

**SCHEDULE OF BASIX
CERT No: _____**

FIXTURES & SYSTEMS

LIGHTING

*THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

CONSTRUCTION

INSULATION REQUIREMENTS

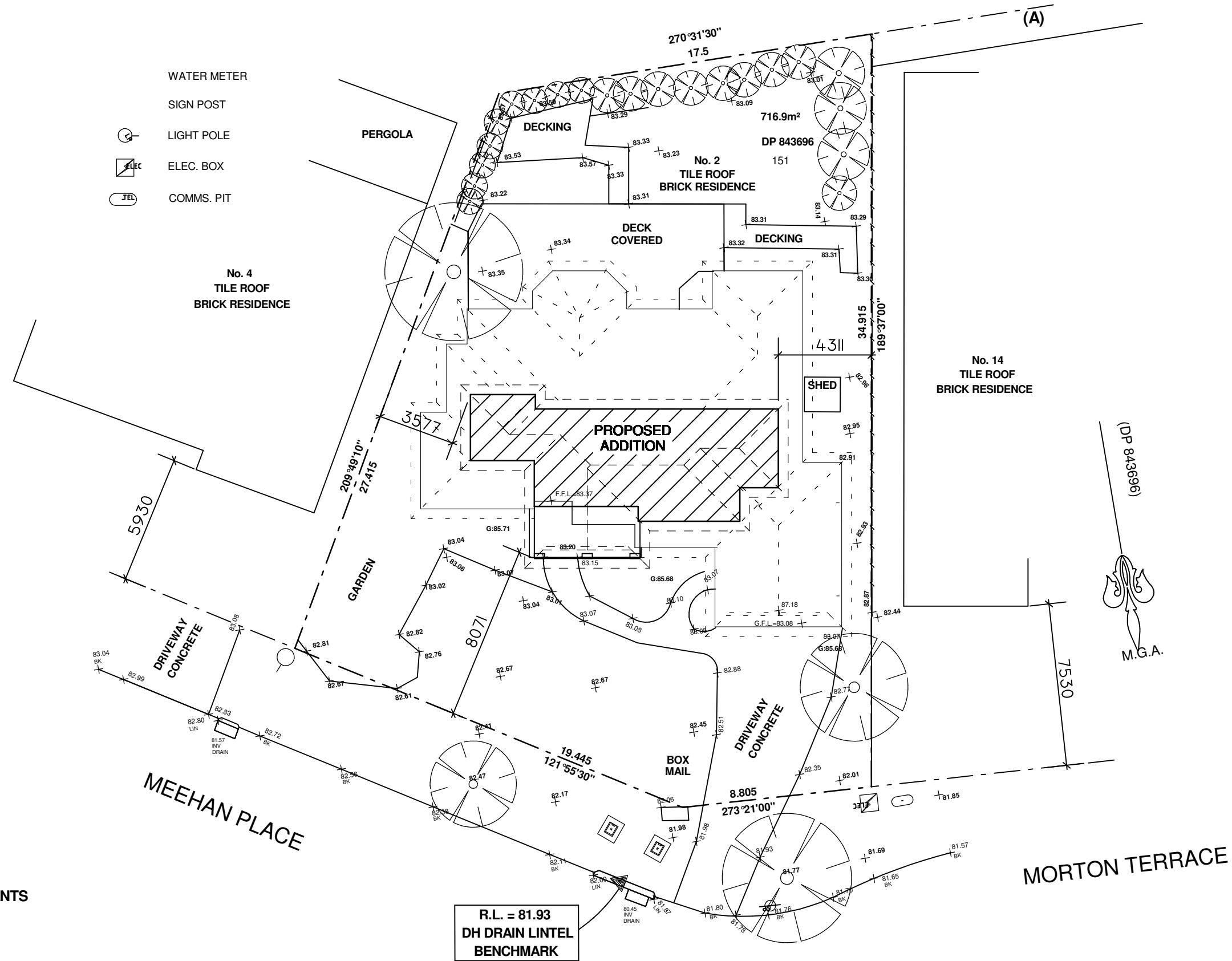
*THE APPLICANT MUST CONSTRUCT THE NEW OR ALTERED CONSTRUCTION (FLOOR(S), WALLS, AND CEILINGS/ROOFS) IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW, EXCEPT THAT A) ADDITIONAL INSULATION IS NOT REQUIRED WHERE THE AREA OF NEW CONSTRUCTION IS LESS THAN 2M². B) INSULATION SPECIFIED IS NOT REQUIRED FOR PARTS OF ALTERED CONSTRUCTION WHERE INSULATION ALREADY EXISTS.
ADDITIONS TO HAVE A DARK COLOURED ROOF.
* FIRST FLOOR ADDED INSULATION - NIL
* FRAMED EXTERNAL WALL ADDED INSULATION - R1.3, OR HIGHER.
* ROOF/CEILING INSULATION - SARKING + R3.0 CEILING INSULATION

GLAZING REQUIREMENTS

WINDOWS AND GLAZED DOORS

*THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED ON THE BASIX REPORT. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR. FOR ALL OTHER BASIX REQUIREMENTS PLEASE SEE BASIX REPORT.

- WATER METER
- SIGN POST
- LIGHT POLE
- ELEC. BOX
- JEL COMMS. PIT



SITE PLAN

SCALE 1:200



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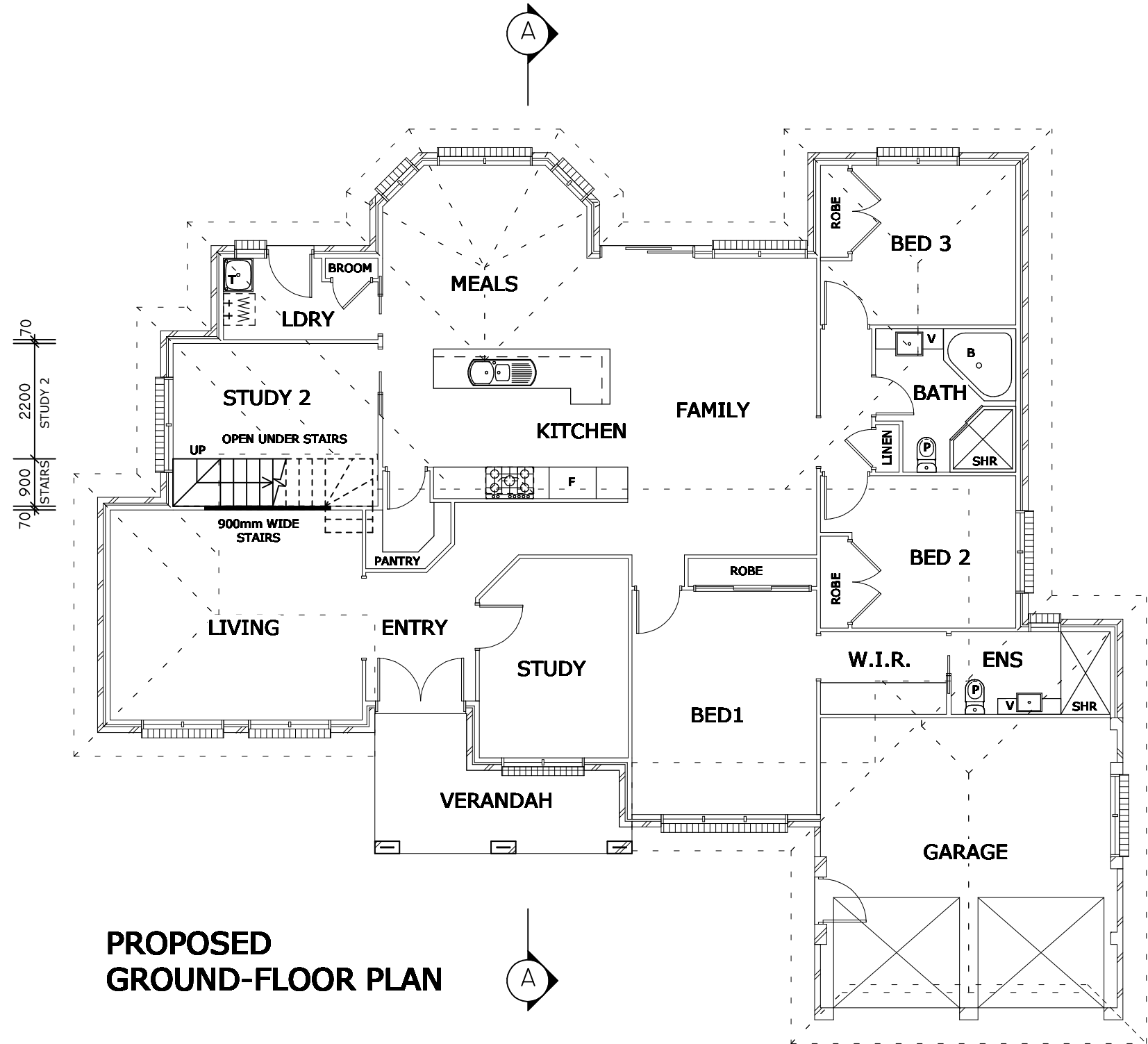
		TITLE: PROPOSED FIRST FLOOR ADDITION AT 2
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NEW MATERIALS TO MATCH EXISTING MATERIALS TO AS A CLOSE AS AN EXTENT AS POSSIBLE
Sheet 01 of 07

- NOTES:
1. LIGHTING OF BATHROOM AND WC TO BE IN ACCORDANCE WITH PART 3.8.4 OF THE BUILDING CODE OF AUSTRALIA AND AS / NZC 1680.0.
 2. VENTILATION OF BATHROOM AND WC TO BE IN ACCORDANCE WITH PART 3.8.3.3 OF THE BUILDING CODE OF AUSTRALIA AND AS / NZC 1680.2.
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- NOTES:
1. SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE BUILDING CODE OF AUSTRALIA AND AS / NZS 3786 /1993.
 2. TERMITE RISK MANAGEMENT TO BE IN ACCORDANCE WITH PART 3.1.3 OF THE BUILDING CODE OF AUSTRALIA
 3. SOUND INSULATION TO BE IN ACCORDANCE WITH PART 3.8.6 OF THE BUILDING CODE OF AUSTRALIA
 4. ALL EXTERNAL GLAZING TO HAVE A MAXIMUM REFLECTIVITY INDEX OF 25%.
 5. ALL GLAZED ASSEMBLIES TO COMPLY WITH AS. 2047 AND AS. 1288.
 6. WATERPROOFING OF ALL WET AREAS TO COMPLY WITH AS 3740-2004

NOTES:
 ALL FIBRE CEMENT DECKING, EXTERNAL CLADDING, WET FLOORING AND WALLING AREA ARE TO LAID AND FIXED IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA AND THE APPROPRIATE JAMES HARDIE FIXING MANUAL.



**PROPOSED
GROUND-FLOOR PLAN**



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DEVELOPMENT CALCULATIONS

LOT 151 MEEHAN TERRACE,
HARRINGTON PARK NSW 2567
LOT AREA: 716.90sqm

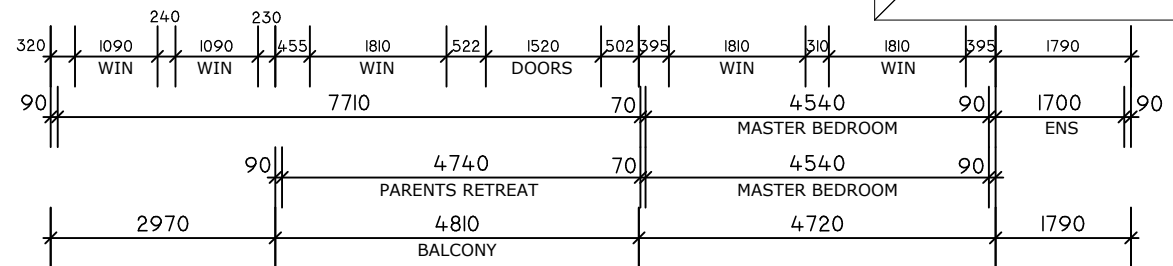
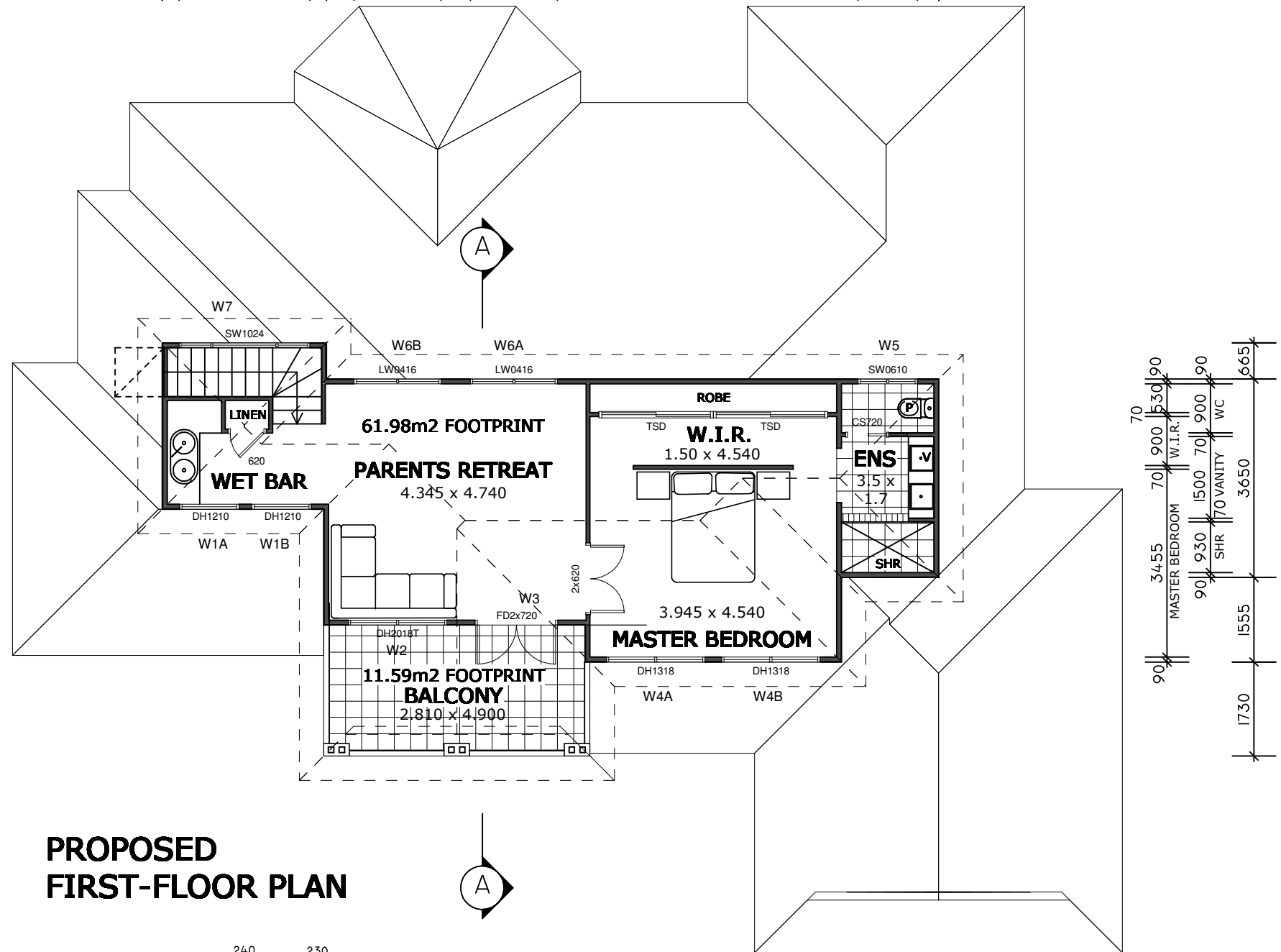
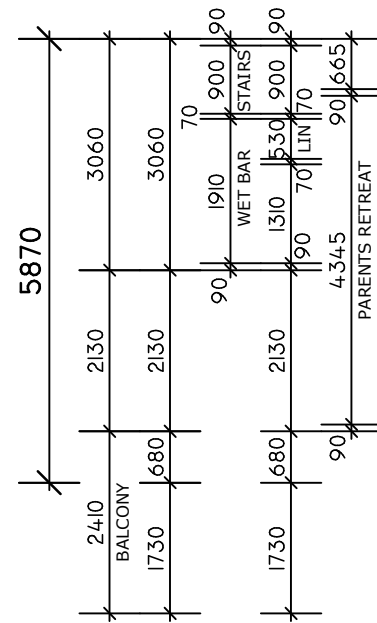
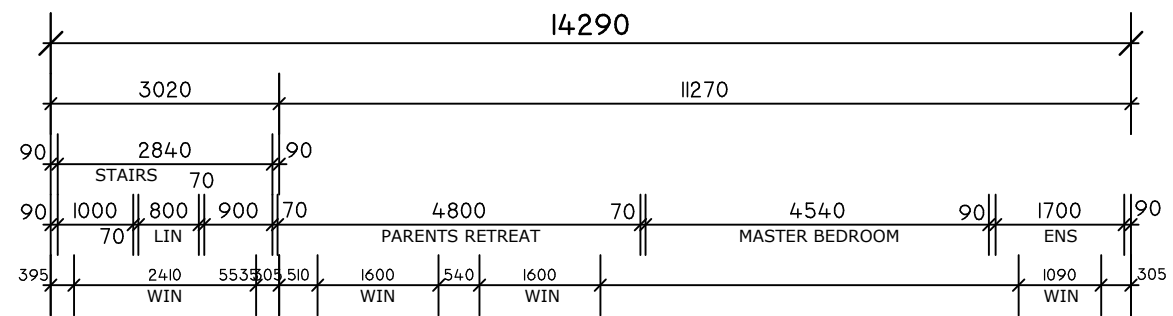
ITEMISED FLOOR AREA	Area:
EXISTING GROUND FLR:	181.99sqm
NEW FIRST FLOOR ADDITIONS:	61.98sqm
EXISTING GARAGE:	33.52sqm
EXISTING VERANDAH:	9.37sqm
NEW BALCONY:	11.59sqm
TOTAL GROSS FLOOR AREA:	277.49sqm
DEVELOPMENT DENSITY FLOOR SPACE RATIO:	38.70%
SITE COVERAGE:	224.88sqm
SITE COVERAGE RATIO:	31.36%
TOTAL CARSPACE:	2 CARSPACE



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FRONT (NORTH) ELEVATION



REAR (SOUTH) ELEVATION



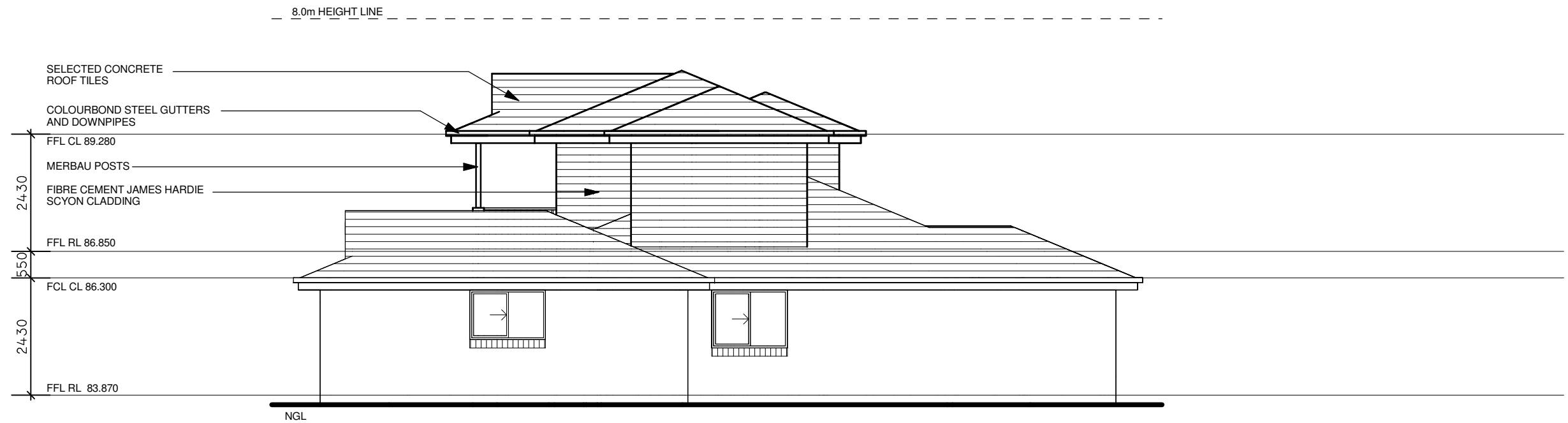
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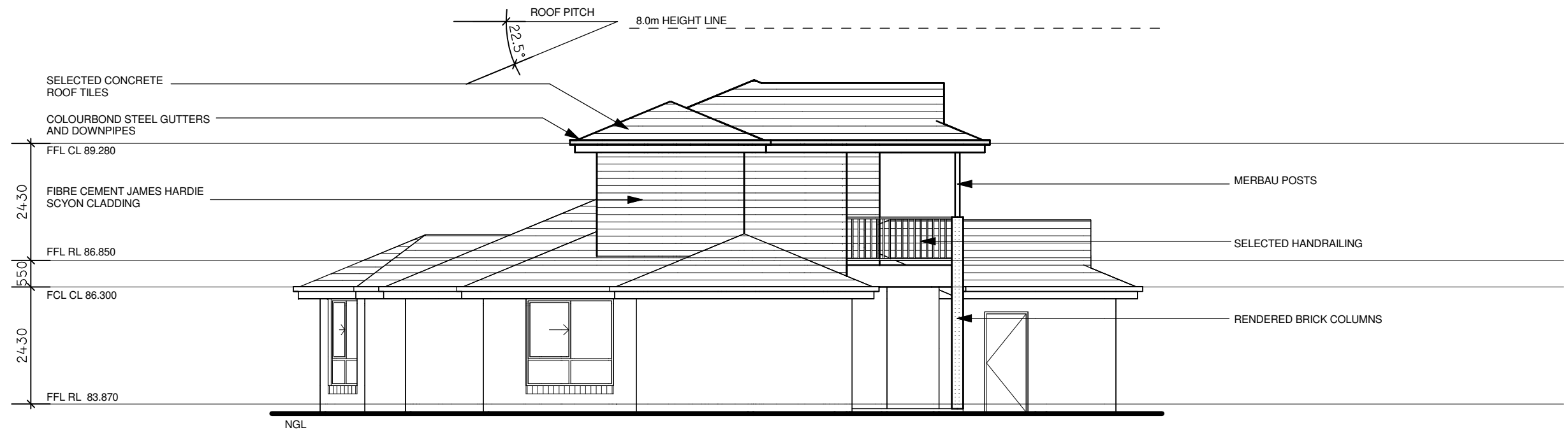
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RIGHT (WEST) ELEVATION



LEFT (EAST) ELEVATION



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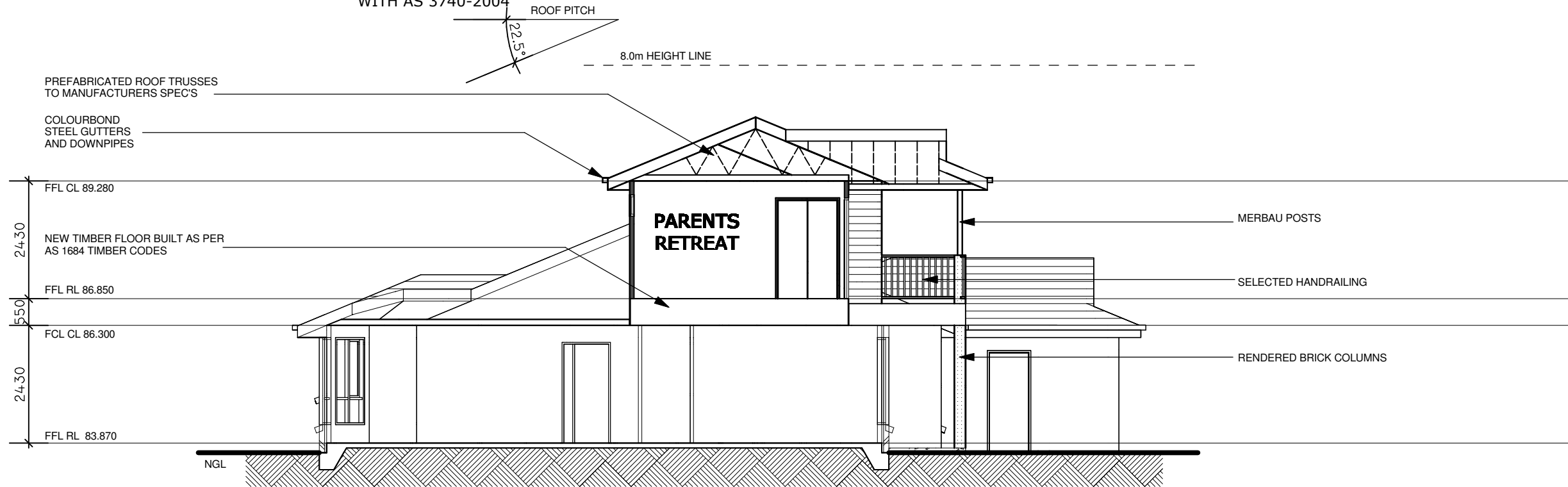
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SECTION A-A

WINDOW SCHEDULE (Stegbar window dimension used)

WINDOW No.	ROOM	WIN CODE	WIN COUNT	HEIGHT	WIDTH	AREA	TOTAL AREA	ORIENTATION	EAVE/SHADE	GLASS	GLASS TYPE	WINDOW-TYPE-GLASS
W01 x 2	WET BAR	DH1210	2 OFF	1200	1090	1.30m2	2.60m2	NORTH	YES - 450mm	DOUBLE HUNG	CLEAR	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE:7.63, SHGC:0.75)
W02	PARENTS RETREAT	DH2018T	1 OFF	2058	1810	3.72m2	3.72m2	NORTH	BALCONY	DOUBLE HUNG	CLEAR	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE:7.63, SHGC:0.75)
W03	PARENTS RETREAT	FD2x720	1 OFF	2100	1520	3.19m2	3.19m2	NORTH	BALCONY	FRENCH DOORS	CLEAR	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE:7.63, SHGC:0.75)
W04	MASTER BEDROOM	DH1318	2 OFF	1370	1810	2.47m2	4.94m2	NORTH	YES - 450mm	DOUBLE HUNG	CLEAR	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE:7.63, SHGC:0.75)
W05	ENSUITE	SW0610	1 OFF	600	1090	0.65m2	0.65m2	SOUTH	YES - 450mm	SLIDING WINDOW	CLEAR	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE:7.63, SHGC:0.75)
W06	PARENTS RETREAT	LW0416	2 OFF	400	1600	0.64m2	1.28m2	SOUTH	YES - 450mm	LOUVRE WINDOW	CLEAR	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE:7.63, SHGC:0.75)
W07	STAIRS	SW1024	1 OFF	1030	2410	2.48m2	2.48m2	SOUTH	YES - 450mm	SLIDING WINDOW	CLEAR	STANDARD ALUMINIUM, SINGLE CLEAR (OR U-VALUE:7.63, SHGC:0.75)

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PERSPECTIVE VIEW



PERSPECTIVE VIEW



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