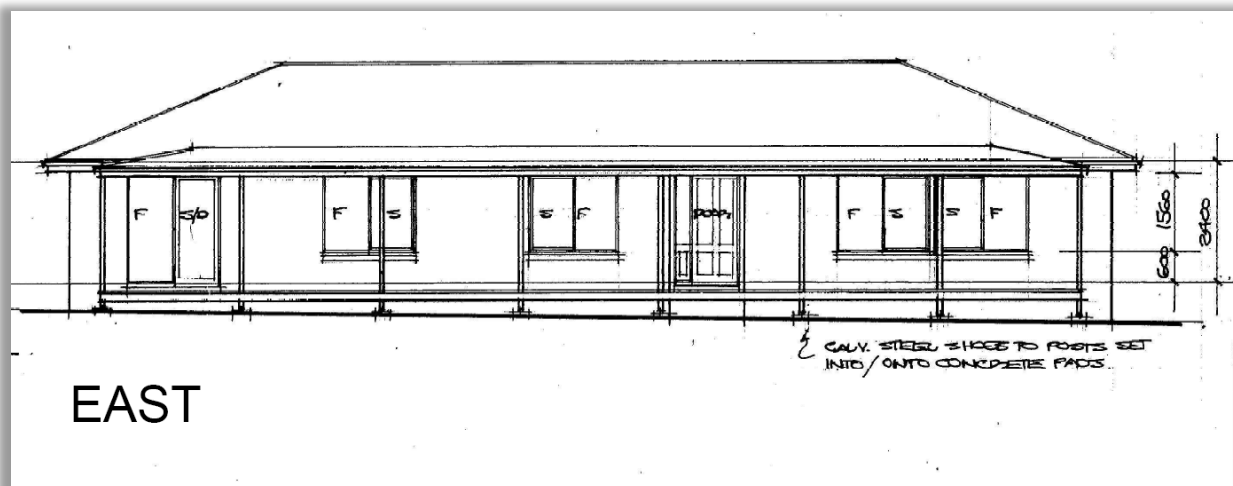


Statement of Environmental Effects	
In Support of a Development Application	
Proposal	Erection of a New Dwelling (brick veneer with colorbond roof) – 3 Bedroom with Study, Family & Living Rooms plus rear deck. Erection of a detached metal 7m x 7m carport.
Subject Land Address	Lot 2 DP 1229055
	No 52 Bendick Murrell Rd, BENDICK MURRELL 2803
Applicant/Owners	Ms Deborah Jordan
SEE Prepared By	DA Busters – Development Assistance Services Ph 0466 722 869 Email: Craig@DAbusters.com
LGA	Hilltops Council – former Young Council area



SEE completion assisted by:



© APR 2025

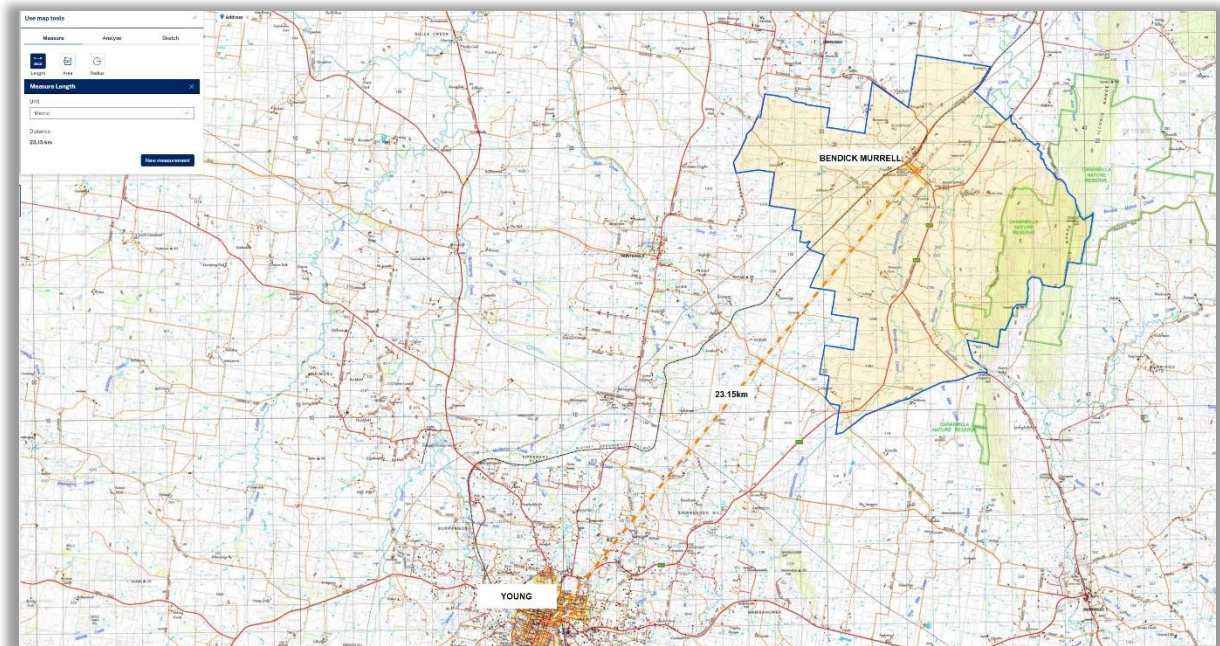
The Site and Area

The Site

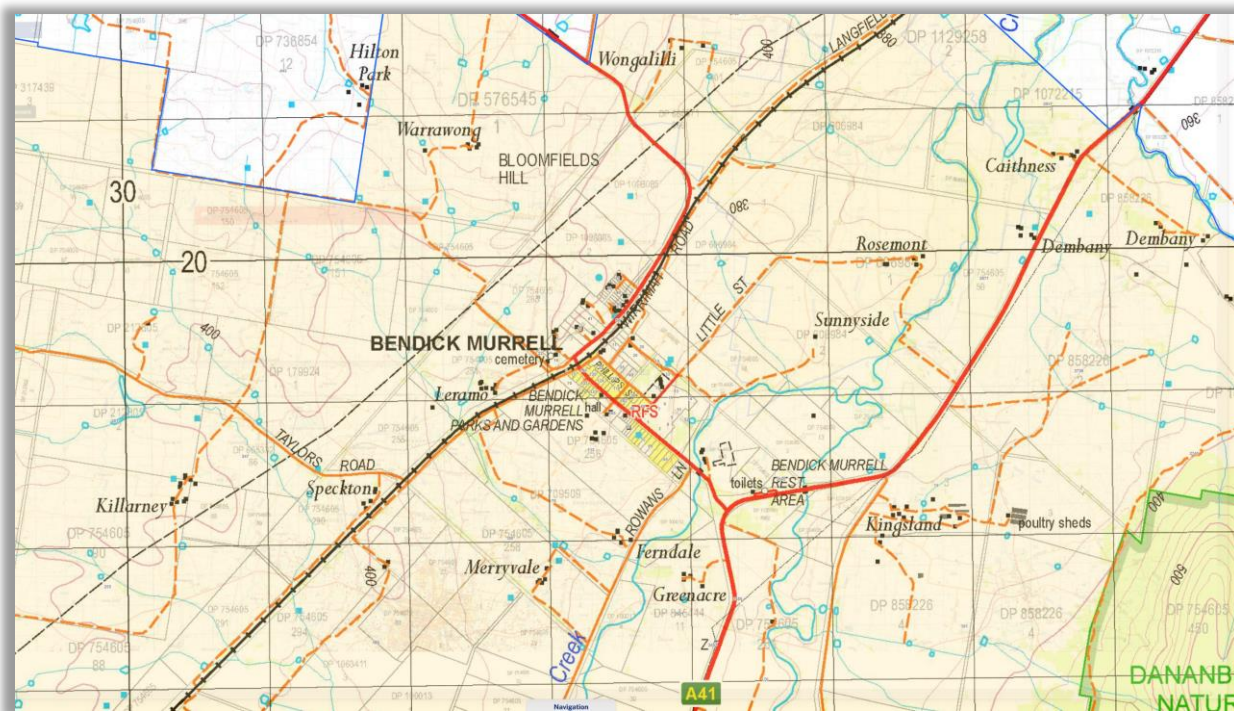
The proposed development site (Lot 2 DP 1229055) is a vacant allotment being the residual allotment from a 2019 subdivision in the Village of Bendick Murrell, north of Young in NSW. The subdivision was characterised by 3900 to 6000 sq.m allotments within a Village some 23km North East of Young. This residual (primarily for environmental issues at the rear of the site) is a larger allotment of 6.714ha, of which the front of the lot where proposed to build, is the relatively unconstrained lands.

The site chosen for the dwelling, access and OSM areas are predominantly free of trees, being some of the only lands available for a dwelling on the allotment. The Owner is the deceased subdivisor's daughter who now seeks to build a house and be quiet custodian of the larger timbered block with a dam in the rear.

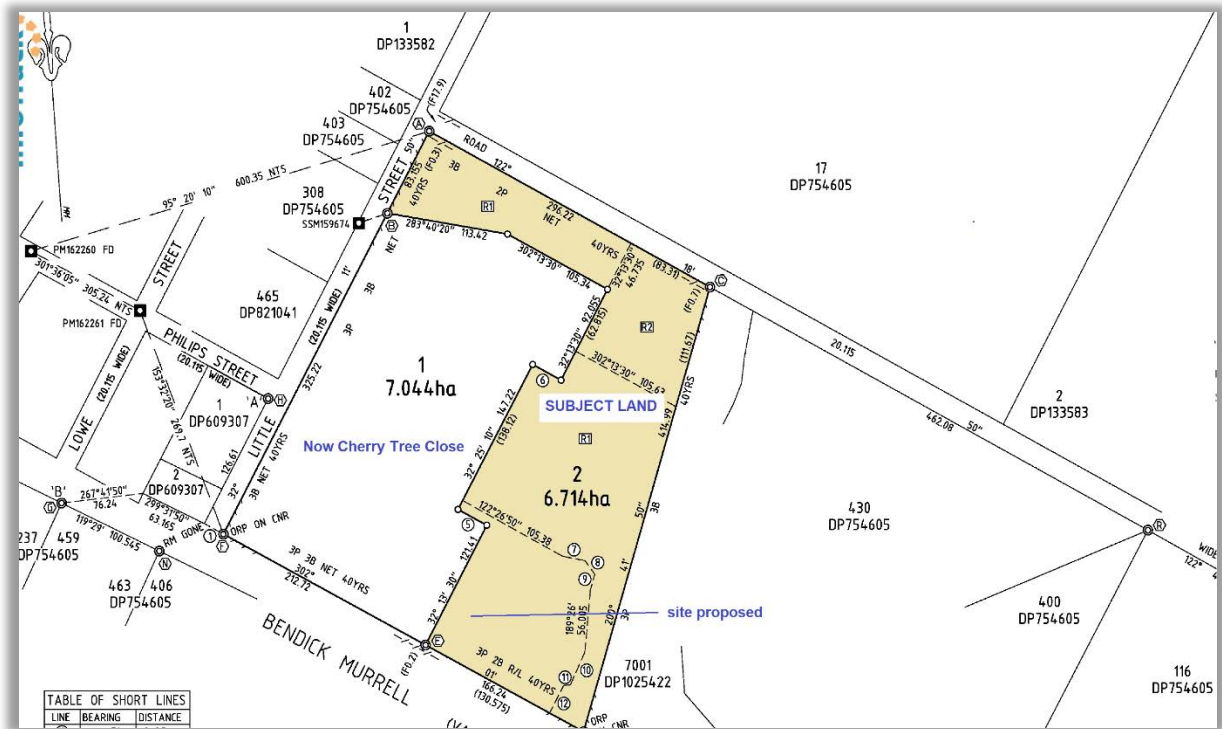
The land was once highly disturbed and was the Village Common, once in ownership of the Crown as the said reserve. yet has a specific building envelope incorporating an effluent disposal envelope also. The current site has an irregular shape yet has a frontage of 166.24m and a depth of just over 500m. The deposited plan extract is shown below yet is reproduced in full in the appendices.



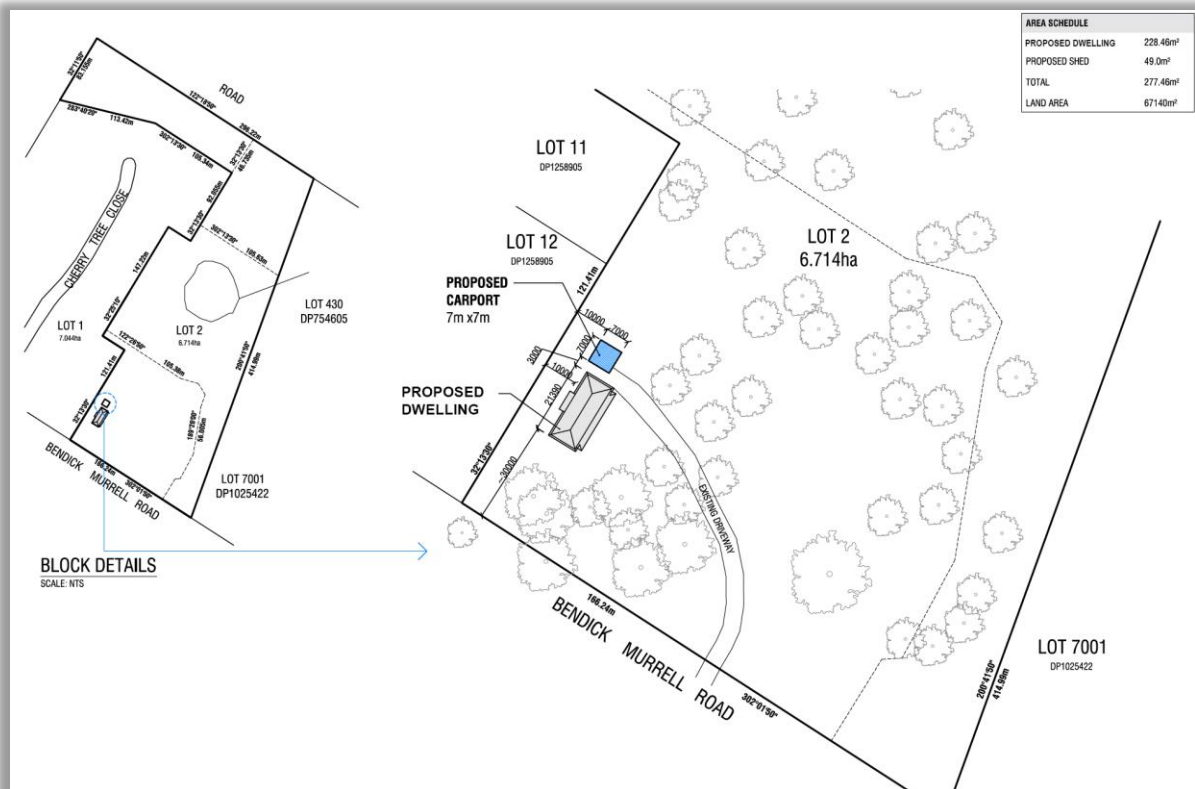
Broader locality map



Locality in Bendick Murrell



Plan extract detailing Lot 2 in Deposited Plan 1229055



Site Plan extract

The site is not classified as Bushfire Prone or Flood Prone land from checks conducted on www.rfs.gov.au and also the Hilltops Council policy/DCP web page, having regard to this land. It is situated within the Village of Bendick Murrell, formerly within the Young Shire Local Government Area, and subsequent Policy still resulting from those origins.

The land is relatively level in nature, with a mild fall to the east. It is serviced by Town Water (lower pressure via the Cowra Supply system), sealed road with concrete V drains and access gates (arising from former subdivision of wider parcel). The land is encumbered by restrictions with origins around the vegetation precursor to the subdivision and sensitive site design, most other lots having building envelopes and effluent management envelopes on the smaller lands within the estate. This allotment is highly encumbered to the rear sections of the land leaving this front area capable of development.

The Site Context

The site is set to the east of the Village and is approximately 500m from the Village Hall and RFS Shed. It is in main Village serviced lands, (water, sealed roads, power) and is on the main street being Bendick Murrell Rd which leads to Wirrimah, Greenthorpe and ultimately Grenfell.

The neighbouring land uses and proximity of neighbours (approximately):

<i>South: residential lands to south of Bendick Murrell Rd and rural beyond</i>	<i>West: Village</i>
<i>North: Rural lands beyond this subdivision</i>	<i>East: intermittent creek, larger lot being Showground and Highway</i>



Wider Google Recent aerial of neighbourhood

A. The Proposed Development

Upon the land is proposed to be built a new Dwelling of a newer contemporary styling in brick veneer & colorbond.

The construction materials and colour scheme proposed include a darker grey type brick with a monument colorbond roof.



Landscaping

Landscaping of the proposal will be in accordance with BASIX obligations.

Vehicle, access and parking

Vehicle, access and parking provision will be by way of a detached double carport shown adjacent and north of the dwelling, with an ability to stack park as well. The access onto Bendick Murrell Rd exists from subdivision with sealed apron and dish drain. The land has 2wd tracks around the site presently and the path through to the site is presently readily traversable.

Other Approvals

The development will not require referral or general terms of approval in the following regards;

- | | |
|--|---|
| An Integrated Development application? | N |
| - Concurrence or referral to another state authority? | N |
| - Assessment under the Threatened Species Legislation? | N |

An OSM and P&D section 68 Application will be made to Council in concert with the Construction Certificate Application. Effluent disposal will be a minimum of 40m from the dam on site or the intermittent water course to the east.

Demolition

No demolition is required as the land to be developed is vacant.

Trees

There are no trees to be removed as the land is cleared, grassed and vacant beyond the fence line at the site of development and access thereto.

Heights & Extent of Proposal

The proposed dwelling will be single storey with approximately 500mm subfloor (B&J) and 2400mm floor to ceiling along with a roofline of circa 1800mm. This accounts for an overall average height of 4700mm. The maximum wall height and roof height of the dwelling measured from existing ground level will be approximately:

<i>Wall height: 2400mm with 500mm B&J subfloor</i>	<i>Roof Height: 4700mm overall</i>
--	------------------------------------

The gross floor area (GFA) of the new dwelling be 166 sq.m plus decks and verandahs of 47.1 sq.m = 213 sq.m. This includes the living and outdoor areas. The carport will be 7m x 7m = 49 sq.m.

The setbacks of the new Dwelling from site boundaries is detailed on the plans and due to various measurements for each, the nearest will be described in each case below

<i>East: side 143m</i>	<i>North: rear 350m</i>
<i>South: front 30m at closest</i>	<i>West: side 10m</i>

Access/Parking

Vehicle access is from the subdivision provided V drain crossover at front right of site, to new dwelling's double carport (sited adjacent).

Earthworks

As stated before, the dwelling will have strip footings and no cut/fill as it is a conventional B&J floor system..

Subdivision

No subdivision proposed at this time.

B. Compliance with Planning Controls

Hilltops Local Environmental Plan 2022 (HLEP)

The zoning of the subject land is RU5 Village. This has been verified by an extract of Planning information from the NSW Planning Portal (copy in appendices). An extract from the LEP being the Land Use Table for RU5 is reproduced now:

Zone RU5 Village

1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To ensure that development is sustainable and does not unreasonably increase the demand for public services or public facilities.
- To promote and encourage development that will strengthen the character and economies of Hilltops villages.
- To enable a range of development, including diverse housing forms and complementary business uses taking into account the distinct character of each village.

3 Permitted with consent

Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Sewage reticulation systems; Tank-based aquaculture; Any other development not specified in item 2 or 4

The proposal meets the definition of “dwelling house” -

dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

dwelling house means a building containing only one dwelling.

Note - Dwelling houses are a type of residential accommodation—see the definition of that term in this Dictionary.

Having regard to the land use table above for RU5 zoned land, this falls within the “permissible with consent” land uses. By virtue of this, the use is permissible with consent.

Does the proposal satisfy the objectives of the zone ?: Yes – see assessment below

Objective	Response
• To provide for a range of land uses, services and facilities that are associated with a rural village.	Not inconsistent – provision of as dwelling house
• To ensure that development is sustainable and does not unreasonably increase the demand for public services or public facilities.	Consistent - Dwelling within a subdivision planned and approved for the purpose and within pre-considered restrictions and parameters
• To promote and encourage development that will strengthen the character and economies of Hilltops villages.	Consistent – new Dwelling in a Village and recent subdivision


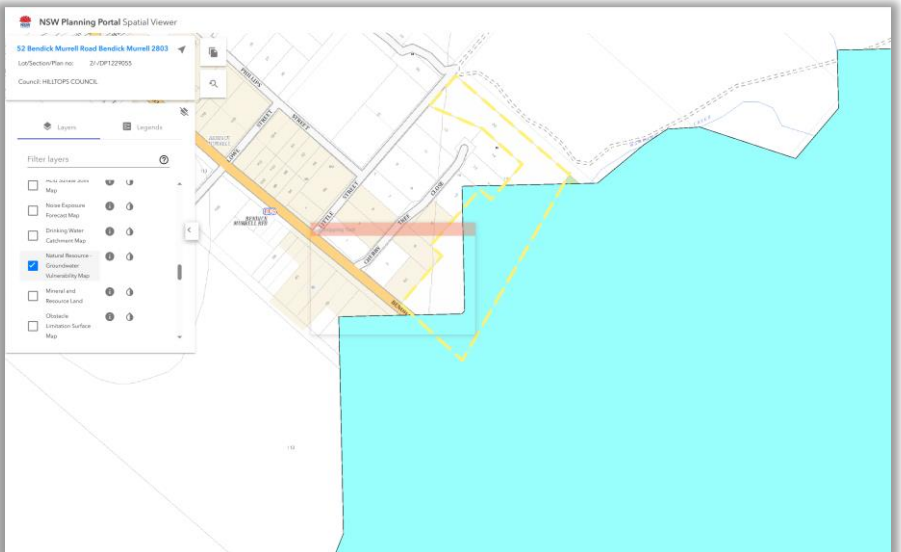
	<ul style="list-style-type: none"> • To enable a range of development, including diverse housing forms and complementary business uses taking into account the distinct character of each village. 	Not applicable
--	---	----------------

Is the development permissible within the zone? : Yes as it fits the definition of dwelling house and use as a dwelling

The relevant sections of the LEP Compliance Table are now addressed below.

Clause	Complies	Comments
1.2 Aims of plan	Yes	<p>The development is consistent with the following aims of the LEP:</p> <p>(b) to provide for the lifestyles sought by current and future residents of Hilltops, including by providing for the following—</p> <ul style="list-style-type: none"> (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, <p>(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—</p> <ul style="list-style-type: none"> (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, <p>(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—</p> <ul style="list-style-type: none"> (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

Clause	Complies	Comments
		The remainder of the aims are not relevant to this proposal, or are not impacted by the proposal.
1.4 Definitions	N/A	The proposed development is defined as a <i>dwelling house</i> which means, <i>a building containing only one dwelling</i> .
1.9A Suspension of covenants, agreements and instruments	Yes	The restrictions as to user / covenants that apply to the site are being observed in the design and siting of this proposal.
2.2 Zoning	N/A	The site is zoned RU5 Village
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	Complies	None provided for yet recent subdivision under prior planning instrument for the purpose - ok
4.1A Dual Occupancy Lot sizes	N/A	n/a
4.6 Exceptions to development standards	N/A	Development permissible so no variation sought
5.10 Heritage Conservation	N/A	The allotment, its buildings, nor 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	RU5 not a listed zone in this part
6.1 Earthworks	OK	Minor cut/fill. Sedimentation and erosion control measures shall be put in place during construction.
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, <i>available at front of site on application to Cowra Shire (connection exists)</i> (b) the supply of electricity, <i>available at front of site on application to Essential Energy (connection exists)</i> (c) the disposal and management of sewage, <i>to be disposed of per Council Policy (>1ha) – design attached</i> (d) stormwater drainage or on-site conservation, <i>available to tank then site</i> (e) suitable road access <i>Sealed road at frontage – entry provided at subdivision</i>
6.3 Terrestrial Biodiversity	OK	Whole of site mapped yet no trees for removal and all works per DP & 88B so OK

Clause	Complies	Comments
		
6.4 Water - Riparian	N/A	Not mapped as affected
6.5 Water – Groundwater Vulnerability	N/A	Not mapped as affected at site of development despite site mapping existing
		
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 Lachlan & Boorowa Rivers & Lake Wyangla	N/A	N/A

Clause	Complies	Comments
6.10 Development on Carinya Estate	N/A	N/A
6.11 DCP for Urban Release Areas	N/A	Does not exist

Young Development Control Plan 2011 (YDCP)

An assessment of the proposal against the YDCP 2011 relevant sections is included in the Compliance Table below.

Young Development Control Plan –			
<u>Performance outcome</u>	<u>Acceptable Solution</u>	<u>Complies</u>	<u>Comment</u>
PV1 Residential building placement, scale and form on lots wholly or partially within RU5 zones is sympathetic to the surrounding neighbourhood character;	AV1.1 Residential building setbacks are at least 10 metres to the front boundary line and 4 metres to the side boundaries;	<input type="checkbox"/> Yes	Compliant – see attached site plan (30m & 10m)
	AV1.2 All residential dwellings are single storey or appear as such from the street frontage;	<input type="checkbox"/> Yes	Compliant – see plans (single storey)
	AV1.3 Residential dwellings avoid fibrous cement (unless painted) and metal cladding of walls (unless as an architectural feature);	<input type="checkbox"/> Yes	Compliant – see plans (brick veneer & colorbond)
PV2 Commercial or industrial developments respect neighbourhood character and provide adequate facilities appropriate to the proposed use;	AV2.1 Commercial or industrial uses are constructed with pre-painted metal with unpainted metal type finishes avoided. <i>Note: This is a minimum requirement and other finishes are considered acceptable;</i>	<input type="checkbox"/> N/A	Not commercial development
	AV2.2 All-weather parking areas (not necessarily sealed) are provided for commercial and industrial uses;	<input type="checkbox"/> N/A	Not commercial development
PV3 Where no reticulated water or sewer is available, roof areas, tank capacities and lot areas are large enough to enable the effective capture, storage, treatment and disposal of water	AV3.1 Where there is no sewer available, the development is to comply with Council's Policy with respect to the On- Site Management of waste disposal. Properties with an area of less than 1ha provide specific geotechnical investigation demonstrating the feasibility of on-site management;	<input type="checkbox"/> Yes	See Appn and design – per policy as site >1ha

in quantities appropriate to the development, without any negative impact on adjoining properties.	AV3.2 Where no reticulated water supply is available, roof areas and tanks are provided according to the guidelines in Appendix E including a firefighting reserve of 20,000 L fitted with a Stortz fitting, such reserve to be over and above BASIX requirements (or as otherwise specified by Planning for Bushfire Protection).	<input type="checkbox"/> Yes	Town Water (Cowra Scheme available yet BASIX Tank obligations provided also).
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2025 HILLTOPS DRAFT DCP

SECTION 2.11 - VILLAGE DEVELOPMENT

SECTION/OBJECTIVE	PERFORMANCE REQUIREMENT	COMMENT THIS APPLICATION
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BROADER OBJECTIVES

2.11

Objectives

- a) To encourage and facilitate appropriate development within the village zones of Hilltops Local Government Area.
- b) To maintain the low-scale and widely detached building character of the villages.

Complies – see below

SITE & FIT

PV1 Residential building placement, scale and form on lots wholly or partially within RU5 zones is sympathetic to the surrounding neighbourhood character.	AV1.1 Residential building setbacks are at least 10 metres to the front boundary line and 4 metres to the side boundaries.	Complies (30m & 10m)
	AV1.2 Residential building setbacks are at least 6 metres to the front boundary line and 3 metres to the side boundaries.	Unsure whether this applies or above section – regardless is compliant ?
	AV1.3 All residential dwellings are single storey or appear as such from the street frontage.	Single storey
	AV1.4 Residential dwellings avoid fibrous cement, unless painted, and metal cladding of walls, unless as an architectural feature.	B/Veneer & colorbond so complies
	AV1.5 Proprietary metal products intended to have a finish similar to other acceptable building materials are acceptable, such as metal cladding or the like.	n/a – yet roof colorbond

ACCESS & VEHICLES

PV2 Dwelling sites are identified and are provided with safe connection to the public road network.	AV2.1 Access to the dwelling from the public road network complies with the provisions of this DCP relating to access to rural properties, such as pipe crossing with headwalls or similar, and Transport for NSW requirements where they apply to development.	Complies
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COMMERCIAL / INDUSTRIAL

PV3 Commercial or industrial developments respect neighbourhood character and provide adequate facilities appropriate to the proposed use.	AV3.1 Commercial or industrial uses are constructed with pre-painted metal with unpainted metal type finishes avoided. Note: This is a minimum requirement and other finishes are considered acceptable.	n/a residential
	AV3.2 All-weather parking areas are provided for commercial and industrial uses.	n/a residential

WATER SUPPLY

PV4 Where no reticulated water or sewer is available, roof areas, tank capacities and lot areas are large enough to enable the effective capture, storage, treatment and disposal of water in quantities appropriate to the development, without any negative impact on adjoining properties.	AV4.1 Where there is no sewer available, the development is to comply with Council's Policy with respect to the On- Site Management of waste disposal. Properties with an area of less than 1ha provide specific geotechnical investigation demonstrating the feasibility of on-site management.	Reticulated water with small BASIX tank
	AV4.2 Where no reticulated water supply is available, roof areas and tanks are provided according to the V2 Guide to Tank Size Selection including a firefighting reserve of 20,000 L fitted with a Stortz fitting, such reserve to be over and above BASIX requirements, or as otherwise specified by NSW Planning for Bushfire Protection.	n/a – Cowra Water scheme to property

CONTRIBUTIONS

PV5 The development is to make a contribution towards the provision of services and infrastructure.	AV5.1 Payment of any Section 7.11 or Section 7.12 development contributions applicable to the development.	Expected at DA & pre CC
---	--	-------------------------

V1 Design Suggestions and Variations

a) Compliance with the relevant Chapter of this DCP for the development type proposed, such as residential, commercial and retail, industrial or rural development, is encouraged;	Reviewed and reasonable
b) Within the Village zone, Council may exercise flexibility regarding compliance with planning controls, provided the basic needs of the development are satisfied, and the development is consistent with the character of the locality;	No variance sought
c) Roof forms of residential buildings are encouraged to use hip or gable style and have a minimum pitch of approximately 20 degrees.	Reasonable design provided

D. Assessment of Likely Impacts of Development

Construction Impacts

The proposal will have no impact upon any trees, or have any impact on the soil or site drainage patterns during construction. The construction of both dwelling works and also civil works appears to be quite contemporary and will be easily managed through sedimentation and erosion control practises common in the industry around cut and fill.

Construction noise and rubbish removal will be managed during construction via working to the acceptable consent hours for all tradesmen, and waste will be managed via a commercial skip placed on-site.?

Privacy

This proposal will not result in the loss of visual or acoustic privacy to any neighbours or respective adjacent land uses.

Views

The level land and aspect of this property will not see this development causing any loss of views or amenity.

Overshadowing

The proposal will not result in any additional overshadowing to any neighbouring land uses. The setbacks will afford reasonable shielding from these impacts.

Economic and Social Impacts

There are no social and economic impacts anticipated from this development except for positive with a new dwelling in a Village environment.

Drainage

The proposed methods of disposing stormwater from the site are to the street system, recently made capable by subdivision appointments.

Access and Traffic

As stated previously, the access is existing, approved and installed to the satisfaction of Council.

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# APPENDIX # 1

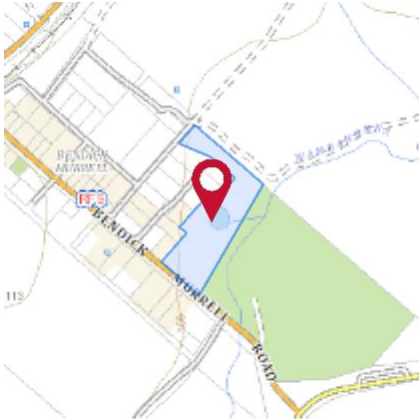
## eSPATIAL PLANNING REPORT





# Property Report

52 BENDICK MURRELL ROAD BENDICK MURRELL  
2803



## Property Details

Address: 52 BENDICK MURRELL ROAD BENDICK MURRELL 2803  
Lot/Section /Plan No: 2/-/DP1229055  
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                  | RU5 - Village: (pub. 23-12-2022)                         |
| Height Of Building           | NA                                                       |
| Floor Space Ratio            | NA                                                       |
| Minimum Lot Size             | 2000 m <sup>2</sup>                                      |
| Heritage                     | NA                                                       |
| Land Reservation Acquisition | NA                                                       |
| Foreshore Building Line      | NA                                                       |
| Groundwater Vulnerability    | Groundwater Vulnerability                                |
| Terrestrial Biodiversity     | Biodiversity                                             |

## 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

52 BENDICK MURRELL ROAD BENDICK MURRELL  
2803

- 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

Local Aboriginal Land Council

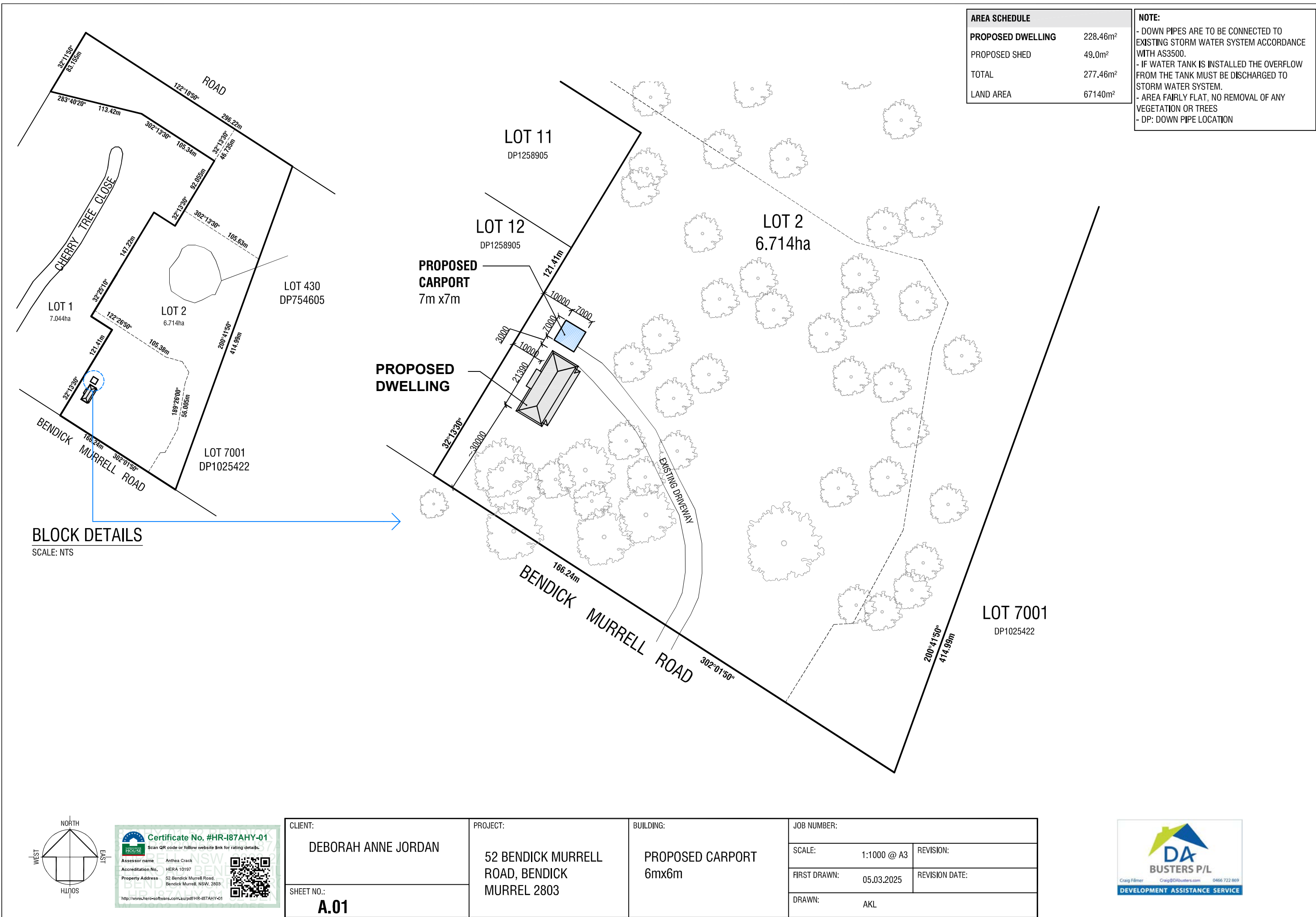
COWRA

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)

### DESIGN PLANS FOR NEW DWELLING

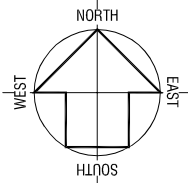


| AREA SCHEDULE     |          |
|-------------------|----------|
| PROPOSED DWELLING | 228.46m² |
| PROPOSED SHED     | 49.0m²   |
| TOTAL             | 277.46m² |
| LAND AREA         | 67140m²  |

**NOTE:**

- DOWN PIPES ARE TO BE CONNECTED TO EXISTING STORM WATER SYSTEM ACCORDANCE WITH AS3500.
- IF WATER TANK IS INSTALLED THE OVERFLOW FROM THE TANK MUST BE DISCHARGED TO STORM WATER SYSTEM.
- AREA FAIRLY FLAT, NO REMOVAL OF ANY VEGETATION OR TREES
- DP: DOWN PIPE LOCATION

**BLOCK DETAILS**  
SCALE: NTS



**Certificate No. #HR-187AHY-01**  
Scan QR code or follow website link for rating details.

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Assessor name     | Anthea Crack                                           |
| Accreditation No. | HERA 10197                                             |
| Property Address  | 52 Bendick Murrell Road,<br>Bendick Murrell, NSW, 2803 |

  
<http://www.hero-software.com.au/pdf/HR-187AHY-01>

|                                       |                                                                 |                                            |                         |                |
|---------------------------------------|-----------------------------------------------------------------|--------------------------------------------|-------------------------|----------------|
| CLIENT:<br><b>DEBORAH ANNE JORDAN</b> | PROJECT:<br><b>52 BENDICK MURRELL ROAD, BENDICK MURREL 2803</b> | BUILDING:<br><b>PROPOSED CARPORT 6mx6m</b> | JOB NUMBER:             |                |
| SHEET NO.:<br><b>A.01</b>             |                                                                 |                                            | SCALE: 1:1000 @ A3      | REVISION:      |
|                                       |                                                                 |                                            | FIRST DRAWN: 05.03.2025 | REVISION DATE: |
|                                       |                                                                 |                                            | DRAWN: AKL              |                |





NOTES:

FLOOR CONSTRUCTION TO BE OF REINFORCED  
CONCRETE SYSTEM - MANUFACTURED/  
SUPPLIED BY ONESTEEL MARKET  
MILLS - ENGINEER'S CERTIFICATE &  
DETAILS INCLUDED IN SPECIFICATIONS  
APPROXIMATE THICK THINGS



Lot 2 DP 1229055  
52 Bendick Murrell Rd

SCALE: 1:100 ON A3 SHEET

DATE: JANUARY 2020.

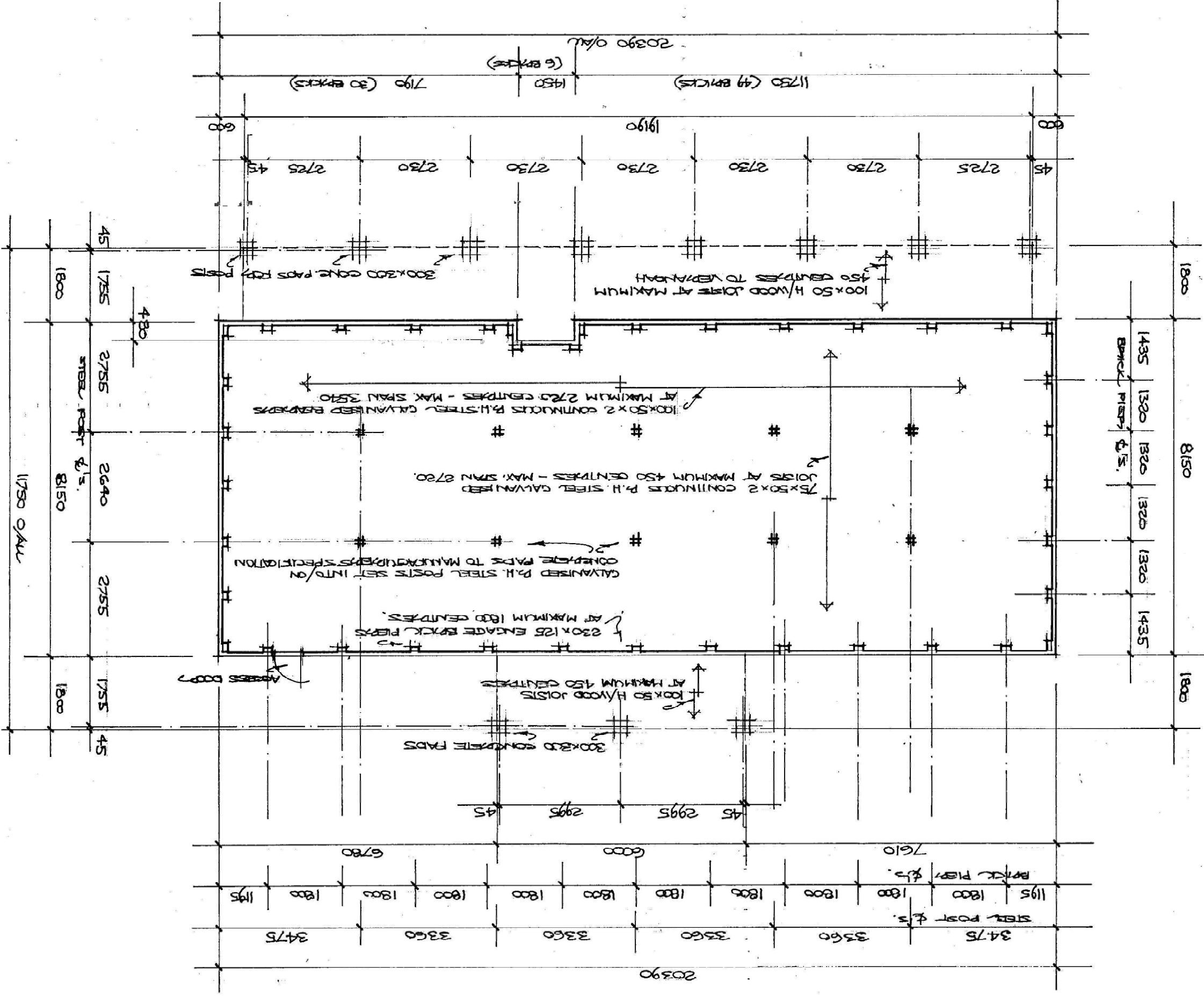
DRAWN: K.M. SECCOMB

SHEET No.

2/3

DRAWING No: 168/6030

FOOTING PLAN



168/6030

DRAWING No.:

3/3

SHEET No.:

DRAWN BY: K. M. SODOMBE

DATE: JANUARY 2020

SCALE: 1:100 ON A3 SHEET

Lot 2 DP 1229055  
52 Bendick Murrell Rd

JOB ADDRESS:

M. PARRIS

CLIENT:



22.5° PITCH CORRUGATED COLORSTEEL ROOFING.  
ROOFING BATTENS AT MAXIMUM 1000 CENTRES, AT  
TIMBER ROOF TRUSSES, TO MANUFACTURER'S DESIGN, AT  
MAXIMUM 900 CENTRES.  
CEILING BATTENS AT MAXIMUM 450 CENTRES.  
INSTALL SARKIS & INSULATION TO BASK REQUIREMENTS.  
APPROX. 10° PITCH TO VERANDA ROOF.  
FIBROUS CEMENT BAFFS & VER. LININGS.  
U/SIDE VERANDAH BSKM.  
90x90 POSTS  
H/WOOD BEAMS  
VER.  
PDR. PM.  
FLOORBOARD LININGS  
BEDROOM 2  
TIMBER ROOFING  
AS SELECTED  
FLOOR  
CEILING  
450 TYPICAL  
75x50x2 GALV. P.H. STEEL JOISTS AT MAX. 450 CENTRES  
10x50x2 GALV. P.H. STEEL BEAMS ON GALV. STEEL POSTS  
(SEE ROOFING PLAN)

SECTION

EAST

NORTH

SOUTH

WEST

2 GALV. STEEL SHOES TO ROOSTS SET  
INTO CONCRETE PADS

FACE BRICKWORK  
AS SELECTED

MINIMUM 1000 HIGH HANDRAIL, AS  
SELECTED, TO B.C.A. REQUIREMENTS

APPROX. DOOR 1.

## BASIX CERTIFICATE

# BASIX<sup>®</sup>Certificate

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

## Single Dwelling

Certificate number: 1786029S

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, 05 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.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-I87AHY-01.

### Project summary

|                           |                                              |
|---------------------------|----------------------------------------------|
| Project name              | Jordan                                       |
| Street address            | 52 BENDICK MURRELL Road BENDICK MURRELL 2803 |
| Local Government Area     | Hilltops Council                             |
| Plan type and plan number | Deposited Plan DP1229055                     |
| Lot no.                   | 2                                            |
| Section no.               | -                                            |
| Project type              | dwelling house (detached)                    |
| No. of bedrooms           | 3                                            |

### Project score

|                     |        |             |
|---------------------|--------|-------------|
| Water               | ✓ 42   | Target 40   |
| Thermal Performance | ✓ Pass | Target Pass |
| Energy              | ✓ 67   | Target 61   |
| Materials           | ✓ 7    | Target n/a  |

### Certificate Prepared by

Name / Company Name: ANTHERA CRACK

ABN (if applicable):



# Description of project

## Project address

|                           |                                              |
|---------------------------|----------------------------------------------|
| Project name              | Jordan                                       |
| Street address            | 52 BENDICK MURRELL Road BENDICK MURRELL 2803 |
| Local Government Area     | Hilltops Council                             |
| Plan type and plan number | Deposited Plan DP1229055                     |
| Lot no.                   | 2                                            |
| Section no.               | -                                            |

## Project type

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

## Site details

|                                                      |       |
|------------------------------------------------------|-------|
| Site area (m <sup>2</sup> )                          | 67140 |
| Roof area (m <sup>2</sup> )                          | 144   |
| Conditioned floor area (m <sup>2</sup> )             | 131.2 |
| Unconditioned floor area (m <sup>2</sup> )           | 12.6  |
| Total area of garden and lawn (m <sup>2</sup> )      | 100   |
| Roof area of the existing dwelling (m <sup>2</sup> ) | 0     |

## Assessor details and thermal loads

|                                                      |              |
|------------------------------------------------------|--------------|
| NatHERS assessor number                              | 10197        |
| NatHERS certificate number                           | HR-I87AHY-01 |
| Climate zone                                         | 65           |
| Area adjusted cooling load (MJ/m <sup>2</sup> .year) | 11           |
| Area adjusted heating load (MJ/m <sup>2</sup> .year) | 141          |

## Project score

|                     |        |             |
|---------------------|--------|-------------|
| Water               | ✓ 42   | Target 40   |
| Thermal Performance | ✓ Pass | Target Pass |
| Energy              | ✓ 67   | Target 61   |
| Materials           | ✓ 7    | 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 5000 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 143.7 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 - suspended floor above enclosed subfloor, treated softwood; frame: timber - H2 treated softwood. | 143.7                 | fibreglass batts or roll+ foil/sarking                        |
| external wall: brick veneer; frame: timber - H2 treated softwood.                                       | all external walls    | fibreglass batts or roll+ foil/sarking                        |
| internal wall: plasterboard; frame: timber - H2 treated softwood.                                       | 130.2                 | none                                                          |
| ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.      | 143.7                 | ceiling: fibreglass batts or roll; 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 | 28.3              |
| timber    | 0                 |
| uPVC      | 0                 |
| steel     | 0                 |
| composite | 0                 |

| Glazing | Maximum area - m2 |
|---------|-------------------|
| single  | 0                 |
| double  | 28.3              |
| 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: gas instantaneous with a performance of 5.5 stars.                        | ✓                | ✓                            | ✓               |
| <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 - ducted; Energy rating: 5 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 - ducted; Energy rating: 5 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 2 bathroom(s)/toilet(s) in the development for natural lighting. | ✓                | ✓                            | ✓               |
| <b>Other</b>                                                                                                            |                  |                              |                 |
| 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.

# Nationwide House Energy Rating Scheme®

## NatHERS® Certificate No. #HR-I87AHY-01

Generated on 05 Mar 2025 using Hero 4.1 (Chenath v3.23)

### Property

**Address** 52 Bendick Murrell Road, Bendick Murrell, NSW, 2803  
**Lot/DP** 2/DP1229055  
**NCC Class\*** 1a  
**Floor/all Floors** 1 of 1 floors  
**Type** New

### Plans

**Main Plan** January 2020  
**Prepared by** -

### Construction and environment

|                                  |                             |
|----------------------------------|-----------------------------|
| <b>Assessed floor area (m²)*</b> | <b>Exposure Type</b>        |
| <b>Conditioned*</b> 131.2        | Suburban                    |
| <b>Unconditioned*</b> 12.6       | <b>NatHERS climate zone</b> |
| <b>Total</b> 143.7               | 65 - Orange AP              |
| <b>Garage</b> 0.0                |                             |



### Accredited assessor

**Name** Anthea Crack  
**Business name** True North Consulting  
**Email** anthea@truenorthconsult.com.au  
**Phone** +61 447259470  
**Accreditation No.** 10197  
**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](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



### Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

|                    | Heating | Cooling |
|--------------------|---------|---------|
| <b>Modelled</b>    | 141.2   | 11.4    |
| <b>Load limits</b> | 150     | 38      |

#### 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 | N    |

### 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

<http://www.hero-software.com.au/pdf/HR-I87AHY-01>

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



\* Refer to glossary.



## 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 and 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 Standard: NatHERS heating and cooling load limits* 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 onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

## 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.

## 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 |

### Genuine certificate check

Does this Certificate match the one available at the web address or QR code verification link on the front page?

☐☐☐☐

Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?

☐☐☐☐

### Thermal performance check

#### Windows and glazed doors

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?

☐☐☐☐☐

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?

☐☐☐

#### External walls

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?

☐☐☐☐☐

Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?

☐☐☐☐☐

#### Floor

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?

☐☐☐☐☐

#### Ceiling penetrations\*

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?

☐☐☐☐☐

#### Ceiling

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?

☐☐☐☐☐

#### Roof

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?

☐☐☐☐☐

#### Apartment entrance doors (NCC Class 2 assessments only)

Does the 'External Door Schedule' show apartment entrance doors? 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.

☐☐☐☐

#### Exposure\*

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".

☐☐☐☐

#### Heating and cooling load limits\*

Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?

☐☐☐☐☐

\* 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 |

### Additional NCC requirements for thermal performance (not included in the NatHERS assessment)

#### Thermal bridging

|                                                                  |  |                          |                          |                          |                          |
|------------------------------------------------------------------|--|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the dwelling meet the NCC requirement for thermal bridging? |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|------------------------------------------------------------------|--|--------------------------|--------------------------|--------------------------|--------------------------|

#### Insulation installation method

|                                                                      |  |  |                          |                          |                          |
|----------------------------------------------------------------------|--|--|--------------------------|--------------------------|--------------------------|
| Has the insulation been installed according to the NCC requirements? |  |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------------------------------------------|--|--|--------------------------|--------------------------|--------------------------|

#### Building sealing

|                                                                   |  |                          |                          |                          |                          |
|-------------------------------------------------------------------|--|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the dwelling meet the NCC requirements for Building Sealing? |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------------------------------------|--|--------------------------|--------------------------|--------------------------|--------------------------|

### Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)

#### Appliances

|                                                                                                                                                                                                                                                     |                          |                          |                          |                          |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 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 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 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"/> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

### Additional NCC Requirements for Services (not included in the NatHERS assessment)

|                                                                                   |  |                          |                          |                          |                          |
|-----------------------------------------------------------------------------------|--|--------------------------|--------------------------|--------------------------|--------------------------|
| 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"/> |
|----------------------------------------------------------------------------------|--|--------------------------|--------------------------|--------------------------|--------------------------|

#### Provisional values\* check

|                                                                                                                    |                          |                          |  |  |  |
|--------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--|--|--|
| 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"/> |  |  |  |
|--------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--|--|--|

#### Other NCC requirements

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.



## Room schedule

| Room           | Zone Type      | Area (m <sup>2</sup> ) |
|----------------|----------------|------------------------|
| STUDY          | Day Time       | 10.43                  |
| BATH           | Unconditioned  | 5.41                   |
| WC             | Unconditioned  | 2.06                   |
| LAUNDRY        | Unconditioned  | 5.10                   |
| FAMILY/KITCHEN | Kitchen/Living | 29.16                  |
| LIVING/DINING  | Living         | 41.46                  |
| BED 3          | Bedroom        | 10.93                  |
| BED 2          | Bedroom        | 11.01                  |
| HALLWAY        | Day Time       | 9.97                   |
| BED 1          | Bedroom        | 14.94                  |
| BED 1 ENSUITE  | Night Time     | 3.26                   |

## Window and glazed door type and performance

### Default\* windows

| Window ID    | Window Description                  | Maximum U-value* | SHGC* | SHGC substitution tolerance ranges |             |
|--------------|-------------------------------------|------------------|-------|------------------------------------|-------------|
|              |                                     |                  |       | lower limit                        | upper limit |
| ALM-003-01 A | Aluminium A DG Air Fill Clear-Clear | 4.80             | 0.51  | 0.48                               | 0.54        |
| ALM-004-01 A | Aluminium B DG Air Fill Clear-Clear | 4.80             | 0.59  | 0.56                               | 0.62        |
| TIM-001-01 W | Timber A SG Clear                   | 5.40             | 0.56  | 0.53                               | 0.59        |

### Custom\* windows

| Window ID | Window Description | Maximum U-value* | SHGC* | SHGC substitution tolerance ranges |             |
|-----------|--------------------|------------------|-------|------------------------------------|-------------|
|           |                    |                  |       | lower limit                        | upper limit |
| None      |                    |                  |       |                                    |             |

## Window and glazed door schedule

| Location | Window ID | Window no. | Height (mm) | Width (mm) | Window type | Opening % | Orient-ation | Shading device* |
|----------|-----------|------------|-------------|------------|-------------|-----------|--------------|-----------------|
|----------|-----------|------------|-------------|------------|-------------|-----------|--------------|-----------------|





## Window and glazed door *schedule*

| Location       | Window ID    | Window no. | Height (mm) | Width (mm) | Window type  | Opening % | Orient-ation | Shading device* |
|----------------|--------------|------------|-------------|------------|--------------|-----------|--------------|-----------------|
| BATH           | ALM-004-01 A | W02        | 900         | 1200       | Sliding      | 45        | SE           | None            |
| BED 1          | ALM-004-01 A | W12        | 2100        | 1800       | Sliding Door | 45        | NW           | None            |
| BED 2          | ALM-004-01 A | W11        | 1500        | 1800       | Sliding      | 45        | NW           | None            |
| BED 3          | ALM-004-01 A | W10        | 1500        | 1800       | Sliding      | 45        | NW           | None            |
| FAMILY/KITCHEN | ALM-004-01 A | W05        | 2100        | 2400       | Sliding Door | 45        | SE           | None            |
| FAMILY/KITCHEN | ALM-004-01 A | W06        | 900         | 1800       | Sliding      | 45        | SE           | None            |
| LAUNDRY        | ALM-003-01 A | W04        | 900         | 600        | Awning       | 90        | SE           | None            |
| LIVING/DINING  | ALM-004-01 A | W07        | 1200        | 1800       | Sliding      | 45        | SE           | None            |
| LIVING/DINING  | ALM-004-01 A | W08        | 1500        | 1800       | Sliding      | 45        | NW           | None            |
| LIVING/DINING  | ALM-004-01 A | W09        | 1500        | 1800       | Sliding      | 45        | NW           | None            |
| LIVING/DINING  | TIM-001-01 W | WSL        | 2100        | 300        | Sliding      | 45        | NW           | None            |
| STUDY          | ALM-004-01 A | W01        | 1200        | 1800       | Sliding      | 45        | SE           | None            |
| WC             | ALM-003-01 A | W03        | 900         | 600        | Awning       | 90        | SE           | None            |

## Roof window *type and performance value*

### Default\* roof windows

| Window ID | Window Description | Maximum U-value* | SHGC* | SHGC substitution tolerance ranges |             |
|-----------|--------------------|------------------|-------|------------------------------------|-------------|
|           |                    |                  |       | lower limit                        | upper limit |
| None      |                    |                  |       |                                    |             |

### Custom\* roof windows

| Window ID | Window Description | Maximum U-value* | SHGC* | SHGC substitution tolerance ranges |             |
|-----------|--------------------|------------------|-------|------------------------------------|-------------|
|           |                    |                  |       | lower limit                        | upper limit |
| None      |                    |                  |       |                                    |             |

## Roof window *schedule*

| Location | Window ID | Window no. | Opening % | Height (mm) | Width (mm) | Orient-ation | Outdoor shade | Indoor shade |
|----------|-----------|------------|-----------|-------------|------------|--------------|---------------|--------------|
| None     |           |            |           |             |            |              |               |              |



## Skylight type and performance

| Skylight ID | Skylight description |
|-------------|----------------------|
| None        |                      |

## Skylight schedule

| Location | Skylight ID | Skylight No. | Skylight shaft length (mm) | Area (m <sup>2</sup> ) | Orientation | Outdoor shade | Diffuser | Shaft Reflectance |
|----------|-------------|--------------|----------------------------|------------------------|-------------|---------------|----------|-------------------|
| None     |             |              |                            |                        |             |               |          |                   |

## External door schedule

| Location      | Height (mm) | Width (mm) | Opening % | Orientation |
|---------------|-------------|------------|-----------|-------------|
| LAUNDRY       | 2040        | 820        | 90        | SE          |
| LIVING/DINING | 2040        | 820        | 90        | NW          |

## External wall type

| Wall ID     | Wall Type                                      | Solar absorptance | Wall Colour | Bulk insulation (R-value) | Reflective wall wrap* |
|-------------|------------------------------------------------|-------------------|-------------|---------------------------|-----------------------|
| BV-REFL-CAV | Brick Veneer Stud Wall with Reflective Sarking | 0.50              | Medium      | 2.00                      | Yes                   |

## External wall schedule

| Location       | Wall ID     | Height (mm) | Width (mm) | Orientation | Horizontal shading feature* projection (mm) | Vertical shading feature |
|----------------|-------------|-------------|------------|-------------|---------------------------------------------|--------------------------|
| BATH           | BV-REFL-CAV | 2400        | 1738       | SE          | 454                                         | No                       |
| BED 1          | BV-REFL-CAV | 2400        | 4148       | NW          | 1747                                        | No                       |
| BED 1          | BV-REFL-CAV | 2400        | 3601       | NE          | 463                                         | No                       |
| BED 1 ENSUITE  | BV-REFL-CAV | 2400        | 1316       | NE          | 463                                         | No                       |
| BED 2          | BV-REFL-CAV | 2400        | 3401       | NW          | 1815                                        | No                       |
| BED 3          | BV-REFL-CAV | 2400        | 3379       | NW          | 1815                                        | No                       |
| BED 3          | BV-REFL-CAV | 2400        | 497        | SW          |                                             | Yes                      |
| FAMILY/KITCHEN | BV-REFL-CAV | 2400        | 7370       | SE          | 1803                                        | No                       |
| LAUNDRY        | BV-REFL-CAV | 2400        | 1805       | SE          | 1803                                        | No                       |
| LIVING/DINING  | BV-REFL-CAV | 2400        | 3008       | SE          | 454                                         | No                       |
| LIVING/DINING  | BV-REFL-CAV | 2400        | 7602       | SW          | 461                                         | No                       |

\* Refer to glossary.



## External wall *schedule*

| Location      | Wall ID     | Height (mm) | Width (mm) | Orientation | Horizontal shading feature* projection (mm) | Vertical shading feature |
|---------------|-------------|-------------|------------|-------------|---------------------------------------------|--------------------------|
| LIVING/DINING | BV-REFL-CAV | 2400        | 6689       | NW          | 1815                                        | No                       |
| LIVING/DINING | BV-REFL-CAV | 2400        | 497        | NE          | 2958                                        | Yes                      |
| LIVING/DINING | BV-REFL-CAV | 2400        | 1840       | NW          | 2312                                        | Yes                      |
| STUDY         | BV-REFL-CAV | 2400        | 4148       | SE          | 454                                         | No                       |
| STUDY         | BV-REFL-CAV | 2400        | 2529       | NE          | 463                                         | No                       |
| WC            | BV-REFL-CAV | 2400        | 1174       | SE          | 454                                         | No                       |

## Internal wall *type*

| Wall ID | Wall Type                       | Area (m <sup>2</sup> ) | Bulk insulation |
|---------|---------------------------------|------------------------|-----------------|
| INT-PB  | Internal Plasterboard Stud Wall | 110.8                  | 0.00            |

## Floor *type*

| Location       | Construction                     | Area (m <sup>2</sup> ) | Sub-floor ventilation | Added insulation (R-value) | Covering      |
|----------------|----------------------------------|------------------------|-----------------------|----------------------------|---------------|
| BATH           | TIMB-001: Suspended Timber Floor | 5.4                    | Enclosed (Disc.)      | 2.50                       | Tile (8mm)    |
| BED 1          | TIMB-001: Suspended Timber Floor | 14.9                   | Enclosed (Disc.)      | 2.50                       | Carpet        |
| BED 1 ENSUITE  | TIMB-001: Suspended Timber Floor | 3.3                    | Enclosed (Disc.)      | 2.50                       | Tile (8mm)    |
| BED 2          | TIMB-001: Suspended Timber Floor | 11.0                   | Enclosed (Disc.)      | 2.50                       | Carpet        |
| BED 3          | TIMB-001: Suspended Timber Floor | 10.9                   | Enclosed (Disc.)      | 2.50                       | Carpet        |
| FAMILY/KITCHEN | TIMB-001: Suspended Timber Floor | 29.2                   | Enclosed (Disc.)      | 2.50                       | Timber (12mm) |
| HALLWAY        | TIMB-001: Suspended Timber Floor | 10.0                   | Enclosed (Disc.)      | 2.50                       | Timber (12mm) |
| LAUNDRY        | TIMB-001: Suspended Timber Floor | 5.1                    | Enclosed (Disc.)      | 2.50                       | Tile (8mm)    |
| LIVING/DINING  | TIMB-001: Suspended Timber Floor | 41.5                   | Enclosed (Disc.)      | 2.50                       | Timber (12mm) |
| STUDY          | TIMB-001: Suspended Timber Floor | 10.4                   | Enclosed (Disc.)      | 2.50                       | Timber (12mm) |
| WC             | TIMB-001: Suspended Timber Floor | 2.1                    | Enclosed (Disc.)      | 2.50                       | Tile (8mm)    |



## Ceiling type

| Location       | Construction                                                             | Bulk insulation (R-value) | Reflective wrap* |
|----------------|--------------------------------------------------------------------------|---------------------------|------------------|
| BATH           | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 6.00                      | Yes              |
| BED 1          | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 6.00                      | Yes              |
| BED 1 ENSUITE  | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 6.00                      | Yes              |
| BED 2          | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 6.00                      | Yes              |
| BED 3          | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 6.00                      | Yes              |
| FAMILY/KITCHEN | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 6.00                      | Yes              |
| HALLWAY        | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 6.00                      | Yes              |
| LAUNDRY        | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 6.00                      | Yes              |
| LIVING/DINING  | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 6.00                      | Yes              |
| STUDY          | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 6.00                      | Yes              |
| WC             | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 6.00                      | Yes              |

## Ceiling penetrations\*

| Location       | Quantity | Type        | Diameter (mm) | Sealed /unsealed |
|----------------|----------|-------------|---------------|------------------|
| BATH           | 1        | Downlight   | 100           | Sealed           |
| BED 1          | 2        | Downlight   | 100           | Sealed           |
| BED 1 ENSUITE  | 1        | Downlight   | 100           | Sealed           |
| BED 2          | 2        | Downlight   | 100           | Sealed           |
| BED 3          | 2        | Downlight   | 100           | Sealed           |
| FAMILY/KITCHEN | 4        | Downlight   | 100           | Sealed           |
| FAMILY/KITCHEN | 1        | Exhaust Fan | 250           | Sealed           |
| HALLWAY        | 1        | Downlight   | 100           | Sealed           |
| LAUNDRY        | 1        | Downlight   | 100           | Sealed           |

\* Refer to glossary.



## Ceiling penetrations\*

| Location      | Quantity | Type      | Diameter (mm) | Sealed /unsealed |
|---------------|----------|-----------|---------------|------------------|
| LIVING/DINING | 6        | Downlight | 100           | Sealed           |
| STUDY         | 1        | Downlight | 100           | Sealed           |
| WC            | 1        | Downlight | 100           | Sealed           |

## Ceiling fans

| Location | Quantity | Diameter (mm) |
|----------|----------|---------------|
| None     |          |               |

## Roof type

| Construction                                                             | Added insulation (R-value) | Solar absorptance | Roof Colour |
|--------------------------------------------------------------------------|----------------------------|-------------------|-------------|
| ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 1.30                       | 0.50              | Medium      |

## 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) |
|------------------|-----------------------------------------------|--------------------|--------------------------|-------------------------|
| None             |                                               |                    |                          |                         |

## Appliance schedule

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

### Cooling system

| Type                  | Location | Fuel Type | Minimum efficiency / performance | Recommended capacity |
|-----------------------|----------|-----------|----------------------------------|----------------------|
| No Whole of Home Data |          |           |                                  |                      |

### Heating system

| Type                  | Location | Fuel Type | Minimum efficiency / performance | Recommended capacity |
|-----------------------|----------|-----------|----------------------------------|----------------------|
| No Whole of Home Data |          |           |                                  |                      |

### Hot water system

| Type                  | Fuel type | Hot Water CER Zone | Minimum efficiency / STC | Assessed daily load [litres] |
|-----------------------|-----------|--------------------|--------------------------|------------------------------|
| No Whole of Home Data |           |                    |                          |                              |

### Pool / spa equipment

| Type | Fuel type | Minimum efficiency / performance | Recommended capacity |
|------|-----------|----------------------------------|----------------------|
|------|-----------|----------------------------------|----------------------|

\* Refer to glossary.



Pool / spa equipment

| Type                  | Fuel type | Minimum efficiency / performance | Recommended capacity |
|-----------------------|-----------|----------------------------------|----------------------|
| No Whole of Home Data |           |                                  |                      |

Onsite Renewable Energy *schedule*

| Type                  | Orientatation | Generation Capacity [kW] |
|-----------------------|---------------|--------------------------|
| No Whole of Home Data |               |                          |

Battery *schedule*

| Type                  | Storage Capacity [kWh] |
|-----------------------|------------------------|
| No Whole of Home Data |                        |



## 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 home's 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 home's 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</b>                               | see exposure categories below                                                                                                                                                                                                                                                                                                            |
| <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 airgap 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.                                                                                                                                                                                                               |
| <b>STCs</b>                                   | 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                                                                                                   |
| <b>Thermal breaks</b>                         | 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.      |
| <b>U-value</b>                                | the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.                                                                                                                                                                                                                                    |
| <b>Unconditioned</b>                          | a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions                                                                                                                                                                                                                      |
| <b>Vertical shading features</b>              | 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).                                                                    |
| <b>Window shading device</b>                  | 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)                                                                                                                                                                           |

\* Refer to glossary.



## **APPENDIX # 4**

### **TITLE DEPOSITED PLAN 88B INSTRUMENT**



FOLIO: 2/1229055

-----

| SEARCH DATE | TIME     | EDITION NO | DATE      |
|-------------|----------|------------|-----------|
| -----       | ----     | -----      | ----      |
| 28/2/2025   | 12:55 PM | 4          | 29/7/2022 |

LAND

----

LOT 2 IN DEPOSITED PLAN 1229055  
AT BENDICK MURRELL  
LOCAL GOVERNMENT AREA HILLTOPS  
PARISH OF WAMBANUMBA COUNTY OF MONTEAGLE  
TITLE DIAGRAM DP1229055

FIRST SCHEDULE

-----

DEBORAH ANNE JORDAN (T AS347652)

SECOND SCHEDULE (3 NOTIFICATIONS)

-----

- 1 LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989)
- 2 DP1229055 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND  
NUMBERED (1) IN THE S.88B INSTRUMENT AFFECTING THE  
PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP1229055 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND  
NUMBERED (2) IN THE S.88B INSTRUMENT AFFECTING THE  
PART SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

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

DEB JORDAN...

PRINTED ON 28/2/2025



| TABLE OF REFERENCE MARKS |           |               |                      |
|--------------------------|-----------|---------------|----------------------|
| COR                      | BEARING   | DISTANCE FROM | ORIGIN               |
| A                        | 123°56'   | 1.055         | RM GIP PLACED        |
| B                        | 75°56'    | 27.96         | RM GONE 838-3110     |
| C                        | 347°41'   | 1.39          | RM SSM59614 PLACED   |
| D                        | 25°22'    | 1.51          | RM GIP PLACED        |
| E                        | 33°18'    | 1.13          | RM GIP PLACED        |
| F                        | 29°43'    | 1.715         | RM GIP PLACED        |
| G                        | 212°08'   | 0.455         | RM GIP FD 6869-1780  |
| H                        | 214°04'   | 1.365         | RM GIP FD DP609307   |
| I                        | 177°26'   | 1.055         | RM GIP FD DP1084583  |
| J                        | 307°45'   | 1.005         | RM GIP FD 6857-1780  |
| K                        | 47°58'    | 23.535        | RM TREE FD 6452-1780 |
| L                        | 127°45'   | 1.005         | RM GIP FD 6857-1780  |
| M                        | 212°08'   | 0.455         | RM GIP FD 6869-1780  |
| N                        | 352°20'   | 0.85          | RM GIP FD DP1084583  |
| O                        | 343°47'   | 0.76          | RM GIP FD DP1084583  |
| P                        | 311°8'50" | 1.145         | RM TREE FD 6452-1780 |

'A' - 'B' 248° 17' 30" 213.76 DP609307 & BY ME  
PM162260 - SSM59614 104° 10' 50" 542.86  
SSM59614 - PM162261 264° 13' 10" 261.7

| TABLE OF SHORT LINES |                   |
|----------------------|-------------------|
| LINE                 | BEARING DISTANCE  |
| 1                    | 122°15'30" 20.135 |
| 2                    | 270°14' 17.685    |
| 3                    | 302°04' 33.395    |
| 4                    | 244°59' 31.695    |
| 5                    | 302°01'40" 30.32  |
| 6                    | 122°13'20" 29.82  |
| 7                    | 104°58'20" 21.325 |
| 8                    | 147°12'20" 15.385 |
| 9                    | 200°43'40" 14.485 |
| 10                   | 209°03' 32.085    |
| 11                   | 267°48'40" 6.395  |
| 12                   | 212°01'40" 21.905 |

RESTRICTION ON THE USE OF LAND  
RESTRICTION ON THE USE OF LAND

| SURVEYING & SPATIAL INFORMATION REGULATION 2012: CLAUSE 39(1)(b) AND CLAUSE 4(2) |                    |          |       |       |
|----------------------------------------------------------------------------------|--------------------|----------|-------|-------|
| MARK                                                                             | GA CO - ORIGINATES | ZONE     | CLASS | ORDER |
| PM162260                                                                         | 633399             | NORTHING | 55    | U     |
| PM162261                                                                         | 633397             | 6219304  | 55    | U     |
| SSM59614                                                                         | 633861             | 6219304  | 55    | U     |

SOURCE: MGA CO-ORDINATES ADOPTED FROM S.C.I.A.M.S. SUPPLIED BY LAND & PROPERTY INFORMATION AT 1st APRIL 2016.

SURVEY UNDER TAKEN BY COMBINATION OF RTK GNSS AND THEODOLITE TRAVERSE

ROWANS LANE  
(20.115 WIDE)

OLYMPIC

(VAR. WIDTH)  
MR 78

HIGHWAY

Surveyor: BRIDGET HELEN WRIGHT  
Date of Survey: 21 JULY 2016  
Surveyor's Ref: 2265.DP1

PLAN OF SUBDIVISION OF LOT 7301 DP1141638

LOCAL: HILLTOPS  
Locality: BENDICK MURRELL  
Subdivision No.: 2013/DN-00052  
Lengths are in metres. Reduction Ratio 1:2500


Registered  
31.3.2017

DP1229055

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

# DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |           |           |           |          |          |          |          |          |           |           |           |           |           |           |           |           |        |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|----------|----------|----------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--------|--|
| <p>Registered:  31.3.2017</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Office Use Only</p> <p>Office Use Only</p> <p><b>DP1229055</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |           |           |          |          |          |          |          |           |           |           |           |           |           |           |           |        |  |
| <p><b>PLAN OF SUBDIVISION OF LOT 7301<br/>DP1141638</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>LGA: HILLTOPS</p> <p>Locality: BENDICK MURRELL</p> <p>Parish: WAMBANUMBA</p> <p>County: MONTEAGLE</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |           |           |           |          |          |          |          |          |           |           |           |           |           |           |           |           |        |  |
| <p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature: .....</p> <p>Date: .....</p> <p>File Number: .....</p> <p>Office: .....</p>                                                                                                                                                                                                                                                                                                                                                                        | <p>Survey Certificate</p> <p>I, BRIDGET HELEN WRIGHT<br/>of DPS, YASS NSW 2582<br/>a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on 21 JULY 2016.</p> <p>*(b) The part of the land shown in the plan (*being/*excluding ^.....)<br/>was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on....., the part not surveyed was compiled in accordance with that Regulation.</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p> <p>Signature: ..... Dated: 11/8/16</p> <p>Surveyor ID: 8727</p> <p>Datum Line: A - B</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p>*Strike through if inapplicable.</p> <p>^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p> |           |           |           |          |          |          |          |          |           |           |           |           |           |           |           |           |        |  |
| <p>Subdivision Certificate</p> <p>I, <b>ANTHONY MCMAHON</b>.....</p> <p>*Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: <i>Anthony McMahon</i>.....</p> <p>Accreditation number: .....</p> <p>Consent Authority: <b>HILLTOPS COUNCIL</b>.....</p> <p>Date of endorsement: <b>6th DECEMBER 2016</b>.....</p> <p>Subdivision Certificate number: <b>2013/DA-00052</b>.....</p> <p>File number: <b>149.00</b>.....</p> <p>*Strike through if inapplicable.</p> | <p>Plans used in the preparation of survey/compilation.</p> <table border="0"> <tr> <td>DP1141638</td> <td>DP1084583</td> <td>DP1025422</td> </tr> <tr> <td>DP821041</td> <td>DP609307</td> <td>DP330386</td> </tr> <tr> <td>DP133582</td> <td>838-3110</td> <td>6869-1780</td> </tr> <tr> <td>6452-1780</td> <td>6326-1780</td> <td>6325-1780</td> </tr> <tr> <td>6324-1780</td> <td>6293-1780</td> <td>4927-1780</td> </tr> <tr> <td>4816-1780</td> <td>4-1780</td> <td></td> </tr> </table> <p>If space is insufficient continue on PLAN FORM 6A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | DP1141638 | DP1084583 | DP1025422 | DP821041 | DP609307 | DP330386 | DP133582 | 838-3110 | 6869-1780 | 6452-1780 | 6326-1780 | 6325-1780 | 6324-1780 | 6293-1780 | 4927-1780 | 4816-1780 | 4-1780 |  |
| DP1141638                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | DP1084583                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | DP1025422 |           |           |          |          |          |          |          |           |           |           |           |           |           |           |           |        |  |
| DP821041                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | DP609307                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | DP330386  |           |           |          |          |          |          |          |           |           |           |           |           |           |           |           |        |  |
| DP133582                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 838-3110                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 6869-1780 |           |           |          |          |          |          |          |           |           |           |           |           |           |           |           |        |  |
| 6452-1780                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 6326-1780                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 6325-1780 |           |           |          |          |          |          |          |           |           |           |           |           |           |           |           |        |  |
| 6324-1780                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 6293-1780                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 4927-1780 |           |           |          |          |          |          |          |           |           |           |           |           |           |           |           |        |  |
| 4816-1780                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4-1780                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |           |           |          |          |          |          |          |           |           |           |           |           |           |           |           |        |  |
| <p>Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.</p> <p>Signatures, Seals and Section 88B Statements should appear on<br/>PLAN FORM 6A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Surveyor's Reference: 2265_DP1</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |           |           |          |          |          |          |          |           |           |           |           |           |           |           |           |        |  |

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

# DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Registered:



31.3.2017

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 7301  
DP1141638

## DP1229055

Subdivision Certificate number: 2013/DA-00052

Date of Endorsement: 6th DECEMBER 2016

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

| Lot | Street number | Street name     | Street type | Locality        |
|-----|---------------|-----------------|-------------|-----------------|
| 1   | N/A           | BENDICK MURRELL | ROAD        | BENDICK MURRELL |
| 2   | N/A           | BENDICK MURRELL | ROAD        | BENDICK MURRELL |

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO CREATE:

1. RESTRICTION ON THE USE OF LAND
2. RESTRICTION ON THE USE OF LAND

MAUREEN ANNE PARRIS

Signed for and on behalf of  
Westpac Banking Corporation  
ABN 33 007 457 141  
by its Tier Three Attorney

Signature of Attorney: .....

Name of Attorney: .....

Power of Attorney registered  
Book 4299 no. 332

Who is personally known to me.

Signature of Witness: .....

Name of Witness: .....

Address: 4-16 Montgomery Street Kogarah NSW 2217

If space is insufficient use additional annexure sheet

Surveyor's Reference: 2265\_DP1

**Instrument setting out terms of easements or Profits a Prendre intended to be created and of  
Restrictions on the Use of Land or Positive Covenants intended to be created  
Pursuant to Section 88B of the Conveyancing Act, 1919**

Sheet 1 of 2 Sheets

Plan: **DP1229055**

Subdivision covered by Council Clerk's  
Certificate No.

of Hilltops Council dated: **6TH DECEMBER 2016**  
being a subdivision of Lot 7301 DP 1141638

Full name and address of the Owner of Lot  
7301 DP 1141638:

Maureen Anne Parris  
PO Box 32  
Boorowa NSW 2586

**Part 1 (Creation)**

| <b>Number of<br/>item shown in<br/>the intention<br/>panel on the<br/>Plan</b> | <b>Identity of easement, profit<br/>a prendre, restriction or<br/>positive covenant to be<br/>created and referred to in<br/>the Plan</b> | <b>Burdened Lot(s)<br/>or parcels</b> | <b>Benefited Lot(s) road(s)<br/>bodies or Prescribed<br/>Authorities</b> |
|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------------------------------------|
| <b>1</b>                                                                       | Restriction on the Use of<br>Land                                                                                                         | <b>PART</b><br>Lot 2                  | Hilltops Council                                                         |
| <b>2</b>                                                                       | Restriction on the Use of<br>Land                                                                                                         | <b>PART</b><br>Lots 2                 | Hilltops Council                                                         |

**Part 2 (Terms)**

**Terms of Restriction on the use of land firstly referred to in the abovementioned plan**

No development shall be carried out within the Offset Area marked 'R1' on the Deposited Plan.

**Terms of Restriction on the use of land secondly referred to in the abovementioned plan**


No development shall be carried out within the Rehabilitation Area marked 'R2' on the Deposited Plan.


The entity empowered to release, vary or modify the provisions of the Restriction on the Use of Land firstly and secondly referred to is Hilltops Council.

Sheet 2 of 2 Sheets

Dated: **DP1229055**

Signed by **Maureen Anne Parris** in the presence of

  
Signature of witness

  
Maureen Anne Parris

Deborah Lloyd  
Name of witness (print)

14 Farm st Boorowa  
Address of witness (print)

Executed by **Hilltops Council** by its authorised officer in the presence of

  
Signature of witness

  
Signature of authorised officer

CRAIG FILMER  
Name of witness (print)

ANTHONY MCNAHON  
Authorised officer's name

BOOROWA STREET, YOUNG  
Address of witness (print)

GENERAL MANAGER  
Authority of officer

**Signed for and on behalf of  
Westpac Banking Corporation  
ABN 33 007 457 141  
by its Tier Three Attorney**

**Signature of Attorney:.....**

**Name of Attorney: .....** Angela Maria Law

**Power of Attorney registered  
Book 4299 no. 332**

**Who is personally known to me.**

**Signature of Witness:.....**

**Name of Witness: .....** Robert SALVESTRIN

**Address: 4-16 Montgomery Street Kogarah NSW 2217**

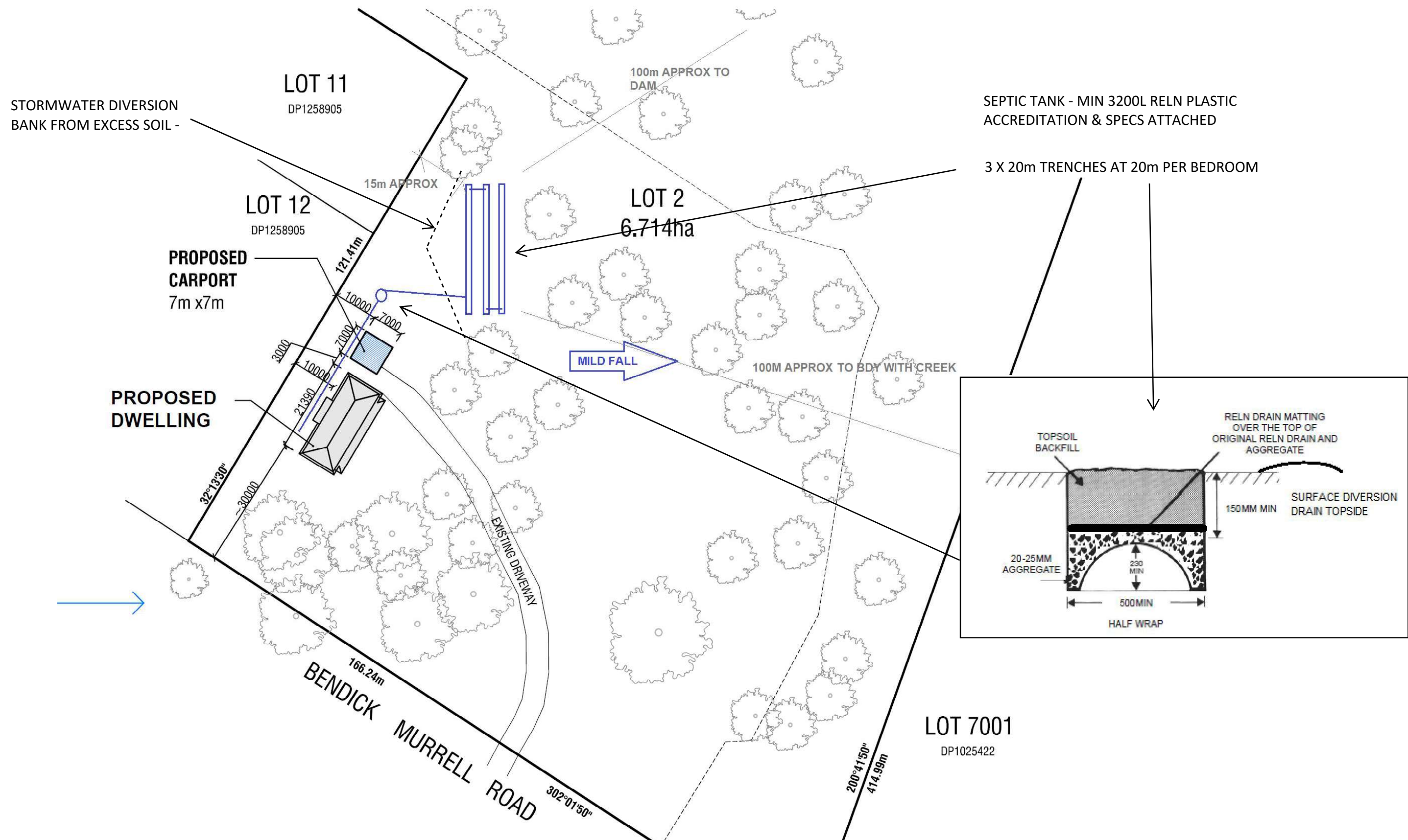
REGISTERED



31.3.2017



### DRAINAGE DESIGN



EXTERNAL DRAINAGE DESIGN Ms DEBORAH JORDAN

52 BENDICK MURRELL RD, BENDICK MURRELL

DATE - 15 APRIL 2025 - SPECS & INTERNALS ATTACHED

### BMAT REPORT

## 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                                                                                                                                                                  |                                                                                                                                                         | 15/04/2025 7:32 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>                                                                                                    | 365.1 sqm          |
| 2.2                                                                                                                                                                                        | <b>Native Vegetation Area Clearing Estimate (NVACE)</b><br>(within development/clearing footprint)                                                      | 297.0 sqm          |
| 2.3                                                                                                                                                                                        | <b>Method for determining Minimum Lot Size</b>                                                                                                          | LEP                |
| 2.4                                                                                                                                                                                        | <b>Minimum Lot Size</b> (10,000sqm = 1ha)                                                                                                               | 2,000 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: \_\_\_\_\_

15/04/2025 07:32 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.

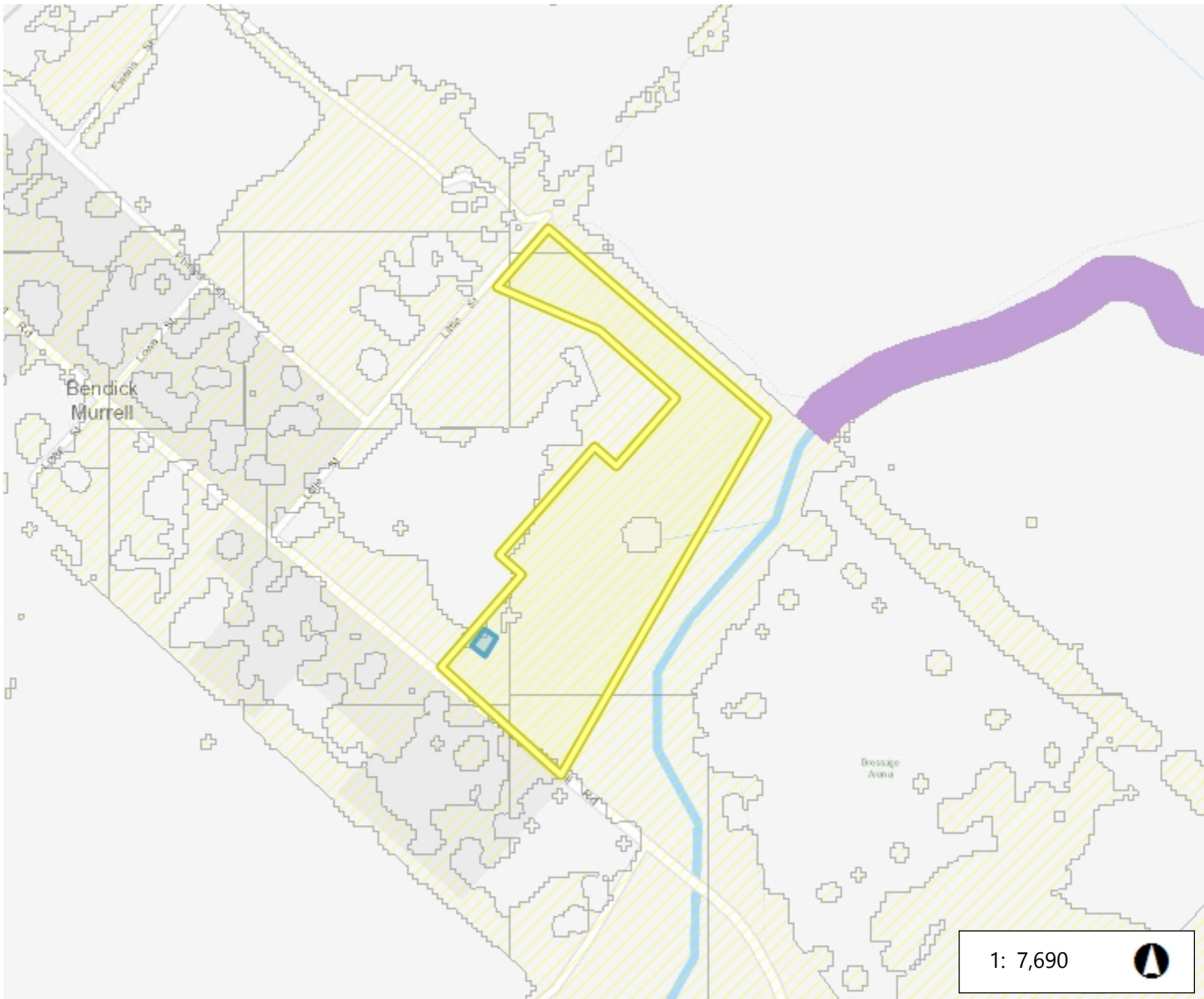
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

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



390.6 0 195.32 390.6 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

15/04/2025 07:32 AM

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.



### AHIMS SEARCH

Kenneth Filmer

Date: 15 April 2025

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

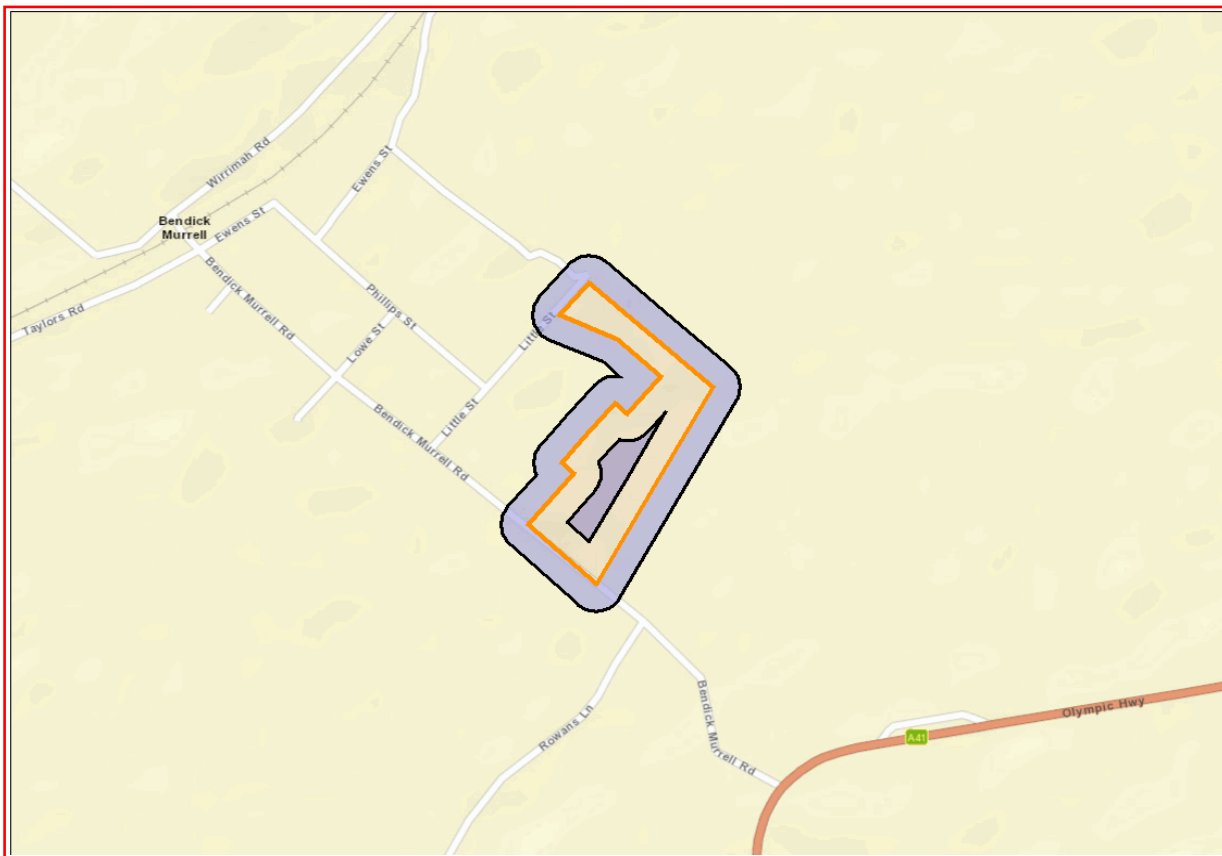
Attention: Kenneth Filmer

Email: craig@dabusters.com

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 2, DP:DP1229055, Section : - with a Buffer of 50 meters, conducted by Kenneth Filmer on 15 April 2025.**

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 to 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.