

243 Warri Street, Pindimar					
SUMMARY OF BASIX COMMITMENTS					
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details.					
WATER COMMITMENTS					
Fixtures					
Alternative Water - Rainwater Tank Size 20,000(L). Tank Connected To:					
All Toilets		One Outdoor Tap	Laundry W/M Cold Tap		
Fixtures					
4 Star Shower Heads		5 Star Toilet	5 Star Kitchen Taps	5 Star Basin Taps	
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans					
ENERGY COMMITMENTS					
Hot Water		Solar Electric Boosted 21 to 25 STCs			
Cooling System	Living	Ceiling Fans			
	Bedrooms	Ceiling Fans			
Heating System	Living	None			
	Bedrooms	None			
Ventilation	1 x Bathroom	Fan ducted to roof/facade	Manual on/off		
	Kitchen	Fan ducted to roof/facade	Manual on/off		
	Laundry	Fan ducted to roof/facade	Manual on/off		
Natural Lighting	Window/Skylight in Kitchen		As Drawn		
	Window/Skylight in Bathrooms/Toilets		As Drawn		
Artificial Lighting (Primarily lit by fluoro or LED)	Number of bedrooms		All	Dedicated	No
	Number of Living/Dining rooms		All	Dedicated	No
	Kitchen		Yes	Dedicated	No
	All Bathrooms/Toilets		Yes	Dedicated	No
	Laundry		Yes	Dedicated	No
All Hallways		Yes	Dedicated	No	
OTHER COMMITMENTS					
Outdoor clothes line		Yes			
Stove/Oven		Induction cooktop electric oven			
Other					

CONSTRUCTION REQUIREMENTS OF PLANNING FOR BUSHFIRE
PROTECTION 2006 APPENDIX 3 AMENDED MAY 2010
BUSHFIRE NOTES BAL29 (TO NORTH WESTERN AND SOUTHERN ELEVATION ONLY)

EXTERNAL CLADDING IS TO BE OF A NON COMBUSTIBLE MATERIAL

ALL EXTERNAL TIMBER USED IN CONSTRUCTION OF DECK
AND ROOF IS TO BE AN APPROVED FIRE RESISTANT HARDWOOD TIMBER

ALL VENTS & WEEPHOLES SHALL BE PROTECTED WITH SPARK GUARDS
WITH A MAXIMUM APPERTURE OF 2.0mm MESH EITHER BRONZE OR
CORROSIVE STEEL

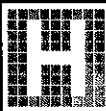
ALL OPENING WINDOWS AND SLIDING DOORS ARE TO BE FITTED
WITH BRONZE OR CORROSIVE RESITANT STEEL SCREENS OVER THE OPENABLE PORTION
WITH A MAXIMUM APPERTURE OF 2.0mm. WINDOWS AND DOORS ARE TO BE OF METAL
CONSTRUCTION OR APPROVED FIRE RESISTANT HARDWOOD

ROOFS TO BE FULLY SARKED WITH A FLAMMABILITY INDEX
OF NOT MORE THAN 5

ROOF PENETRATIONS, INCLUDING AERIALS, VENT PIPES AND SUPPORTS FOR SOLAR COLLECTORS SHALL BE
SEALED WITH MINERAL FIBRE AT THE ROOF TO PREVENT GAPS. WHERE THE GAP BETWEEN THE ROOF
COVERING AND THE ROOF PENETRATION IS GREATER THAN 3MM THE
MATERIAL USED TO SEAL THE PENETRATION SHALL BE NON-COMBUSTIBLE

GUTTERING, VALLEYS & DOWNPIPES ARE TO BE METAL CONSTRUCTION WITH A LEAF
GUARD OF NON-COMBUSTIBLE MATERIAL

BALASTRADE TO BE OF NON COMBUSTIBLE MATERIAL OR FIRE
RESISTANT TIMBER OR A COMBINATION OF BOTH



Henderson Civil Engineering Pty. Ltd
CONSULTING CIVIL & STRUCTURAL ENGINEERS

Approved:

Rose Henderson MIEA

DO NOT SCALE, ONLY REFER TO DIMENSIONS

ALL MEASUREMENTS MUST BE CHECKED BEFORE ANY CONSTRUCTION TAKES PLACE "ON SITE"

MYALL COAST PLAN SERVICE
HAWKS NEST NSW 2324
PH 4997 2656 MOBILE. 0418 764 257

LOCATION:	243 WARRI ST, NORTH PINDIMAR
PROPOSED:	NEW RESIDENCE
FOR:	S. DUNLOP

SCALE:

1:100

DWG NO:

120124

DATE: JAN. 2024

SHEET: 9 OF 9

These plans & designs remain the sole property of Myall
Coast Plan Service. Copying or reproduction by hand,
electronic or any other means is strictly forbidden. Any
person or company found Breaching this COPYRIGHT will
be prosecuted to the fullest extent of the law.
Myall Coast Plan Service.