

Site Access
Provide a single stabilised entry/exit point.
Sediment or building waste should be removed from the road by sweeping, shovelling or sponging: not washing.

Diversion of Water
Divert run off away from disturbed areas and stockpiles using banks and channels.
Run off should be treated (by sediment fence or the like) before leaving the site.

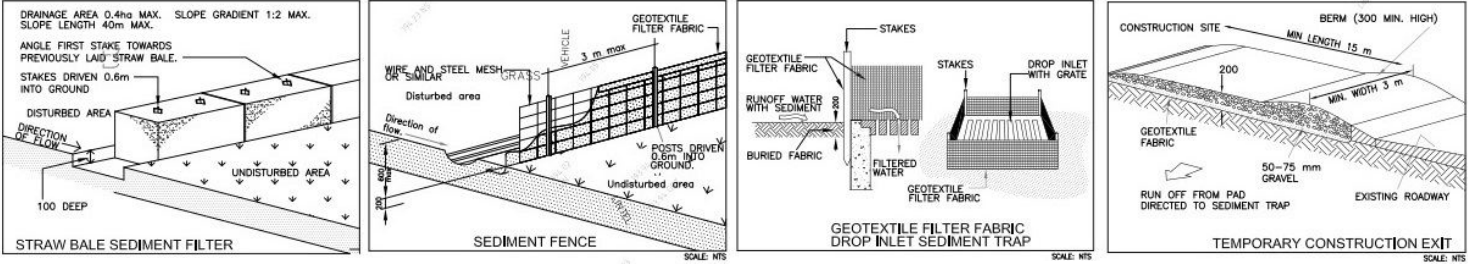
Roof Water Drainage
Connect temporary or permanent downpipes to the storm water system as soon as the roof is complete, to reduce site wetness.

Dust Controls
Minimise disturbances.
Cover stockpiles.
Use water when necessary, but control run off.

DETAIL 1
Sedimentation Fences
Fences should be installed down slope to treat site run-off.
To be effective, they need to be installed properly and maintained regularly.

DETAIL 2
Gutter Protection
Gravel Sausages, gravel bags or sand bags should be installed around storm water inlets to reduce the risk of untreated run off entering the waterways.

DETAIL 3
Stockpiles
Stockpiles should be located upslope away from drainage lines.
Run off should be diverted away from the stockpile.
Protect stockpiles with waterproof covering.
Install a sediment control device on the downslope side of the stockpile.
Stockpiles must not be stored on footpaths.



AS1926.1-2012, Swimming pool safety – Safety barriers for swimming pools.
AS1926.2-2007, Swimming pool safety – Location of safety barriers for swimming pools.
AS/NZS2416.1:2010, Water safety signs and beach safety flags.

- Earthwork is to comply with BCA 2016 Table 3.1.1.1 as referenced in Figure 3.1.2.1 & Clause 3.1.1.0(b) for determination of a normal site as referenced by Clause 3.2.1.
- Drainage is to comply with AS/NZS 3500.3-2015 or Section 5 of AS/NZS 3500.5-2012.
- Termite Management is to comply with BCA 2016 Part 3.1.3 and AS 3660.1-2014. A durable notice is to be installed in accordance with BCA 2016 Part 3.1.3.2(b).
Where a chemical termite management system is used, the chemical must be included on the appropriate authority's pesticides register.A.

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 GC/DCS plans & specs	Carriker check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 lpa <= 6 L/min plus spray foam and/or coverage tests) in all showers in the development.			
The applicant must install a water flushing system with a minimum rating of 4 star in each toilet in the development.			
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.			
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.			
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1000 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 375 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:			
- 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)			
Energy Commitments	Show on DA plans	Show on GC/DCS plans & specs	Carriker 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 6 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: 1-phase air conditioning: 4 star (average zone)			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning: 4 star (average zone)			
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase air conditioning: 4 star (average zone)			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning: 4 star (average zone)			
Ventilation			
The applicant must install the following exhaust systems in the development:			
- At least 1 Bedroom: 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			
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 4 of the bedrooms / study;			
- at least 1 of the living / dining rooms;			
- the kitchen;			
Energy Commitments	Show on DA plans	Show on GC/DCS plans & specs	Carriker check
- all bathrooms/toilets;			
- the laundry;			
- 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) (bath/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 install a fixed outdoor clothes drying line as part of the development.			
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.			

Project Specification	Form # ABB.3	Australian Energy Efficiency Consulting E: info@aeec.com.au P: 0416 216 204	AE NEC www.ae-nec.com.au
Project Address: 46 Roosevelt Avenue, Allambie Heights BASIX CERTIFICATION NUMBER: 13962059			
This Project Specification outlines ONLY some of the NATHERS commitments. For the full list of specifications and construction allocations, you must refer to the corresponding NATHERS document that has been provided.			
External Walls Specification:			
Type	Material	Added Insulation	Detail
Masonry	Brick Veneer	Cavity*	As per drawings
Masonry	Single Brick Finished	Nil	Medium Part of ext garage wall - As per drawings
Framed	Framed	Dark	As per drawings
Internal Walls Specification:			
Type	Material	Added Insulation	Detail
Framed	Plasterboard	Nil	As per drawings
Framed	Plasterboard	R2.00	Adjacent to Garage only
Roof Specification:			
Type	Material	Added Insulation	Detail
Framed	Metal/CT outer & Plasterboard inner	Starting + R4.00	Dark For settings with outdoor roof/outdoor space above
Floors/Ceilings Specification:			
Type	Material	Added Insulation	Detail
Masonry	Concrete	Crowning	Slab on ground - Gar age
Framed	100mm concrete	Nil	As per drawings All other zones apart from garage
Window Specification:			
Frame material	Aluminum	Star Rating	U Value
As suitable	Single Standard	6.70 or Lower	0.87 Refer to NATHERS for more info
As suitable	Double Low E	4.39 or Lower	0.53 Refer to NATHERS for more info

CAUTION – ALL OF THE ITEMS BELOW MUST BE ADHERED BY FOR NATHERS TO BE VALID

- NOTES:
- ALL DOWNLIGHTS TO BE:
 - APPROVED NON-VENTILATED
 - WITH FIRE-RATED COVER/SHIELD TO ALLOW CONTINUOUS INSULATION
 - LED TYPE IF HALOGEN LIGHT ARE TO BE INSTALLED THIS CERTIFICATION IS NOT VALID
 - ALL VENTS AND WALL OPENINGS INSTALLED TO BE "THE SEALED" TYPE
 - ALL INSULATION IS TO BE INSTALLED IN ACCORDANCE NCC PART 3.12.1.1
 - CREATION OF CONTINUOUS THERMAL BARRIER
 - COMPLIANCE WITH AS4859
 - MAINTAINING THICKNESS OF BULK INSULATION AND AIR GAPS FOR REFLECTIVE INSULATION
 - BUILDING SEALINGS PER NCC PART 3.12.3
 - WEATHER SEALS AND DRAFT EXCLUDERS
 - DRAFT STOPPER CAPS
 - SERVICES AS PER NCC PART 3.12.5
 - INSULATION OF SERVICES, PIPING AND DUCTWORK



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

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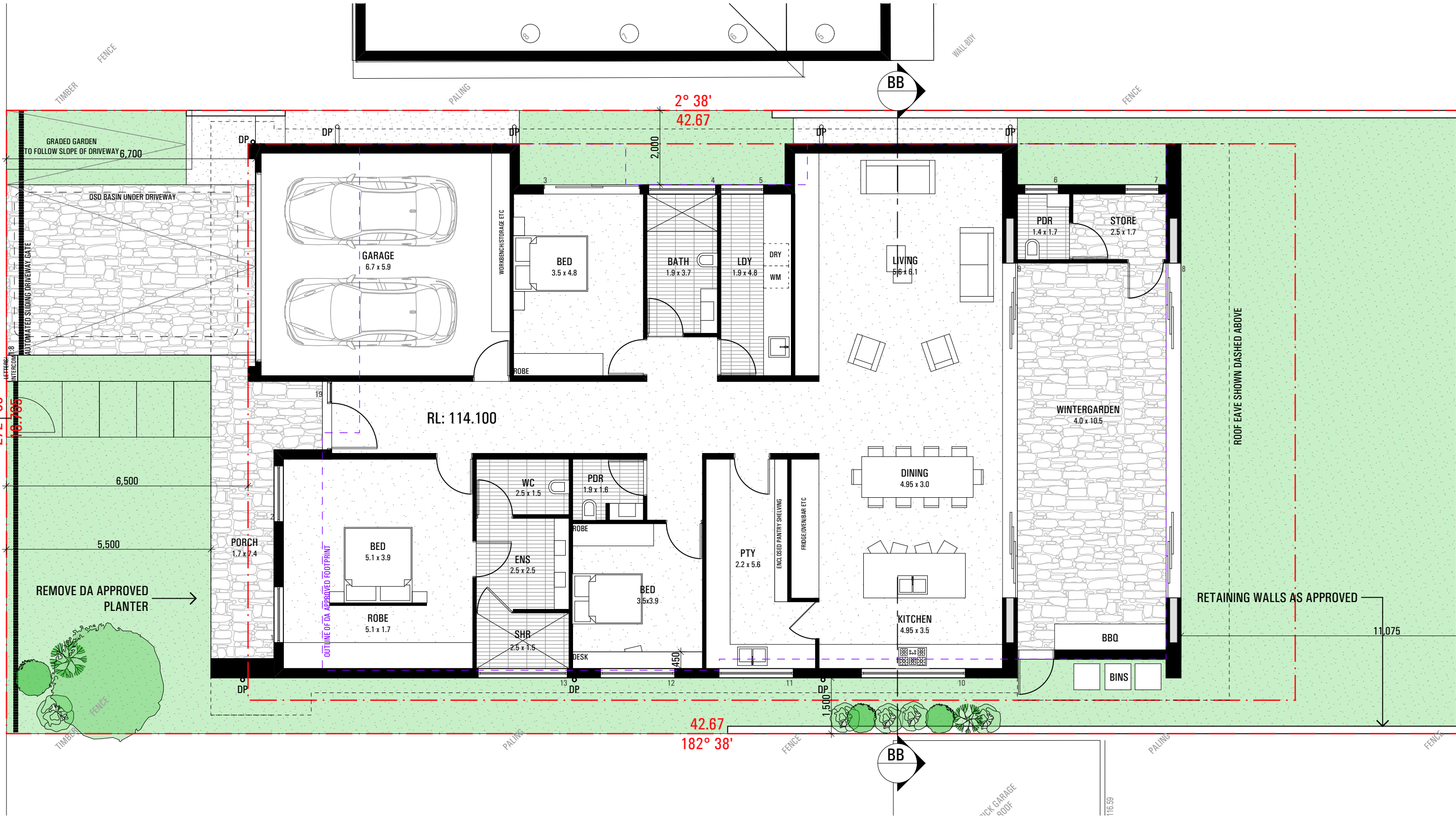
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project	46 ROOSEVELT AVE
drawing	ALLAMBIE HEIGHTS
drawn	SM
checked	MA
date	12.04.23
scale	1:100 @ A3
project no	2_23_03
drawing no	A0001
issue	A

ISSUE	AMENDMENT	DATE	NOTES
A	S4.55	12.04.23	ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA) ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS' AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.

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project 46 ROOSEVELT AVE
ALLAMBIE HEIGHTS

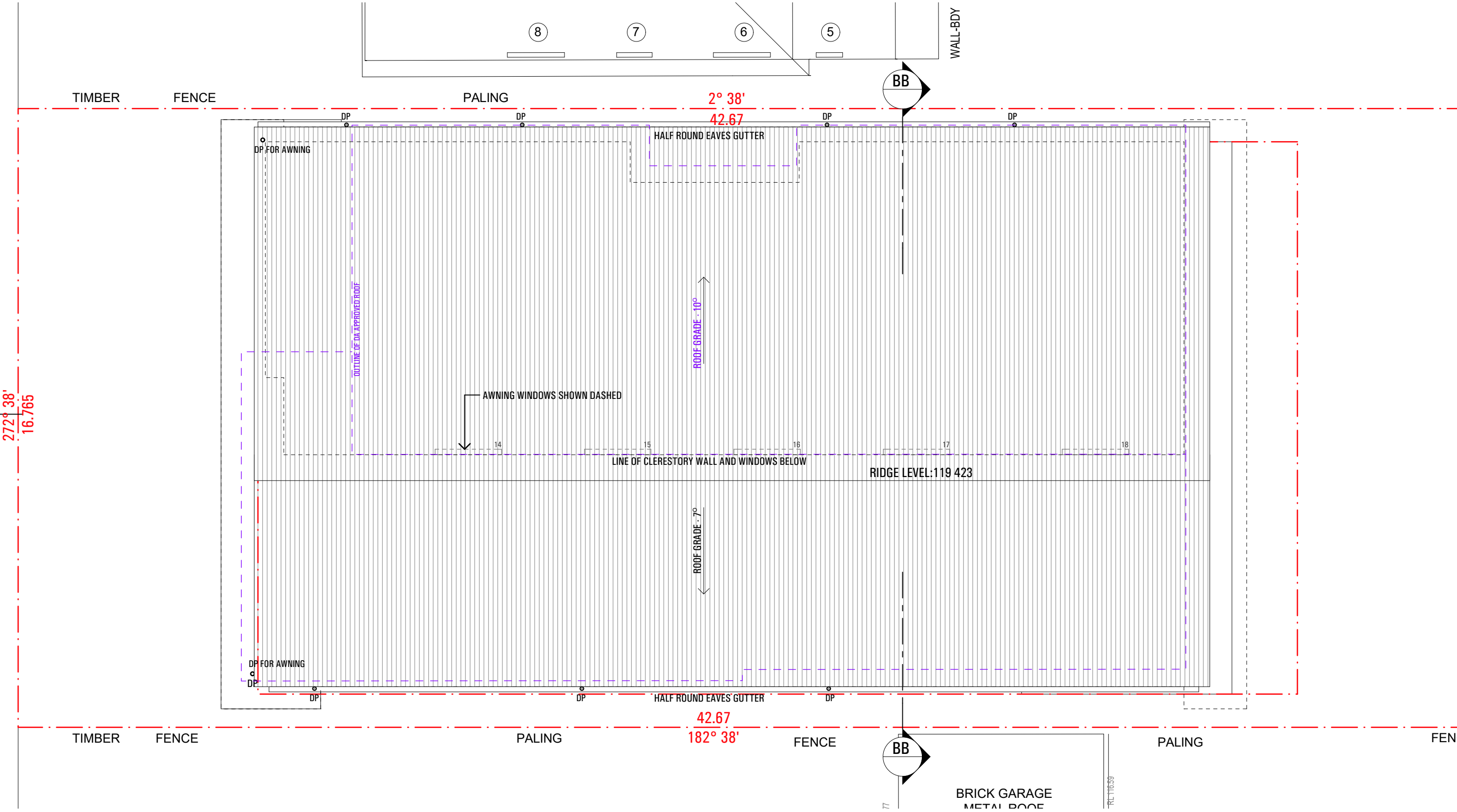
drawing

GROUND FLOOR PLAN

drawn SM checked MA

date 12.04.23 scale 1:100 @ A3

project no 2_23_03 drawing no A2100 issue A



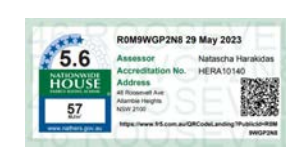
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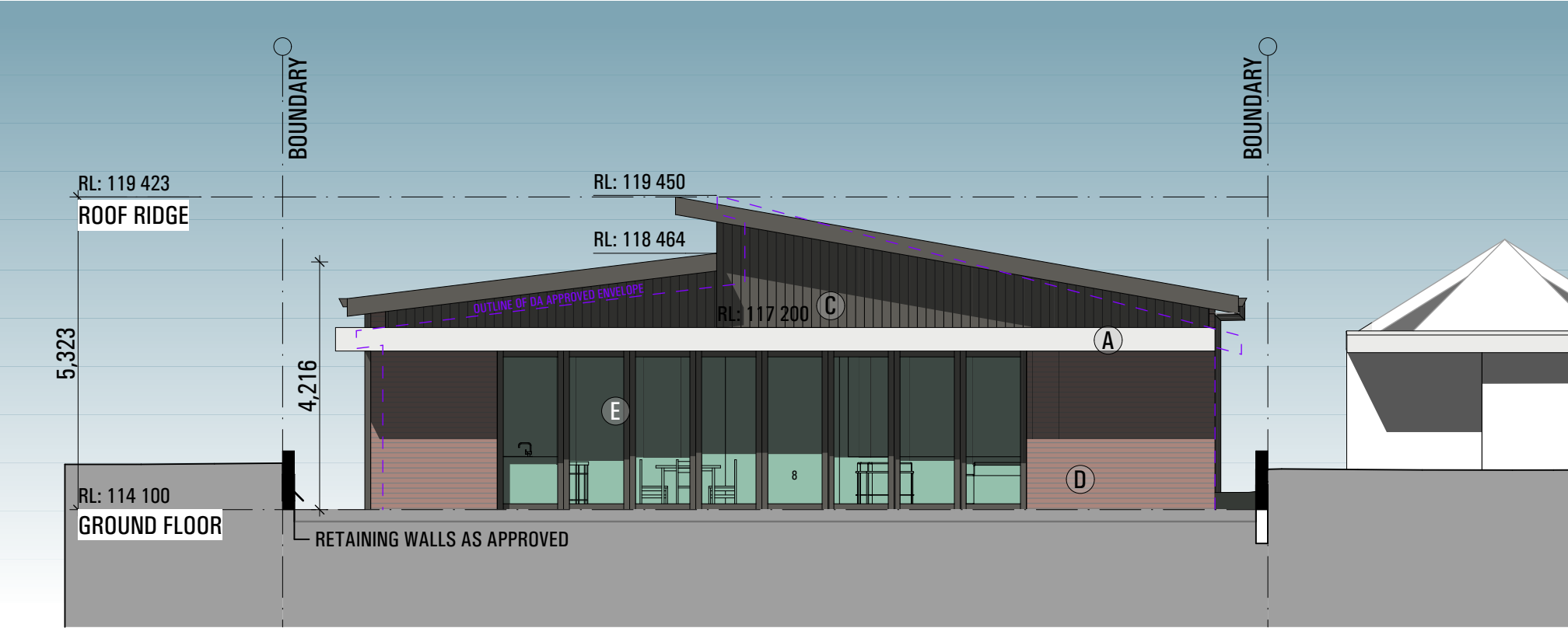


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scale	1:100 @ A3
project no	2_23_03
drawing no	A2101
issue	A



NORTH ELEVATION

REFER TO CORRESPONDING NATHERS CERTIFICATE(S) FOR CORRECT WINDOW SPECIFICATIONS / ALLOCATIONS (SEE AE.05 FORM FOR DETAIL)

MATERIALITY AND FINISHES



EAST ELEVATION

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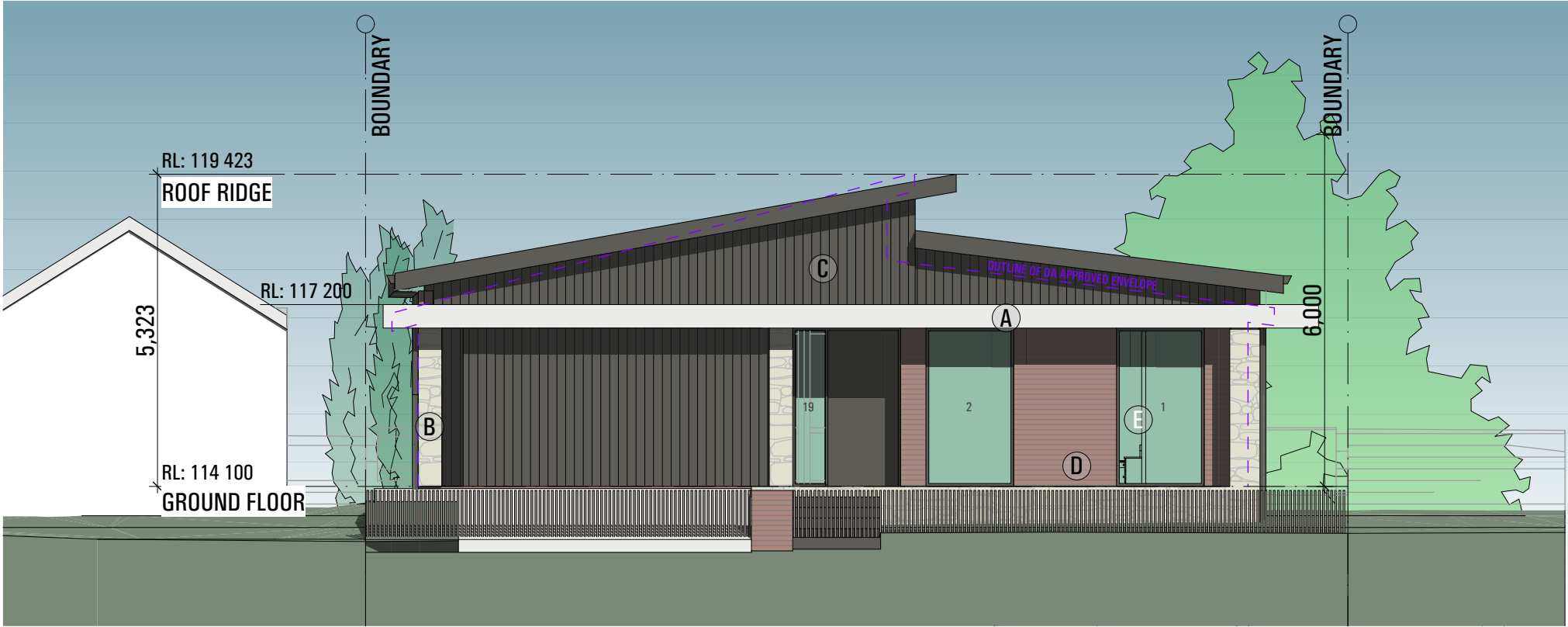


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project	46 ROOSEVELT AVE
drawing	ALLAMBIE HEIGHTS
drawn	SM
checked	MA
date	12.04.23
scale	1:100 @ A3
project no	2_23_03
drawing no	A3000
issue	A



SOUTH ELEVATION (FRONT)

REFER TO CORRESPONDING NATHERS CERTIFICATE(S) FOR CORRECT WINDOW SPECIFICATIONS / ALLOCATIONS (SEE AE.05 FORM FOR DETAIL)

MATERIALITY AND FINISHES



WEST ELEVATION

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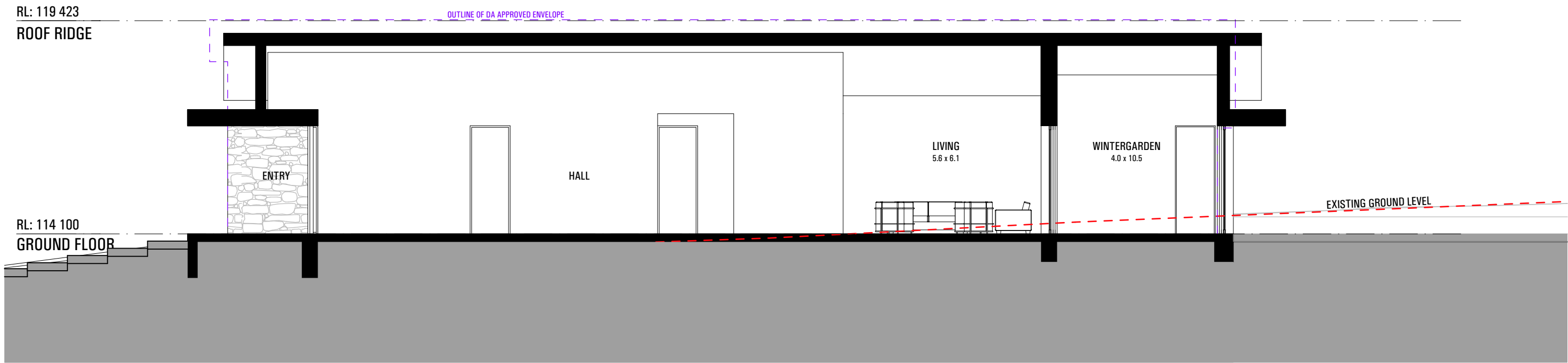


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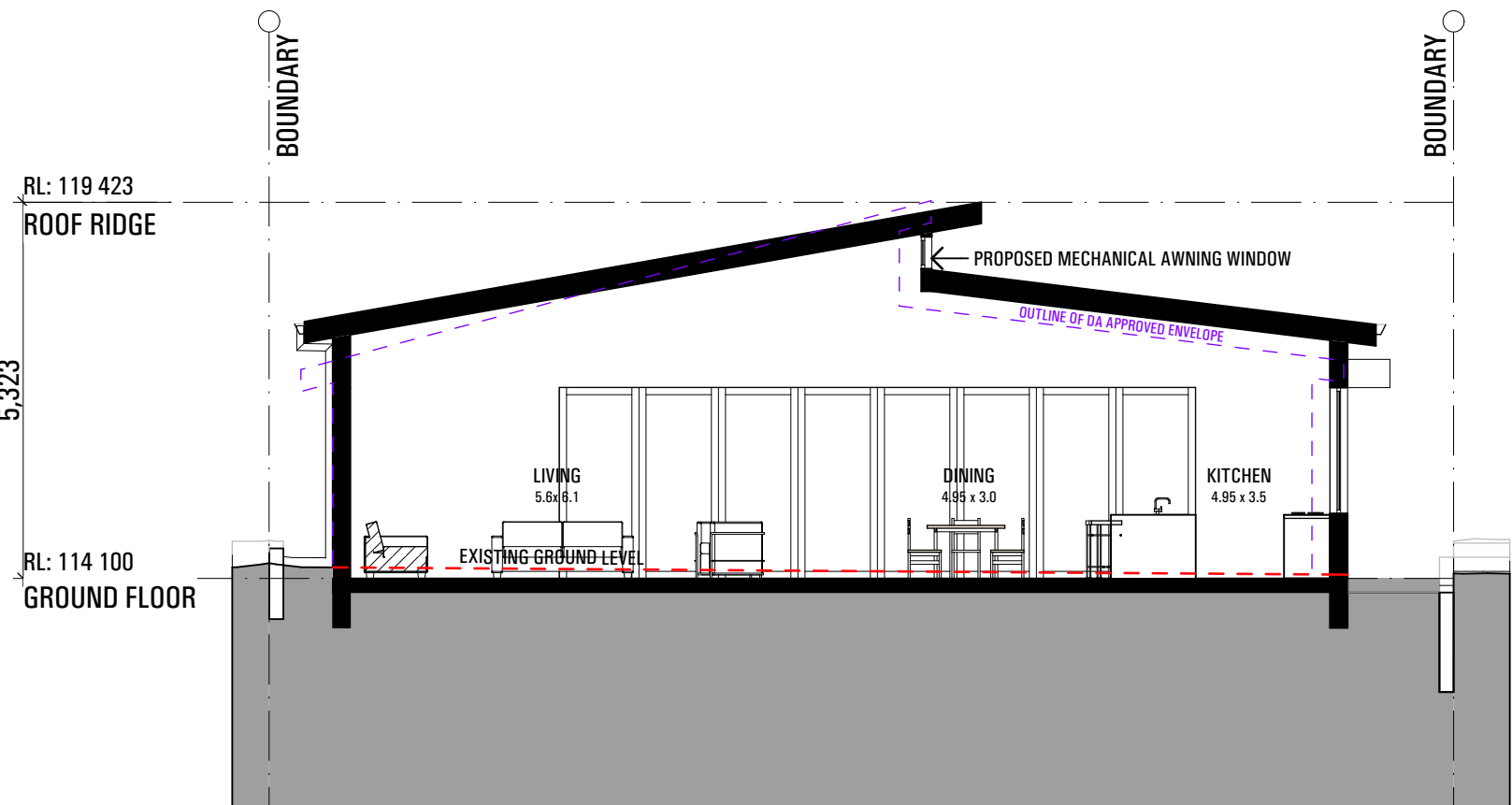
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project no	2_23_03
drawing no	A3001
issue	A



SECTION AA



SECTION BB

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drawing no	A3100
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