



ISSUE:

DRAWING: 22135-10 SHEET: 1/17 Proposed Residence #172 Warriewood Road, Warriewood ACCURATE

design & drafting

info@accuratedesign.com.au

o abeaut designs t/a Accurate Design and Drafting 2022

0 2 4647 2552

## rtisan BY ICON HOMES



## Notes:

1. Levels shown are approx. and should be verified on site

Figured dimensions are to be taken in preference to scaling

All measurements are in mm unless otherwise stated

Window sizes are nominal only. Final window sizes by builder Dimensions are to be verified on site by builder before commencement of work

Centre line of downpipes to be 350mm from corner of face brickwork (unless specified on elevation)

Refer to the builders project specification for inclusions

Construction to be in accordance with the Relevant BCA/NCC and other relevant Australian standards

9. All service positions, air conditioning droppers, outlets, return air grills, manholes and bulkheads to be determined on site by supervisor

10. Termite protection to Australian standards

11. Brick sill to be greater than 18'

12. Refer to Basix page for energy requirements
13. 20mm tolerance to be allowed for frames that are built to the low side of the slab

14. All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA

15. Final AJ's to engineers specifications 16. Plus or minus 200mm to floor level

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THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN 3. TRAFFIC MANAGEMENT

THIS INCLUDES (but is not limited); OWNER, BUILDER, SUBCONTRACTORS. CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS.

## a) WORKING AT HEIGHTS DURING CONSTRUCTION

## DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings when scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require
persons to be shauted where a fill from a height in excess of two meters is possible. Where
this type of activity is required scaffolding, ladders or treates should be used in accordance with relevant

this type of activity is required scatholding, ladders or frestes should be used in accordance with relevant codes of practice, regulations or legislations, roof or other components of this building will require persons Cleaning and maintenance of windows, walls off, and or other components of this building will require persons to be in situations where a fall from a height in excess of two meters is possible. Where this type of activity is required, scatfloiding fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislations.

## b) SLIPPERY OR UNEVEN SURFACES FLOOR FINISHES Specified

FLUIR MISSINES Specified

If finishes have been specified by the designer these have been selected to minimize the risk of floors and paved areas becoming slipperly when well or when walked on with well shoes/feet. Any changes to The specified finished should be made in consultation with the designer, or if this is not practical, surfaces with an equivalent or better sity resistance should be chosen.

FLOOR MISSINES by Owner

STIPS, LOOSE OBJECT'S AND UNEVERS SURFACES:

Do to design resistance for broillage, signer as year included in the building Dear to design resistance for broillage, signer and price and

LOOSE MATRIALS OR SMALL DISECTS
Control MATRIALS OR SMALL DISECTS
Control Matrix Matri

BUILDING COMPONENTS
Unrig construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after the support parts are in place. Contractors should ensure that temporary brancing or other required support is in place at all times to avoid a collapse, which may rijure persons.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

GENERAL Sequences during excussion or other advisty creates a variety of risks including release of hazardous materials. Exputer or is services during excussion or other advisty creates a variety of risks including release of hazardous materials. Exputer or is serviced to the control of t ENCLOSED SPACES

For fulldings with enclosers should be used and, where necessary, specialist contractors should be be used and, where necessary, specialist contractors should be because the properties of the p

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by a mechanical lifting device. Where this is not practical, suppliers or fabrications should be required to limit the component mass. All proposed and the state of the proposed and the second that the component mass. All proposed and the second the second that the proposed and the second the proposed and the second that th

## ASBESTOS For alterations to a building constructed prior to:

Let us in coorday material or in the retarriest residence material, in other case, the hubber should closed and I processary, take appropriate action before demolshing, calling, sanding difficing or otherwise disturbing the entiring shucture.

All sectional sent whould be carried on its accordance with the Cool of Practice.

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INEALEJ INBEKT
The design of this building may include provision for the inclusion of rested simber within the structure. Dust or furnes from
this material can be harmful. Persons working on or in the building during construction, operational maintenance or
demonition should entering cody vertilation and were Personal Profesione. Equipment including protection against inhabition
of harmful materials when sanding, diffining, cutting or using treated timber in any way that may cause harmful material to be
released. Do not burn steed imfloer.

TWISTILE VINCANII. COMPOUNDS

Man typed of glue, solvents, spray back, paints, vanishes, and some cleaning materials and deinfectants have dangerous emissions. Areas where these are used should be kept well vertilitated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE
Fiberglass, Rockwell, ceramics and other material used for thermal or sound insulation may contain synthetic mineral fiber which may be harmful filtrahed or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful materials should be used when installing, removing or working near bulk insulation materials. For building on a major, narrow or steeply sloping read:
Parking of vehicles or bianding hardward business on the major may be a martial. If intailed or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal particular or working near build installation or the surface particular or working near build installation material.

For building where on relation of the building experience of the manufacture is recommendation for the manufacture is recommendation for use must be carefully considered at all times.

DCAWATIONS
This building and some maintenance of the building will require excandion and installation of them within
excandion. Where practical, installation should be carried out using methods which don't require workers to enter the
excavations. Where this is not practical, adequate support for the excavated were should be provided to prevent a collapse.
Warning signs and barriers be prevent accidental or unauthorized access to all excavations should be provided.

of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public Warning signs and secure barriers to unauthorized access should be provided. Where electrical installations, excavat plant or loose materials are present they should be secure when not gully supervised.

## 9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUIDLINGS

This building has been designed as a residential building. If it, at a later date, is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the name uses

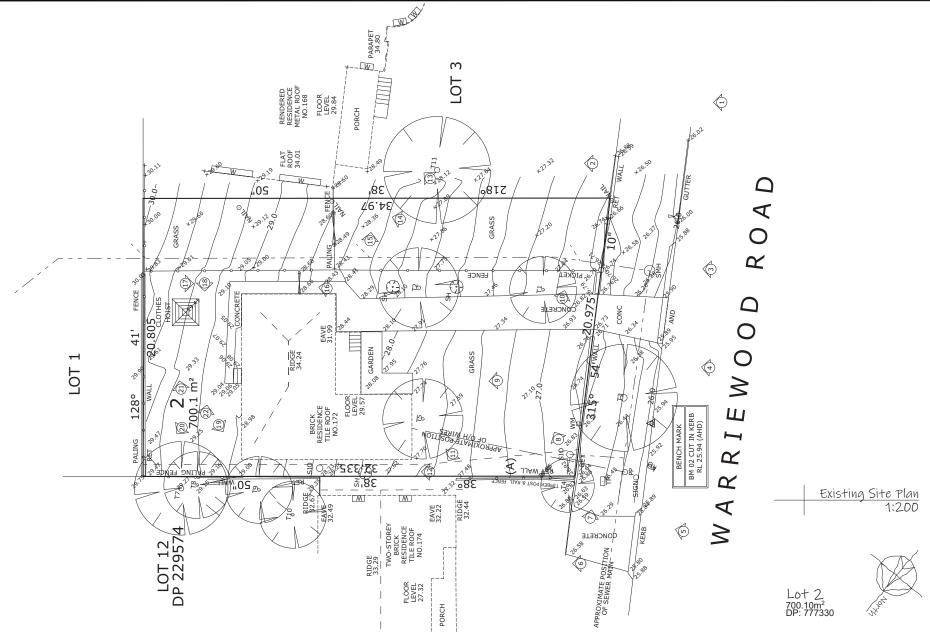
## 10. OTHER HIGH RISK ACTIVITY

## Amendments

7 (1111	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Issue		Changes	Date	Signed/Requested	Drawing Number
Α	Rough Co	ncept	23-06-22	SG	22135
В	CDC Sket	ch	24-06-22	SG	22135-1
С	DA Sketch	1	08-07-22	SG	22135-2
D	Elevated f	loor level due to sewer	27-07-22	BS	22135-3
E	Reduced F	Floor Area	23-08-22	BS	22135-4
F	Dimension	n fixed	26-08-22	BS	22135-5
G	Preliminar	y Plans	29-09-22	SG	22135-6
Н	Estimating	ı	01-10-22	SG	22135-7
ı	Variation 1		31-10-22	SG	22135-8
J	Garage St	airs	03-11-22	SG	22135-9
К	Submissio	n Plans	08-12-22	SG	22135-10

Sheet #	Sheet Name	Sheet #	Sheet Name
01	Perspective View	10	Front & Rear Elevations
02	Cover Page	11	Side Elevations
03	Existing Site Plan	12	Section & Details
04	Demolition Site Plan	13	Electrical Plan
05	Proposed Site Plan	14	Upper Floor Electrical Plan
06	Landscape Plan	15	Wet Area Details
07	Shadow Diagrams 21st June	16	Slab Detail
08	Ground Floor Plan	17	Basix
09	Upper Floor Plan		



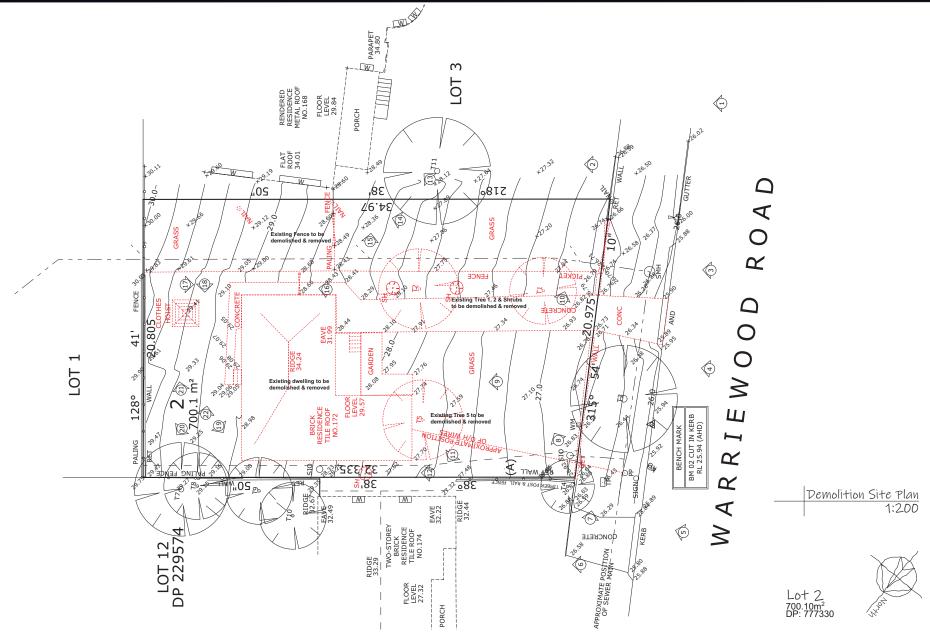






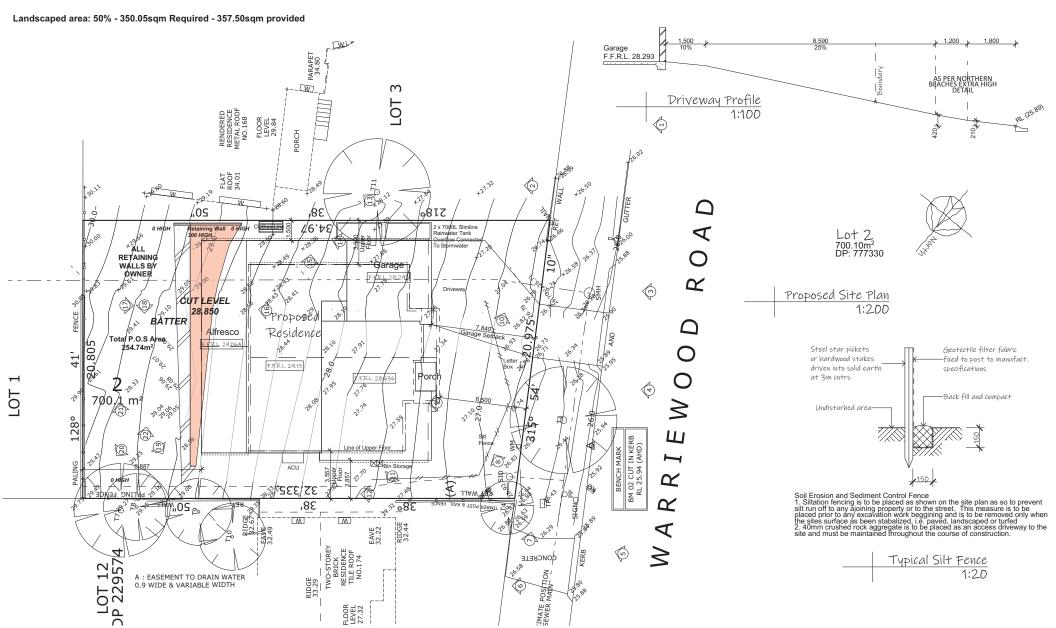
# Artisan Icon Homes

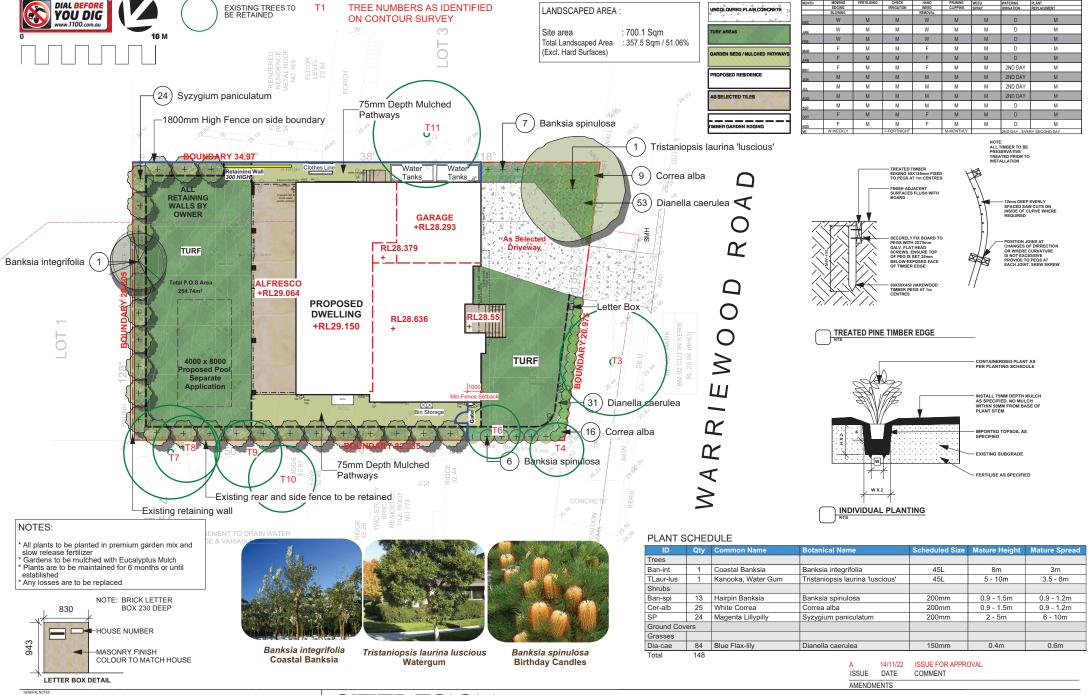




# Artisan Icon Homes







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 ICON HOMES - MS. SHANNA KRUGER AND MR. MIRO BUCALINA

 Address
 172 WARRIEWOOD ROAD, WARRIEWOOD NSW 2102
 MS. KRUGER AND MR. Client BUCALINA

 Drawing Title
 DA LANDSCAPE PLAN
 Scale 1:200@A3

**LEGEND** 

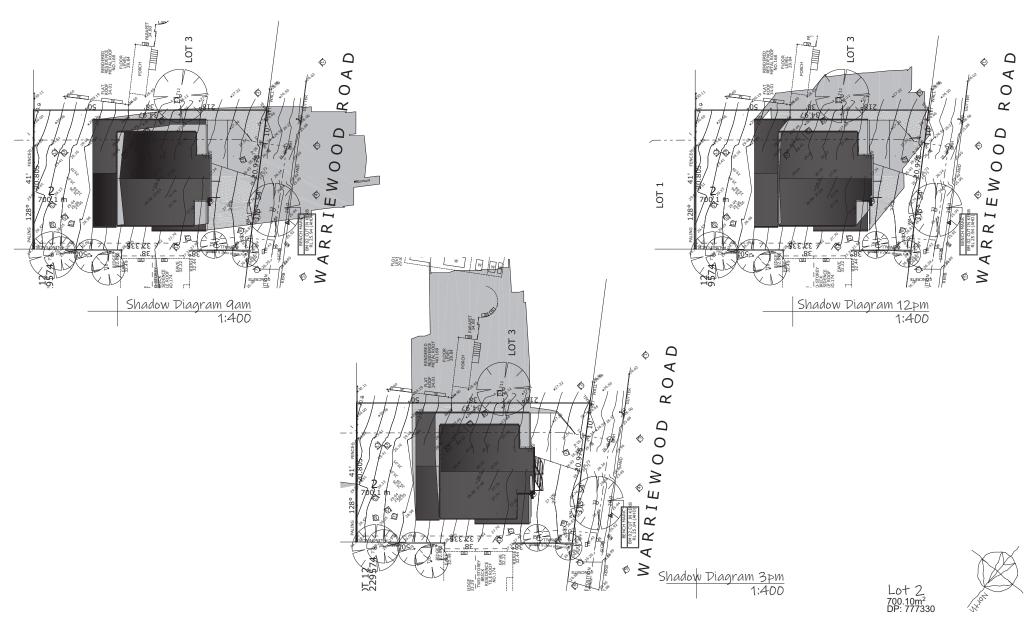
MAINTENANCE SCHEDULE

Page

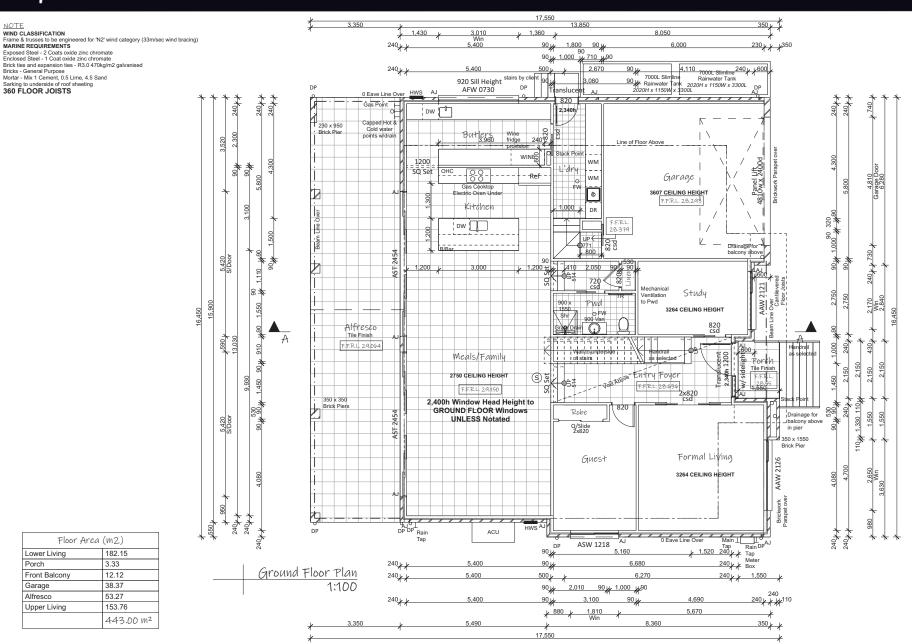
Drawing No. J0958

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ACU - Air Conditioning Unit AJ - Articulation Joint OBS - Obscure OHC - Over Head Cupboar B/Bar - Breakfast Bar DP - Downpipe DW - Dishwasher

Ens - Ensuite F/P - Fire Place FW - Floor Waste HWS - Hot Water System

I.C.- Laundry Chute LOH - Lift off Hinge LT - Laundry Tub

P - Pantry R - Robe RHS - Rolled Hollow Steel S - Smoke Alarm Shr - Shower TR - Towel Rail Van - Vanity w.i.l. - Walk in Linen wir - Walkin Robe

w.i.p. - Walk in Pantry w.c. - Wash Closet WM - Washing Machine

ISSUE: DRAWING: 22135-10 SHEET 8/17

note: all works to be carried out in conjugith the construction notes on sheet 2

DATE: 08-12-22 2 PAPER: A3

777330

Proposed Residence #172 Warriewood Road, Warriewood

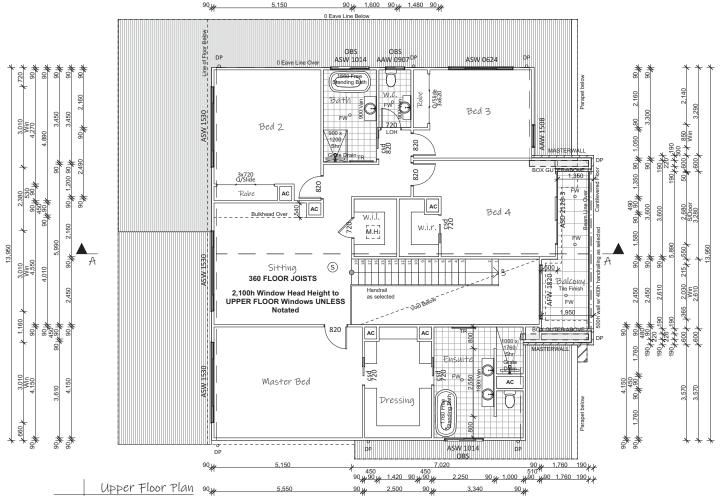


# Artigan BICON HOMES



WIND CLASSIFICATION
Frame & trusses to be engineered for 'N2' wind category (33m/sec wind bracing) MARINE REQUIREMENTS Exposed Steel - 2 Coats oxide zinc chromate Enclosed Steel - 1 Coat oxide zinc chromate Brick ties and expansion ties - R3.0 470kg/m2 galvanised Bricks - General Purpose Mortar - Mix 1 Cement, 0.5 Lime, 4.5 Sand Sarking to underside of roof sheeting
360 FLOOR JOISTS

12 070 450 90 µ 90 µ 1,000 µ 90 5,310 90 1,160 1190 90 ม 90 ม 1,060 ม 90 1,600 90 ม 940 ม 90 ม 90



Floor Ar	rea (m2)
Lower Living	182.15
Porch	3.33
Front Balcony	12.12
Garage	38.37
Alfresco	53.27
Upper Living	153.76
	443.00 m <sup>2</sup>

1,450 14,300

ACU - Air Conditioning Unit AJ - Articulation Joint OBS - Obscure OHC - Over Head Cupboar B/Bar - Breakfast Bar DP - Downpipe DW - Dishwasher

Fns - Ensuite F/P - Fire Place FW - Floor Waste HWS - Hot Water System

I.C.- Laundry Chute LOH - Lift off Hinge LT - Laundry Tub MH - Manhole MW - Microwave Oven

P - Pantry R - Robe RHS - Rolled Hollow Steel S - Smoke Alarm Shr - Shower TR - Towel Rail Van - Vanity w.i.l. - Walk in Linen wir - Walkin Robe w.i.p. - Walk in Pantry w.c. - Wash Closet WM - Washing Machine

DRAWING: 22135-10 SHEET 9/17

note: all works to be carried out in conjugith the construction notes on sheet 2

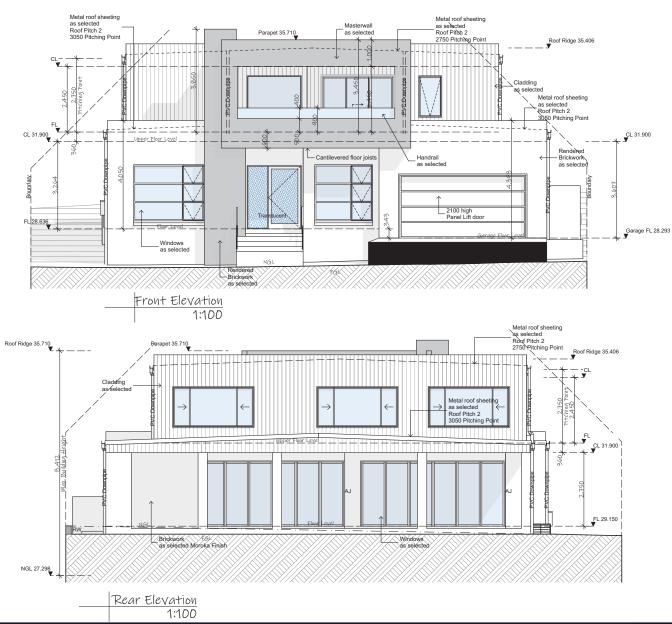
DATE: 08-12-22 2 PAPER: A3 777330

Proposed Residence #172 Warriewood Road, Warriewood





Legend:
ACU - Air Conditioning Unit
AJ - Articulation Joint
CL - Ceiling Level
FCL - Finish Ground Line
FL - Floor Level
HWS - Hot Water System
NGL - Natural Ground Line
OBS - Obscure
DP - Downpipe
RW - Retaining Wall





Legend:
ACU - Air Conditioning Unit
AJ - Articulation Joint
CL - Ceiling Level
FCL - Finish Ground Line
FL - Floor Level
HWS - Hot Water System
NGL - Natural Ground Line
OBS - Obscure
DP - Downpipe
RW - Retaining Wall



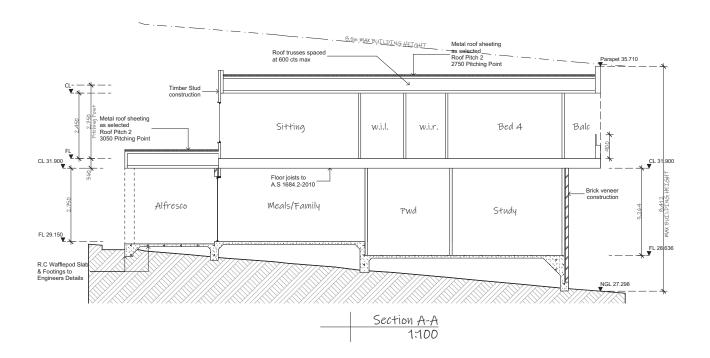
# Artigan (ICON HOMES



Legend: ACU - Air Conditioning Unit AJ - Articulation Joint

CL - Ceiling Level FGL - Finish Ground Line FL - Floor Level

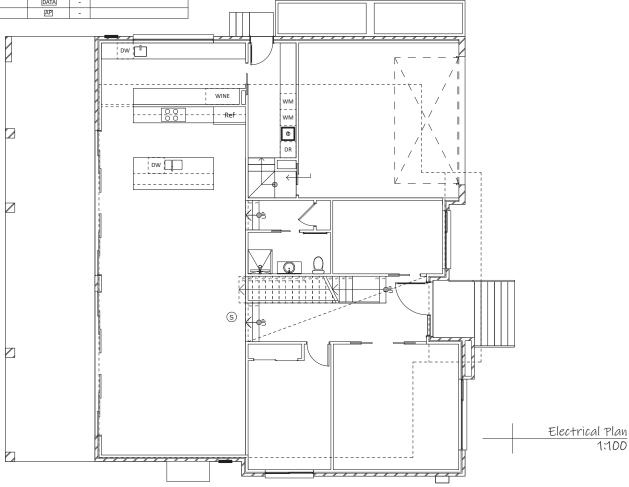
HWS - Hot Water System NGL - Natural Ground Line OBS - Obscure DP - Downpipe RW - Retaining Wall







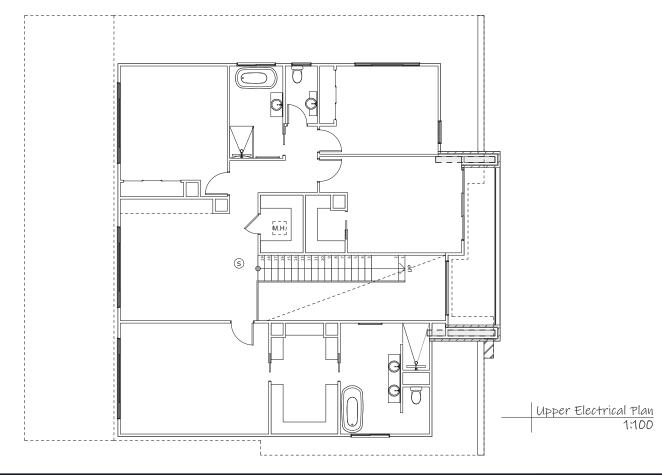
Description	Symbol	Qty	Notes	Description	Symbol	Qty	Notes
Light Point	0	-		T.V Point	TV	-	
Pendant Light	<b>Ø</b>	-		Exhaust Fan	₩	-	
Wall Light Point	0-	-		2 in 1	$\oplus$	-	
Downlight		-		3 in 1	$\otimes$	-	
Spotlight	W.	-		Door Chime	_	-	
Small Up/Down Light	<b>↔</b>	-		Smoke Alarm	S	-	
20W Flouro		-		Ceiling Fan	⊗	-	
Dimmer Switch	0	-		Ceiling Fan/Light	8	-	
Light Switch	•	-		Sensor Light	0	-	
Single G.P.O	<b>A</b>	-		Phone Point	PH	-	
Double G.P.O	<b>AA</b>	-		Gas Point	GAS	-	
Ext. Single G.P.O		-		Data Point	DATA	-	
Ext. Double G.P.O		-		Alarm Pad	AP	-	



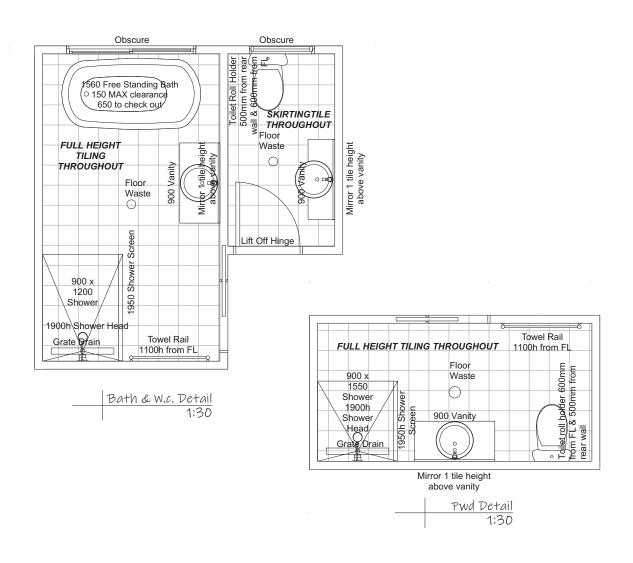
# Artisan wicon homes

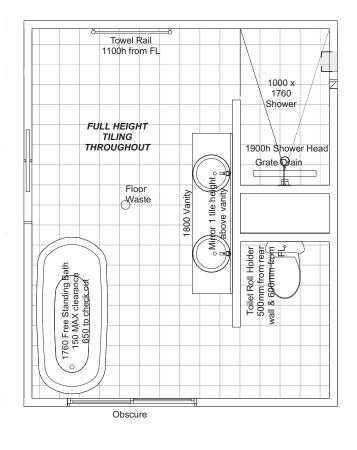


Description	Symbol	Qty	Notes	Description	Symbol	Qty	Notes
Light Point	0	-		T.V Point	TV	-	
Pendant Light	<b>Ø</b>	-		Exhaust Fan	₩	-	
Wall Light Point	0-	-		2 in 1	$\oplus$	-	
Downlight	0	-		3 in 1	$\otimes$	-	
Spotlight	W.	-		Door Chime	_	-	
Small Up/Down Light	<b>→</b>	-		Smoke Alarm	(S)	-	
20W Flouro		-		Ceiling Fan	⊗	-	
Dimmer Switch	0	-		Ceiling Fan/Light	8	-	
Light Switch	•	-		Sensor Light	0	-	
Single G.P.O	<b>A</b>	-		Phone Point	PH	-	
Double G.P.O	<b>A</b> A	-		Gas Point	GAS	-	
Ext. Single G.P.O		-		Data Point	DATA	-	
Ext. Double G.P.O		-		Alarm Pad	AP	-	





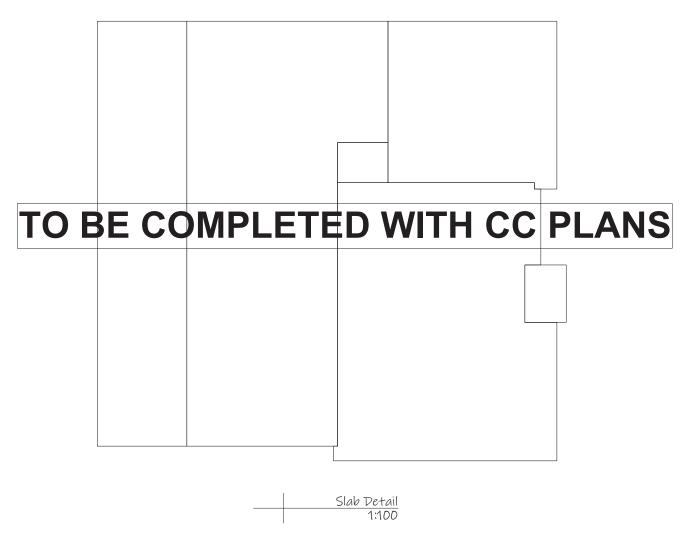


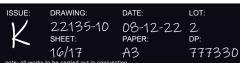


Ens Detail 1:30



Note:
Frames built to the low side
of the slab, allow 20mm tolerance





# Artigan BY ICON HOMES



## **BASIX** Certificate

Secretary
Date of issue: Thursday, 08 December 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name		wood Road, Warriewoo
Street address	172 Warriewood R	oad Warriewood 2102
Local Government Area	Northern Beaches	Council
Plan type and plan number	deposited 777330	
Lot no.	2	
Section no.	-	
Project type	separate dwelling I	house
No. of bedrooms	5	
Project score		
Water	<b>✓</b> 43	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 50	Target 50

Certificate Prepared by
Name / Company Name: Abeaut Design Pty Ltd t/a Accurate Design and Draf
ABN (if applicable): 66116356551

500	Planning, Industry & Environment	www.basix.new.gov.au	Version: 3.0 / DARWINIA_3_20_0	Certificate No.: 13519235	Thursday, 08 December 2022	page 1/9

neral features dwelling must not have more than 2 storeys.					
dwelling must not have more than 2 storeys.					
				-	-
conditioned floor area of the dwelling must not exceed 300	0 square metres.		v	~	v
dwelling must not contain open mezzanine area exceeding	g 25 square metres.		~	~	-
dwelling must not contain third level habitable attic room.			-	~	-
or, walls and ceiling/roof					
applicant must construct the floor(s), walls, and ceiling/roo	of of the dwelling in accordance with the specifications list	ted in the table	-	~	-
nstruction	Additional insulation required (R-Value)	Otherse	scifications		
r - concrete slab on ground, 164.85 square metres	Authoriti matricon required (K-Varios)	Coner ap	oci i cationa		
r - above habitable rooms or mezzanine, 140.55 square res, framed	nl				
r - suspended floor above garage, framed	nì				
imal wall - brick veneer	1.86 (or 2.40 including construction)				
imal wall - framed (weatherboard, fibre cement, metal	2.00 (or 2.40 including construction)				
mal wall shared with garage - plasterboard	nì				
ing and roof - flat ceiling / flat roof, framed	ceiling: 4.5 (up), roof: foll/sarking	framed; li	ght (solar abs	rptance < 0.475)	
	ed in accordance with Part 3.12.1.1 of the Building Code				
<ul> <li>In some climate zones, insulation should be installed</li> </ul>	with due consideration of condensation and associated	interaction with a	joining buildir	g materials.	

Energy Commitments	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, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	-	~	-
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating; EER 3.0 - 3.5		~	-
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating; EER 3.0 - 3.5		~	-
The cooling system must provide for day/night zoning between living sreas and bedrooms.		<b>V</b>	-
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 fiving area: 3-phase airconditioning: Energy rating: EER 3.0 - 3.5		~	-
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		~	-
The heating system must provide for daylnight zoning between living areas and bedrooms.		~	-
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		<b>~</b>	-
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		~	-
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		<b>-</b>	-
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, and where the word "dedicates" appears, the fittings for those lights must only be capable of accepting fluorescent or light enrising dock (ED) lamps;			
at least 6 of the bedrooms / study; dedicated		1	l

Project address		Assessor details and thermal lo	oads	
Project name	22135 - 172 Warriewood Road, Worriewood	Assessor number	n/a	
Street artifices	172 Warrissannel Broad Warrissannel 2102	Certificate number	n/a	
Local Couroment Area	Northern Reartes Council	Climate zone	n/a	
Plan type and plan number	Deposited Plan 777330	Area adjusted cooling load (MJIm².year)	n/a	
		Area adjusted heating load (MJ/m².year)	n/a	
Lot no.	2	Ceiling fan in at least one bedroom	n/a	
Section no. Project type		Ceiling fan in at least one living room or other conditioned area	n/a	
Project type	separate dwelling house	Project score		
No. of bedrooms	5	Water	✓ 43	Target 40
Site details			•	
Site area (m²)	700	Thermal Comfort	✓ Pass	Target Pass
Roof area (m²)	283	Energy	<b>⊌</b> 50	Target 50
Conditioned floor area (m2)	280.73		•	
Unconditioned floor area (m2)	24.67			
Total area of garden and lawn (m2)	358			

Thermal Comfort Co	mmitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed do	ors and skyligh	ts					
The applicant must install specifications listed in the	he windows, glazed table. Relevant oven	doors and shading de shadowing specification	evices described in the table below, in a ons must be satisfied for each window a	ccordance with the and glazed door.	-	~	-
The dwelling may have 1 :	kylight (<0.7 square	metres) which is not I	listed in the table.		-	~	v
The following requirement	must also be satisf	ed in relation to each	window and glazed door:				U
For the following glass	and frame types, the	oertifier check can b	e performed by visual inspection.		1 .		1.5
- Aluminium single ci	ear						*
- Aluminium double (	air) clear						
- Timber/uPVC/fibrer	dasa single clear						
- Timber/uPVC/fibre			of he accommoded with earth-origin sha	enios o II volvo no mentor			
Timber/uPVC/fibrer     For other glass or fram then that listed and a	e types, each windor Solar Heat Gain Con dance with National	w and glazed door mu efficient (SHGC) within	est be accompanied with certification sh in the range of those listed. Total system Council (NFRC) conditions. Frame and	U values and SHGC must			•
Timber/uPVC/fibrer     For other glass or fram than that listed and a be calculated in acco	e types, each windor Solar Heat Gain Con dance with National	w and glazed door mu efficient (SHGC) within	n the range of those listed. Total system	U values and SHGC must		Overshadowing	•
TimberluPVC/fibre     For other glass or fram than that listed and a be calculated in acco table below are for re	e types, each windo Solar Heat Gain Co- dance with National ference only.	w and glazed door mu efficient (SHGC) within Fenestration Rating ( Maximum width	n the range of those listed. Total system Council (NFRC) conditions. Frame and	n U values and SHGC must glass types shown in the Shading Device (Dimen		Overshadowing	•
TimberluPVC/libre     For other glass or fram than that listed and a be calculated in acco- table below are for re  Windowig lizzed door no.	e types, each windo Solar Heat Gain Co- dance with National ference only.	w and glazed door mu efficient (SHGC) within Fenestration Rating ( Maximum width	n the range of those listed. Total system Council (NFRC) conditions. Frame and	n U values and SHGC must glass types shown in the Shading Device (Dimen	sion within	Overshadowing mot overshadowed	-
TimberluPVCritizes     For other glass or fram than that listed and a be calculated in accomplete below are for religiously as the complete below are for religiously as the complete below.  Windowiglazed door no.  North-East facing	e types, each windo Solar Heat Gain Co- dance with National ference only.  Maximum height (mm)	wand glazed door mu efficient (SHGC) within Fernestration Rating ( Maximum width (mm)	n the range of those listed. Total system Council (NFRC) conditions. Frame and Type U-value: 6.6, SHGC: 0.441 - 0.539	t U vilues and SHGC must glass types shown in the Shading Device (Dimen 10%)	omm above		-
For other glass or fram- than that listed and a be calculated in acco- sable below are for re  Windowligitzed door no.  North-East facing  Meabl/Family SD	e types, each windo Solar Heat Gain Co- vidance with National ference only.  Maximum height (mm)	w and glazed door mu efficient (SHCC) within Fernestration Rating 6 Maximum width (mm)	n the range of those listed. Total system Council (NFRC) conditions. Frame and Type U-value: 6.6, SHIC:: 0.441 - 0.539 (altuminium, angle, lett) U-value: 6.6, SHIC:: 0.441 - 0.539	t U values and SHOC most glass types shown in the Shading Device (Dimen 10%) variandsh 3350 mm, 275 basis of window or glazer variandsh 3350 mm, 275 variandsh 3350 mm, 275	o mm above door	not overshadowed	-
- Timberluf VC fibre; - For other glass or fram than that listed and a be calculated in acc table below are for re  Windows listed door acc  Windows listed door acc  North-East facing  Meable Family SD  Meable Family SD	e types, each windo Solar Heat Cain Co danne with National ference only.  Maximum height (mm)  2400	w and glazed door mu efficient (SHCC) within Fernestration Rating 6 Maximum width (mm) 5400	nthe range of those listed. Total system Council (NFRC) conditions. Frame and Type:  U-value: 6.6, SHGC: 0.441 - 0.539 (alturnitum, single, tet)  U-value: 6.6, SHGC: 0.441 - 0.539 (alturnitum, single, tet)  U-value: 6.6, SHGC: 0.441 - 0.539 (alturnitum, single, tet)  U-value: 6.6, SHGC: 0.441 - 0.539	t U values and SHOC most glass types shown in the Shading Device (Dimen 10%) versindah 3350 mm, 275 base of window or glazer versindah 3350 mm, 275 base of window or glazer	alon within  O mm above if door  O mm above if door	not overshadowed not overshadowed	•

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifie
at least 4 of the living / dining rooms; dedicated			
the kitchen; dedicated			0
all hallways; dedicated		Ü	Ü
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	-	-	-
The applicant must install a window and/or skylight in 3 bathroom(s)floilet(s) in the development for natural lighting.	-	~	V
Other			
The applicant most install a gas cooktop & electric oven in the kitchen of the dwelling.		-	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		¥	
The applicant must install a fixed outdoor clothes drying line as part of the development.		~	

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifi
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development	ant.	-	T.
The applicant must install a tollet flushing system with a minimum rating of 3 star in each tollet in the development.		V	v
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		~	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		~	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	n 🗸	~	V
The applicant must configure the nainwater tank to collect rain runoff from at least 282 square matries of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		~	·
The applicant must connect the rainwater tank to:			
all tolets in the development.		_	١.,
the cold water tap that supplies each clothes washer in the development.			١.,
<ul> <li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li> </ul>			

	Maximum height (mm)	Maximum width (mm)	Туре	Shading Device (Dimension within 10%)	Overshadowing
South-East facing					
Butiers	700	3000	aluminium, single, clear	none	not overshadowed
Bath	1000	1400	aluminium, single, clear	none	not overshadowed
w.c.	900	700	aluminium, single, clear	none	not overshadowed
Bed 3	600	2400	aluminium, single, clear	none	not overshadowed
South-West facing					
Study	2100	2100	U-value: 6.6, SHGC: 0.369 - 0.451 (aluminium, single, tint)	solid overhang 1200 mm, 600 mm above head of window or glazed door	not overshadowed
Formal Living	2100	2600	U-value: 6.6, SHGC: 0.369 - 0.451 (aluminium, single, tint)	none	not overshadowed
Bed 3	1500	800	U-value: 6.6, SHGC: 0.369 - 0.451 (aluminium, single, tint)	none	not overshadowed
Bed 4	2100	2600	U-value: 6.6, SHGC: 0.441 - 0.539 (aluminium, single, tint)	eave 1350 mm, 350 mm above head of window or glazed door	not overshadowed
Void	1800	2000	U-value: 6.6, SHGC: 0.441 - 0.539 (aluminium, single, tint)	eave 1950 mm, 350 mm above head of window or glazed door	not overshadowed
North-West facing					
Guest	1200	1800	aluminium, single, clear	none	not overshadowed
Ensuite	1000	1400	aluminium, single, clear	none	not overshadowed

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 unit to "Show on CCICDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction contificate / 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(either interim or
final) for the development may be issued.

note: all works to be carried out in conjunction with the construction notes on sheet 2



# **External Colour Board**

Site Address: 172 Warriewood Road, Warriewood

Client: Shanna Kruger & Miro Bucalina

Metal Roof/Gutter/Water Tank: Colour: Colorbond Shale Grey Colour: Taubmans Crisp White Aluminium Colour: Monument Rendered Box Projection: Windows / Doors: Colour: Sliced Pacific Maple Clear Colour: Colorbond Shale Grey Colour: Taubmans match to Colorbond Shale Grey Render / Moroka: Front Entry Door: Stained Fascia: Garage Door: Colour: Colorbond Monument Colour: Taubmans match to Colour: Boral Blue Steel Colorbond Basalt Driveway: Cladding: