

PROPOSED UNIT DEVELOPMENT - STAGED 54 CLARKE STREET, TUMUT NSW 2720

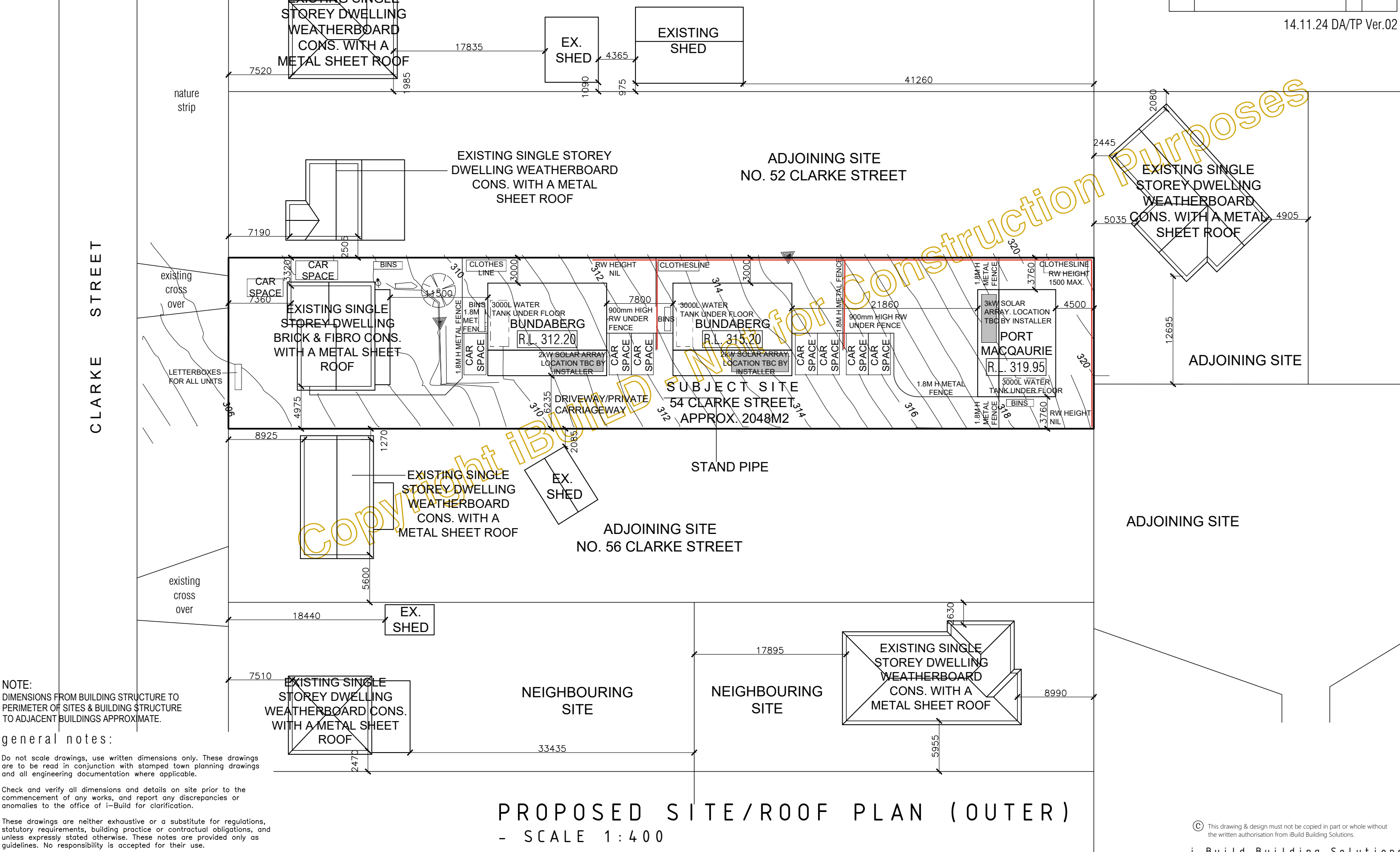


DOCUMENTATION ISSUE

- ☐ PLANNING (NOT FOR CONSTRUCTION)
- ☒ PRELIMINARY (NOT FOR CONSTRUCTION)
- ☐ TENDER (NOT FOR CONSTRUCTION)
- ☐ CONSTRUCTION

REVISIONS			
REV.	DESCRIPTION	BY	DATE

14.11.24 DA/TP Ver.02



NOTE:
DIMENSIONS FROM BUILDING STRUCTURE TO PERIMETER OF SITES & BUILDING STRUCTURE TO ADJACENT BUILDINGS APPROXIMATE.

general notes:

Do not scale drawings, use written dimensions only. These drawings are to be read in conjunction with stamped town planning drawings and all engineering documentation where applicable.

Check and verify all dimensions and details on site prior to the commencement of any works, and report any discrepancies or anomalies to the office of i-Build for clarification.

These drawings are neither exhaustive or a substitute for regulations, statutory requirements, building practice or contractual obligations, and unless expressly stated otherwise. These notes are provided only as guidelines. No responsibility is accepted for their use.

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i-Build Building Solutions

5A Hartnett Close,
Mulgrave, VIC
PO Box 2516, Mt
Waverley, VIC 3149

T : 1800 679 268
F : (03) 8562 2288
E : info@i-build.com.au
W : www.i-build.com.au

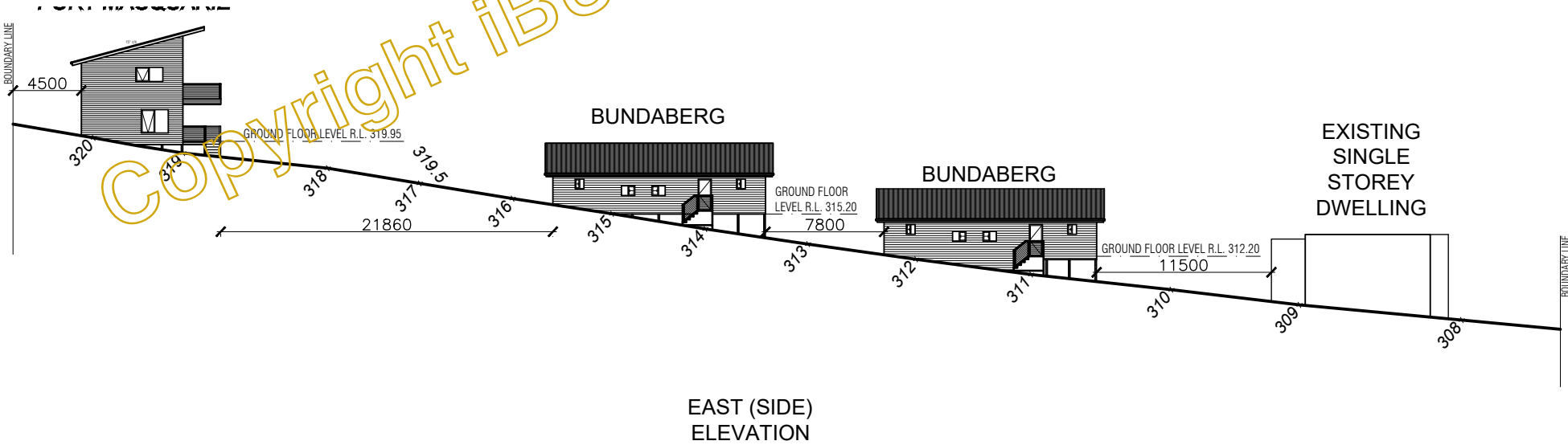
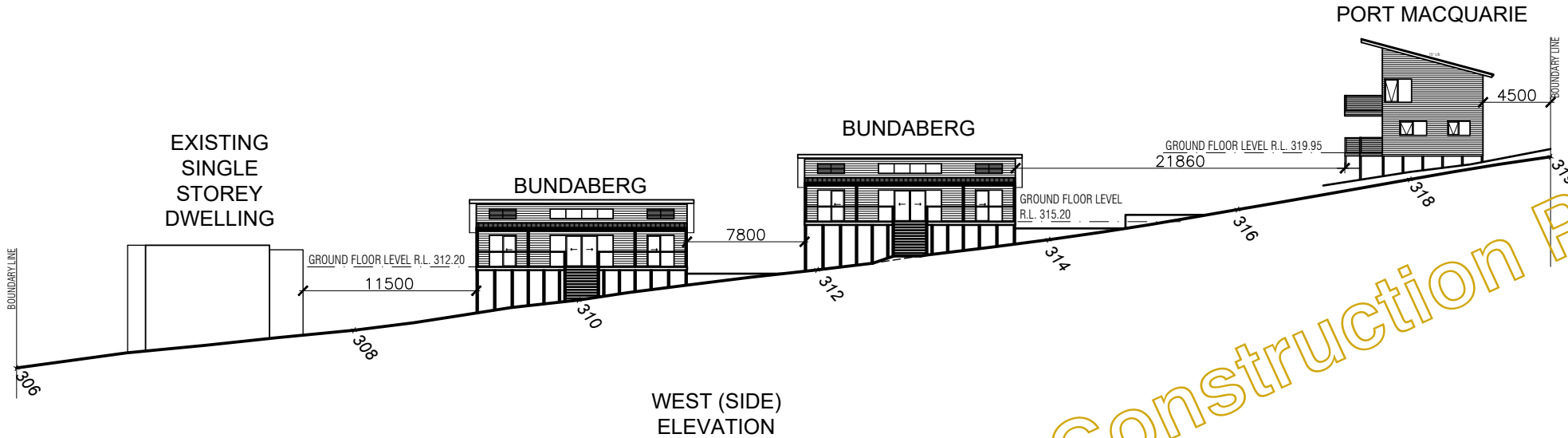
PROJECT -Proposed Dwellings	JOB NO. - 0654	DESIGNER - i-Build	DATE -14/11/2024	DRAWING - Pro. Site/Roof Plan (Outer)	DESIGNED FOR -	NORTH
ADDRESS -54 Clarke Street, Tumut, NSW	DRAWN BY - LD	BUILDER - TBC	SHEET SIZE - A3	SCALE -1:400	DRAWING NO. - SK01	Rowan Elsey

DOCUMENTATION ISSUE

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PROPOSED SITE ELEVATIONS
- SCALE 1 : 4 0 0

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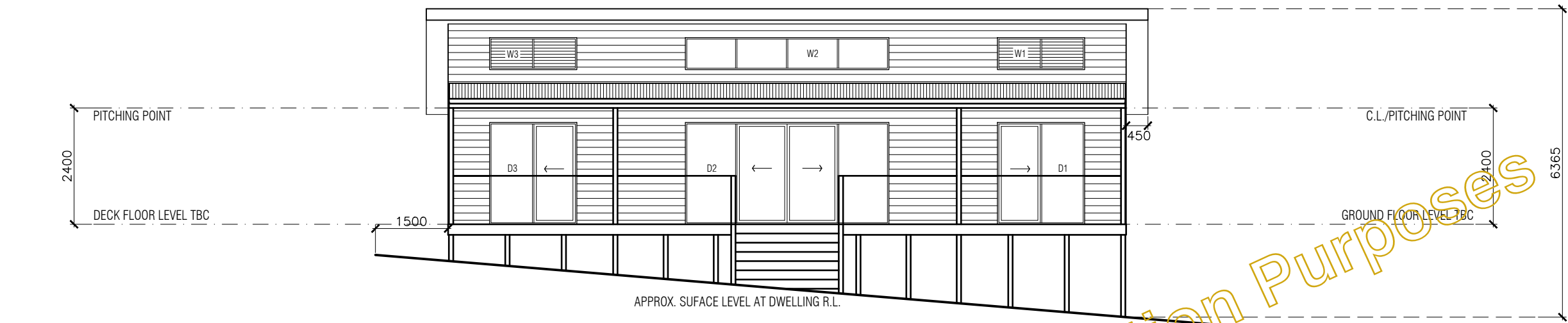
PROJECT -Proposed Dwellings	JOB NO. - 0654	DESIGNER - i-Build	DATE -14/11/2024	DRAWING - Proposed Site Elevations		DESIGNED FOR -	
ADDRESS -54 Clarke Street, Tumut, NSW	DRAWN BY - LD	BUILDER - TBC	SHEET SIZE - A3	SCALE -1:400	DRAWING NO. - SK02	Rowan Elsey	

DOCUMENTATION ISSUE

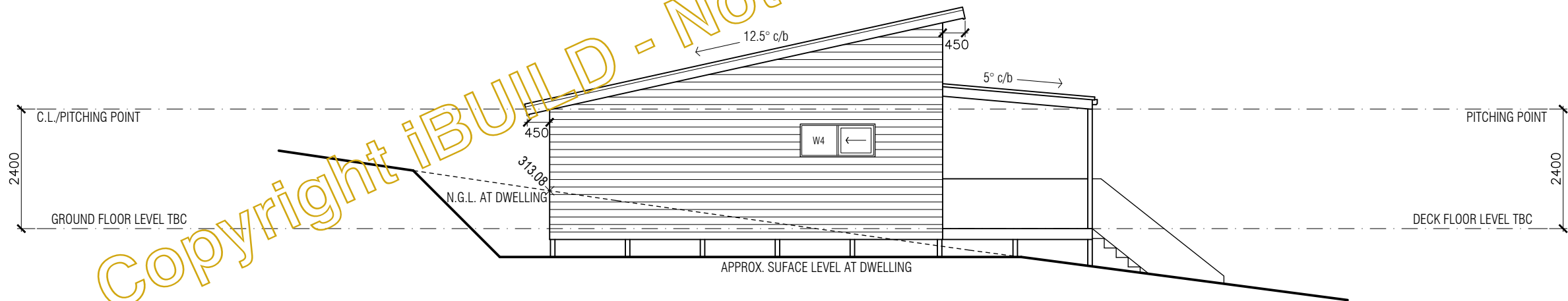
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FRONT ELEVATION



SIDE ELEVATION

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PROPOSED ELEVATIONS 'BUNDABERG'
- SCALE 1:100

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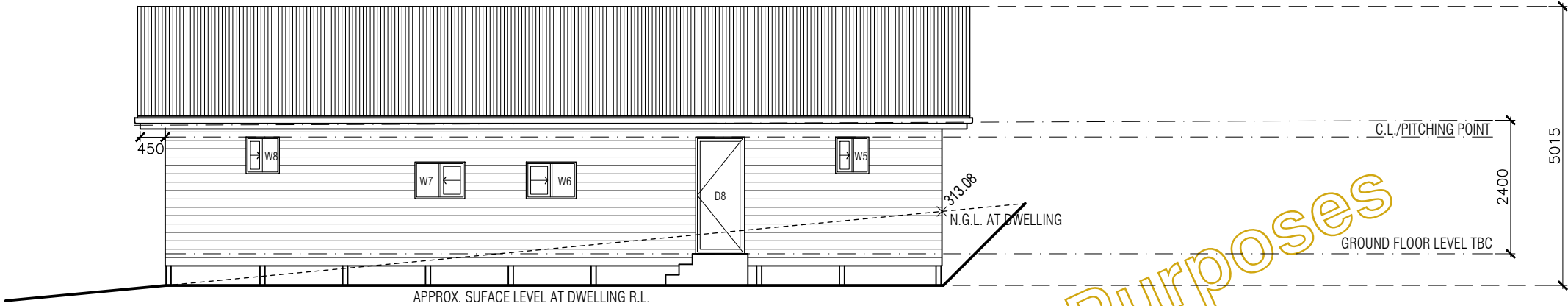
PROJECT -Proposed Dwellings	JOB NO. - 0654	DESIGNER - i-Build	DATE -14/11/2024	DRAWING -Pro. Elevations 'Bundaberg'	DESIGNED FOR -	
ADDRESS -54 Clarke Street, Tumut, NSW	DRAWN BY - LD	BUILDER - TBC	SHEET SIZE - A3	SCALE -1:100	DRAWING NO. - SK04	Rowan Elsey

DOCUMENTATION ISSUE

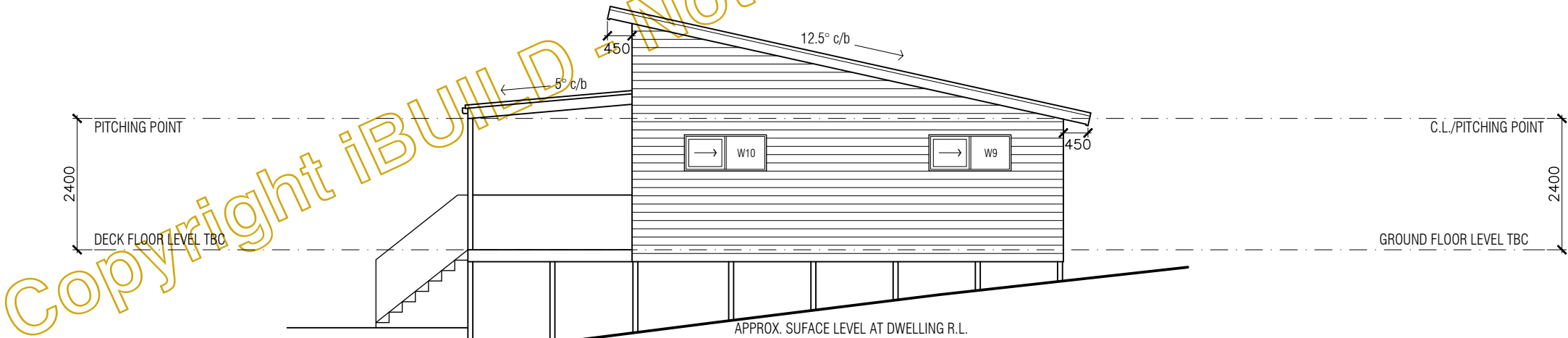
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REAR ELEVATION



SIDE ELEVATION

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PROPOSED ELEVATIONS 'BUNDABERG'
- SCALE 1:100

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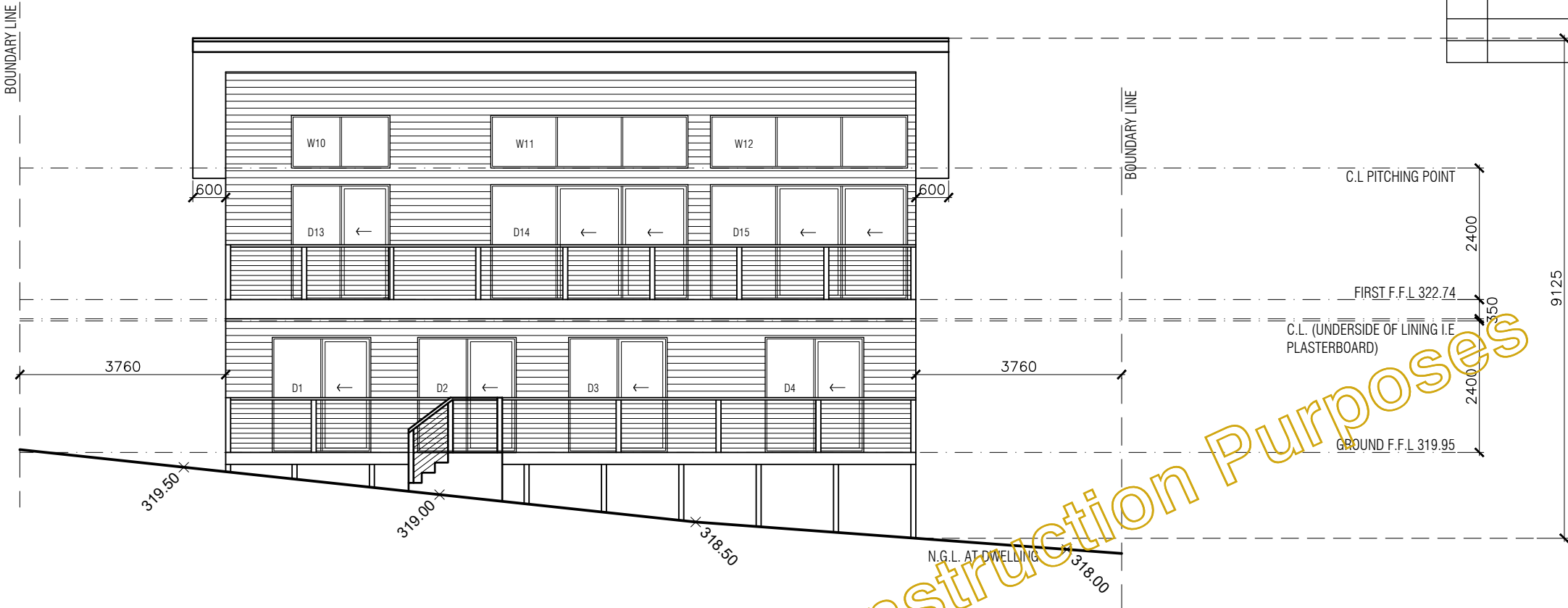
PROJECT -Proposed Dwellings	JOB NO. - 0654	DESIGNER - i-Build	DATE -14/11/2024	DRAWING - Pro. Elevations 'Bundaberg'	DESIGNED FOR -	
ADDRESS -54 Clarke Street, Tumut, NSW	DRAWN BY - LD	BUILDER - TBC	SHEET SIZE - A3	SCALE -1:100	DRAWING NO. - SK05	Rowan Elsey

DOCUMENTATION ISSUE

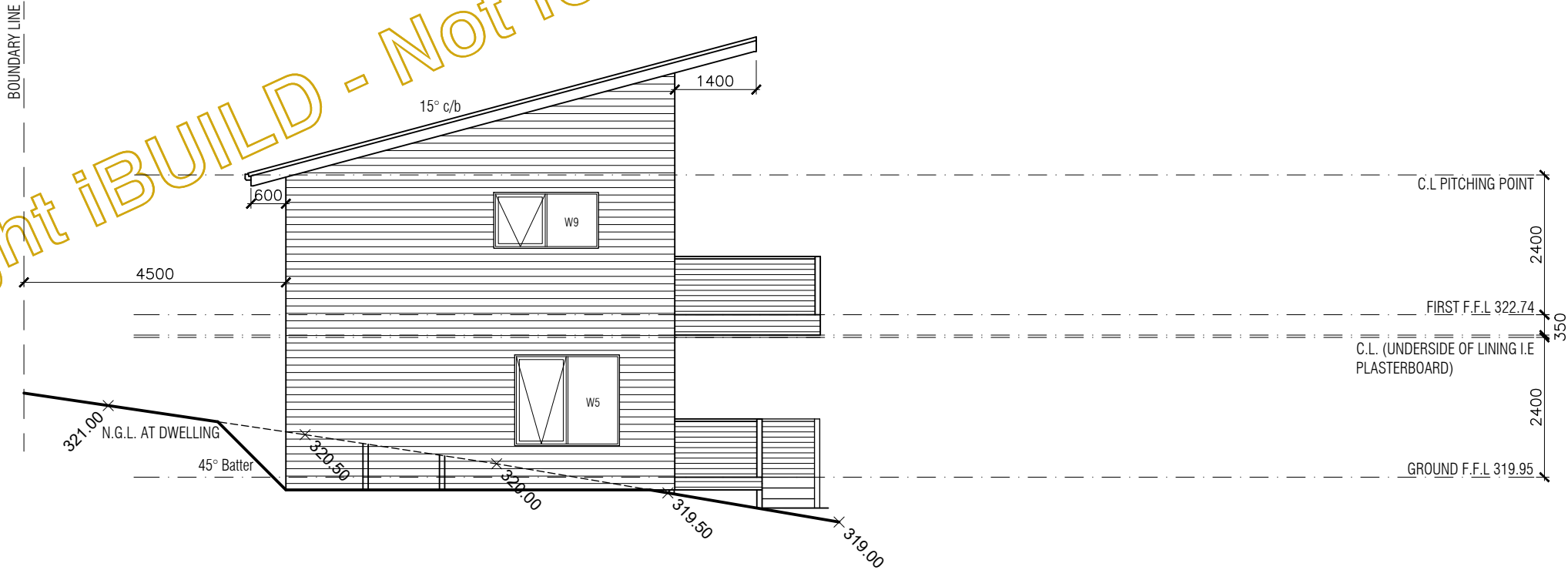
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14.11.24 DA/TP Ver.02



NORTH (FRONT) ELEVATION



EAST (SIDE) ELEVATION

PROPOSED ELEVATIONS 'PORT MACQAURIE'
- SCALE 1:100

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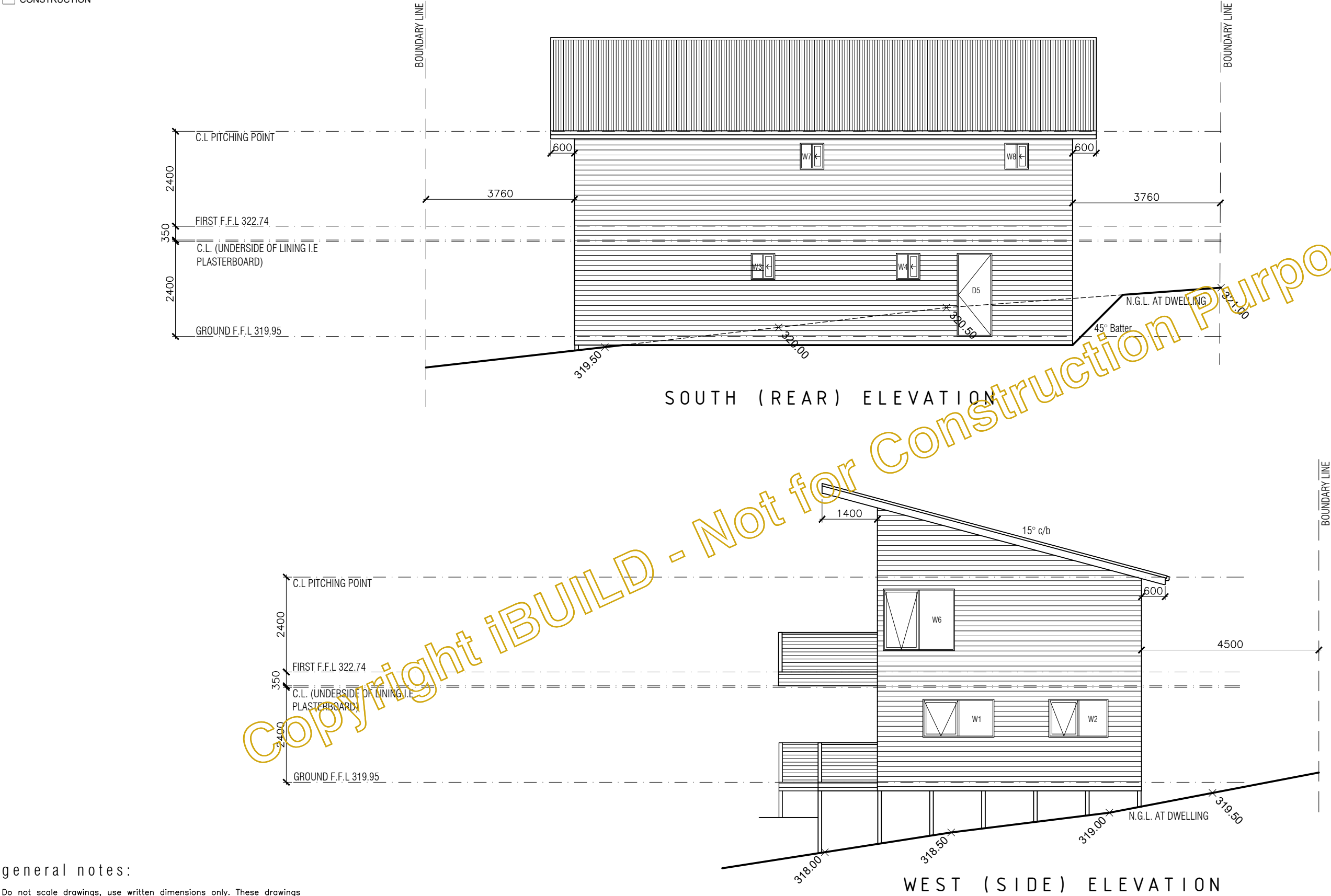
PROJECT -Proposed Dwellings	JOB NO. - 0654	DESIGNER - i-Build	DATE -14/11/2024	DRAWING - Pro. Elevations 'Port Macaurie'	DESIGNED FOR -	
ADDRESS -54 Clarke Street, Tumut, NSW	DRAWN BY - LD	BUILDER - TBC	SHEET SIZE - A3	SCALE -1:100	DRAWING NO. - SK08	Rowan Elsey

DOCUMENTATION ISSUE

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PROPOSED ELEVATIONS 'PORT MACQAURIE'
- SCALE 1:100

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PROJECT -Proposed Dwellings	JOB NO. - 0654	DESIGNER - i-Build	DATE -14/11/2024	DRAWING - Pro. Elevations 'Port Macaurie'		DESIGNED FOR -	
ADDRESS -54 Clarke Street, Tumut, NSW	DRAWN BY - LD	BUILDER - TBC	SHEET SIZE - A3	SCALE -1:100	DRAWING NO. - SK09	Rowan Elsey	

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1377881S_02

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, 11 December 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	76176 iBuild Tumut_02 (98522 Rowan Elsey)	
Street address	54 CLARKE Street TUMUT 2720	
Local Government Area	Snowy Valleys Council	
Plan type and plan number	Deposited Plan DP18457	
Lot no.	7	
Section no.	-	
Project type	dwelling house (detached) - secondary dwelling	
No. of bedrooms	4	
Project score		
Water	✔ 43	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 65	Target 63
Materials	✔ 12	Target n/a



Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
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.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 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 98 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">• 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 Performance and Materials commitments			Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction	Area - m²	Insulation			
floor - suspended floor above enclosed subfloor, particle board; frame: light steel frame.	159.7	fibreglass batts or roll			
external wall: framed (fibre cement sheet or boards); frame: light steel frame.	all external walls	fibreglass batts or roll+ foil/sarking			
internal wall: plasterboard; frame: light steel frame.	32.3	fibreglass batts or roll			
internal wall: plasterboard; frame: light steel frame.	69.9	none			
ceiling and roof - raked ceiling / pitched or skillion roof, framed - metal roof, light steel frame.	107	ceiling: fibreglass batts or roll; roof: foil backed blanket.			

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 21 to 25 STCs or better.	✓	✓	✓
Cooling system			
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
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-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
The photovoltaic system must consist of: <ul style="list-style-type: none">• photovoltaic collectors with the capacity to generate at least 3 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north west	✓	✓	✓
Other			
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

BASIX COMMITMENTS - PORT MACQUARIE

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1756081S_02

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

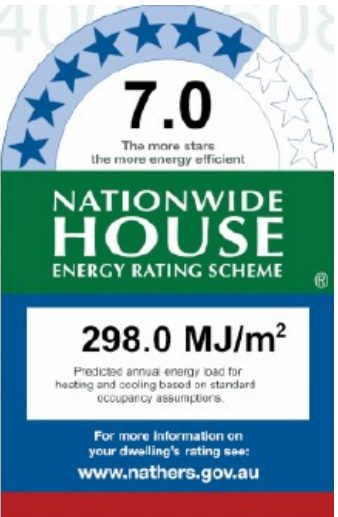
Secretary

Date of issue: Wednesday, 11 December 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	91826 iBuild Tumut_02 (98523 Rowan Elsey)	
Street address	54 CLARKE Street TUMUT 2720	
Local Government Area	Snowy Valleys Council	
Plan type and plan number	Deposited Plan DP18457	
Lot no.	7	
Section no.	-	
Project type	dwelling house (detached) - secondary dwelling	
No. of bedrooms	3	
Project score		
Water	✔ 45	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 64	Target 60
Materials	✔ 16	Target n/a



Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
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.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 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 110 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 Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
floor - suspended floor above enclosed subfloor, treated softwood; frame: light steel frame.	106.3	fibreglass batts or roll	
external wall: framed (fibre cement sheet or boards); frame: light steel frame.	all external walls	fibreglass batts or roll+ foil/sarking	
internal wall: plasterboard; frame: light steel frame.	65.7	none	
internal wall: plasterboard; frame: light steel frame.	12.3	fibreglass batts or roll	
ceiling and roof - raked ceiling / pitched or skillion roof, framed - metal roof, light steel frame.	148	ceiling: fibreglass batts or roll; roof: foil backed blanket.	

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 21 to 25 STCs or better.	✓	✓	✓
Cooling system			
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
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-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
The photovoltaic system must consist of:			
• photovoltaic collectors with the capacity to generate at least 2 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing north east	✓	✓	✓
Other			
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

BASIX COMMITMENTS - BUNDABERG 1

BASIX[®]Certificate

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

Single Dwelling

Certificate number: 1777144S

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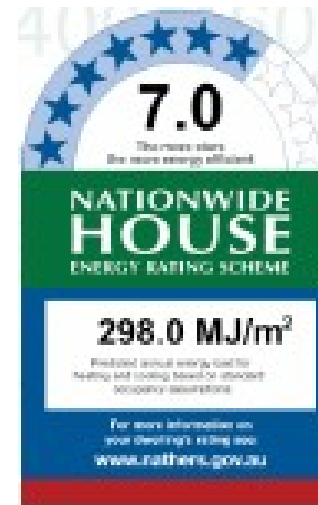
Secretary

Date of issue: Wednesday, 11 December 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	98568 Rowan Elsey Tumut	
Street address	54 CLARKE Street TUMUT 2720	
Local Government Area	Snowy Valleys Council	
Plan type and plan number	Deposited Plan DP18457	
Lot no.	7	
Section no.	-	
Project type	dwelling house (detached) - secondary dwelling	
No. of bedrooms	3	
Project score		
Water	✔ 45	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 64	Target 60
Materials	✔ 16	Target n/a



Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
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.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 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 110 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">• 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 Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
floor - suspended floor above enclosed subfloor, treated softwood; frame: light steel frame.	106.3	fibreglass batts or roll	
external wall: framed (fibre cement sheet or boards); frame: light steel frame.	all external walls	fibreglass batts or roll+ foil/sarking	
internal wall: plasterboard; frame: light steel frame.	65.7	none	
internal wall: plasterboard; frame: light steel frame.	12.3	fibreglass batts or roll	
ceiling and roof - raked ceiling / pitched or skillion roof, framed - metal roof, light steel frame.	148	ceiling: fibreglass batts or roll; roof: foil backed blanket.	

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 21 to 25 STCs or better.	✓	✓	✓
Cooling system			
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
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-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
The photovoltaic system must consist of: <ul style="list-style-type: none">• photovoltaic collectors with the capacity to generate at least 2 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing north east	✓	✓	✓
Other			
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

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