

NOTE: - USE TEMPORARY DOWNPIPES.

NOTE: - SEDIMENT FENCE

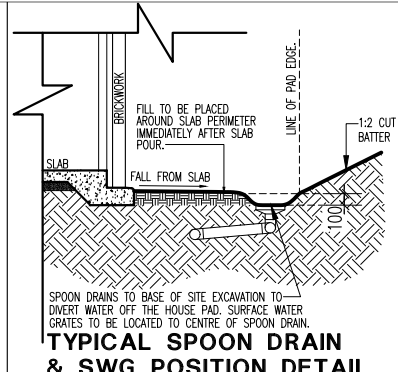
NOTE: - EARTHEN SPOON DRAIN

NOTE: - SEDIMENT FENCE TO OUTSIDE OF FILL

NOTE: - TEMPORARY FENCING

NOTE: - SURFACE WATER GRATES TO BE LOCATED TO CENTRE OF SPOON DRAIN

NOTE: - PLACE FILL AROUND THE PERIMETER OF THE CONCRETE SLAB (IMMEDIATELY FOLLOWING SLAB POUR) TO DIVERT WATER AWAY FROM FOUNDATIONS.



SITE COST OPTION: -28.09.20

PROPERTY DESCRIPTION
 LOT 1431 ON DP1170670
 KNOCKFIN ROAD
 SUBURB LUSKINTYRE NSW
 LOCAL AUTH. MAITLAND

AREAS
 LAND 4.25ha
 SITE COVERAGE 0.05%

SITWORKS
 CUT: - 1.140
 FILL: - 1.000
 SLAB AHD: 37.985
 PAD AHD: 37.660
 NOTE: PLATFORM HEIGHT & RETAINING CAN VARY DUE TO SITE CONDITIONS.

LEGEND
 DENOTES 100mm DIA P.V.C STORM-WATER PIPE.
 DENOTES 250 x 250 SURFACE WATER GRATE CONNECTED TO SEPARATE STORMWATER PIPE.

CRITICAL PAD LEVEL
 NO YES



NOTE: ALL BUILDING WORKS ARE TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

SURVEYOR No. - 44351CON-1

CORAL HOMES

QBCC 50792/1014053
 OFT 62084C

CLIENTS

FINAL SIGNED COPY

I/WE ACCEPT THAT THESE PLANS ARE THE FINAL WORKING DRAWINGS THAT SUPERSEDE PRELIM. PLANS & I/WE HAVE CHECKED THAT ANY ALTERATIONS OR ADDITIONS ARE SHOWN.

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PROPRIETOR SIGNATURE PROPRIETOR SIGNATURE

BUILDERS SIGNATURE THESE PLANS REMAIN COPYRIGHT OF THE CORAL HOMES GROUP

CHECKED JEL TENDER LETTER 04-MAR-2021

DRAWING SITE PLAN LAYOUT REFERENCE No. J31746

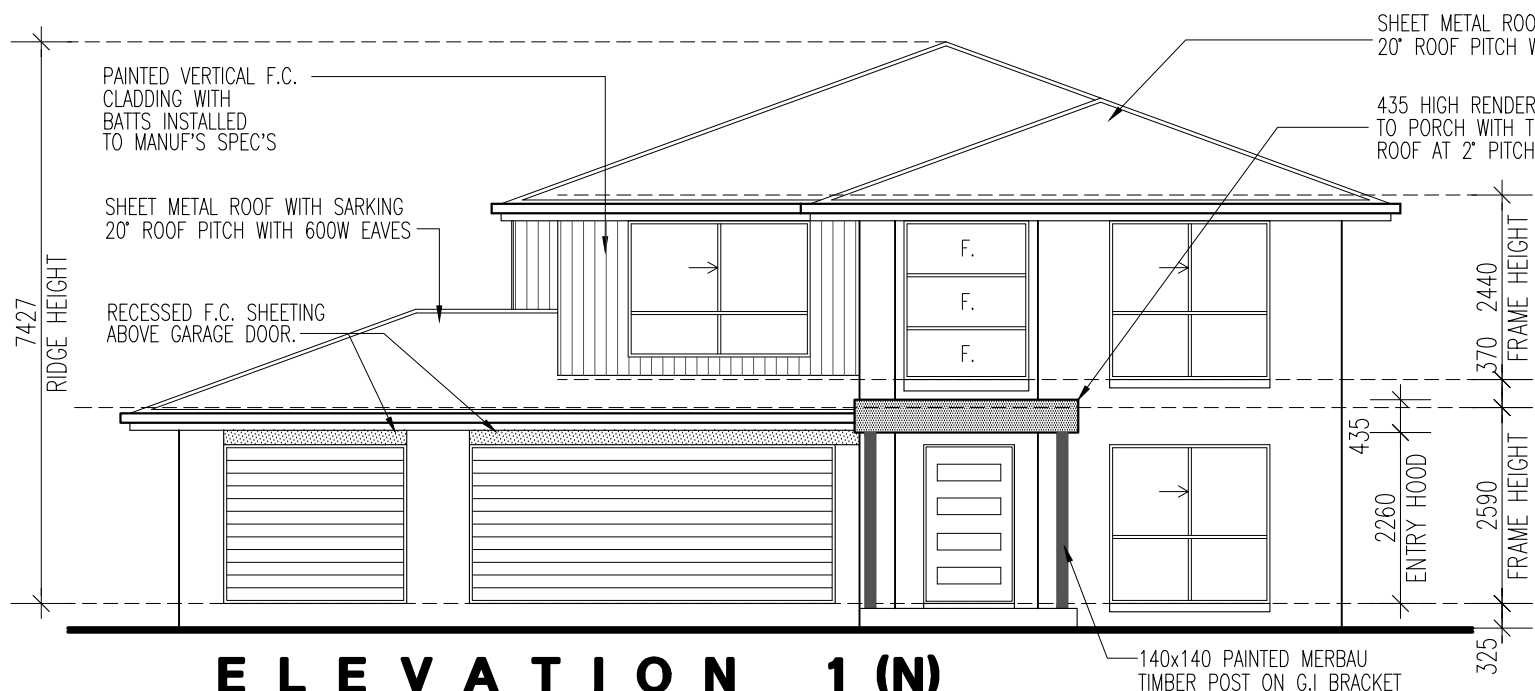
SCALE: 1:200 DATE: T.L-28.09.20-SCD

DRAWN: SCD NATIONAL CP2-26.02.21-MGR

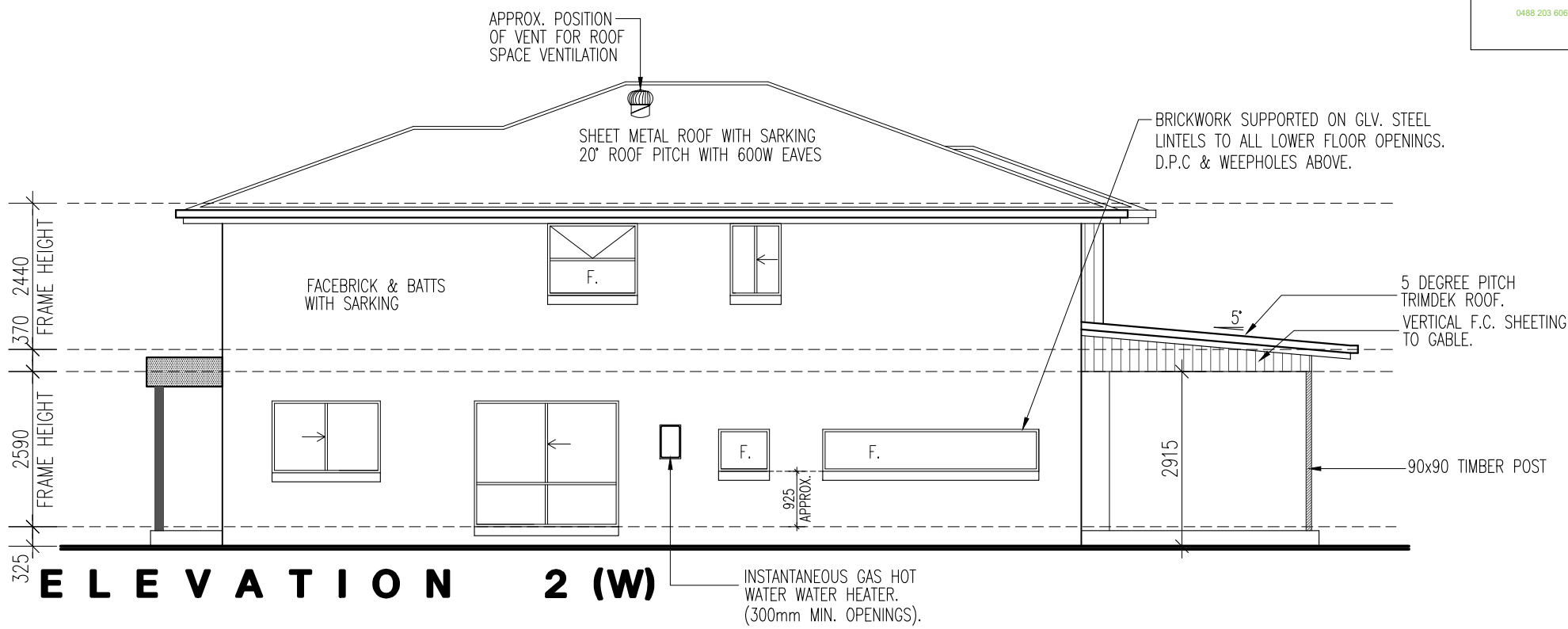
SHEET 1B OF 10 V3-20.07.21-AKN

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S I T E P L A N



ELEVATION 1 (N)



ELEVATION 2 (W)

BASIX commitments

Assessor	Mr. Daniel Warda
Date	06 / 07 / 2021
BASIX Certificate No.	1220474S
NatHERS Certificate No.	0006214324

project details

Site Address	Lot 1431, 96 Knockfl n Road, Luskintyre NSW 2321
Municipality	Maitland City
Reference	31746

thermocomfort

Floors	225mm Waffle Pod Slab as per job number 31746		
Ceilings Between Floors	N/A		
External Walls	R2.0 Bulk Insulation to all external walls Medium		
Internal Walls	R1.5 Bulk Insulation to Garage internal walls		
Ceilings	R3.5 Bulk Insulation to all trussed ceilings over living areas		
Roof	Colorbond Dark		
Roof Insulation	Sarking		
A & L Windows (Aluminium Framed - Single Glazed 4mm Clear)		U - Value: 5.79	SHGC: 0.65
A & L Sliding Door (Aluminium Framed - Single Glazed 4mm Clear)		U - Value: 6.15	SHGC: 0.78
A & L Windows (Aluminium Framed - Single Glazed 3mm Clear)		U - Value: 6.07	SHGC: 0.72
A & L Windows (Aluminium Framed - Single Energy Advantage 4mm Clear)		U - Value: 4.30	SHGC: 0.55
A & L Sliding Door (Aluminium Framed - Single Energy Advantage 4mm Clear)		U - Value: 4.28	SHGC: 0.61
A & L Windows (Aluminium Framed - Single Energy Advantage 3mm Clear)		U - Value: 4.34	SHGC: 0.65
A & L Windows (Aluminium Framed - Single 6.38mm ComfortPlus Grey)		U - Value: 4.24	SHGC: 0.45
A & L Windows (Aluminium Framed - Single 6.38mm ComfortPlus Grey)		U - Value: 4.24	SHGC: 0.39

Note: U-Value may be lower but not higher than the nominated values
 Note: SHGC may have a tolerance of +/- 10% of the nominated values in NSW only

water

Landscape Area	250m2	Hot Water	Solar Electric Boosted 36 - 40 STCs
W.C's	4 Star	Air-Con (Heating)	3-Phase Ducted A/C EER 3.0 - 3.5
Kitchen Taps	3 Star	Air-Con (Cooling)	3-Phase Ducted A/C EER 3.0 - 3.5
Shower Heads	3 Star (>7.5 but <=9L/min)	Ventilation	As Per Basix Assessment
Basin Taps	3 Star	PV System	N/A
Alternative Water	10,000L Rainwater Tank	Cooking	Electric Cooktop & Electric Oven
Roof Water To Tank	270m2	Drying	Outdoor Clothesline
Alt. Water Uses	All Alt. Uses	Lighting	Dedicated LED Lighting

energy

0488 203 606 giuseppe@energyassessments.com.au ABN 77 614 736 284

IMPORTANT NOTICE:

ALL WINDOWS TO FLOOR LEVELS WHICH ARE 2m OR MORE ABOVE THE SURFACE BENEATH MUST HAVE A BARRIER AT A HEIGHT NO LESS THAN 865mm AND THE OPENING PANEL ABOVE BE RESTRICTED TO A MAXIMUM OF 125mm OR HAVE A BARRIER WHICH CAN RESIST A MINIMUM OF 250N OF OUTWARD HORIZONTAL ACTION.

IMPORTANT NOTICE:

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BAHAMA 37 DESIGNER

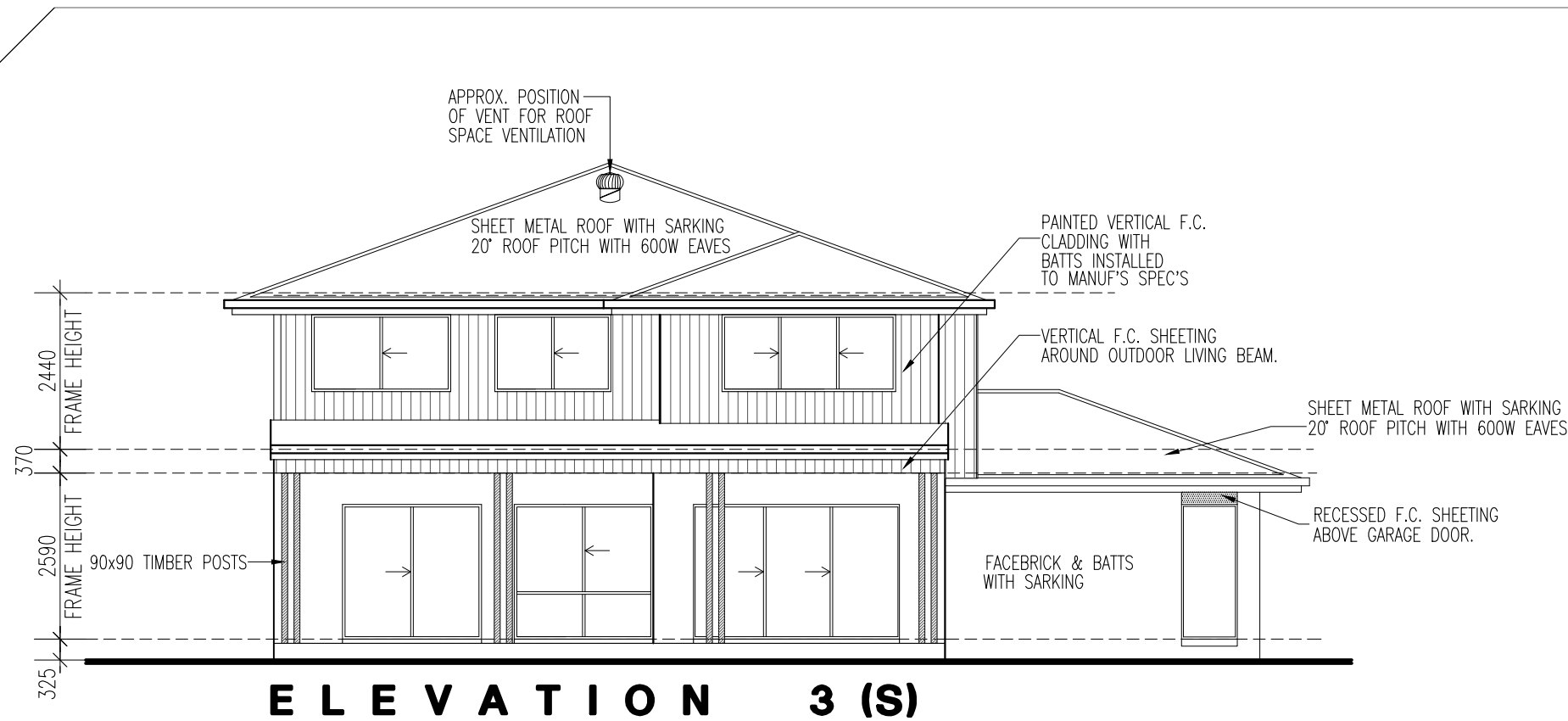
NOTES

N.G.L. = NATURAL GROUND LINE
 A.J. = ARTICULATION JOINT
 S.S.L. = STRUCTURAL FLOOR SURFACE LEVEL
 LYSAGHT 115 QUAD SLOTTED GUTTERING TO SUIT 40m2 PER DOWNPIPE ROOF AREA

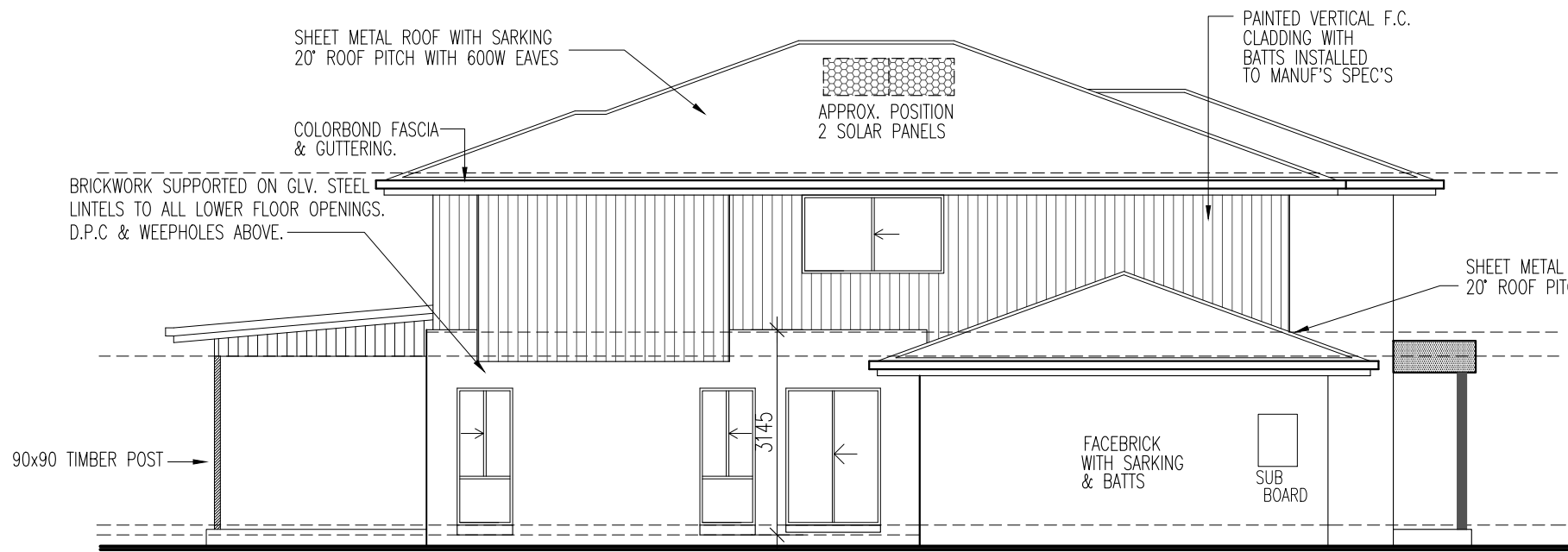
CORAL HOMES

QBCC 50792/1014053
 OFT 62084C

CLIENTS	
CHECKED JEL	TENDER LETTER 04-MAR-2021
DRAWING ELEVATIONS	REFERENCE No. J31746
SCALE: 1:100	DATE: T.L-28.09.20-SCD
DRAWN: SCD	CP1-13.11.20-MGR
NATIONAL	CP2-26.02.21-MGR
SHEET 4 OF 10	V3-20.07.21-AKN
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ELEVATION 3 (S)



ELEVATION 4 (E)

BASIX commitments		
Assessor	Mr. Daniel Warda	
Date	06 / 07 / 2021	
BASIX Certificate No.	1220474S	
NatHERS Certificate No.	0006214324	
project details		
Site Address	Lot 1431, 96 Knockflin Road, Luskintyre NSW 2321	
Municipality	Maitland City	
Reference	31746	
thermcomfort		
Floors	225mm Waffle Pod Slab as per job number 31746	
Ceilings Between Floors	N/A	
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Note: U-Value may be lower but not higher than the nominated values		
Note: SHGC may have a tolerance of +/- 10% of the nominated values in NSW only		
w d e r energy		
Landscape Area	250m ²	Hot Water Solar Electric Boosted 36 - 40 STCs
W.C's	4 Star	Air-Con (Heating) 3-Phase Ducted A/C EER 3.0 - 3.5
Kitchen Taps	3 Star	Air-Con (Cooling) 3-Phase Ducted A/C EER 3.0 - 3.5
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Alt. Water Uses	All Alt. Uses	Lighting Dedicated LED Lighting
0488 203 606	giuseppe@energyassessments.com.au	ABN 77 614 736 284

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