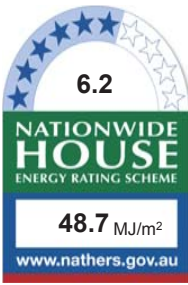


GENERAL NOTES

- BUILDING TO INCORPORATE BASIX COMMITMENTS TO COMPLY WITH THE ATTACHED BASIX CERTIFICATE NO. XXX_02 DATED XX JANUARY 2018
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS 3786-1993 'SMOKE ALARMS' AND PART 3.7.2 - 'SMOKE ALARMS' OF THE BCA (NB. SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM)
- TERMITE MANAGEMENT TO COMPLY WITH AS3660-2000 'TERMITE MANAGEMENT - NEW BUILDING WORK'
- GLAZING TO COMPLY WITH AS1288-2006 'GLASS IN BUILDINGS - SELECTION AND INSTALLATION' AND AS 2047-1999 'WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION'
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS3740 'WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS'. NO AIR DRIED LIQUID APPLIED TO MEMBRANES SHALL BE USED.
- ALL HOT WATER PIPES SHOULD BE INSULATED AS PER AS3500.4
- ALL REQUIRED FACILITIES FOR A CLASS 1 BUILDING TO BE INSTALLED AS REQUIRED BY PART 3.8.2.2 'REQUIRED FACILITIES' OF THE BCA
- DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS TO COMPLY WITH PART 3.8.3 'FACILITIES' OF THE BCA
- STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 - 'STAIR CONSTRUCTION OF THE BCA (NB. ALL STAIR TREADS TO HAVE A SURFACE THAT IS SLIP RESISTANT IN ACCORDANCE WITH PART 3.9.1.3 OF THE BCA
- BALUSTRADES CONSTRUCTION TO COMPLY WITH PART 3.9.2.3 - 'BALUSTRADES' OF THE BCA
- ALL NEW OPENABLE WINDOWS WITHIN A BEDROOM WITH A FLOOR LEVEL 2M OR MORE ABOVE A SURFACE BENEATH TO BE PROTECTED IN ACCORDANCE WITH PART 3.9.2.5 OF THE BCA
- DAMP PROOF MEMBRANE MUST BE HIGH IMPACT, 0.2mm THICK POLYETHYLENE FILM
- ALL BUILDING WORK TO BE LOCATED WHOLLY WITHIN THE ALLOTMENT BOUNDARIES

	ISSUE	1	DATE	5/2/19	DRAFT	DA	PROJECT #		K30		
	PROJECT							NEW STUDIO			
	ADDRESS							9 WAKOOKA AVE, ELANORA HEIGHTS		DWG #	A3 11.01
	CLIENT							ANTJE KUHNAST & MARCUS BISPING			
	DWG							SITE PLAN		DATE #	
									SCALE		A5 SHOWN @ A3
									DRAWN		LP
									CHKD		AM
									ISSUE		1
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotecture.com.au envirotecture projects pty ltd ABN 49 078 853 577										 ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029	
										 NOMINATED ARCHITECT: ANDY MARLOW ARB #9597	



Certificate no.: 0003590171-01
Assessor Name: Stephen Collins
Accreditation no.: 20374
Certificate date: 12 Feb 2019
Dwelling Address: 9 Wakooka Avenue
ELANORA HEIGHTS, NSW
2101
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FLOOR PLAN
1:50

STONE

08695

RETAINING

33.53

WALL

1M SETBACK

WO1

OPAQUE WINDOWS

WO2

920

3185

STONE

RETAINING

6.5M SETBACK

WO6

56.5

RL57.1

LIVING

DO1

RL57.05

5755

56.0

BATH

WO3

RETAINING

WALL

8210

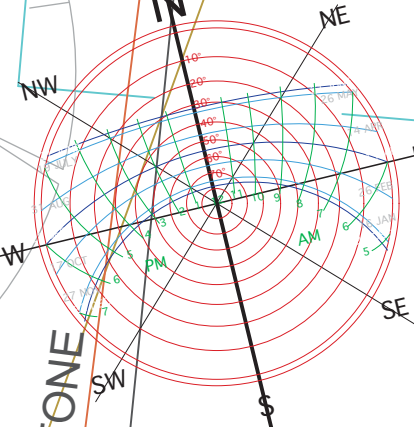
WO4

BED 1

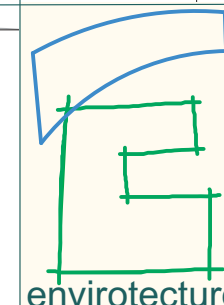
WO5

3730

55.0



STONE



ISSUE	1	DATE	5/2/19	DRAFT	DA	PROJECT #	K30
PROJECT	NEW STUDIO						
ADDRESS	9 WAKOOKA AVE, ELANORA HEIGHTS						
CLIENT	ANTJE KUHNAST & MARCUS BISPING						
DWG	FLOOR PLAN						
DATE #	2018-11-06	DWG #	A3 21.01	ISSUE	1		
SCALE	A5 SHOWN @ A3	DRAWN	LP	CHKD	AM		
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotecture.com.au							ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029
envirotecture projects pty ltd ABN 49 078 853 577							NOMINATED ARCHITECT: ANDY MARLOW ARB #9597

6.2

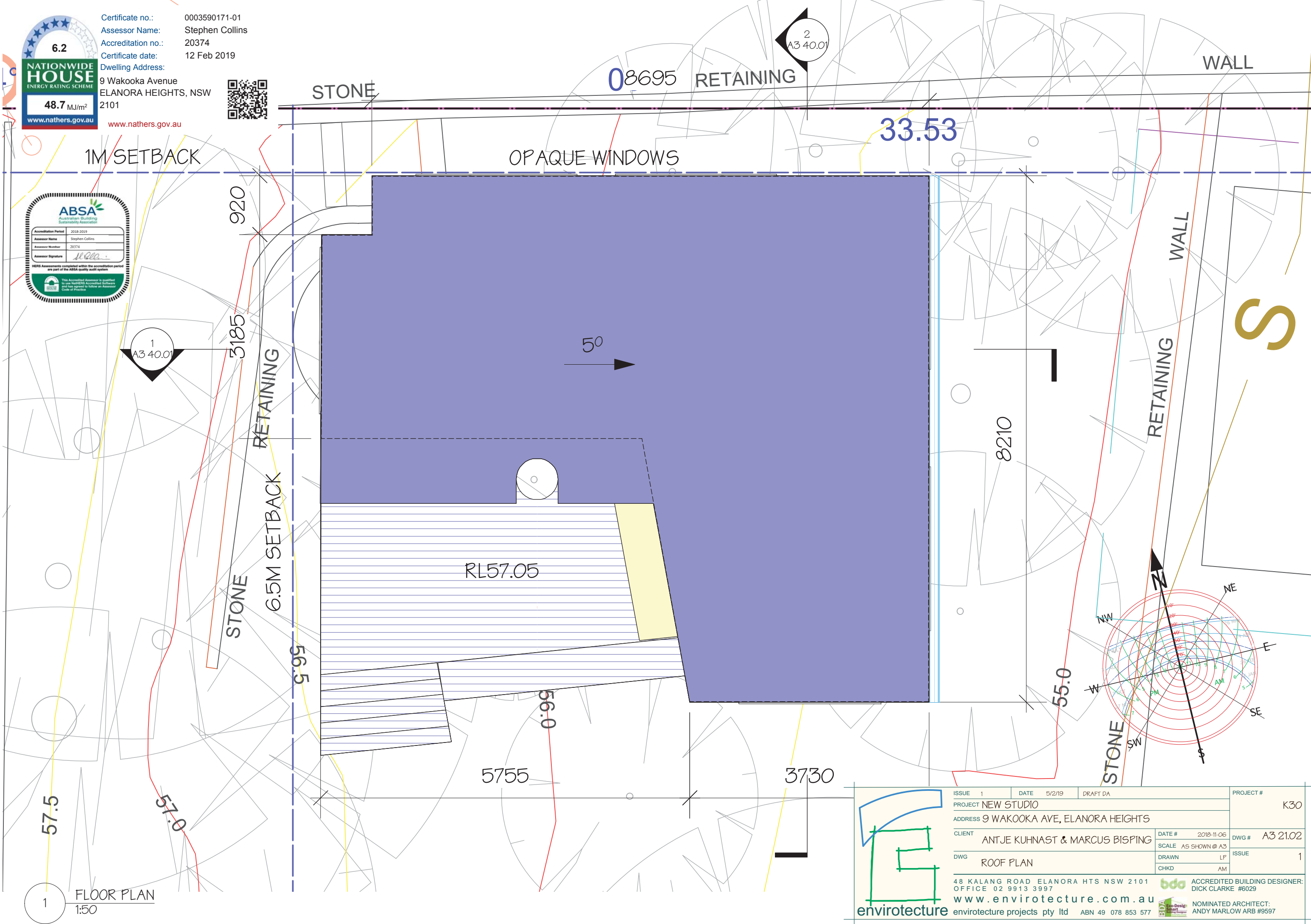
NATIONWIDE
HOUSE

ENERGY RATING SCHEME

48.7 MJ/m²

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1 FLOOR PLAN
1:50

ISSUE	1	DATE	5/2/19	DRAFT	DA	PROJECT #	K30
PROJECT							NEW STUDIO
ADDRESS							9 WAKOOKA AVE, ELANORA HEIGHTS
CLIENT							ANTJE KUHNAST & MARCUS BISPING
DWG							ROOF PLAN
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotecture.com.au							ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029
envirotecture projects Pty Ltd ABN 49 078 853 577							NOMINATED ARCHITECT: ANDY MARLOW ARB #9597

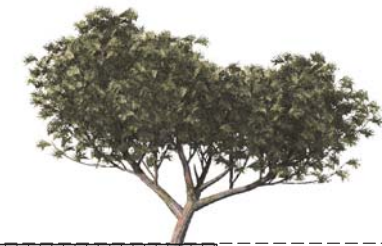
DATE #	2018-11-06	DWG #	A3 21.02
SCALE	A5 SHOWN @ A3	ISSUE	1
DRAWN	LP		
CHKD	AM		

RIDGE RL60.49

FFL 57.10



1 SOUTH ELEVATION
1:100



2 WEST ELEVATION
1:100

RIDGE RL60.49

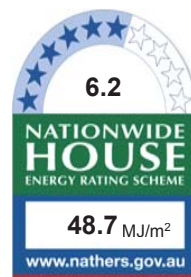
FFL 57.10



3 NORTH ELEVATION
1:100



4 EAST ELEVATION
1:100



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	ISSUE	1	DATE	5/2/19	DRAFT	DA	PROJECT #	K30
	PROJECT	NEW STUDIO					DWG #	A3 30.01
	ADDRESS	9 WAKOOKA AVE, ELANORA HEIGHTS					ISSUE	1
	CLIENT	ANTJE KUHNAST & MARCUS BISPING					ACCREDITED BUILDING DESIGNER:	DICK CLARKE #6029
	DWG	ELEVATIONS					NOMINATED ARCHITECT:	ANDY MARLOW ARB #9597
	DATE	2018-11-06					ABN	49 078 853 577
	SCALE	AS SHOWN @ A3						
	DRAWN	LP						
	CHKD	AM						
	DATE	2018-11-06						
	SCALE	AS SHOWN @ A3						
	DRAWN	LP						
	CHKD	AM						
	DATE	2018-11-06						
	SCALE	AS SHOWN @ A3						
	DRAWN	LP						

RIDGE RL60.49

FFL 57.10

1

SECTION 1
1:50

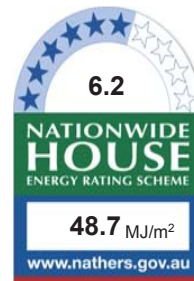
FFL 57.10

2

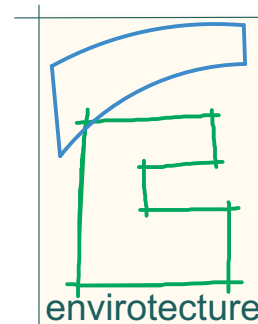
SECTION 2



1:50

ABSA Assessor #20374		February 2019		CDA Reference: 3180	
9 Wakooka Avenue ELANORA HEIGHTS NSW 2101					
Concept Designs Australia					
conceptdesigns@tpg.com.au				Ph: 0418877571	
Thermal Performance Specifications					
External Wall Construction		Insulation		Colour (Solar Absorptance)	
Steel and timber cladding		Vapour barrier + R2.5		None specified	
Internal Wall Construction		Insulation		Detail	
Plasterboard on studs		None			
Ceiling Construction		Insulation		Detail	
Plasterboard		100mm PIR		All ceilings adjacent to roof space	
Roof Construction		Insulation		Colour (Solar Absorptance)	
Colorbond		Vapour barrier		None specified	
Floor Construction		Insulation		Covering	
Timber		R3.0		Timber and Tiles	
Windows	Glass and frame type	U Value	SHGC	Details	
RYL-312-140	Aluminium framed Lightbridge DG	3.00	0.41	W01, W02, W03 and W04 awning windows	
RYL-302-040	Aluminium framed Lightbridge DG	2.06	0.51	W01, W02, W03, W04, W05 and W06 fixed	
RYL-362-640	Aluminium framed Lightbridge DG	2.97	0.49	D01	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 10% of the above figures. This also applies to changes to the thickness of glass required to meet Bushfire regulations and acoustic requirements.					
Fixed shading – Eaves		Width includes gutters, offset is distance above windows			
Width:	As drawn	Offset:	As drawn	Nominal only, refer to plan for detail	
Fixed shading – Other		Verandahs, Pergolas (type and description)			
Shaded areas and shade devices as drawn, adjoining buildings and boundary fences					
Building Sealing					
External doors to be weather stripped and windows to comply with AS 2047.					
LED downlights to be sealed.					
Exhaust fans to be fitted with dampers as per NCC.					



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2101



ISSUE	1	DATE	5/2/19	DRAFT DA	PROJECT #	K30
PROJECT NEW STUDIO						
ADDRESS 9 WAKOOKA AVE, ELANORA HEIGHTS						
CLIENT	ANTJE KUHNAST & MARCUS BISPING			DATE #	2018-11-06	DWG # A3 40.01
				SCALE	A5 SHOWN @ A3	
DWG	SECTIONS			DRAWN	LP	ISSUE
				CHKD	AM	1
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotecture.com.au					 ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029	
 envirotecture projects Pty Ltd					 NOMINATED ARCHITECT: ANDY MARLOW ARB #9597	
ABN 98 078 853 577						

WINDOW & DOOR SCHEDULE

BASIX COMMITMENTS: ALL CONSTRUCTION DETAILS, INSULATION AND GLAZING SHALL BE CONSISTENT WITH THE BASIX CERTIFICATE NUMBER NOMINATED. IN THE EVENT OF ANY DISCREPANCY THE HIGHER STANDARD SHALL BE COMPILED WITH.

BASIX CERTIFICATE NUMBER: XXXXX

ALL DIMENSIONS SHOWN ON EXTERNAL DOORS AND WINDOWS ARE EXTERNAL FRAME SIZES. ACTUAL FRAME SIZES MUST ALLOW FOR REVEALS AND INSTALLATION CLEARANCES, WHICH MUST BE ADDED TO THESE NOTIONAL SIZES - ASSUMED 5mm ALL ROUND.

CHECK MEASURE ALL DIMENSIONS ON SITE PRIOR TO ORDER/MANUFACTURE. ALL WINDOWS & EXTERNAL DOORS TO HAVE INSTALLATION CLEARANCES FOAM-FILLED.

WINDOWS												
IMAGE	ID	HEIGHT	WIDTH	ELEVATION SET AT	FFL (+/-)	GLAZING	FRAME	GLAZED AREA	FLY SCREEN	FLY SCREEN MATERIAL	RESTRICTED OPENING	RESTRICTED OPENING METHOD
	W01	800	2515	Head of frame	2250	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	1.39	YES	FIBREGLASS	NO	N/A
	W02	800	2515	Head of frame	2250	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	1.39	YES	FIBREGLASS	NO	N/A
	W03	800	2560	Head of frame	2250	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	1.42	YES	FIBREGLASS	NO	N/A
	W04	800	2560	Head of frame	2250	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	1.42	YES	FIBREGLASS	NO	N/A
	W05	1800	2220	Head of frame	2100	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	3.68	NO	N/A	NO	N/A
	W06	2400	2600	Sill of frame	300	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	5.85	NO	N/A	NO	N/A
DOORS												
IMAGE	ID	HEIGHT	WIDTH	ELEVATION SET AT	FFL (+/-)	GLAZING	FRAME	GLAZED AREA	FLY SCREEN	FLY SCREEN MATERIAL	RESTRICTED OPENING	RESTRICTED OPENING METHOD
	D01	2400	3500	Sill of frame	0	4/12/4 CLEAR ARGON GAP	THERMALLY IMPROVED ALUMINIUM	6.55	YES	FIBREGLASS	#NAME?	N/A

6.2

48.7 MJ/m²

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Assessor Name: Stephen Collins

Accreditation no.: 20374

Certificate date: 12 Feb 2019

Dwelling Address: 9 Wakooka Avenue ELANORA HEIGHTS, NSW 2101

www.nathers.gov.au

Accreditation Period: 2018-2019

Assessor Name: Stephen Collins

Assessor Number: 20374

Assessor Signature: [Signature]

HERS Assessments completed within the accreditation period are part of the ABSA quality audit system.

ISSUE	2	DATE	7/2/19	DRAFT DA	PROJECT #	K30	
PROJECT						DWG #	A3 70.01
NEW SECONDARY DWELLING							
ADDRESS						ISSUE	2
9 WAKOOKA AVE, ELANORA HEIGHTS							
CLIENT						DATE # 2018-11-06	
ANTJE KUEHNAST & MARCUS BISPING						SCALE A5 SHOWN @ A3	
DWG						DRAWN LP	
WINDOW & DOOR SCHEDULE						CHKD AM	
48 KALANG ROAD ELANORA HTS NSW 2101						ACCREDITED BUILDING DESIGNER:	
OFFICE 02 9913 3997						DICK CLARKE #6029	
www.envirotecture.com.au						NOMINATED ARCHITECT:	
envirotecture projects pty ltd ABN 49 078 853 577						ANDY MARLOW ARB #9597	