

ADDITIONAL REQUIREMENTS TO CONFORM TO  
BASIX CERTIFICATE: Single Dwelling Certificate number: 4890865

#### WATER COMMITMENTS

##### TAPS AND SHOWERHEADS:

1. All showerheads must have a minimum rating of 3 star ( $> 7.5$  but  $\leq 9$  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  $m^2$  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.

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

#### 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.

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Approved Section 75W Modification Application	
No. <u>MOD No. 1</u> granted on the <u>23/09/2013</u>	
in respect to MP <u>08-0003 MOD 1</u>	
Signed <u>[Signature]</u>	
Sheet No. <u>28</u> of <u>51</u>	

design	revision or issue / description / date	ref. no.	for/builder	project	scale	title
TR	A FOR COUNCIL ISSUE 20.06.13	629	NuHomes think <b>HIBBARDS</b> 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 <i>Built to Builder's Discretion</i>
drawn		job no.			@	
RW		22			A3	

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andrew wilson  
registration no. 7906



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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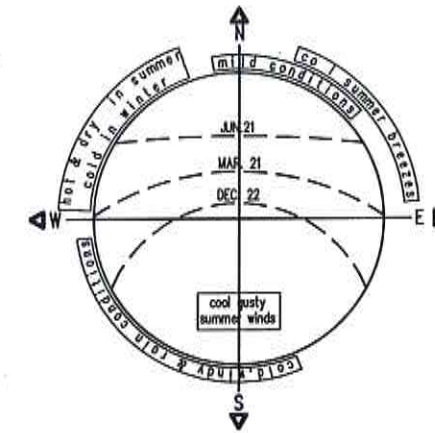
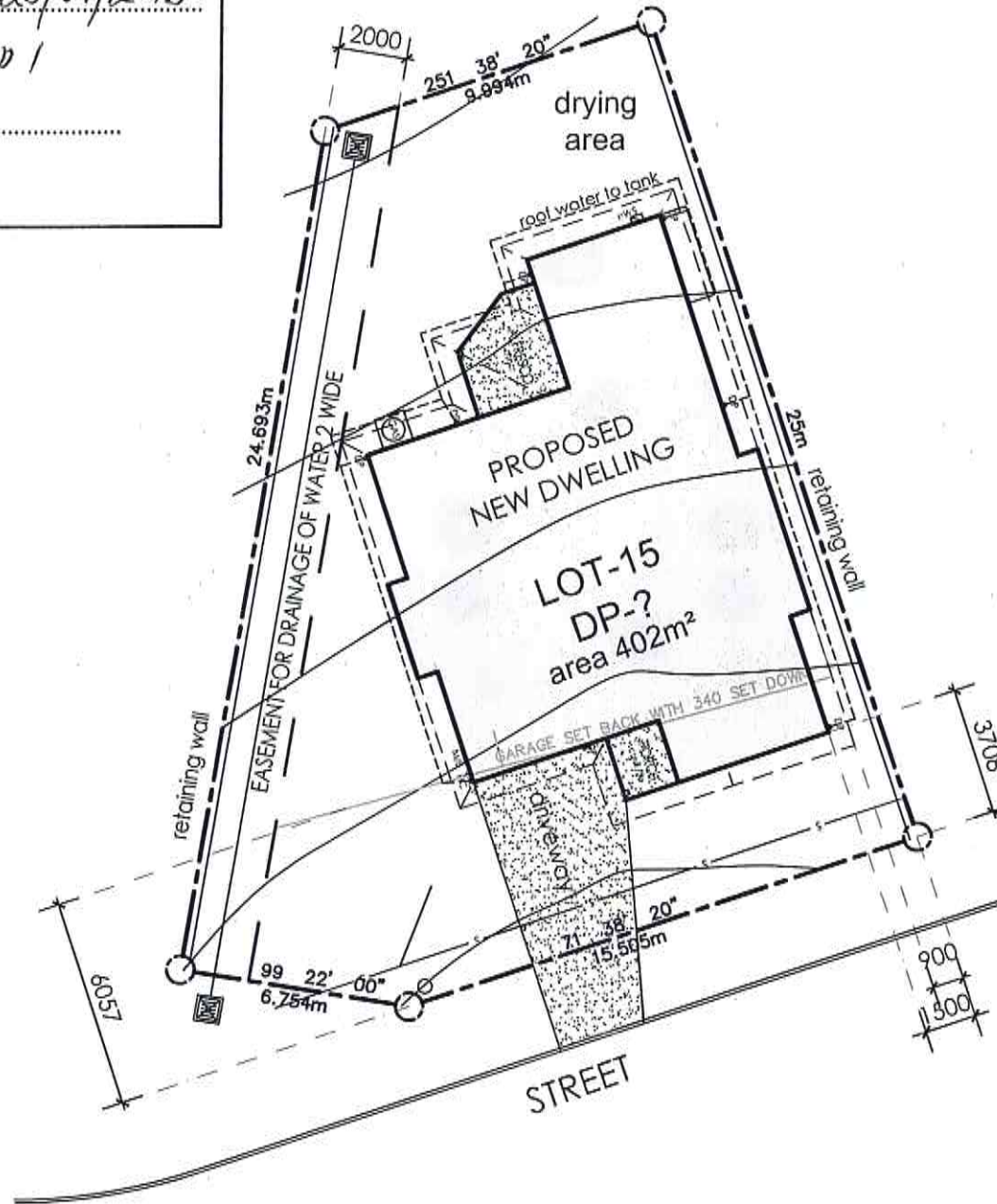
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Sheet No. 29 of 51



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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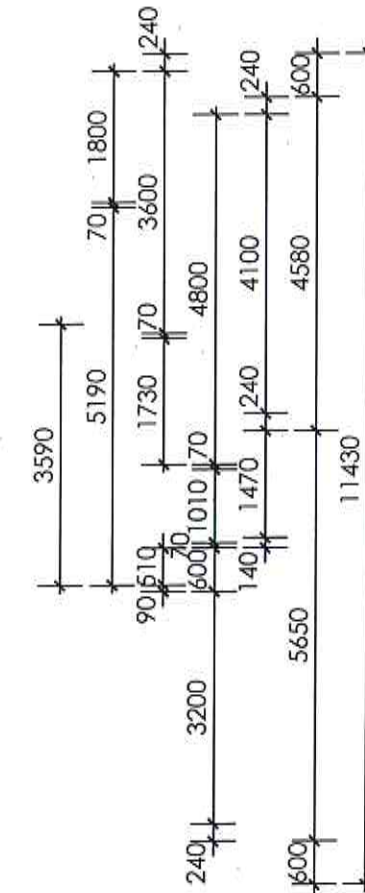
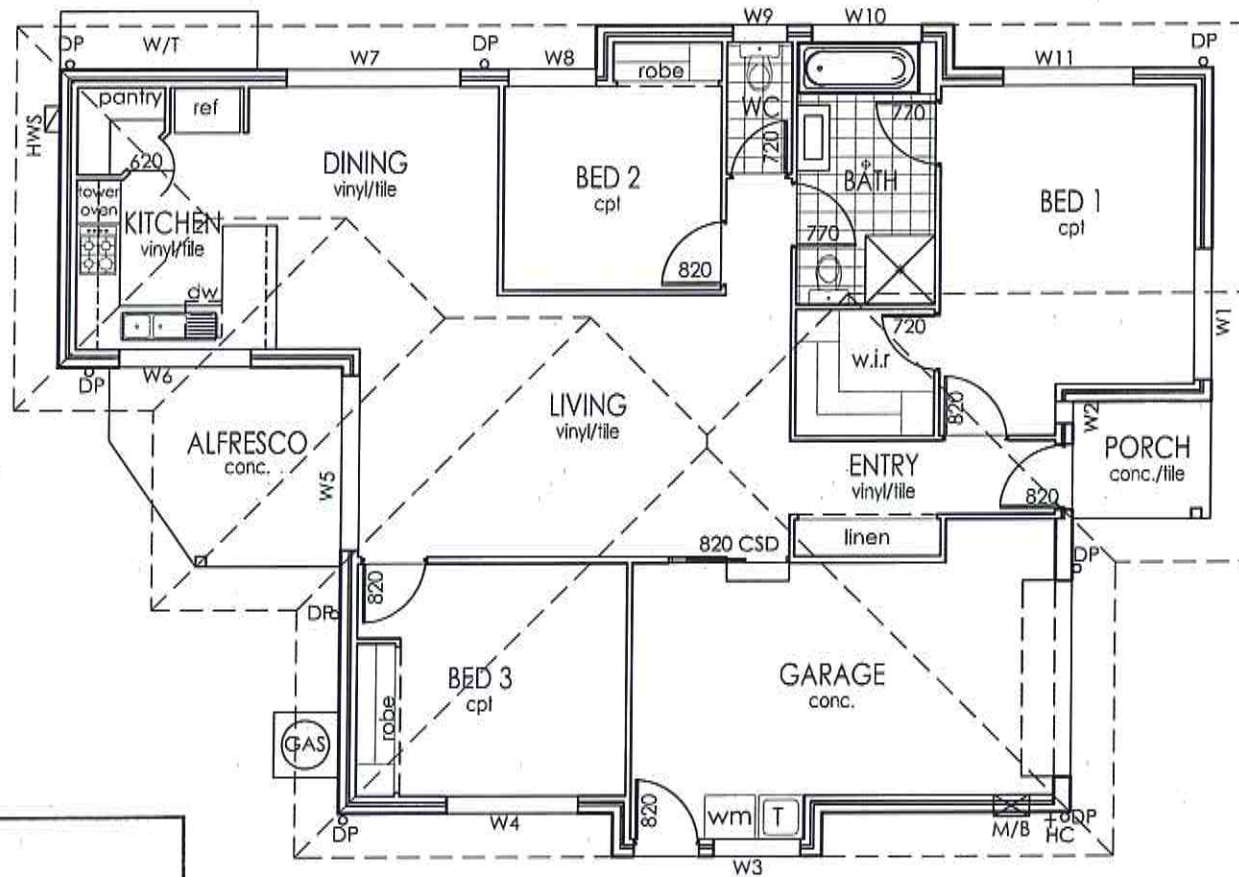
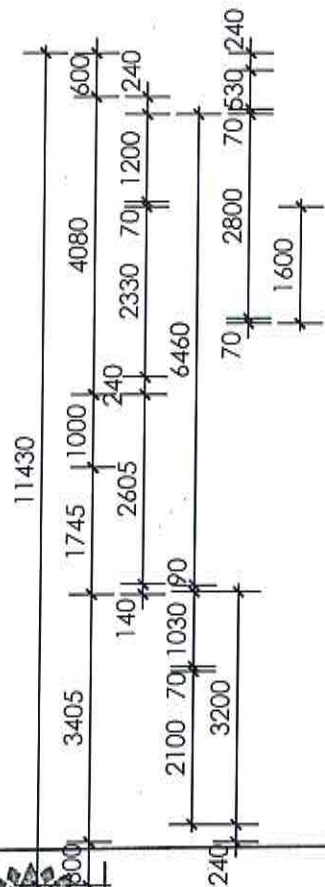
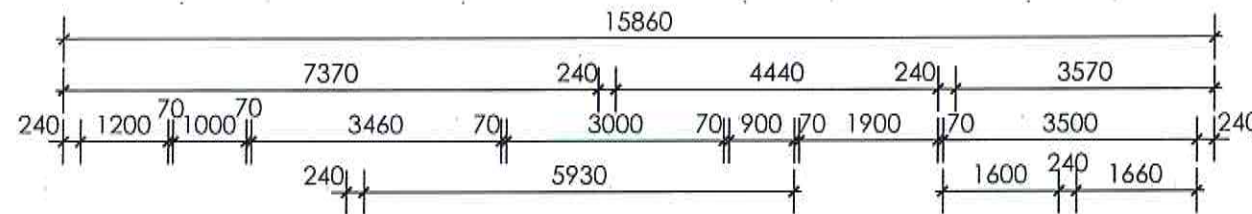
project
NEW DWELLING, LOT 15
(proposed LOT 211 subdivision)
D.P. 1044292 PETTINA ESTATE
MOONEE NSW 2450



scale
1:200
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title
SITE PLAN + ANALYSIS
<b>Built to Builder's Discretion</b>





**FLOOR PLAN**  
scale 1:100

areas	
alfresco	= 7.74m <sup>2</sup>
porch	= 3.06m <sup>2</sup>
garage	= 23.55m <sup>2</sup>
living	= 108.6m <sup>2</sup>
<b>total</b>	<b>= 142.95m<sup>2</sup></b>
perimeter	= 54 580mm



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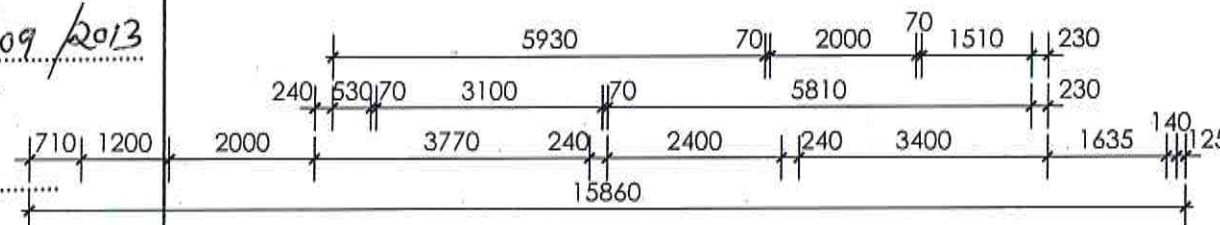
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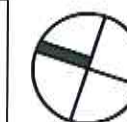
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scale	title
1:100	FLOOR PLAN
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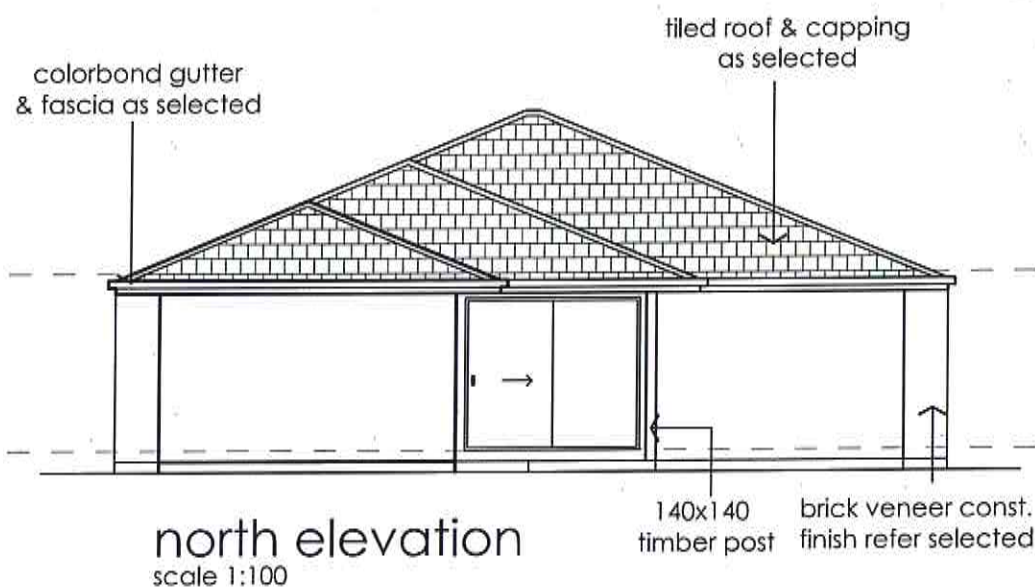
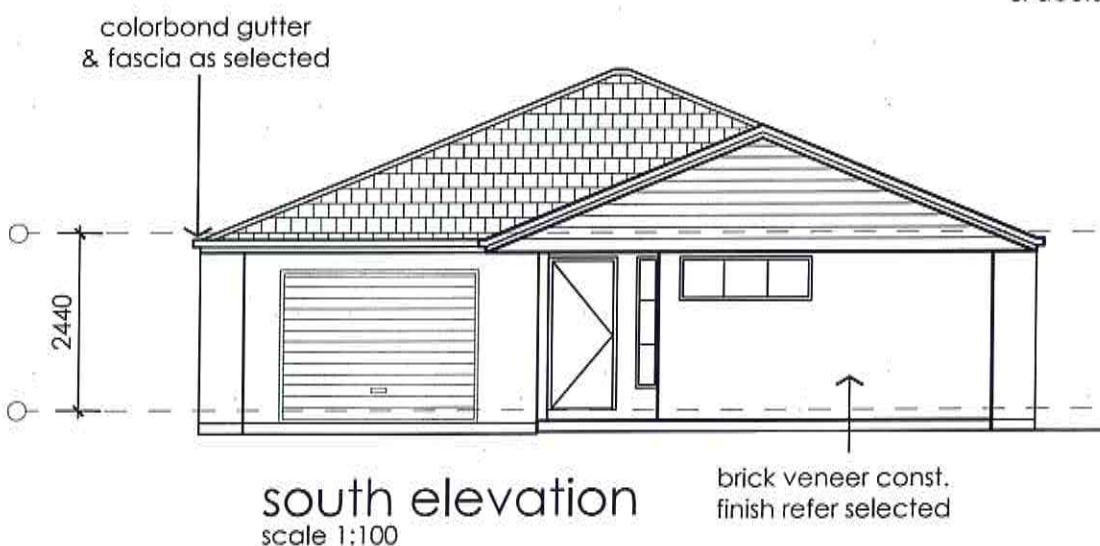
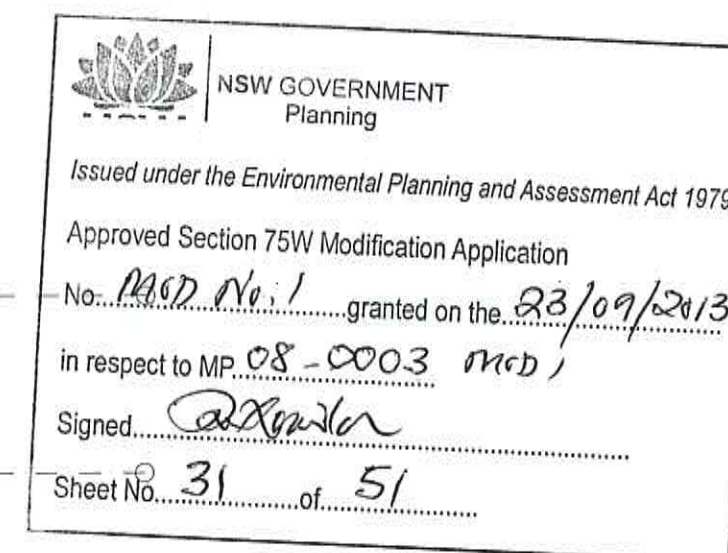
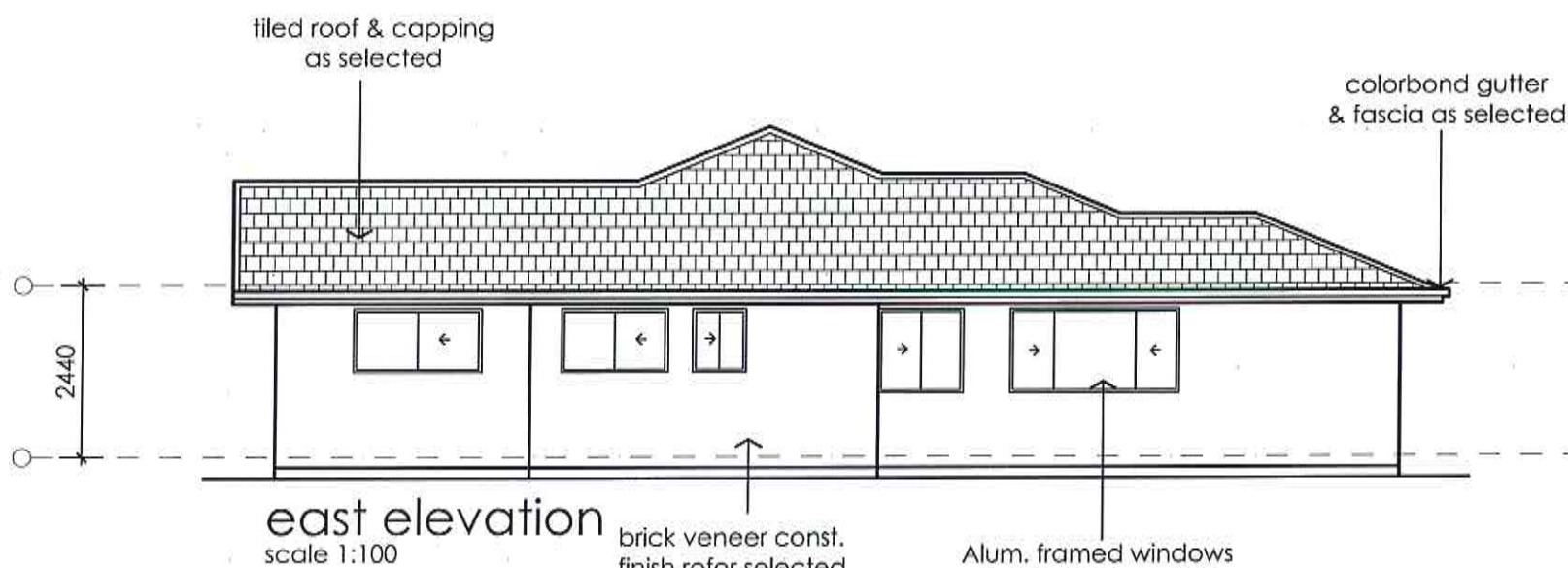
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window schedule		
no	code-size	value/type (refer basis)
01	FG0618	U-value:6.44, SHGC:0.75 - single clear
02	FG1803	U-value:6.44, SHGC:0.75 - single clear
03	SW0612	U-value:6.44, SHGC:0.75 - single clear
04	SW0918	U-value:6.44, SHGC:0.75 - single clear
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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