

BASIX CERTIFICATE: 13657895
COMMITMENTS

672m² ROOF AREA TO BE CONNECTED TO
100,000 LITRE RAIN WATER TANKS

TANK TO BE CONNECTED TO ALL TOILETS
LAUNDRY COLD WATER TAP, HOT WATER AND
1 OUT DOOR TAP

OVERFLOW TO BE DIVERTED TO STORM WATER TANK

ABSA Thermal Notes - 6 Discovery Drive, Yass, NSW, 2582

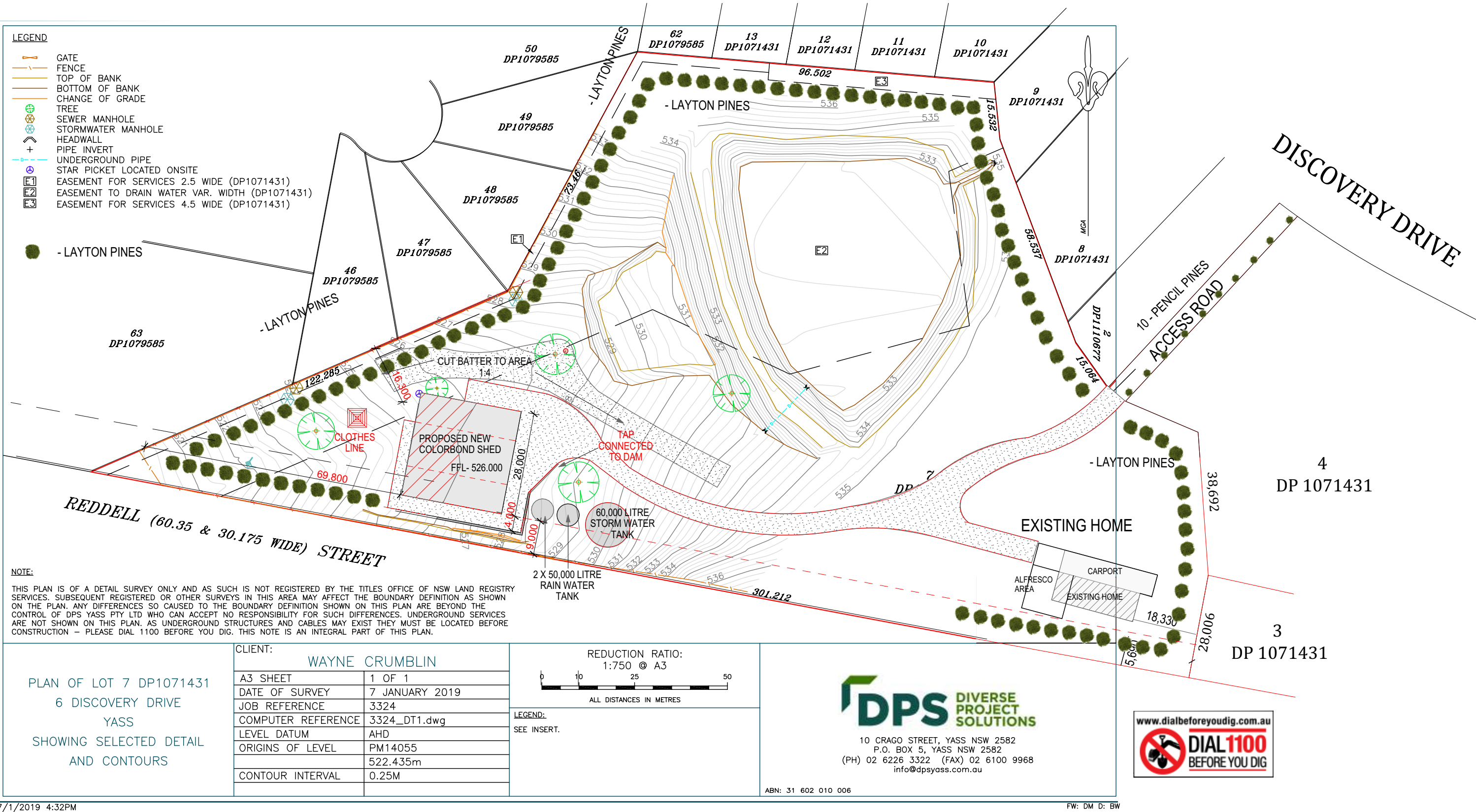
External walls: Fibro Cement Cladding plus R2.7 insulation and plasterboard
External walls: Metal Cladding plus R2.7 insulation and plasterboard
External walls: Particle Board Cladding plus R2.7 insulation and plasterboard
Glazing: Aluminium Double Glaze U = 4.8: SHGC = 0.51 - Awning, Casement, Doors - Laundry
Glazing: Aluminium Double Glaze U = 4.8: SHGC = 0.59 - Sliding, Fixed, Louvre - Bath ground and Bath first
Glazing: Aluminium Double Glaze U = 4.1: SHGC = 0.47 - Awning, Casement, Doors - ALL
Glazing: Aluminium Double Glaze U = 4.1: SHGC = 0.52 - Sliding, Fixed, Louvre - ALL
Ground Floor: Tiles on slab with R2.0 insulation underneath to wet areas, Carpet on slab with R2.0 insulation underneath to all other areas
First Floor: Tiles on frame plus R4.0 insulation with plasterboard to wet areas, Carpet on frame plus R4.0 insulation with plasterboard to all other areas
Internal walls: Plasterboard on studs
Internal walls: Plasterboard on studs plus R2.7 insulation - Laundry, Bath (ground floor), Bath (first floor) to surrounding areas
Roof: Timber on frame with R4.0 insulation and plasterboard - Balcony area
Roof: Paked Metal deck with R7.0 insulation, R1.0 blanket and foil

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300 m² INDIGENOUS NATIVE SHRUBS OR LOW WATER PLANTS

102 LAYTON PINES PLANTED 6,000 OFF BOUNDRY 3,000 APART

10 PENCIL PINES ALONG ACCESS ROAD



Certificate No. 0011682770

Assessor name Brian Tepicanec
Accreditation No. 100588
Property Address 6 Discovery Drive, Yass
NSW, 2582



PROPOSED NEW SHED

BASIX CERTIFICATE: 1783026 S

SITE LAYOUT PLAN - A
SITE PLAN - A

JANN DESIGN

JUDY BROERS
BUILDING DESIGNER
Mobile: 0413 44 27 60
email: mjbroers@bigpond.com

NOTE
The Builder shall check all dimensions and levels on site prior to construction, Dimension to over Rule scale
Builder to notify Building Designer of any errors, discrepancies or omissions prior to commencement of work.
No responsibility will be accepted for errors or omissions after the commencement of work.
Drawings shall not be used for construction purposes until a Construction Certificate is issued.
This drawing reflects a design by J'Ann Design and is only to be used when authorised in writing by J'Ann Design.
All materials used are to comply with the appropriate standard issued by the Building Standards Australia (BSA).
All workmanship to comply with the National Construction Code (NCC), and meet with local council requirements.
All boundaries and contours are subject to survey drawing.
All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site
and locations of any services prior to the commencement of work on site.
All documents here within are subject to Australian Copyright Laws.

CLIENT DETAILS:
WAYNE CRUMBLIN
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REVISION COMMENTS:
Initial revision 00

SITE DETAILS:
6 DISCOVERY DRIVE
YASS NSW 2582

LOT: 7
DP: 1071431
#Climate Zone
#Wind Region
#Site Bushfire Attack Level (BAL)

SCALE: 1:100 @ A 2
DATE: JULY 2024
Revision: Rev 025 A
Project Status CONCEPT / IFC

DRAWING NO.
ID: 06062022-24 25A