

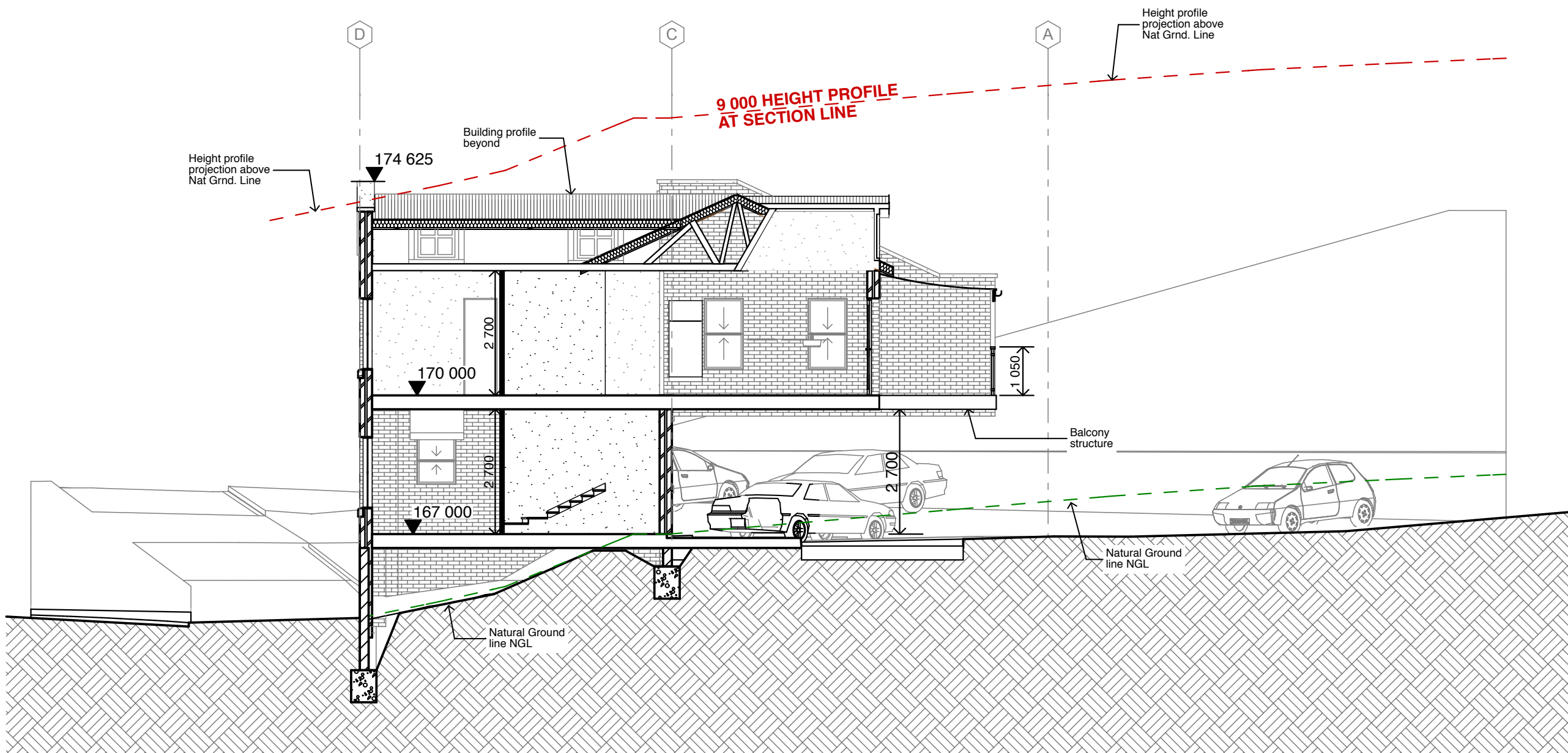
Basix Certificate No. 823836M_02	
Shop-top Housing - Picton Avenue, Picton NSW	Issued: Wednesday, 31 May 2017
This certificate applies to all Multi-dwelling houses #1 - #5 Inclusive - All located on the first floor level.	
Energy: LPG - Gas Instantaneous 4 Star. Each Bathroom, Kitchen & laundry - individual 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.	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).
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.	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.



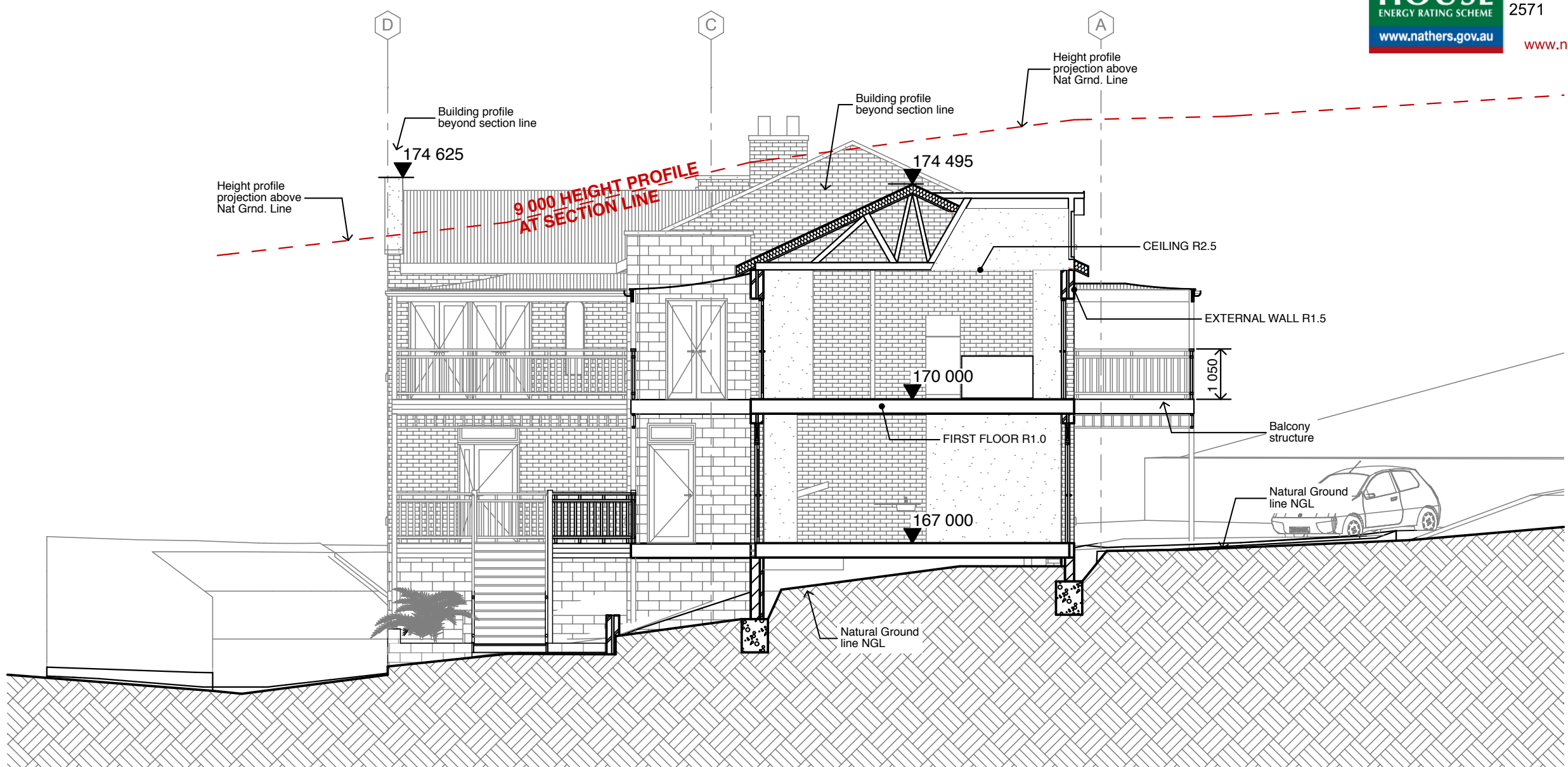
5.2
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

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

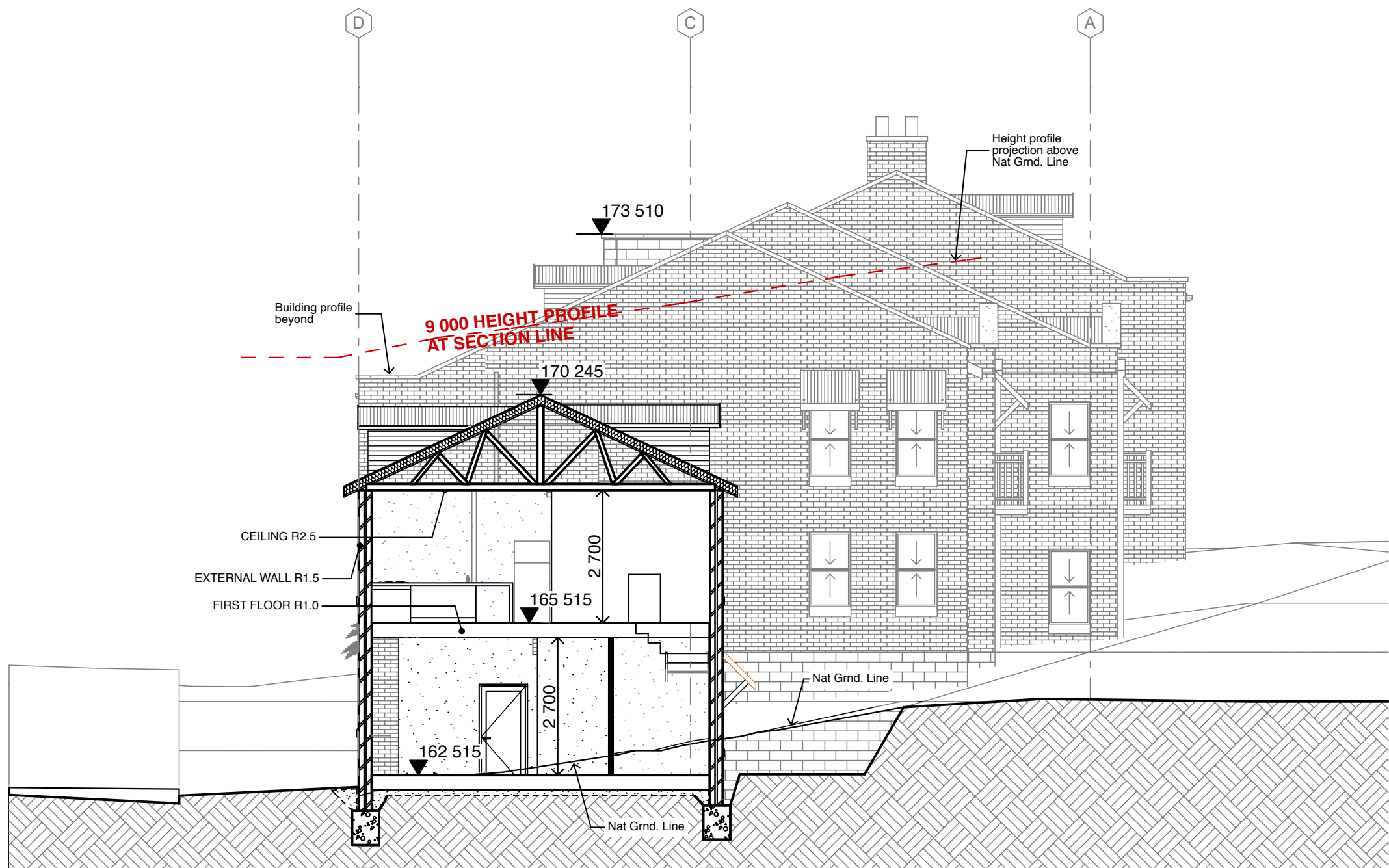




3 Section Z-Z
1:100



1 Cross Section X-X (Thru #2)
1:100



2 Section Y-Y
1:100

Materials & Finishes Abbreviations:							
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
BI	Bulk Insulation (Batts)	CV(p)	Corrugated Clad. vertical	Hr.	Handrail	SS	Stainless Steel
BJG	Butt Jointed Glazing	DNG	Doors nom./glazing	LGP	Local Granite facing	TB	Timber Bottom
CF#1	Colorbond Finish #1	MC	Formed Metal Capping	PF#1	Paint Finish #1	TP	Textured Paint Finish
CF#2	Colorbond Finish #2	DT	Door Threshold	PF#2	Paint Finish #2	VB	Vapour Barrier
CF#3	Colorbond Finish #3	FGL	Fixed glazing	PF#3	Paint Finish #3	WNG	Windows/nom. glazing
CF#4	Colorbond Finish #4	FMC	Formed Metal Capping	RF	Roof fascia board	WS	Sill for window opening
CH(p)	Corr. Clad. horizontal						

Planning Consultants

PRECISE PLANNING

0.5 1 3 A1 Sheet @ 1:100 8

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:

Site & Building Cross Sections

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: Wednesday, 31 May 2017

DA4 SHS

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