Description of	project			
Project address		Assessor details and thermal le	oads	
Project name	10 Shorter ST Beverly Hills_04	Assessor number	n/a	
Street address	10 Shorter Avenue Beverly Hills 2209	Certificate number	n/a	
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a	
Plan type and plan number	Deposited Plan 21334	Area adjusted cooling load (MJ/m².year)	n/a	
Lot no.	8	Area adjusted heating load (MJ/m².year)	n/a	
Section no.	-	Ceiling fan in at least one bedroom	n/a	
Project type		Ceiling fan in at least one living room or other conditioned area	n/a	
Project type	separate dwelling house - secondary dwelling	Project score		
No. of bedrooms	2	Water	✓ 40	Target 40
Site details			-	
Site area (m²)	861	Thermal Comfort	✓ Pass	Target Pass
Roof area (m²)	60	Energy	✓ 50	Target 50
Conditioned floor area (m2)	53.0	1	• •	got 00
Unconditioned floor area (m2)	6.7	1		
Total area of garden and lawn (m2)	215	1		
Roof area (m2) of the existing dwelling	224			
No. of bedrooms in the existing dwelling	4			

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
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:	V	~	V
 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 Head Gain Coefficient (FMGC) within the range of those listed. Total system U values and SHGC values are consisted to accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only. 			~
 Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. 		~	V
 Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not exceed the height of the battens. 		~	~
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 7.7 square metres that does not have to be listed in the table).	~	~	~
The following requirements must also be satisfied in relation to each skylight:		V	V
External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed		~	-

er	Legend									
	In these commitments, "applicant" means the person carrying out the development.									
į.	Commitments identified with a 🥪 in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a									
Ĺ	development application is to be lodged for the proposed development).									
	Commitments identified with a win the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction									
	certificate / complying development certificate for the proposed development.									
	Commitments identified with a 🎺 in the "Certifier	check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate(either interim or								
	final) for the development may be issued.									

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.	~	~	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.		~	V
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		V	V
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.			
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2750 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	V	V	~
The applicant must configure the rainwater tank to collect rain runoff from at least 177 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		~	V
The applicant must connect the rainwater tank to:			
all toilets in the development			
 at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 			
Hot water recirculation or diversion system	_	-	_
The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the development.	_		
approximate make an one comment not state a constitution system which regulates all not water use throughout the development.		V	

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	-	~	-
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		~	~
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: n/a		~	~
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		~	-
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: n/a	(~	~
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: interlocked to light		~	~
Kitchen: individual fan, ducted to façade or roof; Operation control: interlocked to light		~	~
Laundry: individual fan, ducted to façade or roof; Operation control: interlocked to light		✓	~
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 clight entiting indic (LED) lamps:			
at least 2 of the bedrooms / study; dedicated		~	
at least 1 of the living / dining rooms; dedicated		~	
the kitchen; dedicated		~	-

nergy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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.	-	~	V
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	-	•	-
Other			
The applicant must install a gas cooktop & electric 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.		-	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		J	

Thermal Comfort Commitments	Show on CC/CDC plans & specs		Certifier check				
General features							
The dwelling must not have more than 2 storeys.	~	~	~				
The conditioned floor area of the dwelling must not exceed 300 square metres.	V	~	~				
The dwelling must not contain open mezzanine area exceeding 25 square metres.	~	~	V				
The dwelling must not contain third level habitable attic room.	~	~	V				
Floor, walls and ceiling/roof							
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	~	~	~				

Construction	Additional insulation required (R-Value)	Other specifications							
floor - concrete slab on ground	nil								
external wall - framed (weatherboard, fibre cement, metal clad)	3.00 (or 3.40 including construction)								
internal wall shared with garage - plasterboard	nil								
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ked ceiling / pitched or skillion roof, ceiling: 4.5 (up), roof: foil backed blanket (75 mm) fran								
Note • Insulation specified in this Certificate must be instal	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.									

-		
	Note	Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
	Note	In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
-		

Skylight no.	Maximum area metres)	(square	Туре	Shading device		nd	
S01	3.00		timber, double clear/air fill fixed awning or bli		fixed awning or blind		
Window/glazed door no.	Maximum height (mm)	Maximum v	width	Туре	Shading Device 10%)	e (Dimension within	Overshadowing
North facing							
W02	1130	1200		U-value: 6.6, SHGC: 0.441 - 0.539 (aluminium, single, tint)	pergola (fixed battens) 2977 mm, 536 mm above head of window or glazed door		not overshadowed
W01	2100	2200		U-value: 6.6, SHGC: 0.441 - 0.539 verandah 2977 mm, 2977 mm above (aluminium, single, tint) base of window or glazed door		not overshadowed	
East facing							
W7	600	1800		U-value: 6.6, SHGC: 0.441 - 0.539 (aluminium, single, tint)	eave 300 mm, 1395 mm above head of window or glazed door		not overshadowed
W8	600	1800		U-value: 6.6, SHGC: 0.441 - 0.539 (aluminium, single, tint)	eave 300 mm, 1395 mm above head of window or glazed door		not overshadowed
W9	600	1800		U-value: 6.6, SHGC: 0.441 - 0.539 (aluminium, single, tint)	eave 300 mm, 1395 mm above head of window or glazed door		not overshadowed
South facing							
W5	1200	1800		aluminium, single, clear	eave 300 mm, 600 mm above head of window or glazed door		not overshadowed
W6	1200	1800		aluminium, single, clear	eave 300 mm, 600 mm above head of window or glazed door		not overshadowed
West facing							
W03	1200	1800		aluminium, single, clear	pergola (fixed battens) 2977 mm, 536 mm above head of window or glazed door		not overshadowed
W04	1200	1800		aluminium, single, clear	eave 300 mm, 600 mm above head of window or glazed door		not overshadowed

Note • In some climate zones, insulation should be installed with due consideration of conden	sation and as:	sociated interaction with adjoining building m	aterials.			of window or glazed door
NOTES:		AMENDED	DATE	Project No.: AA1209	Drawing No.:	Client:
— This drawing is copyright and the property of DEZKON	А			Scale: AS SHOWN		MR Ken
— Larger scale drawings and written dimensions take	В			Architect : BJ		Project:
 Do not scale from drawings, all dimensions to be verified on site before commencement of work. 	D			Checked: HJ	Approved: OK	10 Shorter Ave Beverly Hills
- All discrepancies to be brought to the attention						Drawing Title:
of the author.				20 June 2022	Rev.	BASIX



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