

NOTES:

NOTES: MIDCOAST COUNCIL (MCC) HAS BEEN REFERENCED HERE WITH RELATION TO PLANNING CONTROLS RELEVANT TO THESE PLANS. SHOULD THESE PLANS BE LODGED WITH AN ALTERNATE COUNCIL OR AUTHORITY, IT BECOMES THE APPLICANT'S RESPONSIBILITY TO OBTAIN & COMPLY WITH THE RELEVANT RULES, CODES & POLICIES PERTAINING TO THAT BODY.

GENERAL

- * ADHERENCE TO MIDCOAST COUNCIL'S LOCAL ENVIRONMENT PLAN (LEP), DEVELOPMENT CONTROL PLAN (DCP), & MIDCOAST COUNCIL'S ADOPTED 'PLANNING RULES' MUST BE MET UNLESS A SPECIFIC EXEMPTION HAS BEEN APPROVED.
- * STATE ENVIRONMENTAL PLANNING POLICIES (SEPP) OVERRIDE LEP & DCP POLICIES.: Refer: <https://www.midcoast.nsw.gov.au/Development/Plans-policies-and-controls/Local-planning-rules/Current-planning-rules-for-the-MidCoast>
- * WORKS MUST COMPLY WITH THE NSW BUILDING CODE OF AUSTRALIA, NSW HOME BUILDING ACT, & CURRENT AUSTRALIAN STANDARDS REFERENCED IN THE NATIONAL CONSTRUCTION CODES (NCC). ALWAYS REFER TO LATEST RELEASE EDITION OF THE NCC. Refer: ncc.abca.gov.au
- * ALL CONSTRUCTION WORK IS TO COMPLY WITH SUPPLIED BASIX/ Nothers CERTIFICATES & REMAINS THE BUILDER'S RESPONSIBILITY TO ENSURE CONTRACTORS RECEIVE COPIES.
- * THIS PLAN IS TO BE READ IN CONJUNCTION WITH, BUT NOT LIMITED TO, OTHER PERTINENT DOCUMENTS SUCH AS CONTRACTS, EXTERNALLY SOURCED REPORTS & CERTIFICATES, ENGINEERING DETAIL & DRAWINGS, & COUNCIL APPROVALS.
- * ALL DIMENSIONS ARE IN MILLIMETRES (mm).
- * DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- * ALL SITE & PLAN MEASUREMENTS, DETAIL & NOTATIONS SHOULD BE REVIEWED BY THE BUILDER/ FOREMAN IN CHARGE, FOR THEIR ACCURACY PROIR TO COMMENCING ORDERS & SITE WORKS.
- * CINZ 3D DRAFTING & GRAPHICS, JB3D DRAFTING, NOR THEIR CONTRACTORS WILL NOT BE RESPONSIBLE FOR ANY COSTS WHATSOEVER FOR ALTERATIONS OR REPARATIONS ARISING FROM PLAN ERRORS OR OMISSIONS.
- * DRAWINGS SUPPLIED TO CLIENTS, & SUBSEQUENTLY PASSED ONTO BUILDERS OR CONTRACTORS, REMAIN THE PROPERTY OF CINZ 3D DRAFTING & GRAPHICS/ JB3D DRAFTING, UNTIL SUCH TIME FULL PAYMENT HAS BEEN RECEIVED.

SITE PREPARATION & WORKS.

- * NO EARTHWORKS TO COMMENCE WITHOUT SEEKING VERIFICATION OF UNDERGROUND TELECOMMUNICATION LINES (TELSTRA/ NBN).
- * SITE PREPARATION MUST COMPLY BY THE RELEVANT PROVISIONS AS SETOUT IN THE NCC H1D3.
- * CONCRETE SLABS & FOOTINGS TO COMPLY WITH ENGINEER'S SPECIFICATIONS & MUST COMPLY BY THE RELEVANT PROVISIONS AS SETOUT IN THE NCC H1D4.
- * SUBFLOOR AREAS ARE TO BE KEPT CLEAN WITH DRAINAGE INSTALLED WHERE NECESSARY TO AVOID POOLING OF WATERS.
- * RETAINING WALLS TO BE BUILT TO ENGINEER'S SPECIFICATIONS & MUST COMPLY WITH REVELANT COUNCIL'S PLANNING RULES ie. MIDCOAST COUNCIL PLANNING RULES '5 – SINGLE DWELLINGS, DUAL OCCUPANCIES, VILLA & TOWNHOUSES'. Section 5.7 CUT & FILL.
- ** TERMITE RISK MANAGEMENT – TERMITE MANAGEMENT SYSTEM TO BE PROVIDED IN ACCORDANCE WITH HP PART 3.5 AND AS 3660.1 AND/OR AS 3660.3.
- ** DRAINAGE – DRAINAGE TO SITE TO COMPLY WITH HP PART 3.3 OR AS/NZS 3500.3 IN ACCORDANCE WITH NCC 2022 H2D2.
- * ALL WORKS MUST COMPLY WITH, BUT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:
AS 2807:2011 RESIDENTIAL SLABS & FOOTINGS
AS 3600:2018 CONCRETE STRUCTURES
AS 3660.2:2000 TERMITE MANAGEMENT.

CONSTRUCTION & DESIGN LOADS

- * STRUCTURAL RELIABILITY PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1V1(1)(2)(3).
- * STRUCTURAL PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D2.
- * FRAMING PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D6.
- ** FRAMING – TIMBER FRAMES & TRUSSES /DESIGNED AND CONSTRUCTED TO AS/NZS 1170.1 /2002, AS/NZS 1170.2 /2021, AS1684.2 /2021, AS 1720.1 /2010, AS 1720.5 /2015 AND AS 4440 –2004 –INSTALLATION OF NAIL PLATED TIMBER ROOF TRUSSES.
- ** FRAMING – STEEL FRAMES /DESIGNED AND CONSTRUCTED TO NASH PART 1 & 2, AS 4100 & AS/NZS 4600. SUBFLOOR VENTILATION –
– SUB-FLOOR VENTILATION AND CLEARANCE COMPLIANCE WITH NCC HOUSING PROVISIONS PART 6.2.
- * MASONRY/ BRICK LAYING PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D5.
- ** MASONRY/ VERTICAL ARTICULATION JOINTS – MASONRY ARTICULATION JOINTS TO BE PROVIDED AS SPECIFIED IN HP 5.6.8 OR AS 4773.2 OR AS 3700.
- ** TIMBER AND COMPOSITE WALL CLADDING – CLADDING MATERIAL TO BE IN ACCORDANCE WITH HP PART 7.5 OR FOR AAC–AS 5146.1 OR FOR METAL WALL CLADDING AS 1562.1
- ** GUTTERS & DOWNPIPES – DOWNPIPES & GUTTERS TO COMPLY WITH NCC HOUSING PROVISIONS PART 7.4 OR AS/NZS 3500.3
- * ROOF & WALL CLADDING PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D6a & H1D6b.
- ** ROOF AND WALL CLADDING ?ALL ROOF AND WALL CLADDING TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NCC 2022 H1D7.
- * ALL ROOFING WATER IS TO BE DIRECTED NEAREST KERB & GUTTERING, OR TO COUNCIL SPECIFICATIONS.
- * GROUND WATER FROM ABOVE THE BUILDING ENVELOPE TO BE DIVERTED AROUND DWELLING BY SPOON DRAINS.
- * ALL WORKS MUST COMPLY WITH, BUT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:
AS 1684.2:2010 ALL TIMBER WORK & RESIDENTIAL TIMBER FRAMING CONSTRUCTION
AS 3700:2018 MASONARY STRUCTURES
AS 3786:2014 SMOKE ALARMS FUNCTIONAL CRITERIA
AS 3959:2018 CONSTRUCTION OF BUILDINGS IN A BUSHFIRE PRONE AREA

WET AREAS.

- * BUILDING ELEMENTS IN 'WET AREAS' WITHIN A BUILDING MUST BE PROTECTED WITH A WATERPROOFING SYSTEM AS SETOUT IN THE NCC 10.2
- ** WET AREA WATERPROOFING – WET AREA IN ACCORDANCE WITH H4D1, H4D2 & H4D3 OF THE NCC VOLUME TWO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740.
- ** FLOOR WASTE – WET AREA /ALL PROVIDED FLOOR WASTE TO HAVE FLOOR FALLS TO THEM BETWEEN 1:50 /1:80 AS PER NCC HOUSING PROVISIONS CLAUSE 10.2.12.
- ** EXTERNAL WATERPROOFING – EXTERNAL WATERPROOFING FOR ROOFING SYSTEMS ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING COMPLIANT WITH NCC VOLUME 2 H2D8 & AS 4654.1 & 2.
- * ALL WORKS MUST COMPLY WITH, BUT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:
AS 3740:2021 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
AS 4858:2004 WET AREA MEMBRANES
WINDOWS & GLAZING.

- * GLAZING PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D8.
- * GLAZING PERFORMANCE REQUIREMENTS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1P1.
- ** GLAZING : ALL GLAZING TO BE IN ACCORDANCE WITH H1D8 & H2D7 OF THE NCC 2022 VOLUME TWO, SECTION 8 OF THE HOUSING PROVISIONS & AUSTRALIAN STANDARDS AS 1288, 2047, 4055. (BASIX REQUIREMENTS TO BE ADDRESSED ALSO)
- * ALL WORKS MUST COMPLY WITH, BUT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:
AS 1288:2021 GLASS IN BUILDING – SELECTION & INSTALLATION
AS 2047:1999 WINDOWS IN BUILDINGS – SELECTION & INSTALLATION
AS 4055:2012 WIND LOADS FOR HOUSING
AS 1170.2 Part 2:2021 WIND ACTIONS

CONDENSATION MANAGEMENT.

- ** EXTERNAL WALL CONSTRUCTION : WHERE PLIABLE BUILDING MEMBRANE IN INSTALLED IN AN EXTERNAL WALL IT IS TO COMPLY WITH HP 10.8.1 AND AS 4200.1 & 2.
- ** EXHAUST SYSTEMS – THE BATHROOM &/OR SANITY COMPARTMENT/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLAINT NATURAL VENTILATION MUST BE INTERLOCKED TO ROOMS LIGHT SWITCH AND HAVE OFF TIMER SET FOR 10 MINUTES AFTER THE LIGHT IS SWITCHED OFF.
- ** EXHAUST SYSTEMS –THE ROOM/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLAINT NATURAL VENTILATION MUST BE PROVIDED WITH MAKE-UP AIR FROM ADJACENT ROOM OF 14,000MM2 WHICH IS APPROX. A 20MM UNDERCUT OF A 700MM DOOR OR 18MM FROM AN 820MM DOOR.
- ** EXHAUST SYSTEMS – THE EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF / (A) 25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND (B) 40 L/S FOR A KITCHEN OR LAUNDRY.
- ** VENTILATION OF ROOF SPACES / IN CLIMATE ZONES 6, 7 & 8 A ROOF SPACE MUST BE VENTILATED IN ACCORDANCE WITH HP PART 10.8.3.

SAFE MOVEMENT AND ACCESS.

- ** STAIRWAY AND RAMP CONSTRUCTION –STAIRWAYS AND RAMPS TO BE CONSTRUCTED TO HP PART 11.2.
- ** STAIRWAY SLIP RESISTANCE – INTERNAL STAIR SURFACES AND NOSING MUST COMPLY WITH AS 4586 SLIP RESISTANCE CLASSIFICATION – DRY SURFACE = P3 OR R10. – WET SURFACE = P4 OR R11.
- ** BARRIER AND HANDRAILS – BARRIER AND HANDRAILS TO BE CONSTRUCTED TO HP PART 11.3.
- ** BARRIER AND HANDRAILS – HANDRAIL TO STAIRS HAVING A CHANGE IN ELEVATION EXCEEDING 1M REQUIRED TO BE PROVIDED AT A HEIGHT NOT LESS THAN 865MM TO NCC HOUSING PROVISIONS CLAUSE 11.3.5.
- ** BARRIER AND HANDRAILS – BEDROOM WINDOWS WHERE THE FFL IS 2M OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE WINDOW RESTRICTORS OR SCREENS (CRIM-SAFE STYLE MESH) INSTALLED AS PER NCC HOUSING PROVISIONS CLAUSE 11.3.7.
- ** BARRIER AND HANDRAILS – WINDOWS OTHER THAN BEDROOM WITH FFL 4M OR MORE ABOVE ADJACENT SURFACE TO HAVE SILL OR BARRIER MINIMUM 865MM ABOVE FFL AS PER NCC HOUSING PROVISIONS CLAUSE 11.3.8.



BASIX[®] Certificate
Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1787175S

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

Secretary
Date of issue: Thursday, 13 March 2025
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.



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www.1100.com.au

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Document Date:

19.3.2025

JOB No.

2025-002

Site Designation:

LOT 253
D.P. 1189709

Mr Mark Cook
25 Isabella Parade, Forster
PROPOSED
SECONDARY DWELLING

ISSUE HISTORY

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SITE INFORMATION

LOT 253
DP 1189709
834.10m2

FLOOR SPACE RATIO = 0.5 (50%)

Max Living Areas = 417.02 m2

Existing Living Area = 178.0 m2

Proposed Living Area = 59.8 m2

Combined Living Areas = 237.8 m2
(28.5%)

EXISTING DWELLING AREAS

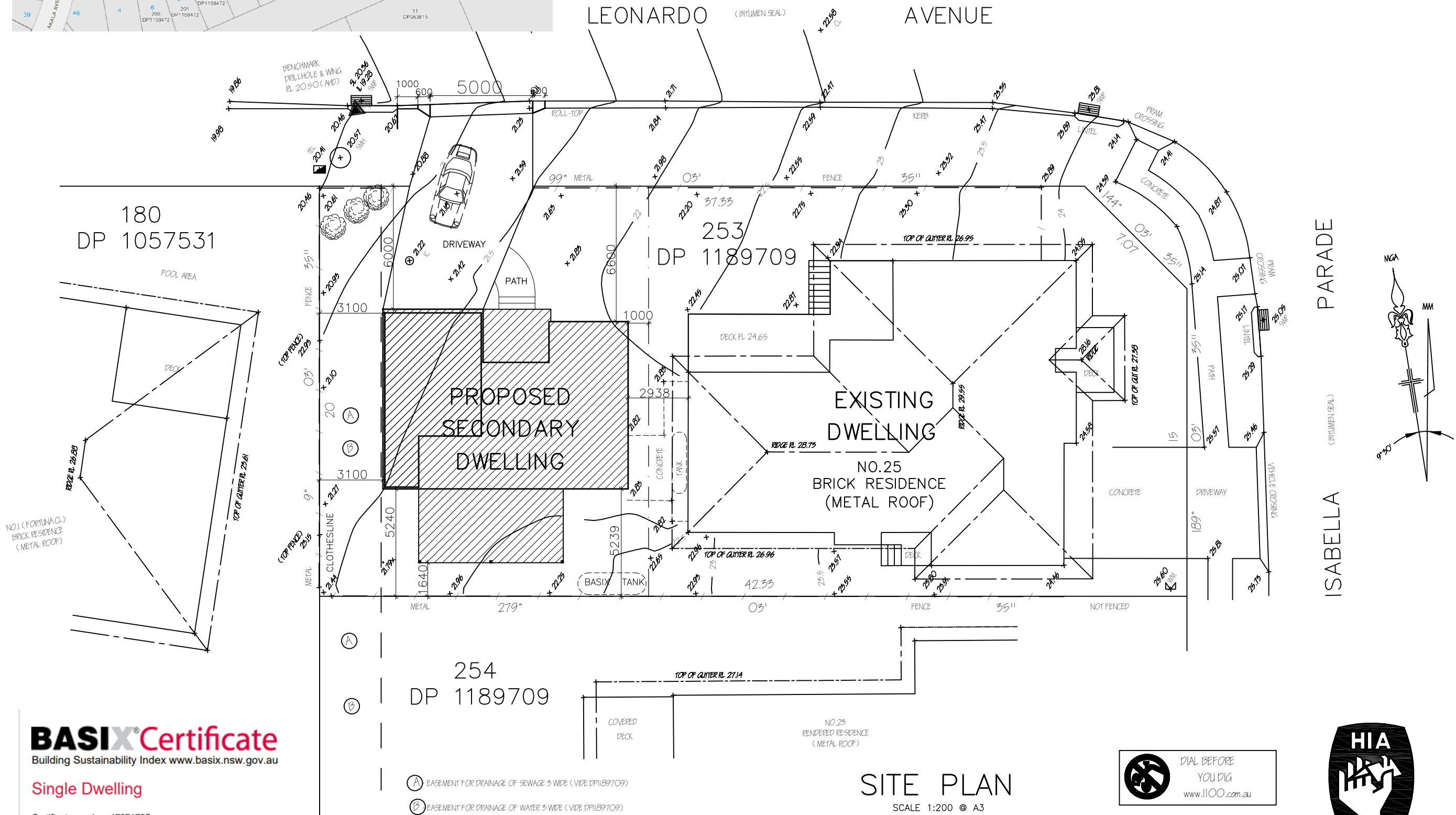
TOTAL AREA = 248.0 m2

LIVING = 178.0
GARAGE = 38.5
DECKS = 31.5

PROPOSED SECONDARY DWELLING

TOTAL AREA = 128.0 m2

LIVING = 59.8
GARAGE = 34.4
PORCH = 8.5
ALFRESCO = 25.3



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(A) EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE (VIDE DP1189709)

(B) EASEMENT FOR DRAINAGE OF WATER 3 WIDE (VIDE DP1189709)

SITE PLAN

SCALE 1:200 @ A3



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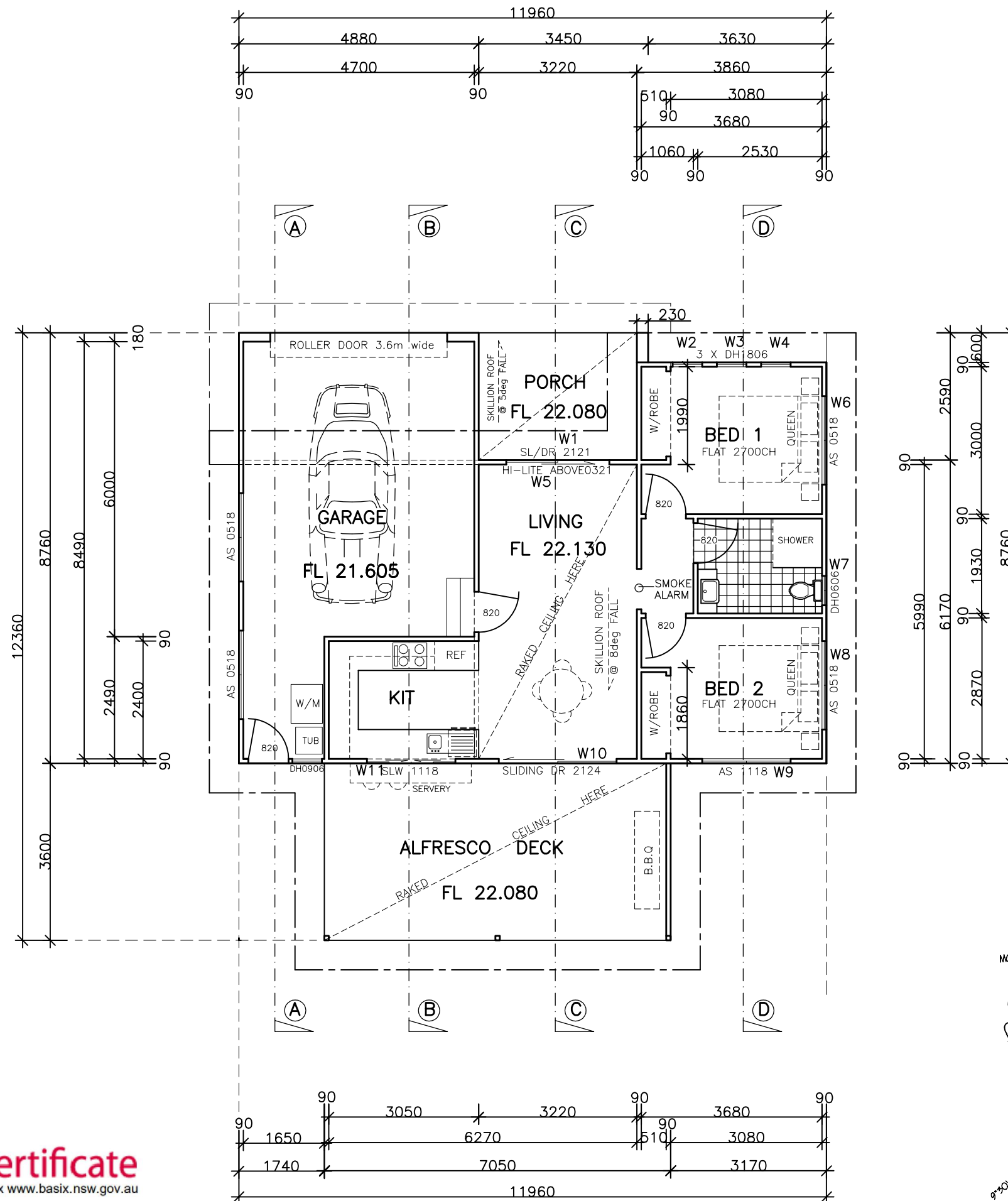


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PROPOSED FLOOR PLAN

SCALE 1:100 © A3

SITE INFORMATION

LOT 253
DP 1189709
834.10m2

FLOOR SPACE RATIO = 0.5 (50%)
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Existing Living Area = 178.0 m2
Proposed Living Area = 59.8 m2
Combined Living Areas = 237.8 m2 (28.5%)

EXISTING DWELLING AREAS

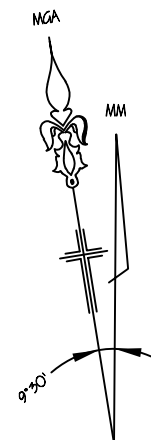
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LIVING = 178.0
GARAGE = 38.5
DECKS = 31.5

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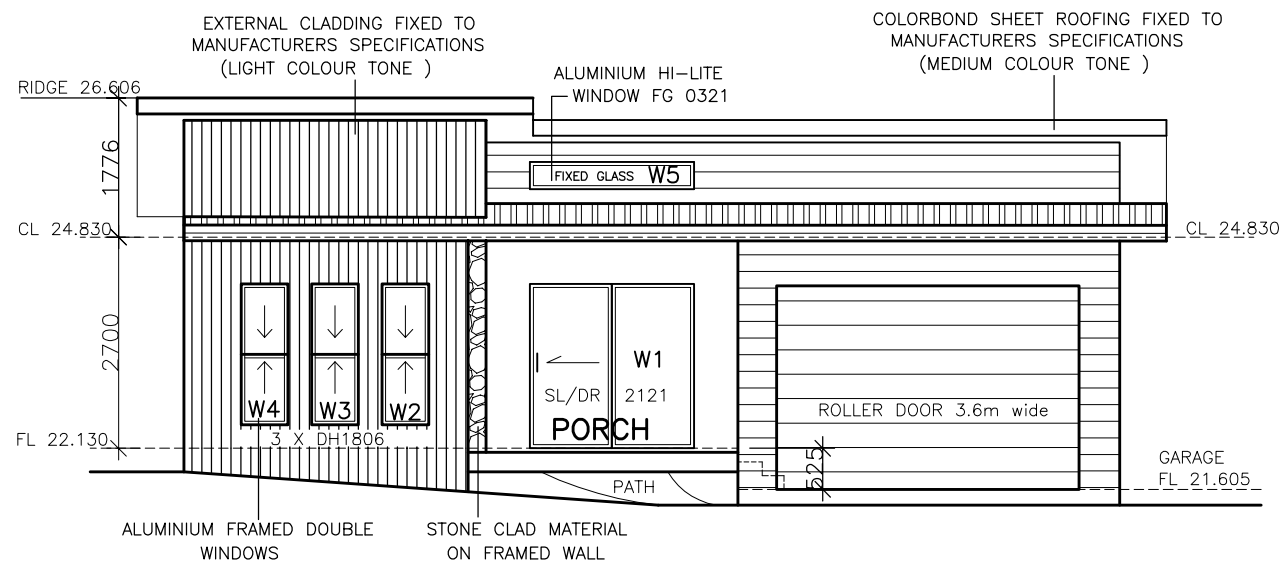
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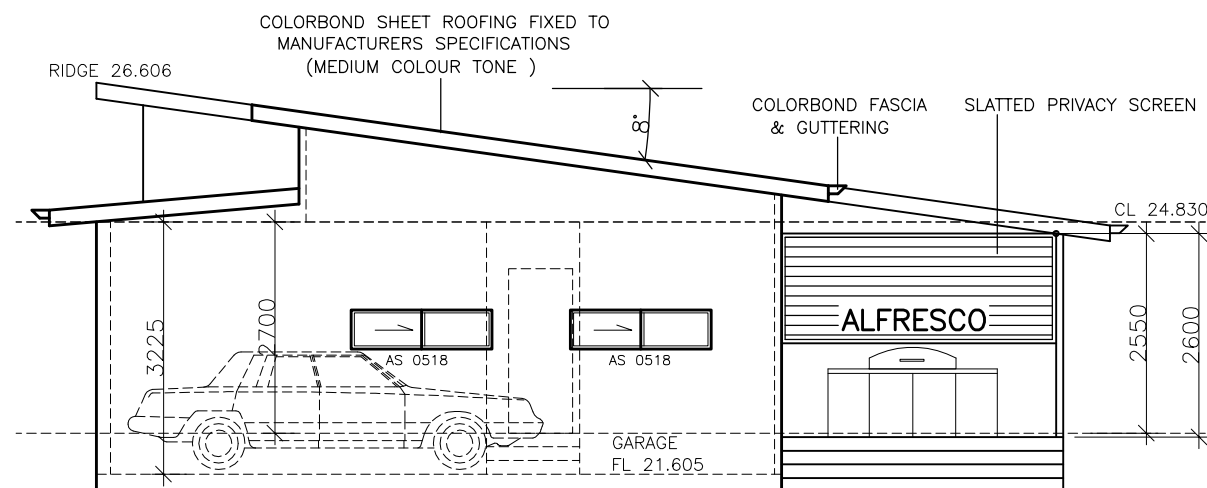
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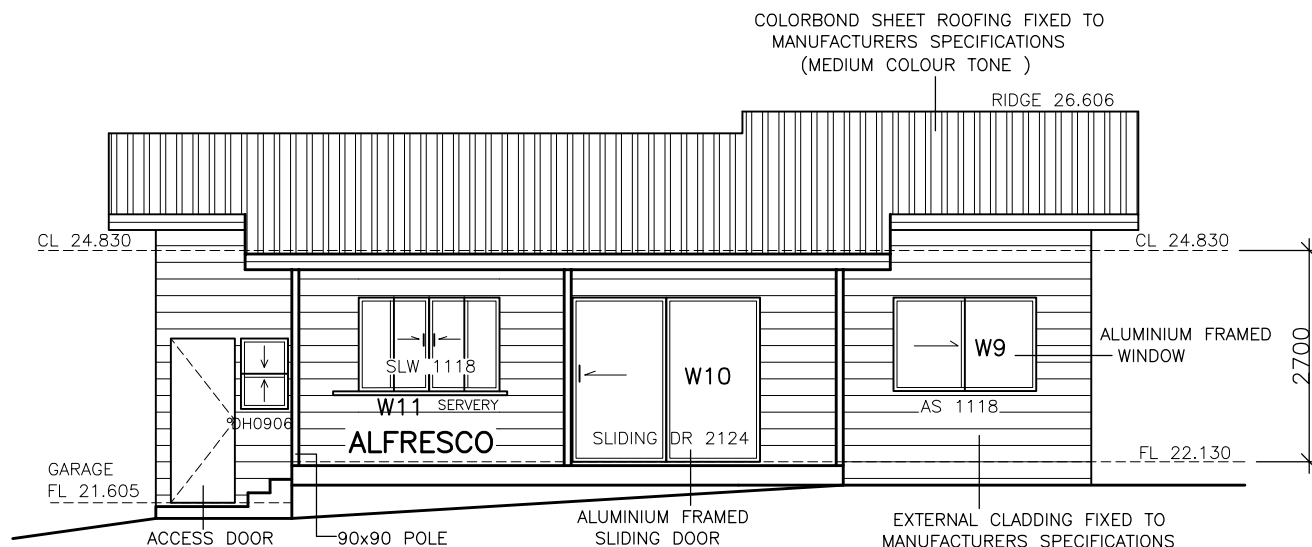
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SCALE 1:100 @ A3



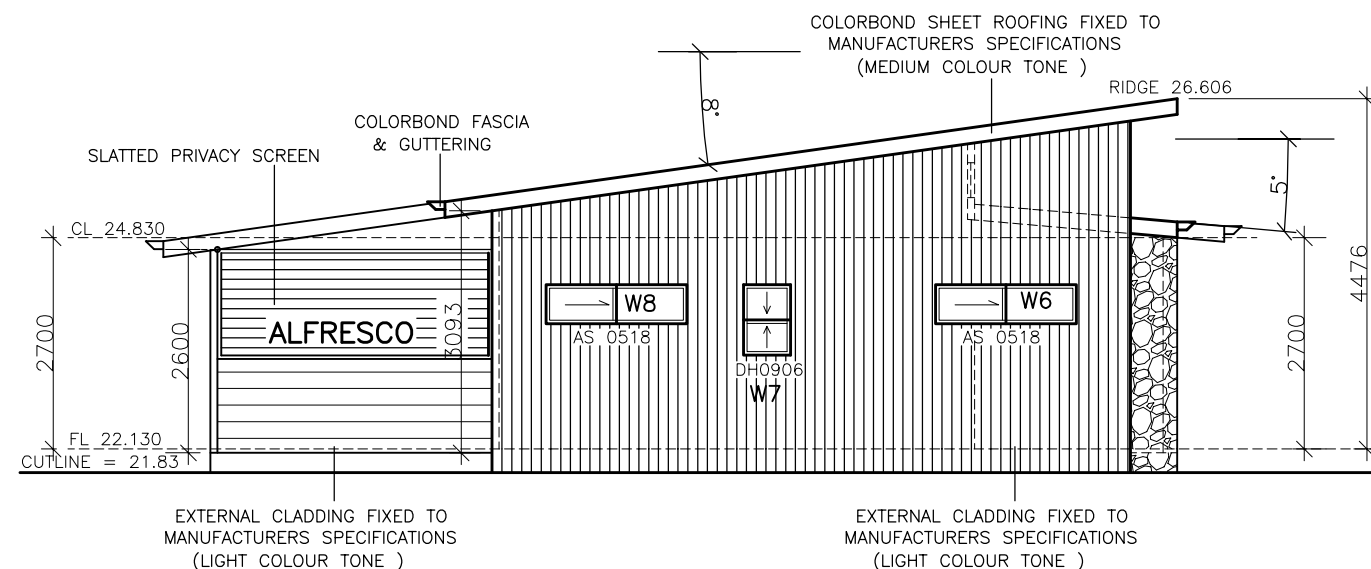
WEST ELEVATION

SCALE 1:100 @ A3



SOUTH ELEVATION

SCALE 1:100 @ A3



EAST ELEVATION

SCALE 1:100 @ A3



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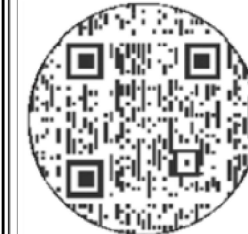
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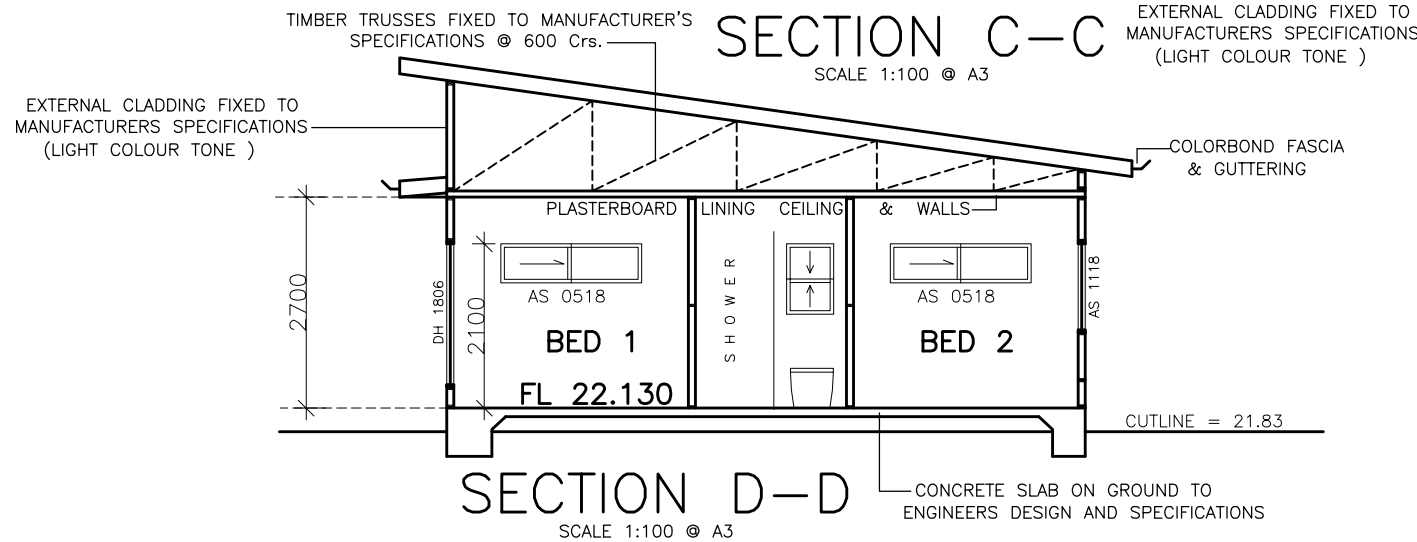
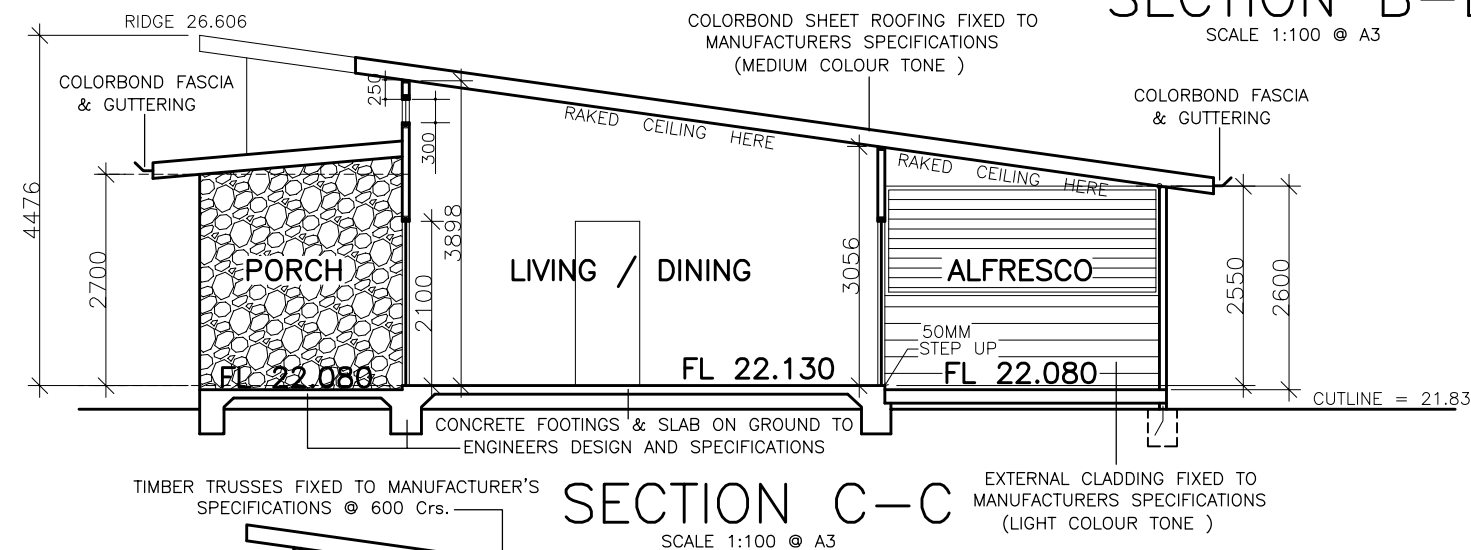
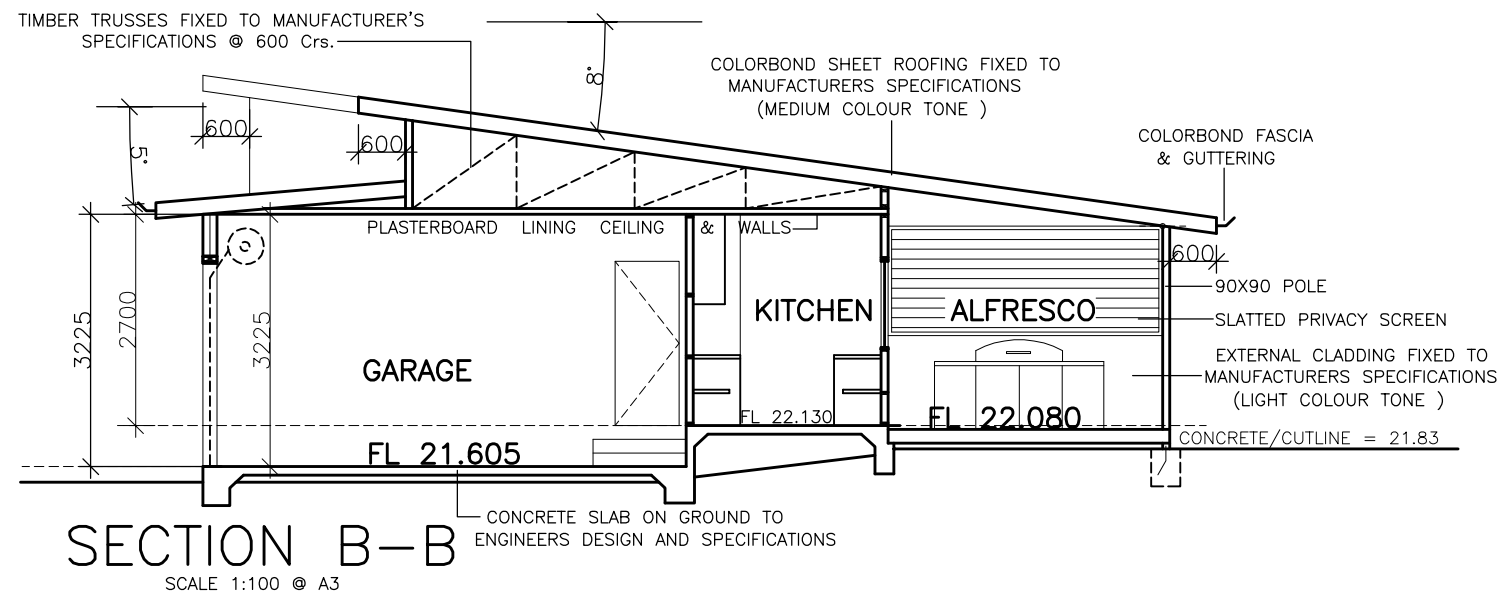
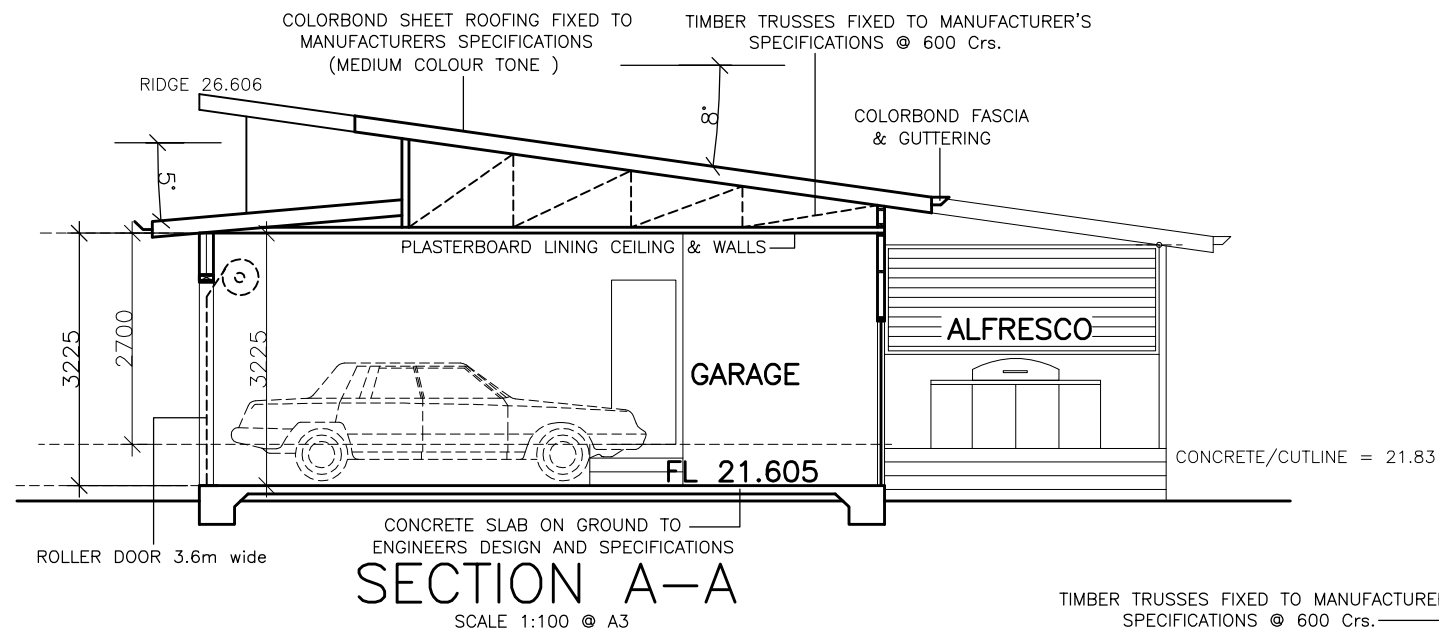
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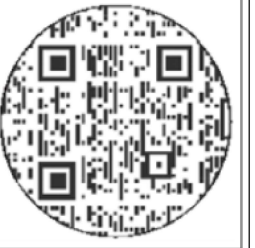
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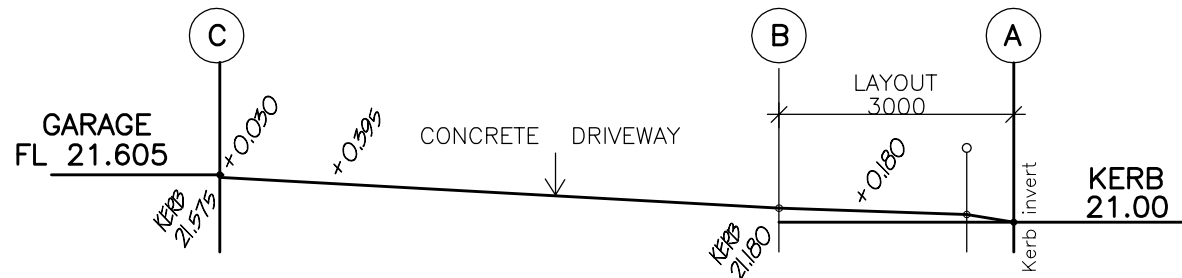
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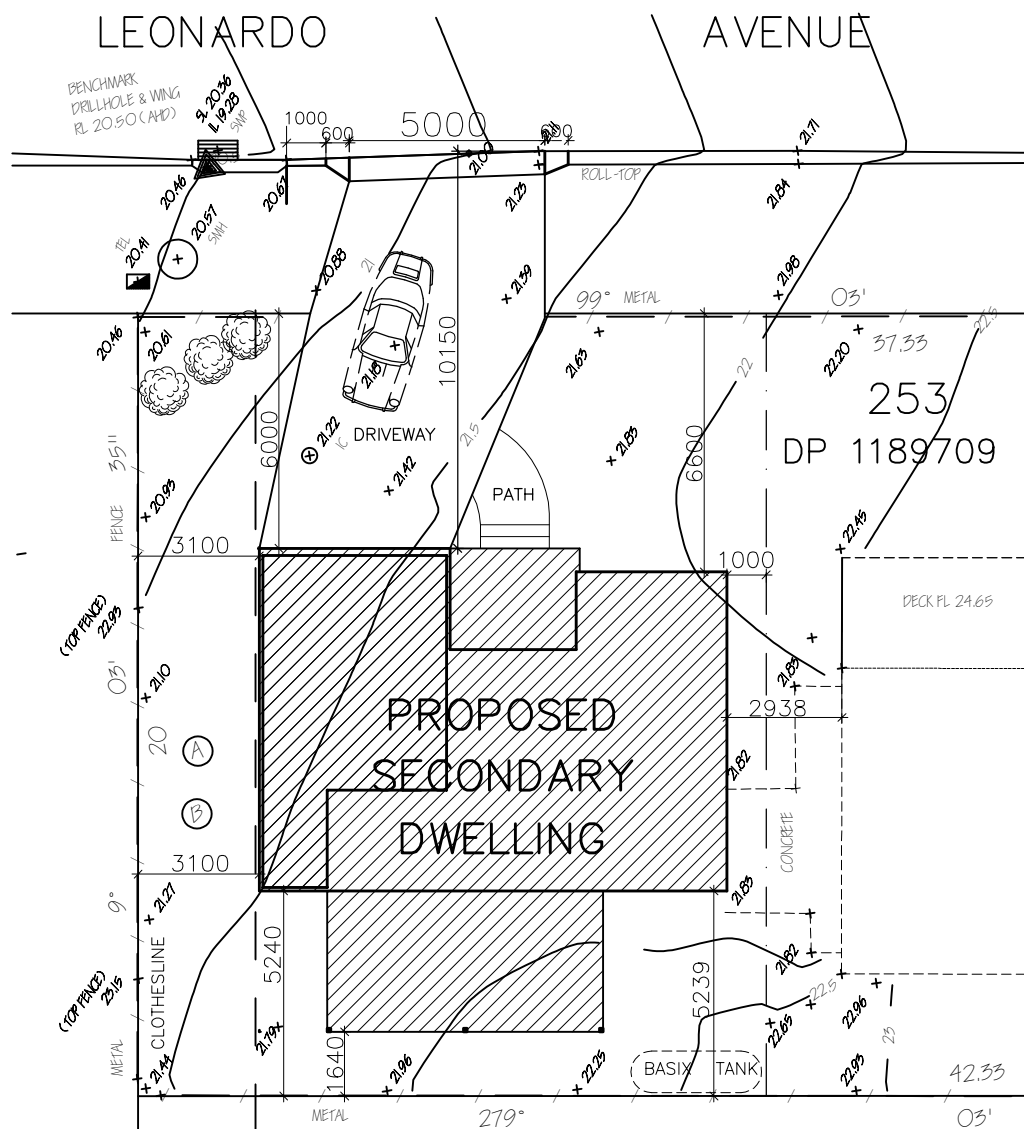
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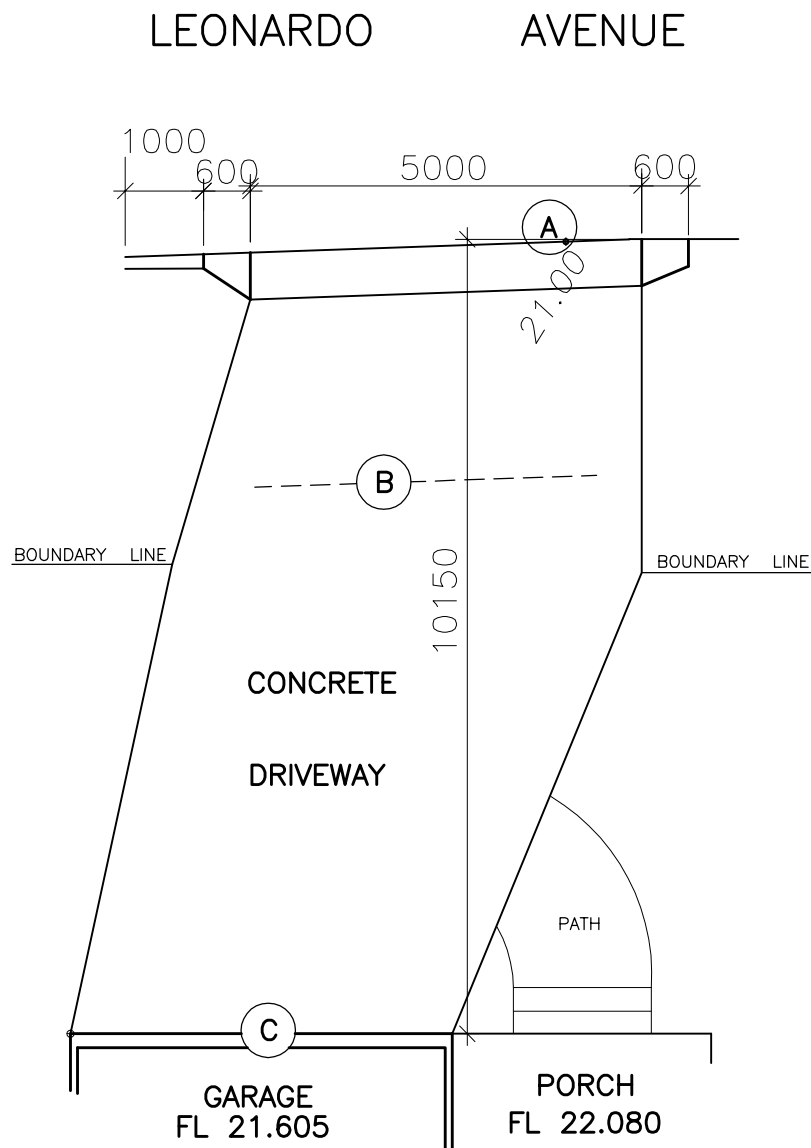
LONGITUDINAL SECTION PROPOSED DRIVEWAY DESIGN

SCALE HOR. 1:100 VER. 1:100



SITE PLAN

SCALE 1:200 @ A3



DRIVEWAY — TOP VIEW

SCALE 1:100 @ A3



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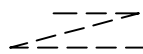
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= DASHED LINES DENOTES APPROXIMATE LOCATION OF SEDIMENT CONTROL BARRIER



= DELIVERED MATERAILS TO BE STORED IN AN EASILY ACCESSIBLE AREA, DRY & SAFE.



= DELIVERED SAND PILE TO BE STORED IN A SAFE & EASILY ACCESSIBLE AREA

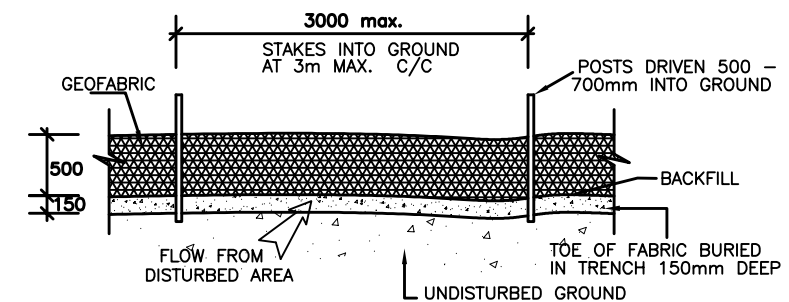
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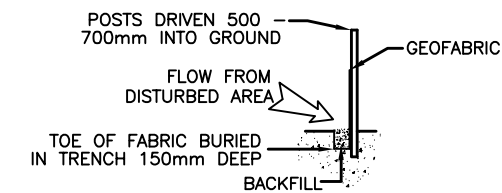
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EROSION & SEDIMENT CONTROL PLAN

GEOTEXTILE FABRIC FENCES ARE TO BE INSTALLED WHERE SPECIFIED AS PER 'DEPT OF CONSERVATION & LAND MANAGEMENT' SPECIFICATIONS. GEOTEXTILE FENCES AND OTHER EROSION & SEDIMENT CONTROL DEVICES ARE TO BE CHECKED ON A WEEKLY BASIS AND AFTER HEAVY FALLS OF RAIN, & REPAIRS UNDERTAKEN WHERE REQUIRED. OVERSIZED GRAVEL IS TO BE PLACED IN THE ENTRANCES DRIVEWAY & ALL VEHICLES ARE TO USE THIS ENTRANCE ONLY. SAND STORAGE AREA HAS BEEN SPECIFIED & MUST BE ADHERED TO. ON SITE STORAGE OF MATERIALS ARE TO BE KEPT TO THE SPECIFIED AREA & WHERE POSSIBLE STORED ABOVE GROUND LEVEL AS TO NOT INTERFERE OR REDIRECT THE NATURAL FLOW OF GROUND WATERS.

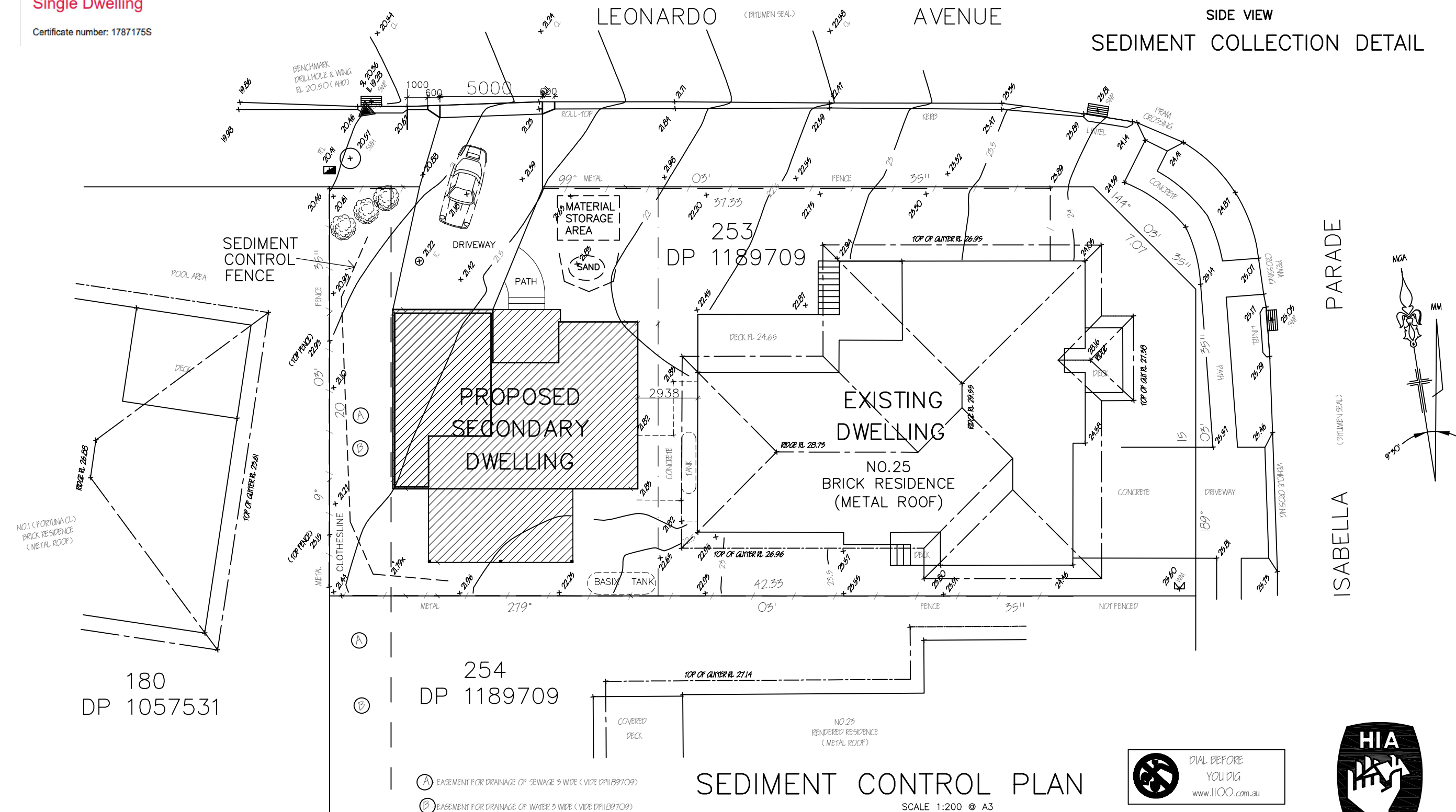


FRONT VIEW



SIDE VIEW

SEDIMENT COLLECTION DETAIL



SEDIMENT CONTROL PLAN

SCALE 1:200 © A3



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Secretary
Date of issue: Thursday, 13 March 2025
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	Mr Mark Cook	
Street address	25 ISABELLA Parade FORSTER 2428	
Local Government Area	Mid-Coast Council	
Plan type and plan number	Deposited Plan DP1189709	
Lot no.	253	
Section no.	-	
Project type	dwelling house (detached) - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 67	Target 67
Materials	✔ -4	Target n/a

Certificate Prepared by
Name / Company Name: ABAC Group Pty Ltd
ABN (if applicable):

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
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 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 150 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 developmentthe cold water tap that supplies each clothes washer in the developmentat 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.)		✓ ✓ ✓	✓ ✓ ✓

Description of project

Project address		Assessor details and thermal loads	
Project name	Mr Mark Cook	NatHERS assessor number	n/a
Street address	25 ISABELLA Parade FORSTER 2428	NatHERS certificate number	n/a
Local Government Area	Mid-Coast Council	Climate zone	n/a
Plan type and plan number	Deposited Plan DP1189709	Area adjusted cooling load (MJ/m².year)	n/a
Lot no.	253	Area adjusted heating load (MJ/m².year)	n/a
Section no.	-	Project score	
Project type		Water	✓ 40 Target 40
Project type	dwelling house (detached) - secondary dwelling	Thermal Performance	✓ Pass Target Pass
No. of bedrooms	2	Energy	✓ 67 Target 67
Site details		Materials	✓ -4 Target n/a
Site area (m²)	834		
Roof area (m²)	158		
Conditioned floor area (m²)	50.2		
Unconditioned floor area (m²)	4.5		
Total area of garden and lawn (m²)	162		
Roof area of the existing dwelling (m²)	289		
Number of bedrooms in the existing dwelling	3		

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
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.			✓

Construction	Area · m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, conventional slab.	56.7	nil;not specified	nil	
garage floor - concrete slab on ground.	32.4	none	nil	
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	all external walls	2.50 (or 3.00 including construction);fibreglass batts or roll	nil	wall colour: Light (solar absorptance < 0.48)

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Document Date:

19.3.2025

JOB No.

2025-002

Site Designation:

LOT 253
D.P. 1189709

Mr Mark Cook
25 Isabella Parade, Forster
PROPOSED
SECONDARY DWELLING

ISSUE HISTORY

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Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
internal wall shared with garage: plasterboard; frame: timber - H2 treated softwood.	22.6	nil;fibreglass batts or roll	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	30.6	none	nil	
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - H2 treated softwood.	157.9	ceiling: 4 (up), roof: foil backed blanket ;ceiling: fibreglass batts or roll; roof: foil backed blanket.	nil	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.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
The applicant must install at least one ceiling fan in each bedroom.	✓	✓	✓
• 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 .	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✓	✓	✓
• Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.	✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W01	2100.00	2100.00	aluminium, single glazed (U-value: <=4.5, SHGC: 0.60 - 0.74)	eave 3600 mm, 600 mm above head of window or glazed door	not overshadowed
W02	1800.00	600.00	aluminium, single glazed (U-value: <=4.5, SHGC: 0.60 - 0.74)	eave 800 mm, 600 mm above head of window or glazed door	not overshadowed
W03	1800.00	600.00	aluminium, single glazed (U-value: <=4.5, SHGC: 0.60 - 0.74)	eave 800 mm, 600 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W04	1800.00	600.00	aluminium, single glazed (U-value: <=4.5, SHGC: 0.60 - 0.74)	eave 800 mm, 600 mm above head of window or glazed door	not overshadowed
W05	300.00	2100.00	aluminium, single glazed (U-value: <=7.0, SHGC: 0.60 - 0.74)	eave 600 mm, 400 mm above head of window or glazed door	not overshadowed
East facing					
W06	500.00	1800.00	aluminium, single glazed (U-value: <=7.0, SHGC: 0.60 - 0.74)	eave 600 mm, 2000 mm above head of window or glazed door	2-4 m high, 2-5 m away
W07	600.00	600.00	aluminium, single glazed (U-value: <=7.0, SHGC: 0.60 - 0.74)	eave 600 mm, 1500 mm above head of window or glazed door	2-4 m high, 2-5 m away
W08	500.00	1800.00	aluminium, single glazed (U-value: <=7.0, SHGC: 0.60 - 0.74)	eave 600 mm, 1200 mm above head of window or glazed door	2-4 m high, 2-5 m away

South facing					
W09	1100.00	1800.00	aluminium, single glazed (U-value: <=4.5, SHGC: 0.60 - 0.74)	eave 800 mm, 1000 mm above head of window or glazed door	not overshadowed
W10	2100.00	2400.00	aluminium, single glazed (U-value: <=4.5, SHGC: 0.60 - 0.74)	verandah 3600 mm, 2700 mm above base of window or glazed door	not overshadowed
W11	1100.00	1800.00	aluminium, single glazed (U-value: <=4.5, SHGC: 0.60 - 0.74)	verandah 3600 mm, 1800 mm above base of window or glazed door	not overshadowed

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 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: 4 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: 4 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: 4 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: 4 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-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
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 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric 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.

