

SECONDARY DWELLING
Window & Door Schedule

All windows and doors to be aluminium framed

No.	Basix Sector	Height x	Width	Description
D1	1	2400 x	3330	Stacking glass doors
D2	2	2100 x	3000	Stacking glass doors
D3	3	2100 x	2000	Sliding glass doors
D4	4	2400 x	2700	Stacking glass doors
W5	not required	< 0.7m2	900 x 700	Awning window

Glazing Note
W5 to be glazed with single clear glass
to achieve a total system U-value: 6.44, SHGC: 0.75 .
D1 – D4 to be glazed with single pyrolytic low-e glass
to achieve a total system U-value:4.48,SHGC:0.46

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments
Landscape
The applicant must plant indigenous or low water use species of vegetation throughout 123.5 square metres of the site.
Fixtures
The applicant must install showerheads with a minimum rating of 3 star (> 6 but <= 7.5 L/min) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.
Alternative water
Rainwater tank
The applicant must install a rainwater tank of at least 3000 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 82 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: <ul style="list-style-type: none">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.)

Thermal Comfort Commitments
Windows, glazed doors and skylights
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.
The dwelling may have 1 skylight (<0.7 square metres) and up to 2 windows/glazed doors (<0.7 square metres) which are not listed in the table.
The following requirements must also be satisfied in relation to each window and glazed door:
<ul style="list-style-type: none">Except where the glass is 'single clear' or 'single toned', each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) +/-10% of that listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.The leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 millimetres above the head of the window or glazed door, except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table.Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
<ul style="list-style-type: none">Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.


Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W1	W	7.92	improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed
W2	S	6.30	improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)	none	not overshadowed
W3	S	4.20	improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)	none	not overshadowed
W4	W	6.48	standard aluminium, single pyrolytic low-e (U-value:5.7, SHGC:0.47)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed

Thermal Comfort Commitments
Floor, walls and 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 below.

Construction	Additional insulation required (R-Value)	Other specifications
floor - suspended floor above enclosed subfloor, concrete	0.70 (or 1.3 including construction) (down)	
floor - suspended floor above garage, framed	nil	
external wall - external insulated façade system (EIFS) (façade panel:75mm)	nil	
internal wall shared with garage - 200 mm AAC block	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 1.95 (up), roof: foil backed blanket (55mm)	unventilated; medium (solar absorptance 0.475-0.70)

Note	Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
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Energy Commitments
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 5 stars.
Cooling system
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only; 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: airconditioning ducting only; Energy rating: n/a
Heating system
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only; Energy rating: n/a
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: n/a
Ventilation
The applicant must install the following exhaust systems in the development: <ul style="list-style-type: none">At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual on / timer 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 fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: <ul style="list-style-type: none">at least 2 of the bedrooms / study;
at least 1 of the living / dining rooms;
the kitchen;
all bathrooms/toilets;
the laundry;
all hallways;
Natural lighting
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 bathroom(s)/toilet(s) in the development for natural lighting.
Other
The applicant must install a fixed outdoor clothes drying line as part of the development.



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NEW RESIDENCE & SECONDARY DWELLING

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SECONDARY DWELLING

BASIX COMMITMENTS

DATE SEPT. 2016

DRAWN J.WRIGHT

DRG. BAR-16

SCALE