

LEGEND:

-EXISTING BUILDING		-PROPOSED ALTERATION		-EXISTING RL		-DOOR NUMBER	
-ROOF (MATERIAL REFER TO FINISHES SCHE. OR NOTES)		-PROPOSED ADDITIONAL AREA		-PROPOSED RL		-WINDOW NUMBER	
-TO BE DEMOLISHED		-DECORATIVE WINDOW FILM		-SMOKE ALARM		-	

NOTES:  
ALL DEMOLITION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001.  
DEMOLITION WORK SHALL BE UNDERTAKEN BY A SUITABLY LICENSED CONTRACTOR.

NOTES:  
ALL MEASUREMENTS AND DIMENSIONS ON DRAWINGS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO FABRICATION AND CONSTRUCTION.  
ACDG IS TO BE NOTIFIED OF ANY DISCREPANCIES IN DIMENSIONS AND SETTING OUT OF WORK.  
THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER DETAIL DRAWINGS, SCHEDULES AND SPECIFICATIONS.  
ALL WORKS TO FULLY COMPLY WITH AUSTRALIAN STANDARDS (AS) AND THE NATIONAL CONSTRUCTION CODE (NCC).

25 Rutledge Street Eastwood			
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT			
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)	70
Tank Connected To:			
All Toilets	Yes	Laundry W/M Cold Tap	No
One Outdoor Tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Gas Instantaneous	6 Star	
Cooling System	Living	3 Phase A/C Zoned	EER 3.0 - 3.5
	Bedrooms	3 Phase A/C Zoned	EER 3.0 - 3.5
Heating System	Living	3 Phase A/C Zoned	EER 3.0 - 3.5
	Bedrooms	3 Phase A/C Zoned	EER 3.0 - 3.5
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	4
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	All	Dedicated No
	Number of Living/Dining rooms	All	Dedicated No
	Kitchen	Yes	Dedicated No
	All Bathrms/Toilets	Yes	Dedicated No
	Laundry	Yes	Dedicated No
OTHER COMMITMENTS	All Hallways	Yes	Dedicated No
Outdoor clothes line			
Yes		Ventilated refrigerator space	Yes
Stove/Oven			
Gas cooktop & electric oven			
Alternative Energy			
n/a			
Pool			
Max Vol: 10KL, no heating, pump with timer, pool cover (each unit)			

September 2022	BSA Reference: 16574
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. If the proposed construction varies to those detailed below than the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.	
In NSW both BASIX & the BCA variations must be complied with, in particular the following:	
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1	
- Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)	
- Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(i), (iii) & (e) or (c), (d) & (e)	
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6	
Thermal Performance Specifications (does not apply to garage)	
External Wall Construction	Added Insulation
Cavity Brick to ground floor	R1.0
Brick Veneer to first floor	R2.0
Internal Wall Construction	Added Insulation
Plasterboard on studs & Brick	R2.0 to walls adjacent to roofspace
Cavity Brick (party walls)	None
Ceiling Construction	Added Insulation
Plasterboard	R3.5 to ceilings adjacent to roof space
Roof Construction	Colour (Solar Absorptance)
Roofing Tile	Any
Foil	
Floor Construction	Covering
Concrete	As drawn (if not noted default values used)
None	
Windows	Glass and frame type
U value	SHGC Range
Area sq m	
ALM-001-01 A	Aluminium Type A Single clear
6.70	0.51 - 0.63
As drawn	
ALM-002-01 A	Aluminium Type B Single clear
6.70	0.63 - 0.77
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, louvers	
Skylights	Glass and frame type
U	SHGC
Area sq m	Detail
Double glazed in aluminium frames	As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified	
Shade elements	(eaves, verandahs, awnings etc)
All shade elements modelled as drawn	
Ceiling Penetrations	(downlights, exhaust fans, flues etc)
Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA	
Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.	
Additional Notes	
Nil	



0 10M

NOTE:  
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DO NOT SCALE MEASUREMENTS FROM THESE DRAWINGS. THE COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF AC DESIGN GROUP.

PROJECT NAME:NEW DUPLEX DEVELOPMENT  
PROJECT ADDRESS:25 RUTLEDGE STREET, EASTWOOD  
CLIENT: BRIAN ZHAO  
DRAWN | REVIEWED:VZ | BW

REV	DESCRIPTION	DATE
A	ISSUE FOR SEC4.55...	2022.09.30

DEVELOPMENT APPLICATION...

DRAWING NAME: EXISTING SITE & DEMOLITION PLAN  
DRAWING NO:  
DRAWING SCALE: 1:100 @ A1  
DRAWING DATE: 2022.09.30

DA 03



LEGEND:

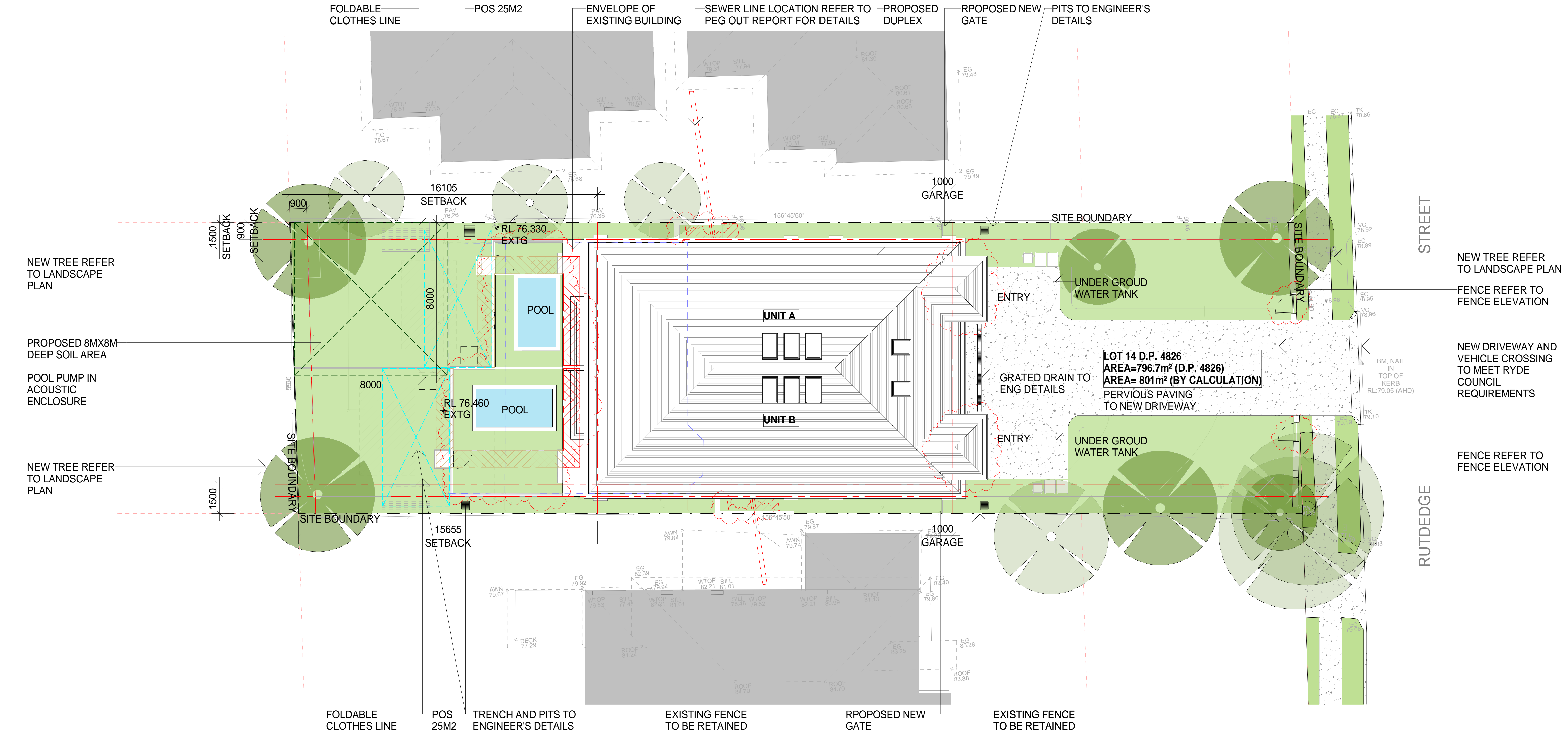
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NOTES:

ANY OUTDOOR LIGHTINGS SHALL BE INSTALLED TO ENSURE MINIMAL GLARE AND LIGHT SPILL ONTO ADJOINING PROPERTIES OR ROADWAYS. ALL OUTDOOR LIGHTING SHALL COMPLY WITH AS 4282-2019. ALL EQUIPMENT ASSOCIATED WITH SWIMMING POOL OR SPA POOL SHALL BE LOCATED IN A SOUND PROOFED ENCLOSURE.

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NOTES:

REFER TO PEG OUT REPORT AND DOCUMENTS BY OLSEN INFRASTRUCTURE FOR DETAIL INFORMATION OF SEWER LINE. REFER TO STRUCTURAL ENG. DRAWINGS FOR STRUCTURAL DESIGN FOR ZONE OF INFLUENCE OF SEWER LINE.

NOTES:

REFER TO LANDSCAPE CONSULTANT'S DOCUMENTATION FOR LANDSCAPE DETAILS.

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PROJECT ADDRESS: 25 RUTLEDGE STREET, EASTWOOD  
CLIENT: BRIAN ZHAO  
DRAWN | REVIEWED: VZ | BW

REV	DESCRIPTION	DATE
A	ISSUE FOR SEC4.55...	2022.09.30

DEVELOPMENT APPLICATION...

DRAWING NAME: PROPOSED SITE PLAN  
DRAWING NO:  
DRAWING SCALE: 1:100 @ A1  
DRAWING DATE: 2022.09.30

DA 04