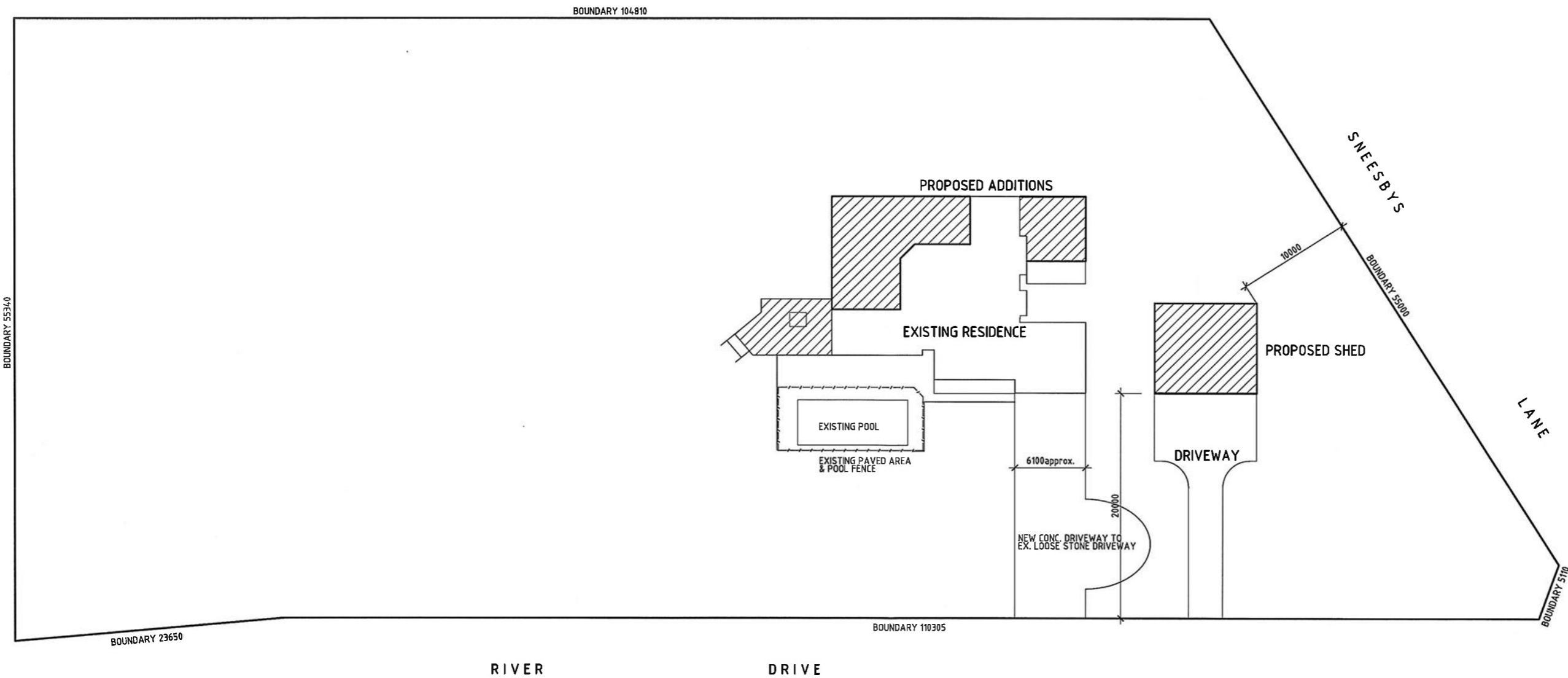


BALLINA SHIRE COUNCIL
Environmental Planning & Assessment Act 1979
Development Consent No: 2018/527
Determination date: 12 October 2018

BASIX NOTES

MEDIUM COLOURED TILED ROOF WITH FOIL SARKING
 EXTERNAL BRICK VENEER WALLS WITH R0.86 (OR R1.40 INCL. CONSTRUCTION)
 EXTERNAL FRAMED WALLS WITH R1.00 (OR R1.40 INCL. CONSTRUCTION)
 PLASTERBOARD CEILINGS WITH R2.50 (DOWN) INSULATION
 WINDOW GLAZING CHARACTERISTICS STANDARD ALUM. FRAMED WITH SINGLE CLEAR GLASS U=7.63 SHGC=0.75
 NEW OR ALTERED SHOWERHEADS & TAPS A FLOW RATE NO GREATER THAN 9 LITRES/MIN. OR A 3 STAR WATER RATING
 NEW OR ALTERED TOILETS A FLOW RATE NO GREATER THAN 4 LITRES/AVERAGE FLUSH OR A 3 STAR WATER RATING
 THE PRIMARY TYPE OF ARTIFICIAL LIGHTING MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS
 ALTERATIONS & ADDITIONS TO RESIDENCE TO BE BUILT IN ACCORDANCE WITH BASIX & ABSA CERTIFICATES



SITE PLAN
 SITE AREA 6383sqm

R L A BUILDING DESIGN

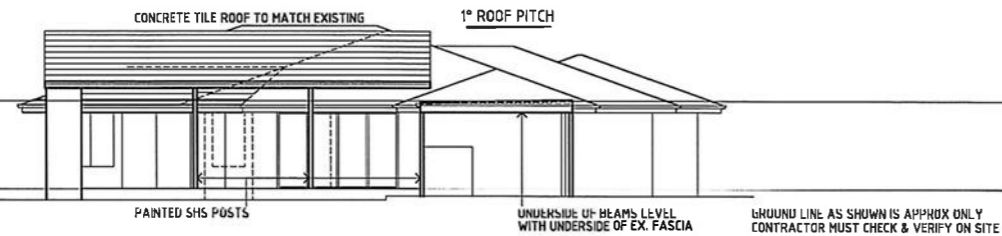
bda BUILDING DESIGNERS AUSTRALIA

ACCREDITED & CHARTER MEMBER OF THE BDA
 SUITE 3/4 No. 90 MAIN STREET PH 0266 285 048
 PO BOX 216 ALSTONVILLE 2477 FAX 0266 285 099
 EMAIL info@rlabuildingdesign.com.au

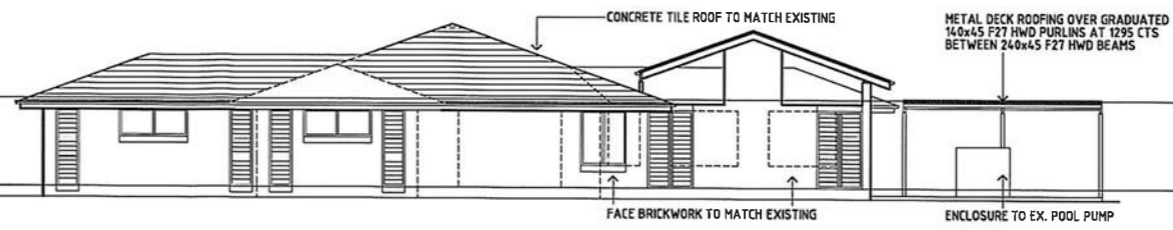
CLIENT
C & S DAVIS

PROJECT
PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE
LOT 6 DP 1038254
220 RIVER DRIVE
EAST WARDELL

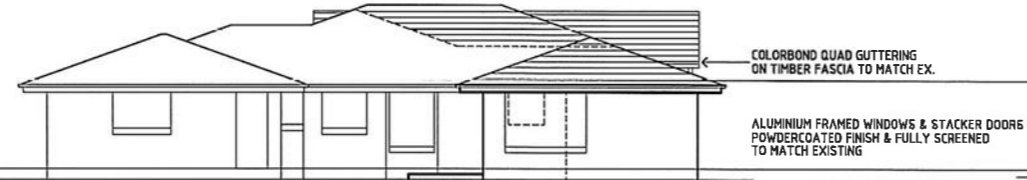
scale	1:200 at A1	council	BALLINA SHIRE
date	JANUARY 2019	building class	1
ISSUE	SHEET 1 OF 3	DWG No.	792/1



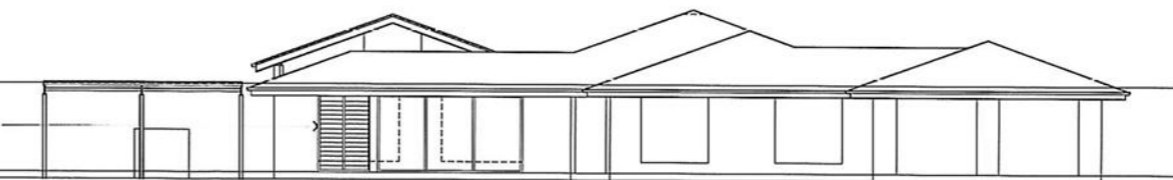
NORTH EAST ELEVATION



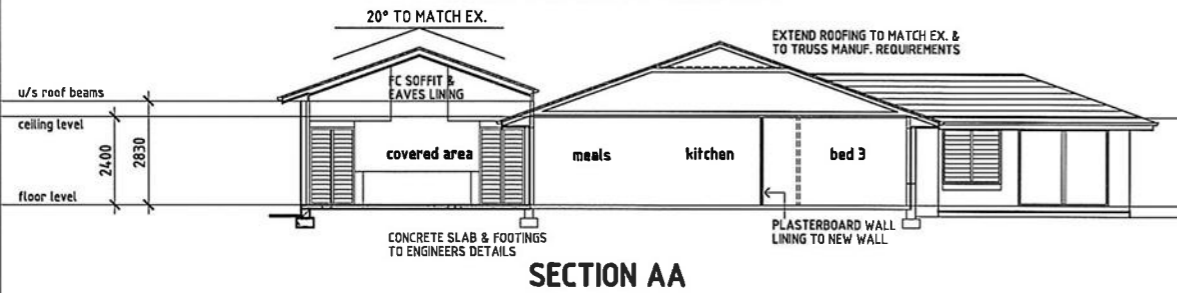
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



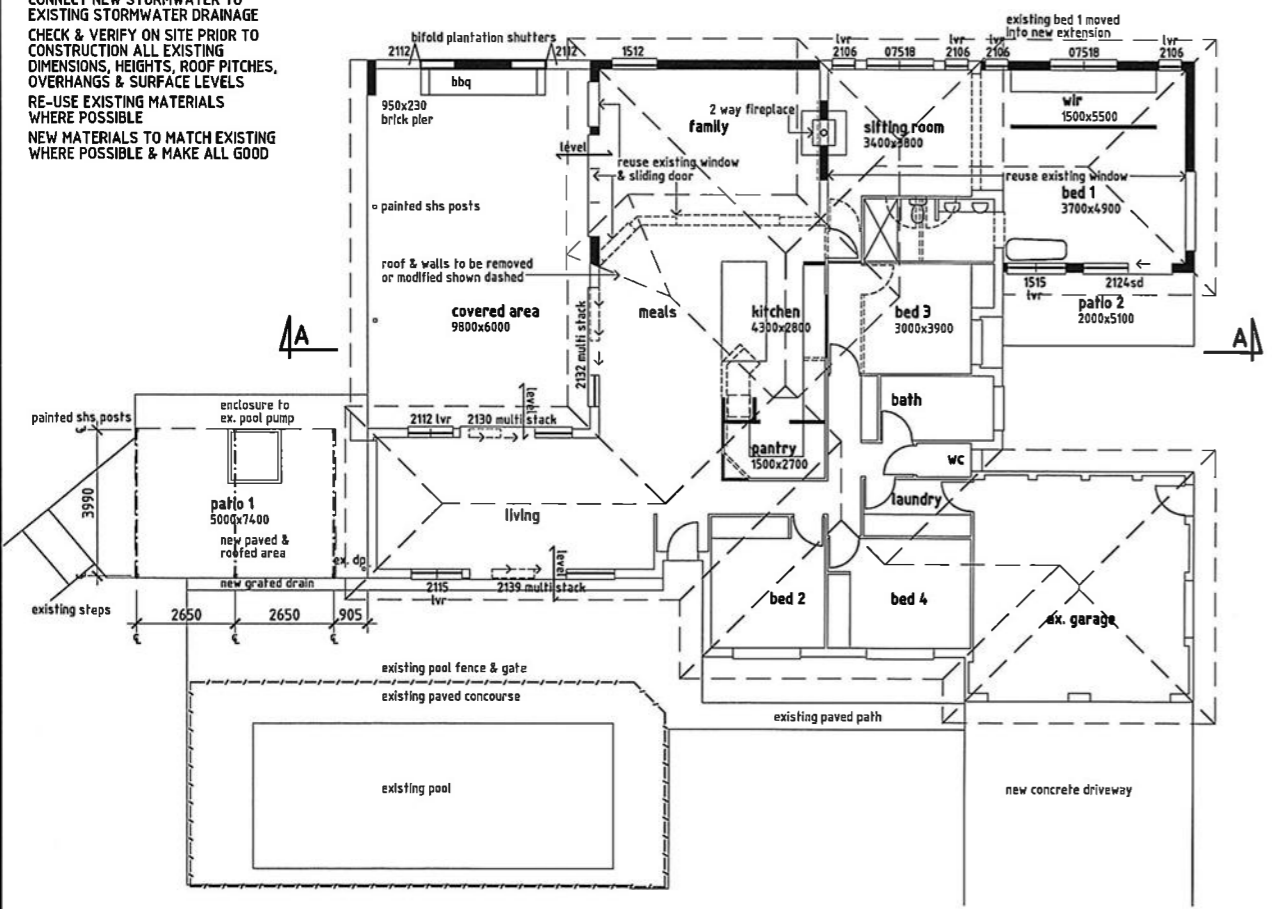
NORTH WEST ELEVATION



SECTION AA

BALLINA SHIRE COUNCIL
 Environmental Planning Assessment Act 1979
 Development Consent No: 2018/527
 Determination date: 12 October 2018

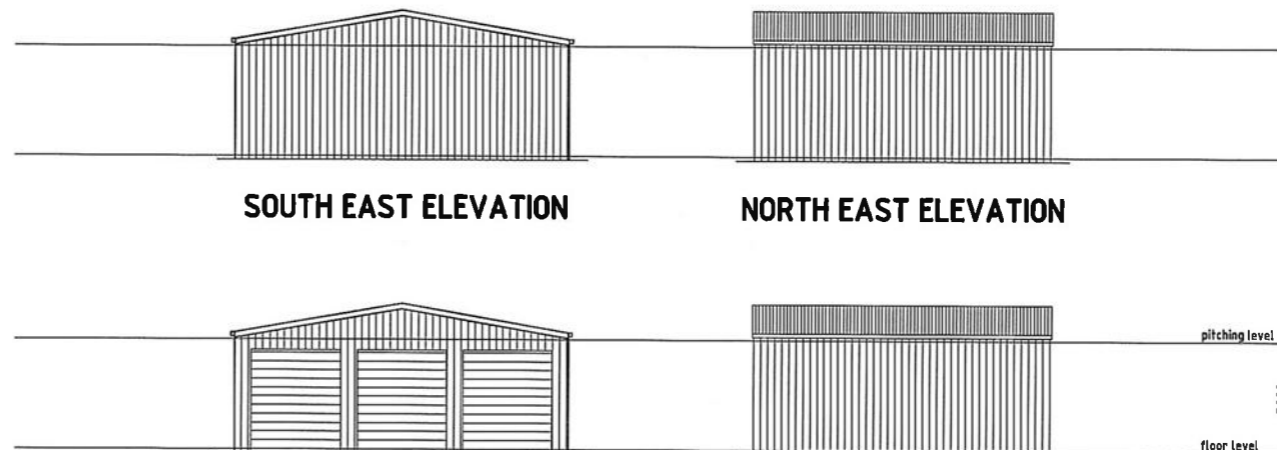
- NOTES**
- 2100 WINDOW & SLIDING DOOR HEAD HEIGHTS TO MATCH EXISTING
 - PROVIDE SPREADERS FROM NEW COVERED AREA ROOF ONTO EX. ROOF
 - INSTALL NEW DOWNPIPES TO EXISTING ROOF AS REQUIRED
 - CONNECT NEW STORMWATER TO EXISTING STORMWATER DRAINAGE
 - CHECK & VERIFY ON SITE PRIOR TO CONSTRUCTION ALL EXISTING DIMENSIONS, HEIGHTS, ROOF PITCHES, OVERHANGS & SURFACE LEVELS
 - RE-USE EXISTING MATERIALS WHERE POSSIBLE
 - NEW MATERIALS TO MATCH EXISTING WHERE POSSIBLE & MAKE ALL GOOD



PROPOSED FLOOR PLAN

FLOOR AREAS

Ex. residence	202 sqm
Additions	59 sqm
Covered area	60 sqm
Patio 1	37 sqm
Patio 2	10 sqm
Shed	72 sqm

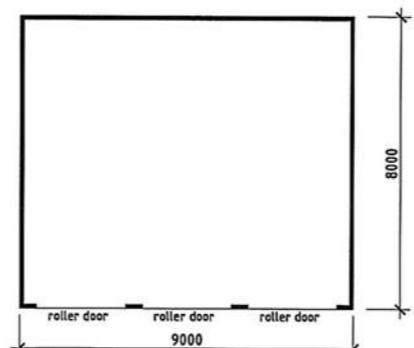


SOUTH EAST ELEVATION

NORTH EAST ELEVATION

NORTH WEST ELEVATION

SOUTH WEST ELEVATION



SHED PLAN

METAL CLAD SHED TO MANUFACTURERS SPECIFICATION

- BASIX NOTES**
- MEDIUM COLOURED TILED ROOF WITH FOIL SARKING
 - EXTERNAL BRICK VENEER WALLS WITH R0.86 (OR R1.40 INCL. CONSTRUCTION)
 - EXTERNAL FRAMED WALLS WITH R1.00 (OR R1.40 INCL. CONSTRUCTION)
 - PLASTERBOARD CEILINGS WITH R2.50 (DOWN) INSULATION
 - WINDOW GLAZING CHARACTERISTICS STANDARD ALUM. FRAMED WITH SINGLE CLEAR GLASS U=7.63 SHGC=0.75
 - NEW OR ALTERED SHOWERHEADS & TAPS A FLOW RATE NO GREATER THAN 9 LITRES/MIN. OR A 3 STAR WATER RATING
 - NEW OR ALTERED TOILETS A FLOW RATE NO GREATER THAN 4 LITRES/AVERAGE FLUSH OR A 3 STAR WATER RATING
 - THE PRIMARY TYPE OF ARTIFICIAL LIGHTING MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS
 - ALTERATIONS & ADDITIONS TO RESIDENCE TO BE BUILT IN ACCORDANCE WITH BASIX & ABSA CERTIFICATES

PRLA BUILDING DESIGN

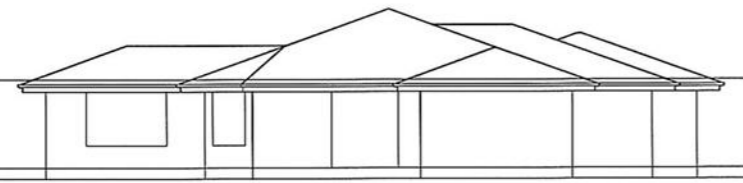
bda BUILDING DESIGNERS AUSTRALIA

ACCREDITED & CHARTER MEMBER OF THE BDA
 SUITE 3/4 No. 90 MAIN STREET PH 0266 285 048
 PO BOX 216 ALSTONVILLE 2477 FAX 0266 285 099
 EMAIL info@rlabuildingdesign.com.au

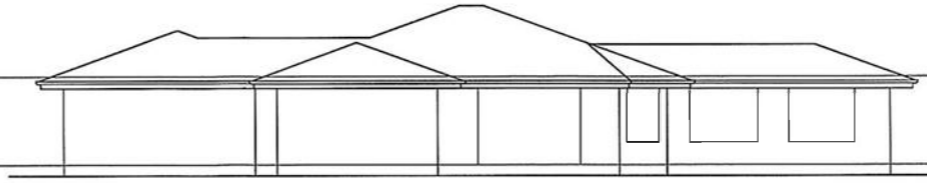
CLIENT
C & S DAVIS

PROJECT
PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE LOT 6 DP 1038254 220 RIVER DRIVE EAST WARDELL

scale	1:100 at A1	council	BALLINA SHIRE
date	JANUARY 2018	building class	1
	SHEET 2 OF 3	DWG No.	
ISSUE			792/12



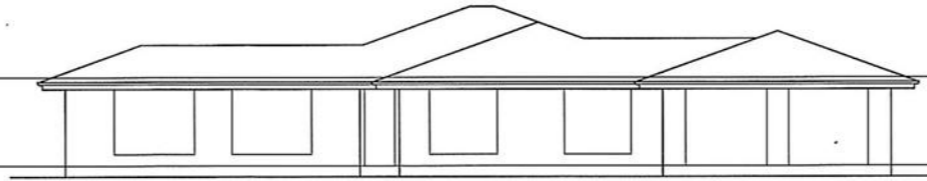
NORTH EAST ELEVATION



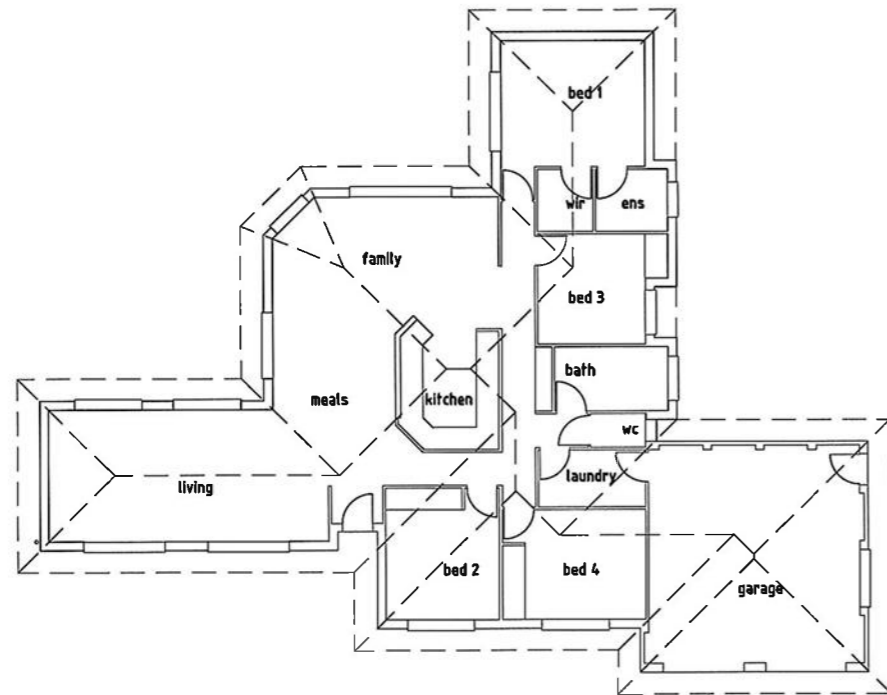
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



EXISTING FLOOR PLAN

FLOOR AREAS
Living 150 sqm
Garage 34 sqm



BALLINA SHIRE COUNCIL
Environmental Planning Assessment Act 1979
Development Consent No: 2018/527
Determination date: 12 October 2018

BASIX NOTES

MEDIUM COLOURED TILED ROOF WITH FOIL SARKING
 EXTERNAL BRICK VENEER WALLS WITH R0.86 (OR R1.40 INCL. CONSTRUCTION)
 EXTERNAL FRAMED WALLS WITH R1.00 (OR R1.40 INCL. CONSTRUCTION)
 PLASTERBOARD CEILINGS WITH R2.50 (DOWN) INSULATION
 WINDOW GLAZING CHARACTERISTICS STANDARD ALUM. FRAMED WITH SINGLE CLEAR GLASS U=7.63 SHGC=0.75
 NEW OR ALTERED SHOWERHEADS & TAPS A FLOW RATE NO GREATER THAN 9 LITRES/MIN. OR A 3 STAR WATER RATING
 NEW OR ALTERED TOILETS A FLOW RATE NO GREATER THAN 4 LITRES/AVERAGE FLUSH OR A 3 STAR WATER RATING
 THE PRIMARY TYPE OF ARTIFICIAL LIGHTING MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS
 ALTERATIONS & ADDITIONS TO RESIDENCE TO BE BUILT IN ACCORDANCE WITH BASIX & ABSA CERTIFICATES



ACCREDITED & CHARTER MEMBER OF THE BDA
 SUITE 3/4, No. 90 MAIN STREET PH 0266 285 048
 PO BOX 216 ALSTONVILLE 2477 FAX 0266 285 099
 EMAIL info@rlabuildingdesign.com.au

CLIENT
C & S DAVIS

PROJECT
PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE
LOT 6 DP 1038254
220 RIVER DRIVE
EAST WARDELL

scale	1:100 at A1	council	BALLINA SHIRE
date	JANUARY 2018	building class	1
ISSUE	SHEET 3 OF 3	DWG No.	792/3

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A311737_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

Director-General

Date of issue: Tuesday, 21, August 2018

To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	220 River Dr Alt & Adds March 2018_03
Street address	220 River Drive East Wardell 2477
Local Government Area	Ballina Shire Council
Plan type and number	Deposited Plan 1038254
Lot number	6
Section number	0
Project type	
Dwelling type	Attached dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

BALLINA SHIRE COUNCIL

Environmental Planning Assessment Act 1979

Development Consent No: 2018/527

Determination date: 12 October 2018

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: Christopher Davis

ABN (if applicable): N/A

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
<p>The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.</p>			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
concrete slab on ground floor.	nil				
external wall: brick veneer	R0.86 (or R1.40 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.00 (or R1.40 including construction)				
flat ceiling, pitched roof	ceiling: R2.50 (down), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors									
<p>The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.</p> <p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <p>Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.</p> <p>For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.</p> <p>Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.</p> <p>Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.</p> <p>Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.</p>							✓	✓	✓
Windows and glazed doors glazing requirements									
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W1	SE	2.47	2.4	9.8	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		✓	✓
W2	SE	8.19	2.4	9.8	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		✓	✓
W3	E	8.19	2.4	6	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	✓	✓	✓
W4	E	5.2	2.4	6	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	✓	✓	✓

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W5	E	1.6	2.4	6	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W6	SE	2.47	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W7	SE	2.47	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W8	SE	1.4	2.4	0.6	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W9	SE	1.26	2.4	0.6	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W10	SE	1.4	2.4	0.6	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W11	SE	1.26	2.4	0.6	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W12	SE	1.26	2.4	0.6	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W13	SE	1.4	2.4	0.6	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W14	SE	1.26	2.4	0.6	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W15	SW	2.93	2.4	0.6	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W16	NW	5.1	2.4	0.6	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W17	NW	2.25	2.4	0.6	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W18	NW	8.19	2.4	0.6	eave/verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W19	NW	3.09	2.4	0.6	eave/verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.