

BASIX COMMITMENTS

CONDITIONED FLOOR AREA = 127.0m2  
UNCONDITIONED FLOOR AREA = 12.0m2  
HORIZONTAL ROOF AREA = 269m2  
SITE AREA = 1288000m2

WATER

THE APPLICANT MUST INSTALL SHOWERHEADS  
WITH AT LEAST A 4 STAR RATING (>6 BUT <=7.5L/MIN)  
THE APPLICANT MUST INSTALL TOILETS  
WITH AT LEAST A 4 STAR RATING  
THE APPLICANT MUST INSTALL KITCHEN & BATHROOM TAPS  
WITH AT LEAST A 4 STAR RATING

ALTERNATIVE WATER:  
THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 2100ltr ON SITE  
TOTAL AREA OF LAWNS & GARDEN = 100m2

RAINWATER TANK TO COLLECT RAIN RUNOFF FROM  
AT LEAST 200m2 OF ROOF AREA.  
THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO :

- AT LEAST 1 OUT DOOR TAP
- ALL TOILETS IN THE DEVELOPMENT
- THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER
- ALL HOT WATER SYSTEMS IN THE DEVELOPMENT
- ALL INDOOR COLD WATER TAPS
- A TAP THAT IS LOCATED WITHIN 10m OF THE SWIMMING POOL

POOL

- THE SWIMMING POOL MUST NOT HAVE A VOLUME GREATER THAN 60kl
- THE SWIMMING POOL MUST HAVE A POOL COVER
  - THE SWIMMING POOL MUST BE OUTDOORS

THERMAL

EXTERNAL WALLS ADDITIONAL INSULATION R1.75 (OR R2.60 INC CONSTRUCTION)  
CEILING TO HAVE INSULATION WITH A MIN R VALUE OF 2.95 (UP)  
ROOF TO HAVE 55mm FOIL BACKED BLANKET, UNVENTILATED, MEDIUM SA (0.475–0.7)

WINDOWS:  
REFER TO BASIX CERTIFICATE FOR WINDOW DETAILS.

ENERGY

THE APPLICANT MUST INSTALL GAS INSTANTANEOUS 4 STAR HWS

THE APPLICANT MUST INSTALL 1–PHASE AIR CONDITIONING WITH A MINIMUM  
PERFORMANCE OF 4 STARS (COLD ZONE) TO AT LEAST 1 BEDROOM & 1 LIVING AREA

THE HEATING/COOLING SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN  
BEDROOMS & LIVING ROOMS.

THE APPLICANT MUST ENSURE THAT THE PRIMARY TYPE OF ARTIFICIAL LIGHTING IN  
THE ENTIRE DEVELOPMENT ARE CAPABLE OF ACCEPTING FLUORESCENT OR LED LAMPS  
(NOT DEDICATED)

THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS:  
BATHROOM: INDIVIDUAL FAN, NOT DUCTED, MANUAL ON/OFF SWITCH  
KITCHEN: INDIVIDUAL FAN, NOT DUCTED, MANUAL ON/OFF SWITCH.  
LAUNDRY: NATURAL VENTILATION ONLY


THE APPLICANT MUST INSTALL A WINDOW IN THE KITCHEN & IN 3 BATHROOM/WC

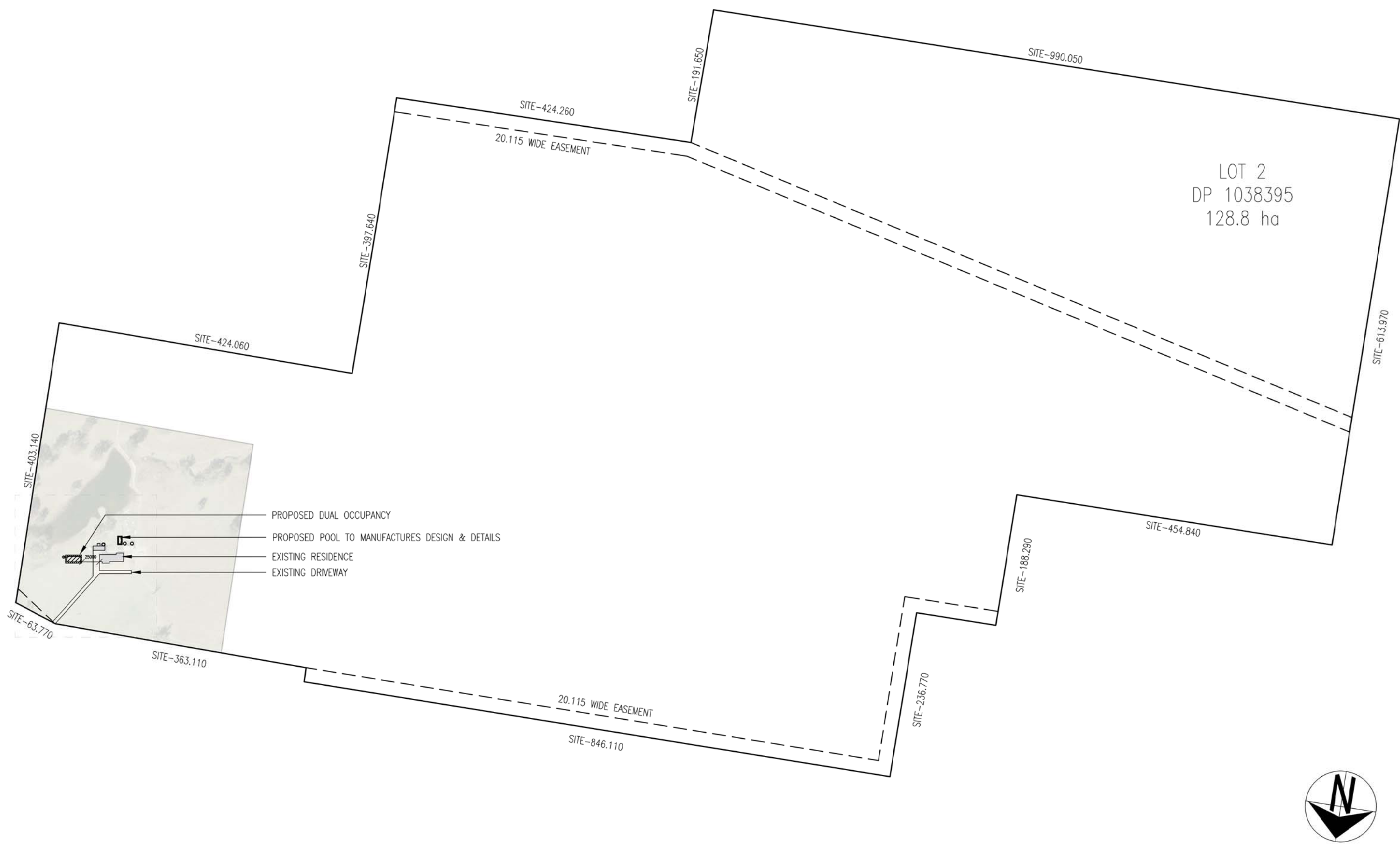
THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHESLINE.

THE APPLICANT MUST INSTALL A TIMER FOR THE SWIMMING POOL PUMP.

THE APPLICANT MUST INSTALL A PHOTOVOLTAIC SYSTEM WITH THE CAPACITY TO GENERATE  
AT LEAST 1.5 PEAK KILOWATTS OF ELECTRICITY AS PART OF THE DEVELOPMENT.


PROPOSED DUAL OCCUPANCY  
FOR O & K COE  
AT 151 WATTLEGROVE LANE  
LINBURN. NSW. 2850  
LOT 2 DP 1038395

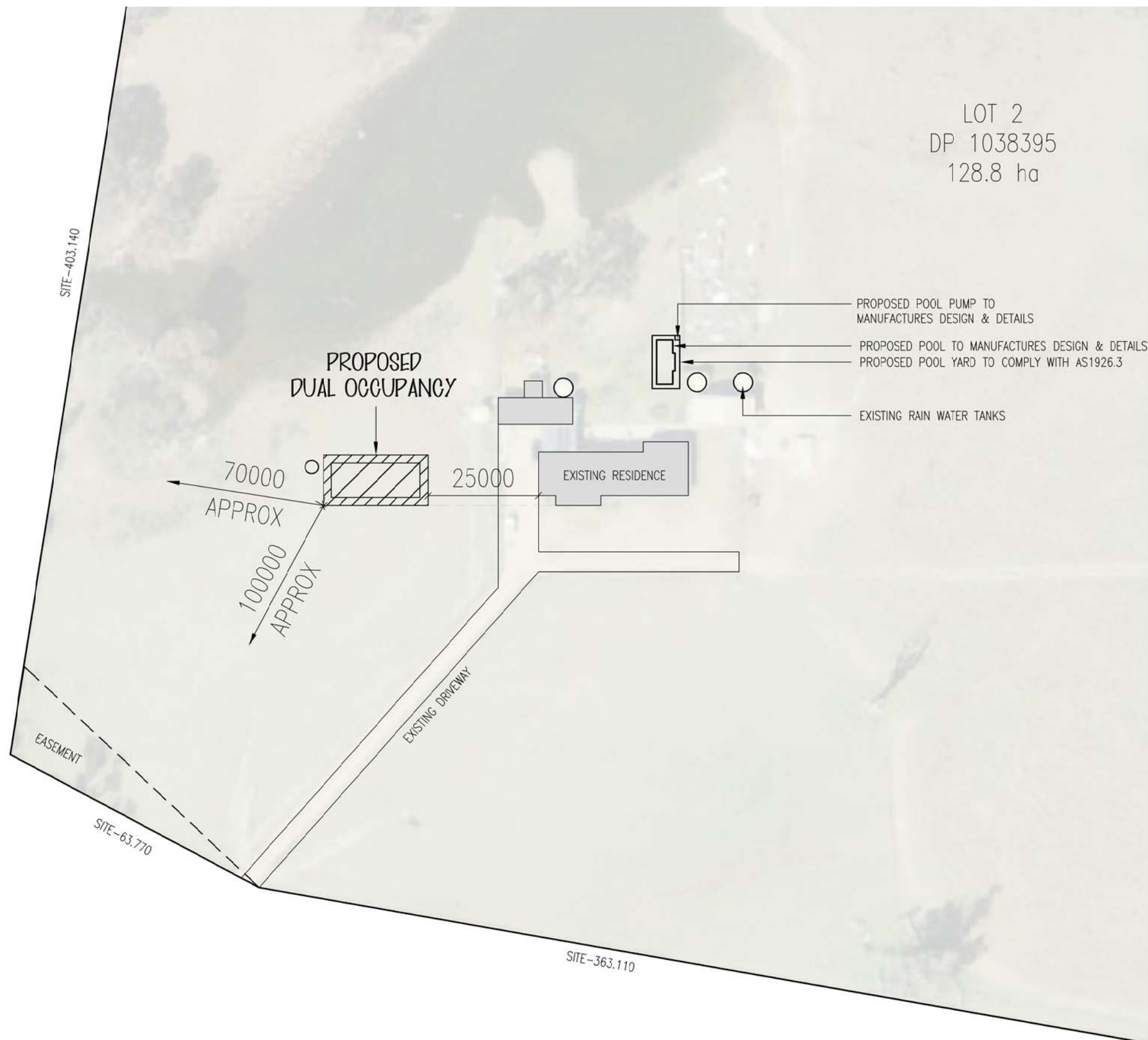
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SITE PLAN 1:5000

LGA: MID-WESTERN REGIONAL COUNCIL

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SITE PLAN 1:1000

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**Country  
Kit Homes**



EROSION & SEDIMENT CONTROL  
PLAN STATEMENT

OBJECTIVE

- \* TO MINIMISE THE AREA AFFECTED BY RAINDROP AND WIND EROSION.
- \* TO CONTAIN SEDIMENT CREATED IN THE COURSE OF CONSTRUCTION AND PROTECT THE SITE FROM EROSION EVENTS.
- \* TO MAKE EVERYONE WORKING ON THE SITE AWARE OF THE IMPORTANCE OF STORMWATER POLLUTION.

NOTES

- CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY DISTURBANCE ON SITE AND SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION DEPARTMENT OF NSW.
- MINIMISE THE AREA TO BE DISTURBED.
- SITE ACCESS SHALL BE RESTRICTED TO ONE POINT AND STABILISED AS DETAILED OR SEALED.
- ALL BUFFER ZONES SHALL BE ADHERED TO AND BARRICADED WHERE REQUIRED. (THIS INCLUDES FOOTPATHS WHERE NO WASHDOWN AREAS, PARKING, DRIVEWAYS OR MATERIAL STOCKPILES ARE PERMITTED WITHOUT PERMISSION OF THE LOCAL COUNCIL OR RELEVANT PERSONS SUCH AS NEIGHBORS.)
- INSTALL SEDIMENT CONTROL MEASURES AS REQUIRED AND OR AS NOTED AT THE DOWNSLOPE PERIMETER AND OR THROUGHOUT THE CONSTRUCTION AREA SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE BY MEANS OF FILTER FENCES, FLOW DIVERSION BANKS AND STILLING AREAS. AND AS TO PREVENT NORMAL STORMFLOWS FROM DISTURBING THE SITE.
- ERODIBLE MATERIALS SHALL BE PROTECTED WITH LOCAL CONTROLS AND COVERED IN AREAS OF HIGH WINDS OR WHEN STORED FOR EXTENDED PERIODS.
- ALL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.
- ALL FLOW DIVERSION BANKS SHALL BE STABILISED.
- INSTALL SEDIMENT CONTROL FENCES AS CLOSE AS POSSIBLE TO CONTOURS.

- ENSURE ALL WASTE IS STORED AND SECURED AGAINST NORMAL EROSION EVENTS.
- GUTTERING WILL BE CONNECTED TO THE NOMINATED STORMWATER SYSTEM AS SOON AS PRACTICABLE AFTER THE ROOF IS INSTALLED.
- CONTROL STRUCTURES SHALL BE INSPECTED REGULARLY BY THE SITE SUPERINTENDENT AND MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES.
- ALL DISTURBED AREAS SHALL BE REHABILITATED OR STABILISED PRIOR TO THE REMOVAL OF SEDIMENT CONTROL STRUCTURES.
- SITE SUPERINTENDENT TO DOCUMENT THE MAINTENANCE OF ALL CONTROL MEASURES.

TOPSOIL STOCKPILE N.T.S.

1. WHERE POSSIBLE LOCATE STOCKPILE AT LEAST 5 METERS FROM EXISTING VEGETATION, CONCENTRATED WATER FLOWS, ROADS AND HAZARD AREAS.

2. CONSTRUCT ON THE CONTOUR AS A LOW, FLAT, ELONGATED MOUND.

3. WHERE THERE IS SUFFICIENT AREA TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METERS IN HEIGHT.

4. CONSTRUCT EARTH BANK ON THE UPSLOPE SIDE TO DIVERT RUNOFF AROUND THE STOCKPILE AND A SEDIMENT FENCE 1 TO 2 METERS DOWNSLOPE OF STOCKPILE.

5. REHABILITATE AREA IMMEDIATELY UPON DECOMMISSION OF STOCKPILE.

EARTH BANK (LOW FLOW) N.T.S.

1. CONSTRUCT WITH GRADIENT OF 1% TO 5%.

2. AVOID REMOVING TREES OR SHRUBS IF POSSIBLE.

3. DRAINS TO BE EITHER CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTION NOT V-SHAPED.

4. EARTH BANKS TO BE ADEQUATELY COMPACTED IN ORDER TO PREVENT FAILURE.

5. PERMANENT OR TEMPORARY STABILISATION OF THE EARTH BANK TO BE COMPLETED WITHIN 10 DAYS OF CONSTRUCTION.

6. ALL OUTLETS FROM DISTURBED LANDS ARE TO FEED INTO A SEDIMENT BASIN OR SIMILAR.

7. DISCHARGE RUNOFF COLLECTED FROM UNDISTURBED LANDS ONTO EITHER A STABILISED OR AN UNDISTURBED DISPOSAL SITE WITHIN THE SAME SUB-CATCHMENT.

8. COMPACT BANKS WITH A SUITABLE IMPLEMENT IN SITUATIONS WHERE THEY ARE REQUIRED FOR MORE THAN 5 DAYS.

9. EARTH BANKS TO BE FREE OF PROJECTIONS OR IRREGULARITIES THAT WILL IMPEDE NORMAL FLOW.

STABILISED SITE ACCESS N.T.S.

GEOTEXTILE FABRIC DESIGNED TO PREVENT INTERMIXING OF SUBGRADE AND BASE MATERIALS AND TO MAINTAIN GOOD PROPERTIES OF THE SUB-BASE LAYERS.

GEOFABRIC MAY BE WOVEN OR NEEDLE PUNCHED PRODUCT WITH A MINIMUM CBR BURST STRENGTH (AS3760.4-90) OF 2500 N.

CONSTRUCTION NOTES:

- STRIP TOPSOIL AND LEVEL SITE.
- COMPACT SUBGRADE.
- COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
- CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE 30-50MM AGGREGATE. MINIMUM LENGTH 15.0M OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3.0 M.
- CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.

STRAW BALE FILTER N.T.S.

1. CONSTRUCT STRAW BALE FILTER AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE OR AT THE TOE OF A SLOPE.

2. PLACE BALES LENGTHWISE IN A ROW WITH ENDS TIGHTLY ABUTTING. USE STRAW TO FILL ANY GAPS BETWEEN BALES.

3. MAXIMUM HEIGHT OF FILTER IS ONE BALE.

4. ON SOFT MATERIAL EMBED EACH BALE INTO THE GROUND 75mm TO 100mm.

5. ANCHOR WITH 1.2m STAR POSTS. ANGLE THE FIRST POST IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE. DRIVE POSTS 600mm INTO THE GROUND AND FLUSH WITH TOP OF THE BALES.

6. WHERE A STRAW BALE FILTER IS CONSTRUCTED DOWNSLOPE FROM A DISTURBED BATTER THE BALES SHOULD BE LOCATED 1.5m TO 2.0m DOWNSLOPE FROM THE FACE OF THE BATTER.

SEDIMENT FENCE N.T.S.

CONSTRUCTION NOTES:

- CONSTRUCT SEDIMENT CONTROL FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO CONTOURS TO THE SITE.
- DRIVE 1.5M LONG STAR PICKETS INTO GROUND, 2.5M APART (MAX).
- DIG A 150MM TRENCH ALONG THE UP-SLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
- FIX SELF-SUPPORTING GEOTEXTILE TO UP-SLOPE SIDE OF POSTS WITH THE WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURE.
- JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150MM OVERLAP.
- BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY.

SEDIMENT CONTROL NOTES

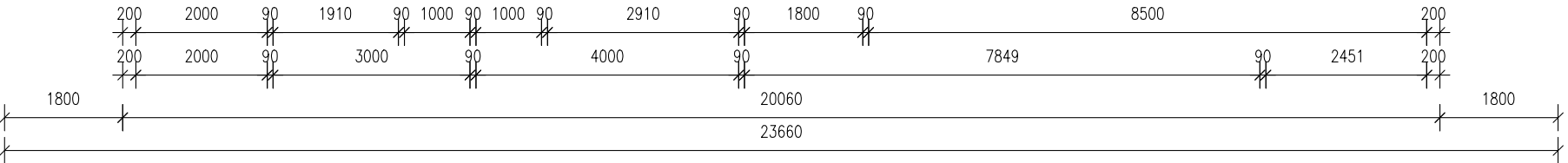
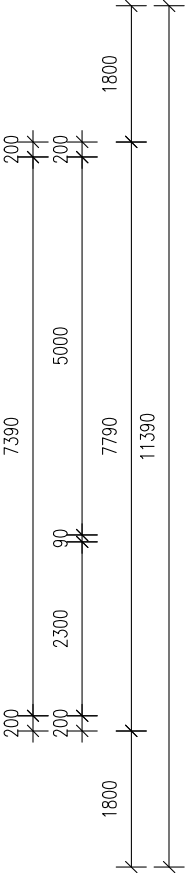
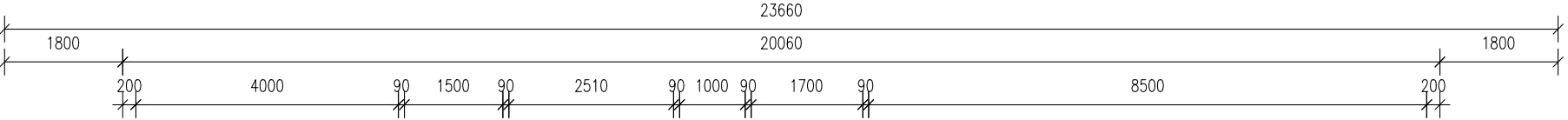
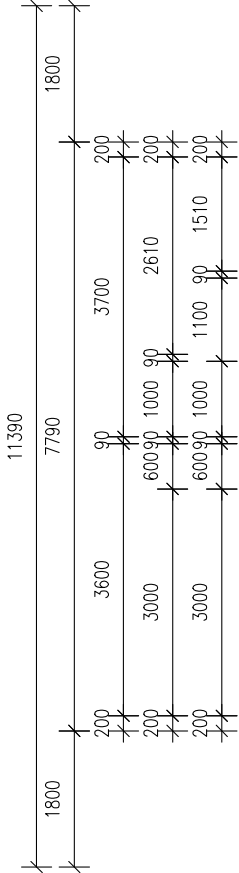
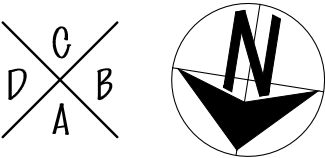
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED & STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES & AREA WHERE WATER MAY CONCENTRATE.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2.50m CENTERS. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
- MINIMISE SITE DISTURBANCE.
- CONNECT DOWNPIPES AS SOON AS ROOF IS FINISHED.
- PLACE EXCAVATED MATERIAL UPSLOP OF TRENCHES.
- SITE SUPERINTENDENT TO INSPECT EROSION & SEDIMENT STRUCTURES DAILY.
- IMMEDIATELY SWEEP ROADWAY OF ANY SPILT MATERIALS.

GENERAL NOTES

- 1. FOUNDATION – CONCRETE SLAB ON GROUND
- 2. EXTERNAL WALLS – HEBEL POWERPANEL
- 3. ROOF – SELECTED COLORBOND
- 4. SLOTTED HI QUAD GUTTER, METAL FASCIA
- 5. CEILING – 2700mm
- 6. EAVES – NONE
- 7. STEEL FRAMES & TRUSSES
- 8. ROOF PITCH – 22.5°

LEGEND

- FFL FINISHED FLOOR LEVEL
- CONC CONCRETE
- SA ○ SMOKE ALARM



FLOOR PLAN 1:100

LIVING	156.3m2
VERANDAH	113.2m2
TOTAL	269.5m2

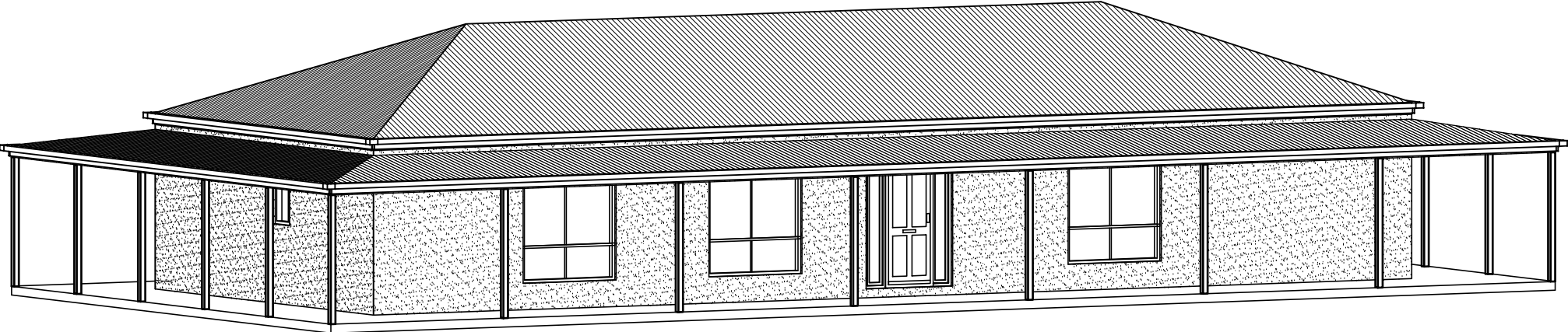
NOTES

SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7 OF THE BCA AND MUST COMPLY WITH AS3786

ALL DIMENSIONS, LEVELS & GRADIENTS TO BE CONFIRMED BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORK.

PROVIDE LIFT OFF HINGES TO ALL TOILET DOORS WITH AN INTERNAL LENGTH OF 1900mm OR LESS

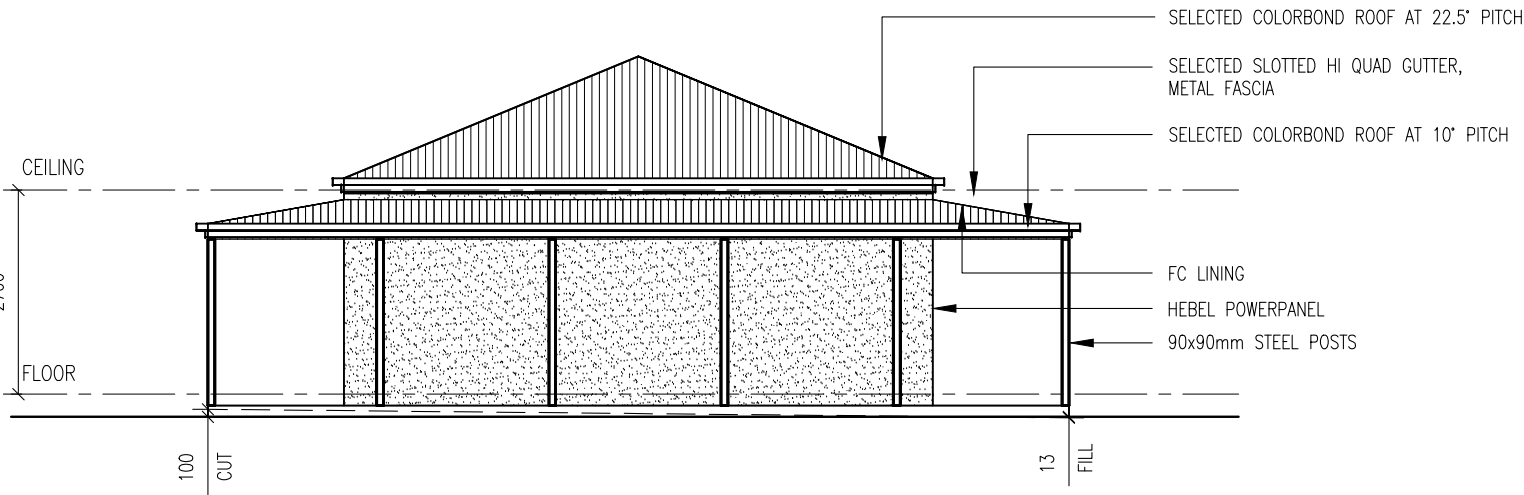
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3D ELEVATION



NORTH ELEVATION (A)

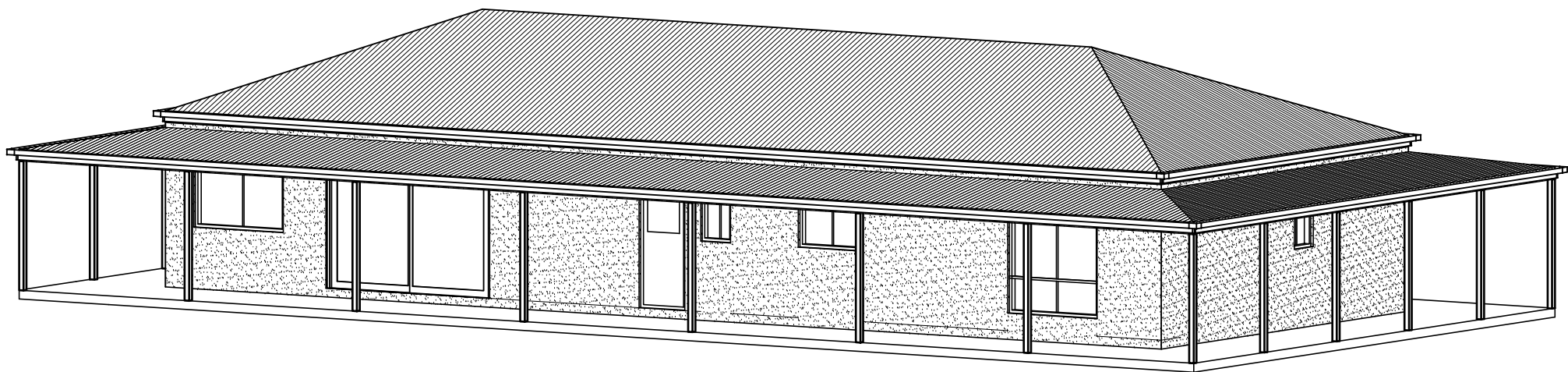


WEST ELEVATION (B)

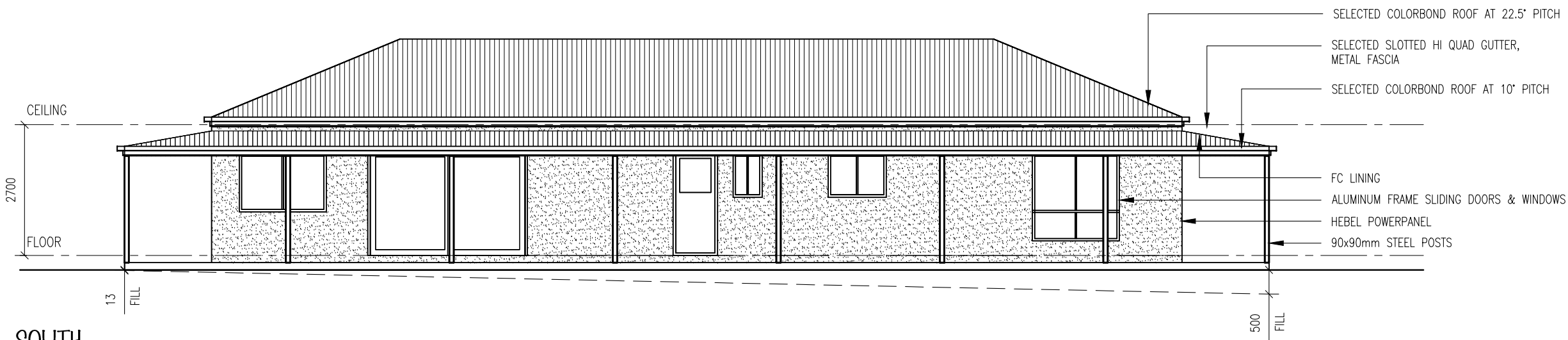
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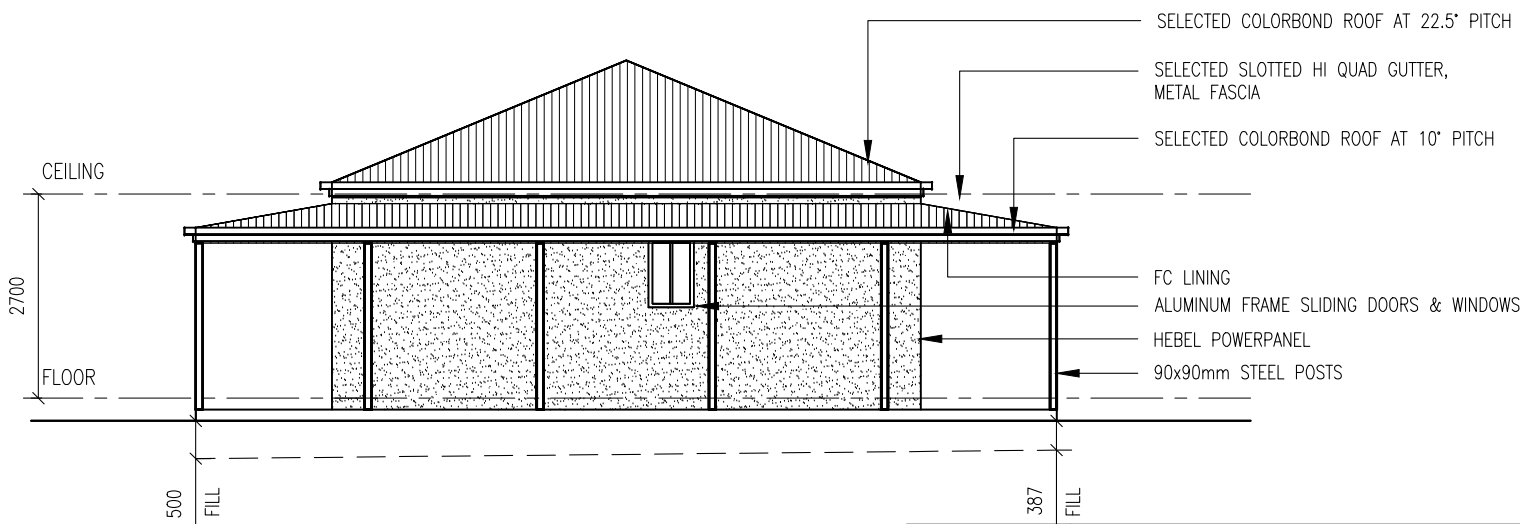





3D ELEVATION



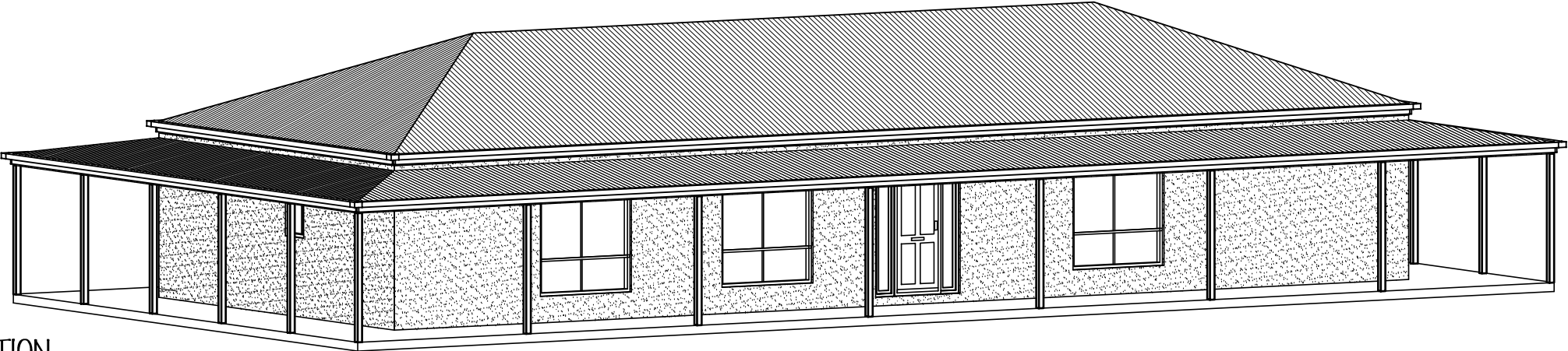
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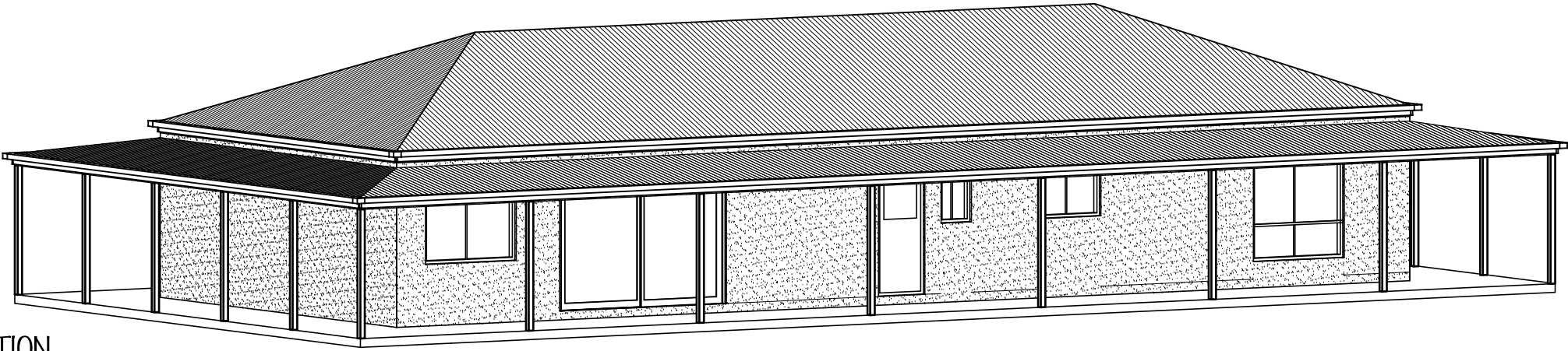
EAST ELEVATION (D)

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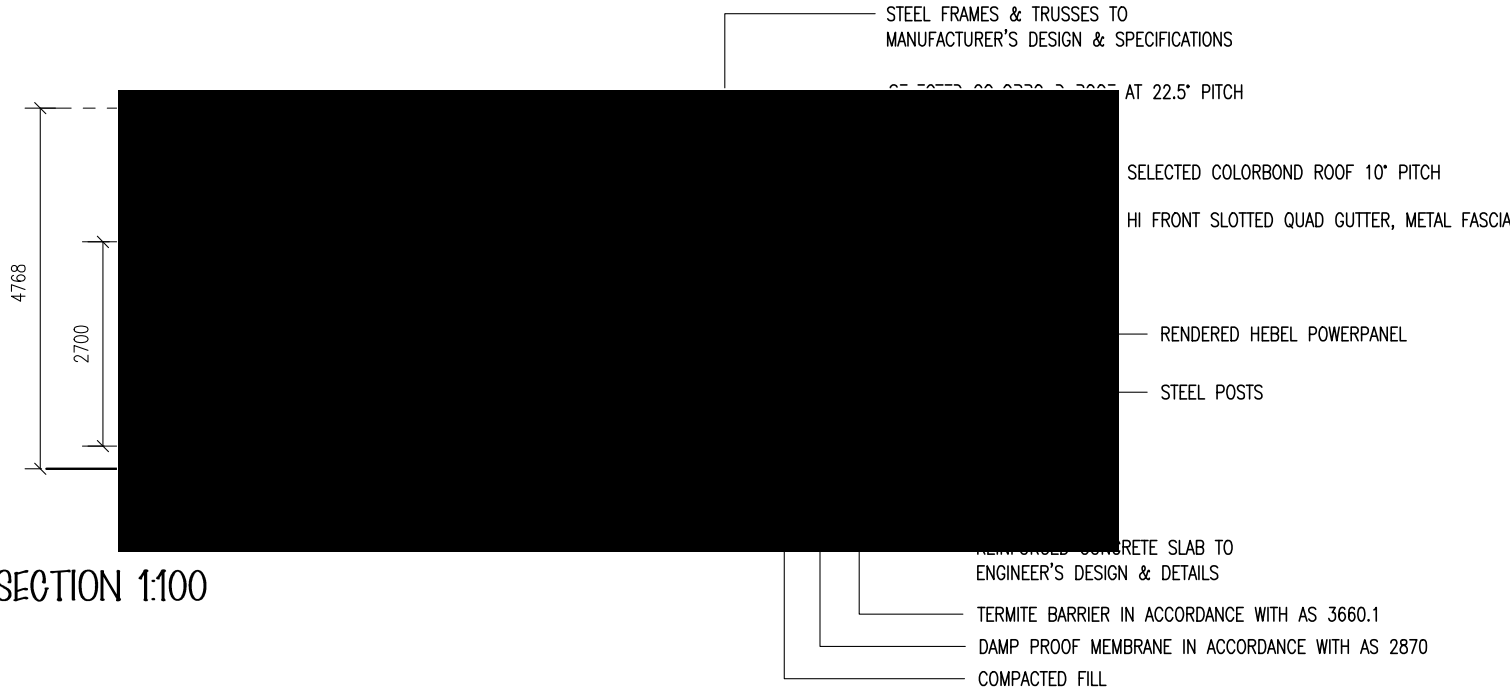





3D ELEVATION



3D ELEVATION



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