



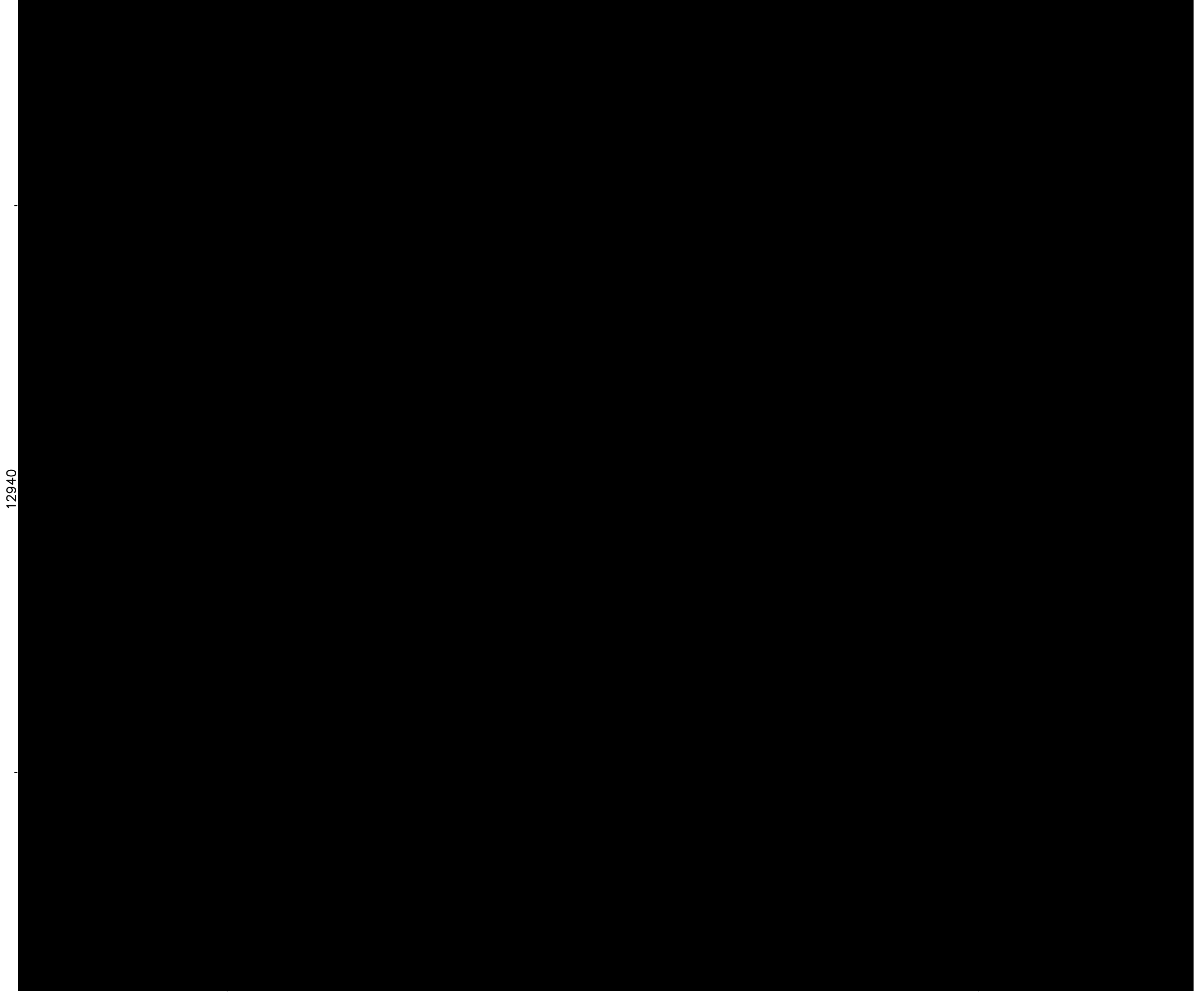
LIVING	139.77
GARAGE	41.08
PORCH	4.48
PATIO	11.54
TOTAL	196.87 sq.m (21.19 sq.)

6260

6240

4190

450



12940

NOTES – STAIR TREADS TO COMPLY WITH BCA 3.9.1.3

●SA SMOKE ALARM

⊗ EXHAUST FAN

*** NOTE:** EXTERNAL LIGHTING

ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

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EXHAUST SYSTEMS INSTALLED (INCLUDING TASTIC & LIGHT VENT COMBO) TO HAVE MINIMUM FLOW RATE IN ACCORDANCE WITH PART 3.8.7 NCC 2019

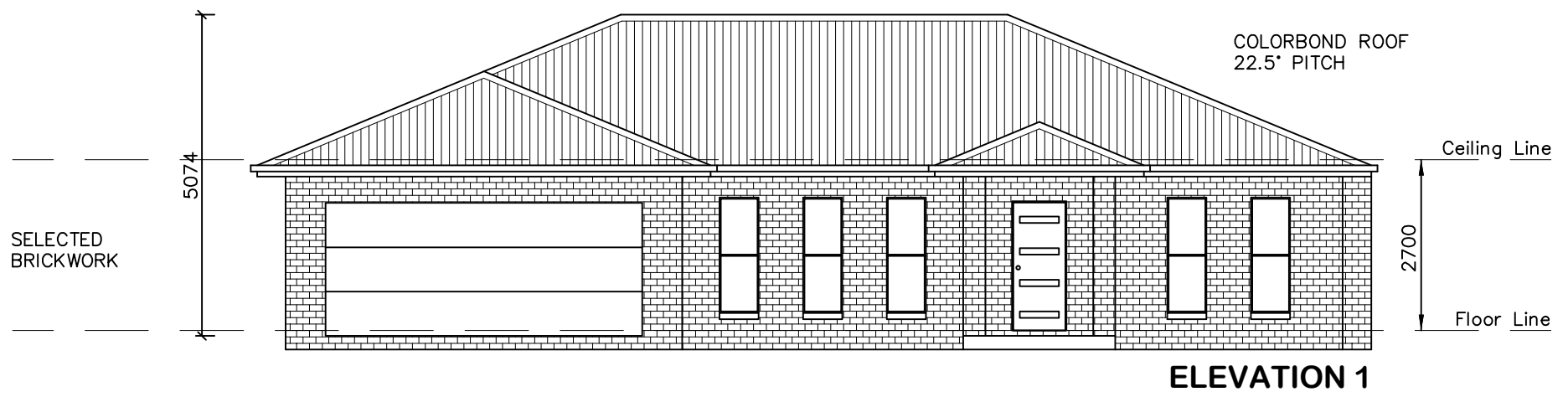
EXHAUST SYSTEMS (INCLUDING TASTIC & LIGHT VENT COMBO) TO DISCHARGE TO OUTSIDE AIR OR VENTILATED ROOF SPACE AS PER PART 3.8.7 NCC 2019. METHOD CHOSEN IS TO MATCH COMPLIANCE WITH THE RELEVANT BASIX CERTIFICATE.

PLIABLE BUILDING MEMBRANE INSTALLED IN EXTERNAL WALLS TO BE A VAPOR PERMEABLE TYPE, COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED AS PER AS4200.2

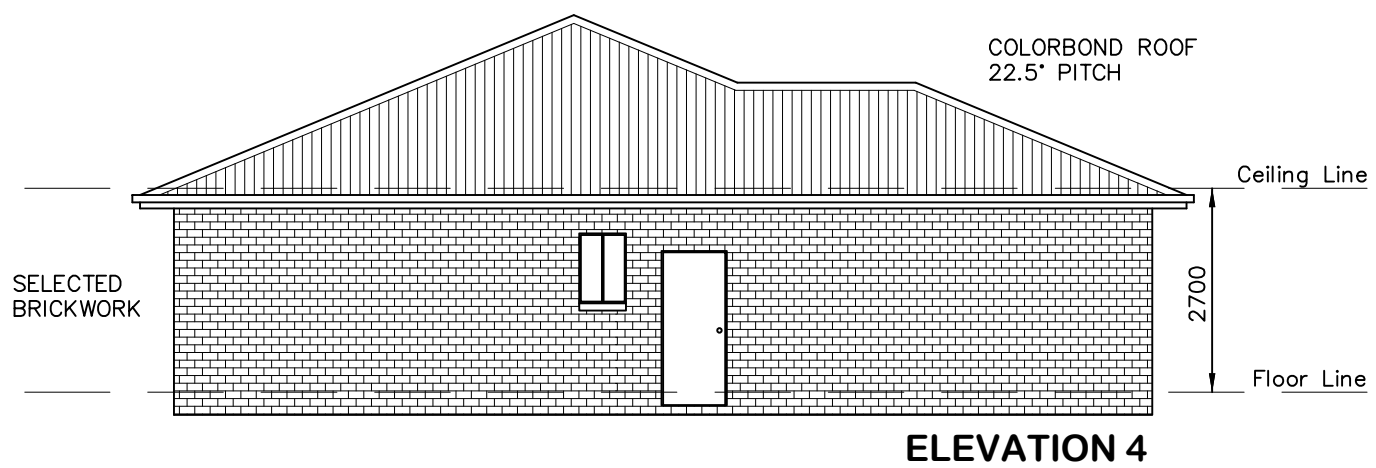
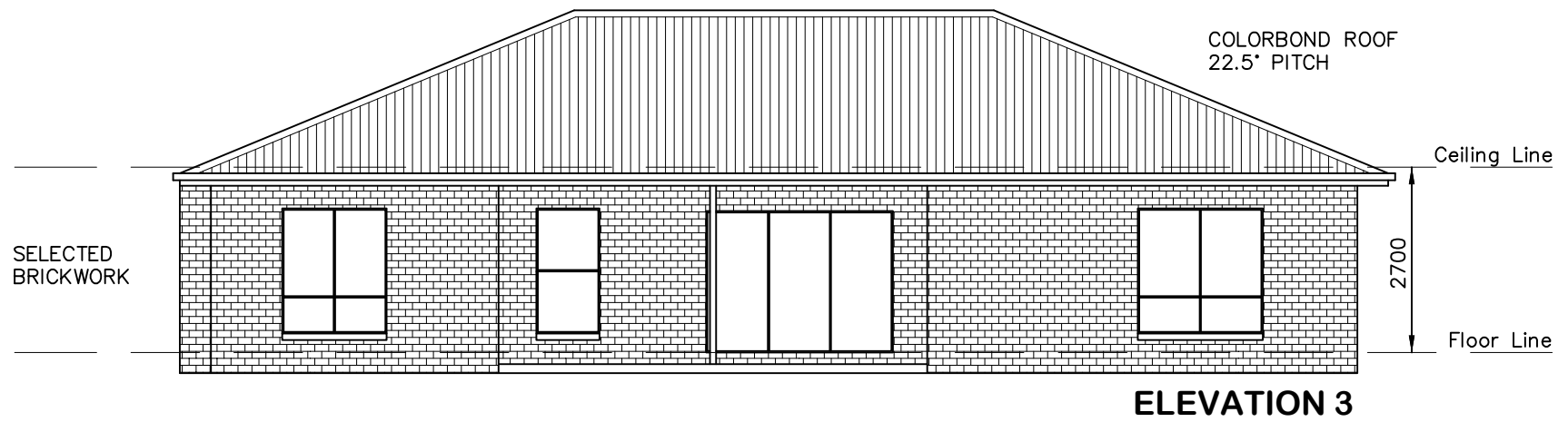
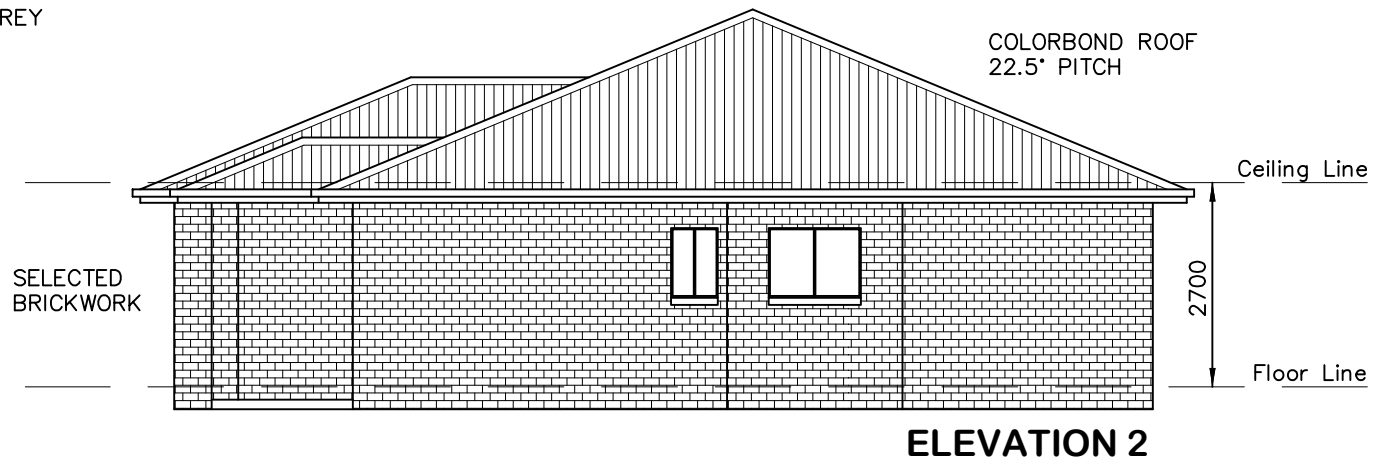
EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019

DATE: 03.11.22	SCALE: 1:100 (A3)	DRAWN: NT	DRAWING: FLOOR PLAN LOT 112 BELMORE STREET, GULGONG TIM CALDER & MEL HENDERSON
SHEET: 1 / 6	JOB No: 21130	ISSUE: C	





ROOF: WOODLAND GREY
 GUTTER: MONUMENT
 METAL FASCIA: MONUMENT
 WINDOW: WOODLAND GREY
 GARAGE DOOR: WOODLAND GREY
 BRICKS: PGH NICHEL FLASH

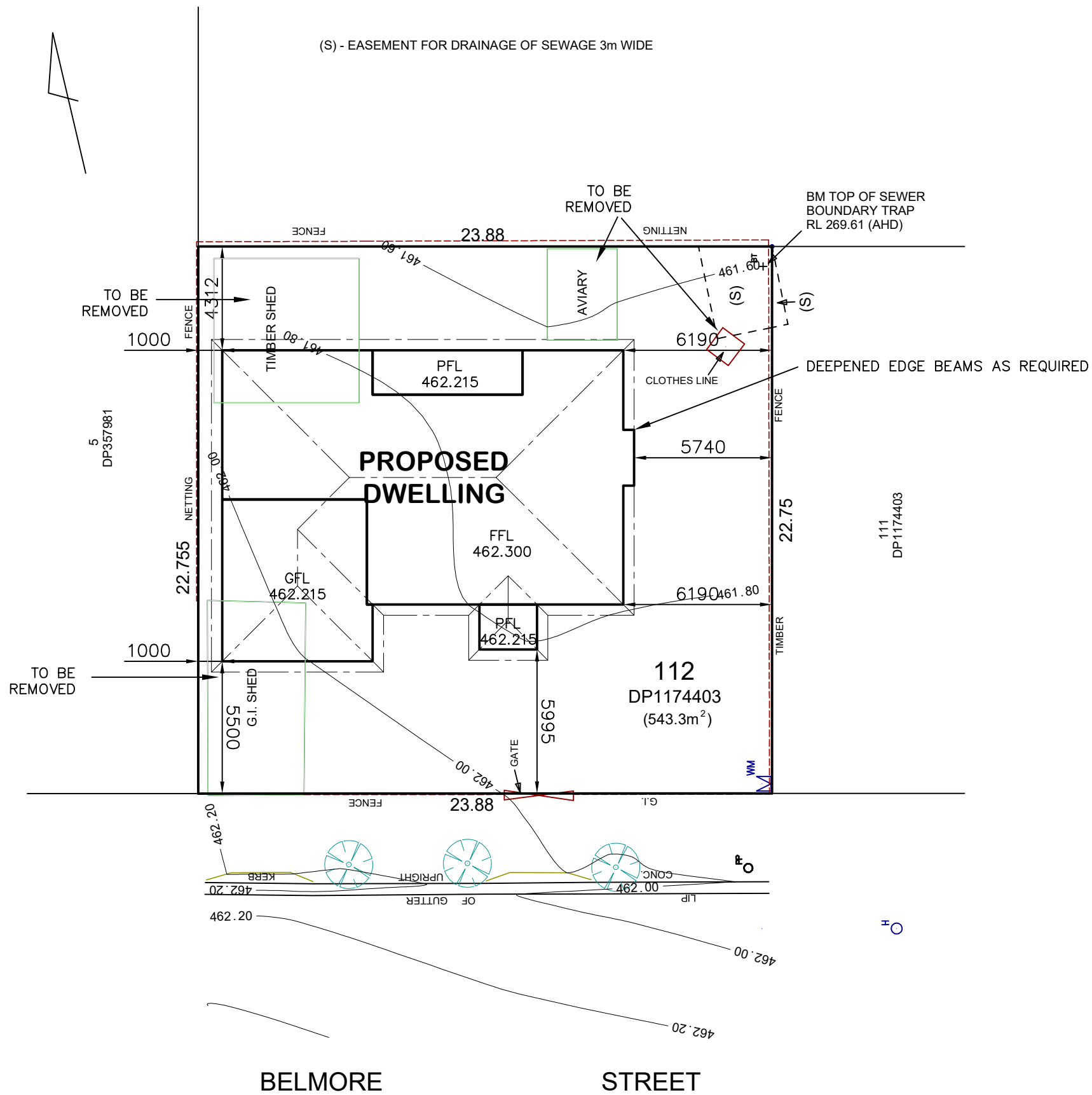


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DATE: 03.11.22
 SCALE: 1:100 (A3)
 DRAWN: NT

SHEET: 2 / 6
 JOB No: 21130
 ISSUE: C

DRAWING:
 ELEVATIONS
 LOT 112 BELMORE STREET, GULGONG
 TIM CALDER & MEL HENDERSON



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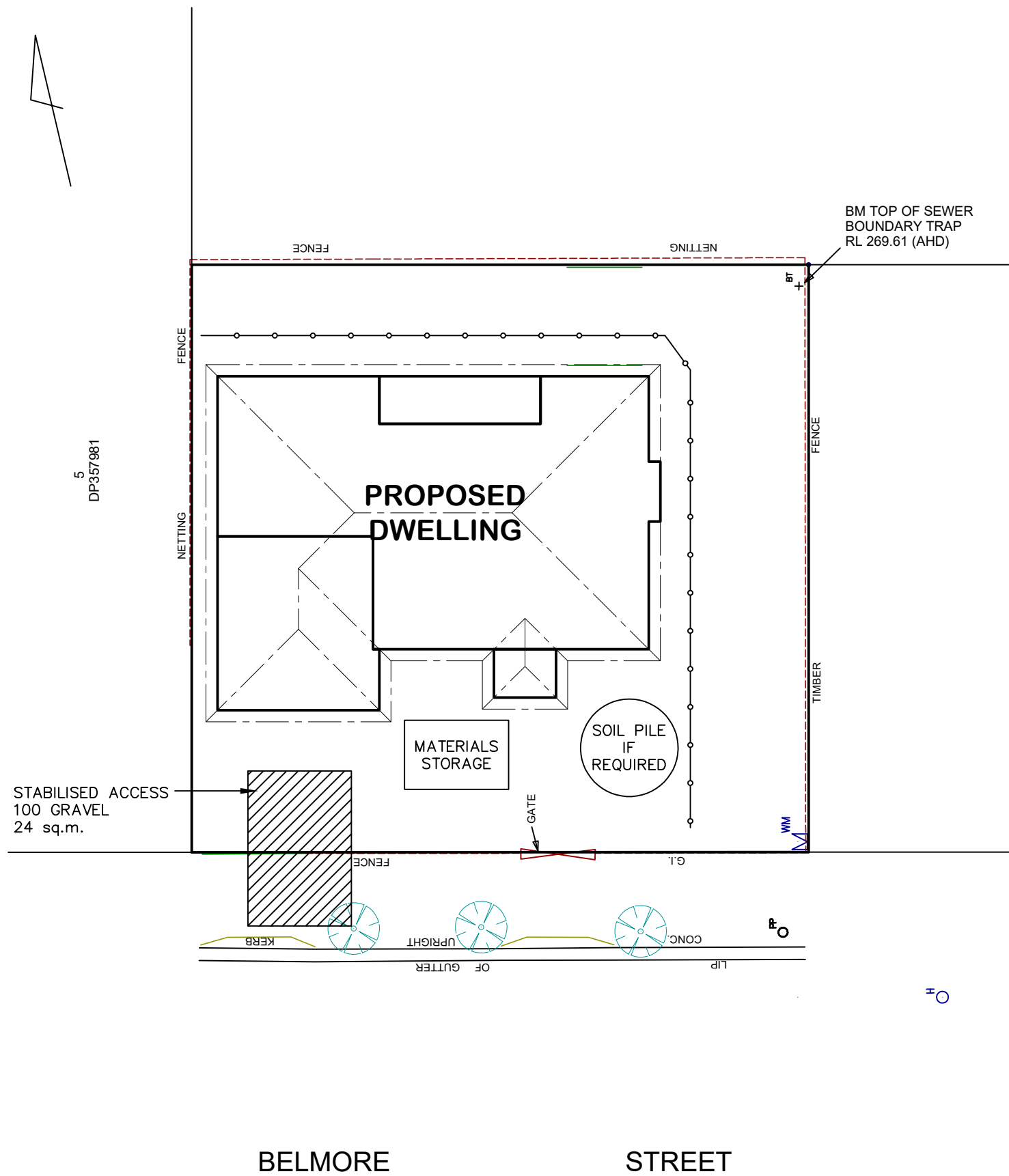
* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.

DATE: 03.11.22
SCALE: 1:200 (A3)
DRAWN: NT

SHEET: 3 / 6
JOB No: 21130
ISSUE: C

DRAWING: SITE PLAN
LOT 112 BELMORE STREET, GULGONG
TIM CALDER & MEL HENDERSON



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NOTES:

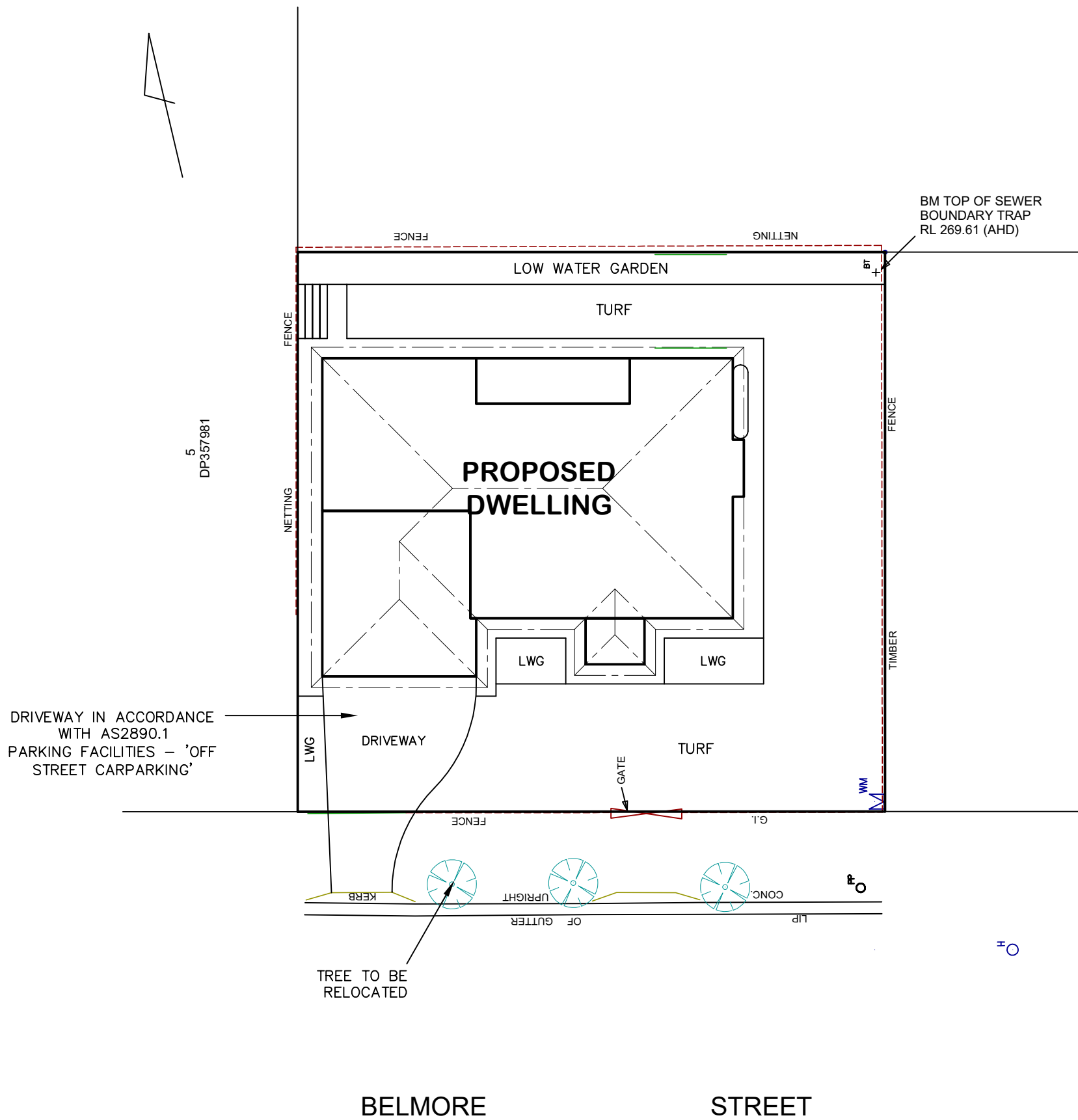
1. ALL RUNOFF & SEDIMENT CONTROL STRUCTURES TO BE MAINTAINED IN A FUNCTIONAL CONDITION.
2. ALL VEGETATION OUTSIDE THE DWELLING SITE WILL BE RETAINED.

—○—○—○— SEDIMENT FENCE

DATE: 03.11.22	SCALE: 1:200 (A3)	DRAWN: NT
SHEET: 4 / 6	JOB No: 21130	ISSUE: C

DRAWING:
EROSION & SEDIMENT CONTROL PLAN
LOT 112 BELMORE STREET, GULGONG
TIM CALDER & MEL HENDERSON



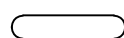
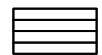


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LEGEND:

-  3000L POLY RAINWATER TANK
-  CLOTHESLINE

DATE: 03.11.22	SCALE: 1:200 (A3)	DRAWN: NT
SHEET: 5 / 6	JOB No: 21130	ISSUE: C

DRAWING:
BASIX COMMITMENTS PLAN
LOT 112 BELMORE STREET, GULGONG
TIM CALDER & MEL HENDERSON



AVALON DRAFTING
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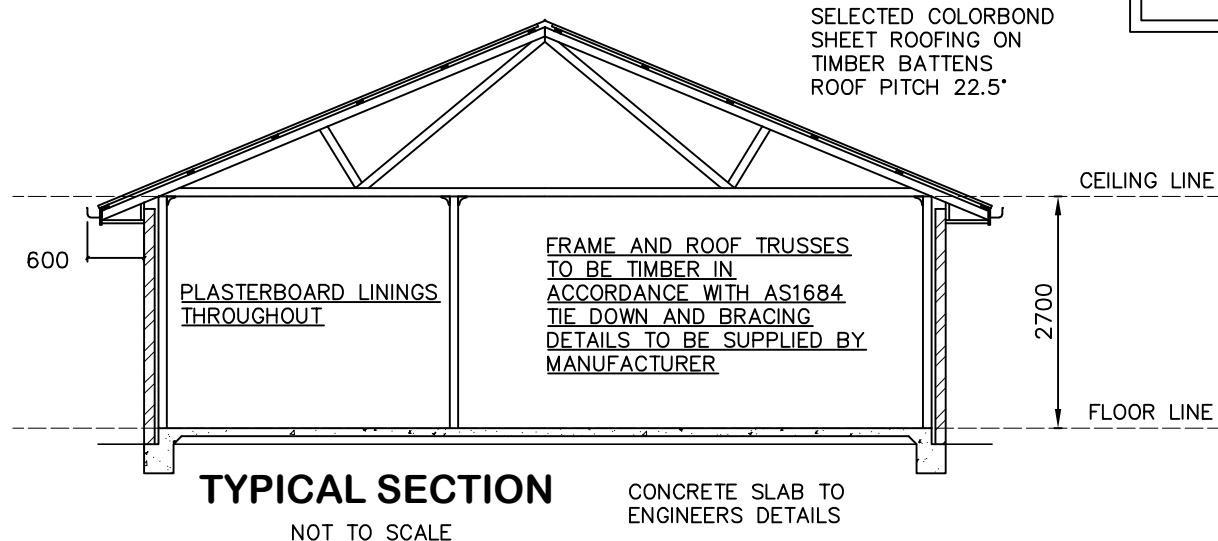
BASIX COMMITMENTS						
WATER COMMITMENTS						
LANDSCAPE	AREA LOW WATER USE SPECIES OF VEGETATION	40 SQ.M.				
FIXTURES	SHOWER HEAD RATING	MIN RATING				
	TOILET FLUSHING SYSTEM RATING	4 STAR				
	KITCHEN TAPS	4 STAR				
	BASIN TAPS	5 STAR				
	5 STAR	5 STAR				
ALTERNATIVE WATER						
RAINWATER TANK						
	RAINWATER TANK CAPACITY	3000 LITRE				
	ROOF COLLECTION AREA FOR R/W	100 SQ.M.				
	R/W TANK CONNECTED TO	MIN 1 No. OUTDOOR TAP ALL TOILETS IN DWELLING THE COLD WATER TAP THAT SUPPLIES THE CLOTHES WASHER				
THERMAL COMFORT COMMITMENTS						
GENERAL REQUIREMENTS -		CLASS 1 DWELLING WITH NOT MORE THAN 2 STOREYS CONDITIONED FLOOR AREA NOT EXCEEDING 300 SQUARE METRES MUST NOT HAVE OPEN MEZZANINE OF MORE THAN 25 SQUARE METRES NOT CONTAIN THIRD LEVEL HABITABLE ATTIC ROOM				
GROUND FLOOR CONSTRUCTION		CONCRETE SLAB ON GROUND				
EXTERNAL WALL		BRICK VENEER - R2.60 INC CONSTRUCTION				
INTERNAL WALL SHARED WITH GARAGE		NIL				
CEILING AND ROOF		FLAT CEILING/PITCHED ROOF - CEILING R4, ROOF - SARKING - UNVENTILATED - DARK (SOLAR ABSORPTANCE > 0.7)				
THERMAL COMFORT COMMITMENTS - WINDOWS & GLAZED DOORS						
WINDOW	ORIENTATION	MAXIMUM HEIGHT (mm)	MAXIMUM WIDTH (mm)	TYPE	SHADING	OVERSHADOWING
W01	N	1800	1800	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 330mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W02	N	2100	2700	ALUMINIUM, SINGLE, CLEAR	EAVE 2450mm, 390mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W03	N	1800	900	ALUMINIUM, SINGLE, CLEAR	EAVE 2450mm, 330mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W04	N	1800	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 330mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W05	E	900	1200	ALUMINIUM, SINGLE, CLEAR	EAVE 150mm, 330mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W06	E	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 330mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W07	S	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 330mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W08	S	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 330mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W09	S	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 330mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W10	S	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 330mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W11	S	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 330mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W12	W	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 330mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
ENERGY COMMITMENTS						
HOT WATER SYSTEM		GAS INSTANTANEOUS - 5 STAR				
COOLING SYSTEM		REVERSE CYCLE: EER 3.0-3.5 WITH DAY/NIGHT ZONING BETWEEN LIVING/BED AREAS				
HEATING SYSTEM		REVERSE CYCLE: EER 3.0-3.5 WITH DAY/NIGHT ZONING BETWEEN LIVING/BED AREAS				
VENTILATION		EXTRACT FAN DUCTED TO ROOF OR FACADE - MANUAL ON/OFF				
BATHROOM		EXTRACT FAN DUCTED TO ROOF OR FACADE - MANUAL ON/OFF				
KITCHEN		NATURAL VENTILATION ONLY				
LAUNDRY						
ARTIFICIAL LIGHTING						
KITCHEN		PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED)				
BATHROOMS/TOILETS		PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED)				
LAUNDRY		PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED)				
HALLWAYS		PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED)				
LIVING AREAS		PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 2				
BEDROOMS		PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 3				
NATURAL LIGHTING						
KITCHEN		WINDOW x 1				
BATHROOMS/TOILETS		WINDOW x 3				
APPLIANCES						
KITCHEN		WELL VENTILATED AS BASIX DEFINITION				
REFRIGERATOR SPACE		OUTDOOR CLOTHES DRYING LINE				
CLOTHES DRYING						

These are the specifications upon which the Basix assessment is based. These specifications take precedence over the drawings or other specifications.

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* NOTE - WIND CLASSIFICATION TO BE N2

DATE: 03.11.22
SCALE: N / A
DRAWN: NT

SHEET: 6 / 6
JOB No: 21130
ISSUE: C

DRAWING:
BASIX COMMITMENTS & TYP SECTION
LOT 112 BELMORE STREET, GULGONG
TIM CALDER & MEL HENDERSON

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