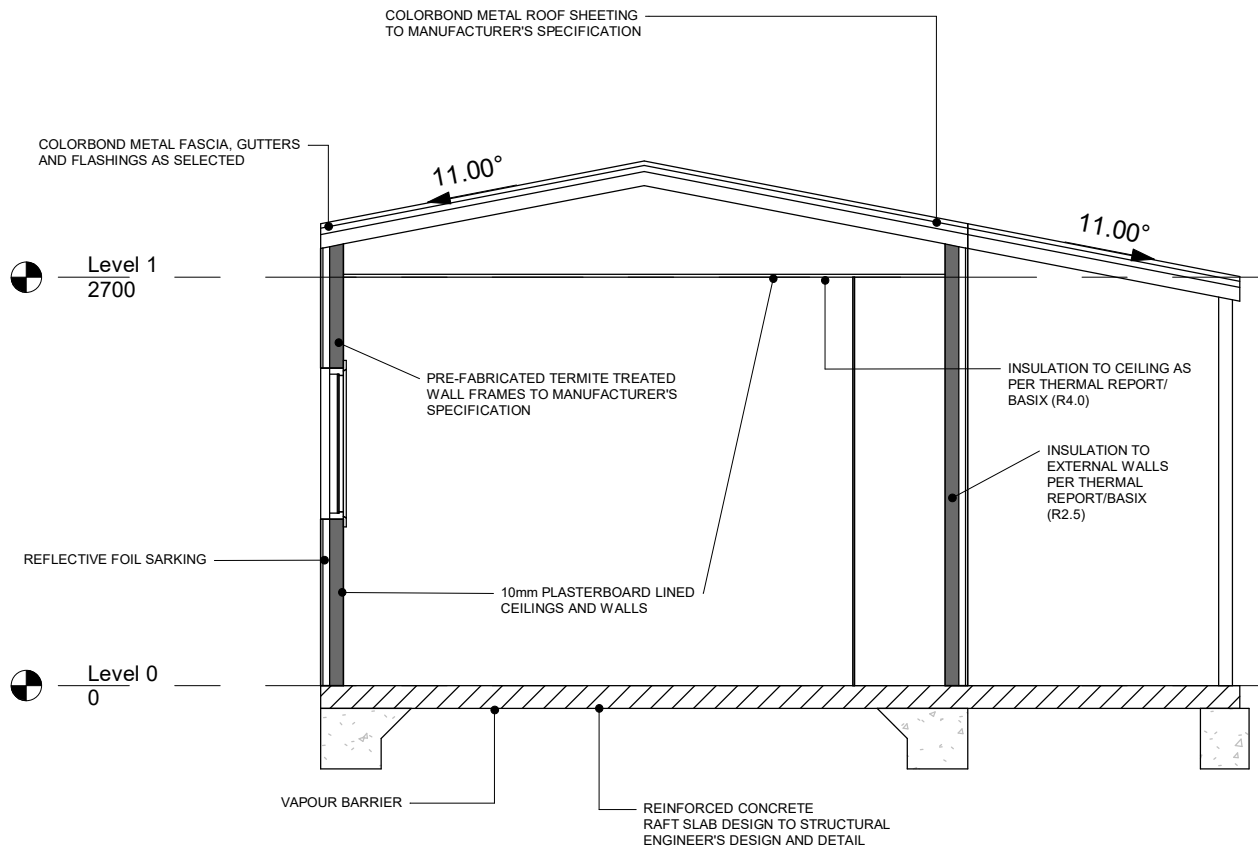
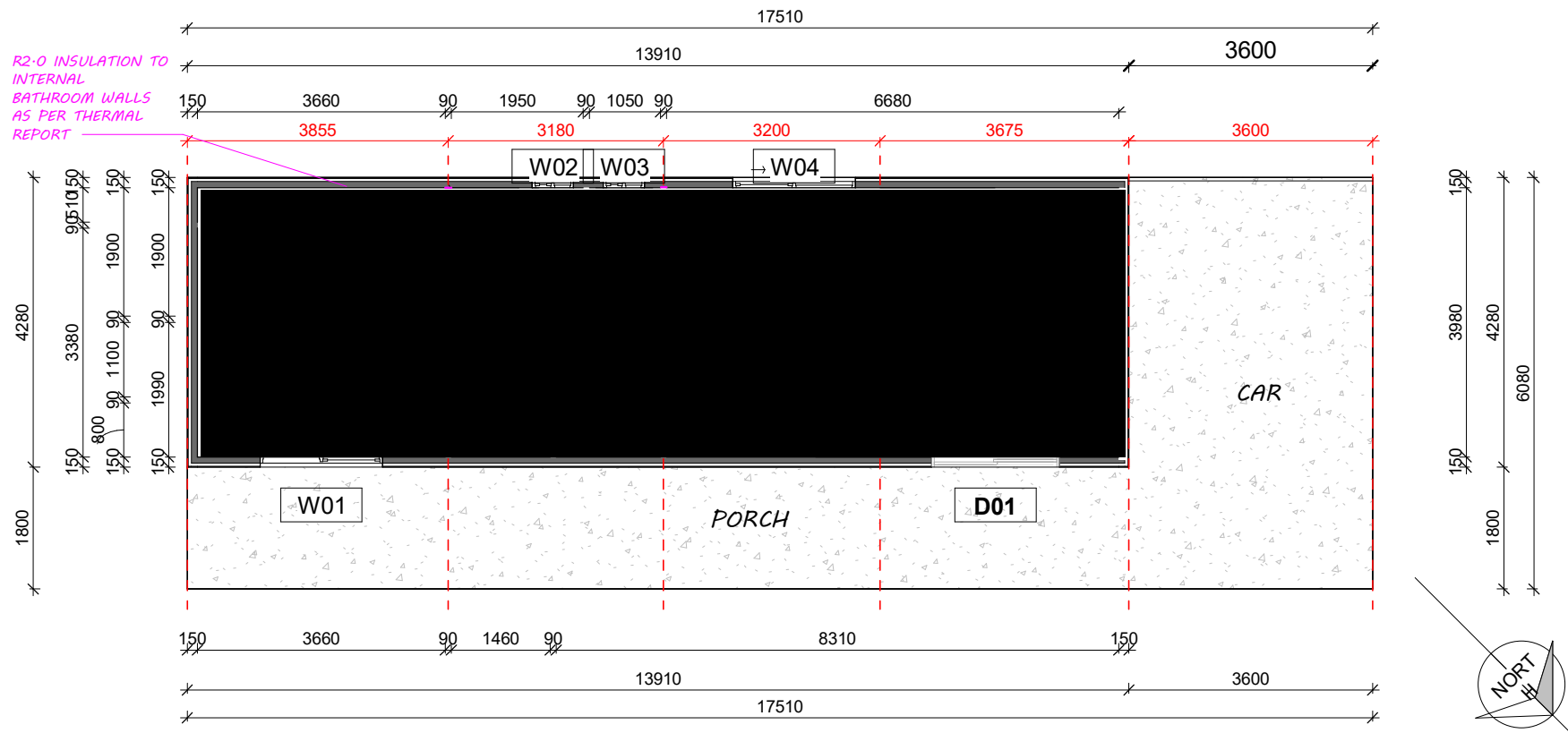


AREA TOTALS	
Name	Area
* SECONDARY DWELLING	60 m ²
* VERANDAH	25 m ²
* CARPORT	22 m ²
	106 m ²

- NOTES:
- PORTAL STEEL FRAME WITH TIMBER STUD FRAME EXTERNAL WALL
 - CONCRETE SLAB ON GROUND
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND NCC 2022 VOLUME 2 AND ABCB HOUSING PROVISIONS.
 - WET AREAS ARE TO BE CONSTRUCTED AND WETSEALED IN ACCORDANCE TO ABCB HOUSING PROVISIONS PART 10.2
 - ALL GLAZING TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 8
 - COLORBOND ROOFING AND STEEL CLADDING TO BE IN ACCORDANCE WITH CHOSEN PRODUCT SPECIFICATIONS AND RELEVANT AUSTRALIAN STANDARDS.
 - ENERGY EFFICIENCY TO MEET BASIX REQUIREMENTS AT A MINIMUM.



WINDOW SCHEDULE						
Mark	Type	Height	Width	Comments	Eaves	Areas
W01	1818	1800	1810	ALUMINIUM FRAMED - DOUBLE GLAZED - SLIDING	1800	3.26 m ²
W02	0906	910	610	ALUMINIUM FRAMED - DOUBLE GLAZED - SLIDING	0	0.56 m ²
W03	0906	910	610	ALUMINIUM FRAMED - DOUBLE GLAZED - SLIDING	0	0.56 m ²
W04	1018	1000	1810	ALUMINIUM FRAMED - DOUBLE GLAZED - SLIDING	0	1.81 m ²
						6.18 m ²

DOOR SCHEDULE					
Mark	Height	Width	Comments	Eaves	Area
D01	2110	1810	ALUMINIUM FRAMED - SLIDING DOOR - DOUBLE GLAZED/LOW-E	1800	3.82 m ²
					3.82 m ²



SOPHEY HUMPHRIES - DRAFTING

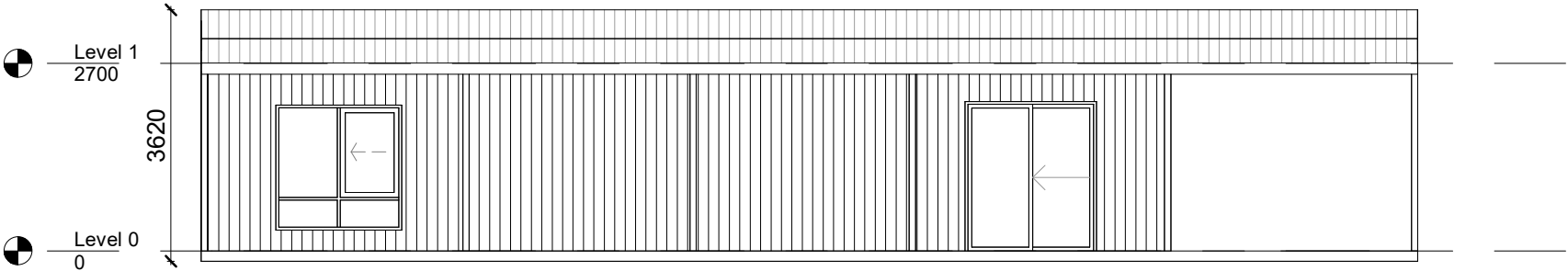
No.	Description	Date

BENT
SECONDARY DWELLING
5 DE SALIS DR, JUNEE

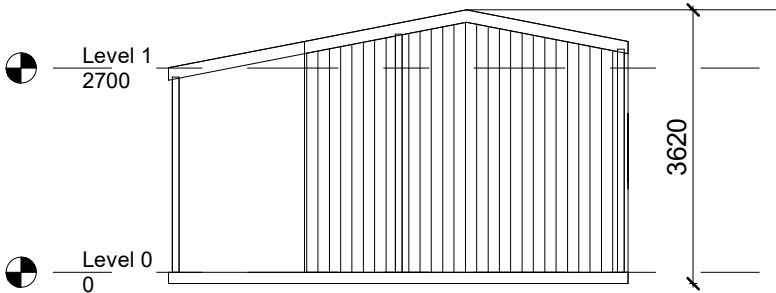
FLOOR PLAN & SECTION

Project number	Project Number	S02.1	
Date	Issue Date		
Drawn by	Author		
Checked by	Checker	Scale	As indicated

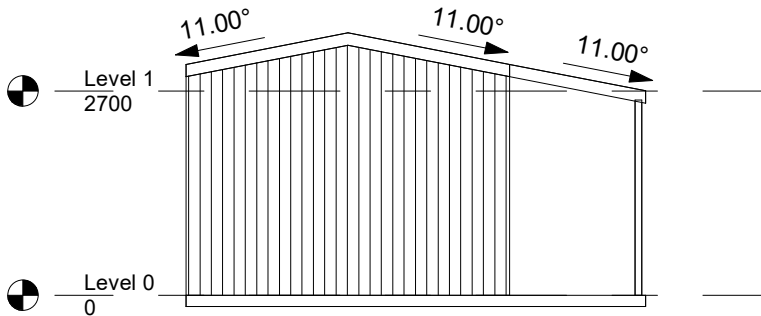
- STEEL PORTAL FRAME
- TIMBER INTERNAL STUD WALLS
- COLORBOND ROOF
- COLORBOND EXTERNAL CLADDING
- CONCRETE SLAB
- ALUMINIUM FRAMED WINDOWS/DOOR
- ALL CONSTRUCTION TO CURRENT AUSTRALIAN STANDARD, NCC2022 VOLUME 2 & ABCB HOUSING PROVISIONS



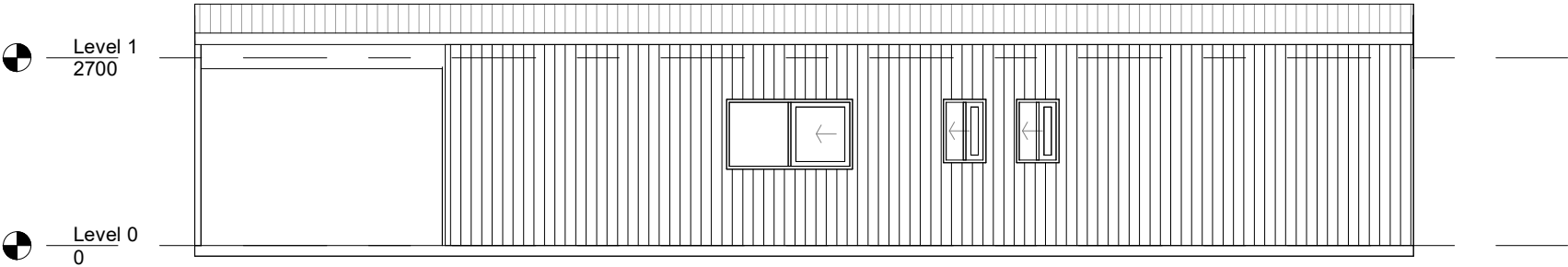
NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION



SOPHEY HUMPHRIES - DRAFTING

No.	Description	Date

BENT
SECONDARY DWELLING
5 DE SALIS DR, JUNEE

ELEVATIONS

Project number	Project Number	S03.1
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale
		1 : 100

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au.

Secretary
Date of issue: Monday, 18 March 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary			
Project name	De Salis S 2663		
Street address	5 DE SALIS Drive JUNEE 2663		
Local Government Area	Junee Shire Council		
Plan type and plan number	Deposited Plan DP811541		
Lot no.	23		
Section no.	-		
Project type	dwelling house (detached) - secondary dwelling		
No. of bedrooms	1		
Project score			
Water	✔ 20	Target 20	
Thermal Performance	✔ Pass	Target Pass	
Energy	✔ 77	Target 64	
Materials	✔ 25	Target n/a	

Certificate Prepared by	
Name / Company Name:	Energynaters
ABN (if applicable):	61143274991

Thermal Performance and Materials commitments			
	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓
Note			
Note			
Note			

Description of project

Project address		Assessor details and thermal loads	
Project name	De Salis S 2663	Assessor number	DAN/151684
Street address	5 DE SALIS Drive JUNEE 2663	Certificate number	0009133610
Local Government Area	Junee Shire Council	Climate zone	20
Plan type and plan number	Deposited Plan DP811541	Area adjusted cooling load (MJ/m ² /year)	20
Lot no.	23	Area adjusted heating load (MJ/m ² /year)	76
Section no.	-		
Project type		Project score	
Project type	dwelling house (detached) - secondary dwelling	Water	✓ 20 Target 20
No. of bedrooms	1	Thermal Performance	✓ Pass Target Pass
		Energy	✓ 77 Target 64
		Materials	✓ 25 Target n/a
Site details			
Site area (m ²)	9191		
Roof area (m ²)	107		
Conditioned floor area (m ²)	48.7		
Unconditioned floor area (m ²)	5.9		
Total area of garden and lawn (m ²)	100		
Roof area of the existing dwelling (m ²)	400		
Number of bedrooms in the existing dwelling	4		

Thermal Performance and Materials commitments			
	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.			
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			
			✓
Construction		Area - m ²	Insulation
floor - concrete slab on ground, conventional slab		65.8	not specified
external wall: framed (metal clad); frame: timber - untreated softwood		all external walls	fibreglass batts or roll- foliarking
internal wall: plasterboard; frame: timber - untreated softwood		29.1	none
ceiling and roof - flat ceiling / pitched roof, framed - metal roll: timber - untreated softwood		106.5	ceiling: fibreglass batts or roll; roof: none

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
Landscaping			
The applicant must plant indigenous or low water use species of vegetation throughout 40 square metres of the site.			
	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 8 but <= 7.5 L/min plus spray force and/or coverage tests) 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.			
		✓	

Thermal Performance and Materials commitments			
	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.			
	✓	✓	✓
Frames		Maximum area - m ²	
aluminium		10	
timber		0	
uPVC		0	
steel		0	
composite		0	
Glazing		Maximum area - m ²	
single		0	
double		10	

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: electric 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: 1-phase air conditioning - ducted; Energy rating: 4 star (cold zone).			
	✓	✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning - ducted; Energy rating: 4 star (cold zone).			
	✓	✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase air conditioning - ducted; Energy rating: 4 star (cold zone).			
		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning - ducted; Energy rating: 4 star (cold zone).			
		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, open to facade; Operation control: manual switch on/off			
		✓	✓
Kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off			
		✓	✓
Laundry: individual fan, ducted to facade or roof; Operation control: manual switch on/off			
		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			
		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.			
	✓	✓	✓

Energy Commitments			
	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.			
	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.			
	✓	✓	✓
The photovoltaic system must consist of: • photovoltaic collectors with the capacity to generate at least 1 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing north			
	✓	✓	✓
Other			
The applicant must install a fixed outdoor clothes drying line as part of the development.			
		✓	

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.



SOPHEY HUMPHRIES - DRAFTING

No.	Description	Date

BENT
SECONDARY DWELLING
5 DE SALIS DR, JUNEE

BASIX SUMMARY

Project number	Project Number	S04.1
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale