
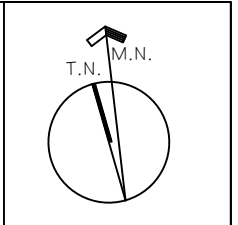
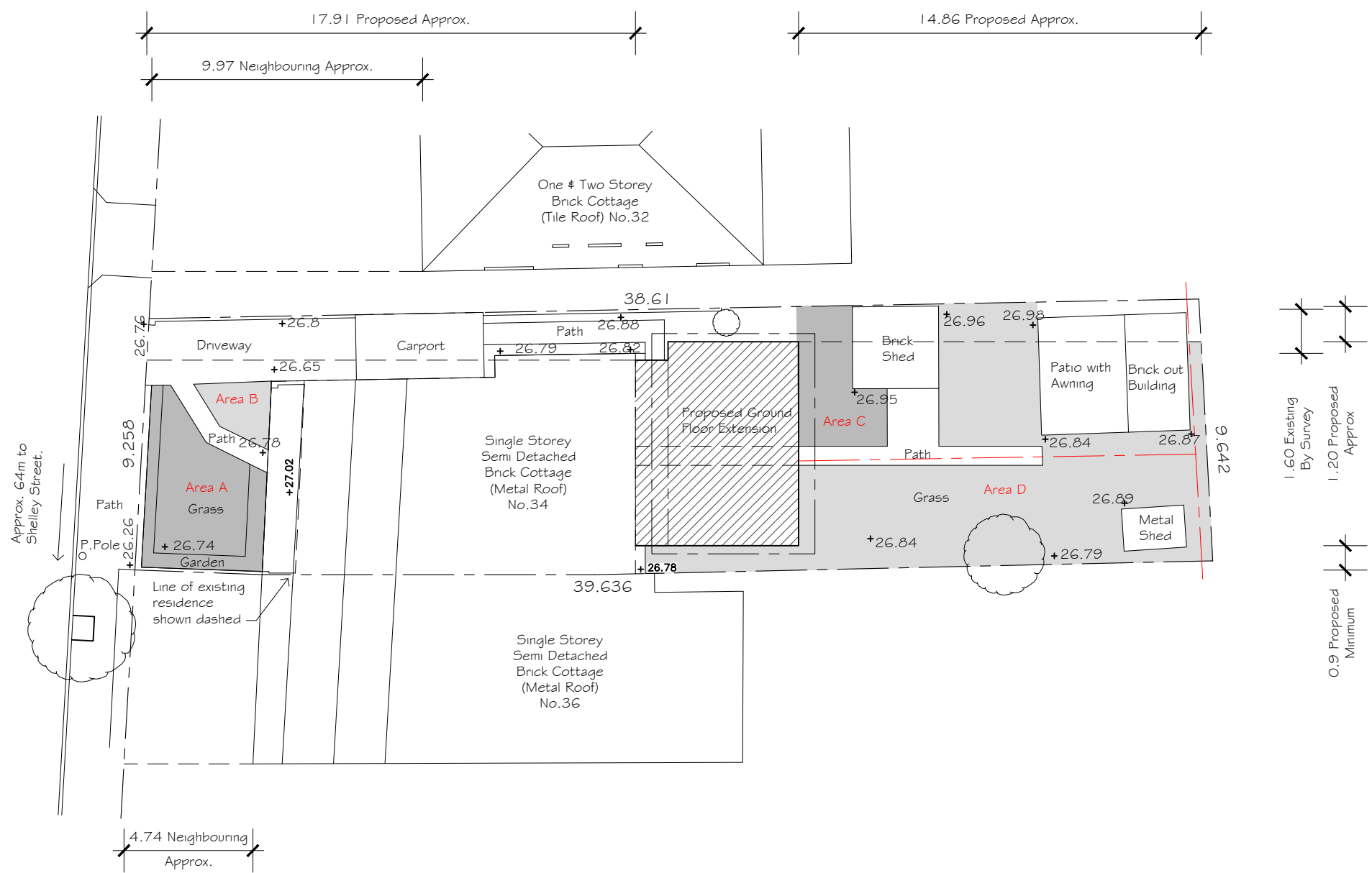


BASIX COMMITMENTS				COMPLYING DEVELOPMENT DETAILS				SPECIFICATION SUMMARY				SPECIAL NOTES							
CERTIFICATE NO. A271371				SITE AREA373.10m²				STRUCTURAL TIMBER - All to ASA 1684.2				<div><div><div>• PROVIDE ONE (1) SMOKE DETECTORS AS SHOWN</div><div>• ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).</div></div></div>							
FIXTURES AND SYSTEMS				ZONINGR2 - LOW DENSITY RESIDENTIAL				WALLS: F5 SOFTWOOD90 X 35 EXT. STUDS @ .600 CTS								ROOF: REFER TO CAPE COD STRUCTURAL DIAGRAMS			
LIGHTING		MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		BLOCK WIDTH		(9.69 METRES) >6m & <10m (AT LINE OF EXTENSION)		FLOOR: CONCRETE SLAB TO ENGINEERS DETAILS								WIND LOAD NOT APPLICABLE			
				CONTROLS															
WET AREAS: NEW OR ALTERED		SHOWER HEADS3 STAR RATED TOILETS3 STAR RATED TAPS3 STAR RATED		MAX FSR		270.00 m²		FINISHES											
				MAX SITE COVERAGE		55% (205.205m²)		BRICKWORK		N/A									
INSULATION REQUIREMENTS				MAX HEIGHT		8.5 metres		FLOORING		NEW FLOOR FINISH BY OWNER.									
CONCRETE SLAB ON GROUND FLOOR		NIL		LANDSCAPED AREA		15% (55.965m²)													
				LANDSCAPED AREA FORWARD OF BUILDING LINE		25% (10.89m²)													
RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED		CEILING: R 1.74 (UP) ROOF: FOIL BACKED BLANKET 55mm DARK (SOLAR ABSORPTANCE >0.70)		LANDSCAPED AREA BEHIND BUILDING LINE		50% (58.945m²)		CLADDING		PRIMELOK "FEDERATION" RUFF SAWN 170 WEATHERTEX CLADDING OVER POLASTIC INSULATION BLANKET									
				COMPLIANCE				WINDOWS - TREND KEYED LOCKS (TERRAIN: 3)		FRAME: PREFINISHED ALUMINIUM									
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)		R 1.30 (or R 1.70 INCLUDING CONSTRUCTION)		FLOOR AREA				EXISTING HOUSE		93.25m² (EXC, PORCH)									
				EXISTING HOUSE		44.15m²		GROUND FLOOR ADDITION		137.40m²		COMPLIES							
GLAZING REQUIREMENTS				TOTAL FSR		137.40m²		COMPLIES		INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES		FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS							
WINDOWS				SITE COVERAGE				ROOF COVERING		PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: SPEED DECK &CUSTOM ORB COLOUR: WOODLAND GREY		<div><div>• PHONE AND/OR DATA CABLING.</div><div>• ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF THE NEW KITCHEN CUPBOARDS AND APPLIANCES INCLUDING CONNECTION TO THE PLUMBING AND DRAINAGE AND SUPPLY/INSTALLATION OF ANY SPLASHBACKS.</div><div>• INSECT SCREEN TO HINGED ALUMINUM DOOR.</div><div>• REMOVAL & BLOCKING UP OF EXIST. WINDOW.</div><div>• NEW MECHANICAL VENTILATION TO EXIST. W.C</div><div>• FLOOR FINISH TO NEW CONCRETE SLAB EXTENSION.</div><div>• ADDITIONAL CONCRETE PIERS & BEAM WORKS IF REQUIRED TO BUILD OVER EXISTING SEWER LINE.</div><div>• REMOVAL OF EXISTING REAR PERGOLA PRIOR TO CONSTRUCTION</div><div>• RAISING OF FLOOR TO EXIST.CORRIDOR AREA TO SUIT NEW WORKS</div><div>• REMOVAL OF EXIST.REAR SLIDING DOOR & HIGHLIGHT PRIOR TO CONSTRUCTION.</div><div>• FRAME UP BULKHEAD WHERE REAR SLIDING & HIGHLIGHT ONCE WAS.</div></div>							
W1 , W2, W4 & W5		STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 5.7, SHGC:0.47)		EXISTING HOUSE & ADDITION		137.40m²		BRICK SHED		9.57m²						ROOF SARKING		R 1.3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET	
				BRICK OUT BUILDING		9.81m² (EXC. AWNING)													
W3		STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		METAL SHED		3.57m²													
				TOTAL		160.35m²		COMPLIES (42.98%)											
SHADING DEVICES				HEIGHT				INSULATION (FIBREGLASS)		R3.0 BATTS TO GROUND FLOOR EXTENSION CEILING AREA R1.5 BATTS TO GROUND FLOOR EXTENSION EXTERNAL WALL FRAMES 12mm POLASTIC INSULATION BLANKET TO GROUND FLOOR EXTENSION EXTERNAL WALL FRAMES									
WINDOWS				MAX. RIDGE LEVEL		RL 30.68		INTERNAL FIXINGS		BY OWNER									
W1 & W2		EAVE / VERANDAH / PERGOLA / BALCONY >= 750MM		EXISTING GROUND LEVEL BELOW NEW RIDGE APEX		RL 26.78		FASCIA & BARGE BOARDS		MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: WOODLAND GREY BARGE COLOUR: WOODLAND GREY									
				HEIGHT		3.9 METRES		COMPLIES											
W3		NONE		LANDSCAPE AREA				GUTTERS & DOWNPIPES		TYPE: MINI-LINE MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: WOODLAND GREY									
				LANDSCAPE AREA A		= 22.38m²													
				LANDSCAPE AREA B		= 4.59m²													
				LANDSCAPE AREA C		= 13.09m²													
				LANDSCAPE AREA D		= 77.83m²													
W4 & W5		EAVE / VERANDAH / PERGOLA / BALCONY >= 600MM		TOTAL LANDSCAPE AREA		= 117.89m²		COMPLIES		HOT WATER UNIT		CONNECT TO EXISTING							
<div>FINAL CONSTRUCTION.</div>				AREA FORWARD OF BUILDING LINE		= 43.55m²				PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK		GROUND FLOOR EXTERNAL: BY CAPE COD GROUND FLOOR INTERNAL: BY OWNER							
				REQUIRED LANDSCAPED AREA FWD OF BUILDING LINE		= 25% (10.89m²)								PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER					
				LANDSCAPED AREA FORWARD OF BUILDING LINE		= 22.38m² (51.39%)													
				50% OF LANDSCAPED AREA MUST BE BEHIND BUILDING LINE															
				TOTAL LANDSCAPED AREA		= 117.89m²													
				LESS LANDSCAPED AREA 'A' & 'B'		= - 22.38m²													
				TOTAL BEHIND BUILDING LINE		= 95.51m² (81.01%)		COMPLIES											
				REQUIRED SIDE SETBACKS		>6m & <10m (UPTO 5.5m)													
				WALL HEIGHT PROPOSED		MAX RIDGE. RL 30.68, MAX HEIGHT 3.9m													
				NORTH SIDE		< 5.5 m = 900mm Required													
				SOUTH SIDE		900mm PROPOSED COMPLIES													
						< 5.5 m = 900mm Required													
						1200mm PROPOSED COMPLIES													
EXTERNAL PAINT SCHEDULE				REQUIRED SETBACK - FRONT				FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.											
ITEM		BRAND eg. WATTYL		CODE		COLOUR		ADJOINING SETBACK NORTH No.32 HEYDON STREET		9.97 METRES									
Insect Screen		Trend						ADJOINING SETBACK WEST No.38 HEYDON STREET		4.74 METRES									
Window Frame		Trend						AVERAGE REQUIRED		7.355 METRES									
Roof Sheetting		Colorbond				Woodland Grey		PROPOSE SETBACK 17.91 METRES											
Gutter		Colorbond				Woodland Grey		COMPLIES											
Downpipe		Colorbond				Woodland Grey													
Barge Board		Colorbond				Woodland Grey													
Soffit Lining																			
Wall Cladding						Balance													



HEYDON STREET



1.60 Existing By Survey
1.20 Proposed Approx
0.9 Proposed Minimum

Site Plan

No. : 34
Lot. : A
DP : 183490
AREA : 373.1m² (By Title)
376.5m² (By Calc)

Areas

Landscape Area A	=	22.38m ²
Landscape Area B	=	4.59m ²
Landscape Area C	=	13.09m ²
Landscape Area D	=	77.83m ²
Existing Residence	=	93.25m ²
Proposed Extension	=	44.15m ²

Legend

- SAC

Air Conditioning Compressor
- AC

Air Conditioning Unit Wall Mounted
- TB

Telstra Box
- DP

Downpipe
- EF

Exhaust Fan
- HL

Heater/Light
- MB

Meter Box - Electrical
- Skylight
- ST

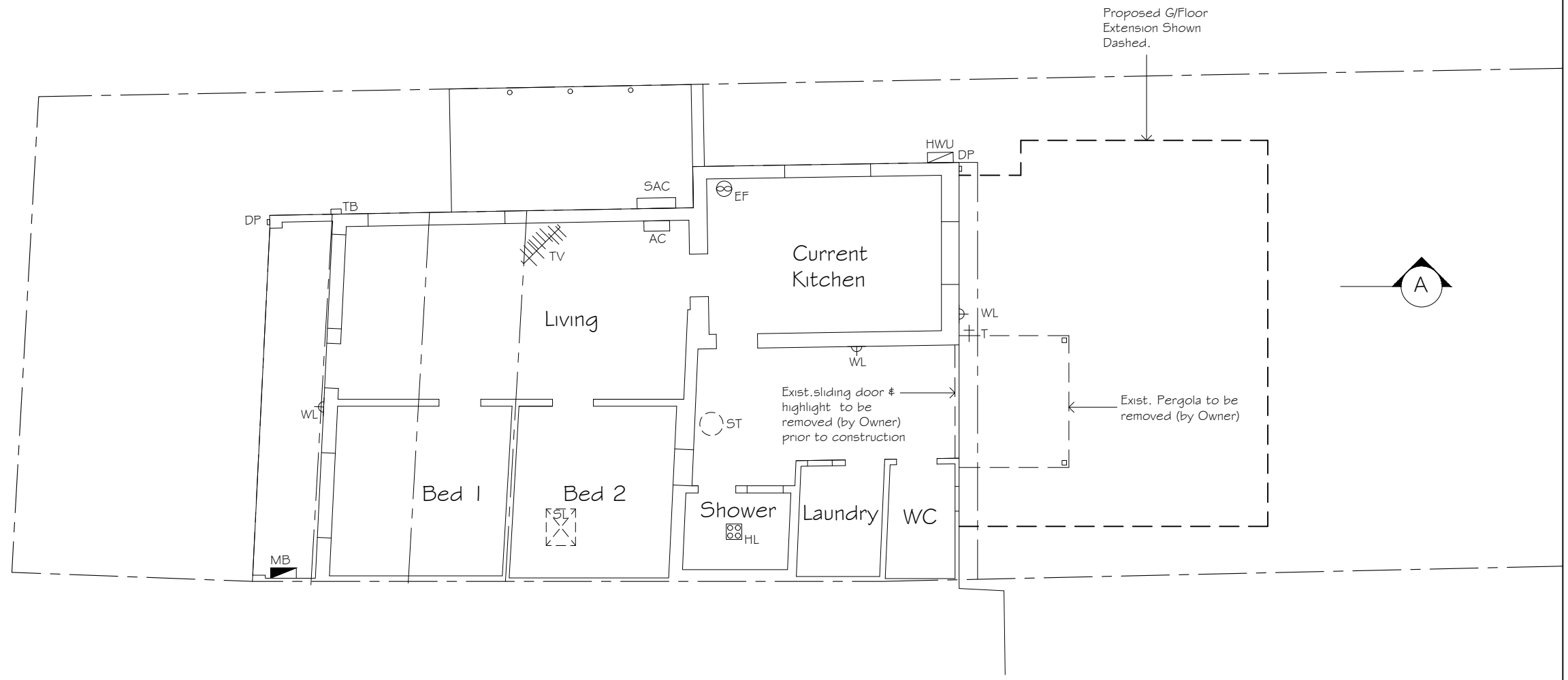
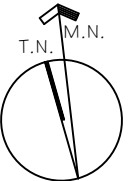
Solar Tube
- T

Tap - Garden
- T.V.

TV Antenna - Owner to relocate as required
- WL

Wall Light
- HWU

Hot Water Unit Wall Mounted

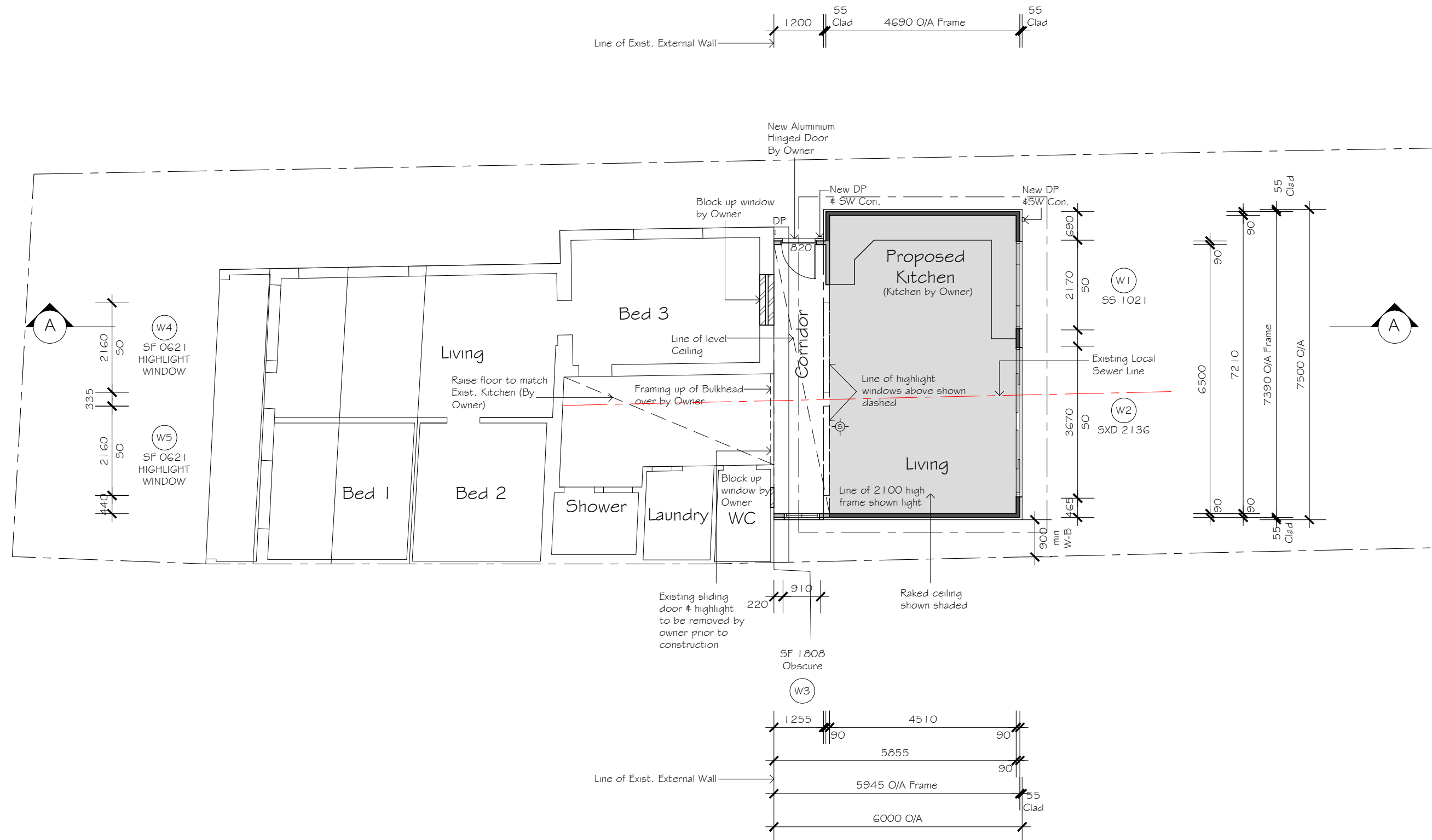
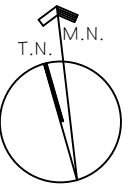


Existing Ground Floor Plan

Areas	
Existing Residence	= 93.25m ²
Proposed Extension	= 44.15m ²

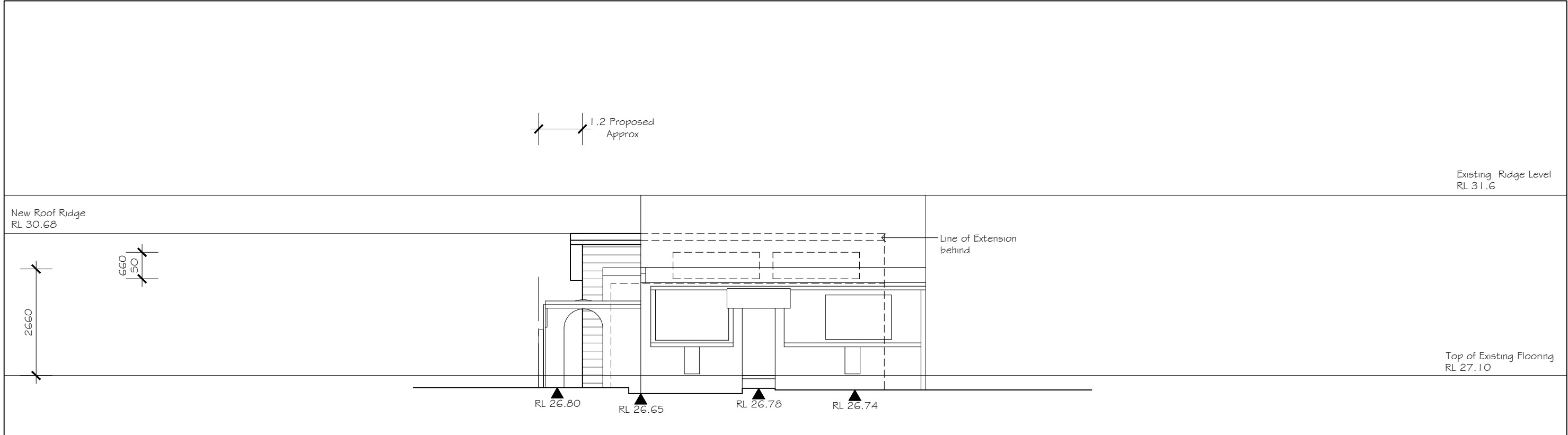
Legend

DP □ Downpipe
 ⊕ Smoke Detector

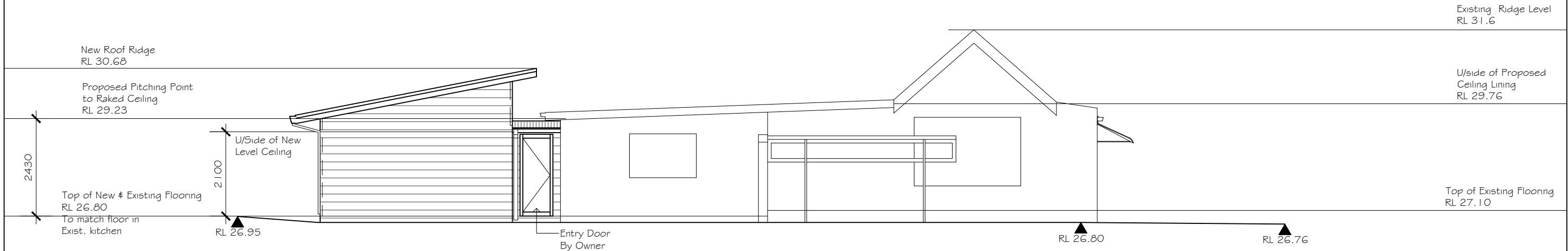


Proposed Ground Floor Extension

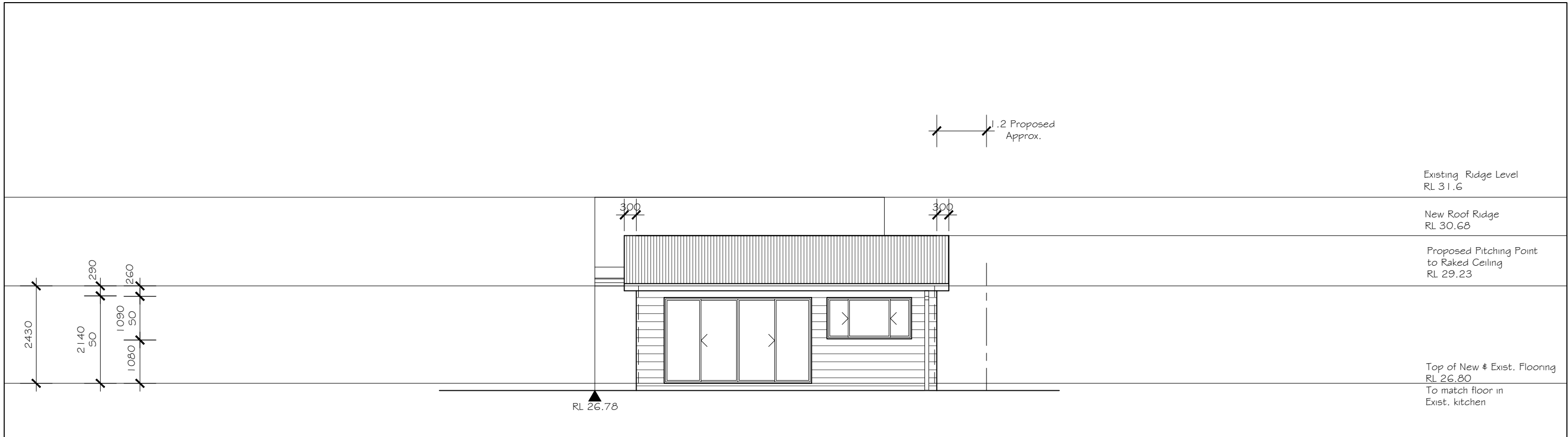
<u>Areas</u>		
Existing Residence	=	93.25m ²
Proposed Extension	=	44.15m ²



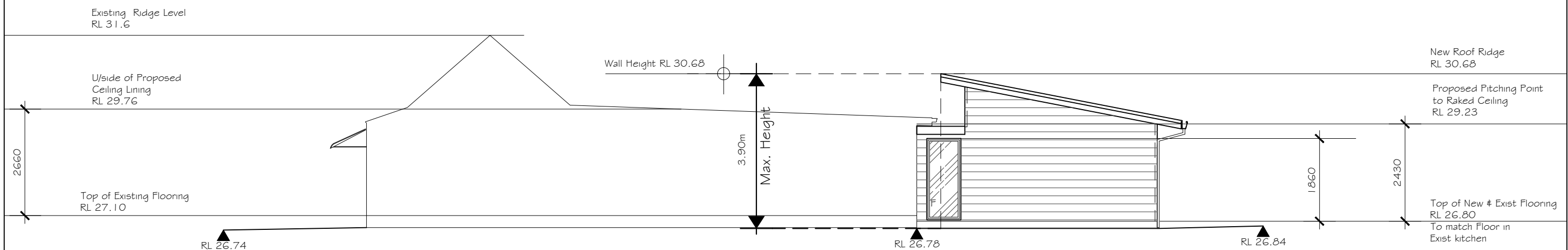
West Elevation



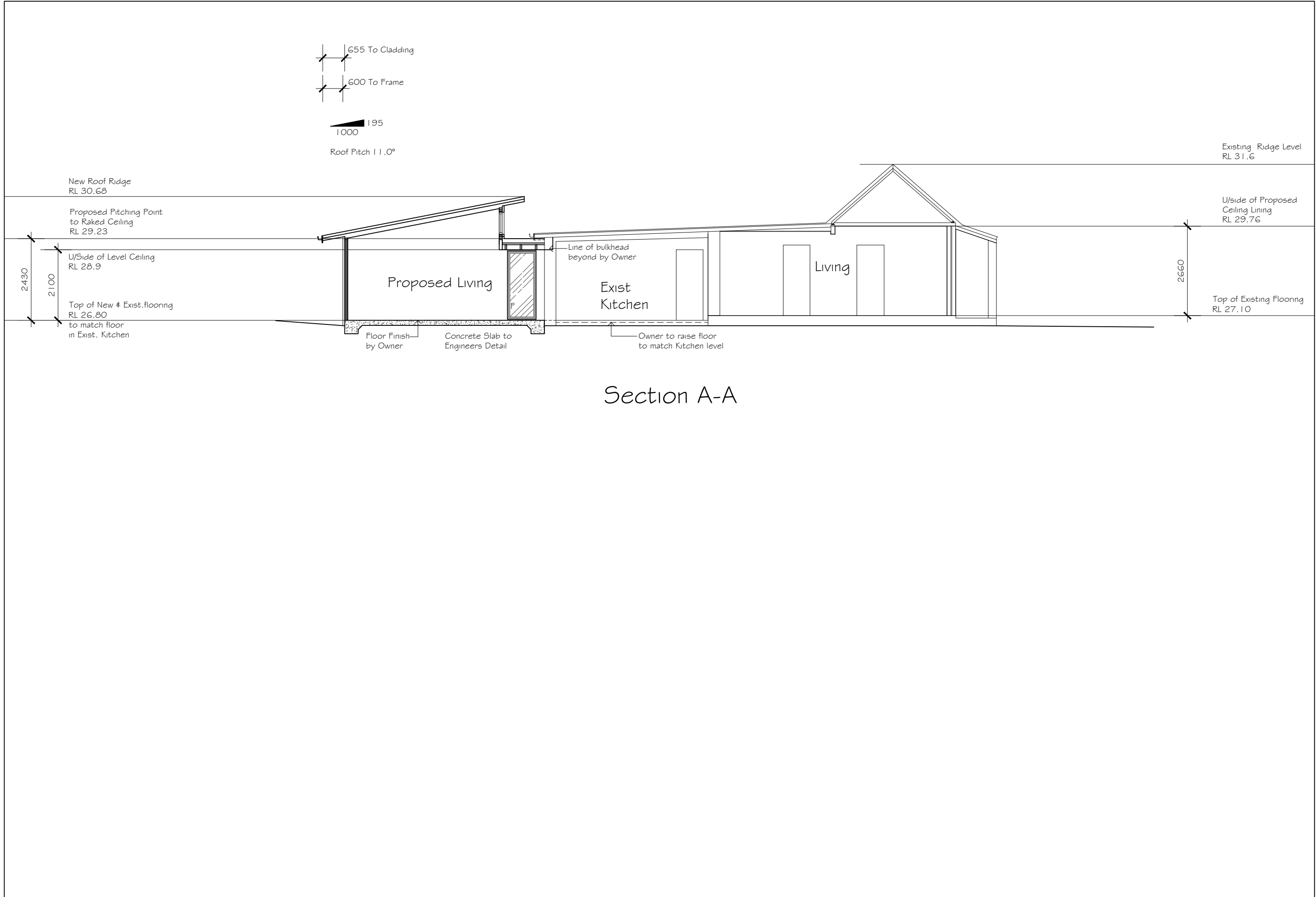
North Elevation



East Elevation



South Elevation



WINDOW SCHEDULE (BASIX A271371)				CLIENT:					
STANDARD NOTES: <ul style="list-style-type: none">• WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE• ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS• WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5				CLIENT:				TERRAIN: WIND LOAD: N/A	
		W1 SS 1021	COLOUR	GLAZING	SPECIAL NOTES				
		E ELEVATION / KITCHEN	INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)					
		ALUMINIUM							
		SLIDING OPEN / FIXED / OPEN							
				140mm					
		W2 SxD 2136	COLOUR	GLAZING	SPECIAL NOTES				
		E ELEVATION / LIVING	INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)					
		ALUMINIUM							
		SLIDING FIXED / OPEN / OPEN FIXED							
				140mm					
		W3 SF 1808	COLOUR	GLAZING	SPECIAL NOTES				
		S ELEVATION / LIVING	INSECT SCREEN	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	TRANSLUCENT FILM BY BUILDER.				
		ALUMINIUM							
		FIXED							
			N/A	140mm					
		W4 SF 0621	COLOUR	GLAZING	SPECIAL NOTES				
		W ELEVATION / KITCHEN	INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	HIGHLIGHT WINDOW				
		ALUMINIUM							
		FIXED							
				140mm					
		W5 SF 0621	COLOUR	GLAZING	SPECIAL NOTES				
		W ELEVATION / LIVING	INSECT SCREEN	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	HIGHLIGHT WINDOW				
		ALUMINIUM							
		FIXED							
				140mm					