

REVISION SCHEDULE			
ISSUE	DRAWING NUMBER	DATE	NOTES + CHANGES
A	SS24.113.1	04.04.2024	Concept Plan
B	SS24.113.2	10.04.2024	Concept Plan – Revision 1
C	SS24.113.3	23.04.2024	Concept Plan – Revision 2
D	SS24.113.4	02.09.2024	Construction Plan
E	SS24.113.5	18.12.2024	Council updates
F	SS24.113.6	20.01.2025	FSR Inc Basement added
G	SS24.113.7	07.02.2025	Pool and f/p removed
H	SS24.113.8	17.02.2025	New survey
I	SS24.113.9	26.02.2025	Dining extended, final updates
J	SS24.113.10	13.03.2025	Interior designer updates

PREPARED BY:
TONI WHITE
STRAIGHTLINE STUDIO CO.



PROJECT: Proposed Residence
ADDRESS: Lot 3, DP 27642
120 Thompson Road, Panania



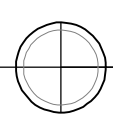
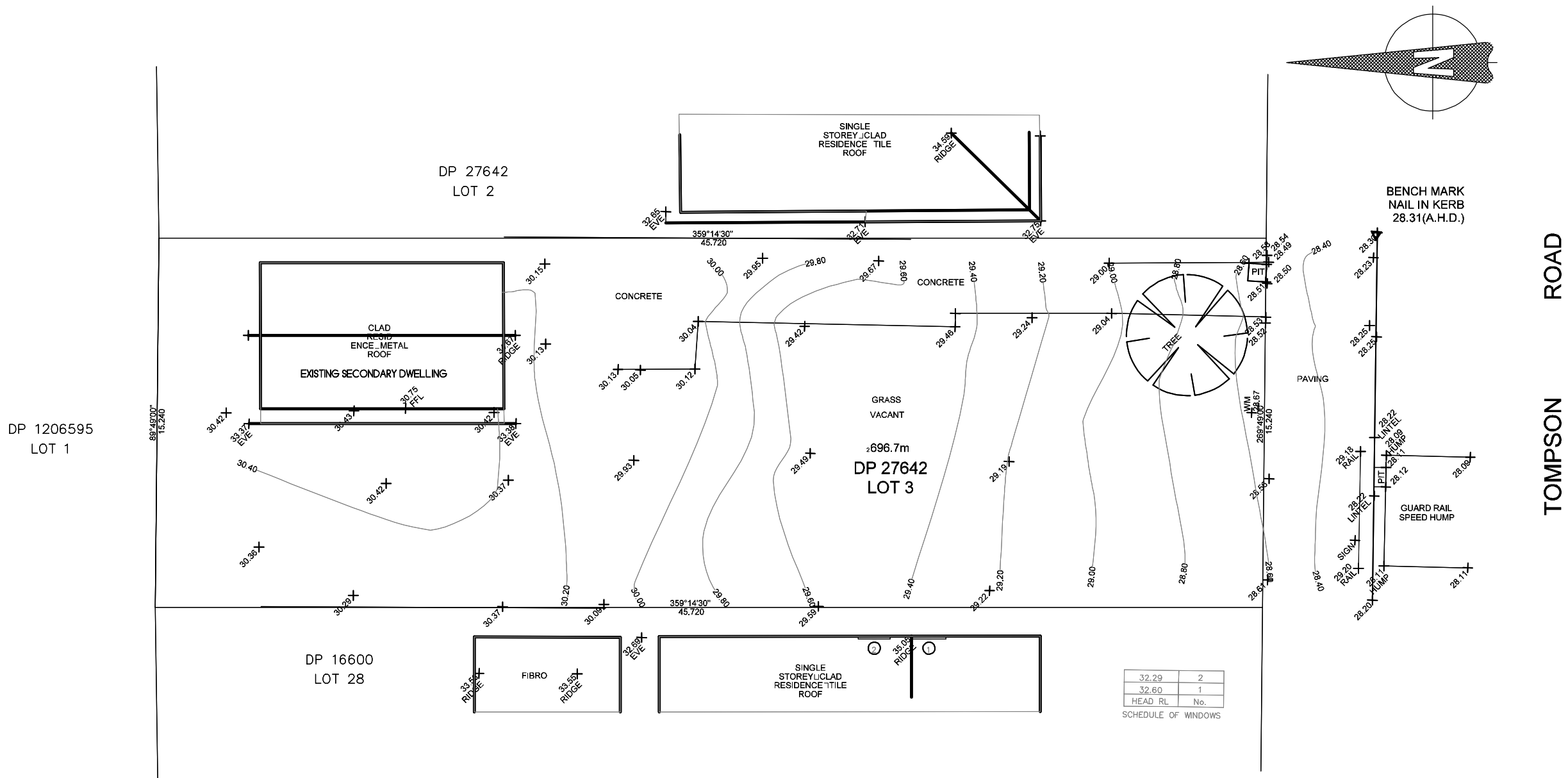
**CASTLEGATE
HOMES**
Create with Castlegate

ISSUE: J

CUSTOM DESIGN



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SURVEY PLAN

SCALE 1:200



NOTES:
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PROJECT: Proposed Residence
DRAWING: Survey Plan
SCALE: 1:200@A3
DRAWING NUMBER: SS24.113.10
DATE: 13.03.2025
PAGE: 2/18
ISSUE: J

CLIENT: James + Sarah Handyside ADDRESS: 120 Thompson Road, Panania

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bdaa ACCREDITED BUILDING DESIGNER

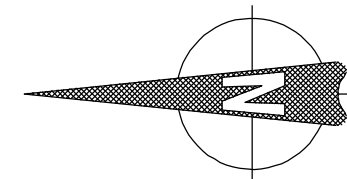
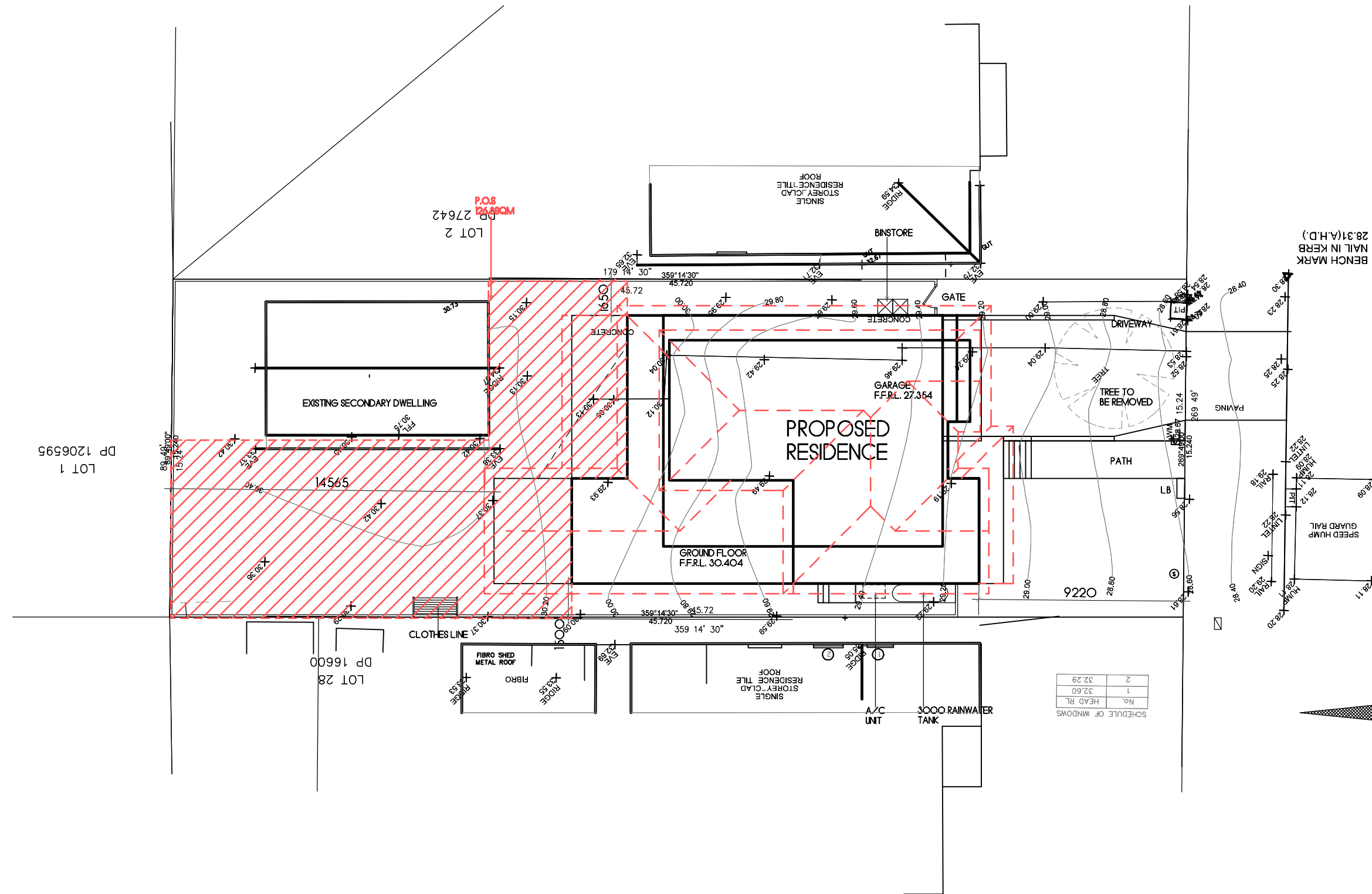
SITE INFORMATION

LOT 3
DP 27642

TOTAL FLOOR AREA	560.59sqm
SITE AREA	695.6sqm
DRIVEWAY + PATHS	50sqm
PERVIOUS AREA	332sqm
IMPERVIOUS AREA	363.6sqm
PRIVATE OPEN SPACE	240sqm
FLOOR SPACE RATIO	0.8:1

NOTES

- SITE CLASSIFICATION - 1st CLASS SLAB
- LANDSCAPING INCLUDING LETTERBOX, TURF TO FRONT
- NATURE STRIP + GARDEN BED WITH PLANTS TO COUNCIL / CDC SPECIFICATION
- DO NOT SCALE OFF DRAWINGS. USE WRITTEN DIMENSIONS
- ALL DOWNPIPES TO MEET BASIX REQUIREMENTS WITH OVERFLOW TO BE CONNECTED TO COUNCIL STORMWATER SYSTEM AT STREET

TOMPSON
ROADLOT 3
DP 27642
AREA 695.6SQM

SITE PLAN

SCALE 1:200



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DRAWING: Site Plan
SCALE: 1:200@A3
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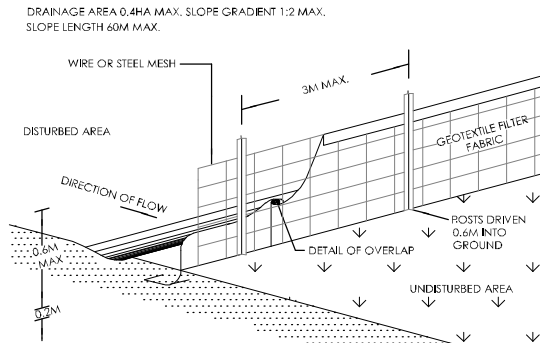
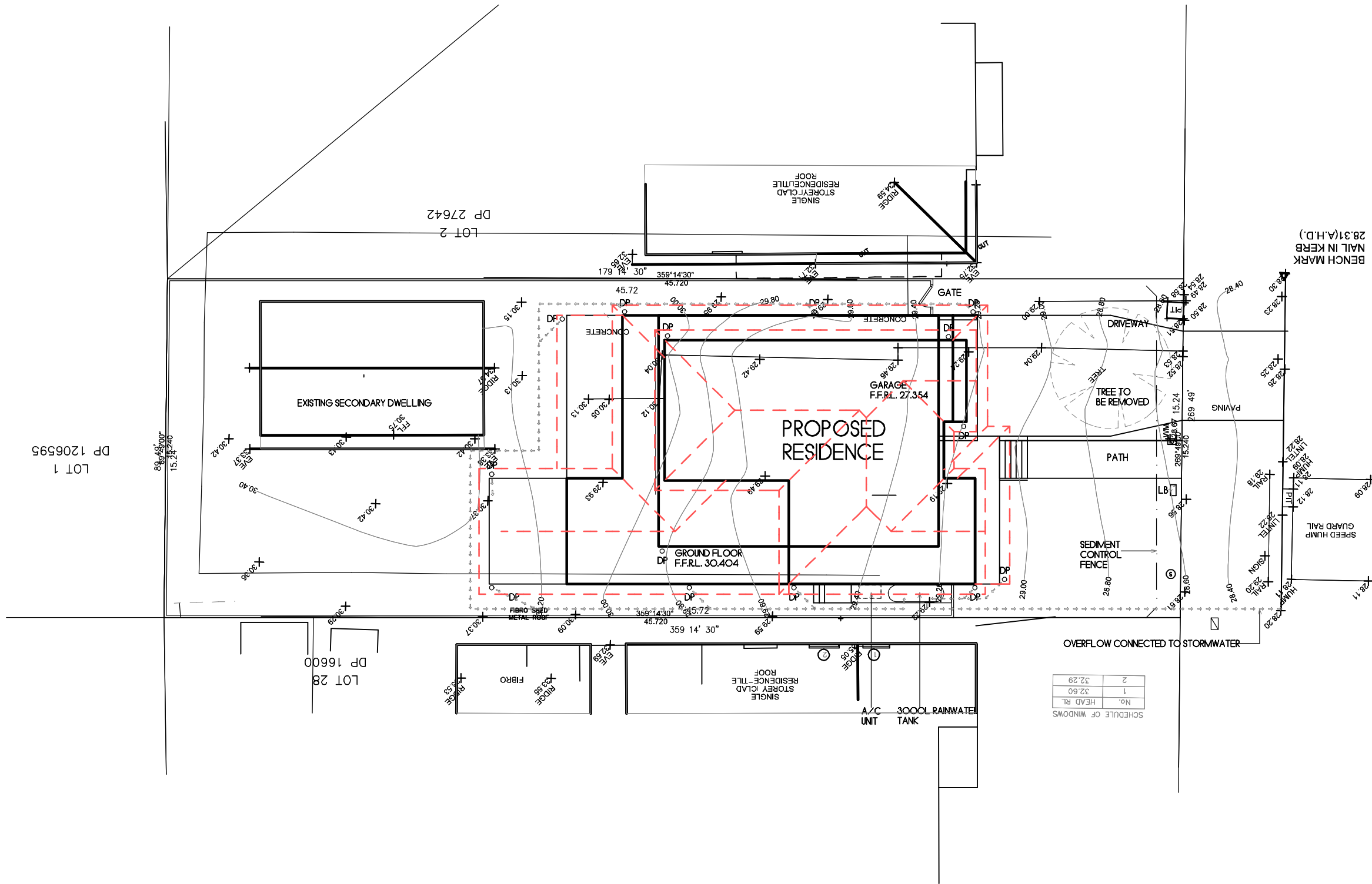
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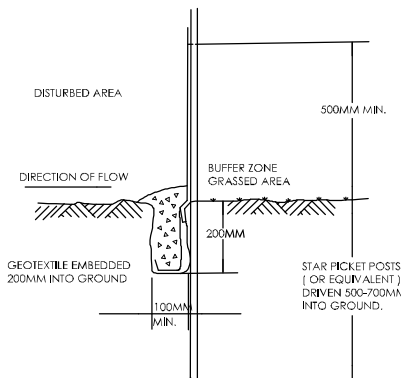
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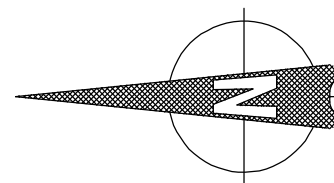


GEOFABRIC 'SILT' FENCE

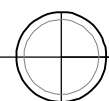


GEOFABRIC 'SILT' FENCE

TOMPSON ROAD



LOT 3
DP 27642
AREA 695.6SQM



CONCEPT DRAINAGE PLAN

SCALE 1:200



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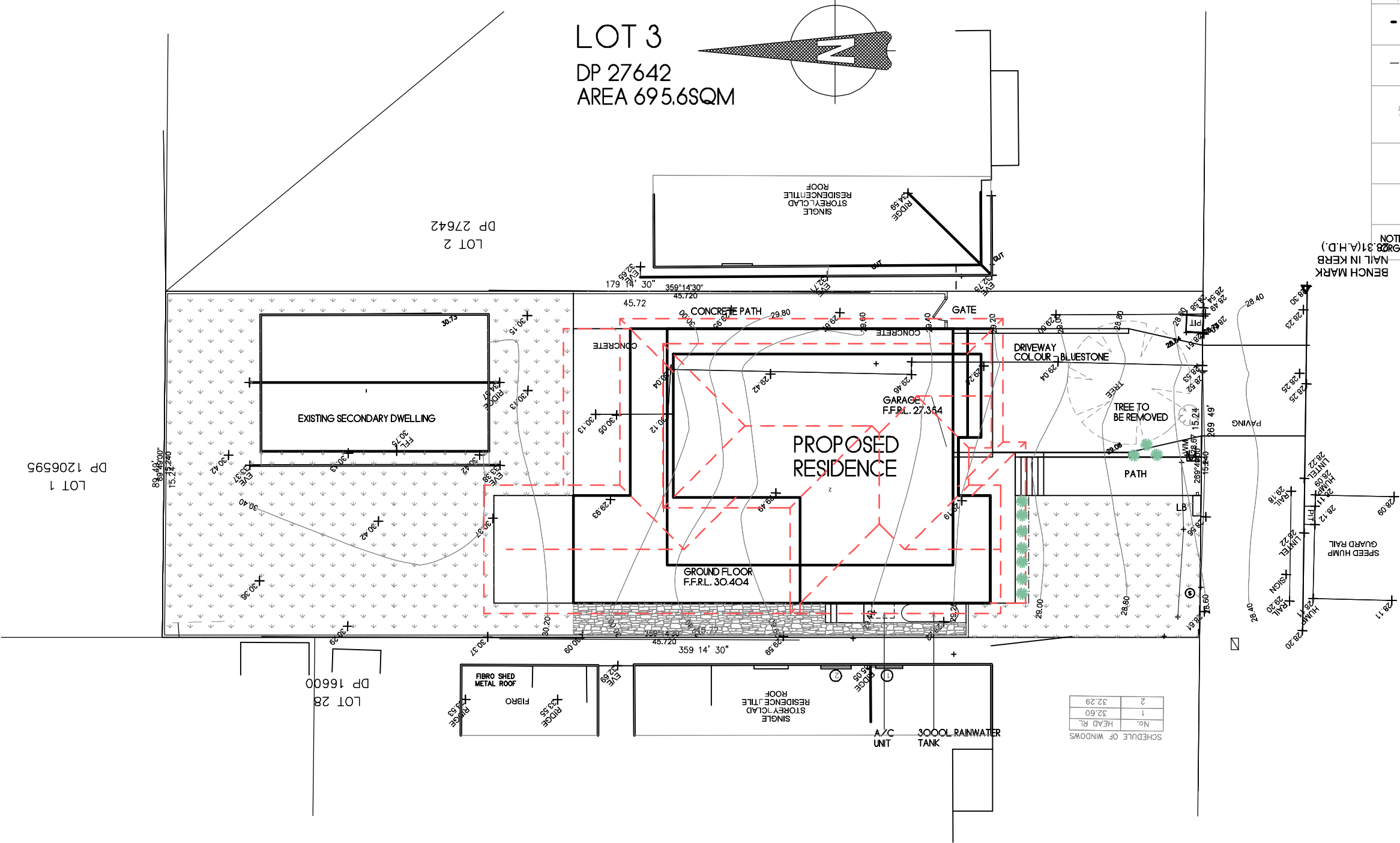


TOTAL LANDSCAPED AREA = 192SQM (27.6%)
TOTAL LANDSCAPED AREA
FORWARD OF THE BUILDING LINE = 57.6SQM (40.5%)

LEGEND	
	NEPEAN PEBBLES OR CRUSHED STONE PATH
	TURF
	1.8m HIGH COLOURBOND FENCING TO SIDES + REAR
	TIMBER OR BRICK EDGING FOR GARDEN BED
	1X 100 LITRE PLANT FROM FOLLOWING: (MAGNOLIA GRANDIFLORA; FRAXINUS GRIFFITHII; ELEOCHARIS; MAGNOLIA-EX MOUTH)
	6X 25 LITRE PLANTS FROM FOLLOWING: (GARDENIA AUGUSTA FLORIDA; MURRAYA PANICULATA; MAGNOLIA-PORT WINE; PHORMIUM TENAX; DURANTA SHEENAS GOLD)
	LETTER BOX

NOTE:
ORGANIC MULCH TO GARDEN BED
BENCH MARK
NAIL IN KERB

NOTES
- ALL LANDSCAPING BY OWNER UNLESS LISTED AS AN INCLUSION WITHIN THE TENDER/CONTRACT
- ALL RETAINING BY OWNER (EXCEPT WHERE NOTED) REFER TO DESIGN GUIDELINES FOR RETAINING WALL DETAILS + MATERIALS



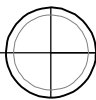
TOMPSON ROAD

DRIVEWAY COLOUR - BLUESTONE



No.	HEAD RL
1	32.60
2	32.29

SCHEDULE OF WINDOWS



LANDSCAPE PLAN

SCALE 1:200



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DRAWING: Landscape Plan
SCALE: 1:200@A3
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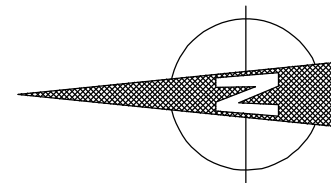
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LOT 3
DP 27642
AREA 695.6SQM

TOMPSON ROAD

3PM

12PM

9AM

BENCH MARK
NAIL IN KERB
28.31(A.H.D.)

PAVING

PATH

TREE TO
BE REMOVED

GATE

BINSTORE

GARAGE
F.F.R.L. 27.354

PROPOSED
RESIDENCE

GROUND FLOOR
F.F.R.L. 30.404

CONCRETE

EXISTING SECONDARY DWELLING

FIBRO SHED
METAL ROOF
FIBRO

SINGLE
STOREY-CLAD
RESIDENCE TILE
ROOF

RAINWATER
TANK

A/C UNIT

No.	HEAD BL.
1	32.60
2	32.29

SCHEDULE OF WINDOWS

SHADOW DIAGRAM JUNE 21ST 9AM, 12PM, 3PM
SCALE 1:200



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DRAWING: Shadow Diagram
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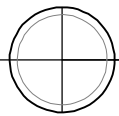
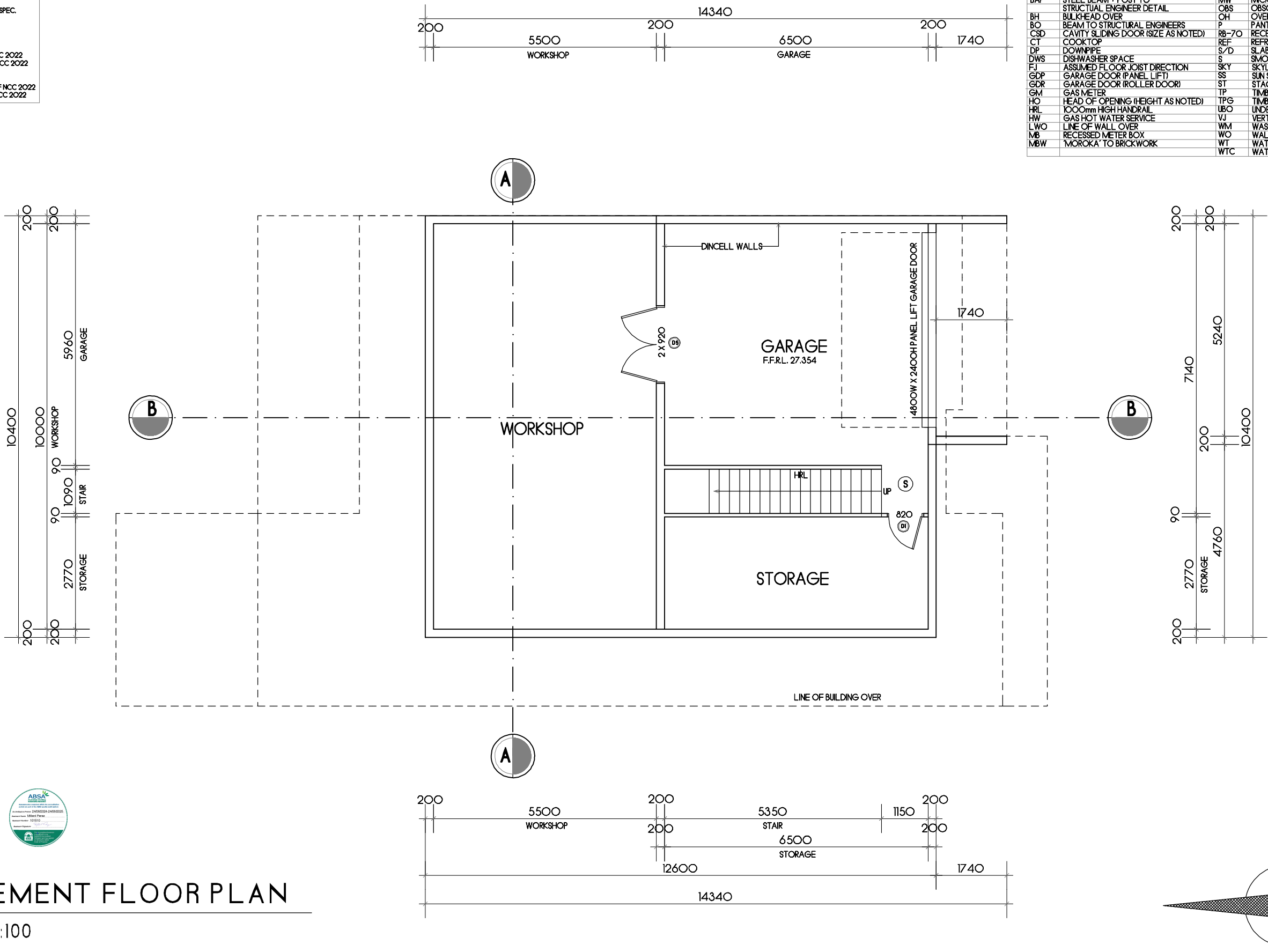


NOTES

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- DOOR FRAME OPENINGS TO BE 90mm CLEAR OF WALLS TO ALLOW FOR LARGER ARCHITRAVES
- 90mm X 35mm TIMBER STUD FRAMING
- ALL STRUCTURAL BEAMS + SUPPORTS TO BE REFERRED TO ENGINEERS DETAILS
- WINDOW FRAMES, GLAZING + ASSOCIATED MATERIALS SHOULD BE TO MANU. SPEC. MANUFACTURER TO CERTIFY DESIGN COMPLIANCE WITH NCC2022 PART 11.3 + APPLICABLE AUSTRALIAN STANDARDS
- ALL INTERNAL DIMENSIONS EXCLUDE THICKNESS OR PLASTERBOARD + ARE NOMINAL
- TERMITE TREATMENT TO BE IN ACCORDANCE WITH PART 3.4 OF NCC 2022
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- WET AREA WATERPROOFING TO MEET THE REQUIREMENTS OF PART 10.2 OF NCC 2022

LEGEND

72OL	LIFT-UP HINGES (SIZE AS NOTED)	MH	CEILING MANHOLE
AJ	ARTICULATION JOINT	MR	METAL ROOF (SLOPE AS NOTED)
BAL	1000mm HIGH BALUSTRADE	MSD	MIRROR SLIDING DOOR
BAP	STEEL BEAM + POST TO STRUCTURAL ENGINEER DETAIL	MW	MICROWAVE UNDER BENCH SPACE
BH	BULKHEAD OVER	OBS	OBSCURE GLASS WINDOW
BO	BEAM TO STRUCTURAL ENGINEERS	OH	OVERHEAD CUPBOARDS
CSD	CAVITY SLIDING DOOR (SIZE AS NOTED)	P	PANTRY
CT	COOKTOP	RB-70	RECESS BRICKWORK (SIZE AS NOTED)
DP	DOWNPIPE	REF	REFRIGERATOR SPACE
DWS	DISHWASHER SPACE	S/D	SLAB SETDOWN
FJ	ASSUMED FLOOR JOIST DIRECTION	S	SMOKE ALARM
GDP	GARAGE DOOR (PANEL LIFT)	SS	SUN SHADE
GDR	GARAGE DOOR (ROLLER DOOR)	ST	STACK
GM	GAS METER	TP	TIMBER POST (SIZE AS NOTED)
HO	HEAD OF OPENING (HEIGHT AS NOTED)	TPG	TIMBER PERGOLA TO DETAIL
HRL	1000mm HIGH HANDRAIL	UBO	UNDER BENCH OVEN
HW	GAS HOT WATER SERVICE	VJ	VERTICAL JOINT
LWO	LINE OF WALL OVER	WM	WASHING MACHINE
MB	RECESSED METER BOX	WO	WALL OVEN
MBW	'MOROKA' TO BRICKWORK	WT	WATER TANK
		WTC	WATER TANK CONTROL BOX



BASEMENT FLOOR PLAN

SCALE 1:100



CASTLEGATE HOMES
Create with Castlegate

PROJECT: Proposed Residence
DRAWING: Basement Floor Plan
SCALE: 1:100@A3
DRAWING NUMBER: SS24.113.10
DATE: 13.03.2025
PAGE: 7/18

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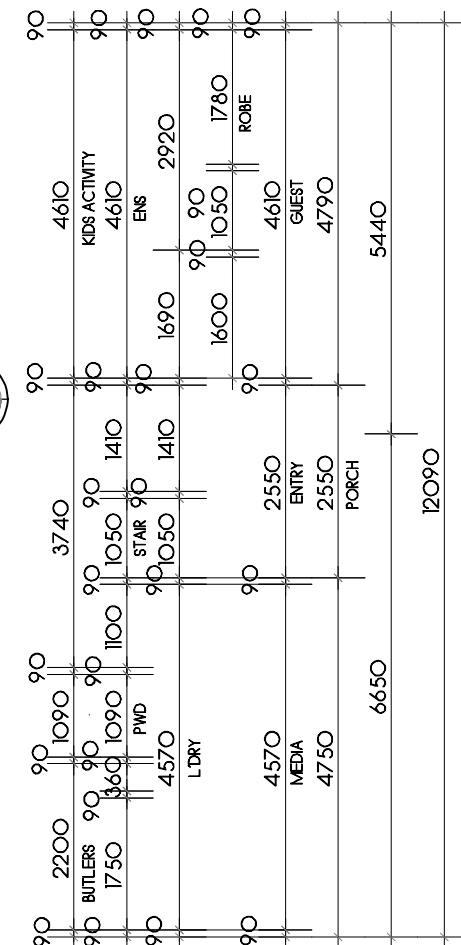
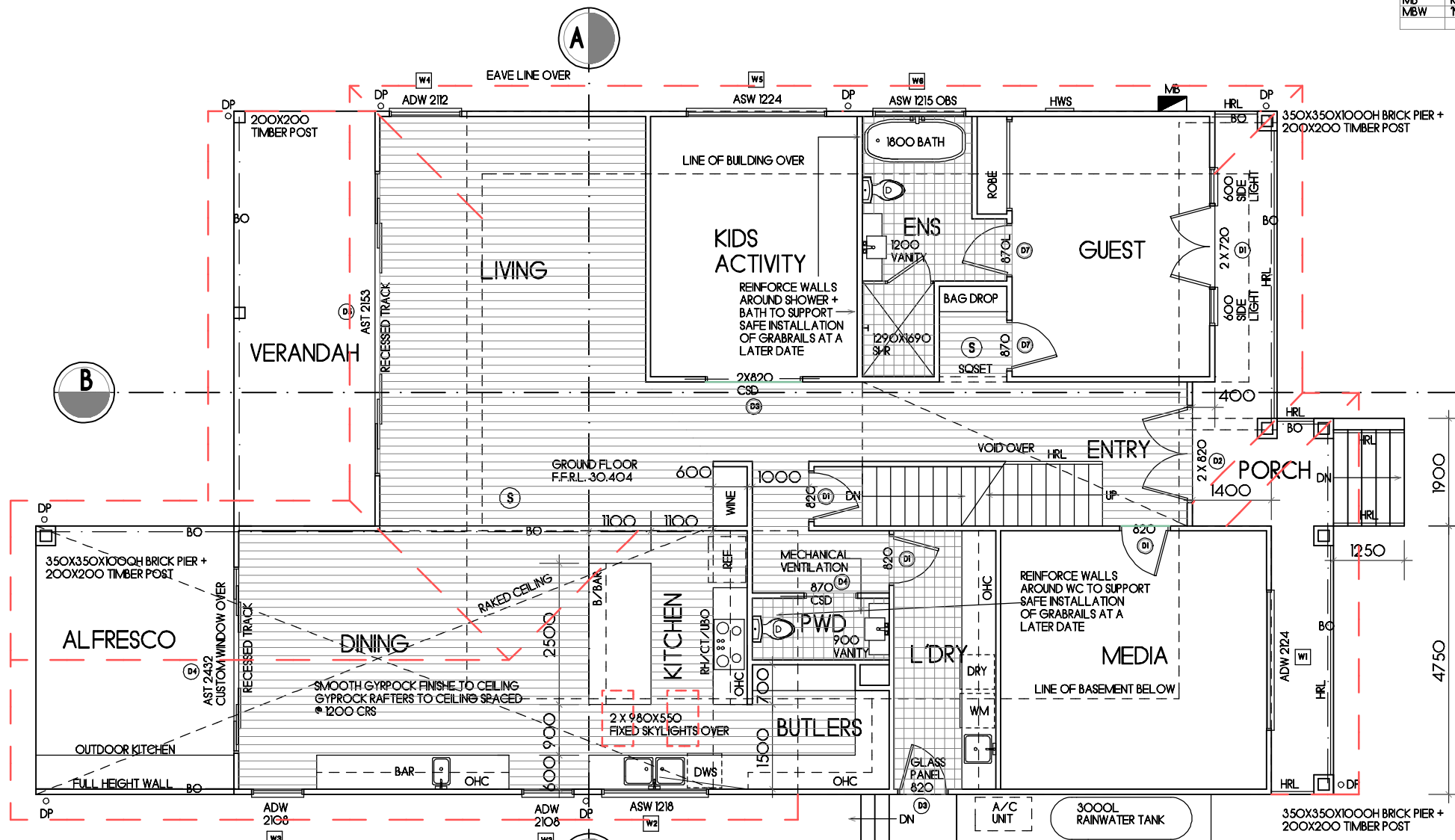
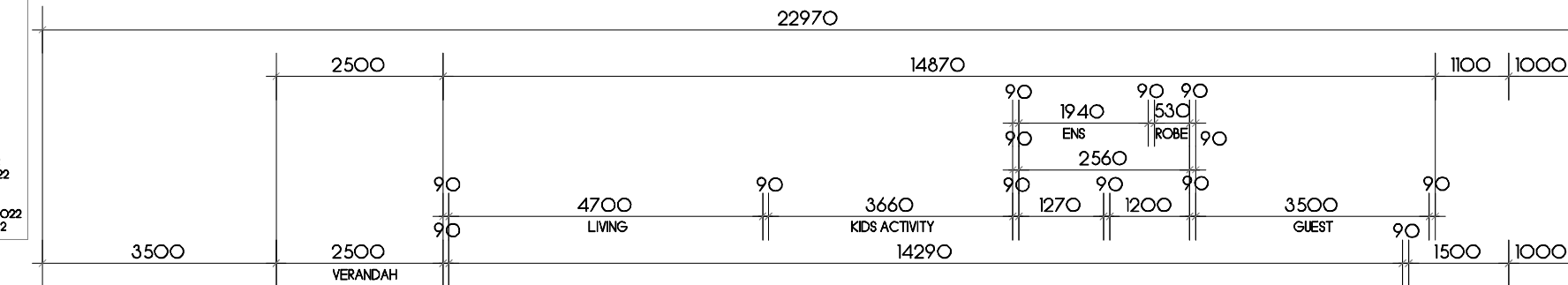
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- * APPLICABLE AUSTRALIAN STANDARDS
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- WET AREA WATERPROOFING TO MEET THE REQUIREMENTS OF PART 10.2 OF NCC 2022



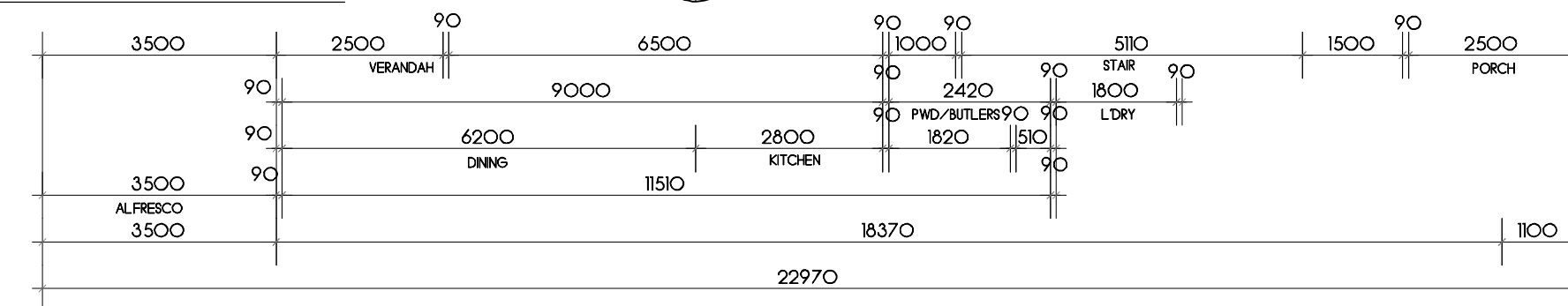
LEGEND

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AJ	ARTICULATION JOINT	MR	METAL ROOF (SLOPE AS NOTED)
BAL	1000mm HIGH BALUSTRADE	MSD	MIRROR SLIDING DOOR
BAP	STEEL BEAM + POST TO STRUCTURAL ENGINEER DETAIL	MW	MICROWAVE UNDER BENCH SPACE
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BO	BEAM TO STRUCTURAL ENGINEERS	OH	OVERHEAD CUPBOARDS
CSD	CAVITY SLIDING DOOR (SIZE AS NOTED)	P	PANTRY
CT	COOKTOP	RB-70	RECESS BRICKWORK (SIZE AS NOTED)
DP	DOWNPIPE	REF	REFRIGERATOR SPACE
DWS	DISHWASHER SPACE	S/D	SLAB SET DOWN
FJ	ASSUMED FLOOR JOIST DIRECTION	SKY	SKYLIGHT
GDP	GARAGE DOOR (PANEL LIFT)	SS	SUN SHADE
GDR	GARAGE DOOR (ROLLER DOOR)	ST	STACK
GM	GAS METER	TP	TIMBER POST (SIZE AS NOTED)
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LWO	LINE OF WALL OVER	WM	WASHING MACHINE
MB	RECESSED METER BOX	WO	WALL OVEN
MBW	MOROKA TO BRICKWORK	WT	WATER TANK
		WTC	WATER TANK CONTROL BOX



GROUND FLOOR PLAN

SCALE 1:100



FLOOR AREAS	
BASEMENT	131.73m
GROUND FLOOR LIVING	195.39m
FIRST FLOOR LIVING	122.29m
ALFRESCO	16.62m
VERANDAH	18.35m
PORCH	16.21m
TOTAL	500.59m

EXISTING SECONDARY DWELLING = 60SQM

FSR = 0.81:1

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DRAWING: Ground Floor Plan
SCALE: 1:100@A3
DRAWING NUMBER: SS24.113.10
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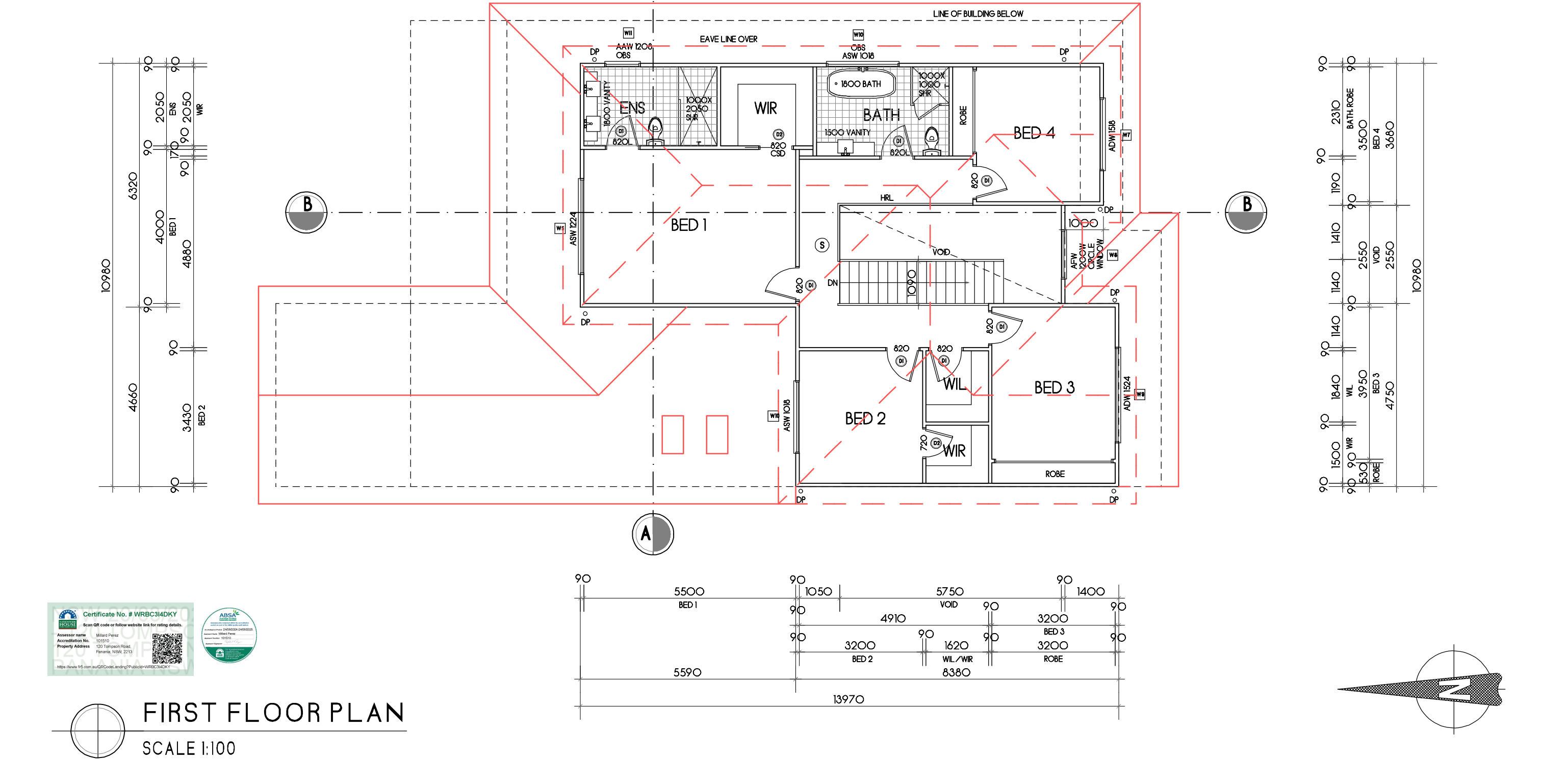


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		WT	WATER TANK
		WTC	WATER TANK CONTROL BOX



FIRST FLOOR PLAN

SCALE 1:100

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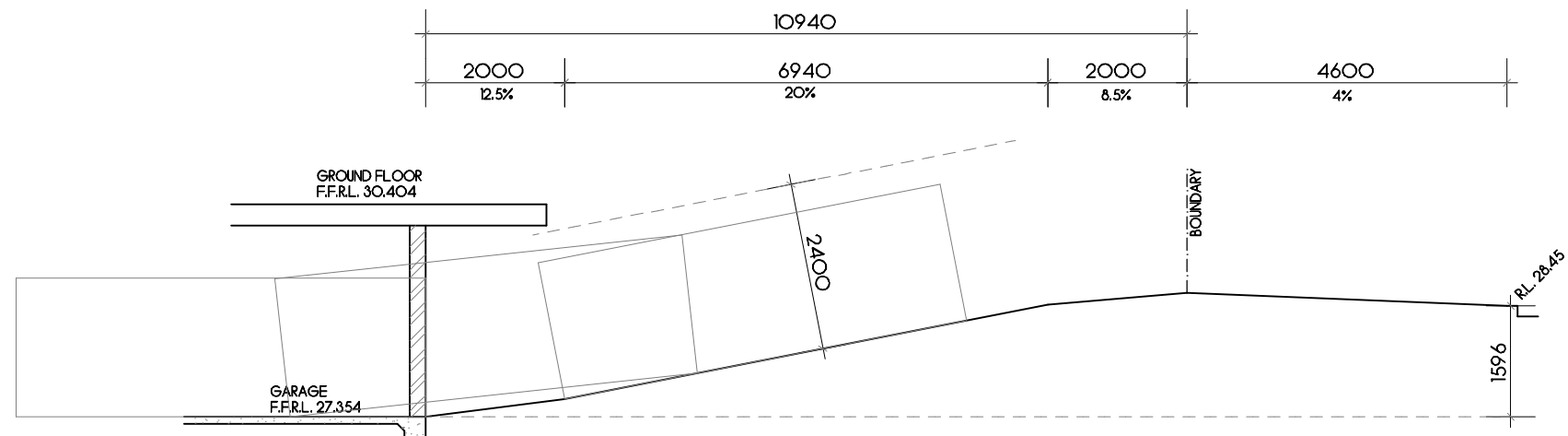
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 - ROOF LIGHTS TO BE IN ACCORDANCE WITH PART 13.4 OF NCC 2022
 - CONDENSATION MANAGEMENT TO MEET THE REQUIREMENTS OF PART 10.6 OF NCC 2022
 - WET AREA WATERPROOFING TO MEET THE REQUIREMENTS OF PART 10.2 OF NCC 2022

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5. Dimensions are to be verified on site by builder before commencement of work



PROJECT: Proposed Residence
DRAWING: Front/Rear Elevations
SCALE: 1:100@A3
DRAWING NUMBER: SS24.113.10
DATE: 13.03.2025
PAGE: 10/18
ISSUE: J

CLIENT: James + Sarah Handyside ADDRESS: 120 Thompson Road, Panania

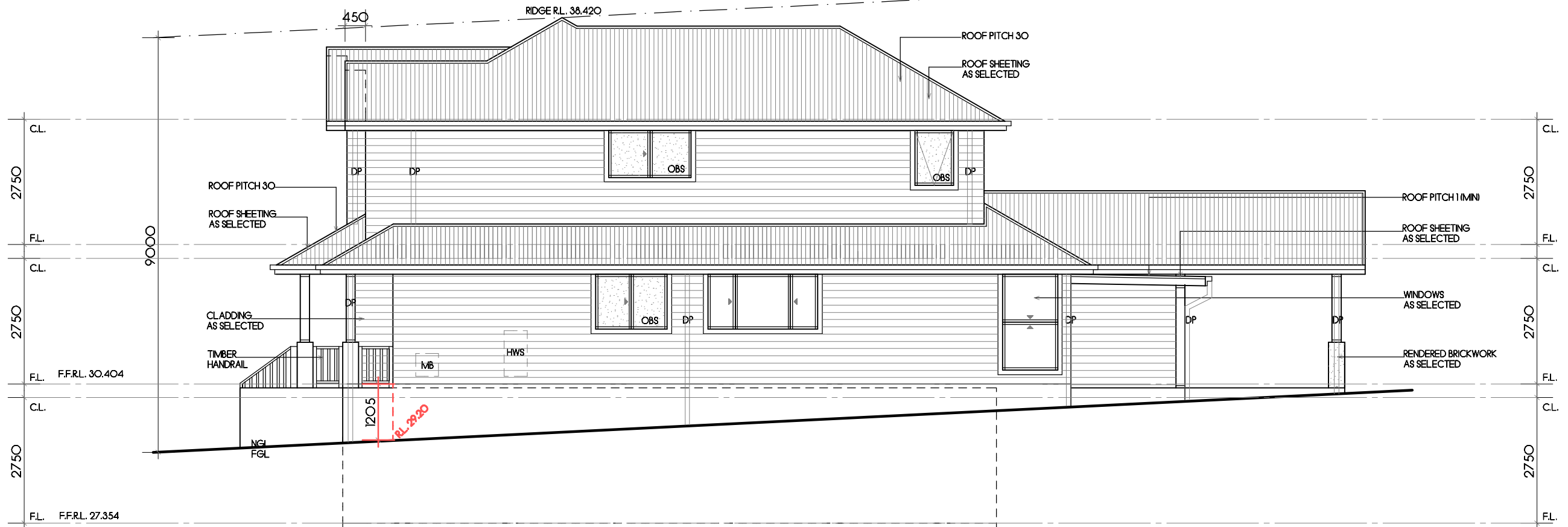
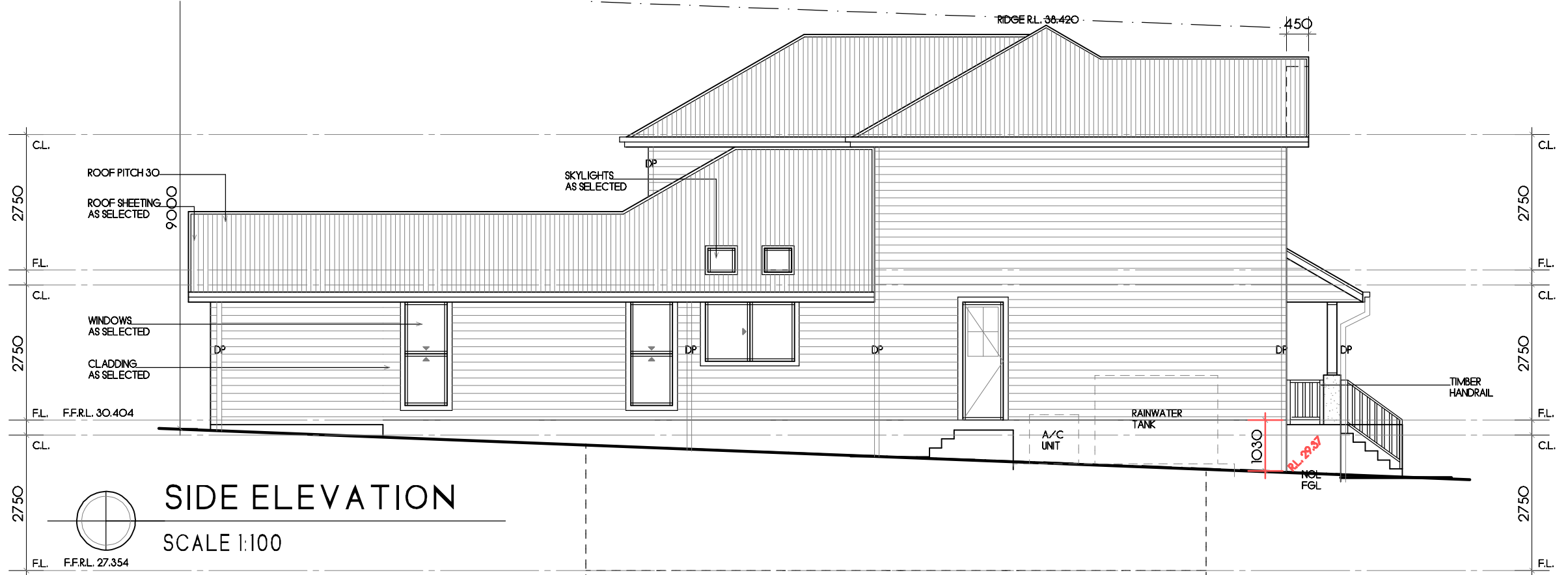
CUSTOM DESIGN

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NOTES

- DO NOT SCALE OFF DRAWINGS. USE WRITTEN DIMENSIONS
- DOOR FRAME OPENINGS TO BE 90mm CLEAR OF WALLS TO ALLOW FOR LARGER ARCHITRAVES
- 90mm X 35mm TIMBER STUD FRAMING
- ALL STRUCTURAL BEAMS + SUPPORTS TO BE REFERRED TO ENGINEERS DETAILS
- WINDOW FRAMES, GLAZING + ASSOCIATED MATERIALS SHOULD BE TO MANU. SPEC. MANUFACTURER TO CERTIFY DESIGN COMPLIANCE WITH NCC2022 PART 11.3 + APPLICABLE AUSTRALIAN STANDARDS
- ALL INTERNAL DIMENSIONS EXCLUDE THICKNESS OR PLASTERBOARD + ARE NOMINAL
- TERMITE TREATMENT TO BE IN ACCORDANCE WITH PART 3.4 OF NCC 2022
- STAIR SLIP RESISTANCE TO MEET THE REQUIREMENTS OF PART 11.2.4 OF THE NCC 2022
- MECHANICAL VENTILATION TO MEET THE REQUIREMENTS OF PART 10.6.2 OF NCC 2022
- PROVIDE BUILDING SEALING PER PART 11.4 OF NCC 2022
- ROOF LIGHTS TO BE IN ACCORDANCE WITH PART 11.4 OF NCC 2022
- CONDENSATION MANAGEMENT TO MEET THE REQUIREMENTS OF PART 10.8 OF NCC 2022
- WET AREA WATERPROOFING TO MEET THE REQUIREMENTS OF PART 10.2 OF NCC 2022



SIDE ELEVATION

SCALE 1:100



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PROJECT: Proposed Residence
DRAWING: Side Elevations
SCALE: 1:100@A3
DRAWING NUMBER: SS24.113.10
DATE: 13.03.2025
PAGE: 11/18

ISSUE: J

CLIENT: James + Sarah Handyside ADDRESS: 120 Thompson Road, Panania

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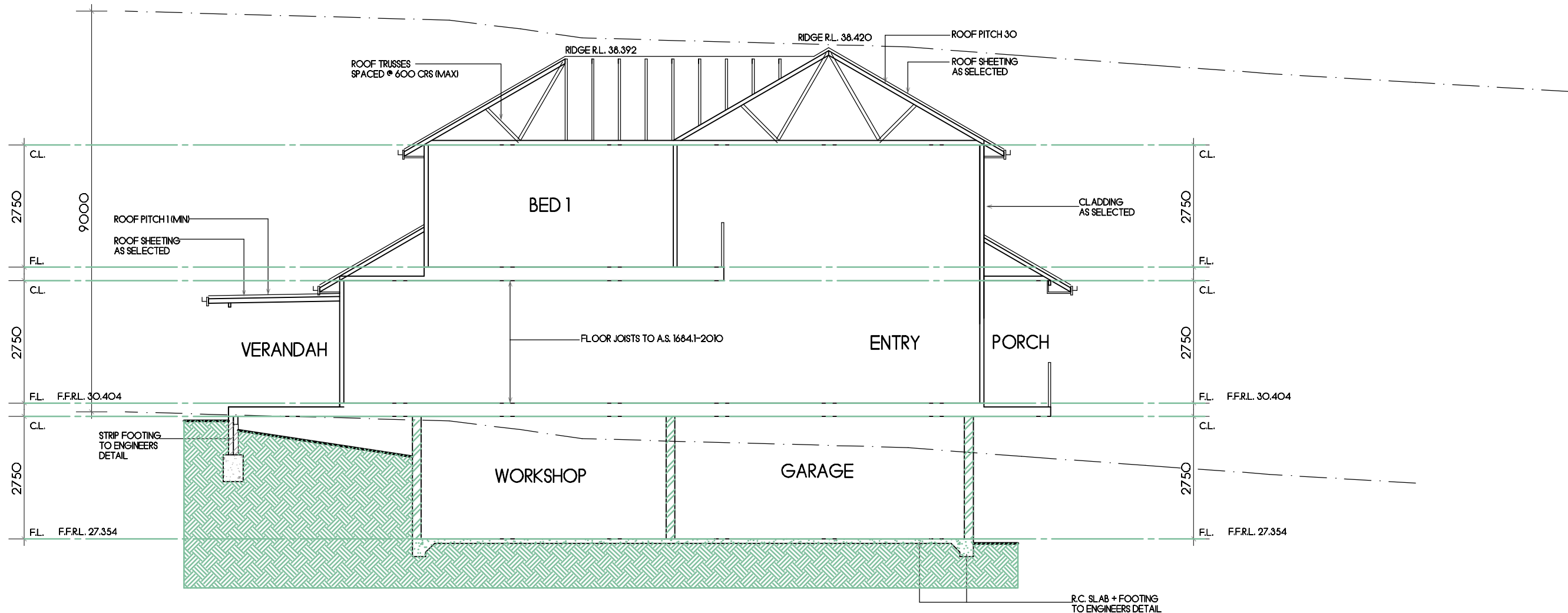


- DO NOT SCALE OFF DRAWINGS: USE TRIMMED DIMENSIONS
- DOOR FRAME OPENINGS TO BE 90mm CLEAR OF WALLS TO ALLOW FOR DOOR FRAMES
- 90mm x 35mm TRIMMED STUD
- ALL STRUCTURAL BEAMS + SUPPORTS TO BE REFERRED TO DETAILED ENGINEERING
- ALL GLASS GLAZING + GLASS SLAB PANELS TO BE SUPPLIED BY THE MANUFACTURER TO BE CERTIFIED TO COMPLY WITH NCC2022 PART 13.3
- * APPLICABLE AUSTRALIAN STANDARDS
- ALL INTERNAL DIMENSIONS: MINIMUM THICKNESS OR PLATEBOARD + ARE NOMINAL
- THERMATIC TREATMENT TO BE IN ACCORDANCE WITH PART 3.4 OF NCC 2022
- ALL FIRE RESISTANCE TO BE IN ACCORDANCE WITH PART 12.4 OF NCC 2022
- MECHANICAL VENTILATION TO MEET THE REQUIREMENTS OF PART 10.2 OF NCC 2022
- PROVIDE BUILDING SEALING PER PART 10.4 OF NCC 2022
- ROOF LIGHTS TO BE IN ACCORDANCE WITH PART 10.5 OF NCC 2022
- CONSIDER A MANAGEMENT PLAN TO MEET THE REQUIREMENTS OF PART 10.8 OF NCC 2022
- MEET AREA WATERPROOFING TO MEET THE REQUIREMENTS OF PART 10.2 OF NCC 2022



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- NOTES
- DO NOT SCALE OFF DRAWINGS, USE WRITTEN DIMENSIONS
 - DOOR FRAME OPENINGS TO BE 92mm CLEAR OF WALLS TO ALLOW FOR LARGER ARCHITRAVES
 - 90mm X 35mm TIMBER STUD FRAMING
 - ALL STRUCTURAL BEAMS + SUPPORTS TO BE REFERRED TO ENGINEERS DETAILS
 - WINDOW FRAMES, GLAZING + ASSOCIATED MATERIALS SHOULD BE TO MANU. SPEC. MANUFACTURER TO CERTIFY DESIGN COMPLIANCE WITH NCC2022 PART 10.3 + APPLICABLE AUSTRALIAN STANDARDS
 - ALL INTERNAL DIMENSIONS EXCLUDE THICKNESS OF PLASTERBOARD + ARE NOMINAL
 - TERNITE TREATMENT TO BE IN ACCORDANCE WITH PART 3.4 OF NCC 2022
 - STAR SLIP RESISTANCE TO MEET THE REQUIREMENTS OF PART 10.4 OF THE NCC 2022
 - MECHANICAL VENTILATION TO MEET THE REQUIREMENTS OF PART 10.6.2 OF NCC 2022
 - PROVIDE BUILDING SEALINGS PER PART 10.4 OF NCC 2022
 - ROOF LIGHTS TO BE IN ACCORDANCE WITH PART 10.4 OF NCC 2022
 - CONDENSATION MANAGEMENT TO MEET THE REQUIREMENTS OF PART 10.8 OF NCC 2022
 - WET AREA WATERPROOFING TO MEET THE REQUIREMENTS OF PART 10.2 OF NCC 2022



SECTION B-B

SCALE 1:100



NOTES:
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PROJECT: Proposed Residence
DRAWING: Section B-B
SCALE: 1:100@A3
DRAWING NUMBER: SS24.113.10
DATE: 13.03.2025
PAGE: 12/18

ISSUE: J

CLIENT: James + Sarah Handyside ADDRESS: 120 Thompson Road, Panania

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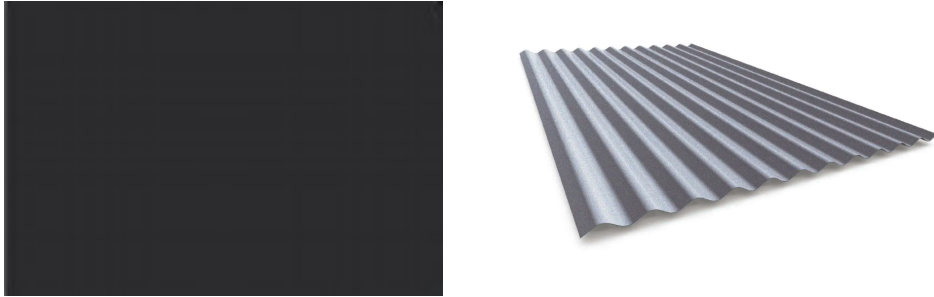
EXTERNAL SELECTIONS

ROOF + GUTTER

BRAND
COLORBOND

PRODUCT NAME
CUSTOM ORB

COLOUR
MOUNMENT

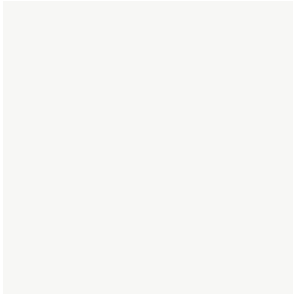


WINDOWS

BRAND
-

PRODUCT NAME
DOUBLE HUNG, AWNING + SLIDING WINDOWS

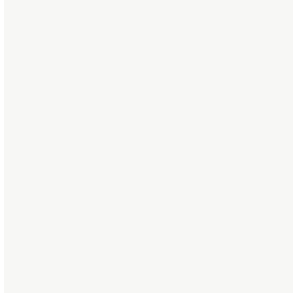
COLOUR
GLACIER WHITE



FASCIA

BRAND
COLORBOND

COLOUR
GLACIER WHITE

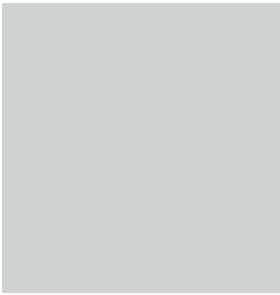


GARAGE DOOR

BRAND
-

PRODUCT NAME
PANEL LIFT

COLOUR
LEXICON HALF



CLADDING + DOWNPIPES

BRAND
JAMES HARDIE

PRODUCT NAME
LINEA WEATHERBOARD
BOARD + BATTEN

COLOUR
DULUX - DIESKAU



FRONT DOOR

BRAND
HUME DOORS

PRODUCT NAME
hav66

COLOUR
DULUX - DOMINO



RENDERED BRICKWORK

BRAND
-

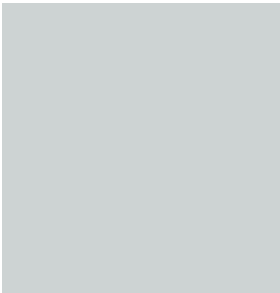
COLOUR
DULUX - DIESKAU



POSTS, TRIM, HANDRAILING

BRAND
DULUX

COLOUR
LEXICON HALF



NOTES:
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PROJECT: Proposed Residence
DRAWING: External Selections
SCALE: 1:100@A3
DRAWING NUMBER: SS24.113.10
DATE: 13.03.2025
PAGE: 12a/18

ISSUE: J

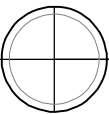
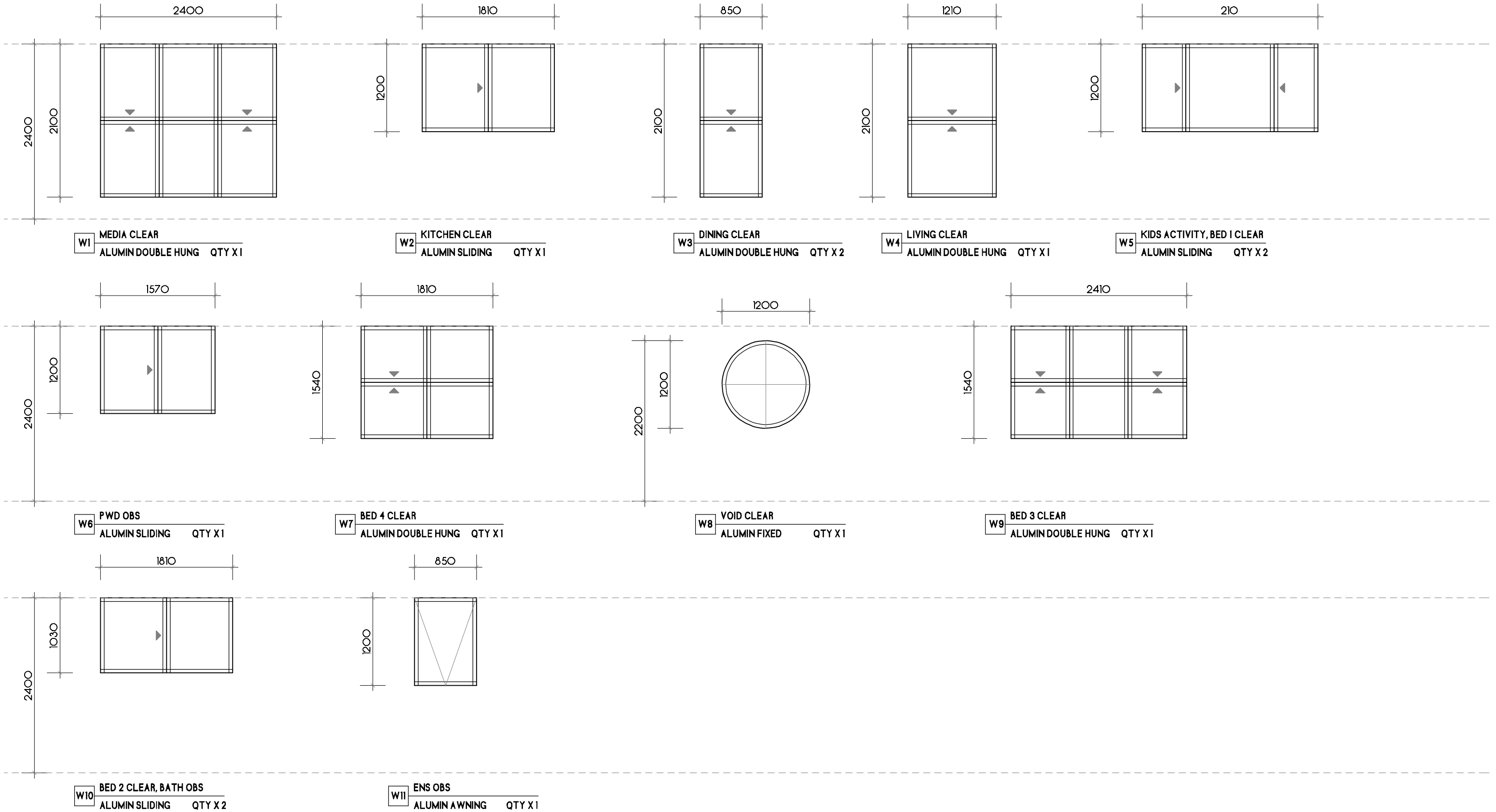
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WINDOW SCHEDULE

SCALE 1: 50



NOTES:
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**CASTLEGATE
HOMES**
Create with Castlegate

PROJECT: Proposed Residence
DRAWING: Window Schedule
SCALE: 1:50@A3
DRAWING NUMBER: SS24.113.10
DATE: 13.03.2025
PAGE: 13/18

ISSUE: J

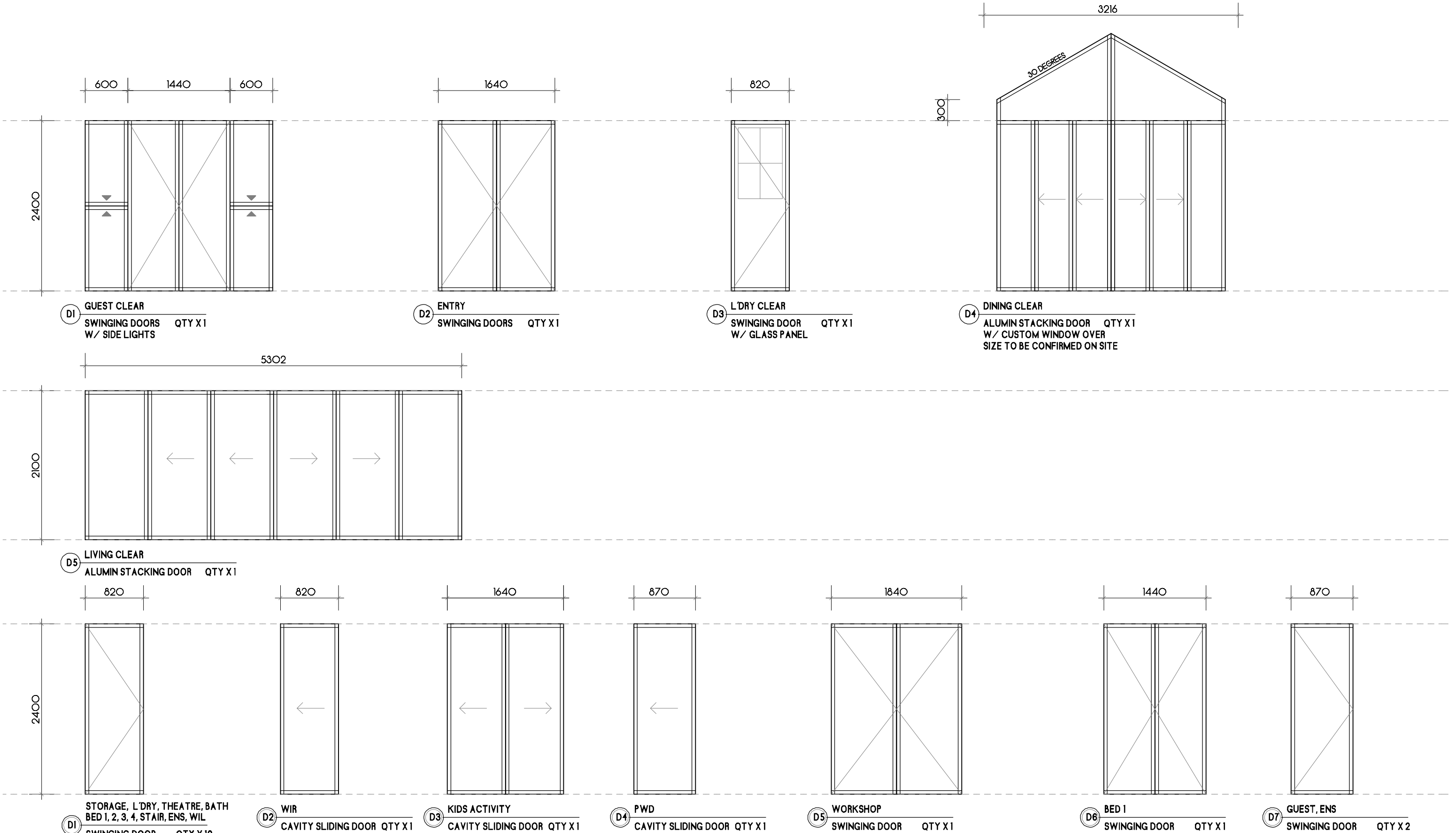
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PROJECT: Proposed Residence
DRAWING: Door Schedule
SCALE: 1:100@A3
DRAWING NUMBER: SS24.113.10
DATE: 13.03.2025
PAGE: 14/18

ISSUE: J

CLIENT: James + Sarah Handyside ADDRESS: 120 Thompson Road, Panania

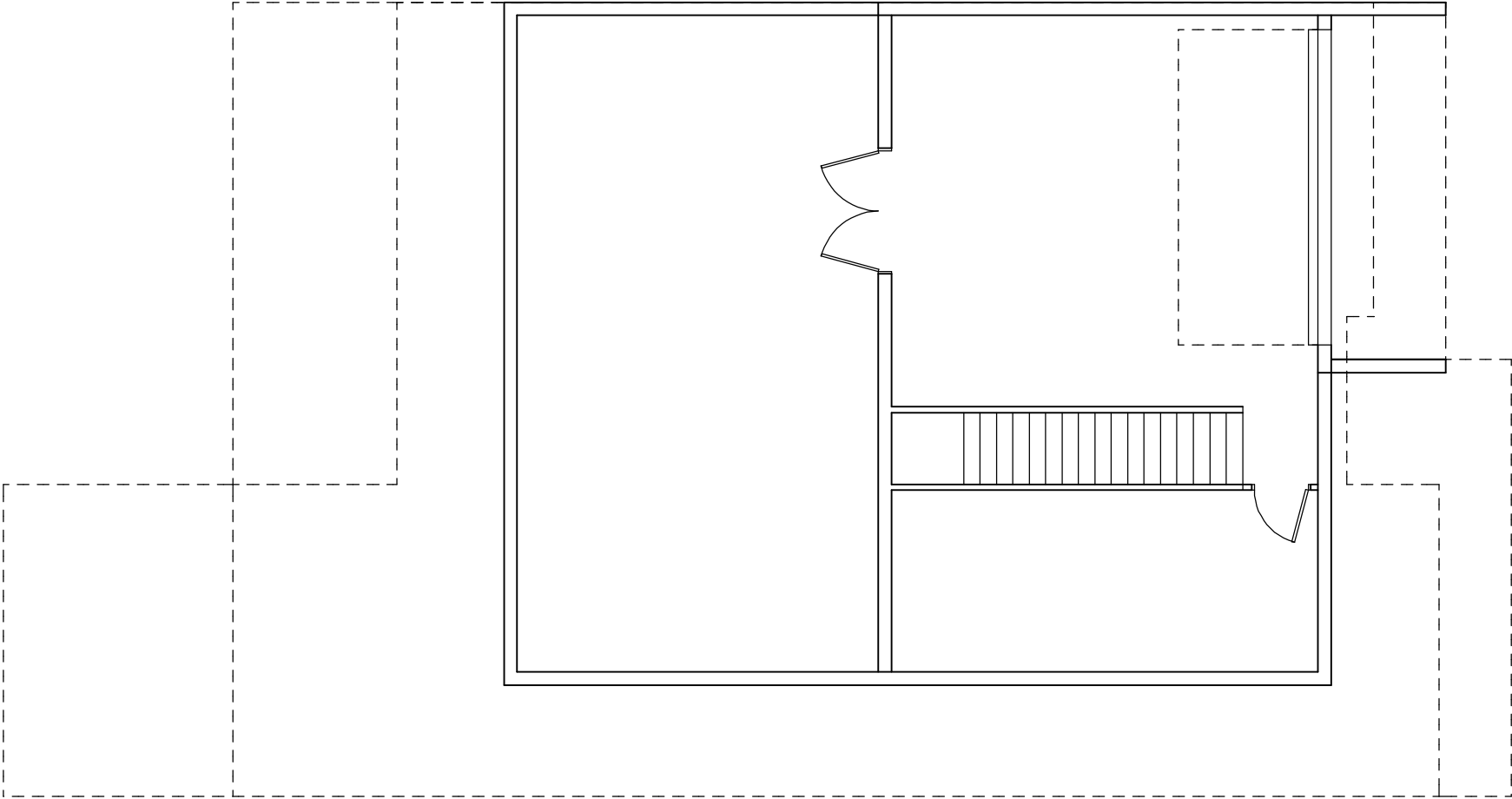
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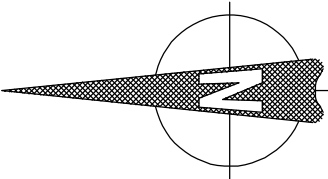
ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION	QTY
	LIGHT POINT	
	WALL LIGHT POINT	
	DOWNLIGHT	
	FLOOD LIGHT	
	SENSOR LIGHT POINT	
	20W FLURO LIGHT	
	LIGHT PROVISION	
	IXL - HEAT, EXHAUST, LIGHT	
	EXHAUST FAN	
	CEILING FAN	
	TWO WAY SWITCH	
	SMOKE ALARM	
	EXTERNAL DOUBLE G.P.O.	
	DOUBLE G.P.O.	
	SINGLE G.P.O.	
	TV POINT	
	PHONE POINT	
	DATA POINT	
	GAS POINT	
	ALARM SENSOR	
	CAMERA	



ELECTRICAL LAYOUT BASEMENT

SCALE 1:100



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PROJECT: Proposed Residence
DRAWING: Basement Electrclal Layout
SCALE: 1:100@A3
DRAWING NUMBER: SS24.113.10
DATE: 13.03.2025
PAGE: 15/18

ISSUE: J

CLIENT: James + Sarah Handyside ADDRESS: 120 Thompson Road, Panania

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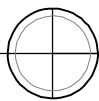
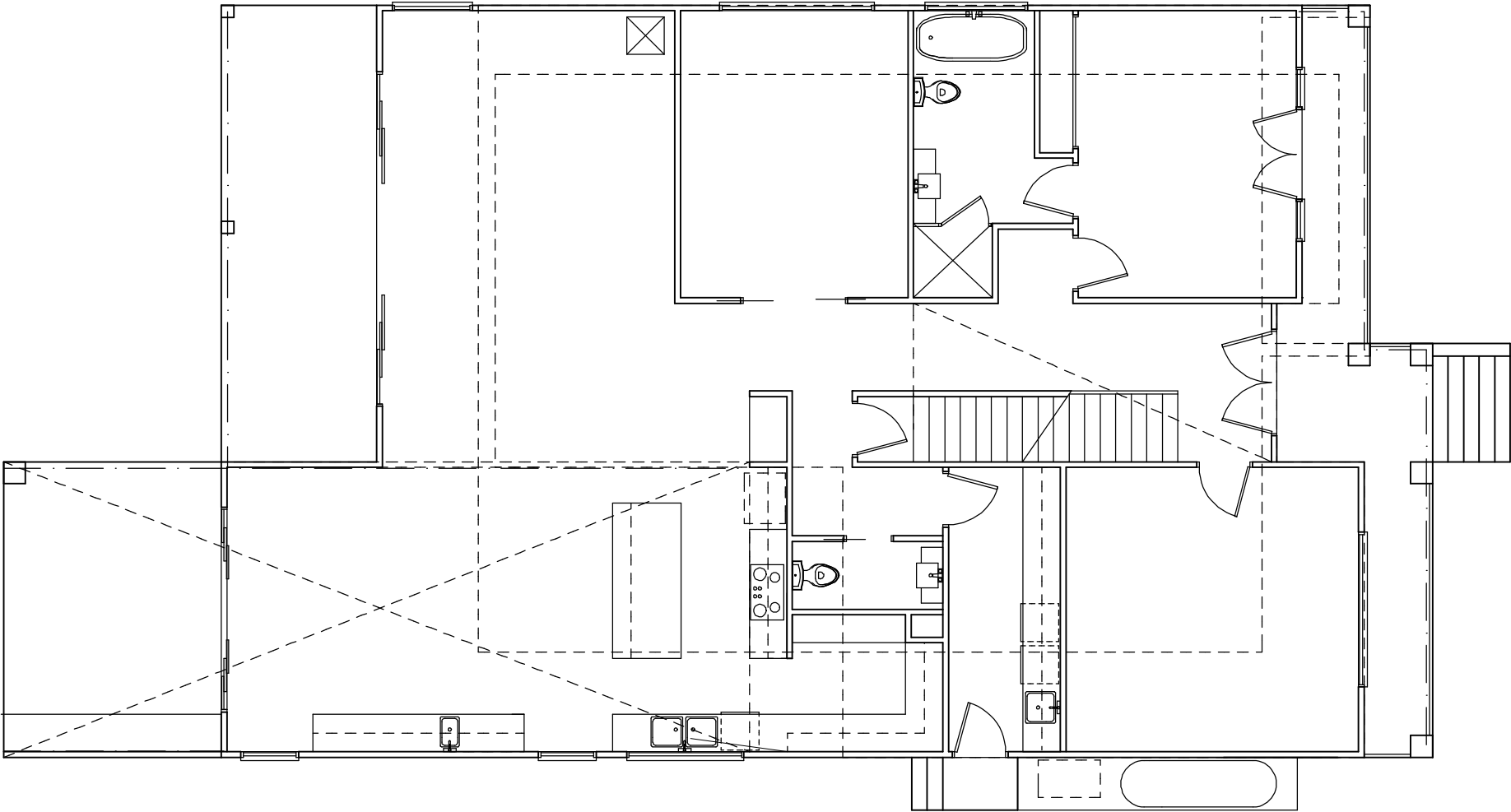
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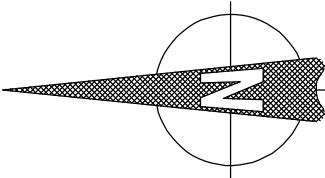


ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION	QTY
○	LIGHT POINT	
⊖	WALL LIGHT POINT	
●	DOWNLIGHT	
☙	FLOOD LIGHT	
▽	SENSOR LIGHT POINT	
▬	20W FLURO LIGHT	
↓	LIGHT PROVISION	
⊕	IXL – HEAT, EXHAUST, LIGHT	
⊗	EXHAUST FAN	
⊗	CEILING FAN	
⊕	TWO WAY SWITCH	
Ⓢ	SMOKE ALARM	
▲	EXTERNAL DOUBLE G.P.O.	
△	DOUBLE G.P.O.	
△	SINGLE G.P.O.	
+TV	TV POINT	
+PH	PHONE POINT	
+DATA	DATA POINT	
+GAS	GAS POINT	
▲	ALARM SENSOR	
⊗	CAMERA	



ELECTRICAL LAYOUT GROUND FLOOR
SCALE 1:100



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PROJECT: Proposed Residence
DRAWING: Ground Floor Plan
SCALE: 1:100@A3
DRAWING NUMBER: SS24.113.10
DATE: 13.03.2025
PAGE: 16/18

ISSUE: J

CLIENT: James + Sarah Handyside ADDRESS: 120 Thompson Road, Panania

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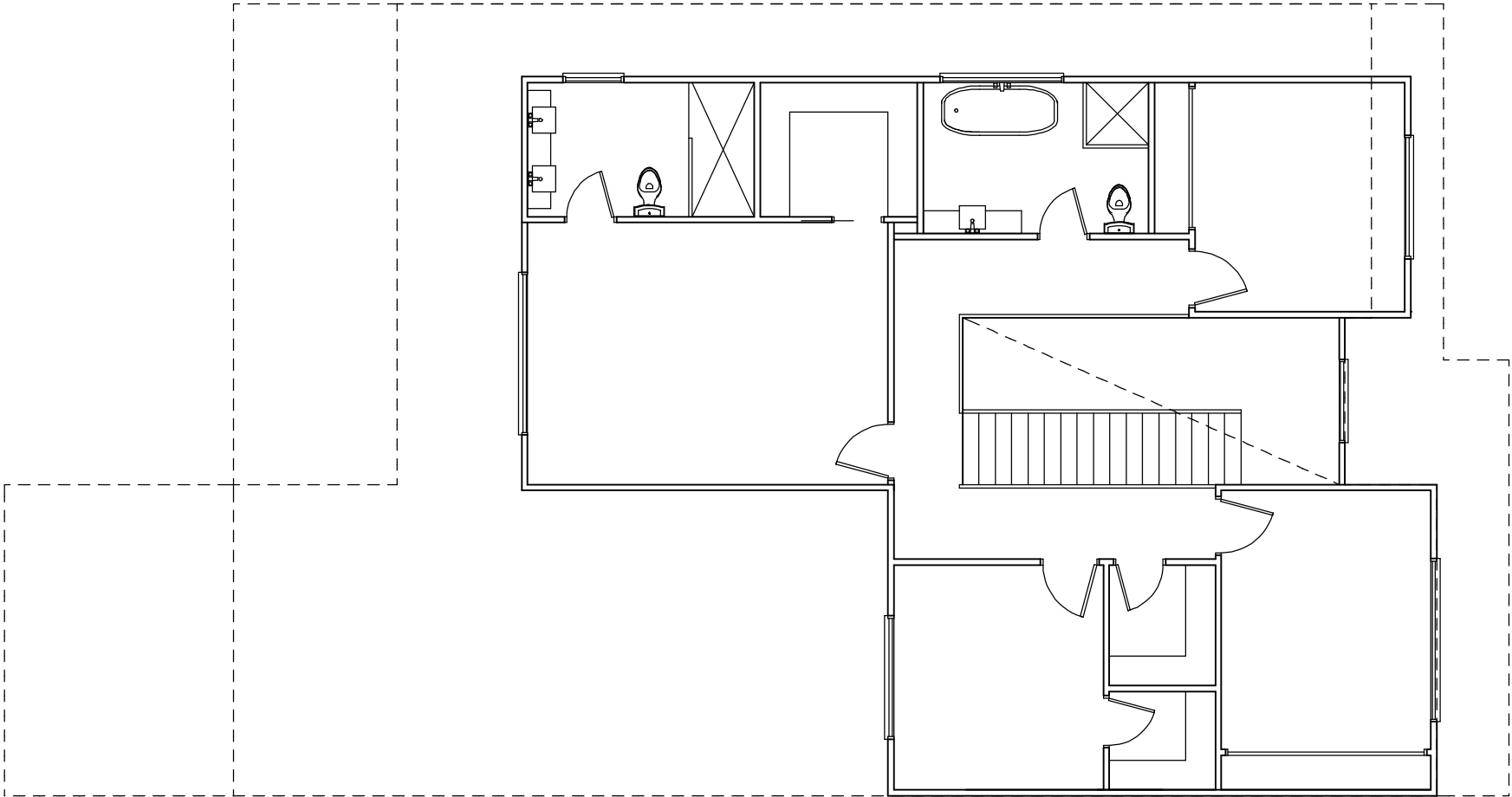
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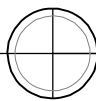
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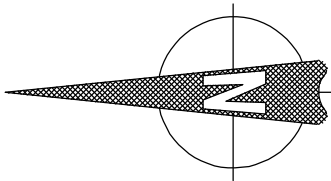


ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION	QTY
	LIGHT POINT	
	WALL LIGHT POINT	
	DOWNLIGHT	
	FLOOD LIGHT	
	SENSOR LIGHT POINT	
	20W FLURO LIGHT	
	LIGHT PROVISION	
	IXL - HEAT, EXHAUST, LIGHT	
	EXHAUST FAN	
	CEILING FAN	
	TWO WAY SWITCH	
	SMOKE ALARM	
	EXTERNAL DOUBLE G.P.O.	
	DOUBLE G.P.O.	
	SINGLE G.P.O.	
+ TV	TV POINT	
+ PH	PHONE POINT	
+ DATA	DATA POINT	
+ GAS	GAS POINT	
	ALARM SENSOR	
	CAMERA	



 ELECTRICAL LAYOUT FIRST FLOOR
SCALE 1:100



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PROJECT: Proposed Residence
DRAWING: First Floor Plan
SCALE: 1:100@A3
DRAWING NUMBER: SS24.113.10
DATE: 13.03.2025
PAGE: 17/18

ISSUE: J

CLIENT: James + Sarah Handyside ADDRESS: 120 Thompson Road, Panania

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BASIX/NatHERS Project Commitments

Proposed: Proposed Double Storey Dwelling with Basement Garage
Address: 120 Tompson Road, Panania NSW
Lot No. / DP: 3/DP27642

Note: Refer to certifications for full details and confirmation of all items

Water	
Fixtures	Specification
Shower Head Rating	4 star (> 6 but <= 7.5 L/min)
Toilet Rating	4 star
Kitchen Taps Rating	4 star
Bathroom Taps Rating	4 star

Alternative Water Details	
Rainwater Tank	Minimum 2,000L to collect runoff of at least 80sqm of roof area

Thermal Comfort	
External Walls	Requirements
Lightweight framed, Plasterboard	Glass fibre batt: R2.7 (excluding Garage)
Internal Walls	
Cavity Stud Walls, Direct Fix Plasterboard	Glass fibre batt: R2.5 to Basement Stair Void (Ground Floor), Laundry and Bathroom internal walls
Ceiling	
Plasterboard	Glass fibre batt: R6.0 (reduce to R3.0 within 450mm of roof/wall pitching points)
Roof	
Tiled Roof	80mm foil backed blanket under sheet metal roof
Floors	
Concrete Slab On Ground	NIL
Joists/Bearers	Glass fibre batt: R4.0 between joists/bearers

Windows (Refer to NatHERS Certificate for locations, confirmation of all units and substitution tolerances)

Downlights	
Sealed Downlight Covers	Sealed downlight covers to be used to all downlights where insulation is installed.

Energy		
Hot Water	Specification	Rating
Individual System	Electric Storage	-
Ventilation		
Bathroom Ventilation System	No mechanical ventilation (ie. Natural)	
Kitchen Ventilation System	Individual fan, ducted to façade or roof (manual switch on/off)	
Laundry Ventilation System	Natural ventilation only	
Cooling (Zoned)		
Individual Systems - Living Areas	1 phase airconditioning	3.5 star
Individual Systems - Bedroom Areas	1 phase airconditioning	3.5 star
Heating (Zoned)		
Individual Systems - Living Areas	1 phase airconditioning	3 star
Individual Systems - Bedroom Areas	1 phase airconditioning	3 star
Appliances		
Cooktop/Oven	Induction cooktop & electric oven	
Outdoor/Unsheltered Clothes Drying Line	Yes	
Indoor/Sheltered Clothes Drying Line	No	

Alternative Energy	
Photovoltaic System	Minimum capacity of producing 1.8kW's of peak electricity

Note: Builder to confirm all products installed, comply with relevant Australian Standards and Codes

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PROJECT: Proposed Residence
DRAWING: BASIX Commitment
SCALE: 1:100@A3
DRAWING NUMBER: SS24.113.10
DATE: 13.03.2025
PAGE: 18/18

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