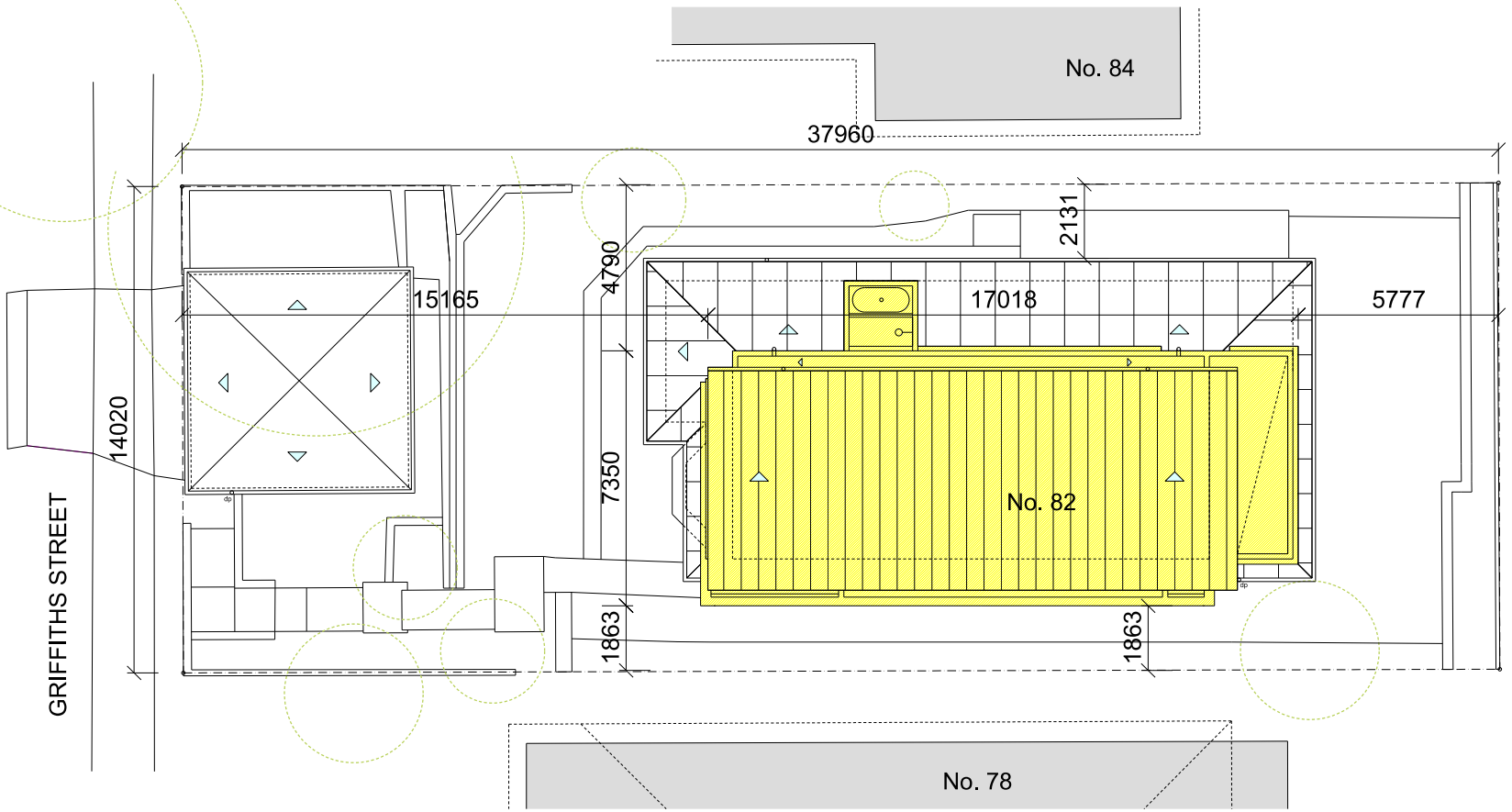

0 1 2 4 6 8

MATT DAY ARCHITECT
Suite 1 & 2
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email : matt@mattdayarchitect.com.au
mob. 0400 661 788
registered architect : matt day no. 7748

SPECIFICATION :
The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.

Indicates New Work

Neighbouring Building

NORTH

Notification Plan: Site Plan

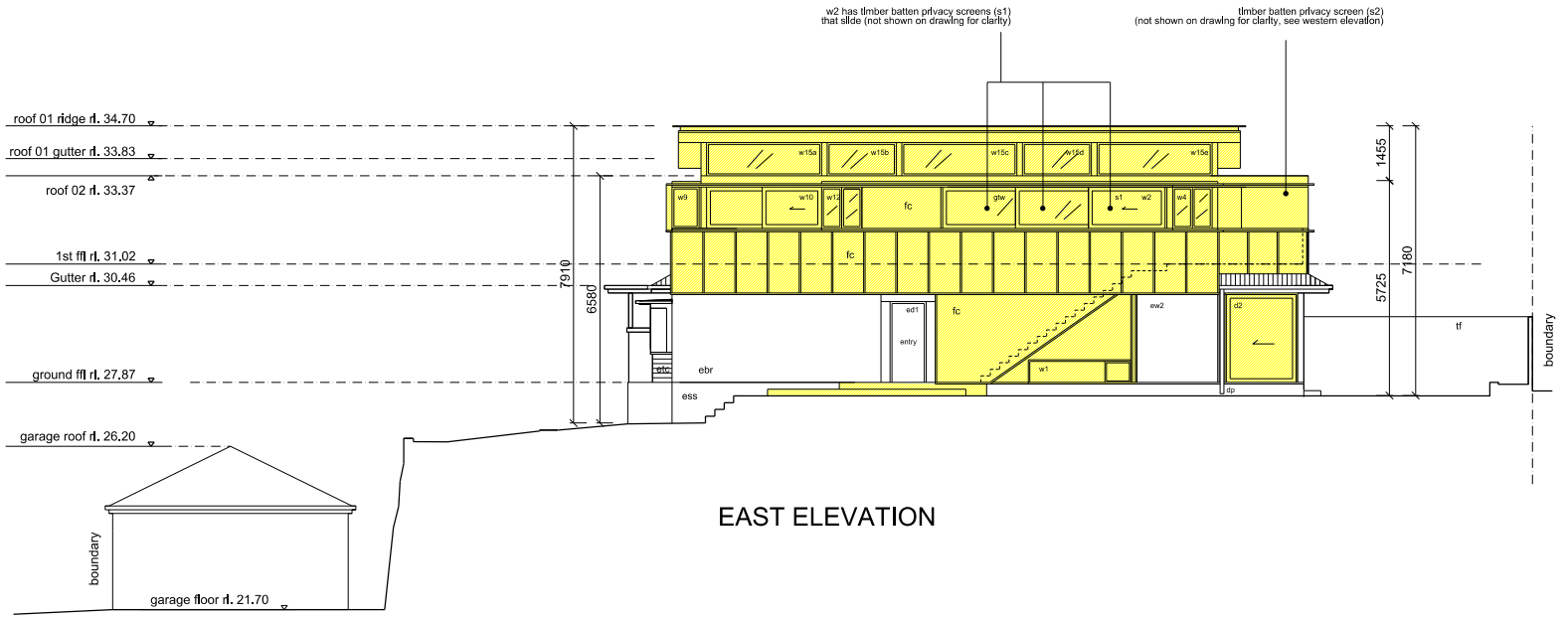
82 Griffiths Street, Fairlight NSW 2094

DA

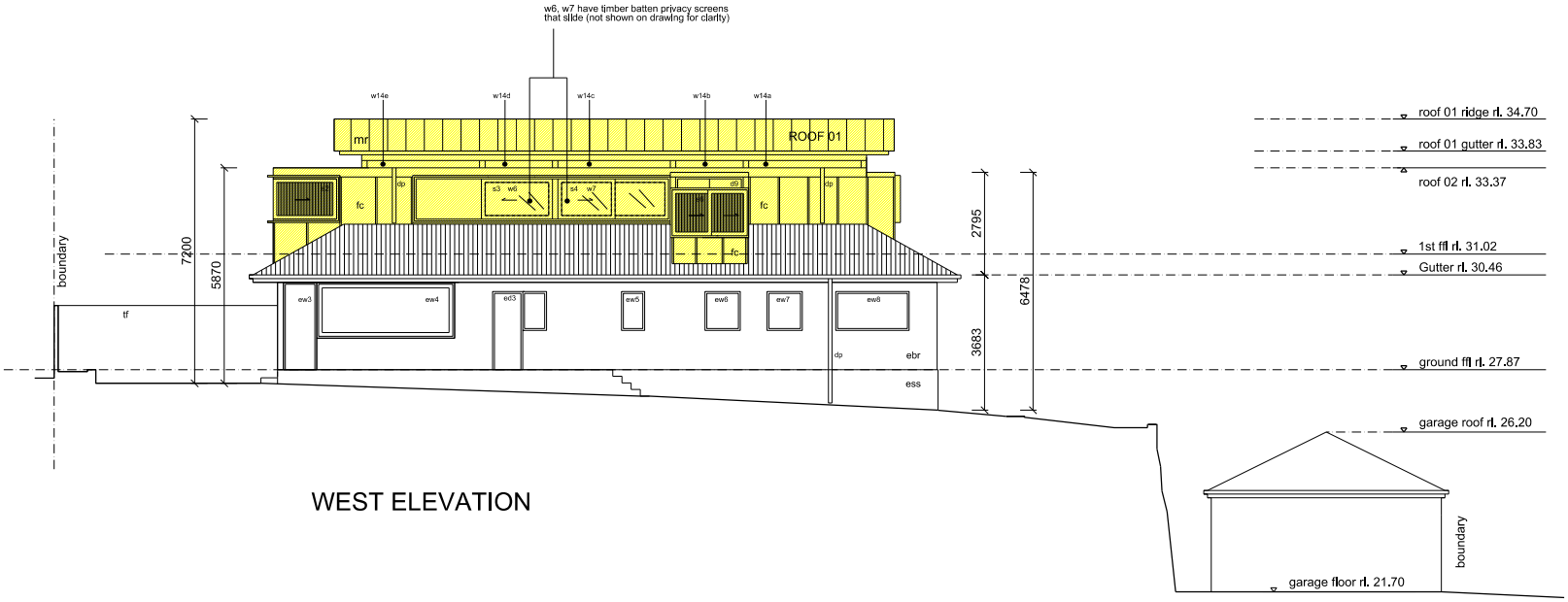
001

scale: 1 : 200 @ A4

ISSUE 01: 13.11.2023



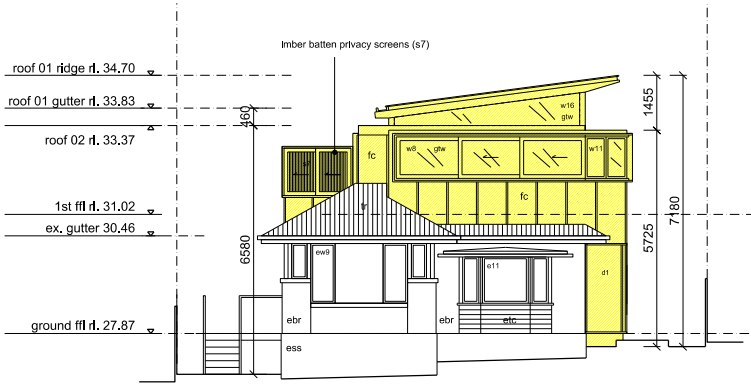
EAST ELEVATION



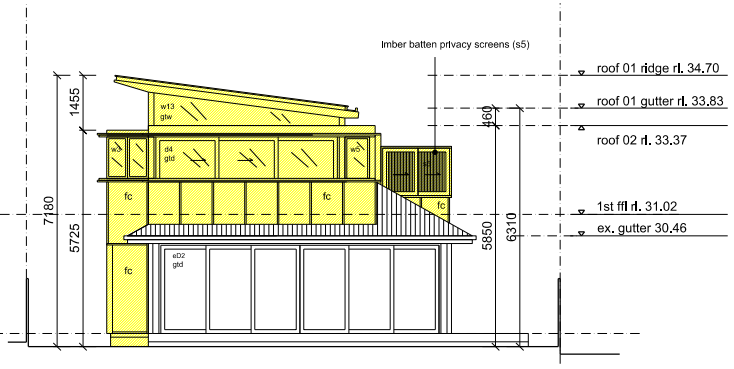
WEST ELEVATION

0 1 2 4 6 8

MATT DAY ARCHITECT Suite 1 & 2 6 Waratah Street, Mona Vale NSW 2103 email : matt@mattdayarchitect.com.au mob. 0400 661 788 registered architect : matt day no. 7748	SPECIFICATION : The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.	Indicates New Work Neighbouring Building	NORTH	Notification Plan: Elevations : E / W 82 Griffiths Street, Fairlight NSW 2094	DA 002 scale: 1 : 200 @ A4 ISSUE 01: 13.11.2023



SOUTH ELEVATION



NORTH ELEVATION

0 1 2 4 6 8

MATT DAY ARCHITECT Suite 1 & 2 6 Waratah Street, Mona Vale NSW 2103 email : matt@mattdayarchitect.com.au mob. 0400 661 788 registered architect : matt day no. 7748	SPECIFICATION : The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.	Indicates New Work Neighbouring Building	NORTH	Notification Plan: Elevations : N / S 82 Griffiths Street, Fairlight NSW 2094	DA scale: 1 : 200 @ A4	003 ISSUE 01: 13.11.2023

Existing

Neighbour

No. 84 one and two storey brick rendered house tiled roof

BOUNDARY - 37.96 - 9°04'25"

BOUNDARY - 14.02 - 279°04'25"

BOUNDARY - 14.02 - 99°04'25"

rl.22.07

garage

ffl 21.70

rl. 27.82

ew8 ew7 ew6 ew5 ed3 ew4 ew3

ew9

sunroom ed4 bed 02 bath laundry kitchen

ew10

bed 01 entry dining living

ed1

ffl 27.87

ed2

ew11

porch

ew1 ew2

lawn

rl. 27.54

rl. 27.83

rl. 23.69

BOUNDARY - 37.96 - 189°04'25"

No. 78 single storey brick house tiled and metal roof

0 1 2 4 6 8

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SPECIFICATION :
The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.

TRUE NORTH

Project:	82 Griffiths Street, Fairlight
Client	Taper
Job no.:	2201

drawing: Existing Ground Floor Plan

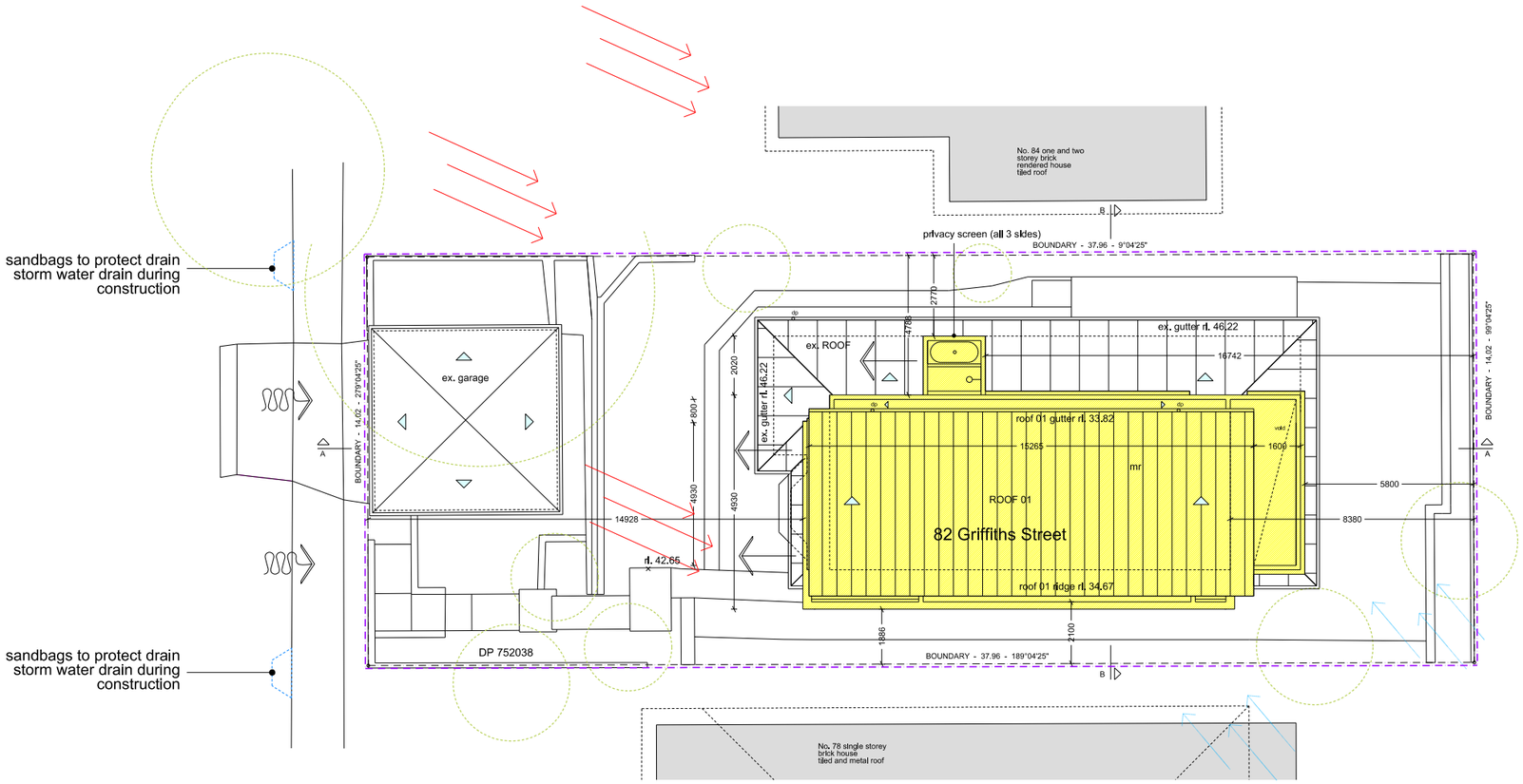
DA

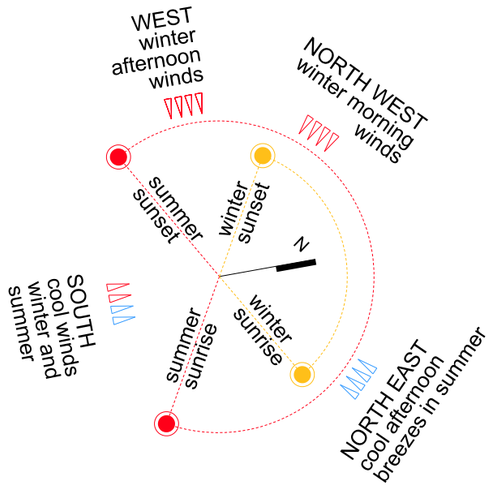
050.01

drawn by: md checked by: md

scale: 1 : 100 @ A3

Date: 13.11.2023





1 Existing brick metal roof
2 Rear Addition
3 Garden area
4 Green roof over underground carspace

SLOPE OF ROOF
POTENTIAL VIEWS (from proposed balcony)
NOISE POLLUTION (adjoining residence and street)
SUBJECT SITE

NEIGHBOURING BUILDING
NORTH-EASTERN BREEZE
SOUTH-WESTERN BREEZE
SUMMER SOLSTICE (DECEMBER 21)
WINTER SOLSTICE (JUNE 21)

LEGEND
- new work
- sediment control barrier
- site fence
- stockpile

0 2 4 8 12 16

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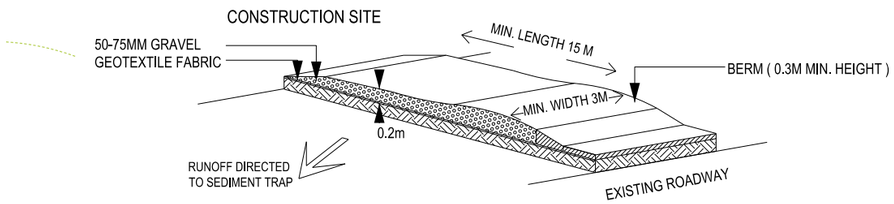
registered architect : matt day no. 7748

TRUE NORTH

Project:	82 Griffiths Street, Fairlight	drawing: Site Plan and Site Analysis	DA 100.01
Client	Taper		
Job no.:	2201	drawn by: md checked by: md	scale: 1 : 200 @ A3 ISSUE 01: 13.11.2023

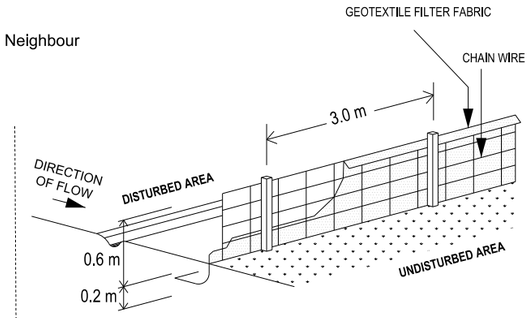


TEMPORARY CONSTRUCTION EXIT / ENTRANCE N.T.S.

Detail 1

17230

New Work | Existing | Concrete (new work) | Lightweight Wall / Framing (new work) | Neighbour



SEDIMENT FENCE N.T.S

Detail 2

DRAINAGE

all rainwater from roof is collected via gutters and transfered (gravity fed) from the downpipes to an on site stormwater line that leads to the existing storrmwater system located in the existing street

Rear timber decks have drains for and the collected water is connected to the stormwater line.

No. 84 one and two storey brick rendered house tiled roof

B

privacy screen (all 3 sides)

BOUNDARY - 37.96 - 9°04'25"

existing sump / pit

sandbags to protect drain storm water drain

2000 litre rainwater tank

RECYCLED MATERIAL STORE eg. brick

DEMOLISHED MATERIALS STORE

sandbags

path of access

ex. garage

ffl 21.70

A

Detail 2

MATERIALS STORE AND EQUIPMENT CLEANING

MATERIALS STORE AND STOCKPILE

TEMP. BUILDERS PLATFORM

sediment control barrier

rl. 42.65

BOUNDARY - 14.02 - 279°04'25"

DP 752038

sandbags to protect drain storm water drain

Detail 2

2020

800

4930

4930

14928

4788

2770

ex. ROOF

ex. gutter rl. 46.22

ex. gutter rl. 46.22

16742

dp

roof 01 gutter rl. 33.82

15265

1600

void

mr

ROOF 01

5800

8380

roof 01 ridge rl. 34.67

1886

2100

BOUNDARY - 37.96 - 189°04'25"

B

BOUNDARY - 14.02 - 99°04'25"

A

No. 78 single storey brick house tiled and metal roof

0 1 2 4 6 8

LEGEND

- new work
- stormwater line (underground)
- sediment control barrier
- site fence
- stockpile

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SPECIFICATION :
The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.

TRUE NORTH

Project:	82 Griffiths Street, Fairlight
Client	Taper
Job no.:	2201

drawing: Waste management plan, Construction plan, Erosion and sediment control plan, Stormwater management plan

drawn by: md checked by: md

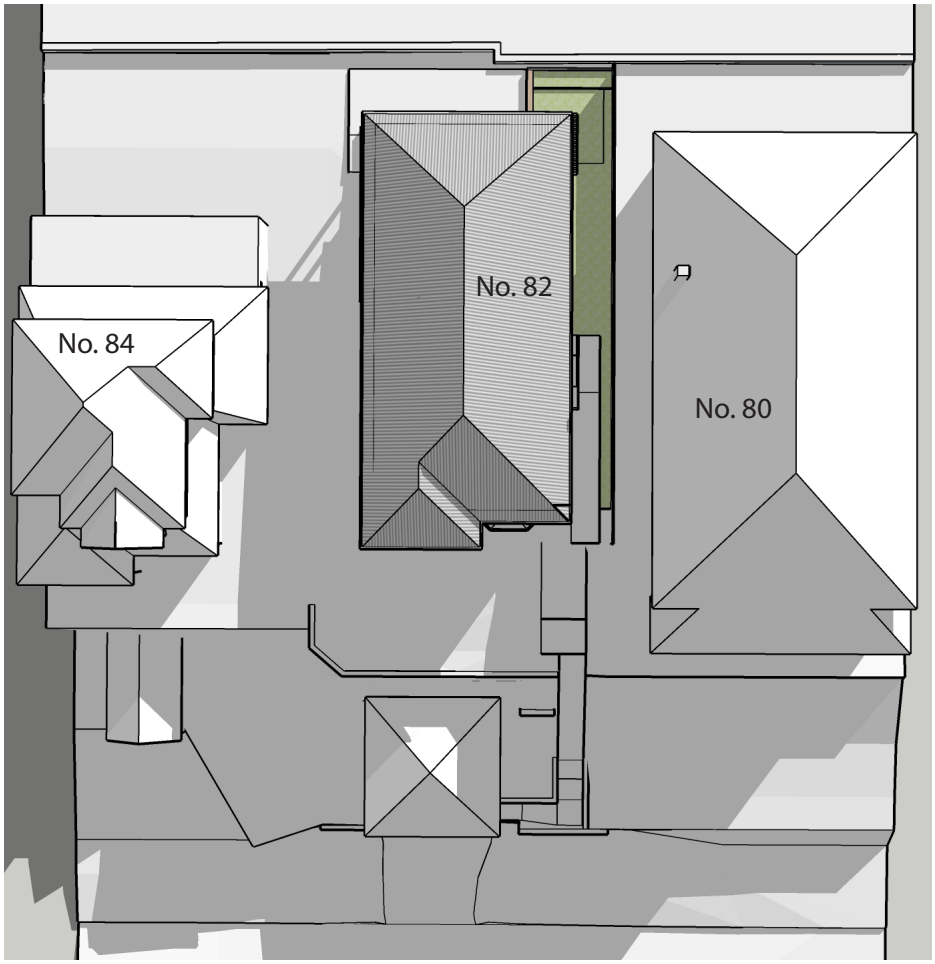
DA

scale: 1 : 100 @ A3

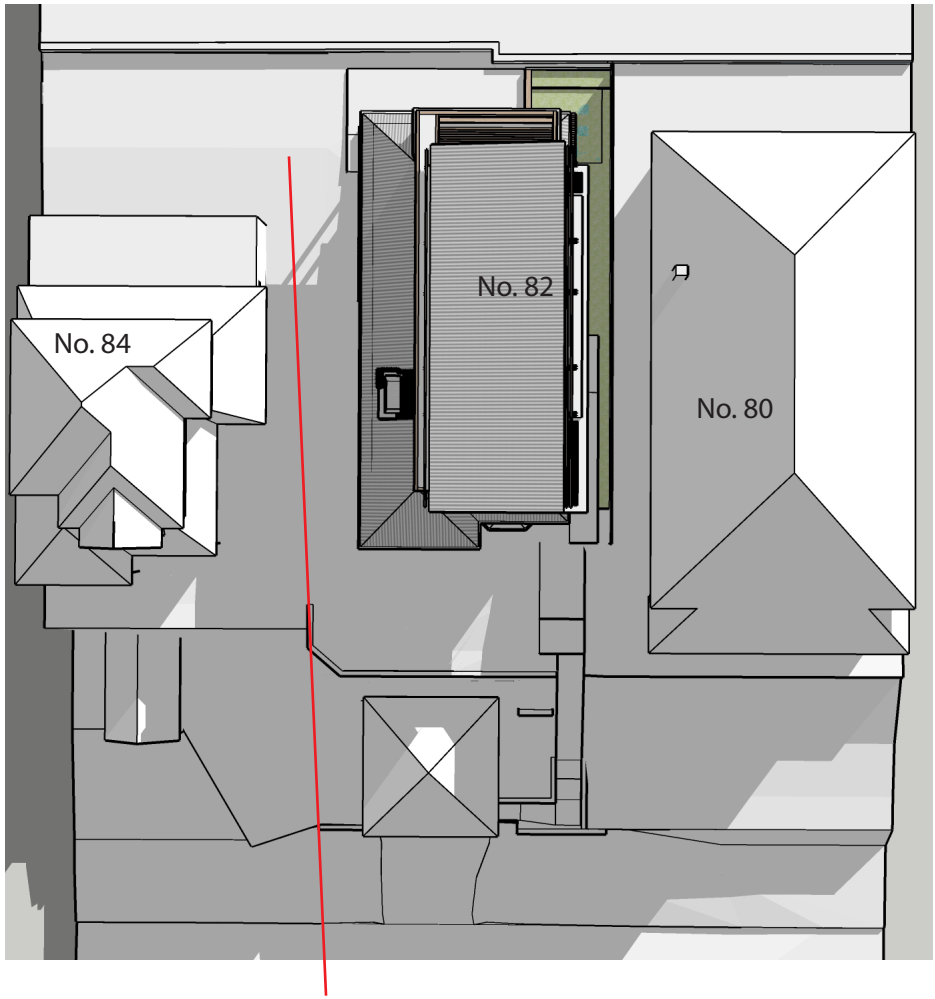
101.01

Date: 13.11.2023

Shadow diagram - Existing June 21 - 9am



Shadow diagram - Proposed June 21 - 9am



No additional overshadowing to the private open space of no. 84 , or no. 80.

0 1 2 4 6 8

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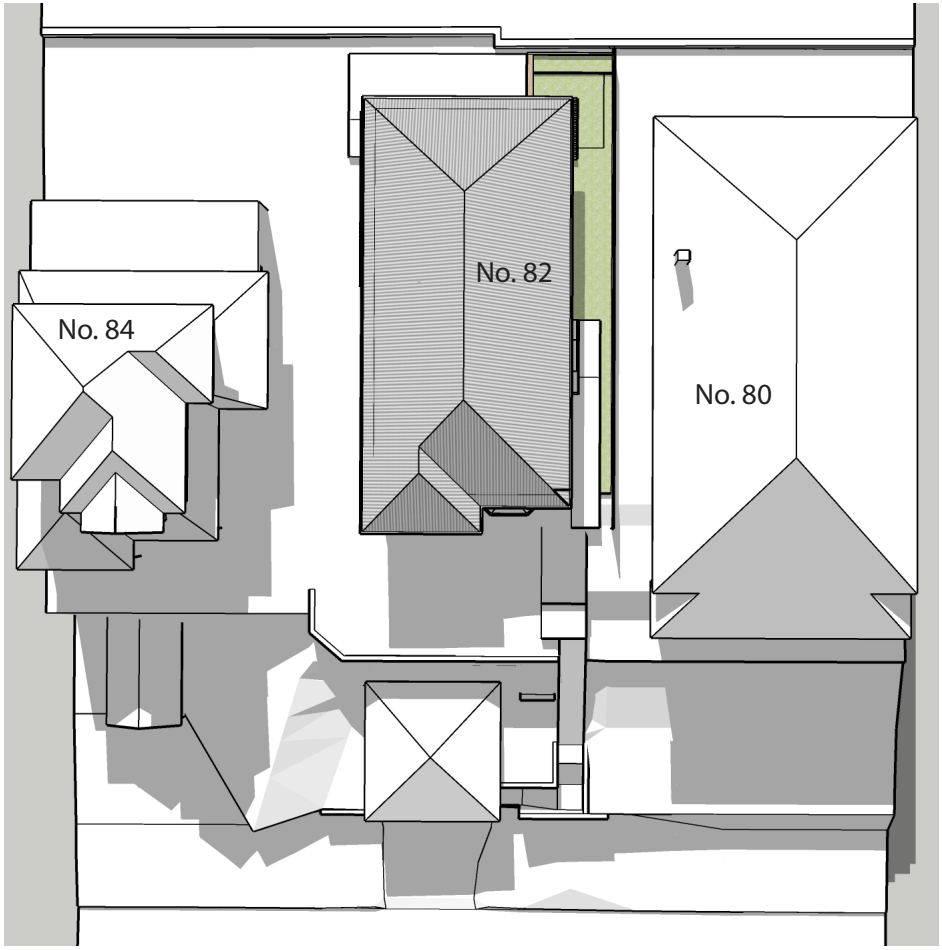
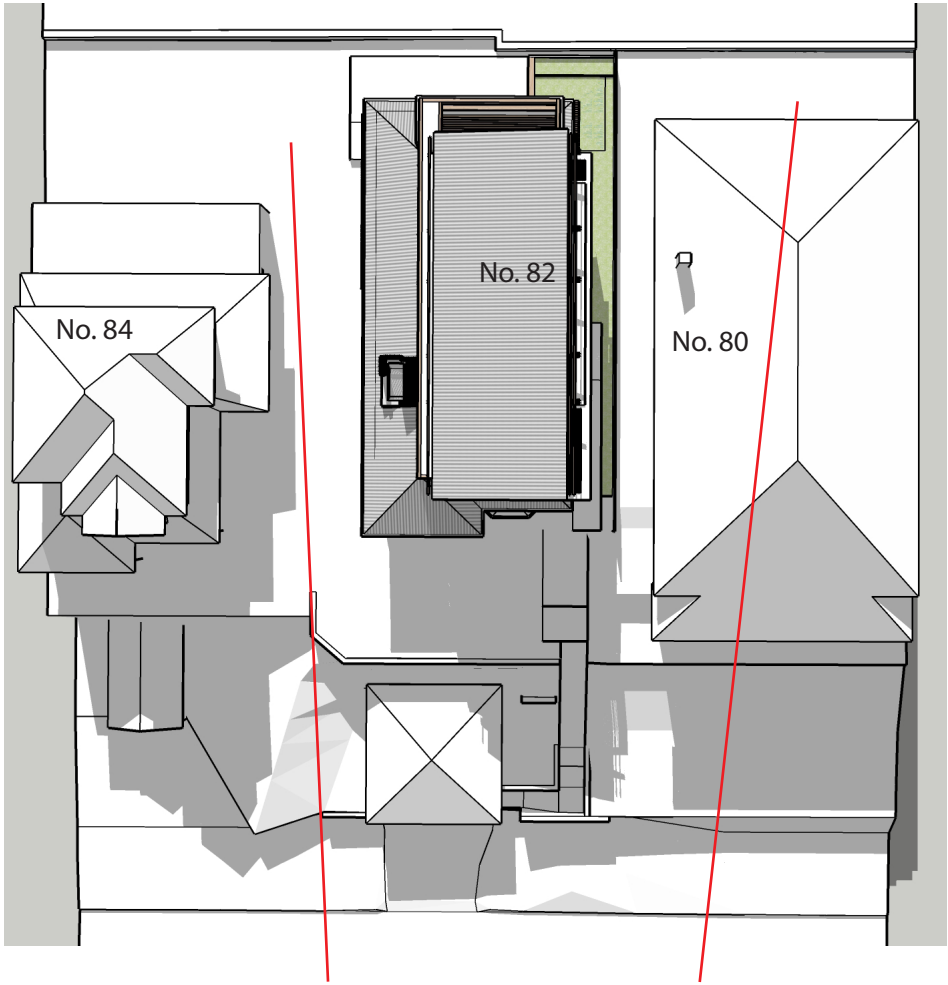
TRUE NORTH

Project:	82 Griffiths Street, Fairlight	drawing: Shadow Diagrams - June 21 - 9am	DA	110.01
Client	Taper			
Job no.:	2201	drawn by: md checked by: md	scale: 1 : 100 @ A3	Date: 13.11.2023

Shadow diagram - Existing June 21 - 12 noon



Shadow diagram - Proposed June 21 - 12 noon



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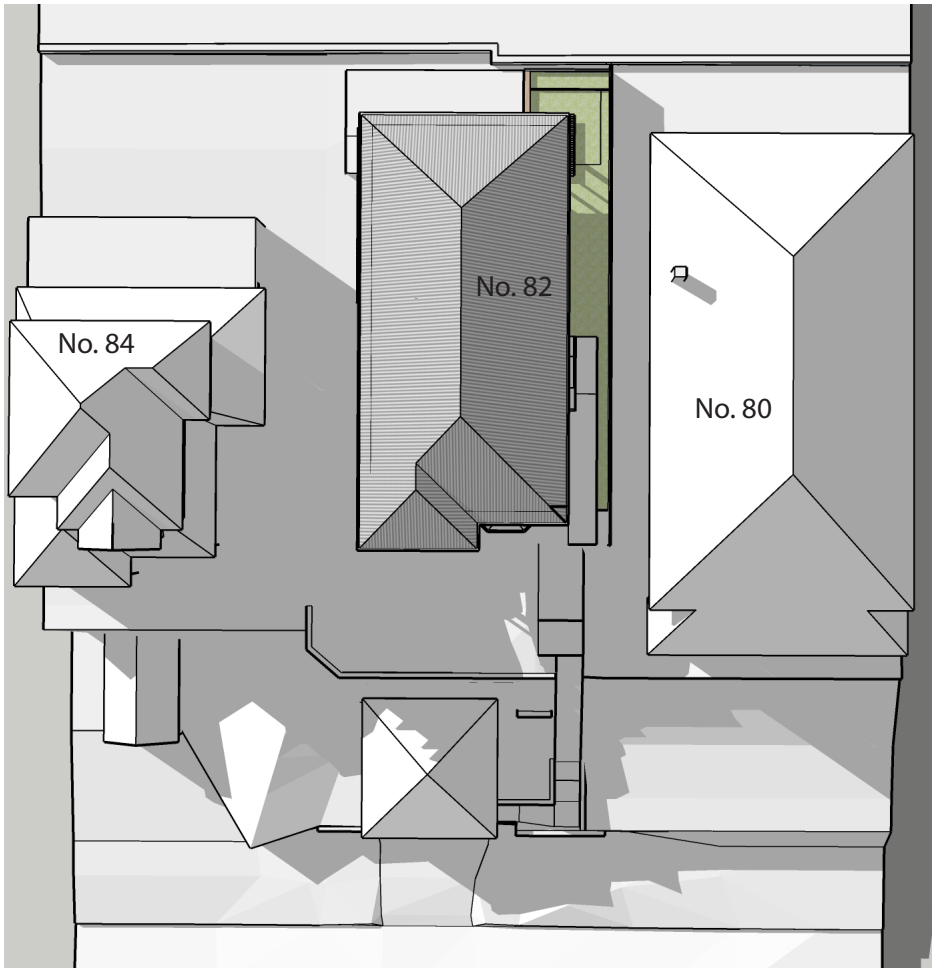
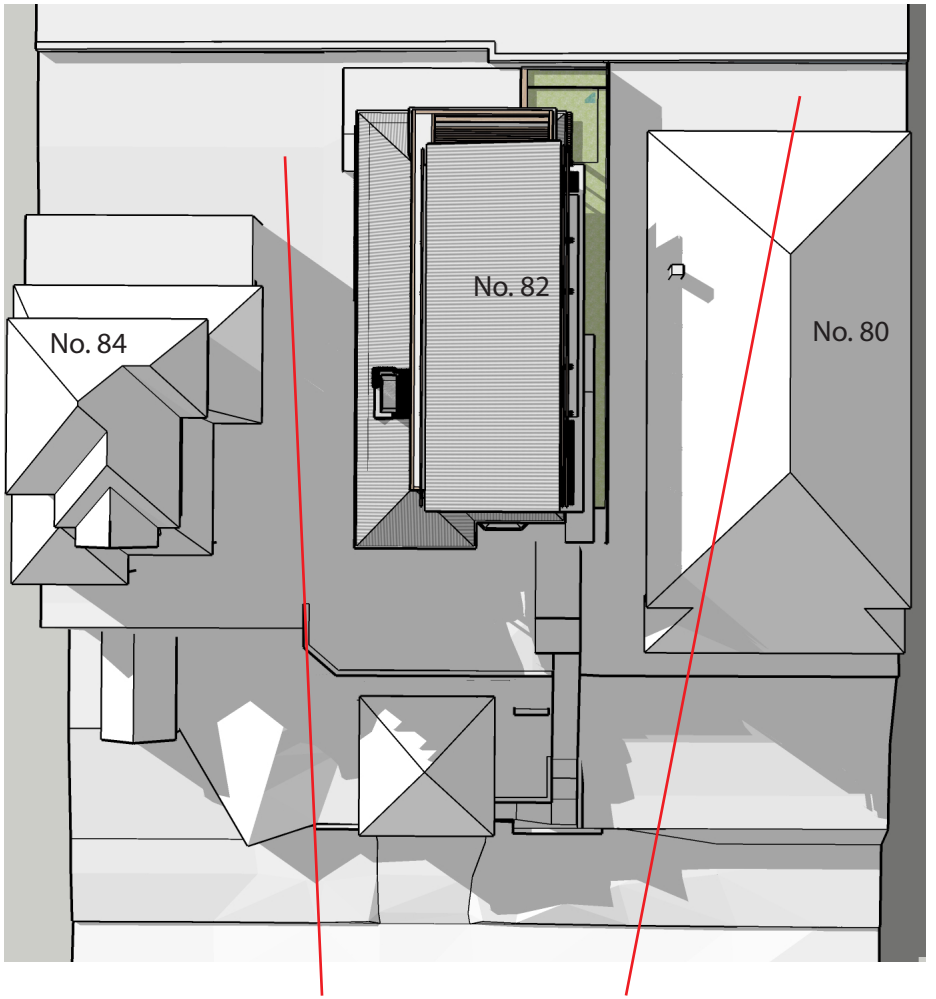
TRUE NORTH

Project:	82 Griffiths Street, Fairlight	drawing: Shadow Diagrams - June 21 - 12 noon		DA	111.01
Client	Taper				
Job no.:	2201	drawn by: md	checked by: md	scale: 1 : 100 @ A3	Date: 13.11.2023

Shadow diagram - Existing June 21 - 3pm



Shadow diagram - Proposed June 21 - 3pm



No additional overshadowing to the private open space of no. 84 , or no. 80.

0 1 2 4 6 8

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SPECIFICATION :
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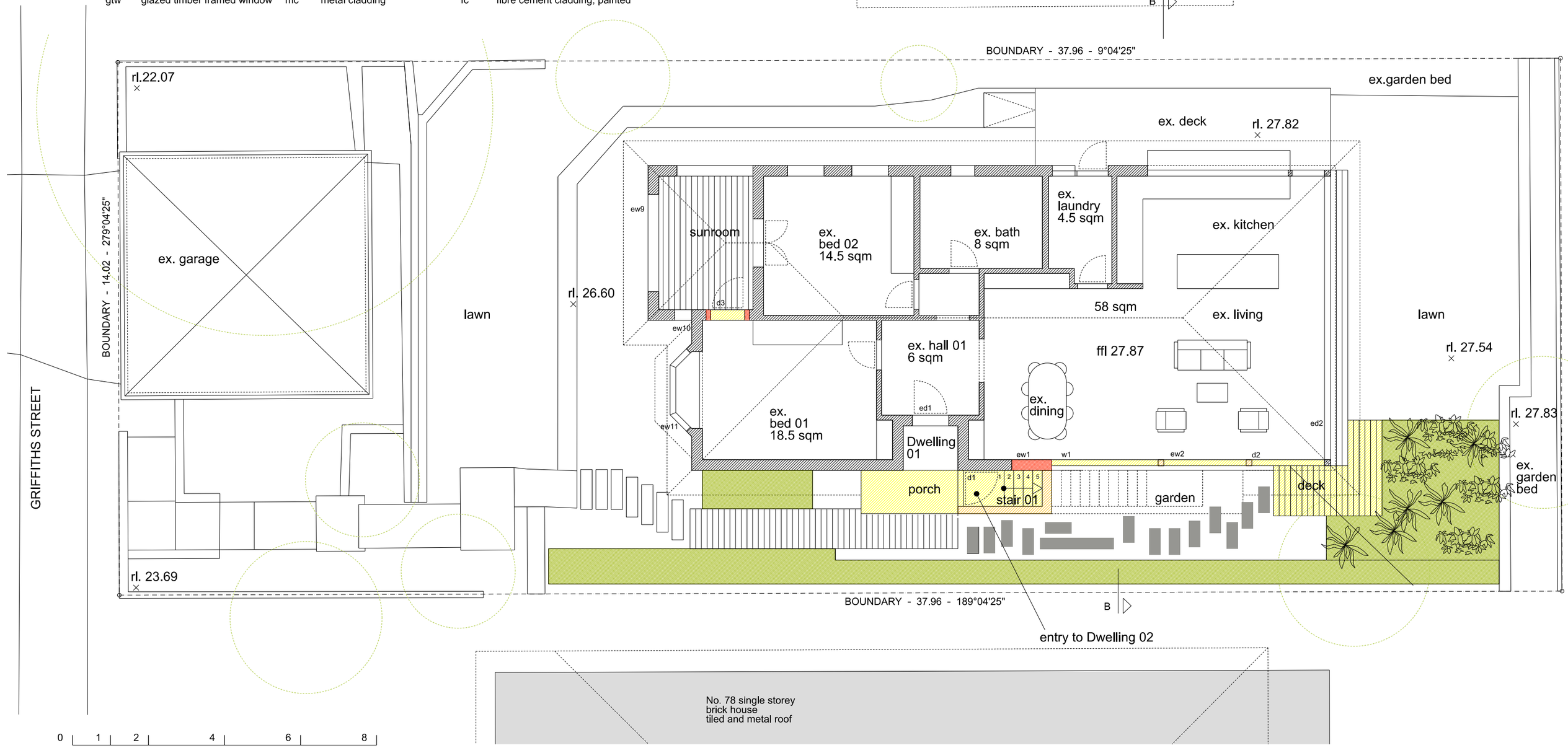
TRUE NORTH

Project:	82 Griffiths Street, Fairlight	drawing: Shadow Diagrams - June 21 - 3pm		DA	112.01
Client	Taper				
Job no.:	2201	drawn by: md	checked by: md	scale: 1 : 100 @ A3	Date: 13.11.2023

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
d1	new door	ldy	laundry	ov	oven
ew1	existing window	tcl	timber cladding	ck	cooktop
mr	metal roof	etr	existing tiled roof	sk	Skylight
mem	membrane roof	fr / fz	fridge / freezer	pa.	pantry
gaw	glazed al. framed window	si	sink	pbr	painted brickwork
gad	glazed al. framed door	tr	terracotta tiles	erb	existing rendered brickwork
gtd	glazed timber framed door	fbr	face brickwork	pp	power pole
gtw	glazed timber framed window	mc	metal cladding	fc	fibre cement cladding, painted

New Work
Concrete (new work)
Lightweight Wall / Framing (new work)
Existing
Neighbour
Line of existing
Brick, face finish (new work)
(S) Smoke Detector



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SPECIFICATION :
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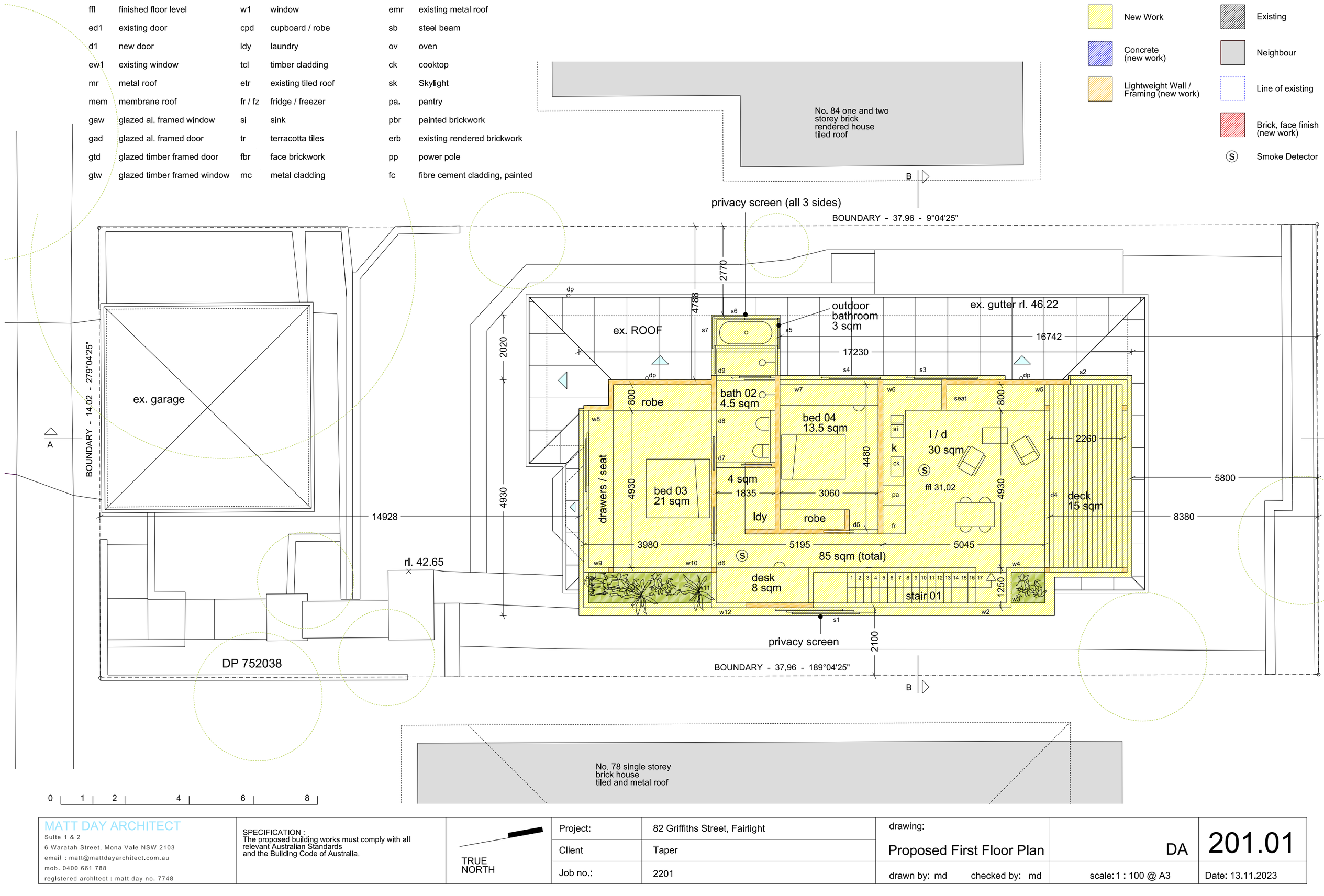
TRUE NORTH

Project:	82 Griffiths Street, Fairlight	drawing: Proposed Ground Floor Plan		DA	200.01
Client	Taper				
Job no.:	2201	drawn by: md	checked by: md	scale: 1 : 100 @ A3	Date: 13.11.2023

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
d1	new door	ldy	laundry	ov	oven
ew1	existing window	tcl	timber cladding	ck	cooktop
mr	metal roof	etr	existing tiled roof	sk	Skylight
mem	membrane roof	fr / fz	fridge / freezer	pa.	pantry
gaw	glazed al. framed window	si	sink	pbr	painted brickwork
gad	glazed al. framed door	tr	terracotta tiles	erb	existing rendered brickwork
gtd	glazed timber framed door	fbr	face brickwork	pp	power pole
gtw	glazed timber framed window	mc	metal cladding	fc	fibre cement cladding, painted

New Work
Concrete (new work)
Lightweight Wall / Framing (new work)
Existing
Neighbour
Line of existing
Brick, face finish (new work)
(S) Smoke Detector



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registered architect : matt day no. 7748

SPECIFICATION :
The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.

TRUE NORTH

Project:	82 Griffiths Street, Fairlight	drawing: Proposed First Floor Plan	DA	201.01
Client	Taper			
Job no.:	2201	drawn by: md checked by: md	scale: 1 : 100 @ A3	Date: 13.11.2023

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
d1	new door	ldy	laundry	ov	oven
ew1	existing window	tcl	timber cladding	ck	cooktop
mr	metal roof	etr	existing tiled roof	sk	Skylight
mem	membrane roof	fr / fz	fridge / freezer	pa.	pantry
gaw	glazed al. framed window	si	sink	pbr	painted brickwork
gad	glazed al. framed door	tr	terracotta tiles	erb	existing rendered brickwork
gtd	glazed timber framed door	fbr	face brickwork	pp	power pole
gtw	glazed timber framed window	mc	metal cladding	fc	fibre cement cladding, painted

New Work
Concrete (new work)
Lightweight Wall / Framing (new work)
Existing
Neighbour
Line of existing
Brick, face finish (new work)
(S) Smoke Detector

No. 84 one and two storey brick rendered house tiled roof

B

privacy screen (all 3 sides)

BOUNDARY - 37.96 - 9°04'25"

2770

4788

dp

ex. gutter rl. 46.22

ex. ROOF

16742

2020

800

ex. gutter rl. 46.22

dp dp dp dp

roof 01 gutter rl. 33.82

void

15265

1600

mr

ROOF 01

5800

8380

4930

4930

14928

rl. 42.65

roof 01 ridge rl. 34.67

dp

1886

2100

BOUNDARY - 14.02 - 279°04'25"

A

ex. garage

dp

DP 752038

BOUNDARY - 37.96 - 189°04'25"

B

BOUNDARY - 14.02 - 99°04'25"

A

No. 78 single storey brick house tiled and metal roof

0 1 2 4 6 8

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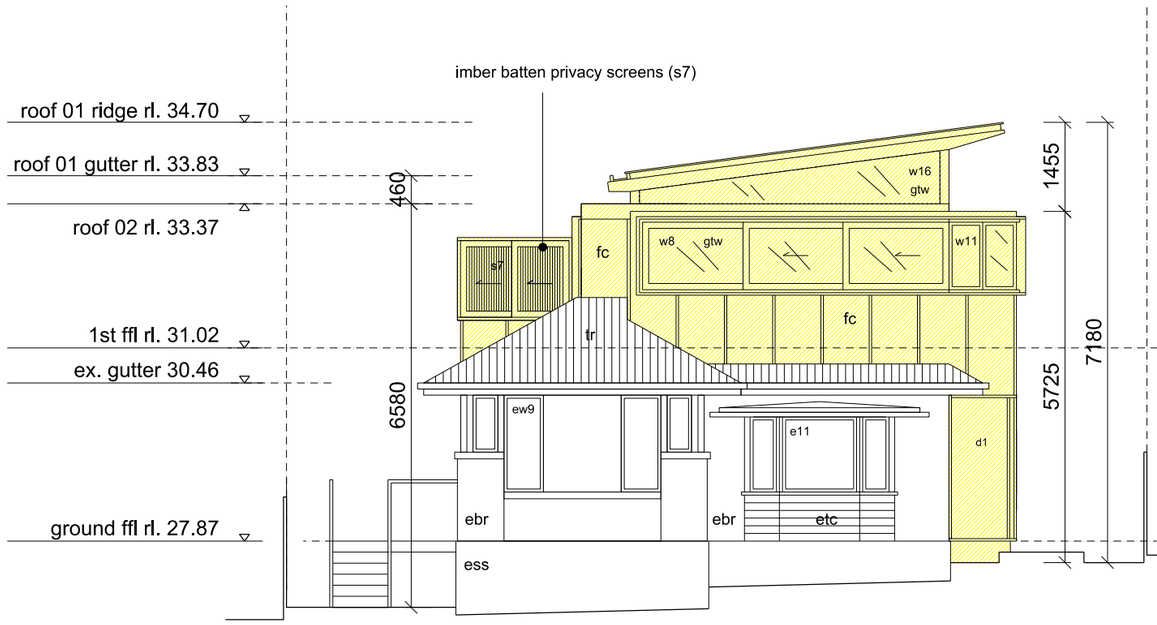
SPECIFICATION :
The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.

TRUE NORTH

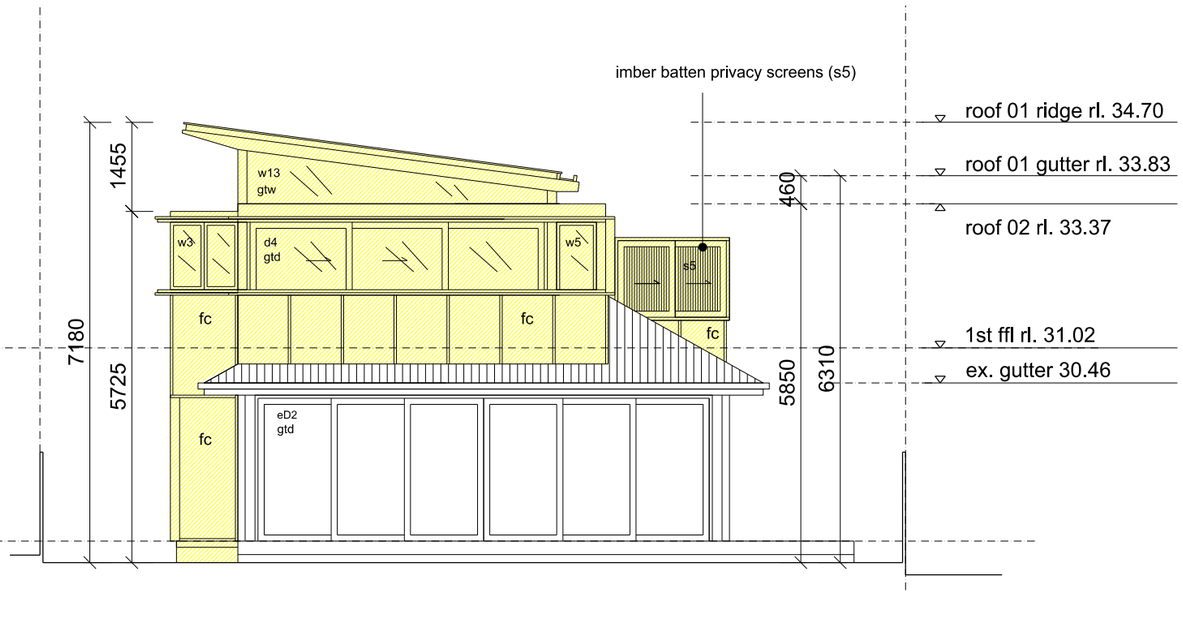
Project:	82 Griffiths Street, Fairlight	drawing: Proposed Roof Plan	DA 202.01
Client	Taper		
Job no.:	2201	drawn by: md checked by: md	scale: 1 : 100 @ A3 Date: 13.11.2023

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
d1	new door	ldy	laundry	ov	oven
ew1	existing window	tcl	timber cladding	ck	cooktop
mr	metal roof	etr	existing tiled roof	sk	Skylight
mem	membrane roof	fr / fz	fridge / freezer	pa.	pantry
gaw	glazed al. framed window	si	sink	pbr	painted brickwork
gad	glazed al. framed door	tr	terracotta tiles	erb	existing rendered brickwork
gtd	glazed timber framed door	fbr	face brickwork	pp	power pole
gtw	glazed timber framed window	mc	metal cladding	fc	fibre cement cladding, painted

New Work
Concrete (new work)
Lightweight Wall / Framing (new work)
Existing
Neighbour
Line of existing
Brick, face finish (new work)
(S) Smoke Detector



Proposed South Elevation



Proposed North Elevation

0 1 2 4 6 8

MATT DAY ARCHITECT
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6 Waratah Street, Mona Vale NSW 2103
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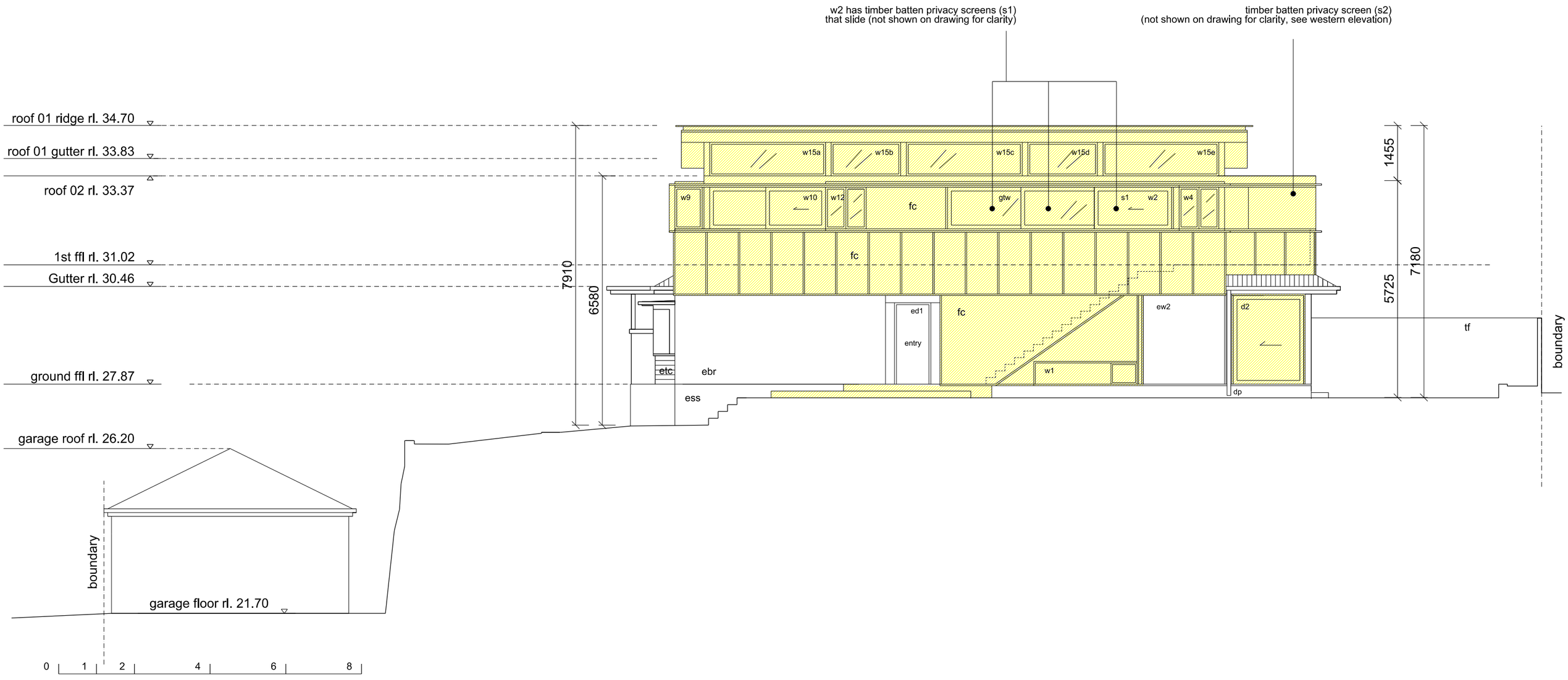
registered architect : matt day no. 7748

SPECIFICATION :
The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.

Project:	82 Griffiths Street, Fairlight	drawing: Proposed Roof Plan	DA 350.01
Client	Taper		
Job no.:	2201	drawn by: md checked by: md	scale: 1 : 100 @ A3 Date: 13.11.2023

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
d1	new door	ldy	laundry	ov	oven
ew1	existing window	tcl	timber cladding	ck	cooktop
mr	metal roof	etr	existing tiled roof	sk	Skylight
mem	membrane roof	fr / fz	fridge / freezer	pa.	pantry
gaw	glazed al. framed window	si	sink	pbr	painted brickwork
gad	glazed al. framed door	tr	terracotta tiles	erb	existing rendered brickwork
gtd	glazed timber framed door	fbr	face brickwork	pp	power pole
gtw	glazed timber framed window	mc	metal cladding	fc	fibre cement cladding, painted

New Work
Concrete (new work)
Lightweight Wall / Framing (new work)
Existing
Neighbour
Line of existing
Brick, face finish (new work)
(S) Smoke Detector



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SPECIFICATION :
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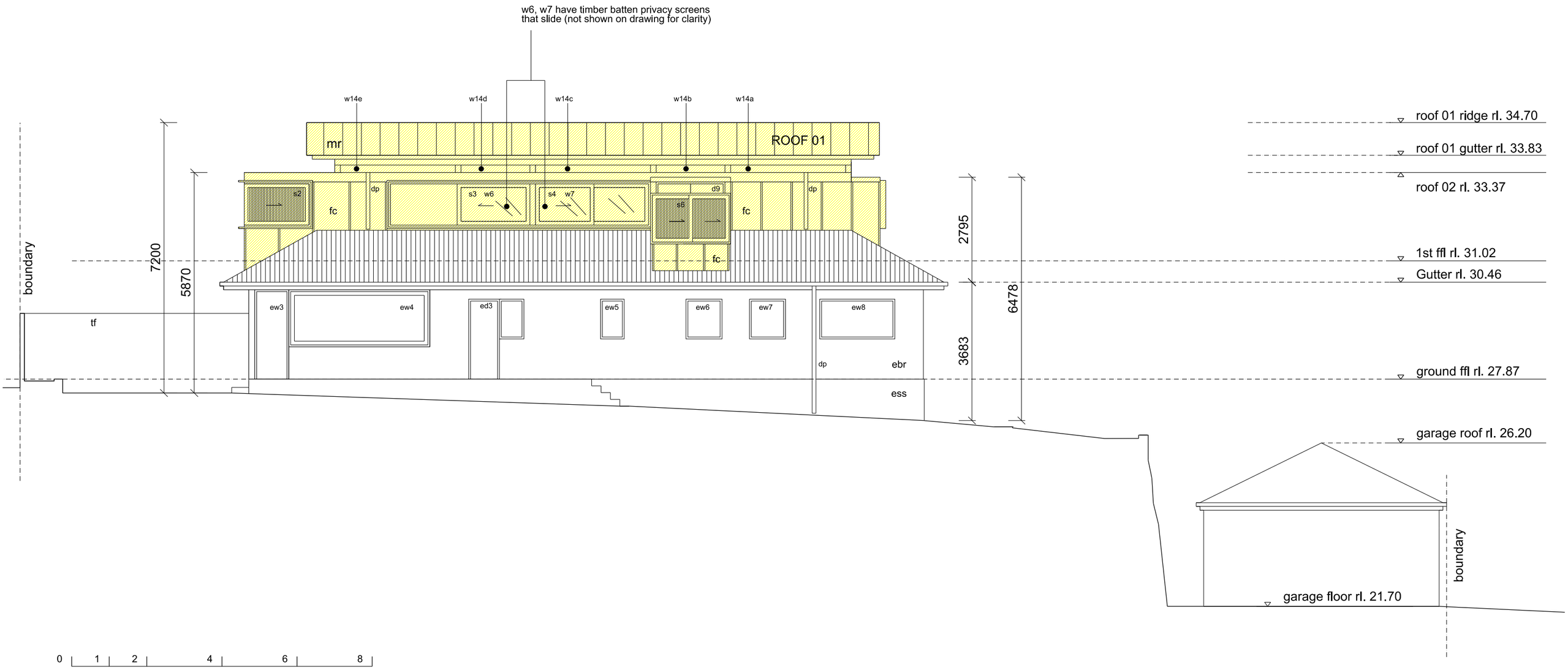
TRUE NORTH

Project:	82 Griffiths Street, Fairlight	drawing: Eastern Elevation	DA	351.01
Client	Taper			
Job no.:	2201	drawn by: md checked by: md	scale: 1 : 100 @ A3	Date: 13.11.2023

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
d1	new door	ldy	laundry	ov	oven
ew1	existing window	tcl	timber cladding	ck	cooktop
mr	metal roof	etr	existing tiled roof	sk	Skylight
mem	membrane roof	fr / fz	fridge / freezer	pa.	pantry
gaw	glazed al. framed window	si	sink	pbr	painted brickwork
gad	glazed al. framed door	tr	terracotta tiles	erb	existing rendered brickwork
gtd	glazed timber framed door	fbr	face brickwork	pp	power pole
gtw	glazed timber framed window	mc	metal cladding	fc	fibre cement cladding, painted

New Work
Existing
Concrete (new work)
Neighbour
Lightweight Wall / Framing (new work)
Line of existing
Brick, face finish (new work)
Smoke Detector



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SPECIFICATION :
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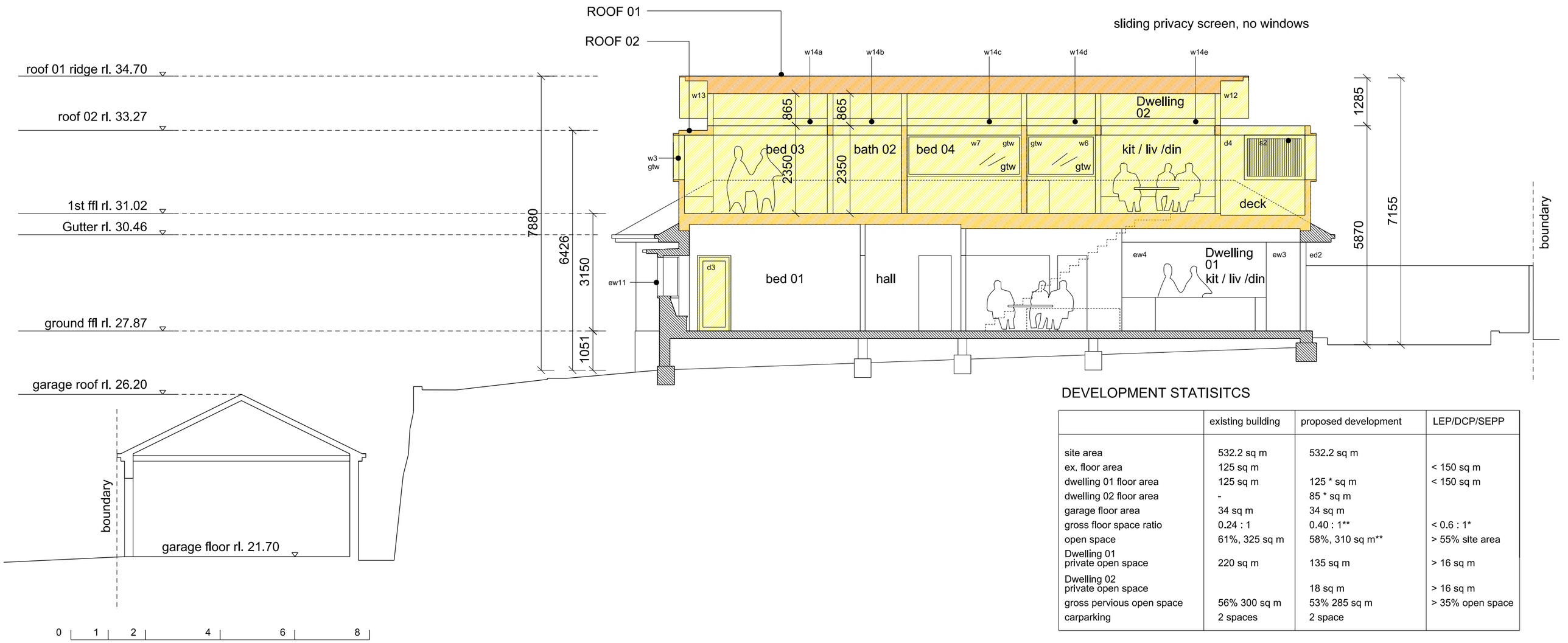
TRUE NORTH

Project:	82 Griffiths Street, Fairlight	drawing: Western Elevation	DA 352.01
Client	Taper		
Job no.:	2201	drawn by: md checked by: md	scale: 1 : 100 @ A3 Date: 13.11.2023

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
d1	new door	ldy	laundry	ov	oven
ew1	existing window	tcl	timber cladding	ck	cooktop
mr	metal roof	etr	existing tiled roof	sk	Skylight
mem	membrane roof	fr / fz	fridge / freezer	pa.	pantry
gaw	glazed al. framed window	si	sink	pbr	painted brickwork
gad	glazed al. framed door	tr	terracotta tiles	erb	existing rendered brickwork
gtd	glazed timber framed door	fbr	face brickwork	pp	power pole
gtw	glazed timber framed window	mc	metal cladding	fc	fibre cement cladding, painted

New Work
Existing
Concrete (new work)
Neighbour
Lightweight Wall / Framing (new work)
Line of existing
Brick, face finish (new work)
Smoke Detector



DEVELOPMENT STATISITCS

	existing building	proposed development	LEP/DCP/SEPP
site area	532.2 sq m	532.2 sq m	
ex. floor area	125 sq m		< 150 sq m
dwelling 01 floor area	125 sq m	125 * sq m	< 150 sq m
dwelling 02 floor area	-	85 * sq m	
garage floor area	34 sq m	34 sq m	
gross floor space ratio	0.24 : 1	0.40 : 1**	< 0.6 : 1*
open space	61%, 325 sq m	58%, 310 sq m**	> 55% site area
Dwelling 01 private open space	220 sq m	135 sq m	> 16 sq m
Dwelling 02 private open space		18 sq m	> 16 sq m
gross pervious open space	56% 300 sq m	53% 285 sq m	> 35% open space
carparking	2 spaces	2 space	

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registered architect : matt day no. 7748

SPECIFICATION :
The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.

TRUE NORTH

Project:	82 Griffiths Street, Fairlight	drawing: Section A : A	DA 400.01
Client	Taper		
Job no.:	2201	drawn by: md checked by: md	scale: 1 : 100 @ A3 Date: 13.11.2023

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
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gtw	glazed timber framed window	mc	metal cladding	fc	fibre cement cladding, painted

GLAZING REQUIREMENTS - New WIndows & Doors

Window / Door	Orientation	Max. Height (mm)	Max. Width (mm)	Frame and glass specification	Shading Device	Overshadowing
D04	N	1750	4300	timber, single glazed, (U-value: <= 4.00, SHGC: 0.33 - 0.40)	eave 750mm, 550mm above head of door	not overshadowed
W03	N	950	750	timber, single glazed, (U-value: <= 4.00, SHGC: 0.33 - 0.40)	eave 1200mm, 0mm above head of window	not overshadowed
W05	N	1550	550	timber, single glazed, (U-value: <= 4.00, SHGC: 0.33 - 0.40)	eave 1200mm, 0mm above head of window	not overshadowed
W13	N	450	4700	timber, single glazed, (U-value: <= 4.00, SHGC: 0.33 - 0.40)	eave 750mm, 0mm aboe head of window	not overshadowed
W02	E	850	5500	timber, single glazed, (U-value: <= 4.00, SHGC: 0.33 - 0.40)	external louvre / vertical blind (adjustable)	not overshadowed
W04	E	950	650	timber, single glazed, (U-value: <= 4.00, SHGC: 0.33 - 0.40)	eave 1200mm, 0mm above head of window	not overshadowed
W09	E	950	670	timber, single glazed, (U-value: <= 4.00, SHGC: 0.33 - 0.40)	eave 1200mm, 0mm above head of window	not overshadowed
W10	E	850	2660	timber, single glazed, (U-value: <= 4.00, SHGC: 0.33 - 0.40)	eave 1200mm, 0mm above head of window	not overshadowed
W15a	E	700	2760	timber, single glazed, (U-value: <= 4.00, SHGC: 0.33 - 0.40)	eave 900mm, 0mm above head of window	not overshadowed
W15b,c,d,e	E	700	8990	timber, single glazed, (U-value: <= 4.00, SHGC: 0.33 - 0.40)	eave 900mm, 0mm above head of window	not overshadowed
W12	E	950	650	timber, single glazed, (U-value: <= 4.00, SHGC: 0.33 - 0.40)	eave 1200mm, 0mm above head of window	not overshadowed
W8	S	850	4500	timber, single glazed, (U-value: <= 4.00, SHGC: 0.33 - 0.40)	eave 150mm, 0mm above head of window	not overshadowed
W11	S	950	950	timber, single glazed, (U-value: <= 4.00, SHGC: 0.33 - 0.40)	eave 1200mm, 0mm above head of window	not overshadowed
W16	S	450	4700	timber, single glazed, (U-value: <= 4.00, SHGC: 0.33 - 0.40)	none	not overshadowed
W7	W	760	1330	timber, single glazed, (U-value: <= 4.00, SHGC: 0.33 - 0.40)	external louvre / vertical blind (adjustable)	not overshadowed
D9	W	1750	1450	timber, single glazed, (U-value: <= 4.00, SHGC: 0.33 - 0.40)	none	1-2 m high, <1.5m away
W14a	W	75	2760	timber, single glazed, (U-value: <= 4.00, SHGC: 0.33 - 0.40)	eave 350mm, 0mm above head of window	not overshadowed
W14b,c,d,e	W	75	8990	timber, single glazed, (U-value: <= 4.00, SHGC: 0.33 - 0.40)	eave 350mm, 0mm above head of window	not overshadowed
W06	W	760	1500	timber, single glazed, (U-value: <= 4.00, SHGC: 0.33 - 0.40)	external louvre / vertical blind (adjustable)	not overshadowed

BASIX COMMITMENTS : Certificate No. 1731831S

THERMAL PERFORMANCE AND MATERIALS COMMITMENTS

HOT WATER
The applicant must install the following hot water system in the development, or a system with a higher energy rating : electric heat pump with a performance of 36 to 40 STCs or better

COOLING SYSTEM
The living areas must not incorporate any cooling system, or any ducting which is designated to accommodate a cooling system.
The bedrooms must not incorporate any cooling system, or any ducting which is designated to accommodate a cooling system.

HEATING SYSTEM
The applicant must install the following heating system, or a system with a higher energy rating rating, in at least 1 living area : heat pump hydronic system; Energy rating : n/a
The bedrooms must not incorporate any heating system, or any ducting which is designated to accommodate a heating system

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 : manual switch on/off
Kitchen : individual fan, ducted to facade or roof; Operation control: manual switch on/off
Laundry : individual fan; ducted to facade or roof; Operation control : manual switch on/off

ARTIFICAL LIGHTING
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light emitting-diode (LED) lamps

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 1 bathroom / toilet in the development for natural lighting.

OTHER
The applicant must install a fixed outdoor clothes drying line as part of the development

WATER COMMITMENTS

LANDSCAPE
The applicant must plant indigenous or low water use species of vegetation throughout 120 m2 of the site.

FIXTURES
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.

ALTENATIVE WATER
The applicant must install a rainwater tank of at least 2000 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 135 m2 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
- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be sued for human consumption in areaswith potable water supply).

THERMAL PERFORMANCE AND MATERIALS COMMITMENTS

General Features

The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys
The conditioned floor area of the dwelling must not exceed 300 m2
The dwelling must not contain open mezzanine area exceeding 25 m2
The dwelling must not contain third level habitable attic room

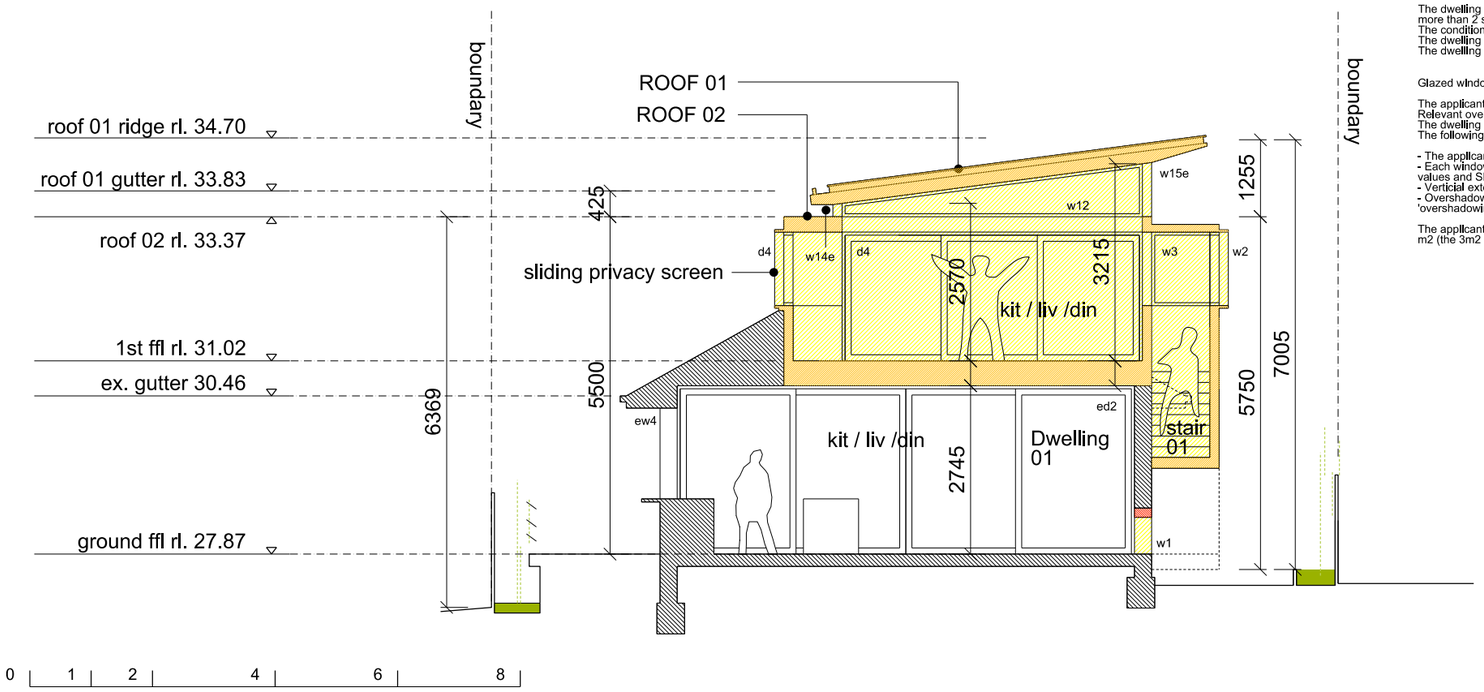
Floor, Walls and Ceiling / Roof

The applicant must construct the floor 9s), walls, and ceiling / roof of the dwelling in accordance with the specifications listed in the table below.
The applicantmust adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling / roof of the dwelling.

Ceiling Fans
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as a living room.
The applicant must install at least one ceiling fan in each bedroom.
The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 1.3.5.2) of the National Building Code

Construction	Area - m2	Additional insulation required (R-value)	Options to address thermal bridging	Other specifications
floor - above habitable rooms or mezzanine, treated softwood; frame : timber - H2 treated softwood	85	nil; rockwool batts, roll or pump-in	nil	
external wall : framed (fibre cement sheet or boards); frame timber - H2 treated softwood	all external walls	3.00 (or 3.50 including construction); polyester minimum 85% post consumer recycled content + reflective foil in the cavity	nil	wall colour: Light (solar absorptance < 0.48)
internal wall : plasterboard; frame : timber - H2 treated softwood	41	polyester minimum 85% post-consumer recycled content	nil	
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - H2 treated softwood	100	ceiling: 5.2 (up)' roof: foil backed blanket ; ceiling : foil backed blanket; roof: foil backed blanket	nil	roof colour: medium (solar absortance 0.48-0.59); 1.0 to 1.5% of ceiling area uninsulated

Note : insulation specified in this Certificatemust be installed in accordance with the ABCB Housing Provisions (Part 1.3.2.2) of the National Construction Code
Note : if the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 1.3.2.3 (6)) of the National Construction Code.
Note : In some climate zones, Insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note : thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Building Code



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The dwelling must not contain third level habitable attic room

Glazed windows, 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 glazed window and door.
The dwelling may have 1 skylight (0.7 m2) which is not listed in the table.
The following requirements must also be satisfied in relation to ach window and glazed door.

- The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.
- Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.
- Vertical external louvres and blinds must fully shade the glazed window or door beside which they are situated when fully drawn or closed.
- Overshadowing buildings / vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.

The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 m2 (the 3m2 limit does not include the optional additional skylight of less than 0.7 m2 that does not have to be listed in the table).

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Existing
Neighbour
Line of existing
Brick, face finish (new work)
Smoke Detector
New Work
Concrete (new work)
Lightweight Wall / Framing (new work)

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registered architect : matt day no. 7748

SPECIFICATION :
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TRUE NORTH

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Client	Taper		DA	401.01
Job no.:	2201	drawn by: md checked by: md	scale: 1 : 100 @ A3	Date: 13.11.2023