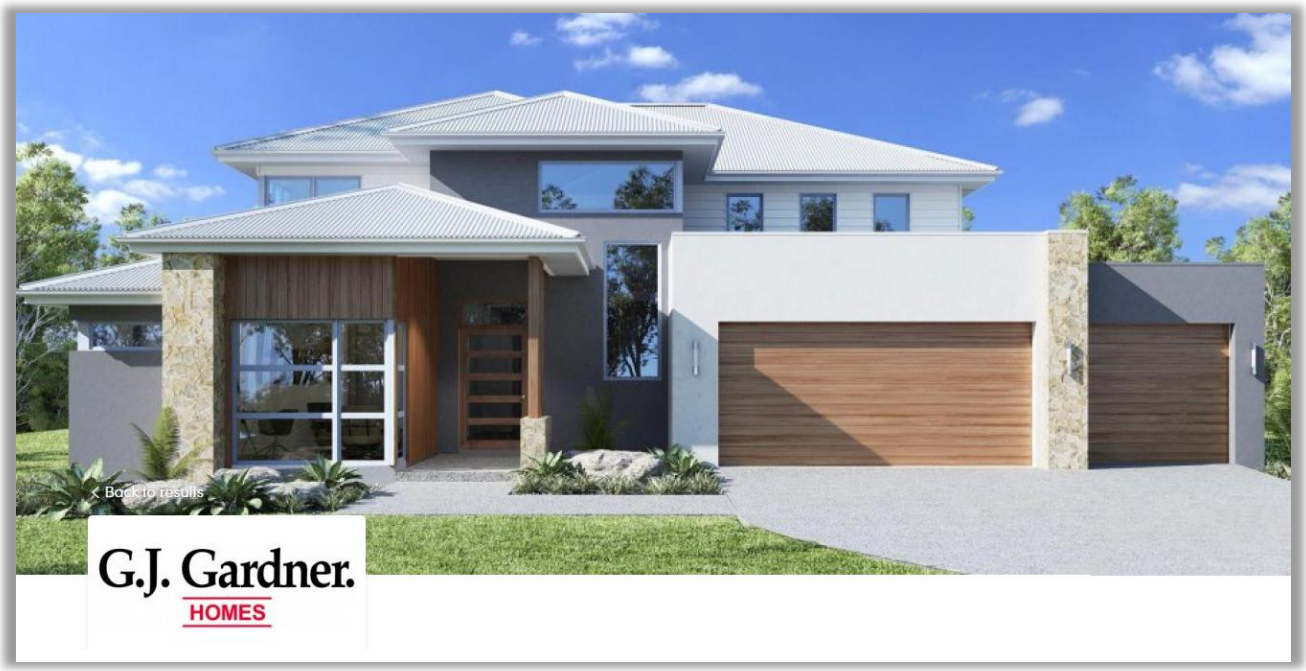
Statement of Environmental Effects
In Support of a Development Application

Proposal	**NEW DWELLING** – 2 Storey, 6 Bedroom Brick Veneer walled & Colorbond Roof dwelling with spacious Living, Rumpus, Family & incorporated double garage
Subject Land Address	Lot 14 DP 1302705
	23 Wall Street, YOUNG 2594
Applicant	Rebecca & Benjamin Thomas (GJ Gardner Homes)
Owner	Rebecca & Benjamin Thomas (0488 585 159)
Appn Prepared By	DA Busters – Development Assistance Services Ph: 0466 722 869
LGA	Hilltops Council – former Young Shire Council



Graphical rendering – street view on approach

assisted by:

DA BUSTERS P/L
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DEVELOPMENT ASSISTANCE SERVICE

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1 Introduction/Executive Summary

This application is for a new dwelling on a residential allotment, within a subdivision of R1 zoned land on the western fringe of Town – this subdivision is recently released. Lot 14 is central and on the western side of the new Road in the subdivision. The land is on the lower side of this new road and the dwelling will be centrally located on that block at a 6m setback from the street. This application is for a 6 bed dwelling, with generous living areas, an offset double plus single garage and generous living, rumpus and open areas, along with a rear alfresco area.

Policy Variances & Reasoning

Young DCP 2010

PSR.3.2 Minimise hardstand for aesthetics & groundwater management
ASR3.2.2 - Maximum 30% of area forward of building line to be hard stand

Proposal is a fluted driveway serving 3 garages and accounts for 44 sq.m in the 126 sq.m area forward of the building line. This represents 34.92% of the area and exceeds the policy.

The garages are sited to comply and as such require widening to reach the offset location 1m back from front building line. This requires flaring and additional area consumed by driveway for turning circle. The variance is considered minor and potentially undetectable by neighbours when street is developed. Owner intends to grass, garden and landscape front area.

Variance is requested.

Draft Hilltops DCP 2025

PSR.10 Safe Access driveways of a suitable standard
ASR.10.3 - Access driveways to any required parking spaces onsite are provided through a single width crossover, maximum 3.5m wide. Rear lane access will be considered where available.

Driveway proposed is 6m wide at kerb and from front boundary to 4m onto property flares to serve the 3 garages. As well, a front path to front of dwelling and around to side at 0.9m wide is proposed, accounting for 50 sq.m of concrete, to the 126 sq.m of land in front of building line (6m). This constitutes 39.68% of frontage exceeding the draft standard of 30%.

Most other Shires in the wider Riverina have a nett or aggregate of 6m maximum to any given frontage. This allows a single drive access at main dwelling and reserves for a side access point, or in stead provides for a double crossover as shown. The building Company has thought no different than that of the regional average in designing this for their client. From a triple back to a single width at street would present unreasonable geometry and the inability to stack park for more than 1 vehicle on day to day everyday use. This is considered unreasonable.

Variance is sought due to the triple garage proposed, the ability to stack cars reasonable on property, the intention to garden and landscape frontage thereby offsetting any appearance of too much hard stand. The footpath does complicate the calculation when primarily it was for driveway issues. Despite this it is noted the Performance Objective does not aim to visual or aesthetic values. It discusses safety and finished standard. In this regard the proposal complies.

Variance is requested

1.1 History of the Site

The site is currently vacant and has been worked up recently into a 29 lot subdivision hoping for release and registration shortly. This application seeks a new dwelling on a freshly provided lot.

Google aerial with subdivision complete – pin roughly at subject lot

The land has been previously in Hardy family ownership for quite some time. The collective Hardy families over the years did develop this whole sector of Town including Keevil Drive, Hardy Street, Toompang Street & Templemore Streets, from the 1980's through to recent. This land was residual to this and part of a farmlet owned by the family matriarch until her passing. The land connected through and across to the home and ranch of Robert & Lynn Hardy on Hardy Road to the west (evidenced aerially with a larger dwelling and trotting track.

Figure 1a – Plan of Subdivision

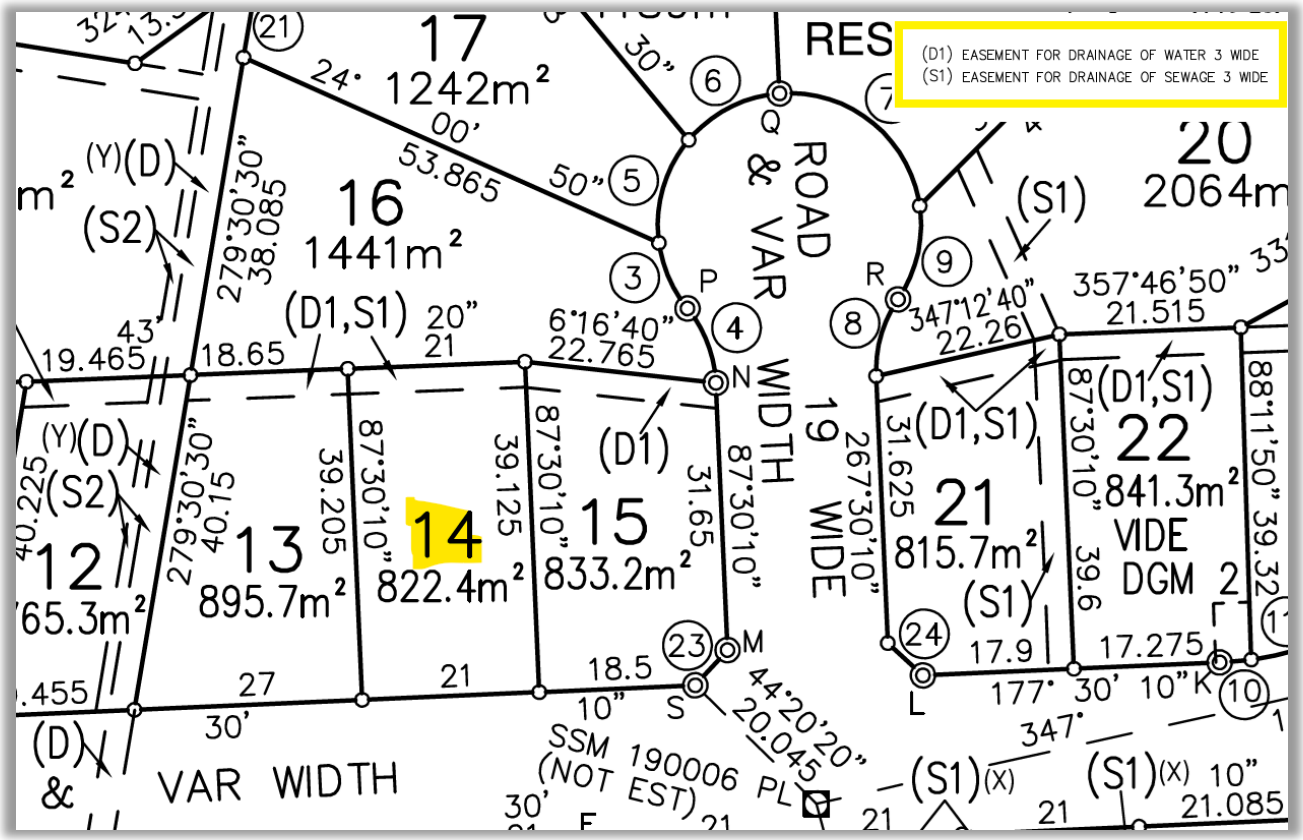
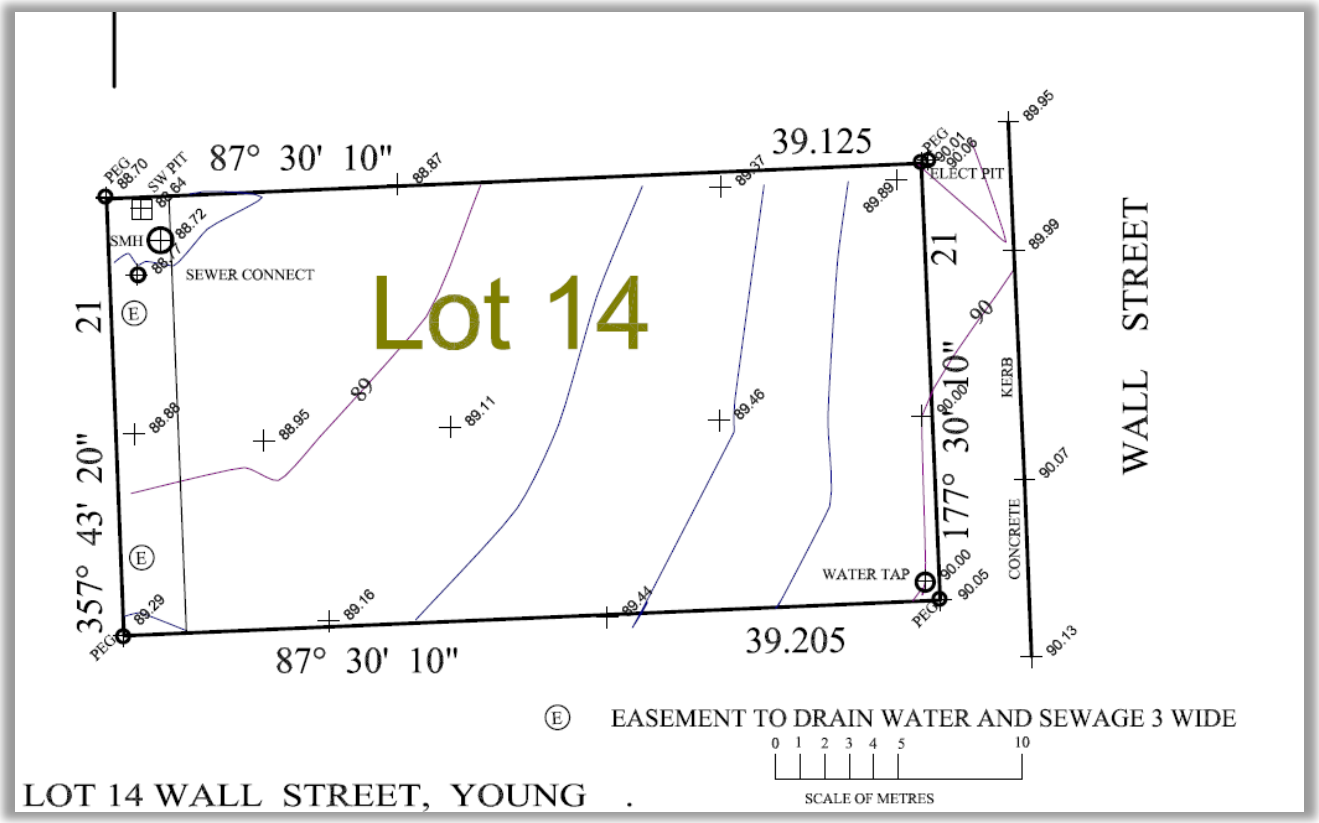


Figure 1b – Cadastre & Contour Plan (source SRD Land Survey)



1.2 Locality

The subject land is approximately 1.646km SW from the Post Office of Young and is within an area generally of established mixed age of moderately older and newer dwellings locality, on the South West fringe of the Young Township. The property is via Templemore Street which is a peripheral street between Currawong/Spring Streets to Purchas Street.

Figure 1b – Locality Map (source SIX Maps)

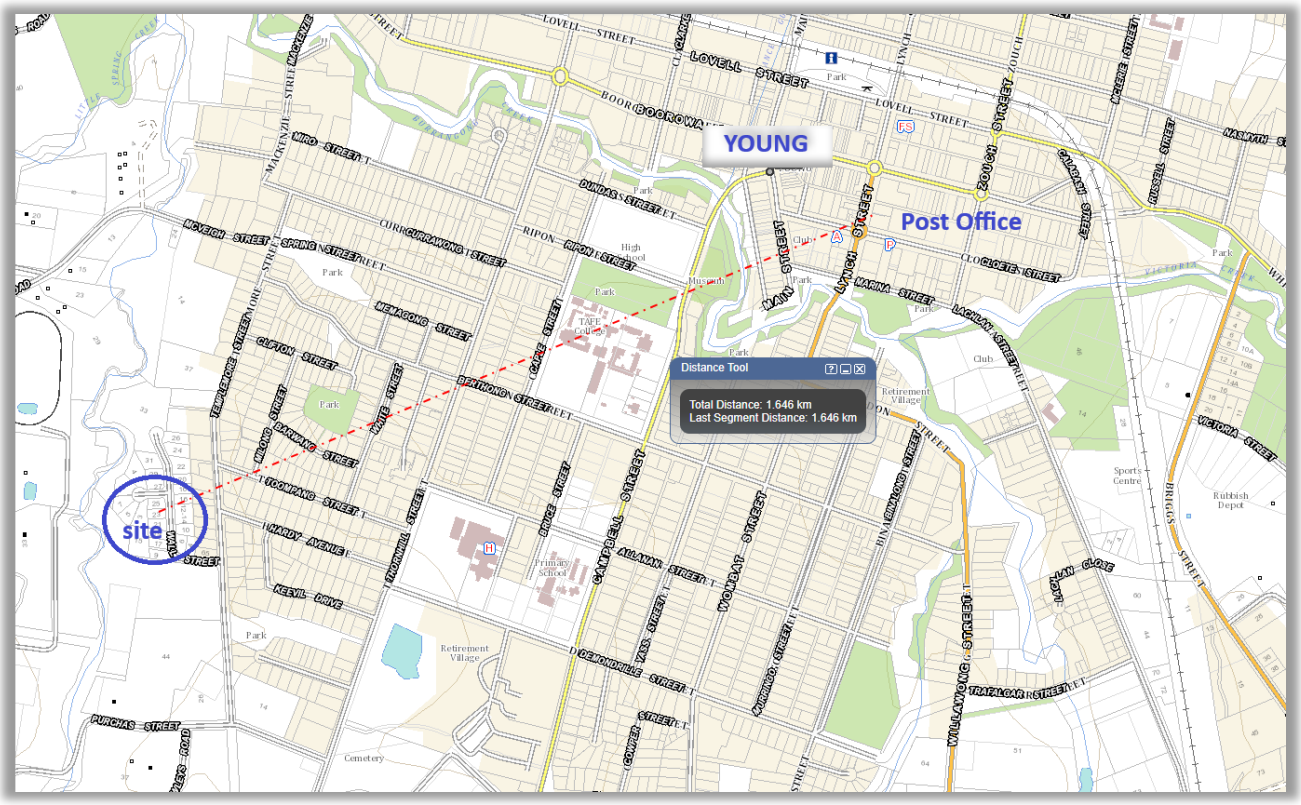


Figure 1c – Aerial of Land with lot approximation marked (source SIX Maps – approx. 2012)

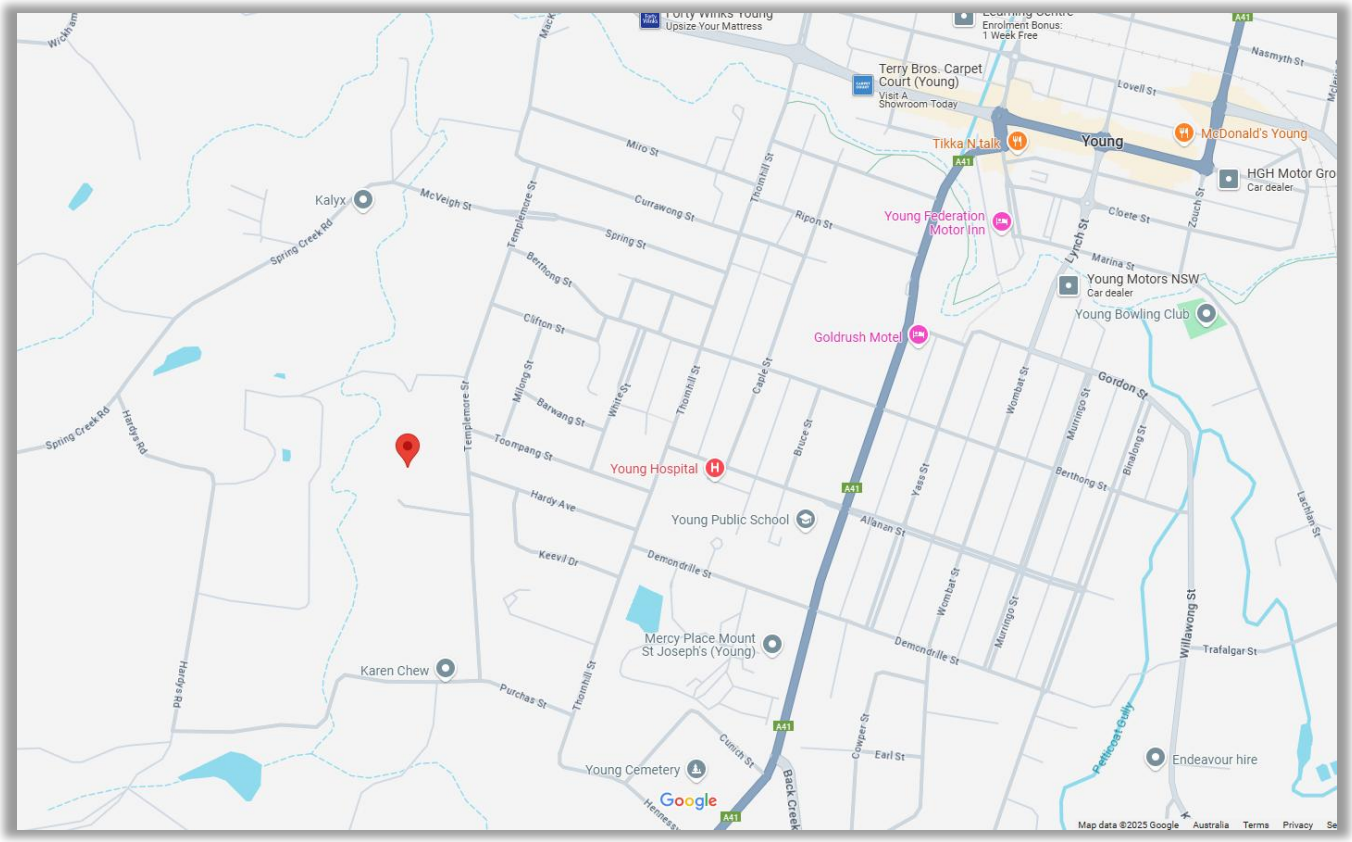
2 Site Analysis

2.1 Site Location and Context

The site is located on the fringe southwestern side of the denser populous of the township of Young. The land is within the originally settled part of the Township. The land is within a wider sector of residential properties of mixed sizes and recent subdivision known as Jake Miller Pl nearby. The locality is characterised by mixed housing styles of moderately older cottages (80's, 90's) and more recent newer housing in Templemore Street with a strong brick veneer and colorbond theme. Dwellings are predominantly single storey or split level on sloped land, and well setback.

The allotment is approximately one town block over from the Schooling Precinct, Medical Precinct and Aged Care areas of town. Beyond the land south and west is R5/RU4 lands whilst to the north is the town residential areas.

Figure 2a – Locality Analysis Plan (source Google 2023) – land at red pin



The Town Centre of Young (Post Office) is 1.646km away as the crow flies east from the existing frontage of this land to the PO. The Woolworths Supermarket is only 1.2km directly north on the adjacent Town arterial street – Thornhill Street (connected from Hardy or Toompang Streets adjacent.

2.2 Site Description

The land is vacant, has a mild slope to the west and is well grassed. No trees exist in the building locality nor will be affected by this proposal. The land has a grassed verge to Purchas Street which is sealed.

The land is burdened and benefited at the rear by easements for Stormwater & Sewer. The southern side boundary has an easement set adjacent yet not on the subject land, for sewer and stormwater. Services are in the street otherwise.

Figure 3a, b, c, – Site Photos

View across site at GJ Gardner sign

NBN & Electricity on NE front whilst Water at SE front

3 Description of Proposed Development

3.1 Elements of the Proposed Development

DWELLING

Generally, the proposed development involves the erection of a single storey, three-bedroom dwelling. More specific details of the development include:

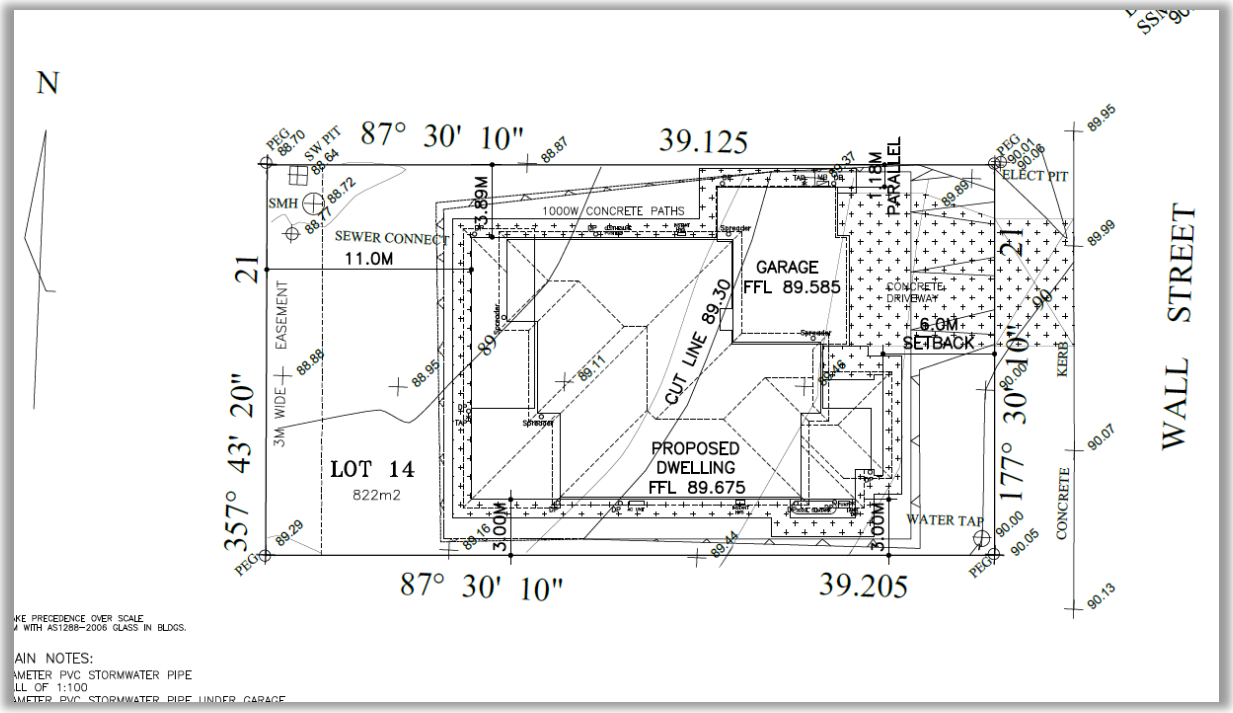
The number of storeys proposed	-	*2*
The roof type proposed	-	*Colorbond (Monument)*
Dwelling wall type proposed	-	*Brick Veneer – PGH Storm Linea clad and highlights – Dulux Snow Mountains*
Dwelling roof height above finished ground level	-	*7.998 metres to higher ridge above FGL at that point*
Gross floor area (GFA)	-	*Ground Floor Living = 217.76 sq.m* *First Floor Living = 181.25 sq.m* *Garage = 59.06 sq.m* *Porch = 3.71 sq.m* *Al Fresco = 31.38 sq.m* ***Total = 496.76 sq.m***

Setbacks from each current site boundary (in brackets proposed setback after subdiv)	-	*North (side)*	-	*1.18 metres*	*(lower floor garage)*
		North (side)	-	*3.89 metres*	*(two storey)*
		East (front)	-	*6 metres*	*(closest to dwg)*
		West (rear)	-	*11 metres*	*(rear al fresco)*
		South (side)	-	*3 metres*	*(two storey)*

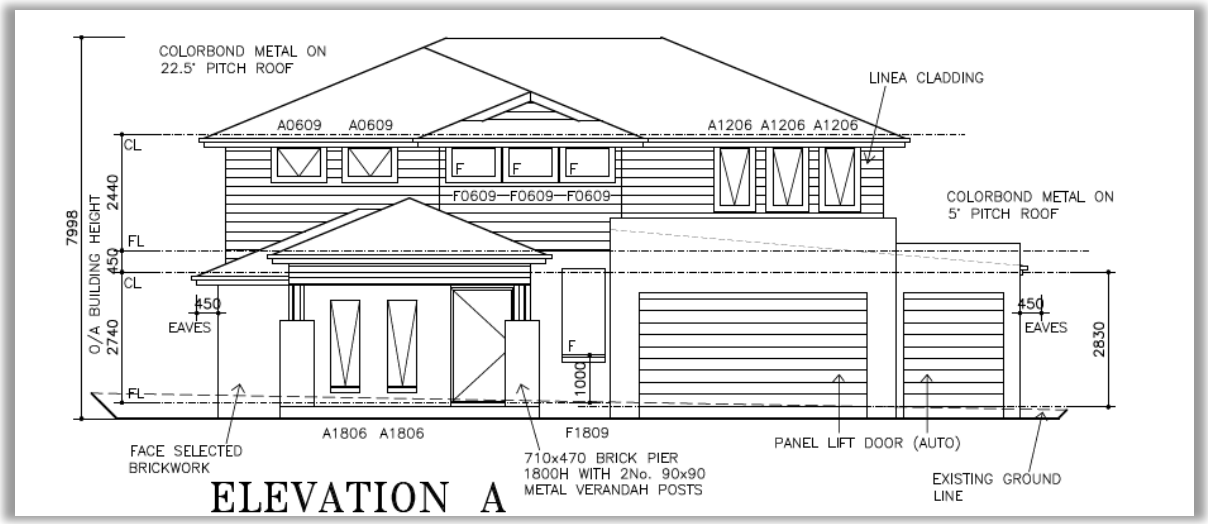
Any landscape work proposed	-	*Lawn and garden will be provided to the dwelling curtilage, as per the BASIX certificate.*
Vehicle, access and parking	-	*Access to the site will be from Wall St, to the triple garage on the side via a crossover and driveway. A sec 138 application will be made as part of the dwelling's works for access to the site via a crossover and works in the road reserve.*
Utilities		*Sewer – effluent disposal will be via connection to Council's sewer. Sewer tie in rear easement of site.* *Water – The property will be connected to the water meter located to the front SE of site after applying for connection. The BASIX further provided that stormwater from the roof of the dwelling will be collected in a 3,000 litre rainwater tank, and reticulated back to the dwelling as per the BASIX certificate.* *Power – The client is proposing to connect to mains available in street.*
Is development permissible under another SEPP or EPI ?	-	*This development is permissible under the provisions of the Hilltops LEP 2023 (see additional discussion below).*

Describe the extent of demolition	-	*Nil demolition proposed.*
Describe the trees to be removed	-	*No tree removal expected*
Total open space or unbuilt upon area available	-	*Dwelling to site FSR Ratio is only 33.66%*
Subdivision proposed	-	*N/A*

NOTE – Further DCP & LEP assessment to follow – next section



Site Plan extract



Front elevation & heights nominated

4 Relevant Legislation and Planning Controls

The following Environmental Planning Instruments (EPI's) and Development Control Plans (DCP's) are relevant to the proposed development:

- Environmental Planning and Assessment Act 1979;
- Roads Act 1993;
- Young Local Environmental Plan 2010;

4.1 Environmental Planning and Assessment Act 1979

The proposal, as with all development applications, is subject to the provisions of the Environmental Planning and Assessment Act 1979 (EP& Act 1979). No known variations or non-compliances were evident in preparing this application. All of the required information to be furnished with a Development Application are being offered in this report or attached to it.

4.2 Roads Act

Under Section 138 of the Roads Act, consent is required from the appropriate roads authority to:

(a) erect a structure or carry out a work in, on or over a public road, or
(b) dig up or disturb the surface of a public road, or
(c) remove or interfere with a structure, work or tree on a public road, or
(d) pump water into a public road from any land adjoining the road, or
(e) connect a road (whether public or private) to a classified road,

Therefore, approval is required under Section 138 from the Hilltops Council (local road) for the new access and crossover work which will primarily service proposed Lot 2182 – see site plan extracts above. Appropriate application will be made upon commencement of work.

4.3 Local Government Act 1993

Under Section 68 of the Local Government Act, consent is required from Council for the following:

Part A Structures or places of public entertainment
1 Install a manufactured home, moveable dwelling or associated structure on land
Part B Water supply, sewerage and stormwater drainage work
1 Carry out water supply work
2 Draw water from a council water supply or a standpipe or sell water so drawn
3 Install, alter, disconnect or remove a meter connected to a service pipe
4 Carry out sewerage work
5 Carry out stormwater drainage work
6 Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer

A section 68 application for connection of utilities to the dwelling, will be made. A separate application process exists to obtain a new water meter and sewer connection. These will be undertaken at that time of construction.

4.3 Local Environmental Plan

4.3.1 Hilltops Local Environmental Plan 2022

Zoning

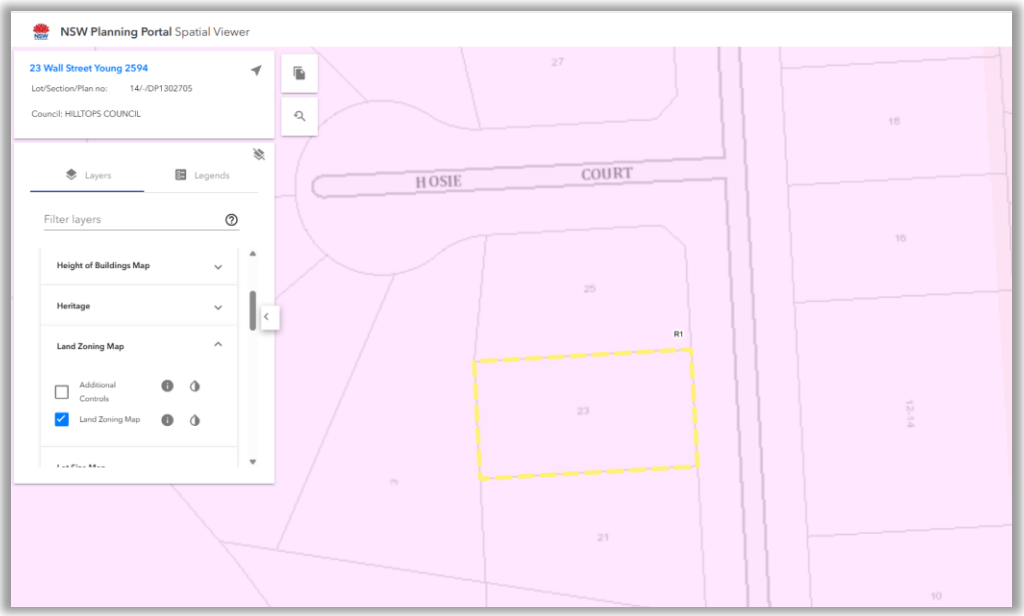
The site is zoned R1 – General Residential under the Hilltops Local Environmental Plan 2022 (LEP) (refer to Figure 7).

The objectives of this zone are:

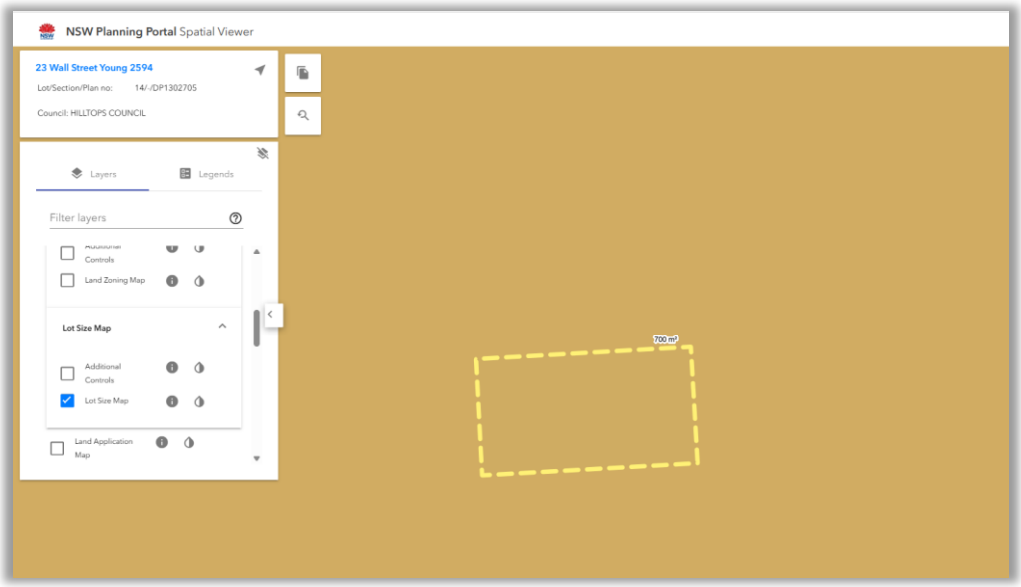
- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide and protect a high quality residential amenity that adds value to the existing character and amenity of the town, neighbourhood and street.
- To provide fully serviced residential lots linked to town water and sewer networks.

The proposed use of the site by way of this development is consistent with the first two and latter two zoning objectives and will be not applicable to the third. Plans and Contributions Policies exist to allow orderly and structured user-pays development in the R1 zone. The proposed use as defined in the LEP is a "dwelling". This is a permissible use.

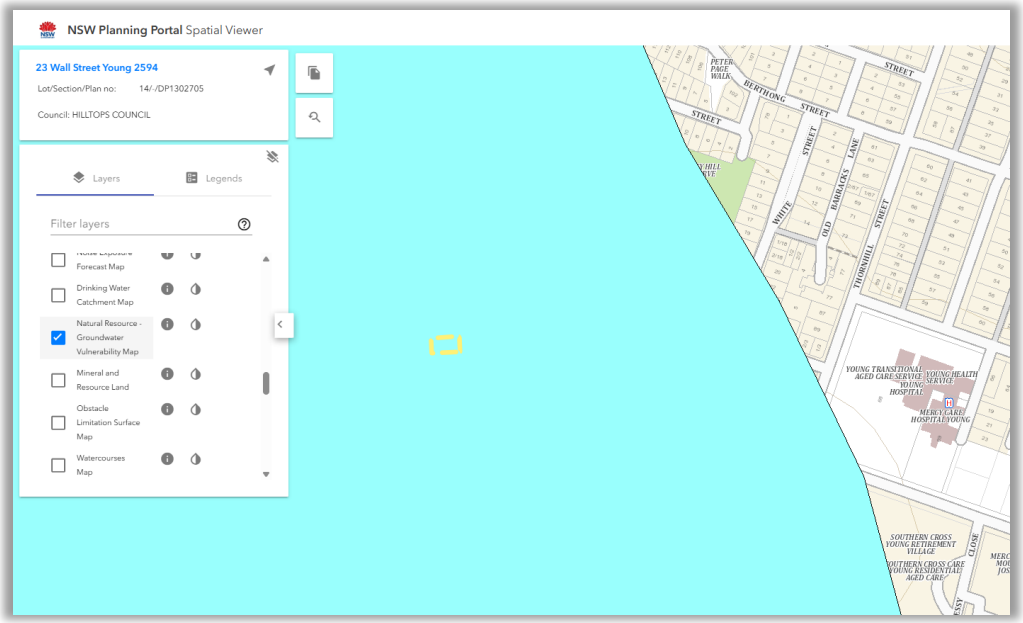
Figure 7 – Zoning Map extract



Zone extract – R1



Lot size extract – 700 sq.m min



Groundwater Vulnerability Map – in microcatchment of Spring Creek

Hilltops LEP 2022 Evaluation

Clause	Complies	Comments
1.2 Aims of plan	Yes	The development is consistent with the following aims of the LEP: (b) to provide for the lifestyles sought by current and future residents of Hilltops, including by providing for the following— (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, (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— (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, (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— (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,

Clause	Complies	Comments
		(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 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 ***dwelling house*** which means, *a building containing only one dwelling*.
1.9A Suspension of covenants, agreements and instruments	Yes	At No 7 on title, covenants apply to the site yet are not in dispute. Other restrictions describe easements and the like. Restriction No 10 sets a GFL FFL of 429.1m AHD. This can be complied with.
2.2 Zoning	N/A	The site is zoned R1 – General Residential
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	Per mapping above, lot size exceeds 700 sq.m (822.4sq.m)
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	Land, 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	Not rural nor affected lands
6.1 Earthworks	OK	This clause has minimal affect as the allotment is relatively level and earthworks only entail scalping of vegetation A horizon. 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, ***available at front of site on application*** (b) the supply of electricity, ***available at front of site on application*** (c) the disposal and management of sewage, ***to be disposed of at rear of site*** (d) stormwater drainage or on-site conservation, ***available at rear of site to easement*** (e) suitable road access ***Sealed at frontage***

Clause	Complies	Comments
6.3 Terrestrial Biodiversity	N/A	Not mapped as affected
6.4 Water - Riparian	N/A	Not mapped as affected
6.5 Water – G/water Vulnerability	Yes	Mapped as affected however no site inputs as land has sewer, stormwater off site etc
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
6.10 Development on Carinya Estate	N/A	N/A
6.11 DCP for Urban Release Areas	N/A	Does not apply

4.4 Development Control Plan (Young DCP 2011)

The relevant sections of the Young DCP are addressed below.

Dwelling DCP Assessment - overpage

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Development Control Plans (DCPs)

Young Development Control Plan

An assessment of the DCP applicable matters is detailed below.

Compliance Table for YDCP		
Clause	**Control**	**If non-compliance state and address**
2.2 Single residential development		
ASR1.1 Cut and fill	*Maximum of 1 metre*	Complies – plans show nett difference from SE of pad to NE of pad will be 600mm, and will be achieved via a minor cut/fill of 300mm either way. This will be shaped and retained or graded and vegetated.
ASR1.2 Construction within easements	*To be avoided*	No easement impacted upon
ASR1.3 Construction over natural watercourse/ drainage lines	*Prohibited*	Complies – there are no drainage lines evident on site
ASR1.4 Property access	*Respectful of street trees, structures or road fixtures*	Complies – access to be to Council's specifications
ASR1.5 Former orchard lands	*Testing for pesticide residue and suitability for use*	No former orchard on land
ASR2.1.1 Fencing forward of front building line	*To be open style or vegetative screening*	Complies – no fencing forward of building line proposed, more landscaping delineation edges.
ASR2.1.2 Dwellings to address street	*Design to incorporate primary entrance door and windows to habitable rooms.*	Complies – front door and multiple windows in the front elevation

Compliance Table for YDCP		
Clause	**Control**	**If non-compliance state and address**
ASR2.1.3 Materials	*Avoid glare nuisance*	Complies – no zincalume proposed
ASR2.2.1 Front setback	*6 metres*	Complies – 6m proposed at closest
ASR2.2.2 Garages	*Recessed*	Complies - garage is set back from front promenade
ASR2.3.1 Side and rear setbacks	▪ *3 metres or windows to be offset to achieve boundary (ground floor)* ▪ *3 metres + 0.3 metres per metre over 3.6 metres up to 6.9 metres*	Rear boundary setback is 11 metres to dwelling- complies Northern side boundary setback is 3 metres at closest for dwelling – note upstairs windows are highlight type. Southern side boundary setback is 3metres at closest – note upstairs windows are highlight type excepting bathroom which is obscure glass Front boundary Complies as is min 6m
ASR2.3.2 Setbacks in R5 zone	*10 metres*	Not applicable (R1 zone)
ASR2.4.1 Dwelling quality / design	*Style and design compatible with adjacent dwellings*	Complies – similar materials and design to other more recent houses in the area, being modern in appearance.
ASR3.1 Dwelling height	*Maximum 2 storey or 8 metres*	compliant
ASR 3.1.2 Wall length	*8 m wall lengths to have openings or articulation*	Complies
ASR3.2.1 Permeability – whole of site	*Minimum 40%*	Complies – 45% non permeable approx. so 55% permeable
ASR3.2.2 Hard stand area forward of building	*Maximum 30%*	Building Line area = (21m x 6m) = 126 sq.m Driveway area in this area = 44 sq.m Hard Stand = 44/126 = 34.92% ***Variance to policy sought – servicing a triple garage***

Compliance Table for YDCP		
Clause	**Control**	**If non-compliance state and address**
ASR3.2.3 Site coverage	*Maximum of 40%*	Complies – 33.66% coverage only – complies
ASR3.3 Private open space	*Located adjacent living areas*	Complies – rear yard adjoining al fresco area plus north aspect available
ASR4.1.1 Parking spaces	*2 (stack parking permitted)*	Complies – triple garage proposed internal and 2 max stack behind
ASR4.1.2 Extra parking onsite in cul-de-sacs	*1 (if not available on street)*	Not applicable – not a cul-de-sac at the frontage
ASR4.2.1 Driveway standard	*To Council standards*	Complies – access to be constructed to Council's specifications.
ASR4.2.2 Driveway cross grade	*Maximum 4%*	Complies – access to be constructed to Council's specifications including driveway cross grade.
ASR4.2.3 Driveway width	*Single width*	Complies – access to be constructed to Council's specifications, including driveway width if required.
ASR5.1.1 Reticulated water	*To be connected*	Complies – to be connected to main at the front of the property
ASR5.1.2 Reticulated sewer	*To be connected*	Complies – to be connected to the main at the rear of the property
ASR5.1.3 Water and sewer – R5 zone	*Exempt on lots 2 ha or greater*	Not applicable
ASR5.1.4 Water and sewer contributions	*To be paid as per s64 plans*	Resolved at subdivision so n/a
ASR5.2.1 Stormwater	*Disposed of without causing nuisance*	Complies – roof water will be collected in a rainwater tank, and reticulated back to dwelling, with any overflow from the tank piped to the easement at rear of the property.
ASR5.2.2 Stormwater contributions	*Industrial land*	N/A

Compliance Table for YDCP		
Clause	**Control**	**If non-compliance state and address**
AR6 Vehicle and occupant safety	*Compliance with s2.1.5 of DCP*	Complies – Door at entry swings inwards to dwelling
4.1 Car Parking and Vehicle Access		
APA1.1 Parking requirements	*2 spaces per dwelling (stack parking permitted)*	Complies – a double garage is proposed as part of the dwelling, with additional parking available at front of the dwelling and on street.
4.3 Development Requiring Tree Removal or Lopping - *These controls apply to the alterations and additions to a dwelling in all zones other than RU1 and RU3*		
AT1.1 Design of development	*Minimise impact on trees, unless development yield is reduced*	Complies – no trees to be removed
AT1.2 Designated trees	*Retain where not impacted by development*	Complies – no trees to be removed
AT2 Replacement of trees	*2 species for each tree removed*	Not applicable – no trees to be removed
AT3.1 Work within dripline of retained trees	*Qualified arborist to assess and guide*	Not applicable – no trees on-site
AT3.2 Pruning works	*As per AS4373*	Not applicable – no pruning proposed

2025 HILLTOPS DRAFT DCP

SECTION 2.2 - RESIDENTIAL DEVELOPMENT

SECTION/OBJECTIVE	PERFORMANCE REQUIREMENT	COMMENT THIS APPLICATION
BROADER OBJECTIVES		
2.2.1 Objectives To ensure that residential development is of: • High visual quality; • High amenity; and • Minimises amenity impacts on surrounding development.		Compliant as evidenced below
SITE DESIGN		
PSR1 The residential dwelling is to be responsive to the slope of the land, its orientation to the sun and other site attributes to achieve an appropriate design for the specific site.	ASR1.1 A Cut for the purposes of development must not exceed a maximum depth, measured from existing ground level of: Dist BDY Max cut depth <1m 1m 1m-1.5m 2m 1.5m-3m 3m	Compliant – 600mm across building site so approx. 300mm cut/fill
	ASR1.1 B Fill must not be higher than: a. 1m when used to construct the house b. 0.6m in all other instances c. not limited if contained wholly within the building footprint or a drop edge beam d. Additionally: Depth out OF footprint Max Area <150mm unconstrain >150mm 50% of landscaped area Note: The new ground level as a result of fill cannot be used to measure heights under this code. The existing ground level must be used.	Compliant - approx. 300mm cut/fill
	ASR1.1 C Cut areas should be setback from boundaries a minimum of 0.9 metres, and fill areas are to be setback from boundaries a minimum of 1.5 metres.	Compliant

	ASR1.2 Construction within registered easements or over utilities is avoided.	Complies – away from easement
	ASR1.3 Construction over any natural watercourse and natural drainage lines through the land is prohibited.	N/A
	ASR1.4 Development is not located within 50m of a waterway or 40m from the bank of any perennial watercourse.	Not near or adjacent waterway
	ASR1.5 The property access is to be located respectful of street trees, structures or fixtures in the road reserve.	Access direct from street
	ASR1.6 On lands identified as former orchard lands: • Soil testing for pesticide residue is required; and • Such testing is to demonstrate the land is land is suitable for the intended use.	N/A – cleared at recent subdivision
CHARACTER OF NEIGHBOURHOOD		
PSR2 The development is to provide attractive streetscapes, comprising of trees, gardens, building facades, fences and walls.	ASR2.1A Fencing or vegetation forward of the front building line it to be either: • an open style, incorporating pickets, vertical stiles, slats or palings; or • vegetative screening or plantings.	No fencing known to front
	ASR2.1B Fencing or vegetation forward of the front building line is to be no greater than 1.2m in height.	Fencing and vegetation unknown at this time to front
	ASR2.2 Dwellings fronting a street is to address that street frontage by: • The primary entrance door to the dwelling facing the street frontage; and • The front elevation incorporating windows to habitable rooms.	Complies – has street aspect

	ASR2.3 Reflective materials are to be selectively used so that a glare nuisance is not caused to surrounding neighbours or public roads.	Colorbond roof
	ASR2.4 Residential dwellings avoid fibrous cement and metal cladding of walls.	Linea architectural grade cladding upstairs
	ASR2.5 Landscaping is provided to the street frontage, which includes canopy trees, shrubs and grass.	Not known at this time
PSR3 Dwellings are to ensure that setbacks from the street alignment do not vary dramatically from those in the rest of the street in order to preserve neighbourhood and street presence.	ASR3.1 Dwellings are set back as per the below table: R1 & R2 - 6m primary & 3m secondary R5 - 10m primary & 6m secondary R1, R2, R5 - if differing then averaging permissible	Complies
	ASR3.2 Garages in dwellings is to: a) Directly address the street frontage; b) Be recessed behind the front facade of the dwelling; and c) Do not project in front of other parts of the dwelling.	Complies
PSR4 The dwelling is to be appropriately located on the site with setbacks that ensure privacy, overshadowing and amenity are respected within the neighbourhood.	ASR4.1 Side and rear setbacks, excluding secondary street frontage, for dwellings in the R1 General Residential Zone and the R2 Low Density Residential zones are setback as follows:	
	a) Single Storey Dwellings • 3m, or • unless windows are offset to achieve a reasonable expectation of privacy between the new development and the existing adjoining development.	N/A – 2 storey
	b) Two storey dwellings (Figure 3) • have the upper level set back from side or rear boundaries by 3m, plus 0.3m for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres; - see Fig 3 in DCP	Upstairs windows are highlight or obscure glazing

	ASR4.2 Dwellings in the R5 Large Lot Residential Zone are setback not less than 10m from the rear and side boundaries, excluding secondary street frontages.+	N/A not this zone
PSR5 Dwellings are to respect and improve upon the quality of development in the neighbourhood, when viewed from the street.	ASR5.1A Dwelling design is to be drawn from surrounding dwellings including: a) window forms, b) external facade treatments c) roof materials d) roof pitches	Newer house in newer subdivision – not dissimilar to nearby streets
	ASR5.1B Dwelling design is to compliment the style and character of adjoining houses and gardens including: a) the scale, b) materials, c) roof forms and d) types of trees.	Whilst two storey housing is rare in Young, several exist adjacent in Templemore Street so not out of ordinary
SR3 DWELLING, HEIGHT, BULK & FORM		
PSR6 Dwellings are to minimise the building bulk, form and height on or near boundaries to avoid overshadowing and overlooking of neighbours.	ASR6.1 Dwellings are restricted to the following, whichever is the lesser: • a maximum of two storeys above natural ground level at any point, or • 8.5 metres above existing ground level, as illustrated below:	Complies
	ASR6.2 Wall lengths exceeding 8m are to have wall offsets, openings or articulation to break up the building bulk and form avoiding blank walls.	Complies – articulation and returns used
PSR7 Development is to minimise hardstand areas for aesthetics, stormwater, and surface water nuisance impacts.	ASR7.1Permeable areas are at least 40% of the site.	Complies – at least 55%
	ASR7.2 A maximum of 30% of the area forward of the front building setback is occupied by paving, access driveways or the like.	See comment in DCP – minor variance sought
PSR8 Development is to create a usable outdoor living space for occupants' comfort, health, and enjoyment.	ASR8.1Private open space for the dwelling must be located adjoining living rooms, or the like, within the dwelling.	Complies – spills from Al Fresco area to west – yard has northerly aspect
	ASR8.2 Opening up living areas directly onto courtyards and gardens, which benefit from good sunlight.	Complies

	ASR8.3 At least 50% of the minimum required secluded private open space of a development, including within the development and adjoining developments, has sunlight between the hours of 9am and 3pm on 21 June.	Complies
	Shadow diagrams may be required to illustrate the extent of overshadowing of neighbours for all two storey development, and for single storey development that is both up-slope and in the direction of the sun from existing residential development.	
SR4 ACCESS & PARKING		
PSR9 To avoid site and street congestion, development is to provide adequate parking for the dwelling respectful of the configuration of the street.	ASR9.1 Car parking is provided in the following requirements; a) Two spaces, covered or uncovered. Stacked parking is permitted. b) Car parking spaces, not including a parallel to wall space, is to be a minimum of 2.6m wide by 5.5m long. c) Parallel to a Wall car parking spaces are to be a minimum of 2.8m wide by 5.5m long. d) Enclosed car parking spaces is to be a minimum of 3m wide by 6m long.	3 provided undercover 2 stacked Complies N/A Complies
	ASR9.2 For dwellings in cul-de-sacs, if the site does not have a minimum frontage that enables one car to be parked in front of the site, the site is to contain the ability to park one visitor car on-site in addition to the required number of parking spaces.	N/A
	ASR9.3 Vehicular parking should not be on the north side of a dwelling's high occupancy rooms	East so OK
	ASR9.4 Parking is to be located in the shadow of the buildings, preferably on the southern boundary.	See above
PSR10Access driveways are to be of a safe and suitable standard through the road reserve.	ASR10.1 Access driveways, from road edge to property boundary, serving dwellings are to be constructed to the standards set in Council's Engineering Guidelines .	Noted – can be achieved

	ASR10.2 Cross grades for access driveways and parking areas do not exceed 4% grade.	Complies
	ASR10.3 Access driveways to any required parking spaces onsite are provided through a single width crossover, maximum 3.5m wide. Rear lane access will be considered where available.	Triple garage on property and reduced from this back to a 6m crossover. Considered unreasonable geometry for a 3.5m wide crossing. Front path to dwelling further complicates compliance. Variance sought on reasonableness and not dissimilar to those adjacent in Templemore Street
	ASR10.4 Residential address for a dwelling is to be provided and clearly identifiable.	Will comply
DESIGN CUES RESIDENTIAL DEVELOPMENT		
Council will consider alternative designs provided the performance outcomes are achieved.	• Landscaping is provided to the street frontage, which includes canopy trees, shrubs and grass. • Gables over garages facing streets are avoided. Note: Dutch gables are considered satisfactory. • Opening up living areas directly onto courtyards and gardens, which benefit from good sunlight. • Dwellings are provided with indoor living areas which are adjoined by outdoor living areas that have a northerly aspect.	Design cues reviewed and most are incorporated
	• Providing good sunlight to living areas and avoiding overshadowing of neighbours and established garden areas. • At least 50% of the minimum required secluded private open space of a development, including within the development and adjoining developments, has sunlight between the hours of 9am and 3pm on 21 June: • Shadow diagrams may be required to illustrate the extent of overshadowing of neighbours for all two storey development; and • for single storey development that is both upslope and in the direction of the sun from existing residential development.	

	• Planning the internal layout of a house to ensure good daylight to living areas. • Vehicular parking should not be on the north side of a dwelling's high occupancy rooms which have sunlight access during daylight hours.	
	• Locating parking in the shadow of the buildings. • Habitable room windows have at least 2.4m separation from the wall of an adjoining building. • Water storage tanks is to not be located on the north side of that dwelling.	

5 Summary of Assessment of Planning Issues

The following is a summary of the above assessments of the environmental effects of the proposed development as described in the preceding sections of this report. The assessment considers only those matters under Section 79C (1) of the EP&A Act 1979 that are relevant to the proposal.

5.1 Compliance with Planning Instruments and Controls

- The proposal meets traffic and access requirements pursuant to reasonable Council Local Road Standards and AusRoads Guidelines;
- The proposal is a permissible use, under Parts 4, 5 & 6 of the Hilltops LEP 2023, within the R1 zone; and
- The proposal is reasonable under the heads of consideration under sec 4.15 of the EP & A Act 1979.

5.2 Traffic, Access and Parking

The proposal is reasonable due to;

- Safe sight distances from proposed access location
- Construction of new driveway crossover, to Council standards
- No impact on primary frontage to quiet local road

Parking

The allotment is sized adequate to accommodate design for parking

5.3 Visual Impact

Will have reasonable and expected street presence.

5.4 Amenity

The creation of 1 new dwelling will not create amenity concerns to the area due to planned setbacks from other development allowing all parties the ability to enjoy their own properties without impacting on their neighbours. This development is not inconsistent with residential areas adjacent.

5.4.1 Noise

No untoward noise impacts expected due to adequate lot sizes, planned aspect of development and reasonable opportunities for setbacks for subsequent development.

5.4.2 Privacy

The proposal will not create any privacy concerns to the area or between neighbours due to adequate setbacks from other development and larger private open space areas allowing all parties the ability to enjoy their own properties without impacting on their neighbours.

5.4.3 Overshadowing

No overshadowing is expected due to planned layout of development and aspect of lots, keeping in mind standard appurtenant items like fencing sheds garages etc.

5.5 Water Management

Town water exists to the front of the property. It is expected that connection to the main would be required and applicable headworks paid if not paid already– see earlier comment.

5.6 Sediment and Erosion Control

As stated before, sedimentation and erosion control measures will need to be employed when working adjacent the street K & G drain for the new access.

5.7 Social and Economic Impacts

The proposed development on the site is anticipated to have an ongoing positive social and economic impact on the local Young area, and the broader community. This will be as a result of another dwelling in a high value area becoming available.

5.8 Heritage Impact/Aboriginal Object

No known Indigenous or European heritage will be affected by this proposal. Report attached for AHIMs search

5.9 Demolition

No demolition is proposed.

5.10 Utilities and Services

Water & Sewer have been discussed above.

The road network is safe, of a fair standard and table drained. Approved type access/es will be made to this road network.

Data/Telephone exists in Wall Street and will be available to the lot created.

Electricity is available along the frontage footpath area.

6 Conclusion

Given the merit of the design of the proposal and the absence of any significant adverse environmental impacts or policy variances, the DA is considered to be in the public's interest and worthy of Council's support.

ADVICE NOTE:

Should there be any technical enquiry about this report, please contact the undersigned first to assist my client. An authority for same has been lodged on the Planning Portal signed by the owners.

Craig Filmer
Development & Environmental Health Specialist

Appendix 1 – NSW Planning Portal Report

Property Report

23 WALL STREET YOUNG 2594

Property Details

Address:	23 WALL STREET YOUNG 2594
Lot/Section /Plan No:	14/-/DP1302705
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	R1 - General Residential: (pub. 23-12-2022)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	700 m²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Groundwater Vulnerability	Groundwater Vulnerability

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)

- 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

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under Transport and Infrastructure SEPP 2021 Clause 2.48. Please contact Essential Energy for more information.
Local Aboriginal Land Council	YOUNG
Regional Plan Boundary	South East and Tablelands

Appendix 2 – The Land & It's Attributes

Title – Deposited Plan

Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 14/1302705

SEARCH DATE	TIME	EDITION NO	DATE
22/4/2025	4:28 PM	3	15/11/2024

LAND

LOT 14 IN DEPOSITED PLAN 1302705
AT YOUNG
LOCAL GOVERNMENT AREA HILLTOPS
PARISH OF YOUNG COUNTY OF MONTEAGLE
TITLE DIAGRAM DP1302705

FIRST SCHEDULE

REBECCA THOMAS
BENJAMIN MARK THOMAS
AS JOINT TENANTS (T AU590850)

SECOND SCHEDULE (12 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2 3957520 COVENANT
3 DP1049934 EASEMENT FOR WATER SUPPLY 2 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
4 DP1135715 EASEMENT FOR DRAINAGE OF WATER 3 METRE(S) WIDE REFERRED TO AND NUMBERED (1) IN THE S.88B INSTRUMENT APPURTENANT TO THE LAND ABOVE DESCRIBED
5 DP1135715 EASEMENT FOR DRAINAGE OF WATER 3 METRE(S) WIDE REFERRED TO AND NUMBERED (2) IN THE S.88B INSTRUMENT APPURTENANT TO THE LAND ABOVE DESCRIBED
6 DP1135715 EASEMENT FOR DRAINAGE OF WATER 3 METRE(S) WIDE REFERRED TO AND NUMBERED (3) IN THE S.88B INSTRUMENT APPURTENANT TO THE LAND ABOVE DESCRIBED
7 DP1302705 EASEMENT FOR DRAINAGE OF WATER 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
8 DP1302705 EASEMENT FOR DRAINAGE OF WATER 3 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
9 DP1302705 EASEMENT FOR DRAINAGE OF SEWAGE 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
10 DP1302705 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (7) IN THE S.88B INSTRUMENT
11 DP1302705 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (10) IN THE S.88B INSTRUMENT
12 DP1302705 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND

END OF PAGE 1 - CONTINUED OVER

FOLIO: 14/1302705 PAGE 2

SECOND SCHEDULE (12 NOTIFICATIONS) (CONTINUED)

NUMBERED (12) IN THE S.88B INSTRUMENT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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InfoTrack

SCHEDULE of CURVED BOUNDARIES

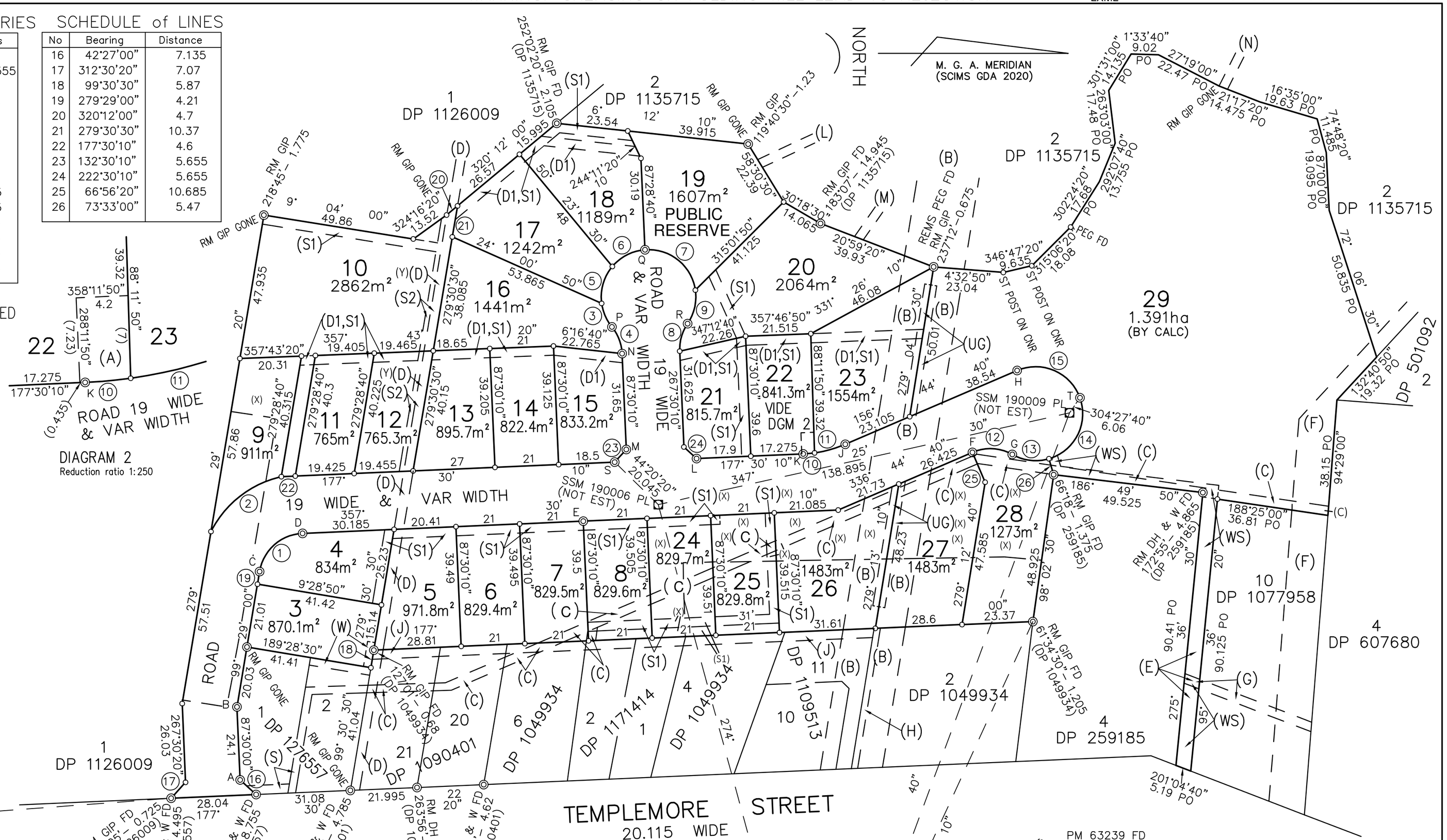
No	Bearing	Chord	Arc	Radius
1	318°22'00"	18.96	20.52	15
2	142°01'00"	29.42	30.39	34.555
3	66°23'40"	8.465	8.575	15.6
4	69°05'10"	9.415	9.58	14.9
5	106°07'50"	12.68	13.055	15.6
6	152°54'40"	12.095	12.425	15.6
7	218°43'00"	21.275	23.41	15.6
8	285°57'00"	9.43	9.595	14.9
9	283°03'20"	11.355	11.625	15.6
10	174°45'20"	3.77	3.775	39.5
11	164°23'30"	10.51	10.54	39.5
12	2°55'10"	13.15	13.645	14.5
13	6°46'20"	12.165	12.5	15.5
14	296°56'20"	22.575	25.285	15.5
15	203°28'30"	22.575	25.285	15.5

SCHEDULE of LINES

No	Bearing	Distance
16	42°27'00"	7.135
17	312°30'20"	7.07
18	99°30'30"	5.87
19	279°29'00"	4.21
20	320°12'00"	4.7
21	279°30'30"	10.37
22	177°30'10"	4.6
23	132°30'10"	5.655
24	222°30'10"	5.655
25	66°56'20"	10.685
26	73°33'00"	5.47

SCHEDULE of REFERENCE MARKS PLACED

Cnr	Bearing	From	Distance
A	356°10'	RM DH & W	13.795
A	354°03'	RM DH & W	4.15
B	17°28'	RM DH & W	4.55
B	7°53'	RM DH & W	13.975
C	17°47'	RM DH & W	4.235
C	8°08'	RM DH & W	13.64
D	114°49'	RM DH & W	4.67
D	96°59'	RM DH & W	15.085
E	146°52'	RM DH & W	8.075
E	112°31'	RM DH & W	16.395
F	107°08'	RM DH & W	5.48
G	113°48'	RM DH & W	4.38
H	257°32'	RM DH & W	4.415
J	243°56'	RM DH & W	14.645
J	239°14'	RM DH & W	4.3
K	256°06'	RM DH & W	14.865
K	227°46'	RM DH & W	5.415
L	265°23'	RM DH & W	14.645
L	264°14'	RM DH & W	4.035
M	176°31'	RM DH & W	14.77
M	172°08'	RM DH & W	4.19
N	174°51'	RM DH & W	14.74
N	159°11'	RM DH & W	4.515
P	125°29'	RM DH & W	5.105
Q	279°25'	RM DH & W	5.245
R	35°22'	RM DH & W	4.775
S	44°20'20"	SSM 190006	20.045
T	304°27'40"	SSM 190009	6.06



FOR FENCING DETAILS, EASEMENT BOUNDARY CUTS RESTRICTIONS ON USE OF LAND (BE) AND COORDINATE SCHEDULE SEE SHEET 2

(X) LAND EXCLUDES MINERALS – SEE CROWN GRANT(S)
(B) EASEMENT FOR TRANSMISSION LINE 20.115 WIDE (K.396584)
(C) EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE AND VARIABLE (DP 1049934)
(Y) - COVENANT (3957520)
- BENEFITED BY: EASEMENT FOR WATER SUPPLY 2 WIDE (DP1049934)
(D) EASEMENT FOR DRAINAGE OF WATER 3 WIDE (DP 1049934)
(E) RIGHT OF CARRIAGEWAY 5 WIDE (DP 1077958)
(F) EASEMENT FOR DRAINAGE OF WATER 12 AND 5 WIDE (DP 1049934)
(G) EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE (DP 1049934)
(H) EASEMENT FOR WATER SUPPLY 2 WIDE (DP 1049934)
(J) EASEMENT FOR DRAINAGE OF WATER AND SEWAGE 3 WIDE (DP 1049934)
(L) EASEMENT FOR DRAINAGE OF WATER 3 WIDE (DP 1135715) (NO.1)
(M) EASEMENT FOR DRAINAGE OF WATER 3 WIDE (DP 1135715) (NO.2)
(N) EASEMENT FOR DRAINAGE OF WATER 3 WIDE (DP 1135715) (NO.3)
(S) EASEMENT FOR DRAINAGE OF SEWAGE 2.5 & 3 WIDE (DP 1276557)
(W) EASEMENT FOR DRAINAGE OF WATER 2.5 WIDE (DP 1276557)

(A) EASEMENT FOR MULTI – PURPOSE ELECTRICAL INSTALLATION 4.2 WIDE
(UG) EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE
(D1) EASEMENT FOR DRAINAGE OF WATER 3 WIDE
(S1) EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE
(S2) EASEMENT FOR DRAINAGE OF SEWAGE 4.5 WIDE
(WS) EASEMENT FOR WATER SUPPLY 3 WIDE AND VARIABLE WIDTH
(BE) RESTRICTIONS ON THE USE OF LAND (NO.8)

Surveyor: James McMahon Date of Survey: 7th June, 2023 Surveyor's Ref: 18154 st2	PLAN OF SUBDIVISION OF LOT 3 DP 1276557	LGA: HILLTOPS Locality: YOUNG Subdivision No: SC2023/0021 Lengths are in metres. Reduction ratio 1: 1000	Registered 13/03/2024	DP1302705

Req:R423555 /Doc:DP 1302705 P /Rev:13-Mar-2024 /NSW LRS /Prt:17-May-2024 09:33 /Seq:1 of 6
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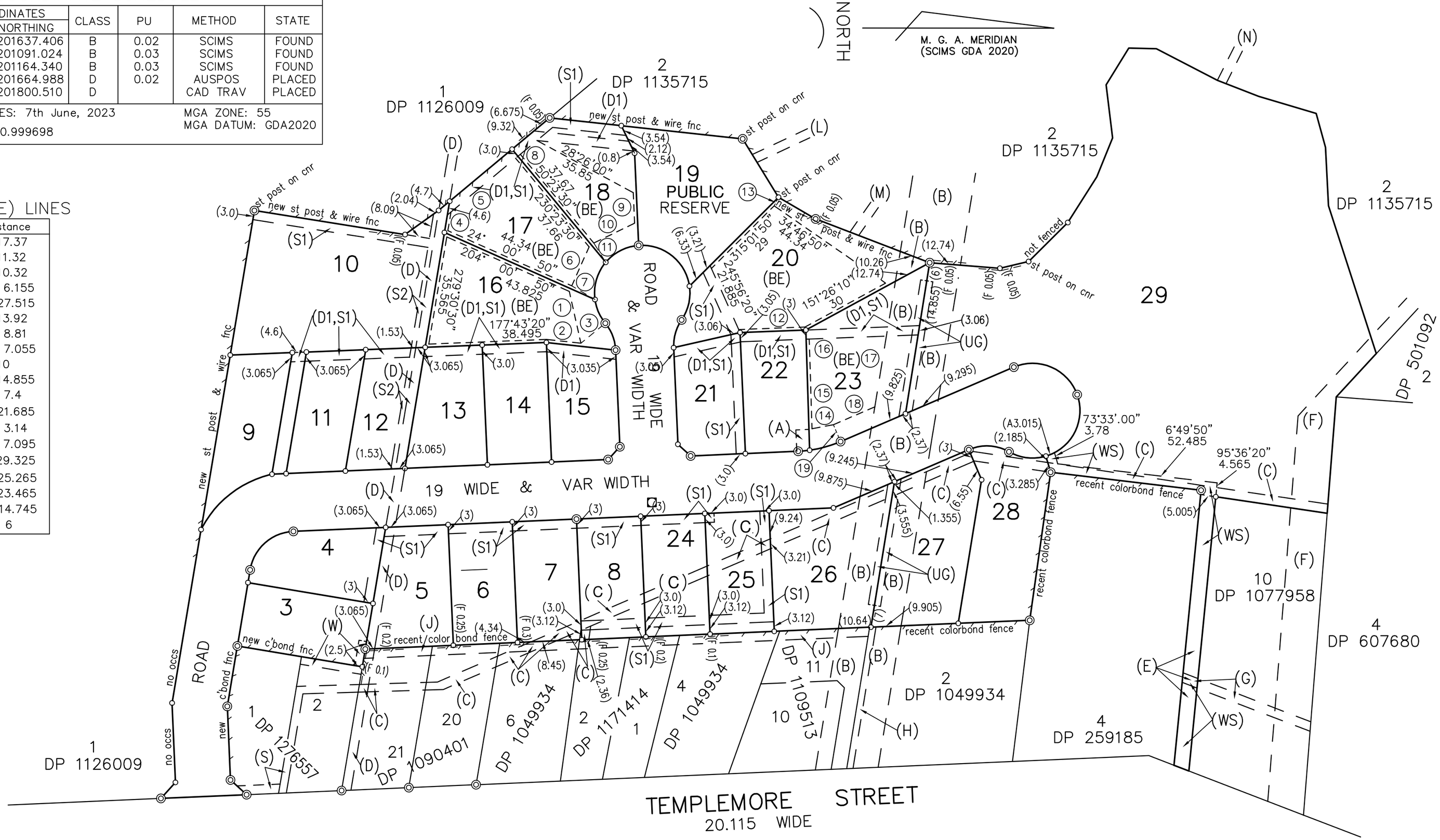
COORDINATE SCHEDULE						
MARK	MGA COORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
PM 7200	618287.398	6201637.406	B	0.02	SCIMS	FOUND
SSM 60321	618250.038	6201091.024	B	0.03	SCIMS	FOUND
PM 63239	618045.027	6201164.340	B	0.03	SCIMS	FOUND
SSM 190006	617922.819	6201664.988	D	0.02	AUSPOS	PLACED
SSM 190009	617892.589	6201800.510	D		CAD TRAV	PLACED
DATE OF SCIMS COORDINATES: 7th June, 2023					MGA ZONE: 55 MGA DATUM: GDA2020	
COMBINED SCALE FACTOR: 0.999698						

SCHEDULE of (BE) LINES

No	Bearing	Distance
1	77°20'00"	17.37
2	186°16'40"	11.32
3	140°39'50"	10.32
4	279°30'30"	6.155
5	320°12'00"	27.515
6	114°00'50"	13.92
7	210°31'50"	8.81
8	319°57'20"	7.055
9	87°27'40"	10
10	154°02'00"	14.855
11	238°09'20"	7.4
12	177°46'50"	21.685
13	117°11'00"	3.14
14	169°20'40"	7.095
15	268°11'50"	29.325
16	357°46'50"	25.265
17	99°19'10"	23.465
18	156°44'40"	14.745
19	246°44'40"	6



(B) EASEMENT FOR TRANSMISSION LINE 20.115 WIDE (K.396584)
(C) EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE AND VARIABLE (DP 1049934)

(D) EASEMENT FOR DRAINAGE OF WATER 3 WIDE (DP 1049934)
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(WS) EASEMENT FOR WATER SUPPLY 3 WIDE AND VARIABLE WIDTH
(BE) RESTRICTIONS ON THE USE OF LAND (NO.8)

Surveyor: James McMahon
Date of Survey: 7th June, 2023
Surveyor's Ref: 18154 st2

PLAN OF SUBDIVISION OF
LOT 3 DP 1276557

LGA: HILLTOPS
Locality: YOUNG
Subdivision No: SC2023/0021
Lengths are in metres. Reduction ratio 1: 1000

Registered
13/03/2024

DP1302705

10 20 30 40 50 60 70 Table of mm 100 110 120 130 140 150

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Req:R423555 /Doc:DP 1302705 P /Rev:13-Mar-2024 /NSW LRS /Prt:17-May-2
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PLAN FORM 6 (2020) WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 13/03/2024

Title System: TORRENS

Office Use Only

DP1302705

PLAN OF SUBDIVISION OF
LOT 3 DP 1276557

LGA: **HILLTOPS**
Locality: **YOUNG**
Parish: **YOUNG**
County: **MONTEAGLE**

Survey Certificate

I, **JAMES REGINALD McMAHON**

of **SRD LAND CONSULTING PTY LTD**

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

~~*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, is accurate and the survey was completed on ....., or~~

*(b) The part of the land shown in the plan, **excluding LOT 29**, was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, the part surveyed is accurate and the survey was completed on **7th June, 2023**, the part not surveyed was compiled in accordance with that Regulation, or

*(c) ~~The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2017*.~~

Datum Line: **"X" – "Y"**

Type: **Urban**

The terrain is***Level-Undulating**.

Signature: ..... Dated: **7th June, 2023**

Surveyor Identification No: **9096**
Surveyor registered under
the *Surveying and Spatial Information Act 2002*

*Strike out inappropriate words.

**Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Crown Lands NSW/Western Lands Office Approval

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.

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I, ANTHONY O'REILLY

~~*Authorised Person~~/*General Manager/~~*Registered Certifier~~, certify that the provisions of s.6.15 of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: .....

Registration number: .....

Consent Authority: HILLTOPS COUNCIL

Date of endorsement: 15 FEBRUARY 2024

Subdivision Certificate number: SC2023/0021

File number: 2016/DA-00074

*Strike through if inapplicable.

Plans used in the preparation of survey/compilation.

DP 1135715 DP 1090401 DP 1171414
DP 1049934 DP 1077958 DP 1126009
DP 1276557

Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.
IT IS INTENDED TO DEDICATE "ROAD 19 WIDE AND VAR WIDTH" AND "ROAD 19 WIDE AND VAR WIDTH" TO THE PUBLIC AS PUBLIC ROAD SUBJECT TO EXISTING EASEMENTS: EASEMENT FOR DRAINAGE OF WATER 3 WIDE (DP 1049934) AND EASEMENT FOR TRANSMISSION LINE 20.115 WIDE (K.396584).
IT IS INTENDED TO DEDICATE LOT 19 TO THE PUBLIC AS PUBLIC RESERVE

Surveyor's Reference: **18154 st2**

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 4 sheet(s)

Office Use Only

Registered: 13/03/2024

Office Use Only

DP1302705

PLAN OF SUBDIVISION OF

LOT 3 DP 1276557

Subdivision Certificate number: SC 2023/0021

Date of Endorsement: 15/2/24

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

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- 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.

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

1. **EASEMENT FOR MULTI - PURPOSE ELECTRICAL INSTALLATION 4.2 WIDE (A)**
2. **EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE (UG)**
3. **EASEMENT FOR DRAINAGE OF WATER 3 WIDE (D1)**
4. **EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE (S1)**
5. **EASEMENT FOR DRAINAGE OF SEWAGE 4.5 WIDE (S2)**
6. **EASEMENT FOR WATER SUPPLY 3 WIDE AND VARIABLE WIDTH (WS)**
7. **RESTRICTIONS ON THE USE OF LAND**
8. **RESTRICTIONS ON THE USE OF LAND (BE)**
9. **RESTRICTIONS ON THE USE OF LAND**
10. **RESTRICTIONS ON THE USE OF LAND**
11. RESTRICTION ON THE USE ON LAND
12. RESTRICTION ON THE USE OF LAND
13. RESTRICTION ON THE USE OF LAND

If space is insufficient use additional annexure sheet

Surveyor's Reference: **18154 st2**

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 3 of 4 sheet(s)

Registered: 13/03/2024 Office Use Only

Office Use Only

DP1302705

PLAN OF SUBDIVISION OF

LOT 3 DP 1276557

Subdivision Certificate number: SC2023/0021

Date of Endorsement: 15/2/24

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

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
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- 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
3	4	NA	NA	YOUNG
4	6	NA	NA	YOUNG
5	10	NA	NA	YOUNG
6	12	NA	NA	YOUNG
7	14	NA	NA	YOUNG
8	16	NA	NA	YOUNG
9	9	NA	NA	YOUNG
10	15	NA	NA	YOUNG
11	17	NA	NA	YOUNG
12	19	NA	NA	YOUNG
13	21	NA	NA	YOUNG
14	23	NA	NA	YOUNG
15	25	NA	NA	YOUNG
16	3	NA	NA	YOUNG
17	5	NA	NA	YOUNG
18	7	NA	NA	YOUNG
19	6	NA	NA	YOUNG
20	4	NA	NA	YOUNG
21	27	NA	NA	YOUNG
22	29	NA	NA	YOUNG
23	31	NA	NA	YOUNG

If space is insufficient use additional annexure sheet

Surveyor's Reference: **18154 st2**

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 4 of 4 sheet(s)

Registered: 13/03/2024 Office Use Only

Office Use Only

DP1302705

PLAN OF SUBDIVISION OF
LOT 3 DP 1276557

Subdivision Certificate number: SC2023/0021

Date of Endorsement: 15/2/24

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

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- 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
24	18	N/A	N/A	YOUNG
25	20	N/A	N/A	YOUNG
26	22	N/A	N/A	YOUNG
27	24	N/A	N/A	YOUNG
28	26	N/A	N/A	YOUNG
29	33	N/A	N/A	YOUNG

.....
TAHI NATHAN TEMOANANUI

.....
JESSICA ANNE TEMOANANUI

MORTGAGE
Executed on behalf of Chessell Family Investments Pty Ltd, by the authorised persons whose signatures appear below, pursuant to section 127 of the Corporations Act, 2001

Signature .....

Name DAVID CHESSELL

Office Held Director

Signature .....

Name SUSAN CHESSELL

Office Held DIRECTOR

If space is insufficient use additional annexure sheet

Surveyor's Reference: **18154 st2**

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Instrument setting out terms of Easements and Positive Covenant intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: DP1302705 PLAN OF SUBDIVISION OF LOT 3 DP 1276557

Local Government Area of HILLTOPS
Parish of YOUNG,
County of MONTEAGLE
HILLTOPS SUBDIVISION CERTIFICATE No. SC2023/0021

Full Name and Address
Of the Owner/s of the Land:

Tahi Nathan Temoananui
Jessica Anne Temoananui
29 Hardys Road,
Young, NSW 2594

Part 1 (Creation)

Number of item Shown in the Intention panel on The plan	Identity of Easement to be Created and Referred to in the plan	Burdened Lots	Prescribed Authority/ Benefited Lots
1	EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 4.2 WIDE (A)	22	ESSENTIAL ENERGY ABN 37 428 185 226
2	EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE (UG)	23, 26, 27 &29	ESSENTIAL ENERGY ABN 37 428 185 226
3	EASEMENT FOR DRAINAGE OF WATER 3 WIDE (D1)	10 11 12 13 14 15 17 18 21 22 23	9 9 & 10 9,10 & 11 9, 10, 11 & 12 9, 10, 11, 12 & 13 9, 10, 11, 12, 13 & 14 10 & 16 10, 16 & 17 22, 23 & 29 23 & 29 29

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Instrument setting out terms of Easements and Positive Covenant intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: DP1302705 PLAN OF SUBDIVISION OF LOT 3 DP 1276557

Local Government Area of HILLTOPS
Parish of YOUNG,
County of MONTEAGLE
HILLTOPS SUBDIVISION CERTIFICATE No. SC2023/0021

Number of item Shown in the Intention panel on The plan	Identity of Easement to be Created and Referred to in the plan	Burdened Lots	Prescribed Authority/ Benefited Lots
4	EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE (S1)	Lots 4-8 incl, 10-14 incl, 17, 18, 20-25 incl	HILLTOPS COUNCIL
5	EASEMENT FOR DRAINAGE OF SEWAGE 4.5 WIDE (S2)	Lots 10 and 12	HILLTOPS COUNCIL
6	EASEMENT FOR WATER SUPPLY 3 WIDE AND VARIABLE WIDTH (WS)	29	HILLTOPS COUNCIL
7	RESTRICTIONS ON THE USE OF LAND	Lots 3-8 incl and Lots 11-28 incl	LOT 29
8	RESTRICTIONS ON THE USE OF LAND (BE)	16, 17, 18, 20 & 23	HILLTOPS COUNCIL
9	RESTRICTIONS ON THE USE OF LAND	Lots 3-7 incl	HILLTOPS COUNCIL

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Instrument setting out terms of Easements and Positive Covenant intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: DP1302705 PLAN OF SUBDIVISION OF LOT 3 DP 1276557

Local Government Area of HILLTOPS
Parish of YOUNG,
County of MONTEAGLE
HILLTOPS SUBDIVISION CERTIFICATE No. SC2023/0021

Number of item Shown in the Intention panel on The plan	Identity of Easement to be Created and Referred to in the plan	Burdened Lots	Prescribed Authority/ Benefited Lots
10	RESTRICTIONS ON THE USE OF LAND	Lots 9-15 incl	HILLTOPS COUNCIL
11	RESTRICTIONS ON THE USE OF LAND	Lots 8,24 and 25	HILLTOPS COUNCIL
12	RESTRICTIONS ON THE USE OF LAND	All lots	HILLTOPS COUNCIL
13	RESTRICTIONS ON THE USE OF LAND	29	HILLTOPS COUNCIL

Part 1A (Release)

Number of item Shown in the Intention panel on The plan	Identity of Easement to be Created and Referred to in the plan	Burdened Lots	Prescribed Authority/ Benefited Lots

N Brice

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Instrument setting out terms of Easements and Positive Covenant intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: DP1302705 PLAN OF SUBDIVISION OF LOT 3 DP 1276557

Local Government Area of HILLTOPS
Parish of YOUNG,
County of MONTEAGLE
HILLTOPS SUBDIVISION CERTIFICATE No. SC2023/0021

Part 2 (Terms)

1. **Terms of EASEMENT FOR MULTI- PURPOSE ELECTRICAL INSTALLATION 4.2 WIDE firstly referred to in the abovementioned plan.**

   Easement for ~~overhead powerlines~~ multi-purpose electrical installation the terms of which are set out in Part C of Memorandum AG189384 ~~as registered at the LRS of NSW~~ MBice

2. **Terms of EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE secondly referred to in the abovementioned plan.**

   Easement for underground powerlines the terms of which are set out in Part B of Memorandum AG189384 ~~as registered at the LRS of NSW~~ MBice

3. **Terms of RESTRICTIONS ON THE USE OF LAND seventhly referred to in the abovementioned plan.**

   a) No main building shall be erected on each lot burdened other than with external walls of brick, concrete, stone, James Hardie Cladding or Render or a combination thereof and Terracotta or concrete tiles, colourbond or Custom Orb roof, of one colour only. The front facade to contain at least two different building materials or finishes provided that nothing contained herein shall prevent the use of timber and glass in any external walls provided that the proportion of timber and/or glass in total forms of the external walls does not exceed 25 per centum by area of the external walls and no such building shall have an area less than 200 square meters, including attached garages and outdoor arears under the main roof.

   b) Any services such as hot water systems, air-conditioning unit and meter boxes are not to be visible from any Street frontage to the property and all above ground water tanks to be of a colour blending with the main building and are to be erected at the side or rear of the property and be adequately screened or landscaped to reduce visibility to neighbouring properties.

MBice

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Instrument setting out terms of Easements and Positive Covenant intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: DP1302705 PLAN OF SUBDIVISION OF LOT 3 DP 1276557

Local Government Area of HILLTOPS
Parish of YOUNG,
County of MONTEAGLE
HILLTOPS SUBDIVISION CERTIFICATE No. SC2023/0021

c) Not to build or erect, or permit or suffer to be built, or erected any structure on any part of the land which is intended or is suitable for use as a temporary dwelling, a toilet or sanitary convenience or to alter any structure on the land for that purpose, unless it is permanently attached to and forms part of the main building which is erected on the land.

d) No fence shall be erected on each lot burdened other than powder coated post and rail colourbond steel fencing of a height of 1.5 metres in Evening Haze colour.

e) All landscaping carried out on the burdened lots to be of a suitable standard to the adjoining lots and to be completed within three months of completion and occupancy of the dwelling. Owners of the lots burdened must maintain the landscape between their street boundary and the kerb in accordance with Local Council regulations or requirements.

f) Not to erect or permit or suffer to be erected or to be attached or in any way affixed to the land or any part of its or to any fixture or chattels situated on the land any advertising hoarding or other structure which is intended or is suitable for the display of advertisements or notices and the land or any part of it shall not be used for the display of advertisements or notices.

g) No boarding kennels shall be constructed or permitted to remain on any lot burdened.

h) No existing dwelling house or transportable house shall be partly or wholly moved to, placed upon, re-erected upon, reconstructed on or permitted to remain on any lot burdened.

i) The Owners of the lots burdened shall not allow or permit any rubbish to accumulate on the land and shall replace or repair any damage caused to driveways, footpaths or surrounding vegetation caused during construction on the burdened lot at the Owners own cost and expense.

j) No fence shall be erected on any part of the land or on any of its boundaries to divide it from any adjoining land owned by Tahi Nathan Temoananui and Jessica Anne Temoananui (called "the original proprietors") without the consent of the original proprietors, their successor or assigns, other than purchasers on sale, but such consent shall not be withheld if such a fence is erected without

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Instrument setting out terms of Easements and Positive Covenant intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: DP1302705 PLAN OF SUBDIVISION OF LOT 3 DP 1276557

Local Government Area of HILLTOPS
Parish of YOUNG,
County of MONTEAGLE
HILLTOPS SUBDIVISION CERTIFICATE No. SC2023/0021

expense to the original proprietors, their successors or assigns and in favour of any person dealing with the owner for the time being of the land, such consent shall be deemed to have been given in respect of every such fence for the time being erected PROVIDED HOWEVER this covenant in regard to fencing shall be binding on the registered proprietor of each lot burdened, his executor, administrators and assigns, only during the ownership of the said adjoining land by the original proprietors, their successors or assigns other than purchasers on sale.

k) Any release variation or modification of these restrictions shall be made and done in all respects at the cost and expense of the person or persons requesting the same.

l) The person or persons having the right to release vary or modify these restrictions are the "original proprietors" as defined in clause (j) their successors or assigns other than purchasers on sale or, if the original proprietors, their successors and assigns, other than purchasers on sale, no longer are the registered proprietors of any of the land comprised in the plan of subdivision, then a simple majority of the persons for the time being registered as the proprietors of the land in the plan of subdivision shall have the right to release, vary or modify these restrictions.

4. Terms of RESTRICTIONS ON THE USE OF LAND eighthly referred to in the abovementioned plan.

No main building or dwelling shall be erected on the lot burdened other than within the site marked (BE) on the plan.

5. Terms of RESTRICTIONS ON THE USE OF LAND ninthly referred to in the abovementioned plan.

No main building or dwelling shall be erected on the lot burdened with a finished floor level (FFL) below 0.55m above existing ground level at any point on the lot.

M Bice

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Instrument setting out terms of Easements and Positive Covenant intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: DP1302705 PLAN OF SUBDIVISION OF LOT 3 DP 1276557

Local Government Area of HILLTOPS
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HILLTOPS SUBDIVISION CERTIFICATE No. SC2023/0021

6. **Terms of RESTRICTIONS ON THE USE OF LAND tenthly referred to in the abovementioned plan.**

No main building or dwelling shall be erected on the lot burdened with a finished floor level (FFL) lower than the level shown on the following table:

LOT NUMBER	AHD OF FFL
9	430.55
10	430.05
11	430.3
12	429.8
13	429.6
14	429.1
15	428.8

7. **Terms of RESTRICTIONS ON THE USE OF LAND eleventhly referred to in the abovementioned plan.**

All structures erected on the lots burdened is required to have the footings of any structure erected, on or near the abandoned sewer main to be designed by a suitably qualified structural engineer.

8. **Terms of RESTRICTIONS ON THE USE OF LAND twelfthly referred to in the abovementioned plan.**

A restriction as to user is applicable to all lots on which Council infrastructure is located which prevents the erection of structures within the Easements.

9. **Terms of RESTRICTIONS ON THE USE OF LAND thirteenthly referred to in the abovementioned plan.**

No structure or ancillary development shall be erected within twenty (20) metres of Spring Creek.

M Boice

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Instrument setting out terms of Easements and Positive Covenant intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: DP1302705 PLAN OF SUBDIVISION OF LOT 3 DP 1276557

Local Government Area of HILLTOPS
Parish of YOUNG,
County of MONTEAGLE
HILLTOPS SUBDIVISION CERTIFICATE No. SC2023/0021

EXECUTED BY:)

Mr. Tahi Nathan Temoananui) .....

in the presence of :-)

JAMES REGINALD MCMAHON)

Address) 121 NASMYTH ST YOUNG NSW 2594

Occupation) SURVEYOR

EXECUTED BY:)

Ms. Jessica Anne Temoananui) .....

in the presence of :-)

JAMES MCMAHON)

Address) 121 NASMYTH ST YOUNG NSW 2594

Occupation) SURVEYOR.

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Instrument setting out terms of Easements and Positive Covenant intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: DP1302705 PLAN OF SUBDIVISION OF LOT 3 DP 1276557

Local Government Area of HILLTOPS
Parish of YOUNG,
County of MONTEAGLE
HILLTOPS SUBDIVISION CERTIFICATE No. SC2023/0021

MORTGAGE:

Executed on behalf of **Chessell Family Investments Pty Limited**, by the authorised persons whose signatures appear below, pursuant to section 127 of the Corporations Act, 2001

Signature)		Signature)	
Name)	DAVID CHESSELL	Name)	SUSAN CHESSELL
Office held)	DIRECTOR	Office held)	DIRECTOR

EXECUTED BY HILLTOPS COUNCIL:

Executed on behalf of **Hilltops Council**, by the authorised persons whose signatures appear below, pursuant to sections 377 and 378 of the *Local Government Act 1993*

Signature)		WITNESS Signature)	
Name)	ANTHONY O'REILLY	WITNESS Name)	Yvette Winkelsen
Office held)	GENERAL MANAGER	Office held)	

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Instrument setting out terms of Easements and Positive Covenant intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: DP1302705 PLAN OF SUBDIVISION OF LOT 3 DP 1276557

Local Government Area of HILLTOPS
Parish of YOUNG,
County of MONTEAGLE
HILLTOPS SUBDIVISION CERTIFICATE No. SC2023/0021

EXECUTED BY ESSENTIAL ENERGY

EXECUTED BY ESSENTIAL ENERGY
by its duly appointed attorney under
power of attorney Book 4798 No. 694
In the presence of:

Signature of witness	Signature of attorney
Melinda White	Melissa Bice
Name of witness	Name and title of attorney
8 Bulter Street	Head of Legal
Address of witness	
RA Macquarie	

REGISTERED: 13/03/2024

Appendix 3 – BMAT Search

Biodiversity Impacts

Department of Planning and Environment

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		22/04/2025 4:31 PM
1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)		
1.1	**Does the development Footprint intersect with BV mapping?**	no
1.2	Was ALL BV Mapping within the development footprinted added in the last 90 days? (dark purple mapping only, no light purple mapping present)	no
1.3	**Date of expiry of dark purple 90 day mapping**	N/A
1.4	**Is the Biodiversity Values Map threshold exceeded?**	no
2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)		
2.1	**Size of the development or clearing footprint**	337.8 sqm
2.2	**Native Vegetation Area Clearing Estimate (NVACE)** (within development/clearing footprint)	0.0 sqm
2.3	**Method for determining Minimum Lot Size**	LEP
2.4	**Minimum Lot Size** (10,000sqm = 1ha)	700 sqm
2.5	**Area Clearing Threshold** (10,000sqm = 1ha)	2,500 sqm
2.6	**Does the estimate exceed the Area Clearing Threshold?** (NVACE results are an estimate and can be reviewed using the Guidance)	no

REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area? (Your local council will determine if a BDAR is required)	**no**

Department of Planning and Environment

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: _____ Date:_____

(Typing your name in the signature field will be considered as your signature for the purposes of this form)

22/04/2025 04:31 PM

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.

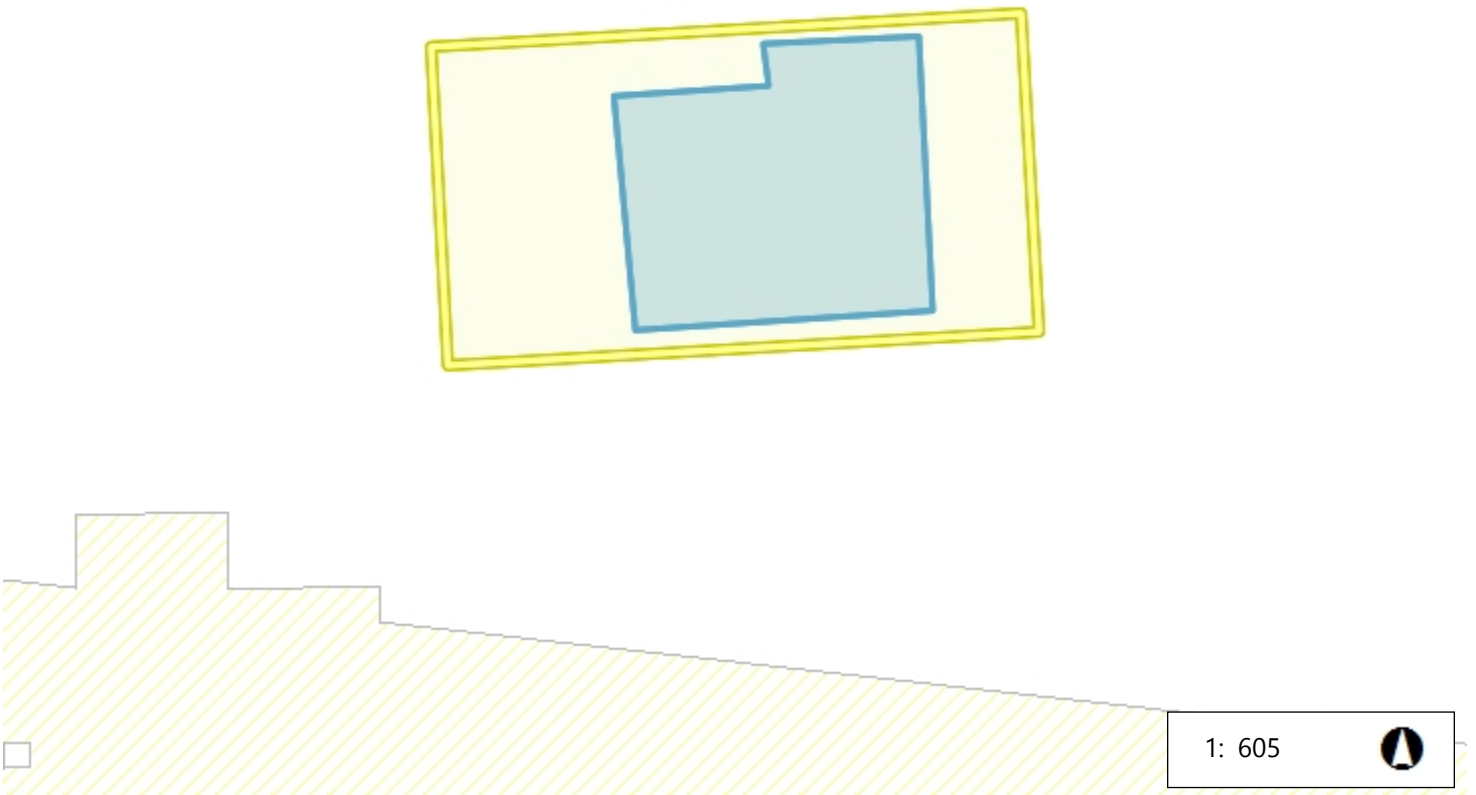
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

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 or on 1800 001 490.

Biodiversity Values Map



30.7 0 15.37 30.7 Metres

WGS_1984_Web_Mercator_Auxiliary_Sphere

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.

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

22/04/2025 04:31 PM

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.

Appendix 4 – AHIMs REPORT

Indigenous Heritage Search

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : THOMAS GJGARDNER

Client Service ID : 997409

Kenneth Filmer

Date: 22 April 2025

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

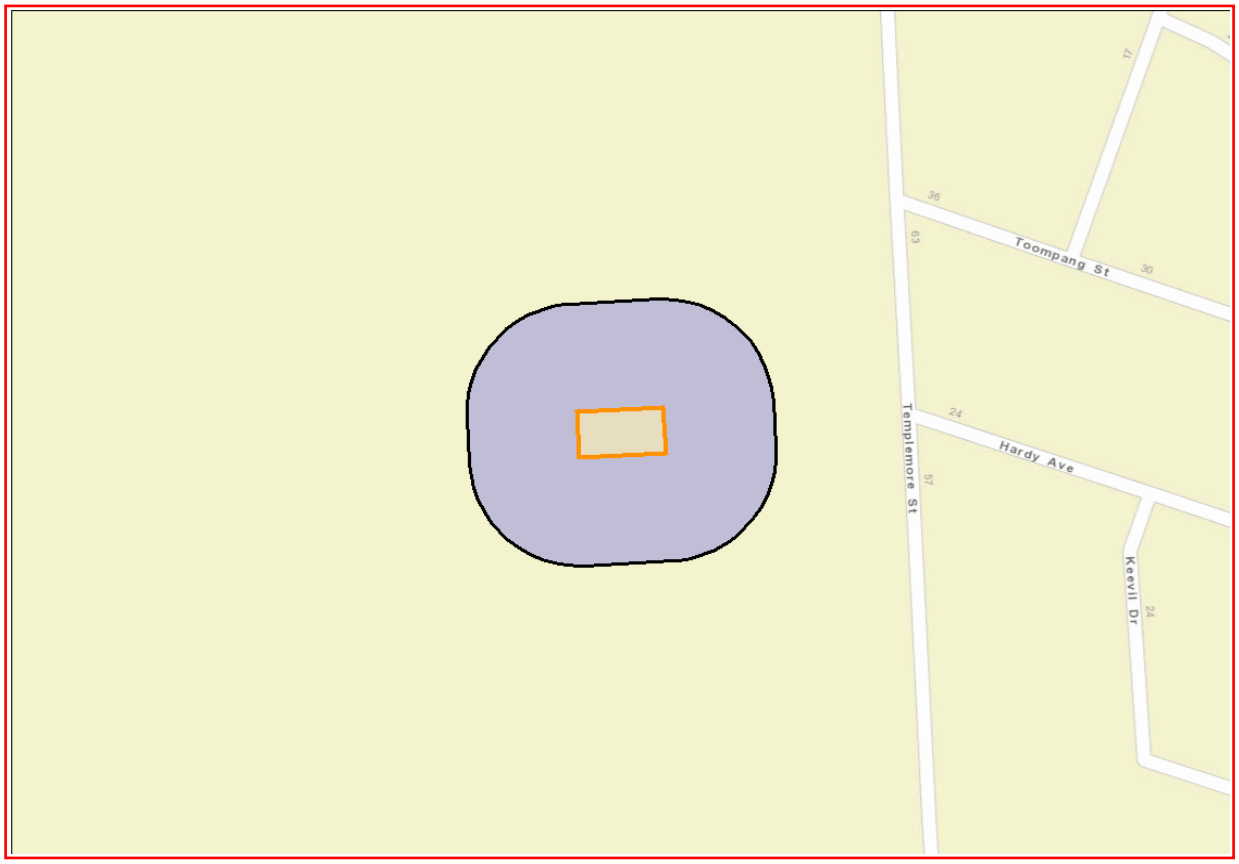
Attention: Kenneth Filmer

Email: craig@dabusters.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 14, DP:DP1302705, Section : - with a Buffer of 50 meters, conducted by Kenneth Filmer on 22 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) 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 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.

Appendix 5 – DWELLING

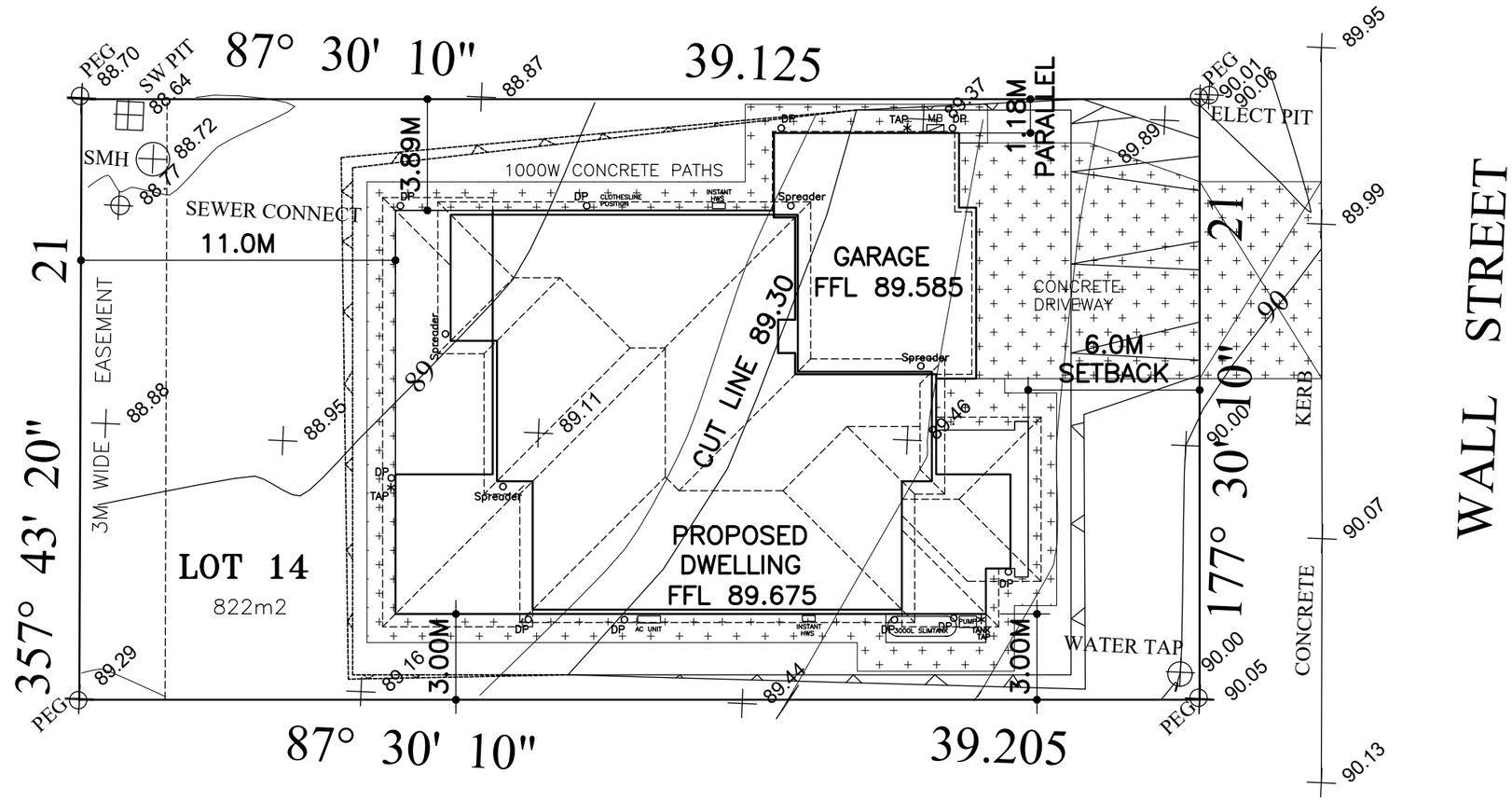
DWELLING PLANS & BASIX REPORT

86m2 DRIVEWAY

80m2 PATHS

BENCH MARK
SSM19006
90.14

N



NOTES:
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE
- ALL GLASS TO CONFORM WITH AS1288-2006 GLASS IN BLDGS.

STORMWATER DRAIN NOTES:

PROVIDE 100mm DIAMETER PVC STORMWATER PIPE WITH MINIMUM FALL OF 1:100

PROVIDE 150mm DIAMETER PVC STORMWATER PIPE UNDER GARAGE AND FUTURE DRIVEWAYS

STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY AND WILL BE LAID AT THE DRAINER'S DISCRETION

PROVIDE ø100 UPVC DOWNPIPES AT 12000 MAX. CRS.

SITE SOIL CLASSIFICATION CLASS 'M' TO AS 2870-2011

Certificate No. #HR-OD52YL-01
Scan QR code or follow website link for rating details.

Assessor name	Anthea Crack
Accreditation No.	HERA 10197
Property Address	23 Wall Street, Young, NSW, 2594

http://www.hero-software.com.au/pdf/HR-OD52YL-01

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: ..... DATE: .....

OWNER SIGNED: ..... DATE: .....

BUILDER SIGNED: ..... DATE: .....

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38 Hammond Ave, Wagga Wagga NSW 2650
NSW 281136C HIA No. 615234

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Elleran Drafting Services
DP-AD 19093

CLIENT: R. & B. THOMAS

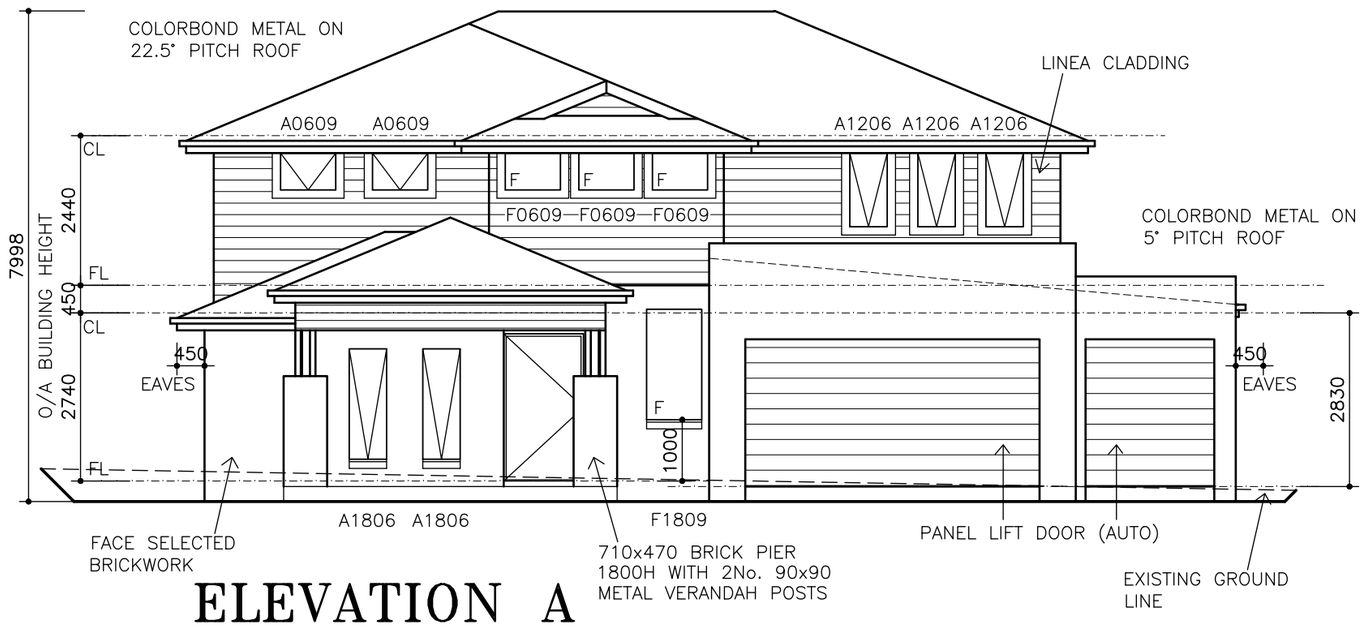
DRAWING TITLE: SITE PLAN - SCALE 1:200

PROJECT: Proposed New Residence
LOT 14 WALL STREET, YOUNG NSW

PAGES: 1 OF 17
SHEET SIZE: A3
JOB NO: 24E2577
DRAWN: N. DRAPER
DATE: 28/3/25

FLOOR AREAS:
INTERNAL:
GARAGE:
VERANDAH:
PORCH:
TOTAL:

REV:	DETAILS:	DATE:



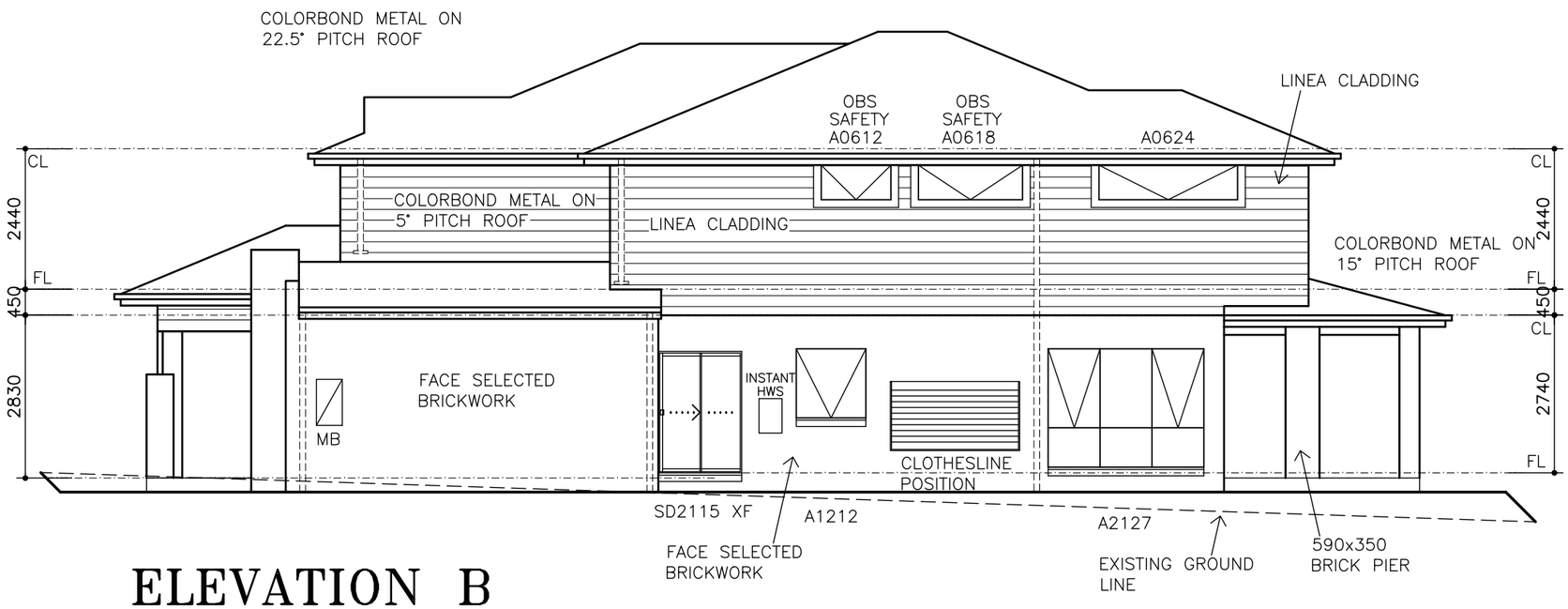
ELEVATION A

NOTE: ALL WINDOWS & SLIDING DOORS TO BE DOUBLE GLAZED

CONTROL JOINTS AS PER ENGINEER'S DESIGN

PROVIDE FLY SCREENS TO ALL OPENABLE WINDOWS

NOTE: WINDOWS & ROOF TO BE DARK



ELEVATION B

NOTE: ALL WINDOWS & SLIDING DOORS TO BE DOUBLE GLAZED

Certificate No. #HR-OD52YL-01

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Accreditation No.	HERA 10197
Property Address	23 Wall Street, Young, NSW, 2594

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CLIENT: R. & B. THOMAS

DRAWING TITLE: ELEVATION - SCALE 1:100

PROJECT: Proposed New Residence

LOT 14 WALL STREET, YOUNG NSW

PAGES: 5 OF 17 | SHEET SIZE: A3

JOB NO: 24E2577

DRAWN: N. DRAPER

DATE: 28/3/25

FLOOR AREAS:

INTERNAL:
GARAGE:
VERANDAH:
PORCH:

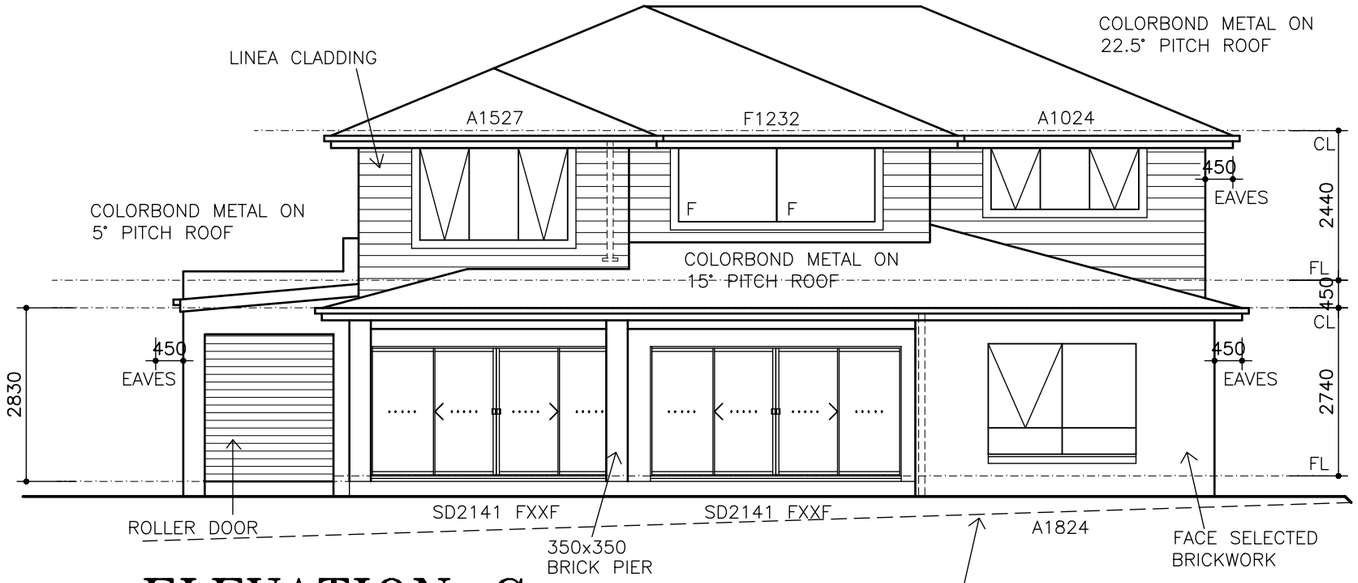
TOTAL:

REV:	DETAILS:	DATE:

CONTROL JOINTS AS PER ENGINEER'S DESIGN

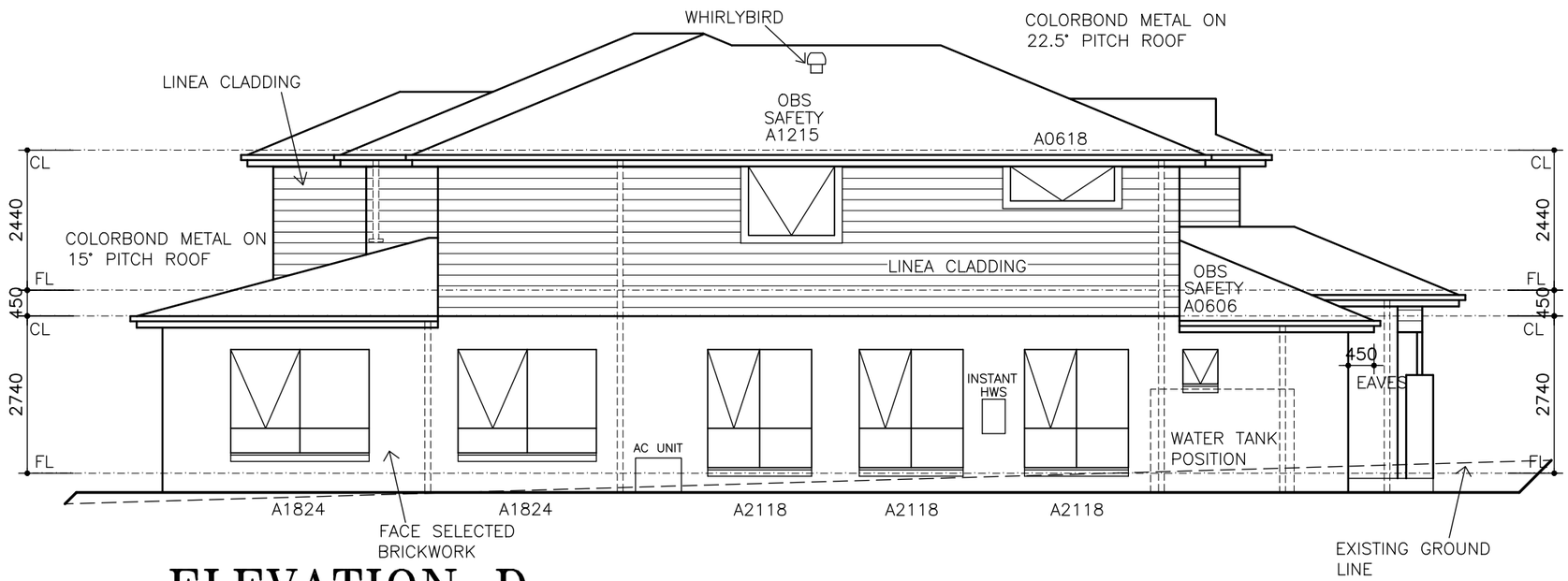
PROVIDE FLY SCREENS TO ALL OPENABLE WINDOWS

NOTE: WINDOWS & ROOF TO BE DARK



ELEVATION C

NOTE: ALL WINDOWS & SLIDING DOORS TO BE DOUBLE GLAZED



ELEVATION D

NOTE: ALL WINDOWS & SLIDING DOORS TO BE DOUBLE GLAZED

Certificate No. #HR-OD52YL-01

Scan QR code or follow website link for rating details.

Assessor name	Anthea Crack
Accreditation No.	HERA 10197
Property Address	23 Wall Street, Young, NSW, 2594

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I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

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CLIENT: R. & B. THOMAS

DRAWING TITLE: ELEVATION - SCALE 1:100

PROJECT: Proposed New Residence

LOT 14 WALL STREET, YOUNG NSW

PAGES: 6 OF 17 | SHEET SIZE: A3

JOB NO: 24E2577

DRAWN: N. DRAPER

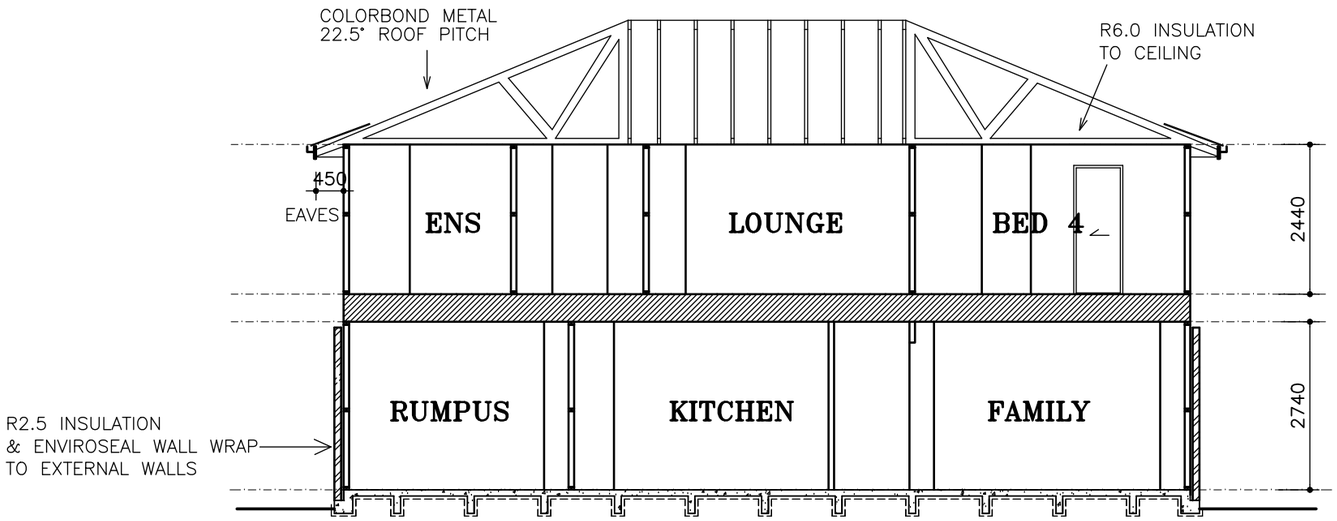
DATE: 28/3/25

FLOOR AREAS:

INTERNAL:
GARAGE:
VERANDAH:
PORCH:

TOTAL:

REV:	DETAILS:	DATE:



SEE ENGINEERS DETAIL FOR FLOOR SLAB CONSTRUCTION.

SECTION

NOTES:

ROOF TRUSSES AND PRE FABRICATED WALLS TO MANUFACTURERS DETAILS.

ALL STRUCTURAL TIMBER SIZES TO BE IN ACCORDANCE WITH AS1684 NATIONAL TIMBER FRAMING CODE.

COLORBOND ROOFING & INSTALLATION TO COMPLY WITH AS1562.1–2018

PROVIDE HOMEGUARD BLUE PHYSICAL BARRIER PART A & B FULL PENETRATION & PERIMETER PROTECTION INCLUDED.

NOTE: PROVIDE VJ PANELLING TO BED 1, BED 3 & BED 5 FEATURE WALLS.

ENERGY EFFICIENCY DETAILS

INSULATION	– R2.5 BATTS TO WALLS & SISALATION TO EXTERNAL WALLS (EXCLUDING GARAGE). – R2.5 BATTS TO WALLS BETWEEN HOUSE & GARAGE. – R6.0 INSULATION ROOF BATTS TO CEILING SPACE, INCLUDING VERTICAL BULKHEADS – SISALATION TO UNDERSIDE OF ROOFING MATERIAL.
ROOFING	– COLOURED COLORBOND CUSTOM ORB ROOF SHEETS 22.5° PITCH
CEILING INSULATION PENETRATION ALLOWANCE AS PER MANUFACTURERS INSTALLATION SPECIFICATIONS	– LED DOWNLIGHTS 150mm – IXL TASTICS 330mm – EXHAUST FANS 250mm – FLUES AS PER PLAN ALL DOWNLIGHTS TO BE UNVENTED

WEATHERSEAL ALL DOORS & WINDOWS AS REQUIRED BY THE CURRENT EDITION OF THE BCA.

WINDOW SCHEDULE

WINDOWS SUPPLIED BY: DLG WINDOWS

WINDOW CODE	WINDOW SIZE	GLAZING	QUANTITY
A1806	1800Hx610W	DOUBLE GLAZING CLEAR	2
F1809	1800x900W	DOUBLE GLAZING CLEAR	1
A0606	600Hx610W	DOUBLE GLAZING OBSCURE/SAFETY	1
A2118	2100Hx1810W	DOUBLE GLAZING CLEAR	3
A2127	2100Hx2710W	DOUBLE GLAZING CLEAR	1
A1824	1800Hx2410W	DOUBLE GLAZING CLEAR	3
A1818	1800Hx1810W	DOUBLE GLAZING CLEAR	1
SD2142 FXXF	2100Hx4189W	DOUBLE GLAZING CLEAR	2
A1212	1200Hx1210W	DOUBLE GLAZING CLEAR	1
SD2115 XF	2100Hx1450W	DOUBLE GLAZING CLEAR	1
F0609	600Hx900W	DOUBLE GLAZING CLEAR	3
A0609	600Hx900W	DOUBLE GLAZING CLEAR	2
A0618	600Hx1810W	DOUBLE GLAZING CLEAR	1
A1215	1200Hx1500W	DOUBLE GLAZING OBSCURE/SAFETY	1
A1524	1500Hx2410W	DOUBLE GLAZING CLEAR	1
A1024	1000Hx2410W	DOUBLE GLAZING CLEAR	1
F1232	1200Hx3200W	DOUBLE GLAZING CLEAR	1
A0624	600Hx2410W	DOUBLE GLAZING CLEAR	1
A0618	600Hx1810W	DOUBLE GLAZING OBSCURE/SAFETY	1
A0612	600Hx1210W	DOUBLE GLAZING OBSCURE/SAFETY	1
A1206	1200Hx610W	DOUBLE GLAZING CLEAR	3

Certificate No. #HR-OD52YL-01

Scan QR code or follow website link for rating details.

Assessor name Anthea Crack
Accreditation No. HERA 10197
Property Address 23 Wall Street, Young, NSW, 2594

http://www.hero-software.com.au/pdf/HR-OD52YL-01

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DP-AD 19093

CLIENT: R. & B. THOMAS

DRAWING TITLE: SECTION - SCALE 1:100

PROJECT: Proposed New Residence

LOT 14 WALL STREET, YOUNG NSW

PAGES: 7 OF 17 | SHEET SIZE: A3

JOB NO: 24E2577

DRAWN: N. DRAPER

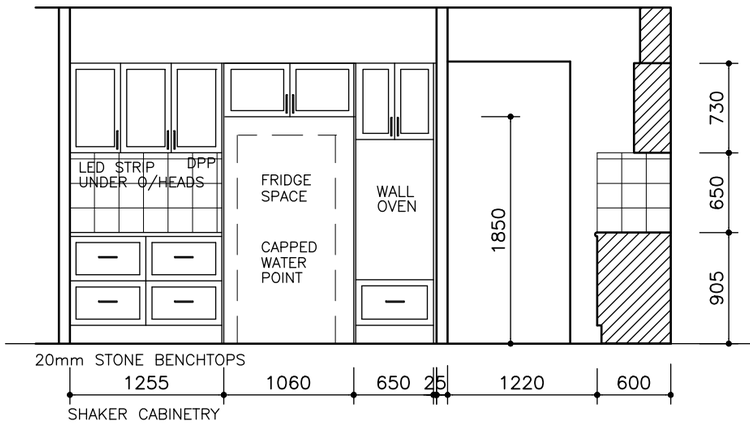
DATE: 28/3/25

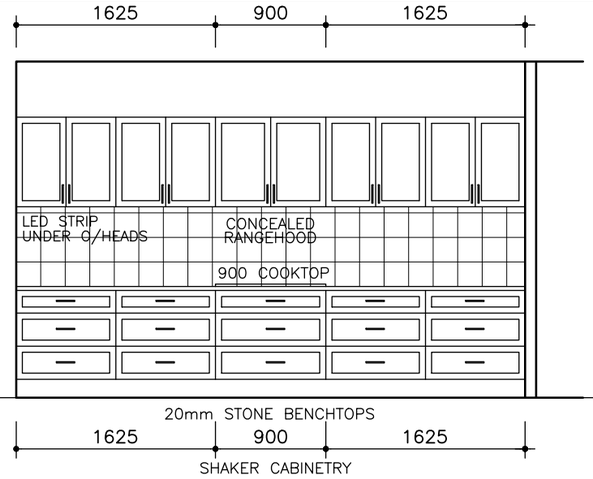
FLOOR AREAS:

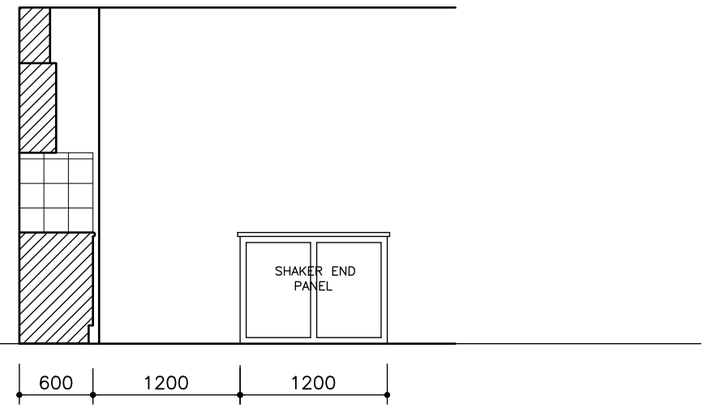
INTERNAL:
GARAGE:
VERANDAH:
PORCH:

TOTAL:

REV:	DETAILS:	DATE:



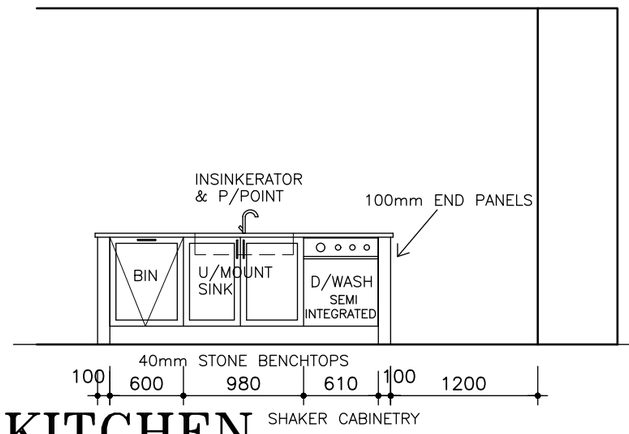


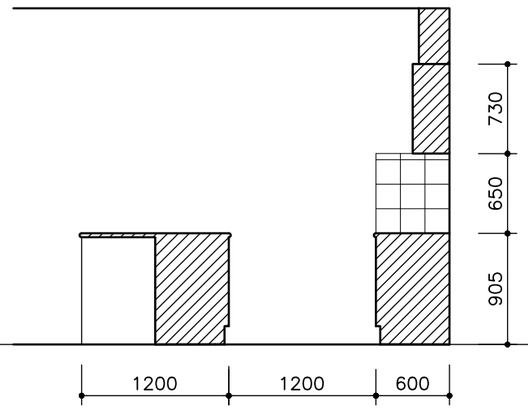


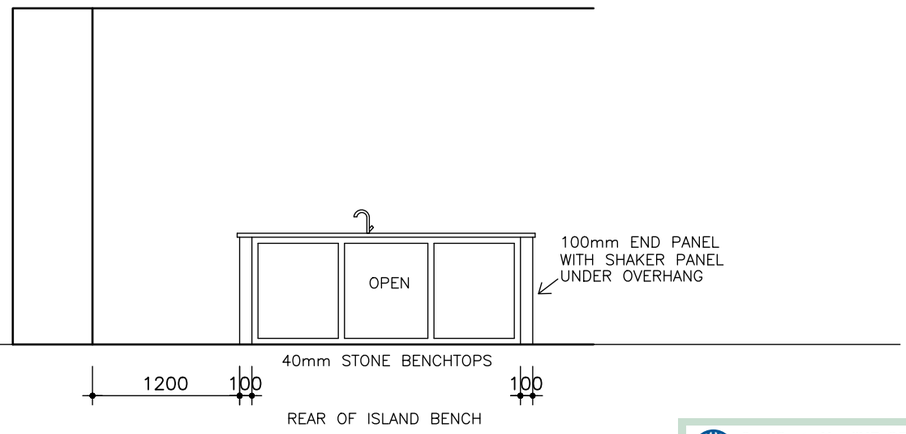
KITCHEN SCALE 1:50

NOTE: APPLIANCES SUPPLIED BY CLIENT & INSTALLED BY GJ GARDNER (OVEN, COOKTOP, RANGEHOOD, DISHWASHER)

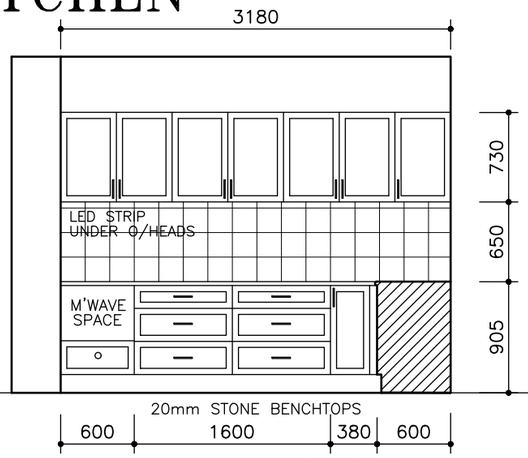
NOTE: ELEVATIONS ARE FOR ILLUSTRATION PURPOSES ONLY. NUMBER AND SIZE OF DOORS MAY VARY. CABINET MAKER TO CONFIRM

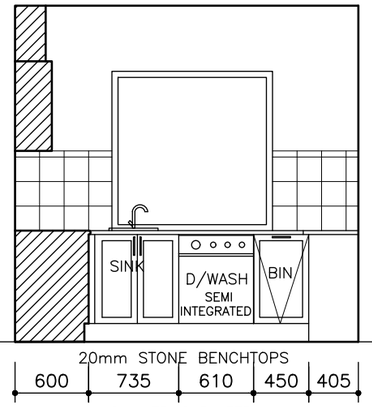


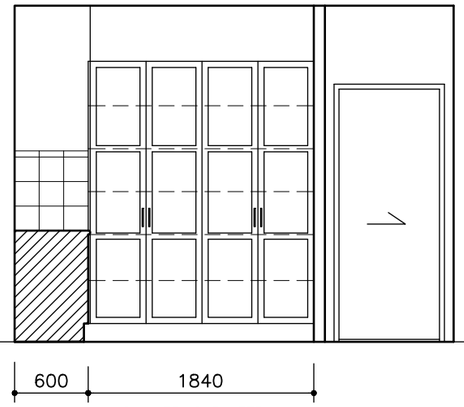




KITCHEN







PANTRY

Certificate No. #HR-OD52YL-01
Scan QR code or follow website link for rating details.
Assessor name: Anthea Crack
Accreditation No.: HERA 10197
Property Address: 23 Wall Street, Young, NSW, 2594
http://www.hero-software.com.au/pdf/HR-OD52YL-01

ITEM	HEIGHT
TOILET PAPER	800mm
TOWEL RAILS	1000mm

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: ..... DATE: .....
OWNER SIGNED: ..... DATE: .....
BUILDER SIGNED: ..... DATE: .....

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NSW 281136C HIA No. 615234

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Elleran Drafting Services DP-AD 19093

CLIENT: R. & B. THOMAS

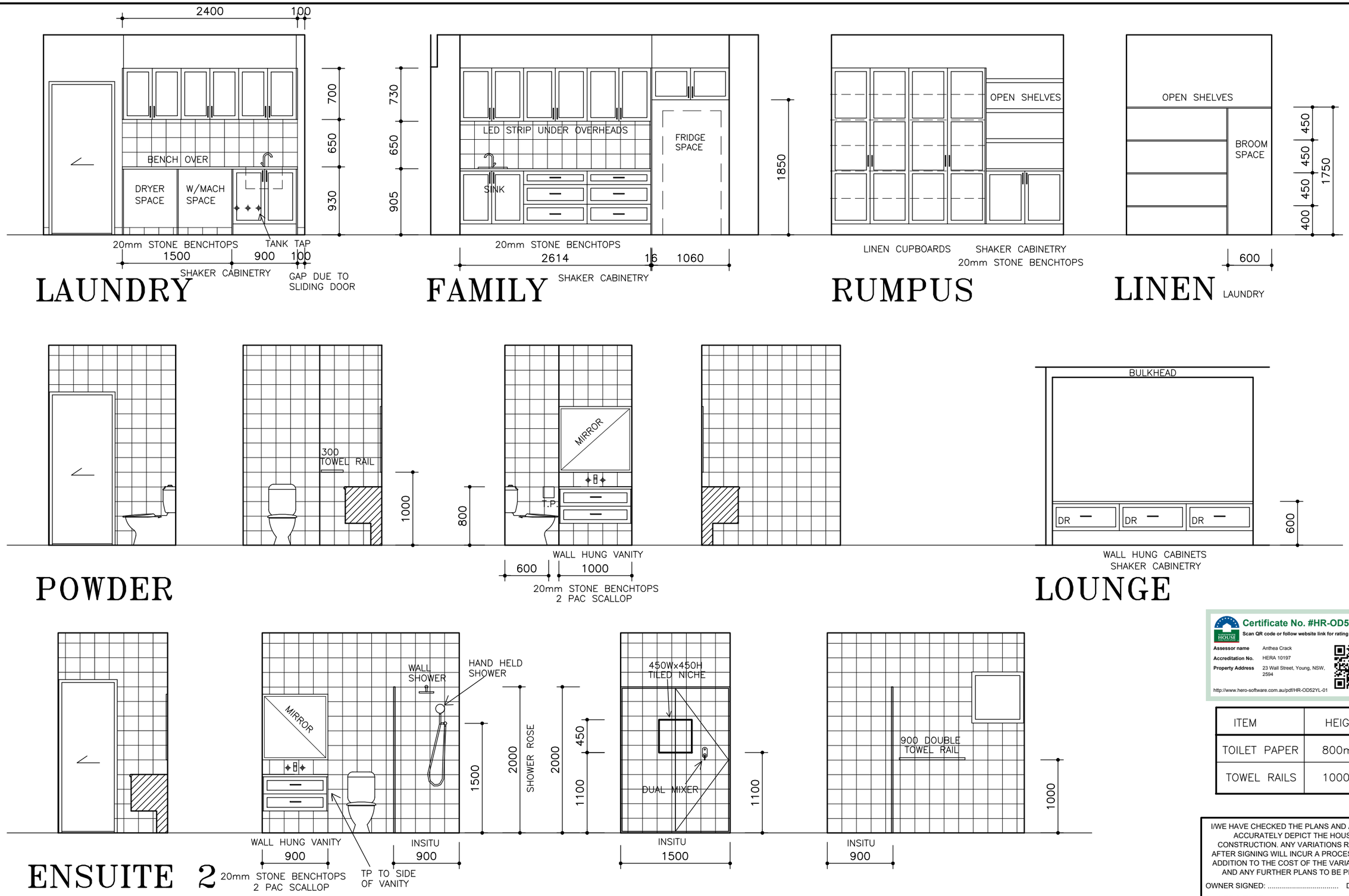
DRAWING TITLE: INTERNAL ELEVATIONS - SCALE 1:50

PROJECT: Proposed New Residence
LOT 14 WALL STREET, YOUNG NSW

PAGES: 8 OF 17
SHEET SIZE: A3
JOB NO: 24E2577
DRAWN: N. DRAPER
DATE: 28/3/25

FLOOR AREAS:
INTERNAL:
GARAGE:
VERANDAH:
PORCH:
TOTAL:

REV:	DETAILS:	DATE:



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Assessor name	Anthea Crack
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ITEM	HEIGHT
TOILET PAPER	800mm
TOWEL RAILS	1000mm

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NSW 281136C HIA No. 615234

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CLIENT: R. & B. THOMAS

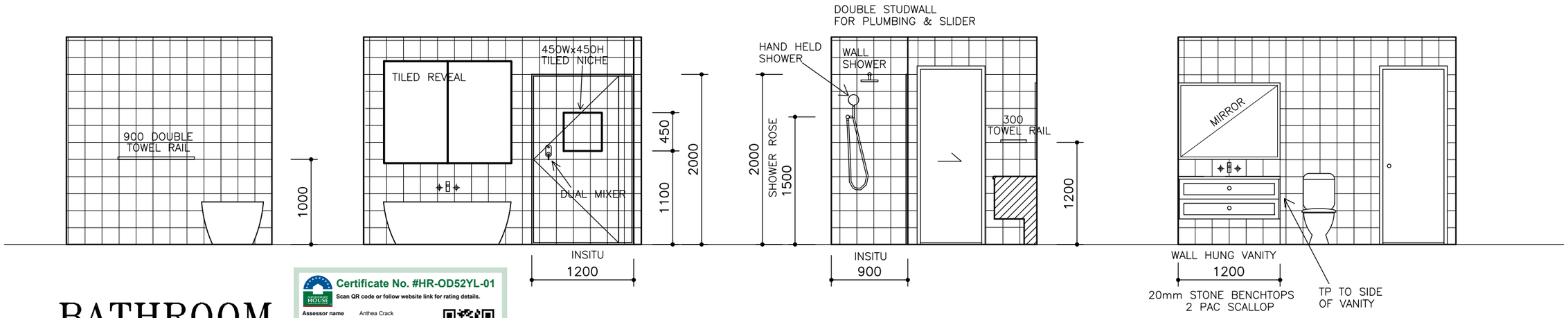
DRAWING TITLE: INTERNAL ELEVATIONS - SCALE 1:50

PROJECT: Proposed New Residence
LOT 14 WALL STREET, YOUNG NSW

PAGES: 9 OF 17
SHEET SIZE: A3
JOB NO: 24E2577
DRAWN: N. DRAPER
DATE: 28/3/25

FLOOR AREAS:
INTERNAL:
GARAGE:
VERANDAH:
PORCH:
TOTAL:

REV:	DETAILS:	DATE:



BATHROOM

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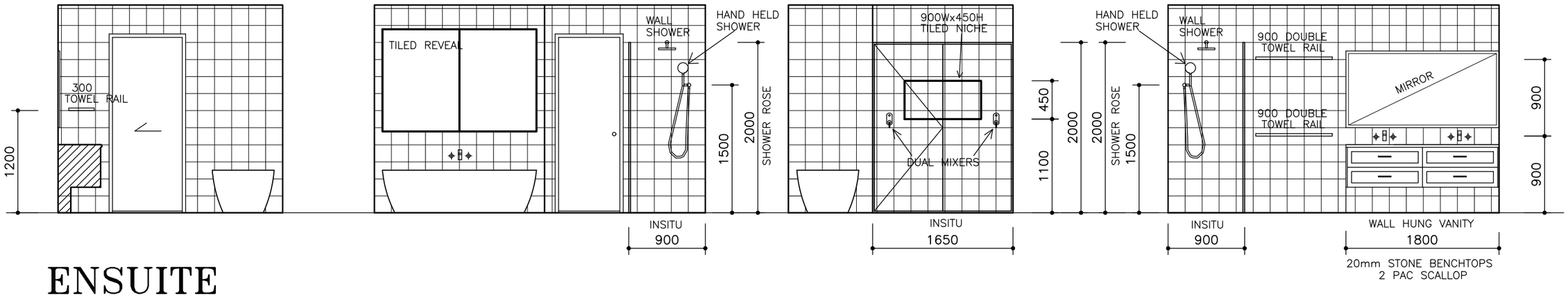

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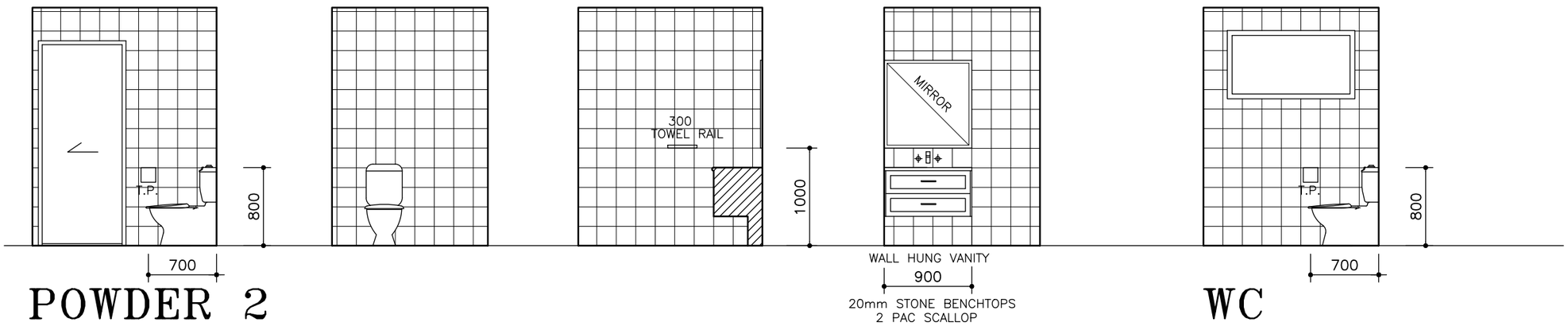

POWDER 2

WC

ITEM	HEIGHT
TOILET PAPER	800mm
TOWEL RAILS	1000mm

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DRAWING TITLE: INTERNAL ELEVATIONS -
SCALE 1:50

PROJECT: Proposed New Residence
LOT 14 WALL STREET, YOUNG NSW

PAGES: 10 OF 17
SHEET SIZE: A3
JOB NO: 24E2577
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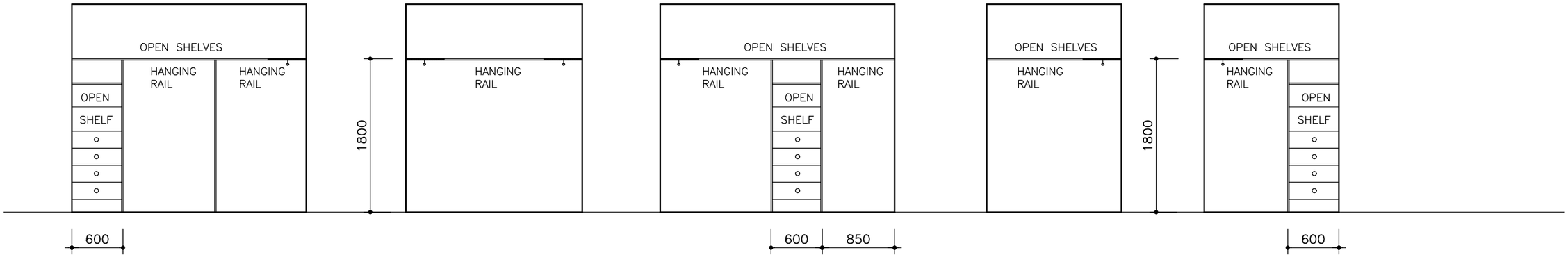
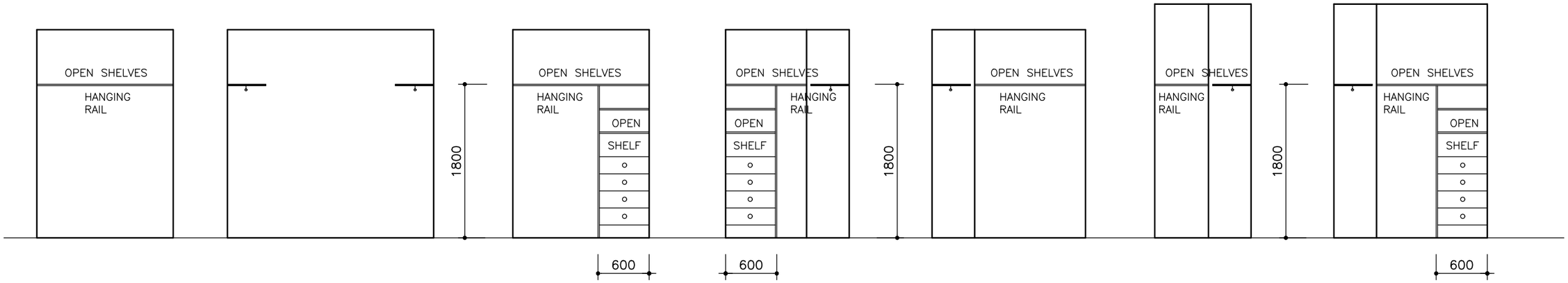


WIR

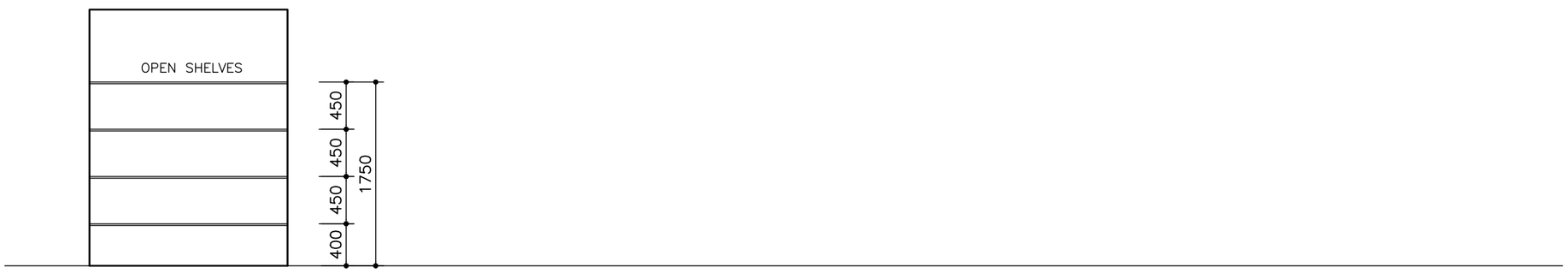
WIR 2



WIR 3

WIR 4

WIR 5



LINEN FIRST FLOOR

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ITEM	HEIGHT
TOILET PAPER	800mm
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DRAWING TITLE: INTERNAL ELEVATIONS - SCALE 1:50

PROJECT: Proposed New Residence

LOT 14 WALL STREET, YOUNG NSW

PAGES: 11 OF 17 | SHEET SIZE: A3

JOB NO: 24E2577

DRAWN: N. DRAPER

DATE: 28/3/25

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VERANDAH:
PORCH:

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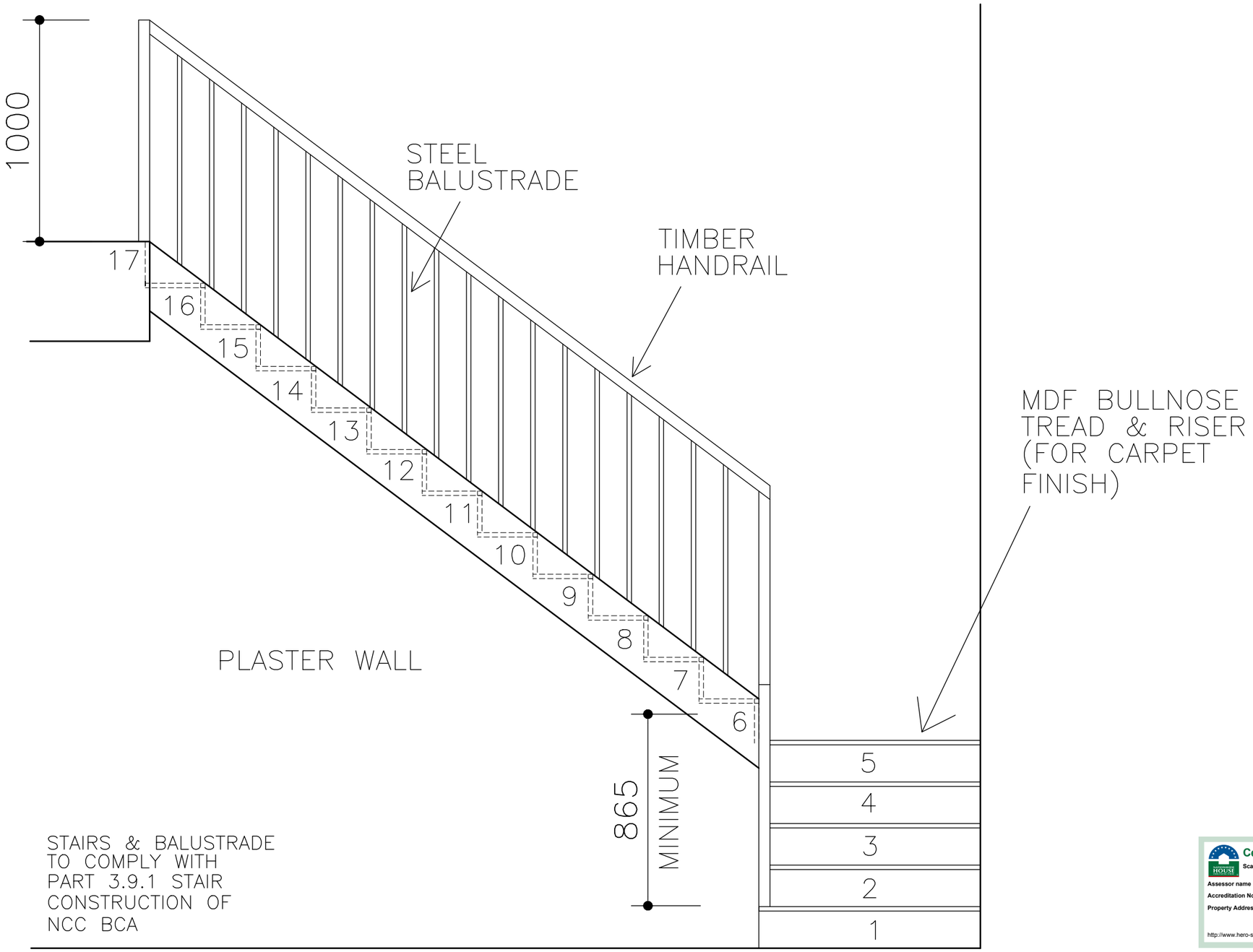

STAIRS & BALUSTRADE
TO COMPLY WITH
PART 3.9.1 STAIR
CONSTRUCTION OF
NCC BCA

STAIR DETAIL

Certificate No. #HR-OD52YL-01

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Accreditation No.	HERA 10197
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DRAWING TITLE: DETAIL - SCALE 1:20

PROJECT: Proposed New Residence

LOT 14 WALL STREET, YOUNG NSW

PAGES: 12 OF 17

SHEET SIZE: A3

JOB NO: 24E2577

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DATE: 28/3/25

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VERANDAH:
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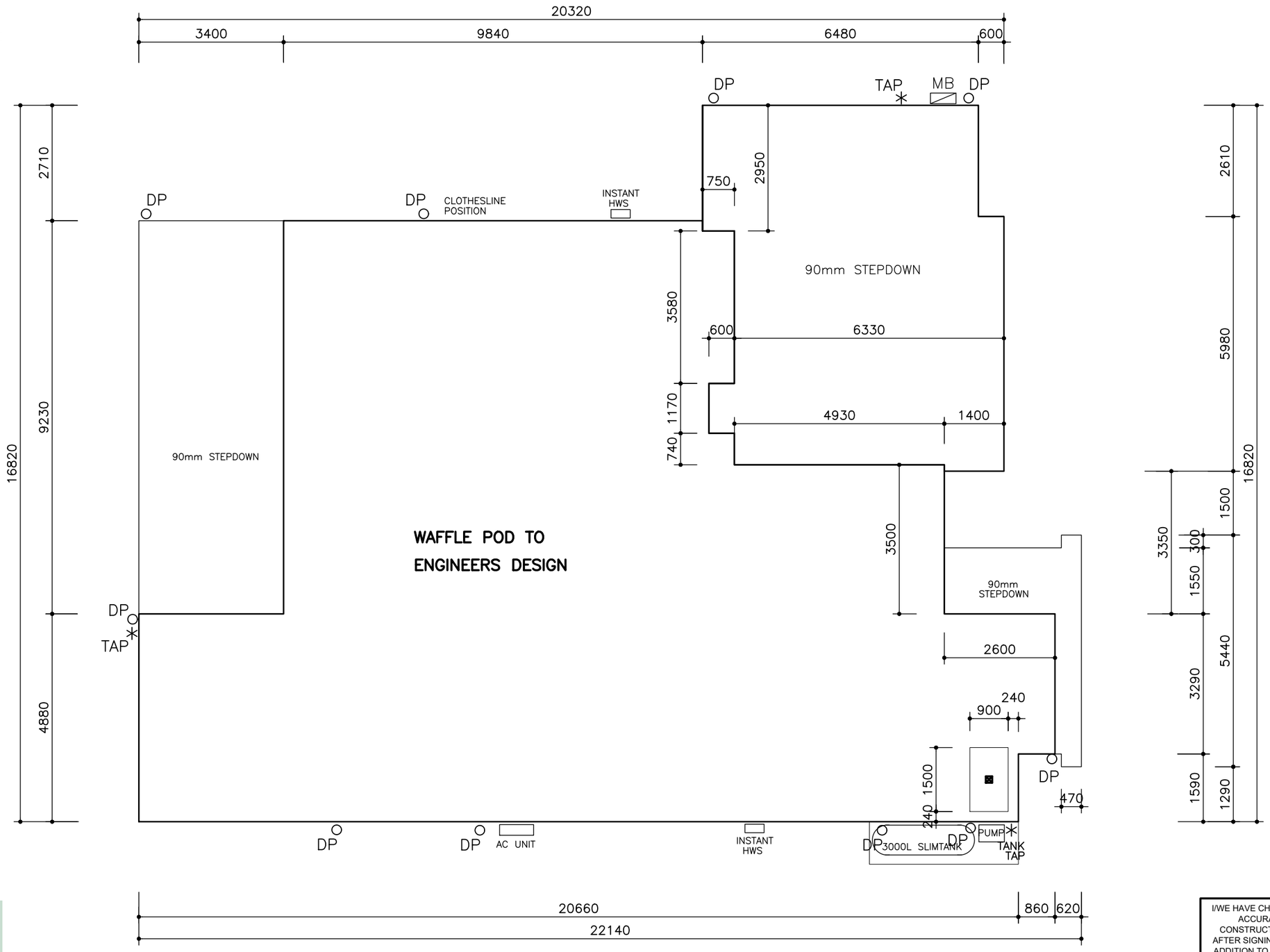
TOTAL:

REV:	DETAILS:	DATE:

NOTE: ALL INSITU SHOWERS TO BE GRADED TO WASTE AREA.

FW SMART TILE FLOOR WASTE



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CLIENT: R. & B. THOMAS

DRAWING TITLE: SLAB LAYOUT - **SCALE 1:100**

PROJECT: Proposed New Residence

LOT 14 WALL STREET, YOUNG NSW

PAGES: **15 OF 17**
SHEET SIZE: A3
JOB NO: **24E2577**
DRAWN: **N. DRAPER**
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GENERAL NOTES FOR RESIDENTIAL WORKS

(NCC 2022)

GN01 FIGURED DIMENSION TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

GN02 THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS STUDY FOR CLARIFICATION.

GN03 ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE NATIONAL CONSTRUCTION CODE SERIES 2022 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (as amended) REFERRED TO THEREIN.

GN04 ALL MATERIALS AND WORK PRACTICES SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE NCC.

GN05 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

GN06 TERMITE PROTECTION IS TO BE FULL PHYSICAL BARRIER PROTECTION TO ALL RESIDENTIAL BUILDINGS IN ACCORDANCE WITH NCC PART 3.4 & AS 3660.1

GN07 ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.

GN08 ALL SEWER, SEPTIC/SAND FILTER AND/OR ALL WASTE TREATMENT SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY REQUIREMENTS

GN09 INSTALLATION OF THE SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS

GN10 THE BUILDER SHALL PROVIDE A SITE SIGN INDICATING BUILDER, SITE ADDRESS, AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS.

GN11 THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO MAINTAIN SITE IN A CLEAN AND SAFE CONDITION INCLUDING CONTAINMENT OF RUBBISH AND DISCHARGE. SANITARY FACILITIES AREA TO BE PROVIDED ON SITE FOR WORK PERSONS.

GN12 FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES AND EASEMENT LINES

GN13 SITE PLAN MEASUREMENTS IN METRES – ALL OTHER MEASUREMENTS IN MILLIMETRES O.N.O.

GN14 PRIOR TO SET OUT OR COMMENCEMENT OF WORKS THE TITLE BOUNDARIES ARE TO BE LOCATED BY EITHER:
1) LOCATING AND MARKING EXISTING PEGS
2) OBTAINING A RE–ESTABLISHMENT SURVEY BY A LICENSED LAND SURVEYOR
NOTE: EXISTING FENCES/BUILDINGS SHALL NOT BE USED FOR SETOUT PURPOSES.
NOTE: ESTABLISHMENT OF SITE BOUNDARIES IS THE RESPONSIBILITY OF OWNER

GN15 PROVIDE TEMPORARY FENCING (AS PER COUNCIL REQUIREMENTS)

GN16 EARTHWORKS AND EXCAVATIONS SHALL BE AS REASONABLY NECESSARY TO FULFIL THE INTENT OF THE DESIGN. EXCAVATIONS BEYOND THE SCOPE OF THESE DOCUMENTS OR IN PROXIMITY TO TITLE BOUNDARIES SHALL BE REFERRED TO THE RELEVANT BUILDING SURVEYOR FOR APPROVAL PRIOR TO COMMENCEMENT OF WORKS.

GN17 THE BUILDER AND SUBCONTRACTORS SHALL ENSURE THAT ALL STORM WATER DRAINS, SEWER PIPES TO AUSTRALIAN STANDARDS/NCC

GN18 SITE SPECIFIC NOTES FOR THE CONSTRUCTION OF THIS DWELLING TO BE APPLIED TO THE SUBSEQUENT DOCUMNETATION PAGES.

GN19 THE GROUND SURFACE SHALL BE GRADED AWAY FROM THE SLAB TO A MINIMUM 1:20 TO ENSUITE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING AREA AS PER AS2870

GN20 HWS SERVICE & SURFACE DRAINS TO BE CONNECTED INTO STORMWATER & DIRECTED TO CONNECTION VIA 90mm PVC PIPES AS PER LOCAL AUTHORITIES REQUIREMENTS

GN21 DOWNPIPES TO BE LOCATED MAXIMUM 12M APART. GUTTERS SLOTTED TO MAKE PROVISION OF OVERFLOWS AS PER NCC PART 7.4.5

GN22 ALL BRICKWORK TO BE IN ACCORDANCE WITH AS3700 & AS4773.1

GN23 UNREINFORCED MASONRY IS TO COMPLY WITH NCC REQUIREMENTS PART 5.4

GN24 PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 600mm CENTRES IN EACH DIRECTION & WITHIN 300mm OF ARTICULATION JOINTS

GN25 ALL FRAMING TO BE IN ACCORDANCE WITH AS1684

GN26 ALL TIE DOWN, CONNECTIONS & BRACING SHALL COMPLY WITH AS1684

GN27 ALL PLUMBING & DRAINAGE WORKS TO COMPLY WITH AS3500

GN28 BUILDING FABRIC THERMAL INSULATION TO COMPLY WITH NCC 13.2.2

GN29 DUCT WORK TO COMPLY WITH NCC 13.7.4 FOR HEATING & COOLING

GN30 LIFT OFF HINGED DOOR TO WCs WHEN DOOR SWING IS WITHIN 1200mm OF TOILET PAN

GN31 EXHAUST FANS COMPLYING WITH AS1668.2 TO BE INSTALLED AS PER NCC PART 13.4.5 & TO HAVE SELF CLOSING DAMPERS EXHAUST/VENTILATION AS PER NCC 2022 PART 10.8.2

GN32 WATERPROOFING TO ALL WET AREAS TO IN ACCORDANCE WITH AS3740

GN33 ALL GLAZING TO BE IN ACCORDANCE WITH AS1288

GN34 LIGHT & VENTILATION MUST BE PROVIDED TO ALL HABITABLE ROOMS AS PER THE NCC 2022 PART H4

GN35 PROVIDE RESTRICTIVE WINDERS OF 125mm MAX TO ALL OPENABLE BEDROOM WINDOWS WHERE THE FLOOR BENEATH IS MORE THAN 2M ABOVE SURFACE BENEATH

GN36 SAFETY GLAZING TO BE USED IN THE FOLLOWING CASE:–

1) ALL ROOMS –WITHIN 500mm VERTICAL OF FLOOR LEVEL
11) BATHROOMS –WITHIN 2000mm VERTICAL FROM BATH BASE
–WITHIN 2000mm HORIZONTAL FROM BATH/SHOWER TO SHOWER DOORS, SHOWER SCREENS AND BATH ENCLOSURES
111) LAUNDRY –WITHIN 1200mm VERTICAL FROM FLOOR LEVEL AND/OR WITHIN 300mm VERTICAL OF TROUGH
1V) DOORWAY –WITHIN 300mm HORIZONTAL FROM ALL DOORS
V) ENSUITE –WITHIN 2000mm VERTICAL FROM BATH BASE
–WITHIN 2000mm HORIZONTAL FROM BATH/SHOWER TO SHOWER DOORS, SHOWER SCREENS AND BATH ENCLOSURES

GN37 WINDOW SIZES AREA NOMINAL ONLY ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

GN38 REFER TO THERMAL PERFORMANCE ASSESSORS REPORT FOR WINDOW FRAME & GLAZING SPECIFICATIONS

GN39 WINDOWS COMPLY WITH AS2047 FOR AIR INFILTRATION AS REQUIRED BY NCC PART 13.4.4

GN40 ◑ DENOTES LOCATION OF SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S 3786 AND NCC 2022 PART 9.5 AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1,2 OR 3 BUILDING OF A CLASS 4 PART OF A BUILDING THE SMOKE ALARM SHALL BE HARD WIRED WITH A BATTERY BACKUP.
IF MORE THAN 1No. SMOKE ALARM, ALARMS MUST BE INTERCONNECTED.

GN41 BUILDING TIE–DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS 1684.2–2021 FOR AN ASSUMED DESIGN GUST WIND SPEED/ WIND CLASSIFICATION OF 33 M/S (AS 1684.3 IS ONLY APPLICABLE IN CYCLONE AREAS)

GN42 ALL TREADS, LANDINGS AND THE LIKE TO HAVE NON SLIP FINISH OF SUITABLE NON–SKID STRIP NEAR EDGE OF NOSING.

GN43 PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 1000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.
BALUSTRADES TO BE:–
1000mm MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, AND 865mm MIN. ABOVE FINISHED LEVEL OF STAIR NOSING OR RAMP, AND VERTICAL WITH A 125mm MAXIMUM GAP BETWEEN, AND ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150mm AND 760mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.

GN44 HANDRAILS TO BE 865mm MINIMUM ABOVE STAIR NOSINGS AND LANDINGS.

GN45 ROOFING WILL BE MADE TO COMPLY WITH EITHER AS 1562.1–2018 OR PART 7.2 OF THE HOUSING PROVISIONS (THESE DIFFER DEPENDING ON ROOFING MATERIAL)

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CLIENT: R. & B. THOMAS
DRAWING TITLE: NOTES - SCALE 1:100

PROJECT: GENERAL NOTES
LOT 14 WALL STREET, YOUNG NSW

PAGES: 16 OF 17
SHEET SIZE: A3
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BAL 12.5 REQUIREMENTS ARE IN ACCORDANCE WITH AS 3959–2018

Building Element	BAL 12.5 Requirements
TILED ROOF ALL ROOF PENETRATIONS TO BE SEALED IN NON COMBUSTIBLE MATERIAL	– FULLY SARKED (FLAMMABILITY INDEX < 5) – INSTALLED DIRECTLY BELOW TILE BATTENS – MUST COVER ENTIRE ROOF AREA, INCLUDING RIDGE & BE INSTALLED SO THAT THERE ARE NO GAPS WHERE SARKING MEETS FASCIA, GUTTERS, VALLEYS & THE LIKE. – NON COMBUSTIBLE – EMBER GUARDS TO VENTILATION OPENINGS
SHEET ROOF ALL ROOF PENETRATIONS TO BE SEALED IN NON COMBUSTIBLE MATERIAL	– FULLY SARKED (FLAMMABILITY INDEX < 5) – FOIL–BACKED INSULATION BLANKETS MAY BE INSTALLED OVER BATTENS – GAPS GREATER THAN 3mm TO BE SEALED WITH (A) MESH WITH A MAX 2mm APERTURE, MADE OF (B) MINERAL WOOL (C) OTHER NON–COMBUSTIBLE MATERIAL CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM – NON COMBUSTIBLE – EMBER GUARDS TO VENTILATION OPENINGS
EAVES LININGS, FASCIAS & GABLES CLAUSE 5.6.6 OF AS3959 2018	– EAVES PENETRATIONS SHALL BE SEALED IN A NON COMBUSTIBLE MATERIAL – EMBER GUARDS TO VENTILATION OPENINGS – JOINTS IN EAVES LININGS, FASCIAS & GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS
WINDOWS	– COMPLETELY PROTECTED BY BUSH–FIRE SHUTTERS OR SCREENS OR CONFORM WITH: – LESS THAN 400mm OFF HORIZONTAL SURFACE FRAMES:– (A) BUSH–FIRE RESISTANT TIMBER (B) TIMBER SPECIES FROM E2 (C) METAL (D) METAL REINFORCED PVC–U GLAZING:– (A) 4mm GRADE 'A' SAFETY GLASS WITH OPENABLE SECTION SCREENED – GREATER THAN 400mm OFF HORIZONTAL SURFACE (A) OPENABLE SECTION SCREENED
SIDE HUNG EXTERNAL DOORS (INCLUDING FRENCH DOORS, PANEL FOLD & BI–FOLD DOORS)	– COMPLETELY PROTECTED BY BUSH–FIRE SHUTTERS OR SCREENS OR CONFORM WITH: DOOR PANEL MATERIAL. MATERIALS SHALL BE: – UNGLAZED DOOR JOINERY:– (A) NON–COMBUSTIBLE MATERIAL (B) SOLID, MIN 35mm THICK FOR < 400mm (C) HOLLOW CORE WITH A NON–COMBUSTIBLE KICKPLATE FOR THE LOWER 400mm (D) HOLLOW CORE PROTECTED BY A SCREEN THAT CONFORMS WITH CLAUSE 5.5.2 –GLAZED DOOR (GLAZING AS PER WINDOWS) JOINERY LESS THAN 400mm FROM HORIZONTAL (A) BUSH–FIRE RESISTANT TIMBER (B) TIMBER SPECIES FROM E1 (C) METAL (D) METAL REINFORCED PVC–U JOINERY GREATER THAT 400mm FROM HORIZONTAL – NR – DOOR JAMBS – LESS THAN 400mm FROM HORIZONTAL SURFACE (A) BUSH–FIRE RESISTANT TIMBER (B) TIMBER SPECIES FROM E1 (C) METAL (D) METAL REINFORCED PVC–U – GREATER THAN 400mm FROM HORIZONTAL SURFACE – NR – SEALS & WEATHERSTRIPS TO ALL EXTERNAL SIDE HUNG DOORS
WATER & GAS SUPPLY PIPES CLAUSE 5.8 OF AS3959 2018	– ABOVE GROUND, EXPOSED WATER SUPPLY PIPES SHALL BE METAL – EXTERNAL GAS PIPES & FITTINGS ABOVE GROUND SHALL BE OF STEEL OR COPPER CONSTRUCTION. THE METAL PIPE SHALL EXTEND A MINIMUM OF 400mm WITHIN THE BUILDING & 100mm BELOW GROUND

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http://www.hero-software.com.au/pdf/HR-OD52YL-01

Building Element		BAL 12.5 Requirements
EXTERNAL SLIDING DOORS		– COMPLETELY PROTECTED BY BUSH–FIRE SHUTTERS OR SCREENS OR CONFORM WITH: – GLAZED DOORS – 4mm GRADE 'A' SAFETY GLASS JOINERY LESS THAN 400mm FROM HORIZONTAL (A) BUSH–FIRE RESISTANT TIMBER (B) TIMBER SPECIES FROM E2 (C) METAL (D) METAL REINFORCED PVC–U
EXTERNAL WALLS	LIGHTWEIGHT CLADDING	– ANY CLADDING LESS THAN 400mm FROM HORIZONTAL SURFACE (A) NON–COMBUSTIBLE MATERIAL (B) FIBRE CEMENT SHEET MIN 6mm THICK (C) BUSH–FIRE RESISTANT TIMBER (D) TIMBER SPECIES FROM E1
	BRICK/FRAMING	NOT REQUIRED
	WEEPHOLES/VENTS	– REQUIREMENTS DETAILED IN CLAUSE 3.6.1 & 5.4.3 OF AS3959 2018
FLOORS:– FLOORING JOISTS BEARERS	ENCLOSED	NOT REQUIRED
	UNENCLOSED	– ANY BEARER OR JOIST LESS THAN 400mm ABOVE FINISHED GROUND LEVEL, SHALL BE ONE OF THE FOLLOWING: (A) NON–COMBUSTIBLE MATERIAL (B) BUSH–FIRE RESISTANT TIMBER – ANY FLOORING LESS THAN 400mm ABOVE FINISHED GROUND LEVEL, SHALL BE ONE OF THE FOLLOWING: (A) NON–COMBUSTIBLE MATERIAL (B) BUSH–FIRE RESISTANT TIMBER (C) TIMBER, PARTICLEBOARD OR PLYWOOD FLOORING WHERE THE UNDERSIDE IS LINED WITH SARKING–TYPE MATERIAL OR MINERAL WOOL INSULATION
VERANDAS, DECKS, STEPS & LANDINGS	ENCLOSED	– WALL ENCLOSING SUB–FLOOR DECK SPACE – LESS THAN 400mm FROM HORIZONTAL SURFACE AS PER 'EXTERNAL WALLS' – SUPPORTS – NR – FRAMING – NR – DECKING LESS THAN 300mm FROM GLAZED ELEMENT (A) NON–COMBUSTIBLE MATERIAL (B) BUSH–FIRE RESISTANT TIMBER (C) TIMBER SPECIES FROM E1 (D) uPVC
	UNENCLOSED	– SUPPORTS – NR – FRAMING – NR – DECKING LESS THAN 300mm FROM GLAZED ELEMENT (A) NON–COMBUSTIBLE MATERIAL (B) BUSH–FIRE RESISTANT TIMBER (C) TIMBER SPECIES FROM E1
VERANDA POSTS CLAUSE 5.7.5 OF AS3959 2018		– SHALL BE MOUNTED ON GALVANIZED MOUNTED SHOES OR STIRRUPS WITH A CLEARANCE OF NOT LESS THAN 75mm ABOVE ADJACENT FINISHED GROUND LEVEL OR: – LESS THAN 400mm FROM THE SURFACE OF THE DECK OR GROUND SHALL BE MADE FROM: (A) NON–COMBUSTIBLE MATERIAL (B) BUSH–FIRE RESISTANT TIMBER (C) TIMBER SPECIES FROM E1
DOORS: VEHICLE ACCESS DOORS		THE FOLLOWING APPLY TO VEHICLE ACCESS DOORS: – THE LOWER PORTION OF A VEHICLE ACCESS DOOR THAT IS WITHIN 400mm OF GROUND WHEN THE DOOR IS CLOSED SHALL BE MADE FROM: – NON COMBUSTIBLE MATERIAL – BUSHFIRE–RESISTING TIMBER – FIBRE–CEMENT SHEET A MINIMUM OF 6mm IN THICKNESS – A TIMBER SPECIES FROM E1 – ALL VEHICLE ACCESS DOORS SHALL BE PROTECTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR BRUSHES. DOOR ASSEMBLIES FITTED WITH GUIDE TRACKS DO NOT NEED GAP PROTECTION. – VEHICLE ACCESS DOORS WITH VENTILATION SLOTS SHALL BE PROTECTED IN ACCORDANCE WITH CLAUSE 3.6

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: ..... DATE: .....
OWNER SIGNED: ..... DATE: .....
BUILDER SIGNED: ..... DATE: .....

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G.J.Gardner. HOMES
Moshude Pty Ltd
121 Hammond Ave, Wagga Wagga NSW 2650
NSW 281136C HIA No. 615234

MODIFIED BLUE WATER 470

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Elleran Drafting Services
DP-AD 19093

CLIENT: R. & B. THOMAS

DRAWING TITLE: NOTES -

SCALE 1:100

PROJECT: AS 3959-2018 BAL 12.5

LOT 14 WALL STREET, YOUNG NSW

PAGES: 17 OF 17
SHEET SIZE: A3
JOB NO: 24E2577
DRAWN: N. DRAPER
DATE: 28/3/25

FLOOR AREAS:
INTERNAL:
GARAGE:
VERANDAH:
PORCH:
TOTAL:

REV:	DETAILS:	DATE:

BASIX® Certificate

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

Single Dwelling

Certificate number: 1789410S

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

Secretary
Date of issue: Friday, 28 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.

NSW GOVERNMENT

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-OD52YL-01.

Project summary	
Project name	Thomas Residence
Street address	23 WALL Street YOUNG 2594
Local Government Area	Hilltops Council
Plan type and plan number	Deposited Plan DP1302705
Lot no.	14
Section no.	-
Project type	dwelling house (detached)
No. of bedrooms	6

Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 61	Target 61
Materials	✔ -37	Target n/a

Certificate Prepared by
Name / Company Name: ANTHEA CRACK
ABN (if applicable): 40139422086

Description of project

Project address	
Project name	Thomas Residence
Street address	23 WALL Street YOUNG 2594
Local Government Area	Hilltops Council
Plan type and plan number	Deposited Plan DP1302705
Lot no.	14
Section no.	-

Project type	
Project type	dwelling house (detached)
No. of bedrooms	6

Site details	
Site area (m²)	822
Roof area (m²)	259
Conditioned floor area (m²)	325.2
Unconditioned floor area (m²)	16.3
Total area of garden and lawn (m²)	150
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
NatHERS assessor number	10197
NatHERS certificate number	HR-OD52YL-01
Climate zone	65
Area adjusted cooling load (MJ/m².year)	17
Area adjusted heating load (MJ/m².year)	137

Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 61	Target 61
Materials	✔ -37	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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 100 square metres of the site.	✔	✔	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must configure the rainwater tank to collect rain runoff from at least 330 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: • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
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 - m²	Insulation
floor - concrete slab on ground, waffle pod slab.	198.2	none
garage floor - concrete slab on ground, waffle pod slab.	49.5	none
external wall: brick veneer; frame: timber - H2 treated softwood.	95.2	fibreglass batts or roll+ foil/sarking
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	124.6	fibreglass batts or roll+ foil/sarking
external garage wall: brick veneer; frame: timber - H2 treated softwood.	29.9	none+ foil/sarking
internal wall: plasterboard; frame: timber - H2 treated softwood.	256.8	none
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	259	ceiling: fibreglass batts or roll; roof: foil/sarking.

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	81.4
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	0
double	81.4
triple	0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5.5 stars.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 3.5 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: 3.5 star (cold zone)		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 3.5 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: 3.5 star (cold zone)		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Other			
The applicant must install an induction 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-OD52YL-01

Generated on 28 Mar 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	23 Wall Street, Young, NSW, 2594
Lot/DP	13/DP1302705
NCC Class*	1a
Floor/all Floors	1 of 2 floors
Type	New

Plans

Main Plan	24E2577 - 23 Jan 2025
Prepared by	Elleran Drafting Services

Construction and environment

Assessed floor area (m^2)*		**Exposure Type**
Conditioned*	349.0	Suburban
Unconditioned*	16.3	**NatHERS climate zone**
Total	414.8	65 - Orange AP
Garage	49.5	

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

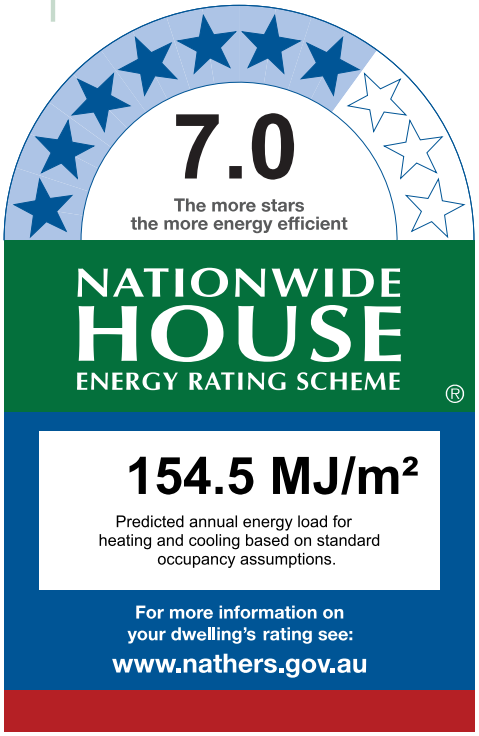
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. 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.

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
Modelled	137.2	17.3
Load limits	150	18

Features determining load limits

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

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate.

Verification

To verify this certificate, scan the QR code or visit http://www.hero-software.com.au/pdf/HR-OD52YL-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.

* Refer to glossary.

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/ surveyor checked	Builder checked	Consent authority/ 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 Certifi cate?	☐	☐	☐	☐	☐
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/ surveyor checked	Builder checked	Consent authority/ 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?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

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.

* Refer to glossary.

Room *schedule*

Room	Zone Type	Area (m²)
Rumpus	Day Time	20.24
Pantry	Day Time	9.82
Kitchen/Dining	Kitchen/Living	42.22
Family	Living	39.22
Bedroom 6	Bedroom	22.03
Laundry	Unconditioned	8.31
Powder	Day Time	2.69
WIR - Bed 5	Night Time	2.04
Bed 5	Bedroom	10.50
Ensuite - Bed 5	Night Time	4.00
Office	Day Time	10.05
Entry	Day Time	27.12
Garage	Garage	49.54
Bed 1	Bedroom	22.19
Ensuite - Bed 1	Night Time	8.40
Ensuite WC - Bed 1	Night Time	1.62
Bed 4	Bedroom	14.38
WIR - Bed 4	Night Time	2.61
WIR - Bed 1	Night Time	5.69
Lounge	Living	60.89
Bed 3	Bedroom	17.20
WIR - Bed 3	Night Time	3.87
Bathroom	Unconditioned	7.97
WIR - Bed 2	Night Time	3.01

* Refer to glossary.

Room *schedule*

Room	Zone Type	Area (m²)
Linen	Day Time	3.02
Powder 2	Day Time	3.02
Bed 2	Bedroom	16.28

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
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
AWS-008-001	RESIDENTIAL SERIES 516 AWNING WINDOW- DOUBLE GLAZED	4.33	0.55	0.52	0.58
AWS-013-001	RESIDENTIAL SERIES 541/542 SLIDING DOOR -DOUBLE GLAZED	4.02	0.61	0.58	0.64

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bathroom	AWS-008-001	W29	1200	1500	Awning	45	S	None
Bed 1	AWS-008-001	W18	600	2400	Awning	45	N	None
Bed 1	AWS-008-001	W17	1500	2400	Awning	45	W	None
Bed 2	AWS-008-001	W30	1000	2400	Awning	45	W	None
Bed 3	AWS-008-001	W26	600	900	Awning	90	E	None
Bed 3	AWS-008-001	W27	600	900	Awning	90	E	None
Bed 3	AWS-008-001	W28	600	1800	Awning	45	S	None
Bed 4	AWS-008-001	W20	1200	600	Awning	90	E	None
Bed 4	AWS-008-001	W21	1200	600	Awning	90	E	None
Bed 4	AWS-008-001	W22	1200	600	Awning	90	E	None
Bed 5	AWS-008-001	W05	2100	1800	Awning	30	S	None

* Refer to glossary.

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bedroom 6	AWS-008-001	W06	2100	1800	Awning	30	S	None
Bedroom 6	AWS-008-001	W07	2100	1800	Awning	30	S	None
Ensuite - Bed 1	AWS-013-001	W32	600	1800	Fixed	0	N	None
Ensuite - Bed 5	AWS-008-001	W04	600	600	Awning	90	S	None
Ensuite WC - Bed 1	AWS-008-001	W19	600	1200	Awning	90	N	None
Entry	AWS-013-001	W01	1800	900	Fixed	0	E	None
Family	AWS-008-001	W11	1800	1800	Awning	45	N	None
Family	AWS-008-001	W08	1800	2400	Awning	45	S	None
Family	AWS-008-001	W09	1800	2400	Awning	45	S	None
Family	AWS-008-001	W10	1800	2400	Awning	45	W	None
Kitchen/Dining	AWS-013-001	W12	2340	4200	Sliding Door	45	W	None
Laundry	AWS-013-001	W16	2100	1500	Sliding Door	45	N	None
Lounge	AWS-013-001	W23	600	900	Fixed	0	E	None
Lounge	AWS-013-001	W24	600	900	Fixed	0	E	None
Lounge	AWS-013-001	W25	600	900	Fixed	0	E	None
Lounge	AWS-013-001	W31	1200	3200	Fixed	0	W	None
Office	AWS-008-001	W02	1800	600	Awning	90	E	None
Office	AWS-008-001	W03	1800	600	Awning	90	E	None
Pantry	AWS-008-001	W15	1200	1200	Awning	90	N	None
Rumpus	AWS-013-001	W14	2100	2700	Sliding Door	45	N	None
Rumpus	AWS-013-001	W13	2100	4200	Sliding Door	45	W	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					

* Refer to glossary.

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^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Entry	2340	1200	90	E
Garage	2400	2100	90	W
Garage	2400	2100	90	E
Garage	2400	4800	90	E

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV-A	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.50	Yes
BV-REFL-CAV-B	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	0.00	Yes
WB-REFL-CAV	Weatherboard Battened (Refl Cavity) Stud Wall	0.50	Medium	2.50	Yes

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bathroom	WB-REFL-CAV	2440	3294	S	561	No

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bed 1	WB-REFL-CAV	2440	4700	N	561	No
Bed 1	WB-REFL-CAV	2440	4230	W	561	No
Bed 1	WB-REFL-CAV	2440	1620	S	561	Yes
Bed 2	WB-REFL-CAV	2440	3700	S	561	No
Bed 2	WB-REFL-CAV	2440	4399	W	561	Yes
Bed 3	WB-REFL-CAV	2440	4399	E	561	Yes
Bed 3	WB-REFL-CAV	2440	3900	S	561	No
Bed 4	WB-REFL-CAV	2440	3200	N	561	No
Bed 4	WB-REFL-CAV	2440	3860	E	561	Yes
Bed 5	BV-REFL-CAV-A	2740	3307	S		Yes
Bedroom 6	BV-REFL-CAV-A	2740	5010	S		Yes
Ensuite - Bed 1	WB-REFL-CAV	2440	2000	N	561	No
Ensuite - Bed 5	BV-REFL-CAV-A	2740	1492	E	450	Yes
Ensuite - Bed 5	BV-REFL-CAV-A	2740	2681	S	450	Yes
Ensuite WC - Bed 1	WB-REFL-CAV	2440	1800	N	561	No
Entry	BV-REFL-CAV-A	2740	3658	E	3650	Yes
Family	BV-REFL-CAV-A	2740	3395	N	2152	Yes
Family	BV-REFL-CAV-A	2740	8917	S	450	Yes
Family	BV-REFL-CAV-A	2740	4398	W	450	Yes
Garage	BV-REFL-CAV-B	2740	2625	W		Yes
Garage	BV-REFL-CAV-B	2740	6023	N		Yes
Garage	BV-REFL-CAV-B	2740	2625	E		Yes
Garage	BV-REFL-CAV-B	2740	601	N		Yes
Garage	BV-REFL-CAV-B	2740	5501	E		Yes
Garage	BV-REFL-CAV-B	2740	1414	S		Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Kitchen/Dining	BV-REFL-CAV-A	2740	4707	W	3845	Yes
Laundry	BV-REFL-CAV-A	2740	1804	N		Yes
Lounge	WB-REFL-CAV	2440	3650	E	561	No
Lounge	WB-REFL-CAV	2440	1050	S	561	Yes
Lounge	WB-REFL-CAV	2440	4820	W	561	Yes
Lounge	WB-REFL-CAV	2440	4690	N	561	Yes
Lounge	WB-REFL-CAV	2440	1250	S	561	Yes
Office	BV-REFL-CAV-A	2740	2816	E	1044	No
Office	BV-REFL-CAV-A	2740	887	S	450	Yes
Office	BV-REFL-CAV-A	2740	2606	N	1990	Yes
Pantry	BV-REFL-CAV-A	2740	2805	N		Yes
Rumpus	BV-REFL-CAV-A	2740	5071	N		Yes
Rumpus	BV-REFL-CAV-A	2740	4329	W	3845	Yes
WIR - Bed 3	WB-REFL-CAV	2440	1600	S	561	No
WIR - Bed 4	WB-REFL-CAV	2440	1450	E	561	Yes

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	256.7	0.00
INT-PB	Internal Plasterboard Stud Wall	30.7	2.50

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bathroom	TIMB-001: Suspended Timber Floor	8.0	N/A	2.00	Tile (8mm)
Bed 1	TIMB-001: Suspended Timber Floor	22.2	N/A	2.00	Carpet
Bed 2	TIMB-001: Suspended Timber Floor	16.3	N/A	2.00	Carpet

* Refer to glossary.

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bed 3	TIMB-001: Suspended Timber Floor	17.1	N/A	2.00	Carpet
Bed 4	TIMB-001: Suspended Timber Floor	14.3	N/A	2.00	Carpet
Bed 5	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	10.5	N/A	0.64	Carpet
Bedroom 6	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	22.0	N/A	0.64	Carpet
Ensuite - Bed 1	TIMB-001: Suspended Timber Floor	8.4	N/A	2.00	Tile (8mm)
Ensuite - Bed 5	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	4.0	N/A	0.64	Tile (8mm)
Ensuite WC - Bed 1	TIMB-001: Suspended Timber Floor	1.6	N/A	2.00	Tile (8mm)
Entry	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	27.1	N/A	0.64	Vinyl
Family	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	39.2	N/A	0.64	Vinyl
Garage	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	49.5	N/A	0.64	Exposed
Kitchen/Dining	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	42.2	N/A	0.64	Vinyl
Laundry	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	8.3	N/A	0.64	Tile (8mm)
Linen	TIMB-001: Suspended Timber Floor	3.0	N/A	2.00	Vinyl
Lounge	TIMB-001: Suspended Timber Floor	60.9	N/A	2.00	Carpet
Office	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	10.0	N/A	0.64	Carpet
Pantry	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	9.8	N/A	0.64	Vinyl
Powder	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	2.7	N/A	0.64	Tile (8mm)
Powder 2	TIMB-001: Suspended Timber Floor	3.0	N/A	2.00	Tile (8mm)
Rumpus	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	20.2	N/A	0.64	Vinyl
WIR - Bed 1	TIMB-001: Suspended Timber Floor	5.7	N/A	2.00	Carpet
WIR - Bed 2	TIMB-001: Suspended Timber Floor	3.0	N/A	2.00	Carpet
WIR - Bed 3	TIMB-001: Suspended Timber Floor	3.9	N/A	2.00	Carpet
WIR - Bed 4	TIMB-001: Suspended Timber Floor	2.7	N/A	2.00	Carpet
WIR - Bed 5	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	2.0	N/A	0.64	Carpet

* Refer to glossary.

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bathroom	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 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
Bed 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Bedroom 6	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Ensuite - Bed 1	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Ensuite - Bed 5	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Ensuite WC - Bed 1	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Entry	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Family	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Garage	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Kitchen/Dining	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Linen	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Lounge	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Office	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Pantry	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Powder	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Powder 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Rumpus	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
WIR - Bed 1	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
WIR - Bed 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
WIR - Bed 3	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
WIR - Bed 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes

* Refer to glossary.

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bathroom	2	Downlight	150	Sealed
Bathroom	1	Exhaust Fan	330	Sealed
Bed 1	4	Downlight	150	Sealed
Bed 2	2	Downlight	150	Sealed
Bed 3	2	Downlight	150	Sealed
Bed 4	2	Downlight	150	Sealed
Bed 5	4	Downlight	150	Sealed
Bedroom 6	6	Downlight	150	Sealed
Ensuite - Bed 1	2	Downlight	150	Sealed
Ensuite - Bed 1	1	Exhaust Fan	330	Sealed
Ensuite - Bed 5	1	Exhaust Fan	330	Sealed
Ensuite WC - Bed 1	1	Downlight	150	Sealed
Ensuite WC - Bed 1	1	Exhaust Fan	250	Sealed
Entry	4	Downlight	150	Sealed
Family	1	Downlight	200	Sealed
Kitchen/Dining	6	Downlight	150	Sealed
Kitchen/Dining	1	Exhaust Fan	250	Sealed
Laundry	3	Downlight	150	Sealed
Laundry	1	Exhaust Fan	250	Sealed
Linen	1	Downlight	150	Sealed
Lounge	14	Downlight	150	Sealed
Office	2	Downlight	150	Sealed
Pantry	2	Downlight	150	Sealed
Pantry	1	Exhaust Fan	250	Sealed
Powder	1	Downlight	150	Sealed
Powder	1	Exhaust Fan	250	Sealed

* Refer to glossary.

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Powder 2	1	Downlight	150	Sealed
Powder 2	1	Exhaust Fan	250	Sealed
Rumpus	6	Downlight	150	Sealed
WIR - Bed 1	2	Downlight	150	Sealed
WIR - Bed 2	1	Downlight	150	Sealed
WIR - Bed 3	1	Downlight	150	Sealed
WIR - Bed 4	1	Downlight	150	Sealed
WIR - Bed 5	1	Downlight	150	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
Bed 1	1	1200
Bed 2	1	1200
Bed 3	1	1200
Bed 4	1	1200
Bed 5	1	1200

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	0.00	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

* Refer to glossary.

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
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	

* Refer to glossary.

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 homes 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

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	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.
Ceiling penetrations	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.
Conditioned	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.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	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).
Entrance door	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.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	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).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	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 www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	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 www.nathers.gov.au
Recommended capacity	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.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	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.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	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.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	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
Thermal breaks	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.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	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).
Window shading device	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.