

Floor - Suspended floor, enclosed subfloor, framed(R0.7), (R0.6, or R1.30 including construction)

Roof - Flat roof, Dark SA 0.475-0.70, ceiling R2.08(+), 55mm foil backed roof blanket

Rainwater tank - 1087Ltr, collecting from 100m2 of roof area. A tap to be located 10m from outdoor spa.



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Site Specific Designs
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- www.sitespecificdesigns.com.au

Client
Semedo Family
Project Name
Semedo Home
6 Dorrigo Ave North Balgowlah
2093

Drawing Title:
Plans Ground - Site and Roof Plan
Site and Roof Plan, Streetfront View

Scale: as noted	Date: 17.11.2020
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Status: DA	Checked By: SH
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Project No:	Drawing No.: H
2020 08	DD00

Plot Date:	14/12/2020
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CONSTRUCTION -

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Wall - Lightweight cladding, framed, (R1.3, or R1.70 including construction)

Roof - Flat roof, Dark SA 0.475-0.70, ceiling R2.08(+), 55mm foil backed roof blanket

FIXTURES AND SYSTEMS -

Hot Water - Gas instantaneous

Lighting - A minimum of 40% new or altered lighting must be fluorescent, compact fluorescent or LED lamps.

Fixtures - Showerheads - Flow rate no greater than 9ltrs/min or 3 star
Taps - Flow rate no greater than 9ltrs/min or 3 star
Toilets - Flow rate no greater than 4ltrs/flush or 3 star

POOL AND SPA -

Rainwater tank - 1087Ltr, collecting from 100m2 of roof area. A tap to be located 10m from outdoor spa.

Outdoor Spa - Must not have a capacity greater than 2543Ltrs. It must have a spa cover, and a spa pump timer. Heating to be solar(gas boosted)

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2093

Drawing Title:
Plans Ground - Ground Floor
Ground Floor

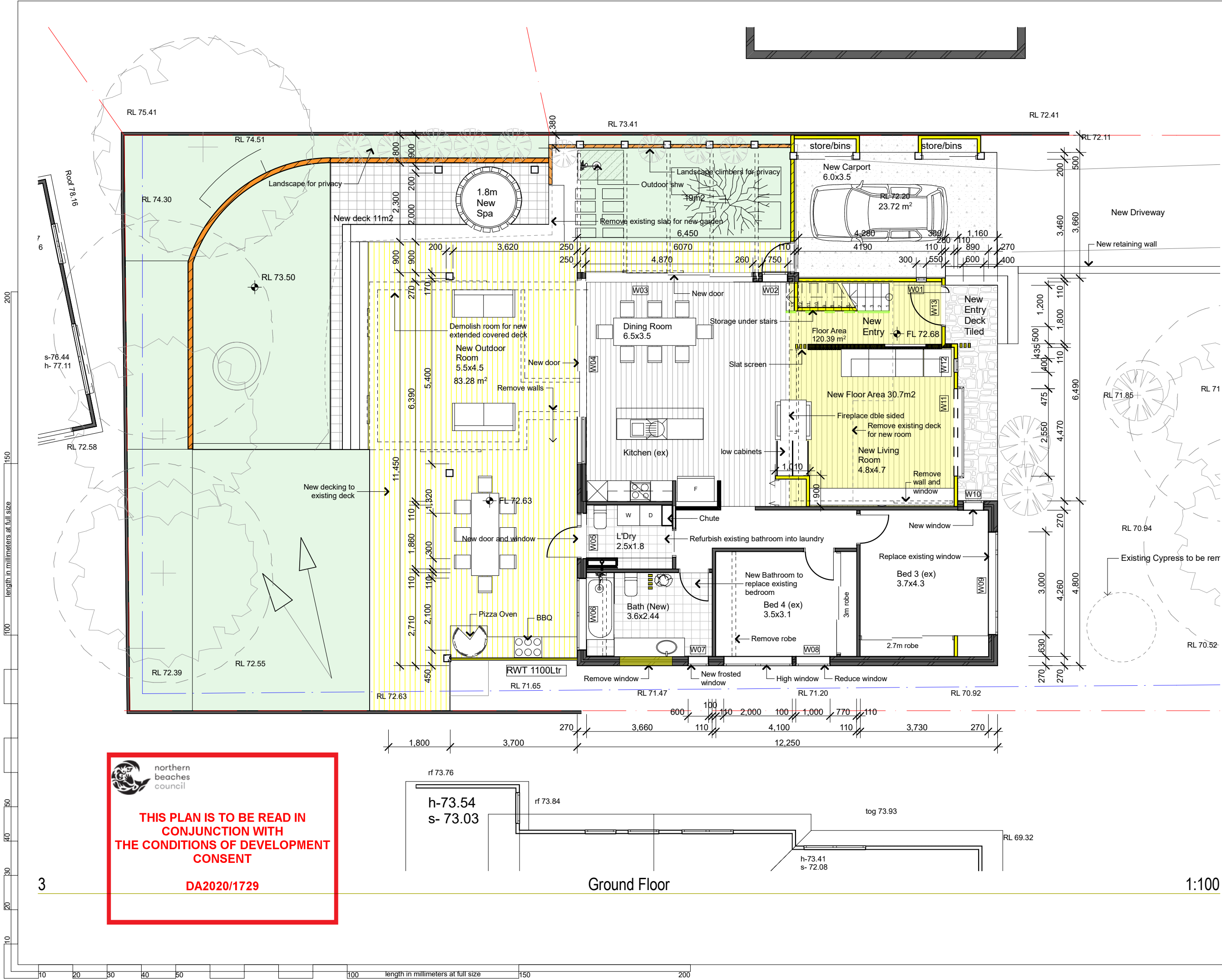
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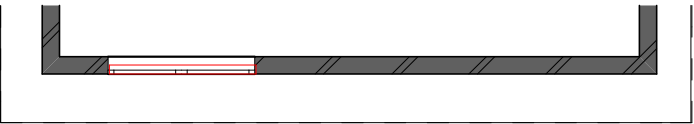
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Project No: Drawing No.: H

2020 08 DD 01

Plot Date: 14/12/2020





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Gas instantaneous

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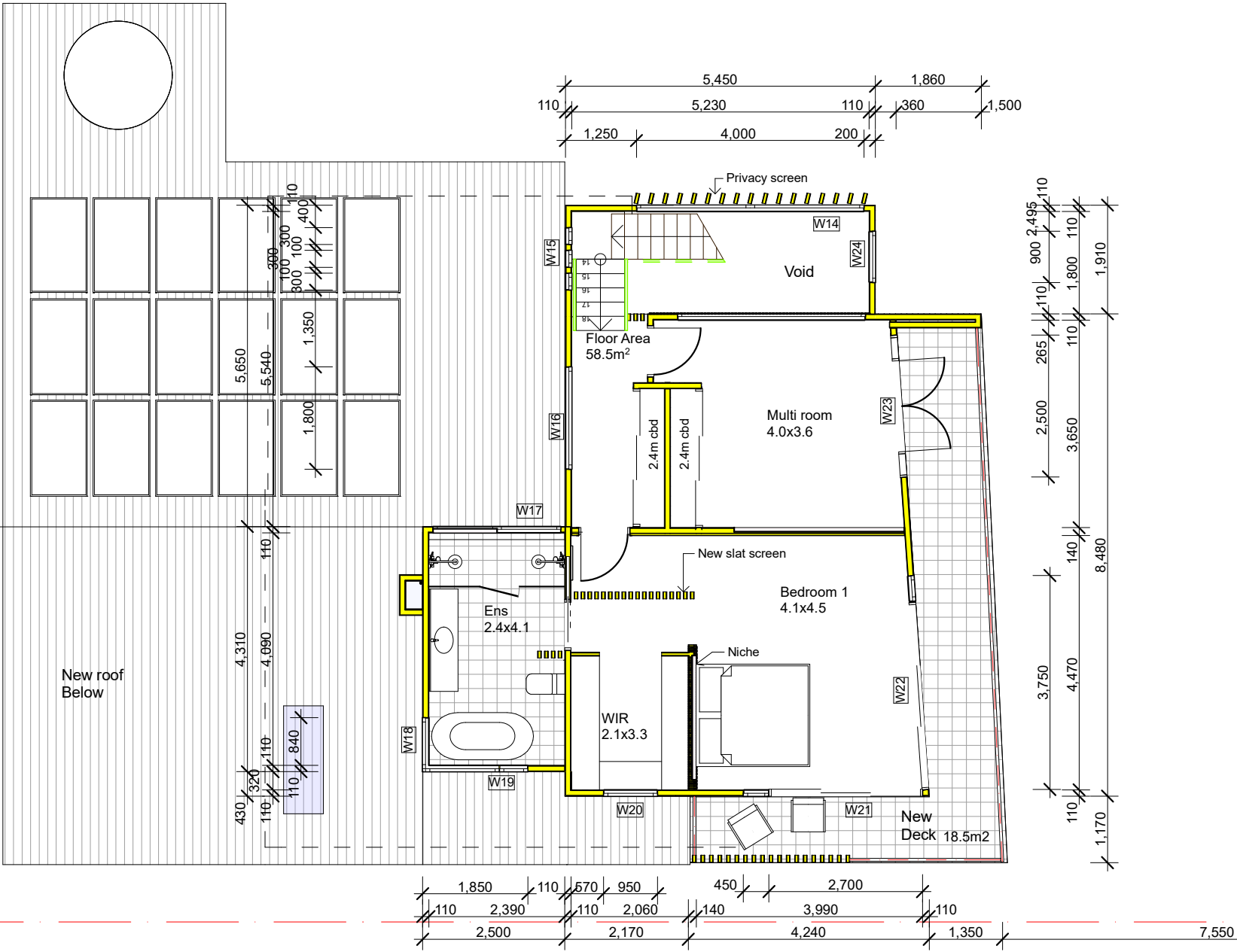
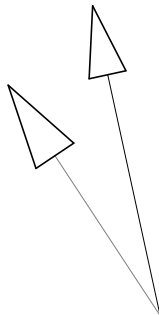
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First Floor Plan

1:100

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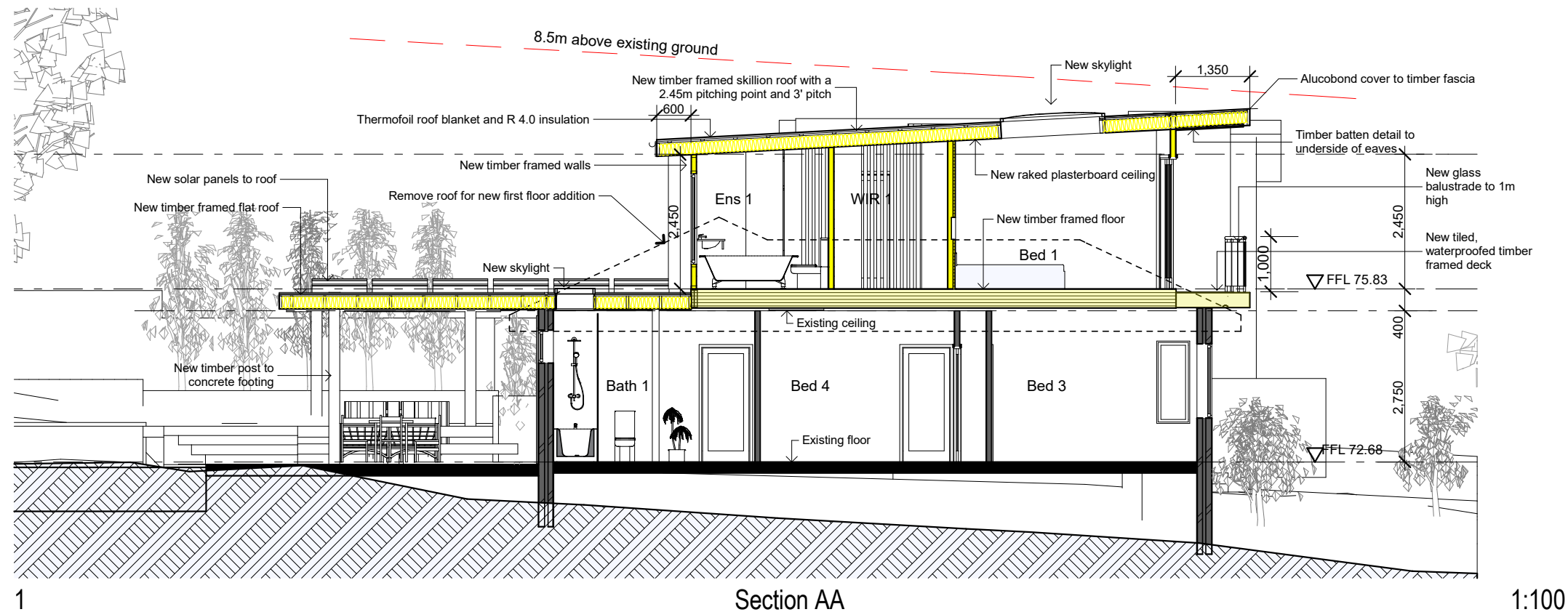
Drawing Title:
Plans Ground - First Floor Plan
First Floor Plan

Scale: as noted Date: 17.11.2020

Status: DA Checked By: SH

Project No:
2020 08
Drawing No.: H
DD 02

Plot Date: 18/12/2020



BASIX CERTIFICATE COMMITMENTS-

POOL AND SPA -

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SKYLIGHTS -

S01-S03, ext. blind, timber double clear, U4.3, SHGC 0.5

GLAZING REQUIREMENTS -

Aluminium Framed

W01-W04, 900mm eave, single Clear glazing, U 6.44, SHGC 0.75
W05, W06, 900mm eave, single Toned glazing, U 6.39, SHGC 0.56
W07, W08, 0mm eave, single Toned glazing, U 6.39, SHGC 0.56
W09, 750mm eave, single Toned glazing, U 6.39, SHGC 0.56
W10, W13, 900mm eave, single Toned glazing, U 6.39, SHGC 0.56
W14, W21, ext blind, single Toned glazing, U 6.39, SHGC 0.56
W15, W17, 600mm eave, single Toned glazing, U 6.39, SHGC 0.56
W16, W18, 600mm eave, single Low E glazing, U 4.48, SHGC 0.46
W19, W24, 450mm eave, single Low E glazing, U 5.7, SHGC 0.47
W20, 0mm eave, single Clear glazing, U 6.44, SHGC 0.75
W22, W23, 900mm eave, single Toned glazing, U 6.39, SHGC 0.56



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Project Name
Semedo Home
6 Dorrigo Ave North Balgowlah
2093

Drawing Title:
Plans Ground - Section and Basix
Section AA

Scale: as noted Date: 17.11.2020

Status: DA Checked By: SH

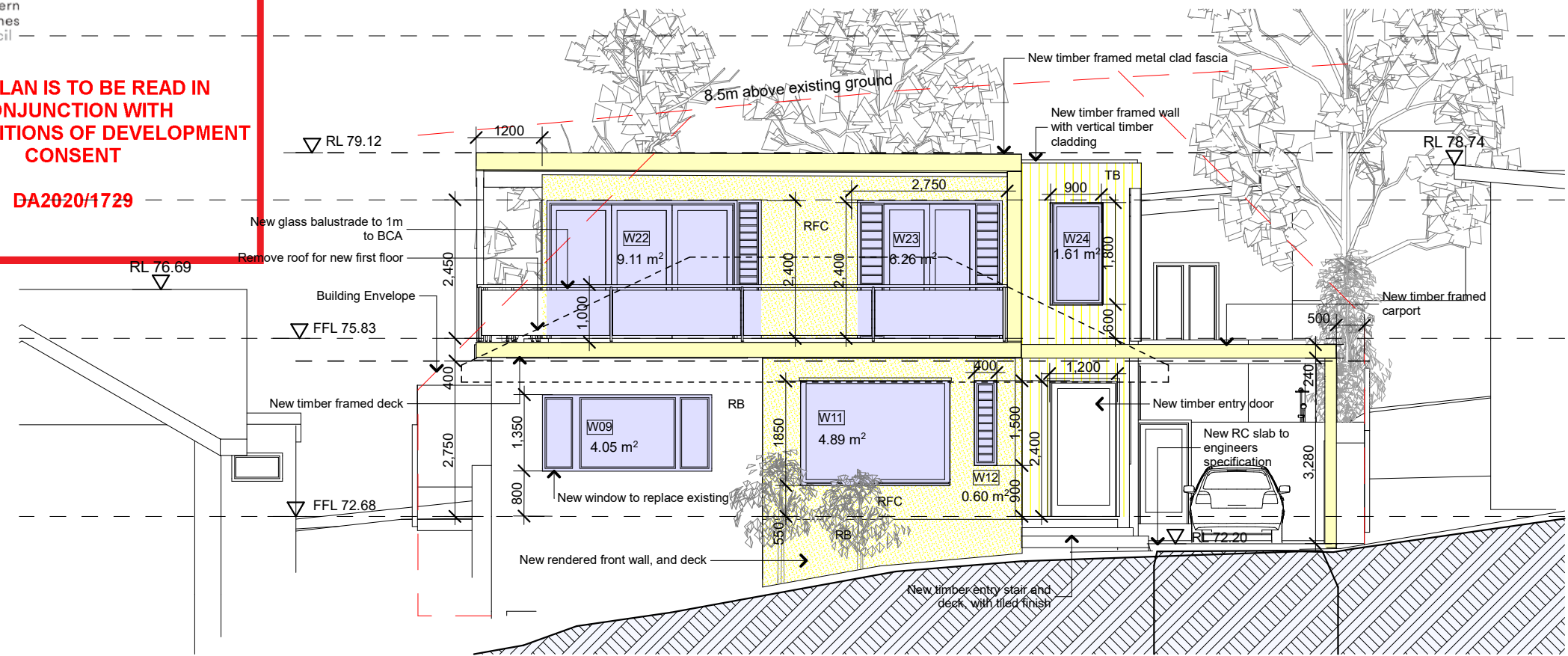
Project No: 2020 08 Drawing No.: H DD 03

Plot Date: 14/12/2020

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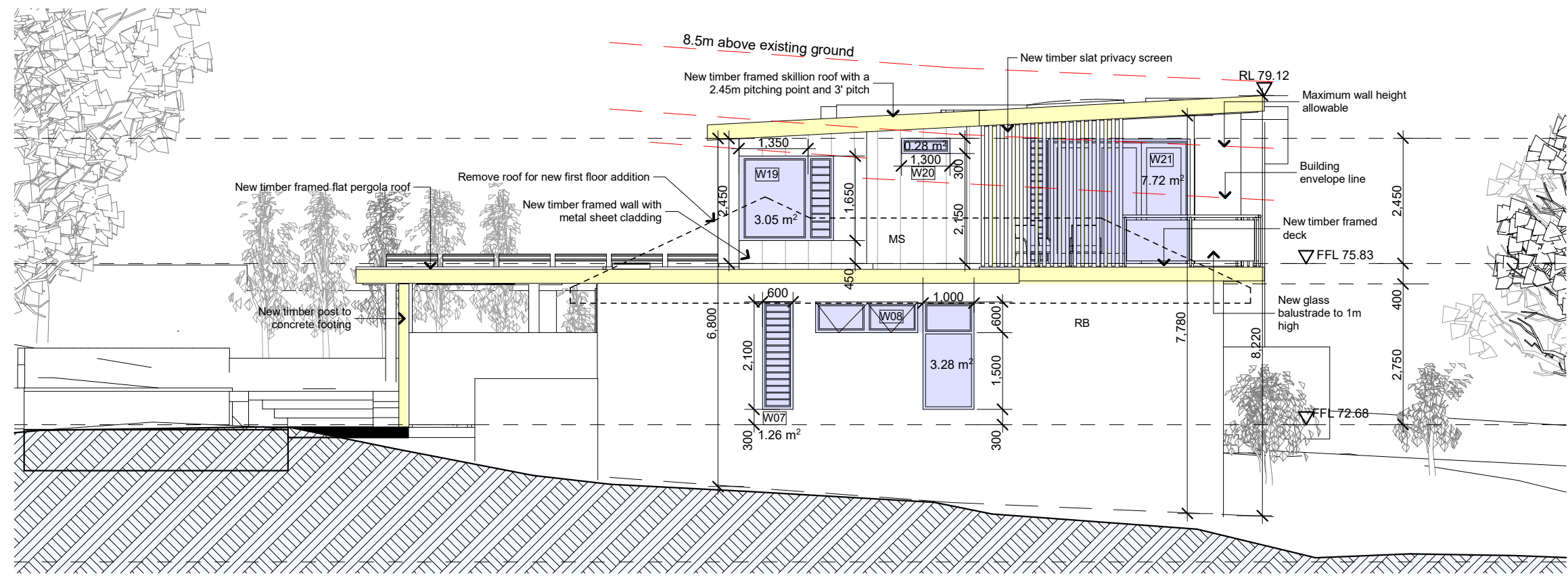
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East(Street) Elevation

1:100



South Elevation

1:100

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- W09**,750mm eave, single Toned glazing, U 6.39, SHGC 0.56
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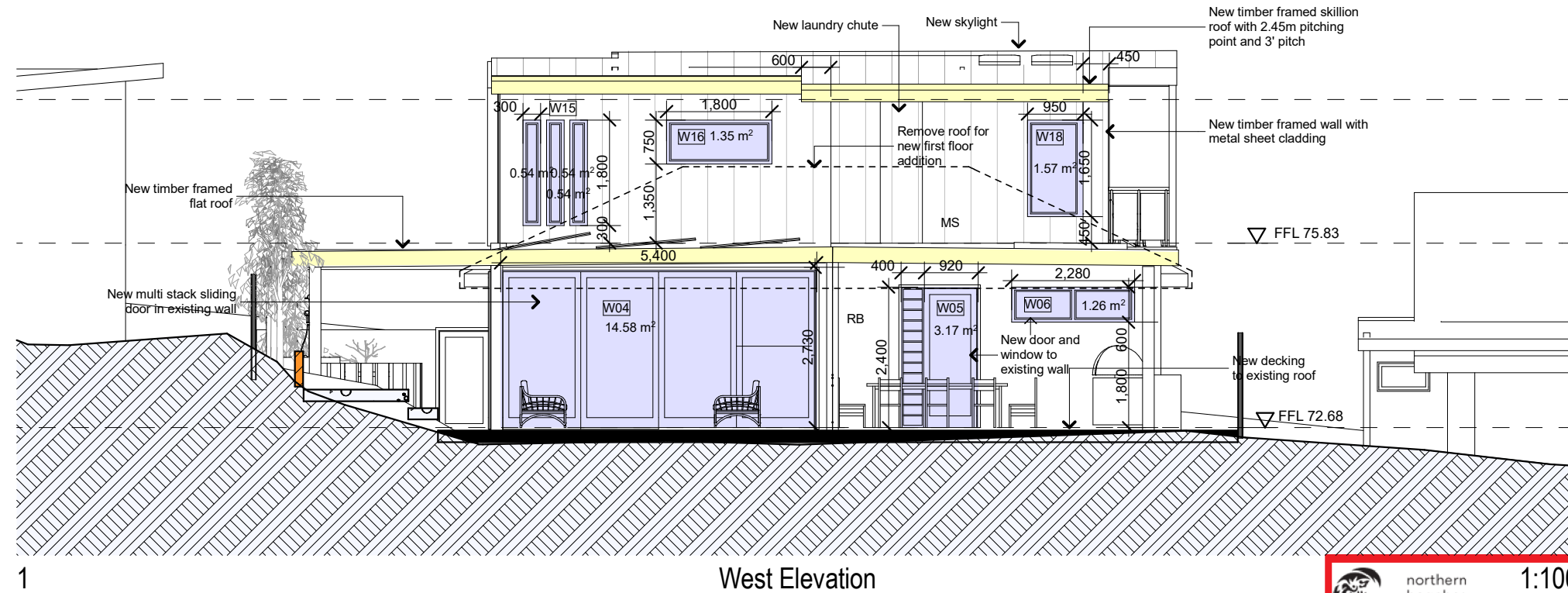
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Elevations - Elevations
South Elevation, East(Street) Elevation

Scale: as noted Date: 17.11.2020

Status: DA Checked By: SH

Project No: **2020 08** Drawing No.: **H DD 04**

Plot Date: 14/12/2020

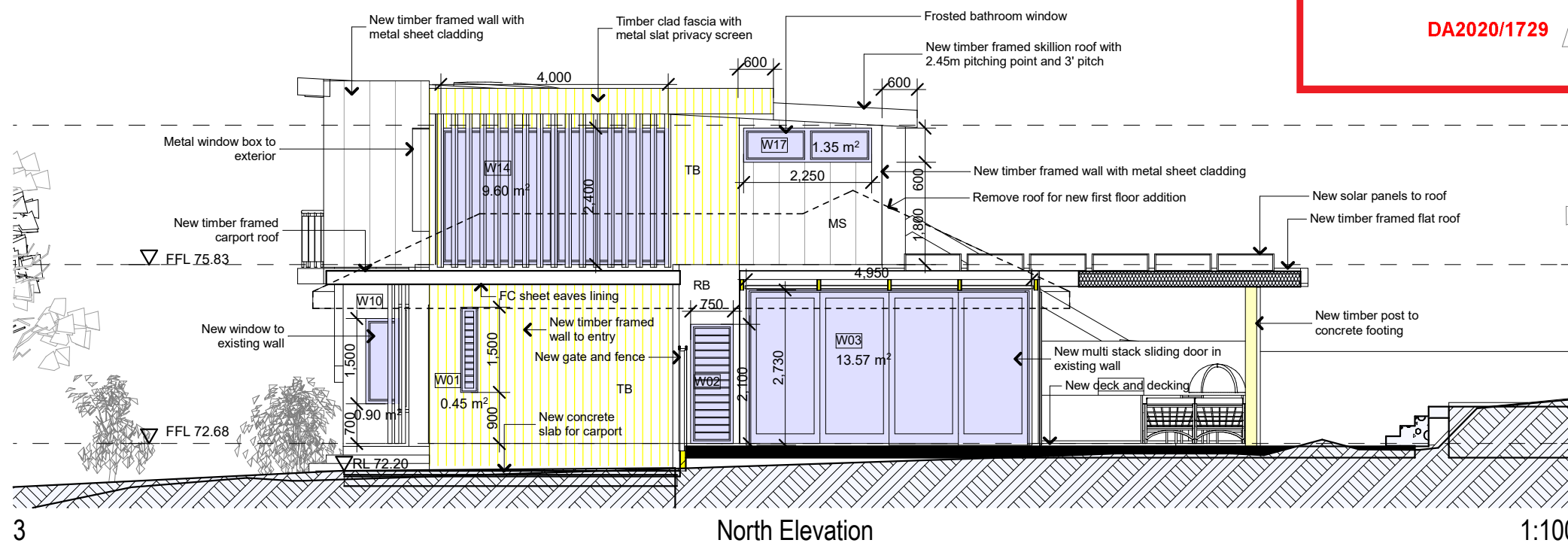


West Elevation

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North Elevation

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Drawing Title:
Elevations - Elevations
North Elevation, West Elevation

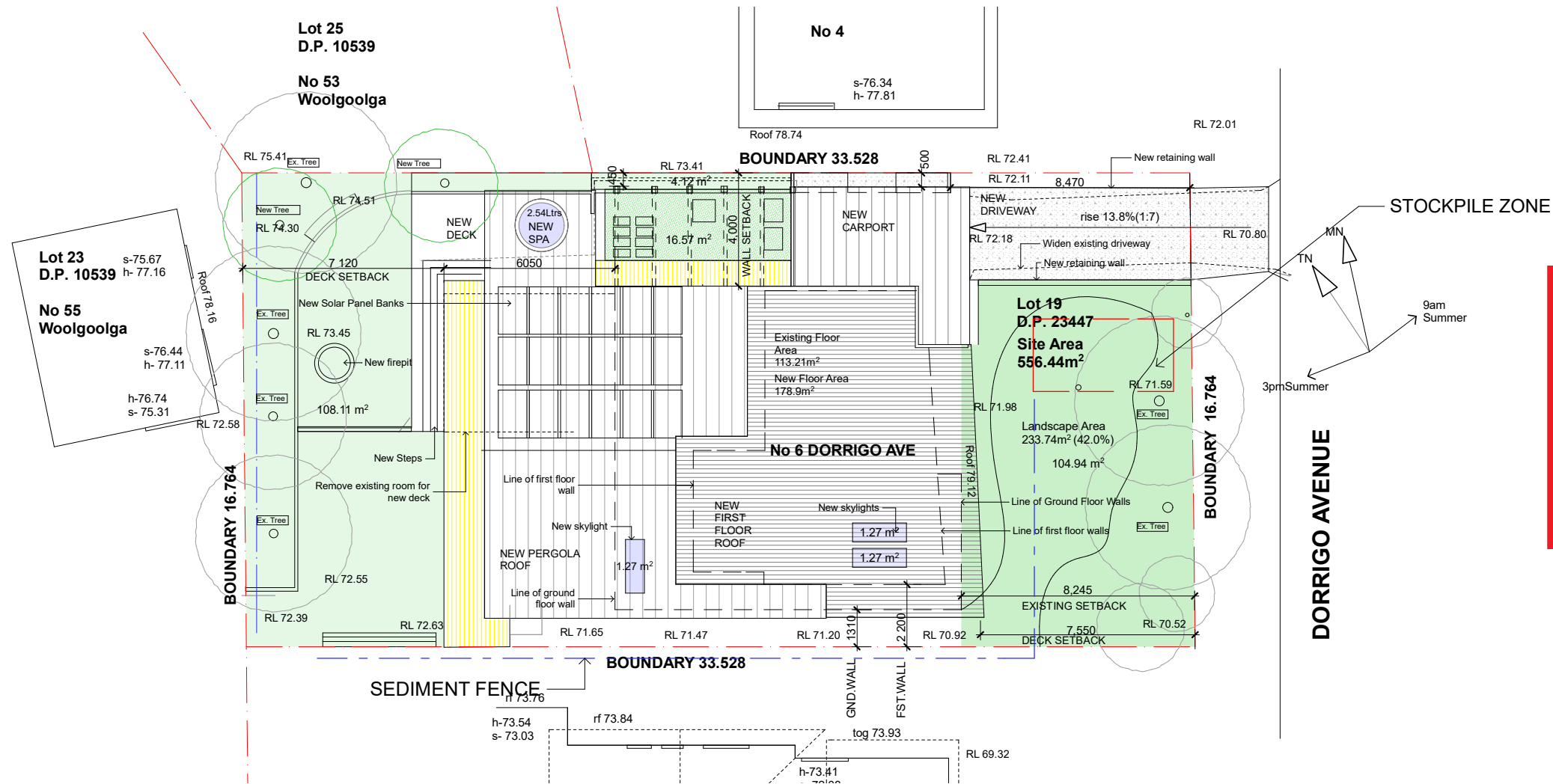
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Status: DA Checked By: SH

Project No: Drawing No.: H

2020 08 DD 05

Plot Date: 18/12/2020

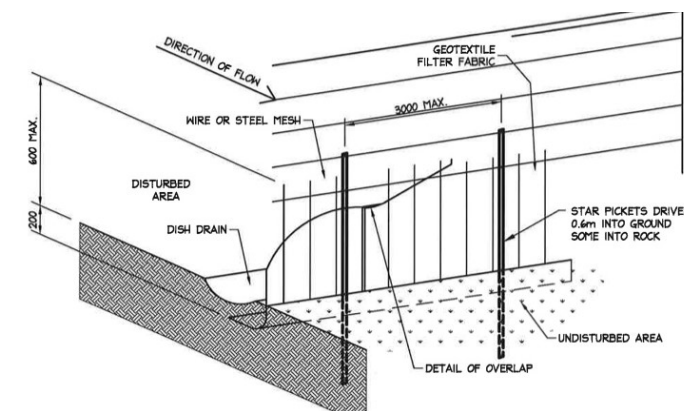


3 Sediment and Erosion Plan
1:200

Polution Prevention

Use the following measures to prevent pollution on site;

1. restrict access to one stable entry and exit point
2. install and maintain adequate sediment and erosion controls
3. preserve grassed area and the maximum cover of natural vegetation by minimising the amount of land disturbed.
4. ensure that stockpiles of sand, gravel, soil, and similar materials are located so that the material doesn't spill onto the road or pavement, wash into drainage lines, watercourses or depressions.
5. minimise on site vehicle activity during wet weather
6. Do not pump or allow any unclean water to enter the stormwater system from excess materials or cleaning tools.
7. Sediment fences are to be laid along the contour as much as possible and are to be of suitable geotextile fabric and supported every three metres with star pickets and a lower trench depth of 150mm



4 Silt fence

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Semedo Home
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2093

Drawing Title:
Details - Sediment and Erosion Plan
Sediment and Erosion Plan, pollution, Silt fence

Scale: as noted Date: 17.11.2020



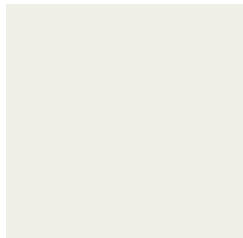


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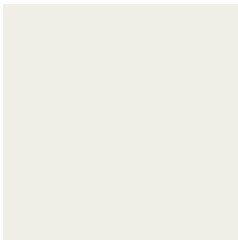

Project No:
2020 08 Drawing No.: H
DD 07

Plot Date: 14/12/2020

Site Specific Designs

External Finishes Schedule
6 Dorrigo Ave, North Balgowlah
Dec 2020

Item	Description	Finish	Colour	Image
Lightweight Cladding	Weatherex or similar	Semi Gloss, Natural	Cedar look	
External Walls	Metal/ Colorbond Cladding	Powdercoated Aluminium	Colorbond, Monument	
External Walls	Rendered and painted Brick, and FC Sheet	Smooth Cement render	Resene Black White and half Black White	
Timber Screening	Vertical Slat privacy screens	Aluminium wrapped slats, woodgrain look	Cedar, brown shades	
Doors and Windows	Aluminium	Powdercoated Matt TBC	Colorbond, Matt Black	

Item	Description	Finish	Colour	Image
Roof	Colourbond Trimdeck/Kliplok	Matt Powdercoated	Wallaby	 WALLABY®
Gutters, downpipes and Fascias	Half round gutters and downpipes	Matt Powdercoated	Monument	
Flooring	Timber	Water based clear	TBC	
Retaining walls	Rendered and painted Brick, and FC Sheet	Smooth Cement render	Resene Black White	
Driveway	Concrete	Tinted with exposed aggregate	Concrete/ grey	



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