

BASIX COMMITMENTS

Insulation Requirements:

The new or altered construction (floors, walls and ceilings/roofs) are to be constructed in accordance with the specification below:

Floor - concrete slab on ground - nil
 suspended floor with open subfloor - R0.8 (down) or R1.50 including construction above existing dwelling or building - nil

External Wall - (framed weatherboard, clad) - R1.3 (or R1.70 including construction)

Raked ceiling - , pitched/skillion roof: framed
 Ceiling: R1.74 (up)
 Roof: Foil backed blanket 75mm
 Medium colour (solar absorptance 0.475 - 0.70)

Windows and Glazed Doors:

All windows, glazed doors and shading devices, must be installed in accordance with the specifications listed in Basix Certificate No A331967

WG03, WG04, WG10, WLG04, WLG05, WLG06, WLG09 are to be pyrolytic low-e glass in timber frames (U-value:3.99, SHGC: 0.4).

The glazed roof is to be of pyrolytic low-e glass in an improved aluminium frame. (U-value: 4.48, SHGC: 0.46)

Lighting:

Minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light emitting diode (LED) lamps.

Fixtures:

Showerheads must have a flow rate no greater than 9 litres per minute or 3 star water rating

Toilets must have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

Taps must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.

4.55 Drawing List	
Sheet Number	Sheet Name
4.55 -01	4.55 Application
4.55 -02	4.55 - Site Plan
4.55 -03	4.55 - Lower Ground Floor Plan
4.55 -04	4.55 - Elevation - North
4.55 -05	4.55 - Section AA
4.55 -07	4.55 - Notification Site Plan
4.55 -08	4.55 - Notification Elevation

KENNETT RESIDENCE

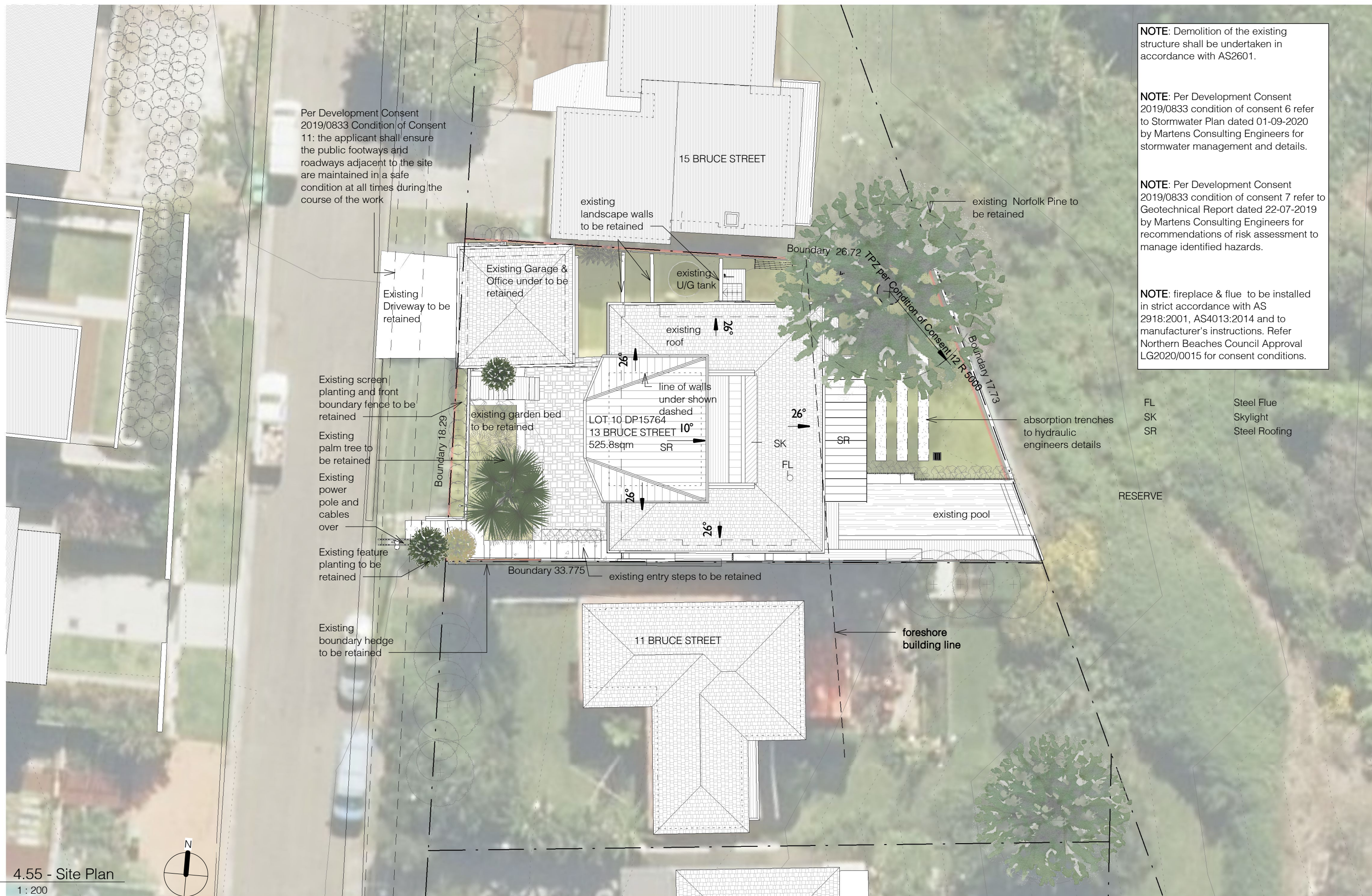
4.55 APPLICATION
Lot 10 DP15764
13 Bruce Street Mona Vale 2103
for
Jason Kennett & Mandy Eilbeck

The logo for Richard Cole Architecture, featuring the company name in a stylized, lowercase, sans-serif font. The letters are white and have a slight shadow or outline, giving them a three-dimensional appearance as if they are floating or attached to the background. The background of the logo area is a dark, textured grey with a faint, abstract pattern that resembles a close-up of a building's facade or a natural structure like a tree trunk.

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nominated architect: Richard Cole B.Sc.(Arch) (Hons I) B.Arch.(Hons I) Reg. No: 6538



NOTE: Demolition of the existing structure shall be undertaken in accordance with AS2601.

NOTE: Per Development Consent 2019/0833 condition of consent 6 refer to Stormwater Plan dated 01-09-2020 by Martens Consulting Engineers for stormwater management and details.

NOTE: Per Development Consent 2019/0833 condition of consent 7 refer to Geotechnical Report dated 22-07-2019 by Martens Consulting Engineers for recommendations of risk assessment to manage identified hazards.

NOTE: fireplace & flue to be installed in strict accordance with AS 2918:2001, AS4013:2014 and to manufacturer's instructions. Refer Northern Beaches Council Approval LG2020/0015 for consent conditions.

1 4.55 - Site Plan
1 : 200





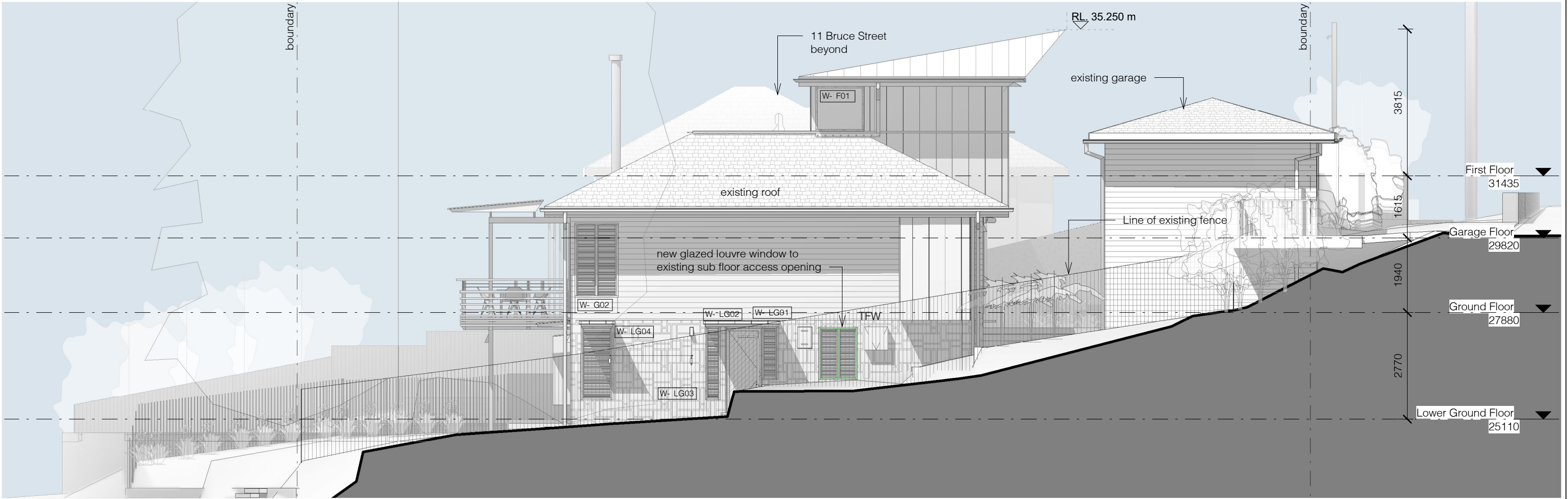
1 4.55 - Lower Ground Floor Plan
1 : 100

No.	Revision Description	Date
KK	4.55 Application	26-03-21

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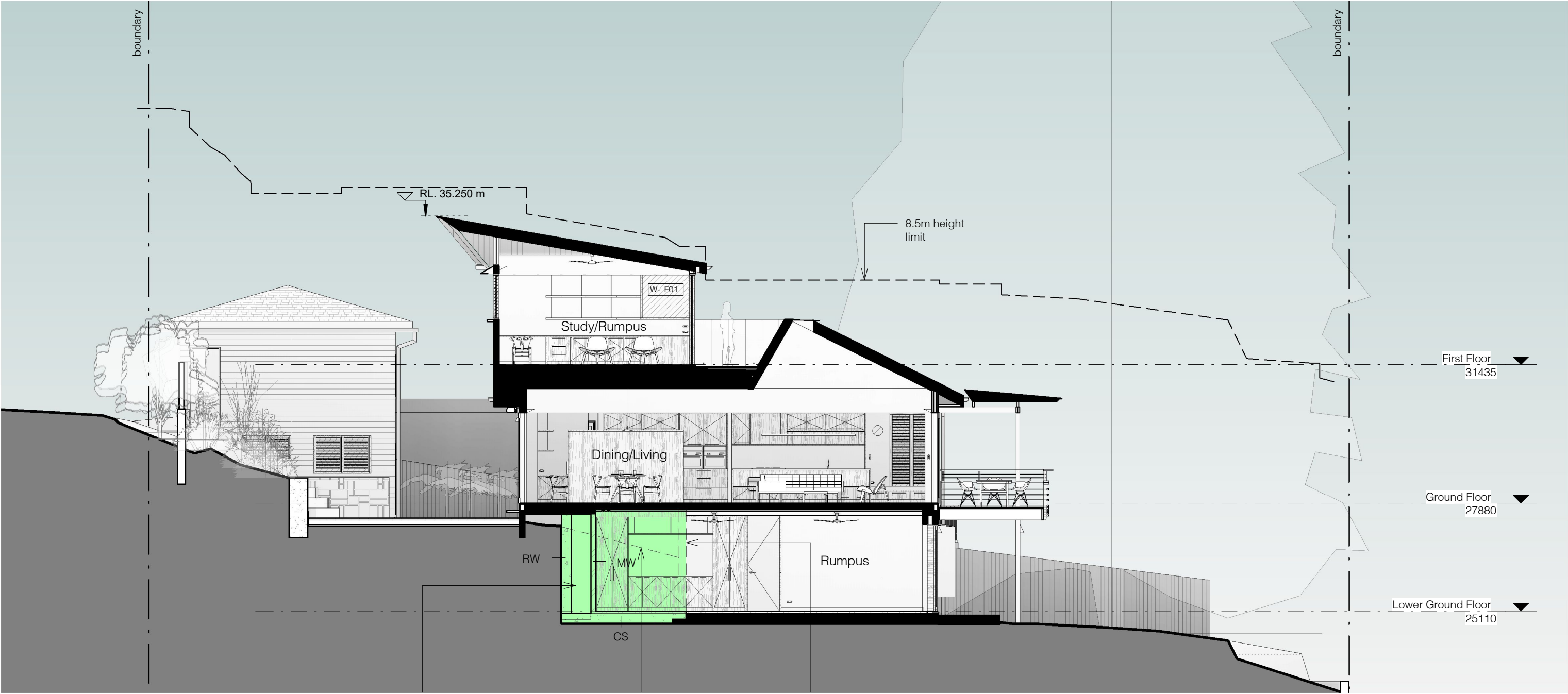
4.55 - Lower Ground Floor Plan

Project number	1803	Checked by	RC
Date	MARCH 2021	Scale	1 : 100
Drawn by	PG		4.55 -03



1 4.55 - Elevation North
1 : 100

TFW Timber Framed Window



1 4.55 - Section AA
1 : 100

extent new excavation,
drainage void & RC
retaining wall

natural ground line
shown dashed

existing retaining wall to be
demolished shown dashed

CS
MW
RW

Concrete Slab
Masonry Wall
Retaining Wall



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nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

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4.55 - Section AA			
Project number	1803	Checked by	RC
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Drawn by	PG		4.55 -05