



\* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

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**Certificate No. 0009077454-01**  
Scan QR code or follow website link for rating details.

Assessor name Daniel Lowe  
Accreditation No. HERA10030  
Property Address Unit Secondary, 761A Old Grattai Road, Mudgee NSW, 2850  
hstar.com.au/QR/Generate?pg=MwuaPFh



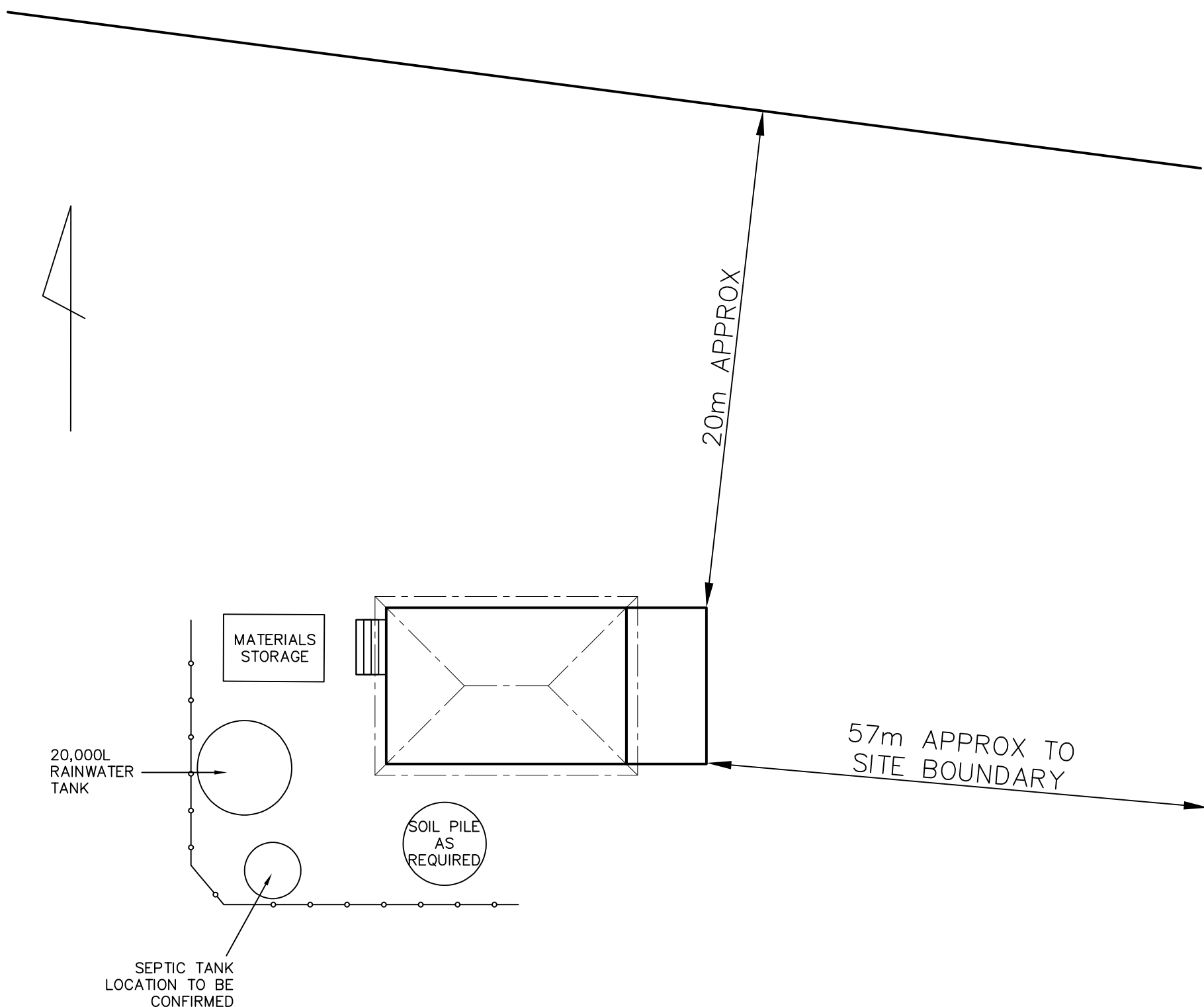
**STROUD HOMES**  
Feels like home

**DUBBO**  
NEW SOUTH WALES

BRAD ACHESON BUILDING Pty Ltd  
T/A STROUD HOMES DUBBO  
LIC 135090c

DATE: 17.11.23	SCALE: 1:2200 (A3)	DRAWN: WP	DRAWING: SITE PLAN 761A OLD GRATTAI ROAD, MUDGEE PETRINA SWAIN
SHEET: 3 / 5	JOB No: 23126	ISSUE: B	

**AVALON DRAFTING**  
2/2 Blueridge Drive Dubbo NSW 2830  
Ph: (02) 6885 3594 / Mob: 0408 296 502



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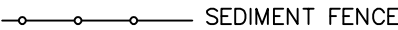
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LEGEND:



NOTES:

1. ALL RUNOFF & SEDIMENT CONTROL STRUCTURES TO BE MAINTAINED IN A FUNCTIONAL CONDITION.
2. ALL VEGETATION OUTSIDE THE DWELLING SITE WILL BE RETAINED.



DUBBO  
NEW SOUTH WALES

BRAD ACHESON BUILDING Pty Ltd  
T/A STROUD HOMES DUBBO  
LIC 135090c

DATE:  
17.11.23

SCALE:  
1:200 (A3)

DRAWN:  
WP

DRAWING:  
SITE PLAN  
761A OLD GRATTAI ROAD, MUDGEE  
PETRINA SWAIN

SHEET:  
4 / 5

JOB No:  
23126

ISSUE:  
B





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Web: [www.enewergy.com.au](http://www.enewergy.com.au)

Nathers Thermal Performance assessments using Bers Pro Plus v4.4 & V5.0 Software  
Commercial Buildings 'Section J' & JV3 Compliance Reports. Residential Deemed to Satisfy NCC 3.12  
BASIX Certificates (NSW Energy and Water Efficiency)

#### REQUIREMENTS FOR NSW 7 STAR NATHERS & BASIX (NCC-2022)

DATE	21/11/2023
ADDRESS	#761A Old Grattai Road Mudgee NSW 2850 Secondary Dwelling
DP #	756884
CLIMATE ZONE	65
WIND SHIELDING	OPEN
COMPANY	STROUD HOMES c/o Avalon Drafting

- Proposed Insulation:** (worst case scenario modelled where information not provided – as per tech notes)
- Framing Material: Timber
  - Roof colour: Shale Grey SA 0.44 - Light (Solar absorptance <0.475)
  - Roof: Sarking under
  - Ceilings: R5.0 Main Ceiling, R3.0 edge batts
  - External wall material: FC sheet direct fix
  - External wall colour: Medium (Solar absorptance 0.475 < SA ≤ 0.70)
  - External walls: R2.5HD + Vapour permeable foil
  - Internal walls: R2.0 to BATH
  - Waffle pod slab: 300mm

**Proposed Windows:** \*If alternative Glazing used to that modelled below, equal or lower U values & SHGC to be within 5% required

Sliding Windows  
4.0 m<sup>2</sup> WID-006-13 A Wideline Uval 4.92 SHGC 0.62  
Glass 6CS\_Clr  
Frame WID-006 AI Residential Sliding Window SG

Sliding Doors  
13.2 m<sup>2</sup> WID-005-13 A Wideline Uval 4.67 SHGC 0.60  
Glass 6CS\_Clr  
Frame WID-005 AI Residential Internal Sliding Door SG

- Floor Coverings:**
- Kitchen, Living, Meals: Vinyl Plank
  - Hall: Vinyl Plank
  - Bedrooms: Carpet + Rubber Underlay
  - Wet Areas: Ceramic Tiles



ENEWERGY Thermal Performance assessments

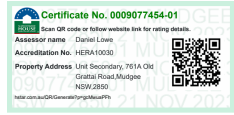
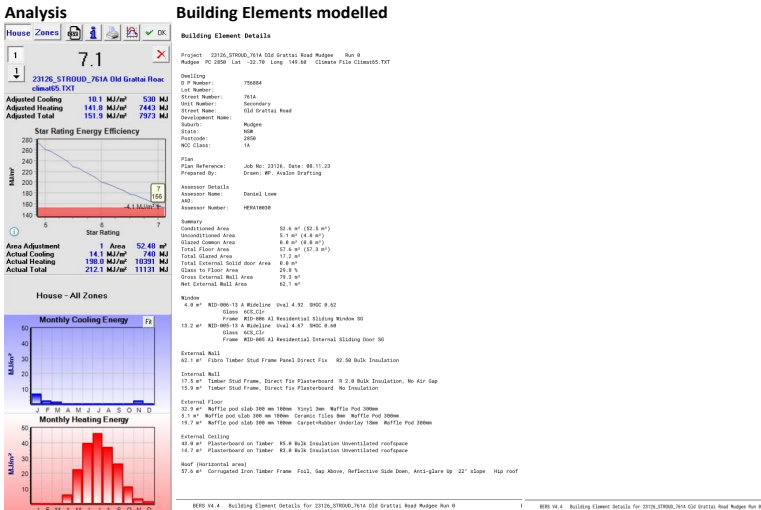
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**Ceiling Penetrations:**  
Allowance for ceiling penetrations for recessed LED downlights, exhaust fans and flues has been made as per the electrical plan. (If there is no lighting plan the certificate will state clearly that the dwelling has been rated without downlights and clients need to know that the dwelling will need to be rated again if these features are present – assessors should price return jobs accordingly)  
This adheres to BCA requirements for Ceiling penetration report. BCA 3.12.1 **\*Avg qty's modelled\***

- Building sealing requirements:**
- All exhaust fans to be fitted with dampers as per NCC.
  - External doors to be weather stripped and windows to comply with AS 2047.
  - All gaps from service penetrations etc are to be sealed. As should internal doors to garage.
  - All chimneys and flues to have dampers as per BCA requirements 3.12.3.1.

#### ABCB Nathers Heating & Cooling Load Limits ABCB Standard 2022.

CLIMATE ZONE # 65	BASIX TARGETS CSOG	PROPOSED DWELLING
Nathers Star Rating Score	>7.0 STARS	7.1 STARS
Cooling Loads MJ/m2.annum	<17.9	10.1
Heating Loads MJ/m2.annum	<150	141.8
Adjusted Total	<156	151.9



ENEWERGY Thermal Performance assessments

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#### Basix Water Requirements

- Total Garden & Lawn area for this dwelling 200 m<sup>2</sup>
- Indigenous lower water use species 0 m<sup>2</sup>
- Fixtures - \* Shower Heads 4 Star (> 6 but <= 7.5 L/min)
- \* Toilets 4 Star
- \* Kitchen Taps 5 Star
- \* Bathroom Taps 5 Star
- Rainwater Tank Nil
- Alternative Water 20,000Litre Rainwater Tank, 75m<sup>2</sup> roof diverted
- \* Garden & Lawn Rainwater Tank
- \* All Toilets Rainwater Tank
- \* Laundry Rainwater Tank
- \* All Hot water Rainwater Tank
- \* Drinking & other household Rainwater Tank
- Pool & Spa N/A

Basix Water Target	30%	Dwelling Score	42%
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#### Basix Energy Requirements

- Hot Water Gas Instantaneous – ≥5 Star
- Cooling systems 1 Phase AC – ≥3 Star
- \* Living room 1 Phase AC – ≥3 Star
- \* Bedroom
- Heating systems 1 Phase AC – ≥3 Star
- \* Living room 1 Phase AC – ≥3 Star
- \* Bedrooms
- Ventilation Individual fan (ducted to façade or roof)
- \* Bathrooms Exhaust Individual fan (ducted to façade or roof)
- \* Kitchen Exhaust Individual fan (ducted to façade or roof)
- \* Laundry Exhaust Individual fan (ducted to façade or roof)
- Natural Lighting No
- \* Kitchen Skylight or window 1
- \* Separate Bathroom/toilet(s)
- Artificial Lighting > Dedicate Fluorescent or LED fittings (Minimum 80% of light fittings)
- Pool & Spa N/A
- Alternate Energy Nil
- Other Electric cooktop & electric oven
- \* Cooktop/Oven Yes
- \* Outdoor Clothes Drying Line No
- \* Indoor Clothes Drying Line

Basix Energy Target	59%	Dwelling Score	62%
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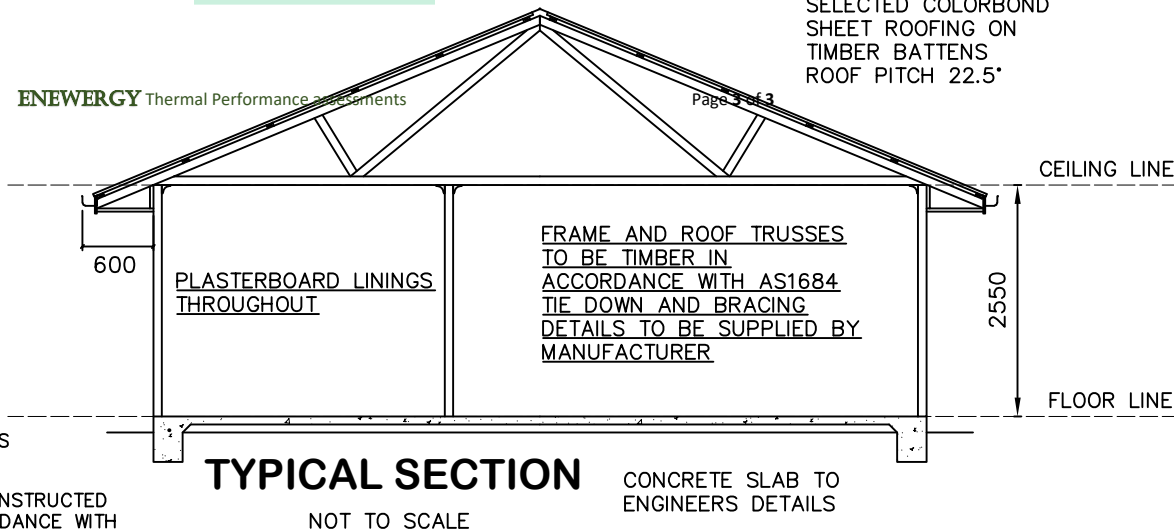


*Office Use Only*	
BASIX REFERENCE #	BSX-41544
BERS PRO V5 RUN	Run 0

\* NOTE – WIND CLASSIFICATION TO BE N3

ENEWERGY Thermal Performance assessments

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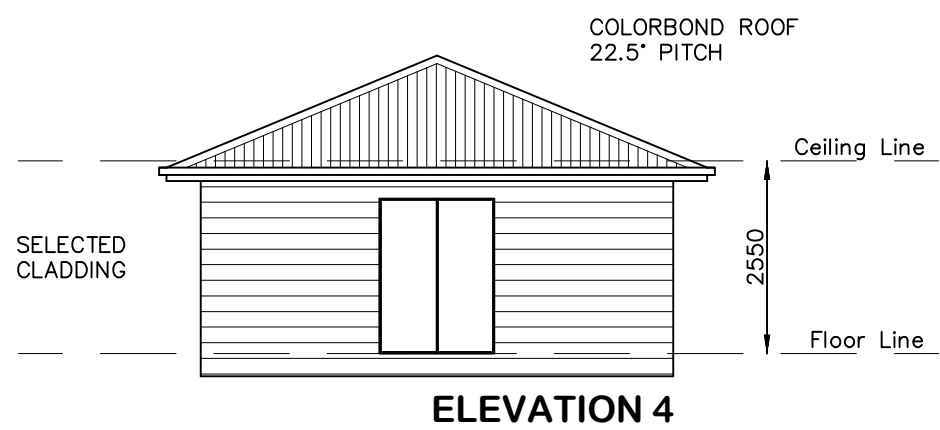
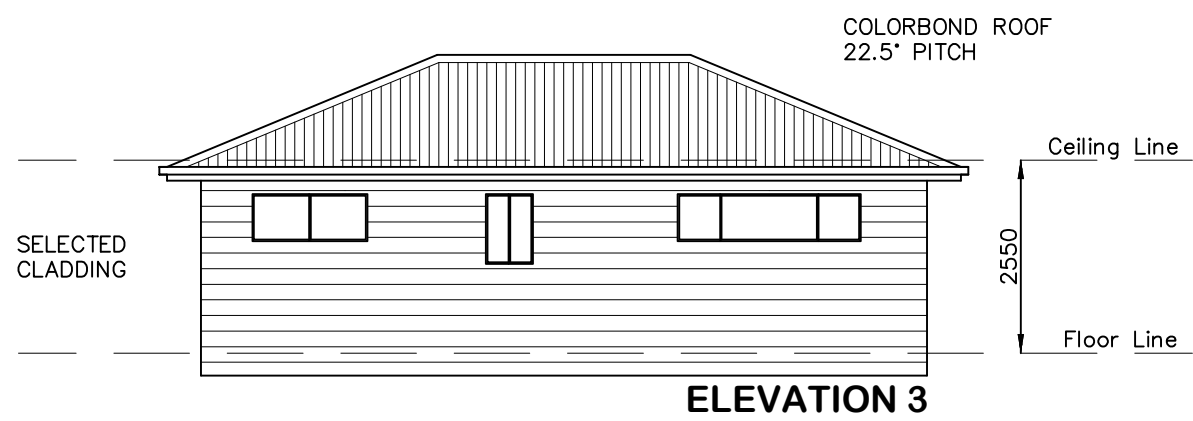
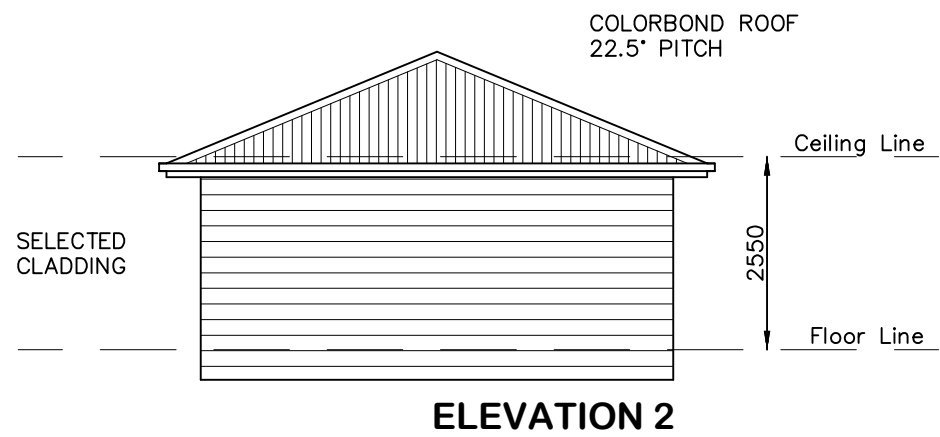
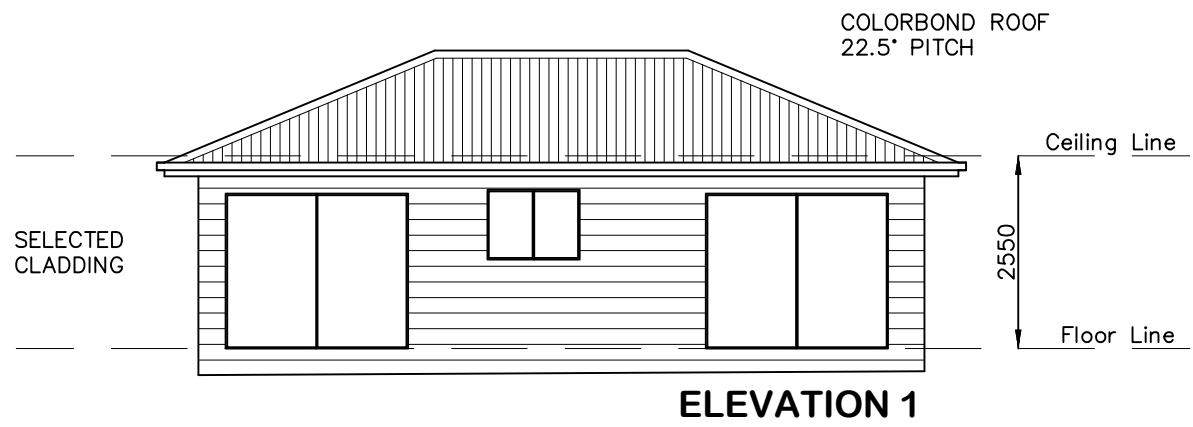


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LIC 135090c

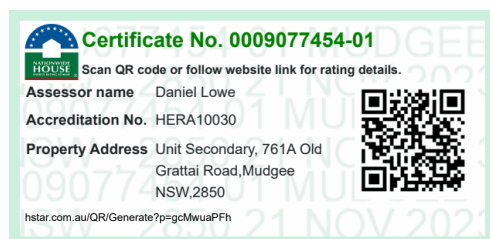
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SHEET: 5 / 5	JOB No: 23126	ISSUE: B

DRAWING:  
BASIX COMMITMENTS & TYP SECTION  
761A OLD GRATTAI ROAD, MUDGE  
PETRINA SWAIN





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DATE: 17.11.23	SCALE: 1:100 (A3)	DRAWN: WP	DRAWING: ELEVATIONS 761A OLD GRATTAI ROAD, MUDGE PETRINA SWAIN
SHEET: 2 / 5	JOB No: 23126	ISSUE: B	

