

BASIX COMMITMENTS
 Comply with the requirements of BASIX CERTIFICATE NUMBER 861954S_03 dated: 10th April 2019 including, but not limited to, the following:

- Water Commitments:**
- The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.
 - The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.
 - The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.
 - The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.

Alternative water:

- Rainwater tank:**
- The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
 - The applicant must configure the rainwater tank to collect rain runoff from at least 33 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

The applicant must connect the rainwater tank to:

- all toilets in the development
- a cold water tap that supplies each clothes washer in the development
- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply)

Hot Water:

- The applicant must install the following hot water system in the development, or a system with a higher energy rating gas instantaneous with a performance of 6 stars.
- Cooling Systems:**
- The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fan; Energy rating: n/a
 - The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fan; Energy rating: n/a

Heating Systems:

- The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system
 - The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.
- Ventilators:**
- The applicant must install the following exhaust systems in the development:
- At least 1 Bedroom: individual fan, ducted to liquid or roof; Operation control: manual switch on/off
 - Kitchen: individual fan, not ducted; Operation control: manual switch on/off
 - Laundry: natural ventilation only, or no laundry; Operation control: n/a

Artificial Lighting:

- The applicant must ensure that the 'primary type of artificial lighting' is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word 'dedicated' appears, the lights for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:
- at least 2 of the bedrooms / study;
 - at least 1 of the living / dining rooms;
 - the kitchen;
 - all bathroom/suite/s;
 - the laundry;
 - all hallway/s;

Natural Lightings:

- The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.
- The applicant must install a window and/or skylight in 1 bedroom/suite/s in the development for natural lighting.

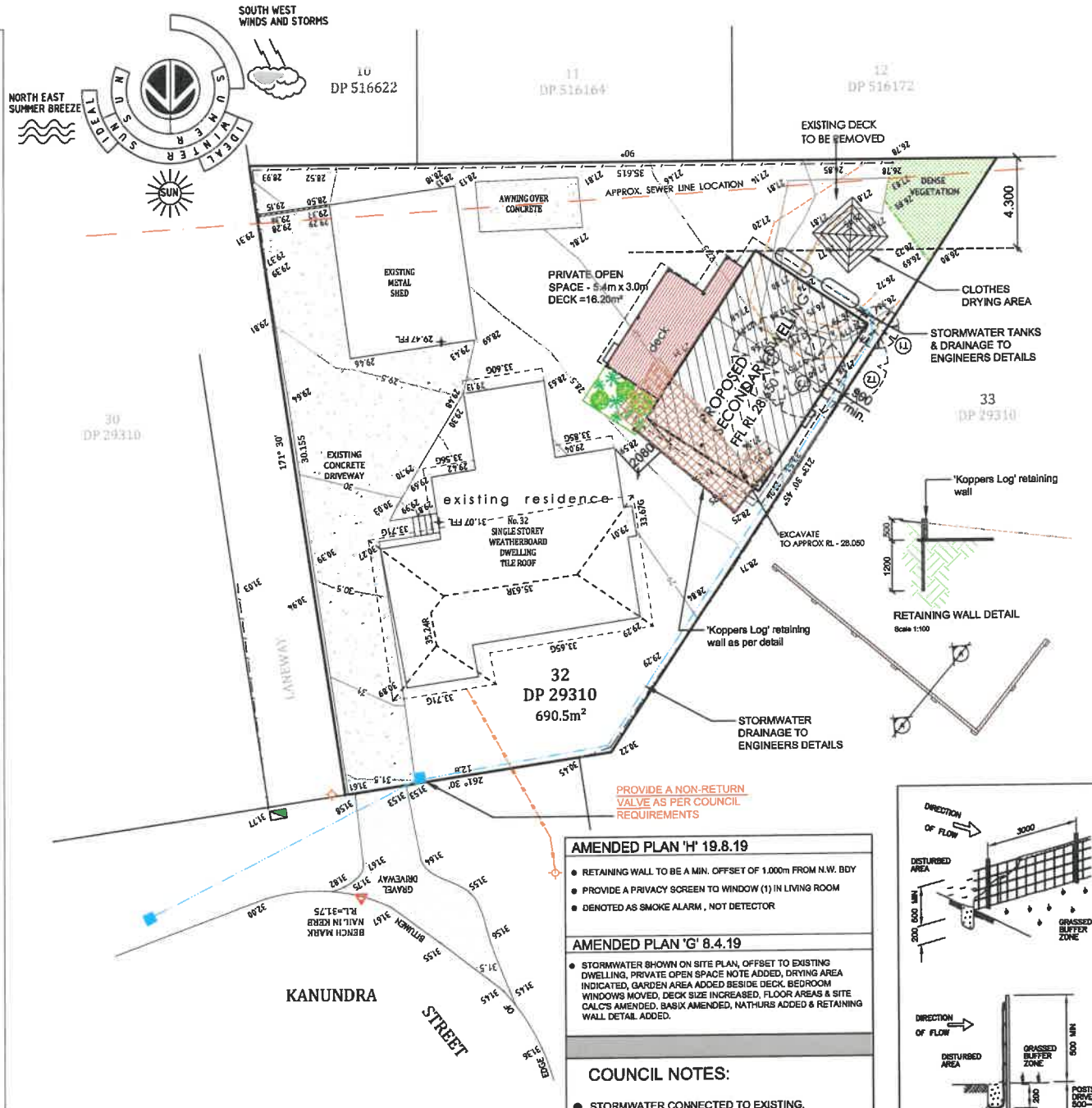
Thermal Comfort Commitments:

- The dwelling must not have more than 2 storeys.
 - The conditioned floor area of the dwelling must not exceed 300m².
 - The dwelling must not contain open razzacotta area exceeding 20m².
 - The dwelling must not contain bird level habitable attic rooms.
- Floors, walls & ceiling/roof:**
- The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table.
- | Room | Floor | Walls | Ceiling/roof |
|-------------|---|---|---|
| Living area | floor - suspended floor above open auditor, framed: 0.8 (or 1.6 for construction/owner) | external wall - framed (plyboard, fibre cement, metal clasp): 2.00 (or 2.40 for construction) | ceiling & roof - flat ceiling/attached roof: ceiling: 3.95 (up), roof: flat backed (50mm) - unventilated: medium (later absorption: 0.475-0.70) |
| Bedroom | floor - suspended floor above open auditor, framed: 0.8 (or 1.6 for construction/owner) | external wall - framed (plyboard, fibre cement, metal clasp): 2.00 (or 2.40 for construction) | ceiling & roof - raked ceiling/pitched or shallow roof framed: ceiling: 4.24 (up), roof: flat backed (50mm) - framed: medium (later absorption: 0.475-0.70) |

Other:

- The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.
- The applicant must construct each refrigerator space in the development so that it is 'well ventilated', as defined in the BASIX definitions.
- The applicant must install a base board clothes drying line as part of the development.

Minimum planning and building requirements as indicated in BASIX certificate number 861954S_03 dated: 10th April 2019.
 Note: If any of the above commitments are required to be altered, contact the assessor prior to the change to arrange for an amended BASIX Certificate.



AMENDED PLAN 'H' 19.8.19

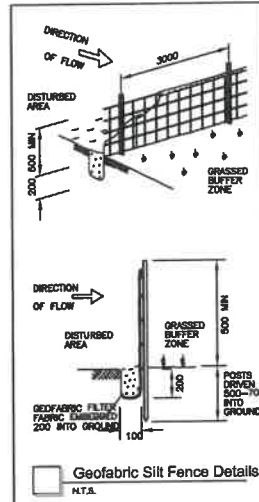
- RETAINING WALL TO BE A MIN. OFFSET OF 1.000M FROM N.W. BDY
- PROVIDE A PRIVACY SCREEN TO WINDOW (1) IN LIVING ROOM
- DENOTED AS SMOKE ALARM, NOT DETECTOR

AMENDED PLAN 'G' 8.4.19

- STORMWATER SHOWN ON SITE PLAN, OFFSET TO EXISTING DWELLING. PRIVATE OPEN SPACE NOTE ADDED, DRYING AREA INDICATED, GARDEN AREA ADDED BESIDE DECK. BEDROOM WINDOWS MOVED. DECK SIZE INCREASED, FLOOR AREAS & SITE CALC'S AMENDED. BASIX AMENDED, NATHURS ADDED & RETAINING WALL DETAIL ADDED.

COUNCIL NOTES:

- STORMWATER CONNECTED TO EXISTING.
- THE DEVELOPMENT WILL NOT HAVE ANY ADVERSE EFFECT ON THE ENVIRONMENT OR ITS SURROUNDS.



TREE TABLE

TREE NO.	SPREAD	TRUNK	HEIGHT
T1	2	0.5	5
T2	4	0.3	3
T3	4	0.2	5
T4	4	0.3	5

LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY
- MINOR CONTOUR LINE
- 10 MAJOR CONTOUR LINE
- RETAINING WALL
- FENCE LINE
- TOP & TOE OF BANKS
- OVERHEAD POWER LINE
- POWER POLE
- TELSTRA PIT
- DENOTES TREE
- DENOTES TREES TO BE REMOVED
- R - RIDGE
- G - GUTTER

CLIENT: [REDACTED]

PROJECT: Proposed Secondary Dwelling

LOCATION: LOT 32
7 Kanundra Street
BELMONT NORTH, NSW
DP: 29310

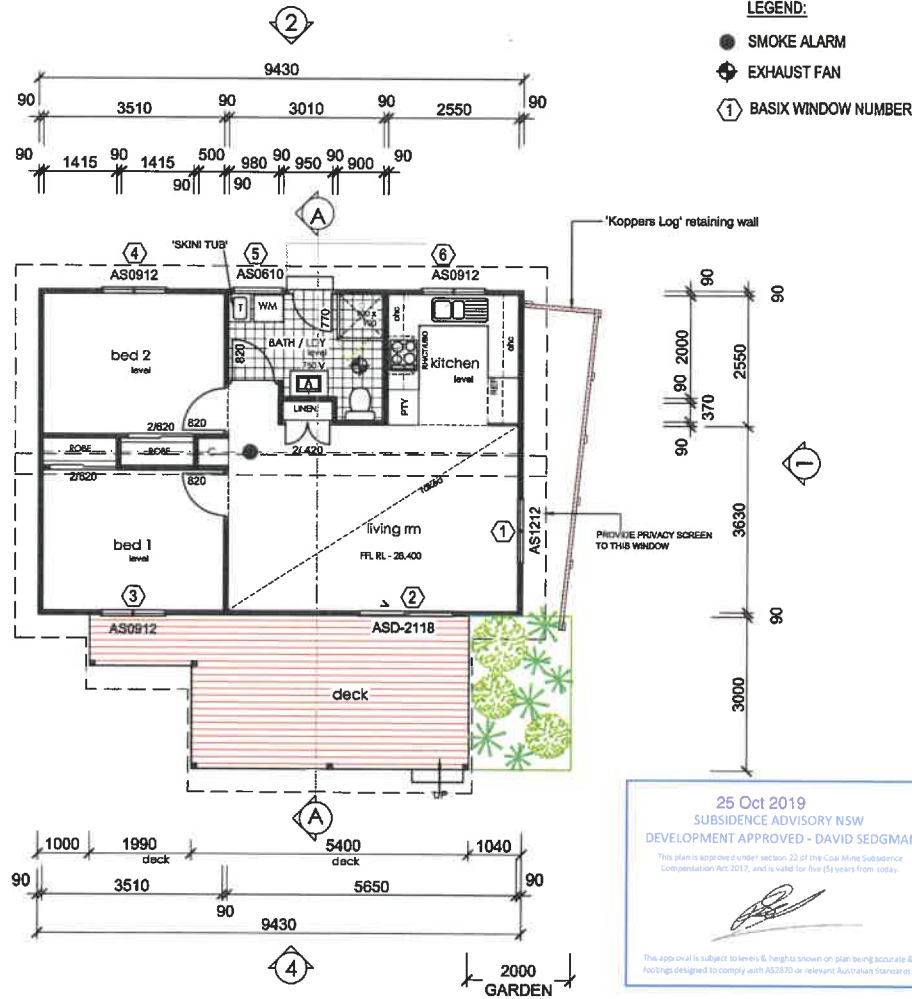
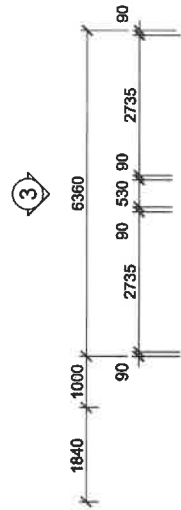
site plan - Janus Design

DWG No: N17013	CAD Ref: CR-17013H	SHEET No: 1 of 3
DATE: 20 / 8 / 2019	DRAWN BY: BJ	A3

site plan & site analysis
 SCALE: 1:200

KEY

- - - - - proposed roof line
- — — — — proposed timber walls
- - proposed posts



- LEGEND:**
- SMOKE ALARM
 - ⊕ EXHAUST FAN
 - ① BASIX WINDOW NUMBER

floor plan
SCALE: 1: 100

Issued: 10/4/2015
Thermal Performance Specifications - BASIX Commitments
<i>These are the Specifications upon which the Certified Assessment is based. If they vary from drawings or other written specifications, these Specifications shall take precedence. If only one specification is detailed for a building element, that specification applies to all instances of that element. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.</i>
Fixed shading (eaves, pergolas, verandahs, awnings)
Eaves Width: 450mm Offset: Varies
External Walls
Material: Weatherboard and Fibro Cement Insulation: R2.0 Colour: Medium
Internal walls
Material: Plasterboard on Studs
Windows
Glazing: Single Clear Frame: Aluminium
Roof
Material: Metal Insulation: Foil and R1.0 anticon blanket Colour: Medium
Ceilings
Material: Plasterboard Insulation: R3.95 and R4.24
Floors
Covering: Carpet, Ceramic Tile Timber R0.8 floor insulation

FLOOR AREAS & SITE COVERAGE:

Exist. Residence approx.	106.00 m ²
Exist. Metal Shed approx.	44.00 m ²
Prop. Secondary Dwelling Living	60.00 m ²
Prop. Secondary Dwelling Deck	16.22 m ²
Total	226.22 m²
Site Area	690.50m²
Site Coverage	32.7%

NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.
- ALL DIMENSIONS MUST BE CHECKED BY THE OWNER & / OR BUILDER PRIOR TO THE SETTING OUT OF WORKS ON THE SITE & PRIOR TO THE ORDERING OF MATERIALS.
- ALL NEW WORK MUST BE SET-OUT BY A REGISTERED SURVEYOR & SETBACKS TO BOUNDARIES MUST COMPLY WITH THE RELEVANT AUTHORITIES.
- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- ALL EXISTING & FINISHED GROUND LINES & LEVELS ARE INDICATIVE ONLY & MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
- ALL TIMBER SIZES, SPANS & FRAMEWORK SHALL CONFORM WITH THE REQUIREMENTS OF AS 1684 OR WHERE APPLICABLE PART 3.4.3 OF THE HOUSING PROVISIONS OF THE B.C.A. VOL 2.
- GLASS INSTALLATION MUST COMPLY WITH AS 2047
- SMOKE ALARMS MUST BE INSTALLED & MUST COMPLY WITH AS 3786 & PART 3.7.2.3 & 3.7.2.4 OF THE HOUSING PROVISIONS OF THE B.C.A VOL 2.
- BALUSTRADE CONSTRUCTION MUST COMPLY WITH PART 3.8.2 OF THE HOUSING PROVISIONS OF THE B.C.A VOL 2.
- ALL CONCRETE & STRUCTURAL STEEL WORK IS TO BE DESIGNED BY A STRUCTURAL ENGINEER.
- THE BUILDING CODE OF AUSTRALIA & ALL RELEVANT LOCAL GOVERNMENT & 'AUSTRALIAN STANDARDS' CODES TAKE PRECEDENCE OVER THESE DRAWINGS.
- PLEASE READ & COMPLY WITH CONDITIONS OF COUNCIL'S DEVELOPMENT CONSENT.

CLIENT:
[REDACTED]

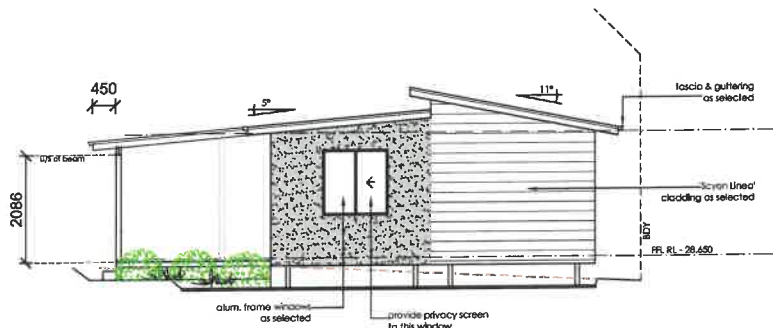
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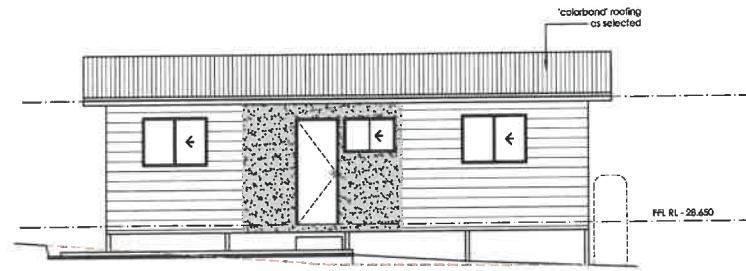
floor plan - Janus Design

DWG No: N17013	CAD Ref: CR-17013H	SHEET No: 2 of 3
DATE: 20 / 8 / 2019	DRAWN BY: BJ	A3



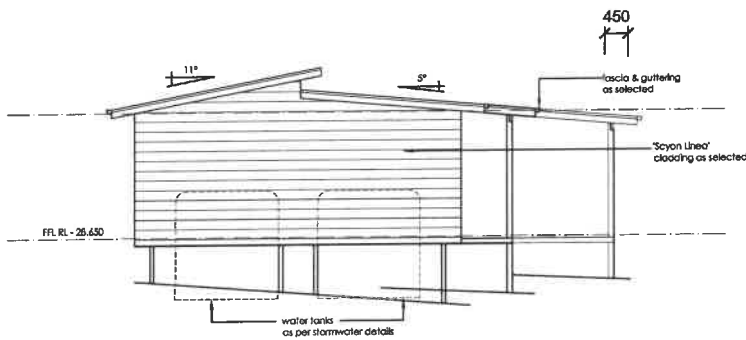
elevation 1 ~ N. east

SCALE: 1:100



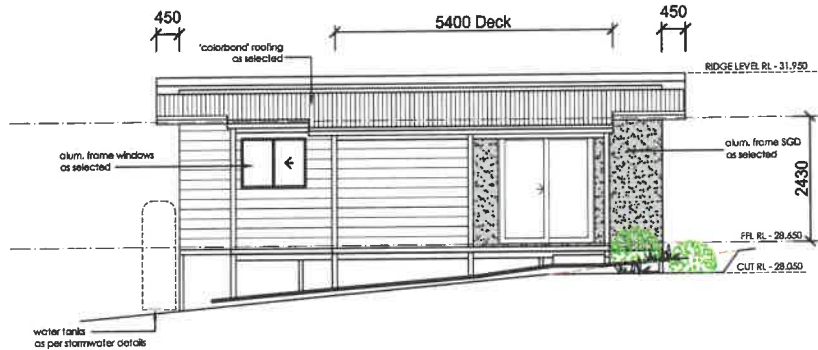
elevation 2 ~ N. west

SCALE: 1:100



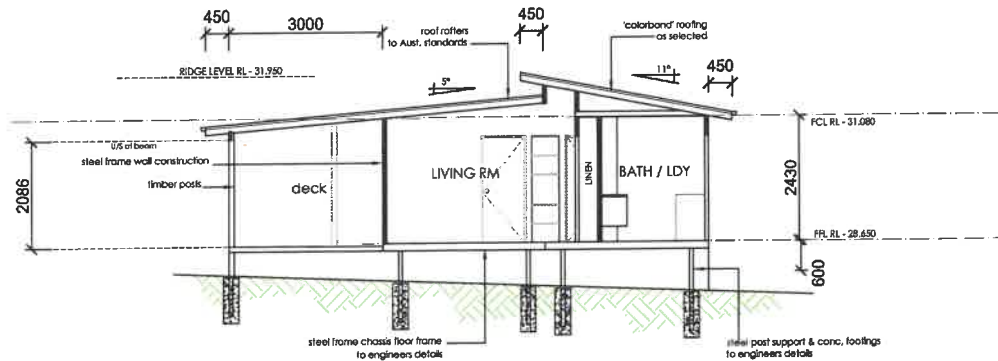
elevation 3 ~ S. west

SCALE: 1:100



elevation 4 ~ S. east

SCALE: 1:100



section A - A

SCALE: 1:100

COLOURS:

Roof - 'Colorbond' Woodland grey

Walls - 'Dune' (Colorbond colour)

CLIENT: [REDACTED]

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AMH AFFORDABLE MODULAR HOMES

elevations - Janus Design

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