

ADDITIONAL REQUIREMENTS TO CONFORM TO
BASIX CERTIFICATE: **Single Dwelling** Certificate number: 489086S

WATER COMMITMENTS

TAPS AND SHOWERHEADS:

- 1. All showerheads must have a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers
- 2. All toilet flushing systems must have a minimum rating of 3 star
- 3. All taps in kitchen and bathrooms must have minimum 3 star rating.

RAINWATER TANK:

- 1. The rainwater tank must be installed in the location shown on plans
- 2. The rainwater tank must be minimum 3000 Litre capacity and installed in accordance with the requirements of all applicable regulatory codes.
- 3. The rainwater tank must collect water from ALL m² of roof area- refer Roof Plan
- 4. The rainwater tank must be connected to:
 - all toilets in the development
 - at least one outdoor tap.
 - washing machine

THERMAL COMFORT COMMITMENTS

CONSTRUCTION

floor - concrete slab on ground

EXTERNAL WALL - brick veneer - 1.36 (or 1.90 including construction)

INTERNAL WALL SHARED WITH GARAGE - plasterboard

CEILING AND ROOF - flat ceiling / pitched roof ▪ ceiling: 2.5 (up), roof: foil/sarking ▪ unventilated; dark (solar absorptance > 0.70)

WINDOWS, GLAZED DOORS AND SKYLIGHTS

W1 TO W11 - IMPROVED ALUMINIUM, SINGLE CLEAR (U-VALUE:6.44, SHGC:0.75)

REFER DRAWINGS FOR OPAQUE WINDOWS TO BATHROOMS.

ENERGY COMMITMENTS

HOT WATER:

- 1. gas instantaneous with a performance of 5 stars.

VENTILATION:

- 1. Individual exhaust fans not ducted to either facade or roof must be installed in at least one bathroom & kitchen.

Systems are to be manual switch on/off.

LIGHTING:

- 1. The kitchen and at least two bathrooms must have natural lighting.i.e window or skylight. See plans for locations.

OTHER:

- 1. A fixed outdoor clothes drying line must be installed.
- 2. The applicant must install a electric cooktop and electric oven.

CONSTRUCTION NOTES

- ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE USED IN PREFERENCE TO SCALED MEASUREMENTS
- ALL LEVELS ARE TO BE VERIFIED ON THE SITE BY THE BUILDER PRIOR TO WORK COMMENCING
- ALL WET AREAS ARE TO BE SUITABLY GRADED AND DRAINED
- FLOOR SLAB TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER
- ALL TIMBER SPACING, SPANS AND SIZES SHALL COMPLY WITH TIMBER FRAMING CODE AS 1684
- ENSURE STRICT COMPLIANCE WITH THE REQUIREMENTS OF BUILDING CODE OF AUSTRALIA IN RELATION TO SIDE BOUNDARY CLEARANCE
- ALL SEWER AND STORMWATER DRAINAGE TO BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE COFFS HARBOUR CITY COUNCIL
- WET AREAS ARE TO BE FLASHED AT THE INTERSECTION OF THE FLOOR AND WALL AND 1800 HIGH IN THE SHOWER RECESS CORNERS WITH AN APPROVED WET AREA FLASHING
- POWDER COATED ALUMINIUM WINDOWS AND DOORS TO BE USED THROUGHOUT. COLOUR SELECTION BY OWNER
- ALL FIXINGS, TIE DOWNS AND CONSTRUCTION METHODS ARE TO BE IN STRICT ACCORDANCE WITH THE BCA.
- TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS3660-1
- ATMR - As to Manufacturers Requirements.

H011-3A

Proposed New Dwelling

Lot 15 (Proposed subdivision Lot 211) DP 1044292

Pettina Estate

Moonee 2450 NSW for :



sheet	drawing schedule
	description/title
01	COVER SHEET + DRAWING SCHEDULE BASIX + CONSTRUCTION NOTES
02	SITE PLAN + ANALYSIS SEDIMENT EROSION CONTROL + STORMWATER + CONTOURS
03	SLAB + DRAINAGE PLAN + BUILDING SETOUT
04	FLOOR PLAN
05	ROOF PLAN
06	ELEVATIONS
07	SECTION + DETAILS



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registration no. 7906

bda
BUILDING
DESIGNERS
AUSTRALIA NSW
richard malcolm
membership no. 899-05

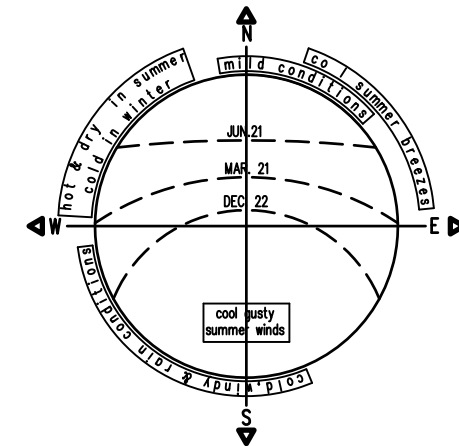
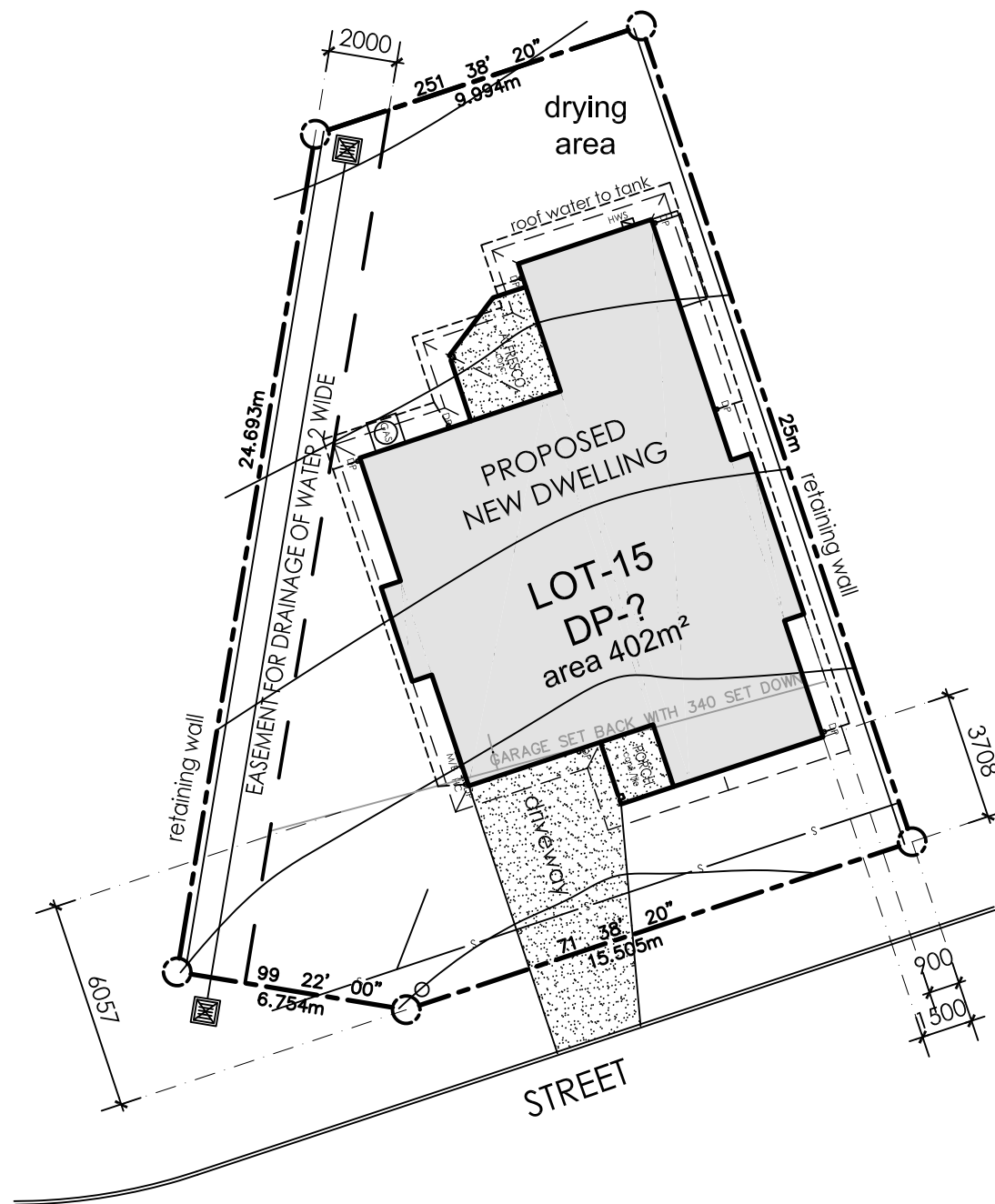
figured dimensions to be
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scaling - all dimensions
to be checked on site

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refer list on sheet 01

sheet rev.
01 A

design	revision or issue / description /date			ref. no.	for/builder	project	scale	title
TR	A	FOR COUNCIL ISSUE	20 . 06 . 13	629	NuHomes think HIBBARDS 32 Moonee St COFFS HARBOUR B/Lic. No. 41122C Ph: (02)66 50 3300	NEW DWELLING, LOT 15 (proposed LOT 211 subdivision) D.P. 1044292 PETTINA ESTATE MOONEE NSW 2450	N/A	DRAWING SCHEDULE BASIX + CONSTRUCTION NOTES Built to Builder's Discretion
drawn				job no.			@	
RW				22			A3	



Solar & Wind Chart

site plan

SCALE 1:200

note:

- locate existing services prior to construction
- erosion/sediment control in strict accordance with council requirements (refer builder)
- provide hardbase all weather access, during construction
- cut & fill to builder's discretion
- nominated water to tank-overflow to open drain
- Builder to confirm all finished floor levels on site.

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project
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title
SITE PLAN + ANALYSIS
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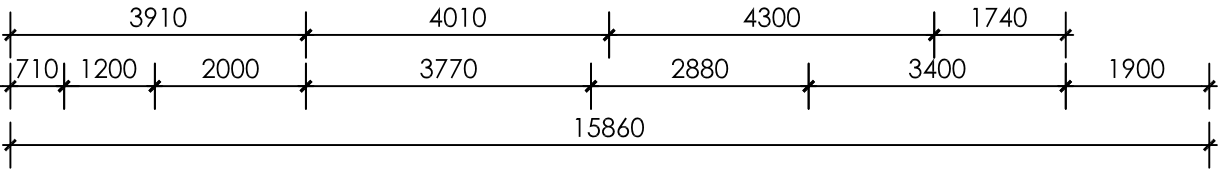
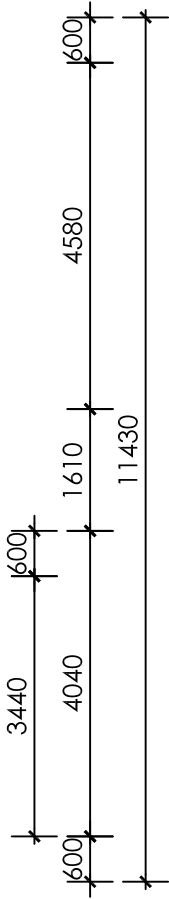
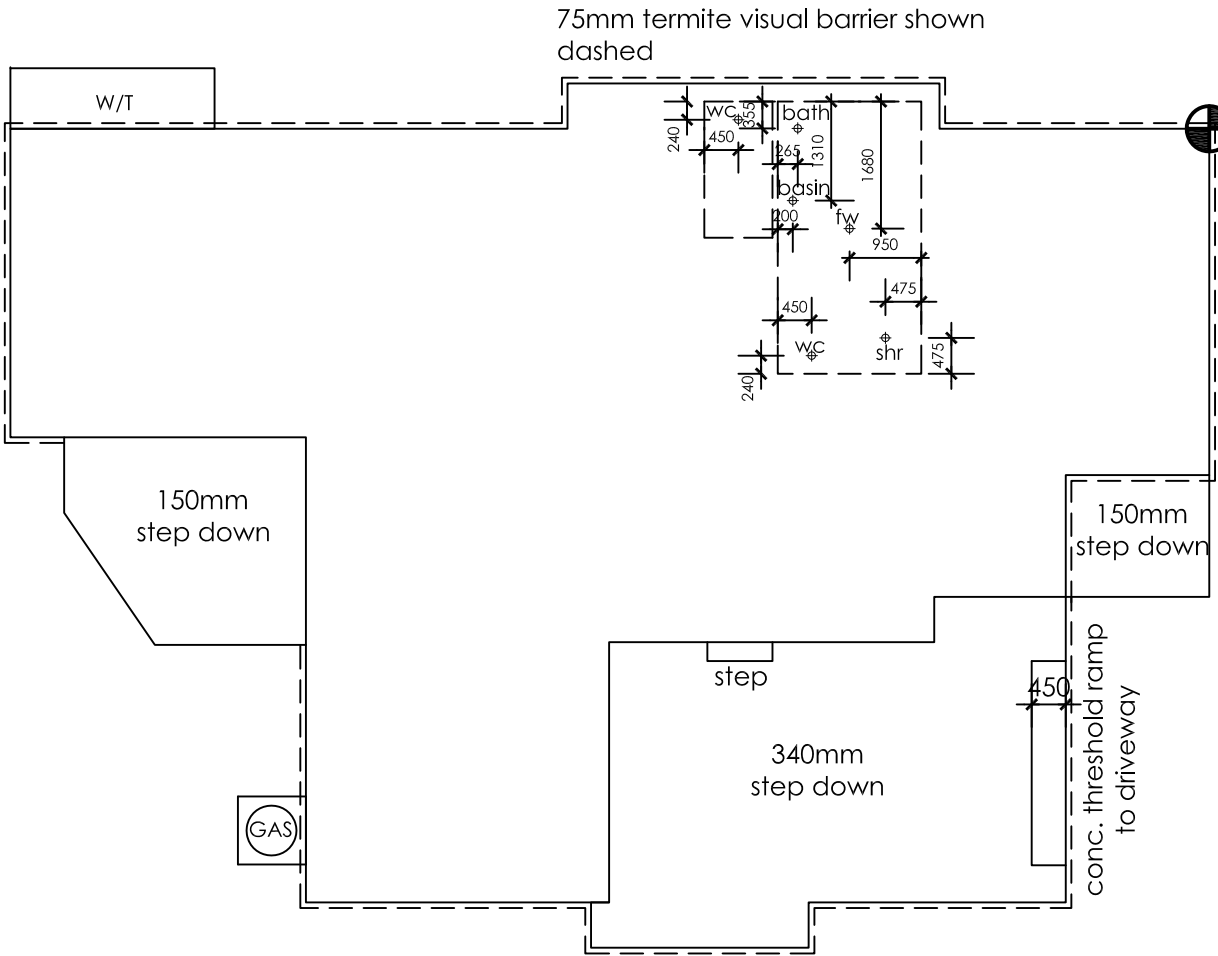
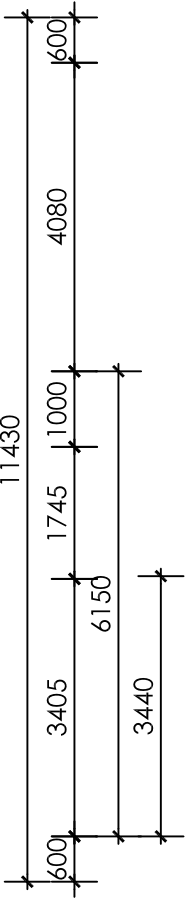
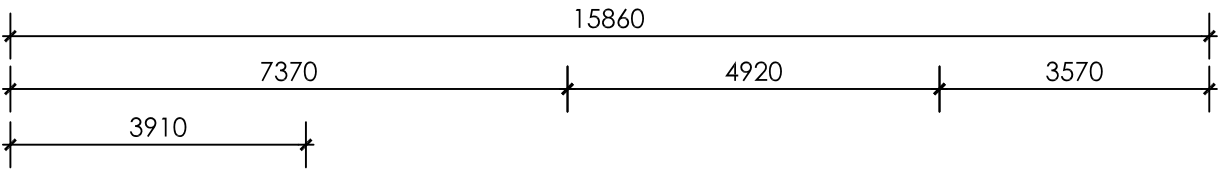


richard malcolm
membership no. 899-05

figured dimensions to be used in preference to scaling - all dimensions to be checked on site

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- note:
- builder to allow for floor finishes per selections for all finished floor levels (f.f.l.)
 - surveyor to confirm setout
 - refer selection & wet area details (confirm slab penetrations)
 - floor wastes (fw) confirm with builder/plumber
 - concrete slabs to engineers detail - to be confirmed by builder.
 - refer construction notes on sheet 01
 - kitchen as to manufacturers requirements (sheet 12)



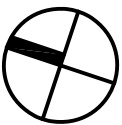
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**BUILDING SETOUT
SLAB PLAN +**

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project
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**SLAB & BUILDING
SETOUT PLAN**
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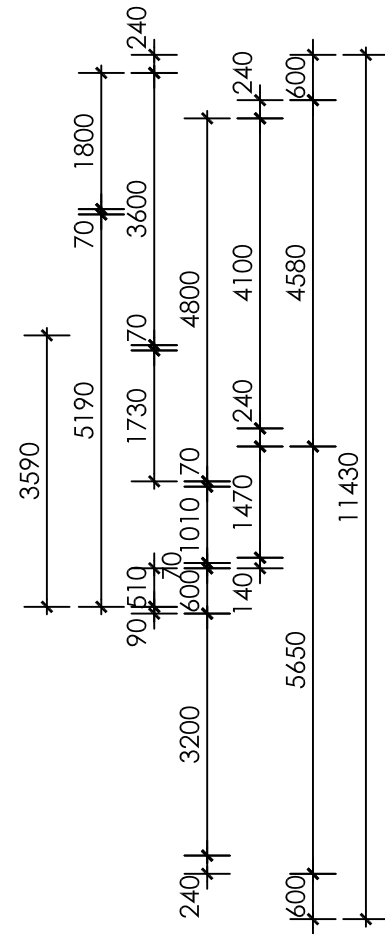
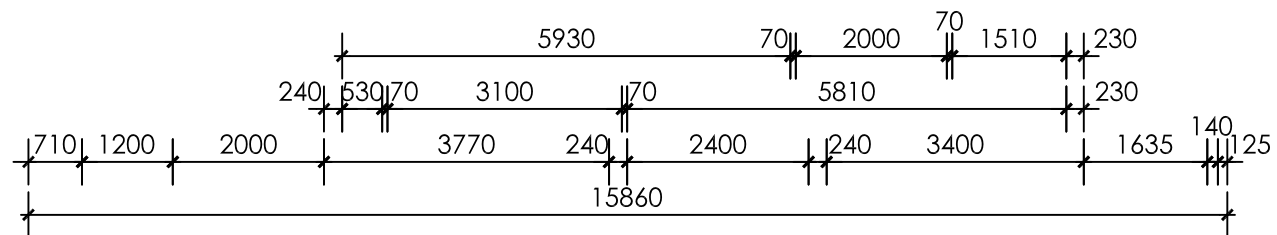
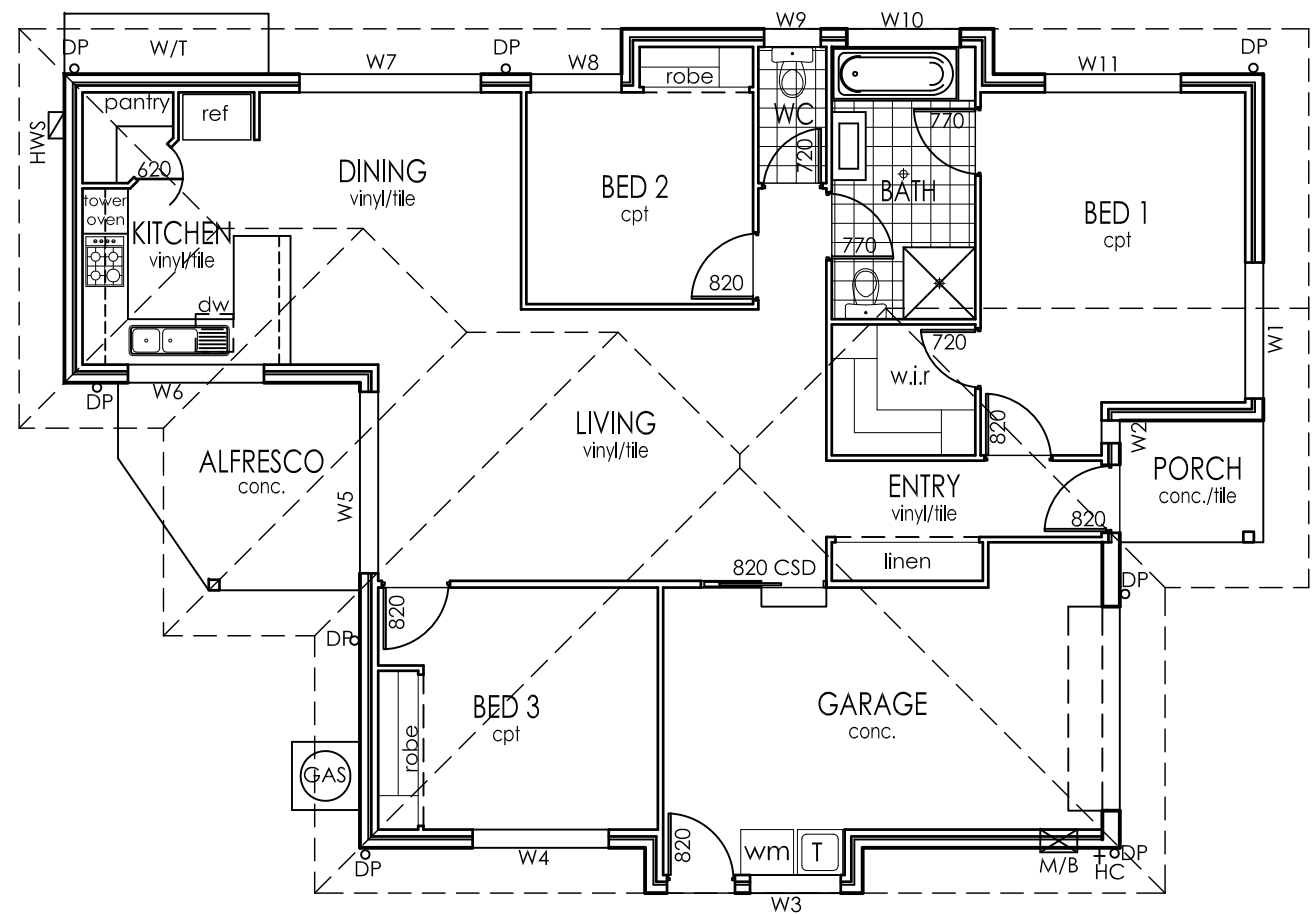
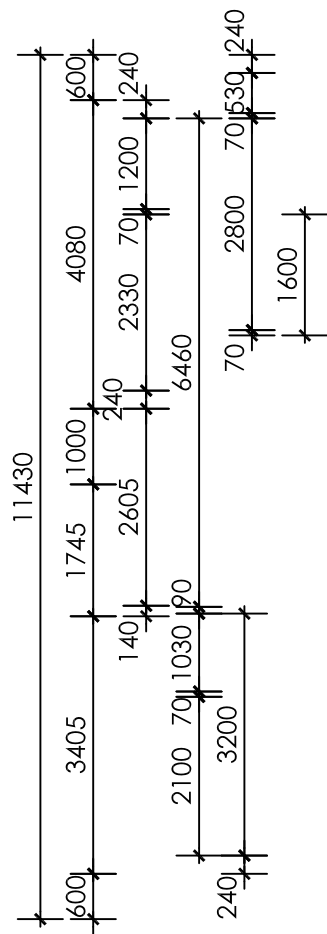
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sheet rev.
03 A



scale 1:100

alfresco	= 7.74m ²
porch	= 3.06m ²
garage	= 23.55m ²
living	= 108.6m ²
total	= 142.95m ²
perimeter	= 54 580mm

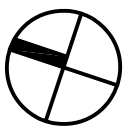
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FLOOR PLAN

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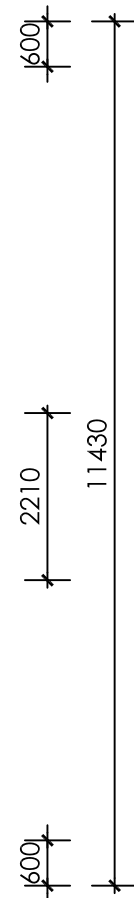
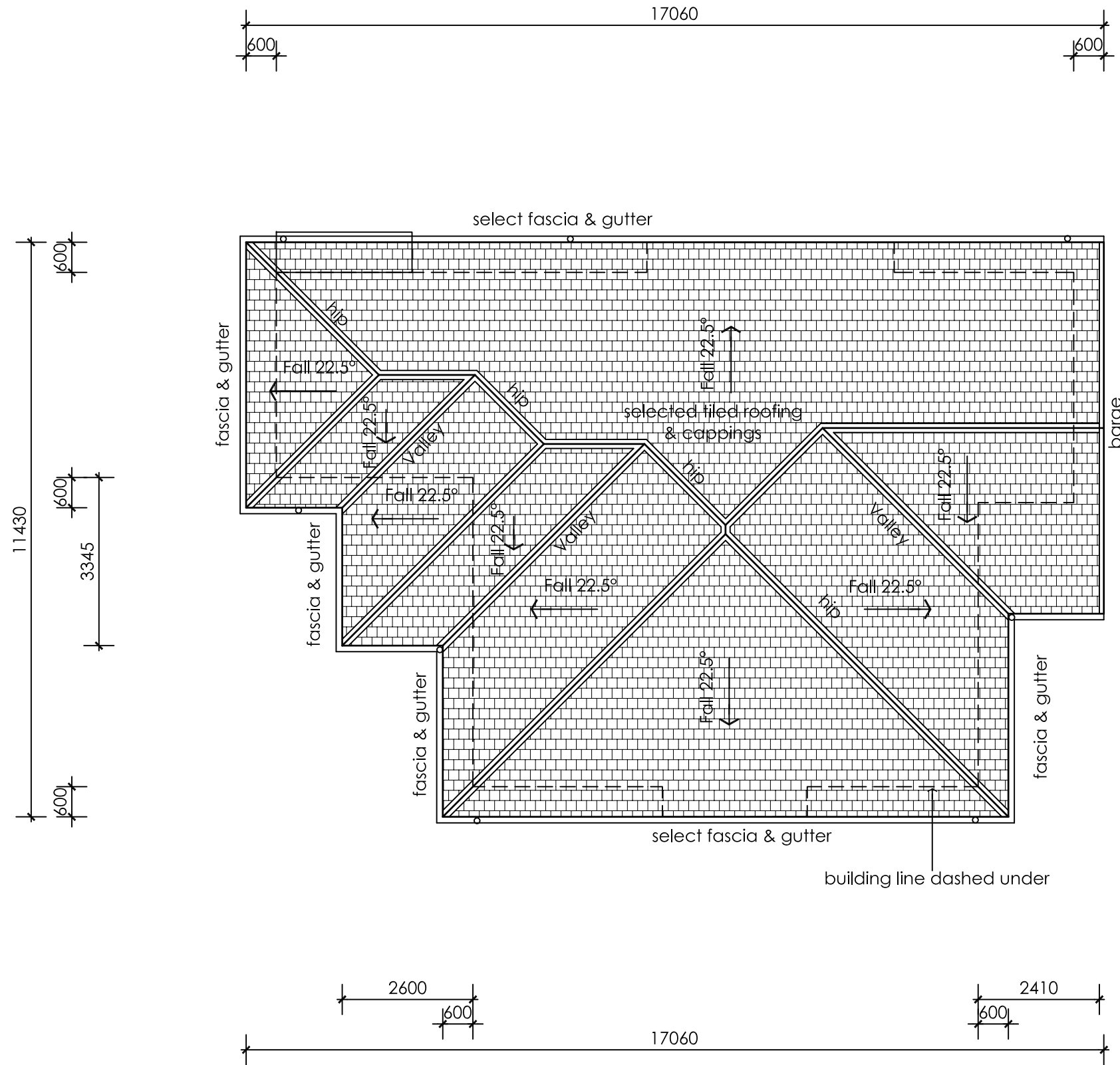
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ROOF PLAN

scale 1:100

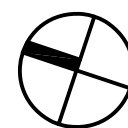
roof area (includes gutter)	
total	175.03 sq. m
harvest all m ² roof area to tank	
nom. 3000 litre tank	
see BASIX details	

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MOONEE NSW 2450

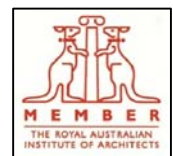


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title	ROOF PLAN
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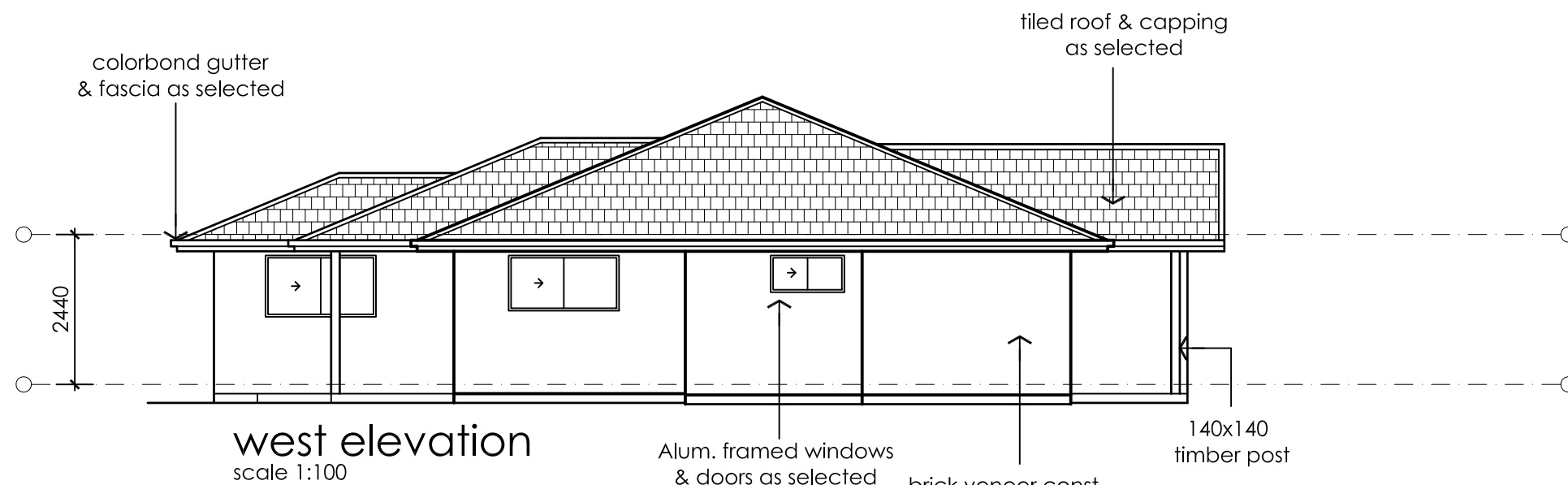
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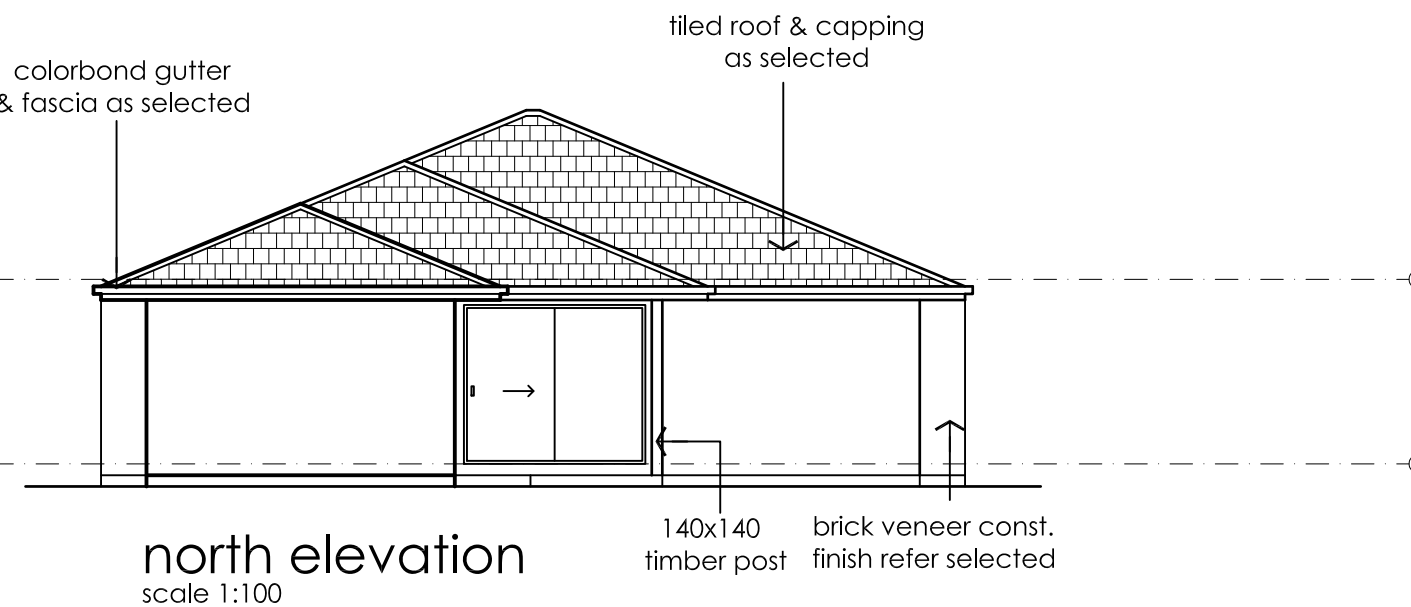
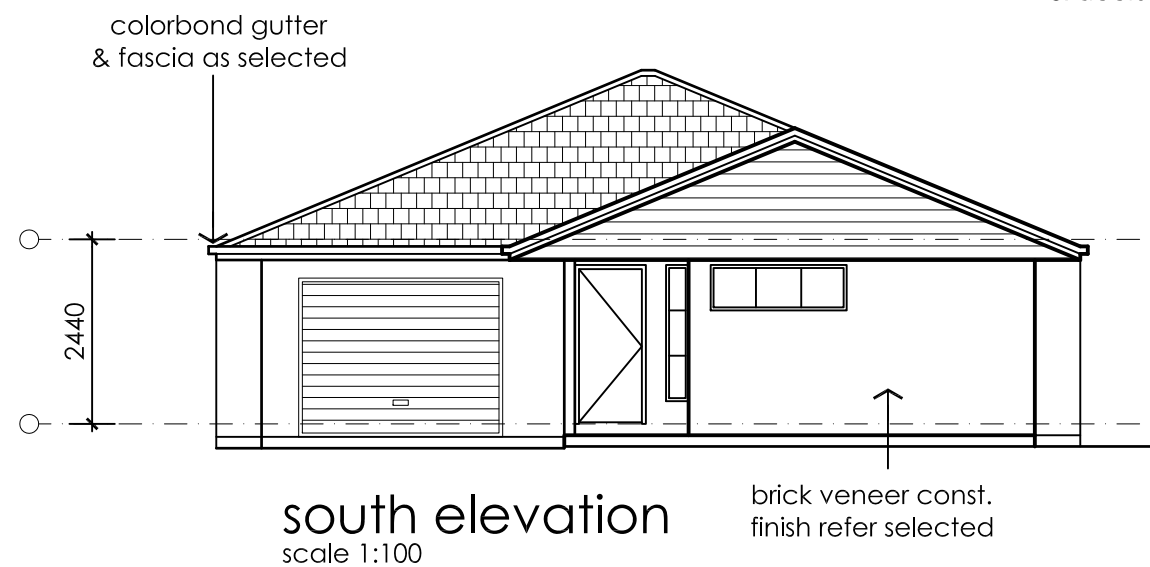
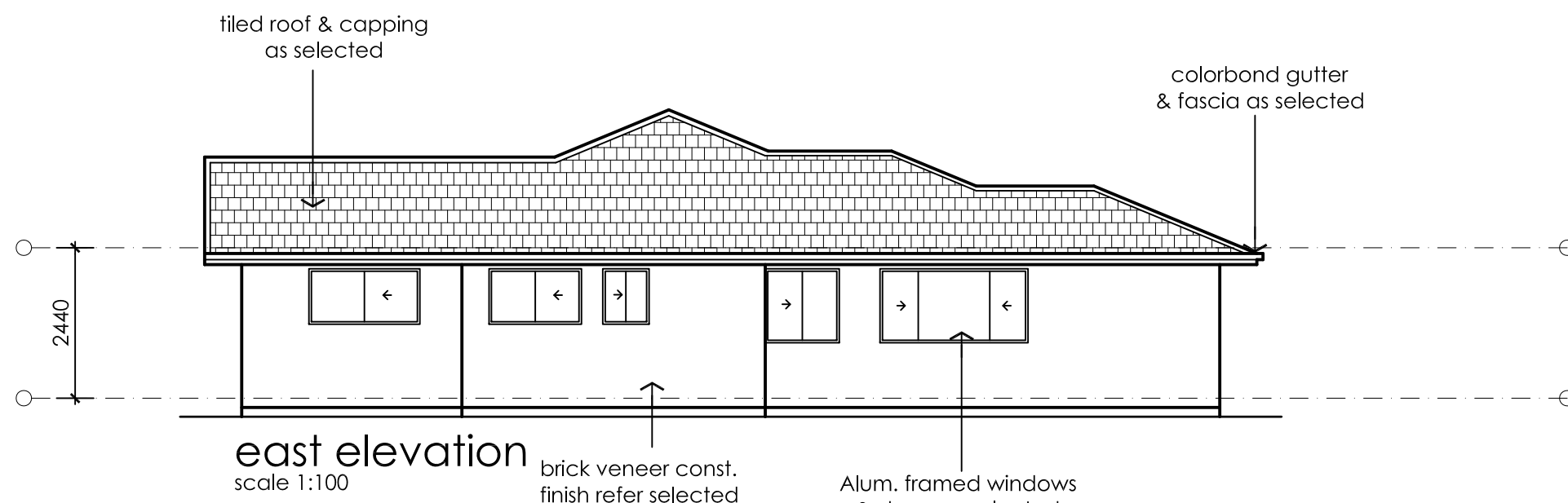
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refer list on sheet 01

sheet	rev.
05	A



window schedule		
no	code-size	value/type (refer basic)
01	FG0618	U-value:6.44, SHGC:0.75 - single clear
02	FG1803	U-value:6.44, SHGC:0.75 - single clear
03	SW0612	U-value:6.44, SHGC:0.75- single clear
04	SW0918	U-value:6.44, SHGC:0.75 - single clear
05	SD2124	U-value:6.44, SHGC:0.75 - single clear
06	SW1018	U-value:6.44, SHGC:0.75 - single clear
07	SW1224	U-value:6.44, SHGC:0.75 - single clear
08	SW1212	U-value:6.44, SHGC:0.75 - single clear
09	SW0709	U-value:6.39, SHGC:0.56 - single toned
10	SW0915	U-value:6.39, SHGC:0.56 - single toned
11	SW0918	U-value:6.44, SHGC:0.75 - single clear
Note: All windows + doors as per manufacturers (STEGBAR) specification, codes + sizes		



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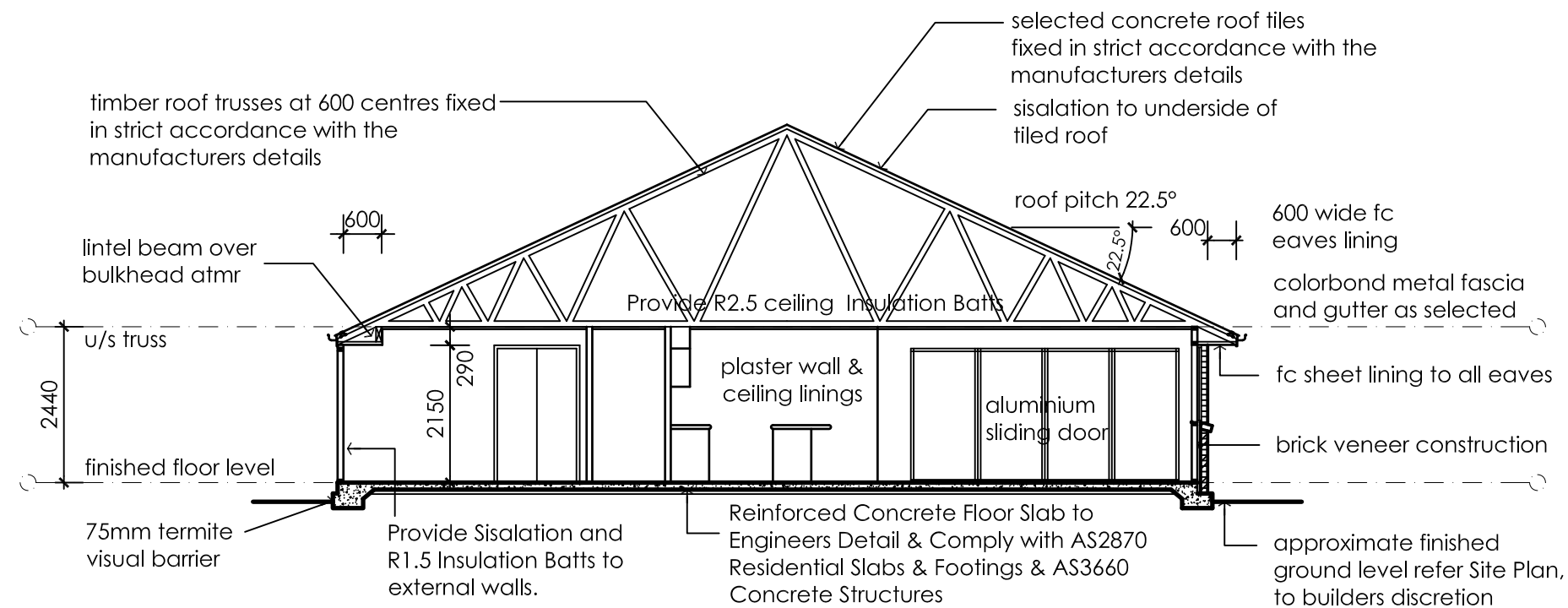
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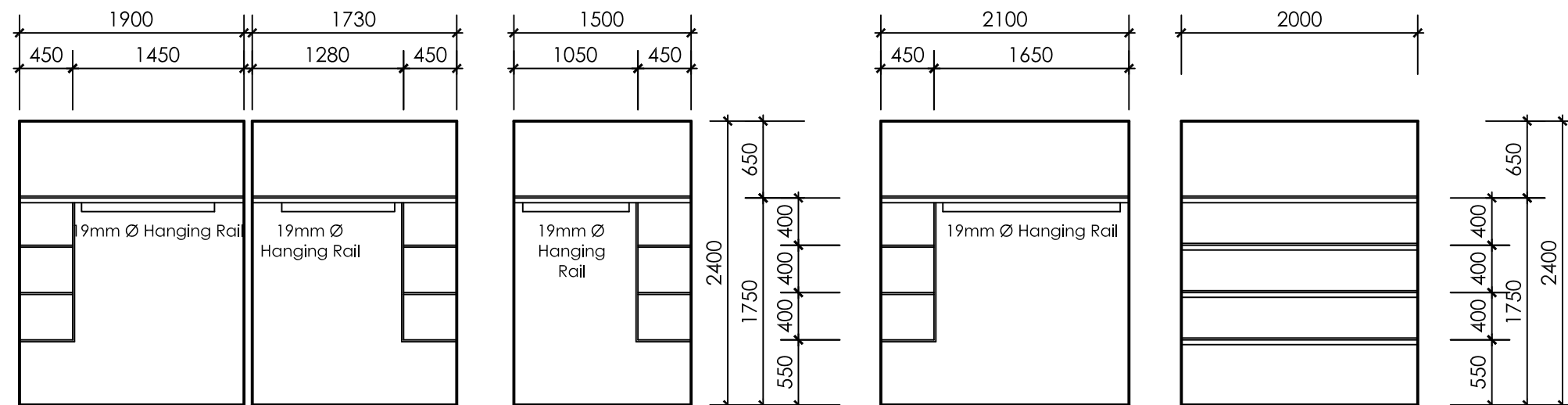


typical section

SCALE 1:100

TERMITE PROTECTION

Pour Reinforced Concrete Slab in Accordance with AS 2870 to Form Part of the Termite Barrier Protect in Accordance with AS 3660-1 & According to Manufacture's Instructions



Bedroom 1
W.I.R

Bedroom 2

Bedroom 3

Linen

provide support timbers to under sides of shelves and to front edge of all shelves, min. size 42x18mm

SHELVING LAYOUTS H11 Builders Painted Shelves

SCALE 1:50

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sheet rev.

07 A

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 489086S

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 29/06/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General

Date of issue: Thursday, 20 June 2013

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning &
Infrastructure

Project summary

Project name	H011-3A LOT 15 Pettina Estate
Street address	n/a Street Moonee 2450
Local Government Area	Coffs Harbour City Council
Plan type and plan number	deposited 1044292
Lot no.	15
Section no.	-
Project type	separate dwelling house
No. of bedrooms	3

Project score

Water	✓ 43	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 43	Target 40

Certificate Prepared by

Name / Company Name: Design Studio 22

ABN (if applicable): 78002115344

Description of project

Project address

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Street address	n/a n/a Street Moonee 2450
Local Government Area	Coffs Harbour City Council
Plan type and plan number	Deposited Plan 1044292
Lot no.	15
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	3

Site details

Site area (m ²)	402
Roof area (m ²)	175
Conditioned floor area (m2)	100
Unconditioned floor area (m2)	9
Total area of garden and lawn (m2)	133

Assessor details and thermal loads

Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m ² .year)	n/a
Area adjusted heating load (MJ/m ² .year)	n/a

Other

none	n/a
------	-----

Project score

Water	✓ 43	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 43	Target 40

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
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) 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 3000 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 175 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: <ul style="list-style-type: none"> 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.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments

Show on
DA plans

Show on CC/CDC
plans & specs

Certifier
check

Floor, walls and ceiling/roof

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



Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.36 (or 1.90 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.5 (down), roof: foil/sarking	unventilated; dark (solar absorptance > 0.70)

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

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) and up to 2 windows/glazed doors (<0.7 square metres) which are not listed in the table.	✓	✓	✓
<p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <ul style="list-style-type: none"> Except where the glass is 'single clear' or 'single toned', each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) +/-10% of that listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 millimetres above the head of the window or glazed door, except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table. Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm. 	✓ ✓	✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓


Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W1	S	1.08	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	none	not overshadowed
W2	S	0.54	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 1,500-2,000 mm	not overshadowed
W3	W	0.72	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	none	not overshadowed
W4	W	1.62	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 601-750 mm	not overshadowed
W5	N	5.04	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed
W6	W	1.8	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 601-750 mm	not overshadowed


Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W7	N	2.88	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 601-750 mm	not overshadowed
W8	E	1.44	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 601-750 mm	not overshadowed
W9	E	0.65	improved aluminium, single toned (U-value:6.39, SHGC:0.56)	none	not overshadowed
W10	E	1.35	standard aluminium, single toned (or U-value:7.57, SHGC:0.57)	none	not overshadowed
W11	E	1.62	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 601-750 mm	not overshadowed


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: gas instantaneous with a performance of 5 stars.	✓	✓	✓
Cooling system			
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

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.