Residential Floor Areas (Basix);

Unit #1
Conditioned = 64.20m²
Unconditioned = 2.50m²

Unit #2
Conditioned = 58.08m²
Unconditioned = 7.6m²

Unit #3
Conditioned = 64.71m²
Unconditioned = 8.33m²

Unit #4
Conditioned = 64.71m²
Unconditioned = 8.33m²

Unit #5
Conditioned = 65.68m²
Unconditioned = 6.36m²

Building Gross Floor Areas;

Unit #1
Ground Floor = 48.72m² Balcony = 16.4m²
First Floor = 65.93m² Balcony = 12.5m²

Unit #2
Ground Floor = 60.91m² Balcony =17.5m²
First Floor = 65.86m² Balcony = 17.15m²

Unit #3
Ground Floor = 55.51m² Balcony = 17.5m²
First Floor = 65.85m² Balcony = 17.15m²

Unit #4
Ground Floor = 66.88m² Balcony = 17.5m²
First Floor = 66.51m² Balcony = 17.15m²

Unit #5
Ground Floor = 50.50m² Balcony = 12.5m²
First Floor = 64.68m² Balcony = 12.5m²

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.

Certificate no.: 0001529190
Assessor Name: Manuel Basiri
Accreditation no.: VIC/BDAV/12/1462
Certificate date: 30 May 2017
Dwelling Address: Picton Avenue Picton, NSW 2571
5.2 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
www.nathers.gov.au

1 Ground Floor Plan 1:100

2 First Floor Plan 1:100

Note:
All external lighting must be solar powered and / or fitted with motion sensor devices and / or automatic timers"
Ceiling insulation must be provided to all rooms"

Gross Ground Floor Area 324.12 M²
Gross First Floor Area 332.76M²
Total = 656.88M²

Planning Consultants
PRECISE PLANNING

A1 Sheet @ 1:100

Development Data:

310517 - Issued to Precise Planning:
170517 - Issued for Basix + BCA input;
170508 - A54299 amended details issued;
170503 - A54299 details issued;
Amendments:

Drawing Title:
Ground & First Floor Site Plan

Project:
Shoptop Housing, On-site Carparking & Landscaping

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

Owner:
Mr. Colin Neville Swadling

Jefferson Robinson Architect
Office Postal:
P. O. Box 915, Cronulla NSW 2230
Tel./Fax: (02) 9544 4488
E: info@archidevo.com.au

Issue: DA2 Shts: Wednesday, 31 May 2017
www.archidevo.com.au

Materials & Finishes Abreviations:

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