

Description of project

Project address		Assessor details and thermal loads		
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		
No. of bedrooms	2			
Site details				
Site area (m²)	861			
Roof area (m²)	60			
Conditioned floor area (m2)	53.0			
Unconditioned floor area (m2)	6.7			
Total area of garden and lawn (m2)	215			
Roof area (m2) of the existing dwelling	224			
No. of bedrooms in the existing dwelling	4			

Project score			
Water	✔ 40	Target 40	
Thermal Comfort	✔ Pass	Target Pass	
Energy	✔ 50	Target 50	

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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.		✓	✓
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.		✓	
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.	✓	✓	✓
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).		✓	✓
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.		✓	✓

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 or light emitting diode (LED) lamps:			
• at least 2 of the bedrooms / study; dedicated			
• at least 1 of the living / dining rooms; dedicated			
• the kitchen; dedicated			

Legend
In these commitments, "applicant" means the person carrying out the development.
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 development application is to be lodged for the proposed development).
Commitments identified with a ✓ in 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.

Energy 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.	✓	✓	✓
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.		✓	

Thermal Comfort Commitments		Show on DA plans	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.		✓	✓	✓
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 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	ceiling: 4.5 (up), roof: foil backed blanket (75 mm)	framed; 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.			
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.			

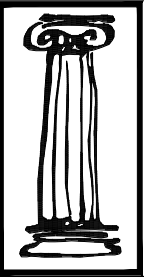
Skylight no.	Maximum area (square metres)	Type	Shading device
S01	3.00	timber, double clear/air fill	fixed awning or blind

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	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 (aluminium, single, tint)	verandah 2977 mm, 2977 mm above 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

NOTES:

- This drawing is copyright and the property of DEZKON
- Larger scale drawings and written dimensions take

- Do not scale from drawings, all dimensions to be verified on site before commencement of work.
- All discrepancies to be brought to the attention of the author.

	AMENDED	DATE	Project No.:	AA1209	Drawing No.:	Client:	
A			Scale :	AS SHOWN		MR Ken	
B			Architect :	BJ		Project:	
D			Checked :	HJ	Approved :	10 Shorter Ave Beverly Hills	
				20 June 2022	Rev.	Drawing Title: BASIX	

DEZKON

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