



ISSUE:

L

DRAWING:

21173-11

SHEET:

1/18

Proposed Dwelling  
**#19 Kerry Close, Beacon Hill**  
Icon Job Number: J0872

**ACCURATE**  
design & drafting

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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.

**ii) 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 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 stored 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**  
Many types of glue, solvents, spray back, paints, varishes, 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 BUIPLINGS

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

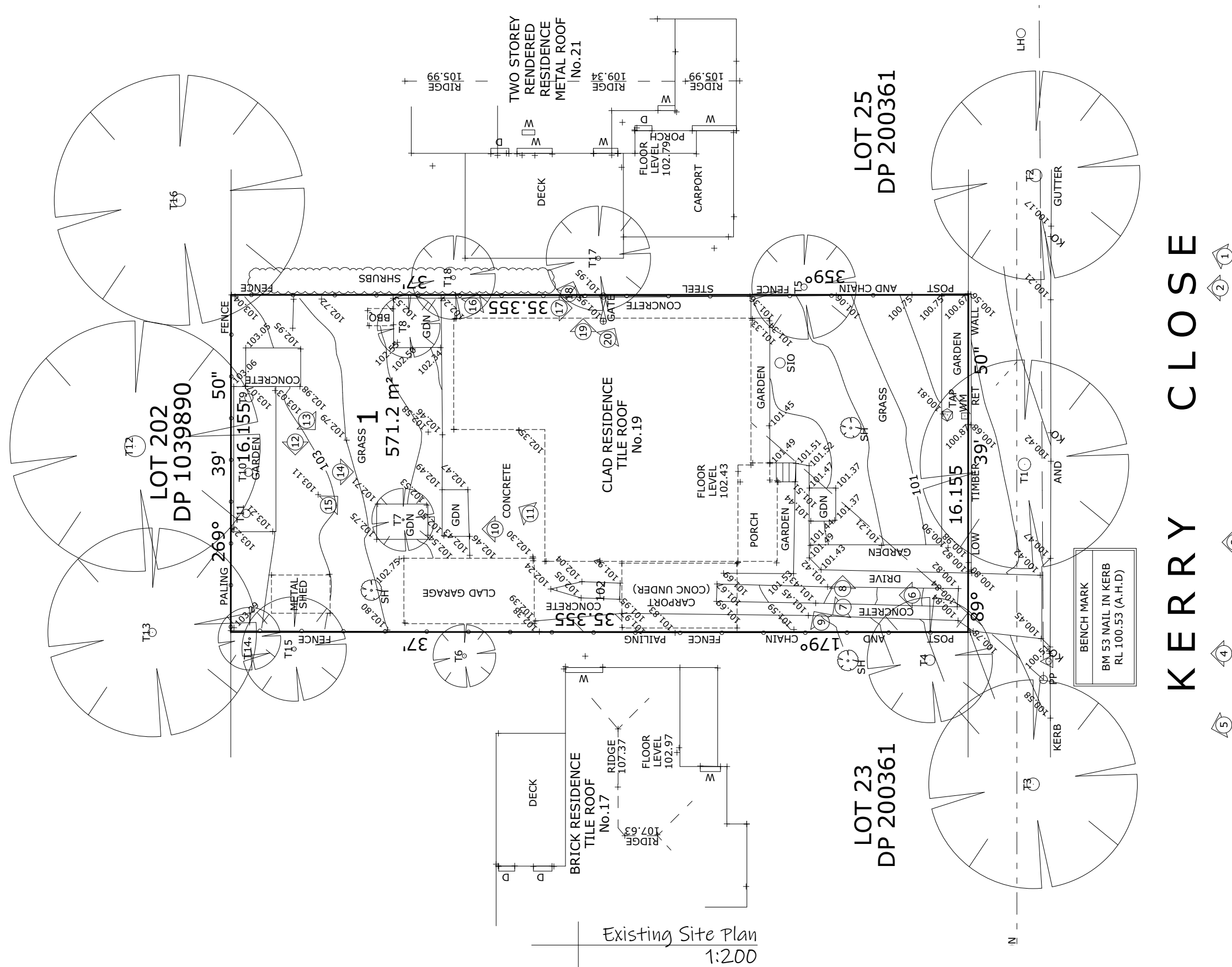
Amendments				
Issue	Changes	Date	Signed/Requested Date Requested	Drawing Number
A	Preliminary sketch	23-6-21	BS SG	21173
B	Sketch Amendments	30-6-21	AL	21173-1
C	Preliminary Plans	18-08-21	SG	21173-2
D	Estimating Mark ups	19-08-21	SG	21173-3
E	Variation 1 & 2	18-11-21	BS	21173-4
F	Variation 3 + Markups	09-12-21	AL	21173-5
G	Ensuite Layout	13-12-21	AL	21173-6
H	Variation 5 - REV B + BASIX	18-01-22	AL	21173-7
I	BASIX	25-01-22	AL	21173-8
J	Prelim SOEE Requirements	10-02-22	AL	21173-9
K	ACU	07-04-22	SG	21173-10
L	Driveway amended	31-05-22	SG	21173-11

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

ISSUE: DRAWING: 21173-11  
SHEET: 2/18

Proposed Dwelling  
#19 Kerry Close, Beacon Hill  
Icon Job Number: J0872

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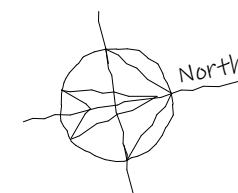
ISSUE: L  
DRAWING: 21173-11  
SHEET: 3/18  
DATE: 31-05-22  
PAPER: A3  
LOT: 1  
DP: 206756

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

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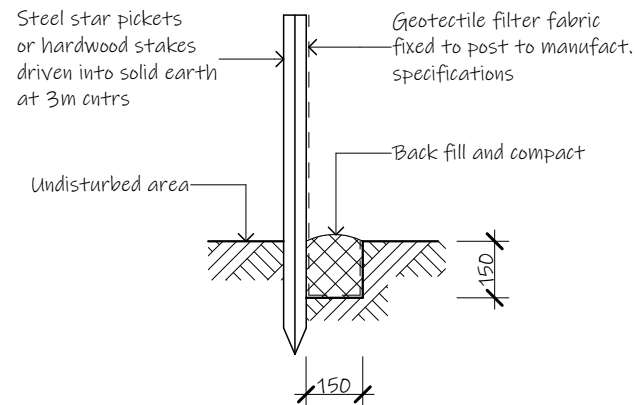
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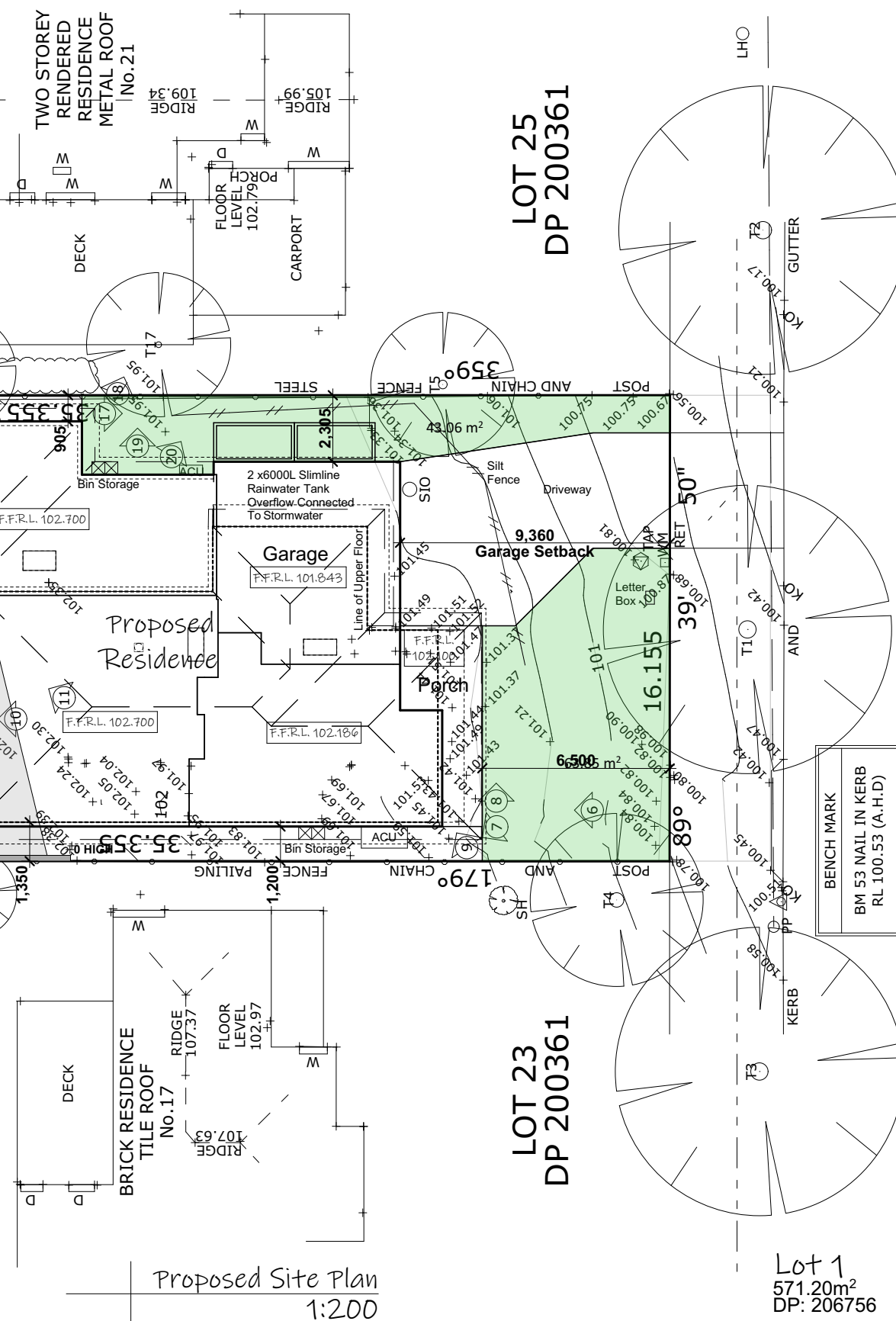
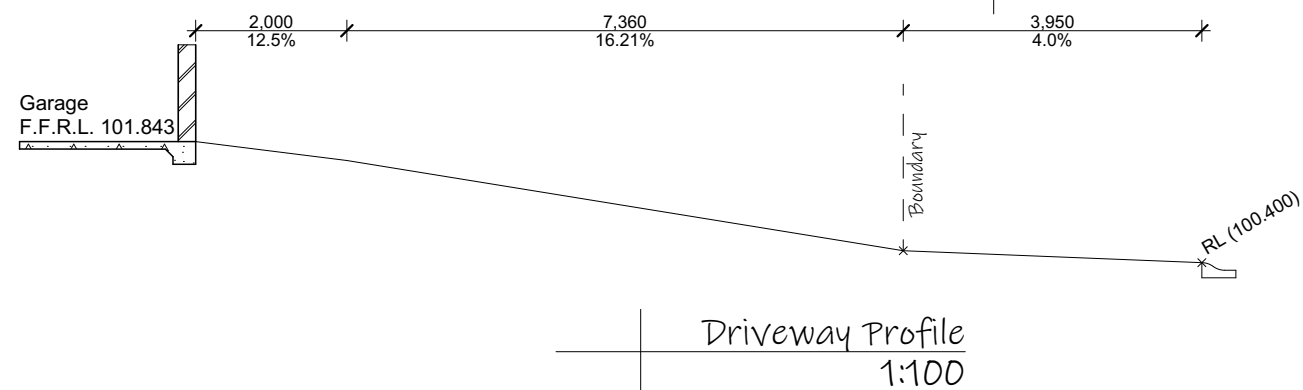
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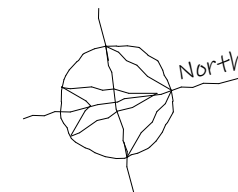


**Soil Erosion and Sediment Control Fence**  
1. Siltation fencing is to be placed as shown on the site plan as so to prevent silt run off to any adjoining property or to the street. This measure is to be placed prior to any excavation work beginning and is to be removed only when the sites surface as been stabilized, 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



KERRY CLOSE







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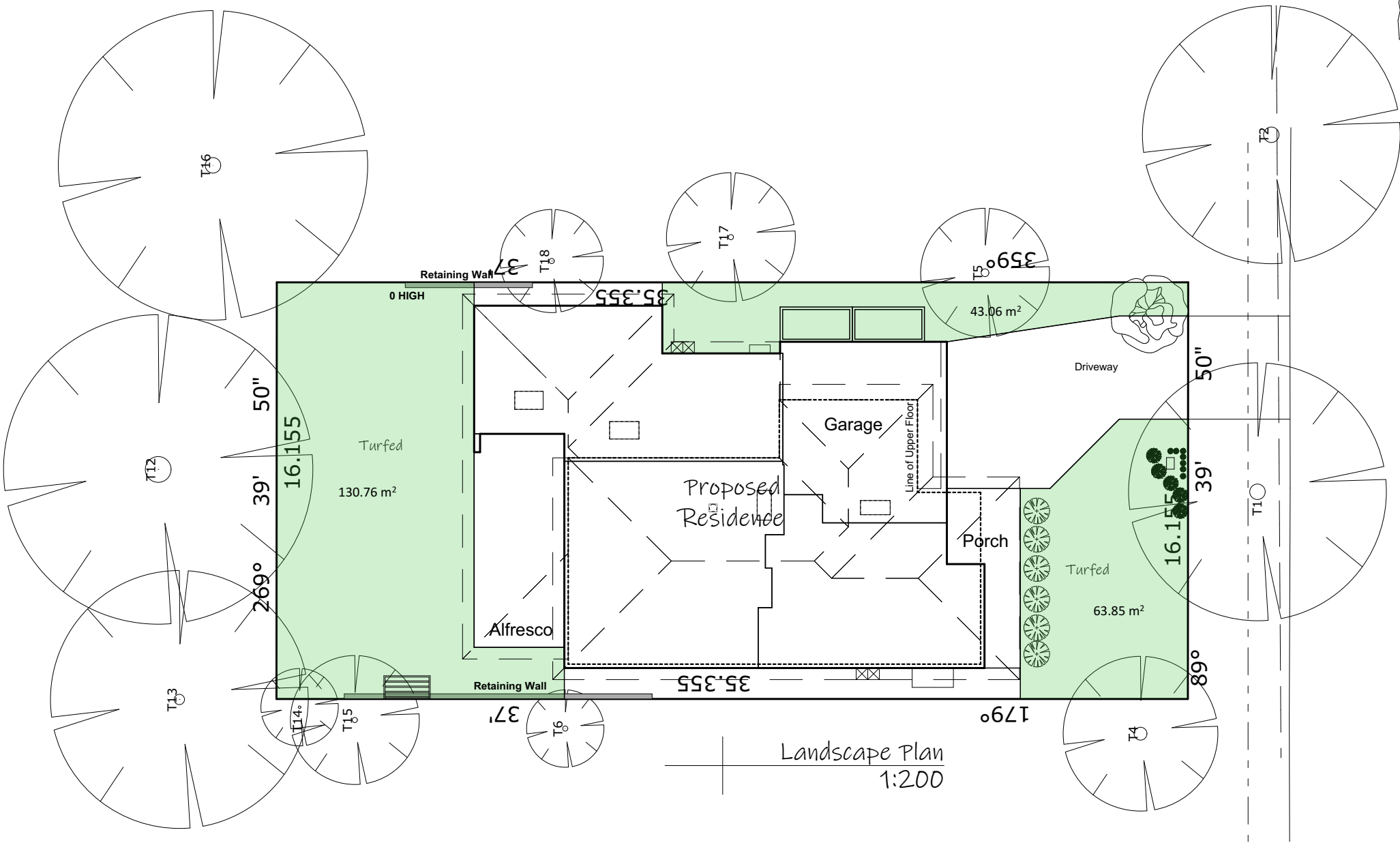
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Key	Species	Dimensions	Container	Quantity
	Corodylene	1.2m x 1.2m	200mm	6
	Fraxinus Oxycarpa	12m x 6m	100ltr	1
	Buxus Microphylla	0.3m x 0.4m	200mm	7
	Conovolvulus	0.5m x 1m	200mm	5

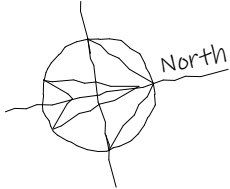
NOTES:  
\* All plants to be planted in premium garden mix and slow release fertilizer  
\* Gardens to be mulched with Eucalyptus Mulch  
\* Plants are to be maintained for 6 months or until established  
\* Any losses are to be replaced

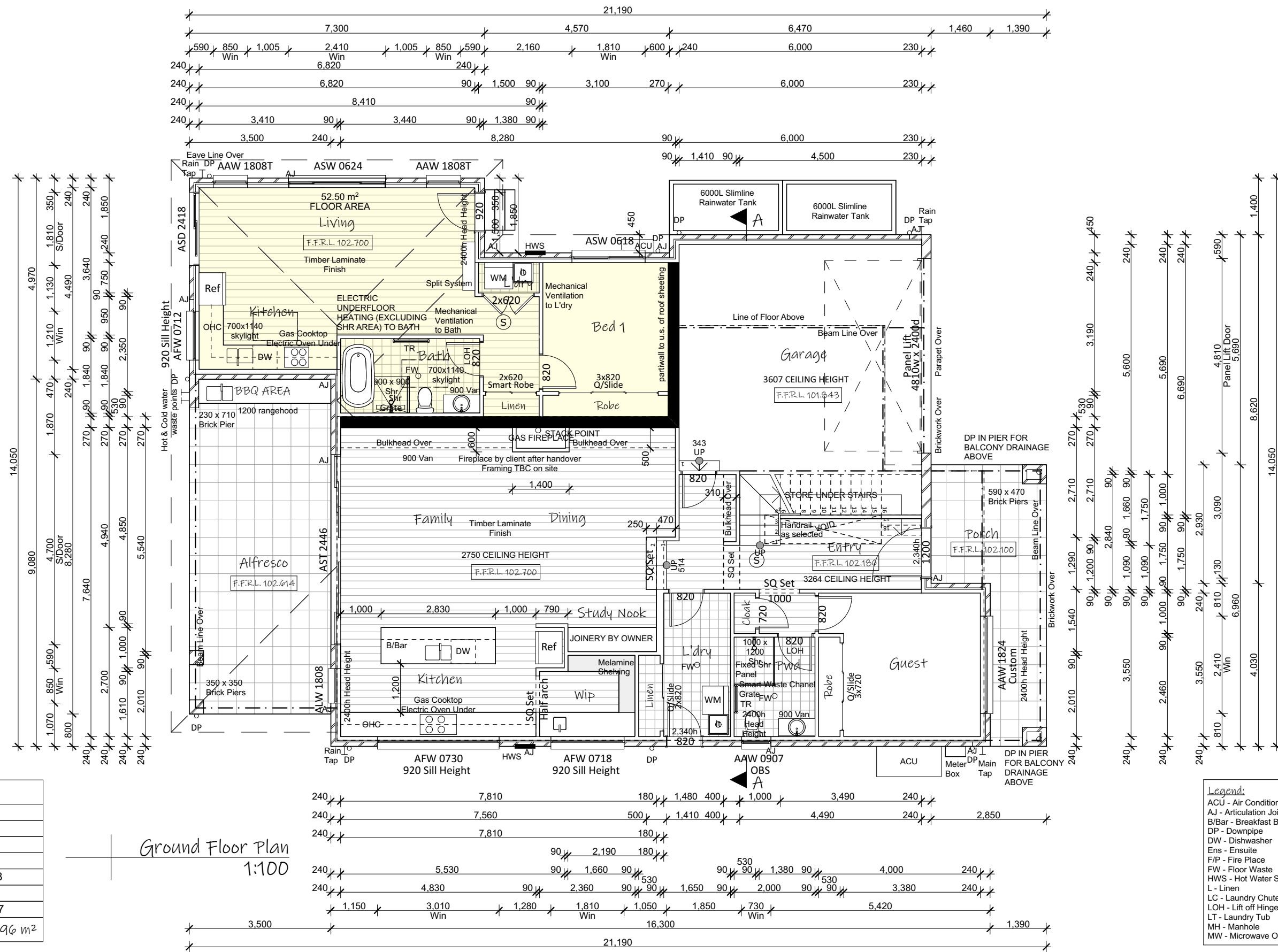


KERRY CLOSE

Landscaped Area:  
240.52sqm - 42.11%

Lot 1  
571.20m²  
DP: 206756





Floor Area (m2)	
Balcony	10.50
Porch	13.95
Alfresco	28.98
Garage	42.99
Lower Living	111.38
Secondary Dwelling	59.89
Upper Living	130.27
	397.96 m <sup>2</sup>

Ground Floor Plan  
1:100

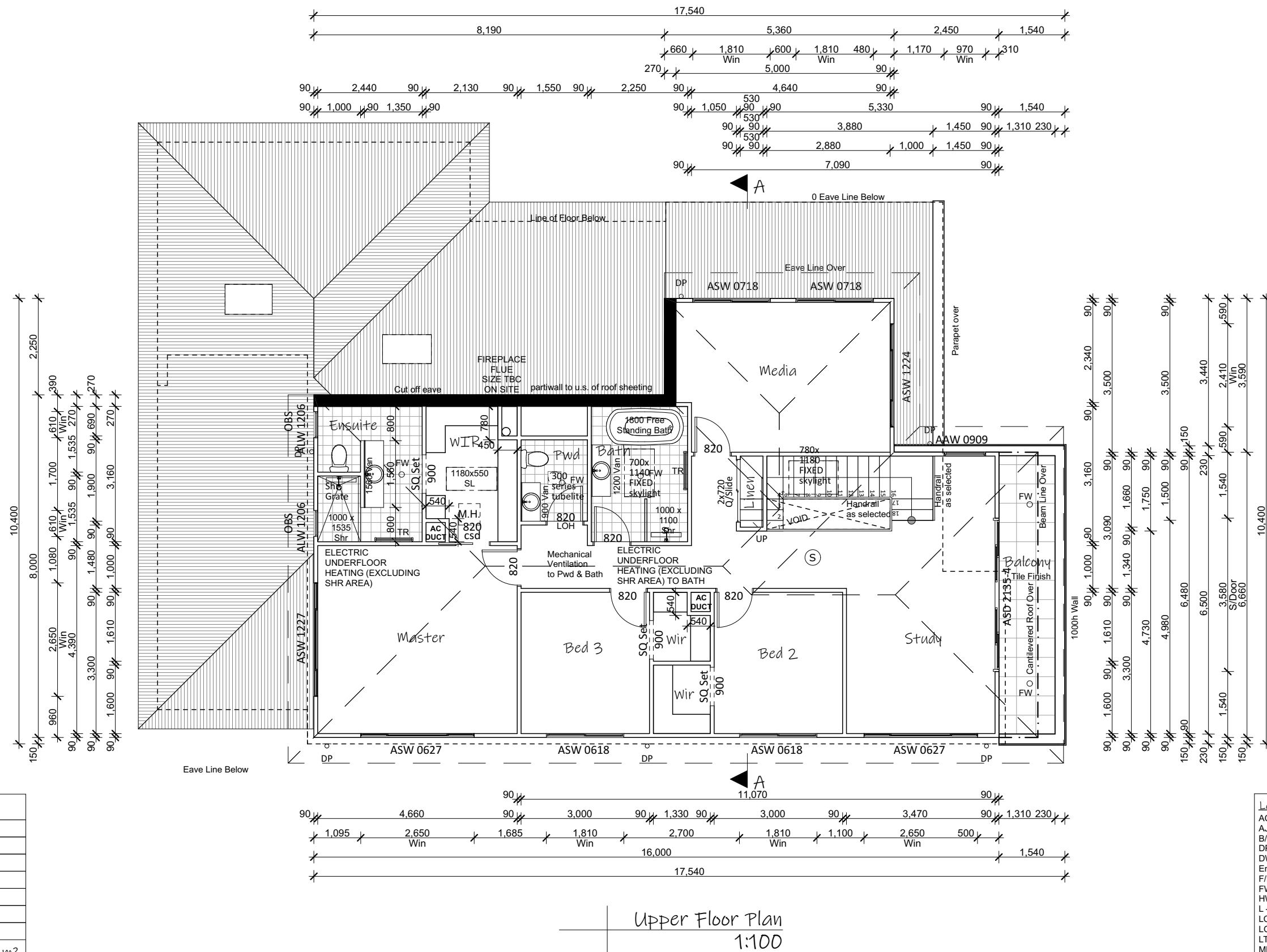
ISSUE: L  
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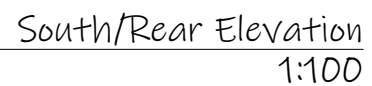
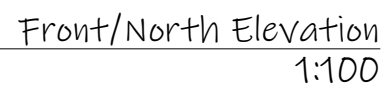
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ACU - Air Conditioning Unit  
AJ - Articulation Joint  
CL - Ceiling Level  
FGL - Finish Ground Line  
FL - Floor Level  
HWS - Hot Water System  
NGL - Natural Ground Line  
OBS - Obscure  
DP - Downpipe  
RW - Retaining Wall



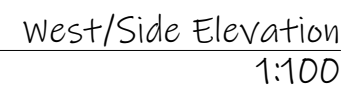
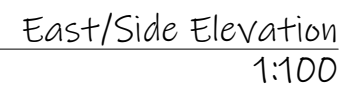
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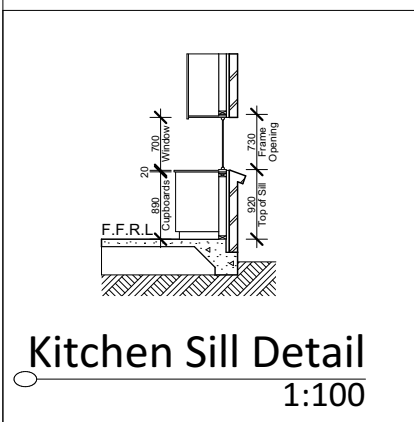
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- R5.0 insulation to ceilings
- R1.3 sisalation blanket to underside of roof (Primary Res. Only)
- Roof colour solar absorbance no less than 0.5

- R2.5 insulation to all external walls exc. Garage

- R2.5 insulation to Garage
- R2.5 insulation to Garage, L'dry & Pwd (Primary Res. Only)
- R2.5 insulation to walls connecting to roof space

- Waffle pod slab with min. 175mm void and 85mm concrete cover
- R2.5 between garage & floor above (Primary Res. Only)
- R2.5 to upper floor areas that over hang floor below (Primary Res. Only)

Glazing - Single  
Frames - Aluminium

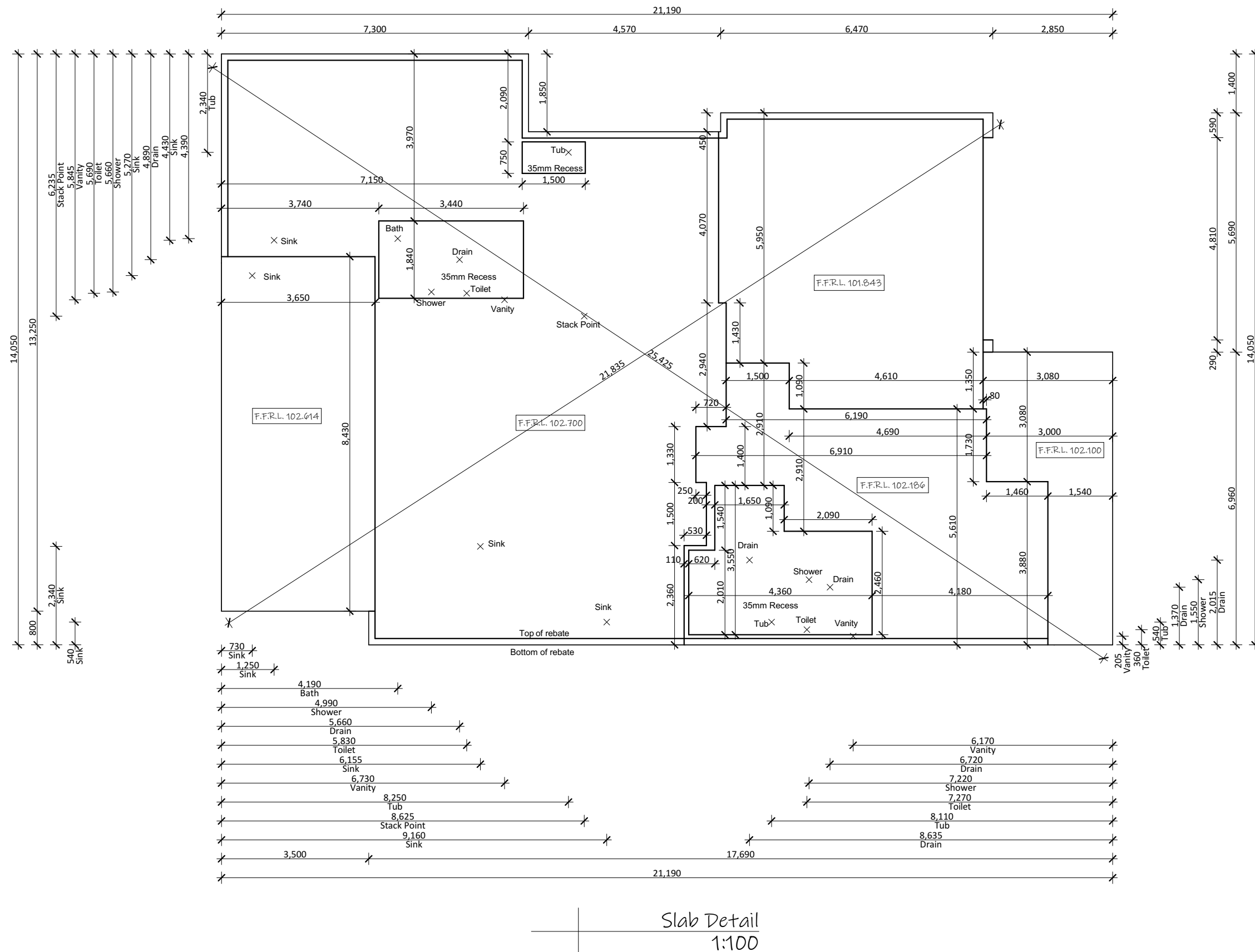
Refer to Certificate for U & SHGC requirements

- Trend & Breezeway (Louvre windows only)

Please note: if recessed down lights will be installed IC rated led down lights are required & fitted with approved covers that allow bulk insulation to fully cover

**General Notes:**  
All exhaust fans to be self closing. max 250mm dia.  
All window frames to be weather stripped.  
All gaps and cracks sealed.  
All glazing to refer to Nathers certificate for minimum U & SHGC values.  
Please note R values noted represent added insulation and not total r value.  
R2.5 insulation allowed to ceiling perimeter due to height restrictions where applicable  
R2.5 insulation to all skylight shafts ( if applicable )  
All insulation to be installed in accordance with as.3999

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



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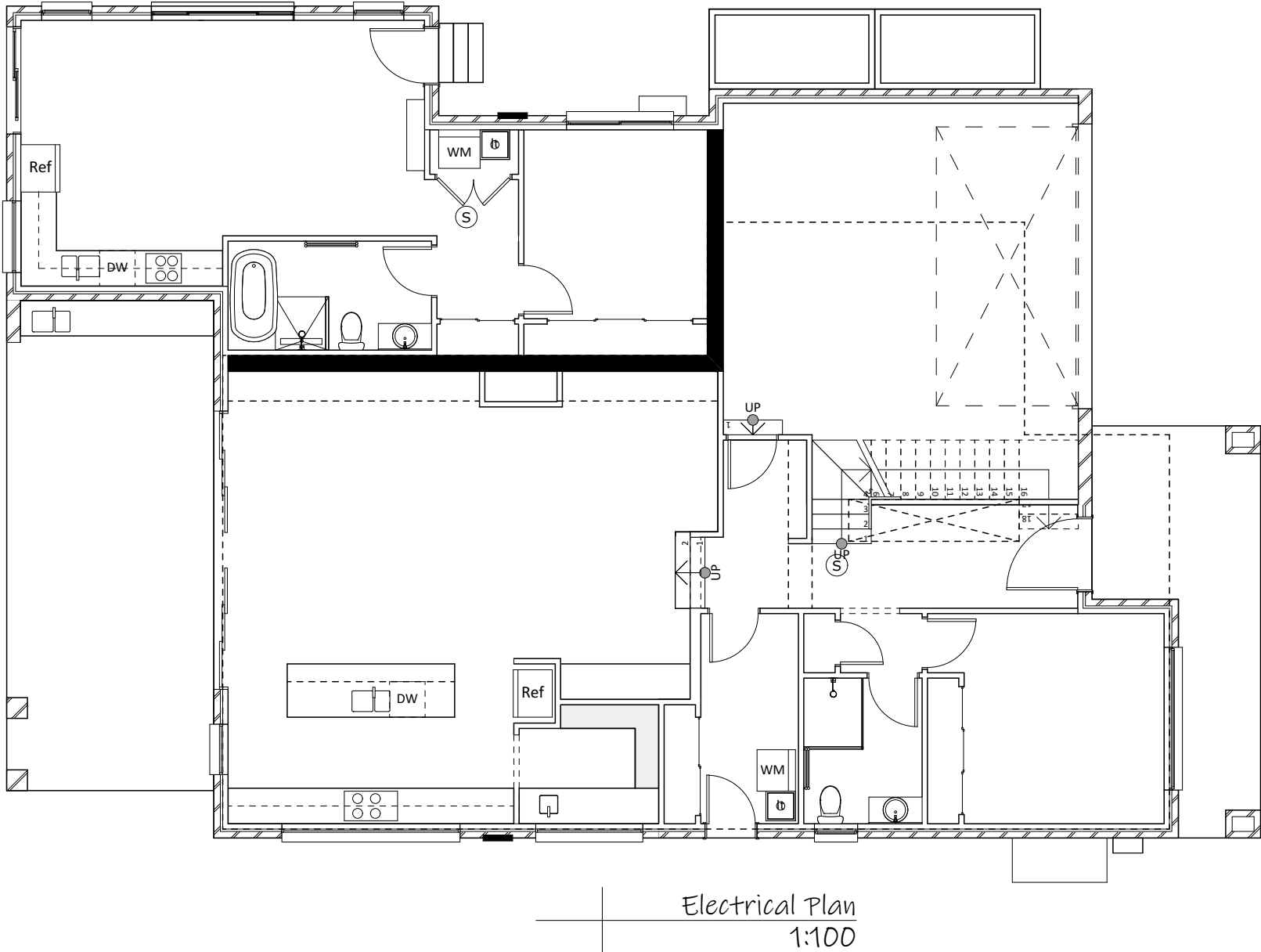
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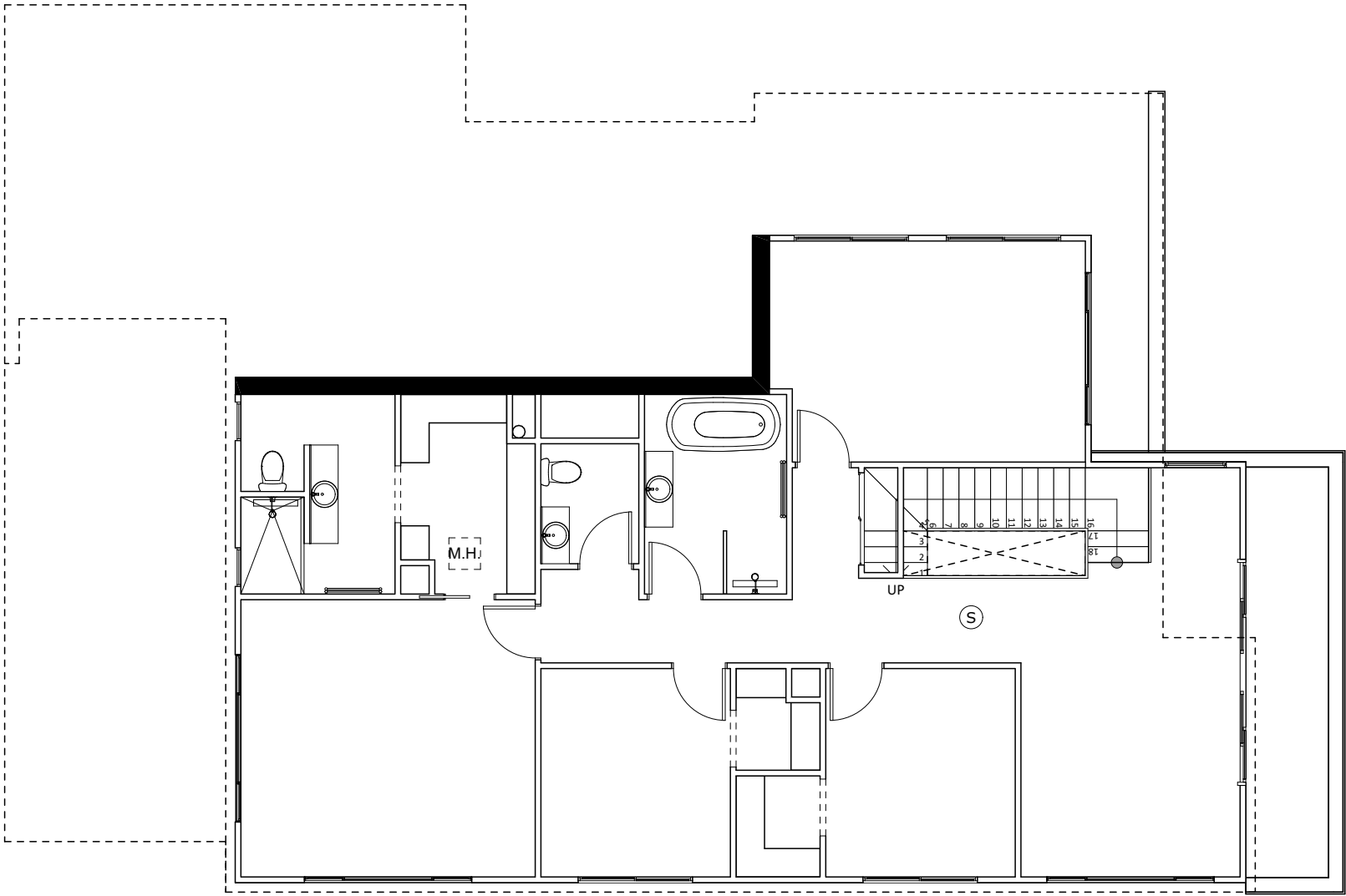
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Description	Symbol	Qty	Notes	Description	Symbol	Qty	Notes	Description	Symbol	Qty	Notes
Light Point	○	-		T.V Point	TV	-				-	
Pendant Light	⊗	-		Exhaust Fan	⊗	-				-	
Wall Light Point	○—	-		2 in 1	⊕	-				-	
Downlight	●	-		3 in 1	⊖	-				-	
Spotlight	▽	-		Door Chime	—	-				-	
Small Up/Down Light	○—	-		Smoke Alarm	Ⓢ	-				-	
20W Flouro	▬	-		Ceiling Fan	⊗	-				-	
Dimmer Switch	Ⓢ	-		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	-				-	



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	Ⓢ	-				-	
20W Flouro	▬	-		Ceiling Fan	⊗	-				-	
Dimmer Switch	Ⓢ	-		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	-				-	



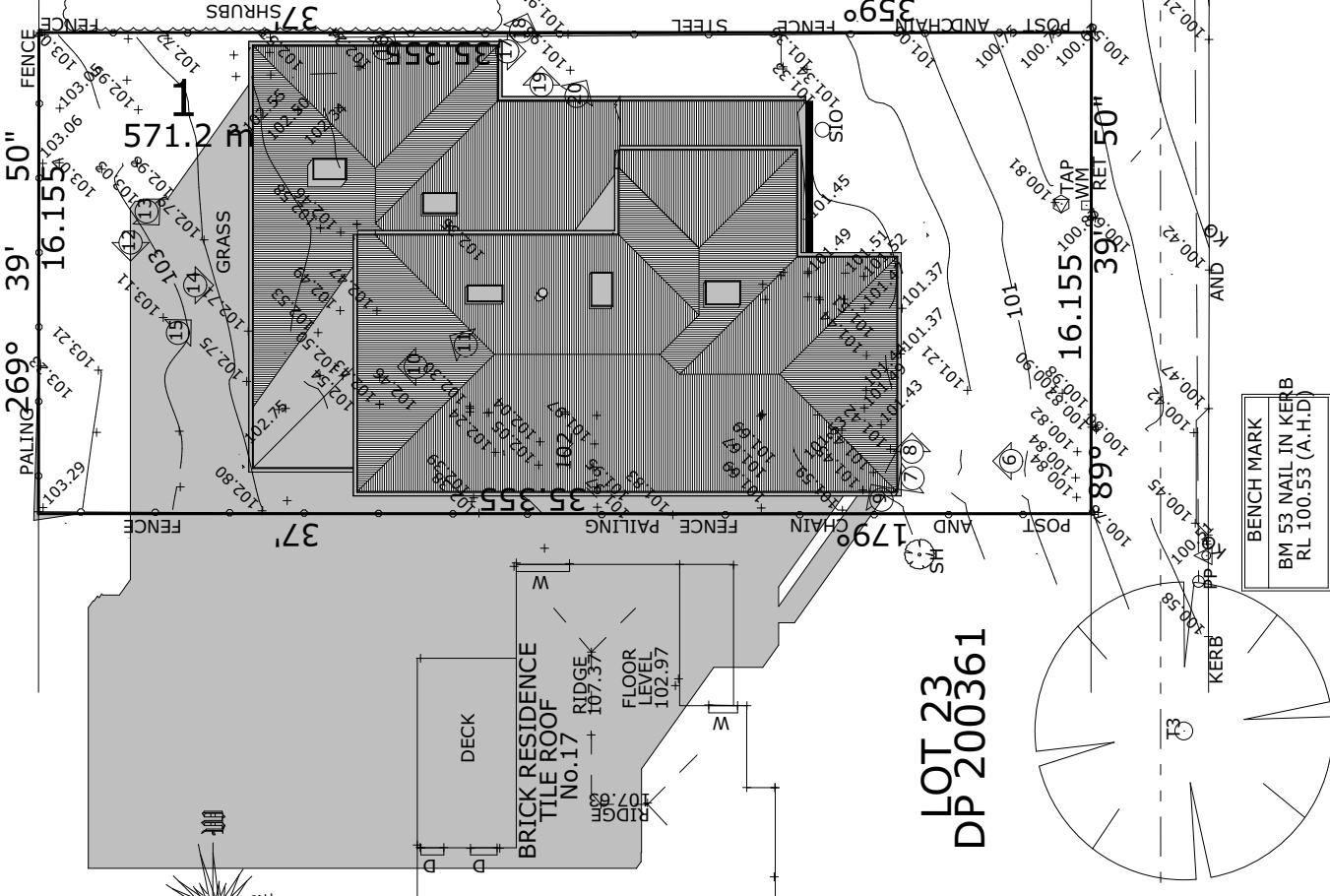
Upper Electrical Plan  
1:100





Shadow Diagram 9am  
1:250

LOT 202  
DP 1039890



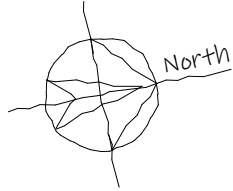
Shadow Diagram 12pm  
1:250

LOT 23  
DP 200361

KERRY CLO

Shadow Diagram 3pm  
1:250

Lot 1  
571.20m<sup>2</sup>  
DP: 206756



KERRY CLO

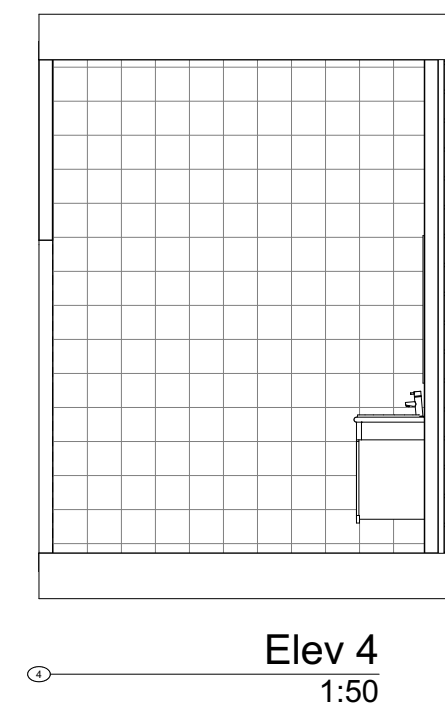
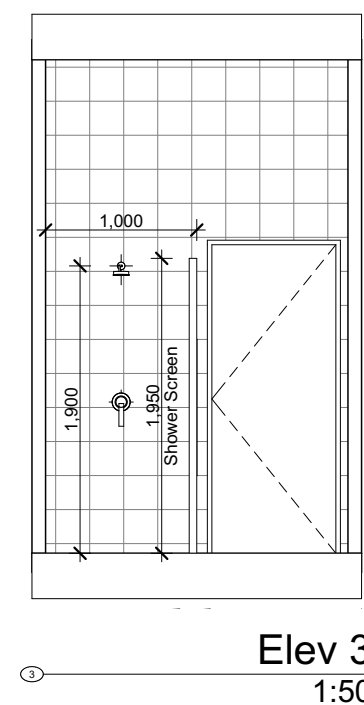
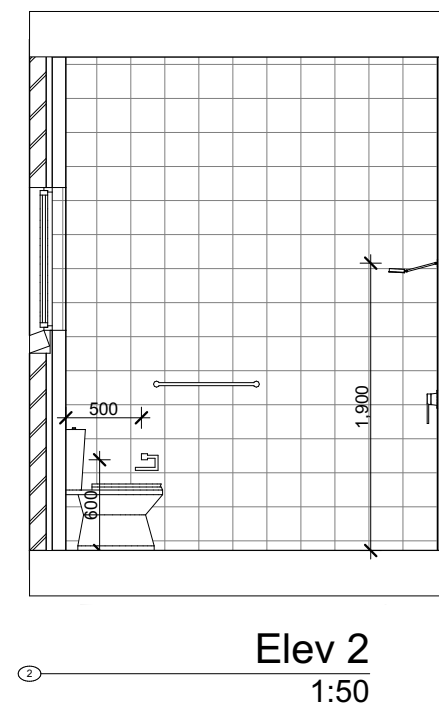
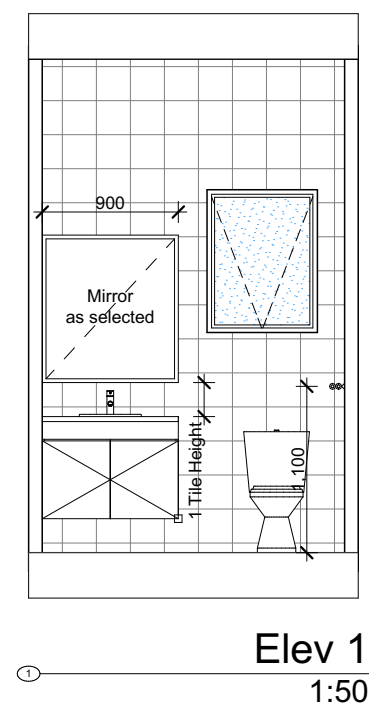
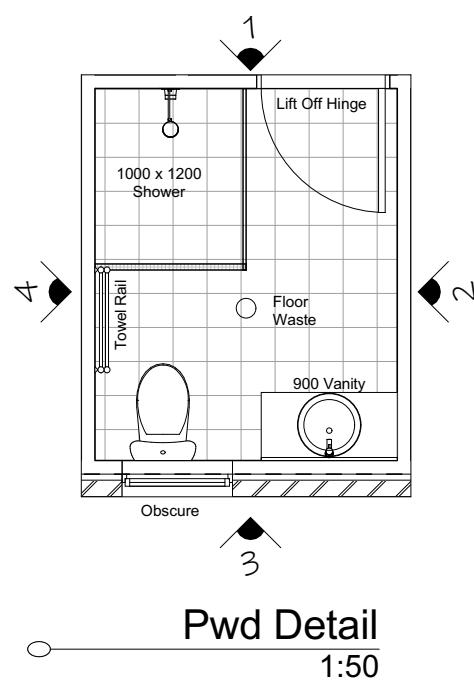
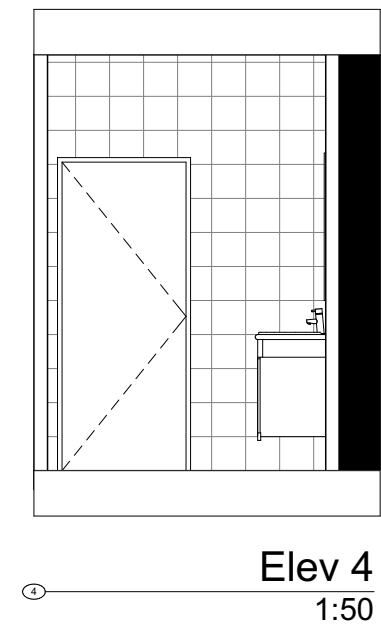
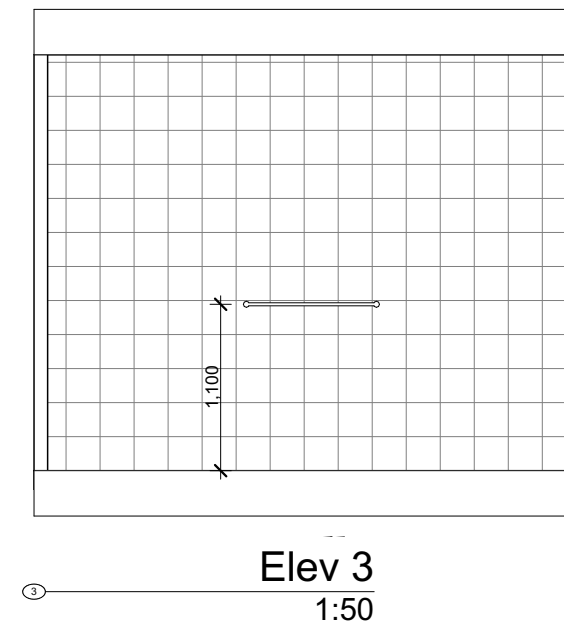
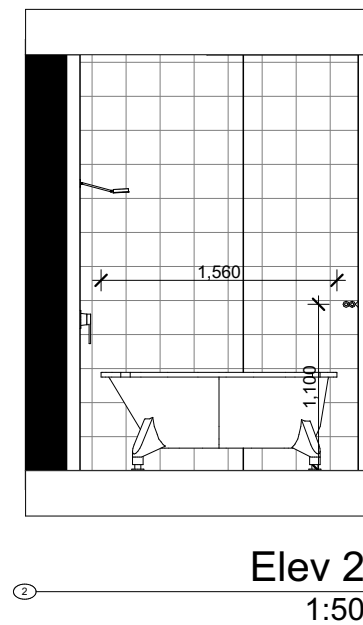
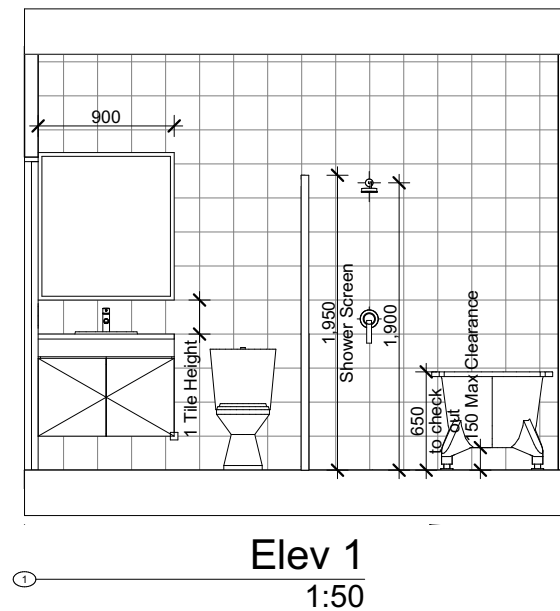
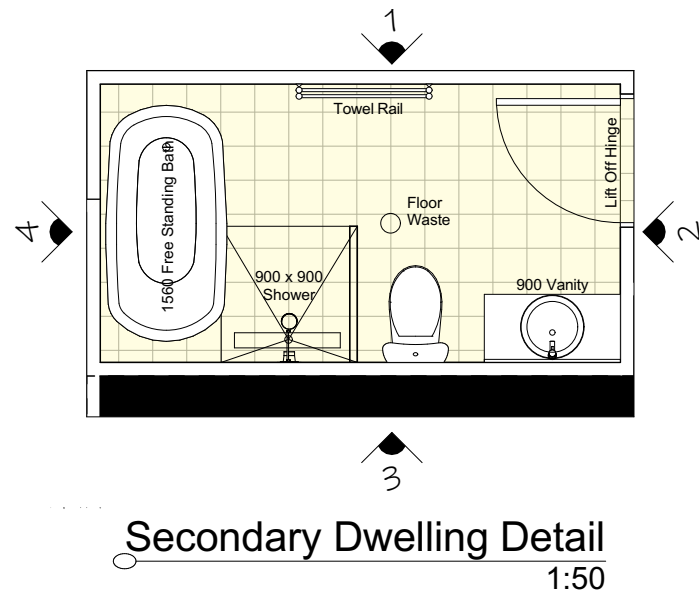
ISSUE:	DRAWING:	DATE:	LOT:
L	21173-11	31-05-22	1
	SHEET:	PAPER:	DP:
	15/18	A3	206756

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

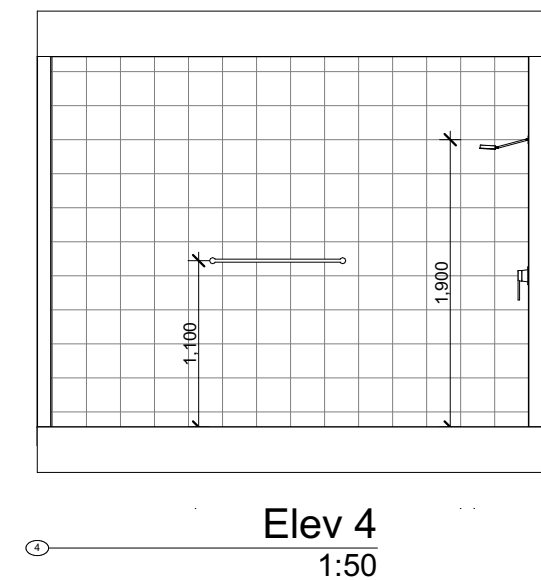
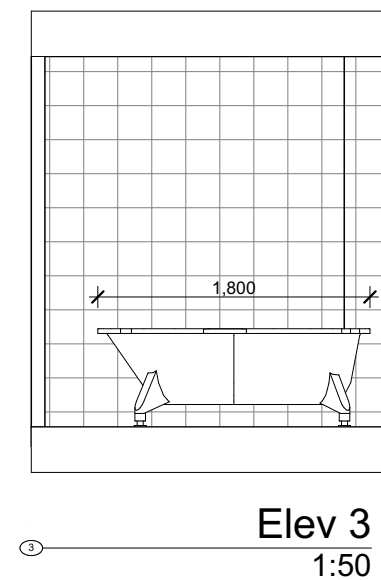
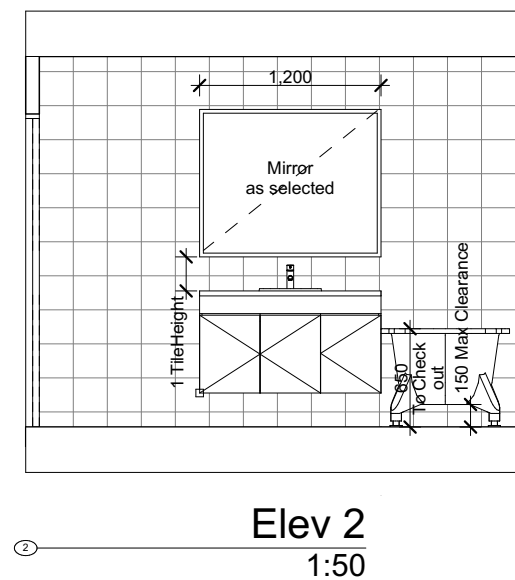
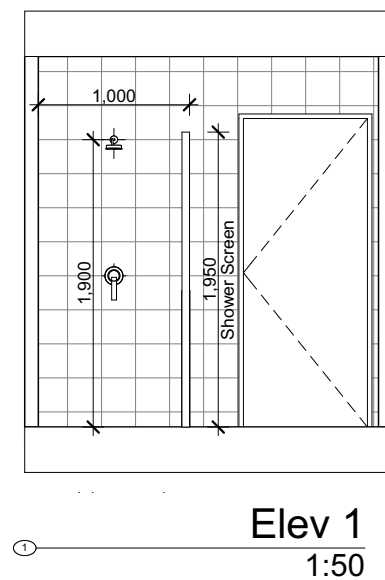
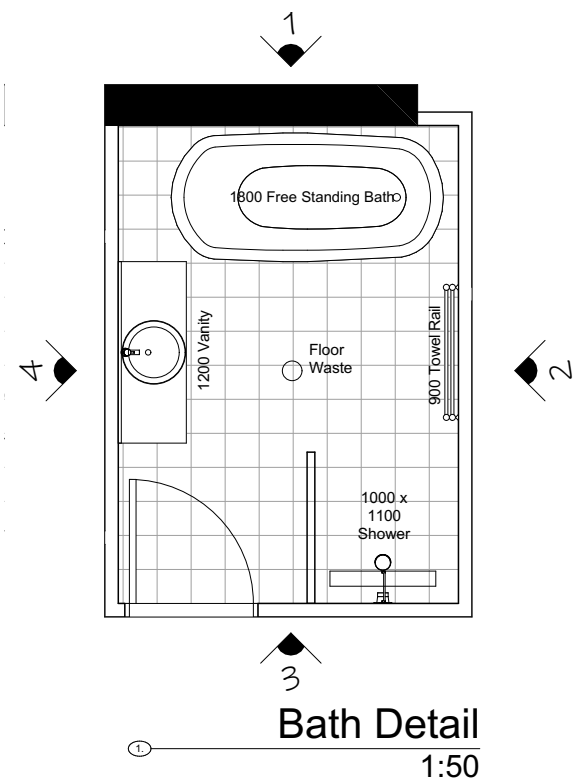
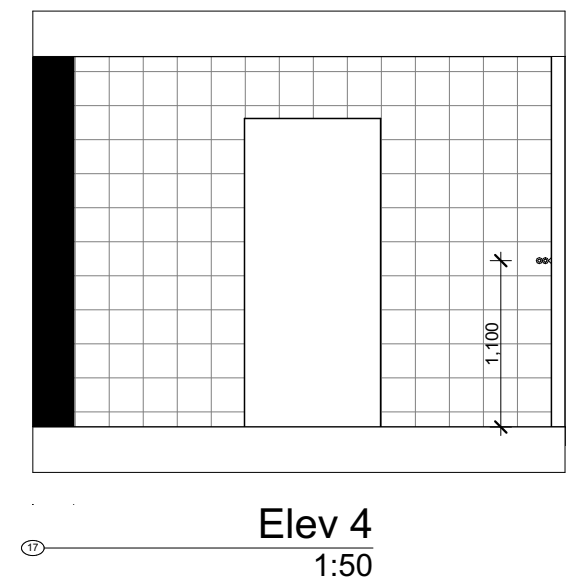
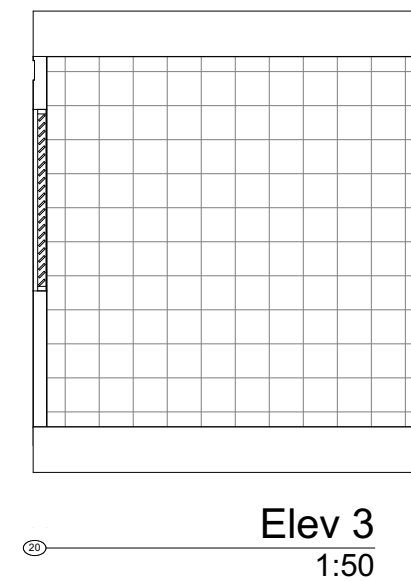
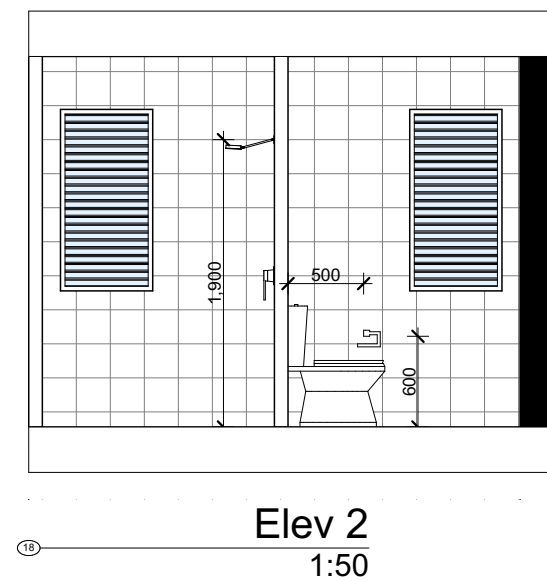
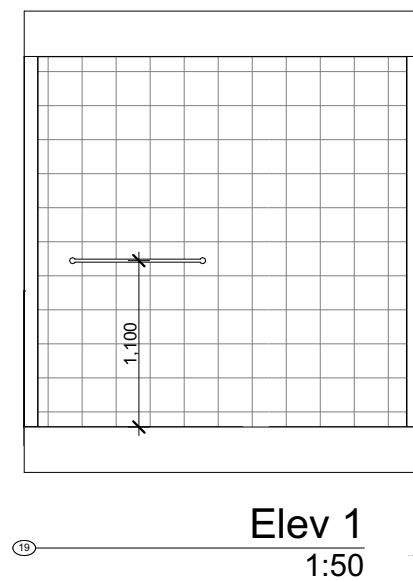
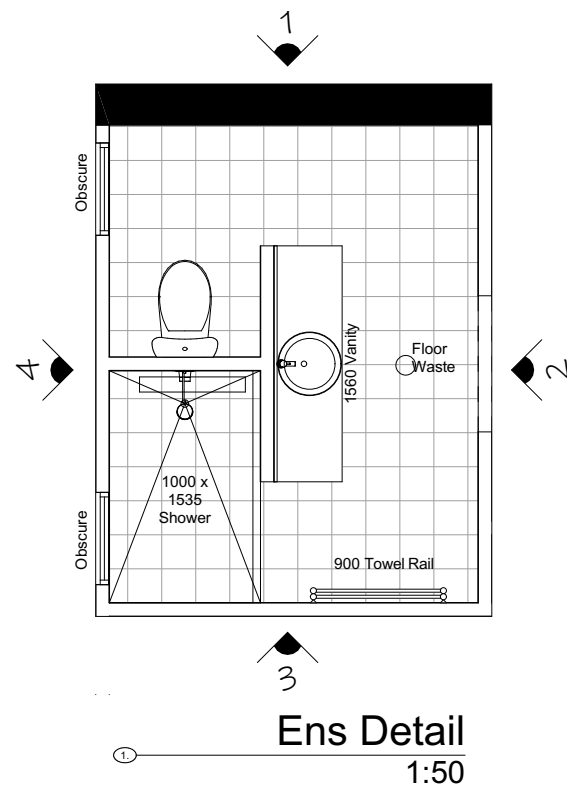
Proposed Dwelling  
#19 Kerry Close, Beacon Hill  
Icon Job Number: J0872

ACCURATE  
design & drafting

info@accuratedesign.com.au  
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BASIX Certificate  
Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1273638M\_04

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 below. This document is available at www.basix.nsw.gov.au.

Secretary  
Date of issue: Thursday, 07 April 2022  
To be valid, the certificate must be signed within 3 months of the date of issue.



Project summary				
Project name	21173 - 19 Kerry Close, Beacon Hill_04			
Street address	19 Kerry Close Beacon Hill 2100			
Local Government Area	Northern Beaches Council			
Plan type and plan number	deposited 206756			
Lot no.	1			
Section no.	-			
No. of residential flat buildings	0			
No. of units in residential flat buildings	0			
No. of multi-dwelling houses	2			
No. of single dwelling houses	0			
Project score				
Water	✓ 40	Target 40		
Thermal Comfort	✓ Pass	Target Pass		
Energy	✓ 50	Target 50		

Certificate Prepared by

Name / Company Name: Abaut Design Pty Ltd its Accurate Design and Draf

ABN (if applicable): 6611636651

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Description of project

Project address		Common area landscape	
Project name	21173 - 19 Kerry Close, Beacon Hill_04	Common area lawn (m²)	0.0
Street address	19 Kerry Close Beacon Hill 2100	Common area garden (m²)	0.0
Local Government Area	Northern Beaches Council	Area of indigenous or low water use species (m²)	0.0
Plan type and plan number	deposited 206756	Assessor details	
Lot no.	1	Assessor name	DAW/N/1137
Section no.	-	Certificate number	21N70Y1150
Project type		Climate zone	
No. of residential flat buildings	0	Climate zone	56
No. of units in residential flat buildings	0	Ceiling fan in at least one bedroom	No
No. of multi-dwelling houses	2	Ceiling fan in at least one living room or other conditioned area	No
No. of single dwelling houses	0	Project score	
Site details		Water	✓ 40 Target 40
Site area (m²)	571.20	Thermal Comfort	✓ Pass Target Pass
Roof area (m²)	289.94	Energy	✓ 50 Target 50
Non-residential floor area (m²)	-		
Residential car spaces	2		
Non-residential car spaces	-		

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Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
1	4 or more bedrooms	191.22	221.9	213.5	

No common areas specified.

Schedule of BASIX commitments

- Commitments for multi-dwelling houses
  - (a) Dwellings
  - (i) Water
  - (ii) Energy
  - (iii) Thermal Comfort
- Commitments for single dwelling houses
- Commitments for common areas and central systems/facilities for the development (non-building specific)
  - (i) Water
  - (ii) Energy

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.

1. Commitments for multi-dwelling houses

(a) Dwellings

(A) Water	Show on plans	Show on CDDC plans and specs	Clarifier sheet
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in table below.			
(b) The applicant must plant indigenous and/or water use species of vegetation throughout the area of land specified for the dwelling as shown in the table below. The applicant must ensure that the vegetation is planted in accordance with the 'Vegetation Management Plan' to be contained within the 'As of Right' application.			
(c) If planting is specified in the table below for a shrub or a perennial to be installed in the dwelling, the applicant must ensure that each shrub and perennial matches the entry specified in the table below.			
(d) The applicant must install an on-demand hot water recirculation system which regulates all hot water throughout the dwelling, where indicated for a dwelling in the '100 recirculation or diversion' column of the table below.			
The applicant must install:			
(i) a hot water diversion system that it shows, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the '100 recirculation or diversion' column of the table below;			
(ii) a separate diversion tank (or tank) connected to the hot water diversion systems of all 100 basins. The applicant must ensure that the hot water diversion tank is at least 100 litres in the dwelling.			
(e) The applicant must install a private swimming pool for the dwelling, with a volume exceeding that specified for in the table below.			
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).			
(g) The pool or spa must be located as specified in the table.			
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any areas which supplies any other alternative water supply system), and to direct overflow to specified areas. Each system must be connected to specified areas.			

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Features										Appliances			Individual pool			Individual spa		
Dwelling no.	All showering facilities	All toilet flushing facilities	All kitchen sinks	All bathroom sinks	Hot recirculation system	All clothes washers	All other washers	Volume (m3) (max)	Pool cover	Pool heater	Pool shaded	Volume (m3) (max)	Spa cover	Spa shaded				
All dwellings	3 star (p-1 to 4)	3 star	3 star	3 star	no	-	-	-	-	-	-	-	-	-				

Alternative water sources									
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscaping connection	Totter connection	Laminary connection	Pool-up connection	Spa connection	Spa connection
1	Individual water supply (no. 1)	Tank size (m3) 1500.0 litres	To collect run-off from at least 100.0 square metres of roof area.	yes	yes	yes	no	no	no
All other dwellings	Individual water tank (no. 1)	Tank size (m3) 1500.0 litres	To collect run-off from at least 60.0 square metres of roof area.	yes	yes	yes	no	no	no

(a) Entry	Show on DA plans	Show on CC/DCD plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must install that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.			✓
(c) The verification must be in each bathroom, kitchen and laundry of the dwelling, the verification system specified for that room in the table below. Each such verification system must have the operation specified for that room in the table.			✓
(d) The verification must be in each living and dining room specified for the dwelling under the "Living area" and "Bedroom area" headings of the "Cooling and Heating" columns in the table below, in at least a 1000-litre capacity of the dwelling. If no cooling or heating system is specified in the table for "Living area" or "Bedroom area", then no system may be installed in any such areas. If this term "zone" is specified below as a hot conditioning system, then the system must provide for daytime zoning between living areas and bedrooms.			✓

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6 Energy		Show on DA plans		Show on CCQDC plans & specs		Certifier check	
<p>(a) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but not the extent specified for that room or area). This applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "add-on" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.</p> <p>This commitment also applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). This applicant must ensure that each such room or area is covered by a window or other opening to the outside.</p>							
<p>(b) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:</p> <ul style="list-style-type: none"><li>(i) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the system's operation;</li><li>(ii) install the system specified for the spa in the "Individual Pool" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump;</li></ul>							
<p>(c) The applicant must install the dwelling:</p> <ul style="list-style-type: none"><li>(i) the kitchen cook top and oven specified for that dwelling in the "Appliances &amp; other efficiency measures" column of the table below;</li><li>(ii) the appliances for which a rating is satisfied for that dwelling in the "Appliances &amp; other efficiency measures" column of the table below, to ensure that the appliances have the minimum rating; and</li><li>(iii) any other drying appliance specified for the dwelling in the "Appliances &amp; other efficiency measures" column of the table.</li></ul>							
<p>(d) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well insulated".</p>							
<p>(e) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electricity system.</p>							

	Hot water system	Bedroom ventilation system	Kitchen ventilation system	Laundry ventilation system
Appliances	Hot water system	Each bathroom	Each kitchen	Each laundry
All dwellings	gas instantaneous 6 or greater individual fan unit, ducted	Operational control manual switch on/off	Operational control individual fan unit, ducted	Operational control manual switch on/off
				natural ventilation only, or no laundry

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Cooling		Heating		Artificial lighting						Natural lighting		
Dwelling no.	Living areas	Bedroom areas	Living areas	Bedroom areas	No. of bedrooms for study	No. of living or dining rooms	Each kitchen	per bathroom	per laundry	per hallway	No. of bedrooms for toilet	per kitchen
1	1-phase airconditioning (EER > 4.0 (zoned))	1-phase airconditioning EER > 4.0 (zoned)	1-phase airconditioning EER > 4.0 (zoned)	1-phase airconditioning EER > 4.0 (zoned)	4	1 (dedicated)	yes	yes	yes	yes	1	yes
All other dwellings	1-phase airconditioning (average zoned)	-	1-phase airconditioning (average zoned)	-	1	1 (dedicated)	yes	yes	yes	yes	0	yes

Individual pool		Individual spa		Appliances & other efficiency measures								
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	-	yes

Alternative energy	
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	-

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(a) Thermal Comfort		Show on DA plans		Show on CCQDC plans & specs		Certifier check	
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the floor plans and construction certificate application for the proposed development (or, if the applicant is applying for a complying development application for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.							
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.							
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Load" table below.							
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.							
(e) The certifier must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which are used to calculate those specifications.							
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and must ensure that the development is constructed in accordance with the application for a complying development certificate which were used to calculate those specifications.							
(g) Where there is an in-slab heating or cooling system, the applicant must:							
(i) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or							
(ii) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.							
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.							



## External Colour Board

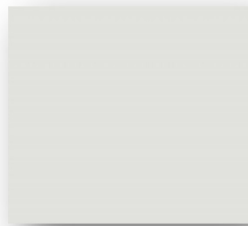
Site Address: 19 Kerry Close Beacon Hill

Client: Nick and Jen Doherty

**Metal Roof:**  
Colorbond Monument



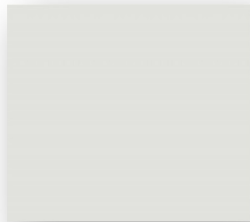
**Garage Door:**  
Colorbond: Surfmist



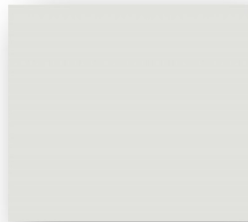
**Gutter/ Fascia:**  
Colorbond: Monument



**Water Tank:**  
Colour: Surfmist



**Render/ Capping/ Moroka:**  
Taubmans: Surfmist



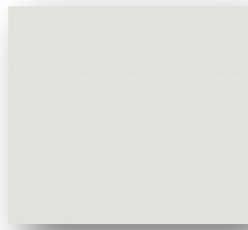
**Cladding:**  
Taubmans: Knight Grey



**Windows & Doors:**  
Aluminium Colour: Monument



**Front Entry Door:**  
Surfmist



**Driveway:**  
Coloured Concrete:  
Colour: Charcoal



Jen Taunton 28.02.22