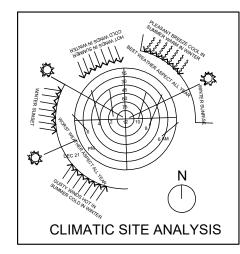
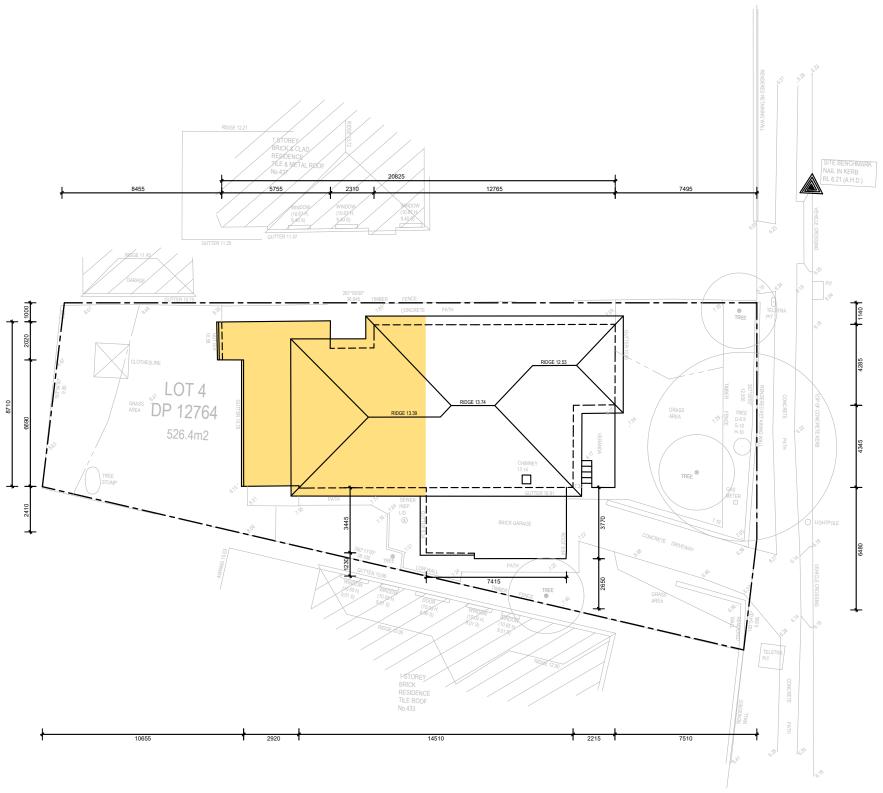
BASIX COMMITMENTS				
Fixtures and systems	Fixtures and systems			
Lighting The applicant must ensure a minim (LED) lamps.	The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode			
Fixtures The applicant must 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.				
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 alterady exists.				
Construction	Construction Additional insulation required (R-value) Other specifications			
external wall	R1.70 including construction			
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475- 0.70)		
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 Tenestration Rating Council (NFC) conditions. For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door or glazed door and no more than 2400 mm above the selill. 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. Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. External louvers and bilding must thilly shade the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm. All new & altered windows to be standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) Windows Wy, W6 & W8 to be fitted with external lources/bilmds (adjustable)				

FLOOR SPACE RATIO CALCULATION			
GROSS FLOOR SPACE	126		
FSR	0.24 : 1		
LANDSCAPED AREA	248.6 (47%)		



0 2 4 6 8

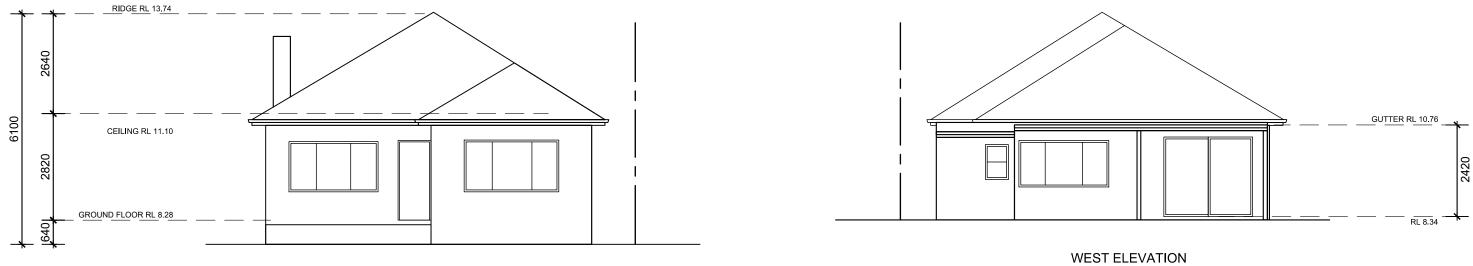


SITE ANALYSIS PLAN

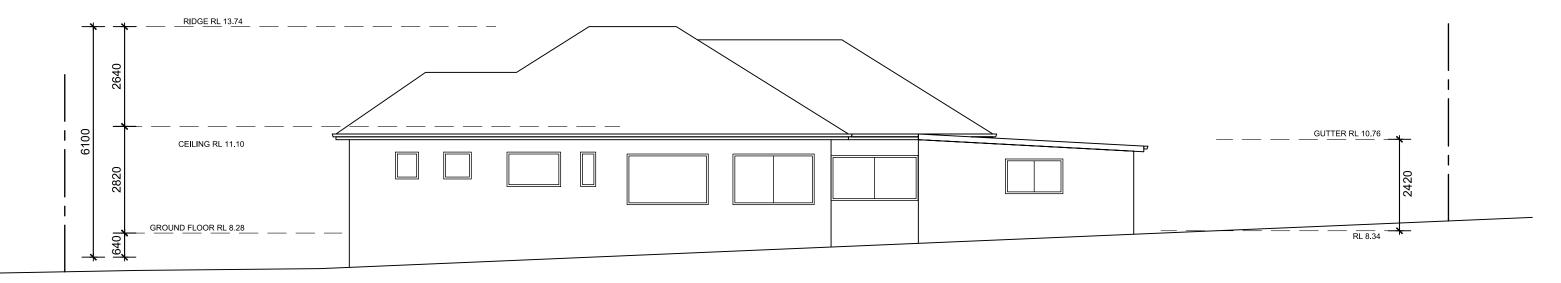
	AMENDMENTS	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.		DRAWING:
F		THE BUILDING / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUNDLINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.	Corona Projects	SITE ANALYSIS PLAN
		PREFERNCES OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS.		
F		THESE DRAWINGS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAN THE PROPERTY OF THE ABOVE MAKED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS.	PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com.au	SCALE: 1:100 @ A3
F		A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL DESIGN INTERT ONLY NOT FOR CONSTRUCTION		

CONDAMINE STREET

PROJECT: SECONDARY DWELLING	SHEET No: 00	×
ADDRESS: 435 CONDAMINE STREET ALLAMBIE HEIGHTS	DATE: JULY 2019	\bigcirc



EAST ELEVATION



NORTH ELEVATION

AMEN	DMENTS	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.		DRAWING:
		THE BUILDING / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, REGROUNDLINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. PREFERENCES OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS.	· ·	ELEVATIONS
		THESE DRAWINGS MAVE BEEN PREPARED BY CORCMA PROJECTS AND RELAND THE PROPERTY OF THE ADDX MARED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY. WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS PLAN IS DOB SUBMITTED BY THE	EMAIL : info@corononrojecto.com.cu	SCALE: 1:100 @ A3
		PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.		

0 1 2 3 4 |______

PROJECT: SECONDARY DWELLING	SHEET No: 02	
ADDRESS: 435 CONDAMINE STREET ALLAMBIE HEIGHTS	DATE: JULY 2019	