

SITE PLAN
1:200

2 Airlie Close
Red Head 2430
LOT 854
DP1287614
682m2

SITE COVERAGE	352m ²	51.6%
GROSS FLOOR AREA	355m ²	52.1%

COLOUR LIST
ROOF - FASCIA GUTTER - SURFMIST
CLADDING - LEXICON ¼
EAVES LEXICON 1/4

BASIX COMMITMENTS

LANDSCAPING
MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES - 50m2
3000L WATER TANK INSTALLED - ONE OUTDOOR TAP INSTALLED

POOL
A VOLUME NO GREATER THEN 35KL
MUST HAVE A POOL COVER
MUST BE OUTDOORS
NO HEATING SYSTEM
POOL PUMP - PERFORMANCE 5 STAR

PLUMBING FIXTURES
SHOWER HEADS 4 STAR
TOILET SYSTEM 5 STAR
KITCHEN TAPS 5 STAR
BATHROOM TAPS 5 STAR

THERMAL COMFORT
FLOOR - CONCRETE SLAB ON GROUND, WAFFLE POD SLAB.
FLOOR - SUSPENDED FLOOR ABOVE ENCLOSED SUBFLOOR, HARD WOOD; FRAME: TIMBER - H2 TREATED SOFTWOOD.
GARAGE FLOOR - CONCRETE SLAB ON GROUND.
EXTERNAL WALL: FRAMED (SOLID OR RECONSTITUTED TIMBER WEATHERBOARD); FRAME: TIMBER - H2 TREATED SOFTWOOD.
INTERNAL WALL SHARED WITH GARAGE: PLASTERBOARD; FRAME: TIMBER - H2 TREATED SOFTWOOD.
INTERNAL WALL: PLASTERBOARD; FRAME: TIMBER - H2 TREATED SOFTWOOD.
CEILING AND ROOF - FLAT CEILING / PITCHED ROOF, FRAMED - METAL ROOF, TIMBER - H2 TREATED SOFTWOOD.

HOT WATER SYSTEM
ELEC STORAGE

HEATING AND COOLING
HEATING - DUCTED
COOLING - DUCTED

VENTILATION
AT LEAST 1 BATHROOM: INDIVIDUAL FAN, DUCTED
KITCHEN: INDIVIDUAL FAN, DUCTED
LAUNDRY: NATURAL VENTILATION ONLY, OR NO LAUNDRY

NATURAL LIGHTING
A WINDOW MUST BE INSTALLED IN 2 BATHROOM/TOILETS

ARTIFICIAL LIGHTING
THE APPLICANT MUST ENSURE THAT A MINIMUM OF 80% OF LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTINGDIODE (LED) LAMPS.

OTHER
PHOTOVOLTAIC SYSTEM MIN 6kW
GAS COOKTOP AND ELEC OVEN
THE FRIDGE SPACE IS TO BE WELL VENTILATED
A FIXED OUTDOOR CLOTHES LINE MUST BE INSTALLED

GENERAL NOTES

- * GLAZING FOR WINDOWS TO COMPLY WITH PART 8 ACBCB HP
- * WET AREAS TO COMPLY WITH PART 8 ACBCB HP
- * SMOKE ALARMS INDICATIVE ONLY AND TO COMPLY WITH PART 9.5 ACBCB HP AND TO BE INTERCONNECTED TO MAINS POWER
- * TIMBER BEAMS AS TO PART 9.5 ACBCB HP
- * MECHANICAL VENTILATION TO COMPLY WITH NCC 2022 CAVITY MUST BE VENTILATED TO OUTDOOR AIR.
- * ALL PLUMBING AND DRAINAGE WORKS TO COMPLY WITH NATIONAL PLUMBING AND DRAINING CODE AND AS3500.
- * BUILDER TO CONFIRM ALL LEVELS ON SITE PRIOR TO START.
- * WORKING DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING.
- * ALL STORM WATER AND DRAINAGE TO BE IN COMPLIANCE WITH NCC 2022
- * FIXING AND BRACING TO DECK TO COMPLY WITH NCC 2022
- * STAIRS TO COMPLY WITH BCA PART 11 ABCB HP
- * SLIP-RESISTANCE TREATMENT TO STAIR TREADS TO COMPLY WITH NCC 2022
- * BARRIER TO BE BUILT IN ACCORDANCE WITH NCC 2022 BALLUSTRADE HEIGHTS MIN 1m ALONG BALCONY/DECK WHERE ITS POSSIBLE TO FALL MORE THEN 1m.
- * HANDRAIL CONSTRUCTION REQUIREMENTS AS PER NCC 2022
- * WINDOW OPENINGS TO COMPLY WITH NCC 2022 WHERE THE GROUND BELOW FLOOR LEVEL IS 2m HIGH OR MORE - WINDOWS CAN NOT OPEN MORE THEN 125mm SPHERE TO PASS THROUGH



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TOTAL AREAS	
- DECK	169 m ²
- GARAGE 1	45 m ²
- GARAGE - 2	40 m ²
- Gr.LIVING	57 m ²
- L1.LIVING	163 m ²
- PORCH	17 m ²
- STORAGE	66 m ²
557 m ²	

ALL CONSTRUCTION AND MATERIALS TO COMPLY WITH BAL 19

DO NOT SCALE THIS DRAWING.
DISCREPANCIES ARE TO BE REFERRED TO THE BUILDER PRIOR TO COMMENCING WORK.
FINISH AND WORKMANSHIP TO COMPLY WITH THE BCA AND RELEVANT AUSTRALIAN STANDARDS. MATERIALS TO BE SUPPLIED NEW AND UNDAMAGED.

PROJECT DETAILS

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CLIENT DETAILS

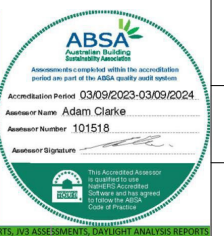
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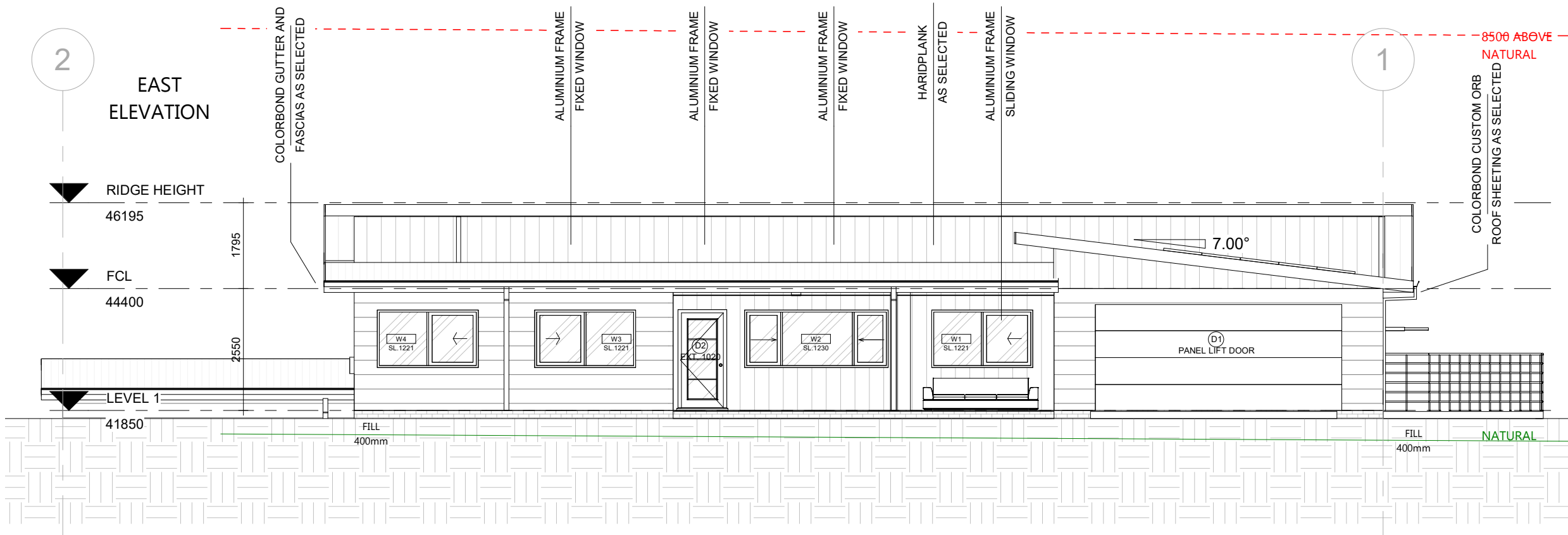
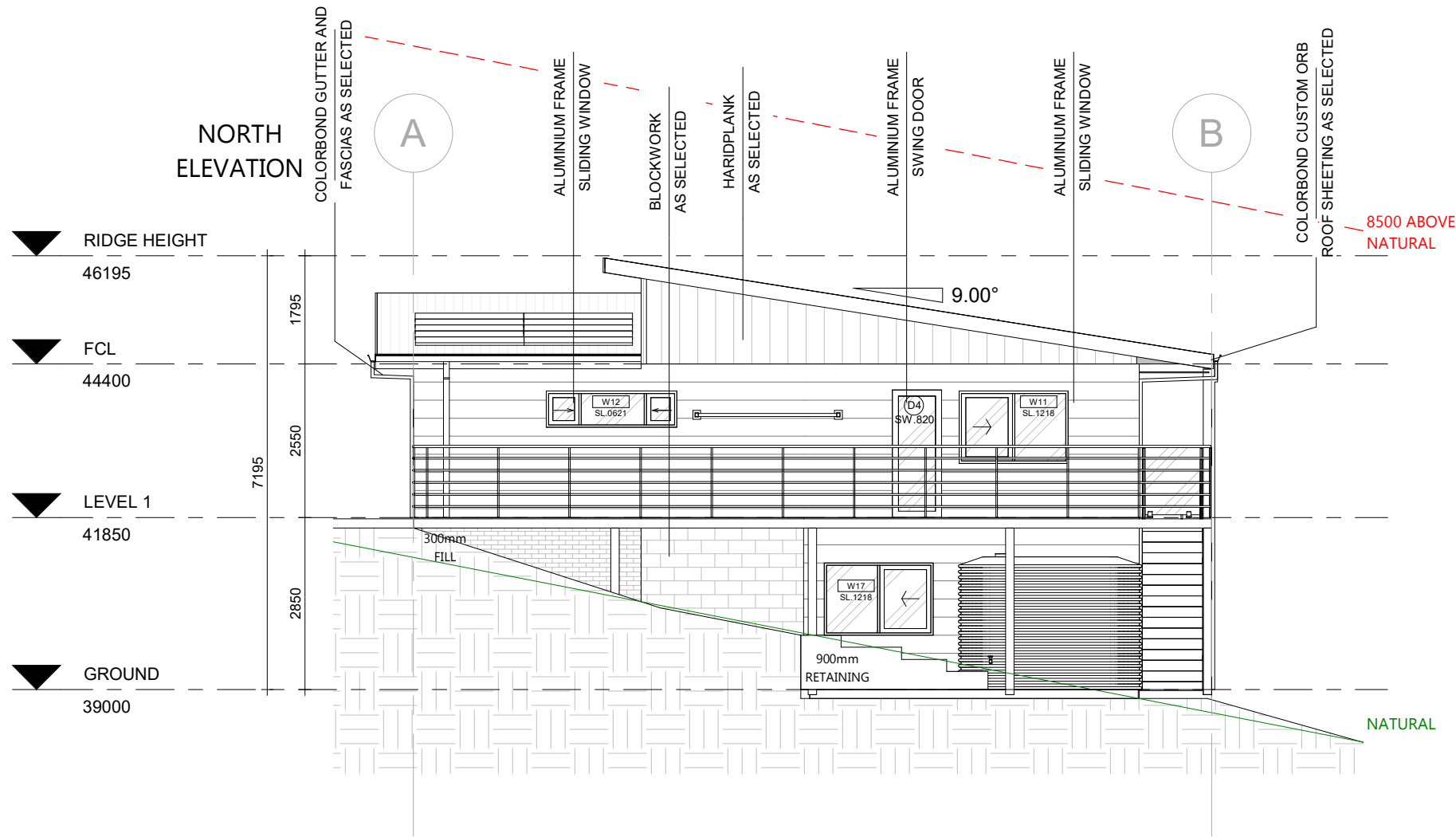
SITE PLAN

REV B

SCALE As indicated

SHEET No. 01





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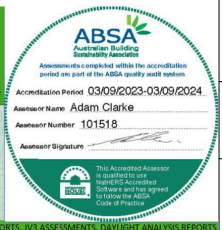
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ELEVATIONS

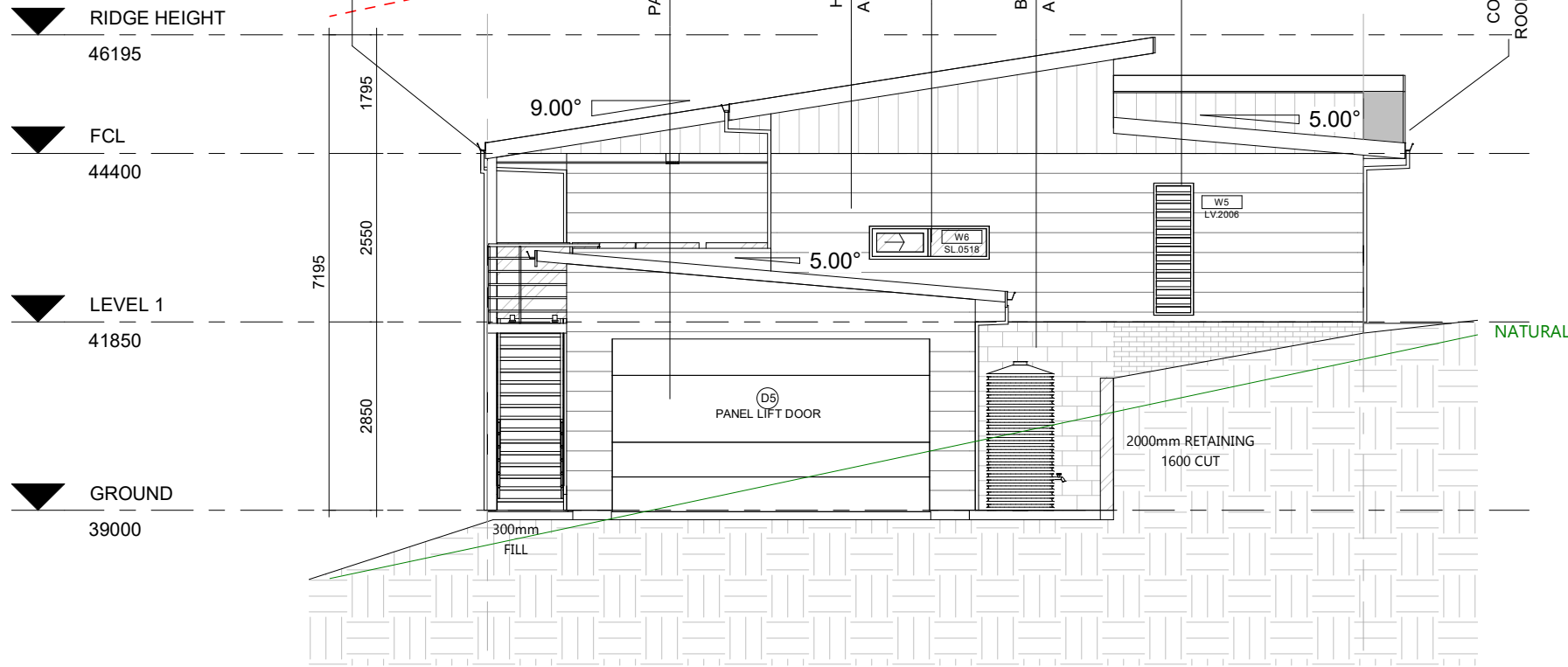
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SCALE 1 : 100

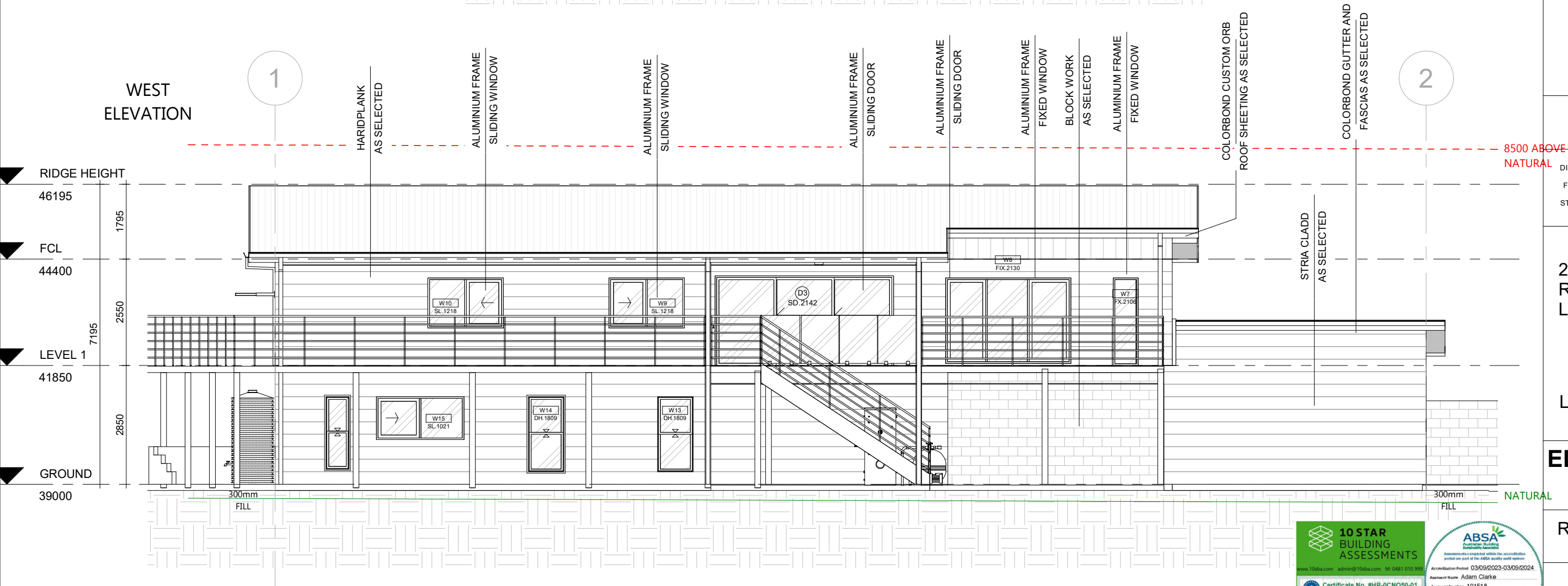
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SOUTH
ELEVATION



WEST
ELEVATION



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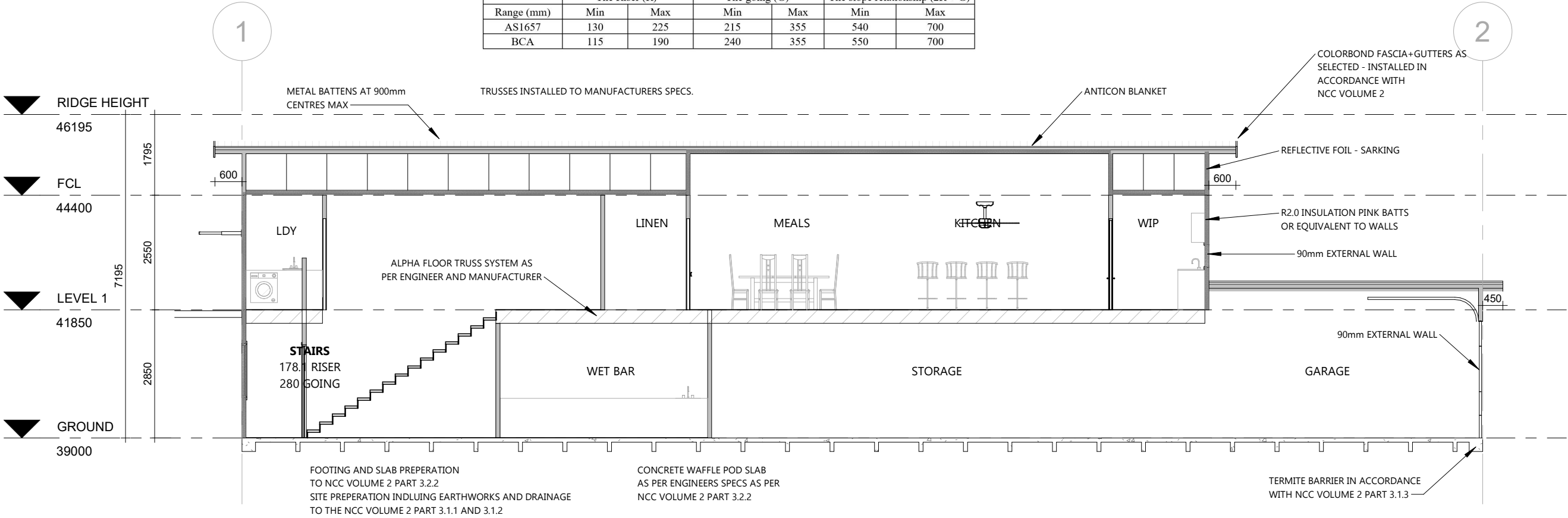
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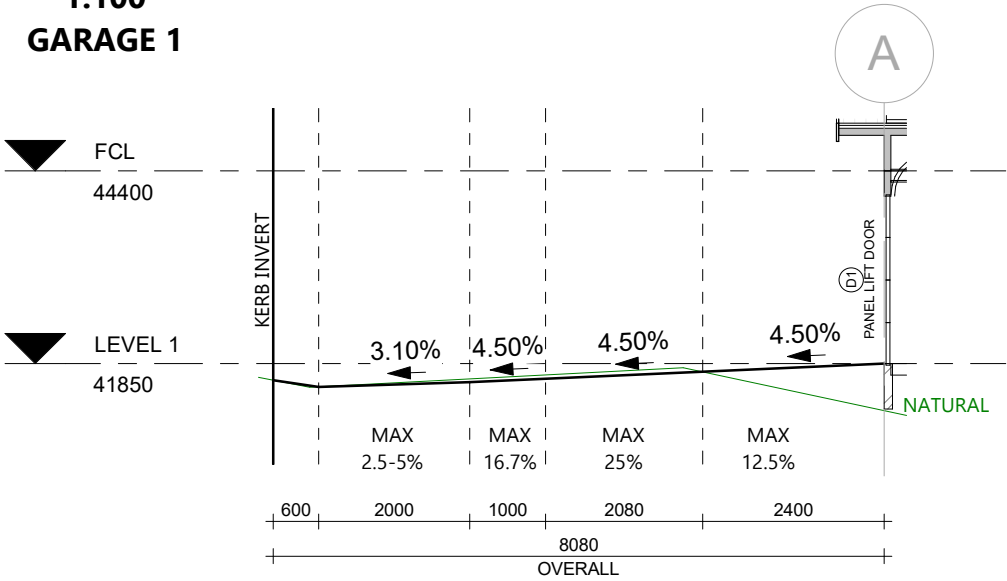


Risers, goings and treads dimensions

Range (mm)	The Riser (R)		The going (G)		The slope relationship (2R + G)	
	Min	Max	Min	Max	Min	Max
AS1657	130	225	215	355	540	700
BCA	115	190	240	355	550	700



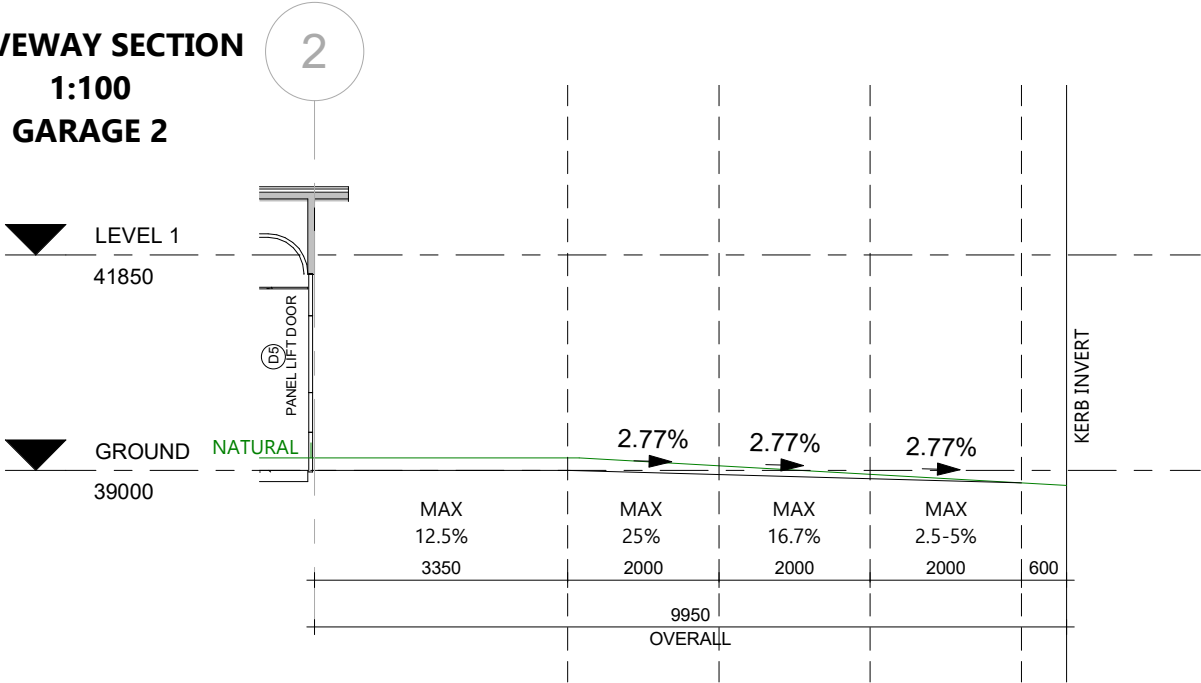
DRIVEWAY SECTION
1:100
GARAGE 1



GENERAL NOTES

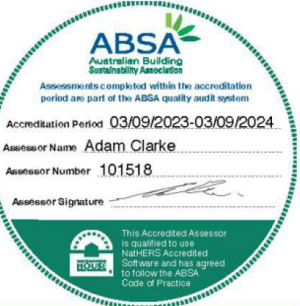
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DRIVEWAY SECTION
1:100
GARAGE 2



ALL CONSTRUCTION AND MATERIALS TO
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REV B
17/06/2024



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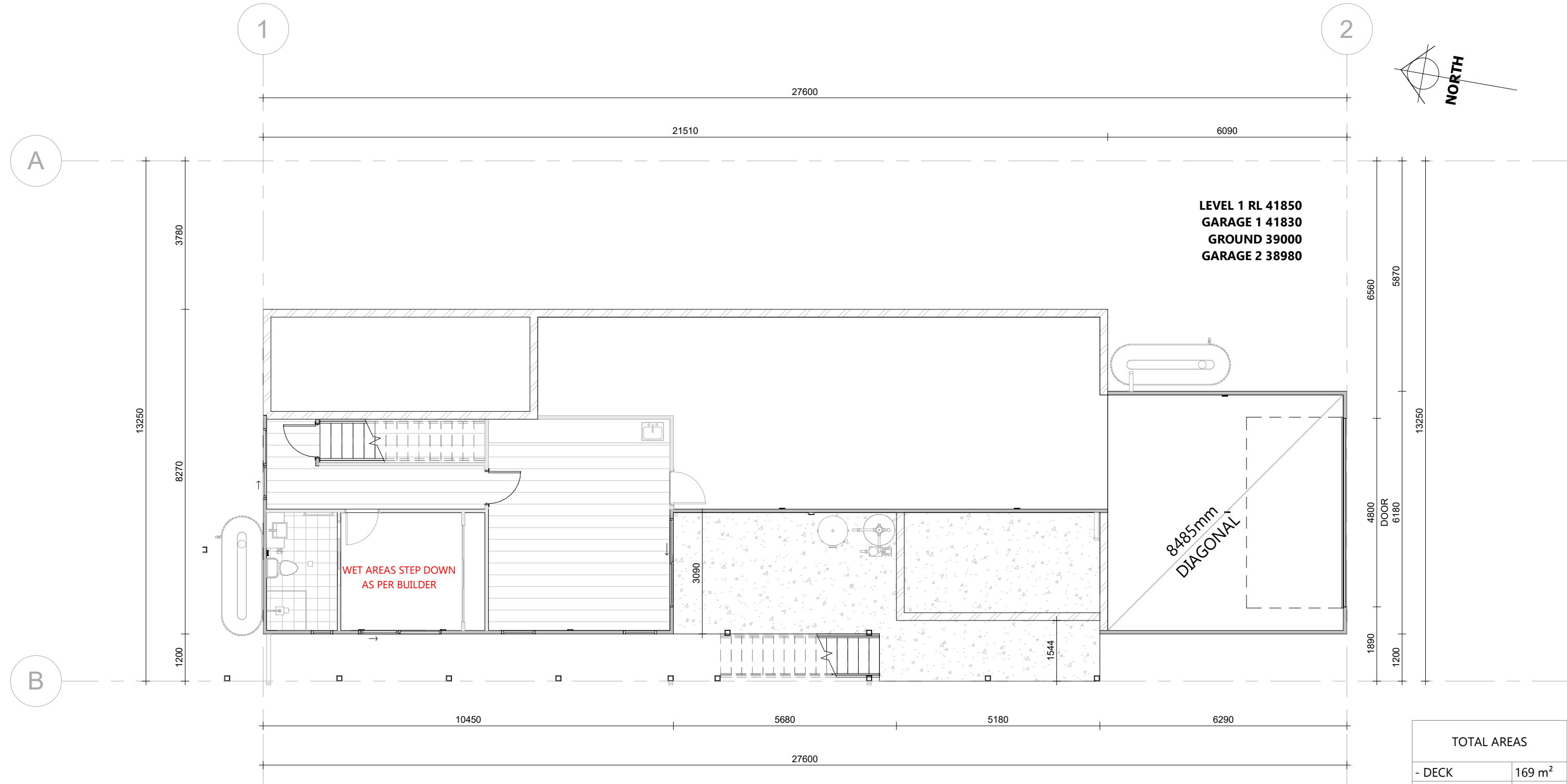
SECTION

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CLIENT DETAILS
LILLY MARCH

SHEET No:
07

SCALE:
As indicated



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557 m²

REV B

17/06/2024

ALL CONSTRUCTION AND MATERIALS TO
COMPLY WITH BAL 19

www.10sba.com admin@10sba.com M: 0481 010 999

Certificate No. #HR-0CNO50-01

Scan QR code or follow website link for rating details.

Assessor name: Adam Clarke

Accreditation No: ABSA 101518

Property Address: 2 Airie Close, Red Head, NSW, 2430

http://www.10sba.com.au/pdf/HR-0CNO50-01

Accreditation Period: 03/09/2023-03/09/2024

Assessor Name: Adam Clarke

Assessor Number: 101518

Assessor Signature: [Signature]

This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, JV3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS



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SLAB PLAN

PROJECT DETAILS

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CLIENT DETAILS

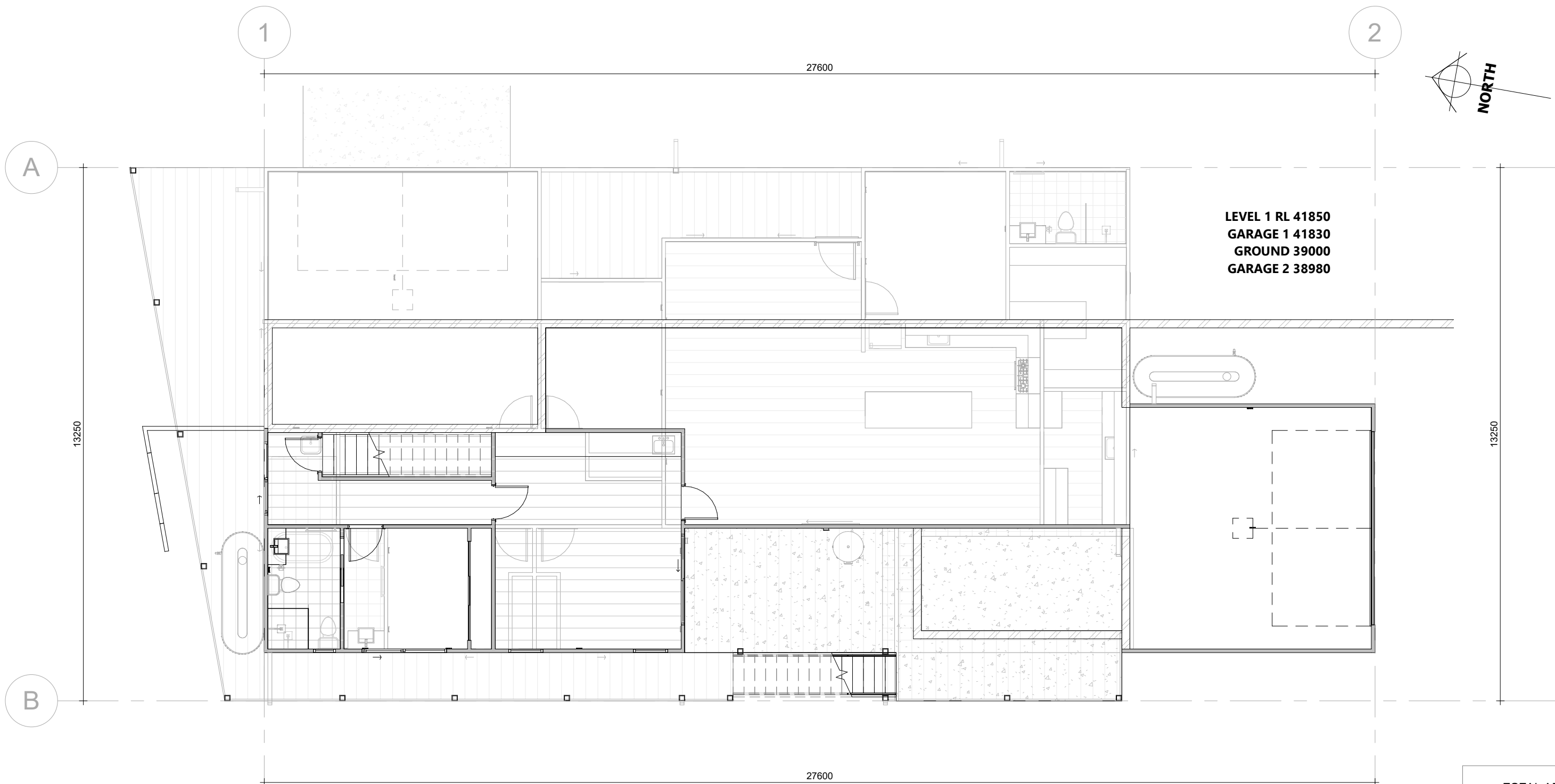
LILLY MARCH

SHEET No:

08

SCALE:

1 : 100



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REV B

17/06/2024

10 STAR
BUILDING
ASSESSMENTS

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Accreditation No. ABSA 101518

Property Address 2 Airlie Close, Red Head, NSW, 2430

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Assessor Name Adam Clarke

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Assessor Signature

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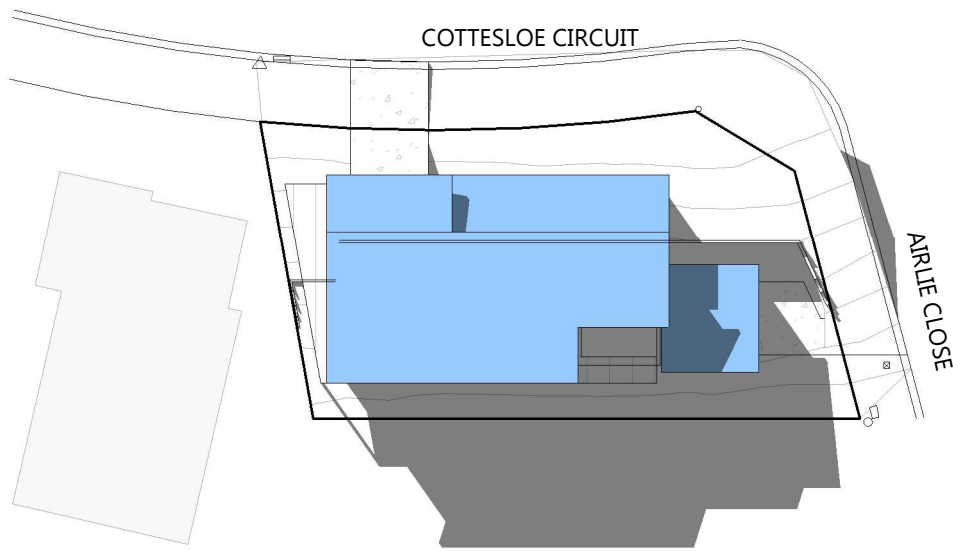
OVERLAY

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CLIENT DETAILS
LILLY MARCH

SHEET No:
13

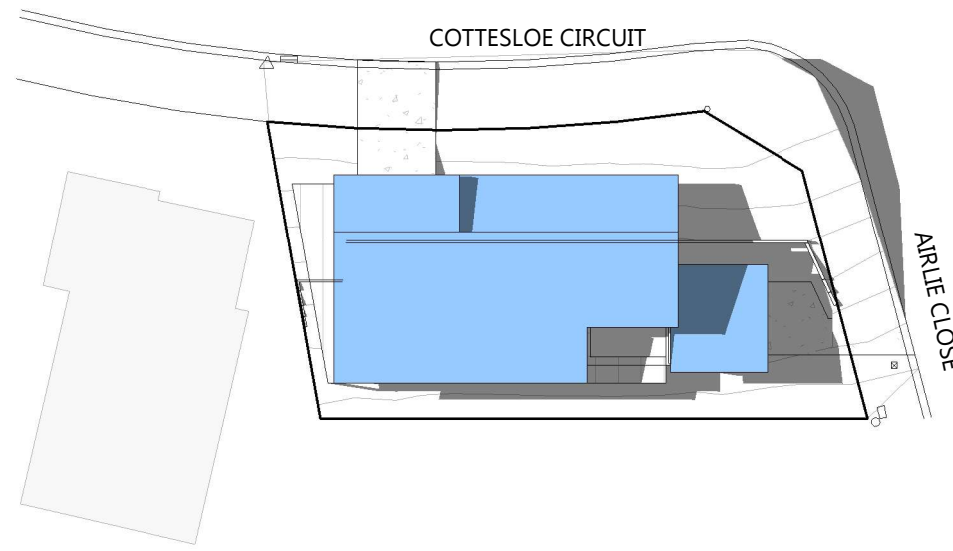
SCALE:
1 : 100



NORTH

2 Airlie Close
Red Head 2430

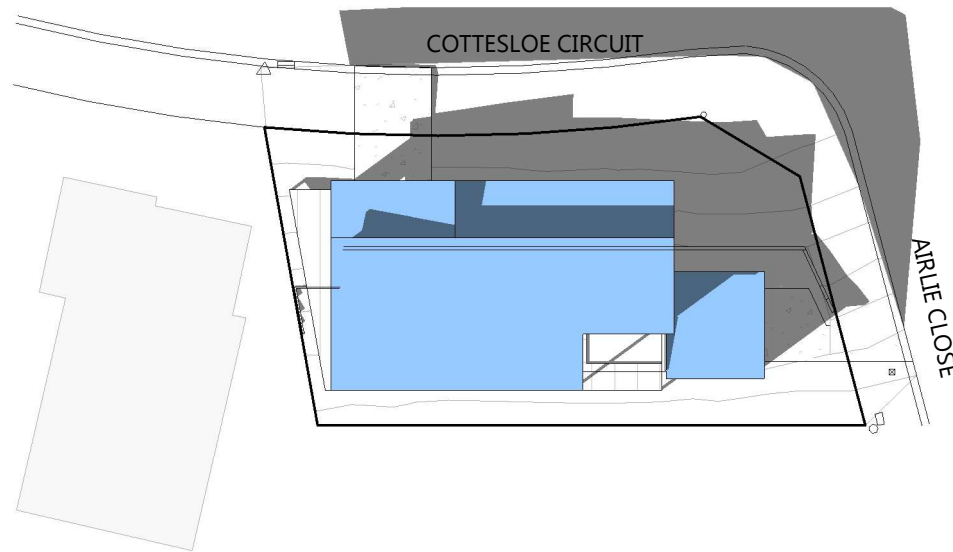
**SHADOWING
JUNE 21st 9am**



NORTH

2 Airlie Close
Red Head 2430

**SHADOWING
JUNE 21st 12pm**



NORTH

2 Airlie Close
Red Head 2430

**SHADOWING
JUNE 21st 3pm**

**ALL CONSTRUCTION AND MATERIALS TO
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REV B

17/06/2024

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Property Address: 2 Airlie Close, Red Head, NSW, 2430

10 STAR

BUILDING ASSESSMENTS

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SHADOWING

PROJECT DETAILS
2 Airlie Close Red Head 2430 LOT 854 DP1287614

CLIENT DETAILS
LILLY MARCH

SHEET No:
12

SCALE:
1 : 500