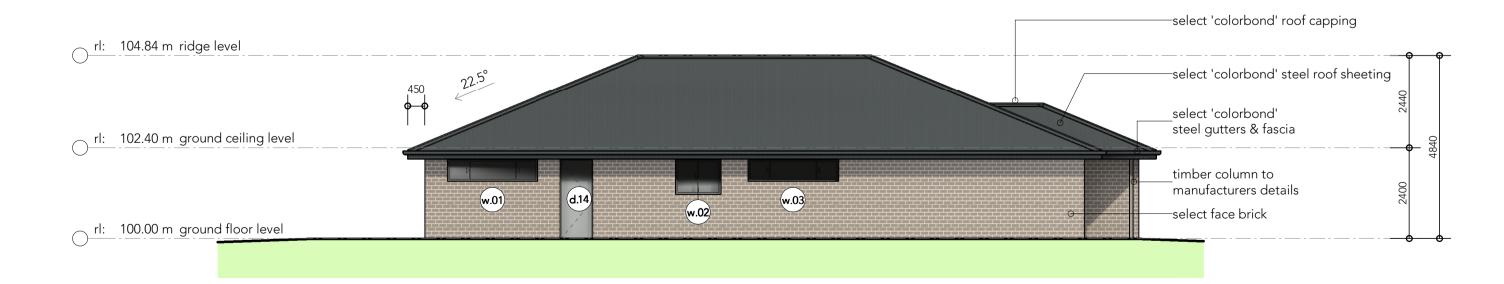






O6 elevation: east facade
1:100 (A1)



 $07 \frac{\text{elevation: south facade}}{1:100 \text{ (A1)}}$ 



**BARNSON PTY LTD** Suite 6/11 White Street

Tamworth NSW 2340 Contact Us

† 1300 BARNSON (1300 227 676) e generalenquiry@barnson.com.au w www.barnson.com.au



THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, **SPECIFICATIONS & OTHER CONSULTANTS** DRAWINGS APPLICABLE TO THIS PROJECT. ALL NO PART OF THIS DRAWING MAY BE REPRODUCED

Client: Project:

DIMENSIONS IN MILLIMETRES. DO NOT SCALE. **DIMENSIONS TO BE CHECKED ON SITE BEFORE** COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

## basix certificate commitments:

certificate number: 1245598S 02

## water commitments

the applicant must comply with the commitments listed below in carrying out the development of the dwelling.

fixtures: The applicant must install showerheads with a min. rating of 4 star (>4.5 but <=6L/min plus spray force and/or coverage tests), in all showers in the development

> The applicant must install toilet flushing systems with a min. rating of 5 star in each toilet in the development. The applicant must install taps with a min. rating of 5 star in the kitchen in the development.

The applicant must install basin taps with a min. rating of 5 star in each bathroom in the development.

The applicant must install a rainwater tank of 5000 litres on the site. This rainwater tank must meet, & be installed in alternate water source: accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect runoff from:

- at least 250.26 square metres of roof area of the development (excluding the area of the roof which drains to any rainwater tank or private dam)

The applicant must connect the rainwater tank to: - 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

The dwelling must not have more than 2 storeys.

#### thermal commitments the applicant must comply with the commitments listed below in carryinh out the developement of the dwelling

The conditioned floor area of the dwelling must not exceed 300 square metres. The dwelling must not contain open mezzanine area exceeding 25 square metres.

The dwelling must not contain third level habitable attic room.

floor, walls and The applicant must construct the floor(s), walls and ceiling/roof of the dwelling in accordance with the specifications listed in the table

ceiling/roof construction other specifications add. insulation req'd (r-value) floor - concrete slab on ground 2.26 (or 2.80 including construction) external wall: brick veneer

internal wall shared with garage - plasterboard 1.14 (or 1.50 including construction) ceiling & roof - flat ceiling/pitched roof ceiling: 5 (up), roof: foil/sarking unventilated: dark (solar absorptance > 0.70)

### glazing requirements

the applicant must comply with the commitments listed below in carrying out the developement of the dwelling

windows & glazed doors:

general features:

The applicant must install the windows, glazed doors & shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window & glazed door.

The dwelling may have 1 skylight (<0.7 square metres)

The following requirements must also be satisfied in relation to each window & glazed door:

For the following glass and frame types, the certifier check can be performed by visual inspection. - Aluminium single clear

> - Aluminium double (air) clear - Timber/uPVC/fibreglass single clear

- Timber/uPVC/fibreglass double (air) clear

windows & glazed doors glazing requirements:

Window no.	Maximum height (mm)	Maximum width (mm)	Туре	Shading Device (Dimension within 10%
south facing				
w01	580	2400	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door
w02	923	1200	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door
w03	580	2400	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door
East facing				
w04	1780	1790	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door
north facing				
w05	923	1200	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door
w06	1780	1790	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door
w07	1780	840	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door
w08	1780	840	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door
West facing				
w09	1800	2760	aluminium, single, clear	eave 4220 mm, 300 mm above head of window or glazed door
d10	2100	2750	aluminium, single, clear	eave 4220 mm, 300 mm above head of window or glazed door

# the applicant must comply with the commitments listed below in carryinh out the developement of the dwelling

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 4 stars hot water: The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 6 star The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: -1 phase airconditioning; Energy rating: 6 star

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: - 1 phase airconditioning; Energy rating: 6 star The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: - 1 phase airconditioning;

at least 1 bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off ventilation: kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off laundry: individual fan, ducted to facade or roof; Operation control: manual switch on/off

> 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:

- at least 3 of the bedrooms / study; dedicated - at least 1 of the living / dining rooms; dedicated

- the kitchen; dedicated - all bathrooms / toilets; dedicated

- the laundry; dedicated - all hallways; dedicated

The applicant must install a window and/or skylight to 2 bathroom(s)/toilet(s) in the development for natural lighting natural lighting:

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling

#### The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions. The applicant must install a fixed outdoor clothes drying line as part of the development.

Date Amendment

2 13.10.2021 MIRROR FLOOR PLAN

1 08.10.2021 ISSUE FOR CDC

# PIONEER HOMES

artificial lighting:

PROPOSED RESIDENCE @ 36 DUMARESQ STREET, URALLA NSW, 2358

Drawing Title: **ELEVATIONS & BASIX COMMITMENTS** 

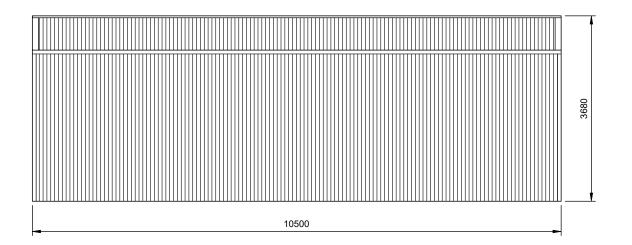
**ISSUED FOR CDC** 

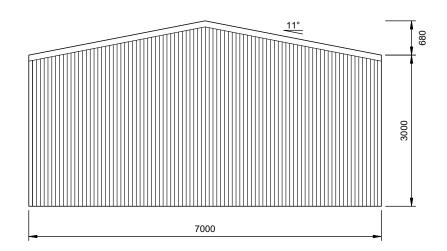
Check Drawn TP Sheet **05** of **06** 

Drawing Number

37559- A04

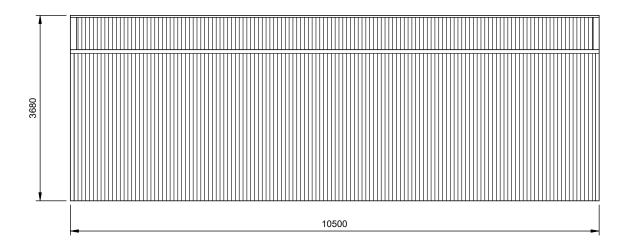
Revision





LEFT ELEVATION

SCALE: 1:75



**REAR ELEVATION** 

SCALE: 1:75

FRAME #4

**(2**) 7000

**RIGHT ELEVATION** 

SCALE: 1:75

**FRONT ELEVATION** 

SCALE: 1:75

FRAME #1

Value & Zuality Direct to You Email: sales@bestsheds.com.au

151 Smeaton Grange Road, Smeaton Grange, NSW, 2567 Phone: 02 4648 7777 Fax: 02 4648 7700



**CIVIL & STRUCTURAL ENGINEERS** 

COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING

CAMILO PINEDA MORENO



Customer Name: Darrel Frazer Site Address: 36 Dumaresq St Uralla, NSW, 2358

DATE 21-09-2021 JOB NO. 0415281226 SHEET 2 of 7