

DESIGN CONSTRUCT CONSULT

G TITLE	DO NOT SCALE THE DRAWINGS, READ ALL DIMENSIONS SHOWN. ALL DIMENSIONS, NOTES ON ALL PLANS AND CONSENT DOCUMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO ANY COMMENCEMENT OF ANY BUILDING WORKS ON SITE, TO CLARIFY ANY DISCREPANCIES BETWEEN ALL PLAN DRAWINGS AND DOCUMENTATION RELEVANT TO THE PROPOSAL / SITE WORKS. GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS. COPYRIGHT - THESE DRAWINGS REMAIN THE PROPERTY OF DVYNE DESIGN JT PTY LTD AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN CONSENT.	DRAWN		ISSUE	AMENDMENT	
		DATE	FEB 2022			
Х		CHECKED	JACK	A	CONCEPT PLAN	
		SCALE	1:100	В	DA SUBMISSION	
ETAILS		JOB NUMBER	21115-00			
am		NUMBER IN SET	A03			
		ISSUE	В			

General features         The dwelling must not have more than 2 storeys.         The conditioned floor area of the dwelling must not exceed 300 square metres.         The conditioned floor area of the dwelling must not exceed 300 square metres.         The dwelling must not contain open mezzanine area exceeding 25 square metres.         The dwelling must not contain third level habitable attic room.         Floor, walls and ceiling/roof         The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.         Thermal Comfort Commitments       E         Vindows, glazed doors and skylights         the applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the pecifications listed in the table.         the applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the pecifications listed in the table.         the dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	Show on DA plans		Certifier         Certifier         Certifier         Check		
The applicant must install a tolket flushing system with a minimum rating of 6 star in each tolket in the development. The applicant must install taps with a minimum rating of 5 star in the kitchen in the development. The applicant must install a possible taps with a minimum rating of 5 star in each bathroom in the development. Alternative water Rainwater tank The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with the requirements of all applicable regulatory authorities. The applicant must configure the rainwater tank to collect rain numf from at least 240 square metres of the roof area of the development. Swimming pool The applicant must connect the rainwater tank to collect rain numf from at least 240 square metres of the roof area of the development. Swimming pool must not have a volume greater than 36.72 kiloitres. The swimning pool must not have a volume greater than 36.72 kiloitres. The swimming pool must be outdoors. The applicant foust contain there a sloreys. The applicant foust contain the development Swimming pool must be outdoors. The available and the development stores. The develing must not have more than 2 storeys. The conditioned floor area of the develing must not exceed 300 square metres. The develing must not contain third level habitable attic room. Floor walls and celling/roof The applicant must construct the floor(s), walls, and celling/roof of the dwelling in accordance with the specifications listed in the table below, in accordance with the epecifications listed in the table below, in accordance with the epecifications listed in the table below. The applicant must natall the windows, glazed doors and shading devices described in the table below, in accordance with the epecifications listed in the table below, in accordance with the epecifications listed in the table below. The there applicant must also be satisfied for each window and glazed door. The there floorwing glass and frame types, the	Show on DA plans	Show on CC/CDC plans & specs	Certifier check		
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Hot water The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas					
Instantaneous with a performance of 5 stars.	~	· ·	•		
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase irconditioning; Energy rating: 5 Star (old label)		~	~		
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase irrconditioning; Energy rating: 5 Star (old label)		~	<ul> <li></li> </ul>		
The cooling system must provide for day/night zoning between living areas and bedrooms.		~	~		
Heating system The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase Irconditioning; Energy rating: 5 Star (old label)					
he applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase irconditioning; Energy rating: 5 Star (old label)		~	~		
The heating system must provide for day/night zoning between living areas and bedrooms.		~	~		
Ventilation The applicant must install the following exhaust systems in the development:					
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		~	<ul> <li></li> </ul>		
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		~	<ul> <li></li> </ul>		
Artificial lighting	0	~	~		
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the ollowing rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or					
ght emitting diode (LED) lamps: <ul> <li>at least 5 of the bedrooms / study; dedicated</li> </ul>					
	Show on	Show on CC/CDC	Castliflar		
	DA plans	plans & specs	Certifier check		
the kitchen; dedicated			<b>Š</b>		
all bathrooms/toilets;		L J	Ŭ		
the laundry;		-	-		
all hallways; dedicated		~	<b>~</b>		
Natural lighting The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.					
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.	<u> </u>		Š		
Swimming pool	•		•		
The development must not incorporate any heating system for the swimming pool.	0	~			
The applicant must install a timer for the swimming pool pump in the development. Other		~			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.	<u>1</u>	~			
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		~			
The applicant must install a fixed outdoor clothes drying line as part of the development.		~			
Legend					
In these commitments, "applicant" means the person carrying out the development. Commitments identified with a vin the "Show on DA plans" column must be shown on the plans accompanying the development applicat	ation for the p	proposed development	(if a		
development application is to be lodged for the proposed development). Commitments identified with a v in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompany to the proposed development.	mpanying the	e application for a cons	truction		
certificate / complying development certificate for the proposed development. Commitments identified with a v in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a	a final occup	ation certificate(either i	nterim or		
inal) for the development may be issued.				J	
				BY	DA