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PROJECT:
PROPOSED RESIDENCE

CLIENT:
G. & K. MORTON

LOCATION:
WAKOOL JUNCTION RD
GOODNIGHT, NSW, 2736

DATE: 09/01/2025


TITLE: SITE PLAN

SCALE: 1 : 400 (A3 SHEET)

SHEET No. 1 OF 7

DESIGN: JB

DRAWN: BH

NORTH:  JOB No: 23-5253

CONTRACT No.

DATED ON

BY OWNER

BY BUILDER

BY WITNESS

REVISION	DESCRIPTION	DATE
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REGISTRATION NUMBER:
BRENT McKNIGHT: DP-AD 19055
JOSHUA BRAY: DP-AD 71535

McKnight & Bray

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DESIGN DEVELOPMENT ISSUE (NOT FOR CONSTRUCTION)

WINDOW & GLAZED DOOR SCHEDULE							
MARK	CODE	HEIGHT	WIDTH	SILL HEIGHT	HEAD HEIGHT	TYPE COMMENTS	LOCATION
GD1	27 60D	2700	6000	0	2700	ALUMINIUM SLIDING DOOR	LOUNGE
GD2	20 09	2040	870	0	2040	ALUMINIUM GLASS DOOR	L'DRY
GD3	24 24D	2400	2400	0	2400	ALUMINIUM SLIDING DOOR	MEALS
GD4	24 36D	2400	3600	0	2400	ALUMINIUM SLIDING DOOR	FAMILY
SK1	06 07	700	550			VELUX SKYLIGHT	WIP
SK2	06 10	980	550			VELUX SKYLIGHT	ENS.
W1	18 08	1800	850	300	2100	ALUMINIUM AWNING WINDOW	BED 3
W2	18 08	1800	850	300	2100	ALUMINIUM AWNING WINDOW	BED 3
W3	18 08	1800	850	300	2100	ALUMINIUM AWNING WINDOW	BED 2
W4	18 08	1800	850	300	2100	ALUMINIUM AWNING WINDOW	BED 2
W5	06 12	600	1200	1500	2100	ALUMINIUM AWNING WINDOW	WC 1
W6	06 15	600	1500	1500	2100	ALUMINIUM AWNING WINDOW	BATH
W7	12 18	1200	1800	1200	2400	ALUMINIUM AWNING WINDOW	STUDY
W8	18 24	1800	2400	600	2400	ALUMINIUM AWNING WINDOW	BED 1
W9	12 18	1200	1800	1200	2400	ALUMINIUM AWNING WINDOW	KITCH.
W10	21 11	2100	1000	300	2400	ALUMINIUM FIXED WINDOW	MEALS
W11	21 30	2100	3300	300	2400	ALUMINIUM FIXED WINDOW	MEALS
W12	21 11	2100	1000	300	2400	ALUMINIUM FIXED WINDOW	MEALS

DOOR SCHEDULE				
MARK	HEIGHT	WIDTH	COMMENTS	COUNT
D1	2040	1020	SOLID CORE TIMBER DOOR	1
D2	2200	3200	COLORBOND PANEL LIFT DOOR	2
D3	3000	3200	COLORBOND ROLLER DOOR	1
D4	2040	870	HOLLOW CORE HINGED DOOR	9
D5	2040	770	HOLLOW CORE HINGED DOOR	2
D6	2040	870	HOLLOW CORE CAVITY SLIDING DOOR	3
D7	2040	720	HOLLOW CORE CAVITY SLIDING DOOR	1

NOTE: HEIGHTS, WIDTHS, SILL HEIGHTS & HEAD HEIGHTS ARE APPROXIMATE ONLY. FINAL MEASUREMENTS ARE TO WORK TO BRICKWORK WITH EXACT MEASUREMENTS TO BE CONFIRMED BY WINDOW MANUFACTURER. WINDOWS CAN BE UPGRADED TO MORE ENERGY EFFICIENT WINDOWS (LOWER U-VALUE & SHGC VALUE) AT THE CLIENTS DISCRETION.
*AS PER NCC VOLUME 2, CLAUSE H5D3, & ABCB HOUSING PROVISIONS CLAUSE 11.3.7 - PROTECTION OF OPENABLE WINDOWS - BEDROOMS: WINDOW OPENINGS TO BE PROVIDED WITH PROTECTION IF THE FLOOR LEVEL BELOW THE WINDOW IS 2m OR MORE ABOVE THE SURFACE BENEATH. WHERE THE LOWER LEVEL OF THE WINDOW OPENING IS LESS THAN 1.7m ABOVE THE FLOOR, THE WINDOW OPENING MUST BE PROVIDED WITH AN APPROVED DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING, OR A SCREEN WITH SECURE FIXING.
**AS PER NCC VOLUME 2, CLAUSE H1D8 & ABCB HOUSING PROVISIONS CLAUSE 8.4.6, GRADE A SAFETY GLASS IS TO BE PROVIDED TO FRAMED PANEL WINDOWS WHERE THE LOWEST SIGHT LINE IS LESS THAN 2.0m ABOVE THE HIGHEST ABUTTING FINISHED LEVEL OF THE FLOOR, BOTTOM OF THE BATH, OR SHOWER BASE. FOR PANELS OR DOORS WITH ANY EDGE EXPOSED, GLAZING IS TO BE TOUGHENED SAFETY GLASS IN ACCORDANCE WITH TABLE 8.4.6 WITH A MINIMUM NOMINAL THICKNESS OF 6mm.



Project summary		
Project name	23-5253 MORTON	
Street address	n/a WAKOOL JUNCTION Road GOODNIGHT 2736	
Local Government Area	Murray River Council	
Plan type and plan number	Deposited Plan DP1282322	
Lot no.	2	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	3	
Project score		
Water	✔ 36	Target 10
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 68	Target 68
Materials	✔ -57	Target n/a

Certificate Prepared by
Name / Company Name: Mr Brent McKnight
ABN (if applicable):

Description of project

Project address		Assessor details and thermal loads		
Project name	23-5253 MORTON	Assessor number	n/a	
Street address	n/a WAKOOL JUNCTION Road GOODNIGHT 2736	Certificate number	n/a	
Local Government Area	Murray River Council	Climate zone	n/a	
Plan type and plan number	Deposited Plan DP1282322	Area adjusted cooling load (MJ/ m² .year)	n/a	
Lot no.	2	Area adjusted heating load (MJ/ m² .year)	n/a	
Section no.	-			
Project type		Project score		
Project type	dwelling house (detached)	Water	✔ 36	Target 10
No. of bedrooms	3	Thermal Performance	✔ Pass	Target Pass
Site details		Energy	✔ 68	Target 68
Site area (m²)	2346	Materials	✔ -57	Target n/a
Roof area (m²)	297			
Conditioned floor area (m²)	277.0			
Unconditioned floor area (m²)	20.0			
Total area of garden and lawn (m²)	200			
Roof area of the existing dwelling (m²)	0			

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
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 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.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 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 381 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		✓	✓
• the cold water tap that supplies each clothes washer 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.)		✓	✓
• all hot water systems in the development		✓	✓
• all indoor cold water taps (not including taps that supply clothes washers) in the development		✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, 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 ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
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	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, conventional slab.	139	nil/not specified	nil	
floor - suspended floor above enclosed subfloor, particle board; frame: timber - H2 treated softwood.	30	2.2 (or 2.9000000000000004 including construction) (down); polystyrene	nil	subfloor wall insulation: None
floor - above habitable rooms or mezzanine, particle board; frame: timber - H2 treated softwood..	128	nil;fibreglass batts or roll	nil	
garage floor - concrete slab on ground.	109	not specified	nil	
external wall: brick veneer; frame: timber - H2 treated softwood.	152.26	2.44 (or 3.00 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Dark (solar absorbance 0.71-0.85)
external wall: framed (metal clad); frame: timber - H2 treated softwood.	79.35	2.50 (or 3.00 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Dark (solar absorbance 0.71-0.85)
internal wall shared with garage: plasterboard; frame: timber - H2 treated softwood.	40.11	0.78 (or 1.20 including construction);fibreglass batts or roll	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	241.88	none	nil	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	297	ceiling: 5.9 (up); roof: foil/ sarking ;ceiling: fibreglass batts or roll; roof: foil;sarking	nil	roof space ventilation: unventilated; roof colour: medium (solar absorbance 0.6-0.7); 0.5 to ≤ 1.0% of ceiling area uninsulated

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.			
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.			
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.			
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.			
Ceiling fans				
The applicant must install at least one ceiling fan in each bedroom.		✓	✓	✓

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 boosted solar with a performance of 26 to 30 STCs or better.	✓	✓	✓
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 airconditioning - ducted; Energy rating: 2.5 Star (old label)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 2.5 Star (old label)		✓	✓
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 airconditioning - ducted; Energy rating: 2.5 Star (old label)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 2.5 Star (old label)		✓	✓
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: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade 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.	✓	✓	✓
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	


Thermal Performance and Materials commitments	Show on DA plans	Show on CCDC plans & specs	Certifier check
Glazed windows, 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 glazed window and 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:	✓	✓	✓
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✓	✓	✓
• Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Penetration Rating Council (NPRC) conditions.	✓	✓	✓
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 0.7 square metres that does not have to be listed in the table).	✓	✓	✓


Skylight no.	Maximum area (m²)	Skylight specification	Shading device
SK1	0.39	aluminium, double clear (U: <=4.2, SHGC: 0.68 - 0.76)	no shading
SK2	0.54	aluminium, double clear (U: <=4.2, SHGC: 0.68 - 0.76)	no shading


Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W9	1200.00	1800.00	aluminium, double glazed (U-value: ≤ 3.5 , SHGC: 0.49 - 0.60)	eave 650 mm, 0 mm above head of window or glazed door	not overshadowed
GD3	2400.00	2400.00	aluminium, double glazed (U-value: ≤ 3.0 , SHGC: 0.60 - 0.74)	eave 650 mm, 0 mm above head of window or glazed door	not overshadowed
East facing					
W1	1800.00	850.00	aluminium, double glazed (U-value: ≤ 3.5 , SHGC: 0.49 - 0.60)	eave 600 mm, 930 mm above head of window or glazed door	not overshadowed
W2	1800.00	850.00	aluminium, double glazed (U-value: ≤ 3.5 , SHGC: 0.49 - 0.60)	eave 600 mm, 1640 mm above head of window or glazed door	not overshadowed
W3	1800.00	850.00	aluminium, double glazed (U-value: ≤ 3.5 , SHGC: 0.49 - 0.60)	eave 1520 mm, 150 mm above head of window or glazed door	not overshadowed
W4	1800.00	850.00	aluminium, double glazed (U-value: ≤ 3.5 , SHGC: 0.49 - 0.60)	eave 1520 mm, 150 mm above head of window or glazed door	not overshadowed
W7	1200.00	1800.00	aluminium, double glazed (U-value: ≤ 3.5 , SHGC: 0.49 - 0.60)	eave 650 mm, 0 mm above head of window or glazed door	not overshadowed
W8	1800.00	2400.00	aluminium, double glazed (U-value: ≤ 3.5 , SHGC: 0.49 - 0.60)	eave 600 mm, 1460 mm above head of window or glazed door	not overshadowed
South facing					
GD2	2100.00	950.00	aluminium, double glazed (U-value: ≤ 4.0 , SHGC: 0.49 - 0.60)	eave 500 mm, 1150 mm above head of window or glazed door	not overshadowed
W5	600.00	1200.00	aluminium, double glazed (U-value: ≤ 3.5 , SHGC: 0.49 - 0.60)	eave 500 mm, 150 mm above head of window or glazed door	not overshadowed
W6	600.00	1500.00	aluminium, double glazed (U-value: ≤ 3.5 , SHGC: 0.49 - 0.60)	eave 500 mm, 150 mm above head of window or glazed door	not overshadowed
South-West facing					
W12	2100.00	1100.00	aluminium, double glazed (U-value: ≤ 3.0 , SHGC: 0.60 - 0.74)	solid overhang 5000 mm, 300 mm above head of window or glazed door	not overshadowed
West facing					
GD1	2700.00	6000.00	aluminium, double glazed (U-value: ≤ 3.0 , SHGC: 0.60 - 0.74)	solid overhang 6630 mm, 850 mm above head of window or glazed door	not overshadowed
W11	2100.00	3000.00	aluminium, double glazed (U-value: ≤ 3.0 , SHGC: 0.60 - 0.74)	solid overhang 3100 mm, 300 mm above head of window or glazed door	not overshadowed
GD4	2400.00	3600.00	aluminium, double glazed (U-value: ≤ 3.0 , SHGC: 0.60 - 0.74)	solid overhang 4000 mm, 300 mm above head of window or glazed door	not overshadowed
North-West facing					
W10	2100.00	1100.00	aluminium, double glazed (U-value: ≤ 3.0 , SHGC: 0.60 - 0.74)	solid overhang 580 mm, 300 mm above head of window or glazed door	not overshadowed

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 / compiling 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.

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	DATED ON									TITLE: BASIX COMMITMENTS
	BY OWNER									
	BY BUILDER									
WRITTEN DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALE. <u>DO NOT SCALE OFF DRAWING</u>	BY WITNESS	REGISTRATION: BRENT MCKNIGHT: DP-AD 19055 JOSHUA BRAY: DP-AD 71535	DESIGN: JB	DRAWN: BH	SCALE: (A3 SHEET)		NORTH	JOB No: 23-5253		
					SHEET No. 2 OF 7					

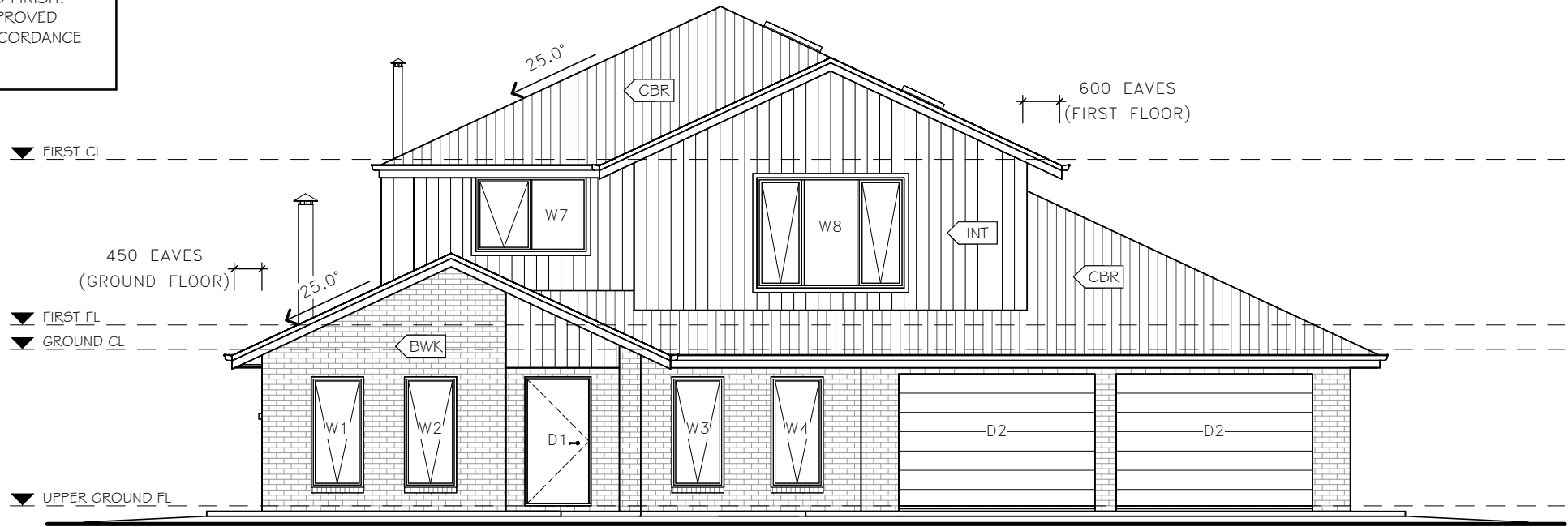


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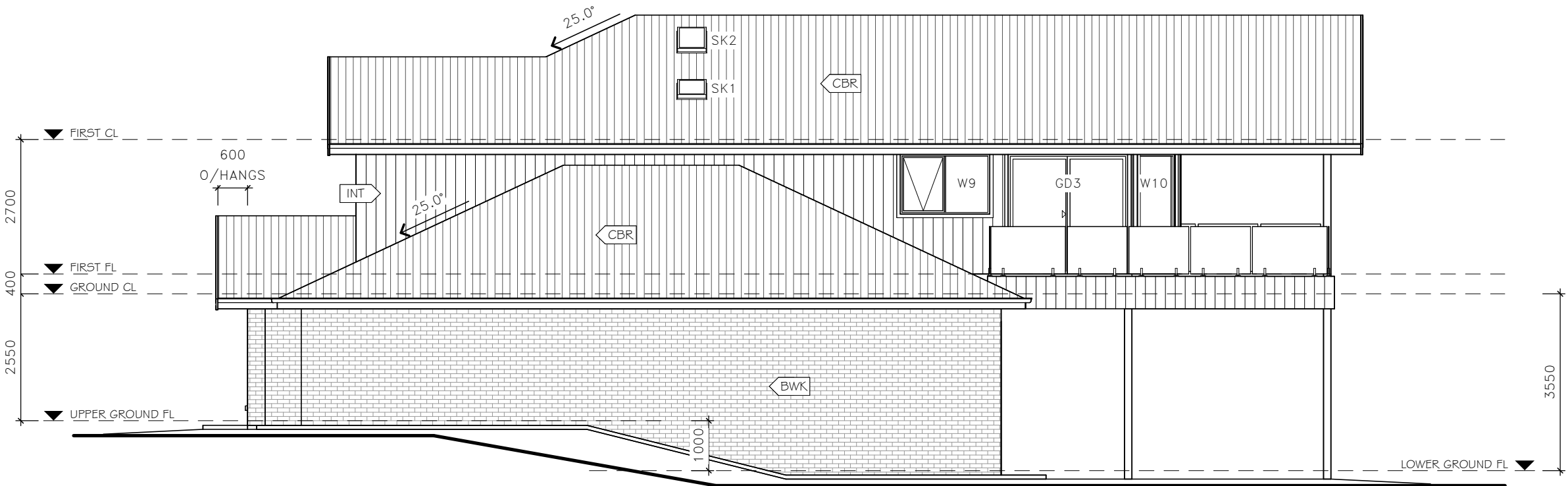


LEGEND	
BWK	SELECTED FACE BRICKWORK
CBR	CUSTOM ORB ROOFING WITH SELECTED COLORBOND FINISH
INT	INTERLOCKING METAL CLADDING IN SELECTED MATERIAL AND FINISH. INSTALLATION BY AN APPROVED INSTALLER IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS



EAST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100

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PROPOSED RESIDENCE

CLIENT:
G. & K. MORTON

LOCATION:
WAKOOL JUNCTION RD
GOODNIGHT, NSW, 2736

DATE: 09/01/2025

TITLE: ELEVATIONS

SCALE: 1 : 100 (A3 SHEET)

SHEET No. 5 OF 7

DESIGN: JB

DRAWN: BH

NORTH:

JOB No:
23-5253

CONTRACT No.

DATED ON

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BY BUILDER

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REVISION	DESCRIPTION	DATE
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REGISTRATION NUMBER:

BRENT MCKNIGHT: DP-AD 19055
JOSHUA BRAY: DP-AD 71535

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&
Bray**

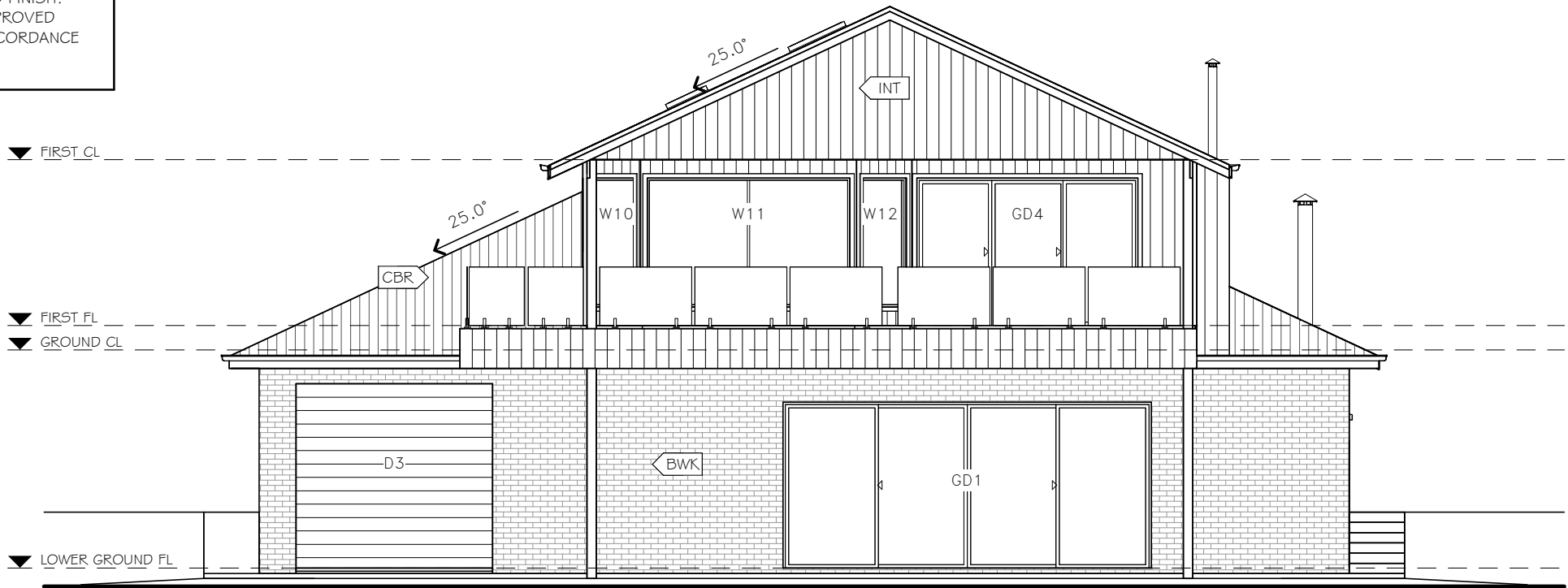
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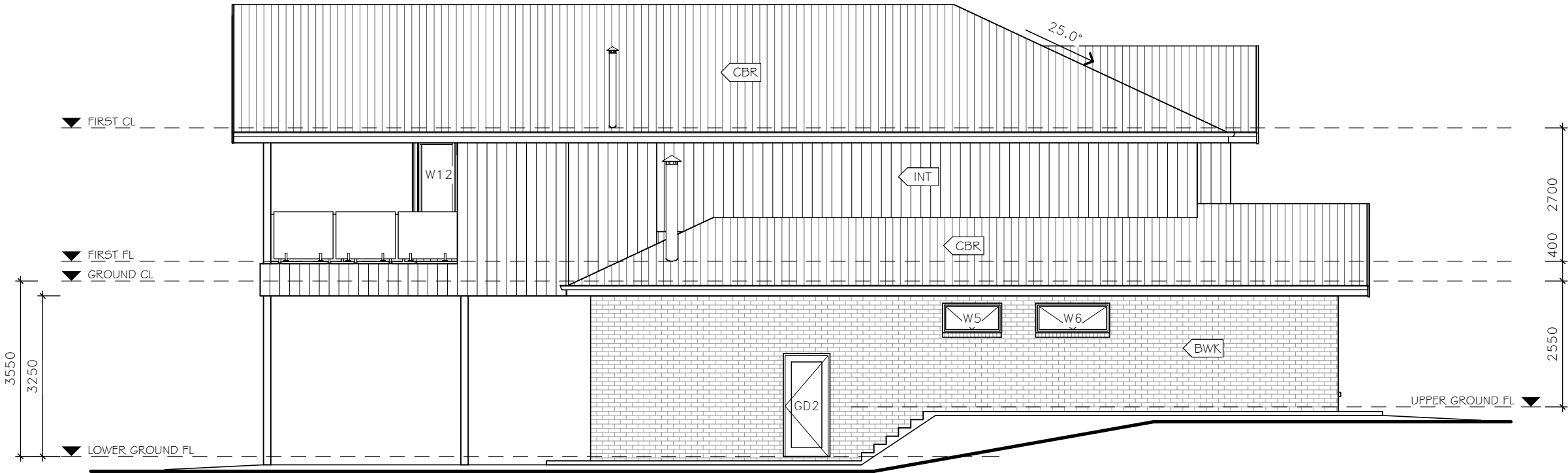
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LEGEND	
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WEST ELEVATION

1 : 100



SOUTH ELEVATION

1 : 100

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WAKOOL JUNCTION RD
GOODNIGHT, NSW, 2736

DATE: 09/01/2025

TITLE: ELEVATIONS

SCALE: 1 : 100 (A3 SHEET)

SHEET No. 6 OF 7

DESIGN: JB

DRAWN: BH

NORTH: JOB No:
23-5253

CONTRACT No.

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REVISION	DESCRIPTION	DATE
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REGISTRATION NUMBER:
BRENT MCKNIGHT: DP-AD 19055
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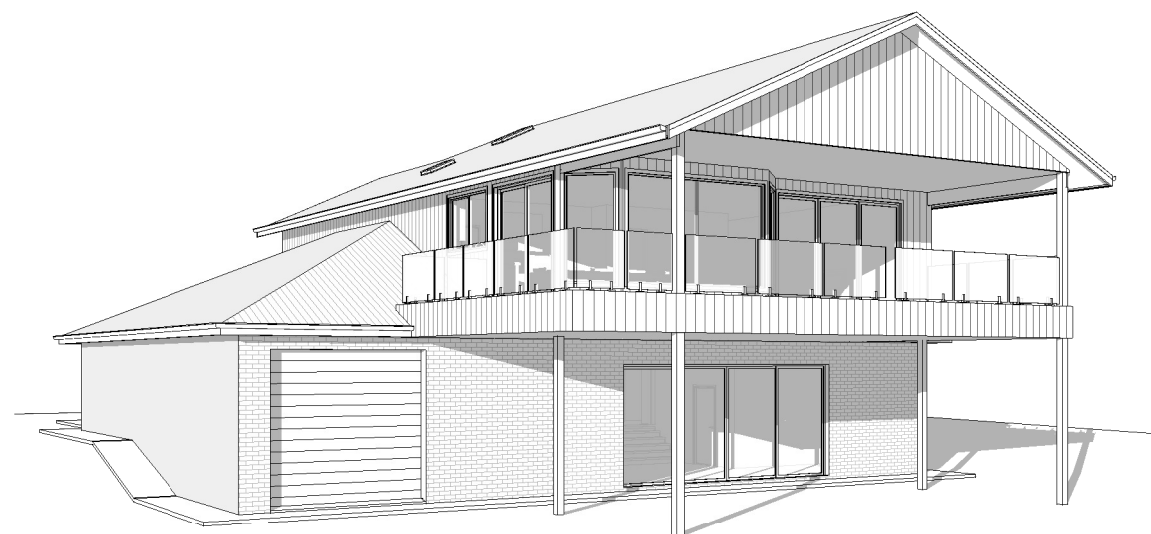
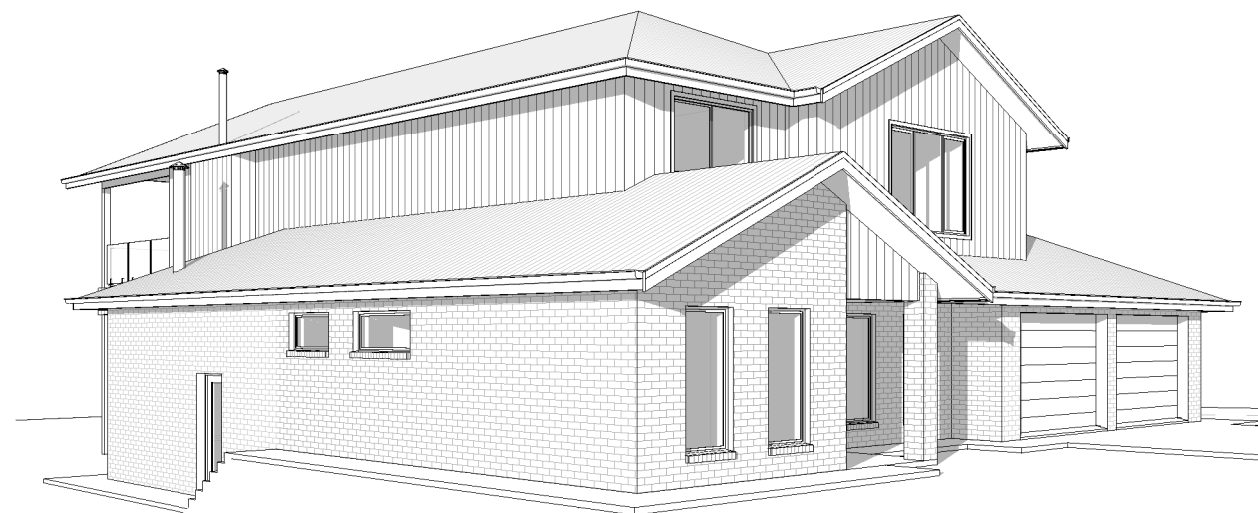
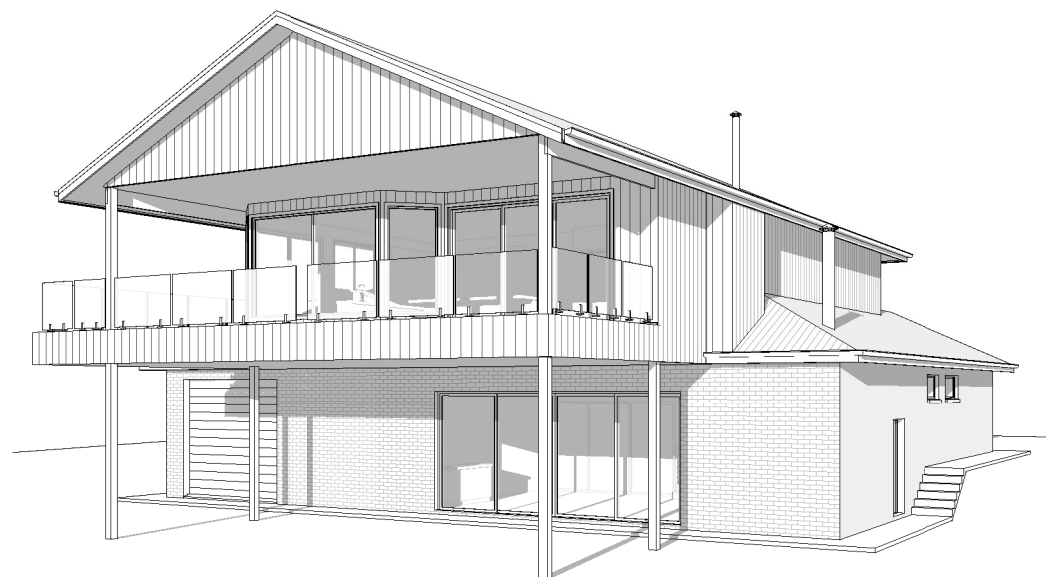
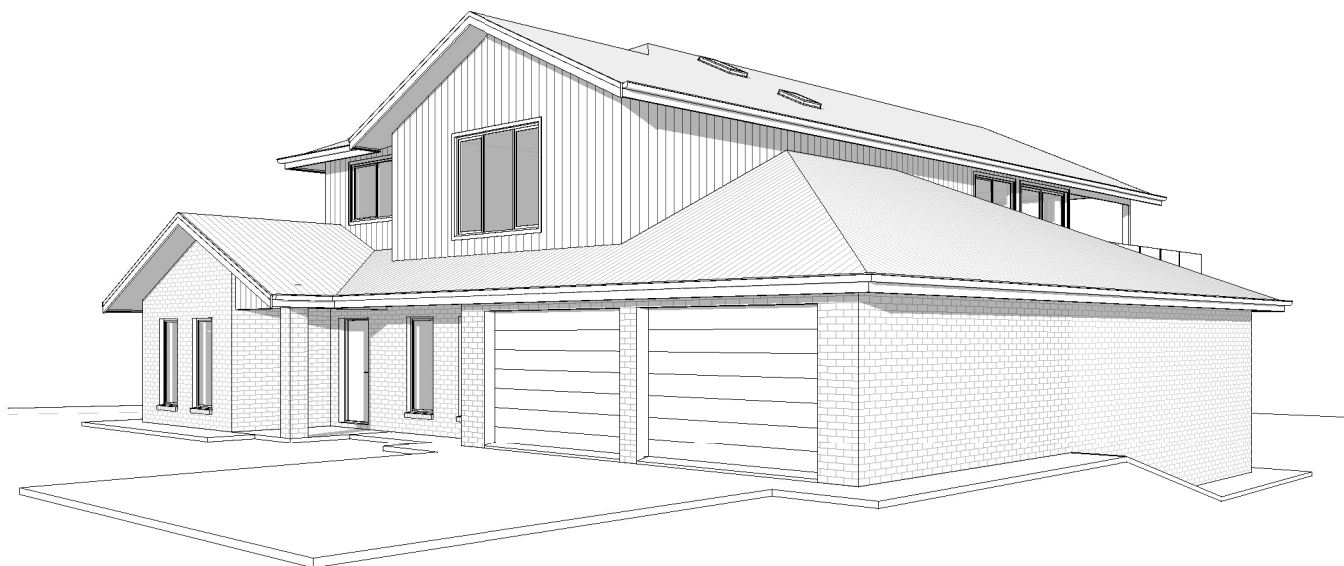
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& Bray**

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DESIGN DEVELOPMENT ISSUE (NOT FOR CONSTRUCTION)



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CONTRACT No.
DATED ON
BY OWNER

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CLIENT: **G. & K. MORTON**
LOCATION: **WAKOOL JUNCTION RD**
GOODNIGHT, NSW, 2736

REGISTRATION: BRENT MCKNIGHT: DP-AD 19055
JOSHUA BRAY: DP-AD 71535

DESIGN: JB

DRAWN: BH

REVISION	DESCRIPTION	DATE

SCALE: (A3 SHEET)

SHEET No. 7 OF 7

DATE: 09/01/2025

TITLE: 3D PERSPECTIVES

NORTH JOB No:

23-5253

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