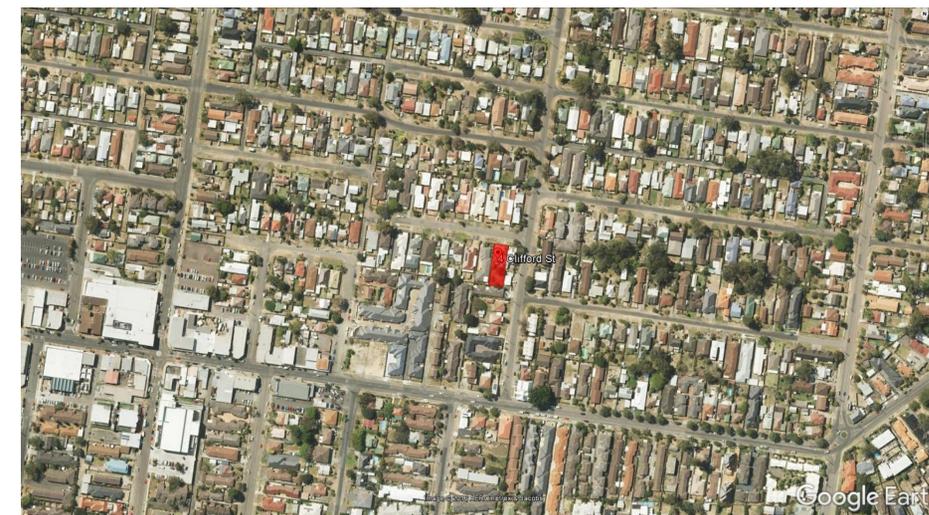


Sheet Index - COUNCIL SUBMISSION DA

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DA10	SITE PRE-CONSTRUCTION WO...	10	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
DA11	SITE PLAN	10	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
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# 3 Unit Development

for  
**Murray**  
at  
**4 Clifford St Umina NSW 2257**



Project Locality



VIEW 1

AMENDMENTS

ID	Description	Date	Status
Ch-01	unit 1 reconfigured	18/12/2017...	Issued
Ch-02	unit 3 bed 1 reconfigured	18/12/2017...	Issued
Ch-03	unit 3 bed 1 reconfigured	5/02/2018...	Issued
Ch-04	Numerous window changes	5/02/2018...	Issued
Ch-05	Unit 3 changed, windows added	24/01/2019...	Issued
Ch-06	Vergola added	24/01/2019...	Issued
Ch-07	Privacy screen added	24/01/2019...	Issued
Ch-08	Garage door changed	24/01/2019...	Issued
Ch-09	Storage denoted	21/02/2019...	Issued

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3 Unit Development  
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**DRAWING LISTS & SYMBOLS**

BASIX Cert: 891968M_3	Scale @ A1 sheet size:	sheet #:
BAL Rating: N/A	Issue:	10
drawn: ARF	checked: DR	16592-DA00
print date: 21/02/2019		

## GENERAL

Generally, the quality of the construction and finishes is to be of a suitably acceptable level fit for the intended use. The level of construction and finishes is to be of a minimum standard that could be reasonably expected from a new building. Refer to attached GUIDE TO STANDARDS AND TOLERANCES 2015 for further clarification.

Works are to be carried out in accordance with the following list of standards. This list may not be exhaustive.

REFERENCE	TITLE
AS 1170 (Part1)	Structural design actions—Preference, imposed and other action
AS 1170 (Part2)	Structural design actions—Wind actions
AS 1319	Safety signs for the occupational environment
AS/NZS 1576 (set)	Scaffolding- General requirement
AS 1657	fixed platform, walkways, stairways and ladders- design, construction & installation
AS 1674.1	Safety in welding and allied processes- Fire precautions
AS/NZS 1680.1	Interior and workplace lighting—General principles and recommendations
AS/NZS 1650.2.4	Interior lighting—Industrial tasks and processing
AS 1668.2	The use of ventilation and air conditioning in buildings
AS 1926	Swimming Pool Safety
AS 1940	The storage and handling of flammable and combustible liquids
AS 2550 (set)	Cranes, hoists and winches- Safe use- General requirements
AS 2601	The demolition of structures
AS/NZS 2918	Domestic solid fuel burning appliances—Installation
AS 3000	Electrical installation (known as the Australian New Zealand wiring roles)
AS 2890 (set)	Parking Facilities Set
AS 3610	Formwork for concrete
AS 3610 (Sup 2)	Formwork for concrete- Commentary
AS 3600	Concrete structures
AS 3828	Guidelines for the erecting of building steelwork
AS 3850.1	Pre- fabricated concrete elements- General Requirements
AS 3550.2	Pre- fabricated concrete elements—Building Construction
AS 3959	Construction of buildings in bushfire prone areas
AS 4024.1 (set)	Safety of machinery
AS 4100	Steel structures
AS/AZS 4114	Sprat pointing booths
AS/NZS 4360	Risk management
AS/NZS 4359	Safety mesh
AS/NZS 4576	Guidelines for scaffolding
AS/NZS 4801	OH&S management systems- Specification with guidance for use
AS/NZS 4994.	Roof edge protection equipment.

All works are to comply with the NCC (National Construction Code) and all relevant authority requirements including (but not limited to) the following requirements:

### CLASS 2 BUILDINGS

- Fire resisting construction in accordance with NCC Specification C1.1 for Type C, Class 2 & 7a buildings. From fire source 0-1.5m- FRL 90/90/90. Common separating wall / fire wall FRL 60/60/60.
- Windows within 1.5 metres of the side boundary require protection in accordance with NCC C3.4 (type C construction) and also Part D2.24.
- Fire hazard properties of materials and assemblies to be in accordance with NCC Specification C1.10.
- Openings for service installations to be in accordance with NCC C3.15 & Specification C3.15.
- Stair construction to be in accordance with NCC D2.13, D2.14, D2.17 & AS1657.
- Door thresholds to be in accordance with NCC D2.15 & AS1428.
- Balustrades to be designed to have no openings greater than 125mm and constructed to take loading forces in accordance with NCC D2.16 & AS1170.1.
- Handrails to be constructed in accordance with NCC D2.17.
- Latch to exit doors to be in accordance with NCC D2.21.
- Hydraulic engineers design confirming provision of fire hydrant to serve the site in accordance with NCC
- E1.3 & AS2419.1 (total floor area of building >500m2).
- Provision of smoke detection and alarm system to be in accordance with NCC E2.0 & Specification E2.2a.
- Mechanical ventilation shall be provided to internal laundries, bathrooms and W.C.'s in accordance with NCC F4.5, AS 1668.2 & AS/NZS3666.1
- Sound Insulation between units shall be to a sound insulation level of Rw + Ctr 50 in accordance with NCC F5.4 & F5.5, table 2 & 3 or refer to manufacturers specifications.
- Provision of clothes drying facilities to each unit via clothes drier or clothes line in accordance with NCC F2.1.
- Windows to ground floor to comply with NCC Volume 1 Part D2.24. i.e. where the lowest level of the window opening is less than 1.7m above the floor the openable portion of the window must be protected with a window restrictor or a screen with secure fittings. Additionally all similar windows in other rooms to also comply.
- Windows to first floor to comply with NCC Volume 1 Part D2.24. Additionally all similar windows in other rooms to also comply.

All dimensions and sizes of documented elements dependent on existing structures or site conditions shall be verified by the Builder on site prior to the commencement of the works. Any discrepancies should be referred to the designer for confirmation. These drawings show design intent only.

Existing services are located on or around this site. Where known, these are identified so the plan but the exact location and extent of services may vary from that indicated.

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Registered Surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works.

All timber framing & construction must comply with AS1684 'The National Timber Framing Code'. Provide temporary & permanent bracing to all framing in accordance with the NCC.

All concrete slabs and footings are subject to a soil classification and are to comply with AS2870 'Residential Slabs and Footings Code' including all relevant region specific supplements.

All lintels, beams, framing and supports to be specified by a Registered Engineer. All sizes if shown, represent design intent only, and the designer does not warrant their structural adequacy

The structure shall be maintained in a stable condition at all times, and no element shall be overstressed, during and after construction.

The designer seeks to create safe work environments in its designs and encourages owners and building professionals to contact them for resolution of design safety concerns before and during the construction process.

Construction documentation provided may not cover all information required by your builder. If circumstances arise during or after construction where further clarification of any aspect of these documents is required by the client, builder or any contractor then the client, builder or contractor (through the builder) is to contact the designer or engage a suitably qualified consultant.

If any question as to the adequacy or compliance of the drawings is not referred to the designer, or if the designer is not given reasonable opportunity prior to the implementation of the works to rectify the design then the designer cannot be held liable.

Provide termite protection in accordance with the NCC, AS3660.1, and all relevant local authority requirements. Termite protection is to be physical where practicable. Chemical treatment should be relied upon only where physical protection is not practicable.

Stormwater drainage to be connected to rainwater tank as per BASIX Commitments below. Overflow is to be connected to existing municipal services. All stormwater drainage is to be in accordance with the NCC and all local authority requirements. Rainwater tanks to be selected by client.

All sewer is to be connected to existing municipal services and is to be in accordance with the NCC and all local authority requirements.

## BASIX COMMITMENTS

The developer must comply with the commitments listed below in carrying out the development. Refer also to BASIX Certificate number: 891968M\_03 - dated 3<sup>rd</sup> February 2019. Where there is a discrepancy, the BASIX Certificate takes precedence over this drawing set.

### WATER COMMITMENTS

- The developer must plant indigenous or low water use species of as described in BASIX Certificate.
- If a rating is specified in the BASIX Certificate for a fixture or appliance to be installed in the dwelling, the developer must ensure that each such fixture and appliance meets the rating specified for it.
- The developer must install an on demand hot water recirculation system which regulates all hot water use throughout the dwellings where indicated in the BASIX Certificate.
- A Swimming pool or spa must not be installed as part of the development.
- Install showerheads with a minimum 3 star (>7.5 but <= 9L/min) in all showers.
- Install toilets with a minimum 3 star rating.
- Install tap(s) with a minimum 3 star rating.
- Install a rainwater tank with a minimum capacity of 3000 litres to each dwelling. Run-off from minimum 40m<sup>2</sup> of the roof of each dwelling is to be directed to rain water tank. Refer also to DCP 2013 chapter 6.7. Rainwater tank to be used for toilet flushing, laundry and landscape watering.

### THERMAL PERFORMANCE COMMITMENTS

Refer to Building Sustainability Assessments Report (BSA Ref:13103\_03) for details of Thermal performance requirements.

The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications including this drawing set.

The developer must construct the floors and walls of the development in accordance with the specifications listed in the BASIX Certificate.

Install weather strips on all external doors and doors leading to garages. Install seals on all wet area doors.

### ENERGY COMMITMENTS

- The developer must install each hot water system specified for the dwelling in the BASIX Certificate, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the developer must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.
- The developer must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for

that room in the BASIX Certificate. Each such ventilation system must have the operation control specified for it.

- The developer must install the cooling and heating system/s as specified for the dwelling in the BASIX Certificate.
- The developer must install "Artificial lighting" as described in the BASIX Certificate. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.
- The developer must install windows and/or skylights as scheduled in the BASIX Certificate.
- The developer shall install electric cooktops & electric ovens in kitchens to a rating as described in the BASIX Certificate.
- The developer shall install clothes drying facilities as described in the BASIX Certificate.
- The developer must carry out the development so that each refrigerator space in the dwelling is "well ventilated".

### GLAZING REQUIREMENTS

Refer to Building Sustainability Assessments Report (BSA Ref: 13103\_03) for details of Glazing requirements.

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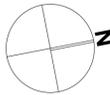
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## 3 Unit Development

No. 4 Clifford St  
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Murray

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01	Prelim DA Issue	19/10/2017 3:43 PM
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## GENERAL NOTES 1

BASIX Cert: 891968M\_3

Scale @ A1 sheet size:

BAL Rating: N/A

Issue:

sheet #:

drawn: ARF

checked: DR

10  
16592-DA01

print date: 21/02/2019

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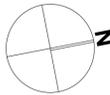
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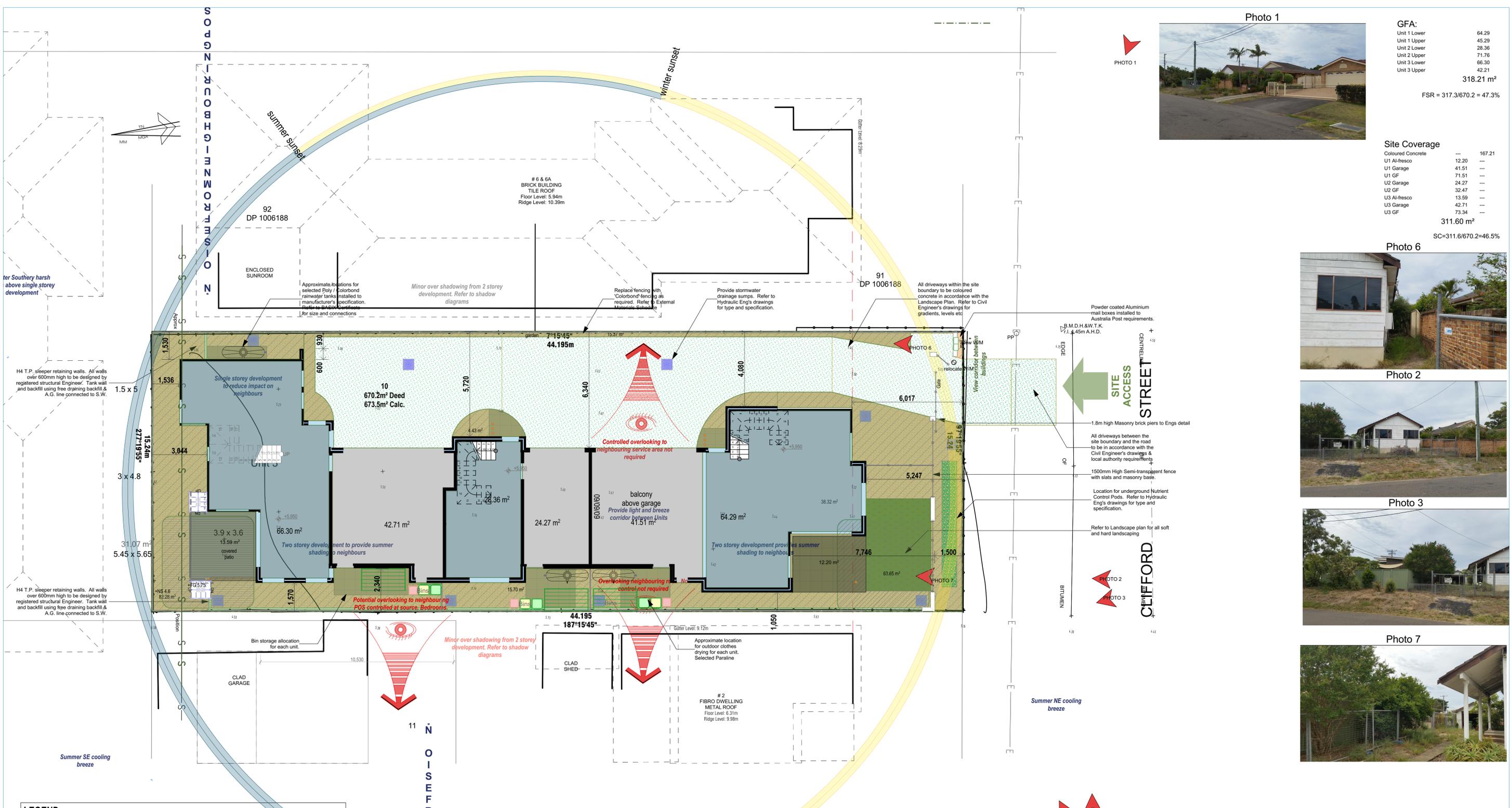
drawn: ARF

checked: DR

10  
16592-DA01

print date: 21/02/2019





GFA:

Unit 1 Lower	64.29
Unit 1 Upper	45.29
Unit 2 Lower	28.36
Unit 2 Upper	71.76
Unit 3 Lower	66.30
Unit 3 Upper	42.21
<b>Total</b>	<b>318.21 m<sup>2</sup></b>

FSR = 317.3/670.2 = 47.3%

Site Coverage

Coloured Concrete	167.21
U1 AI-fresco	12.20
U1 Garage	41.51
U1 GF	71.51
U2 Garage	24.27
U2 GF	32.47
U3 AI-fresco	13.59
U3 Garage	42.71
U3 GF	73.34
<b>Total</b>	<b>311.60 m<sup>2</sup></b>

SC=311.6/670.2=46.5%



**LEGEND**

AS ALUMINIUM SLIDER	OBS OBSCURED GLASS	AC Air Conditioner Unit refer to BASIX Cert.
B BATH	OF OVERFLOW (BALCONY OR ROOF)	FR Fire rated solid core door w/ self closer.
CA CARPET	PAN PANTRY	FW Fire rated window
col. COLUMN	RL REDUCE LEVEL	PHC PVC Waste / drain
CT CERAMIC TILE	S SINK	Plumbing / services duct location
DP 150 UPVC DOWNPIPE	SHR SHOWER	Minimum 5kg Co2 portable Fire Extinguisher
DW DISHWASHER	SL SKYLIGHT/SOLAR POWERED LIGHTS	Smoke Detector / Alarm to NCC E2.2a & AS3786
FCL FINISH CEILING LEVEL	SS STAINLESS STEEL	Emergency lighting required including (but not limited to):
FFL FINISH FLOOR LEVEL	ST STOVE	EXIT lights in accordance with AS2293.1-2005
FGL FINISH GROUND LEVEL	TR TROUGH	
FC FIBER CEMENT SHEET	UBO UNDER BENCH OVEN	
FG FIXED GLAZING	VB VANITY BENCH	
FSL FINISH SOFFIT LEVEL	WM WASHING MACHINE	
LIN LINEN	WC WATER CLOSET	
LOH Lift off hinges	Exhaust fan - refer BASIX Cert.	
MH MANHOLE/ROOF ACCESS		

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Photo 8



Photo 4



Photo 5



BOM Wind rose - 9am Annual BOM Wind rose - 3pm Annual



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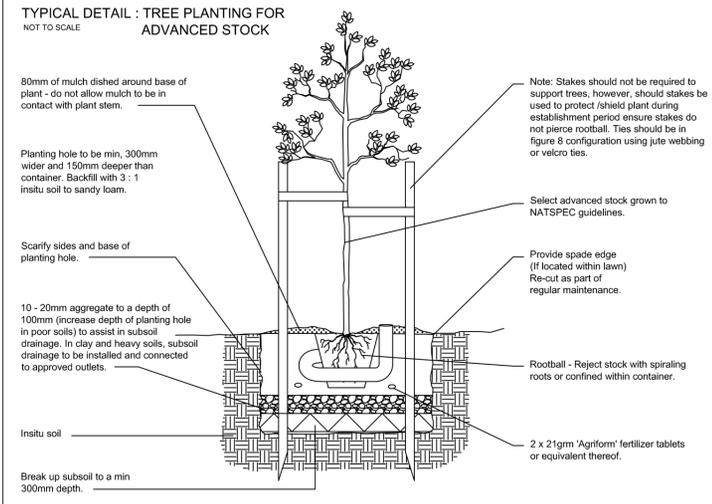
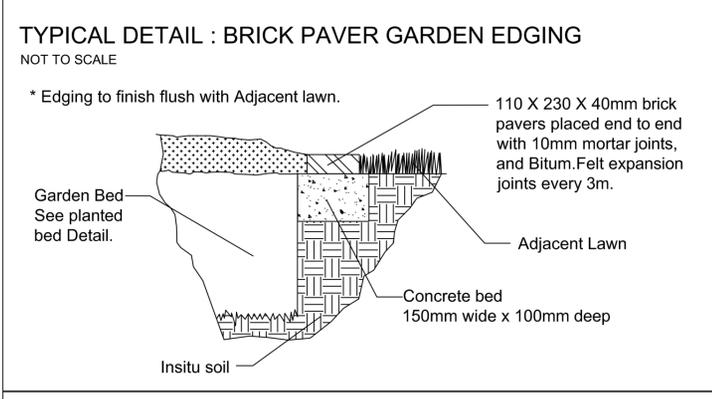
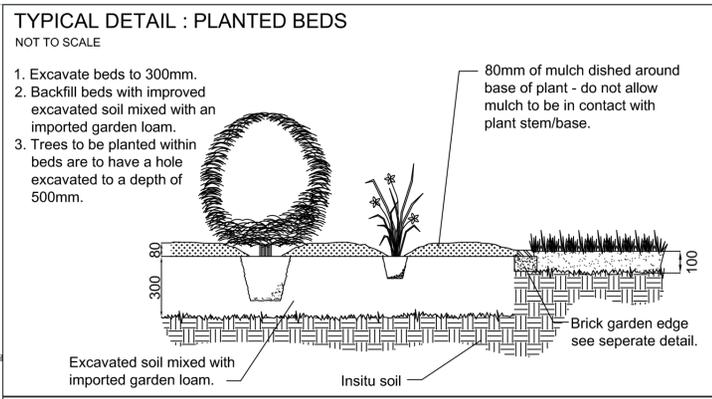
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**SITE PLAN**

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BASIX Cert: 891968M\_3 Scale @ A1 sheet size: 1:100

BAL Rating:	N/A	Issue:	sheet #:
drawn:	ARF	10	16592-DA11
checked:	DR		
print date:	21/02/2019		



### PLANT SCHEDULE

Symbol	Label	Scientific Name	Common Name	Qty	Approx Mature Ht	min Pot size
HaV	HaV	Hardenbergia violacea	Native Sasparilla	4	300	Tube stock
Cim	Cim	Clivia	Kaffir lily	12	500	Tube stock
BaG	BaG	Diets grandiflora	Fairy Iris	24	500	Tube stock
Dca	Dca	Dianella caerulea	blue flax-lily	40	600	Tube stock
Lt	Lt	Lomandra hystrix	Mat Rush	25	800	2Ltr
Cp	Cp	Calothamnus pinifolius	Dense Clavflower	11	1,140	
Ca	Ca	Callistemon 'Great Balls of Fire'	Bottlebrush 'Great Balls of Fire'	1	1,300	2Ltr
Cp	Cp	Calothamnus pinifolius	Dense Clavflower	2	1,500	
GaM	GaM	Gardenia augusta 'Magnifica'	Gardenia	8	2,000	5Ltr
Mpa	Mpa	Murraya paniculata	Murraya - mock orange	14	3,000	2Ltr
SyL	SyL	Syzygium luehmannii	Small-leaved Lilly Pilly	7	3,000	2Ltr
BaG	BaG	Bambusa guangxiensis	Chinese Dwarf Bamboo	62	3,000	2Ltr
BaG	BaG	Bambusa guangxiensis	Chinese Dwarf Bamboo	3	3,000	
SyP	SyP	Syzygium paniculatum	Magenta Cherry	2	6,000	10Ltr
TrL	TrL	Tristaniopsis laurina	Water Gum (Kanooka)	2	7,000	10Ltr

### LANDSCAPE AREAS BY UNIT

Landscape Common	58.12
Landscape Unit 1	63.65
Landscape Unit 2	15.70
Landscape Unit 3	82.28
<b>Total</b>	<b>219.75 m<sup>2</sup></b>

### LANDSCAPE SURFACES

Drainage	Surface	Area
Impermeable	Coloured Concrete	0.36
Permeable	Mulched garden beds	125.02
Permeable	Sir Walter grass	17.83
Permeable	Timber Deck	14.13
Permeable	Unit Paving	44.31
		<b>201.29 m<sup>2</sup></b>
		<b>201.65 m<sup>2</sup></b>

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08	Issue DA	22/02/2019 9:07 PM
09	Issue Revised DA	1/08/2018 2:08 PM
10	Issue Revised DA	21/02/2019 3:07 PM

### LANDSCAPE PLAN

BASIX Cert: 891968M\_3 Scale @ A1 sheet size:

BAL Rating: N/A

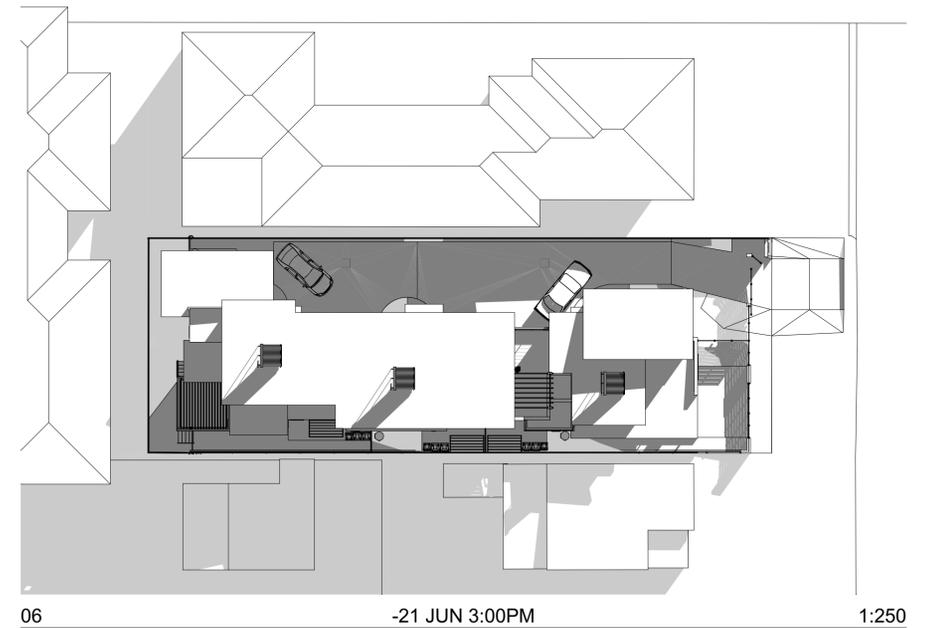
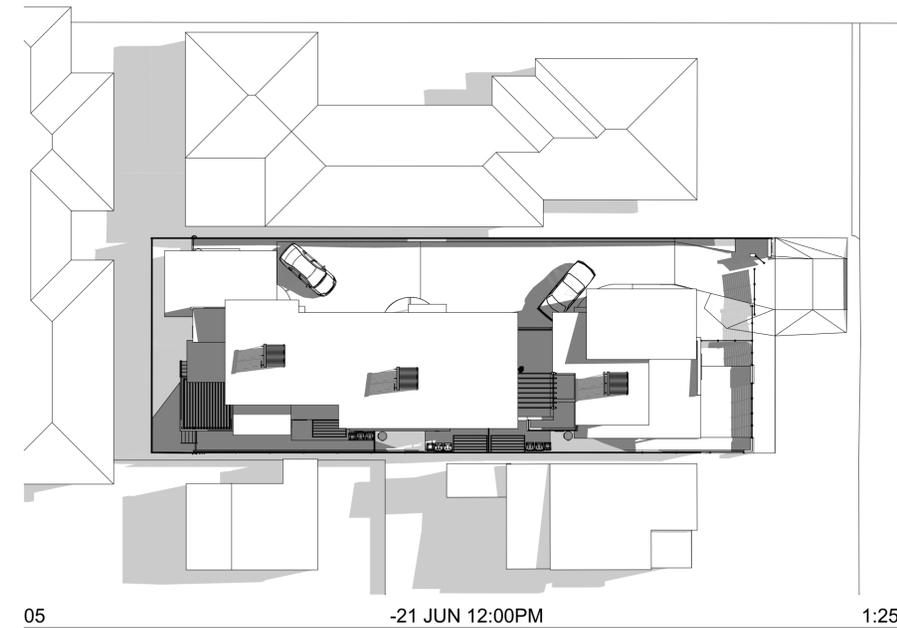
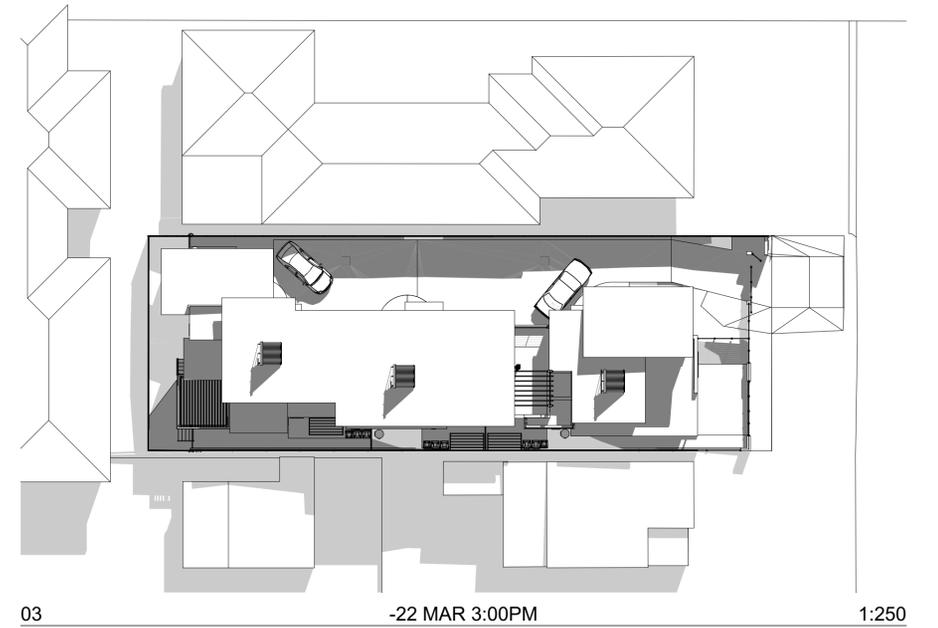
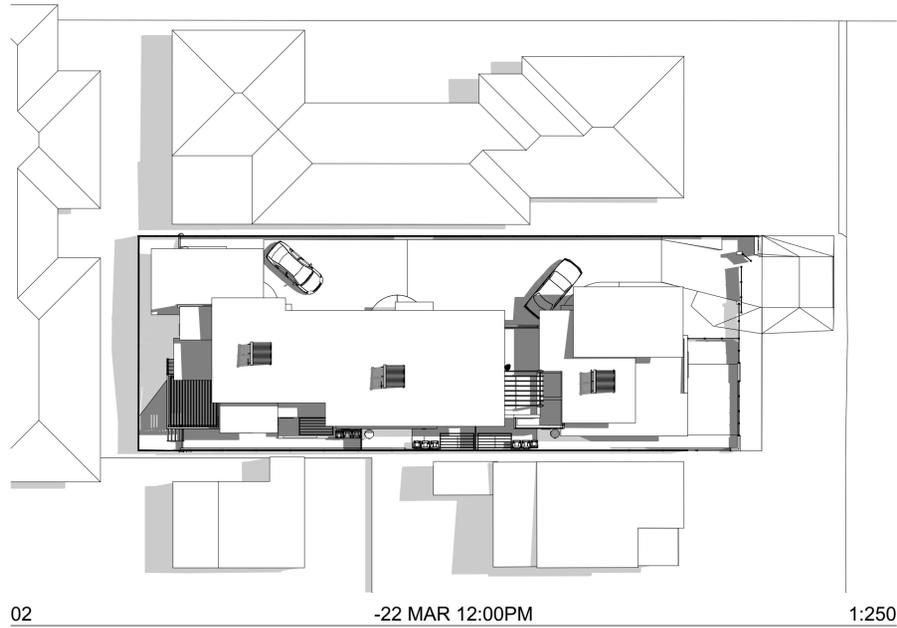
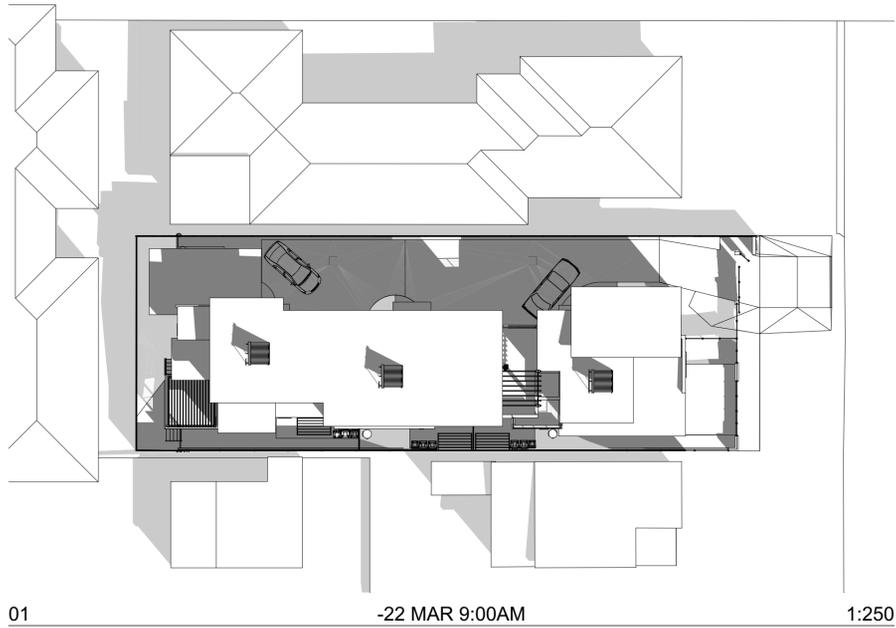
drawn: ARF

checked: DR

print date: 21/02/2019

Issue: 10

sheet #: 16592-DA12



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  - A minimum area will be cleared around the building site to minimise bushfire risks.
  - All reduced levels relate to Assumed Datum / Australian Height Datum (AHD).
  - No known waterways or watercourses.
  - No known easements or rights of way unless noted otherwise.
  - The Builder shall erect an erosion control fence on site as per Council requirements.
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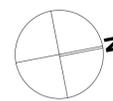
**HOWARD LESLIE & ASSOCIATES**  
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10	Issue Revised DA	21/02/2019 3:07 PM

**SHADOW DIAGRAMS**

BASIX Cert: 891968M_3	Scale @ A1 sheet size:	sheet #:
BAL Rating: N/A	Issue:	10
drawn: ARF	checked: DR	16592-DA13
print date: 21/02/2019		

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**Room Number Legend**

1	Garage	12	Study
2	Entry	13	Corridor
5	Living/Family	14	Ensuite
6	Meals	15	Bath
7	Kitchen	16	Toilet
7a	Pantry	17a	Lin
8	Laundry	17b	Storage
10	Main Bed	18	Robe
11	Bed	20	POS

February 2019 BSA Reference: 13103  
 Building Sustainability Assessments Ph: (02) 942 3439  
 enquiries@buildingsustainability.net.au www.buildingsustainability.net.au

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**Thermal Performance Specifications (does not apply to garage)**

External Wall Construction	Added insulation
Brick Veneer & Lightweight Composite panel on studs	R2.0
Cavity brick	R1.0
Internal Wall Construction	Added insulation
Plasterboard on studs	none
Plasterboard + studs + shall line + studs + Plasterboard (upper party walls)	R2.0 + R2.0
Concrete block + Plasterboard (lower party walls & walls adjacent to garage)	R1.0
Ceiling Construction	Added insulation
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above.
Roof Construction	Colour
Timber	Any
Concrete	Fall - R1.0 blanket
Floor Construction	Covering
Concrete & Timber	As drawn
Concrete	none

Windows	Glass and frame type	U Value	SHGC Range	Area sqm
ALM-01-01 A	Aluminium Type A Single clear	6.70	0.51 - 0.63	As drawn
ALM-02-01 A	Aluminium Type B Single clear	6.70	0.63 - 0.77	As drawn

Type A windows are awning windows, double casements, 80 to turn windows, entry doors, french doors  
 Type B windows are double hung windows, sliding windows & doors, floor windows, slider doors, bi-parting  
 Skylights Glass and frame type U Value SHGC Area sqm

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified

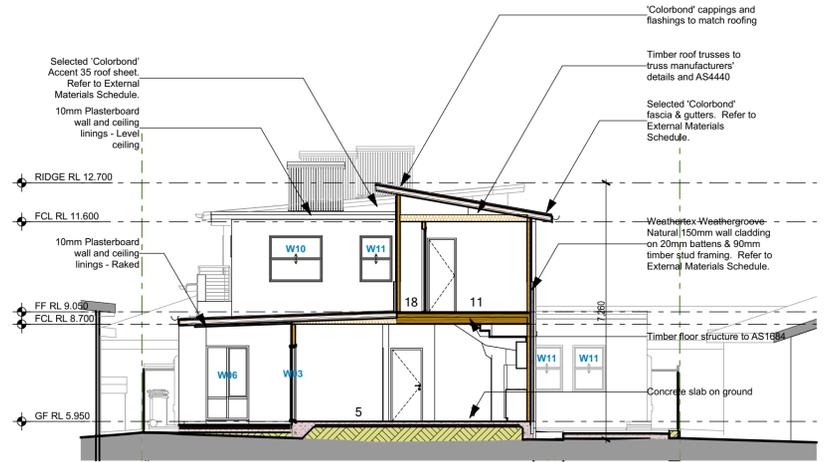
External Window Shading (eaves, verandahs, pergolas, awnings etc)  
 All shade elements modelled as drawn

Ceiling Penetrations (downlights, exhaust fans, flues etc)  
 No adjustment has been made for losses to insulation arising from ceiling penetrations.

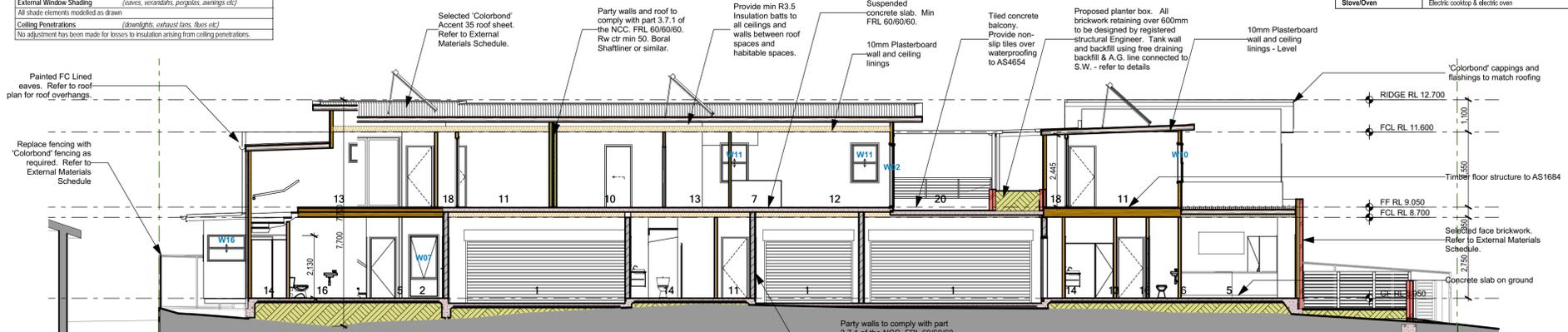
4 Clifford Street Umina Beach

**SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT**  
 This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au

<b>WATER COMMITMENTS</b>			
Fixtures			
3 Star Shower Heads	Yes		
3 Star Kitchen / Basin Taps	Yes	3 Star Toilet	Yes
Alternative Water			
Minimum Tank Size (L)	3000	Collected from Roof Area (m <sup>2</sup> )	40
Tank Connected To:			
On Outdoor Tap	Yes	Laundry WM Cold Tap	Yes
All Toilets	Yes		
<b>THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans</b>			
<b>ENERGY COMMITMENTS</b>			
Hot Water	Solar (Electric Boost)	21 to 25 STCs	
Cooling System	Living	1 Phase A/C Zoned	2 Star
	Bedrooms	1 Phase A/C Zoned	2 Star
Heating System	Living	1 Phase A/C Zoned	2 Star
	Bedrooms	1 Phase A/C Zoned	2 Star
Ventilation	1 x Bathroom	Fan ducted to exterior	Manual on/off
	Kitchen	Fan ducted to exterior	Manual on/off
	Laundry	Natural ventilation	N/A
Natural Lighting	Window/Skylight in Kitchen	Yes	As drawn
	Window/Skylight in Bathrooms/Toilets	Yes	As drawn
Artificial Lighting	Number of bedrooms	All	Dedicated Yes
	Number of Living/Dining rooms	2	Dedicated Yes
Rooms to be primarily lit by	All Bathrooms/Toilets	Yes	Dedicated Yes
	Laundry	Yes	Dedicated Yes
Fluorescent (LED lights)	All Hallways	Yes	Dedicated Yes
<b>OTHER COMMITMENTS</b>			
Outdoor clothes line	Yes	Ventilated refrigerator space	Yes
Stove/Oven	Electric cooktop & electric oven		



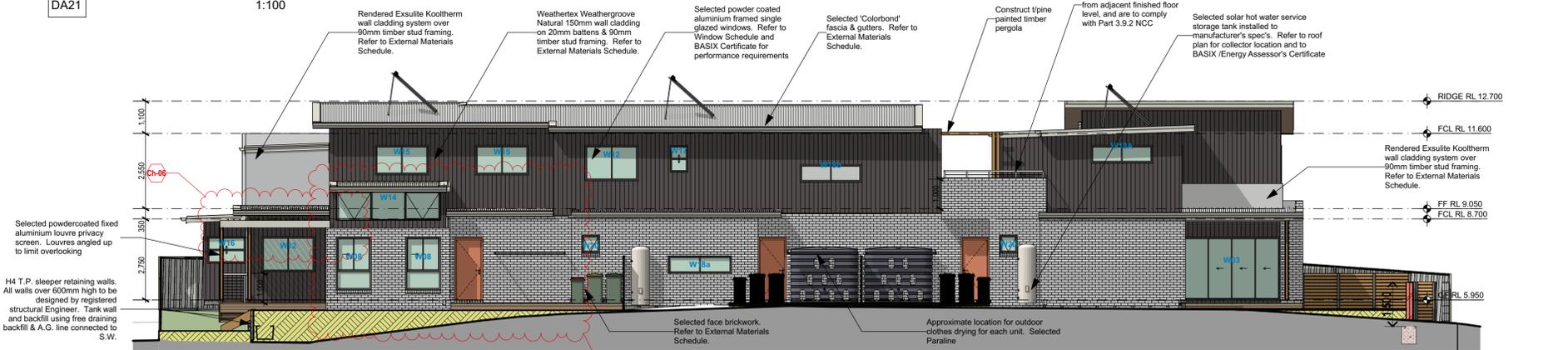
**A SECTION**  
 DA21 1:100



**B SECTION**  
 DA21 1:100



**01 NORTH ELEVATION**  
 DA21 1:100



**03 EAST ELEVATION**  
 DA21 1:100



**02 SOUTH ELEVATION**  
 DA21 1:100



**04 WEST ELEVATION**  
 DA21 1:100

**GENERAL NOTES:**

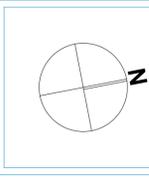
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**HOWARD LESLIE & ASSOCIATES**  
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**3 Unit Development**  
 No. 4 Clifford St Umina NSW  
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 Murray

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10	Issue Revised DA	21/02/2019 3:07 PM

**BUILDING ELEVATIONS & SECTIONS**

BASIX Cert: 891968M\_3 Scale @ A1 sheet size: 1:100

BAL Rating:	N/A	Issue:	sheet #:
drawn:	ARF	10	16592-DA40
checked:	DR		
print date:	21/02/2019		

Door Type	D01	D02	D04	D05	D06	D07	D10	D11	D12	D13	D15	D16	D20	D21	D22	D30	D40
Quantity	2	1	3	3	3	1	9	9	2	2	1	1	2	4	1	1	1
Nominal W x H Size	5,500x2,140	3,000x2,140	820x2,040	820x2,040	820x2,040	720x1,500	820x2,040	720x2,040	620x2,040	520x2,040	1,640x2,040	1,440x2,040	820x2,040	720x2,040	620x2,040	2,244x2,340	3,130x2,360
Frame type																	
Other notes				Solid Door	Self Closer												
As viewed from outside																	

4. DOOR SCHEDULE 1:1

Window Type	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11	W12	W13	W14	W15
Quantity	3	1	1	1	1	1	1	2	1	2	5	2	1	1	2
Height (mm)	2,700	2,140	2,140	2,140	2,100	2,100	2,100	1,800	1,800	1,300	1,300	1,200	1,200	1,000	1,000
Width (m)	0.47	5.20	3.30	3.00	1.81	1.21	0.97	1.20	0.54	1.50	0.91	1.81	1.55	3.56	1.81
Frame Material	Powdercoated Alum														
Glass Material	Glass - Clear														
Other notes															
Viewed from outside															

2. WINDOW SCHEDULE 1:1

**GENERAL NOTES:**

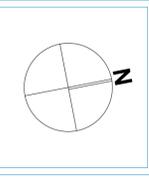
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09	Issue Revised DA	1/08/2018 2:08 PM
10	Issue Revised DA	21/02/2019 3:07 PM

**DOOR & WINDOW SCHEDULES**

BASIX Cert: 891968M\_3 Scale @ A1 sheet size: 1:1

BAL Rating: N/A Issue: sheet #:

drawn: ARF 10 16592-DA60

checked: DR

print date: 21/02/2019

February 2019 BSA Reference: 13103  
Building Sustainability Assessments Ph: (02) 4962 3439  
enquiries@buildingsustainability.net.au www.buildingsustainability.net.au

**Important Note:**  
The following specification is used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specifications.  
If different construction elements are applied than the Assessor Certificate it is no longer valid.

**Thermal Performance Specifications (does not apply to garage)**

Construction Element	Specification	Notes
External Wall Construction	Brick Veneer & Lightweight & Composite panel on studs	R2.0
Internal Wall Construction	Plasterboard on studs	R1.0
Roof Construction	Plasterboard + studs + shaft liner + studs + Plasterboard (upper party walls)	R2.0 - R2.0
Concrete block + Plasterboard (lower party walls & walls adjacent to garage)	R1.0	
Coling Construction	Plasterboard	R3.5 to ceilings adjacent to roof space and decks above
Roof Construction	Colour	As drawn
Floor Construction	Concrete	Any
Concrete & Timber	Covering	As drawn

**Windows** Glass and frame type U Value SHGC Range Area sq m  
ALM-001-01 A Aluminium Type A Single clear 6.70 0.51 - 0.63 As drawn  
ALM-002-01 A Aluminium Type B Single clear 6.70 0.63 - 0.77 As drawn

Type A windows are nearby windows, billboards, cosmetics, 0.7 turn windows, entry doors, french doors  
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers  
Skylights Glass and frame type U Value SHGC Area sq m

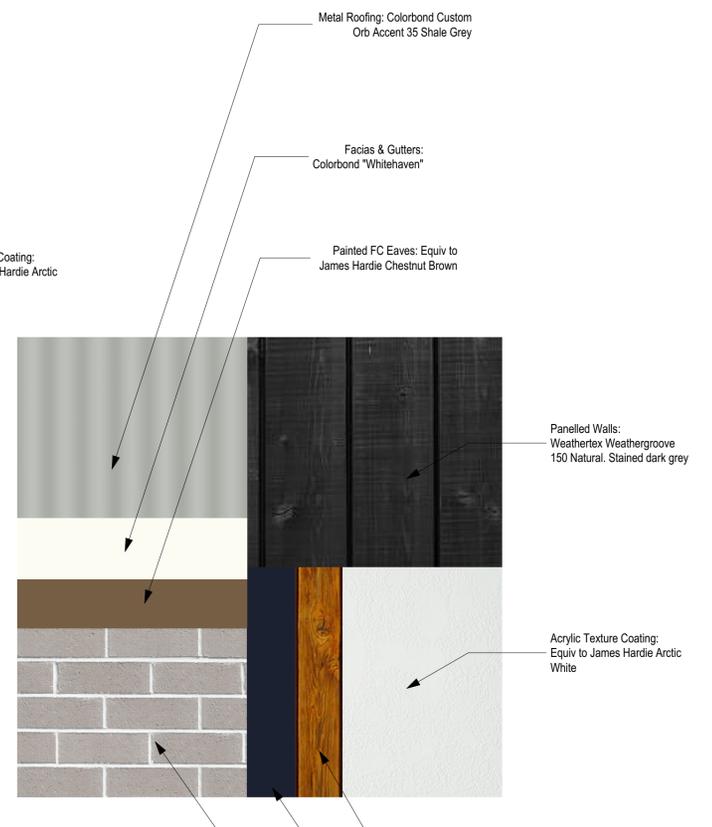
U and SHGC values are according to AS/NZS. Alternate products may be used if the U value is lower and the SHGC is within the range specified.  
All shade elements modelled as drawn.  
Coling Penetrations (downlights, exhaust fans, flues etc.)  
No adjustment has been made for losses to insulation arising from coling penetrations.

**4 Clifford Street Umina Beach**

**SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT**

This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au

WATER COMMITMENTS	
3 Star Shower Heads	Yes
3 Star Kitchen / Basin Taps	Yes
3 Star Toilet	Yes
Alternative Water	
Minimum Tank Size (L)	3000
Collected from Roof Area (m2)	40
Tank Connected To:	
All Toilets	Yes
Laundry W/M Cold Tap	Yes
ENERGY COMMITMENTS	
Hot Water	Solar (Electric Boost) 21 to 25 STCs
Cooling System	Living 1 Phase A/C Zoned 2 Star Bedrooms 1 Phase A/C Zoned 2 Star
Heating System	Living 1 Phase A/C Zoned 2 Star Bedrooms 1 Phase A/C Zoned 2 Star
Ventilation	1 x Bathroom Fan ducted to exterior Manual on/off Kitchen Fan ducted to exterior Manual on/off Laundry Natural ventilation N/A
Natural Lighting	Window/Skylight in Kitchen Yes Window/Skylight in Bathrooms/Toilets As drawn
Artificial Lighting	Number of bedrooms All Dedicated Yes Number of Living/Dining rooms 2 Dedicated Yes
Rooms to be primarily lit by fluorescent or LED lights	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
Ventilated refrigerator space	Yes
Stove/Oven	Electric cooking & electric oven



February 2019 BSA Reference: 13103  
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Cavity brick	R1.0
Internal Wall Construction	Added insulation
Plasterboard on studs	none
Plasterboard + studs + shaft liner + studs + Plasterboard (upper party walls)	R2.0 + R2.0
Concrete block + Plasterboard (lower party walls & walls adjacent to garage)	R1.0
Ceiling Construction	Added insulation
Plasterboard	Colour
Roof Construction	R3.5 to ceilings adjacent to roof space and decks above
Metal	Any
Concrete	Any
Floor Construction	Covering
Concrete & Timber	As drawn

**Windows**

U Value	SHGC Range	Area sq m
ALM-001-01 A	Aluminium Type A Single clear 6.70 0.51 - 0.63	As drawn
ALM-002-01 A	Aluminium Type B Single clear 6.70 0.63 - 0.77	As drawn

**Skylights**

U Value	SHGC	Area sq m
As drawn	As drawn	As drawn

*U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.*

**External Window Shading** (eaves, verandahs, pergolas, awnings etc)  
 All shade elements modelled as drawn

**Ceiling Penetrations** (downlights, exhaust fans, flues etc)  
 No adjustment has been made for losses to insulation arising from ceiling penetrations.

4 Clifford Street Umina Beach

**SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT**

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WATER COMMITMENTS			
3 Star Shower Heads	Yes		
3 Star Kitchen / Basin Taps	Yes	3 Star Toilet	Yes
Alternative Water			
Minimum Tank Size (L)	3000	Collected from Roof Area (m2)	40
Tank Connected To:			
All Toilets	Yes	Laundry WM Cold Tap	Yes
One Outdoor Tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Solar (Electric Boost) 21 to 25 STCs		
Cooling System	Living 1 Phase A/C Zoned	Bedrooms 1 Phase A/C Zoned	2 Star
Heating System	Living 1 Phase A/C Zoned	Bedrooms 1 Phase A/C Zoned	2 Star
1 x Bathroom	Fan ducted to exterior		Manual on/off
Kitchen	Fan ducted to exterior		Manual on/off
Laundry	Natural ventilation		N/A
Natural Lighting	Window/Skylight in Kitchen		Yes
Artificial Lighting	Number of bedrooms	All	Dedicated Yes
(rooms to be primarily lit by fluorescent or LED lights)	Number of Living/Dining rooms	2	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	Ventilated refrigerator space	Yes
Stove/Oven		Electric cooktop & electric oven	

**GENERAL NOTES:**

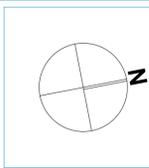
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**EXTERNAL MATERIALS SCHEDULE**

BASIX Cert: 891968M\_3 Scale @ A1 sheet size:

BAL Rating:	N/A	Issue:	sheet #:
drawn:	ARF	10	16592-DA61
checked:	DR		
print date:	21/02/2019		



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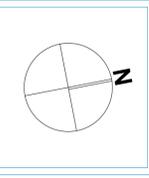
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**EXTERNAL VIEWS**

BASIX Cert: 891968M\_3 Scale @ A1 sheet size:

BAL Rating: N/A	Issue:	sheet #:
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