

### AREA SCHEDULE.

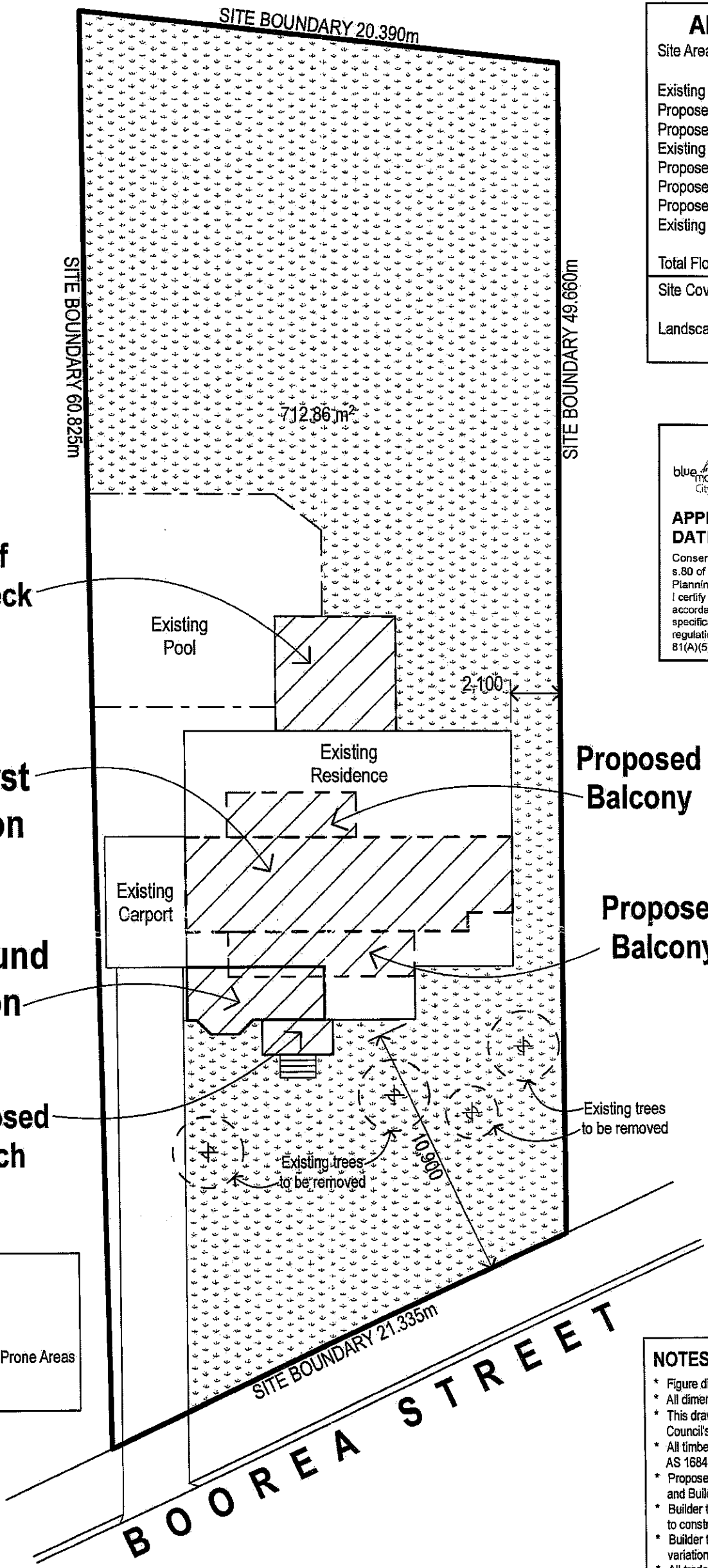
Site Area	1095.72 sqm
Existing Ground Floor Area	146.29 sqm
Proposed Ground Floor Area	14.16 sqm
Proposed Porch Area	4.50 sqm
Existing Deck Area	24.78 sqm
Proposed First Floor Area	53.57 sqm
Proposed Balcony Area	14.93 sqm
Proposed Balcony Area	10.36 sqm
Existing Carport Area	18.70 sqm
<b>Total Floor Area</b>	<b>214.02 sqm</b>
Site Cover	208.43 sqm (19% of Site Area)
Landscape Area	712.86 sqm (65% of Site Area)

**DEVELOPMENT CONSENT  
CONSTRUCTION CERTIFICATE  
APPROVED**

**APPLICATION NO: X/625/2012**  
**DATED: 25/10/2012**

Consent is granted pursuant to s.80 of the Environmental Planning & Assessment Act. I certify that work completed in accordance with these plans and specifications will comply with the regulations referred to in section 81(A)(5) of the EP&A Act 1979.

**Ross Kerkham**  
 Accreditation No: BPB1411



Proposed Roof over Existing Deck

Proposed First Floor Addition

Proposed Ground Floor Addition

Proposed Porch

Proposed Balcony

Proposed Balcony

**BUSH FIRE PRONE LAND.**  
 Property is NOT Bush Fire Prone.  
 Level of Bush Fire Attack - NO REQUIREMENT  
 Refer to Bush Fire Assessment Report & AS 3959 - 2009 Construction of Buildings in Bush Fire Prone Areas & Planning for Bush Fire Protection, 2006 (PBP) (www.rfs.gov.au)

- NOTES TO BUILDER.**
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**Site Plan**

SCALE 1:200

**Peace Plan Designers.**  
 Building Design & Documentation.  
 Ph / Fax : 02 4735 1211. Mob : 0404 470 186.  
 4. Glen Rd. Emu Heights. 2750.  
 ABN : 13 952 041 743. Documentation by Joan Gatt.  
 WEB : www.peaceplandesigners.com.au

Client Name: [Redacted]  
 Project Address: [Redacted]

LOT G  
 DP 110313

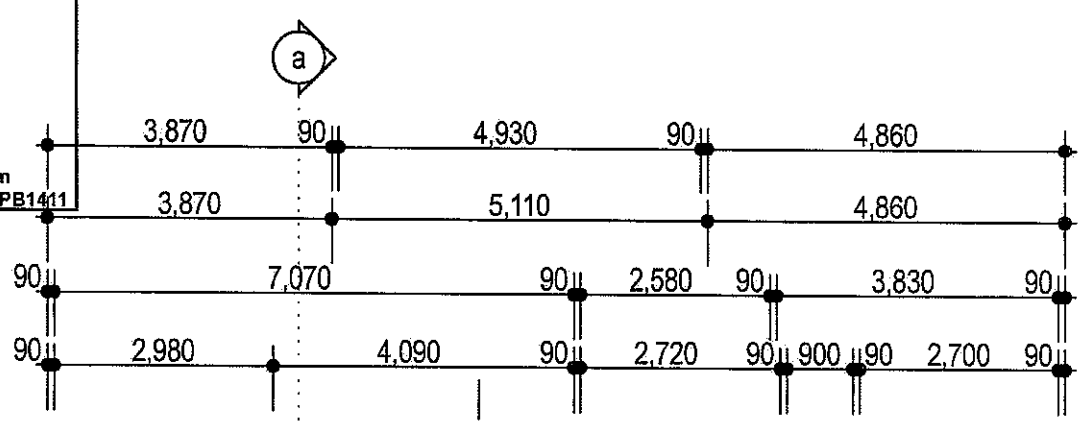
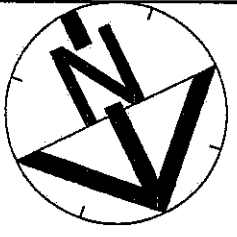
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 D - Add Basix & Bushfire details - 23.8.12  
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 F - CC Documentation - 6.9.12

Date: 27 July 11  
 Job No: 25.1112  
 Issue: F  
 Dwg No: 1/7

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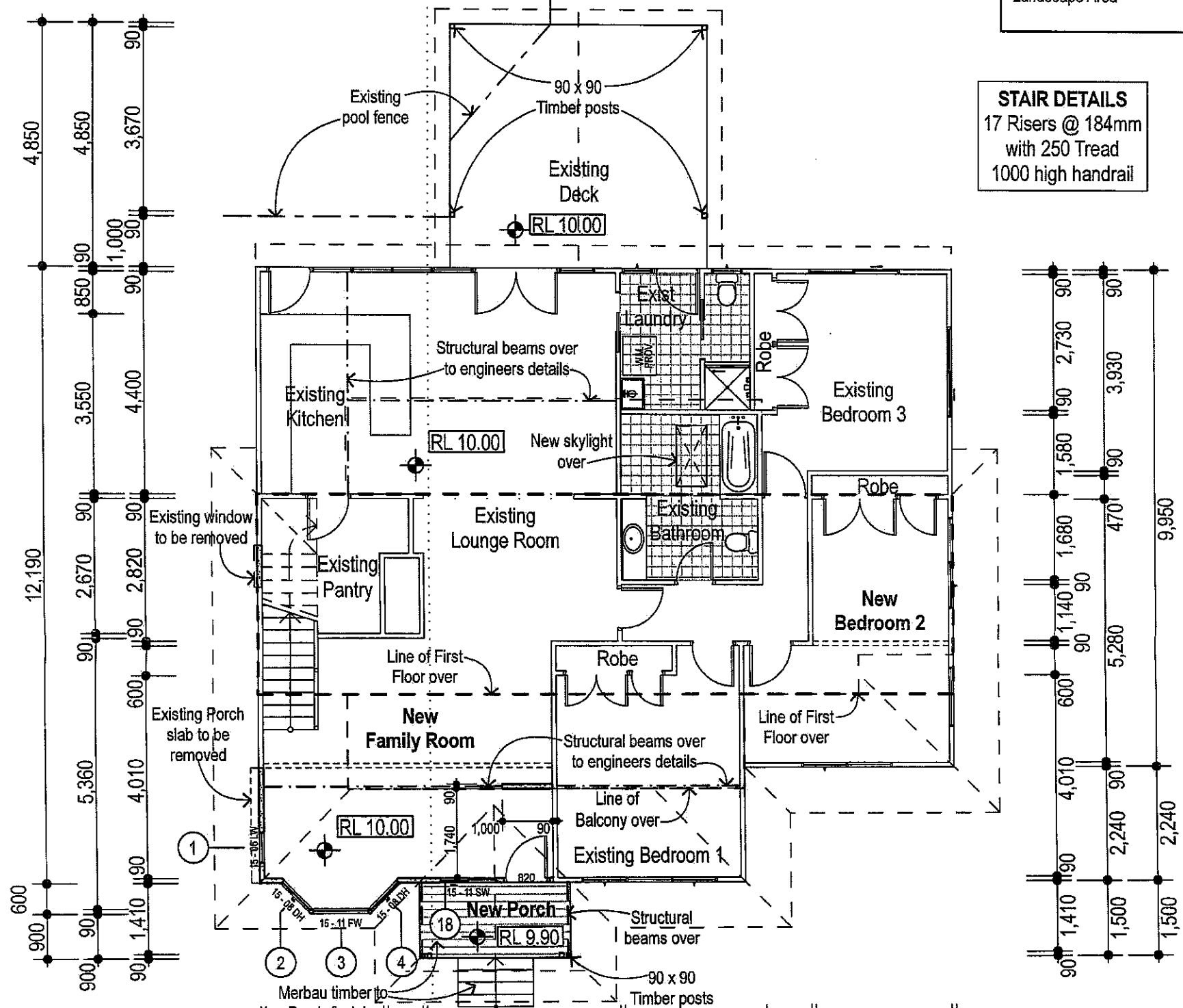
RK  
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Accreditation No: BPB1411



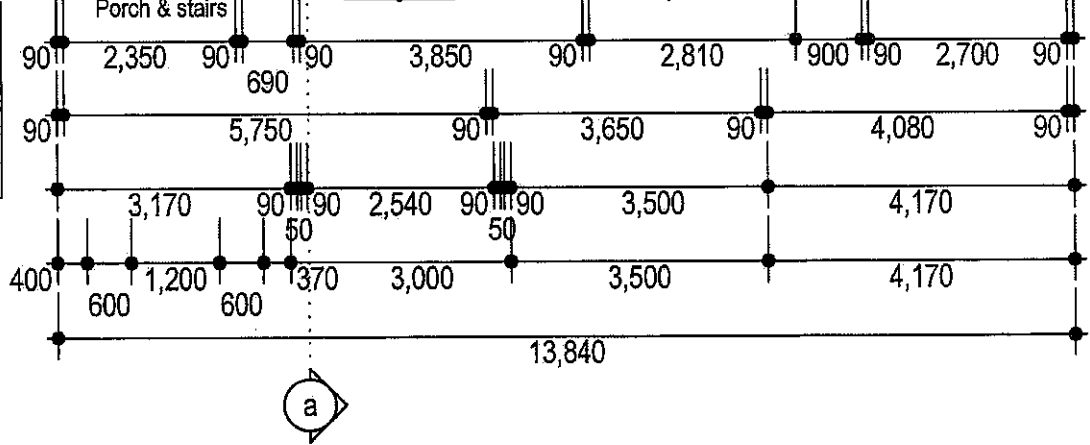
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	(65% of Site Area)

**STAIR DETAILS**  
17 Risers @ 184mm  
with 250 Tread  
1000 high handrail



**NOTE!**  
New structural beams over where required to engineers details & in accordance with AS 1684.2



## Ground Floor Plan

SCALE 1:100

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<b>Peace Plan Designers.</b> Building Design & Documentation. Ph / Fax : 02 4735 1211. Mob : 0404 470 186. 4 Glen Rd. Emu Heights. 2750. ABN : 13 952 041 743. Documentation by John Gatt. WEB : www.peaceplandesigners.com.au	Client Name: _____ Project Address: _____	<b>LOT G</b> <b>DP 110313</b>	Date: <b>27 July 11</b> Job No: <b>25.1112</b> Issue: <b>F</b> / Dwg No: <b>2/7</b>
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	Scale: _____		



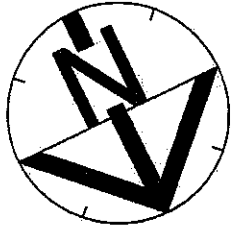
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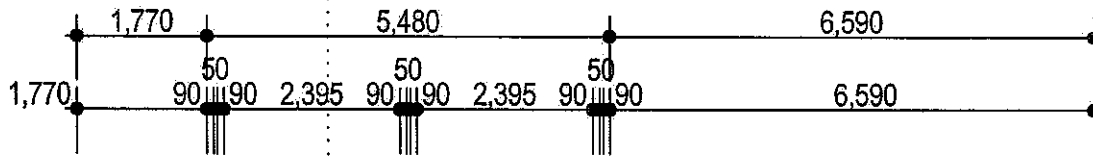
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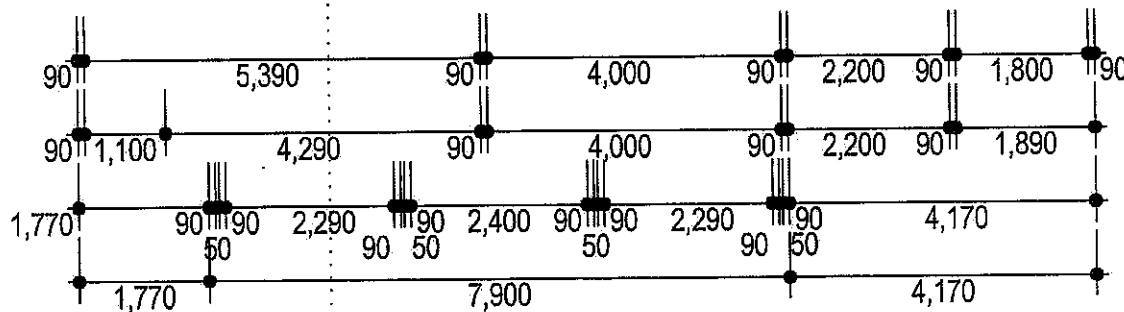
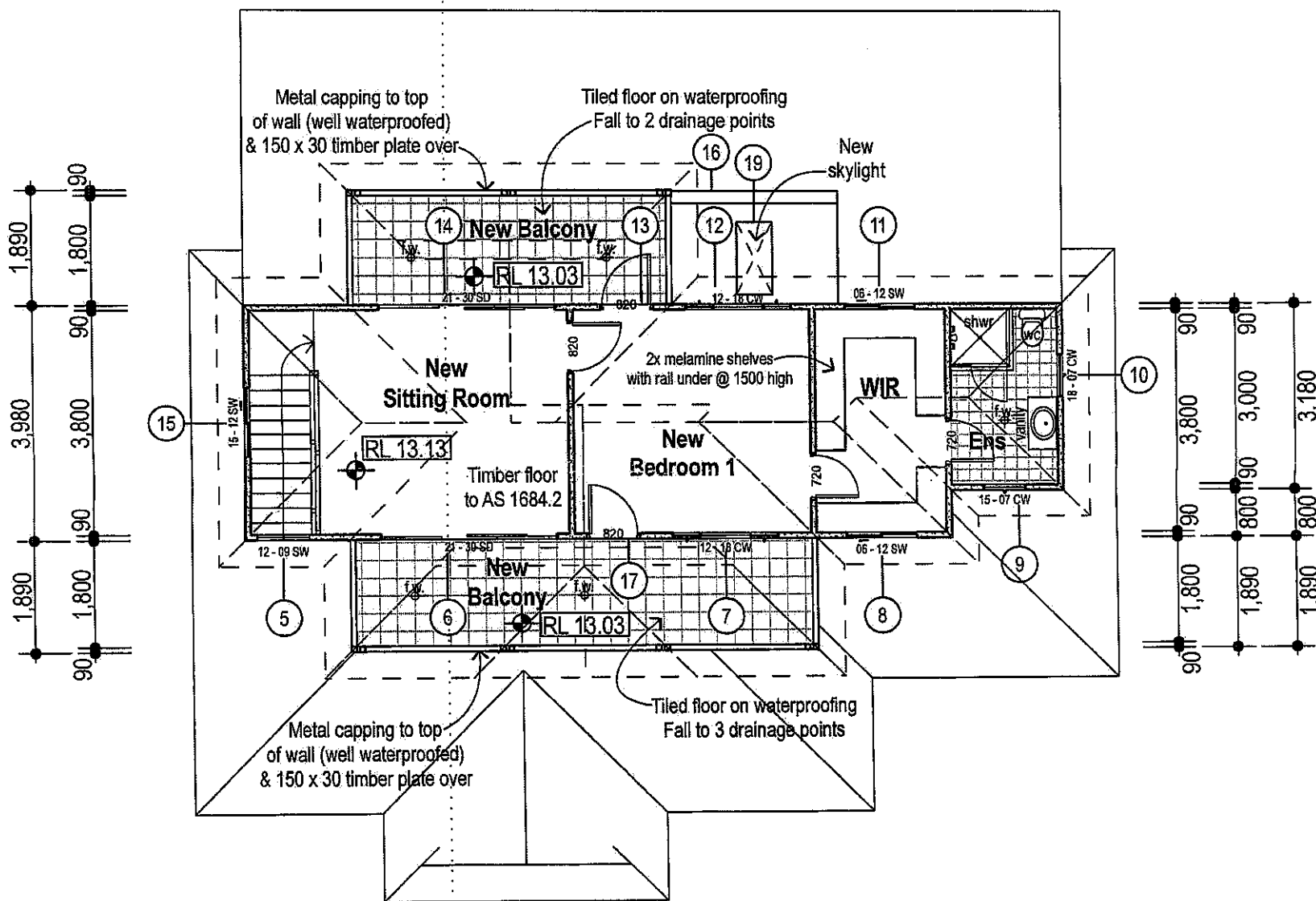
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**First Floor Plan**

SCALE 1:100

**Peace Plan Designers.**

Building Design & Documentation.

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**RK**

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Accreditation No: **BPB1411**

BASIX REQUIREMENTS	
ITEM	REQUIREMENTS
Lighting.	40% Fluorescent, Compact Fluorescent or Light-emitting-diode (LED) lamps.
Fixtures - Showerheads.	Flow rate no greater than 9 litres per minute or 3 star water rating.
Fixtures - Toilets.	Flow rate no greater than 4 litres per average flush or 3 star water rating.
Fixtures - Taps.	Flow rate no greater than 9 litres per minute or 3 star water rating.
Susp floor with enclosed subfloor : Framed (R0.7)	R1.30 (down) (or R2.00 including construction)
Susp floor above garage : Framed (R0.7)	R1.30 (down) (or R2.00 including construction)
Insulation - Ext Wall - Framed	R1.80 (or R2.20 including construction)
Insulation - Ceiling	Ceiling: R2.95 (up), Roof: Foil backed blanket 55mm
Roof	Dark (Solar absorptance > 0.70)
Note! - Basix requirements also apply to windows and glazed doors - Refer to Window Schedule.	

### Windows & Glazed Doors - Basix Notes.

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door :

- \* Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.
- \* Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/ air gap/ clear glazing, or tone/ air gap/ clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.
- \* For projections described in millimeters, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500mm above the head of the window or glazed door and no more than 2400mm above the sill.
- \* Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
- \* Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50mm.

WINDOW SCHEDULE				
NO	H X W	Type	Basix Shading.	Basix Frame & Glass Type
1	1500 x 600	Louvre	Eave >= 900	Std Alum,Single Clear,U-Value:7.63,SHGC:0.75
2	1500 x 800	D. Hung	Eave >= 450	Std Alum,Single Clear,U-Value:7.63,SHGC:0.75
3	1500 x 1100	Fixed	Eave >= 450	Std Alum,Single Clear,U-Value:7.63,SHGC:0.75
4	1500 x 800	D. Hung	Eave >= 900	Std Alum,Single Clear,U-Value:7.63,SHGC:0.75
5	1200 x 900	Sliding	Eave >= 600	Std Alum,Single Clear,U-Value:7.63,SHGC:0.75
6	2100 x 3000	Slide Dr	Verandah >= 900	Std Alum,Single Clear,U-Value:7.63,SHGC:0.75
7	1200 x 1800	Casement	Verandah >= 900	Std Alum,Single Clear,U-Value:7.63,SHGC:0.75
8	600 x 1200	Sliding	Eave >= 600	Std Alum,Single Clear,U-Value:7.63,SHGC:0.75
9	1500 x 720	Casement	Eave >= 600	Std Alum,Single Clear,U-Value:7.63,SHGC:0.75
10	1800 x 720	Casement	Eave >= 600	Std Alum,Single Clear,U-Value:7.63,SHGC:0.75
11	800 x 1200	Sliding	Eave >= 600	Improved Alum,Single Pyrolytic low-e,U-Value:4.48,SHGC:0.46
12	1200 x 1800	Casement	Eave >= 600	Improved Alum,Single Pyrolytic low-e,U-Value:4.48,SHGC:0.46
13	2100 x 820	Hinge Dr	Verandah >= 900	Improved Alum,Single Pyrolytic low-e,U-Value:4.48,SHGC:0.46
14	2100 x 3000	Slide Dr	Verandah >= 900	Improved Alum,Single Pyrolytic low-e,U-Value:4.48,SHGC:0.46
15	1500 x 1200	Sliding	Eave >= 600	Std Alum,Single Clear,U-Value:7.63,SHGC:0.75
16	500 x 2600	Louvre	none	Improved Alum,Single Pyrolytic low-e,U-Value:4.48,SHGC:0.46
17	2100 x 820	Hinge Dr	Verandah >= 900	Std Alum,Single Clear,U-Value:7.63,SHGC:0.75
18	1500 x 1100	Sliding	Verandah >= 900	Std Alum,Single Clear,U-Value:7.63,SHGC:0.75

### Skylights - Basix Notes.

The applicant must install the skylights in accordance with the specifications listed in the table below.

The following requirements must also be satisfied in relation to each skylight:

- \* Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.

SKYLIGHT SCHEDULE			
NO	L X W	Basix Shading.	Basix Frame & Glass Type
19	1200 x 600	none	Alum,Moulded Plastic Single Clear,U-Value:6.21,SHGC:0.808

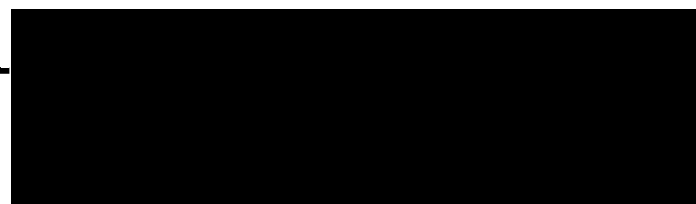
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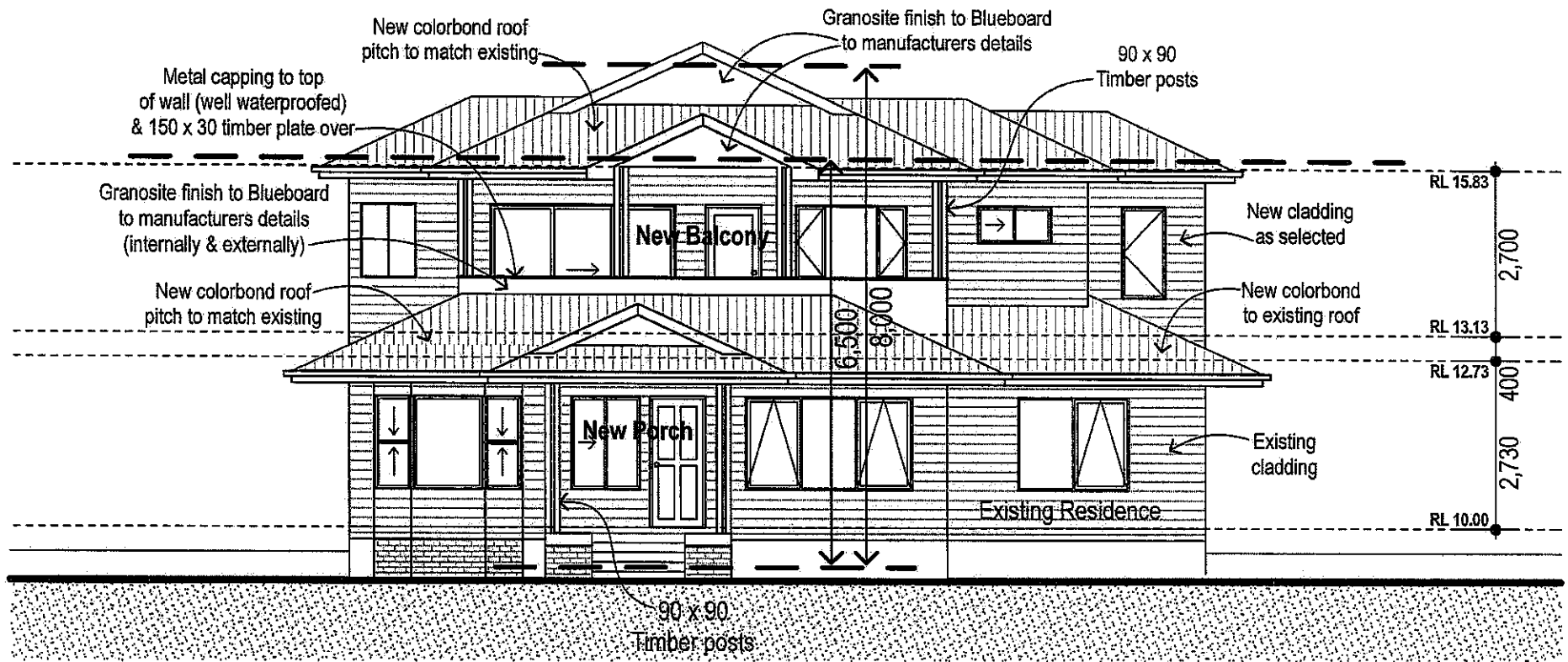
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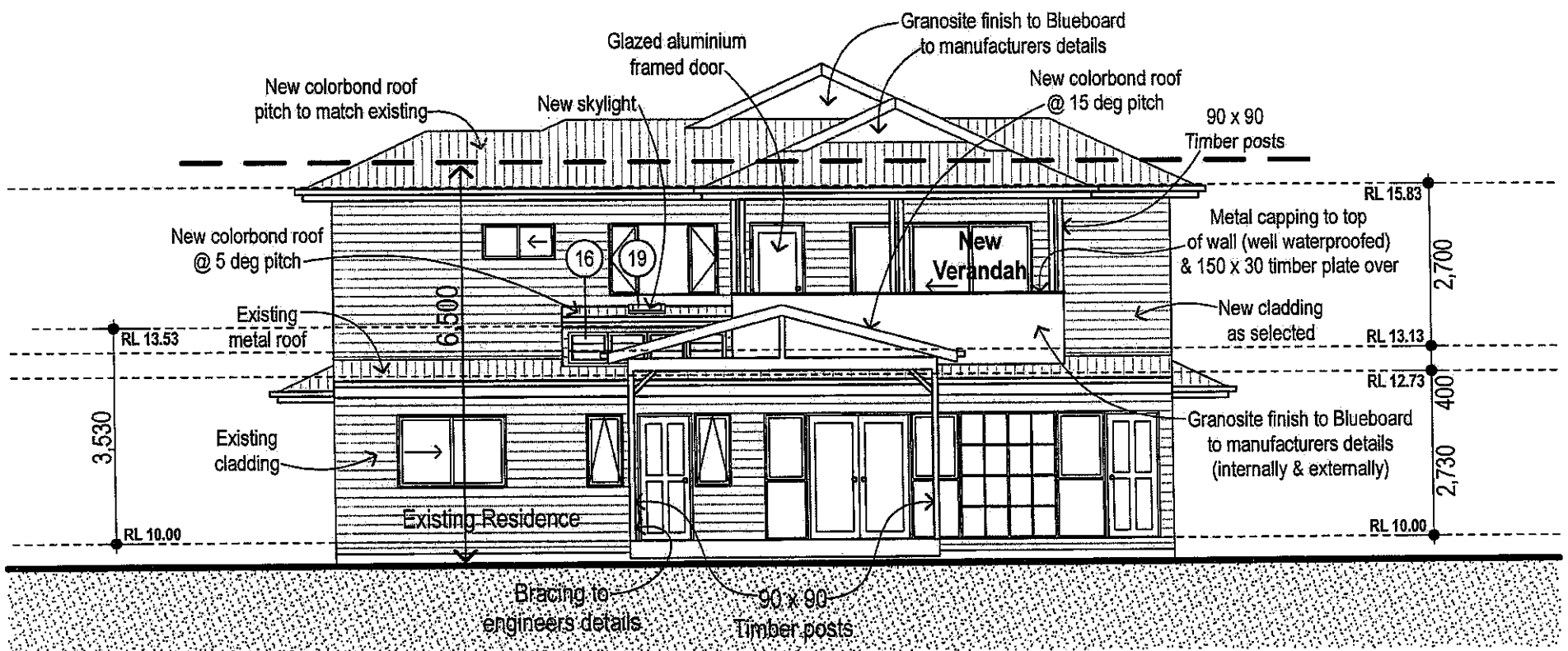
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Issue : F Dwg No: 4/7



## North Elevation

SCALE 1:100



## South Elevation

SCALE 1:100

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blue mountain City Council

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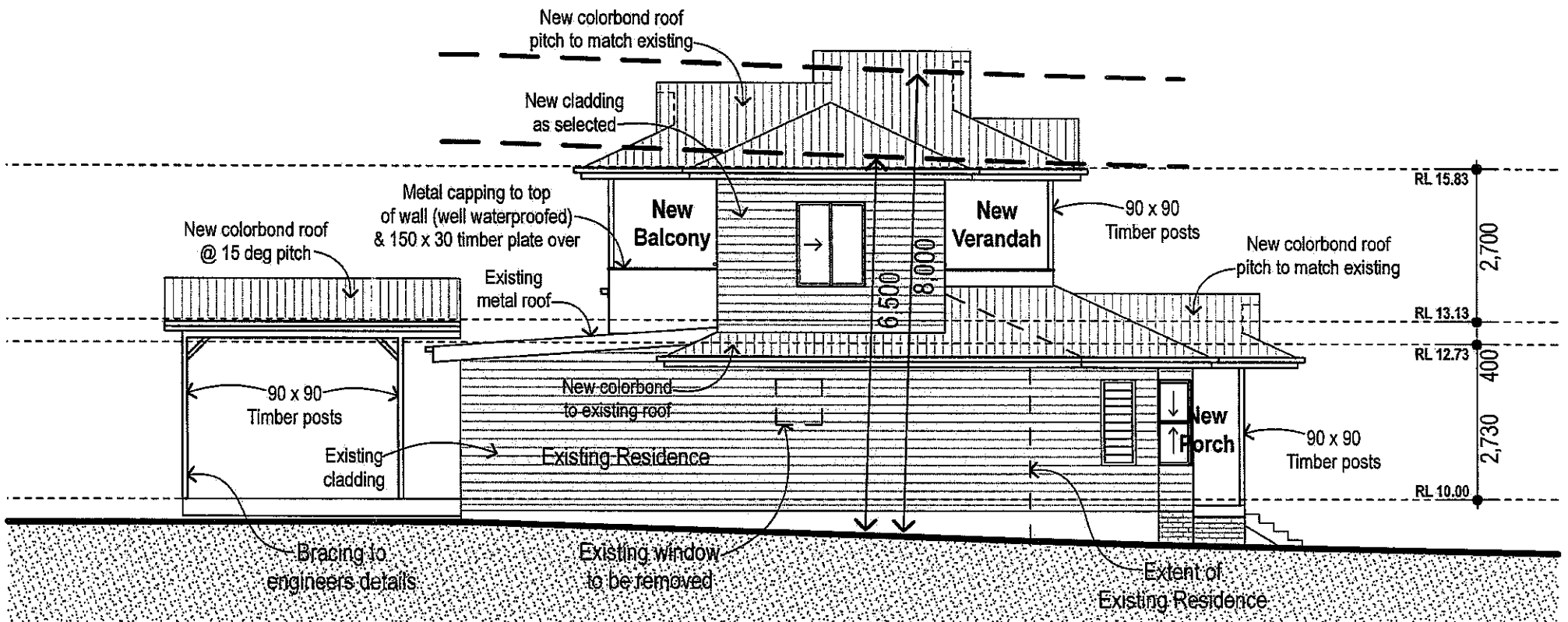
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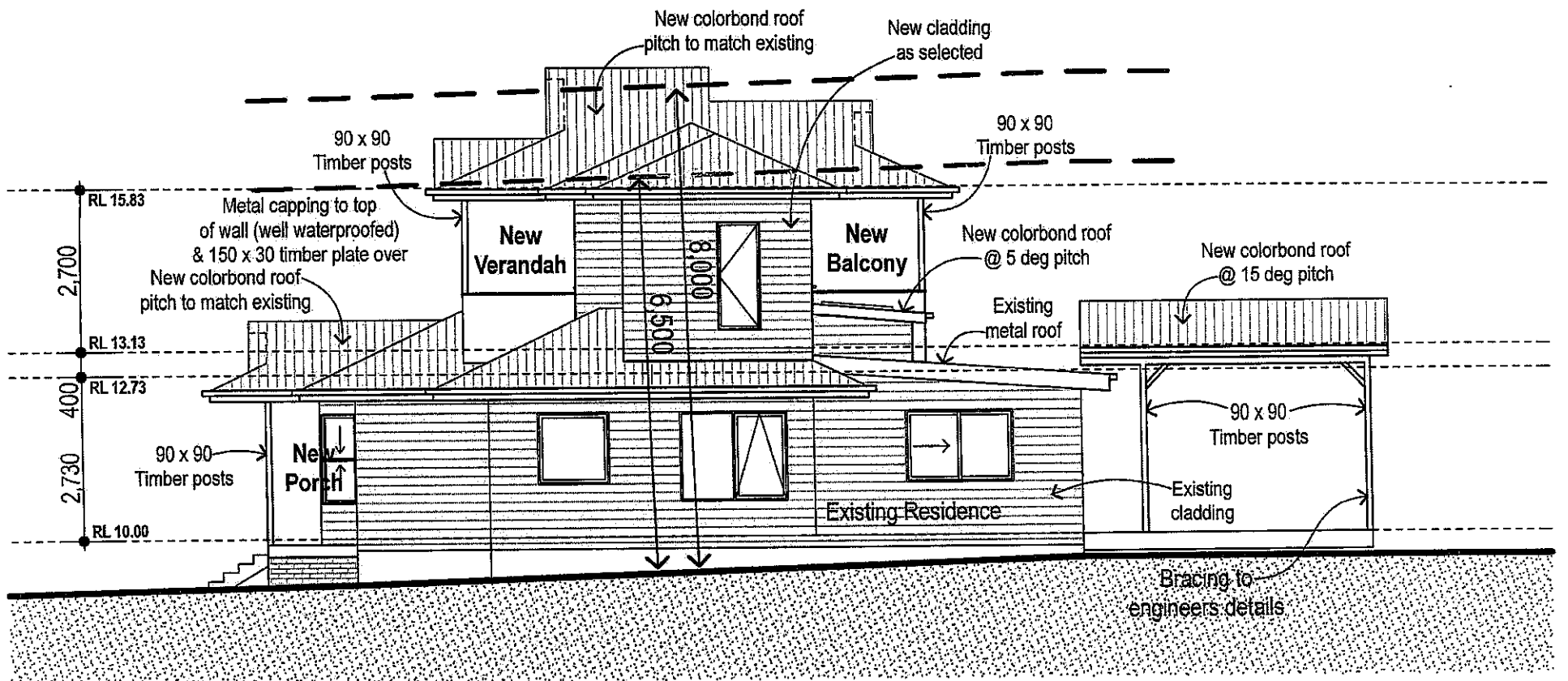
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Issue : F  
Draw No : 5/7



## East Elevation

SCALE 1:100



## West Elevation

SCALE 1:100

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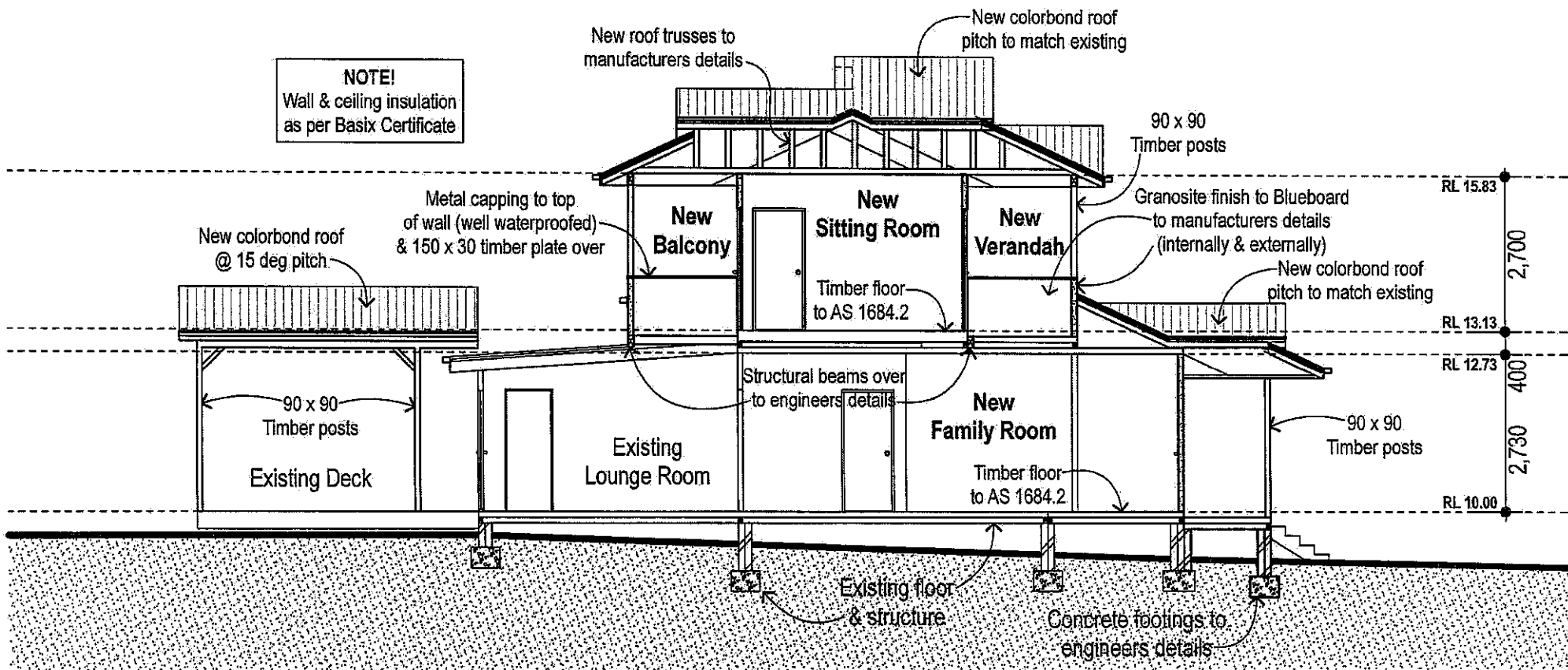
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Issue: F Draw No: 6/7





**Section aa**

SCALE 1:100

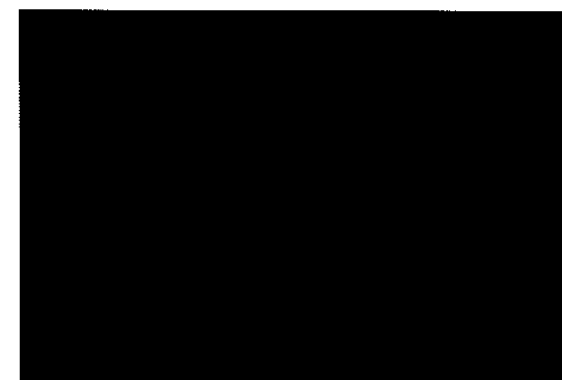
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