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) |

OTHER:

ARTIFICIAL LIGHTING:

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 I -phase air conditioning, 3.5 Star (cold zone) > Bedroom - I -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 | and the second | | 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 I | E | 1.8x 0.7, 1.8x 2.1 | 0 | E-0.60, A/H-0.0 | Aluminium, single, clear |
| Entry | E | 2.0x 0.82 | 0 | E-2.09, A/H-0.10 | Aluminium, single, clear |
| Bed 2, Bath, Laundry | 5 | 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 <= 6L/min)
- > Toilet Flushing System 4 Star Rating

> Kıtchen Taps - 4 Star Ratıng

> Bathroom Basın Taps - 4 Star Ratıng

- > The rainwater tank must be connected to:
- The cold water tap that supplies each clothes washer, and at least

LANDSCAPING

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

BASIX NOTES:

I 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 m with 4.5 star rating | ust be installed |
| COOLING & HEATING SYSTEM: Day/night zoned | ł |

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

- > Bedroom I -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 | | SHADING (mm) | TYPE |
|---------------------|-------------|---------------------------|---|------------------|--------------------------|
| Living | N | 1.8x2.7 | 0 | E-0.60, A/H-0.0 | Aluminium, single, clear |
| Entry | Ν | 2.0x0.82 | 0 | E-1.7, A/H-0.10 | Aluminium, single, clear |
| Bed I, Living | E | ∣.8x∣.8, ∣.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 | 5 | 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 \leq =6L/min)
- > Toilet Flushing System 4 Star Rating
- > Kitchen Taps 4 Star Rating
- > Bathroom Basın Taps 4 Star Ratıng

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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| REV | DATE | DESCRIPTION |
|-----|------------|------------------------------|
| А | 22/07/2021 | PRELIMINARY SUBMISSION PLANS |
| В | 2/08/202 | FINAL PLANS FOR REVIEW |
| С | 07/10/2021 | FINAL PLANS FOR SUBMISSION |
| D | 09/12/2021 | REVISED DESIGNS |
| | | |

MITH -ALL SHEETS TO THIS SET OF PLANS - SEPERATE SPECIFICATION DOCUMENTS - STRUCTURAL ENGINEERS DOCUMENTATION - FCA_DOCUMENTS_(WHERE APPLICABLE) ALL RELEVANT CODES. STANDARDS & APPROVALS



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





BOX 1298 ludaee NSW 28 CONTACT US: 041176193 E. info@jhlbuildin FB. @jhlbuildingd

> The primary type of lighting in the following rooms must be fluorescent or LED:

> Each refrigerator space must be constructed so that it is well ventilated

- All hallways (dedicated)

- All bathrooms (dedicated)

- At least 3 of the bedrooms / study (dedicated)

> A fixed outdoor clothes drying line must be installed

- At least 2 of the living / dining rooms (dedicated)

RAINWATER TANK

> A rainwater tank of at least 2,000L capacity must be installed

> The rainwater tank must collect rainwater from at least 227.83m2 of the roof area

one outdoor tap in the development

NOTE ALL DRAWINGS TO BE READ IN CONJUNCTION

- The kitchen (dedicated)

- The laundry (dedicated)

ARTIFICIAL LIGHTING:

- > The primary type of lighting in the following rooms must be fluorescent or LED: - At least 3 of the bedrooms / study (dedicated)
 - At least 2 of the living / dining rooms (dedicated)
 - The kitchen (dedicated)
 - The laundry (dedicated)
- All hallways (dedicated)
- All bathrooms (dedicated)

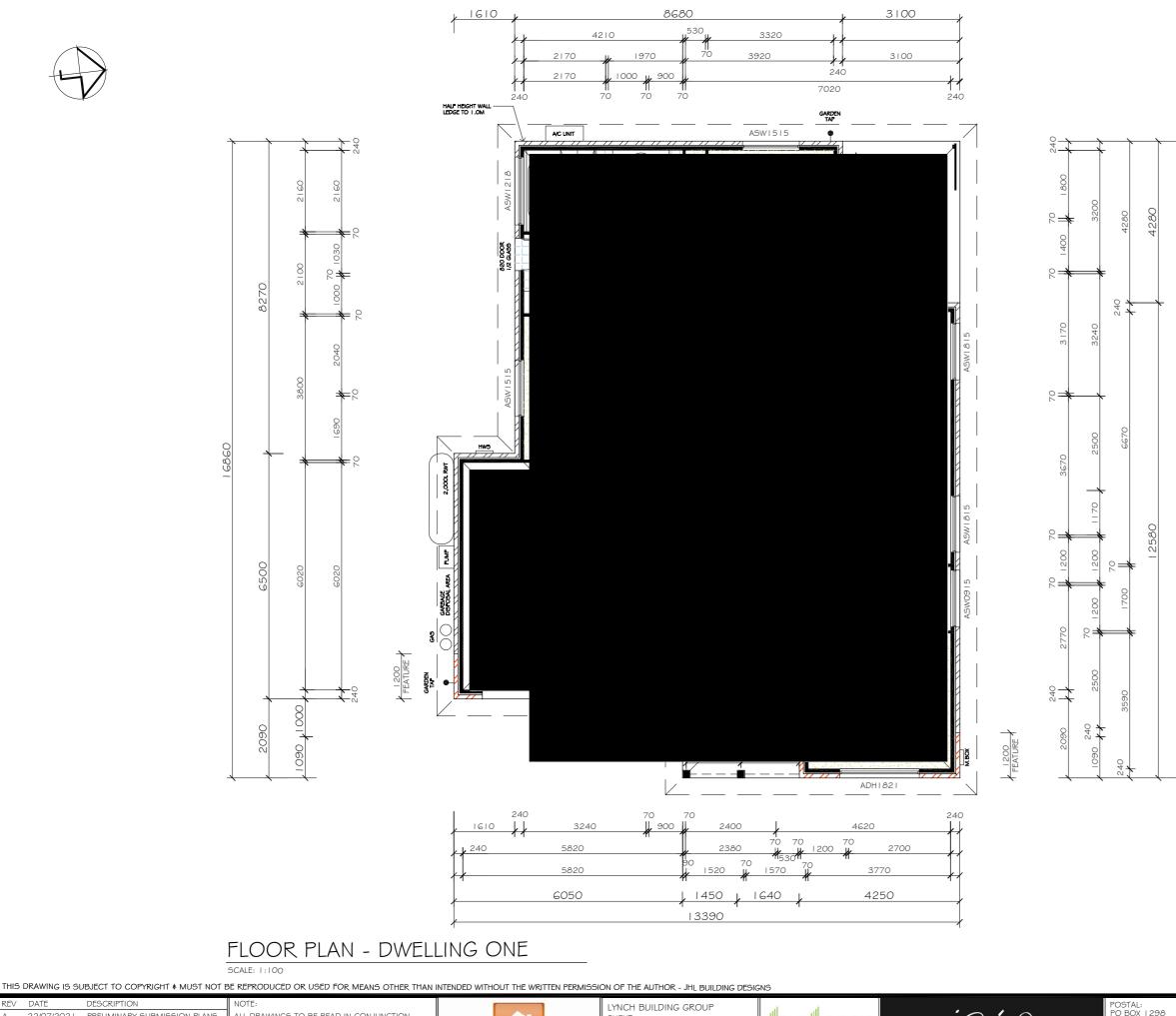
OTHER:

> Each refrigerator space must be constructed so that it is well ventilated > A fixed outdoor clothes drying line must be installed

RAINWATER TANK

- > A rainwater tank of at least 2,000L capacity must be installed
- > The rainwater tank must collect rainwater from at least 223.86m2 of the roof area > The rainwater tank must be connected to:
 - The cold water tap that supplies each clothes washer, and at least
 - one outdoor tap in the development

| Like us on Facebook | BASIX COMMITMENTS | | | | | | |
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22/07/2021 PRELIMINARY SUBMISSION PLANS 12/08/2021 FINAL PLANS FOR REVIEW 07/10/2021 FINAL PLANS FOR SUBMISSION 14/12/2021 REVISED DESIGNS

ALL DRAWINGS TO BE READ IN CONJUNCTION WTH -- ALL SHEETS TO THIS SET OF PLANS - SEPERATE SPECIFICATION DOCUMENTS - STRUCTURAL ENGINEERS DOCUMENTATION - PCA DOCUMENTS (WHERE APPLICABLE) - BASIX CERTIFICATE - ALL RELEVANT CODES, STANDARDS \$ APPROVALS



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





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| FLOOR AREAS | |
|--------------------------------------|---|
| DWELLING ONE - LIVING - GARAGE | = 143.39 M^2 = 38.32 M^2 |
| TOTAL | = 8 .7 M ² |
| - PORCH - ALFRESCO | = $4.8 M^2$ = $ 3.27 M^2$ |
| TOTAL DWELLING ONE | = 199.79 M ² |



FLOOR PLAN - DWELLING ONE

FILE NO: 0452-A01

04 OF 10 CHECKED: ALLYNCH PAPER SIZE: A3 DRAWING NO:

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