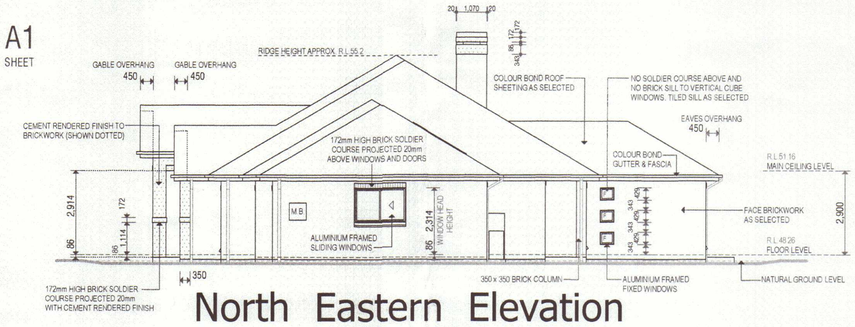
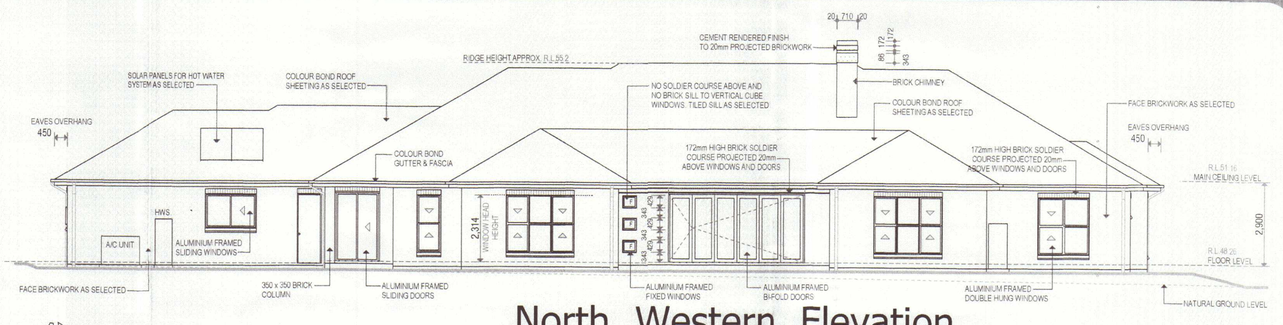
A1 SHEET



North Eastern Elevation



North Western Elevation

Lot 8, No.169 Church Street, Castlereagh NSW 2749

BASIX ITEM	BASIX - PROJECT REQUIREMENTS TABLE
NOTE:	THIS TABLE IS TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE
LANDSCAPING	➢ A TOTAL OF APPROXIMATELY 200 M² OF FORMAL PERVIOUS LANDSCAPED AREA AVAILABLE FOR LANDSCAPING (EXEMPTION – SITE AREA OVER 1000M²).
WATER COMMITMENTS	➢ 2,500 LITRE MINIMUM RAINWATER TANK ➢ SUPPLIED BY 225M2 OF ROOF AREA (5X DOWNPIPES) THE RAINWATER TANK SUPPLY IS TO BE USED / CONNECTED TO: ➢ ALL TOILETS ➢ LAUNDRY (CLOTHES WASHER COLD WATER TAP) ➢ MINIMUM OF 1 OUTDOOR TAP FOR GARDEN WATERING ➢ 3 STAR RATED SHOWERHEADS OR HIGHER (>7.5 BUT <= 9 LITRES/MINUTE) ➢ 3 STAR RATED TOILETS OR HIGHER ➢ 3 STAR RATED KITCHEN TAPS OR HIGHER ➢ 3 STAR RATED BATHROOM TAPS OR HIGHER
THERMAL COMPORT	➢ DARK COLOURED ROOF UNVENTILATED ➢ BRICK VENEER EXTERNAL WALL & R1.08 INSULATION OR HIGHER ➢ FLAT CEILING FRAME & R1.95 INSULATION OR HIGHER ➢ RAKED CEILING FRAME & R2.24 INSULATION OR HIGHER ➢ ROOF INSULATION = FOIL BACKED BLANKET (55MM) ➢ ALL WINDOWS/GLAZED DOORS ARE TO BE IMPROVED ALUMINIUM FRAMED, SINGLE CLEAR GLAZING (U-VALUE:6.44, SHGC:0.75) WITH THE EXCEPTION OF DK (FOYER SIDELIGHTS & HIGHLIGHT) WHICH ARE TO BE TIMBER OR UPVC FRAMED, SINGLE CLEAR GLAZING (U-VALUE: 5.71, SHGC:0.66) ➢ REFER TO ATTACHED GLAZING SCHEDULE FOR SHADING AND ORIENTATION
ENERGY COMMITMENTS	➢ SOLAR (ELECTRIC BOOSTED) HOT WATER SYSTEM = 31 TO 35 REC OR HIGHER ➢ THREE PHASE DUCTED AIR CONDITIONING (EER 2.5-3.0 FOR COOLING OR HIGHER) IN AT LEAST 1 LIVING AREA ➢ CEILING FANS AND THREE PHASE DUCTED AIR CONDITIONING (EER 2.5-3.0 FOR COOLING OR HIGHER) IN AT LEAST 1 BEDROOM AREA ➢ THREE PHASE DUCTED AIR CONDITIONING (EER 3.0-3.5 FOR HEATING OR HIGHER) IN AT LEAST 1 LIVING AREA AND IN AT LEAST 1 BEDROOM (AS SPECIFIED IN BASIX CERTIFICATE) ➢ AIR CONDITIONING TO BE DAY/NIGHT ZONED BETWEEN LIVING AREAS AND BEDROOMS ➢ BATHROOM, KITCHEN & LAUNDRY VENTILATION/FANS (AS SPECIFIED IN BASIX CERTIFICATE) ➢ FLUORESCENT LIGHTING, COMPACT FLUORESCENT OR LED LIGHTING TO BE INSTALLED (AS SPECIFIED IN BASIX CERTIFICATE) TO THE FOLLOWING ROOMS: - 4 BEDROOMS / 1 STUDY (DEDICATED) - 3 LIVING / 1 DINING ROOMS (DEDICATED) - KITCHEN (DEDICATED) - ALL BATHROOMS/TOILETS (DEDICATED) - LAUNDRY (DEDICATED) - ALL HALLWAYS (DEDICATED) ➢ NATURAL LIGHTING TO BE PROVIDED TO TWO BATHROOM(S)/TOILETS(6) ➢ ELECTRIC COOK TOP AND ELECTRIC OVEN ➢ FIXED OUTDOOR CLOTHES DRYING LINE

Lot 8, No.169 Church Street, Castlereagh NSW 2749

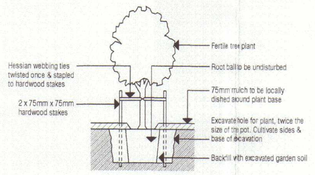
BASIX – GLAZING SCHEDULE (WINDOW /GLAZED EXTERNAL DOOR)

WINDOW/DOOR	ORIENTATION	SIZE	SHADING DEVICE
GLAZING GROUP A			
W1 – ENSUITE	SE	20-18= 3.60 M²	NONE
W2 – BED 1	SE	20-18 + 04-18 = 4.32 M²	NONE
W6 – BED 2	SE	20-18 + 04-18 = 4.32 M²	NONE
W7 – BED 3	SE	20-18= 3.60 M²	NONE
TOTAL GROUP A	**SE**	**15.84 M²**	**NONE**
GLAZING GROUP B			
W3 – LIVING	SE	20-18= 3.60 M²	VERANDAH = 751 - 900MM
W5 – STUDY	SE	20-18= 3.60 M²	VERANDAH = 751 - 900MM
TOTAL GROUP B	**SE**	**7.20 M²**	**VERANDAH = 751 - 900MM**
D4 – FOYER SIDELIGHTS & HIGHLIGHT	SE	2.77 M²	PORCH = 1,501 – 2,000MM
GLAZING GROUP C			
W8 – BED 3	SW	06-06= 0.36 M²	EAVE = 451 - 600MM
W9 – BED 3	SW	06-06= 0.36 M²	EAVE = 451 - 600MM
W10 – BED 3	SW	06-06= 0.36 M²	EAVE = 451 - 600MM
W11 – BATH	SW	20-06= 1.20 M²	EAVE = 451 - 600MM
W12 – BATH	SW	20-06= 1.20 M²	EAVE = 451 - 600MM
W13 – BED 4	SW	06-06= 0.36 M²	EAVE = 451 - 600MM
W14 – BED 4	SW	06-06= 0.36 M²	EAVE = 451 - 600MM
W15 – BED 4	SW	06-06= 0.36 M²	EAVE = 451 - 600MM
TOTAL GROUP C	**SW**	**4.56 M²**	**EAVE = 451 - 600MM**
GLAZING GROUP D			
W16 – BED 4	NW	20-18= 3.60 M²	EAVE = 451 - 600MM
W17 – ENTERTAIN.	NW	20-24= 4.80 M²	EAVE = 451 - 600MM
W24 – DINING	NW	20-24= 4.80 M²	EAVE = 451 - 600MM
W28 – WIP	NW	20-09= 1.70 M²	EAVE = 451 - 600MM
TOTAL GROUP D	**NW**	**14.90 M²**	**EAVE = 451 - 600MM**
D18 – ENTERTAIN.	NE	24-30= 7.20 M²	VERANDAH = > 2,000MM
D19 – FAMILY	NW	24-48= 11.52 M²	VERANDAH = > 2,000MM
GLAZING GROUP E			
W20 – FAMILY	NW	06-06= 0.36 M²	VERANDAH = > 2,000MM
W21 – FAMILY	NW	06-06= 0.36 M²	VERANDAH = > 2,000MM
W22 – FAMILY	NW	06-06= 0.36 M²	VERANDAH = > 2,000MM
TOTAL GROUP E	**NW**	**1.08 M²**	**VERANDAH = > 2,000MM**
D23 – DINING	SW	24-30= 7.20 M²	VERANDAH = > 2,000MM
W25 – DINING	NE	06-06= 0.36 M²	EAVE = 451 - 600MM
W26 – DINING	NE	06-06= 0.36 M²	NONE
W27 – DINING	NE	06-06= 0.36 M²	NONE
W28 – WIP	NW	20-09= 1.70 M²	EAVE = 451 - 600MM
D29 – LAUNDRY	NW	24-16= 3.80 M²	PORCH = 1,501 – 2,000MM
W30 – GARAGE	NW	12-18= 2.16 M²	EAVE = 451 - 600MM
W31 – GARAGE	NE	12-18= 2.16 M²	EAVE = 451 - 600MM

Notes:
* *450mm eave + gutter and fascia + window face = 600mm eave projection.*
* *Garage windows are not included in the BASIX Certificate – Glazing Table.*

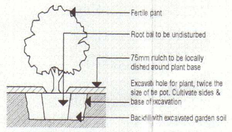
Plant Schedule

CODE:	COMMON NAME: (BOTANICAL NAME):	NATIVE / EXOTIC:	MATURE SIZE (h/w):	QTY:
Shrubs				
BH	English box hedge (Buxus sempervirens)	EXOTIC	450/0 1 / 1m	25
LP	Lilly pilly topiary (Syzygium australe 'Elite')	NATIVE	1 / 1m	2
RR	Red ribbons (Clarkia concinna)	EXOTIC	0.8 / 0.6m	60
Trees				
MS	Magnolia little gem (dwarf magnolia)	EXOTIC	6 / 4m	5



Tree Planting Detail

25L - 75L POT SIZE



Planting Detail

TUBE, 150mm, 200mm POT SIZE

DWELLING

Note:

Excavate and grade all areas to be turfed to 120mm below required finished levels.
Do not excavate within 1,500mm of the trunk of any existing tree to be retained.
Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc. and away from buildings. Rip the subgrade to 150mm. Install 100mm depth of imported topsoil.
Lay turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly.

Ensure that mass planted areas have been excavated to 300mm below finished levels. Rip to a further depth of 150mm. Supply and install 300mm of soil mix.

If plant species specified is unavailable at time of planting, a suitable native or low water usage plant is to be used. Additional planting areas may be determined on site.

BUILDING

9
DP 227370

NOTES:
* The position of features are indicative only.
* Services shown hereon have been located where possible by field survey. Prior to any excavation or construction on the site, the relevant authority should be contacted for possible location of any other services including those which may be underground.
* 101.50 indicates natural surface level.
* Contours shown depict the general topography. They do not represent exact levels other than at spot levels shown.
* Relationship of improvements to boundaries is diagrammatic only. Where offsets are critical they should be confirmed by further survey.
* Bearings and distances are by title only. No boundary investigation has been carried out.
* The shapes, sizes, position, heights and species of trees are approximate only. Further field inspection should be carried out where tree details are considered to critically affect design.

GENERAL NOTES :
* BRICK EXPANSION JOINTS ARE TO BE PROVIDED AS SPECIFIED BY THE STRUCTURAL ENGINEER AND IN ACCORDANCE WITH THE B.C.A.
* STEPS : (TREAD : 250 MIN. - 300 MAX.) (RISER : 170 MIN. - 190 MAX.)
* BALUSTRADE (AT STEPS : 865 MIN. HIGH) (AT LANDING : 1000 MIN. HIGH)
* UNLESS OTHERWISE STATED, ALL HINGED DOORS TO BE 820 WIDE.
* MECHANICAL VENTILATION TO OUTSIDE AIR PROVIDED WHERE REQUIRED AND IN ACCORDANCE WITH THE B.C.A.
* WC DOOR(S) REMOVABLE WHERE REQUIRED & FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH THE B.C.A.
* SMOKE DETECTOR SHOWN THUS : (SD)

GENERAL NOTES :
* ALL BUILDING WORKS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND COUNCIL REQUIREMENTS.
* REINFORCED CONCRETE SLAB AND FOOTINGS, STEEL BEAMS AND RETAINING WALLS TO SEPERATE ENGINEERS DETAIL.
* PREFABRICATED ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS.
* THIS DRAWING TO BE READ IN CONJUNCTION WITH THE GENERAL BUILDING SPECIFICATION.
* WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE. ALL DIMENSIONS TO BE CONFIRMED BY THE BUILDER AND SURVEYOR PRIOR TO CONSTRUCTION.
* WET AREAS IN ACCORDANCE WITH B.C.A. REQUIREMENTS.

REAR NOT SURVEYED

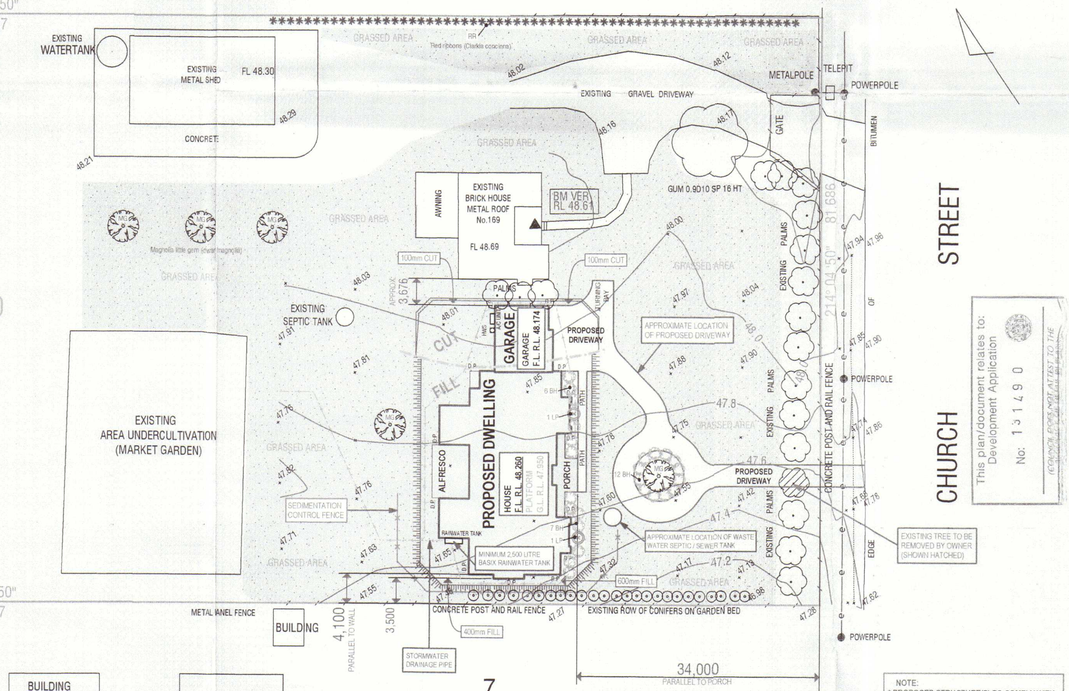
LOT 8
DP 227370
2.027 ha

EXISTING AREA UNDERCULTIVATION (MARKET GARDEN)

124° 04' 50"
248.107

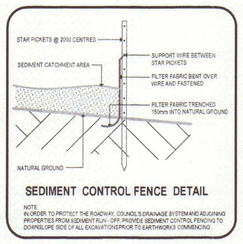
304° 04' 50"
248.107

34° 04' 50"
81.686



7
DP 227370

Site Plan & Concept Landscape Plan SCALE 1:400



SEDIMENT CONTROL FENCE DETAIL

NOTE:
IN ORDER TO PROTECT THE ROADWAY, COUNCIL'S DRAINAGE SYSTEM AND ADJOINING PROPERTIES FROM SEDIMENT RUN - OFF, PROVIDE SEDIMENT CONTROL FENCING TO DOWNSLOPE SIDE OF ALL EXCAVATION PRIOR TO EARTHWORKS COMMENCING.

NOTE:
* PROPOSED STRUCTURE(S) TO COMPLY WITH *AS 3959 - 2009 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS*, IN PARTICULAR BUSHFIRE ATTACK LEVEL BAL 12.5

NOTE:
* CONNECTION OF SEWER TO SEPTIC SYSTEM SUBJECT TO LOCAL AUTHORITY REQUIREMENTS

NOTE:
* CONNECTION OF STORMWATER DRAINAGE TO ABOVE GROUND BASIX RAINWATER TANK WITH OVERFLOW SUBJECT TO LOCAL AUTHORITY REQUIREMENTS

SITE DATA:	SITE PLAN LEGEND :
LOT No.: 8	SEWER MAIN
D.P. No.: 227370	STORMWATER
COUNCIL: PENRITH	SEDIMENT FENCE
DATUM: AHD	RETAINING WALL
Contour Interval: 0.200m	DROP EDGE BEAM
SURVEYOR: MATTHEW FREEBURN PH: (02) 4721 2289	AG. DRAIN
JOB REF: 33866	CUT BATTER
	PLATFORM RL
	FILL BATTER

DEVELOPMENT DATA:	
SITE AREA :	2.027 ha
FLOOR SPACE RATIO :	N / A
PRIVATE OPEN SPACE :	N / A
LANDSCAPED AREA :	N / A
SITE COVERAGE :	N / A

This plan/document relates to: Development Application No: 131490

IC/HOUSE DOES NOT ATTACH TO THE

Pyramid design & drafting
Building Design & Architectural Drafting Services
Web site: www.buildingdesign.net.au
PO Box 330, Kurrajong NSW 2758
Phone / Fax : (02) 4573 0533
Mobile : 0412 186 275
Email: pyramid@buildingdesign.net.au

ISSUE :	AMENDMENTS :	DATE :
B	SEPTIC RELOCATED AND LANDSCAPING ADDED	19/02/14

DRAWING : WORKING DRAWINGS - DA/CC
PROJECT : PROPOSED BRICK VENEER DWELLING
FOR : MR & MRS CAMILLERI
AT : Lot : 8, No. 169 CHURCH STREET CASTLEREAGH NSW 2749

DATE :	23/10 /13	SCALE : (AT SHEET)	1:100 & 1:400	SHEET NUMBER :	2 OF 2
JOB No. :	PYR 437	DRAWN :	D. Grima		
ISSUE :	B	CHECKED :	D. Grima		

© COPYRIGHT - REPRODUCTION IN WHOLE OR PART IS FORBIDDEN

please consider the environment before printing this sheet

Document Set ID: 6088341
Version: 1, Version Date: 12/08/2014