## IMPORTANT NOTE AD/N1.

THESE NOTES APPLY TO; THE PROJECT MANAGER, THE BUILDER, SHOPFITTER, ALL TRADES, SUPPLIERS, MANUFACTURERS, ETC. READ THESE NOTES PRIOR TO PROVIDING QUOTES, SERVICES, LEGAL CONTRACTS, AGREEMENTS, SITE WORKS ETC.

1/ These notes apply to this page & all other information, documents, specifications etc. issued for the works by Admeco Design.

2/Written / Drawn information to be read together and applied as one document. Do not scale drawings, work to survey, figured dimensions, site dimensions available & site conditions c.o.s 3/Figured Dimensions to be checked against survey, & or the actual site

dimensions available. Larger details generally apply in preference to smaller scale drawings / details. 4/Check all Documentation & Site Conditions for accuracy, and or the

application to existing site conditions, building, structure, services, fixtures, items etc. Report any discrepancies prior to orders, manufacture, & or build etc. commenced.

5/Items, Detailing, Work-Shop drawings not shown, but required, shall be allowed for, and incorporated into the works as required & part of proper, safe & completed construction to the BCA, Australian Standard & or Authority requirements. Make allowance to suit as required.

6/Work Set-Out to be carried out by registered Surveyor. Obtain written, drawn confirmation certificate as required & for the PCA.

- 7/Obtain Information surveyors, engineers, geo-tech, consultants, details, reports, Authority Approvals, requirements etc. And as required by Law & or to ensure safe & proper works, job etc. obtain prior to quote, build etc. Including where new & or existing works, services are affected & or could be affected due to the proposed. Make allowance for work-shop drawings as required for detail work etc.
- 8/Compliance, Ensure all plans, proposed works are prior approved by the relevant Authorities & that the construction works comply with are done, built etc. to the current B.C.A & applicable Australian Standards & or approval consent conditions imposed by Authorities. And including for Base Building & or Essential Services, site safety, landscaping etc.

9/Owners approval shall also be obtained prior, for materials, finishes & or other items, inclusions to be incorporated into the works, job prior to order, supply, manufacture, build, install etc.

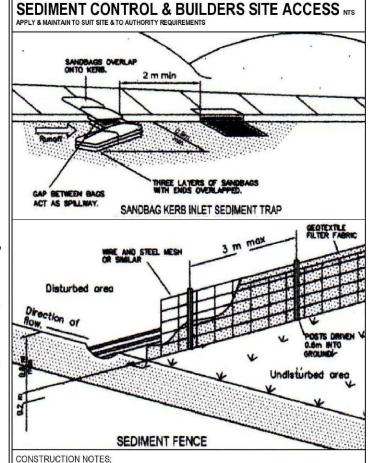
- 10/ Pest & Termite. An approved control, treatment-s to be done & or installed as required by the BCA & or Authority, to existing & or proposed works, build site, obtain certificate-s & where required install an approved pest control system for ongoing treatment.
- 11/ Insurances, Licences, the owner, builder & trade-s shall have in place adequate, current, suitable & appropriate insurance-s policies cover for during the works, for workers compensation, construction risk, public liability as required by Law. The owner-s ( owner builders ) shall ensure to obtain written proof, copies & verify the suitability, adequacy, verify are valid, insurances are current cover. Including for various Licences held. For more information refer to the office of Fair Trading in your area. 12/ C.o.s = Check Verify on site. If in doubt ask.

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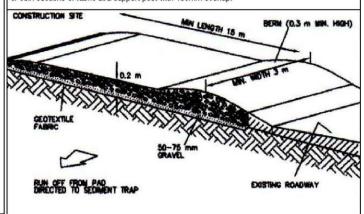
Sydney T; 0400 815 775 © applies PLANS & DOCUMENTS USE DISCLAIMER owner, builder, trades etc. note;

Care is taken to prepare these plans, documents & or details, based on the information provided to Admeco Design & site information as available at the time. Therefore there is possibility of discrepancy, difference, omission may occur including result of work process, site condition, build method, variance, need & or some other reasons. The owner, owner builder, builder, project manager, shopfitter, trades, manufacturer, supplier etc. & or end user. And the person-s responsible for & or building the proposed & or on existing works shall ensure to prior check all plans, documents, details etc. issued for the proposed are suitable, comply with, are acceptable, shall verify & report discrepancies prior to quote, tender, orders, contract & or build. And ensure to have appropriate, valid insurances in place as required by Law to suit.

And shall ensure to indemnify Admeco Design & it's owner for such discrepancy etc. to suit. Refer to (by others) other consultants documents for the works, job, including for BCA compliance, OHS, PCA, Authorities & or others having Jurisdiction over the works, including detailing, services etc. inspections, approvals etc. as required by Law. And Admeco Design & it's owner hereby disclaim any liability for any cost, loss, damage claim, of whatever nature or kind (including negligence) suffered or incurred by any persons, corporations & or any other legal entity which arises out of any alleged reliance upon on it's plans, documents & or service. ( Project management & or building is not an Admeco Design service.) 300109



- 1/ Construct sediment fence as close as possible to parallel to the contours of the site. 2/ Drive 1.5 metre long star pickets in to ground, 3 metres apart. 3/ Dig a 150mm deep trench
- along the upslope line of the fence for bottom of the fabric to be entrenched. I/ Backfill trench over base of fabric. 5/ Fix self-supporting geotextile fabric to up-slope side of
- posts with wire ties or as recommended by the geotextile manufacturer. 6/ Join sections of fabric at a support post with 150mm overlap.



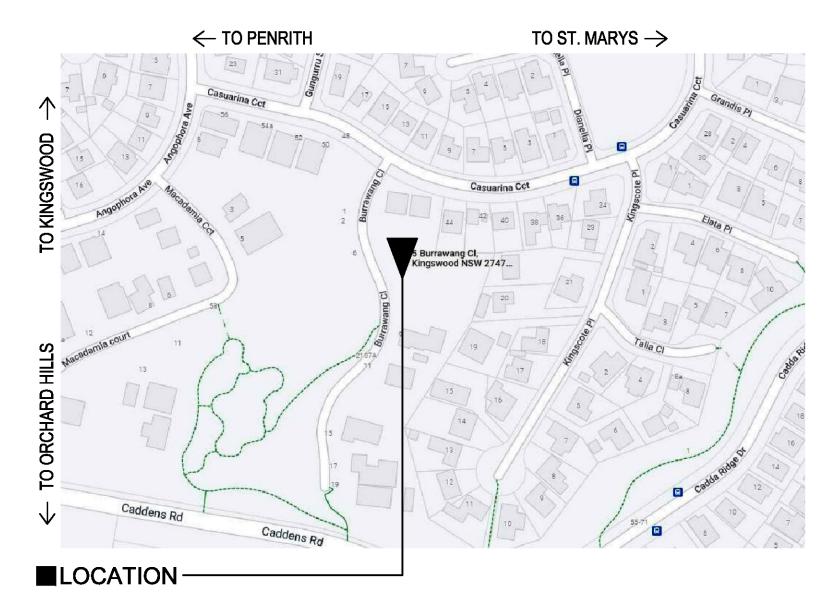
#### TEMPORARY CONSTRUCTION EXIT

#### CONSTRUCTION NOTES ;

/ Strip topsoil and level site. 2/ Compact subgrade. 3/ Cover area with needle-punch geotextile / Construct 200mm thick pad over geotextile using road base or 30mm aggregate. Maximum 15m long or to building alignment. Minimum 3m wide. 5/ Construct hump immediately within the boundary to divert water to sediment fence & or trap.

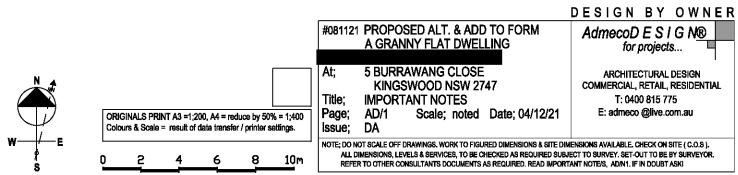
#### BUILDER NOTE, SITE SAFETY, SOIL, WATER, EXCAVATION, WASTE ETC; / Provide required site safety fence & gate, WC, water, power, signage & comply with OHS.

- P/ Provide sediment control fences along the low sides to the site area as required. / Provide a stabilised single site access temporary access & builders site fence with key-lock
- gate with site signage etc. to suit as required.
- 4/ Dial before you dig for underground services etc. Minimise disturbance to existing vegetation buildings & or services to suit.
- / Beware of possible danger where steep site, overhead or underground power, gas, services Always DIAL BEFORE YOU DIG for underground services locations etc. 6/ Keep material soils stockpiles within the site, away from sediment fences to suit site conditions.
- / Provide waste recycle bins & bays for waste sorting. / Keep the road & footpath zones clean of building works materials, mud, soil, debris etc. / Re-Use materials where permitted & suitable, order to minimise wastage
- 0/ All waste to be contained within the site & disposed legally as required.

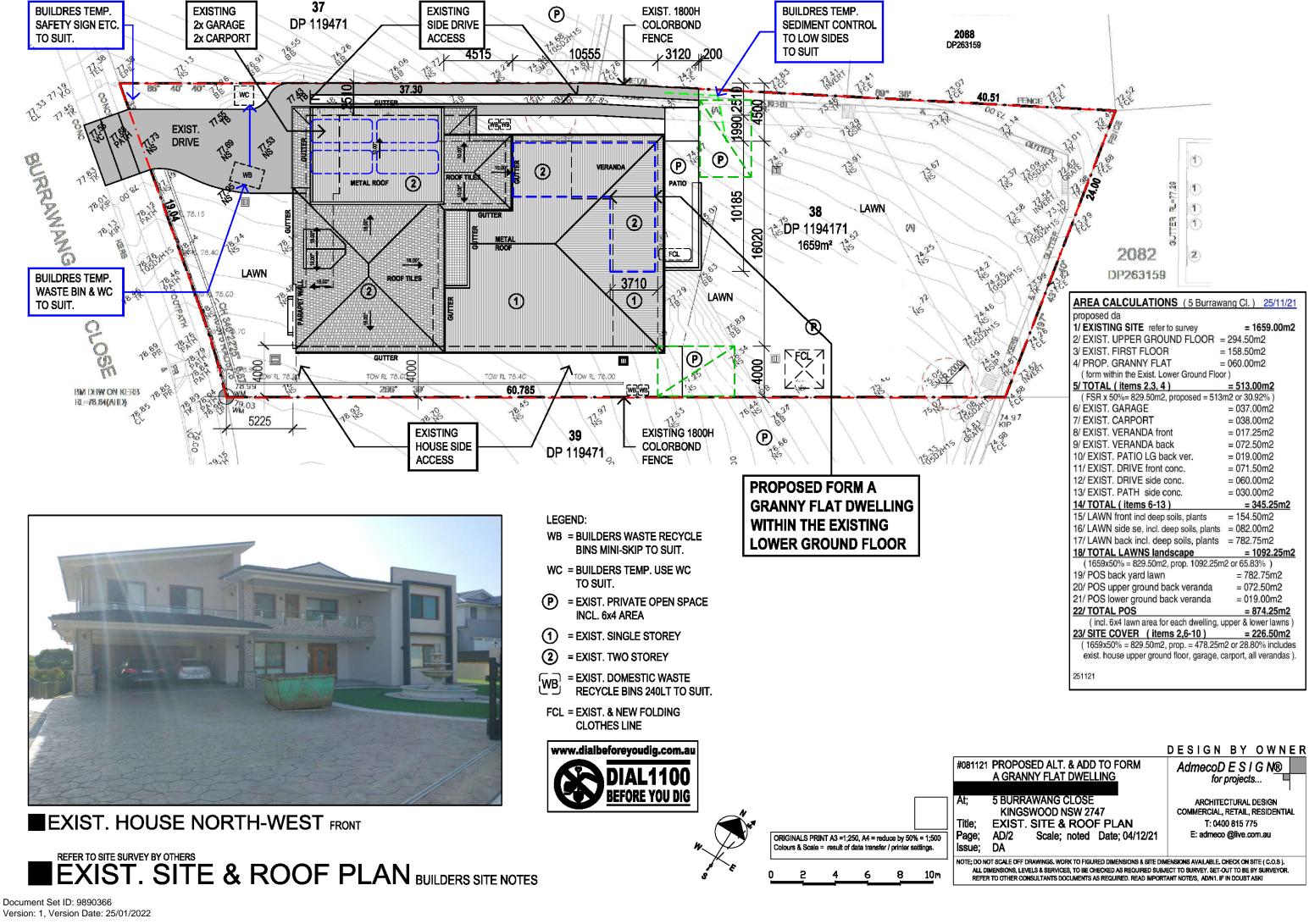


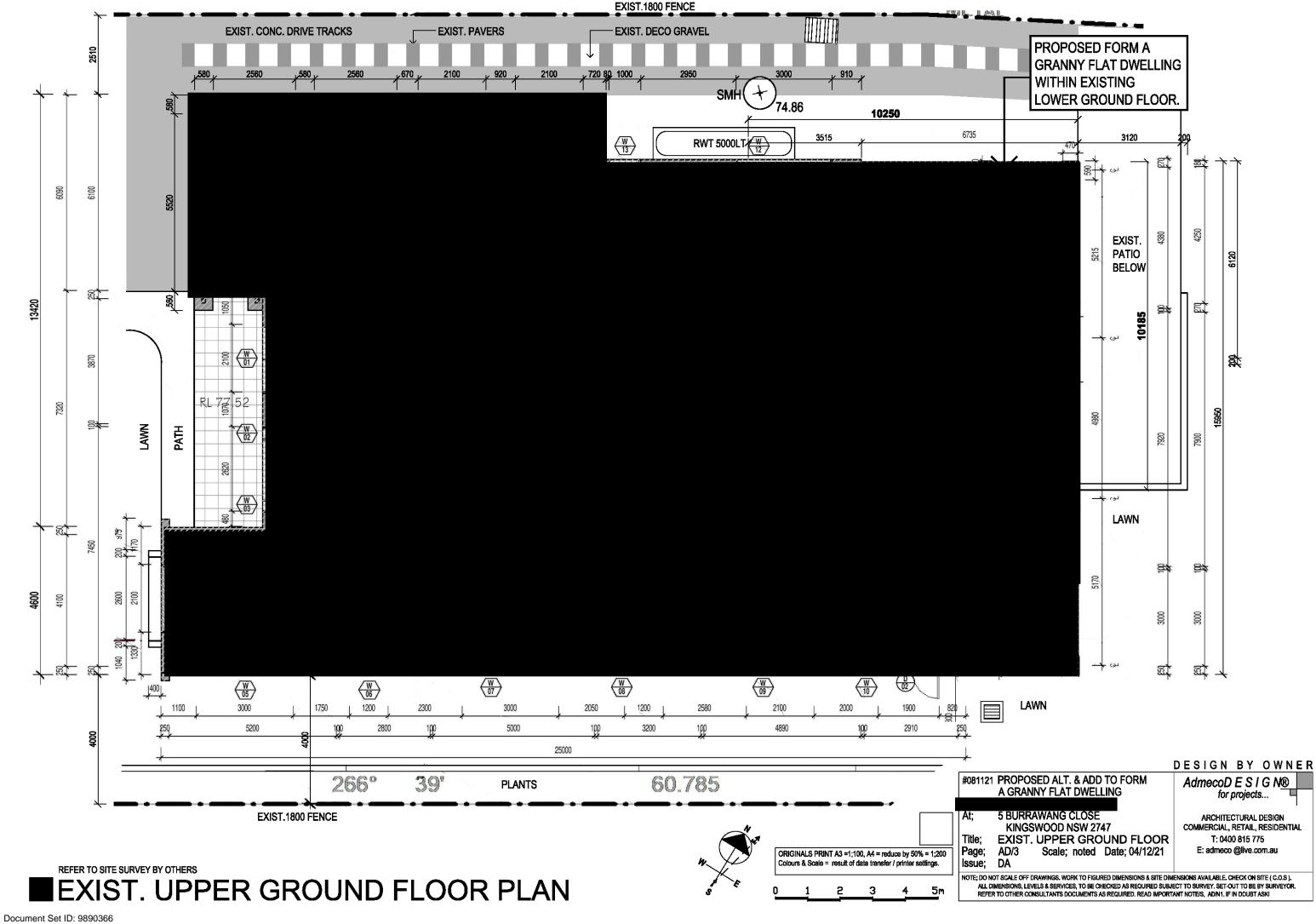
**BUILDER NOTE:** 

- 1/ READ IMPORTANT NOTES ON THIS
- PAGE ON LEFT.
- 2/ BUILDER TO ENSURE FOR SITE & WORK
- SAFETY AT ALL TIMES TO SUIT. 3/ PROTECT EXIST. HOUSE DRIVE, ITEMS &
- SERVICES ETC. TO SUIT.
- 4/ DIAL BEFORE YOU DIG FOR EXIST.
- SERVICES INFO ETC. AS REQ. 5/ REFER TO THE STRUCTURAL & OR HYDRAULICS
- ENGINEER DESIGN & SPEC. TO SUIT.
- 6/ PROVIDE SEPARATE POWER, DATA ETC.
- METERING TO THE GRANNY FLAT TO SUIT. 7/ IF IN DOUBT PRIOR CHECK WITH THE PCA,
- DO NOT RISK IT.

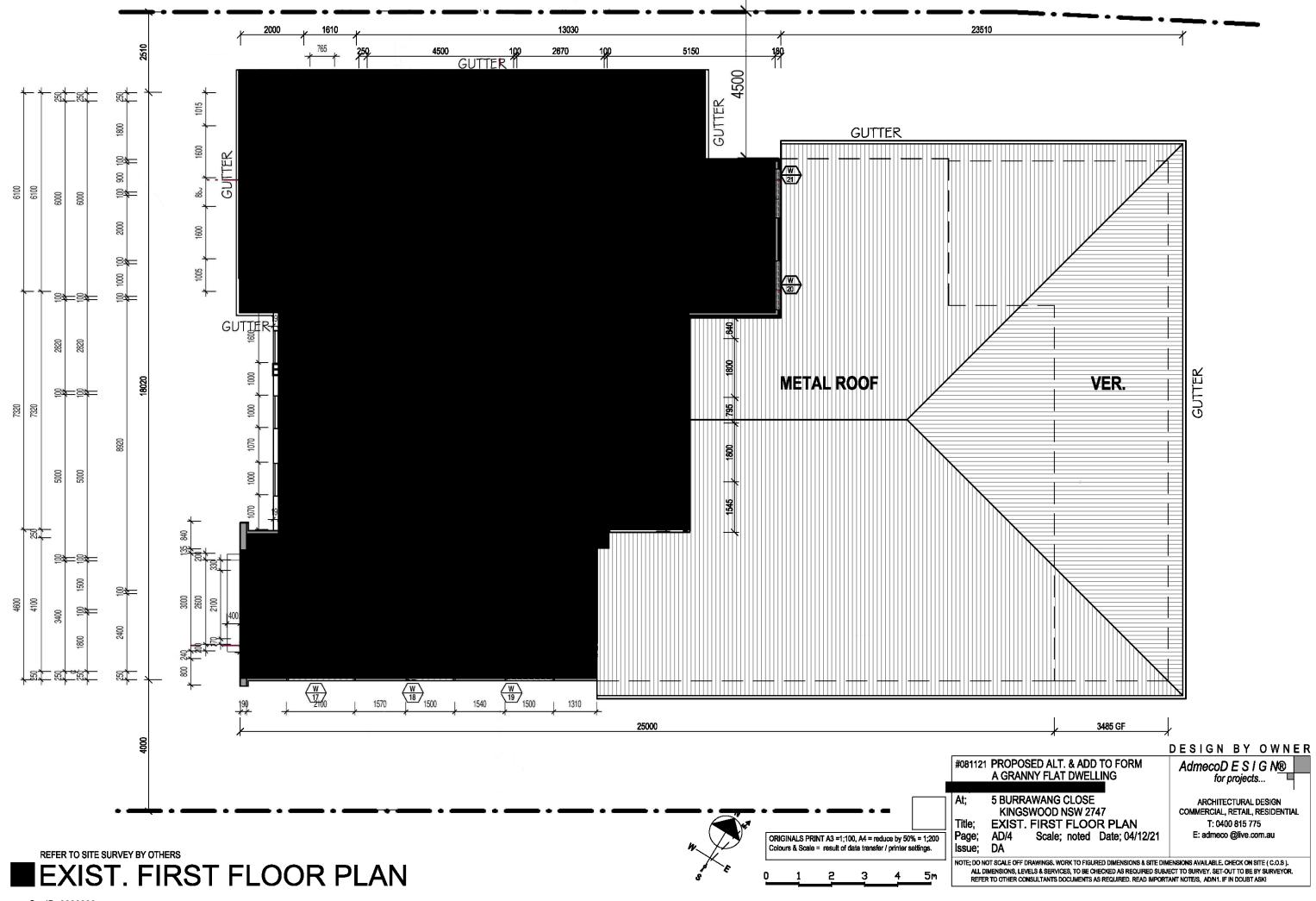


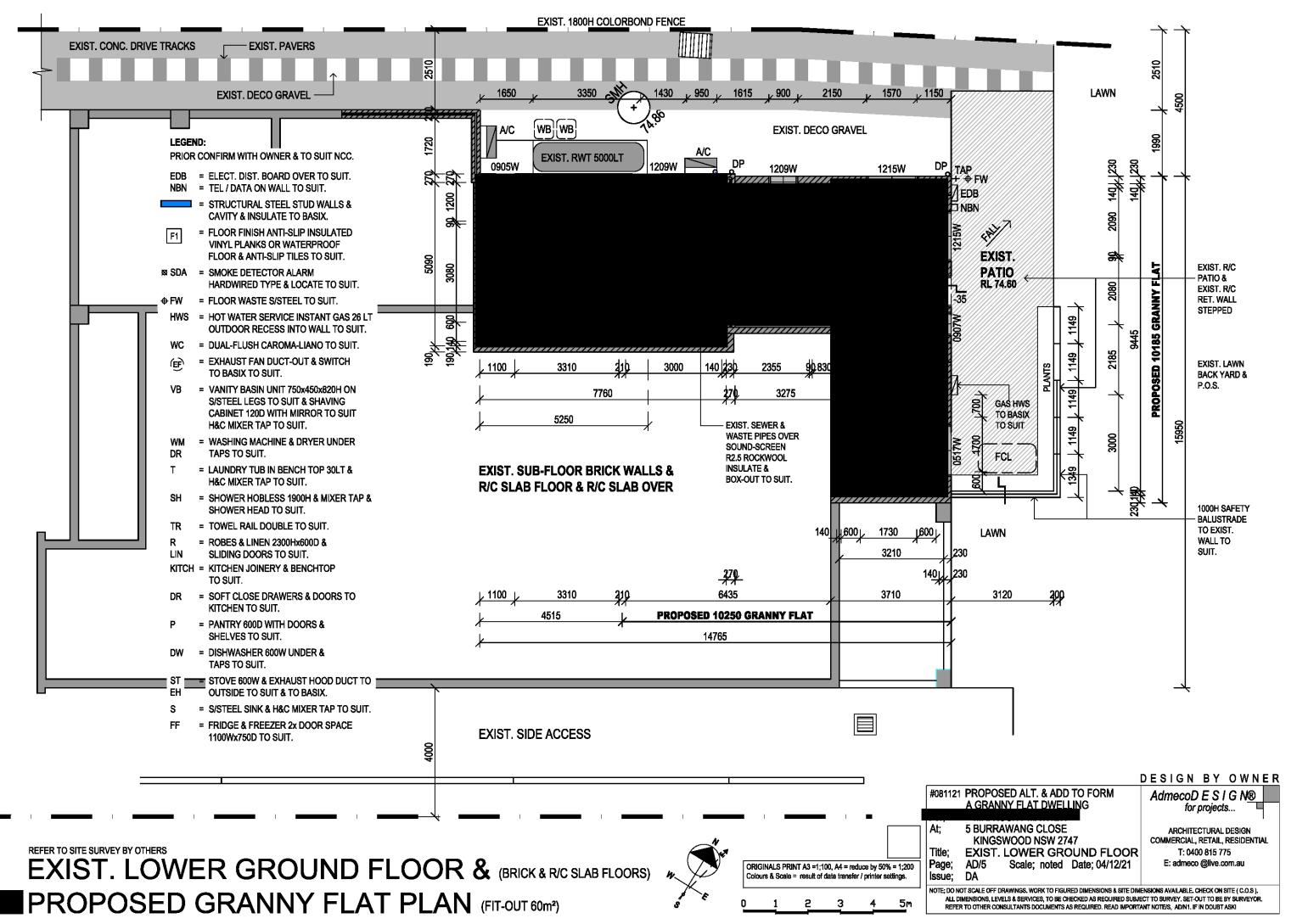
# IMPORTANT NOTES APPLY TO THIS PROJECT.



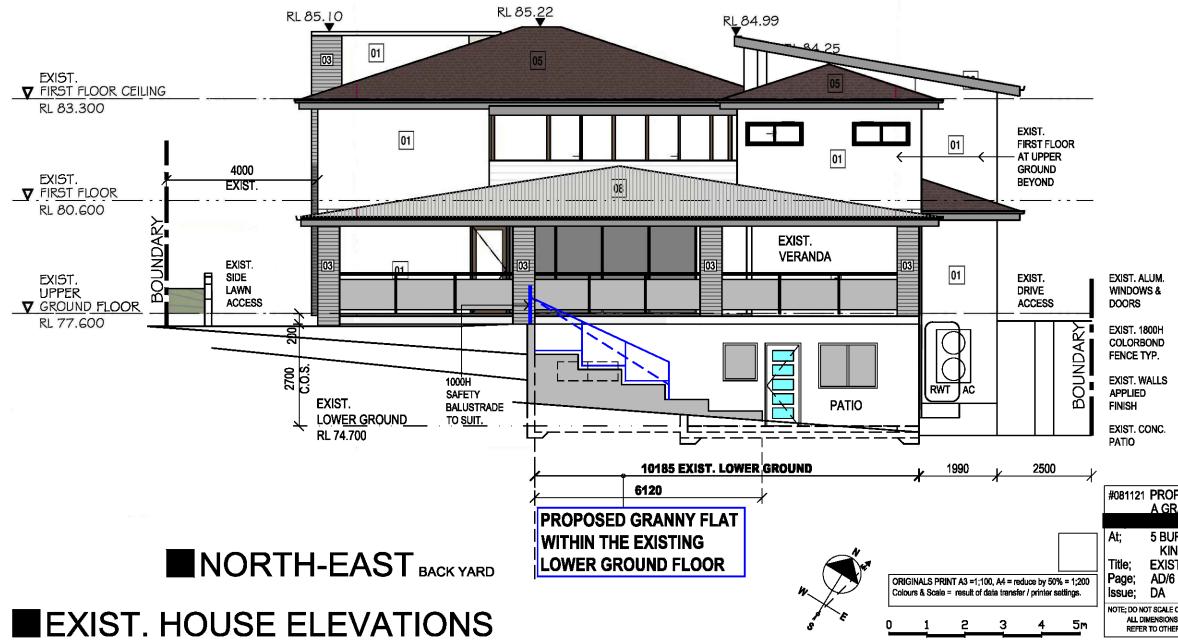


Version: 1, Version Date: 25/01/2022









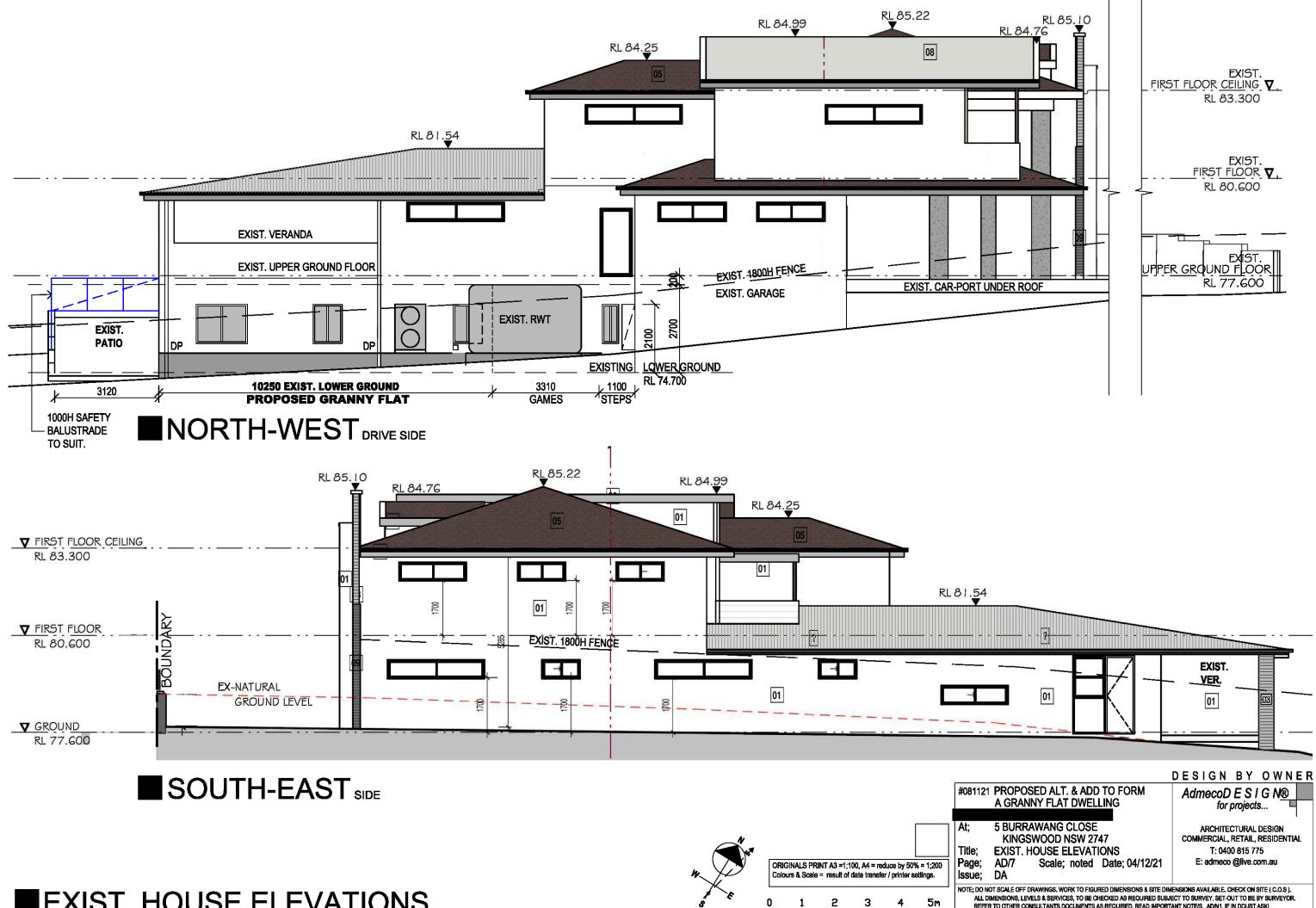
#### #081121 PROPOSED ALT. & ADD TO FORM A GRANNY FLAT DWELLING

5 BURRAWANG CLOSE KINGSWOOD NSW 2747 EXIST.HOUSE ELEVATIONS AD/6 Scale; noted Date; 04/12/21 DESIGN BY OWNER

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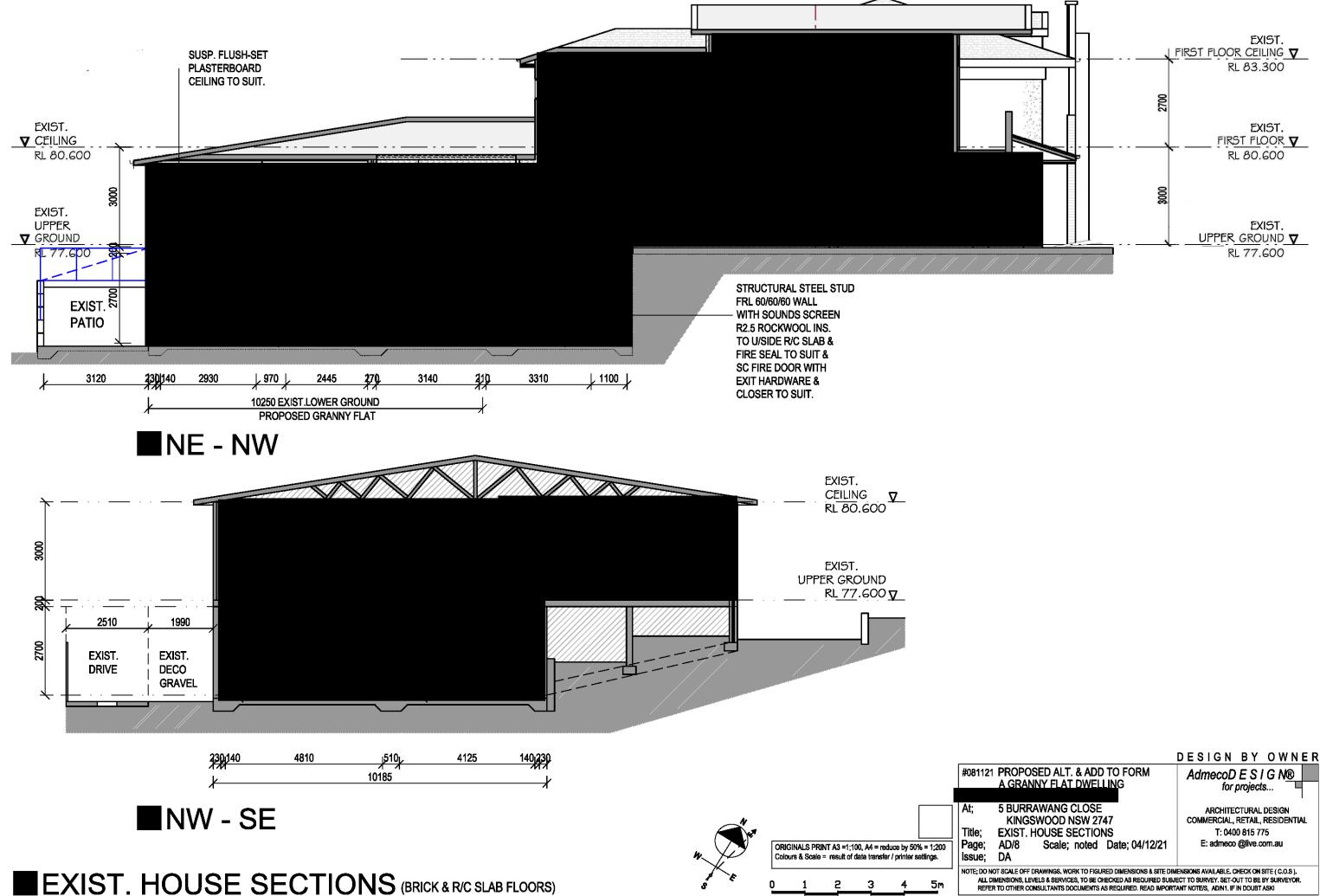
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NOTE; DO NOT SCALE OFF DRAWINGS, WORK TO FIGURED DIMENSIONS & SITE DIMENSIONS AVAILABLE, CHECK ON SITE ( C.O.S ). ALL DIMENSIONS, LEVELS & SERVICES, TO BE CHECKED AS REQUIRED SUBJECT TO SURVEY. SET-OUT TO BE BY SURVEYOR. REFER TO OTHER CONSULTANTS DOCUMENTS AS REQUIRED. READ IMPORTANT NOTE/S, ADN1. IF IN DOUBT ASKI





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#### WINDOW & DOOR SCHEDULE sizes show BRICK OPENING (5 Burrawang CI.) 20/12/21 Sizes based on Metric Brick Size 230 x110 x 076mm with 10mm Joints to Australian Standard Brick Chart.

1/ AVAILABLE STOCKS & OR SIZES VARY 5+mm BETWEEN MANUFACTURERS, ENSURE CORRECT SIZES ORDER TO SUIT. 2/ REVEALS & SIZES ALLOW TO SUIT FOR BRICK GAUGE & WALL THICKNESS-TYPE AS REQUIRED SEE PLANS. 3/ READ THIS SCHEDULE IN CONJUNCTION WITH THE PLANS ( & ELEVATIONS ) & THE BASIX ENERGY CERTIFICATE. 4/ THE BASIX ENERGY CERTIFICATE. REFER TO FOR THE VALUES FOR GLASS & FRAME PERFORMANCE TYPE REQUIRED. 5/ THE FRAMING MATERIALS & FINISHES SELECTIONS TO BE PRIOR RE-CONFIRMED AS REQUIRED. 6/ GLASS IN CSR-VIRIDIAN\* BRAND QUALITY IN QUALITY ALUMINIUM FRAMES ETC. ALL TO BE TO AUSTRALIAN STANDARDS. 7/ OBSCURE GLASS SELECT STYLE TYPE OR BATHROOM GLASS STYLE TYPE. (BASIX VALUE IS GLASS PERFORMANCE) 8/ MANUFACTURER to provide a CERTIFICATE of COMPLIANCE with the NCC & The BASIX to the Builder - PCA Authority.

exist. Aluminium Window-s & Door-s. WINDOWS & DOORS brick opening SIDE, SIZE HEADS to suit. VISION BASIX REF. AMEND. ROOM N= NORTH, S= SOUTH, E= EAST, W= WEST. ( read clock-wise on floor plans ). LOWER GROUND FLOOR HEADS 2143H c.o.s (CEILING 2550H c.o.s) C.O.S = Check/ verify on site. W1 DINING NE 2143H x 0970W Hinged DOOR CLEAR E-Glass see Basix Cert. Select to suit 920 door leaf. W2 GAMES NW 0900H x 0500W CLEAR Sliding n/a existing W3 BEDROOM NW 1200H x 0900W Sliding CLEAR n/a existing W4 LOUNGE NW 1200H x 0900W CLEAR Sliding n/a existing W5 LOUNGE NW 1200H x 1570W CLEAR Sliding n/a existing W6 LOUNGE NE 1200H x 1570W CLEAR Sliding n/a existing W7 DINING NE 0900H x 0740W Fixed CLEAR n/a existing W8 KITCHEN NE 0570H x 1730W CLEAR Sliding n/a existing W9 BEDROOM NW 1475H x 1570W CLEAR Sliding n/a internal

#### INTERNAL DOORS N/A 920 SC (FRL to Games Room), 870 HC, 820 HC, 920 select to suit

Select door leaf design, architraves etc. as req. & applied finish to suit. SELECTIONS including Hardware Etc. All to be prior confirmed in writing with the Owner-s & to suit Basix. = Door Locks select to suit use. Key-Alike, Mobility & or Emergency Exit etc. use where required.

#### SHADE DEVICE-S Refer to the Basix Certificate and provide to suit the requirement if any.

Select fixed or adjustable blind, slats, battens etc. to suit the Basix.

SECURITY & OR FLYSCREEN DOORS where required by owners, select to suit.

WINDOW SAFETY SCREENS IN STAINLESS-STEEL ( also acts as flyscreen ) where required by owners & or the NCC, shall be of type for safety is to prevent Child & or Person to Fall-Thru & Out ( see NCC )

- = Safety-Screens to enable opening in event of Fire or Emergency & or as required by the NCC, to be secure fix & seal to suit. ( safety & or flyscreens are not a privacy screen for Basix Certificate use ).
- PRIVACY SCREENS IN METAL-HORIZONTAL-SLAT TYPE where required, in Metal Horizontal Slat type design, in Powdercote Aluminium, to NCC & or BASIX requirements for gaps between slats & to be firm fixed away from the wall-face 300mm (prior verify to suit the Site space ) to enable window & wall cleaning. (Louvre type slats do comply for Basix privacy in downward horizontal or upward direction).
- FIRE-ZONE SCREENS & FLYSCREENS where required in Metal Frames & Metal Fire Mesh Flyscreens to suit the Site Fire Zone & or the Fire Report. Ensure to provide for Emergency Exit fittings etc. to suit. Prior verify all with your PCA Authority. Do not risk it.

#### ENERGY SAVINGS, COMFORT, ACOUSTICS ETC. CONSIDER;

1/ To improve on the above listed glazing & or the Basix Cert. Requirements consider, E-Glass type glazing, Composite Framing & or Double Glazing Systems for where road noise, large glazed areas.

- 2/ Internal fitted adjustable blinds, curtains etc. provide additional benefits for daylight solar & thermal control.
- 3/ E-Glass is to suit Basix Certificate & to help reduce house energy use, improved comfort etc.
- 4/ To improve energy efficiency & or comfort consider duration of open-use during extreme weather conditions.
- SIZES NOTE: Altering Exterior Sizes & Location after Authority Consent may result in non-compliance etc. & or lead to Authority rejection. If in doubt prior check with the PCA, do not risk it.

NOTES herein & notes N1-N4 form part of this schedule & not to be omitted.

If in doubt ask. 140920

#### WINDOWS & DOORS GENERAL NOTES FOR THE BUILDER & MANUFACTURER N1. BRICK OPENING SIZES ARE SHOWN;

#### READ IN CONJUNCTION WITH CURRENT ISSUE ARCHITECTURAL PLANS, SCHEDULE, ENERGY CERTIFICATE, DOCUMENTS,

- AVAILABLE STYLES QUALITY SIZES EX-STOCK & OR TO PRODUCTION RUN VARIES WITH FACH MANUFACTURER
- OPENING SIZES SHOWN, MANUFACTURE TO AUSTRALIAN STANDARD TO SUIT STANDARD BRICK GAUGE CHART CAREFULLY PRIOR VERIFY ALL SIZES, REVEALS, HEAD-HEIGHTS, OPENING-SIDES, DOOR SILLS REBATE INTO FLOOR ETC.
- THE SITE SITUATION ETC. WITH THE BUILDER PRIOR TO ORDER, MANUFACTURE. SELECT FINISH DULUX BRAND POWDERCOTE QUALITY COLOUR OR IN NATURAL ANODISED. VERIFY WITH OWNER.
- MANUFACTURE ALL COMPONENTS, INCLUDING FRAMES, FLASHINGS, LOCKS, ACCESSORIES, GLAZING-GLASS HICKNESS & TYPE ETC. AS REQUIRED TO BE TO AUSTRALIAN STANDARDS, BCA, ENGINEER & OR SITE CONDITIONS.
- PROVIDE WARRANTY PAPERS & ENGINEERING CERTIFICATION FOR MANUFACTURE, QUALITY & SITE INSTALLATION. FIRST FLOOR / UPPER LEVELS, WERE GLAZING TO FLOOR & OR LOW LEVEL SILLS, LARGE & OR CUSTOM IN SIZE & OR TYPE OPENINGS, ENSURE CROSS RAILS & OR SUITABLE GLASS IS FITTED TO AS & BCA REQUIREMENTS.
- DISCREPANCIES ADVISE OF PRIOR TO PROCESSING ORDERS.

#### N2. CONSIDER SAFETY FOR HEIGHTS, IMPACT, FALL-THRU, NCC ( NATIONAL CONSTRUCTION CODE ):

- SILLS TO BE AT LEAST AT 1000MM HIGH INSIDE THE FIRST FLOOR / UPPER FLOORS FROM FLOORING FOR SAFETY & OR ER ABOVE GROUND REFER TO NCC & AUSTRALIAN STANDARDS FOR COMPLIANCE REQUIREMENTS
- SAFETY CONSIDERATION, IMPACT, FALL-THRU DANGER FTC, AT HEIGHTS, SOME OPENINGS SHOWN MAY BE CUSTOM LARGE SIZE, CONSIDER LOCATION, LOADS, USE, ETC. USE LAMINATED\* SAFETY GLASS ETC. SUITABLE ENGINEERING MANUFACTURE. INSTALLATION & SITE WORKS ETC. GLAZING THAT LEAVES A GAP-VOID OR NOT STRONG ENOUGH MAY NOT PROVIDE PROTECTION FOR IMPACT, FALL-THRU SAFETY FOR PERSON-S, CHILDREN ETC. REFER TO A STRUCTURAL ENGINEER FOR DESIGN & SPEC INCLUDING SITE WORKS CERTIFICATIONS & ENSURE TO ALSO PRIOR OBTAIN CONSENT FROM YOUR PCA AUTHORITY. TO BE TO AUSTRALIAN STANDARDS & THE NCC. DO NOT RISK IT.
- ENSURE PERFORMANCE & SAFETY. ENSURE SYSTEM & GLAZING SUITS THE SITE ETC. SITUATION, USE & OR LIKELY USE. END USE, WEATHER, HUMAN & OTHER TYPES IMPACT, ETC. INCLUDING FALL-THRU DANGER ETC. SITUATIONS WHER LARGE GLAZED AREAS & OR WHERE EXPOSED TO THE ELEMENTS. STRONG-WINDS, FIRE RISK, WATER SALT RISK, ETC. POSSIBLE VEHICLE IMPACT FTC, SITUATIONS, PRIOR ASSES VERIFY ALL WITH THE STRUCTURAL ENGINEER TO SUIT.
- ENERGY CERTIFICATE, REFER TO CURRENT CERTIFICATE & ENSURE COMPLIANCE / PERFORMANCE AS REQUIRED. CONFIRM FINAL SELECTIONS, THE OWNER/ BUILDER TO SELECT FINAL BRAND-MANUFACTURER, ENSURE SUITABILITY FOR BUILDING TYPE, USE AND ENVIRONMENTAL LOCATION, PRIOR VERIFY ALL INCLUDING SITE AS REQUIRED.

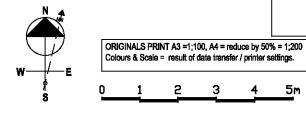
### N3. SELECTIONS-FINISHES, KEY-LOCKS;

WINDOWS & DOORS WITH SELECT FLYSCREENS & KEY-LOCKS TO SUIT AS REQ. WERE SUITABLE TO BE KEY-ALIKE C.O.S CONFIRM REVEALS FINISH IN TIMBER OR OTHER SUITABLE FINISH. CHECK WALL TYPE/S & THICKNESS & CONFIRM PRIOR TO ORDER. INCLUDING FOR COLOUR / FINISHES SELECTIONS PRIOR TO ORDER PROCESSING.

#### N4. BCA/NCC PART-J & OR "BASIX" CERTIFICATE COMPLIANCE REQUIREMENTS;

- ALTERING PROPOSED STYLE & OR SIZES SPECIFIED MAY RESULT IN NON-COMPLIANCE WITH THE ENERGY CERTIFICATE & OR MAY LEAD TO REJECTION BY PCA or LOCAL AUTHORITY.
- READ SCHEDULE IN CONJUNCTION WITH THE ENERGY CERTIFICATE REQ. FOR THE PROPOSED FOR PERFORMANCE & COMPLIANCES AS REQUIRED BY THE NCC ( National Construction Code ) & OR AUSTRALIAN STANDARDS 40921

# WINDOW & DOOR SCHEDULE



Title<sup>.</sup> Page; DA ssue:

5m

#081121 PROPOSED ALT. & ADD TO FORM A GRANNY FLAT DWELLING

> 5 BURRAWANG CLOSE **KINGSWOOD NSW 2747** WINDOW & DOOR SCHEDULE AD/9 Scale: noted Date: 04/12/21

DESIGN BY OWNER

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Planning, Industry & Environment

page 3/4

# **BASIX**<sup>®</sup>Certificate

Building Sustainability Index www.basix.nsw.gov.au

## Alterations and Additions

Certificate number: A444602

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary Date of issue: Saturday, 18, December 2021 To be valid, this certificate must be lodged within 3 months of the date of issue.



5	Project address		Fixtures and systems	Show on DA Plans	Show on CC/CDC	Certifier
)	Project name			DA Plans	Plans &	Check
2	Street address	5 Burrawang Close Kingswood 2747			specs	
	Local Government Area	Penrith City Council	Hot water			
<u>)</u>	Plan type and number	Deposited Plan 1194171	The applicant must install the following hot water system in the development: gas instantaneous.	1	1	1
	Lot number	38		V	V	V
>	Section number		Lighting			
	Project type		The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		$\checkmark$	~
	Dwelling type	Separate dwelling house	Fixtures			
	Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).	The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		~	~
	addition		The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		~	~
			The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		5	

Certificate Prepared by (please complete before submitting to Council or PCA)

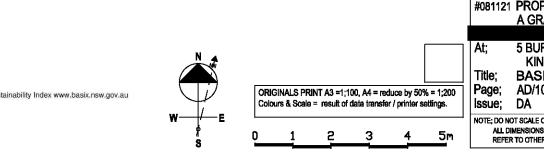
Name / Company Name: Admeco Design

ABN (if applicable): N/A

BASIX Certificate number: A444602

Glazing requi	irements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and	glazed do	ors							
The applicant m Relevant oversh		$\checkmark$	~	~					
The following re	e following requirements must also be satisfied in relation to each window and glazed door:								~
Each window or have a U-value must be calcula only. Alternative		~	~						
Windows an	d glazed c	loors gl	azing re	quiremen	ts		_		
Window / door no.	-	-	Oversha Height (m)		Shading device	Frame and glass type			
W1	NE	1	0	0	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	]		

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Planning, Industry & Environment



Document Set ID: 9890366 Version: 1, Version Date: 25/01/2022 Building Sustainability Index www.basix.nsw.gov.au

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#081121 PROPOSED ALT. & ADD TO FORM A GRANNY FLAT DWELLING

> 5 BURRAWANG CLOSE **KINGSWOOD NSW 2747** BASIX CERTIFICATE AD/10 Scale; noted Date; 04/12/21

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#### Legend

In these commitments, "applicant" means the person carrying out the development.

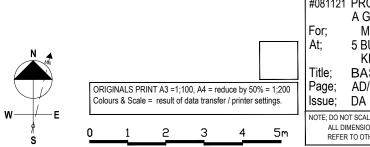
Commitments identified with a "
"" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a "v" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "
"
"
in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Planning, Industry & Environment

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Document Set ID: 9890366 Version: 1, Version Date: 25/01/2022 #081121 PROPOSED ALT. & ADD TO FORM A GRANNY FLAT DWELLING
For; MR. KOSHY MATHEW
At; 5 BURRAWANG CLOSE KINGSWOOD NSW 2747
Title; BASIX CERTIFICATE
Page; AD/11 Scale; noted Date; 04/12/21

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