

ESD NOTES

WATER CONSERVATION

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

ITEM	RATING
SHOWER BASIN TAPS	4 STAR
SHOWER ROSE & MIXER	4 STAR
WC FLUSH SYSTEM	4 STAR
LAUNDRY TAPS	4 STAR

THE SELECTED RATING SYSTEM IS CONTAINED IN THE MANUAL OF ASSESSMENT PROCEDURE OF WATER EFFICIENT APPLICATIONS SAA MP64-1995S ALLNEW SECONDARY DWELLING ROOF AREA IS TO BE DRAINED INTO A 2500 LITRES RAIN WATER TANK TO BE PROVIDED AS SPECIFIED ON THESE DRAWINGS AND CONNECTED TO ALL GARDEN & TOILET.

INSTALLATION AND LABELLING OF PIPES TO BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT SAA CODES.

ENERGY CONSERVATION

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

ITEM	REQUIRMENT
MAIN DWELLING:	
EXTERNAL WALLS	BRICK VENEER WALLS
INTERNAL WALLS	TIMBER WALLS
FLOOR TYPE	CONCRETE FLOOR
SEC. DWELLING:	
EXTERNAL WALLS	BRICK VENEER WALLS
INTERNAL WALLS	TIMBER WALLS
FLOOR TYPE	CONCRETE FLOOR
WINDOW & SLIDING DOOR	ALUM FRAME WITH 6.82mm LAMINATED GLAZING.
GLASS TYPE	

ROOF TYPE	TILED PITCH T/C TILES
ROOF INSULATION	FOIL SISALATION

CEILING INSULATION	TO BASIX CERTIFICATE
WALL INSULATION	TO BASIX CERTIFICATE

EXTERNAL WALL COLOUR	MEDIUM COLOUR
ROOF CLADDING COLOUR	MEDIUM COLOUR
WEATHER STRIPPING	TO ALL DOORS AND WINDOWS

ROOF VENTILATION	STANDARD
HOTWATER UNIT	INSTANT GAS.
AIR CONDITIONING FOR HEATING AND COOLING OF BEDROOMS AND LIVING ROOMS	SINGLE PHASE WITH < 3.0 EER & DAY/NIGHT ZONING BETWEEN BEDROOM AND LIVING AREAS

SHOWER ROOM EXHAUST	INDIVIDUAL FAN DUCTED TO FACADE OR ROOF WITH MANUAL SWITCH ON/OFF
LAUNDRY VENTILATION	NATURAL VENTILATION ONLY

LIGHTING: ALL FITTINGS CAPABLE OF ACCEPTING FLUORESCENT LAMPS TO:

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 6 STAR INSTANTANIOUS 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

Ⓢ DENOTES

CEILING MOUNTED SMOKE ALARM CONNECTED TO MAINS POWER SUPPLY WITH BATTERY BACK. AS PER: BCA: CLASS 1a BUILDING IN ACCORDANCE WITH 9.5.2 & 9.5.4 AS 1603; AS1670;AS3786 &AS1851.8

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

Table 10.8.3: Roof space ventilation requirements

Roof pitch	Ventilation openings
< 10°	25,000 mm²/m provided at each of two opposing ends
≥ 10° and < 15°	25,000 mm²/m provided at the eaves and 5,000 mm²/m at high level
≥ 15° and < 75°	7,000 mm²/m provided at the eaves and 5,000 mm²/m at high level, plus an additional 18,000 mm²/m at the eaves if the roof has a cathedral ceiling

PROVIDE EXHAUST SYSTEM TO:

LAUNDRY,KITCHEN AND EN-SUITE. IN ACCORDANCE WOTH ABCB HOUSING PROVISIONS PART 10.8: CONDENSATION DETAILS OF FLOW RATES + EXHAUST TO OUTSIDE AIR:

Part 10.8 Condensation management:10.8.1

External wall construction

- (1) Where a pliable building membrane is installed in an external wall, it must—
  - (a) comply with AS 4200.1; and [2019: 3.8.7.2]
  - (b) be installed in accordance with AS 4200.2; and
  - (c) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.
- (2) Where a pliable building membrane, sarking-type material or insulation layer is installed on the exterior side of the primary insulation layer of an external wall it must have a vapour permeance of not less than—
  - (a) in climate zones 4 and 5, 0.143 µg/N.s; and
  - (b) in climate zones 6, 7 and 8, 1.14 µg/N.s.
- (3) Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

10.8.2 Exhaust systems

- (1) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of—
  - (a) 25 L/s for a bathroom or sanitary compartment; and
  - (b) 40 L/s for a kitchen or laundry.
- (2) Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
- (3) Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
- (4) An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must—
  - (a) be interlocked with the room's light switch; and
  - (b) include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.
- (5) Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (1) must be provided with make-up air—

- (a) via openings to an adjacent room with a free area of 14,000 mm2; or
  - (b) in accordance with AS 1668.2.
- (b) in accordance with AS 1668.2.
  - (6) Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (3) must be provided with make-up air in accordance with AS 1668.2.

10.8.3 Ventilation of roof spaces

- (1) In climate zones 6, 7 and 8, a roof must have a roof space that—
  - (a) is located—
    - (i) immediately above the primary insulation layer; or
    - (ii) immediately above sarking with a vapour permeance of not less than 1.14 µg/ N.s, which is immediately above the primary insulation layer; or
    - (iii) immediately above ceiling insulation that meets the requirements of 13.2.3(3) and 13.2.3(4); and
  - (b) has a height of not less than 20 mm; and
  - (c) is either—
    - (i) ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
    - (ii) located immediately underneath the roof tiles of an unsarked tiled roof.
- (2) The requirements of (1) do not apply to a—
  - (a) concrete roof; or
  - (b) roof that is made of structural insulated panels; or
  - (c) roof that is subject to Bushfire Attack Level FZ requirements in accordance with AS 3959.

BUILDING CALCULATIONS

NO	CONTROLS	PROPOSAL
1	LOT SIZE MIN.= 450-600m²	LOT SIZE = 505.9m²
2	LOT WIDTH MIN. REQ.= 12.00m	ACTUAL LOT WIDTH = 10.935m
3	DWELLING MAX. BLDNG FOOTPRINT AREA = 330.00m² SEC.DWELLING MAX. AREA = 60m²	ACTUAL DWELLING AREA = 103.46m² ACTUAL SEC. DWELLING AREA = 60m² TOTAL DWELLING AREA = 163.46m²
4	SITE COVER =50% = 252.95m²	ACTUAL SITE COVER = 35.18% = 177.98m²
5	DWELLING BLDNG HEIGHT MAX.= 8.50m S/DWELLING BLDNG HEIGHT MAX.= 3.80m	ACTUAL DWELLING BLDNG HEIGHT MAX.= 5.59m ACTUAL S/DWELLING BLDNG HEIGHT MAX.= 3.80m
6	SIDE S/BACK MIN.= 0.90m	ACTUAL SIDE SETBACK MIN.= 0.930m
7	REAR SETBACK MIN.= 3.00m	ACTUAL REAR SETBACK = 3.010m
8	LANDSCAPED AREA MIN.= 25% = 126.48m²	ACTUAL LANDSCAPED AREA = 25.65% = 129.76m²
9	S/WATER PERVIOUS AREA= 30%= 151.77m²	ACTUAL S/WATER PERVIOUS AREA = 31.40% = 158.88m²
10	PRIVATE COURTYARD AREA = 24.0m²	PRIVATE COURTYARD DWELLING-AREA A = 65.86m² PRIVATE COURTYARD S/DWELLING-AREA B = 32.96m²

PROPOSED LANDSCAPED AREA CALCULATIONS
<div><div></div><div>A 8.28 m²</div></div>
LAND AREA = 505.9m²
SOFT LANDSCAPED AREA REQ. = 25%= 126.48m²
PERVIOUS AREA CALCULATIONS AREA
<div><div>A=64.07m²</div><div>B=65.69m²</div></div>
TOTAL
129.76m²
25.65% OF SITE AREA

PROPOSED STORMWATER SOFT AREA CALCULATIONS
<div><div></div><div>A 8.28 m²</div></div>
LAND AREA = 505.9m²
STORMWATER SOFT AREA REQ. = 30%= 151.77m²
PERVIOUS AREA CALCULATIONS AREA
<div><div>A=64.07m²</div><div>B=65.69m²</div><div>C=6.82m²</div><div>D=22.30m²</div></div>
TOTAL
158.88m²
31.40% OF SITE AREA

WINDOW SCHEDULE - MAIN DWELLING

WINDOW REF No.	WINDOW TYPE (REFER DRAWINGS)	X (HORIZ). DIMENSION STRUCTURAL OPENING CHECK ON SITE	Y (VERTICAL). DIMENSION STRUCTURAL OPENING CHECK ON SITE	SILL HEIGHT. FROM FFL
<div><div>W</div><div>01</div></div>	ALUM. FRAME SL. WINDOW	1800mm	1500mm	800mm
<div><div>W</div><div>02</div></div>	ALUM. FRAME SL. WINDOW	1200mm	1500mm	800mm
<div><div>W</div><div>03</div></div>	ALUM. FRAME SL. WINDOW	1500mm	1500mm	800mm
<div><div>W</div><div>04</div></div>	ALUM. FRAME FIXED WINDOW	900mm	500mm	1100mm
<div><div>W</div><div>05</div><div>W</div><div>06</div></div>	HIGH ALUM. FRAME SL. WINDOWS FROSTED	900mm	900mm	1500mm
<div><div>W</div><div>07</div></div>	ALUM. FRAME SL. WINDOW	1800mm	1350mm	800mm
<div><div>W</div><div>08</div></div>	ALUM. FRAME SL. WINDOW	1500mm	1350mm	800mm
<div><div>W</div><div>09</div></div>	ALUM. FRAME SL. WINDOW	1200mm	1350mm	800mm
<div><div>W</div><div>10</div></div>	HIGH ALUM. FRAME SL. WINDOW FROSTED	900mm	600mm	1500mm

DOOR SCHEDULE - MAIN DWELLING

DOOR REF No.	DOOR TYPE (REFER DRAWINGS)	X (HORIZ). DIMENSION STRUCTURAL OPENING CHECK ON SITE	Y (VERTICAL). DIMENSION STRUCTURAL OPENING CHECK ON SITE
<div><div>D</div><div>01</div></div>	HOLLOW CORE SWING DOOR	900 mm	2100mm
<div><div>D</div><div>02</div></div>	SOLID CORE DOOR	900 mm	2100mm

DOOR SCHEDULE - SECONDARY DWELLING

DOOR REF No.	DOOR TYPE (REFER DRAWINGS)	X (HORIZ). DIMENSION STRUCTURAL OPENING CHECK ON SITE	Y (VERTICAL). DIMENSION STRUCTURAL OPENING CHECK ON SITE
<div><div>D</div><div>01</div><div>D</div><div>02</div></div>	HOLLOW CORE SWING DOORS	900 mm	2100mm
<div><div>D</div><div>03</div><div>D</div><div>04</div></div>	HOLLOW CORE SL. DOORS	900 mm	2100mm

<b>NOTES :</b> 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 OSUM SURVEYING SERVICES PT.  AVAILABLE DETAILED SITE SURVEY INFORMATION BY THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT THEREIN ARE THE PROPERTY OF ERGO DESIGNS AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF ERGO DESIGNS.	A DA SUBMISSION  rev notes	21/5/25  date	This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of ergo designs.	<b>M. KAMRUL ISLAM &amp; M. RAHMAN</b> <b>48 ERNEST STREET LAKEMBA NSW</b>  client	<b>ALT'S &amp; ADD'S TO MAIN DWELLING/CONV. OF EX. OUT/BLDNG TO SEC. DWELLING</b> project <b>48</b> ERNEST STREET LAKEMBA address	<b>Ergo Designs P/L</b>  building designers and consultants 334A homer st earlwood nsw 2206 ph: 9558 1233 e-mail: ergo-des@bigpond.net.au	<b>bdaa</b>  ACCREDITED BUILDING DESIGNER <b>Accreditation No.6667</b>  Registration Class BUILDING DESIGN CLASSES (2 LOW & MEDIUM RISE) Registration Number DEP0001890	<div><div></div><div>T-N</div></div>	<b>NOTES &amp; SPECIFICATIONS</b> drawing  525-181 project  A02 drawing no.  A issue 21/5/25
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