

Modification of consent
3rd August, 2023

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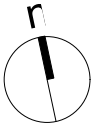
Schedule of BASIX commitments

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 290 square metres of the site.	✓	✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 50000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
<ul style="list-style-type: none">For the following glass and frame types, the certifier check can be performed by visual inspection.<ul style="list-style-type: none">Aluminium single clearAluminium double (air) clearTimber/uPVC/fibreglass single clearTimber/uPVC/fibreglass double (air) clearVertical external louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.	✓	✓	✓
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: solar (gas boosted, evacuated tube) with a performance of more than 45 STCs.	✓	✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 10 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓

PLOT DATE 3 Aug 2023
FILE NAME MOD SW plan.vw
DRAWING ISSUE
DA modification 03.08.23

NOTES

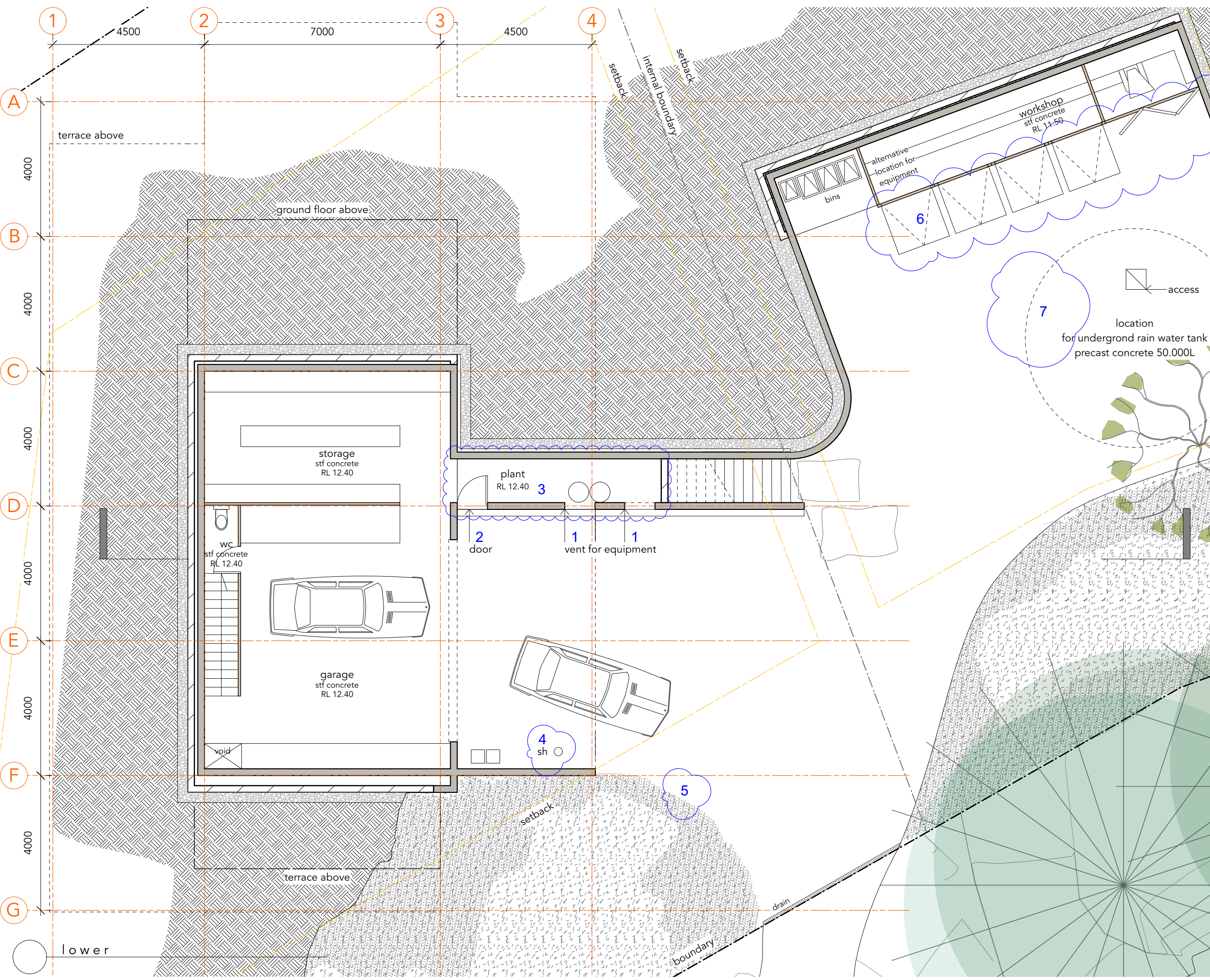


Project
swirling waters
Proprietor
Glenys & Stephen Rowe
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Architect
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Scale **1:4000@ A3**
Drawing Name
Cover/Location Diagram
Issue **1**
Drawing Number
DA 001

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PLOT DATE3 Aug 2023

FILE NAMEMOD SW plan.vw

DRAWING ISSUE

DA modification03.08.23

NOTES

insitu concrete

sandstone/tile cladding

polished concrete floor

hardwood

timber joinery

Project

swirling waters

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Scale 1:100 @ A3

Drawing Name

Lower Ground Floor Plan

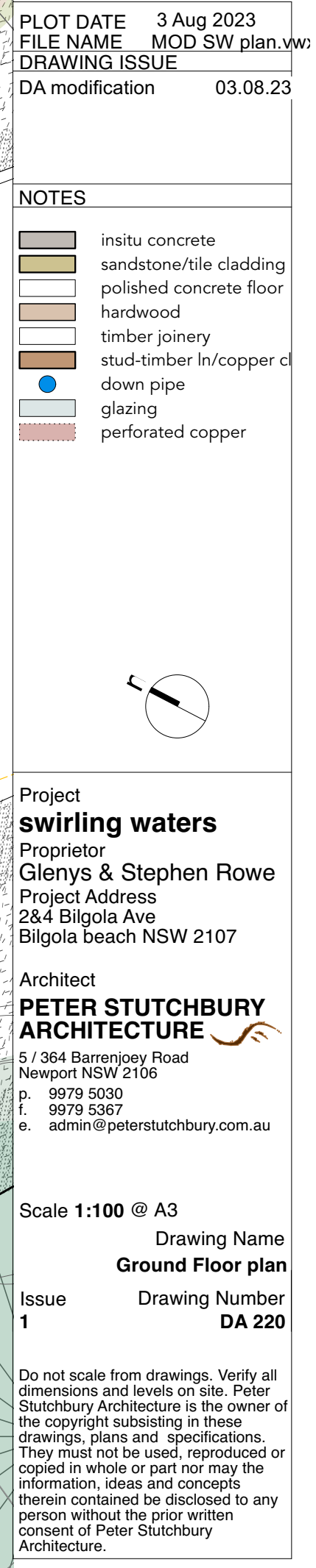
Issue










1

Drawing Number

DA 210

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NOTES	
	insitu concrete
	sandstone/tile cladding
	polished concrete floor
	hardwood
	timber joinery
	stud-timber ln/copper cl
	down pipe
	glazing
	perforated copper

Project

swirling waters

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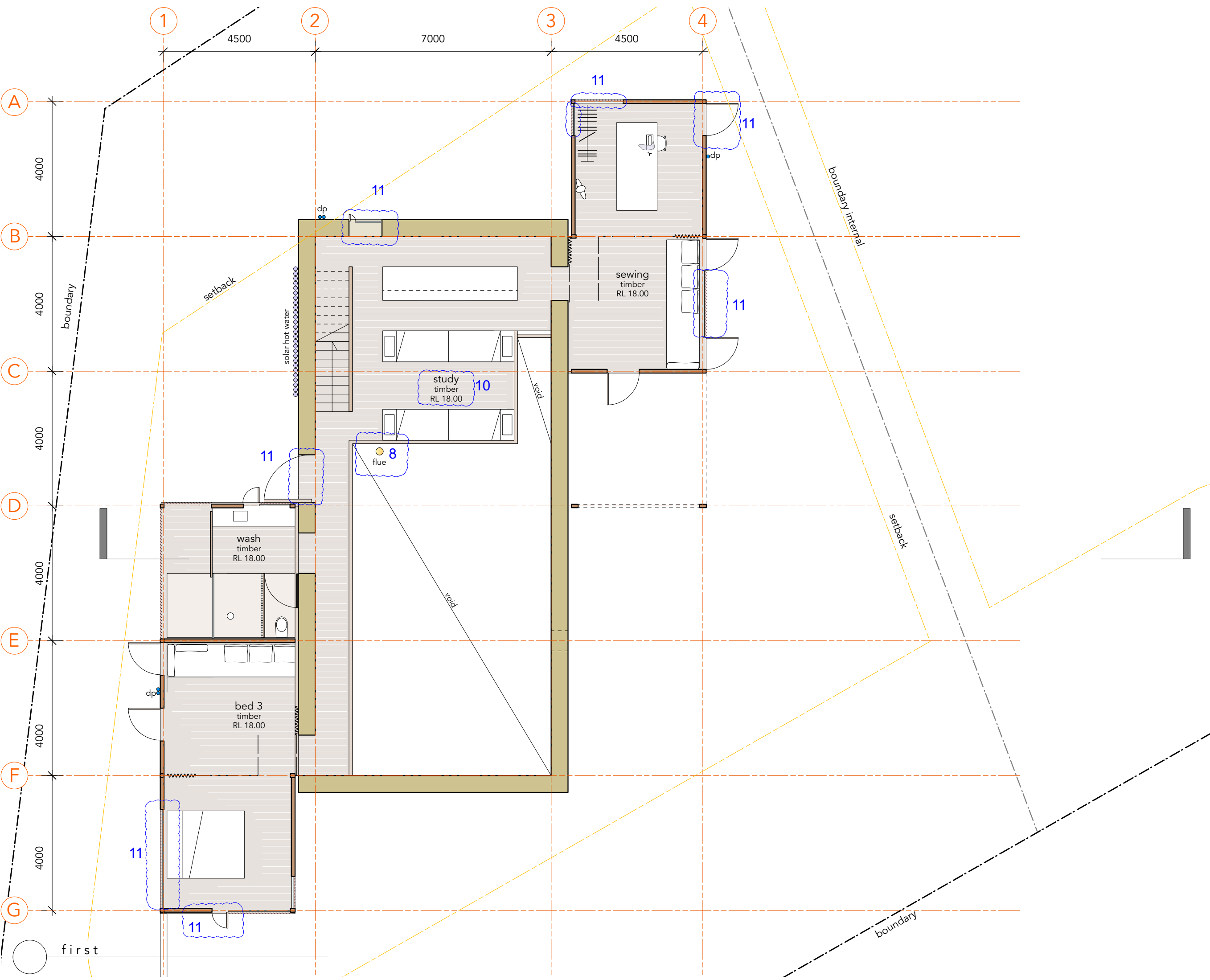
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Scale **1:100** @ A3

Drawing Name
Ground Floor plan

Issue Drawing Number
1 DA 220

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PLOT DATE3 Aug 2023

FILE NAMEMOD SW plan.vw

DRAWING ISSUE

DA modification03.08.23

NOTES

hw deck boards

sandstone/tile cladding

polished concrete floor

hardwood

timber joinery

stud-timber ln/copper cl

down pipe

glazing

perforated copper

Project

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Scale 1:100 @ A3

Drawing Name

First Floor Plan

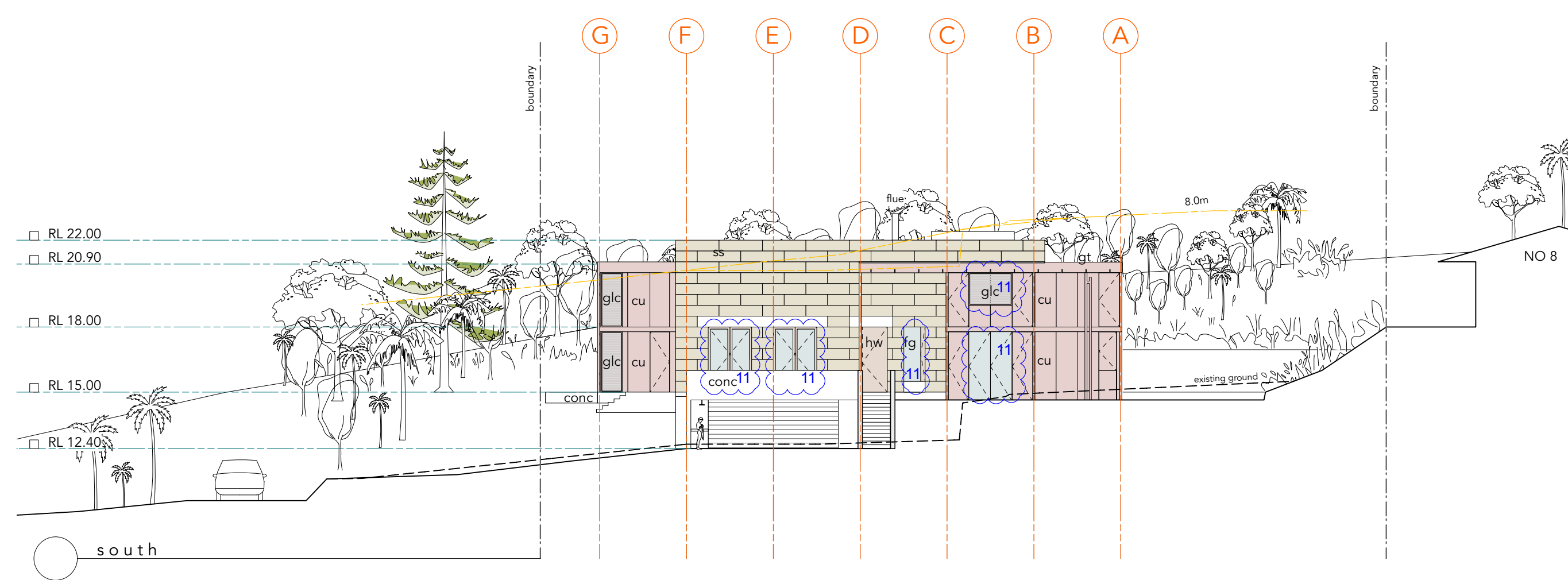
Issue

1

Drawing Number

DA 230

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PLOT DATE	3 Aug 2023
FILE NAME	MOD SW elevation
DRAWING ISSUE	
DA modification	03.08.23

NOTES

ss	sandstone log
cu	copper clad
glc	glazing/copper louvre
pcu	perforated copper screen
hw	hardwood
fg	fixed glazing
conc	insitu concrete
dp	down pipe
gt	gutter
tb	timber lining

Project

swirling waters

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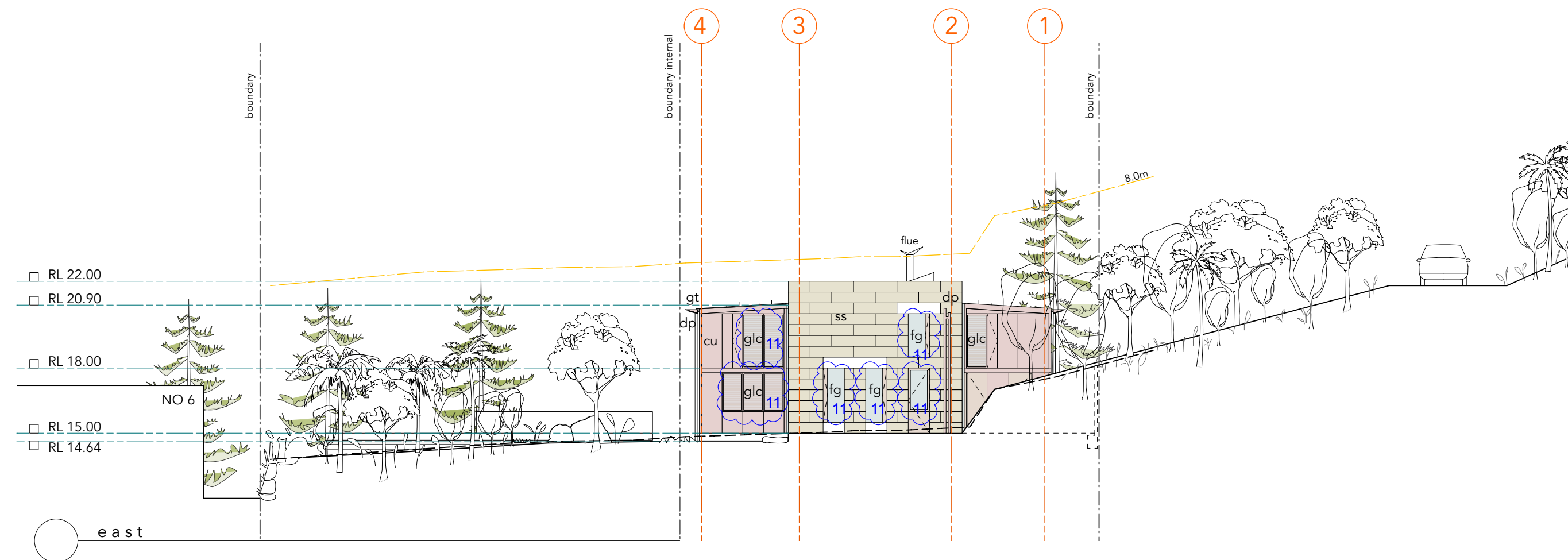
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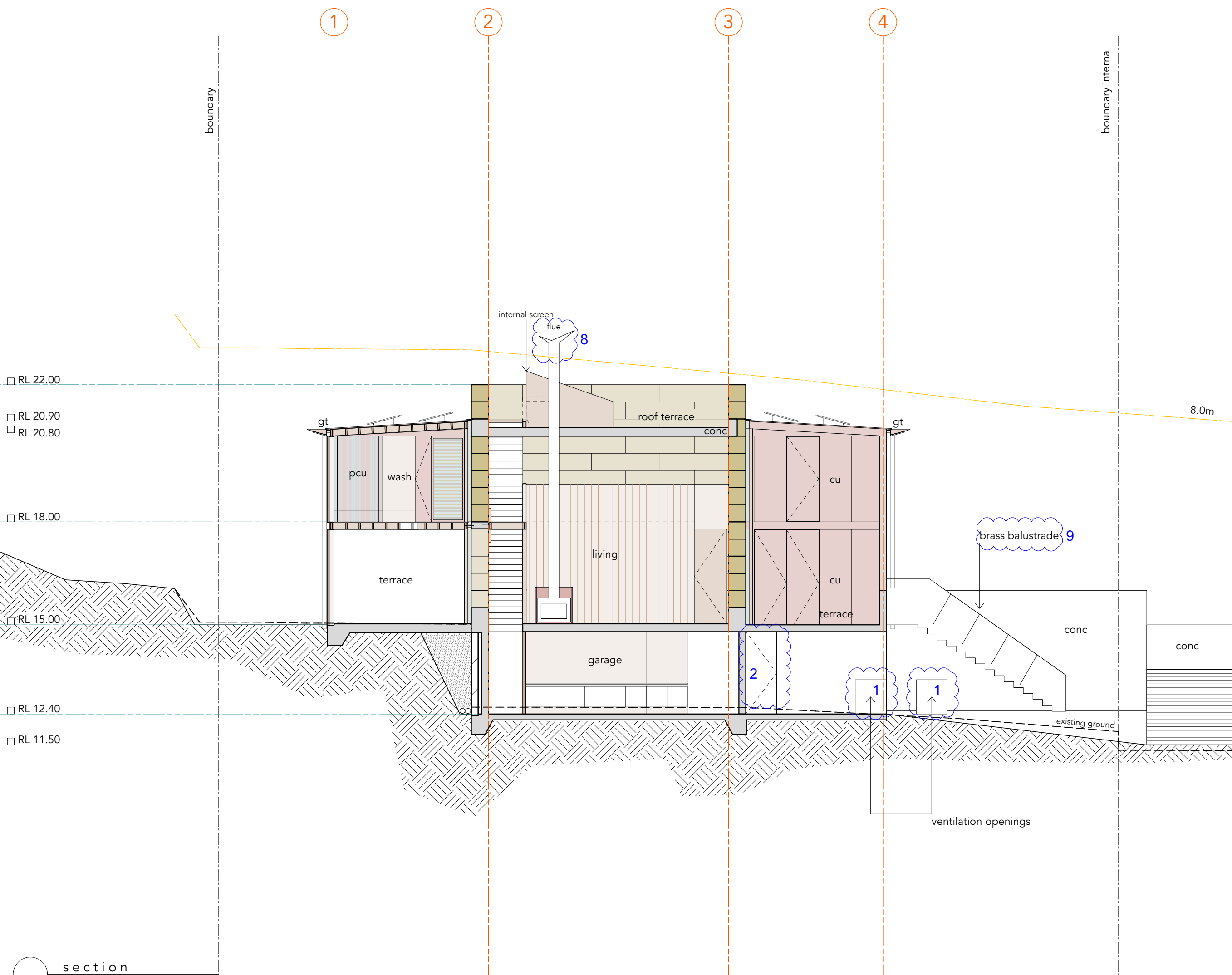
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Drawing Name
South + East Elevations

Issue	Drawing Number
1	CC 320

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PLOT DATE 3 Aug 2023	
FILE NAME MOD SW elevation	
DRAWING ISSUE	
DA modification	03.08.23

NOTES

ss sandstone log

cu copper clad

glc glazing/copper louvre

pcu perforated copper screen

hw hardwood

fg fixed glazing

conc insitu concrete

dp down pipe

gt gutter

tb timber lining

Project

swirling waters

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Scale 1:100 @ A3

Drawing Name

Section

Issue

1

Drawing Number

CC 410

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