



Proposed Detached Dual Occupancy
Lot 534, 20 Suttor Avenue
Caerleon NSW 2850

| DRAWING SCHEDULE - FILE NO: 0457-A01 | |
|--------------------------------------|--|
| 0457-A01 | TITLE SHEET & BASIX COMMITMENTS |
| 0457-A02 | LOCATION, SITE, SUBDIVISION & LANDSCAPE PLAN |
| 0457-A03 | FLOOR PLAN - DWELLING ONE |
| 0457-A04 | FLOOR PLAN - DWELLING TWO |
| 0457-A05 | ELEVATIONS - DWELLING ONE |
| 0457A06 | ELEVATIONS - DWELLING TWO |
| 0457-A07 | SECTION & GENERAL NOTES |
| 0457-A08 | ELECTRICAL & MECHANICAL PLANS - DWELLING ONE |
| 0457-A09 | ELECTRICAL & MECHANICAL PLANS - DWELLING TWO |

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 - 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

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 per 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

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.

| REV | DATE | DESCRIPTION | NOTE: | LYNCH BUILDING GROUP | LYNCH BUILDING GROUP |
|---------------------------|------------|------------------------|--|--|--|
| A | 09/12/2022 | FINAL SUBMISSION PLANS | ALL DRAWINGS TO BE READ IN CONJUNCTION WITH: <ul style="list-style-type: none">- ALL SHEETS TO THIS SET OF PLANS- SEPARATE SPECIFICATION DOCUMENTS- STRUCTURAL ENGINEERS DOCUMENTATION- BASIX CERTIFICATE(S) (WHERE APPLICABLE)- ALL RELEVANT CODES, STANDARDS & APPROVALS | PROPOSED DETACHED DUAL OCCUPANCY LOT 534 SUTTOR AVENUE CAERLEON NSW 2850 | POSTAL: PO BOX 1298 Mudgee NSW 2850 CONTACT US: P. 02 6372 6054 Projects@lynchbuildinggroup.com.au www.lynchbuildinggroup.com.au |
| TITLE & BASIX COMMITMENTS | | | | | |
| DRAWING TITLE: | | | DESIGN: LBG | FILE NO. 0457-A01 | 01 OF 09 |
| DRAFTED: J.LYNCH | | | CHECKED: A.LYNCH | PAPER SIZE: A3 | DRAWING NO. A |