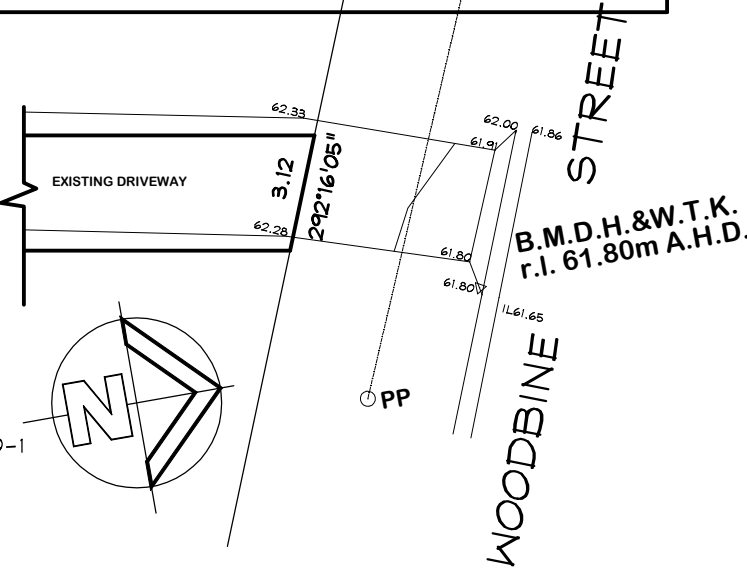


NOTES:-

1. ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE BASIX REPORT.
2. EXTERNAL WALL CLADDING SHALL BE SELECTED PLANK CLADDING WITH A SPECIFIED PAINTED COLOUR FINISH.
3. AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.
4. AN APPROVED RATED INSULATION MATERIAL TO BE PLACED IN THE CEILING SPACE WITHIN THE PERIMETER OF ALL EXTERNAL WALLS IN ACCORDANCE WITH THE BASIX REPORT.
5. AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.
6. ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
7. EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
8. ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
9. ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
10. ALL PAINTING TO OWNERS REQUIREMENTS.
11. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
12. ALL GLAZING TO CODE AS1288
13. ALL PEST TREATMENT TO CODE AS3660.1-2000
14. SMOKE DETECTOR DENOTED SD ON PLAN TO BCA/39
15. ALL WATERPROOFING TO WET AREAS TO CODE AS3740
16. ALL TIMBER FRAMING TO CODE AS1684
17. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.



BASIX REQUIREMENTS

TO BE READ INCONJUNCTION WITH THE
BASIX CERTIFICATE No. 10415775

WATER COMMITMENTS:

MIN. INDIGENOUS LANDSCAPED AREA	10m ²
SHOWER HEAD RATING	3 STAR
TOILET RATING	3 STAR
ALL TAP FITTINGS RATING	3 STAR
ROOF AREA TO RAIN WATER TANK	150m ²
MIN. RAIN WATER TANK SIZE	7,000L
RAIN WATER TANK CONNECTED TO	ALL TOILETS, CLOTHES WASHER, 1 OUTDOOR TAP

THERMAL COMMITMENTS:

- LIGHT COLOURED ROOF
- FOIL + R1.3 BLANKET UNDER THE ROOF
- R4.0 CEILING INSULATION EXCEPT TO THE GARAGE
- SEALED DOWNLIGHTS
- SEALED EXHAUST FANS
- LIGHT COLOURED EXTERNAL WALLS
- R2.0 INSULATION TO ALL EXTERNAL WALLS EXCEPT THE GARAGE
- R2.0 INSULATION TO INTERNAL WALL BETWEEN LIVING & GARAGE
- R2.0 INSULATION TO ALL GROUND LEVEL FLOORS WITH OPEN AIR BENEATH
- WEATHER STRIPPING TO ALL EXTERNAL DOORS & WINDOWS
- ALL WINDOWS & GLAZED SLIDING DOORS TO HAVE SPECS UW 5.4 & SHGCW 0.58 (SINGLE HIGH SOLAR GAIN LOW-E GLASS IN ALUMINIUM FRAMES)

ENERGY COMMITMENTS:

HOT WATER	GAS INSTANTANEOUS 5.0 STAR MIN.
COOLING SYSTEMS	CEILING FANS + 1-PHASE AIRCON. (EER 3.0-3.5) TO ATLEAST 1 BEDROOM + 1 LIVING ROOM (DAY/NIGHT ZONED)
HEATING SYSTEMS	GAS FIXED FLUED HEATER (3.5 STAR) TO ATLEAST 1 LIVING AREA
VENTILATION	1-PHASE AIRCON. TO ATLEAST 1 BEDROOM (EER 3.0-3.5) INDIVIDUAL DUCTED FAN MANUAL SWITCH IN BATHROOM + KITCHEN NATURAL VENTILATION ONLY TO LAUNDRY

LED PRIMARY LIGHTING TO ATLEAST THE FOLLOWING ROOMS:
2 BEDROOMS/STUDY, 2 LIVING/DINING ROOMS, KITCHEN, ALL BATHROOMS/TOILETS, LAUNDRY
ALL HALLWAYS.
WINDOW AND OR/SKYLIGHT MUST BE INSTALLED IN KITCHEN AND ATLEAST 3 BATHROOMS.
GAS COOKTOP + ELECTRIC OVEN MUST BE INSTALLED.
"WELL VENTILATED" REFRIGERATOR SPACE MUST BE INSTALLED.
FIXED OUTDOOR CLOTHES DRYING LINE MUST BE INSTALLED.

GENERAL NOTES AND BCA COMPLIANCE

- EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A.
- TERMITE RISK MANAGEMENT TO COMPLY WITH PART 3.1.3 OF THE B.C.A. AND AS3660-1
- FOOTINGS AND SLABS TO COMPLY WITH PART 3.2 OF THE B.C.A. , AS2870 AND ENGINEERS DETAILS
- MASONRY CONSTRUCTION TO COMPLY WITH PART 3.3 OF THE B.C.A. AND AS3700
- TIMBER FRAMING TO COMPLY WITH PART 3.4 OF THE B.C.A AND AS1684
- GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS1288
- SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A. AND AS3786
- STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 OF THE B.C.A.
- BALISTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A.
- NATURAL LIGHT TO COMPLY WITH PART 3.8.4 OF THE B.C.A.
- VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.
- ALL DAMP AND WEATHERPROOFING TO COMPLY WITH PART 3.8 OF THE B.C.A.
- ROOFING TO COMPLY WITH PART 3.5.1 OF THE B.C.A. AND AS/NZ1562
- FLOOR SURFACES OF WATER CLOSETS, SHOWER COMPARTMENTS AND THE A LIKE TO BE OF MATERIALS IMPERVIOUS TO MOISTURE AND WALLS FINISHED WITH AN APPROVED IMPERVIOUS FINISH TO COMPLY WITH THE REQUIREMENTS OF PART 3.8 OF THE B.C.A. AND AS3740
- CLOTHS WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY WITH PART 3.8.3 OF THE B.C.A.

ABOVE NOTES TO BE READ IN-CONJUNCTION
WITH THE ARCHITECTURAL PLANS AND THE
STRUCTURAL ENGINEERS DETAILS

SITE CRITERIA

No.17A WOODBINE STREET NORTH BALGOWLAH N.S.W. 2093

LOT B D.P. 400573

SITE AREA	=	737.3	sq. m.
ACCESS HANDLE AREA	=	156.7	sq. m.
BUILDING SITE AREA	=	580.6	sq. m.

EXISTING HARDSTAND	=	218.3	sq. m. (37.6 %)
EXISTING LANDSCAPED AREA < 2.0m WIDE	=	32.0	sq. m.
EXISTING LANDSCAPED AREA > 2.0m WIDE	=	330.3	sq. m. (56.9 %)

PROPOSED CONCRETE DRIVEWAY AREA	=	83.2	sq. m.
IN BUILDING AREA	=	35.4	sq. m.
PROPOSED GARAGE FLOOR AREA	=	174.1	sq. m.
PROPOSED TOTAL GROUND FLOOR AREA	=	17.1	sq. m.
PROPOSED GROUND FLOOR FRONT DECK AREA	=	27.9	sq. m.
PROPOSED GROUND FLOOR REAR DECK AREA	=		

PROPOSED TOTAL FIRST FLOOR AREA	=	93.4	sq. m.
PROPOSED FIRST FLOOR FRONT DECK AREA	=	25.7	sq. m.
PROPOSED FIRST FLOOR REAR DECK AREA	=	7.3	sq. m.

DWELLING ROOF AREA	=	204.5	sq. m.
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2 CAR PARKING SPACES PROVIDED IN GARAGE

POST DEVELOPEMENT HARDSTAND	=	291.9	sq. m. (50.3 %)
POST LANDSCAPED AREA < 2.0m WIDE	=	64.1	sq. m.
POST LANDSCAPED AREA > 2.0m WIDE	=	227.8	sq. m. (39.2 %)
O.S.D. IMPERVIOUS AREA	=	284.1	sq. m. (48.9 %)

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DOUBT
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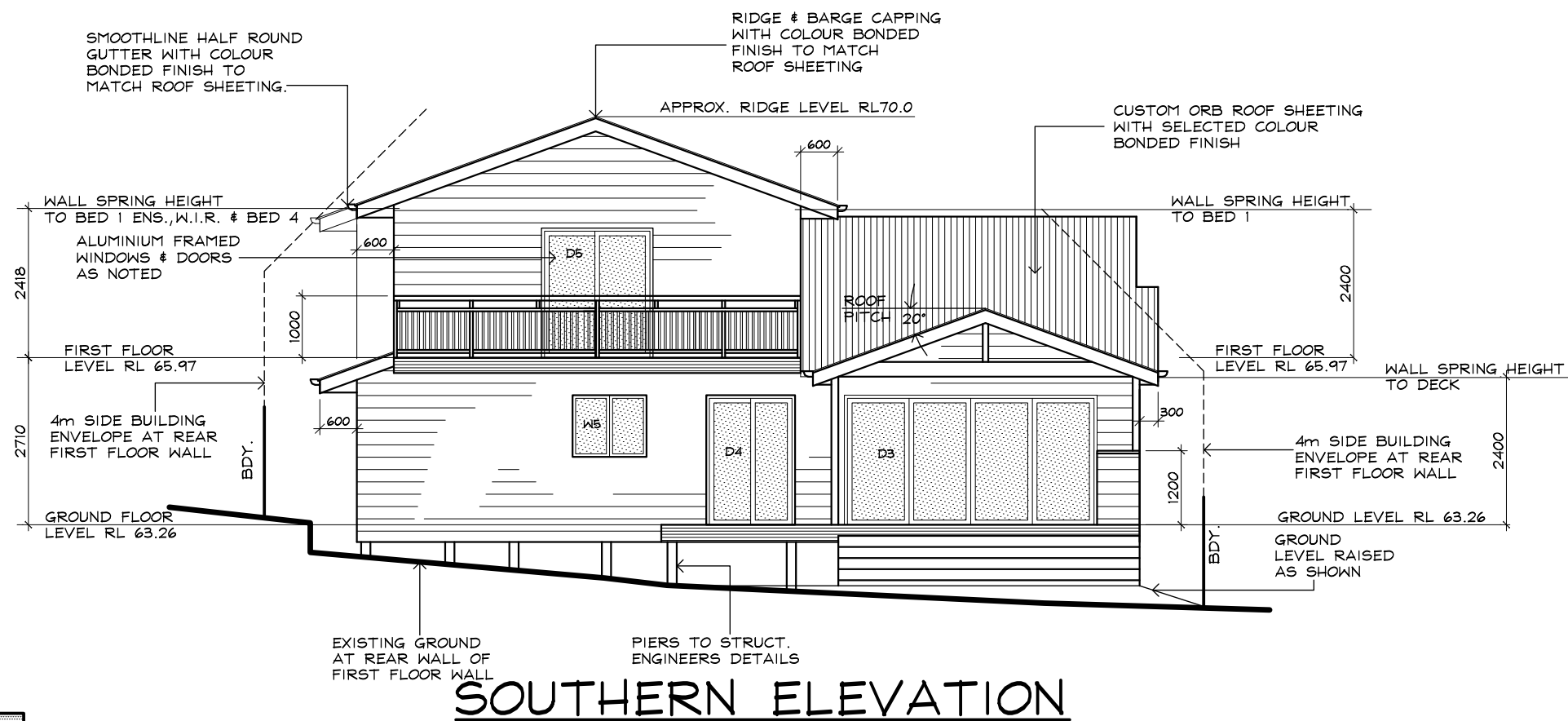
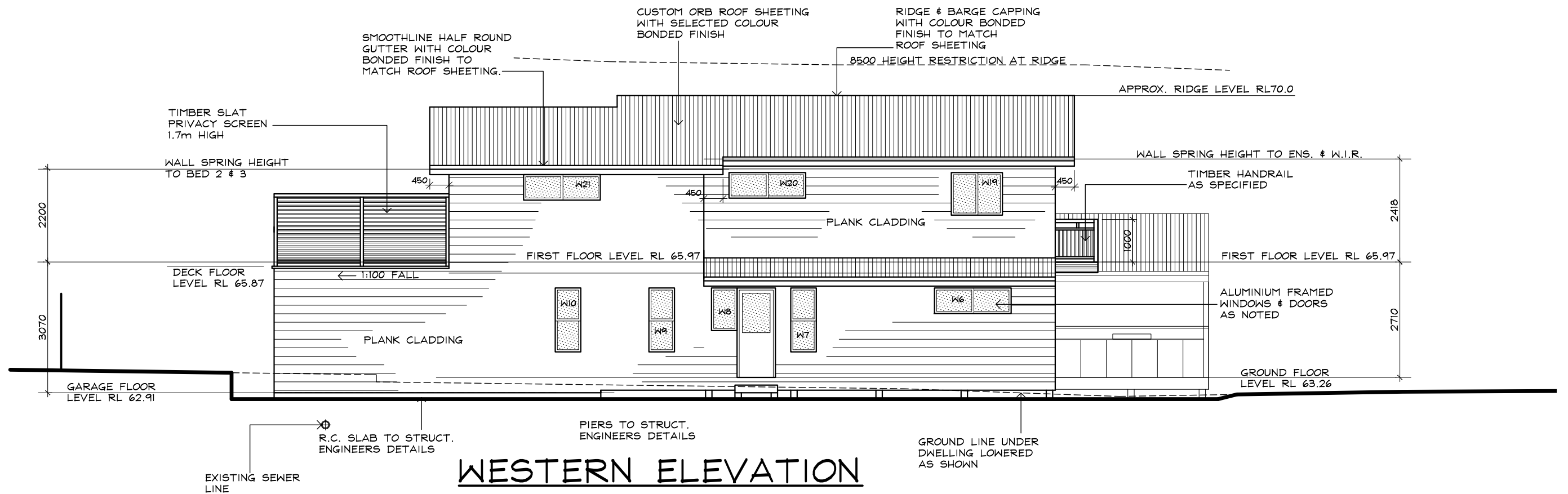
OFFICE - 39 GAVENLOCK ROAD TUGGERAH 2259
P.O. BOX 5240 CHITTAWAY BAY N.S.W. 2261
Tel : (02) 4352 1189 Fax : (02) 4352 1198
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PROJECT
**PROPOSED NEW DWELLING
17A WOODBINE STREET
NORTH BALGOWLAH**
FOR
L. PALMER & S. DRAPER

DATE **SEPT 2019** SCALE **1:200**

JOB No. DWG. No. REV
CC156 DWG.1 B



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PROJECT
**PROPOSED NEW DWELLING
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NORTH BALGOWLAH**
FOR
L. PALMER & S. DRAPER

DATE **SEPT 2019** SCALE **1:100**

JOB No. **CC156** DWG. No. **DWG.5** REV **B**

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