

Proposed New Two Storey Dwelling with Attached Secondary Dwelling

For
Kerry Miller
At
62 Sorrento Road
Empire Bay

Lot 1 & 1A DP 4707

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ARTISTS IMPRESSION ONLY

Issue A



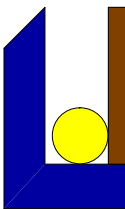
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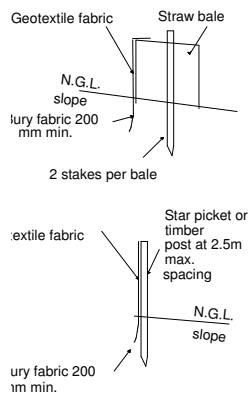
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CLIENT	KERRY MILLER	DESCRIPTION	Proposed Dwelling & Secondary Dwelling		
	62 SORRENTO ROAD				
	EMPIRE BAY		DATE 20-6-12	Sheet No	Issue No.
	NSW 2257		Job No 11031	1	
ADDRESS	LOTS 1 & 1A D.P. 4707				A

Sediment Control Details



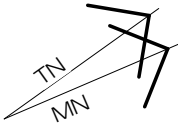
FILTER FENCE DETAIL

Fence to be constructed as required to control ALL run of to drains, roads, adjoining properties or sensitive structures and vegetation etc.
All fences shown on plans to be constructed. Additional fences may be required and must be constructed if site conditions indicate the need.
Fence to be maintained during construction & as directed by relevant authority.
Excess built up soil to be removed regularly, especially after storms.
All soil etc. stock piles to be protected by fences.
All works to comply to councils requirements.
Hay bales to be periodically replaced as required.

For pavement crossings and the like where necessary use gravel bags to protect all kerbside drains etc. Bags to overlap kerb and roadway and extend for 900 mm minimum across flow. Bags to be 2 m minimum from drain inlet.

KEY

0.99 Indicates existing level
R.L. 1.30+ Indicates reduced level (changed or existing level)
1.0 Indicates existing contour level



Notes:-

No cut.
Minimal fill less than 0.4 meters around and under dwelling (to match existing soil levels of adjoining block to west.
Raise existing storm water pits as required to new soil levels.
Redistribute soil to form gradual slopes (embankments) unless shown on plan.
Maximum grade of sloped embankments 1 in 5.
Top and toe of graded embankments to be 500 mm minimum clear of buildings or boundaries and easements.

Storm Water Management Plan

All of storm water from all proposed roofs and down pipes to discharge into water tanks generally using 90 mm PVC or where necessary larger diameter pipes. Fit leaf guard and first flush device to inlet of tank. Storm water overflow from water tank to connect to existing storm water system and disperse to the outlet at the sea wall.

All work to done by suitably qualified persons and conform to the requirements of all relevant local authorities. Tank water to be used as per Basix certificate.

Minimum size of the tank(s) is to be 1000 liters or as specified by the Basix certificate, whichever is the greatest.

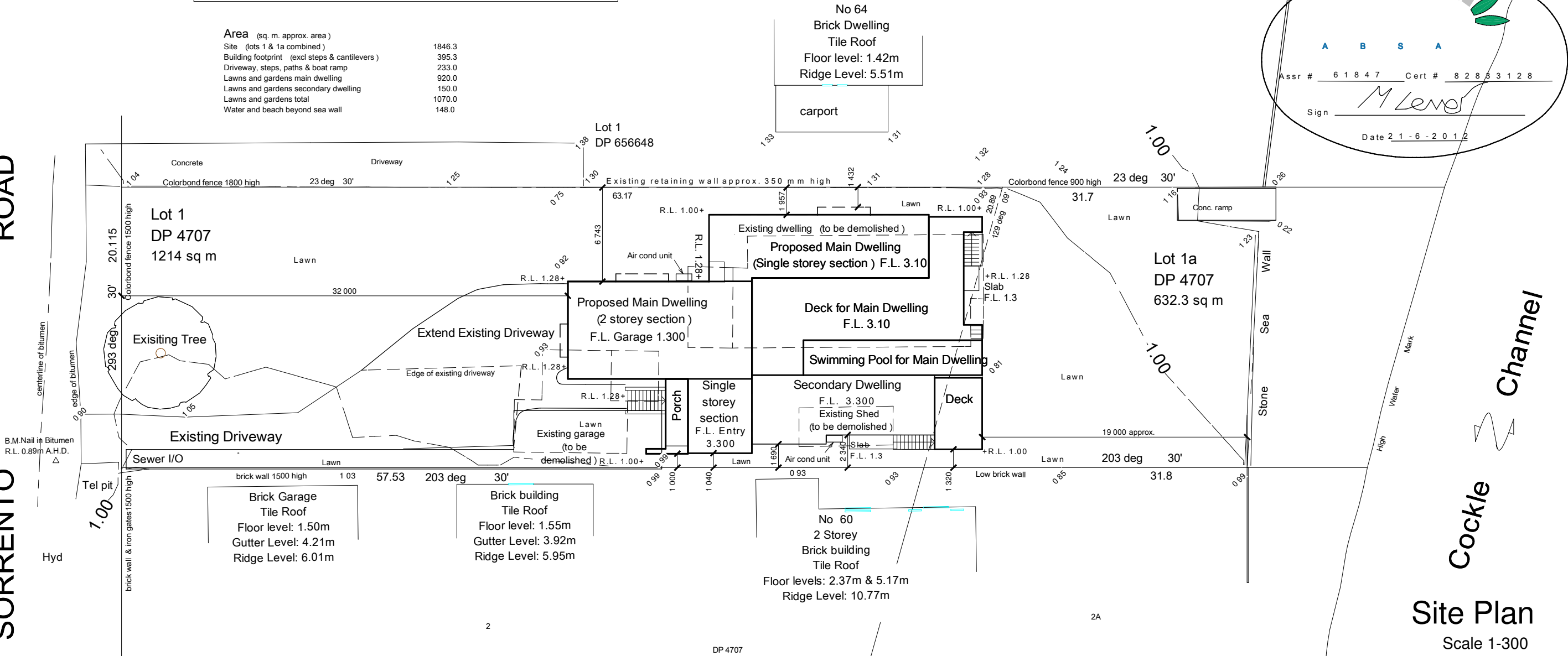
To avoid water restrictions two (or more) tanks may be used with at least 60 % of minimum water retention requirements used for bathrooms, toilets and laundries and the remaining used for garden use. At least 60 % of roof area must feed into the tank(s) used for bathrooms laundries etc.

Reused storm water used for toilets, laundries bathrooms and vegetable gardens to be treated to the requirements of the N. S.W. Department of Health.

Area	(sq. m. approx. area)
Site (lots 1 & 1a combined)	1846.3
Building footprint (excl steps & cantilevers)	395.3
Driveway, steps, paths & boat ramp	233.0
Lawns and gardens main dwelling	920.0
Lawns and gardens secondary dwelling	150.0
Lawns and gardens total	1070.0
Water and beach beyond sea wall	148.0

Note This site is flood affected, all materials below R.L. 2.45 must be able to withstand flood inundation without loss of integrity. All timbers below this level must be H3 treated timber or suitable hardwood species.

ROAD
SORRENTO



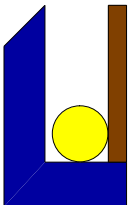
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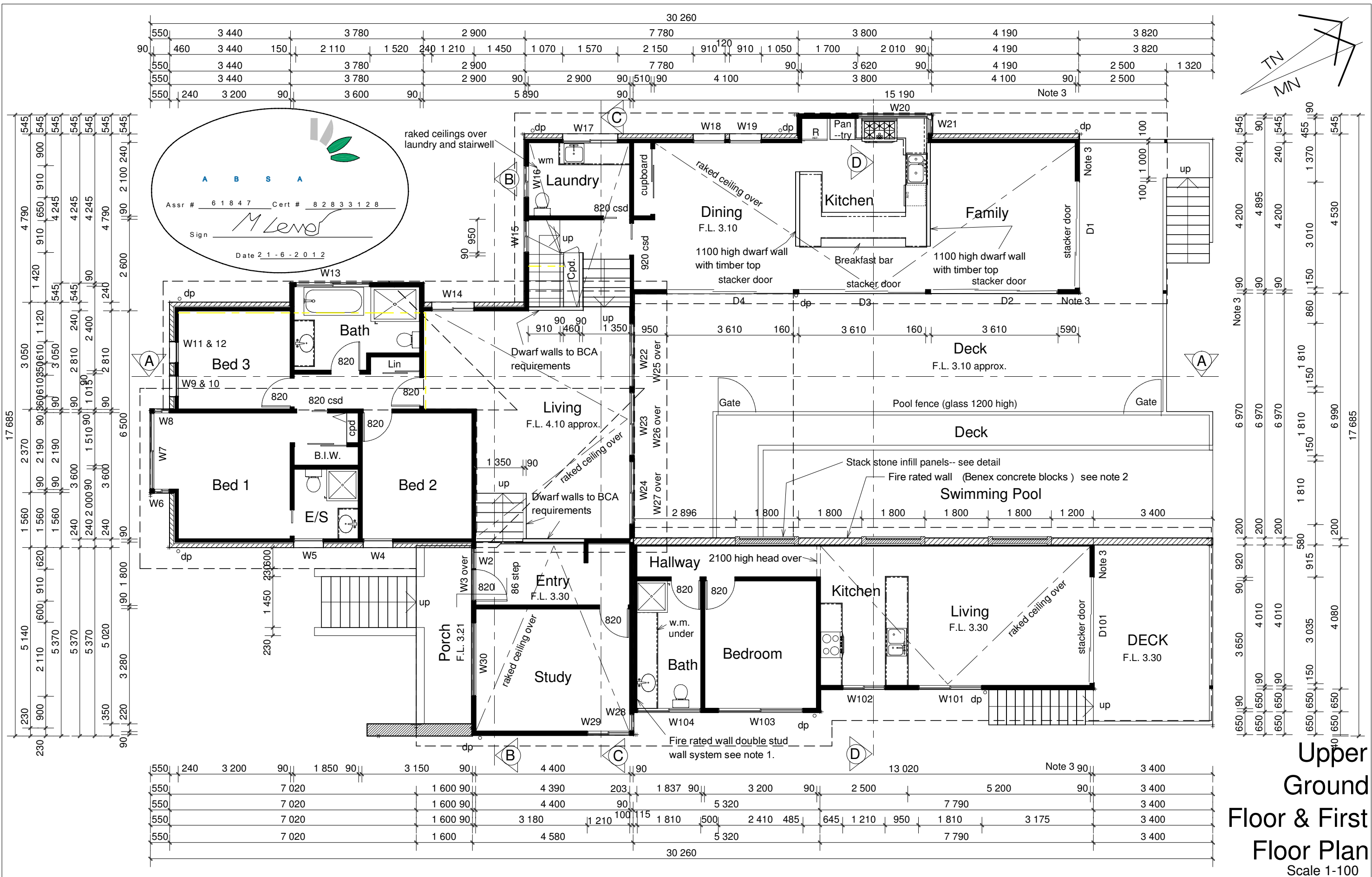
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	NSW 2257				
	LOTS 1 & 1A D.P. 4707	Job No 11031	2	A	



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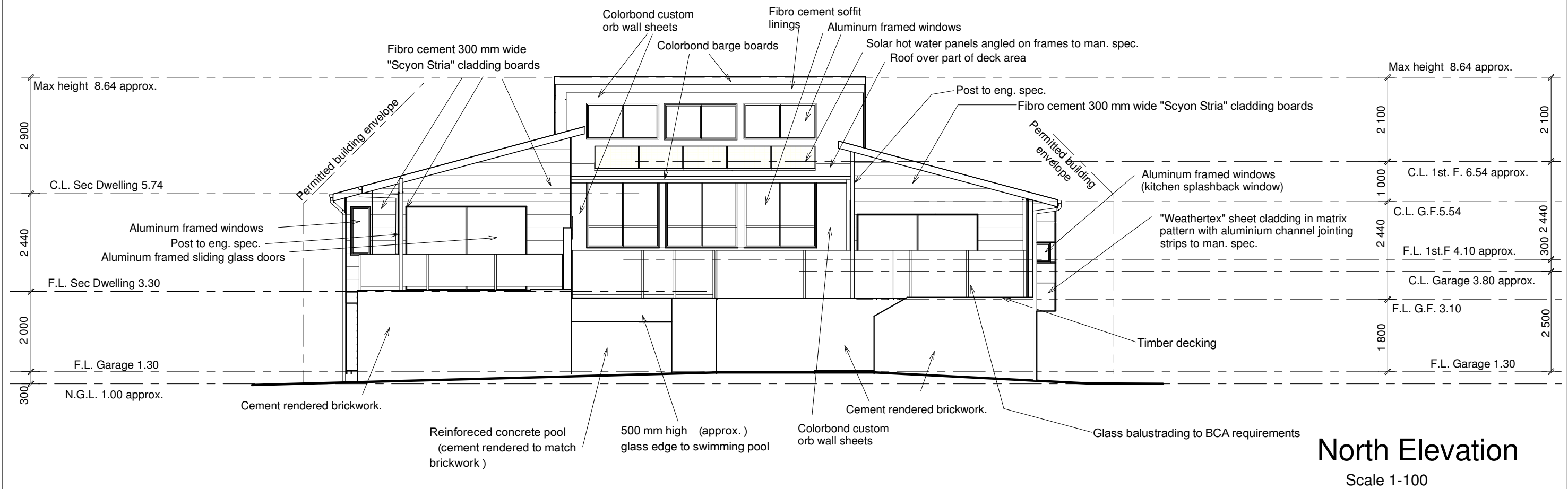
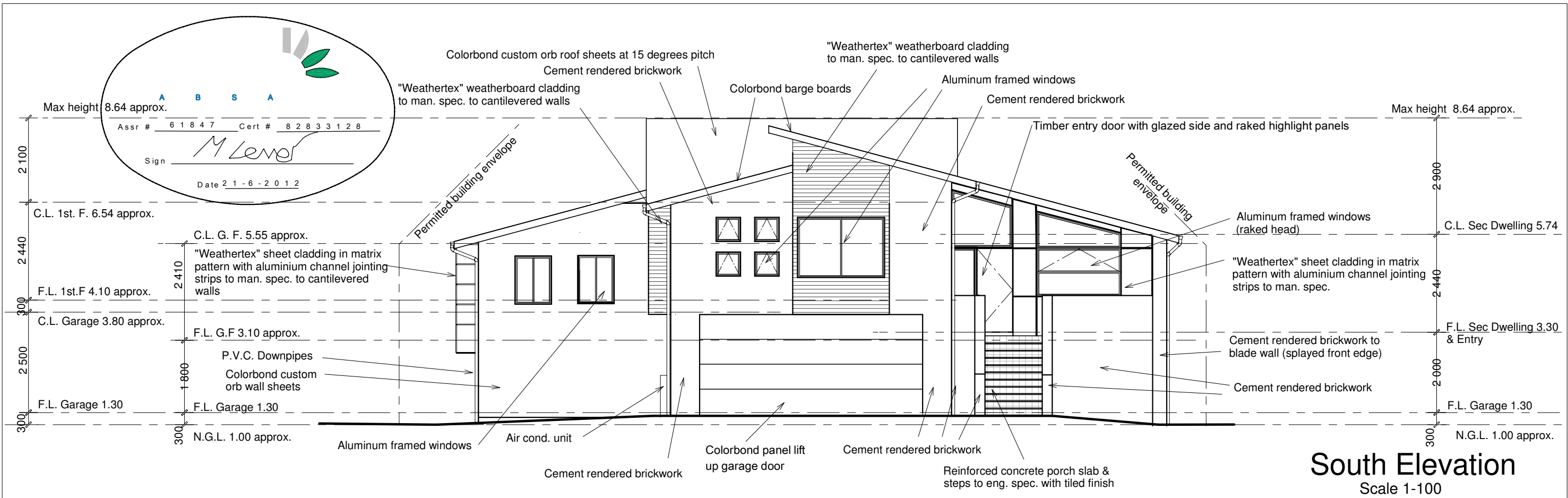
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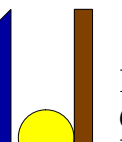
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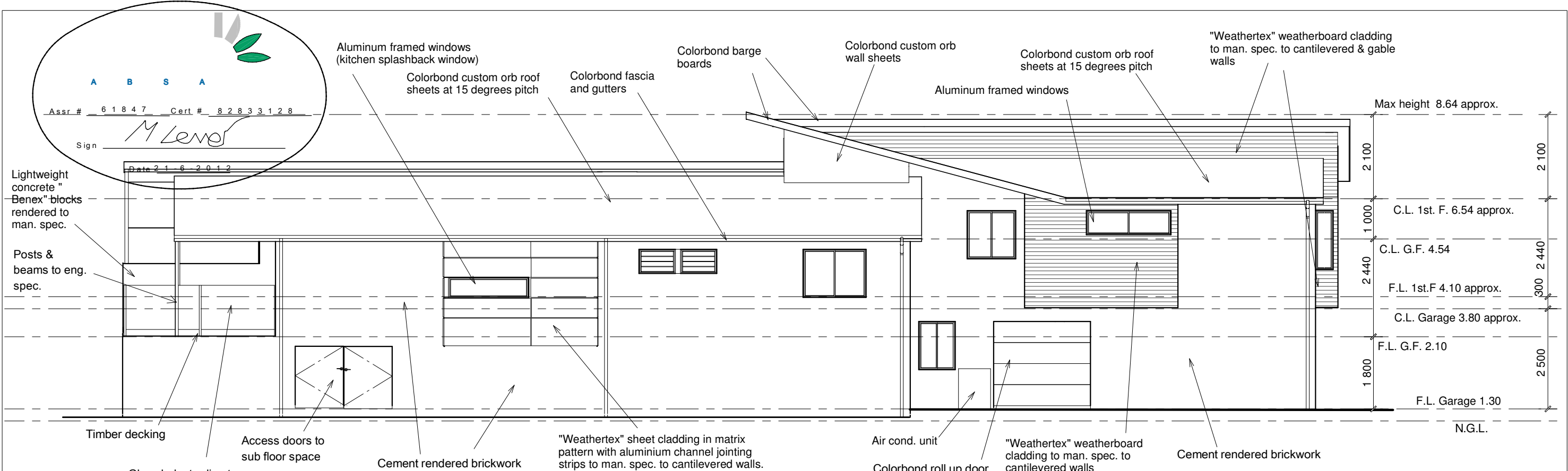
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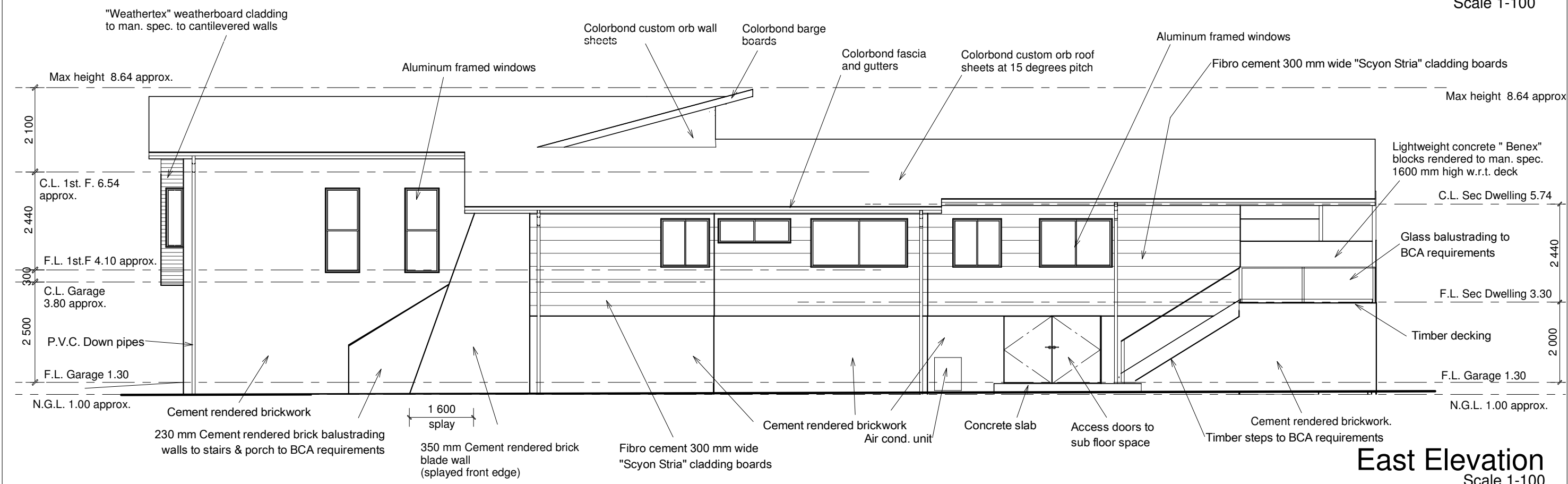
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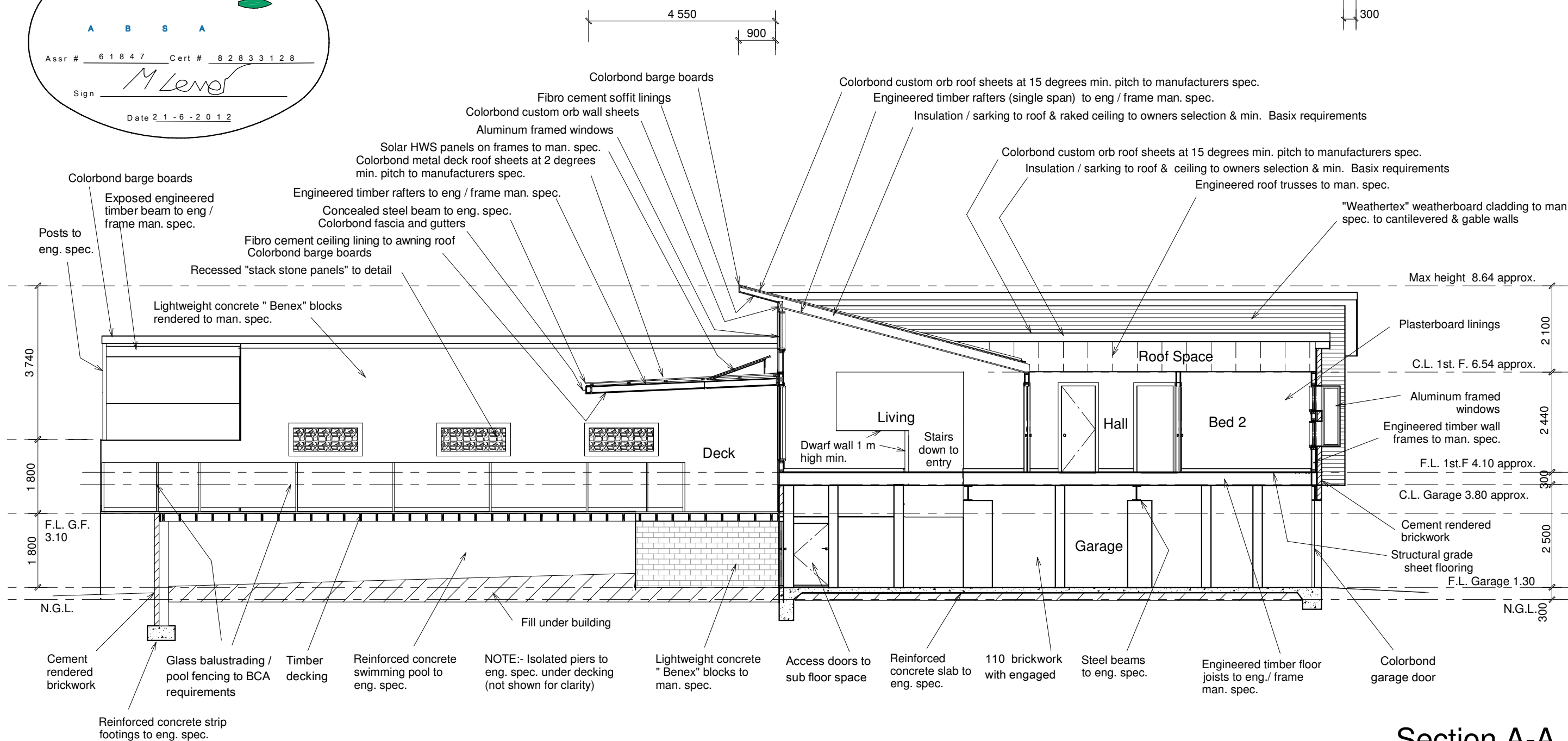
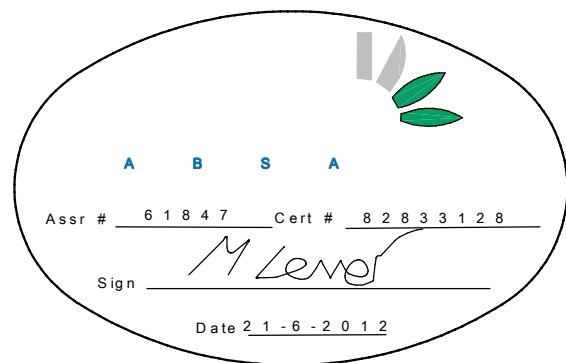


West Elevation
Scale 1-100



East Elevation
Scale 1-100

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Section A-A

Scale 1-100

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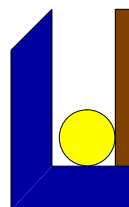
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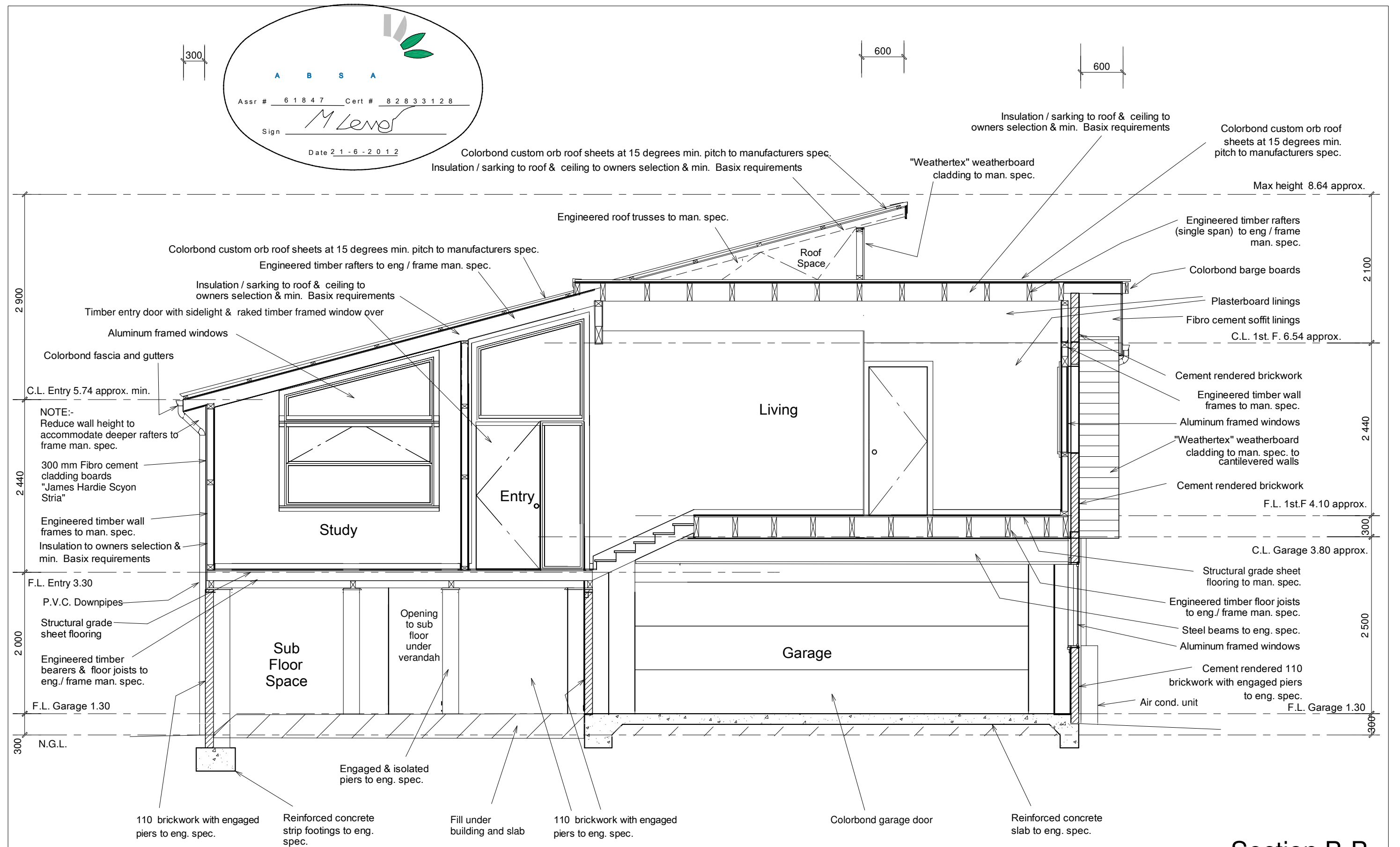


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	LOTS 1 & 1A D.P. 4707	Issue No.	A



Section B-B

Scale 1-50

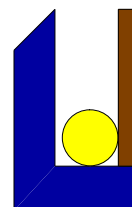
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Fire and acoustically rated wall.
James hardy wall system JH 234 with insulation to
manufacturers specifications.
Fire Rating 60/60/60
Acoustic rating Rw 54 & Rw + CTR 64
Generally consisting of double 70 mm timber studs with
25 mm gap between clad with 13 mm fire resisting
plasterboard and 6 mm fibro cement sheet to each side
with sound absorbing insulation.
dimensions show total wall thickness of 203 mm.
Wall to sit directly on masonry sub wall and extend to
roof surface.

Fire rated external wall
Benex 200 mm thick concrete blocks to manufacturers specifications with acrylic render on outside to man. specs.
Lined internally with plasterboard on metal battens.
Insulation to basics requirements (minimum) behind plasterboard. Alternatively may be lined with insulation backed plasterboard, such as Kingspan Kooltherm K18 or equal.
Wall to sit directly on edge reinforced concrete swimming pool side wall.
/dimensions show Benex block thickness only excluding render and linings.

External walls with stacker type sliding doors have an overall thickness greater than the 90 mm standard studwork as dimensioned on plans. Builder to pack out walls externally using suitable sized timber or galv..... steel battens to fix cladding. Fit reflective foil wall wrap to external face of studs (under battens) to create external cavity.

For both dwellings :-
All showerheads to be 3 star minimum
All toilet cisterns to be 3 star minimum
All kitchen and bathroom basin taps to be 3 star minimum

Install a 4,000 litre water tank under floor of the secondary dwelling for that dwellings use
Rain water from 150 square meters of the roof area to be directed to tank, i.e. all down pipes to east side of secondary dwelling and study.
Install a 7,000 litre water tank under floor of the main dwelling for that dwellings use
Rain water from 220 square meters of the roof area to be directed to tank, i.e. all down pipes to west side of dwelling and each side of front of garage.
Connect the rainwater tank to all toilets, the cold water washing machine tap and at least one outdoor tap for each dwelling separately.
For the main dwelling only install an outdoor swimming pool as shown on plans with an approximate volume of 47 cubic meters with a cover. Pump control to be timed.
Provide no heating or only solar heating for the pool. Provide top up water tap from the water tank.

The hot water system to be separate for each dwelling. For each dwellings install a solar, H.W.S. electric boosted, 36 to 40 REC's minimum. For each dwelling install mechanical ventilation (extractor fan) in at least one bathroom with manual control. For each dwelling no mechanical ventilation (extractor fan) to be installed in the laundry or kitchen. For each dwelling the primary source of artificial lighting shall be fluorescent or LED in all rooms.

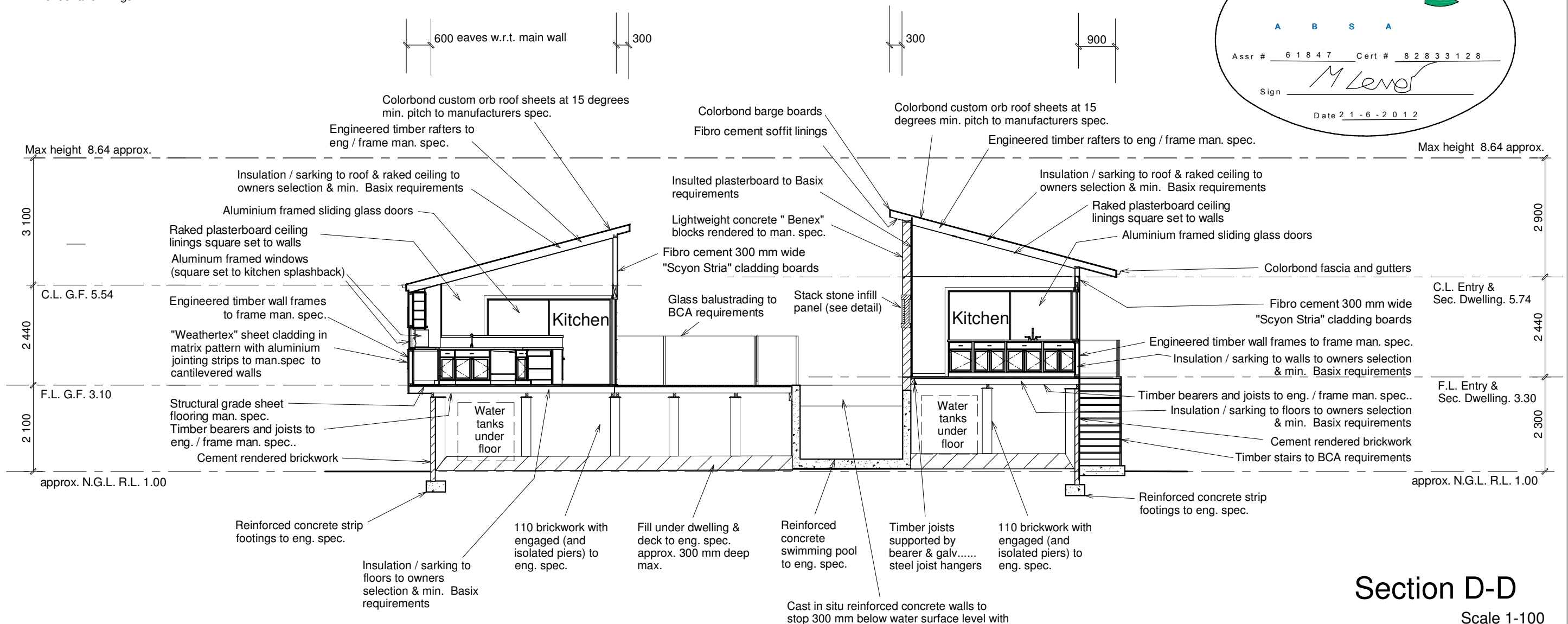
For the Main Dwelling install a reverse cycle air conditioning system in at least one living room and one bedroom, single phase, 3 star (new rating) minimum rating. Install a ceiling fan in at least one living area.

For the Secondary Dwelling install a reverse cycle air conditioning system in the living room, 3 star (new rating) minimum rating. Install a ceiling fan in the living area. No fixed heating or cooling system in the bedroom. Do not fix any ductwork capable of accommodating a heating or cooling system in the bedroom.

For the Main Dwelling install a gas cook top and electric oven in the kitchen.

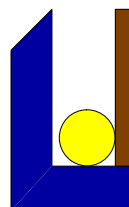
For the Secondary Dwelling install an electric cook top and electric oven in the kitchen.

Install a separate fixed outdoor clothes drying line in the garden for each dwelling.



Scale 1-100

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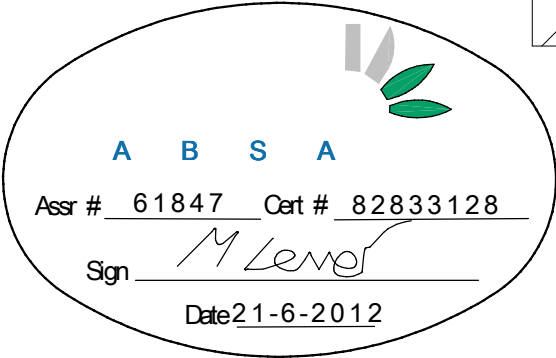
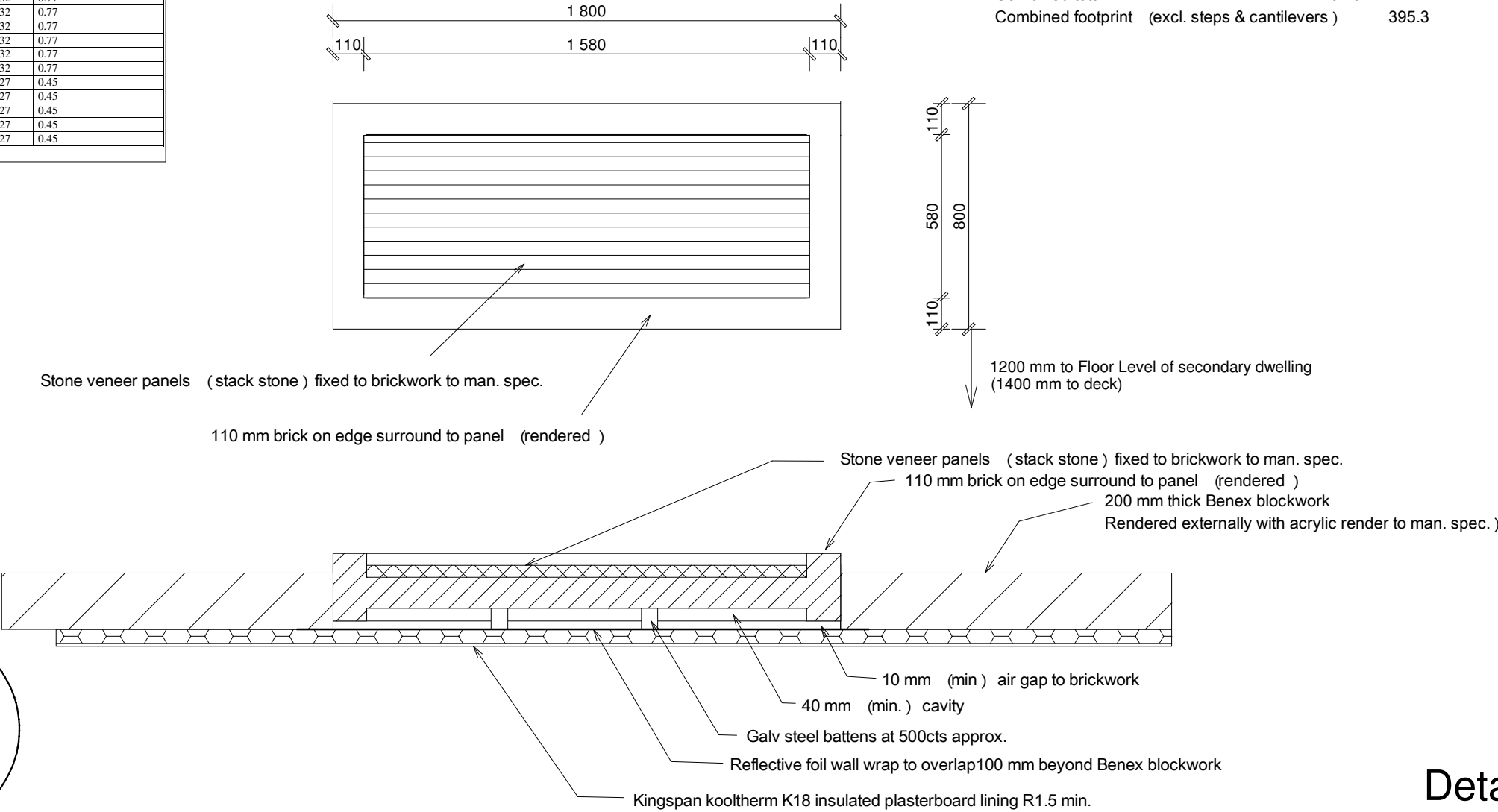
Window Schedule

No	Height	Width	Type	Glass	U	SHGC
W1	2100	910	Sliding	Garage	7.32	0.77
W2	2100	610	Fixed timber S/L	Part of entry door unit single glazed glass	5.75	0.69
W3	1400	1500	Fixed timber raked	Part of entry door unit single glazed glass	5.75	0.69
W4	2100	850	Double Hung		7.32	0.77
W5	2100	850	Double Hung	Privacy glass (ensuite)	7.32	0.77
W6	1500	450	Fixed	Part of bay unit	7.32	0.77
W7	1500	2170	Sliding	Part of bay unit	7.32	0.77
W8	1500	450	Fixed	Part of bay unit	7.32	0.77
W9	600	610	Awning or casement	1200 head height	7.32	0.77
W10	600	610	Awning or casement	2100 head height	7.32	0.77
W11	600	610	Awning or casement	1200 head height	7.32	0.77
W12	600	610	Awning or casement	2100 head height	7.32	0.77
W13	600	2110	Sliding (bathroom)		7.32	0.77
W14	1200	1200	Sliding		7.32	0.77
W15	1200	910	Sliding		7.32	0.77
W16	1200	910	Sliding		7.32	0.77
W17	1200	1570	Sliding		7.32	0.77
W18	600	910	Louvre	Comfort glass	4.42	0.47
W19	600	910	Louvre	Comfort glass	4.42	0.47
W20	510	2000	Fixed	Comfort glass	4.48	0.46
W21	510	450	Casement	Comfort glass	4.27	0.45
W22	1800	1810	Sliding		7.32	0.77
W23	1800	1810	Sliding		7.32	0.77
W24	1800	1810	Sliding		7.32	0.77
W25	900	1810	Awning highlight	double glazed toned	3.65	0.42
W26	900	1810	Awning highlight	double glazed toned	3.65	0.42
W27	900	1810	Awning highlight	double glazed toned	3.65	0.42
W28	1200	500	Fixed		7.32	0.77
W29	1200	1210	Sliding		7.32	0.77
W30	2100	2110	Awning Raked		7.32	0.77
W101	1200	1810	Sliding		7.32	0.77
W102	1200	1210	Sliding		7.32	0.77
W103	1200	2410	Sliding		7.32	0.77
W104	600	1810	Sliding (bathroom)		7.32	0.77
D1	2100	3010	Stacker door 3 panel	Comfort plus	4.27	0.45
D2	2100	3610	Stacker door 3 panel	Comfort plus	4.27	0.45
D3	2100	3610	Stacker door 4 panel	Comfort plus	4.27	0.45
D4	2100	3610	Stacker door 3 panel	Comfort plus	4.27	0.45
D101	2100	3010	Sliding door 2 panel	Comfort plus	4.27	0.45

- Notes
- 1) The dwelling is to be constructed in a bush fire zone RATED BAL 19. See separate bush fire report for details. All windows and external doors to conform to these requirements.
 - 2 All windows and external doors to meet the energy rating requirements as set out in the Basix certificate.
 - 3 Sizes are nominal and may be varied slightly if required. Frame opening sizes to be confirmed by builder prior to commencing work or ordering frames and materials.
 - 4 Entry door unit including sidelight and raked highlight (15 degrees) windows to be manufactured as one in timber. Check measure opening on site prior to manufacture. Entry door to client selection to be unglazed or have insignificant glazing area. Glazing type and colour to client selection. (and Basix requirements)
 - 5 Study window including raked highlight windows to be manufactured as one in Aluminium. Check measure opening on site prior to manufacture. Centre window awning with fixed raked top (15 degrees) and fixed bottom panels.
 - 6 All windows and external doors to meet the wind loading requirements of the site.
 - 7 All glass to be standard single glazed unless otherwise noted.

All lowlight glazing to be safety glass and conform to requirements of BCA and all relevant authorities and Australian Standards

Areas (sq m)		
Main Dwelling		
Garage (incl. stairwell)	92.2	
Living entry & study	25.3	
Living 1st floor	93.6	
Living kitchen dining family laundry & stairs	75.4	
Living total	194.3	
Front verandah (excl steps)	9.0	
Rear deck (excl steps)	88.7	
Swimming pool	32.0	
Total ancillary	129.7	
Total	326.2	
Footprint (excl steps and cantilevers)	318.6	
Secondary Dwelling		
Total living	59.2	
Rear deck (excl. steps)	17.5	
Total	76.7	
Combined total	402.9	
Combined footprint (excl. steps & cantilevers)	395.3	

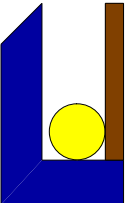


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Thermal Performance Specifications Main Dwelling

Assessor #	61847	Certificate #	82833128	Issued:	21/06/2012
Thermal performance Specifications					
These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.					
Windows	Product ID	Glass	Frame	U valueSHGC	Area M2 Detail
Generic	Single clear	Aluminium		7.33 0.77 33.09	As per Window Schedule
Generic	Single clear	Timber		5.75 0.69 3.21	As per Window Schedule
Stegbar or equal	Comfortplus neutral	Aluminium		4.48 0.46 30.29	As per Window Schedule
Breezway louvre or equal	Comfortplus neutral	Aluminium		4.42 0.47 1.08	As per Window Schedule
Stegbar or equal	Double toned	Aluminium		3.65 0.42 4.86	As per Window Schedule
Skylights	Product ID	Glass	Frame	U value SHGC	Area M2 Detail

Any U and SHGC values specified on Certificates issued after 1 May 2007 are according to NFRC. All values prior to this date are ANAC. Alternate products may be used if their U value is lower, and the SHGC value is less than 10% higher or lower.

External walls	Construction	Insulation	Colour - Solar Absorptancy	Detail
Brick veneer	R2.5 & Refl sarking		Light -SA <0.475	
Framed walls	R2.5		Light -SA <0.475	
Brick colorbond clad exterr R1.5			not specified	
Solid brick (rendered)	NONE		Light -SA <0.475	
Internal walls	Construction	Insulation	Detail	
Plasterboard on Studs	NONE			
Double stud party wall	R1.5 each side			

Floors	Construction	Insulation	Covering	Detail
Timber	R3 batts & foil to sub floc		Timber strip flooring	
Timber	R3 batts to garage below		timber, tile or carpet	
Concrete	None		Slab on ground	
Ceilings	Construction	Insulation	Detail	
Plasterboard	R5.0		Flat ceilings only with roc	

Roof	Construction	Insulation	Colour - Solar Absorpt	Detail
Metal Deck	R1.0 50 mm anticon		Light -SA <0.475	All roofs flat ceilings below
Metal Deck	R6 batts & R1.0 anticon		Light -SA <0.475	Cathedral ceilings

Window Cover	Internal (curtains)	External (awnings, shutters, etc.)
None		None

Fixed Shading	Eaves(width-inc gutters, height above windows)	Verandas, Pergolas (type, description)
600	0 As per detail on plans	
900	0 As per detail on plans	
300	0 As per detail on plans	

Overshadowing	Overshadowing structures	Overshadowing trees
Dwelling to side		none

Orientation, Exposure, Ventilation and Infiltration			
Orientation of nominal north:	ies to east Living area open to entry:	Yes	Ventilated skylights: No
Terrain category	Suburban Living area separated by doors:	Yes	Open fire / unflued gas heater: No
Roof Ventilation	Unventilated Stair open to heated areas:	Yes	Vented downlights: No
Cross Ventilation	Standard Seals to windows and doors:	Yes	Wall and ceiling vents: No
Subfloor Ventilation	Enclosed Exhaust fans without dampers:	No	

Thermal Performance Specifications Secondary Dwelling

Assessor #	61847	Certificate #	82833128	Issued:	21/06/2012
Thermal performance Specifications					
These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.					
Windows	Product ID	Glass	Frame	U valueSHGC	Area M2 Detail
Generic	Single clear	Aluminium		7.33 0.77 33.09	As per Window Schedule
Generic	Single clear	Timber		5.75 0.69 3.21	As per Window Schedule
Stegbar or equal	Comfortplus neutral	Aluminium		4.48 0.46 30.29	As per Window Schedule
Breezway louvre or equal	Comfortplus neutral	Aluminium		4.42 0.47 1.08	As per Window Schedule
Stegbar or equal	Double toned	Aluminium		3.65 0.42 4.86	As per Window Schedule
Skylights	Product ID	Glass	Frame	U value SHGC	Area M2 Detail

Any U and SHGC values specified on Certificates issued after 1 May 2007 are according to NFRC. All values prior to this date are ANAC. Alternate products may be used if their U value is lower, and the SHGC value is less than 10% higher or lower.

External walls	Construction	Insulation	Colour - Solar Absorptancy	Detail
Brick veneer	R2.5 & Refl sarking		Light -SA <0.475	
Framed walls	R2.5		Light -SA <0.475	
Brick colorbond clad exterr R1.5			not specified	
Solid brick (rendered)	NONE		Light -SA <0.475	
Internal walls	Construction	Insulation	Detail	
Plasterboard on Studs	NONE			
Double stud party wall	R1.5 each side			

Floors	Construction	Insulation	Covering	Detail
Timber	R3 batts & foil to sub floc		Timber strip flooring	
Timber	R3 batts to garage below		timber, tile or carpet	
Concrete	None		Slab on ground	
Ceilings	Construction	Insulation	Detail	
Plasterboard	R5.0		Flat ceilings only with roc	

Roof	Construction	Insulation	Colour - Solar Absorpt	Detail
Metal Deck	R1.0 50 mm anticon		Light -SA <0.475	All roofs flat ceilings below
Metal Deck	R6 batts & R1.0 anticon		Light -SA <0.475	Cathedral ceilings

Window Cover	Internal (curtains)	External (awnings, shutters, etc.)
None		None

Fixed Shading	Eaves(width-inc gutters, height above windows)	Verandas, Pergolas (type, description)
600	0 As per detail on plans	
900	0 As per detail on plans	
300	0 As per detail on plans	

Overshadowing	Overshadowing structures	Overshadowing trees
Dwelling to side		none

Orientation, Exposure, Ventilation and Infiltration			
Orientation of nominal north:	ies to east Living area open to entry:	Yes	Ventilated skylights: No
Terrain category	Suburban Living area separated by doors:	Yes	Open fire / unflued gas heater: No
Roof Ventilation	Unventilated Stair open to heated areas:	Yes	Vented downlights: No
Cross Ventilation	Standard Seals to windows and doors:	Yes	Wall and ceiling vents: No
Subfloor Ventilation	Enclosed Exhaust fans without dampers:	No	

Assessor Certificate
Multiple Dwellings

Certificate Version 6.1. Prior versions not valid after 1 March 2006

Issued in accordance with the requirements of
BASIX Thermal Comfort Simulation Method



21/06/2012 62 Sorrento Rd

Assessor					
Name:	Michael Lever	Company:	Lever Designs	ABSA #:	61847
Address:	64 Kendall Road Empire Bay, NSW 2257 AUSTRALIA	Phone:	02 4363 1435	Fax:	02 4363 1435
		Email:	michael@leverdesigns.com.au		
	Declaration of interest: The Assessor has been engaged in the project design or develop				
Client					
Name:	Kerry Miller	Company:	n/a		
Address:	62 Sorrento Road EMPIRE BAY NSW 2257	Phone:	02 4369 3136	Fax:	4369 3111
		Email:	k.miller@optusnet.com.au		
Project					
Address:	62 Sorrento Road	EMPIRE BAY NSW 2257			
Applicant:	K Miller	LGA:	Gosford City Council		
Assessment:					
Date:	File Ref:	11031md	Software:	AccuRate	Version: v.2.0.2.13
Documentation:					

All details, upon which this assessment has been based, are included in the project documentation that has been stamped and signed by the Assessor issuing this certificate, as identified below:

Affix assessor stamp

Thermal Performance Spec:

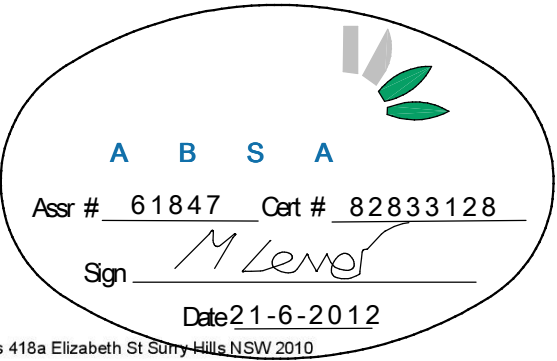
Attached, Affixed to drawings Page#: 12

Drawings: (Title, Ref.#, Revision, Issue date, etc)

Job 11031 62 Sorrento Road Empire Bay Iss A plans dated 20-6-2012

Building Specifications: (Title, Ref.#, Revision, Issue date, etc)

ABSA Assessor Certificate	Assessor #	61847	Certificate #	82833128	Issued:21-Jun-2012
Thermal performance specifications Page 1					
Unit number(s)	Certificate number	Floor area (m2)		Predict loads(area adjusted J/m2/y)	
		Cond.	Uncond.	Heat	Cool (Sens & Lat)
1 main	82833128	160	14	88	42
2 secondry	56697949	47	6	46	31



ABSA Pty Ltd. Level 9 Elizabeth Towers 418a Elizabeth St Surry Hills NSW 2010

phone: 1300 889 438 fax: (02) 9281 9514 email: support@absa.net.au www.absa.net.au

Basix Certificates

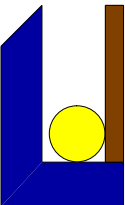
DO NOT scale from this drawing. All dimensions are to be checked on site before commencing work. Figured dimensions are to be used where noted.
All work undertaken MUST comply with the Building Code of Australia and all relevant Australian Standards. All work to conform to requirements of the Local Authority and all Statutory Authorities. Plans and specifications of Engineers and Surveyors to take precedence over these plans and specifications. Builder to confirm the suitability of any existing structures prior to construction.

DESIGN INTENT ONLY

Accredited Member of:-



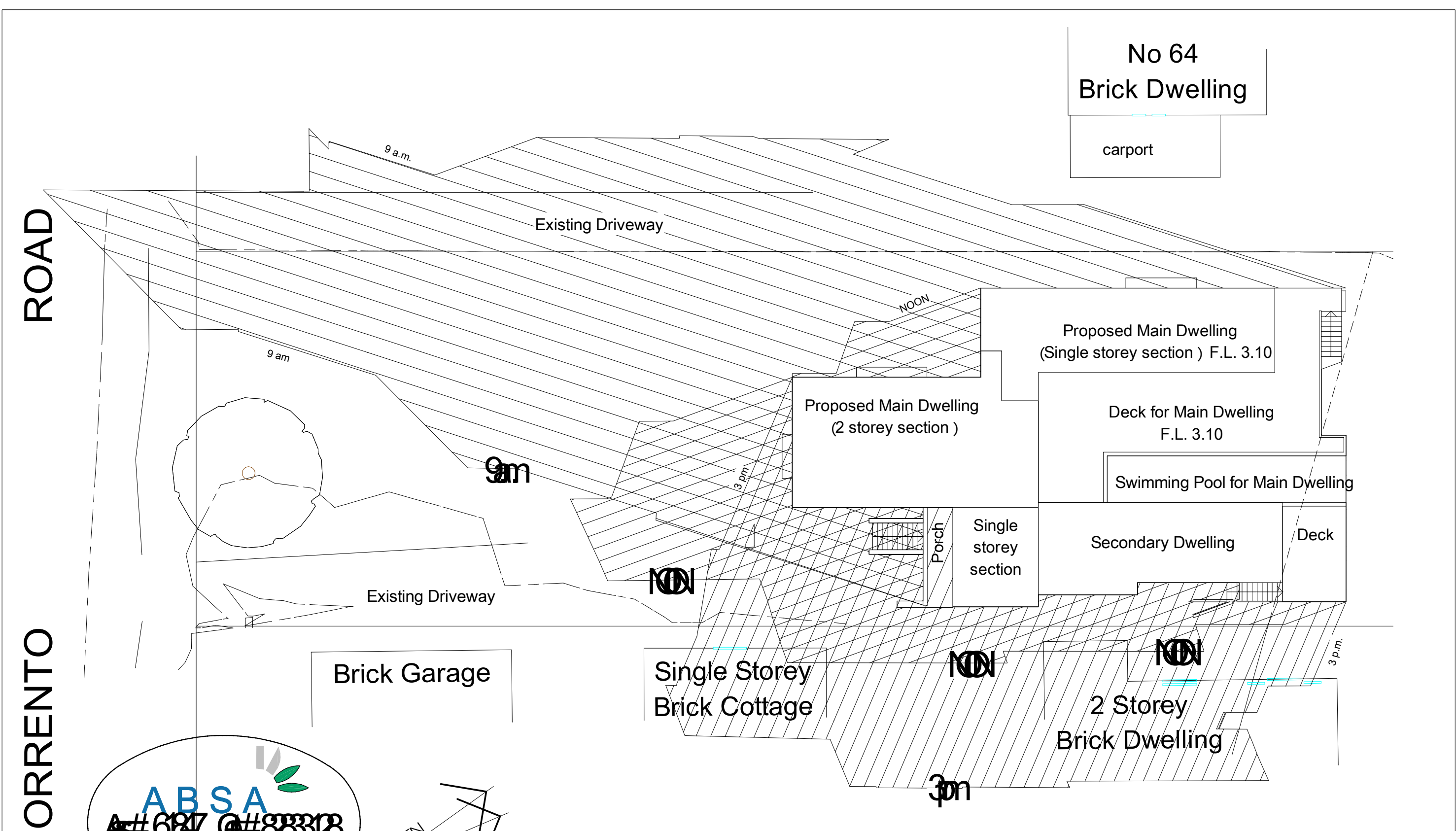
www.leverdesigns.com.au



LEVER DESIGNS

Michael Lever ABN 61 643 210 571
64 Kendall Rd T 02 4363 1435
Empire Bay M 0423 047 097
N.S.W. 2257 michael@leverdesigns.com.au

CLIENT	KERRY MILLER	DESCRIPTION	Proposed Dwelling & Secondary Dwelling		
ADDRESS	62 SORRENTO ROAD				
	EMPIRE BAY	DATE	20-6-12	Sheet No	Issue No.
	NSW 2257				
	LOTS 1 & 1A D.P. 4707	Job No 11031		12	A



Shadows cast at 9 am, noon and 3 p.m. on mid winters day 21st June Shadow Diagram

Scale 1-200