

NOTES:

- Boundary bearings and dimensions as per DP229047
- Approx. location of sewer lines, storm water line and water main as per Goulburn Mulwaree Council map. To be confirmed on site.
- Storm water discharge to existing line.
- Waste water discharge to connect to existing septic line.

LEGEND:

FFL: Finished Floor Level
RL: Reduced Level
BM: Benchmark

Revision Schedule:

Rev:	Changes Made:	Date:	By:
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Area Ratios: Property Size = 645m²

Proposed timber stud frame Granny Flat = 55m² (9.0%) Foot print
Proposed timber Deck = 55m² (9.0%) Foot print
Existing Dwelling Approx. = 139.21m² (21.58%) Foot print
Existing Garage Approx. = 31.2m² (4.84%) Foot print
Free Space Approx = 205.09m² (31.8%)

Site Plan

1:200



Locality Map

NTS



SEDIMENT TRAPPING DEVICES.

SEDIMENT FENCES

DESCRIPTION

A sediment fence (also known as a silt fence) is a temporary barrier of geotextile filter or fabric, usually supported by steel mesh and steel posts.

DESIGN LIMITATIONS

- Sediment Fences have the following design limits:
- The area draining to the fence is 0.6ha or less.
- The maximum slope length behind the fence is 60m.

PURPOSE

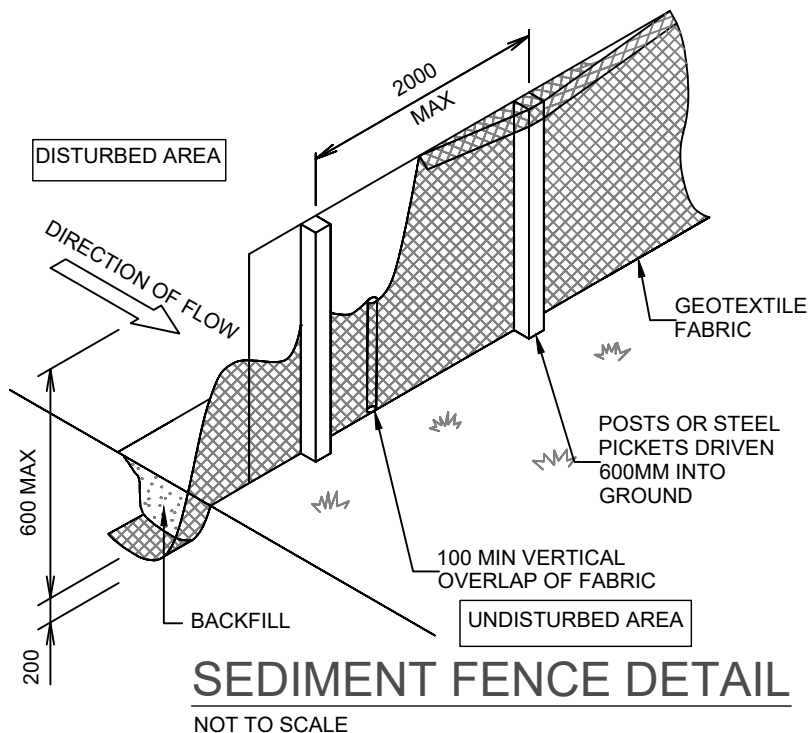
Sediment fences filter runoff, trapping the sediment and allowing filtered water to pass through.

INSTALLATION

Sediment fences should have a stable outlet or overflow point, in-case the flow rates exceed their capacity to filter the water.

MAINTENANCE

After each rain event check for undercutting, sagging and overtopping, and repair immediately. Sediment collected should be removed from site.



SEDIMENT FENCE DETAIL

NOT TO SCALE



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CONSTRUCTION CERTIFICATE
PURPOSES



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Proposed: Granny Flat
Client: Matthew Cucuzza
Address: 22 Chisholm Street Goulburn 2580
NSW
88/-/DP229047
Council: GOULBURN MULWAREE COUNCIL
Plan: Site Plan

Drawn: K.C.
Date: 16/10/2024
Scale: 1:200 @ A3
Job No: 240823

Sheet :
01
of :
05

Note: Plans to be printed on A3 to be too scale. Do not scale off plans. All dimensions to be checked and verified on site.

BASIX™Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1790087S

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.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Wednesday, 02 April 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.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-23MMCZ-01.


Project summary		
Project name	Matthew Cucuzza	
Street address	22 CHISOLM STREET GOULBURN 2580	
Local Government Area	Goulburn Mulwaree Council	
Plan type and plan number	Deposited Plan	
Lot no.	88	
Section no.	229047	
Project type	dwelling house (detached) - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	✔ 45	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 64	Target 60
Materials	✔ 28	Target n/a

Certificate Prepared by		
Name / Company Name: Mr Wayne Ryan		
ABN (if applicable):		

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 20 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 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 2000 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 50 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		✓	✓

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• 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.)		✓	✓

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: gas instantaneous with a performance of 5.5 stars.	✓	✓	✓
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 - non ducted; Energy rating: 5 star (cold zone)		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
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 - non ducted; Energy rating: 5 star (cold zone)		✓	✓
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: no mechanical ventilation (ie. natural); Operation control: n/a		✓	✓
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.	✓	✓	✓
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.		✓	

Project Specification		Form # BC0.1	E:info@energwise.com.au		P:0452 648 288	 energWise intelligent building design Trading as 4M AUSTRALIA PTY LTD
Project Address: 22 Chisholm Street Goulburn NatHERS certification number: HR-23MCDZ-01						
This Project Specification outlines ONLY some of the NatHERS commitments. For the full list of specifications and construction allocations, you must refer to the corresponding NatHERS document that has been provided.						
External Walls Specification:						
Type	Material	Added Insulation	Colour**	Detail		
Timber Framed	Metal Cladded Bondor PIR75	R3.30	medium	As per drawings		
Internal Walls specification:						
Type	Material	Added Insulation	Colour**	Detail		
Timber Framed	PB	R2.00	-	As per drawings		
Floors Specification:						
Type	Material	Added Insulation	Covering	Detail		
Timber Framed	Timber Lined	R2.50	-	to outside air		
* Coverings: tiles: wet areas eng.timber: all other						
Roofs/Attic floor Specification:						
Type	Material	Added Insulation	Colour**	Detail		
Metal Framed	Attic: PB ceiling +Colorbond roof	R3.50+(R2.5+refl)	woodland grey	As per drawings, Attic ceiling + roof		
Window Specification*						
Frame material	Glazing	Colour**	Detail			
As suitable	As suitable	light	Refer to NatHERS for more info			
Skylights-Roof Windows*						
Type	Detail					
Vel-011-02W	Refer to NatHERS for more info					
Ceiling fans						
1500mm: BEDROOMS 2400mm: KLD						
* NOTE: WINDOW PERFORMANCE IS DETERMINED BY U-VALUE AND SHGC NOT THE SYSTEM DESCRIPTION. THESE PERFORMANCE FIGURES CAN BE ACHIEVED BY MULTIPLE WINDOW/DOOR SYSTEMS AND THEIR DESCRIPTION IN THE NATHERS IS SECONDARY. FOCUS OF THE PERFORMANCE VALUES.						
** LIGHT COLOR INSTALLATIONS HAVE SOLAR ABSORBANCE BEING LOWER THAN 0.475. MEDIUM COLOR INSTALLATIONS HAVE SOLAR ABSORBANCE BEING BETWEEN 0.475 AND 0.705. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBANCE BEING HIGHER THAN 0.705.						
IT IS ILLEGAL TO COPY/PASTE NATHERS STAMPS FROM STAMPED DRAWINGS TO ANOTHER DRAWING SET, EVEN IF THIS IS FOR THE SAME PROJECT. NATHERS CERTIFICATES ARE ISSUED FOR THE SPECIFIC DRAWING VERSION AND DATE OF ISSUE AND ARE VALID ONLY FOR THIS PARTICULAR VERSION. IF YOU UPDATE DRAWINGS, YOU MUST UPDATE THE NATHERS CERTIFICATE AS WELL.						

CAUTION – ALL OF THE ITEMS BELOW MUST BE ADHERED BY FOR NATHERS TO BE VALID

NOTES:

- ALL DOWNLIGHTS TO BE:
 - APPROVED NON-VENTILATED
 - WITH FIRE-RATED COVER/SHIELD TO ALLOW CONTINUOUS INSULATION LED TYPE. IF HALOGEN LIGHT ARE TO BE INSTALLED THIS CERTIFICATION IS NOT VALID
- ALL VENTS AND WALL OPENINGS INSTALLED TO BE "THE SEALED" TYPE
- ALL INSULATION IS TO BE INSTALLED IN ACCORDANCE NCC PART 3.12.1.1
 - CREATION OF CONTINUOUS THERMAL BARRIER
 - COMPLIANCE WITH AS4859
 - MAINTAINING THICKNESS OF BULK INSULATION AND AIR GAPS FOR REFLECTIVE INSULATION
- BUILDING SEALING AS PER NCC PART 3.12.3
 - WEATHER SEALS AND DRAFT EXCLUDERS
 - DRAFT STOPPER CAPS
- SERVICES AS RER NCC PART 3.12.5
 - INSULATION OF SERVICES, PIPING AND DUCTWORK

NOTE: CEILING FANS HAVE BEEN NOMINATED WHEN PERFORMED THE NATHERS CALCULATIONS AND EACH CERTIFICATION HAS BEEN ISSUED ACCORDINGLY. ENSURE THAT THE INSTALLATIONS ARE CARRIED OUT.

REFER TO CORRESPONDING NATHERS CERTIFICATE(S) FOR CORRECT WINDOW SPECIFICATIONS / ALLOCATIONS (SEE BC.01 FORM FOR DETAIL)

Nationwide House Energy Rating Scheme®

NatHERS® Certificate No. #HR-23MCDZ-01

Generated on 01 Apr 2025 using Hero 4.1 (Chenath v3.23)

Property

Address 22 Chisholm Street, Goulburn, NSW, 2580

Lot/DP 88/229047

NCC Class* 1a

Floor/all Floors 1 of 1 floors

Type New

Plans

Main Plan 240823/16.10.2024

Prepared by KC

Construction and environment

Assessed floor area (m²)*	Exposure Type
Conditioned* 49.7	Suburban
Unconditioned* 5.9	NatHERS climate zone
Total 55.6	24 - Canberra Airport
Garage 0.0	

7.0

The more stars the more energy efficient

NATIONWIDE HOUSE

ENERGY RATING SCHEME®

121.8 MJ/m²

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

Thermal performance star rating

	Heating	Cooling
Modelled	99.1	22.7
Load limits	114	35

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate.

Accredited assessor

Name

IOANNIS FRAGKOULIDIS

Business name

4M AUSTRALIA PTY LTD

Email

yanni.frag@gmail.com

Phone

+61 452648288

Accreditation No.

10002

Assessor Accrediting Organisation

HERA

Declaration of interest

No Conflict of Interest

NCC Requirements

BCA 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 J2D2(2)(a) and (3) 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.

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

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-23MCDZ-01>.

When using either link, ensure you are visiting <http://www.hero-software.com.au>.

Certificate No. #HR-23MCDZ-01

Assessor name

IOANNIS FRAGKOULIDIS

Accreditation No.

HERA 10002

Phone Number

+61 452648288

Postal Address

22 Chisholm Street Goulburn, NSW 2580

<http://www.hero-software.com.au/pdf/HR-23MCDZ-01>

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Proposed:

Client:

Address:

Council:

Granny Flat

Matthew Cucuzza

22 Chisholm Street Goulburn 2580 NSW

88/-/DP229047

GOULBURN MULWAREE COUNCIL

Plan:

BASIX COMMITMENTS

Drawn:

Date:

Scale:

Job No:

K.C

16/10/2024

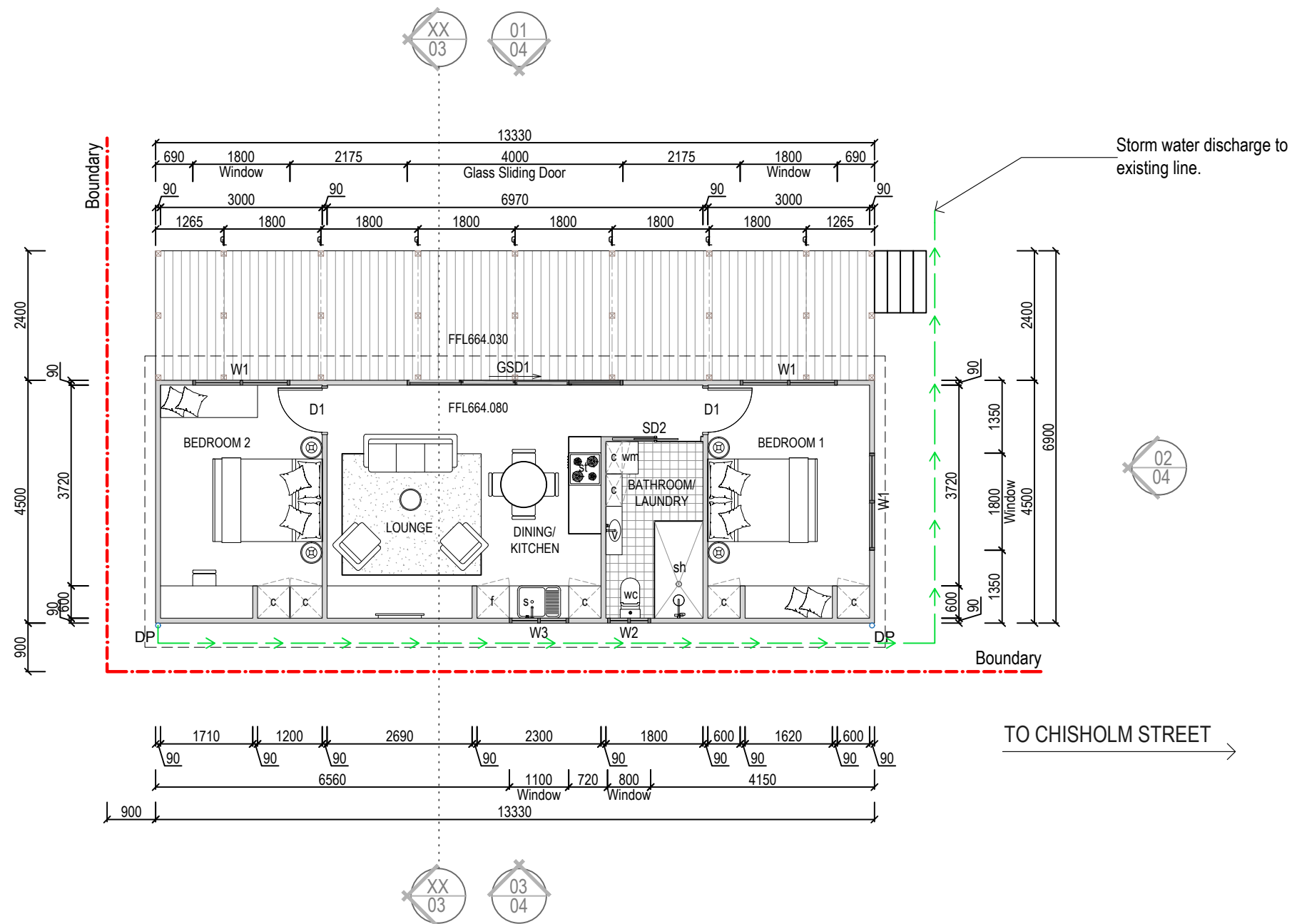
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240823

Sheet :

Of :

Note: Plans to be printed on A3 to be too scale. Do not scale off plans. All dimensions to be checked and verified on site.



WINDOW SCHEDULE				
NUMBER	WIDTH	HEIGHT	ROUGH AREA	TYPE
W1	1800	2057	3.7m²	ALUMINIUM WINDOW
W2	0800	1350	1.08m²	SLIDING WINDOW
W3	1100	1350	1.49m²	SLIDING WINDOW

DOOR SCHEDULE				
NUMBER	WIDTH	HEIGHT	ROUGH AREA	TYPE
D1	0900	2040	1.84 m²	HINGED DOOR
GSD1	4000	2400	9.6 m²	GLASS SLIDING DOOR
SD2	0820	2040	1.67 m²	SLIDING DOOR

- LEGEND
- c - DENOTES CUPBOARD
 - f - DENOTES FRIDGE
 - s - DENOTES SINK
 - sh - DENOTES SHOWER
 - st - DENOTES STOVE
 - v - DENOTES VANITY
 - wc - DENOTES TOILET
 - wm - DENOTES WASHING MACHINE

- General Notes:
- All local council and statutory authorities requirements to be complied with.
 - All measurements to be checked and verified on site
 - Builder to be responsible for all stability during erection of building.
 - All portal frames should be braced until roof and wall sheeting is fully installed.
 - New roof and wall sheeting installed is to be installed as per manufacturers specifications. All sheeting fasteners as per engineers spec.
 - Certifier and contractor to verify (on site) that all design criteria is true and correct for the address stated. Any discrepancies should be forwarded to the engineer in writing immediately for a review of the design.
 - National Construction Code (NCC) 2022 Volume 2

Floor Plan / Concept Drainage Plan

1:100

ISSUED FOR DEVELOPMENT /
CONSTRUCTION CERTIFICATE
PURPOSES

**Fernleigh**
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Certificate No. #HR-23MCDZ-01
Assessor Name: JORDAN PROUDLOUIS
Assessor No: 1054 1002
Property Address: 22 Chisholm Street, Goulburn, NSW 2580
http://www.hrc.nsw.gov.au/assessors/assessors.asp

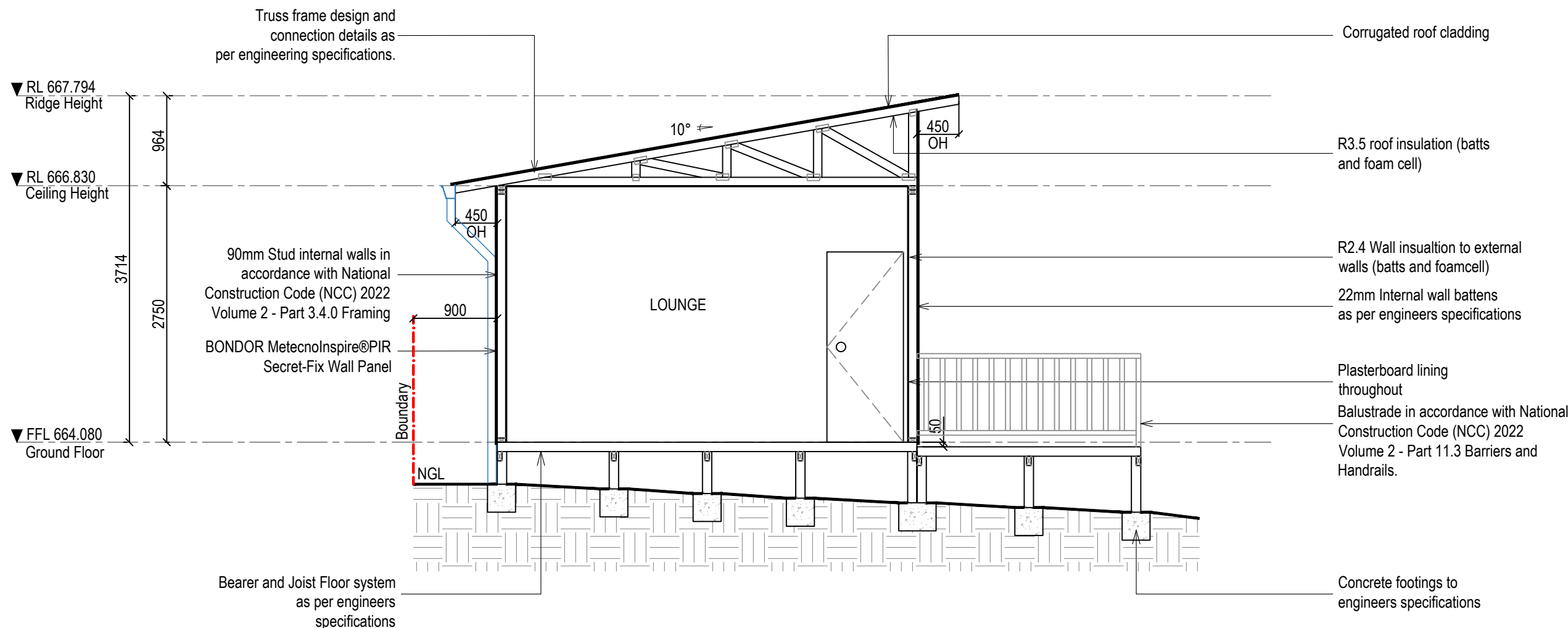
Proposed: Granny Flat
Client: Matthew Cucuzza
Address: 22 Chisholm Street Goulburn 2580
NSW
88/-/DP229047
Council: GOULBURN MULWAREE COUNCIL

Plan: Floor Plan / Concept Drainage Plan

Drawn: K.C.
Date: 16/10/2024
Scale: 1:100 @ A3
Job No: 240823

Sheet :
Of : 02
05

Note: Plans to be printed on A3 to be too scale. Do not scale off plans. All dimensions to be checked and verified on site.



Typical Section Thru - X

1:50

All works to be completed in accordance with the performance requirements of the National Construction Code (NCC) 2022 Volume 2

Part H.1 Structure (dealt with in Engineering)

H1P1	Structural reliability and resistance
H1P2	Buildings in flood areas
H1D2	Structural Provisions
H1D3	Site preparation
H1D4	Footings and slabs
H1D6	Framing
H1D7	Roof and wall cladding
H1D8	Glazing
H1D9	Earthquake areas
H1D10	Flood hazard areas
H1D11	Attachment of framed decks and balconies to external walls of buildings using a waling plate
H1D12	Piled Footings

Part H2 Damp and weatherproofing (dealt with in Engineering)

H2P1	Rainwater management
H2P2	Weatherproofing
H2P4	Drainage from swimming pools
H2D2	Drainage

Part H3 Fire safety (dealt with in Engineering)

H3D1	Deemed to satisfy comply
H3D2	Fire hazard properties and non-combustible building elements
H3D3	Fire separation of external walls

Part H4 Health and amenity

H4P1	Wet areas
H4P2	Room heights

Part H5 Safe movement and access

H5P1	Movement to and within a building
------	-----------------------------------

Part H7 Ancillary Provisions and additional construction requirements (dealt with in Engineering)

H7P1	Swimming pool access
H7P2	Swimming pool reticulation systems
H7P3	Buildings in bush fire prone areas

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PURPOSES

Note:

If any uncontained Fill is required on Site, Class 'P' site is applicable.
Unretained fill to comply with Table 3.2.1 of NCC 2022



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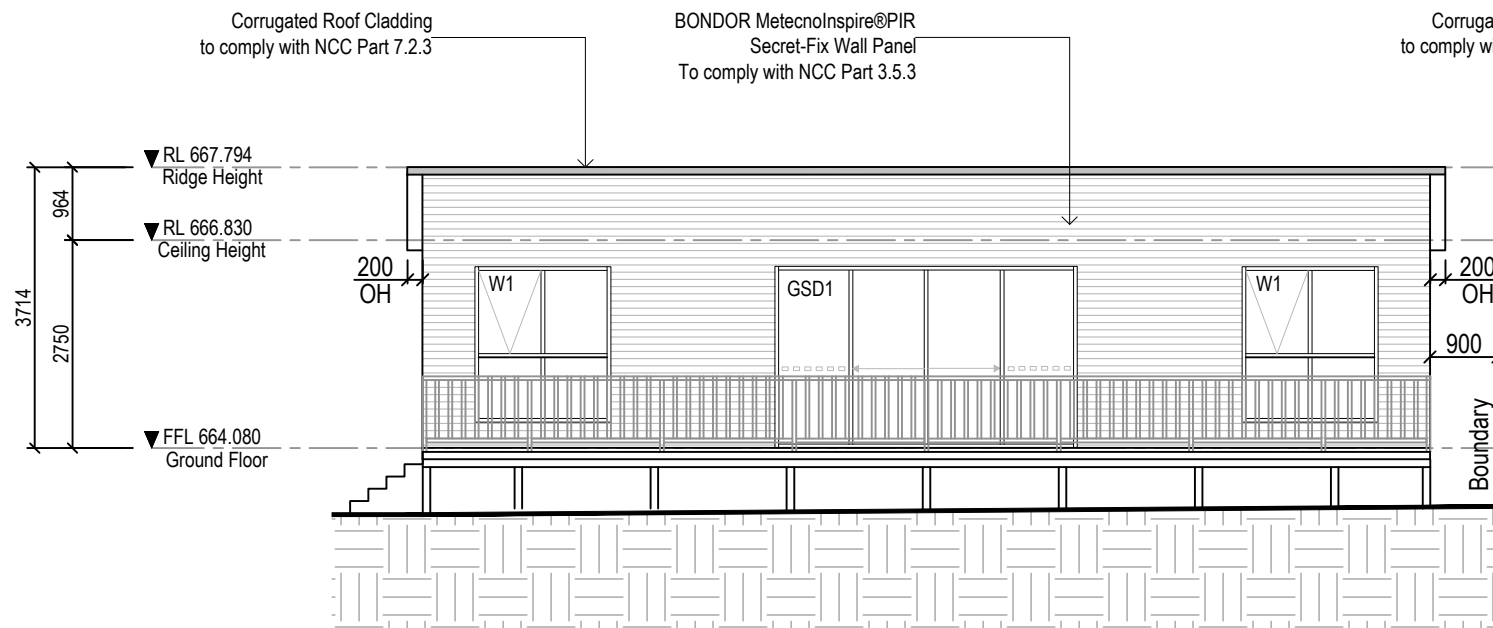
Proposed: Granny Flat
Client: Matthew Cucuzza
Address: 22 Chisholm Street Goulburn 2580
NSW
88/-/DP229047
Council: GOULBURN MULWAREE COUNCIL

Plan: Section

Drawn: K.C.
Date: 16/10/2024
Scale: 1:50 @ A3
Job No: 240823

Sheet :
Of : 03
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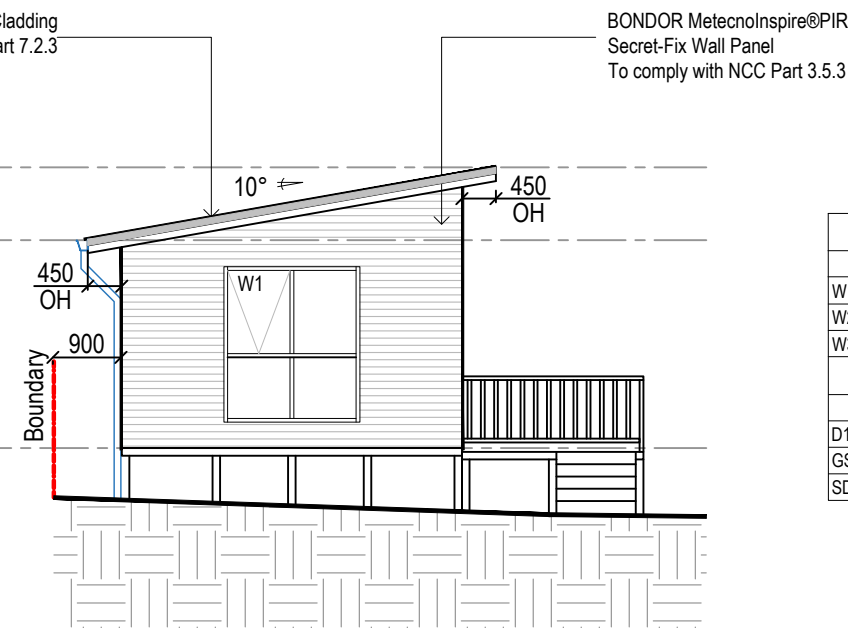
Note: Plans to be printed on A3 to be too scale. Do not scale off plans. All dimensions to be checked and verified on site.



Eastern Elevation

01
04

1:100



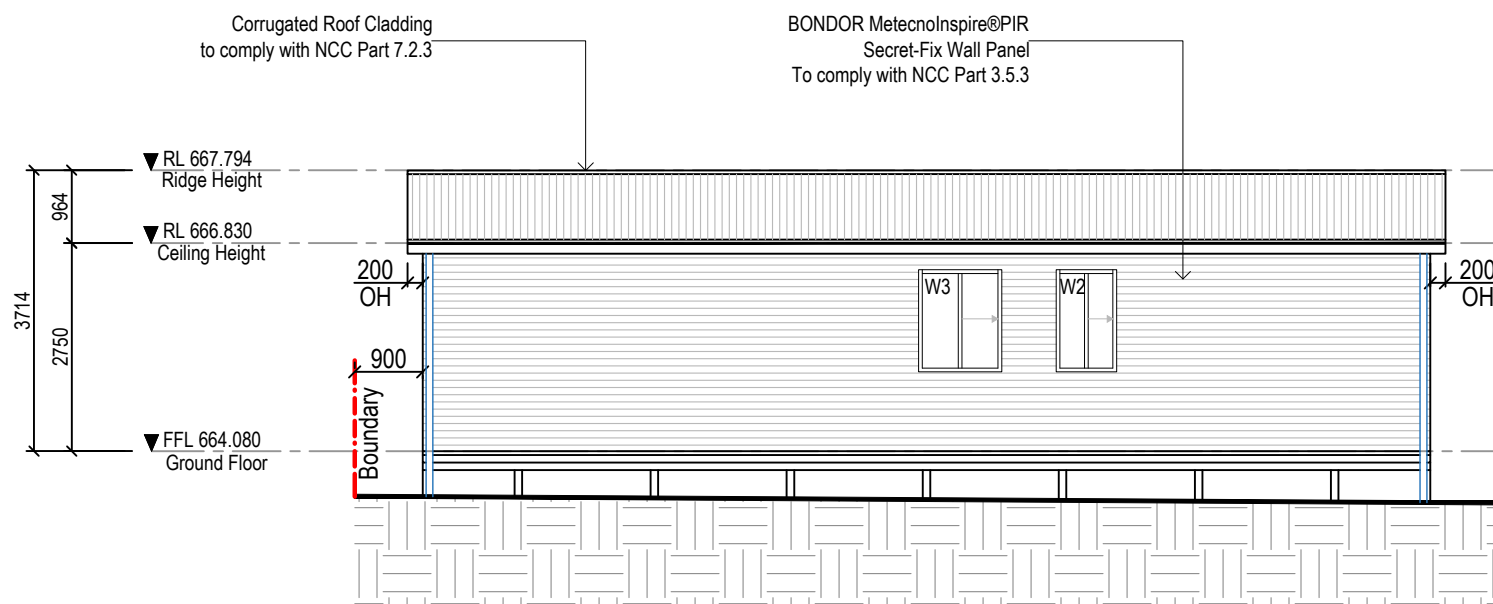
Southern Elevation

02
04

1:100

WINDOW SCHEDULE				
NUMBER	WIDTH	HEIGHT	ROUGH AREA	TYPE
W1	1800	2057	3.7m ²	ALUMINIUM WINDOW
W2	0800	1350	1.08m ²	SLIDING WINDOW
W3	1100	1350	1.49m ²	SLIDING WINDOW

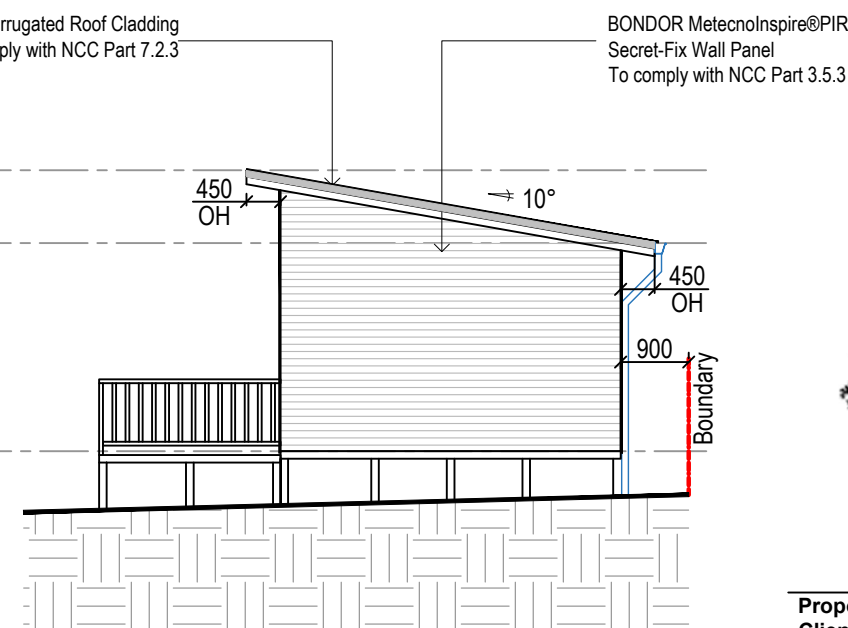
DOOR SCHEDULE				
NUMBER	WIDTH	HEIGHT	ROUGH AREA	TYPE
D1	0900	2040	1.84 m ²	HINGED DOOR
GSD1	4000	2400	9.6 m ²	GLASS SLIDING DOOR
SD2	0820	2040	1.67 m ²	SLIDING DOOR



Western Elevation

03
04

1:100



Northern Elevation

04
04

1:100

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CONSTRUCTION CERTIFICATE
PURPOSES



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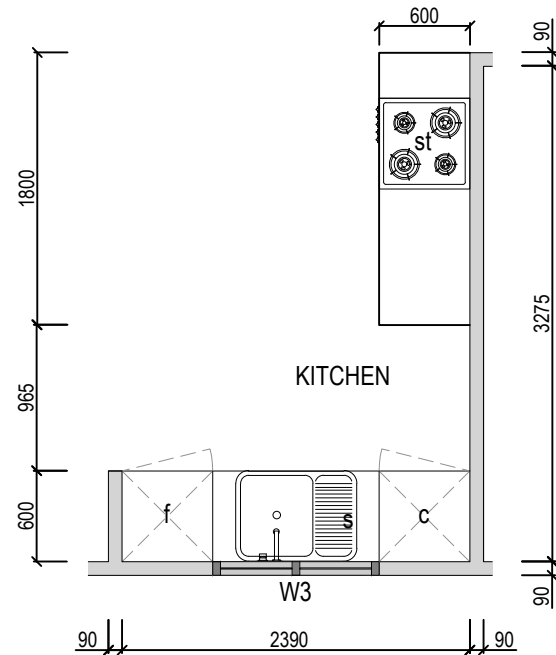
Proposed: Granny Flat
Client: Matthew Cucuzza
Address: 22 Chisholm Street Goulburn 2580
NSW
88/-/DP229047
Council: GOULBURN MULWAREE COUNCIL

Plan: Elevations

Drawn: K.C
Date: 16/10/2024
Scale: 1:100 @ A3
Job No: 240823

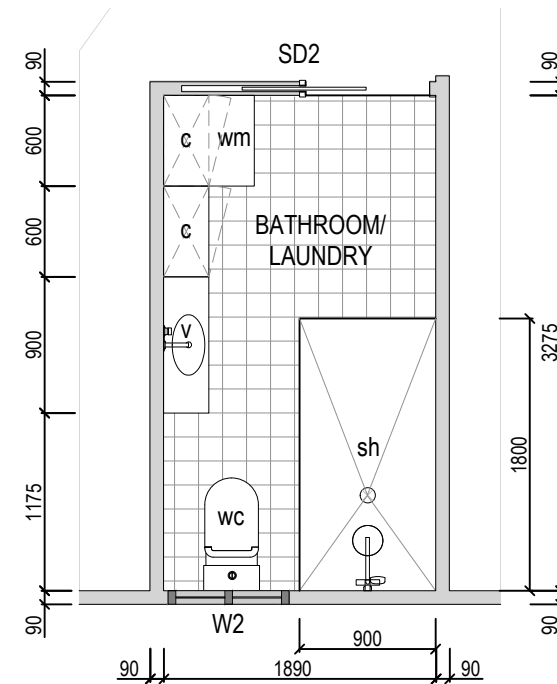
Sheet :
Of : 04
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Note: Plans to be printed on A3 to be too scale. Do not scale off plans. All dimensions to be checked and verified on site.



Enlarged Kitchen Plan

1:50



Enlarged Bathroom/Laundry Plan

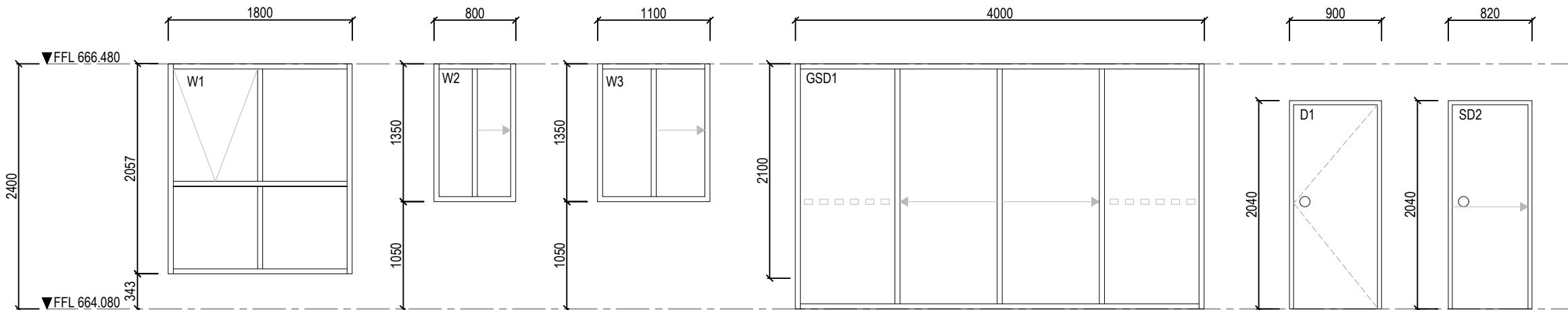
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WINDOW SCHEDULE				
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LEGEND

- c - DENOTES CUPBOARD
- f - DENOTES FRIDGE
- s - DENOTES SINK
- sh - DENOTES SHOWER
- st - DENOTES STOVE
- v - DENOTES VANITY
- wc - DENOTES TOILET
- wm - DENOTES WASHING MACHINE



Window / Door Schedule

1:50



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Proposed:	Granny Flat
Client:	Matthew Cucuzza
Address:	22 Chisholm Street Goulburn 2580 NSW 88/-/DP229047
Council:	GOULBURN MULWAREE COUNCIL
Plan:	Enlarged Wet Area Floor Plan

Drawn:	K.C	Sheet : 05 Of : 05
Date:	16/10/2024	
Scale:	1:50 @ A3	
Job No:	240823	

ISSUED FOR DEVELOPMENT /
CONSTRUCTION CERTIFICATE
PURPOSES

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