

1. Internal walls to be metal frame with plasterboard painted to suit. All framing to be in accordance with AS 1684.1.
2. Waterproofing of the wet areas being in accordance with Part 10.2 of the Housing Provisions Standard 2022. Falls in wet areas to be between 1:50 and 1:80.
3. External walls to be James Hardie "Newport" Cladding with bulk insulation to Basix Requirements.
4. New floor to be customer's selection on re-inforced concrete slab to Engineer's specifications.
5. New roofing to be Colorbond Roofing with Sarking and bulk insulated to Basix Requirements.
6. Termite protection to be in accordance with AS 3660.1.



1. New guttering and downpipes routed into new 4000 litre rainwater tank plumbed into existing system to council requirements and Australian Standards.
2. New waste water system routed into existing sewer lines to council requirements.
3. Unless noted otherwise, it is understood the site is free from easements or Rights of Ways.
4. All work to coincide with the BASIX CERTIFICATE.
5. All work to be performed in a tradesman like manner in accordance with local regulations, Australian Standards and Building Code of Australia Requirements.

SCALE 1:200 Prevailing Wind Direction

Site Utilisation.

Site = 919.8 sqm.

Proposed Dwelling = 128.6 sqm.
Proposed Garage = 20.3 sqm.
Proposed Alfresco = 14.0 sqm.
Proposed Patio = 5.8 sqm.

Proposed Usable = 168.7 sqm.
Proposed Site Coverage = 18.3 %

Total Build Area = 168.7 sqm.

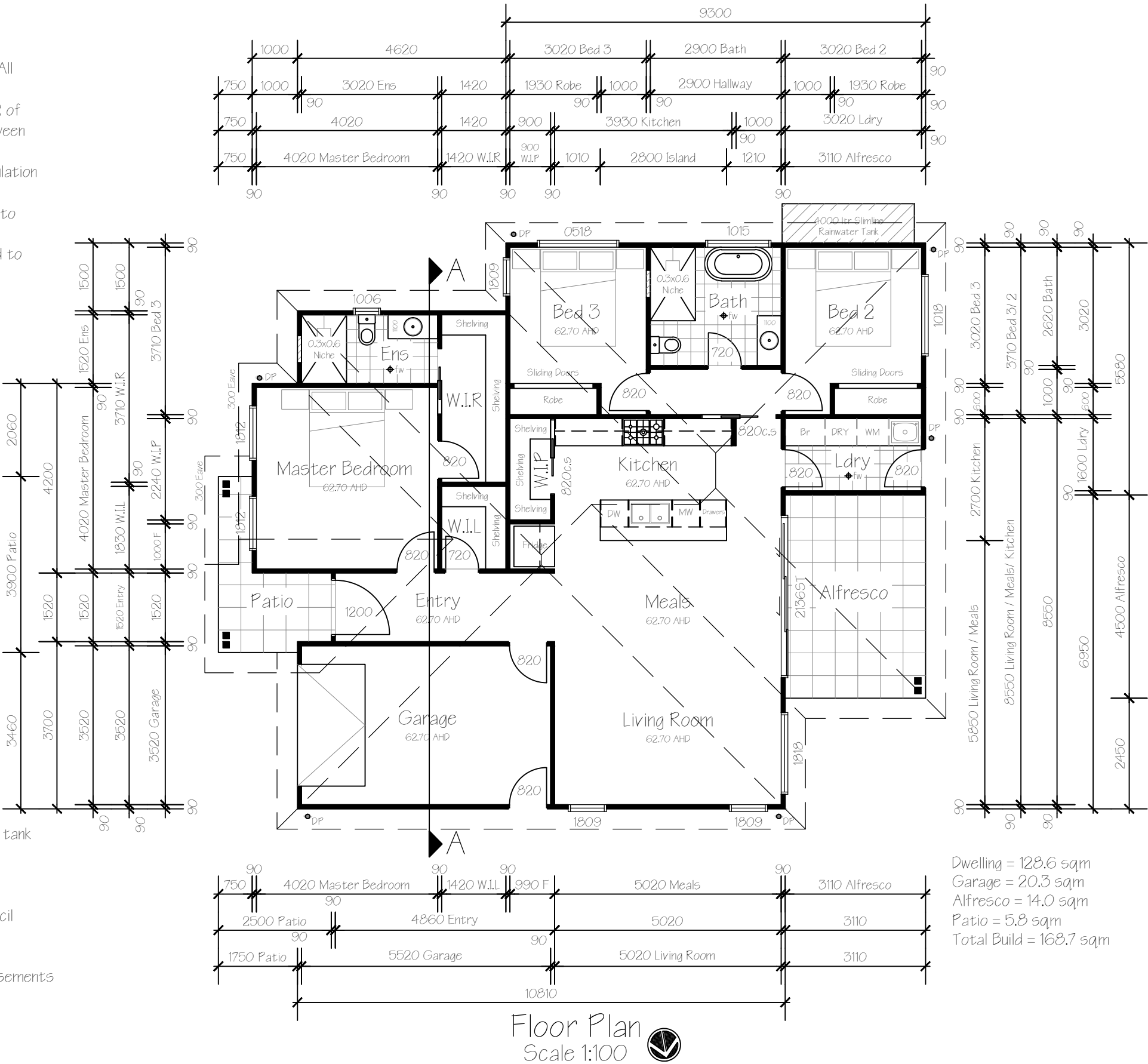
CLIENT: GARETH AND JESSICA HIPWELL		REV.	AMENDMENT DESCRIPTION	DATE	60 LORD STREET, DUNGOO, 2420 LOT B DP 195583	
NOTES:- 1. CHECK ALL DIMENSIONS BEFORE COMMENCING ON SITE. 2. FIGURED DIMENSIONS ARE TO BE USED IN PREFERENCE TO SCALED. 3. DOOR AND WINDOW DIMENSIONS ARE NOMINAL ONLY. FINAL SIZES MAY VARY WITH CHOICE OF MANUFACTURER.	BAXCO HOMES MOBILE: 0460 694 853 WEBSITE: www.baxcohomes.com.au EMAIL: info@baxcohomes.com.au		BAXCO HOMES	A.	FINAL PLANS FOR APPROVAL	27.11.24
					SCALE: AS SHOWN @A3	JOB - DRAWING No.
					DRAWN: KNS	24/019 Sht 1 of 4
						REVISION (A)

Finishes.

- 1. Internal walls to be metal frame with plasterboard painted to suit. All framing to be in accordance with AS 1684.1.
- 2. Waterproofing of the wet areas being in accordance with Part 10.2 of the Housing Provisions Standard 2022. Falls in wet areas to be between 1:50 and 1:80.
- 3. External walls to be James Hardie "Newport" Cladding with bulk insulation to Basix Requirements.
- 4. New floor to be customer's selection on re-inforced concrete slab to Engineer's specifications.
- 5. New roofing to be Colorbond Roofing with Sarking and bulk insulated to Basix Requirements.
- 6. Termite protection to be in accordance with AS 3660.1.

General Notes.

- 1. New guttering and downpipes routed into new 4000 litre rainwater tank plumbed into existing system to council requirements and Australian Standards.
- 2. New waste water system routed into existing sewer lines to council requirements.
- 3. Unless noted otherwise, it is understood the site is free from easements or Rights of Ways.
- 4. All work to coincide with the BASIX CERTIFICATE.
- 5. All work to be performed in a tradesman like manner in accordance with local regulations, Australian Standards and Building Code of Australia Requirements.

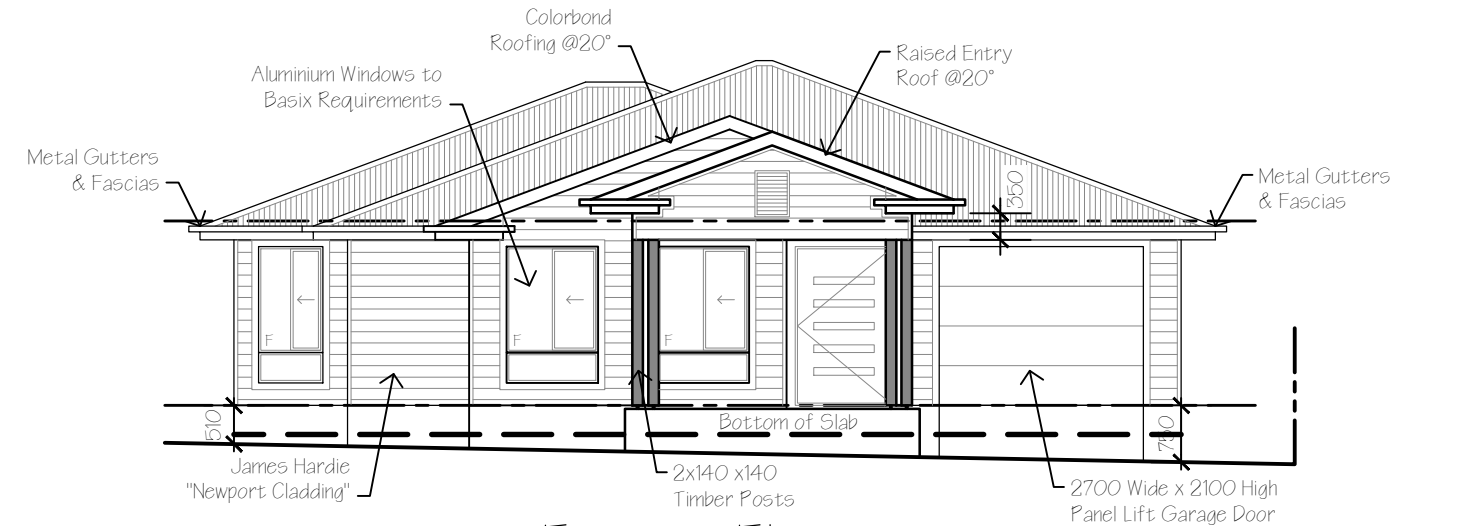


Dwelling = 128.6 sqm
Garage = 20.3 sqm
Alfresco = 14.0 sqm
Patio = 5.8 sqm
Total Build = 168.7 sqm

CLIENT: GARETH AND JESSICA HIPWELL		REV. A.	AMENDMENT DESCRIPTION FINAL PLANS FOR APPROVAL	DATE 27.11.24	60 LORD STREET, DUNGOG. 2420 LOT B DP 195583	
NOTES:- 1. CHECK ALL DIMENSIONS BEFORE COMMENCING ON SITE. 2. FIGURED DIMENSIONS ARE TO BE USED IN PREFERENCE TO SCALED. 3. DOOR AND WINDOW DIMENSIONS ARE NOMINAL ONLY. FINAL SIZES MAY VARY WITH CHOICE OF MANUFACTURER.						
BAXCO HOMES					SCALE: AS SHOWN @A3	JOB - DRAWING No.
MOBILE: 0460 694 853 WEBSITE: www.baxcohomes.com.au EMAIL: info@baxcohomes.com.au					DRAWN: KNS	REVISION
					24/019 Sht 2 of 4	

Finishes.

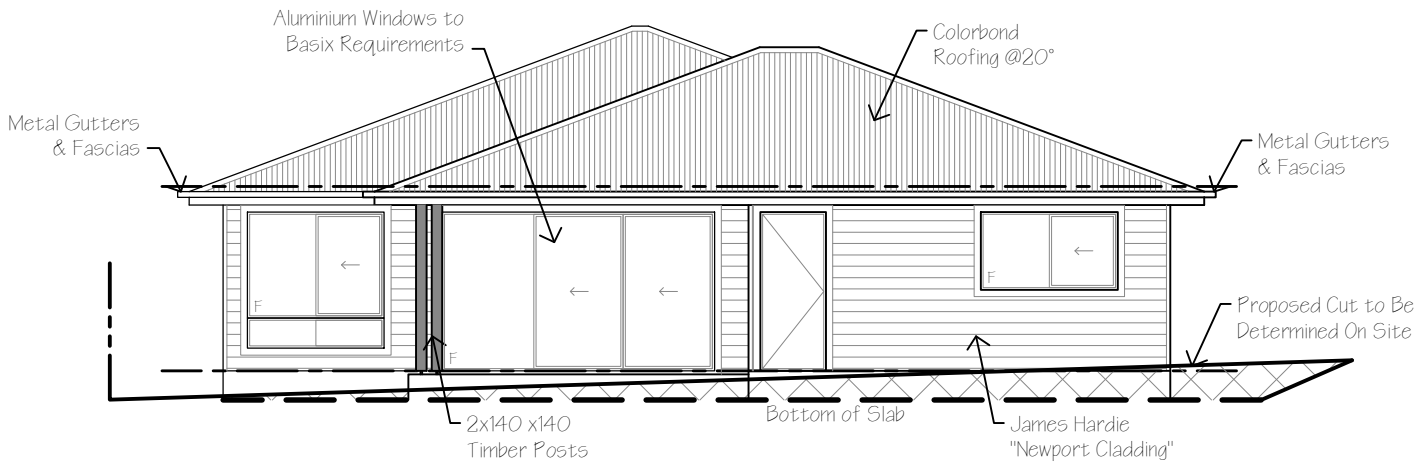
- 1. Internal walls to be metal frame with plasterboard painted to suit. All framing to be in accordance with AS 1684.1.
- 2. Waterproofing of the wet areas being in accordance with Part 10.2 of the Housing Provisions Standard 2022. Falls in wet areas to be between 1:50 and 1:80.
- 3. External walls to be James Hardie "Newport" Cladding with bulk insulation to Basix Requirements.
- 4. New floor to be customer's selection on re-inforced concrete slab to Engineer's specifications.
- 5. New roofing to be Colorbond Roofing with Sarking and bulk insulated to Basix Requirements.
- 6. Termite protection to be in accordance with AS 3660.1.



Eastern Elevation
Scale 1:100



Northern Elevation
Scale 1:100



Western Elevation
Scale 1:100

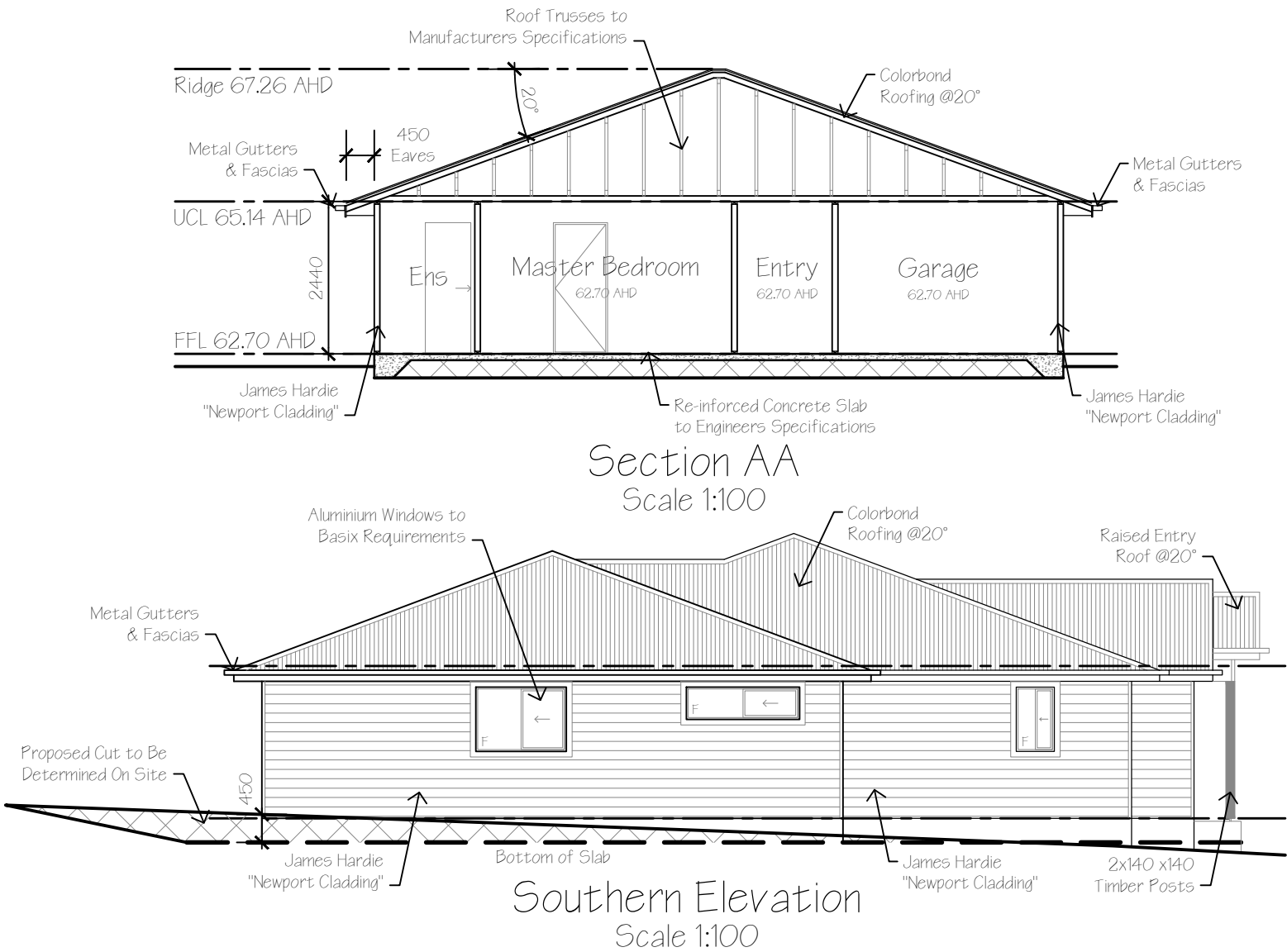
General Notes.

- 1. New guttering and downpipes routed into new 4000 litre rainwater tank plumbed into existing system to council requirements and Australian Standards.
- 2. New waste water system routed into existing sewer lines to council requirements.
- 3. Unless noted otherwise, it is understood the site is free from easements or Rights of Ways.
- 4. All work to coincide with the BASIX CERTIFICATE.
- 5. All work to be performed in a tradesman like manner in accordance with local regulations, Australian Standards and Building Code of Australia Requirements.

CLIENT:		GARETH AND JESSICA HIPWELL		REV.	AMENDMENT DESCRIPTION	DATE	60 LORD STREET, DUNGOG. 2420 LOT B DP 195583	
				A.	FINAL PLANS FOR APPROVAL	27.11.24		
NOTES:- 1. CHECK ALL DIMENSIONS BEFORE COMMENCING ON SITE. 2. FIGURED DIMENSIONS ARE TO BE USED IN PREFERENCE TO SCALED. 3. DOOR AND WINDOW DIMENSIONS ARE NOMINAL ONLY. FINAL SIZES MAY VARY WITH CHOICE OF MANUFACTURER.		BAXCO HOMES MOBILE: 0460 694 853 WEBSITE: www.baxcohomes.com.au EMAIL: info@baxcohomes.com.au					SCALE: AS SHOWN @A3	JOB - DRAWING No.
								24/019
							DRAWN: KNS	Sht 3 of 4
								(A)

Finishes.

1. Internal walls to be metal frame with plasterboard painted to suit. All framing to be in accordance with AS 1684.1.
2. Waterproofing of the wet areas being in accordance with Part 10.2 of the Housing Provisions Standard 2022. Falls in wet areas to be between 1:50 and 1:80.
3. External walls to be James Hardie "Newport" Cladding with bulk insulation to Basix Requirements.
4. New floor to be customer's selection on re-inforced concrete slab to Engineer's specifications.
5. New roofing to be Colorbond Roofing with Sarking and bulk insulated to Basix Requirements.
6. Termite protection to be in accordance with AS 3660.1.



General Notes.

1. New guttering and downpipes routed into new 4000 litre rainwater tank plumbed into existing system to council requirements and Australian Standards.
2. New waste water system routed into existing sewer lines to council requirements.
3. Unless noted otherwise, it is understood the site is free from easements or Rights of Ways.
4. All work to coincide with the BASIX CERTIFICATE.
5. All work to be performed in a tradesman like manner in accordance with local regulations, Australian Standards and Building Code of Australia Requirements.

CLIENT:		GARETH AND JESSICA HIPWELL		REV.		AMENDMENT DESCRIPTION		DATE		60 LORD STREET, DUNGOG. 2420 LOT B DP 195583					
				A.		FINAL PLANS FOR APPROVAL		27.11.24							
NOTES:- 1. CHECK ALL DIMENSIONS BEFORE COMMENCING ON SITE. 2. FIGURED DIMENSIONS ARE TO BE USED IN PREFERENCE TO SCALED. 3. DOOR AND WINDOW DIMENSIONS ARE NOMINAL ONLY. FINAL SIZES MAY VARY WITH CHOICE OF MANUFACTURER.				BAXCO HOMES MOBILE: 0460 694 853 WEBSITE: www.baxcohomes.com.au EMAIL: info@baxcohomes.com.au						SCALE: A5 SHOWN @A3		JOB - DRAWING No. REVISION			
										DRAWN: KNS		24/019 Sht 4 of 4 (A)			

Basix Certificate

Single Dwelling

Certificate number: 1774846S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 27 November 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 24/019 Baxco
Street address 60 LORD Street DUNGOG 2420
Local Government Area Dungog Shire Council
Plan type and plan number Deposited Plan DP195583
Lot no. B
Section no. -
Project type dwelling house (detached)
No. of bedrooms 3

Project score

Water 41 Target 40
Thermal Performance Pass Target Pass
Energy 71 Target 70
Materials -23 Target n/a

Certificate Prepared by

Name / Company Name: BAXCO HOMES PTY LIMITED
ABN (if applicable): 16628197811

Project address

Project name 24/019 Baxco
Street address 60 LORD Street DUNGOG 2420
Local Government Area Dungog Shire Council
Plan type and plan number Deposited Plan DP195583
Lot no. B
Section no. -

Project type

Project type dwelling house (detached)
No. of bedrooms 3

Site details

Site area (m²) 920
Roof area (m²) 194
Conditioned floor area (m²) 114.3
Unconditioned floor area (m²) 14.3
Total area of garden and lawn (m²) 100
Roof area of the existing dwelling (m²) 0

Project score

Water 41 Target 40
Thermal Performance Pass Target Pass
Energy 71 Target 70
Materials -23 Target n/a

Water Commitments

Fixtures

The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) 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 5 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.

Alternative water

Rainwater tank
The applicant must install a rainwater tank of at least 4000 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 56.0 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:
• all toilets in the development
• the cold water tap that supplies each clothes washer in the development
• 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.)

Thermal Comfort Commitments

General features

The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.
The conditioned floor area of the dwelling must not exceed 300 square metres.
The dwelling must not contain open mezzanine area exceeding 25 square metres.
The dwelling must not contain third level habitable attic room.

Floor, walls and ceiling/roof

The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.

floor - concrete slab on ground, waffle pod slab. 128.6 nil/not specified nil

garage floor - concrete slab on ground, waffle pod slab. 20.3 none nil

external wall: framed (fibre cement sheet or boards); frame: light steel frame, all external walls 2.50 (or 3.00 including construction) with one of the measures to address thermal bridging:fibreglass batts or roll + reflective foil in the cavity
• Install reflective foil outside the frame to create a minimum 20mm reflective airspace between frame and veneer, or
• Install continuous insulation layer with at least R0.3 on the inside or outside of the frame wall colour: Medium (solar absorptance 0.48-0.7)

internal wall shared with garage: plasterboard; frame: light steel frame. 9.8 nil/none nil

internal wall: plasterboard; frame: light steel frame. 80.8 fibreglass batts or roll nil

ceiling and roof - flat ceiling / pitched roof, framed - metal roof, light steel frame. 193.9 ceiling: 3.5 (up), roof: foil/sarking with one of the measures to address thermal bridging:ceiling: fibreglass batts or roll; roof: foil/ sarking. • Install additional R0.5 (up) (or R4 (up) including the additional insulation), or
• Install continuous ceiling insulation layer with at least R0.13 above or below the ceiling joists or the bottom chords of the trusses, or
• Install two layers of insulation immediately on top of each other, with the top layer of at least R0.5 oriented to cover the ceiling joists or bottom chords of the trusses roof space ventilation: unventilated; roof colour: medium (solar absorptance 0.48-0.59); ceiling area fully insulated

Note • Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note • If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note • Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Ceiling fans

The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .

Windows, glazed doors and skylights

As shown in pages 7 & 8 of BASIX CERTIFICATE 1774846S

Energy Commitments

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 26 to 30 STCs or better.

Cooling system

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 - ducted; Energy rating: 3 star (average 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 - ducted; Energy rating: 3 star (average zone)

Heating system

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: 3 star (average 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: 3 star (average zone)

Ventilation

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: natural ventilation only, or no laundry; Operation control: n/a

Artificial lighting

The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emittingdiode (LED) lamps.

Natural lighting

The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.

Other

The applicant must install a gas cooktop & gas oven in the kitchen of the dwelling.
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.

CLIENT:		GARETH AND JESSICA HIPWELL		REV.		AMENDMENT DESCRIPTION		DATE		60 LORD STREET, DUNGOG. 2420 LOT B DP 195583			
				A.		FINAL PLANS FOR APPROVAL		27.11.24					
NOTES:- 1. CHECK ALL DIMENSIONS BEFORE COMMENCING ON SITE. 2. FIGURED DIMENSIONS ARE TO BE USED IN PREFERENCE TO SCALED. 3. DOOR AND WINDOW DIMENSIONS ARE NOMINAL ONLY. FINAL SIZES MAY VARY WITH CHOICE OF MANUFACTURER.		BAXCO HOMES								SCALE: AS SHOWN @A3		JOB - DRAWING No. REVISION 24/019 Basix Notes (A)	
		MOBILE: 0460 694 853								DRAWN: KNS			
		WEBSITE: www.baxcohomes.com.au											
		EMAIL: info@baxcohomes.com.au											