

ALTERATIONS & ADDITIONS TO
6 NET ROAD AVALON BEACH NSW 2107

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MATERIAL PALETTE



LIGHTWEIGHT CLADDING (LC) to BAL12.5 requirements HARDWOOD TIMBER DECKING to BAL12.5 requirements BALUSTRADE. (BAL) to BAL12.5 requirements METAL ROOF SHEETING (MRS) colorbond "BASALT" (OR SIMILAR) to BAL12.5 requirements RENDERED MASONRY (M)

BASIX REQUIREMENTS - Alterations & Additions - Certificate number: A498797	
Fixtures & Systems	
Lighting - the applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent or LED lamps.	
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 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.	
Thermal Commitments	
Construction (new or altered floors, walls, roofs)	Additional Insulation Req. (R-value) (new or altered floors, walls, roofs)
floor - suspended floor above enclosed subfloor, conc.	R0.70 (down) (or R1.30 including construction)
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)
ceiling and roof , framed	ceiling: 2.08 (up), roof: foil backed blanket (55mm), medium (solar absorptance 0.475 - 0.70)
Glazing - Refer Basix Certificate & correlating window/door No.in architectural drawings.	

BASIX REQUIREMENTS - Secondary Dwelling - Certificate number: 1398068S	
Water Commitments	
Landscape - the applicant must plant indigenous or low water use species of vegetation throughout 50 square metres of the site.	
Fixtures - the applicant must installs showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development. - the applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development. - the applicant must install taps with a minium rating of 6 star in the kitchen in the development. - the applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.	
Alternative Water Rainwater Tank - the applicant must install a rainwater tank of at least 3000 litres on site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities. - the applicant must configure the rainwater tank to collect rain runoff from at least 150 square metres of the roof area of the development. - the applicant must connect the rainwater tank to at least one outdoor tap in the development.	
Thermal Commitments	
Construction	Additional Insulation Req. (R-value)
floor - above habitable rooms, conc.	nil
external wall: framed (weatherboard, fibro, metal clad)	3.00 (or 3.40 including construction)
ceiling and roof, framed	ceiling: 4.5 (up), roof: foil backed blanket (55mm), medium (solar absorptance 0.475 - 0.70)
Glazing - Refer Basix Certificate & correlating window/door No.in architectural drawings. (Secondary Dwelling)	
Energy Commitments	
Hot Water - the applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump.	
Cooling System - the applicant must install a ceiling fan in the living area and the bedroom of the secondary dwelling.	
Heating System - no heating system to be installed in the secondary dwelling.	
Ventilation - the applicant must install an exhaust fan to the bathroom in the secondary dwelling which is ducted to outside, which has a manual on/off switch. - the applicant must install an exhaust fan to the kitchen in the secondary dwelling which is ducted to outside, which has a manual on/off switch. - the applicant must install an exhaust fan to the laundry in the secondary dwelling which is ducted to outside, which has a manual on/off switch.	
Lighting - the applicant must ensure the light fixtures installed throughout the secondary dwelling are fitted with fluorescent or LED lamps.	
Natural Lighting - the applicant must install a window in the bathroom and kitchen of the secondary dwelling	
Other - the applicant must install an induction cooktop & electric oven in the kitchen of the secondary dwelling. - the applicant must construct the refrigerator space 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.	

Note: All footings, slabs, structural beams, etc. to future engineers details. All wall/roof connections + member sizes to NCC + future engineers details. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	MATERIALS: BAL BALUSTRADE CONC. CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL	EXISTING WALL TO BE REMOVED NEW WALL	Daniel & Mel Mussett 6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²					
			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		DA. 00	
			DRAWING	Contents & Material Schedule	Tel. 0414 466 665	SCALE		NTS
			NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings. If in doubt ask.	Email: andy@andylehman.com.au	DATE		April 2023