

BASIX COMMITMENTS	
Certificate No - 1427222S obligations - Lot 322 DP 754582, No 902 HENRY LAWSON WAY, YOUNG (JOHN MCLACHLAN)	
FIXTURES	
Showerheads minimum 4 Star	
Toilet to be 4 Star	
Taps to Development - 4 Star	
Taps to Bathroom - 4 Star	
ALTERNATE WATER	
Minimum Size Rainwater tank/s off whole house roof to be 100,000L	
Recirc pump instal to dwelling plumbing & RAINBIRD SYSTEM	
200 sq.m of lawn and garden to be serviced by tank based water	
THERMAL COMFORT & WINDOWS	
Wall Insul - add min R2.2 Insul Batts	
Ceiling Insul min R3.5 batts with SARKING TO MEDIUM ROOF	
Windows - SINGLE glazed aluminium shaded per certf details/plans	
ENERGY COMMITMENTS	
GAS INSTANTANEOUS 5 STAR hot water service	
A/C Heat & Cool - 1 phase to Living areas & bedroom areas - zone controlled day/night 5 star (new)	
Natural Light & Ventilation to Laundry, Kitchen and all Bathrooms unless shown - Ventilation fans if provided - manual switch - Kitchen range duct to external See Certificate - manual	
All lighting to be LED committed except kitchen/bath	
Refrigerator space to be well ventilated	
External rotary clothes line to be installed.	
PLANS USED FOR BASIX	
Prepared for CLIENT BY M LAMB DESIGN (modified by DA Busters for BASIX)	

SITE 902 HENRY LAWSON WAY
SCALE: 1:1350

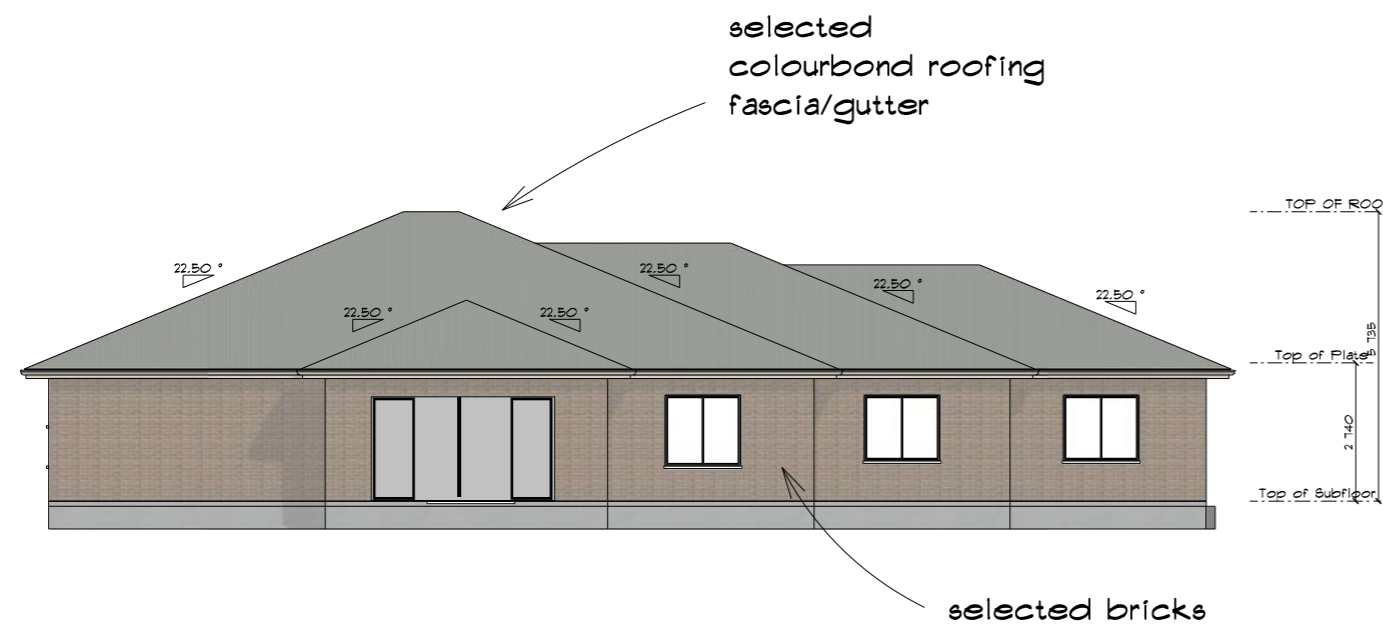
GENERAL NOTES. ALL DIMENSION SHOWN IN MILLIMETERS UNLESS NOTED OTHERWISE ALL DIMENSION & LEVELS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. DON'T SCALE FROM DRAWING. ALL WRITTEN DIMENSION TAKE PRECEDENCE & MUST BE CONFIRMED ON SITE. ALL SITE DIMENSION BUILDING SETBACKS & THE LOCATION OF ANY BUILDING ENVELOPES SERVICES OR EASEMENTS TO BE CONFIRMED BY BUILDER OR REGISTERED SURVEYOR AT THE TIME OF SETOUT. ALL NEW STORMWATER DRAINAGE & SEWAGE TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA & LOCAL AUTHORITY REQUIREMENTS. ALL PLUMBING TO AB3500 & THE NATIONAL PLUMBING & DRAINAGE CODE		ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA & ALL RELEVANT AUSTRALIAN STANDARDS. ALL STRUCTURAL ELEMENTS TO BE DESIGNED OR CERTIFIED BY A PRACTISING STRUCTURAL ENGINEER. CONCRETE SLABS & FOOTINGS TO BE DESIGNED IN ACCORDANCE WITH AS 2810.1 RESIDENTIAL SLABS & FOOTINGS. ALL TIMBER USED IN THE BUILDING TO COMPLY WITH AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION. PROTECTION OF THE NEW BUILDING FROM TERMITES TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITIES. CONSTRUCTION OF ANY STAIRWAYS OR BALUSTRADES TO COMPLY WITH BCA REQUIREMENTS. ALL STRUCTURES TO BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES WITHOUT OVERSTRESSING DURING OR AFTER CONSTRUCTION.	
John McLachlan		Site Address: 902 Henry Lawson Way Young 2594	
SCALE: 1:1350		Site Page No : 2	
DATE: 8/09/2023		DRAWN BY: Mark 0429824613	



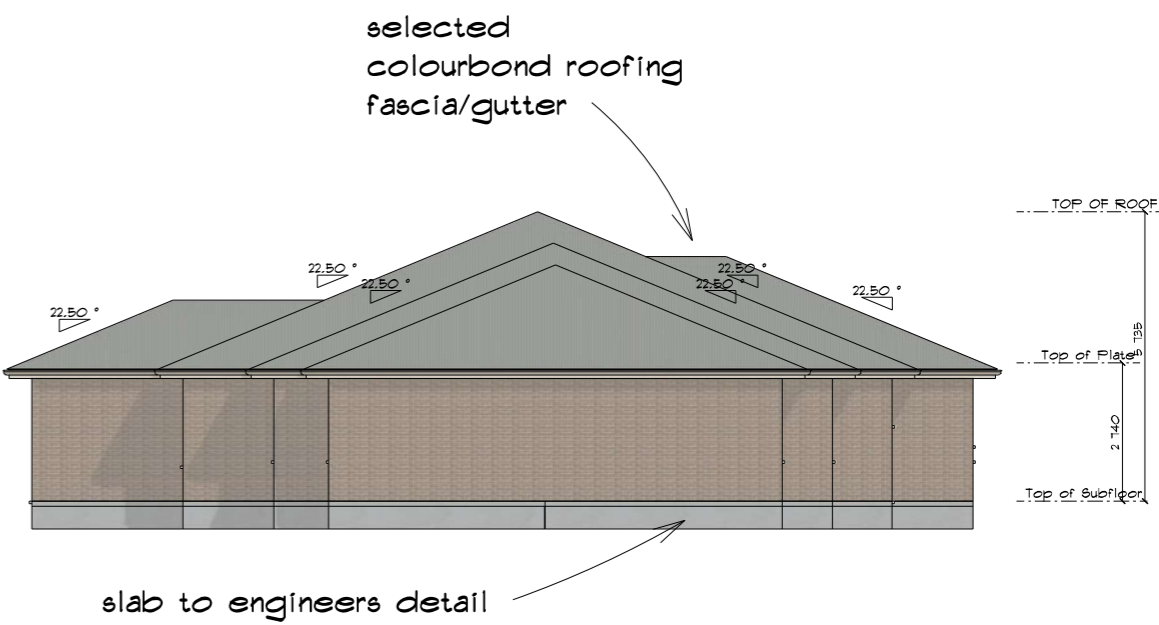
NORTH ELEVATION
SCALE: 1:150



WEST ELEVATION
SCALE: 1:150



SOUTH ELEVATION
SCALE: 1:150



EAST ELEVATION
SCALE: 1:150

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

Single Dwelling

Certificate number: 1427222S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 27 September 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



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ALL STRUCTURES TO BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES WITHOUT OVERSTRESSING DURING OR AFTER CONSTRUCTION.

John McLachlan		
Site Address: 902 Henry Lawson Way Young 2594		
SCALE: 1:150	Elevations Page No : 3	DRAWN BY: Mark 0429824613
DATE: 11/09/2023		