

PROPOSED DWELLING

LOT 3 DP 1242079
13-15 Vane St, CRANE BROOK

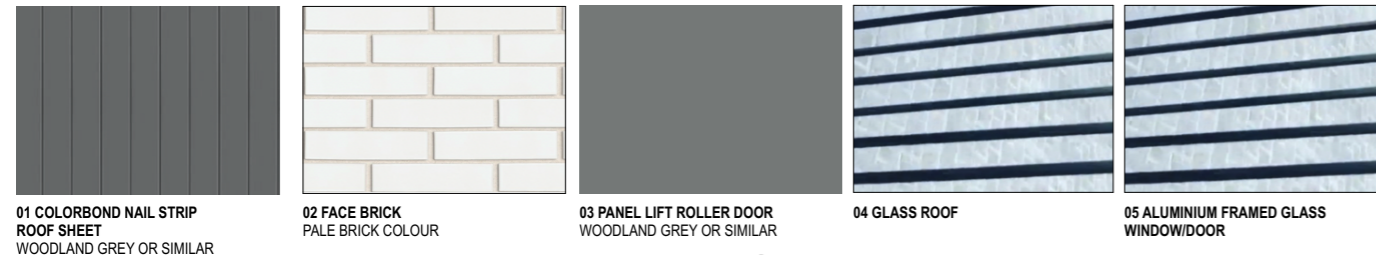
DRAWING LIST

Drawing No:	Description	Rev.
AP01	Cover Sheet	03
AP02	Plan / Sections	04
AP03	Elevations	02
AP04	Site Analysis Plan	03
AP05	Notification Plans	01
AP06	BASIX Plans	01

DEVELOPMENT DATA

SITE AREA: 2.084Ha
PROPOSED GFA: 93.91sqm
PROPOSED BUILDING FOOTPRINT: 242.39sqm

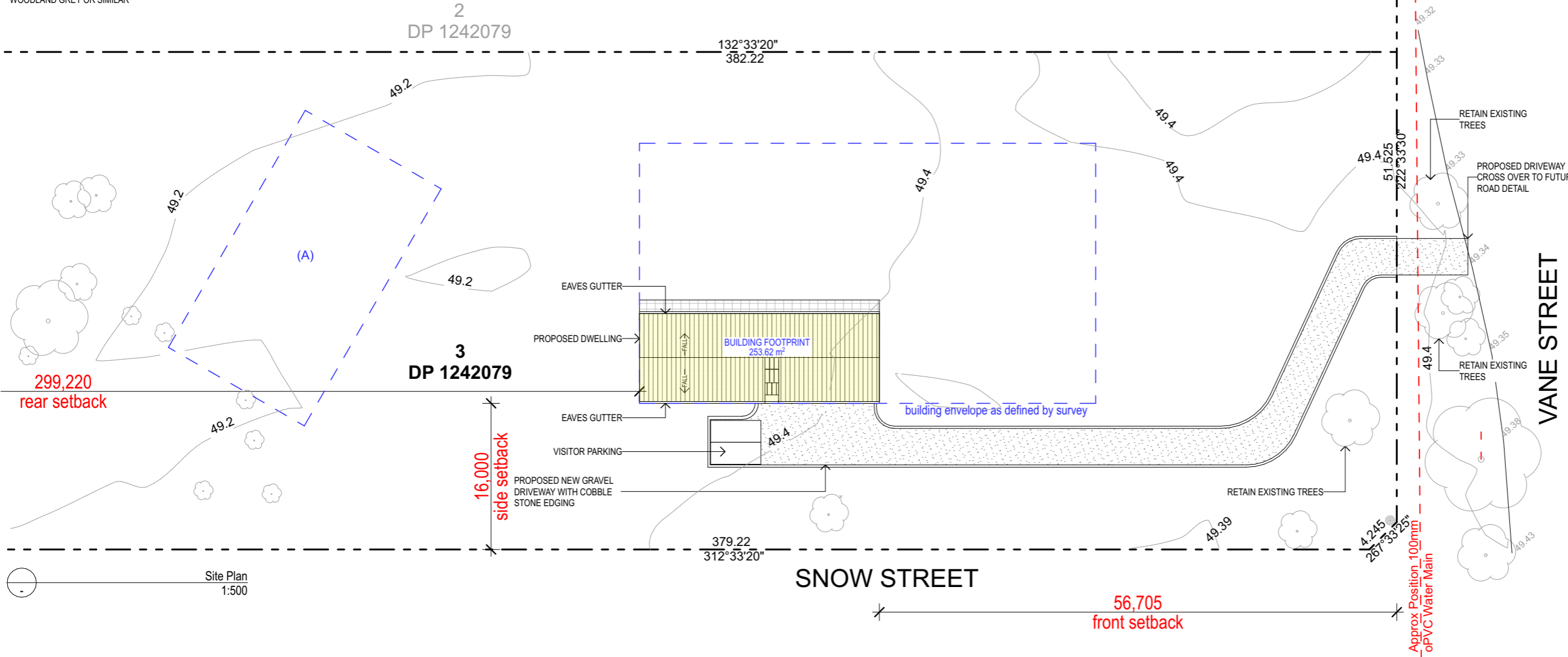
SCHEDULE OF FINISHES



BASIX REQUIREMENTS

Thermal Performance Specifications		Insulation	Colour (Solar Absorbance)	Detail
External Wall Construction				
Brick Veneer	Anti-glare foil with bulk no gap R2.5	Medium		
Internal Wall Construction				
Cavity wall, direct fix plasterboard, single gap	None			
Brick Veneer	Bulk insulation R2.5	Internal walls adjoining garage		
Ceiling Construction				
Plasterboard with Timber	Bulk insulation R4.0	Raked ceilings		
Roof Construction				
Corrugated Iron	Bulk, reflective side down, air gap above R1.3	Medium	29° pitch	
Floor Construction				
175mm Waffle Pod Slab	None	Timber, Ties and Bare		
Windows				
GJA-070-25 A Aluminium framed	SEA Sliding Doors Single Glazed	4.41	0.60	
GJA-001-22 A Aluminium framed	SEA Awning Windows Single Glazed	4.78	0.52	
GJA-011-21 A Aluminium framed	SEA Fixed Windows Single Glazed	3.91	0.66	
Roof Window - Velux U-Value 2.60, SHGC 0.24				
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 5% higher or lower than the above figures.				
Fixed shading - Eaves				
Width includes guttering, offset is distance above windows				
As drawn				
Nominal only, refer to plan for detail				
Fixed shading - Other				
Verandah to certain units only				
Shaded areas and shade devices as drawn, adjoining buildings and boundary fences				
For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following:				
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1				
- Thermal breaks in accordance with Section J1.3(a) & 1.3(b) or Part 3.12.1.2(a) & 3.12.1.4(b)				
- Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(e)				
- Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(ii) or (c) & (d)				
- Building sealing in accordance with Section J1 or Part 3.12.1.1 to 3.12.1.6				

13-15 Vane Street, Cranebrook			
SUMMARY OF BASIX COMMITMENTS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details.			
WATER COMMITMENTS			
Fixtures			
Alternative Water – Rainwater Tank Size 1,900(L) Tank Connected To:			
One Outdoor Tap	All Toilets	Washing Machine cold tap	
Fixtures			
4 Star Shower Heads	4 Star Toilet	4 Star Kitchen Taps	4 Star Basin Taps
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Solar (electric boosted) 31 to 35 STCs or better		
Cooling System	Living	None	
	Bedrooms	None	
Heating System	Living	None	
	Bedrooms	None	
Ventilation	Bathrooms	Fan ducted to roof/façade	Manual on/off
	Kitchen	Fan ducted to roof/façade	Manual on/off
	Laundry	Fan ducted to roof/façade	Manual on/off
Natural Lighting	Window/Skylight in Kitchen		As Drawn
	Window/Skylight in Bathrooms/Toilets		As Drawn
Artificial Lighting (Primarily lit by fluoro or LED)	Number of bedrooms	2	Dedicated Yes
	Number of Living/Dining rooms	1	Dedicated Yes
	Kitchen	Yes	Dedicated Yes
	All Bathrooms/Toilets	Yes	Dedicated Yes
	Laundry	Yes	Dedicated Yes
All Hallways	Yes	Dedicated Yes	
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Indoor or sheltered clothes drying line Yes	
Stove/Oven	Gas cooktop, Electric oven		
Other	"Well ventilated" refrigerator space		



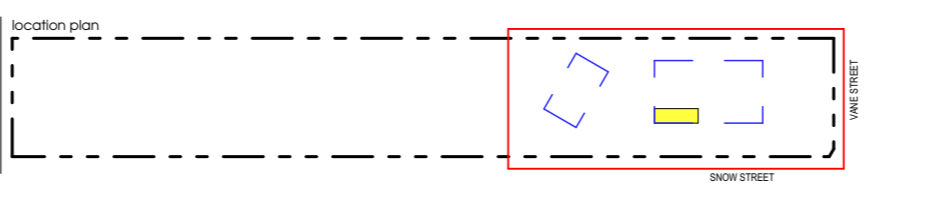
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NSW Planning Certificate 15717

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amendments

Revision	Description	By	Date
01	Preliminary for Client Review	JM	27.11.20
02	Preliminary for Coordination	JM	29.03.21
03	DA Submission	JM	28.04.21

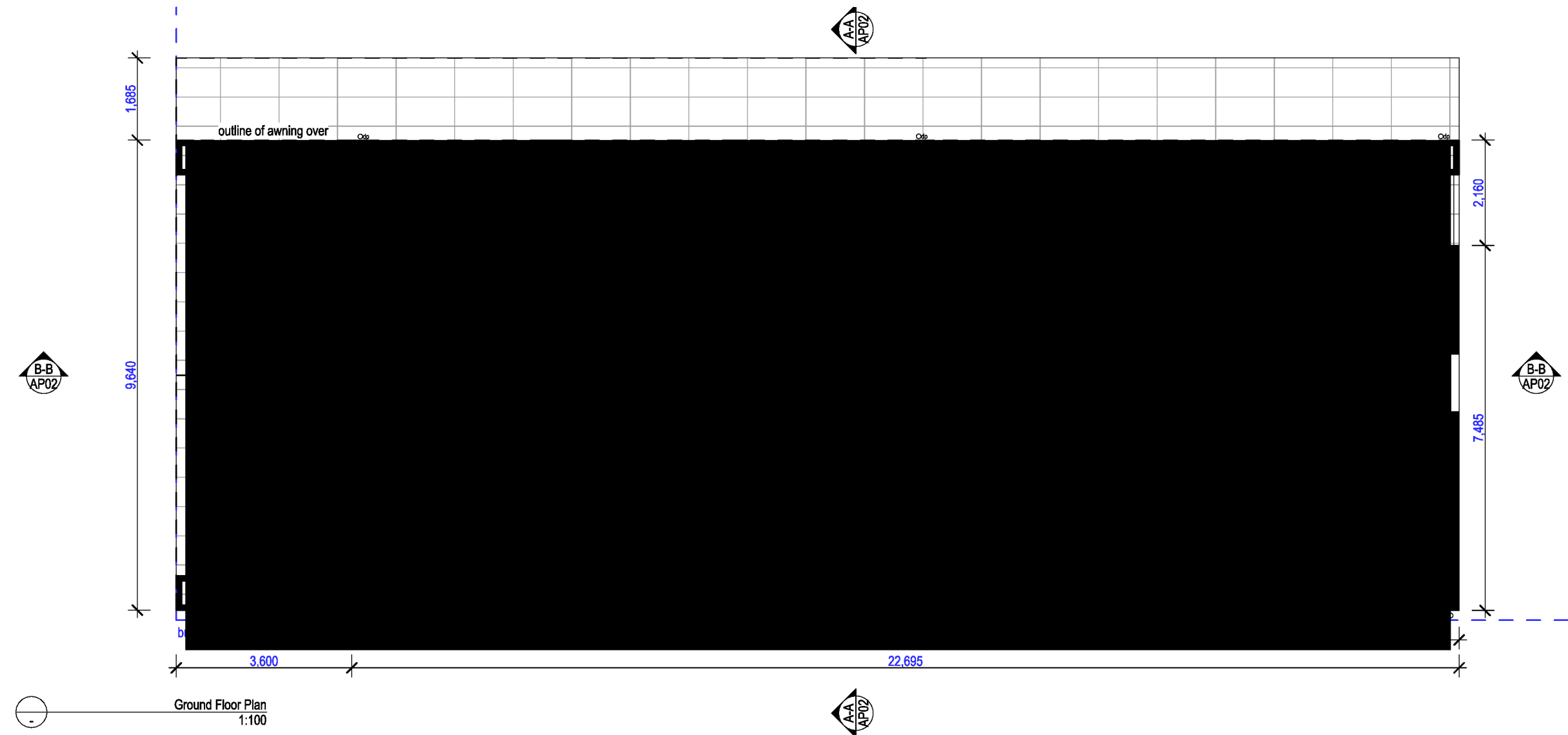
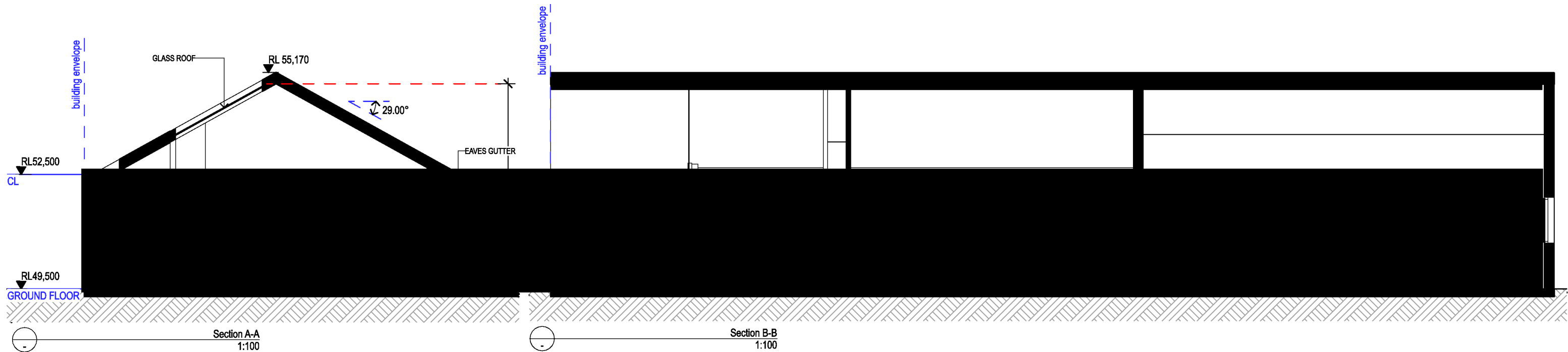


client
MR & MRS ROSITANO

project
20014 - Proposed Dwelling
13-15 Vane St, CRANE BROOK

drawing
Cover Sheet
1:500 @ A3 \ drawing no. \ AP01 03

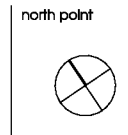




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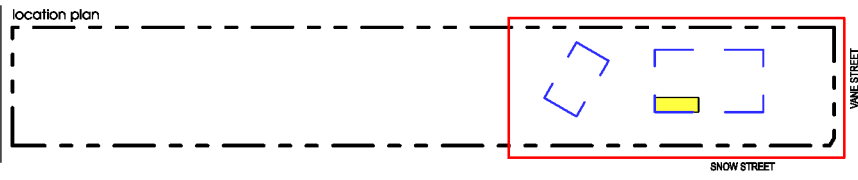
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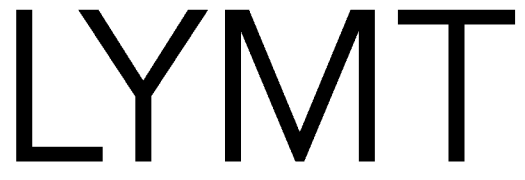
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drawing
 Plan / Sections
 1:100 @ A3 \ drawing no. \ AP02 04





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North Elevation
1:100

north point

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notes

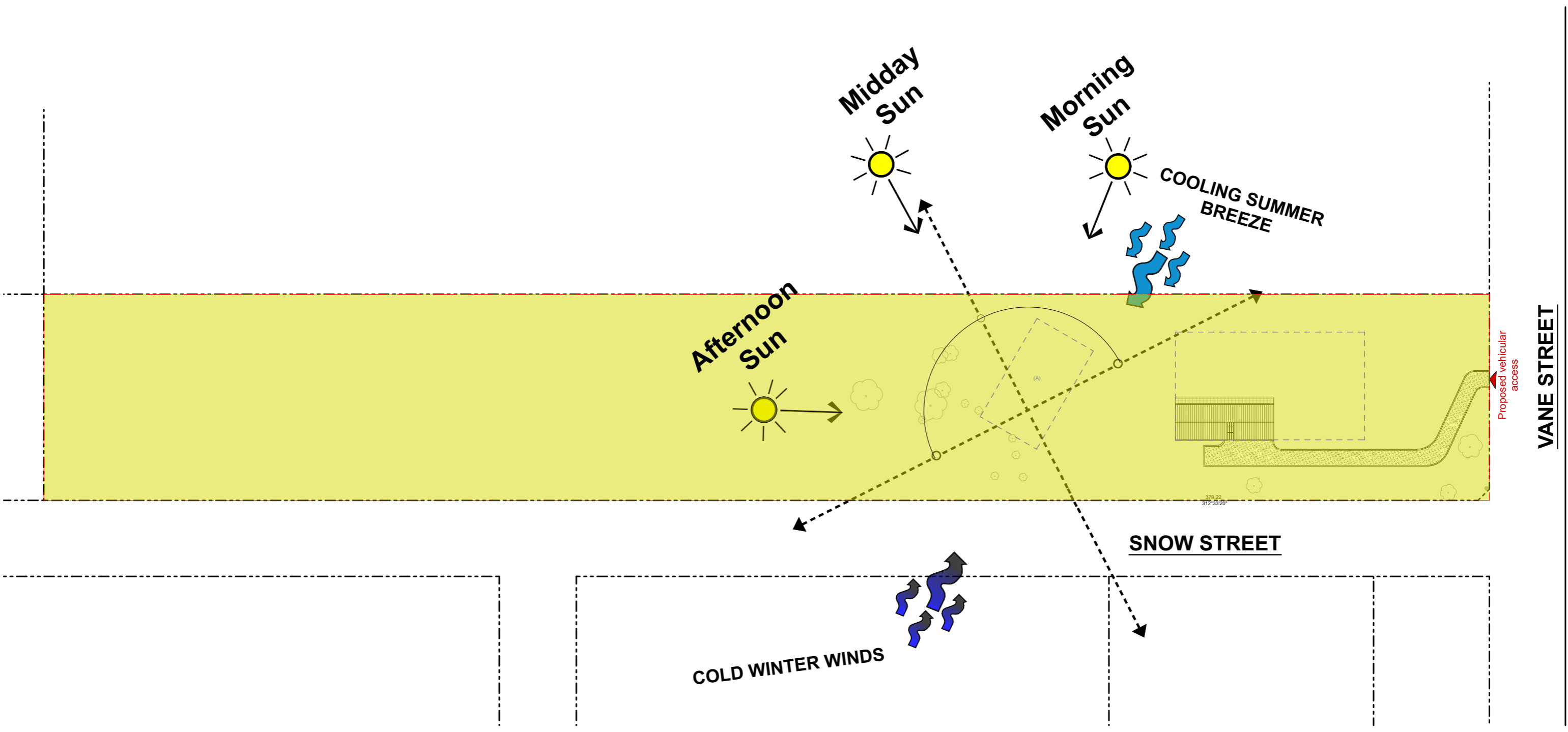
SCHEDULE OF FINISHES
 01. COLORBOND ROOF SHEET
 02. FACEBRICK
 03. PANEL LIFT ROLLER DOOR
 04. ALUMINIUM FRAMED GLASS ROOF
 05. ALUMINIUM FRAMED GLASS WINDOW/DOOR

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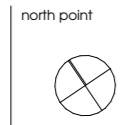
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 Elevations
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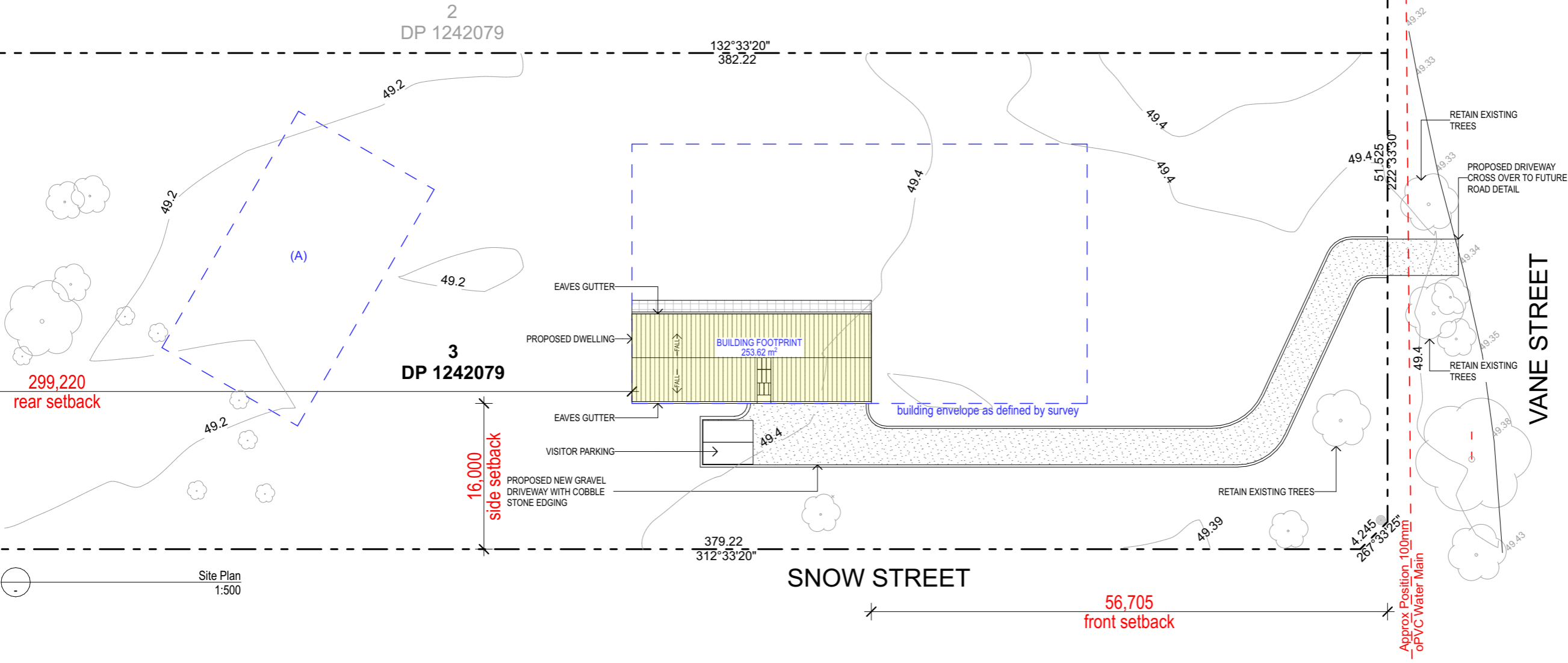
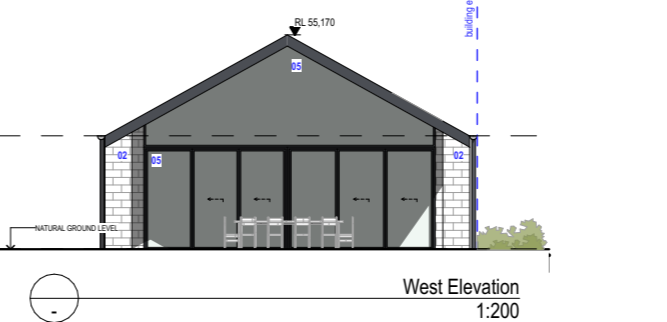
notes

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drawing
 Site Analysis Plan
 1:100 @ A3 \ drawing no. \ AP04 03

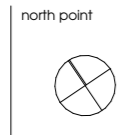




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01	DA Submission	JM	28.04.21

- notes
- 01 COLORBOND NAIL STRIP ROOF SHEET WOODLAND GREY OR SIMILAR
 - 02 FACE BRICK PALE BRICK COLOUR
 - 03 PANEL LIFT ROLLER DOOR WOODLAND GREY OR SIMILAR
 - 04 GLASS ROOF
 - 05 ALUMINIUM FRAMED GLASS WINDOW/DOOR

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