

# BASIX Commitments

Basix Certificate No:1011622S

4 RETIMO STREET, BARDIA, 2565  
 LOT 2022/-/DP1200782  
 CONSTRUCTION OF A TWO STOREY DWELLING

## HOT WATER

- Gas Instantaneous -6.0 star

## VENTILATION

- Bathrooms/toilet: Individual fan ducted to façade or roof with interlock to light switch
- Kitchen: individual fan, not ducted with manual ON /OFF
- Laundry: No Mechanical Ventilation

## AIR CON:

- Cooling & Heating: 1-phase Air conditioning (EER 2.5-3.0)-Zoned

## LIGHTING

- Energy efficient light fittings ( LED or fluorescent for each individual spaces)

## KITCHEN

- Gas cooktop & electric oven

## CLOTHES DRYING LINE

- No, Indoor Clothes drying line
- Yes, outdoor clothing drying line

## WATER SAVING

- 3 star shower heads
- 3 star toilets or better
- 4 star kitchen tap
- 4 Star bathroom tap

## RAIN WATER&STORM WATER TANK:

- 2000 L rain water tank used for landscape .

Assessor Certificate					
Issued in accordance with BASIX Thermal Comfort Simulation Method.					
Assessor No # 20851 Projects: BARDIA					
Thermal performance specifications					
<i>Following specification must apply to all instances of that element for the whole project. If different construction elements are applied then the Assessor Certificate is no longer valid.</i>					
Certificate No: 0003804028			4 RETIMO STREET		
External walls Construction			Added Insulation		
75mm Hebel cavity panel			R1.5		
Internal walls Construction					
Plasterboard on studs			R1.5		
Roof Construction					
Metal roof			Nil		
Colour			Medium		
Ceilings Construction					
Plaster board			R3.5		
Floors Construction		Covering			
Concrete (on ground)		As drawn		Nil	
Timber(floor between)		As drawn		Nil	
Timber(above garage)		As drawn		R3.5	
Windows/Doors					
<i>All window and glazed door to be selected as per AFRC. Deviation is accepted ±5%. : This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated.</i>					
Area(M <sup>2</sup> )	Frame	Ext. cover	U Val	SHGC	Glazing
As drawn	Alum/sliding	As drawn	6.7	0.70	Single clear
As drawn	Alum/Awning	As drawn	6.7	0.57	Single clear
Skylights					
Area (M <sup>2</sup> )	Type	Glazing			
As drawn	Nil	Nil			
Fixed shading (eaves, pergolas, verandas , awnings)					
All shade elements modelled as drawn					
Weather seals to windows and doors				Be provided	
All down lights be sealed				Yes	

## Sheet List Table

Number	Sheet Title
A101	COVER SHEET AND NOTES
A102	SITE PLAN AND COMPLIANCE TABLE
A103	PROPOSED GROUND FLOOR PLAN
A104	PROPOSED FIRST FLOOR PLAN
A105	ELEVATIONS (1)
A106-	ELEVATIONS (2)
A107	SECTIONS
A110	SCHEDULES
A111	NOTIFICATION PLAN
A201	SITE ANALYSIS PLAN
A202	DRAINAGE CONCEPT PLAN
A203-B	SHADOW DIAGRAMS
A203-A	SHADOW DIAGRAMS
A204	ROOF PLAN
A205	CONSTRUCTION MANAGMENT PLAN
A206	LANDSCAPING CONCEPT PLAN
A207	CONCRETE LAYOUT

## SPECIFICATIONS OF BUILDING WORKS (SUMMARY):

REFER DETAILED SPECIFICATIONS ATTACHED TO CC PLANS

1. EARTHWORKS AND EXCAVATIONS: AS3798. OR AS/NZS3500.
2. TERMITE MANAGEMENT SYSTEM: NCC VOL. 2 PART 3.1.3
3. DRAINAGE WORK SHALL COMPLY WITH PART 3.1.2 OF NCC VOL.2 AND AS3500.
4. FOOTINGS AND SLABS: AS PER BCA VOL.2 PART 3.2.5.
5. CONCRETE /STRUCTURAL CONCRETE : VOL. 2 PART 3.2.3 AND AS3600,
6. BRICK AND BLOCKWORK: AS3700 OR AS4773
7. SUBFLOOR VENTILATION: IN ACCORDANCE WITH VOL. 2 PART 3.4.1
8. TIMBER FRAMING: NCC VOL. 2 PART 3.4.3 TO COMPLY WITH AS1684.
9. STEEL CONSTRUCTION, NCC VOL.2 PART 3.4.2, AND NCC VOL.2 PART 3.4.4
10. WALL AND FLOOR TILES: AS3958 PARTS 1 AND 2.
11. ROOFING - NCC VOL. 2 PART 3.5.1,
12. CONCRETE TILES: AS2049, AS4046 AND AS2050
13. FIXING ROOF TILES: NCC VOL. 2, FIG. 3.5.1.1
14. WALL CLADDING TO COMPLY WITH PART 3.5.3 OF NCC 2016 VOL. 2
15. EAVE AND SOFFIT LININGS TO COMPLY WITH NCC VOL. 2 PART 3.5.3.5
16. GLAZING: NCC VOL. 2 PART 3.6
17. SMOKE ALARM AS PER AS 3786-1993 AND PART 3.7.2 OF NCC 2016 VOL. 2.
18. HEATING APPLIANCES NCC VOL 2 PART 3.7.3
19. BUSHFIRE PRONE AREAS NCC VOL. 2 PART 3.7.4.
20. WET AREAS: NCC VOL. 2 PART 3.8.1
21. LIGHTING; NCC VOL. 2 PART 3.8.4.2
22. ROOM VENTILATION: PART 3.8.5.2
23. PROTECTION OF OPENABLE WINDOWS: (AGAINST FALLING) NCC VOL.2 PART 3.9.2.5
24. STAIRS, HANDRAILS AND BALUSTRADES: NCC VOL. 2 PARTS 3.9.1 AND 3.9.2
25. SLIP RESISTANCE: TO COMPLY WITH PART 3.9.1.4, AS4586 AND HB198.
26. ENERGY EFFICIENCY : NCC VOL. 2 PART 3.12
27. EXTERNAL GLAZING: NCC VOL. 2 PART 3.12.2
28. HOT WATER SERVICE: AS3500.4
29. GAS INSTALLATIONS: 'GAS SAFETY REGULATIONS AND ACT' AND AS5601.



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 Assessor Name: Mahbub Hassan  
 Accreditation no.: 20851  
 Certificate date: 26 Apr 2019  
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 2565  
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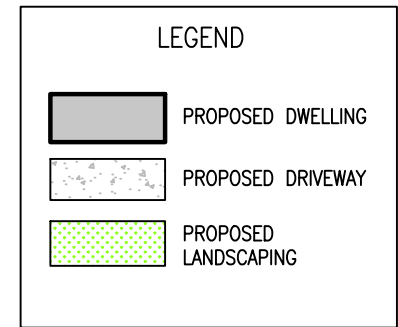
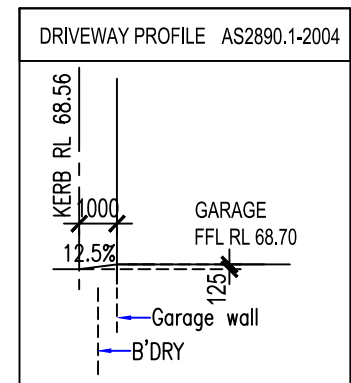
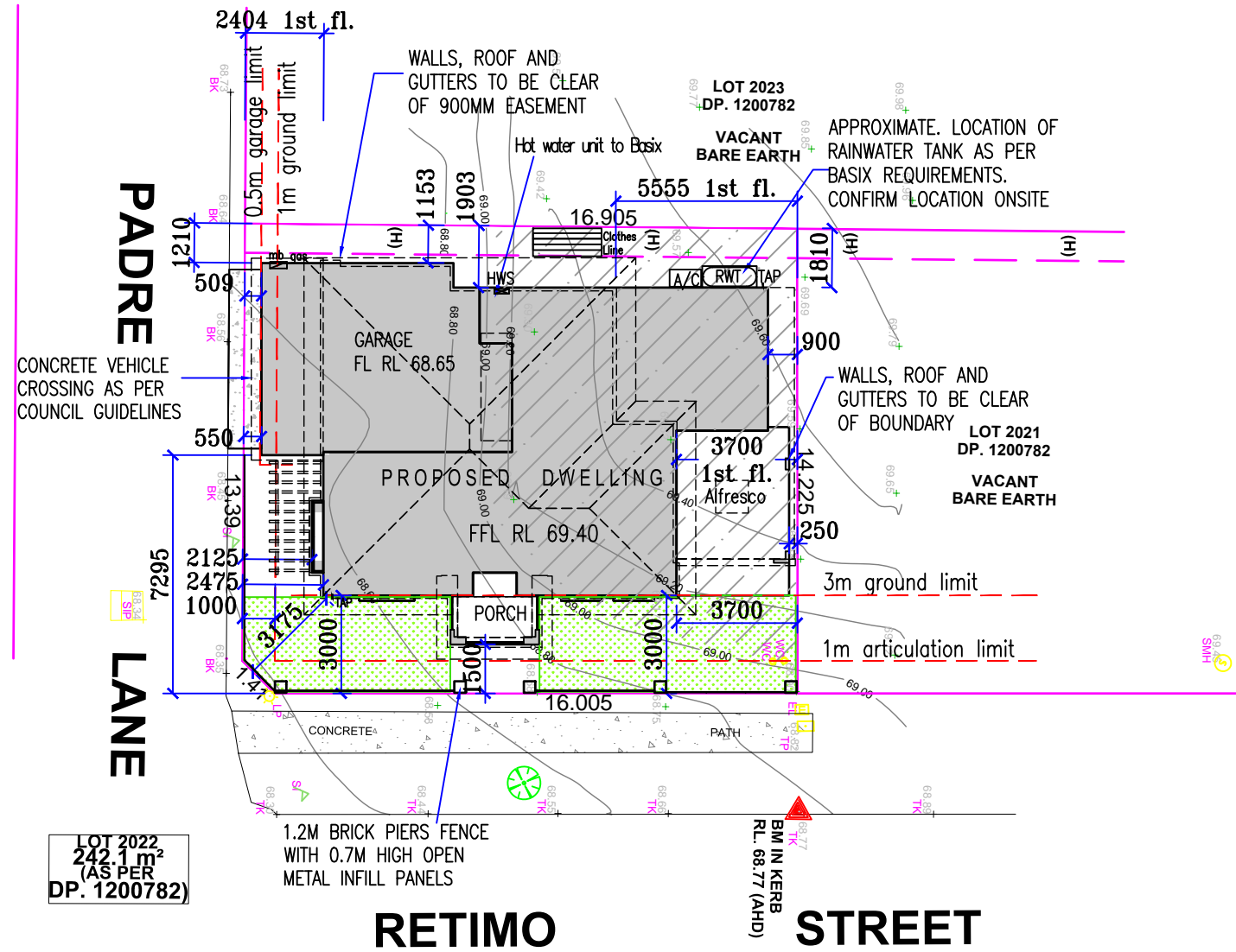


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Address: LOT 2022 RETIMO STREET, BARDIA 2565  
 LOT 2022/-/DP1200782  
 Project: CONSTRUCTION OF A TWO STOREY DWELLING

Drawing Title: COVER SHEET AND NOTES

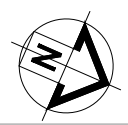
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23/04/2019	AS NOTED @ A3	A101	A

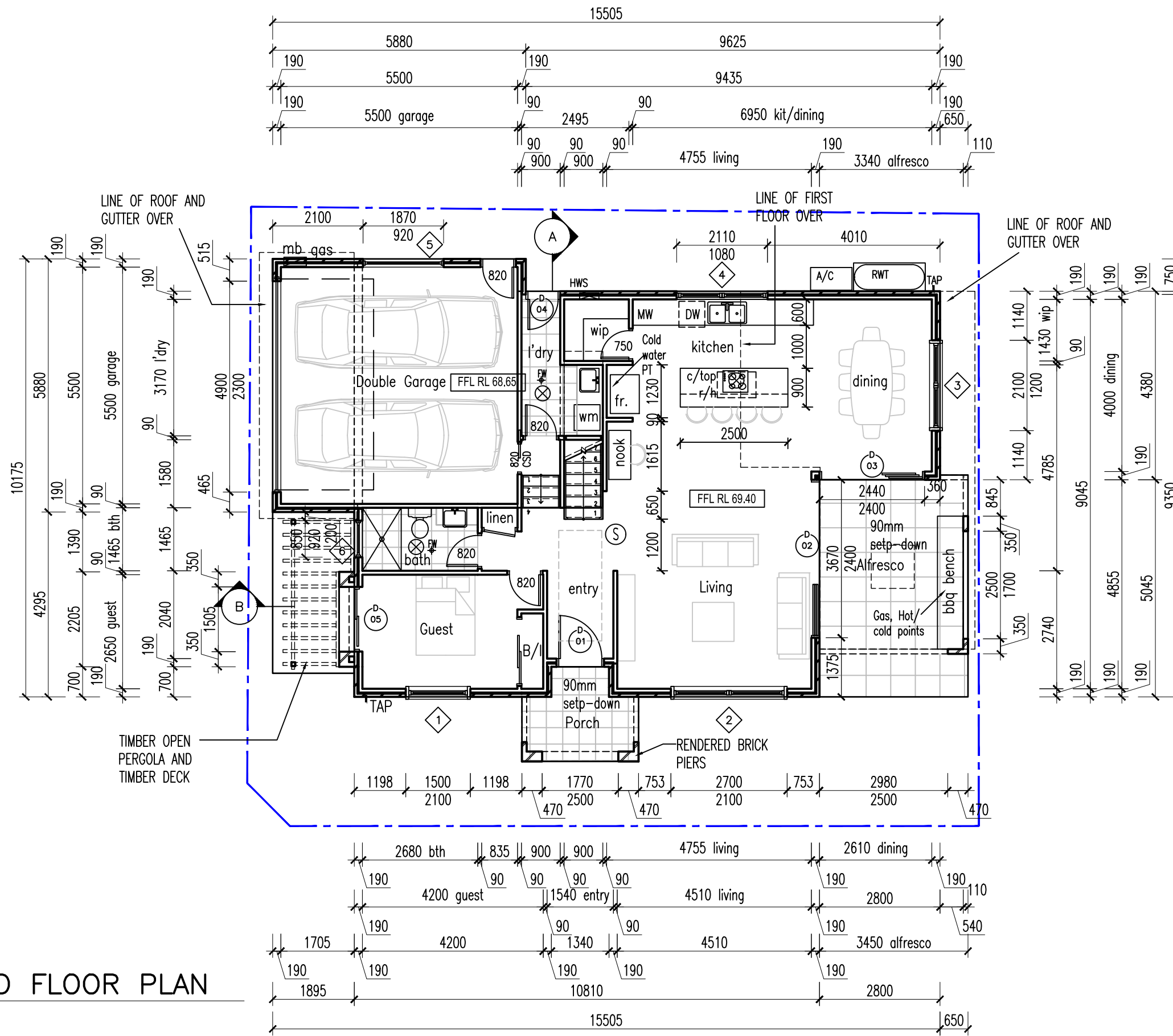


AREA SCHEDULE AND COMPLIANCE			
Edmondson Park South Development Control Plan 2012 - State Environmental Planning Policy (State Significant Precincts) 2005			
Site Area:	242.1 m <sup>2</sup>		
ZONE R1 GENERAL RESIDENTIAL	Provided	Control	Compliance
Area calculated as per SEPP (Exempt and Complying Development Codes) 2008			
Ground Floor area	127.3 (53%) site coverage	max. 65% site coverage	YES
First floor area - excl. void	90.5		
Total floor area	217.8 FSR 89.9%	max. FSR 90%	YES
First floor area	117.56		
porch	5		
alfresco	14		
balconies	8		
garage door width	5m	6m	YES
Landscaping	40 (min.) 16.5%	10% Min.	YES
Principle Private open space	25 min.-3.6m wide	16 Min.-3m wide	YES

P902358 - COVENANT  
(H) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE

1 SITE PLAN AND COMPLIANCE TABLE  
1:200





**LEGEND**

- Ⓢ DIRECT WIRED SMOKE ALARM AS PER AS 3786-1993 AND PART 3.7.2 OF NCC 2016 VOL. 2.
- ⊗ DUCTED EXHAUST FAN
- ⚡ FLOOR WASTE
- \* LIFT-OFF HINGE TO BCA

BRICK VENEER CONSTRUCTION TO GROUND AND FIRST FLOORS - RENDER FINISH.  
 HEBEL CONSTRUCTION OVER NON-LOAD BEARING WALLS

NOTE: 2340H INTERNAL DOORS THROUGHOUT

REFER TO ENGINEERING DETAILS FOR: BEAMS, EXPANSION JOINTS, AND TRUSS DETAILS.  
 REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.

**1 GROUND FLOOR PLAN**  
 1:100

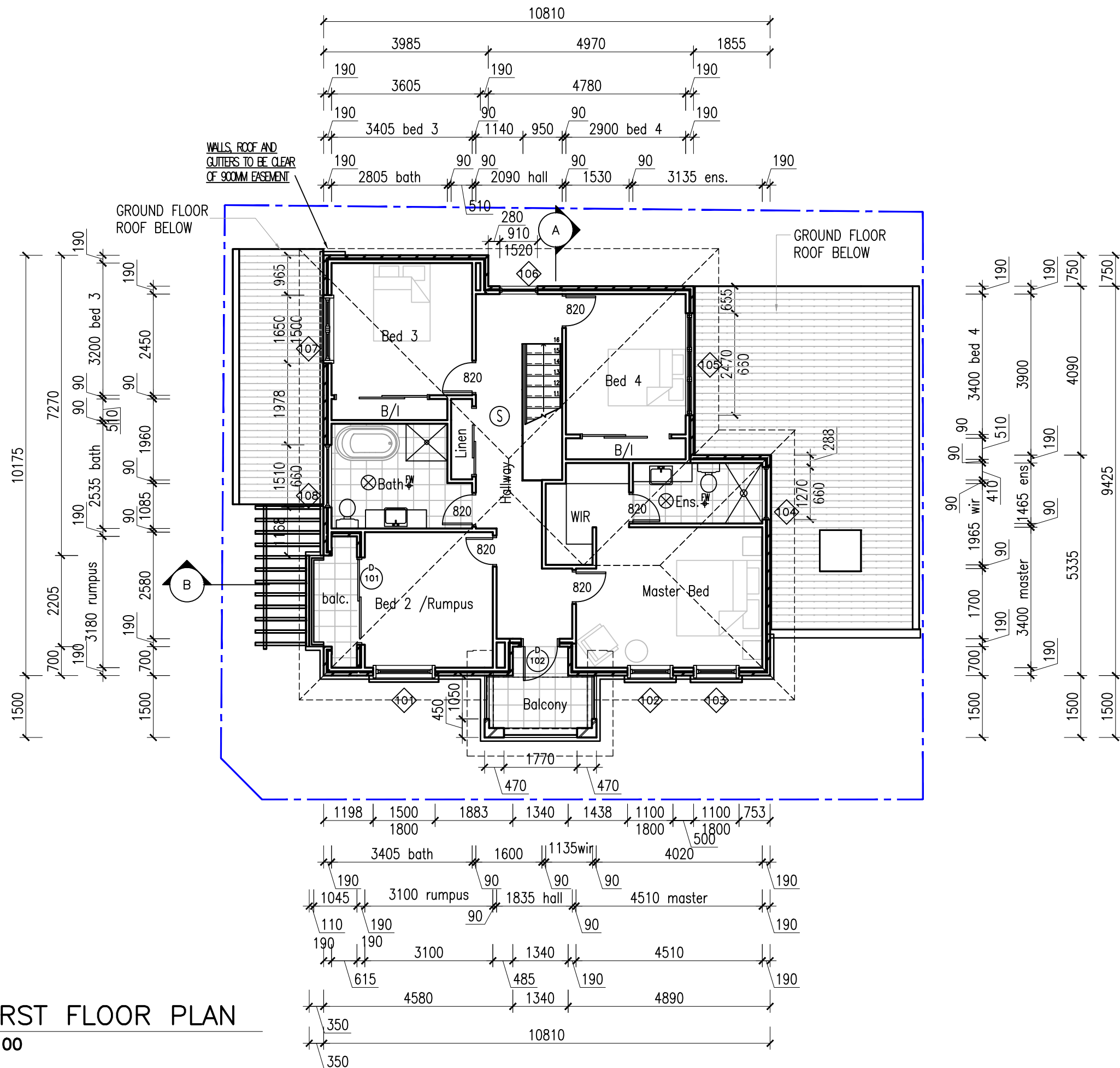


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Address: 4 RETIMO STREET, BARDIA, 2565  
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 Project: CONSTRUCTION OF A TWO STOREY DWELLING

Drawing Title: PROPOSED GROUND FLOOR PLAN			
Date	Scale	Drw no	Revision
23/04/2019	AS NOTED @ A3	A103	A



- LEGEND**
- Ⓢ DIRECT WIRED SMOKE ALARM AS PER AS 3786-1993 AND PART 3.7.2 OF NCC 2016 VOL. 2.
  - ⊗ DUCTED EXHAUST FAN
  - Ⓜ FLOOR WASTE
  - \* LIFT-OFF HINGE TO BCA

TIMBER FRAME / HEBEL CONSTRUCTION - RENDER FINISH

NOTE: 2340H INTERNAL DOORS THROUGHOUT

REFER TO ENGINEERING DETAILS FOR: BEAMS, EXPANSION JOINTS, AND TRUSS DETAILS.

REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.

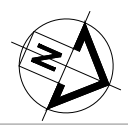
**NOTES:**

1 - OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL.

2 - FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.

**1 FIRST FLOOR PLAN**  
1:100

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Drawing Title: PROPOSED FIRST FLOOR PLAN			
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23/04/2019	AS NOTED @ A3	A104	A

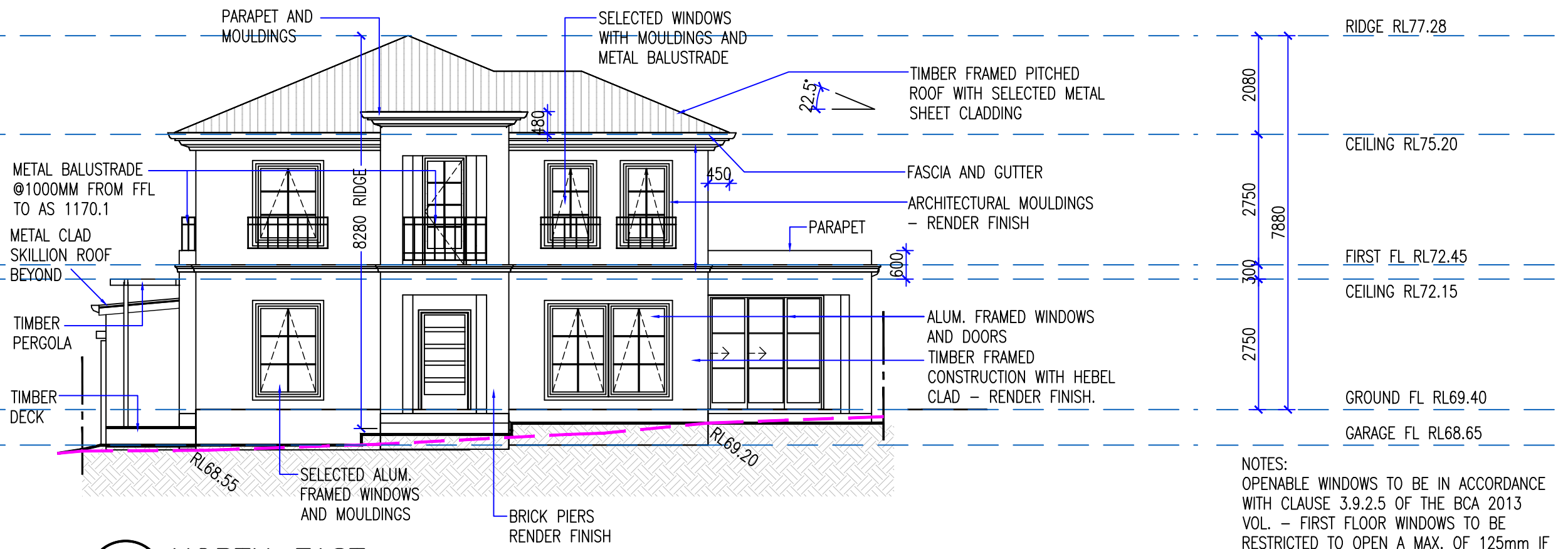
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**5.2**  
NATIONWIDE HOUSE ENERGY RATING SCHEME  
107.2 MJ/m<sup>2</sup>

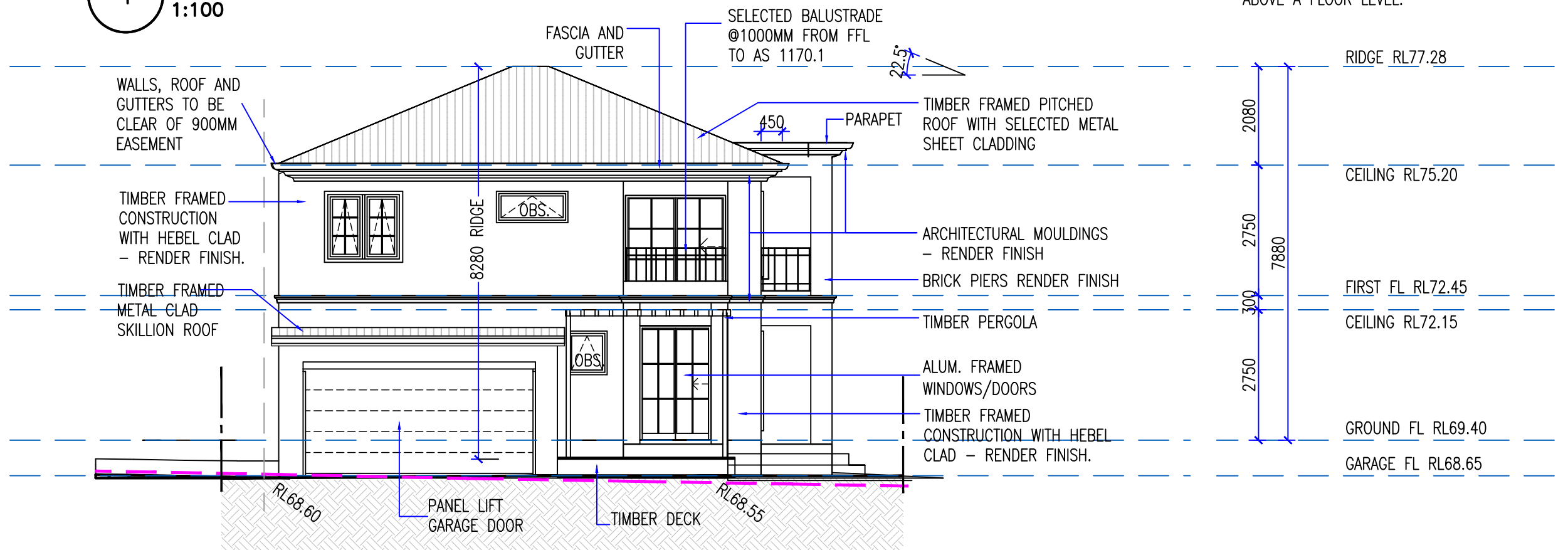
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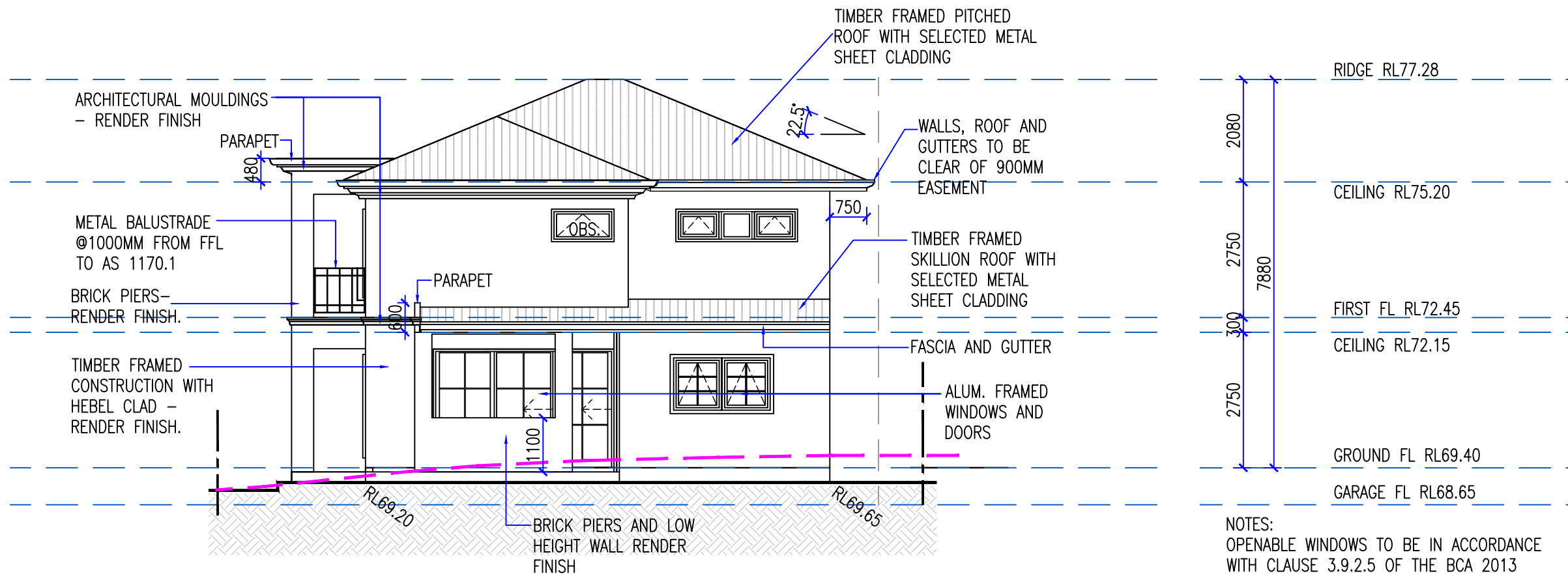
**1 NORTH EAST**  
1:100

NOTES:  
OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. - FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.



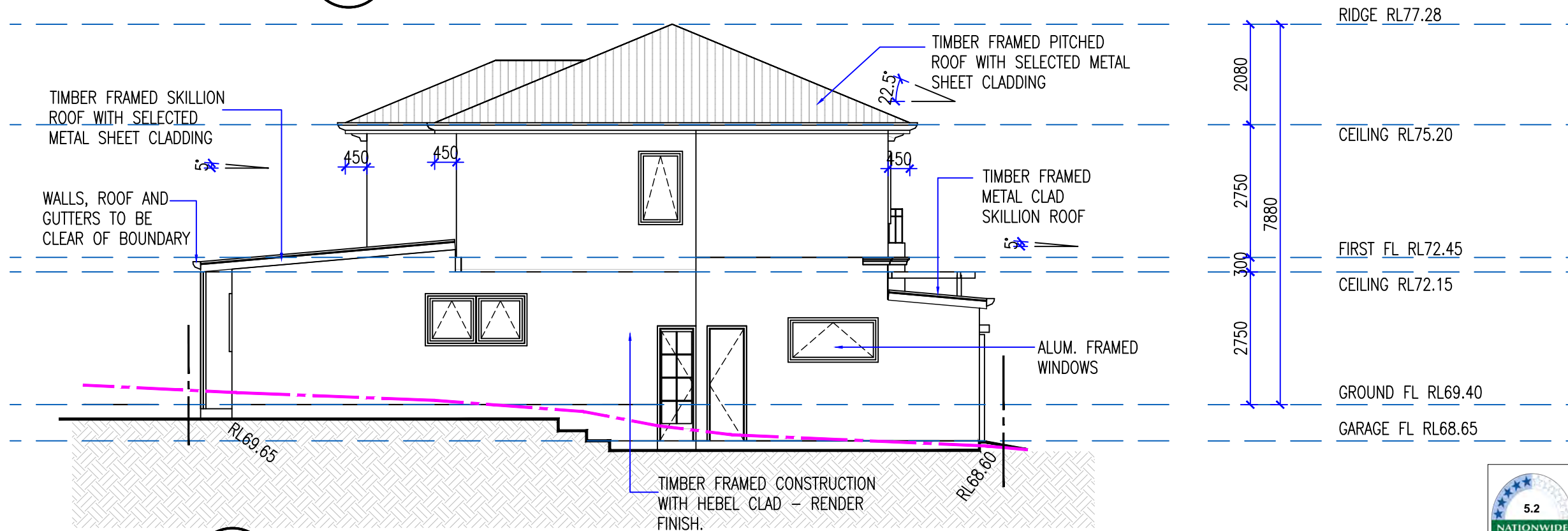
**2 SOUTH EAST**  
1:100

<p>5.2 107.2 MJ/m<sup>2</sup> www.nathers.gov.au</p>	Certificate no.:	0003804028
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**3** NORTH WEST  
1:100

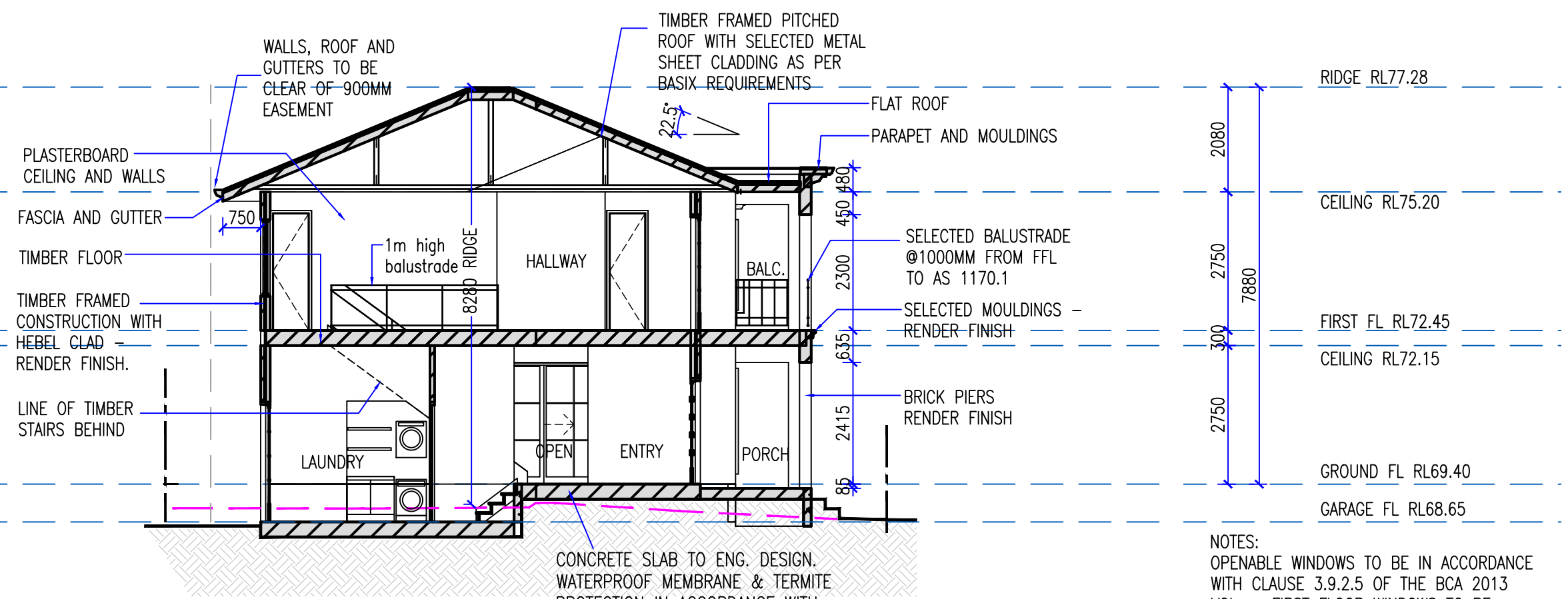
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**4** SOUTH WEST  
1:100

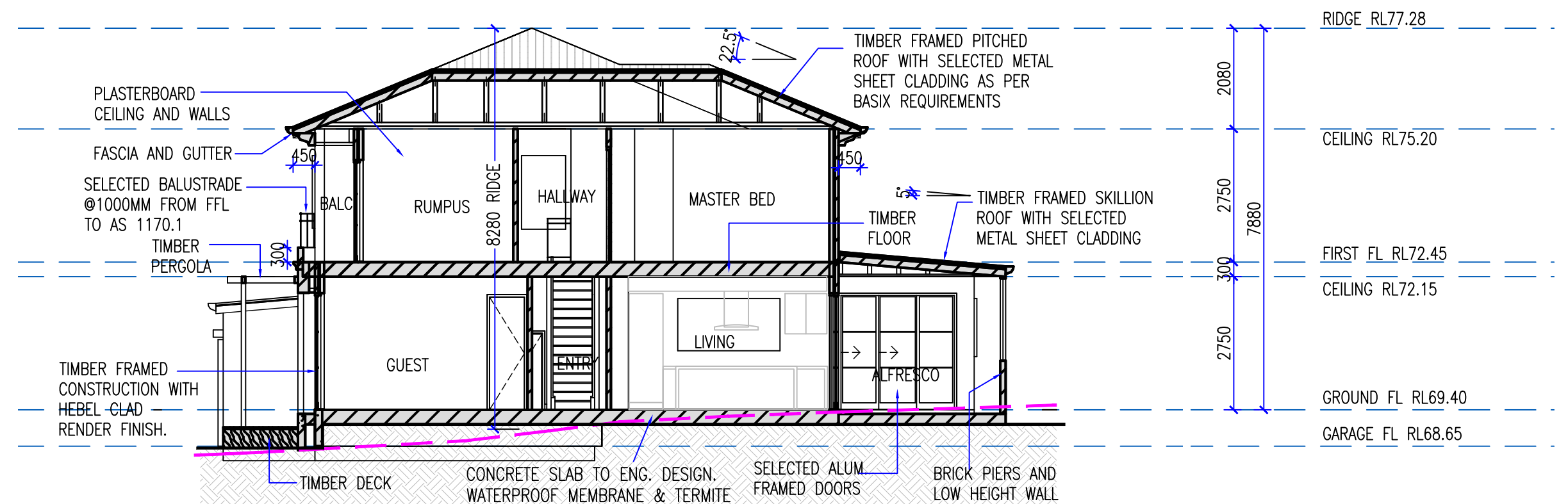
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**5.2**  
NATIONWIDE HOUSE ENERGY RATING SCHEME  
107.2 MJ/m<sup>2</sup>  
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**5** SECTION A  
 1:100

NOTES:  
 OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. – FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.



**6** SECTION B  
 1:100



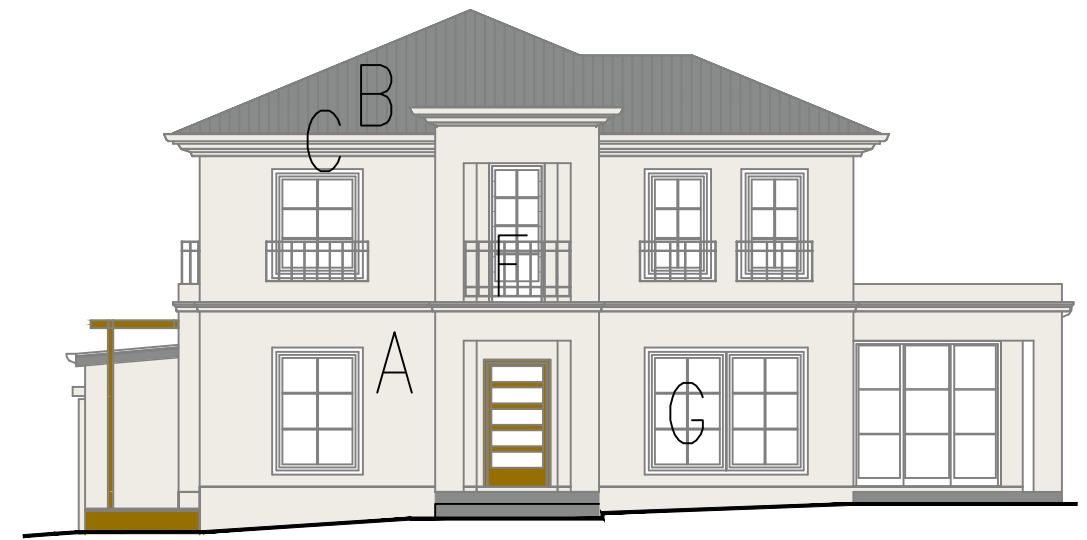
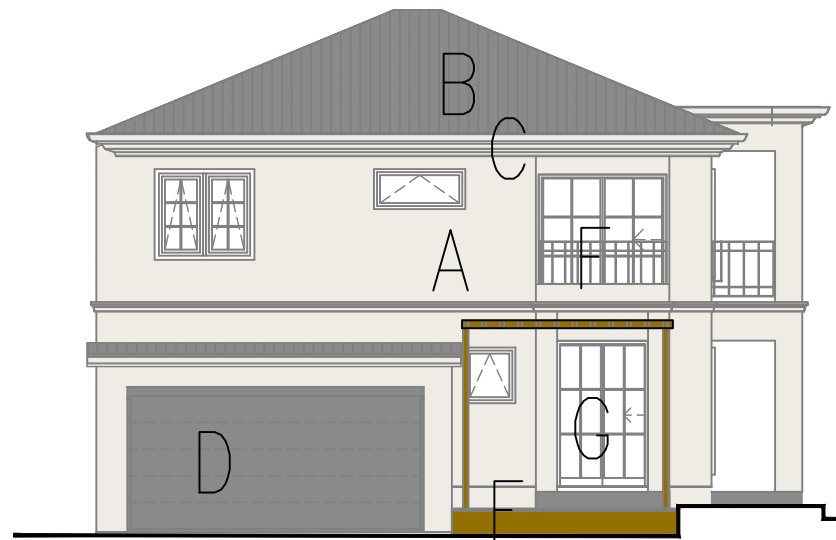
# GROUND FLOOR

## WINDOW SCHEDULE

No.	SIZE		Head	Sill	Style	AREA
	WD	HGT				
1	1500	2100	2300	200	STYLE a	3.15
2	2700	2100	2300	200	STYLE c	5.67
3	2100	1200	2300	1100	STYLE c	2.52
4	2110	1080	2300	1220	Awning - double	2.321
5	1870	920	1800	880	Awning	1.683
6	850	920	2300	1380	Awning	.765

## DOOR SCHEDULE

No.	SIZE		Style	Area
	WD	HGT		
1	1100	2100	Hinged - ENTRY a	2.31
2	3670	2400	STACKING - Triple -c	8.808
3	2440	2400	STACKING - Triple -b	5.856
4	800	2380	Hinged - Single - Full Lite (2)	1.904
5	1500	2400	Sliding - Double	3.6



# FIRST FLOOR

## WINDOW SCHEDULE

No.	SIZE		Head	Sill	Style	AREA
	WD	HGT				
101	1500	1800	2200	400	STYLE a	2.7
102	1100	1800	2200	400	STYLE a	1.98
103	1100	1800	2200	400	STYLE a	1.98
104	1270	660	2200	1540	Awning	.826
105	2470	660	2200	1540	2AWNING- 1FIX	1.606
106	910	1520	2200	680	Awning	1.365
107	1650	1500	2200	700	STYLE b	2.475
108	1510	660	2200	1540	Awning	.982

## DOOR SCHEDULE

No.	SIZE		Style	Area
	WD	HGT		
101	2110	2100	Sliding - Double	4.431
102	920	2300	exterior 1	2.116



## COLOUR SELECTION

LOCATION	COLOUR	SAMPLE	
A	EXTERNAL WALLS AND MOULDINGS RENDER	TO MATCH DULUX NATURAL WHITE OR SIMILAR TO CLIENT'S SELECTION	
B	METAL SHEET ROOF CLADDING	COLORBOND WINDSPRAY OR SIMILAR TO CLIENT'S SELECTION	
C	GUTTER AND FASCIA	COLORBOND SURFMIST OR SIMILAR TO CLIENT'S SELECTION	
D	GARAGE DOORS	COLORBOND WINDSPRAY OR SIMILAR TO CLIENT'S SELECTION	
E	DECK AND PERGOLA	NATURAL TIMBER	
F	BALUSTRADE	BLACK POWDERCOATED	
G	WINDOW FRAMES	TO MATCH DULUX LEXICON QUARTER OR SIMILAR	

