

BASIX COMMITMENTS

* READ THE DRAWINGS IN CONJUNCTION WITH THE ATTACHED BASIX CERTIFICATE & BASIX NOTES.

• **LANDSCAPE:** PLANTING AREAS TO HAVE INDIGENOUS PLANTS or LOW WATER USE SPECIES OF VEGETATION THROUGHOUT 50% OF THE SITE.

• **FIXTURES:** ALL NEW SHOWERHEADS, TOILETS, TAPS & BASIN/TAPS FIXTURES TO ACHIEVE THE REQUIRED STAR RATING.

• **ALTERNATIVE WATER:** THE APPLICANT MUST INSTALL A 5000L RAINWATER TANK. CONFIGURE THE TANK TO COLLECT RAIN WATER RUNOFF FROM AT LEAST 31% OF THE HOUSE ROOF AREA. THE APPLICANT MUST CONNECT THE RAINWATER TANK TO:
• THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER IN THE DEVELOPMENT.
• AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT (NOT TO BE USED FOR HUMAN CONSUMPTION).
• A TAP THAT IS LOCATED WITHIN 10 METRES OF THE SWIMMING POOL IN THE DEVELOPMENT.

• **SWIMMING POOL:** THE SWIMMING POOL MUST NOT HAVE A VOLUME GREATER THAN 7.5 KILOLITRES. THE SWIMMING POOL MUST HAVE A POOL COVER. THE SWIMMING POOL MUST BE OUTDOORS. THE APPLICANT MUST INSTALL A SOLAR HEATING SYSTEM FOR THE SWIMMING POOL IN THE DEVELOPMENT (OR ALTERNATIVELY MUST NOT INSTALL ANY HEATING SYSTEM FOR THE SWIMMING POOL). THE APPLICANT MUST INSTALL A TIMER FOR THE SWIMMING POOL PUMP.

• **THERMAL COMFORT COMMITMENTS:** THE HOUSE MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE ASSESSOR CERTIFICATE, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE CDC USED TO CALCULATE THOSE SPECIFICATIONS. THE NEW FLOOR, WALL & ROOF CEILING INSULATION TO HAVE THE MINIMUM R-VALUES AS SPECIFIED:
• CONCRETE SLAB ON GROUND R1 ADDED INSULATION.
• BRICK VENER R2.0 INSULATION AND WEATHERBANDING or OTHER R1.5 INSULATION PLUS FOIL.
• HOUSE ROOF CEILING R5.0 BULK INSULATION & BASEMENT INTERNAL R1 CEILING INSULATION.
• WINDOWS up to 1.1m² WOA-2.5 & WOA-3.5 TO LIVING AREAS REQUIRE LOWE GLAZING AS SPECIFIED.

• **HOT WATER:** NEW 5 STAR GAS INSTANTANEOUS HOT WATER SYSTEMS TO BE INSTALLED.

• **COOLING + HEATING SYSTEM:** THE APPLICANT MUST INSTALL A 1 PHASE AIR CONDITIONING WITH A 4 STAR ENERGY RATING. AC & CEILING FANS TO AT LEAST 1 LIVING AREA & 1 BEDROOM.

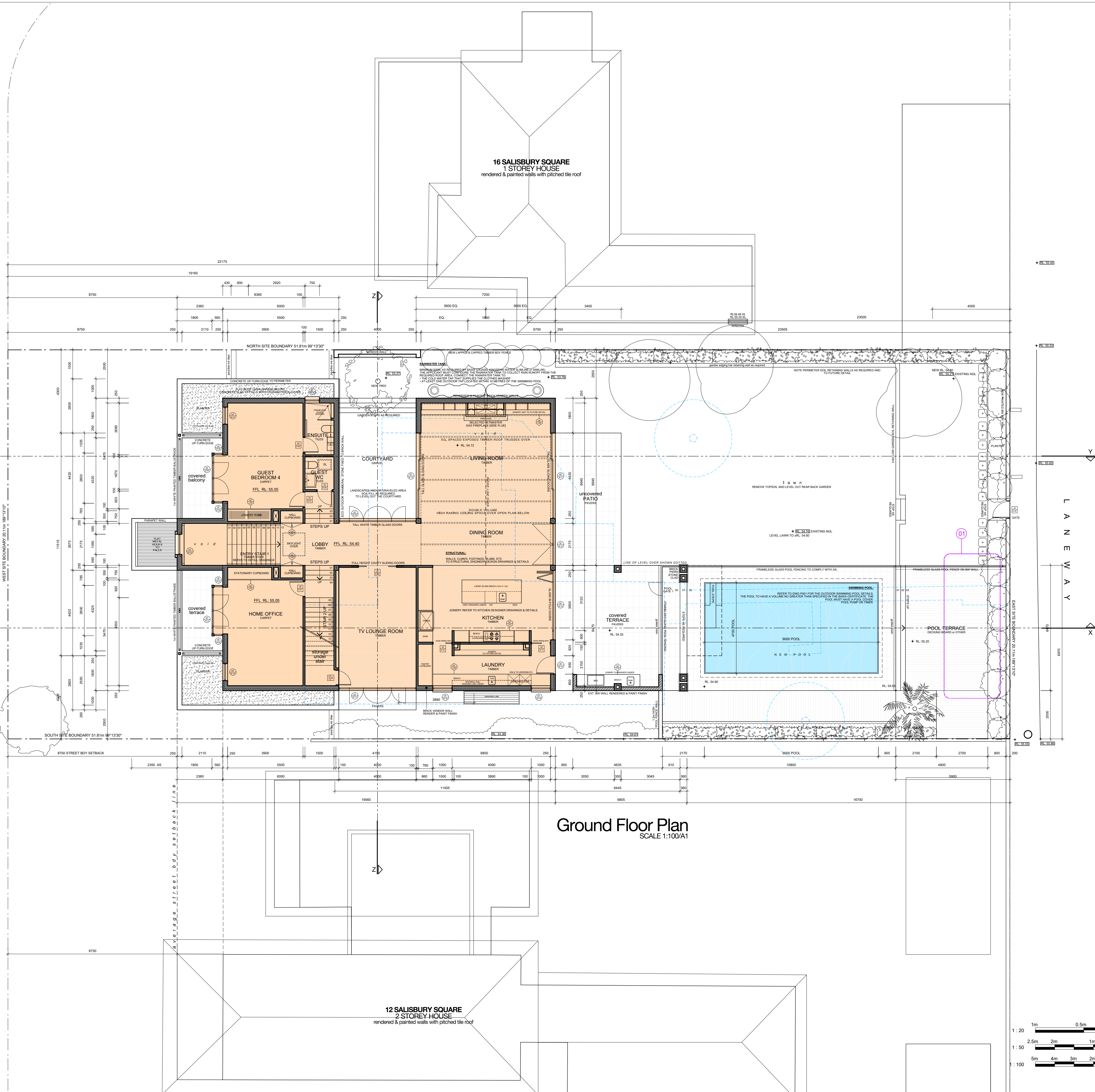
• **VENTILATION SYSTEM:** THE APPLICANT MUST INSTALL EXHAUST SYSTEMS TO THE WET AREA, BATHROOMS, KITCHEN & LAUNDRY.

• **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: AT LEAST 6 OF THE BEDROOMS / STUDY, AT LEAST 2 OF THE LIVING/DINING ROOMS, KITCHEN, BATHROOMS, LAUNDRY & HALLWAYS.

• **NATURAL LIGHTING:** THE APPLICANT MUST INSTALL A WINDOW/S LIGHT IN THE KITCHEN & BATHROOMS OF THE DEVELOPMENT.

• **ALTERNATIVE ENERGY:** THE APPLICANT MUST INSTALL A PHOTOVOLTAIC SYSTEM WITH THE CAPACITY TO GENERATE AT LEAST 1.5 KW HOURS OF ELECTRICITY & CONNECT THIS SYSTEM TO THE DEVELOPMENT'S ELECTRICAL SYSTEM.

• **ALTERNATIVE ENERGY:** THE APPLICANT MUST INSTALL:
• A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.
• EACH REFRIGERATOR SPACE IN THE DEVELOPMENT SO THAT IT IS WELL VENTILATED.
• A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT.
• A FIXED INDOOR OR SHELTERED CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT.



Ground Floor Plan
SCALE 1:100/A1

LEGEND

- DEMOLITION: EXISTING HOUSE & OTHER TO BE DEMOLISHED
- HOUSE WALLS: PROPOSED NEW HOUSE EXTERNAL & INTERNAL WALLS
- WALL 1: BRICK MASONRY WALL (RENDERED & PAINTED)
- WALL 2: REINFORCED BLOCK WORK WALL (TO STRUCTURAL ENG DETAILS)
- WALL 3: INTERNAL PLASTERBOARD WALL (FRAMED LIGHT-WEIGHT)
- ROOF 1: PITCHED TERRACOTTA ROOF TILES
- ROOF 2: FLAT METAL ROOFS TO FALLS
- TILING: SELECTED TILES (SET-OUT TO FUTURE DETAIL)
- TIMBER FLOORING: SELECTED HARDWOOD FLOORING
- CONCRETE: REINFORCED CONCRETE TO STRUCTURAL ENGS DETAILS
- GRAVEL: LOOSE GRAVEL ON SAND & CRUSHED BASE
- STONE: STONE WALL CLADDING FINISH T.B.S (STACKED STONE PANELS)
- RL: LEVELS AS PER SURVEY PLAN

NOTES

• **SITE SURVEY INFORMATION:** THE SITE INFORMATION HEREIN HAS BEEN TRANSPOSED FROM THE TRUE NORTH SURVEYORS SURVEY PLAN No.2086. REFER TO THIS SURVEY DRAWING TO CONFIRM BOUNDARIES, EXISTING FEATURES, LEVELS & DATUM. HOUSE WALL MEASUREMENTS (INTERNAL) BY THE ARCHITECT AND ACCURACY T.B.C. ON SITE.

• **COORDINATION:** REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS AND THE DOCUMENTATION OF OTHER CONSULTANTS WITH THE SPECIFICATION FOR BUILDING WORKS. REPORT DISCREPANCIES BETWEEN THE DOCUMENTS AND/OR WITH CONDITIONS ON SITE TO THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORKS.

• **DETAIL DRAWINGS:** UNLESS NOTED OTHERWISE REFER TO DETAIL DRAWINGS FOR SET-OUT INFORMATION. DETAIL DRAWINGS AT LARGER SCALES TAKE PRECEDENCE OVER GENERAL ARRANGEMENT DRAWINGS AT SMALLER SCALES. IF IN DOUBT NOTIFY ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORKS.

• **EXECUTION OF THE WORKS:** EXECUTE THE WORKS IN COMPLIANCE WITH THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA (AS AMENDED), CURRENT EDITIONS OF RELEVANT AUSTRALIAN AND OTHER PUBLISHED STANDARDS (AS AMENDED) AND THE REQUIREMENTS OF OTHER AUTHORITIES RELEVANT TO THE EXECUTION OF THE WORKS.

ISSUE	DATE	DESCRIPTION
A	05.11.2015	PRELIMINARY PLANS
B	17.11.2015	AMENDED DESIGN PLANS
C	28.11.2015	AMENDED DESIGN PLANS
D	28.01.2016	PRELIM. CDC DRAWING SET
E	05.02.2016	CONSULTANT ISSUE
F	16.02.2016	CONSULTANT ISSUE REV.
G	20.03.2016	TENDER / CDC ISSUE
H	05.05.2016	MANLY COUNCIL DMR ISSUE
I	02.06.2016	CONSTRUCTION CERTIFICATE
J	15.12.2016	SECTION 96 MODIFICATION
K	12.01.2018	SECTION 96 MODIFICATION

CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.

REQUIRED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.

ALL DIMENSIONS ARE IN MILLIMETRES (UNO).

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ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AS, BCA AND MANLY COUNCIL BUILDING REQUIREMENTS.

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Jennifer Lee

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DRAWING TITLE:
GROUND FLOOR
PLAN

DRAWN:
E DU PLESSIS

CHECKED:
H DU PLESSIS

SCALE:
1:100 [A1]

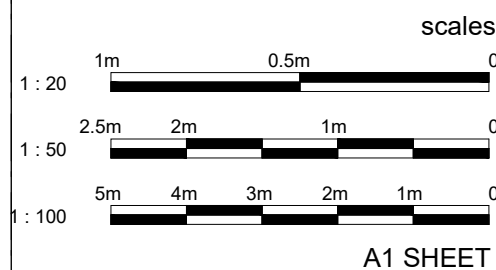
DRAWING NO:

A.03

ISSUE:
3

DATE:
12.01.2018

DRAWING STATUS:
S96 MODIFICATION APPLICATION





LEGEND

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F	16.02.2016	CONSULTANT ISSUE REV.
G	29.03.2016	TENDER / CDC ISSUE
H	05.05.2016	MANLY COUNCIL DUES
I	12.08.2016	CONSTRUCTION CERTIFICATE
J	19.12.2016	SECTION 96 MODIFICATION
K	12.01.2018	SECTION 96 MODIFICATION

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DRAWING TITLE:
HOUSE ELEVATIONS

DRAWN: **E DU PLESSIS** CHECKED: **H DU PLESSIS**

SCALE:
1:100 [A1]

DRAWING NO:
A.05

ISSUE: **3** DATE: **12.01.2018**

DRAWING STATUS:
S96 MODIFICATION APPLICATION

scales

1 : 20 1m 0.5m 0

1 : 50 2.5m 2m 1m 0

1 : 100 5m 4m 3m 2m 1m 0

A1 SHEET