


## Drawing Schedule

Dwg No.	Dwg. Name
01/07	Title Page
02/07	Site Plan
03/07	Floor Plan
04/07	Basix Commitments
05/07	Roof Plan
06/07	Elevations
07/07	Section

## Window & Door Schedule

No.	Type	Style	Height	Width	Type	Type	Room
W1	Window	Louvre	600	1200	ALW0612	Clear glass	Ensuite
W2	Window	Fixed	500	2700	AFW0527	Clear glass	Kitchen
W3	Door	Sliding	2100	2800	ASD2128	Clear glass	Living
W4	Window	Louvre	1360	600	ALW1306	Clear glass	Living
W5	Window	Louvre	1360	600	ALW1306	Clear glass	Living
W6	Door	Sliding	2100	2800	ASD2128	Clear glass	Dining
W7	Window	Louvre	1360	600	ALW1306	Clear glass	Bed
W8	Window	Louvre	1360	600	ALW1306	Clear glass	Bed
W9	Window	Louvre	900	600	ALW0906	Clear glass	Ensuite

Title Page

Issue:	<b>New Secondary Dwelling</b>		 <b>aew</b> drafting and design Phone: 0407 624 611 amanda@aewdesign.com.au
Amendment: A Basix Certificate Number updated 12.1.22	Plan No: 21-0312	Scale: No Scale	
	Date: January 2022	For: J and C Camidge	
	Address: No. 31 Lot 30 Avocado Crescent Ewingsdale (DP1064508)	Sheet No: 01/07	

Certifier Submission



Note:

The setbacks/site measurements/floor levels/finished ground levels shown on these plans are approximate only and should be verified/checked by a Qualified Land Surveyor prior to commencement or setout of the construction/building works proposed.

All stormwater to be piped to the existing street gutter system.

The depth and location of all services (i.e. gas, water, sewer, electricity, telephone, etc) must be ascertained. Builder is to verify with Authorities prior to carrying out or any excavation on site.

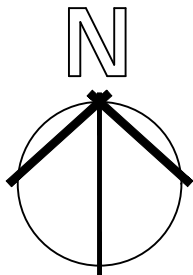


All Basix requirements are to be in accordance with Basix certificate number 1190347S\_03 for the Secondary Dwelling, see the attached specifications.

The applicant must install a rainwater tank of at least 1800 litres on the site. This rainwater tanks must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities as per the Basix Report.

The applicant must configure the rainwater tank to collect rain runoff from at least 60 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam) as per the Basix Report.

- The applicant must connect the rainwater tank to:
- all toilets in the development
  - the cold water tap that supplies each clothes washer in the development
  - at least one outdoor tap in the development
- (Note: NSW does not recommend that rainwater be used for human consumption in areas with potable water supply.



Site Plan

Issue: Amendment: A Basix Certificate Number updated 12.1.22	New Secondary Dwelling	
	Plan No: 21-0312	Scale: 1:2000 @ A3
	Date: January 2022	For: J and C Camidge
	Address: No. 31 Lot 30 Avocado Crescent Ewingsdale (DP1064508)	Sheet No: 02/07



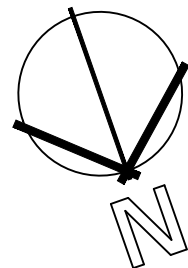
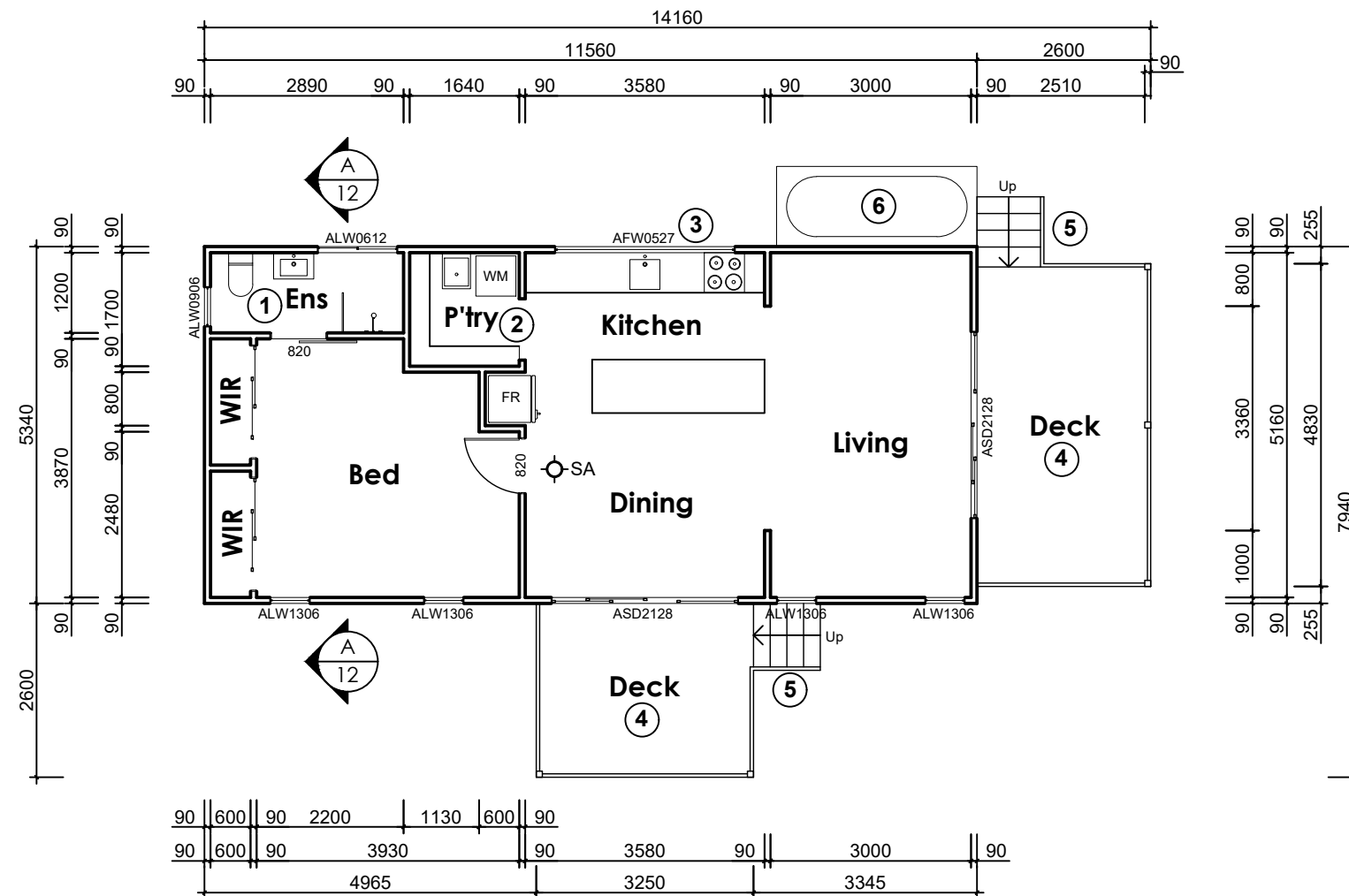
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**Note:**

SA Smoke alarms to Australian Standards  
and BCA Requirements Part 3.7.2.

- ① Ensuite layout and fixtures to owner's choice.
- ② Walk in pantry and laundry.
- ③ Bottom of splash back window to be 1000mm above floor level.
- ④ Timber deck and handrails to owner's choice.
- ⑤ Garden access stairs as required.
- ⑥ Proposed water tank to meet Basix Requirements.
- ⑦ All Aluminium windows and doors to meet Basix Requirements.



Issue:	<b>New Secondary Dwelling</b>	
Amendment: A Basix Certificate Number updated 12.1.22	Plan No: 21-0312	Scale: 1:100 @ A3
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	Address: No. 31 Lot 30 Avocado Crescent Ewingsdale (DP1064508)	Sheet No: <b>03/07</b>



# Floor Plan

Certifier Submission

BASIX Commitments

Fixtures

The applicant must install showerheads with a minimum of 4 star (>6 but <=7.5L/min) in all showers in the development.

The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.

The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.

Hot Water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous.

Cooling System

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans; Energy rating: n/a

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a

Heating System

The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.

The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.

Ventilation

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: no mechanical ventilation ;  
Operation control: n/a  
Kitchen: no mechanical ventilation (ie. natural);  
Operation control: manual switch on/off  
Laundry: natural ventilation only, or no laundry;  
Operation control: n/a

Artificial Lighting

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps.

- at least 1of the bedrooms/study; dedicated
- at least 1 of the living/dining rooms;dedicated
- the kitchen; dedicated
- all bathrooms/toilets; dedicated
- the laundry; dedicated
- all hallways; dedicated

Natural Lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in the 1 bathroom(s)/toilets(s) in the development for natural lighting.

Alternative energy

The applicant must install a photovoltaic system with the capacity to generate at least 0.1 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.

Other

The applicant must install a gas cooktop & gas oven in the kitchen of the dwelling.

The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.

The applicant must install a fixed outdoor clothes drying line as part of the development.

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.

The following requirements must also be satisfied in relation to each window and glazed door:  
For the following glass and frame types, the certifier check can be performed by visual inspection.

- Aluminium single clear
- Aluminium double (air) clear
- Timber/uPVC/fibreglass single clear
- Timber/uPVC/fibreglass double (air) clear

For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.

WINDOWS/ GLAZED DOOR

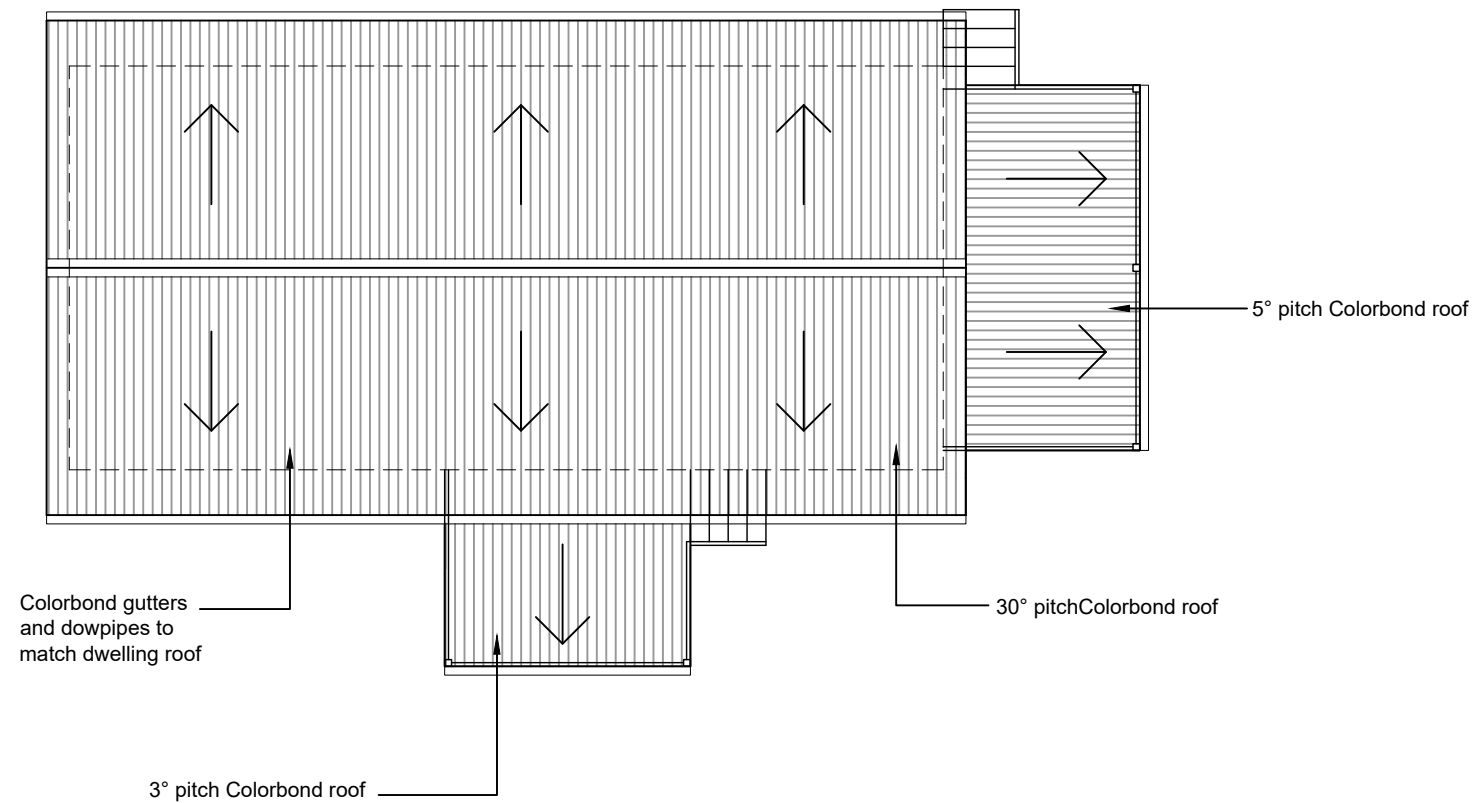
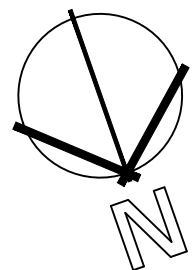
Window/ door no.	Max. height (mm)	Max. width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North Facing					
W4	1360	600	aluminium, single clear	eave 715mm, 300mm above head of window or glazed door	2-4m high, 2-5m away
W5	1360	600	aluminium, single clear	eave 715mm, 300mm above head of window or glazed door	2-4m high, 2-5m away
W6	2100	2800	aluminium, single clear	verandah 2600mm, 2200mm abov3 base of window or glazed door	2-4m high, 2-5m away
W7	1360	600	aluminium, single clear	eave 715mm, 300mm above head of window or glazed door	2-4m high, 2-5m away
W8	1360	600	aluminium, single clear	eave 715mm, 300mm above head of window or glazed door	2-4m high, 2-5m away
East Facing					
W9	900	600	aluminium, single clear	eave 715mm, 300mm above head of window or glazed door	2-4m high, 2-5m away
South Facing					
W1	1000	600	aluminium, single clear	eave 715mm, 300mm above head of window or glazed door	2-4m high, 2-5m away
W2	2100	1800	aluminium, single clear	eave 715mm, 300mm above head of window or glazed door	2-4m high, 2-5m away
West Facing					
W3	1000	600	aluminium, single clear	verandah 2600mm, 2200mm abov3 base of window or glazed door	not overshadowed

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	Plan No: 21-0312	Scale: 1:100 @ A3
	Date: January 2022	For: J and C Camidge
	Address: No. 31 Lot 30 Avocado Crescent Ewingsdale (DP1064508)	Sheet No: 04/07

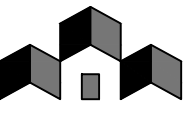


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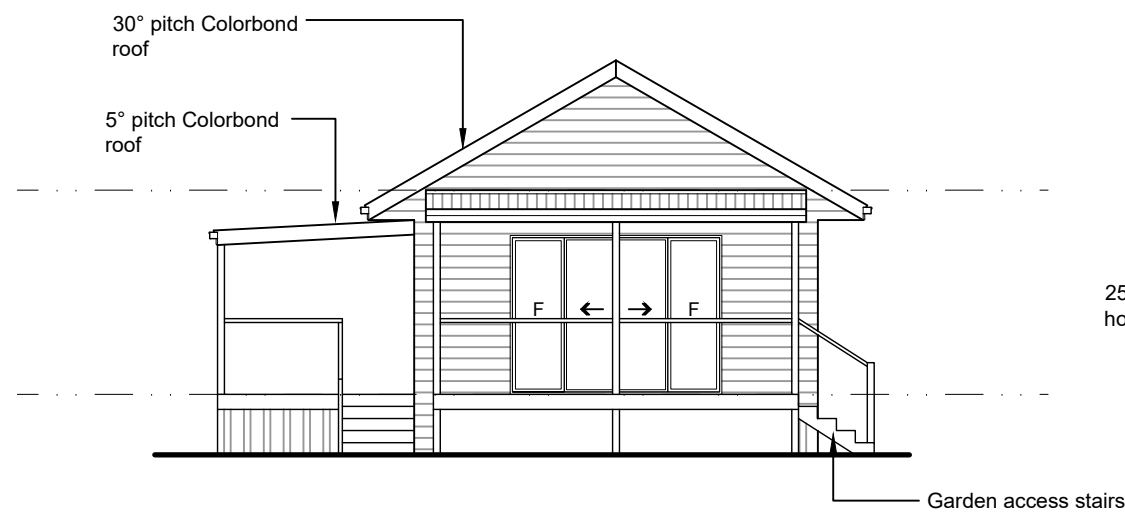
# Roof Plan



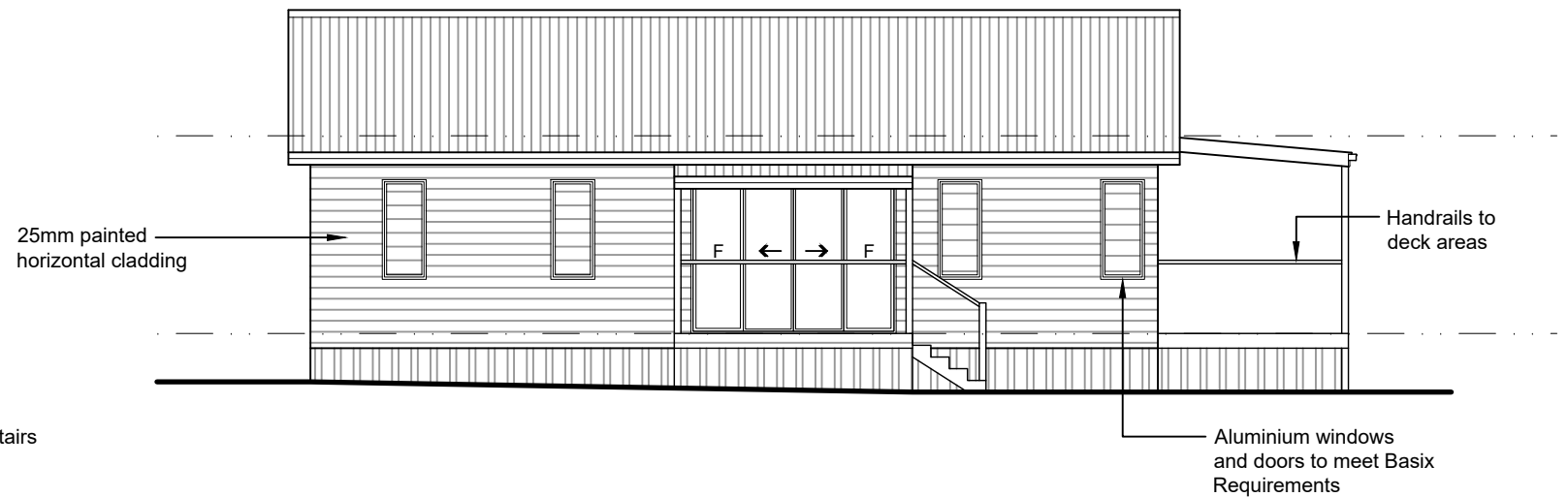
<b>Issue:</b> <b>Amendment:</b> A Basix Certificate Number updated 12.1.22	<b>New Secondary Dwelling</b>	
	Plan No: 21-0312	Scale: 1:100 @ A3
	Date: January 2022	For: J and C Camidge
	Address: No. 31 Lot 30 Avocado Crescent Ewingsdale (DP1064508)	Sheet No: <b>05/07</b>

  
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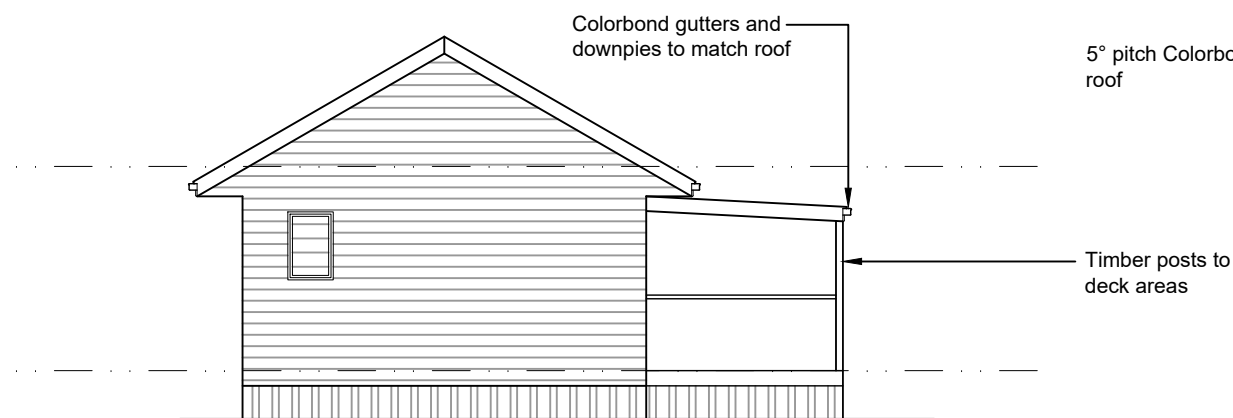
Certifier Submission



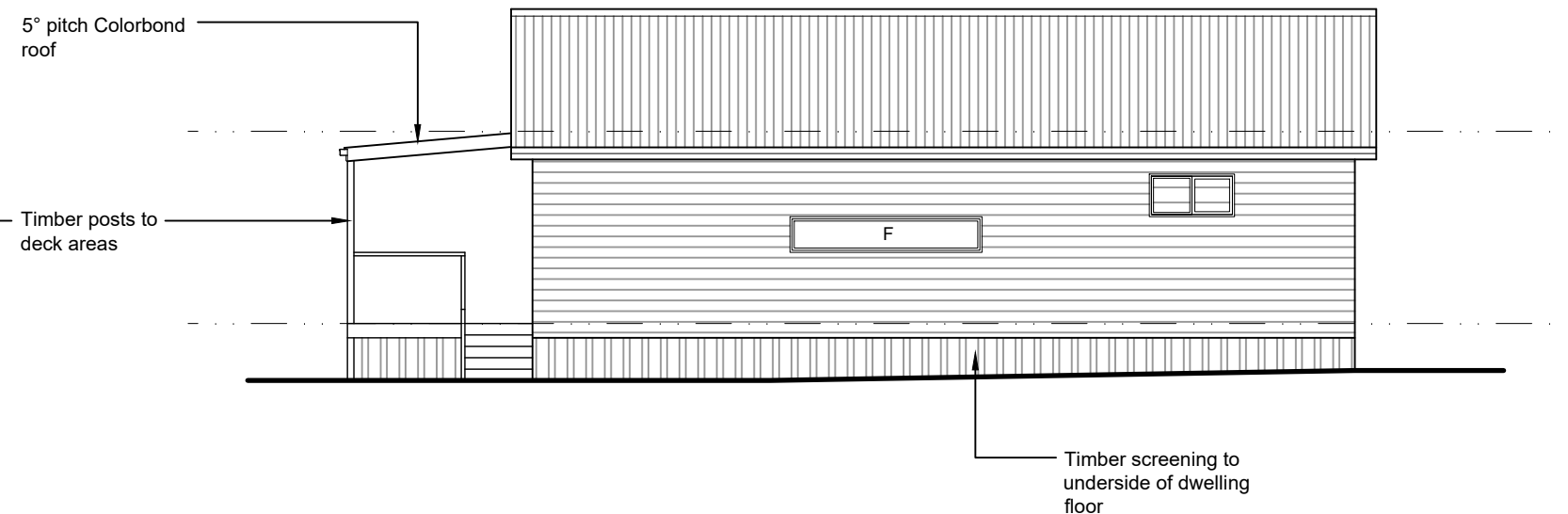
West Elevation



North Elevation

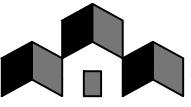


East Elevation



South Elevation

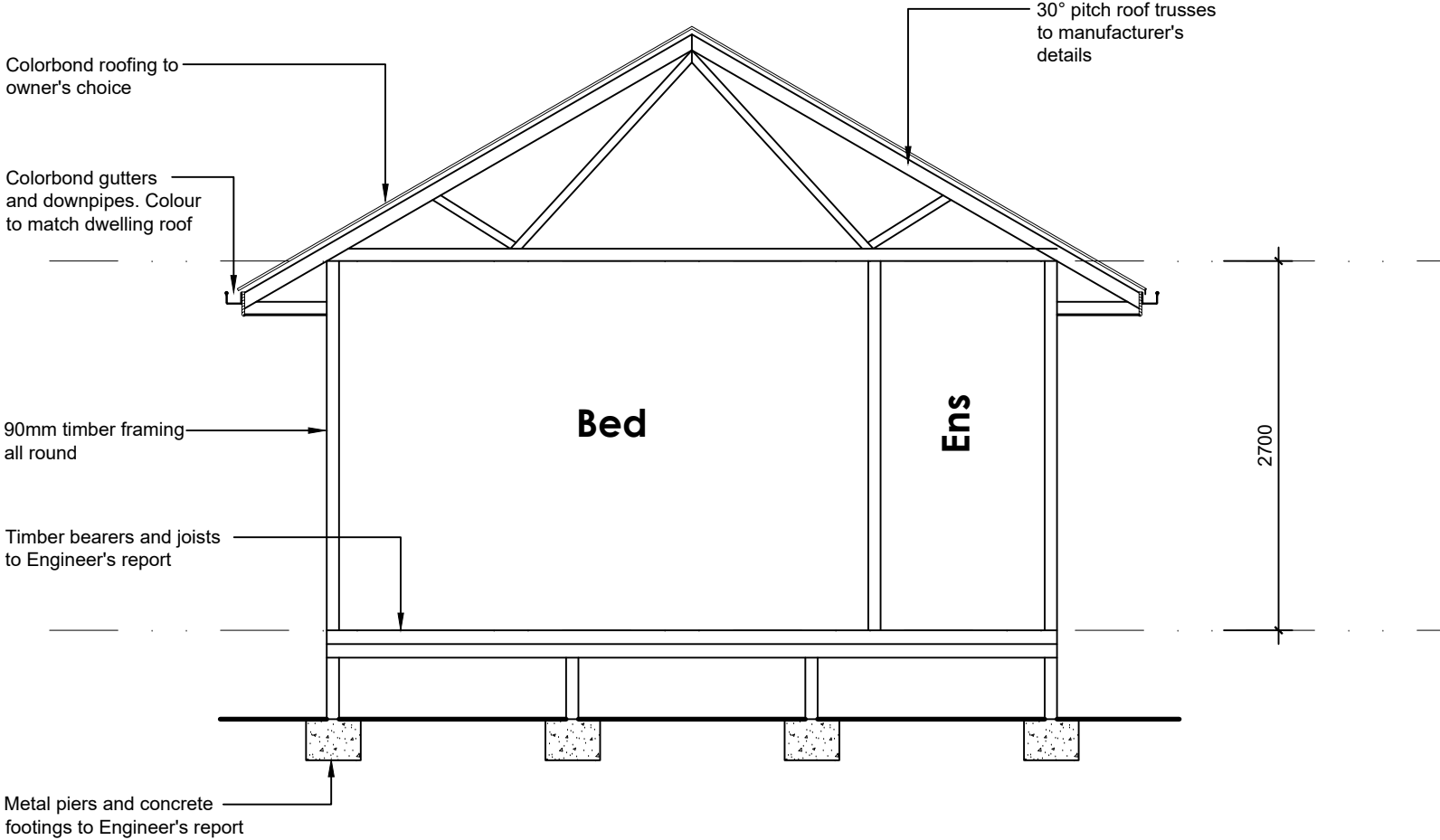
Elevations

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	Sheet No: 06/07		


Certifier Submission

Thermal Comfort Commitments

General features		
The dwelling must be a Class 1 dwelling according to the Building Code of Australia, and must not have more than 2 storeys.		
The conditioned floor area of the dwelling must not exceed 300 square metres		
The dwelling must not contain open mezzanine area exceeding 25 square metres		
The dwelling must not contain third level habitable attic room		
Floor, walls and ceiling/roof		
The applicant must construct the floor(s), walls, and ceilings/roof of the dwelling in accordance with the specifications listed in the table below.		
Construction:	Additional insulation required (R-Vaue)	Other specifications
floor - suspended floor above enclosed subfloor, framed	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	1.80 (or 2.20 including construction)	
ceiling and roof - flat ceiling/pitched roof	ceiling: 2.31 (down), roof: foil backed blanket (55mm)	unventilated; medium (solar absorptance 0.475-0.70)
Note: Insulation specified in this certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia. In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		



Section

Issue:	New Secondary Dwelling		 aew drafting and design Phone: 0407 624 611 amanda@aewdesign.com.au
Amendment: A Basix Certificate Number updated 12.1.22	Plan No: 21-0312	Scale: 1:50 @ A3	
	Date: January 2022	For: J and C Camidge	
	Address: No. 31 Lot 30 Avocado Crescent Ewingsdale (DP1064508)	Sheet No: 07/07	

Certifier Submission