

BASIX REQUIREMENTS

Basix Certificate No: 1105493S_03
Date of Issue: 1st June 2020

VEGETATION

A minimum of 10m² of low water use vegetation species must be planted.

FIXTURES

Shower heads, Flushing toilet system and all taps must have a minimum star rating of 3.

ALTERNATIVE WATER

A rainwater tank must be installed of at least 5000L and must be collected by at least 100m² of the roof area of the development.

All toilets, cold & hot water, and at least 1 outdoor tap must be connected to the rainwater tank.

THERMAL COMFORT

GENERAL FEATURES

The dwelling must not have more than 2 storeys, must not have a conditioned floor area of more than 300m², must not contain a mezzanine and must not contain a third level habitable attic room.

FLOORS, WALLS & CEILING/ROOF

Construction	Additional insulation required (R-values)	Other specifications
Floor - concrete slab on ground	nil	
External wall - framed (weatherboard, fibre cement, metal clad)	1.80 (or 2.20 including cavity insulation)	
Ceiling and roof - flat ceiling / pitched roof	ceiling 1.79 (down), roof clanking	unventilated, light leak absorbance < 0.475
Ceiling and roof - raised ceiling / pitched or shallow roof, framed	ceiling 2.14 (down), roof clanking	framed, light leak absorbance < 0.475

Notes:
• Insulation specified in this Certificate must be installed in accordance with Part 3.10.1.1 of the Building Code of Australia.
• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

WINDOWS , GLAZED DOORS & SKYLIGHTS

All windows, glazed doors and shading devices must be installed in accordance with the specifications listed in the table on plan 3. The dwelling may have 1 skylight.

ENERGY COMMITMENTS

The following must be installed in the dwelling

HOT WATER

SOLAR (electric boosted)

COOLING

Ceiling Fans in living area and bedrooms

HEATING

No heating system in living area or bedrooms

VENTILATION

No mechanical ventilation is required in the bathroom, kitchen and Laundry.

ARTIFICIAL LIGHTING

The primary source of artificial lighting must be fluorescent or LED in at least 2 bedrooms and 1 living room.

NATURAL LIGHTING

A window or skylight must be installed in the kitchen and bathroom to provide natural light.

ALTERNATIVE ENERGY

A photovoltaic system with the capacity of 2kw must be installed and be connected to the development.

OTHER

The following must be installed:

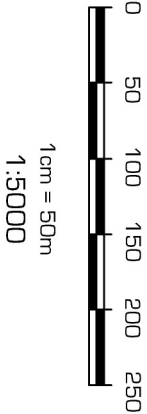
Gas cooktop & Electric oven and a well ventilated fridge space.

REV DATE AMENDMENT

A	02.12.19	
B	02.06.20	basix
C		
D		
E		

SOURCE PLAN: N/A

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PLAN 2 : SITE PLAN

CLIENT: LYNETTA & TONY LOVE

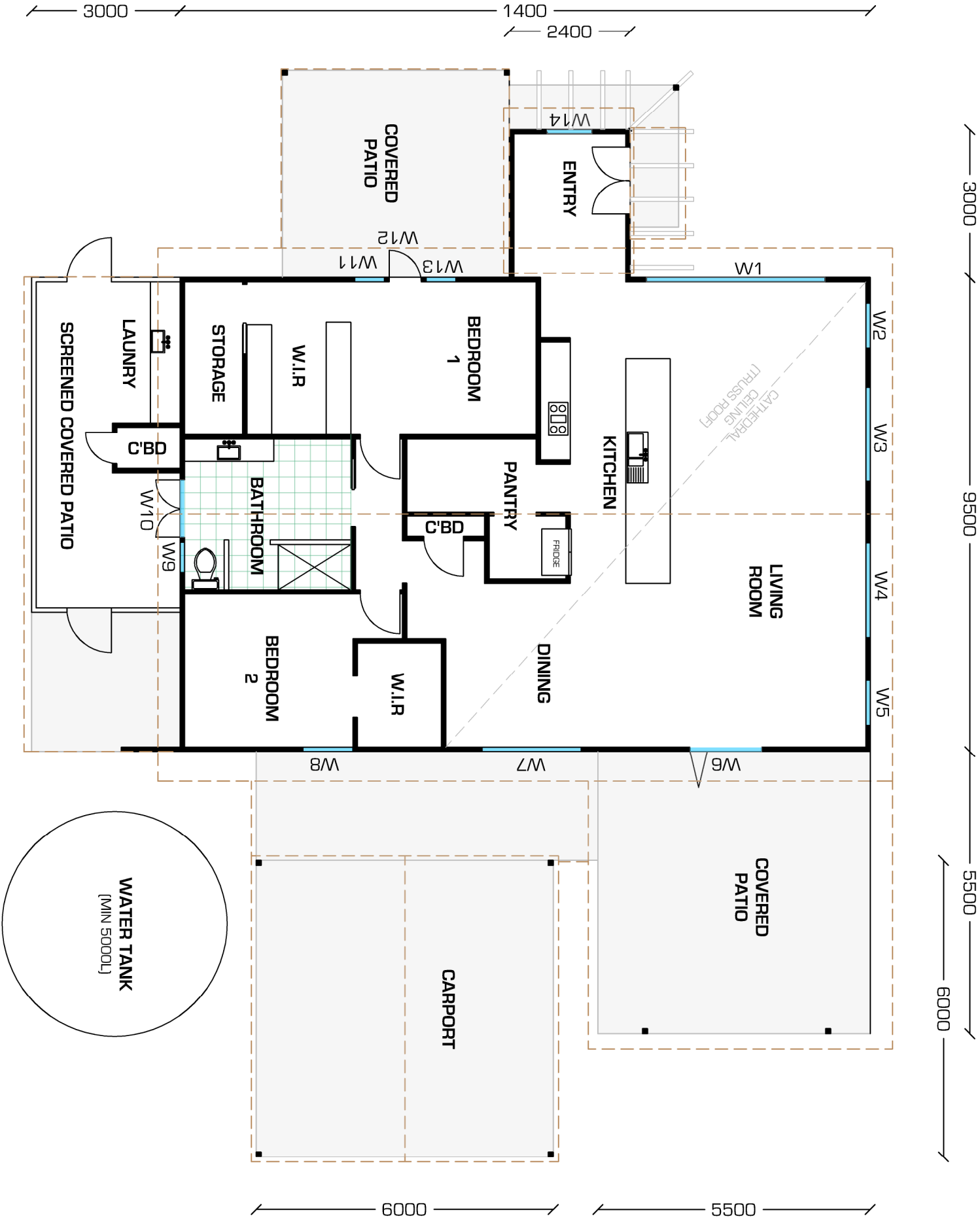
LOCATION: LOT 100 DP1209712 **REV B**

DATE: 02.06.20 **REF:** 190638

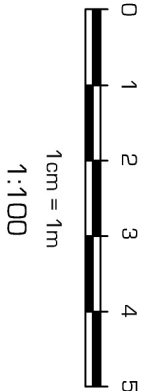
SCALE: 1 :100 @ A3 **DRAWN:** bk

Newton Denny Chapelle
Surveyors Planners Engineers

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Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Sliding Device Dimension within (mm)	Overshading
North facing					
W11	2100	610	aluminium, single, clear	vertical 4200 mm, 2100 mm above base of window or glazed door	not overshadowed
W12	2335	760	aluminium, single, clear	vertical 4200 mm, 2100 mm above base of window or glazed door	not overshadowed
W13	2100	610	aluminium, single, clear	vertical 4200 mm, 2100 mm above base of window or glazed door	not overshadowed
W14	2400	910	aluminium, single, clear	solid overhang 300 mm, 200 mm above head of window or glazed door	not overshadowed
W1	555	3510	aluminium, single, clear	eave 600 mm, 500 mm above head of window or glazed door	not overshadowed
East facing					
W2	2095	905	aluminium, single, clear	eave 600 mm, 1600 mm above head of window or glazed door	not overshadowed
W3	1800	1900	aluminium, single, clear	eave 600 mm, 1600 mm above head of window or glazed door	not overshadowed
W4	1800	1900	aluminium, single, clear	eave 600 mm, 1600 mm above head of window or glazed door	not overshadowed
W5	2095	905	aluminium, single, clear	eave 600 mm, 1600 mm above head of window or glazed door	not overshadowed
South facing					
W6	2100	1450	aluminium, single, clear	vertical 5500 mm, 2100 mm above base of window or glazed door	not overshadowed
W7	1540	2000	aluminium, single, clear	vertical 7000 mm, 2100 mm above base of window or glazed door	not overshadowed
W8	1520	1000	aluminium, single, clear	vertical 7000 mm, 2100 mm above base of window or glazed door	not overshadowed
West facing					
W9	955	610	aluminium, single, clear	vertical 3000 mm, 2100 mm above base of window or glazed door	not overshadowed
W10	1160	2100	aluminium, single, clear	vertical 3000 mm, 2100 mm above base of window or glazed door	not overshadowed




NOTE:
This preliminary layout has been completed in accordance with the instructions provided by Tony and Lynetta Love.
In this respect preliminary desktop data has been used to form this layout. The final layout is subject to the completion of a Detailed survey Subdivision Survey Plans and /or Engineering plans. Accordingly, this plan may be modified by the author upon the completion of the final Survey & Site Inspection. Newton Denny Chapelle accepts no responsibility for any loss or damage suffered, however so arising, to any person or corporation who may use or rely on this Plan. As this Plan is a non Survey plan it should not be used as part of any financial transactions or land dealings.

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A	02.12.19	
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SOURCE PLAN: N/A

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Newton Denny Chapelle
Surveyors Planners Engineers

CLIENT: LYNETTA & TONY LOVE

LOCATION: LOT 100 DP1209712
530 LISMORE RD
BINNA BURRA NSW

DATE: 02.06.20
SCALE: 1:100 @ A3

REF: 190638
DRAWN: bk

