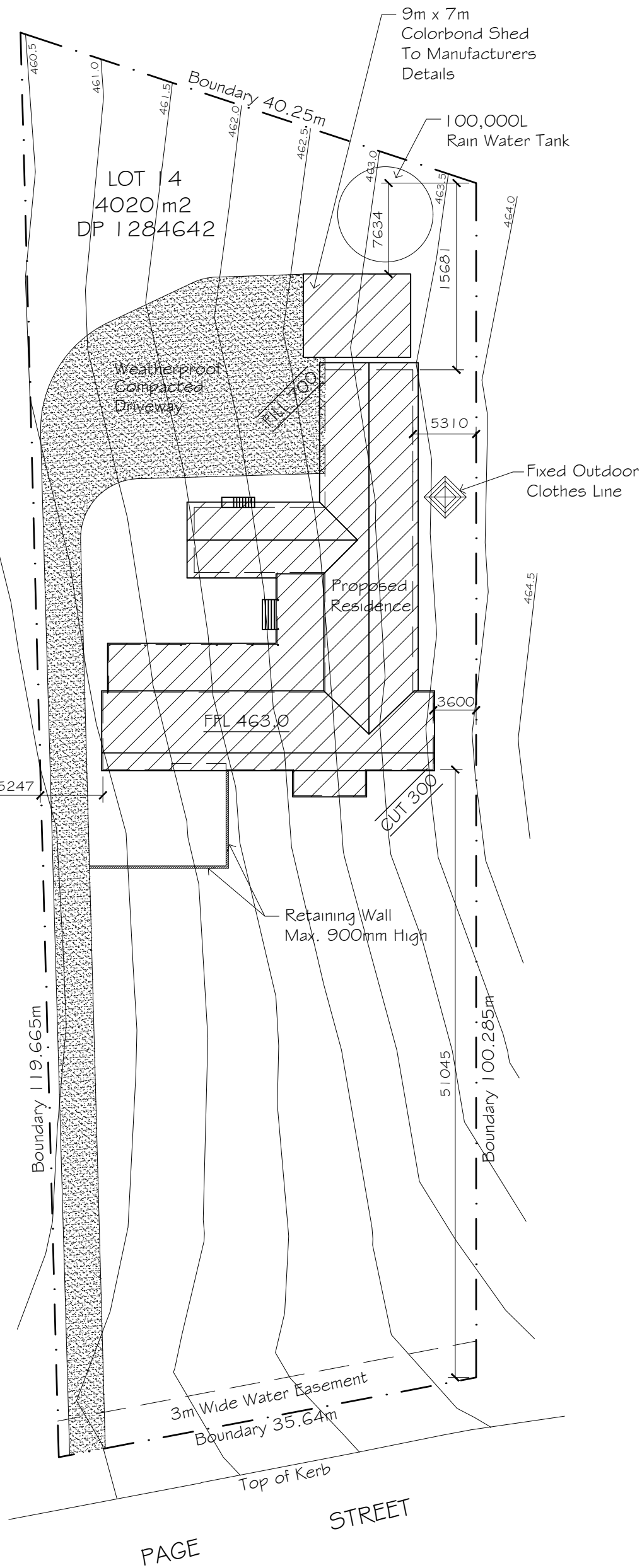
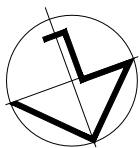




PAGE

STREET

SITE PLAN
SCALE 1:400



BASIX Notes

Water

- 50,000L Rain Water Tank Connected to:
- All toilets in the development
 - At least one outdoor tap in the development

Rain Water Tank to collect water from at least 220 m2 of roof area of the development

Fixtures:

- Shower heads - Minimum 3 Star Rating
Toilet - Minimum 3 Star Rating
Kitchen Taps - Minimum 4 Star Rating
Bathroom Taps - Minimum 4 Star Rating

Thermal Comfort

See section drawing for Thermal Comfort Commitments

Energy

HW - Gas Instantaneous (Rated 5 Star)

Cooling System - Living Area - Air Conditioning
(3 Phase - Rating EER 2.5 - 3.0)

-Bedroom 1 - Air Conditioning
(3 Phase - Rating EER 2.5 - 3.0)

Heating System - Living Area - Air Conditioning
(3 Phase - Rating EER 2.5 - 3.0)

-Bedroom 1 - Air Conditioning
(3 Phase - Rating EER 2.5 - 3.0)

Ventilation Systems:

1 Bathroom - Individual Fan - open to facade
(Manual Switch On/Off)

Kitchen - Individual Fan - ducted to facade or roof
(Manual Switch On/Off)

Laundry - Natural ventilation only

Artificial Lighting:

The applicant must ensure that a minimum of 80% of lighting fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Other:

 - Electric Cooktop & Electric Oven

A fixed outdoor clothes drying line must be installed as part of the development.


Giselle Denley
Drafting Services

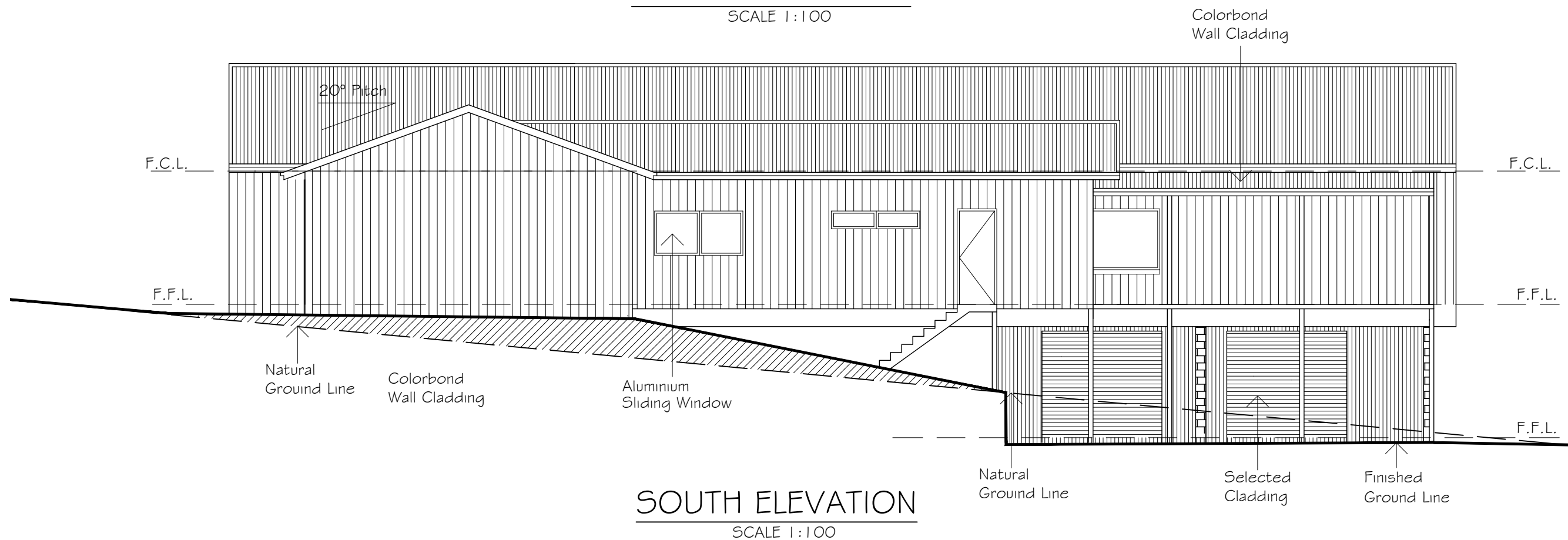
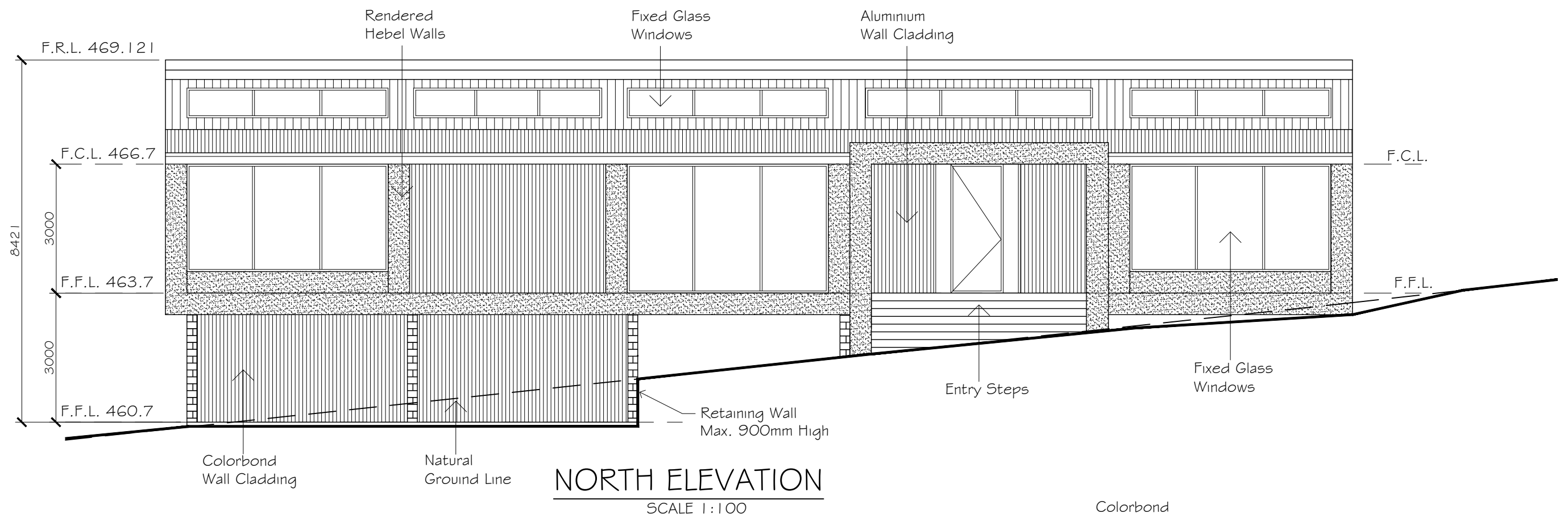
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REV	DATE	BY	DESCRIPTION

JAMIE LEVEN

PROPOSED RESIDENCE
14 PAGE STREET BOMBIRA

SCALE: 1:400	FILE: 3949-A01	DWG No.	REV.
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CKD: J.L.	DATE: MAY 2025		



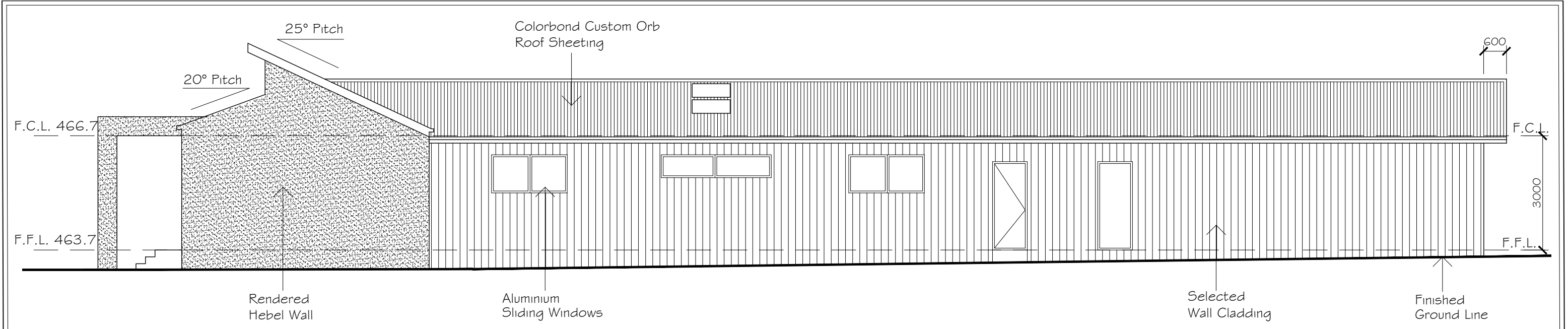
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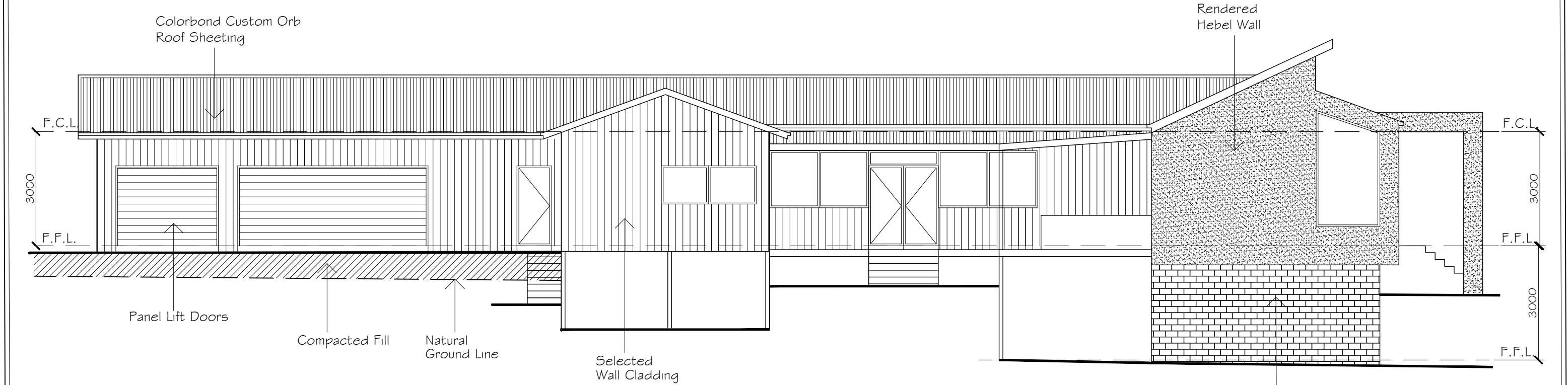
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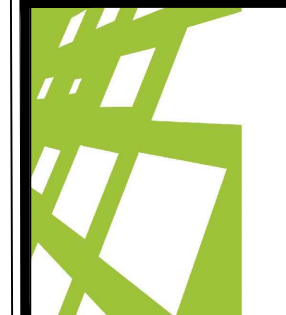
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WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



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PROPOSED NEW RESIDENCE
14 PAGE STREET BOMBIRA

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