

JAAC Build Project  
Proposed Detached Dual Occupancy  
Lot 511, 43 Suttor Avenue  
Caerleon NSW 2850

DRAWING TITLE:  
TITLE & BASIX COMMITMENTS

CLIENT:  
JAAC BUILD PTY LTD

PROJECT:  
PROPOSED DETACHED DUAL  
OCCUPANCY  
LOT 511 SUTTOR AVENUE  
CAERLEON NSW 2850

REV	DATE	DESCRIPTION
A	17/07/2023	CONCEPT PLANS FOR REVIEW
B	27/07/2023	REVISED CONCEPT PLANS
C	04/08/2023	FINAL PLANS FOR SUBMISSION
D	22/08/2023	REVISED DESIGNS FOR PCA

FILE NO: 0499-A01

D

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  
POSTAL:  
PO BOX 1298  
Mudgee NSW 2850

CONTACT US:  
P. 0411 761 934  
E. projects@jaacbuild.com.au

DRAWING SCHEDULE - FILE NO: 0499-A01	
0499-A01	TITLE SHEET & BASIX COMMITMENTS
0499-A02	LOCATION, SITE, SUBDIVISION & LANDSCAPE PLAN
0499-A03	FLOOR PLAN - DWELLING ONE
0499-A04	FLOOR PLAN - DWELLING TWO
0499-A05	ELEVATIONS W & S - DWELLING ONE
0499-A06	ELEVATIONS E & N - DWELLING ONE
0499-A07	ELEVATIONS W & S - DWELLING TWO
0499-A08	ELEVATIONS E & N - DWELLING TWO
0499-A09	SECTION & GENERAL NOTES
0499-A10	ELECTRICAL & MECHANICAL PLANS - DWELLING ONE
0499-A11	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 - brck 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 3 / 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.