



PLAN/ SITE PLAN

**BASIX NOTES**

1. BASIX PROTOCOLS TO BE CONNECTED
2. SHOWERHEADS, TOILETS & ALL TAPS TO BASINS/ SINKS TO 4 STAR RATING
3. A 5000 LIT RAINWATER TANK TO BE INSTALLED COLLECTING RAINWATER FROM 80m<sup>2</sup> OF ROOF, & SUPPLY THE COLDWATER TAP LAUNDRY, ALL TOILETS & 1 OUTDOOR TAP
4. THE SWIMMING POOL, WILL HAVE A VOLUME NOT MORE THAN 50M<sup>3</sup> & BE OUTDOORS WITH NO HEATING SYSTEM
5. THE HOT WATER SYSTEMS TO BE HEAT PUMP, 21-25 STG RATING
6. THE LIVING AREAS WILL NOT INCORPORATE DUCTED FOR HEATING AND COOLING
7. TWO BATHROOMS TO HAVE MECH VENTING DUCTED, KITCHEN TO HAVE INDIVIDUAL FAN DUCTED WITH MANUAL SWITCH, LAUNDRY TO HAVE ONLY NATURAL VENTILATION
8. A WINDOW WILL BE INSTALLED IN ALL BATHROOMS & KITCHEN
9. ALL WALLS AND ROOF TO HAVE POLY BACKED SARKING
10. ALL WINDOWS AND DOORS TO BE ALUMINIUM FRAME WITH SINGLE GLAZING
11. A FIXED OUTDOOR CLOTHES LINE TO BE INSTALLED
12. ALL REQUIREMENTS ARE REFERRED TO BASIX CERTIFICATE NO. 1746345

**GENERAL NOTES**

1. DO NOT SCALE OFF DRAWINGS REFER TO DIMENSIONS, DIMENSIONS ARE NOMINAL, SITE CONDITIONS TAKE PRECEDENCE, ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE BY OWNER/ BUILDERS, TRADESPERSON PRIOR TO COMMENCEMENT OF WORK, ALL ANOMALIES REFER TO DESIGNER/ ARCHITECT & RELEVANT CONSULTANT WITHIN 14 DAYS OF COMMENCEMENT OF WORK
2. THESE DRAWINGS DO NOT BE READ IN CO-ORDINATION WITH ENGINEER DRAWINGS, COUNCIL APPROVALS & OTHER RELEVANT CONSULTANTS DOCUMENTATION
3. THE DOWN, RAISING, BEAMS, ROOF, BRACING AND EXCAVATION TO BE DESIGNED AND CERTIFIED BY ENGINEER, ALL DETAILS & SPECIFICATIONS (EVEN IF NOT NOTED) TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARD & THE BUILDING CODE OF AUSTRALIA
4. ALL GROUND LINES ARE NOMINAL
5. ALL FOUNDATIONS & BUILDING SETOUT TO BE APPROVED BY REGISTERED SURVEYOR
6. THESE DRAWINGS TO BE READ IN CO-ORDINATION WITH BASIX REPORT IF REQUIRED
7. ALL ALTERATIONS TO THE DRAWINGS TO BE REFERRED TO THE CERTIFYING AUTHORITY

**PRELIMINARY STORMWATER MANAGEMENT PLAN**

**PROPOSED NEW DWELLING & POOL**

4A YOORANA GLENN - LOT 2 SP 106266 - OCEAN SHORES

**EASEMENT FOR**  
**STORMWATER**  
**CDC-010**  
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