

# BASIX Commitments

Certificate Number: A1377447\_03 AL-19845\_03

## LIGHTING

Minimum 40% of light fixtures  
Are to be either fluorescent or  
Compact fluorescent or LED  
Lamps. New & altered

## WINDOWS

W1 - W4 std alum single clear (or U-value: 7.63, (SHGC: 0.75)

## CONSTRUCTION

concrete slab = nil  
external wall framed = R1.30  
(or R1.70 incl const)  
flat ceiling, pitched roof ceiling:  
R1.95 (up) foil backed 55mm med  
( solar absorp 0.475 - 0.70)  
Raked ceiling pitched roof:  
R2.24 (up) foil backed 55mm med  
( solar absorp 0.475 - 0.70)

# STORMWATER MANAGEMENT

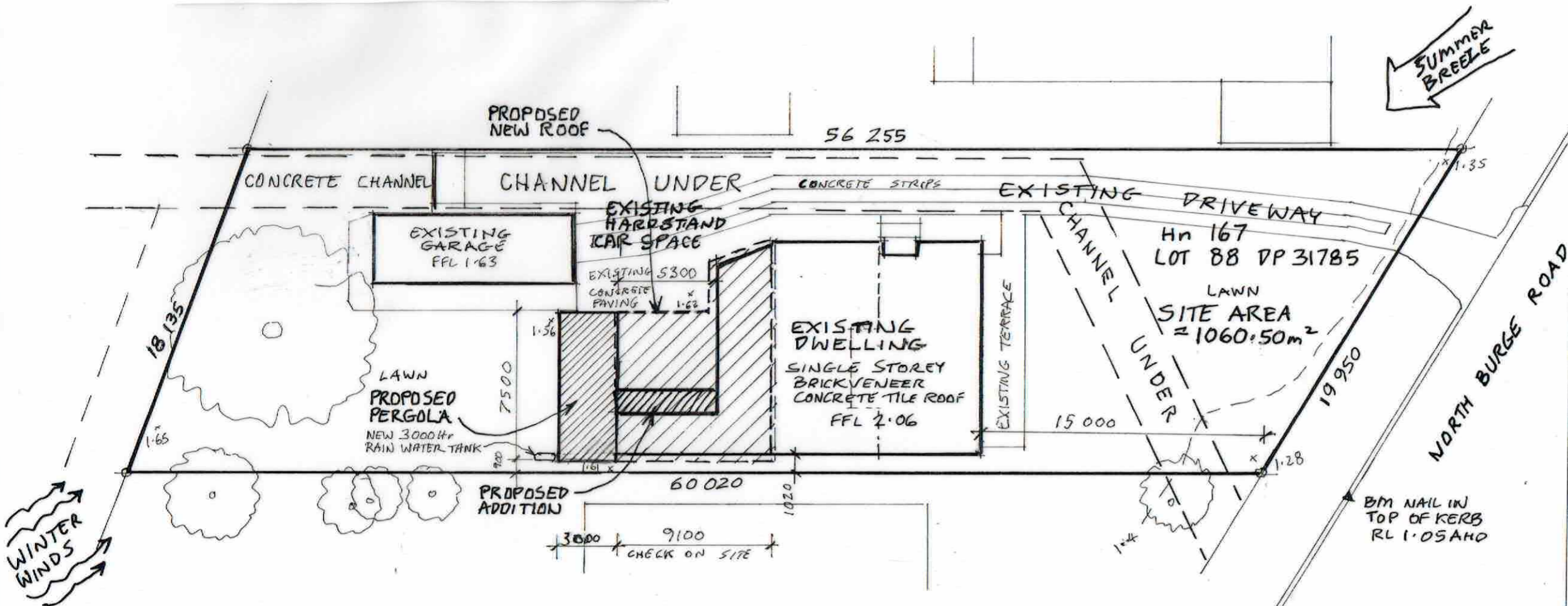
The downpipe is to discharge into a leaf skimmer / filter then into a Rainwater tank. The tank's capacity is to be 3000 litres. It is to be durable and impact resistant. Must have an inlet strainer, BSP outlets and overflow. Tank must be connected to toilet and garden / outdoor taps. The overflow (point of discharge) from the rainwater tank is to be discharged into existing stormwater line.

## GENERAL NOTES

- \* DO NOT SCALE OFF THESE DRAWINGS. USE DIMENSIONS AS SHOWN.
- \* CHECK ALL DIMENSIONS PRIOR TO ORDERING AND CONSTRUCTION.
- \* ALL CONSTRUCTION TO COMPLY WITH THE NATIONAL CONSTRUCTION CODES OF AUSTRALIA Vol 2 and LOCAL COUNCIL DEVELOPMENT CONTROL PLANS

## ADDITIONAL INFORMATION

- 1 Slab and footings to AS2870 Residential Slab and Footing Constructions
- 2 Timber framework to AS1684.2 Residential Timber Frame Constructions
- 3 Smoke alarm to be installed and to comply with AS3786
- 4 Waterproofing of wet areas must comply with AS3740
- 5 All rooms to be ventilated as per the NCC
- 6 Termite protection to comply with AS3660.1



## SILTATION AND SEDIMENT CONTROL

Due to the nature of this proposal, there is no land fall or run-off easements etc therefore this is no need or requirement for any Siltation and Sediment Control.

## AREAS

SITE AREA = 1060.50 m<sup>2</sup>

FLOOR AREAS  
EXISTING = 148.32 m<sup>2</sup>

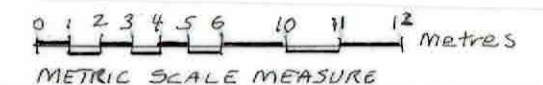
ADDITIONAL = 5.10 m<sup>2</sup>

TOTAL = 153.42 m<sup>2</sup>

Floor Space Ratio = 1:0.14

TOTAL SITE COVERAGE = 271.78 m<sup>2</sup>  
(25%)

PRIVATE OPEN SPACE AREA = 409.87 m<sup>2</sup>



SITE ANALYSIS PLAN 1:250

ALL LEVELS ON THESE DRAWINGS RELATE TO AHD ( Australian height Datum )



REVISION	DATE	DESCRIPTION

DAVID TANARE  
BUILDING DESIGNER



P.O. BOX 513 WOY WOY NSW 2256  
Ph: 4326 1107 mobile: 0419 995 404  
email: dtanare@optusnet.com.au

FOR: MR & MRS MORELLO

Site Address: LOT 88 DP 31785  
Hn 167 Nth BURGE ROAD  
WOY WOY NSW 2256

DRAWING TITLE  
PROPOSED ADDITIONS AND ALTERATIONS

SCALE  
1:250

DATE  
NOV  
2023

DRAWING NUMBER  
DT6323

sheet 1 of 3

REV