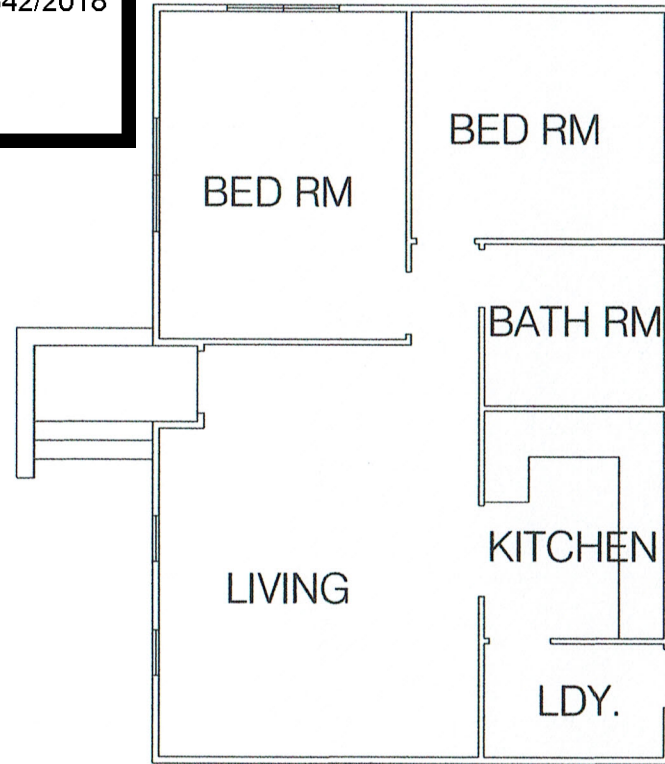


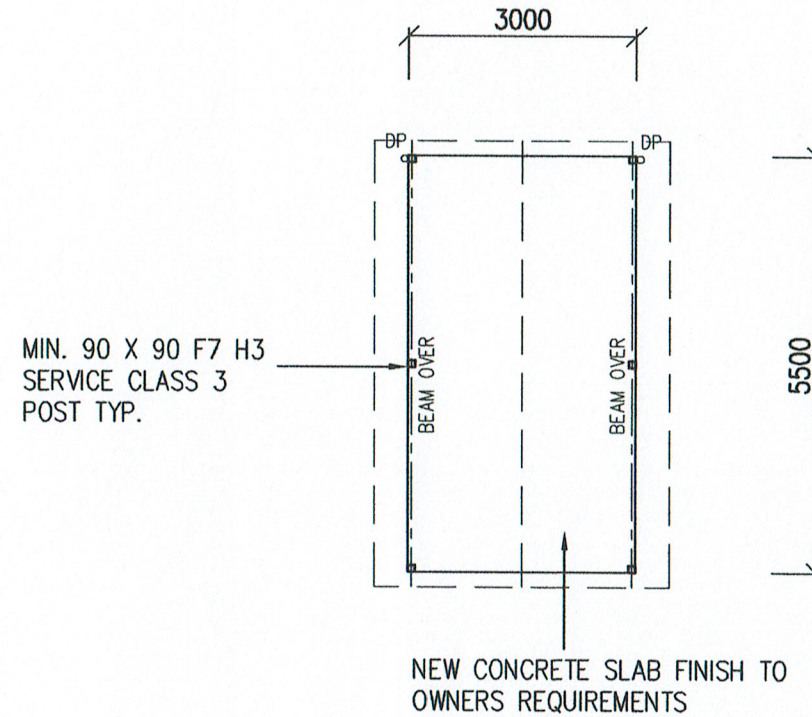
LAKE MACQUARIE CITY COUNCIL

Approved plans for
Development Consent No: DA/1642/2018
Date of Approval: 24/10/2018

NOT FOR CONSTRUCTION



EXISTING DWELLING FLOOR PLAN



CARPORT FLOOR PLAN

BUILDER TO CHECK ON SITE, VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS, SETOUTS, SETBACKS AND LEVELS. DO NOT SCALE PLAN, IF IN DOUBT CONTACT PLAN SERVICE BEFORE COMMENCEMENT OF WORK. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL DOCUMENTATION APPROVED BY COUNCIL.



DAVID COOPER MEMBER OF
MEMBERSHIP NO.43, ACCREDITATION NO. 6093

**BUILDING
DESIGNERS
AUSTRALIA**



PROJECT

PROPOSED SECONDARY DWELLING &
NEW CARPORT
AT NO. 42 LOT 311, DP. 36433
WAKOOL STREET, WINDALE
NSW 2306

CLIENT

S. SLISAR

DRAWN
DAVID

DATE
JULY 2018

SCALE
1:100

JOB NO.
19U-003

DRG. NO.
A2

AMENDMENT



**DCBD
BUILDING
DESIGNERS**

AWARD
WINNERS

**DAVID COOPER
BUILDING DESIGN**

Po Box 1138, TORONTO 2283

PHONE 02 49594797

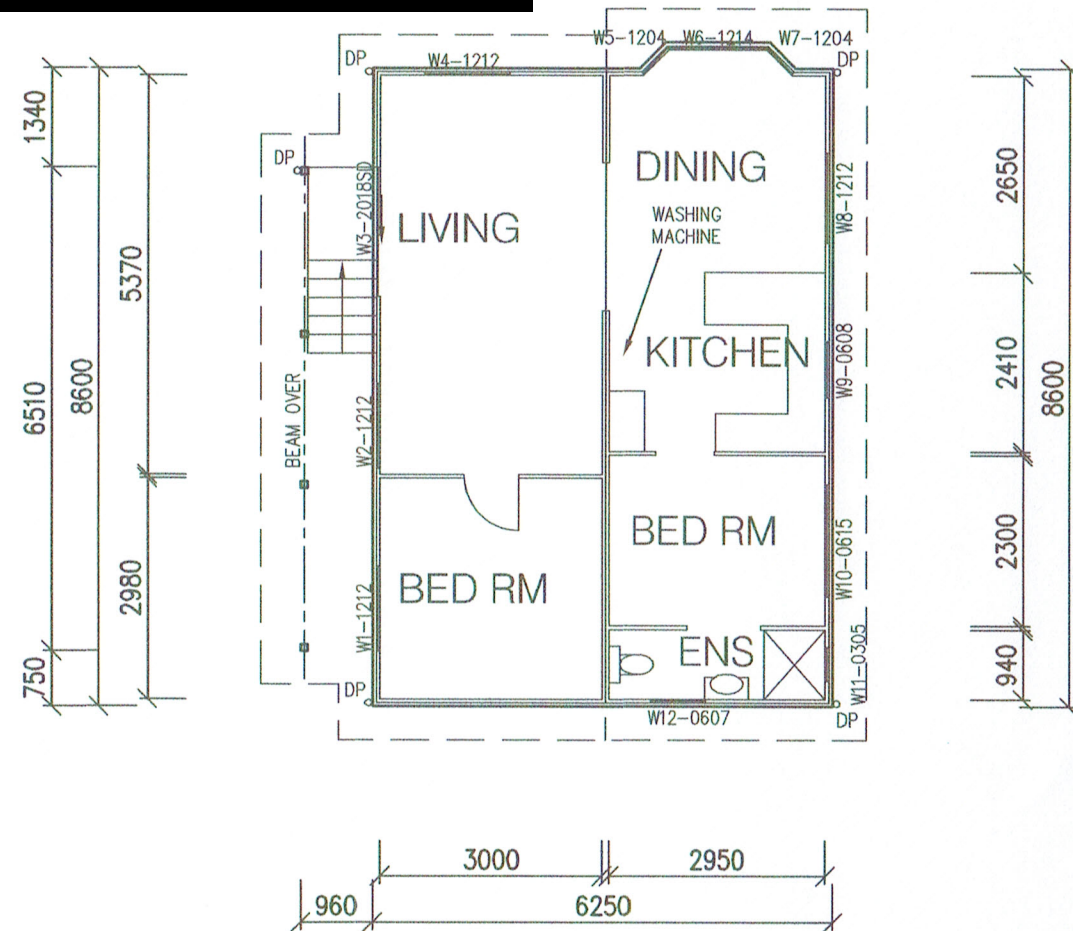
MOBILE 0412 494797

email address : cooperddesign@gmail.com

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SECONDARY DWELLING FLOOR PLAN PRE FABRICATED BUILDINGS

NOTE: THE EXISTING PREFABRICATED BUILDINGS TO BE JOINED TOGETHER AND SUPPORTED ON NEW BRICK FOUNDATION PIERS ON NEW BORED PIER FOOTINGS. THE EXISTING ROOF FRAMING TO BE REMOVED AND REPLACED WITH NEW ROOF FRAMING AS SHOWN WITH THE EXISTING WALLS EXTENDED UP TO THE NEW CEILING HEIGHT LEVEL. ALL EXTERNAL WALLS TO BE INSULATED TO SUIT THE BASIX REQUIREMENTS.

42 Wakool Street Windale			
SUMMARY OF BASIX COMMITMENTS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au			
WATER COMMITMENTS			
Fixtures			
3 Star Shower Heads	Yes		
4 Star Kitchen / Basin Taps	Yes	4 Star Toilet	Yes
Alternative Water			
Minimum Tank Size (L)	3000	Collected from Roof Area (m2)	All
Tank Connected To:			
All Toilets	Yes	Laundry W/M Cold Tap	Yes
One Outdoor Tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Solar (Electric Boost) 21 to 25 STCs		
Cooling System	Living	None	
	Bedrooms	None	
Heating System	Living	None	
	Bedrooms	None	
Ventilation	1 x Bathroom	Fan ducted to exterior	Manual on/off
	Kitchen	Fan ducted to exterior	Manual on/off
	Laundry	Natural ventilation	N/A
Natural Lighting	Window/Skylight in Kitchen	Yes	
	Window/Skylight in Bathrooms/Toilets	Yes to	1
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	0	Dedicated No
	Number of Living/Dining rooms	0	Dedicated No
	Kitchen	No	Dedicated No
	All Bathrms/Toilets	Yes	Dedicated No
	Laundry	Yes	Dedicated No
All Hallways	Yes	Dedicated No	
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Ventilated refrigerator space	Yes
Stove/Oven	Gas cooktop & electric oven		

August 2018		BSA Reference: 14013	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Lightweight		R2.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs		None	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof space	
Roof Construction		Added Insulation	
Colour	Metal Any		
Foil + R1.0 blanket			
Floor Construction		Added Insulation	
Covering	Timber As drawn		
R0.5			
Windows			
Glass and frame type	U Value	SHGC Range	Area sq m
Performance A type glazing	5.60	0.32 - 0.40	As drawn
Performance B type glazing	5.60	0.37 - 0.45	As drawn
Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres			
Skylights		Glass and frame type U Value SHGC Area sq m	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified			
External Window Shading (eaves, verandahs, pergolas, awnings etc)			
All shade elements modelled as drawn			
Ceiling Penetrations (downlights, exhaust fans, flues etc)			
No adjustment has been made for losses to insulation arising from ceiling penetrations.			

Certificate no.: 0003135704
 Assessor Name: Gavin Chambers
 Accreditation no.: VIC/BDAV/13/1491
 Certificate date: 04 Sep 2018
 Dwelling Address: 42 Wakool Street Windale, NSW 2306

www.nathers.gov.au



**SUBSIDENCE ADVISORY NSW
DEVELOPMENT APPROVED - PAUL GRAY**

06 Sep 2018

This plan is approved under section 22 of the Coal Mine Subsidence Compensation Act 2017, and is valid for five (5) years from today and includes any condition of approval attached.

This approval is subject to levels & heights shown on plan being accurate & footings designed to comply with AS2870 or relevant Australian Standards

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DAVID COOPER MEMBER OF
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CLIENT S. SLISAR		
DRAWN DAVID	DATE JULY 2018	SCALE 1:100
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**DAVID COOPER
BUILDING DESIGN**

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AWARD WINNERS

D09080566