



SITE AREA	580.8 SQ.M
GROSS FLOOR AREA	
EXISTING	151.6 SQ.M
NET ADDITIONAL	19.4 SQ.M
	171.0 SQ.M
FSR	0.29:1
SITE COVER	110.2 SQ.M
	19%
LANDSCAPE OPEN SPACE	232.4 SQ.M
	40%
BUILDING HEIGHT	7.08 M MAX
WALL HEIGHT	6.73 M MAX

### SUMMARY OF BASIC COMMITMENTS - ALTERATIONS AND ADDITIONS

*This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for complete details. For definitions refer to [basix.nsw.gov.au](#)*

#### FIXTURES AND SYSTEMS

##### Hot Water System (if applicable)

Type	A minimum
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##### Lighting

A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

##### Fixtures

All new or altered water fixtures (toilet cisterns, shower roses or taps) must have a minimum 3 Star water rating.

#### CONSTRUCTION

Insulation to be installed to all new or altered floors, walls, ceilings and roofs as described below. The recommended values are standard construction practices and will exceed or be equal to minimum BASIX requirements.

	Added R Value	Other Specifications
Floors	Timber	None
Walls	External	R 1.3 or R 1.7 incl. construction
Ceilings	Raked ceiling	R2 up to
	Pitched/skillion roof	back backed (55mm)
	Metal	medium (slight absorbent) 0.475-0.70

Glazing to all new or altered windows or doors can be as described for clear or tinted glazing.

Other glazing systems must have U and SHGC values no greater than those listed.

All values calculated to NFRC conditions.

	Glazing & frame	U Value	SHGC Value	Details
Single clear in improved aluminium		7.63	0.75	To all new windows UNO

Shading details (eaves, sunshades, awnings, blinds etc.) are those as drawn on the plans and elevations.

For construction in NSW the BCA Vol 1 or 2 must also be complied with, in particular the following:

- Thermal construction in accordance with Vol 1 Section 3.1.2 or Vol 2 Part 3.1.2.1
- Thermal insulation in accordance with Section 3.1.3(a) & 3.1.5(a) or Part 3.1.2.2(a) & 3.1.2.1(a)
- Building sealing in accordance with Section 3.1.3 or Part 3.1.2.1 & 3.1.2.1.2
- Thermal mass of walls or ceiling insulation in accordance with Section 3.1.5 or Part 3.1.2.1 (2)
- Floor insulation in accordance with Section 3.1.6(a) & (c) or Part 3.1.2.1.5(a)(a) or (c) & (d) & (e)