

BASIX MINIMUM COMMITMENTS

Water Commitments

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 4 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 4 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 198 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  
• 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

The dwelling must not have mor 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.

Construction - Additional insulation required (R-Value) - Other specifications

floor - concrete slab on ground, 113.48 square metres nil  
floor - above habitable rooms or mezzanine, 95.38 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 / pitched roof ceiling: 3.5 (up), roof: foil/sarking unventilated; medium (solar absorptance 0.475-0.70)  
ceiling and roof - flat ceiling / flat roof, framed ceiling: 3.5 (up), roof: foil/sarking unventilated; medium (solar absorptance 0.475-0.70)

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 3.0-3.5  
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 3.0-3.5

The cooling sytem must provide for day/night zoning between living areas & bedrooms.

Heating 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 3.0-3.5  
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 3.0-3.5

The cooling sytem must provide for day/night zoning between living areas & 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: natural ventilation only, or no laundry; Operation control: n/a

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 2 of the living / dining room;
- the kitchen;
- all bathrooms/toilets;
- the laundry;
- all hallways;

Natural lighting

The applicant must install a window and/or skylight in 4 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.



Location Plan  
Scale: NTS

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COVER PAGE

HOTONDO HOMES HORNSBY  
9/4 HAMLEY ROAD, MOUNT KURING-GAI, NSW, 2080  
PH. 02 9457 6800 FAX. 02 9457 7600



PROPOSED DOUBLE STOREY HOME

BOOTH  
LOT 3, DP 1206507  
53 WARRIEWOOD ROAD  
WARRIEWOOD

DATE:	DRAWN:	DATE:	AMENDMENT:	Rev
17.09.19	SCBD	26.06.19	CONCEPT SKETCH	A
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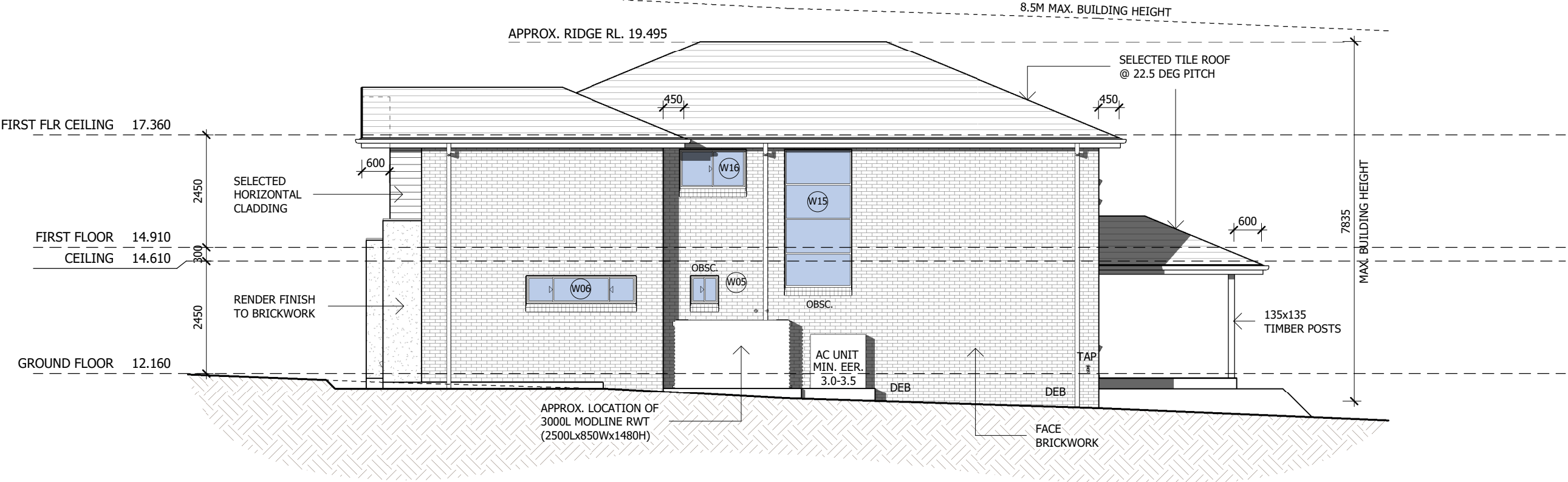


GENERAL NOTES

- ALL CONSTRUCTION TO CONFORM TO B.C.A AND AUSTRALIAN STANDARDS
- WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED
- LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND SUBJECT TO SITE CONDITIONS AS DETERMINED BY BUILDER



North Eastern Elevation



North Western Elevation

ELEVATIONS 1-2

1 : 100

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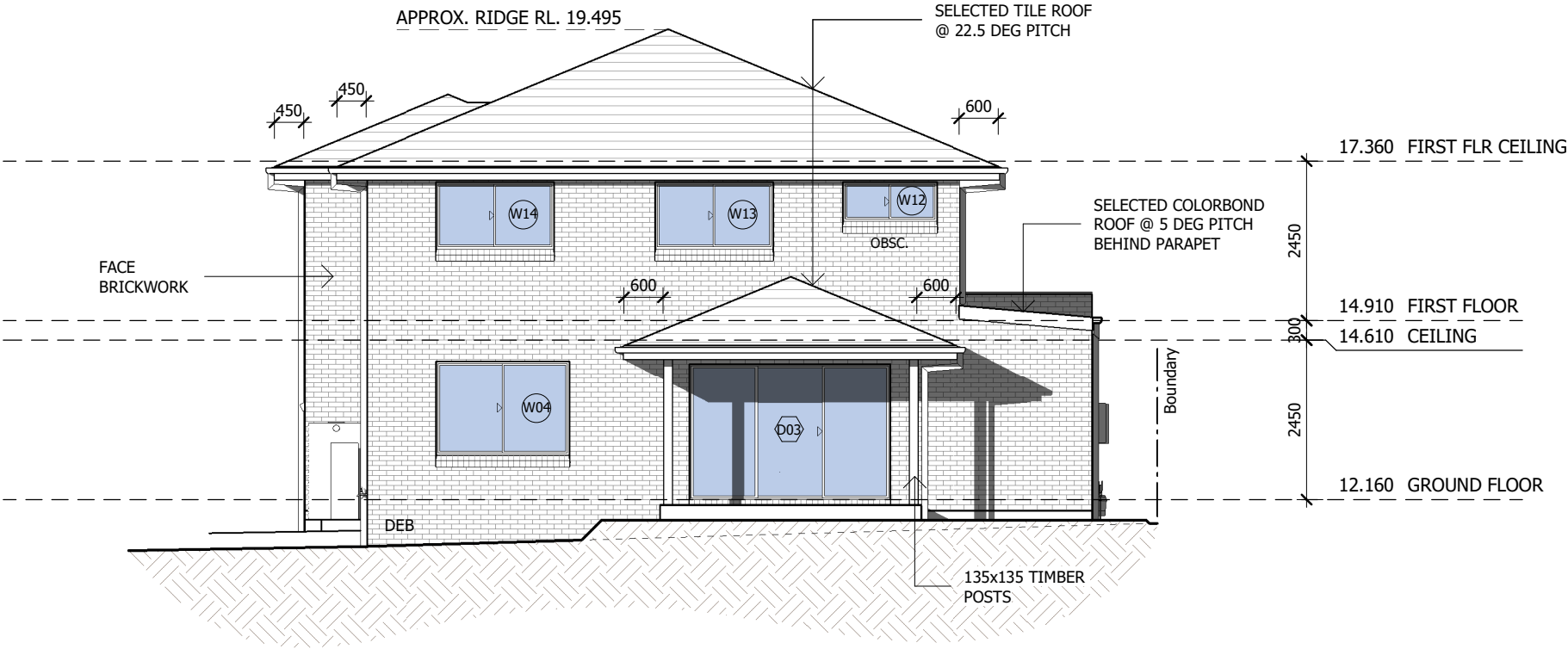
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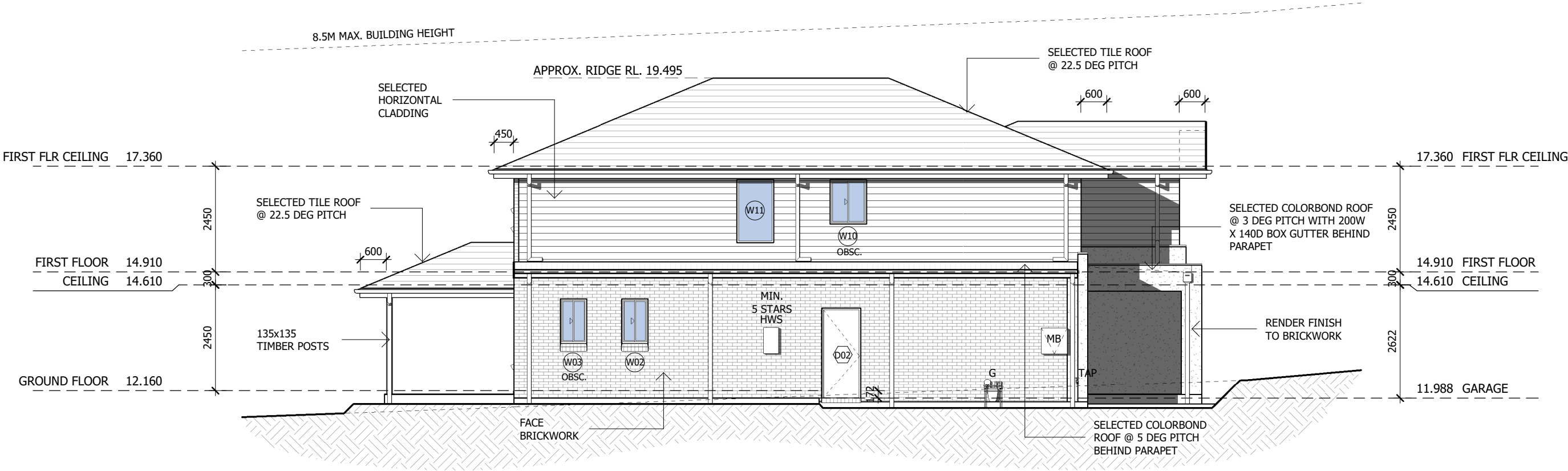
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South Western Elevation



South Eastern Elevation

ELEVATIONS 3-4

1 : 100

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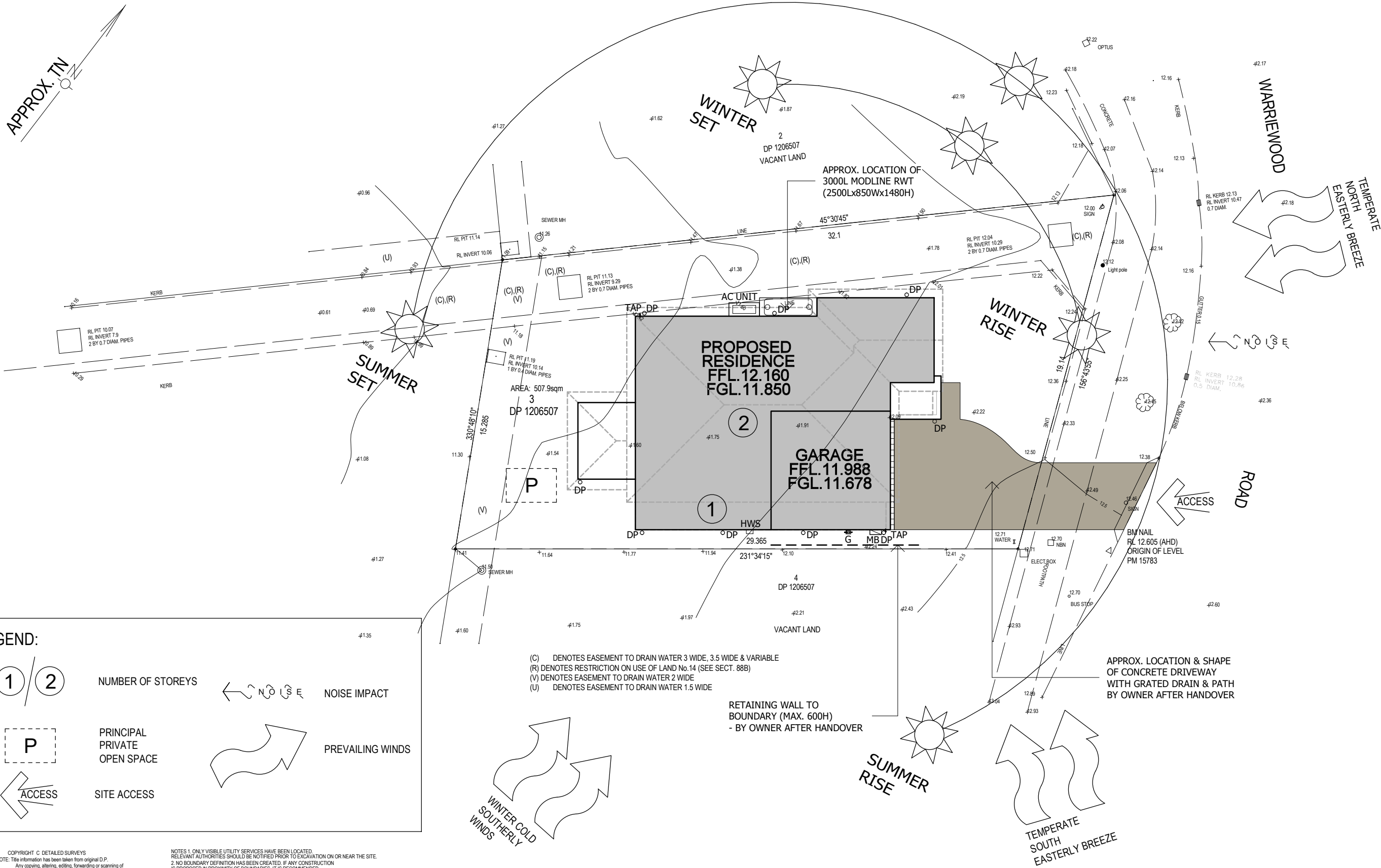


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LEGEND:

1/2

NUMBER OF STOREYS

NOISE IMPACT

P

PRINCIPAL PRIVATE OPEN SPACE

SITE ACCESS

PREVAILING WINDS

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2. NO BOUNDARY DEFINITION HAS BEEN CREATED. IF ANY CONSTRUCTION IS PROPOSED IN PROXIMITY OF BOUNDARIES, IT IS RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR MARKING OF RELEVANT BOUNDARIES.  
3. COVENANTS, RESTRICTIONS ON LAND USE (IF ANY) NOT INVESTIGATED.  
4. ROOF LINES SHOWN ARE APPROXIMATE. SIGNIFICANT TREES GREATER THAN 0.4 DIAM. SHOWN.  
5. APPROX. SEWER LINE MUST BE VERIFIED BY SYDNEY WATER.

NOTE: CONTOURS ARE FOR INDICATIVE PURPOSES ONLY. FOR MORE CONCLUSIVE EVIDENCE OF LEVELS USE THE SPOT HEIGHTS GIVEN.

## SITE ANALYSIS PLAN

1 : 200

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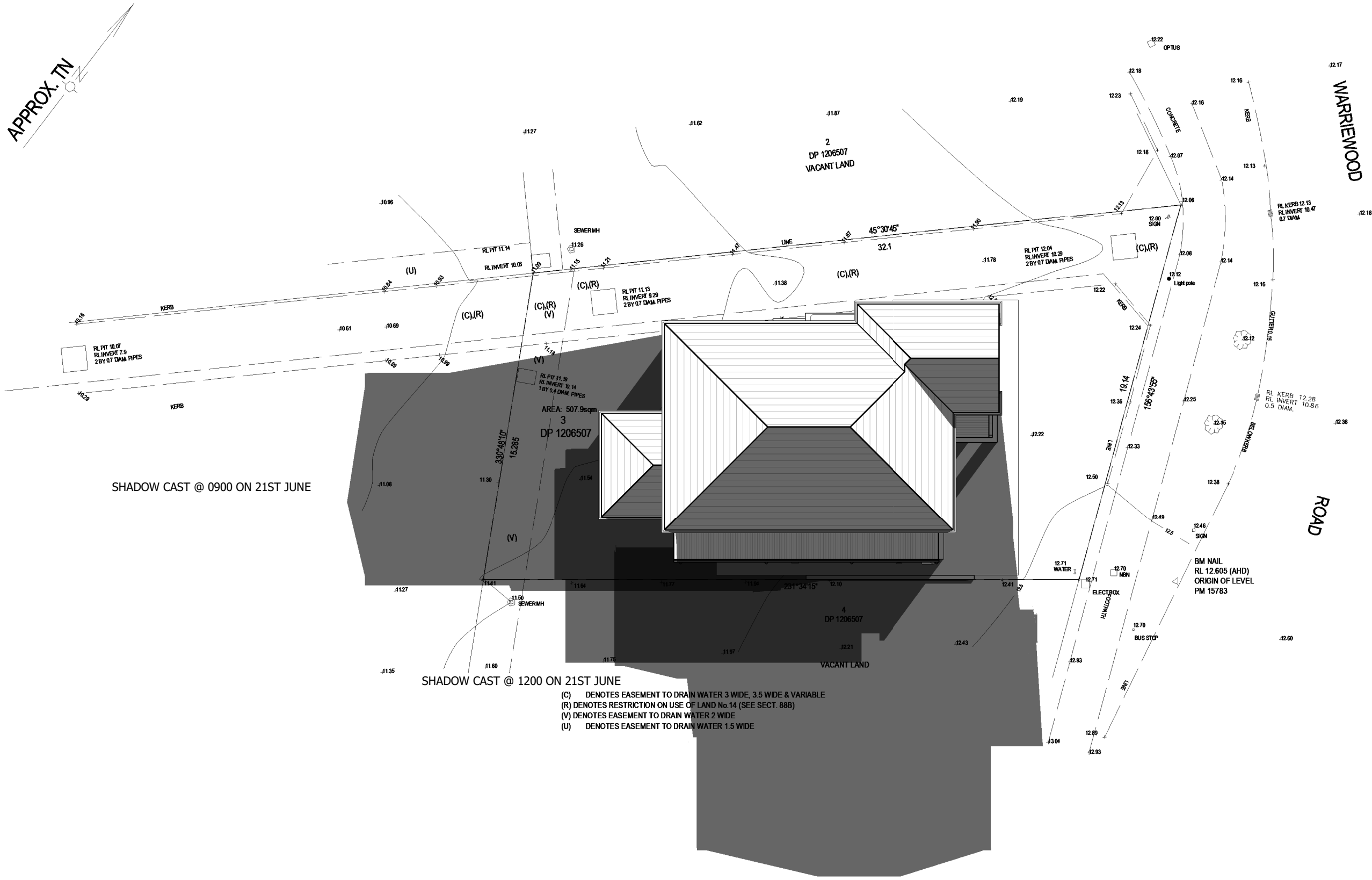
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## MID-WINTER SHADOW DIAGRAM

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CONSTRUCTION STAGE			DESTINATION		
			Reuse & Recycling		Disposal
Material	Estimated Waste		On-Site	Off-Site	
	Volume (m/cube)	Weight (t)	Specify proposed reuse of on-site recycling methods	Specify contractor & recycling outlet	Specify contractor & landfill site
Excavation Material	Nil		Cut & Fill & excess fill will be used to form house platform		N/A
Green Waste	1.0 m3		To be chipped & mulched on site & stored for reuse in landscaping, including stumps & trunks		N/A
Bricks	0.5m3		To be separated & collected on site & removed at roof stage	Refer to construction & recycling directory - Sydney Metro 2Nd Edition 2002	
Concrete	1.0 m3		To be separated & collected on site & removed at roof stage		
Timber	2.0 m3				
Plasterboard	2.0 m3		To be separated & removed at from site		
Metals - brick straps etc	0.5 m3		To be separated & removed at from site		
Other - plastic bottles, carboard boxes, wrapping etc	1.0 m3		To be placed in bins on site		

Estimating Construction Waste		
Material	Average % waste	Tonnes per m/cube
Bricks	5 - 10%	1.1
Concrete	3 - 5%	1.3
Plasterboard	5 - 20%	0.6
Roof Tiles	3 - 5%	1.3
General Site Waste	100%	0.2
Paper/Cardboard	NA	
Steel - Roofing	3-5%	0.6
Steel - Structural	NA	0.9
Steel - Reinforcing	NA	0.65
Timber	5 - 7%	0.5

Use of Premises			
Type of Waste to be Generated	Expected Vol. Per Week	Proposed On-Site Storage & Treatment Facilities	Destination
Please specify eg. Food, Waste, glass, paper, meta, off-cuts etc.	Litres or m/cube	Eg. Waste storage & recycling area, garbage chute, on-site composing compassion equipment	Recycling, disposal, contractor
Household Garbage	120L bin provided	Temporary storage bin in Kitchen Cupboard	To disposal plants by waste contractors
Green Waste	240L bin provided	Recycle collection bin position on-site	
Glass & Plastic bottles & paper	240L bin provided	Waste bin on-site	

## CONSTRUCTION WASTE MANAGEMENT PLAN

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## **SCHEDULE OF PROPOSED COLOURS & MATERIALS**

Client: Mr & Mrs Booth

Site: 53 Warriewood Road, Warriewood

### **Bricks (PGH Bricks):**

Name - Foundations

Colour - Stone

### **Render:**

Main Area: Dulux White Duck 1/2

Porch Feature: Dulux Wayward Grey

**Cladding:** Dulux Stony Creek

### **Roof Tiles / Colorbond Roof:**

Profile/Shape - Macquarie

Colour - Gunmetal

### **Fascia (Colorbond):**

Colour - Monument

### **Gutter (Colorbond):**

Colour - Monument

### **Window Frames (Dowell):**

Colour - Monument

### **Garage Doors (B&D):**

Colour - Timbagrain 'Caoba'

