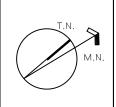
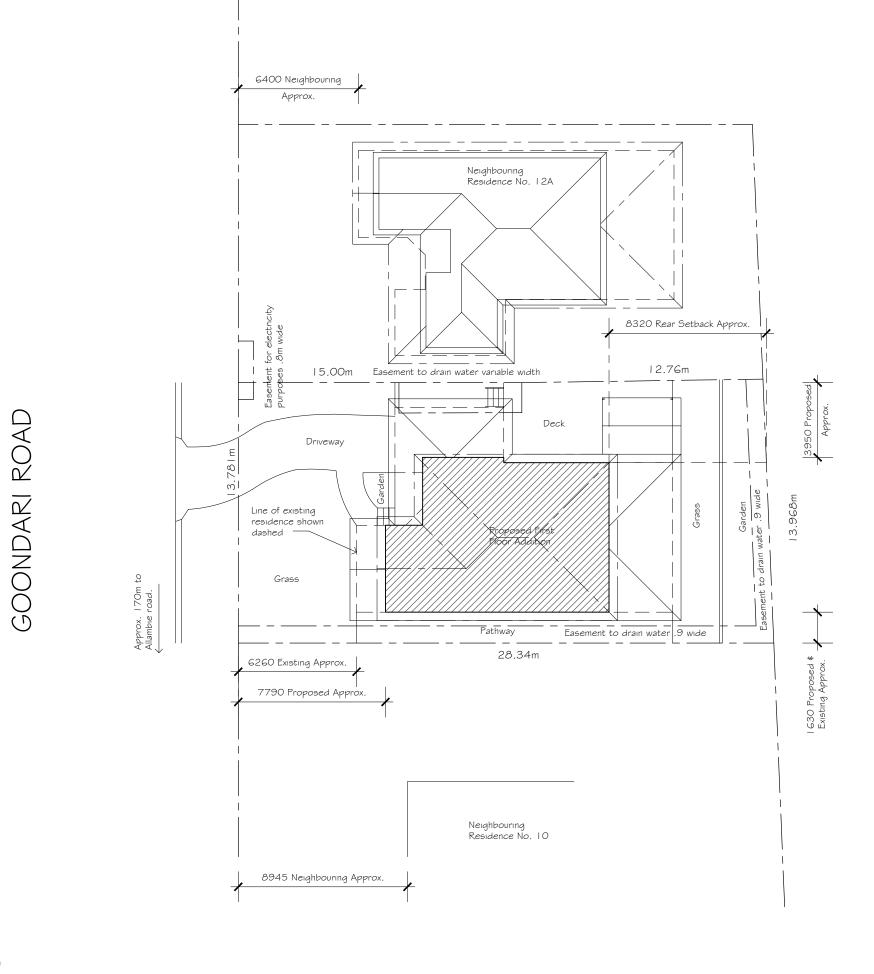
BASIX COMMITMENTS			COMPLYING I	DEVELOPMENT DETAILS	SPEC	FICATION SUMMARY	SPECIAL NOTES				
CERTIFICATE NO. A2079 I 7			<u> </u>		STRUCTURAL TIMBER - All to ASA 1 684.2		PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9- FROM THE STATE THE STATE OF TH				
FIXTURES AND SYSTEMS			SITE AREA 387.60m²		WALLS: F5 SOFTWOOD		ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).				
	LIGHTING MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT		ZONING	R2 LOW DENSITY RESIDENTIAL	90 X 35 EXT. STUDS @	.600 CTS TO MANUFACTURERS	AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. CONNECT/INSTALL TWO (2) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE				
Lioiiiiiio			BLOCK WIDTH (13.781 TO 13.968 METRES) > 10m \$ < 18m		70 X 35 INT. STUDS @ .600 CTS DETAILS @ .600 CTS		OWNER).				
FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS		CONTROLS		FLOOR: I 90x45mm MIN. FLOOR JOISTS WIND LOAD W 28 N							
WET AREAS: SHOWER HEADS 3 STAR RATED		MAX FSR 270.00 m ²		FINISHES		1					
NEW OR ALTERED	NEW OR ALTERED TOILETS 3 STAR RATED TAPS 3 STAR RATED		MAX SITE COVERAGE	55% (213.18m²)	BRICKWORK	N/A	1				
INGL			MAX HEIGHT	8.5 metres							
INSULATION REQUIREMENTS		COMPLIANCE		FLOORING	I 9MM STRUCTURAL PARTICLEBOARD	-					
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL		FLOOR AREA		LOOKING	TOWN STRUCTURE TO THE TOWN TOWN TO THE TOW					
FLAT CEILING,	CEILING: R 1.45 (UP)		EXISTING HOUSE FIRST FLOOR ADDITION	138.62m² (INCLUDING GARAGE) 85.41m² (EXCLUDING STAIR VOID)	CLARRING	230mm HARDIPLONK "SMOOTH" CLADDING TO	-				
PITCHED ROOF	ROOF: FOIL BACKED BLAI	TANCE >0.70)	TOTAL FSR	224.03m ² COMPLIES	CLADDING	EXTERNAL WALLS INCLUDING FRONT GABLE END OF					
	DARK (SOLAR ABSORPTA		SITE COVERAGE		WINDOWS - TREND	NEW ADDITION. FRAME: PREFINISHED ALUMINIUM	-				
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO,	R1.30 (OR R1.70 INCLUE CONSTRUCTION)	LUDING	EXISTING HOUSE	138.62m² (INCLUDING GARAGE)	KEYED LOCKS						
METAL CLAD)			TOTAL	138.62m ² COMPLIES (35.76%)	(TERRAIN: 3)		WORKS BY OWNER				
EXTERNAL WALL: BRICK VENEER	R1.16 (OR R1.70 INCLUE CONSTRUCTION)	DING	HEIGHT	23.00 200 (23.00)	INSECT SCREENS:	BY OWNER.	REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED \$ CONNECTION T				
			MAX. RIDGE LEVEL	RL 17.440			NEW AND EXISTING TV POINTS.				
GLAZ	ZING REQUIREMENTS		EXISTING GROUND LEVEL RL 9.485		ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING PROFILE: CORRUGATED	CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EX NEW T.V. AERIAL	USTING AN	NU/UK		
WINDOWS			BELOW NEW RIDGE APEX HEIGHT	7.955 METRES COMPLIES		COLOUR: SELECT COLOUR	PHONE AND/OR DATA CABLING. ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF:	THE ON S	SITE		
W1, W2, W3, W6, W7, W8	STANDARD ALUMINIUM,		LANDSCAPE AREA	7.333 WEIRES	ROOF SARKING	R I .3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION BLANKET					
\$ W9	LOW-E, (OR U-VALUE: 5.7	/, SHGC:0.4/)		COMPLIANCE DEEMED UNDER CLAUSE 3.24(6) (a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING	INSULATION	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA	INSECT SCREENS TO ALL WINDOWS & DOORS.				
W4 ¢ W5	STANDARD ALUMINIUM, S U-VALUE: 7.63, SHGC: C				(FIBREGLASS)	R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES R2.4 2mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES	FIT OUT OF WALK-IN-ROBE. BUILT-IN ROBES. SUPPLY REQUIRED TILES TO MATCH EXISTING TO PROPC	DSAL LAUI	NDRY		
SKYLIGHTS	YLIGHTS			LANDSCAPE AREA COMPLIES	INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 75x25mm	AREA. • RE-GLAZING OF EXISTING WINDOW BY THE PROPOSED STAIRS TO A				
SI	TIMBER, DOUBLE CLEAR/AIR FILL, (U-VALUE: 4.3, 9HGC: 0.5)		REQUIRED SIDE SETBACKS	> 10m \$ < 18m (900mm + $\frac{1}{4}$ HEIGHT OVER 4.5m)	INTERNAL DOORS	ARCHITRAVE: Ex. 75x25mm	TOUGHENED GLASS AS PER BCA REGULATIONS. • SUPPLY ALL DOOR FURNITURE.				
				, , ,		PRIMED HARDBOARD HOLLOW CORE "FLUSH"	SUITEI ALL DOOK TURNITURE.				
SHA	DING DEVICES		WALL HEIGHT PROPOSED	RL 15.55							
WINDOWS	WINDOWS		SOUTH EAST SIDE RL 15.55 - RL 9.28 = 6.27 High 6.27 - 4.5 / 4 + 0.9 = 1343mm required		STAIRCASE	TYPE: CLOSED TIMBER					
	EAVE / VERANDAH / PERG		-	1630mm PROPOSED COMPLIES	MDF TREADS \$ PINE RISERS	WIDTH: 900mm					
W1, W2, W3, W4, W5, W7, W8 \$ W9	>= 600MM		NORTH WEST SIDE	RL 15.55 - RL 9.30 = 6.25 High		RISE: 16 @ 184mm			Т		
			NORTH WEST SIDE	6.25 - 4.5 / 4 + 0.9 = 1338mm required		GOING: 240mm (260mm TREAD)					
W6	NONE	NONE		3955mm PROPOSED COMPLIES		, , , , ,	G FINAL CONSTRUCTION	5.C.	17-02-15		
			REQUIRED SETBACK - FRONT		FASCIA # BARGE BOARDS	MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SELECT COLOUR BARGE COLOUR: SELECT COLOUR BARGE SOAKER COLOUR: SELECT COLOUR	F PLAN CHECK \$ TO CONTRACTS	5.C.			
SKYLIGHTS	LIGHTS		ADJOINING SETBACK SOUTH	8.945 METRES			E W3, W4 ¢ W5 AMENDED, BASIX ¢ CDC INFO ADDED	S.M.	18-12-14		
SI	NONE		EAST No. 10 GOONDARI RD				D POV 15952 \$ 16007	J.M.	10-12-14		
			ADJOINING SETBACK NORTH WEST No. I 2A GOONDARI RE AVERAGE REQUIRED	7.672 METRES	GUTTERS & DOWNPIPES	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: SELECT COLOUR DOWNPIPE COLOUR: SELECT COLOUR	C POV. 15803 \$ POV. 15804, 15862	C.G.	18-11-14		
							B TO CLIENT	K.B.	08-10-14		
				PROPOSE SETBACK 7.790 METRES	HOT WATER UNIT	· · ·	A TECHNICAL	C.S.	25-09-14		
			COMPLIES	TIOT WAILK UNIT	CONNECT TO EXISTING	No. ISSUE DRAWN DATE					
		REQUIRED SETBACK - REAR	T	DANJENIO DESERTO	FIRST FLOOR SYTERNAL BY CARE COR	DESIGN CONSULTANT: MEETA GOEL					
				REQUIRED REAR SETBACK FOR SITE >300m ² BUT <900m ² FOR ANY PART OF A BUILDING 4.5 METRES AND HIGHER - 8 METRES	PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER	PROPOSED ADDITIONS \$ ALTERATIONS				
EXTERNAL PAINT SCHEDULE		1	PROPOSED		PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	FOR MR J & MRS C WELLS					
ITEM BR	AND CODE	COLOUR	BBN (AC)	SETBACK 8.32 METRES COMPLIES	FINISHED GROUND LEVE CONDITIONS.	LS SHOWN ON PLAN ARE SUBJECT TO SITE	AT 12 GOONDARI ROAD,	\circ			
eg	. WATTYL	· 	PRIVACY	WANDONG ARE ORESTED TO A CONTRACT TO THE	4		ALLAMBIE HEIGHTS, NSW 2100	J			
Window Frame Tre			W1, W2, W6, W7, W8 \$ W9	WINDOWS ARE GREATER THAN 3 METRES FROM THE BOUNDARY SO NO ADDITIONAL PRIVACY	DO NOT SCALE OFF DR.	AWINGS.	COUNCIL: WARRINGAH				
3	orbond		-	MEASURES ARE REQUIRED	ALL DIMENSIONS SHOW MEASURE DURING CON	N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE					
	orbond		W3	BEDROOM WINDOW WITH A AREA OF LESS THAN			A.B.N. 54 000) 605 40°	7		
	orbond		_	2m ² SO NO ADDITIONAL PRIVACY MEASURES ARE REQUIRED	AL PRIVACY MEASURES NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.		® SUITE 41, 410 CHURCH STREET,				
Soffit Lining			W/4 + W/E	WINDOWS IN NON HABITABLE DOOM OO VO			NORTH PARRAM PHONE: (02) 98				
3	orbond		W4 \$ W5	WINDOWS IN NON-HABITABLE ROOM SO NO ADDITIONAL PRIVACY MEASURES ARE REQUIRED		GN AND PRINT IS THE PROPERTY OF CAPE COD AND IS	Australia Phy.Ltd Eletabilished 1965 BUILDERS LICEN				
3	orbond		_		WITH THE COMPANY. IT	PURPOSE OF ENTERING INTO A BUILDING CONTRACT MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN					
Wall Cladding			_		PART WITHOUT WRITTEN	I PERMISSION FROM THE COMPANY.	SHEET: 1 OF 8 JOB NO: 7598	3/14	G		
Downpipe Col	orbond										





Site Plan

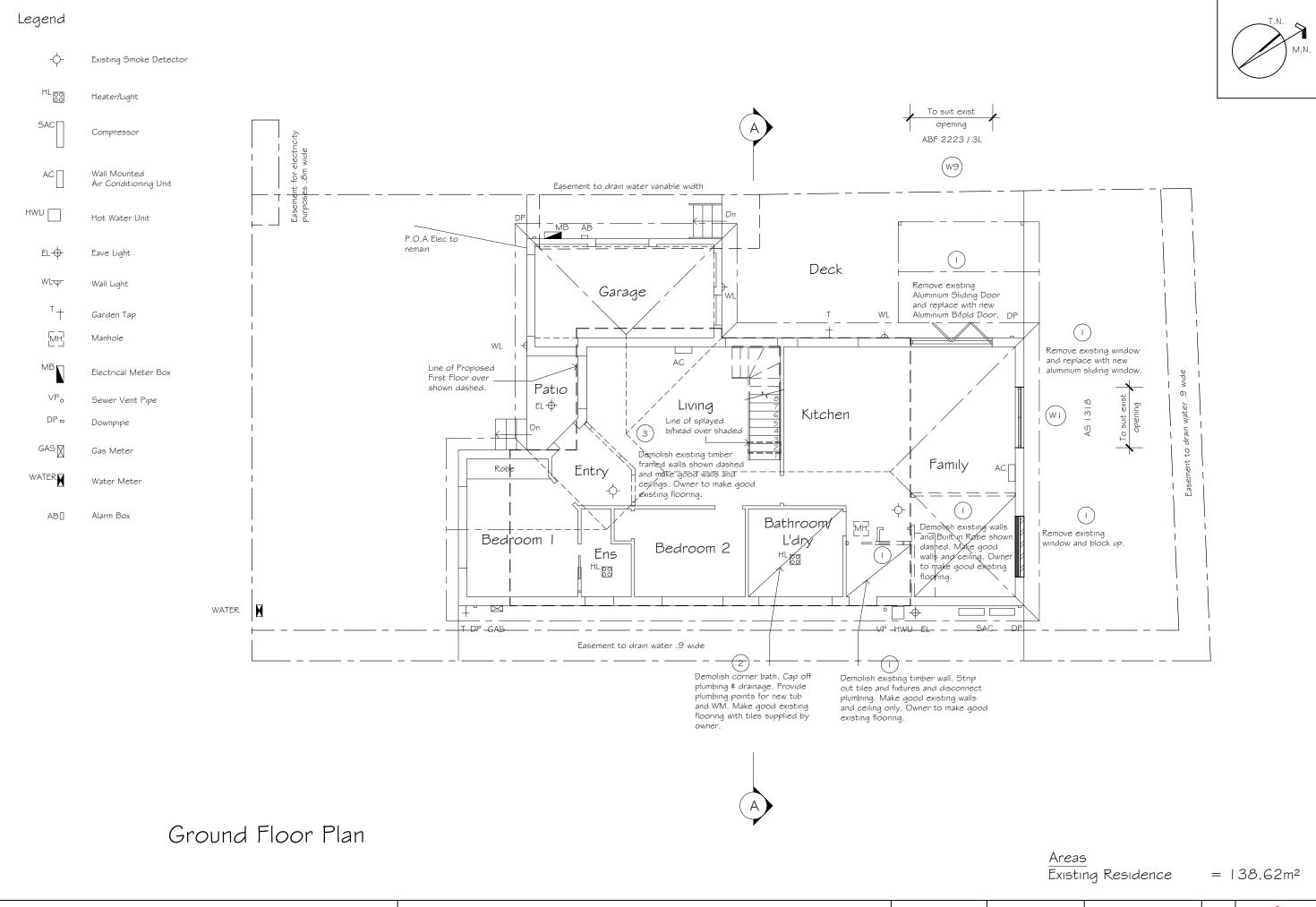
No. : 12 Lot. : 58

DP : 1079798

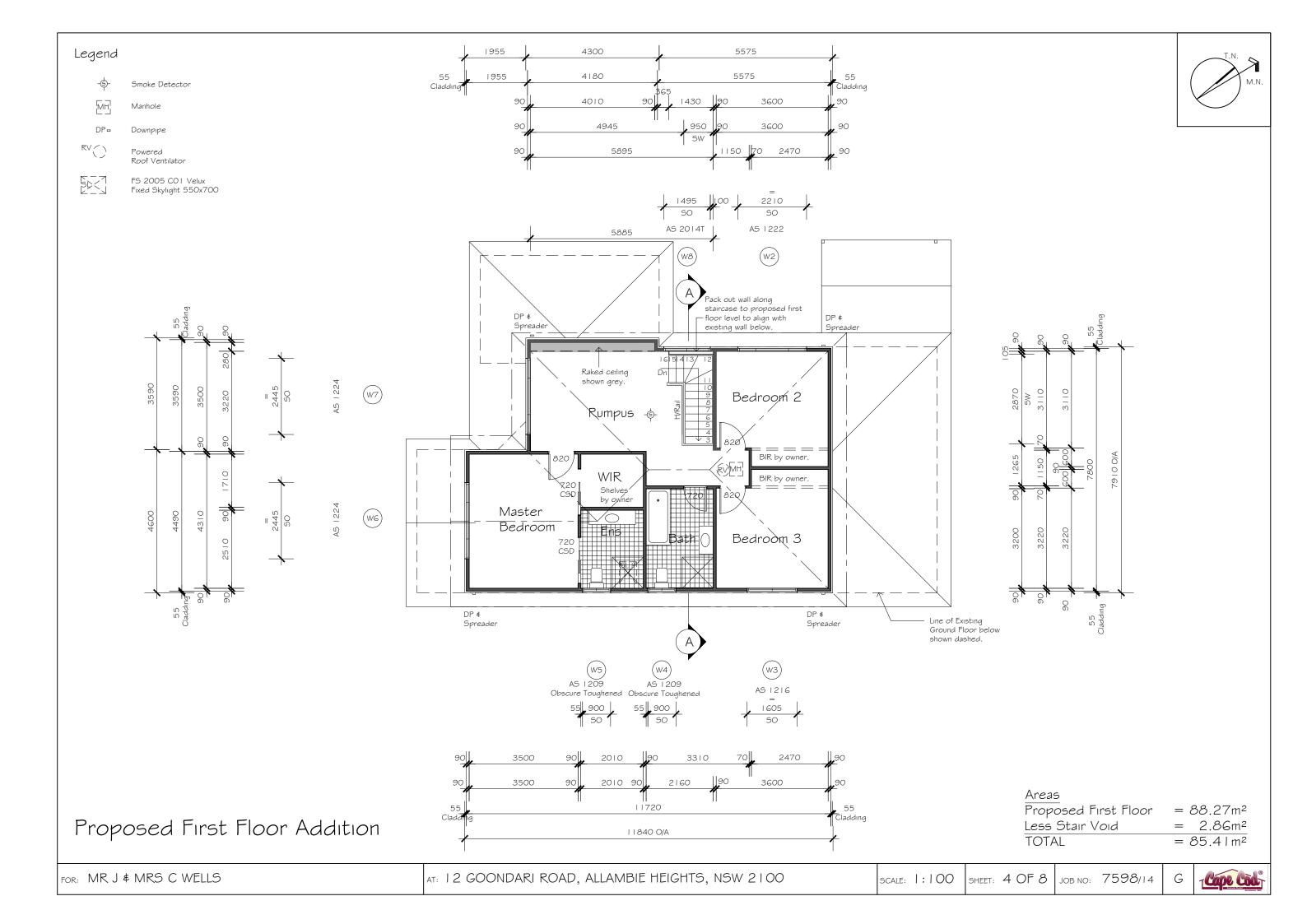
AREA: 387.6m² (By Title)

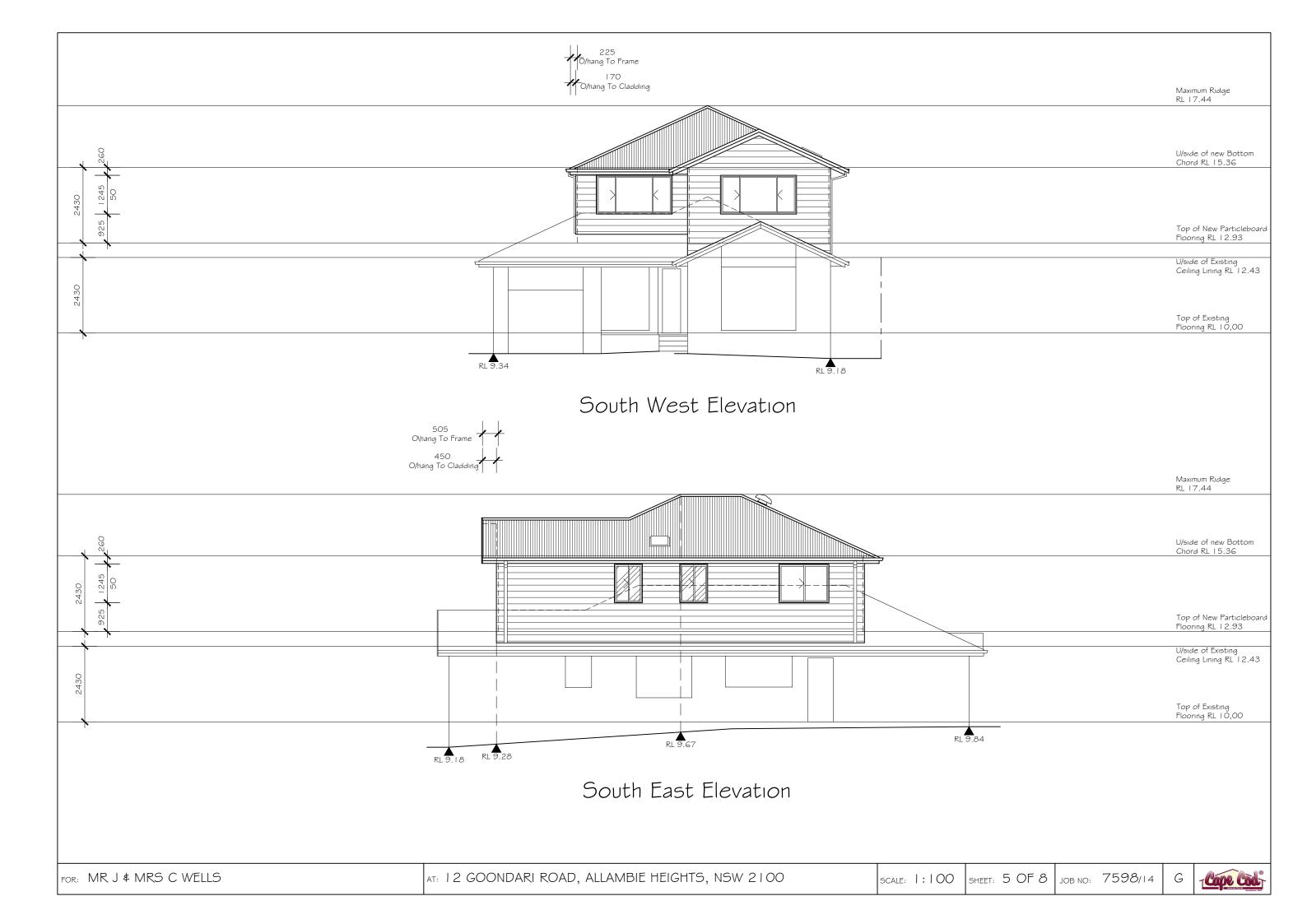
Areas

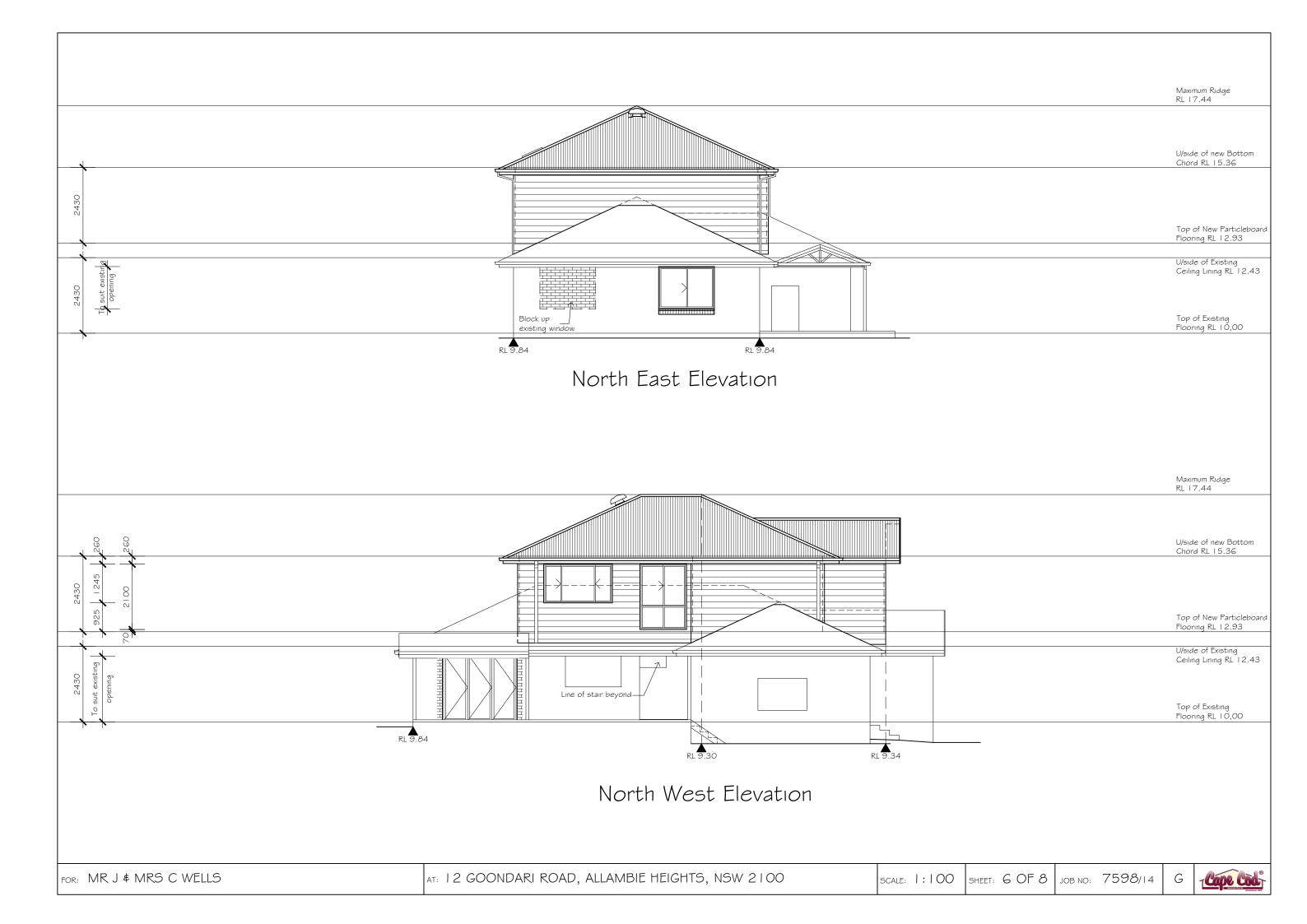
Existing Residence = 138.62m²

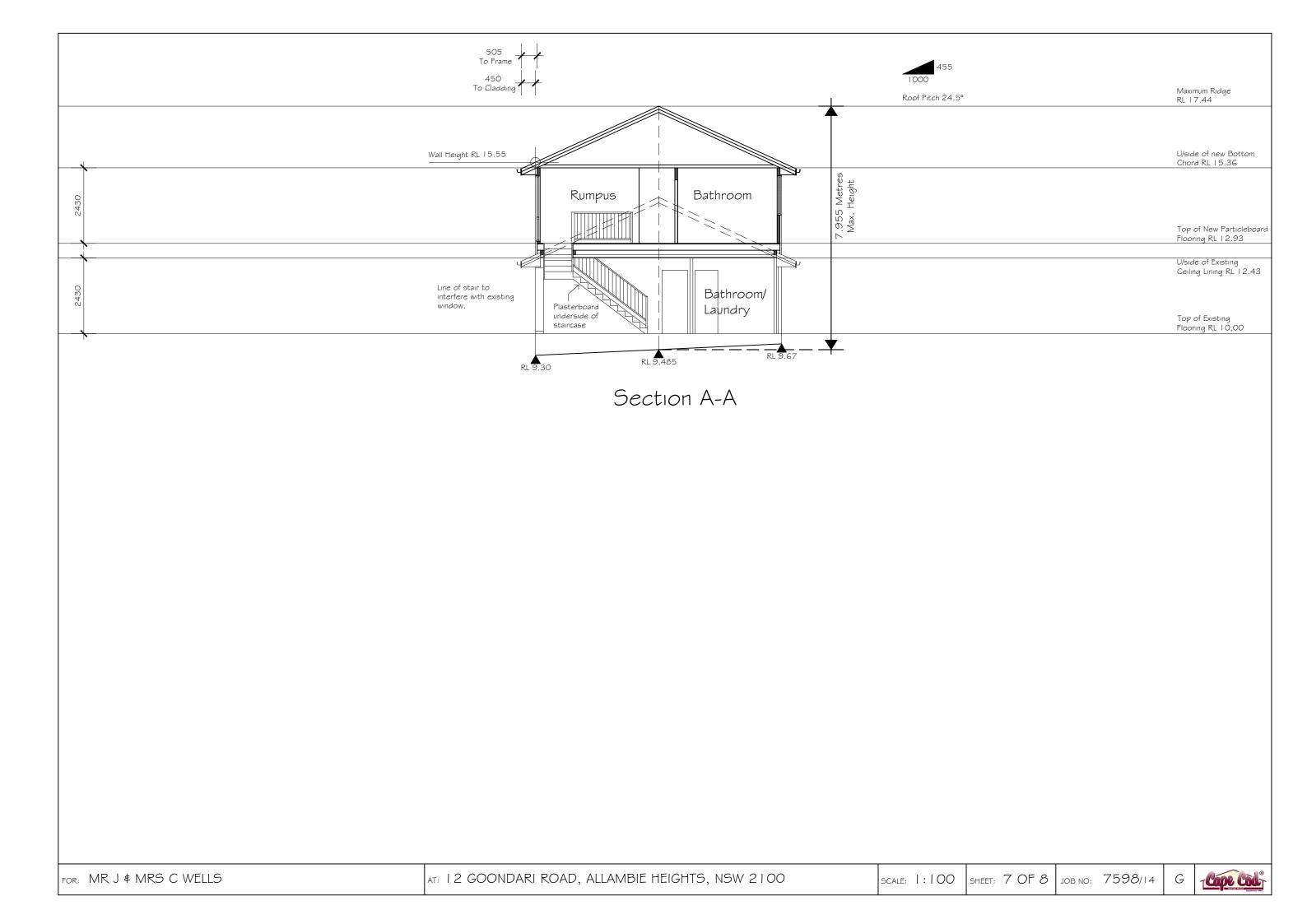


-Cape Cod









WINDOW SCHEDI	ULE (BASIX A2079	17)		CLIENT:		ALUMINIUM TREND WINDOW					
STANDARD NOTES:							L WHITE GLOSS, WHITE BIRCH,				
	ARE DRAWN AS VIEWED FROM	OUTSIDE		CLIENT:		PRIMROSE GLOSS, ANODIC ULTRA BLACK.	NATURAL MATT, STONE BEIGE,				
 ALL WINDOWS COME WI WINDOW OPENINGS NOT 	ITH "KEYED ALIKE" LOCKS TED "R" HAVE RESTRICTED OPEN	IINGS TO COMPLY WITH	THE	BUILDER:DATE:							
B.C.A 3.9.2.5						DESIGNER'S COLOURS AVAILABLE: DUNE, JASPER, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, MONUMENT, TREND METALLIC CHARCOAL			AL. TERRAIN: 3	WIND LOAD: W 28 N	
	(WI) AS 1318	COLOUR	GLAZING		SPECIAL NOTES						
		1	SINGLE PYRO LOW-E, (U-V		TO SUIT EXISTING OPENING. SITE CHECK						
	NE ELEVATION / FAMILY	INSECT SCREEN 5.7, Shappy OWNER.	5.7, SHGC:					-			
	ALUMINIUM		DE VEAL								
	SLIDING OPEN / FIXED		REVEAL 140mm		-			-			
		COLOUR	GLAZING		SPECIAL NOTES						
R F R	(W2) A5 1222	COLOGIC	SINGLE PYRO	OLYTIC	SI LOIAL NOTES						
	NW ELEVATION / BEDROOM 2		LOW-E, (U-V		DESTRUCT OPENING TO 125 mm TO COMPLY						
	ALUMINIUM	INSECT SCREEN BY OWNER.	5.7, SHGC:0.47)	0.47)	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.						
	SLIDING OPEN / FIXED / OPEN	RE'	REVEAL					1			
			1 40mm								
R F	W3) AS 1216	COLOUR	GLAZING		SPECIAL NOTES						
		_	SINGLE PYRO LOW-E, (U-V								
	SE ELEVATION / BEDROOM 3	INSECT SCREEN	5.7, SHGC:0		RESTRICT OPENING TO 125mm TO COMPLY						
	ALUMINIUM	BY OWNER.	REVEAL		WITH NCC.						
	SLIDING OPEN / FIXED		I 40mm					-			
		COLOUR	GLAZING		SPECIAL NOTES						
	(W4) A5 1209	0020011	OBSCURED								
	SE ELEVATION / BATHROOM	INSECT SCREEN	TOUGHENED U-VALUE: 7.								
	ALUMINIUM	BY OWNER.	SHGC: 0.75	.eo, 5)							
	SLIDING	DI OWNER.	REVEAL]			
	OPEN / FIXED		I 40mm								
	(W5) A5 1209	COLOUR	GLAZING		SPECIAL NOTES						
		-	OBSCURED TOUGHENED					-			
	SE ELEVATION / ENSUITE ALUMINIUM	INSECT SCREEN	U-VALUE: 7. SHGC: 0.75								
		BY OWNER.	REVEAL		-			-			
	SLIDING OPEN / FIXED		140mm		-						
		COLOUR	GLAZING		SPECIAL NOTES						
	(W6) A5 1224		SINGLE PYRO	OLYTIC							
	SW ELEVATION / MASTER BEI	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC:		RESTRICT OPENING TO 125mm TO COMPLY]			
R F R	ALUMINIUM	BY OWNER.	Í	ŕ	WITH NCC.						
	SLIDING		REVEAL					_			
	OPEN / FIXED / OPEN		I 40mm								
	W7) AS 1224	COLOUR	GLAZING SINGLE PYRO	OLYTIC	SPECIAL NOTES						
R F R	SW ELEVATION / RUMPUS		LOW-E, (U-V	'ALUE:							
	ALUMINIUM	INSECT SCREEN	5.7, SHGC:0	0.47)							
	SLIDING	BY OWNER.	REVEAL		1			1			
	OPEN / FIXED / OPEN		I 40mm		1						
R F F	(W8) AS 2014T	COLOUR	GLAZING		SPECIAL NOTES						
	(W8) AS 2014T		SINGLE PYRO								
	NW ELEVATION / STAIRWELL	INSECT SCREEN	LOW-E, (U-V 5.7, SHGC:(
	ALUMINIUM	BY OWNER.	DE) (S.t.					-			
	SLIDING OPEN / FIXED - FIXED / FIXED		REVEAL I 40mm								
		COLOUR	GLAZING		SPECIAL NOTES						
	(W9) ABF2223 / 3L	552551	SINGLE PYRO	OLYTIC	TO SUIT EXISTING OPENING.						
	NW ELEVATION / FAMILY	INCECT CORES	LOW-E, (U-V 5.7, SHGC:('ALUE:	SITE CHECK						
	ALUMINIUM	INSECT SCREEN BY OWNER.	J./, JIIGU:(0.47)							
	BI-FOLD		REVEAL]						
	OPEN / OPEN / OPEN		I 40mm								
FOR: MR.L&MRS	C. WFIIS			ΔΤ. Ι 2	P GOONDARI ROAD ALLAMBIF H	FIGHTS NSW/210		CALE I. NITC	_ UEET & ∩F &	IOBNO. 7598/14	G Pana Pale