

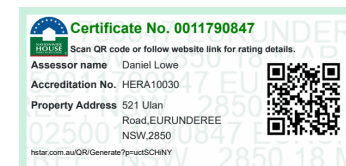
DUBBO
NEW SOUTH WALES

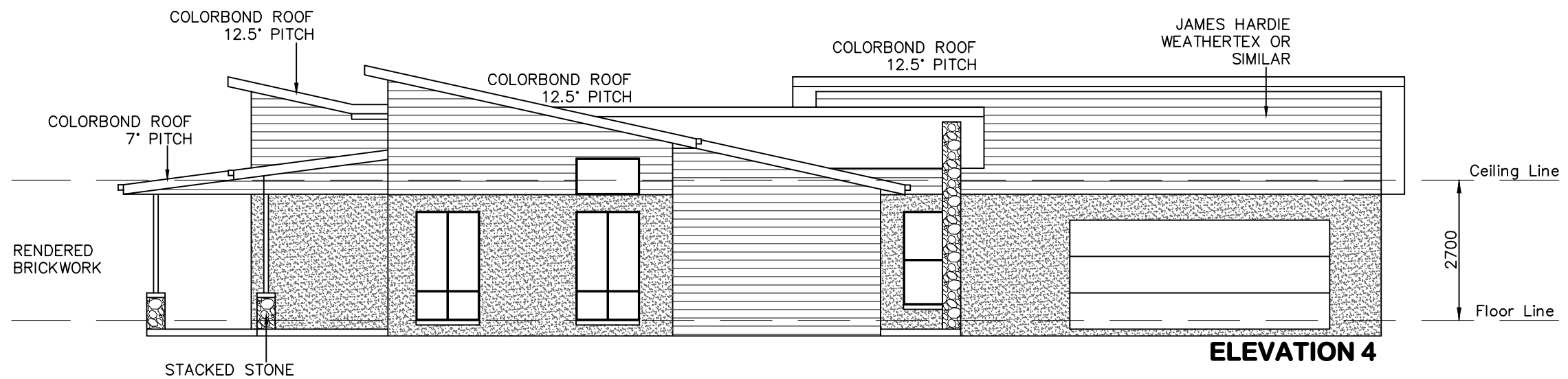
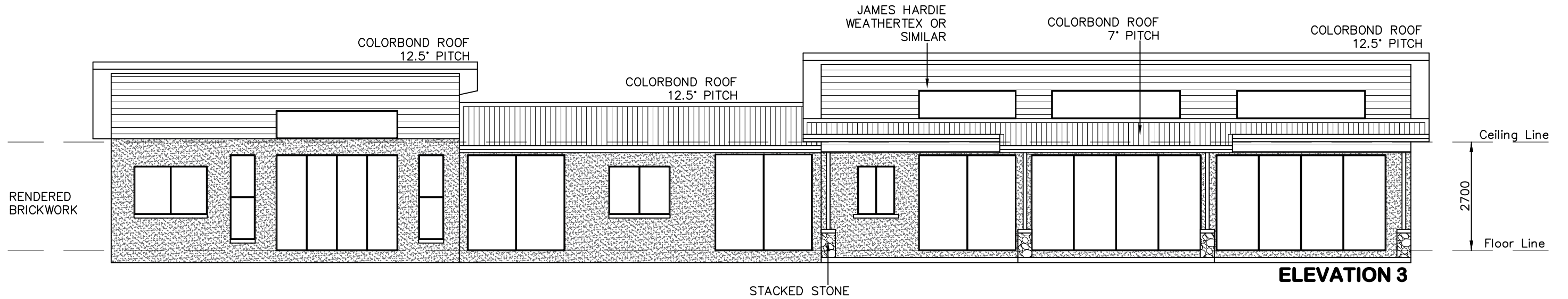
BRAD ACHESON BUILDING Pty Ltd
T/A STROUD HOMES DUBBO
LIC 135090c

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DATE: 24.02.25	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 4 / 8	JOB No: 25014	ISSUE: C

DRAWING:
ELEVATIONS
521 ULAN ROAD, EURUNDEREE
CURTIS OPPEGAARD





Feels like home

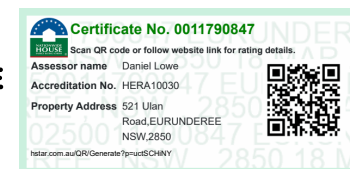
DUBBO
NEW SOUTH WALES

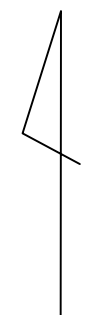
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DATE: 24.02.25	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 5 / 8	JOB No: 25014	ISSUE: C

DRAWING:
ELEVATIONS
521 ULAN ROAD, EURUNDEREE
CURTIS OPPEGAARD





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

DATE: 24.02.25	SCALE: 1:2000 (A3)	DRAWN: WP	DRAWING: SITE PLAN 521 ULAN ROAD, EURUNDEREE CURTIS OPPEGAARD
SHEET: 6 / 8	JOB No: 25014	ISSUE: C	

Certificate No. 0011790847
Assessor name: Daniel Lowe
Accreditation No. HERA10030
Property Address: 521 Ulan Road, EURUNDEREE NSW 2850
Heritage.com.au/QR/Generate/?mid=CHNY

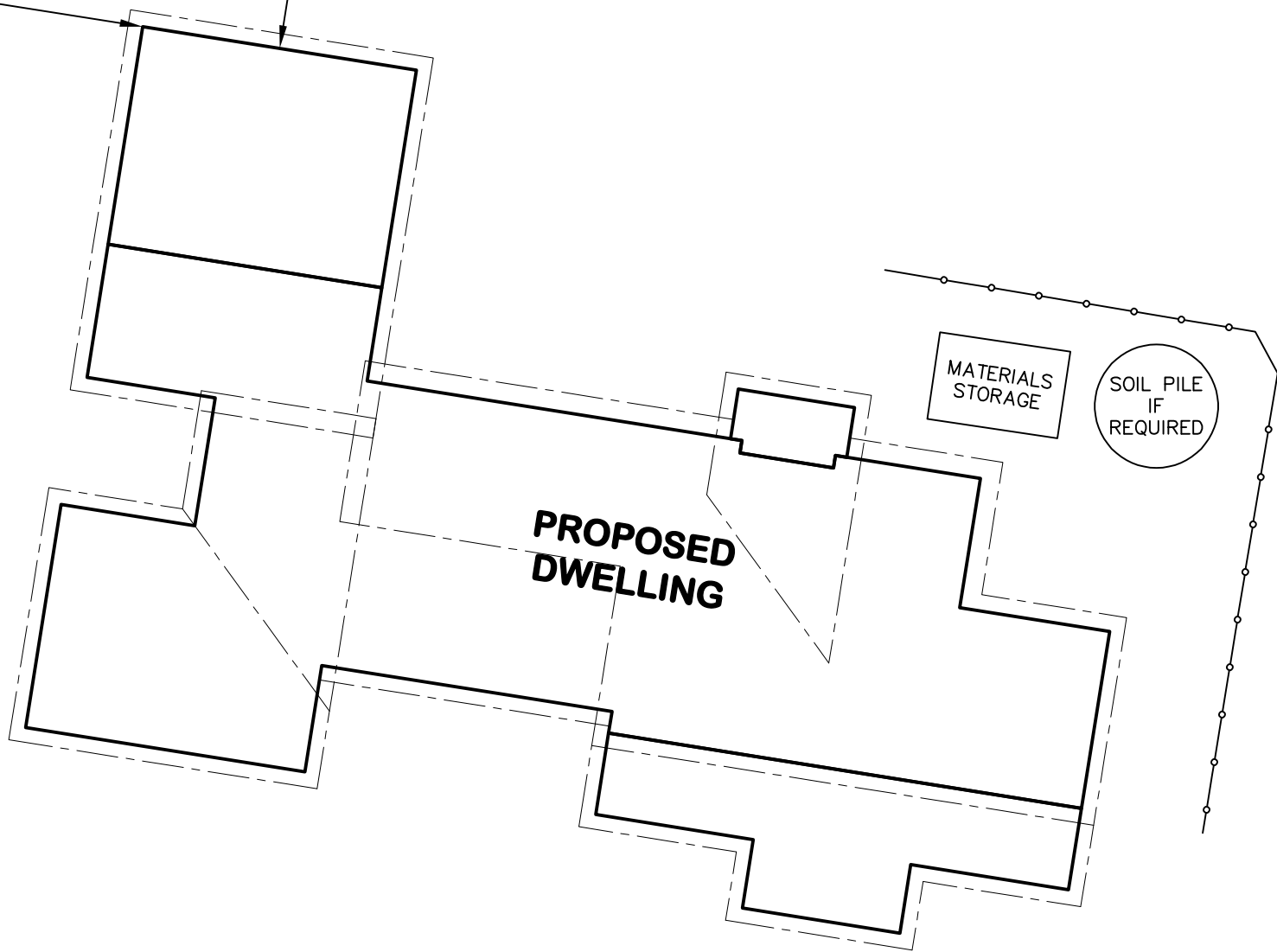


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Ph: (02) 6885 3594 / Mob: 0408 296 502

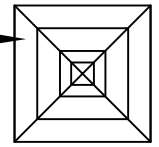


112m APPROX TO SITE BOUNDARY

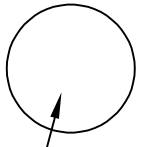
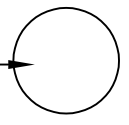
10m APPROX



CLOTHESLINE



SEPTIC TANK



MINIMUM 20000L RAINWATER TANK

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NOTES:

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

—○—○—○— SEDIMENT FENCE



Feels like home

DUBBO
NEW SOUTH WALES

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

DATE: 24.02.25	SCALE: 1:200 (A3)	DRAWN: WP
SHEET: 7 / 8	JOB No: 25014	ISSUE: C

DRAWING:
SITE PLAN
521 ULAN ROAD, EURUNDEREE
CURTIS OPPEGAARD

Certificate No. 0011790847
Assessor name Daniel Lown
 Accreditation No. HERA10030
 Property Address 521 Ulan Road, EURUNDEREE NSW, 2850
 02500 2850 0847
 hstr.com.au/QRGeneral/qrpad/CHNY 2850 18M



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



ENEENERGY THERMAL PERFORMANCE & ENERGY EFFICIENCY
 NatHERS Certificates (Thermal Performance) - BERS PRO V4 & V5
 Residential BASIX (Energy & Water)
 Residential W.O.H. Certificates (Whole of Home)
 Residential DTS (Deemed to Satisfy) NCC3.12 Vol Two
 Commercial Section J, J4D6 DTS, J1V3 Compliance reports

Contact: Daniel Lowe
 PH: 0435 054 933
 Email: daniel.lowe@eneenergy.com.au
 Web: www.eneenergy.com.au

REQUIREMENTS FOR NSW 7 NATHERS (NCC-2022).1

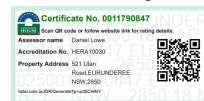
DATE	11/03/2025
ADDRESS	521 Ulan Rd Eurunderee NSW 2850
DP #	618062
CLIMATE ZONE	65
WIND SHIELDING	SUBURBAN (Closely spaced obstructions/Trees ≤10m high)
CLIENT/COMPANY	Stroud c/o Avalon Drafting

Proposed Insulation: (worst case scenario modelled where information not provided – as per tech notes)

- Framing Material: Timber
- Roof colour: ≥ Medium (Solar absorptance 0.475 < SA ≤ 0.70)
- Roof: Sarking under
- Ceilings (excludes eaves/Garage): R6.0 Main Ceiling, R3.0 edge batts (Excluding Porch & Alfresco)
- Walls to roof space: ≥R3.0 opposing Raked ceilings
- External wall material: Brick Veneer & FC Sheet
- External wall colour: Medium (Solar absorptance 0.475 < SA ≤ 0.70)
- External walls: R2.7HD + Vapour permeable foil (excluding Garage = Foil only to BV)
- Internal walls: R2.7HD to Garage, R2.5HD to Mud, Laundry & 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

W07, W12, W13, W14, W16, W18 & W20 Sliding Doors	50.4 m ² BRD-035-304-002 BRADNAMS	Uval 2.55 SHGC 0.61
	Glass GW 4Clr/16Ar/4I89Layers3&4	Frame Aluminium Sliding Door DG
W28, W29, W30, W31 & W32 Fixed Windows	9.1 m ² BRD-086-302-003 BRADNAMS	Uval 2.52 SHGC 0.63
	Glass GW 4Clr/16Ar/4I89Layers3&4	Frame Aluminium Fixed Window DG
W10, W11 & W15 Sliding Windows	6.8 m ² BRD-154-304-002 BRADNAMS	Uval 2.87 SHGC 0.58
	Glass GW 4Clr/16Ar/4I89Layers3&4	Frame Aluminium Sliding Window DG
W17 Sliding Window	1.8 m ² BRD-001-013-001 BRADNAMS	Uval 4.57 SHGC 0.63
	Glass 4EA	Frame Aluminium Sliding Window SG
W02, W03, W08, W22, W23, W24, W25 & W26 Sliding Windows	10.8 m ² BRD-066-043-001 BRADNAMS	Uval 3.23 SHGC 0.54
	Glass LoEClr 4/10/4	Frame Aluminium Sliding Window DG
W01, W04, W05, W06, W09, W19, W21 & W27 Double Hung Windows	12.2 m ² BRD-080-008-001 BRADNAMS	Uval 3.95 SHGC 0.52
	Glass 4EA/6Ar/4Clr	Frame Aluminium Double Hung Window DG



ENEENERGY Thermal Performance assessments

Page 1 of 3

BASIX COMMITMENTS	
WATER COMMITMENTS LANDSCAPE AREA LOW WATER USE SPECIES OF VEGETATION FIXTURES SHOWER HEAD RATING TOILET FLUSHING SYSTEM RATING KITCHEN TAPS BASIN TAPS ALTERNATIVE WATER RAINWATER TANK RAINWATER TANK CAPACITY ROOF COLLECTION AREA FOR R/W R/W TANK CONNECTED TO	SQ.M. MIN RATING 4 STAR 4 STAR 5 STAR 5 STAR 20000 LITRE 100 SQ.M. MIN 1 No. OUTDOOR TAP ALL TOILETS IN DWELLING THE COLD WATER TAP THAT SUPPLIES THE CLOTHES WASHER ALL HOT WATER SYSTEMS IN THE DEVELOPMENT ALL INDOOR COLD WATER TAPS
ENERGY COMMITMENTS HOT WATER SYSTEM COOLING SYSTEM HEATING SYSTEM VENTILATION BATHROOM KITCHEN LAUNDRY	GAS INSTANTANEOUS – 6 STAR REVERSE CYCLE: EER 3.5–4.0 WITH DAY/NIGHT ZONING BETWEEN LIVING/BED AREAS REVERSE CYCLE: EER 3.5–4.0 WITH DAY/NIGHT ZONING BETWEEN LIVING/BED AREAS EXTRACT FAN DUCTED TO ROOF OR FACADE – MANUAL ON/OFF EXTRACT FAN DUCTED TO ROOF OR FACADE – MANUAL ON/OFF NATURAL VENTILATION ONLY
NATURAL LIGHTING KITCHEN BATHROOMS/TOILETS	WINDOW WINDOW x 3
APPLIANCES KITCHEN CLOTHES DRYING	GAS COOKTOP & ELECTRIC OVEN OUTDOOR CLOTHES DRYING LINE

These are the specifications upon which the Basix assessment is based. These specifications take precedence over the drawings or other specifications.

Front Entry Side-lights & Hi-Light Windows	2.0 m ² BRD-074-058-001 BRADNAMS	Uval 2.75 SHGC 0.58
	Glass LoEClr 4/12/4	Frame Aluminium Fixed Window DG
Garage Double Hung Windows	3.2 m ² BRD-024-001-001 BRADNAMS	Uval 6.30 SHGC 0.74
	Glass 3Clr	Frame Aluminium Double Hung Window SG

Floor Coverings:

- Kitchen, Family, Meals, Entry, Hall: Ceramic Tiles
- Bedrooms, WIR, Media: Carpet & Rubber underlay
- Wet Areas: Ceramic Tiles
- Garage: Bare

Ceiling Fans: (900mm modelled when size not provided – as per tech notes)

- Nil Modelled

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 *modelled with Average Qty IC Rated Downlights*

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.

ABC B NatHERS Heating & Cooling Load Limits ABCB Standard 2022.

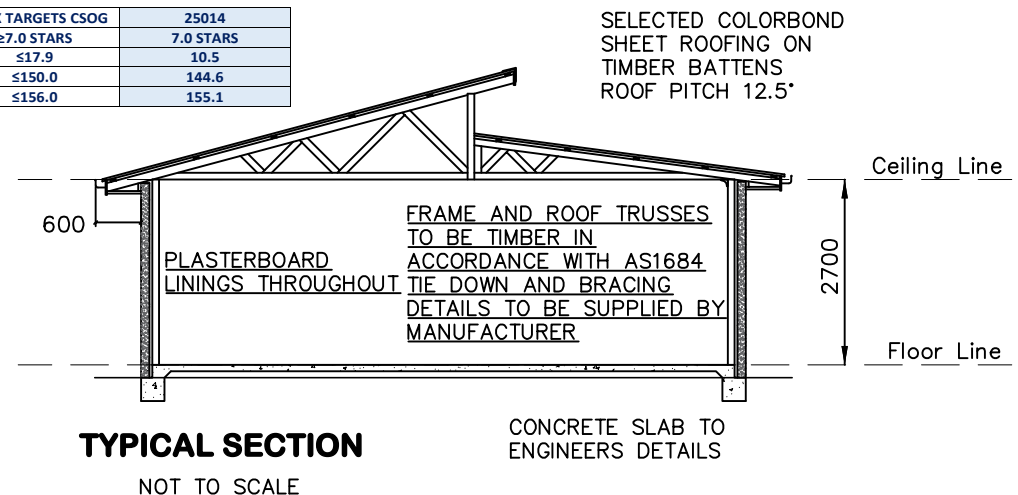
CLIMATE ZONE # 65	BASIX TARGETS CSOG	25014
NatHERS Star Rating Score	≥7.0 STARS	7.0 STARS
Cooling Loads MJ/m ² .annum	≤17.9	10.5
Heating Loads MJ/m ² .annum	≤150.0	144.6
Adjusted Total	≤156.0	155.1

NatHERS Thermal Performance compliant with NSW BASIX Heating & Cooling Targets: PASS



Office Use Only	
BASIX REFERENCE #	By others
BERS PRO V5 RUN	Run 4

*** NOTE – WIND CLASSIFICATION TO BE N3**



SELECTED COLORBOND SHEET ROOFING ON TIMBER BATTENS ROOF PITCH 12.5°

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Feels like home

DUBBO NEW SOUTH WALES

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

DATE: 24.02.25	SCALE: N / A	DRAWN: WP	DRAWING: BASIX COMMITMENTS & TYP SECTION 521 ULAN ROAD, EURUNDEREE CURTIS OPPEGAARD
SHEET: 8 / 8	JOB No: 25014	ISSUE: C	



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