

Proposed New Single Storey Residence Located At: Lot 2053 in DP 1168989 Killuna Way, Jordan Springs. NSW

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Fixtures

The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.

The applicant must install a toilet flushing system with a minimum rating of 1 star in each toilet in the development.

The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.

Alternative water

Rainwater tank

The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rain runoff from at least 319.37 square metres of the roof area of the development (excluding 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
- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

Floor, walls and ceiling/roof

The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

Construction Additional insulation required (R-Value) Other specifications

floor - concrete slab on ground nil

external wall - brick veneer 1.66 (or 2.20 including construction)

internal wall shared with garage - plasterboard nil

ceiling and roof - flat ceiling / pitched roof ceiling: 3 (up), roof: foil/sarking unventilated; medium (solar absorptance 0.475-0.70)

Note Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

Windows, glazed doors and skylights

The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The dwelling may have 1 skylight (<0.7 square metres) and up to 2 windows/glazed doors (<0.7 square metres) which are not listed in the table.

The following requirements must also be satisfied in relation to each window and glazed door:

- Except where the glass is 'single clear' or 'single toned', each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) +/-10% of that listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

- The leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 millimetres above the head of the window or glazed door, except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table.

- Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

- Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Window/glazed door no. Orientation Maximum area

(square metres)

Type Shading Overshadowing

W1,W3,W4 N 5.85 standard aluminium, single clear (or

U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony

451-600 mm

not overshadowed

W2 N 1.53 standard aluminium, single clear (or

U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony

1,500-2,000 mm

not overshadowed

W5,W6,W7,W8 W 6.26 standard aluminium, single clear (or

U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony

451-600 mm

not overshadowed

W9 S 6.3 standard aluminium, single clear (or

U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony

>2,000 mm

not overshadowed

W10,W11 S 4.98 standard aluminium, single clear (or

U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony

601-750 mm

not overshadowed

W12,W13,W14 E 4.41 standard aluminium, single clear (or

U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony

451-600 mm

not overshadowed

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 4 stars.

Cooling system

The applicant must install the following 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

The applicant must install the following 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

Heating system

The applicant must install the following 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

The applicant must install the following 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

Ventilation

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a

Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off

Laundry: natural ventilation only, or no laundry; Operation control: n/a

Natural lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.

Other

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.

The applicant must install a fixed outdoor clothes drying line as part of the development


General Notes:

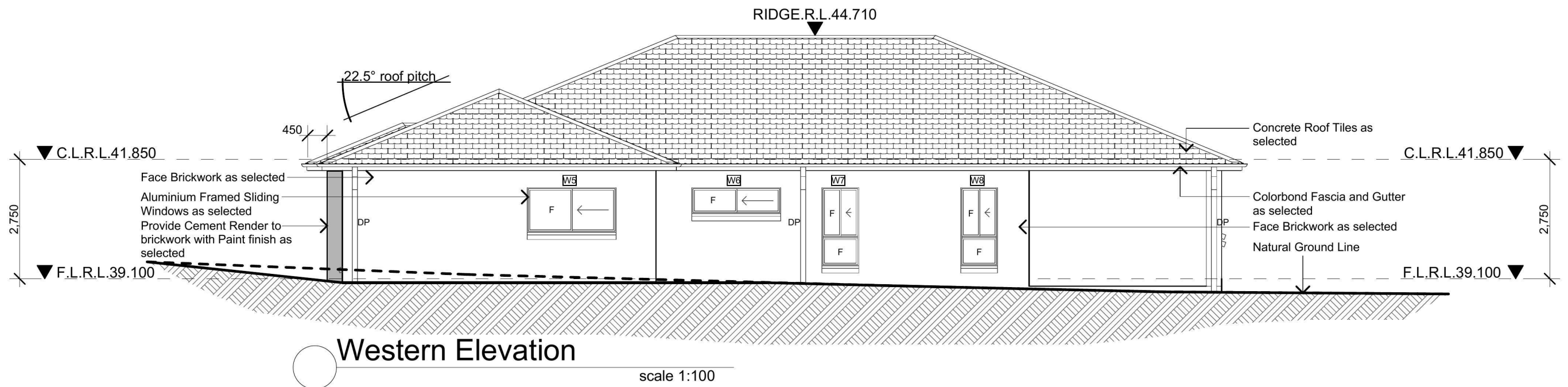
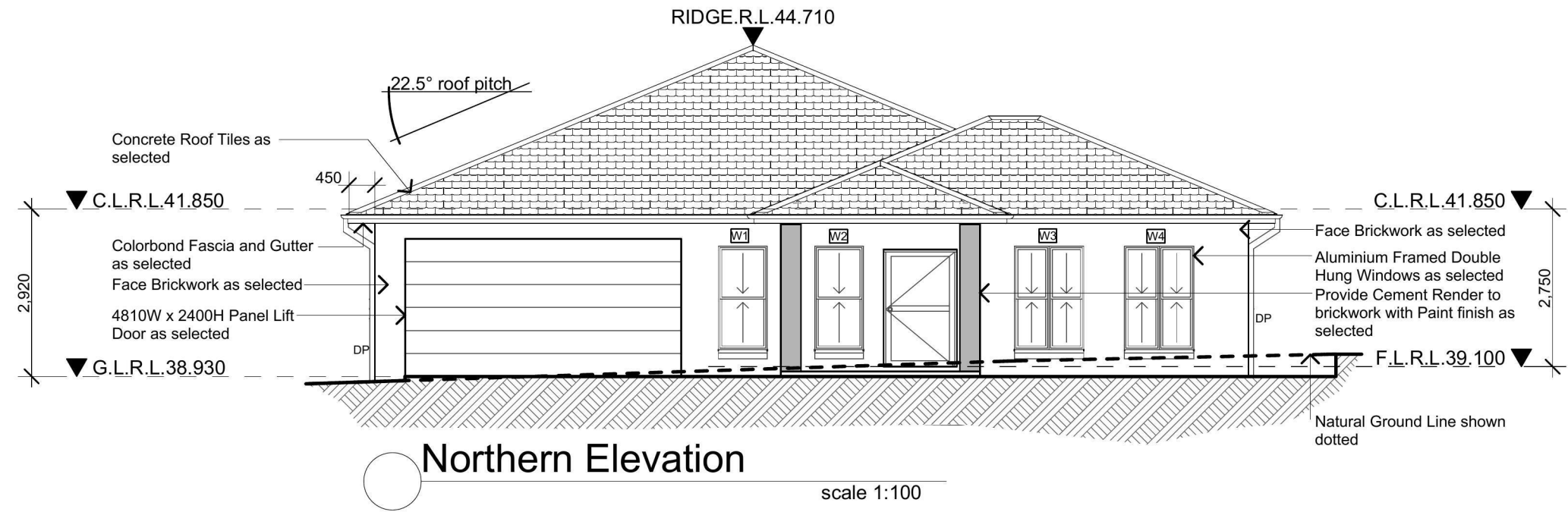
1. All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
2. All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.
3. All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.
4. Structural Engineer to check, detail and certify brickwork to garage area with a height greater than 3000mm between horizontal supports.
5. All brickwork to be constructed in accordance with the requirements of the Building Code of Australia.
6. Control joints in brickwork to be provided in accordance with the requirements of the Building Code of Australia.
7. Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.

Construction Notes:

- * R2.20 External Wall Insulation (Including Construction)
- * R3.0 Ceiling Insulation
- * Provide Foil & Sarking to Roof
- * Control Joints to be checked in accordance with engineers plans
- * Centre of kitchen Sink, Vanity, WC, Range Hood, to be confirmed with owner & Manufacturer Details.
- * All windows, Insulation requirements, lighting to comply with Basix Certificate Approved by council.
- * Structural slab to engineer details.
- * Metre Box, Gas Metre to be confirmed with Builder on site.
- * Downpipes to be confirmed with plumber on site.

Rev	Date	Amendments	Sheet	Description
			8	Sedimentation & Waste Plan
			7	Site Analysis Plan
F	23.08.13	Designs Amended	6	Elevations
E	01.08.13	Designs Amended	5	Elevations
D	23.07.13	Designs Amended	4	Roof Plan & Section A-A
C	16.07.13	Designs Amended	3	Ground Floor Plan
B	09.07.13	Designs Amended	2	Site Plan
A	03.07.13	Designs	1	Cover Sheet

Issue	Amendment	Date	North:		Proposed:	Drawing Title:	Revision:	
A	Designs	03.07.13	 <p>RESIDENTIAL DESIGN & DRAFTING SERVICES Phone: (02) 9757 - 4002 Fax: (02) 9757 - 4003 Email: jr.design.drafting@gmail.com Address: 448 - 452 Victoria Street, Wetherill Park, NSW 2164</p> <p>Note: Builder shall check and verify all dimensions prior to the commencement of any work.</p> <p>Copyright: This plan is the exclusive property of JR Design & Drafting, and must not be used, reproduced or copied wholly or partly in any way without permission.</p>		New Single Storey Residence	Cover Page / Basix Requirements	F	
B	Design Amended	09.07.13			Location:	Lot 2053 Killuna Way, Jordan Springs. NSW	L.G.A	Job No:
C	Design Amended	16.07.13			Client:	LB Homes	Penrith Council	LB1309
D	Design Amended	23.07.13			Drawn	JR	Date	23.08.2013
E	Design Amended	01.08.13			Scale		Sheet	1 of 8
F	Submission to Jordan Springs	23.08.13						



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North:

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General Notes

All work shall be carried out strictly in accordance with The Building Code Of Australia, relevant S.A.A. codes & to the satisfaction of the regulatory authority. All levels, dimensions & areas are to be verified by the Builder, prior to the preparation of contracts & the commencement of any building works. Any discrepancies are to be brought to the attention of JR Design & Drafting, prior to the commencement of any building works.

Where Engineering Detail Plans are required, such must take preference to this drawing. Levels shown are approximate unless accompanied by reduced levels or Australian Height Datum Levels. Figured dimensions to be taken in preference to scaling. All Boundary clearances must be verified by Survey. Stormwater to be discharged to Councils requirements before any work commences. All services to be located & verified by the Builder with relevant Authorities before any work commences.

Proposed:
New Single Storey Residence

Location:
Lot 2053 Kiluna Way,
Jordan Springs, NSW

Client:
LB Homes

Drawing Title:
Southern Elevation
Eastern Elevation

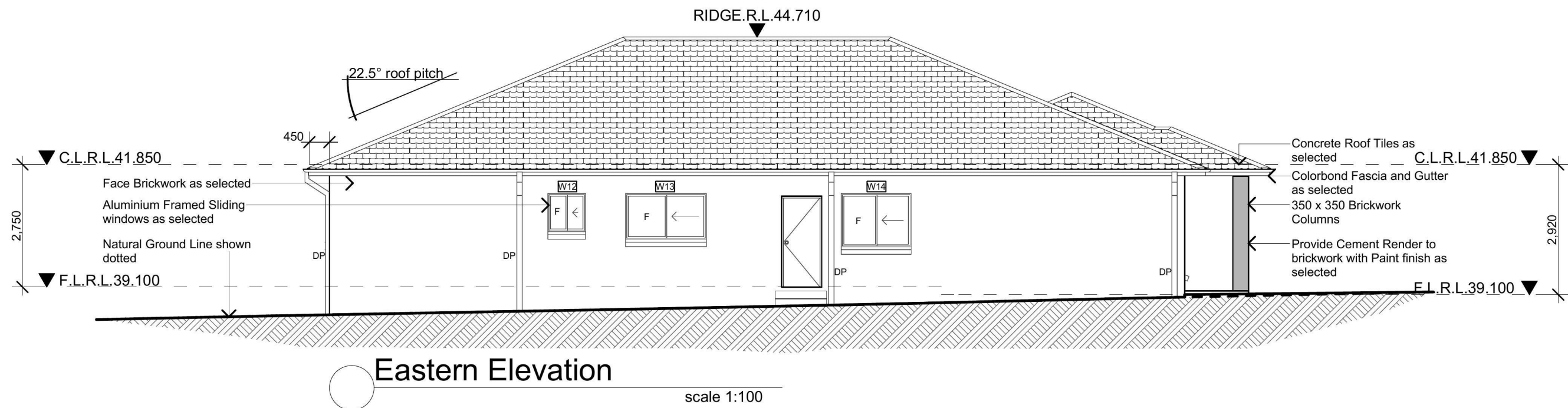
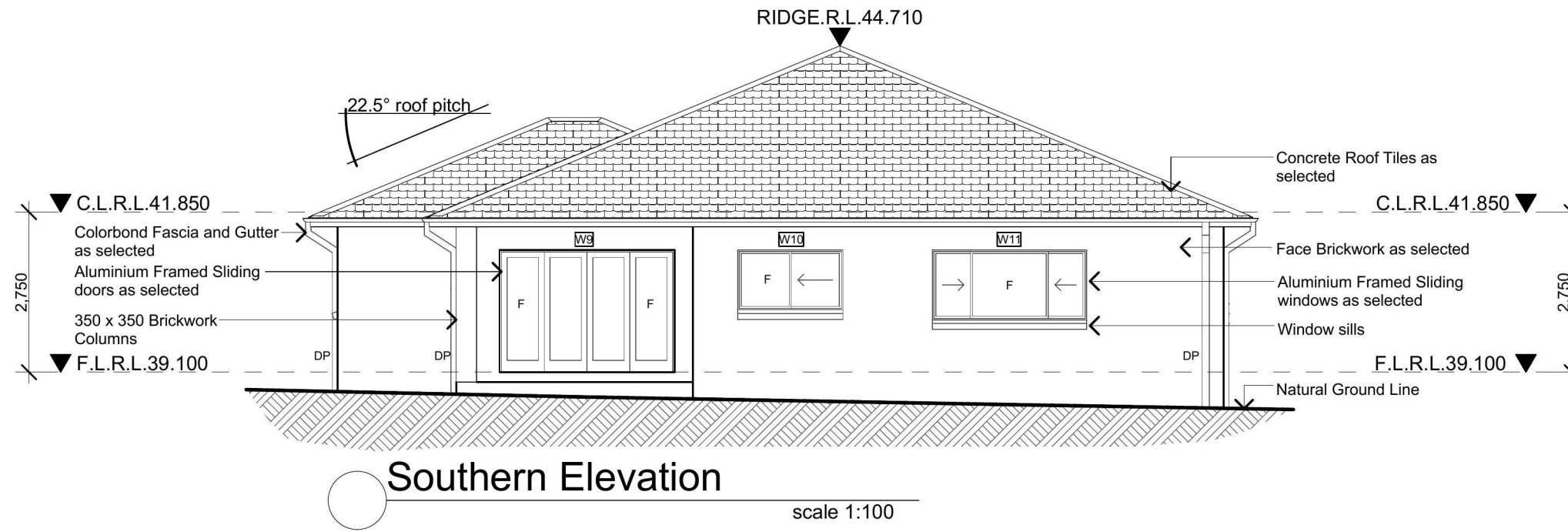
L.G.A.
Penrith Council

Drawn: JR
Date: 23.08.2013

Scale: 1:100
Sheet: 5 of 8

Revision:
F

Job No.:
LB1309



Issue	Amendment	Date:
A	Designs	03.07.13
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North:
 Note:
 Builder shall check and verify all dimensions prior to the commencement of any work

General Notes
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 Any discrepancies are to be brought to the attention of JR Design & Drafting, prior to the commencement of any building works.

Where Engineering Detail Plans are required, such must take preference to this drawing.
 Levels shown are approximate unless accompanied by reduced levels or Australian Height Datum Levels.
 Figured dimensions to be taken in preference to scaling.
 All Boundary clearances must be verified by Survey.
 Stormwater to be discharged to Councils requirements before any work commences.
 All services to be located & verified by the Builder with relevant Authorities before any work commences.

Proposed:
New Single Storey Residence
 Location:
Lot 2053 Kiluna Way, Jordan Springs, NSW
 Client:
LB Homes

Drawing Title:
Southern Elevation Eastern Elevation
 L.G.A.
Penrith Council
 Drawn: JR Date: 23.08.2013
 Scale: 1:100 Sheet: 6 of 8

Revision:
F
 Job No:
LB1309

LEGEND

- Proposed tree plantings
- Proposed shrub plantings
- Proposed groundcover & native grass plantings
- Coloured concrete driveway / path pavement
- Non slip patio pavement
- Proposed garden bed
- Proposed turfed area
- Porous decorative pebble surface
- Coloured concrete flush edge or brick garden edge
- Unit paver stepping stones

Notes:

- Refer Architects drawings for pavement, walls, fence, steps, and levels
- Refer Engineers drawings for hydraulic information

SPECIFICATION NOTES

PLANTING MATERIALS

Planting Mix:
 Imported planting mix to planting beds is to comprise an approved soil mix of:

- 60% Soil mix (75% coarse sand and 25% blacksoil)
- 10% Mushroom compost
- 10% Composted sawdust
- 10% Pine bark fines
- 10% Composted manure

Mulch:
 Mulch shall mean Hort-Bark (15mm grade), free from material derived from Privet, Willow, Poplar, Coral trees, or other noxious weeds. Any mulch exceeding the 25mm grade shall be rejected / removed from the site. Graded pine bark mulch (ANL code MHB) to be supplied by Australian Native Landscapes Pty Ltd Phone (02) 9450 1444, or approved equivalent.

Plant Material:
 All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound.

Turfed areas:
 All new turf areas are to be selected weed free Soft Leaf Buffalo (eg. Sir Walter). Turf shall be laid neatly butted with staggered joints, flush with adjacent surfaces and have even running falls to all drainage points.

All new turf area shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing.

PREPARATION AND HARDWORKS

Excavating for Spot Planting
 To planting areas, excavate a hole for each plant large enough to provide not less than twice the depth and twice the diameter than the root ball of species to be planted.

Staking
 Use durable hardwood, straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the root system.

- 45 Litre trees in 2 x 38x38x1800mm Hardwood Stake with double Nylon tie

TIES: Provide a 50mm wide Nylon webbing tie per stake, fixed securely to the stakes, one tie at half the height of the main stem and the other as necessary to stabilise the plant.

Loose Nepean River Pebble
MATERIAL: Nepean river pebble gravel to be of uniform size or graded material in the size 20mm grade to nominal 75mm thickness as available from Australian Native Landscapes. Ph: (02) 9450 1444.

Coloured concrete Edge
MATERIALS: Concrete to be dark grey colour.
INSTALLATION: Supply and install 100 x 150mm reinforced flush concrete kerb to locations as approved on site by the Superintendent. Provide flexible joints at maximum 3 metre intervals in colour to match concrete. Lightly expose aggregate through rinsing / sponging. Tool finish exposed edges with 10mm pencil round to prevent chipping.

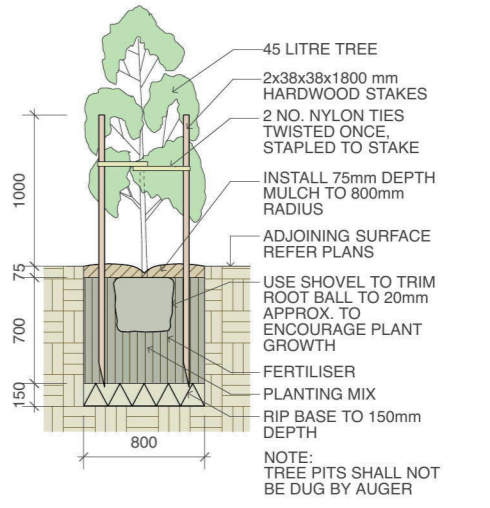
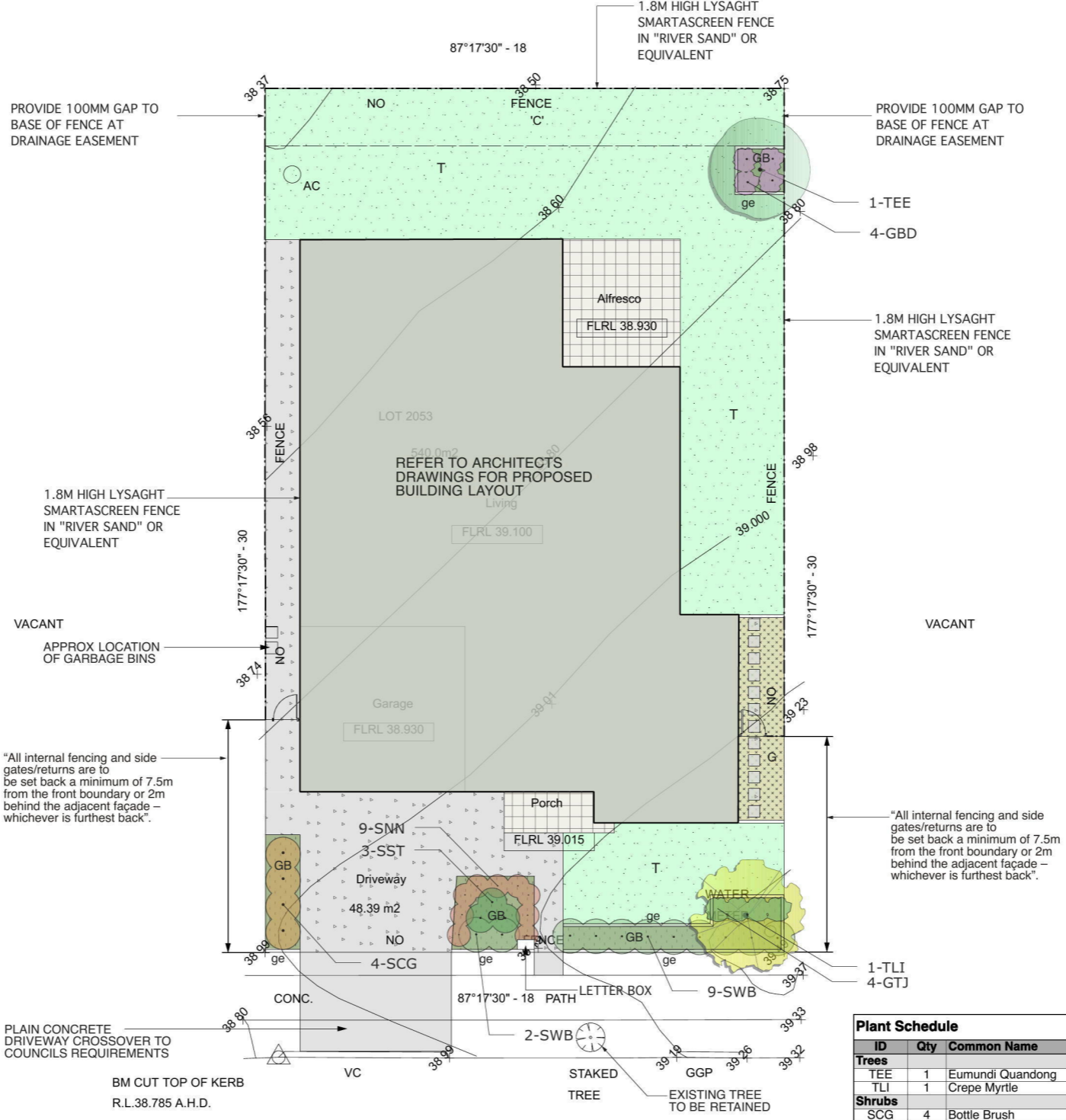
MAINTENANCE / PLANT ESTABLISHMENT
 - Landscape Contractors to provide 13 weeks for maintenance / plant establishment period. Carry out recurrent works of a maintenance nature including, but not limited to, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, top dressing, and keeping the site neat and tidy.

NOTE:

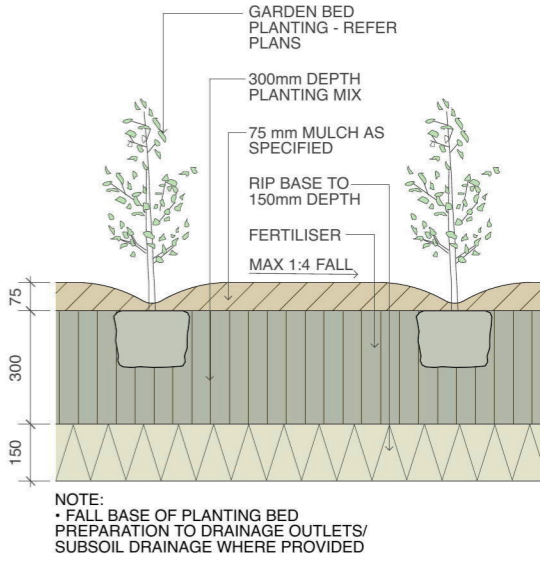
- All finished levels are to be verified by Contractor on site.
- All landscape works be in strict accordance with Council's landscape code and guidelines
- This plan to be used in conjunction with all other submitted architectural, hydraulics and engineering drawing where applicable.

JORDAN SPRINGS - ILLOURA VILLAGE NOTES:

- Any garden or lawn edging visible from the street is to be constructed of masonry textured or coloured bricks, blocks or coloured concrete – no timber edging is permitted.
- Any retaining walls visible from the street or 900mm high and over are to be of masonry construction.
- Vehicle crossovers are to be plain concrete to PCC specifications. 5m wide V.C for double garage and 3m wide V.C for single garage.
- All existing street trees and verge planting are to be protected during construction.



1 45 Litre Tree Planting scale 1:50



2 Planting Bed Detail scale 1:20

Plant Schedule							
ID	Qty	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
Trees							
TEE	1	Eumundi Quandong	Elaeocarpus eumundi	45Litre	6 - 8m	3.5 - 6m	N
TLI	1	Crepe Myrtle	Lagerstroemia indica 'Natchez'	45Litre	6-8m	3.5 - 6m	N
Shrubs							
SCG	4	Bottle Brush	Callistemon "Great Balls of Fire"	200mm	1 - 1.2m	2.0 - 3.5m	N
SNN	9	Dwarf Sacred Bamboo	Nandina domestica 'Nana'	150mm	0.6m	0.8m	N
SST	3	Tiny Trev	Syzygium australe 'Tiny Trev'	200mm	0.8 - 1m	0.6 - 0.8m	N
SWB	11	Blue Gem	Westringia 'Blue Gem'	200mm	0.8 - 1.0m	0.9 - 1.2m	N
Native Grasses & Ground Covers							
GBD	4	Break O Day	Brachyscome multifida	150mm	0.45 - 0.6m	0.9 - 1.2m	N
GTJ	4	Star Jasmine	Trachelospermum jasminoides	150mm	0.3 - 0.6m	1 - 4m	N

NOTE : 75% OF NATIVE PLANT SPECIES ARE PROPOSED

GENERAL NOTES:

- Do not scale of drawings. Follow written dimensions. If in doubt obtain written advice from the Superintendent.
- Verify all dimensions on site.
- Refer to legend for all symbol and code keys.
- Read in conjunction with the specifications
- Read in conjunction with all associated drawings

DESIGNED: GD	PREPARED FOR: LB HOMES	LANDSCAPE ARCHITECTS: GREENLAND DESIGN Pty Ltd	PROJECT: NEW SINGLE STOREY RESIDENCE	DRAWING TITLE: Landscape Plan	DATE: SEPTEMBER 2013
DRAWN: CL		ABN 73 139 152 855 Landscape Architect C. Ly I AILA Mob.: 0403 164 198	PROJECT ADDRESS: LOT 2053, KILLUNA WAY JORDAN SPRINGS		SCALE: 1:100 @ A1 1:200 @ A3 ISSUE: A
A	FOR APPROVAL	CL	02.09.13	CL	DRAWING NO: LB1309.L.01
ISSUE	AMENDMENT	DRAWN	DATE	CL	