

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1305985M Date of issue: Saturday, 14 May 2022

To be valid, this certificate must be lodged within 3 months of the date of issue



Basix-Commitments

/for details: See the Basix certificate/

Alternative water

(Main Dwellings) The applicant must install a central rainwater tank of at least 2000 litres. The rainwater tanks to collect rain runoff from at least 30 m2 of the roof / See the central systems/ The applicant must connect the rainwater tank to:

- all laundries
- the rainwater tank to allow irrigation of min. 227 m2, common landscaping in the development / See the central

Fixtures (Each Dwelling)

•Shower heads 3 star (> 7.5 but <= 9.0 L/min)

...5 star

•Toilets... ..4 star Kitchen tap. .5 star Basin Taps.

Hot Water System (Each Dwelling): Gas instantaneous with a performance of 5 stars

Heating/Cooling (Main Dwellings): 1-phase air-conditioning; Energy rating: EER 2.5-3.0 (Zoned) Heating/Cooling (Sec. Dwellings): 1-phase air-conditioning; Energy rating: 2.5* old label (Living ONLY)

Ventilation (Main Dwellings): Kitchen, Bathrooms & Laundry (individual fan, ducted; operation: manual on/off) Ventilation (Sec. Dwellings): Bathroom & Laundry (No mechanical ventilation; Natural), Kitchen (individual fan,

Natural lighting (Main Dwellings): Window(skylight) in the kitchen and 2 Bathrooms/Toilets Natural lighting (Sec. Dwellings): Window(skylight) in the kitchen, and in 1 bathroom/toilet

Artificial lighting fluorescent or (LED)/ DEDICATED/:
•Main Dwellings- 5 in the bedrooms/study, 2 in the livings, the kitchen, bathrooms, laundry and ALL Hallways
•Sec. Dwellings- 2 in the bedrooms/study, 2 in the living, the kitchen, bathroom, laundry and ALL Hallways

- The applicant must install a gas cooktop & electric oven in the kitchen of each dwelling.
 The applicant must install a fixed outdoor clothes drying line for each dwelling

Basix Dwelling Names: A-MDw - Lot A, Main Dwelling A-SDw - Lot A, Secondary Dwelling B-MDw - Lot B, Main Dwelling B-SDw – Lot B, Secondary Dwelling



DO NOT SCALE FROM THESE DRAWINGS, use provided dimensions. Larger scale drawings take precedence over smaller scale drawings. Any discrepancies not brought to our immediate attention will be deemed to be the responsibility of the Contractor or fabricator involved. Verify all dimensions on site. All drawings are to be read in conjunction with the structural and other engineers details and designs of which Tailored House Designs does not form part of.

This drawing forms part of a set of documents for which copyright is vested in **Tailored House Designs.** It is an offence under the Copyright Act, to copy, use or reproduce, in whole or in part, any of these documents without the written permission of the Copyright holder. Any breach of this provision will result in legal action against the person, parties or entity deemed responsible for such actions.

			Pr
			С
			Pr
			\mathcal{C}
09/05/22	ISSUE FOR DEVELOPMENT APPLICATION	Α	Lo
Date:	Description:	Rev:	2



0007709630 14 May 2022

Assessor Zoran Cvetkovski Accreditation No. DMN/13/1641 Address

22 Nicoll Street, Roselands NSW , 2196

hstar.com.au

Building Elements

/For Details: see the Nathers certificate

Thermal Comfort-Simulation method A detailed method of assessment with greater flexibility of solution

choice and capacity to assess complex dwelling designs.
The dwelling design has been assessed with NatHERS software from an

•Cavity Brick, Foil Sided Bubble Wrap, Anti-glare One Side

- •Single Skin Brick, Bulk Insulation, No Air Gap R 2.5 (Against Garage)
- •Single Skin Brick, No Insulation (All others)
- Cavity brick, No Insulation

External Floor

Concrete slab on Ground

•Concrete Above Plasterboard, Bulk Insulation R 2.5 (Above garage)

•Concrete Above Plasterboard, No Insulation (All others)

External Ceiling
•Concrete, Plasterboard, Bulk Insulation R5.0 Unventilated roofspace

•Roof Tiles, Foil, Gap Above, Reflective Side Down, Anti-glare Up •Waterproofing Membrane, No Insulation, Only an Air Gap

Note: All coffer ceiling verticals and walls against the roof-space, to be insulated, with the same insulation as the ceiling insulation

Note: All downlights: IC-F /IC-4/ (insulation covered/ including the control gears/) rated as per AS/NZS standard 60598 and IP (sealed) rated as per BS EN 60529:1992, European IEC 60509:1989

Note: (where the roof is extended over an open area such as a deck or carport): A barrier to be installed within the roof space to separate the space above the zoned part of the house and the space above the open veranda.

Note-Ceiling fans: For the number and the location, see the Nathers certificate

Project Status:	Drawing Name:	Current Revision:	
DEVELOPMENT APPLICATION	BASIX COMMITME	Α	
Project:	Client:		Project Start Date:
Chidiac Duplex	Mr Robert Chidiac		Issue Date
Location:	Drawn & Checked by: Scale:	Project No	Drawing No.
22 Nicoll Street, Roaselands NSW 2196	ZC	2202	A051