#### **ESD NOTES**

#### WATER CONSERVATION

SELECTED WATER DEVICES TO ALL NEW WORKS AREAS WITH THE FOLLOWING STAR RATINGS

**RATING** BATHROOM BASIN TAPS 3 STAR 3 STAR BATHROOM BATH TAPS SHOWER ROSE & MIXER 3 STAR WC FLUSH SYSTEM 4 STAR LAUNDRY TAPS 3 STAR

THE SELECTED RATING SYSTEM IS CONTAINED IN THE MANUAL OF ASSESSMENT PROCEDURE OF WATER EFFICIENT APPLICATIONS SAA MP64-1995S INSTALLATION AND LABELLING OF PIPES TO BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT SAA CODES.

#### **ENERGY CONSERVATION**

THE BUILDING IS TO BE LIFTED UP AND FITTED WITH ALL THERMAL PERFORMANCE SPECIFICATION REQUIREMENTS LISTED IN THE BASIX CERTIFICATE, AND IS TO INCLUDE THE FOLLOWING AT MINIMUM:

REQUIRMENT

TIMBER WALLS

TIMBER FRAME

TIMBER FRAME

**FOIL SISALATION** 

LIGHT COLOUR

LIGHT COLOUR

SOLAR H/W UNIT

WINDOWS

STANDARD

< 3.0 EER &

TO ALL DOORS AND

SINGLE PHASE WITH

DAY/NIGHT ZONING

AND LIVING AREAS

INDIVIDUAL FAN DUCTED TO FACADE

OR ROOF WITH

OFF

NATURAL

BETWEEN BEDROOM

MANUAL SWITCH ON/

VENTILATION ONLY

AT LEAST 3 BEDROOMS

TO BASIX CERTIFICATE

TO BASIX CERTIFICATE

EXTERNAL WALLS INTERNAL WALLS FLOOR TYPE

ALUM FRAME WITH WINDOW & FOLD. DOOR 6.82mm LAMINATED **GLASS TYPE** GLAZING. METAL PITCHED ROOF. **ROOF TYPE** 

**ROOF INSULATION CEILING INSULATION** 

WALL INSULATION EXTERNAL WALL COLOUR

ROOF CLADDING COLOUR WEATHER STRIPPING

**ROOF VENTILATION** HOTWATER UNIT AIR CONDITIONING FOR HEATING AND COOLING OF BEDROOMS AND LIVING ROOMS

BATHROOM EXHAUST

LAUNDRY VENTILATION

LIGHTING: ALL FITTINGS

CAPABLE OF ACCEPTING LIVING,LOUNGE,DINING FLUORESCENT LAMPS TO: & KITCHEN.

ALL NEW SELECTED WHITE GOODS AND OTHER PRIME COST ELECTRICAL APPLIANCES ARE TO BE OF AT LEAST A 3.5 STAR ENERGY RATING. THIS SHALL INCLUDE AT MINIMUM: REFRIDGERATOR. DISHWASER, WASHING MACHINE. DRYER TO BE AT LEAST 2.5 STAR RATED. PROVIDE ADEQUATE VENTILATION SPACE BEHIND REFRIDGERATOR TO MANUFACTURERS REQUIREMENTS.

ALL GAS APPLIANCES ARE TO BE OF AT LEAST A 3.5 STAR ENERGY RATING, THIS SHALL INCLUDE AT MINIMUM: KITCHEN COOK TOP AND OVEN; AND A 3 STAR INSTANTAOUS GAS HOT WATER SYSTEM FOR DOMESTIC HOT WATER SUPPLY.

PROVIDE EXTERNAL CLOTHES DRYING AREA AS INDICATED ON PLAN, AND RETRACTIBLE INTERNAL DRYING LINE IN LAUNDRY.

#### BASIX CERTIFICATE

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE AND SPECIFICATION AND REQUIREMENTS

#### **SMOKE ALARM**

(S) DENOTES

CEILING MOUNTED SMOKE ALARM CONNECTED TO MAINS POWER SUPPLY WITH BATTERY BACK AS PER: BCA; CLASS 1aBUILDING IN ACCORDANCE WITH 9.5.2 & 9.5.4: AS 1603:AS1670; AS 3786 & AS 1851.8.

#### STORMWATER

ALL STORMWATER DRAINAGE TO BE IN ACCORDANCE WITH AS 3500 & COUNCIL'S REQUIRMENTS. DOWN PIPE & S/W PIPE LOCATIONS AND DOWNPIPES ARE INDICATIVE ONLY - TO BE DETERMINED BY PLUMBER.

ALL STORMWATER TO BE DISCHARGED TO THE STREET GUTTER USING NEW AND EXISTING UNDERGROUND PIPING. ALL NEW PIPING TO BE STORMWATER GRADE UPVC TO ALL RELEVANT AND CURRENT SAA CODE REQUIREMENTS.

ALL WATER RUN-OFF FROM PAVING TO BE DIRECTED TO GRASS AREAS AND GARDEN BEDS.

REFER TO STORMWATER DRAINAGE CONCEPT PLAN FOR FURTHER DETAILS.

#### TERMITE PROTECTION

PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH AS 3660.1 - 2000. PROVISIONS IN THIS DESIGN INCLUDE:

- PESTICIDE RETICULATION SYSTEM BELOW THE GROUND SLAB WITH FREQUENT CHEMICAL INJECTION SERVICE TO MANUFACTURER'S MAINTENANCE RECOMMENDATIONS.
- WOVEN METAL MESH FABRIC LAID ACROSS 270MM BRICK WALL CAVITIES BELOW THE FLOOR STRUCTURE LEVEL. REFER TO SECTIONS FOR FURTHER DETAILS

#### SLIP RESISTANCE

ALL FLOOR SURFACES TO HAVE A SLIP-RESISTANT FINISHIN ACCORDANCE WITH ALL RELEVANT AND **CURRENT SAA CODES** 

#### WET AREA WATERPROOFING

WALLS AND FLOORS TO NEW WET AREAS (BATHROOM & LAUNDRY) TO BE WATERPROOFED IN ACCORDANCE WITH ALL RELEVANT AND CURRENT SAA CODES.

# **BUILDING CALCULATIONS**

NO	CONTROLS	PROPOSAL
1	LAND ZONING	RE2-PRIVATE RECREATION (PUB.23-6-2023)
2	LOT SIZE & FRONTAGE	LOT SIZE= 1.772 HA LOT FRONTAGE = 87.225 m
3	SITE COVER 900m2 & above = 430m2	ACTUAL SITE COVER = 140.50m2
4	ANCILLARY STRUCTURE MAX. = 430.00m2 ALLOWED.	EXISTING FLOOR AREA = 101.93m2 PROPOSED ALTERATIONS =10.22m2 TOTAL ANCILLARY STRUCTURE AREA = 112.15m2
5	ANCILLARY STRUCTURE BLDNG HEIGHT MAX.= N/A	ACTUAL ANCILLARY STRUCTURE BLDNG HEIGHT = 7.428m
6	FRONT SETBACK REQUIRED = 6.0m MIN.	TO REMAIN EXISTING = 6.043m
7	SIDE S/BACK MIN.= 1.00mm	ACTUAL SIDE SETBACK MIN.= 15,943m min.
8	REAR SETBACK MIN.= 6.00m	ACTUAL REAR SETBACK = INFINITE
8	LANDSCAPED AREA MIN. = 25% = 4430 m2	ACTUAL LANDSCAPED AREA = 97.33% =17,247m2

### WINDOW SCHEDULE

WINDOW	WINDOW TYPE	X (HORIZ).	Y (VERTICAL).	SILL HEIGHT.
REF No.	(REFER	DIMENSION	DIMENSION	FROM FFL
	DRAWINGS)	STRUCTURAL OPENING CHECK ON SITE	STRUCTURAL OPENING CHECK ON SITE	
$\overline{}$	AL. FRAME SL. WINDOW.	1200mm	1000mm	1100mm
02	HIGH AL. FRAME VENT WINDOW FROSTED GLASS	600mm	900mm	1500mm

## DOOR SCHEDULE

DOOR	DOOR TYPE	X (HORIZ).	Y (VERTICAL).
REF No.	(REFER	DIMENSION	DIMENSION
	DRAWINGS)	STRUCTURAL OPENING CHECK ON SITE	STRUCTURAL OPENING CHECK ON SITE
l n4 l n2 /	SOLID CORE W/P SWINGING DOORS	900 mm	2100mm

NOTES:

DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF WORK REPORT ANY DISCREPANCIES.

C.O.S DENOTES ITEM TO BE CHECKED ON SITE.

ALL LEVELS ARE TO **AHD** AND HAVE BEEN DETERMINED FROM OSSUM SURVEYING SERVICES PIL -

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date

CANTERBURY RUGBY UNION CLUB 17 WARDELL ROAD EARLWOOD . NSW

clien

LIFTING OF EXISTING ANCILLARY STRUCTURE TO ABOVE APPROVED FLOOD LEVEL

17 WARDELL ROAD EARLWOOD



building designers and consultants





NOTES & CALCULATIONS 125-173

A02 drawing no.

31/1/25