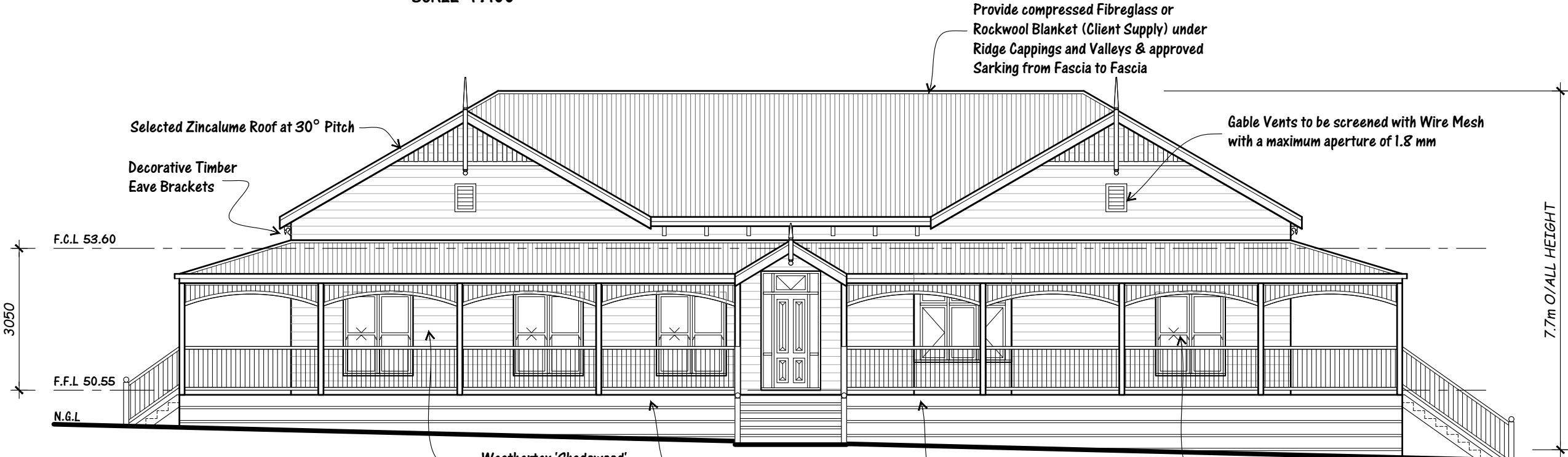


IT IS THE RESPONSIBILITY OF THE CLIENT TO
CONFIRM ALL DIMENSIONS AND LEVELS PRIOR
TO COMMENCING ANY WORK.



EAST ELEVATION
SCALE 1:100

NOTE:
All Construction Methods to be in accordance with
BAL - 12.5 A.S. 3959 - 2018 Construction of
Buildings in Bushfire Prone Areas, Local Council and
RFS requirements.



NORTH ELEVATION
SCALE 1:100

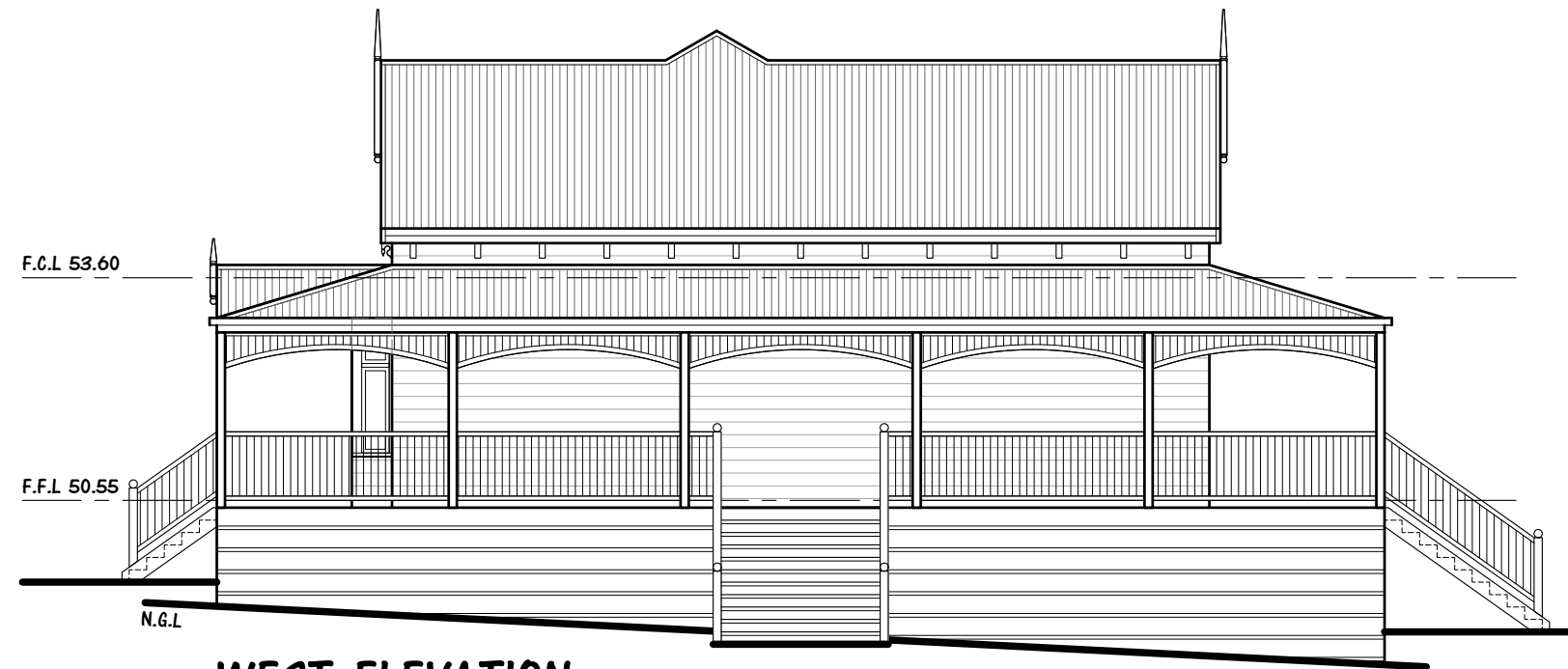


Harkaway Homes Pty Ltd
Registration: CDB-U 49296
ABN 88 128 943 251
ACN 128 943 251
57 National Avenue
Pakenham Victoria 3810
Telephone (03) 5943 2388

ALL PLANS, DESIGNS, DRAWINGS, ELEVATIONS AND SPECIFICATIONS SUPPLIED
BY HARKAWAY HOMES PTY. LTD. ARE, AND REMAIN THE INTELLECTUAL
PROPERTY OF HARKAWAY HOMES PTY. LTD.
HARKAWAY HOMES EXPRESSLY PROHIBITS THE USE OF SUCH INTELLECTUAL
PROPERTY OTHER THAN IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT,
OR WITH PRIOR WRITTEN PERMISSION.
© COPYRIGHT HARKAWAY HOMES

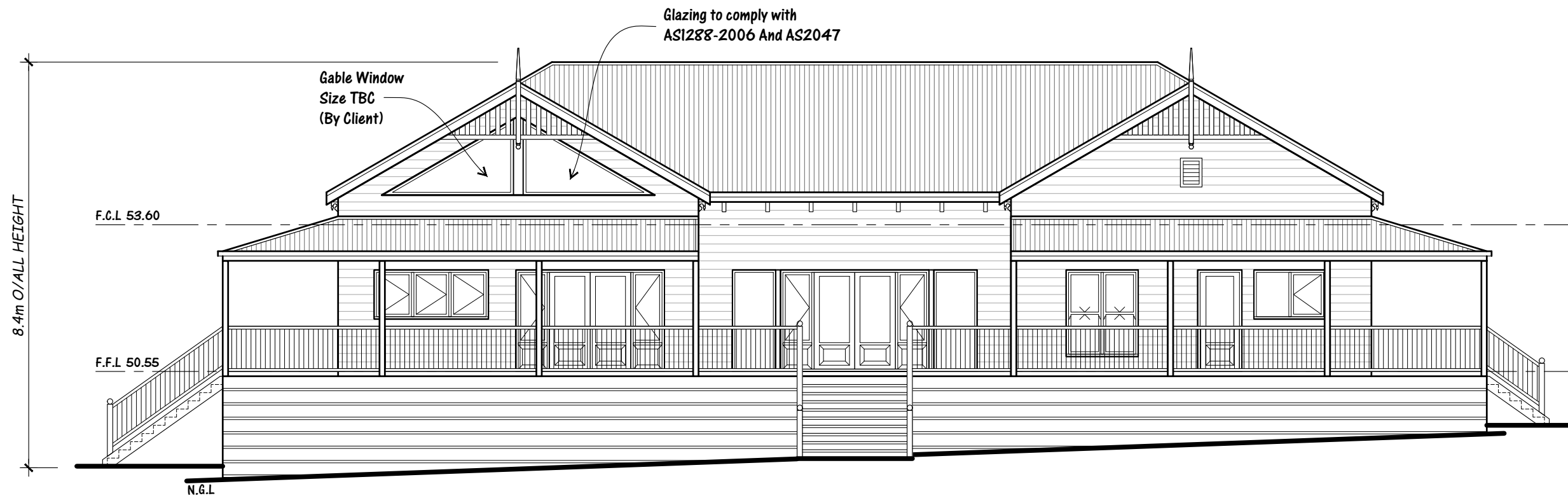
**PROPOSED WEATHERBOARD RESIDENCE
FOR MR M. STONE & MRS K. SEATON STONE
AT LOT 2 (No.305), COOPERS SHOOT RD, COOPERS SHOOT, NSW**

DRAWN BY: J. UNG JOB No 585 DWELLING 225.85m2 PLOT DATE :14 Dec 2021 SHEET : 1 of 13



WEST ELEVATION

SCALE 1:100

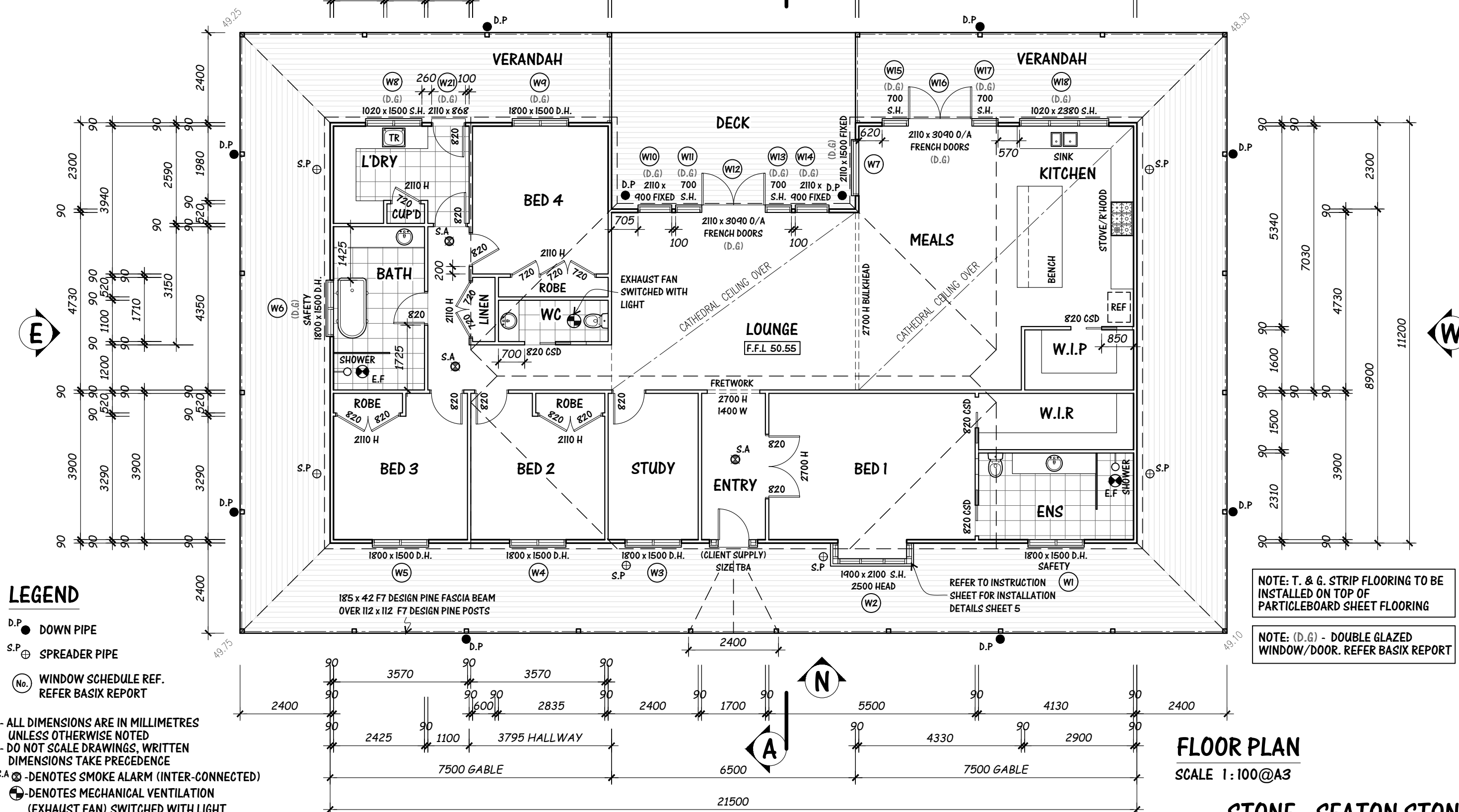
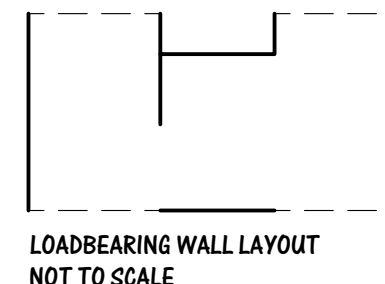


SOUTH ELEVATION

SCALE 1:100

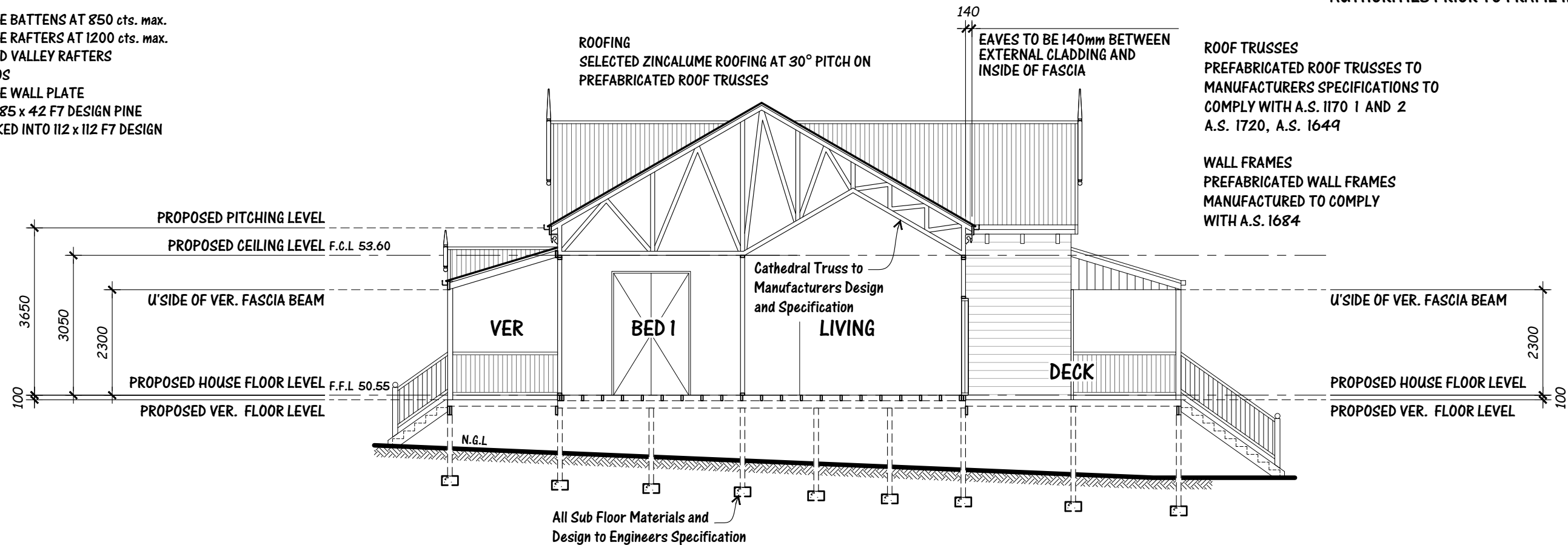
ALL PLANS, DESIGNS, DRAWINGS, ELEVATIONS AND SPECIFICATIONS SUPPLIED BY HARKAWAY HOMES PTY. LTD. ARE, AND REMAIN THE INTELLECTUAL PROPERTY OF HARKAWAY HOMES PTY. LTD.

HARKAWAY HOMES EXPRESSLY PROHIBITS THE USE OF SUCH INTELLECTUAL PROPERTY OTHER THAN IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT, OR WITH PRIOR WRITTEN PERMISSION.



VERANDAH NOTES
2400mm STRAIGHT
SELECTED 0.47mm THICK CORRUGATED IRON
ROOFING ON:
140 x 45 MGPI0 PINE BATTENS AT 850 cts. max.
140 x 45 MGPI0 PINE RAFTERS AT 1200 cts. max.
140 x 45 F17 HIP AND VALLEY RAFTERS
EXCLUDING PORTICOS
140 x 45 MGPI0 PINE WALL PLATE
RAFTERS FIXED TO 185 x 42 F7 DESIGN PINE
FASCIA BEAM CHECKED INTO 112 x 112 F7 DESIGN
PINE POSTS

PREFABRICATED WALLFRAME AND ROOF TRUSS
COMPUTATIONS PROVIDED TO APPROPRIATE
AUTHORITIES PRIOR TO FRAME INSPECTION



TIMBER FLOORING
TIMBER STRIP TONGUE AND GROOVE FLOORING TO
AS. 1684 PART 3.11 OR PARTICLEBOARD SHEET
FLOORING TO AS. 1859 AND 1860, FLOOR JOISTS
SPACED TO SUIT. APPROVED WET AREA FLOORING
TO ALL WET AREAS TO COMPLY WITH BUILDING
CODE OF AUSTRALIA

SECTION : A - A

SCALE 1 : 100

ALL FOOTINGS TO BE FOUNDED IN NATURAL
SOIL IN ACCORDANCE WITH A.S. 2870 OR AT FOUNDING DEPTHS
RECOMMENDED IN SOIL REPORT WHICHEVER IS GREATER

SOIL CLASSIFICATION : 'N/A'
(REFER TO SPECIFIC RECOMMENDATIONS
IN SOIL REPORT)

WIND CLASSIFICATION : N2- 40m/s

- NOTE:
Protection From Subterranean Termites To Be In
Accordance With AS.3660

NOTE:
All Construction Methods to be in accordance with
BAL - 12.5 A.S. 3959 - 2018 Construction of
Buildings in Bushfire Prone Areas, Local Council and
RFS requirements.

PART 3.8.7-
CONDENSATION MANAGEMENT NOTE
EXHAUST FANS TO ACHIEVE 25L/S FOR
BATHROOM AND SANITARY COMPARTMENTS.
40L/S FOR KITCHEN AND LAUNDRY
EXHAUST FROM A BATHROOM, SANITARY
COMPARTMENT OR LAUNDRY MUST BE
DISCHARGED

- DIRECTLY OR VIA A SHAFT OR DUCT TO
OUTSIDE AIR, OR
- TO A ROOF SPACE THAT IS VENTILATED IN
ACCORDANCE WITH NCC 3.8.7.4

STONE - SEATON STONE

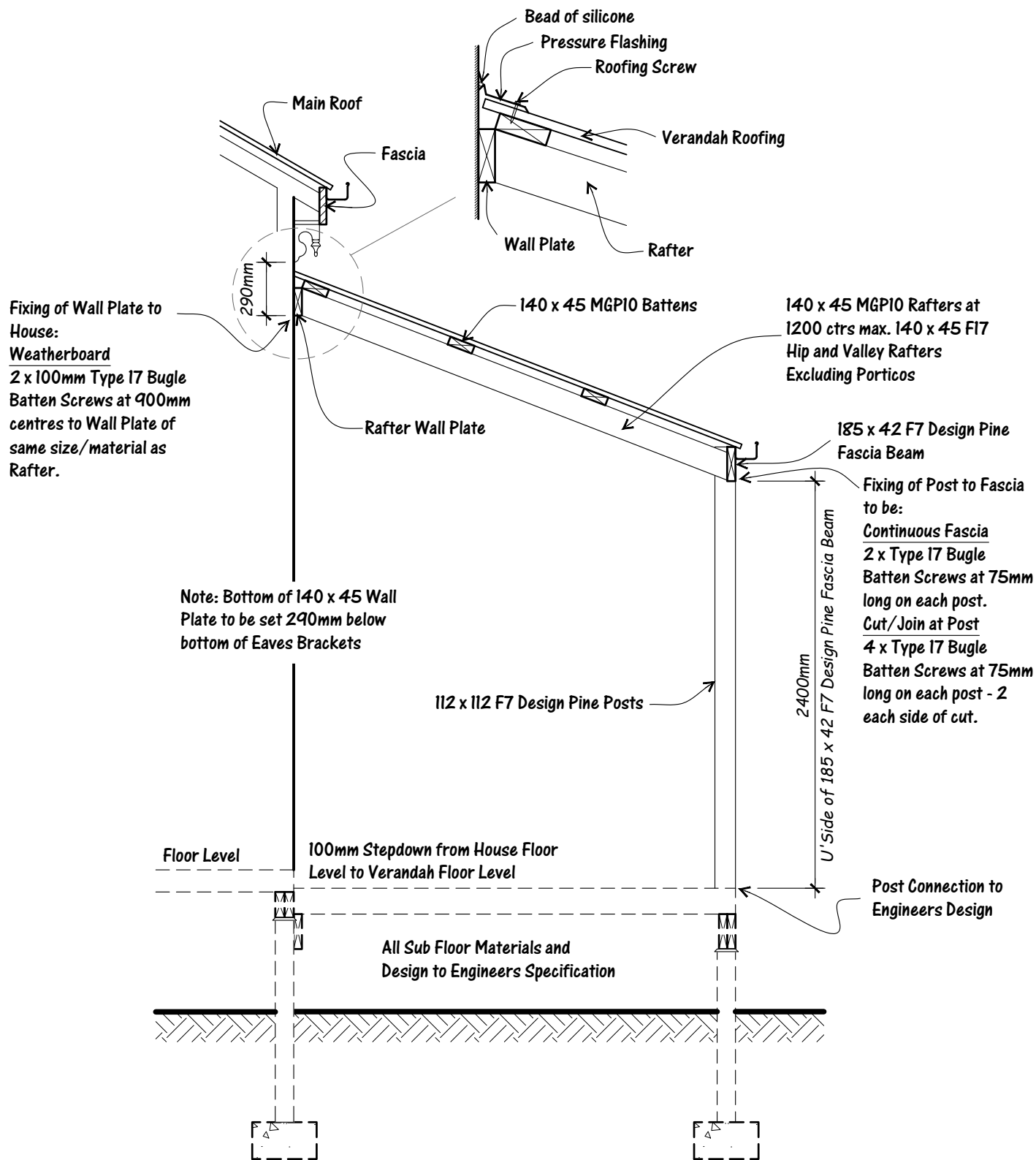
SHEET : 4 of 13

GENERAL NOTES

- ALL WALL AND ROOF FRAMING , BRACING AND TIE-DOWNS TO BE IN ACCORDANCE WITH AS.1684.2-2010 .
- PROTECTION FROM SUBTERRANEAN TERMITES TO BE IN ACCORDANCE WITH AS.3660.
- SUB-FLOOR VENTILATION TO BE PROVIDED AT A RATE OF 6000mm² VENT PER METRE EXTERNAL WALL.
- WALL SARKING TO COMPLY WITH AS.4200.1. INSTALLED TO AS.4200.2 AND BE VAPOUR PERMEABLE.
- EXHAUST FANS TO ACHIEVE 25L/S FOR BATHROOM AND SANITARY COMPARTMENTS. EXHAUST MUST BE DISCHARGED VIA A SHAFT OR ROOFSPACE THAT IS VENTILATED IN ACCORDANCE WITH NCC 3.8.7.4

- ALL SUB-FLOOR DETAILS AND FOOTINGS TO BE IN ACCORDANCE WITH AS.2870-2011.
- ALL GLAZING TO COMPLY WITH AS.1288-2006 and AS.2047.
- SMOKE ALARM TO BE INTERCONNECTED AND HARD WIRED WITH BATTERY BACKUP AND COMPLY WITH AS.3786.
- STAIRS/STEPS - MIN. 115 RISER MAX. 190 RISER MIN. 240 GOING MAX. 355 GOING. TREADS TO HAVE NON-SLIP RESISTANCE NOT LESS THAN P4 OR R11 (WET SURFACE AREA NCC 3.9.1.3 SLIP RESISTANCE CLASSIFICATION) 125mm MAX. GAP BETWEEN OPEN RISERS.
- HANDRAILS, MINIMUM 1.04m IN HEIGHT TO BE PROVIDED WHERE VERANDAH FLOOR EXCEEDS 1.0m ABOVE GROUND LEVEL.WHERE VERANDAH FLOOR EXCEEDS 4.0m ABOVE GROUND LEVEL, HORIZONTAL ELEMENTS WITHIN BALUSTRADE BETWEEN 150mm AND 760mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING. MAXIMUM 125mm BETWEEN RAILS.

- CONSTRUCTION OF WET AREAS MUST COMPLY WITH BCA AND AS 3740 - 2010 A WATERSTOP ACROSS DOOR OPENINGS MUST BE PROVIDED BETWEEN THE FLOORING IN THE WET AREA ROOMS AND ADJACENT FLOORING AND WATERPROOF FLASHING MUST BE PROVIDED TO ALL WALL/FLOOR JUNCTIONS AROUND THE PERIMETER OF THE ROOMS
- PROVIDE AN IMPERVIOUS SUBSTRATE AND SELECT SURFACE FINISH TO FLOORS WITHIN 1500mm OF AN UNENCLOSED SHOWER AND SAME TO WALLS AT 1800mm ABOVE FLOORS AND 150mm ABOVE BATH, SINKS, BASINS AND TROUGH SPLASH BACKS AND THE LIKE.
- ROOF DRAINAGE AND EFFLUENT WASTES AND PIPES TO BE IN ACCORDANCE WITH AS.2180, AS.3500 AND BE CONNECTED TO LEGAL POINT OF DISCHARGE.

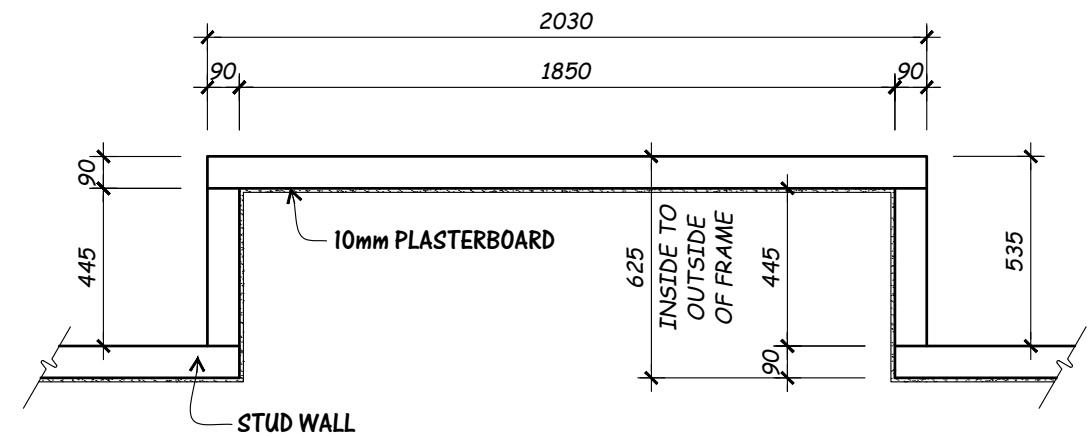


2400 WIDE VERANDAH DETAILS

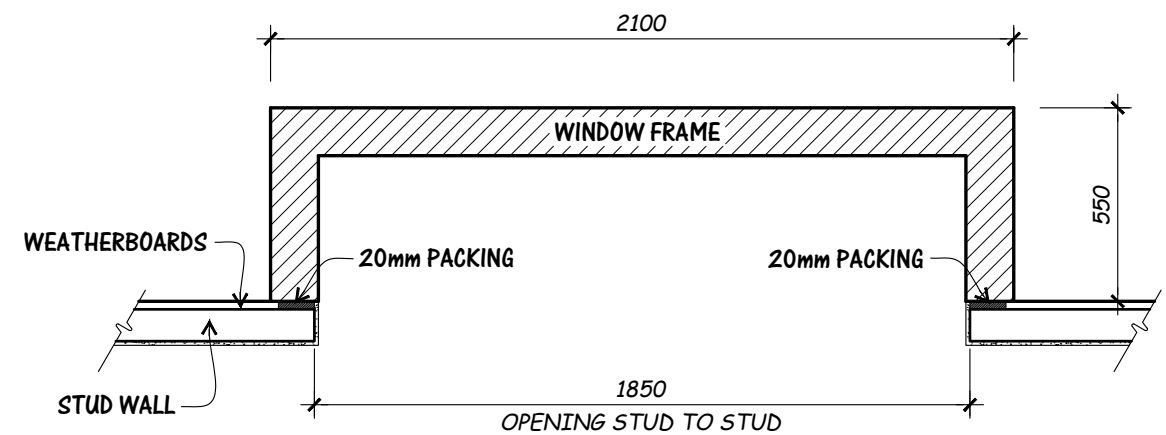
NOT TO SCALE

Note: Refer to Instruction Manual for Verandah Corner Formation Details

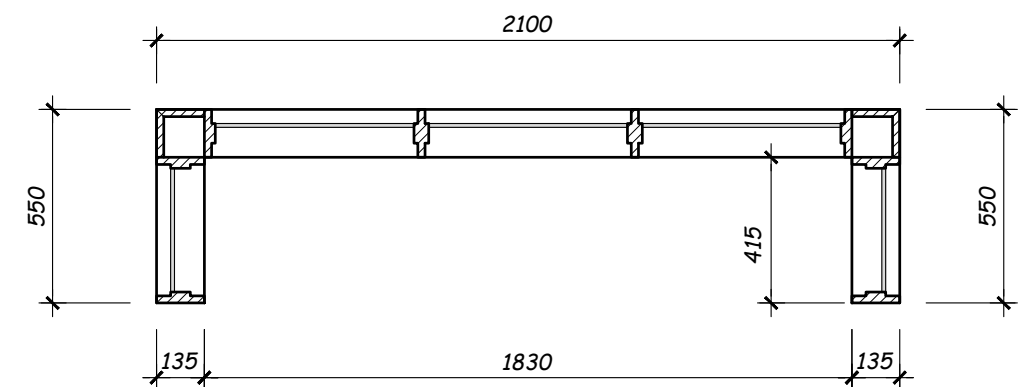
SQUARE BAY WINDOW DETAILS - Weatherboard Cladding



PLAN VIEW - FRAMING BELOW WINDOW



PLAN VIEW - WINDOW POSITIONING



WINDOW DIMENSIONS (EXCLUDING SILL)

STONE - SEATON STONE

BUSH FIRE ATTACK LEVEL (BAL) - 12.5		
Tested Systems		AS 1530.8.1 at 12.5 kw/m²
Timber Summary		Window joinery - 650 kg/m3 Remainder - 750 kg/m3
Roof		- Fully sarked (Flammability index not more than 5) - Foil-backed insulation blankets may be installed over battens
Windows		- Behind bushfire shutters - NR, or - Behind screens - NR, or - Less than 400 mm off horz surface Frames (a) Bushfire-resisting timber or (b) Timber species from E2 or (c) Metal or (d) Metal reinf PVC-U Glazing : 4 mm Grade A safety and openable part screened - Greater than 400 mm off horz surface - openable part screened
External Doors	(Side Hung)	- Behind bushfire shutters - NR, or - Behind - NR, or - Unglazed Door Joinery (a) Non-combustible or (b) Solid having min thickness of 35 mm for the lower 400 mm or (c) Hollow core with a non-combustible kickplate for the lower 400 mm - Glazed Door Glazing : as per windows Joinery less than 400 mm from horz surface (a) Bushfire-resisting timber or (b) Timber species from E2 or (c) Metal or (d) Metal reinf PVC-U Joinery greater than 400 mm from horz surface - NR - Door Jambs Less than 400 mm from horz surface (a) Bushfire-resisting timber or (b) Timber species from E2 or (c) Metal or (d) Metal reinf PVC-U Greater than 400 mm from horz surface - NR
	Sliding door	- Behind bushfire shutters - NR, or - Behind screens - NR, or - Glaze door - grade A safety glass Joinery less than 400 mm from horz surface (a) Bushfire-resisting timber or (b) Timber species from E2 or (c) Metal or (d) Metal reinf PVC-U
External Walls		<u>Light-weight Cladding</u> - Any Cladding within 400 mm from a horz surface (a) Non-combustible material or (b) Fibre-cement min 6 mm thick or (c) Bushfire-resisting timber or (d) Timber species listed in E1
Deck, ramps etc	Enclosed	- Wall enclosed subfloor deck space first 400 mm from horz surface is to be same as walls above - Supports - NR - Framing - NR - Decking - less than 300 mm from glazed element is to be (a) Non-combustible (b) Bushfire resisting timber (c) Timber species from E1
	Unenclosed	- Supports - NR - Framing - NR - Decking - less than 300 mm from glazed element is to be (a) Non-combustible (b) Bushfire resisting timber (c) Timber species from E1

ROOF TRUSS AND WALL FRAME INFORMATION

PREFABRICATED WALLFRAME AND ROOF TRUSS COMPUTATIONS PROVIDED TO APPROPRIATE AUTHORITIES PRIOR TO FRAME INSPECTION

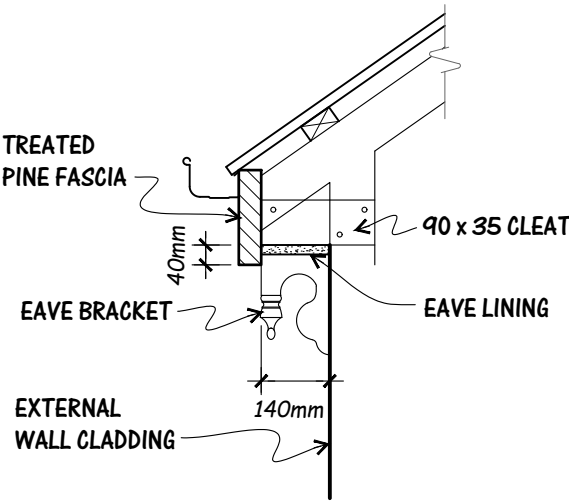
Radiata Wall Frames Built to AS.1684-2-2010 Timber Framing Code

EXTERNAL AND LOADBEARING WALLS
Bottom Plates 90 x 45 MGP 10
Top Plates 90 x 45 MGP 10 and 90 x 45 MGP 10 Ribbon Plate
Studs 90 x 35 MGP 10 at 450 cts
Noggings 90 x 35 MGP 10 at 1350 max. ctrs

INTERNAL NON-LOADBEARING WALLS
Bottom Plate 90 x 45 MGP 10
Top Plate 90 x 45 MGP 10
Studs 90 x 35 MGP 10 at 450 cts
Noggings 90 x 35 MGP 10 at 1350 max. ctrs

TRUSSES: To suit the following
Standard cut off trusses and valley sets at 900 cts
Bracing of tie down information as to AS.1684, designed to suit terrain category and wind loadings as nominated.

*NOTE
Prefabricated wallframe and roof truss computations provided to appropriate authorities prior to frame inspection.
Wall Frames and Roof Trusses to be Termite Resistant Structural Pine.



WEATHERBOARD:
ALLOW 150mm BETWEEN FRAME AND INSIDE OF FASCIA

EAVE DETAILS
NOT TO SCALE

WATERPROOFING SYSTEMS SHOULD RESIST DIFFERENTIAL MOVEMENT, EXPOSURE TO CLEANING MATERIALS AND ALKALIS FROM CEMENT MORTAR AND ACCOMMODATE EXPECTED MOVEMENT ALONG SUBSTRATE MOVEMENT JOINTS

LAUNDRY/WC FLOORS REQUIRED TO BE WATER RESISTANT AND WHERE A FLOOR WASTE IS PROVIDED THE FLOOR SHALL BE GRADED TO THE WASTE. JUNCTIONS ARE TO BE WATER RESISTANT

FULL FLOOR WATERPROOFING WILL BE REQUIRED WHEN USING PARTICLE BOARD FLOORING AND PLYWOOD SUB-BASE.

AS3740 WATERPROOFING TO WET AREAS

WET AREAS (TO COMPLY WITH P2.4.1 AND BCA 3.8.1.2 AND AS 3740)

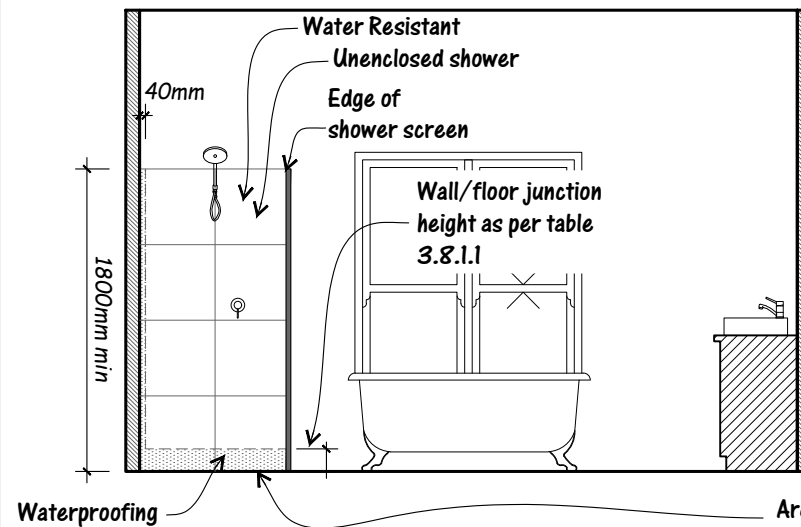
WET AREAS TO HAVE WATERPROOFING/MEMBRANE TO MANUFACTURER'S RECOMMENDATIONS (OR SIMILAR).

WATERPROOF TAP AND SPOUT PENETRATIONS IN VERTICAL SURFACES WITH 'WATERBAR' TAP PENETRATION FLANGE AND SILICONE

WALLS ADJOINING SINK, BASIN OR LAUNDRY TUB TO HAVE 150mm MIN. HIGH SELECTED CERAMIC TILED SPLASHBACK FOR EXTENT OF VESSEL, WHERE THE VESSEL IS WITHIN 75mm OF A WALL

A WATERSTOP ACROSS DOOR OPENINGS MUST BE PROVIDED BETWEEN THE FLOORING IN THE WET AREA ROOMS AND ADJACENT FLOORING AND WATERPROOF FLASHING MUST BE PROVIDED TO ALL WALL/FLOOR JUNCTIONS AROUND THE PERIMETER OF THE ROOMS

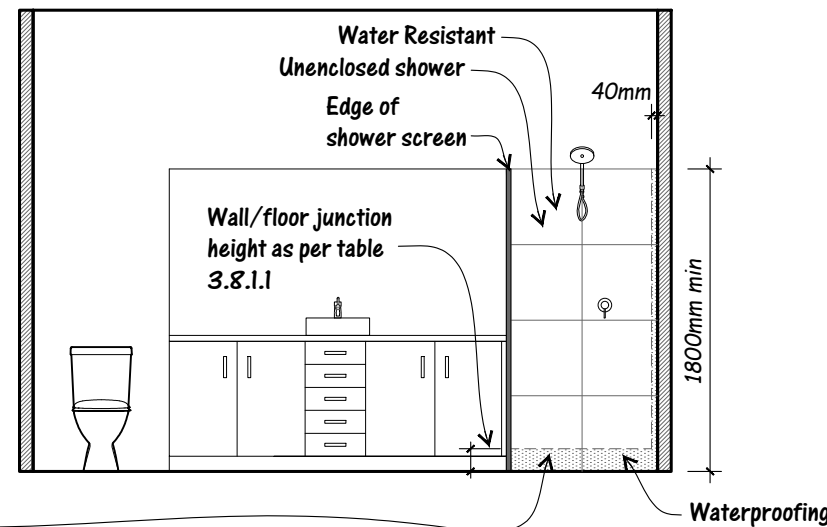
PROVIDE AN IMPERVIOUS SUBSTRATE AND SELECT SURFACE FINISH TO FLOORS WITHIN 1500mm OF AN UNENCLOSED SHOWER AND SAME TO WALLS AT 1800mm ABOVE FLOORS AND 150mm ABOVE BATH, SINKS, BASINS AND TROUGH SPLASH BACKS AND THE LIKE.



BATH - ELEVATION A

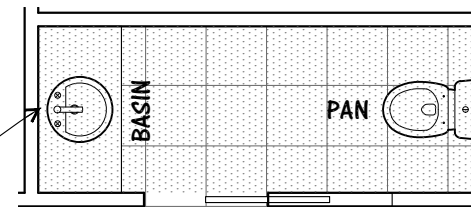
SCALE 1:50

Area of shower floor is required to be waterproofed and drained (falls between 1:60 and 1:80), walls to be water resistant and junctions and penetrations to be water proofed



ENSUITE - ELEVATION D

SCALE 1:50

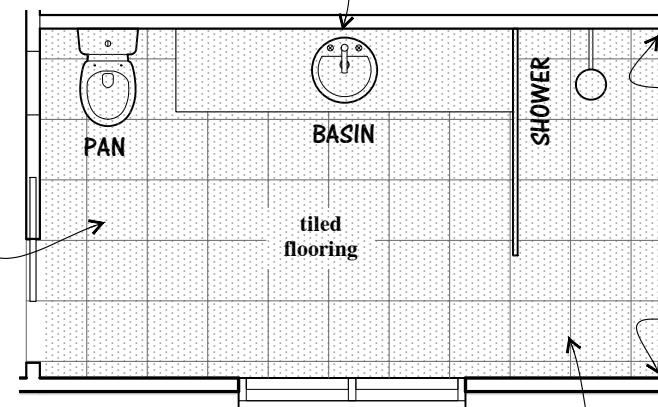


POWDER - PLAN

SCALE 1:50

Wall adjoining vessels (eg Sinks, Basins, Laundry tubs) are to be water resistant and junctions waterproof. Any penetrations such as horizontal surfaces around such fixtures are to be waterproof and adjacent vertical surfaces to be water resistant

Wall adjoining vessels (eg Sinks, Basins, Laundry tubs) are to be water resistant and junctions waterproof. Any penetrations such as horizontal surfaces around such fixtures are to be waterproof and adjacent vertical surfaces to be water resistant

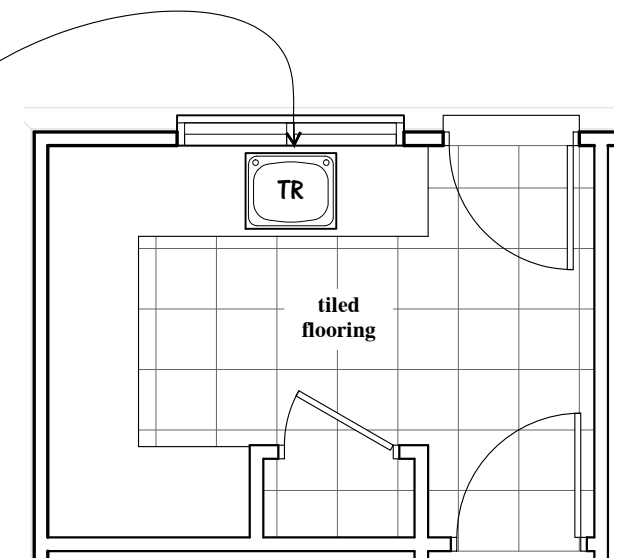


ENSUITE - PLAN

SCALE 1:50

Waterproof corner to 1800mm high from finished floor level minimum width of 40mm either side of the junction

Dotted Hatch Denotes Waterproofing

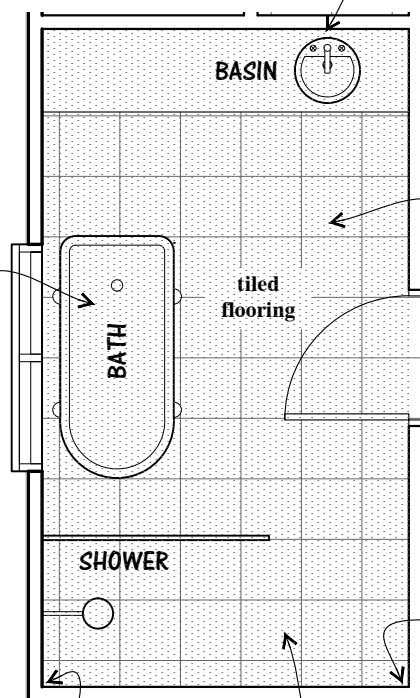


LAUNDRY - PLAN

SCALE 1:50

Areas to Bath/Spas timber floors, including particleboard plywood and other materials require waterproofing of the whole floor. Walls are to be water resistant and junctions to be waterproofed. Any penetrations such as horizontal surfaces around such fixtures are to be waterproofed and adjacent vertical surfaces to be water resistant.

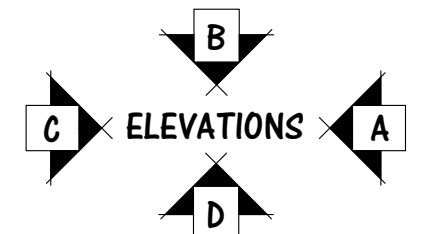
Waterproof corner to 1800mm high from finished floor level minimum width of 40mm either side of the junction



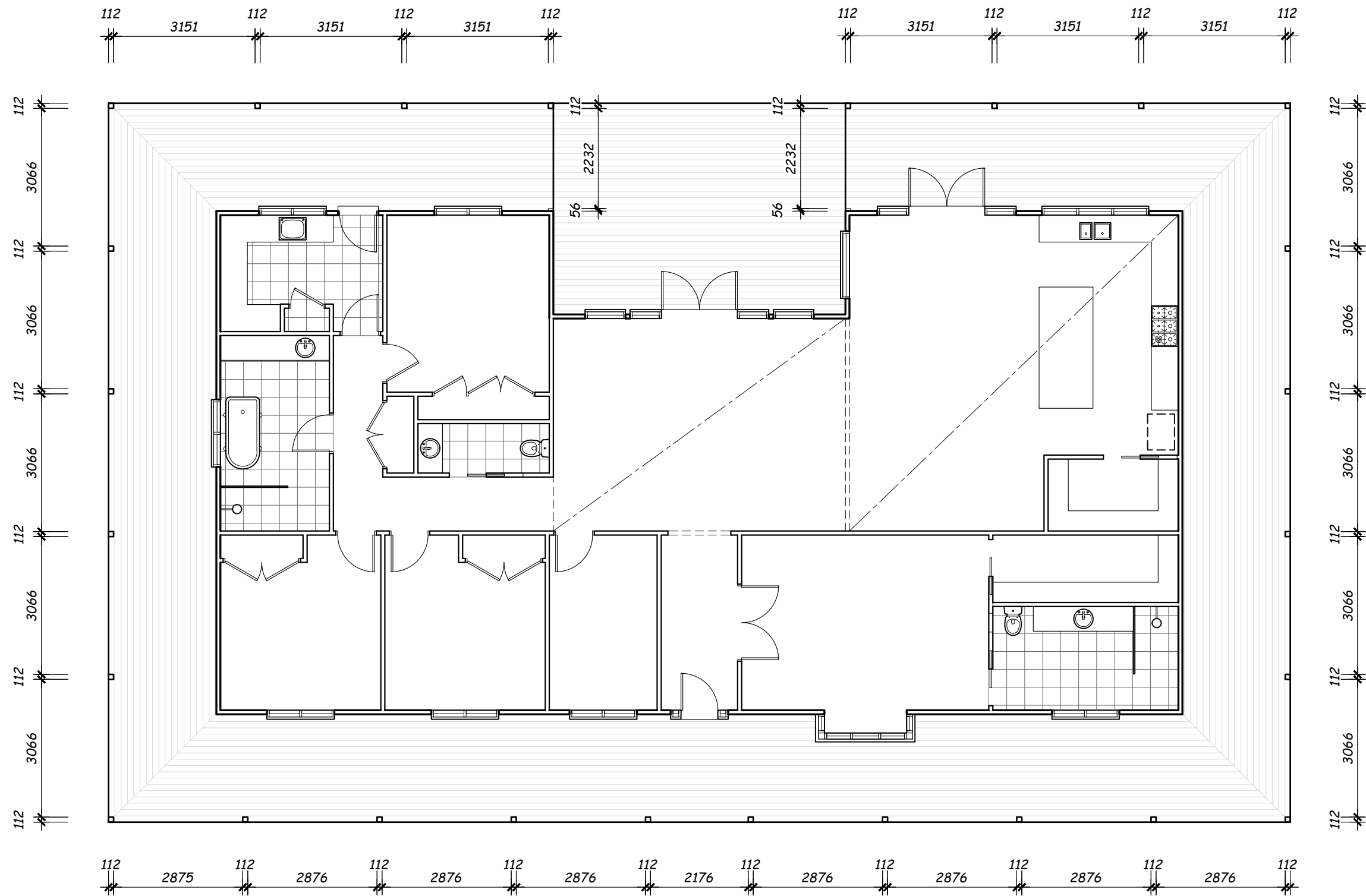
BATH - PLAN

SCALE 1:50

Dotted Hatch Denotes Waterproofing



STONE - SEATON STONE



VERANDAH POST SETOUT

SCALE 1:100@A3

STONE - SEATON STONE

SHEET : 8 of 13

COOPERS SHOOT ROAD

74° 26' 15"
(119.71m)

(51.24m)

(27.735m)

352° 57'
(38.31m)

259° 37' 15"
(18.23m)

347° 17' 15"
(30.365m)

137° 36' 15"
(82.605m)

LOT 2 (No. 305)

8297m²

D.P. 1007210

261° 15' 05"
(96.265m)

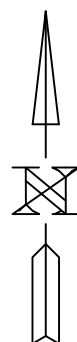
SITE EXIST. CONDITIONS & DEMOLITION PLAN

SCALE 1:500

2
D.P. 244731

STONE - SEATON STONE

SHEET :9A of 13



NAIL IN TOP OF
FENCE POST

LINE PEG & STAKE

ROW OF TREES

UNKNOWN

EDGE

GRAVEL

DRIVEWAY

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

POWER POLE

LINE PEG & STAKE

METAL GARDEN SHED

GRAVEL

CONCRETE SLAB

DRIVEWAY

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

EDGE

GRAVEL

REMOVE
PVC TANK

EXISTING STUDIO

TIMBER CLAD BUILDING

METAL ROOF

FLOOR LEVEL R.L. 52.37

METAL FENCE

33.003m

TENNIS COURT

31.361m

EXISTING CONCRETE TANK

TOP OF LID R.L. 49.72

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

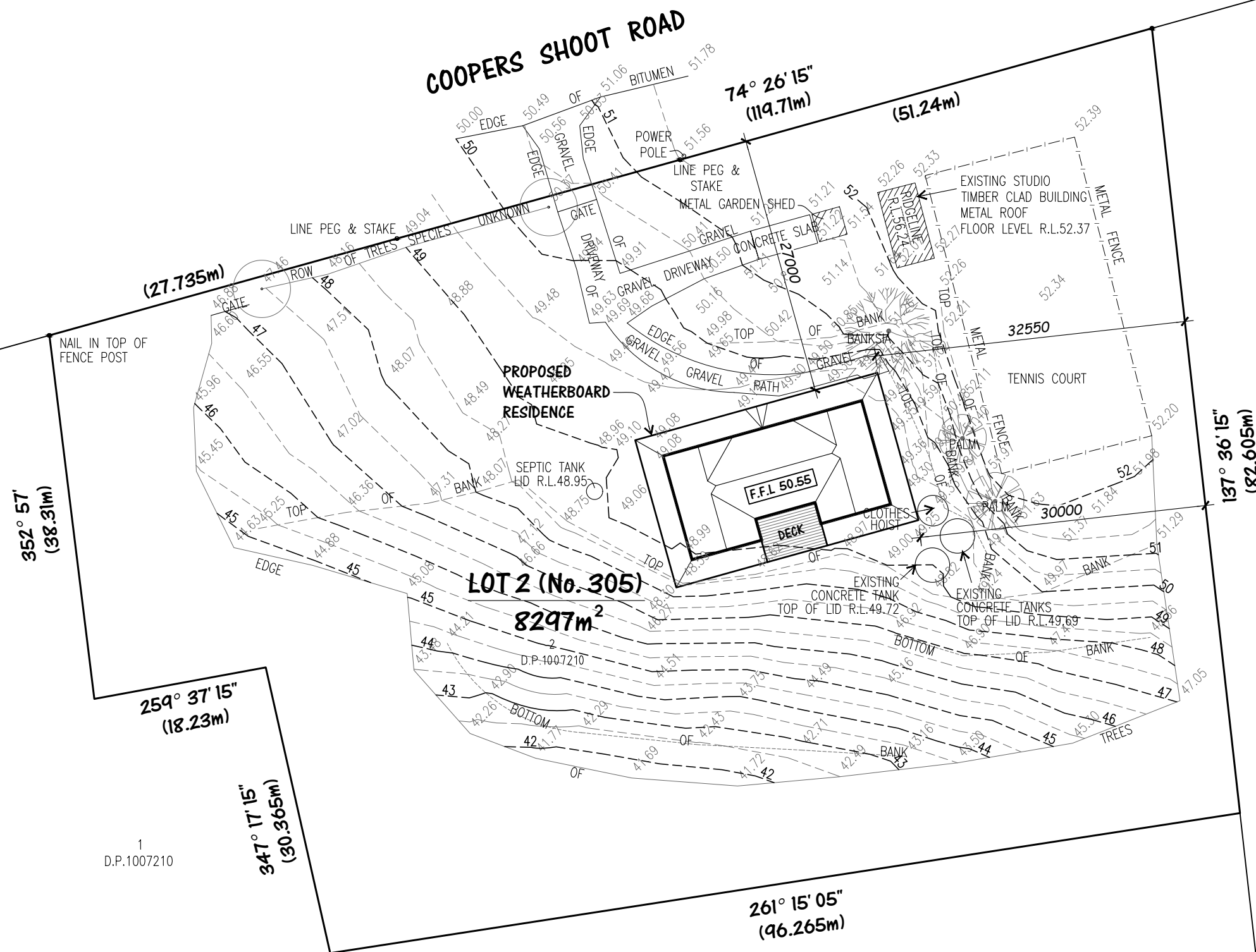
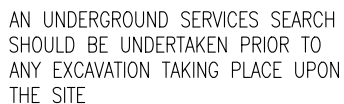
TOP OF LID R.L. 49.69

EXISTING CONCRETE TANKS

TOP OF LID R.L. 49.69

Component		Description
Exterior Walls		
Roof		Main: Verandah:
Trim	Window Frames:	
	Eave Brackets:	
	Posts and Fascias:	

SITE AREA	8297 m2
HOUSE & VERANDAH	390.25 m2
DECK	30.55 m2
TOTAL IMPERVIOUS AREA	420.80 m2
PERMEABILITY INDEX	94.93 %
SITE COVERAGE	5.07 %



SCALE 1:500

SHEET : 10 of 13



40,000L WATER TANKS

BUILDING TO BE
DEMOLISHED

2,625 square metres of
indigenous or low water
use plantings

10 m

metromap



Windows, glazed doors and skylights						Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.						East facing					
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.						W06	1800	1500	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
						W07	2110	1500	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
<div>The following requirements must also be satisfied in relation to each window and glazed door:</div> <div><div><div>• For the following glass and frame types, the certifier check can be performed by visual inspection.</div><div><div>- Aluminium single clear</div><div>- Aluminium double (air) clear</div><div>- Timber/uPVC/fibreglass single clear</div><div>- Timber/uPVC/fibreglass double (air) clear</div></div><div>• For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.</div></div></div>						South facing					
						W08	1020	1500	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
						W09	1800	1500	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
						W10	2110	900	timber/UPVC/fibreglass, double (air), clear	none	not overshadowed
						W11	2110	700	timber/UPVC/fibreglass, double (air), clear	none	not overshadowed
						W12	1200	3090	timber/UPVC/fibreglass, double (air), clear	none	not overshadowed
						W13	2110	700	timber/UPVC/fibreglass, double (air), clear	none	not overshadowed
						W14	2110	900	timber/UPVC/fibreglass, double (air), clear	none	not overshadowed
						W15	2110	700	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
						W16	1200	3090	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
						W17	2110	700	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
						W18	1020	2380	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
						W19	1500	1250	U-value: 5.4, SHGC: 0.441 - 0.539 (timber/UPVC/fibreglass, single, tint)	eave 400 mm, 1600 mm above head of window or glazed door	not overshadowed
						W20	1500	1250	U-value: 5.4, SHGC: 0.441 - 0.539 (timber/UPVC/fibreglass, single, tint)	eave 400 mm, 1600 mm above head of window or glazed door	not overshadowed
						W21	1200	760	timber/UPVC/fibreglass, double (air), clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing	North facing					
W01	1800	1500	timber/UPVC/fibreglass, single, clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed						
W02	1900	2100	timber/UPVC/fibreglass, single, clear	verandah 2000 mm, 2000 mm above base of window or glazed door	not overshadowed						
W03	1800	1500	timber/UPVC/fibreglass, single, clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed						
W04	1800	1500	timber/UPVC/fibreglass, single, clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed						
W05	1800	1500	timber/UPVC/fibreglass, single, clear	verandah 2400 mm, 2000 mm above base of window or glazed door	not overshadowed						

Water Commitments		
Landscape		
The applicant must plant indigenous or low water use species of vegetation throughout 2625 square metres of the site.		
Rainwater tank		
The applicant must install a rainwater tank of at least 40000 litres on the site. This rainwater tank must meet, and be installed in		
General features		
The dwelling must not have more than 2 storeys.		
The conditioned floor area of the dwelling must not exceed 300 square metres.		
The dwelling must not contain open mezzanine area exceeding 25 square metres.		
The dwelling must not contain third level habitable attic room.		
Floor, walls and ceiling/roof		
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.		
Construction	Additional insulation required (R-Value)	Other specifications
floor - suspended floor above open subfloor, framed	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	2.80 (or 3.20 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 0.6 (down), roof: foil backed blanket (75 mm)	gable end vents; light (solar absorptance < 0.475)
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 0.9 (down), roof: foil backed blanket (75 mm)	framed; light (solar absorptance < 0.475)
Note	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.	
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.	

