
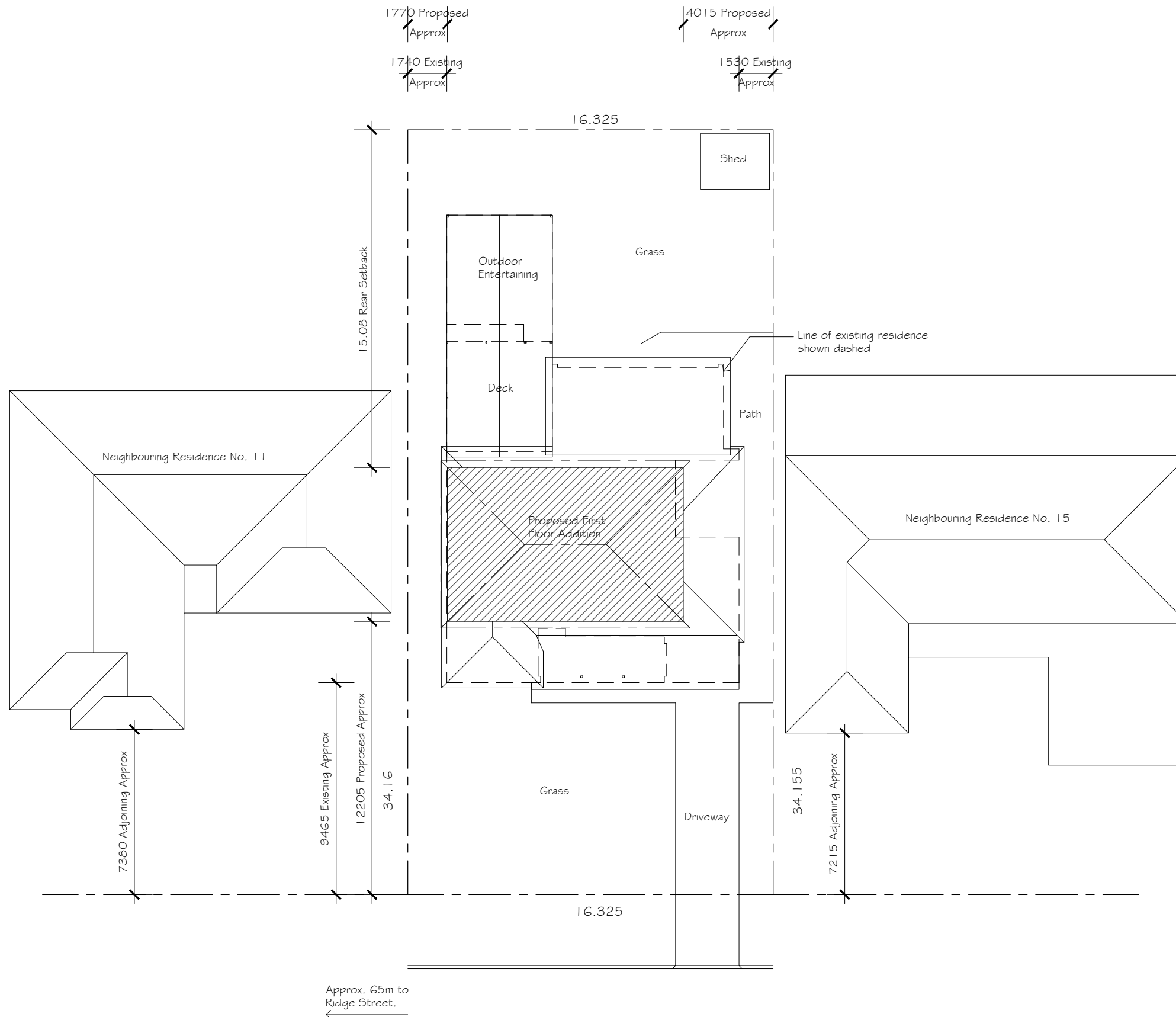
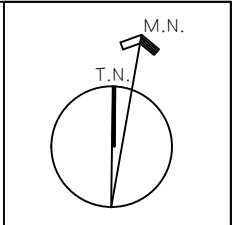


BASIX COMMITMENTS				COMPLYING DEVELOPMENT DETAILS				SPECIFICATION SUMMARY				SPECIAL NOTES									
CERTIFICATE NO. A219513				SITE AREA		556.4m²		STRUCTURAL TIMBER - All to ASA 1684.2				<div><ul style="list-style-type: none">• PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN• ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).• PROVIDE 300MM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING DUCTWORK.• REMOVE AND RELOCATE THE EXISTING SOLAR HOT WATER UNIT FROM THE EXISTING ROOF.• CONNECT/INSTALL TWO (2) FAN/LIGHT/HEATER UNITS (AS SUPPLIED BY THE OWNER).</div>									
FIXTURES AND SYSTEMS				ZONING		R2 LOW DENSITY RESIDENTIAL		WALLS: F5 SOFTWOOD 90 X 35 EXT. STUDS @ .600 CTS 70 X 35 INT. STUDS @ .600 CTS								ROOF: ROOF TRUSSES TO MANUFACTURERS DETAILS @ .600 CTS					
LIGHTING		MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		BLOCK WIDTH		(16.325 METRES) >10m & <18m		FLOOR: 190x45mm MIN. FLOOR JOISTS								WIND LOAD W 28 N					
WET AREAS: NEW OR ALTERED		SHOWER HEADS 3 STAR RATED TOILETS 3 STAR RATED TAPS 3 STAR RATED		CONTROLS				FINISHES													
				MAX FSR		330.00 m²		BRICKWORK		N/A											
				MAX SITE COVERAGE		50% (278.2m²)		FLOORING		19MM STRUCTURAL PARTICLEBOARD											
MAX HEIGHT		8.5 metres		TOTAL FSR		210.07m²		COMPLIES		CLADDING						75MM INSULCLAD OVER POLASTIC INSULATION SYSTEM WITH TEXTURE COAT FINISH TO EXTERNAL WALLS					
INSULATION REQUIREMENTS				SITE COVERAGE				WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)		FRAME: PREFINISHED ALUMINIUM											
FLOOR ABOVE EXISTING DWELLING OR BUILDING		NIL		EXISTING HOUSE		141.79m² (INC. GARAGE, EXC PORCH)		SHED		7.73m²						INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES		FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS			
FLAT CEILING, PITCHED ROOF		CEILING: R 3.00 (UP) ROOF: FOIL/ SARKING DARK (SOLAR ABSORPTANCE >0.70)		FIRST FLOOR ADDITION		68.28m² (EXCLUDING STAIR VOID)		TOTAL		149.52m²						COMPLIES (26.87%)		ROOF COVERING		CONCRETE ROOF TILES TO MATCH EXISTING AS CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE SHOWN.	
SUSPENDED FLOOR ABOVE GARAGE: FRAMED (R0.7)		NIL		TOTAL FSR		210.07m²		COMPLIES		HEIGHT		ROOF SARKING		FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL							
EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 70MM		NIL		LANDSCAPE AREA				COMPLIANCE DEEMED UNDER CLAUSE 3.24(G) (a) & (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA		INTERNAL FIXINGS		DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25 BULLNOSE ARCHITRAVE: Ex. 75x25 BULLNOSE		INSULATION (FIBREGLASS)		R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.4 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES					
GLAZING REQUIREMENTS				MAX. RIDGE LEVEL		RL 17.170		REQUIRED SIDE SETBACKS		>10m & <18m (900mm + ¼ HEIGHT OVER 4.5m)		INTERNAL DOORS		PRIMED HARDBOARD HOLLOW CORE CORINTHIAN "STANFORD"							
WINDOWS				EXISTING GROUND LEVEL BELOW NEW RIDGE APEX		RL 9.46		WALL HEIGHT PROPOSED		RL 15.655		STAIRCASE MAPLE TREADS & RISERS		TYPE: CLOSED TIMBER WIDTH: 1020mm RISE: 17 @ 182mm GOING: 240mm (260mm TREAD)		FASCIA BOARDS		MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: WOODLAND GREY			
W1 , W2, W3, W4 & W8		STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		HEIGHT		7.71 METRES		COMPLIES													
W5, W6 & W7		STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		LANDSCAPE AREA				COMPLIANCE DEEMED UNDER CLAUSE 3.24(G) (a) & (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA		COMPLIES											
SHADING DEVICES																					
WINDOWS																					
W1 , W2, W3, W4, W5, W6, W7 & W8		EAVE / VERANDAH / PERGOLA / BALCONY >= 450MM																			
EXTERNAL PAINT SCHEDULE				EAST SIDE		[RL 15.655 - RL 9.800 = 5.855 High 5.855 - 4.5 / 4 + 0.9 = 1239mm required 4015mm PROPOSED COMPLIES]		GUTTERS & DOWNPIPES		TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: WOODLAND GREY		HOT WATER UNIT		CONNECT TO EXISTING SOLAR HOT WATER UNIT TO BE REMOVED/RELOCATED		PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK		FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER			
				WEST SIDE		[RL 15.655 - RL 9.340 = 6.315 High 6.315 - 4.5 / 4 + 0.9 = 1354mm required 1770mm PROPOSED COMPLIES]															
				REQUIRED SETBACK - FRONT				ADJOINING SETBACK EAST No.11 GILDA AVENUE		7.215 METRES											
				ADJOINING SETBACK WEST No.15 GILDA AVENUE		7.380 METRES															
				AVERAGE REQUIRED		7.2975 METRES PROPOSE SETBACK 12.205 METRES COMPLIES															
				REQUIRED SETBACK - REAR						REQUIRED REAR SETBACK FOR SITE >300m² BUT <900m² FOR ANY PART OF A BUILDING 4.5 METRES AND HIGHER - 8 METRES											
				PROPOSED SETBACK 15.080		COMPLIES															
				PRIVACY																	
								</													




















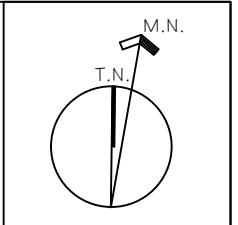
Site Plan

No. : 13
Lot. : 350
DP : 241114
AREA : 556.4m² (By Title)

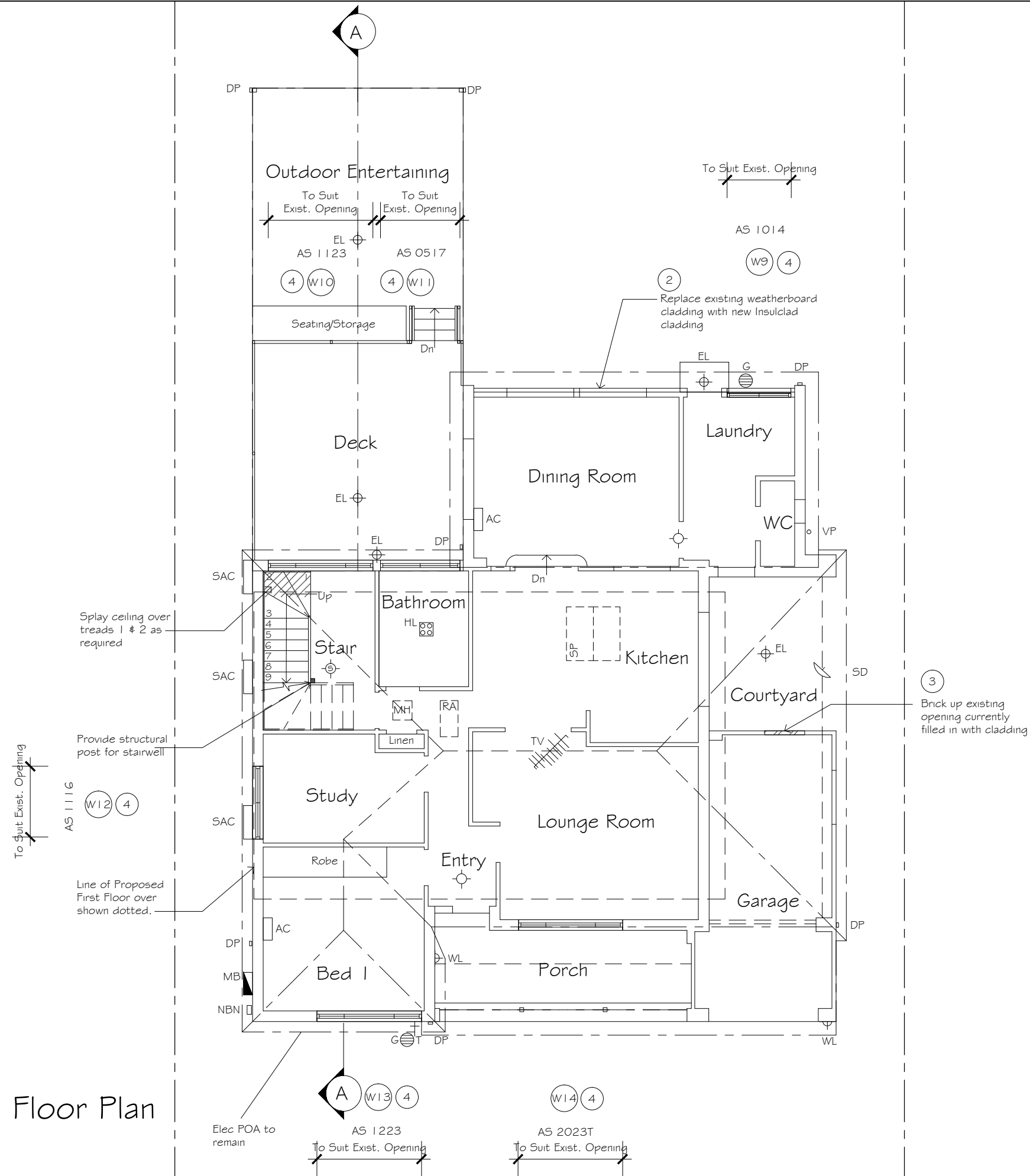
Areas
Existing House = 141.79m²
Shed = 7.73m²

Legend

- SAC  Air Conditioning Compressor
- AC  Air Conditioning Unit Wall Mounted
- DP  Downpipe
- EL  Eave Light
- G  Gully
- HL  Heater/Light
- MH  Manhole
- MB  Meter Box - Electrical
- RA  Return Air Grill -Relocate By Owner If/As Required
- SD  Satellite Dish
-  Smoke Detector - Existing
-  Smoke Detector -Proposed
- SP  Solar Panel - Roof Mounted to be removed/relocated (Hot Water Unit)
- T  Tap - Garden
- T.V.  TV Antenna - Owner to relocate as required
- VP  Sewer Vent Pipe
- WL  Wall Light



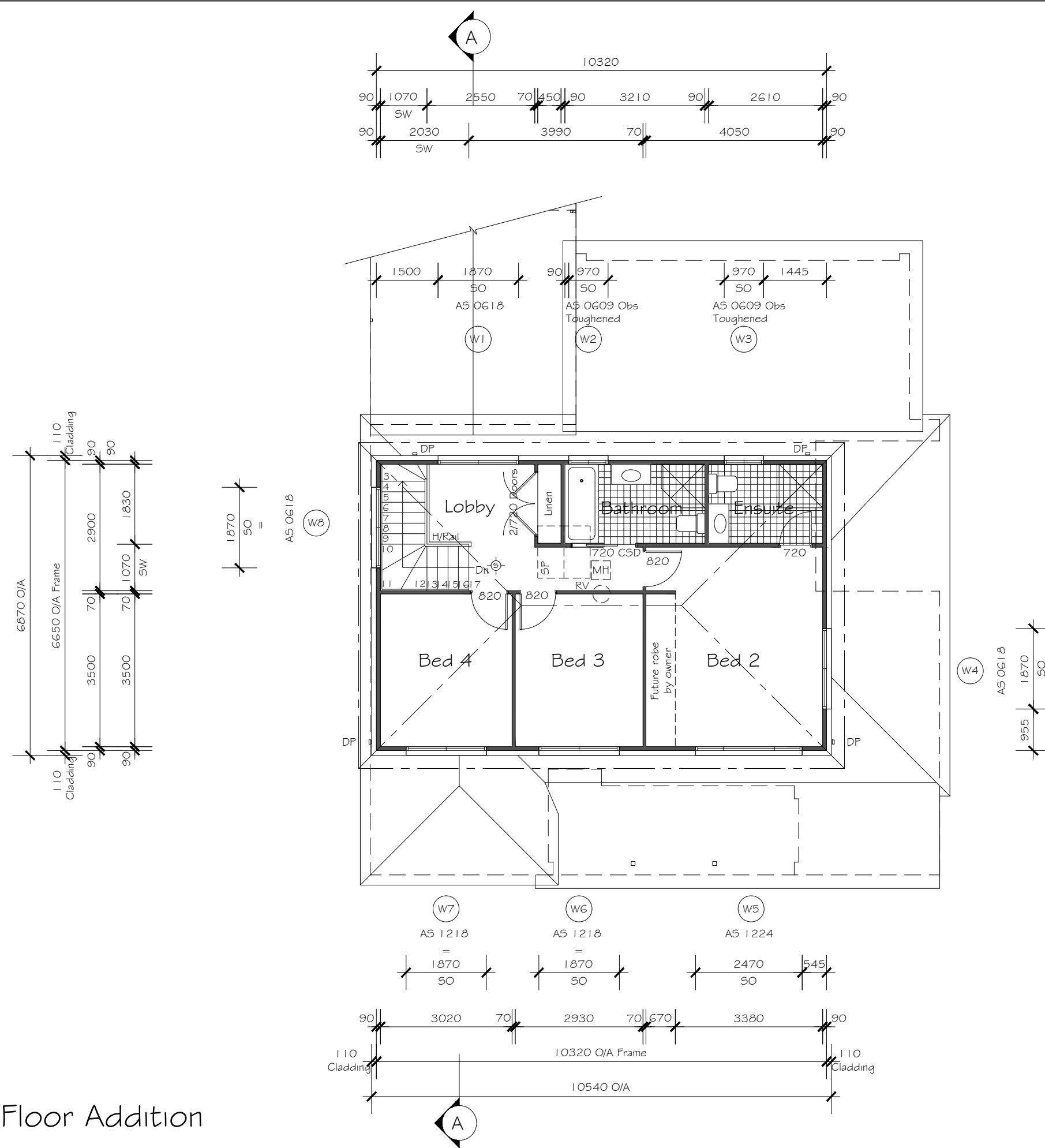
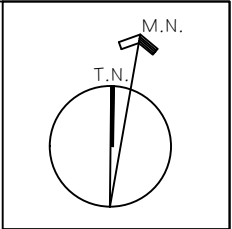
Ground Floor Plan



Areas
Existing House = 141.79m²

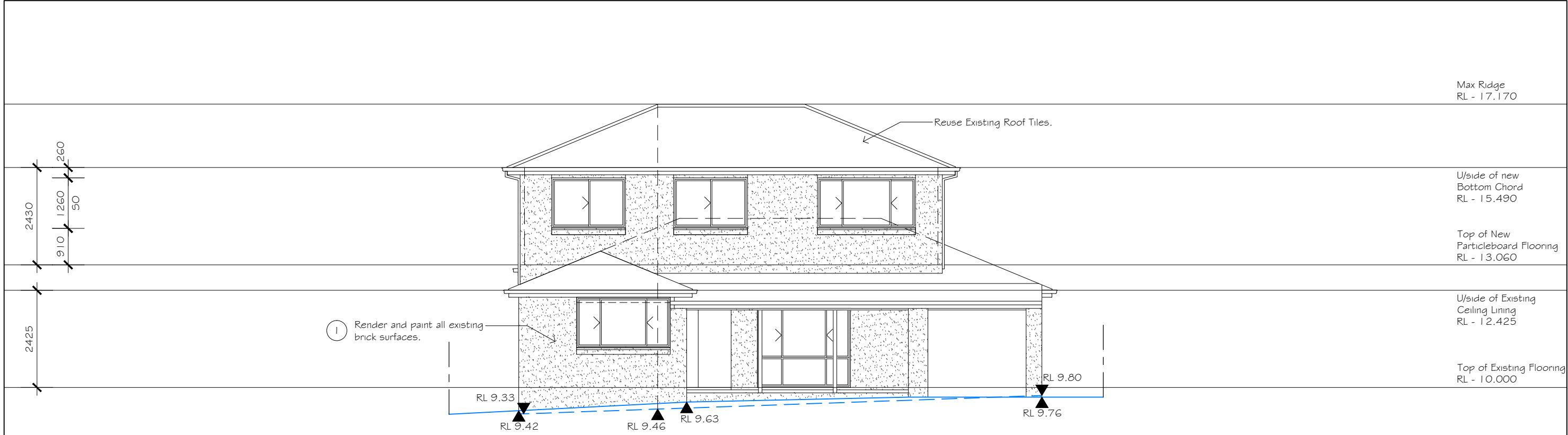
Legend

- DP □ Downpipe
- MH □ Manhole
- RV ○ Roof Ventilator
- ⊙ Smoke Detector
- SP □ Solar Panel - Roof Mounted to be removed/relocated

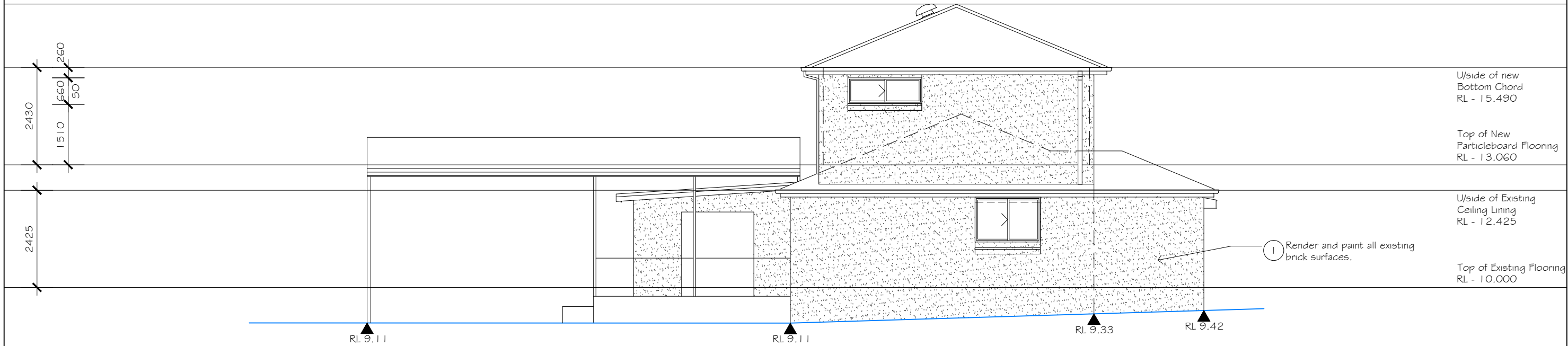


Proposed First Floor Addition

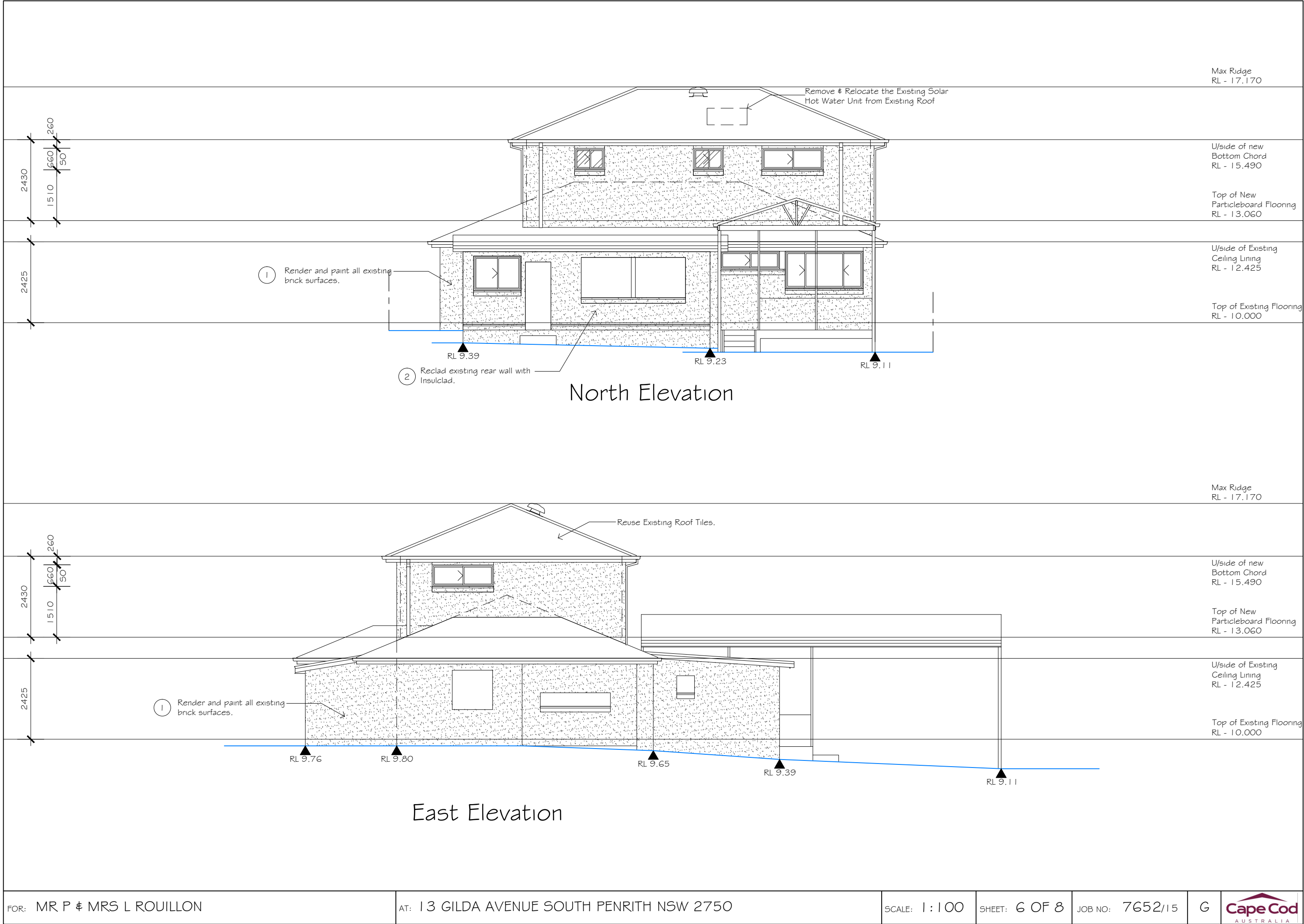
Areas	
First Floor Addition	= 72.41m ²
Less Stair Void	= 4.13m ²
Total	= 68.28m ²



South Elevation



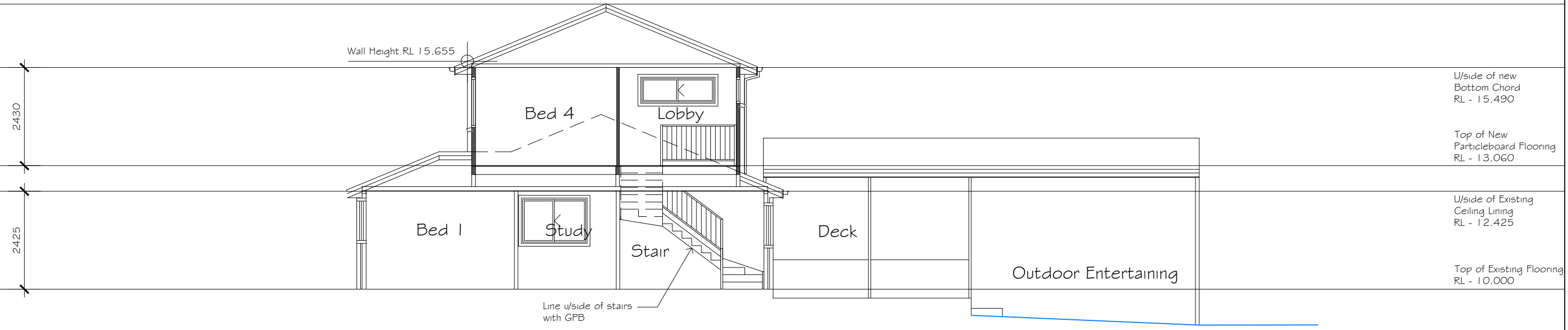
West Elevation



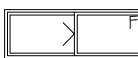


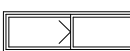


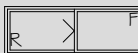
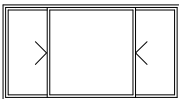
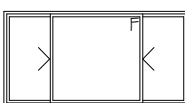
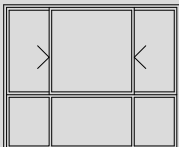
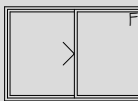
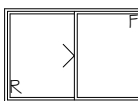
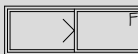
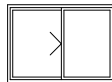
415
1000
Roof Pitch 22.5°

410
To Frame
300
To Cladding

Max Ridge
RL - 17.170



Section A-A

WINDOW SCHEDULE (BASIX A2 95 3)					ALUMINIUM TREND WINDOWS:														
STANDARD NOTES: <ul style="list-style-type: none">WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDEALL WINDOWS COME WITH "KEYED ALIKE" LOCKSWINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5					CLIENT:					STANDARD ALUMINIUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK. DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.									
					CLIENT:														
					BUILDER:DATE:														
	W1 AS 0618	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES		W10 AS 1120 x 2340	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TO SUIT EXISTING OPENING. SITE CHECK. SAFETY GLASS TO CONPLY WITH NCC.										
	N ELEVATION / LOBBY	INSECT SCREEN	REVEAL 140mm	N ELEVATION / GF STAIR		INSECT SCREEN													
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE		ALUMINIUM FIBREGLASS MESH PRIMROSE															
	SLIDING OPEN / FIXED					SLIDING OPEN / FIXED / OPEN													
	W2 AS 0609	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER.		W11 AS 535 x 1775	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TO SUIT EXISTING OPENING. SITE CHECK.										
	N ELEVATION / BATHROOM	INSECT SCREEN	REVEAL 140mm	N ELEVATION / GF BATHROOM		INSECT SCREEN													
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE		ALUMINIUM FIBREGLASS MESH PRIMROSE															
	SLIDING OPEN / FIXED					SLIDING OPEN / FIXED													
	W3 AS 0609	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES TRANSLUCENT FILM BY BUILDER.		W12 AS 1120 x 1630	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TO SUIT EXISTING OPENING. SITE CHECK.										
	N ELEVATION / ENSUITE	INSECT SCREEN	REVEAL 140mm	W ELEVATION / STUDY		INSECT SCREEN													
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE		ALUMINIUM FIBREGLASS MESH PRIMROSE															
	SLIDING OPEN / FIXED					SLIDING OPEN / FIXED													
	W4 AS 0618	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.		W13 AS 1260 x 2340	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TO SUIT EXISTING OPENING. SITE CHECK.										
	E ELEVATION / BEDROOM 2	INSECT SCREEN	REVEAL 140mm	S ELEVATION / BEDROOM 1		INSECT SCREEN													
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE		ALUMINIUM FIBREGLASS MESH PRIMROSE															
	SLIDING OPEN / FIXED					SLIDING OPEN / FIXED / OPEN													
	W5 AS 1224	COLOUR PRIMROSE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	SPECIAL NOTES		W14 AS 2000 x 2340 T	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	TO SUIT EXISTING OPENING. SITE CHECK.										
	S ELEVATION / BEDROOM 2	INSECT SCREEN	REVEAL 140mm	S ELEVATION / LOUNGE ROOM		INSECT SCREEN													
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE		ALUMINIUM FIBREGLASS MESH PRIMROSE															
	SLIDING OPEN / FIXED / OPEN					SLIDING OPEN / FIXED / OPEN													
	W6 AS 1218	COLOUR PRIMROSE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	SPECIAL NOTES															
	S ELEVATION / BEDROOM 3	INSECT SCREEN	REVEAL 140mm																
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE																	
	SLIDING OPEN / FIXED																		
	W7 AS 1218	COLOUR PRIMROSE	GLAZING SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.															
	S ELEVATION / BEDROOM 4	INSECT SCREEN	REVEAL 140mm																
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE																	
	SLIDING OPEN / FIXED																		
	W8 AS 0618	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES															
	W ELEVATION / STAIRWELL	INSECT SCREEN	REVEAL 140mm																
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE																	
	SLIDING OPEN / FIXED																		
	W9 AS 1025 x 1425	COLOUR PRIMROSE	GLAZING SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL NOTES TO SUIT EXISTING OPENING. SITE CHECK.															
	N ELEVATION / LAUNDRY	INSECT SCREEN	REVEAL 140mm																
	ALUMINIUM	ALUMINIUM FIBREGLASS MESH PRIMROSE																	
	SLIDING OPEN / FIXED																		
FOR: MR P & MRS L ROUILLON					AT: 13 GILDA AVENUE SOUTH PENRITH NSW 2750					SCALE: 1 : NTS		SHEET: 8 OF 8		JOB NO: 7652/15		G		