

Statement of Environmental Effects	
In Support of a Development Application	
Proposal	DUAL OCCUPANCY – Erect new 3 Bedroom Dwelling behind Existing 3 Bed Dwelling, initially as a Dual Occupancy SUBDIVISION – Subdivide land into two allotments upon final inspection (subject to a sec 4.6 variation – min lot size of resultant lots)
Subject Land Address	Lot 1 DP 919760
	No 13 Wombat Street, YOUNG 2594
Applicant/Owner	DASHCO Pty Ltd – Sharon Corcoran Director (c/- AD Tanner Constructions)
	c/- 0417 482 965 (A Tanner), 0408 241 356 (Sharon Corcoran)
Appn Prepared By	DA Busters – Development Assistance Services Ph: 0466 722 869
LGA	Hilltops Council – former Young Shire Council



Drone View from Wombat St

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1 Introduction/Executive Summary

This application is for a new rear dwelling to form a dual occupancy (being two (2) detached dwellings on a standard allotment), with the development having its a primary frontage to Wombat Street, in Young by way of the existing cottage and its charming street appeal.

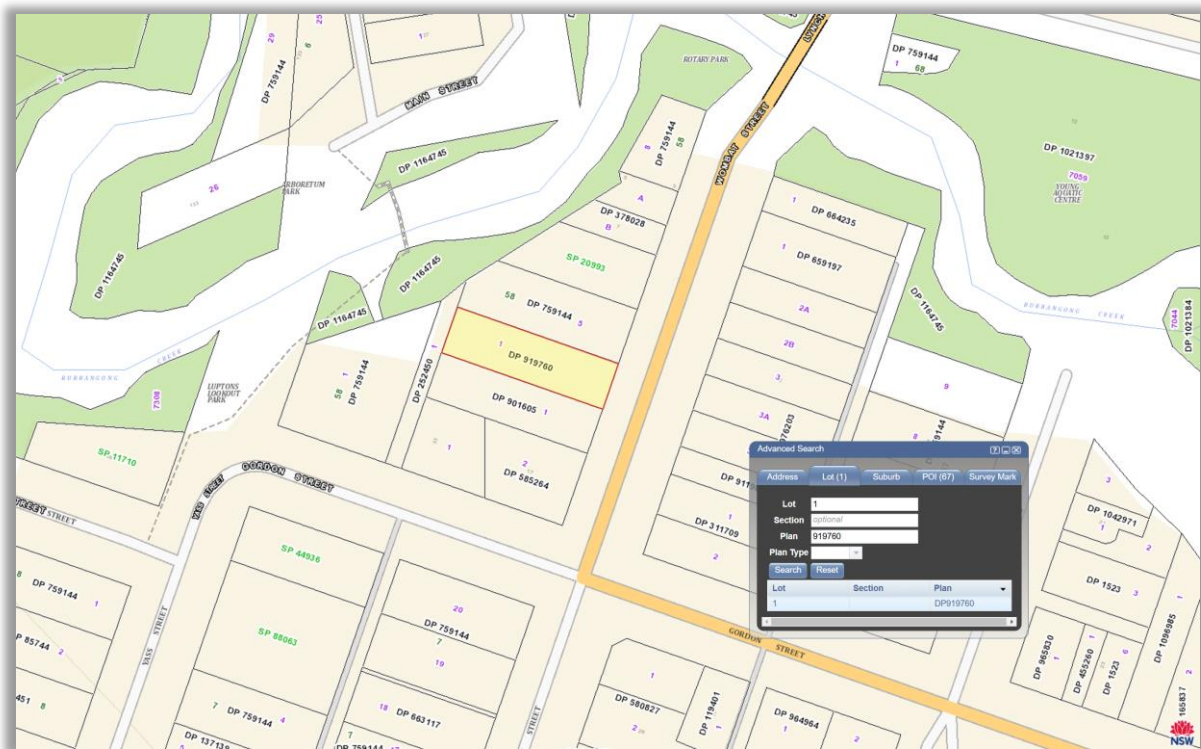
The proposal will see the 1023.818 sq.m allotment developed with a dual occupancy that meets all of Council's policy numerics for same, before subdividing the compliant dual occupancy to lots less than the 700 sq.m minimum, for which a case will be put.. This application details the new dwellings and works through the policy environment along with site matters and subdivision (as proposed) to roundly discuss this proposal.

The proposal does not propose any new roads or infrastructure other than access to a new common driveway for the new & existing dwelling, and connection to power and water for the development.

1.1 History of the Site

The site is occupied with an older yet recently restored dwelling, and the land has existed since the original; 1869 subdivision which excised this lot from a surrounding holding – DP attached.

Figure 1a – Cadastre & Contour Plan (source NSW SIX Maps)



1.2 Locality

The subject land is approximately 1.246 km from the Post Office of Young and is in a newer estate amongst the established older northern edge housing area of the Young Township. The land is immediately inside the northern town land that was Virginia Orchards off Orchard Street – recently disbanded for orcharding. Orchard Street connects the arterial road of Elizabeth Street (Olympic Highway) and the eastern ridge of town at Hills Street.

Figure 1b – Locality Map (source SIX Maps)

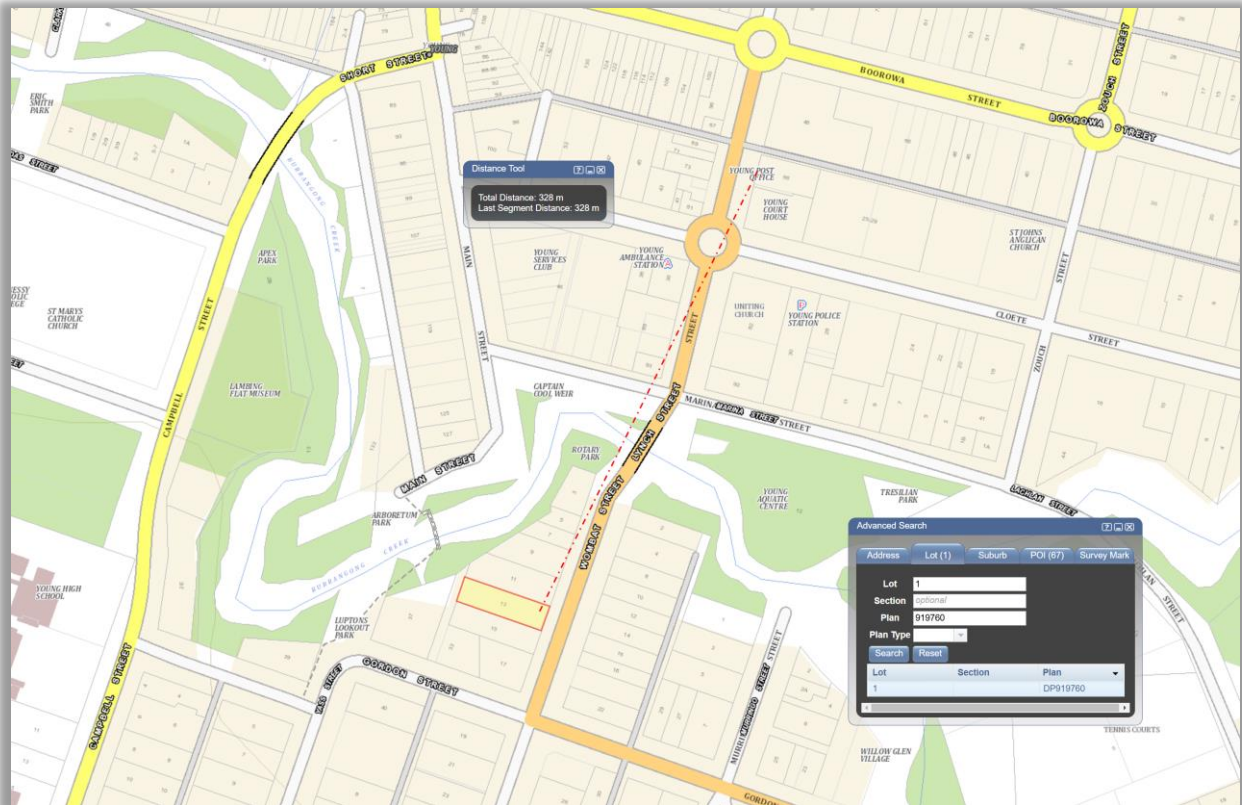


Figure 1c – Aerial of Land with neighbourhood context (source SIX Maps)



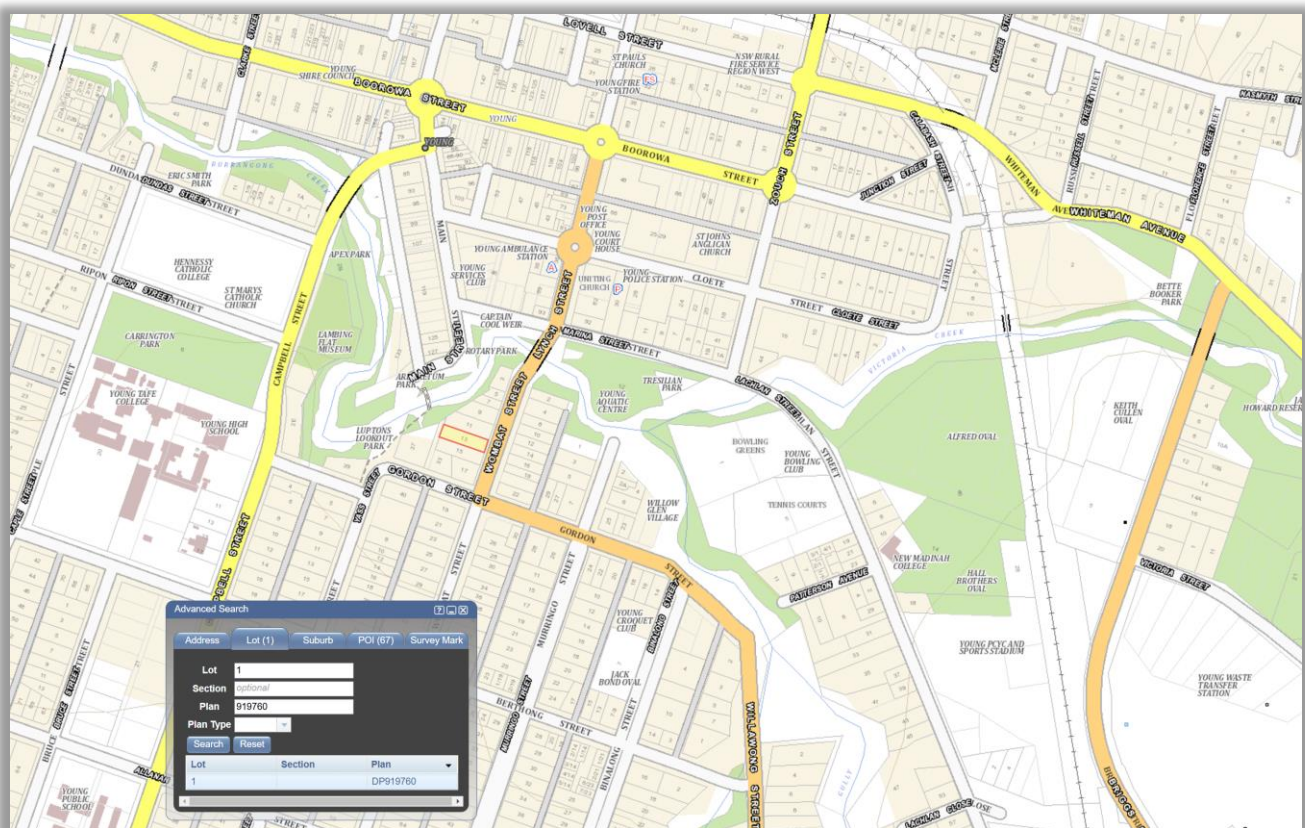
2 Site Analysis

2.1 Site Location and Context

The site is located on the southern internal residential fringe of the township of Young, immediately south of the CBD across the Creek on Wombat Street. The land was established as a separate town allotment from its residual in 1869. The land is within a wider sector of residential properties of similar sizes across the inner south residential part of the town. The locality is characterised by mixed housing styles of older cottages and more recent urban renewal with no, or little consistency as to dwelling cladding or roofing styles in the wider locality. Within the Wombat, Murringo and Binalong Streets sector, the older housing of this era is simple, symmetrical Edwardian to Federation in styling, brick walled and metal roofed in finish.

The allotment is 328m from the Post Office, and closer still to the Club, Ambulance, Police, Court House and other CBD services, whilst closer again to the Town Pool or the Uniting Church (opposite) Most of the main Town Sports fields and Schools are within 500m of the site either side.

Figure 2a – Locality Analysis View (source SIX Cadastre)



2.2 Site Description

The site has a dwelling towards the front of the land, being an older (but recently made over) 3 bed cottage. The land has a long and large back yard, rendering the site highly capable of division. The site has a very level appearance, with a light rollover adjacent the rear fenceline. Trees align the creek rear boundary yet not on the site. The rear of the lot is well grassed with no trees or complications.

Figure 3a, b, c, – Site Photos



Drone view to West from Wombat St



Drone View to East

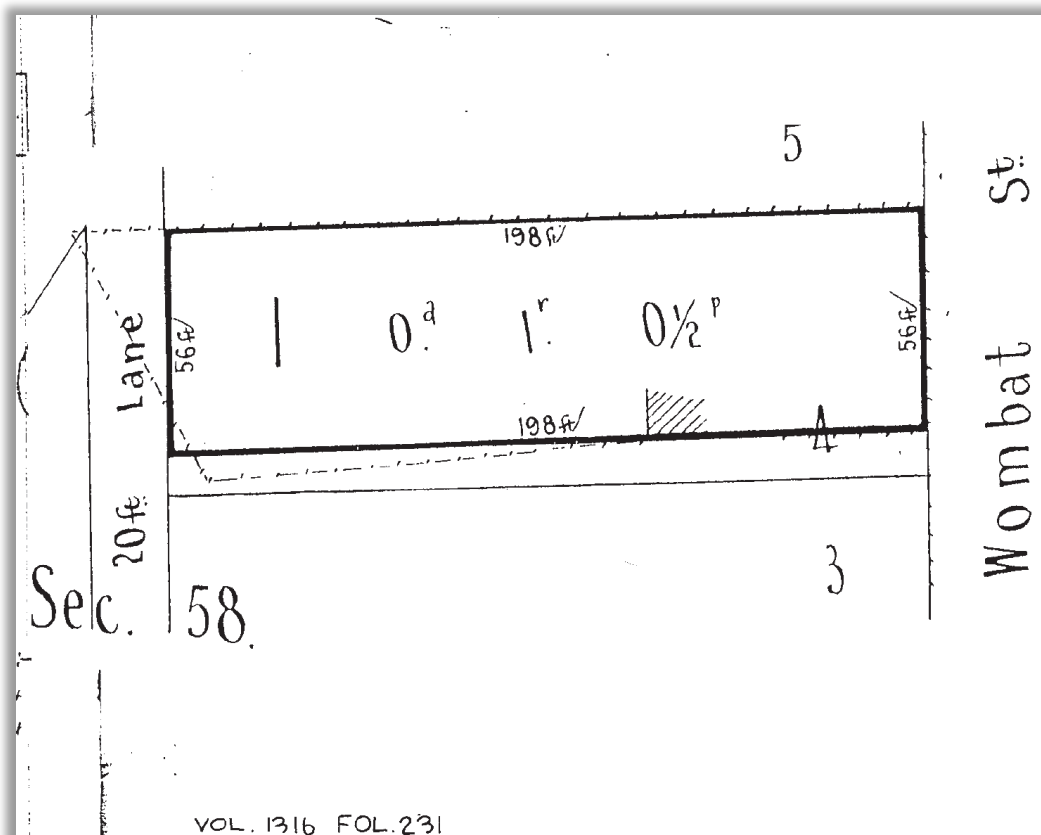


Drone view to CBD - North

The sight distance in each direction is ideal as it is a fringe CBD 50kph zone, and visibility extends at least 200m either direction. As well, entry onto the road is shielded by island tree refuges protecting parking zones on a very wide Wombat Street.



Street view



Extract of Deposited Plan
Lot 1 is unencumbered



Closer view – SIX Maps circa 2012



Google aerial – circa 2024

3 Description of Proposed Development

3.1 Elements of the Proposed Development

PART A – ERECT NEW DWELLING (initially offered as a dual occupancy per policy for assessment)

Generally, the proposed development involves the erection of a single storey, three-bedroom dwelling. More specific details of the development include:

- The number of storeys proposed - 1 (proposed), 1 (existing)
- The roof type proposed - Colorbond (med – dark grey – windspray or equiv)
- Dwelling wall type proposed - Brick Veneer – mid tan blend
- Dwelling roof height above finished ground level - 4.3 metres (2.4m floor to eaves)
- Gross floor area (GFA) - GFA – 255m² (188 sq.m dwelling, pergola 23 sq.m, carport 43 sq.m)
- Setbacks from each current site boundary (in brackets proposed setback after subdiv)
 - North (front) - 9.87 metres (side to wall setback)
 - East (side) - 31.45m (primary setback behind exist)
 - West (side) - 1.2m (to rear boundary)
 - South (rear) - 1.2m (side to wall setback)
- Any landscape work proposed - Lawn and garden will be provided to the dwelling curtilage, as per the BASIX certificate.
- Vehicle, access and parking - Access to the site will be from Wombat Street to the existing driveway shared by each unit via an existing bridge style crossover.
- Utilities

Sewer – effluent disposal will be via connection to Council’s sewer. Sewer tie in front of allotment – see below.

Water – The property is connected to the Young reticulation system available in the Street (hydrant noted in front) and will require a water meter.



Services – Council Mapping Page on Web

Power – The client is proposing to connect to mains available in street.



Essential Energy Location services mapping

Is development permissible under another SEPP or EPI ?

- This development is permissible under the provisions of the Hilltops LEP 2022 (see additional discussion below).

The provisions of Part 4 of the LEP allow a dual occupancy.

Describe the extent of demolition

- Nil demolition proposed.

Describe the trees to be removed

- No tree removal required

Total open space or unbuilt upon area available

- Private Open Space per DCP compliant

Subdivision proposed

- Not at this time

NOTE – Further DCP & LEP assessment to follow – next section

4 Relevant Legislation and Planning Controls

The following Environmental Planning Instruments (EPI's) and Development Control Plans (DCP's) are relevant to the proposed development:

- Environmental Planning and Assessment Act 1979;
- Roads Act 1993;
- Young Local Environmental Plan 2010;

4.1 Environmental Planning and Assessment Act 1979

The proposal, as with all development applications, is subject to the provisions of the Environmental Planning and Assessment Act 1979 (EP& Act 1979). No known variations or non-compliances were evident in preparing this application. All of the required information to be furnished with a Development Application are being offered in this report or attached to it.

4.1a Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

As per these sections of the above Acts, it is not considered that the development is likely to significantly affect threatened species, populations or ecological communities, because:

Biodiversity Conservation Act 2016

- the development will not significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, as there are no trees and shrubs to be removed, the development will not adversely impact the life cycle or habitat of any of the threatened species that may occur in the region, and the development is not a key threatening process. [7.2(1)(a)],
- the development does not exceed the biodiversity offsets scheme thresholds (the site is mapped as part high biodiversity value on the Biodiversity Values Map yet not at site, and the development does not exceed the clearing threshold) – see attached BVM&T Report [7.2(1)(b)],
- the site has not been declared as an area of outstanding biodiversity value [7.2(1)(c)].
- Specific Map report attached

Fisheries Management Act 1994

- as per the seven-part test under section 221ZV of the Act, there are no threatened species, populations or ecological communities, occurring on-site, or are known to be in the area, there is no declared critical habitat in the region and the development is not a key threatening process.

4.1b Designated development

This development is not a category of designated development, under Schedule 3 of the *Environmental Planning and Assessment Regulation 2000*.

4.1c Consultation and development consent—certain bush fire prone land

The land is not mapped as bushfire prone so consideration of the requirements of Planning for Bush Fire Protection is not required.

4.1d Development that is State significant development

The development is not State significant development, as it is not identified in *State Environmental Planning Policy (State and Regional Development) 2011*.

4.1e Integrated development

The development is not integrated development, with the only relevant consideration being proximity to watercourses. The proposed dwelling is greater than 40 metres from any watercourse in the area.

4.1.1 State Environmental Planning Policy's

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022) **land does not exceed clearing threshold**

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021) – **land is not mapped as sensitive**
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021) – **land is not mapped nor exceed thresholds**
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008) - **pathway not available – dual occupancy**
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021) – **not applicable this development**
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021) – **not applicable this development**
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021) – **not applicable this development**
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021) – **not applicable this development**
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021) – **no impact expected – no flood, contamination or other risk known**
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021) – **no impact expected**
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022) – **exemption currently available**
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021) – **no impact expected outside residential on a local street**
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002) – **not applicable this development**

4.2 Roads Act

Under Section 138 of the Roads Act, consent is required from the appropriate roads authority to:

- erect a structure or carry out a work in, on or over a public road, or
- dig up or disturb the surface of a public road, or
- remove or interfere with a structure, work or tree on a public road, or
- pump water into a public road from any land adjoining the road, or
- connect a road (whether public or private) to a classified road,

Therefore, approval may be required under Section 138 from the Hilltops Council (local road) for the crossover work upgrade from gutter bridge to p[roperty edge which will primarily service Lot 1 and rear lot – see site plan.

4.3 Local Government Act 1993

Under Section 68 of the Local Government Act, consent is required from Council for the following:

Part A Structures or places of public entertainment

- 1 Install a manufactured home, moveable dwelling or associated structure on land

Part B Water supply, sewerage and stormwater drainage work

- 1 Carry out water supply work
- 2 Draw water from a council water supply or a standpipe or sell water so drawn
- 3 Install, alter, disconnect or remove a meter connected to a service pipe
- 4 Carry out sewerage work
- 5 Carry out stormwater drainage work
- 6 Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer

A section 68 application for connection of utilities to the dwelling, will be made. Council's Policy is that each occupancy be separately connected so additional connection points will need to be requested at sec 68.

A separate application process exists to obtain a new water meter and sewer connection. These will be undertaken at that time of construction.

4.3 Roads Act

See comment above - Works in Road Reserve Permit from Council under sec 138

4.4 Local Environmental Plan

4.4.1 Hilltops Local Environmental Plan 2022

Zoning

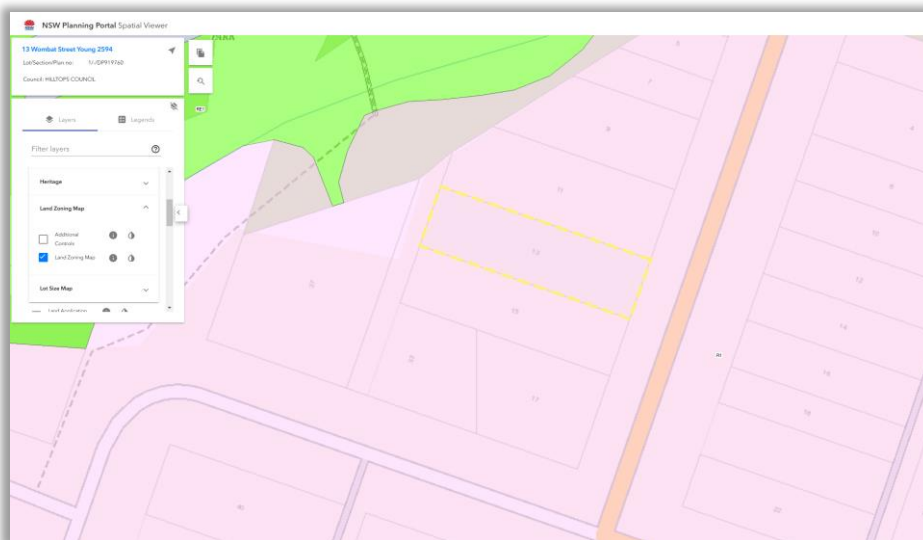
The site is zoned R1 – General Residential under the Hilltops Local Environmental Plan 2022 (LEP) (refer to Figure 7).

The objectives of this zone are:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide and protect a high quality residential amenity that adds value to the existing character and amenity of the town, neighbourhood and street.
- To provide fully serviced residential lots linked to town water and sewer networks.

The proposed use of the site by way of this development is consistent with all of the zoning objectives. Plans and Contributions Policies exist to allow orderly and structured user-pays development in the R1 zone. The proposed use as defined in the LEP is a “dual occupancy attached”. The proposed development is expressly permissible by the parent term “dual occupancies”.

Figure 7 – Zoning Map extracts



Zone extract



Lot size extract – 700 sq.m min for dwelling
See commentary below for dual occupancy sizing

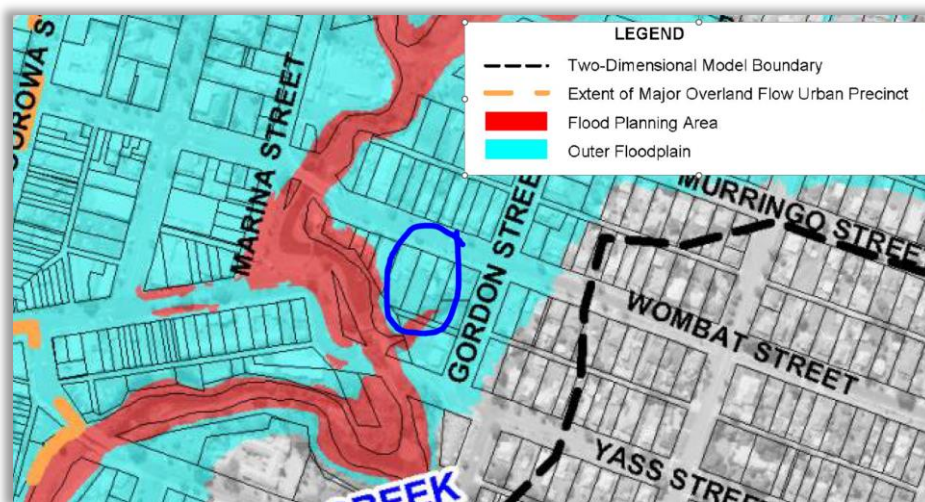
Clause	Complies	Comments
1.2 Aims of plan	Yes	The development is consistent with the following aims of the LEP: (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts, not applicable (a) to advance the environmental, economic and social goals of Hilltops, - consistent – economic growth of shire expected with more occupants (b) to provide for the lifestyles sought by current and future residents of Hilltops, including by providing for the following— consistent – diverse living styles (i) the rural lifestyle and liveability of Hilltops communities, (ii) connected, safe and accessible communities, (iii) diverse and affordable housing options, (iv) timely and efficient provision of infrastructure, (v) sustainable building design and energy efficiency, (c) to build and sustain healthy, diverse and empowered communities that actively participate in planning and managing their future, including by providing for the following— - consistent – sustainable use of land – policies met (i) social infrastructure that is appropriately planned and located in response to demand and demographic change, (ii) the protection and enhancement of cultural heritage values, (iii) land management practices that support sustainable outcomes, including water efficiency, (iv) the siting and arrangement of land uses for development in response to climate change, (v) the planning of development to manage emissions, (vi) planning decisions that recognise the basic needs and expectations of diverse community members, (e) to recognise and sustain the diverse natural environment and natural resources that support the liveability and economic productivity of Hilltops, including by providing for the following— consistent – developed lands (i) the avoidance of further development in areas with a high exposure to natural hazards, (ii) the minimisation of alterations to natural systems, including natural flow regimes and floodplain connectivity, through effective management of riparian environments, (iii) the retention and protection of remnant vegetation, (iv) the revegetation of endemic vegetation to sustain natural resource values, reduce the impact of invasive weeds and increase biodiversity, (v) buffers and setbacks to minimise the impact of conflicting land uses and environmental values, including potential impacts on noise, water, biosecurity and air quality, (vi) the management of water on a sustainable and total water cycle basis to provide sufficient quantity and quality of water for consumption, while protecting biodiversity and the health of ecosystems The remainder of the aims are not relevant to this proposal, or are not impacted by the proposal.
1.4 Definitions	applies	The proposed development is defined as a dual occupancy which means either a dual occupancy attached or a dual occupancy detached – Further– dual occupancy (detached) means 2 dwellings on one lot of land that are not attached to each other, but does not include a secondary dwelling.

Clause	Complies	Comments
1.9A Suspension of covenants, agreements and instruments	Yes	No restrictions as to user / covenants apply to the site.
2.2 Zoning	N/A	The site is zoned R1 – General Residential
2.3 Zone objectives and land use table	Yes	The development is permitted with consent, in accordance with the land use table, and it is consistent with the objectives of the zone as stated above.
2.7 Demolition	N/A	No demolition proposed.
2.8 Temporary use of land	N/A	The application is not for the temporary use of land.
4.1 Min Subdiv Lot Size	N/A	The proposal when finalised will then be sought to be subdivided per the attached proposed subdivision plan. The resultant lot sizes, despite meeting dual occupancy standards, will result in lots less than the minimum lot size for the zone. Accordingly, a sec 4.6 variation to the development standard of the 700 sq.m lot size is required. Approx lot sizes proposed are Proposed Lot 131 (front) – 457.476 sq.m (34.65 % variance or 65.35% of 700 sq.m) Proposed Lot 131 (front) – 571.845 sq.m (18.31 % variance or 81.69 % of 700 sq.m) The request and defense of same is contained in Appendix 1 to this SEE however, save to say that except for the LEP minimum Lot Size in R1 zone (700 sq.m), all DCP provisions are met and satisfied – the arbitrary assignation of an area for subdivision would see the operation of the property no different to were it a dual occupancy or two separate lots. The numeric total lot size variance is now sought. It is contended that the objective (to achieve planned residential density in certain zones) is met by compliance in full with the DCP which does not state this Lot Size value and was an random area (designed for greenfield subdivisions, not compliant brownfield urban infill) number introduced after and without reference or edit to the DCP.
4.1A Dual Occupancy Lot sizes	Complies	Min 750 sq.m for an R1 dual Occupancy – current lot is 1,023.818 sq.m and is compliant in this regard.
4.2A – Dwellings & Dual Occ's in certain zones (RU1,RU4,C3)	N/A	Not a rural zone
4.6 Exceptions to development standards	N/A	Development permissible yet variance to clause 4.1 now sought. Request in Appendix 1 to this report.
5.10 Heritage Conservation	N/A	Land, adjacent land nor buildings in locality listed as Heritage nor in a HCA
5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	N/A	Not rural nor affected lands

Clause	Complies	Comments
5.21 Flood Planning	Yes	See commentary below this table
6.1 Earthworks	OK	Minor levelling and retaining to northern boundary due to off road roll over. Assists the orderly layout of the development, privacy and landscaping. Retaining per Eng design.
6.2 Essential Services	Complies	Development consent must not be granted to development unless the consent authority is satisfied the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required— (a) the supply of water, available at front of site on application – see diag above (b) the supply of electricity, available at front of site on application – see diag above (c) the disposal and management of sewage, available at front of site on application – see diag above (d) stormwater drainage or on-site conservation, available at front of site – concept SW plan provided with site plans (e) suitable road access Sealed and k&g road at frontage
6.3 Terrestrial Biodiversity	N/A	Not mapped as affected
6.4 Water - Riparian	N/A	Not mapped as affected
6.5 Water – Groundwater Vulnerability	N/A	Not mapped as affected
6.6 Salinity	N/A	Not mapped as affected
6.7 Highly Erodible Soils	N/A	Not mapped as affected
6.8 Drinking Water Catchments	N/A	N/A
6.9 Development along Rivers & Lake	N/A	N/A
6.10 Development on Carinya Estate	N/A	N/A
6.11 DCP for Urban Release Areas	N/A	Not mapped this attribute

Flood Controls per Risk Management Plan

Initially the site is white coloured on the Flood Planning Policy Area Map. This indicates outer flood plain

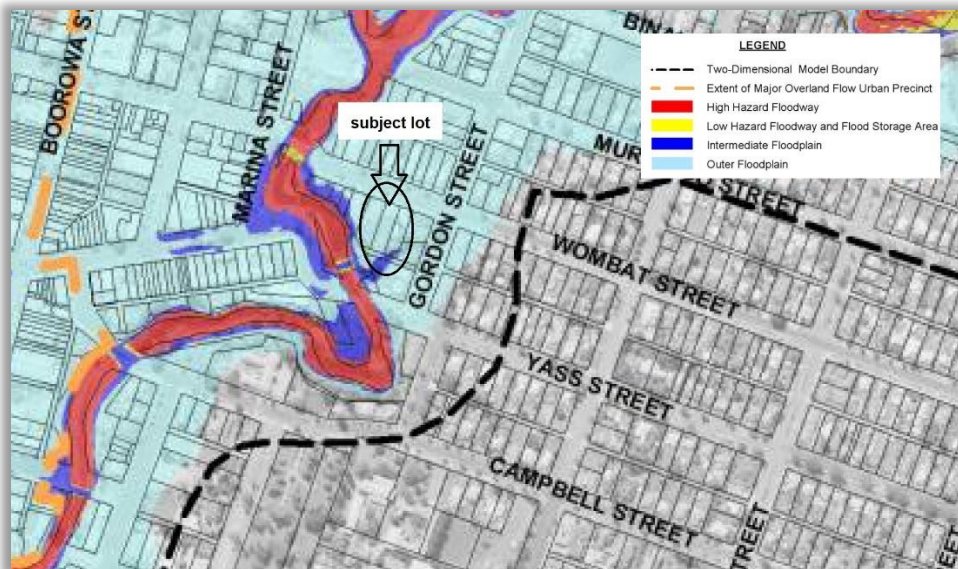


Flood Planning Area

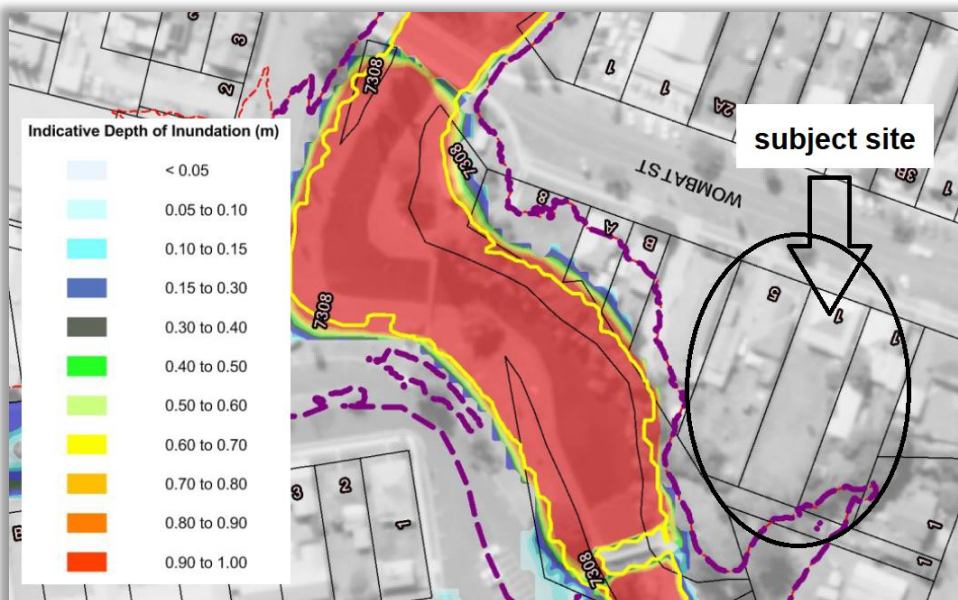
The land is in Main Street Flooding and minor tributary part of outer flood plain.



The lot is not in floodway or storage



The lot is not impacted by inundation



The development control matrix merely requires that the proposed floor level be 300mm above surrounding ground levels. This is achieved through normal slab height soffit on waffle pods. (400mm ave)

The Town of Young
Floodplain Risk Management Study & Plan
Appendix A - Draft Flood Policy

ANNEXURE 2.1 DEVELOPMENT CONTROLS MATRIX - MAIN STREAM AND MINOR TRIBUTARY FLOODING

	Outer Floodplain								Intermediate Floodplain								Low Hazard Floodway and Flood Storage Areas								High Hazard Floodway							
	Essential Community Facilities	Critical Utilities and Uses	Flood Vulnerable Residential	Residential	Business & Commercial/Industrial	Non-Urban and Outbuildings	Residential Sub-Division	Minor Additions (Residential)	Essential Community Facilities	Critical Utilities and Uses	Flood Vulnerable Residential	Residential	Business & Commercial/Industrial	Non-Urban and Outbuildings	Residential Sub-Division	Minor Additions (Residential)	Essential Community Facilities	Critical Utilities and Uses	Flood Vulnerable Residential	Residential	Business & Commercial/Industrial	Non-Urban and Outbuildings	Residential Sub-Division	Minor Additions (Residential)	Essential Community Facilities	Critical Utilities and Uses	Flood Vulnerable Residential	Residential	Business & Commercial/Industrial	Non-Urban and Outbuildings	Residential Sub-Division	Minor Additions (Residential)
Floor Level	1	1	1	1	1		1	1	1	1	1	1	1		1	1																
Building Components	2	2							2	2	1	1	1		1	1																
Structural Soundness	2	2							2	2	1	1	1		1	1																
Flood Affection																							1							1		
Evacuation / Access	1	1	1						1	1	1																					
Management and Design	2,3	2,3	5						2,3	2,3	5		4		1	6							3,7							3,7		

Not Relevant
 Unsuitable Land Use

Main Stream Flooding applies for inundation of land bordering Burrangong Creek and its major tributaries (Sawpit Gully, Victoria Gully, Petticoat Gully, Little Spring Creek and Big Spring Creek).

Minor Tributary Flooding applies for inundation of land bordering the minor watercourses which drain the relatively steep slopes bordering Burrangong Creek and its major tributaries.

The Intermediate Floodplain is defined by the area between the Floodway and Flood Storage zones and the Flood Planning Area (FPA). The Outer Floodplain is the area between the FPA and the Probable Maximum Flood.

See Notes over page:

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November 2015 Rev. 1.4

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Controls matrix – Floor level – note 1 only

The Town of Young
Floodplain Risk Management Study & Plan
Appendix A - Draft Flood Policy

ANNEXURE 2.1 (CONT'D)
DEVELOPMENT CONTROLS MATRIX - MAIN STREAM AND MINOR TRIBUTARY FLOODING

Floor Level

- Floor levels to be equal to or greater than the FPL (100 year ARI flood level plus 500 mm freeboard).

Building Components

- All structures to have flood compatible building components below FPL.
- All structures to have flood compatible building components below PMF flood level (where PMF level is higher than FPL).

Structural Soundness

- Structure to be designed to withstand the forces of floodwater, debris and buoyancy up to FPL.
- Structure to be designed to withstand forces of floodwater, debris and buoyancy up to PMF flood (where PMF level is higher than FPL).

Flood Affection in Adjacent Areas

- A Flood Risk Report may be required to demonstrate that the development will not increase flood hazard (see Item 7 Management and Design below).

Note: When assessing Flood Affection the following must be considered:

 - Loss of conveyance capacity in the floodway or areas where there is significant flow velocity.
 - Changes in flood levels and flow velocities caused by the alteration of conveyance of floodwaters.

Evacuation/ Access

- Reliable access for pedestrians or vehicles required in the event of 100 year ARI flood.

Management and Design

- Applicant to demonstrate that potential developments as a consequence of a subdivision proposal can be undertaken in accordance with this Policy and the Plan.
- Applicant to demonstrate that facility is able to continue to function in event of PMF.
- No external storage of materials which may cause pollution or be potentially hazardous during PMF.
- Where it is not practicable to provide floor levels to FPL, applicant is to provide an area to store goods at that level.
- Applicant is to provide an area to store valuable equipment above FPL (level to be advised by Council) – see Section A2.8.
- Where it is not practicable to provide floor levels to FPL, Council may allow a reduction for minor additions to habitable areas – see Section A2.11.
- Flood Risk Report may be required prior to development of this nature in this area – see Sections A2.16.2 and A2.16.3.

NOTE: THESE NOTES ARE TO BE READ IN CONJUNCTION WITH REMAINDER OF THE FLOOD POLICY, IN PARTICULAR CHAPTER 2.

YFRMSP AppA [Rev 1.4] doc
November 2015 Rev. 1.4

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See note 1 Floor level – Policy revises this to 300mm further in report.

4.4A Draft LEP's

On exhibition presently, Council has a housekeeping Planning Proposal to revise a few land use tables via rogue PC inclusions (shops and light industry in inappropriate zones conflicting with same) at original drafting, as well as update several Heritage Schedule listings. In addition several land uses are being considered for governance in flood affected areas as special and hazardous development.

This proposal is neither affected by the proposal now would the proposal change the current LEP assessment of what is proposed.



4.5 Development Control Plan (Young DCP 2011)

The relevant sections (Dual Occupancy, of the Young DCP are addressed below.

Dual Occupancy DCP Assessment - overpage

Compliance Table for YDCP 2011 - Section 2.3 Multi Dwelling Residential Development

OBJECTIVE		DTS / CONTROL	If non-compliance state and address
Dwellings in zones other than rural zones - These controls apply to the development of a dwelling in all zones other than rural or environmental zones.			
OBJECTIVE To ensure that residential development is of high visual quality and amenity, while minimising amenity impacts on surrounding development.			
PMD 1 - Development respects the character of the neighbourhood by:			
PMD 1 & AMD 1	PMD 1.1 Being respectful of, without necessarily imitating, the style and character of adjoining houses and gardens including the scale, materials, roof forms and types of trees. Note: Council can provide advice regarding species;	AMD 1.1.2 Design cues are drawn from surrounding dwellings, including window forms, external façade treatments and roof materials and pitches that are common within the neighbourhood;	New contemporary dwelling at rear of site and not present in streetscape- OK
	PMD 1.2 Providing attractive streetscapes, comprising trees, gardens, building façades (i.e. the exterior of the building), fences and walls;	AMD 1.2.1 Landscaping is provided to the street frontage, which includes canopy trees, shrubs and grass;	Not required. Existing dwelling has strong and established vista in streetscape.
		AMD 1.2.2 Gables over garages facing streets are avoided. Note: Dutch gables are considered satisfactory;	No street facing gables – ok
		AMD 1.2.3 Residential dwellings avoid fibrous cement (unless painted) and metal cladding of walls (unless as an architectural feature);	Brick veneer proposed – existing dwelling is brick veneer also
		AMD 1.2.4 Fencing forward of the front building setback is in a material other than pre-coated metal, is respectful of neighbourhood character, and does not exceed a height of 1.2m;	Existing – no change
		AMD 1.2.5 Driveways to rear dwellings are not fenced forward of the front building setback;	Fence to start at existing house alignment

Statement of Environmental Effects

Job: DASHCO P/L (AD Tanner Constr) - Duplex - 13 Wombat St, Young

	PMD 1.3 Ensuring setbacks from the street alignment do not vary dramatically from those in the rest of the street;	AMD 1.3 Buildings are set back to the level of adjoining development, or if adjoining development has different setbacks, the average of those setbacks. In the absence of adjoining development, buildings are set back at by the distances outlined in the site design sections for the relevant zone;	No adjacent development of note in rear yards of adjacent – south side neighbour has side of a shed near rear skinny side of house – no impact
	PMD1.4 Preserving established trees and gardens;	AMD1.4 Existing canopy trees are protected where possible in accordance with the Development requiring tree removal or lopping (Section 4.3);	N/A rear yard only grass
PMD2 - Development takes advantage of the attributes of the site, by:			
PMD 2 & AMD 2	PMD 2.1 Using its slope, its orientation to the sun, and its established landscape quality to create useable outdoor spaces and views;	All Residential Zones AMD2.1 Dwellings are designed to take advantage of views; Secluded private open space is provided for each dwelling at a minimum rate of 48m ² per dwelling, which is able to contain a rectangle of 8m x 4m and which has a minimum usable width of at least 3m; Private open space adjoins private open space areas of adjoining dwellings;	Compliant for existing and new Rear dwelling side yard POS – 122.9 sq.m Front dwelling rear yard POS – 84.7 sq.m
	PMD 2.2 Combining neighbourhood gardens to maintain the landscape character of the area;	AMD 2.2 Landscaped areas for each unit shall be combined to have an aggregate garden as opposed to small minimalist efforts.	Lot 131 – existing, Lot 132 proposed
	PMD 2.3 Minimising Paved Areas	AMD 2.3.1 Permeable areas of the site are at least 20% of the site;	Non Permeable for site proposed at approx. 168 sq.m from a lot of 1023 sq.m and with 2 houses at approx. 225 sq,m each = >39.59% non permeable
		AMD 2.3.2 A maximum of 30% of the area forward of the front building setback is occupied by paving, access driveways or the like;	Existing – new driveway only <25% of frontage
	PMD 2.4 Opening up living areas directly onto courtyards and gardens, and setting them out to benefit from good sunlight;	AMD 2.4.1 Dwellings are provided with indoor living areas which are adjoined by outdoor living areas that have a northerly aspect;	Living/Dining has direct link to north (at least half day solar) and to outdoor alfresco and then onto POS

Statement of Environmental Effects

Job: DASHCO P/L (AD Tanner Constr) - Duplex – 13 Wombat St, Young)

	PMD 2.5 Keeping the floor area of the new building to a minimum through efficient planning so as to retain as much of the existing backyard and garden as possible and to minimise site coverage and maximise setbacks from the boundaries;	AMD 2.5 Site coverage (gross building area) does not exceed 60% of the site;	New and old = 450 / 1023 = 43.99 %
	PMD 2.6 Maintaining views and privacy to all dwellings within and adjoining the development, as well as the views and privacy of neighbours.	AMD 2.6 Screen landscaping is provided to boundary fences of any secluded private open space and along any driveway adjoining a boundary;	Proposed dividing fence and existing other fencing would appear to be sufficient along with that proposed – see site photo work in previous part of report
	PMD 2.7 Ensuring setbacks from the street alignment do not vary dramatically from those in the rest of the street;	AMD 2.7 Building walls are set back: - At least 6m from the primary street frontage and at least 3m from any secondary street frontage; - From side and rear boundaries by 3m, or 1.2m from the side boundary if windows in that wall are opaque, located a minimum of 1.7m above the finished floor level, or on the side boundary, if there are no windows; - Two storey buildings have the upper level set back from side or rear boundaries by 3m, plus 0.3m for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres; (Note: See Figure 2.2)	complies Adjacent very rear yard on southern boundary and meets performance objective simply via location. No impact on views, privacy, nor amenity due to rear location of dwelling # 2 Not 2 storey

PMD 3 - Height Bulk & Scale

PMD 3 & AMD 3	PMD 3.1 Being respectful of the predominant surrounding building forms, roof forms and building heights;		
	PMD 3.2 Minimising building bulk and height on or near boundaries to avoid overshadowing and overlooking of neighbours;	AMD 3.2.1 Buildings are restricted to a maximum of two storeys above natural ground level at any point, or 8 metres, whichever is the lesser; Note: 8 metres is to be measured from natural ground level to the highest structural point of the building, not including antennae, spires etc.)	Single storey and a modest height proposed consistent with adjoining and neighbourhood 8m not exceeded (4.3m)

Statement of Environmental Effects

Job: DASHCO P/L (AD Tanner Constr) - Duplex - 13 Wombat St, Young

		AMD 3.2.2 Dwellings do not overlook the secluded private open space area of an adjoining dwelling (either within or adjacent to the development), by use of techniques such as building setbacks, windows 1.7m above finished floor level, opaque glass, screens, landscaping and the like;	Siting and orientation means privacy of neighbours not compromised Compliance with policy setback and/or performance objective being satisfied – displayed above
		AMD 3.2.3 Windows of developments are not directly facing windows of other development, unless; · Separated by a distance of at least 12 m, · Obliquely offset by at least 45°, · Provided with screening, are opaque, or are above 1.7m in height	Complies – note meets performance objective – rear yard not adjacent development adjoining.
	PMD 3.3 Keeping the scale of a second dwelling smaller than the existing dwelling to assist in the integration of the new building into the neighbourhood.	AMD 3.3 Second dwellings on an allotment with an existing dwelling are no more than 33% of the floor area of the existing dwelling.	Not a secondary dwelling
PMD 4 - Development protects the Heritage qualities of the area by:			
PMD 4 & AMD 4	PMD 4.1 Respecting existing heritage buildings, streetscapes or gardens close to the development.	AMD 4.1 The development complies with the Heritage section of this DCP.	Not heritage nor HCA
PMD 5 - Development provides good environmental performance and solar access by:			
PMD 5 & AMD 5	PMD 5.1 Viewing BASIX compliance as a bare minimum;	AMD 5.1 NSW BASIX targets shall be met or exceeded.	BASIX reports provided
	AMD 5.2 Providing good sunlight to living areas and avoiding overshadowing of neighbours and established garden areas;	AMD 5.2.1 At least 50% of the minimum required secluded private open space of a dwelling within or adjoining the development has sunlight between the hours of 9am and 3pm on 21 June;	Complies
		AMD 5.2.2 Habitable room windows have at least 2.4m separation from the wall of an adjoining building. Note: Council will require shadow diagrams to illustrate the extent of overshadowing of neighbours for all two storey development, and for single storey development that is both up-slope and in the direction of the sun from existing residential development.	Complies no buildings (habitable) adjacent

	PMD 5.3 Planning the internal layout of a house to ensure good daylight to living areas;	AMD 5.3 High occupancy rooms utilised during daylight hours should have a northern aspect.	complies
	PMD 5.4 Locating parking in the shadow of the building/s;	AMD 5.4 Vehicular parking should not be on the north side of a dwelling's high occupancy rooms (daylight hours)	Complies – east side
PMD6 - Development creates clear address and access by:			
PMD 6 & AMD 6	PMD 6.1 Ensuring dwellings adjoining the street frontage address the street;	AMD 6.1 Dwellings adjoining a street frontage/address a street frontage of the development. Note: This means that front doors and windows to habitable rooms are part of the front façade of the dwelling. Direct access to parking for front dwelling(s) can also be considered.	Front existing Dwelling addresses street with carport behind 
	PMD 6.2 Providing each dwelling with clear and distinct access, preferably visible from a public street.	AMD 6.1 The development shall be designed such that public access to all occupancies is readily discernible from the front driveway access.	RoW serving both to street frontage
PMD 7 - Development provides access and parking by:			
PMD 7 & AMD 7	PMD 7.1 Providing adequate parking for the number and type of dwellings;	AMD 7.1.1 Parking is provided at a rate in accordance with the parking sections of this DCP and is sealed with bitumen, concrete (preferably coloured) and textured or pavers;	Ample parking proposed – 1 undercover and 1 stacked for each dwelling. Further 2 available on Wombat at rear to kerb.
		AMD 7.1.2 Open carparks are a minimum of 2.6m wide by 5.5m long. Note: For multi-dwelling development credit may be given for overhangs into garden areas by 0.5m provided appropriate wheel stops or barriers are provided;	Noted - complies
		AMD 7.1.3 Carparks adjoining one wall are a minimum of 2.8m wide by 5.5m long;	N/A

Statement of Environmental Effects

Job: DASHCO P/L (AD Tanner Constr) - Duplex - 13 Wombat St, Young

		AMD 7.1.4 Enclosed carpark are a minimum of 3m wide by 6m long;	Garage OK
		AMD 7.1.5 Visitor parking (where required) is easily accessible and clearly designated; For development in cul-de-sacs, the site is to have a minimum frontage that enables one car to be parked in front of the site (to avoid site and street congestion), and a minimum width at the front setback of 18 m.	See above – complies
	PMD 7.2 Ensuring that access driveways and garage frontages do not visually dominate development;	AMD 7.2.1 Garages in buildings directly addressing the street do not project in front of other parts of the dwelling and, preferably, are recessed behind the front façade of the dwelling;	N/A
	PMD 7.3 Ensuring vehicle access to and from the site is safe;	AMD 7.3 Vehicles accessing dwellings (other than dwellings served directly from the street frontage) as well as visitors to a development must be able to enter and leave the development in the forward direction. Note: The 85th percentile vehicle must be able to turn on-site in no more than a two-point turn;	Each without direct access to dwelling
	PMD 7.4 Minimising the number and width of access driveways consistent with the traffic function of those driveways.	AMD 7.4.1 Access is provided through a single consolidated access driveway from a public road (other than a laneway);	Complies for each as designed and as exists also
		AMD 7.4.2 No lane access is relied on for site access/egress;	Complies
		AMD 7.4.3 Access driveways directly serving double garages do not exceed 3.5m in width at the property boundary;	3.5m accessway

Statement of Environmental Effects

Job: DASHCO P/L (AD Tanner Constr) - Duplex - 13 Wombat St, Young

		AMD7.4.4 Access driveways serving: · up to two dwellings are concreted (preferably coloured), sealed or paved and are no more than 3m in width along their length; · between 3 and 5 dwellings are concreted (preferably coloured), sealed or paved and are no more than 3.5m in width along their length; · more than 5 dwellings are concreted (preferably coloured), sealed or paved and are no more than 5.5m in width along their length. · dwellings within the R5 zone are constructed of an all-weather surface. Notes: Access driveways may exceed the above minima at at the kerb by no more than 0.5 m	N/A Concrete drive proposed at 3 – 3.5m width with 3m concreted for both dwellings parking – at rear
		AMD 7.4.5 Access driveways are provided with a cross-over in accordance with Council's Engineering Subdivision and Development guidelines;	Proposed and sec 138 appn being prepared to lodge
		AMD 7.4.6 Cross grades for accessways and parking areas do not exceed 4% grade	Level site and at crossover
		AMD 7.4.7 A 1.5 m footpath is provided to all frontages of the development;	Footpath exists
		AMD 7.4.8 If not already provided, roadways directly adjacent to the development are to be provided with kerb and gutter, including, where necessary, shoulder widening and seal to Council's standards.	Existing
PMD 8 - Development provides facilities consistent with the residential use of the land including:			
PMD 8 & AMD 8	PMD 8.1 Recreation/passive enjoyment areas;		
	PMD 8.2 Letterboxes	AMD 8.2 Letter-boxes are provided for each dwelling in accordance with Australia Post requirements;	To be provided – see site plan

Statement of Environmental Effects

Job: DASHCO P/L (AD Tanner Constr) - Duplex - 13 Wombat St, Young

	PMD 8.3 Clothes Drying Facilities	AMD 8.3 Clothes drying facilities (either an outdoor drying yard or mechanical dryer) are provided for each dwelling with drying yards screened from public areas and common access areas of the development. Note: Tilt type clothes lines are preferred for better use of recreational areas;	BASIX = outdoor clothes line – see plan
	PMD 8.4 Garbage Bin Storage	AMD 8.4 Garbage bin storage is available for each dwelling in a screened area behind the front building line and accessible to the street without passing through the dwelling;	Space available behind dwellings – room exists - complies
	PMD 8.5 Outdoor Service Areas	AMD 8.5.1 Note: drying yards or garbage bin storages are not to be within the minimum rectangle area defined for private secluded open space;	Complies regardless
		AMD 8.5.2 Space is available to locate an outdoor storage area of 6m ³ for each dwelling. Note: This could include a garden shed or dedicated space within a garage that does not reduce the floor area of that garage below the minimum dimensions.	Complies with this consideration – one exists and one could be provided
PMD 9 - Development is served by necessary utilities and services including:			
PMD 9 & AMD 9	PMD 9.1 Telephone/data, water, sewer, power and gas;	AMD 9.1.1 Separate water, telephone/data, sewer, power (underground) and gas services are provided to each dwelling.	Exist or available to be connected
		AMD 9.1.2 Development within the R1 and R5 zones is sewered.	Drain to front
	PMD 9.2 On-site water storage;	AMD 9.2 Water storage tanks shall be no closer to side and rear boundary than 900mm and if adjacent the dwelling it is serving, not on the north side of that dwelling.	Per BASIX – 10,000 L proposed for each and > 900mm side
	PMD 9.3 Drainage	AMD 9.3 All roof and surface water drainage shall be designed to provide for conveyance of these flows per AS3500 after considering the Australian Rainfall and Runoff Guidelines, to the appropriate road, public stormwater drainage system or watercourse where approved	Noted see site servicing plan in plan set
	Note: headworks and/or development servicing plan charges may be applicable to the development. Applicants are advised to contact Council's Utilities Services Division to determine these charges, which are payable prior to the release of any Construction Certificate.		May have part ET charges apply per DSP policy. 0.6 x water x 1ET HW (Council & Goldenfields) 0.75 x sewer x 1 ET HW

5 Summary of Assessment of Planning Issues

The following is a summary of the above assessments of the environmental effects of the proposed development as described in the preceding sections of this report. The assessment considers only those matters under Section 79C (1) of the EP&A Act 1979 that are relevant to the proposal.

5.1 Compliance with Planning Instruments and Controls

- The proposal meets traffic and access requirements pursuant to reasonable Council Local Road Standards and AusRoads Guidelines;
- The proposal is a permissible use, under Parts 4, 5 & 6 of the Hilltops LEP 2023, within the R1 zone; and
- The proposal is reasonable under the heads of consideration under sec 4.15 of the EP & A Act 1979.

5.2 Traffic, Access and Parking

The proposal is reasonable due to;

- Safe sight distances from proposed access location
- Construction of new driveway crossover, to Council standards
- No impact on primary frontage to quiet local road

Parking

Each allotment is sized adequate to accommodate design for parking

5.3 Visual Impact

The proposed works will not negatively impact upon the visual amenity and built character of the surrounding area.

5.4 Amenity

The creation of 1 new built-on allotment for use as a residential allotment for a dwelling will not create amenity concerns to the area due to adequate setbacks from other development allowing all parties the ability to enjoy their own properties without impacting on their neighbours. This development is reasonable due to it being not adjacent nearby residential dwellings, moreso near back yards or outbuildings.

5.4.1 Noise

No untoward noise impacts expected due to adequate lot sizes, planned aspect of development and reasonable opportunities for setbacks for subsequent development.

5.4.2 Privacy

The proposal will not create any privacy concerns to the area or between neighbours due to adequate setbacks from other development (wide streets, verges and laneways) allowing all parties the ability to enjoy their own properties without impacting on their neighbours.

5.4.3 Overshadowing

No overshadowing is expected due to planned layout of development and aspect of lots, keeping in mind standard appurtenant items like fencing etc.

5.5 Water Management

Town water exists to the front of the property. It is expected that connection to the main would be required and applicable headworks paid if not paid already– see earlier comment.

5.6 Sediment and Erosion Control

As stated before, sedimentation and erosion control measures will need to be employed when working adjacent the street K & G drain for the new access/es.

5.7 Social and Economic Impacts

The proposed development on the site is anticipated to have an ongoing positive social and economic impact on the local Young area, and the broader community. This will be as a result of another allotment in a high value area becoming available.

5.8 Heritage Impact/Aboriginal Object

No known Indigenous or European heritage will be affected by this subdivision. Report attached for AHIMs search

5.9 Demolition

No demolition is proposed.

5.10 Utilities and Services

Water & Sewer have been discussed above.

The road network is safe, of a fair standard and kerb and guttered. Approved type access/es will be made to this road network.

Data/Telephone exists in Wombat Street and will be available to the lot created.

Electricity is available along the eastern boundary Wombat Street footpath.

5.11 Lot Size

Per the sec 4.6 assessment in appendix 1 and comments in the DCP review attached, I note that the lot size in the LEP (post subdivision) is an arbitrary figure more suited to greenfield subdivision average lot size, as opposed to brownfield infill development where all DCP provisions have been met or satisfied on a standard large allotment, and in a comfortably compliant manner.

6 Conclusion

Given the merit of the design of the proposal and the absence of any significant adverse environmental impacts or policy variances, the DA is considered to be in the public's interest and worthy of Council's support.

ADVICE NOTE:

Should there be any technical enquiry about this report, please contact the undersigned first to assist my client. An authority for same has been lodged on the Planning Portal signed by the owners.

**K Craig Filmer
Development & Environmental Health Specialist**

APPENDIX # 1

Clause 4.6 variation

1. What is the name of the environmental planning instrument that applies to the land?

Hilltops Local Environmental Plan 2022

2. What is the zoning of the land?

R1 – General Residential

3. What are the objectives of the zone?

The objectives of the zone are;

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide and protect a high quality residential amenity that adds value to the existing character and amenity of the town, neighbourhood and street.
- To provide fully serviced residential lots linked to town water and sewer networks.

The proposal is consistent with the objectives of the zone

4. What is the development standard being varied? e.g. FSR, height, lot size

The minimum lot size in R1 zone from subdivision of a dual occupancy.

5. Under what clause is the development standard listed in the environmental planning instrument?

Clause 4.1(3)

- (2) This clause applies to a subdivision of any land shown on the *Lot Size Map* that requires development consent and that is carried out after the commencement of this Plan.

(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the *Lot Size Map* in relation to that land.

(4) This clause does not apply in relation to the subdivision of any land—

 - (a) by the registration of a strata plan or strata plan of subdivision under the *Strata Schemes Development Act 2015*, or
 - (b) by any kind of subdivision under the *Community Land Development Act 2021*.

6. What are the objectives of the development standard?

- (a) for residential land—
- (i) to ensure land use and development are undertaken on appropriately sized parcels of land, and
 - (ii) to ensure sufficient land area to promote high levels of residential amenity, and
 - (iii) to ensure new lots are adequately serviced with town water supply and a reticulated sewer network, with an effective way of disposing of domestic waste, and
 - (iv) to create lot sizes and arrangements that—
 - (A) support the efficient provision and management of roads and services, and
 - (B) align with existing and proposed development layouts in the neighbourhood, and
 - (C) minimise adverse impacts on the amenity and productivity of adjoining development,

7. What is the numeric value of the development standard in the environmental planning instrument?

Min 700 sq.m

8. What is proposed numeric value of the development standard in your development application?

457.476sq.m & 571.845 sq.m

9. What is the percentage variation (between your proposal and the environmental planning instrument)?

Proposed Lot 131 - 34.65 % variance (lot is 65.35% of development standard)

Proposed Lot 132 – 18.31 % variance (lot is 81.69% of development standard)

10. How is strict compliance with the development standard unreasonable or unnecessary in this particular case?

It is considered that that the development standard is unnecessary in this instance, for a number of reasons:

- Irrespective of whether the development is subdivided or not, the development as a dual occupancy (or 2 x separate domiciles), will exist on the land. Actual subdivision is a paper process granting title, however on the ground, the separate dwellings and occupancy traits will not change whether subdivided or otherwise.
- The development (physical build of a dual occupancy) is permissible comfortably per 4.1A which allows a dual occupancy on land as little as 750 sq.m, however this base allotment is 1029.23 sq.m in size.

11. How would strict compliance hinder the attainment of the objects specified in Section 5(a)(i) and (ii) of the Act.

Whilst this question is still in the Department's current Guide for Varying Development Standards, the Act has been renumbered, and the objects of the Act have changed slightly. Under the amended Act, the equivalent objects of Section 1.3 of the Act to those quoted above, are as follows:

(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,

This proposal would achieve effective infill development, permitted as dual occupancy yet contrarily restrained from subdivision. As stated above, whether subdivided or not, a dual occupancy will effectively occupy this land area in a compliant manner – subdivision makes little or no effective difference to the day to day performance of the development.

(c) to promote the orderly and economic use and development of land,

Allows this development which provides for dual occupancy or low to medium density and a more economic use of the land. This objective is positively complied with.

(d) to promote the delivery and maintenance of affordable housing

Whilst not specifically affordable housing it does provide into a compressed and rapidly increasing price range market, further options for rental or purchase which do not presently exist.

12. Is the development standard a performance based control? Give details.

Not that can be ascertained. As stated, no science or correlation between a DCP set of controls and an arbitrary area value exists yet the latter has been introduced 13 years after the DCP commencement and consistent enforcement. The DCP was written in an environment where no minimum lot size applied and to serve an LEP of that structure. 11 years after this DCP was introduced, a minimum lot size has been introduced that conflicts with the DCP Policy environment.

The DCP was written on a principle that if a development (such as a dual occupancy) sufficiently complied with the DCP, subdivision may well follow. This minimum lot size in this changed circumstance complicates this ability ,yet without remedy or suggested solution, providing that a sec 4.6 variation is all that is left.

This proposal complies with the numerics and values of the DCP for the dual occupancy in a very comfortable manner, yet now, based on an arbitrary subdivision minimum area value, would now not comply ?

13. Would strict compliance with the standard, in your particular case, be unreasonable or unnecessary? Why?

The development complies with the consistently enforced and applied DCP for dual occupancy standards. Why should it be denied approval for subdivision when others have met the same values and been permitted under the same DCP yet a prior LEP. The DCP was written around a well designed development, where compliant, being able to be then subdivided. This application is the very complication that a DCP written for a former LEP may not in all circumstances, meet the bigger aims of a newer LEP.

It is now sought that as per past subdivided dual and multi occupancy development under Young LEP 2010 coupled with Young DCP 2011, this development be permitted as it does meet Young DCP 2011 but is restrained by Hilltops LEP 2022 on an introduced arbitrary subdivision value, where one once did not exist at the DCP's creation or the very ethos that DCP was constructed on.

14. Are there sufficient environmental planning grounds to justify contravening the development standard? Give details.

It is contended that if the DCP standard can be achieved, the 700 sq.m lot size value is irrelevant.

OTHER

Are the objectives of the provision met or satisfied regardless ?

(a)	for residential land—	
(i)	to ensure land use and development are undertaken on appropriately sized parcels of land, and	By virtue of clause 4.1A, the allotment exceeds the minimum lot size for dual occupancy development by 37.24 % (1,029.23 sq.m vs 750 sq.m) yet is restrained from subdivision by virtue of clause 4.1 ? Competing values with no remedy or solution.
(ii)	to ensure sufficient land area to promote high levels of residential amenity, and	By complying with (or effectively satisfying) clause 4.1 and the DCP this guarantees the development is well designed
(iii)	to ensure new lots are adequately serviced with town water supply and a reticulated sewer network, with an effective way of disposing of domestic waste, and	Compliant as an obligation of DCP compliant dual occupancy development.
(iv)	to create lot sizes and arrangements that—	
	A. support the efficient provision and management of roads and services, and	Connections able to be connected into or with in design of development proposed
	B. align with existing and proposed development layouts in the neighbourhood, and	Not inconsistent by use of large vacant rear yard
	C. minimise adverse impacts on the amenity and productivity of adjoining development,	By virtue of back of lot design, offers no amenity loss to existing neighbouring front of lot development, either side.

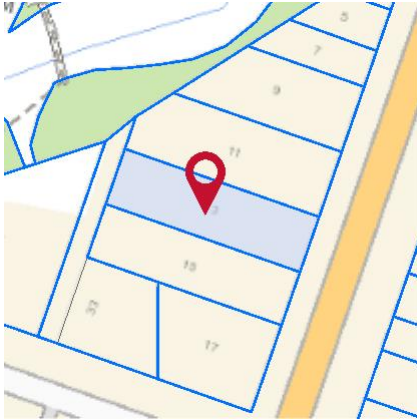
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## **Appendix 2 – NSW Planning Portal Report**



# Property Report

13 WOMBAT STREET YOUNG 2594



## Property Details

Address: 13 WOMBAT STREET YOUNG 2594  
Lot/Section 1/-/DP919760  
/Plan No:  
Council: HILLTOPS COUNCIL

## Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

|                              |                                                          |
|------------------------------|----------------------------------------------------------|
| Local Environmental Plans    | Hilltops Local Environmental Plan 2022 (pub. 23-12-2022) |
| Land Zoning                  | R1 - General Residential: (pub. 23-12-2022)              |
| Height Of Building           | NA                                                       |
| Floor Space Ratio            | NA                                                       |
| Minimum Lot Size             | 700 m <sup>2</sup>                                       |
| Heritage                     | NA                                                       |
| Land Reservation Acquisition | NA                                                       |
| Foreshore Building Line      | NA                                                       |

## Detailed planning information

### State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



# Property Report

13 WOMBAT STREET YOUNG 2594

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

## Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

|                                     |                                                                                                                                                                                      |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land near Electrical Infrastructure | This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information. |
| Local Aboriginal Land Council       | YOUNG                                                                                                                                                                                |
| Regional Plan Boundary              | South East and Tablelands                                                                                                                                                            |

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



**Hilltops Council**  
Locked Bag 5  
Young NSW 2594  
Telephone: 1300 445 586  
Email: [mail@hilltops.nsw.gov.au](mailto:mail@hilltops.nsw.gov.au)

**Important Notice!**

**This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground.**

This information has been prepared for Council's internal purposes and for no other purpose. No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, neither the Hilltops Council nor the LPI makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.  
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**Projection:** GDA94 / MGA zone 55

**Date:** 21/11/2024

**Drawn By:** anonymous

**Map Scale: 1:600 at A4**

## **Appendix 3 – Existing Lot Layout**

### **Title – Deposited Plan**



FOLIO: 1/919760

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| SEARCH DATE | TIME    | EDITION NO | DATE      |
|-------------|---------|------------|-----------|
| -----       | ----    | -----      | ----      |
| 6/11/2024   | 8:26 AM | 5          | 7/12/2023 |

LAND

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LOT 1 IN DEPOSITED PLAN 919760  
LOCAL GOVERNMENT AREA HILLTOPS  
PARISH OF YOUNG COUNTY OF MONTEAGLE  
TITLE DIAGRAM DP919760

FIRST SCHEDULE

-----

DASHCO PTY LTD

(T AT671412)

SECOND SCHEDULE (1 NOTIFICATION)

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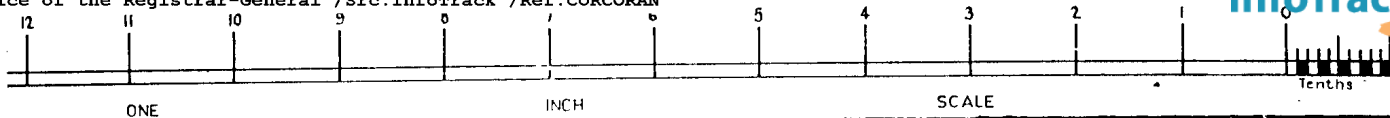
1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



۲

St.

LOT N° ADDED IN L.T.O. 1.11.1991

REF. MAP P 2800 - 92

## **Appendix 4 – BOSET Report**

### **Biodiversity Offsets**

## Biodiversity Values Map and Threshold Report

This report is generated using the Biodiversity Values Map and Threshold (BMAT) tool. The BMAT tool is used by proponents to supply evidence to your local council to determine whether or not a Biodiversity Development Assessment Report (BDAR) is required under [the Biodiversity Conservation Regulation 2017 \(Cl. 7.2 & 7.3\)](#).

The report provides results for the proposed development footprint area identified by the user and displayed within the blue boundary on the map.

There are two pathways for determining whether a BDAR is required for the proposed development:

1. Is there Biodiversity Values Mapping?
2. Is the 'clearing of native vegetation area threshold' exceeded?

### Biodiversity Values Map and Threshold Report

| Date of Report Generation                                                                                                                                                                  |                                                                                                                                                         | 06/11/2024 8:33 AM |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)                                                                                       |                                                                                                                                                         |                    |
| 1.1                                                                                                                                                                                        | <b>Does the development Footprint intersect with BV mapping?</b>                                                                                        | no                 |
| 1.2                                                                                                                                                                                        | Was <u>ALL</u> BV Mapping within the development footprint added in the last 90 days? (dark purple mapping only, no light purple mapping present)       | no                 |
| 1.3                                                                                                                                                                                        | <b>Date of expiry of dark purple 90 day mapping</b>                                                                                                     | N/A                |
| 1.4                                                                                                                                                                                        | <b>Is the Biodiversity Values Map threshold exceeded?</b>                                                                                               | no                 |
| 2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)                                                                                            |                                                                                                                                                         |                    |
| 2.1                                                                                                                                                                                        | <b>Size of the development or clearing footprint</b>                                                                                                    | 294.0 sqm          |
| 2.2                                                                                                                                                                                        | <b>Native Vegetation Area Clearing Estimate (NVACE)</b><br>(within development/clearing footprint)                                                      | 155.7 sqm          |
| 2.3                                                                                                                                                                                        | <b>Method for determining Minimum Lot Size</b>                                                                                                          | LEP                |
| 2.4                                                                                                                                                                                        | <b>Minimum Lot Size</b> (10,000sqm = 1ha)                                                                                                               | 700 sqm            |
| 2.5                                                                                                                                                                                        | <b>Area Clearing Threshold</b> (10,000sqm = 1ha)                                                                                                        | 2,500 sqm          |
| 2.6                                                                                                                                                                                        | <b>Does the estimate exceed the Area Clearing Threshold?</b><br>(NVACE results are an estimate and can be reviewed using the <a href="#">Guidance</a> ) | no                 |
| <b>REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area?</b><br>(Your local council will determine if a BDAR is required) |                                                                                                                                                         | <b>no</b>          |

## What do I do with this report?

- If the result above indicates the BOS Threshold has been exceeded, your local council may require a Biodiversity Development Assessment Report with your development application. Seek further advice from Council. An accredited assessor can apply the Biodiversity Assessment Method and prepare a BDAR for you. For a list of accredited assessors go to: <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>.
- If the result above indicates the BOS Threshold has not been exceeded, you may not require a Biodiversity Development Assessment Report. This BMAT report can be provided to Council to support your development application. Council can advise how the area clearing threshold results should be considered. Council will review these results and make a determination if a BDAR is required. Council may ask you to review the area clearing threshold results. You may also be required to assess whether the development is “likely to significantly affect threatened species” as determined under the test in Section 7.3 of the *Biodiversity Conservation Act 2016*.
- If a BDAR is not required by Council, you may still require a permit to clear vegetation from your local council.
- If all Biodiversity Values mapping within your development footprint was less than 90 days old, i.e. areas are displayed as dark purple on the BV map, a BDAR may not be required if your Development Application is submitted within that 90 day period. Any BV mapping less than 90 days old on this report will expire on the date provided in Line item 1.3 above.

For more detailed advice about actions required, refer to the Interpreting the evaluation report section of the [Biodiversity Values Map Threshold Tool User Guide](#) .

## Review Options:

- If you believe the Biodiversity Values mapping is incorrect please refer to our [BV Map Review webpage](#) for further information.
- If you or Council disagree with the area clearing threshold estimate results from the NVACE in Line Item 2.6 above (i.e. area of Native Vegetation within the Development footprint proposed to be cleared), review the results using the [Guide for reviewing area clearing threshold results from the BMAT Tool](#).

## Acknowledgement

I, as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature: \_\_\_\_\_

(Typing your name in the signature field will be considered as your signature for the purposes of this form)

Date: \_\_\_\_\_

06/11/2024 08:33 AM

## Biodiversity Values Map and Threshold Tool

The Biodiversity Values (BV) Map and Threshold Tool identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing.

The BV map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Scheme applies to a clearing or development proposal. You have used the Threshold Tool in the map viewer to generate this BV Threshold Report for your nominated area. This report calculates results for your proposed development footprint and indicates whether Council may require you to engage an accredited assessor to prepare a Biodiversity Development Assessment Report (BDAR) for your development.

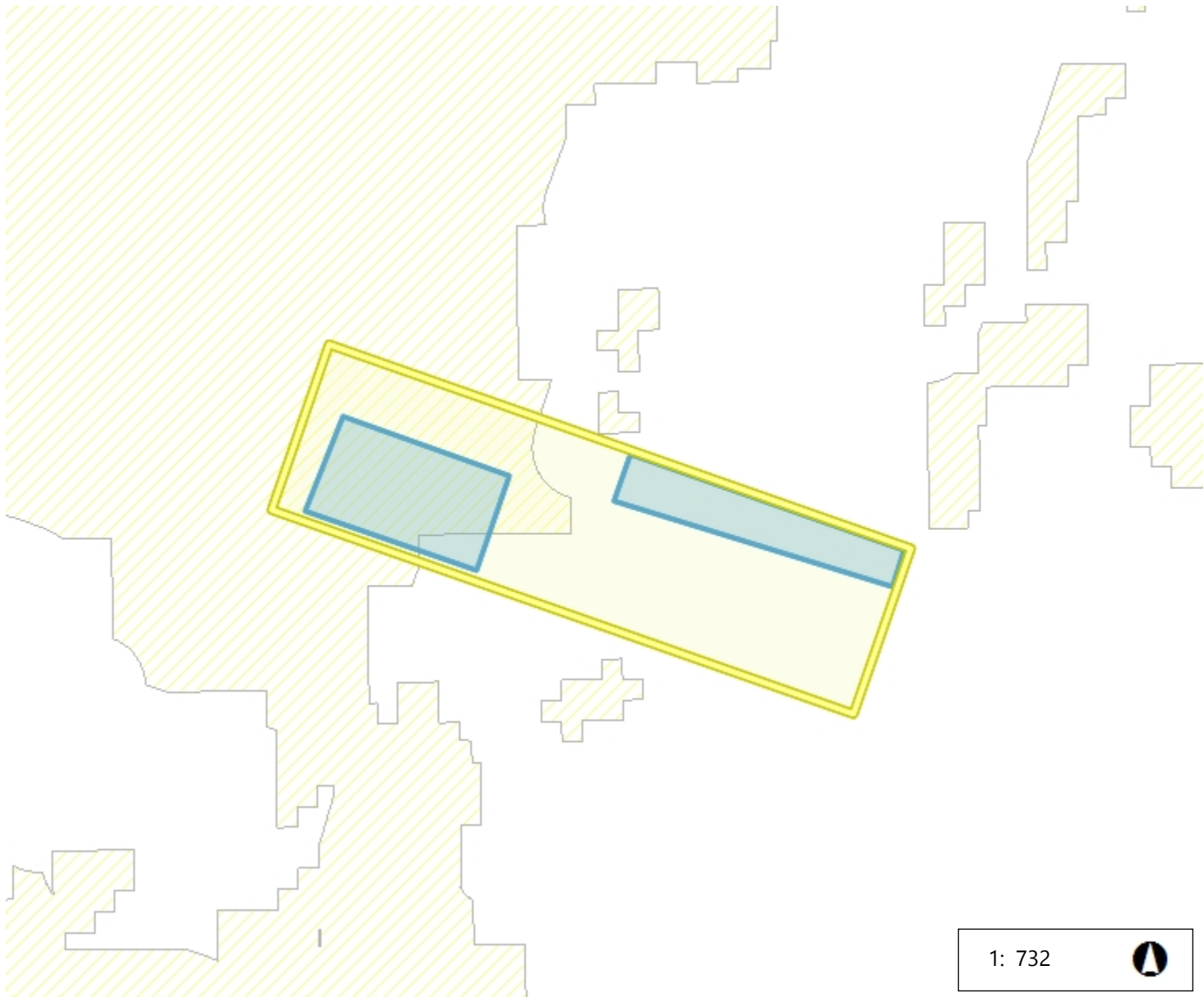
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

What's new? For more information about the latest updates to the Biodiversity Values Map and Threshold Tool go to the updates section on the [Biodiversity Values Map webpage](#).

Map Review: Landholders can request a review of the BV Map where they consider there is an error in the mapping on their property. For more information about the map review process and an application form for a review go to the [Biodiversity Values Map Review webpage](#).

If you need help using this map tool see our [Biodiversity Values Map and Threshold Tool User Guide](#) or contact the Map Review Team at [map.review@environment.nsw.gov.au](mailto:map.review@environment.nsw.gov.au) or on 1800 001 490.

# Biodiversity Values Map



37.2 0 18.60 37.2 Metres

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

Legend

-  Biodiversity Values that have been mapped for more than 90 days
-  Biodiversity Values added within last 90 days
-  Native Vegetation Area Clearing Estimate (NVACE)
-  Development area selected by proponent

06/11/2024 08:33 AM

1: 732



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Imagery © Airbus DS/Spot Image 2016

© NSW Department of Customer Service, Basemaps 2019

© NSW Department of Planning and Environment

The results provided in this tool are generated using the best available mapping and knowledge of species habitat requirements.

This map is valid as at the date the report was generated. Checking the [Biodiversity Values Map viewer](#) for mapping updates is recommended.

## **Appendix 5 – AHIMs REPORT**

### **Indigenous Heritage Search**

Kenneth Filmer

Date: 06 November 2024

18 Pineview Cct 91 Boorowa Street Young  
Young New South Wales 2594

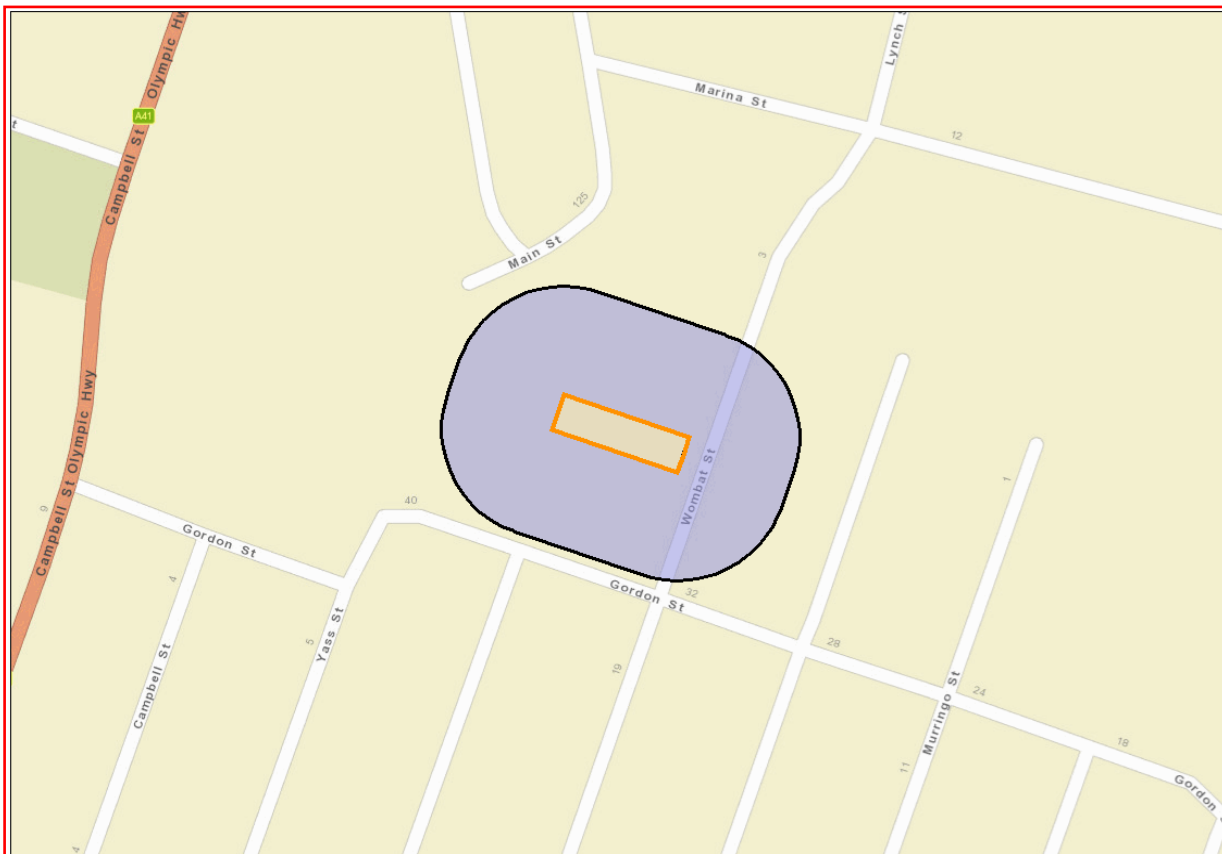
Attention: Kenneth Filmer

Email: craig@dabusters.com

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 1, DP:DP919760, Section : - with a Buffer of 50 meters, conducted by Kenneth Filmer on 06 November 2024.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

|   |                                                                       |
|---|-----------------------------------------------------------------------|
| 0 | Aboriginal sites are recorded in or near the above location.          |
| 0 | Aboriginal places have been declared in or near the above location. * |

**If your search shows Aboriginal sites or places what should you do?**

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

**Important information about your AHIMS search**

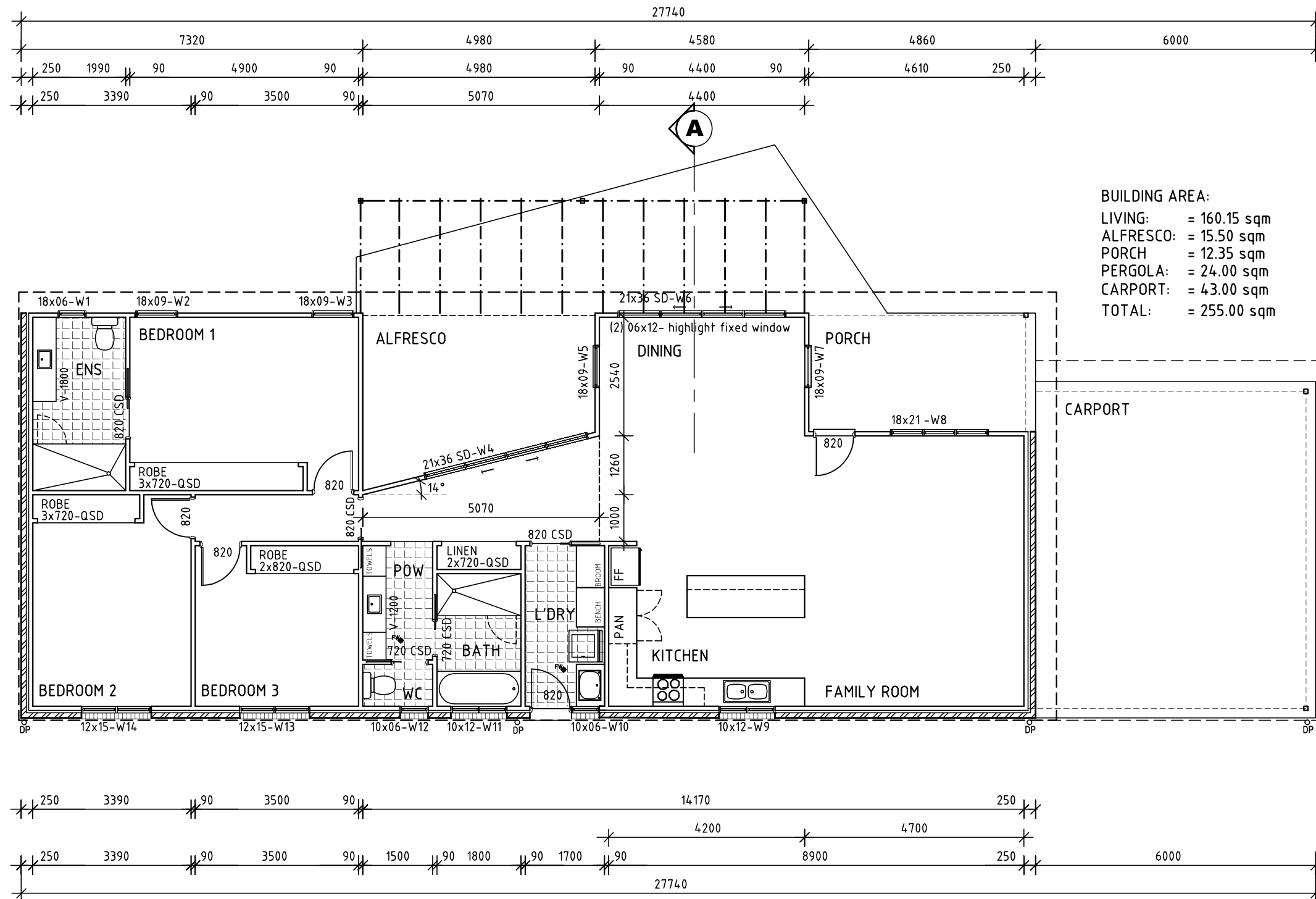
- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

## **Appendix 6 – DWELLING**

**DWELLING's PLANS &**

**BASIX CERT**





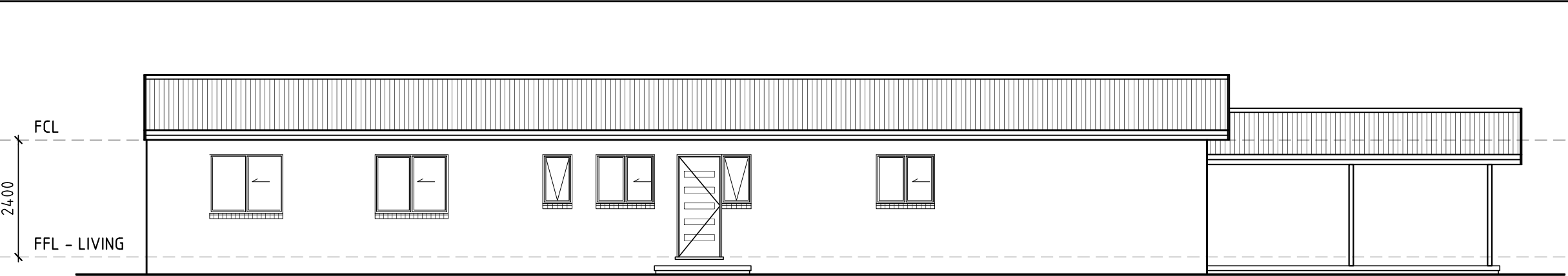
BUILDING AREA:  
LIVING: = 160.15 sqm  
ALFRESCO: = 15.50 sqm  
PORCH: = 12.35 sqm  
PERGOLA: = 24.00 sqm  
CARPORT: = 43.00 sqm  
TOTAL: = 255.00 sqm

## FLOOR PLAN

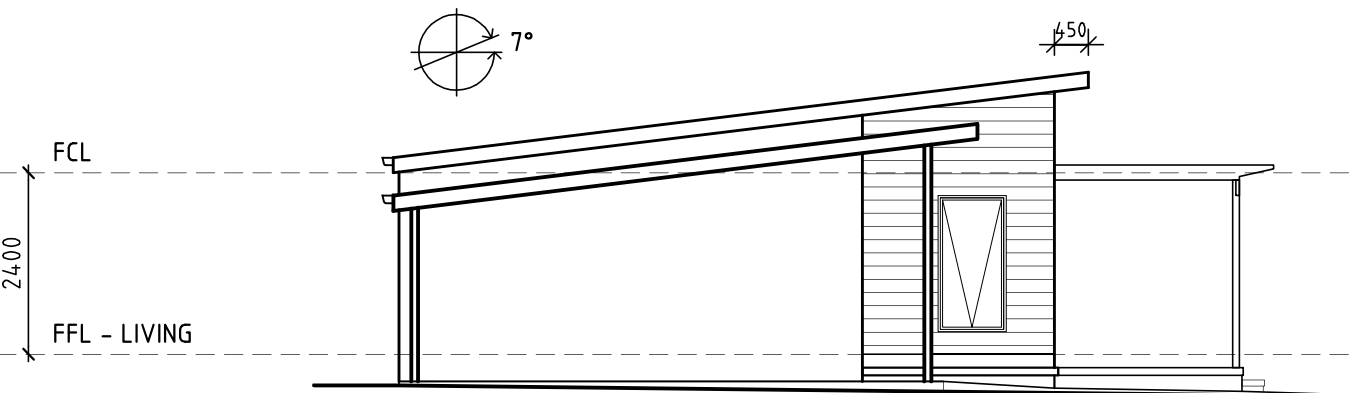
SCALE 1 : 100



|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                             |                                                                                                                    |                 |                       |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------|
|            | <p>Figured dimensions shall be used in preference to scaling of drawings.</p> <p>All materials and workmanship to be in strict accordance with current manufacturers printed instructions, local regulations and SAA Codes.</p> <p>All construction work to be in accordance with the BUILDING CODE OF AUSTRALIA, and relevant codes.</p> <p>Any discrepancy found in the drawing set, dimensions, etc are to be reported to the designer before proceeding with any construction.</p> | <p>The information as shown on these drawings is correct at the time of documentation. A1 House Designs accepts no responsibility for errors or omission in this drawing set.</p> <p>Drawings subject to copyright and may not be reproduced in any form without the written permission of A1 HOUSE DESIGNS.</p> | <p>Designer:</p> <p>"A1 HOUSE DESIGNS"</p> <p>A DIVISION OF GAVIN ROWLEY<br/>BUILDING CONTRACTORS Pty Ltd</p> <p>ARCHITECTURAL DESIGN &amp;<br/>COMPUTER DRAFTING</p> <p>PO BOX 225 GOULBURN NSW 2580<br/>rowley225@outlook.com<br/>MOBILE 0407 483 319</p> | <p>Client:</p> <p>D &amp; S CORCORAN<br/>LOT 1 - DP 919760<br/>13 WOMBAT STREET<br/>YOUNG NSW</p> <p>NEW HOUSE</p> |                 |                       |
| AMENDMENTS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                             |                                                                                                                    | Scale:<br>SAS   | Date:<br>JULY 2024    |
|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                             |                                                                                                                    | Drawn:<br>OAR   | Job No.<br>1004-001   |
|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                             |                                                                                                                    | Sheet<br>1 OF 4 | Amdt.<br>A - 14.08.24 |
|            | <p>Ground lines are indicative only and must be verified on site before commencing any work.</p>                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                             |                                                                                                                    |                 |                       |



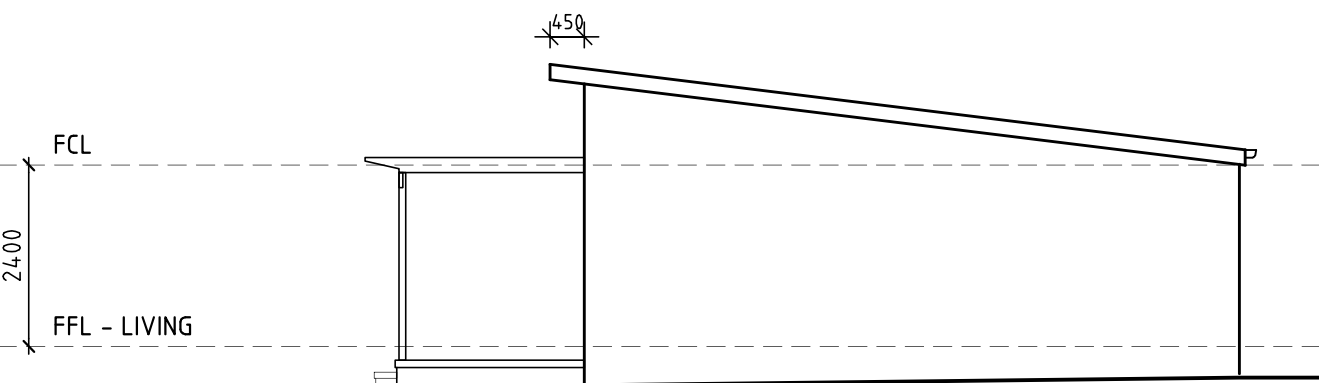
SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



NORTH-WEST ELEVATION

- SELECTED METAL DECK ROOFING.
- COLORBOND GUTTERS & PVC DOWNPIPES.
- POWDER COATED ALUMINIUM FRAMED WINDOWS WITH MATCHING FLY SCREENS.
- SELECTED FACE BRICKWORK & EXTERNAL CLADDING.
- GRADE FINISHED GROUND LINE TO GIVE FALLS AWAY FROM BUILDING.



OWNERS APPROVAL:

SIGN: .....

SIGN: .....

**Certificate No. # 89KKGZLN6O-01**  
Scan QR code or follow website link for rating details.

Assessor name  
Accreditation No.  
Property Address

Trish Campbell  
32313  
13 Wombat Street,  
Young, NSW, 2594

  
<https://www.fr5.com.au/QRCodeLanding?PublicId=89KKGZLN6O-01>

| No.                                                                                                                                                                                                                                         | Date | Description                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------------------------|
| AMENDMENTS                                                                                                                                                                                                                                  |      |                              |
| Figured dimensions shall be used in preference to scaling of drawings.                                                                                                                                                                      |      |                              |
| All materials and workmanship to be in strict accordance with current manufacturers printed instructions, local regulations and SAA Codes.                                                                                                  |      |                              |
| All construction work to be in accordance with the BUILDING CODE OF AUSTRALIA, and relevant codes.                                                                                                                                          |      |                              |
| Any discrepancy found in the drawing set, dimensions, etc are to be reported to the designer before proceeding with any construction.                                                                                                       |      |                              |
| Ground lines are indicative only and must be verified on site before commencing any work.                                                                                                                                                   |      |                              |
| The information as shown on these drawings is correct at the time of documentation. A1 House Designs accepts no responsibility for errors or omission in this drawing set.                                                                  |      |                              |
| Drawings subject to copyright and may not be reproduced in any form without the written permission of A1 HOUSE DESIGNS.                                                                                                                     |      |                              |
| <b>Designer:</b><br>"A1 HOUSE DESIGNS"<br>A DIVISION OF GAVIN ROWLEY<br>BUILDING CONTRACTORS Pty Ltd<br><br>ARCHITECTURAL DESIGN &<br>COMPUTER DRAFTING<br><br>PO BOX 225 GOULBURN NSW 2580<br>rowley225@outlook.com<br>MOBILE 0407 483 319 |      |                              |
| <b>Client:</b><br><br>D & S CORCORAN<br>LOT 1 - DP 919760<br>13 WOMBAT STREET<br>YOUNG NSW<br><br>NEW HOUSE                                                                                                                                 |      |                              |
| <b>Scale:</b><br>SAS                                                                                                                                                                                                                        |      | <b>Date:</b><br>JULY 2024    |
| <b>Drawn:</b><br>OAR                                                                                                                                                                                                                        |      | <b>Job No.</b><br>1004-001   |
| <b>Sheet</b><br>1 OF 4                                                                                                                                                                                                                      |      | <b>Amdt.</b><br>A - 14.08.24 |

BASIX COMMITMENTS – 13 Wombat Street, Young NSW

WATER

- Garden lawn area: 150m2 with 0m2 indigenous species
- Alternative water supply: 1
- 10,000L tank, collected from 255m<sup>2</sup> roof area supplying garden/lawn/toilets
- Dwelling fixtures: Showerheads – 4 star (>6 L/min and <7.5L/min); Toilets/Kitchen/Bathroom Taps 4 Star

THERMAL COMFORT

- Glazing: Maximum U-value 4.5; SHGC 0.59 -0.63 (sliding)  
Maximum U-value 4.5; SHGC 0.48 – 0.52 (awning)
- Insulation: Minimum R5 insulation to be installed to ceiling with sisalation  
Minimum R2.5 insulation to be installed to external walls  
225mm Waffle pod slab with 100mm concrete
- Lighting: Any downlights to be LED, IC-F compliant so as to allow full coverage of insulation.
- Ventilation: All exhaust fans to be sealed.
- Colour: Dark Roof/window frames (SA 0.7) external walls medium (SA 0.5)
- Floor coverings: Timber/hybrid flooring in kitchen/family/entry; carpets bedrooms; tiled wet areas

ENERGY

- Hot water: Electric heat pump
- Ventilation: Individual fan, ducted to roof/facade with manual switch on/off in bathrooms, WC, kitchen
- Cooling/heating: Minimum 2-star non-ducted air conditioner
- Lighting: LED throughout
- Cooktop/oven: Electric cooktop & electric oven
- Fridge: Ventilated fridge space
- Clothes drying: Outdoor clothes drying line



# Nationwide House Energy Rating Scheme®

## NatHERS® Certificate No. 89KKGZLN6O-01

Generated on 2 Oct 2024 using FirstRate5: 5.5.5a (3.22)

### Property

**Address** 13 Wombat Street,  
Young, NSW, 2594  
**Lot/DP** L1/DP919760  
**NCC Class\*** Class 1a  
**Floor/all Floors**  
**Type** New Home

### Plans

**Main plan** 1004-001/July 2024  
**Prepared by** OAR

### Construction and environment

|                                             |                             |
|---------------------------------------------|-----------------------------|
| <b>Assessed floor area [m<sup>2</sup>]*</b> | <b>Exposure type</b>        |
| Conditioned* 131.8                          | suburban                    |
| Unconditioned* 12.2                         | <b>NatHERS climate zone</b> |
| Total 144                                   | 65 Orange AP                |
| Garage -                                    |                             |



### Accredited assessor

**Name** Trish Campbell  
**Business name** ACT Sustainable Systems  
**Email** trish.actss@gmail.com  
**Phone** 0412587507  
**Accreditation No.** 32313  
**Assessor Accrediting Organisation**  
ABSA  
**Declaration of interest** No

### NCC Requirements

**NCC provisions** Volume 2  
**State/Territory variation** Yes

#### National Construction Code (NCC) requirements

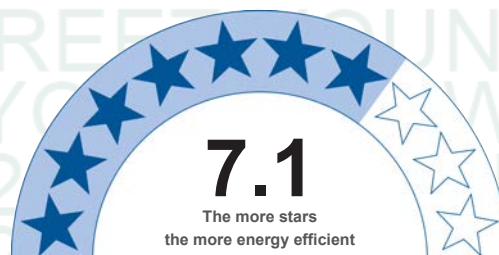
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

### Thermal performance star rating



**NATIONWIDE  
HOUSE**  
ENERGY RATING SCHEME®

**153.6 MJ/m<sup>2</sup>**

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:  
[www.nathers.gov.au](http://www.nathers.gov.au)

### Thermal performance [MJ/m<sup>2</sup>]

Limits taken from ABCB Standard 2022

|                                         | Heating | Cooling |
|-----------------------------------------|---------|---------|
| <b>Modelled</b>                         | 145     | 8.6     |
| <b>Load limits</b>                      | N/A     | N/A     |
| <b>Features determining load limits</b> |         |         |
| Floor type (lowest conditioned area)    |         | N/A     |
| NCC climate zone 1 or 2                 |         | N/A     |
| Outdoor living area                     |         | N/A     |
| Outdoor living area ceiling fan         |         | N/A     |

### Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

### Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLandIng?PublicId=89KKGZLN6O-01> When using either link, ensure you are visiting [www.fr5.com.au](http://www.fr5.com.au).





## About the ratings

### Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value\* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

## Heating & Cooling Load Limits

### Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

### Setting options:

Floor type:

- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

## Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

### Energy use:

No Whole of Home performance assessment conducted for this certificate.

### Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

### Cost:

No Whole of Home performance assessment conducted for this certificate.

### Graph key:



## Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.



## Certificate check

The checklist covers important items impacting the dwelling's ratings.  
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.  
It is not mandatory to complete this checklist.

|                                                                                                                                                                                                                                                                                                                                  | Approval stage           |                                        | Construction stage       |                                        |                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------|--------------------------|----------------------------------------|--------------------------|
|                                                                                                                                                                                                                                                                                                                                  | Assessor checked         | Consent authority/<br>surveyor checked | Builder checked          | Consent authority/<br>surveyor checked | Occupancy/other          |
| <b>Genuine certificate check</b>                                                                                                                                                                                                                                                                                                 |                          |                                        |                          |                                        |                          |
| Does this Certificate match the one available at the web address or QR code verification link on the front page?                                                                                                                                                                                                                 |                          | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?                                                                                                                                                                                                                           |                          | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| <b>Thermal performance check</b>                                                                                                                                                                                                                                                                                                 |                          |                                        |                          |                                        |                          |
| <b>Windows and glazed doors</b>                                                                                                                                                                                                                                                                                                  |                          |                                        |                          |                                        |                          |
| Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?                                                                                                               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?                                                                                                   |                          |                                        | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| <b>External walls</b>                                                                                                                                                                                                                                                                                                            |                          |                                        |                          |                                        |                          |
| Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?                                                                                                                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| <b>Floor</b>                                                                                                                                                                                                                                                                                                                     |                          |                                        |                          |                                        |                          |
| Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?                                                                                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| <b>Ceiling penetrations*</b>                                                                                                                                                                                                                                                                                                     |                          |                                        |                          |                                        |                          |
| Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| <b>Ceiling</b>                                                                                                                                                                                                                                                                                                                   |                          |                                        |                          |                                        |                          |
| Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?                                                                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| <b>Roof</b>                                                                                                                                                                                                                                                                                                                      |                          |                                        |                          |                                        |                          |
| Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?                                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| <b>Apartment entrance doors (NCC Class 2 assessments only)</b>                                                                                                                                                                                                                                                                   |                          |                                        |                          |                                        |                          |
| Does the 'External Door Schedule' show apartment entrance doors?<br>Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate. | <input type="checkbox"/> | <input type="checkbox"/>               |                          | <input type="checkbox"/>               | <input type="checkbox"/> |
| <b>Exposure*</b>                                                                                                                                                                                                                                                                                                                 |                          |                                        |                          |                                        |                          |
| Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/>               |                          | <input type="checkbox"/>               | <input type="checkbox"/> |
| <b>Heating and cooling load limits*</b>                                                                                                                                                                                                                                                                                          |                          |                                        |                          |                                        |                          |
| Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NatHERS heating and cooling load limits for the appropriate climate zone?                                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |

\*Refer to glossary.



## Certificate check

Continued

|                                                                                                                                                                                                                                                                                                               | Approval stage           |                                        | Construction stage       |                                        |                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------|--------------------------|----------------------------------------|--------------------------|
|                                                                                                                                                                                                                                                                                                               | Assessor checked         | Consent authority/<br>surveyor checked | Builder checked          | Consent authority/<br>surveyor checked | Occupancy/other          |
| <b>Additional NCC requirements for thermal performance (not included in the NatHERS assessment)</b>                                                                                                                                                                                                           |                          |                                        |                          |                                        |                          |
| <b>Thermal bridging</b>                                                                                                                                                                                                                                                                                       |                          |                                        |                          |                                        |                          |
| Does the dwelling meet the NCC requirement for thermal bridging?                                                                                                                                                                                                                                              |                          | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| <b>Insulation installation method</b>                                                                                                                                                                                                                                                                         |                          |                                        |                          |                                        |                          |
| Has the insulation been installed according to the NCC requirements?                                                                                                                                                                                                                                          |                          |                                        | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| <b>Building sealing</b>                                                                                                                                                                                                                                                                                       |                          |                                        |                          |                                        |                          |
| Does the dwelling meet the NCC requirements for Building Sealing?                                                                                                                                                                                                                                             |                          | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| <b>Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)</b>                                                                                                                                                                                            |                          |                                        |                          |                                        |                          |
| <b>Appliances</b>                                                                                                                                                                                                                                                                                             |                          |                                        |                          |                                        |                          |
| Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?                                                             | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?                                                             | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?                                                                        | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?                                                                                            | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| <b>Additional NCC Requirements for Services (not included in the NatHERS assessment)</b>                                                                                                                                                                                                                      |                          |                                        |                          |                                        |                          |
| Does the lighting meet the artificial lighting requirements specified in the NCC?                                                                                                                                                                                                                             |                          | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| Does the hot water system meet the additional requirements specified in the NCC?                                                                                                                                                                                                                              |                          | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/>               | <input type="checkbox"/> |
| <b>Provisional values* check</b>                                                                                                                                                                                                                                                                              |                          |                                        |                          |                                        |                          |
| Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?                                                                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/>               |                          |                                        |                          |
| <b>Other NCC requirements</b>                                                                                                                                                                                                                                                                                 |                          |                                        |                          |                                        |                          |
| Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements. |                          |                                        |                          |                                        |                          |

### Additional notes



Room *schedule*

| Room                  | Zone Type     | Area [m <sup>2</sup> ] |
|-----------------------|---------------|------------------------|
| ENS                   | nightTime     | 7.3                    |
| BEDROOM               | bedroom       | 18.1                   |
| BEDROOM 2             | bedroom       | 15.3                   |
| BEDROOM 3             | bedroom       | 12.1                   |
| POWDER                | dayTime       | 3.7                    |
| WC                    | unconditioned | 1.3                    |
| BATH                  | unconditioned | 5.1                    |
| LAUNDRY               | unconditioned | 5.8                    |
| Dining Kitchen Family | kitchen       | 72.1                   |
| HALL                  | dayTime       | 3.4                    |

Window and glazed door *type and performance*

Default\* windows

| Window ID    | Window description                    | Maximum<br>U-value* | SHGC* | Substitution tolerance ranges |                  |
|--------------|---------------------------------------|---------------------|-------|-------------------------------|------------------|
|              |                                       |                     |       | SHGC lower limit              | SHGC upper limit |
| ALM-005-01 A | Aluminium A DG Argon Fill Clear-Clear | 4.5                 | 0.5   | 0.48                          | 0.53             |
| ALM-006-01 A | Aluminium B DG Argon Fill Clear-Clear | 4.5                 | 0.61  | 0.58                          | 0.64             |

Custom\* windows

| Window ID         | Window description | Maximum U-value* | SHGC* | Substitution tolerance ranges |                  |
|-------------------|--------------------|------------------|-------|-------------------------------|------------------|
|                   |                    |                  |       | SHGC lower limit              | SHGC upper limit |
| No Data Available |                    |                  |       |                               |                  |

Window and glazed door *schedule*

| Location                 | Window ID    | Window no. | Height<br>[mm] | Width<br>[mm] | Window type | Opening % | Orientation | Window<br>shading<br>device* |
|--------------------------|--------------|------------|----------------|---------------|-------------|-----------|-------------|------------------------------|
| ENS                      | ALM-005-01 A | W1         | 1800           | 600           | awning      | 90.0      | N           | No                           |
| BEDROOM                  | ALM-005-01 A | W2         | 1800           | 900           | awning      | 90.0      | N           | No                           |
| BEDROOM                  | ALM-005-01 A | W3         | 1800           | 900           | awning      | 90.0      | N           | No                           |
| BEDROOM 2                | ALM-006-01 A | W14        | 1200           | 1500          | sliding     | 45.0      | S           | No                           |
| BEDROOM 3                | ALM-006-01 A | W13        | 1200           | 1500          | sliding     | 45.0      | S           | No                           |
| WC                       | ALM-005-01 A | W12        | 1000           | 600           | awning      | 90.0      | S           | No                           |
| BATH                     | ALM-006-01 A | W11        | 1000           | 1200          | sliding     | 45.0      | S           | No                           |
| LAUNDRY                  | ALM-005-01 A | W10        | 1000           | 600           | awning      | 90.0      | S           | No                           |
| Dining Kitchen<br>Family | ALM-005-01 A | W5         | 1800           | 900           | awning      | 90.0      | W           | No                           |



|                          |              |        |      |      |         |      |   |    |
|--------------------------|--------------|--------|------|------|---------|------|---|----|
| Dining Kitchen<br>Family | ALM-006-01 A | W4     | 2100 | 3600 | sliding | 45.0 | N | No |
| Dining Kitchen<br>Family | ALM-006-01 A | W9     | 1000 | 1200 | sliding | 45.0 | S | No |
| Dining Kitchen<br>Family | ALM-005-01 A | W8     | 1800 | 2100 | awning  | 60.0 | N | No |
| Dining Kitchen<br>Family | ALM-005-01 A | W7     | 1800 | 900  | awning  | 90.0 | E | No |
| Dining Kitchen<br>Family | ALM-006-01 A | W6     | 2100 | 3600 | sliding | 45.0 | N | No |
| Dining Kitchen<br>Family | ALM-006-01 A | HLIGHT | 600  | 1200 | fixed   | 0.0  | N | No |
| Dining Kitchen<br>Family | ALM-006-01 A | HLIGHT | 600  | 1200 | fixed   | 0.0  | N | No |

Roof window\* *type and performance value*

Default\* roof windows

| Window ID         | Window description | Maximum U-value* | SHGC* | Substitution tolerance ranges |                  |
|-------------------|--------------------|------------------|-------|-------------------------------|------------------|
|                   |                    |                  |       | SHGC lower limit              | SHGC upper limit |
| No Data Available |                    |                  |       |                               |                  |

Custom\* roof windows

| Window ID         | Window description | Maximum U-value* | SHGC* | Substitution tolerance ranges |                  |
|-------------------|--------------------|------------------|-------|-------------------------------|------------------|
|                   |                    |                  |       | SHGC lower limit              | SHGC upper limit |
| No Data Available |                    |                  |       |                               |                  |

Roof window\* *schedule*

| Location          | Window ID | Window no. | Opening<br>% | Area<br>[m²] | Width<br>[mm] | Orientation | Outdoor<br>shade | Indoor<br>shade |
|-------------------|-----------|------------|--------------|--------------|---------------|-------------|------------------|-----------------|
| No Data Available |           |            |              |              |               |             |                  |                 |

Skylight\* *type and performance*

| Skylight ID       | Skylight description | Skylight shaft reflectance |
|-------------------|----------------------|----------------------------|
| No Data Available |                      |                            |

Skylight\* *schedule*

| Location          | Skylight ID | Skylight No. | Skylight shaft<br>length [mm] | Area<br>[m²] | Orient-<br>ation | Outdoor<br>shade | Diffuser |
|-------------------|-------------|--------------|-------------------------------|--------------|------------------|------------------|----------|
| No Data Available |             |              |                               |              |                  |                  |          |

External door *schedule*

| Location | Height [mm] | Width [mm] | Opening % | Orientation |
|----------|-------------|------------|-----------|-------------|
| LAUNDRY  | 2100        | 820        | 100.0     | S           |

\*Refer to glossary.



|                       |      |     |       |   |
|-----------------------|------|-----|-------|---|
| Dining Kitchen Family | 2100 | 820 | 100.0 | N |
|-----------------------|------|-----|-------|---|

External wall *type*

| Wall ID | Wall type                               | Solar absorptance | Wall shade [colour] | Bulk insulation [R-value]  | Reflective wall wrap* |
|---------|-----------------------------------------|-------------------|---------------------|----------------------------|-----------------------|
| 1       | Brick Veneer - BV with R2.5 Batt + Foil | 0.5               | Medium              | Rockwool batt: R2.5 (R2.5) | Yes                   |
| 2       | WB - Weatherboard with R2.5 batt        | 0.5               | Medium              | Rockwool batt: R2.5 (R2.5) | Yes                   |
| 3       | FR5 - Internal Plasterboard Stud Wall   | 0.5               | Medium              |                            | No                    |

External wall *schedule*

| Location              | Wall ID | Height [mm] | Width [mm] | Orientation | Horizontal shading feature* maximum projection [mm] | Vertical shading feature* (yes/no) |
|-----------------------|---------|-------------|------------|-------------|-----------------------------------------------------|------------------------------------|
| ENS                   | 1       | 2400        | 3690       | W           | 0                                                   | No                                 |
| ENS                   | 2       | 2400        | 1966       | N           | 440                                                 | No                                 |
| BEDROOM               | 2       | 2400        | 3697       | E           | 0                                                   | Yes                                |
| BEDROOM               | 2       | 2400        | 4883       | N           | 440                                                 | No                                 |
| BEDROOM 2             | 1       | 2400        | 4527       | W           | 0                                                   | No                                 |
| BEDROOM 2             | 1       | 2400        | 3379       | S           | 0                                                   | No                                 |
| BEDROOM 3             | 1       | 2400        | 3485       | S           | 0                                                   | No                                 |
| WC                    | 1       | 2400        | 1488       | S           | 0                                                   | No                                 |
| BATH                  | 1       | 2400        | 1796       | S           | 0                                                   | No                                 |
| LAUNDRY               | 1       | 2400        | 1679       | S           | 0                                                   | No                                 |
| Dining Kitchen Family | 2       | 3300        | 2551       | W           | 0                                                   | Yes                                |
| Dining Kitchen Family | 3       | 2400        | 5241       | N           | 5894                                                | Yes                                |
| Dining Kitchen Family | 1       | 2400        | 8884       | S           | 0                                                   | No                                 |
| Dining Kitchen Family | 1       | 2775        | 5770       | E           | 6506                                                | No                                 |
| Dining Kitchen Family | 2       | 3150        | 4697       | N           | 2975                                                | Yes                                |
| Dining Kitchen Family | 2       | 3300        | 2540       | E           | 5294                                                | Yes                                |
| Dining Kitchen Family | 2       | 3450        | 4389       | N           | 433                                                 | No                                 |

Internal wall *type*

| Wall ID | Wall type                             | Area [m²] | Bulk insulation            |
|---------|---------------------------------------|-----------|----------------------------|
| 1       | FR5 - Internal Plasterboard Stud Wall | 59.7      |                            |
| 2       | Internal - WT2                        | 36.6      | Rockwool batt: R2.0 (R2.0) |

Floor *type*

| Location | Construction                                   | Area [m²] | Sub-floor ventilation | Added insulation [R-value] | Covering |
|----------|------------------------------------------------|-----------|-----------------------|----------------------------|----------|
| ENS      | FR5 - 225mm waffle pod, 100mm concrete (R0.60) | 7.3       | Enclosed              | R0.0                       | Tiles    |



|                       |                                                   |      |          |      |        |
|-----------------------|---------------------------------------------------|------|----------|------|--------|
| BEDROOM               | FR5 - 225mm waffle pod,<br>100mm concrete (R0.60) | 18.1 | Enclosed | R0.0 | Carpet |
| BEDROOM 2             | FR5 - 225mm waffle pod,<br>100mm concrete (R0.60) | 15.3 | Enclosed | R0.0 | Carpet |
| BEDROOM 3             | FR5 - 225mm waffle pod,<br>100mm concrete (R0.60) | 12.1 | Enclosed | R0.0 | Carpet |
| POWDER                | FR5 - 225mm waffle pod,<br>100mm concrete (R0.60) | 3.7  | Enclosed | R0.0 | Tiles  |
| WC                    | FR5 - 225mm waffle pod,<br>100mm concrete (R0.60) | 1.3  | Enclosed | R0.0 | Tiles  |
| BATH                  | FR5 - 225mm waffle pod,<br>100mm concrete (R0.60) | 5.1  | Enclosed | R0.0 | Tiles  |
| LAUNDRY               | FR5 - 225mm waffle pod,<br>100mm concrete (R0.60) | 5.8  | Enclosed | R0.0 | Tiles  |
| Dining Kitchen Family | FR5 - 225mm waffle pod,<br>100mm concrete (R0.60) | 9.1  | Enclosed | R0.0 | Timber |
| Dining Kitchen Family | FR5 - 225mm waffle pod,<br>100mm concrete (R0.60) | 63   | Enclosed | R0.0 | Timber |
| HALL                  | FR5 - 225mm waffle pod,<br>100mm concrete (R0.60) | 3.4  | Enclosed | R0.0 | Timber |

### Ceiling type

| Location              | Construction material/type | Bulk insulation R-value<br>[may include edge batt values] | Reflective wrap* |
|-----------------------|----------------------------|-----------------------------------------------------------|------------------|
| ENS                   | Plasterboard               | R5.0                                                      | Yes              |
| BEDROOM               | Plasterboard               | R5.0                                                      | Yes              |
| BEDROOM 2             | Plasterboard               | R5.0                                                      | Yes              |
| BEDROOM 3             | Plasterboard               | R5.0                                                      | Yes              |
| POWDER                | Plasterboard               | R5.0                                                      | Yes              |
| WC                    | Plasterboard               | R5.0                                                      | Yes              |
| BATH                  | Plasterboard               | R5.0                                                      | Yes              |
| LAUNDRY               | Plasterboard               | R5.0                                                      | Yes              |
| Dining Kitchen Family | Plasterboard               | R5.0                                                      | Yes              |
| Dining Kitchen Family | Plasterboard               | R5.0                                                      | Yes              |
| HALL                  | Plasterboard               | R5.0                                                      | Yes              |

### Ceiling penetrations\*

| Location  | Quantity | Type         | Height<br>[mm] | Width<br>[mm] | Sealed/unsealed |
|-----------|----------|--------------|----------------|---------------|-----------------|
| ENS       | 3        | Downlights   | 0              | 0             | Sealed          |
| ENS       | 1        | Exhaust Fans | 250            | 250           | Sealed          |
| BEDROOM   | 7        | Downlights   | 0              | 0             | Sealed          |
| BEDROOM 2 | 6        | Downlights   | 0              | 0             | Sealed          |
| BEDROOM 3 | 5        | Downlights   | 0              | 0             | Sealed          |

\*Refer to glossary.



|                       |    |              |     |     |        |
|-----------------------|----|--------------|-----|-----|--------|
| POWDER                | 1  | Exhaust Fans | 250 | 250 | Sealed |
| BATH                  | 2  | Downlights   | 0   | 0   | Sealed |
| BATH                  | 1  | Exhaust Fans | 250 | 250 | Sealed |
| LAUNDRY               | 2  | Downlights   | 0   | 0   | Sealed |
| Dining Kitchen Family | 28 | Downlights   | 0   | 0   | Sealed |
| Dining Kitchen Family | 1  | Exhaust Fans | 250 | 250 | Sealed |
| HALL                  | 1  | Downlights   | 0   | 0   | Sealed |

### Ceiling fans

| Location          | Quantity | Diameter [mm] |
|-------------------|----------|---------------|
| No Data Available |          |               |

### Roof type

| Construction                           | Added insulation [R-value] | Solar absorptance | Roof shade [colour] |
|----------------------------------------|----------------------------|-------------------|---------------------|
| Cont:Attic-Continuous                  | 0.0                        | 0.7               | Dark                |
| Framed:Flat - Flat Framed (Metal Deck) | 0.0                        | 0.7               | Dark                |

### Thermal bridging *schedule for steel frame elements*

| Building element  | Steel section dimensions [height x width, mm] | Frame spacing [mm] | Steel thickness [BMT,mm] | Thermal break [R-value] |
|-------------------|-----------------------------------------------|--------------------|--------------------------|-------------------------|
| No Data Available |                                               |                    |                          |                         |

### Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

#### Cooling system

| Appliance/ system type                                                  | Location | Fuel type | Minimum efficiency/ performance | Recommended capacity |
|-------------------------------------------------------------------------|----------|-----------|---------------------------------|----------------------|
| No Whole of Home performance assessment conducted for this certificate. |          |           |                                 |                      |

#### Heating system

| Appliance/ system type                                                  | Location | Fuel type | Minimum efficiency/ performance | Recommended capacity |
|-------------------------------------------------------------------------|----------|-----------|---------------------------------|----------------------|
| No Whole of Home performance assessment conducted for this certificate. |          |           |                                 |                      |

#### Hot water system

| Appliance/ system type                                                  | Fuel type | Minimum efficiency/ performance | Hot Water CER Zone | Zone 3 STC | Assessed daily load |
|-------------------------------------------------------------------------|-----------|---------------------------------|--------------------|------------|---------------------|
| No Whole of Home performance assessment conducted for this certificate. |           |                                 |                    |            |                     |

#### Pool/spa equipment



| Appliance/ system type                                                  | Fuel type | Minimum efficiency/<br>performance | Recommended<br>capacity |
|-------------------------------------------------------------------------|-----------|------------------------------------|-------------------------|
| No Whole of Home performance assessment conducted for this certificate. |           |                                    |                         |

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

| System type                                                             | Orientation | System size or generation capacity |
|-------------------------------------------------------------------------|-------------|------------------------------------|
| No Whole of Home performance assessment conducted for this certificate. |             |                                    |

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

| System type                                                             | Size [battery storage capacity] |
|-------------------------------------------------------------------------|---------------------------------|
| No Whole of Home performance assessment conducted for this certificate. |                                 |



## Explanatory Notes

### About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value\* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value\*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

### Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

### Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

## Glossary

|                                               |                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Annual energy load</b>                     | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.                                                                                                                                                                                                                                |
| <b>AFRC</b>                                   | Australian Fenestration Rating Council                                                                                                                                                                                                                                                                                                   |
| <b>Assessed floor area</b>                    | the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.                                                                                                                                                                         |
| <b>Ceiling penetrations</b>                   | features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.                                             |
| <b>Conditioned</b>                            | a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.                                                                                                                                                                         |
| <b>COP</b>                                    | Coefficient of performance                                                                                                                                                                                                                                                                                                               |
| <b>Custom windows</b>                         | windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.                                                                                                                                                                                                   |
| <b>Default windows</b>                        | windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.                                                                                                                                                                                                      |
| <b>EER</b>                                    | Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input                                                                                                                                                                                                         |
| <b>Energy use</b>                             | This is your homes rating without solar or batteries.                                                                                                                                                                                                                                                                                    |
| <b>Energy value</b>                           | The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).                                                                                                                                                             |
| <b>Entrance door</b>                          | these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.                                                                                                                                                                   |
| <b>Exposure category – exposed</b>            | terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).                                                                                                                                                                                                           |
| <b>Exposure category – open</b>               | terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).                                                                                                                    |
| <b>Exposure category – suburban</b>           | terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.                                                                                                                                                                                                                    |
| <b>Exposure category – protected</b>          | terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.                                                                                                                                                                                                                                             |
| <b>Horizontal shading feature</b>             | provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.                                                                                                                                                                                        |
| <b>National Construction Code (NCC) Class</b> | the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at <a href="http://www.abcb.gov.au">www.abcb.gov.au</a> .                                                                        |
| <b>Net zero home</b>                          | a home that achieves a net zero energy value*.                                                                                                                                                                                                                                                                                           |
| <b>Opening percentage</b>                     | the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.                                                                                                                                                                                                                     |
| <b>Provisional value</b>                      | an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at <a href="http://www.nathers.gov.au">www.nathers.gov.au</a> |
| <b>Recommended capacity</b>                   | this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.                                                                            |
| <b>Reflective wrap (also known as foil)</b>   | can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.                                                                                                                                                                                          |
| <b>Roof window</b>                            | for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.                                                                                                                                                     |
| <b>Shading features</b>                       | includes neighbouring buildings, fences, and wing walls, but excludes eaves.                                                                                                                                                                                                                                                             |
| <b>Solar heat gain coefficient (SHGC)</b>     | the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.                                                                          |
| <b>Skylight (also known as roof lights)</b>   | for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.                                                                                                                                                                                                               |

\*Refer to glossary.



|                           |                                                                                                                                                                                                                                                                                                                                     |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STCs                      | Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory                                                                                              |
| Thermal breaks            | are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels. |
| U-value                   | the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.                                                                                                                                                                                                                               |
| Unconditioned             | a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.                                                                                                                                                                                                                |
| Vertical shading features | provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).                                                               |
| Window shading device     | a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)                                                                                                                                                                      |

# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Single Dwelling

Certificate number: 1767261S

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](http://www.basix.nsw.gov.au)

Secretary

Date of issue: Wednesday, 02 October 2024

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



### Project summary

|                           |                                                |
|---------------------------|------------------------------------------------|
| Project name              | 13 Wombat Street Young NSW                     |
| Street address            | 13 WOMBAT Street YOUNG 2594                    |
| Local Government Area     | Hilltops Council                               |
| Plan type and plan number | Deposited Plan DP919760                        |
| Lot no.                   | 1                                              |
| Section no.               | -                                              |
| Project type              | dwelling house (detached) - secondary dwelling |
| No. of bedrooms           | 3                                              |

### Project score

|                     |        |             |
|---------------------|--------|-------------|
| Water               | ✓ 44   | Target 40   |
| Thermal Performance | ✓ Pass | Target Pass |
| Energy              | ✓ 66   | Target 61   |
| Materials           | ✓ -60  | Target n/a  |

### Certificate Prepared by

Name / Company Name: ACT Sustainable Systems

ABN (if applicable): 40836387634

# Description of project

| Project address                             |                                                |
|---------------------------------------------|------------------------------------------------|
| Project name                                | 13 Wombat Street Young NSW                     |
| Street address                              | 13 WOMBAT Street YOUNG 2594                    |
| Local Government Area                       | Hilltops Council                               |
| Plan type and plan number                   | Deposited Plan DP919760                        |
| Lot no.                                     | 1                                              |
| Section no.                                 | -                                              |
| Project type                                |                                                |
| Project type                                | dwelling house (detached) - secondary dwelling |
| No. of bedrooms                             | 3                                              |
| Site details                                |                                                |
| Site area (m²)                              | 1030                                           |
| Roof area (m²)                              | 255                                            |
| Conditioned floor area (m²)                 | 142.5                                          |
| Unconditioned floor area (m²)               | 18.0                                           |
| Total area of garden and lawn (m²)          | 150                                            |
| Roof area of the existing dwelling (m²)     | 177                                            |
| Number of bedrooms in the existing dwelling | 3                                              |

| Assessor details and thermal loads       |                                        |             |
|------------------------------------------|----------------------------------------|-------------|
| Assessor number                          | 32313                                  |             |
| Certificate number                       | 89KKGZLN6O-01                          |             |
| Climate zone                             | 65                                     |             |
| Area adjusted cooling load (MJ/ m².year) | 9                                      |             |
| Area adjusted heating load (MJ/ m².year) | 145                                    |             |
| Project score                            |                                        |             |
| Water                                    | <div><div>✔</div><div>44</div></div>   | Target 40   |
| Thermal Performance                      | <div><div>✔</div><div>Pass</div></div> | Target Pass |
| Energy                                   | <div><div>✔</div><div>66</div></div>   | Target 61   |
| Materials                                | <div><div>✔</div><div>-60</div></div>  | Target n/a  |

## 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.

| Water Commitments                                                                                                                                                                                                                                                                                              | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| <b>Fixtures</b>                                                                                                                                                                                                                                                                                                |                  |                              |                 |
| The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.                                                                                                                                        |                  | ✓                            | ✓               |
| The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.                                                                                                                                                                                         |                  | ✓                            | ✓               |
| The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.                                                                                                                                                                                                             |                  | ✓                            |                 |
| The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.                                                                                                                                                                                                     |                  | ✓                            |                 |
| <b>Alternative water</b>                                                                                                                                                                                                                                                                                       |                  |                              |                 |
| <b>Rainwater tank</b>                                                                                                                                                                                                                                                                                          |                  |                              |                 |
| The applicant must install a rainwater tank of at least 10000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.                                                                                               | ✓                | ✓                            | ✓               |
| The applicant must configure the rainwater tank to collect rain runoff from at least 255 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).                                                                                |                  | ✓                            | ✓               |
| The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> <li>all toilets in the development</li> <li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li> </ul> |                  | ✓<br>✓                       | ✓<br>✓          |

| Thermal Performance and Materials commitments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| <b>Simulation Method</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |                              |                 |
| Assessor details and thermal loads                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |                              |                 |
| 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 an occupation certificate for the proposed development.                                                                                                          |                  |                              |                 |
| The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |                              |                 |
| The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.                                                                                                                                                                                                                                                                                                                                                            |                  |                              |                 |
| The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate 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. 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. | ✓                | ✓                            | ✓               |
| 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.                                                                                                                                                                                                                                                                                                                  |                  | ✓                            | ✓               |
| 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. 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 Performance and Materials commitments                                                                                                                 | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| Construction                                                                                                                                                  |                  |                              |                 |
| The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below. | ✓                | ✓                            | ✓               |
| The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.     |                  |                              | ✓               |

| Construction                                                                                       | Area - m <sup>2</sup> | Insulation                                                           |
|----------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------|
| floor - concrete slab on ground, waffle pod slab.                                                  | 160.15                | not specified                                                        |
| external wall: brick veneer; frame: timber - H2 treated softwood.                                  | 89.6                  | rockwool batts, roll or pump-in+ foil/sarking                        |
| external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.         | 110.1                 | rockwool batts, roll or pump-in+ foil/sarking                        |
| internal wall: plasterboard; frame: timber - H2 treated softwood.                                  | 110.1                 | none                                                                 |
| ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood. | 255                   | ceiling: rockwool batts, roll or pump-in; roof: foil backed blanket. |

| Thermal Performance and Materials commitments                                                                                                              | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| Glazing                                                                                                                                                    |                  |                              |                 |
| The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table. | ✓                | ✓                            | ✓               |

| Frames    | Maximum area - m2 |
|-----------|-------------------|
| aluminium | 35.1              |
| timber    | 0                 |
| uPVC      | 0                 |
| steel     | 0                 |
| composite | 0                 |

| Glazing | Maximum area - m2 |
|---------|-------------------|
| single  | 0                 |
| double  | 35.1              |
| triple  | 0                 |

| Energy Commitments                                                                                                                                                                                   | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| <b>Hot water</b>                                                                                                                                                                                     |                  |                              |                 |
| The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump.                                                           | ✓                | ✓                            | ✓               |
| <b>Cooling system</b>                                                                                                                                                                                |                  |                              |                 |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 2 star (cold zone) |                  | ✓                            | ✓               |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: 2 star (cold zone)     |                  | ✓                            | ✓               |
| <b>Heating system</b>                                                                                                                                                                                |                  |                              |                 |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 5 star (cold zone)     |                  | ✓                            | ✓               |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 5 star (cold zone)         |                  | ✓                            | ✓               |
| <b>Ventilation</b>                                                                                                                                                                                   |                  |                              |                 |
| The applicant must install the following exhaust systems in the development:                                                                                                                         |                  |                              |                 |
| At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off                                                                                               |                  | ✓                            | ✓               |
| Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off                                                                                                           |                  | ✓                            | ✓               |
| Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off                                                                                                           |                  | ✓                            | ✓               |
| <b>Artificial lighting</b>                                                                                                                                                                           |                  |                              |                 |
| The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.                                             |                  | ✓                            | ✓               |
| <b>Natural lighting</b>                                                                                                                                                                              |                  |                              |                 |
| The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.                                                                                             | ✓                | ✓                            | ✓               |

| Energy Commitments                                                                                                      | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|-------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting. | ✓                | ✓                            | ✓               |
| Other                                                                                                                   |                  |                              |                 |
| The applicant must install a fixed outdoor clothes drying line as part of the development.                              |                  | ✓                            |                 |
|                                                                                                                         |                  |                              |                 |

## Legend

In these commitments, "applicant" means the person carrying out the development.

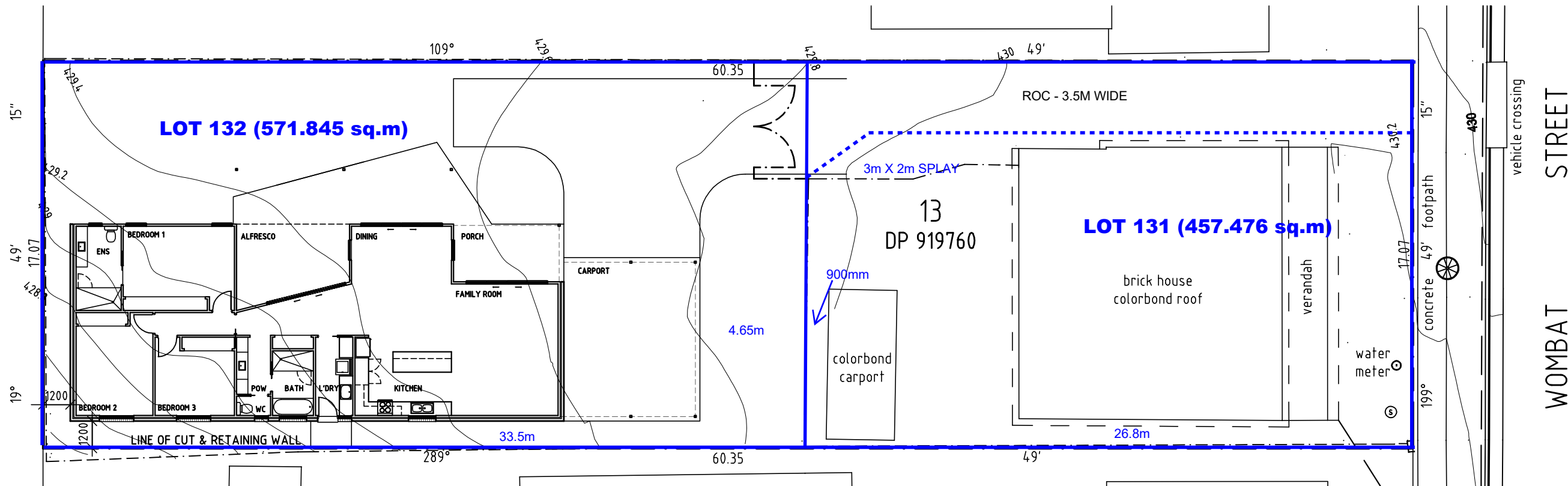
Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

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.

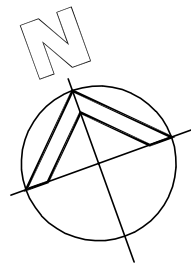
Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

## **Appendix 7 – SUBDIVISION LAYOUT**

### **DRAFT SUBDIVISION PLAN**



**SITE PLAN**  
SCALE 1: 200



PROPOSED PLAN OF SUBDIVISION  
CORCORAN

LOT 1 DP 919760  
13 WOMBAT STREET YOUNG

|                                                                        |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                        |                                                                                                                                                                                                                                                           |                                                                                                     |               |                     |
|------------------------------------------------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|---------------|---------------------|
| Figured dimensions shall be used in preference to scaling of drawings. |             | <p>All construction work to be in accordance with the BUILDING CODE OF AUSTRALIA, and relevant codes.</p> <p>Any discrepancy found in the drawing set, dimensions, etc are to be reported to the designer before proceeding with any construction.</p> <p>Ground lines are indicative only and must be verified on site before commencing any work.</p> <p>The information as shown on these drawings is correct at the time of documentation. A1 House Designs accepts no responsibility for errors or omission in this drawing set.</p> <p>Drawings subject to copyright and may not be reproduced in any form without the written permission of A D TANNER CONSTRUCTIONS OR A1 HOUSE DESIGNS.</p> | <p>Builder:</p> <p>A D TANNER CONSTRUCTIONS</p> <p>PO BOX 1395 YOUNG NSW 2594</p> <p>MOBILE: 0417 482 965</p> <p>FAX: 02 6382 3055</p> | <p>Designer:</p> <p>"A1 HOUSE DESIGNS"</p> <p>A DIVISION OF GAVIN ROWLEY BUILDING CONTRACTORS Pty Ltd</p> <p>ARCHITECTURAL DESIGN &amp; COMPUTER DRAFTING</p> <p>PO BOX 225 GOULBURN NSW 2580</p> <p>rowley225@outlook.com</p> <p>MOBILE 0407 483 319</p> | <p>Client:</p> <p>D &amp; S CORCORAN</p> <p>LOT 1 - DP 919760</p> <p>13 WOMBAT STREET YOUNG NSW</p> |               |                     |
|                                                                        |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                        |                                                                                                                                                                                                                                                           |                                                                                                     | Scale:<br>SAS | Date:<br>JULY 2024  |
|                                                                        |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                        |                                                                                                                                                                                                                                                           |                                                                                                     | Drawn:<br>OAR | Job No.<br>1004-001 |
|                                                                        |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                        |                                                                                                                                                                                                                                                           |                                                                                                     | Sheet<br>1    | Amdt.<br>SUBDIV     |
| No.                                                                    | Description |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                        |                                                                                                                                                                                                                                                           |                                                                                                     |               |                     |
| AMENDMENTS                                                             |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                        |                                                                                                                                                                                                                                                           |                                                                                                     |               |                     |