

BASIX COMMITMENTS

WATER COMMITMENTS

FIXTURES
INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR IN ALL SHOWERS IN THE DEVELOPMENT.
INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET IN THE DEVELOPMENT.
INSTALL TAPS WITH A MINIMUM RATING OF 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.
INSTALL BASIN TAPS WITH A MINIMUM RATING OF 4 STAR IN EACH BATHROOM IN THE DEVELOPMENT.

ALTERNATIVE WATER

INSTALL RAINWATER TANK OF AT LEAST 3000L ON THE SITE.
THE RAINWATER TANK IS TO COLLECT RAIN RUNOFF FROM AT LEAST 85m² OF THE ROOF AREA OF THE DEVELOPMENT.
THE RAINWATER TANK MUST BE CONNECTED TO ALL TOILETS IN THE DEVELOPMENT, COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER IN THE DEVELOPMENT AND AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT.

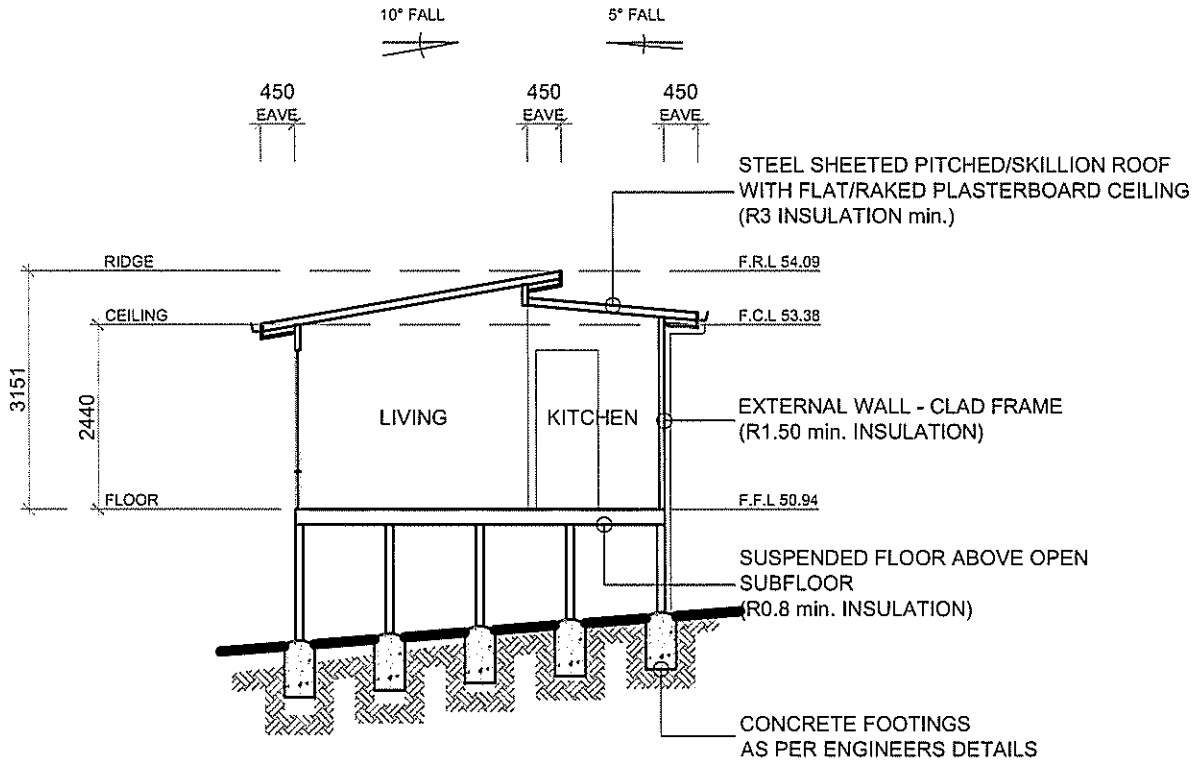
THERMAL COMFORT COMMITMENTS

FLOOR, WALLS AND CEILING/ROOF

CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)
FLOOR - SUSPENDED FLOOR ABOVE OPEN SUB-FLOOR	0.8 (OR 1.5 INCLUDING CONSTRUCTION)
EXTERNAL WALLS - FRAMED	1.50 (OR 1.90 INCLUDING CONSTRUCTION)
CEILING AND ROOF - FLAT CEILING / PITCHED ROOF	CEILING: 3 (UP), ROOF: FOIL/SARKING
CEILING AND ROOF - RAKED CEILING/ SKILLION ROOF	CEILING: 3 (UP), ROOF: FOIL/SARKING

WINDOWS, GLAZED DOORS

WINDOW/GLAZED DOOR NO.	ORIENTATION	MAXIMUM AREA (m2)	TYPE	SHADING
W2	NW	0.81	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E (U-VALUE:4.48, SHGC:0.46)	EAVE 451-600mm
W3	NW	1.35	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E (U-VALUE:4.48, SHGC:0.46)	EAVE 451-600mm
W4	NE	1.35	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E (U-VALUE:4.48, SHGC:0.46)	EAVE 450mm
W5	NE	1.35	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E (U-VALUE:4.48, SHGC:0.46)	EAVE 450mm
W6	SE	3.36	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E (U-VALUE:4.48, SHGC:0.46)	EAVE 451-600mm
W7	SE	3.36	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E (U-VALUE:4.48, SHGC:0.46)	EAVE 451-600mm
W9	SE	3.36	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E (U-VALUE:4.48, SHGC:0.46)	EAVE 451-600mm
W10	SW	1.44	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E (U-VALUE:4.48, SHGC:0.46)	EAVE 450mm
D1	NE	3.36	IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E (U-VALUE:4.48, SHGC:0.46)	EAVE 450mm



SECTION A-A
SCALE 1:100

ENERGY COMMITMENTS

HOT WATER

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

INSTALL THE FOLLOWING COOLING SYSTEM IN THE LIVING AREA:
1-PHASE AIR CONDITIONING; ENERGY RATING: EER 3.5-4.0

HEATING SYSTEM

INSTALL THE FOLLOWING HEATING SYSTEM IN THE LIVING AREA:
1-PHASE AIR CONDITIONING; ENERGY RATING: EER 3.5-4.0

This drawing supersedes any previous concept drawings. Please check carefully prior to signing.

Figured dimensions only to be used. DO NOT SCALE from drawing. All dimensions are to be verified on site prior to commencement of work. This drawing remains the property of Ian Cubitts Classic Home Improvements and is subject to copyright.

CURRENT ISSUE				Proposed		Lot No.	DP No.
17/05/16	DA ISSUE	MY	E	SECONDARY DWELLING		31	789083
18/12/15	DA ISSUE	DI	D	for		Date	Sheet
30/09/15	DA ISSUE	MY	C	BORIS PANOV		17/04/15	05 of 07
19/08/15	DA ISSUE	ER	B	At Site Address		Job no.	Drg No.
21/04/15	DA ISSUE	MY	A	31A QUEENS AVENUE, AVALON		20743	20743 05
Date	Amendment	Drawn	Issue				

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Checked
[Signature]

Drawn
E.Reyes

