



Proposed New Granny Flat
Lot A, 38 Lewis Street
Mudgee NSW 2850

BASIX COMMITMENTS

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	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 4.0 star rating

COOLING & HEATING SYSTEM:

- > 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 1 Bathroom - individual fan not ducted with manual on/off switch
- > Kitchen - individual fan, not ducted with manual on/off switch
- > Laundry - individual fan, not ducted with manual on/off switch

NATURAL LIGHTING:

- > A window and / or skylight must be installed in 1 bathrooms / toilet of the development
- > A window and / or skylight must be installed in the kitchen of the development

ARTIFICIAL LIGHTING:

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

OTHER:

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

WATER

FIXTURES

- > Showerheads - 4 Star (>4.5 <=6L/min)
- > Toilet Flushing System - 4 Star Rating
- > Kitchen Taps - 4 Star Rating
- > Bathroom Basin Taps - 4 Star Rating

RAINWATER TANK

- > A rainwater tank of at least 2,000L capacity must be installed
- > The rainwater tank must collect rainwater from at least 121m² of the roof area
- > The rainwater tank must be connected to:
 - The cold water tap that supplies each clothes washer
 - At least one outdoor tap in the development

LANDSCAPE

- > A minimum of 5 square metres of low water use planst must be included within the landscaping on site.

BASIX NOTES:

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

DS

DRAWING SCHEDULE - FILE NO: 0486-A01

0486-A01	TITLE SHEET & BASIX COMMITMENTS
0486-A02	SITE & LOCATION PLAN
0486-A03	FLOOR PLAN
0486-A04	ELEVATIONS
0486-A05	SECTION & GENERAL NOTES
0486-A06	ELECTRICAL & MECHANICAL PLANS

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REV	DATE	DESCRIPTION
A	22/02/2023	PRELIMINARY FOR QUOTING
B	12/04/2023	FURTHER DETAILS ADDED
C	27/07/2023	FINAL PLANS FOR PCA SUBMISSION

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



LYNCH BUILDING GROUP
DUNN & BEDINGFIELD PROJECT
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PROPOSED NEW GRANNY FLAT
LOT A, 38 LEWIS STREET
MUDGEES NSW 2850
PROJECT:



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TITLE SHEET & BASIX COMMITMENTS

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