

BASIX COMMITMENTS	REQUIREMENTS
ENERGY HOT WATER HEATING & COOLING COOKING CLOTHES DRYING WATER FIXTURES SHOWERHEADS TOILETS TAPS THERMAL COMFORT CAVITY BRICK CONCRETE SLAB SUSPENDED FLOOR EXTERNAL WEATHERBOARD CEILING ROOF ROOF COLOUR WINDOWS ARTIFICIAL LIGHTING RAINWATER TANK SWIMMING POOL	 SOLAR ELECTRIC BOOST AIR CINDITIONING 4 STAR ELECTRIC COOKTOP & OVEN EXTERNAL 4 STAR (>6 BUT <=7.5L/MIN) 4 STAR 4 STAR INSULATION N/A NIL NIL R3.2 (OR R3.6 INC. CONSTRUCTION) R5.0 (UP) FOIL BACKED BLANKET 55mm MEDIUM (SOLAR ABSORPTANCE 0.475-0.70) REFER TO BASIX SCHEDULE MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS 10,000 litres. CONNECT TO ALL TAPS 16 KILOLITRES. OUTSIDE WITH COVER, PUMP ON TIMER, SOLAR HEATING ONLY

SPECIFICATIONS

Regulations & Notices:

The builder is to comply with the Building Code of Australia (BCA), Australian Standards and any conditions required by local Authorities. Any standard referred to in this specification refers to the latest version of the standard.

Setout

The builder shall be responsible for the accuracy and clear delineation of the site boundaries and location of the building. The builder is to setout and maintain the works in accordance with the drawings. Only use figured dimensions. Do not scale off drawings.

Levels

All levels assumed. Existing ground floor level assumed to be RL:9.30

Plans

Any works obviously necessary to the construction or finish of the building that has been drawn and not in the specifications or vice versa is to be done as part of the contract.

Earth Works & Excavations

Comply with BCA part 3.1 & AS 3798 Guideline on earthworks for Commercial & Residential Developments and/or engineer’s specifications. All stormwater & surface water drainage to comply with AS/NZ 3500.

Demolition

All demolition works to AS2601-2001: The Demolition of Structures

Footings & Piers

Comply with BCA part 3.2.2, 3.2.3,3.2.4,3.2.5 and/or engineer’s specifications.

Concrete

Comply with BCA part 3.2.3, 3.2.5 and/or engineer’s specifications. Use Forticon 200um thick waterproof layer under all slabs

Termite Protection

Comply with BCA part 3.1.3, AS3660, local authority requirements & manufacturer’s specifications. Use Trithor Termite protection sheets. Install to manufacturer’s written instructions. Install termite sticker in electrical distribution box.

Brick & Blockwork

Comply with BCA part 3.3, AS3700 Masonry Structures and/or engineer’s specifications

Dampcourse & Weatherproofing of Masonry

Comply with BCA part 3.3.4. Use Sikalastic-1K or similar. Use Atlantis Flow-Cell 30mm where shown

Energy Efficiency

All work to be completed in accordance with the Basix Certificate (If applicable)

Carpentry

All timber framing to comply with AS1684

Structural Steel

Comply with BCA part 3.4.4 and Structural engineer’s specification

Roofing

Comply with BCA part 3.5.1 and manufacturer’s specifications.

METAL ROOF: LYSAGHT CUSTOM ORB ACCENT 35. COLOUR: COLORBOND MONUMENT

Roof Drainage & Flashings

Comply with BCA part 3.5.2 and manufacturer’s specifications.

Electrical Installations

Comply with appropriate Australian Standard rules and the requirements of the local supply authority.

Smoke Detectors

Comply with BCA part 3.7.2, AS 3786 and requirements of local Authority.

External Wall Cladding

Comply with BCA part 3.5.3 and manufacturer’s specifications

Plasterboard

Provide 10mm plasterboard to walls & ceilings where framing is 450 centres and 13mm plasterboard where framing is at 600centres. Use water resistant plasterboard or 6mm thick fibre cement sheets in wet areas.

Plaster & Render

Minimum 12mm thick cement render to masonry walls. Do not cover weep holes and point up all flashings externally

Waterproofing of Wet Areas

Comply with BCA3.8.1 & AS3740 Waterproofing of Domestic Wet Areas. Use Sikafloor-400N Elastic or simialr

Plumbing

All plumbing works to comply with AS3500 & Sydney Water Requirements

Wall & Floor Tiling

Comply with AS3958 parts 1 & 2

Painting

All primers & undercoats to be of the same brand as the finishing paints or as recommended by manufacturers. Rub down all surfaces to a smooth finish prior to the application of each coat. All paints to be appropriate for the application.

Windows

Comply with BCA Part 3.9.2 Barriers and handrails. Comply with AS 2047 & manufacturer’s specification

Glazing

Comply with BCA part 3.6 and AS1288. Comply with Basix certificate

Swimming Pool

Comply with BCA Part 3.9.3, AS 1926.1, Swimming Pools Act 1992 and Swimming Pools Reg. 1998.

Bushfire Construction

All works to comply with AS 3959:2018 Construction of buildings in bushfire-prone areas and Bushfire protection report prepared by Ecological

PROJECT
NEW DWELLING

FOR
TOMMY CASSIDY

PROJECT ADDRESS
99 MERINDA ST HARGRAVES NSW 2850
LOT: 4 SECT: 5 DP: 758501

PROJECT No
02112
DRAWING
COVER SHEET
DRAWING No REV
A01 1

Drawing List	
Sheet No.	Sheet Name
A01	COVER SHEET
A02	SITE PLAN & CELLAR PLAN
A03	GROUND FLOOR PLAN
A04	FIRST FLOOR PLAN
A05	ELEVATIONS
A06	ELEVATIONS
A07	SECTION AA
A08	EXTERNAL FINISHES & MATERIALS

1	Development Application	16.11.2021
No	Revision Description	Date

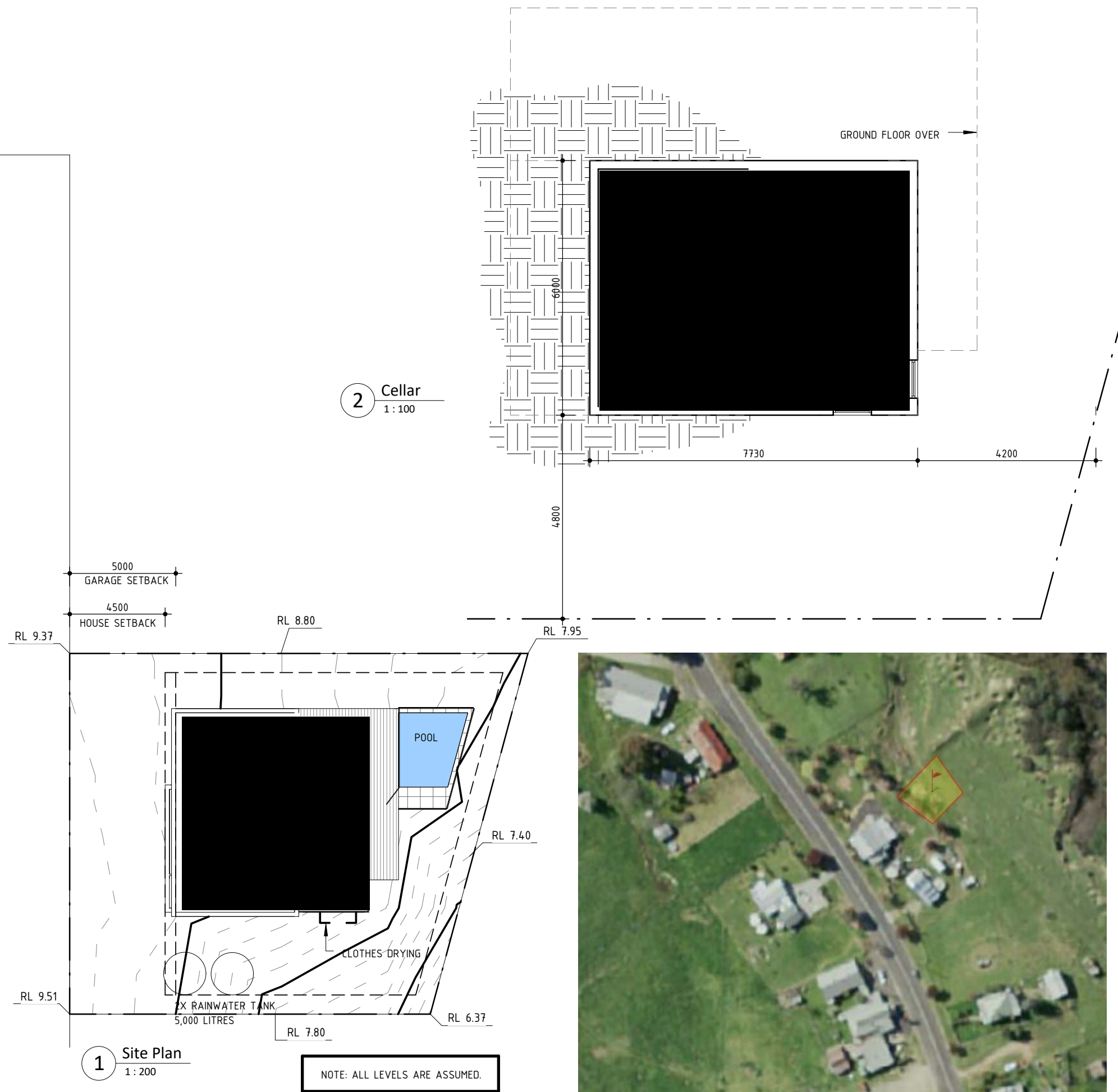


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MERINDA ST



1	Development Application	16.11.2021
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CLIENT
TOMMY CASSIDY

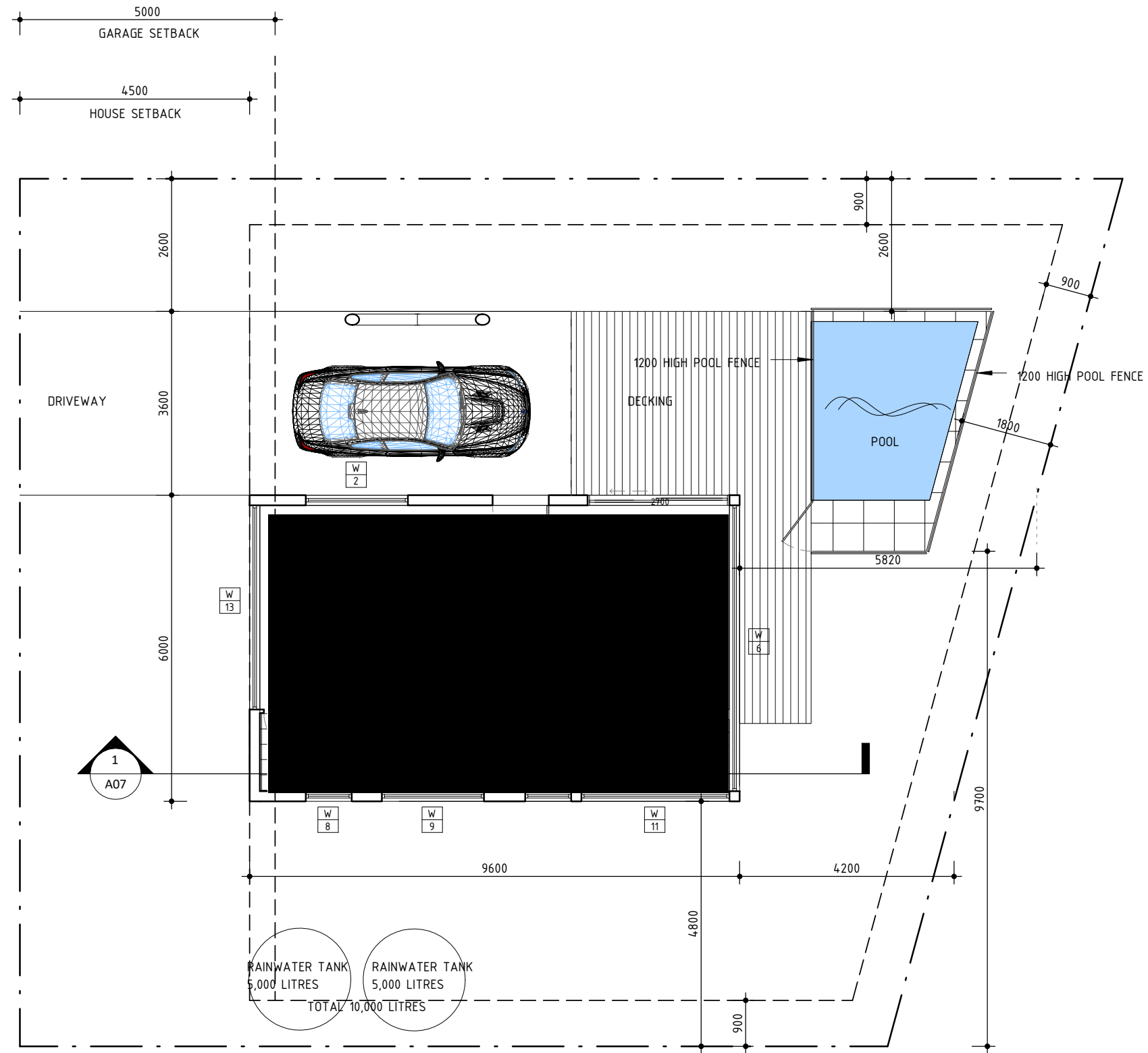
PROJECT
NEW DWELLING
99 MERINDA ST HARGRAVES NSW 2850
LOT: 4 SECT: 5 DP: 758501

DRAWING TITLE
SITE PLAN & CELLAR PLAN



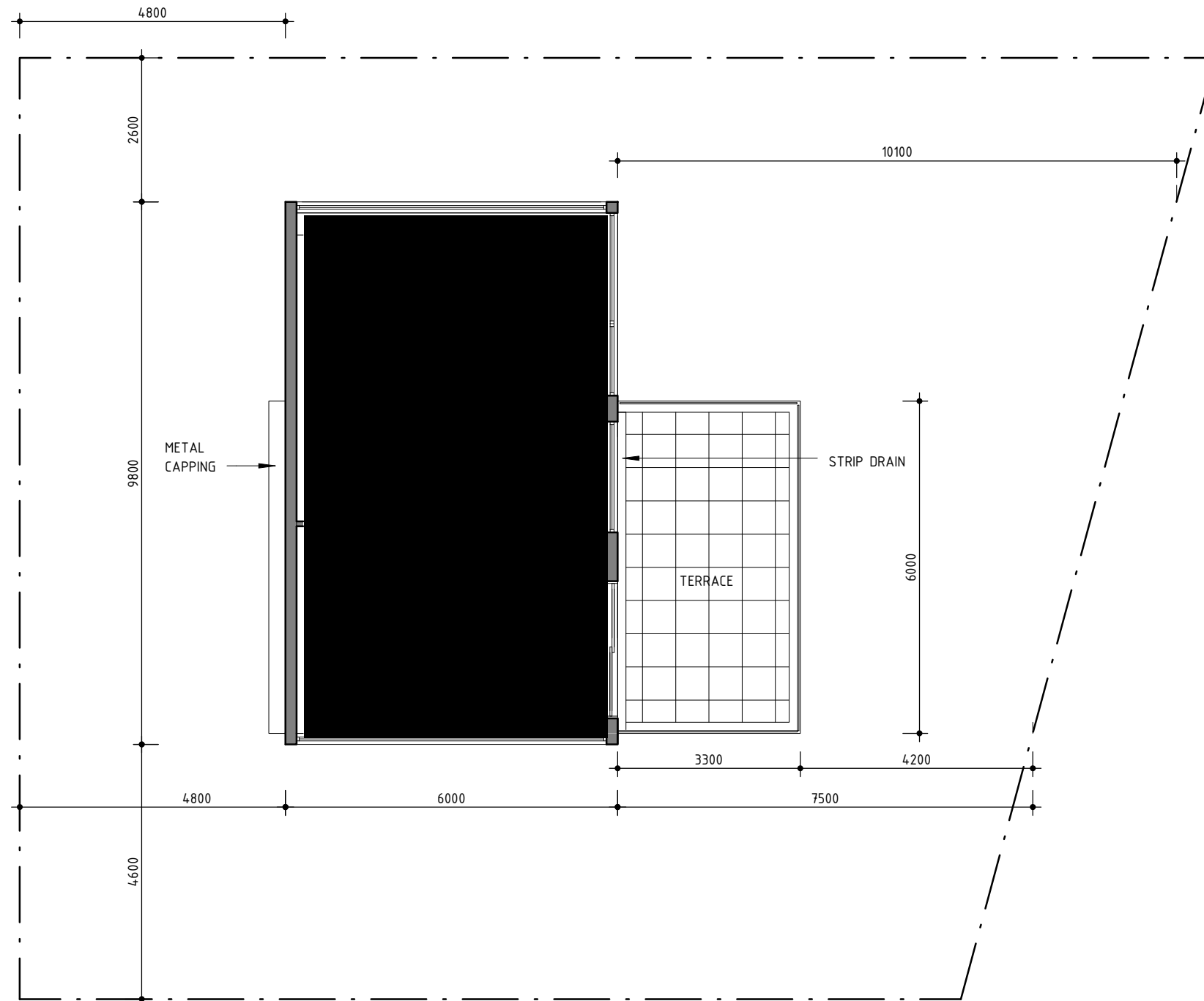
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Xu	02112
SIZE	SCALE
A3	As indicated

DRAWING NO	REV NO
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1	Development Application	16.11.2021
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 SCOPE ARCHITECTS	80 WEST ST BALGOWLAH NSW 2093 mail@scopearchitects.com.au ph: 9400 4554 www.scopearchitects.com.au	CLIENT TOMMY CASSIDY	PROJECT NEW DWELLING 99 MERINDA ST HARGRAVES NSW 2850 LOT: 4 SECT: 5 DP: 758501	DRAWING TITLE GROUND FLOOR PLAN	TRUE NORTH 	DRAWN Xu	PROJECT NO. 02112	DRAWING NO A03	REV NO 1
						SIZE A3	SCALE 1 : 100		



1 First Floor
1 : 100

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CLIENT
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PROJECT
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 99 MERINDA ST HARGRAVES NSW 2850
 LOT: 4 SECT: 5 DP: 758501

DRAWING TITLE
FIRST FLOOR PLAN

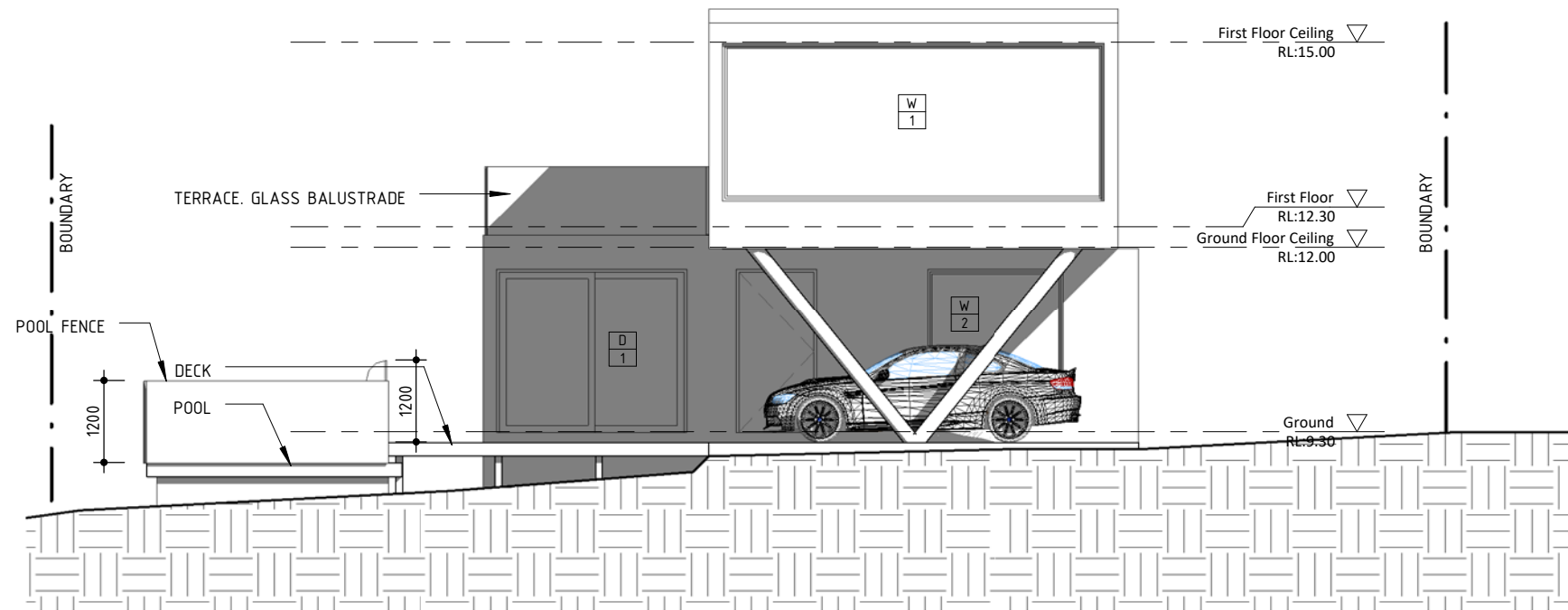
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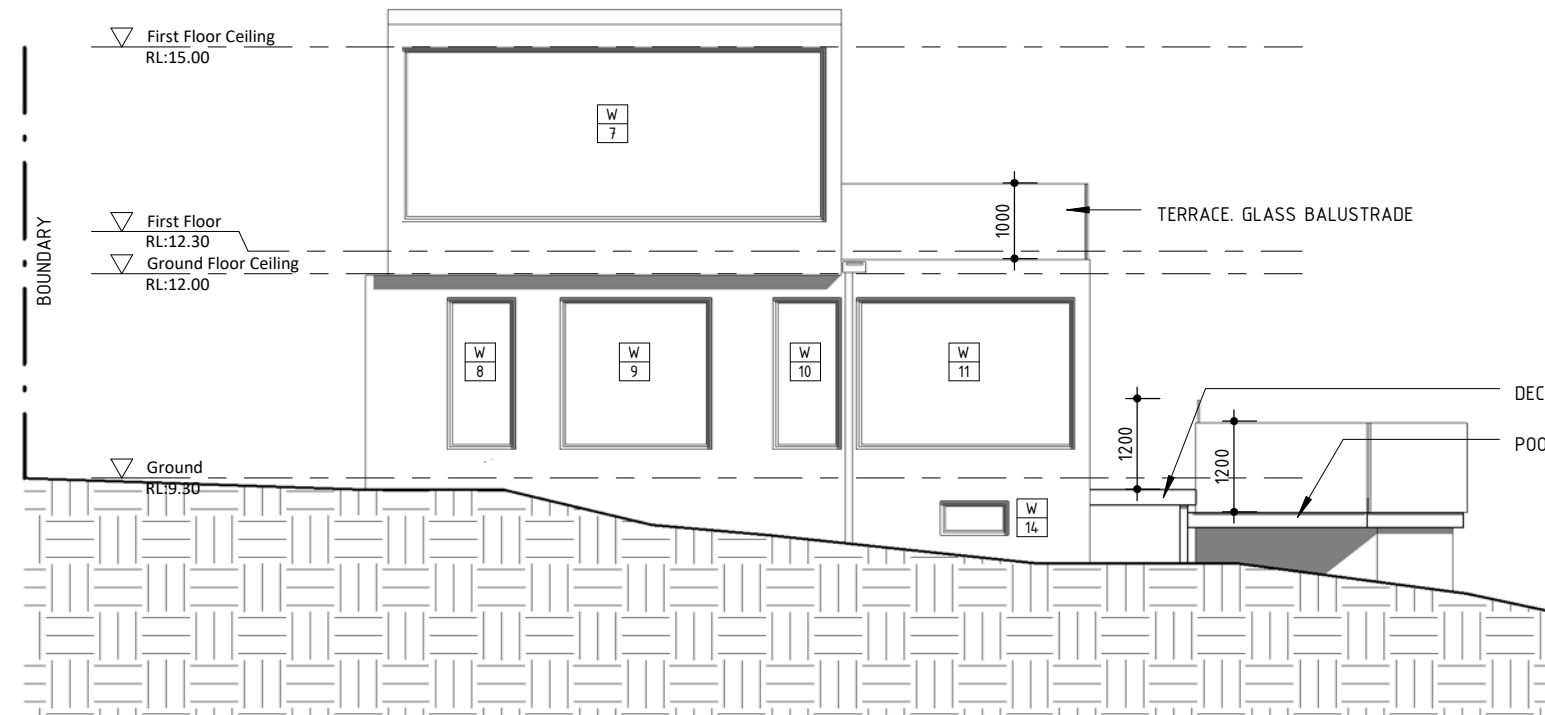
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 02112
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DRAWING NO
A04
 REV NO
1

1 North Elevation
1 : 100



2 South Elevation
1 : 100



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DRAWING TITLE
ELEVATIONS

TRUE NORTH

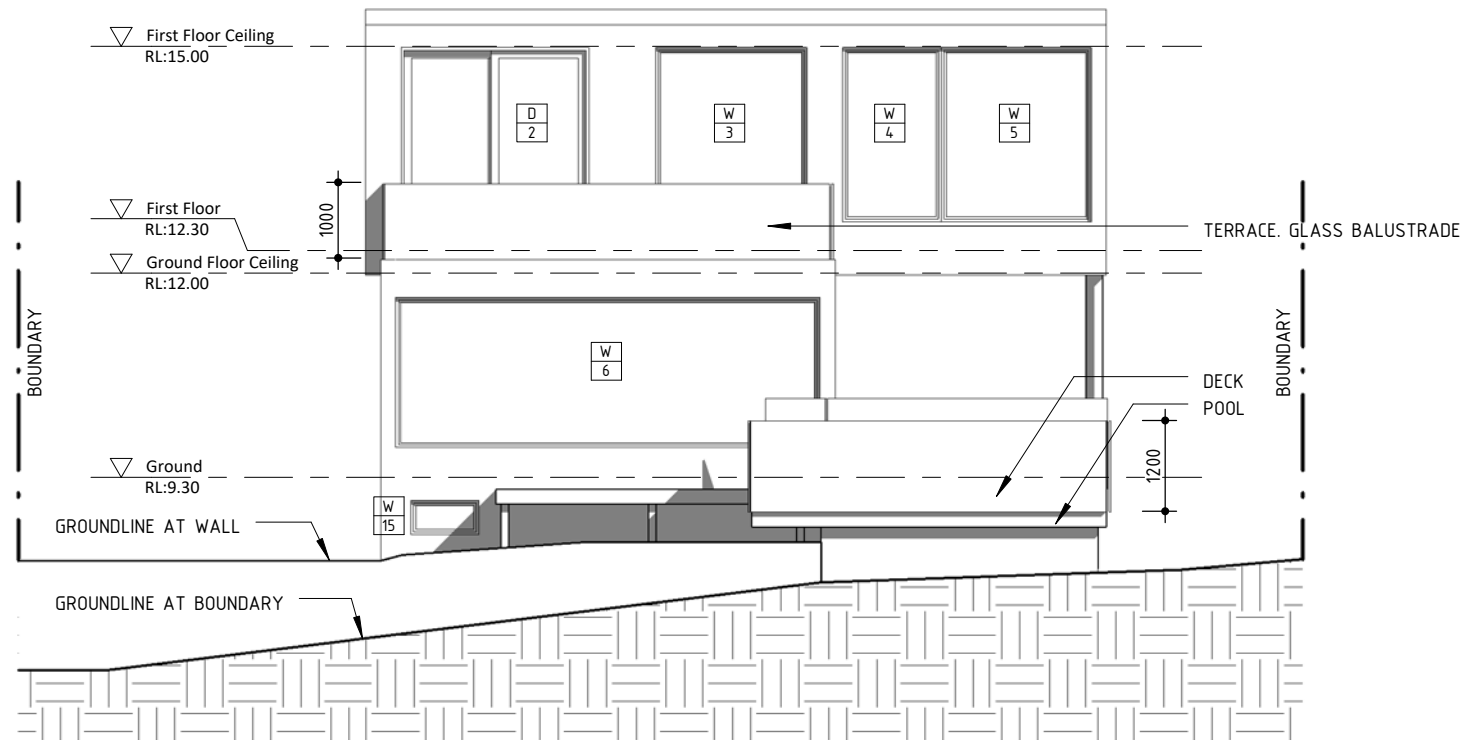
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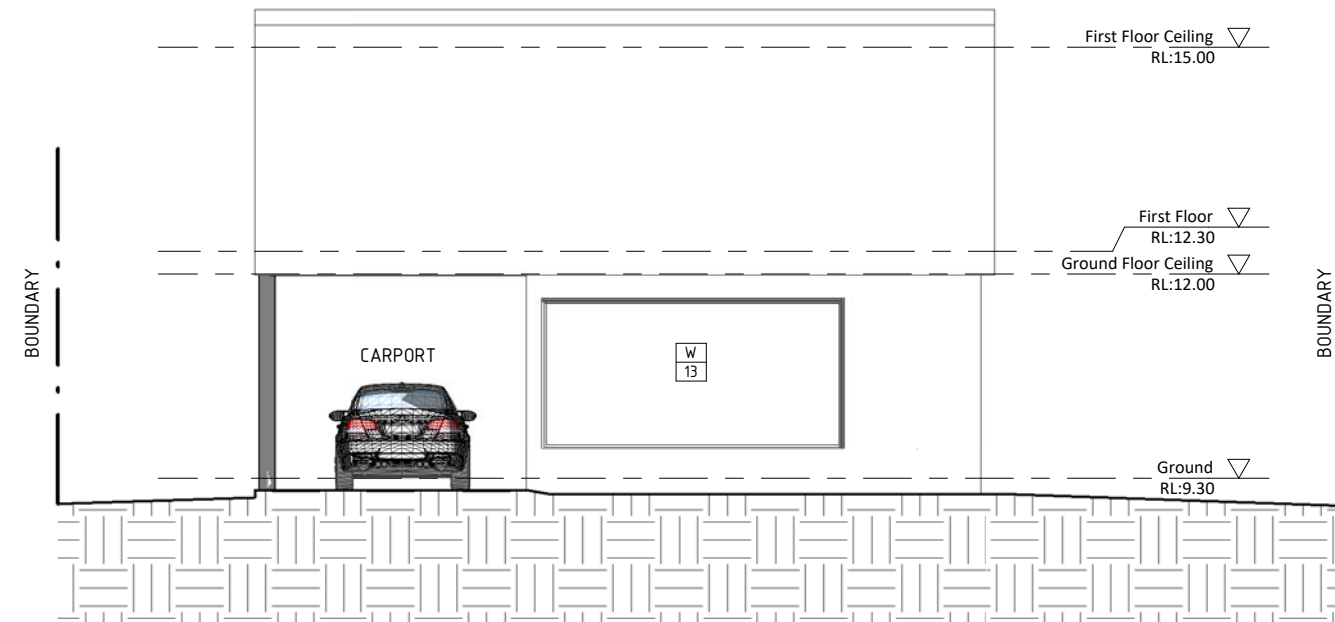
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REV NO
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1 East Elevation
1 : 100



2 West Elevation
1 : 100



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DRAWING TITLE
ELEVATIONS

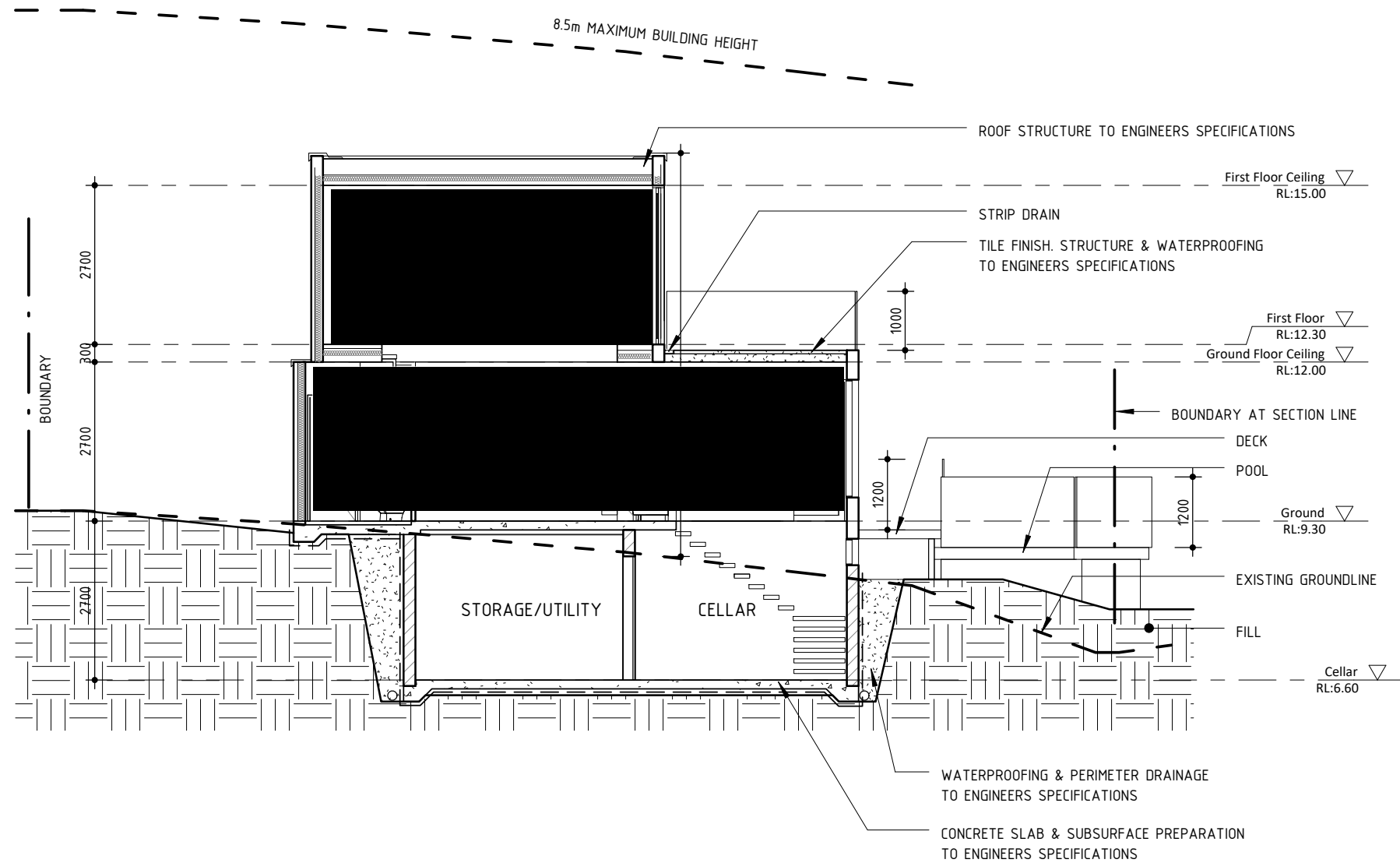
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DRAWN
XK
SIZE
A3

PROJECT NO.
02112
SCALE
1 : 100

DRAWING NO
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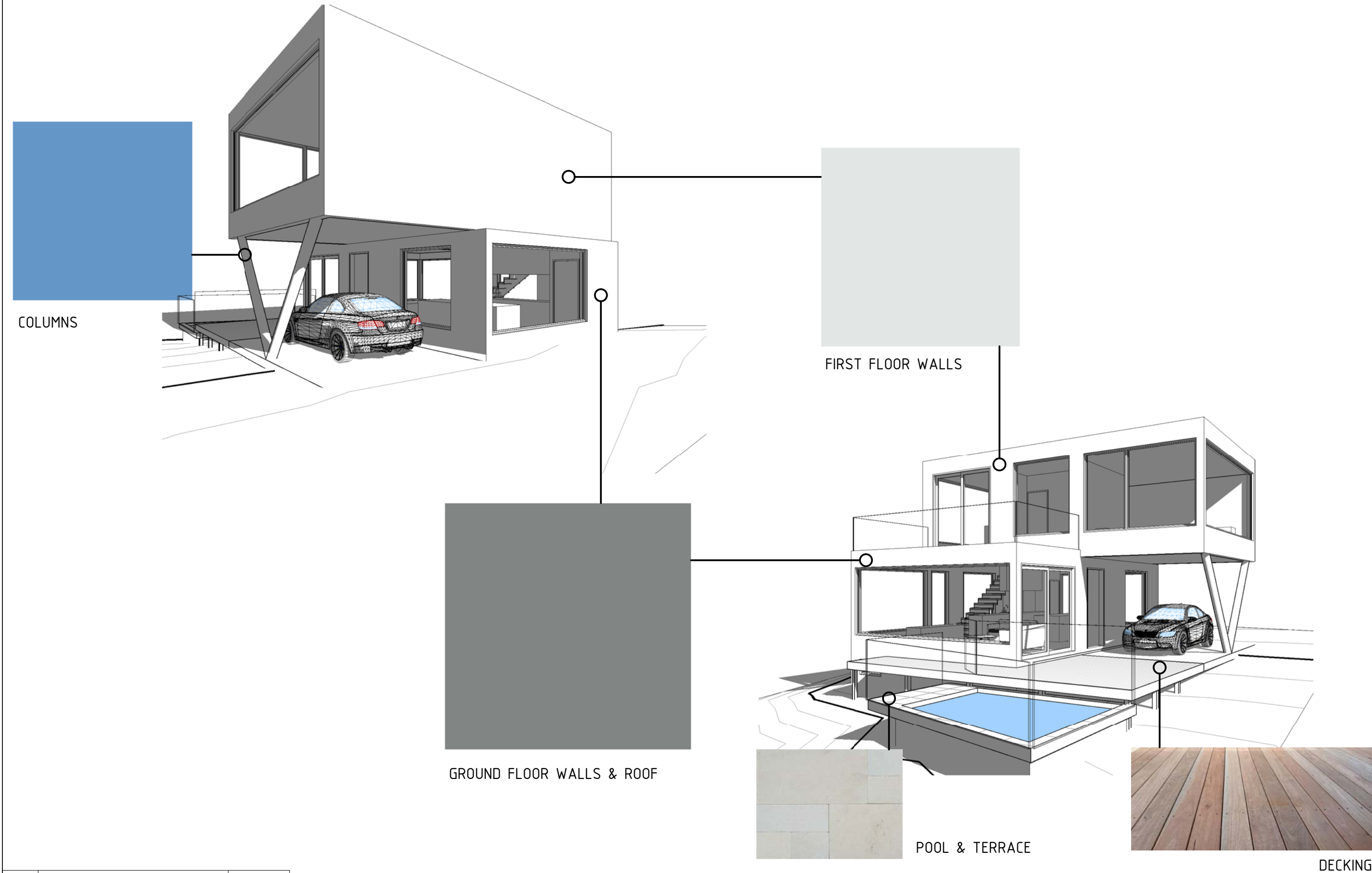
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NOTE: PROVIDE INSULATION TO BASIX REQUIREMENTS

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