & PCA	amended benching levels (notations only)
	amended BAL notations as per consent approval
il & PCA	amended South APZ distance shown to be (39.0m)
il & PCA	reposition Driveway to new gate as requested by client
il & PCA	Documentation - Additional site plan (20) showing APZ and biobanking setbacks
	Construction Certificate by Private Certifier
il & PCA applications	Development Application
Approvals	
inaries	Preliminaries
ission - Revision - Amendment	Description

NOTE

SEE SEPARATE SHEET FOR COLOUR SELECTIONS

ISSUE DATE:

CONSTRUCTION PLANS

FOR BUILDING SETOUT AND IN GENERAL ALWAYS USE STAMPED APPROVAL

CD
AI
D
DRA

RISER		GOING	
MAX	MIN	MAX	MIN
190	115	355	240

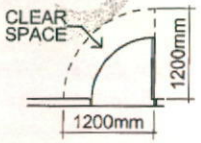
SLOPE RELATIONSHIP
2 x RISER + GOING

MAX	MIN
700	550

STAIR SETOUT BCA Part 3.9.1

STAIRS

3.8.3.3
CONSTRUCTION OF SANITARY COMPARTMENTS
THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST-
(A) OPEN OUTWARDS; OR
(B) SLIDE; OR
(C) BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF
AT LEAST 1.2 M, MEASURED IN ACCORDANCE WITH FIGURE 3.8.3.3, BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE DOORWAY.



NOTE: TOILET DOORS TO BE PROVIDED WITH REMOVABLE HINGES - ON ALL WC WITH A INTERNAL LENGTH OF 1900mm OR LESS.

A HANDRAIL MUST BE LOCATED ALONG AT LEAST ONE SIDE OF THE STAIRWAY FLIGHT

A CONTINUOUS BALUSTRADE MUST BE PROVIDED ALONG THE SIDE OF ANY ROOF TO WHICH ACCESS IS PROVIDED, OR ANY STAIRWAY OR RAMP, ANY FLOOR, CORRIDOR, HALLWAY, BALCONY, VERANDAH, MEZZANINE, ACCESS BRIDGE OR THE LIKE AND ALONG THE SIDE OF ANY PATH OF ACCESS TO A BUILDING IF IT IS NOT BOUNDED BY A WALL AND ANY LEVEL IS MORE THAN ONE METRE ABOVE THE ADJOINING FLOOR OR FININSHED GROUND LEVEL.

BALUSTRADES

HANDRAILS

HANDRAILS WHERE INSTALLED MUST BE A MIN: OF 1.0m ABOVE A FLOOR OR LANDING AND A MIN: OF 865mm ABOVE THE NOSINGS OF A STAIR OR RAMP.

A HANDRAIL MUST BE LOCATED ALONG AT LEAST ONE SIDE OF THE STAIRWAY FLIGHT OR RAMP AND BE LOCATED ALONG THE FULL LENGTH OF THE FLIGHT OR RAMP EXCEPT IN THE CASE OF A WIDER AND A NEWEL POST IS PROVIDED AND OR WHERE THE HANDRAIL IS ASSOCIATED WITH A BALUSTRADE.
A HANDRAIL WOULD BE NOT REQUIRED WHERE THE FLIGHT CONSIST OF 5 RISERS OR LESS AS THE CHANGE IN ELEVATION IS LESS THAN 1.0m IN Ht.

BENEATH IS MORE THAN 2.0m FOR A *BEDROOM* AND 4.0m WHERE A PERSON CAN FALL THROUGH AN OPENABLE WINDOW.
A BARRIER IS GENERALLY DEFINED AS A MIN: OF 865mm ABOVE A FLOOR.

COMPLIANCE MUST BE MADE TO THE CURENT BCA REQUIREMENTS.

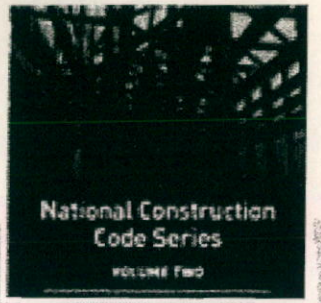
BARRIERS TO WINDOW OPENINGS
A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IN A *BEDROOM* IS 2 M OR MORE ABOVE THE SURFACE BENEATH.

WHERE THE LOWEST LEVEL OF THE WINDOW OPENING IS LESS THAN 1.7 M ABOVE THE FLOOR.

ADDITIONALLY
A BARRIER TO A WINDOW MUST BE PROVIDED WHERE A FLOOR LEVEL ABOVE THE SURFACE BENEATH IS MORE THAN 4.0m WHERE A PERSON CAN FALL THROUGH AN OPENABLE WINDOW.

SWIMMING POOL ACCESS
A CHILD-RESISTANT DOORSET MUST NOT BE USED IN A BARRIER FOR AN OUTDOOR SWIMMING POOL.

VOLUME THREE



www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG

STANDARDS Australia

CODEMARK

WORKCOVER

BASIX

NATSPEC the national building specification

SITING OF WATER TANKS

POSITION OF WATER TANKS-INCL FIRE FIGHTING STORAGE TANKS ARE TO BE ASSESSED ON SITE.

ALL WATER TANKS ARE TO BE A MIN: OF 1.0m FROM SITE BDRYS AND CLEAR OF ALL SERVICES ABOVE AND OR BELOW GROUND.

WATER TANKS ARE TO BE LOCATED BEHIND THE FRONT BLDG SETBACK.-UNO.

ALL WATER TANKS ARE TO BE CONNECTED TO A SUITABLY LOCATED DISPOSAL SYSTEM TO COUNCIL REQUIREMENTS AS PROPOSED.

NOTE: BASIX COMMITMENTS.

BASIX COMMITMENTS MAY BE OF A LESSER RATING THAN CONTRACT AGREEMENTS.

BASIX COMMITMENTS ARE OF A MINIMUM REQUIREMENT ONLY, UNLESS NOTED OTHERWISE.

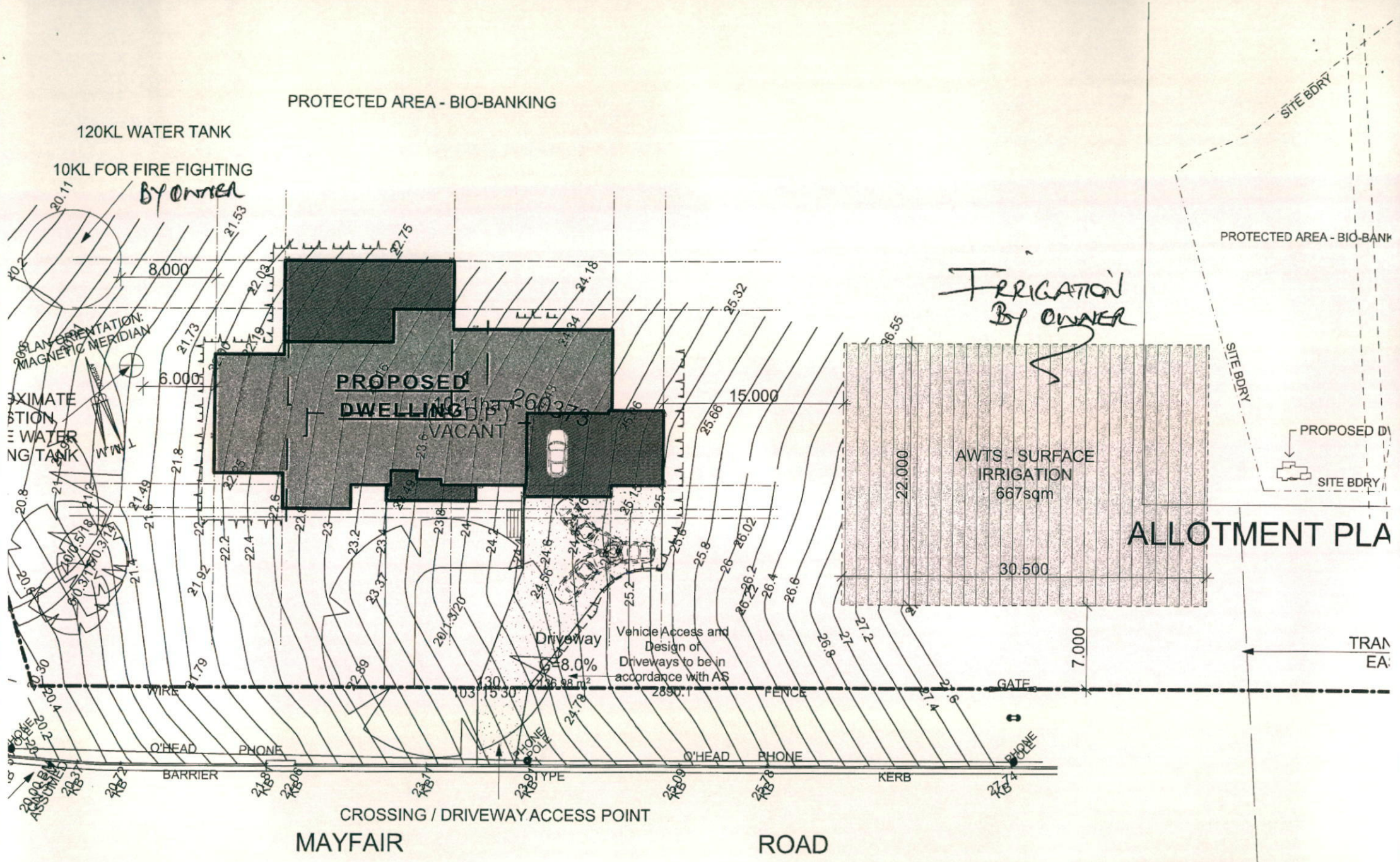
GLAZING REQUIREMENTS WITHIN THE BASIX CERTIFICATE ARE PURELY FOR BASIX COMPLIANCE.

OTHER CONSTRUCTION REQUIREMENTS SHOULD BE ALWAYS BE CROSS CHECKED

CONSTRUCTION PLANS

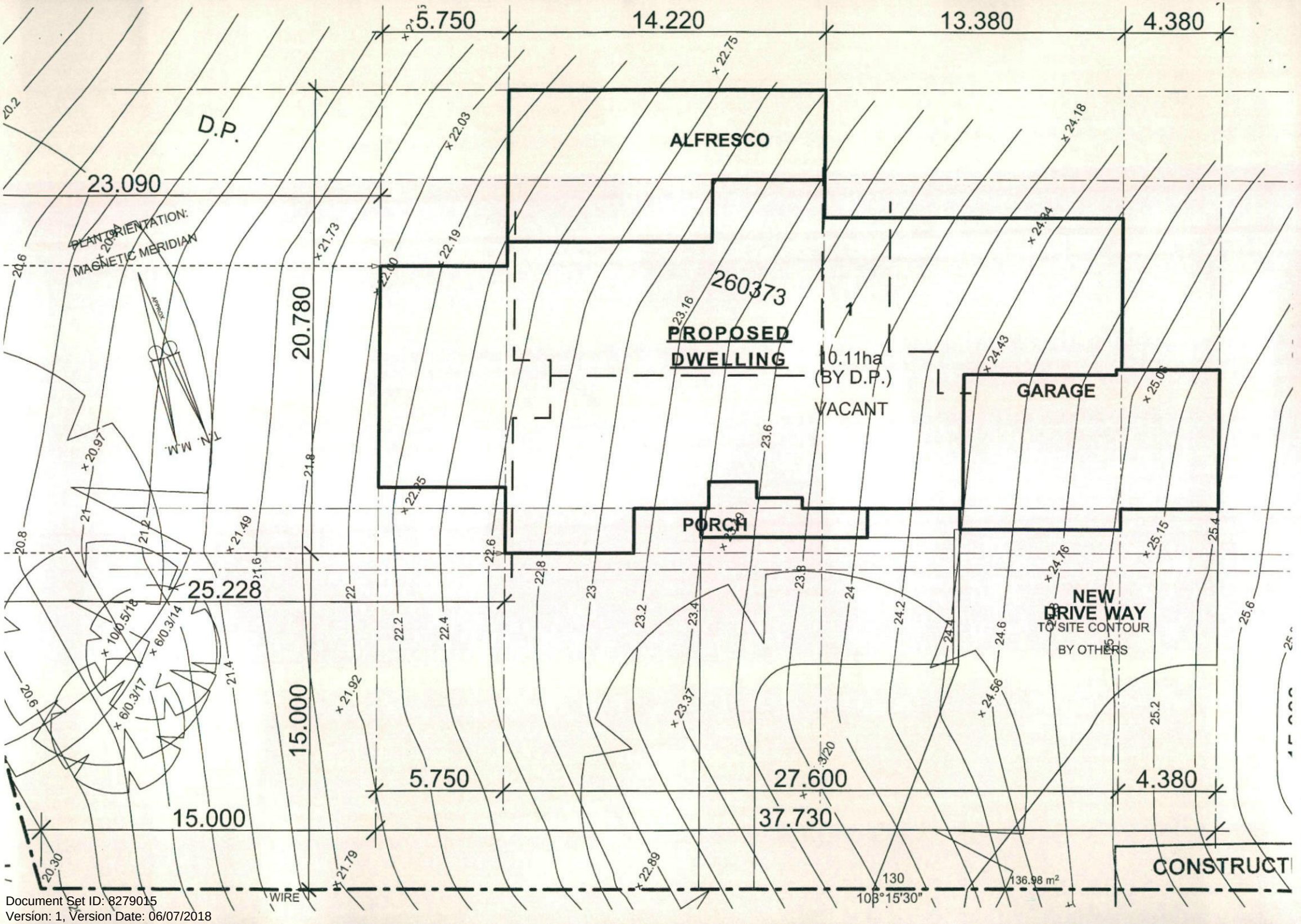
DATE	29.3.18	ISSUE	C1

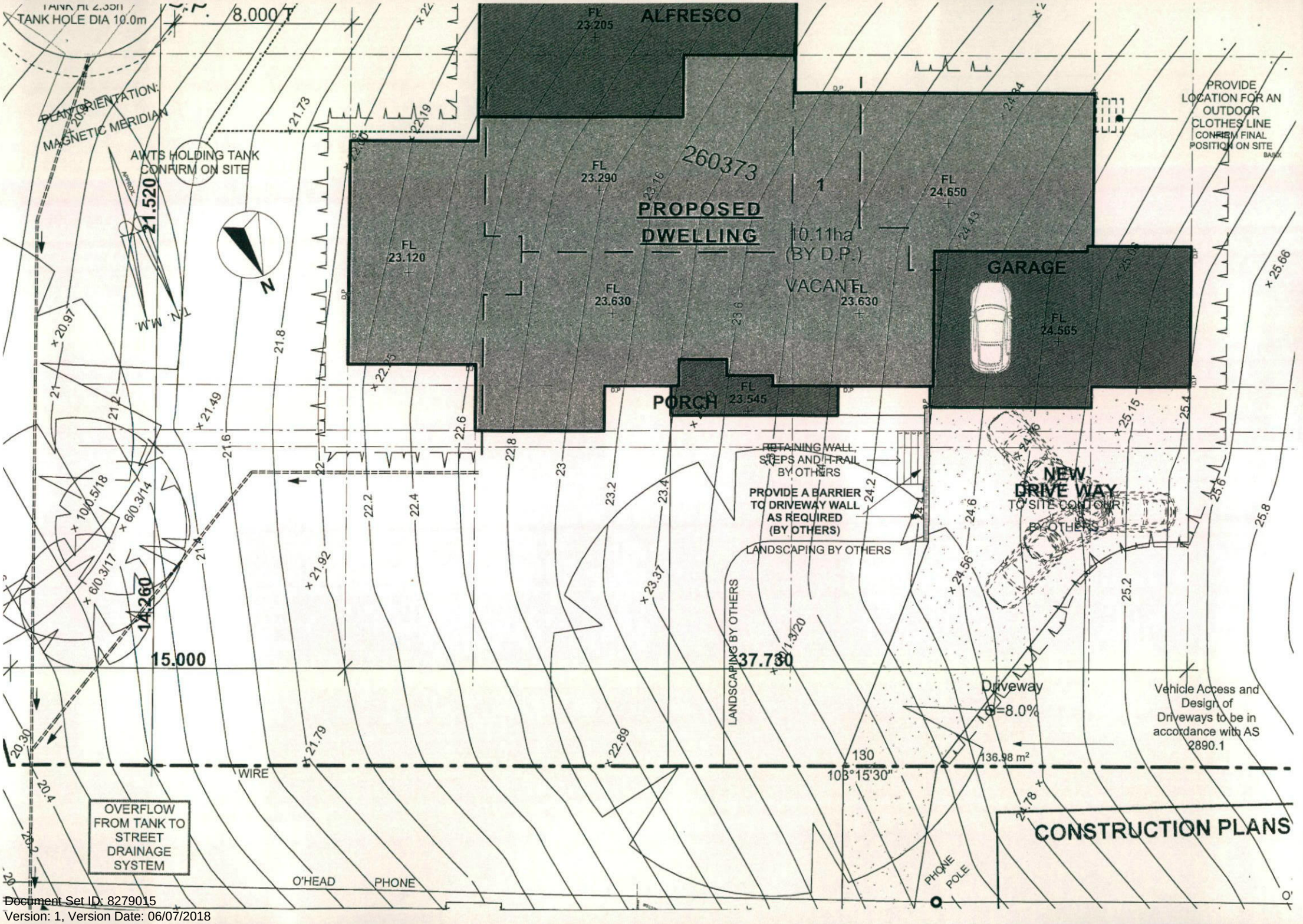
FOR BUILDING SETOUT AND IN GENERAL ALWAYS USE STAMPED

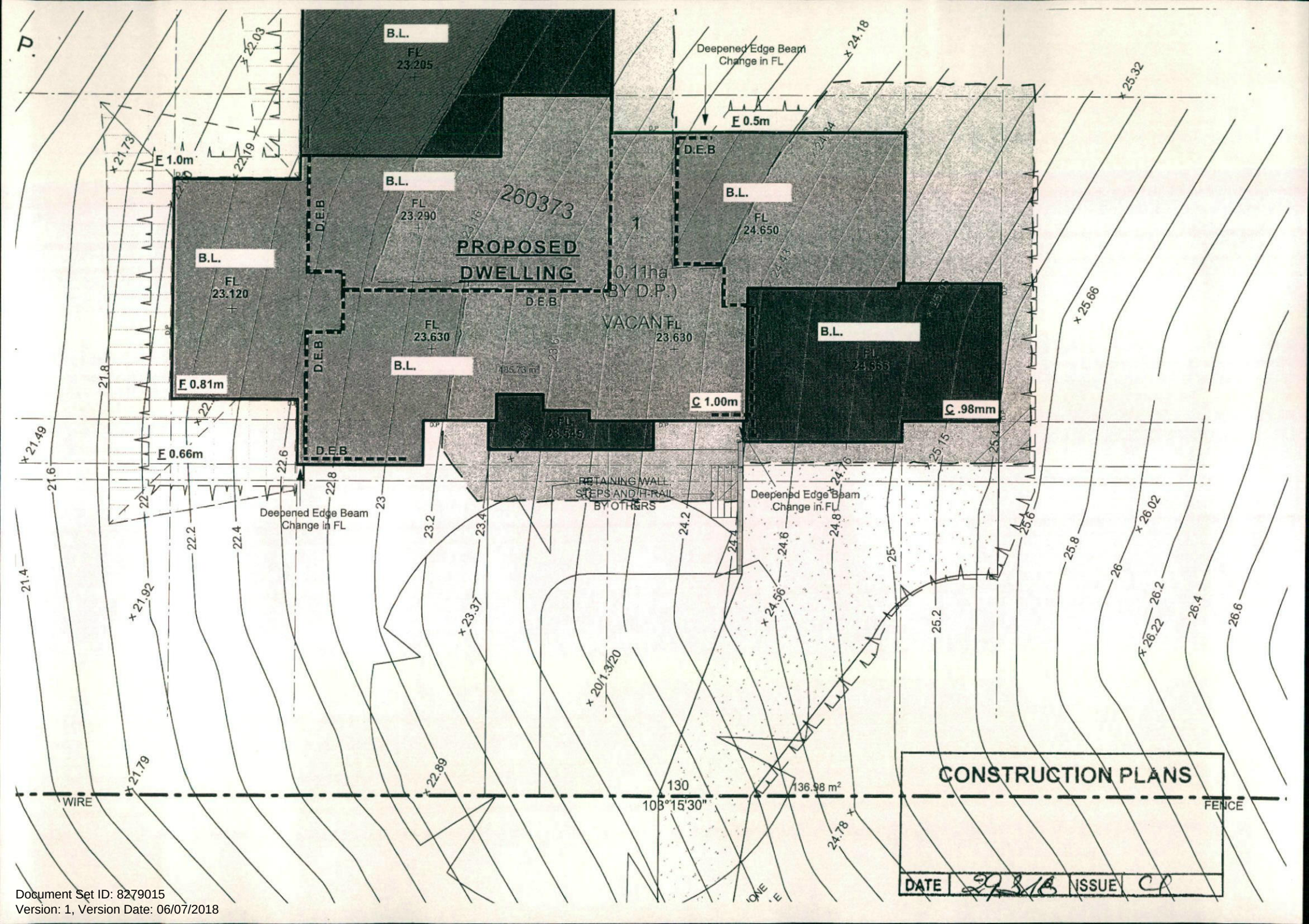


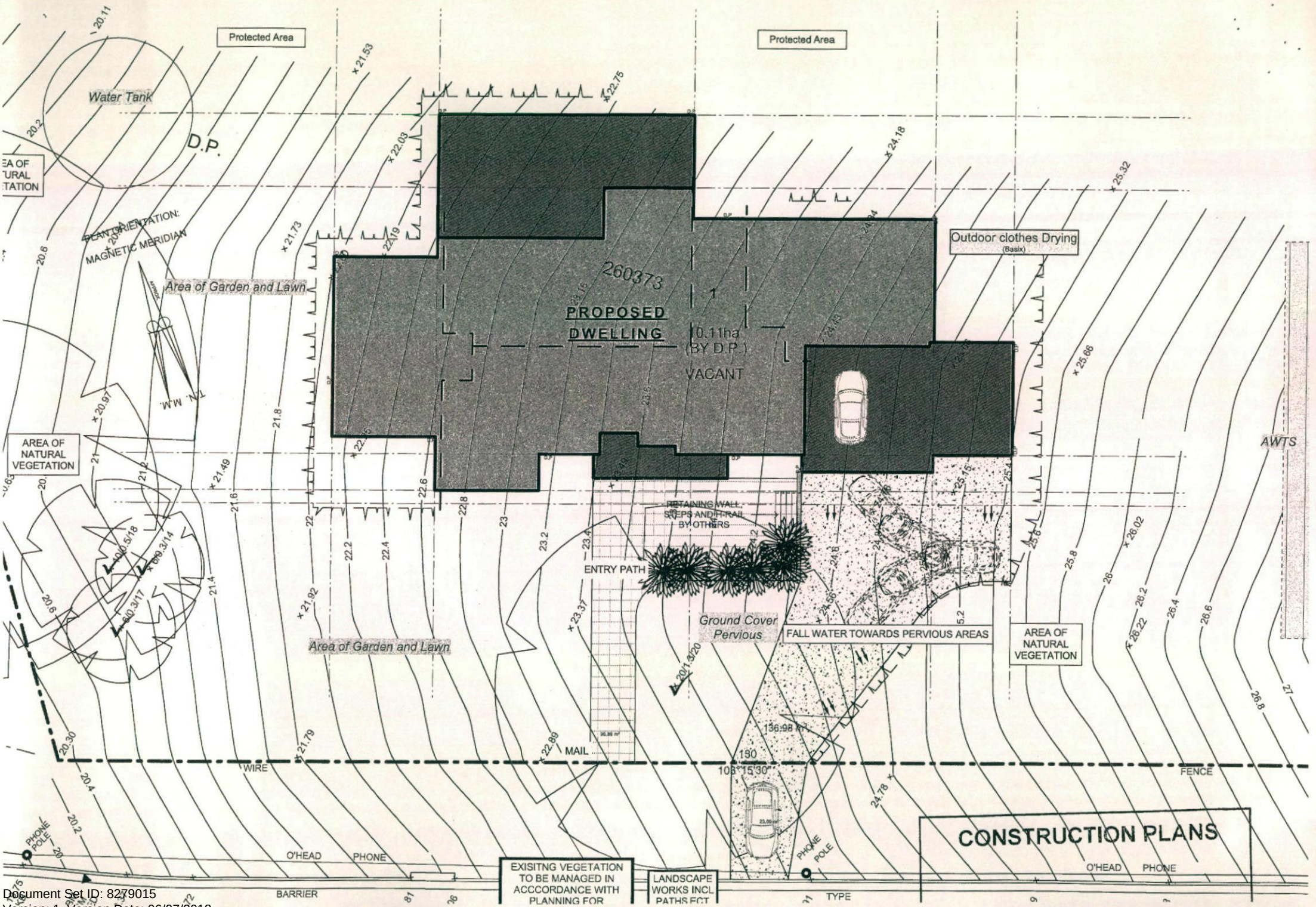
SITE LAYOUT PLAN 1:400

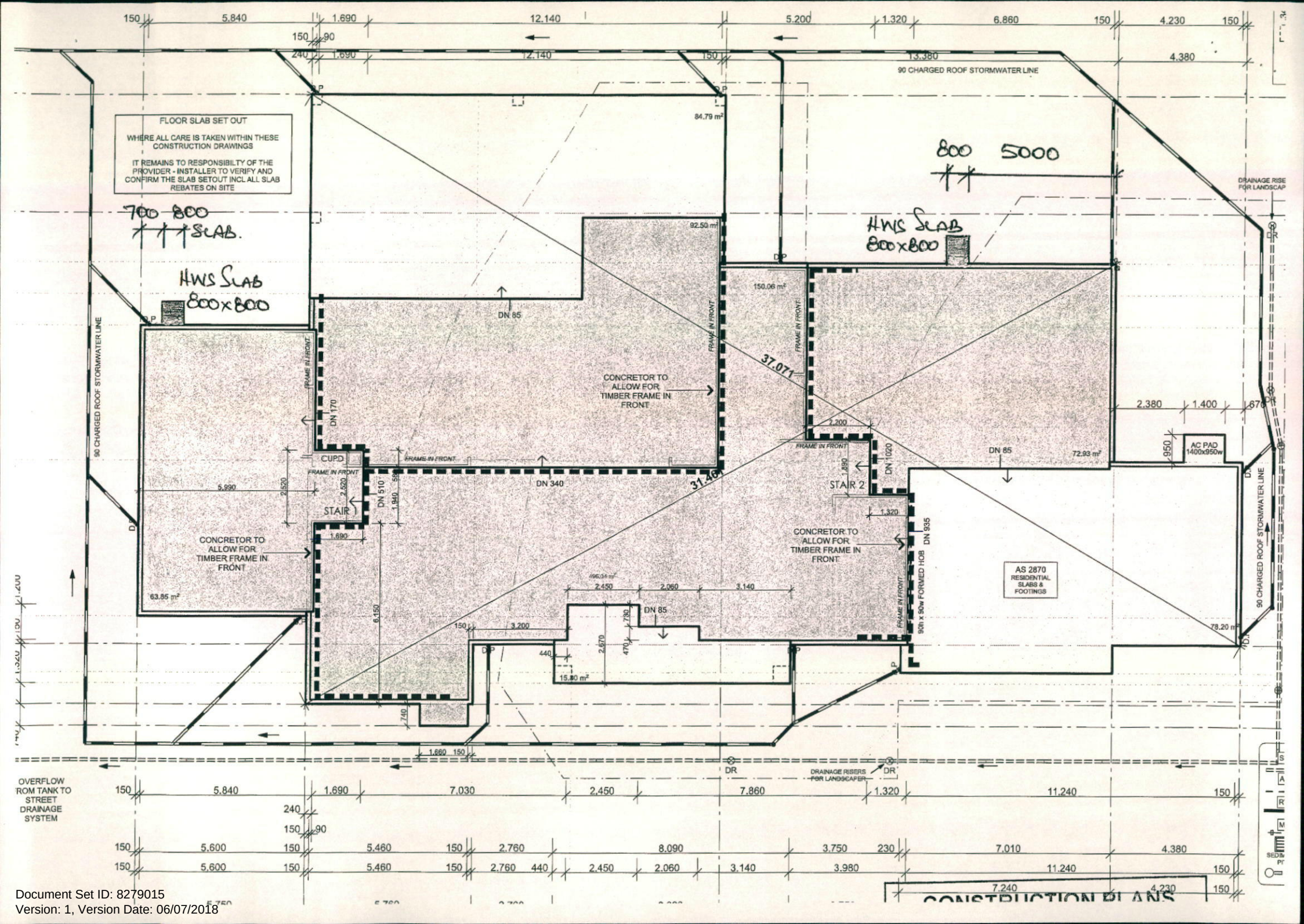
CONSTRUCTION PLANS

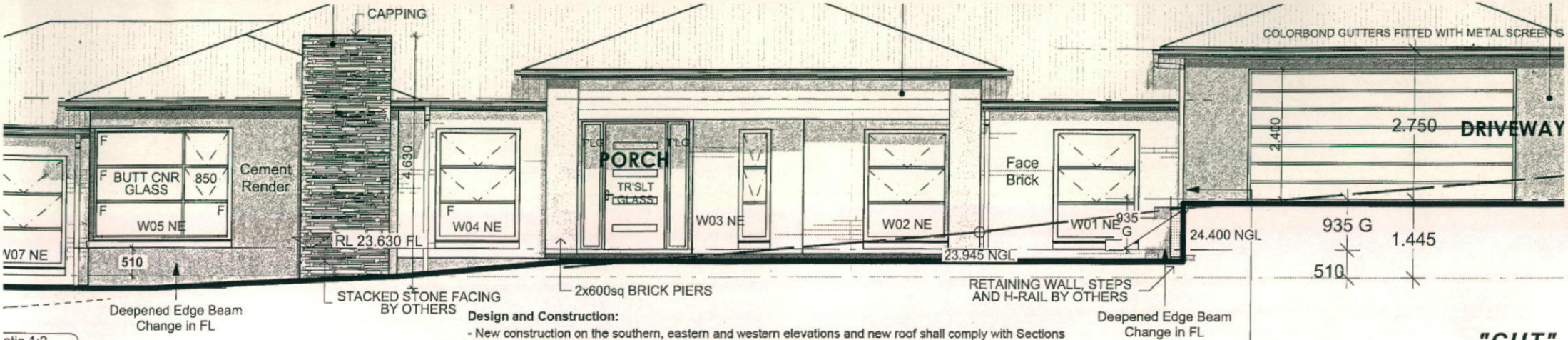












atio 1:2

"CUT"
Excavate

" Fill

BAL 29

RONT ELEVATION - 1:100

Design and Construction:

- New construction on the southern, eastern and western elevations and new roof shall comply with Sections 3 and 8 (BAL 40) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.

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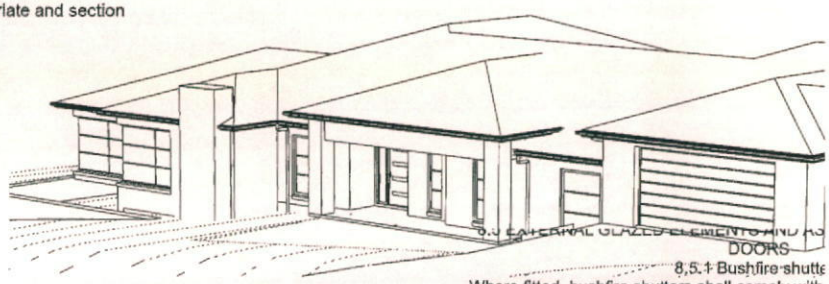
PROVIDE A BARRIER TO DRIVEWAY WALL AS REQUIRED
(BY OTHERS)



Certificate no. 0001785709
Assessor Name: mark kiha
Accreditation no. 20094
Certificate date 02 Aug 2017
Dwelling Address: 105 Mayfair Road Mulgoa, NSW 2745

6.4

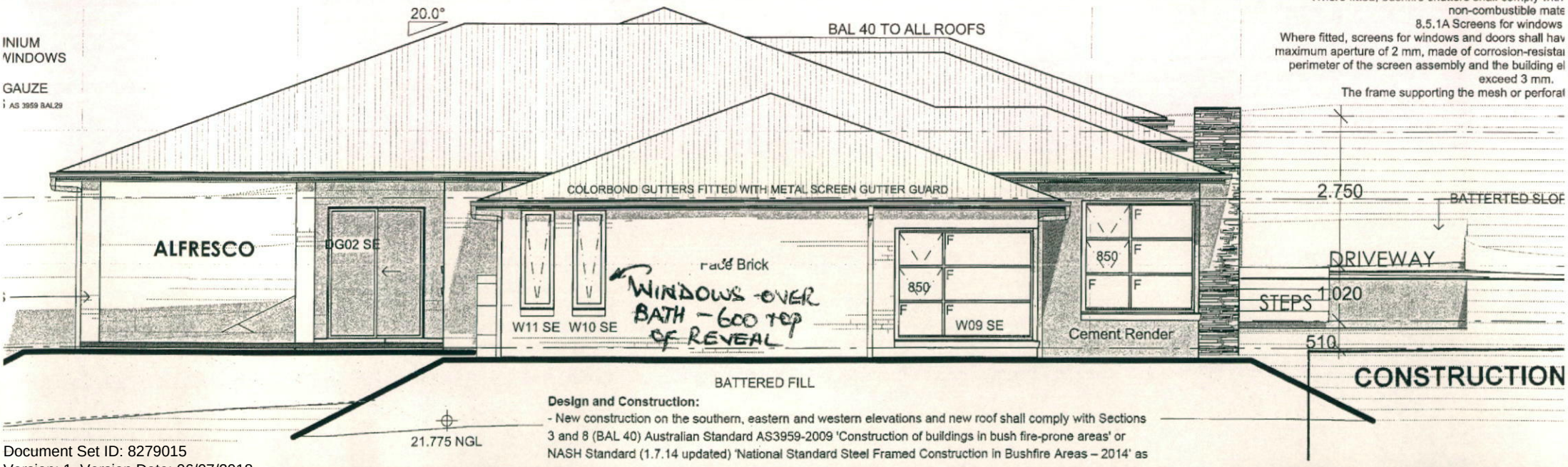
INIUM
VINDOWS

GAUZE
AS 3959 BAL29

8.5 EXTERNAL GLAZED ELEMENTS AND DOORS

8.5.1 Bushfire shutte
Where fitted, bushfire shutters shall comply with
non-combustible mate

8.5.1A Screens for windows
Where fitted, screens for windows and doors shall hav
maximum aperture of 2 mm, made of corrosion-resista
perimeter of the screen assembly and the building el
exceed 3 mm.
The frame supporting the mesh or perforat



CONSTRUCTION

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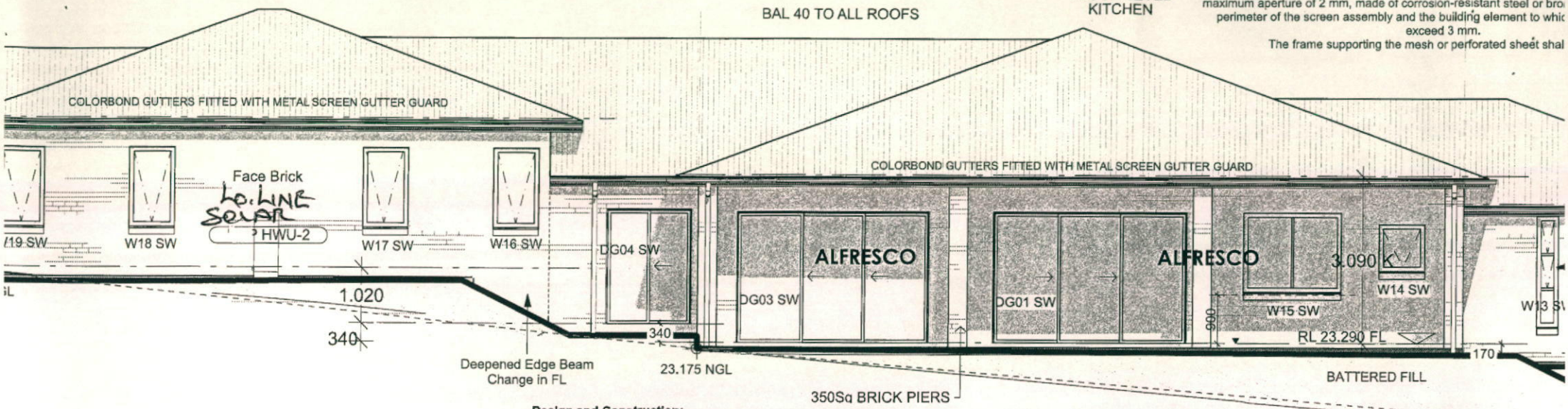

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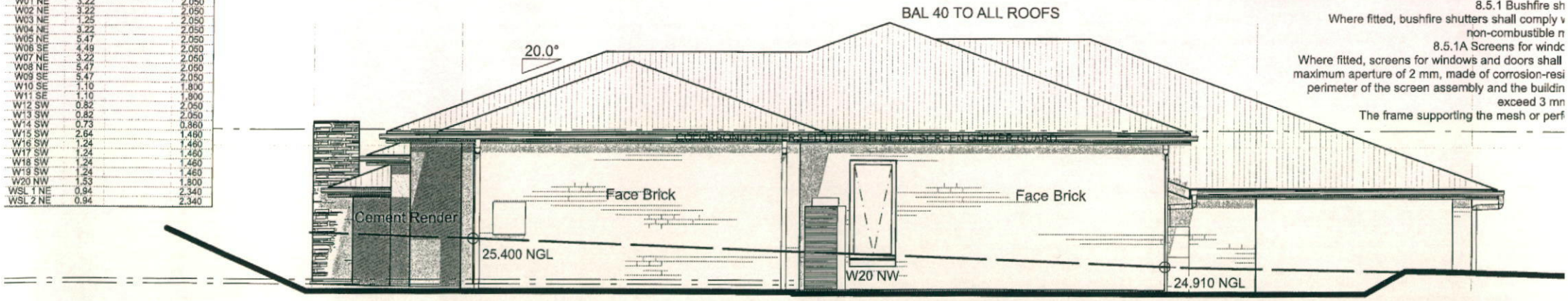
Max Slope Ratio 1:2

ATION - 1:100 BAL 40

WINDOW LIST Basix Window Schedule

ID / ORIENT	AREA	TYPE	H
W01 NE	3.22		2,050
W02 NE	3.22		2,050
W03 NE	1.25		2,050
W04 NE	3.22		2,050
W05 NE	5.47		2,050
W06 SE	4.49		2,050
W07 NE	3.22		2,050
W08 NE	5.47		2,050
W09 SE	5.47		2,050
W10 SE	1.10		1,800
W11 SE	1.10		1,800
W12 SW	0.82		2,050
W13 SW	0.82		2,050
W14 SW	0.73		0,860
W15 SW	2.64		1,460
W16 SW	1.24		1,460
W17 SW	1.24		1,460
W18 SW	1.24		1,460
W19 SW	1.24		1,460
W20 NW	1.53		1,800
WSL 1 NE	0.94		2,340
WSL 2 NE	0.94		2,340



8.5.1 Bushfire sh
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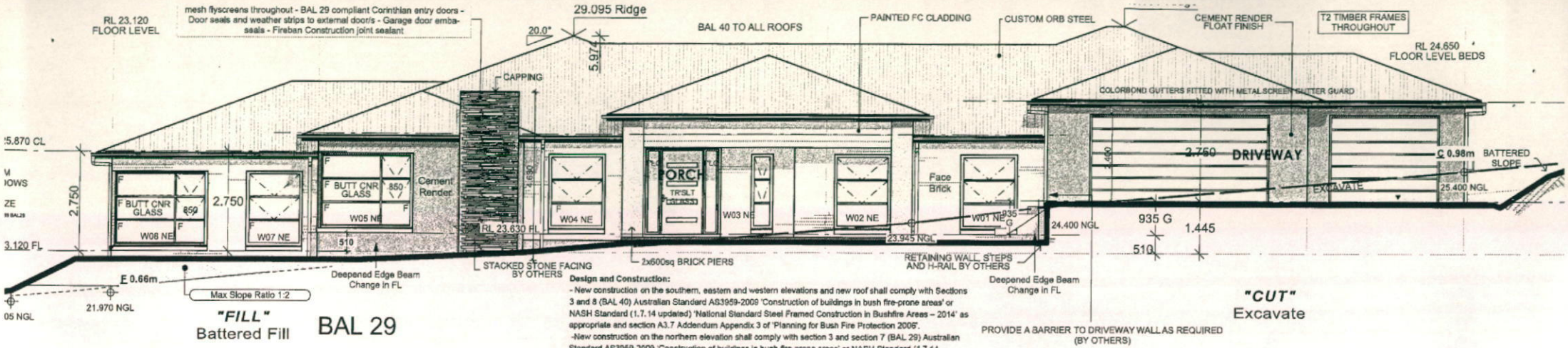
CONSTRUC

ATION - 1:100 BAL 40



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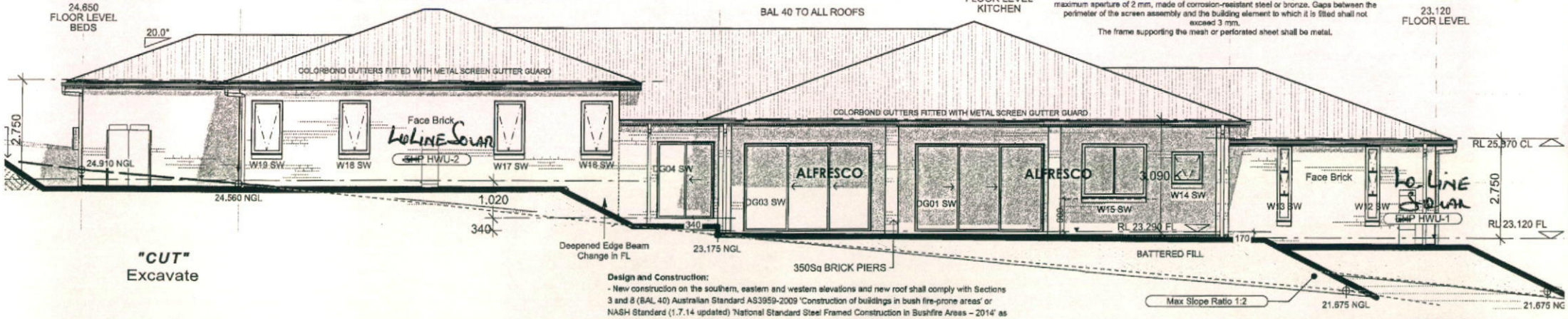
01-STREET FRONT ELEVATION - 1:150



AS 3959 BAL 40 CONSTRUCTION
8.5 EXTERNAL GLAZED ELEMENTS AND ASSEMBLIES AND EXTERNAL DOORS
8.5.1 Bushfire shutters
Where fitted, bushfire shutters shall comply with Clause 3.7 and be made from non-combustible material.
8.5.1A Screens for windows and doors
Where fitted, screens for windows and doors shall have a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel or bronze. Gaps between the perimeter of the screen assembly and the building element to which it is fitted shall not exceed 3 mm.
The frame supporting the mesh or perforated sheet shall be metal.

Design and Construction:
- New construction on the southern, eastern and western elevations and new roof shall comply with Sections 3 and 8 (BAL 40) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.
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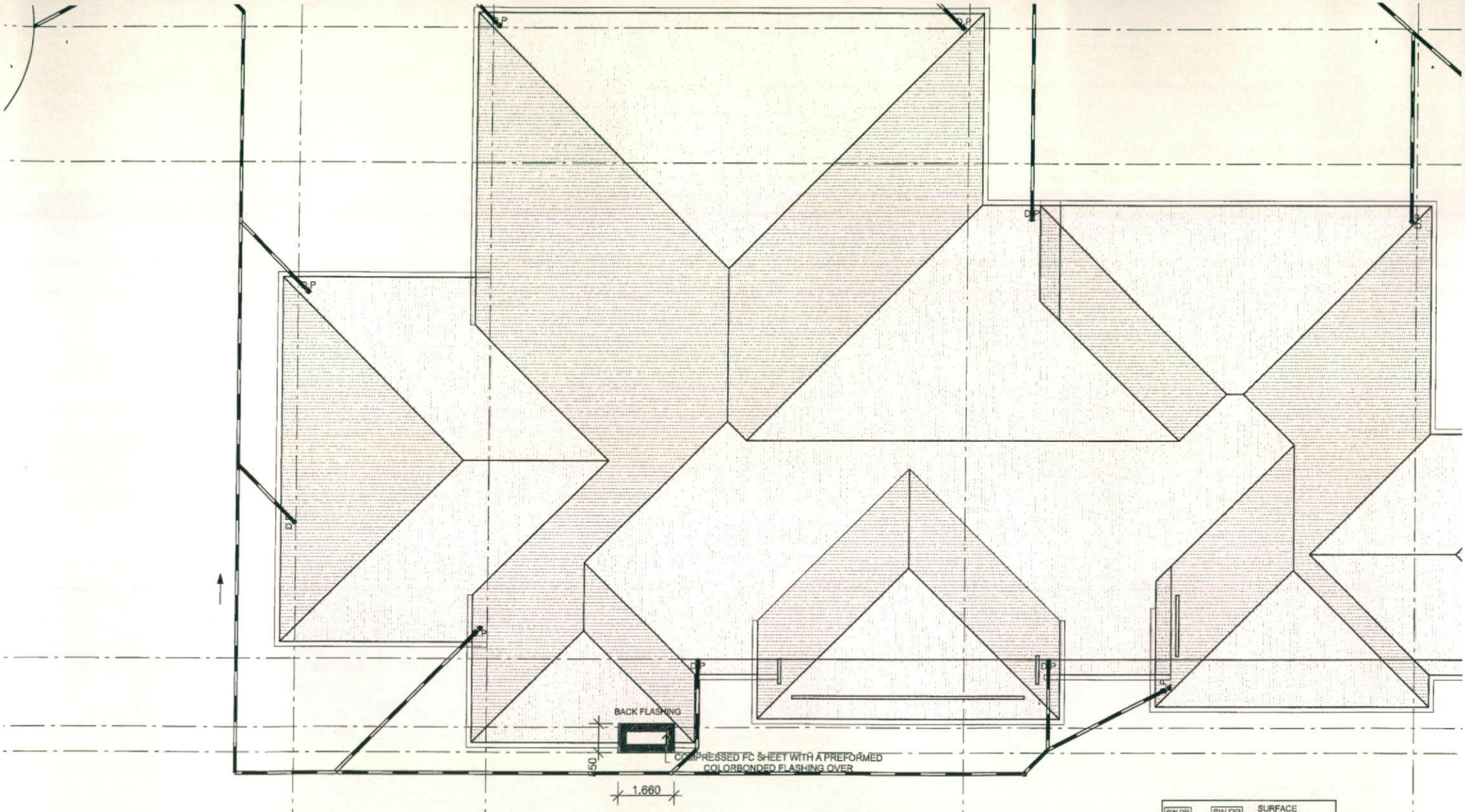
03-REAR ELEVATION - 1:150 BAL 40

CONSTRUCTION PLAN



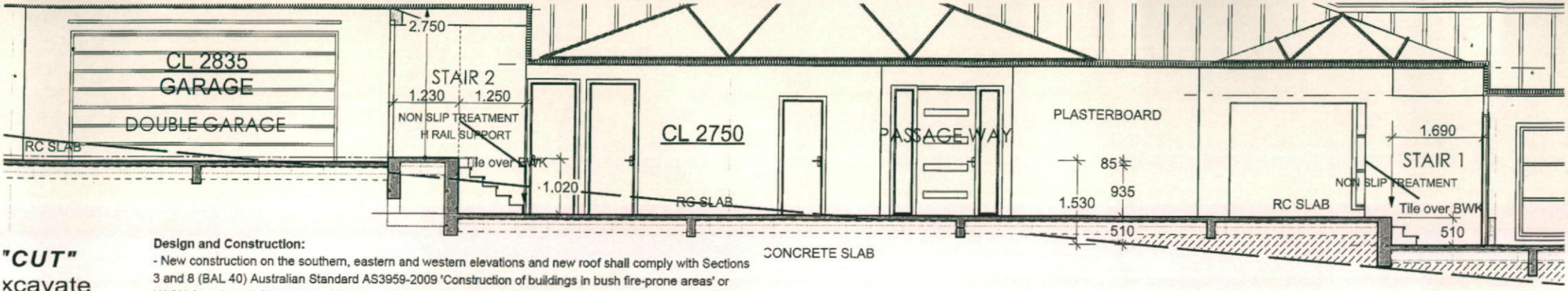
ROOF PLAN

SEE SITE PLAN FOR DISPOSAL SYSTEM

SCALE 1:150

SW DR	SW DR	SURFACE DRAINAGE
STW	STW	STORMWATER SURFACE DRAINAGE
AG	AG	AG LINE
RW	RW	ROOF WATER
MS	MS	MAINS SEWER
HSL	HSL	BLDG SEWER SERVICE LINE
GTD	GTD	GRATED DRAIN
		PIT
		FALL

CONST



"CUT"
xcavate

100

Design and Construction:

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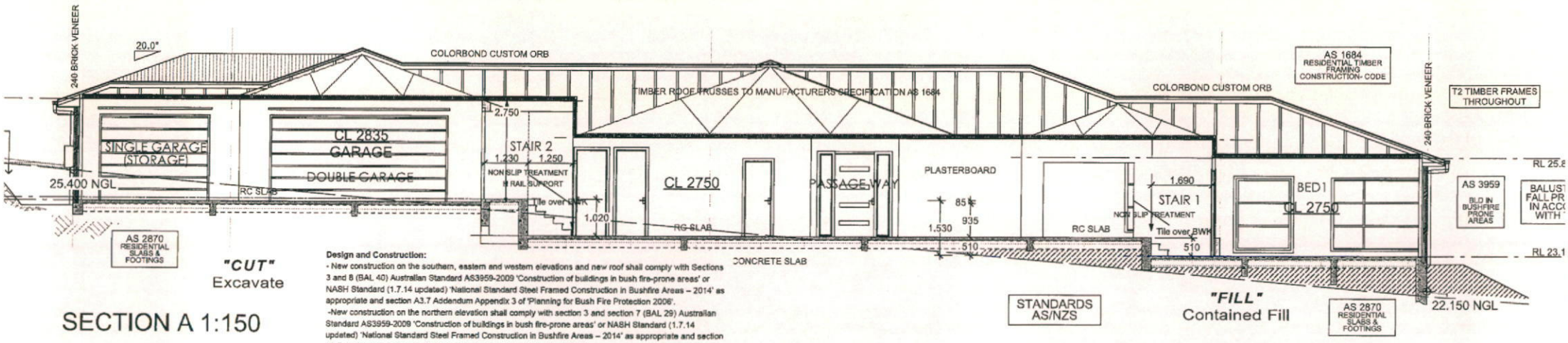
STANDARDS
AS/NZS

"FILL"
Contained



"CUT"
Excavate

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STANDARDS
AS/NZS

"FILL"
Contained Fill

SECTION A 1:150

AS 3959 BAL 40 CONSTRUCTION
8.4 EXTERNAL WALLS
8.4.1 Walls
Walls shall be one of the following:
(a) Walls made from 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 9 mm in thickness; or
(ii) steel sheeting; or
(iii) a combination of items (i) and (ii) above.
or
(c) A system complying with AS 1530.8.1.
or
(d) A combination of any of items (a), (b) or (c) above.
8.4.2 Joints
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.
8.4.3 Vents and weepholes
Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel or bronze except where they are less than 3 mm (see Clause 3.6).

AS 3959 BAL 40 CONSTRUCTION
8.5 EXTERNAL GLAZED ELEMENTS AND ASSEMBLIES AND EXTERNAL DOORS
8.5.1 Bushfire shutters
Where fitted, bushfire shutters shall comply with Clause 3.7 and be made from non-combustible material.
8.5.1A Screens for windows and doors
Where fitted, screens for windows and doors shall have a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel or bronze. Gaps between the perimeter of the screen assembly and the building element in which it is fitted shall not

AS 3959 BAL 40 CONSTRUCTION
8.5.2 Windows
Window assemblies shall comply with one of the following:
(a) They shall be completely protected by a bushfire shutter that complies with Clause 8.5.1,
or
(b) They shall comply with the following:
(i) Window frames and hardware shall be metal,
(ii) Glazing shall be toughened glass minimum 6 mm.
(iii) Both the openable and fixed portions of the window shall be screened externally with screens that comply with Clause 8.5.1A.
(iv) Seals to stiles, head and sills or thresholds shall be manufactured from materials having a flammability index no greater than 5 or from silicone.
8.5.3 Doors-Side-hung external doors (including French doors, panel fold and bi-fold doors)
Side-hung external doors, including French doors, panel fold and bi-fold doors, shall comply with one of the following:
(a) They shall be protected by a bushfire shutter that complies with Clause 8.5.1.
or
(b) 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 and protected on the outside by a metal-framed screen door with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel or bronze; or
(C) a fully framed glazed door where the framing is made from non-combustible material.
(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 6 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 externally with a screen that complies with Clause 8.5.1A.
(v) Seals to stiles, head and sills or thresholds shall be manufactured from materials with a flammability index no greater than 5 or from silicone.
(vi) Door frames shall be metal.
(vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.
(viii) Weather strips, draught excluders or draught seals shall be installed at the base of side-hung external doors

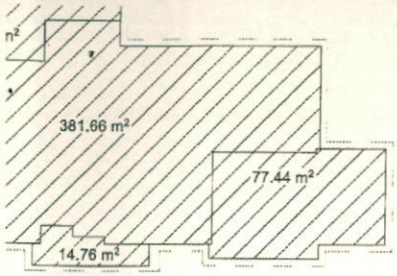
or
(b) They shall comply with the following:
(i) Both the door frame supporting the sliding door and the framing surrounding any glazing shall be metal,
(ii) Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal,
(iii) Where sliding doors incorporate glazing, the glazing shall be toughened glass minimum 6 mm and both the fixed and openable portions of doors shall be screened externally with screens that comply with Clause 8.5.1A,
(iv) Seals to stiles, head and sills or thresholds shall be manufactured from materials with a flammability index no greater than 5 or from silicone,
(v) Sliding doors shall be tight-fitting in the frames,

AS 3959 BAL 40 CONSTRUCTION
8.6.2 Tiled roofs
Tiled roofs shall be fully sarked. The sarking shall-
(a) have a flammability index of not more than 5, when tested to AS 1530.2;
(b) be located directly below the roof battens;
(c) cover the entire roof area including the ridge; and
(d) extend into gutters and valleys.

AS 3959 BAL 40 CONSTRUCTION
8.6.5 Eaves linings, fascias and gables
The following apply to eaves linings, fascias and gables:
(a) Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.
(b) Gables shall comply with Clause 8.4.
(c) Fascias and bargeboards shall comply with AS 1530.8.1.
(d) Eaves linings shall be-
(i) fibre-cement sheet, a minimum of 6 mm in thickness; or
(ii) calcium silicate sheet, a minimum of 5 mm in thickness; 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 8.6.5.
(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

S 3959 BAL 40 CONSTRUCTION
8.6.3 Sheet roofs
Sheet roofs shall-
(a) be fully sarked in accordance with Clause 8.6.2, 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 2 mm, made of corrosion-resistant steel or bronze; or
(ii) mineral wool; or
(iii) other non-combustible material; or
(iv) a combination of any of items (i), (ii) or (iii) above.
8.6.4 Veranda, carport and awning roofs
The following apply to veranda, carport and awning roofs:
(a) A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 8.6.1, 8.6.2, 8.6.3, 8.6.5 and 8.6.6.
(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] complying with Clause 8.4 shall have a non-combustible roof covering and the support structure shall be-
(i) of non-combustible material; or
(ii) 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
(iii) a system complying with AS 1530.8.1; or
(iv) a combination of any of items (i), (ii) or (iii) above.
8.6.5 Roof penetrations
The following apply to roof penetrations:
(a) Roof penetrations, including roof lights, roof ventilators, aerials, 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 flash the penetration shall be non-combustible.
(b) Glazed assemblies for roof lights and skylights shall have an FRL of -/30/-.
(c) External single pane glazed elements of roof lights and skylights, where the pitch of the glazed element is 18 degrees or less to the horizontal, 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 or bronze.

CONSTRUCT



611.08 m²
ROOF A

FSR
ALTERATIONS
ADDITIONS
ROOF
H/S
PERVIOUS
EXISTING
AMENDMENT

m²

TES ACTUAL BLDG S/C

OOR AREA *381.66
N GARAGE *77.44
V PORTICO *14.76
ALFRESCO *82.24 -

556.10m2

/ TOTAL: 556.10m2

: SPACE RATIO

~~GE SHED~~ --0

(Site cover)

G SITE COVER 556.10m2
SITE AREA 10.11ha (101000)
.D FOOTPRINT **2.2%**

Y+PATHS (H/S) 128.30m²

S COVERAGE 684.40m2

W06 SE	4.49	2.050	2.020	eave & gutter	600		
W07 NE	3.22	2.050	1.570	eave & gutter	600		
W08 NE	5.47	2.050	2.500	eave & gutter	600		
W09 SE	5.47	2.050	2.500	eave & gutter	600		
W10 SE	1.10	1.800	0.610	eave & gutter	600		
W11 SE	1.10	1.800	0.610	eave & gutter	600		
W12 SW	0.82	2.050	0.400	eave & gutter	600		
W13 SW	0.82	2.050	0.400	eave & gutter	600		
W14 SW	0.73	0.860	0.850	alfresco	7360	> 2000	
W15 SW	2.64	1.460	1.810	alfresco	7360		
W16 SW	1.24	1.460	0.850	eave & gutter	600		
W17 SW	1.24	1.460	0.850	eave & gutter	600		
W18 SW	1.24	1.460	0.850	eave & gutter	600		
W19 SW	1.24	1.460	0.850	eave & gutter	600		
W20 NW	1.53	1.800	0.850	eave & gutter	600		
WSL 1 NE	0.94	2.340	0.400	front porch	3120		
WSL 2 NE	0.94	2.340	0.400	front porch	3120		

DG01 SW	2.410	3.576	8.62	alfresco	7360	> 2000
DG02 SE	2.410	1.810	4.36	alfresco	9790	
DG03 SW	2.410	3.576	8.62	alfresco	4600	
DG04 SW	2.110	1.570	3.31	eave & gutter	600	

PROJECT INFORMATION

DATE OF ISSUE	19 Feb 2018
PROJECT NUMBER	77716
DESIGN NAME	GJG Custom Somerset
OFFICE FILE	-
PROJECT NAME	D & K Fitzpatrick
LOCATION	106-118 Mayfair rd Mulgoa Penrith
ZONING	E3 E2
SITE AREA	10.11ha (101000)
STREET No	106-118
LOT-s No	1
DP No	260373
CONTOURS	o.2m
SURVEY BY	Cad Consulting
FLOOR SPACE RATIO	0:0:1
BLDG SQ METERS	556.10m2
BLDG BLDG SQUARES	Sq
BLDG SITE COVER	556.10m2
BLDG SITE COVER %	2.2%
TOTAL H/S COVER	684.40m2
TOTAL HS-SITE COVER	2.7%
REMAINING PERVIOUS A:	000.00m2 - 97.3%
PROPOSED BAL LEVEL	BAL. 40
BASIX CERT No	844068S_02
BASIX CFA	339.38m2

CONSTRUCTIC

DATE 29.3.18 IS

Frame and glass	U-value	SHGC
standard aluminium, single clear	7.63	0.75
improved aluminium, single clear	6.44	0.75
standard aluminium, single toned	7.57	0.57
improved aluminium, single toned	6.39	0.56
standard aluminium, single pyrolytic low-e	5.70	0.47
improved aluminium, single pyrolytic low-e	4.48	0.46
standard aluminium, double clear	5.34	0.67
improved aluminium, double clear	4.12	0.66
standard aluminium, toned/air gap/clear	5.31	0.48
improved aluminium, toned/air gap/clear	4.09	0.47
timber or uPVC, single clear	5.71	0.66

a toilet flushing system with a minimum rating of 4 star in each toilet in the development.
ıst install taps with a minimum rating of 4 star in the kitchen in the development.
stall basin taps with a minimum rating of 4 star in each bathroom in the development.

Alternative water

Rainwater tank

ater tank of at least 100000 litres on the site. This rainwater tank must meet, and be installed in dance with, the requirements of all applicable regulatory authorities.
he rainwater tank to collect rain runoff from at least 600 square metres of the roof area of the :luding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to:

- all toilets in the development

:old water tap that supplies each clothes washer in the development
ıe development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

BASIX

Energy Commitments

Hot water

wing hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 41 to 45 STCs or better.

Cooling system

owing cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0
owing cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0
stem must provide for day/night zoning between living areas and bedrooms.

Heating system

wing heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0
owing heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0
stem must provide for day/night zoning between living areas and bedrooms.

Ventilation

licant must install the following exhaust systems in the development:
: individual fan, ducted to façade or roof; Operation control: manual switch on/off
dual fan, ducted to façade or roof; Operation control: manual switch on/off
dry: natural ventilation only, or no laundry; Operation control: n/a

Artificial lighting

ndicate type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the

- all bathrooms/toilets;
- the laundry;
- all hallways;

Natural lighting

The applicant must install a window and/or skylight in the kitchen of the dwell
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the de

Other

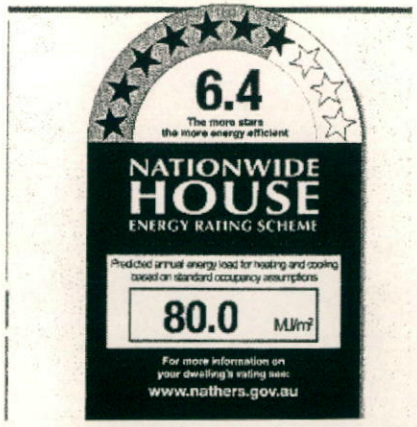
The applicant must construct each refrigerator space in the development so that it is "well definitions.
The applicant must install a fixed outdoor clothes drying line as part of t

BASIX

STRUCTION PLANS

DA 29.3.18 ISSUE CF

Project address	
Project name	
Street address	
Local Government Area	
Plan type and plan number	
Lot no.	
Section no.	
Project type	
Project type	
No. of bedrooms	
Site details	
Site area (m²)	
Roof area (m²)	
Conditioned floor area (m2)	
Unconditioned floor area (m2)	
Total area of garden and lawn (m2)	



Assessor details and thermal lo	
Assessor number	
Certificate number	
Climate zone	
Area adjusted cooling load (MJ/m².year)	
Area adjusted heating load (MJ/m².year)	
Project score	
Water	
Thermal Comfort	
Energy	