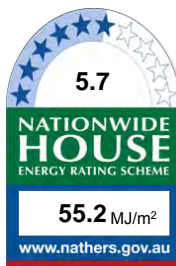


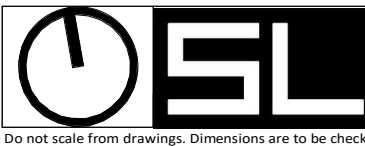
Certificate no.: 0006081954  
Assessor Name: Gavin Chambers  
Accreditation no.: VIC/BDVA/13/1491  
Certificate date: 04 Jun 2021  
Dwelling Address: 32 The Strand  
Whale Beach, NSW  
2107  
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32 The Strand Whale Beach			
SUMMARY OF BASIX COMMITMENTS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au			
WATER COMMITMENTS			
Fixtures			
3 Star Shower Heads	Yes (> 4.5 but <= 6 L/min)		
5 Star Kitchen/ Basin Taps	Yes	4 Star Toilet	Yes
Alternative Water			
Minimum Tank Size (L)	3000	Collected from Roof Area (m2)	70
Tank Connected To:			
All Toilets	Yes	Laundry W/M Cold Tap	Yes
One Outdoor Tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Solar (Electric Boost) 21 to 25 STCs		
Cooling System	Living	1 Phase A/C Zoned	EER 2.5 - 3.0
	Bedrooms	1 Phase A/C Zoned	EER 2.5 - 3.0
Heating System	Living	1 Phase A/C Zoned	EER 2.5 - 3.0
	Bedrooms	1 Phase A/C Zoned	EER 2.5 - 3.0
Ventilation	1 x Bathroom	Fan ducted to exterior	Manual on/off
	Kitchen	Fan ducted to exterior	Manual on/off
	Laundry	Natural ventilation	N/A
Natural Lighting	Window/Skylight in Kitchen		Yes
	Window/Skylight in Bathrooms/Toilets		Yes to 1
Artificial Lighting	Number of bedrooms	4	Dedicated
(rooms to be primarily lit by fluorescent or LED lights)	Number of Living/Dining rooms	3	Dedicated
	Kitchen	Yes	Dedicated
	All Bathrooms/Toilets	Yes	Dedicated
	Laundry	Yes	Dedicated
	All Hallways	Yes	Dedicated
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Ventilated refrigerator space	Yes
Alternative Energy	Photovoltaic System: 2 kW		
Pool	Max Vol: 47 KL, electric heat pump heating, pump with timer, pool cover		

June 2021	BSA Reference: 14869		
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Lightweight		R2.7	
Core Filled Blockwork		R2.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs		None	
Ceiling Construction		Added Insulation	
Plasterboard	R3.5 to ceilings adj roof space and soffit of concrete roof above		
Roof Construction		Colour	Added Insulation
Metal	Any		Foil + R1.0 blanket
Concrete	Any		None
Floor Construction		Covering	Added Insulation
Concrete	As drawn		R2.0 to floors where open below
Windows	Glass and frame type	U Value	SHGC Range Area sq m
Performance glazing Type A		5.40	0.44 - 0.54 To all louvres
Performance glazing Type B		5.40	0.52 - 0.64 To all louvres
Performance glazing Type A		4.30	0.42 - 0.52 All other UNO
Performance glazing Type B		4.30	0.48 - 0.58 All other UNO
Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres			
Skylights	Glass and frame type	U Value	SHGC Area sq m
Single clear in aluminium frames			As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified			
External Window Shading		(eaves, verandahs, pergolas, awnings etc)	
All shade elements modelled as drawn			
Ceiling Penetrations		(downlights, exhaust fans, flues etc)	
No adjustment has been made for losses to insulation arising from ceiling penetrations.			

general notes		general items legend	
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2. all works to be carried out in accordance with the DA (if required) and BA including drawings & conditions.	6. levels and services locations for civil works may vary from those shown - verify all levels and services locations prior to commencement of construction.	FFL xx.xxx	finished floor level
3. handrails are required to all stairways where a change of level of 575mm or greater occurs as per BCA 2013 Part 3.9.2.4.	7. concrete profile and blockwork setout is provided on 220 (series) of drawings, refer to these for setout, licensed surveyor to establish grids. where discrepancies occur the 220 series drawings are to take precedent.	L1 (leve) w01 (window ref)	window code. refer to window elevations + door/window hardware schedules
4. where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and complete an identification survey prior to setting out the new work.		L1 (leve) d01 (door/gate ref)	door/gate code. refer to window elevations + door/window hardware schedules
		lpb01	material code. refer finishes schedule (typical). (refer also to sanitary/ appliances/ lighting/services as appropriate)
		dp01	component code. (refer material code for similar)
		20	step up code. note step line occurs on low side of level change
		(cos) (mir) (sim) (part)	hose cock. refer services schedule. client to confirm locations
			check on site mirrored detail similar detail partial detail



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DRAWN MF H 11.12.20  
REV MF I 30.03.21  
DATE MF J 19.05.21  
ISSUE MF K 03.06.21

ISSUE construction coordination issue  
general QA revision and additional info  
lift prelim planning issue  
revised energy assessment issue

PROJECT 32 The Strand  
Whale Beach, NSW, 2107  
Lot 70 on DP11067

CLIENT Robert & Susie Nugan

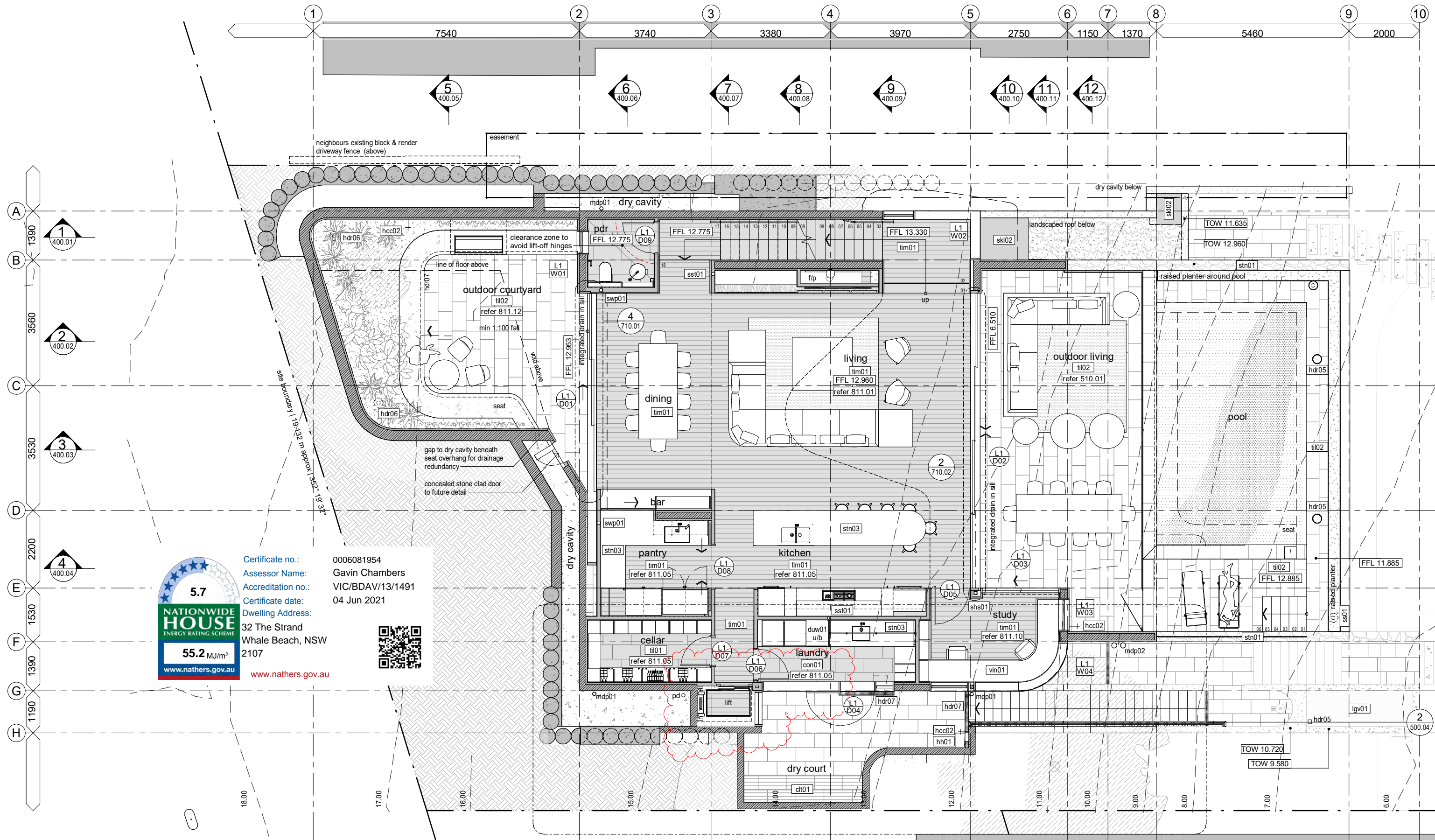
DRAWING NAME floor plans  
second floor

PHASE CD  
DWG NO 200.01  
REV K

PROJECT NO 0255  
SCALE As indicated  
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Assessor Name: Gavin Chambers  
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Certificate date: 04 Jun 2021  
Dwelling Address: 32 The Strand  
Whale Beach, NSW 2107

**5.7**  
NATIONWIDE  
HOUSE  
ENERGY RATING SCHEME  
**55.2 MJ/m<sup>2</sup>**  
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			check on site mirrored detail similar detail partial detail

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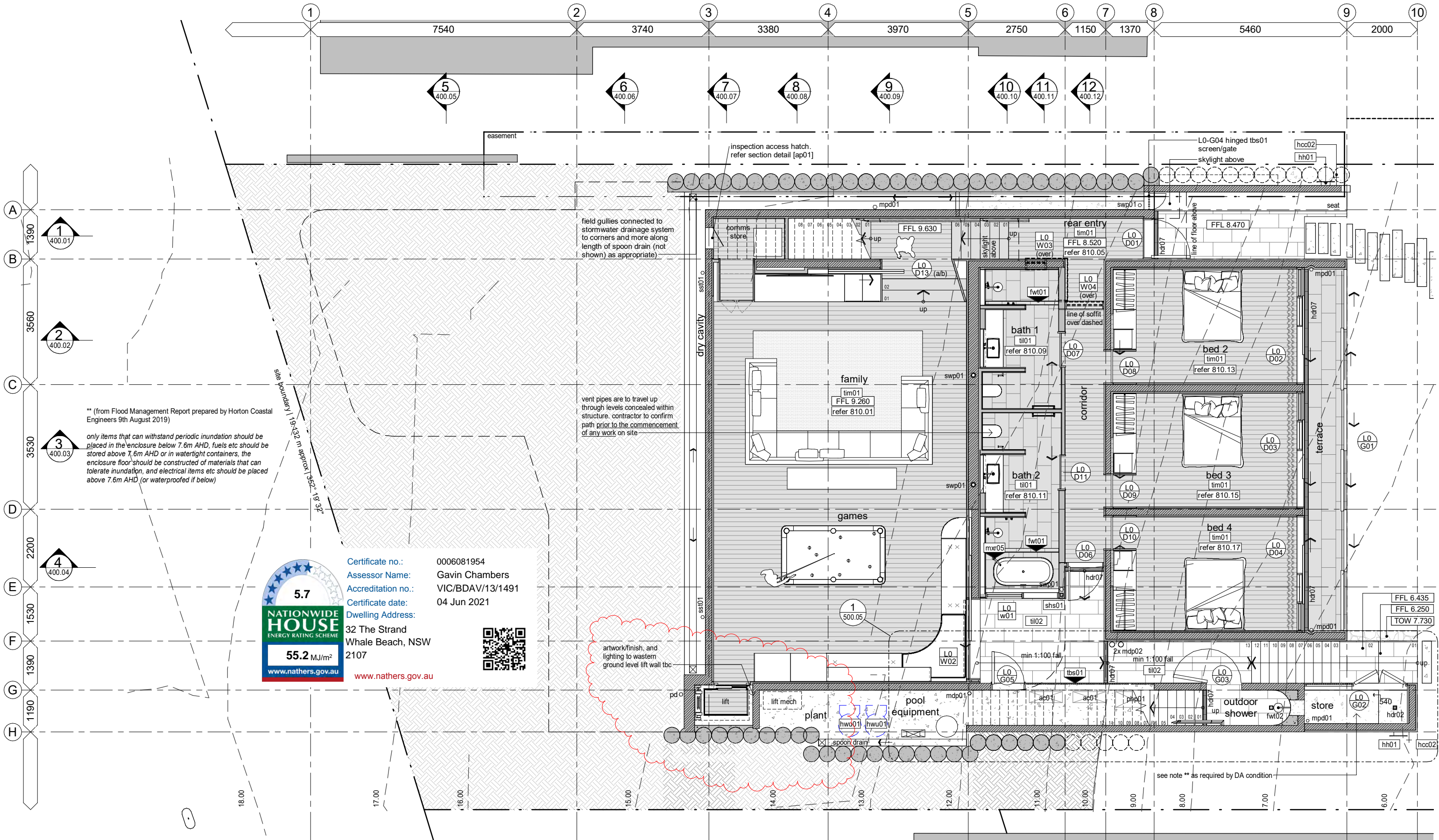
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MF	G	07.08.20	design development issue	32 The Strand	Robert & Susie Nugan	floor plans	CD	200.02	J	0255
MF	H	11.12.20	construction coordination issue	Whale Beach, NSW, 2107		first floor				SCALE 1 : 100
MF	I	30.03.21	general QA revision and additional info	Lot 70 on DP11067						
MF	J	19.05.21	lift prelim planning issue							

construction

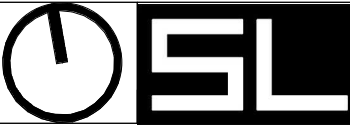
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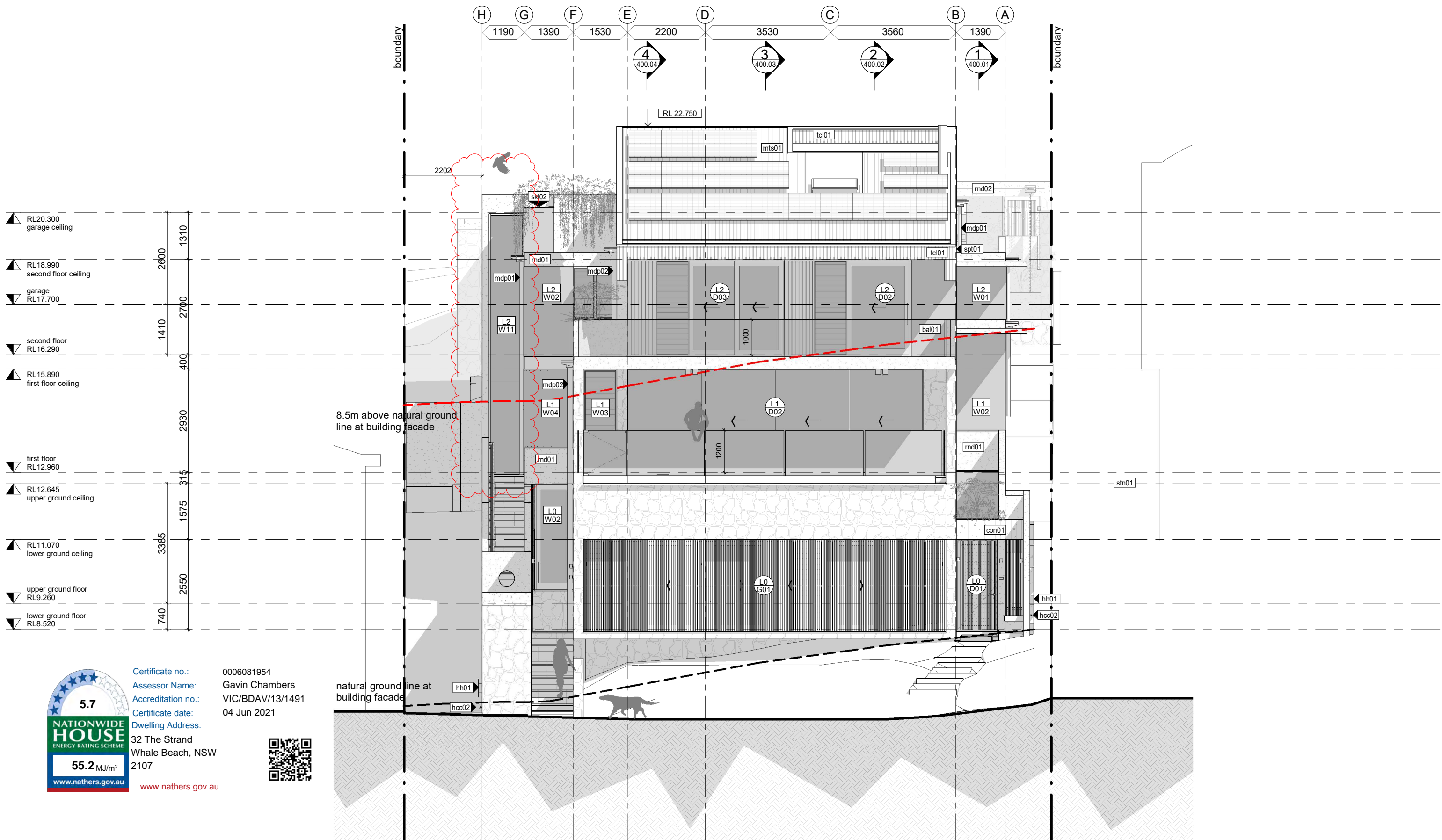
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DRAWN	REV	DATE	ISSUE	PROJECT	CLIENT	DRAWING NAME	PHASE	DWG NO	REV	PROJECT NO
MF	H	11.12.20	construction coordination issue	32 The Strand	Robert & Susie Nugan	floor plans	CD	200.03	K	0255
MF	I	30.03.21	general QA revision and additional info	Whale Beach, NSW, 2107		ground floor				SCALE
AL	J	13.04.21	updated construction issue	Lot 70 on DP11067						1 : 100
MF	K	19.05.21	lift prelim planning issue							1:1 @

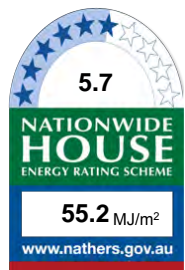
construction

A3

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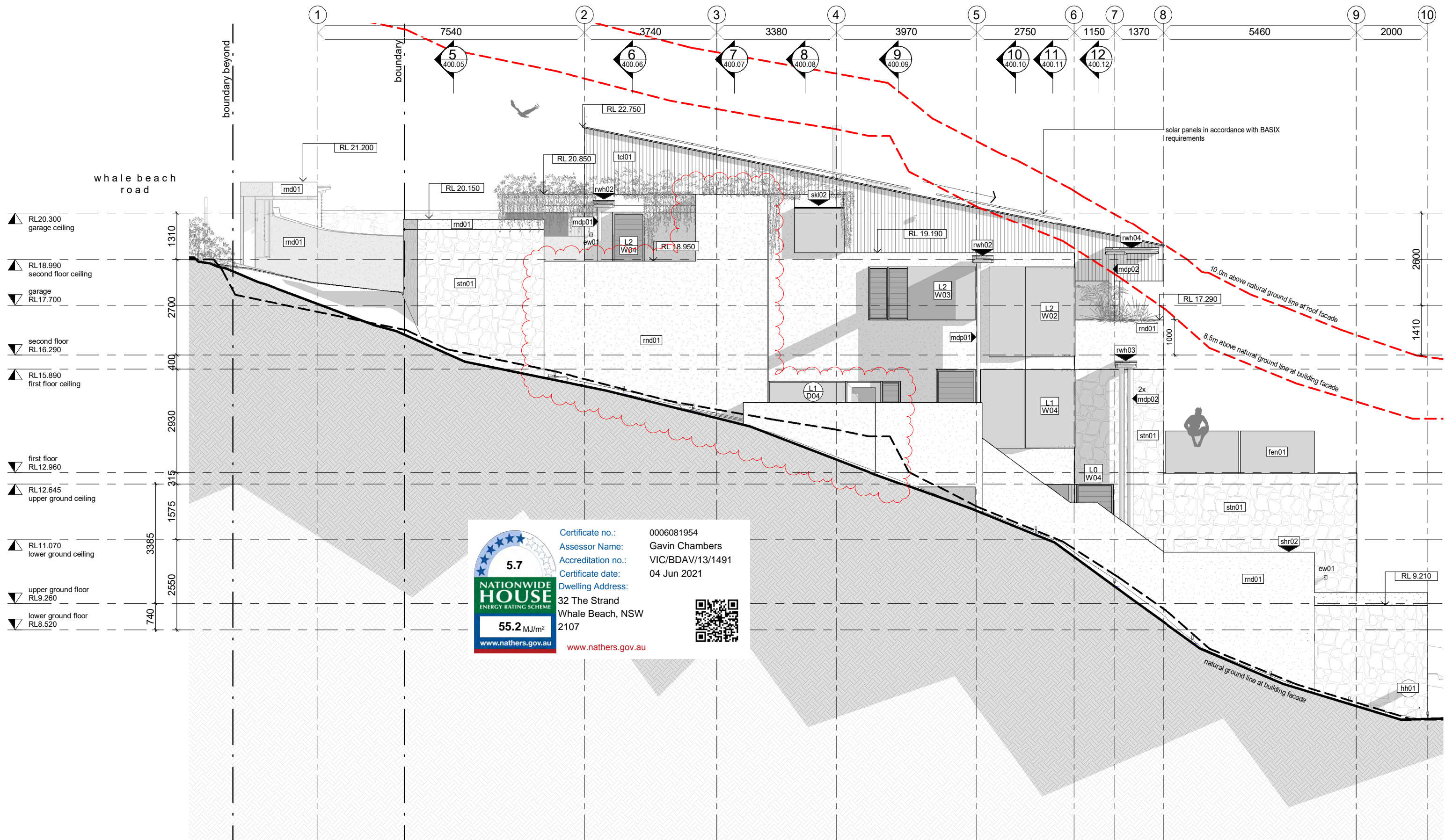
1 east elevation  
1 : 100



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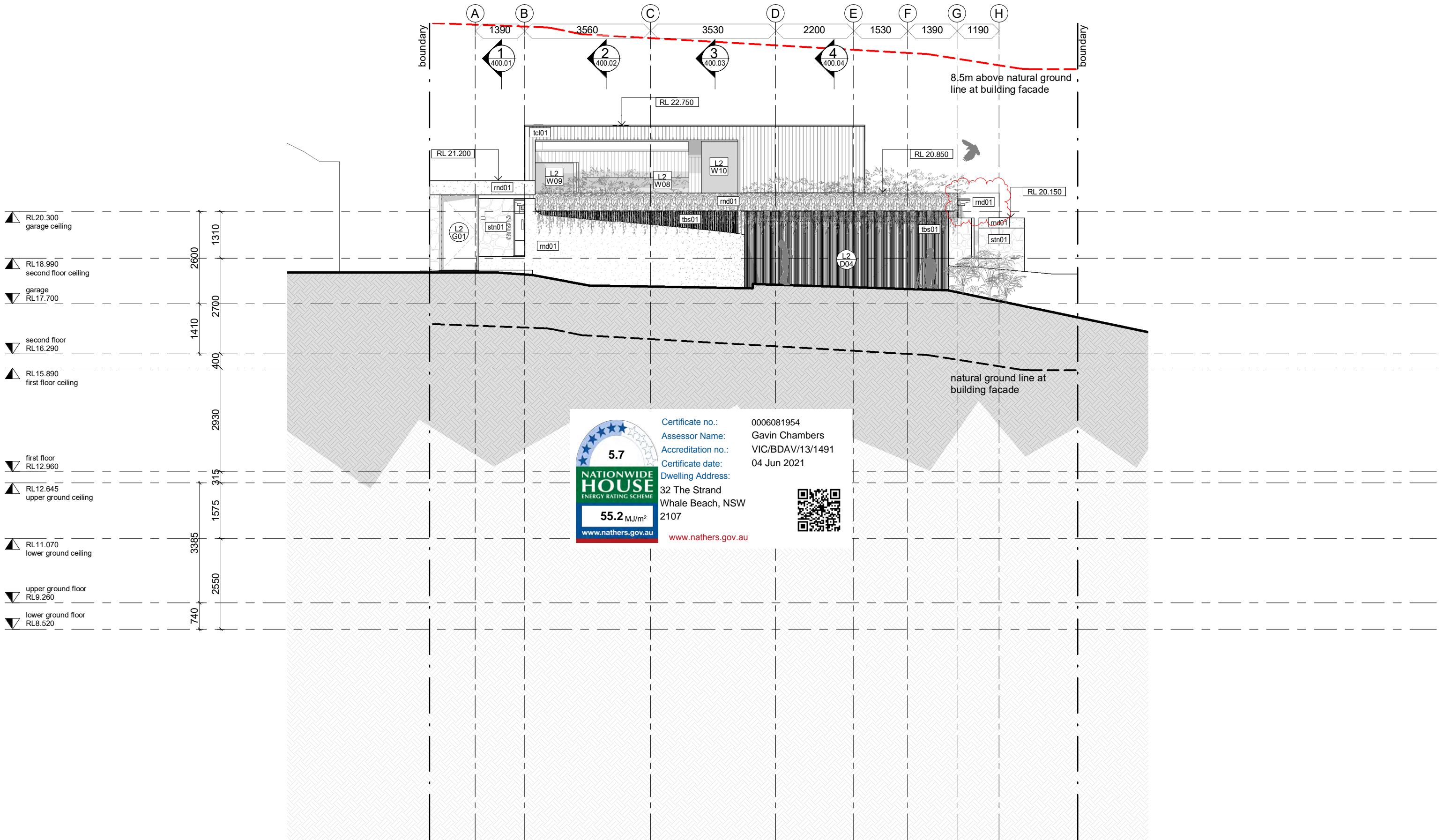






1 south elevation  
1:100





1 west elevation  
640.05 1:100

