

DESIGN CRITERIA		
TOTAL SITE AREA		758 sqm
GROSS BUILDING AREA	- EXISTING ROOF AREA	0 sqm
	- EXISTING FLOOR AREA	0 sqm
	- PROPOSED ROOF AREA	110 sqm
	- PROPOSED 1st FLOOR AREA- INCL UNCONDITIONED 10.5	83.5 sqm
	- PROPOSED 1st FLOOR DECK AREA	13.4 sqm
	- PROPOSED GROUND FLOOR AREA INCLUDING UNCONDITIONED 6.5SQM AND GARAGE 36 SQM	91 sqm
	- PROPOSED GARAGE EXTERNAL WALL AREA	30 sqm
	- PROPOSED GROUND FLOOR EXTERNAL WALL AREA-HABITABLE	50 sqm
	- PROPOSED GROUND FLOOR INTERNAL WALL AREA	14.5 sqm
	- PROPOSED 1ST FLOOR EXTERNAL WALL AREA	73 sqm
	- PROPOSED 1ST FLOOR INTERNAL WALL AREA	36 sqm
	- TOTAL EXISTING AND PROPOSED FLOOR AREA INCLUDING DECK & GARAGE	188 sqm
	FLOOR SPACE RATIO	0.25

BUSHFIRE MANAGEMENT NOTES:

ALL CONSTRUCTION TO BE TO BAL 12.5 STANDARD AS3959

METAL, SOLID TO THE GROUND FENCE TO BE ERECTED ON EASTERN AND WESTERN BOUNDARIES.

WATER TANK TO BE FITTED WITH MIN. 50mm PIPE AND 65mm STORTZ OUTLET FITTING.

ALL CONSTRUCTION MATERIALS WITHIN 400mm OF THE GROUND TO BE NON-COMBUSTIBLE.

EXTERNAL CLADDING OF THE DWELLING TO BE NON COMBUSTIBLE.

GARAGE DOOR TO BE METAL/NON-COMBUSTIBLE.

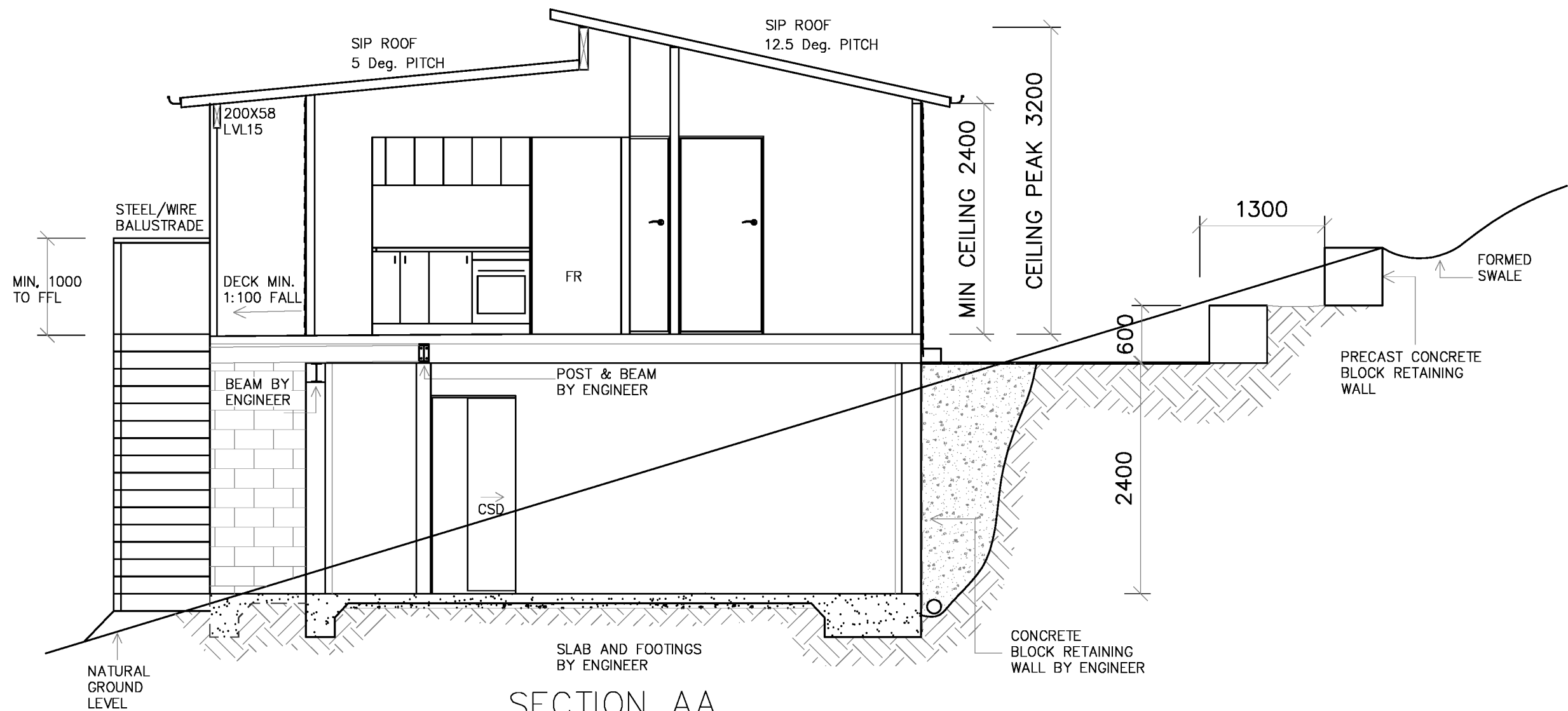
ENTRY STAIRS TO HAVE METAL STRINGER AND BUSHFIRE RESISTANT TIMBER OR CONCRETE TREADS.

ALL EXTERNAL DOORS AND WNDOWS TO BE FITTED WITH METAL SCREENS.

GUTTERS TO HAVE EMBER MESH FITTED WITH PERFORATIONS 2mm OR LESS

ALL EXTERNAL PENETRATIONS TO THE DWELLING TO BE FITTED WITH EMBER MESH WITH PERFORATIONS 2mm OR LESS.

Drawn by Achetype Homes : Marco Veronesi, Ph: 0405 15 15 15			Check Dimensions, if in doubt ASK.		
Drawn fo	Checked by	Approved by - date	Dwg Number 0624	Date 20 AUG 2024	Scale @ A3 150
40 DARUKA RD NTH TAMWORTH NSW 2340			SITE PLAN		
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BASIX COMMITMENT SUMMARY

REFER TO BASIX CERTIFICATE FOR FULL DETAILS

ALL SHOWER HEADS TO HAVE A MINIMUM OF 4 STAR RATING AND FLOW RATE ≤ 7.5 L/MIN
TOILET FLUSHING SYSTEMS TO HAVE NO GREATER THAN 4 LITRE AVERAGE FLUSH OR A MINIMUM OF 4 STAR WATER RATING
ALL TAPS IN KITCHEN AND BATHROOM TO HAVE MINIMUM OF 4 STAR RATING
WATER TANK OF MINIMUM CAPACITY OF 10,000 LITRES COLLECTING WATER FROM 110SQM OF ROOF TO BE CONNECTED TO AT LEAST ONE OUTDOOR TAP.

INSULATION: MINIMUM ADDITIONAL INSULATION TO BE ADDED DURING CONSTRUCTION
CONCRETE FLOOR – NIL, SUSPENDED FLOOR OVER LIVING SPACE – NIL, SUSPENDED FLOOR OVER GARAGE R0.5 POLYSTYRENE
WALLS: EXTERNAL BLOCK WALLS – R2.6 POLYURETHANE ; INTERNAL WALLS – NIL; EXTERNAL FRAMED WALLS R2.6 FOIL FOAM BOARD
INTERNAL WALL TO GARAGE: R0.78
ROOF – STRUCTURAL INSULATED PANEL R4
ROOF COLOUR – MEDIUM SOLAR ABSORBANCE (0.48 – 0.59)

WINDOWS/GLAZING: SEE BASIX CERTIFICATE FOR DETAILS

REFRIGERATOR SPACE MUST BE WELL VENTILATED
BATHROOM, KITCHEN AND LANDRY TO HAVE VENTILATION FAN DUCTED TO ROOF OR FACADE – MANUALLY SWITCHED ON/OFF
HOT WATER SERVICE – GAS INSTANTANEOUS
RANGE: GAS STOVE, ELECTRIC OVEN
HEATING/COOLING: SINGLE PHASE AIR CONDITIONER, NON DUCTED IN LIVING ROOM ONLY.
NO OTHER ACTIVE HEATING/COOLING SYSTEMS

ALTERNATIVE ENERGY: MINIMUM 1.5KW PHOTOVOLTAIC SYSTEM ON NORTH FACING ROOF TO BE INSTALLED

LIGHTING: MINIMUM 80% OF ALL LIGHT FIXTURES AND FITTINGS TO BE FLOURESCENT, COMPACT FLOURESCENT OR LED.

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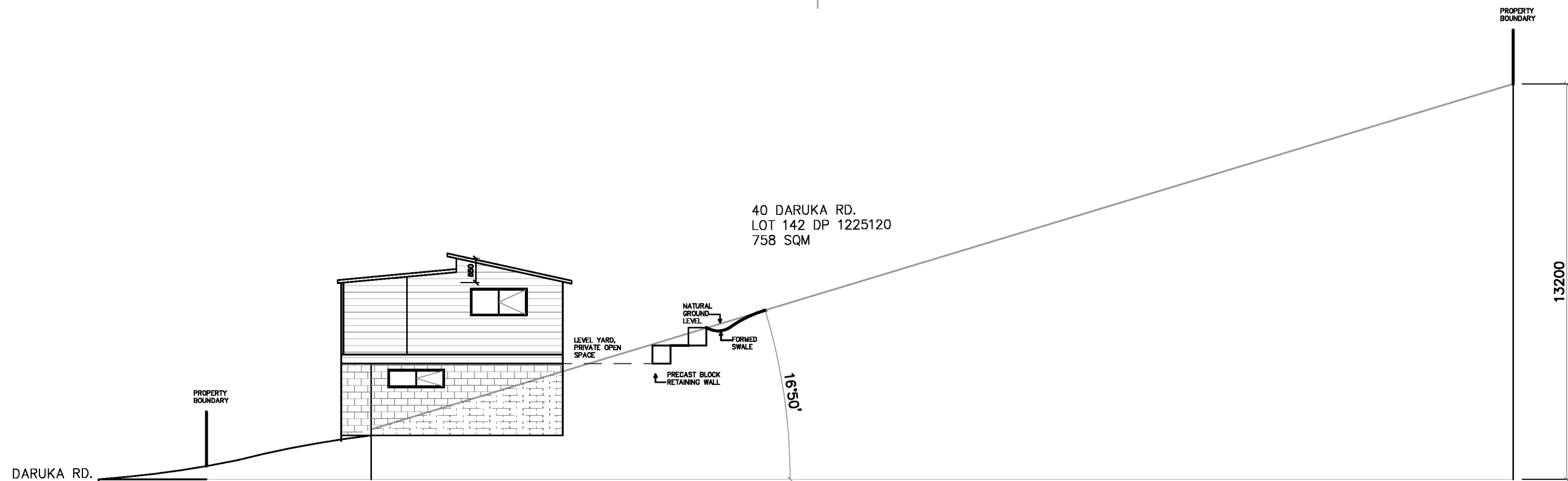
SECTION PLAN

LOT 142 DP 1225120

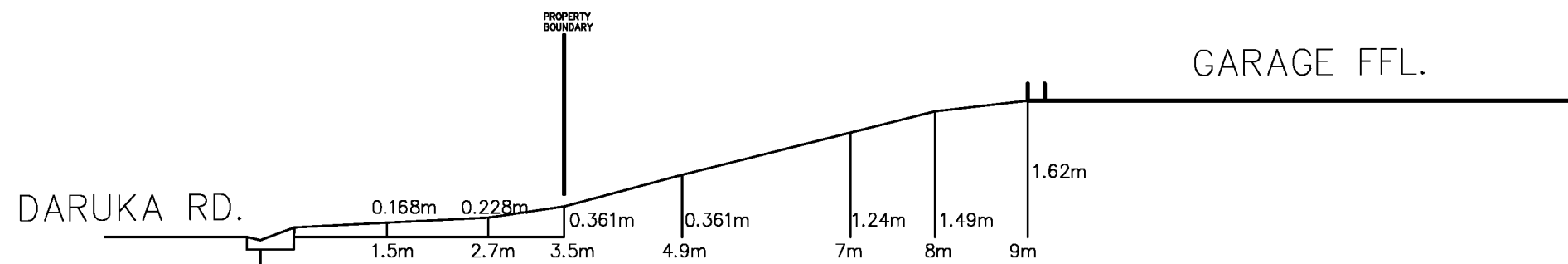
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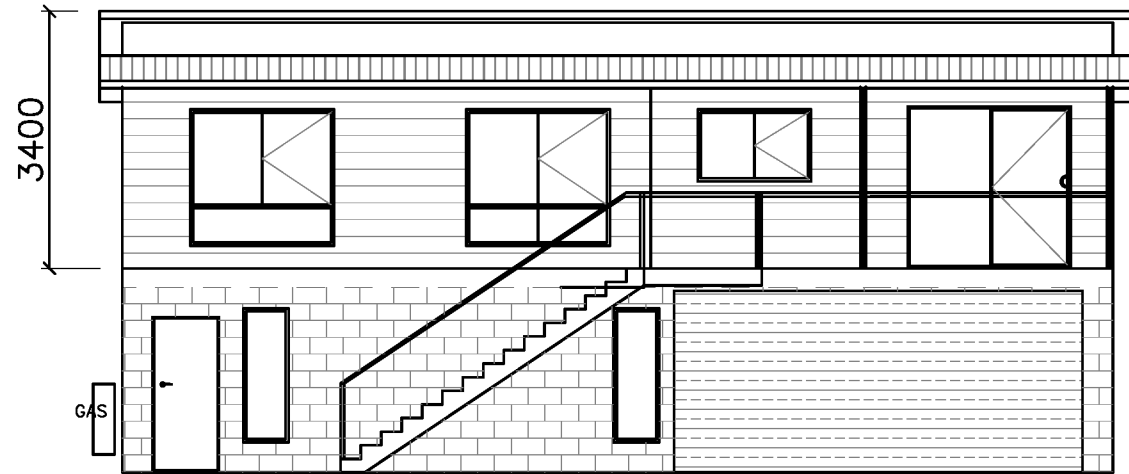


SITE PROFILE.



DRIVEWAY PROFILE.

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40 DARUKA RD NTH TAMWORTH NSW 2340				SITE/DRIVE PROFILE PLAN		
				LOT 142 DP 1225120		Edition 1



SOUTH ELEVATION

MAX HEIGHT
APPROX. 5.2m AGL

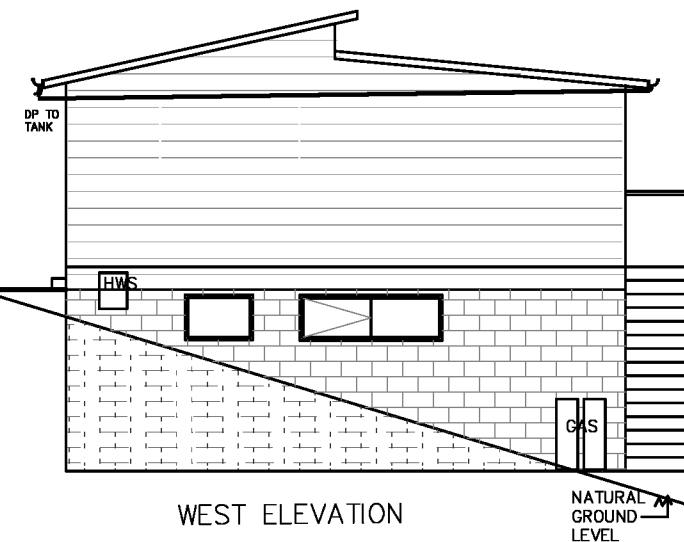
RAKED CEILING
2400 TO 3000.

FORMED SWALE

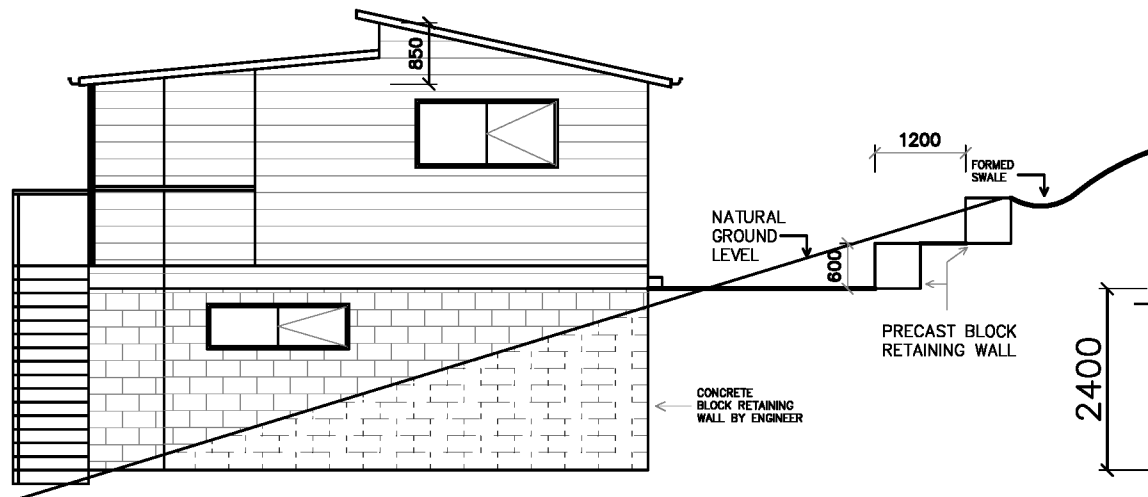
F.F.L. 1ST FLOOR

PRECAST BLOCK
RETAINING WALL

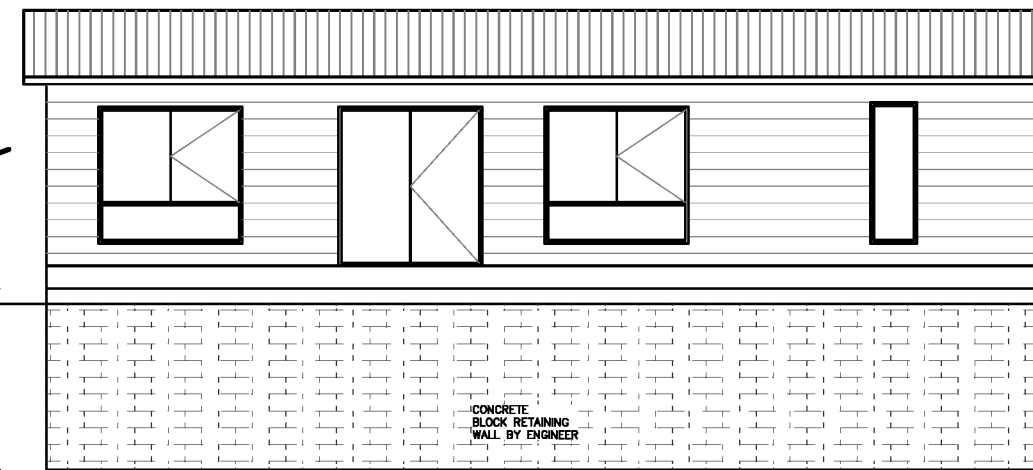
F.F.L. GND FLOOR



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

13100

WINDOWS AND DOORS						
Drawing Code	Size note:sizes Exclude reveals	Qty	Area(inkl frame)	Orientation	Type	Basix window number
GROUND FLOOR						
SW0618	600H X 1800W	1	1.08	E	Aluminium DG sliding AS2047	W06
SW0618	600H X 1800W	1	1.08	W	Aluminium DG sliding AS2047	W04
SW0609	600H X 910W	1	0.54	W	Aluminium DG sliding AS2047	W05
SW1806	1800H X 600W	2	1.08	S	Aluminium DG sliding AS2047	WW12,W13
D2008	2040H X 820W	1	1.7	S	EXTERNAL SOLID TIMBER	NA
1ST FLOOR						
SW1818	1800H X 1800W	2	3.24	S	Aluminium DG sliding AS2047	W03,W04
SW0915	900H X 1500W	1	1.35	S	Aluminium DG sliding AS2047	W11
SD2121	2100H X 2100W	1	4.41	S	Aluminium DG sliding AS2047	W02
SW0918	900H X 1800W	1	1.62	E	Aluminium DG sliding AS2047	W07
SW1806	1800H X 600W	1	4.32	N	Aluminium DG sliding AS2047	W15
SW1818	1800H X 1800W	2	3.24	N	Aluminium DG sliding AS2047	W08,W10
SD2118	2100H X 1800W	1	3.78	N	Aluminium DG sliding AS2047	W09
ALL WINDOWS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS-						

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ELEVATIONS PLAN

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