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COLOURS FOR DISPLAY PURPOSES ONLY

ISSUE: J

DRAWING: 22065-9

SHEET: 1/18

Proposed Residence

#32 Macmillan Street, Seaforth

Icon Job Number: J/1017

ACCURATE design & drafting

info@accuratedesign.com.au 02 4647 2552

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

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 Design	23-03-22	SG BS	22065
B	Sketch Design - amended as per email	30-04-22	SG	22065-1
C	Windows altered	14-05-22	BS	22065-2
D	Ens, Master & Dressing amended as per mark up	26-06-24	SG	22065-3
E	Preliminary Plans	06-08-24	SG	22065-4
F	RWT	07-08-24	SG	22065-5
G	Variation 1	29-10-24	SG	22065-6
H	Variation 2	08-11-24	SG	22065-7
I	DA Submission Plans	11-12-24	SG	22065-8
J	Updated Basix	19-12-24	SG	22065-9

ISSUE: J
DRAWING: 22065-9
SHEET: 2/18

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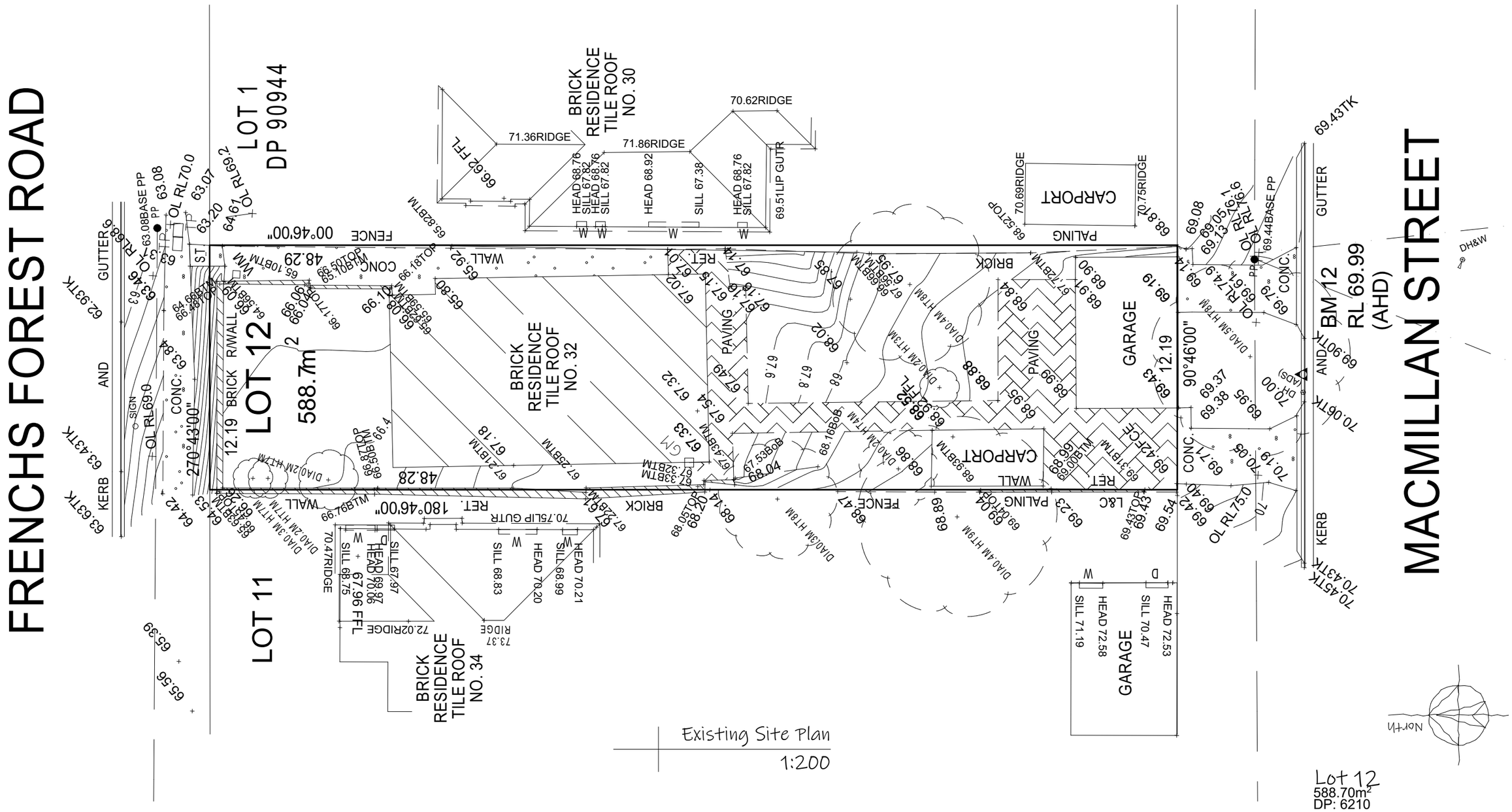

Existing Site Plan
1:200

Lot 12
588.70m²
DP: 6210

ISSUE:	DRAWING:	DATE:	LOT:
J	22065-9	19-12-24	12
	SHEET: 3/18	PAPER: A3	DP: 6210

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

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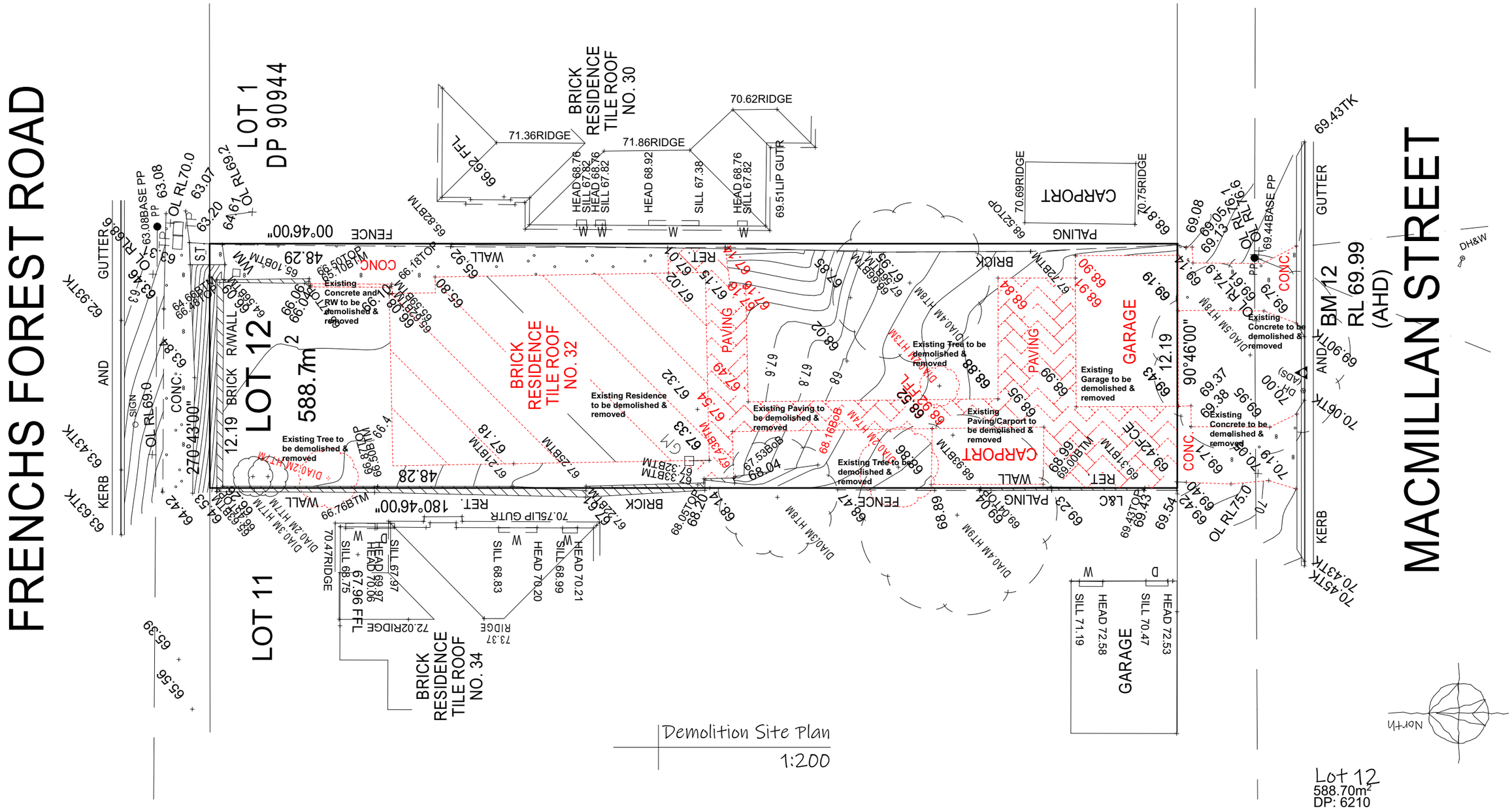

Demolition Site Plan

1:200

Lot 12
588.70m2
DP: 6210

ISSUE:	DRAWING:	DATE:	LOT:
J	22065-9	19-12-24	12
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	4/18	A3	6210

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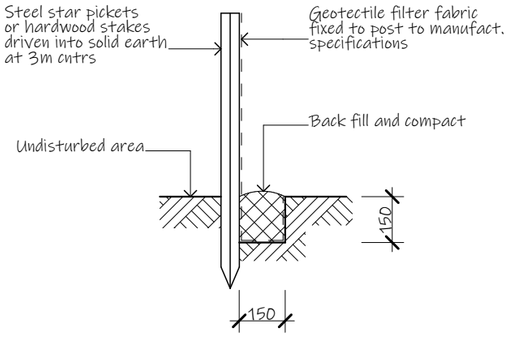
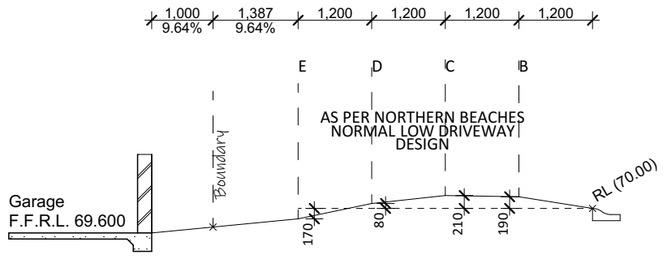


Soil Erosion and Sediment Control Fence
1. Siltation fencing is to be placed as shown on the site plan as so to prevent silt run off to any ajoining property or to the street. This measure is to be placed prior to any excavation work beggining and is to be removed only when the sites surface as been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

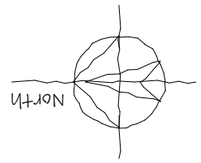
Typical Silt Fence
1:20

DA COMPLIANCE

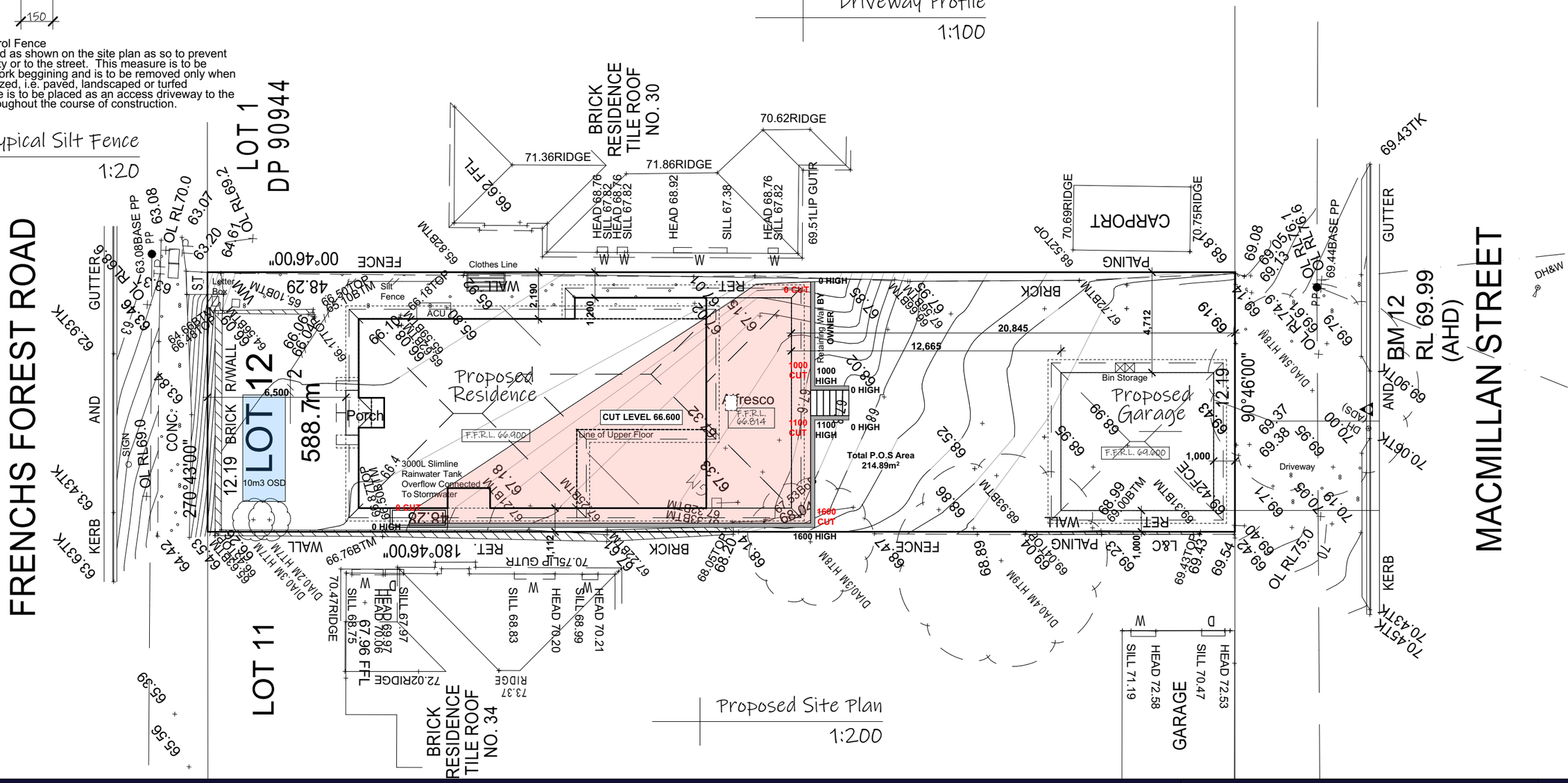
FLOOR SPACE RATIO
0.45:1 - 264.915sqm max
251.16sqm Gross Floor Area
OPEN SPACE - OS3
55% of Site - 323.785sqm
328.31sqm Provided
LANDSCAPED AREA
35% of required Open Space - 113.325sqm
262.26sqm Provided



Driveway Profile
1:100



Lot 12
588.70m²
DP: 6210



Proposed Site Plan
1:200

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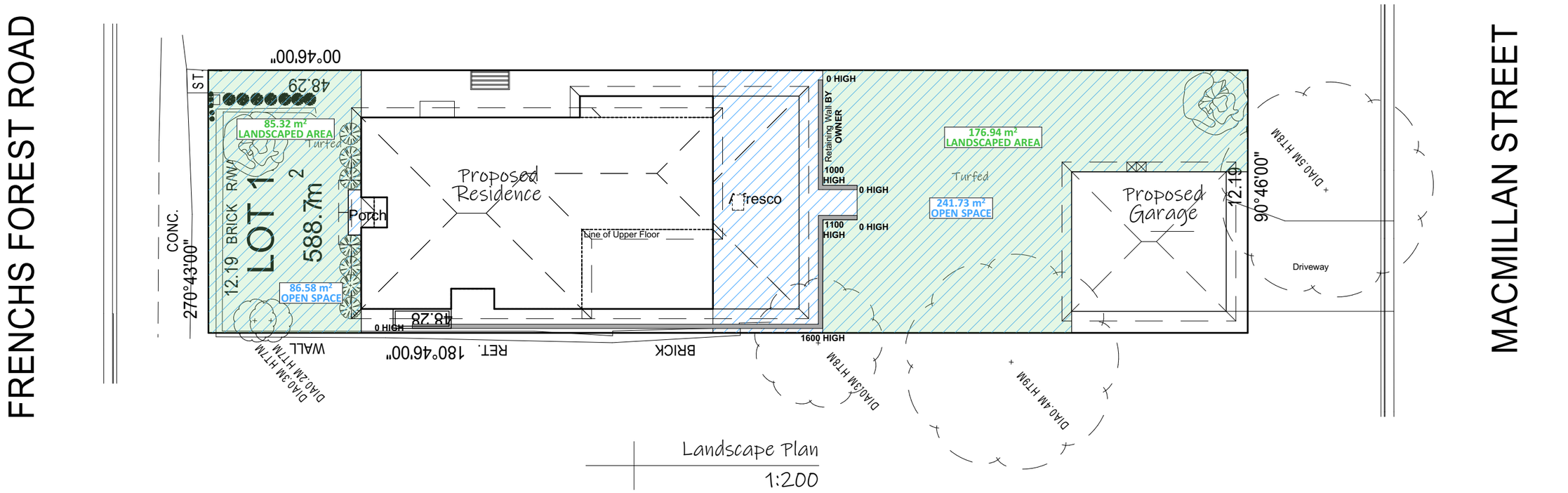
Key	Species	Dimensions	Container	Quantity
	Corodyline	1.2m x 1.2m	200mm	7
	Fraxinus Oxycarpa	12m x 6m	100ltr	2
	Buxus Microphylla	0.3m x 0.4m	200mm	5
	Conovolvulus	0.5m x 1m	200mm	7

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

NORTH

Lot 12
588.70m²
DP: 6210

ISSUE: J
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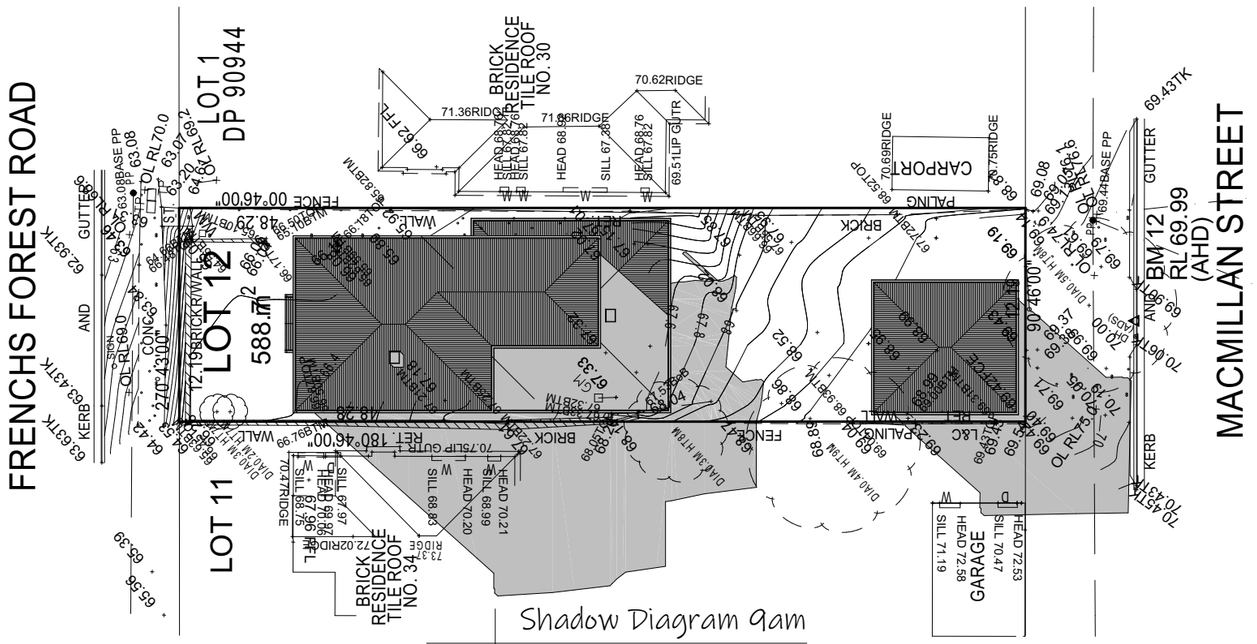

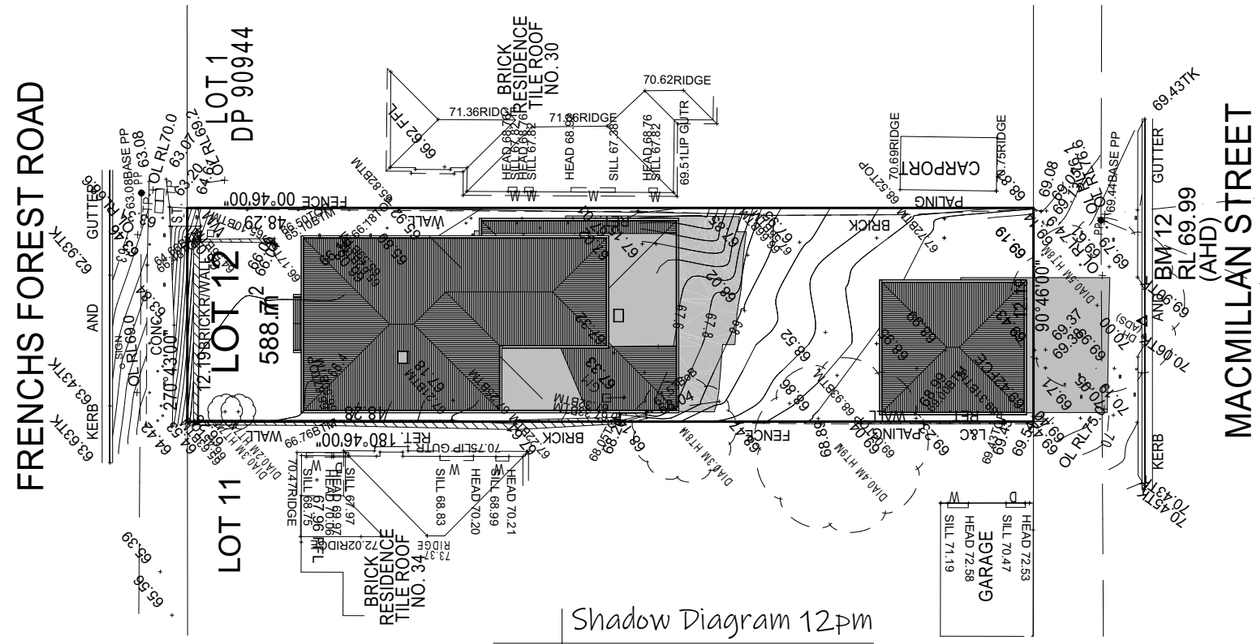

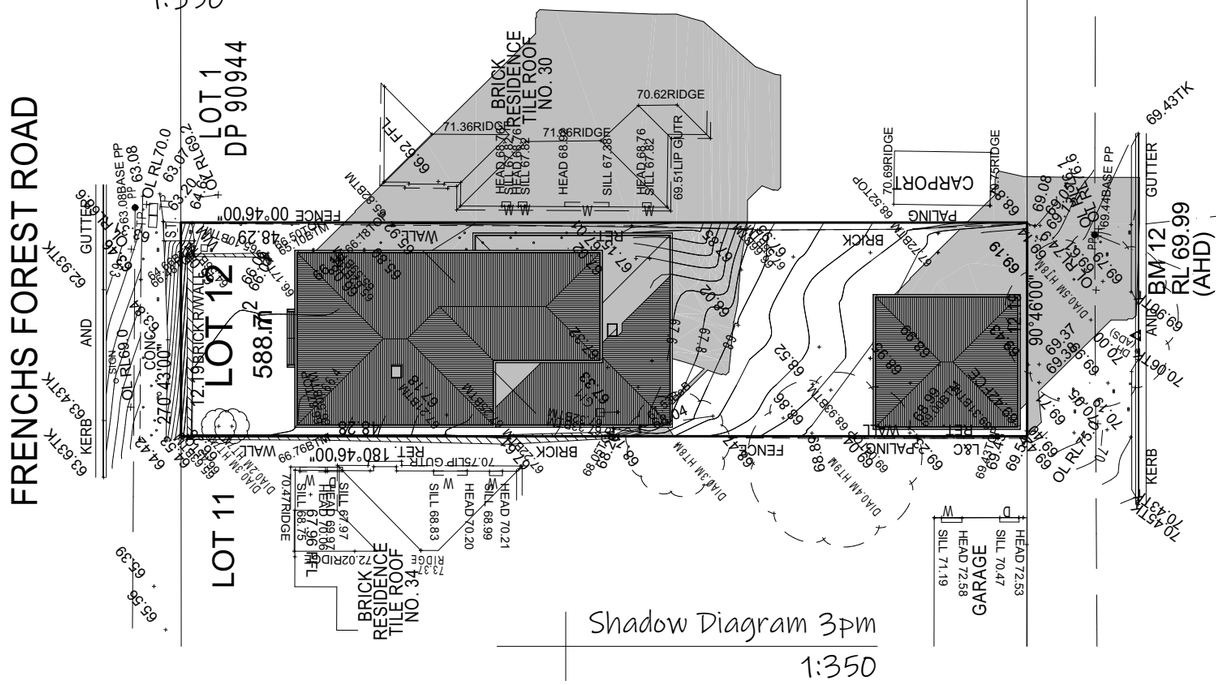

Lot 12
588.70m²
DP: 6210

North

ISSUE:	DRAWING:	DATE:	LOT:
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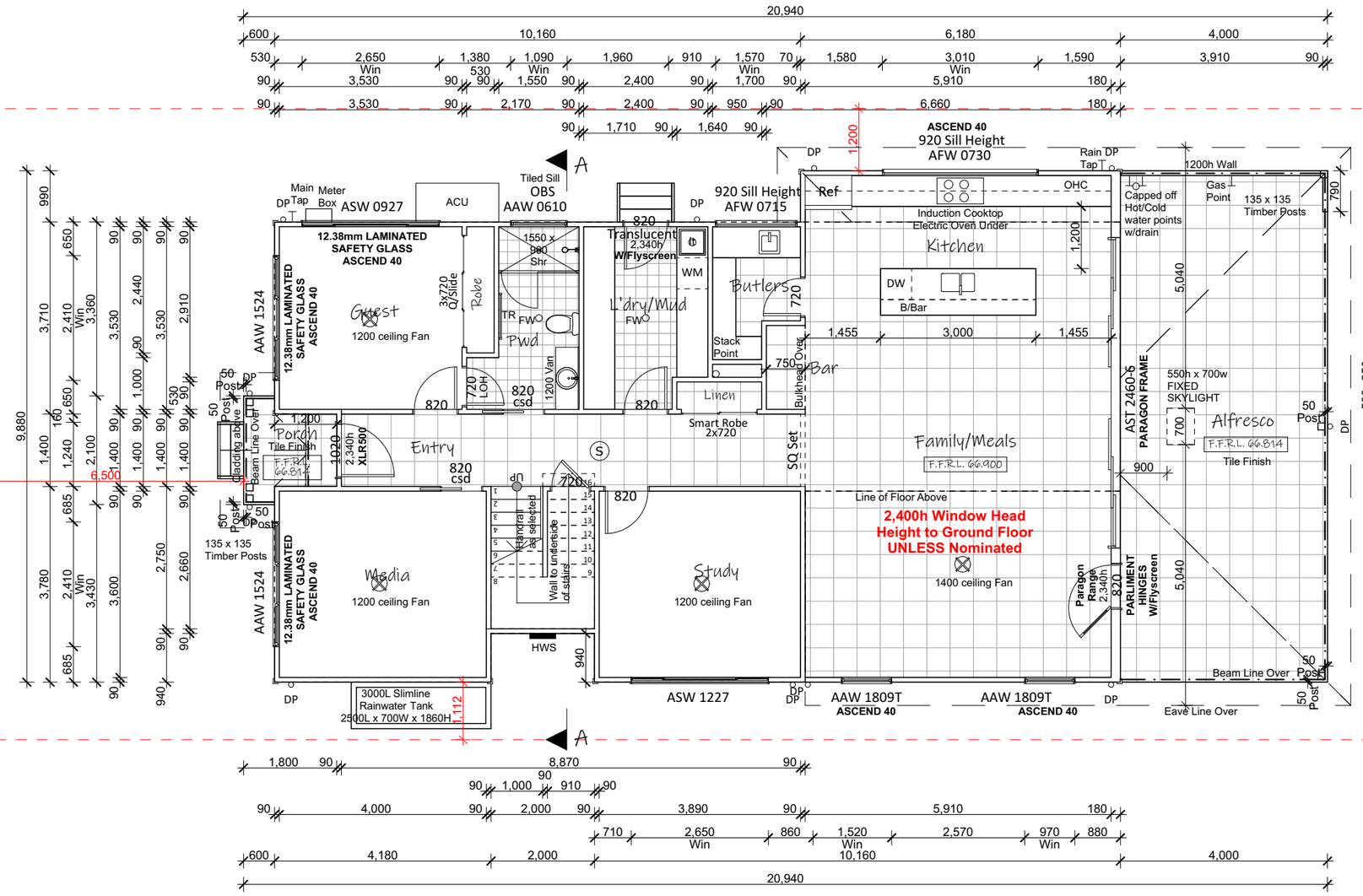
NOTES

WIND CLASSIFICATION
Frame & Trusses to be engineered for 'N2' wind category (33m/sec wind bracing)
MARINE REQUIREMENTS
Exposed Steel - Coating as per Australian Standards
Enclosed Steel - Coating as per Australian Standards
Sarking to underside of roof sheeting
INSULATION
R7.0 (Glasswool) Insulation to Ceiling
R2.7 (HP Glasswool) Insulation to External Walls
DOORS
2,340 high internal doors thoughout (Excluding Garage)
Flyscreens to all openanble windows ONLY no screens to ANY external doors



Ground Floor Plan
1:100

Garage Floor Plan
1:100

Floor Area (m2)	
Porch	2.94
Alfresco	39.52
Garage	46.53
Upper Living	114.07
Living	147.82
	350.88 m²

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	

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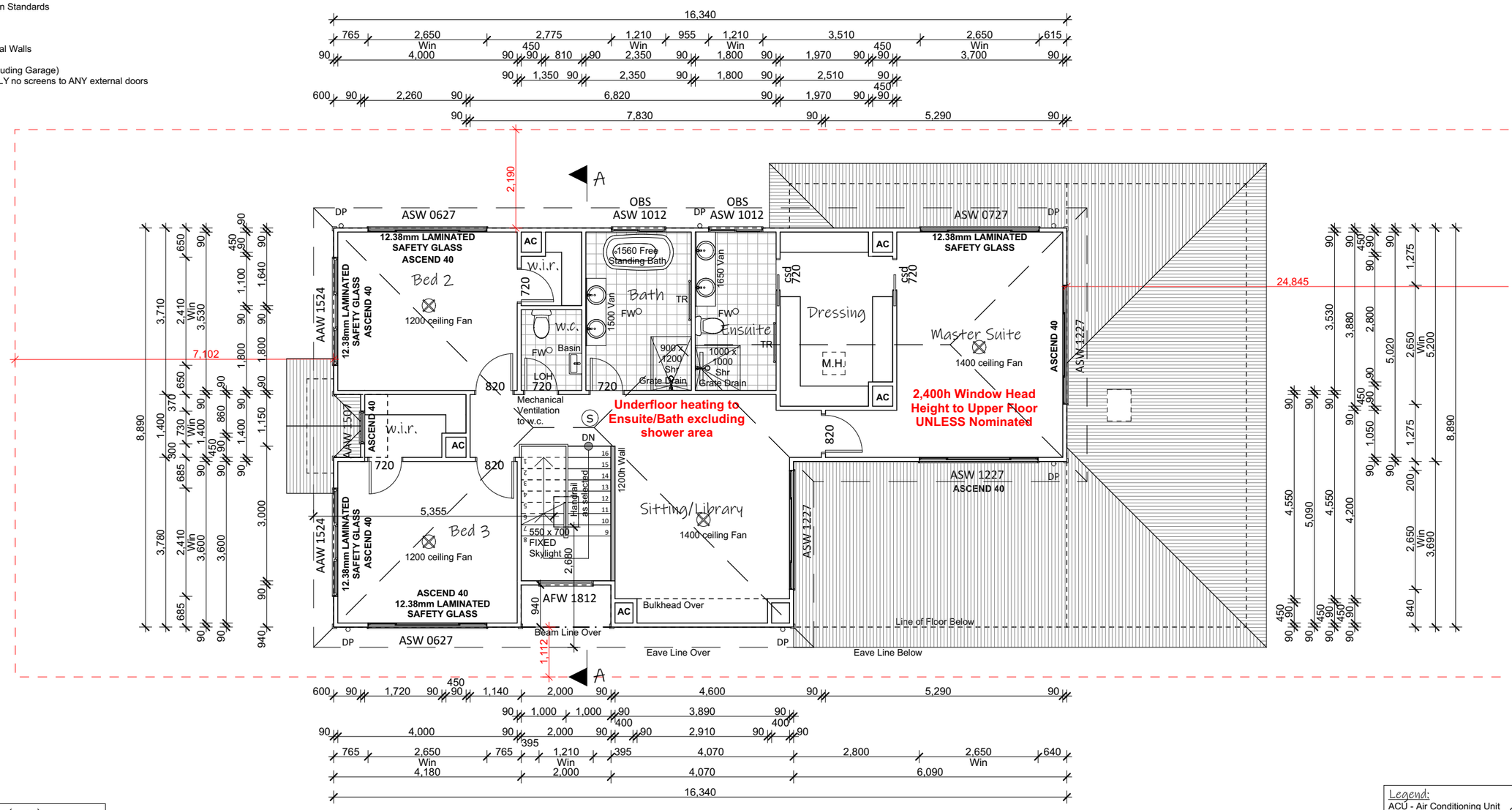

Floor Area (m2)	
Porch	2.94
Alfresco	39.52
Garage	46.53
Upper Living	114.07
Living	147.82
	350.88 m²

Upper Floor Plan
1:100

Legend:

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

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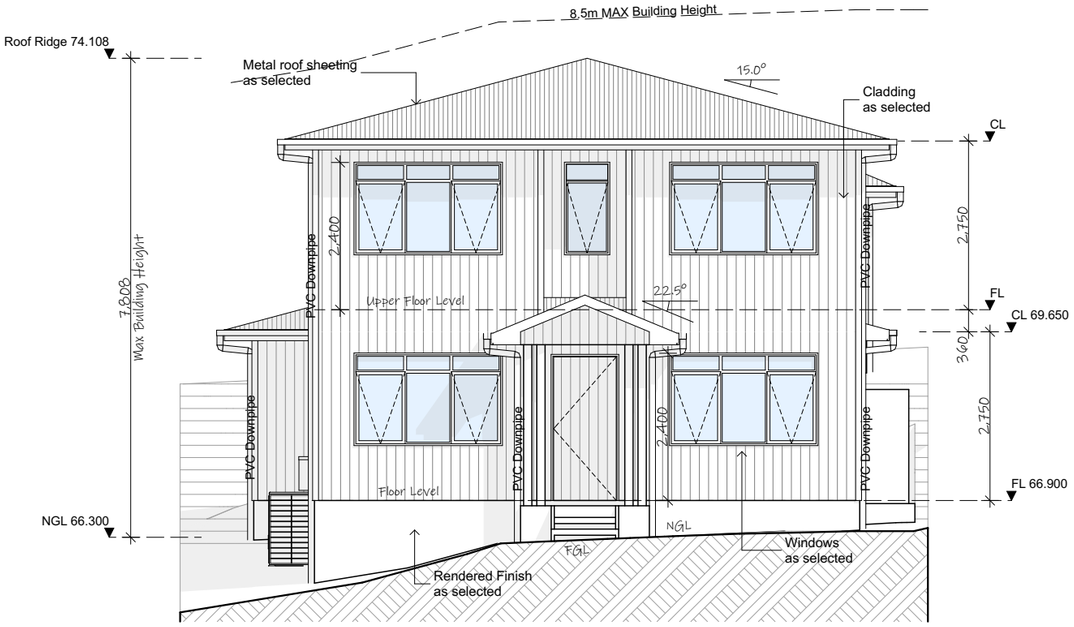
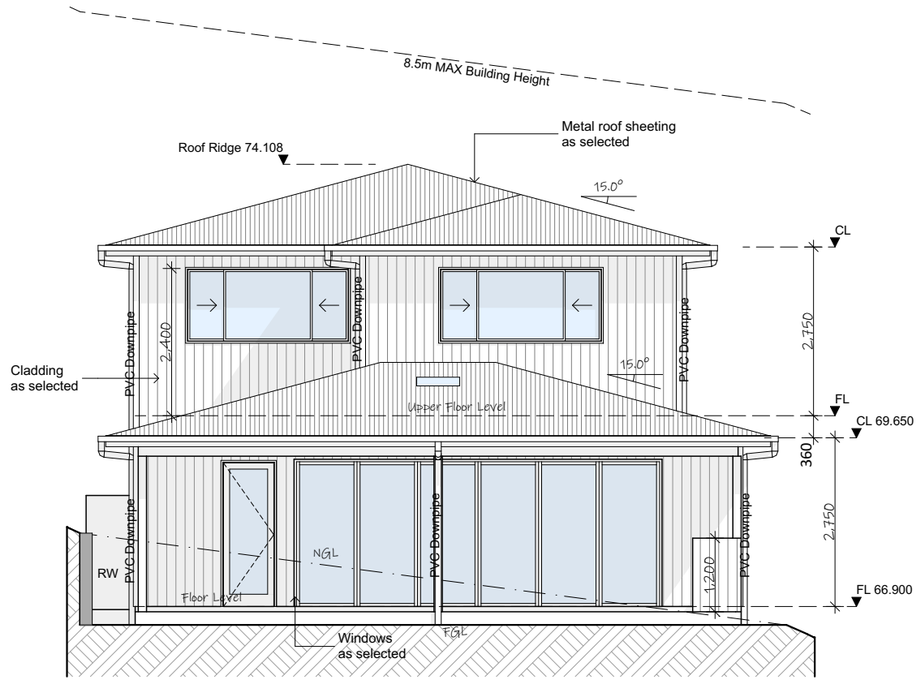
Legend:
ACU - Air Conditioning Unit
AJ - Articulation Joint
CL - Ceiling Level
FGL - Finish Ground Line
FL - Floor Level
HWS - Hot Water System
NGL - Natural Ground Line
OBS - Obscure
DP - Downpipe
RW - Retaining Wall



North Elevation
1:100



South Elevation
1:100

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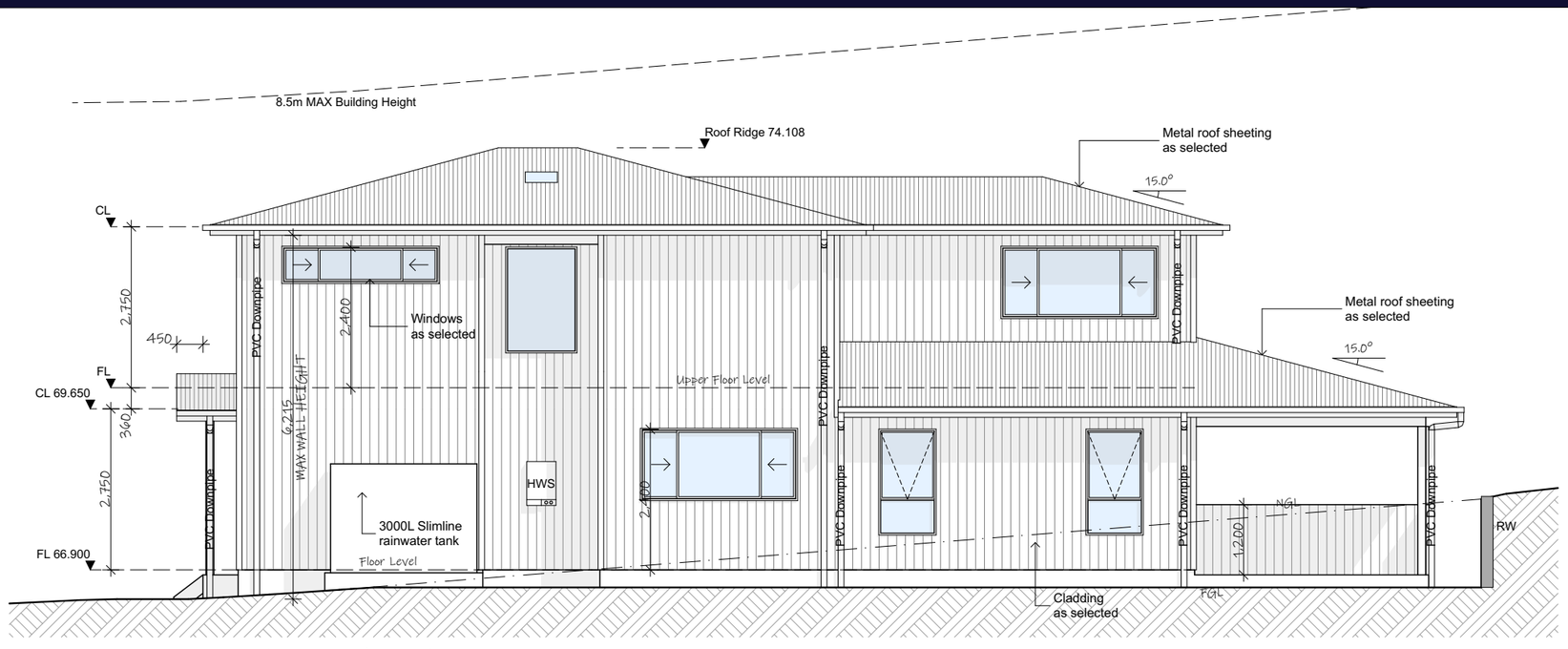
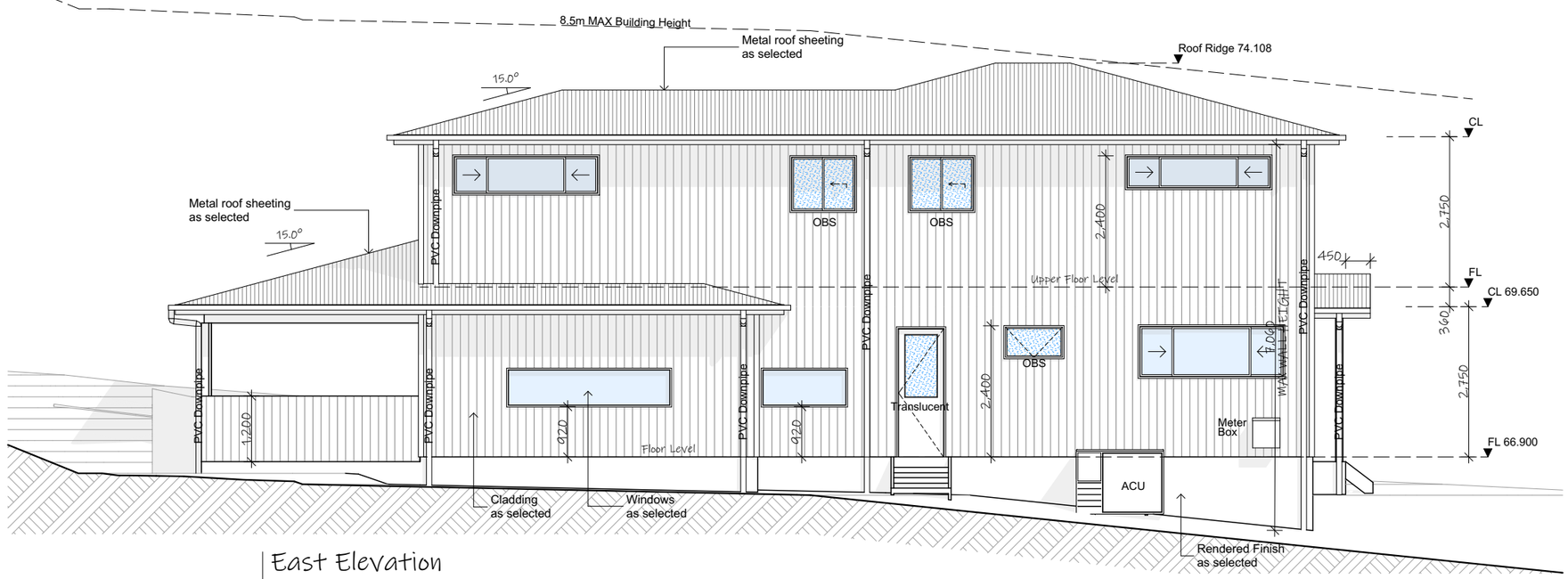


West Elevation

1:100



East Elevation

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

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

Proposed Residence
#32 Macmillan Street, Seaforth
Icon Job Number: J/1017

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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
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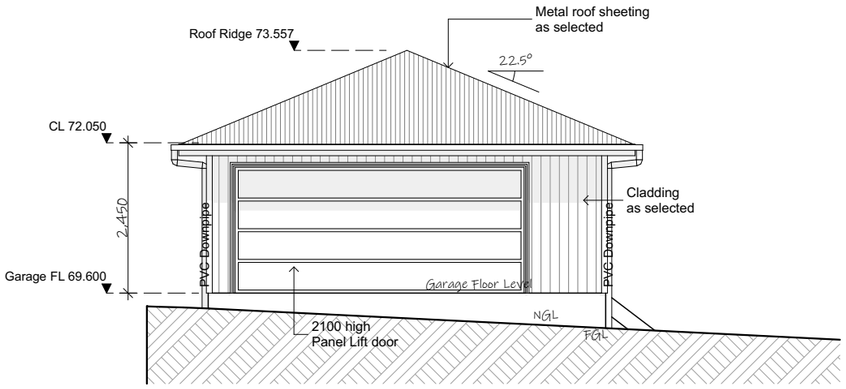
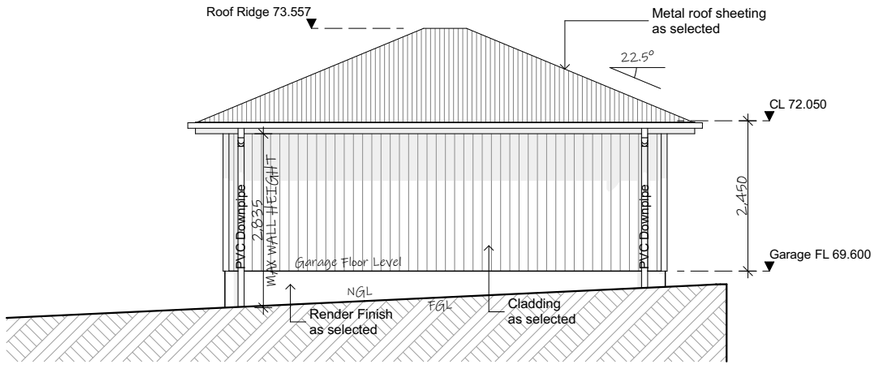
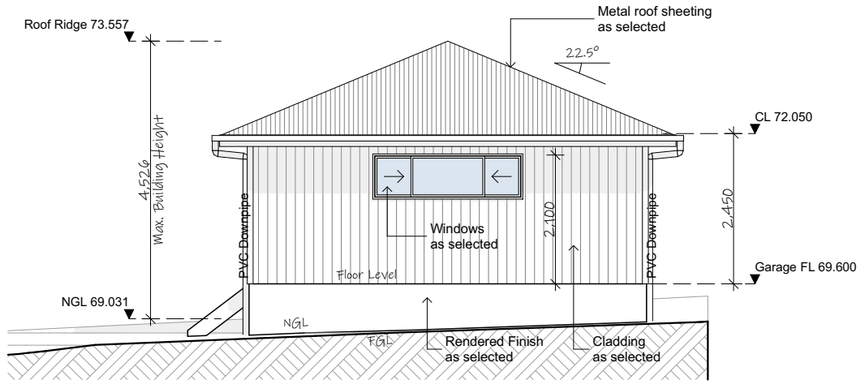


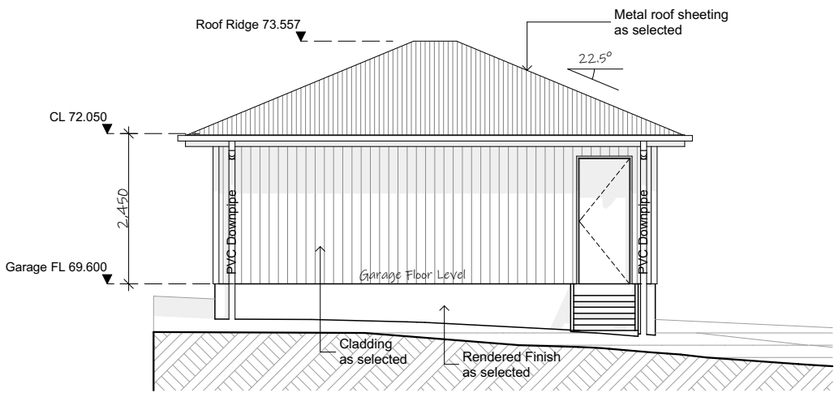
South Elevation
1:100



West Elevation
1:100



North Elevation
1:100



East Elevation
1:100

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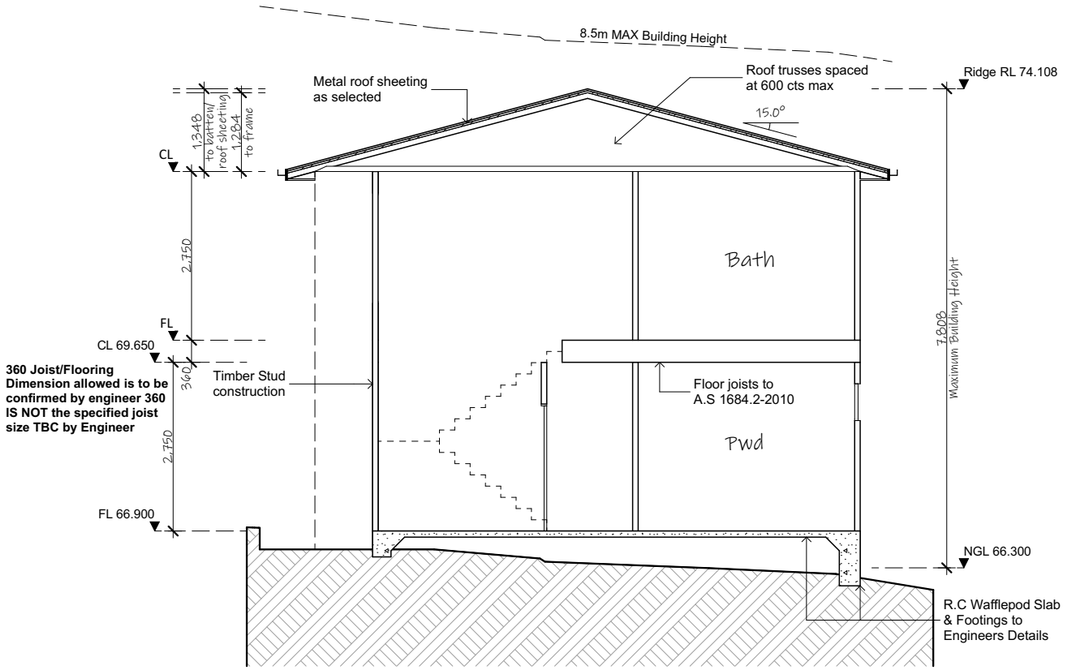
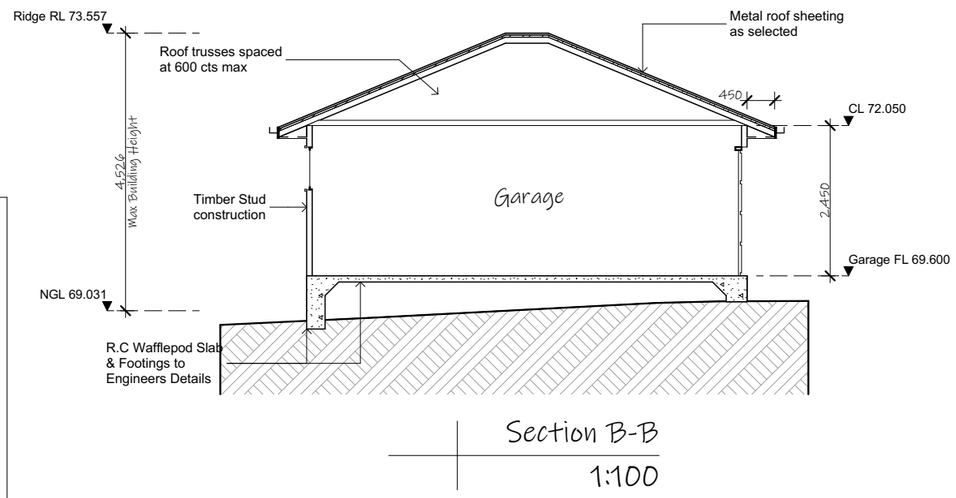
Legend:
ACU - Air Conditioning Unit
AJ - Articulation Joint
CL - Ceiling Level
FGL - Finish Ground Line
FL - Floor Level
HWS - Hot Water System
NGL - Natural Ground Line
OBS - Obscure
DP - Downpipe
RW - Retaining Wall



Section A-A
1:100



Section B-B
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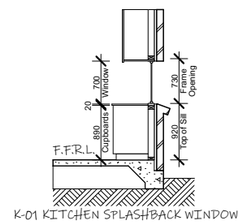

K-01 KITCHEN SPLASHBACK WINDOW

Kitchen Sill Detail
1:100

NatHERS summary for 32 Macmillan Street SEAFORTH NSW 2092		
Building Elements	**Material**	**Detail**
External walls	FC cladding	HD R2.7 bulk insulation
Internal walls	Plasterboard on studs	R2.5 bulk insulation internal walls Powder, Laundry and Bath HD R2.7 bulk insulation first floor walls adjacent to roof space
Ceilings	Plasterboard	R6.0 all ceilings adjacent to roof space (Including Alfresco) R3.0 eaves edge
Floors	225mm waffle pod	-
	35mm Alpha Floor	R2.5 under suspended floor to outside
Roof	Colorbond (Dark)	R1.3 anticon blanket

Window/doors

Windows	***Glass & frame type***	***U and SHGC values***	***Details***
WID-012-001	Aluminium framed single clear	U value: 6.32 and SHGC 0.63	Awning windows - Powder
WID-006-018	Aluminium framed single clear	U value: 6.37 and SHGC 0.72	Sliding windows - Bath
WID-115-020	Aluminium framed double low e	U value: 3.73 and SHGC 0.46	Sliding windows – Guest, Study, Bed 2, Ensuite, Master Suite, Sitting, Bed 3
WID-112-022	Aluminium framed double low e	U value: 4.18 and SHGC 0.43	Awning windows – Media, Guest, Bed 3, Bed 3 WIR, Bed 2
WID-108-022	Aluminium framed double low e	U value: 2.82 and SHGC 0.57	Fixed windows – Butlers, Kitchen, Stair
WID-123-022	Aluminium framed double low e	U value: 3.40 and SHGC 0.48	Sliding doors – Family/Meals
WID-007-006	Aluminium framed double low e	U value: 3.93 and SHGC 0.46	Hinged doors – Family/Meals
	Aluminium framed double glazed		Skylight

U and SHGC values are according to NFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.

Ceiling fans
1200mm ceiling fans to Guest Bed, Media, Study, Bed 2, Bed 3
1400mm ceiling fans to Family, Master Suite, Sitting

***Lighting:** This dwelling has been rated with non-ventilated LED downlights as per NatHERS certificate.*

***Note:** Insulation specified must be installed in accordance with BCA Volume Two.*

Note: If metal frames are used, a revised assessment is required

***Note:** In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.*

***Note:** Self-closing damper to bath, ensuite and laundry exhaust fans.*

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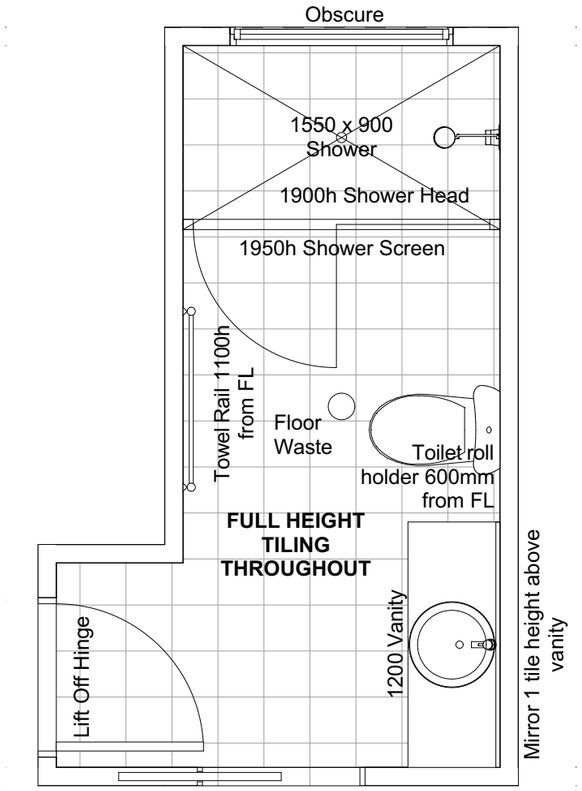
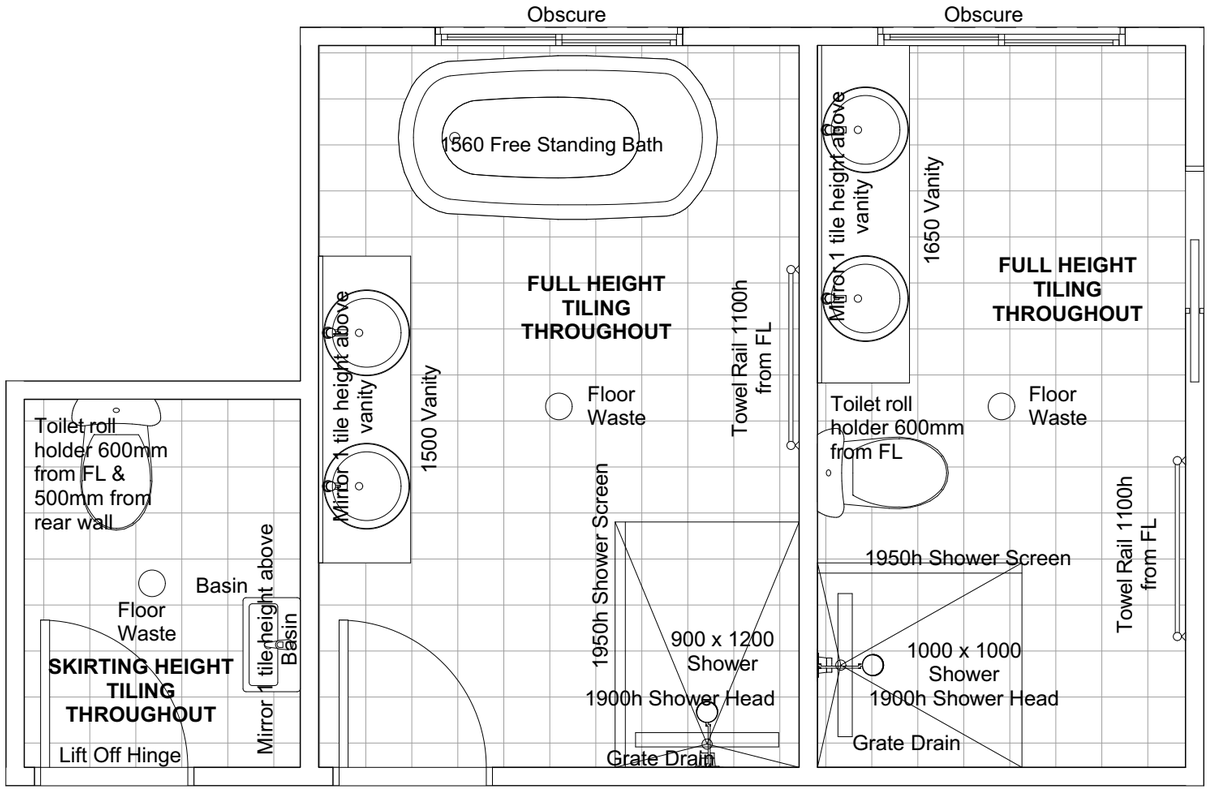


Pwd Detail

1:30



W.C., Bath & Ensuite Detail

1:30

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Proposed Residence

#32 Macmillan Street, Seaforth

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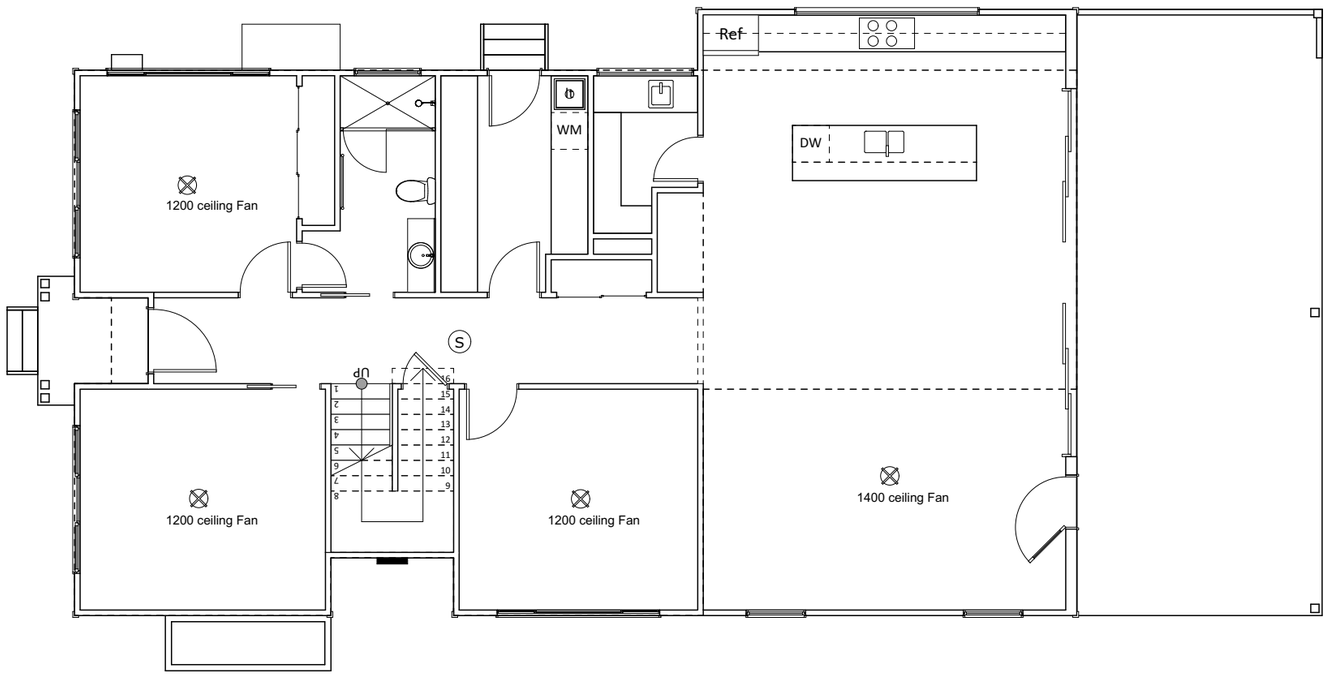
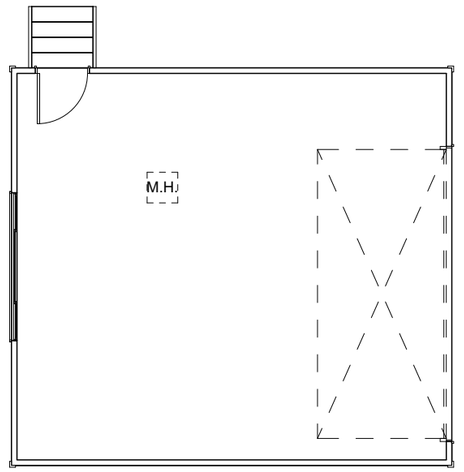
Description	Symbol	Qty	Notes	Description	Symbol	Qty	Notes	Description	Symbol	Qty	Notes
Light Point		-		T.V Point	TV	-				-	
Pendant Light		-		Exhaust Fan		-				-	
Wall Light Point		-		2 in 1		-				-	
Downlight		-		3 in 1		-				-	
Spotlight		-		Door Chime		-				-	
Small Up/Down Light		-		Smoke Alarm	S	-				-	
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	-				-	



Ground Floor Electrical Plan
1:100



Garage Electrical Plan
1:100

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Proposed Residence
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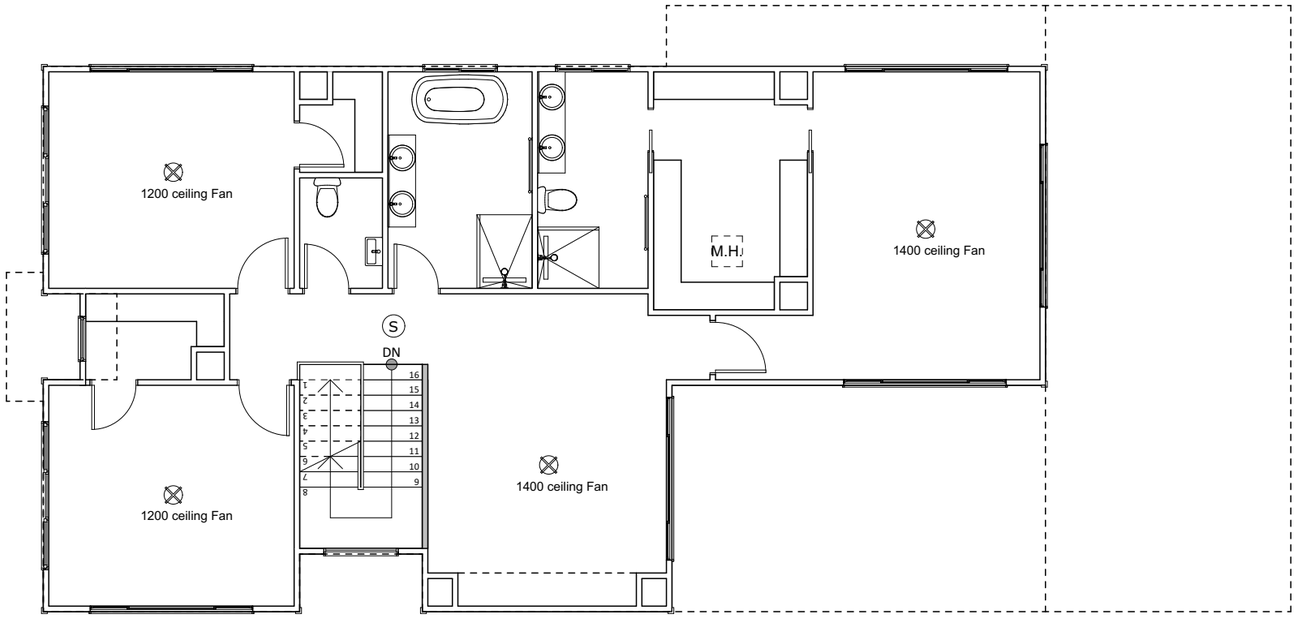
Description	Symbol	Qty	Notes	Description	Symbol	Qty	Notes	Description	Symbol	Qty	Notes
Light Point		-		T.V Point	TV	-				-	
Pendant Light		-		Exhaust Fan		-				-	
Wall Light Point		-		2 in 1		-				-	
Downlight		-		3 in 1		-				-	
Spotlight		-		Door Chime		-				-	
Small Up/Down Light		-		Smoke Alarm	S	-				-	
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 Floor Electrical Plan

1:100

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Proposed Residence

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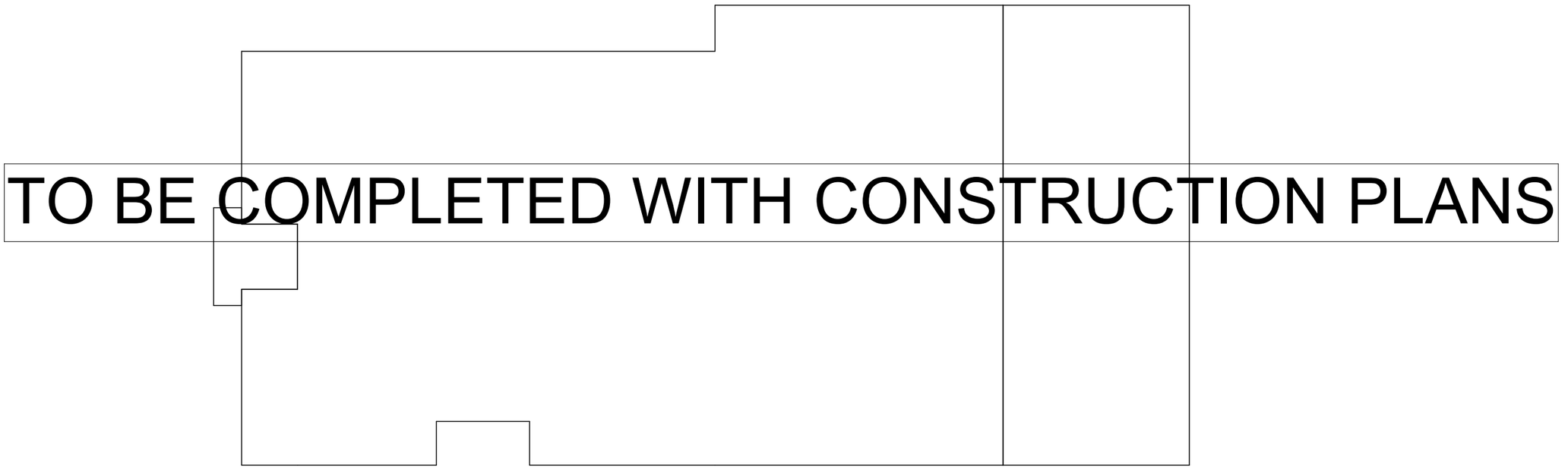
Note:
Frames built to the low side
of the slab, allow 20mm tolerance



TO BE COMPLETED WITH CONSTRUCTION PLANS

Slab Detail
1:100

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Proposed Residence
#32 Macmillan Street, Seaforth
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BASIX® Certificate

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

Single Dwelling

Certificate number: 1777104S_02

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: Thursday, 19 December 2024
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

Project summary	
Project name	22065 - 32 Macmillan Street, Seaforth_02
Street address	32 MACMILLAN Street SEAFORTH 2092
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan DP6210
Lot no.	12
Section no.	-
Project type	dwelling house (detached)
No. of bedrooms	4

Project score		
Water	✔ 43	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 72	Target 72
Materials	✔ -3	Target n/a

Certificate Prepared by
Name / Company Name: ABEAUT DESIGN PTY LTD
ABN (if applicable): 66116356551

Description of project

Project address	
Project name	22065 - 32 Macmillan Street, Seaforth_02
Street address	32 MACMILLAN Street SEAFORTH 2092
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan DP6210
Lot no.	12
Section no.	-
Project type	
Project type	dwelling house (detached)
No. of bedrooms	4
Site details	
Site area (m²)	589
Roof area (m²)	280
Conditioned floor area (m²)	218.47
Unconditioned floor area (m²)	22.43
Total area of garden and lawn (m²)	262
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
Assessor number	DMN/20/1999
Certificate number	0011635810
Climate zone	56
Area adjusted cooling load (MJ/m².year)	11
Area adjusted heating load (MJ/m².year)	19
Project score	
Water	✔ 43 Target 40
Thermal Performance	✔ Pass Target Pass
Energy	✔ 72 Target 72
Materials	✔ -3 Target n/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 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 200 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 Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate 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. The applicant 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 were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Insulation
floor - concrete slab on ground, waffle pod slab.	137.18	none
floor - above habitable rooms or mezzanine, treated softwood; frame: timber - H2 treated softwood..	103.72	none
garage floor - concrete slab on ground, waffle pod slab.	44.1	none
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	all external walls	fibreglass batts or roll+ foil/sarking
external garage wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	40	none+ foil/sarking
internal wall: plasterboard; frame: timber - H2 treated softwood.	150	none
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	279.63	ceiling: fibreglass batts or roll; roof: foil/sarking.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✔	✔	✔

Frames	Maximum area - m2
aluminium	20
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	20
double	0
triple	0

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 6.5 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		✔	✔
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 3.0 - 3.5		✔	✔
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 3.0 - 3.5		✔	✔
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 a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 an induction cooktop & electric oven in the kitchen of the dwelling.		✔	
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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