

1. Commitments for multi-dwelling housing

(a) Dwellings			
(i) Water	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	✓
(c) If a rating is specified in the table below for a future or appliance to be installed in the dwelling, the applicant must ensure that each such future and appliance meets the rating specified for it.	✓	✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.	✓	✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.	✓	✓	✓
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).	✓	✓	✓
(g) The pool or spa must be located as specified in the table.	✓	✓	✓
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system) and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Features											
Dwelling no.	All shower heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation system	All clothes washers	All dishwashers	Volume (max volume)	Pool cover	Pool location	Spa cover
All dwellings	4 star (+6 L/min)	5 star	5 star	5 star	-	-	-	-	-	-	-

Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection (N)	Laundry connection	Pool top-up	Spa top-up
All dwellings	Central water tank (No. 1)	See central systems	See central systems	no	yes	no	no

(a) Energy	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.	✓	✓	✓
(d) The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, under at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "forced" is specified beside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.	✓	✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.	✓	✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓

(i) Energy	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a liner, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.			
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.	✓	✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".	✓	✓	✓
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

Bathroom ventilation system					
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control
All dwellings	gas instantaneous - 5 star	individual fan, ducted to facade or roof	manual switch off	individual fan, ducted to facade or roof	manual switch off

Cooling		Heating		Natural lighting	
Dwelling no.	Living areas	Bedroom areas	Living areas	Bedroom areas	No. of bedrooms or toilets
1	1-phase air conditioning - ducted / 5 star (cold zone)	1-phase air conditioning - ducted / 5 star (cold zone)	1-phase air conditioning - ducted / 5 star (cold zone)	1-phase air conditioning - ducted / 5 star (cold zone)	4
All other dwellings	1-phase air conditioning - ducted / 5 star (cold zone)	1-phase air conditioning - ducted / 5 star (cold zone)	1-phase air conditioning - ducted / 5 star (cold zone)	1-phase air conditioning - ducted / 5 star (cold zone)	2

Individual pool							
Dwelling no.	Pool heating system	Pool Pump system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher
All dwellings	-	-	-	-	-	gas cooktop & electric oven	-

Alternative energy			
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
All dwellings	-	-	-

(ii) Thermal Performance and Materials	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) 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 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 a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.	✓	✓	✓
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.	✓	✓	✓
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol 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.	✓	✓	✓
(e) 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.	✓	✓	✓
(f) 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.	✓	✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must:	✓	✓	✓

(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab, or

(iii) Thermal Performance and Materials			
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) 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.	✓	✓	✓
(j) 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 loads			
Dwelling no.	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)	Area adjusted total load (in MJ/m <sup>2</sup> /yr)
1	94.6	21.4	116.000
All other dwellings	114.2	42.2	156.400

Construction of floors and walls				
Dwelling no.	Concrete slab on ground (m <sup>2</sup> )	Suspended floor with enclosed subfloor (m <sup>2</sup> )	Suspended floor above garage (m <sup>2</sup> )	Primarily rrammed earth or masonry walls
1	164.4	-	32.3	no
All other dwellings	66.1	-	32.3	no

Floor types									
Concrete slab on ground		Suspended floor above enclosed subfloor		Suspended floor above open subfloor		Suspended floor above open subfloor		Suspended floor above open subfloor	
Dwelling no.	Area (m <sup>2</sup> )	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m <sup>2</sup> )	Insulation	Construction type	Area (m <sup>2</sup> )
1	164.4	polystyrene	-	conventional slab	-	-	-	-	-
All other dwellings	66.1	polystyrene	-	conventional slab	-	-	-	-	-

Floor types									
First floor above habitable rooms or mezzanine			Suspended floor above garage			Garage floor			
Dwelling no.	Construction type	Area (m <sup>2</sup> )	Insulation	Construction type	Area (m <sup>2</sup> )	Insulation	Construction type	Area (m <sup>2</sup> )	Insulation
1	insulated subfloor, frame timber untreated softwood	136.6	-	insulated subfloor, frame timber untreated softwood	32.3	-	concrete slab on ground	33.5	polystyrene
All other dwellings	insulated subfloor, frame timber untreated softwood	136.6	-	insulated subfloor, frame timber untreated softwood	32.3	-	concrete slab on ground	0	polystyrene

External walls									
External wall type 1					External wall type 2				
Dwelling no.	Wall type	Area (m <sup>2</sup> )	Insulation	Low emissions option	Wall type	Area (m <sup>2</sup> )	Insulation	Low emissions option	Dematerialisation
1	brick veneer, frame timber -H2 treated softwood	207.8	rockwool batts, roll or pump-in	none	barred (Rbe current sheet or boards), frame timber - H2 treated softwood	20	rockwool batts, roll or pump-in	none	conventional slab
All other dwellings	brick veneer, frame timber -H2 treated softwood	47.6	rockwool batts, roll or pump-in	none	cavity brick	22	rockwool batts, roll or pump-in	none	conventional slab

External walls									
External wall type 3					External wall type 4				
Dwelling no.	Wall type	Area (m <sup>2</sup> )	Insulation	Low emissions option	Wall type	Area (m <sup>2</sup> )	Insulation	Low emissions option	Dematerialisation
1	cavity brick	37	-	none	-	-	-	-	-
All other dwellings	-	-	-	-	-	-	-	-	-

Internal walls									
Internal walls shared with garage					Internal wall type 1				
Dwelling no.	Wall type	Area (m <sup>2</sup> )	Insulation	Construction type	Area (m <sup>2</sup> )	Insulation	Construction type	Area (m <sup>2</sup> )	Insulation
1	plasterboard, frame timber -H2 treated softwood	18	rockwool batts, roll or pump-in	-	plasterboard, frame timber -H2 treated softwood	248.4	rockwool batts, roll or pump-in	-	rockwool batts, roll or pump-in
All other dwellings	-	-	-	-	plasterboard, frame timber -H2 treated softwood	50.1	rockwool batts, roll or pump-in	-	rockwool batts, roll or pump-in

Ceiling and roof									
Flat ceiling / pitched roof			Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof			
Dwelling no.	Construction type	Area (m <sup>2</sup> )	Insulation	Construction type	Area (m <sup>2</sup> )	Insulation	Construction type	Area (m <sup>2</sup> )	Insulation
1	framed metal roof, frame timber -H2 treated softwood	193.6	Ceiling (fibreglass batts or roll / Roof foil backed blanket	-	Ceiling / Roof	-	framed metal roof	-	Ceiling / Roof
All other dwellings	framed metal roof, frame timber -H2 treated softwood	66.1	Ceiling (fibreglass batts or roll / Roof foil backed blanket	-	Ceiling / Roof	-	framed metal roof, frame timber -H2 treated softwood	48.5	Ceiling (fibreglass batts or roll / Roof foil backed blanket

Glazing type									
Dwelling no.	Single glazing (m <sup>2</sup> )	Double glazing (m <sup>2</sup> )	Triple glazing (m <sup>2</sup> )	Aluminium frames (m <sup>2</sup> )	Timber frames (m <sup>2</sup> )	uPVC frames (m <sup>2</sup> )	Steel frames (m <sup>2</sup> )	Composite frames (m <sup>2</sup> )	Frame types
1	-	67.9	-	67.9	-	-	-	-	-
All other dwellings	12.4	-	-	12.4	-	-	-	-	-

2. Commitments for single dwelling houses

(a) Dwellings	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) Water			
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	✓
(c) If a rating is specified in the table below for a future or appliance to be installed in the dwelling, the applicant must ensure that each such future and appliance meets the rating specified for it.	✓	✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.	✓	✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.	✓	✓	✓
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).	✓	✓	✓
(g) The pool or spa must be located as specified in the table.	✓	✓	✓
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system) and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

(i) Energy	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.	✓	✓	✓

(ii) Energy	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) The applicant must install the cooling and heating system specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, under at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "forced" is specified beside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.			
(b) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.	✓	✓	✓
(c) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(d) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓
(e) 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 a final occupation certificate for the proposed development.	✓	✓	✓

(iii) Thermal Performance and Materials	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) 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 a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.	✓	✓	✓
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.	✓	✓	✓
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol 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.	✓	✓	✓
(e) 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.	✓	✓	✓
(f) 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.	✓	✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must:	✓	✓	✓

(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or

(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.

(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.

(i) 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.

(j) 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.

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(i) Materials	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frame types" and "Glazing types" tables listed below.			
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the table below.	✓	✓	✓
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the table below. In the case of glazing, a 5% variance from the area values listed in the "Frame" and "Glazing" tables is permitted.	✓	✓	✓
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the table below.	✓	✓	✓

Floor types			
Floor type	Area (m <sup>2</sup> )	Insulation	Low emissions option
-	-	-	-

External wall types			
External wall type	Construction type	Area (m <sup>2</sup> )	Low emissions option
-	-	-	-

Internal wall types			
Internal wall type	Construction type	Area (m <sup>2</sup> )	Insulation
-	-	-	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frames/columns?	Volume (m <sup>3</sup> )	Low emissions option
-	-	-

Ceiling and roof types		
Ceiling and roof type	Area (m <sup>2</sup> )	Roof insulation
-	-	-

Frame types					
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SAFETY NOTES FOR ALL INVOLVED IN THE PROJECT  
(included: Owner, Builder, Sub-contractors, Consultants, Renovators, Operators, Maintenors, Demolishers)

1. FALLS, SUPS, TRIPS

A. WORKING AT HEIGHTS  
DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

B. SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet.

Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES by Owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishing in the pedestrian trafficable areas of this building.

Surface shouldbe selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted

3.TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:

Parking of vehicles or loading/ unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workes and loading areas should be provided. Traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/ unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/ unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.

All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6.HAZARDOUS SUBSTANCES

ASBETOS

For alterations to a building constructed prior to 1990:

If this exising building was constructed prior to:

1990- it therefore may contain asbestos

1986- it therefore is likely to contain asbestos

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take approproate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish.

Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse.

Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been identified:

This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

For non-residential buildings where the end-use is known:

This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at o later date a further assessment of the workplace health and safety issues should be undertaken.

10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.



date description

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SAFETY\_NOTES

LOT 54 DP1307703  
50 BLAKELYS ROAD, GOULBURN

DA01

scale 1:100@A3  
plotdate 25/03/2025  
issue A

250307

NO EXCAVATION & NO FILL

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Assessor name

Bianca Nguyen

Accreditation No.

DMN/24/2220

Property Address

50 BLAKELYS ROAD,  
GOULBURN, NSW, 2580

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The drawing is a detailed site and roof plan for a property at No. 50 Blakelys Rd, Lot 54 DP 1307703, with a site area of 705.8 m². It shows a large building footprint with a complex roofline, including a central section with a gabled roof and side sections with flat roofs. The plan includes various setbacks: a front setback of 4680, a rear setback of 9320, and side setbacks of 1950, 1300, 3000, 3380, and 3005. A private open space of 92.7 m² is located at the rear. Other features include a driveway, a rain garden of 27.6 m², a garage front setback of 5280, and a 3m side setback line from the southern side. The plan also shows a building line, articulation zone, cladding wall, and articulation elements. A north arrow is located on the right side, and a scale of 1:200 is indicated at the bottom left.

LEGENDS

boundary

proposed building

proposed alfresco + porch

private open space

articulation zone

articulation elements

building line

3m side setback line from southern side

AREA CALCULATION site area: 705.8 m2

	CONTROL	PROPOSED	COMPLIANCE
FRONT SETBACK	<ul style="list-style-type: none"><li>A minimum front setback of 4.5m</li><li>Garages front setback: 5.5m</li></ul>	4.7 m 5.83 m	Yes Yes
REAR SETBACK	6 m	9.3 m (main house)	Yes
SIDE SETBACK	1 m	1 m	Yes
SOUTHERN SETBACKS	<ul style="list-style-type: none"><li>3m for all second storey development within 12m of the forward building line</li><li>6m for all second storey development behind the first 12m of the forward building line</li></ul>	3.36 m 8.49 m	Yes Yes
PRIVATE OPEN SPACE	75 m2	92.7 m2	Yes

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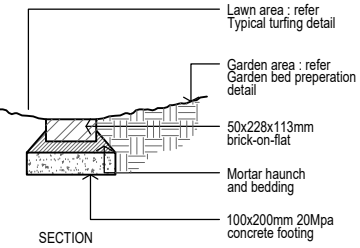
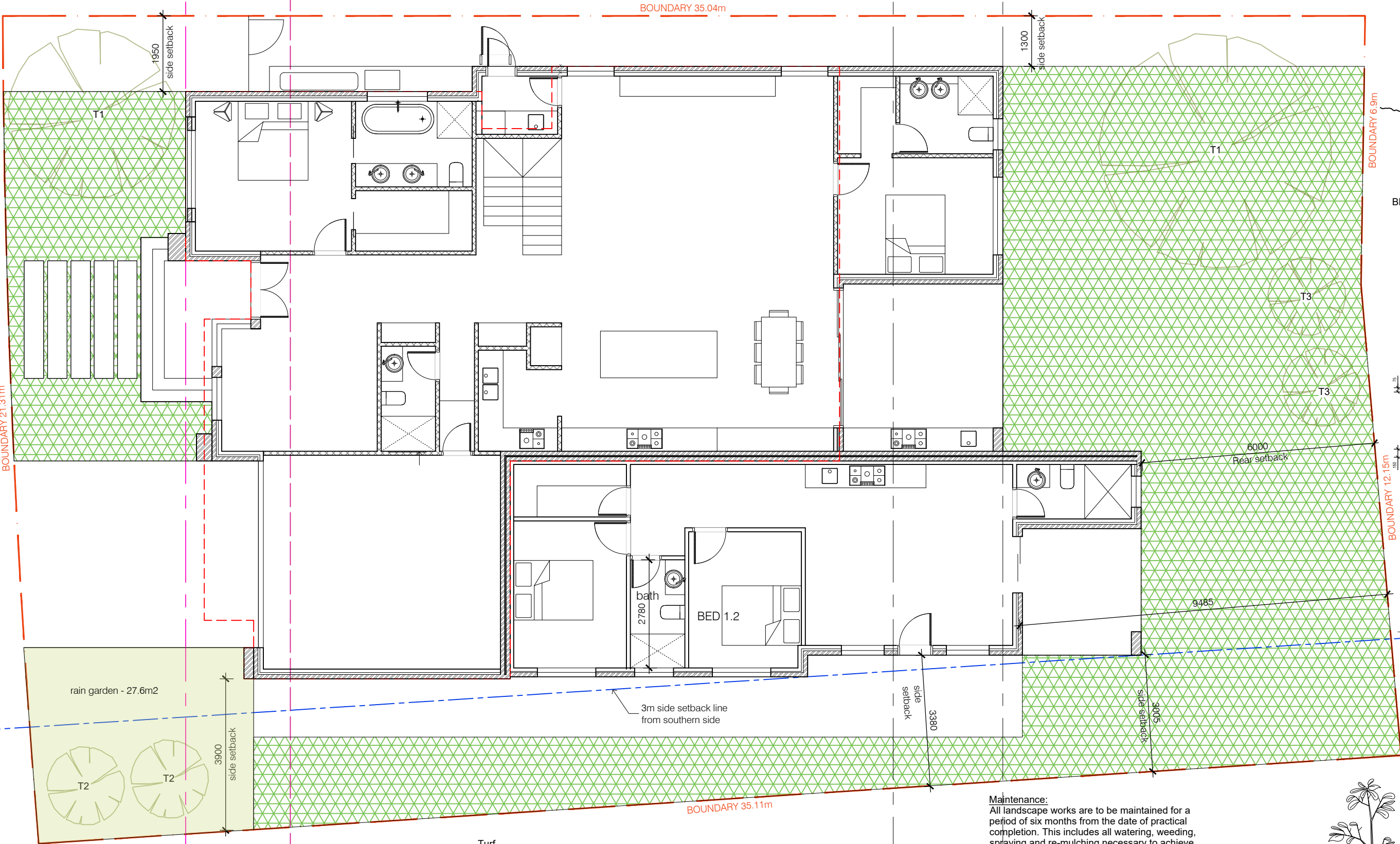
SITE+ROOF\_PLAN

LOT 54 DP1307703  
50 BLAKELYS ROAD, GOULBURN

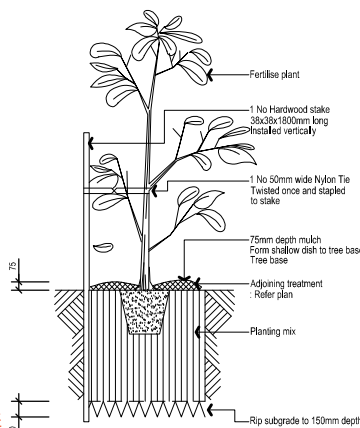
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plotdate 25/03/2025  
issue A

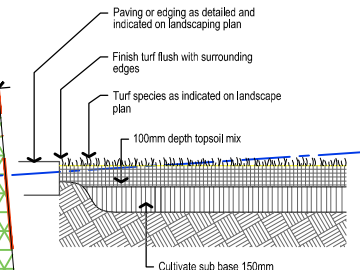
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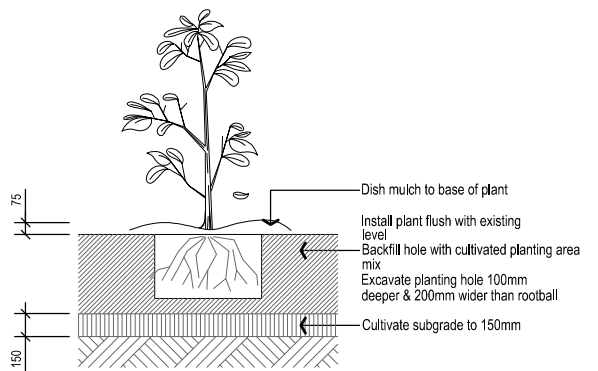
BRICK GARDEN EDGE DETAIL - NTS



15-35 LITRE TREE PLANTING DETAIL - NTS



GROUND PREPARATION GRASS AREA: TURF USING IMPORTED TOPSOIL



PLANTING IN GARDEN BEDS DETAIL - NTS

1 landscape plan  
scale 1:100

PLANTING SCHEDULE

Symbol	Botanica name	Common name	Mature size	Quantity
T1	Acacia binervia	Myall wattle	5m	2
T2	Escallonia "Iveyi"	White escallonia	2.5m	2
T3	Daphne "Eternal Fragrance"	Daphne cultivar	0.7m	2

LEGENDS  
boundary  
proposed landscaping

**Turf**  
Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc.. and away from buildings. Ensure that no pooling or ponding will occur. Rip the subgrade to 150mm. Install 100mm depth of imported topsoil. Just prior to spreading the turf, spread "Shirley's No.17 lawn fertilizer" over the topsoil at the recommended rate. Lay "Kikuyu" turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly.

**Planting areas**  
Ensure that the mass planting areas have been excavated to 300 below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie: No clay)Install 75mm depth of selected mulch.

**Maintenance:**  
All landscape works are to be maintained for a period of six months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.

**Brick garden edging**  
Lay a single coarse of paving bricks in a mortar haunch (200mm wide and 100mm deep). The edges are to be laid in even curves and straight line as shown on the plan. Where tight curves are shown use half bricks to show a more even curve. The top of the edge is to finish flush with the adjacent turf and mulch levels.

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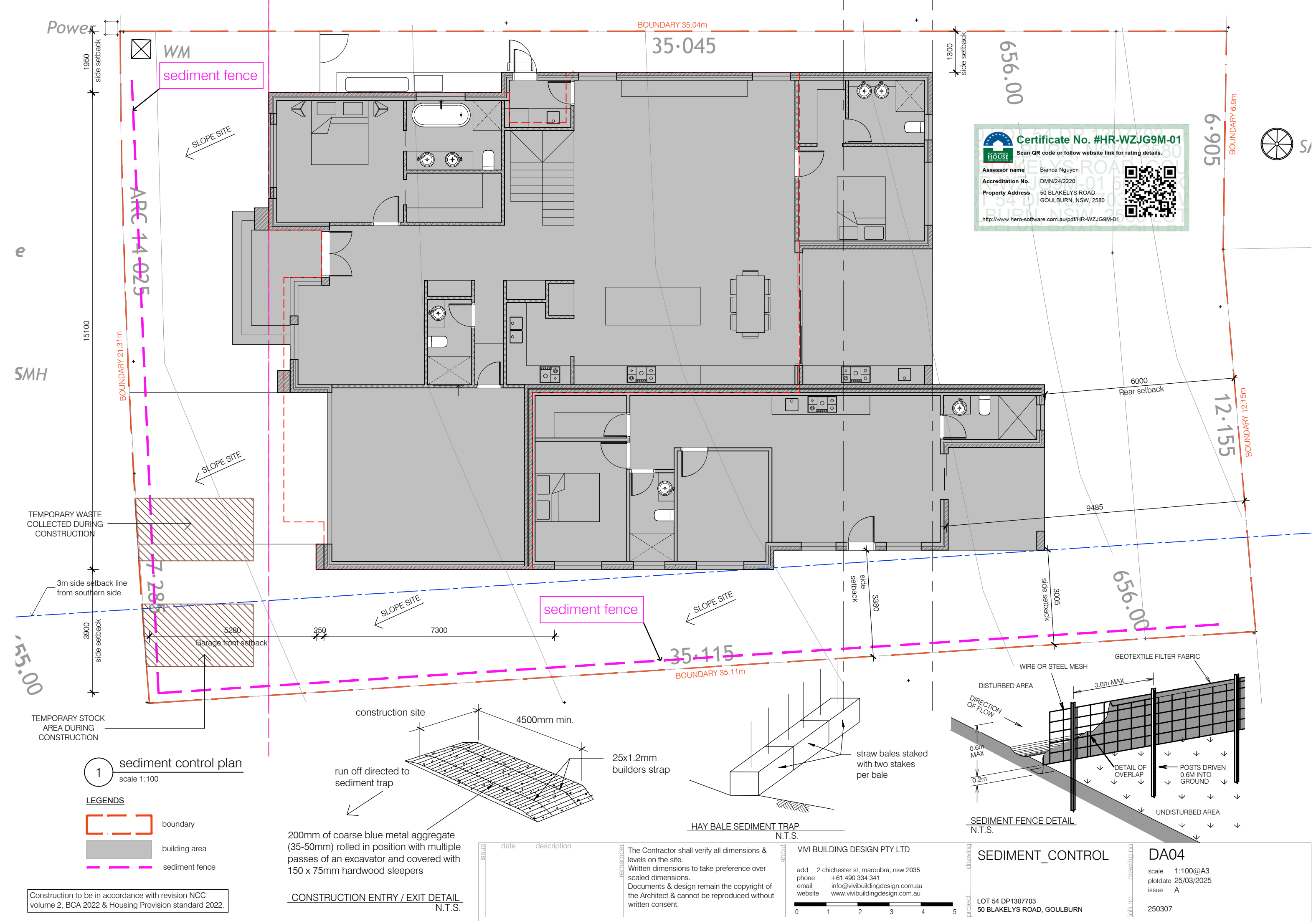
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LANDSCAPE\_AREA  
NEW\_HOUSE\_GRANNY  
LOT 54 DP1307703  
50 BLAKELYS ROAD, GOULBURN

DA03  
scale 1:100@A3  
plotdate 25/03/2025  
issue A  
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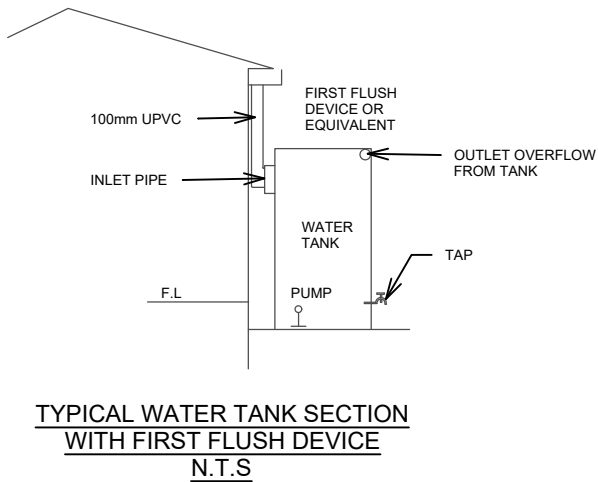
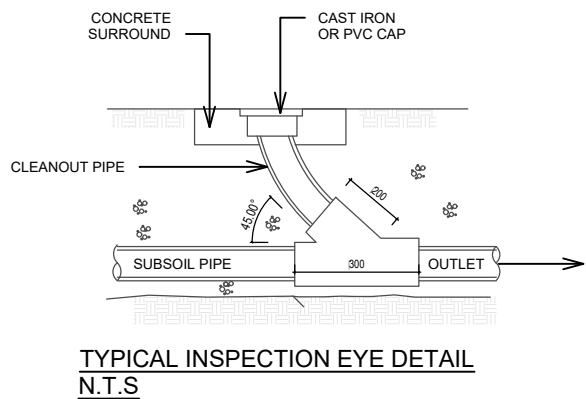
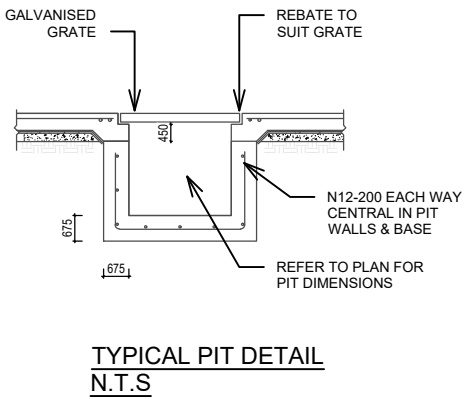
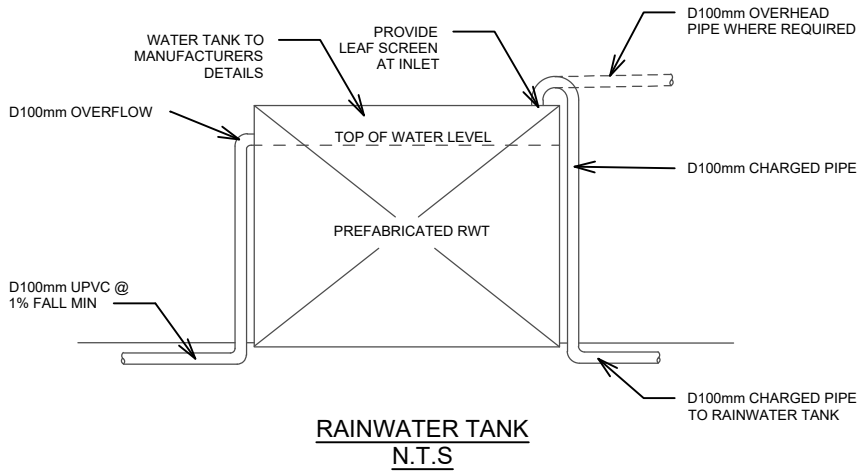
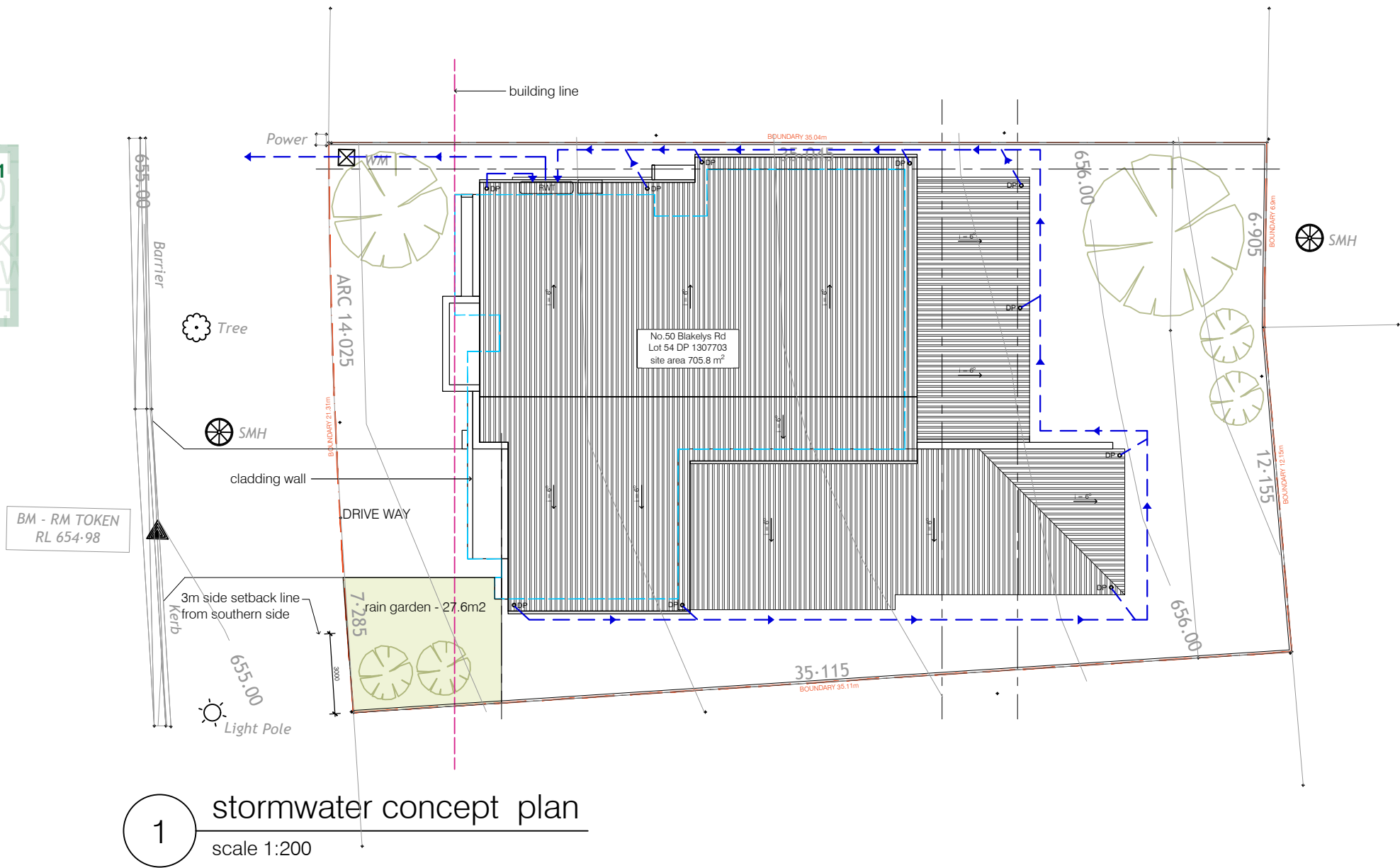
Assessor name Bianca Nguyen

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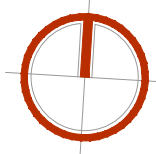
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date	description
25/03/2025	DA05

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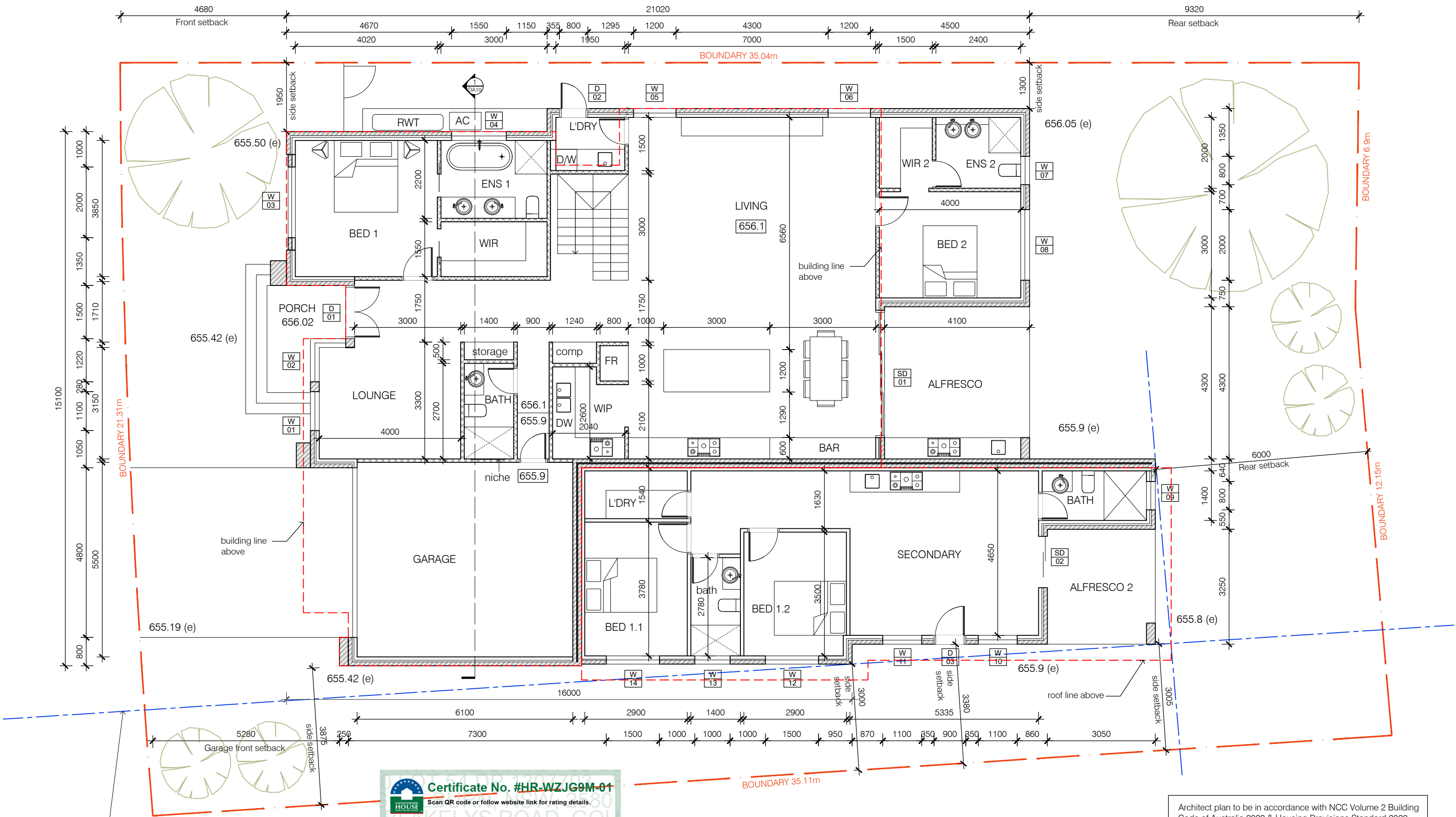
## STORMWATER\_PLAN

LOT 54 DP1307703  
50 BLAKELYS ROAD, GOULBURN

## DA05

scale 1:200@A3  
plotdate 25/03/2025  
issue A

250307



3m side setback line  
from southern side

1 ground floor plan  
scale 1:100

LEGENDS

- boundary
- building/ roof line above

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- NOTES:
- Floor tiles to ground floor & timber to first floor (tiles to wet areas)
  - Insulation R5.0 to ceiling & R1.3 thermal blanket to roof, R2.7 to all walls (internal & external)
  - Ceiling fans (9 in total 1.5m diameter) to all bed rooms, lounge & living area

Architect plan to be in accordance with NCC Volume 2 Building  
Code of Australia 2022 & Housing Provisions Standard 2022.

Method of waterproofing pathway to be either Part 10.2 of the  
ABCB Housing Provisions Standard 2022 (BCA) OR AS  
3740.2021 & 10.2.1 to 10.2.6 and 10.2.12 of the ABCB Housing  
Provisions Standard 2022.

date description

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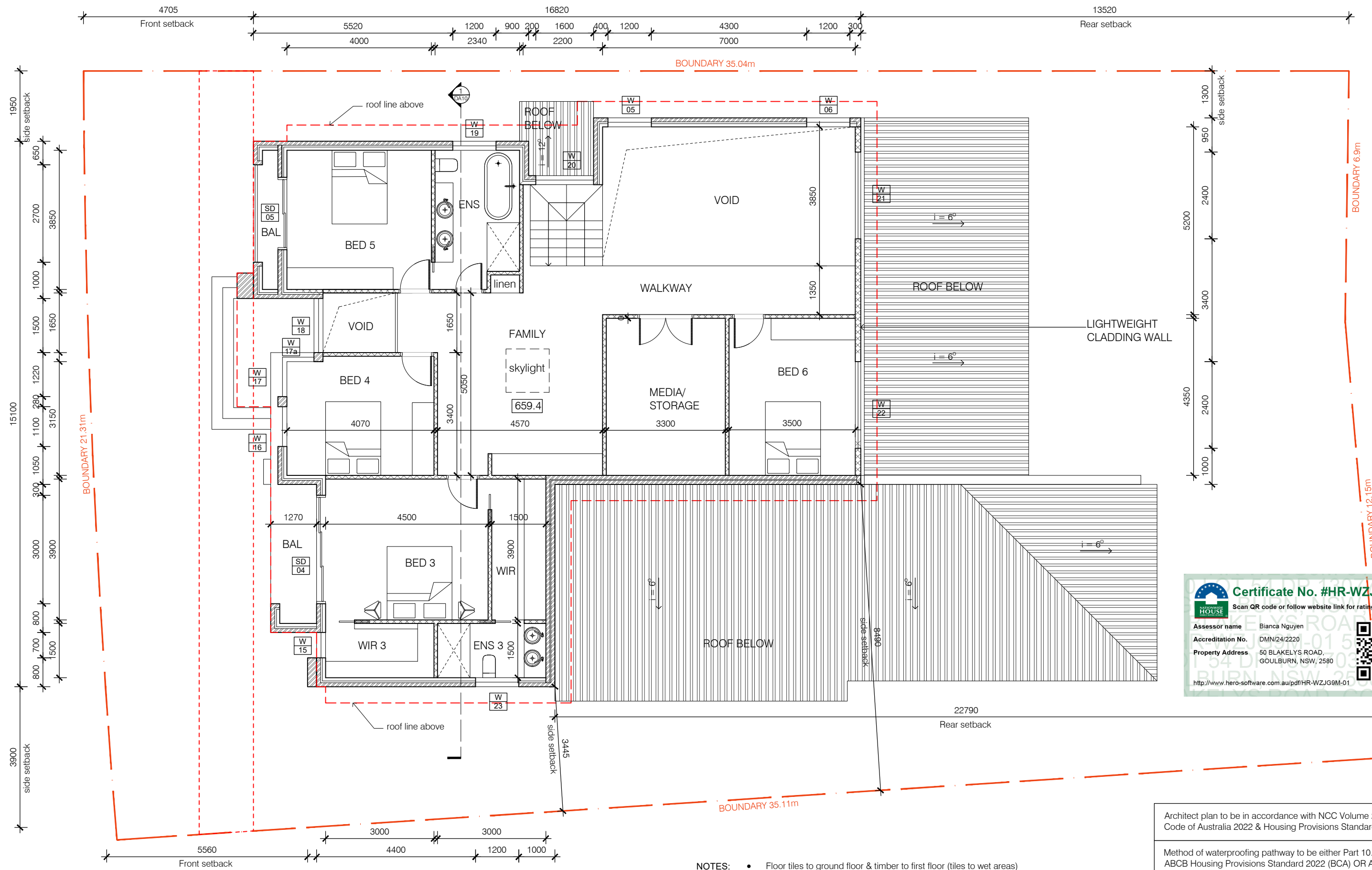
GROUND\_FLOOR\_PLAN


LOT 54 DP1307703  
50 BLAKELYS ROAD, GOULBURN

DA06

scale 1:100@A3  
plotdate 04/04/2025  
issue A


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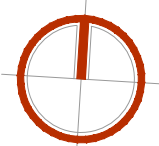
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Architect plan to be in accordance with NCC Volume 2 Building Code of Australia 2022 & Housing Provisions Standard 2022.

Method of waterproofing pathway to be either Part 10.2 of the ABCB Housing Provisions Standard 2022 (BCA) OR AS 3740.2021 & 10.2.1 to 10.2.6 and 10.2.12 of the ABCB Housing Provisions Standard 2022.

1 first floor plan  
scale 1:100

-  boundary
-  roof line above



ISSUE	date	description
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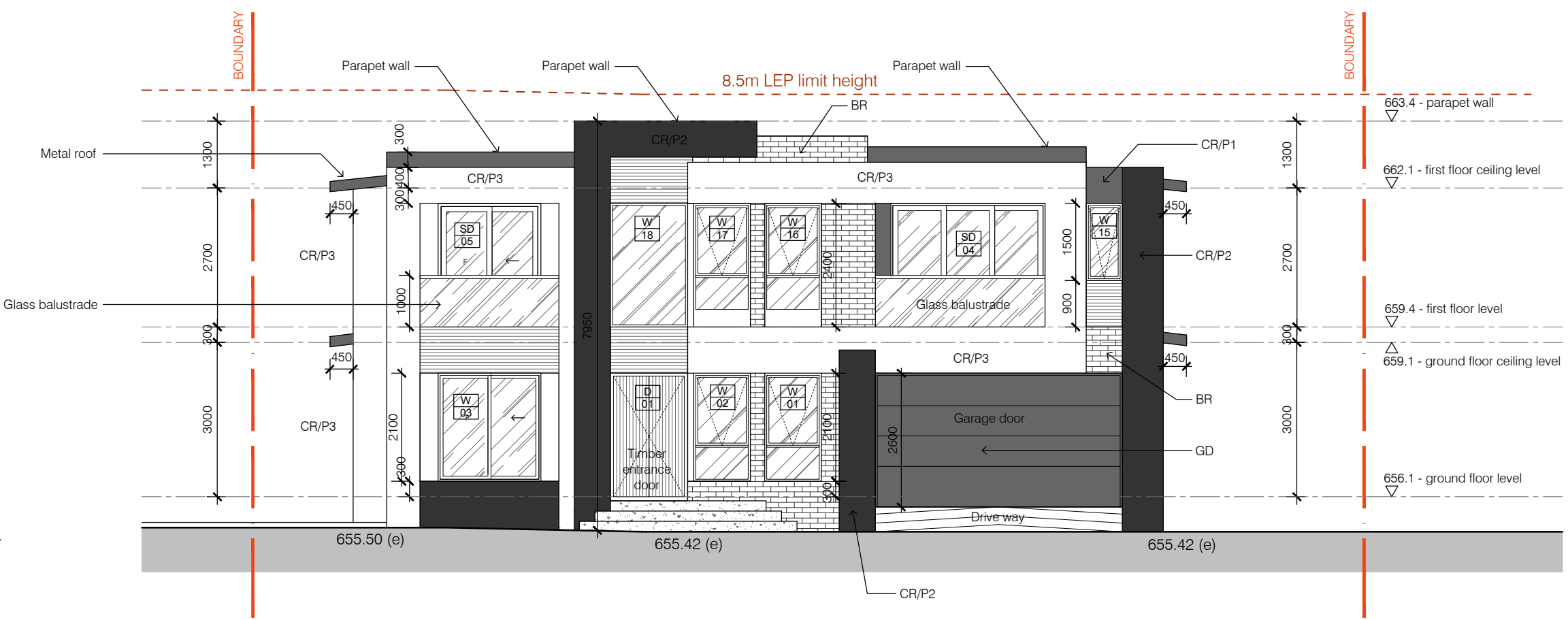
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FIRST\_FLOOR\_PLAN

LOT 54 DP1307703  
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DA07  
scale 1:100@A3  
plotdate 04/04/2025  
issue A  
250307

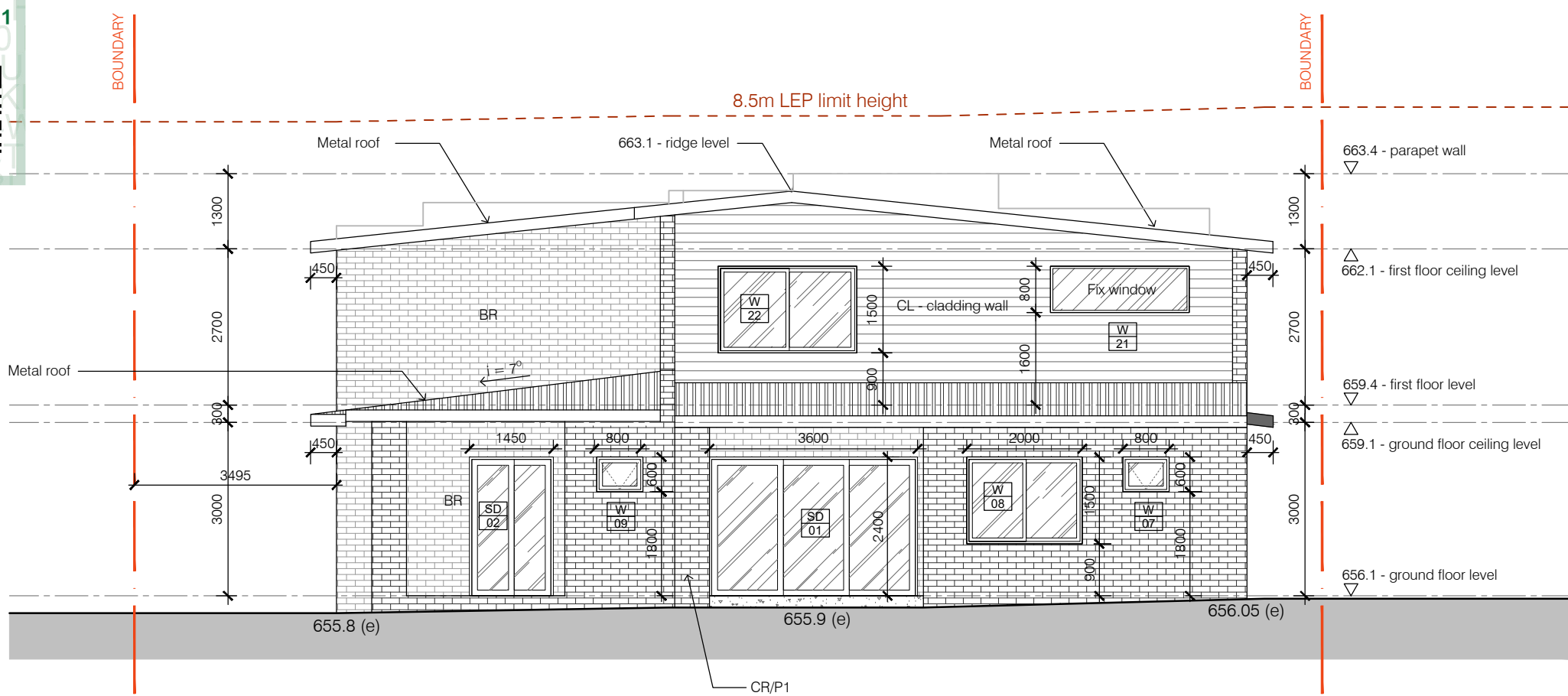
1 west elevation  
scale 1:100



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2 east elevation  
scale 1:100



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issue	date	description	remember	about	project	drawing no	job no	drawing no

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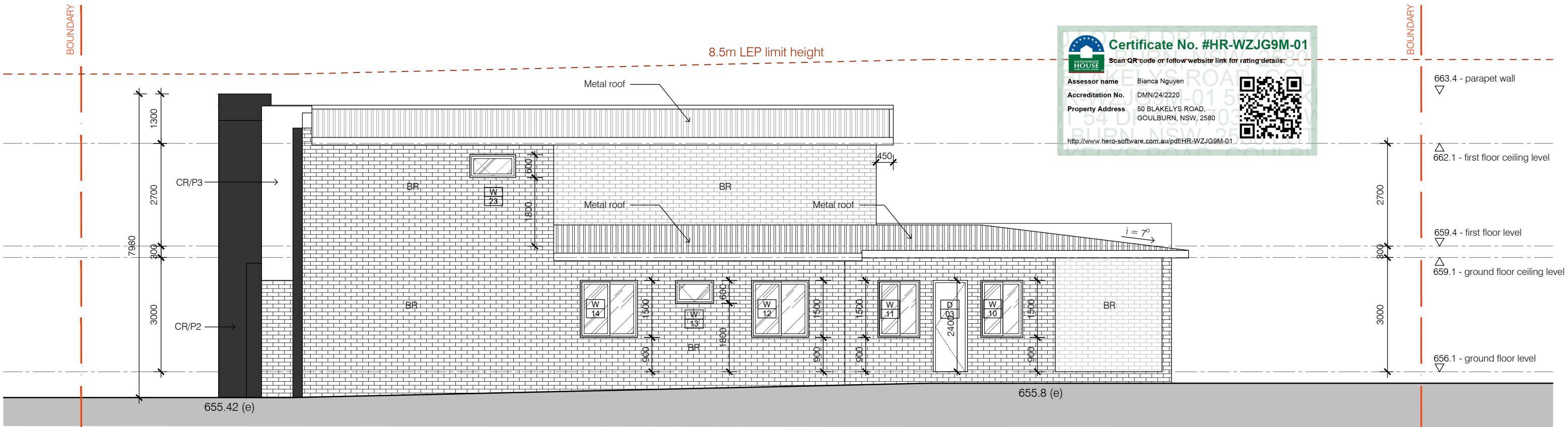
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ELEVATIONS

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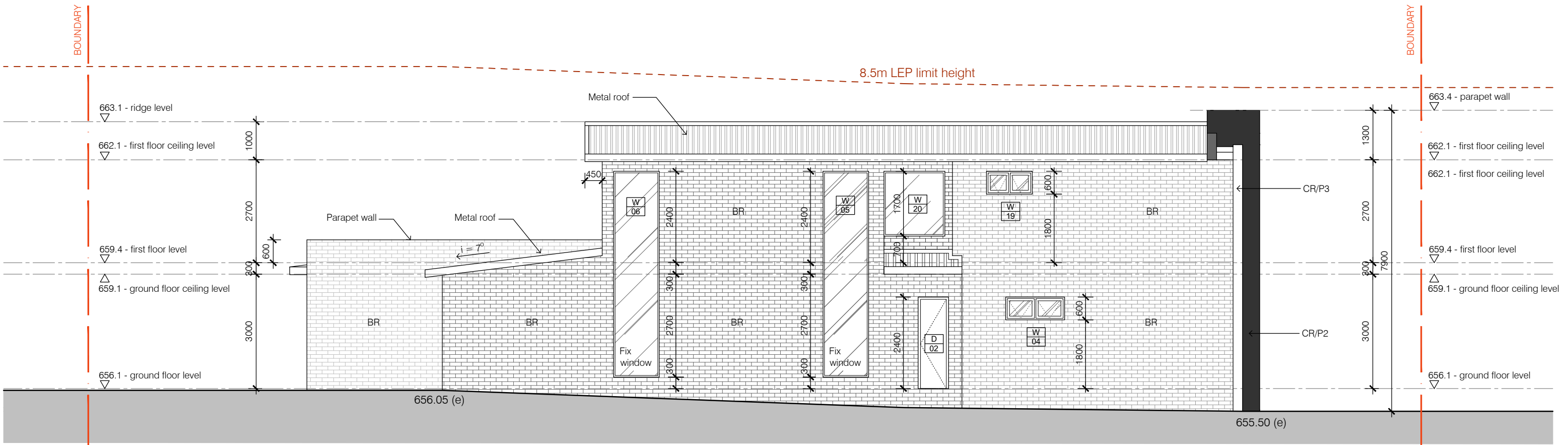
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1 south elevation  
scale 1:100



2 north elevation  
scale 1:100

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0 1 2 3 4 5

ELEVATIONS

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DA09

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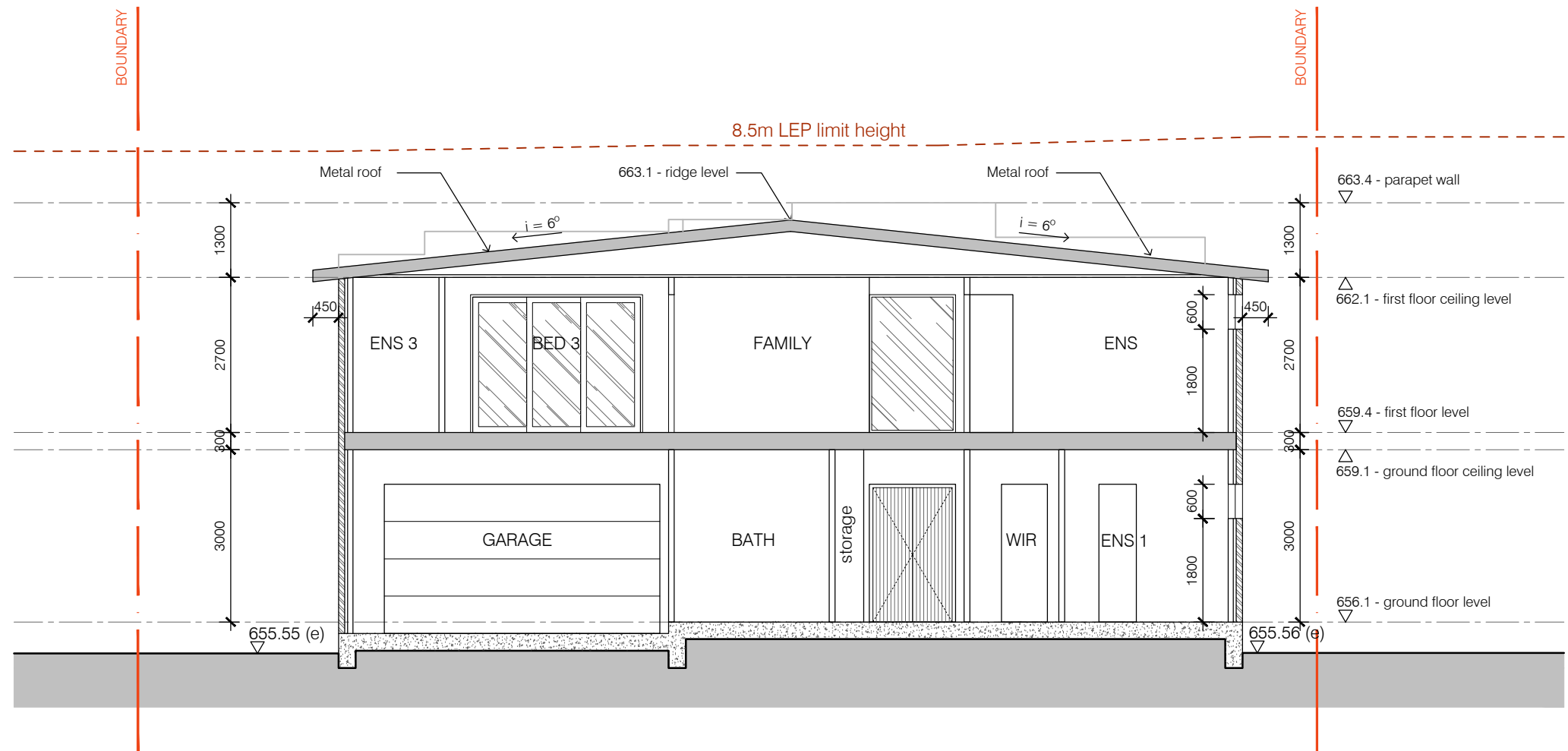
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1 section A  
scale 1:100

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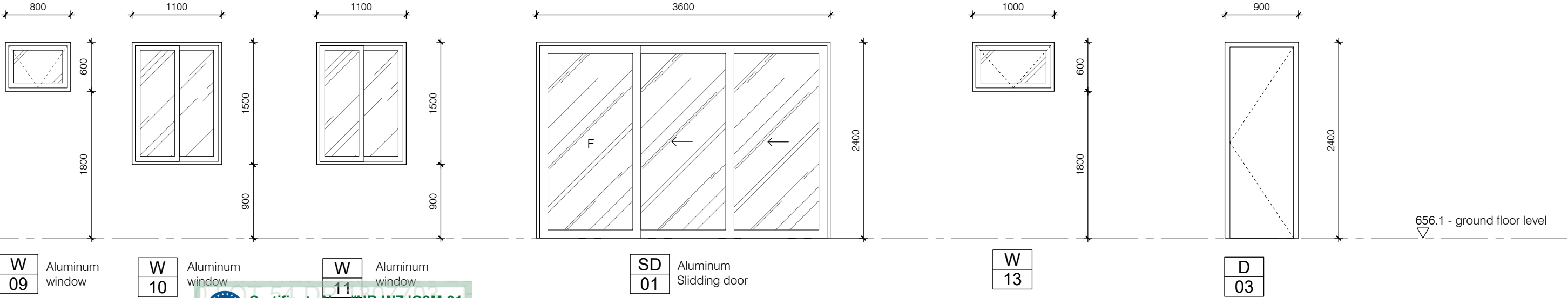
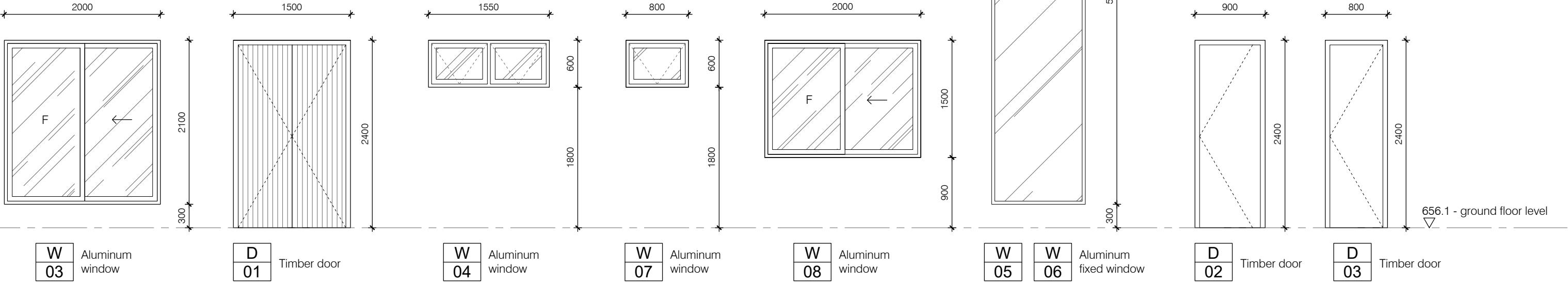
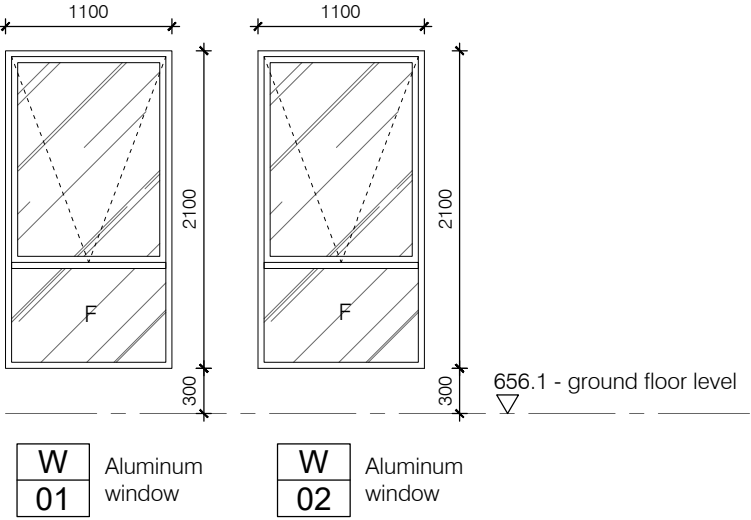
issue	date	description	remember	about	project	drawing	job no.	drawing no.
				The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.	VIVI BUILDING DESIGN PTY LTD add 2 chichester st, maroubra, nsw 2035 phone +61 490 334 341 email info@vivibuildingdesign.com.au website www.vivibuildingdesign.com.au	SECTION_A	DA10	scale 1:100@A3 plotdate 25/03/2025 issue A
					0 1 2 3 4 5	LOT 54 DP1307703 50 BLAKELYS ROAD, GOULBURN	250307	

DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	NOTE
D01	1500	2400	main entrance timber door
D02	900	2400	granny flat door
D03	800	2400	laundry door
D04	800	2400	studio door

GLAZING DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	NOTE
SD01	3600	2400	alfresco sliding door
SD02	3000	2400	bedroom 3 sliding door
SD03	2000	2400	bedroom 5 sliding door

WINDOW SCHEDULE			
MARK	SILL	WIDTH	HEIGHT
W01	300	1100	2100
W02	300	1100	2100
W03	300	2000	2100
W04	1800	1550	600
W05	300	1200	5400
W06	300	1200	5400
W07	1800	800	600
W08	900	2000	1500
W09	1800	800	600
W10	900	1100	1500
W11	900	1100	1500
W12	900	1500	1500

WINDOW SCHEDULE			
MARK	SILL	WIDTH	HEIGHT
W13	1800	1000	600
W14	900	1500	1500
W15	900	700	1500
W16	0	1100	2400
W17	0	1100	2400
W17A	0	880	2400
W18	0	1350	800
W19	900	2400	1500
W20	700	1600	2000
W21	1800	1200	600
W22	900	2400	1500
W23	1800	1200	600



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Assessor name  
Bianca Nguyen

Accreditation No.  
DMN/24/2220

Property Address  
50 BLAKELYS ROAD,  
GOULBURN, NSW, 2580

<http://www.hero-software.com.au/pdf/HR-WZJG9M-01>

issue	date	description
remember		The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.

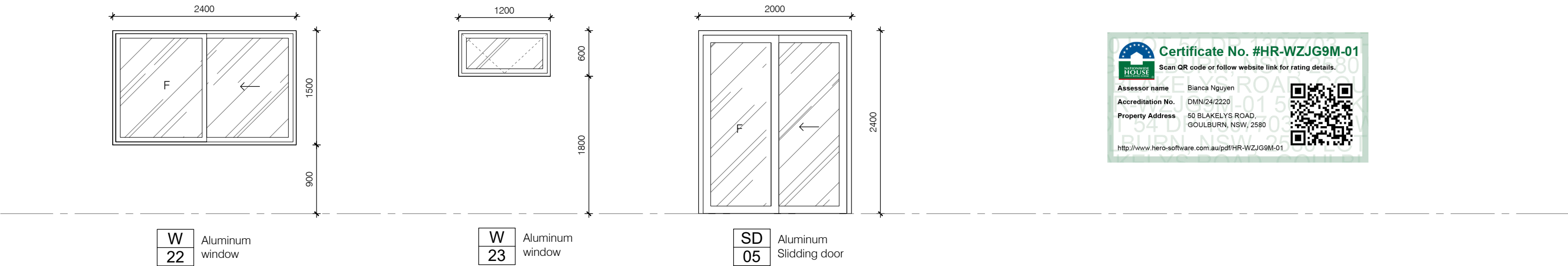
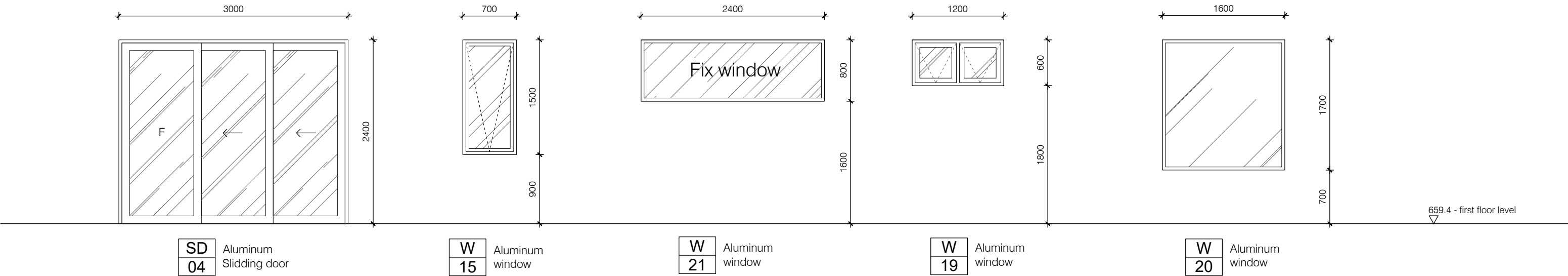
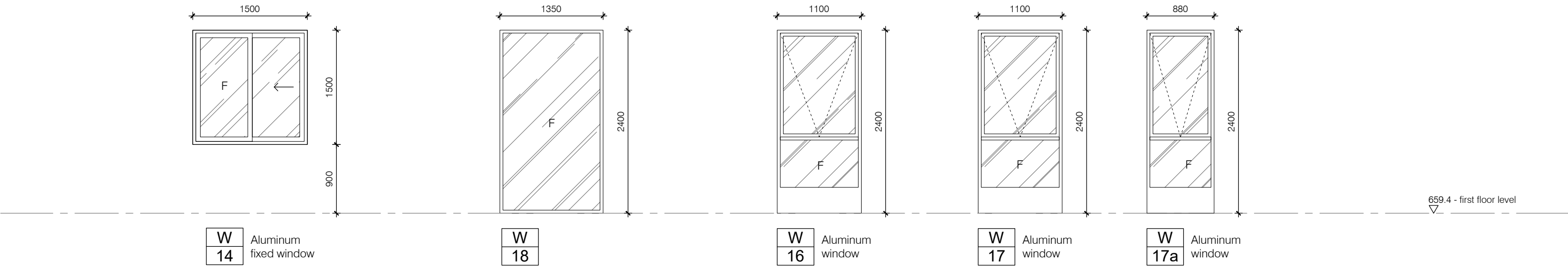
VIVI BUILDING DESIGN PTY LTD  
add 2 chichester st, maroubra, nsw 2035  
phone +61 490 334 341  
email info@vivibuildingdesign.com.au  
website www.vivibuildingdesign.com.au



WINDOWS/DOORS\_SCHEDULE

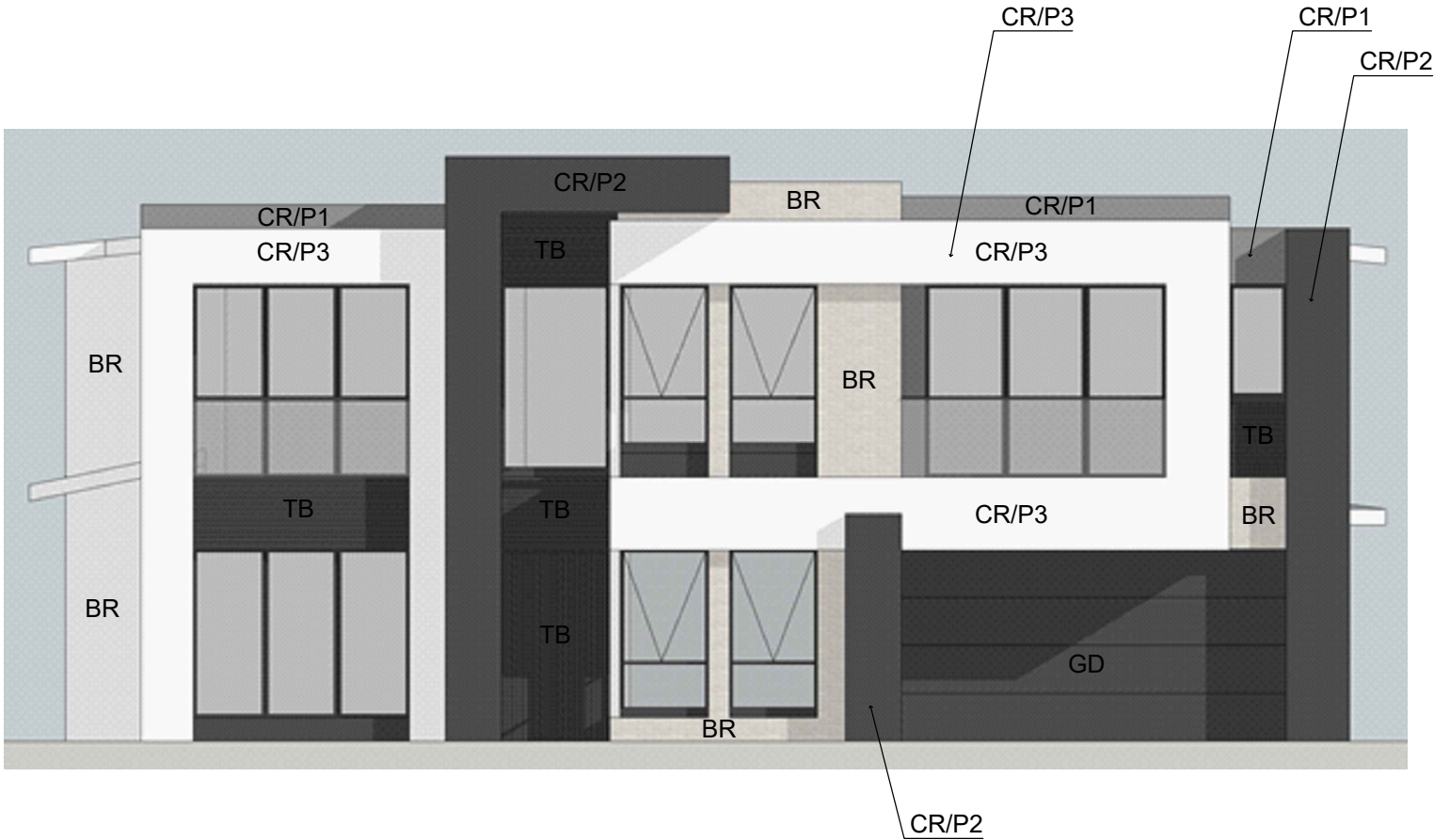
LOT 54 DP1307703  
50 BLAKELYS ROAD, GOULBURN

DA11  
scale 1:50@A3  
plotdate 25/03/2025  
issue A  
250307

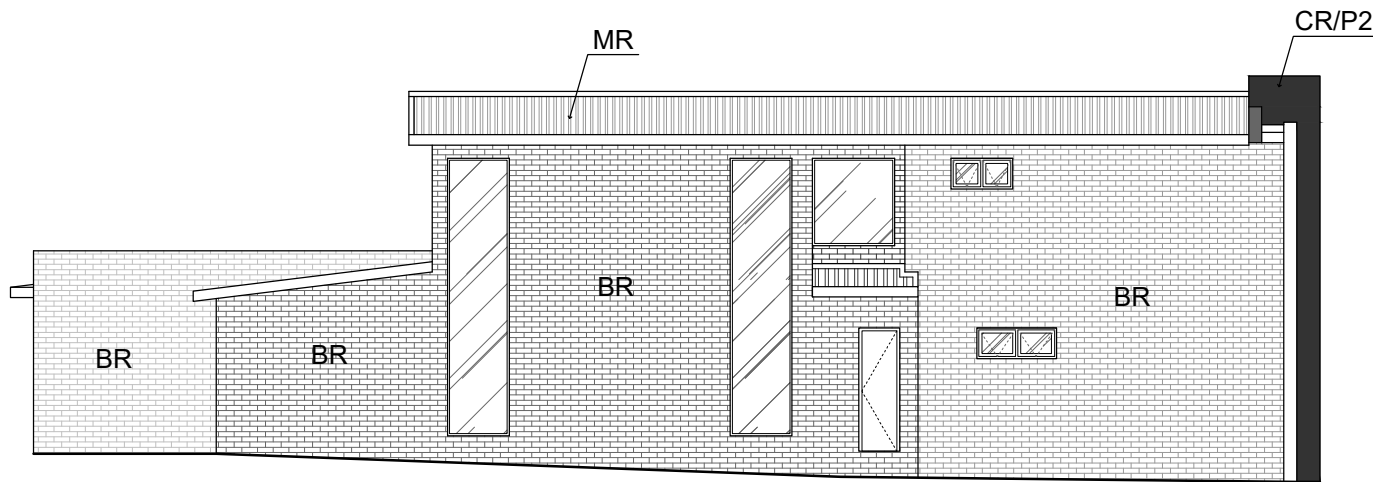
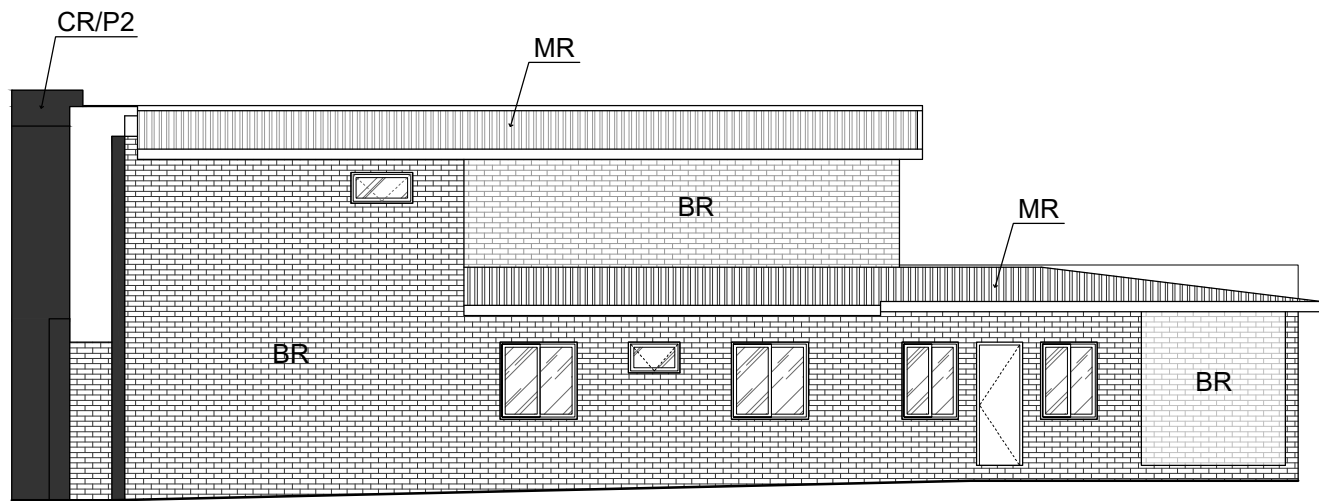


Construction to be in accordance with revision NCC volume 2, BCA 2022 & Housing Provision standard 2022.

issue	date	description	remember	about	project	drawing	job.no	drawing.no
		The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.		VIVI BUILDING DESIGN PTY LTD add 2 chichester st, maroubra, nsw 2035 phone +61 490 334 341 email info@vivibuildingdesign.com.au website www.vivibuildingdesign.com.au	0 1 2 3 4 5	WINDOWS/DOORS_SCHEDULE	LOT 54 DP1307703 50 BLAKELYS ROAD, GOULBURN	DA12 scale 1:50@A3 plotdate 25/03/2025 issue A 250307



2 east elevation  
scale 1:100



MATERIAL & COLOR FINISHING SCHEDULE

CODE	LOCATION	MATERIAL	COLOR	FINISH
MR	ROOF	METAL ROOF	WALLABY	N/A
CR/P1	FRONT FACADE	BRICK	LIGHT GREY	RENDERED & PAINTED
CR/P2	FRONT FACADE	BRICK	MID GREY	RENDERED & PAINTED
CR/P3	FRONT FACADE	BRICK	WHITE	RENDERED & PAINTED
BR	WALL	BRICK	COASTALWHITEHAVEN	N/A
TB	FRONT FACADE	TIMBER	MID GREY	N/A
GD	GARAGE DOOR	METAL	MID GREY	N/A
CL	CLADDING WALL	TIMBER	WHITE	N/A



Certificate No. #HR-WZJG9M-01

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Assessor name

Bianca Nguyen

Accreditation No.

DMN/24/2220

Property Address

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GOULBURN, NSW, 2580

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Construction to be in accordance with revision NCC volume 2, BCA 2022 & Housing Provision standard 2022.

issue

date	description
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remember

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about

VIVI BUILDING DESIGN PTY LTD

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phone +61 490 334 341

email info@vivibuildingdesign.com.au

website www.vivibuildingdesign.com.au

project

drawing

FINISHING\_SCHEDULE

LOT 54 DP1307703  
50 BLAKELYS ROAD, GOULBURN

job no.

drawing no.

DA13

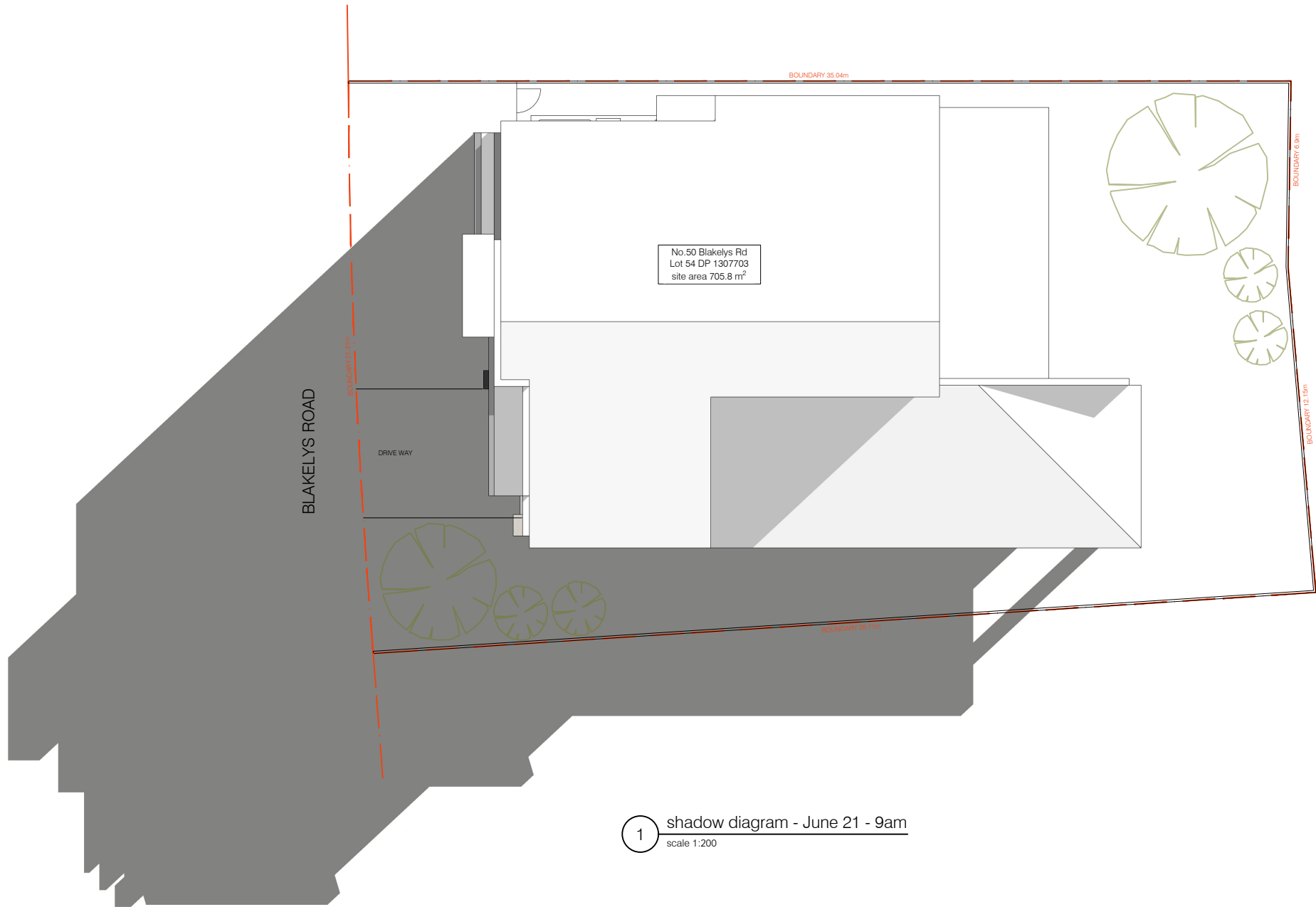
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plotdate 25/03/2025

issue A

250307

012345

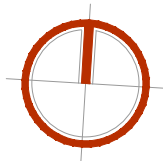


1 shadow diagram - June 21 - 9am  
scale 1:200

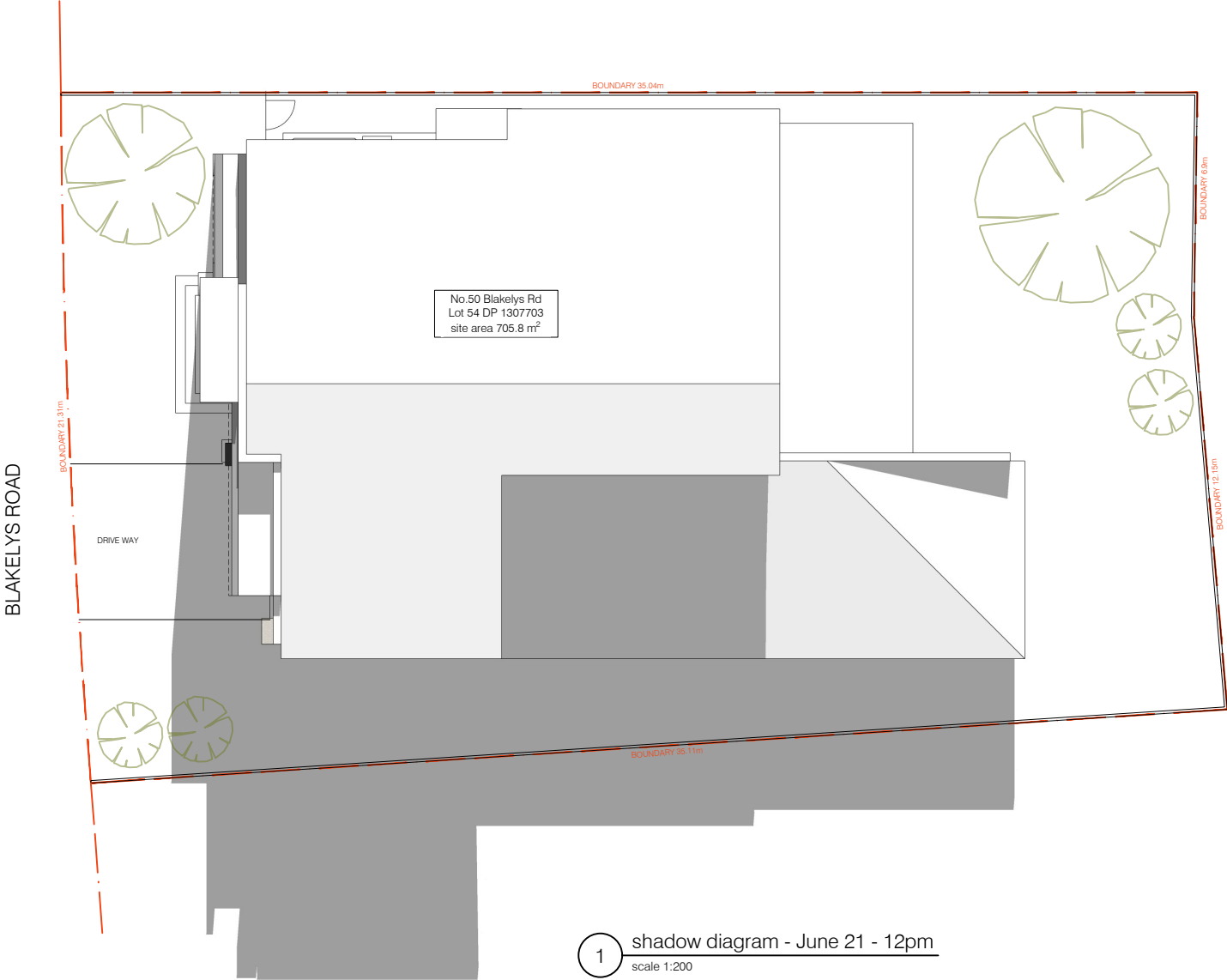
**Certificate No. #HR-WZJG9M-01**  
Scan QR code or follow website link for rating details.

Assessor name	Bianca Nguyen
Accreditation No.	DMN/24/2220
Property Address	50 BLAKELYS ROAD, GOULBURN, NSW, 2580

  
<http://www.hero-software.com.au/pdf/HR-WZJG9M-01>



issue	date	description	remember	about	project	drawing	job no.	drawing no.
		The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.		VIVI BUILDING DESIGN PTY LTD add 2 chichester st, maroubra, nsw 2035 phone +61 490 334 341 email info@vivibuildingdesign.com.au website www.vivibuildingdesign.com.au		SHADOW_DIAGRAM_9AM NEW_HOUSE	LOT 54 DP1307703 50 BLAKELYS ROAD, GOULBURN	DA14 scale 1:200@A3 plotdate 25/03/2025 issue A 250307



**Certificate No. #HR-WZJG9M-01**

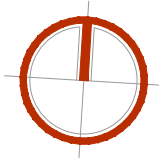
Scan QR code or follow website link for rating details.

**Assessor name** Bianca Nguyen

**Accreditation No.** DMN/24/2220

**Property Address** 50 BLAKELYS ROAD,  
GOULBURN, NSW, 2580

<http://www.hero-software.com.au/pdf/HR-WZJG9M-01>



issue	date	description
		The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.

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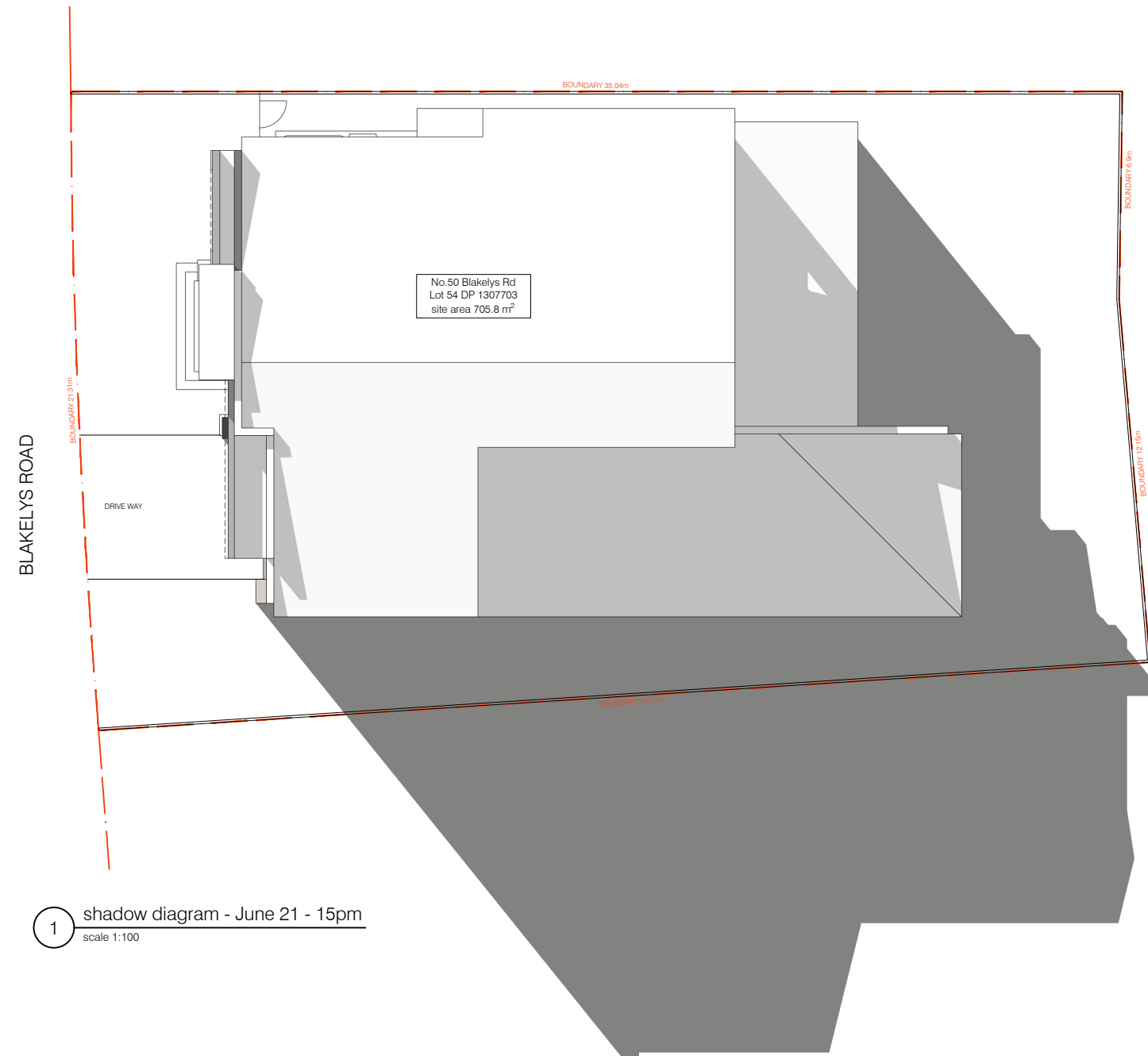
SHADOW\_DIAGRAM\_12PM  
NEW\_HOUSE

LOT 54 DP1307703  
50 BLAKELYS ROAD, GOULBURN

DA15

scale 1:200@A3  
plotdate 25/03/2025  
issue A

250307

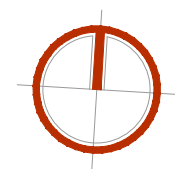


1 shadow diagram - June 21 - 15pm  
scale 1:100

**Certificate No. #HR-WZJG9M-01**  
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Assessor name	Bianca Nguyen
Accreditation No.	DMN/24/2220
Property Address	50 BLAKELYS ROAD, GOULBURN, NSW, 2580

<http://www.hero-software.com.au/pdf/HR-WZJG9M-01>



issue	date	description	remember	about	project	drawing	job no.	drawing no.
				The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.	VIVI BUILDING DESIGN PTY LTD add 2 chichester st, maroubra, nsw 2035 phone +61 490 334 341 email info@vivibuildingdesign.com.au website www.vivibuildingdesign.com.au	SHADOW_DIAGRAM_15PM NEW_HOUSE	LOT 54 DP1307703 50 BLAKELYS ROAD, GOULBURN	DA16 scale 1:100@A3 plotdate 25/03/2025 issue A 250307