

All work to be done in conjunction with the working drawings, this specification and engineer's details if required.
 Items not shown on drawings or in the specification but required to obtain a workman like finish are to be allowed for as part of the contract.
 All work is to be in accordance with the Building Code of Australia, Local government requirements and all other relevant authorities.
 The builder is to arrange for all inspections etc. as may be required by the certification authorities concerned.
 Excepting amplification of electrical power major sewer extensions and water amplification.
 Builder is to ensure employees are covered as required by the Workers Compensation Act of NSW.
 Builder is to insure against public risk, with relevant public liability insurance.
 Builder is to check all dimensions, levels etc. prior to any works proceeding.
 Figured dimensions take preference to scale.
 All dimensions and levels are subject to requirements of the project PCA. To be checked and verified as required before works commencement.
 Unless otherwise noted the builder shall provide a defects liability period of three months.
 Builder is to provide for himself and his workers on site amenities as may be required unless other arrangements have been made with the owners or the local authorities.

WORKMANSHIP
 ALL WORKMANSHIP TO COMPLY WITH THE APPLICABLE PERFORMANCE REQUIREMENTS OF THE BCA AND RELEVANT AUSTRALIAN STANDARDS.
 Execute all work in the best and most tradesman like manner to the satisfaction of the superintendent or building inspector.
 Remove all waste items after completion of works.

EXCAVATION
 Excavate the site as required for dwelling / addition.
 Additional surplus soil to be stored on site for future use.
 PEST CONTROL as per AS3660.1

1. Monolithic Slab.
 - Min 75mm of Slab edge exposed below 1st course of brickwork.
 - Crushed granite "Granitgard" on all penetrations.
2. Suspended Floor.
 - Install a barrier system in accordance with BCA Part 3.1.3 Table 3.1.3.
 - Provide sub-floor ventilation in accordance with BCA Part 3.4.1.
 - Where a barrier that needs to be inspected is installed, provide access to the area of the barrier that needs inspection in accordance with AS3660.1

CARPENTER
 Erect both wall and floor frames as shown on plans.
 If roof trusses are supplied install to manufactures written instructions. In accordance with clause 3.4.3.6.BCA96 or AS1684
WINDOWS - as per AS2147 / AS2048 / AS1288
 Refer plans for all window sizes, locations and material type. Flash heads and sills as required.
 Provide all storm moulds, architrave's and trims as required.
 Windows to depth of 1,500mm to be 6mm toughened glass.
 Window colour and glass type to be determined by owner.
 Allow min of 15mm clearance between architrave and bottom of head for deflection.

ROOFER
METAL ROOF
 Provide corrugated steel roof to entire roof area as required. All necessary accessories to be provided and the roof is to be adequately birdproofed. Sheets to be fixed with 45mm non corrosive hex head self drilling screws fitted with neoprene ceiling washers to every alternate corrugation at ends and every fourth corrugation immediately. All hips and ridges to be covered with screws and washers and cappings as required by product and manufacturer
 Where pitch of roof is less than 1:4.5 minimum a material having effective vapour barrier and thermal insulation qualities is to be fixed to the underside of ceiling joists where a level surface is to be provided. Where the ceiling is to follow the pitch of the rafters, irrespective of the pitch of the roof, the vapour/thermal barrier is to be fixed to the underside of the rafters.
LEAD FLASHING NOT TO BE USED WITH ZINCALUME STEEL.

PLUMBER, DRAINER
 Provide Steel Fascia and Gutter to all eaves as shown. Fix as per manufacturer's details.
 Provide Steel barge and barge capping to all gables fix as per manufacturer's details.
 Provide 100 x 50 Steel down pipes or as shown on plans and connect to storm water system.
 All pipe work internal and external to be copper.
 Supply and install all required taps and fixtures to complete the job. Works to comply with AS/NZS-3500 plumbing/drainage
 Sewer lines to be 100mm PVC all jointed using approved adhesive min 300mm below ground level with a min 1:75 fall. Storm water lines to be min 90mm PVC with 1:100 fall.
 Keep all lines a min of 600mm away from foundations. Provide all required cleaning eyes and inspection openings. All work to be inspected and approved by both council as well as water board and certificates of compliance given to builder/owner.
 AGG lines to be generally 100mm dia laid in 10mm blue metal.

ELECTRICIAN - in accordance with AS3000 / AS3006
 Supply and install all power points and light points as per plans are as directed by owner/builder.
 All work is to be carried out in accordance to the SAA wiring rules.
 All materials shall be first quality and installed in a workmanlike manner. All fees and connection charges shall be applied for and paid. Certificate of compliance shall be provided to owner/builder.
 The switch board shall be applied for shall be of circuit breaker type conforming to current standards.
 Power circuits 15 amp
 Light circuits 10 amp
 Main switch 100 amp
 Install smoke detectors as per AS3786 and in accordance to E 1.7 of the building code.

EXTERNAL LININGS
 Clad dwelling exterior or areas nominated as such using BCA required materials and processes to AS 1562 or as required.
 Fix directly to studs using galv clouts or approved fixings as recommended by manufacturer.
 Sheets to be lapped a min of 25mm

INTERNAL LININGS - as per AS3740
 All internal surfaces unless nominated on plans to be gyprock lined.
 Board thickness as followswalls 10mm
ceilings 13mm or 10mm superceil
 Allow a period of 9 days after frame erection prior to gyprock installation for frame stabilisation.
 Prior to laying of sheeting inspect wall studs and ceiling joists for any defective work, warping or twisting of timbers.
 Boards are to be both clout and glue fixed to timbers. Clouts are to be galv 30mm long driven just below paper skin.
 Provide paper tape to all joints and plaster set.
 Sand between plaster coats and allow a min of 2 coats plaster and 1 coat final skim coat.
 Sand and leave ready for painting.
 All arches and exterior edges to be steel trim fixed and finished as above.



JOINER
 All timbers shall comply with the appropriate standards.
 All frames to be mitred and scribed, fitted and joined together with linings, mouldings and trims.
 All surfaces to be left ready for painting.
 External doors 2040 x 820 x 40 as selected - as per AS109 / AS2588 / AS2689
 Laundry doors 2040 x 820 x 40 flush panel - as per AS109 / AS2588 / AS2689
 Internal doors 2040 high Refer plans for width
 Skirting 50 x 19 custom wood or as selected by builder
 Man Hole Fit 600 x 600mm access hole in roof

PAINTER
 Prior to any work check and fill all voids.
 Check and sand all plaster and wood work if not yet so.
 Apply all primers to both internal and external surfaces as appropriate for material.
 Internal surfaces to receive min two coats of selected acrylic paint.
 External paints to be acrylic with 2 finish coats.




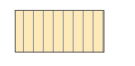
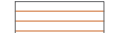


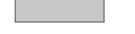




COMPLETION
 At completion of all works builder to clean site and dwelling of all rubble.
 Test and check all doors, windows etc. for proper operation.
 Plane and allow for all door clearances as may be required.
 Council final inspection to take place and all defects rectified and all conditions complied with.
 Hand over all certificates and warranties as held to owner.

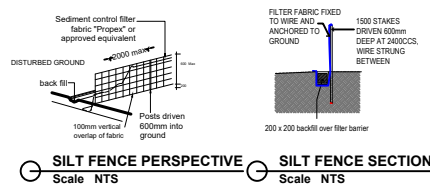
SHEET DESCRIPTION	
01	COVER SHEET
02	SITE PLAN
03	PROPOSED FLOOR PLAN
04	ELEVATIONS
05	ELEVATIONS
06	SECTION AND ROOF PLAN
07	BASIX DETAILS
08	BASIX DETAILS
09	BASIX - BRS
10	NATHERS DETAILS
11	NATHERS DETAILS



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								Client: BAXTER				Building Drafting Solutions P.O. Box 667, Round Corner, Nsw 2158 info@buildingdraftingsolutions.com.au																																		
FOR REVISIONS				Site: LOTS 15 & 16 - D.P.1136469 22 Mudgee Street RYLSTONE NSW		North Point: 		Job Reference:		Sheet No:																																				
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DRAWING ORIGINAL SIZE A3				Scale:		Date: 16.12.2022		Checked:		Authorised:																																				
BAXTER								01 / 11																																						

LEGEND:

-  BOUNDARY LINE
-  SEDIMENT CONTROL FENCE
-  EXISTING PRIMARY DWELLING, SHEDS, AND GARAGE
-  (SUBJECT OF APPROVAL) PROPOSED SECONDARY DWELLING
-  PROPOSED VERANDAH
-  EXISTING LANDSCAPE AREA
-  EXISTING CONCRETE AND HARDSURFACE AREAS
-  PROPOSED DOWNPIPES
-  PROPOSED TIMBER COLUMNS - 110x110mm
-  PROPOSED BALUSTRADE 1000MM HIGH
-  EXISTING TREE TO BE REMOVED
-  PROPOSED 3000L WATERTANK

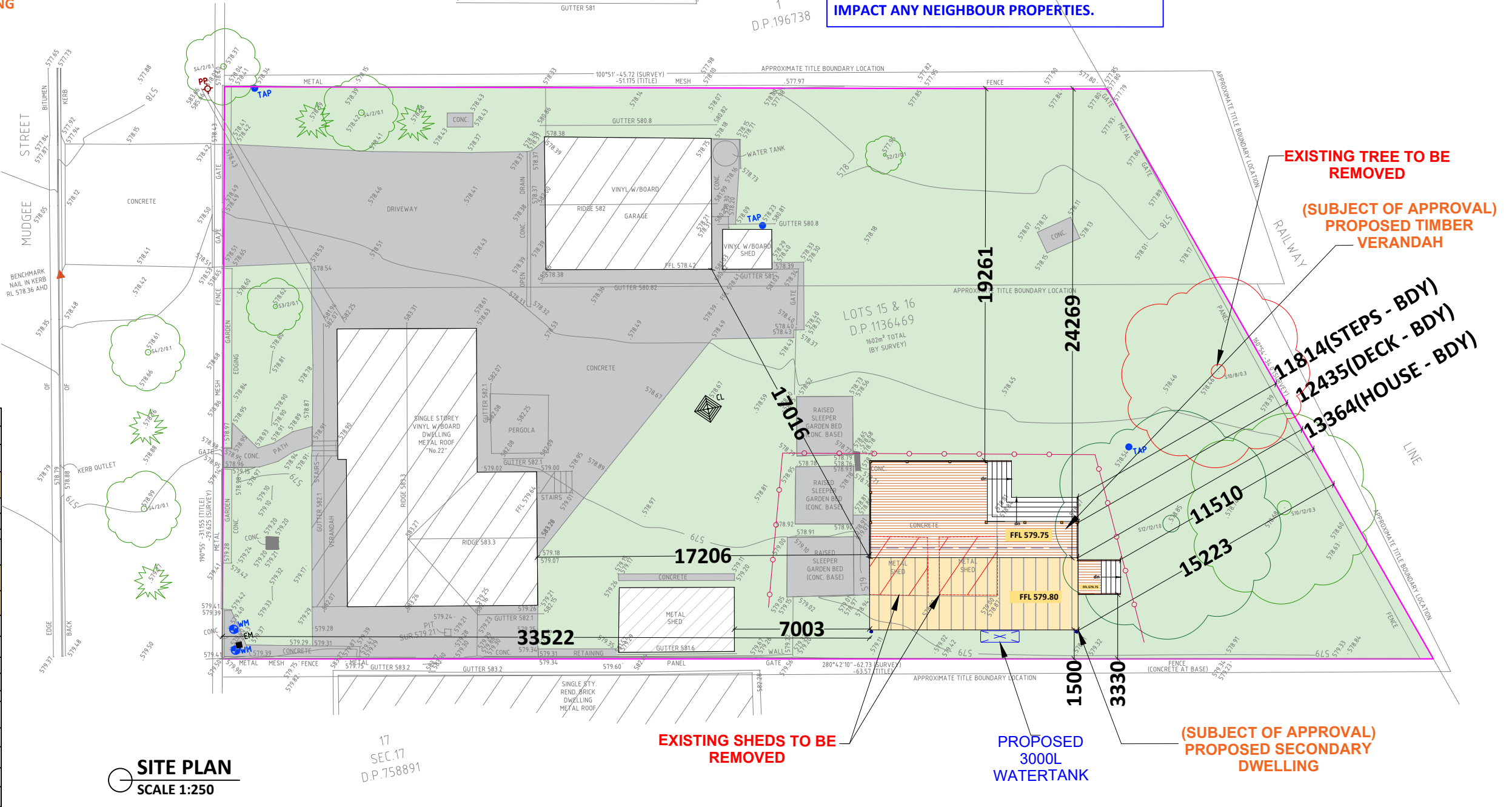


NOTE:
 SEDIMENT CONTROL BARRIER TO BE PLACED DOWNHILL FORM PROPOSED WORKS AND WHEREVER A SPILLOVER MAY OCCUR IN CCORDANCE WITH CERTIFYING AUTHORITY REQUIREMENTS.

STORMWATER NOTE:
 SUBJECT OF APPROVAL: PROPOSED SECONDARY DWELLING. PROPOSED DOWNPIPES CONNECTED TO PROPOSED RAINWATER TANK. TANK OVERFLOW TO BE CONNECTED TO THE EXISTING STORMWATER SYSTEM.
 NO ADDITIONAL CONCENTRATED FLOWS WILL IMPACT ANY NEIGHBOUR PROPERTIES.

NOTE:
 ALL STRUCTURES LOCATED BELOW THE SUB FLOOR FRAME TO BE CONSTRUCTED WITH FLOOD COMPATIBLE BUILDING COMPONENTS.

SITE CALCULATION	
Area of site	1602.000
Floor Area : EXISTING PRIMARY DWELLING	111.110
Floor Area : PROPOSED SECONDARY DWELLING	37.240
Gross/Total Floor Area	148.350000
Floor Space Ratio	9.26%
FOOTPRINT: EXISTING PRIMARY DWELLING	
FOOTPRINT: PROPOSED SECONDARY DWELLING	40.390
FOOTPRINT: PROPOSED VERANDAH AND STEPS	51.620
EXISTING SHEDS	25.210
EXISTING GARAGE	58.840
Total Footprint	297.83
Site coverage	18.59%
EXISTING CONCRETE AND HARDSURFACE AREA	
Total Hardsurface area	365.8600
Total building + Hardsurface	663.6900
Total landscape area	938.31
Landscape coverage	58.57%



SITE PLAN
 SCALE 1:250

LEGEND:


- FFL - FINISHED FLOOR LEVEL
- FCL - FINISHED CEILING LEVEL
- BCL - BOTTOM CEILING LEVEL
- FRL - FINISHED RIDGE LEVEL
- FGL - FINISHED GUTTER LEVEL
- FBL - FLOOR BOTTOM LEVEL
- TCL - TOP CEILING LEVEL
- FGL - FINISHED GROUND LEVEL
- EGL - EXISTING GROUND LEVEL
- F - FILTER
- FPL - FINISHED POOL COPING LEVEL
- NCC - NATIONAL CONSTRUCTION CODE
- FOR APPROVAL PURPOSE ONLY**
- DRAWING ORIGINAL SIZE A3

DISCLAIMER


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Project Name: PROPOSED SECONDARY DWELLING AND DECK			
Client: BAXTER			
Site: LOTS 15 & 16 - D.P.1136469 22 Mudgee Street RYLSTONE NSW			
Drawing Title: SITE PLAN			
Scale: AS NOTED	Date: 16.12.2022	Checked: BK	Authorised:

Designers / Architects / Drafters:










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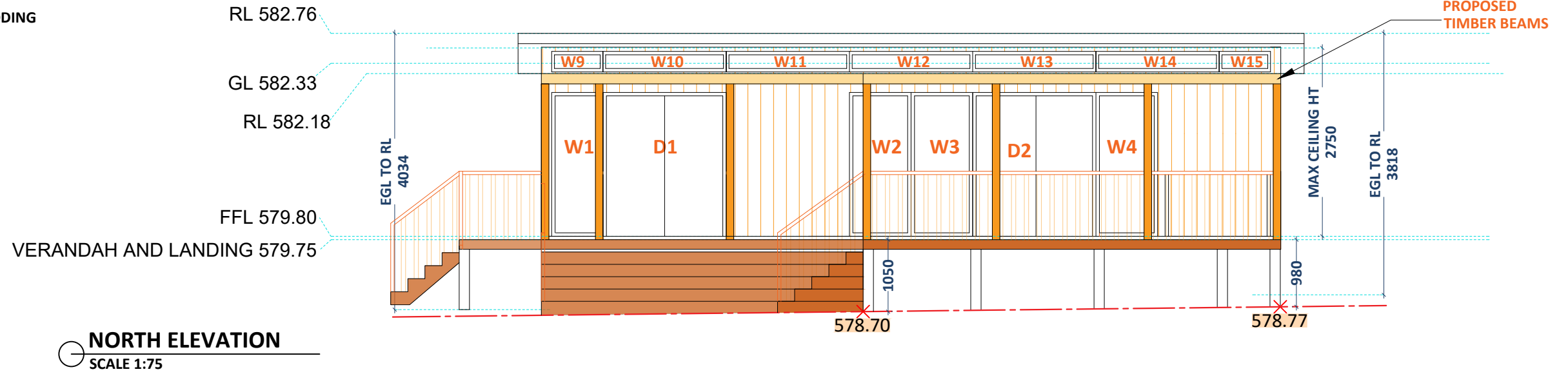
North Point: 

Job Reference: BAXTER

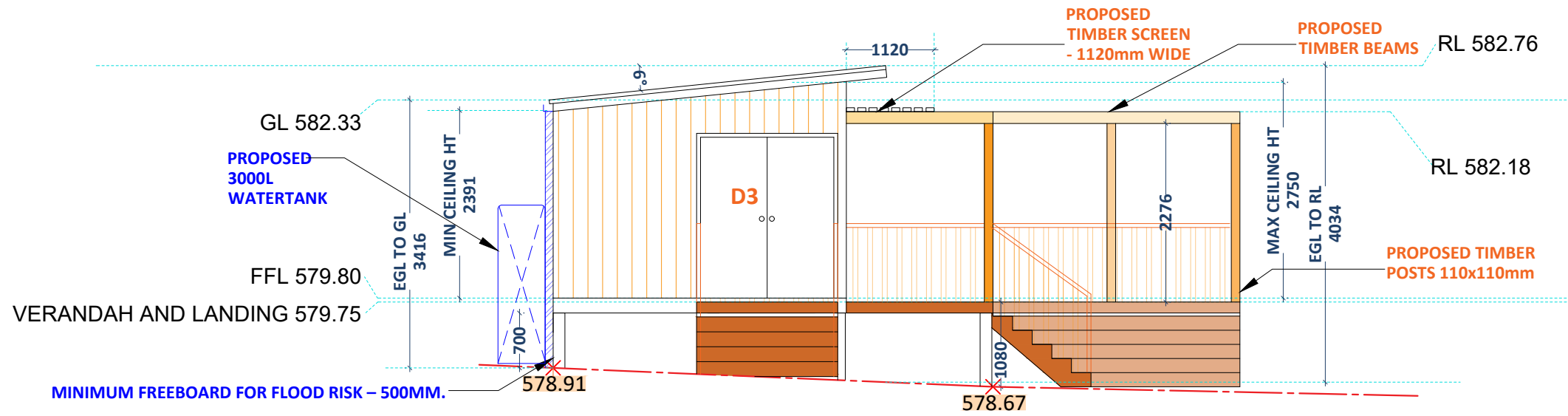
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LEGEND:

-  EXISTING GROUND LEVEL
-  PROPOSED WALLS - EXTERNAL CLADDING
-  PROPOSED VERANDAH AND STEPS
-  PROPOSED TIMBER COLUMNS - 110x110mm
-  PROPOSED TIMBER BEAMS
-  PROPOSED DOWNPIPES
-  PROPOSED 3000L WATERTANK



NORTH ELEVATION
SCALE 1:75



EAST ELEVATION
SCALE 1:75

NOTE:
ALL STRUCTURES LOCATED BELOW THE SUB FLOOR FRAME TO BE CONSTRUCTED WITH FLOOD COMPATIBLE BUILDING COMPONENTS.

MINIMUM FREEBOARD FOR FLOOD RISK – 500MM.

LEGEND:

FFL - FINISHED FLOOR LEVEL	TW - TOP OF WALL LEVEL
FCL - FINISHED CEILING LEVEL	BW - BOTTOM OF WALL LEVEL
BCL - BOTTOM CEILING LEVEL	ZOI - ZONE OF INFLUENCE LEVEL
FRL - FINISHED RIDGE LEVEL	BLD - EXTERNAL BUILDING LEVEL
GL - FINISHED GUTTER LEVEL	DK - FINISHED DECK LEVEL
FBL - FLOOR BOTTOM LEVEL	PAV - FINISHED PAVING LEVEL
TCL - TOP CEILING LEVEL	TIL - FINISHED TILE LEVEL
FGL - FINISHED GROUND LEVEL	TW - TOP OF WALL LEVEL
EGL - EXISTING GROUND LEVEL	
F - FILTER	
FPL - FINISHED POOL COPING LEVEL	
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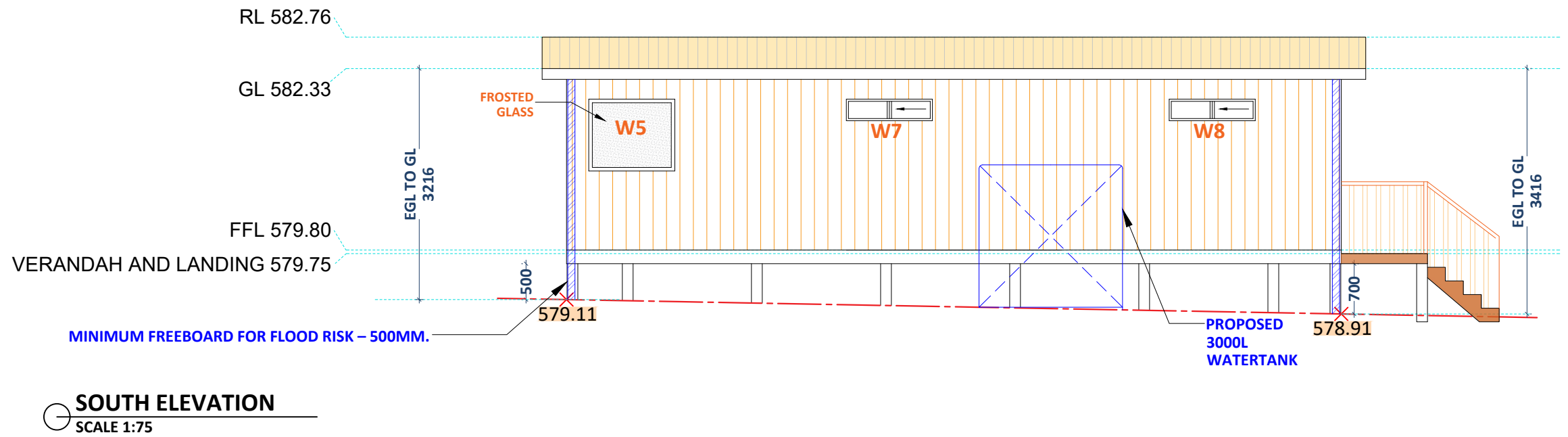
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Project Name: PROPOSED SECONDARY DWELLING AND DECK			
Client: BAXTER			
Site: LOTS 15 & 16 - D.P.1136469 22 Mudgee Street RYLSTONE NSW			
Drawing Title: ELEVATIONS			
Scale: AS NOTED	Date: 16.12.2022	Checked: BK	Authorised:

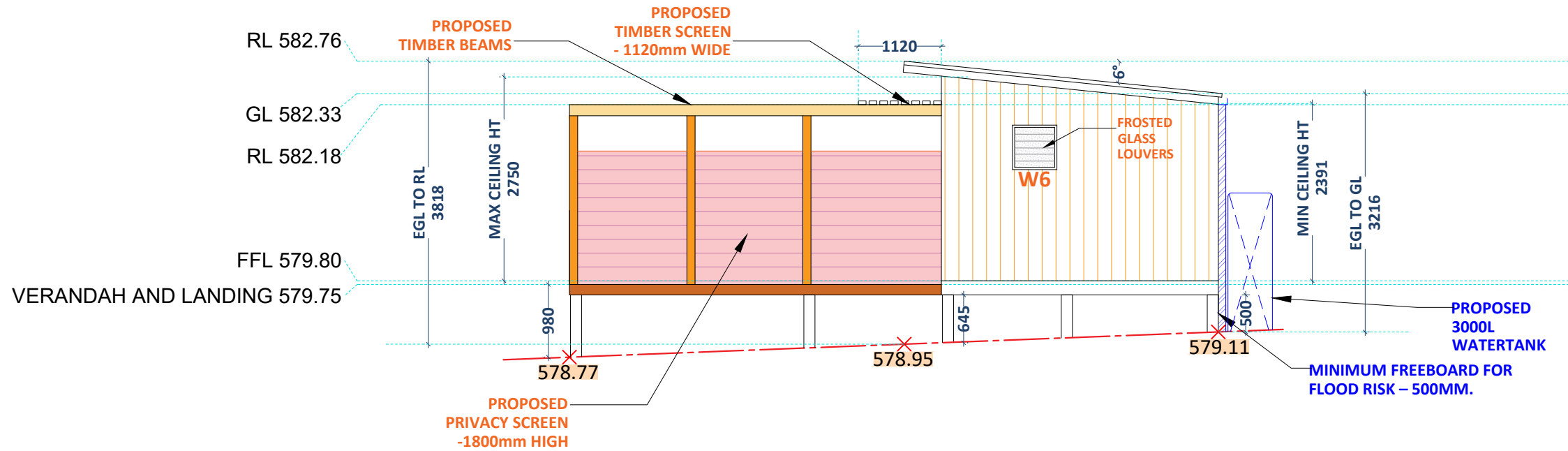
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		North Point:	Job Reference:
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			Sheet No: 04 / 11

LEGEND:

- EXISTING GROUND LEVEL
- PROPOSED WALLS - EXTERNAL CLADDING
- PROPOSED VERANDAH AND STEPS
- PROPOSED ROOF
- PROPOSED TIMBER COLUMNS - 110x110mm
- PROPOSED TIMBER BEAMS
- PROPOSED DOWNPIPES
- PROPOSED PRIVACY SCREEN - 1800mm HIGH
- PROPOSED 3000L WATERTANK



SOUTH ELEVATION
SCALE 1:75



WEST ELEVATION
SCALE 1:75

NOTE:
ALL STRUCTURES LOCATED BELOW THE SUB FLOOR FRAME TO BE CONSTRUCTED WITH FLOOD COMPATIBLE BUILDING COMPONENTS.

LEGEND:

- FFL - FINISHED FLOOR LEVEL
- TW - TOP OF WALL LEVEL
- FCL - FINISHED CEILING LEVEL
- BW - BOTTOM OF WALL LEVEL
- BCL - BOTTOM CEILING LEVEL
- ZOI - ZONE OF INFLUENCE
- FRL - FINISHED RIDGE LEVEL
- BLD - EXTERNAL BUILDING LEVEL
- GL - FINISHED GUTTER LEVEL
- LVL - LEVEL
- FBL - FLOOR BOTTOM LEVEL
- DK - FINISHED DECK LEVEL
- TCL - TOP CEILING LEVEL
- PAV - FINISHED PAVING LEVEL
- FGL - FINISHED GROUND LEVEL
- LVL - LEVEL
- EGL - EXISTING GROUND LEVEL
- TIL - FINISHED TILE LEVEL
- F - FILTER
- TW - TOP OF WALL LEVEL
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Project Name: PROPOSED SECONDARY DWELLING AND DECK

Client: BAXTER

**Site: LOTS 15 & 16 - D.P.1136469
22 Mudgee Street RYLSTONE
NSW**

Drawing Title: ELEVATIONS

Scale: AS NOTED	Date: 16.12.2022	Checked: BK	Authorised:
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Designers / Architects / Drafters:



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North Point:

Job Reference:

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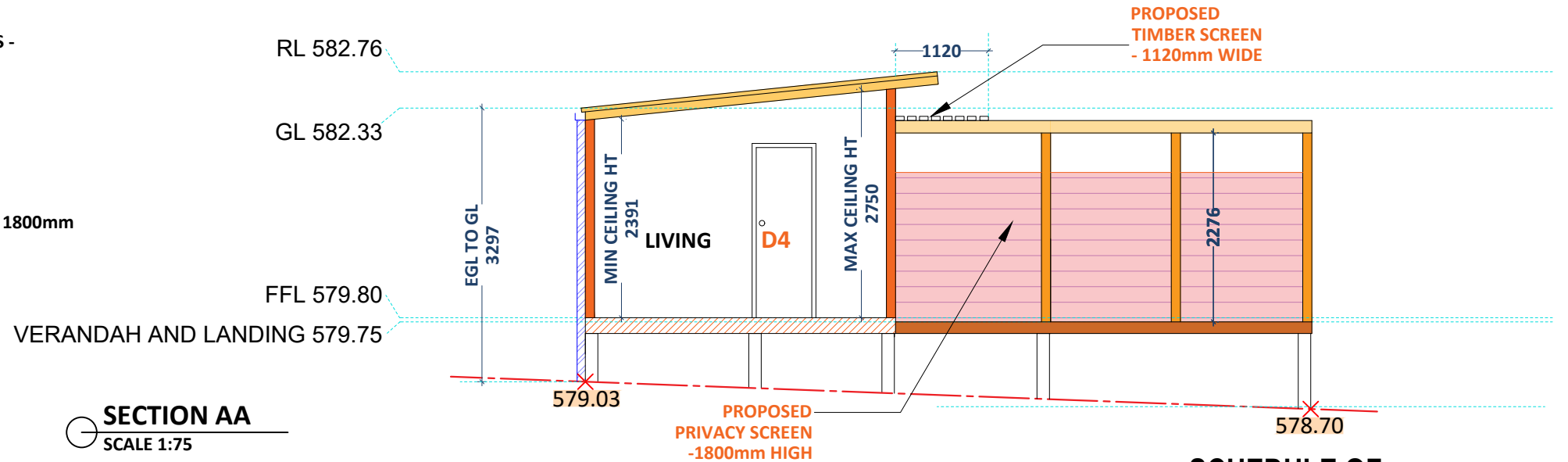
05 / 11

LEGEND:

- PROPOSED EXTERNAL CLADDED WALLS - 110MM
- PROPOSED ROOF
- PROPOSED DOORS/WINDOWS
- PROPOSED VERANDAH AND STEPS
- PROPOSED TIMBER COLUMNS - 110x110mm
- PROPOSED TIMBER BEAMS
- PROPOSED DOWNPIPES
- PROPOSED PRIVACY SCREEN - 1800mm HIGH

DOOR SCHEDULE				
	WIDTH	HEIGHT	LOCATION	TYPE
D1	1800	2100	BEDROOM	DOUBLE EXTERIOR
D2	1800	2100	LIVING	DOUBLE EXTERIOR
D3	1800	2100	BEDROOM	DOUBLE EXTERIOR
D4	770	2100	BATH	SINGLE INTERIOR
D5	820	2100	BEDROOM	SINGLE INTERIOR

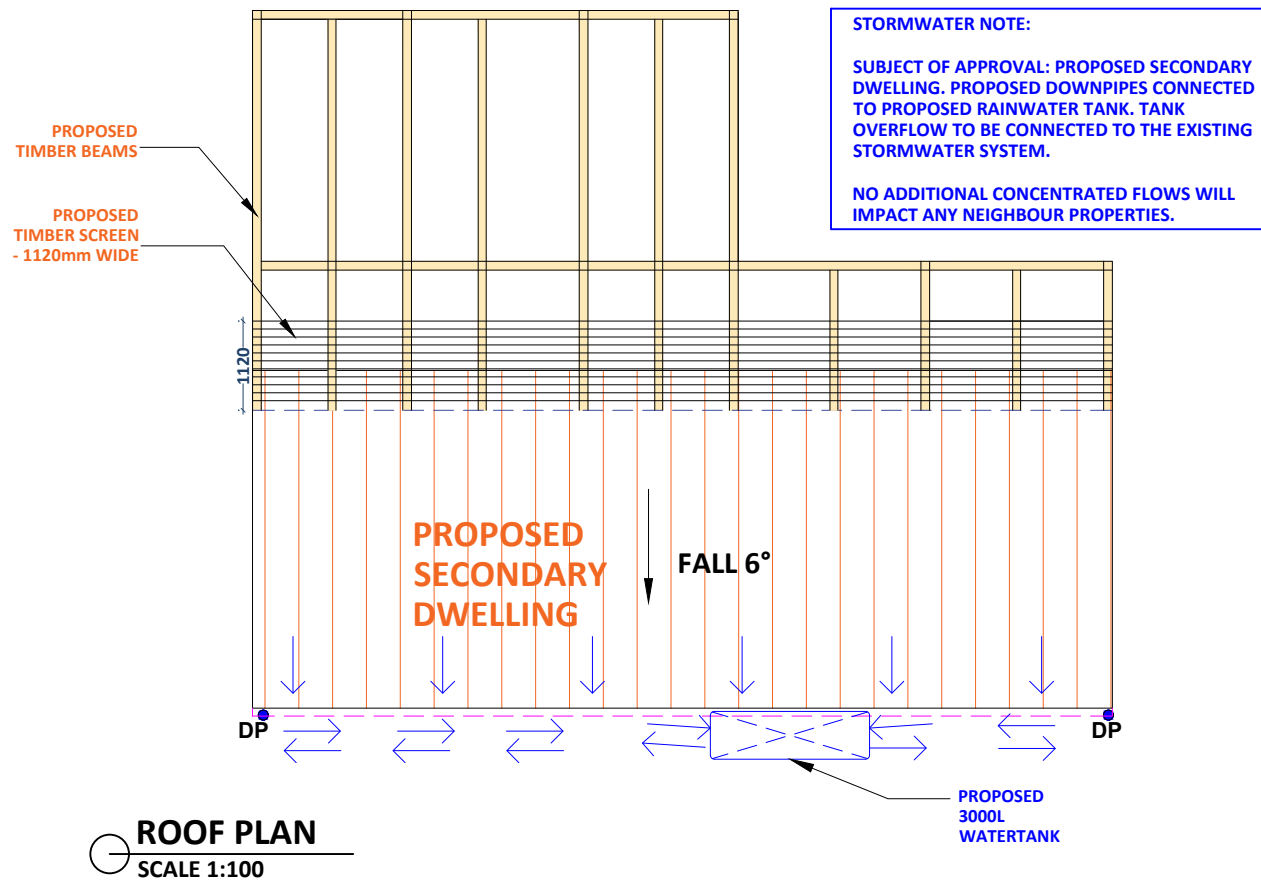
WINDOW SCHEDULE					
	WIDTH	HEIGHT	SILL LEVEL	LOCATION	TYPE
W1	750	2100	0	BEDROOM	TIMBER - FIXED
W2	900	2100	0	LIVING	TIMBER - FIXED
W3	900	2100	0	LIVING	TIMBER - FIXED
W4	900	2100	0	LIVING	TIMBER - FIXED
W5	1200	1000	1100	BATH	ALUMINIUM - FIXED FROSTED GLASS
W6	600	600	1500	BATH	ALUMINIUM - FROSTED GLASS LOUVERS
W7	1200	300	1800	LIVING	ALUMINIUM SLIDING
W8	1200	300	1800	BEDROOM	ALUMINIUM SLIDING
W9	750	300	2400	BEDROOM	TIMBER - FIXED
W10	1800	300	2400	BEDROOM	TIMBER - FIXED
W11	1800	300	2400	BEDROOM/LIVING	TIMBER - FIXED
W12	1800	300	2400	LIVING	TIMBER - FIXED
W13	1800	300	2400	LIVING	TIMBER - FIXED
W14	1800	300	2400	LIVING/LAUNDRY	TIMBER - FIXED
W15	750	300	2400	LAUNDRY	TIMBER - FIXED



SECTION AA
SCALE 1:75

SCHEDULE OF EXTERNAL FINISHES

ITEM	MATERIAL & COLOUR	PROFILE / SAMPLE
ROOF/GUTTERS /DOWNPIPES:	STEEL - COLORBOND (COLOUR - WOODLAND GREY)	
WALLS:	NEWPORT CENTURY CLADDING (COLOUR - SPOTTED GUM - CENTURY FINISH)	
WINDOWS:	TIMBER FRAME (PLAIN WHITE, SNOW WHITE)	
DOORS:	TIMBER FRAME (PLAIN WHITE, SNOW WHITE)	
DECK	TIMBER	
POST AND BEAMS	TIMBER	



ROOF PLAN
SCALE 1:100

LEGEND:

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Project Name: PROPOSED SECONDARY DWELLING AND DECK			
Client: BAXTER			
Site: LOTS 15 & 16 - D.P.1136469 22 Mudgee Street RYLSTONE NSW			
Drawing Title: SECTION AND ROOF PLAN			
Scale: AS NOTED	Date: 16.12.2022	Checked: BK	Authorised:

Designers / Architects / Drafters:

Building Drafting Solutions
P.O. Box 667,
Round Corner, Nsw 2158
info@buildingdraftingsolutions.com.au

Job Reference:
BAXTER

Sheet No:
06 / 11



BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 13628055

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: Friday, 16 December 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Baxter	
Street address	2849 Mudgee Street Rylstone 2849	
Local Government Area	Mid-Western Regional Council	
Plan type and plan number	deposited 1136469	
Lot no.	15 & 1	
Section no.	N/A	
Project type	separate dwelling house - secondary dwelling	
No. of bedrooms	1	
Project score		
Water	✓ 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 40	Target 40

Certificate Prepared by	
Name / Company Name:	CHAPMAN ENVIRONMENTAL SERVICES PTY LTD
ABN (if applicable):	58601921108

Description of project

Project address	
Project name	Baxter
Street address	2849 Mudgee Street Rylstone 2849
Local Government Area	Mid-Western Regional Council
Plan type and plan number	Deposited Plan 1136469
Lot no.	15 & 1
Section no.	N/A
Project type	
Project type	separate dwelling house - secondary dwelling
No. of bedrooms	1
Site details	
Site area (m ²)	1602
Roof area (m ²)	50
Conditioned floor area (m ²)	31.1
Unconditioned floor area (m ²)	6.0
Total area of garden and lawn (m ²)	50
Roof area (m ²) of the existing dwelling	121
No. of bedrooms in the existing dwelling	3

Assessor details and thermal loads		
Assessor number	20290	
Certificate number	0008314510	
Climate zone	65	
Area adjusted cooling load (MJ/m ² -year)	26	
Area adjusted heating load (MJ/m ² -year)	270	
Ceiling fan in at least one bedroom	No	
Ceiling fan in at least one living room or other conditioned area	No	
Project score		
Water	✓ 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 40	Target 40

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 3000 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 50 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.)		✓	✓

Thermal Comfort Commitments

Simulation Method

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.

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 construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.

Floor and wall construction	Area
floor - suspended floor/open subfloor	All or part of floor area square metres

LEGEND:

FFL - FINISHED FLOOR LEVEL
FCL - FINISHED CEILING LEVEL
BCL - BOTTOM CEILING LEVEL
FRL - FINISHED RIDGE LEVEL
GL - FINISHED GUTTER LEVEL
FBL - FLOOR BOTTOM LEVEL
TCL - TOP CEILING LEVEL
FGL - FINISHED GROUND LEVEL
EGL - EXISTING GROUND LEVEL
F - FILTER
FPL - FINISHED POOL COPING LEVEL
NCC - NATIONAL CONSTRUCTION CODE

TW - TOP OF WALL LEVEL
BW - BOTTOM OF WALL LEVEL
ZOI - ZONE OF INFLUENCE
BLD - EXTERNAL BUILDING LEVEL
DK - FINISHED DECK LEVEL
PAV - FINISHED PAVING LEVEL
TIL - FINISHED TILE LEVEL
TW - TOP OF WALL LEVEL

DISCLAIMER

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Project Name: PROPOSED SECONDARY DWELLING AND DECK

Client: BAXTER

**Site: LOTS 15 & 16 - D.P.1136469
22 Mudgee Street RYLSTONE
NSW**

Drawing Title: BASIX DETAILS

Scale: AS NOTED	Date: 16.12.2022	Checked: BK	Authorised:
---------------------------	----------------------------	-----------------------	--------------------

Designers / Architects / Drafters:



Building Drafting Solutions
P.O. Box 667,
Round Corner, Nsw 2158

info@buildingdraftingsolutions.com.au

North Point:

Job Reference:

BAXTER

Sheet No:

07 / 11

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: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
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: 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 1 of the bedrooms / study; dedicated		✓	✓

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1362805S Friday, 16 December 2022 page 5/7

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• 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 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.		✓	

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1362805S Friday, 16 December 2022 page 6/7

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.

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1362805S Friday, 16 December 2022 page 7/7

LEGEND:

FFL - FINISHED FLOOR LEVEL	TW - TOP OF WALL LEVEL
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EGL - EXISTING GROUND LEVEL	
F - FILTER	
FPL - FINISHED POOL COPING LEVEL	
NCC - NATIONAL CONSTRUCTION CODE	


FOR APPROVAL PURPOSE ONLY


DRAWING ORIGINAL SIZE A3

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Project Name: PROPOSED SECONDARY DWELLING AND DECK			
Client: BAXTER			
Site: LOTS 15 & 16 - D.P.1136469 22 Mudgee Street RYLSTONE NSW			
Drawing Title: BASIX DETAILS			
Scale: AS NOTED	Date: 16.12.2022	Checked: BK	Authorised:


Designers / Architects / Drafters:		 <p>Building Drafting Solutions P.O. Box 667, Round Corner, Nsw 2158 info@buildingdraftingsolutions.com.au</p>
North Point:	Job Reference:	
		BAXTER
		Sheet No: 08 / 11

Basix Requirements Summary - Single Dwelling						
Baxter 22 Mudgee Street Rylstone NSW 2849		Prepared by Chapman Environmental Services www.basixcertificates.com.au 1300 004 914				
Water Target	40	Water Score	41	Conditioned Area	31.1	
Energy Target	40	Energy Score	40	Unconditioned Area	6	
Max. Heating Load is (MJ/m ²)	275.6	Actual Heating Load	269.5			
Max. Cooling Load is (MJ/m ²)	26.2	Actual Cooling Load	25.8	Star Rating	4.9	
Basix Commitments						
Landscaping	Total area of garden & lawn (m ²)	50	Area of indigenous/low water use plants (m ²)	0		
Fixtures	Shower heads	4 star (> 6 but <= 7.5 L/min)	Toilets	4 star	All taps 4 star	
Alternative Water	Minimum Rainwater tank size (L)	3000	Collect run off from roof area of at least (m ²)	50		
	Toilet connection	Yes	Laundry connection	Yes	Landscape connection Yes	
Pool and Spa	n/a		Pool top up	n/a	Spa top up n/a	
Energy	Hot water system	Gas instantaneous	Rating	5 star		
	Bathroom ventilation	Individual fan, ducted to facade or roof	with	Manual switch on/off		
	Kitchen ventilation	Individual fan, ducted to facade or roof	with	Manual switch on/off		
	Laundry ventilation	Natural ventilation only, or no laundry				
	Cooling - living areas	1-phase airconditioning	Rating	EER 3.0 - 3.5		
	Cooling - bedrooms	1-phase airconditioning	Rating	EER 3.0 - 3.5		
	Heating - living areas	1-phase airconditioning	Rating	EER 3.0 - 3.5		
	Heating - bedrooms	1-phase airconditioning	Rating	EER 3.0 - 3.5		
	Alternate Energy	Photovoltaic system able to generate at least 0 peak kilowatts of electricity				
	Gas cooktop & electric oven	Outdoor clothesline required	No indoor clothesline required			
Thermal Performance Assessment Based on the Following Requirements						
Floor Types	Suspended timber	with	R2.5 bulk insulation			
Floor Coverings	Tiles	Bathroom	Laminate	Living		
	Carpet	Bedroom	Concrete	n/a		
External Walls	Timber framed Fibro clad	with	Sarking and R2.5 bulk insulation	Colour	Medium	
Internal Walls	Plasterboard	with	R2.5 bulk insulation			
Ceilings (roof over)	Timber above plasterboard.	with	R3.0 bulk insulation			
Roof	Metal	6 degrees	with	R1.3 roof blanket Colour Medium		
Windows and Doors	TF single glazed clear	to all windows and glazed doors unless noted otherwise	Group A	TIM-001-01	U-Value 5.40 or less	SHGC 0.56 +/- 5%
	AF single glazed clear		Group B	TIM-002-01	U-Value 5.40 or less	SHGC 0.63 +/- 5%
	to all windows and glazed doors unless noted otherwise	Group B	ALM-002-01	U-Value 6.70 or less	SHGC 0.70 +/- 5%	
	Group A windows are Awning, Bifold, Casement or Tilt'n'Turn	Group A doors are Bifold, Entry, French or Hinged				
	Group B windows are Double hung, Fixed, Louvre or Sliding	Group B doors are Sliding or Stacker				
	AF = Aluminium Framed TB = Thermally Broken Aluminium Framed TF = Timber Framed					
<p><i>If the Universal Certificate indicates downlights, then these are to be non-ventilated LED / fluorescent</i></p> <p><i>Any exhaust fans noted are to be fitted with self-closing dampers or be otherwise sealed</i></p> <p><i>All insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA</i></p> <p><i>If there is a discrepancy between this document and the Natethers Certificate, then the Natethers Certificate shall take precedence</i></p>						



This document to be read in conjunction with the Basix Certificate and Natethers Universal Certificate

LEGEND:	DISCLAIMER
FFL - FINISHED FLOOR LEVEL FCL - FINISHED CEILING LEVEL BCL - BOTTOM CEILING LEVEL FRL - FINISHED RIDGE LEVEL GL - FINISHED GUTTER LEVEL FBL - FLOOR BOTTOM LEVEL TCL - TOP CEILING LEVEL FGL - FINISHED GROUND LEVEL EGL - EXISTING GROUND LEVEL F - FILTER FPL - FINISHED POOL COPING LEVEL NCC - NATIONAL CONSTRUCTION CODE FOR APPROVAL PURPOSE ONLY DRAWING ORIGINAL SIZE A3	All work to be carried out with the Building Code of Australia. All Local and State Ordinances relevant to Australian Standards, local electricity, Water Regulations and all other relevant Authorities concerned. All structural and drainage to be subject to Engineer's details or certification where required by the PCA. This shall include R.C. Slabs & footings & steel beams and columns, wind braeng to AS 1170 & AS 4055 anchor rods or bolts, tie downs, fixings, etc. driveway slabs & drainage to the PCA's satisfaction. All work to be carried out in a professional & workmanship manner according to the plans & specification. Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions & levels are subject to final survey and set out, all dimensions are to be checked & verified on site before the commencement of work. The Design Scheme (drawings documents information) contained within this set have been prepared by Drafting Solutions purely for the purpose of providing information about potential design schemes. The information should not be considered to be error free or to include all relevant data. Nothing in this report in any way comprises advice or a representation by Drafting Solutions nor does the transmissions or sending of these materials create any contractual obligations, Draftings Solutions nor does the employees, agents or contractors, will be liable for any direct or indirect loss/damage you may suffer or incur arising directly or indirectly from the use of any materials or information from the report. Drafting Solutions retains copyright and all present and future moral rights in all intellectual property in all the materials authored by it and in any works executed from these drawings and documents.

Project Name: PROPOSED SECONDARY DWELLING AND DECK Client: BAXTER Site: LOTS 15 & 16 - D.P.1136469 22 Mudgee Street RYLSTONE NSW Drawing Title: BASIX - BRS Scale: AS NOTED Date: 16.12.2022 Checked: BK Authorised:	Designers / Architects / Drafters:  Building Drafting Solutions P.O. Box 667, Round Corner, Nsw 2158 info@buildingdraftingsolutions.com.au North Point: Job Reference: BAXTER
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Sheet No:	09 / 11
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Sheet No:	09 / 11
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Nationwide House Energy Rating Scheme
NatHERS Certificate No. 0008314510

Generated on 16 Dec 2022 using BERS Pro v4.4.1.5d (3.21)

Property
Address 22 Mudgee Street, Rylstone, NSW, 2849
Lot/DP 15 16/1136469
NCC Class* 1A
Type New Dwelling

Plans
Main Plan Baxter
Prepared by Building Approval Solutions

Construction and environment

Assessed floor area (m ²)	Exposure Type
Conditioned* 31.0	Suburban
Unconditioned* 6.0	NatHERS climate zone
Total 36.0	65
Garage 0.0	

Thermal performance

Heating	Cooling
269.5 MJ/m ²	25.8 MJ/m ²

4.9
The more stars the more energy efficient

NATIONWIDE HOUSE ENERGY RATING SCHEME

295.3 MJ/m²
Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see: www.nathers.gov.au

Accredited assessor

Name Terry Chapman
Business name CHAPMAN ENVIRONMENTAL SERVICES PTY LTD
Email terry@basixcertificates.com.au
Phone 0414 265 292
Accreditation No. 20920
Assessor Accrediting Organisation ABSA
Declaration of interest Declaration completed; no conflicts

Verification

To verify this certificate, scan the QR code or visit [hstar.com.au/QR/Generate? p=0JHIMMAq](http://hstar.com.au/QR/Generate?p=0JHIMMAq). When using either link, ensure you are visiting hstar.com.au

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

* Refer to glossary.
 Generated on 16 Dec 2022 using BERS Pro v4.4.1.5d (3.21) for 22 Mudgee Street, Rylstone, NSW, 2849

Page 1 of 6

0008314510 NatHERS Certificate 4.9 Star Rating as of 16 Dec 2022

Certificate check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate
 Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*
 Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows
 Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors
 Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*
 Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values
 Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional notes

I have modeled the shading in accordance with NatHERS principles

Window and glazed door type and performance

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70	0.66	0.73
TIM-002-01 W	TIM-002-01 W Timber B SG Clear	5.4	0.63	0.60	0.66
TIM-001-01 W	TIM-001-01 W Timber A SG Clear	5.4	0.56	0.53	0.59

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

* Refer to glossary.
 Generated on 16 Dec 2022 using BERS Pro v4.4.1.5d (3.21) for 22 Mudgee Street, Rylstone, NSW, 2849

Page 2 of 6

0008314510 NatHERS Certificate 4.9 Star Rating as of 16 Dec 2022

Window and glazed door schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Bath	ALM-002-01 A	n/a	600	600	n/a	90	W	No
Bath	TIM-002-01 W	n/a	300	900	n/a	00	N	No
Bath	TIM-002-01 W	n/a	300	750	n/a	00	N	No
Bath	ALM-002-01 A	n/a	1000	1200	n/a	00	S	No
Kitchen/Living	TIM-001-01 W	n/a	2100	1800	n/a	90	N	No
Kitchen/Living	TIM-002-01 W	n/a	2100	900	n/a	00	N	No
Kitchen/Living	TIM-002-01 W	n/a	2100	900	n/a	00	N	No
Kitchen/Living	TIM-002-01 W	n/a	2100	750	n/a	00	N	No
Kitchen/Living	TIM-002-01 W	n/a	300	900	n/a	00	N	No
Kitchen/Living	TIM-002-01 W	n/a	300	1800	n/a	00	N	No
Kitchen/Living	TIM-002-01 W	n/a	300	900	n/a	00	N	No
Kitchen/Living	ALM-002-01 A	n/a	300	1200	n/a	45	S	No
Bedroom 1	TIM-002-01 W	n/a	2100	750	n/a	00	N	No
Bedroom 1	TIM-001-01 W	n/a	2100	1800	n/a	90	N	No
Bedroom 1	TIM-002-01 W	n/a	300	750	n/a	00	N	No
Bedroom 1	TIM-002-01 W	n/a	300	1800	n/a	00	N	No
Bedroom 1	TIM-002-01 W	n/a	300	900	n/a	00	N	No
Bedroom 1	TIM-001-01 W	n/a	2100	1800	n/a	90	E	No
Bedroom 1	ALM-002-01 A	n/a	300	1200	n/a	45	S	No

Roof window type and performance

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window schedule

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
No Data Available								

* Refer to glossary.
 Generated on 16 Dec 2022 using BERS Pro v4.4.1.5d (3.21) for 22 Mudgee Street, Rylstone, NSW, 2849

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LEGEND:

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 F - FILTER
 FPL - FINISHED POOL COPING LEVEL
 NCC - NATIONAL CONSTRUCTION CODE

TW - TOP OF WALL LEVEL
 BW - BOTTOM OF WALL LEVEL
 ZOI - ZONE OF INFLUENCE
 BLD - EXTERNAL BUILDING LEVEL
 DK - FINISHED DECK LEVEL
 PAV - FINISHED PAVING LEVEL
 TIL - FINISHED TILE LEVEL
 TW - TOP OF WALL LEVEL

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DRAWING ORIGINAL SIZE A3

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Project Name: PROPOSED SECONDARY DWELLING AND DECK

Client: BAXTER

Site: LOTS 15 & 16 - D.P.1136469 22 Mudgee Street RYLSTONE NSW

Drawing Title: NATHERS DETAILS

Scale: AS NOTED	Date: 16.12.2022	Checked: BK	Authorised:
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Designers / Architects / Drafters:

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 P.O. Box 667,
 Round Corner, Nsw 2158
info@buildingdraftingsolutions.com.au

North Point:

Job Reference:

BAXTER

Sheet No: 10 / 11



Skylight type and performance

Skylight ID	Skylight description
No Data Available	

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
No Data Available				

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Fibro Cavity Panel Direct Fix	0.50	Medium	Anti-glare foil with bulk no gap R2.5	No

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Bath	EW-1	2550	3500	W	400	NO
Bath	EW-1	2750	1695	N	600	NO
Bath	EW-1	2391	1695	S	0	NO
Kitchen/Living	EW-1	2750	5390	N	600	NO
Kitchen/Living	EW-1	2391	5390	S	0	NO
Bedroom 1	EW-1	2750	3495	N	600	NO
Bedroom 1	EW-1	2550	3500	E	400	NO
Bedroom 1	EW-1	2391	3495	S	0	NO

Internal wall type

Wall ID	Wall type	Area (m ²)	Bulk insulation
IW-1	Cavity wall, direct fix plasterboard, single gap	18.00	Bulk Insulation, No Air Gap R2.5

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation (R-value)	Added insulation (R-value)	Covering
No Data Available					

* Refer to glossary. Generated on 16 Dec 2022 using BEFS Pro v4.4.1.5d (3.21) for 22 Mudgee Street, Rylstone, NSW, 2849



Location	Construction	Area (m ²)	Sub-floor ventilation (R-value)	Added insulation (R-value)	Covering
Bath	Suspended Timber Floor 19mm	5.80	Very Open	Bulk Insulation in Contact with Floor R2.5	Ceramic Tiles 8mm
Kitchen/Living	Suspended Timber Floor 19mm	18.60	Very Open	Bulk Insulation in Contact with Floor R2.5	Vinyl 3mm
Bedroom 1	Suspended Timber Floor 19mm	12.10	Very Open	Bulk Insulation in Contact with Floor R2.5	Carpet+Rubber Underlay 18mm

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Bath	Plasterboard	Bulk Insulation R2.5	No
Kitchen/Living	Plasterboard	Bulk Insulation R2.5	No
Bedroom 1	Plasterboard	Bulk Insulation R2.5	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Bath	1	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	4	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bedroom 1	1	Downlights - LED	150	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
Kitchen/Living	1	1200
Bedroom 1	1	1200

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.3	0.50	Medium

* Refer to glossary. Generated on 16 Dec 2022 using BEFS Pro v4.4.1.5d (3.21) for 22 Mudgee Street, Rylstone, NSW, 2849



Explanatory notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licenced assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The form of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 (NCC) Class buildings and attached Class 10a buildings. Definitions can be found at www.abcc.gov.au .
Opening percentage	the operability percentage or operable (movable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light wall if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently re-emitted inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light wall) and a diffuser or ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

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Project Name: PROPOSED SECONDARY DWELLING AND DECK

Client: BAXTER

Site: LOTS 15 & 16 - D.P.1136469 22 Mudgee Street RYLSTONE NSW

Drawing Title: NATHERS DETAILS

Scale: AS NOTED	Date: 16.12.2022	Checked: BK	Authorised:
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Designers / Architects / Drafters:



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