

BASIX COMMITMENTS

PROJECT DETAILS

CLIENT:

STREET ADDRESS:

45 SECOND Avenue CAMPSIE 2194

NUMBER OF SEPARATE HOUSES:1

NUMBER OF BEDROOMS: 2

SITE AREA: 505.9m²

TOTAL ROOF AREA: 78m²

CONDITIONED FLOOR AREA: 55.25m²

UNCONDITIONED FLOOR AREA:4.75m²

WATER DETAILS

AREA OF GARDEN/LAWN: 80m²

AREA OF INDIGENOUS SPECIES: 0m²

FIXTURES: SHOWER HEADS - 4 STAR (>4.5BUT<=6.0L/min)
KITCHEN TAPS - 5 STAR

TOILET FLUSHING SYSTEM - 4 STAR
BASIN TAPS - 4 STAR

YES

ON DEMAND RETICULATION SYSTEM: NO

OVERFLOW TO STORMWATER TANK: YES

ROOF AREA DIVERTED TO TANK: 77m²

RAINWATER TANK SIZE: 1500 L

Yes

WATER SOURCE USED FOR: ALL TOILETS, ONE OUTDOOR TAP

Yes

THERMAL COMFORT DETAILS

FLOOR, WALL AND CEILING/ROOF

THE DWELLING MUST BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

CONSTRUCTION

AREA m²

ADDITIONAL INSULATION

FLOOR - CONCRETE SLAB ON GROUND.

60

NONE

GARAGE FLOOR - CONCRETE SLAB ON GROUND.

NONE

EXTERNAL WALL: BRICK VENEER;
FRAME:TIMBER - H2 TREATED SOFTWOOD.

ALL

2.50 (OR 3.00 INCLUDING CONSTRUCTION);
ROCKWOOL BATTS, ROLL OR PUMP-IN

INTERNAL WALL: PLASTERBOARD;
FRAME: TIMBER - UNTREATED SOFTWOOD.

35

NONE

CEILING AND ROOF - FLAT CEILING/PITCHED ROOF,
FRAMED - METAL ROOF,
TIMBER - H2 TREATED SOFTWOOD.

78

CEILING: 4(UP) : ROCKWOOL BATTS, ROLL OR
PUMP IN;
ROOF: FOIL/SARKING.

NOTE: INSULATION SPECIFIED MUST BE INSTALLED IN ACCORDANCE WITH PART 13.2.2 OF THE NATIONAL CONSTRUCTION CODE

CEILING FANS:

THE APPLICANT MUST INSTALL AT LEAST ONE CEILING FAN IN AT LEAST ONE DAYTIME HABITABLE SPACE, SUCH AS LIVING ROOM.

ENERGY DETAILS

HOT WATER UNIT:electric heat pump

COOLING:

LIVING/BEDROOMS

DUCTED: 1 PHASE AIR CONDITIONING :RATING 5 STAR

HEATING:

LIVING/BEDROOMS

DUCTED: 1 PHASE AIR CONDITIONING :RATING 5 STAR

VENTILATION:

BATHROOM: INDIVIDUAL FAN, DUCTED, MAN. SWITCH ON/OFF
KITCHEN: INDIVIDUAL FAN, DUCTED, MAN. SWITCH ON/OFF
LAUNDRY: INDIVIDUAL FAN, DUCTED, MAN. SWITCH ON/OFF

NATURAL LIGHTING:

KITCHEN YES
No. BATHROOM WINDOWS:1

ARTIFICIAL LIGHTING:

THE APPLICANT MUST ENSURE THAT A MINIMUM OF 80% OF LIGHT FIXTURES ARE FITTED WITH
FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTINGDIODE (LED) LAMPS.

YES

ALTERNATE ENERGY SYSTEM: NO

VENTILATED FRIDGE SPACE: YES

OTHER: ELECTRIC OVEN, ELECTRIC COOKTOP & OUTDOOR CLOTHES HOIST

1

Section A-A

1 : 100

WINDOW & SLIDING DOOR Schedule					
Windo w No.	Model	Height	Width	Window Style	Glazing
01	SW1215	1200	1500	SLIDING WINDOW	CLEAR
02	SW1212	1200	1200	SLIDING WINDOW	CLEAR
03	SW1215	1200	1500	SLIDING WINDOW	CLEAR
04	SF2118	2100	1800	SLIDING DOOR	CLEAR
05	SW1215	1200	1500	SLIDING WINDOW	CLEAR
06	AA0609 OBS	600	900	SLIDING WINDOW	OBSCUR



Design» Approval» Construction

Secondary Dwelling

Client : CHAUVO HOLDINGS PTY LIMITED

Job

Address : LOT A DP 313783
45 SECOND AVENUE CAMPSIE

9/02/2025 11:26:48 PM

DA APPLICATION:

SECONDARY DWELLING

Project Details

DRAWN BY:
RB

DATE:
09.11.24


JOB NO:

SHEET TITLE:
SECONDARY DWELLING SECTION & BASIX

SCALE:
1 : 100

FINAL PLAN
ISSUE:
2

DRAWN BY



info@rkndesigns.com.au
0492 462 503

GENERAL NOTES

Do not scale drawings. Use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the RKN Designs.



SHEET NO:
05