

LOCATION PLAN



STREET VIEW OF EXISTING HOUSE

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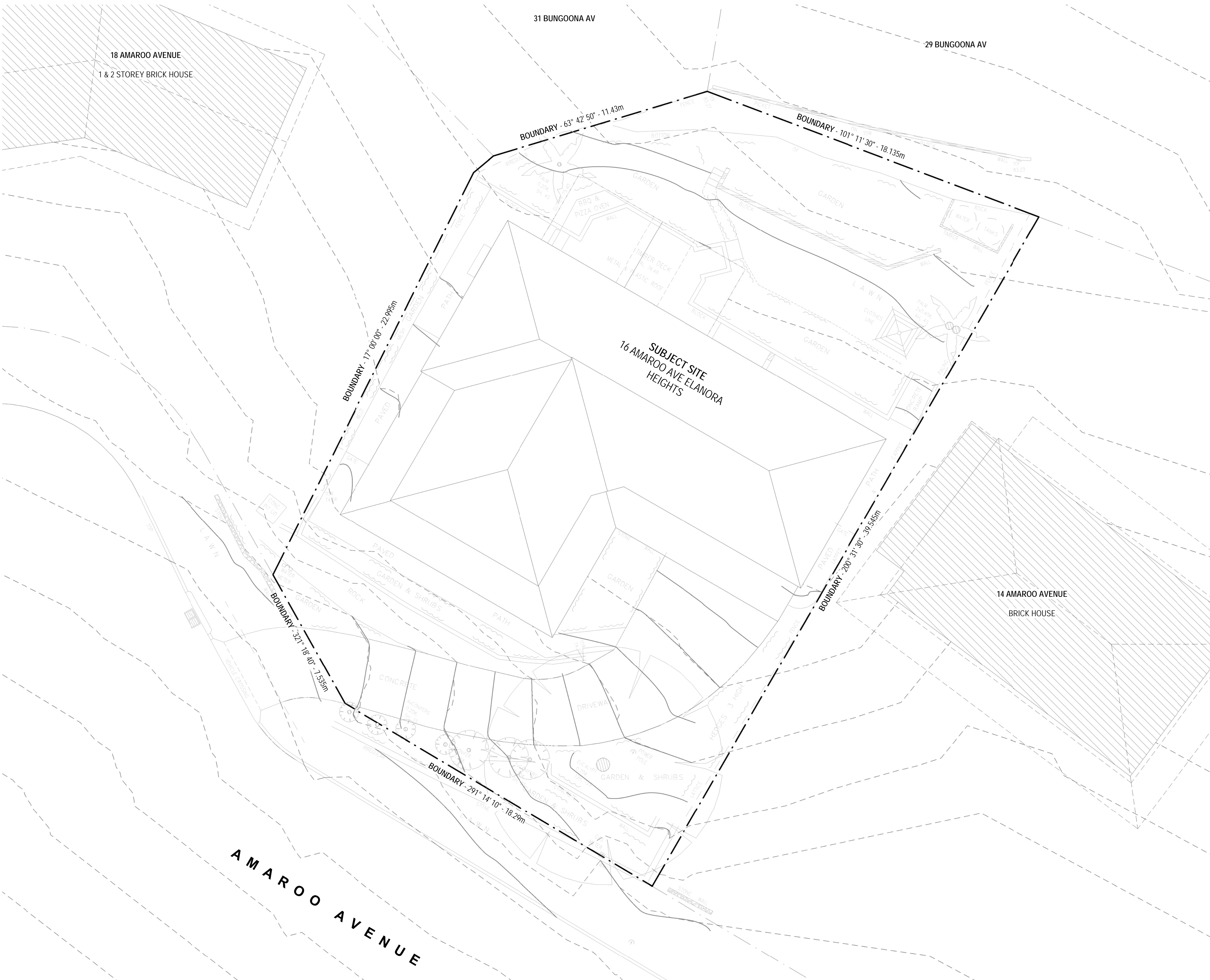
# 16 AMAROO AVENUE, ELANORA HEIGHTS

NEW DOUBLE GARAGE AND OLD GARAGE CONVERSION

Walsh  
Architects

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BSA File Reference: 10000

Building Sustainability Assessments  
enquiries@buildingsustainability.net.au Ph: (02) 4962 3439  
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**SUMMARY OF BASIX COMMITMENTS - ALTERATIONS AND ADDITIONS**

10/04/2021 10:46:42 AM 16/04/2021 10:46:42 AM 16/04/2021 10:46:42 AM  
Compliance as detailed in the BASIX Certificate. Refer to the details basic.nsw.gov.au

**FIXTURES AND SYSTEMS**

**Hot Water System (if applicable)**

Type | n/a

**Lighting**

A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

**Fixtures**

All new or altered water fixtures (toilet cisterns, shower roses or taps) must have a minimum 3 Star water rating.

**CONSTRUCTION**

Insulation to be installed to all new or altered floors, walls, ceilings and roofs as described below. The recommended values are standard construction practice and will exceed or be equal to minimum BASIX requirements.

	Value	Specifications
Floors	Concrete	None
Walls	All	None
Ceilings		
Roofs		

Glazing to all new or altered windows or doors can be as described for clear or toned glazing. Other glazing systems must have U and SHGC values no greater than those listed.

All values calculated to NFRC conditions.

Frame	Value	SHGC	Details
Single clear in timber	5.71	0.66	To all windows UNO

Shading details (eaves, sunshades, awnings, blinds etc.) are those as drawn on the plans and elevations.

Skylights to be as described OR no greater than the U and SHGC values listed.

Frames	Glazing	Value	Value

For construction in NSW the BCA Vol 1 or 2 must also be complied with, in particular the following:

- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1
- Thermal breaks in accordance with Section J1.3(a) & 1.3(b) or Part 3.12.1.2(a) & 3.12.1.4(b)
- Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(c)
- Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(ii) or (c) & (d)
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6

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Sheet Name  
EXISTING - SITE PLAN

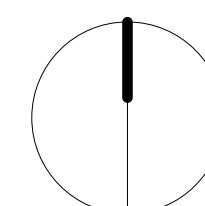
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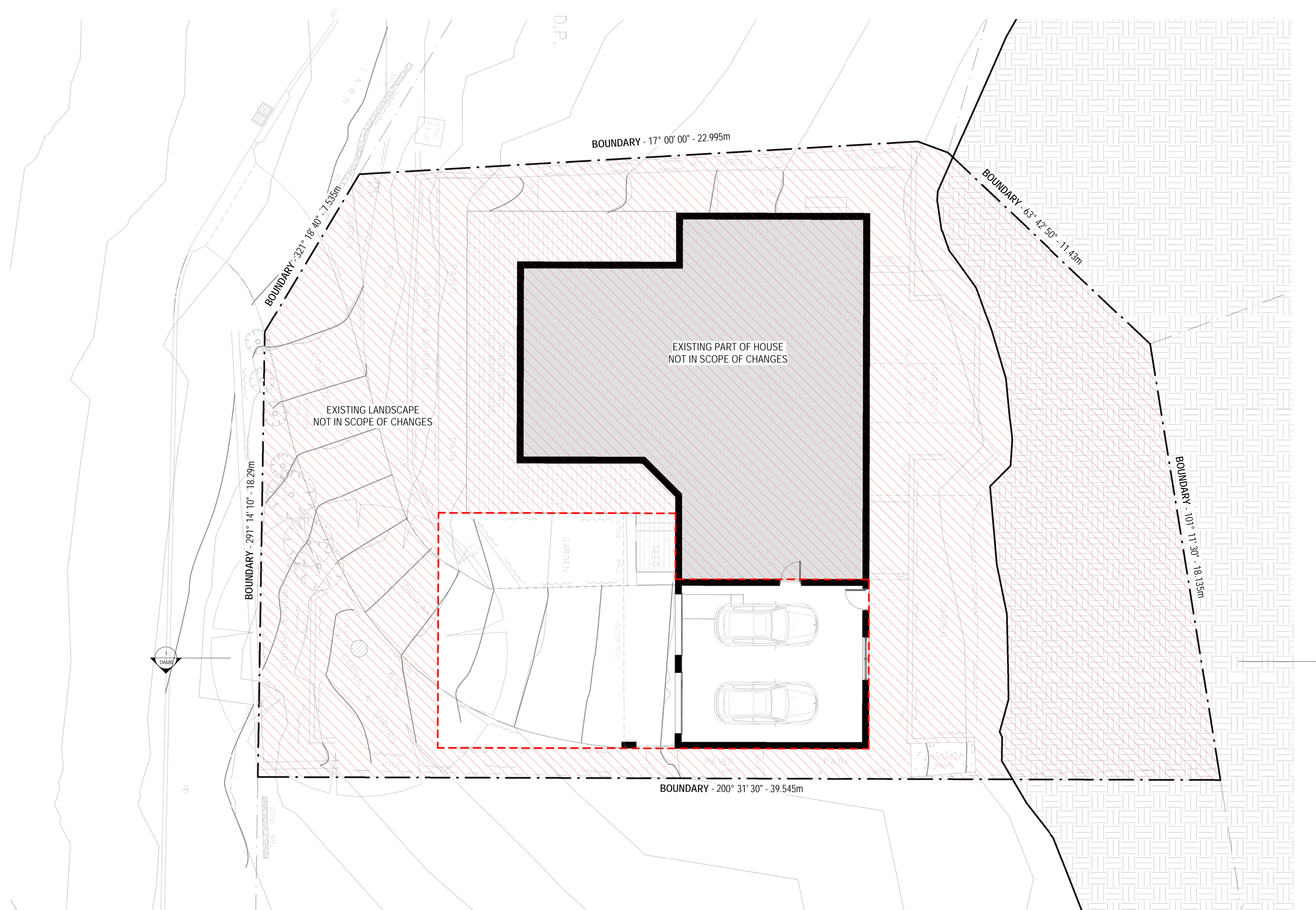
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 EXISTING - GROUND FLOOR PLAN

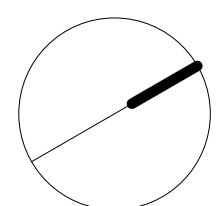
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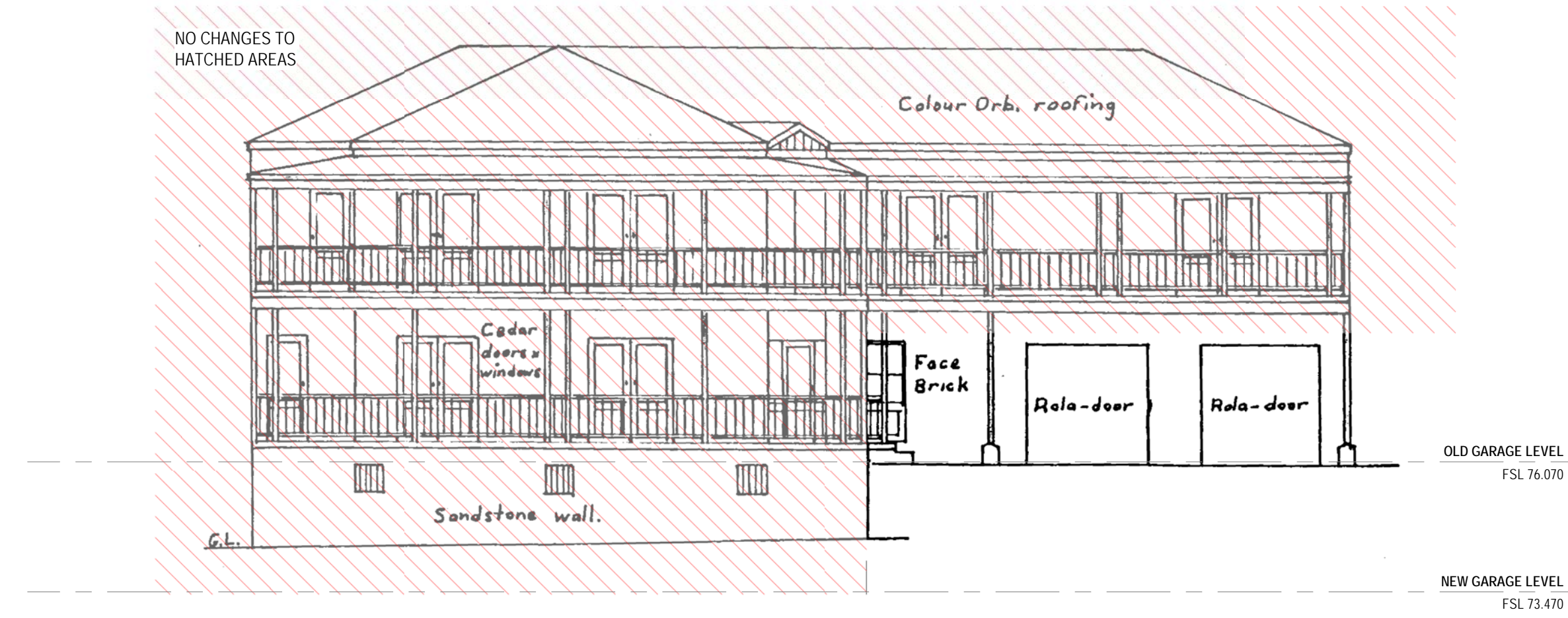
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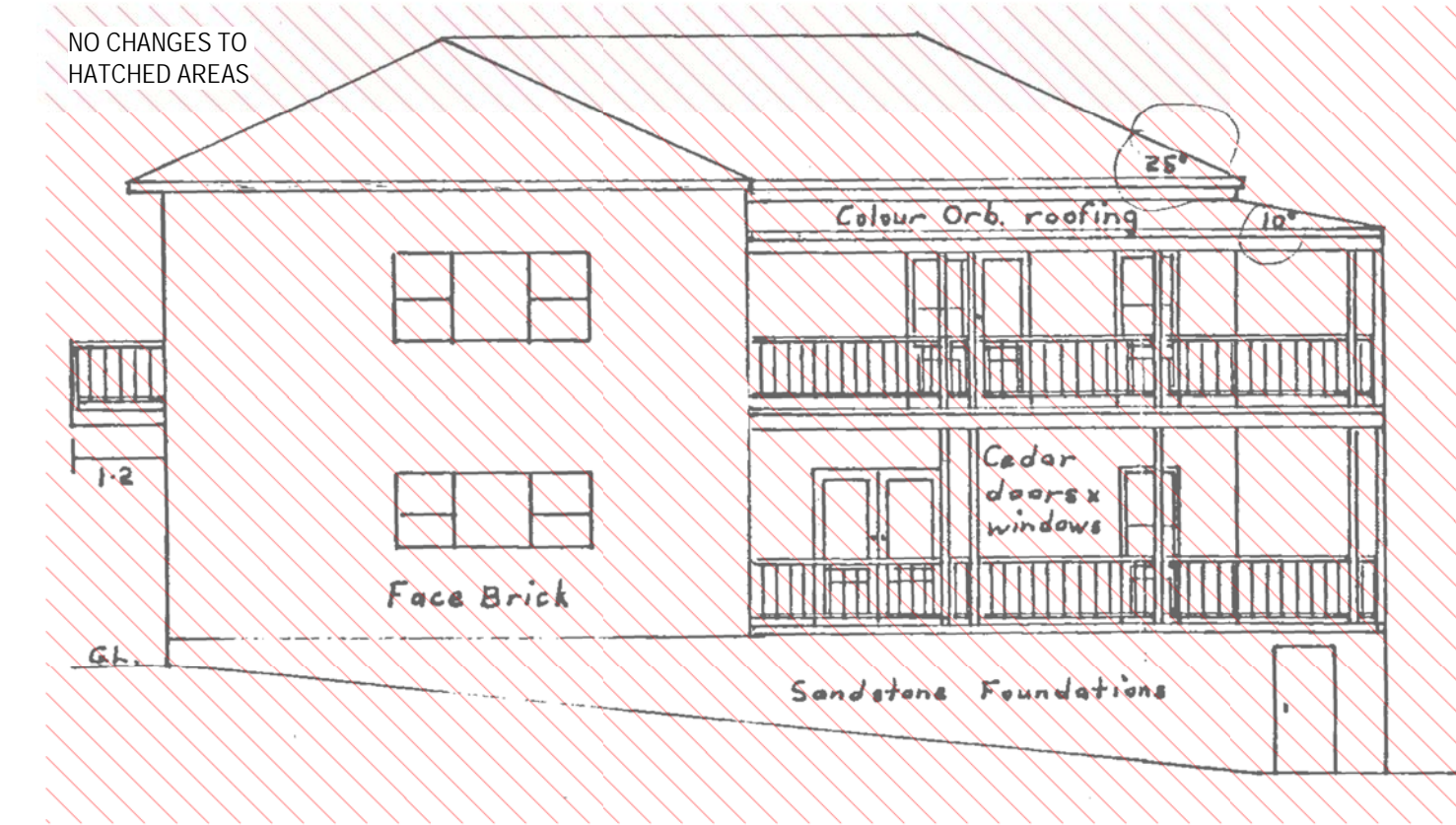
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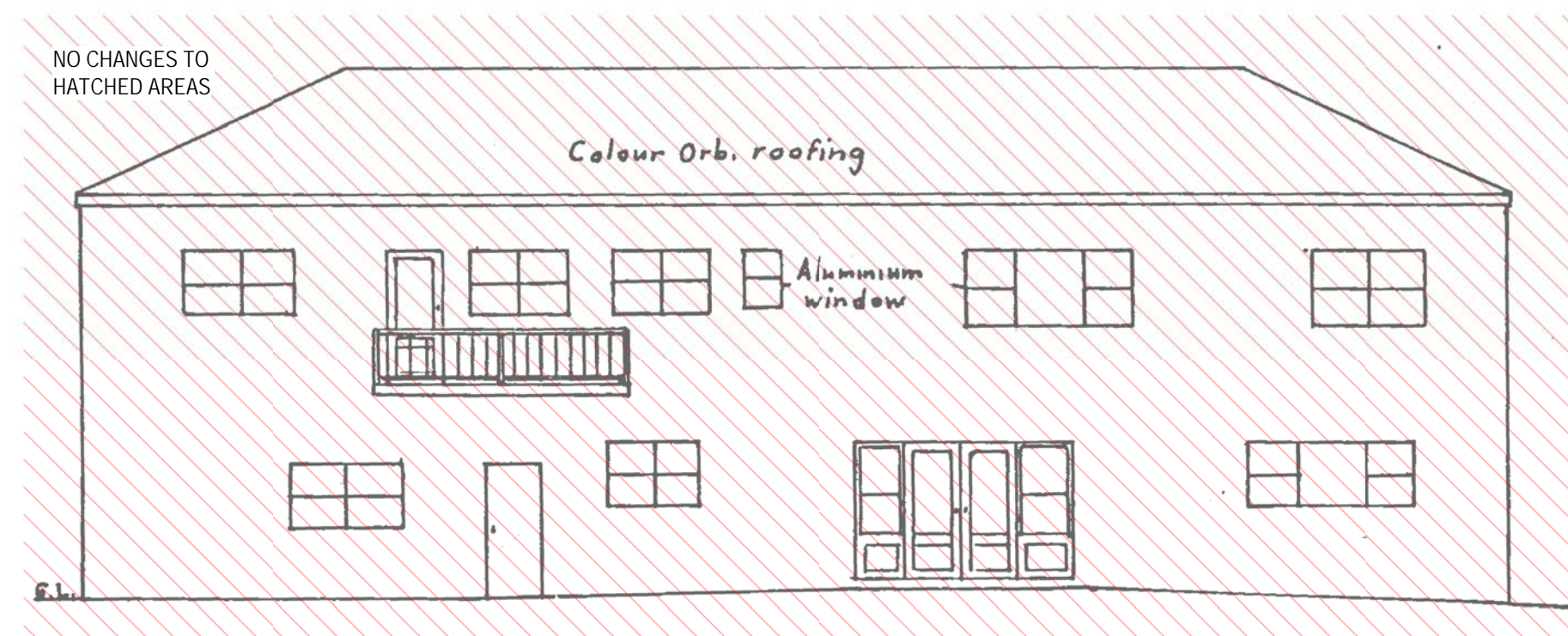




1 EXISTING STREET ELEVATION - AMAROO AVENUE  
DA150 1:100 @ A3



2 EXISTING WEST ELEVATION  
DA150 1:100 @ A3



3 EXISTING NORTH ELEVATION - REAR  
DA150 1:100 @ A3



4 EXISTING EAST ELEVATION  
DA150 1:100 @ A3

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EXISTING ELEVATIONS

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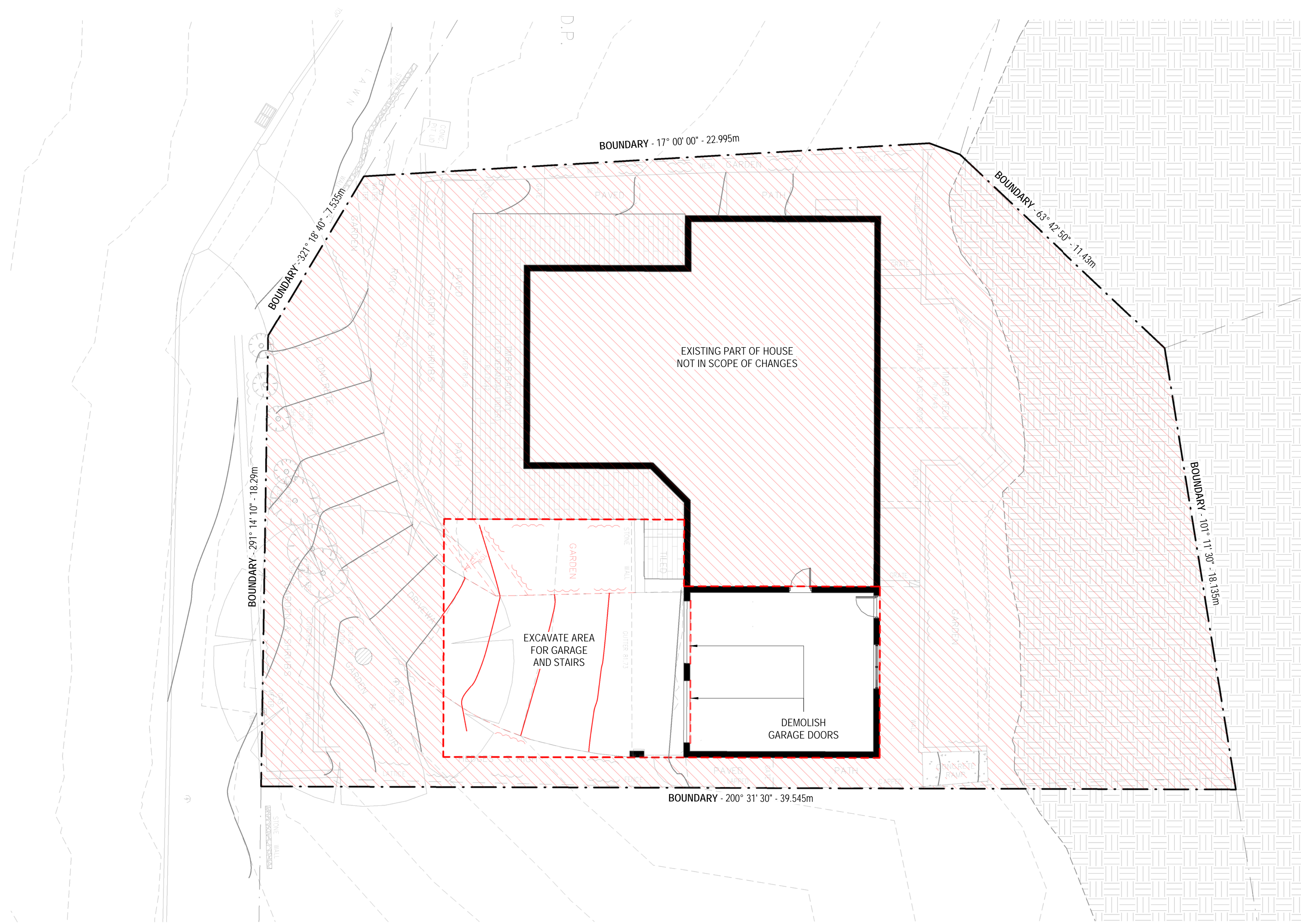
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DEMOLITION PLAN

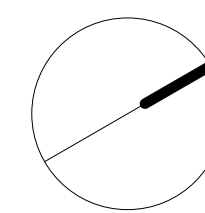
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DA200

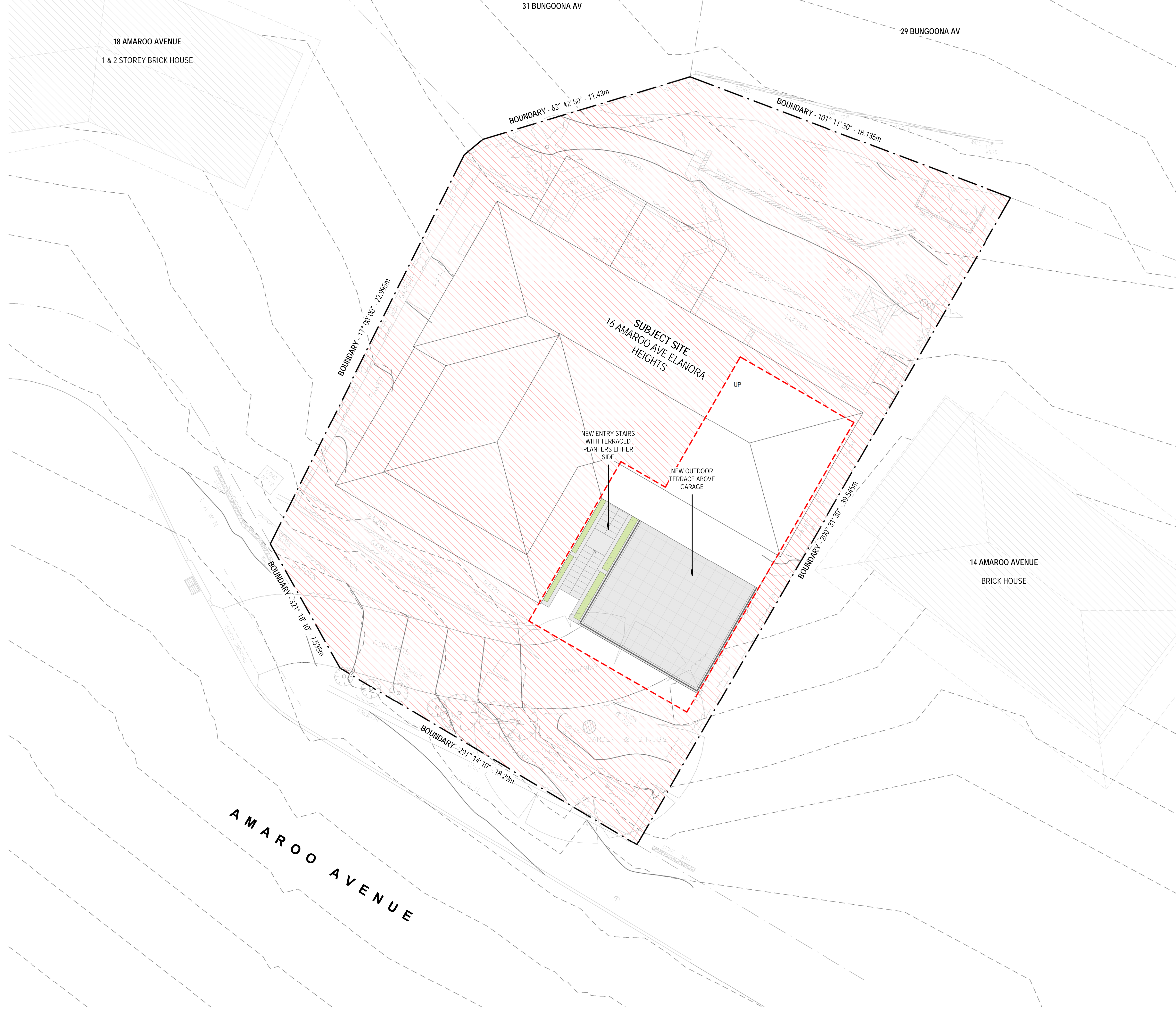
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**PROPOSED - SITE PLAN**

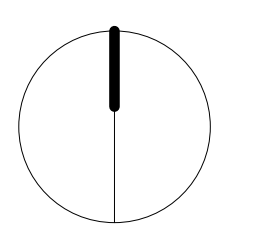
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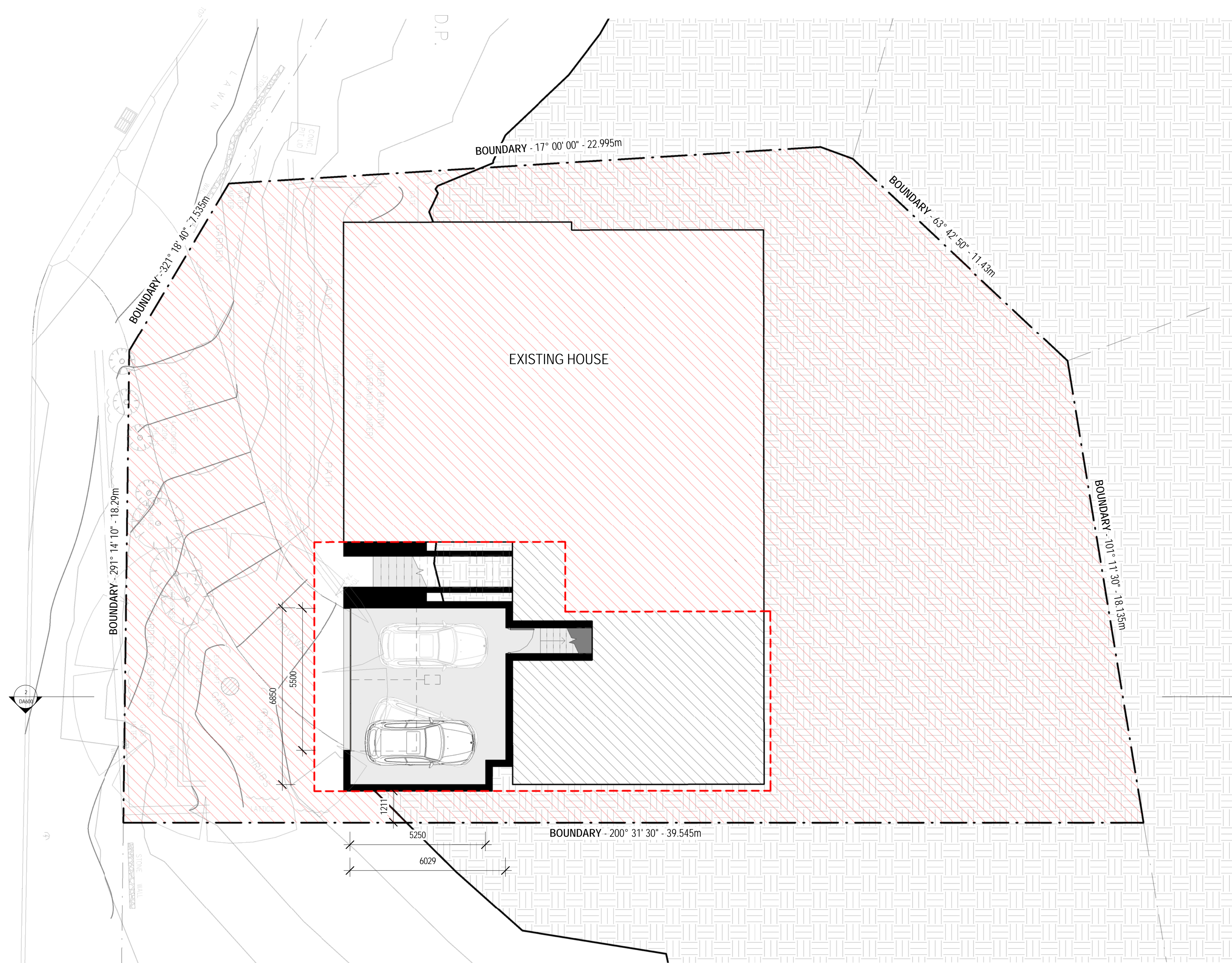
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**PROPOSED - LOWER GROUND FLOOR PLAN**

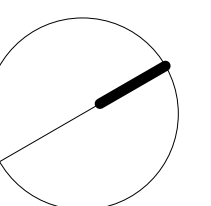
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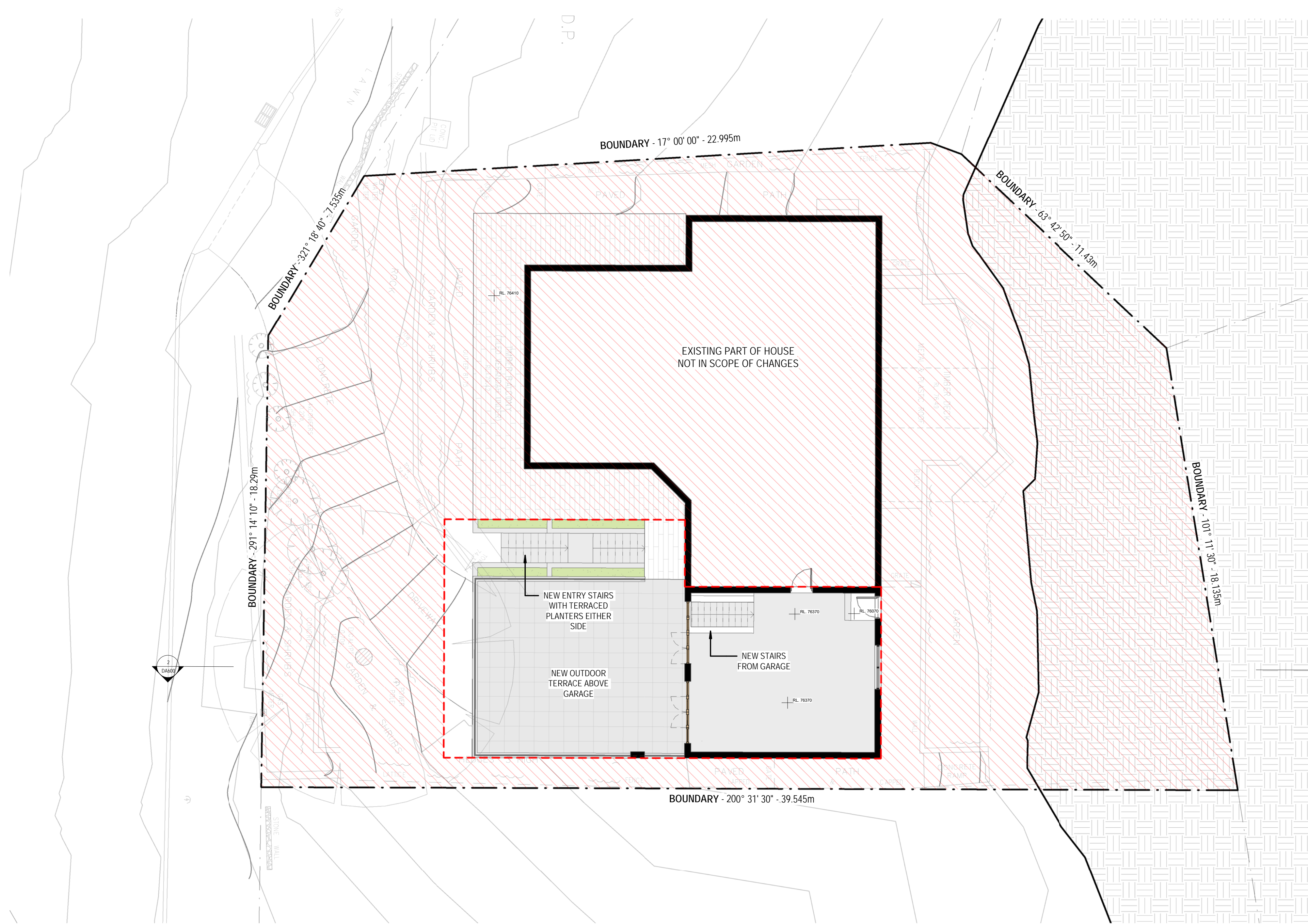
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**PROPOSED - GROUND FLOOR PLAN**

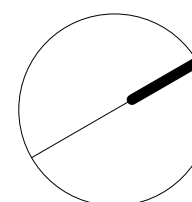
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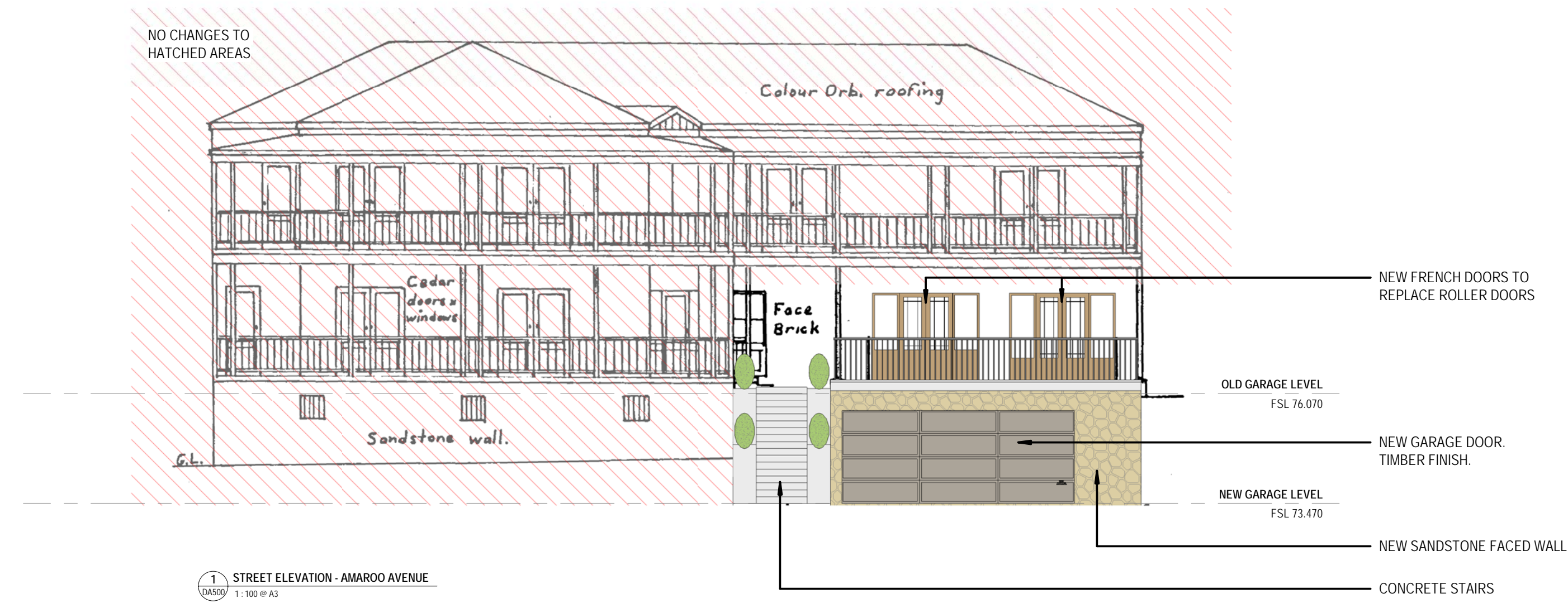
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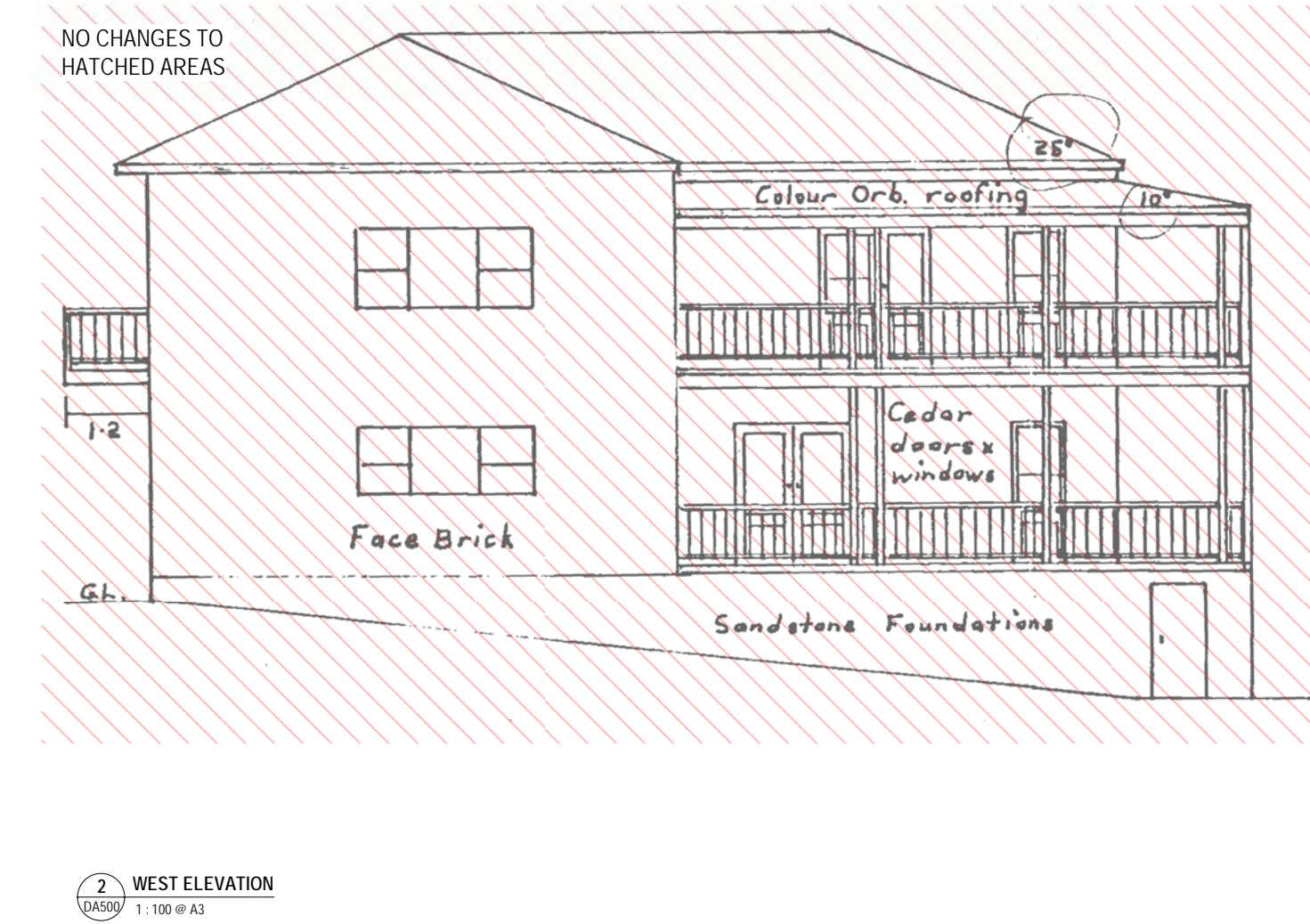
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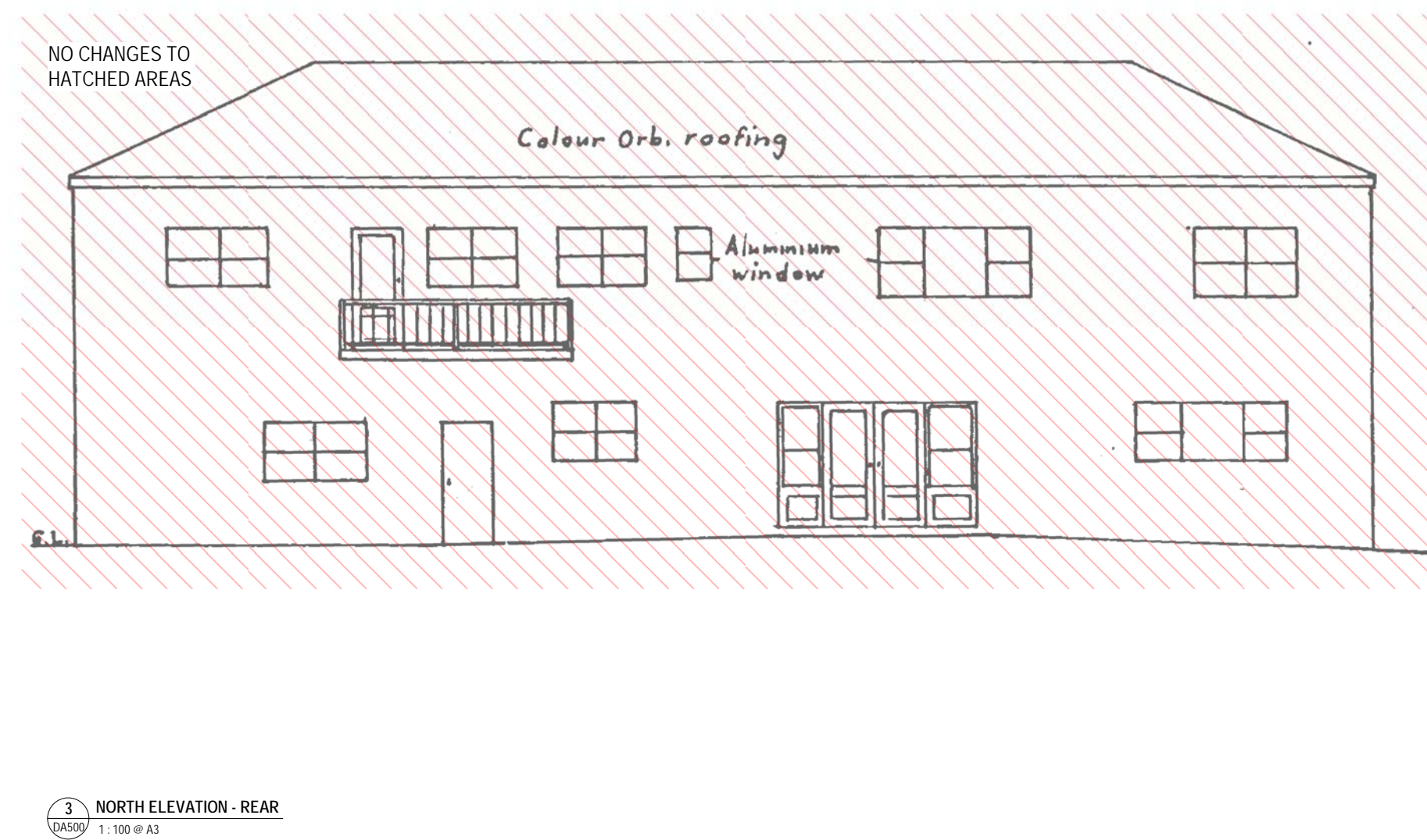




1 STREET ELEVATION - AMAROO AVENUE  
DA500 1:100 @ A3



2 WEST ELEVATION  
DA500 1:100 @ A3



3 NORTH ELEVATION - REAR  
DA500 1:100 @ A3



4 EAST ELEVATION  
DA500 1:100 @ A3

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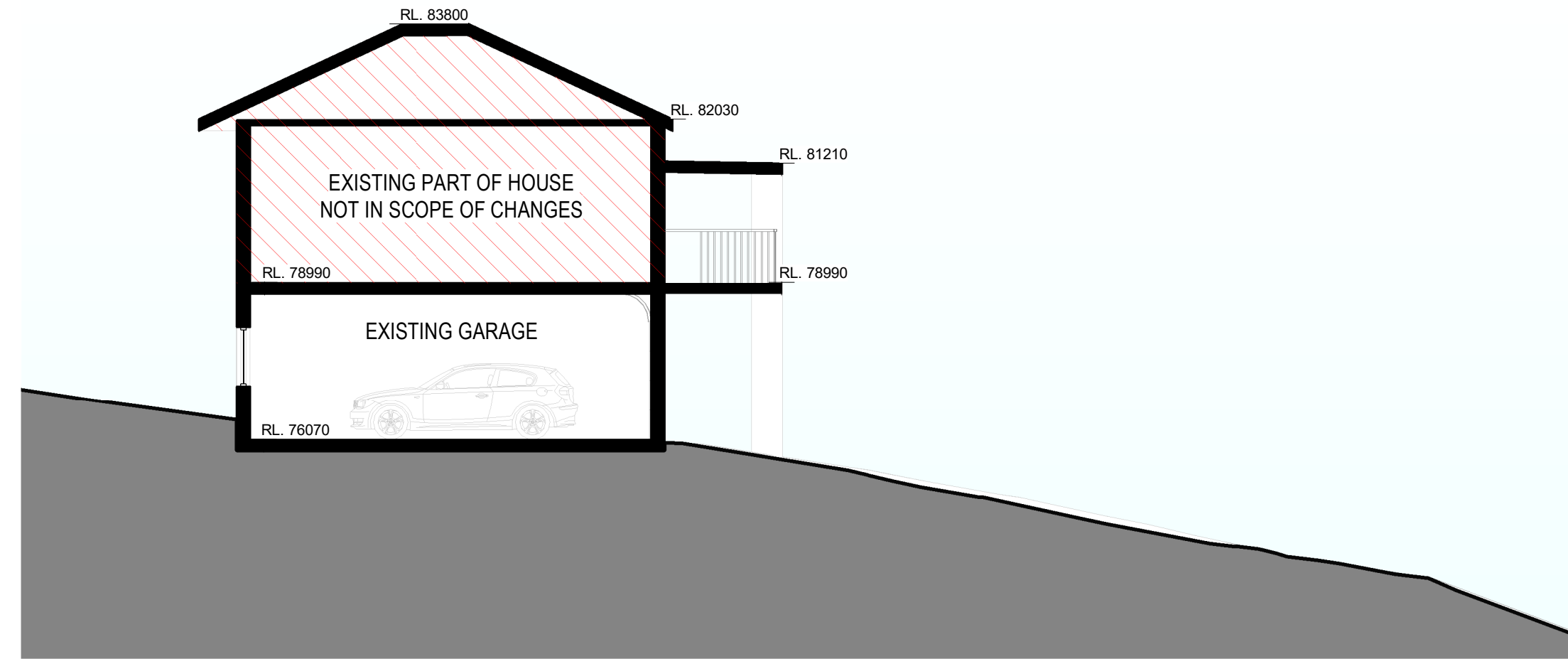
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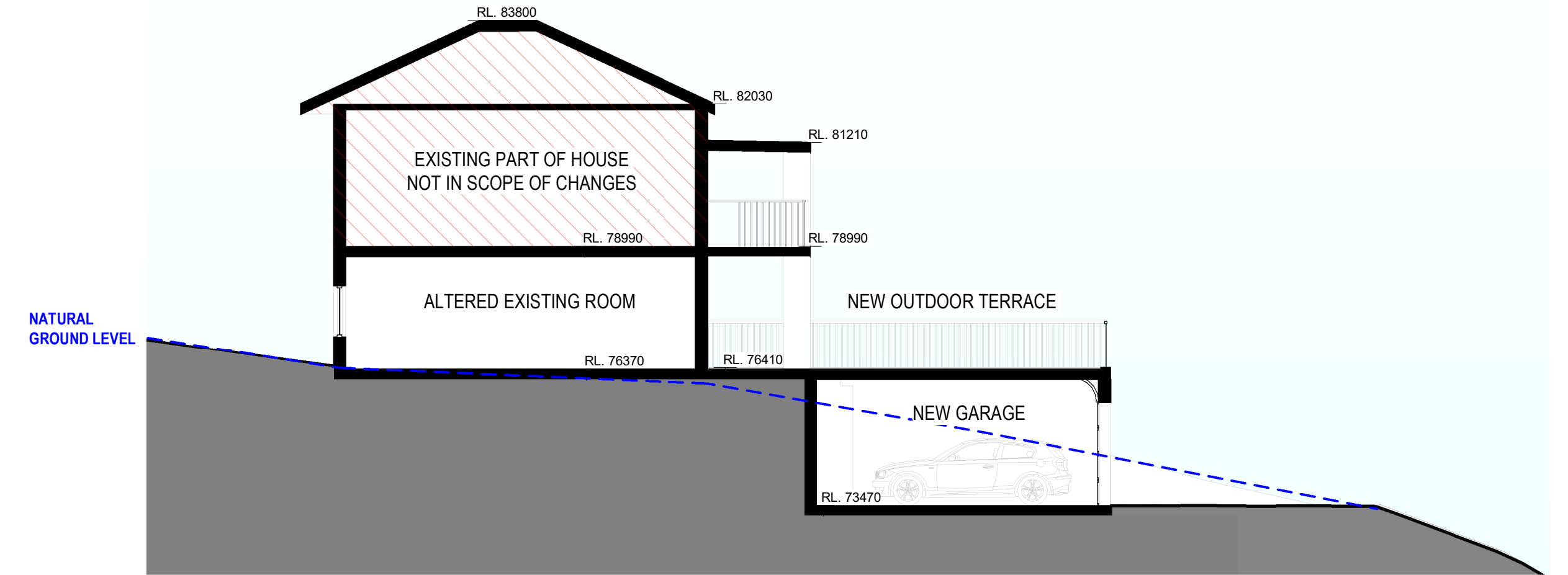
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1 SECTION - EXISTING  
DA600 1:100 @ A1



2 SECTION - PROPOSED  
DA600 1:100 @ A1

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SECTIONS

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