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JAAC Build Project
Proposed Detached Dual Occupancy
Lot 924, 11 Shearman Street
Caerleon NSW 2850

DRAWING TITLE:
TITLE & BASIX COMMITMENTS
CLIENT:
JAAC BUILD PTY LTD
PROJECT:
PROPOSED DETACHED DUAL
OCCUPANCY
LOT 924, 11 SHEARMAN STREET
CAERLEON NSW 2850

| REV | DATE | DESCRIPTION |
|-----|------------|------------------------|
| A | 08/08/2023 | PRELIMINARY PLANS |
| B | 16/08/2023 | FINAL SUBMISSION PLANS |

| | | |
|-------------------|------|-------------|
| FILE NO: 0505-A01 | B | 01 OF 11 |
| PAPER SIZE: A3 | REV: | DRAWING NO: |

ATTENTION - PLEASE 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

JAAC BUILD PTY LTD
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BASIX COMMITMENTS - Dwelling One & Two

CERTIFICATE

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/R2.2 (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 4.5 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 within the Basix Certificate numbers listed above.

WATER

FIXTURES

- > Showerheads - 4 Star (>4.5 <=GL/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)
 - All hallways (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

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: 0505-A01

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|----------|--|
| 0505-A01 | TITLE SHEET & BASIX COMMITMENTS |
| 0505-A02 | LOCATION, SITE, SUBDIVISION & LANDSCAPE PLAN |
| 0505-A03 | FLOOR PLAN - DWELLING ONE |
| 0505-A04 | FLOOR PLAN - DWELLING TWO |
| 0505-A05 | ELEVATIONS W & S - DWELLING ONE |
| 0505-A06 | ELEVATIONS E & N - DWELLING ONE |
| 0505-A07 | ELEVATIONS W & S - DWELLING TWO |
| 0505-A08 | ELEVATIONS E & N - DWELLING TWO |
| 0505-A09 | SECTION & GENERAL NOTES |
| 0505-A10 | ELECTRICAL & MECHANICAL PLANS - DWELLING ONE |
| 0505-A11 | ELECTRICAL & MECHANICAL PLANS - DWELLING TWO |