ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans DA2017/01610 - 115 Everton Street Hamilton
Demolition of dwelling and outbuilding, erection of two attached dwellings and one lot into two lot subdivision
## Energy/Environmental Commitments

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Internal Wall Construction</strong></td>
<td>Timber above Plasterboard, single gap</td>
</tr>
<tr>
<td><strong>Floor Construction</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Window/Skylight in Bathrooms/Toilets</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Window/Skylight in Kitchen</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Floor/Plinth</strong></td>
<td>Concrete, Other</td>
</tr>
<tr>
<td><strong>Lighting</strong></td>
<td>Bulk, reflective side down, no air gap above R1.3</td>
</tr>
<tr>
<td><strong>Heating System</strong></td>
<td>Manual on/off, 2° pitch</td>
</tr>
<tr>
<td><strong>Cooling System</strong></td>
<td>Manual on/off, 2° pitch</td>
</tr>
<tr>
<td><strong>Hot Water System</strong></td>
<td>Bulk insulation R2.5, Insulation</td>
</tr>
<tr>
<td><strong>Ventilation</strong></td>
<td>Fixed/Shade, ceilings</td>
</tr>
<tr>
<td><strong>Kitchen</strong></td>
<td>Star Toilet, Star Kitchen Taps</td>
</tr>
<tr>
<td><strong>Laundry</strong></td>
<td>Laundry W/M Cold Tap</td>
</tr>
<tr>
<td><strong>Roof Construction</strong></td>
<td>Timber above Insulation, single gap</td>
</tr>
<tr>
<td><strong>Ceiling Construction</strong></td>
<td>Timber above Insulation, single gap, Other</td>
</tr>
<tr>
<td><strong>Internal Wall Construction</strong></td>
<td>Timber above Insulation, single gap</td>
</tr>
<tr>
<td><strong>Party Walls</strong></td>
<td>Cavity wall, Suspended</td>
</tr>
<tr>
<td><strong>Site Location</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Verandah</strong></td>
<td>Verandah to certain units only</td>
</tr>
<tr>
<td><strong>Walls</strong></td>
<td>Concrete, Other, None</td>
</tr>
<tr>
<td><strong>Internal Wall Construction</strong></td>
<td>Timber above Insulation, single gap, Other</td>
</tr>
<tr>
<td><strong>Roof Construction</strong></td>
<td>Timber above Insulation, single gap</td>
</tr>
<tr>
<td><strong>Floor Construction</strong></td>
<td>Concrete, Other, No</td>
</tr>
<tr>
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<td>No</td>
</tr>
<tr>
<td><strong>Window/Skylight in Kitchen</strong></td>
<td>No</td>
</tr>
</tbody>
</table>

## Thermal Performance Specifications

**U Value**  
<table>
<thead>
<tr>
<th>Material Description</th>
<th>SHGC</th>
<th>Area m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>638CP Sliding Doors Single Glazed</td>
<td>4.42</td>
<td>0.44</td>
</tr>
<tr>
<td>638CP Sliding Windows Single Glazed</td>
<td>4.45</td>
<td>0.46</td>
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## WATER COMMITMENTS

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Toilets</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Shower</strong></td>
<td>350l shower head</td>
</tr>
<tr>
<td><strong>Bathtub</strong></td>
<td>3 star bathroom tap</td>
</tr>
<tr>
<td><strong>Kitchen</strong></td>
<td>3 star kitchen tap</td>
</tr>
</tbody>
</table>

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**Subject Site**

**Site Location**

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**VERDIS**

**Dual Occupancy**

115 Everton St, Hamilton

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**Schedule of Drawings**

- **Architecturals**
  - DA000: COVERAGE PAGE
  - DA001: PERSPECTIVES
  - DA002: SITE ANALYSIS PLAN
  - DA003: SITE PLAN
  - DA004: SITE COVERAGE PLAN
  - DA005: SHADOW DIAGRAMS
  - DA100: GROUND FLOOR
  - DA101: FIRST FLOOR
  - DA102: ROOF PLAN
  - DA300: ELEVATIONS
  - DA301: ELEVATIONS
  - DA350: EXTERNAL FINISHES
  - DA400: SECTIONS
  - DA900: SEDIMENT CONTROL

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**115 Everton Street, Hamilton**

**SUMMARY OF BASIC COMMITMENTS**

This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. 
Refer to the CURRENT BASIX Certificate for complete details.

**ENERGY COMMITMENTS**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hot Water</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Lighting</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Heating</strong></td>
<td>Manual on/off, 2° pitch</td>
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**PHYSICAL COMMITMENTS**

Refer to BASIX Specification on plans

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**PRELIMINARY**

Survey By Land Development Solutions Pty Ltd  
Issued on: 30-06-17  
Ref: 5672-DET
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The completion of the issue details checked and authorised section below is required prior to the commencement of work and any ordering of materials.

Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

Drawings are to be read in conjunction with all contract documents.

ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.

For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular Section 4.8

ALTERNATIVE SUITABLE MATERIALS

The following Alternative Suitable Materials are suitable for use in this project and have met the requirements of Sections 4.8 and 5.1 of the BCA Vol 1 or 2. These materials are listed on the attached drawings and specifications and are available from the nominated suppliers.

For further information, please contact Evergreen Energy Consultants on

- [Contact Information]

Thermal Performance Specifications

The following specifications have been included in this project to ensure the building meets the thermal performance requirements of the BCA Vol 1 or 2. These specifications are listed on the attached drawings and specifications and can be found in Section 4.8 of the BCA Vol 1 or 2.

For further information, please contact Evergreen Energy Consultants on

- [Contact Information]

1. Internal Wall Construction

The internal walls of the building are constructed from:

- [Material Specification]

2. Floor Construction

The floors of the building are constructed from:

- [Material Specification]

3. Ceiling Construction

The ceilings of the building are constructed from:

- [Material Specification]

4. External Wall Construction

The external walls of the building are constructed from:

- [Material Specification]

5. Roof Construction

The roofs of the building are constructed from:

- [Material Specification]

6. Windows

The windows of the building are fabricated from:

- [Material Specification]

7. Doors

The doors of the building are fabricated from:

- [Material Specification]

8. Shutters

The shutters of the building are fabricated from:

- [Material Specification]

9. Fixed Shading

The fixed shading of the building is fabricated from:

- [Material Specification]

10. Outdoor Clothes Line

The outdoor clothes line of the building is fabricated from:

- [Material Specification]

11. Outdoor Furniture

The outdoor furniture of the building is fabricated from:

- [Material Specification]

12. Lighting

The lighting of the building is fabricated from:

- [Material Specification]

13. Heating

The heating of the building is fabricated from:

- [Material Specification]

14. Cooling

The cooling of the building is fabricated from:

- [Material Specification]

15. Fixtures

The fixtures of the building are fabricated from:

- [Material Specification]

16. Alternative Water Supply

The alternative water supply of the building is fabricated from:

- [Material Specification]

17. Access

The access of the building is fabricated from:

- [Material Specification]

18. Septic

The septic of the building is fabricated from:

- [Material Specification]

19. Rainwater Tank

The rainwater tank of the building is fabricated from:

- [Material Specification]

20. Solar

The solar of the building is fabricated from:

- [Material Specification]

21. Electrical

The electrical of the building is fabricated from:

- [Material Specification]

22. Plumbing

The plumbing of the building is fabricated from:

- [Material Specification]

23. Mechanical

The mechanical of the building is fabricated from:

- [Material Specification]

24. Hydraulic

The hydraulic of the building is fabricated from:

- [Material Specification]

25. Hvac

The hvac of the building is fabricated from:

- [Material Specification]

26. Other

The other elements of the building are fabricated from:

- [Material Specification]

NOT FOR CONSTRUCTION

These drawings are intended for preliminary planning and design purposes only. They are not to be used for construction purposes. All dimensions and levels are approximate and should be verified on site before commencing construction.

For further information, please contact Evergreen Energy Consultants on

- [Contact Information]
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. Drawings are to be read in conjunction with all contract documents. Verify all dimensions and levels on site and report any discrepancies prior to the construction of the project.

NSW 2289 Ph 49524425

Important Note for Development Applicants:

The following specification was used to achieve the thermal performance values indicated on the BASIX Certificate. All Toilets, Bathrooms, and Kitchens are hot water systems. All Bathrooms and Kitchens are also dedicated Heating Systems.

SHGC is less than 5% higher or lower than the above figures.

GJA

For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular

- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.

- Building sealing in accordance with Section J1.3(c) or Part 3.12.1.2(e)

Refer to the CURRENT BASIX Certificate for Complete details.

Refer to TPA Specification on plans

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Sediment and erosion control

At each vehicle contact point, a minimum of 1.8m (6') strip of undisturbed topsoil will be left adjacent to the contact point. This strip shall be maintained by a hard surface, such as a paved area, to prevent erosion. All excavated material must be contained within the site during construction to prevent sediment from entering the drainage system.

Vehicle access to site

Vehicle access to the building site shall be maintained at no single point so as to reduce the amount of soil disturbed on the site placement.

Sediment fence

Provide sediment fence on downslope boundaries of construction plan. Fencing to be installed below grade at front edge.

Internal Wall Construction

Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.

Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1

THERMAL COMFORT COMMITMENTS

Fixtures

All Toilets

Alternative Water

WATER COMMITMENTS

A single all weather access way will be provided at the front of the proposed building, to be used for delivery of goods and services. All material shall be removed from the site at the completion of construction.

Prior to commencement of construction provide ‘sediment fence,’ ‘sediment trap’ and washout area to ensure the capture of water borne sediment.

The contractor shall ensure that kerb inlets and drains receiving run-off are equipped with disturbed area and sediment filter traps shall be installed along the immediate vicinity of the drain. The contractor shall ensure that all drainage lines and stormwater inlets and will be suitably covered with geotextile filter fabric.

The completion of the issue details checked and authorised section below is for authority approval only. NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION

Due to the nature of the development, the site will require significant erosion and sediment control measures to be implemented. The contractor shall ensure that these measures are properly implemented and maintained throughout the construction phase.

The completion of the issue details checked and authorised section below is for authority approval only. NOT FOR CONSTRUCTION

PRELIMINARY
**Plant List**

<table>
<thead>
<tr>
<th>ID</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Pot Size</th>
<th>Height</th>
<th>Spread</th>
<th>Qty</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Trees</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>CSR</td>
<td>Corymbia fulifolia 'Summer Red'</td>
<td>75L</td>
<td>4.5m</td>
<td>3m</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>PB</td>
<td>Phormium tenax 'Flamingo'</td>
<td>15L</td>
<td>6m</td>
<td>4m</td>
<td>1</td>
<td></td>
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<tr>
<td></td>
<td>WF</td>
<td>Waterhousea floribunda 'Weeping Lily'</td>
<td>45L</td>
<td>5 - 10m</td>
<td>3.5 - 6m</td>
<td>1</td>
<td></td>
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<tr>
<td></td>
<td><strong>Shrubs</strong></td>
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<tr>
<td></td>
<td>A.Li</td>
<td>Acacia 'Lime'light'</td>
<td>140mm</td>
<td>1.2m</td>
<td>1 - 2m</td>
<td>8</td>
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<tr>
<td></td>
<td>A.BM</td>
<td>Acmena smithii 'Minor'</td>
<td>200mm</td>
<td>2.3m</td>
<td>1 - 2m</td>
<td>21</td>
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<tr>
<td></td>
<td>Co.A</td>
<td>Correa alba</td>
<td>200mm</td>
<td>1m</td>
<td>1m</td>
<td>7</td>
<td></td>
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<tr>
<td></td>
<td>GJ</td>
<td>Gravilea australis 'Jubilee'</td>
<td>200mm</td>
<td>1m</td>
<td>1m</td>
<td>7</td>
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<tr>
<td></td>
<td>NLL</td>
<td>Nandina domestica alba 'Lemon'</td>
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<td>1.2m</td>
<td>1.2m</td>
<td>2</td>
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<tr>
<td></td>
<td>VDF</td>
<td>Viburnum densiflora</td>
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<td>3 - 5m</td>
<td>3.5 - 6m</td>
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<tr>
<td></td>
<td><strong>Ground Covers</strong></td>
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<tr>
<td></td>
<td>Grasses</td>
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<td></td>
<td>DB</td>
<td>Danella 'Breeze'</td>
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<td></td>
<td>PN</td>
<td>Pennisetum 'Nafray'</td>
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<td>0.3 - 0.6m</td>
<td>8</td>
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<td>HV</td>
<td>Hardenbergia violacea</td>
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<td>3m</td>
<td>2 - 3m</td>
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<td><strong>Notes</strong></td>
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<tr>
<td></td>
<td>TO CABLE CLIMBING SUPPORTS TO FENCE</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

**Legend**
- Lawn
- Pea Gravel/Decorative Pebble
- Concrete Drive
- Paving to Client Selection
- Stepping Stones

**Amendments**

**Client**

**Project**

**Drawing Name**

**Date Approved**

**Date**

**Drawing No.**

**Page No.**
1. Chain wire mesh panels with 50mm x 50mm openings (stretched, held in place with concrete feet).
2. Alternatively, plywood or similar panels of the required material, fixed with the required fixings, so that the required number of plants can be sited in the protected area.
3. Mulch installation across the surface of the TPZ, the correct placement and quantity of such material is at the discretion of the project arborist.
4. Planting is permissible within the TPZ installation of supports towards damaging roots.

TPZ SIGN

TPZ SIGN

MIN 1.8m

1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH ATTACHED, HELD IN PLACE WITH CONCRETE FEET.
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ.
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ.
4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS.

Between 50-75mm of forest fines mulch or equivalent soil to garden beds to be up to 50% of stockpiled site topsoil. Topsoil to be free from all builder's rubbish and deleterious materials. Topsoil to be mixed with minimum 50% imported garden mix or soil conditioner/composted organic material. See Spec.

Subsoil, cultivated/rippled to 100mm

Cultivate to 100mm

100mm AG line in blue metal trench

Soil Mix:

Specified

Planting & Pot Size

Soil Mix Blend min. 300mm

NOTE: TURF AREAS TO FINISH FLUSH WITH SURROUNDING ROLL AND WATER IMMEDIATELY AFTER LAYING.

Selected Garden Edging Material by Client, typically T/P Timber or brick on mortared base. Turf to client selection. Lay turf on minimum 75mm 80:20 top dress soil mix: sand: pulverised manure.

Typical soil preparation with garden edge

Scale: NTS

Turf to client selection

Pot to client selection

Geotextile fabric

50-100mm layer coarse washed river sand or blue metal/aggregate

POTTING MIX/POTTER BOX MIX EQUIVALENT TO ANL PLANTER BOX MIX

Hole for drainage purposes

Tree protection zone

Scale: NTS

Planter/Pot detail

Scale: NTS

Stepping stones in pebble

Scale: NTS

Amendments

Date

Approved

Client

Project

Scale

Drawing No.

Page no.

December 2017