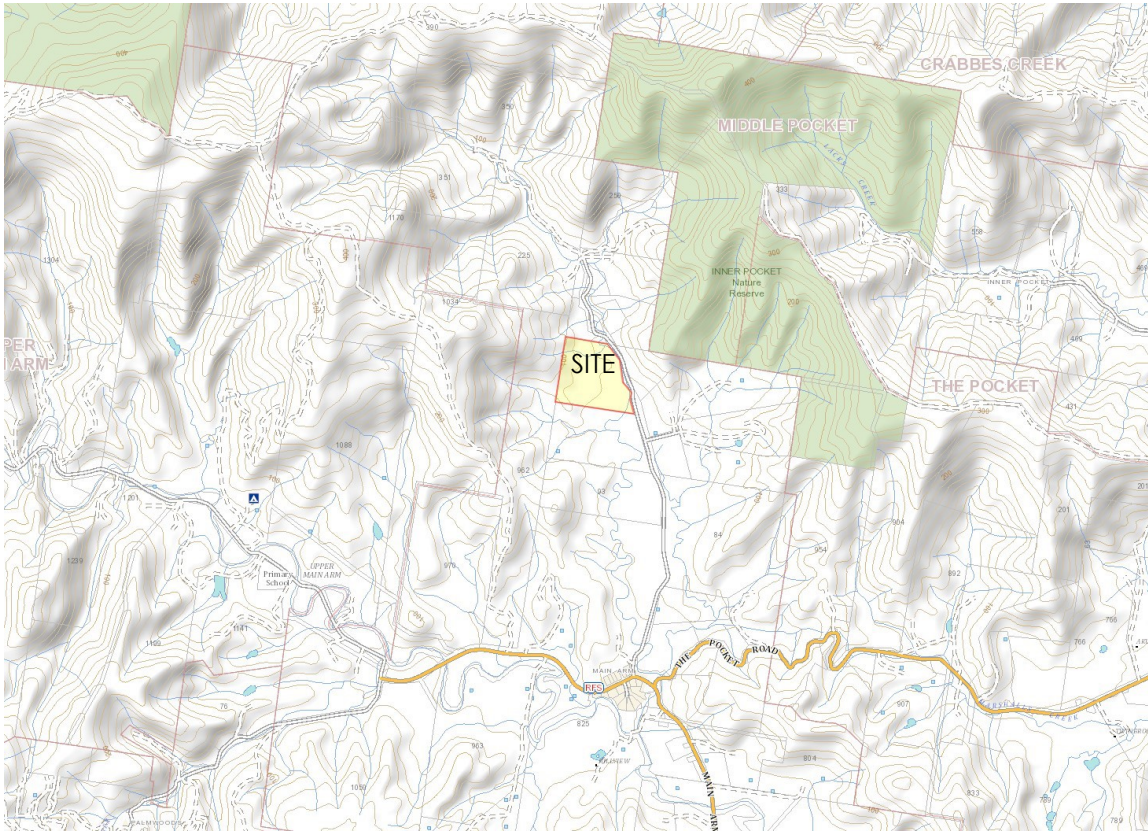
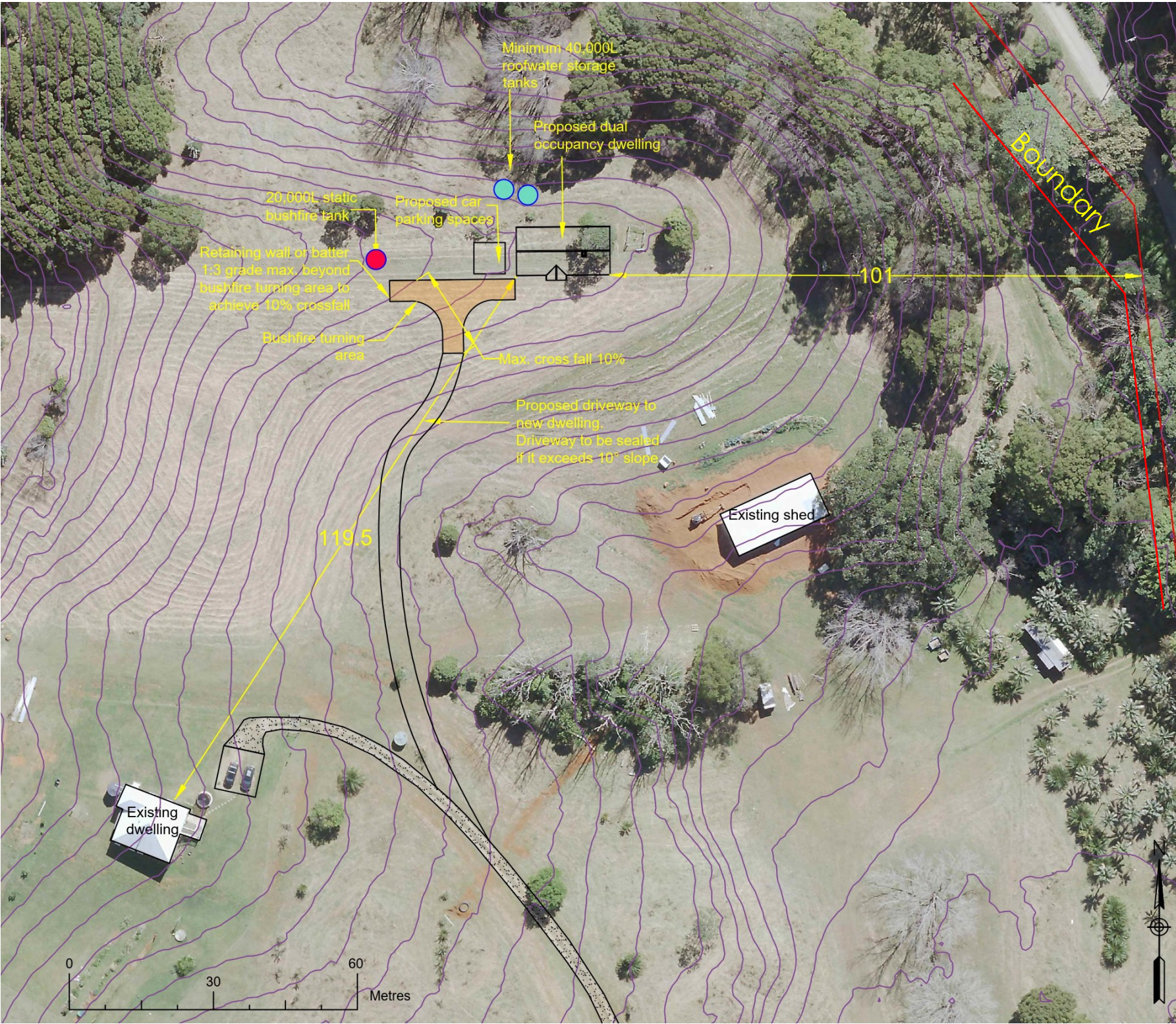


PROPOSED DUAL OCCUPANCY DWELLING FOR R. LARKIN 135 BLINDMOUTH ROAD, MAIN ARM DA APPLICATION

Label	Title
01	TITLE PAGE
02	SITE SAFETY NOTES
03	PROPOSED SUBFLOOR PLAN
04	PROPOSED FLOOR PLAN
05	PROPOSED ELEVATIONS
06	BASIX SUMMARY



SITE LOCALITY PLAN
NOT TO SCALE
Source: Sixmaps



PART SITE PLAN
Source: Survey from lidar



Greg Alderson
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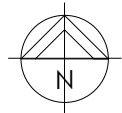
Client:
R. Larkin

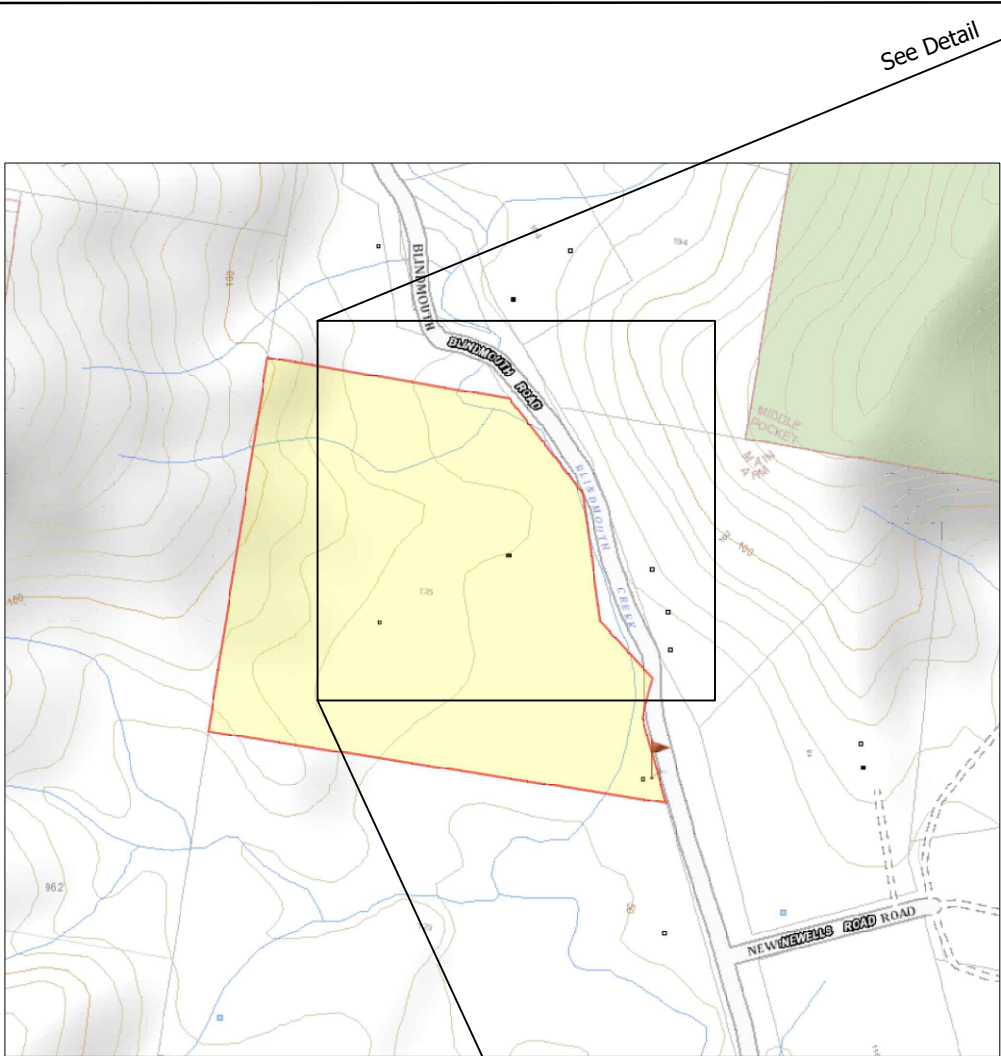
Address:
Lot 7 DP260707, 135 BLINDMOUTH
ROAD, MAIN ARM NSW 2482

Project:
PROPOSED DUAL OCCUPANCY
DWELLING

Title:
TITLE PAGE

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Site Locality Plan



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Client:
R. Larkin

Site address:
Lot 7 DP 260707
135 Blindmouth Rd, Main Arm

SITE PLAN - BUSHFIRE

Drawn: JV	Source: Metro Map 2022	EXHIBIT NO: 1	Date: 3/7/23
Scale: As shown	Original Size: A3	Project: HOUSE RAISE	Revision: A
Job Number: 16244			

SAFETY NOTES

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice,regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

ANCHORAGE POINTS

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent orbetter slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/ NZ4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines may be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by a mechanical lifting device. Where this is not practical, suppliers or fabricators shoudl be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should befully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

ASBESTOS

For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

FLOORS

This building may contain floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required: construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.



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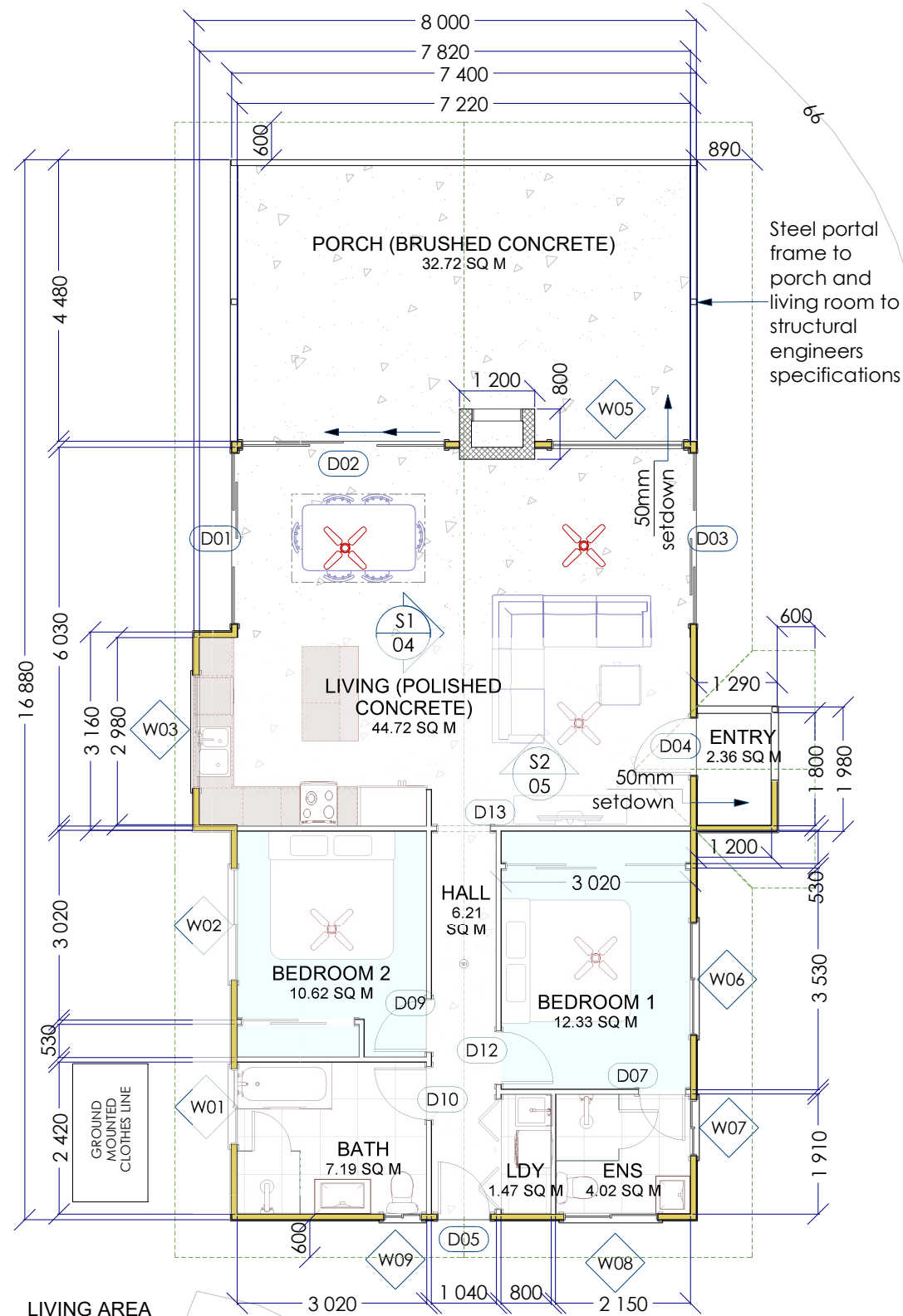
Client:
R. Larkin

Address:
Lot 7 DP260707, 135 BLINDMOUTH
ROAD, MAIN ARM NSW 2482

Project:
PROPOSED DUAL OCCUPANCY
DWELLING

Title:
SITE SAFETY NOTES

Size: A3
Job # 16244
Page: 02 of 06
Date: 17/01/2024



LIVING AREA
94.2 SQ M

PROPOSED FLOOR PLAN
1:100 @ A3

PROPOSED FFL 66.5m AHD
ENTRY DECK & PORCH FFL 66.45m AHD

All building work carried out is to comply with the Building Code of Australia.
Wind bracing & Footings to Engineers details.
Plumber to comply with the relevant building Codes.
Electrician to comply with the relevant Building Codes.
Builder to confirm dimensions prior to the commencement of works.
Construction to comply with bushfire requirements, as applicable. BAL 19 to north and east and BAL 12.5 to south and west elevations

ALL WORK MUST COMPLY WITH THE NCC AND THE FOLLOWING CLAUSES (where applicable)

All excavations and fill must comply with Part 3.1.1 EARTHWORKS.

1. Drainage must comply with Part 3.3 DRAINAGE

2. TERMITE RISK MANAGEMENT must comply with Part 3.4

a) A termite barrier or combination of barriers is installed in accordance with
i) AS3660.1 or
ii) 3.1.3.3 for concrete slabs on ground

b) A durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating-

i) the method of protection; and

ii) the date of installation of the system; and

iii) where a chemical barrier is used, its life expectancy as listed on the National registration Authority label; and

iv) the installer's or manufacturers recommendations for the scope and frequency of future inspections for termite activity.

3. Footings, slabs and associated elements to comply with Part 4.2. Filling under slabs must comply with Part 4.2.4

4. Vapour barriers must comply with clause 4.2.8

5. Concrete and reinforcing must comply with clauses 4.2.10 & 4.2.11 inclusive.

6. Footing and slab construction must comply with Part 4.2.12 or AS 2870 - Refer to Engineer's detail. Stump footings to comply with Part 4.2.13

7. Timber frame is manufactured to comply with AS 1684.2-1999 National Timber Framing Code and certificate will be provided by Truss and Frame manufacturer when selected. Roof cladding must comply with Part 7.2

8. Gutters and downpipes must comply with Part 7.4

9. Timber wall cladding to comply with Part 7.5

10. Glazing to windows must comply with Part 8

11. Smoke alarms must comply with Part 9.5

12. Wet areas must comply with Part 10.2

13. Ceiling heights to rooms must comply with Part 10.3

14. Lighting must comply with Part 10.5

15. All tie-downs to comply with Engineer's detail.

16. Soil classification to site to comply with Part 4.2.2 - Refer to Engineer's details.

17. Roof trusses to be designed to Engineer supplied Wind loading. Certification to be provided by Truss manufacturer.

18. Masonry Wall Ties to comply with Part 5.6.5

19. Lintels to comply with Part 6

20. Wall bracing to comply with AS 1684.2-1999 and as per Engineer's detail.

21. Sub-Floor Ventilation to comply with Part 6.2.1

22. Stair construction to comply with Part 11.2

23. Balustrades/Railings to comply with Part 11.3

24. All work to comply with Council Standards.

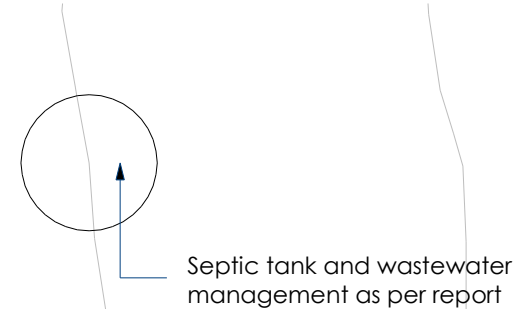
25. Protection of openable windows in bedrooms to comply with BCA Part 11.3.7

GENERAL NOTES:

1. The contractor/s to inspect site and verify all levels and dimensions on site prior to commencing any work.
2. Figured dimensions take precedence over scaled dimensions.
3. Contractor/s to use architectural drawings for set out.
4. All discrepancies are to be referred to the client immediately.
5. All work to be in accordance with BCA, relevant standards & local authority requirements.
6. Verify location of existing services prior to construction & relocate as required in conjunction with the relevant authority.
7. Discharge stormwater in accordance with local authority requirements and relevant standards.
8. Discharge wastewater in accordance with local authority requirements and relevant standards.
9. Slabs, footings, steelwork, bracing, tie down, retaining walls & articulation joints to be in accordance with engineers details.
10. Roof and floor framing to be in accordance with the manufacturers specification and to be co-ordinated with the engineering design with regard to slab thickenings and floor support locations.
11. All timber work is to comply with AS 1684.1999 National Timber Framing Code.
12. Make good all damaged surfaces on completion of work.

SITE DETAILS

Site area 11.94 ha
Floor space ratio < 0.001:1



DOOR SCHEDULE				
NUMBER	FLOOR	HEIGHT	WIDTH	DESCRIPTION
D01	1	2400	2700	EXT. TRIPLE SLIDER-GLASS PANEL
D02	1	2400	3200	EXT. TRIPLE SLIDER-GLASS PANEL
D03	1	2400	2700	EXT. TRIPLE SLIDER-GLASS PANEL
D04	1	2100	900	HINGED-SLAB
D05	1	2040	820	EXT. HINGED-DOOR E21
D06	1	2040	1726	4 DR. BIFOLD-LOUVERED
D07	1	2040	720	HINGED-SLAB
D08	1	2040	620	HINGED-SLAB
D09	1	2040	820	HINGED-SLAB
D10	1	2040	820	HINGED-SLAB
D11	1	2040	620	HINGED-SLAB
D12	1	2040	820	HINGED-SLAB
D13	1	2040	820	DOORWAY

WINDOW SCHEDULE				
NUMBER	FLOOR	HEIGHT	WIDTH	DESCRIPTION
W01	1	600	1200	LEFT SLIDING
W02	1	1800	1800	LEFT SLIDING
W03	1	1200	1800	LEFT SLIDING
W04	2	1332	2330	LEFT SLIDING
W05	1	2400	2100	FIXED GLASS
W06	1	1800	1800	LEFT SLIDING
W07	1	600	900	LEFT SLIDING
W08	1	600	1500	LEFT SLIDING
W09	1	600	600	LEFT SLIDING

GENERAL CONSTRUCTION NOTES

Site to be cut/filled as required to provide a level pad for the dwelling. Compacted fill to be added in the area of the bushfire turning area to achieve required grades.
Concrete slab to engineers specification for house and porch.
50mm setdown to porch and entry porch.
35mm setdown to bathroom and laundry areas. Floor to be tiled.
Carpet to bedroom areas to owners specifications
Polished concrete to living room floors to owners specifications.
90mm timber framed external walls
70mm timber framed internal walls
External wall to be clad in colorbond matt
Internal wall cladding to be plasterboard.
Bathroom and wet area walls to be clad in villaboard
Wall insulation to be incorporate wall wrap amd batts with a minimum R1.5 to BASIX requirements
Aluminium framed windows and doors throughout. Maximum U-value 6.7 SHGC 0.70
Raked ceiling to living room and porch. Flat ceiling to bedroom end of the structure.
Ceiling insulation to be sarking and R2.5 minimum to BASIX requirements
Roof cladding to be colourbond customorb in Monument at 28 degrees slope.
Quad profile gutters. Connection of downpipes to roofwater tank
45,000L rainwater tank to be installed
20,000L static bushfire tank to be installed
Solar 3kW solar PV system to be installed.

Colours
Roof monument
Walls monument matt finish



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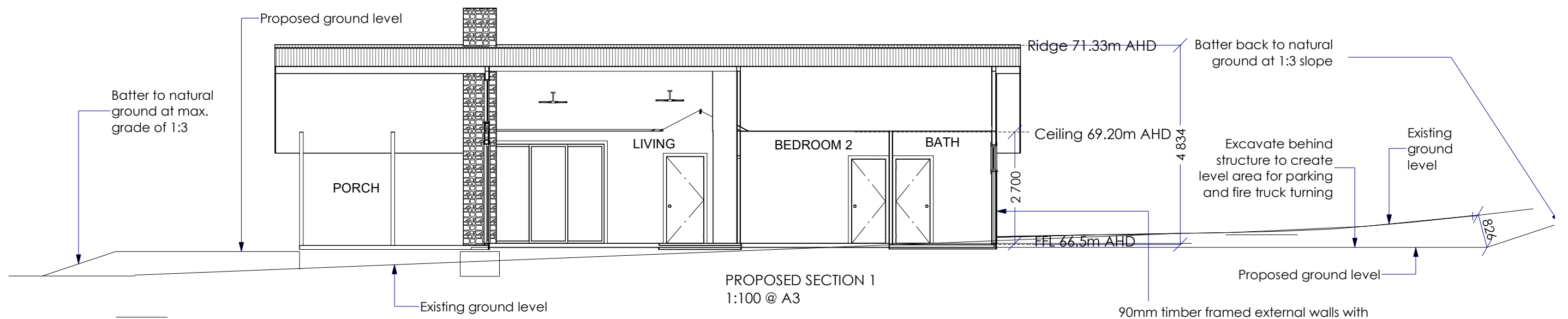
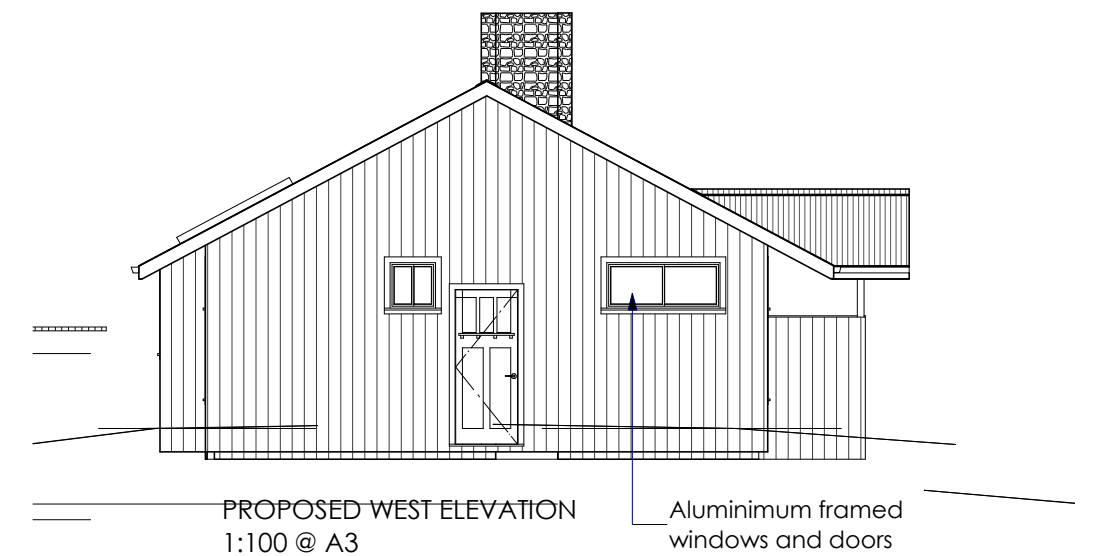
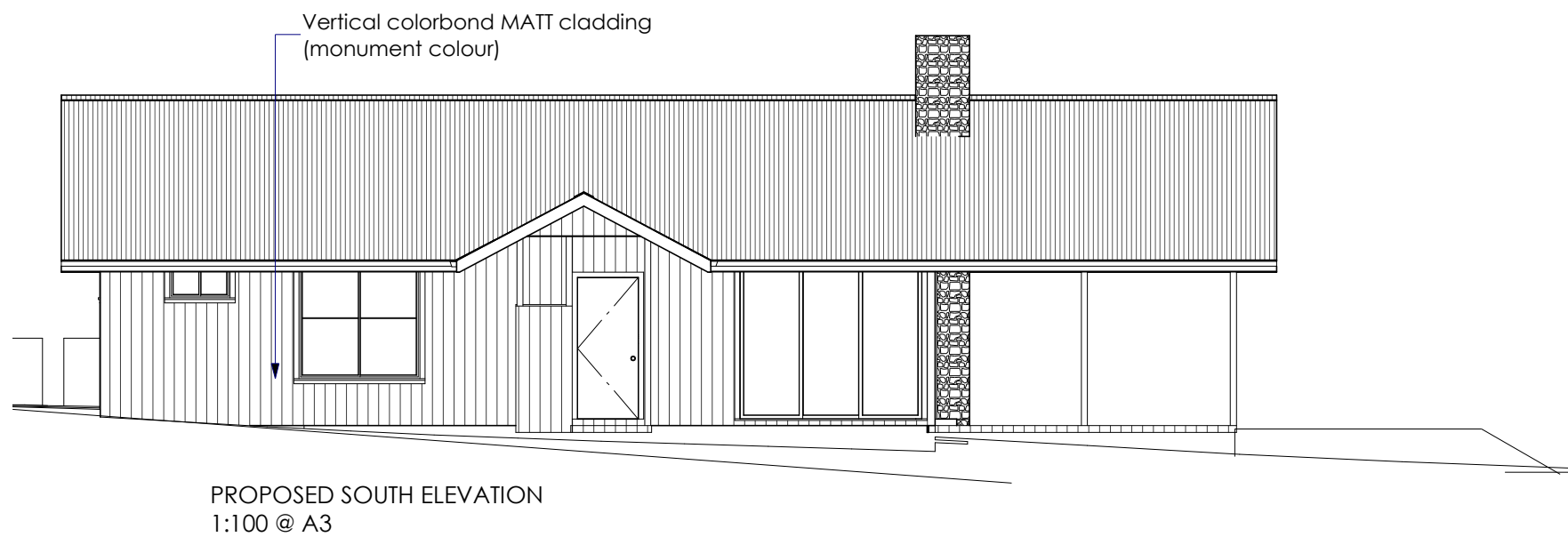
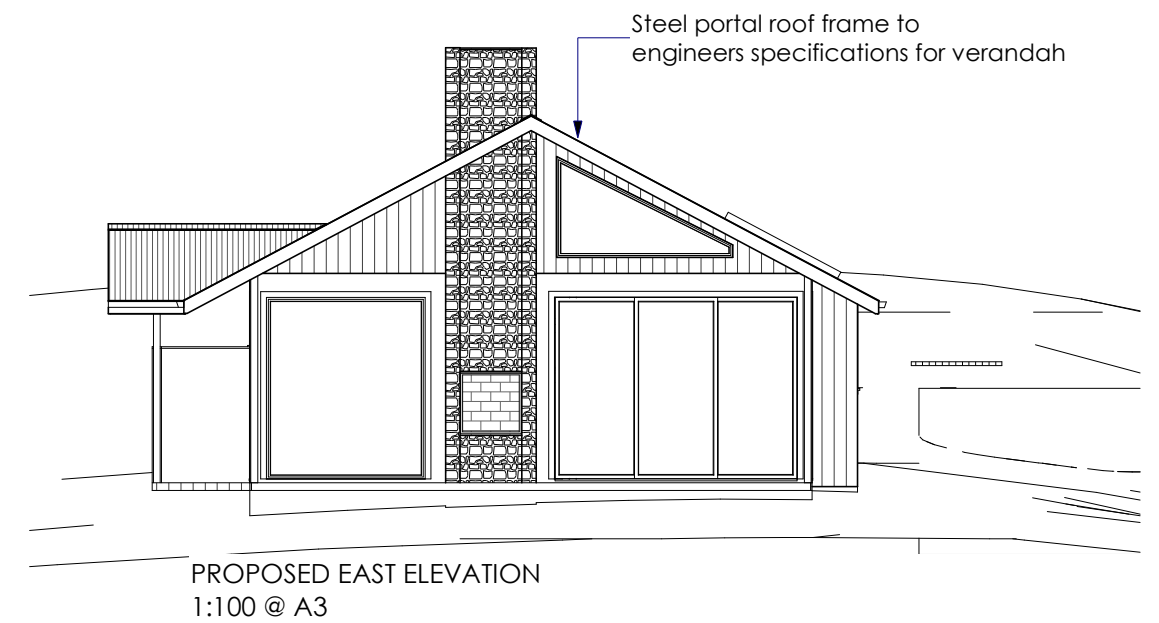
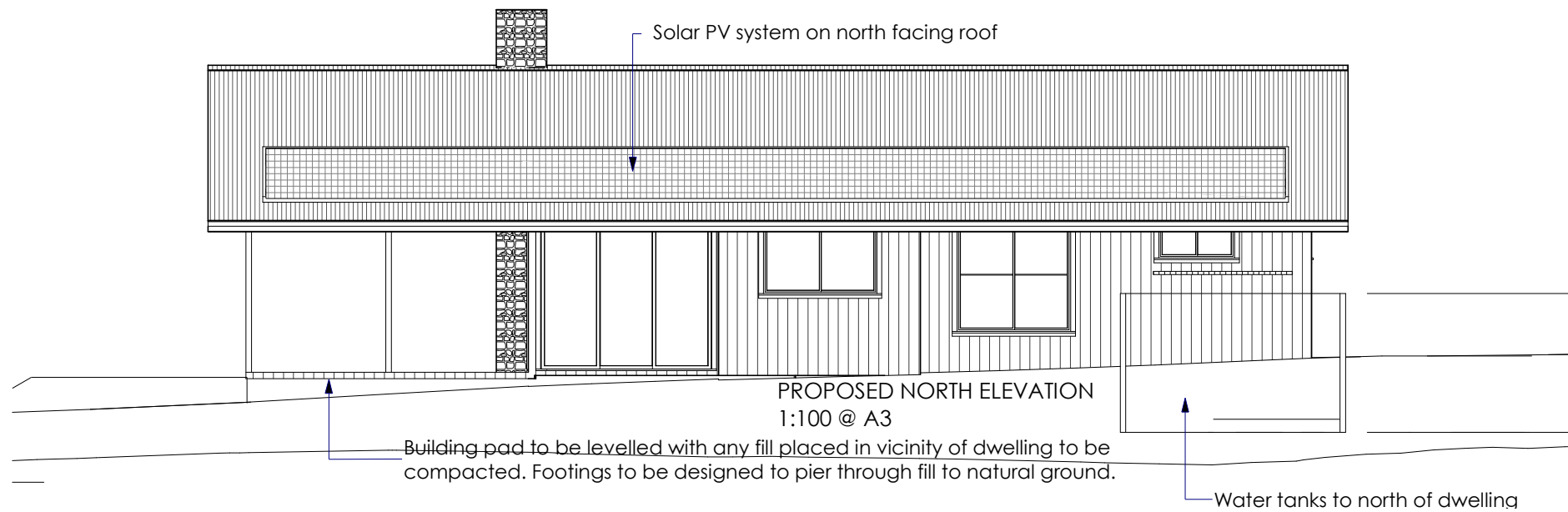
Project:
PROPOSED DUAL OCCUPANCY
DWELLING

Title:
PROPOSED SUBFLOOR PLAN

Size: A3
Job # 16244
Page: 03 of 06
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1:100 @ A3





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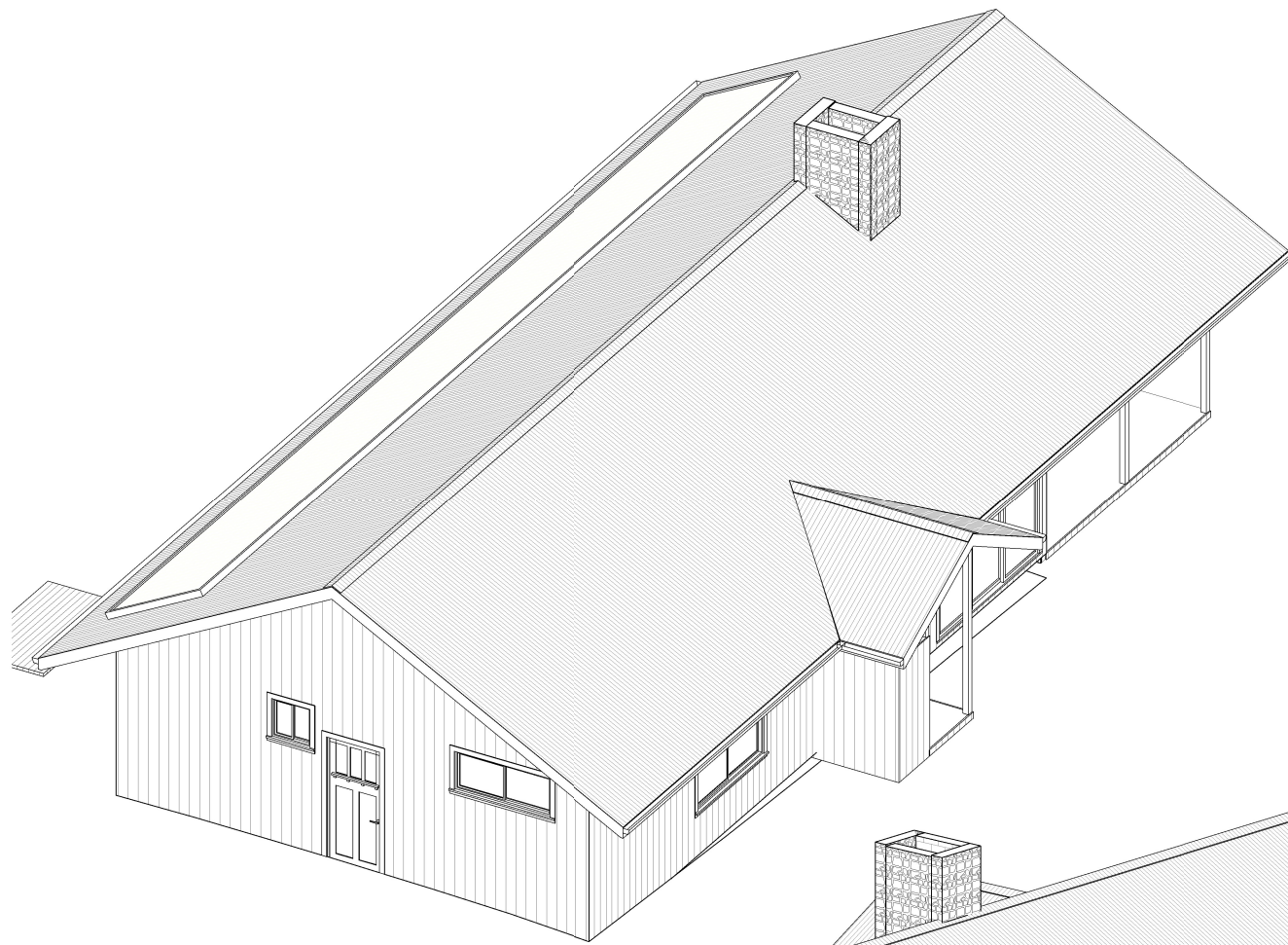
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PROPOSED FLOOR PLAN

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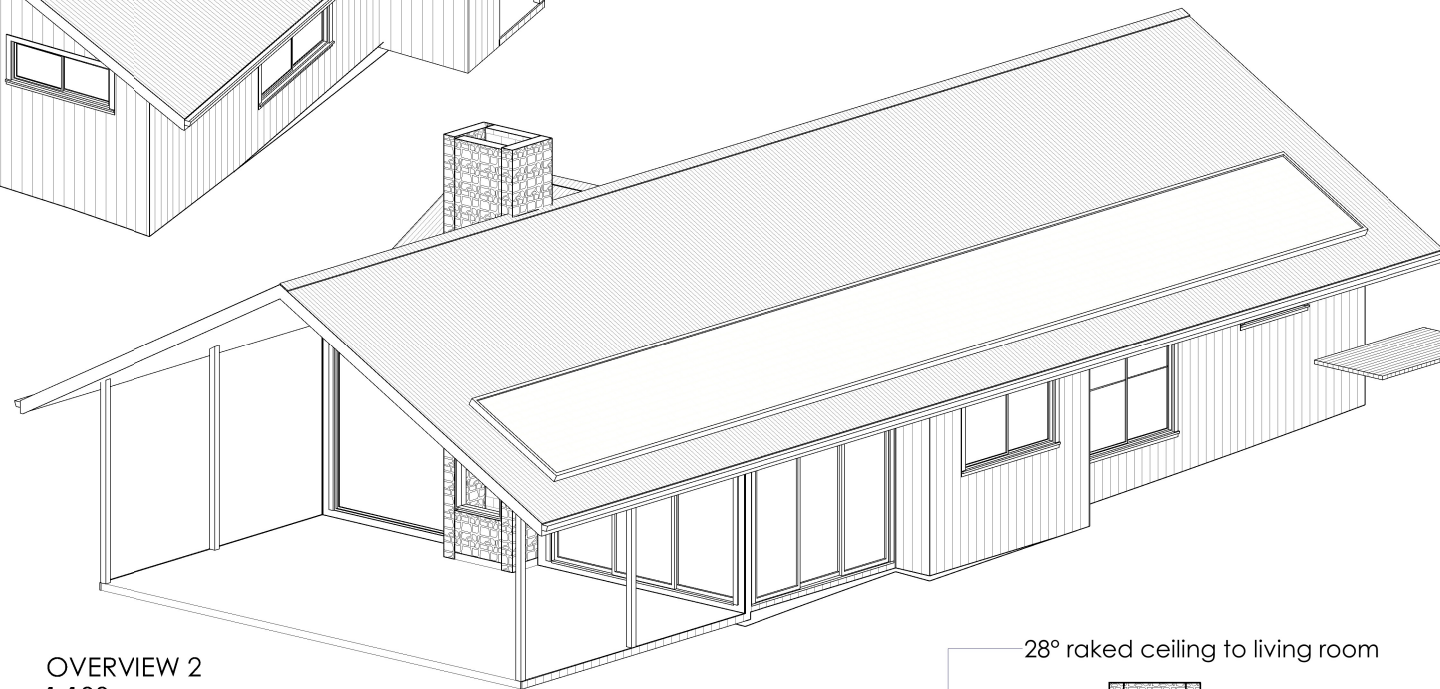
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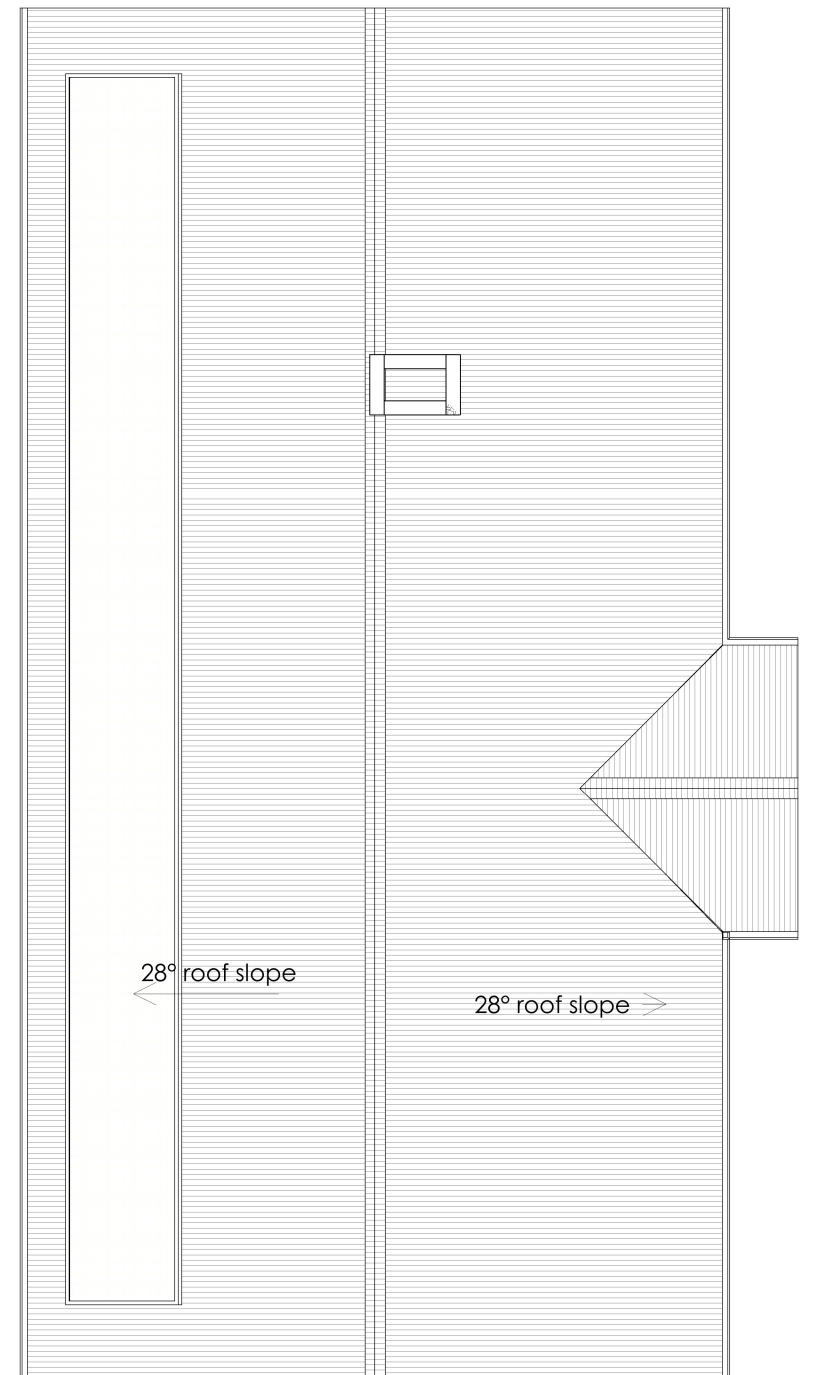
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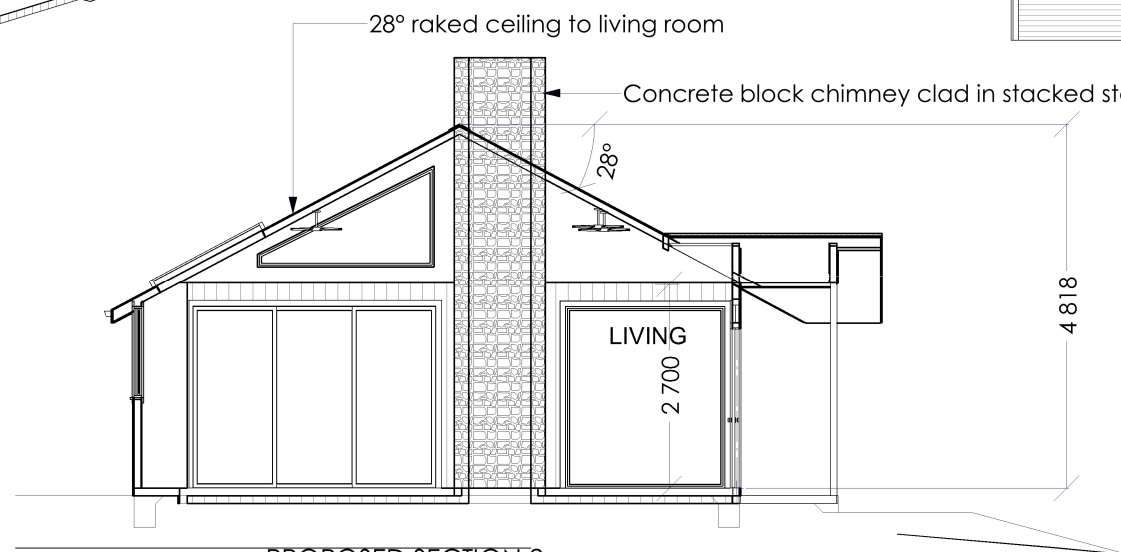
OVERVIEW 1
1:100



OVERVIEW 2
1:100



PROPOSED ROOF PLAN
1:100



PROPOSED SECTION 2
1:100 @ A3



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Title:
PROPOSED ELEVATIONS

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BASIX REQUIREMENTS SUMMARY

Water Commitments
Fixtures

The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) 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.

Alternative water
Rainwater tank

The applicant must install a rainwater tank of at least 22500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rain runoff from at least 150 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to:

- all toilets in the development
- the cold water tap that supplies each clothes washer in the development
- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)
- all hot water systems in the development
- all indoor cold water taps (not including taps that supply clothes washers) in the development

Thermal Comfort Commitments
Simulation Method

The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.

Floor and wall construction Area
floor - concrete slab on ground All or part of floor area square metres

Energy Commitments
Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (electric boosted) with a performance of 21 to 25 STCs or better.
Cooling system
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans; Energy rating: n/a
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a
Heating system
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.

Ventilation
The applicant must install the following exhaust systems in the development:
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off

Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off


Laundry: natural ventilation only, or no laundry; Operation control: n/a

Artificial lighting
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:

- at least 2 of the bedrooms / study; dedicated
- at least 1 of the living / dining rooms;
- the kitchen;
- all bathrooms/toilets;
- the laundry;
- all hallways;

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 2 bathroom(s)/ toilet(s) in the development for natural lighting.

Alternative energy
The applicant must install a photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.
Other
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.
The applicant must install a fixed outdoor clothes drying line as part of the development.



Thermal Performance Specifications

As per the National Construction Code (NCC) Building Code of Australia (BCA)

Date	23 RD August 2023	Our Reference [Job No.]	231378
Property Details			
Client Name	R. LARKIN		
Property Description	Lot 7 on DP260707	Building Class	1
Site Address	135 Blindmouth Road, Main Arm, NSW 2482	LGA	Byron Council
Traditional Place Name	Bundjalung Country		

Star Rating	6.8	Climate Zone	10
Heating + Cooling Required		Heating 17.5	Cooling 40.3
Achieved		16.7	18.6

Insulation Details

External Walls Construction <i>Ground Level</i>	Insulation	R-Value	Colour	Detail
COLORBOND CLADDING	FOIL & BATTS	1.5	DARK	

Internal Walls Construction	Insulation	R-Value	Detail
STUD	NIL		

Floors Construction	Insulation	R-Value	Covering	Area
CONCRETE SLAB	NIL			

Roof Construction	Insulation	R-Value	Colour	Detail
COLORBOND	SARKING	NOM	DARK	

Ceilings Construction	Insulation	R-Value	Detail
PLASTER	BATTS	2.5	

Windows Glass	Frame	U Value	SHGC	Area (M2)
DEFAULT B CLEAR SW	ALUMINIUM	6.70	0.70	

Notes

Any variations to the specifications of this report may render it invalid and require an amendment.

Air Movement & Building Sealing to be in accordance with NCC 201909 Vol.2, Part 3.12.

Assessor details and thermal loads
Assessor number DMN/22/2123
Certificate number 0008846131
Climate zone 10
Area adjusted cooling load (MJ/m².year) 19
Area adjusted heating load (MJ/m².year) 17



Greg Alderson
Associates

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43 MAIN STREET CLUNES NSW 2480 | ABN 58 594 160 789

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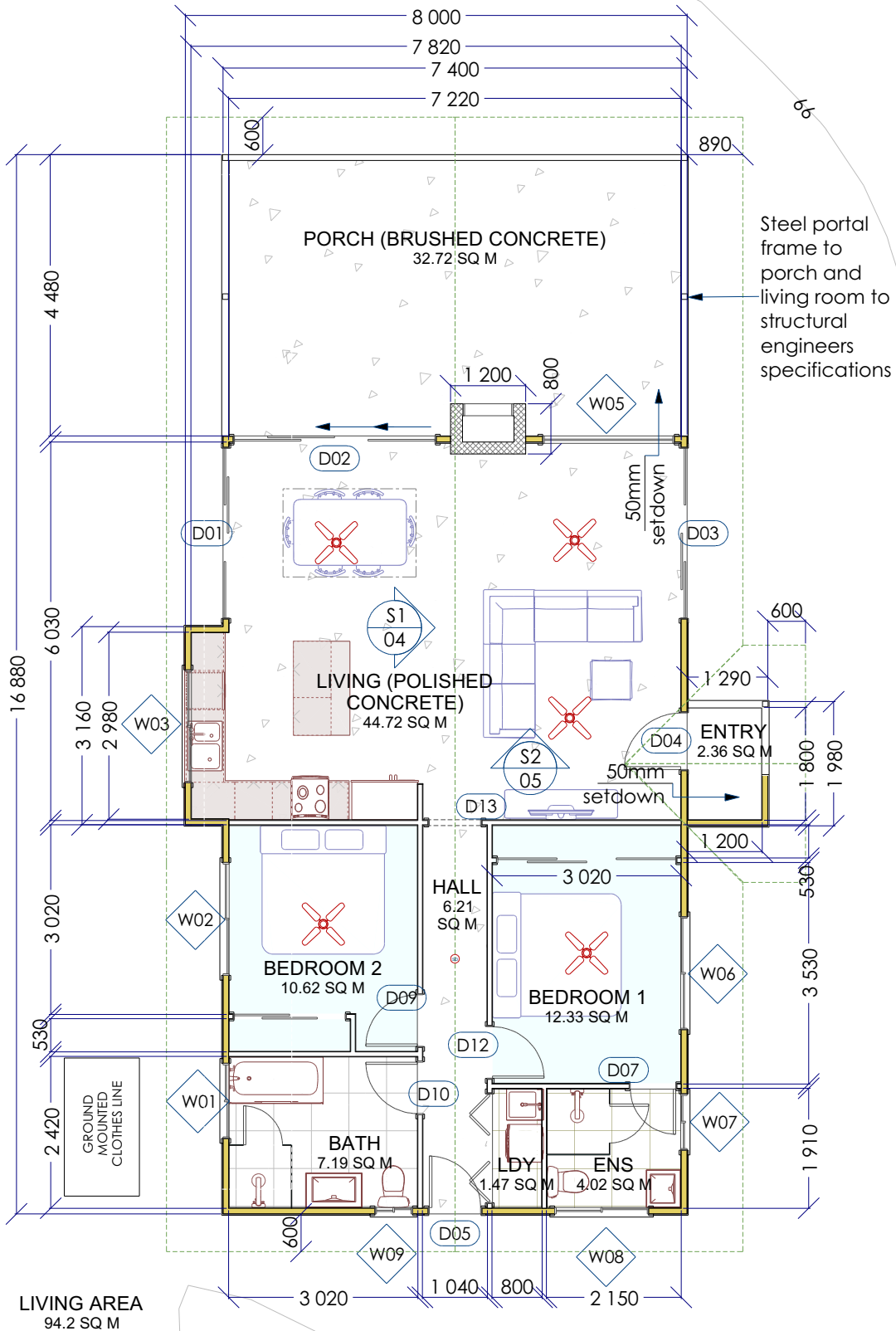
Client:
R. Larkin

Address:
Lot 7 DP260707, 135 BLINDMOUTH ROAD, MAIN ARM NSW 2482

Project:
PROPOSED DUAL OCCUPANCY DWELLING

Title:
BASIX SUMMARY

Size: A3
Job # 16244
Page: 06 of 06
Date: 17/01/2024



PROPOSED FLOOR PLAN
1:100 @ A3
PROPOSED FFL 66.5m AHD
ENTRY DECK & PORCH FFL 66.45m AHD
All building work carried out is to comply with the Building Code of Australia.
Wind bracing & Footings to Engineers details.
Plumber to comply with the relevant building Codes.
Electrician to comply with the relevant Building Codes.
Builder to confirm dimensions prior to the commencement of works.
Construction to comply with bushfire requirements, as applicable. BAL 19 to north and east and BAL 12.5 to south and west elevations

- ALL WORK MUST COMPLY WITH THE NCC AND THE FOLLOWING CLAUSES (where applicable)
All excavations and fill must comply with Part 3.1.1 EARTHWORKS.
1. Drainage must comply with Part 3.3 DRAINAGE
 2. TERMITE RISK MANAGEMENT must comply with Part 3.4
 - a) A termite barrier or combination of barriers is installed in accordance with
i) AS3660.1 or
ii) 3.1.3.3 for concrete slabs on ground
 - b) A durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating-
i) the method of protection; and
ii) the date of installation of the system; and
iii) where a chemical barrier is used, its life expectancy as listed on the National registration Authority label; and
iv) the installer's or manufacturers recommendations for the scope and frequency of future inspections for termite activity.
 3. Footings, slabs and associated elements to comply with Part 4.2. Filling under slabs must comply with Part 4.2.4
 4. Vapour barriers must comply with clause 4.2.8
 5. Concrete and reinforcing must comply with clauses 4.2.10 & 4.2.11 inclusive.
 6. Footing and slab construction must comply with Part 4.2.12 or AS 2870 - Refer to Engineer's detail. Stump footings to comply with Part 4.2.13
 7. Timber frame is manufactured to comply with AS 1684.2-1999 National Timber Framing Code and certificate will be provided by Truss and Frame manufacturer when selected. Roof cladding must comply with Part 7.2
 8. Gutters and downpipes must comply with Part 7.4
 9. Timber wall cladding to comply with Part 7.5
 10. Glazing to windows must comply with Part 8
 11. Smoke alarms must comply with Part 9.5
 12. Wet areas must comply with Part 10.2
 13. Ceiling heights to rooms must comply with Part 10.3
 14. Lighting must comply with Part 10.5
 15. All tie-downs to comply with Engineer's detail.
 16. Soil classification to site to comply with Part 4.2.2 - Refer to Engineer's details.
 17. Roof trusses to be designed to Engineer supplied Wind loading. Certification to be provided by Truss manufacturer.
 18. Masonry Wall Ties to comply with Part 5.6.5
 19. Lintels to comply with Part 6
 20. Wall bracing to comply with AS 1684.2-1999 and as per Engineer's detail.
 21. Sub-Floor Ventilation to comply with Part 6.2.1
 22. Stair construction to comply with Part 11.2
 23. Balustrades/Railings to comply with Part 11.3
 24. All work to comply with Council Standards.
 25. Protection of openable windows in bedrooms to comply with BCA Part 11.3.7

- GENERAL NOTES:
1. The contractor/s to inspect site and verify all levels and dimensions on site prior to commencing any work.
 2. Figured dimensions take precedence over scaled dimensions.
 3. Contractor/s to use architectural drawings for set out.
 4. All discrepancies are to be referred to the client immediately.
 5. All work to be in accordance with BCA, relevant standards & local authority requirements.
 6. Verify location of existing services prior to construction & relocate as required in conjunction with the relevant authority.
 7. Discharge stormwater in accordance with local authority requirements and relevant standards.
 8. Discharge wastewater in accordance with local authority requirements and relevant standards.
 9. Slabs, footings, steelwork, bracing, tie down, retaining walls & articulation joints to be in accordance with engineers details.
 10. Roof and floor framing to be in accordance with the manufacturers specification and to be co-ordinated with the engineering design with regard to slab thickenings and floor support locations.
 11. All timber work is to comply with AS 1684.1999 National Timber Framing Code.
 12. Make good all damaged surfaces on completion of work.

SITE DETAILS
Site area 11.94 ha
Floor space ratio < 0.001:1

Septic tank and wastewater management as per report

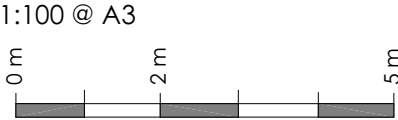
DOOR SCHEDULE				
NUMBER	FLOOR	HEIGHT	WIDTH	DESCRIPTION
D01	1	2400	2700	EXT. TRIPLE SLIDER-GLASS PANEL
D02	1	2400	3200	EXT. TRIPLE SLIDER-GLASS PANEL
D03	1	2400	2700	EXT. TRIPLE SLIDER-GLASS PANEL
D04	1	2100	900	HINGED-SLAB
D05	1	2040	820	EXT. HINGED-DOOR E21
D06	1	2040	1726	4 DR. BIFOLD-LOUVERED
D07	1	2040	720	HINGED-SLAB
D08	1	2040	620	HINGED-SLAB
D09	1	2040	820	HINGED-SLAB
D10	1	2040	820	HINGED-SLAB
D11	1	2040	620	HINGED-SLAB
D12	1	2040	820	HINGED-SLAB
D13	1	2040	820	DOORWAY

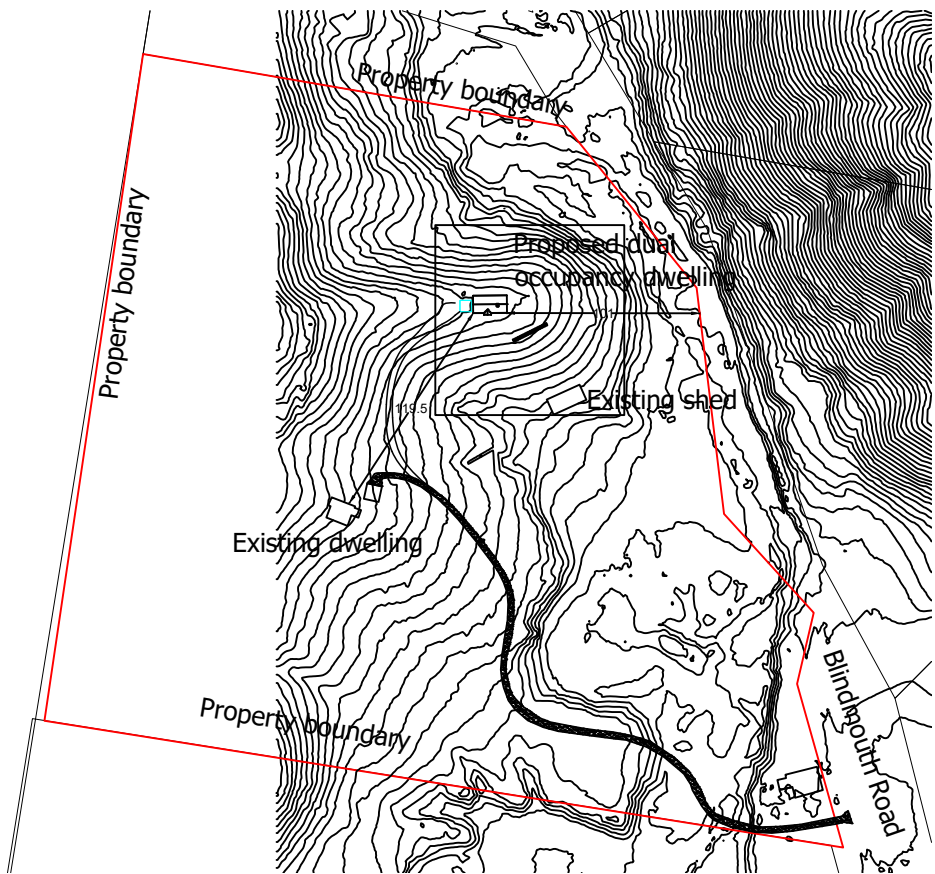
WINDOW SCHEDULE				
NUMBER	FLOOR	HEIGHT	WIDTH	DESCRIPTION
W01	1	600	1200	LEFT SLIDING
W02	1	1800	1800	LEFT SLIDING
W03	1	1200	1800	LEFT SLIDING
W04	2	1332	2330	LEFT SLIDING
W05	1	2400	2100	FIXED GLASS
W06	1	1800	1800	LEFT SLIDING
W07	1	600	900	LEFT SLIDING
W08	1	600	1500	LEFT SLIDING
W09	1	600	600	LEFT SLIDING

GENERAL CONSTRUCTION NOTES

Site to be cut/filled as required to provide a level pad for the dwelling. Compacted fill to be added in the area of the bushfire turning area to achieve required grades.
Concrete slab to engineers specification for house and porch.
50mm setdown to porch and entry porch.
35mm setdown to bathroom and laundry areas. Floor to be tiled.
Carpet to bedroom areas to owners specifications
Polished concrete to living room floors to owners specifications.
90mm timber framed external walls
70mm timber framed internal walls
External wall to be clad in colorbond matt
Internal wall cladding to be plasterboard.
Bathroom and wet area walls to be clad in villaboard
Wall insulation to be incorporate wall wrap amd batts with a minimum R1.5 to BASIX requirements
Aluminium framed windows and doors throughout. Maximum U-value 6.7 SHGC 0.70
Raked ceiling to living room and porch. Flat ceiling to bedroom end of the structure.
Ceiling insulation to be sarking and R2.5 minimum to BASIX requirements
Roof cladding to be colourbond customorb in Monument at 28 degrees slope.
Quad profile gutters. Connection of downpipes to roofwater tank
45,000L rainwater tank to be installed
20,000L static bushfire tank to be installed
Solar 3kW solar PV system to be installed.

Colours
Roof monument
Walls monument matt finish



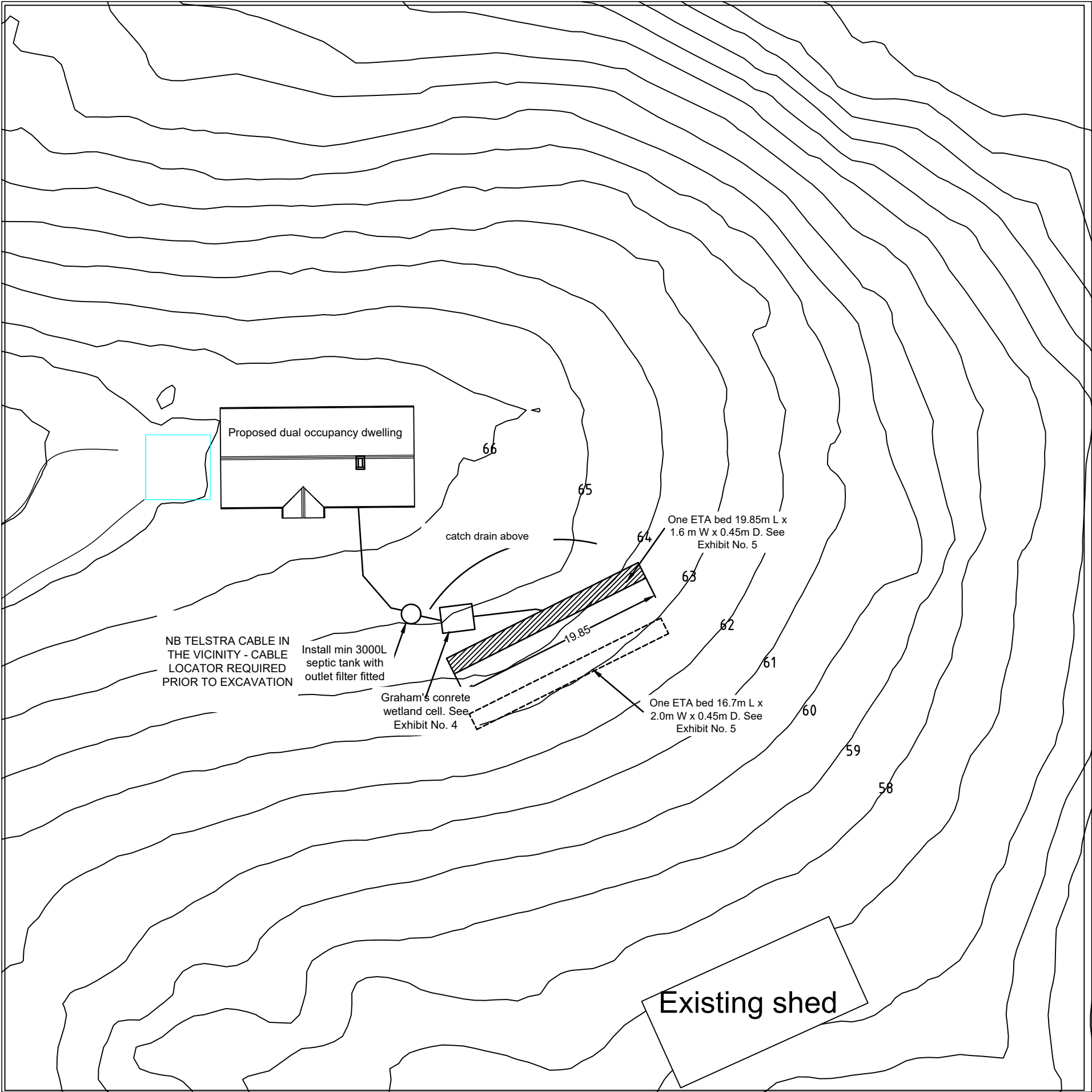
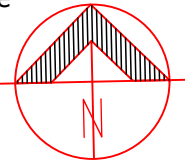


Site Plan
1:4000

BYRON SHIRE COUNCIL
Onsite Sewage Management Services
APPROVED PLAN
No. 70.2023.332.1
Date: 19.01.2024

Wastewater Notes:

1. The proposed On-Site sewage Management System (OSMS) is designed to service the Proposed Dual Occupancy Dwelling (2 bedrooms);
2. Minimum septic tank volume is to be a min of 3000L. Only a tank with NSW Ministry of Health approval is to be used. The septic tank will be fitted with an **effluent filter**;
3. Wastewater to flow to secondary treatment wetland cell of a minimum 7.2m². Its recommended that one Grahams concrete wetland cell is used. See Exhibit No. 4 for construction details;
4. Construct **one** evapotranspiration/absorption beds (ETA) for disposal of wastewater after the subsurface flow wetlands. See Exhibit No. 3 for construction details;
5. The ETA bed is to be 19.85 m x 1.6 m x 0.45 and installed in accordance with AS 1547-2012;
6. A catch drain is to be installed above the ETA bed to direct overland run-off around the disposal area;
7. Stormwater components to be placed away from the wastewater treatment system;
8. Final location of wetland cells and septic tank to be determined onsite.
9. Confirmation of location of Telstra line required



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Z:\JOBS\1616244 - Ross Larkin\DWAL OCCUPANCY\ENVIRONMENT\WASTEWATER\16244 - WW_dwg
Tab: Wastewater Layout for dwelling

Greg Alderson Associates

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PO Box 12344, CLUNES NSW 2480
P:(02) 6629 1552 E:office@aldersonassociates.com.au
ABN 58 594 160 789

Client:
R. LARKIN

Site address:
LOT 7 DP 260707
135 BLINDMOUTH ROAD, MAIN ARM

PROPOSED ON-SITE WASTEWATER MANAGEMENT

Drawn:
WA

Source:
LIDAR

Scale:
1:400

Job Number:
16244

Original Size:
A3

EXHIBIT NO: 2

Project:
PROPOSED DUAL OCCUPANCY DWELLING

Date:
7/6/23

Revision:
-