



2x 5000L UG raintank as per BASIX commitments

450 x 450 surcharge pit connected to interallotment drainage system

1.8m high colorbond boundary fence

16500 PROPERTY BOUNDARY

4000

3180

PROPOSED NEW DWELLING

Northern Living Space

900

Utility Area

28000 PROPERTY BOUNDARY

28000 PROPERTY BOUNDARY

3330

4000

16500 PROPERTY BOUNDARY

Boat / Golf Cart storage

ROAD No.4

Full garage door width driveway to allow two parked cars side by side

Street Tree on every second lot boundary (to be planted after completion of construction works on street to ensure tree survival)

SITE CALCULATIONS

Itemised Floor Area	Area
All Living Areas	175.5 m2
Garage	38 m2
Alfresco/Porch	30 m2
Total GFA	243.5 m2
Site Area	462 m2
Proposed Dwelling Site Coverage	52.7%

- 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.
Oceana Mk3
16.5m
CLIENT

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

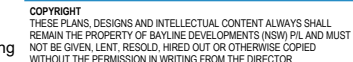
NO.	DATE	DESCRIPTION
1	04/09/2018	DA Drawings
2	29/07/2019	BASIX Commitments added

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

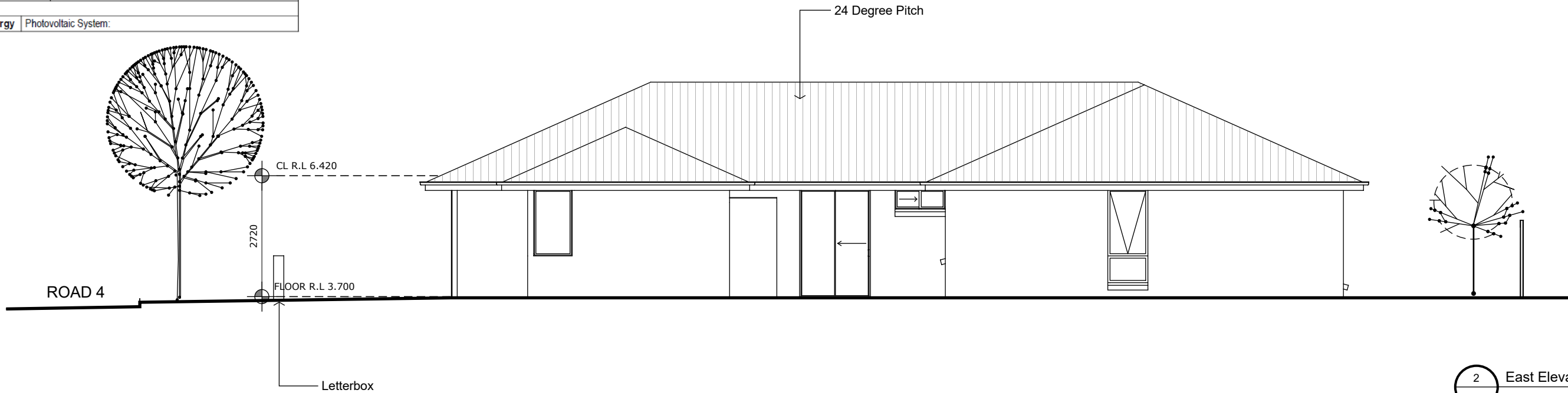
DOCUMENT PHASE
Construction Documents
A101
COPYRIGHT
THESE PLANS, DESIGNS AND INTELLECTUAL CONTENT ALWAYS SHALL REMAIN THE PROPERTY OF BAYLINE DEVELOPMENTS (NSW) PTY LTD AND MUST NOT BE GIVEN, LENT, RESOLD, HIRED OUT OR OTHERWISE COPIED WITHOUT THE PERMISSION IN WRITING FROM THE DIRECTOR



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		
3 Star Kitchen / Basin Taps	Yes	3 Star Toilet	Yes
Alternative Water			
Minimum Tank Size (L)	10000	Collected from Roof Area (m2)	311-ALL
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 = Ceiling Fan	EER 3.0 - 3.5
	Bedrooms	1 Phase A/C Zoned = Ceiling Fan	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 Yes
	Number of Living/Dining rooms	2	Dedicated Yes
	Kitchen	1	Dedicated Yes
	All Bathrms/Toilets	Yes	Dedicated No
	Laundry	Yes	Dedicated Yes
	All Hallways	Yes	Dedicated Yes
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Ventilated refrigerator space	No
Stove/Oven	Gas Cooktop & Electric Oven		
Pool	N/A		
Alternative Energy	Photovoltaic System:		



1 South Elevation
A201 Scale: 1 : 100



2 East Elevation
A201 Scale: 1 : 100



PROJECT NO.
Oceana Mk3
16.5m
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 : 100

PAPER SIZE: A3

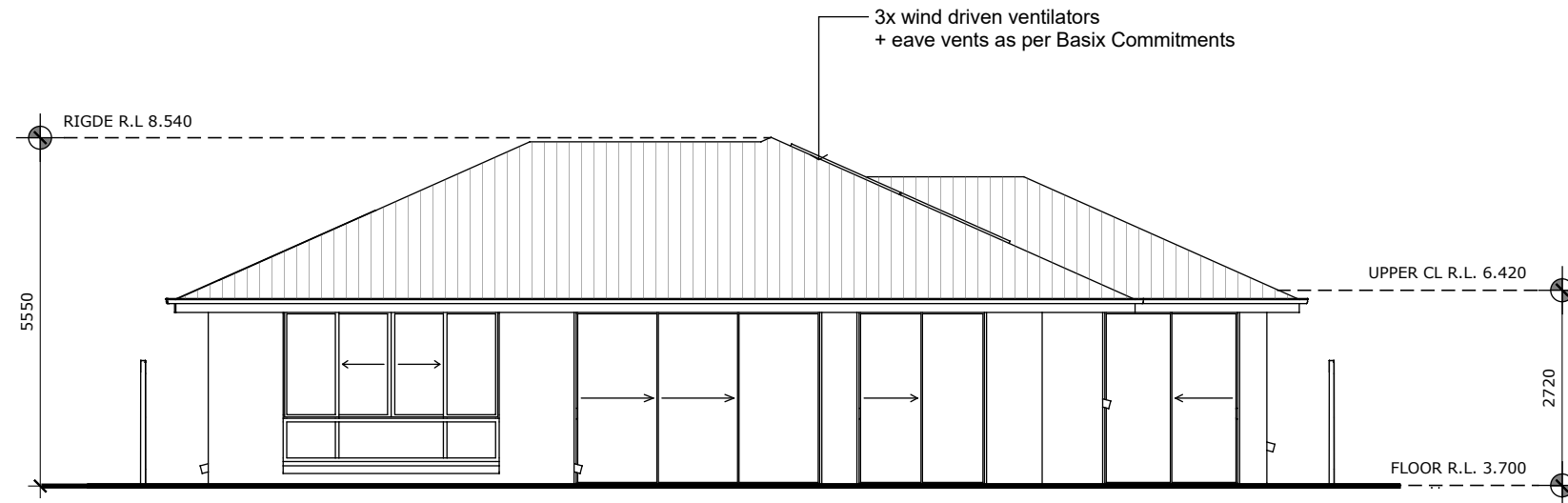
DRAWING TITLE
Elevations

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

A301

COPYRIGHT
THESE PLANS, DESIGNS AND INTELLECTUAL CONTENT ALWAYS SHALL REMAIN THE PROPERTY OF BAYLINE DEVELOPMENTS (NSW) PTY LTD AND MUST NOT BE GIVEN, LENT, RESOLD, HIRED OUT OR OTHERWISE COPIED WITHOUT THE PERMISSION IN WRITING FROM THE DIRECTOR



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".

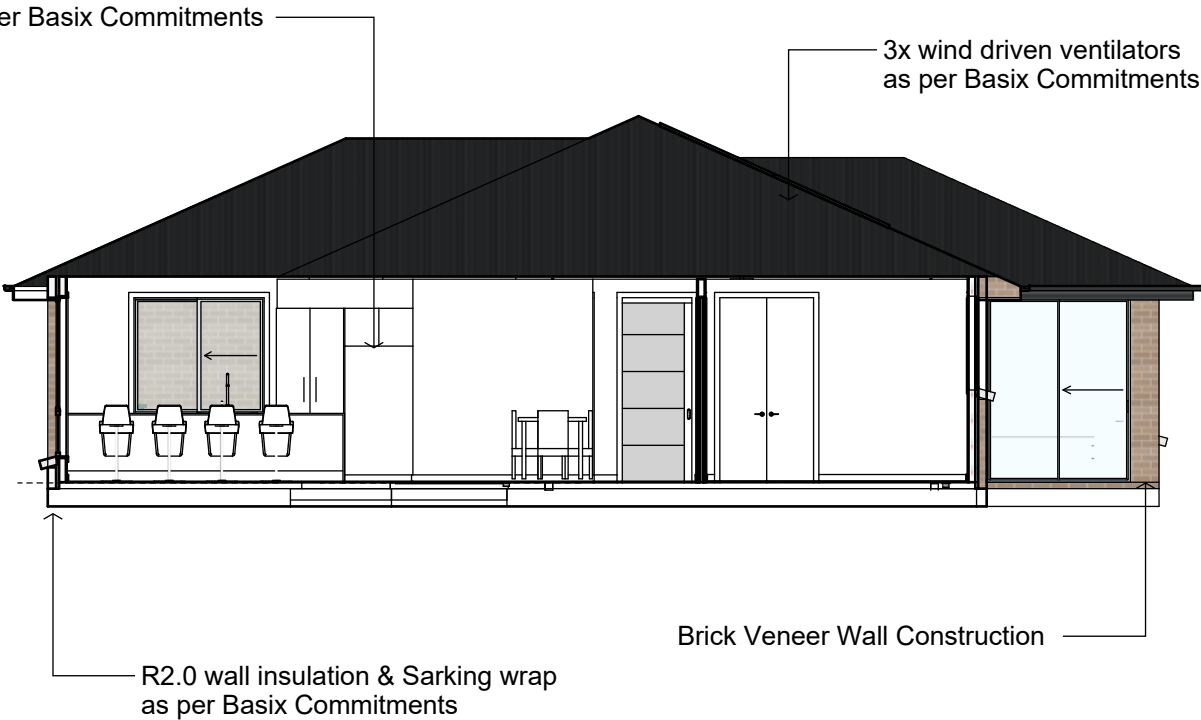
To ensure the building is protected from attack by termites, termite shields or other suitable physical barriers complying with AS 3660 are to be provided.

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.

Rangehood ducted to exterior as per Basix Commitments



A Section
A201
Scale: 1 : 100



B Section
A201
Scale: 1 : 100



PROJECT NO.
Oceana Mk3
16.5m
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

PAPER SIZE: A3

DRAWING TITLE
Sections

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

A401

COPYRIGHT
THESE PLANS, DESIGNS AND INTELLECTUAL CONTENT ALWAYS SHALL REMAIN THE PROPERTY OF BAYLINE DEVELOPMENTS (NSW) PTY LTD AND MUST NOT BE GIVEN, LENT, RESOLD, HIRED OUT OR OTHERWISE COPIED WITHOUT THE PERMISSION IN WRITING FROM THE DIRECTOR



20 deg skillion roof with cladding to front façade and entry parapet

Traditional hipped roof (24 deg) with face brick & lightweight cladding façade

Gable roof (24 deg) with mixed cladding finishes



PROJECT NO.
Oceana Mk3
16.5m
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 : 100

PAPER SIZE: A3

DRAWING TITLE
**Street Facades &
Perspective**
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
A501
COPYRIGHT
THESE PLANS, DESIGNS AND INTELLECTUAL CONTENT ALWAYS SHALL REMAIN THE PROPERTY OF BAYLINE DEVELOPMENTS (NSW) PTY LTD AND MUST NOT BE GIVEN, LENT, RESOLD, HIRED OUT OR OTHERWISE COPIED WITHOUT THE PERMISSION IN WRITING FROM THE DIRECTOR