

Basix-Commitments
/for details: See the Basix
certificate/

Alternative water

The applicant must install a rainwater
tank of at least 2000 litres (For Each
Unit)

The rainwater tank to collect rain runoff
from at least 50 m2 of the roof
The applicant must connect the
rainwater tank to:

- all toilets in the development
- all laundries in the development
- at least one outdoor tap /per
unit/ in the development

Fixtures (For Each Unit)

- Shower heads 3 star (>7.5
but <= 9.0 L/min)
- Toilets.....4 star
- Kitchen tap.....5 star
- Basin Taps.....5 star

Thermal Comfort-Simulation method
/for details: see the NatHERS certificate/

- A detailed method of assessment
with greater flexibility of solution
choice and capacity to assess complex
dwelling designs.
- The dwelling design has been
assessed with NatHERS software from
an accredited assessor

Hot Water System: gas instantaneous
with a performance of 6 stars (For Each
Unit)

Heating/Cooling (For Each Unit): 3-
phase air-conditioning-ducted; Energy
rating: EER 2.5-3.0 (Zoned)

Ventilation

- (Unit 1 & 2): Bathrooms:
(individual fan, ducted; Operation:
interlocked to light with timer off),
Kitchen (individual fan, ducted;
Operation: manual on/off), Laundry
(individual fan, ducted; Operation:
interlocked to light)
- Natural lighting (Unit 1):
Window/skylight in the Kitchen and 2
Bathrooms/Toilets
- Natural lighting (Unit 2):
Window/skylight in the Kitchen and 3
Bathrooms/Toilets

Artificial lighting (For Each Unit):

- The applicant must ensure that a
minimum of 80% of light fixtures are
fitted with fluorescent, compact
fluorescent, or light-emitting-diode
(LED) lamps.

OTHER (For Each Unit)

- The applicant must install a gas
cooktop & electric oven in the kitchen
of each dwelling.
- The applicant must install a fixed
outdoor clothes drying line for each
dwelling.

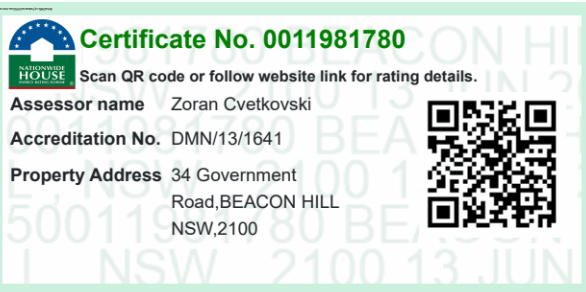
The Basix certificate should be read in
conjunction with the NatHERS certificate
(including the additional notes pages 4
& 5).

BASIX™Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1799615M
Date of issue: Friday, 13 June 2025
To be valid, this certificate must be submitted with a development application or lodged with a
completing development certificate application within 5 months of the date of issue.



1. BUILDER TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWING.
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8. ALL NEW DOWN PIPES ARE TO BE CONNECTED TO THE EXISTING STORM WATER SYSTEM.
9. COPYRIGHT OF ALL PLANS BELONGS TO 'HIGH DESIGN' - Architectural Design

PROJECT ADDRESS:

34 GOVERNMENT ROAD
BEACON HILL

CLIENT:

June, 2025

DRAWN BY:

B. V.

CHECKED

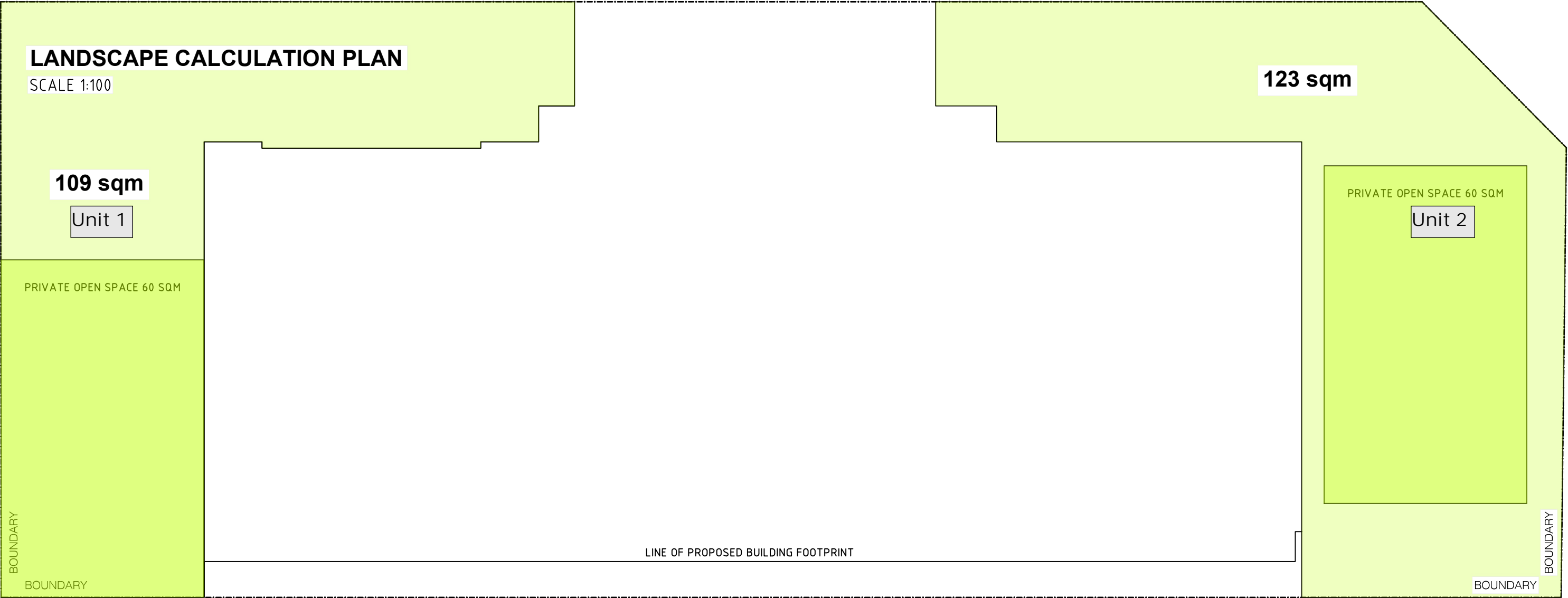
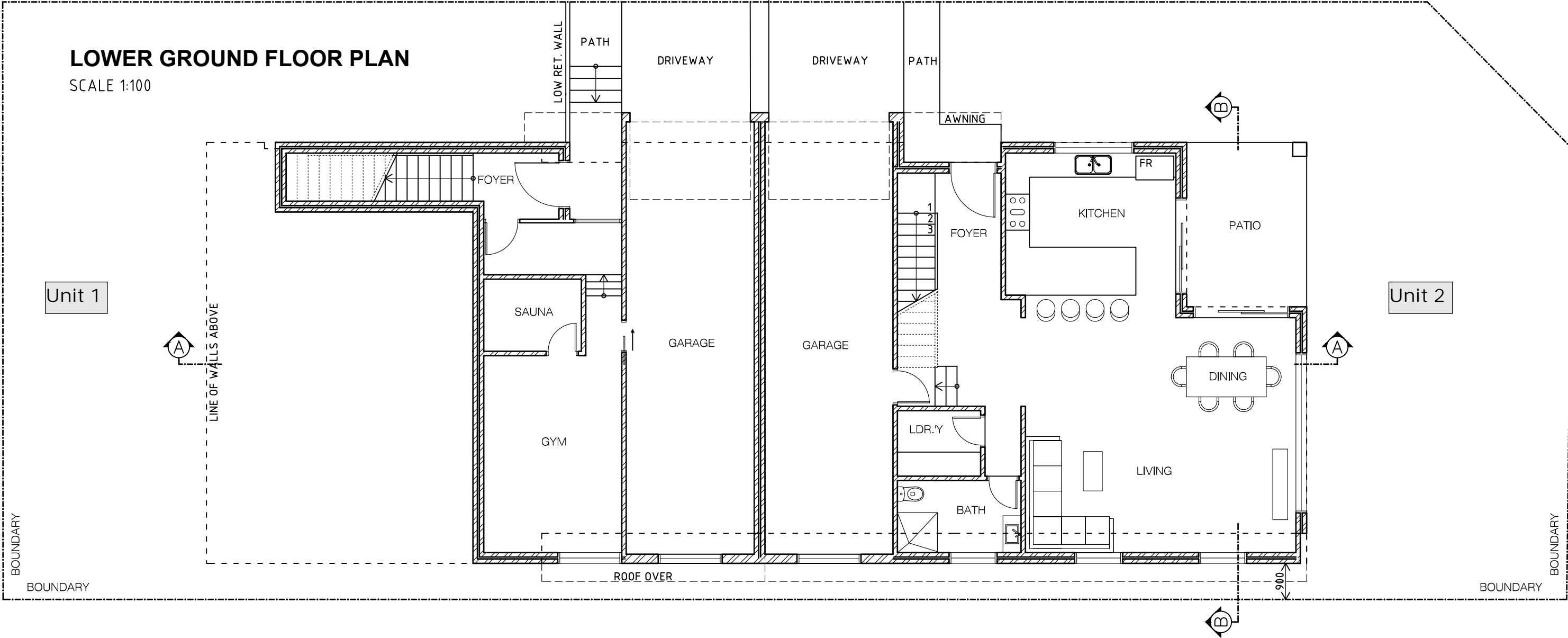
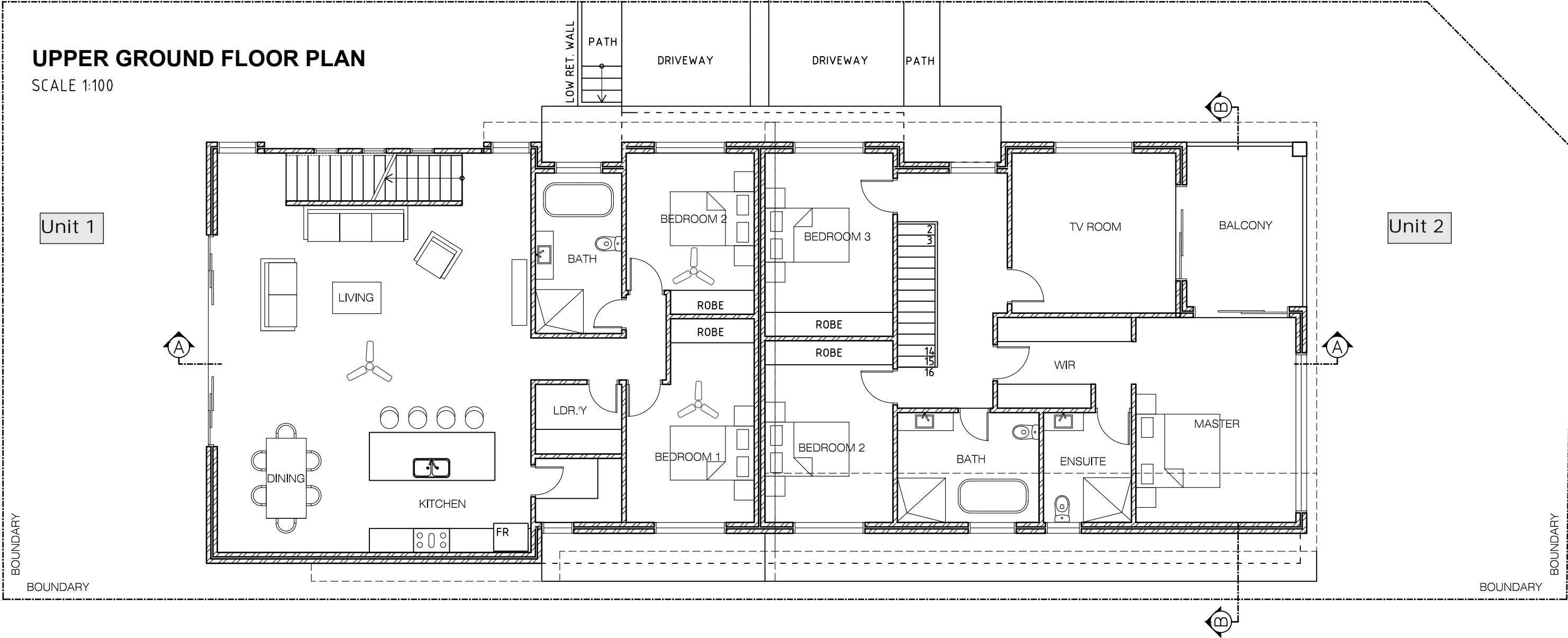
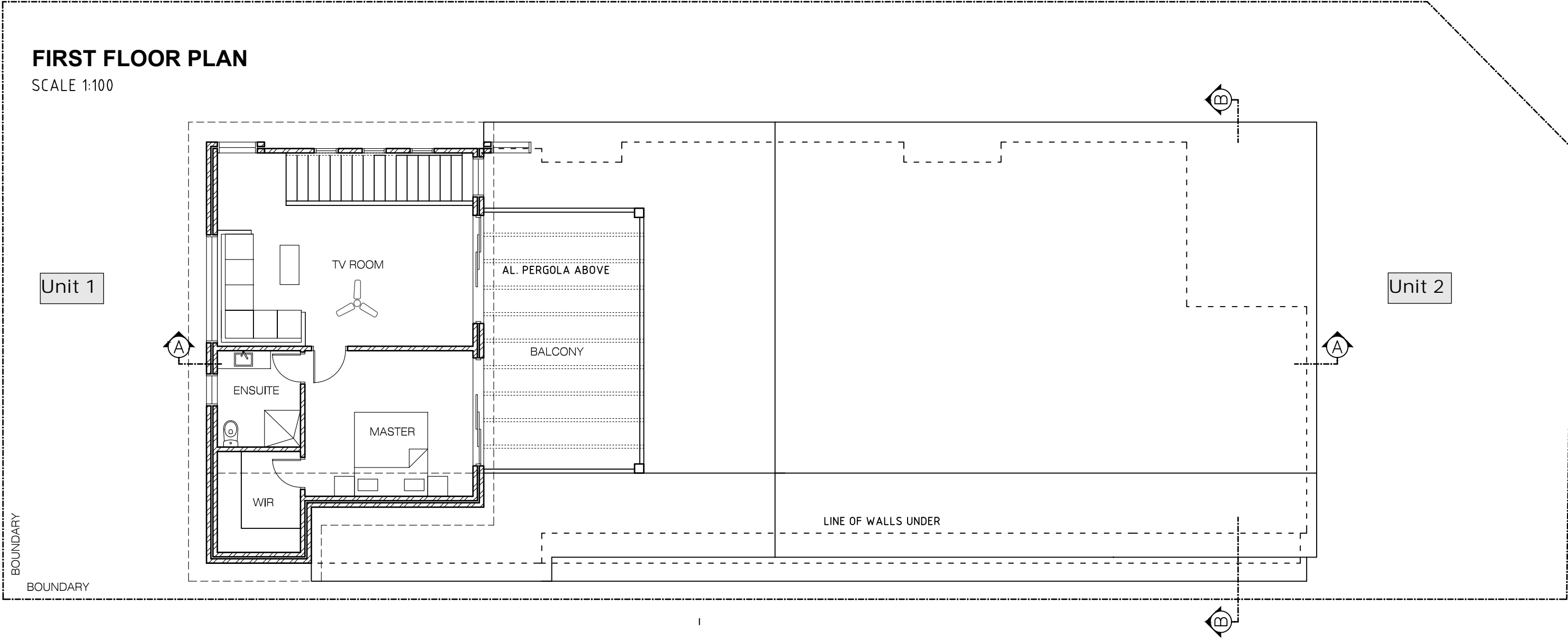
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1-3 1070 25

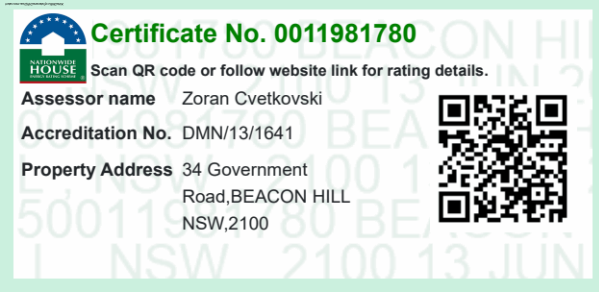
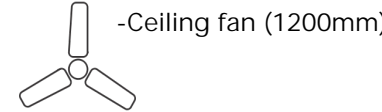
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LANDSCAPE AREA 232 sqm OR 40 % - min 2 m WIDE
SITE AREA 578.2 sqm

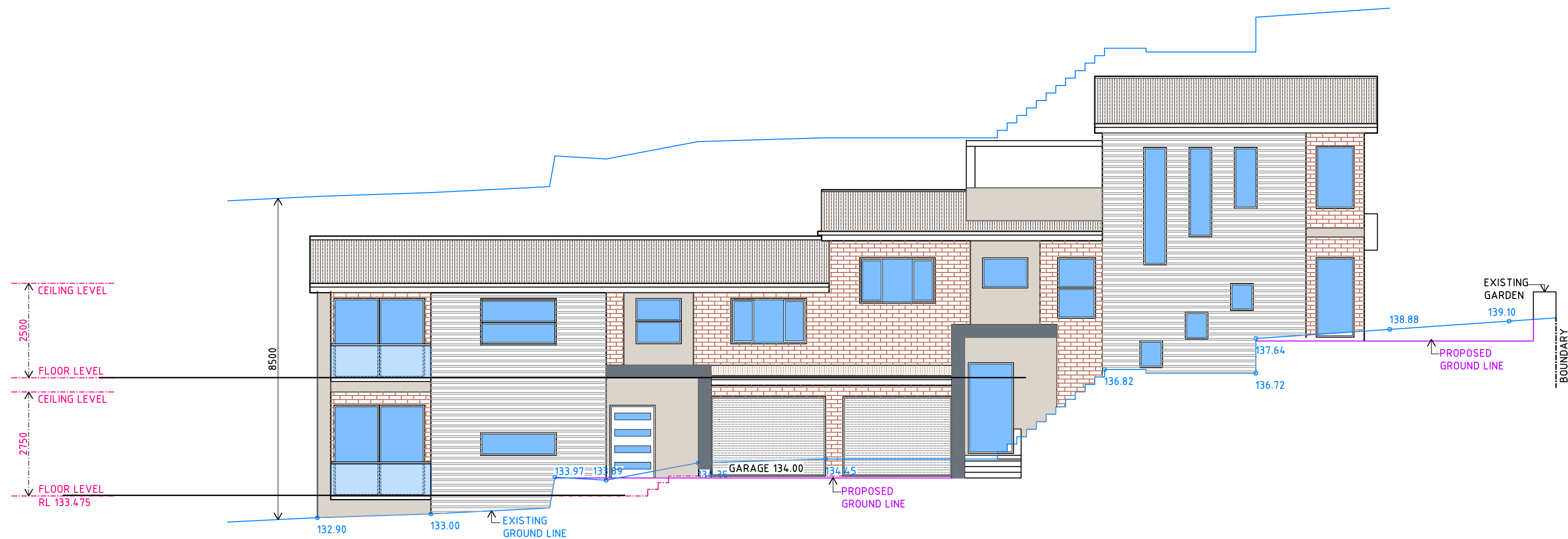


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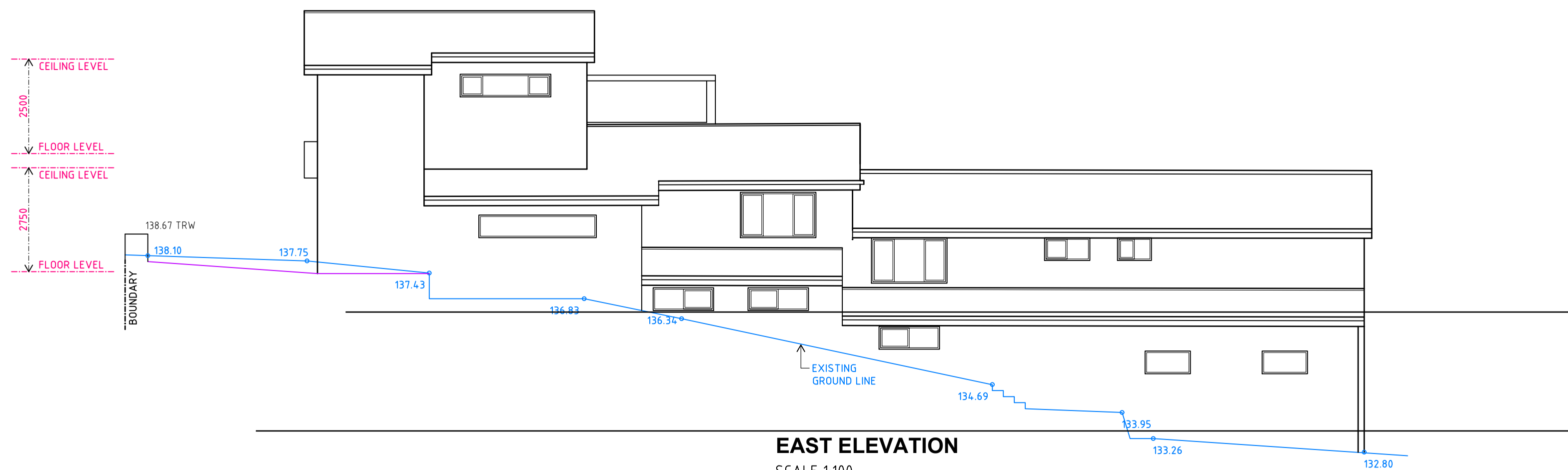
PROJECT ADDRESS: 34 GOVERNMENT ROAD BEACON HILL	June, 2025	CHECKED
	DRAWN BY: B. V.	
CLIENT:	DRAWING No. 2-3 1070 25	AMENDED



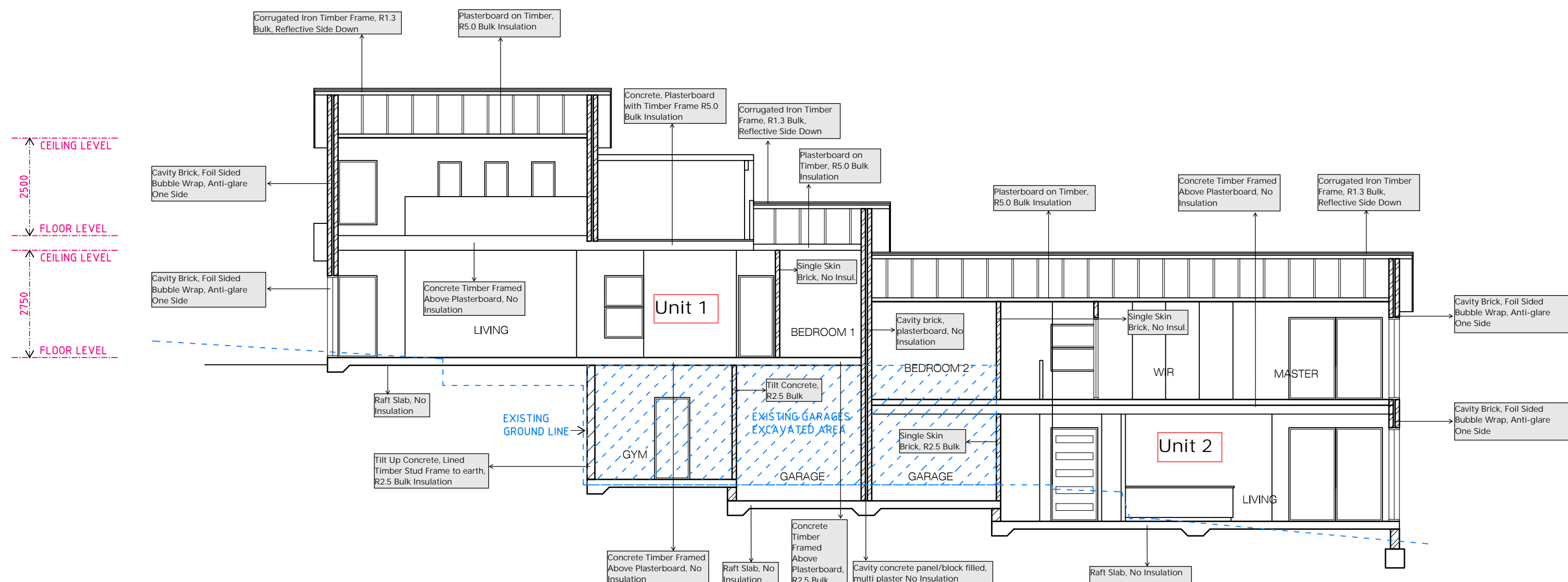
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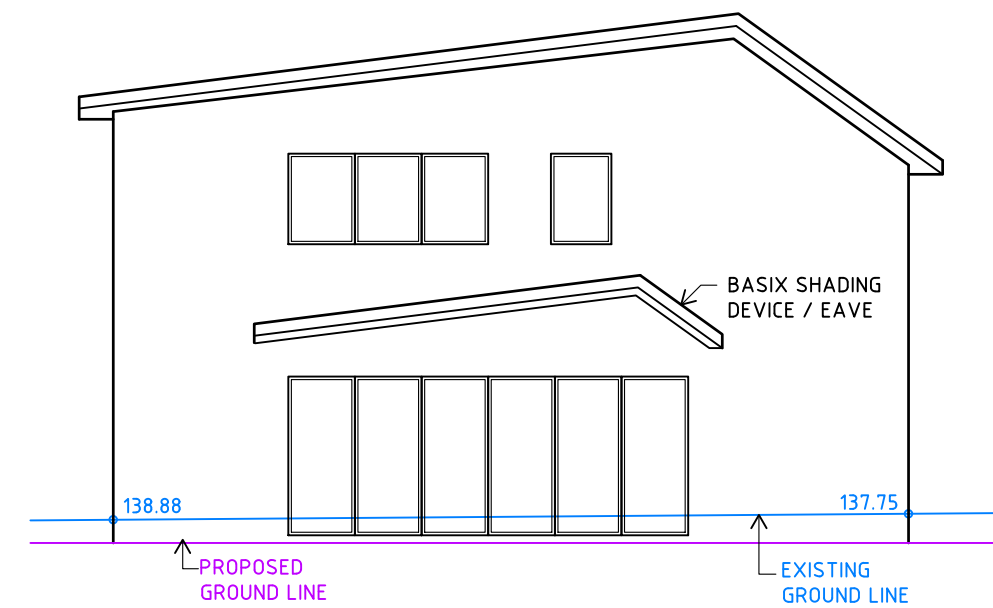
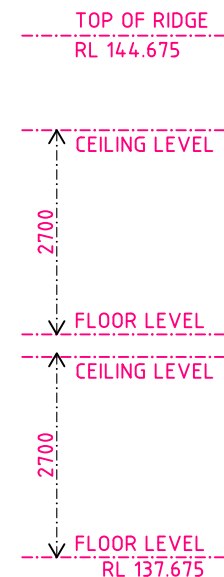
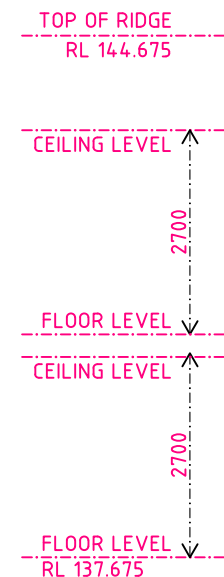
NORTH ELEVATION
SCALE 1:100



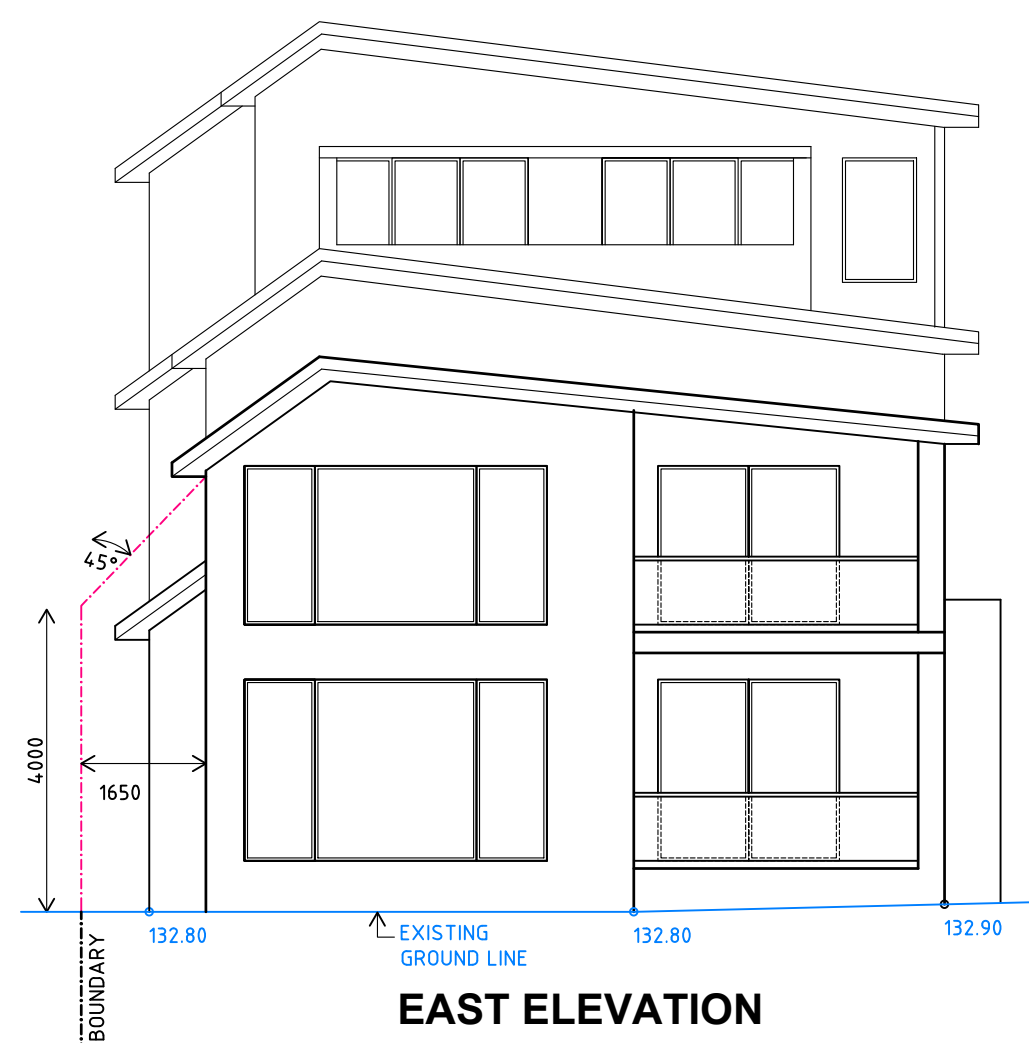
EAST ELEVATION
SCALE 1:100



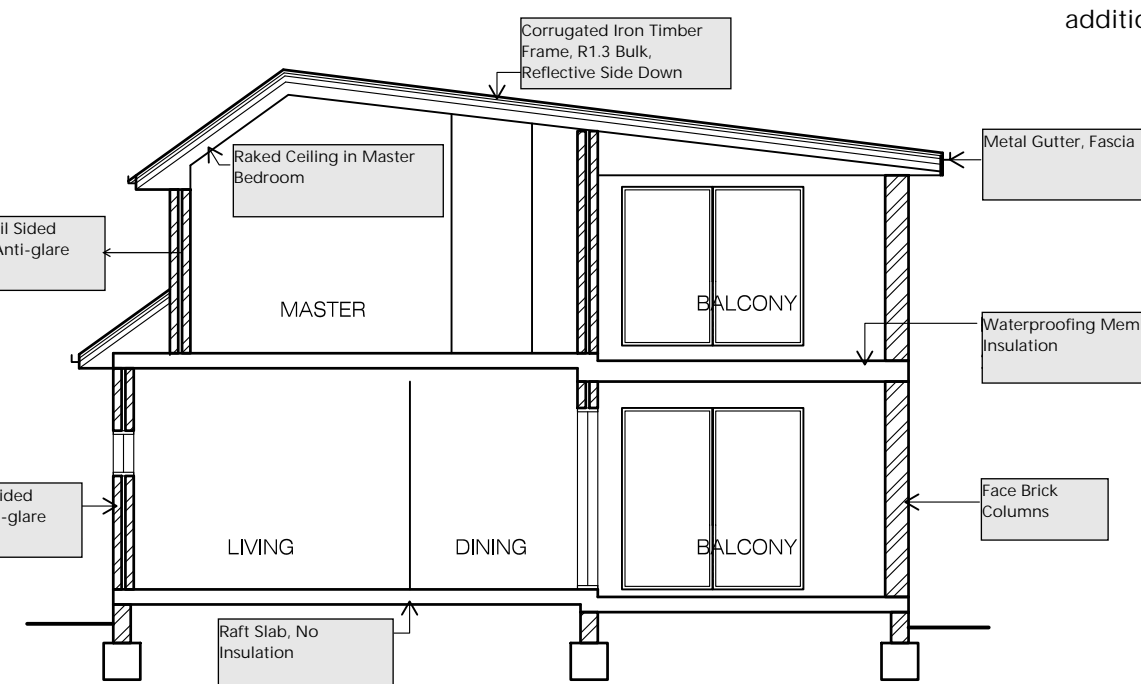
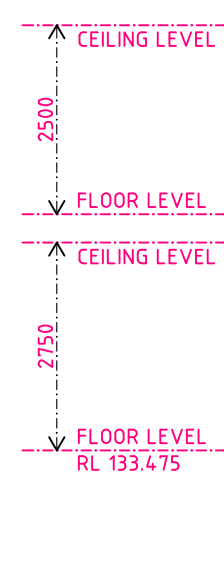
SECTION A-A
SCALE 1:100



WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



SECTION B-B
SCALE 1:100

Building Elements /For Details: see the Natthers certificate

Thermal Comfort-Simulation method
A detailed method of assessment with
greater flexibility of solution choice and
capacity to assess complex dwelling designs.
The dwelling design has been assessed with
NATHERS software from an accredited
assessor

External Walls
• Cavity Brick, Foil Sided Bubble Wrap,
Anti-glare One Side
• Tilt Up Concrete, Lined Timber Stud
Frame to earth, R2.5 Bulk Insulation
• Tilt Up Concrete, Lined Timber Stud
Frame, R2.5 Bulk Insulation

Internal Wall
• Timber Stud Frame, Direct Fix
Plasterboard No Insulation
• Cavity concrete panel/block filled,
multi plaster No Insulation (Neighbouring
Wall in Basement)
• Cavity brick, plasterboard, No
Insulation (Neighbouring Wall)
• Single Skin Brick, R2.5 Bulk Insulation,
No Air Gap (Against Garage)
• Tilt Concrete, No Insulation
(Basement)
• Single Skin Brick, No Insulation (All
Others)

External Floor
• Concrete Slab on Ground
• Suspended Floor (Open to Air) - R2.5

Internal Floor/Ceiling

• Concrete Timber Framed Above
Plasterboard, R2.5 Bulk Insulation (Above
Garage)
• Concrete Timber Framed Above
Plasterboard, No Insulation (All Others)

External Ceiling
• Plasterboard on Timber, R5.0 Bulk
Insulation Unventilated roofspace (All
others/unaffected ceiling area)
• Concrete, Plasterboard with Timber
Frame R2.5 Bulk Insulation Unventilated
roofspace
• Concrete, Plasterboard with Timber
Frame R5.0 Bulk Insulation Unventilated
roofspace

Roof
• Waterproofing Membrane No
Insulation, Only an Air Gap
• Corrugated Iron Timber Frame, R1.3
Bulk, Reflective Side Down, No Air Gap Above

Note: All coffer ceiling verticals and walls
against the roof-space, to be insulated, with
the same insulation as the ceiling insulation

Note: All downlights: IC-F /IC-/ (insulation
covered/ including the control gears/) rated as
per AS/NZS standard 60598 and IP (sealed)
rated as per BS EN 60529:1992, European IEC
60509:1989

Note: (where the roof is extended over an
open area such as a deck or carport): A
barrier to be installed within the roof space to
separate the space above the zoned part of
the house and the space above the open
veranda.

Note-Ceiling fans: For the number and the
location, see the Natthers certificate.

For additional information please refer to the
additional notes on the Natthers certificate.

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Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1799615M
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34 GOVERNMENT ROAD
BEACON HILL

CLIENT:

June, 2025

DRAWN BY:
B. V.

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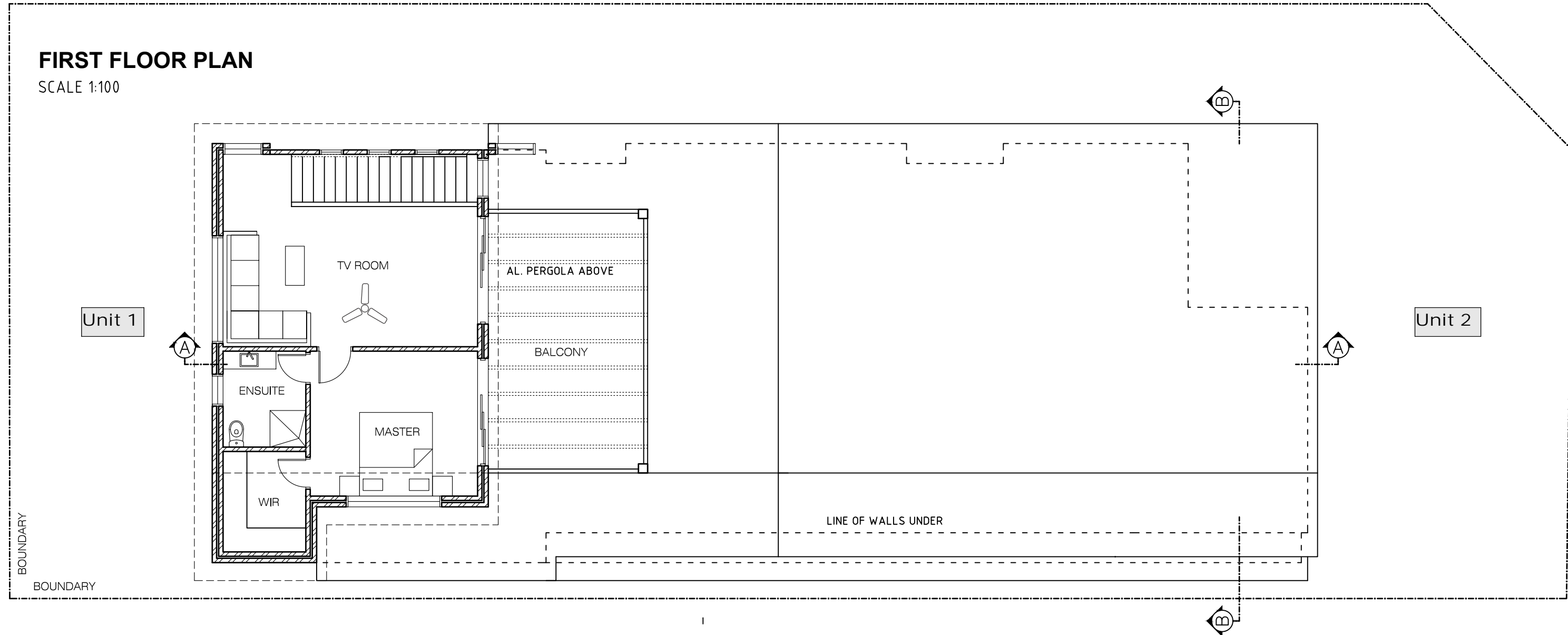
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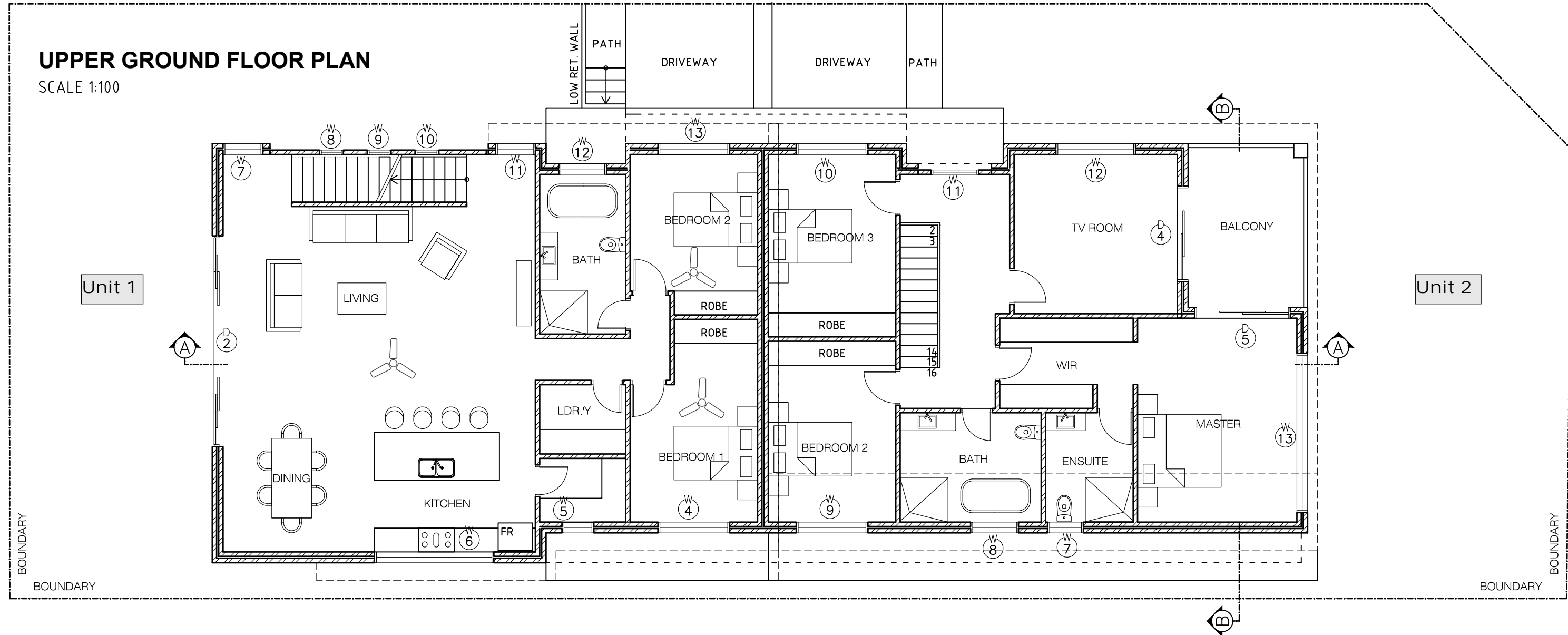


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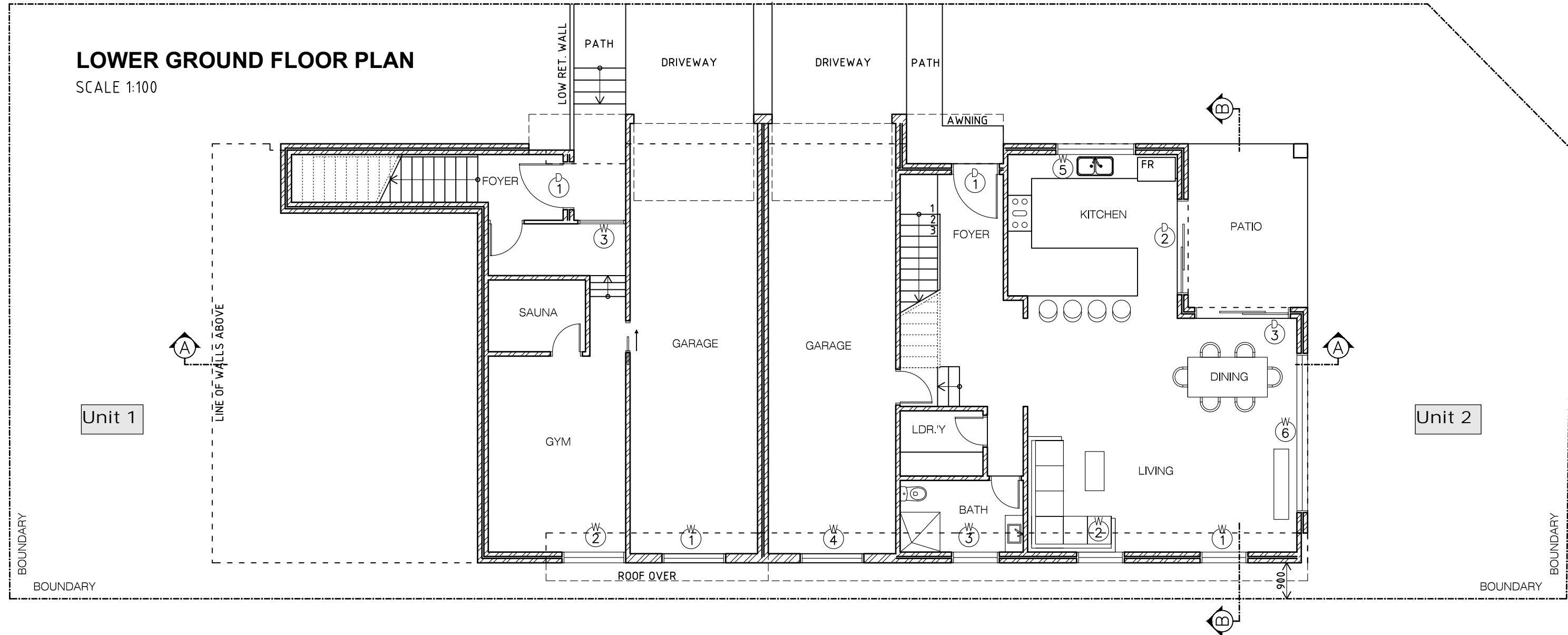
FIRST FLOOR PLAN
SCALE 1:100



UPPER GROUND FLOOR PLAN
SCALE 1:100



LOWER GROUND FLOOR PLAN
SCALE 1:100



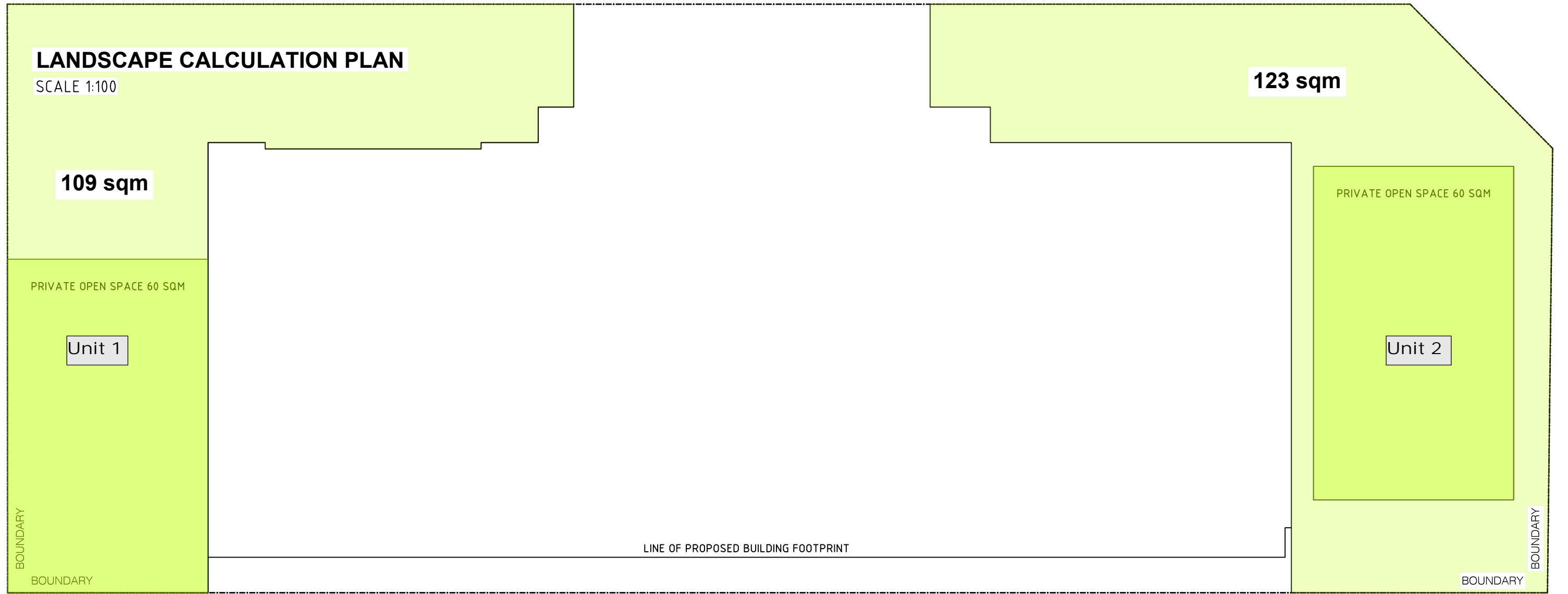
UPPER DUPLEX

WINDOW SCHEDULE			
No.	SIZE (CODE) WxH	TYPE	GLASS
W1	1600X600	SLIDING	CLEAR
W2	1600X600	SLIDING	CLEAR
W3	1200X2400	D. HUNG	CLEAR
W4	1800X1200	SLIDING	CLEAR
W5	800X1000	SLIDING	CLEAR
W6	3000X600	FIXED	CLEAR
W7	1200X2400	D. HUNG	CLEAR
W8	600X1600	FIXED	CLEAR
W9	600X2300	FIXED	CLEAR
W10	600X3100	FIXED	CLEAR
W11	1000X1600	D. HUNG	CLEAR
W12	1200X800	AWNING	FROSTED
W13	1800X1200	SLIDING	CLEAR
W14			
W15			
DOOR SCHEDULE			
No.	SIZE (CODE) WxH	TYPE	GLASS
D1	1200X2400	HINGED	CLEAR
D2	5200X2100	HINGED	CLEAR
D3			
D4			
NOTE:			

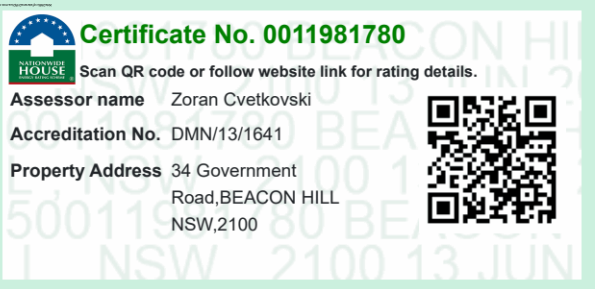
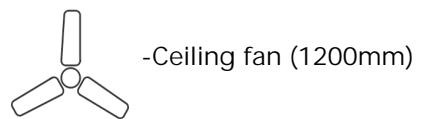
LOWER DUPLEX

WINDOW SCHEDULE			
No.	SIZE (CODE) WxH	TYPE	GLASS
W1	1200X600	SLIDING	CLEAR
W2	1200X600	SLIDING	CLEAR
W3	1200X600	FIXED	FROSTED
W4	1800X1200	SLIDING	CLEAR
W5	2000X600	FIXED	CLEAR
W6	4000X2400	SLIDING	CLEAR
W7	900X600	SLIDING	FROSTED
W8	1200X600	SLIDING	FROSTED
W9	1800X1200	SLIDING	CLEAR
W10	1800X1200	SLIDING	CLEAR
W11	1200X1200	D. HUNG	CLEAR
W12	2000X1200	D. HUNG	CLEAR
W13	4000X2100	SLIDING	CLEAR
W14			
W15			
DOOR SCHEDULE			
No.	SIZE (CODE) WxH	TYPE	GLASS
D1	1200X2400	HINGED	CLEAR
D2	2400X2400	HINGED	CLEAR
D3	2400X2400	SLIDING	CLEAR
D5	2400X2100	SLIDING	CLEAR
D6	2400X2100	SLIDING	CLEAR
NOTE:			

LANDSCAPE CALCULATION PLAN
SCALE 1:100



LANDSCAPE AREA 232 sqm OR 40 % - min 2 m WIDE
SITE AREA 578.2 sqm



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