



1 August 2024

Dear Sir/Madam

Notification of Development Application No. 2024/050

Site Description: Lot: C DP: 323830, 35 Wentworth Street GUNNEDAH.

Notice is given that a Development Application has been submitted for Council's consideration that involves a Torrens Title Subdivision of 1 lot into 2 lots, construction of 5 Multi-Dwelling Housing units and 5 lot Strata Subdivision.

The address of the proposed development is 35 Wentworth Street, GUNNEDAH.

The applicant is Single Builders Pty Ltd and Gunnedah Shire Council is the consent authority.

The Development Application has been placed on public exhibition for a period of **15** days. The documents may be inspected at Council's office during office hours 9am-4pm or on Council's website <http://www.gunnedah.nsw.gov.au/>.

Any person may make a written submission about this application to the General Manager, Gunnedah Shire Council, PO Box 63, Gunnedah NSW 2380 or via email council@infogunnedah.com.au. The issues you raise will be included in the evaluation of the development application, along with the other matters Council must consider.

Submissions should be received no later than 5.00pm on **16 August 2024**. All submissions **must** include disclosure of any reportable political contribution or gift made in the previous two years.

If the submission includes an objection to the proposal, the grounds of objection must be given. You are advised that you may request that your name and address not be disclosed by stating prominently "OBJECTION IN CONFIDENCE" on your submission for reason that disclosure would result in detriment to you. However, Council may be obliged to release these details under the Freedom of Information Act 1989 even if these words are used in the submission. Further, submissions that do not contain the author's name and address may not be considered as Council will be unable to validate the submissions authenticity.

If you have any enquiries in relation to this Development Application, please contact Council's Duty Planner on 6740 2100

Yours faithfully

Wade Hudson
MANAGER DEVELOPMENT ASSESSMENT

Contact: 6740 2100
Reference: 2024/050
/w

Development Consent Cover Sheet – Council's Use

Made under the Environmental Planning & Assessment Act.1979

LAST UPDATED 23 JULY 2021

Date: 03/06/2024

DEVELOPMENT APPLICATION NUMBER

Development Application Number: 10.2024.00000050.001

APPLICANT DETAILS

Name(s): Single Builders Pty Ltd(A Turner)

Address:

Town:

Telephone:

Email:

LAND TO BE DEVELOPED

Address: 35 Wentworth Street

Lot Number: C DP Number: 323830 Site Area: 2027sp

BRIEF DESCRIPTION AND USE OF PROPOSED DEVELOPMENT

Development Application

2 Lot Subdivision, 5 Unit Multi Dwelling Development

PROPOSED DEVELOPMENT DETAILS

- ☒ Local Development
- ☐ Integrated Development (requires approval under another Act)
- ☐ Designated Development (requires an EIS to be submitted)

Total Project Value: \$1,578.220.00

Applicant contact details

Title	
First given name	Amanda
Other given name/s	
Family name	Turner
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
ABN	31655959078
ACN	655959078
Name	SINGLE BUILDERS PTY LTD
Trading name	SINGLE BUILDERS PTY LTD
Is the nominated company the applicant for this application	Yes

Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them	
Owner #	1	
Title	Mr	
First given name	Robert	
Other given name/s		
Family name	Ewing	
Contact number		
Email		
Address		
Owner #	2	
Title	Mrs	
First given name	Kerry	
Other given name/s		
Family name	Ewing	
Contact number		
Email		
Address		

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	No
---	----

Developer details

ABN	
-----	--

ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	35 WENTWORTH STREET GUNNEDAH 2380
Local government area	GUNNEDAH
Lot / Section Number / Plan	C/-/DP323830 ☒
Primary address?	Yes
Planning controls affecting property	Land Application LEP Gunnedah Local Environmental Plan 2012 Land Zoning R3: Medium Density Residential Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 450 m ² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

Proposed development

Selected common application types	Erection of a new structure Subdivision
Selected development types	Multi-dwelling housing
Description of development	- Two (2) Lot subdivision of Lot C DP 323830. - Construction of Five (5)-Unit Multi Dwelling Residential Development in future Lot 2 in a subdivision of Lot C in DP323830. - Strata Subdivision of future Lot 2 in a subdivision of Lot C in DP323830
Is the development proposed to be build-to-rent housing?	No
Does the development include affordable housing?	No
Dwelling count details	
Number of dwellings / units proposed	5
Number of storeys proposed	1
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of proposed occupants	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$1,578,220.00
Estimated development cost	\$1,578,220.00

Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1739885M
Climate Zone	
What climate zone/s is the development in?	Climate zone 8 - alpine
Has the climate zone impacted the design of the development?	No
Subdivision	
Number of existing lots	1
Type of subdivision proposed	Strata Title
Number of proposed lots	2
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Number of loading bays	
Is a new road proposed?	
Concept development	
Is the development to be staged?	
Crown development	
Is this a proposed Crown development?	No

Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	
Is the application accompanied by a Planning Agreement?	
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	Yes
10.7 Certificate	
Have you already obtained a 10.7 certificate?	

Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	
Are works proposed to any heritage listed buildings?	
Is heritage tree removal proposed?	
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

Sustainable Buildings

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 Chapter 3, relating to non-residential buildings?	No
Has the proposed development been designed to enable any of the following sustainability measures?	The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials Other
Provide details	Outlined in SEE
Provide further detail on the general sustainability provisions and list any relevant documents that accompany this application	
Is the development seeking certification from a sustainability rating system?	No
Embodied emissions for non-residential developments	
Does the NABERS Embodied Emissions Materials Form accompany this application? This is a mandatory document for your development type.	No
Has a voluntary NABERS Agreement to Rate relating to embodied emissions been prepared for each prescribed large commercial development type?	No
Low Emissions Construction Technologies	
Describe any low emissions construction technologies incorporated in the development	Sustainable Products will be used in Construction
Is the development designed to retain or reuse an existing building on site?	Yes
What percentage of the total development has been re-used?	100%
Is the development designed to use recycled materials from the site or	No

elsewhere?	
Has a whole of Life Cycle Analysis (LCA) been prepared for this development?	No
Other consideration for large commercial development	
Is the development a prescribed large commercial development that involves any of the following:	No

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

Company Name	Single Builders Pty Ltd
ABN	31 655 959 078
ACN	
Trading Name	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	047-23_BASIX
Cost estimate report	Cost of Development Estimate
Design statement for compliance with low rise housing design	Design statement for compliance with low rise housing design guide
NABERS Embodied Emissions Materials Form	NABERS Embodied Emissions Materials Form
Preliminary Engineering Drawings	047-23_REV08
Site Plans	047-23_REV08
Statement of environmental effects	Appendix C Architectural Plans 047-23_REV09 Appendix D C24857 Unit Development-1.Service Strategy Plan Appendix B Survey Plan Appendix E 5979_Concept Plan_Proposed Torrens Subdivision Appendix F 5979_Concept Plan_Proposed Strata Subdivision Statement Of Environmental Effects C24857 Ewing Unit Development Rev B rpt185

Applicant declarations

I declare that all the information in my application and accompanying documents is, to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes

I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	

EXHIBITION COPY

Gunnedah

Shire Council



Owners Consent

Made under the *Environmental Planning and Assessment Act 1979* and *Local Government Act 1993*

ABOUT THIS FORM

You can use this form to demonstrate that all owners have consented to the lodging of an application where Council is the consent authority.

LAND RELATING TO THE APPLICATION

Address: **35 Wentworth Street**
Town/Suburb: **Gunnedah** State: **NSW** Postcode: **2380**
Lot Number: **150** Section Number: DP Number: **323830**

OWNERS DETAILS

Name(s): **Robert & Kerry Ewing**
Address: **[REDACTED]**
Town/Suburb: State: Postcode:

I/WE, THE OWNER(S) GIVE CONSENT TO

Nominated Agent: **Single Builders Pty Ltd**

TO ACT ON MY/OUR BEHALF TO

- Lodge all relevant applications for development consent, CCs, CDCs, Subdivision Works Certificates, Subdivision Certificates, Appointment of Principal Certifier, Building Information Certificates, Occupation Certificates, Planning Proposal and Section 68 Applications.
- Have discussions with all relevant authorities.
- Do all things required to be done, or provide all information and documents necessary to obtain such approvals.
- Where applicable, withdraw the application/s and obtain a refund of relevant fees paid.

CONSENT OF ALL OWNERS

As the owner(s) of the property, I/we consent to this application to apply for approval to carry out the development described herein and state that the information contained herein is, to the best of my/our knowledge, true and correct. I/we hereby give permission for Council authorised personnel to carry out inspections of the land and buildings as necessary for the purpose of assessing this application without prior notice of entry.

Name: **Robert Ewing**

Signature: **[Signature]** Date:

Name: **Kerry Ewing**

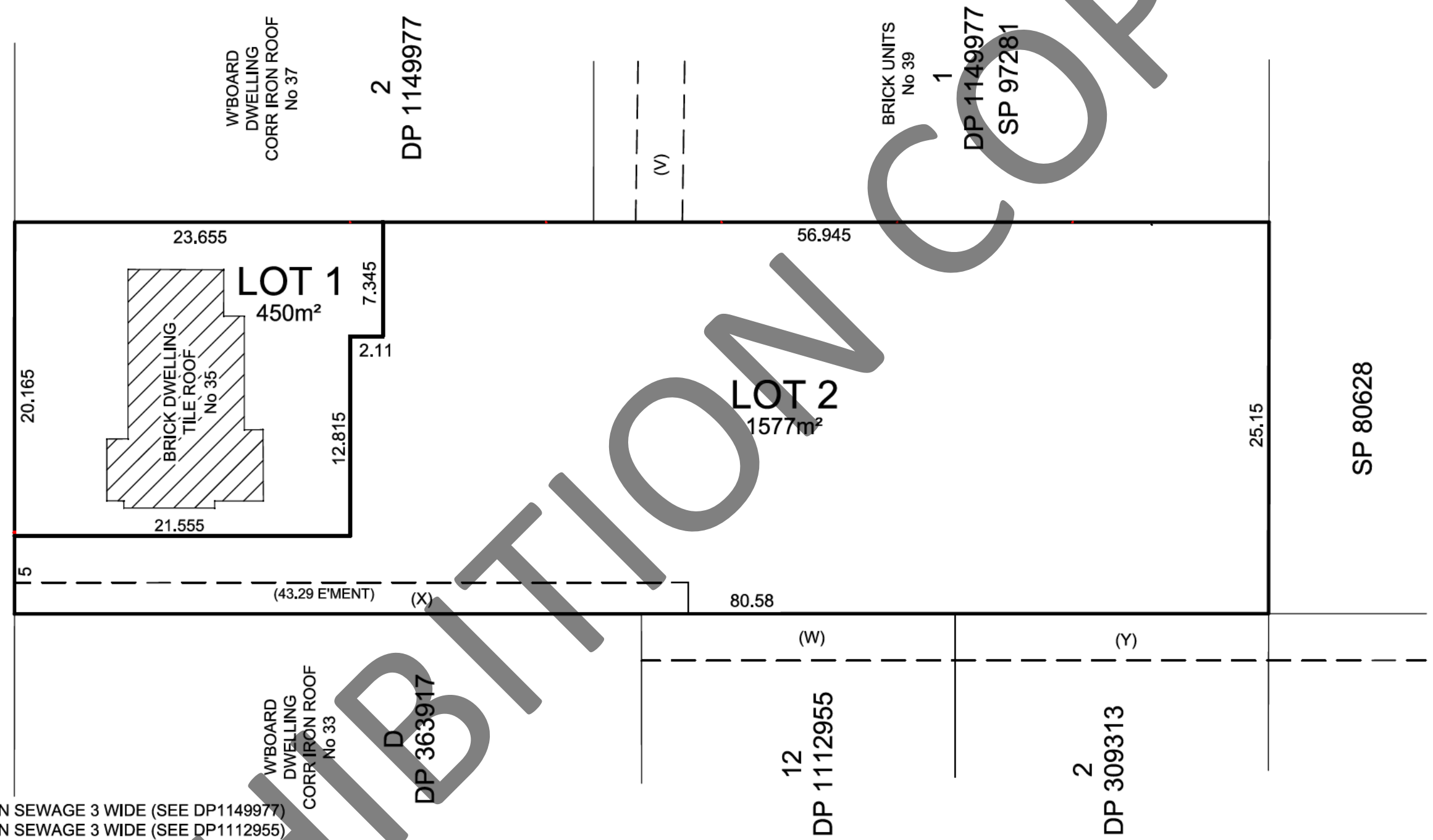
Signature: **[Signature]** Date:

Note: if ownership is under a company name, please provide evidence that the signatory on the application has the authority to sign on behalf of the company, by providing authority on company letterhead.

NOTE:
1] BOUNDARY DIMENSIONS ARE FROM OUR SURVEYS ONLY AND MAY DIFFER SLIGHTLY FROM ORIGINAL TITLE DIMENSIONS DUE TO DIFFERENCES FOUND. THESE SURVEYED DIMENSIONS ARE NOT SHOWN ON ANY PLAN ON PUBLIC RECORD.
2] THIS PLAN IS A CONCEPT PLAN ONLY AND AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CLIENT & COUNCIL APPROVALS.
3] FURTHER EASEMENTS AND RESTRICTIONS ON USE OF LAND MAY BE CREATED ON FINAL PLAN



WENTWORTH STREET

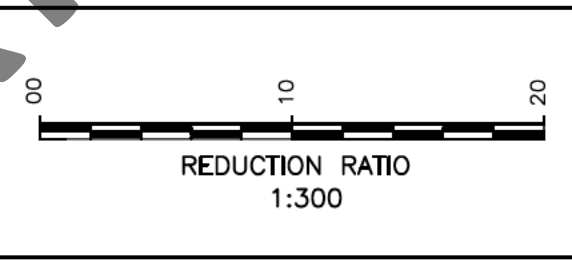


(V) EASEMENT TO DRAIN SEWAGE 3 WIDE (SEE DP1149977)
(W) EASEMENT TO DRAIN SEWAGE 3 WIDE (SEE DP1112955)
(W) EASEMENT TO DRAIN WATER 3 WIDE (SEE DP1112955)
(X) EASEMENT TO DRAIN WATER 2 WIDE (SEE DP1126132) - THIS EASEMENT IS AFFECTING THE SUBJECT LAND.
(Y) EASEMENT TO DRAIN SEWAGE (SEE DP1141839)
(Y) EASEMENT TO DRAIN WATER (SEE DP1141839)



STEWART SURVEYS
Pty Ltd Inc In NSW ABN 65 002 886 508
109 Conadilly Street
P.O. Box 592
GUNNEDAH NSW 2380
T 02 67422966 F 02 67420684
E office@stewartssurveys.com

Local people
Local knowledge
Surveying, Environmental & Landscape Architecture

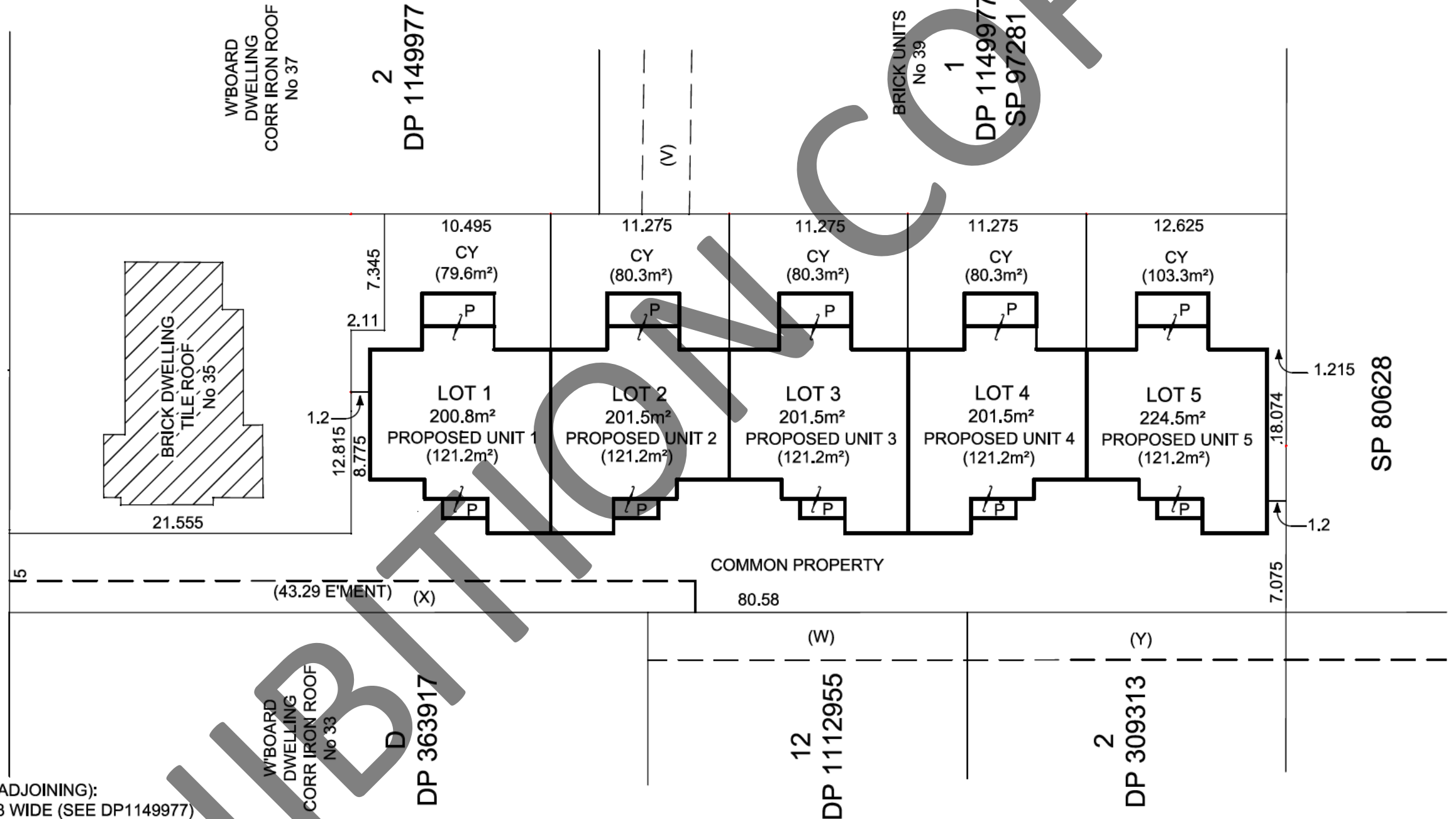


CLIENT: R.G. & K.E. EWING		DESCRIPTION: CONCEPT PLAN SHOWING PROPOSED SUBDIVISION OF LOT C IN DP323830							
PROJECT: No. 35 WENTWORTH ST, GUNNEDAH									
Date:	2ND FEBRUARY 2024	File Ref:	5979	Drawn:	CRS	Scale:	1:300	Sheet:	1 OF 2

AREAS ARE APPROXIMATE.
ALL SERVICE UTILITIES WITHIN ONE LOT SERVICING ANOTHER LOT IS PROPOSED TO BE COMMON PROPERTY.
THE COURTYARDS ARE ARE PROPOSED TO BE LIMITED FROM 5m BELOW TO 6m ABOVE THE UPPER SURFACE
OF THE GROUND FLOOR LEVEL OF THE UNIT TO WHICH THEY BELONG EXCEPT WHERE COVERED.
CY DENOTES PROPOSED COURTYARD
P DENOTES PROPOSED ROOFED PATIO



WENTWORTH STREET



EXISTING EASEMENTS (INCLUDING ADJOINING):
(V) EASEMENT TO DRAIN SEWAGE 3 WIDE (SEE DP1149977)
(W) EASEMENT TO DRAIN SEWAGE 3 WIDE (SEE DP1112955)
(W) EASEMENT TO DRAIN WATER 3 WIDE (SEE DP1112955)
(X) EASEMENT TO DRAIN WATER 2 WIDE (SEE DP1126132) - THIS EASEMENT IS AFFECTING THE SUBJECT LAND.
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(Y) EASMENT TO DRAIN WATER (SEE DP1141839)

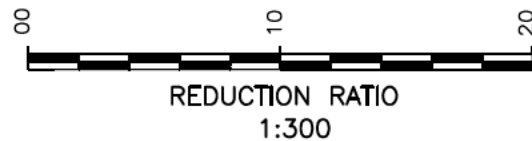
NOTES:
THIS SUBDIVISION LAYOUT IS A CONCEPT ONLY & DIMENSIONS & AREAS ARE APPROXIMATE & SUBJECT TO COUNCIL APPROVAL. THIS SUBDIVISION LAYOUT SHOULD NOT BE USED FOR FINANCIAL PLANNING PRIOR TO COUNCIL APPROVAL. THE LOT YIELD ON THIS PLAN MAY CHANGE TO REFLECT COUNCIL REQUIREMENTS. THIS PLAN IS TO ACCOMPANY AN APPLICATION TO GUNNEDAH COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. FURTHER EASEMENTS MAY BE CREATED ON THE FINAL SUBDIVISION PLAN. RESTRICTION ON THE USE OF LAND MAY BE CREATED ON THE FINAL SUBDIVISION PLAN. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.



STEWART SURVEYS

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E office@stewartsurveys.com

Surveying, Environmental & Landscape Architecture



CLIENT:
R.G. & K.E. EWING

PROJECT:
No. 35 WENTWORTH ST, GUNNEDAH

Date: 22nd MAY2024

File Ref: 5979

DESCRIPTION:

PLAN SHOWING PROPOSED STRATA
SUBDIVISION OF LOT 2 IN A SUBDIVISION OF
LOT C IN DP323830

Drawn: CRS

Scale: 1:300

Sheet: 2 OF 2



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Subdivision & Multi Dwelling Development

Lot C DP 323830

35 Wentworth Street GUNNEDAH NSW 2380

Revision: C

Project: C24 857

Report No: 185 Rpt

1.0 DOCUMENT CONTROL

Document Title: Statement of Environmental Effects

Development: Proposed Subdivision & Multi Dwelling Residential Development

Location: Lot C DP 323830
35 Wentworth Street Gunnedah, NSW 2380

Project Number: C24857

Report Number: 185 rpt.

Document Issue: C

Document Number: 1

Report Status	Issue	Prepared by	Reviewed By	Date
Draft Issue	A	JT	CT	01/05/2024
DA Approval	B	JT	CT	29/05/2024
Sewer Update	C	JT	CT	17/06/2024

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APPENDIX F: PROPOSED STRATA SUBDIVISION PLAN		

3.0 INTRODUCTION

This Statement of Environmental Effects (SOEE) has been prepared by CSO Engineers on behalf of Mr & Mrs R.G. & K.E. Ewing to accompany a Development Application for Lot C in DP 323830, located at 35 Wentworth Street Gunnedah, NSW 2380.

Development consent is sought for the following:

- Two (2) Lot subdivision of Lot C DP 323830.
- Construction of Five (5)-Unit Multi Dwelling Residential Development in future Lot 2 in a subdivision of Lot C in DP323830.
- Strata Subdivision of future Lot 2 in a subdivision of Lot C in DP323830

To assist Council in the assessment of this development, this SOEE describes the site, its environs, and the proposed development, and provides an assessment of the proposal under the *Environmental Planning and Assessment Act 1979 (EP&A 1979)* and Tamworth Regional Council's local planning instruments. The following information and plans are provided:

- Site overview.
- Proposed Development.
- Planning & Environmental assessment.
- Design plans including:
 - Survey Plan
 - Proposed Plan of Subdivision
 - Proposed Plan of Strata Subdivision
 - Architectural Plans
 - Service Strategy Plan

Within this report, references to "the site" mean the land to which this DA relates, and "Council" refers to Gunnedah Shire Council.

4.0 SITE OVERVIEW

4.1 Site Details

- Property Identification: Lot C in DP 323830
- Property Address: 35 Wentworth Street Gunnedah NSW 2380
- Registered Owner: R.G. & K.E. Ewing
- Applicant: Single Builders Pty Ltd
- Local Authority: Gunnedah Shire Council
- Total Site Area: 2027 sqm

A copy of the Deposited Plan 323830 is included as Appendix A.

4.2 Land Zoning

Under the provisions of the *Gunnedah Local Environmental Plan 2012* (GLEP 2012), the development site is zoned: **R3 Medium Density Residential**

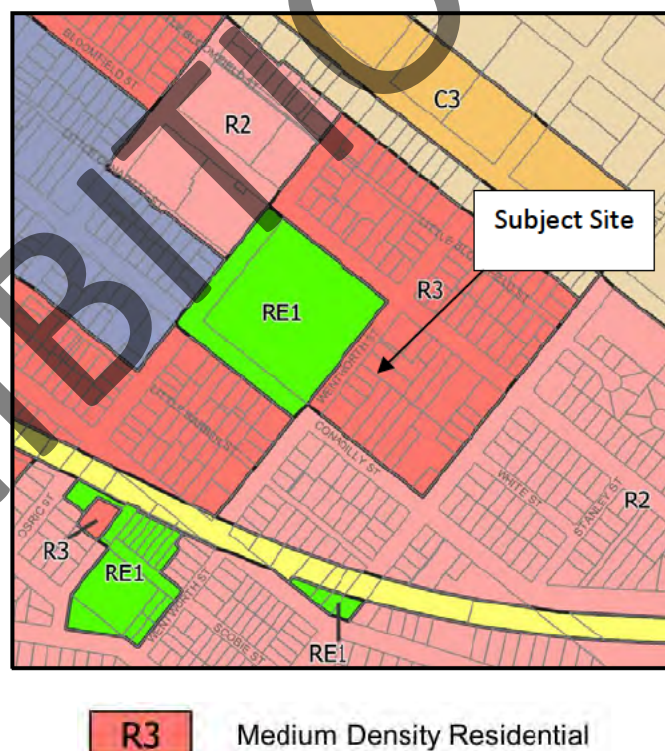


Figure 1 Land Zoning (Source; GLEP 2012)

4.3 Property Description

The subject lot is located at 35 Wentworth Street, approximately 1.2 km east of the Gunnedah CBD.

The site currently has a single brick veneer dwelling fronting Wentworth Street and the remainder of the lot is cleared vacant land. The site is surrounded by established residential development to the north & south, multi residential development to the east and Kitchener Sports Ground to the west.



Figure 2 Site Location – 35 Wentworth Street Gunnedah (Source; LPI SIX MAPS 14/05/24)



Figure 3: Site Frontage – 35 Wentworth Street Gunnedah.



Figure 4: Aerial Photo – 35 Wentworth Street Gunnedah (Source; LPI SIX MAPS 14/05/2024)

4.4 Past Land Use

The subject site and surrounding land have been developed for residential development since the early 1900s.

4.5 Topography and Drainage

Natural surface levels over the site range from AHD 273.50 to 272.40 metres and grade gently to the northwest at approximately 1-2%. The site contains no significant topographical features or natural drainage depressions. Site contours are shown in the Survey Plan provided in Appendix B.

Site drainage is best described as sheet flow to the Wentworth Street kerb & gutter. Drainage from the existing dwelling is piped directly to the kerb.

4.6 Existing Site Servicing Infrastructure

As shown in Survey Plan in Appendix B, the following service infrastructure is located near the site:

- Sewer: A 150mm sewer main traverses the allotment through a manhole located centrally on the northern boundary. The main drains north through Lot 1 DP 1149977. The manhole has an invert approximately 1.6 m below surface.
- Water: A 150mm ductile water main is located in the road fronting the site. A meter connection is for the existing dwelling is located on the northern boundary.
- Stormwater: An interallotment stormwater pit is located on the southern boundary draining new development in Lot 12 DP112955 to the southeast. The stormwater pipeline drains along the boundary east to a kerb inlet pit (KIP) located in Wentworth Street. A 600mm pipeline exits the KIP into a trunk main draining north in Wentworth Street.

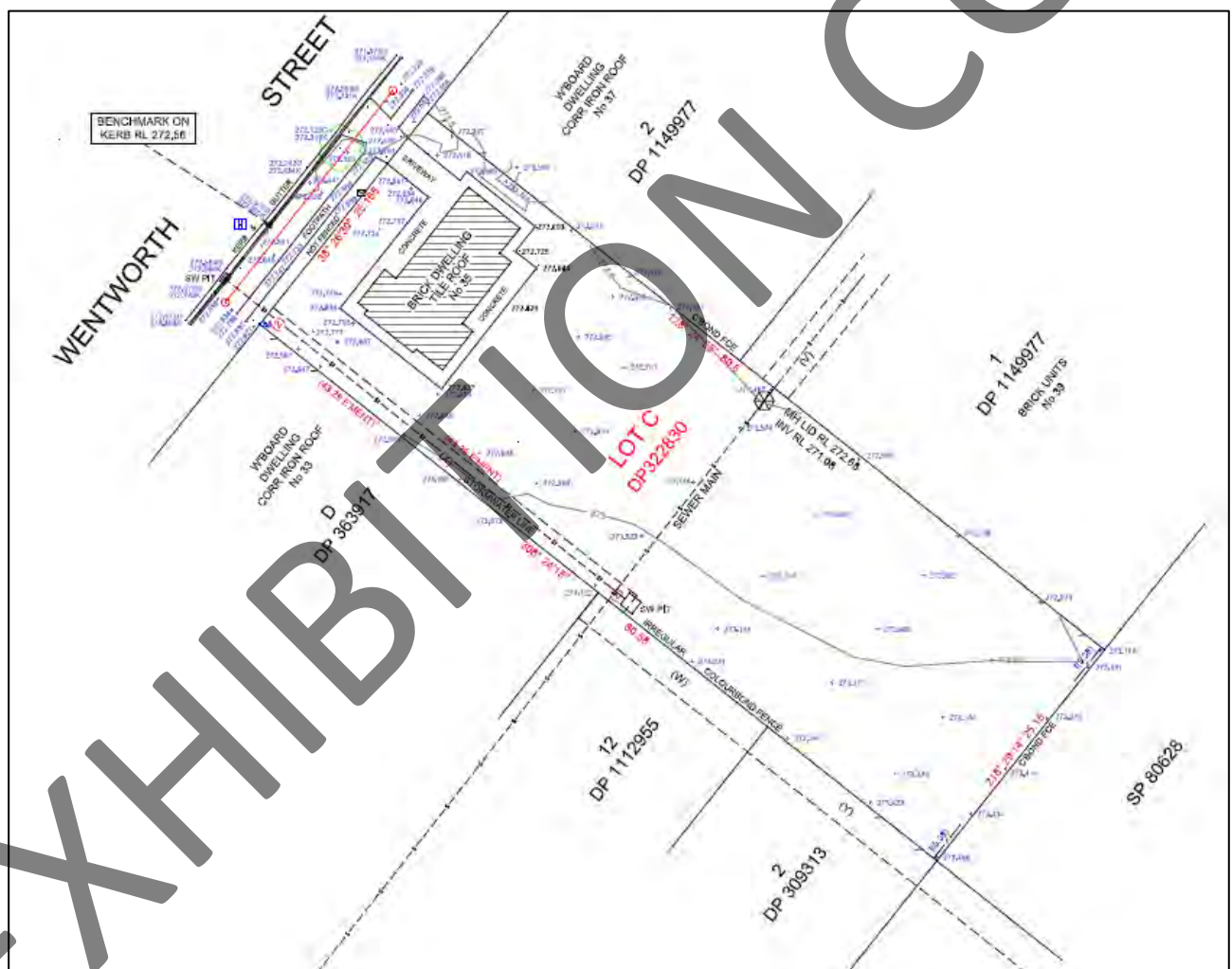


Figure 5 - Existing Servicing Infrastructure

4.7 Flora and Fauna

The site is currently maintained grass and has been cleared of all native vegetation (Refer Figure 4).

4.8 Heritage

4.8.1 Indigenous Heritage

A search of the Environment and Heritage AHIMS (Aboriginal Heritage Information Management System) has shown that there are no Aboriginal sites in or near (50m) of the subject site.

4.8.2 European Heritage

A search of the GLEP 2012 Heritage Map indicates the site has no heritage classification.

5.0 PROPOSED DEVELOPMENT

5.1 Proposed Development & Staging

Development consent is sought for the following:

- Two (2) Lot Torrens Title subdivision of Lot C in DP323830 to separate off the existing residence.
- Construction of 5-Unit Multi Dwelling Residential Development. The unit development includes the following elements:
 - Five 2-Bedroom Units with a total building area of 657.5 sqm.
 - Concrete driveways & parking.
 - Landscaping.
 - Service infrastructure.
- Strata Subdivision of future Lot 2 in a subdivision of Lot C in DP323830

The ownership system for the units will be via a Strata Title, whereby each owner will own an individual unit and all owners share ownership of the common property including access driveways, common servicing infrastructure and landscaping areas. Management of the common property will be through a Body Corporate.

The proposed development layout is shown in Figure 6 and the accompanying plans are included in the following Appendix:

- Appendix C Architectural Plans
- Appendix D Service Strategy Plan
- Appendix E Proposed 2-Lot Subdivision of Lot C DP323830
- Appendix F Proposed Strata Subdivision of future Lot 2 in a subdivision of Lot C DP323830

5.1.1 Staging

It is proposed the development will be staged as follows:

Stage 1- 2 Lot Subdivision of Lot C DP 323830.

Stage 2 - Construction of units and associated driveway and service infrastructure.

Stage 3- Registration of Strata Plan for Future Lot in a subdivision of Lot C DP 323830.

It is anticipated that Stages will be occurring concurrently.

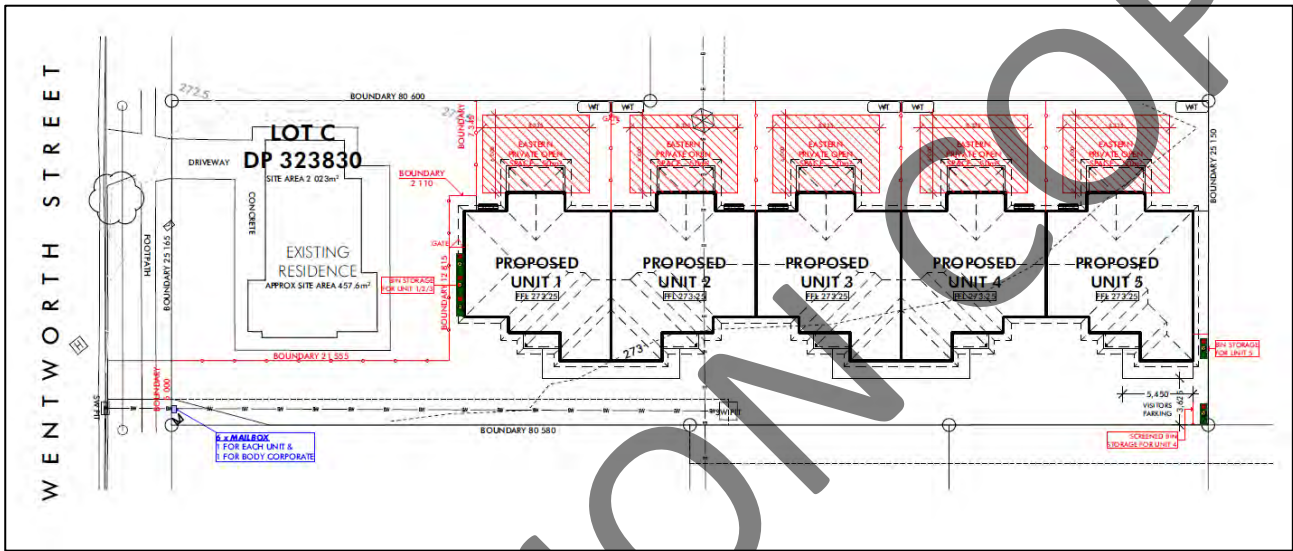


Figure 6 - Proposed Development Site Layout

5.1.2 Facilities

Garbage collection from the new units will be via kerb pick up from Councils waste collection services as required. Internal bin storage areas for each unit are shown in the Architectural Plan Sheet WD04 (Appendix C).

5.2 Traffic Management

5.2.1 Existing Road Network

The site fronts onto Wentworth Street which comprises a 20-metre paved roadway within a 30-road reserve. The road formation consists of two 3.5metre travel lanes and two 6.5 metre (rear to kerb) parking lanes.

Wentworth Street is classified as a *Collector Road* which carries traffic between higher road classifications and local access streets and is not expected to carry high traffic volumes. There is a constructed footpath in the road reserves fronting the site and the posted speed limit is 50km/h.

5.2.2 Road Capacity

The existing road formation is significantly larger than the minimum standard for a local collector road under Councils standards. In accordance with the *TfNSW Guide to Traffic Generating Developments (Oct 2002)*, the development is expected to generate the following for a medium density residential building:

Medium Density Residential Building including smaller units and flats (up to two bedrooms):

- o Daily vehicle trips = 4-5 per dwelling
- o Weekday peak hour vehicle trips = 0.4-0.5 per dwelling.
- o For 5 units: 20-25 daily vehicle trips per day.

Given the allotment can be accessed from either Conadilly Street or Bloomfield Street, the traffic generation is regarded as only minor and is not expected to have any significant impact on the local traffic flows and intersection performance.

5.2.3 Site Access

Access to the proposed units will be via a new concrete driveway to be constructed along the southern boundary of the lot. The site access and turning maneuvers for a standard B99 vehicle are shown in Architectural Plans WD09 & WD10 in **Appendix C**.

5.2.4 Parking

In accordance with GDCP2020 the following carparking space requirements apply for five 2-bedroom units:

- 2- Bedroom Unit – 1 space per dwelling PLUS one visitor space per five dwellings

Each of the 5 units is afforded a single garage parking space and the visitor car park is detailed on the Site Plan included as Sheet WD04 (Appendix C).

All parking areas dimensions shown are in accordance with *AS/NZS 2890.1 Parking Facilities Part 1: Off-street parking*.

5.3 Service Strategy

The proposed Service Strategy Plan for the development is included in **Appendix D**. All proposed services are to utilise existing Council infrastructure and junctions provided to the development site. Specific requirements for each service are detailed as follows:

5.3.1 Stormwater

All roof generated stormwater will be piped to the existing stormwater line along the southern boundary and to the kerb inlet pit in Wentworth Street.

The proposed internal drainage system will be designed & installed in accordance with *AS3500.3:2003, Councils Engineering Standards for Subdivisions and Developments and manufacturers specifications where required*.

5.3.2 Water Supply

A new water service and meter is to be installed off the existing 150mm main located in the road reserve fronting the development site for the proposed 2-lot subdivision. A new service main and meter of suitable size will be installed to service the units and private internal meters will be allocated to each unit as part of the strata subdivision.

The proposed internal water reticulation will be designed and constructed in accordance with AS 3500.1:2003.

5.3.3 Sewerage

It is proposed to construct the units over the sewer main in accordance with Councils *Discretionary Development Standard 3.5a*, compliance with Councils Policy for building over sewer mains. Based on preliminary advice from Councils Water & Sewer Services, the design will incorporate the following:

- 24hr yard access is required to the manhole,
- Any construction over the sewer main has to be pierced to take the load of the building. The piers need to be spaced in a zig zag pattern either side of the main 1m apart (2m horizontal), to be confirmed by engineering design.
- The existing sewer main has sunk about 50mm - 4-5m south of the manhole, the DA will condition that this last 4-5m requires replacing and re-set to the level and supported.
- The sewer main requires re-lining but council has already programmed to do this and will carry this out at no cost to the landowner.

Subject to consent approval, certified structural footing plans will be submitted with the application for Construction Certificate. It is anticipated that an investigation will be undertaken to verify the condition of the existing sewer main, and a new sewer junction will be installed for the unit development in the existing manhole on the northern boundary. Preliminary design indicates the sewer manhole depth is adequate for gravity feed from each unit.

The proposed internal sanitary drainage system will be designed and constructed in accordance with AS3500.2:2003.

5.3.4 Telecommunications & Electricity

Underground telecommunications (NBN) and overhead electrical utility services are available in Wentworth Street fronting the site. These utilities can be readily extended to service the new development.

5.4 Site Earthworks

Given the flat nature of the site, earthworks will be minimal. As required, all site earthworks will be undertaken in accordance with AS3798 (As Amended)- *Guidelines for on Earthworks for Commercial & Residential Developments*.

6.0 ASSESSMENT OF ENVIRONMENTAL & PLANNING INSTRUMENTS

A thorough investigation of the site has been undertaken to identify relevant constraints and opportunities for the proposed development. This section contains our assessment of the potential environmental impacts of the proposed development in consideration of relevant legislation and local planning instruments:

- *Environmental Planning & Assessment Act (EP&A Act 1979)*
- *Other Acts*
- *State Environmental Planning Policies (SEPPS)*
- *Gunnedah Local Environmental Plan 2012 (GLEP 2012)*
- *Gunnedah Development Control Plan 2012 (GDCP 2012)*
 - *Section 2.3 Multi Dwelling Development Controls*
 - *Section 5 Subdivision Development Controls*
 - *Section 6 General Development Controls*

6.1 *Environmental Planning and Assessment Act 1979*

The relevant planning legislation in New South Wales (NSW) is the *Environmental Planning & Assessment Act 1979 (EP&A Act As amended)*. The objectives are defined in Section 1.3 (EP&A Act) are:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development, and conservation of the State's natural and other resources,*
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental, and social considerations in decision-making about environmental planning and assessment,*
- (c) to promote the orderly and economic use and development of land,*
- (d) to promote the delivery and maintenance of affordable housing,*
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities, and their habitats,*
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) to promote good design and amenity of the built environment,*
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) to provide increased opportunity for community participation in environmental planning and assessment.*

The preparation of this DA has been undertaken with consideration of the relevant criteria listed in Section 4.15 of the *Environmental Planning and Assessment Act 1979*, as amended. The following sections are considered relevant to this development application.

6.2 Integrated Development

Consideration was afforded to other legislation, including legislation concerning whether the proposal is integrated development. Integrated development is development that, in order for it to be carried out, requires development consent and one or more approvals under the following NSW Acts:

- *Fisheries Management Act 1994.*
- *Heritage Act 1977.*
- *Coal Mine Subsidence Compensation Act 2017.*
- *Mining Act 1992.*
- *National Parks and Wildlife Act 1974.*
- *Petroleum (Onshore) Act 1991.*
- *Protection of the Environment Operations Act 1997.*
- *Roads Act 1993.*
- *Rural Fires Act 1997.*
- *Water Management Act 2000.*

It is our interpretation that the proposed development is not regarded as integrated Under *Division 4.8 of the EP& A Act 1979 (as amended)* and will therefore not require referral to any NSW State Government departments.

6.3 State Environmental Planning Policies (SEPP)

It is our interpretation that No *State Environmental Planning Policies (SEPPs)* are triggered by the proposed development.

6.4 Gunnedah Local Environmental Plan 2012 (GLEP 2012)

6.4.1 Zoning

The subject land is affected by the following land zones under the GLEP 2012.

Zone R3 Medium Density Residential.

The objectives of this zone are:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To integrate new development with established settlement patterns and landscapes in the neighbourhood by retaining and enhancing—*
 - (a) the existing streetscape and significant vegetation, and*
 - (b) pedestrian, cycle and vehicular connections and accessibility, and*
 - (c) the scale, density, and form of existing development.*

Under the *R3 Zoning*, the proposed Multi-dwelling development is regarded as a '*permissible land use with consent*' and is deemed to meet the overall aims and objectives of the LEP.

6.5 Gunnedah Development Control Plans 2012(GDCP 2012)

The Gunnedah *Development Control Plan 2012* provides the key criteria for specific types of development that occurs in the Gunnedah Shire Local Government area. The aims of the plan are to:

- *Define development standards that deliver the outcomes desired by the community and Council.*
- *Provide clear and concise development guidelines for various form of development.*
- *Expedite development approvals by providing clear direction on Councils intent and criteria; and*
- *Provide certainty of development outcomes for developers and the community.*

Development controls relevant to the proposal include:

- *Section 2.3 Multi Dwelling Development Controls*
- *Section 5 Subdivision Development Controls*
- *Section 6 General Development Controls*

The relevant subdivision and site-specific environmental controls are addressed in the following sections.

6.5.1 GDCP 2012 Section 2.3 Multi Dwelling Development

'Deemed to Satisfy' Controls	Design Requirement	Development Compliance (Y-Yes, N-No, C – Yes with Conditions, NA – Not Applicable to Proposal)																												
2.3.1 Building Setbacks	<table><tr><th rowspan="2">Zone</th><th colspan="2">Single Storey</th><th colspan="2">≥ 2 storey</th><th rowspan="2">Secondary Street Front</th></tr><tr><th>Front</th><th>Side/Rear</th><th>Front</th><th>Side/Rear</th></tr><tr><td>R3</td><td>Refer to building line map</td><td>BCA</td><td>Refer to building line map</td><td>3m</td><td>Refer to building line map</td></tr><tr><td>RU5</td><td>7.5m</td><td>BCA</td><td>7.5m</td><td>3m</td><td>3.6m</td></tr><tr><td>B4</td><td>BCA</td><td>BCA</td><td>BCA</td><td>BCA</td><td>BCA</td></tr></table>	Zone	Single Storey		≥ 2 storey		Secondary Street Front	Front	Side/Rear	Front	Side/Rear	R3	Refer to building line map	BCA	Refer to building line map	3m	Refer to building line map	RU5	7.5m	BCA	7.5m	3m	3.6m	B4	BCA	BCA	BCA	BCA	BCA	Y- Refer Architectural Plans Appendix C.
Zone	Single Storey		≥ 2 storey		Secondary Street Front																									
	Front	Side/Rear	Front	Side/Rear																										
R3	Refer to building line map	BCA	Refer to building line map	3m	Refer to building line map																									
RU5	7.5m	BCA	7.5m	3m	3.6m																									
B4	BCA	BCA	BCA	BCA	BCA																									
2.3.1a Discretionary Development Standard	i) Within the R2, R3 and RU5 zones only - 50% of the front or side elevation of a multiple dwelling (excluding the carport and garage) may be setback a minimum of 4.5 metres from the front or side boundary, with a minimum of 10% of the varied frontage to incorporate an aesthetic architectural articulation of a minimum of 0.5 metres within the concessional setback. ii) Roof profiles shall compliment the concessional setback and the architectural articulation component within the elevation. iii) Carports and Garages may be setback a minimum of 5.5 metres from the front building line.	Y- Refer Architectural Plans Appendix C.																												
2.3.2 Design	For corner lots, dwellings be designed to present to and have vehicle access from alternate frontages, unless one street is a collector road or greater, where access shall be obtained from the lesser street classification.	NA																												
2.3.2a Discretionary Development Standard	Development must address the street frontage.	NA																												
2.3.3 Utilities	Servicing strategy required to demonstrate the availability and feasibility of providing water, sewer, and stormwater services appropriate for the scale of development.	Y- Refer Appendix D – Service Strategy Plan & Section 5.3.																												
	Buildings and structures are to be located clear of utility infrastructure.	N- Refer Appendix D – Service Strategy Plan & Section 5.3. The unit development is to be constructed over the existing Sewer main in accordance with Councils Policy for building over sewer mains																												
	Multi-dwelling developments within villages without a reticulated water supply and/or sewer service will be processed on individual merit, and advice should be sought from the Council on its requirements.	NA																												
	For sewer mains, structures are not to be located over an easement or where an easement does not exist, the structure shall be located a minimum distance of the equivalent invert depth from the centreline of the main.	N- Refer Appendix D – Service Strategy Plan. The unit development is to be constructed over the existing Sewer main in accordance with Councils Policy for building over sewer mains																												
	Stormwater arrangements shall be designed to a gravity system.	Y- Refer Appendix D – Service Strategy Plan & Section 5.3.																												

	<i>Details of any stormwater detention systems shall be provided.</i>	NA
2.3.3a Discretionary Development Standard	<i>Where buildings and structures are proposed to be located over or in the vicinity of Council's sewer mains, compliance with Council's policy for building over or in the vicinity of sewer mains is required</i>	NA
2.3.4 Building Height	<i>Measured from natural ground level to Top of the ridge: maximum 10m</i>	Y- Refer Architectural Plans Appendix C.
2.3.4a Discretionary Development Standard	<i>i) Elevated housing developments must minimise the impact on areas of predominantly single storey housing.</i> <i>ii) Building height must ensure that adjacent properties are not overlooked or overshadowed.</i>	NA
2.3.5 Solar Access	<i>Development must have reasonable access to sunlight and must not unduly impede solar access to adjoining dwellings.</i>	Y- Refer Architectural Plans Appendix C.
	<i>Dwellings are to be positioned to maximise solar access to living areas.</i>	Y- Refer Architectural Plans Appendix C.
	<i>Shadow diagrams are required for developments of ≥ 2 storeys and need to demonstrate habitable rooms of adjoining dwellings and major part of their landscaped open space to retain a minimum of 4hrs sunlight between 9am3pm on 21st June (winter solstice).</i>	NA
	<i>Shadow diagrams must include:</i> <i>o Location, size, height and window openings of buildings on adjoining properties.</i> <i>o Existing shadow-casting structures such as fences, carports, hedges, trees, etc.; and</i> <i>o Topographical details, including sectional elevations where land has any significant slope.</i>	NA
2.3.5a Discretionary Development Standard	<i>i) Living areas and gardens should be orientated to the north to maximise solar access to these areas.</i> <i>ii) North-facing pitched roofs should be incorporated where possible to provide opportunity for solar energy collectors.</i> <i>iii) Solar access should be controlled within buildings to allow warm winter sun to penetrate rooms while excluding hot summer sun by:</i> <i>o Using horizontal projecting screens such as balconies, awnings, verandas roofs, pergolas, and wide eaves; and</i> <i>o Use of ceiling insulation.</i>	Y- Refer Architectural Plans Appendix C.
2.3.6 Privacy	<i>Development of more than one storey must locate and size windows to habitable rooms to avoid facing onto windows, balconies, or courtyards of adjoining dwellings.</i>	NA
2.3.7 Parking	<i>Rooms capable of occupation as a bedroom (eg. study) are treated as a bedroom for the purpose of calculating parking requirements. Parking requirements are specified for each dwelling as:-</i>	Y- Refer Architectural Plans Appendix C and Section 5.2.4.

	<table><tr><th>Number of b/r in each dwelling</th><th>Parking Spaces per dwelling</th><th>Visitor spaces</th></tr><tr><td>1</td><td>1</td><td rowspan="2">1 per 5 dwellings</td></tr><tr><td>2</td><td>1</td></tr><tr><td>3</td><td>2</td><td>1 per 3 dwellings</td></tr><tr><td>≥4</td><td>2</td><td>1 per 2 dwellings</td></tr></table>	Number of b/r in each dwelling	Parking Spaces per dwelling	Visitor spaces	1	1	1 per 5 dwellings	2	1	3	2	1 per 3 dwellings	≥4	2	1 per 2 dwellings		
Number of b/r in each dwelling	Parking Spaces per dwelling	Visitor spaces															
1	1	1 per 5 dwellings															
2	1																
3	2	1 per 3 dwellings															
≥4	2	1 per 2 dwellings															
2.3.8 Landscaping	A detailed landscaping plan is to be submitted with the development application. This landscaped area does not include areas used for driveways, car parking or drying areas. Council will not accept landscaped terraces or roof areas as part of the minimum landscaped requirement. <table><tr><th>Zone</th><th>Minimum Landscaping per Dwelling</th></tr><tr><td>R3</td><td>80 m²</td></tr><tr><td>RU5</td><td>80 m²</td></tr><tr><td>B4</td><td>60 m²</td></tr></table>	Zone	Minimum Landscaping per Dwelling	R3	80 m ²	RU5	80 m ²	B4	60 m ²	Y- Refer Architectural Plans Appendix C.							
Zone	Minimum Landscaping per Dwelling																
R3	80 m ²																
RU5	80 m ²																
B4	60 m ²																
2.3.9 Private Open Space	Private Open Space (POS) is to be provided in accordance with the following table in relation to its position relative to the dwelling for solar access. <table><tr><th>POS Location</th><th>Minimum Amount*</th><th>Minimum Dimension</th></tr><tr><td>North</td><td>35m²</td><td>5m</td></tr><tr><td>East</td><td>50m²</td><td>6m</td></tr><tr><td>South</td><td>60m²</td><td>6m</td></tr><tr><td>West</td><td>45m²</td><td>8m</td></tr></table> * Area calculation does not contain intrusions e.g. drying areas, electricity substation, water tanks, hot water systems, retaining walls.	POS Location	Minimum Amount*	Minimum Dimension	North	35m ²	5m	East	50m ²	6m	South	60m ²	6m	West	45m ²	8m	Y- Refer Architectural Plans Appendix C.
POS Location	Minimum Amount*	Minimum Dimension															
North	35m ²	5m															
East	50m ²	6m															
South	60m ²	6m															
West	45m ²	8m															
	It must be directly accessible from a living area and screened from view from a public place, adjacent dwellings and adjacent common open space within the development. If it is located on street side of dwelling, details of fencing is to be included with the development application.	Y- Refer Architectural Plans Appendix C.															
2.3.10 Access	The access dimensions shall meet AS2890.1 Parking Facilities. Stacked parking is not deemed to satisfy parking requirements. All parking and manoeuvring areas are to be hardstand (e.g. pavers or concrete). Developments requiring more than 4 spaces are to provide adequate turning dimensions to allow all vehicles to enter and leave the site in a forward direction.	Y- Refer Architectural Plans Appendix C.															
2.3.11 Facilities	Letterboxes are to be provided at the front property boundary in accordance with Australia Post specifications. Strata developments require an additional letterbox for the Owners Corporation.	Y- Refer Architectural Plans Appendix C.															
	Screened garbage storage is required inside the front property boundary, at the rear of each unit or within garages. Storage locations are to be included in the landscape plan.	Y- Refer Architectural Plans Appendix C.															

	<i>Clothes drying facilities are required, free of access ways. Clothes lines and hoists shall be located at the rear of the development and adequately screened from adjoining roads.</i>	Y- Refer Architectural Plans Appendix C.
2.3.12 Future Subdivision	<i>Dual occupancy development is to consider potential future subdivision in accordance with Clause 4.2(4A) of the LEP and locate buildings with adequate access to and clearance from utilities.</i>	NA

6.5.2 GDCP 2012 Section 5 Subdivision

This section identifies potential environmental impacts of the development and mitigation measures proposed.

'Deemed to Satisfy' Controls	Design Requirement	Development Compliance (Y-Yes, N-No, C – Yes with Conditions, NA – Not Applicable to Proposal)
5.1 Lot Size	<i>"Lot Size Map" and Clause 4.1 of Gunnedah Local Environmental Plan 2012 prescribe the minimum lot size for all new allotments.</i>	Y – Proposed 2 lot subdivision is compliant with the GLEP min Lot size of 450sqm.
	<i>Residential lots must be able to accommodate a rectangle suitable for building purposes measuring 10m x 15m behind the street setback (NB – there is no concession to a second street frontage for setbacks).</i>	Y – Refer Site Plan Sheet WD04 in Appendix C.
	<i>Easements should not encumber more than 10% of the total area of the lot where the Lot Size Map specifies a minimum lot size of up to and including 3000m².</i>	Y – Refer Site Plan Sheet WD04 in Appendix C.
	<i>The ratio of depth to frontage is a maximum of five (5) to one (1).</i>	Y – Refer Site Plan Sheet WD04 in Appendix C.
5.2 Service Strategy	<i>All development applications shall provide a servicing strategy (water, sewer, stormwater, telecommunications and electricity) to demonstrate that it is feasible for the subdivision to be serviced in accordance with the Council's requirements.</i>	Y – Refer Service Plan in Appendix D.
	<i>The strategy shall include evidence that the developer has consulted with the Council in relation to the availability and capacity of the existing water and sewer networks consistent with the likely future use of the land.</i>	Y – The Service Strategy proposed uses the connections points already provided to Councils system. Refer Service Plan in Appendix D. Stewart Survey have been in consultation with Councils Manager (Sewer & Water) Mick Ludlow in regards to works over Councils sewer mains.
	<i>The strategy shall include evidence that the developer has consulted with Council to obtain available information in relation to stormwater catchments, capacities and preferred solutions.</i>	N – The Service Strategy proposed uses the only available connections points to Councils system. Refer Service Plan in Appendix D.
	<i>For new estates this shall include nomination of a maximum number of equivalent tenements that will be serviced by the infrastructure.</i>	NA
5.3 Sewer	<i>The servicing strategy shall identify the method of providing sewer to the proposed lots in accordance with Council's requirements.</i>	Y – Refer Service Plan in Appendix D. It is proposed to build over the Sewer main in accordance with Councils policy.
	<i>Residential lots are to be serviced by gravity sewer. Detail of any lot filling required to achieve minimum grade shall be provided.</i>	Y – Refer Service Plan in Appendix D.
	<i>The area within proposed lots shall be capable of being serviced by gravity sewer (unless located within an estate where an alternative sewer system is established).</i>	Y – Refer Service Plan in Appendix D.
	<i>Reticulated sewer is required where the Lot Size Map specifies a minimum lot size of up to and including 3000m².</i>	NA

	<i>On-site sewerage management systems will be required when development lots where the Lot Size Map specifies a minimum area of 1 hectare or greater.</i>	NA
5.4 Water	<i>The servicing strategy shall identify the method of providing water to the proposed lots in accordance with Council's requirements.</i>	Y – Refer Service Plan in Appendix D.
	<i>Reticulated water is to be supplied to subdivision where the Lot Size Map specifies a minimum lot size of up to and including 1.2 hectares.</i>	NA
	<i>On-site water storage requirements will be applied when future development occurs on lots where the Lot Size Map specifies a minimum area of 9.9 hectares or greater.</i>	NA
5.5 Stormwater Drainage	<i>The servicing strategy, including preliminary engineering designs shall include consideration of flows up to the 1 in 100-year ARI for existing natural flow, existing developed flow, and post developed flow.</i>	Y – The proposed Service Strategy Plan for the site is included as Appendix C. Detailed design for the unit development is expected to be provided with application for Construction certificate.
	<i>Minor flows are to be designed to a 1 in 5-year ARI.</i>	Y – Control Noted.
	<i>Locations of major flows are to be defined to a designated overland flow path up to 100-year ARI. Where the path traverses, private property, it shall be dedicated as a drainage reserve UNLESS a natural drainage line (as indicated by a blue line on the topographic map).</i>	Y- Stormwater generated onsite is to be directed to Wentworth Street. Refer Service Strategy Plan Appendix C and Section 5.4.
	<i>Council will only consider alternative forms of drainage, including methods of on-site disposal such as retention and/or detention basins where it can be demonstrated that there is no other practical solution available. In assessing the suitability of such systems, Council will take into account ease of maintenance, public safety risk, proven functionality and cost liability for Council.</i>	NA
	<i>Where drainage is required to the rear of the lot, inter-allotment drainage shall be located in easements in favour of the upstream properties benefitted by the easement.</i>	NA
	<i>Lot layout and easements are to be established so that no future development will rely upon pump-out, infiltration systems or any other method other than connection to the gravity piped system.</i>	NA
5.6 Telecommunications	<i>Telecommunications are to be provided underground.</i>	Y- Local services will be extended to provide communication access. Refer Section 5.4.
5.7 Electricity	<i>The subdivision is to be serviced by underground electricity where the Lot Size Map specifies a minimum lot size of up to and including 9.9 hectares.</i>	Y - Local services will be extended to provide underground electrical supply. Refer Section 5.4.
	<i>For subdivision of land where the Lot Size Map specifies a minimum lot size of greater than 9.9 hectares and less than 40 hectares, electricity supply is required and may be overhead.</i>	NA
	<i>For subdivision of land where the Lot Size Map specifies a minimum lot size of 40 hectares or greater, no connection to electricity is specified.</i>	NA
5.8 Battle-Axe Shaped Lots	<i>Within the R2, R3 and RU5 zones, access handles shall be a minimum width of 5m, of which 3m is to be constructed and sealed with reinforced concrete, asphaltic concrete, or interlocking pavers prior to the issue of the occupation certificate.</i>	NA
	<i>Within all other zones, the minimum width of a handle is 15m, with a maximum length of 300m.</i>	NA

	<i>The topography of the site may require installation of kerbing to manage overland stormwater.</i>	NA
	<i>Battle-axe lots in zone R1 must share a common boundary with a public reserve of at least 15 metres in length. This control does not apply to dual occupancy or multi dwelling housing developments.</i>	NA
	<i>No more than two Torrens Title lots to share a battle-axe handle access.</i>	NA
5.8a Discretionary Development Standard	<i>i) Within the RU1, RU3, RU4 and RU6 zones only – the length of the access handle may be greater than 300 metres where it can be demonstrated that geographical, geotechnical, topographical or hydrological factors either preclude the physical construction of: ☐ a public road or access dedicated as a public road; or ☐ an access handle with a maximum length of 300 metres and an alternative access is required.</i>	NA
5.9 Industrial Lots	<i>Development Controls not applicable to proposed development.</i>	NA
5.10 Industrial Lots	<i>Development Controls not applicable to proposed development.</i>	NA
5.11 Stage Subdivision	<i>Where a subdivision is proposed to be carried out in a number of stages, these shall be identified, and information supplied as to the manner in which stage of all infrastructure will occur (roads, water, sewer and stormwater drainage).</i>	NA
5.12 Cul de sac	<i>Design must accommodate stormwater drainage overland flow paths.</i>	NA
	<i>Alternative cul-de-sac configuration will be assessed on merit, eg “hammer-head” or “Y” shapes.</i>	NA
5.13 Landscaping	<i>Subdivision involving new road construction shall include street tree planting of suitable species.</i>	NA
	<i>Landscape plans shall be provided for all dual use drainage reserves to enhance recreational opportunities and visual amenity without compromising drainage function.</i>	NA
	<i>Estate entry walls are to be located within the development site and form part of the proposed lot.</i>	NA
5.14 Site Access	<i>Public road access is required to all lots.</i>	Y – Refer Site Plan Sheet WD04 in Appendix C.
	<i>No direct access to arterial or sub-arterial roads shall be permitted where alternatives are available.</i>	NA
5.15 Lot Orientation	<i>Where residential subdivision involves a road running north-south, allotments are to be designed to provide solar access for future development.</i>	Y – Refer Site Plan Sheet WD04 in Appendix C.
	<i>Orientation shall minimise potential overshadowing impacts of existing and future buildings.</i>	Y – Refer Site Plan Sheet WD04 in Appendix C.
5.16 Open Space	<i>Where an open space provision within residential subdivision is required in a site-specific master plan, subdivision design must provide open space achieving the following criteria:</i> ☐ Buffered from main roads and identified hazards for improved safety. ☐ Safely accessible by pedestrian and cycleway links. ☐ Connectivity maximised between open space. ☐ Walkable access to highest number of the population. ☐ High passive surveillance opportunities. ☐ Minimum slope; and	NA

	<i>Provide complimentary uses of open space (drainage, conservation, cycleways, etc.) that ensures ongoing usability.</i>																																																																																																																	
Vegetation	<i>The design shall accommodate the retention of significant trees and vegetation.</i>	NA The site has been previously cleared of all native vegetation.																																																																																																																
Garbage Collection	<i>Road design must accommodate the legal movement of garbage collection vehicles.</i>	NA																																																																																																																
	<i>Allotments are to allow for placement of garbage receptacles for collection within the alignment of that lot</i>	Y – Bin storage for the units are shown on Architectural Plan Sheet WD04 in Appendix C.																																																																																																																
	<i>Temporary turning facilities shall be provided to facilitate garbage collection services.</i>	NA																																																																																																																
Community Title Subdivision	<i>Community Title Subdivision must include community facilities that are shared between the residents of the development. It is not appropriate that this form of development be used as an alternative to strata title where the only shared component is a driveway.</i>	NA																																																																																																																
Contamination	<i>All subdivision development applications are to include consideration of potential land contamination.</i>	Y-The site has previously been approved by Council for subdivision & residential construction and is therefore considered to have a low potential for site contamination. A site inspection revealed no evidence of bare ground, scalded vegetation or storage of chemicals or potentially contaminated refuse.																																																																																																																
Road Widths	<i>Road widths are determined based on the road category, in accordance with the table below:</i> <table><tr><th>Road Category</th><th>Travel lane (m)</th><th>Parking lane (m)</th><th>Between kerbs (where applicable) (m)</th><th>Footpath service (m)</th><th>Median strip (m)</th><th>Total reserve (m)*</th></tr><tr><td>Arterial</td><td>3.5</td><td>3.0</td><td>20</td><td>5</td><td>5</td><td>35</td></tr><tr><td>Sub-arterial</td><td>3.5</td><td>3.0</td><td>20</td><td>5</td><td>0</td><td>30</td></tr><tr><td>Distributor (bus routes)</td><td>3.5</td><td>3.0</td><td>13</td><td>4.5</td><td>0</td><td>22</td></tr><tr><td>Collector</td><td>3.5</td><td>3.0</td><td>13</td><td>3.5</td><td>0</td><td>20</td></tr><tr><td>Local</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>• servicing less than 16 dwellings</td><td>3</td><td>2.5</td><td>11</td><td>4.5</td><td>0</td><td>20</td></tr><tr><td>• cul de sac servicing between 10 & 16 dwellings</td><td>3</td><td>2.5</td><td>9</td><td>4.5</td><td>0</td><td>18</td></tr><tr><td>• cul de sac servicing less than 10 dwellings</td><td>3</td><td>0</td><td>6</td><td>4.5</td><td>0</td><td>15</td></tr><tr><td>Rural Residential (R5)</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>• less than 100 AADT</td><td>3</td><td>1.5</td><td>9</td><td>8</td><td></td><td>25</td></tr><tr><td>• 100-500 AADT</td><td>3</td><td>1.5</td><td>9</td><td>8</td><td></td><td>25</td></tr><tr><td>• 500-1000 AADT</td><td>3.5</td><td>-</td><td>9</td><td>8</td><td></td><td>25</td></tr><tr><td>• 1000-2000 AADT</td><td>3.5</td><td>1</td><td>9</td><td>8</td><td></td><td>25</td></tr><tr><td>• > 2000 AADT</td><td>3.5</td><td>1</td><td>9</td><td>8</td><td></td><td>25</td></tr><tr><td>Industrial</td><td>3.5</td><td>4</td><td>15</td><td>5</td><td>0</td><td>25</td></tr></table> <i>* The reserve widths are dependent upon land formation, with these figures being the minimum requirement.</i>	Road Category	Travel lane (m)	Parking lane (m)	Between kerbs (where applicable) (m)	Footpath service (m)	Median strip (m)	Total reserve (m)*	Arterial	3.5	3.0	20	5	5	35	Sub-arterial	3.5	3.0	20	5	0	30	Distributor (bus routes)	3.5	3.0	13	4.5	0	22	Collector	3.5	3.0	13	3.5	0	20	Local							• servicing less than 16 dwellings	3	2.5	11	4.5	0	20	• cul de sac servicing between 10 & 16 dwellings	3	2.5	9	4.5	0	18	• cul de sac servicing less than 10 dwellings	3	0	6	4.5	0	15	Rural Residential (R5)							• less than 100 AADT	3	1.5	9	8		25	• 100-500 AADT	3	1.5	9	8		25	• 500-1000 AADT	3.5	-	9	8		25	• 1000-2000 AADT	3.5	1	9	8		25	• > 2000 AADT	3.5	1	9	8		25	Industrial	3.5	4	15	5	0	25	NA – No new roads
Road Category	Travel lane (m)	Parking lane (m)	Between kerbs (where applicable) (m)	Footpath service (m)	Median strip (m)	Total reserve (m)*																																																																																																												
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5.22 Additional Development controls for specific sites	<i>The listed identified sites do not include the proposed development lot.</i>	NA																																																																																																																

6.5.3 GDCP 2012 Section 6 General Development Controls

'Deemed to Satisfy' Controls	Design Requirement	Development Compliance (Y-Yes, N-No, C- Yes with Conditions, NA – Not Applicable to Proposal)
6.1 Flood Mitigation	<i>Development controls for flood affected land.</i>	With reference to Councils Flood Planning Map (FLD_005AA), the site is not located within Councils Flood Planning Area. Flood Mitigation development controls are not applicable to the proposal.
6.2 Parking Requirements	<i>Parking must be provided as per the schedule in Appendix 1</i>	Y: Refer Section 5.2.4
	<i>Where calculation of parking spaces required results in a fraction of a space, the total required number of spaces will be the next highest whole number.</i>	NA
	<i>Parking and traffic requirements will be based on consideration of:</i> <i>likely peak usage times;</i> <i>the availability of public transport;</i> <i>likely demand for off street parking generated by the development;</i> <i>existing traffic volumes on the surrounding street network; and</i> <i>efficiency of existing parking provision in the location.</i>	Y: Refer Section 5.2.4
	<i>Parking is to comply with AS2890.1 Parking Facilities.</i>	Y: Refer Section 5.2.4 and Architectural Plans Appendix C
	<i>Where existing premises are being redeveloped or their use changed, the following method of calculation shall apply:-</i> <i>Determine the parking requirements of the previous or existing premises in accordance with Appendix A;</i> <i>Determine the parking requirement of the proposed development in accordance with Appendix A;</i> <i>Subtract the number of spaces determined in (a) from the number of spaces calculated in (b);</i> <i>The difference calculated in (c) represents the total number of parking spaces to be provided either in addition to the existing on-site car parking or as a cash-in-lieu contribution to Council where applicable.</i>	NA
6.3 Landscaping	<i>Location and grouping of plant types shall be multi-functional providing privacy, security, shading and recreation functions.</i>	Y Refer Architectural Plans Appendix C

	<i>Landscaping or shade structures shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces.</i>	NA
	<i>Shade structures shall be provided for 30% of parking spaces in outdoor car parking areas where ≥30 spaces are required, to provide shading and soften the visual impact of large hard surfaces.</i>	NA
	<i>Landscaping shall comprise low maintenance, drought and frost tolerant species.</i>	Y Refer Architectural Plans Appendix C
6.4 Outdoor Lighting	<i>All developments shall demonstrate compliance with AS4282 Control of Obtrusive Effects of Outdoor Lighting.</i>	Outdoor lighting will be provided in keeping with the proposed use as a service station. It is anticipated this will be a condition of consent and detailed design will be provided with application for Construction certificate.
	<i>Sweeping lasers or searchlights or similar high intensity light for outdoor advertising or entertainment, when projected above the horizontal is prohibited.</i>	NA
	<i>Illuminated advertising signs should be extinguished outside of operating hours, or 11pm, whichever is earlier.</i>	NA
6.5 Outdoor Advertising/Signage	<i>Where there is potential for light spill to adjoining properties, all illuminated signage shall be fitted with a timer switch to dim or turn off by 11pm each night.</i>	NA
	<i>Signage must comply with SEPP 64 – Advertising and Signage Schedule 1 Assessment Criteria.</i>	NA
	Advertising in rural zones may only: • advertise a facility, activity or service located on the land; or • direct travelling public to a tourist facility or building or place of scientific, historical or scenic interest within the area. Cannot include names of proprietary products or services or sponsoring businesses. <i>Each sign must be sited a minimum distance of 1km from each other.</i>	NA
	<i>External illumination to signs must be top mounted and directed downwards.</i>	NA
	Flush wall sign: - o the area of the sign shall not exceed 20% of the area of the wall on which it is fixed or painted; - o not project above or beyond the wall to which it is attached; - o face of the sign must be parallel to the wall on which it is attached.	NA
	<i>Pole or pylon sign must be a minimum of 2.6m above the ground.</i>	NA
	Projecting wall sign must be: - o minimum height of 2.6m above the ground; - o erected at right angles to the wall of the building to which it is attached.	NA
	Top hamper sign must not: - o extend more than 200mm beyond any building alignment; - o extend below the head of the doorway or window to which it is attached.	NA
	The following types of signs are not acceptable: • Portable signs on public footways and road reserves including A Frame and Sandwich Boards; • Electronic trailer mounted road signs used for promotional or advertising purposes;	NA

	• Outdoor furniture (including chairs, bollards and umbrellas) advertising products such as coffee, alcohol or soft drink; • A roof sign or wall sign projecting above the roof or wall to which it is affixed; • Flashing or intermittently illuminated signs; • Advertisements on parked motor vehicles or trailers (whether or not registered) for which the principal purpose is for advertising; • Signs fixed to trees, lights, telephone or power poles; • Signs which could reduce road safety by adversely interfering with the operation of traffic lights or authorized road signs; • Any sign which would in the opinion of Council, be unsightly, objectionable or injurious to the amenity of the locality, any natural landscape, public reserve or public place; • Numerous small signs and advertisements carrying duplicate information; and • Overhead banners and bunting, except in the form of temporary advertisement.	
	Portable signs on public footways and road reserves including A Frame and Sandwich Boards are only permitted where it can be demonstrated that they do not impede the flow of pedestrian traffic and enhance the character of the locality. These signs should be: - o professionally made and painted; - o have a design theme compatible with street furniture; - o be placed so that pedestrian areas are uncluttered and access and egress from shops and cars is unimpeded; - o be aimed at informing the pedestrian: large signs directed at drivers are inappropriate as their size, and scale of lettering, leads to clutter and ineffective signs; - o application must be made to Council with copy of public liability Certificate of Currency. \$20,000,000 public Liability is required; - o the maximum dimensions of such a sign is shall be 1m x 0.7m; - o only one (1) of these Signs is Permitted per Business; and - o located so as not to impede the movements of the visionally impaired.	NA

6.6 Environmental Controls		
6.6.1 Environmental Effects	The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to:	a) Traffic – minimal changes, no expected increase in traffic generation. Refer Section 5.2.2 b) Flood Liability – The site is not considered to be flood prone in Councils LEP.

6.6.1 Environmental Effects	a) Traffic b) Flood liability c) Slope d) Construction impacts e) Solid and Liquid Waste f) Air quality (odour and pollution) g) Noise emissions h) Water quality i) Sustainability	c) Slope – Not applicable. d) Construction Impacts – The construction of the proposed development will be undertaken by a qualified construction company with a demonstrated commitment to quality, safety, and environmental work practices. Construction activities have the potential to generate adverse impacts through construction traffic, noise, surface water and land degradation and dust. In this regard, the following mitigation measures are proposed to ameliorate any adverse impacts (where applicable to proposed developments): • Preparation of a Soil and Water Management Plan prior to construction and implementation of the Plan throughout all phases of construction activity. • The adoption of appropriate soil erosion control measures. This would include techniques such as minimising the area of disturbance at any given time, diverting clean runoff away from disturbed areas, treatment of dirty runoff using sediment traps and filters installed to engineering design standards and rehabilitating disturbed areas as soon as practicable following construction. • Preparation and implementation of a traffic management plan during construction works. • All plant and equipment would be operated and maintained in accordance with the manufacturer's specifications. • Works would be undertaken in accordance with standard daytime hours recommended by Council: that is, 0700-1700 Monday to Friday and 0800-1300 on Saturday, with no works on Sunday or Public Holidays. Any variation to these hours would first be negotiated in consultation with Council and adjoining landowners. • Undertake strategic watering as required and stabilise exposed surfaces with a vegetative cover as soon as is practicable. • Any damage sustained to Council infrastructure during construction will be the responsibility of the site building contractor to repair at no cost to Council. e) Solid and Liquid Waste – The solid waste from the proposed development once completed will be via garbage collection service. The proposed development will not require liquid trade waste application. f) Air Quality (odour and pollution where applicable) – Earthworks during initial construction will generate dust which will be monitored on site and suppressed using water carts as necessary. It is not anticipated that pollution will be an issue once initial earthworks are completed. g) Noise Emissions - The standard construction hours proposed and the surrounding locality are such that the proposed development does not pose any significant impacts in terms of acoustic amenity upon neighbouring properties. All construction activities will be in accordance with the working hours prescribed by Council. h) Water Quality – To be managed in accordance with the sediment and erosion control measures where applicable, detail below.
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		i) Sustainability – It is intended that the proposed development will implement measures such as (but not limited to): - o Provide a lot layout to maximise solar access to buildings. - o Cater for the safe and efficient passage of stormwater through the site, - o Provide for efficient vehicle access to allotments.
6.6.2 Soil Erosion and Control	Runoff shall be managed to prevent any land degradation including offsite sedimentation.	Controls will be maintained during and post construction to limit any potential sedimentation of stormwater runoff from the development where applicable.
	Reference shall be made to the NSW Governments <i>Managing urban stormwater: soils and construction, Volume 1</i> (available from Landcom), commonly referred to as “The Blue Book”.	The likelihood of erosion and sedimentation during construction will be managed in accordance with the NSW Governments publication “ <i>Managing Urban Stormwater: Soils & Construction Vol. 1 (The Blue Book)</i> ”. Where applicable.
	Cut and fill will be minimised, and the site stabilised during and after construction.	All proposed cut and fill will be kept to the minimum required to create a viable shape for construction and operation of the proposed industrial development.
	Arrangements in place to prompt revegetation of earthworks to minimise erosion.	Where necessary revegetation of earthworks will be conducted to minimise erosion.
6.6.3 Conflicting Land uses	Buffers are an important tool to reduce land use conflicts where competing or conflicting uses are proposed. People intending to develop within a rural area or within the rural/residential interface should contact Council to find out about the buffer requirements for their locality, site and the land use proposed.	Not Applicable to proposal.
	Buffer zones and management options will vary according to the significance of a site, its locality, the topography of the land and its relationship to a range of other geographic and culturally relevant factors.	Not Applicable to proposal.
6.6.4 Waste Management	General waste storage and collection arrangements shall be specified.	General waste storage and collection arrangements shall be detailed by the contractor during construction and the development will be serviced by local garbage collection once constructed. Refer Section 5.6.
6.6.5 Noise	Where relevant, applications are to contain information about likely noise generation and the method of mitigation.	Refer to part g) of the Environmental effects section above. Ongoing noise generated by the development is not considered to be obtrusive and consistent with the site zoning and permitted land use.
6.6.6 Geology	The design process must consider the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.	A site geotechnical investigation will be undertaken as a part of the detailed design to aid in the design of pavement/footing design, and to identify potential impacts and mitigation measures if required.

6.5.4 Other Environmental Controls

a) Social Impact

The social and economic impacts of the proposed apartment development are considered to provide a positive outcome for the local area with respect to additional medium density housing.

As defined by the NSW Government Office on Social Policy, social impacts are significant events experienced by people as changes in one or more of the following are experienced:

Peoples' way of life (how they live, work or play and interact with one another on a day-to-day basis);

Their culture (shared beliefs, customs and values); or

Their community (its cohesion, stability, character, services and facilities).

The proposed development would not result in changes to any of these factors.

7.0 RECOMMENDATION

Development consent is sought for the subdivision of Lot CDP 323830 into two (2) Torrens allotments, construction and strata subdivision of 5 units on a future lot at 35 Wentworth Street Gunnedah.

The aim of the development is to increase the amount of medium density housing options to meet a growing demand within the Gunnedah Shire. The proposed development is consistent with land zoning and surrounding development in the local area.

Based on determination of similar developments in the local area and the assessment of potential environmental impacts in the above report, we do not believe there are any issues in terms of site suitability for the proposal, and that the proposal satisfies the statutory planning controls which apply to the site.

If any additional information is required to assist with the assessment of this Development Application, please do not hesitate to contact our Tamworth office at your earliest convenience.

Appendix A – Deposited Plan 323830

EXHIBITION COPY

B851023

F.P. 323830

B851023

(6)

PLAN

of

Proposed Subdivision

of

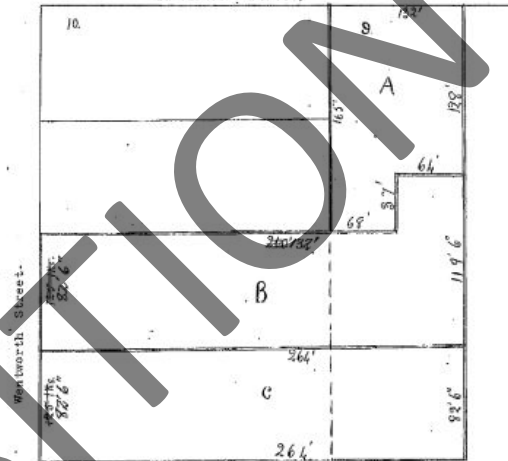
Land comprised in O.T's Vol. 1393 Vol. 11 Vol. XXI Vol. 57

and

Vol. 1377 Vol. 244.

Town and Parish of Gunnedah County of Pottinger.

Bloomfield Street,



Misc. plan of Subdn. (R.P.)
Regd. No. 23830

Approved by Gunnedah Municipal Council.
Covered by Council Clerk's Certificate
No. 14/1729 of 5th June 1929.

[Signature]

Council Clerk

PX M

CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

DP 323830

FEET INCHES METRES

37	-	11.278
64	-	19.507
68	-	20.726
82	6	25.146
119	6	36.424
128	-	39.014
132	-	40.234
165	-	50.292
264	-	80.467

I, Bruce Richard Davies, Registrar General for New South Wales, certify
that this negative is a photograph made as a permanent record of a
document in my custody this 15th day of May, 1978

[Signature]

1

Appendix B – Survey Plan

Stewart Surveys Job 5980 Drawing 1 14th June 2024

Appendix C – Architectural Plan Set

Single Builders Drafting Project 047-23 Rev 10

Appendix D – Service Strategy Plan

CSO Engineers C24857 Service Plan G001 Rev B

*Appendix E – Concept Plan of Subdivision of Lot C in
DP323830*

Stewart Surveys File 5979 Sheet 1 of 2, 02/02/2024

*Appendix F – Concept Plan of Strata Subdivision of Lot 2
in a Subdivision of Lot C in DP323830*

Stewart Surveys File 5979 Sheet 2 of 2, 02/02/2024

Cost of Development Estimator

	Select Type (if applicable)	Enter	Units	Value
Residential Development				
Small Lot (Affordable Housing) - 1 Storey			← Metres ²	
Project Home - Basic Standard Finish			← Metres ²	
Project Home - Medium Standard Finish			← Metres ²	
Individual House - Medium Standard Finish	Select External Wall Material		← Metres ²	
Individual House - High Standard Finish	Select External Wall Material		← Metres ²	
Dual Occupancy			← Metres ²	
Townhouse			← Metres ²	
Villas		657.5	← Metres ²	\$664,075
Undercover Parking (Ground Floor)			← No. Spaces	
Additions Ground Floor	Select External Wall Material		← Metres ²	
Additions - First Floor			← Metres ²	
Deck	Select Roof Type		← Metres ²	
Pergola - Unroofed			← Metres ²	
Garage	Select Wall Construction Material		← Metres ²	
Carport	Select Slab Type		← Metres ²	
Retaining Wall	Select Wall Construction Material		← Linear Metres	
Front Fence	Select Fence Construction Material		← Linear Metres	
Swimming Pool < 40m2	Select Pool Construction Material			

Commercial Development Type

Offices	Select No. of Storeys		← Metres ²	
Shops			← Metres ²	
Supermarkets			← Metres ²	
Department Stores			← Metres ²	
Shopping Complex			← Metres ²	
Cinemas			← No. Seats	
Service Stations			← Metres ²	
Carpark (Open bitumen)			← No. of Spaces	
Carpark	Select Carpark Configuration		← Metres ²	
Hotel/Motel/Club	Select No. of Storeys		← Metres ²	
Hospital	Select No. of Storeys		← Metres ²	
Medical Centre (1 storey)			← Metres ²	
Nursing Home (1 storey)			← Metres ²	
Primary/High School			← Metres ²	
Technical College			← Metres ²	
Factory/Warehouse	Select Wall Construction Material		← Metres ²	

Total Cost

\$664,075

Design
statement for
compliance with
low rise housing
design guide

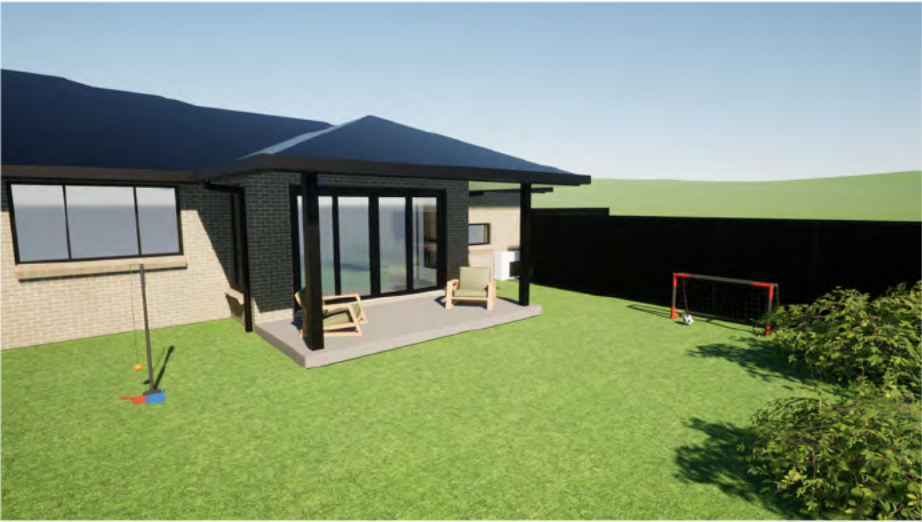
will be
completed on
acceptance



ARTIST IMPRESSIONS

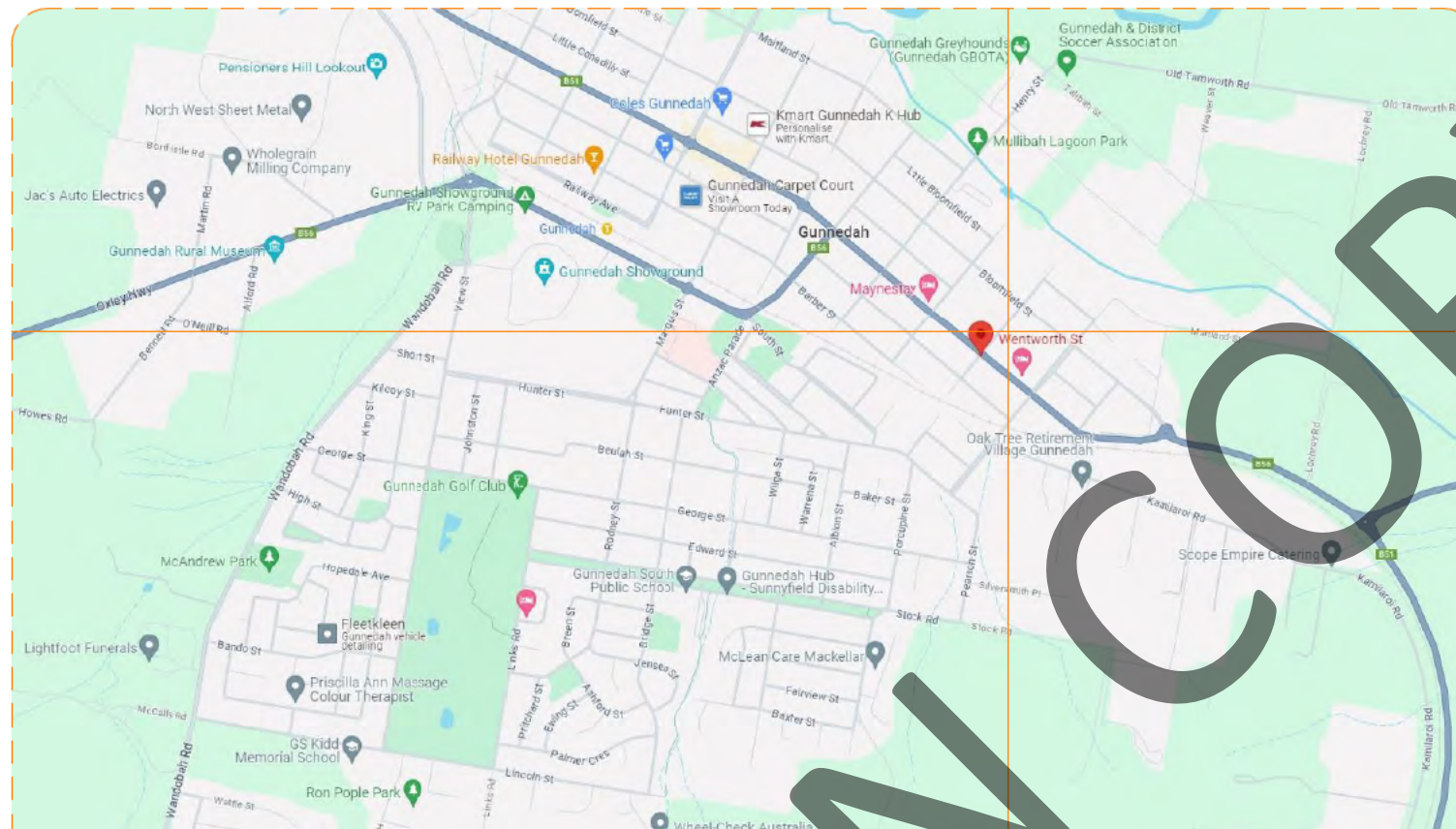
35 WENTWORTH STREET, GUNNEDAH
MULTI RESIDENTIAL DEVELOPMENT

EWING - PROJECT INDEX		
WD	LAYOUT	SCALE
WD01	COVER SHEET	
WD02	LOCATION DETAILS	
WD03	PROJECT NOTES	
WD04	SITE DETAILS	1:100, 1:250
WD05	SITE SETOUT PLAN	1:250
WD06	LANDSCAPE PLAN	1:250
WD07	EARTHWORKS PLAN	1:250
WD08	ESCP	1:100
WD09	TURNING CIRCLES - UNIT 1/3/5	1:250
WD10	TURNING CIRCLES 2/4/VISITOR	1:250
WD11	SITE ELEVATIONS	1:250
WD12	OVERALL FLOOR PLAN	1:200
WD13	UNIT 1 FLOOR PLAN	1:100
WD14	UNIT 2-3 FLOOR PLAN	1:100
WD15	UNIT 4-5 FLOOR PLAN	1:100
WD16	OVERALL SLAB SETOUT PLAN	1:200
WD17	OVERALL ELECTRICAL & ROOF PLAN	1:200
WD18	OVERALL ELEVATIONS	1:200
WD19	ELEVATIONS	1:100
WD20	ELEVATIONS	1:100
WD21	ELEVATIONS	1:100
WD22	ELEVATIONS	1:100
WD23	SECTIONS	1:100, 1:200



ARTIST IMPRESSIONS & 3D IMAGES ARE INDICATIVE ONLY

 SINGLE BUILDERS Building People of distinction LEVEL 2,10/1A WIRRAWAY ST, TAMINDA, NSW, 2340. (02) 6766 1477	<table><tr><th>REV</th><th>DATE</th><th>ISSUE</th></tr><tr><td>REV07</td><td>15/03/24</td><td>CONSTRUCTION</td></tr><tr><td>REV08</td><td>16/05/24</td><td>REVISED FOR CONSTRUCTION</td></tr><tr><td>REV09</td><td>20/05/24</td><td>REVISED FOR CONSTRUCTION</td></tr><tr><td>REV10</td><td>21/06/24</td><td>REVISED FOR CONSTRUCTION</td></tr></table>	REV	DATE	ISSUE	REV07	15/03/24	CONSTRUCTION	REV08	16/05/24	REVISED FOR CONSTRUCTION	REV09	20/05/24	REVISED FOR CONSTRUCTION	REV10	21/06/24	REVISED FOR CONSTRUCTION	GENERAL PROJECT NOTES ALL WORKS DETAILED WITHIN THESE PLANS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) & THE NATIONAL CONSTRUCTION CODE (NCC) ALL PLANS ARE TO BE READ AND ACTIONED IN CONJUNCTION WITH PLANS & DOCUMENTATION ISSUED BY OTHER RELEVANT PROFESSIONALS AND CONSULTANTS ALL WORKS DETAILED WITHIN THESE PLANS ARE TO BE CARRIED OUT BY A SUITABLY QUALIFIED &/OR LICENCED TRADESPERSON ALL SITE BOUNDARIES & LEVELS ARE TO BE CONFIRMED BY A REGISTERED SURVEYOR PRIOR TO WORKS BEING UNDERTAKEN ANY FIXTURES & FITTINGS SHOWN OR NOTED TO BE INSTALL IN ACCORDANCE THE RELEVANT BUILDING CODES & STANDARDS AS WELL AS THE RELEVANT MANUFACTURERS DETAILS UNDERGROUND SERVICES & CONNECTIONS TO BE CONFIRMED PRIOR TO ANY WORKS BEING UNDERTAKEN NO WORKS ARE TO BE UNDERTAKEN WITH PLANS NOT MARKED "CONSTRUCTION" NO WORKS TO BE UNDERTAKEN WITHOUT APPROVAL FROM THE REQUIRED CERTIFYING AUTHORITY ANY ERRORS OR OMISSIONS ARE TO BE CHECKED & VERIFIED PRIOR TO WORKS BEING UNDERTAKEN PLANS ARE FOR USE BY SINGLE BUILDERS & CONTRACTED PROFESSIONS & TRADESPERSON ONLY		<table><tr><td colspan="2">BEARING</td><td>CLIENT EWING</td><td>PROJECT ID 047-23</td></tr><tr><td colspan="2"></td><td>ADDRESS 35 WENTWORTH STREET GUNNEDAH NSW 2380</td><td>PROJECT NAME PROPOSED MDR</td></tr><tr><td colspan="2"></td><td>LOT C</td><td>DRAWING COVER SHEET</td></tr><tr><td colspan="2"></td><td>DP 323830</td><td></td></tr><tr><td colspan="2">ZONING R3</td><td>STATUS CONSTRUCTION</td><td>SHEET NO: WD01</td></tr><tr><td colspan="2"></td><td></td><td>SCALE:</td></tr></table>		BEARING		CLIENT EWING	PROJECT ID 047-23			ADDRESS 35 WENTWORTH STREET GUNNEDAH NSW 2380	PROJECT NAME PROPOSED MDR			LOT C	DRAWING COVER SHEET			DP 323830		ZONING R3		STATUS CONSTRUCTION	SHEET NO: WD01				SCALE:
	REV	DATE	ISSUE																																									
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	REV08	16/05/24	REVISED FOR CONSTRUCTION																																									
	REV09	20/05/24	REVISED FOR CONSTRUCTION																																									
REV10	21/06/24	REVISED FOR CONSTRUCTION																																										
BEARING		CLIENT EWING	PROJECT ID 047-23																																									
		ADDRESS 35 WENTWORTH STREET GUNNEDAH NSW 2380	PROJECT NAME PROPOSED MDR																																									
		LOT C	DRAWING COVER SHEET																																									
		DP 323830																																										
ZONING R3		STATUS CONSTRUCTION	SHEET NO: WD01																																									
			SCALE:																																									
DT	 KG Building People of distinction LEVEL 2,10/1A WIRRAWAY ST, TAMINDA, NSW, 2340. (02) 6766 1477																																											



LOCATION PLAN



LOCATION PLAN



LEVEL 2, 10/1A WIRRAWAY ST,
TAMINDA, NSW, 2340.
(02) 6766 1477

REV	DATE	ISSUE
REV07	15/03/24	CONSTRUCTION
REV08	16/05/24	REVISED FOR CONSTRUCTION
REV09	20/05/24	REVISED FOR CONSTRUCTION
REV10	21/06/24	REVISED FOR CONSTRUCTION
DT	KG	LARGEST IN MILLIMETERS AT FULL SCALE DIMENSIONS TANGENT PRESERVE INDEX TO DEFACE SLOPE PRESENTED AS DIMENSIONS ONLY

GENERAL PROJECT NOTES

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ALL WORKS DETAILED WITHIN THESE PLANS ARE TO BE CARRIED OUT BY A QUALIFIED &/OR LICENCED TRADEPERSON

ALL SITE BOUNDARIES & LEVELS ARE TO BE CONFIRMED BY A REGISTERED SURVEYOR PRIOR TO WORKS BEING UNDERTAKEN

ANY FEATURES & FITTINGS SHOWN OR NOTED TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT BUILDING CODES & STANDARDS

AS WELL AS THE RELEVANT MANUFACTURERS DETAILS

UNDERGROUND SERVICES ARE TO BE CONFIRMED PRIOR TO ANY WORKS BEING UNDERTAKEN

NO WORKS ARE TO BE UNDERTAKEN WITH PLANS NOT MARKED "CONSTRUCTION"

NO WORKS TO BE UNDERTAKEN WITHOUT APPROVAL FROM THE REQUIRED CERTIFYING AUTHORITY

ANY ERRORS OR OMISSIONS ARE TO BE CHECKED & VERIFIED PRIOR TO WORKS BEING UNDERTAKEN

PLANS FOR OR CONTAINING CONTRADICTIONS ARE TO BE CLARIFIED PRIOR TO WORKS BEING UNDERTAKEN



ZONING
R3

CLIENT
EWING

ADDRESS
35 WENTWORTH STREET
GUNNEDAH NSW 2380

LOT C	DP 323830
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STATUS
CONSTRUCTION

PROJECT ID
047-23

PROJECT NAME
PROPOSED MDR

DRAWING CATION DETAILS

SHEET NO: WD02	SCALE:
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DEVELOPMENT NOTES

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- UNDERGROUND SERVICES & CONNECTIONS TO BE CONFIRMED PRIOR TO ANY WORKS BEING UNDERTAKEN.
- NO WORKS ARE TO BE UNDERTAKEN WITH PLANS NOT MARKED "CONSTRUCTION".
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- ANY ERRORS OR OMISSIONS ARE TO BE CHECKED & VERIFIED PRIOR TO WORKS BEING UNDERTAKEN.
- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENT OVER SCALED.
- FOR STRUCTURAL, ELECTRICAL, MECHANICAL, CIVIL AND HYDRAULIC DETAILS REFER TO DOCUMENTATION FROM RELEVANT PROFESSIONAL.
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIAN & AUSTRALIAN STANDARDS
- ALL STORMWATER DETAILS INCLUDING BUT NOT LIMITED TO DOWN PIPES, RAIN WATER TANKS & SITE DRAINAGE TO BE DETAILED BY THE HYDRAULIC CONSULTANT/PLUMBER IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA ALL PARTS OF AS3500
- PROVIDE DOWNPIPES AT MAXIMUM SPACINGS OF 12m & WITHIN 1.2m OF VALLEY GUTTERS IN ACCORDANCE WITH A2180.
- PROVIDE LIFT OFF HINGES TO WC DOORS IN ACCORDANCE WITH CLAUSE 10.4 OF THE BCA & AS3740.
- PROVIDE WATER PROOFING SYSTEM TO ALL WET AREAS IN ACCORDANCE WITH AS3740.
- INSULATION TO BE PROVIDED IN ACCORDANCE WITH AS/NZS 4859.1 AND NSW BASIX CERTIFICATE. INSULATION TO BE INSTALLED IN ACCORDANCE WITH BCA & AUSTRALIAN STANDARDS.
- PROVIDE CONDENSATION MANAGEMENT IN ACCORDANCE WITH PART 10.8 OF THE BUILDING CODE OF AUSTRALIA.

TERMITE PROTECTION

- TERMITE PROTECTION TO TO BE PROVIDED IN ACCORDANCE WITH AS3660.1.
- BUILDER TO CONFIRM AND PROVIDE WRITTEN RECORD OF METHOD OF PROTECTION USED & A COPY IS TO BE SIGNED AND RETAINED BY BOTH PARTIES.
- THE DWELLING OWNER & SUBSEQUENT OWNERS SHALL BE RESPONSIBLE FOR ARRANGING REGULAR INSPECTIONS & MAINTENANCE OF TERMITE CONTROL.

STAIRS, HANDRAILS & BALUSTRADES

- ALL STAIRS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BCA AND HAVE A MINIMUM OR MAXIMUM GOING OF 240-355mm AND RISE OF 115-190mm
- ALL STAIRS NOSING WILL HAVE A SLIP RESISTANCE RATING OF P4 OR P11 IN ACCORDANCE WITH CLAUSE 11.2.4 OF THE BCA & AS4586
- ALL BALUSTRADES TO COMPLY WITH PART 11.3 OF THE BCA BALUSTRADE FOR VERANDAH TO BE A MINIMUM OF 1m & 865mm FOR STAIRS
- ALL HANDRAILS TO COMPLY WITH PART 11.3 OF THE BCA HANDRAIL FOR VERANDAH TO BE A MINIMUM OF 1m & 865mm FOR STAIRS.

DRIVEWAY & PARKING NOTES

- OFF STREET CAR-PARKING & VEHICLE ACCESS IN ACCORDANCE WITH AS2890.1. MAX SLOPE WITHOUT TRANSITIONS TO BE 1:8, MAX SLOPE WITH TRANSITIONS TO BE 1:4.
- ACCESSES ARE TO CROSS THE FOOTWAY PERPENDICULAR TO LONGITUDINAL ROAD ALIGNMENT
- THE DRIVEWAY SHALL HAVE SATISFACTORY CLEARANCE TO ANY POWER POLE OR TELECOMMUNICATIONS POLE, MANHOLE COVER OR MARKER, OR STREET TREE. ANY RELOCATION, ALTERATION OR REPLACEMENT REQUIRED SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITY.
- THE DRIVEWAY SHALL BE PROVIDED WITH A NON-SLIP FINISH, & THE DESIGN OF THE DRIVEWAY SHALL BE UNDERTAKEN TO ENSURE THE ACCESS IS ACCESSIBLE TO ALL TYPES OF VEHICLES.
- THE HEIGHT AT THE BACK OF THE LAYBACK IS (AT MINIMUM) EQUAL TO THE HEIGHT OF THE ADJACENT KERB AND GUTTER

BASIX & NatHERS COMMITMENTS

BASIX CERTIFICATE NO. 1739885M NatHERS CERTIFICATE NO. 0009306690

WATER COMMITMENTS - ALL DWELLINGS

FIXTURES	
PLUMBING FIXTURES	4 STAR
SHOWER HEADS	4 STAR
TOILET FLUSHING SYSTEM	4 STAR
ALL TAPS	4 STAR

ALTERNATIVE WATER
THE APPLICANT MUST INSTALL A MINIMUM OF A 3,000L RAINWATER TANK. THE RAINWATER TANK MUST BE CONFIGURED TO COLLECT A MINIMUM OF 100m² OF ROOF AREA.
THE APPLICANT MUST CONNECT THE RAINWATER TANK TO;
- THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER
- AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT

THERMAL COMFORT COMMITMENTS - ALL DWELLINGS

WINDOWS
- SLIDING - TYPICAL - BRADNAMS ESS (52mm) SG 4mm ENTEC (SHGC TOLERANCE RANGES 0.64-0.70)
- MAX U VALUE =4.6 SHGC =0.67
- AWNING - TYPICAL - BRADNAMS ESS (52mm) SG 4mm ENTEC (SHGC TOLERANCE RANGES 0.52-0.58)
- MAX U VALUE =5.2 SHGC =0.55

DOORS
- SLIDING - TYPICAL - BRADNAMS ESS (80mm) SG ENTEC (SHGC TOLERANCE RANGES 0.60-0.66)
- MAX U VALUE =4.3 SHGC =0.63

EXTERNAL WALLS
- BRICK VENEER (EXCLUDING EXTERNAL WALLS OF GARAGE)
- COLOUR = MEDIUM - EXTRA INSULATION = R2.5

INTERNAL WALLS
- PLASTER ON TIMBER FRAME
- EXTRA R2.5 INSULATION TO WALLS ADJOINING GARAGE,

FLOOR TYPE
- CONCRETE SLAB ON GROUND WITH COVERINGS AS SHOWN
- NO EXTRA INSULATION

CEILING
- PLASTER ON TIMBER FRAME
- EXTRA R3.0 TO ALL AREAS EXCEPT GARAGE

ROOF
- METAL ROOF ON TIMBER FRAME, FOIL, REFLECTIVE DOWN, ANTIGLARE UP
- COLOUR =DARK

CEILING PENETRATIONS
- MODELLED AS PER PLANS
- DOWNLIGHTS MODELLED AS IC RATED WITH INSULATION COVERING FITTINGS
- EXHAUSTS TO WET AREAS MODELLED UNSEALED PER TECH NOTE
- KITCHEN EXHAUST MODELLED SEALED PER TECH NOTE

ENERGY COMMITMENTS - ALL DWELLINGS

HOT WATER
A 6 STAR GAS INSTANTANEOUS HOT WATER SYSTEM MUST BE INSTALLED

HEATING AND COOLING
A 1-PHASE AIR CONDITIONING SYSTEM WITH AN EER OF 3.0-3.5 FOR COOLING & 3.5-4.0 FOR HEATING MUST BE INSTALLED IN AT LEAST 1 LIVING AND 1 BEDROOM AREA AND THE HEATING AND COOLING SYSTEM MUST PROVIDE DAY/NIGHT ZONING BETWEEN THE LIVING AND DINING AREAS

VENTILATION
THE FOLLOWING EXHAUST SYSTEMS MUST BE INSTALLED:
- AT LEAST 1 BATHROOM: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF, MANUAL SWITCH ON/OFF
- KITCHEN: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF, MANUAL SWITCH ON/OFF
- LAUNDRY: NATURAL VENTILATION ONLY

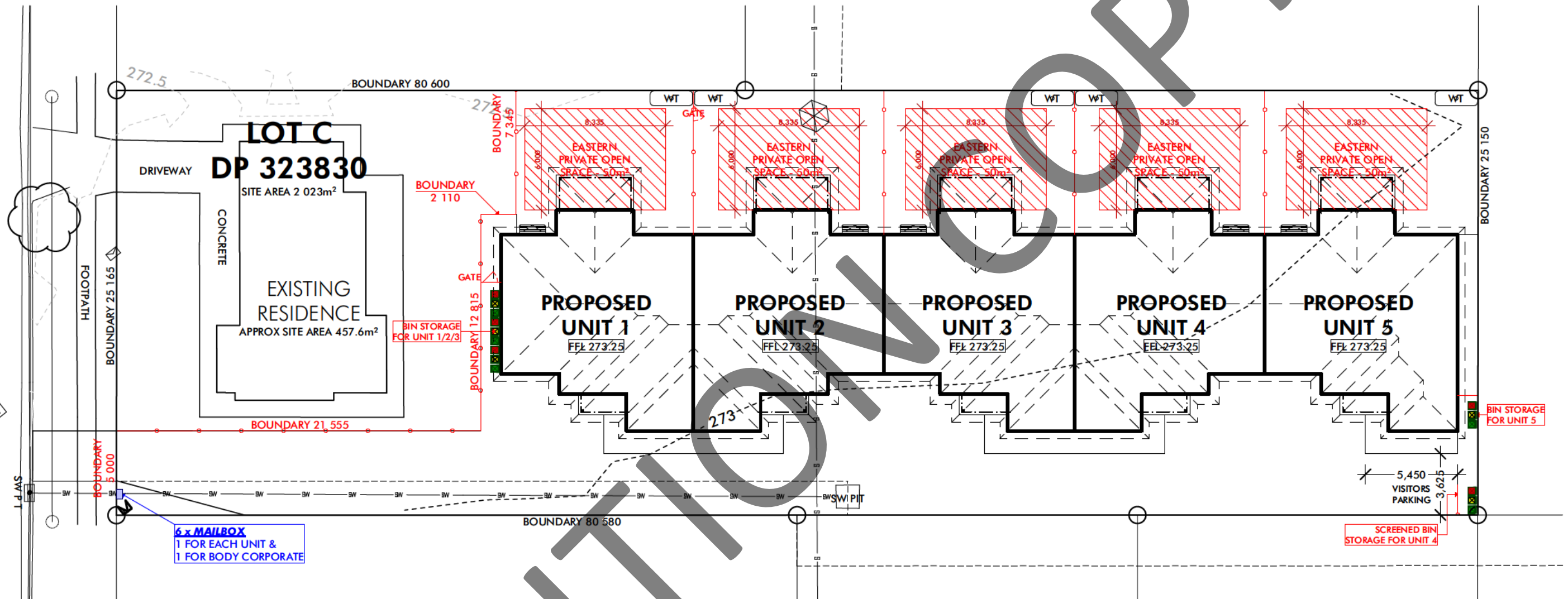
ARTIFICIAL LIGHTING
- THE APPLICANT MUST ENSURE THAT A MINIMUM OF 80% OF LIGHT FITTINGS & FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE (LED) LAMPS

OTHER
- A GAS COOKTOP & ELECTRIC OVEN MUST BE INSTALLED IN THE KITCHEN
- A FIXED OUTDOOR CLOTHES DRYING AREA MUST BE INSTALLED



SINGLE BUILDERS  building beauty of distinction LEVEL 2,10/1A WIRRAWAY ST, TAMINDA, NSW, 2340. (02) 6766 1477	REV	DATE	ISSUE	GENERAL PROJECT NOTES ALL WORKS DETAILED WITHIN THESE PLANS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) & THE NATIONAL CONSTRUCTION CODE (NCC) ALL PLANS ARE TO BE READ AND ACTIONED IN CONJUNCTION WITH PLANS & DOCUMENTATION ISSUED BY OTHER RELEVANT PROFESSIONALS AND CONSULTANTS ALL WORKS DETAILED WITHIN THESE PLANS ARE TO BE CARRIED OUT BY A SUITABLY QUALIFIED &/OR LICENCED TRADESPERSON ALL SITE BOUNDARIES & LEVELS ARE TO BE CONFIRMED BY A REGISTERED SURVEYOR PRIOR TO WORKS BEING UNDERTAKEN ANY FIXTURES & FITTINGS SHOWN OR NOTED TO BE INSTALL IN ACCORDANCE THE RELEVANT BUILDINGCODES & STANDARDS AS WELL AS THE RELEVANT MANUFACTURERS DETAILS UNDERGROUND SERVICES & CONNECTIONS TO BE CONFIRMED PRIOR TO ANY WORKS BEING UNDERTAKEN NO WORKS ARE TO BE UNDERTAKEN WITH PLANS NOT MARKED "CONSTRUCTION" NO WORKS TO BE UNDERTAKEN WITHOUT APPROVAL FROM THE REQUIRED CERTIFYING AUTHORITY ANY ERRORS OR OMISSIONS ARE TO BE CHECKED & VERIFIED PRIOR TO WORKS BEING UNDERTAKEN PLANS ARE FOR USE BY SINGLE BUILDERS & CONTRACTED PROFESSIONS & TRADESPERSON ONLY	REV07	15/03/24	CONSTRUCTION
	REV08	16/05/24	REVISED FOR CONSTRUCTION				
	REV09	20/05/24	REVISED FOR CONSTRUCTION				
	REV10	21/06/24	REVISED FOR CONSTRUCTION				
DT			</				

WENTWORTH STREET



Certificate No. 0009306690
Scan QR code or follow website link for rating details.
Assessor name: Kieran Gwatkin
Accreditation No.: HERA10258
Property Address: Wentworth
Street, Gunnedah
NSW, 2380
hstar.com.au/QRGenerate?ip=WUpdWC2yY



SINGLE BUILDERS
Building Experts of Australia

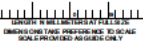


LEVEL 2, 10/1A WIRRAWAY ST,
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(02) 6766 1477

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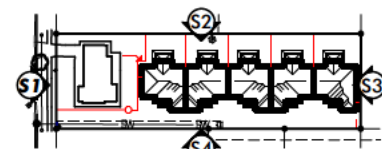
PLANS ARE FOR USE BY SINGLE BUILDERS & CONTRACTED PROFESSIONALS & TRADESPERSON ONLY.

LEGEND	
WT	3,000L WATER TANK
CL	CLOTHES LINE
WM	WATER METER
HW	HOT WATER SYSTEM
MSB	MAIN SWITCH BOARD
FSL	FINISHED SLAB LEVEL
EGL	EXISTING GROUND LEVEL
FGL	FINISHED GROUND LEVEL
	SITE BIN
	STABLE ENTRY/EXIT

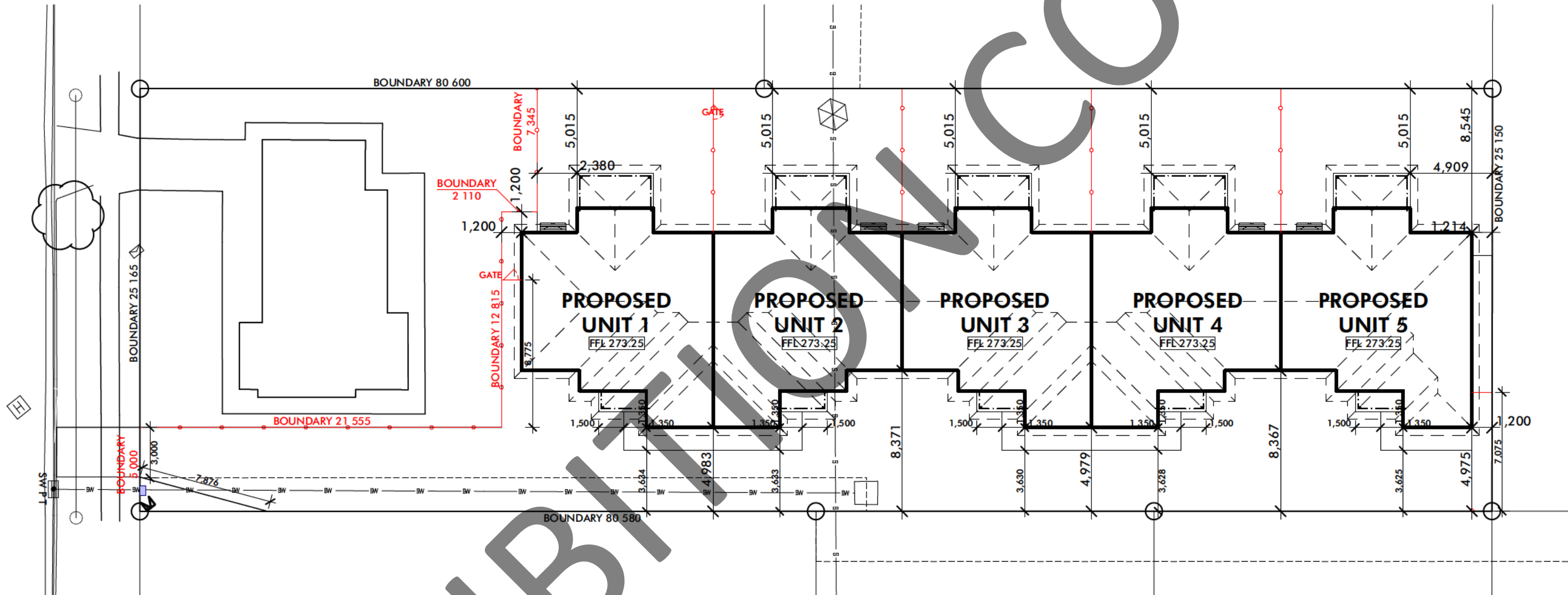
SITE DETAILS	
ROOF AREA	804m²
DRIVEWAY AREA	478m²

BEARING	
ZONING	R3

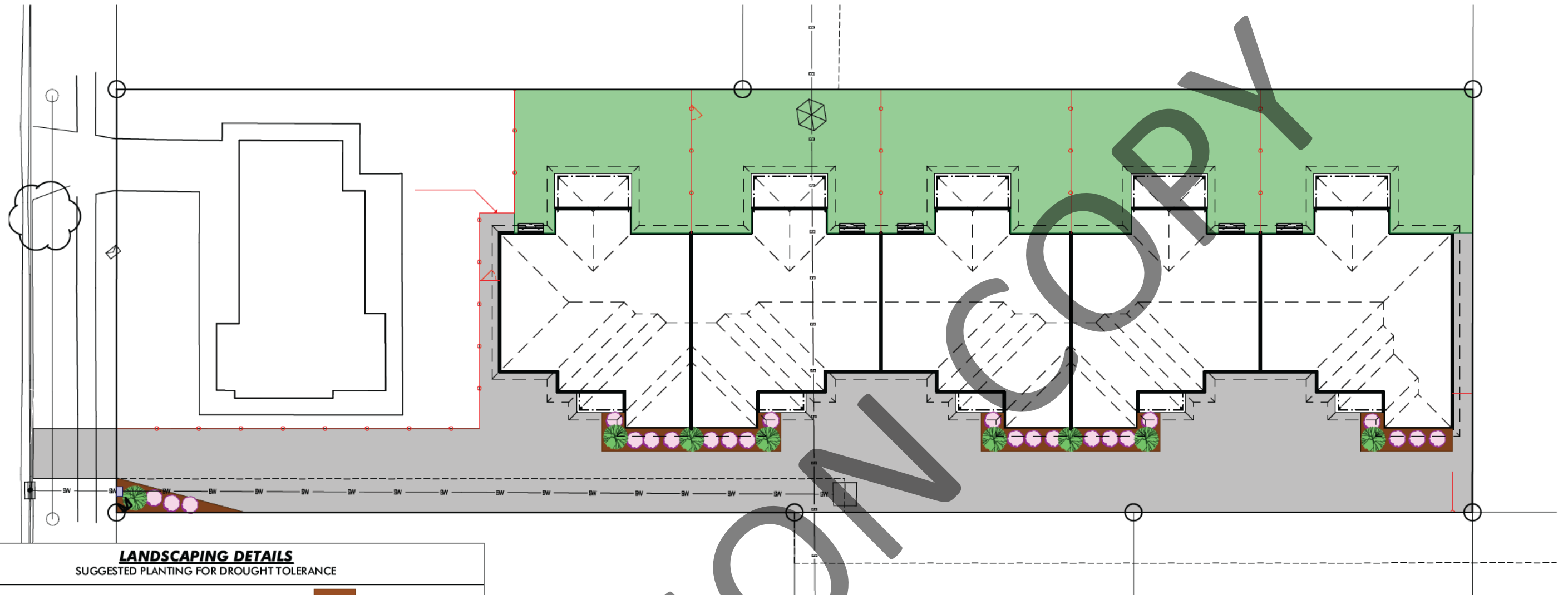
CLIENT	EWING	PROJECT ID	047-23
ADDRESS	35 WENTWORTH STREET GUNNEDAH NSW 2380	PROJECT NAME	PROPOSED MDR
LOT	C	DRAWING	SITE DETAILS
DP	323830	STATUS	CONSTRUCTION
SHEET NO.	WD04	SCALE:	1:100, 1:250



ELEVATION MARKER



SINGLE BUILDERS Building People of Tomorrow LEVEL 2,10/1A WIRRAWAY ST, TAMINDA, NSW, 2340. (02) 6766 1477	REV	DATE	ISSUE	GENERAL PROJECT NOTES ALL WORKS DETAILED WITHIN THESE PLANS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) & THE NATIONAL CONSTRUCTION CODE (NCC) ALL PLANS ARE TO BE READ AND ACTIONED IN CONJUNCTION WITH PLANS & DOCUMENTATION ISSUED BY OTHER RELEVANT PROFESSIONALS AND CONSULTANTS ALL WORKS DETAILED WITHIN THESE PLANS ARE TO BE CARRIED OUT BY A SUITABLY QUALIFIED &/OR LICENCED TRADESPERSON ALL SITE BOUNDARIES & LEVELS ARE TO BE CONFIRMED BY A REGISTERED SURVEYOR PRIOR TO WORKS BEING UNDERTAKEN ANY FIXTURES & FITTINGS SHOWN OR NOTED TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT BUILDING CODES & STANDARDS AS WELL AS THE RELEVANT MANUFACTURERS DETAILS UNDERGROUND SERVICES & CONNECTIONS TO BE CONFIRMED PRIOR TO ANY WORKS BEING UNDERTAKEN NO WORKS ARE TO BE UNDERTAKEN WITH PLANS NOT MARKED "CONSTRUCTION" NO WORKS TO BE UNDERTAKEN WITHOUT APPROVAL FROM THE REQUIRED CERTIFYING AUTHORITY ANY ERRORS OR OMISSIONS ARE TO BE CHECKED & VERIFIED PRIOR TO WORKS BEING UNDERTAKEN PLANS ARE FOR USE BY SINGLE BUILDERS & CONTRACTED PROFESSIONS & TRADESPERSON ONLY	BEARING ZONING R3	CLIENT EWING ADDRESS 35 WENTWORTH STREET GUNNDAH NSW 2380 LOT C DP 323830 STATUS CONSTRUCTION	PROJECT ID	047-23
	REV07	15/03/24	CONSTRUCTION				PROJECT NAME	PROPOSED MDR
	REV08	16/05/24	REVISED FOR CONSTRUCTION				DRAWING	SITE SETOUT PLAN
	REV09	20/05/24	REVISED FOR CONSTRUCTION					
	REV10	21/06/24	REVISED FOR CONSTRUCTION					
DT	KG	UNBROKEN TIME INTERVALS TO BE USED ONLY WHEN REQUIRED BY CLIENT ONLY						



LANDSCAPING DETAILS

SUGGESTED PLANTING FOR DROUGHT TOLERANCE

GARDEN BED BASE COVER



PINE BARK MULCH
(OR SIMILAR)



HARDSTAND



TURF



GROUND COVER



CREEPING SALTBUSH
EINADIA NUTANS



YELLOW BUTTONS
CHRYSOCEPHALUM APICULATUM



SHRUBS



GREVILLEA
GREVILLEA



EMU BUSH
EREMOPHILA



TREES



WILLOW MYRTLE
AGONIS FLEZUOSA



DROOPING SHE-OAK
ALLOCASUARINA VERTICILLATA



LANDSCAPING DETAILS

UNIT 1 TURFED AREA GARDEN AREA	72.7m ² 8.5m ²	UNIT 2 TURFED AREA GARDEN AREA	79.4m ² 8.5m ²	UNIT 3 TURFED AREA GARDEN AREA	79.4m ² 8.5m ²	UNIT 4 TURFED AREA GARDEN AREA	79.4m ² 8.5m ²	UNIT 5 TURFED AREA GARDEN AREA	90.9m ² 8.6m ²
UNIT 1 LANDSCAPED AREA	81.2m²	UNIT 2 LANDSCAPED AREA	87.9m²	UNIT 3 LANDSCAPED AREA	87.9m²	UNIT 4 LANDSCAPED AREA	87.9m²	UNIT 5 LANDSCAPED AREA	99.5m²
COMMON AREA GARDEN AREA 7.8m ²									
TOTAL SITE LANDSCAPING 444.4m²									
DRIVEWAY AREA 480m ²									



LEVEL 2, 10/1A WIRRAWAY ST,
TAMINDA, NSW, 2340.
(02) 6766 1477

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REV10	21/06/24	REVISED FOR CONSTRUCTION

DT

KG

SCALE: 1:250

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BEARING

ZONING
R3

CLIENT
EWING

ADDRESS
35 WENTWORTH STREET
GUNNEDAH NSW 2380

LOT C DP 323830

STATUS
CONSTRUCTION

PROJECT ID
047-23

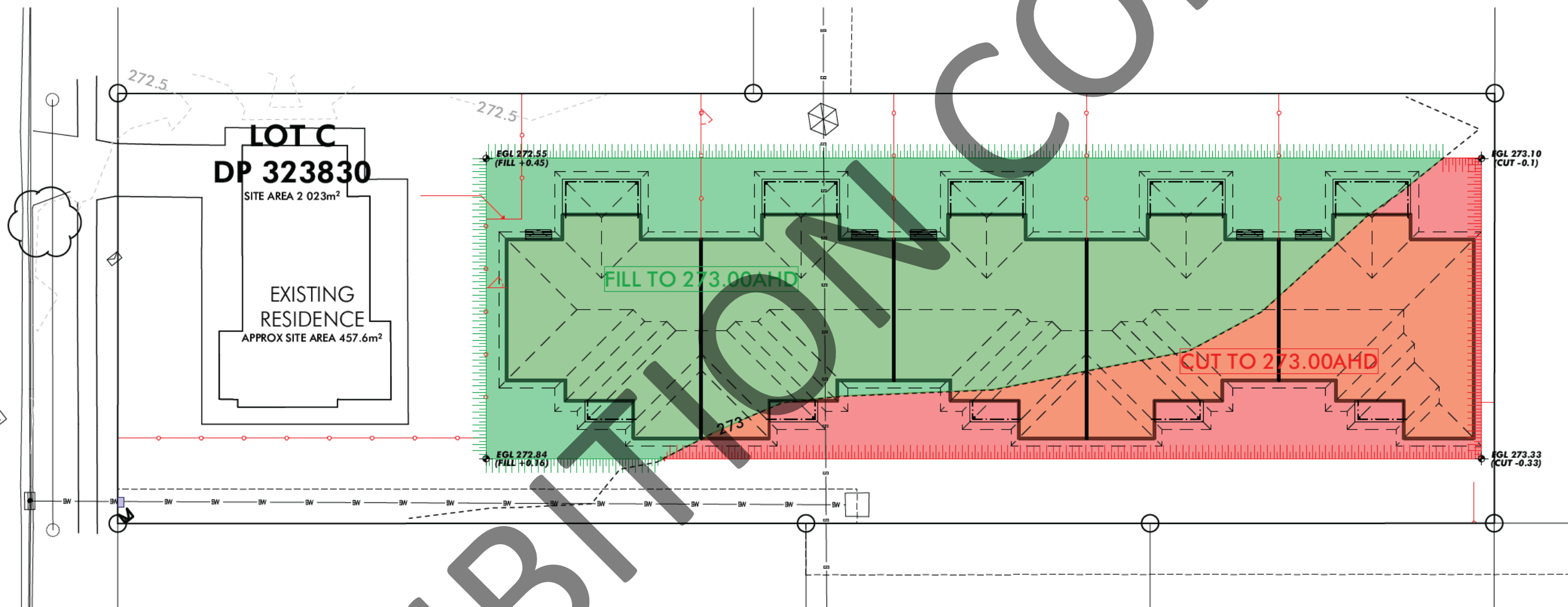
PROJECT NAME
PROPOSED MDR

DRAWING
LANDSCAPE PLAN

SHEET NO:
WD06

SCALE:
1:250

WENTWORTH STREET



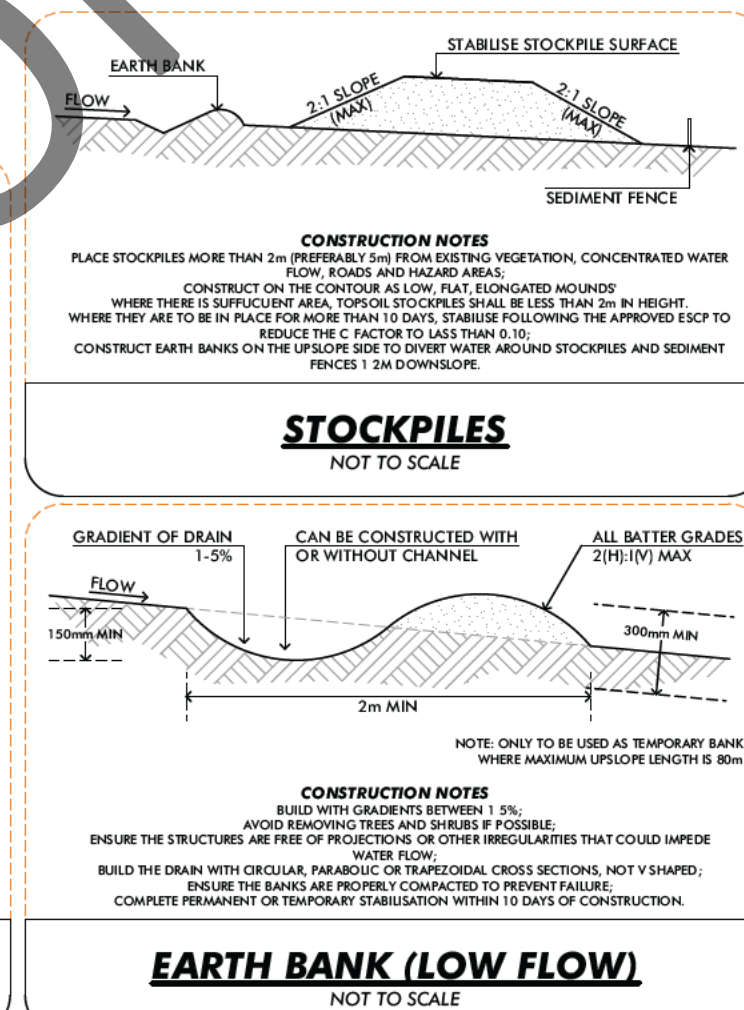
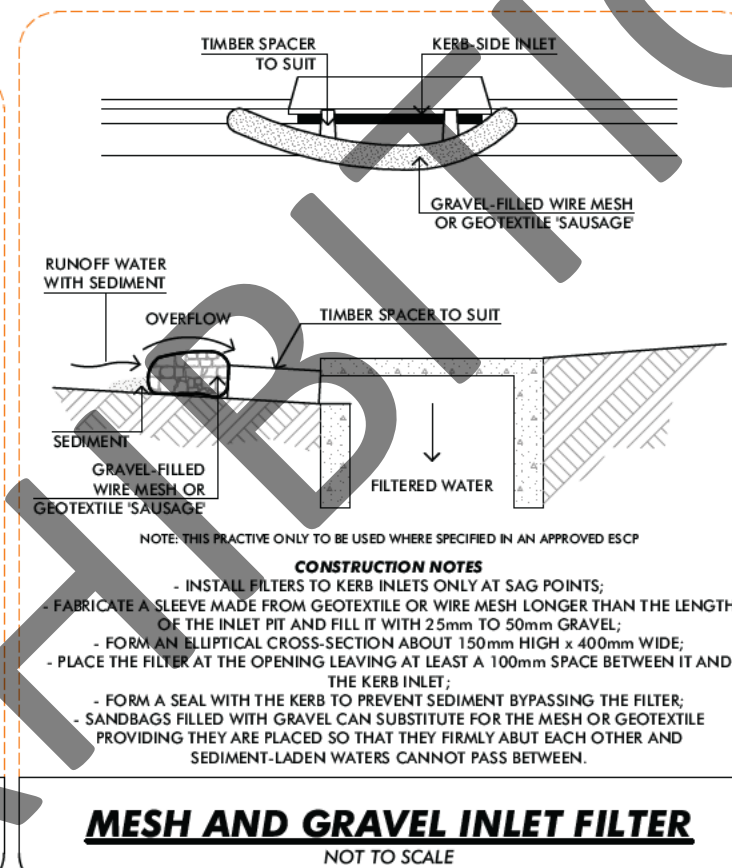
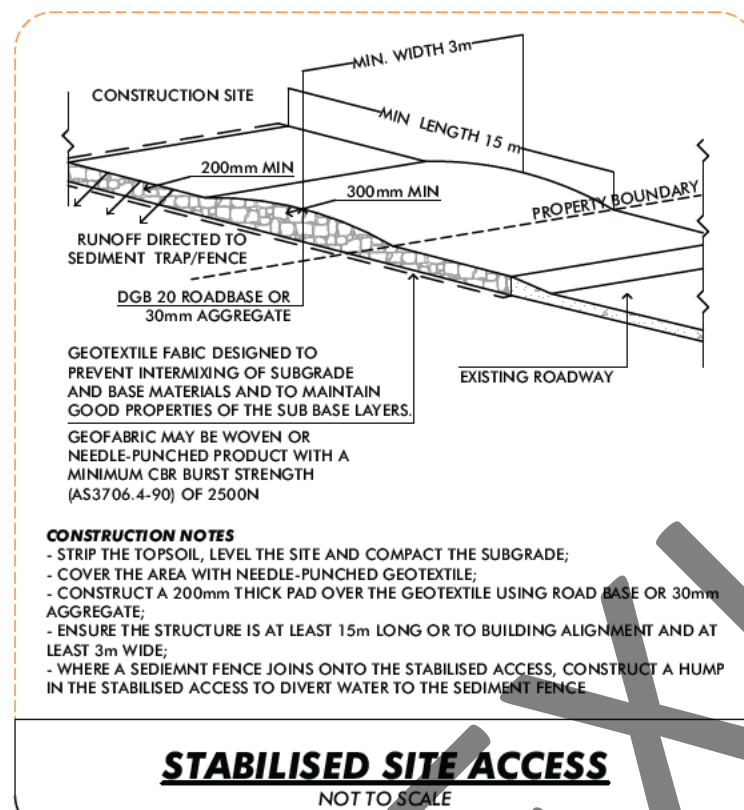
UNRETAINED FILL/CUT EMBANKMENT TO HAVE A MAX SLOPE TO COMPLY WITH TABLE 3.2.1 OF BCA BASED ON SOIL CLASS FROM ENGINEER

MINOR VARIATIONS TO EXTENT OF EARTHWORKS MAY OCCUR ONSITE TO PROVIDE SMOOTH AND SAFE TRANSITIONS THROUGHOUT THE SITE

 SINGLE BUILDERS Building things of distinction	REV	DATE	ISSUE	GENERAL PROJECT NOTES ALL WORKS DETAILED WITHIN THESE PLANS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) & THE NATIONAL CONSTRUCTION CODE (NCC) ALL PLANS ARE TO BE READ AND ACTIONED IN CONJUNCTION WITH PLANS & DOCUMENTATION ISSUED BY OTHER RELEVANT PROFESSIONALS AND CONSULTANTS ALL WORKS DETAILED WITHIN THESE PLANS ARE TO BE CARRIED OUT BY A SUITABLY QUALIFIED &/OR LICENCED TRADESPERSON ALL SITE BOUNDARIES & LEVELS ARE TO BE CONFIRMED BY A REGISTERED SURVEYOR PRIOR TO WORKS BEING UNDERTAKEN ANY FIXTURES & FITTINGS SHOWN OR NOTED TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT BUILDING CODES & STANDARDS AS WELL AS THE RELEVANT MANUFACTURERS' DETAILS UNDERGROUND SERVICES & CONNECTIONS TO BE CONFIRMED PRIOR TO ANY WORKS BEING UNDERTAKEN NO WORKS ARE TO BE UNDERTAKEN WITH PLANS NOT MARKED "CONSTRUCTION" NO WORKS TO BE UNDERTAKEN WITHOUT APPROVAL FROM THE REQUIRED CERTIFYING AUTHORITY ANY ERRORS OR OMISSIONS ARE TO BE CHECKED & VERIFIED PRIOR TO WORKS BEING UNDERTAKEN BLANKS ARE FOR USE BY SUITABLE BUILDERS OR PROFESSIONALS, IT IS ADVISED THAT ONLY SUITABLE BUILDERS OR PROFESSIONALS ARE TO BE USED
	REV07	15/03/24	CONSTRUCTION	
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	REV10	21/06/24	REVISED FOR CONSTRUCTION	
DT				LEVEL 2/01/1 WIRRAWAY ST, TAMINDA, NSW, 2340. 0821 646 1472. KG 
BEARING  CLIENT EWING ADDRESS 35 WUNNETH STREET GUNNEDAH NSW 2380 PROJECT ID 047-23 PROJECT NAME PROPOSED MDR DRAWING EARTHWORKS PLAN				LOT C DP 323830 STATUS CONSTRUCTION SHEET NO WD07 SCALE 1:250

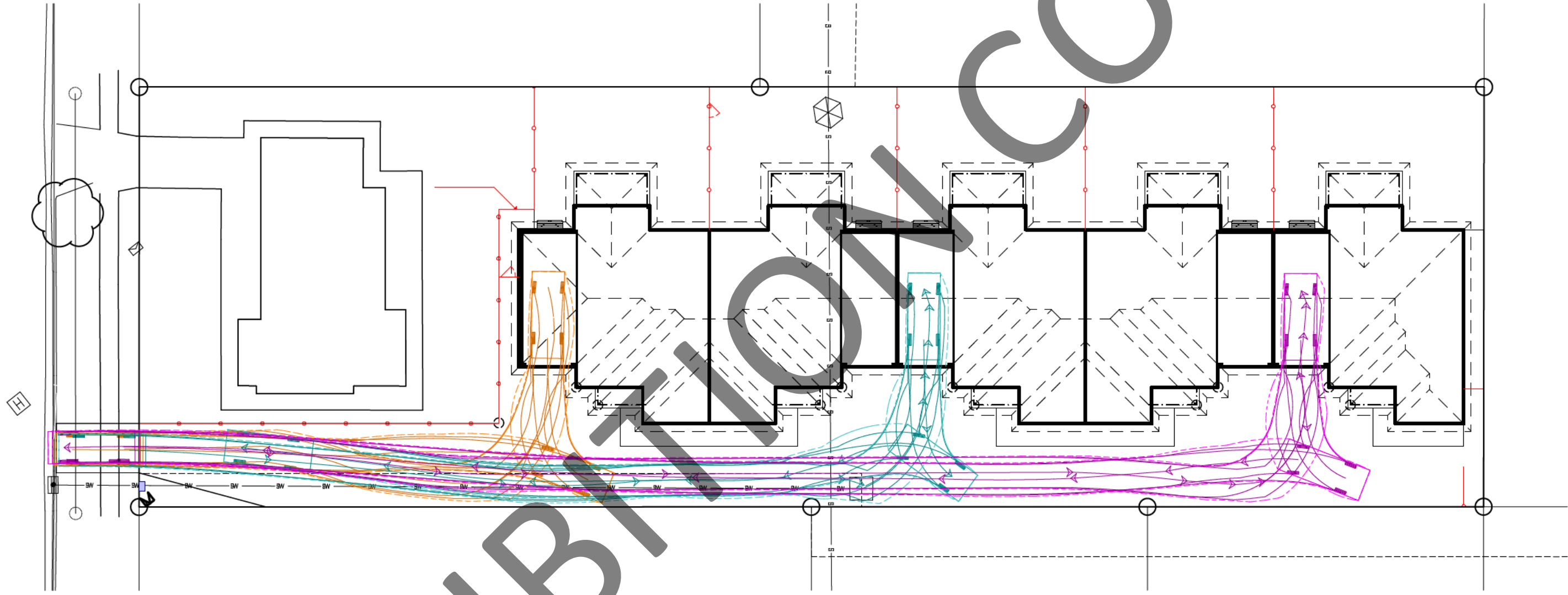
**REFER TO "MANAGING URBAN STORMWATER: SOILS & CONSTRUCTION (BLUE BOOK) FOR REFERENCES AND FURTHER DETAILS
THE BUILDER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SEDIMENT AND CONTROL MEASURES**

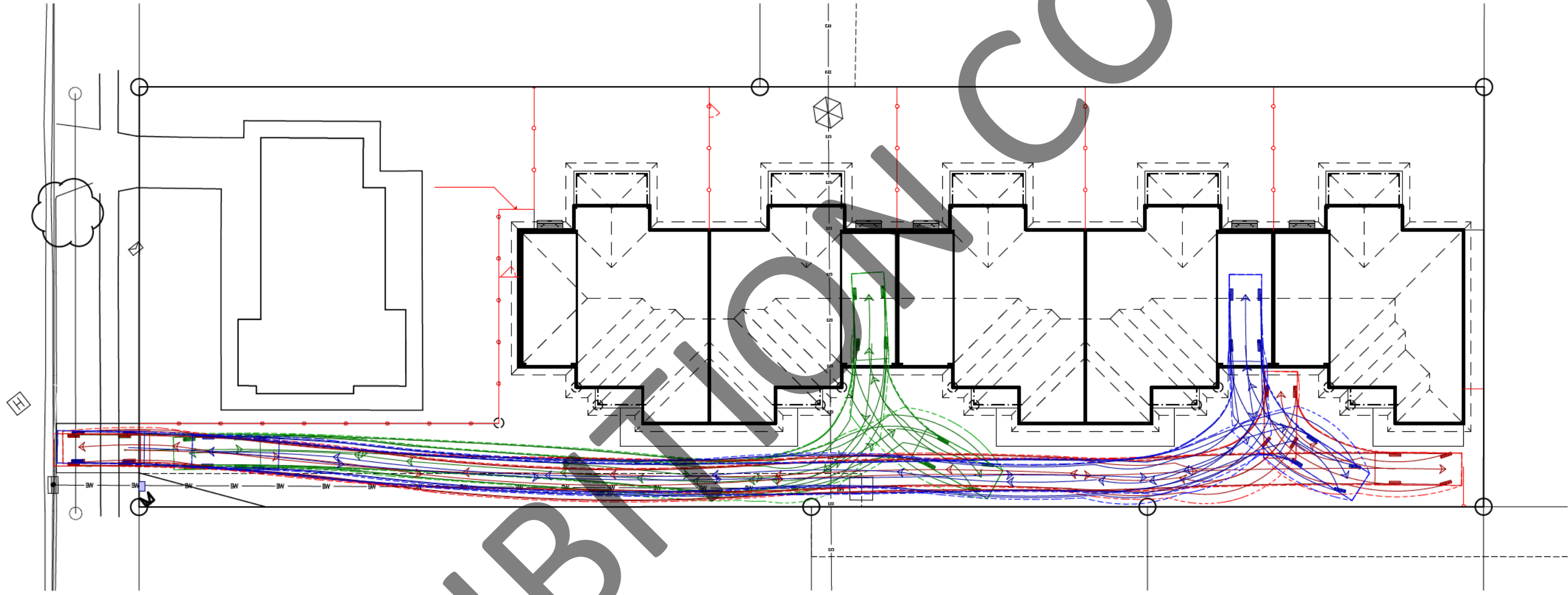
-
- SECTION DETAILS**
- 1.5m STAR PICKETS AT MAX 2.5m CENTRES
- 500 600mm
- 600mm MIN
- DIRECTION OF FLOW
- SELF-SUPPORTING GEOTEXTILE
- ON SOIL, 150mm x 100mm TRENCH WITH COMPACTED BACKFILL AND ON ROCK, SET INTO SURFACE CONCRETE
- PLAN VIEW**
- 20m MAX (UNLESS STATED OTHERWISE ON ESCP)
- MIN 1.5m
- STAR PICKETS AT MAXIMUM 2.5m SPACINGS
- FLOW
- CONSTRUCTION NOTES**
- CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW OF CONCENTRATED AT ONE POINT TO 50L PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10 YEAR EVENT;
- CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED;
- FIX A SELF SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BE THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY;
- JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP;
- BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.
- SEDIMENT FENCE**
- NOT TO SCALE



SINGLE BUILDERS Building dreams of tomorrow	REV	DATE	ISSUE	GENERAL PROJECT NOTES ALL WORKS DETAILED WITHIN THESE PLANS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) & THE NATIONAL CONSTRUCTION CODE (NCC) ALL PLANS ARE TO BE READ AND ACTIONED IN CONJUNCTION WITH PLANS & DOCUMENTATION ISSUED BY OTHER RELEVANT PROFESSIONALS AND CONSULTANTS. ALL WORKS DETAILED WITHIN THESE PLANS ARE TO BE CARRIED OUT BY A SUITABLY QUALIFIED &/OR LICENCED TRADESPERSON ALL SITE BOUNDARIES & LEVELS ARE TO BE CONFIRMED BY A REGISTERED SURVEYOR PRIOR TO WORKS BEING UNDERTAKEN ANY FIXTURES & FITTINGS SHOWN OR NOTED TO BE INSTALLED IN ACCORDANCE THE RELEVANT BUILDING CODES & STANDARDS AS WELL AS THE RELEVANT MANUFACTURERS DETAILS UNDERGROUND SERVICES & CONNECTIONS TO BE CONFIRMED PRIOR TO ANY WORKS BEING UNDERTAKEN NO WORKS ARE TO BE UNDERTAKEN WITH PLANS NOT MARKED "CONSTRUCTION" NO WORKS TO BE UNDERTAKEN WITHOUT APPROVAL FROM THE REQUIRED CERTIFYING AUTHORITY ANY ERRORS OR OMISSIONS ARE TO BE CHECKED & VERIFIED PRIOR TO WORKS BEING UNDERTAKEN PLANS ARE FOR THE USE OF SINGLE BUILDERS & TRADING COMPANIES & TRADING COMPANIES ONLY	REV07	15/03/24	CONSTRUCTION	BEARING CLIENT EWING ADDRESS 35 WENTWORTH STREET GUNNDAH NSW 2380 PROJECT ID 047-23 PROJECT NAME PROPOSED MDR DRAWING ESCP LOT C DP 323830 ZONING R3 STATUS CONSTRUCTION SHEET NO: WD08 SCALE: 1:100
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	REV09	20/05/24	REVISED FOR CONSTRUCTION					
	REV10	21/06/24	REVISED FOR CONSTRUCTION					
	DT							

LEVEL 2/01/1A WIRRAWAY ST, TAMINDA, NSW, 2340. 08216766147Z.	DT KG UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED ONLY
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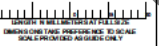
SINGLE BUILDERS
Building the way of the future

LEVEL 2, 10/1A WIRRAWAY ST,
TAMINDA, NSW, 2340.
(02) 6766 1477

REV	DATE	ISSUE
REV07	15/03/24	CONSTRUCTION
REV08	16/05/24	REVISED FOR CONSTRUCTION
REV09	20/05/24	REVISED FOR CONSTRUCTION
REV10	21/06/24	REVISED FOR CONSTRUCTION

DT

KG



GENERAL PROJECT NOTES

ALL WORKS DETAILED WITHIN THESE PLANS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) & THE NATIONAL CONSTRUCTION CODE (NCC).

ALL PLANS ARE TO BE READ AND ACTIONED IN CONJUNCTION WITH PLANS & DOCUMENTATION ISSUED BY OTHER RELEVANT PROFESSIONALS AND CONSULTANTS.

ALL WORKS DETAILED WITHIN THESE PLANS ARE TO BE CARRIED OUT BY A SUITABLY QUALIFIED &/OR LICENCED TRADESPERSON.

ALL SITE BOUNDARIES & LEVELS ARE TO BE CONFIRMED BY A REGISTERED SURVEYOR PRIOR TO WORKS BEING UNDERTAKEN.

ANY FIXTURES & FITTINGS SHOWN OR NOTED TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT BUILDING CODES & STANDARDS.

AS WELL AS THE RELEVANT MANUFACTURERS DETAILS.

UNDERGROUND SERVICES & CONNECTIONS TO BE CONFIRMED PRIOR TO ANY WORKS BEING UNDERTAKEN.

NO WORKS ARE TO BE UNDERTAKEN WITH PLANS NOT MARKED "CONSTRUCTION".

NO WORKS TO BE UNDERTAKEN WITHOUT APPROVAL FROM THE REQUIRED CERTIFYING AUTHORITY.

ANY ERRORS OR OMISSIONS ARE TO BE CHECKED & VERIFIED PRIOR TO WORKS BEING UNDERTAKEN.

PLANS ARE FOR USE BY SINGLE BUILDERS & CONTRACTED PROFESSIONALS & TRADESPERSON ONLY.

BEARING



ZONING
R3

CLIENT
EWING

ADDRESS
35 WENTWORTH STREET
GUNNDAH NSW 2380

LOT C DP 323830

STATUS
CONSTRUCTION

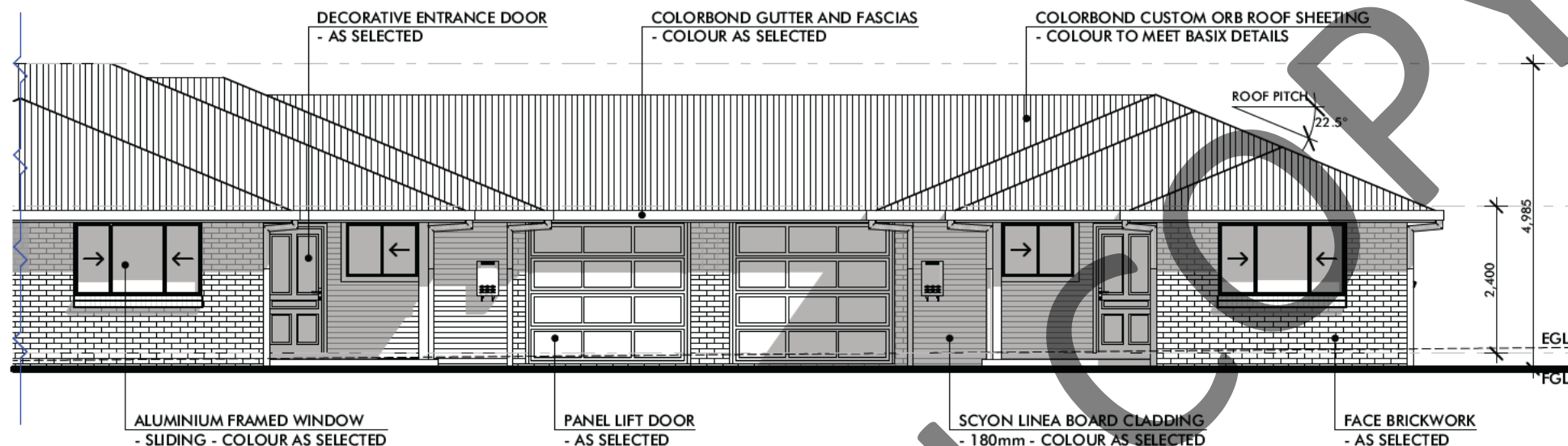
PROJECT ID
047-23

PROJECT NAME
PROPOSED MDR

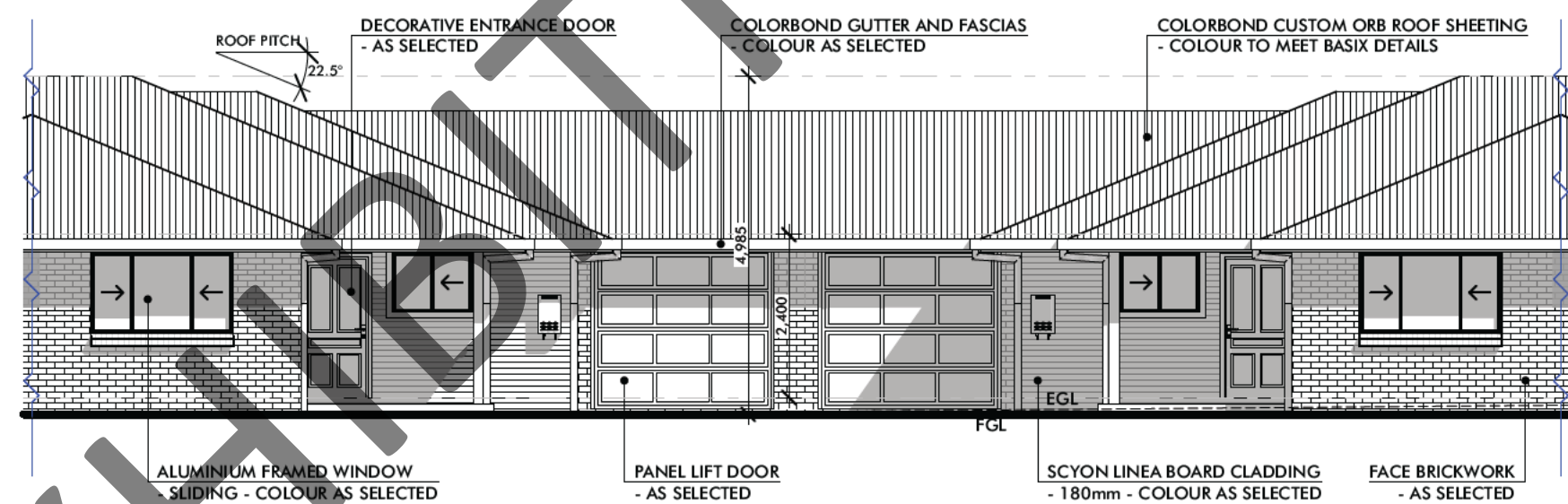
DRAWING
TURNING CIRCLES 2/4/
VISITOR

SHEET NO:
WD10

SCALE:
1:250



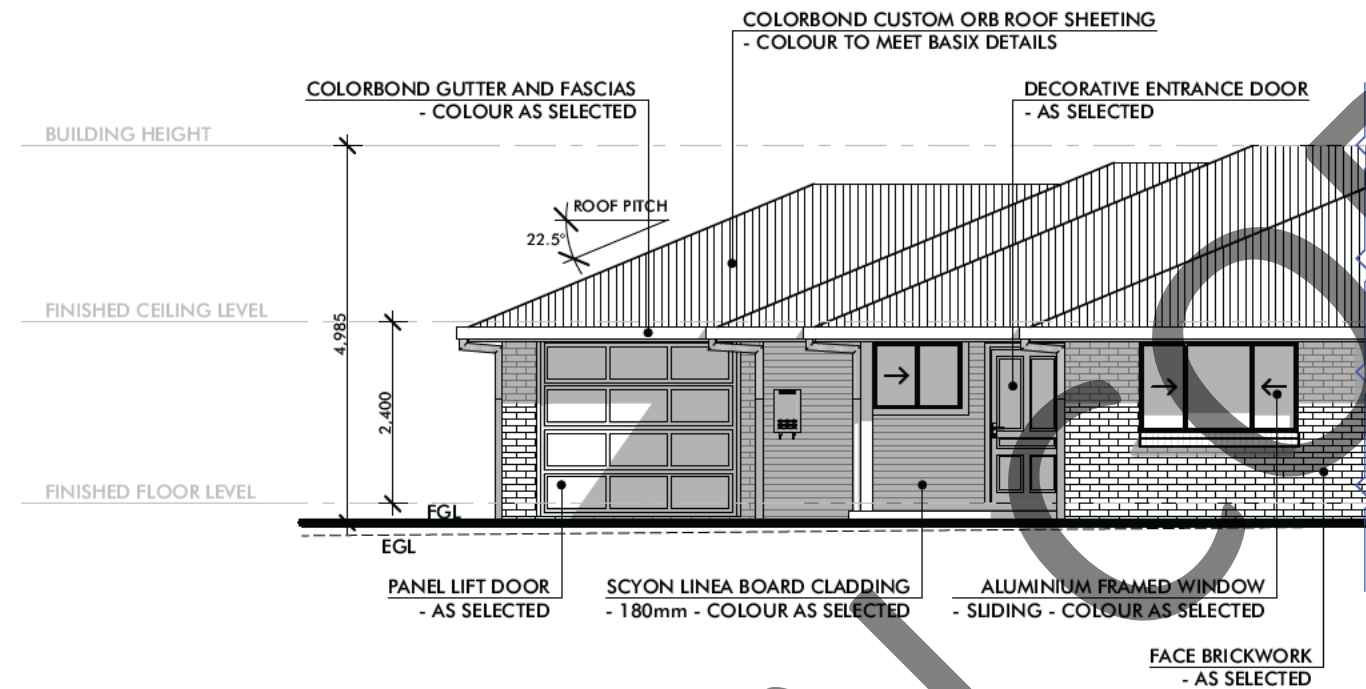
1 - SOUTH WESTERN ELEVATION - UNIT 4-5
SHADOWS SHOWN ARE INDICATIVE ONLY



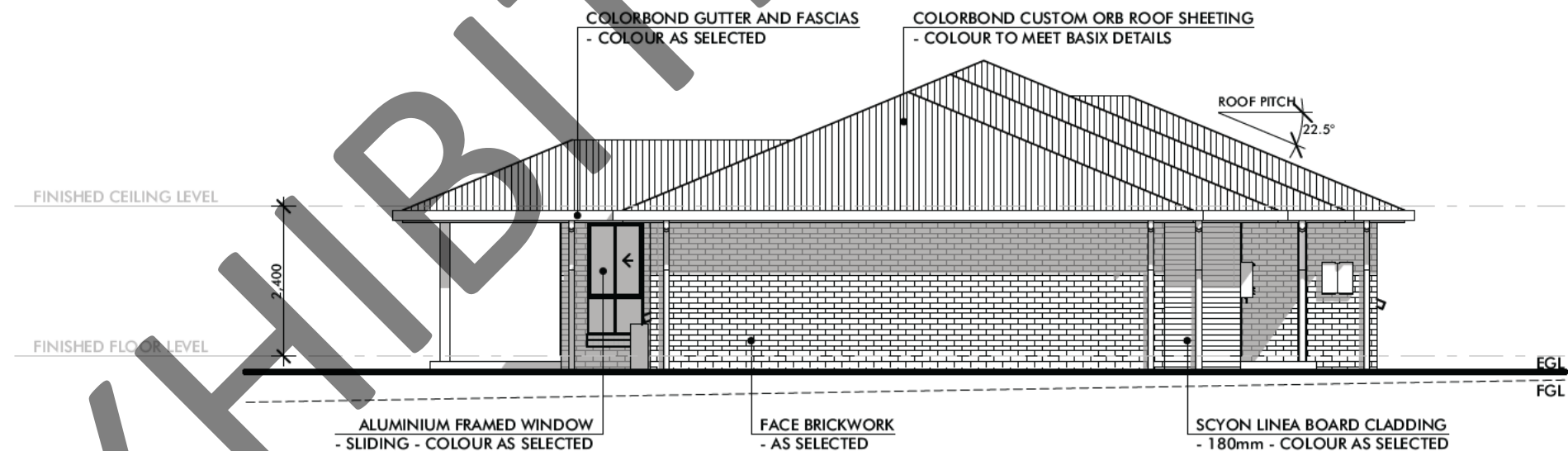
2 - SOUTH WESTERN ELEVATION - UNIT 2-3
SHADOWS SHOWN ARE INDICATIVE ONLY

Certificate No. 0009306690
Scan QR code or follow website link for rating details.
Assessor name: Kieran Gwatkin
Accreditation No. HERA10258
Property Address: Wentworth Street, Gunnedah NSW 2380
hera.com.au/GPR/Generate?ip=Wp4dWC2yY

SINGLE BUILDERS  Multimedia Forms of Architecture LEVEL 2, 10/1A WIRRAWAY ST, TAMINDA, NSW, 2340. (02) 6766 1477	<table><tr><th>REV</th><th>DATE</th><th>ISSUE</th></tr><tr><td>REV07</td><td>15/03/24</td><td>CONSTRUCTION</td></tr><tr><td>REV08</td><td>16/05/24</td><td>REVISED FOR CONSTRUCTION</td></tr><tr><td>REV09</td><td>20/05/24</td><td>REVISED FOR CONSTRUCTION</td></tr><tr><td>REV10</td><td>21/06/24</td><td>REVISED FOR CONSTRUCTION</td></tr></table>	REV	DATE	ISSUE	REV07	15/03/24	CONSTRUCTION	REV08	16/05/24	REVISED FOR CONSTRUCTION	REV09	20/05/24	REVISED FOR CONSTRUCTION	REV10	21/06/24	REVISED FOR CONSTRUCTION	GENERAL PROJECT NOTES ALL WORKS DETAILED WITHIN THESE PLANS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) & THE NATIONAL CONSTRUCTION CODE (NCC) ALL PLANS ARE TO BE READ AND ACTIONED IN CONJUNCTION WITH PLANS & DOCUMENTATION ISSUED BY OTHER RELEVANT PROFESSIONALS AND CONSULTANTS ALL WORKS DETAILED WITHIN THESE PLANS ARE TO BE CARRIED OUT BY A SUITABLY QUALIFIED &/OR LICENCED TRADESPERSON ALL SITE BOUNDARIES & LEVELS ARE TO BE CONFIRMED BY A REGISTERED SURVEYOR PRIOR TO WORKS BEING UNDERTAKEN ANY FIXTURES & FITTINGS SHOWN OR NOTED TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT BUILDING CODES & STANDARDS AS WELL AS THE RELEVANT MANUFACTURERS DETAILS UNDERGROUND SERVICES & CONNECTIONS TO BE CONFIRMED PRIOR TO ANY WORKS BEING UNDERTAKEN NO WORKS ARE TO BE UNDERTAKEN WITH PLANS NOT MARKED "CONSTRUCTION" NO WORKS TO BE UNDERTAKEN WITHOUT APPROVAL FROM THE REQUIRED CERTIFYING AUTHORITY ANY ERRORS OR OMISSIONS ARE TO BE CHECKED & VERIFIED PRIOR TO WORKS BEING UNDERTAKEN PLANS ARE FOR USE BY SINGLE BUILDERS & CONTRACTED PROFESSIONS & TRADESPERSON ONLY	LEGEND EGL EXISTING GROUND LINE FGL FINISHED GROUND LINE FCL FINISHED CEILING LEVEL FSL FINISHED SLAB LEVEL	BEARING	CLIENT EWING PROJECT ID 047-23	PROJECT NAME PROPOSED MDR
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		ADDRESS 35 WENTWORTH STREET GUNNEDAH NSW 2380	DRAWING ELEVATIONS																		
DT	KG  UNDERGROUND SERVICES TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT BUILDING CODES & STANDARDS AS WELL AS THE RELEVANT MANUFACTURERS DETAILS																				
			ZONING R3	STATUS CONSTRUCTION	SHEET NO: WD19 SCALE: 1:100																



3 - SOUTH WESTERN ELEVATION - UNIT 1
SHADOWS SHOWN ARE INDICATIVE ONLY



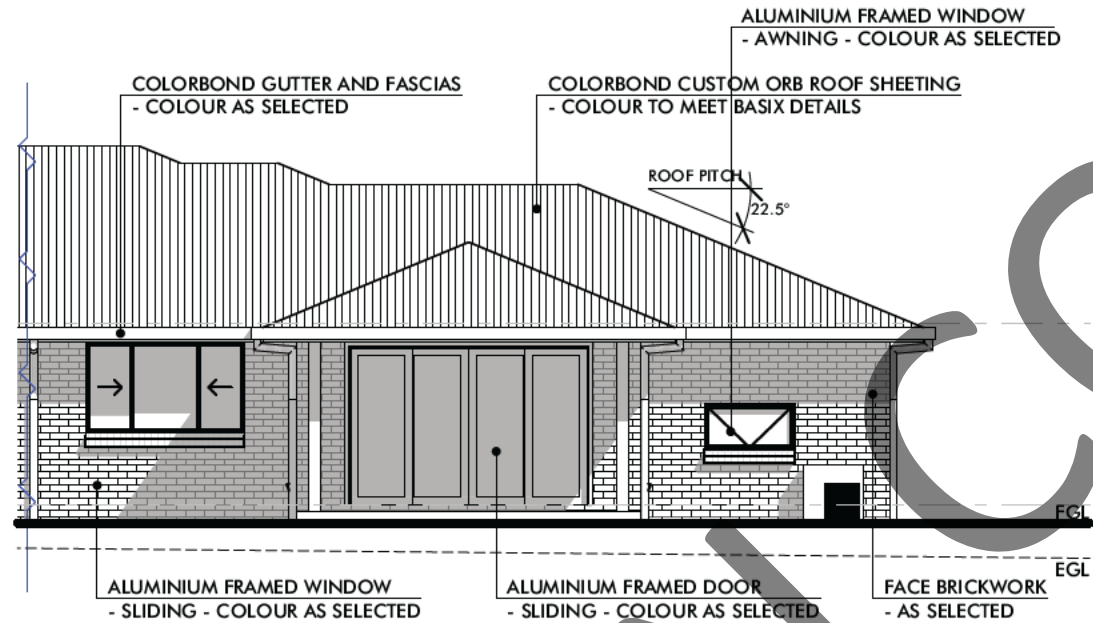
4 - NORTH WESTERN ELEVATION - UNIT 1
SHADOWS SHOWN ARE INDICATIVE ONLY



SINGLE BUILDERS  Building Beyond the Ordinary LEVEL 2, 10/1A WIRRAWAY ST, TAMINDA, NSW, 2340. (02) 6766 1477	<table><tr><th>REV</th><th>DATE</th><th>ISSUE</th></tr><tr><td>REV07</td><td>15/03/24</td><td>CONSTRUCTION</td></tr><tr><td>REV08</td><td>16/05/24</td><td>REVISED FOR CONSTRUCTION</td></tr><tr><td>REV09</td><td>20/05/24</td><td>REVISED FOR CONSTRUCTION</td></tr><tr><td>REV10</td><td>21/06/24</td><td>REVISED FOR CONSTRUCTION</td></tr></table>	REV	DATE	ISSUE	REV07	15/03/24	CONSTRUCTION	REV08	16/05/24	REVISED FOR CONSTRUCTION	REV09	20/05/24	REVISED FOR CONSTRUCTION	REV10	21/06/24	REVISED FOR CONSTRUCTION	GENERAL PROJECT NOTES ALL WORKS DETAILED WITHIN THESE PLANS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) & THE NATIONAL CONSTRUCTION CODE (NCC). ALL PLANS ARE TO BE READ AND ACTIONED IN CONJUNCTION WITH PLANS & DOCUMENTATION ISSUED BY OTHER RELEVANT PROFESSIONALS AND CONSULTANTS. ALL WORKS DETAILED WITHIN THESE PLANS ARE TO BE CARRIED OUT BY A SUITABLY QUALIFIED &/OR LICENCED TRADESPERSON. ALL SITE BOUNDARIES & LEVELS ARE TO BE CONFIRMED BY A REGISTERED SURVEYOR PRIOR TO WORKS BEING UNDERTAKEN. ANY FIXTURES & FITTINGS SHOWN OR NOTED TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT BUILDING CODES & STANDARDS. AS WELL AS THE RELEVANT MANUFACTURERS DETAILS. UNDERGROUND SERVICES & CONNECTIONS TO BE CONFIRMED PRIOR TO ANY WORKS BEING UNDERTAKEN. NO WORKS ARE TO BE UNDERTAKEN WITH PLANS NOT MARKED "CONSTRUCTION". NO WORKS TO BE UNDERTAKEN WITHOUT APPROVAL FROM THE REQUIRED CERTIFYING AUTHORITY. ANY ERRORS OR OMISSIONS ARE TO BE CHECKED & VERIFIED PRIOR TO WORKS BEING UNDERTAKEN. PLANS ARE FOR USE BY SINGLE BUILDERS & CONTRACTED PROFESSIONS & TRADESPERSON ONLY. <td> LEGEND EGL EXISTING GROUND LINE FGL FINISHED GROUND LINE FCL FINISHED CEILING LEVEL FSL FINISHED SLAB LEVEL </td> <td> BEARING CLIENT EWING PROJECT ID 047-23 </td>	LEGEND EGL EXISTING GROUND LINE FGL FINISHED GROUND LINE FCL FINISHED CEILING LEVEL FSL FINISHED SLAB LEVEL	BEARING CLIENT EWING PROJECT ID 047-23
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REV10	21/06/24	REVISED FOR CONSTRUCTION																	
	ADDRESS 35 WENTWORTH STREET GUNNEDAH NSW 2380	PROJECT NAME PROPOSED MDR																	
	LOT C DP 323830	DRAWING ELEVATIONS																	
DT KG	SCALE: 1:100 FOR INFORMATION ONLY																		
		ZONING R3 STATUS CONSTRUCTION SHEET NO: WD20 SCALE: 1:100																	

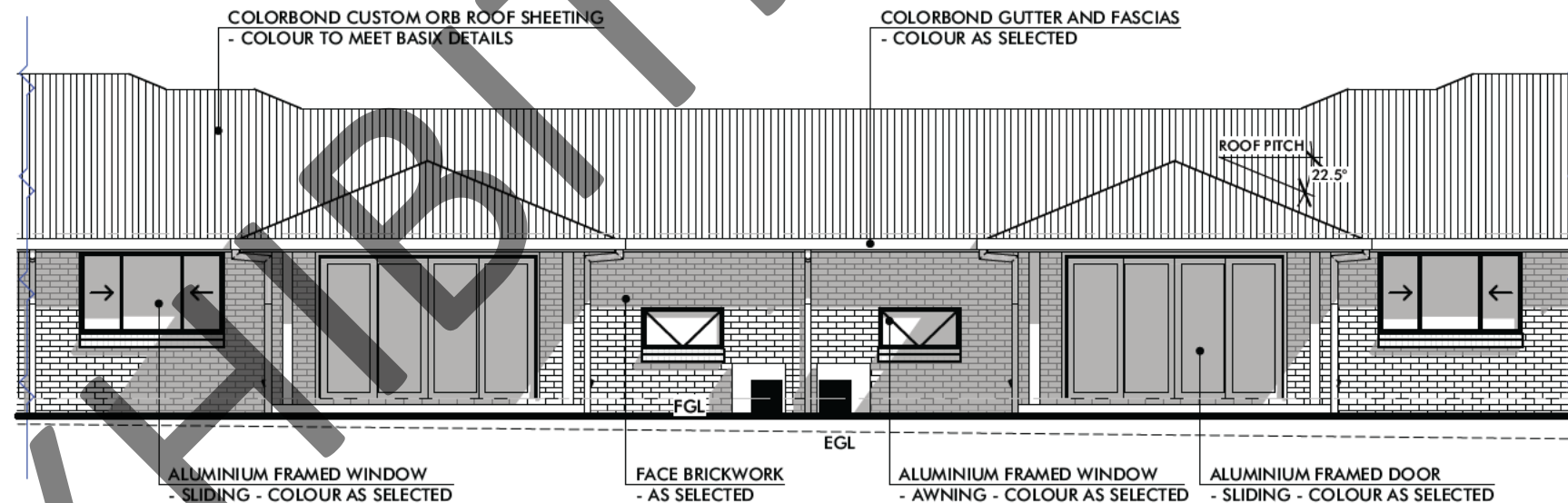
5 - NORTH EASTERN ELEVATION - UNIT 1

SHADOWS SHOWN ARE INDICATIVE ONLY

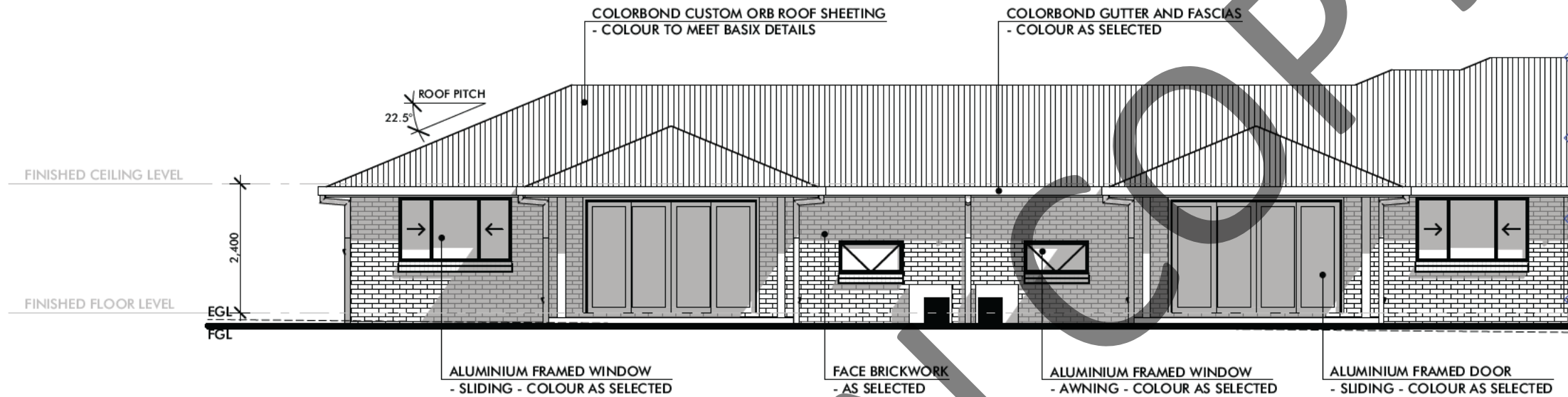


6 - NORTH EASTERN ELEVATION - UNIT 2-3

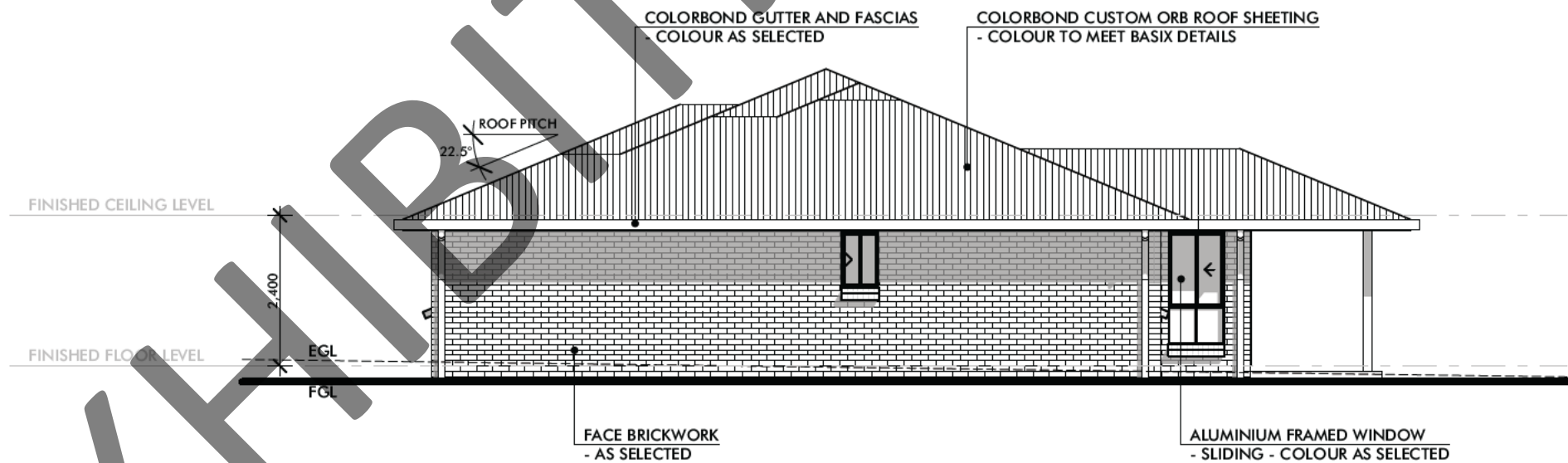
SHADOWS SHOWN ARE INDICATIVE ONLY



SINGLE BUILDERS  Building homes of distinction LEVEL 2, 10/1A WIRRAWAY ST, TAMINDA, NSW, 2340. (02) 6766 1477	<table><tr><th>REV</th><th>DATE</th><th>ISSUE</th></tr><tr><td>REV07</td><td>15/03/24</td><td>CONSTRUCTION</td></tr><tr><td>REV08</td><td>16/05/24</td><td>REVISED FOR CONSTRUCTION</td></tr><tr><td>REV09</td><td>20/05/24</td><td>REVISED FOR CONSTRUCTION</td></tr><tr><td>REV10</td><td>21/06/24</td><td>REVISED FOR CONSTRUCTION</td></tr></table>	REV	DATE	ISSUE	REV07	15/03/24	CONSTRUCTION	REV08	16/05/24	REVISED FOR CONSTRUCTION	REV09	20/05/24	REVISED FOR CONSTRUCTION	REV10	21/06/24	REVISED FOR CONSTRUCTION	GENERAL PROJECT NOTES ALL WORKS DETAILED WITHIN THESE PLANS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) & THE NATIONAL CONSTRUCTION CODE (NCC) ALL PLANS ARE TO BE READ AND ACTIONED IN CONJUNCTION WITH PLANS & DOCUMENTATION ISSUED BY OTHER RELEVANT PROFESSIONALS AND CONSULTANTS ALL WORKS DETAILED WITHIN THESE PLANS ARE TO BE CARRIED OUT BY A SUITABLY QUALIFIED &/OR LICENCED TRADESPERSON ALL SITE BOUNDARIES & LEVELS ARE TO BE CONFIRMED BY A REGISTERED SURVEYOR PRIOR TO WORKS BEING UNDERTAKEN ANY FIXTURES & FITTINGS SHOWN OR NOTED TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT BUILDING CODES & STANDARDS AS WELL AS THE RELEVANT MANUFACTURERS DETAILS UNDERGROUND SERVICES & CONNECTIONS TO BE CONFIRMED PRIOR TO ANY WORKS BEING UNDERTAKEN NO WORKS ARE TO BE UNDERTAKEN WITH PLANS NOT MARKED 'CONSTRUCTION' NO WORKS TO BE UNDERTAKEN WITHOUT APPROVAL FROM THE REQUIRED CERTIFYING AUTHORITY ANY ERRORS OR OMISSIONS ARE TO BE CHECKED & VERIFIED PRIOR TO WORKS BEING UNDERTAKEN PLANS ARE FOR USE BY SINGLE BUILDERS & CONTRACTED PROFESSIONALS & TRADESPERSON ONLY	LEGEND EGL EXISTING GROUND LINE FGL FINISHED GROUND LINE FCL FINISHED CEILING LEVEL FSL FINISHED SLAB LEVEL	BEARING	CLIENT EWING		PROJECT ID 047-23
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KG				LOT C	DP 323830	DRAWING ELEVATIONS																
				ZONING R3	STATUS CONSTRUCTION	SHEET NO: WD21 SCALE: 1:100																



7 - NORTH EASTERN ELEVATION - UNIT 4-5
SHADOWS SHOWN ARE INDICATIVE ONLY



8 - SOUTH EASTERN ELEVATION - UNIT 5
SHADOWS SHOWN ARE INDICATIVE ONLY

**Certificate No. 0009306690**

Scan QR code or follow website link for rating details.

Assessor name Kieran Gwatkin

Accreditation No. HERA10258

Property Address Wentworth
Street, Guimeldah
NSW 2380

hstar.com.au/GP/Generate?ip=WpdWV2yY



 LEVEL 2,10/1A WIRRAWAY ST, TAMINDA, NSW, 2340. (02) 6766 1477 DT KG  REV DATE ISSUE <tr><td>REV07</td><td>15/03/24</td><td>CONSTRUCTION</td></tr><tr><td>REV08</td><td>16/05/24</td><td>REVISED FOR CONSTRUCTION</td></tr><tr><td>REV09</td><td>20/05/24</td><td>REVISED FOR CONSTRUCTION</td></tr><tr><td>REV10</td><td>21/06/24</td><td>REVISED FOR CONSTRUCTION</td></tr>	REV07	15/03/24	CONSTRUCTION	REV08	16/05/24	REVISED FOR CONSTRUCTION	REV09	20/05/24	REVISED FOR CONSTRUCTION	REV10	21/06/24	REVISED FOR CONSTRUCTION	GENERAL PROJECT NOTES ALL WORKS DETAILED WITHIN THESE PLANS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) & THE NATIONAL CONSTRUCTION CODE (NCC) ALL PLANS ARE TO BE READ AND ACTIONED IN CONJUNCTION WITH PLANS & DOCUMENTATION ISSUED BY OTHER RELEVANT PROFESSIONALS AND CONSULTANTS ALL WORKS DETAILED WITHIN THESE PLANS ARE TO BE CARRIED OUT BY A SUITABLY QUALIFIED &/OR LICENCED TRADESPERSON ALL SITE BOUNDARIES & LEVELS ARE TO BE CONFIRMED BY A REGISTERED SURVEYOR PRIOR TO WORKS BEING UNDERTAKEN ANY FIXTURES & FITTINGS SHOWN OR NOTED TO BE INSTALL IN ACCORDANCE THE RELEVANT BUILDING CODES & STANDARDS AS WELL AS THE RELEVANT MANUFACTURERS DETAILS UNDERGROUND SERVICES & CONNECTIONS TO BE CONFIRMED PRIOR TO ANY WORKS BEING UNDERTAKEN NO WORKS ARE TO BE UNDERTAKEN WITH PLANS NOT MARKED "CONSTRUCTION" NO WORKS TO BE UNDERTAKEN WITHOUT APPROVAL FROM THE REQUIRED CERTIFYING AUTHORITY ANY ERRORS OR OMISSIONS ARE TO BE CHECKED & VERIFIED PRIOR TO WORKS BEING UNDERTAKEN PLANS ARE FOR USE BY SINGLE BUILDERS & CONTRACTED PROFESSIONS & TRADESPERSON ONLY LEGEND EGL EXISTING GROUND LINE FGL FINISHED GROUND LINE FCL FINISHED CEILING LEVEL FSL FINISHED SLAB LEVEL		BEARING CLIENT EWING PROJECT ID 047-23 ADDRESS 35 WENTWORTH STREET GUNNEDAH NSW 2380 PROJECT NAME PROPOSED MDR LOT C DP 323830 ZONING R3 STATUS CONSTRUCTION SHEET NO: WD22 SCALE: 1:100	
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	REV09	20/05/24	REVISED FOR CONSTRUCTION													
	REV10	21/06/24	REVISED FOR CONSTRUCTION													

NABERS
Embodied
Emissions
Materials Form

will be
completed on
acceptance

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 1739885M

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: Thursday, 14 March 2024

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary

Project name	047-23 - Ewing - Wentworth
Street address	35 WENTWORTH STREET GUNNEDAH 2380
Local Government Area	GUNNEDAH
Plan type and plan number	Deposited Plan 323830
Lot No.	C
Section no.	-
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	5

Project score

Water	✓ 51	Target 30
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 65	Target 62
Materials	✓ -84	Target n/a

Certificate Prepared by

Name / Company Name: SINGLE BUILDERS PTY LTD

ABN (if applicable): 31655959078

Description of project

Project address	
Project name	047-23 - Ewing - Wentworth
Street address	35 WENTWORTH STREET GUNNEDAH 2380
Local Government Area	GUNNEDAH
Plan type and plan number	Deposited Plan 323830
Lot No.	C
Section no.	-
Project type	
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	5
Site details	
Site area (m²)	1577
Roof area (m²)	541.5
Non-residential floor area (m²)	0
Residential car spaces	6
Non-residential car spaces	0

Common area landscape		
Common area lawn (m²)	0	
Common area garden (m²)	0	
Area of indigenous or low water use species (m²)	0	
Assessor details and thermal loads		
Assessor number	HERA10268	
Certificate number	0009306690	
Climate zone	14	
Project score		
Water	✔ 51	Target 30
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 65	Target 62
Materials	✔ -84	Target n/a

Description of project

The tables below describe the dwellings and common areas within the project

Single dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1	2	74.7	5.8	0	0
5	2	74.7	5.8	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2	2	74.7	5.8	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
3	2	74.7	5.8	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
4	2	74.7	5.8	0	0

No common areas specified.

EXHIBITION COPY

Schedule of BASIX commitments

1. Commitments for multi-dwelling housing

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Performance

2. Commitments for single dwelling houses

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Performance

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

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.

1. Commitments for multi-dwelling housing

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✓	✓
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓
(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol 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.	✓		
(e) 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.		✓	
(f) 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.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

2. Commitments for single dwelling houses

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓ ✓	✓ ✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but ≤ 6 L/min)	4 star	4 star	4 star	-	-	-	-	-	-	-	-	-	-

Alternative water source								
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	Individual water tank (No. 1)	Tank size (min) 3000 liters	To collect run-off from at least: 100 square metres of roof area; 0 square metres of impervious area; 0 square metres of garden and lawn area; and 0 square metres of planter box area.	yes	no	yes	no	no
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✓	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous - 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	natural ventilation only, or no laundry	-

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1	yes
All other dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	-	-	no	yes

	Alternative energy		
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
All dwellings	-	-	-

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol 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.	✓		
(e) 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.		✓	
(f) 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.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must:	✓	✓	✓
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or			

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1	97.1	2	99.100
3	99	2.3	101.300
5	106.5	2.2	108.700
All other dwellings	99.2	2.6	101.800

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground (m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with enclosed subfloor (m ²)	Suspended floor above garage (m ²)	Primarily rammed earth or mudbrick walls
All dwellings	80.5	-	-	-	no

	Floor types									
	Concrete slab on ground				Suspended floor above enclosed subfloor			Suspended floor above open subfloor		
Dwelling no.	Area (m ²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation
All dwellings	80.5	polystyrene	-	conventional slab	-	-	-	-	-	-

Floor types											
	First floor above habitable rooms or mezzanine			Suspended floor above garage			Garage floor				
Dwelling no.	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation	Low emissions option	Dematerialisation
All dwellings	-	-	-	-	-	-	concrete slab on ground	25.2	-	none	conventional slab

External walls									
	External wall type 1				External wall type 2				
Dwelling no.	Wall type	Area (m ²)	Insulation	Low emissions option	Wall type	Area (m ²)	Insulation	Low emissions option	
5	brick veneer, frame : laminated veneer lumber (LVL)	52.2	rockwool batts, roll or pump-in	none	framed (fibre cement sheet or boards), frame : laminated veneer lumber (LVL)	9.6	rockwool batts, roll or pump-in	none	
All other dwellings	brick veneer, frame : laminated veneer lumber (LVL)	24.4	rockwool batts, roll or pump-in	none	framed (fibre cement sheet or boards), frame : laminated veneer lumber (LVL)	9.6	rockwool batts, roll or pump-in	none	

External walls								
	External wall type 3				External wall type 4			
Dwelling no.	Wall type	Area (m ²)	Insulation	Low emissions option	Wall type	Area (m ²)	Insulation	Low emissions option
All dwellings	-	-	-	-	-	-	-	-

Internal walls									
	Internal walls shared with garage			Internal wall type 1			Internal wall type 2		
Dwelling no.	Wall type	Area (m ²)	Insulation	Wall type	Area (m ²)	Insulation	Wall type	Area (m ²)	Insulation
All dwellings	plasterboard, frame:	7.8	rockwool batts, roll or pump-in	plasterboard, frame:	27.6	-	-	-	-

Internal walls									
Internal walls shared with garage				Internal wall type 1			Internal wall type 2		
Dwelling no.	Wall type	Area (m ²)	Insulation	Wall type	Area (m ²)	Insulation	Wall type	Area (m ²)	Insulation
	laminated veneer lumber (LVL)			laminated veneer lumber (LVL)					

Ceiling and roof									
Flat ceiling / pitched roof				Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof		
Dwelling no.	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation
All dwellings	framed - metal roof, frame: timber - H2 treated softwood	108.3	-	-	-	-	-	-	-

Glazing type				Frame types				
Dwelling no.	Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)
5	17.3	-	-	17.3	-	-	-	-
All other dwellings	16.8	-	-	16.8	-	-	-	-

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Central energy systems	Type	Specification
Other	-	-

EXHIBITION COPY

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. 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).
2. 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.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).