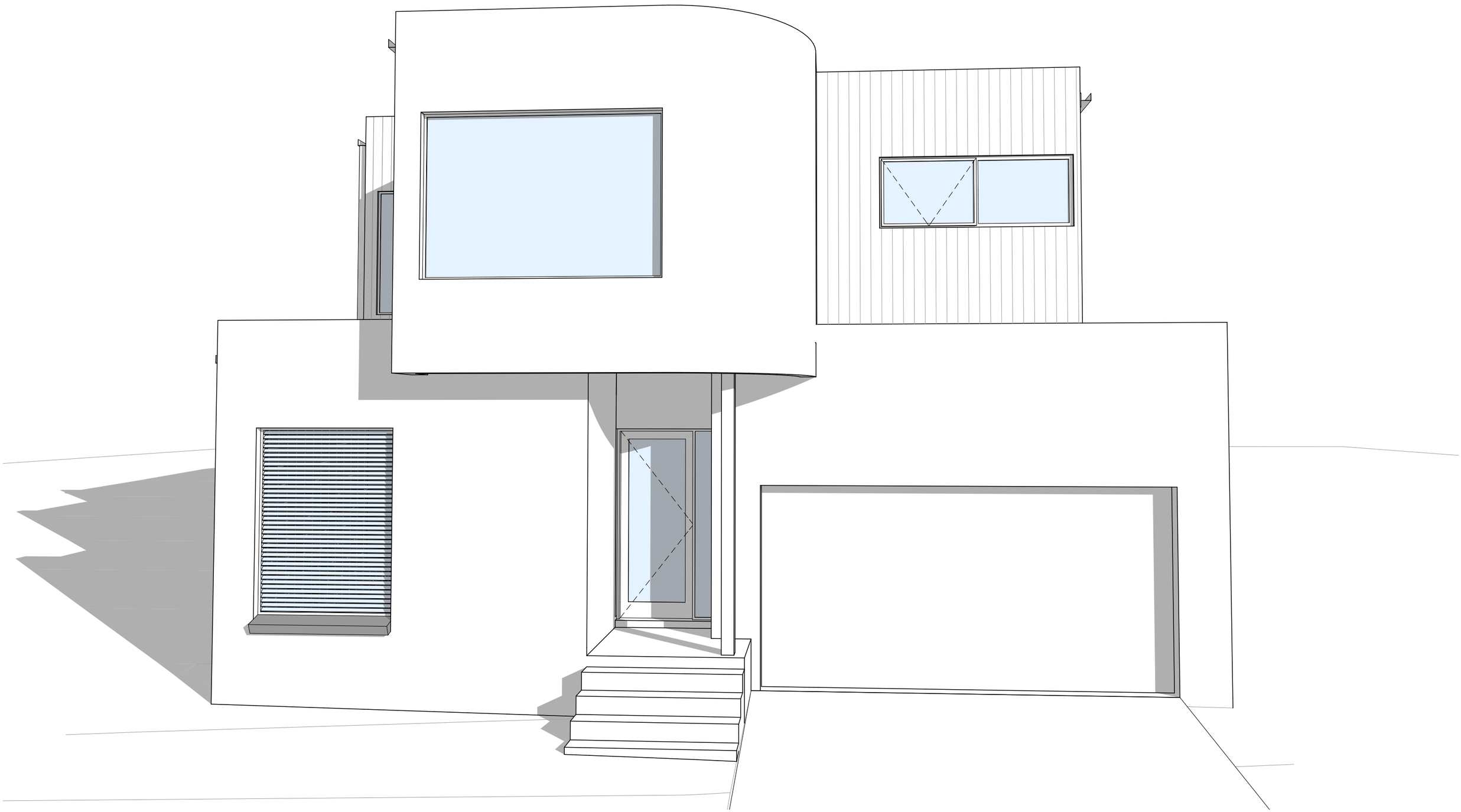

ISSUE:
L

DRAWING:
21024-11
SHEET:
1/15

Proposed Residence
#10 Baz Retreat, Warriewood
Icon Job Number: J/0856

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Notes:
1. Levels shown are approx. and should be verified on site
2. Figured dimensions are to be taken in preference to scaling
3. All measurements are in mm unless otherwise stated
4. Window sizes are nominal only. Final window sizes by builder
5. Dimensions are to be verified on site by builder before commencement of work
6. Centre line of downpipes to be 350mm from corner of face brickwork (unless specified on elevation)
7. Refer to the builders project specification for inclusions
8. Construction to be in accordance with the Relevant BCA/NCC and other relevant Australian standards
9. All service positions, air conditioning droppers, outlets, return air grills, manholes and bulkheads to be determined on site by supervisor
10. Termite protection to Australian standards
11. Brick sill to be greater than 18'
12. Refer to Basix page for energy requirements
13. 20mm tolerance to be allowed for frames that are built to the low side of the slab
14. All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA
15. Final AJ's to engineers specifications
16. Plus or minus 200mm to floor level

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THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not limited): OWNER, BUILDER, SUBCONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS.

1 FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS
DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimize the risk of workers falling more than two meters. However, construction of this building will require workers to be working at heights where a fall in excess of two meters is possible and injury is likely to result from such a fall. The builder should provide such a barrier wherever a person is required to work in a situation where falling more than two meters is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings when scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two meters is possible. Where this type of activity is required scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be in situations where a fall from a height in excess of two meters is possible. Where this type of activity is required, scaffolding fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislations.

b) SLIPPERY OR UNEVEN SURFACES
FLOOR FINISHES Specified
If finishes have been specified by the designer these have been selected to minimize the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to
The specified finished should be made in consultation with the designer, or if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.
FLOOR FINISHES by Owner
If a designer has not been involved in the selection of surface finishes in the pedestrian trafficable areas of this building then surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.
STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.
Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from assess ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be sorted in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the works is being carried out onto persons below.

1. Prevent or restrict access to areas below where the works is being carried out.
2. Provide tie boards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE)

BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after the support parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times to avoid a collapse, which may injure persons in the area.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major, narrow or steeply sloping road:
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all building:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL
Rapture of services during excavation or other activity creates a variety of risks including release of hazardous materials. Existing services are located on or around the site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Locations with underground power lines:
Underground power lines MAY be located near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by a mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be sorted on site in a way which minimizes bending before lifting. Advice should be provided about unsafe lifting methods in areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturers specifications and not used when faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in an accordance with the manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS
For alterations to a building constructed prior to:
1990 - It therefore may contain asbestos
1986 - It therefore is likely to contain asbestos
Either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in a powder form. Persons working on or in the building during construction, operational maintenance or demolition should ensure food ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful materials when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS
Man typed of glue, solvents, spray back, paints, vanishes, and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE
Fiberglass, Rockwell, ceramics and other material used for thermal or sound insulation may contain synthetic mineral fiber which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful materials should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendation for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATIONS
Construction of this building and some maintenance of the building will require excavation and installation of items within excavation. Where practical, installation should be carried out using methods which do not require workers to enter the excavations. Where this is not practical, adequate support for the excavated area should be provided to prevent a collapse. Warning signs and barriers to prevent accidental or unauthorized access to all excavations should be provided.

ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may be present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorized access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES
For buildings with small spaces where maintenance or other access may be required:
some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorized access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorized access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secure when not gully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUIDLINGS

This building has been designed as a residential building. If it, at a later date, is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with the Code of Practice:
Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with the Code of Practice:
Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with the Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement

Amendments

Issue	Changes	Date	Signed/Requested Date Requested	Drawing Number
A	Sketch	11-02-21	S.G.	21024
B	Sketch Redesign	11-03-21	BS	21024-1
C	Amendments	29-03-21	AL	21024-2
D	Amendments	1-4-21	BS	21024-3
E	Amendments	19-04-21	AL	21024-4
F	Prelim Plans	11-06-21	S.G.	21024-5
G	Estimating Markups	15-06-21	S.G.	21024-6
H	Variation 1 & Submission Plans	28-07-21	S.G.	21024-7
I	Variation 2	16-08-21	S.G.	21024-8
J	25% Cladding	17-08-21	BS	21024-9
K	C1 Variation	10-09-21	AL	21024-10
L	DA Submission	1-10-21	AL	21024-11

Sheet Number	Sheet Name
01	Perspective View
02	Cover Page
03	Ground Floor Plan
04	Upper Floor Plan
05	Front & Rear Elevations
06	Side Elevations
07	Section & Details
08	Site Plan
09	Landscape Plan
10	Slab Detail
11	Electrical Plan
12	Shadow Diagrams 21st June
13	Wet Area Details
14	Wet Area Details
15	Basix

ISSUE: L
DRAWING: 21024-11
SHEET: 2/15

Proposed Residence
#10 Baz Retreat, Warriewood
Icon Job Number: J/0856

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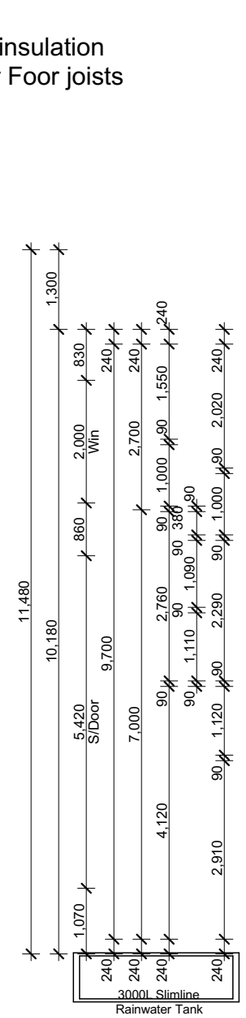
NOTE
Horizon Window selection

NOTE
R2.0 70mm thick soundscreen insulation between Ground & Upper Floor Foor joists



Floor Area (m2)	
Upper Living	122.48
Porch	2.49
Garage	36.49
Lower Living	110.66
	272.12 m²

Ground Floor Plan
1:100

Legend:

ACU - Air Conditioning Unit	OBS - Obscure
AJ - Articulation Joint	OHC - Over Head Cupboard
B/Bar - Breakfast Bar	P - Pantry
DP - Downpipe	R - Robe
DW - Dishwasher	RHS - Rolled Hollow Steel
Ens - Ensuite	S - Smoke Alarm
F/P - Fire Place	Shr - Shower
FW - Floor Waste	TR - Towel Rail
HWS - Hot Water System	Van - Vanity
L - Linen	w.i.l. - Walk in Linen
LC - Laundry Chute	w.i.r. - Walk in Robe
LOH - Lift off Hinge	w.i.p. - Walk in Pantry
LT - Laundry Tub	w.c. - Wash Closet
MH - Manhole	WM - Washing Machine
MW - Microwave Oven	

ISSUE: L
DRAWING: 21024-11
DATE: 1-10-21
LOT: 12
SHEET: 3/15
PAPER: A3
DP: 270907

note: all works to be carried out in conjunction with the construction notes on sheet 2

Proposed Residence
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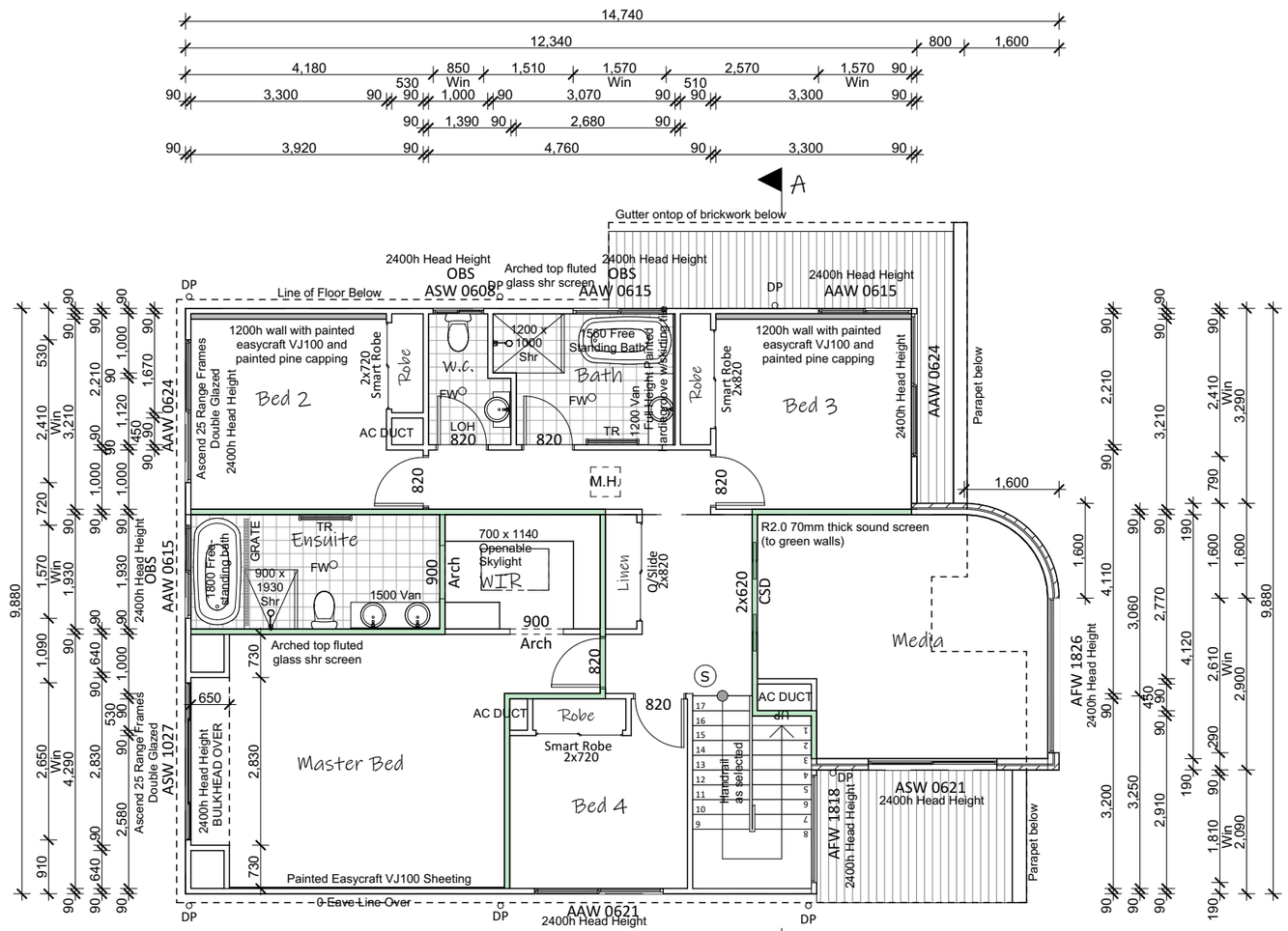
NOTE
Horizon Window selection

NOTE
R2.0 70mm thick soundscreen insulation
between Ground & Upper Floor Foor joists



Floor Area (m2)	
Upper Living	122.48
Porch	2.49
Garage	36.49
Lower Living	110.66
	272.12 m²

Upper Floor Plan
1:100

Legend:

ACU - Air Conditioning Unit	OBS - Obscure
AJ - Articulation Joint	OHC - Over Head Cupboard
B/Bar - Breakfast Bar	P - Pantry
DP - Downpipe	R - Robe
DW - Dishwasher	RHS - Rolled Hollow Steel
Ens - Ensuite	S - Smoke Alarm
F/P - Fire Place	Shr - Shower
FW - Floor Waste	TR - Towel Rail
HWS - Hot Water System	Van - Vanity
L - Linen	w.i.l. - Walk in Linen
LC - Laundry Chute	w.i.r. - Walk in Robe
LOH - Lift off Hinge	w.i.p. - Walk in Pantry
LT - Laundry Tub	w.c. - Wash Closet
MH - Manhole	WM - Washing Machine
MW - Microwave Oven	

ISSUE: L
DRAWING: 21024-11
DATE: 1-10-21
LOT: 12
SHEET: 4/15
PAPER: A3
DP: 270907

note: all works to be carried out in conjunction with the construction notes on sheet 2

Proposed Residence
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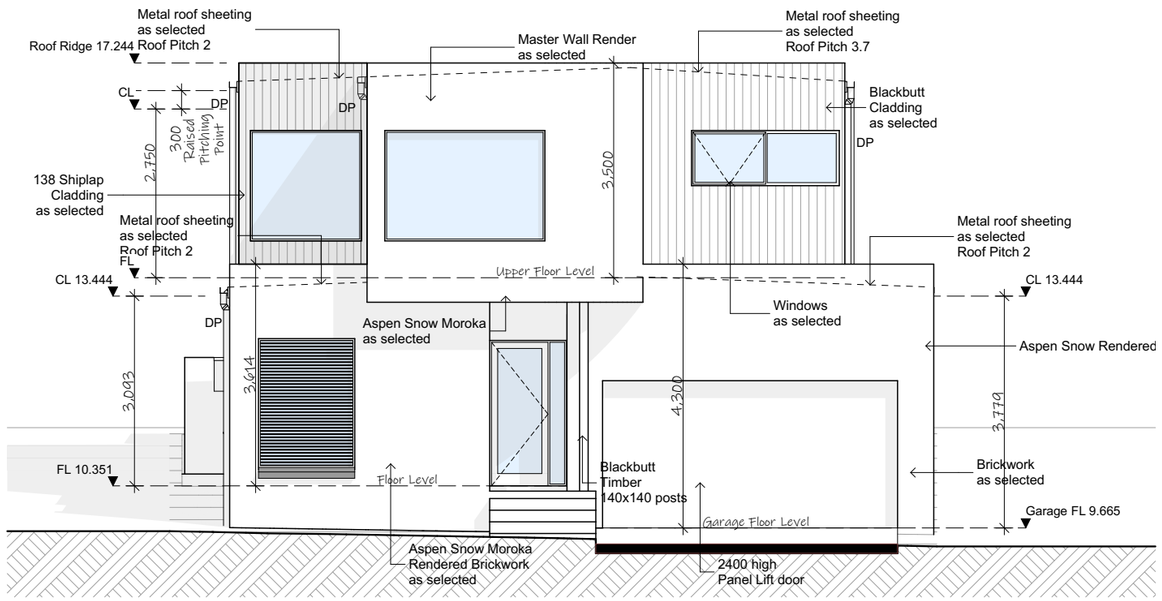
Legend:
ACU - Air Conditioning Unit
AJ - Articulation Joint
CL - Ceiling Level
FGL - Finish Ground Line
FL - Floor Level
HWS - Hot Water System
NGL - Natural Ground Line
OBS - Obscure
DP - Downpipe
RW - Retaining Wall

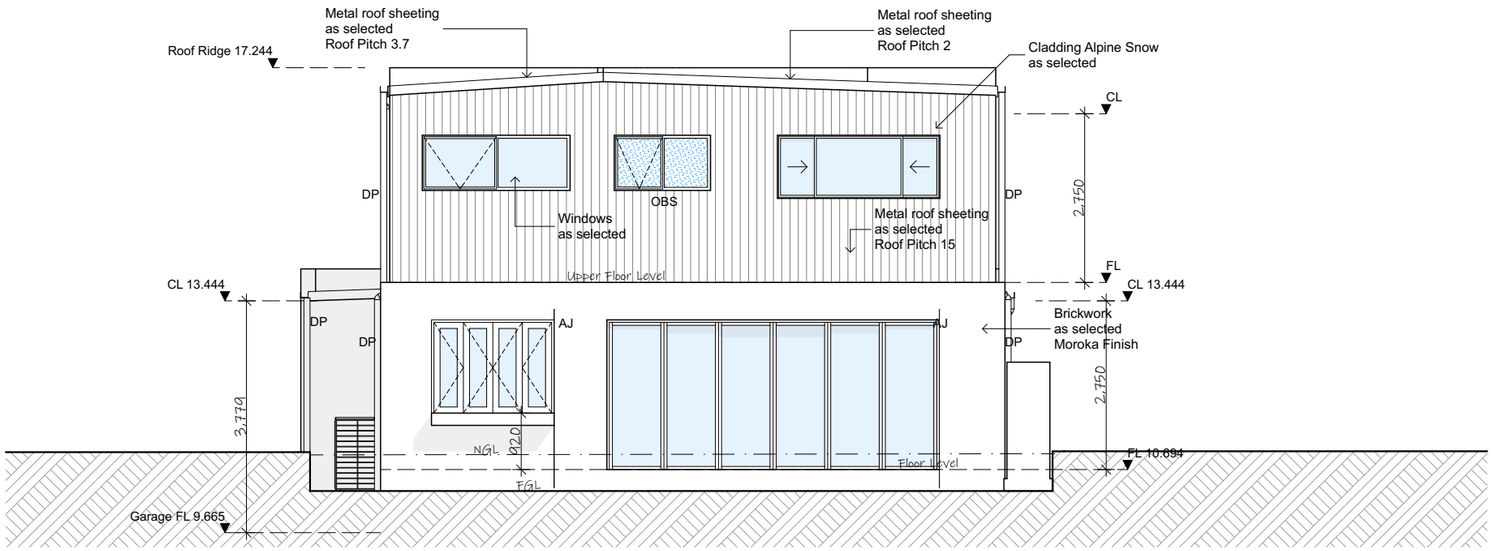
Note:

Axon 133mm Smoth Vertical Cladding to First floor excluding Masterwall & Shiplap Cladding

Provide Blackbutt Timber posts and Shiplap Cladding to Front Facade



Front Elevation
1:100



Rear Elevation
1:100

ISSUE: L
DRAWING: 21024-11
DATE: 1-10-21
LOT: 12
SHEET: 5/15
PAPER: A3
DP: 270907

note: all works to be carried out in conjunction with the construction notes on sheet 2

Proposed Residence
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Icon Job Number: J/0856

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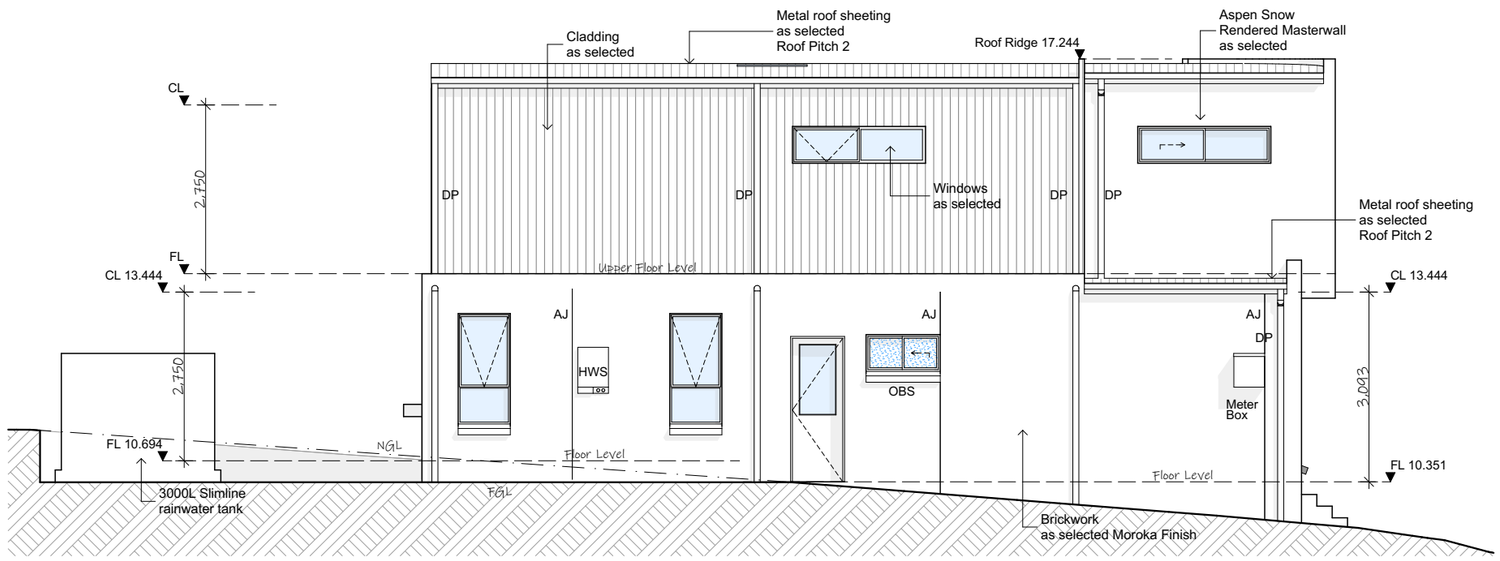
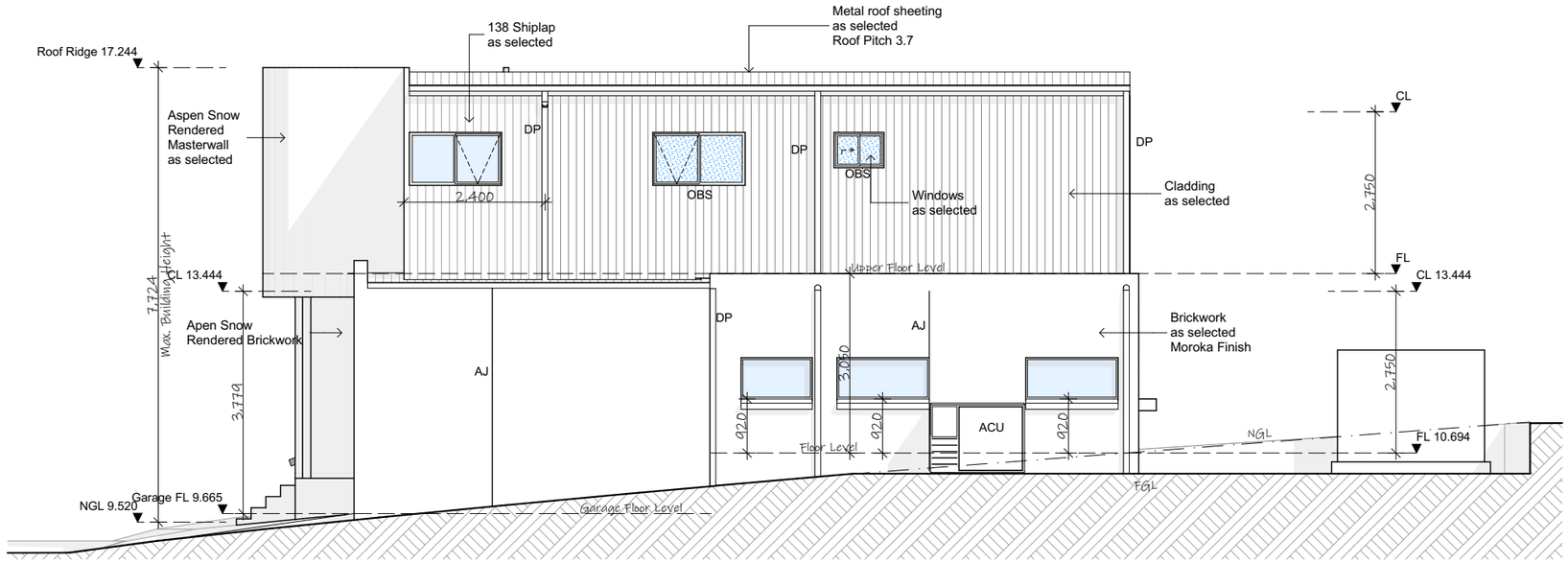
Legend:
ACU - Air Conditioning Unit
AJ - Articulation Joint
CL - Ceiling Level
FGL - Finish Ground Line
FL - Floor Level
HWS - Hot Water System
NGL - Natural Ground Line
OBS - Obscure
DP - Downpipe
RW - Retaining Wall



Side Elevation
1:100



Side Elevation
1:100

ISSUE: L
DRAWING: 21024-11
DATE: 1-10-21
LOT: 12
SHEET: 6/15
PAPER: A3
DP: 270907

note: all works to be carried out in conjunction with the construction notes on sheet 2

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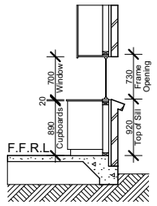
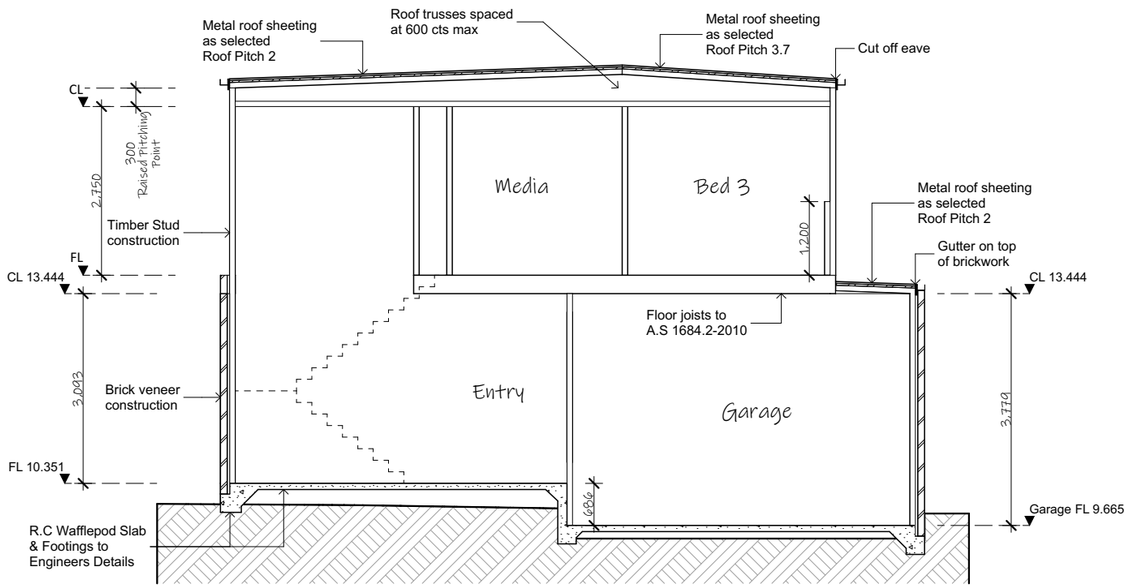


Kitchen Sill Detail
1:100

Legend:
ACU - Air Conditioning Unit
AJ - Articulation Joint
CL - Ceiling Level
FGL - Finish Ground Line
FL - Floor Level
HWS - Hot Water System
NGL - Natural Ground Line
OBS - Obscure
DP - Downpipe
RW - Retaining Wall



Section A-A
1:100

ISSUE:	DRAWING:	DATE:	LOT:
L	21024-11	1-10-21	12
	SHEET:	PAPER:	DP:
	7/15	A3	270907

note: all works to be carried out in conjunction with the construction notes on sheet 2

Proposed Residence
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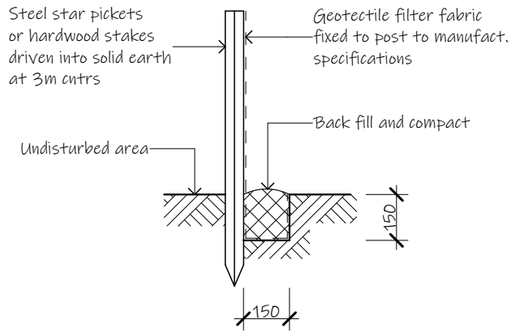
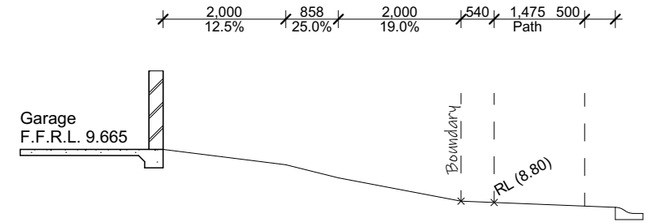


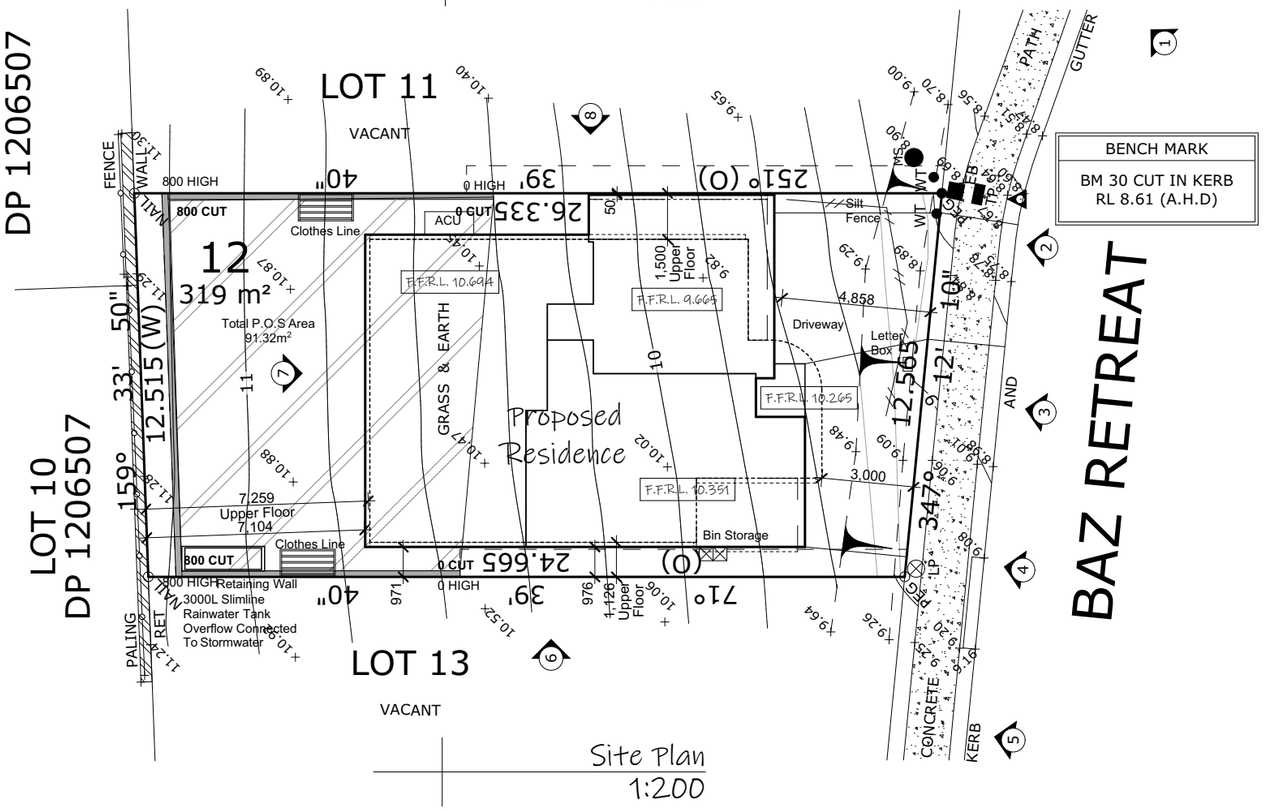
Soil Erosion and Sediment Control Fence
1. Siltation fencing is to be placed as shown on the site plan as so to prevent silt run off to any ajoining property or to the street. This measure is to be placed prior to any excavation work beggining and is to be removed only when the sites surface as been stabalized, i.e. paved, landscaped or turfed
2. 40mm crushed rock aggregate is to be placed as an access driveway to the site and must be maintained throughout the course of construction.

Typical Silt Fence
1:20

LANDSCAPED AREA
117.82sqm - 36.96%



Driveway Profile
1:100



Site Plan
1:200

(O): EASEMENT FOR ACCESS, CONSTRUCTION & MAINTENANCE 0.9 WIDE
(W): EASEMENT FOR ACCESS, MAINTENANCE & SUPPORT 0.9 WIDE

ISSUE:	DRAWING:	DATE:	LOT:
L	21024-11	1-10-21	12
	SHEET:	PAPER:	DP:
	8/15	A3	270907

note: all works to be carried out in conjunction with the construction notes on sheet 2

Proposed Residence
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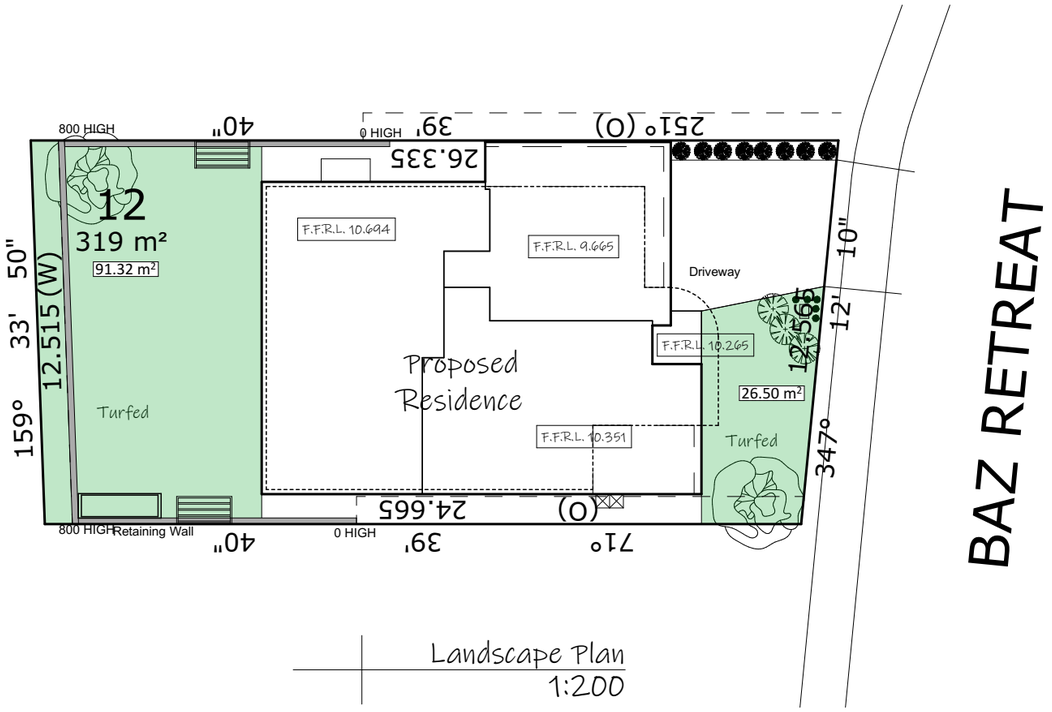
Key	Species	Dimensions	Container	Quantity
	Corodyline	1.2m x 1.2m	200mm	2
	Fraxinus Oxycarpa	12m x 6m	100ltr	2
	Buxus Microphylla	0.3m x 0.4m	200mm	5
	Conovolvulus	0.5m x 1m	200mm	8

NOTES:
* All plants to be planted in premium garden mix and slow release fertilizer
* Gardens to be mulched with Eucalyptus Mulch
* Plants are to be maintained for 6 months or until established
* Any losses are to be replaced



Landscape Plan
1:200

(O): EASEMENT FOR ACCESS, CONSTRUCTION & MAINTENANCE 0.9 WIDE
(W): EASEMENT FOR ACCESS, MAINTENANCE & SUPPORT 0.9 WIDE

Lot 12
312.00m²
DP: 270907

NORTH

ISSUE: L
DRAWING: 21024-11
DATE: 1-10-21
LOT: 12
SHEET: 9/15
PAPER: A3
DP: 270907

note: all works to be carried out in conjunction with the construction notes on sheet 2

Proposed Residence
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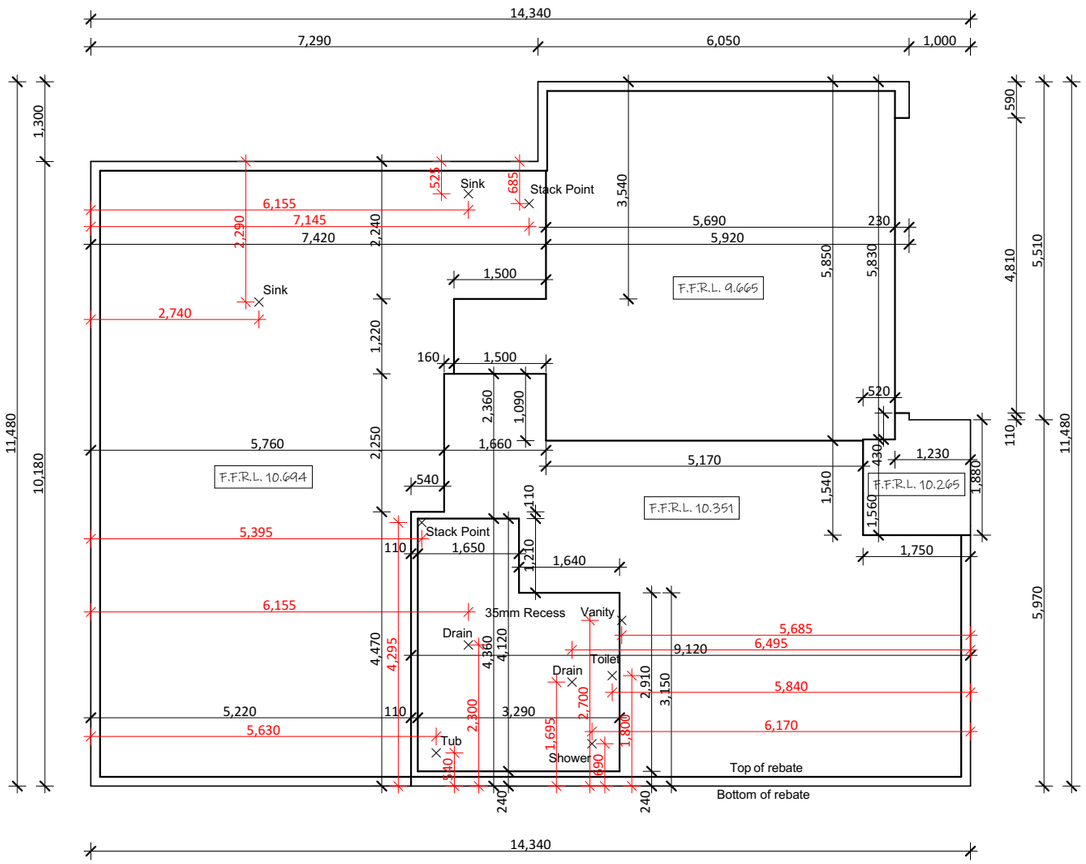
Note:
Frames built to the low side
of the slab, allow 20mm tolerance



Slab Detail
1:100

ISSUE: L
DRAWING: 21024-11
DATE: 1-10-21
LOT: 12
SHEET: 10/15
PAPER: A3
DP: 270907

note: all works to be carried out in conjunction with the construction notes on sheet 2

Proposed Residence
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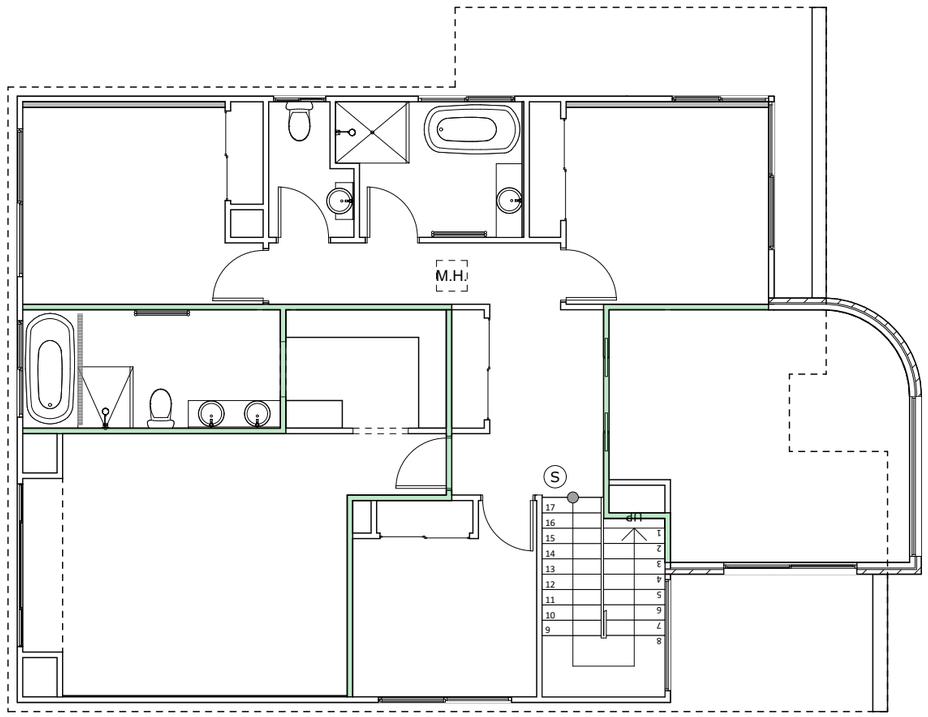
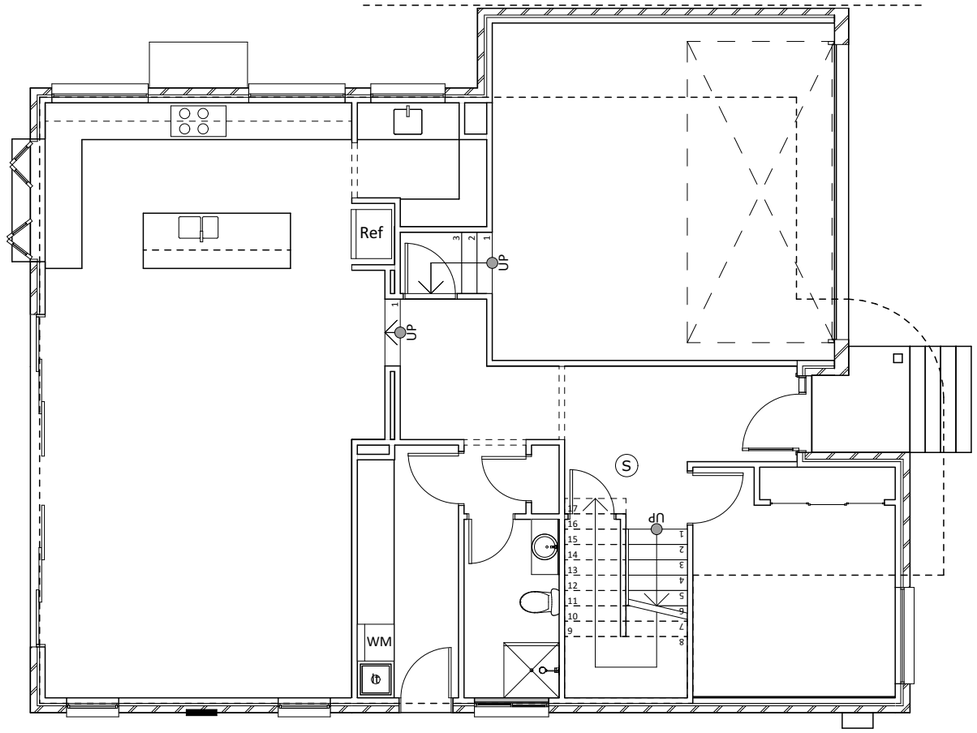
Description	Symbol	Qty	Notes	Description	Symbol	Qty	Notes	Description	Symbol	Qty	Notes
Light Point		-		T.V Point	TV	-				-	
Pendant Light		-		Exhaust Fan		-				-	
Wall Light Point		-		2 in 1		-				-	
Downlight		-		3 in 1		-				-	
Spotlight		-		Door Chime		-				-	
Small Up/Down Light		-		Smoke Alarm	S	-				-	
20W Flouro		-		Ceiling Fan		-				-	
Dimmer Switch	D	-		Ceiling Fan/Light		-				-	
Light Switch		-		Sensor Light		-				-	
Single G.P.O		-		Phone Point	PH	-				-	
Double G.P.O		-		Gas Point	GAS	-				-	
Ext. Single G.P.O		-		Data Point	DATA	-				-	
Ext. Double G.P.O		-		Alarm Pad	AP	-				-	



Upper Electrical Plan
1:100



Electrical Plan
1:100

ISSUE: L

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SHEET: 11/15

DATE: 1-10-21
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LOT: 12
DP: 270907

note: all works to be carried out in conjunction with the construction notes on sheet 2

Proposed Residence
#10 Baz Retreat, Warriewood
Icon Job Number: J/0856

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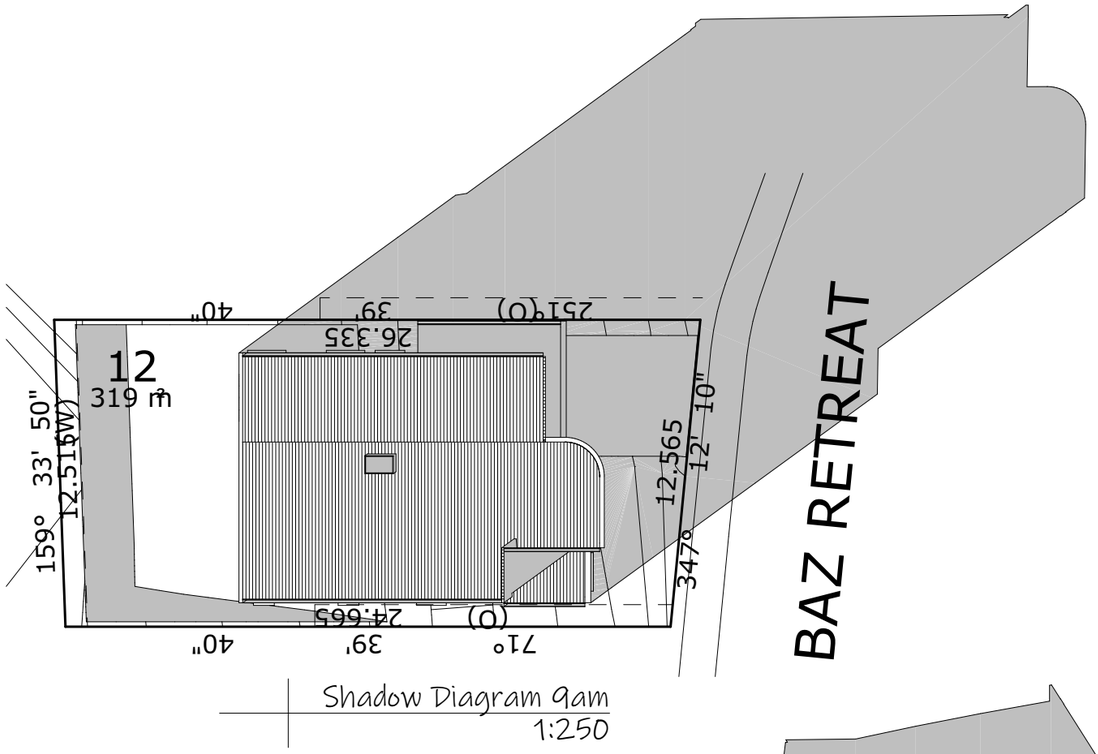
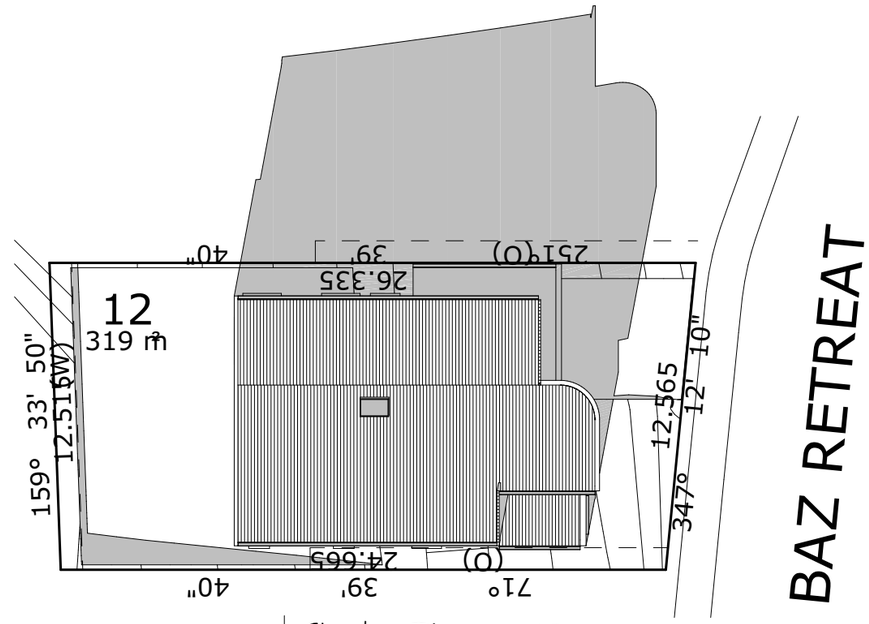
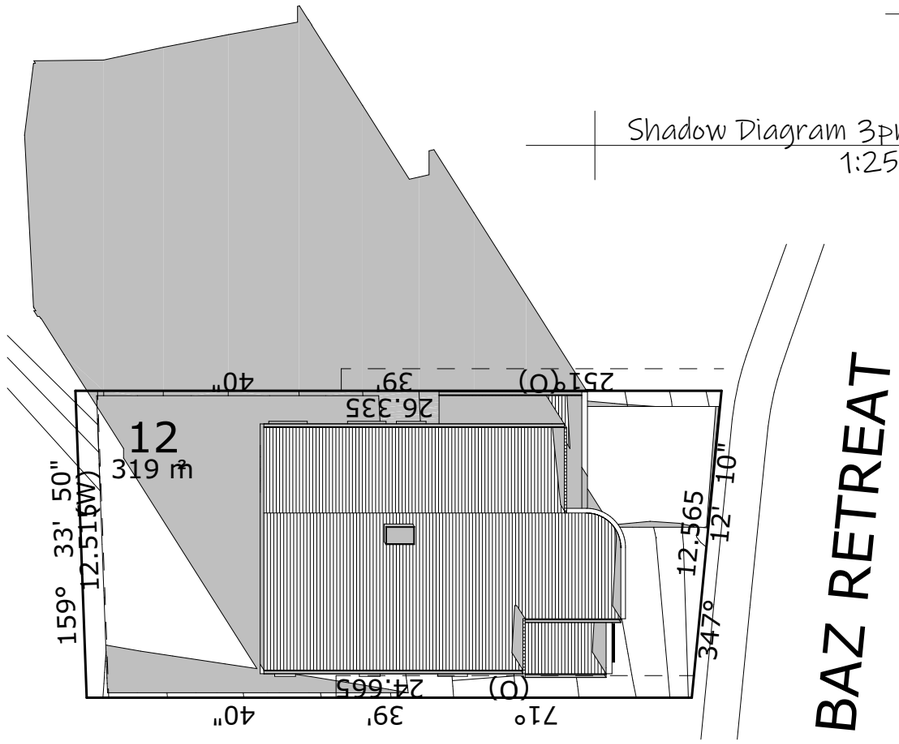


Shadow Diagram 9am
1:250



Shadow Diagram 12pm
1:250



Shadow Diagram 3pm
1:250

Lot 12
312.00m²
DP: 270907

North

ISSUE: L

DRAWING: 21024-11
DATE: 1-10-21
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DP: 270907

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Proposed Residence
#10 Baz Retreat, Warriewood

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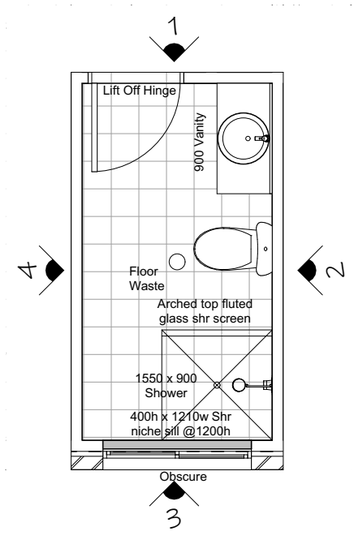
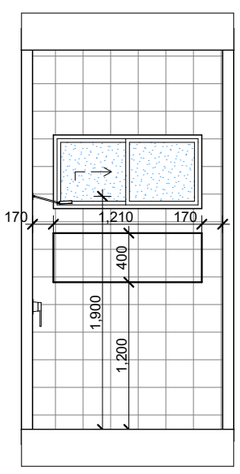
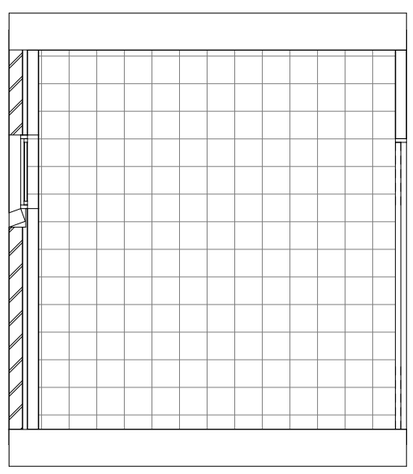


0. Pwd Detail 1:50



1 Pwd Elev 1:50



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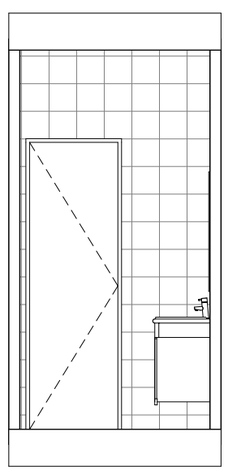
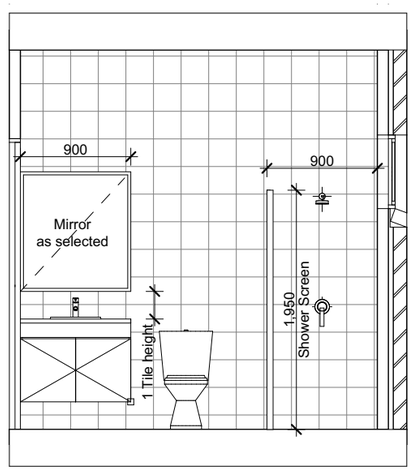
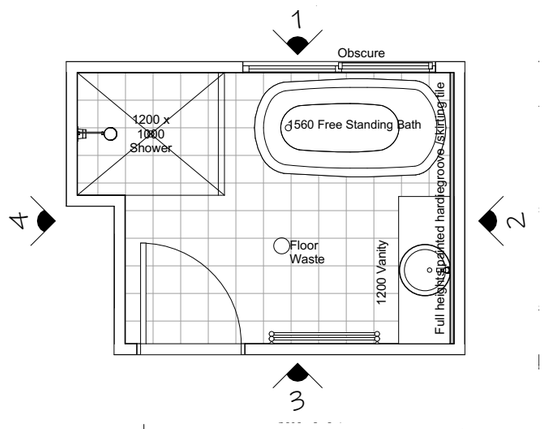


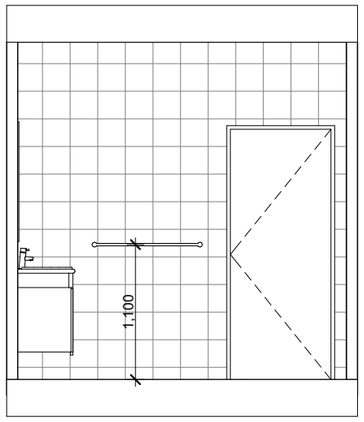
3 Pwd Elev 1:50



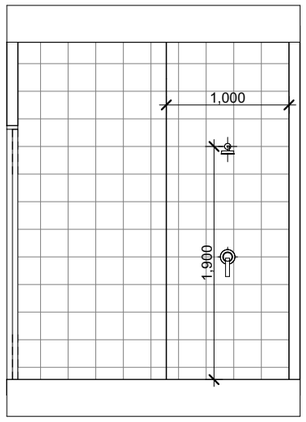
4 Pwd Elev 1:50



1. Bath Detail 1:50



1 Bathroom Elev 1:50



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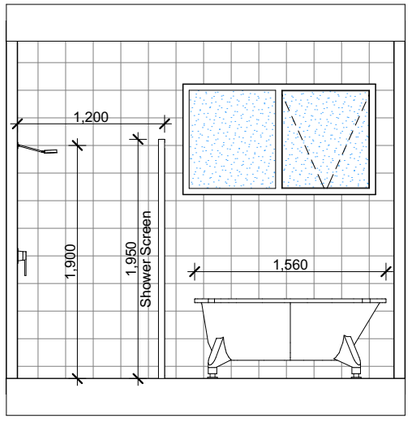
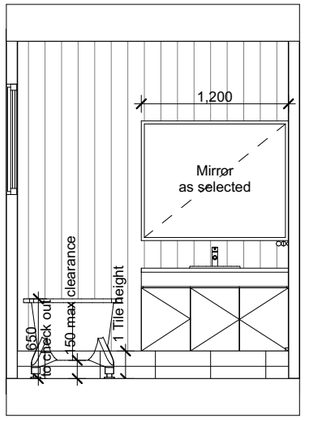


3 Bathroom Elev 1:50



4 Bathroom Elev 1:50

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note: all works to be carried out in conjunction with the construction notes on sheet 2

Proposed Residence
#10 Baz Retreat, Warriewood
Icon Job Number: J/0856

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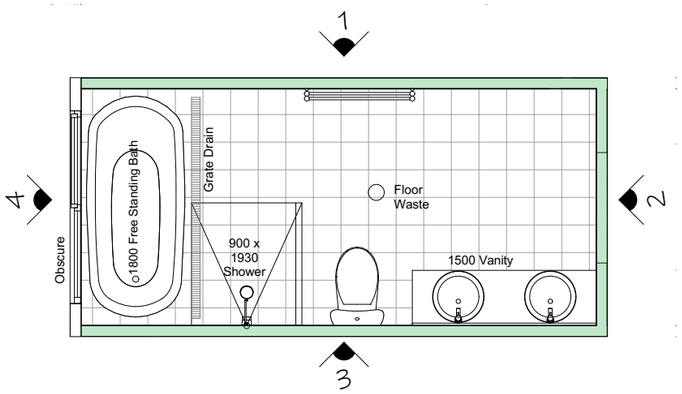
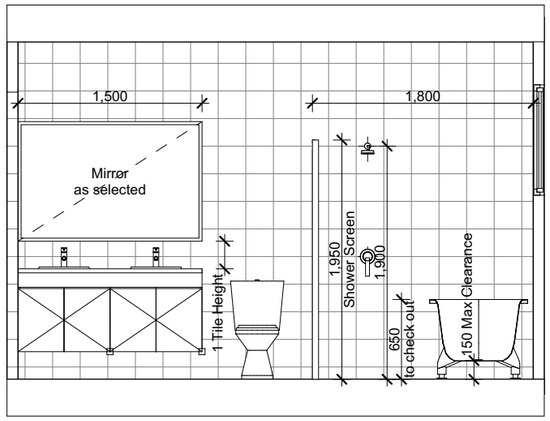
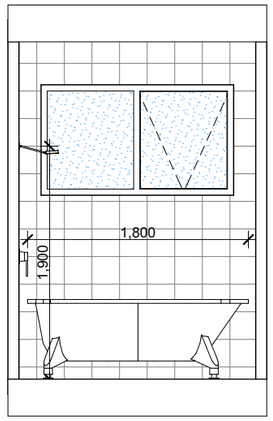


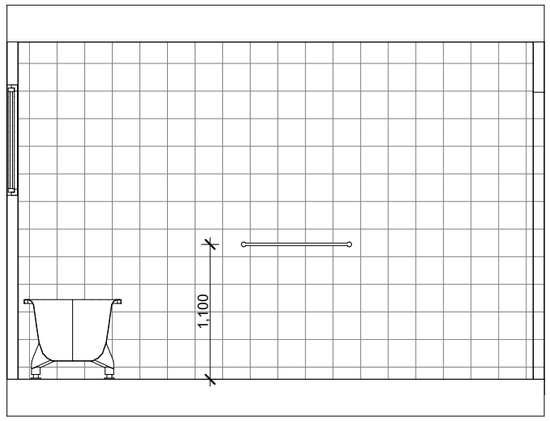
1. | Ens Detail 1:50



1 | Ensuite Elev 1:50



2 | Ensuite Elev 1:50



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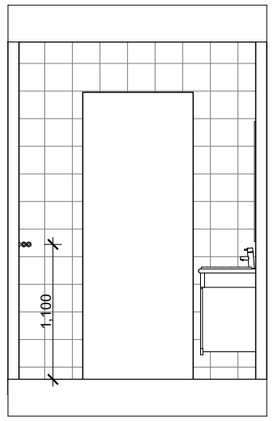

4 | Ensuite Elev 1:50

note: all works to be carried out in conjunction with the construction notes on sheet 2

ISSUE:	DRAWING:	DATE:	LOT:
L	21024-11	1-10-21	12
	SHEET: 14/15	PAPER: A3	DP: 270907

Proposed Residence
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Icon Job Number: J/0856

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BASIX® Certificate

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

Single Dwelling

Certificate number: 1227038S

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 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 28 July 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW | Planning, Industry & Environment

Project summary	
Project name	21024 - 10 Baz Retreat, Warriewood
Street address	10 Baz Retreat Warriewood 2102
Local Government Area	Northern Beaches Council
Plan type and plan number	deposited 270907
Lot no.	12
Section no.	-
Project type	separate dwelling house
No. of bedrooms	5

Project score		
Water	✔ 45	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

Certificate Prepared by
Name / Company Name: Abeaut Design Pty Ltd t/a Accurate Design and Draf
ABN (if applicable): 66116356551

Description of project

Project address	
Project name	21024 - 10 Baz Retreat, Warriewood
Street address	10 Baz Retreat Warriewood 2102
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 270907
Lot no.	12
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	5
Site details	
Site area (m²)	319
Roof area (m²)	137
Conditioned floor area (m2)	192.67
Unconditioned floor area (m2)	26.37
Total area of garden and lawn (m2)	118

Assessor details and thermal loads	
Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m².year)	n/a
Area adjusted heating load (MJ/m².year)	n/a
Ceiling fan in at least one bedroom	n/a
Ceiling fan in at least one living room or other conditioned area	n/a

Project score		
Water	✔ 45	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

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 150 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• the cold water tap that supplies each clothes washer in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✔	✔	✔
The conditioned floor area of the dwelling must not exceed 300 square metres.	✔	✔	✔
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✔	✔	✔
The dwelling must not contain third level habitable attic room.	✔	✔	✔
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground, 97.56 square metres	nil	
floor - above habitable rooms or mezzanine, 108.98 square metres, framed	nil	
floor - suspended floor above garage, framed	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 4.5 (up), roof: foil/sarking	framed; light (solar absorptance < 0.475)

Note	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:	✔	✔	✔
• For the following glass and frame types, the certifier check can be performed by visual inspection. - Aluminium single clear - Aluminium double (air) clear - Timber/uPVC/fibreglass single clear - Timber/uPVC/fibreglass double (air) clear			✔
• For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.			✔

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
Pwd	600	1200	aluminium, single, clear	none	not overshadowed
M/F	1800	800	aluminium, single, clear	none	not overshadowed
M/F	1800	800	aluminium, single, clear	none	not overshadowed
Bed 4	600	2100	aluminium, single, clear	none	not overshadowed
Media	600	2100	aluminium, single, clear	none	not overshadowed
East facing					
M/F SD	2400	5300	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 3600 mm, 300 mm above head of window or glazed door	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
kitchen bifold	1500	2000	U-value: 5.4, SHGC: 0.441 - 0.539 (aluminium, single, Hi-Tsol Low-e)	eave 3600 mm, 300 mm above head of window or glazed door	not overshadowed
Bed 2	600	2400	aluminium, single, clear	none	not overshadowed
Ens	600	1500	aluminium, single, clear	none	not overshadowed
Master Bed	1000	2700	aluminium, single, clear	none	not overshadowed
South facing					
w.c.	600	800	aluminium, single, clear	none	not overshadowed
Bath	600	1500	aluminium, single, clear	none	not overshadowed
Bed 3	600	1500	aluminium, single, clear	none	not overshadowed
Kitchen	700	1600	aluminium, single, clear	none	not overshadowed
Kitchen	700	1600	aluminium, single, clear	none	not overshadowed
Butlers	700	1200	aluminium, single, clear	none	not overshadowed
West facing					
Guest	2100	1500	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed
Bed 3	600	2400	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed
Media	1800	2600	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed
Stairs	1800	1800	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	none	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 applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✔	✔
The cooling system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✔	✔
The heating system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 5 of the bedrooms / study;		✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 3 of the living / dining rooms;		✔	✔
• the kitchen;		✔	✔
• all hallways;		✔	✔
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 3 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate(either interim or final) for the development may be issued.

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note: all works to be carried out in conjunction with the construction notes on sheet 2

Proposed Residence
#10 Baz Retreat, Warriewood
Icon Job Number: J/0856

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