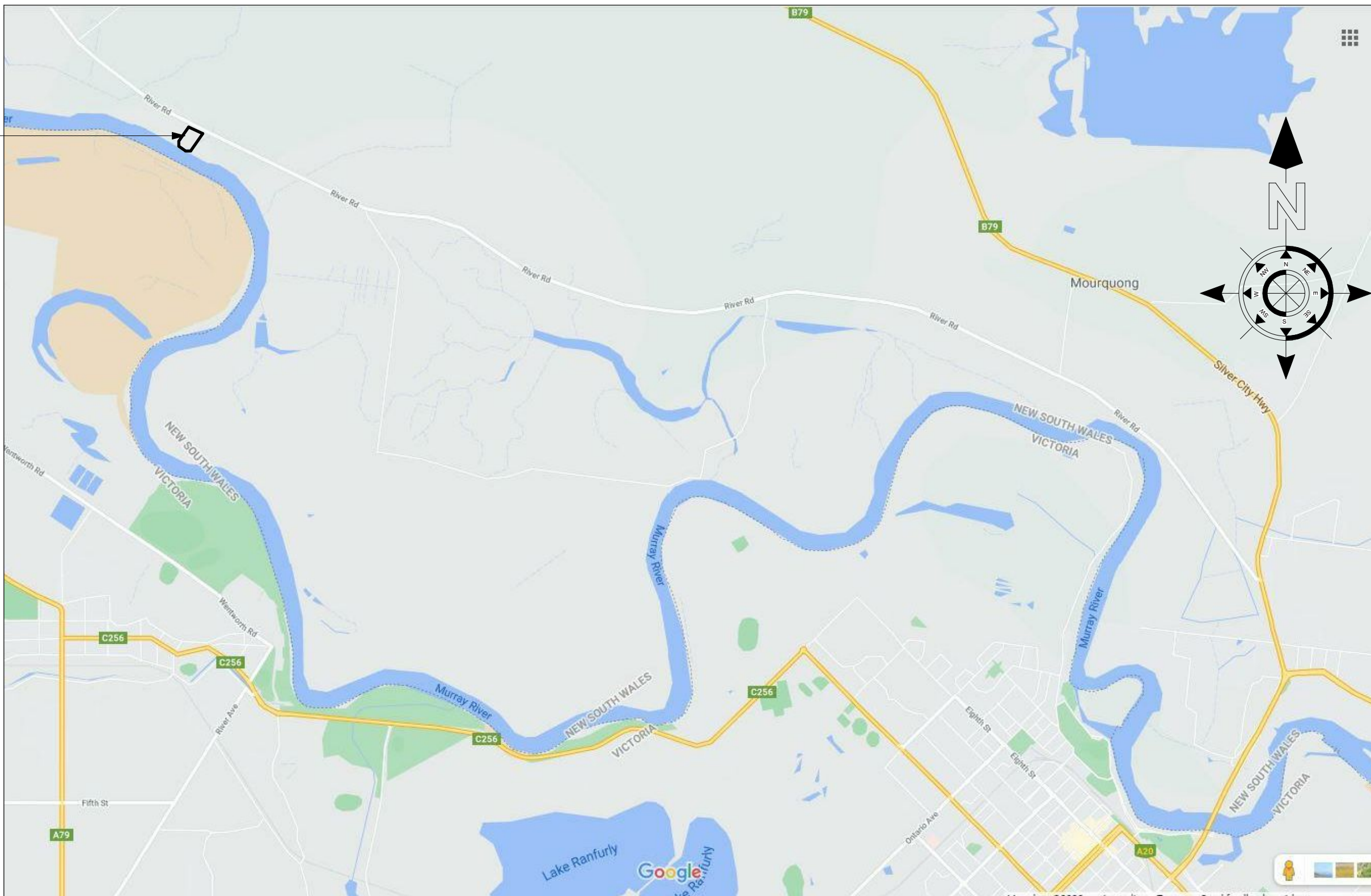


PROPOSED SUBJECT SITE
LOT 851 PS756961
464A RIVER ROAD
COOMEALLA
NSW 2717



PROPOSED LOCALITY PLAN
nts



PROPOSED SITE PLAN
1:1000

BASIX COMPLIANCE REQUIREMENTS

BASIX Certificate
Single Dwelling
Certificate Number 1172030S_02

Site Details

SITE AREA (LOT 851 - DP756961)	44,472m²
ROOF AREA	713m²
CONDITIONED FLOOR AREA	472m²
UNCONDITIONED FLOOR AREA	37m²
TOTAL GARDEN & LAWN AREA	450m²

Water Commitments

Fixtures

THE APPLICANT MUST INSTALL SHOWER HEADS WITH A MINIMUM RATING OF 4 STAR (>4.5 but <= 6 L/min plus spray force and/or coverage tests) IN ALL SHOWERS IN THE DEVELOPMENT.
THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET IN THE DEVELOPMENT.
THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM RATING OF 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.
THE APPLICANT MUST INSTALL BASIN TAPS WITH A MINIMUM RATING OF 4 STAR IN EACH BATHROOM IN THE DEVELOPMENT.

Thermal Comfort Commitments

Simulation Method

refer to NatHERS Certificate No. 0004882346-02 (Prepared By EN-RATE - John Fisher)

Floor & wall construction

FLOORS - CONCRETE SLAB ON GROUND

Area

ALL OR PART OF FLOOR SQUARE METERS

Energy Commitments

Hot Water

THE APPLICANT MUST INSTALL A SOLAR (ELECTRIC BOOSTED) HOT WATER SYSTEM WITH A PERFORMANCE OF 36 to 40 STCs OR BETTER or A SYSTEM WITH A HIGHER ENERGY RATING.

Cooling System

THE APPLICANT MUST INSTALL A 1-PHASE AIRCONDITIONING COOLING SYSTEM IN AT LEAST 1 LIVING AREA WITH AN ENERGY RATING OF EER 3.5 - 4.0. or A SYSTEM WITH A HIGHER ENERGY RATING.

THE APPLICANT MUST INSTALL A 1-PHASE AIRCONDITIONING COOLING SYSTEM IN AT LEAST 1 BEDROOM WITH AN ENERGY RATING OF EER 3.5 - 4.0. or A SYSTEM WITH A HIGHER ENERGY RATING.

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

Heating System

THE APPLICANT MUST INSTALL A 1-PHASE AIRCONDITIONING HEATING SYSTEM IN AT LEAST 1 LIVING AREA WITH AN ENERGY RATING OF EER 3.5 - 4.0. or A SYSTEM WITH A HIGHER ENERGY RATING.

THE APPLICANT MUST INSTALL A 1-PHASE AIRCONDITIONING HEATING SYSTEM IN AT LEAST 1 BEDROOM WITH AN ENERGY RATING OF EER 3.5 - 4.0. or A SYSTEM WITH A HIGHER ENERGY RATING.

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

Ventilation

THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT :-

AT LEAST 1 BATHROOM - INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF ; OPERATION CONTROL : MANUAL SWITCH ON / OFF.

KITCHEN - INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF ; OPERATION CONTROL : MANUAL SWITCH ON / TIMER OFF.

LAUNDRY - NATURAL VENTILATION ONLY, OR NO LAUNDRY.

Artificial Lighting

THE APPLICANT MUST ENSURE THAT THE 'PRIMARY TYPE OF ARTIFICIAL LIGHTING' IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING AND WHERE THE WORD 'DEDICATED' APPEARS, THE FITTINGS FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LED LAMPS TO THE FOLLOWING ROOMS :-

* AT LEAST 6 OF THE BEDROOMS / STUDY : DEDICATED

* AT LEAST 3 OF THE LIVING / DINING ROOMS : DEDICATED

* THE KITCHEN : DEDICATED

* ALL BATHROOMS/TOILETS : DEDICATED

* THE LAUNDRY : DEDICATED

* ALL HALLWAYS : DEDICATED

Natural Lighting

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING.

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 4 BATHROOMS / TOILETS IN THE DEVELOPMENT FOR NATURAL LIGHTING.

Alternative Energy

THE APPLICANT MUST INSTALL A PHOTOVOLTAIC SYSTEM WITH THE CAPACITY TO GENERATE AT LEAST 20 PEAK KILOWATTS OF ELECTRICITY AS PART OF THE DEVELOPMENT. THE APPLICANT MUST CONNECT THIS SYSTEM TO THE DEVELOPMENT'S ELECTRICAL SUPPLY.

Other

THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT.



REV.	DATE	BY	AMENDMENTS	CKD

THESE ARE THE PLANS REFERRED TO IN THE SPECIFICATION AND CONTRACT

SIGNED :

OWNERS

BUILDER

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Portable Cabins, Granny Flats & Homes
90 Calotis Street
Red Cliffs, Victoria 3496

REGISTERED GREGORY J HAMILTON DP-AD 222

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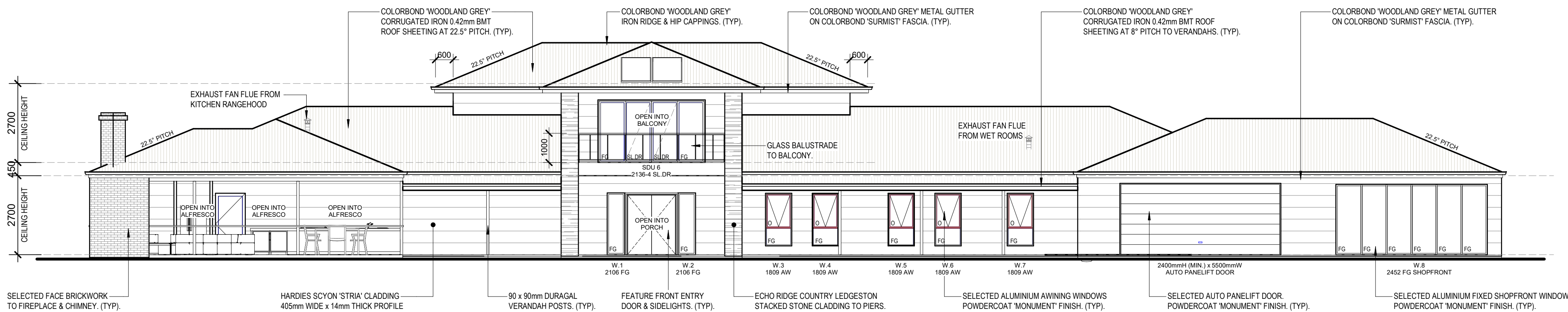
DATE 22/04/21 DRAWN G.J.H.

SCALE As indicated CHECKED G.H.

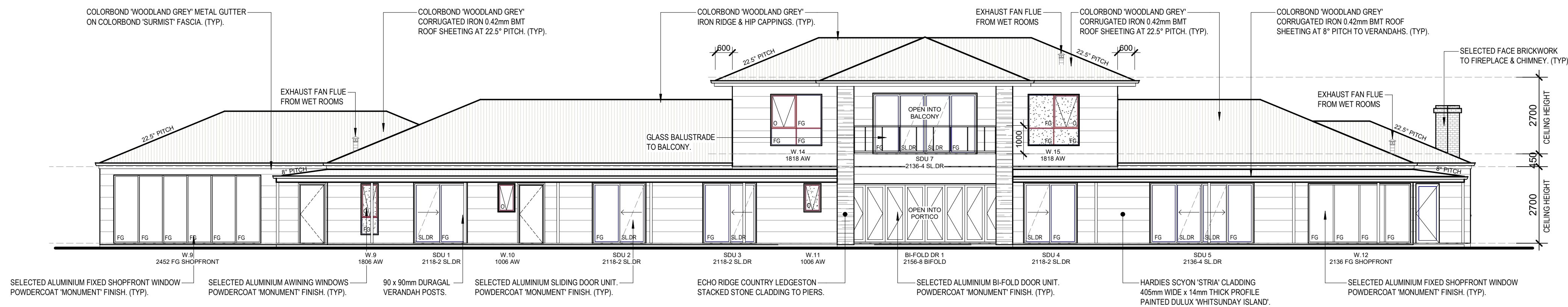
DETAILPROPOSED SITE PLAN & LOCALITY PLAN

JOB
PROPOSED NEW DWELLING
LOT 851 DP756961
464A RIVER ROAD
COOMEALLA
NSW 2717

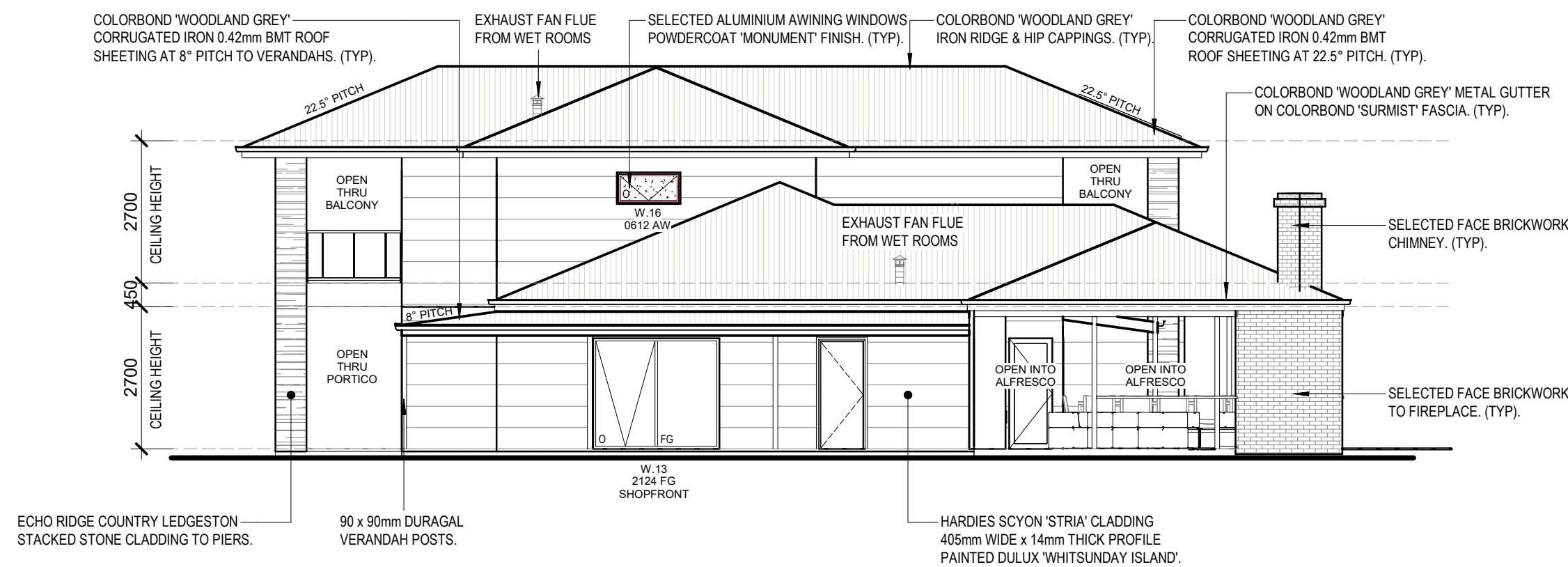
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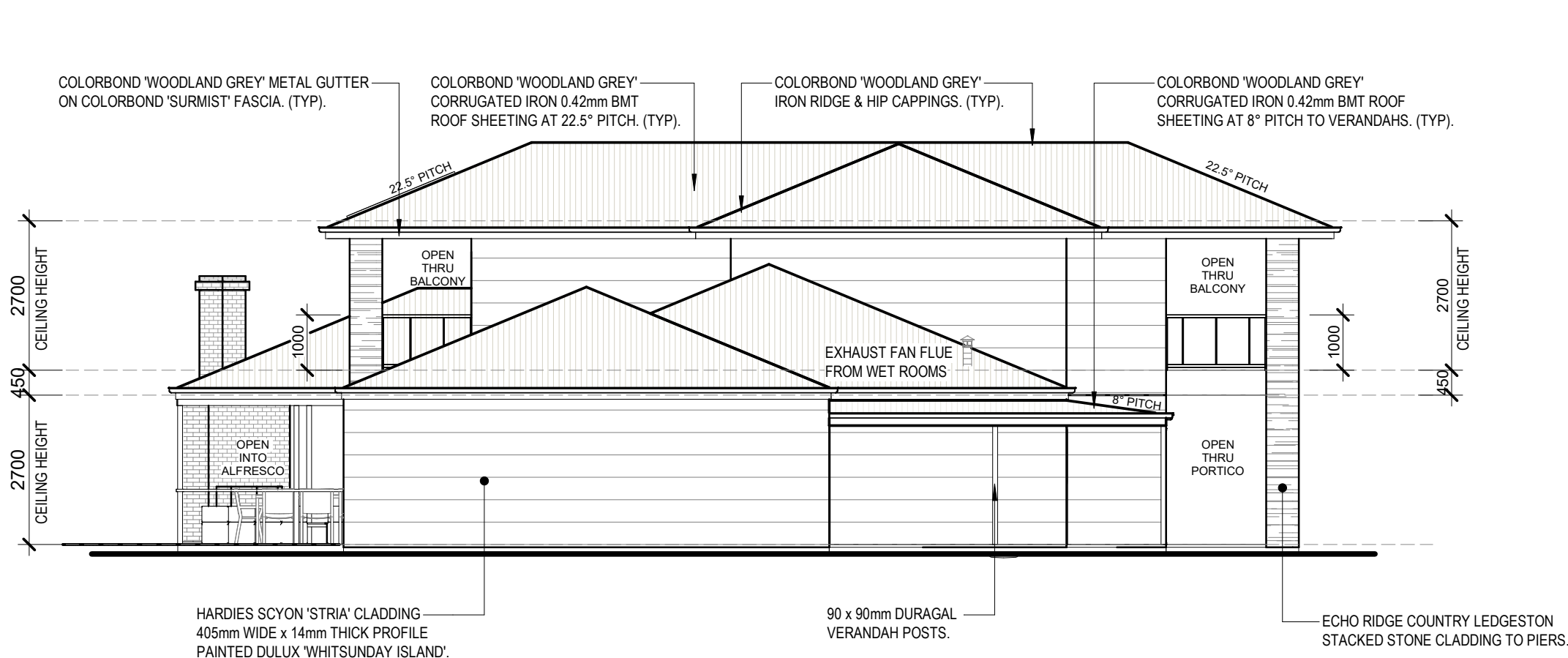
PROPOSED north ELEVATION
1:100



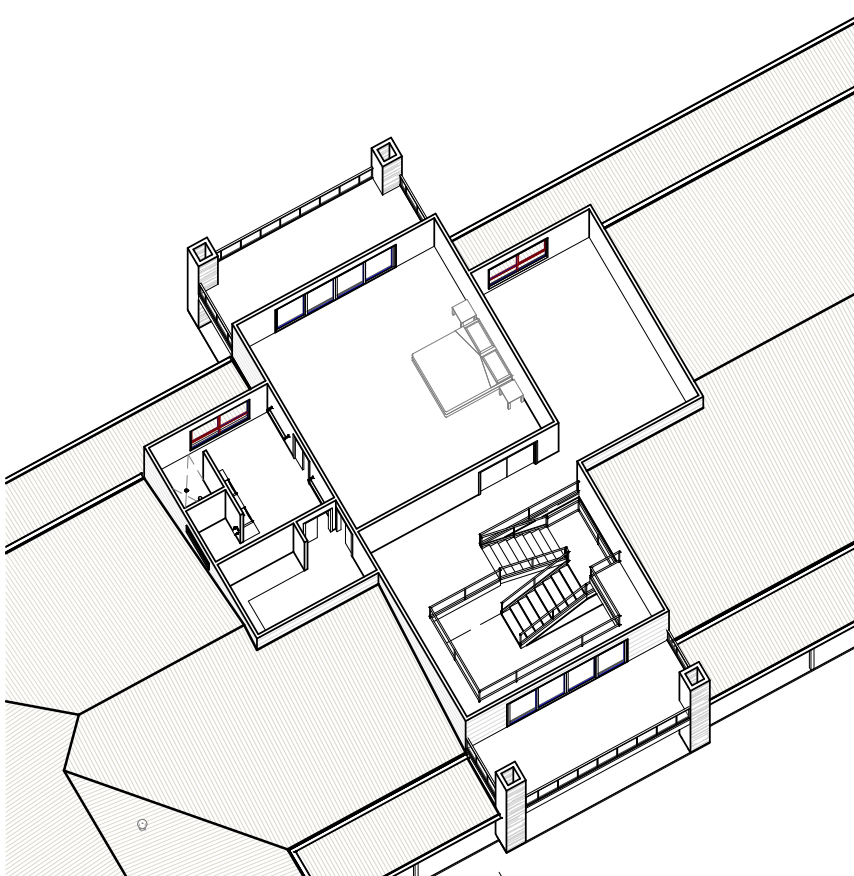
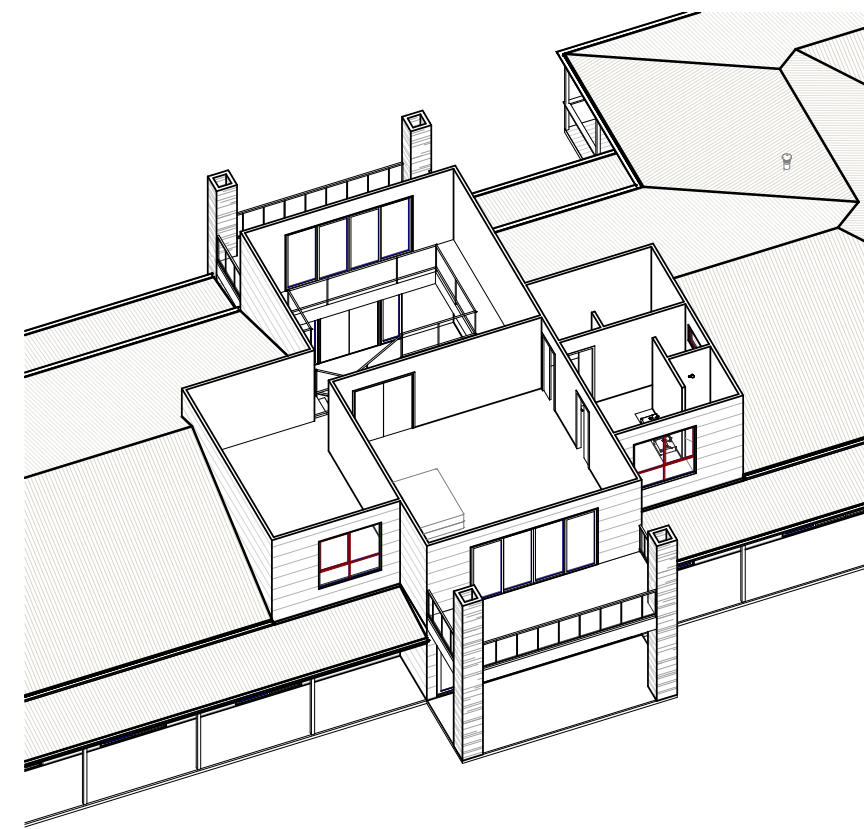
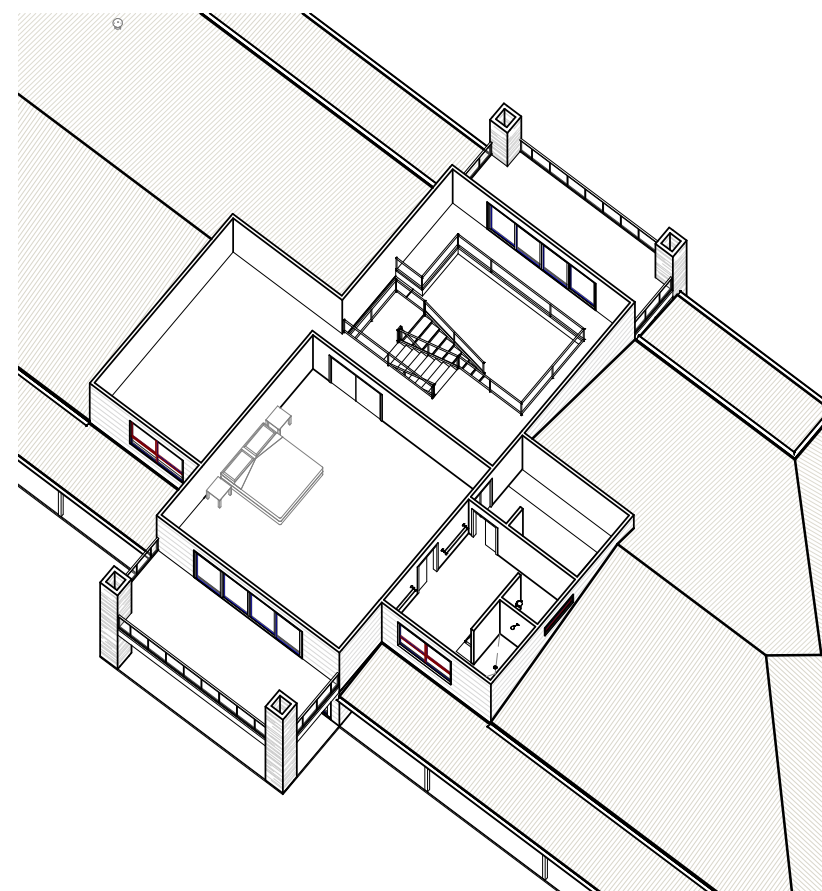
PROPOSED south ELEVATION
1:100



PROPOSED east ELEVATION
1:100



PROPOSED west ELEVATION
1:100



BUILDING CONSTRUCTION NOTES

FLOOR :
CONCRETE SLAB-ON-GROUND TO GROUND FLOOR LEVEL.
TIMBER POSI-STRUT FLOOR JOISTS AT 450mm CTRS TO FIRST FLOOR LEVEL.
R2.5 INSULATION TO FIRST FLOOR FRAMED FLOOR.

WALLS :
TIMBER FRAMED 90 x 35mm MGP 10 WITH STUDS @ 600mm CTRS.
ANTIGLARE REFLECTIVE FOIL HOUSE WRAP TO EXTERNAL FACE OF FRAME WITH R2.5 BULK INSULATION BATTS TO ALL EXTERNAL & INTERNAL WALLS.
HARDIES SCYON 'STRIA' EXTERNAL CLADDING WITH SELECTED PAINT FINISH.

ROOF :
TIMBER FRAMED ROOF TRUSSES @ 900mm CTRS. AS PER ROOF TRUSS MANUFACTURERS DESIGN & SPECIFICATION.
R6.0 BULK INSULATION BATTS TO ALL CEILING AREAS.
COLORBOND CUSTOM-ORB (CORRUGATED IRON) 0.42mm BMT ROOF SHEETING AT 22.5° PITCH.

NCC 2019 BCA - VOL TWO Part 3.8.7 CONDENSATION MANAGEMENT

3.8.7.3 FLOW RATE & DISCHARGE OF EXHAUST SYSTEMS

- (a) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of -
- (i) 25 L/s for a bathroom or sanitary compartment; and
 - (ii) 40 L/s for a kitchen or laundry.
- (b) Exhaust from a bathroom, sanitary compartment, or laundry must be discharged -
- (i) directly or via a shaft or duct to *outside air*; or
 - (ii) to a roof space that is ventilated in accordance with NCC 2019 - PART 3.8.7.4

3.8.7.4 VENTILATION OF ROOF SPACES

- (a) Where an exhaust system covered by 3.8.7.3 discharges into a roof space, the roof space must be ventilated to *outdoor air* through evenly distributed openings.
- (b) Openings *required* by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is more than 22°, or 1/150 of the respective ceiling area if the roof pitch is not more than 22°.
- (c) 30% of the total unobstructed area *required* by (b) must be located not more than 900mm below the ridge or highest point of the roof space, measured vertically, with the remaining *required* area provided by eave vents.

COMPLIANCE ACHIEVED BY :-

- (i) BATHROOM, ENSUITE & WC EXHAUST FANS to be connected together within roof space via flexible ducting into junction box and discharged through solid fixed shaft flue ducted through roof to outside air.
- (ii) KITCHEN RANGEHOOD EXHAUST FAN to discharge through solid fixed shaft flue ducted through roof to outside air.



REV.	DATE	BY	AMENDMENTS	CKD

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Red Cliffs, Victoria 3496

REGISTERED
GREGORY J HAMILTON DP-AD 222

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DATE 22/04/21 DRAWN G.J.H.

SCALE 1 : 100 CHECKED G.H.

DETAIL PROPOSED ELEVATIONS

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