


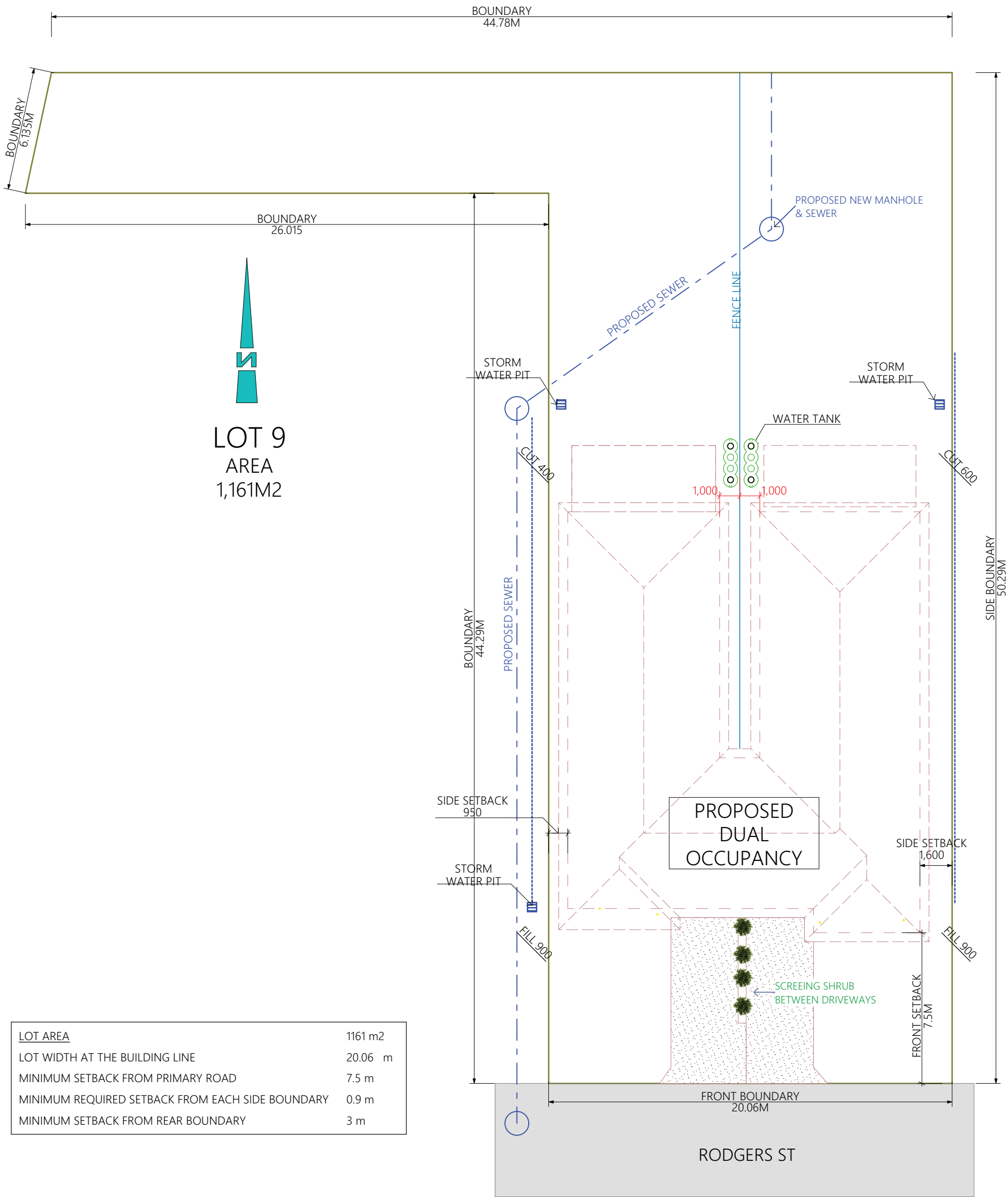
A 3D architectural rendering of a modern, single-story house. The house features a dark grey, gabled roof and walls made of light-colored bricks. A large, covered patio area with a corrugated metal roof extends along the front and side of the house. The patio is supported by wooden posts and has a wooden deck floor. Large windows and doors are visible on the front facade. The house is surrounded by greenery, including trees and a fence. The background shows a clear sky and a grassy lawn.

RENDERED IMAGE [REAR]

	
JASON BOXSELL Ph 0428 727 559 JASON.BOXSELL@BIGPOND.COM	
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PROJECT ADDRESS	
/ TITLE	
60 DAVIES RD KANDOS NSW	
DP 8955	
LOT 9 Section 12	
CLIENT RAY ODGERS	
DATE    MAR 2023	
DRAWING NAME SITE RENDERED	
REVISION VER. 01	
SCALE 1:1	
SHEET ID.	
01.1	PAPER SIZE A3



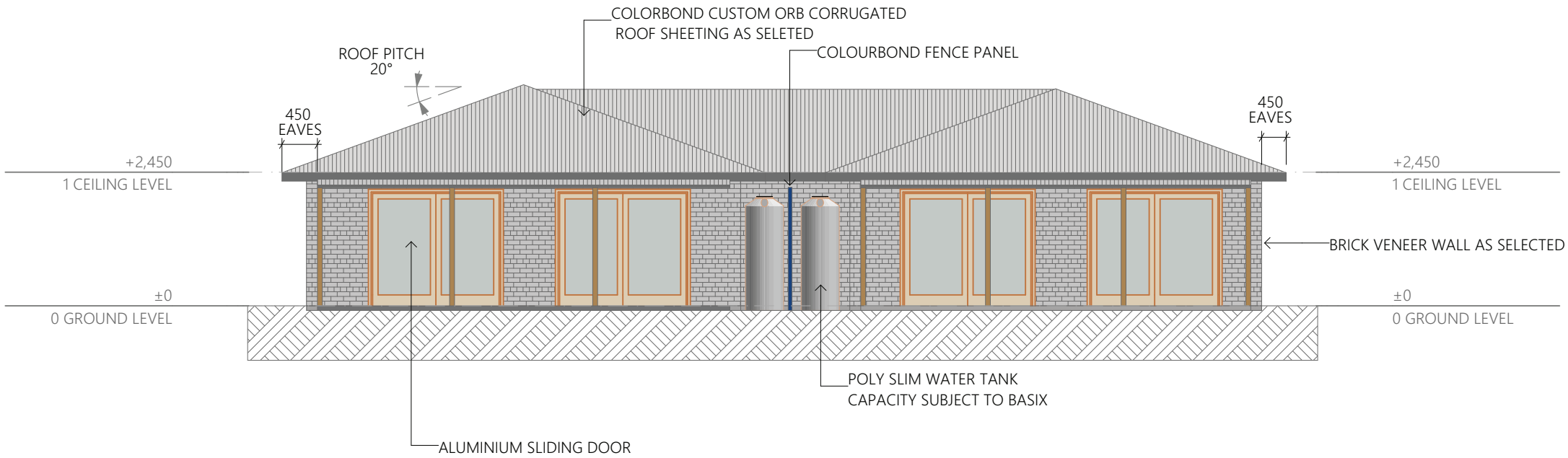
- NOTE:
- GROUND LEVELS, FINISHED FLOOR LEVELS, SITE WORKS AND RETAINING AREA INDICATIVE ONLY AND ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. SITE PLANS ARE TO BE READ IN CONJUNCTION WITH ANY SURVEY/ENGINEERING PLANS AVAILABLE.
  - ALL DIMENSIONS ARE TO BE CHECKED WITH EXISTING AND PROPOSED SITE CONDITIONS.
  - WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED.
  - NO VARIATION MAY BE MADE TO THESE DRAWINGS WITHOUT THE PRIOR APPROVAL OF THE BUILDING DESIGNER.
  - REFER TO ENGINEERS' DESIGN, DOCUMENTATION AND CALCULATION FOR DETAILS ON SLAB, FOOTINGS, STRUCTURE RETAINING WALLS, FINISHED FLOOR LEVELS, SITEWORKS AND STORMWATER DETAILS.
  - THIS DRAWING IS TO BE READ IN CONDUCTION WITH ALL OTHER DRAWINGS SHEETS, CONSULTANTS DRAWINGS, DOCUMENTS, SCHEDULES AND SPECIFICATIONS (AS APPLICABLE)
  - THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AS A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
  - LOCATION OF ALL EXISTING ONSITE SERVICES TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION.
  - SOIL CLASS IS M



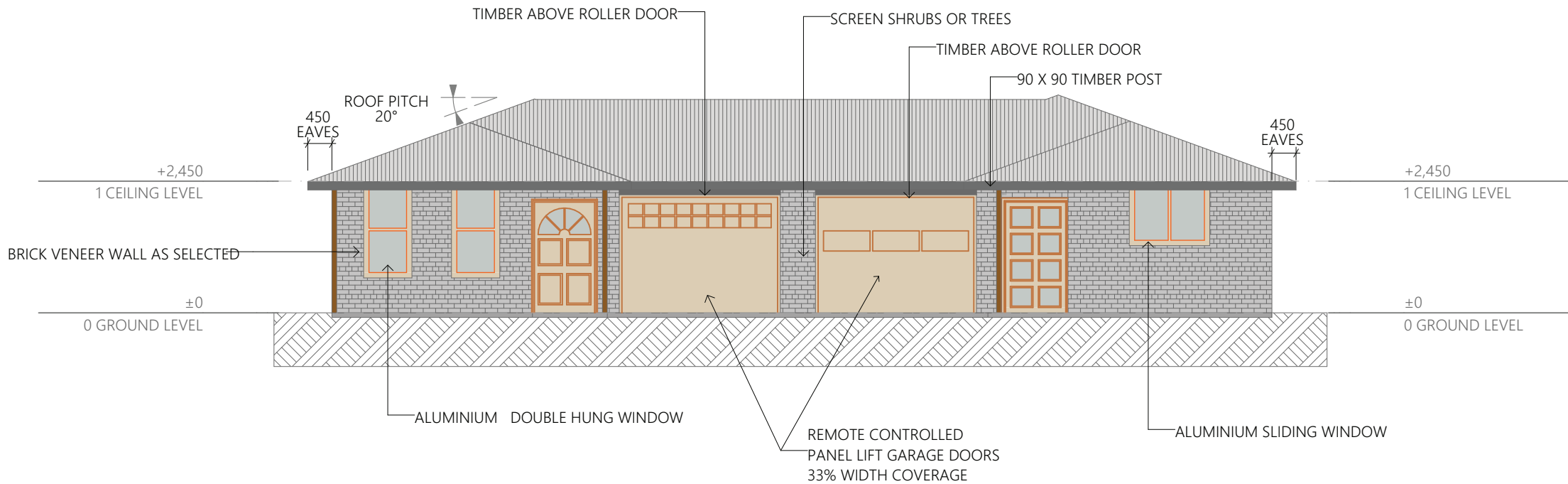
LOT AREA	1161 m2
LOT WIDTH AT THE BUILDING LINE	20.06 m
MINIMUM SETBACK FROM PRIMARY ROAD	7.5 m
MINIMUM REQUIRED SETBACK FROM EACH SIDE BOUNDARY	0.9 m
MINIMUM SETBACK FROM REAR BOUNDARY	3 m

NOTES

- GARAGES: THE AGGREGATE WIDTH OF THE GARAGE DOOR OR CARPORT SHALL NOT EXCEED 45% OF THE FRONT ELEVATION OF EACH DWELLING.



E-01 NORTH ELEVATION



E-02 SOUTH ELEVATION



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DP  
8955

LOT  
9 Section 12

CLIENT  
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DATE MAR 2023

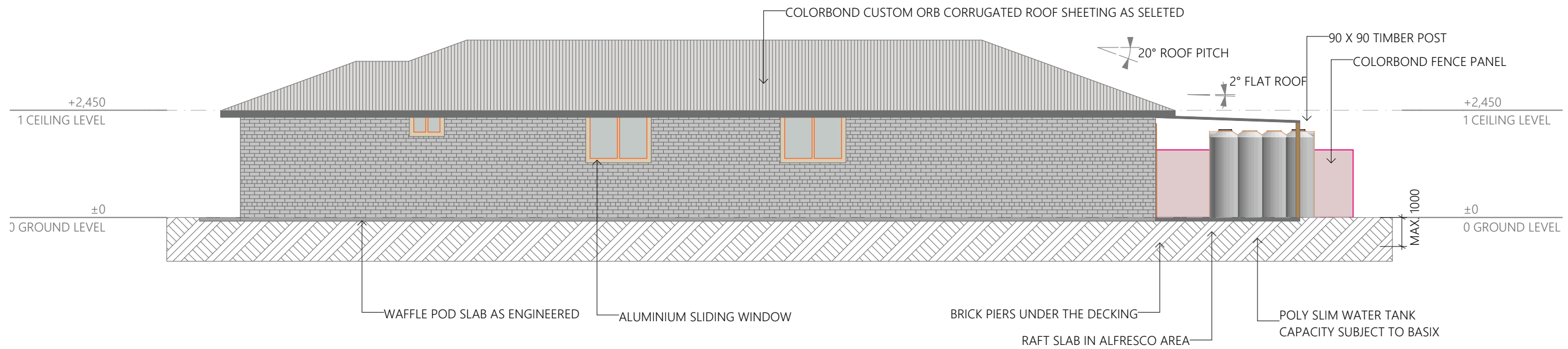
DRAWING NAME  
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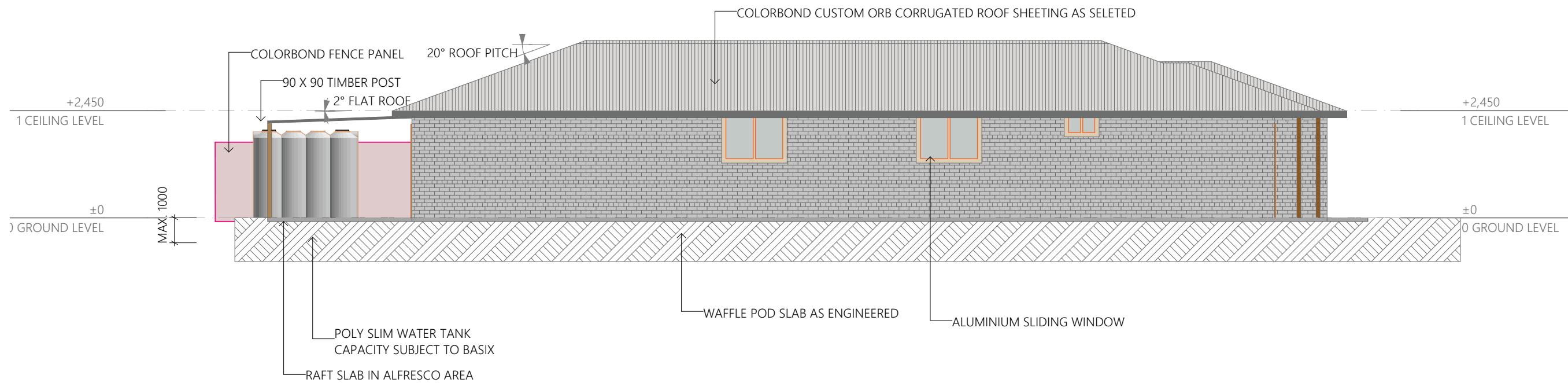
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04.1  
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E-03 EAST ELEVATION



E-04 WEST ELEVATION



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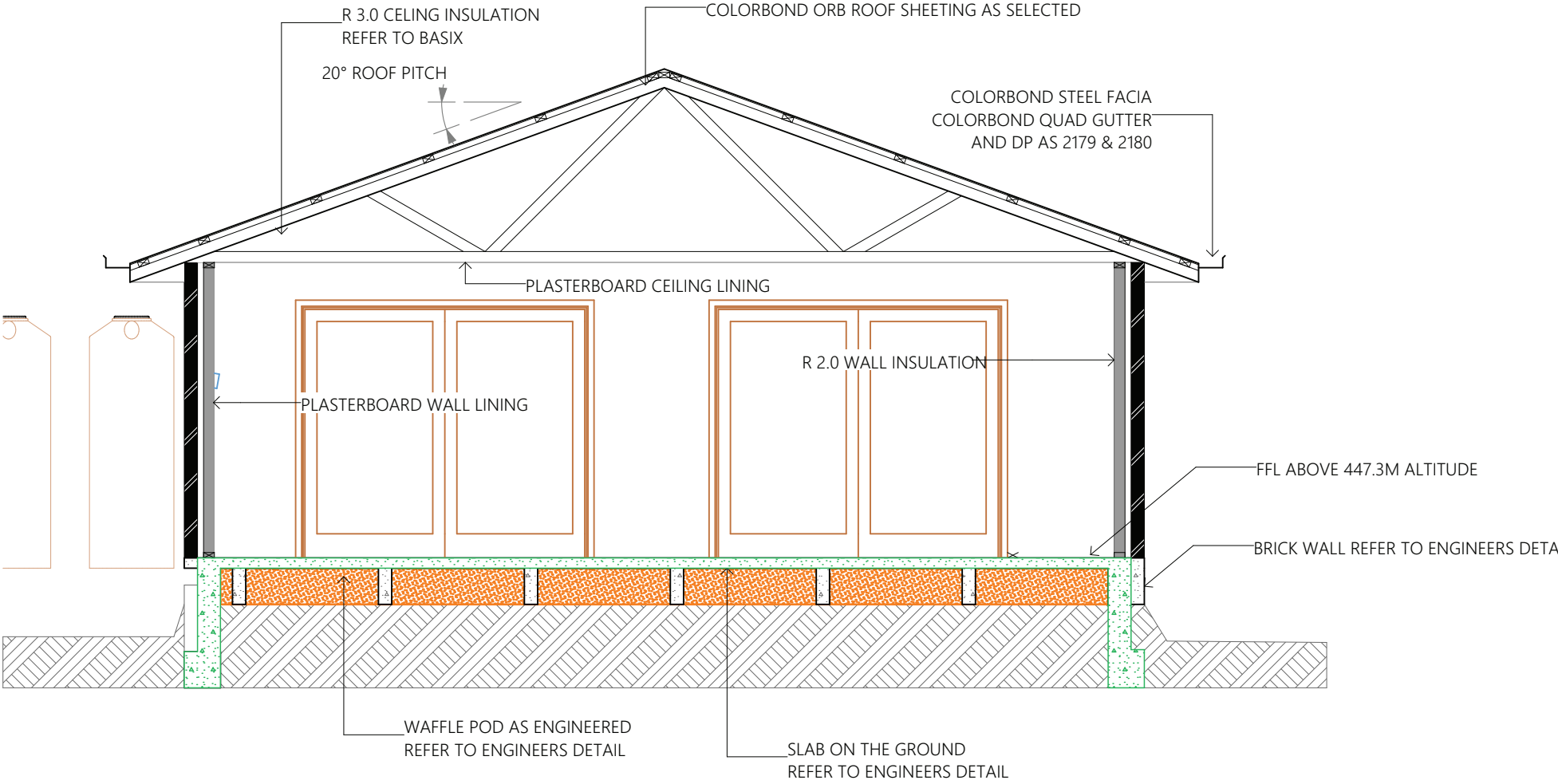
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SHEET ID.

04.2

PAPER  
SIZE  
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NOTE  
FINAL INSULATION REQUIREMENTS  
ARE SUBJECT TO ENERGY REPORT.  
BUILDER TO CONFIRM DETAILS



S-01 SECTION



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DRAWING NAME  
SECTION

REVISION VER. 01

SCALE 1:50

SHEET ID.

05 PAPER  
SIZE  
A3



0008559770   12 Apr 2023


Assessor Jamie Bonnefin

Accreditation No. 10056

Address

60 Davies Road , Kandos , NSW , 2848

hstar.com.au



BASIX Project Commitments		BASIX Number: 1383491M		
Proposed:	Dual Occupancy			
Address:	60 Davies Road Kandos NSW 2848			
Lot No / DP:	9/8955			
Water				
Fixtures		Specification		
Shower head rating		4 star (> 6 but <= 7.5 L/min)		
Toilet rating		3 star		
Kitchen taps rating		3 star		
Bathroom taps rating		3 star		
Alternative water details				
Rainwater tank size		Individual	7000L	
Connected to:	Garden and lawn areas		Yes	
	All toilets		Yes	
	Laundry		Yes	
Thermal Comfort		Accreditation Number:	HERA 10056	NatHERS Number: 0008559770
External walls		Requirements		
Fibro cavity panel direct fix		Dark colour	R2.0	Bulk + Anti-glare foil
Internal walls				
Cavity wall, direct fix plasterboard		No insulation		
Ceiling				
External ceiling - Plasterboard		R3.0 Bulk insulation		
Internal ceiling - Plasterboard		No insulation		
Roof				
Corrugated iron		Dark Colour (solar absorptance >0.70) R1.8 Bulk + Reflective side down, No air gap above (Anticon 75, 80mm)		
Windows				
Aluminium frame ALM-002-01		Double air-fill low-e glazing with U-value 2.3 and SHGC 0.25 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)		
Ceiling Penetrations				
Downlight Covers		Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.		
Lighting specification		Dwelling is rated without downlight		
Ceiling fans		No ceiling fans need to be installed		
Overshadowing details		Adjoining units calculated into model calculations		
Site				
Orientation of nominal north elevation		As shown on plans		
Energy				
Hot water		Specification	Rating	
Individual system		Gas instantaneous	6 star	
Ventilation				
Bathroom exhaust		Individual fan, not ducted		
Control switch		Manual switch on/off		
Kitchen exhaust		Individual fan, not ducted		
Control switch		Manual switch on/off		
Laundry		Individual fan, not ducted		
Control switch		Manual switch on/off		
Cooling				
Individual systems - living areas		1-phase airconditioning	EER 3.5 - 4.0	
Individual systems - bedroom areas		1-phase airconditioning	EER 3.5 - 4.0	
Heating				
Individual systems - living areas		1-phase airconditioning	EER 3.5 - 4.0	
Individual systems - bedroom areas		1-phase airconditioning	EER 3.5 - 4.0	
Appliances				
Cooktop/oven		Gas cooktop & electric oven		
Ventilated fridge space		Yes		
Private outdoor clothes drying line		Yes		
Private Indoor or sheltered clothes drying line		Yes		
Zoned Air-conditioning		No		