BASIX NOTES

FIXTURES & SYSTEMS

Hot water

The applicant must install the following hot water system in the

development: gas instantaneous.

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emittingdiode (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 a 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.

CONSTRUCTION

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists. **GLAZING REQUIREMENTS**

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a Uvalue and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

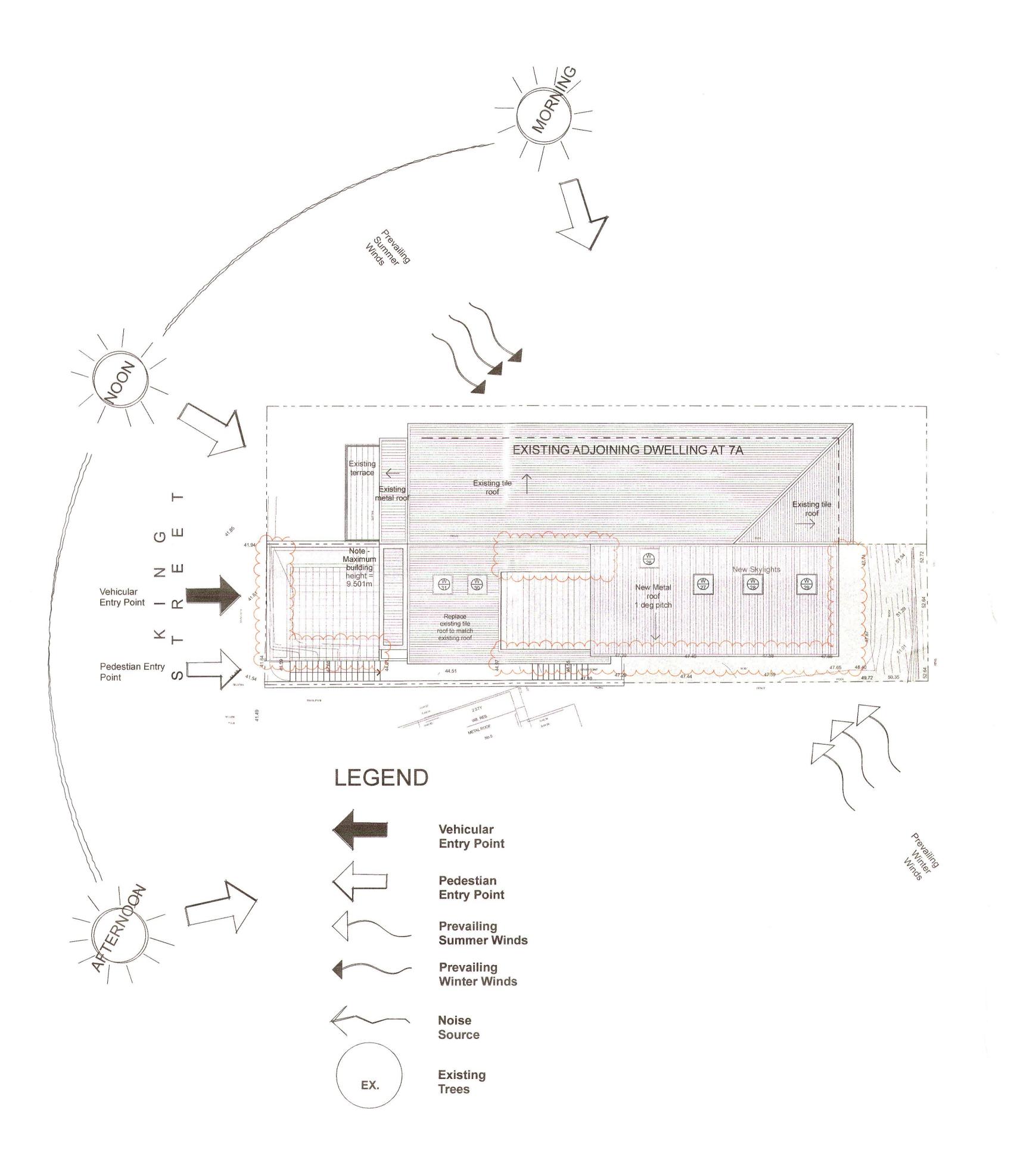
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

SKYLIGHTS The applicant must install the skylights in accordance with the specifications listed in the table below.

The following requirements must also be satisfied in relation to each skylight:

Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table



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GENERAL NOTES

All new building work is to be carried out in accordance with the Building Code of Australia.

All work to comply with relevant Australian Standards.

A contract of insurance in accordance with Part 6 of the Home Building Act 1989 must be in force prior to the commencement of work.

Confirm all dimensions on site.

Confirm all structural details with structural engineer.

Demolition is to be carried out in accordance with the guidelines contained in the Australian Standard 2601-2001: The Demolition of Structures.

Floor wastes to be in all wet areas (laundries and bathrooms).

All windows within bedrooms to the first floor level will be capable of being restricted to a 125mm in accordance with clause 3.9.2.5 of the BCA.

All inward swinging doors located within 1.2m of a toilet pan to be either outward swinging, sliding or on removable hinges in accordance with clause 3.8.3.3 of the BCA.

All balustrades to balconies having a minimum height of one (1) metre above the finished floor level in accordance with clause 3.9.2.3 of the BCA

All Basix commitments are to be in accordance with clause 3.12 of the BCA.

SMOKE ALARM SYSTEM

Smoke alarms are required to be installed in accordance with the relevant provisions of part 3.7.2.2 of the BCA - Housing Provisions.

Smoke alarms are to comply with AS3786 - Smoke alarms and are to be connected to mains electric power supply and provided with battery backup.

Issue	Amendment	Date
А	ISSUED TO CLIENT	30/10/2012
В	ISSUED TO CLIENT	20/04/2016
С	ISSUED TO CLIENT	25/07/2016
D	ISSUED TO CLIENT	10/08/2016
E	ISSUED FOR DA	08/12/2016
F	ISSUED FOR DA RESUBMISSION	28/02/2017
G	GENERAL AMENDMENTS FOR COUNCIL	31/3/2017
Н	PROPOSED CHANGES	06/07/2017
ļ	GENERAL AMENDMENTS FOR COURT	13/09/2017
J	GENERAL AMENDMENTS FOR COURT	19/10/2017
K	GENERAL AMENDMENTS FOR COURT	14/11/2017

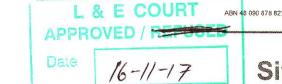
Alterations & Additions

7 King Street WAVERTON NSW 2060

Ms Alexis Caldwell & Mr Paul Mullaly



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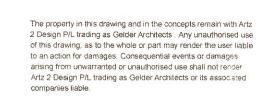


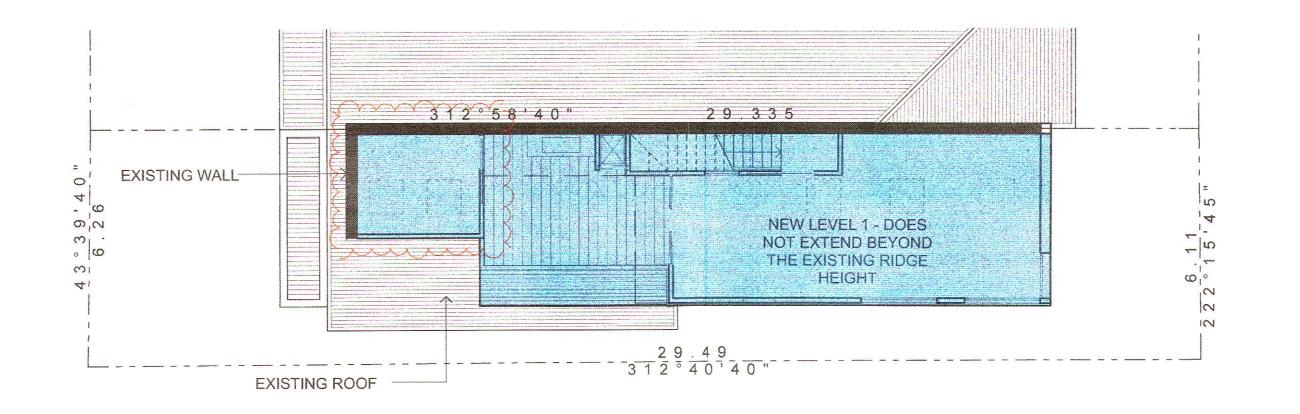
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Site Plan





FIRST FLOOR PLAN

3125840

EXISTING

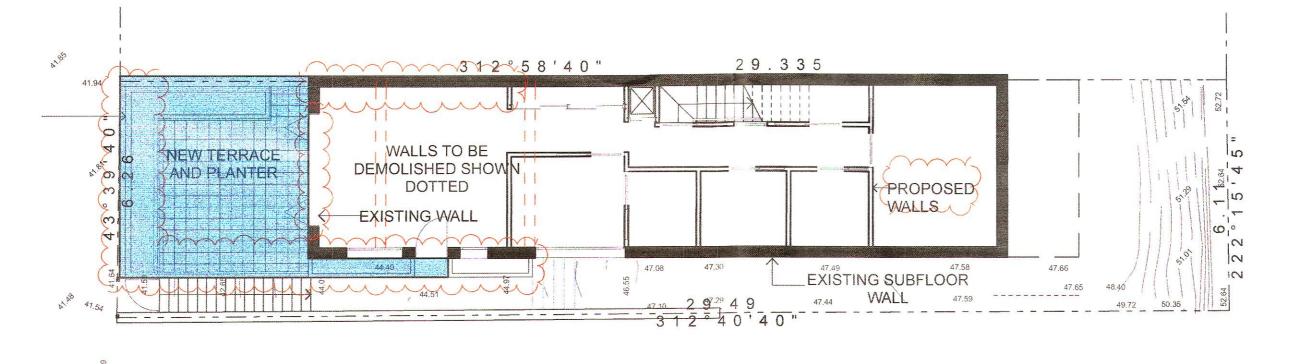
EXISTING WALLS TO BE

DEMOLISHED SHOWN

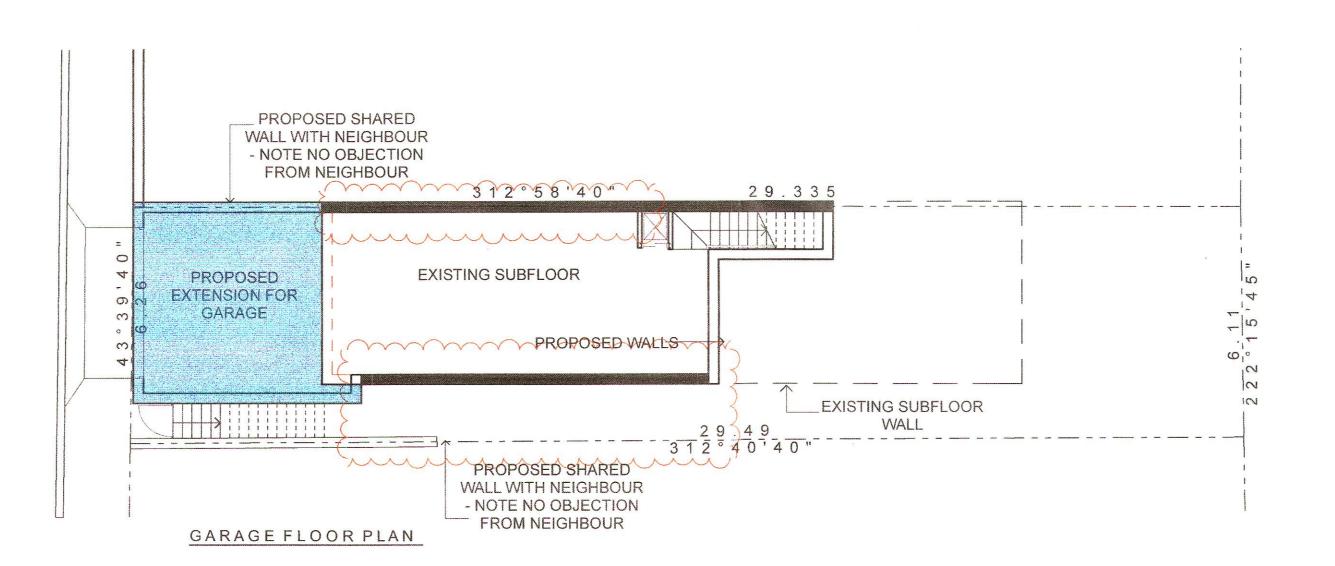
DOTTED

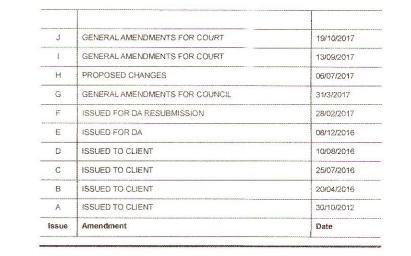
AREA TO BE DEMOLISHED

AREA TO BE INCREASED



LOWER GROUND FLOOR PLAN





Alterations & Additions

at

7 King Street WAVERTON NSW 2060

for

Ms Alexis Caldwell & Mr Paul Mullaly



ARCHITECTS

Level 2 19-23 Bridge Street PYMBLE NSW 2073 AUSTRALIA t:(02)9440 2455 f:(02)9440 2466 e:info@gelder.com.au w:gelder.com.au ABN 48 090 878 827

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