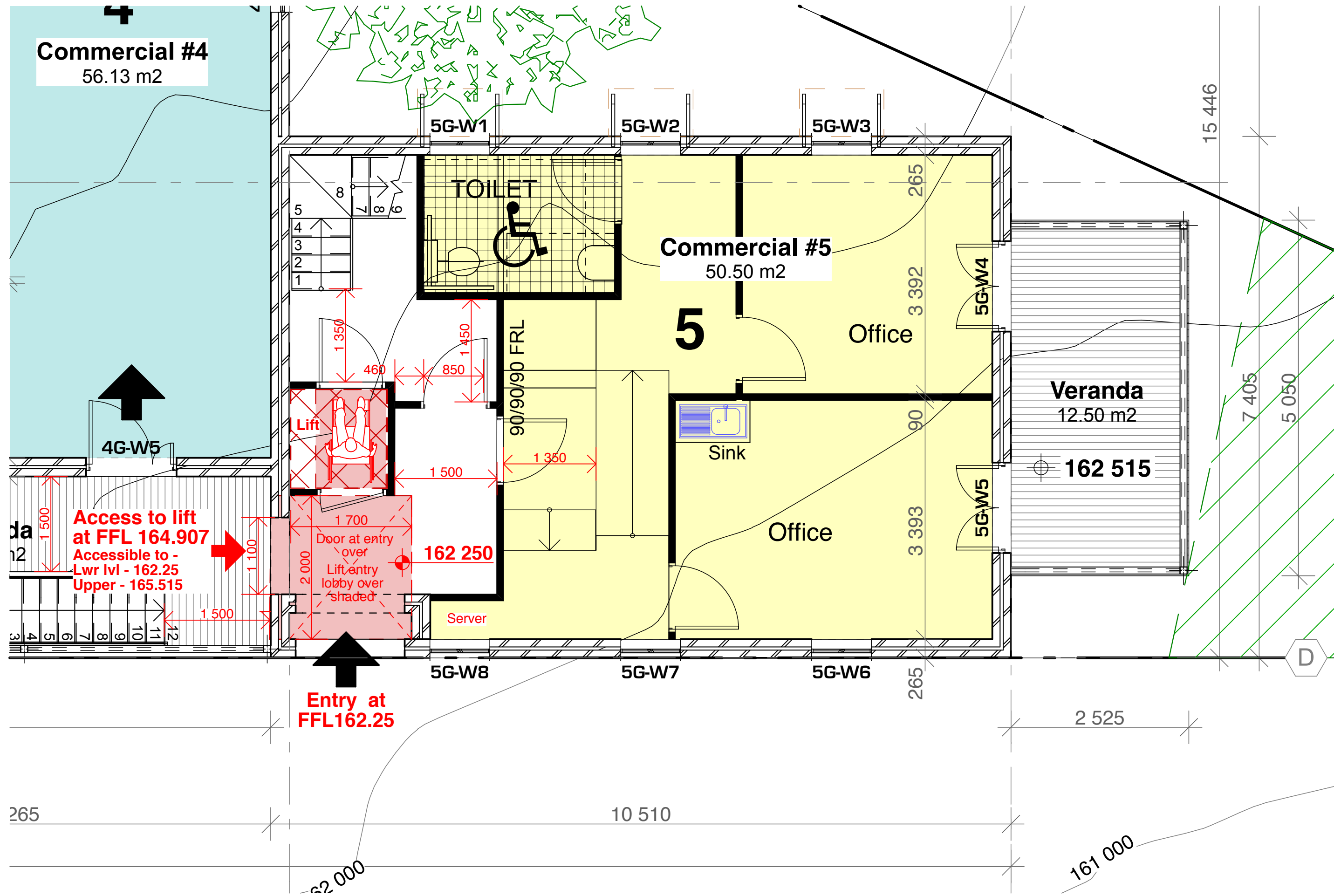


AS4299 Adaptable Dwelling Layout - Flat#5  
FIRST FLOOR 1:50



AS4299 Adaptable Dwelling Layout - Flat#5  
GROUND FLOOR 1:50

**Basix Certificate No. 823836M\_02**  
Shop-top Housing - Picton Avenue, Picton NSW  
Issued: Wednesday, 31 May 2017

**This certificate applies to all Multi-dwelling houses #1 - #5 Inclusive - All located on the first floor level.**

**Energy:**  
LPG - Gas Instantaneous 4 Star.  
Each Bathroom, Kitchen & laundry - individual exhaust fan ducted to facade or roof, with manual on/off operational control.  
Dwellings 3 & 4 - Cooling & heating - 1-phase air-conditioning 2 Star(new rating)  
Dwellings 1,2 & 5 - Cooling & heating - 1-phase air-conditioning 2 Star(new rating)  
An **Alternative Water supply system** is NOT required for this project.

**Artificial Lighting:**  
Dwellings 3 & 4 - 2 Bedrooms, 1 Living, Kitchen, All bathrooms, Each laundry & hallways to have dedicated fluorescent or LED artificial lighting.  
Dwellings 1,2 & 5 - 2 Bedrooms, 1 Living, Kitchen, All bathrooms, Each laundry & hallways to have dedicated fluorescent or LED artificial lighting, natural lighting provided to Kitchen and 2 bathrooms.  
All dwellings - Gas cooktops and electric ovens.

**Fixtures & systems:**  
All shower-heads >4.5but-6 ltr/min. 3 star rating; All Toilet flushing systems min. 4 star rating; All Kitchen & bathroom taps 6 star rating;

**Insulation requirements:**  
First floor dwellings floor R1.0; Ceilings of first floor - R2.5;  
All roof - Metal Medium Solar Absorbance.  
External walls - R1.5; All walls adjacent to a commercial are - R1.5 (Light solar absorbance nominated).

**Windows and glazed doors:**  
ALL windows to all dwellings to be Aluminium frame single glazed clear with a total U value 6.70 and a SHGC of 0.74.

**5.2**  
Average star rating  
**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME  
www.nathers.gov.au

Certificate no.: 0001529190  
Assessor Name: Manuel Basiri  
Accreditation no.: VIC/BDV/12/1462  
Certificate date: 30 May 2017  
Dwelling Address: Picton Avenue  
Picton, NSW  
2571

www.nathers.gov.au

Materials & Finishes Abbreviations:

Bal.	Balustrade	CSR	Corrugated Steel Roofing	FRL	Fire Rating (BCA Specific)	SRT	Self Roofing Tiles
BB(p)	Barge Board (Prefinished)	CT	Ceramic Tiles	FS	Foil Sarking (Insulation)	SSc	Sand Screed
BI	Bulk Insulation (Batts)	CV(p)	Corrugated Clad, vertical	Hr.	Handrail	SS	Stainless Steel
BJG	Butt Jointed Glazing	DNG	Doors non-glazing	LGP	Local Granite facing	TB	Timber Battens
CF#1	Colorbond Finish #1	DP	Downpipe/Colorbond	MC	Formed Metal Capping	TP	Textured Paint Finish
CF#2	Colorbond Finish #2	DT	Door Threshold	PF#1	Paint Finish #1	VB	Vapour Barrier
CF#3	Colorbond Finish #3	FGL	Fixed glazing	PF#2	Paint Finish #2	WNG	Windows/nom. glazing
CF#4	Colorbond Finish #4	FMC	Formed Metal Capping	PF#3	Paint Finish #3	WS	Sill for window opening
CH(p)	Corr. Clad, horizontal	RF	Roof fascia board	RF	Roof fascia board		

Planning Consultants  
**PRECISE PLANNING**

0.5 1 3  
A1 Sheet @ 1:100

Development Data:

310517 - Issued to Precise Planning;  
170517 - Issued for Basix + BCA input;  
170508 - AS4299 amended details issued;  
170503 - AS4299 details issued;  
Amendments:

Drawing Title:  
**AS4299 Adaptable Dwelling  
Floor Plans 1:50**

Project:  
Shoptop Housing, On-site  
Carparking & Landscaping

Property:  
Lot.2 DP 1098293  
Picton Ave, PICTON NSW

Owner:  
**Mr. Colin Neville Swadling**

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DA8 SHS www.archidevo.com.au