



SITE CALCULATIONS

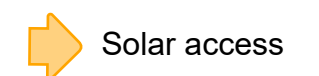
Itemised Floor Area	Area
All Living Areas	146 m2
Garage	40 m2
Alfresco/Porch	35.5 m2
Total GFA	221.5 m2
Site Area	400 m2
Proposed Dwelling Site Coverage	55%

- (E) ELECTRICITY PIT
- (P5) P5 TELSTRA PIT
- (M) SEWER MANHOLE
- (+) LIGHTPOST
- (V) VEGETATION
- (M) MAILBOX

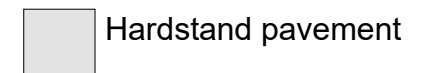
WASTE MANAGEMENT PLAN

Waste generated from site during construction will be maintained via the following measures

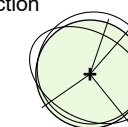
- (i) on site storage at designated area as shown on site plan the area will be boarded up to avoid wind blown materials
- (ii) Skip bins and wheelie bins located in close proximity to the construction area, with bins dumped at bucket's way landfill waste management centre



Solar access

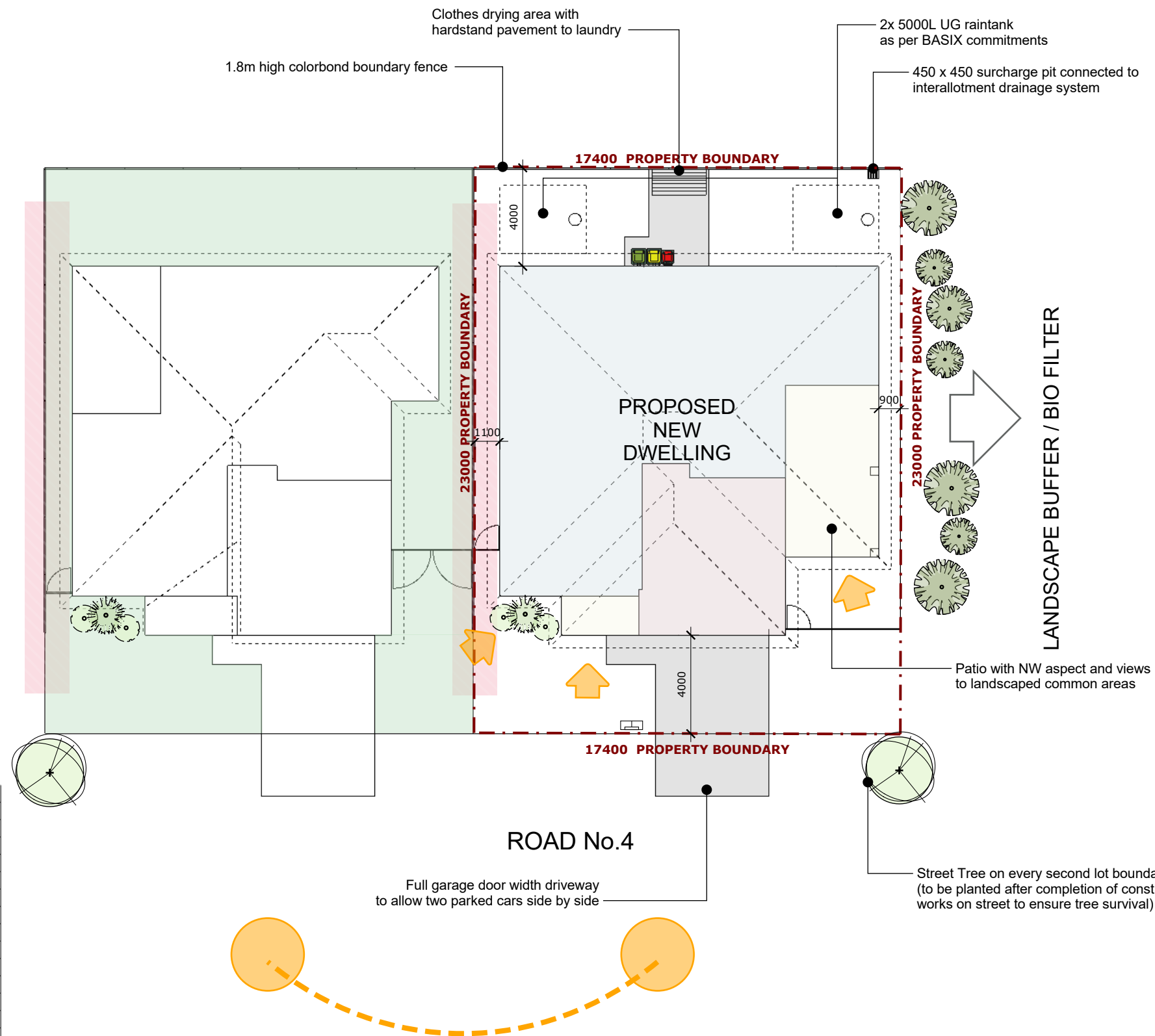


Hardstand pavement



Street Trees

1.8m min. separation zone between dwellings (except zero lot's to provide 2.4m min. separation to frontage)



HOME TYPE	South Facing	North	West
	12.5	14.5	16.5
Amity Mk1	*	*	
Eclipse Mk1	*	*	
Mary Ann Mk3	*	*	
Oceana Mk3		*	
Oceana Mk4		*	
Providence Mk4	*	*	
Providence Mk5		*	
Susannah Mk1	*	*	*
Susannah Mk2	*	*	*
Amy Mk1		*	
Laura Mk2		*	
Lydia Mk3		*	
Lydia Mk4		*	
Atlanta Mk4			*
Atlanta Mk5			*
Eliza Davis Mk1		*	*



PROJECT NO.
Laura Mk2
(17.4m)
CLIENT

PROJECT NAME
Harrington Waters Lifestyle Village
PROJECT ADDRESS
Manor Road, Harrington

NO.	DATE	DESCRIPTION
1	04/09/2018	DA Drawings
2	29/07/2019	BASIX Commitments added

DOCUMENT DATE
August 5, 2019
Scale: 1 : 200
PAPER SIZE: A3

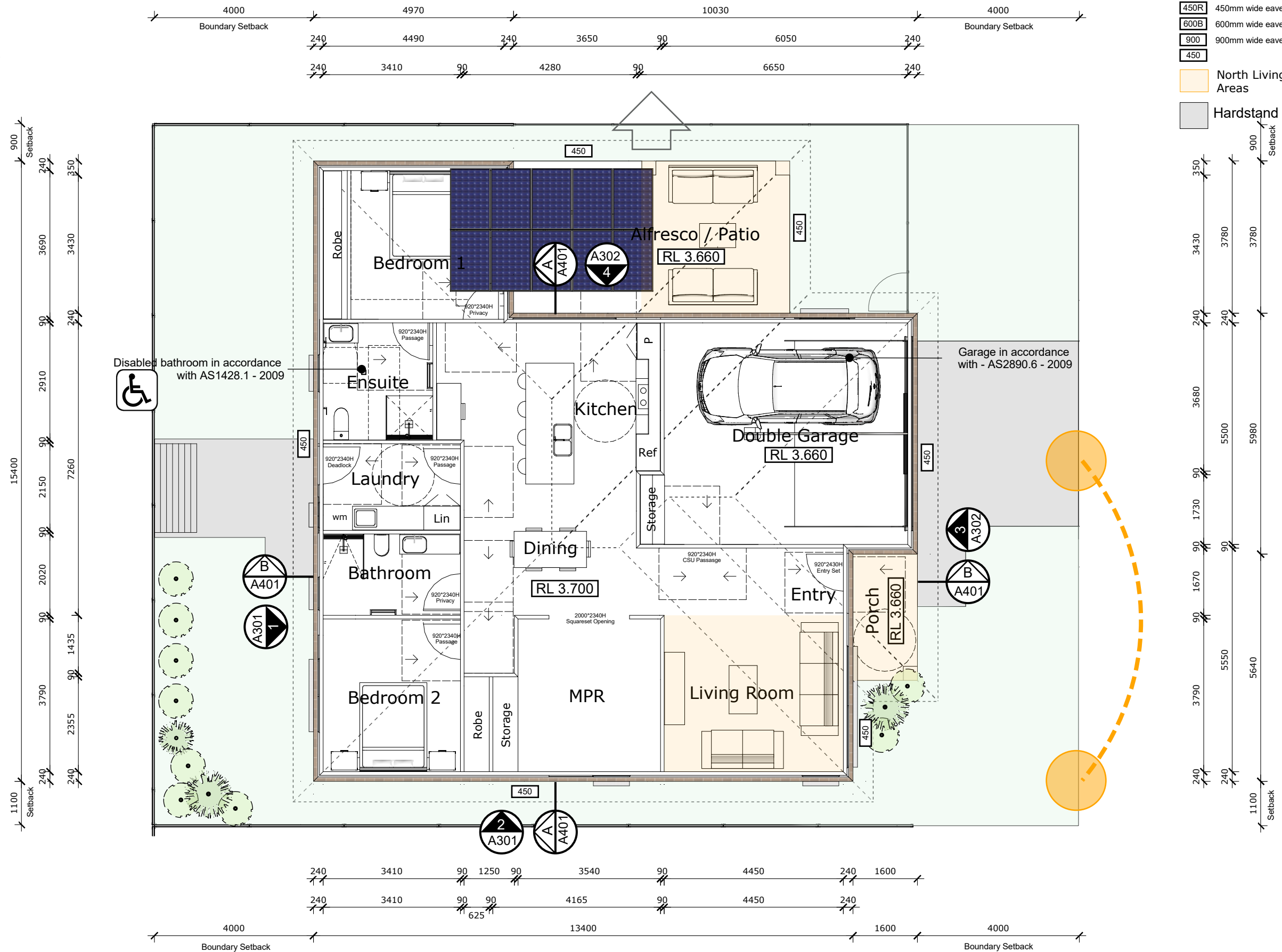
DRAWING TITLE
Site Plan

All dimensions are in millimetres unless noted otherwise. This drawing is to be read in conjunction with the Specification, BASIX Certificate and Engineer's details, if applicable. All dimensions are subject to confirmation on site by the builder/subcontractor. Figured dimension is to be taken a preference to scaling

DOCUMENT PHASE
Construction Documents

A101

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DRAWING TITLE
Ground Floor Plan

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A201

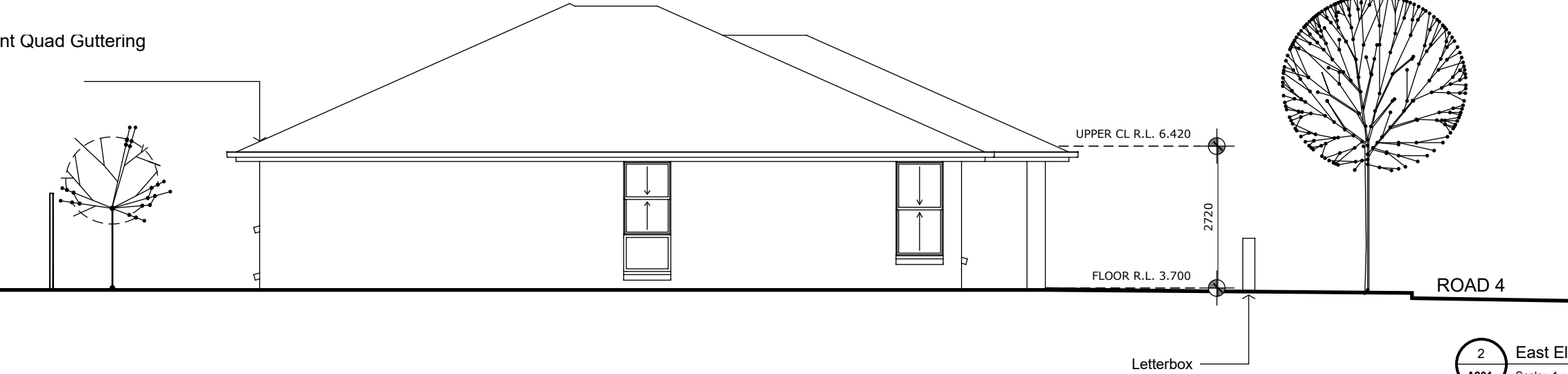
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SUMMARY OF BASIX COMMITMENTS				
<i>This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au</i>				
WATER COMMITMENTS				
Fixtures				
3 Star Shower Heads		Yes		
4 Star Kitchen / Basin Taps		Yes	3 Star Toilet	Yes
Alternative Water				
Minimum Tank Size (L)		10000	Collected from Roof Area (m2)	270
Tank Connected To:				
All Toilets		Yes	Laundry W/M Cold Tap	Yes
One Outdoor Tap		Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans				
ENERGY COMMITMENTS				
Hot Water		Gas Instantaneous 6 Star		
Cooling System	Living	1 Phase A/C Zoned		EER 3.0 - 3.5
	Bedrooms	1 Phase A/C Zoned		EER 3.0 - 3.5
Heating System	Living	1 Phase A/C Zoned		EER 3.0 - 3.5
	Bedrooms	1 Phase A/C Zoned		EER 3.0 - 3.5
Ventilation	1 x Bathroom	Fan ducted to exterior		Manual on/off
	Kitchen	Fan ducted to exterior		Manual on/off
	Laundry	Natural ventilation		N/A
Natural Lighting	Window/Skylight in Kitchen			Yes
	Window/Skylight in Bathrooms/Toilets			Yes to 2
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms		2	Dedicated No
	Number of Living/Dining rooms		2	Dedicated No
	Kitchen		1	Dedicated No
	All Bathrms/Toilets		Yes	Dedicated No
	Laundry		Yes	Dedicated No
All Hallways		Yes	Dedicated No	
OTHER COMMITMENTS				
Outdoor clothes line		Yes	Ventilated refrigerator space Yes	
Stove/Oven		Gas Cooktop & Electric Oven		
Pool		N/A		
Alternative Energy		Photovoltaic System: 2 kW		



1 South Elevation
A201 Scale: 1 : 100

Metal Fascia & High Front Quad Guttering
Colour: Fascia (TBC)
Colour: Guttering (TBC)



2 East Elevation
A201 Scale: 1 : 100



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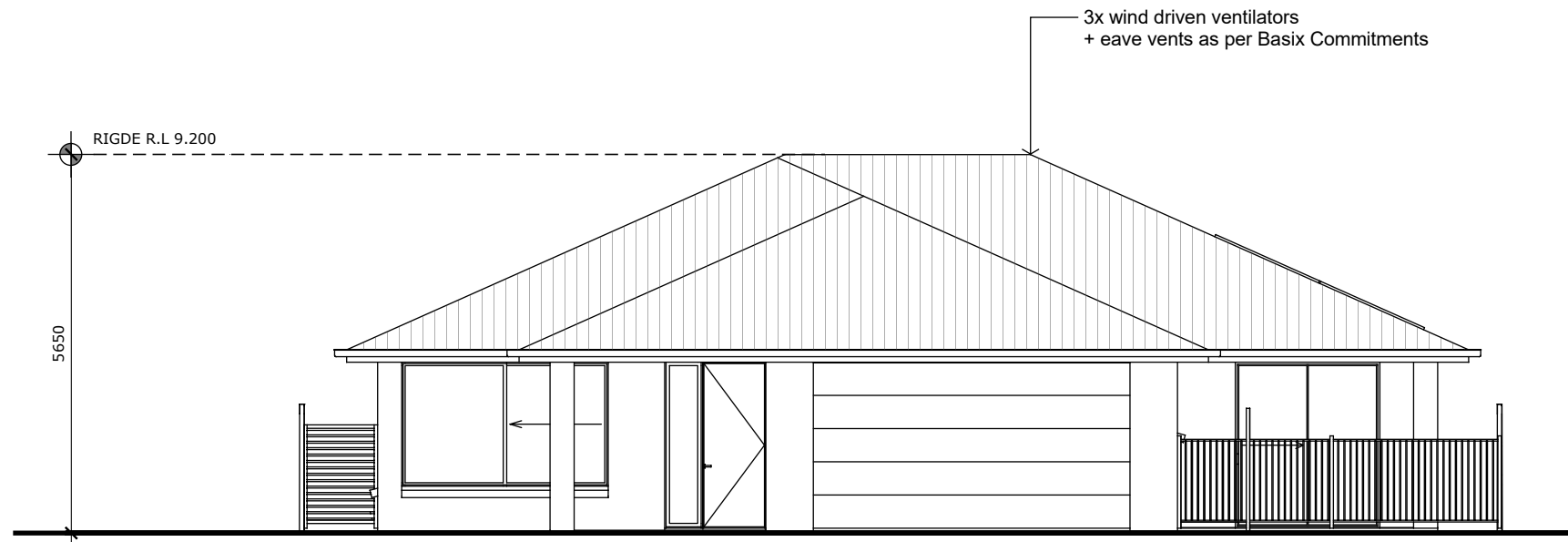
DRAWING TITLE
Elevations

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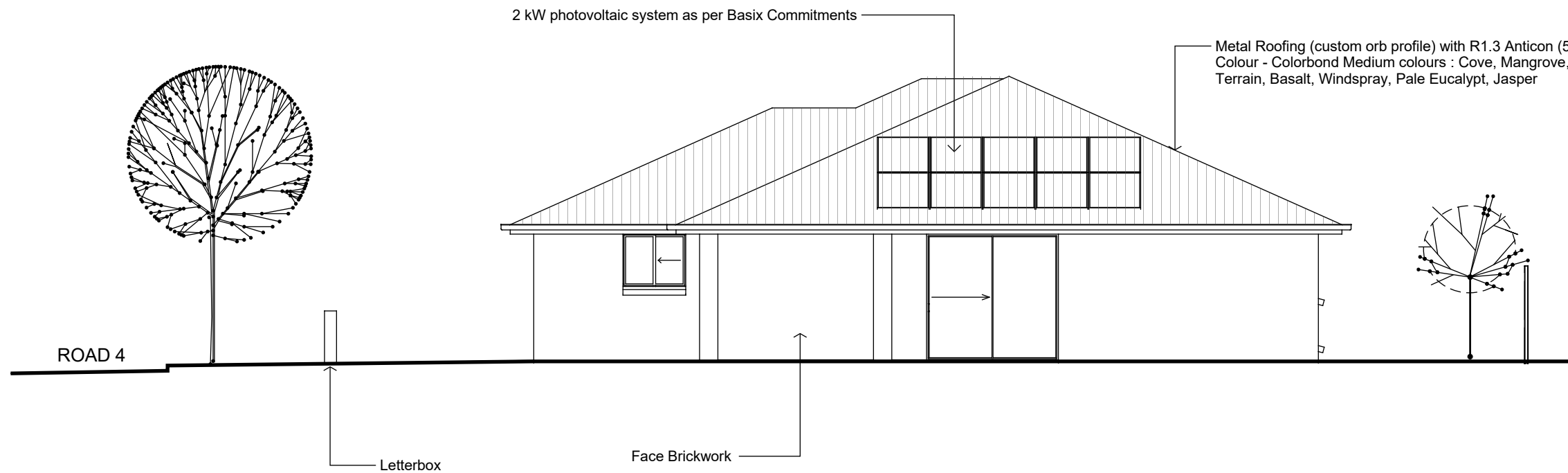
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3 North Elevation
A201 Scale: 1 : 100



4 West Elevation
A201 Scale: 1 : 100

Thermal Performance Specifications (does not apply to garage)				
External Wall Construction		Added Insulation		
Brick Veneer & Lightweight Cladding		R2.0		
Internal Wall Construction		Added Insulation		
Plasterboard on studs		Nil		
Ceiling Construction		Added Insulation		
Plasterboard		R2.5 to ceilings adjacent to roof space		
Roof Construction		Colour	Added Insulation	
Metal		Medium (Solar absorptance 0.475-0.70)	Foil + R1.0 blanket	
Floor Construction		Covering	Added Insulation	
Concrete (waffle pod)		As drawn	None	
Windows	Glass and frame type	U Value	SHGC Range	Area sq m
ALM-001-01 A	Aluminium Type A Single clear	6.70	0.70	As drawn
ALM-002-01 A	Aluminium Type B Single clear	6.70	0.70	As drawn
Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors				
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres				

GENERAL NOTES:

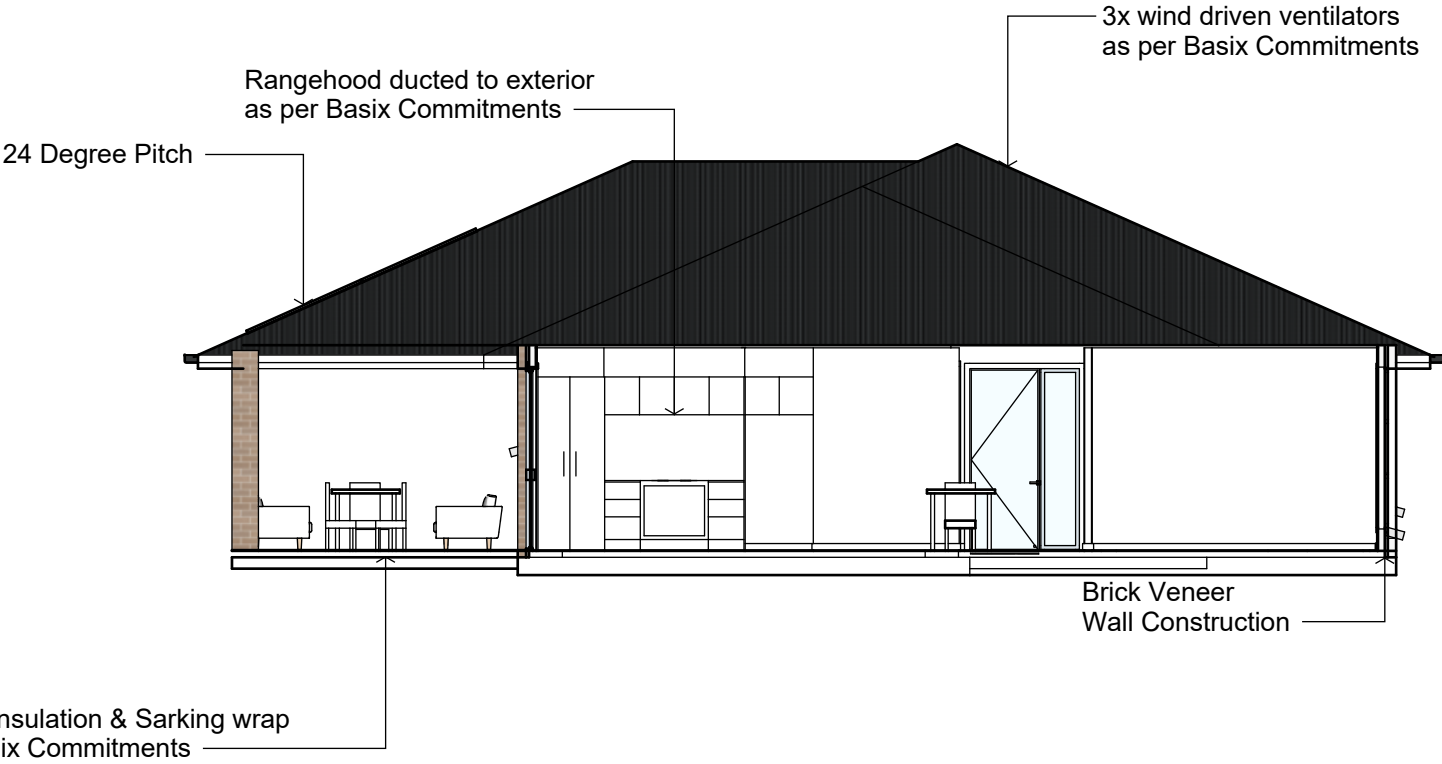
To ensure minimum standard of structural stability is met: all timber sizes, spaces and spans used in construction of the building shall comply with requirements of Australian standard AS1684 - 2010 "Timber Frame Code".

To ensure the building is protected from attack by termites, termite shields or other suitable physical barriers complying with AS 3660 are to be provided.

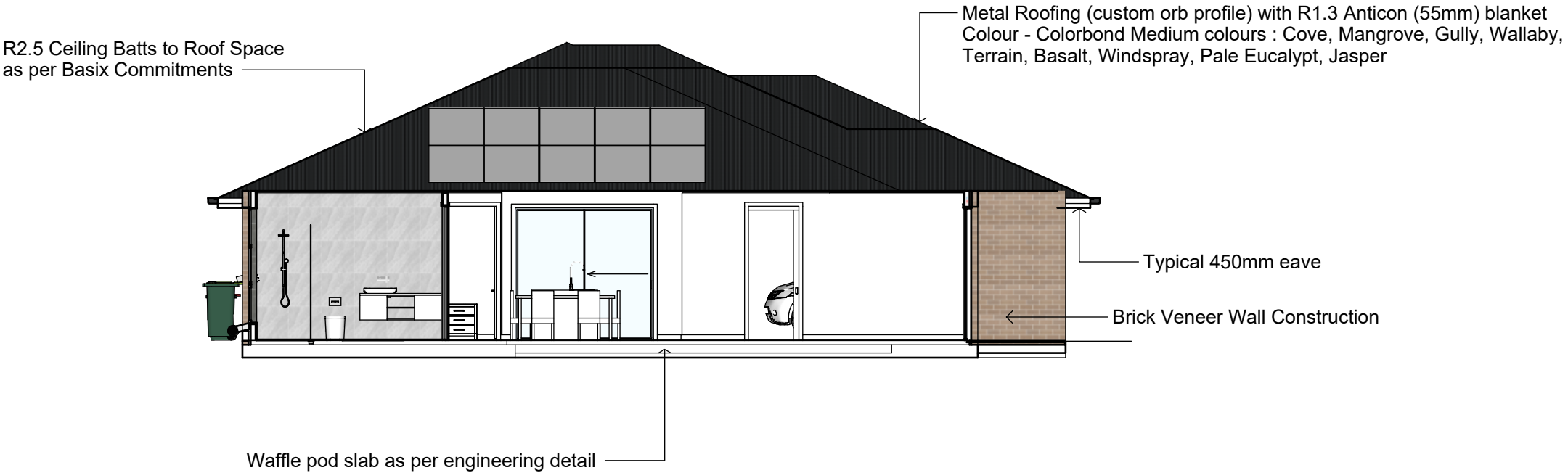
To provide adequate disposal of stormwater, roof water shall be conveyed by approved drains and connected to the existing stormwater system.

An automatic fire detection and alarm system is to be installed in the dwelling in accordance with the requirements of E3.7.2 of the Building Code of Australia.

All "wet area" floors, including concrete, shall be sealed to walls with approved material so as to effectively prevents moisture entering the structure. Particular attention is to be paid to the flashing of the shower recess. All dimensions to be confirmed on site by the builder.



A Section
A201 Scale: 1 : 100



B Section
A201 Scale: 1 : 100



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DRAWING TITLE
Sections

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Lydia Mk4

Open pool fencing overlooking landscaped batter and bio filters



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DRAWING TITLE
Street Elevation & Perspective

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