



Proposed Detached Dual Occupancy  
Lot 803, 8 Davis Crescent  
Caerleon NSW 2850

BASIX COMMITMENTS - Dwelling One & 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 - bnck veneer                          | R2.06(or R2.60 including construction)   |                                              |
| External wall - framed (weatherboard) - Dwelling Two | R2.20(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 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 1 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 in the corresponding BASIX Certificate.

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

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 / toilets (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 150m2 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

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.

| DRAWING SCHEDULE - FILE NO: 0494-A01 |                                              |  |
|--------------------------------------|----------------------------------------------|--|
| 0494-A01                             | TITLE & BASIX COMMITMENTS                    |  |
| 0494-A02                             | LOCATION, SITE, SUBDIVISION & LANDSCAPE PLAN |  |
| 0494-A03                             | FLOOR PLAN - DWELLING ONE                    |  |
| 0494-A04                             | FLOOR PLAN - DWELLING TWO                    |  |
| 0494-A05                             | ELEVATIONS - DWELLING ONE                    |  |
| 0494-A06                             | ELEVATIONS - DWELLING TWO                    |  |
| 0494-A07                             | SECTION & GENERAL NOTES                      |  |
| 0494-A08                             | ELECTRICAL & MECHANICAL PLANS - DWELLING ONE |  |
| 0494-A09                             | ELECTRICAL & MECHANICAL PLANS - DWELLING TWO |  |

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| REV | DATE       | DESCRIPTION              | NOTE:                                                                                                                                                                                                                                                                        | <br><b>BUILDING DESIGNERS</b><br>ASSOCIATION OF AUSTRALIA | LYNCH BUILDING GROUP<br>CLIENT:<br>PROPOSED DETACHED DUAL<br>OCCUPANCY<br>LOT 803 DAVIS CRESCENT<br>CAERLEON NSW 2850<br>PROJECT: | <br><b>LYNCH BUILDING</b><br>GROUP | POSTAL:<br>PO BOX 1298<br>Mudgee NSW 2850<br><br>CONTACT US:<br>P. 02 63726 054<br>E. projects@lynchbuildinggroup.com.au<br>WWW.LYNCHBUILDINGGROUP.COM.AU | TITLE & BASIX COMMITMENTS |         |             |          |             |      |
|-----|------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------|-------------|----------|-------------|------|
| A   | 07/06/2023 | CONCEPT PLANS FOR REVIEW | ALL DRAWINGS TO BE READ IN CONJUNCTION WITH -<br>- ALL SHEETS TO THIS SET OF PLANS<br>- SEPERATE SPECIFICATION DOCUMENTS<br>- STRUCTURAL ENGINEERS DOCUMENTATION<br>- PCA DOCUMENTS (WHERE APPLICABLE)<br>- BASIX CERTIFICATE<br>- ALL RELEVANT CODES, STANDARDS & APPROVALS |                                                                                                                                                |                                                                                                                                   |                                                                                                                         |                                                                                                                                                           | DRAWING TITLE:            |         |             |          |             |      |
| B   | 24/07/2023 | PRELIM PLANS FOR QUOTING |                                                                                                                                                                                                                                                                              |                                                                                                                                                |                                                                                                                                   |                                                                                                                         |                                                                                                                                                           | DESIGN:                   | LBG     | FILE NO:    | 0494-A01 | 01 OF 09    | E    |
| C   | 14/08/2023 | PRELIM PLANS FOR QUOTING |                                                                                                                                                                                                                                                                              |                                                                                                                                                |                                                                                                                                   |                                                                                                                         |                                                                                                                                                           | DRAFTED:                  | J.LYNCH | PAPER SIZE: | A3       | DRAWING NO: | REV: |
| D   | 13/09/2023 | CONTRACT PLANS FINALISED |                                                                                                                                                                                                                                                                              |                                                                                                                                                |                                                                                                                                   |                                                                                                                         |                                                                                                                                                           | CHECKED:                  | A.LYNCH |             |          |             |      |
| E   | 30/09/2023 | FINAL PLANS              |                                                                                                                                                                                                                                                                              |                                                                                                                                                |                                                                                                                                   |                                                                                                                         |                                                                                                                                                           |                           |         |             |          |             |      |