

ALL WET AREAS TO BE STEPPED DOWN 50mm FROM FFL

ALL SMOKE ALARMS TO COMPLY WITH AS 3789 AND BCA 3.7.5.5 HARDWIRED TO THE CONSUMER POWER MAINS AND INTERCONNECTED TO EACH OTHER

2000L Rainwater Tank as per BASIX Requirements

6 Star Instantaneous HWS as per BASIX Requirements

REFER TO BASIX CERTIFICATES FOR FURTHER DETAIL

ALL WORKS TO COMPLY WITH BCA & AUSTRALIAN STANDARDS

REFER TO LANDSCAPE PLAN FOR MORE DETAILS

REFER TO HYDRAULIC ENGINEER PLANS FOR FURTHER DETAILS

BASIX NOTE: SINGLE DWELLING REFER TO BASIX REPORTS FOR FURTHER DETAILS CERTIFICATE NUMBER: 1763593S				
WATER COMMITMENTS				
ALTERNATE WATER RAINWATER TANK				
- The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, be installed in accordance with, the requirements of all applicable regulatory authorities.				
SWIMMING POOL				
- The swimming pool must not have a volume greater than 24 kilolitres.				
- The swimming pool must be outdoors.				
THERMAL PERFORMANCE AND MATERIALS COMMITMENTS				
GENERAL FEATURES				
- The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 12 storeys.				
- 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 construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.				
- The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.				
CEILING FANS				
- The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.				
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code.				
CONSTRUCTION	AREA - M2	ADDITIONAL INSULATION REQUIRED	OPTIONS TO ADDRESS THERMAL BRIDGING	OTHER SPECIFICATIONS
Floor - concrete slab on ground, waffle pod slab	110	nil; not specified	nil	
Floor - above habitable rooms or mezzanine, particle board; frame: timber - untreated softwood	96	nil/none	nil	
Floor - suspended floor above garage, particle board; frame: timber - untreated softwood	127	nil/fibreglass batts or roll	nil	
garage floor - concrete slab on ground, waffle pod slab	127	none	nil	
external wall: brick veneer; frame: timber - untreated softwood	all external walls	2.64 (or 2.70 including construction); fibreglass batts or roll	nil	wall colour: Medium (solar absorptance 0.48-0.7)
external garage wall: brick veneer; frame: timber - untreated softwood	142	fibreglass batts or roll	nil	
internal wall shared with garage; plasterboard; frame: timber - untreated softwood	31	nil/none	nil	
internal wall: plasterboard; frame: timber - untreated softwood	168	none	nil	
ceiling and roof - flat ceiling/flat roof, framed - metal roof, timber - untreated softwood	201	ceiling: 5.7 (up), roof: foil backed blanket; ceiling: fibreglass batts or roll; roof: foil backed blanket	nil	roof colour: medium (solar absorptance 0.48-0.59), 0.5 to <=1.0% of ceiling area uninsulated

Designed By:

idizin

s y d n e y

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Full Chartered Member:

bda

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY idizin sydney.



LEGENDS:

Smoke Alarm to be interconnected with each other in accordance with Part 9.5.2 and 9.5.4 of BCA 2022

Issue	Amendment	Initials	CCte
A	Issued for DA Approval	A.T	20.09.24

Address:

LOT: 15

DP: 14365

27 Omaha Street, BELFIELD, NSW

Project:

Demolition of Existing Structures, Proposed Construction of 2 Storey Dwelling Above Basement, Swimming Pool and Front Fence

Title:

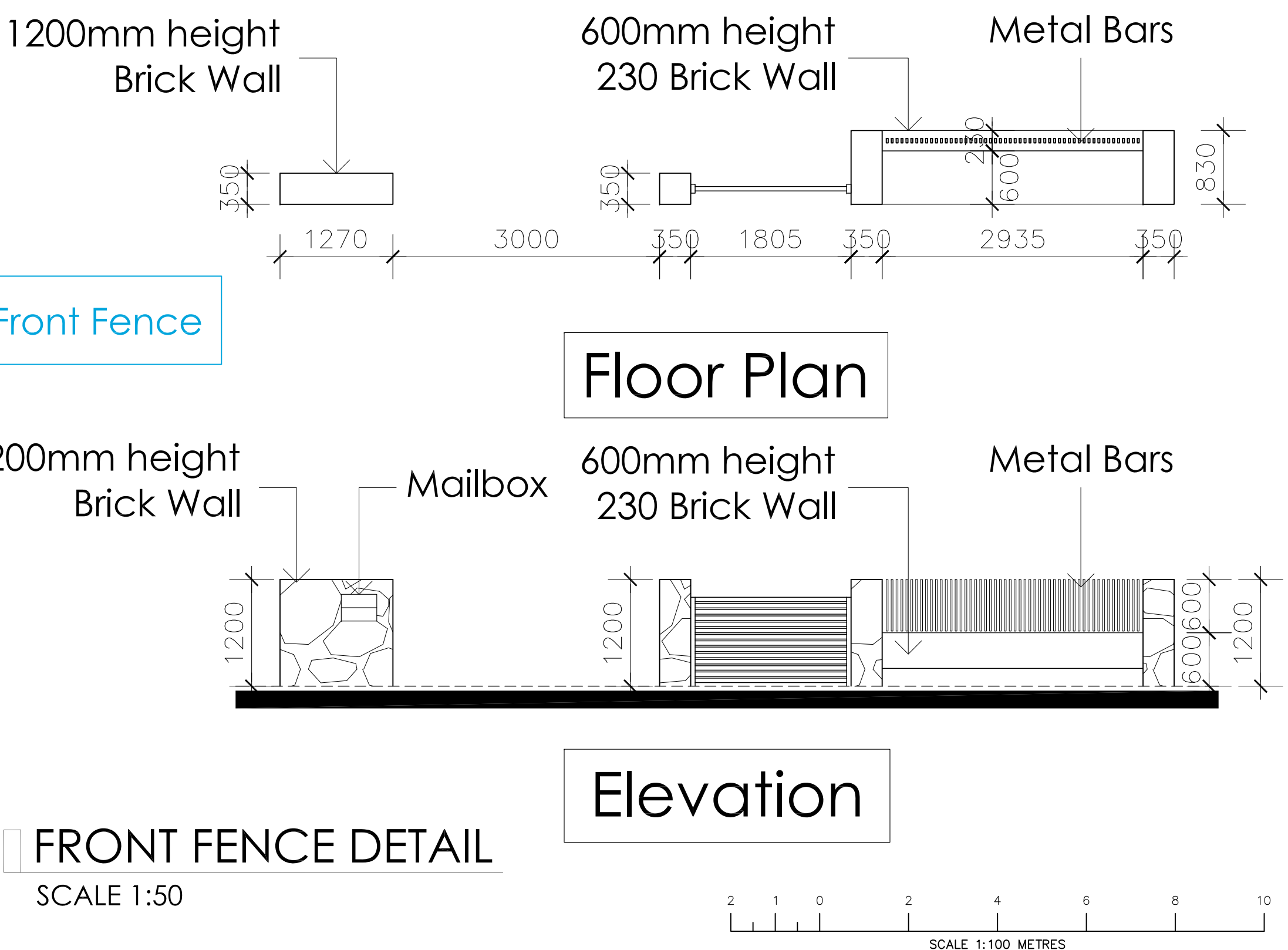
Site Plan, BASIX Notes and Front Fence

Council:

Canterbury-Bankstown Council

DA DRAWINGS

Drawn:	Date:	Project No.
A.T	20.09.24	21-2023
Checked:	Scale:	
B.E	1:50/100(A1)	
Sheet	of	Issue
02	08	A
		DA-200



FRONT FENCE DETAIL

SCALE 1:50