

TITLE
EXTENTION 1043

PLAN NUMBER
ATF 02A

DOCUMENT
SITE PLAN

ADDRESS
1043 Castlereagh
Highway
Apple Tree Flat
NSW 2850

Property Number
12710

NOTES
BUILDER TO ENSURE ALL
MEASUREMENTS ARE
CORRECT

REVISION

A	18.12.2023



SITE PLAN



TOTAL SIZE OF ALL LOTS - 5.384ha

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EXTENTION 1043

PLAN NUMBER
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DOCUMENT
EXISTING
ELEVATIONS

ADDRESS
1043 Castlereagh
Highway
Apple Tree Flat
NSW 2850

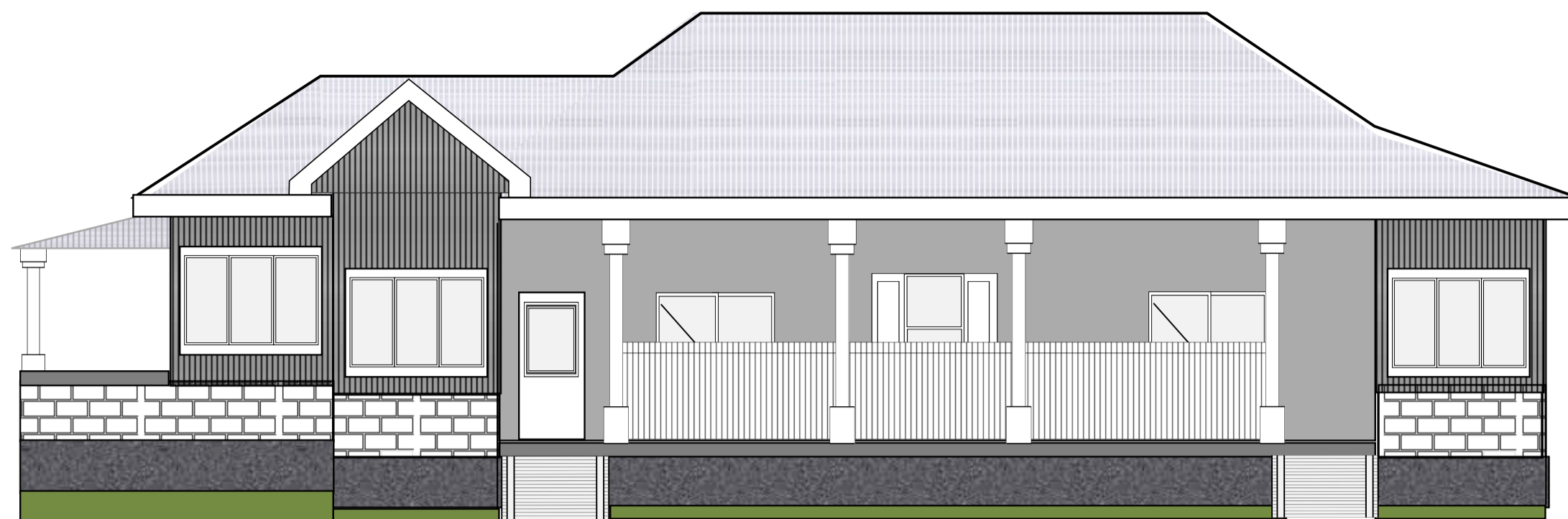
Property Number
12710

NOTES
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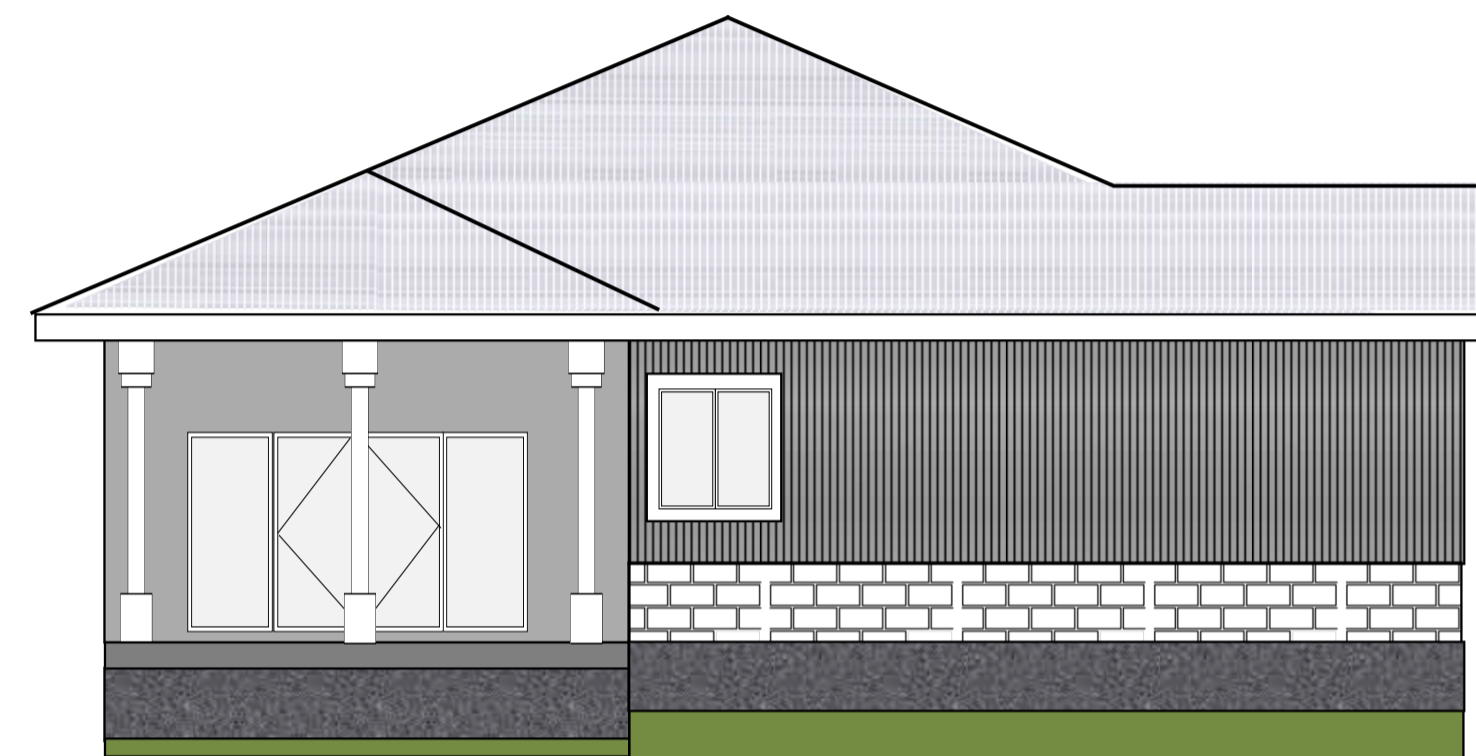
REVISION

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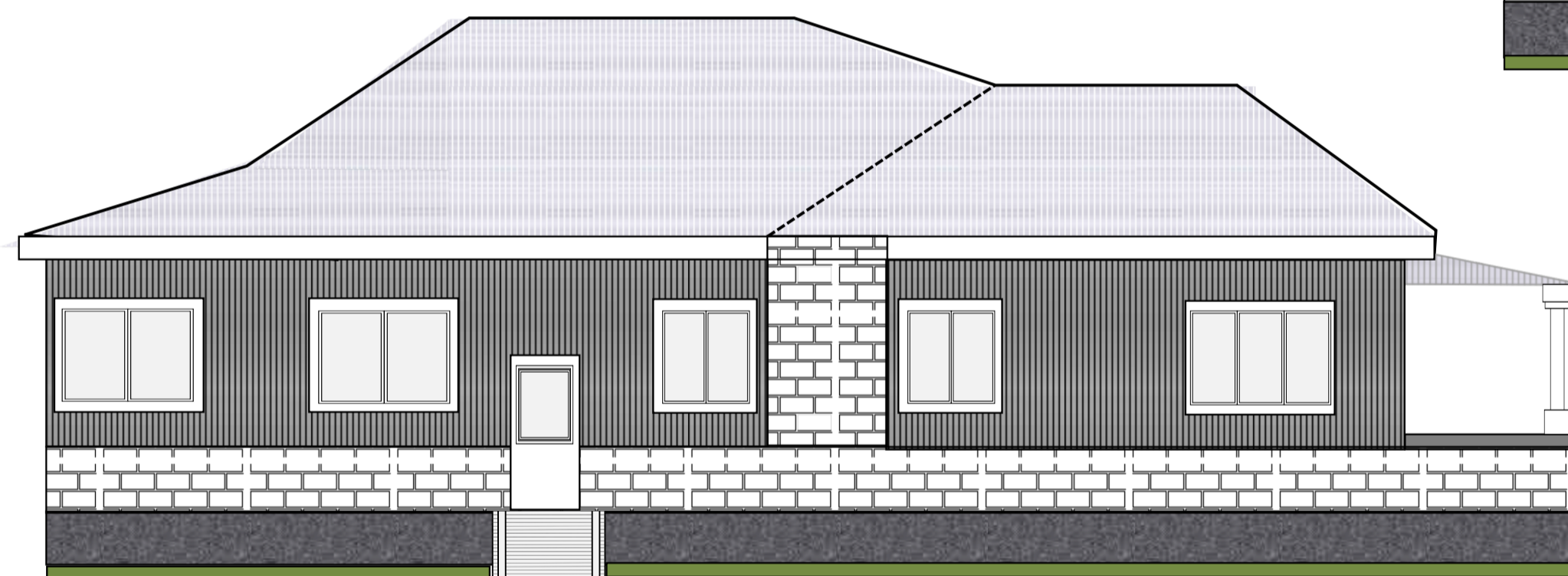
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATIONS



EXISTING ELEVATIONS

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EXTENSION
ELEVATIONS

ADDRESS
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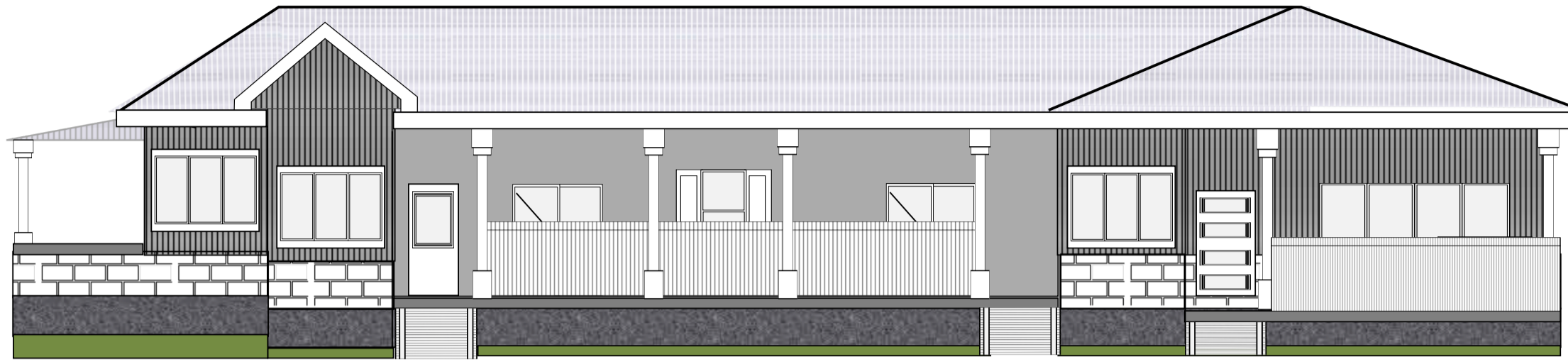
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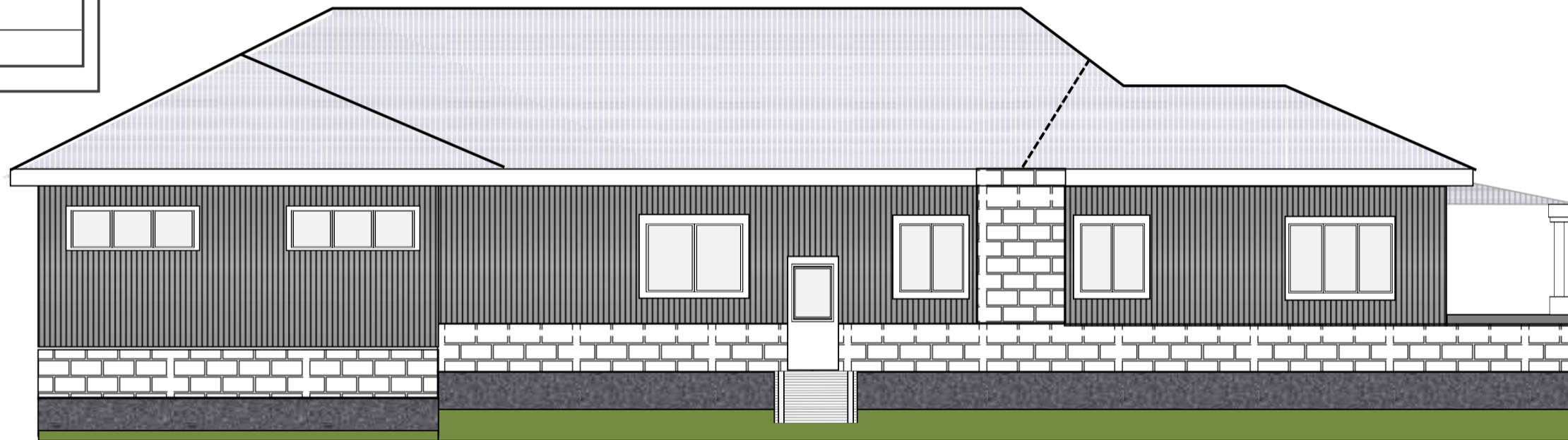
NORTH ELEVATION



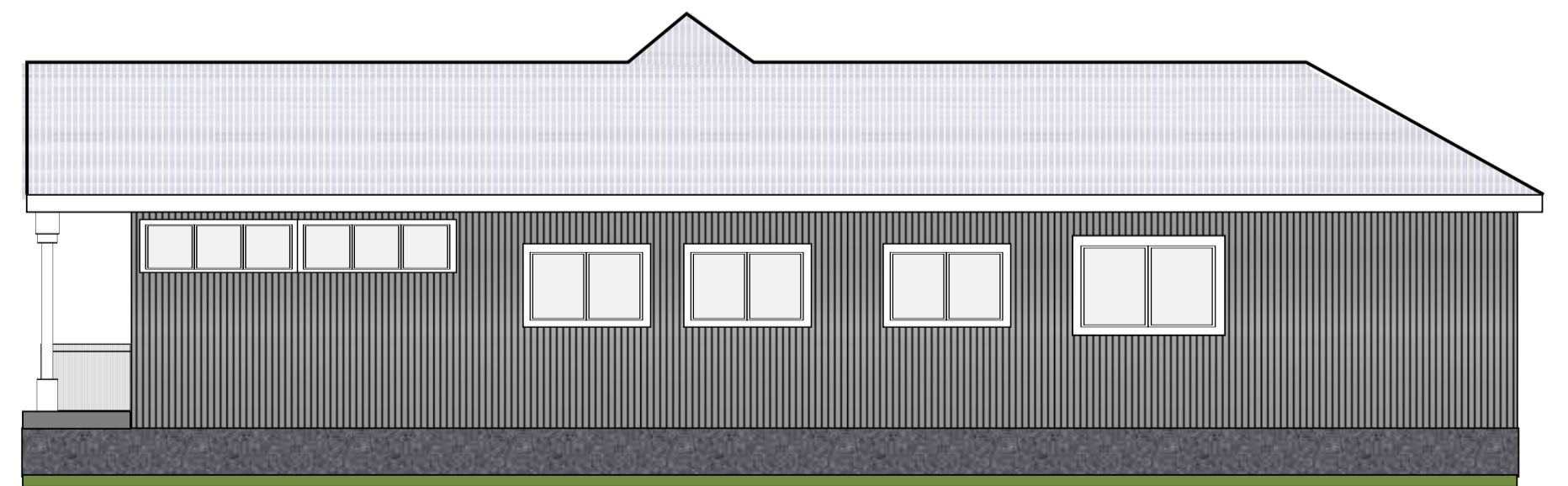
EAST ELEVATION



SOUTH ELEVATIONS



WEST ELEVATION



EXTENSION ELEVATIONS

TITLE
EXTENTION 1043

PLAN NUMBER
ATF 02A

DOCUMENT
WINDOW AND DOOR SCHEDULE

ADDRESS
1043 Castlereagh Highway
Apple Tree Flat
NSW 2850

Property Number
12710

NOTES
BUILDER TO ENSURE ALL MEASUREMENTS ARE CORRECT

REVISION

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WINDOW AND DOOR SCHEDULE

D01		HUME DOOR XS24 2040H X 820W - SPM WEATHERGUARD FRAME TO SUIT HINGED LEFT PET MESH SCREEN DOOR (SD9) HINGED LEFT
W01		ALUMIN SIZE 1300H X 1600W LOW E GLAZING LEFT TO RIGHT 100MM REVEAL STD MESH SCREEN
D02		ALUMIN SIZE 2040H X 3200W LOW E GLAZING CENTRE OPENING SLIDING DOOR 100MM REVEAL STD MESH SCREENS
W02		ALUMIN SIZE 600H X 2000W CENTRE FIXED 100MM REVEAL STD MESH SCREENS
W03		ALUMIN SIZE 600H X 2000W CENTRE FIXED 100MM REVEAL STD MESH SCREENS
W04		ALUMIN SIZE 1300H X 1600W LOW E GLAZING RIGHT TO LEFT NO REVEAL STD MESH SCREEN
W05		ALUMIN SIZE 1000H X 1200W LOW E GLAZING RIGHT TO LEFT NO REVEAL STD MESH SCREEN
W06		ALUMIN SIZE 1000H X 1600W LOW E GLAZING RIGHT TO LEFT NO REVEAL STD MESH SCREEN
W07		ALUMIN SIZE 1000H X 1600W LOW E GLAZING LEFT TO RIGHT NO REVEAL STD MESH SCREEN
W08		ALUMIN SIZE 600H X 3000W LOW E GLAZING NO REVEAL STD MESH SCREENS
W09		ALUMIN SIZE 2100H X 3000W LEFT TO RIGHT 100MM REVEAL STD MESH SCREENS
D03		HUME DOOR XS24 2040H X 1200W - SPM WEATHERGUARD FRAME TO SUIT CLEAR SINGLE GLAZED HINGED RIGHT PET MESH SCREEN DOOR (SD9) HINGED RIGHT

BASIX Certificate
Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1731936

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Sunday, 07 January 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	Extension
Street address	1043 CASTLEREAGH - APPLE TREE FLAT 2850
Local Government Area	Mid-Western Regional Council
Plan type and number	Deposited Plan DP756870
Lot number	136
Section number	N/A
Project type	
Dwelling type	Attached dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	Mr Clary Page
ABN (if applicable):	

BASIX Certificate number: A1731936

Fixtures and systems	Show on DA Plans	Show on CC/DC Plans & specs	Certifier Check
Hot water The applicant must install the following hot water system in the development: gas instantaneous.	✓	✓	✓
Lighting The applicant must ensure a minimum of 45% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 3 litres per minute or minimum 3 star water rating.		✓	✓

Planning Industry And Environment

Building Sustainability Index www.basix.nsw.gov.au

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Construction	Show on DA Plans	Show on CC/DC Plans & specs	Certifier Check
Insulation requirements The applicant must construct the new or altered construction (Roof(s), walls, and ceiling(s)) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction			
concrete slab on ground floor	nil	N/A	
external wall framed (weatherboard, fibre, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling R0.70 (up), roof foil backed blanket (75 mm)	light (solar absorbance < 0.475)	

Planning Industry And Environment

Building Sustainability Index www.basix.nsw.gov.au

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Glazing requirements	Show on DA Plans	Show on CC/DC Plans & specs	Certifier Check
Windows and glazed doors The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door. The following requirements must also be satisfied in relation to each window and glazed door: Each window or glazed door with standard aluminium or timber frames and single clear or tinted glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Federation Rating Council (NFRC) conditions. Each window or glazed door with improved frames, or polyethylene low E glass, or clear or tinted polycarbonate glazing, or tinted polycarbonate glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Federation Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with varying U-value and SHGC may be substituted. For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 100 mm above the head of the window or glazed door and no more than 200 mm above the sill. Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 52 mm.	✓	✓	✓

Planning Industry And Environment

Building Sustainability Index www.basix.nsw.gov.au

BASIX Certificate number: A1731936

Windows and glazed doors glazing requirements	Show on DA Plans	Show on CC/DC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements			
Window/door number	Orientation	Area of glass including frame (m ²)	Overshading height (m)
D1	E	1.83	0
W1	E	2.08	0
D2	E	6.52	0
W2	S	1.2	0
W3	S	1.2	0

Planning Industry And Environment

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Glazing requirements	Show on DA Plans	Show on CC/DC Plans & specs	Certifier Check
Glazing requirements			
Window/door number	Orientation	Area of glass including frame (m ²)	Overshading height (m)
W4	W	2.08	0
W5	W	1.2	0
W6	W	1.6	0
W7	W	1.6	0
W8	W	1.8	0

Planning Industry And Environment

Building Sustainability Index www.basix.nsw.gov.au

BASIX Certificate number: A1731936

Glazing requirements	Show on DA Plans	Show on CC/DC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements			
Window/door number	Orientation	Area of glass including frame (m ²)	Overshading height (m)
W9	N	1.3	0
D3	E	2.4	0

Planning Industry And Environment

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Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a '✓' in the "Show on DA Plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a '✓' in the "Show on CC/DC Plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a '✓' in the "Certifier check" column must be verified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Planning Industry And Environment

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