



Proposed Dwelling

At:

44a Mayfair Road,
Mulgoa, 2745.

For:

Mr. A. Delipetar



Drawn By:

Wayne Ryan
Draftsman
w.rhino@optusnet.com.au

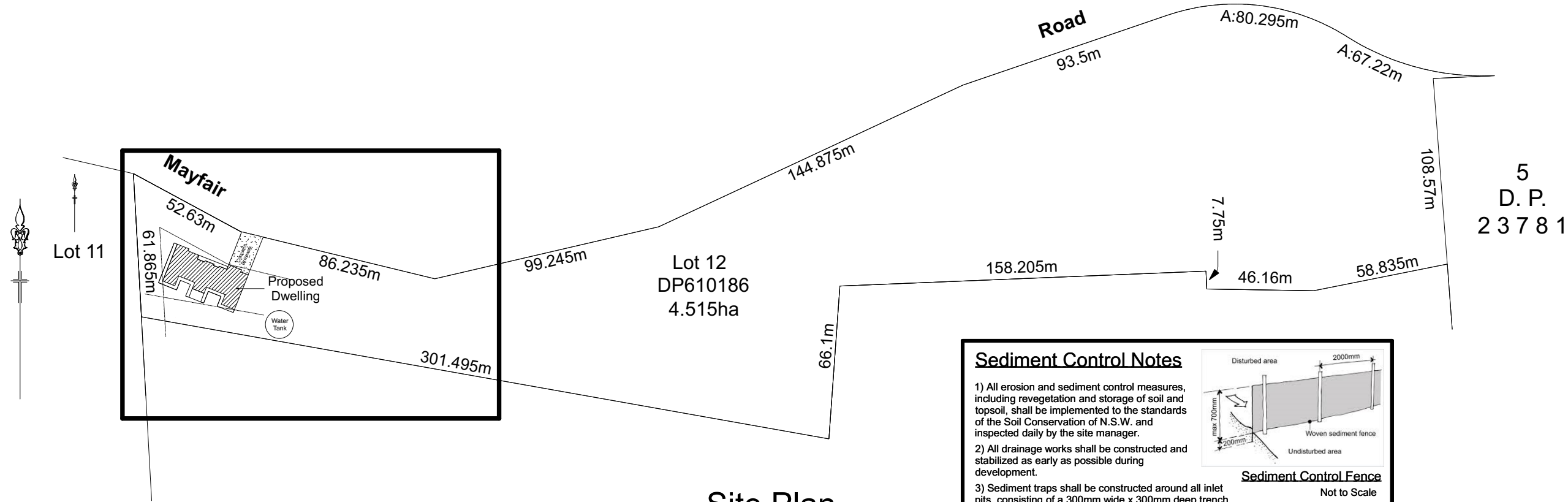
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Version Date: 6.1.20

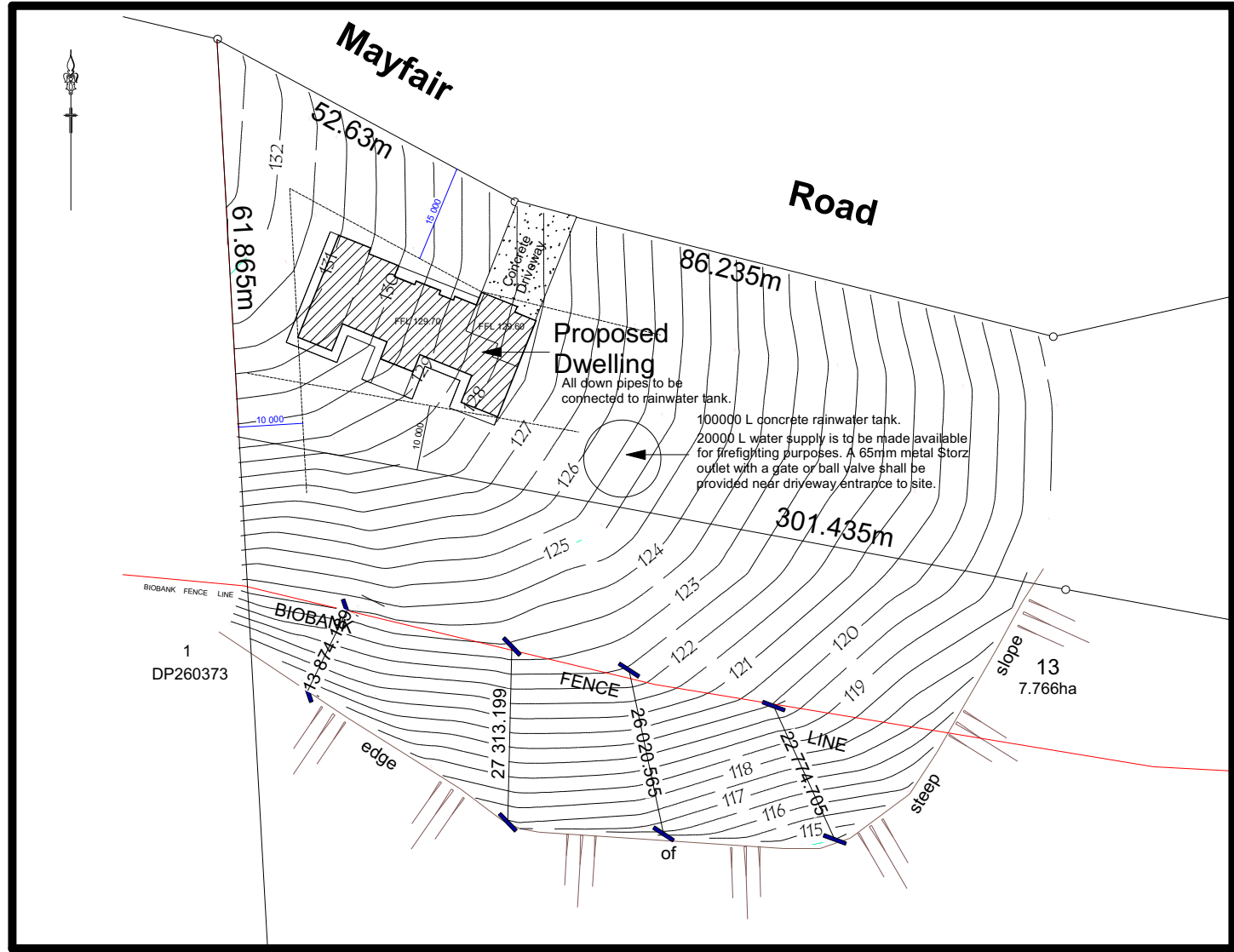
Drawing No.: **19-03**

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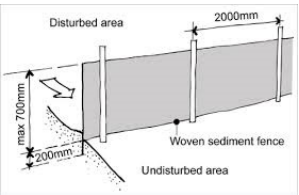
Site Plan
Scale 1:2000

Inset - Scale 1:1000



Sediment Control Notes

- 1) All erosion and sediment control measures, including revegetation and storage of soil and topsoil, shall be implemented to the standards of the Soil Conservation of N.S.W. and inspected daily by the site manager.
- 2) All drainage works shall be constructed and stabilized as early as possible during development.
- 3) Sediment traps shall be constructed around all inlet pits, consisting of a 300mm wide x 300mm deep trench.
- 4) All sediment basins and traps shall be cleaned when the structures are a maximum of 60% full of soil materials, including the maintenance period.
- 5) All disturbed areas shall be revegetated as soon as the relevant works are completed.
- 6) Soil and top soil stockpiles shall be located away from drainage lines and area where water may concentrate. All roads and footpaths are to be swept daily.
- 7) Filter shall be constructed by stretching a filter fabric ('Propex' or approved equivalent), between posts at 2.0m centres. Fabric shall be buried 200mm along it's lower edge.
- 8) Dust prevention measures are to be maintained at all times.



Sediment Control Fence
Not to Scale

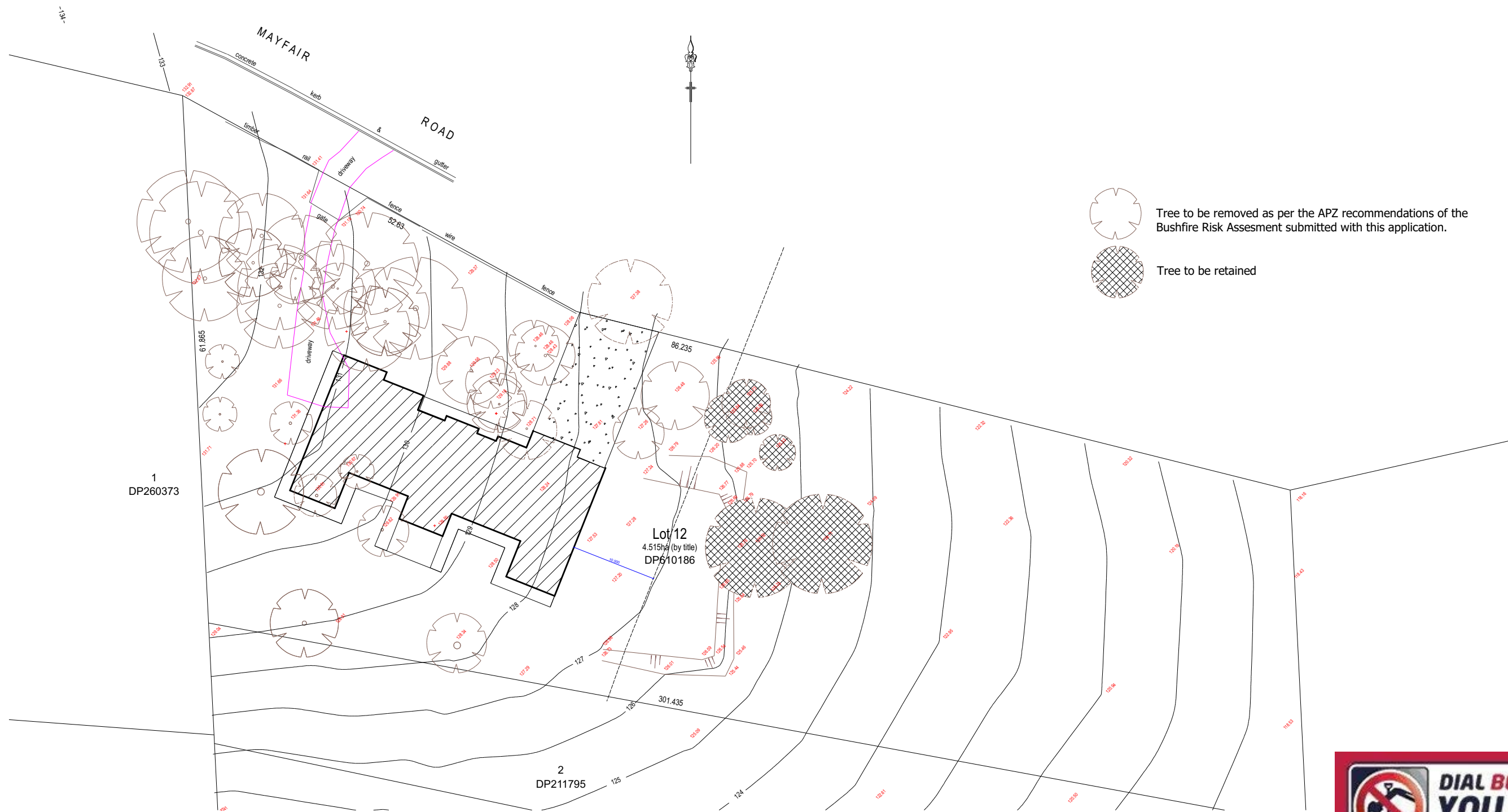
Provide sediment control fencing on all down hill slopes - unless noted otherwise.


Site Calculations

Allotment = 4.514ha.
Ground Floor Footprint = 474.60m²

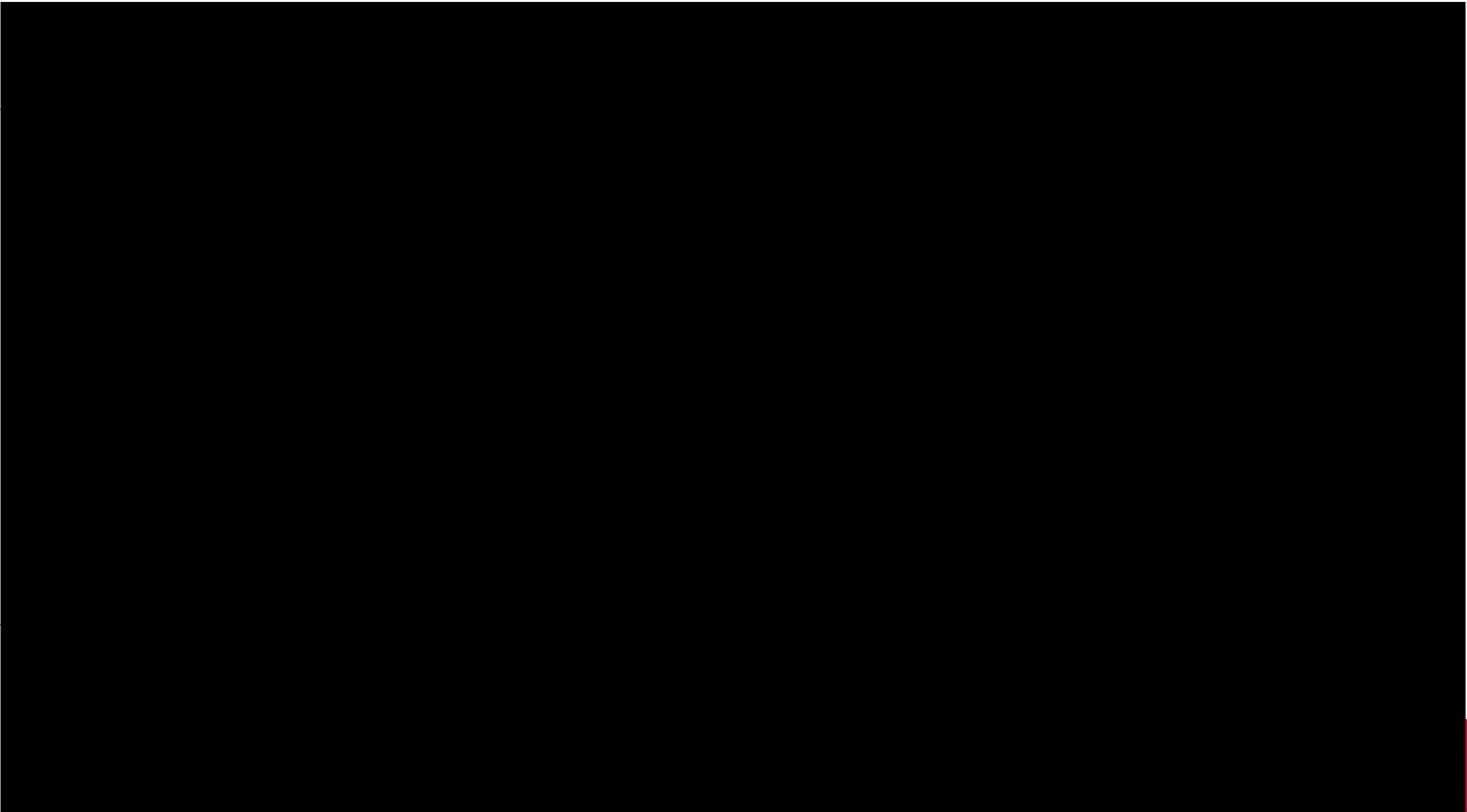


Site Plan	Scales:	Plan No.:	Date:
	1:1000 1:2000	19-03	6.1.20
		Sheet 1	
For: Mr. A. Delipetar 44a Mayfair Road, Mulgoa, 2745.	Drawn By: Wayne Ryan Draftsman Email: w.rhino@optusnet.com.au 0410589961 02- 47312726		
	A3		



Tree Removal Plan	Scales:	Plan No.:	Date:
	1:500	19-03	6.1.20
		Sheet 2	
For: Mr. A. Delipetar 44a Mayfair Road, Mulgoa, 2745.	Drawn By: Wayne Ryan Draftsman Email: w.rhino@optusnet.com.au 0410589961 02- 47312726 		
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17.070



Floor Plan

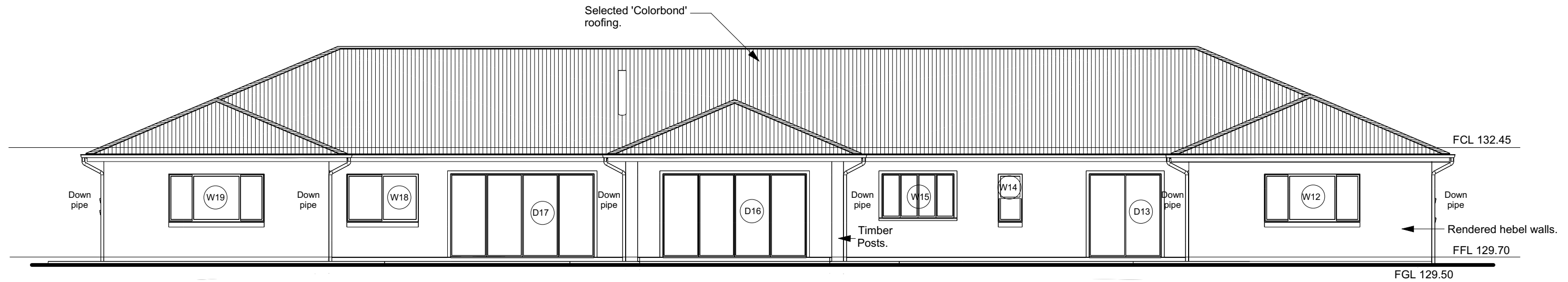
(All internal wall are steel framed 90mm thick.)

Legend

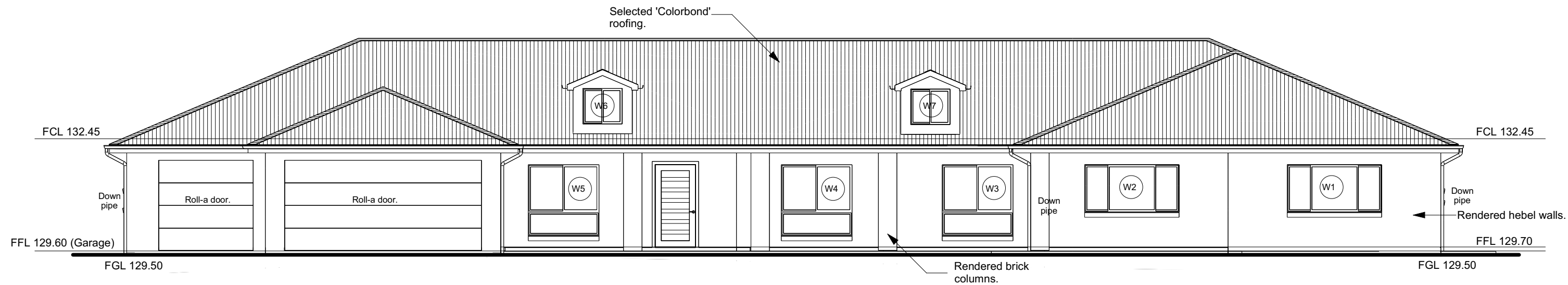
- Proposed roof line.
- Proposed external wall. (Hebel clad steel frame)
- Proposed internal steel framed wall.
- Fw O Install floor waste.
- SA Install interconnected hard wired smoke alarm.
- V Install mechanical vent.

Trades and suppliers are to comply with the Bushfire Report, National Construction Code and AS3959-2009- Construction of buildings in bush fire-prone areas BAL 40 & BAL- FZ

Floor Plan	Scales:	Plan No.:	Date:
	1:125	19-03	6.1.20
		Sheet 3	
For:	Drawn By:		
Mr. A. Delipetar 44a Mayfair Road, Mulgoa, 2745.	<div>Wayne Ryan</div> <div>Draftsman</div> <div>Email: w.rhino@optusnet.com.au</div> <div>0410589961</div> <div>02- 47312726</div> <div></div>		A3




South Elevation

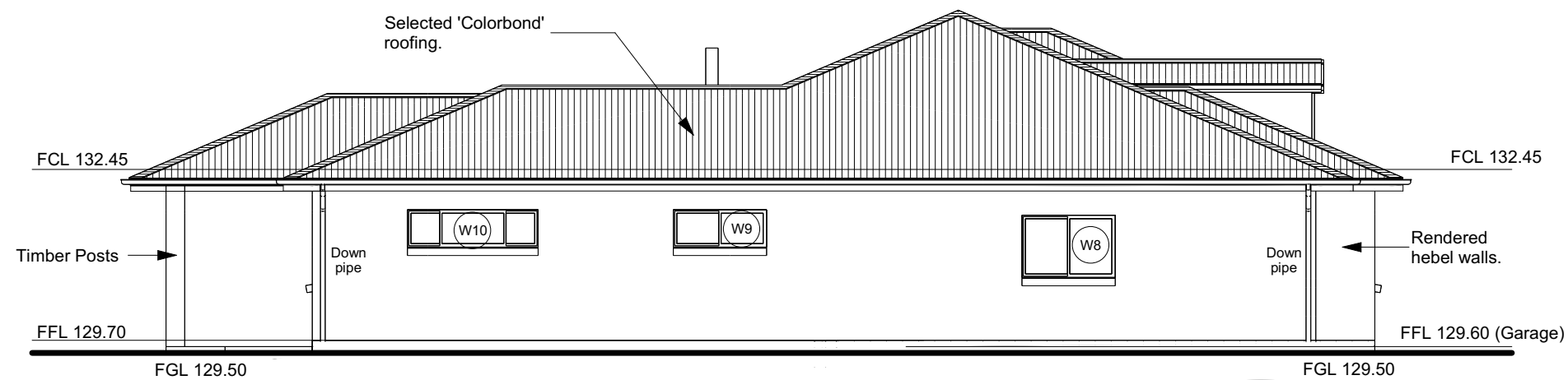


North Elevation

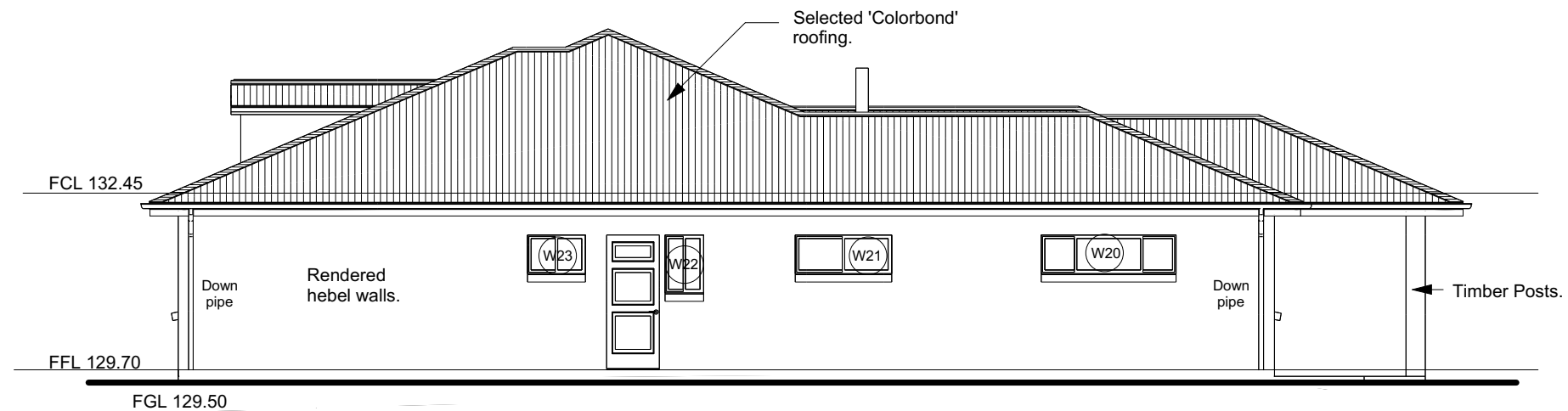


Trades and suppliers are to comply with the Bushfire Report, National Construction Code and AS3959-2009- Construction of buildings in bush fire-prone areas BAL 40 & BAL- FZ

Elevations	Scales:	Plan No.:	Date:
	1:100	19-03	6.1.20
		Sheet 4	
For:		Drawn By:	
Mr. A. Delipetar 44a Mayfair Road, Mulgoa, 2745.		Wayne Ryan Draftsman Email: w.rhino@optusnet.com.au 0410589961 02- 47312726 	
		A3	



East Elevation



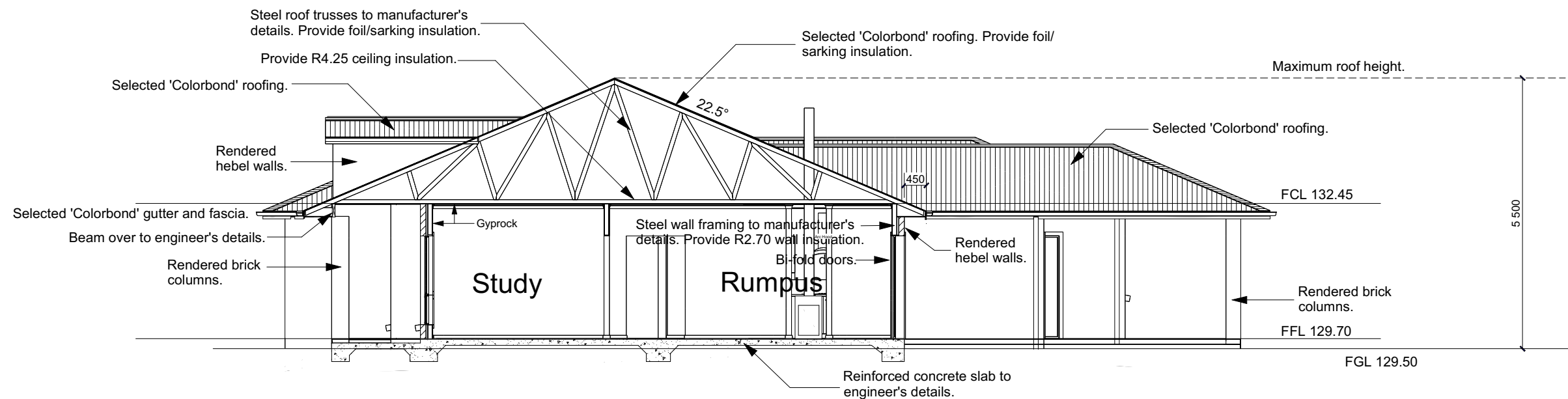
West Elevation



Trades and suppliers are to comply with the Bushfire Report, National Construction Code and AS3959-2009- Construction of buildings in bush fire-prone areas BAL 40 & BAL- FZ

Elevations	Scales:	Plan No.:	Date:
	1:100	19-03	6.1.20
		Sheet 5	
For:	Drawn By:		
Mr. A. Delipetar 44a Mayfair Road, Mulgoa, 2745.	Wayne Ryan Draftsman Email: w.rhino@optusnet.com.au 0410589961 02- 47312726		A3







Section A



Trades and suppliers are to comply with the Bushfire Report, National Construction Code and AS3959-2009- Construction of buildings in bush fire-prone areas BAL 40 & BAL- FZ

Section	Scales:	Plan No.:	Date:
	1:100	19-03	6.1.20
		Sheet 6	
For: Mr. A. Delipetar 44a Mayfair Road, Mulgoa, 2745.	Drawn By:  Email: w.rhino@optusnet.com.au 0410589961 02- 47312726		
			
	A3		

Bush Fire Requirements - BAL 40

Construction requirements are to comply with the National Construction Code and AS3959-2009 :

1) A flooring system must comply with clause 8.3 of the BAL — 40 requirements of AS 3959 with the following variation:

(a) Where a wall is used to enclose the subfloor space, any required sarking-type material must have a Flammability Index of not more than 5.

(b) The subfloor space of a framed floor must not be enclosed with mesh or perforated sheet made from corrosion-resistant steel, bronze or aluminium.

2) Supporting Posts, Columns, Stumps, Piers and Poles (except in subfloor spaces enclosed by aluminium mesh or aluminium perforated sheet as described in Flooring Systems 1 BAL Low (d))

(a))Supporting posts, columns, stumps, piers and poles must comply with clause 8.2 of the BAL — 40 requirements of AS 3959.

3) The exposed components of external walls must comply with clauses 8.4.1 and 8.4.2 of the BAL — 40 requirements of AS 3959 and any sarking-type material must have a Flammability Index of not more than 5.

4) Window assemblies, and shutters and screens where fitted, must comply with clauses 8.5.1, 8.5.1A and 8.5.2 of the BAL — 40 requirements of AS 3959.

5) External Doors (including side-hung external doors such as French doors, panel fold and bi-fold doors, and garage doors)

Doors and door frames, and shutters and screens where fitted, must comply with clauses 8.5.1, 8.5.1A and 8.5.3(a) or (b)(i)(A), (ii), (iii), (v), (vi), (vii) and (viii), 8.5.4 and 8.5.5 of the BAL — 40 requirements of AS 3959.

6) Vents and Weepholes (including vents and weepholes located in external walls and subfloor spaces)

a) Vents to subfloor spaces and weepholes must be fitted with ember guards made from corrosion-resistant steel or bronze mesh or perforated sheet with a maximum aperture size of 2 mm.

7) Roofs (including verandahs and attached carport roofs, eaves linings, fascias, gables)

Roofs must comply with clauses 8.6.1, 8.6.2, 8.6.3, 8.6.4 and 8.6.6 of the BAL — 40 requirements of AS 3959 with the following variations:

(a) Sheet roofs (metal or fibre-cement sheet) must be fully sarked with a sarking-type material having a Flammability Index of not more than 5.

(b) Joining strips in eaves lining, fascias and gables must be of bushfire-resisting timber.

(c) Fibre-reinforced cement or aluminium must not be used for roof sheeting or fascias.

(d) Aluminium must not be used for eaves lining.

8) Roof Lights (including vented roof lights and skylights)

Roof lights must comply with clause 8.6.5 of the BAL — 40 requirements of AS 3959 with the following variation:

(a) Roof lights and associated shafts through the roof space must be sealed with a noncombustible sleeve or lining.

9) Roof Mounted Evaporative Cooling Units:

Evaporative coolers must not be installed where the site has been classified as BAL — 40.

10) Other Roof Penetrations (Including roof ventilators, aerials, vent pipes and supports for solar collectors)

11) Gutters and downpipes must comply with clause 8.6.7 of the BAL — 40 requirements of AS 3959.

12) Water and gas supply pipes must comply with clause 8.8 of the BAL — 40 requirements of AS 3959.

13) Verandahs, Decks and Railings (including balustrades, handrails or other barriers)

Verandahs, decks, steps and trafficable surfaces of ramps and landings must comply with the BAL — 40 requirements of AS 3959 with the following variation:

(a) Balustrades and handrails must be non-combustible.

Bush Fire Requirements - BAL FZ

Construction requirements are to comply with the National Construction Code and AS3959-2009 :

1) A flooring system must comply with clause 9.3 of the BAL — FZ requirements of AS 3959 with the following variation:

(a) Where a wall is used to enclose the subfloor space, any required sarking-type material must have a Flammability Index of not more than 5.

(b) The subfloor space of a framed floor must not be enclosed with mesh or perforated sheet made from corrosion-resistant steel, bronze or aluminium.

2) Supporting Posts, Columns, Stumps, Piers and Poles (except in subfloor spaces enclosed by aluminium mesh or aluminium perforated sheet as described in Flooring Systems 1 BAL Low (d))

(a))Supporting posts, columns, stumps, piers and poles must comply with clause 9.2 of the BAL — FZ requirements of AS 3959.

3) The exposed components of external walls must comply with clauses 9.4.1 and 9.4.2 of the BAL — FZ requirements of AS 3959 and any sarking-type material must have a Flammability Index of not more than 5.

4) Window assemblies, and shutters and screens where fitted, must comply with clauses 9.5.1, 9.5.1A and 9.5.2 of the BAL — FZ requirements of AS 3959.

5) External Doors (including side-hung external doors such as French doors, panel fold and bi-fold doors, and garage doors)

Doors and door frames, and shutters and screens where fitted, must comply with clauses 9.5.1, 9.5.1A and 9.5.3(a) or (b)(i)(A), (ii), (iii), (v), (vi), (vii) and (viii), 9.5.4 and 9.5.5 of the BAL — FZ requirements of AS 3959.

6) Vents and Weepholes (including vents and weepholes located in external walls and subfloor spaces)

a) Vents to subfloor spaces and weepholes must be fitted with ember guards made from corrosion-resistant steel or bronze mesh or perforated sheet with a maximum aperture size of 2 mm.

7) Roofs (including verandahs and attached carport roofs, eaves linings, fascias, gables)

Roofs must comply with clauses 9.6.1, 9.6.2, 9.6.3, 9.6.4 and 9.6.6 of the BAL — FZ requirements of AS 3959 with the following variations:

(a) Joining strips in eaves linings, fascias and gables must be of bushfire-resisting timber.

8) Roof Lights (including vented roof lights and skylights)

Roof lights must comply with clause 8.6.5 of the BAL — FZ requirements of AS 3959.

9) Roof Mounted Evaporative Cooling Units:

Evaporative coolers must not be installed where the site has been classified as BAL — FZ.

10) Other Roof Penetrations (Including roof ventilators, aerials, vent pipes and supports for solar collectors)

11) Gutters and downpipes must comply with clause 9.6.5 of the BAL — FZ requirements of AS 3959.

12) Water and gas supply pipes must comply with clause 9.8 of the BAL — FZ requirements of AS 3959.

13) Verandahs, Decks and Railings (including balustrades, handrails or other barriers)

Verandahs, decks, steps and trafficable surfaces of ramps and landings must comply with the BAL — FZ requirements of AS 3959 with the following variation:

(a) Balustrades and handrails must be non-combustible.



Trades and suppliers are to comply with the Bushfire Report, National Construction Code and AS3959-2009- Construction of buildings in bush fire-prone areas BAL 40 & BAL- FZ

Bushfire Requirements	Scales:	Plan No.:	Date:
	N/A	19-03	6.1.20
		Sheet 7	
For:	Drawn By:		
Mr. A. Delipetar 44a Mayfair Road, Mulgoa, 2745.	Wayne Ryan Draftsman Email: w.rhino@optusnet.com.au 0410589961 02- 47312726		A3




Window/Door Glazing Schedule

Window/Door	Type	Size	Orientation	Shading	Frame and Glass Type
W1	Sliding	1200 x 2400	N	eave 600 mm, 300 mm above head of window or glazed door	aluminium, single, clear
W2	Sliding	1200 x 2400	N	eave 600 mm, 300 mm above head of window or glazed door	aluminium, single, clear
W3	Sliding	1800 x 1800	N	eave 2000 mm, 300 mm above head of window or glazed door	aluminium, single, clear
W4	Sliding	1800 x 1800	N	eave 2000 mm, 300 mm above head of window or glazed door	aluminium, single, clear
W5	Sliding	1800 x 1800	N	eave 2000 mm, 300 mm above head of window or glazed door	aluminium, single, clear
W6	Sliding	900 x 1000	N	eave 150 mm, 300 mm above head of window or glazed door	aluminium, single, clear
W7	Sliding	900 x 1000	N	eave 150 mm, 300 mm above head of window or glazed door	aluminium, single, clear
W8	Sliding	1000 x 1500	E	eave 600 mm, 300 mm above head of window or glazed door	aluminium, single, clear
W9	Sliding (Obscured)	600 x 1500	E	eave 600 mm, 300 mm above head of window or glazed door	aluminium, single, clear
W10	Sliding	600 x 2100	E	eave 600 mm, 300 mm above head of window or glazed door	aluminium, single, clear
D11	Sliding	2100 x 1800	E	eave 600 mm, 300 mm above head of window or glazed door	aluminium, single, clear
W12	Sliding	1200 x 2400	S	eave 600 mm, 300 mm above head of window or glazed door	aluminium, single, clear
D13	Sliding	2100 x 1800	S	eave 600 mm, 300 mm above head of window or glazed door	aluminium, single, clear
W14	Double hung	1200 x 600	S	eave 600 mm, 300 mm above head of window or glazed door	aluminium, single, clear
W15	Hinged	1100 x 1800	S	eave 600 mm, 300 mm above head of window or glazed door	aluminium, single, clear
D16	Hinged	2100 x 3600	S	eave 4000 mm, 300 mm above head of window or glazed door	aluminium, single, clear
D17	Hinged	2100 x 3600	S	eave 600 mm, 300 mm above head of window or glazed door	aluminium, single, clear
W18	Sliding (Obscured)	1200 x 1800	S	eave 600 mm, 300 mm above head of window or glazed door	aluminium, single, clear
W19	Sliding	1200 x 2400	S	eave 600 mm, 300 mm above head of window or glazed door	aluminium, single, clear
W20	Sliding	600 x 2100	W	eave 600 mm, 300 mm above head of window or glazed door	aluminium, single, clear
W21	Sliding (Obscured)	600 x 1500	W	eave 600 mm, 300 mm above head of window or glazed door	aluminium, single, clear
W22	Sliding	900 x 600	W	eave 600 mm, 300 mm above head of window or glazed door	aluminium, single, clear
W23	Sliding (Obscured)	600 x 900	W	eave 600 mm, 300 mm above head of window or glazed door	aluminium, single, clear
D24	Sliding	2100 x 1800	W	eave 600 mm, 300 mm above head of window or glazed door	aluminium, single, clear

Material	Colours
Rendered hebel walls.	Medium grey
Rendered columns.	Medium grey
Metal framed windows	White
Metal fascia	White
Metal gutter	Light grey
Metal down pipes	Medium grey
Metal roof	Light grey



Trades and suppliers are to comply with the Bushfire Report, National Construction Code and AS3959-2009- Construction of buildings in bush fire-prone areas BAL 40 & BAL- FZ

Schedules	Scales:	Plan No.:	Date:
	N/A	19-03	6.1.20
		Sheet 8	
For: Mr. A. Delipetar 44a Mayfair Road, Mulgoa, 2745.	Drawn By: Wayne Ryan Draftsman Email: w.rhino@optusnet.com.au 0410589961 02- 47312726 		
			A3

BASIX Certificate

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

Single Dwelling

Certificate number: 10027345_04

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 Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 06 January 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary			
Project name	19-03 Delipetar_04		
Street address	44a Mayfair Road Mulgoa 2745		
Local Government Area	Penrith City Council		
Plan type and plan number	deposited 610186		
Lot no.	12		
Section no.	-		
Project type	separate dwelling house		
No. of bedrooms	5		
Project score			
Water	✔ 63	Target 40	
Thermal Comfort	✔ Pass	Target Pass	
Energy	✔ 100	Target 50	

Certificate Prepared by	
Name / Company Name:	Wayne Ryan
ABN (if applicable):	N/A

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Description of project

Project address		Assessor details and thermal loads	
Project name	19-03 Delipetar_04	Assessor number	n/a
Street address	44a Mayfair Road Mulgoa 2745	Certificate number	n/a
Local Government Area	Penrith City Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 610186	Area adjusted cooling load (MJ/m² year)	n/a
Lot no.	12	Area adjusted heating load (MJ/m² year)	n/a
Section no.	-	Project score	
Project type	separate dwelling house	Water	✓ 63 Target 40
No. of bedrooms	5	Thermal Comfort	✓ Pass Target Pass
Site details		Energy	✓ 100 Target 50
Site area (m²)	45500		
Roof area (m²)	555		
Conditioned floor area (m²)	298.51		
Unconditioned floor area (m²)	18.35		
Total area of garden and lawn (m²)	750		

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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.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 50 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 Litre) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 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 100000 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 246 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		✓	✓
• the cold water tap that supplies each clothes washer 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.)		✓	✓
• all hot water systems in the development		✓	✓

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Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• all indoor cold water taps (not including taps that supply clothes washers) in the development		✓	✓

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Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
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			
Construction	Additional insulation required (R-Value)		Other specifications
floor - concrete slab on ground	nil		
external wall - single skin autoclaved aerated concrete (AAC) (AAC110 mm)	2.70 (or 3.00 including construction)		
internal wall shared with garage - plasterboard	nil		
ceiling and roof - flat ceiling / pitched roof	ceiling: 4.25 (up), roof: foil/insulation		6 wind-driven ventilator(s) + eave vents, light (solar absorbance < 0.475)
Note • Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.			
Note • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.			

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Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
• For the following glass and frame types, the certifier check can be performed by visual inspection.			✓
- Aluminium single clear			✓
- Aluminium double (air) clear			✓
- Timber/UPVC/ fiberglass single clear			✓
- Timber/UPVC/ fiberglass double (air) clear			✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W07	900	1000	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W02	1200	2400	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W06	900	1000	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W01	1200	2400	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W04	1800	1800	aluminium, single, clear	eave 2200 mm, 300 mm above head of window or glazed door	not overshadowed
W03	1800	1800	aluminium, single, clear	eave 2300 mm, 300 mm above head of window or glazed door	not overshadowed
W05	1800	1800	aluminium, single, clear	eave 2200 mm, 300 mm above head of window or glazed door	not overshadowed

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Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
East facing					
W09	600	1500	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W10	600	2100	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
D11	2100	1800	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W08	1000	1500	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
South facing					
W18	1200	1800	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W15	1100	1800	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
D17	2100	3600	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W19	1200	2400	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
D13	2100	1800	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
D16	2100	3600	aluminium, single, clear	eave 4000 mm, 300 mm above head of window or glazed door	not overshadowed
W12	1200	2400	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W14	1200	600	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
West facing					
W20	600	2100	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
D24	2100	1800	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed

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Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W22	900	600	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W21	600	1500	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W23	600	900	aluminium, single, clear	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed

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Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (electric boosted) with a performance of 31 to 35 STCs or better.	✓	✓	✓
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 air conditioning. Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase air conditioning. Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for daylight zoning between living areas and bedrooms.		✓	✓
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 air conditioning. Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase air conditioning. Energy rating: EER 3.0 - 3.5		✓	✓
The heating system must provide for daylight zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to facade or roof. Operation control: interlocked to light		✓	✓
Kitchen: individual fan, ducted to facade or roof. Operation control: interlocked to light		✓	✓
Laundry: individual fan, ducted to facade or roof. Operation control: interlocked to light		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps.			
• at least 6 of the bedrooms / study, dedicated		✓	✓

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Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 2 of the living / dining rooms, dedicated		✓	✓
• the kitchen, dedicated		✓	✓
• at bathrooms/toilets, dedicated		✓	✓
• the laundry, dedicated		✓	✓
• all hallways, dedicated		✓	✓
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 4 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 6.6 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
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.		✓	

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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 ✓ in the "Show on CC/CDC plans and 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 (either interim or final) for the development may be issued.

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Trades and suppliers are to comply with the Bushfire Report, National Construction Code and AS3959-2009- Construction of buildings in bush fire-prone areas BAL 40 & BAL- FZ

Basix Requirements

For:

Mr. A. Delipetar
44a Mayfair Road,
Mulgoa, 2745.

Scales:

Plan No.:

Date:

N/A

19-03

6.1.20

Sheet 9

Drawn By:

Wayne Ryan
Draftsman

Email: w.rhino@optusnet.com.au

0410589961
02- 47312726



A3

General Specification:


- General
- Drawings prepared from information supplied by the owner and/or builder.
 - Dimensions are in millimeters unless noted otherwise.
 - All dimensions shall be verified on site.
 - Actual Surveyed Levels to take precedence.
 - Do not scale off drawings.
 - It is the responsibility of the builder to verify documents as to their accuracy and suitability.
 - These plans are to be read in conjunction with Engineer's details.
 - NCC refers to the National Construction Code – Volume 2, Building Code of Australia - Class 1 and Class 10 Buildings.
- Statutory Requirements
- All work to be carried out in accordance with the NCC, conditions imposed by the local authority and the commitments outlined in the relevant Basix certificate.
 - The builder is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works and the provisions of the Home Building Act.
 - Prior to the commencement of building work, the builder shall provide temporary toilet facilities for the use of subcontractors. Where the local authority requires the temporary toilet to be on completion the builder shall remove the convenience.
- NCC Requirements
- All earthworks shall be in accordance with the engineer's details and Part 3.1.1 of NCC.
 - All excavations and under floor fill shall be in accordance with the engineer's details and Part 3.1.1 of NCC
 - Primary building elements are to be protected from subterranean termites in accordance with Par 3.1.3 of NCC
 - Provide adequate cross ventilation to space under suspended ground floors in accordance with Part 3.4.1 of NCC. Sub floor access to be provided as indicated on the plan.
 - Storm water drainage shall be carried out in accordance with Part 3.1.2 of NCC.
 - All footings and slabs shall comply with Part 3.2 of NCC.
 - All timber framework shall comply with Part 3.4.3 of NCC or AS1684.
 - Roof trusses shall be designed in accordance AS1720, and erected, fixed and braced in accordance with manufacturer's recommendations.
 - Roof, wall, gutters and downpipes shall be in accordance with Part 3.5 of NCC.
 - Sarking shall comply with AS/NZS4200.1&2.
 - Clay brickwork shall comply with Part 3.3 of NCC, & AS4773 or AS3700
 - Masonry accessories shall be constructed and installed in accordance with AS4773 or AS3700. Appropriate ties shall be provided to articulated masonry joints.
 - Lintels used to support brickwork over wall openings shall comply with AS4773 or AS3700 and be protected from corrosion.
 - Weatherproofing of external masonry walls shall be carried out in accordance with AS4773 or AS3700.
 - Engaged piers in single leaf masonry walls shall be constructed in accordance with AS4773 or AS3700.
 - Internal wet areas and balconies over habitable rooms to be waterproofed in accordance with Part 3.8.1 of NCC. Wet area wall lining is to be fixed in accordance with manufacturer's recommendations.
 - All timber doors and door sets shall be manufactured and installed in accordance with AS2047.
 - All glazing shall comply with PART 3.6 of NCC.
 - All plumbing shall comply with the requirements of the relevant supply authority and AS3000, and be carried out by a licensed plumber.
 - All electrical work shall comply with the requirements of the relevant supply authority and AS3000, and be carried out by a licensed electrician.
 - All gas installations shall comply with the requirements of the relevant supply authority and be carried out by a licensed gas fitter.
 - Provide fire separation in accordance with part 3.7.1 of NCC.
 - Provide and install hard wired smoke alarms in accordance with AS3786 and part 3.7.2 of NCC.
 - Installation of wall and floor tiles shall be in accordance with AS3958.1.
 - Mechanical ventilation is to be installed in accordance with part 3.8.5 of NCC.
 - Building fabric must comply with Part 3.12.1 of NCC.
 - Insulation, where required, must comply with AS/NZS4859.1.
 - Building is to be concealed to the requirements of Part 3.12.3 of NCC, including chimneys, flues, roof lights, external windows and doors, exhaust fans, roof, walls and floors.
 - Services are to be installed to the requirements of NSW Part 3.12.5 of NCC, including hot water supply, insulation of services, central heating water piping and heating and cooling ductwork.

General Notes:

- All work to be carried out according to relevant Australian standards / codes and good building practice
- Builder to verify all measurements and materials before the commencement of any work
- Builder to verify and maintain any internal load bearing walls where applicable
- Builder to verify and match existing roof pitch where applicable
- All fixings, fasteners and connections shall comply with manufacturers/ engineers specifications
- All steel columns, support beams and / or structure shall comply with engineers specifications
- All framing and bracings shall comply with AS 1684-2010 or relevant Australian standards.
- All r.c. concrete slabs and footings to be to engineers specifications
- All masonry tie down and bonding beams to be to engineers specifications
- All masonry construction shall comply with current NCC
- All wet areas and waterproofing shall comply with current NCC
- Sub-floor ventilation as per current NCC
- Wind rating to be nominated by engineer / council u.n.o.
- Bushfire zoning and specifications to be nominated by council / RFS u.n.o.
- Mining Subsidence zoning and specifications to be nominated by council u.n.o.
- Waste / stormwater catchment and sewage disposal to be connected to existing systems or local council requirements
- Smoke Detection units shall be installed as per current NCC
- Termite protection to local council requirements
- Refer to additional building specifications for further details where applicable
- Refer to Basix spec for additional requirements where applicable
- RL levels nominal design only. Actual Surveyed levels to take precedence
- Suggested layout only
- Do not scale

Trades and suppliers are to comply with the Bushfire Report, National Construction Code and AS3959-2009- Construction of buildings in bush fire-prone areas BAL 40 & BAL- FZ



Brief Specification & General Notes	Scales:	Plan No.:	Date:
	N/A	19-03	6.1.20
		Sheet 10	
For: Mr. A. Delipetar 44a Mayfair Road, Mulgoa, 2745.	Drawn By: Wayne Ryan Draftsman Email: w.rhino@optusnet.com.au 0410589961 02- 47312726 		
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