

SPECIFICATION

Demolition:-

- AS 2601(1991) – The demolition of structures

Site Preparation:-

- Earthworks – To be carried out in accordance with the requirements of the Environmental Planning & Assessment Act 1979, conditions of development consent and the relevant requirements of Part 3.1.1 of the BCA (Volume 2)
- Stormwater drainage – Part 3.1.2 of the BCA (Volume 2); and
- AS/NZS 3500 (2003) Part 3 – Stormwater drainage
- AS/NZS 3500 (2000) Part 5 – Domestic installations – Section 5 – stormwater drainage
- Termite protection – Part 3.1.3 of the BCA (Volume 2); and
- AS 3660.1(2000) – Protection of buildings from subterranean termites

Footings and Slabs:-

- Footings and slabs – Part 3.2 of the BCA (Volume 2); and
- AS 2870 (1996) – Residential slabs and footings
- AS 3600 (2001) – Concrete structures
- AS 2159 (1995) – Piling – Design and installation
- Site classification Part 3.2.4 of the BCA (Volume 2)

Masonry:-

- Masonry construction – Part 3.3 of the BCA (Volume 2) and AS 3700 (2001) – Masonry Code
- Lintels in masonry – Part 3.3.3.4 of the BCA (volume 2)

Framing:-

- Sub-floor ventilation – Part 3.4.1 of the BCA (Volume 2)
- Steel framing – Part 3.4.2 of the BCA (Volume 2)
- Acceptable construction practice (Part 3.4.2.1 of the BCA) and / or
- AS 4100 (1998) – Steel structures
- Timber wall, floor and roof framing – Part 3.4 of the BCA (Volume 2); and • AS 1684 (2006) – Residential timber – frame construction
- Structural steel members – Part 3.4.4 of the BCA (Volume 2)

Roof and wall cladding:-

- Roof tiling – Parts 3.5.1.1 & 3.5.1.2 of the BCA (Volume 2) and AS 2049 (2002) – Roof tiles
- Metal roof sheeting – Parts 3.5.1.1 & 3.5.1.3 of the BCA (Volume 2)
- Gutters and downpipes – Part 3.5.2 of BCA (Volume 2); and
- AS/NZS 3500 (2003) Part 3 – Stormwater drainage
- AS/NZS 3500 (2000) Part 5 – Domestic installation
- Wall cladding – Part 3.5.3 of the BCA (Volume 2)

Glazing:-

- Glazing – Part 3.6 of the BCA (Volume 2) • AS 1288 (2006) Glass in buildings
- AS 2047 (1999) Windows in buildings

Fire safety:-

- Fire separation – Part 3.7.1 of the BCA (Volume 2)
- Fire separation – Separating wall construction – Part 3.7.1.8 of the BCA (Volume 2)
- Fire separation – Roof lights – Part 3.7.1.10 of the BCA (Volume 2)
- Smoke alarms – Part 3.7.2 of the BCA (Volume 2) and AS 3786 (1993) – Smoke alarms
- Heating appliances – Part 3.7.3 of the BCA (Volume 2) and AS 2918 (2001)- Domestic solid – fuel burning appliances – installation

Health and amenity:-

- Wet areas – Part 3.8.1 of the BCA (Volume 2) and AS 3740 (2004) – Waterproofing of wet areas in residential buildings
- Room heights – Part 3.8.2 of the BCA (Volume 2)
- Kitchen, sanitary and washing facilities – Parts 3.8.3.2 and 3.8.3.3 of the BCA (Volume 2)
- Natural and artificial light – Parts 3.8.4.2 and 3.8.4.3 of the BCA (Volume 2)
- Ventilation – Part 3.8.5 of the BCA
- Natural – Parts 3.8.5.2 and 3.8.5.3 of the BCA (Volume 2)
- Mechanical – Parts 3.8.5.0 and 3.8.5.3 of the BCA (Volume 2)
- Sound insulation – Part 3.8.6.1 of the BCA (Volume 2)

Safe movement and access:-

- Stair construction – Part 3.9.1.1 of the BCA (Volume 2) – Acceptable construction practice
- Balustrades – Part 3.9.2.1 of the BCA (Volume 2) – Acceptable construction practice
- Handrails – Part 3.9.2.4 of the BCA (Volume 2) – Acceptable construction practice
- Protection of openable windows – Part 3.9.2.5 of the BCA (Volume 2) – Acceptable construction practice

Energy efficiency:-

- Building Fabric – Part 3.12.1 of the BCA (Volume 2)
- Building Sealing – Part 3.12.3 of the BCA (Volume 2)
- Services – Part 3.12.5 of the BCA (Volume 2)

Structural design manuals:-

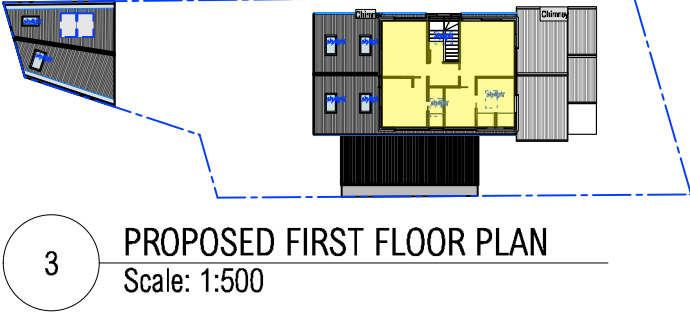
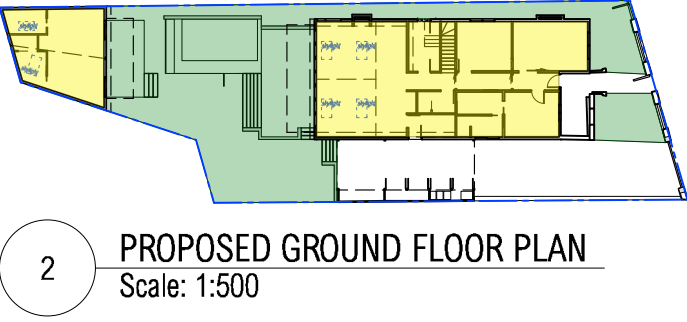
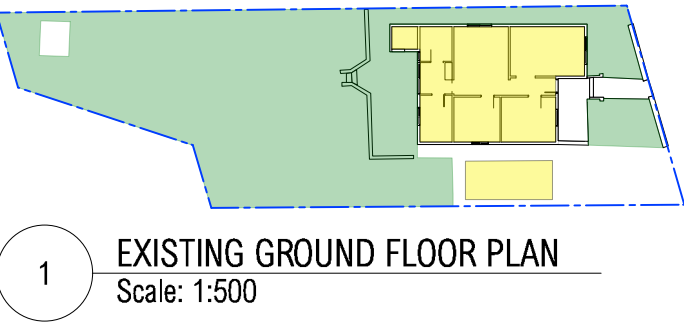
- AS 1170.1 (1989) – Dead and live loads and load combinations • AS 1170.2 (1989) or AS 4055 (1992) – Wind loads
- AS 1170.4 (1993) – Earthquake loads
- AS 1720.1 (1997) – Timber structures
- AS 2159 (1995) – Piling – design and installation • AS 3600 (2001) – Concrete structures
- AS 4100 (1998) – Steel structures

BASIX COMMITMENTS Certificate number: A413161

POOL AND SPA			Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
Rainwater tank						Height (m)	Distance (m)		
The applicant must install a rainwater tank of at least 833 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.			W1	W	1.841	4.29	3.9	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
The applicant must configure the rainwater tank to collect rainwater runoff from at least 100 square metres of roof area.			W2	W	3.217	3.48	2.2	none	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.			W3	S	17.63	0	0	awning (adjustable) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
Outdoor swimming pool			W4	S	3.589	0	0	projection/height above sill ratio >=0.23	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
The swimming pool must be outdoors.			W5	E	2.025	1.45	3.275	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
The swimming pool must not have a capacity greater than 20.625 kilolitres.			W6	E	0.72	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
The swimming pool must have a pool cover.			W7	N	12.19	0	0	awning (adjustable) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
The applicant must install a pool pump timer for the swimming pool.			W8	N	2.464	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.			W9	N	1.212	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
FIXTURES AND SYSTEMS			W10(N)	N	1.869	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
Hot water			W10(W)	W	3.601	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
The applicant must install the following hot water system in the development: gas instantaneous.			W11	W	2.4	1.29	3.9	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
Lighting			W12(W)	W	0.889	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
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.			W12(S)	S	3.747	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
Fixtures			W13(S)	S	2.716	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
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.			W13(E)	E	0.889	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
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.			W14	E	0.9	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
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.			W15	E	2.495	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
CONSTRUCTION			RW1	N	1.177	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
Construction	Additional insulation required (R-value)	Other specifications	RW2	N	1.987	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)
concrete slab on ground floor.	nil		RW3	W	1.615	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)		Skylights						
floor above existing dwelling or building.	nil		The applicant must install the skylights in accordance with the specifications listed in the table below.						
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		Skylight number	Area of glazing inc. frame (m2)	Shading device		Frame and glass type		
raked ceiling, pitched/skillion roof: framed	ceiling: R2.26 (up), roof: foil/sarking	light (solar absorptance < 0.475)	S1+S2	2.184	no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)		
flat ceiling, flat roof: framed	ceiling: R2.32 (up), roof: foil/sarking	light (solar absorptance < 0.475)	S3+S4	2.184	no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)		
GLAZING REQUIREMENTS			S5	0.798	no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)		
Windows and Glazed Doors			S6	1.092	no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)		
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.			S7,8,9	3.328	no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)		
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 and no more than 2400 mm above the sill.									
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.									
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.									

AREA CALCULATIONS TABLE

AREA CALCULATIONS TABLE			
	EXISTING	ALLOWABLE	PROPOSED
SITE AREA	483.3 sqm	-	483.3 sqm
GROUND LEVEL	77.7 sqm	-	128.4 sqm
LEVEL ONE	-	-	57.6 sqm
STUDIO	14.7 sqm	-	33.3 sqm
GROSS FLOOR AREA	92.4 sqm	-	219.3 sqm
LANDSCAPE AREA	317.3 sqm		201.6 sqm
LANDSCAPE AREA (%)	65.6%	min. 40%	41.7 %



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ARMSTRONG RESIDENCE

22 MARMORA STREET, FRESHWATER

DEVELOPMENT APPLICATION

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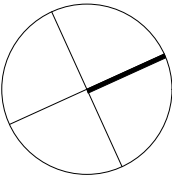
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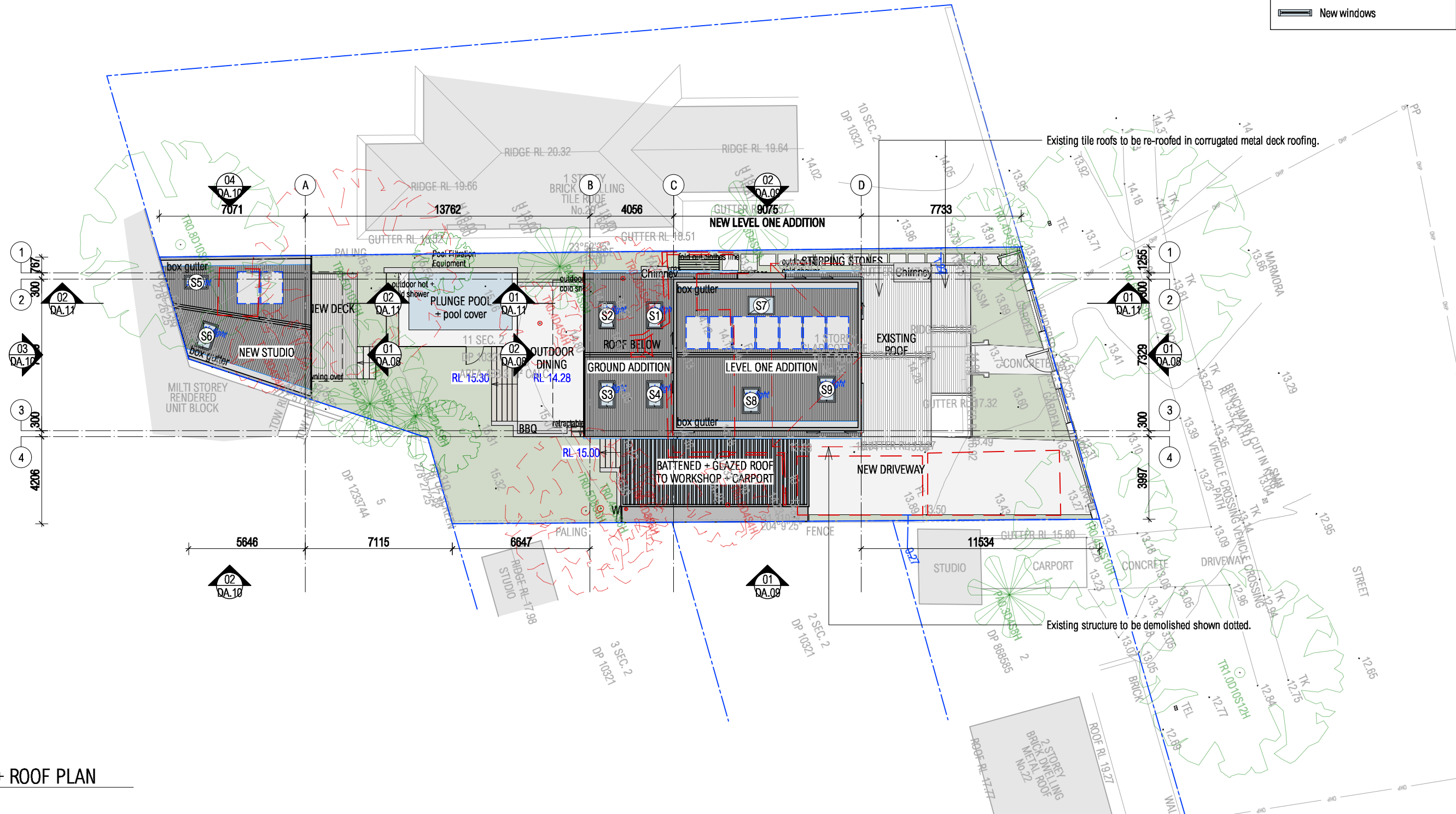
LEGEND

Existing wall to be retained

Existing wall to be demolished

New work

New windows



01

PROPOSED SITE + ROOF PLAN

Scale: 1:200

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DEVELOPMENT APPLICATION

SITE + ROOF PLAN

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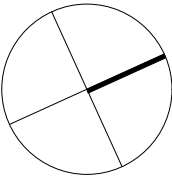
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01

EXISTING GROUND FLOOR PLAN

Scale: 1:100

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EXISTING GROUND FLOOR PLAN

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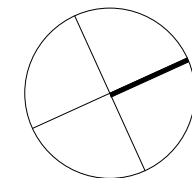
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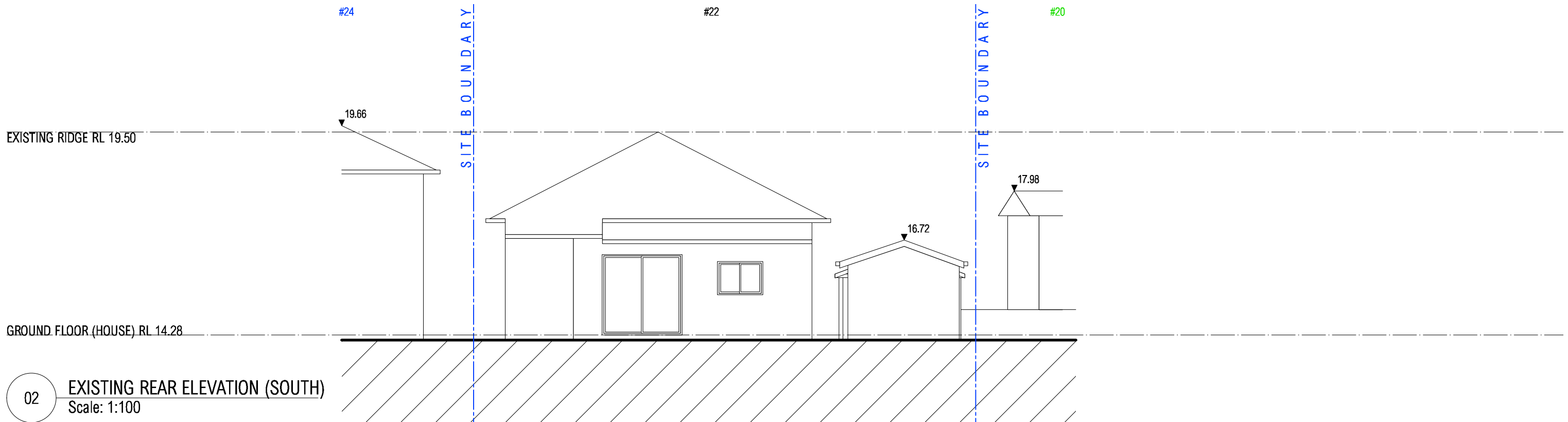
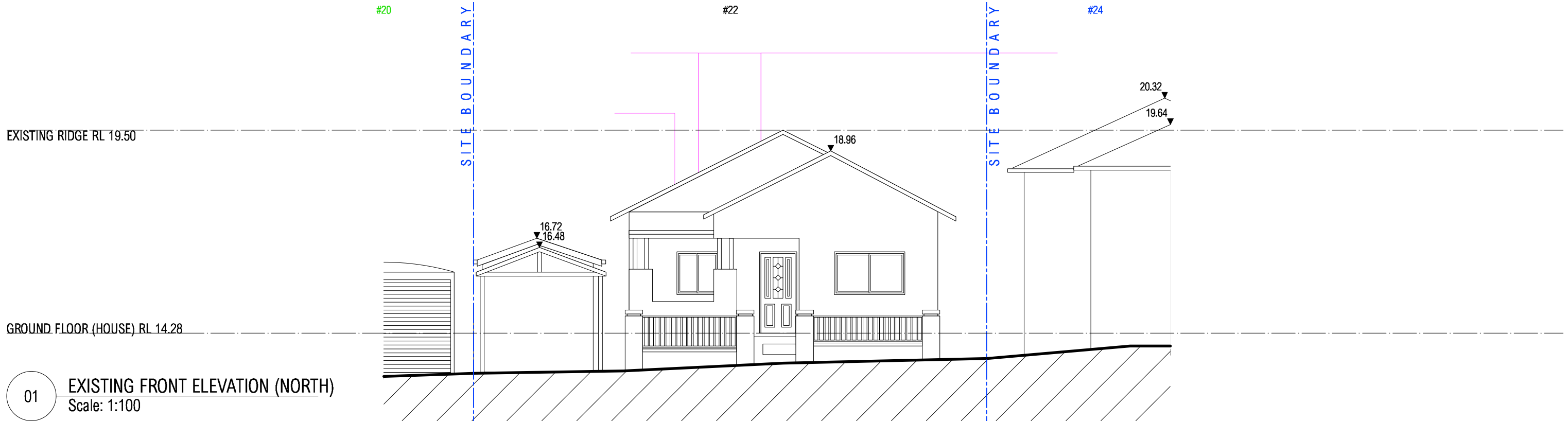


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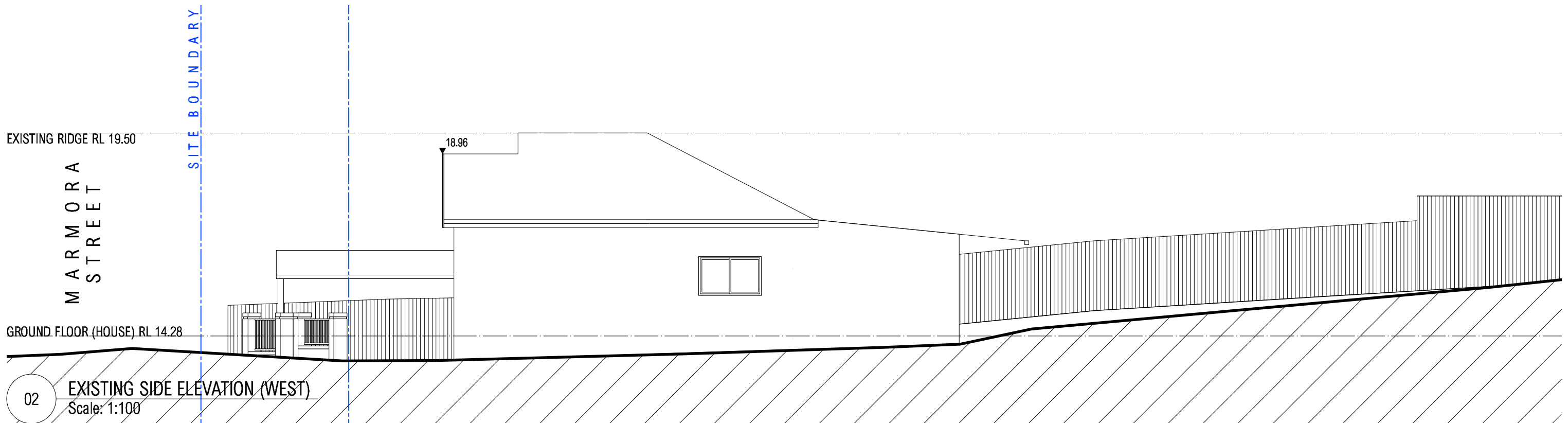
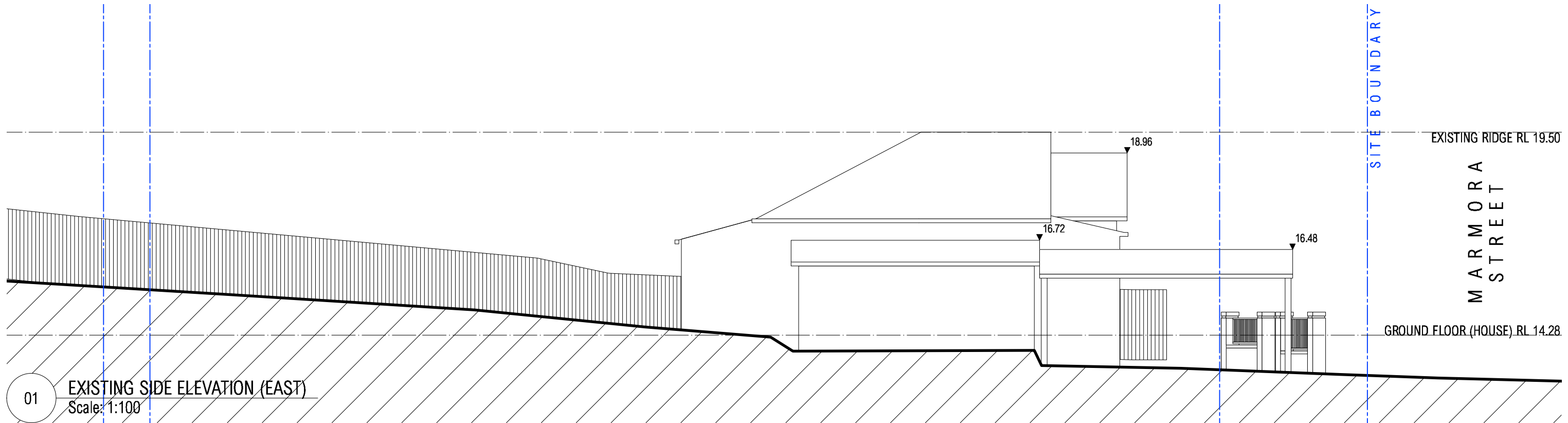
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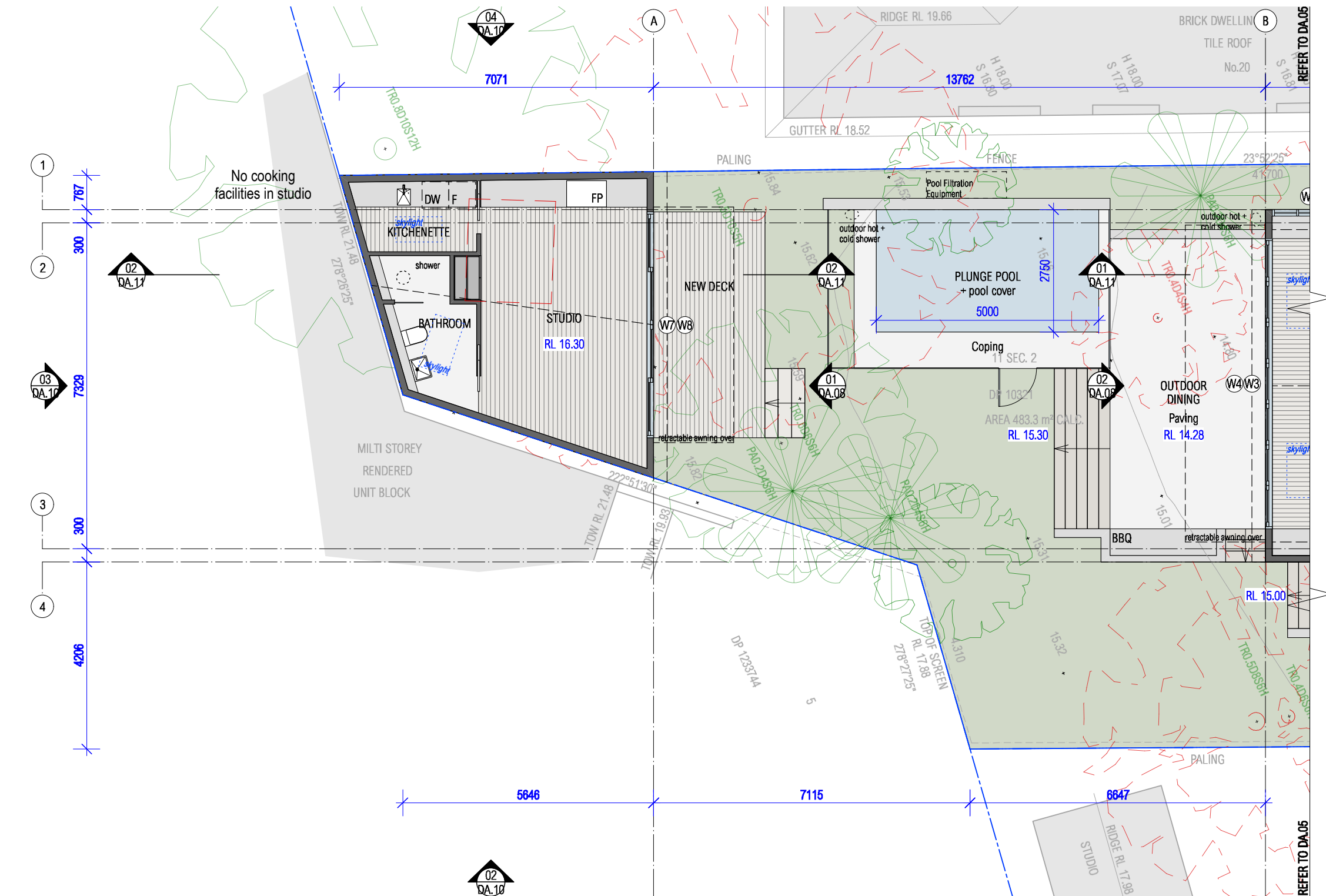
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LEGEND

- Existing wall to be retained
- Existing wall to be demolished
- New work
- New windows

PROPOSED GROUND FLOOR PLAN - STUDIO
Scale: 1:100

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DEVELOPMENT APPLICATION

PROPOSED GROUND PLAN - STUDIO

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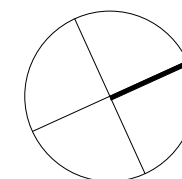
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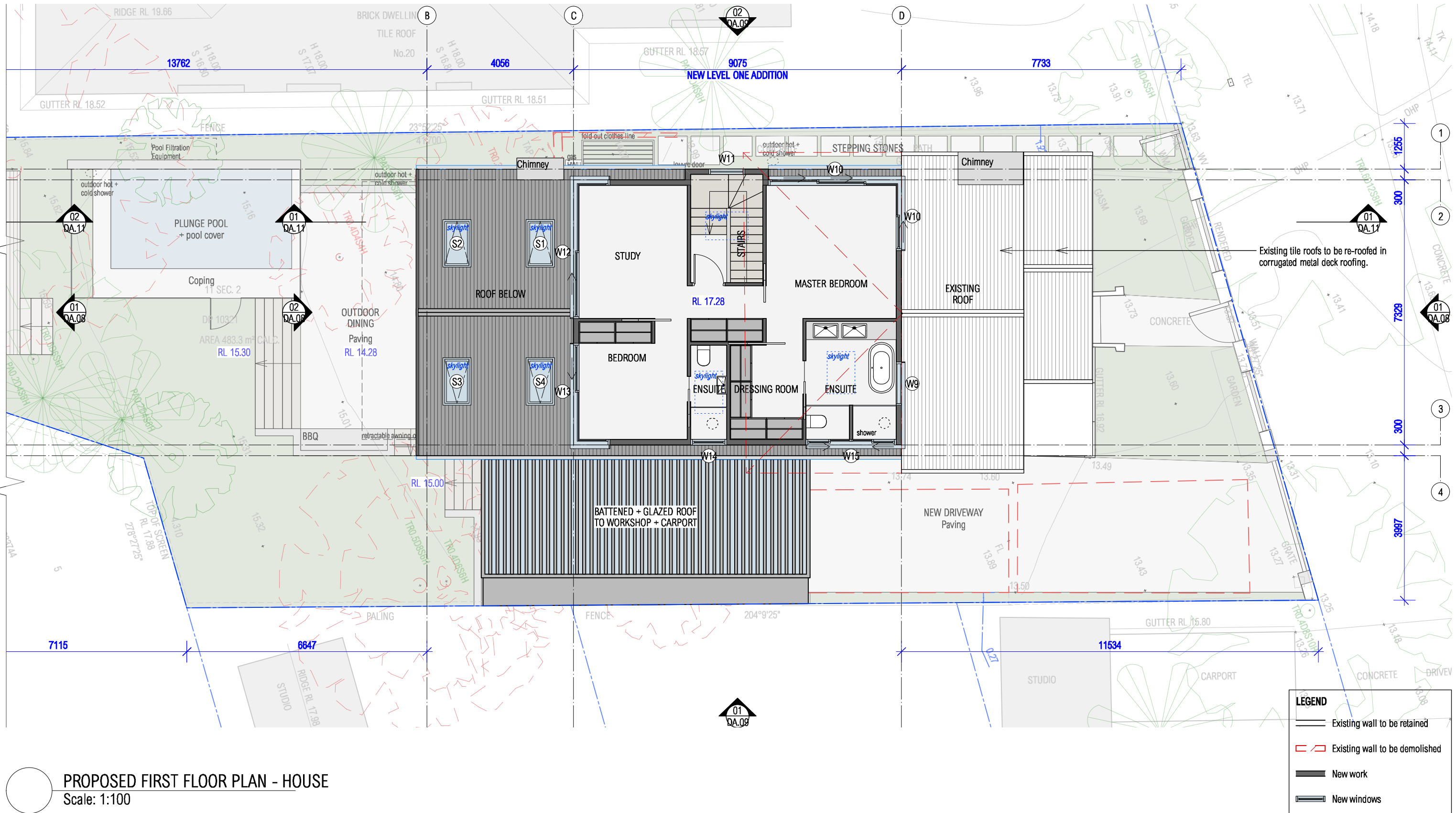


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DEVELOPMENT APPLICATION

PROPOSED FIRST FLOOR PLAN

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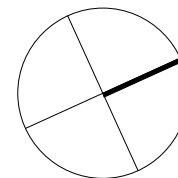
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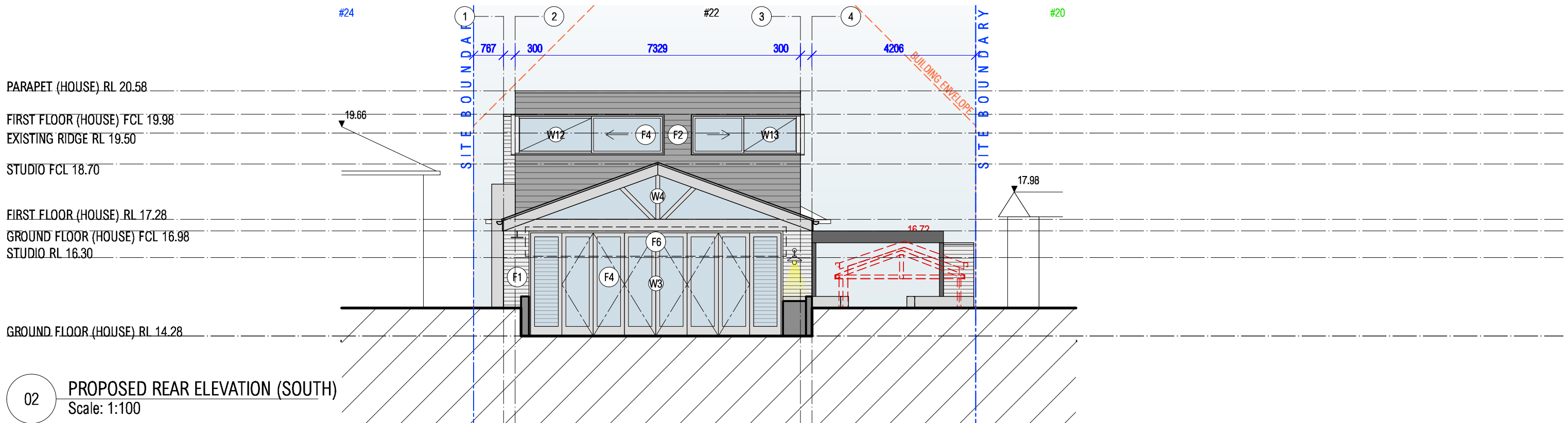
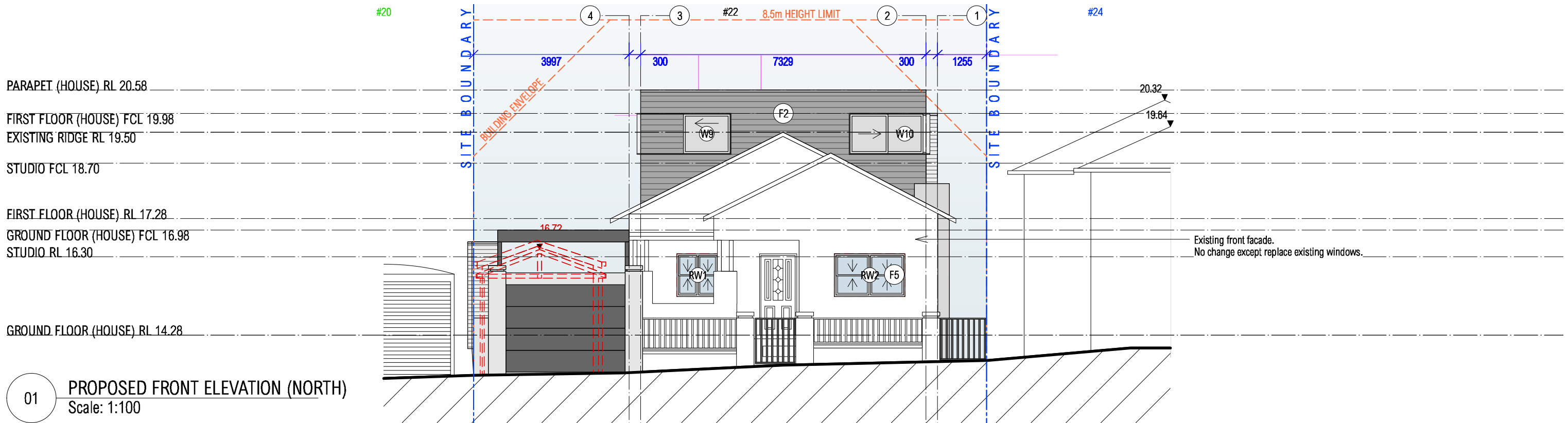


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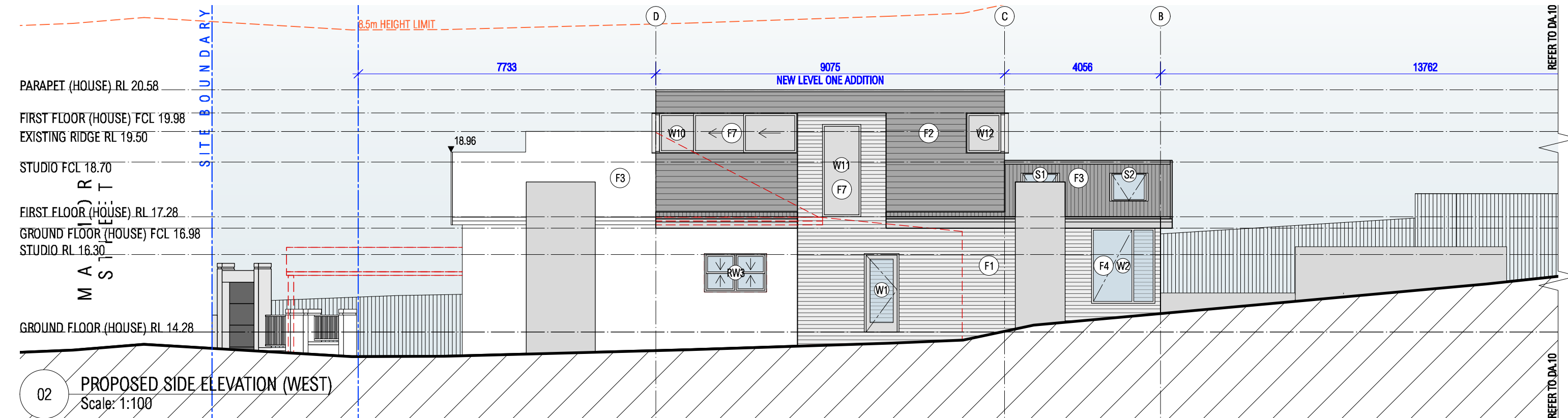
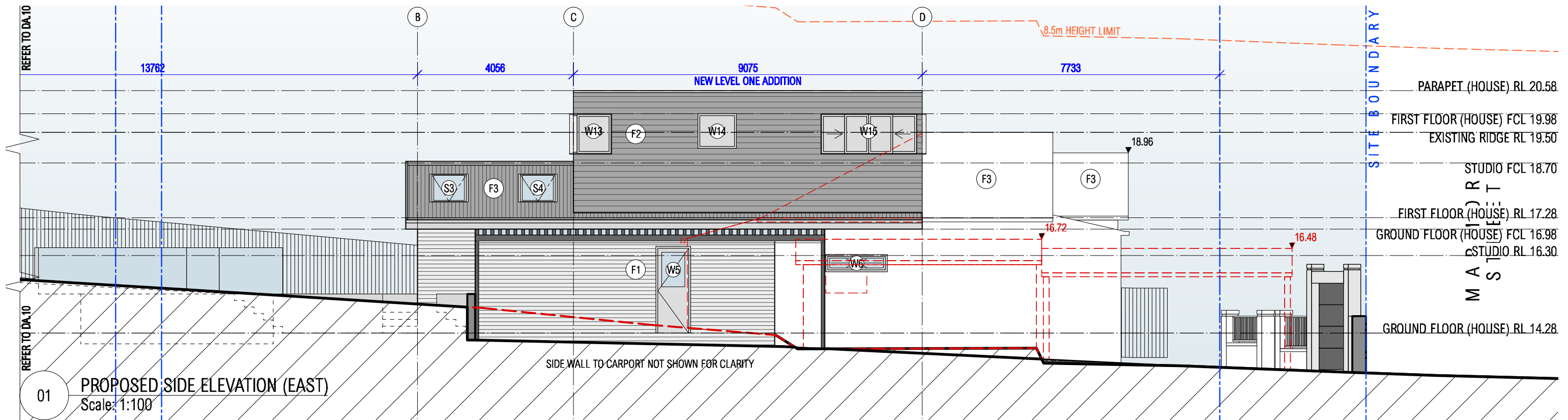
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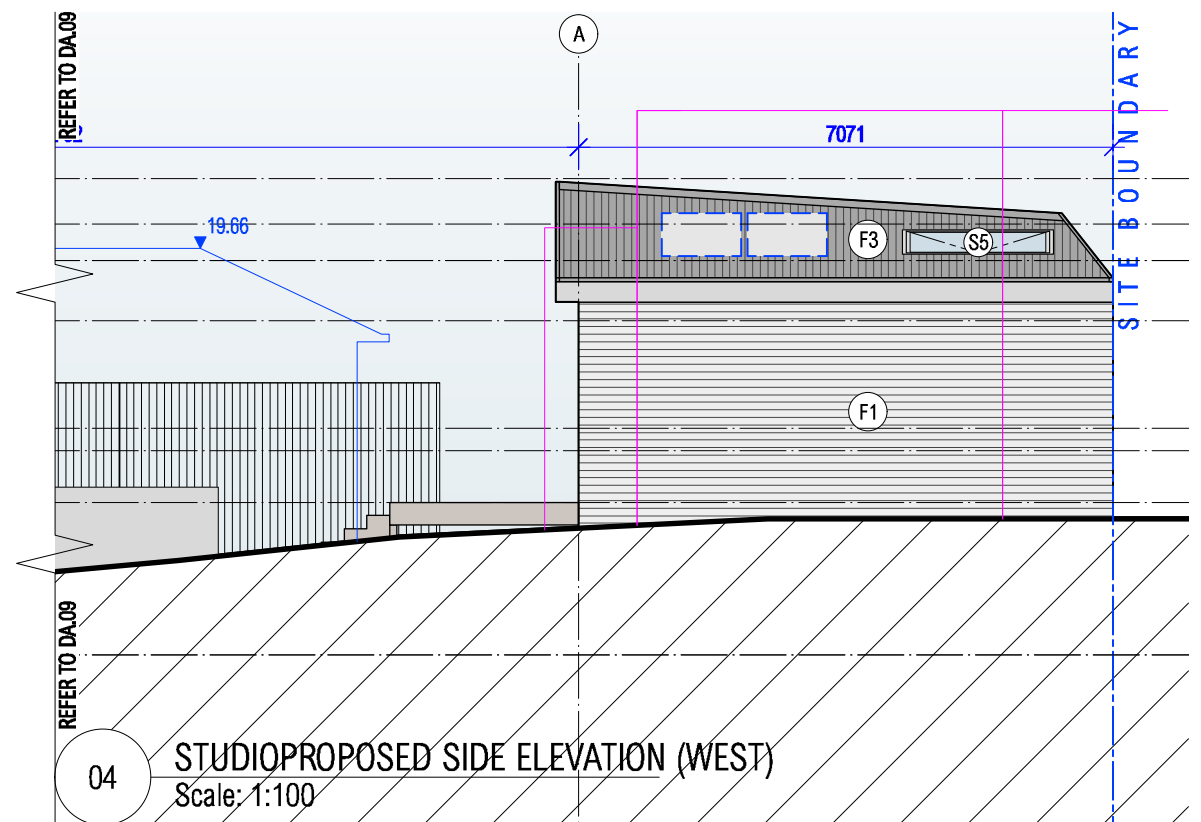
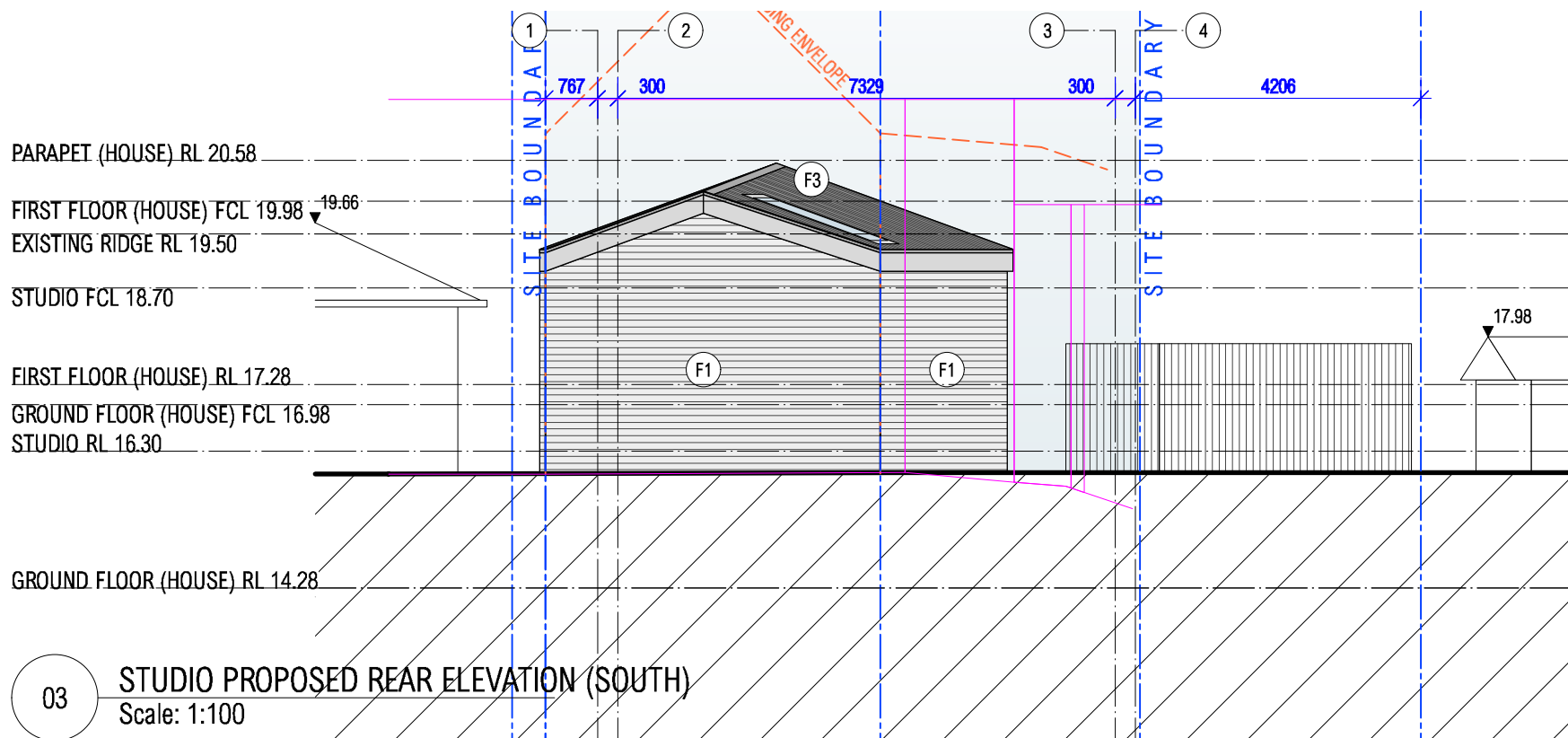
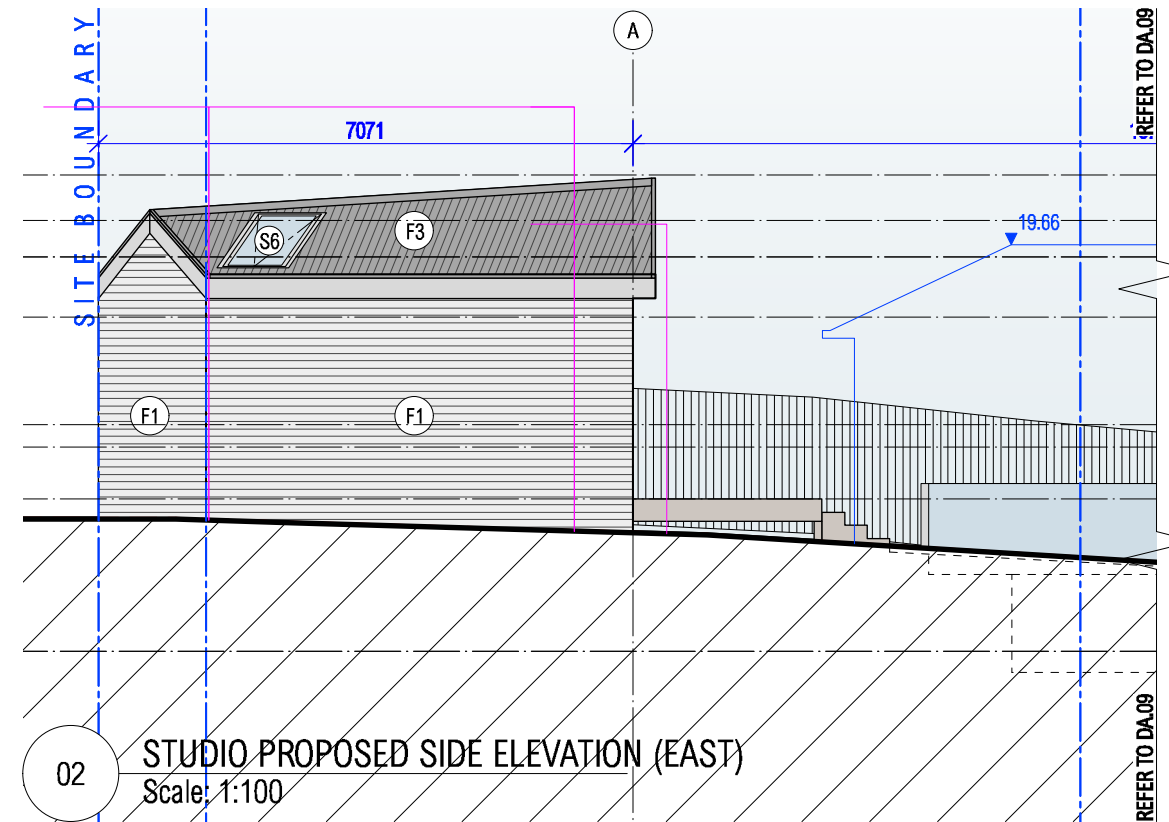
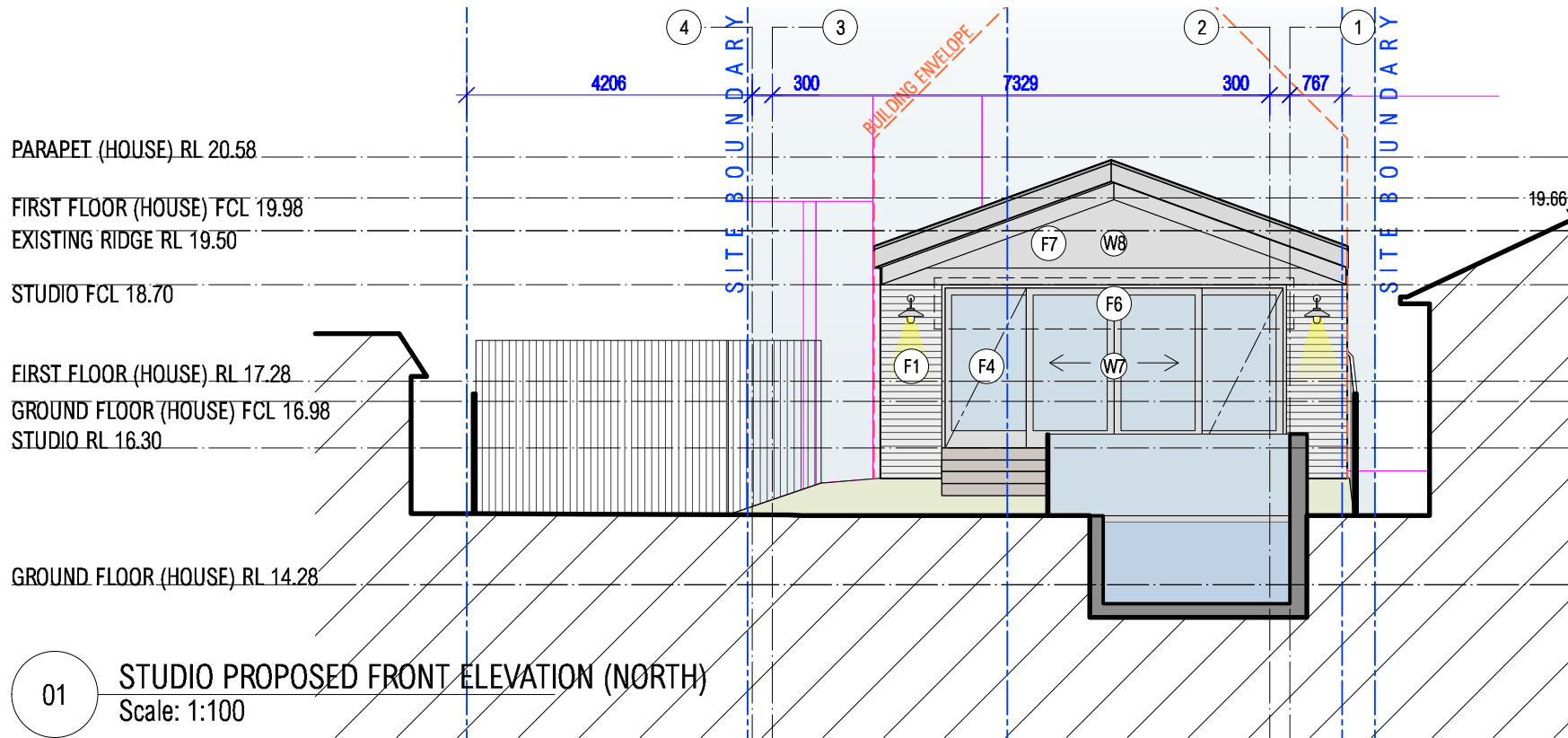
22.04.21

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S.B.

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PROJECT

ADDRESS

DOCUMENT

DRAWING

ARMSTRONG RESIDENCE

22 MARMORA STREET, FRESHWATER

DEVELOPMENT APPLICATION

PROPOSED STUDIO ELEVATIONS

DRAWING NO.

REVISION

SCALE

DATE

DA.10

A

1:100 @ A3

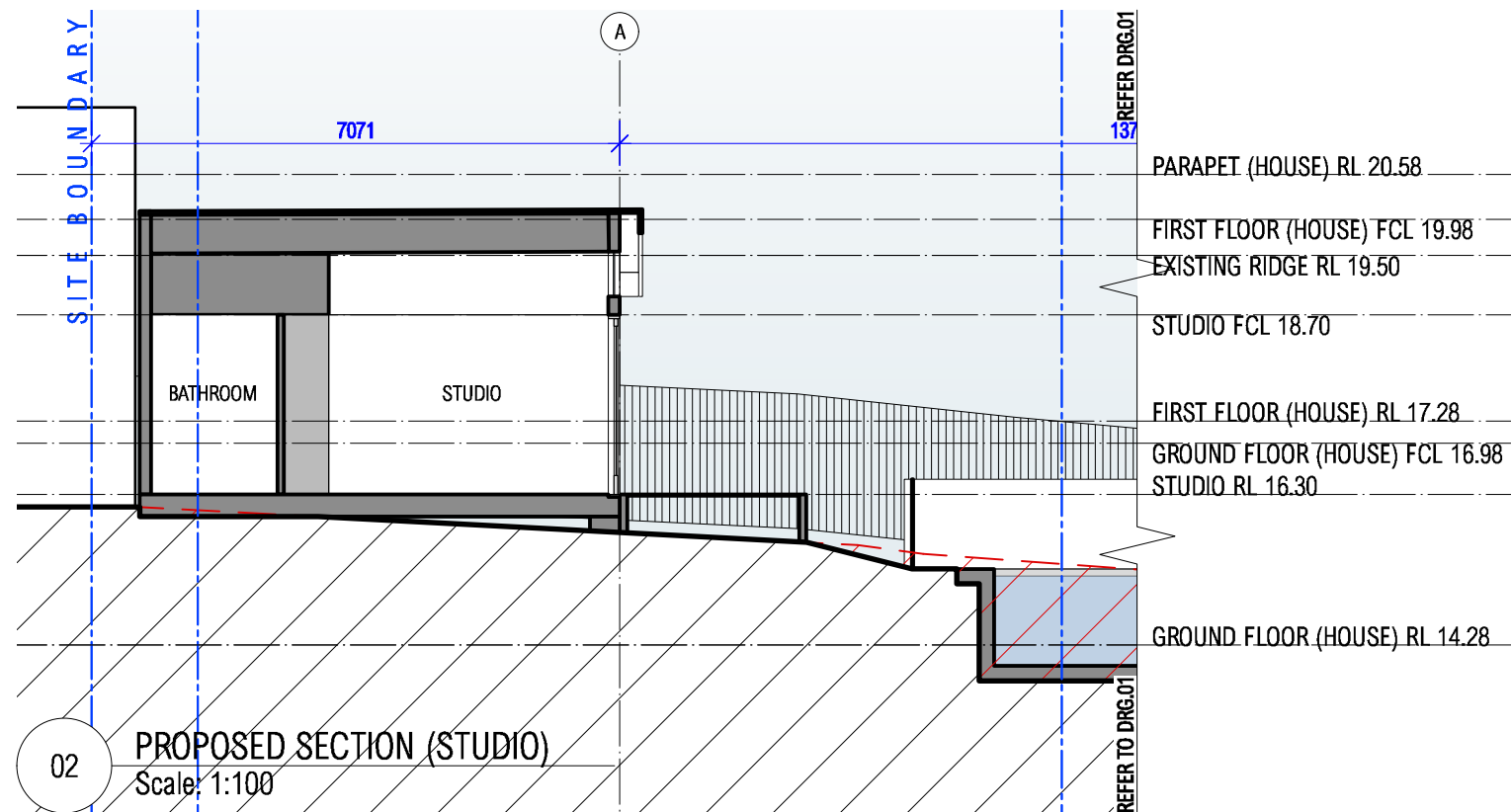
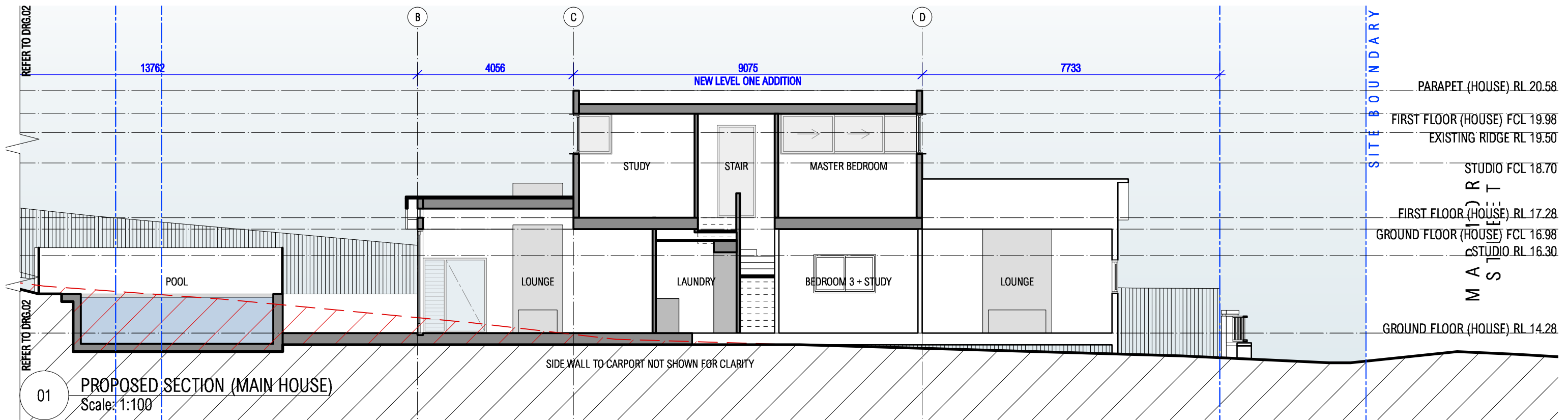
22.04.21

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PROJECT

ADDRESS

DOCUMENT

DRAWING

ARMSTRONG RESIDENCE

22 MARMORA STREET, FRESHWATER

DEVELOPMENT APPLICATION

PROPOSED SECTION

DRAWING NO.

REVISION

SCALE

DATE

DA.11

A

1:100 @ A3

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FINISHES

MAIN HOUSE GROUND FLOOR ADDITION + STUDIO LIGHTWEIGHT

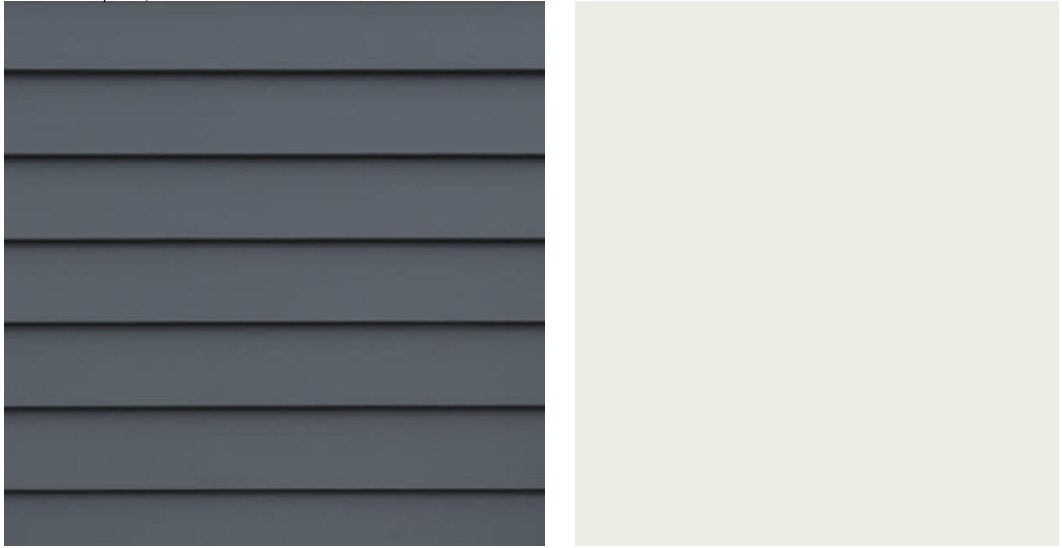
WALL CLADDING

James Hardie Linea Scyon. (Weatherboard profile)
Insulation required, refer BASIX for minimum.

COLOURS

- Dulux "Natural White".

F1



MAIN HOUSE LEVEL ONE LIGHTWEIGHT ADDITION


WALL CLADDING

James Hardie Linea Scyon. (Weatherboard profile)
Insulation required, refer BASIX for minimum.

COLOUR:

Mid colour.

F2




ROOFING

ALL ROOFS (MAIN HOUSE REAR ADDITION, FIRST FLOOR ADDITION + EXISTING FRONT ROOF; STUDIO)

Accent 35 Corrugated Zincalume


F3



WINDOWS + DOORS

ALUMINIUM FRAME WINDOWS + DOORS

F4

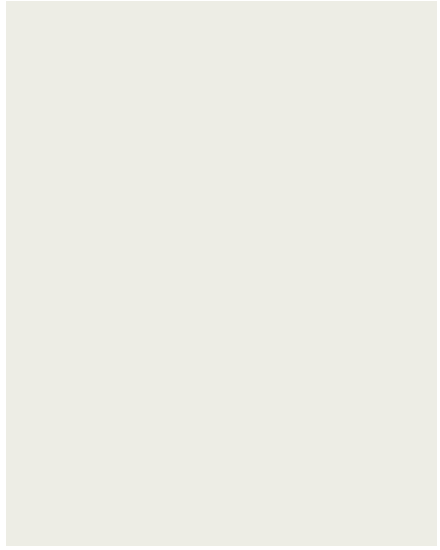


WINDOWS+DOORS

EXISTING TIMBER

Paint Dulux Natural White.

F5



CANVAS AWNING (MAIN HOUSE REAR ELEVATION + STUDIO)

F6



SHADE DEVICES

EXTERNAL METAL VENETIANS

Helioscreen metal venetians. Colour to match window frame.

F7



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PROJECT

ADDRESS

DOCUMENT

DRAWING

ARMSTRONG RESIDENCE

22 MARMORA STREET, FRESHWATER

DEVELOPMENT APPLICATION

MATERIALS + FINISHES

DRAWING NO.

REVISION

SCALE

DATE

DA.12

A

1:200 @ A3

22.04.21

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