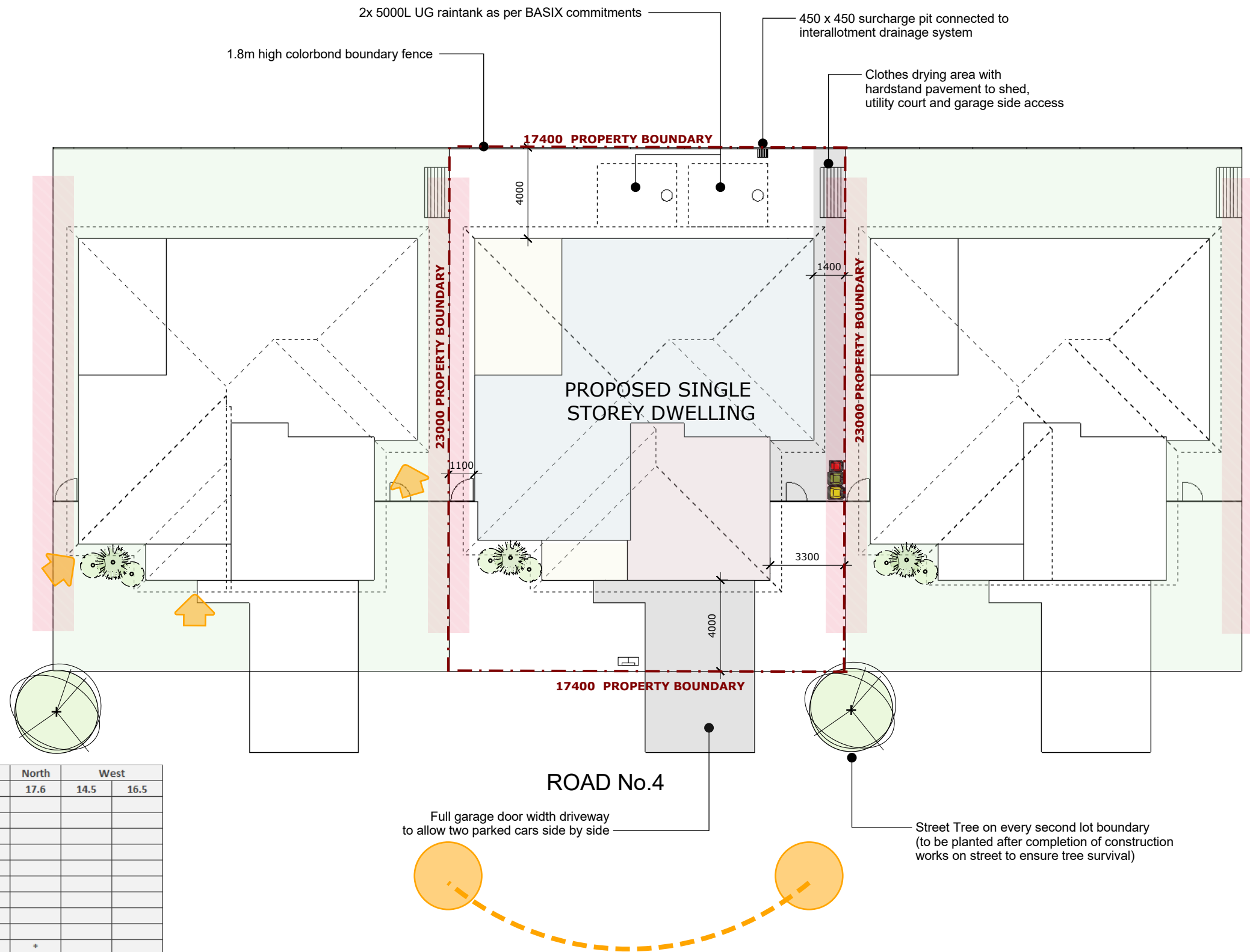




SITE CALCULATIONS

Itemised Floor Area	Area
All Living Areas	142 m2
Garage	42 m2
Alfresco/Porch	38 m2
Total GFA	222 m2
Site Area	400 m2
Proposed Dwelling Site Coverage	55%

- ELECTRICITY PIT
- P5 TELSTRA PIT
- SEWER MANHOLE
- LIGHTPOST
- VEGETATION
- 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	17.6	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.
Lydia Mk3

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

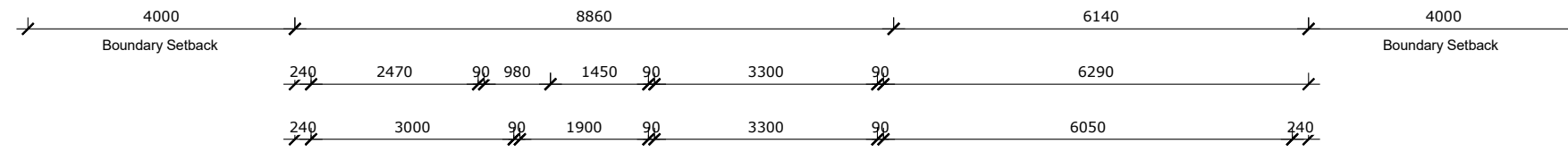
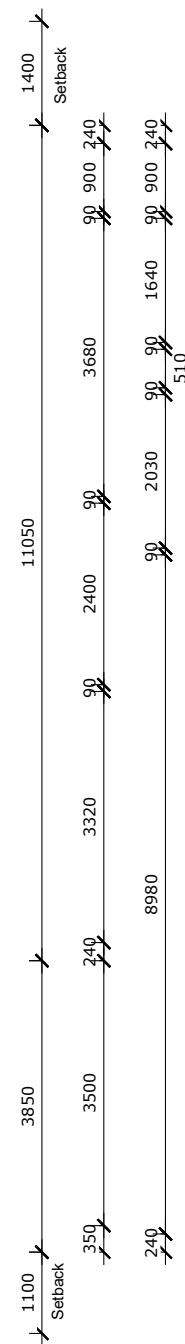
DRAWING TITLE
Site Plan

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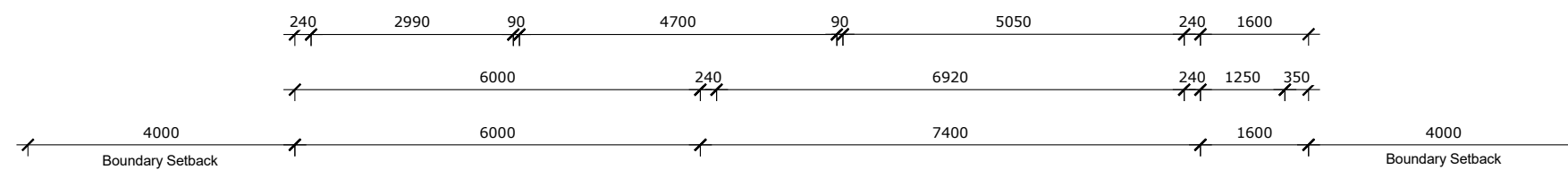
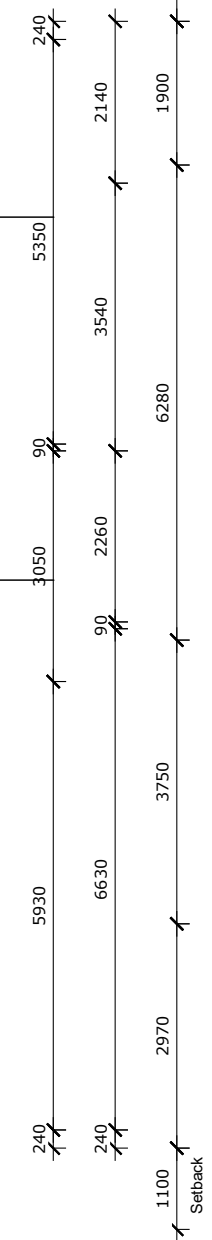
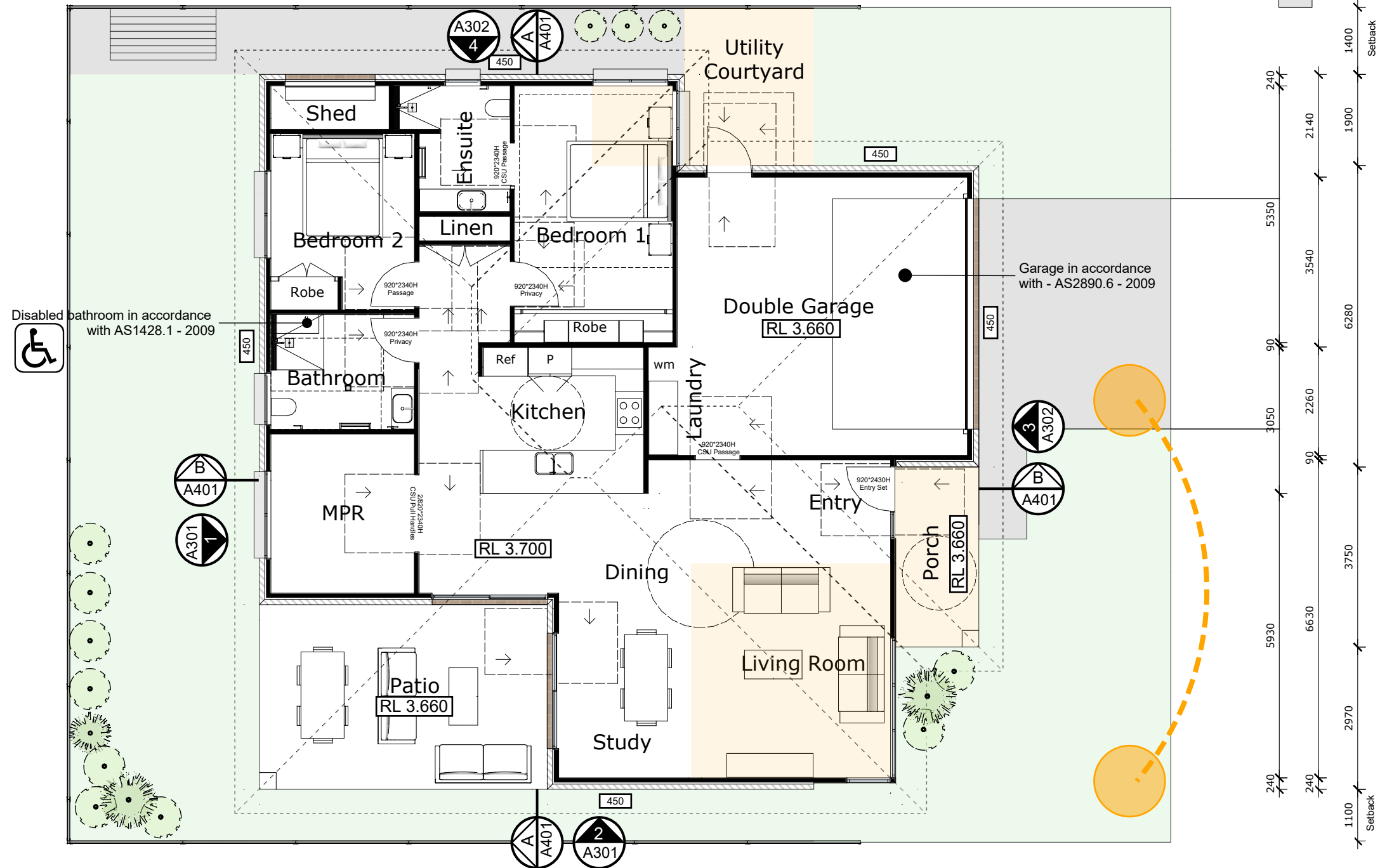
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- 450R 450mm wide eave (raked)
- 600B 600mm wide eave (boxed/coffered)
- 900 900mm wide eave (straight)
- 450
- North Living Areas
- Hardstand pavement



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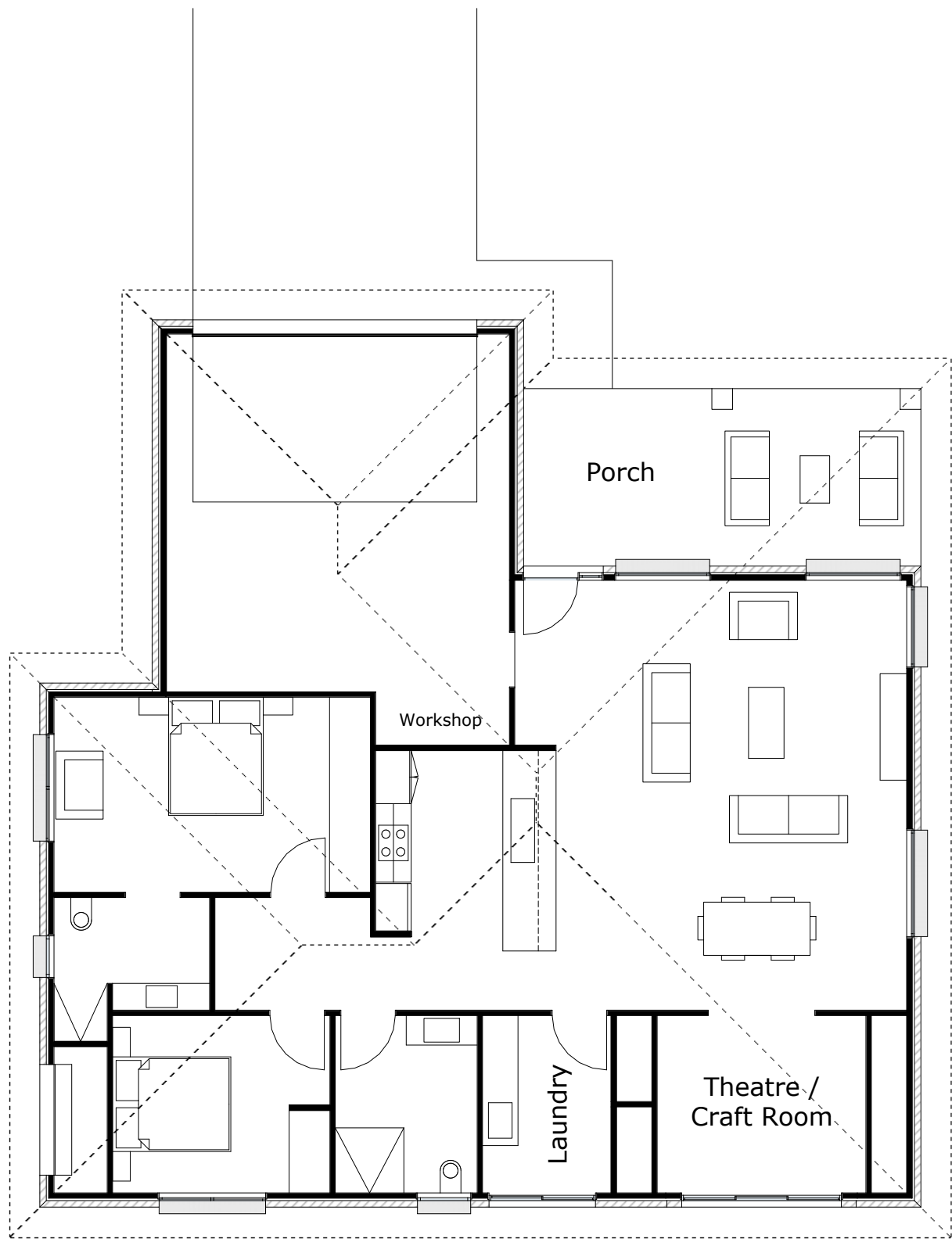
DRAWING TITLE
Ground Floor Plan

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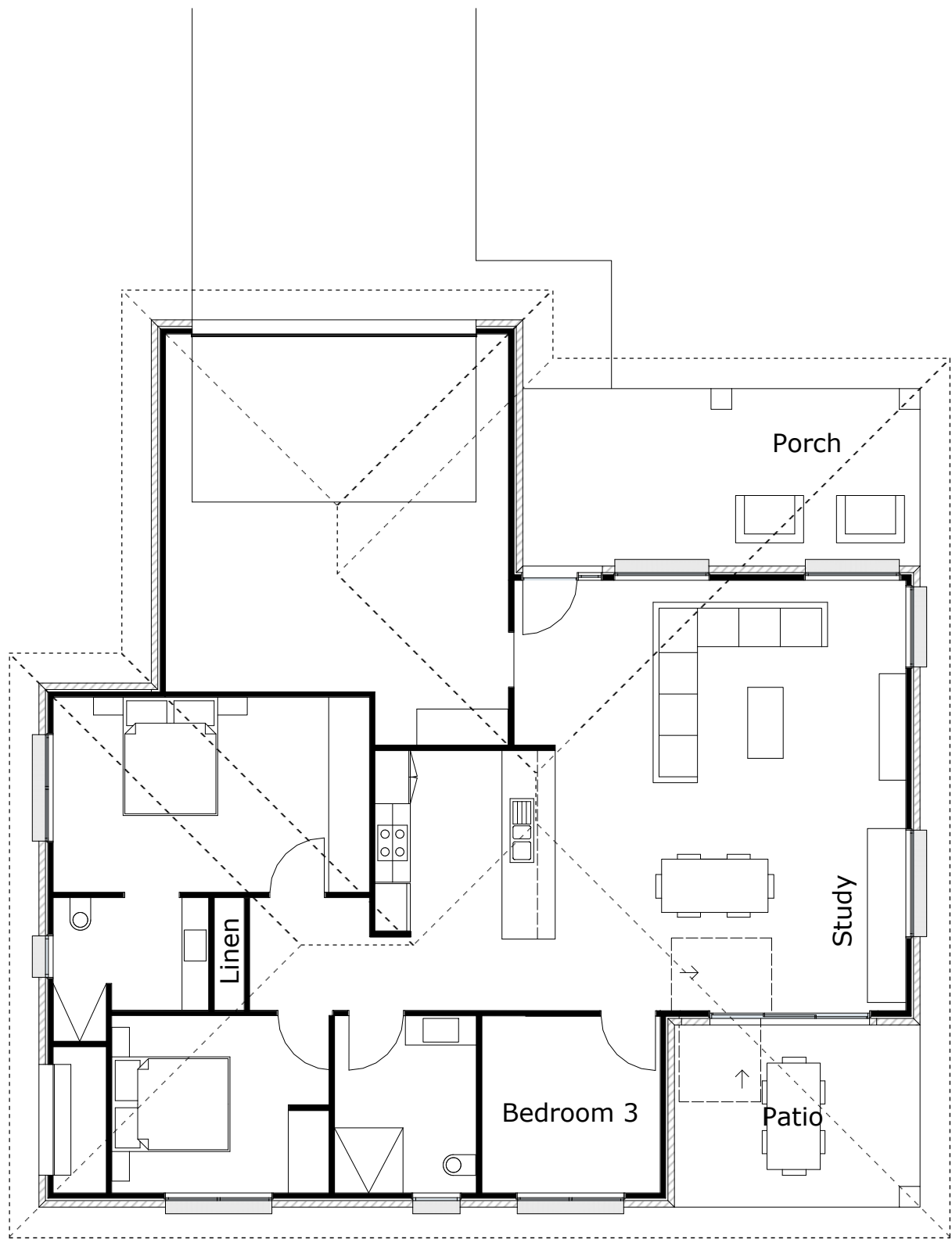
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Lydia Mk1



Lydia Mk2



PROJECT NO.
Lydia Mk3

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DRAWING TITLE
Floor Plan Options

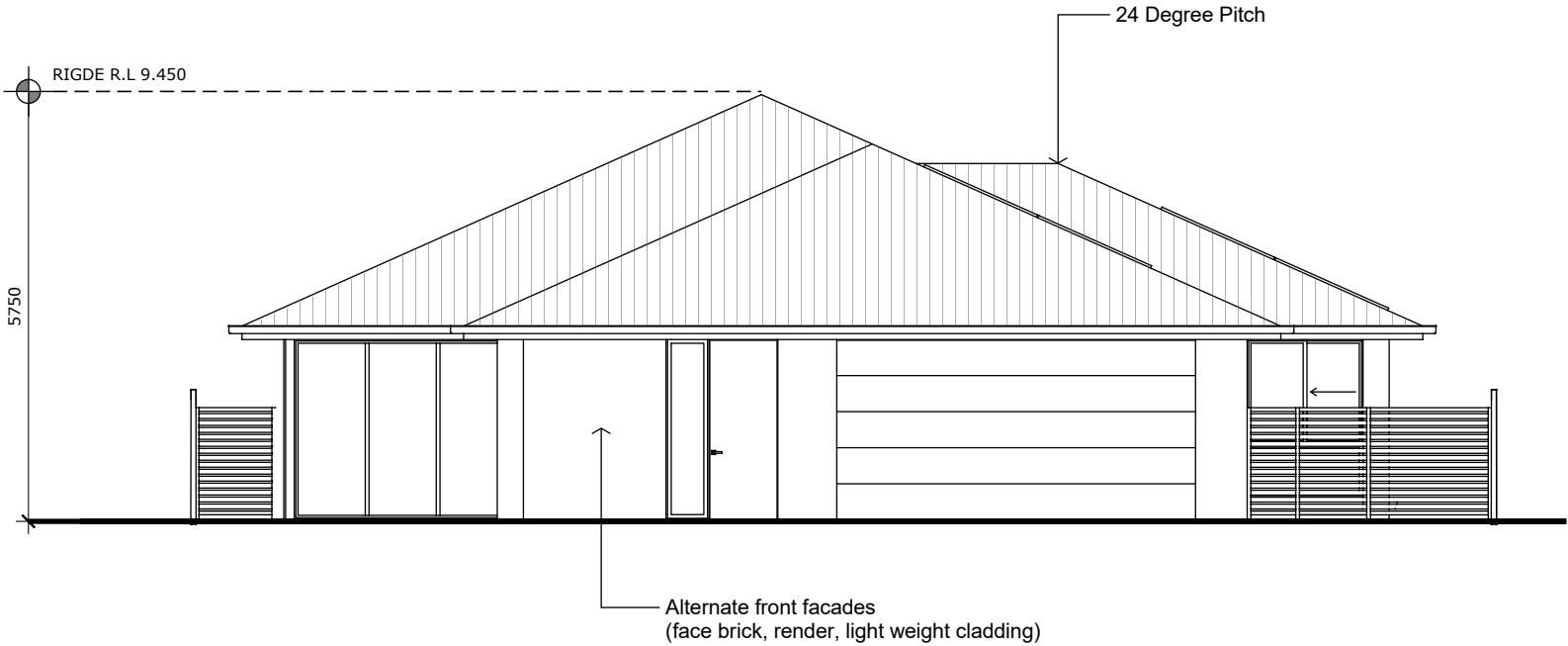
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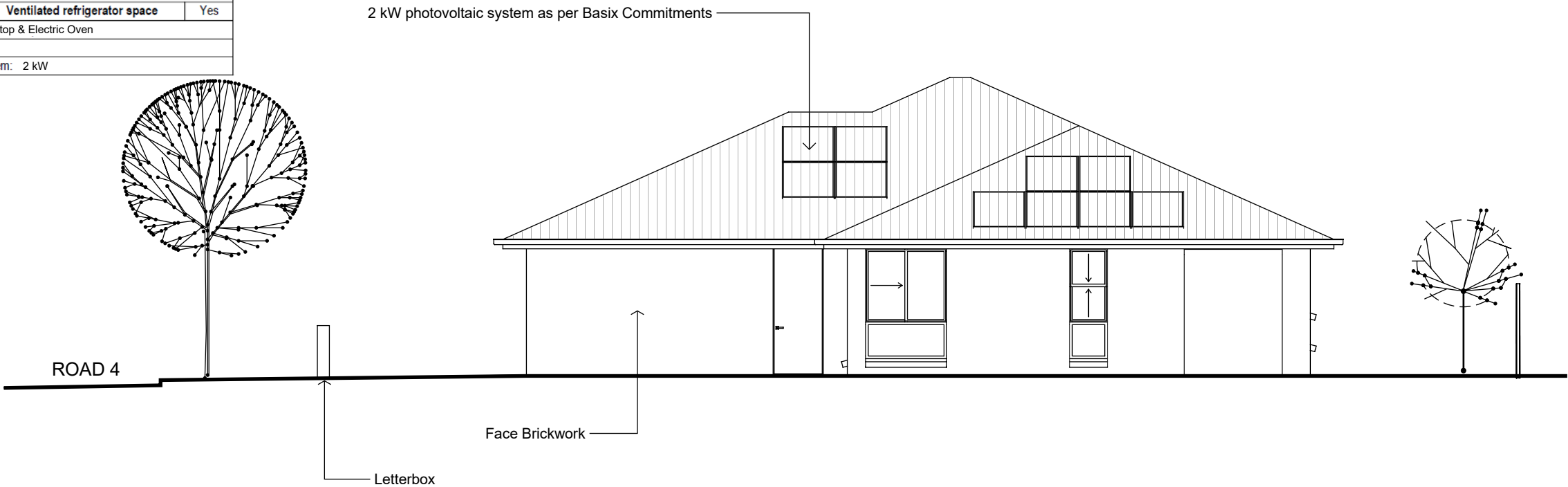
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SUMMARY OF BASIX COMMITMENTS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au			
WATER COMMITMENTS			
Fixtures			
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)	261
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		



3 North Elevation
Scale: 1 : 100



4 West Elevation
Scale: 1 : 100



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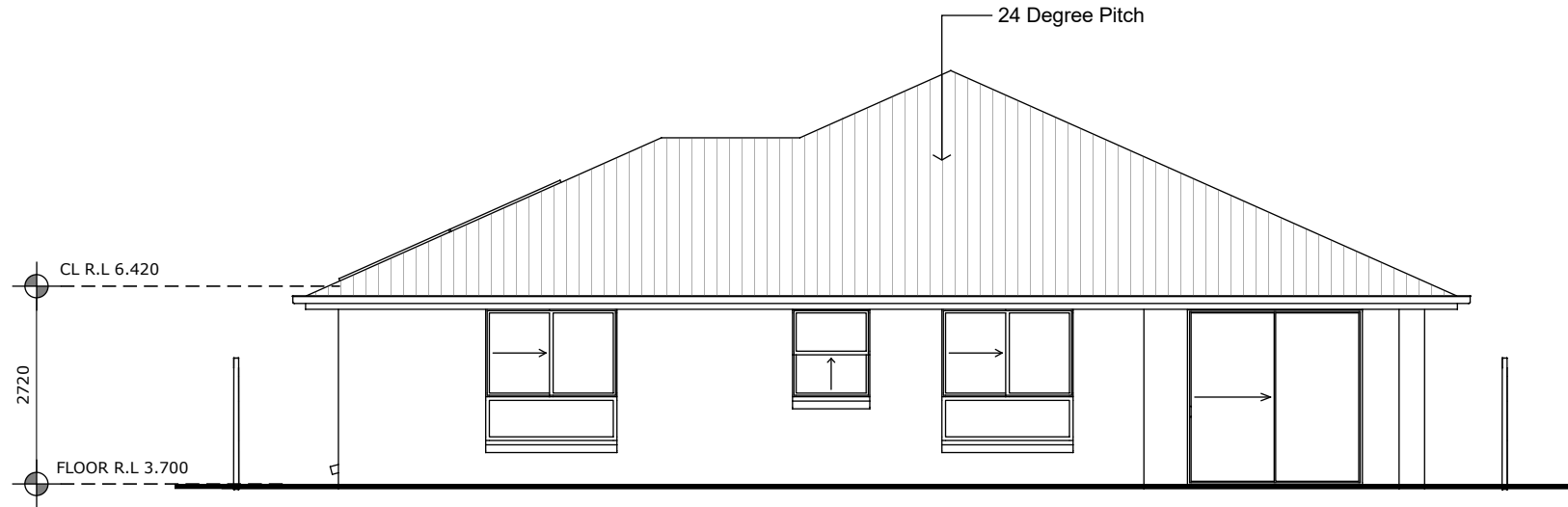
DRAWING TITLE
Elevations

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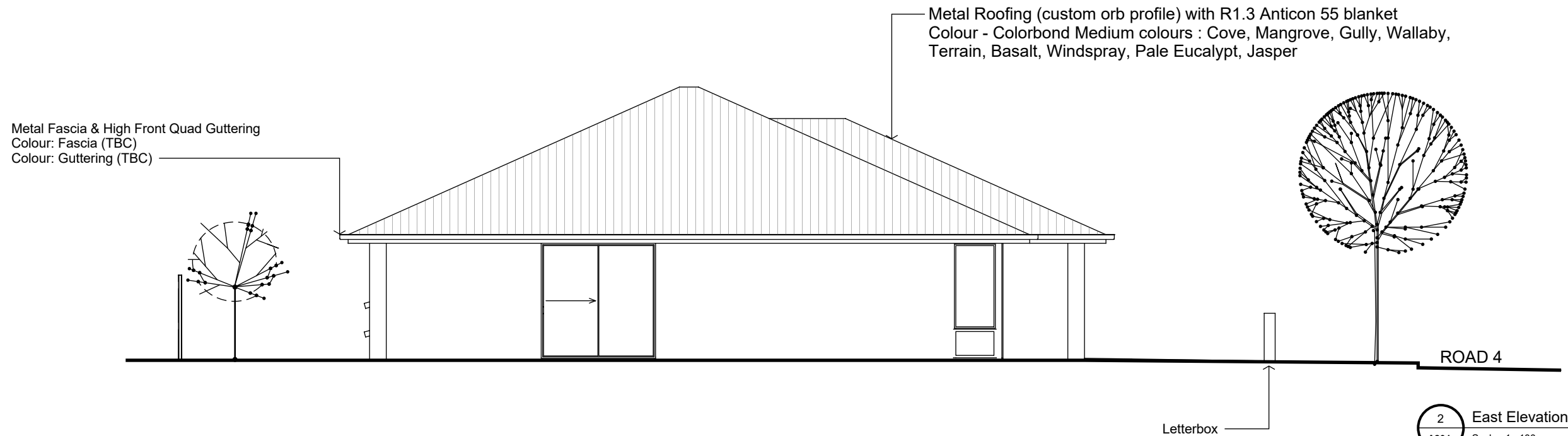
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1 South Elevation
A201 Scale: 1 : 100



2 East Elevation
A201 Scale: 1 : 100

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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:

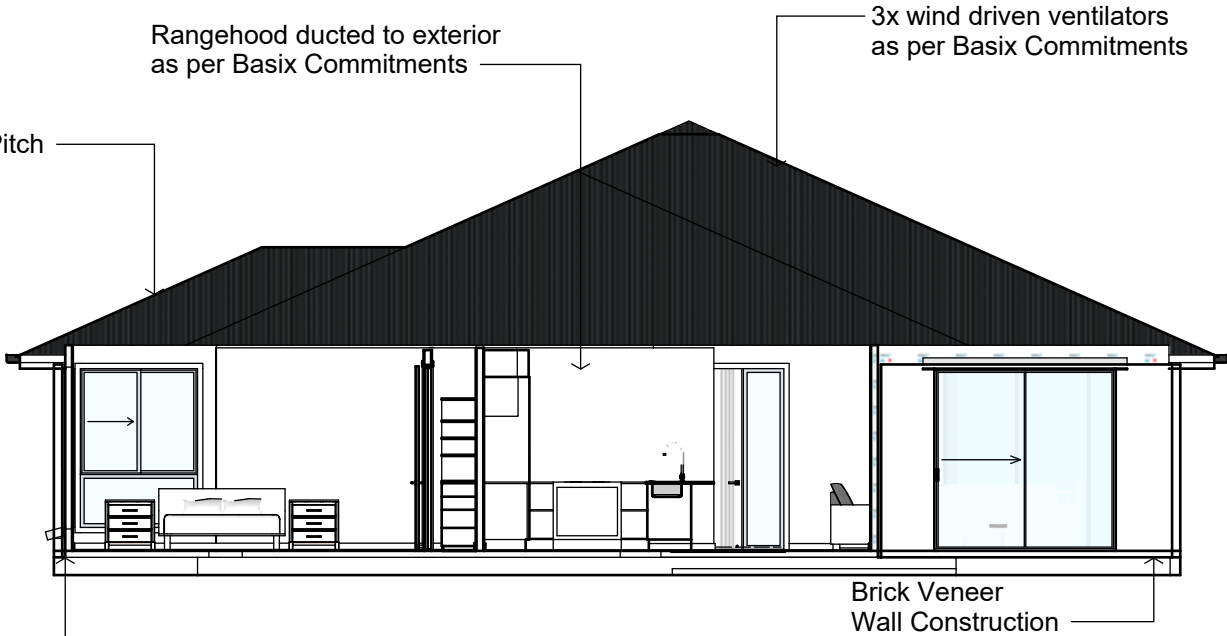
To ensure minimum standard of structural stability is met: all timber sizes, spaces and spans used in construction of the building shall comply with requirements of Australian standard AS1684 - 2010 "Timber Frame Code".

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.

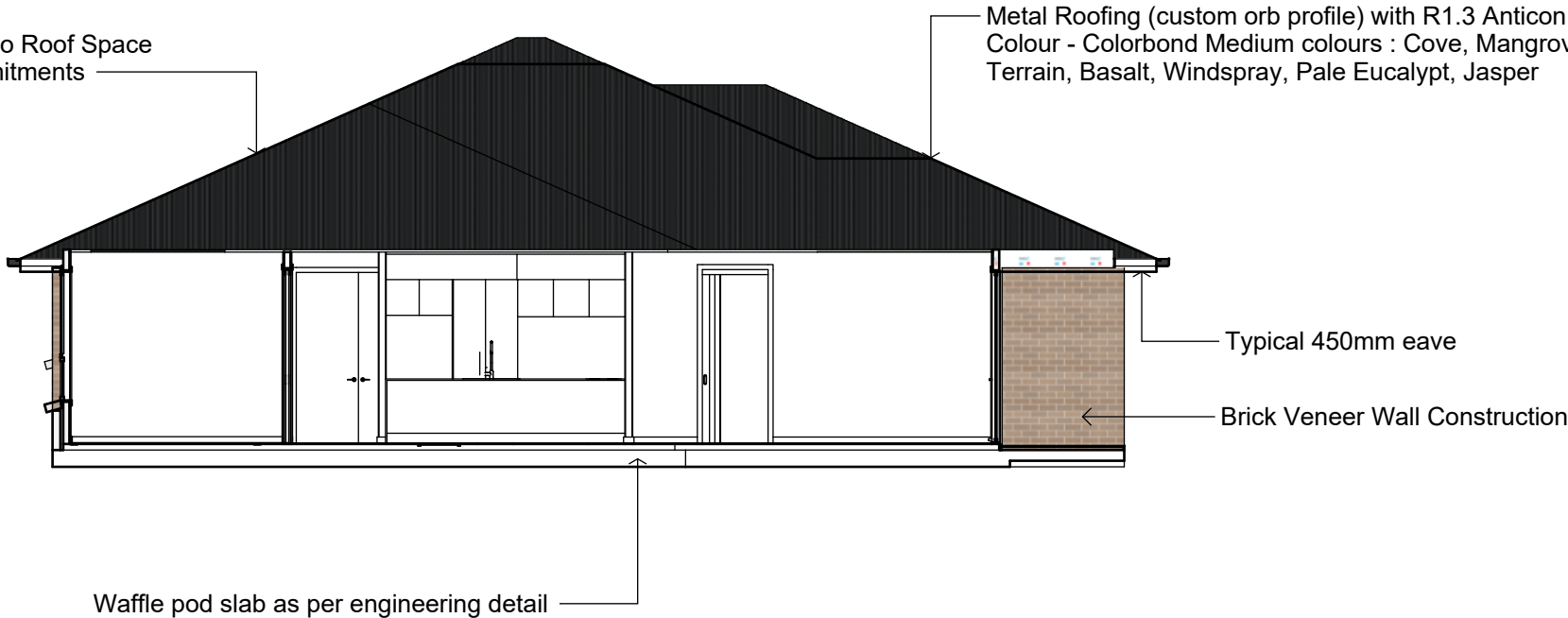
An automatic fire detection and alarm system is to be installed in the dwelling in accordance with the requirements of E3.7.2 of the Building Code of Australia.

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.



R2.0 wall insulation & Sarking wrap as per Basix Commitments

R2.5 Ceiling Batts to Roof Space as per Basix Commitments



Metal Roofing (custom orb profile) with R1.3 Anticon (55mm) blanket
Colour - Colorbond Medium colours : Cove, Mangrove, Gully, Wallaby, Terrain, Basalt, Windspray, Pale Eucalypt, Jasper

Typical 450mm eave

Brick Veneer Wall Construction

Waffle pod slab as per engineering detail



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DRAWING TITLE
Sections

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20 deg skillion roof with cladding to front façade and face brick

Traditional hipped roof (24 deg) with cladding to front façade and face brick

Gabled roof (24 deg) with rendered front façade and face brick



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DRAWING TITLE
Street Facades

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