

PRINCIPLE DWELLING
Window & Door Schedule

All windows and doors to be aluminium framed

No.	Basix Sector	Height x Width	Description
D1	1	2400 x 2300	Stacking glass doors
W2	2	1800 x 1800	Casement windows
W3	3	1800 x 1800	Casement windows
W4	3	2400 x 2700	Casement windows
D5	4	2400 x 6000	Stacking glass doors
W6	5	1500 x 900	Awning window
W7	5	1500 x 3000	Casement windows
D8	6	2400 x 5200	Stacking glass doors
W9,W10	7	1500 x 2100	Casement windows
W11	7	1500 x 2400	Casement windows
W12	7	600 x 2400	Sliding windows
W13	8	1500 x 2700	Casement windows
W14	8	900 x 700	Awning window
W15,W16	9	1500 x 2700	Casement windows
W17	10	1500 x 1200	Awning window
D18	11	2400 x 4500	Stacking glass doors
W19	12	1800 x 4200	Sashless/fixe d window
W20	12	1500 x 800	Awning window

Glazing Note

All windows and doors to be glazed with single clear glass
to achieve a total system U-value: 6.44, SHGC: 0.75 .

Skylight Note

S1 to be 1.2m2 maximum in area & glazed to
achieve a total system U-value:4.3,SHGC:0.5

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 429.2 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 6 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.
Alternative water
Rainwater tank
The applicant must install a rainwater tank of at least 7000 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 310.2 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:
<div><div>• 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.)</div><div>• a tap that is located within 10 metres of the swimming pool in the development</div></div>
Swimming pool
The swimming pool must not have a volume greater than 45 kilolitres.
The swimming pool must be shaded.
The swimming pool must be outdoors.

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 - plasterboard	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.

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:
<div><div><div>• 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.</div><div>• 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.</div><div>• Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.</div></div><div><div>• 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.</div><div>• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.</div></div></div>

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W1	W	5.52	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 1,201-1,500 mm	not overshadowed
W2	W	3.24	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	none	not overshadowed
W3	W	9.72	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	none	not overshadowed
W4	N	14.40	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed
W5	E	5.85	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	none	>4m high, 2-5 m away
W6	N	12.48	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed
W7	E	11.34	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed
W8	S	4.68	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed
W9	W	8.10	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed
W10	N	1.80	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed
W11	W	10.80	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed
W12	N	8.76	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed



lic 139095c
abn 44 002 281 263
info@beecraft.com.au
www.beecraft.com.au
9450 1530
6a larool rd terrey hills nsw

NEW RESIDENCE & SECONDARY DWELLING
1186 BARRENJOEY ROAD, PALM BEACH
LOT 1 DP1050253

PRINCIPLE DWELLING
BASIX COMMITMENTS SH.1

DRG. BAR-14

DATE SEPT. 2016

DRAWN J.WRIGHT

SCALE