

GENERAL NOTES
-BUILDING TO INCORPORATE BASIX COMMITMENTS TO COMPLY WITH THE ATTACHED BASIX CERTIFICATE 10247795 DATED 5/8/19
-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 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

SITE AREA (M2)	714.50
MIN. LANDSCAPED AREA (40%)	61.10
MIN. LANDSCAPED AREA (285.5 M2)	437.00
MAX. BUILT UPON AREA (60%)	63.4%
MAX. BUILT UPON AREA (428.6M2)	256.4m2
GROSS FLOOR AREA (M2)	302.2
MAX BUILDING HEIGHT (8.5M)	7.9
EXISTING	SOFT LANDSCAPED AREA (M2)
PROPOSED	SOFT LANDSCAPED AREA (M2)
EXISTING	BUILT UPON AREA (M2)
PROPOSED	BUILT UPON AREA (M2)

BASIX COMPLIANCE	
PROPOSED ROOF AREA	TOTAL (M2)
CONDITIONED FLOOR AREA	139
UNCONDITIONED FLOOR AREA	185.3
	91

NO. 26
3 STOREY BRICK HOUSE

NO. 22
2 STOREY BRICK HOUSE

Water Commitments	
Landscape	
The applicant must plant indigenous or low water use species of vegetation throughout 20 square metres of the site.	
Fixtures	
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.	
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.	
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.	
Alternative water	
Rainwater tank	
The applicant must install a rainwater tank of at least 18900 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	
The applicant must configure the rainwater tank to collect rain runoff from at least 139 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).	
The applicant must connect the rainwater tank to:	
• all toilets in the development	
• the cold water tap that supplies each clothes washer in the development	
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)	
• all hot water systems in the development	
Thermal Comfort Commitments	
Simulation Method	
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.	
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.	
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.	
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.	
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	

Floor and wall construction	Area
floor - concrete slab on ground	113.0 square metres
floor - suspended floor/ceiling subfloor	22.0 square metres
floor - suspended floor/enclosed subfloor	92.0 square metres
floor - suspended floor above garage	All or part of floor area

Energy Commitments	
Hot water	
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 36 to 40 STCs or better.	
Cooling system	
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans; Energy rating: n/a	
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a	
Heating system	
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER > 4.0	
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER > 4.0	
The heating system must provide for daylight zoning between living areas and bedrooms.	

Ventilation	
The applicant must install the following exhaust systems in the development:	
At least 1 Bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off	
Kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off	
Laundry: individual fan, not ducted; Operation control: manual switch on/off	

Artificial lighting	
The applicant must ensure that the "primary type 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 5 of the bedrooms / study; dedicated	
• at least 2 of the living / dining rooms; dedicated	

Energy Commitments	
• the kitchen; dedicated	
• all bathrooms/toilets; dedicated	
• the laundry; dedicated	
• all hallways; dedicated	

Natural lighting	
The applicant must install a window and/or skylight in 5 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 3 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	

Other	
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.	
The applicant must install a fixed outdoor clothes drying line as part of the development.	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.	

SIR

THOMAS

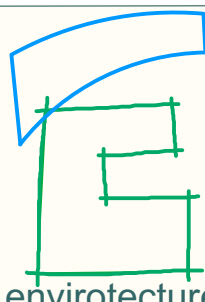
MITCHELL

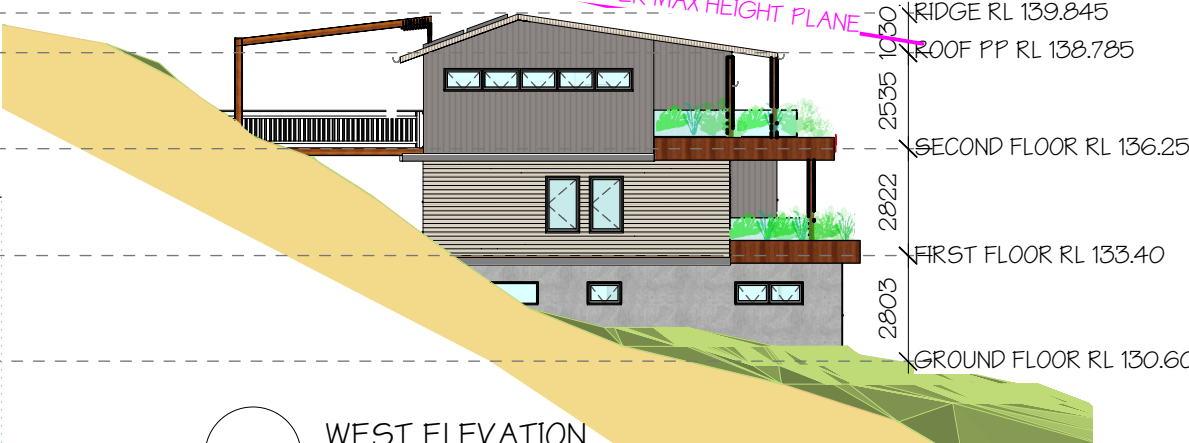
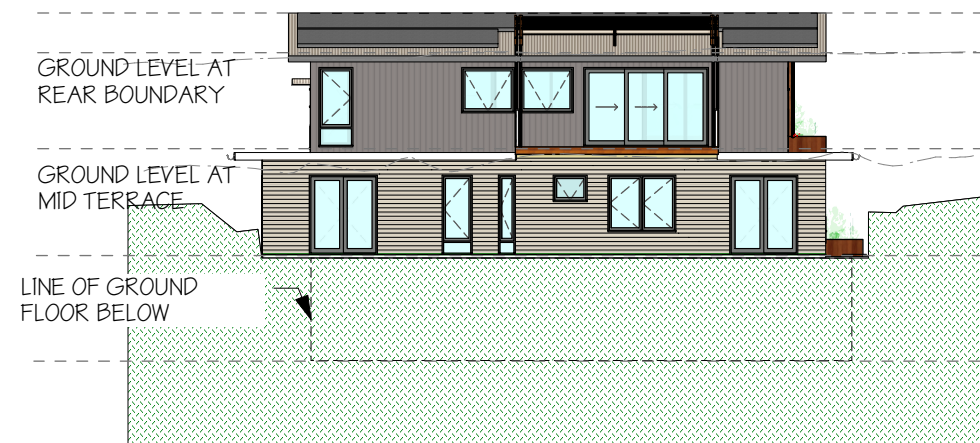
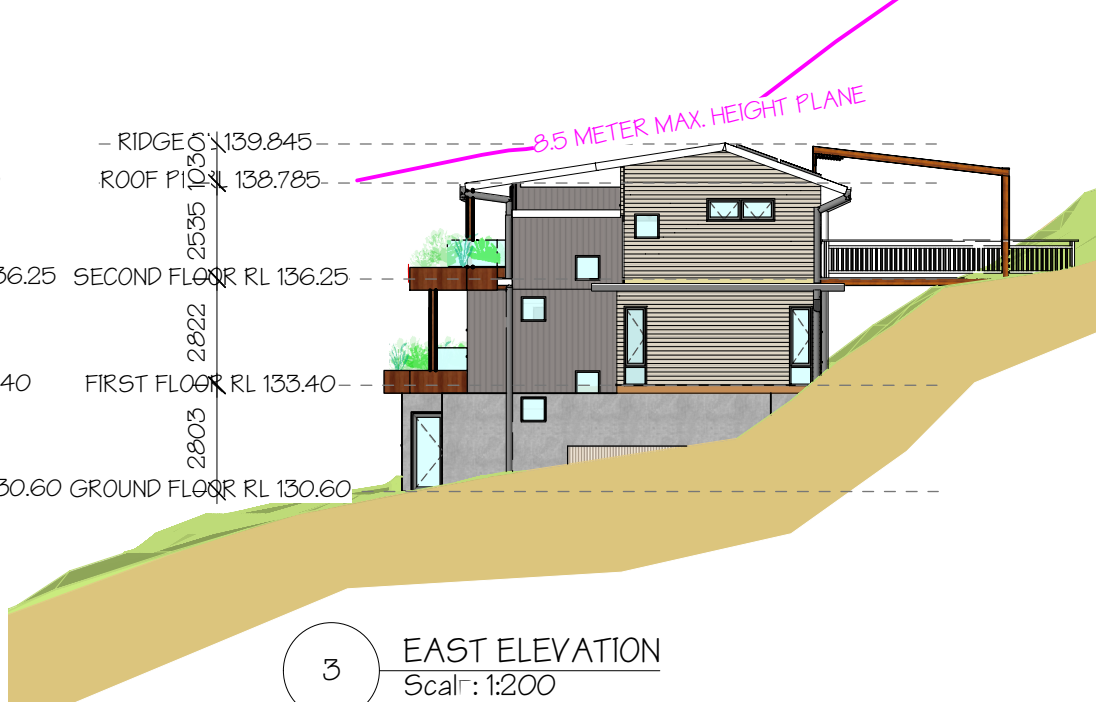
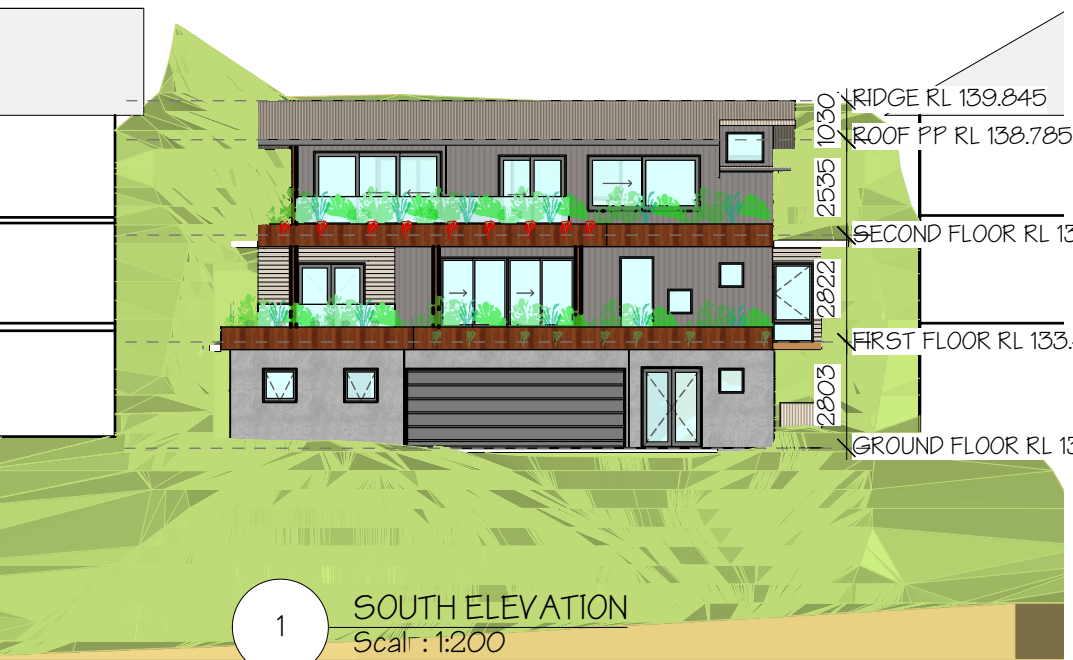
DRIVE

1
SITE PLAN
1:200

LEGEND	
	PROPOSED DECK
	PROPOSED DWELLING FOOTPRINT
	COVERED TERRACE
	ELEVATED GARDENS
	EXISTING DRIVEWAY LOCATION TO REMAIN AND BE EXTENDED AND MODIFIED TO MEET PROPOSED LEVELS

SUMMER COOL CHANGE WINDS
& WET WEATHER ALL YEAR

	ISSUE	2	31/07/19	ISSUED FOR DA	PROJECT # W35-DA		
		1	DATE	21/12/17		FOR CLIENT INFORMATION	
	PROJECT NEW DWELLING						
	ADDRESS 24 SIR THOMAS MITCHELL DRIVE, DAVIDSON						
	CLIENT	GERRY & STELA WILKINS			DATE #	2017-12-21	DWG # 11.01
					SCALE	1:100@A3	
	DWG	SITE PLAN & ANALYSIS			DRAWN	ML	ISSUE 2
CHKD					DC		
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotecture.com.au					bda ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029		
envirotecture projects Pty Ltd ABN 49 078 853 577					SDS NOMINATED ARCHITECT: ANDY MARLOW ARB #9597		



24 SIR THOMAS MITCHELL DRIVE DAVIDSON
NOTIFICATION PLANS ELEVATIONS