

LEGEND

	200MM DINCEL WALL
	250MM BRICK VENEER CONSTRUCTION
	270MM DOUBLE BRICK CONSTRUCTION
	110MM SINGLE BRICK CONSTRUCTION
	110MM STUD WALL
	200MM BLOCK WALL CONSTRUCTION

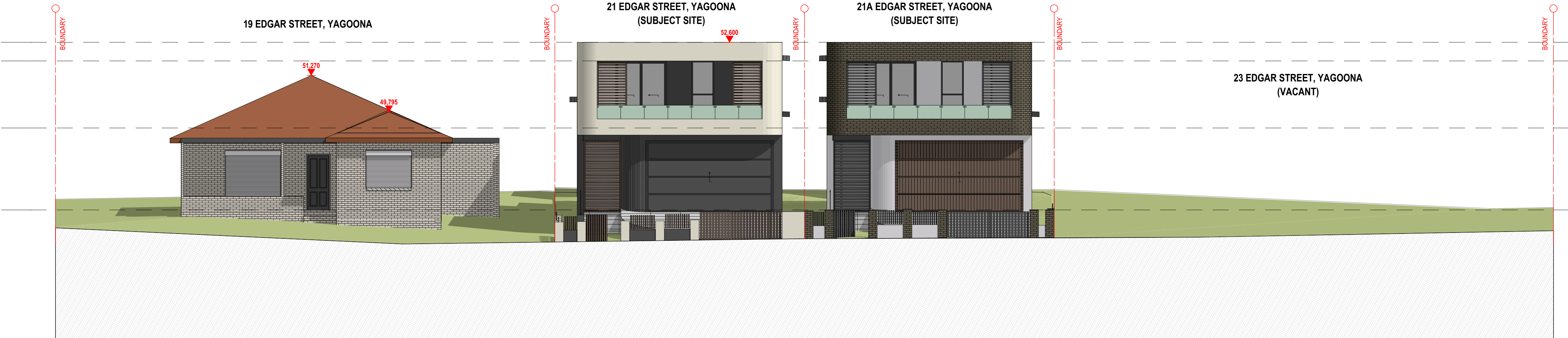
EX XXXX EXISTING NATURAL GROUND LEVELS

30 SET DOWN IN BATHROOMS

XXXX SSL - STRUCTURAL SLAB LEVEL

EXISTING STRUCTURES TO BE DEMOLISHED.

- GENERAL NOTES:
- Written dimensions to take precedence over scale
 - Builder to verify all boundary clearances and site set out dimensions prior to commencement of construction
 - Levels and contours are based on supplied datum, prior to construction the relevant authority should be contacted for possible minimum floor level requirements and flood information.
 - All works to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities concerned.
 - All structural work and site drainage to be subject to the Engineers details or certification where required by Council.
 - Articulation joints in masonry to be provided as per Engineers Details and/or in accordance with BCA clause 3.3.1.6
 - Retaining walls are required to be engineer designed and certified where required.
 - All plumbing works to be strictly in accordance with A.S. 3500 and approved by relevant authorities.
 - All drawings are to be read in conjunction with the Engineer's Structural Drawings.
 - All windows and glazing to comply with A.S. 1288 & A.S. 2047.
 - Batters to comply with appropriate soil classification described in Table 3.1.1.1 BCA Vol 2
 - Engineer to provide design to address footings if built in close proximity to sewer, stormwater easements.
 - Vehicular crossover to be constructed as per Council requirements.
 - Articulated joints in accordance with BCA 3.3.1.5 (Vol2)
 - Ventilation to we to be an exhaust fan in accordance with BCA-14.5 & As-1668.2
 - Provide cold water connection & gpo to dishwasher space
 - Hotwater system to comply with A.S.3500
 - Downpipes to be a maximum 12m spacing and adjacent to valley intersections
 - Drainage to be in accordance with part 3 of the BCA, point of discharge to meet local authority requirement



STREETSCAPE ELEVATION

SCALE 1:100

Thermal Specification					
Issued in accordance with BASIX Thermal Comfort Simulation Method.					
Assessor No #	DMN/19/1938		Projects:	YAGOONA	
Thermal performance specifications					
Following specification must apply to all instances of that element for the whole project. If different construction elements are applied then the Assessor Certificate is no longer valid.					
Certificate No:		21 EDGAR STREET(LOT-A)			
		Unit-A1(Primary)	Unit-A2(Granny)		
External walls Construction		Added Insulation			
Brick Veneer		R2.5	R2.5		
Brick Veneer(Garage)		R2.5	-		
Internal walls Construction					
Plasterboard on studs (Garage)		R2.5	-		
Plasterboard on studs		Nil	Nil		
Roof Construction					
Metal Roof		Foil+Bulk(R1.3 Anticon)	Foil+Bulk(R1.3 Anticon)		
Colour		Medium	Medium		
Ceilings Construction					
Plaster board		R3.0	R3.0		
Floors Construction		Covering			
Concrete (Slab on ground)		Default	Nil	Nil	
Timber(Floor between)		Default	Nil	Nil	
Timber(Above garage)		Default	R3.0	Nil	
Windows					
All window and glazed door to be selected as per AFRC. Deviation is accepted ±5% . This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated.					
Area(M ²)	Frame	Ext. cover	U Val	SHGC	Glazing
Unit-1A	Alum/Sliding	As drawn	4.6	0.47	Single LowE Ntrl
	Alum/Awning	As drawn	4.8	0.42	Single LowE Ntrl
	Alum/Fixed	As drawn	4.4	0.48	Single LowE Ntrl
	Alum/Sliding dr	As drawn	4.4	0.46	Single LowE Ntrl
W15 & W16	Alum/Fixed	As drawn	3.1	0.27	Dbl Low E Ntrl
	Alum/Sliding(GP-B)	As drawn	6.7	0.70	Single Clear
Unit-1B	Alum/Awning(Gp-A)	As drawn	6.7	0.57	Single Clear
Skylights					
Area (M ²)	Type	Glazing			
Nil	Nil	Nil			
Fixed shading (eaves, pergolas, verandas , awnings)					
All shade elements modelled as drawn					
Weather seals to windows and doors			Be provided		
All down lights be sealed			Yes		

BASIX Commitments

Basix Certificate No:

FOR UNIT-A1 (Primary) & A2Granny)

HOT WATER

•Gas Instantaneous -5.5 star

VENTILATION

- Bathrooms: Individual fan ducted to façade or roof with interlock to light switch
- Kitchen: individual fan, not ducted with manual ON /OFF
- Laundry:Individual fan ducted to façade or roof with manual ON /OFF

AIR CON:

•Cooling & Heating : 1- Phase Air con-EER 2.5-3.0 (Zoned)

LIGHTING

•Energy efficient light fittings (LED or fluorescent for each individual spaces)

KITCHEN

•Gas cooktop & electric oven

CLOTHES DRYING LINE

- No, In door Clothes drying line
- Yes, outdoor clothing drying line

VENTILATED SPACE

No, Ventilated refrigerated space

WATER SAVING

- 4 star shower heads
- 4 star toilets or better
- 5 star kitchen tap
- 5 Star bathroom tap

RAIN WATER&STORM WATER TANK:

- 1500 L rain water tank used for landscape & Laundry(Unit-A2)
- 1500 L rain water tank used for landscape.(Unit-A1)



0007924100 28 Jul 2022
Assessor Shafœ Hassan
Accreditation No. DMN/19/1938
Address
Lot A , 21 EDGAR STREET ,
YAGOONA , NSW , 2199



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Issued in accordance with BASIX Thermal Comfort Simulation Method.						
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Certificate No:		21 EDGAR STREET(LOT-B)				
		Unit-B1(Primary)	Unit-B2(Granny)			
External walls Construction		Added Insulation				
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Brick Veneer(Garage)		R2.5	-			
Internal walls Construction						
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Plasterboard on studs		Nil	Nil			
Roof Construction						
Metal Roof		Foil+Bulk(R1.3 Anticon)	Foil+Bulk(R1.3 Anticon)			
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- 1500 L rain water tank used for landscape.(Unit-B1)

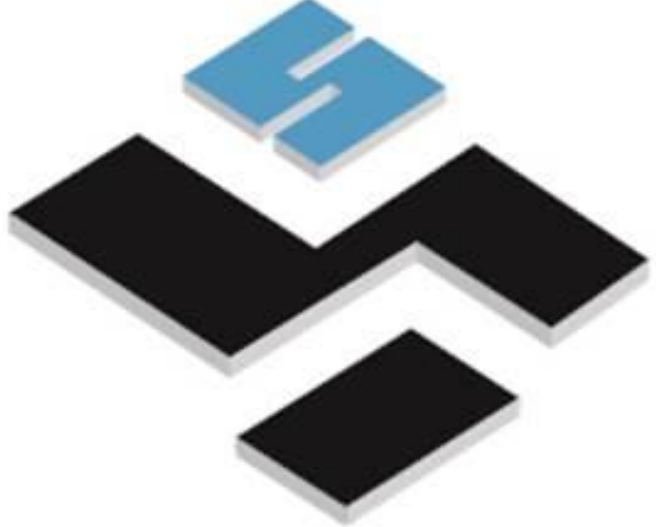


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Assessor Shafœ Hassan
Accreditation No. DMN/19/1938
Address
Lot B , 21 EDGAR STREET ,
YAGOONA , NSW , 2199



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PLATFORM 5
DESIGN



16 RAILWAY PARADE, BURWOOD, NSW, SYDNEY - 2134-
EMAIL: INFO@PLATFORMFIVE.COM.AU
WEBSITE: WWW.PLATFORMFIVE.COM.AU

PROJECT TITLE
21 EDGAR STREET, YAGOONA - NSW - 2199

CLIENT
VISCONA DEVELOPMENT GROUP PTY LTD

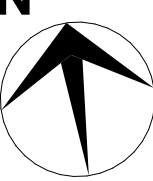
REV	DESCRIPTION	DATE
A	ISSUE FOR INFORMATION	14/06/2022
B	ISSUE FOR CONSULTANTS	15/06/2022
C	ISSUE FOR DA SUBMISSION	30/07/2022

DRAWING TITLE:
STREETSCAPE ELEVATION

PROJECT NUMBER:
22-025

DRAWING NUMBER: **DA3002**

DATE OF ISSUE **30/07/2022**

CN

SCALE: **AS SHOWN**

DEVELOPMENT APPLICATION