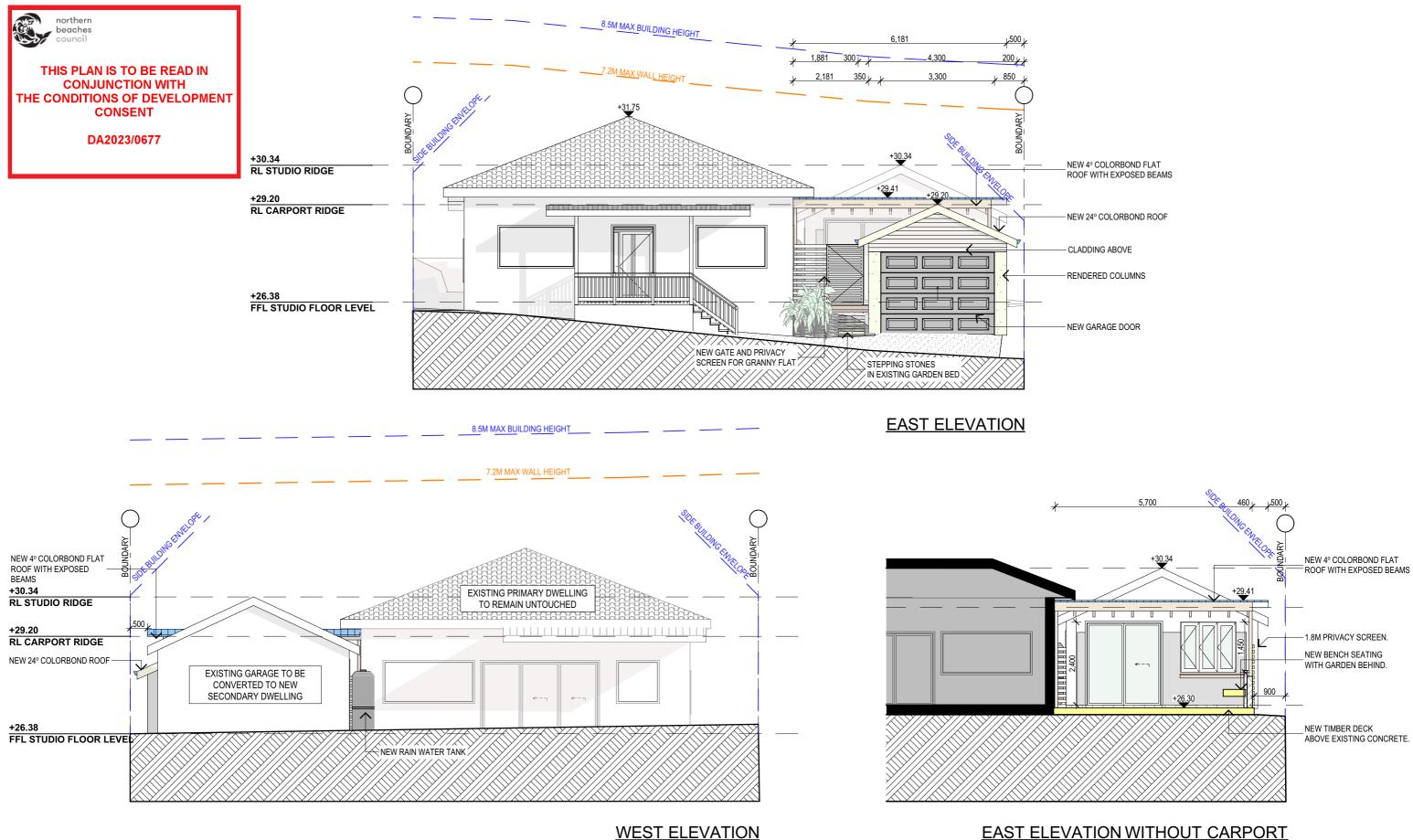


GROSS FLOOR AREA				PROPOSED GROUNI
(	W SECONDARY DWELLING) 13.82 m <sup>2</sup>			
TRUE NORTH:	NOTES (E & OE) • All structures including stormwater & drainage to engineer's details. • Do not obtain dimensions by scaling drawings. • All dimensions are to be checked on site prior to starting work. • These drawings are to be read in conjunction with all other consultant's drawings and specifications. • All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements. • New materials are to be used throughout unless otherwise noted. • Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.	JJ Drafting Australia P/L. 26/90 Mona Vale Road, Mona Vale, NSW, 2103 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541   Email. jjdraft@tpg.com.au www.jjdrafting.com.au ACN 651 693 346	DESCRIPTION: DA ISSUED	CHANGE OF USE & PROPOSED CARPORT 28 MARANUI AVENUE DEE WHY NSW 2099 CLIENT: WATSON DRAWING TITLE: PROPOSED GROUND FLOOR PLAN

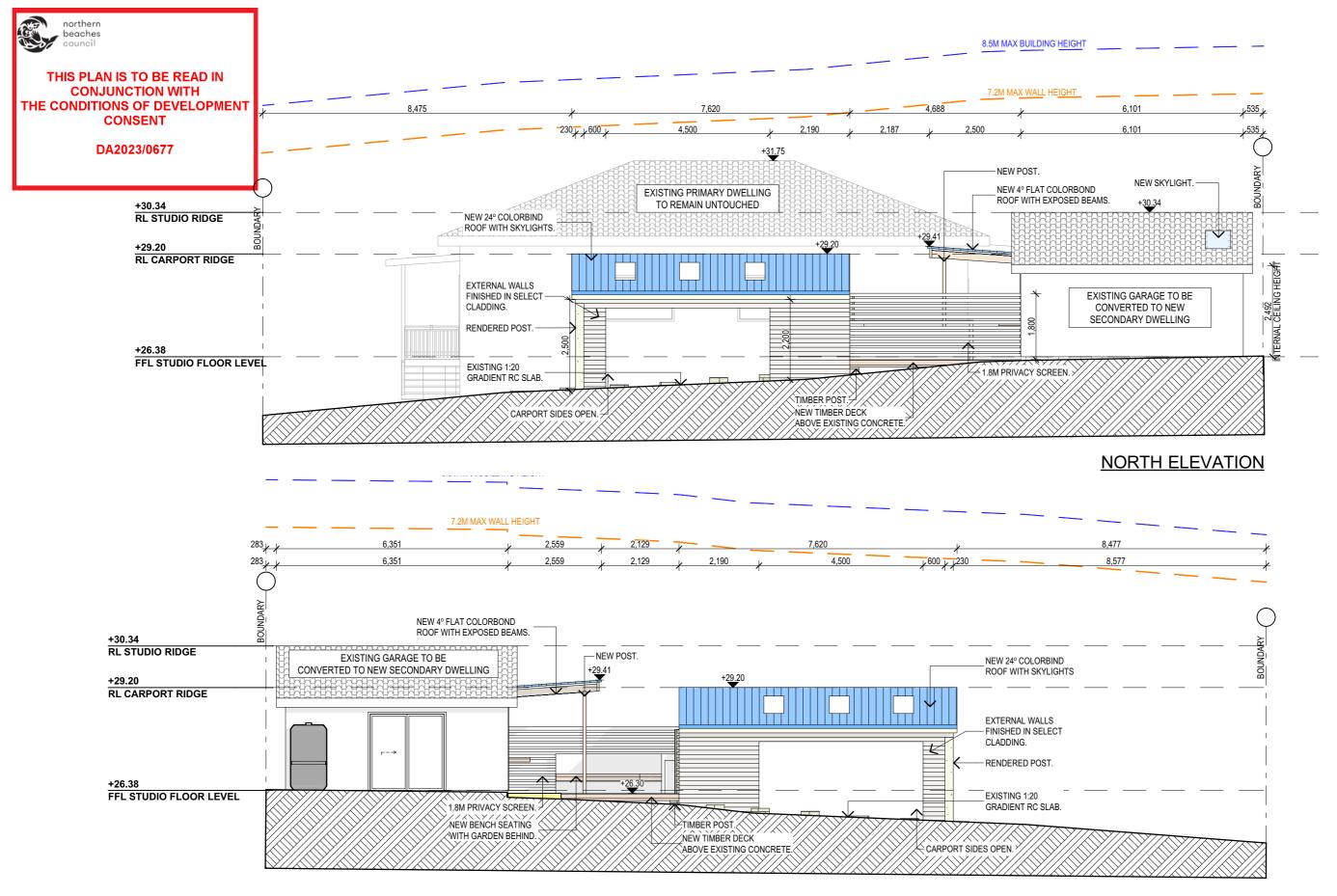
# <u>D FLOOR PLAN</u>

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### NOTES (E & OE) REV: DATE: DESCRIPTION: JJ Draftíng Australia P/L. CHANGE OF USE & PROPOSED CARPORT All structures including stormwater & drainage to engineer's details. Do not obtain dimensions by scaling drawings. All dimensions are to be checked on site prior to starting work. These drawings are to be read in conjunction with all other consultant's drawings and A 21/03/2023 DA ISSUED 28 MARANUI AVENUE DEE WHY NSW 2099 CLIENT: specifications. All workmanship & materials shall be in accordance with the requirements of current editions 26/90 Mona Vale Road, Mona Vale, NSW, 2103 WATSON PO Box 687, Dee Why, NSW, 2099 All working and the state of the National Construction with the requirements of current each ocal including amendments of the National Construction Code, relevant Australian Standard's & local council requirements. New materials are to be used throughout unless otherwise noted. Concrete footings, slab, structural beams or any other structural members are to be designed Mob. 0414 717 541 | Email. jjdraft@tpg.com.au DRAWING TITLE: www.jjdrafting.com.au **PROPOSED ELEVATIONS SHEET 1** by a practicing engineer. ACN 651 693 346

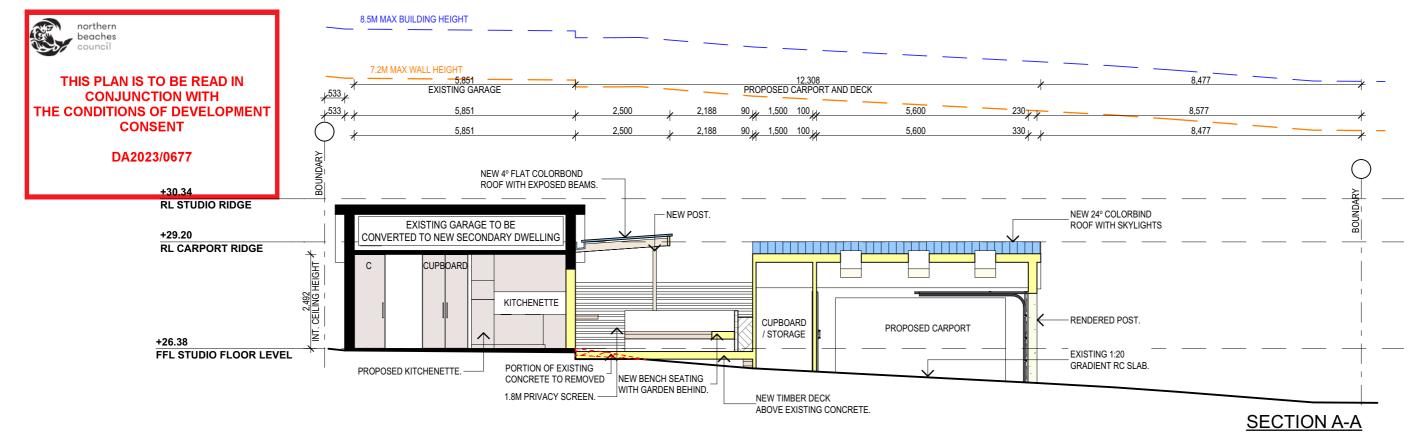
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<ul> <li>All dimensions are to be checked on site prior to starting work.</li> <li>These drawings are to be read in conjunction with all other consultant's drawings and</li> </ul>	Australia P/L.				CLIENT:
<ul> <li>specifications.</li> <li>All workmanship &amp; materials shall be in accordance with the requirements of current editions</li> </ul>	26/90 Mona Vale Road, Mona Vale, NSW, 2103				WATSON
including amendments of the National Construction Code, relevant Australian Standards & local	PO Box 687, Dee Why, NSW, 2099	$\vdash$			
council requirements.	Mob. 0414 717 541   Email. jjdraft@tpg.com.au				DRAWING TITLE:
<ul> <li>New materials are to be used throughout unless otherwise noted.</li> <li>Concrete footings, slab, structural beams or any other structural members are to be designed</li> </ul>	www.jjdrafting.com.au				
by a practicing engineer.	ACN 651 693 346				PROPOSED ELEVATIONS SHEET 2

# SOUTH ELEVATION

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# SPECIFICATION NOTES

INTERNAL LINING - PROVIDE PLASTERBOARD LINING. - INSTALL TO MANUFACTURERS SPECIFICATIONS & AS 2589

# EXTERNAL WALLS:

BRICK VENEER WALLS WITH SELECTED BRICKS TO DWELLING.

- ALL EXTERNAL WALL CLADDINGS MUST BE COMPLIANT WITH THE REQUIREMENTS OF NCC 2022 - ABCB HOUSING PROVISIONS PART 7, AS1684 AND ALL RELEVANT CODEMARK CERTIFICATES. ROOF AND WALL CLADDING INSTALLATION TO NCC 2022 - ABCB HOUSING PROVISIONS PART 7 & AS 1562 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING

# CONDENSATION MANAGEMENT:

CONDENSATION MANAGEMENT MUST BE ADHERED TO IN ACCORDANCE WITH NCC 2022 - HOUSING PROVISIONS PART 10.8.

# FLOOR

- GROUND FLOOR TO BE REINFORCED CONCRETE SLAB IN ACCORDANCE WITH AS2870. - FIRST FLOOR TO BE TIMBER FRAMED FINISHED WITH T&G HARDWOOD FLOORING.

## WET AREAS:

ALL WATERPROOFING TO NCC 2022 - ABCB HOUSING PROVISIONS PART 10, AS3740 AND PROVIDE A GUARANTEED ELEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWER WALLS TO MANUFACTURED SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. WATERPROOF INSTALLATION NCC (2022): HOUSING PROVISIONS PART 10, AS 3740 WATERPROOFING OF DOMESTIC WET AREAS (INTERNAL) & AS 4654 WATERPROOF MEMBRANES FOR EXTERNAL USE.

## BEARERS AND JOISTS:

- SHALL BE INSTALLED TO COMPLY WITH AS1684 AS AMENDED FOR TIMBER COMPONENTS OR AS3620 FOR LIGHTWEIGHT STEEL FRAMING SECTIONS OR AS PER THE NASH ALTERNATIVES TO AS 3623.

ANT CAPS: - SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.

# PROFILED STEEL ROOF:

- COLORBOND ROOF CLADDING - METAL ROOF DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 7, AS 1562

## ROOF TILES OR SHINGLES:

- NCC VOL.2 PART 3.5.2.

## CONCRETE

• SHALL BE IN ACCORDANCE WITH NCC VOL.1 PART B1.4 OR VOL.2 PART 3.2.3. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE A\$3600

# BRICK AND BLOCKWORK:

- MASONRY STRUCTURES TO NCC 2022 - ABCB HOUSING PROVISIONS PART 5 & AS 3700 MASONRY STRUCTURES

FOOTINGS: FOOTINGS TO BE IN ACCORDANCE WITH AS1480.

- FOOTINGS TO BE IN ACCORDANCE WITH NCC VOL 2 PARTS 3.2.3, 3.2.4 AND 3.2.5 - ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303 AND AS1304.

- RESIDENTIAL SLABS, FOOTINGS AND CONCRETE STRUCTURES TO NCC 2022 - ABCB HOUSING

PROVISIONS PART 3 & 4, AS 2870 RESIDENTIAL SLABS AND FOOTING & AS 3600 CONCRETE STRUCTURES

### CARPENTRY TIMBER TO COMPLY WITH AS1170 2 OR AS4055

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE. -TERMITE MANAGEMENT INSTALLATION OF PERIMETER & COLLARS TO NCC 2022 - ABCB HOUSING PROVISIONS PART 3.4 & AS 3660.1 TERMITE MANAGEMENT - NEW BUILDING WORK TIMBER FRAMING:

-ALL EXTERNAL TIMBER FRAMED WALLS TO BE WRAPPED IN A BREATHABLE VAPOUR PERMEABLE MEMBRANE THAT COMPLIES, INSTALLED WITH AS/NZS 4200.1 & AS/NZS 4200.2.- TO COMPLY WITH NCC VOL 2 PART 3 4

TIMBER FRAMING INSTALLATION TO NCC 2022 - ABCB HOUSING PROVISIONS PART 6, AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION & AS/NZS 1170 STRUCTURAL DESIGN ACTIONS. - GROUND FLOOR TIMBERS SHALL BE ONLY OF HARDWOOD, CYPRESS PINE OR PRESSURE TREATED RADIATA OR CANADA PINE BELOW A HEIGHT OF 300mm ABOVE FINISHED GROUND LEVEL AND MUST NOT BE BUILT INTO BRICKWORK

- SUBFLOOR VENTILATION SHALL CONFORM TO NCC VOL.2 PART 3.4.1.

- IN BUSHFIRE PRONE AREAS SPECIAL CONDITIONS APPLY. - WHERE TERMITE BARRIERS NEED TO BE INSPECTED. 400mm CLEARANCE IS REQUIRED BETWEEN THE UNDERSIDE OF BEARER AND GROUND SURFACE.

USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY

- DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE IN EXPOSED LOCATION. PROVIDE STRUCTURE BRACING IN ACCORDANCE WITH AS1684 - PROVIDE STRUCTURE TIEDOWN IN ACCORDANCE WITH AS1684

USE GALVANISED FIXINGS WHERE EXPOSED TO WEATHER

# STEEL FRAMING:

-ALL STEEL FRAMING TO NCC 2022 - ABCB HOUSING PROVISIONS PART 6, AS 4100 STEEL STRUCTURES. AS/NZS 4600 COLD-FORMED STEEL STRUCTURES & NASH STANDARD.

TERMITE CONTROL: - TO BE IN ACCORDANCE WITH TO AS3660.1 SHALL BE IN ACCORDANCE WITH NCC VOL.2 PART 3.1.4 OR VOL.1 PART B1.4.

## FLASHING AND CAPPINGS:

- SELECTION AND INSTALLATION OF METAL RAINWATER GOODS REFER TO AS2180 - FLASH PROJECTIONS ABOVE THE ROOF WITH TWO PART FLASHINGS CONSISTING OF AN APRON FLASHING AND OVER FLASHING, WITH AT LEAST 100mm OVERLAP. - PROVIDE FOR INDEPENDENT MOVEMENT BETWEEN ROOF AND PROJECTION. - DAMP PROOF COURSE AND FLASHINGS TO NCC 2022 - ABCB HOUSING PROVISIONS PART 5, 7 & 12 & AS/NZS 2904 DAMP-PROOF COURSES AND FLASHINGS.

# CONCRETE BLOCKS OR BRICKS:

TO COMPLY WITH TO AS4455 MASONRY BUILDING BLOCKS/PAVER.

## LIGHTING:

- 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

# DOORS & WINDOWS:

- ALL FRAMED WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH AS2047-48 FOR ALUMINIUM WINDOWS AND AS2047 FOR TIMBER WINDOWS ALUMINIUM FRAMED WINDOWS AND DOORS

WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS. - ALL WINDOWS ARE TO BE RESTRICTED IN ACCORDANCE WITH NCC 2022 - ABCB HOUSING PROVISIONS

PART 11.3.7 & PART 11.3.8 PROTECTION OF OPENABLE WINDOWS WHERE SURFACE BELOW IS MORE THAN 2M

- PROVIDE LIFT-OFF HINGES WHERE THE TOILET PAN IS WITHIN 1.2 METRES OF THE HINGED SIDE OF THE DOOR IN ACCORDANCE WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 10.4.

## STAIRS, HANDRAILS AND BALUSTRADES:

- RELATIONSHIP OF RISER TO GOING SHALL BE BETWEEN 1:2 AND 1:1 35 UNLESS OTHERWISE DIRECTED TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED OR AS PERMITTED IN

- BALUSTRADES SHALL BE PROVIDED TO ALL LANDINGS, RAMPS, DECKS, ROOFS AND OTHER ELEVATED PLATFORMS WHERE THE VERTICAL DISTANCE FROM THAT LEVEL IS MORE THAN 1m ABOVE THE ADJOINING FLOOR OR FINISHED GROUND LEVEL.

- THE HEIGHT OF BALUSTRADE MUST BE A MINIMUM OF 1m HIGH ABOVE LANDING AND NOT LESS THAN 865mm ABOVE THE NOSINGS OF ANY STAIR TREADS OR FLOOR RAMP AND HAVE NO OPENING GREATER THAN 125mm

THE HEIGHT OF BALUSTRADE TO THE NEW STAIRCASES IS TO BE MEASURED A MINIMUM 865mm ABOVE THE NOSING LINE AND HAVE NO OPENING GREATER NO OPENING GREATER THAN 125mm ALL BALUSTRADES & PRIVACY SCREENS TO COMPLY WITH NCC 2022 - ABCB HOUSING PROVISIONS

PART 11, AS 1684, AS 1170, AS 1288 & AS/NZS 2208

## SLIP RESISTANCE:

- MATERIALS TO BE USED FOR SURFACES OF FLOORS, STAIR LANDING, STEPS AND NOSINGS SHALL BE IN ACCORDANCE WITH THE CLASSIFICATIONS FOR SLIP RESISTANCE AS APPLY IN AS4586 AND HB198 - ALL STAIRS PROVIDING ACCESS TO COMPLY WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 11 AS 4586 INCLUDING SLIP RESISTANCE P3 / R10 FOR DRY OR P4 / R11 FOR WET.

## STORMWATER:

EAVES GUTTERS, VALLEY GUTTERS AND DOWPIPES

- TO COMPLY WITH AS/NZS 2179 FOR METAL AND AS1273 FOR UPVC COMPONENTS.
- IN ACCORDANCE WITH NCC VOL 2 PART 3.5.3 NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE
- COLORBOND GUTTERS AND DOWNPIPES
- MINIMUM SLOPE OF EAVES AND GUTTERS 1:200

GLAZING: - NCC VOL.1 PARTS B 1.4, D 3.12, F1.13 OR NCC VOL.2 PART 3.6

ALL WINDOW GLAZING AND DOOR GLAZING TO BE INSTALLED IN ACCORDANCE TO NCC 2022 - ABCB HOUSING PROVISIONS PART 8, AS 1288 GLASS IN BUILDINGS, AS/NZS 2208 SAFETY GLAZING MATERIALS IN BUILDINGS & AS 2047 WINDOWS AND EXTERNAL DOORS IN BUILDINGS.

SHOWER SCREEN/MIRRORS / WARDROBE GLASS INSTALLATION TO NCC 2022 - HOUSING PROVISIONS PART 8, AS 1288 & AS/NZS 2208.

- GLASS BALUSTRADE INSTALLATION TO NCC 2022 - HOUSING PROVISIONS PART 11, AS 1288 GLASS IN BUILDINGS, AS/NZS 2208 SAFETY GLAZING MATERIALS IN BUILDINGS & AS 1170 STRUCTURAL DESIGN ACTIONS

NOTES         (E & OE)           • All structures including stormwater & drainage to engineer's details.           • Do not obtain dimensions by scaling drawings.           • All dimensions are to be checked on site prior to starting work.           • These drawings are to be read in conjunction with all other consultant's drawings and specifications.	JJ Drafting Australia P/L. 26/90 Mona Vale Road. Mona Vale. NSW. 2103	REV:	DATE: 21/03/2023	DESCRIPTION: DA ISSUED	CHANGE OF USE & PROPOSED CARPORT 28 MARANUI AVENUE DEE WHY NSW 2099 CLIENT:	DATE: JAN/23	DRAWN BY: HR	SCALE: 1:100 @ A3
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## WATERPROOFING FOR EXTERNAL TILED BALCONIES: - WATERPROOFING TO COMPLY WITH AS4654

# FIRE SAFETY, SMOKE DETECTORS/ALARMS:

- PROVIDE HARDWIRED & INTERCONNECTED SMOKE ALARM DEVICES COMPLYING WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT AND/OR STATE OR TERRITORY REGULATIONS MUST BE FITTED IN THE LOCATIONS REQUIRED AND APPROVED BY THE AUTHORITY. SMOKE ALARMS TO BE INSTALLED TO NCC 2022 - ABCB HOUSING PROVISIONS PART 9.5, NSW 9.5.1 & AS 3786. - INSTALLATIONS IN BUILDINGS OTHER THAN CLASS 1 AND 10 MUST BE INSTALLED AND MANAGED TO COMPLY WITH NCC SPEC, E2.2a.

- FIRE SEPARATING WALL, A WALL WITHIN 900MM OF BOUNDARY INSTALLATION CERTIFICATE FRL60/60/60) INCL ACOUSTIC SOUND (RW) + CTR50 TO NCC 2022 - ABCB HOUSING PROVISIONS PART 9 & PART 10.7 AS 1530 ALL PARTS

- BUSHFIRE-PRONE AREAS CERTIFICATE FOR BUILDING - NCC 2022 - VOL. 2 PART NSW H7D4 CONSTRUCTION IN BUSHFIRE PRONE AREAS - AS 3959 CONSTRUCTION OF BUILDING IN BUSHFIRE-PRONE AREAS & PLANNING FOR BUSHFIRE PROTECTION 2019

# WASTE MANAGEMENT:

- ALL WASTE SHALL BE TAKEN AWAY BY TRUCKS TO A SUITABLE LANDFILL OR RECYCLE DEPOT. ALL WASTE SHALL BE COVERED DURING TRANSPORTATION.

WASTE GENERATED DURING CONSTRUCTION SHALL BE PLACED IN STEEL BINS AND TAKEN AWAY BY AN APPROVED CONTRACTOR TO A APPROVED LANDFILL SITE.

# SEDIMENT CONTROL

- A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS STORMWATER SYSTEM

## MISCELLANEOUS ITEMS:

- ALLOW FOR SEPARATE TAPS FOR THE WASHING MACHINE AND KEEP THEM SEPARATE FROM THOSE OF THE LAUNDRY TUB A DEDICATED LAUNDRY SPACE COMPRISING OF ONE WASHTUB AND A SPACE FOR A WASHING MACHINE MUST BE PROVIDED IN ACCORDANCE WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 10.4

- GAS FIRE SUPPLY AND INSTALLATION TO COMPLY WITH NCC 2022 - ABCB HOUSING PROVISIONS PART 12.4. AS/NZS 5601 GAS INSTALLATIONS

## NOTE:

ALL PLANS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE, BUSHFIRE AND GEOTECH REPORTS

# BASIX REQUIREMENTS BASIX INCLUSIONS FOR 28 Maranui Ave, Dee Why

# <u>GLAZING</u>

# WATER

- Shower Ra - Toilet Rati - Kitchen Ta - Bathroom

> Must install a rainwater tank of at least 2000 litres on site. Must connect at least 1 outdoor tap to the rainwater tank.

# **CONSTRUCTION**

Floor - conc

External wa Flat ceiling,

# HOT WATER

# HEATING SYSTEM

Rating.

# VENTILATION

switch.

- the kitchen;

- the laundry; - all hallways;

# NATURAL LIGHTING

lighting.

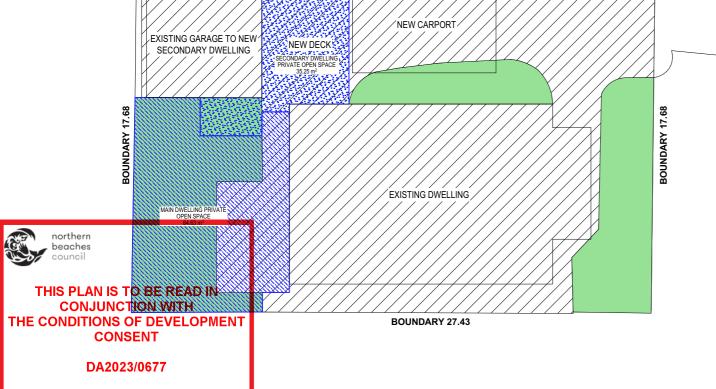
# <u>OTHER</u>

CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT		
DA2023/0677		
	LANDSCAPED ARE	<u>A CALCUI</u>
CALCULATIONS - LANDSCAPING UN	NTOUCHED	
	484 9m <sup>2</sup>	

CALCULATIONS - LANDSCAPING UNTOUCHED						
SITE AREA			484.9m <sup>2</sup>			
LANDSCAPE CONTROL		40%	193.96m <sup>2</sup>			
EXISTING LANDSCAPED AREA			125.97m <sup>2</sup>			
OPEN PRIVATE SPACE - Secondary Dwelling			35m <sup>2</sup>			
OPEN PRIVATE SPACE - Primary Dwelling			84m <sup>2</sup>			
TOTAL HARD SURFACE AREA			348.04m <sup>2</sup>			

TRUE NORTH:

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• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer. ACN 651 693 346					LANDSCAPED AREA CALCULATIONS & BASIX



BOUNDARY 27.43

# JLATIONS

Aluminium Single Clear. New W1, New D2, Ex D1

Rating;	Minimum 4 Star
ing;	Minimum 4 Star
aps Rating;	Minimum 4 Star
Basin Taps Rating;	Minimum 4 Star

crete slab on ground	Nil
all: Cavity Brick	0.5 (or 1.17 including construction)
ı, pitched roof	Ceiling: 3.5 (up), Roof: foil / sarking. Unventilated: dark (solar absorptanced > 0.70)

- Gas instantaneous hot water system; Minimum 5 Stars

# COOLING SYSTEM

- Living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system. - Bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.

- Must install a gas fixed flued heater (or similar) in at least 1 living area. Minimum 3 Star

- Must not incorporate any heating system, or ducting which is designed to accommodate a heating system in all bedrooms.

The following exhaust systems must be installed; - At least 1 bathroom - individual fan, ducted to facade or roof, operation control: manual on/off

- Kitchen - individual fan, not ducted, operation control: manual on/off switch. - Laundry - natural ventilation only, or no laundry, Operation control n/a

# ARTIFICIAL LIGHTING

"Primary type of of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps.

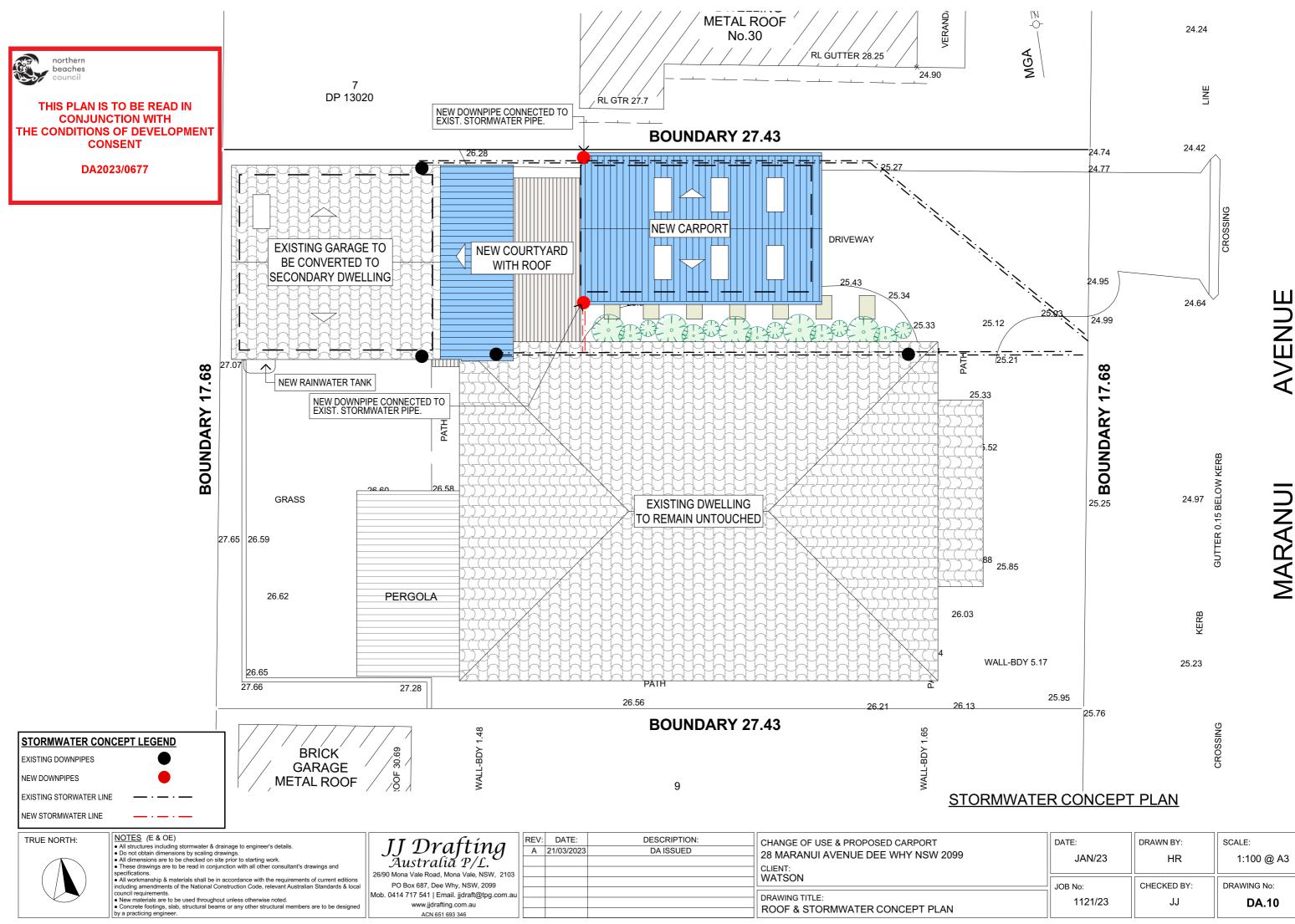
- at least 1 of the bedrooms / study; - at least 1 of the living / dining rooms; - all bathrooms / toilets;

dedicated dedicated dedicated dedicated dedicated dedicated

Must install a window and/or skylight in the kitchen of the dwelling for natural lighting.
 Must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural

- Must install a gas cooktop & electric oven in the kitchen. - Must install a fixed clothes drying line.

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