Proposed New Two Storey Dwelling with Attached Secondary Dwelling

For

Kerry Miller

62 Sorrento Road

Empire Bay

Lot 1 & 1A DP 4707

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Issue A



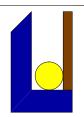
ARTISTS IMPRESSION ONLY



DO NOT scale from this drawing. All dimensions are to be checked o site before commencing work. Figured dimensions are to be used wh

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

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LEVER DESIGNS

Michael Lever 64 Kendall Rd **Empire Bay** N.S.W. 2257 michael@leverdesigns.com.au

ABN 61 643 210 571 T 02 4363 1435 M 0423 047 097

| CLIENT | KERRY MILLER | DESCRIPTION | Propos | sed Dwelling | & |
|---------|-----------------------|--|---|--|---|
| ADDRESS | 62 SORRENTO ROAD | | Secon | dary Dwellin | g |
| | EMPIRE BAY | DATE 20 | -6-12 | Sheet No | Issue No. |
| | NSW 2257 | | 44004 | 4 | ۸ |
| | LOTS 1 & 1A D.P. 4707 | Job No | 11031 | I | А |
| | | ADDRESS 62 SORRENTO ROAD EMPIRE BAY NSW 2257 | ADDRESS 62 SORRENTO ROAD EMPIRE BAY NSW 2257 Joh No. | ADDRESS 62 SORRENTO ROAD Secon EMPIRE BAY NSW 2257 John No. 11021 | ADDRESS 62 SORRENTO ROAD Secondary Dwellin EMPIRE BAY NSW 2257 Joh No. 11031 |



FILTER FENCE DETAIL

Geotextile fabric lury fabric 200

2 stakes per bale

extile fabric

Fence to be constructed as required to control ALL run of to drains, roads, adjoining properties or sensitive structures and

post at 2.5m

N.G.L.

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 withdrift.

relevant authority. Excess built up soil to be removed regularly, especially after

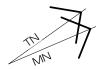
All soil etc. stock piles to be protected by fences. All works to comply to councils requirements. Hay bales to be periodically replaced as required.

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 Indicates reduced level (changed or existing level)

1.0



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

Top and toe of graded embankments to be 500 mm minimum clear of buildings or boundaries and easements.

Storm Water Management Plan

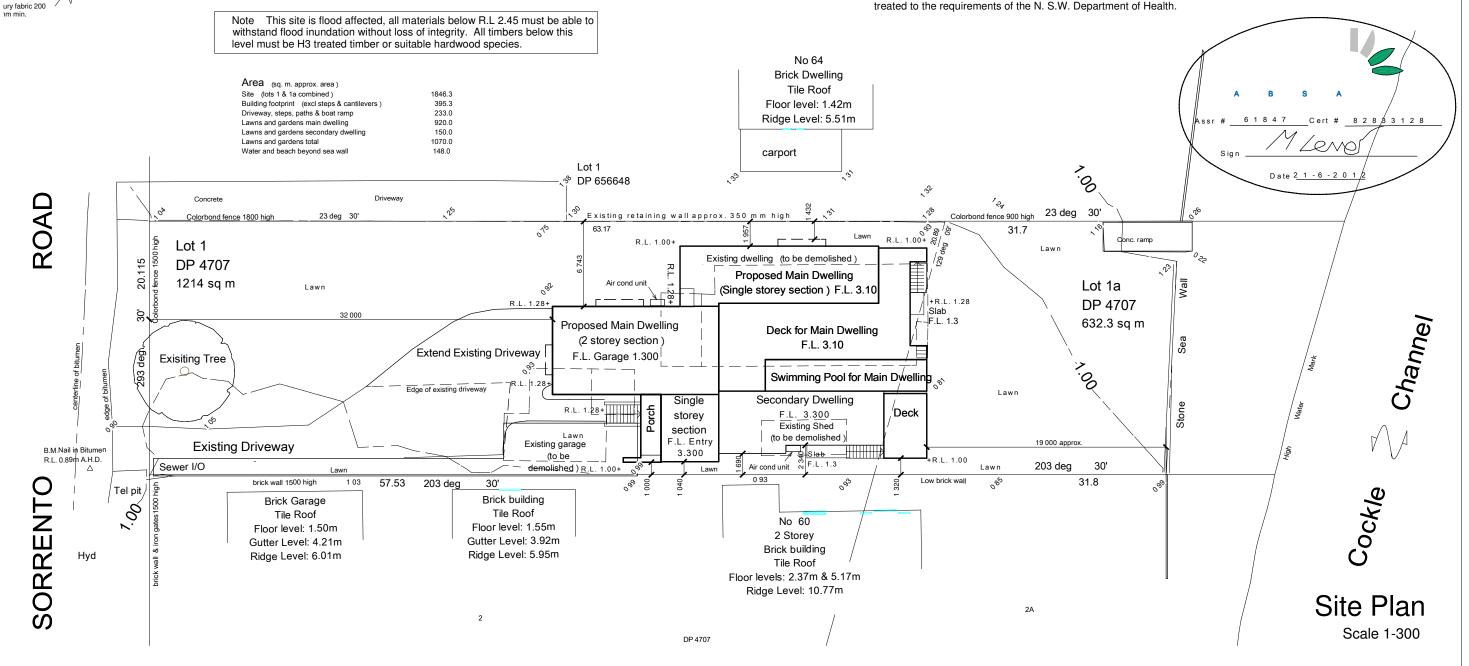
All of storm water from all proposed roofs and down pipes to discharge into water tanks generally using 90 mm PVC or where necessary larger diameter pipes. Fit leaf guard and first flush device to inlet of tank. Storm water overflow from water tank to connect to existing storm water system and disperse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

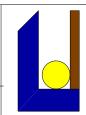


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All work undertaken MUST comply with the Building Code of Australia and all relevant Australian Standards. All work to conform to requirements of the Local Authority and all Statutory Authorities. Plans and specifications of Engineers and Surveyors to take precedence over these plans and specifications. Builder to confirm the suitability of any existing structures prior to construction

DESIGN INTENT ONLY



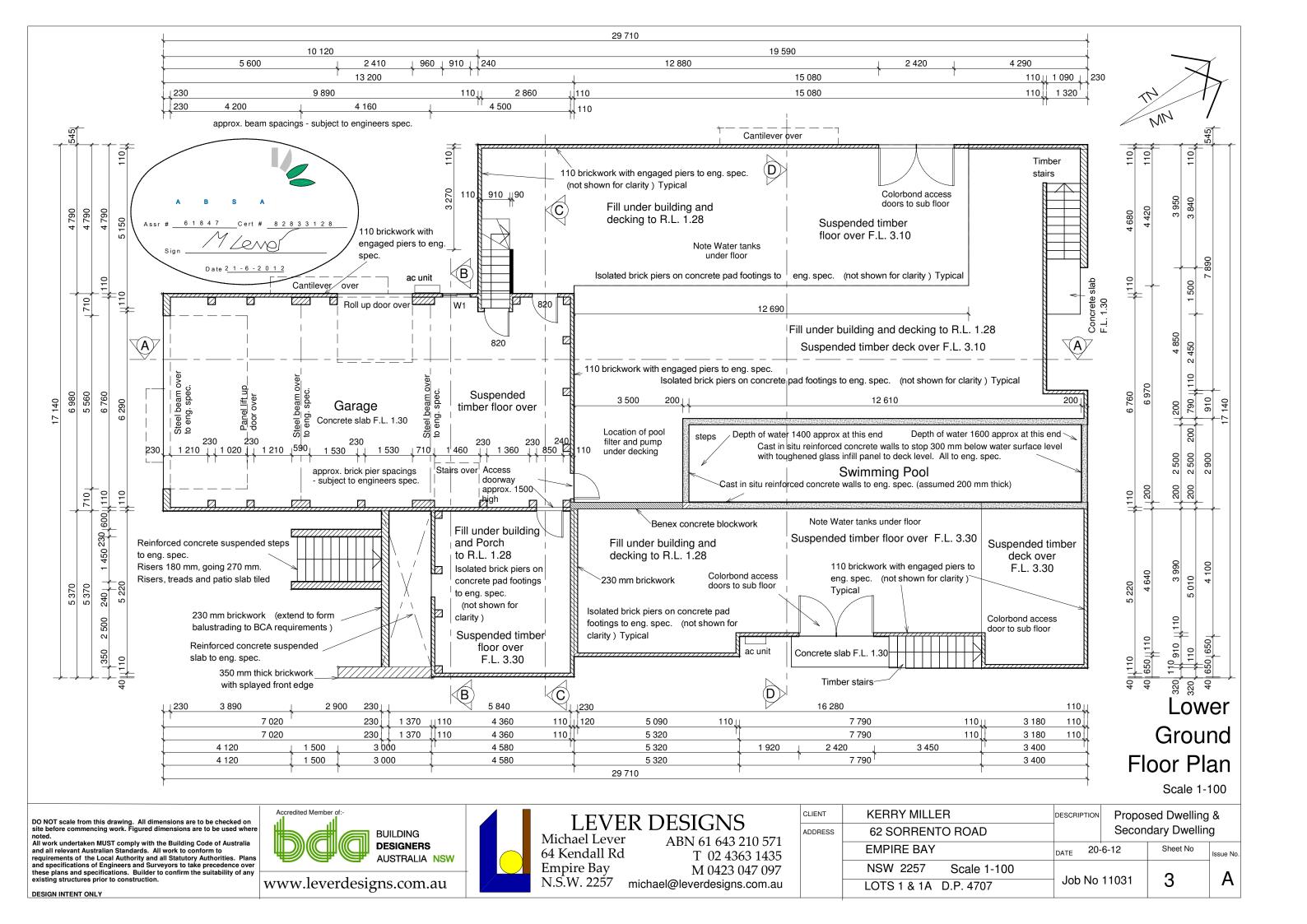


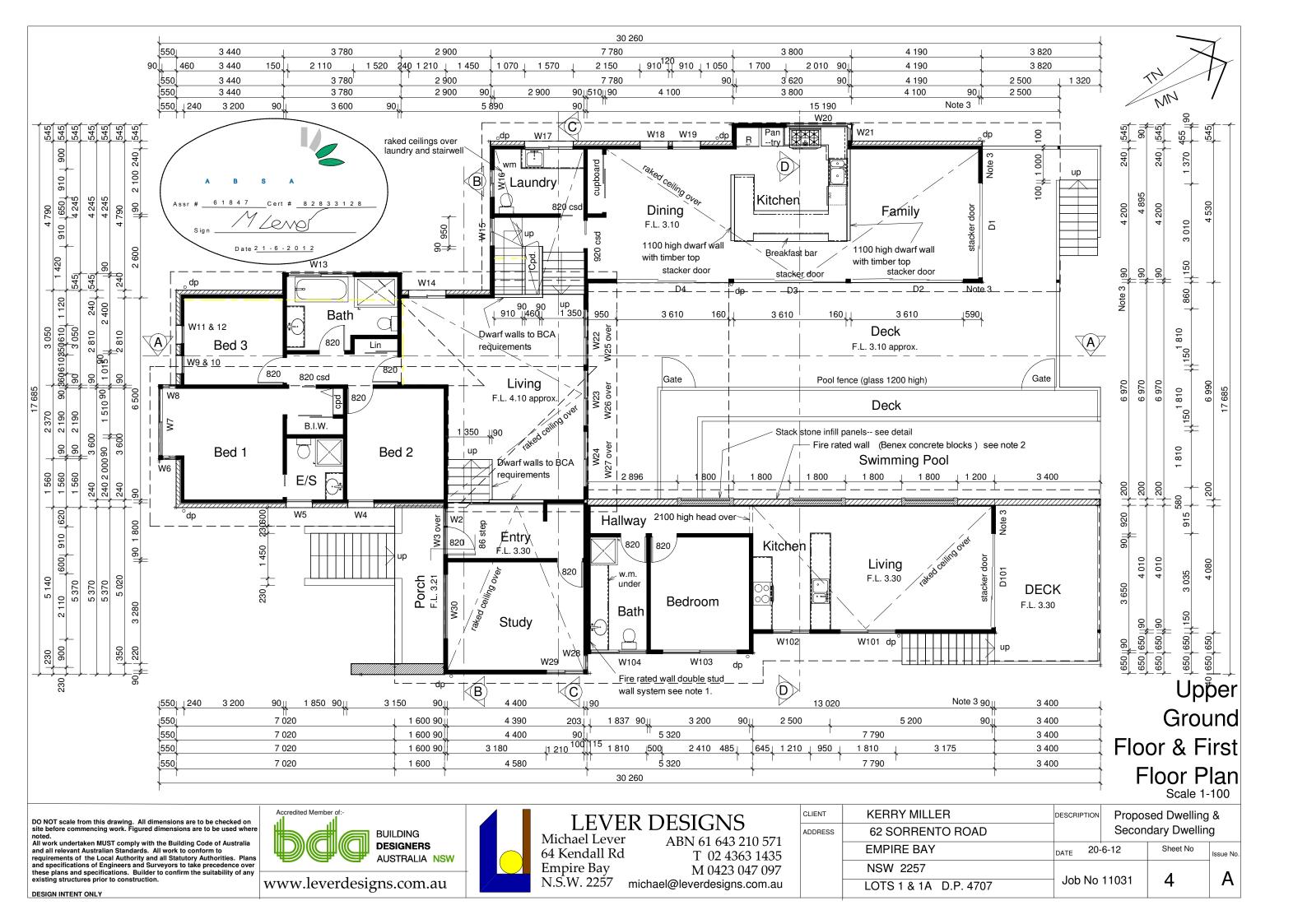
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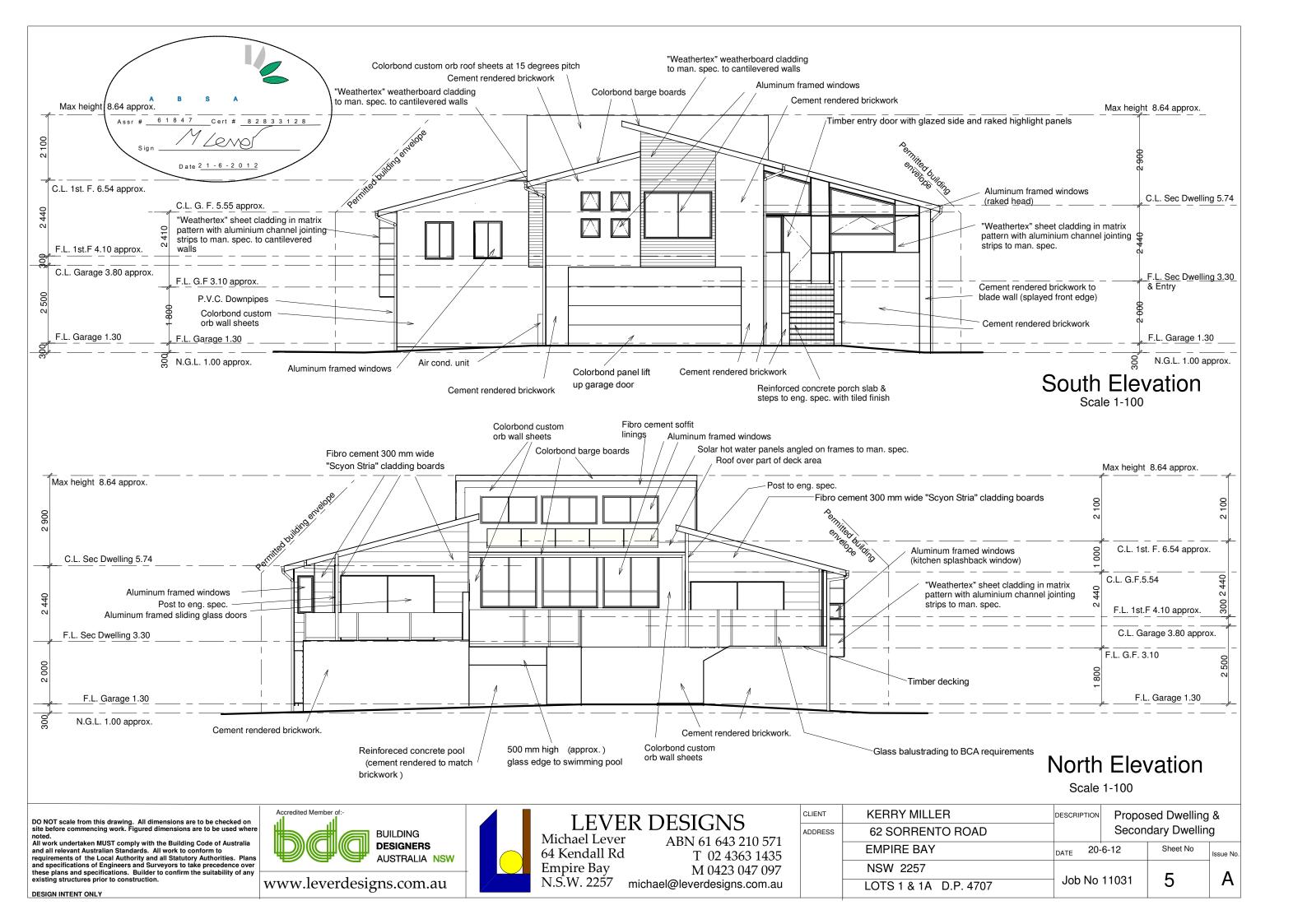
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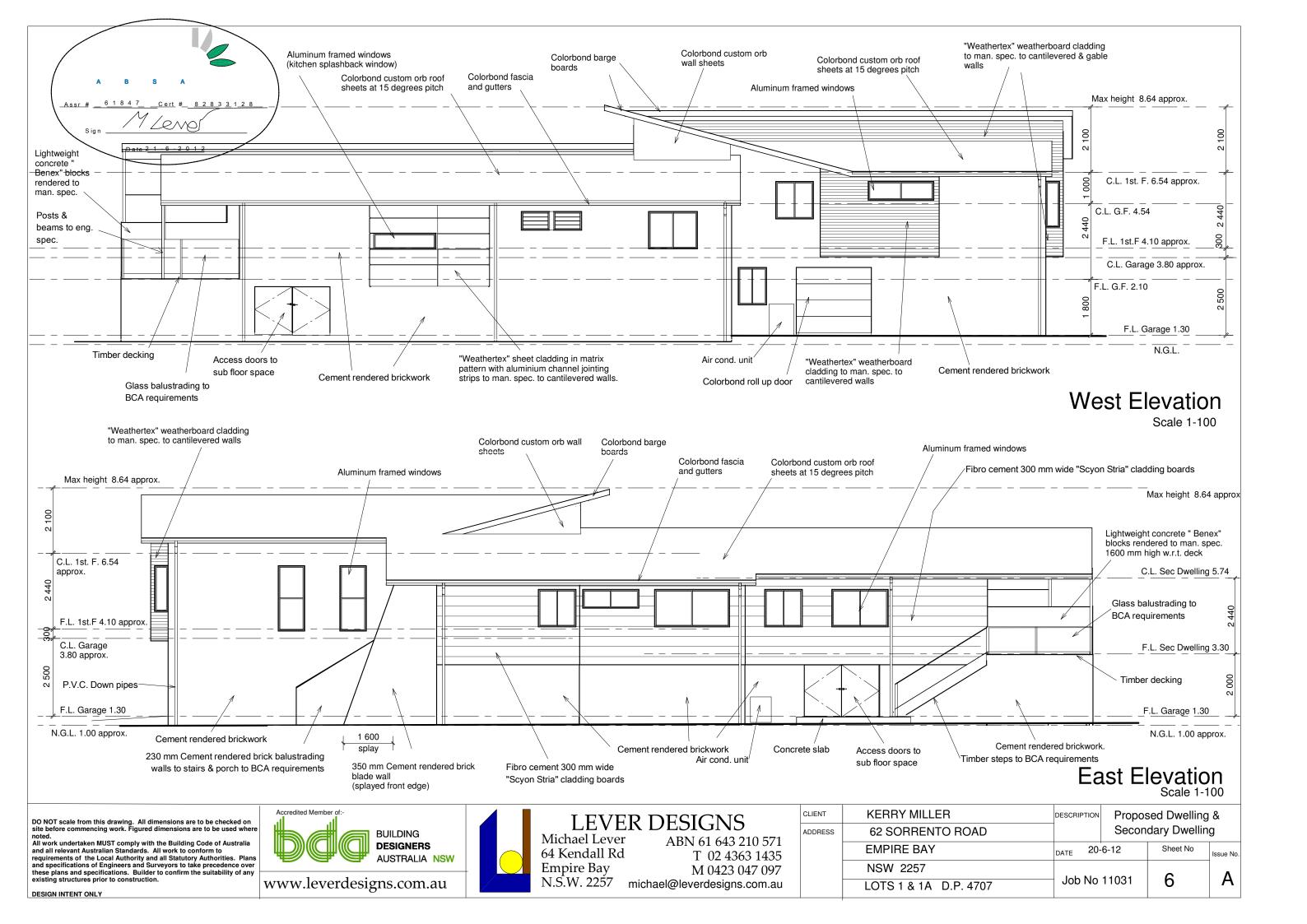
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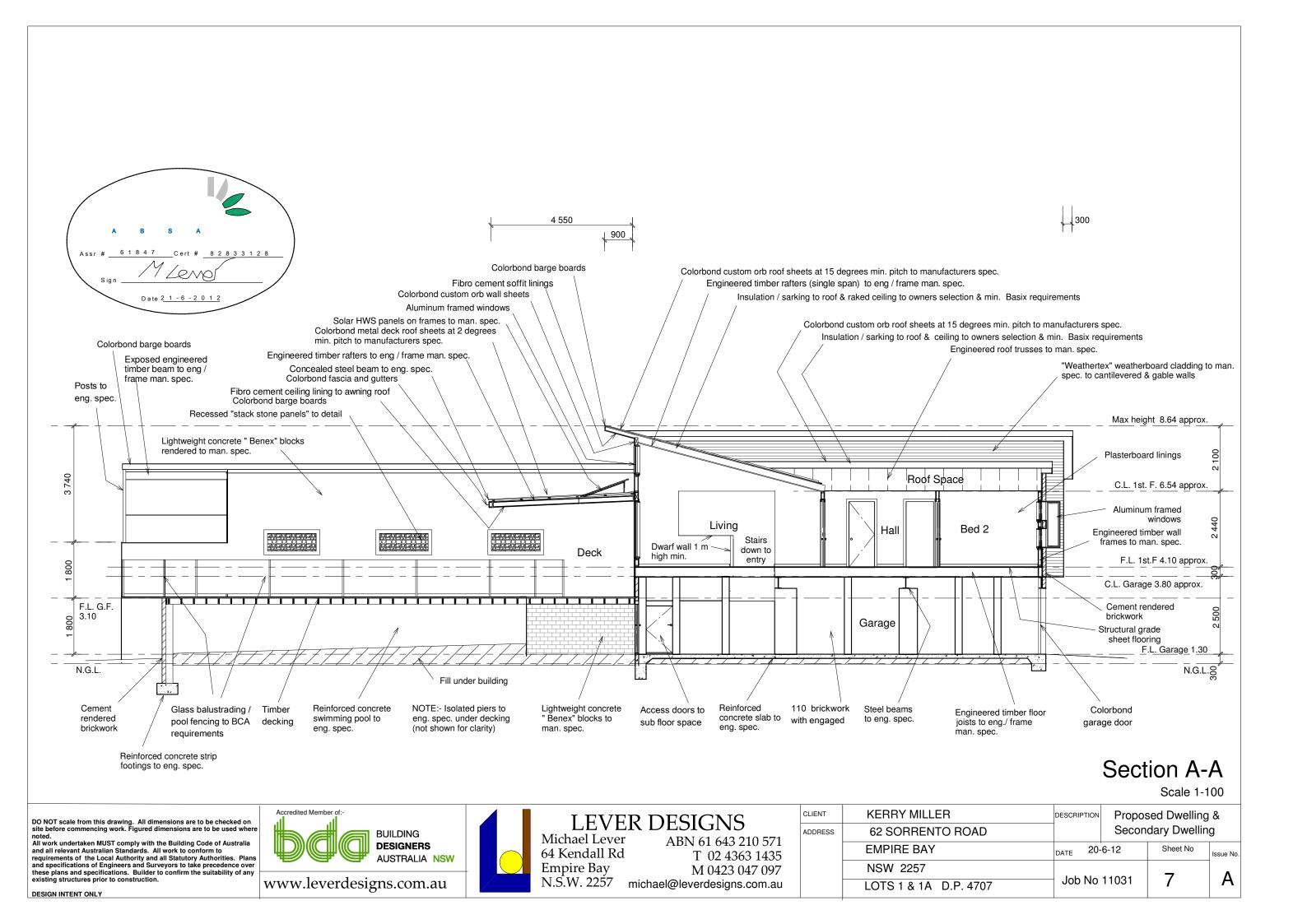
| CLIENT | KERRY MILLER | DESCRIPTION | Propos | sed Dwelling | 8 |
|---------|-----------------------|-------------|--------|--------------|----------|
| ADDRESS | 62 SORRENTO ROAD | | Secon | dary Dwellin | g |
| | EMPIRE BAY | DATE 20- | -6-12 | Sheet No | Issue No |
| | NSW 2257 | | | 0 | ٨ |
| | LOTS 1 & 1A D.P. 4707 | Job No | 11031 | 2 | A |

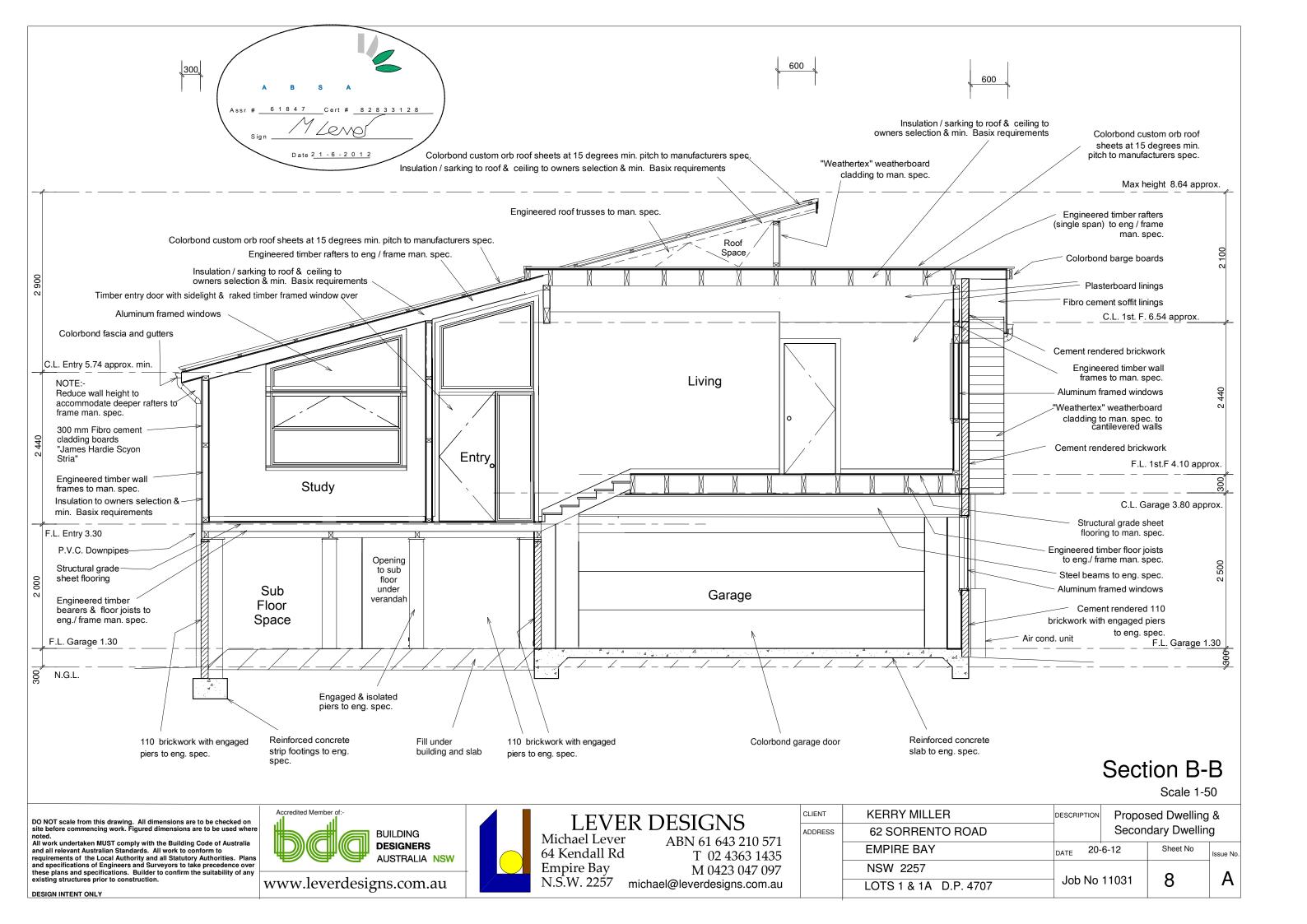


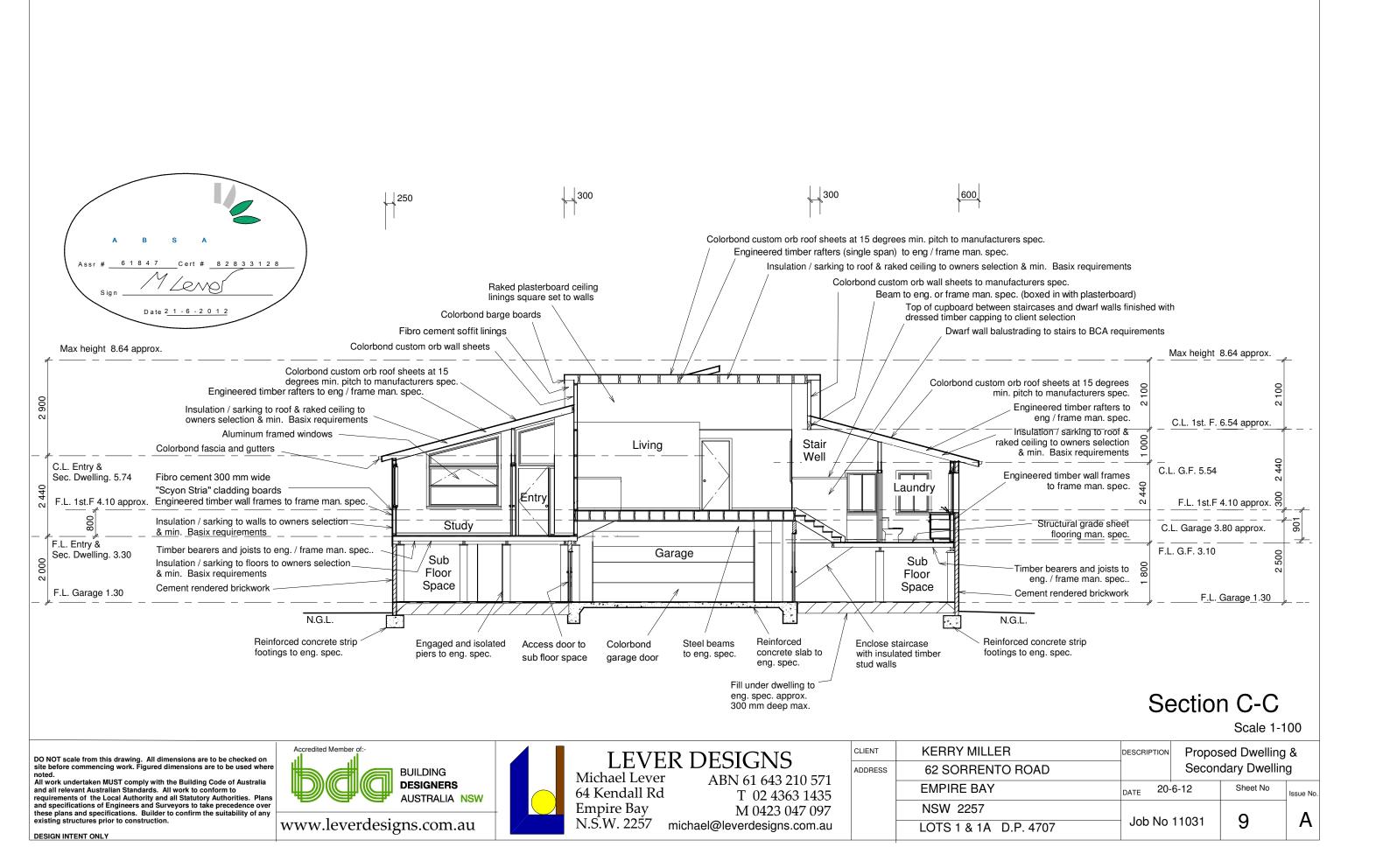












Basix Commitments Notes For both dwellings: Note 1 Note 3 All showerheads to be 3 star minimum Fire and acoustically rated wall. External walls with stacker type sliding doors have an All toilet cisterns to be 3 star minimum James hardy wall system JH 234 with insulation to overall thickness greater than the 90 mm standard All kitchen and bathroom basin taps to be 3 star minimum manufacturers specifications. studwork as dimensioned on plans. Builder to pack out Fire Rating 60/60/60 walls externally using suitable sized timber or galv.... Acoustic rating Rw 54 & Rw + CTR 64 steel battens to fix cladding. Fit reflective foil wall wrap Install a 4,000 litre water tank under floor of the secondary dwelling for that dwellings use Generally consisting of double 70 mm timber studs with to external face of studs (under battens) to create 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. 25 mm gap between clad with 13 mm fire resisting Install a 7,000 litre water tank under floor of the main dwelling for that dwellings use plasterboard and 6 mm fibro cement sheet to each side 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. with sound absorbing insulation. Connect the rainwater tank to all toilets, the cold water washing machine tap and at least one outdoor tap for each dwelling separately. dimensions show total wall thickness of 203 mm. 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. Wall to sit directly on masonry sub wall and extend to Provide no heating or only solar heating for the pool. Provide top up water tap from the water tank. roof surface. 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. Note 2 For each dwelling install mechanical ventilation (extractor fan) in at least one bathroom with manual control Fire rated external wall For each dwelling no mechanical ventilation (extractor fan) to be installed in the laundry or kitchen. Benex 200 mm thick concrete blocks to manufacturers For each dwelling the primary source of artificial lighting shall be fluorescent or LED in all rooms. specifications with acrylic render on outside to man. 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 Lined internally with plasterboard on metal battens. ceiling fan in at least one living area. Insulation to basics requirements (minimum) behind 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 plasterboard. Alternatively may be lined with insulation heating or cooling system in the bedroom. Do not fix any ductwork capable of accommodating a heating or cooling system in the bedroom. backed plasterboard, such as Kingspan Kooltherm K18 For the Main Dwelling install a gas cook top and electric oven in the kitchen. or equal. For the Secondary Dwelling install an electric cook top and electric oven in the kitchen. Wall to sit directly on edge reinforced concrete Install a separate fixed outdoor clothes drying line in the garden for each dwelling. swimming pool side wall. /dimensions show Benex block thickness only excluding render and linings. 600 eaves w.r.t. main wall 300 300 900 Colorbond custom orb roof sheets at 15 degrees Colorbond custom orb roof sheets at 15 Colorbond barge boards min. pitch to manufacturers spec. Date 2 1 - 6 - 2 0 1 2 degrees min. pitch to manufacturers spec. Engineered timber rafters to Fibro cement soffit linings Engineered timber rafters to eng / frame man. spec. eng / frame man. spec. Max height 8.64 approx. Max height 8.64 approx. Insulation / sarking to roof & raked ceiling to Insulation / sarking to roof & raked ceiling to Insulted plasterboard to Basix owners selection & min. Basix requirements owners selection & min. Basix requirements requirements Raked plasterboard ceiling Aluminium framed sliding glass doors linings square set to walls Lightweight concrete "Benex" Raked plasterboard ceiling blocks rendered to man. spec. Aluminium framed sliding glass doors linings square set to walls Fibro cement 300 mm wide Aluminum framed windows "Scyon Stria" cladding boards Colorbond fascia and gutters (square set to kitchen splashback). C.L. Entry & C.L. G.F. 5.54 Stack stone infill Glass balustrading to Sec. Dwelling. 5.74 Engineered timber wall frames Fibro cement 300 mm wide panel (see detail) BCA requirements to frame man. spec Kitchen Kitchen "Scyon Stria" cladding boards "Weathertex" sheet cladding in Engineered timber wall frames to frame man. spec. matrix pattern with aluminium Insulation / sarking to walls to owners selection jointing strips to man spec to cantilevered walls & min. Basix requirements F.L. Entry & F.L. G.F. 3.10 Timber bearers and joists to eng. / frame man. spec... Sec. Dwelling. 3.30 Structural grade sheet Water Water Insulation / sarking to floors to owners selection 2 100 flooring man, spec. tanks & min. Basix requirements tanks Timber bearers and joists to under under eng. / frame man. spec.. Cement rendered brickwork floor floor Timber stairs to BCA requirements Cement rendered brickwork approx. N.G.L. R.L. 1.00 approx. N.G.L. R.L. 1.00 Reinforced concrete strip footings to eng. spec. Reinforced concrete strip Reinforced 110 brickwork with Fill under dwelling & Timber joists 110 brickwork with footings to eng. spec. concrete engaged (and deck to eng. spec. supported by engaged (and swimming pool isolated piers) to approx. 300 mm deep isolated piers) to bearer & galv.. Insulation / sarking to eng. spec. to eng. spec steel joist hangers eng. spec. max. floors to owners Section D-D selection & min. Basix requirements Cast in situ reinforced concrete walls to Scale 1-100 stop 300 mm below water surface level with **KERRY MILLER** Proposed Dwelling & DESCRIPTION LEVER DESIGNS DO NOT scale from this drawing. All dimensions are to be checked on site before commencing work. Figured dimensions are to be used wher Secondary Dwelling ADDRESS **62 SORRENTO ROAD** BUILDING Michael Lever ABN 61 643 210 571 All work undertaken MUST comply with the Building Code of Australia and all relevant Australian Standards. All work to conform to **DESIGNERS EMPIRE BAY** Sheet No 64 Kendall Rd DATE ssue No T 02 4363 1435 and an relevant Australian Identicates. All work to Combining the Control 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 AUSTRALIA NSW **Empire Bay** NSW 2257 M 0423 047 097 existing structures prior to construction N.S.W. 2257 michael@leverdesigns.com.au Job No 11031 10 www.leverdesigns.com.au LOTS 1 & 1A D.P. 4707

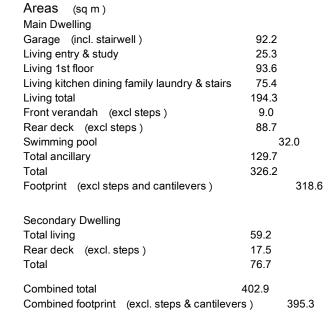
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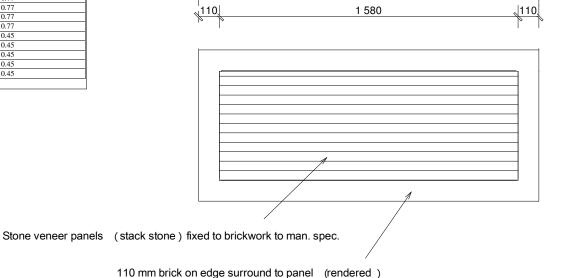
Window Schedule

| No | Height | Width | Type | Glass | U | SHGC |
|------|--------|-------|-----------------------------|--|------|------|
| W1 | 2100 | 910 | CE.I. | Comme | 7.32 | 0.77 |
| W2 | 2100 | 610 | Sliding Fixed timber S/L | Garage Part of entry door unit single glazed glass | 5.75 | 0.77 |
| | | | | | | |
| W3 | 1400 | 1500 | Fixed timber raked | Part of entry door unit single glazed glass | 5.75 | 0.69 |
| W4 | 2100 | 850 | Double Hung | Di la (i) | 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 |

- 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
- 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.

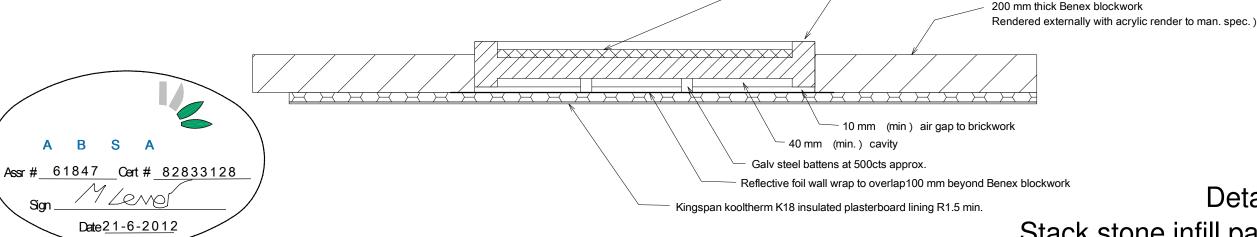
All lowlight glazing to be safety glass and conform to requirements of BCA and all relevant





1200 mm to Floor Level of secondary dwelling

Stone veneer panels (stack stone) fixed to brickwork to man. spec. 110 mm brick on edge surround to panel (rendered)



Detail 1

Stack stone infill panel

Scale 1-20

DO NOT scale from this drawing. All dimensions are to be checked on site before commencing work. Figured dimensions are to be used when

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Michael Lever 64 Kendall Rd **Empire Bay**

LEVER DESIGNS ABN 61 643 210 571 T 02 4363 1435 M 0423 047 097 N.S.W. 2257 michael@leverdesigns.com.au

| CLIENT | KERRY MILLER 62 SORRENTO ROAD | DESCRIPTION | | sed Dwelling dary Dwellin | |
|--------|----------------------------------|-------------|-------|------------------------------|-----------|
| | EMPIRE BAY | DATE 20- | 6-12 | Sheet No | Issue No. |
| | NSW 2257 | | | 4.4 | _ |
| | LOTS 1 & 1A D.P. 4707 | Job No | 11031 | 11 | A |

Thermal Performance Specifications Main Dwelling

Assessor # 61847 Certificate # 82833128 Issued: 21/06/2012 Thermal performance Specifications These are the Specifications upon which me Jersteen Assessment is passed, in details included in mess operimeasons vary iron ours drawings or written specifications, these Specifications shall take precedence. If only one specification option shalled 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 document

| Windows | Product ID | Glass | Frame | U value: | SHGC | Area | M2 Detail |
|--------------|---------------|---------------------|-----------|-----------|------|-------|------------------------|
| Generic | | Single clear | Aluminium | 7.33 | 0.77 | 33.09 | As per Window Schedule |
| Generic | | Single dear | Timber | 5.75 | 0.69 | 3.21 | As per Window Schedule |
| Stegbar or e | qual | Comfortplus neutral | Aluminium | 4.48 | 0.46 | 30.29 | As per Window Schedule |
| Breezway lo | uvre or equal | Comfortplus neutral | Aluminium | 4.42 | 0.47 | 1.08 | As per Window Schedule |
| Stegbar or e | qual | Double toned | Aluminium | 3.65 | 0.42 | 4.86 | As per Window Schedule |
| Skylights | Product I | D Glass | Frame | I I value | SHG | · Ams | a 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

| External walls | Construction | Insulation | Colour - Solar Absorptancy | Detail |
|--------------------|-----------------|--------------|----------------------------|--------|
| Brick veneer | R2.5 8 | Refl sarking | Light -SA < 0.475 | |
| Framed walls | R2.5 | | Light -SA < 0.475 | |
| Brick colorbond of | lad exterr R1.5 | | not specified | |
| Solid brick (rende | red) NONE | | Light -SA < 0.475 | |
| Internal walls | Construction | Insulation | Detail | |
| Plasterboard on \$ | Studs NON | E | 7 100 1990 | |
| Double stud party | wall R1.5 | each side | | |

| Floors | Construction | Insulation | Covering | Detail | |
|--------------|--------------|--------------------|----------------------------|--------|--|
| Timber | R3 batt | s & foil to sub fl | oc Timber strip flooring | | |
| Timber | R3 batt | s to garage bel | ow timber, tile or carpet | | |
| Concrete | None | 980 EVS | Slab on ground | | |
| Ceilings | Construction | Insulation | Detail | | |
| Plasterboard | R5.0 | | Flat ceilings only with re | x | |

| Roof | Construction I | nsulation | Colour - Solar Absorpta | Detail | |
|------------|----------------|----------------|-------------------------|-------------------------------|--|
| Metal Deck | R1.0 50 r | nm anticon | Light -SA < 0.475 | All roofs flat ceilings below | |
| Metal Deck | R6 batts | & R1.0 anticon | Light -SA < 0.475 | Cathedral ceilings | |

| None | | None | |
|-----------|------|--|--|
| Fixed Sha | ding | 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 | |

| Orientation of nominal north: | es 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 perf | ormance Speci | fications | |
| These are th | e Specifications u | pon which the Certified Ass | essment is based. If de | etails included in thes | e Specifications vary from other |
| drawings or | written specification | ns, these Specifications sh | all take precedence. If | only one specification | option is detailed for a building |
| element, that | specification must | apply to all instances of tha | at element for the proje | ct. If alternate specific | cations are detailed for a building |

element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced document

5.75 0.69 3.21 As per Window Schedule Generic Single dear Timber 4.48 0.46 30.29 As per Window Schedule Stegbar or equal Comfortplus neutral Aluminium Breezway louvre or equal Comfortplus neutral 4.42 0.47 1.08 As per Window Schedule Double toned 3.65 0.42 4.86 As per Window Schedule

Any U and SHGC values specified on Certificates Issued after 1 May 2007 are according to NFRC. All values prior to this date are

| External walls | Construction | Insulation | Colour - Solar Absorptancy | Detail |
|----------------------------------|--------------|--------------|----------------------------|--------|
| Brick veneer | R2.5 8 | Refl sarking | Light -SA < 0.475 | |
| Framed walls | R2.5 | | Light -SA < 0.475 | |
| Brick colorbond clad exterr R1.5 | | | not specified | |
| Solid brick (rende | red) NONE | | Light -SA < 0.475 | |
| Internal walls | Construction | Insulation | Detail | |
| Plasterboard on S | Studs NON | E | | |
| Double stud party | wall R1.5 | each side | | |

| Floors | Construction I | nsulation | Covering | Detail | |
|----------|----------------|-------------------|------------------------|--------|--|
| Timber | R3 batts | & foil to sub flo | Timber strip flooring | | |
| Timber | R3 batts I | to garage below | timber, tile or carpet | | |
| Concrete | None | 0.000 0.000 | Slab on ground | | |

Flat ceilings only with roo

R5.0

| Roof | Construction Insulation | Colour - Solar Absorpta | 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 |

| None | | None | |
|-----------|------|--|--|
| Fixed Sha | ding | 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 | |
| 200 | 0 | As nor detail on plans | |

| Orientation, Exposure, Venti Orientation of nominal north: | es to east Living area open to entry: | Yes | Ventilated skylights: | No |
|---|--|-----|--|----|
| Terrain category | Suburban Living area separated by doors: | | Open fire / unflued gas heater: | No |
| Roof Ventilation | Unventilated Stair open to heated areas: | | 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 | val to 20 20 000 000 000 000 000 000 000 000 | |

Assessor Certificate

Multiple Dwellings

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

Job 11031 62 Sorrento Road Empire Bay Iss A plans dated 20-6-2012 Building Specifications: (Title, Ref.#, Revision, Issue date, etc)

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



21/06/2012 62 Sorrento Rd

| | | | | | - 110012012 02 001 | | |
|----------------|-------------------------------------|--------------------|---------------|---------------------|-----------------------|-------------------|-----------|
| Assessor | | | | | | | |
| Name: | Michael Lever | Company: | Lever Design: | s | | ABSA #: | 6184 |
| Address: | 64 Kendall Road | Phone: | 02 4363 1435 | Fax: | 02 4363 1435 | | |
| | Empire Bay, NSW 2257 | | | Email: | michael@leverdesig | ns.com.au | |
| | AUSTRALIA | Declaration | of interest: | The Assessor h | as been engaged in th | ne project design | or develo |
| Client | | | | | | | |
| Name: | Kerry Miller | | | Company: | n/a | | |
| Address: | 62 Sorrento Road | | | Phone: | 02 4369 3136 | | |
| | | | | Fax: | 4369 3111 | | |
| | EMPIRE BAY NSW 2257 | | | Email: | k.miller@optusnet.c | om.au | |
| Project | | | | | | | |
| Address: | 62 Sorrento Road | | EMPIRE | BAY NSW 2257 | | | |
| Applicant: | K Miller | | | LGA: | Gosford City Counci | il | |
| Assessme | nt: | | | | | | |
| Date: | File Ref: | 11031md | | Sc | oftware: AccuRate | Version: v.2. | 0.2.13 |
| Documenta | ation: | | | | | | |
| All details, u | pon which this assessment has | been based, are in | ncluded | | | Affix asses | sor stamp |
| in the project | t documentation that has been | stamped and signe | ed by | | | | |
| the Assesso | r issuing this certificate, as iden | tified below: | | _ | | | |
| Thermal Pe | erformance Spec: | | | | | | |
| Attached, A | ffixed to drawings Page#: | 12 | | | | | |
| Drawings: | (Title, Ref.#, Revision, Issue | e date, etc) | | ta . | | | |

| ABSA Assessor Certificate | | Assessor # | 61847 | Certificate # | 82833128 | Issued: 21-Jun-2 | 2012 |
|---------------------------|-------------|-----------------|-----------------|-----------------|------------------------------------|------------------|-------------------|
| | | Thermal pe | rformance speci | fications | Page 1 | | |
| Unit | Certificate | Floor area (m2) | | Predict.loads(a | Predict.loads(area adjusted J/m2/y | | Qualify for |
| number(s) | number | Cond. | Uncond. | Heat | Cool (Sens & Lat) | Consessions | ventilation bonus |
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| 2 secondry | 56697949 | 47 | 6 | 46 | 31 | | |



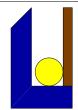
ABSA Pty Ltd. Level 9 Elizabeth Towers 418a Elizabeth St Surry Hills NSW 2010 phone: 1300 889 438 fax: (02) 9281 9514 email: support@absa.net.au www.absa.net.au

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

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Michael Lever 64 Kendall Rd **Empire Bay**

LEVER DESIGNS ABN 61 643 210 571 T 02 4363 1435 M 0423 047 097 N.S.W. 2257 michael@leverdesigns.com.au CLIENT **KERRY MILLER** Proposed Dwelling & DESCRIPTION Secondary Dwelling **62 SORRENTO ROAD** ADDRESS **EMPIRE BAY** Sheet No DATE Issue No NSW 2257 12 Job No 11031 LOTS 1 & 1A D.P. 4707

DESIGN INTENT ONLY

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.

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 or better 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/NZ 4586:2004.

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, demolition and at all times when the building operates as a

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where 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.
- Provide toeboards to scaffolding or work platforms.
- Provide protective structure below the work area.
- 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 $% \left(1\right) =\left(1\right) \left(1\right) \left$ 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

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 mechanical lifting device. Where this is not practical, suppliers or fabricators should 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 be fully 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.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990: If this existing building was constructed prior to:

1990 - it therefore may containestos

1986 - it therefore is likely to coastbiestos

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 materia

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

SYNTHETIC MINERAL FIBRE

Fiberglass, 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

TIMBER FLOORS

This building may contain timber 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. Person Protective Equipment may also be required. The manufacturer s commendations for use must be carefully commendations

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

Some small spaces within this building will require access by 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

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use

NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been

This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

For non-residential buildings where the end-use is known: 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 and the of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012and 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 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

uction and concrete placement. All the above applies.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, A

RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

Assr # 61847 Cert # 82833128 M Levos

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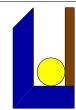
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Safety Notes

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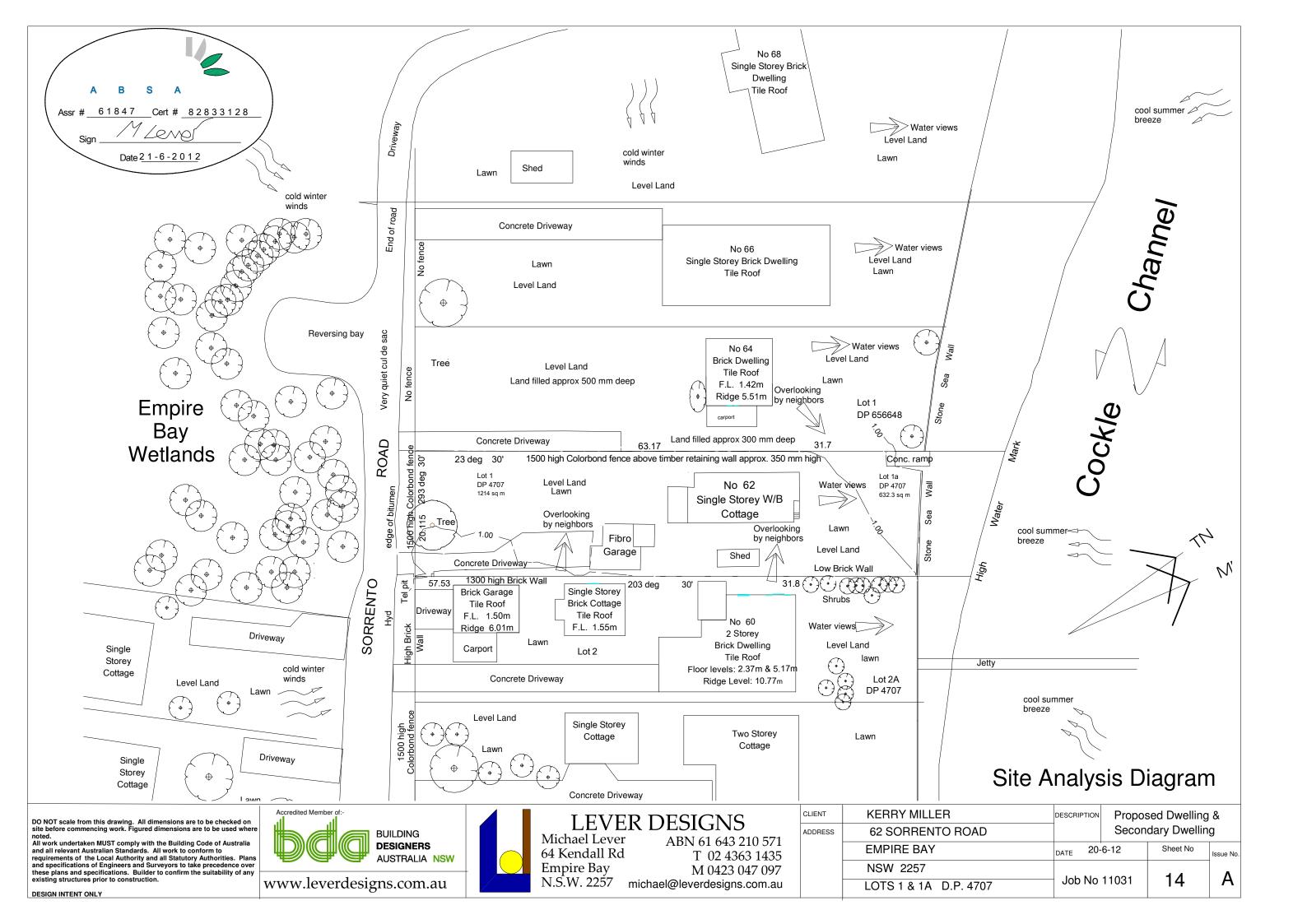


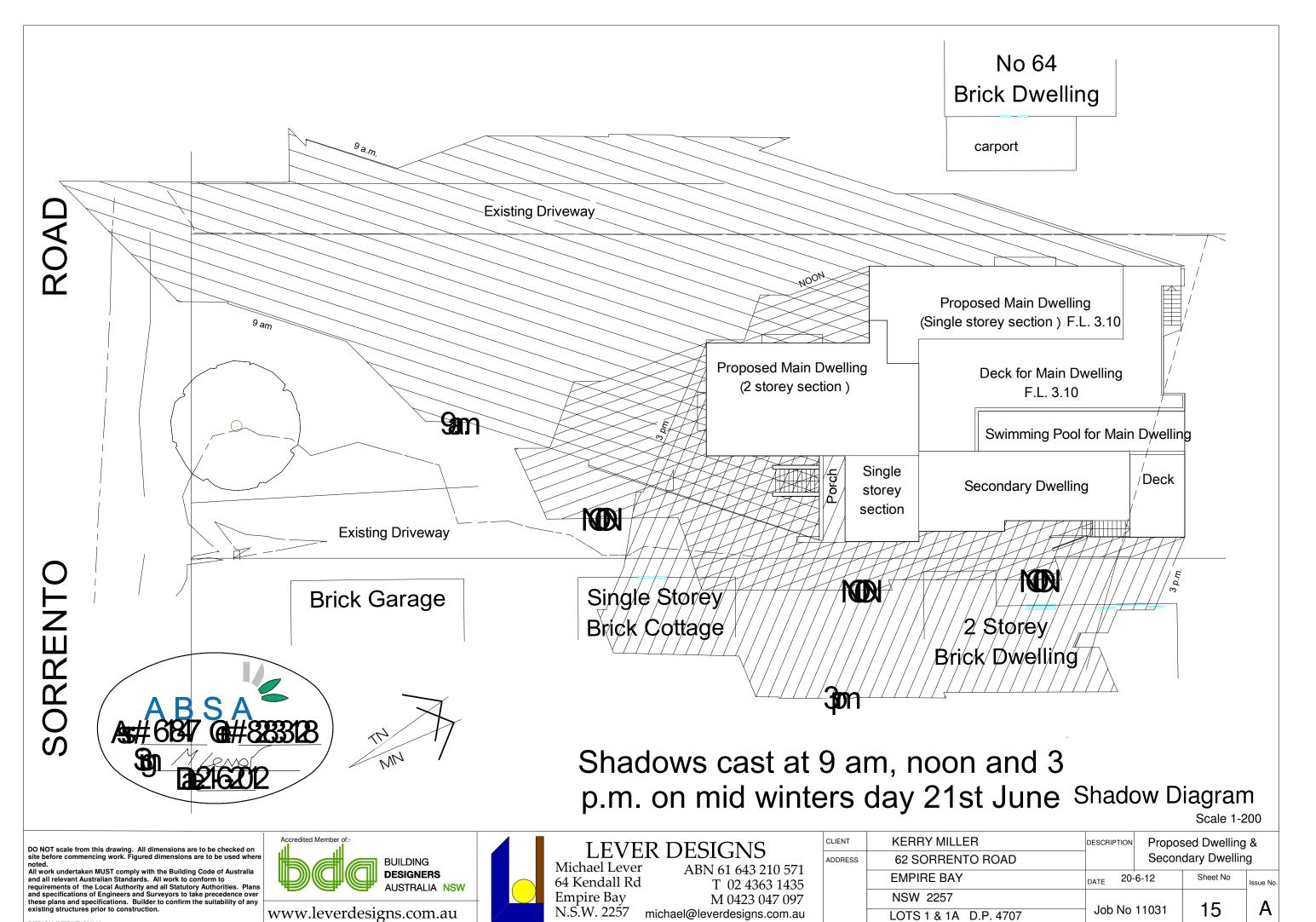
Michael Lever 64 Kendall Rd **Empire Bay**

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T 02 4363 1435 M 0423 047 097

Date 21-6-2012 KERRY MILLER Proposed Dwelling & DESCRIPTION Secondary Dwelling ADDRESS **62 SORRENTO ROAD EMPIRE BAY** Sheet No DATE ssue No NSW 2257 Α Job No 11031 13 LOTS 1 & 1A D.P. 4707





DESIGN INTENT ONLY