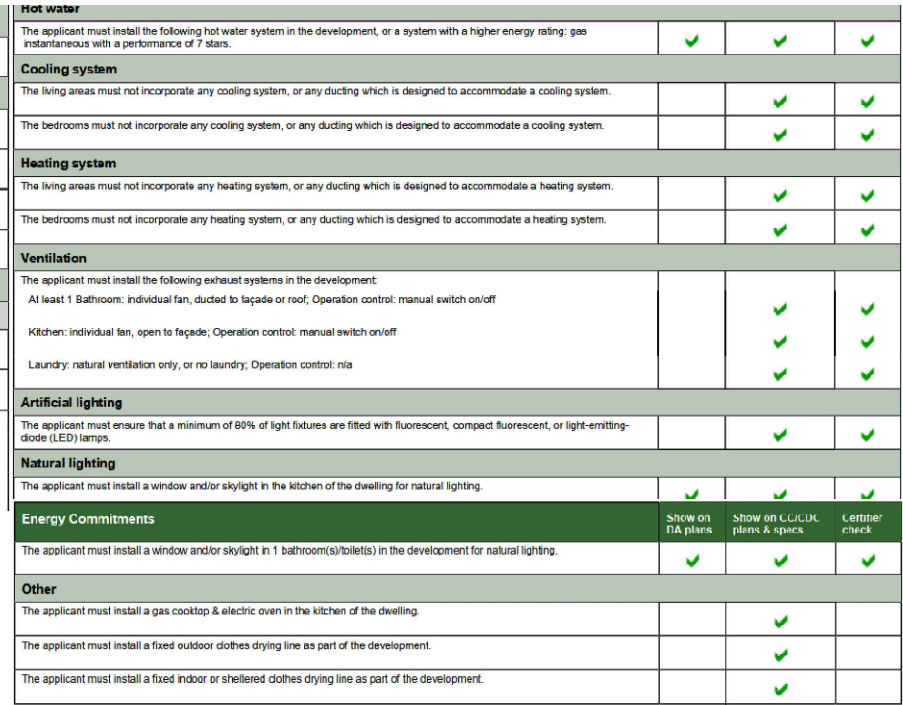


SITE AREA-			486.9 m ²
CONTROL TABLE		Required	PROVIDED m ²
SITE COVERAGE:	GROUND FLOOR		174.4
Principal Dwelling			116.4
Granny Flat			60.0
PRIVATE OPEN SPACE:			
EXCLUDES SIDE PASSAGE AREAS LESS THAN 2.0M IN WIDTH INCLUDES A PRINCIPLE 5.0X4.0m AREA		20.0 m ²	38 m ²
LANDSCAPE AREA:	% OF SITE	25.0%	35.73%
EXCLUDES DWELLING, GARAGE, ALFRESCO, PAVED AND SIDE PASSAGES	m ²		
FLOOR SPACE (SQM)		0.5	0.36

Landscaping			
The applicant must plant indigenous or low water use species of vegetation throughout 30 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 85 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓



Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North-East facing					
W08-BED1	1200.00	1500.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
South-East facing					
W02-LV	1200.00	1500.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W03-KIT	900.00	900.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
South-West facing					
Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W07-STD	1200.00	1500.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
North-West facing					
W04-BED2	1200.00	1500.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W05-LDY	900.00	500.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W06-BATH	900.00	900.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
internal wall: plasterboard; frame: timber - H2 treated softwood.	0.9	none	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	1.1	none	nil	
ceiling and roof - flat ceiling / pitched roof, framed - concrete tiles , timber - H2 treated softwood.	85	ceiling: 4.5 (up), roof: foil/sarking ;ceiling: rockwool batts, roll or pump-in; roof: foil/sarking.	nil	roof space ventilation: wind-driven ventilator(s) + eave vents; roof colour: light (solar absorbance 0.38-0.47); ceiling area fully insulated

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Single Dwelling
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Designed by:	M.Y	ERTAZ H, CHOWDHURY MIEAust., CPEng. NPER, Reg. No. 2214897	Australiawide Consulting Services P/L Civil & Structural Engineering and Project Management 1369 Canterbury Rd, Punchbowl, NSW 2196 T: 97937998 M: 0420710548 Email: ertaz1@hotmail.com		Architect:		Client:	Project North: 	Project: Proposed Secondary Dwellings	Job: 61 Taylor St Lakemba	Date:	13-12-2024
Checked by:	E.C										Mr. Shomrat	Scale @A3: 1:200