

BASIX COMMITMENTS - Dwelling One

THERMAL COMFORT

- > See Typical Section, Floor Plan and Basix Certificate for further Thermal Comfort Commitments.
- > The proposed construction must have the following applied to the floors, walls and ceiling / roof of the dwelling.

CONSTRUCTION	ADDITIONAL INSULATION REQUIRED	OTHER
Floor - concrete slab on ground	Nil	
External wall - brick veneer/framed & cladded	R2.06 (or R2.60 including construction)	
Internal wall shared with Garage - plasterboard	Nil	
Ceiling and roof - flat ceiling / pitched roof	Ceiling: R4.0 (up), Roof: foil / sarking	Unventilated; Dark (solar absorptance >0.70)

ENERGY

HOT WATER

- > A Gas Instantaneous Hot Water System must be installed with 4.5 star rating

COOLING & HEATING SYSTEM: Day/night zoned

- > Living Area - 1-phase air conditioning, 3.5 Star (cold zone)
- > Bedroom - 1-phase air conditioning, 3.5 Star (cold zone)

VENTILATION EXHAUST SYSTEMS:

- > At least 3 Bathroom - individual fan not ducted - manual on/off
- > Kitchen - individual fan, not ducted - manual on/off
- > Laundry - natural ventilation only.

NATURAL LIGHTING:

- > A window and / or skylight must be installed in 3 bathrooms / toilet(s) of the development

GLAZING REQUIREMENTS

WINDOWS & GLAZED DOORS

- > The applicant must install all proposed windows, glazed doors and shading devices as listed within the Basix Certificate numbers listed above.

WINDOW/DOOR NO.	ORIENTATION	MAX. SIZE	OVER-SHADOWING	SHADING (mm)	TYPE
ENS, Living	N	0.9x1.5, 1.8x1.5 (x2)	0	E-0.60, A/H-0.0	Aluminium, single, clear
WIR, Bed 1	E	1.8x0.7, 1.8x2.1	0	E-0.60, A/H-0.0	Aluminium, single, clear
Entry	E	2.0x0.82	0	E-2.09, A/H-0.10	Aluminium, single, clear
Bed 2, Bath, Laundry	S	1.5x1.5, 1.2x1.8, 2.0x0.82	0	E-0.60, A/H-0.0	Aluminium, single, clear
Bed 3	W	1.5x1.5	0	E-0.60, A/H-0.0	Aluminium, single, clear
Living	W	2.0x2.4	0	E-4.28, A/H-2.14	Aluminium, single, clear

> Note: E = Eave | A/H = Above Head | S/O = Solid Overhang | A/B = Above Base

WATER

FIXTURES

- > Showerheads - 4 Star (>4.5 <=GL/min)
- > Toilet Flushing System - 4 Star Rating
- > Kitchen Taps - 4 Star Rating
- > Bathroom Basin Taps - 4 Star Rating

LANDSCAPING

- > Minimum of 3m² of low water use species used in the development

BASIX NOTES:

- 1 | THE APPLICANT MUST COMPLY WITH THE BASIX COMMITMENTS WITHIN BASIX CERTIFICATE PROVIDED DURING THE CONSTRUCTION OF THIS PROPOSED DEVELOPMENT.

BASIX COMMITMENTS - Dwelling Two

THERMAL COMFORT

- > See Typical Section, Floor Plan and Basix Certificate for further Thermal Comfort Commitments.
- > The proposed construction must have the following applied to the floors, walls and ceiling / roof of the dwelling.

CONSTRUCTION	ADDITIONAL INSULATION REQUIRED	OTHER
Floor - concrete slab on ground	Nil	
External wall - brick veneer/framed & cladded	R2.06 (or R2.60 including construction)	
Internal wall shared with Garage - plasterboard	Nil	
Ceiling and roof - flat ceiling / pitched roof	Ceiling: R4.0 (up), Roof: foil / sarking	Unventilated; Dark (solar absorptance >0.70)

ENERGY

HOT WATER

- > A Gas Instantaneous Hot Water System must be installed with 4.5 star rating

COOLING & HEATING SYSTEM: Day/night zoned

- > Living Area - 1-phase air conditioning, 3.5 Star (cold zone)
- > Bedroom - 1-phase air conditioning, 3.5 Star (cold zone)

VENTILATION EXHAUST SYSTEMS:

- > At least 2 Bathroom - individual fan not ducted - manual on/off
- > Kitchen - individual fan, not ducted - manual on/off
- > Laundry - natural ventilation only.

NATURAL LIGHTING:

- > A window and / or skylight must be installed in 2 bathrooms / toilet(s) of the development

GLAZING REQUIREMENTS

WINDOWS & GLAZED DOORS

- > The applicant must install all proposed windows, glazed doors and shading devices as listed within the Basix Certificate numbers listed above.

WINDOW/DOOR NO.	ORIENTATION	MAX. SIZE	OVER-SHADOWING	SHADING (mm)	TYPE
Living	N	1.8x2.7	0	E-0.60, A/H-0.0	Aluminium, single, clear
Entry	N	2.0x0.82	0	E-1.7, A/H-0.10	Aluminium, single, clear
Bed 1, Living	E	1.8x1.8, 1.8x0.6 (x2)	0	E-0.60, A/H-0.0	Aluminium, single, clear
Meals	E	2.0x2.7	0	E-2.79, A/H-2.14	Aluminium, single, clear
ENS, Bed 2, Laundry	S	0.9x0.6, 1.5x1.5, 2.0x1.5	0	E-0.60, A/H-0.0	Aluminium, single, clear
Bath, Bed 3	W	0.9x1.5, 1.5x1.5	0	E-0.60, A/H-0.0	Aluminium, single, clear

> Note: E = Eave | A/H = Above Head | S/O = Solid Overhang | A/B = Above Base

WATER

FIXTURES

- > Showerheads - 4 Star (>4.5 <=GL/min)
- > Toilet Flushing System - 4 Star Rating
- > Kitchen Taps - 4 Star Rating
- > Bathroom Basin Taps - 4 Star Rating

LANDSCAPING

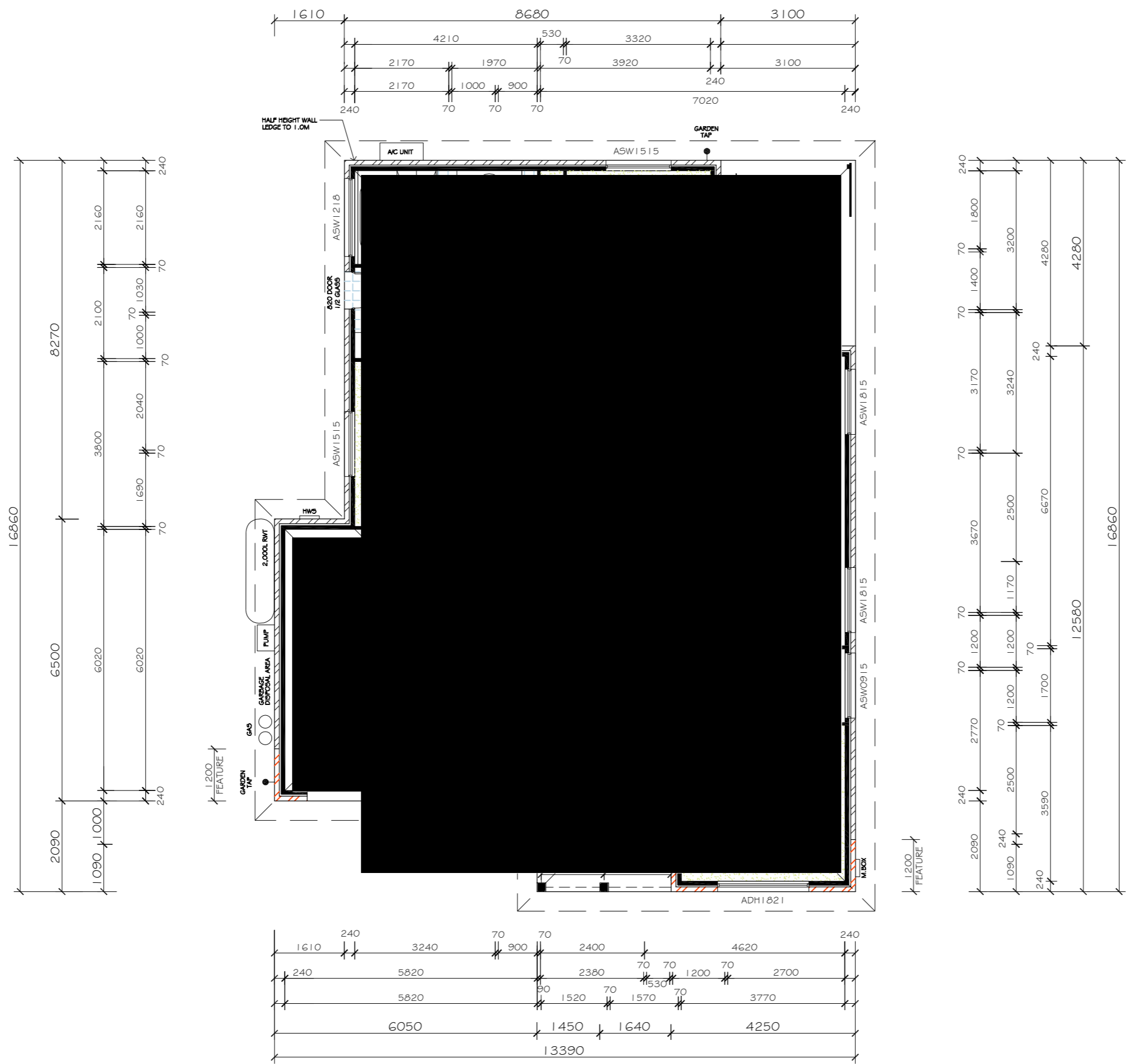
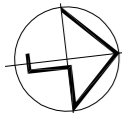
- > Minimum of 3m² of low water use species used in the development

BASIX NOTES:

- 1 | THE APPLICANT MUST COMPLY WITH THE BASIX COMMITMENTS WITHIN BASIX CERTIFICATE PROVIDED DURING THE CONSTRUCTION OF THIS PROPOSED DEVELOPMENT.

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<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>22/07/2021</td> <td>PRELIMINARY SUBMISSION PLANS</td> </tr> <tr> <td>B</td> <td>12/08/2021</td> <td>FINAL PLANS FOR REVIEW</td> </tr> <tr> <td>C</td> <td>07/10/2021</td> <td>FINAL PLANS FOR SUBMISSION</td> </tr> <tr> <td>D</td> <td>09/12/2021</td> <td>REVISED DESIGNS</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	A	22/07/2021	PRELIMINARY SUBMISSION PLANS	B	12/08/2021	FINAL PLANS FOR REVIEW	C	07/10/2021	FINAL PLANS FOR SUBMISSION	D	09/12/2021	REVISED DESIGNS	<p>NOTE: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH - - ALL SHEETS TO THIS SET OF PLANS - SEPERATE SPECIFICATION DOCUMENTS - STRUCTURAL ENGINEERS DOCUMENTATION - PCA DOCUMENTS (WHERE APPLICABLE) - BASIX CERTIFICATE - ALL RELEVANT CODES, STANDARDS & APPROVALS</p>	 <p>LYNCH BUILDING GROUP</p>	<p>LYNCH BUILDING GROUP CLIENT: PROPOSED DETACHED DUAL OCCUPANCY LOT 417, 21 SUTTOR AVENUE CAERLEON NSW 2850 PROJECT:</p>	 <p>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</p>	 <p>JHL BUILDING DESIGNS</p>	<p>POSTAL: PO BOX 1298 Mudgee NSW 2850</p> <p>CONTACT US: P. 0411 761 934 E. info@jhlbuildingdesigns.com.au FB. @jhlbuildingdesigns</p>	<p>BASIX COMMITMENTS</p> <p>DRAWING TITLE:</p> <table border="1"> <tr> <td>DESIGN: LBG</td> <td>FILE NO: 0452-A01</td> <td>02 OF 10</td> <td>D</td> </tr> <tr> <td>DRAFTED: J.LYNCH</td> <td>PAPER SIZE: A3</td> <td>DRAWING NO:</td> <td>REV:</td> </tr> <tr> <td>CHECKED: A.LYNCH</td> <td></td> <td></td> <td></td> </tr> </table>	DESIGN: LBG	FILE NO: 0452-A01	02 OF 10	D	DRAFTED: J.LYNCH	PAPER SIZE: A3	DRAWING NO:	REV:	CHECKED: A.LYNCH			
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FLOOR AREAS	
DWELLING ONE	
- LIVING	= 143.39 M ²
- GARAGE	= 38.32 M ²
TOTAL	= 181.71 M²
- PORCH	= 4.81 M ²
- ALFRESCO	= 13.27 M ²
TOTAL DWELLING ONE	= 199.79 M²

FLOOR PLAN - DWELLING ONE

SCALE: 1:100

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D	14/12/2021	REVISED DESIGNS

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LYNCH BUILDING GROUP
 CLIENT:
 PROPOSED DETACHED DUAL OCCUPANCY
 LOT 417, 21 SUTTOR AVENUE
 CAERLEON NSW 2850
 PROJECT:



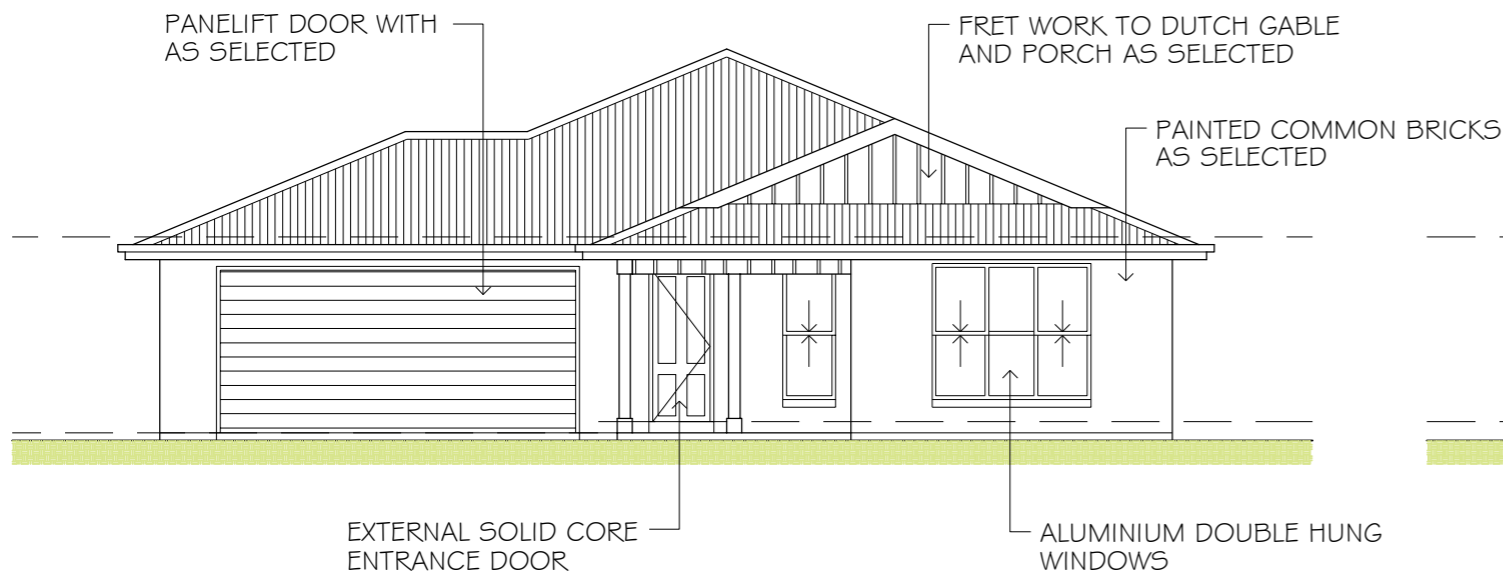
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FLOOR PLAN - DWELLING ONE

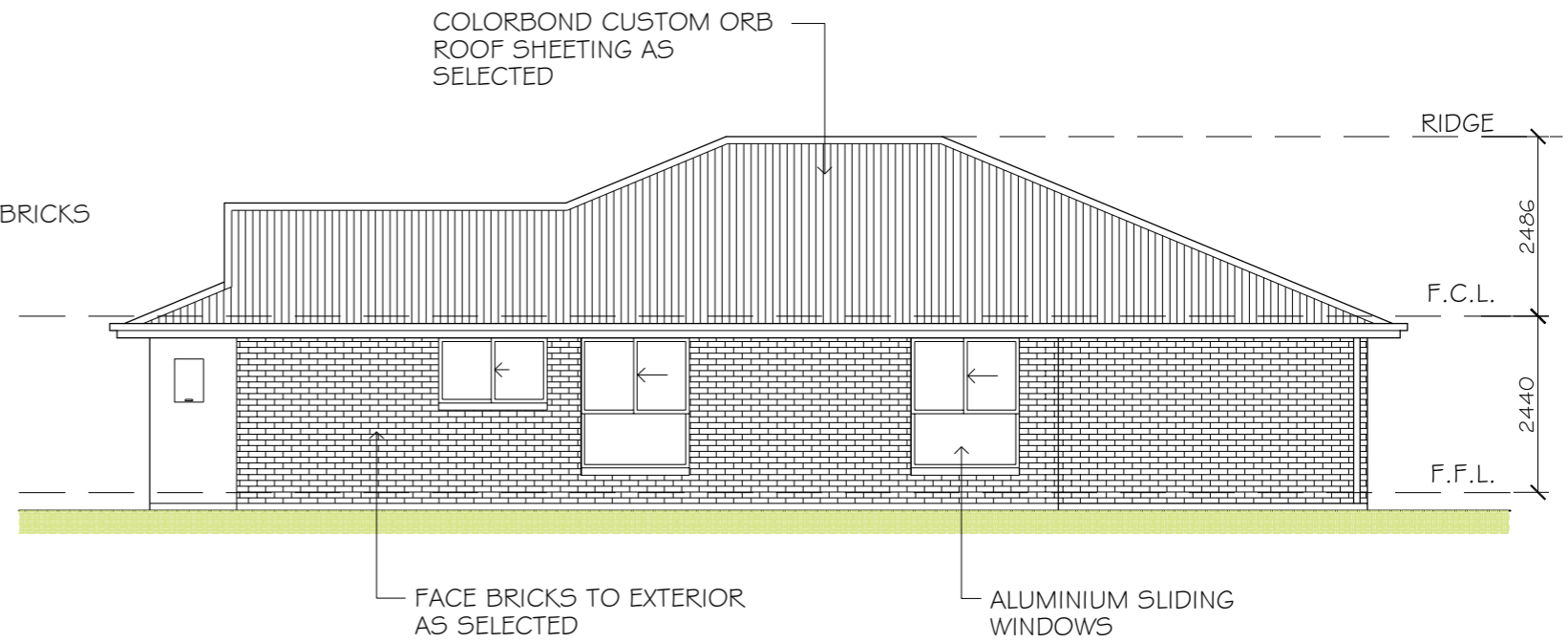
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DWELLING ONE



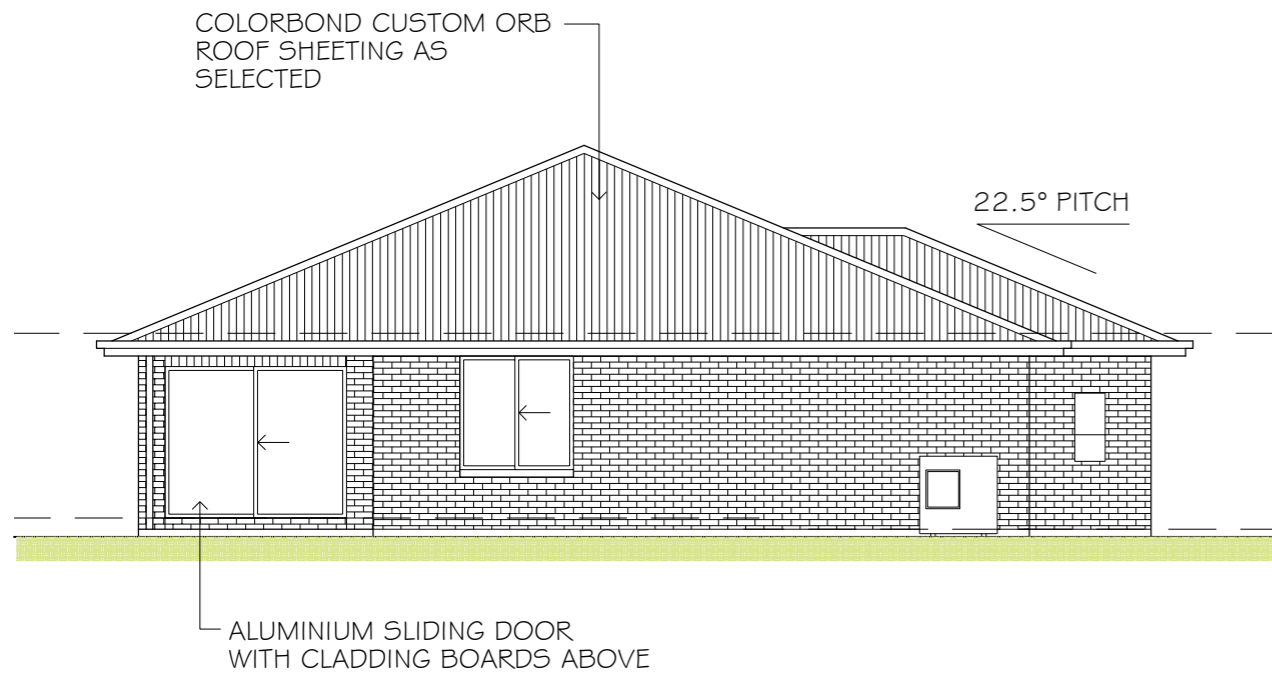
EAST ELEVATION

SCALE: 1:100



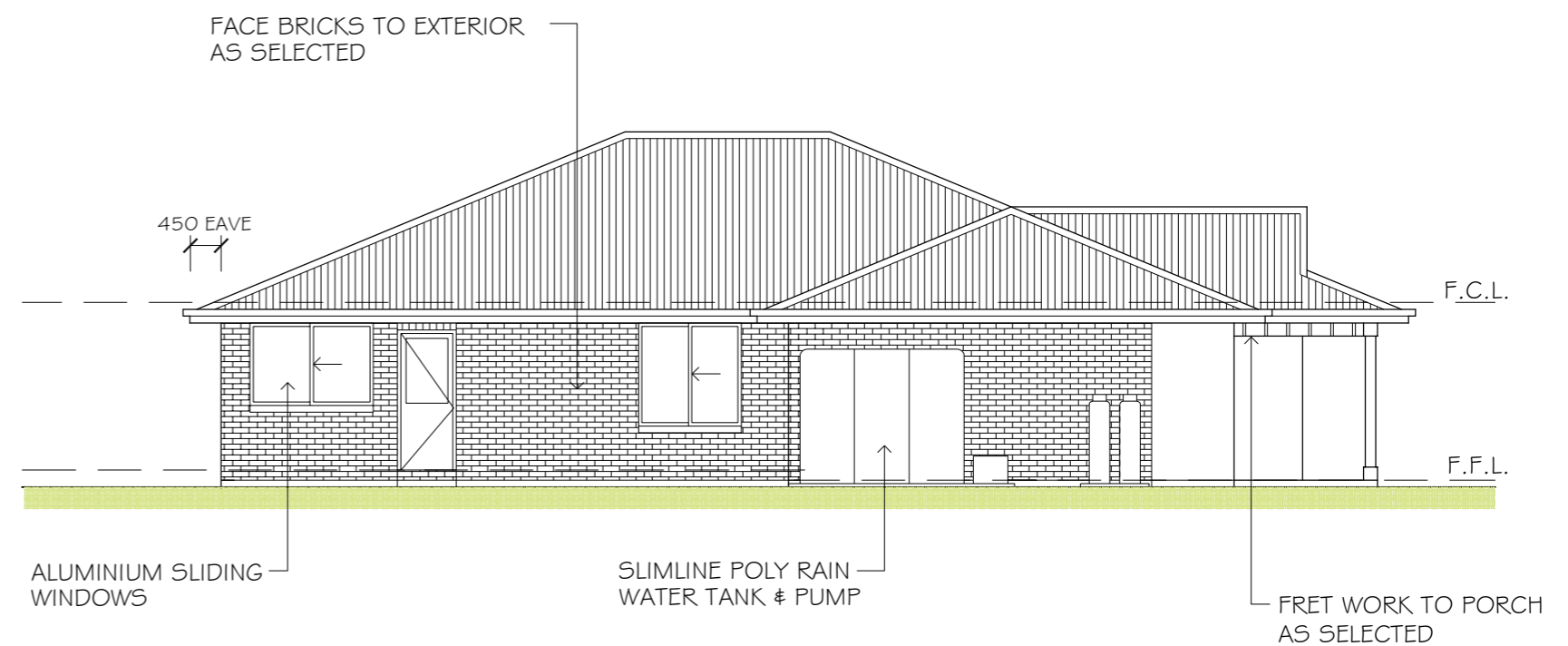
NORTH ELEVATION

SCALE: 1:100



WEST ELEVATION

SCALE: 1:100



SOUTH ELEVATION

SCALE: 1:100

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ELEVATIONS - DWELLING ONE			
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