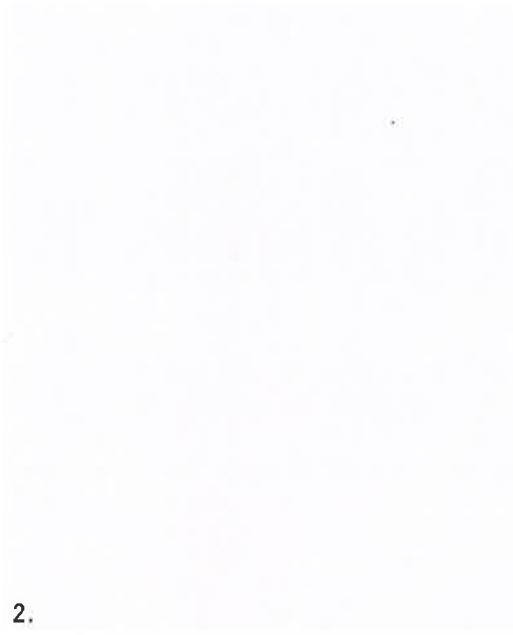


EXTERNAL MATERIALS

- 1. White paint to existing timber soffits (able to be reinstated to original finish in future)
- 2. Light paint colour to existing brick (able to be reinstated to original finish in future)
- 3. Travertine exterior floor tiles to replace existing damaged tiles
- 4. Existing timber shingled roof
- 5. White sandstone terraces walls
- 6. New low-e glazing to all windows including existing + refurbish existing bronze frames
- 7. Retain and relocate existing ceramic artwork
- 8. Retain and refurbish existing copper door

1.



2.



3.



4.



5.



6.



7.



8.

DRAWING REGISTER

DRAWING NUMBER	DRAWING TITLE	DRAWING SCALE	PAGE SIZE
LS4_S5-01	DRAWING REGISTER, PROJECT NOTES AND PLANT SCHEDULE	NO SCALE	A2
LS4_S5-02	SITE PLAN	1:200	A2
LS4_S5-03	LANDSCAPE PLAN - REAR GARDEN	1:100	A2
LS4_S5-04	SCHEMATIC PLANTING DETAILS	1:20	A2

PLANT SCHEDULE - REAR GARDEN					
LATIN NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	QUANTITY
APTENIA CORDIFOLIA	BABY SUN ROSE	GROUND COVER	GROUND COVER	140MM	62
CARISSA MACROCARPA 'DESERT STAR'	NATAL PLUM	0.5 - 1M	1M	200MM	76
CISSUS ANTARCTICA	KANGAROO VINE	GROUND COVER	GROUND COVER	140MM	320
CORYMBIA MACULATA	SPOTTED GUM	25 - 30M	8 - 10M	400L	1
ELAEOCARPUS EUMUNDI	EUMUNDI QUANDONG	10M	3 - 5M	400L	8
LIVISTONA AUSTRALIS	CABBAGE PALM	15 - 18M	6 - 8M	EX-GROUND	8
LOMANDRA LONGIFOLIA 'TANIKA'	MAT RUSH	0.5M	0.6M	140MM	280
MISCANTHUS TRANSMORRISONENSIS	EVERGREEN FEATHER GRASS	1.2M	1M	140MM	27
PITTOSPORUM TOBIRA	JAPANESE PITTOSPORUM	0.5M	1M	300MM	80
RHAPHIOLEPIS INDICA 'SNOW MAIDEN'	INDIAN HAWTHORN	0.7 - 1M	1M	300MM	40
STENOTAPHRUM SECUNDATUM	SIR WALTER BUFFALO	MAINTAINED	MAINTAINED	TURF	66.5M ²
SYZYGIVM PANICULATUM	MAGENTA LILLY PILLY	8M	2 - 4M	400L	8
XANTHORRHOEA AUSTRALIS	GRASS TREE	1.5M	1M	300MM	24

NOTES - GENERAL

FOR S4.55 ONLY - NOT FOR CONSTRUCTION

DO NOT SCALE FROM DRAWINGS

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LANDSCAPE TECHNICAL SPECIFICATION

NO 'WASH OUT' FROM CONSTRUCTION TO TAKE PLACE IN IDENTIFIED GARDEN AREAS

ALL DISCREPANCIES OR CONFLICT TO BE BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE DESIGNER PRIOR TO CONSTRUCTION OR INSTALLATION

ALL DIMENSIONS IN MM UNLESS OTHERWISE STATED

ALL TREE DIMENSIONS AND RL'S IN METERS

USE FIGURED DIMENSIONS ONLY

VERIFY ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF ANY WORKS

ANY LEVELS ARE NOMINAL AND ARE INDICATIVE ONLY

CONTRACTORS SHALL LOCATE AND PROTECT ALL SERVICES PRIOR TO CONSTRUCTION

CONTRACTORS TO CONTACT DIAL-BEFORE-YOU-DIG TO CONFIRM LOCATION OF SERVICES BEFORE EXCAVATION

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH CURRENT VERSIONS OF AUSTRALIAN STANDARDS, BCA AND LOCAL GOVERNMENT REGULATIONS

STRUCTURAL DETAILS SHALL BE SUBJECT TO ENGINEER'S SPECIFICATIONS

DRAINAGE AND WATER FEATURE DETAILS SHALL BE SUBJECT TO HYDRAULIC ENGINEER'S SPECIFICATIONS

ALL WORK SHALL BE CARRIED OUT IN A PROFESSIONAL MANNER BY QUALIFIED TRADESPERSON ACCORDING TO THE LANDSCAPE DRAWINGS & TECHNICAL SPECIFICATION AND ENGINEER'S SPECIFICATIONS

PROTECT ALL ADJOINING PROPERTY BUILDING, WALLS AND PAVING, DAMAGED ELEMENTS ARE TO BE REPLACED AT NO COST TO THE CLIENT

NO RESPONSIBILITY WILL BE TAKEN BY FIELDWORK ASSOCIATES PTY LTD FOR ANY VARIATIONS IN DESIGN, CONSTRUCTION METHOD, MATERIALS SPECIFIED AND GENERAL SPECIFICATIONS WITHOUT PERMISSION FROM THE PROJECT ENGINEER OR LANDSCAPE DESIGNER

ANY SPECIFIED MATERIALS OR PRODUCTS ARE TO BE INSTALLED AS PER THE MANUFACTURER'S / SUPPLIER'S INSTRUCTIONS

SERVICE LOCATION ON PLANS ARE INDICATIVE ONLY. FIELDWORK ASSOCIATES PTY LTD ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SERVICE LOCATIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE SERVICE LOCATIONS PRIOR TO THE COMMENCEMENT OF WORK. ANY DAMAGES TO SERVICES AND ASSOCIATED DAMAGES REMAINS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE RECTIFIED AT NO COST TO THE CLIENT

THIS DRAWING IS COPYRIGHT TO FIELDWORK ASSOCIATES PTY LTD

FIELDWORK ASSOCIATES PTY LTD RESERVES THE RIGHT NOT TO PROVIDE LANDSCAPE CERTIFICATES AT PROJECT COMPLETION IF NOT EMPLOYED THROUGH THE CONSTRUCTION DOCUMENTATION AND IMPLEMENTATION PHASES

ANY CLAIMS MADE AGAINST FIELDWORK ASSOCIATES PTY LTD FOR ANY FAULTS IN THE LANDSCAPE IMPLEMENTATION ARE VOID IF FIELDWORK ASSOCIATES PTY LTD HAS NOT BEEN EMPLOYED THROUGH THE CONSTRUCTION DOCUMENTATION AND IMPLEMENTATION PHASES

NOTES - PLANTING

PROJECT LANDSCAPE DESIGNER TO SET OUT PLANT MATERIAL

PLANT QUANTITIES TO BE CONFIRMED BY FIELDWORK ASSOCIATES PTY LTD AT TIME OF CONSTRUCTION

ALL GARDEN BED AREAS TO BE CLEARED OF RUBBLE AND DEBRIS PRIOR TO PLANTING

PLANTING MEDIA TO BE CONFIRMED WITH LANDSCAPE CONTRACTOR AND FIELDWORK ASSOCIATES PTY LTD

ALL WEED SPECIES ON SITE ARE TO BE ERADICATED

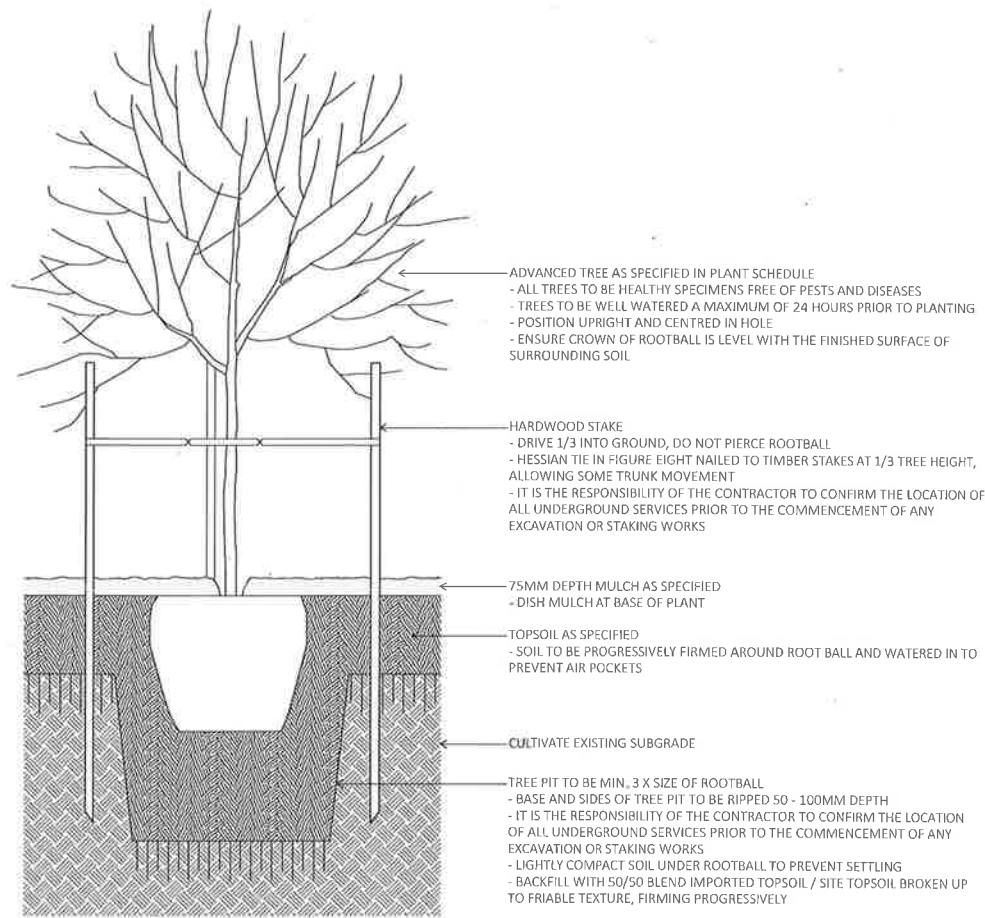
ALL SITE SOIL IS TO BE MAINTAINED AND IMPROVED WITH COMPOST SPECIFIED BY FIELDWORK ASSOCIATES PTY LTD

ALL PLANT SPECIES SHOULD BE IN ACCORDANCE WITH THE PLANTING SCHEDULE UNLESS CONSENT IS GIVEN FROM FIELDWORK ASSOCIATES PTY LTD

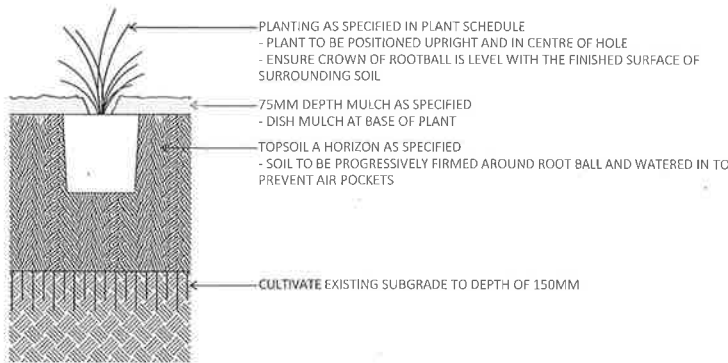
ALL GARDEN BEDS ARE TO BE MULCHED, MULCH TYPE TBC WITH FIELDWORK ASSOCIATES PTY LTD

S4.55 ONLY - NOT FOR CONSTRUCTION

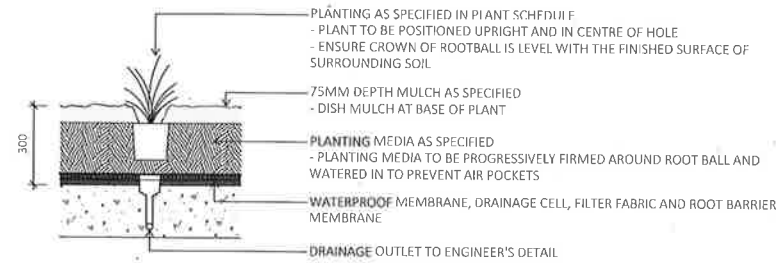
<div>FIELDWORK ASSOCIATES</div>	<div>FIELDWORK ASSOCIATES SUITE 111, 120 BOURKE STREET WOOLLOOMOOLOO, NSW 2011 PHONE: 0499 589 199 EMAIL: DESIGN@FIELDWORK.NET.AU</div>	3 RIVERVIEW ROAD AVALON		DATE 01.10.2019 02.10.2019	ISSUE A B	REASON FOR ISSUE REVIEW S4.55	DESIGNED C. OWEN
		LANDSCAPE S4.55 DOCUMENTATION DRAWING REGISTER, PLANT SCHEDULE AND PROJECT NOTES					DRAWN E. ROWE, C. LEE
		DRAWING NO. LS4.55-01	SCALE				CHECKED C. OWEN
		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS FOR LAYOUT ARE TO BE MARKED ON SITE. ALL DIMENSIONS ARE TO BE CONFIRMED BY SURVEY. VERIFY ALL DIMENSIONS TO FIELDWORK ASSOCIATES PTY LTD AND OBTAIN PERMISSION FROM THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LANDSCAPE TECHNICAL SPECIFICATION AND ENGINEER'S SPECIFICATIONS. NO RESPONSIBILITY WILL BE TAKEN BY FIELDWORK ASSOCIATES PTY LTD FOR ANY VARIATIONS IN DESIGN, CONSTRUCTION METHOD, MATERIALS SPECIFIED AND GENERAL SPECIFICATIONS WITHOUT PERMISSION FROM THE PROJECT ENGINEER OR LANDSCAPE DESIGNER.					DATE 02.10.2019



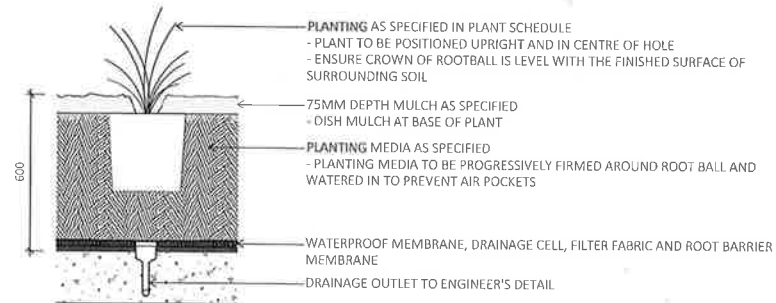
1 SCHEMATIC TREE PLANTING TO DEEP SOIL
1:20



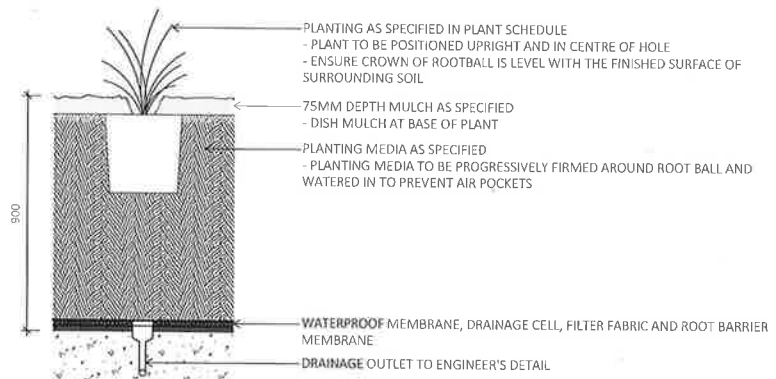
2 SCHEMATIC SHRUB AND GROUNDCOVER PLANTING TO DEEP SOIL
1:20



3 SCHEMATIC GROUND COVER PLANTING TO SLAB
1:20



4 SCHEMATIC SHRUB AND GROUNDCOVER PLANTING TO SLAB
1:20



5 SCHEMATIC SHRUB AND GROUNDCOVER PLANTING TO SLAB
1:20

NOTES - PLANTING

PROJECT LANDSCAPE DESIGNER TO SET OUT PLANT MATERIAL

PLANT QUANTITIES TO BE CONFIRMED BY FIELDWORK ASSOCIATES PTY LTD AT TIME OF CONSTRUCTION

ALL GARDEN BED AREAS TO BE CLEARED OF RUBBLE AND DEBRIS PRIOR TO PLANTING

PLANTING MEDIA TO BE CONFIRMED WITH LANDSCAPE CONTRACTOR AND FIELDWORK ASSOCIATES PTY LTD

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ALL GARDEN BEDS ARE TO BE MULCHED, MULCH TYPE TBC WITH FIELDWORK ASSOCIATES PTY LTD

S4.55 ONLY - NOT FOR CONSTRUCTION

FIELDWORK
ASSOCIATES

FIELDWORK ASSOCIATES
SUITE 111, 120 BOURKE STREET
WOOLLOOMOOLOO, NSW 2011
PHONE 0499 589 199
EMAIL DESIGN@FIELDWORK.NET.AU

1:20
0 0.2 0.4 0.8M

3 RIVERVIEW ROAD
AVALON

LANDSCAPE S4.55 DOCUMENTATION
SCHEMATIC PLANTING DETAILS

DRAWING NO.
LS4.55-04

SCALE
1:20@A2

DATE
01.10.2019
02.10.2019

ISSUE
A
B

REASON FOR ISSUE
REVIEW
S4.55

DESIGNED
C. OWEN

DRAWN
E. ROWE, C. LEE

CHECKED
C. OWEN

DATE
02.10.2019

DA000	Drawing Schedule, Legend
DA001	BASIX Certificate
DA002	Site Analysis Plan
DA003	Site Plan
DA100	Boatshed Ground Plan
DA101	Boathouse Level 1 & Cellar Plan
DA102	Terrace & Gym Plan
DA103	House Plan
DA104	Guest & Carport Plan
DA300	Northern Elevation
DA301	Southern Elevation
DA302	Eastern Western Elevation
DA400	Section A & B

1. All dimensions to be verified on site.
2. Report any discrepancies or omissions to ECR prior to construction.
3. Refer to architect for any details or omissions if clarification is required.
4. All concrete to be made in accordance with specification.
5. All exterior walls to be made in accordance with consultants' drawings.
6. All structure to be made in accordance with details.

Air Conditioning	HWU	Hot Water Unit	U/G	Underground
ACRYL	HYD	Hydraulic	U/S	Underside
ACU	INS	Insulation - Thermal / Acoustic	UB	Universal Beam
ADJ	J	Joinery Item	UC	Universal Column
AFFL	LDP	Level Datum Point	UNO	Unless Noted Otherwise
AL	LV	Louvre	UOS	Unless Otherwise Specified
AP	MC	Metal Cladding	VIN	Vinyl
AS	MDB	Main Distribution Board	VP	Vent Pipe
BAL	ME	Metal	W	Window
BALC	MFL	Metal Flashing	WC	Water Closet
BCA	MG	Metal Grille	WH	Weep Hole
BG	MIJ	Mitred Joint	WM	Washing Machine
BHD	MJ	Movement Joint	WP	Waste Pipe
BIT	MR	Metal Roof	WPM	Water Proof Membrane
BK	MS	Mild Steel	WT	Water Tank
BL	MSB	Main Switch Board		
BLDG	MW	Matwell (with mat)	BED	Bedroom
BLK	N	New Item	DIN	Dining Room
BN	N/A	Not Applicable	CORR	Corridor
BR	NTS	Not To Scale	ENS	Ensuite
BT	O/H	Overhead	KIT	Kitchen
CB	OD	Outside Diameter	LDY	Laundry
CF	OF	Overflow Spitter	LIV	Living Room
CFC	OV	Oven		
CJ	PB	Plasterboard		
COL	PCO	Powdercoat		
CONC	PBFR	Plasterboard - Fire Resistant		
CP	PBMR	Plasterboard - Moisture Resistant		
CPT	PF	Paint Finish refer Finishes Schedule		
CR	PFC	Parallel Flange Channel		
CRS	PIN	Pinboard		
CT	PU	Paving Unit		
D	PVC	Polyvinylchloride		
DD	R	Refrigerator		
DIA	RA	Return Air		
DP	RC	Reinforced Concrete		
DSB	REF	Reference		
DWG	RF	Roofing		
EA	RL	Relative Level		
EC	RP	Removable Panel		
EGL	RS	Roller Shutter		
ELEC	RWH	Rain Water Head		
ENG	RWO	Rain Water Outlet		
EQ	SCT	Suspended Ceiling Tile		
EX	SIM	Similar		
EXH	SL	Skylight		
F	SOP	Setout Point		
FC	SS	Stainless Steel		
FCL	ST	Stone		
FFL	ST1	Sandstone		
FG	ST2	Travertine		
FGL	STR#	Stair (number)		
FM	STRG	Storage		
FP	STRUCT	Structural		
FR	SWD	Stormwater Drain		
FRL	SWG	Stormwater Grate		
FW	SWP	Stormwater Pit		
FZ	TBA	To Be Advised		
G	TBC	To Be Confirmed		
GALV	TD	Top of Door		
GBAL	TEL	Telephone		
GCB	THD	Threshold		
GDR	TM	Timber		
GF	TMF	Timber Floor		
GFC	TOC	Top of Column		
GND	TOK	Top of Kerb		
GLT	TOP	Top of Parapet		
GO	TOW	Top of Wall		
GT	TPH	Toilet Paper Holder		
GTC	TV	Television		
GTT	TW	Top of Window		
HRL	U/G	Underground		
HHW	U/S	Underside		
HWS	UB	Universal Beam		
HWU	UC	Universal Column		
HYD	UNO	Unless Noted Otherwise		
INS	UOS	Unless Otherwise Specified		
J	TV	Television		

ISSUE	REASON	DATE
DA ISSUE		28.05.18
SUBMITTAL APPLICATION ISSUE		04.10.19

NOTES

- All dimensions to be as shown on site.
- Report any discrepancies or omissions to SDS prior to construction.
- Refer to architect for ambiguous details or when clarification is required.
- All drawings to be read in conjunction with specification.
- All drawings to be read in conjunction with consultants' drawings.
- All structure to structural engineer's details.

BASIX[®] Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A329719_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number A329719 lodged with the consent authority or certifier on 01 Oct 2018 with application DA2018/1816.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Sub 1 G 2A, 4A or 5A of the Environmental Planning and Assessment Regulation 2000.

Secretary
Date of issue: Monday, 30, September 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



BASIX Certificate number: A329719_02

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 1142 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 rainwater runoff from at least 150 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the outdoor spa.		✓	✓
Outdoor spa			
The spa must not have a capacity greater than 3 kilolitres.	✓	✓	✓
The spa must have a spa cover.		✓	✓
The applicant must install a spa pump timer.		✓	✓
The applicant must install the following heating system for the outdoor spa that is part of the development: electric heat pump.		✓	✓

BASIX Certificate number: A329719_02

Fixtures and systems	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: gas instantaneous.	✓	✓	✓
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Description of project

Project address	
Project name	Riverview 3_02
Street address	3 Riverview Road Avalon 2107
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 3632
Lot number	6
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: Delisle Hunt Wood Pty Ltd
ABN (if applicable): 631934837

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE A	REASON FOR ISSUE S4.50(1A) APPLICATION ISSUE	DATE 06/09/19
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BASIX Certificate number: A329719_02

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			
Construction	Additional insulation required (R-value)		
concrete slab on ground floor with in-slab heating system.	R1.00 (slab edge)		
floor above existing dwelling or building.	nil		
external wall: other/undecided	R1.70 (including construction)		
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (55 mm)		
	medium (solar absorptance 0.475 - 0.70)		

BASIX Certificate number: A329719_02

Glazing requirements	Show on DA Plans	Show on Conc'd Plans & Specs	Certifier Check			
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓			
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓			
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓			
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clearair gap/leak glazing, or toned/air gap/leak glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓			
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓			
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✓	✓			
Overshadowing buildings or 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 in the table below.	✓	✓	✓			
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
OG 05	S	3	14	6	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W1.01	N	15.6	7.2	10.75	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W1.02	W	24.4	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

BASIX Certificate number: A329719_02

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass aperture (m ²)	Overhead sloping (m)		Shading device	Frame and glass type		
D2.03	W	8	0	0	projection/height above sill ratio >=0.36	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
D2.04	W	8	0	0	projection/height above sill ratio >=0.36	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)		
D2.05	W	8	0	0	projection/height above sill ratio >=0.36	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
D2.06	W	6	4.2	2.8	projection/height above sill ratio >=0.36	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
W2.01	W	8.6	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W2.02	W	3.7	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W3.01	E	4.3	0	0	projection/height above sill ratio >=0.43	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W3.02	E	8.1	0	0	projection/height above sill ratio >=0.43	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W3.03	W	3.8	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W3.04	W	5.1	0	0	projection/height above sill ratio >=0.29	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W3.05	N	13	0	0	projection/height above sill ratio >=0.36	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
W3.06	N	6.9	0	0	projection/height above sill ratio >=0.36	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
W3.07	N	8.9	0	0	projection/height above sill ratio >=0.36	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		

page 4 / 8

BASIX Certificate number: A329719_02

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & Specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. Frame (m ²)	Overhead beam Height (m)		Distance (m)	Shading device	Frame and glass type	
W3.08	N	8.9	0	0		projection/height above sill ratio >=0.36	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)	
W3.09	W	10.1	0	0		projection/height above sill ratio >=0.43	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)	
W3.10	W	2	0	0		projection/height above sill ratio >=0.43	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)	
W3.11	W	4.3	0	0		projection/height above sill ratio >=0.43	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)	
W3.12	W	6.5	0	0		projection/height above sill ratio >=0.43	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)	
W3.13	W	4.1	0	0		projection/height above sill ratio >=0.43	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)	
W3.14	W	4.2	0	0		projection/height above sill ratio >=0.43	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)	
W3.15	N	8.6	2.9	9.6		projection/height above sill ratio >=0.23	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)	
W3.15 High	W	1.6	0	0		projection/height above sill ratio >=0.36	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)	
W3.16	N	8	0	0		projection/height above sill ratio >=0.43	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)	
W4.03	E	1.2	20.2	35.5		projection/height above sill ratio >=0.23	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)	
W4.04	E	1.2	20.2	35.5		projection/height above sill ratio >=0.23	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)	
W4.05	E	1.2	0	0		projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)	

BASIX Certificate number: A329719_02

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no	Orientation	Area of glass no. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type			
W4.06	E	1.2	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W4.07	E	1.2	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W4.08	E	1.2	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W3.17	S	5.4	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W3.18	S	0.6	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
Glazed roofs									
The applicant must install the glazed roofs described in the table below, in accordance with the specifications listed in the table.							✓	✓	✓
The following requirements must also be satisfied in relation to each glazed roof:								✓	✓
Glazed roofs glazing requirements									
Glazed roof number	Area of glazing (m ²)	Shading device			Glass type				
G1	23.5	no shading			improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)				

BASIX Certificate number: A329719_02

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

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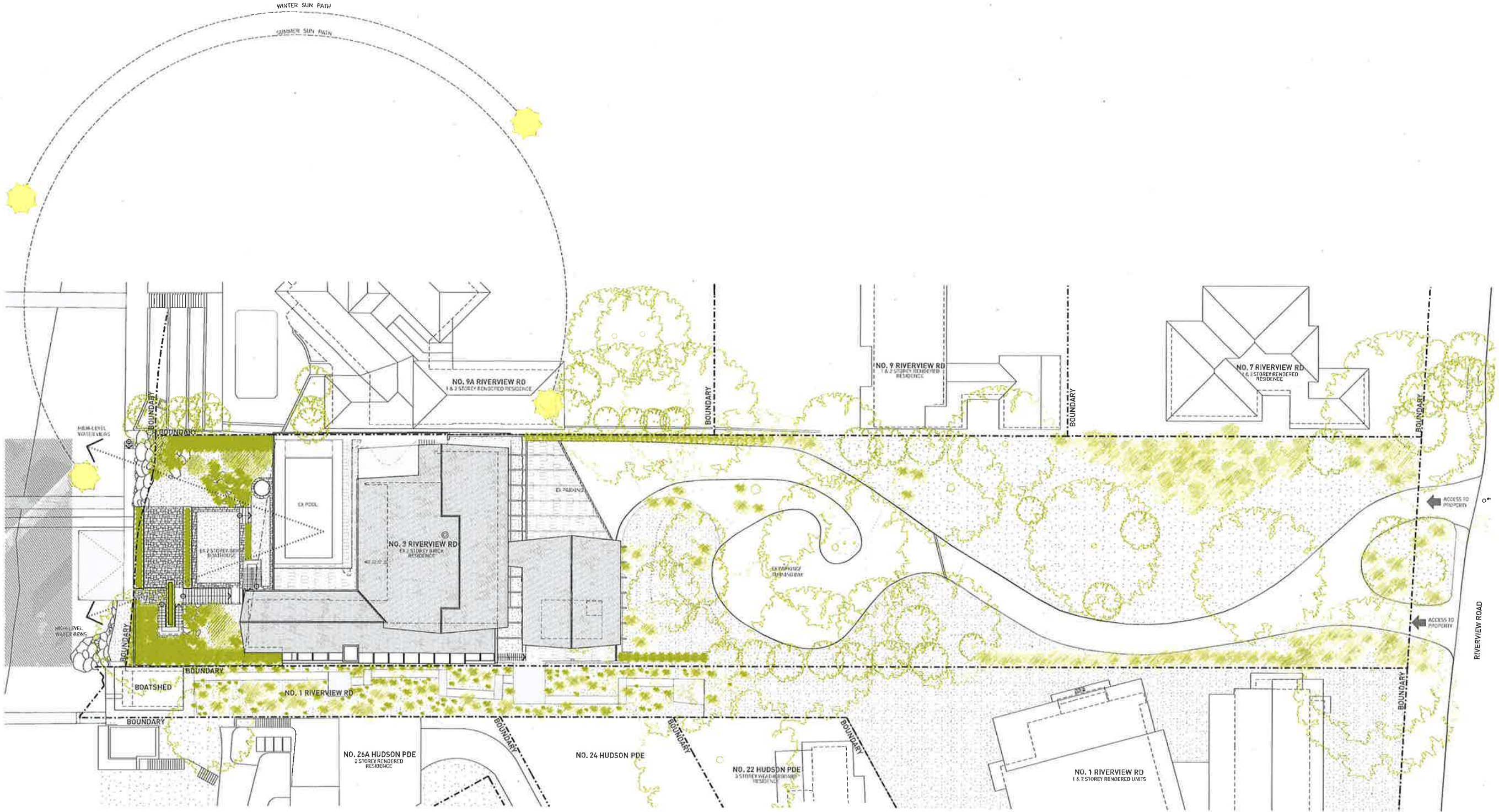
DO NOT SCALE DRAWINGS

PROJECT
1805 RIVERVIEW 3DRAWN
RISENIOR CA
DRAFTAPP'D
TBDWG TITLE
BASIX CERTIFICATEDRAWN
DA001REV
BSCALE
NTS

- NOTES
1. All dimensions to be verified on site.
 2. Report any discrepancies or omissions to SDS prior to construction.
 3. Refer to architect for ambiguous details or when clarification is required.
 4. All drawings to be read in conjunction with specification.
 5. All drawings to be read in conjunction with consultants' drawings.
 6. All structure to structural engineer's details.

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	DA ISSUE	28.07.18
B	DA ISSUE	11.12.18
C	DA ISSUE	15.03.19
D	SA/SS/IAI CONSULTANT ISSUE	23.09.19
E	SA/SS/IAI DRAFT ISSUE	25.09.19
F	SA/SS/IAI APPLICATION ISSUE	04.10.19



1 SITE ANALYSIS PLAN



LEGEND

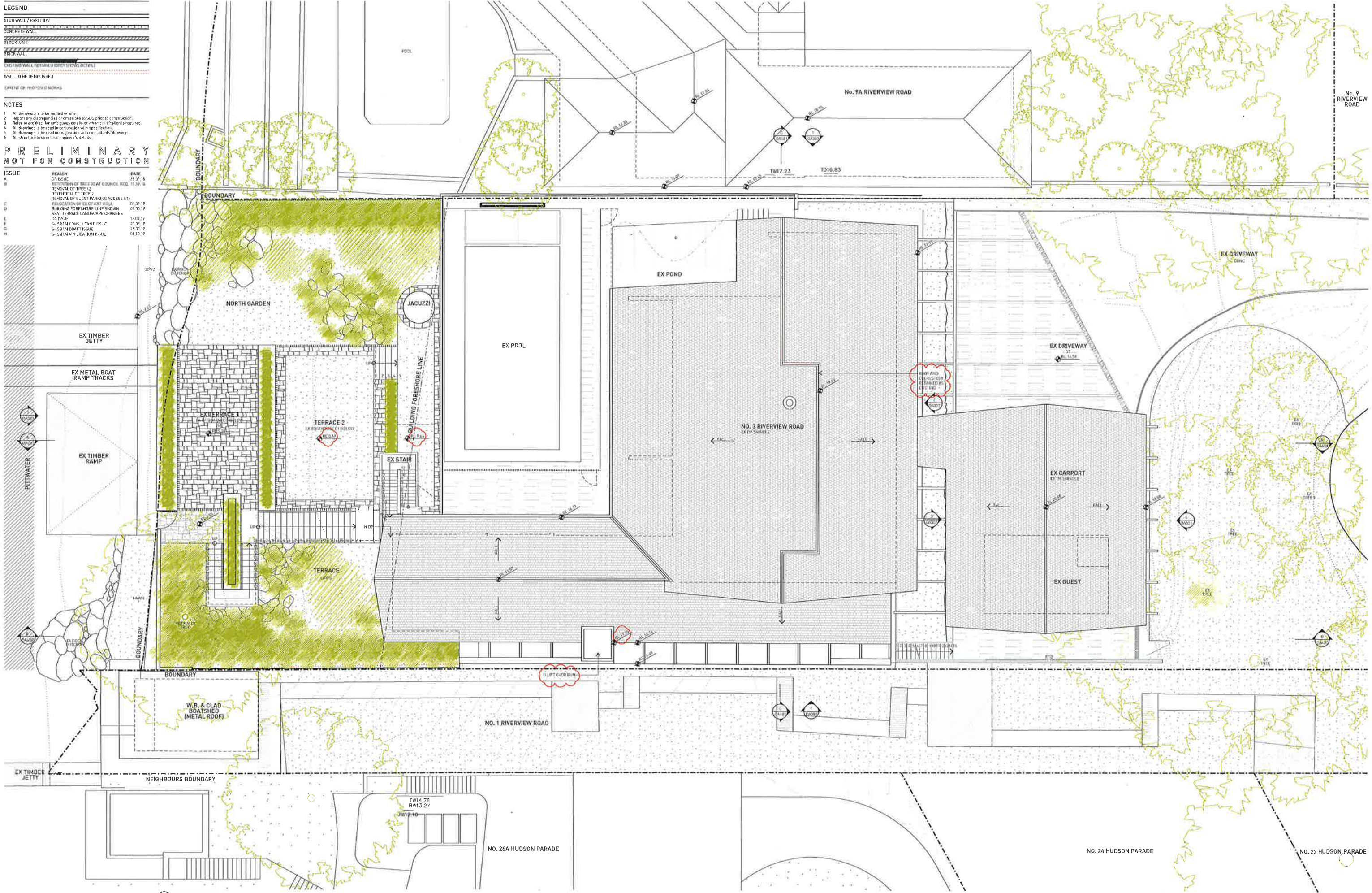
STUD WALL / PARTITION
CONCRETE WALL
BLOCK WALL
BRICK WALL
EXISTING WALL & RETAINING WALL (SEE SITE PLAN)
WALL TO BE DEMOLISHED
EXTENT OF PROPOSED WORKS

NOTES

1. All dimensions to be verified on site.
2. Report any discrepancies or omissions to SDS prior to construction.
3. Refer to architect for ambiguous details or when clarification is required.
4. All drawings to be read in conjunction with specification.
5. All drawings to be read in conjunction with consultant's drawings.
6. All structure to structural engineer's details.

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	ON ISSUE	28.07.18
B	RETENTION OF TREE 20 AT COURSE BLDG. 11.11.18	
C	RETENTION OF TREE 9	01.02.19
D	REMOVAL OF GUEST PARKING ACCESS STR	01.02.19
E	REVISIONS OF EXISTING WALLS	08.03.19
F	BUILDING FORESHORE LINE SHOWN	
G	SEAT TERRACE LANDSCAPE CHANGES	15.03.19
H	ON ISSUE	23.07.19
I	SA/SH/IA CONSULTANT ISSUE	25.07.19
J	SA/SH/IA DRAFT ISSUE	06.10.19
K	SA/SH/IA APPLICATION ISSUE	



1 SITE/ ROOF PLAN

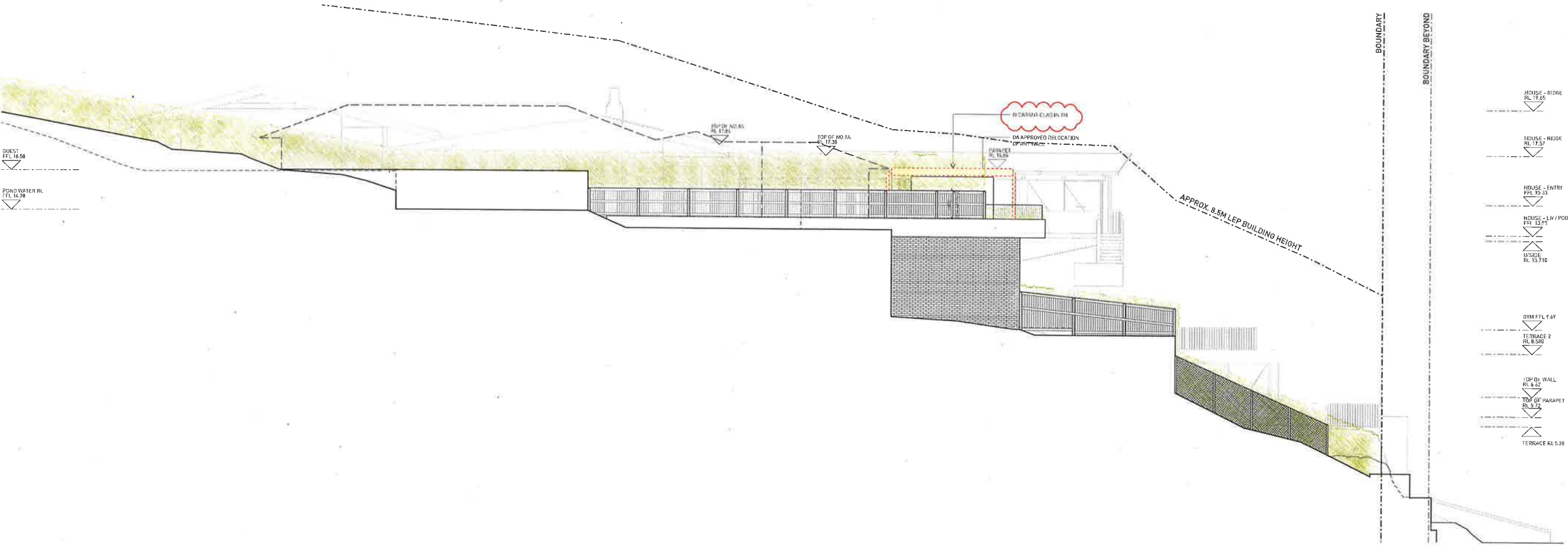
LEGEND	
	STONE WALL / PERIMETER
	CONCRETE WALL
	BLOCK WALL
	BRICK WALL
	EXISTING WALL RETAINED (EARLY STAGE DETAIL)
	WALL TO BE DEMOLISHED
	EXTENT OF PROPOSED WORKS
	SVA CHANGES

- NOTES
1. All dimensions to be verified on site.
 2. Report any discrepancies or omissions to SDS prior to construction.
 3. Refer to architect for ambiguous details or when clarification is required.
 4. All drawings to be read in conjunction with specification.
 5. All drawings to be read in conjunction with consultants' drawings.
 6. All structure to structural engineer's details.

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	DA ISSUE	28.09.18
B	RELOCATION OF EXISTING WALL, EX POND RETAINED	08.07.19
C	DA ISSUE	15.03.19
D	SA SERIAL CONSULTANT ISSUE	23.09.19
E	SA SERIAL DRAFT ISSUE	26.07.19
F	SA SERIAL APPLICATION ISSUE	04.10.19

1 NORTH ELEVATION - FENCE NOT SHOWN



1 NORTH ELEVATION - FENCE

LEGEND

STUD WALL / PARTITION
CONCRETE WALL
BLOCK WALL
BRICK WALL
EXISTING WALL RETAINED (ONLY SHOWS DC-001)
WALL TO BE DEMOLISHED
EXTENT OF PROPOSED WORKS
SW CHANGES

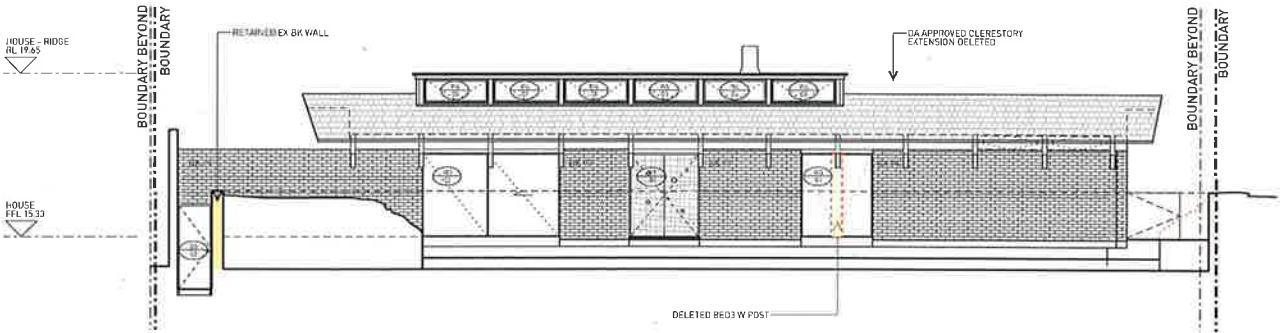
- NOTES
- All dimensions to be verified on site.
 - Report any discrepancies or omissions to SDS prior to construction.
 - Refer to architect for ambiguous details or when clarification is required.
 - All drawings to be read in conjunction with specification.
 - All drawings to be read in conjunction with consultants' drawings.
 - All structure to structural engineer's details.

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	DA ISSUE	28.09.18
B	RETENTION OF TREE (W/AT COUNCIL REQ.)	11.12.18
C	RETAIN BRICK FACADE AT COUNCIL REQ.	01.02.19
	GLANT WALL RELOCATED AT COUNCIL REQ.	
D	DA ISSUE	15.03.19
E	SL-SSR(A) CONSULTANT ISSUE	23.09.19
F	SL-SSR(A) DRAFT ISSUE	25.09.19
G	SL-SSR(A) APPLICATION ISSUE	04.10.19



1 WEST ELEVATION



2 EAST ELEVATION

NOTES

1. All dimensions to be verified on site.
2. Report any discrepancies or omissions to SDS prior to construction.
3. Refer to architect for ambiguous details or when clarification is required.
4. All drawings to be read in conjunction with specification.
5. All drawings to be read in conjunction with consultants' drawings.
6. All structure to structural engineer's details.



ISSUE	REASON	DATE
A	DA ISSUE	28.09.18
B	RETENTION OF TREE 20 AT COUNCIL HQ.	11.12.18
C	DA ISSUE	15.03.19
D	54.551A1 CONSULTANT ISSUE	23.09.19
E	54.551A1 DRAFT ISSUE	25.09.19
F	54.551A1 APPLICATION ISSUE	06.12.19

