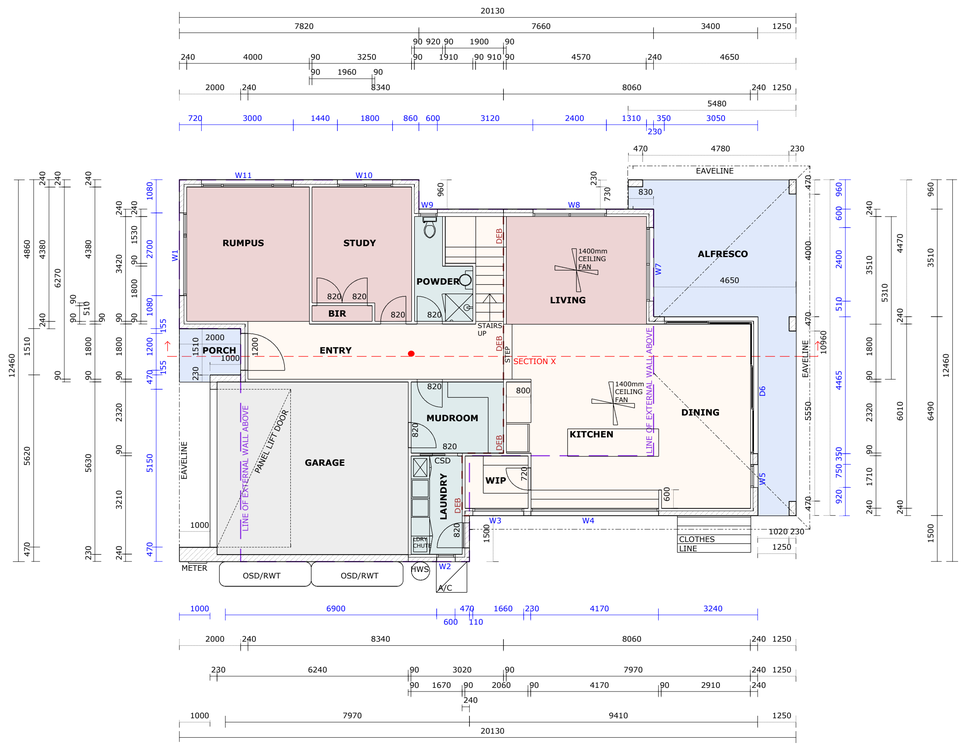
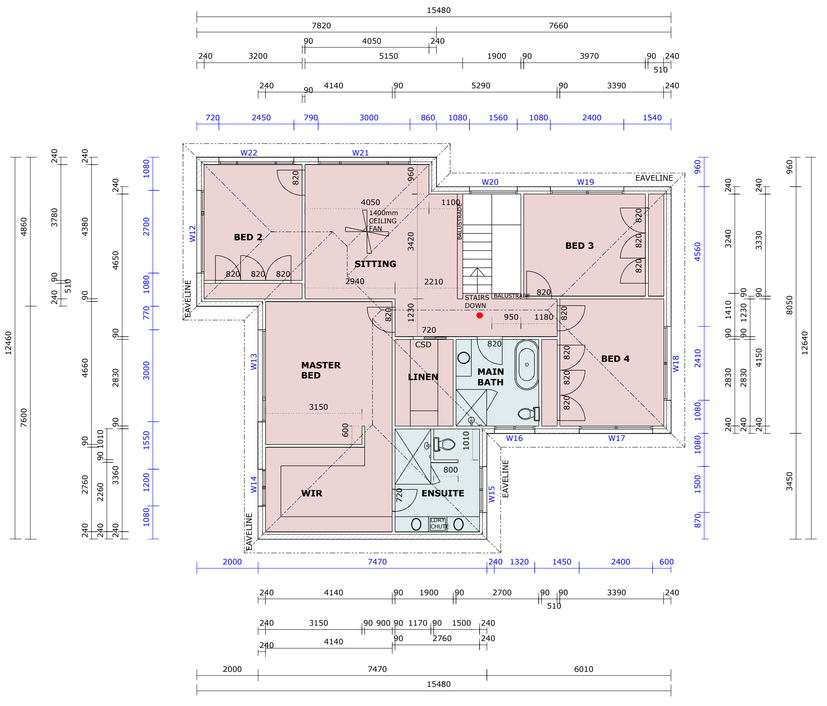
FLOOR PLAN
GROUND FLOOR
SCALE 1:100

EXTERNAL TILES
WET AREA LININGS
MAIN FLOOR LININGS
CARPET
PLAIN CONCRETE



FLOOR PLAN
FIRST FLOOR
SCALE 1:100



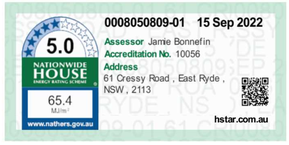
BASIX Project Commitments — **BASIX Number: 1338665S**

Proposed: Single Dwelling
Address: 61 Cressy Road, East Ryde 2113
Lot No / DP: 220/30411

Water	Specification
Fixtures	
Shower head rating	4 star (> 6 but <= 7.5 L/min)
Toilet rating	3 star
Kitchen taps rating	3 star
Bathroom taps rating	3 star
Alternative water details	
Rainwater tank size	4000L
Connected to: Garden and lawn areas	Yes
All toilets	Yes
Laundry	No

Thermal Comfort — Accreditation Number: HERA 10056 — NatHERS Number: 0008050809-01		
External walls	Requirements	
Brick veneer	Medium colour R2.7	Bulk + Anti-glare foil
	Dark colour	
Internal walls		
Cavity wall, direct fix plasterboard	R2.0 Bulk Insulation	
Ceiling		
External ceiling - Plasterboard	R6.0 Bulk Insulation	
Internal ceiling - Timber, plasterboard	R2.0 Bulk Insulation	
Roof		
Roof tiles	Dark Colour (solar absorptance >0.70) Foil, No Gap, Reflective side down, Anti-glare Up	
Floors		
Concrete slab on ground	No insulation	
Windows		
Aluminium frame ALM-002-01 — All other windows	Single Clear glazing with U-value 6.7 and SHGC 0.7 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)	
Aluminium frame ALM-001-01 — W20 (awning)	Single Clear glazing with U-value 6.70 and SHGC 0.57 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)	
Aluminium frame ALM-004-04 — W4, W5, D6	Double air-fill low-e glazing with U-value 4.9 and SHGC 0.33 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)	
Ceiling Penetrations		
Downlight Covers	Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.	
Lighting specification	Dwelling is rated without downlight	
Ceiling fans	Ceilings fans of 1400mm must be installed in the rooms mentioned in the NatHERS report	
Overshadowing details	Adjoining units calculated into model calculations	
Site		
Orientation of nominal north elevation	As shown on plans	

Energy	Specification	Rating
Hot water		
Individual system	Electric heat pump - air	26 to 30 STCs
Ventilation		
Bathroom exhaust	Individual fan, not ducted	
Control switch	Manual switch on/off	
Kitchen exhaust	Individual fan, not ducted	
Control switch	Manual switch on/off	
Laundry	Individual fan, not ducted	
Control switch	Manual switch on/off	
Cooling		
Individual systems - living areas	3-phase airconditioning	EER > 4.0
Individual systems - bedroom areas	3-phase airconditioning	EER > 4.0
Heating		
Individual systems - living areas	3-phase airconditioning	EER > 4.0
Individual systems - bedroom areas	3-phase airconditioning	EER > 4.0
Appliances		
Cooktop/oven	Gas cooktop & electric oven	
Ventilated fridge space	No	
Private outdoor clothes drying line	Yes	
Private Indoor or sheltered clothes drying line	No	
Zoned Air-conditioning	No	
Alternative Energy		
Photovoltaic System	0kW	



GLAZING SCHEDULE (ALUMINIUM FRAME)			
GROUND FLOOR	W1		1800x2700
	W2		900x600
	W3		700x1600
	W4		700x1470
	W5		2400x750
	D6		2400x4470/3050
	W7		1500x2400
	W8		1500x2400
	W9		900x600
	W10		1500x1800
	W11		900x3000
FIRST FLOOR	W12		1500x2700
	W13		1500x3000
	W14		1500x1200
	W15		1200x1500
	W16		1200x1320
	W17		1200x2400
	W18		600x2410
	W19		1200x2400
	W20		1800x1560
	W21		1200x3000
	W22		600x2450

FLOOR AREAS	
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TOTAL	**366.3m2 (+ VOID 6.5m2)**

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TOTAL APPLICABLE FLOOR AREA	366.3m2(+ VOID 6.5m2) - 95.5m2 **= 277.6m2**
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SITE DATA	
LOT :	220
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DATUM :	AHD

DEVELOPMENT DATA	
SITE AREA :	575.4m2
PRIVATE OPEN SPACE :	24m2
SITE COVERAGE :	258.6m2 or 45.2% *(INCLUDES 39.8m2 OF DRIVEWAY)*
LANDSCAPED AREA :	315.8m2 or 54.8%

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CASTLE HILL NSW 2154
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E: INFO@BIRCHRESIDENTIAL.COM.AU
W: WWW.BIRCHRESIDENTIAL.COM.AU

A1 SHEET

NEW TWO-STOREY DWELLING

ADDRESS
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EAST RYDE
NSW 2113

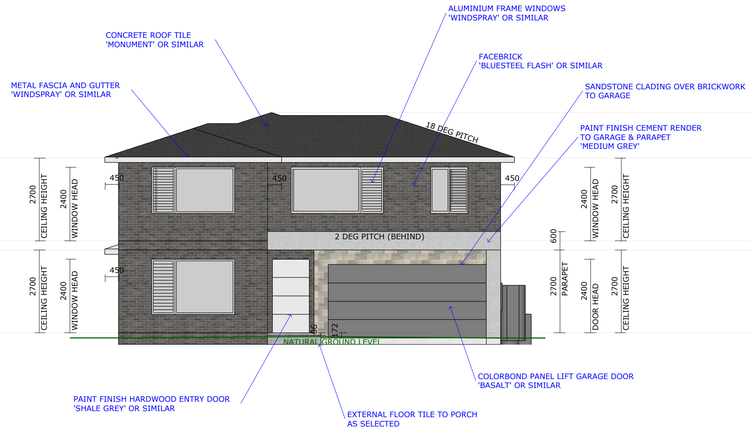
ISSUE
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10/10/2022

CLIENT
FITZELL

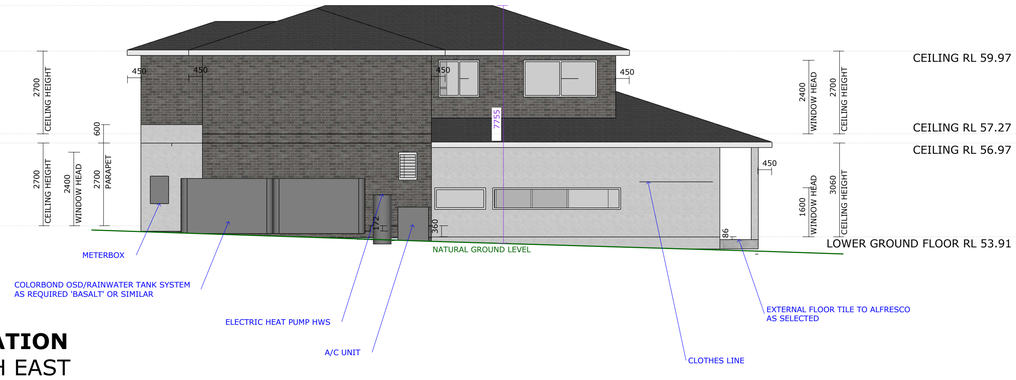
PROJECT
FITZELL

DRAWN/CHECKED
AB /

ELEVATION
NORTH WEST
SCALE 1:100

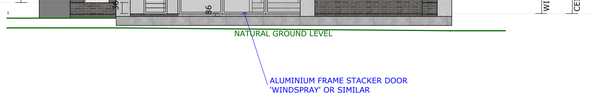


ELEVATION
SOUTH WEST
SCALE 1:100



0008050809-01 15 Sep 2022
Assessor Jamie Bonnefin
Accreditation No. 10056
Address
61 Cressy Road , East Ryde , NSW , 2113
5.0
NATIONWIDE HOUSE ENERGY RATING SCHEME
65.4 MJ/m²
www.nathers.gov.au
hstar.com.au

ELEVATION
SOUTH EAST
SCALE 1:100



ELEVATION
NORTH EAST
SCALE 1:100



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SECTION VIEW
SECTION X
SCALE 1:100



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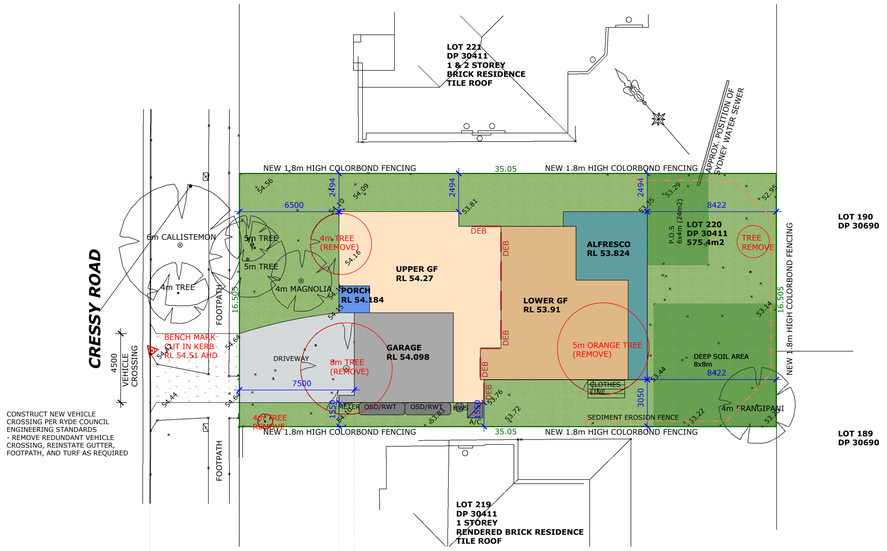
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CLIENT
FITZELL

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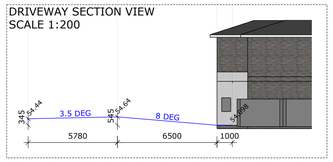
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AB /

SITE PLAN
SCALE 1:200



CONSTRUCT NEW VEHICLE CROSSING PER RYDE COUNCIL ENGINEERING STANDARDS
- REMOVE REDUNDANT VEHICLE CROSSING, REINSTATE GUTTER, FOOTPATH, AND TURF AS REQUIRED

DRIVEWAY SECTION VIEW
SCALE 1:200

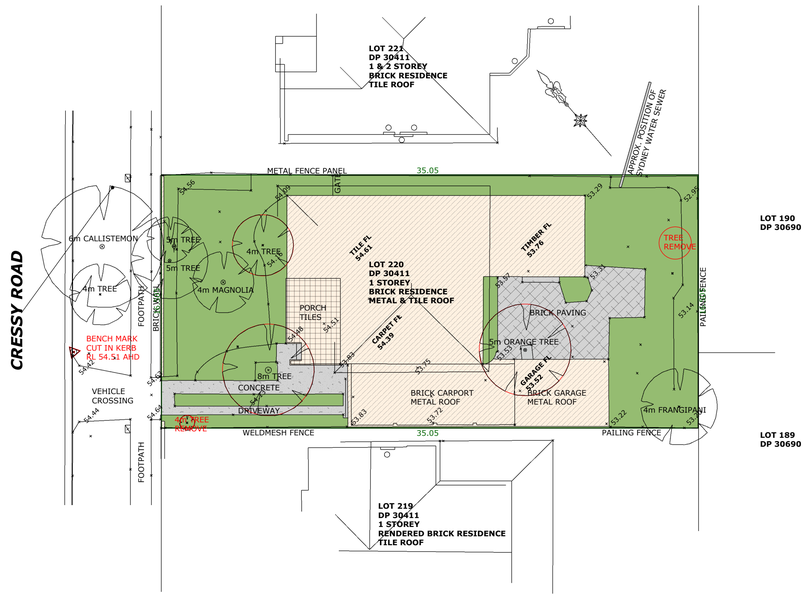


BUSHFIRE ATTACK LEVEL
REFER TO CBAA BUSHFIRE EXPERTS REPORT
PROVIDED WITH THIS DEVELOPMENT APPLICATION

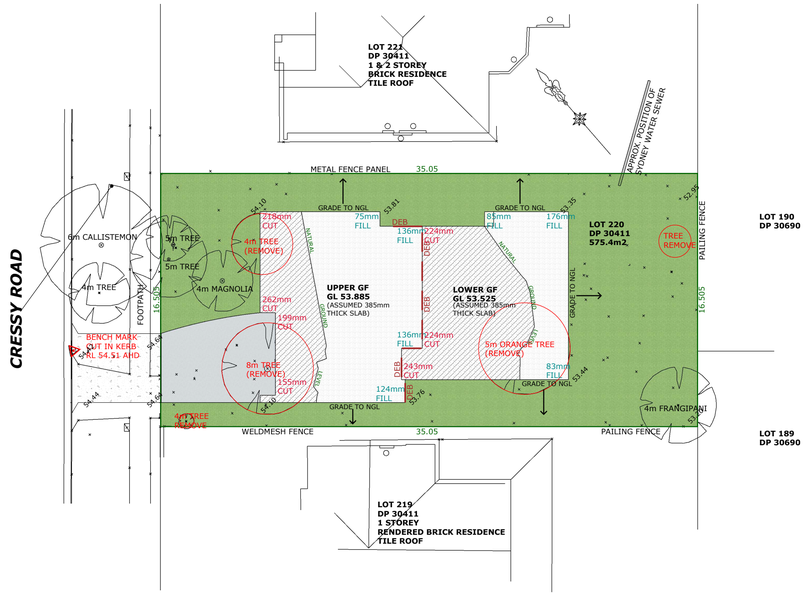
TREE REMOVAL
REFER TO POLARIS ARBORICULTURAL ASSESSMENT
PROVIDED WITH THIS DEVELOPMENT APPLICATION
DATE 19/09/2022



EXISTING SITE ANALYSIS
SCALE 1:200



CUT AND FILL PLAN
SCALE 1:200



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