

NOTES:

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

GENERAL

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

SITE PREPARATION & WORKS.

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

CONSTRUCTION & DESIGN LOADS

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

WET AREAS.

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

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

CONDENSATION MANAGEMENT.

- \*\* EXTERNAL WALL CONSTRUCTION : WHERE PLIABLE BUILDING MEMBRANE IN INSTALLED IN AN EXTERNAL WALL IT IS TO COMPLY WITH HP 10.8.1 AND AS 4200.1 & 2.
- \*\* EXHAUST SYSTEMS – THE BATHROOM &/OR SANITY COMPARTMENT/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLAINT NATURAL VENTILATION MUST BE INTERLOCKED TO ROOMS LIGHT SWITCH AND HAVE OFF TIMER SET FOR 10 MINUTES AFTER THE LIGHT IS SWITCHED OFF.
- \*\* EXHAUST SYSTEMS –THE ROOM/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLAINT NATURAL VENTILATION MUST BE PROVIDED WITH MAKE-UP AIR FROM ADJACENT ROOM OF 14,000M2 WHICH IS APPROX. A 20MM UNDERCUT OF A 700MM DOOR OR 18MM FROM AN 820MM DOOR.
- \*\* EXHAUST SYSTEMS – THE EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF / (A) 25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND (B) 40 L/S FOR A KITCHEN OR LAUNDRY.
- \*\* VENTILATION OF ROOF SPACES / IN CLIMATE ZONES 6, 7 & 8 A ROOF SPACE MUST BE VENTILATED IN ACCORDANCE WITH HP PART 10.8.3.

SAFE MOVEMENT AND ACCESS.

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

BASIX™Certificate

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[www.planningportal.nsw.gov.au/development-and-assessment/basix](http://www.planningportal.nsw.gov.au/development-and-assessment/basix)

Alterations and Additions

Certificate number: A1799559

This certificate confirms that the proposed development will meet the NSW government’s requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled “BASIX Definitions” dated 10/09/2020 published by the Department. This document is available at [www.planningportal.nsw.gov.au/definitions](http://www.planningportal.nsw.gov.au/definitions)

Secretary

Date of issue: Thursday, 12 June 2025  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Mr Paul & Ruby Rayvelles  
63 The Lakesway, Forster



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Document Date:  
18.6.2025

JOB No.  
2025 - 004

Site Designation:  
LOT 5  
D.P. 246251

Mr Paul & Ruby Rayvelles  
63 The Lakesway, Forster  
PROPOSED ADDITIONS TO EXISTING  
TWO STOREY DWELLING

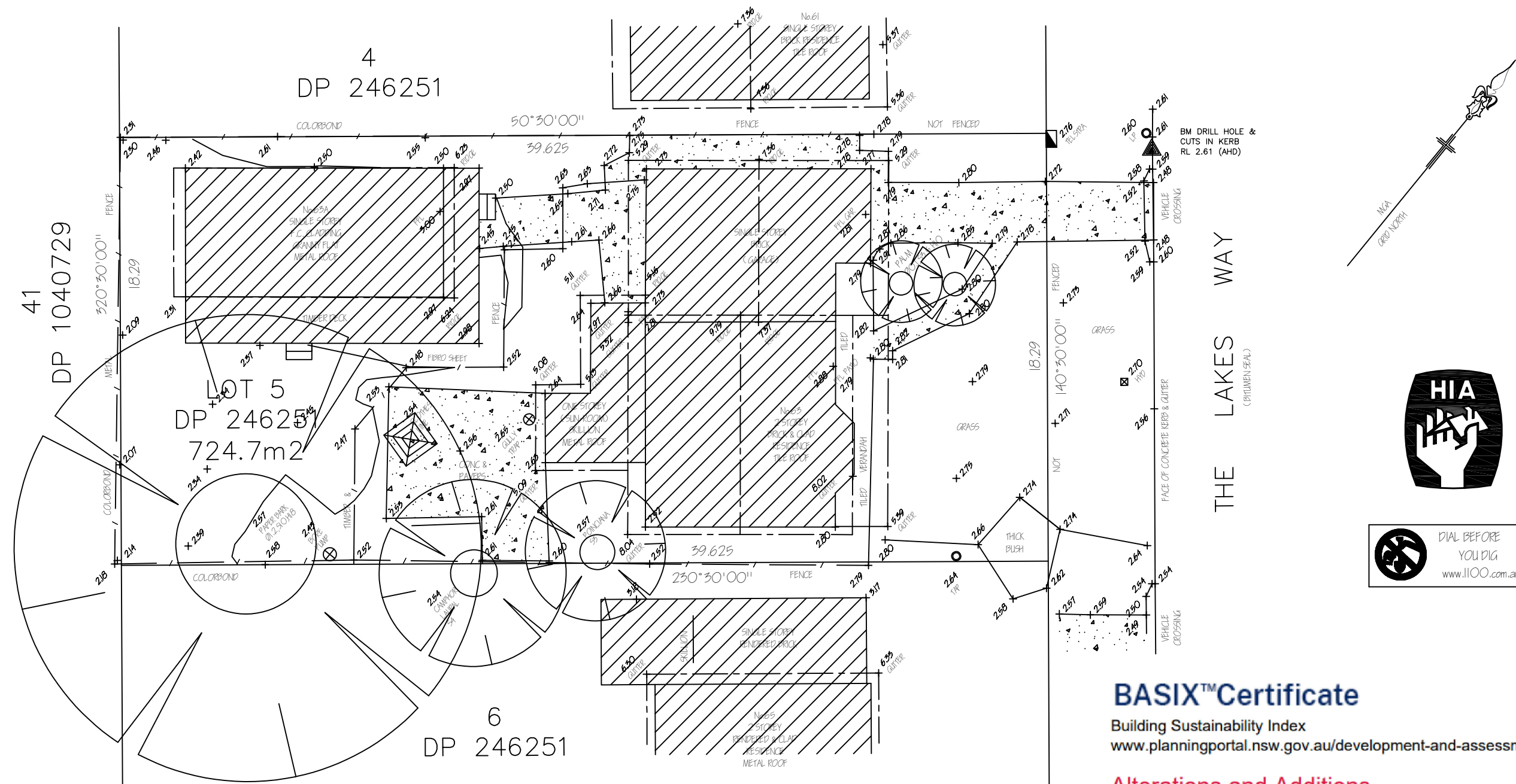
ISSUE HISTORY  
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A3 6.5.2025 Basix  
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## EXISTING SITE PLAN – SURVEY

SCALE 1:200 © A3

SURVEY MARKS TO AHD LEVELS

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**Alterations and Additions**

Certificate number: A1799559

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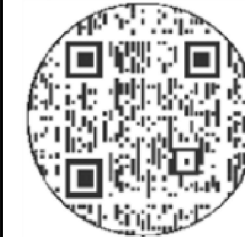
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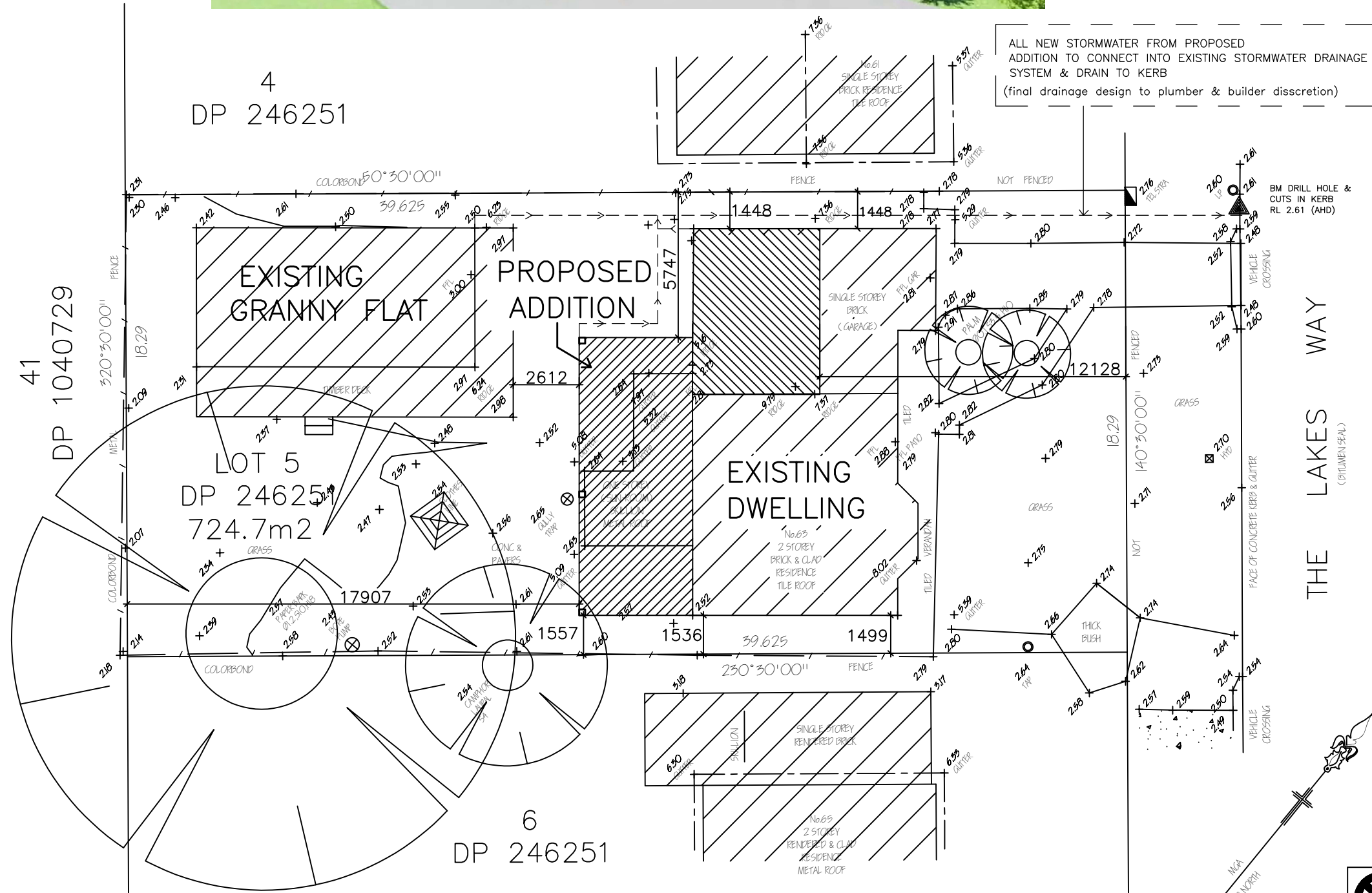
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## PROPOSED SITE PLAN – SURVEY

SURVEY MARKS TO AHD LEVELS

SCALE 1:200 © A3

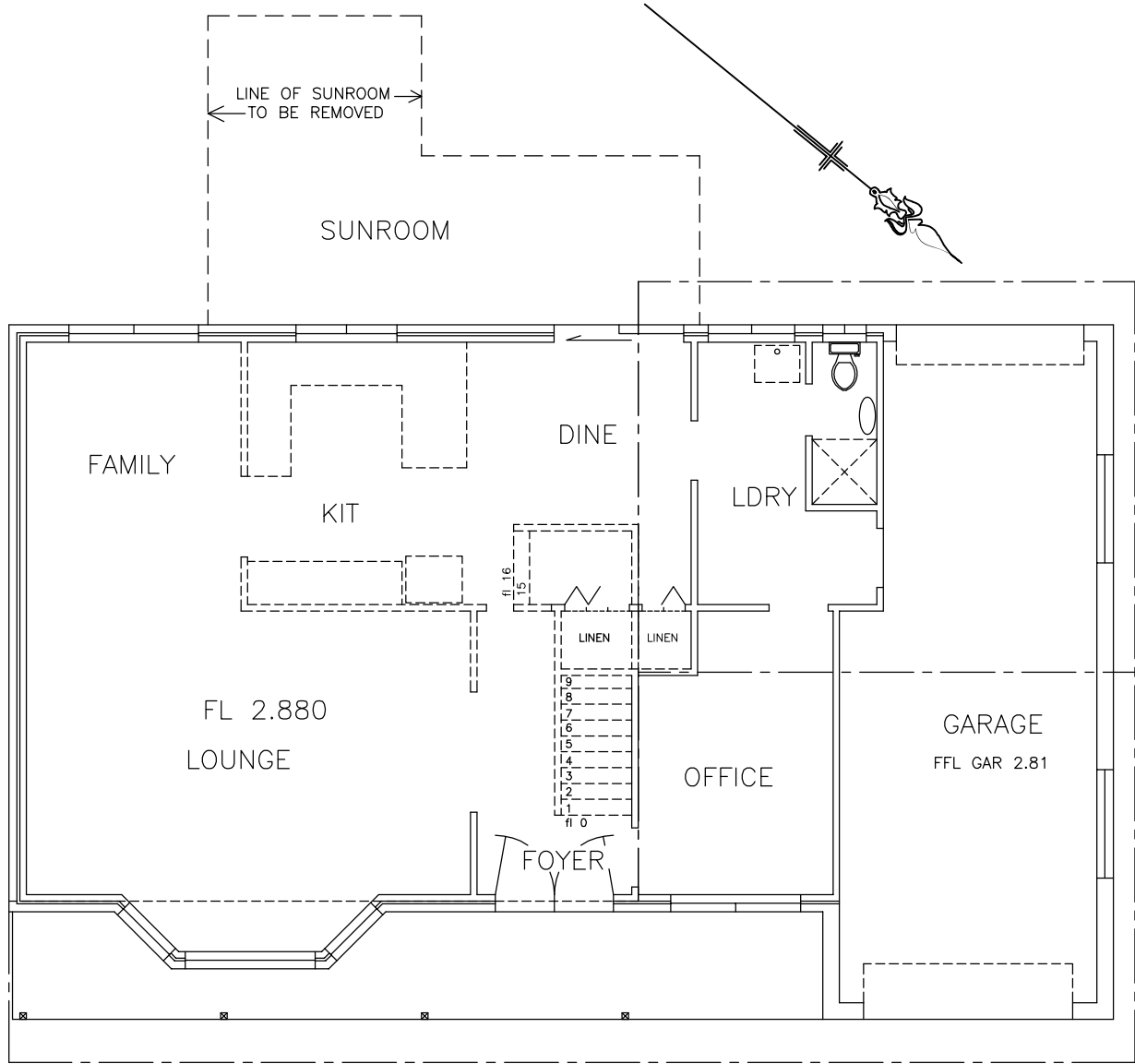


|                           |           |
|---------------------------|-----------|
| LOT 5 = 724.7 m2          |           |
| ZONE: R3 / FSR = 1:1      |           |
| EXISTING UPPER FLOOR AREA |           |
| TOTAL AREA                | = 69.7 m2 |
| LIVING                    | = 69.7 m2 |

|                            |            |
|----------------------------|------------|
| EXISTING GROUND FLOOR AREA |            |
| TOTAL AREA                 | = 169.0 m2 |
| LIVING                     | = 98.1 m2  |
| GARAGE                     | = 34.8 m2  |
| PORCH                      | = 14.4 m2  |
| SUNROOM                    | = 21.7 m2  |

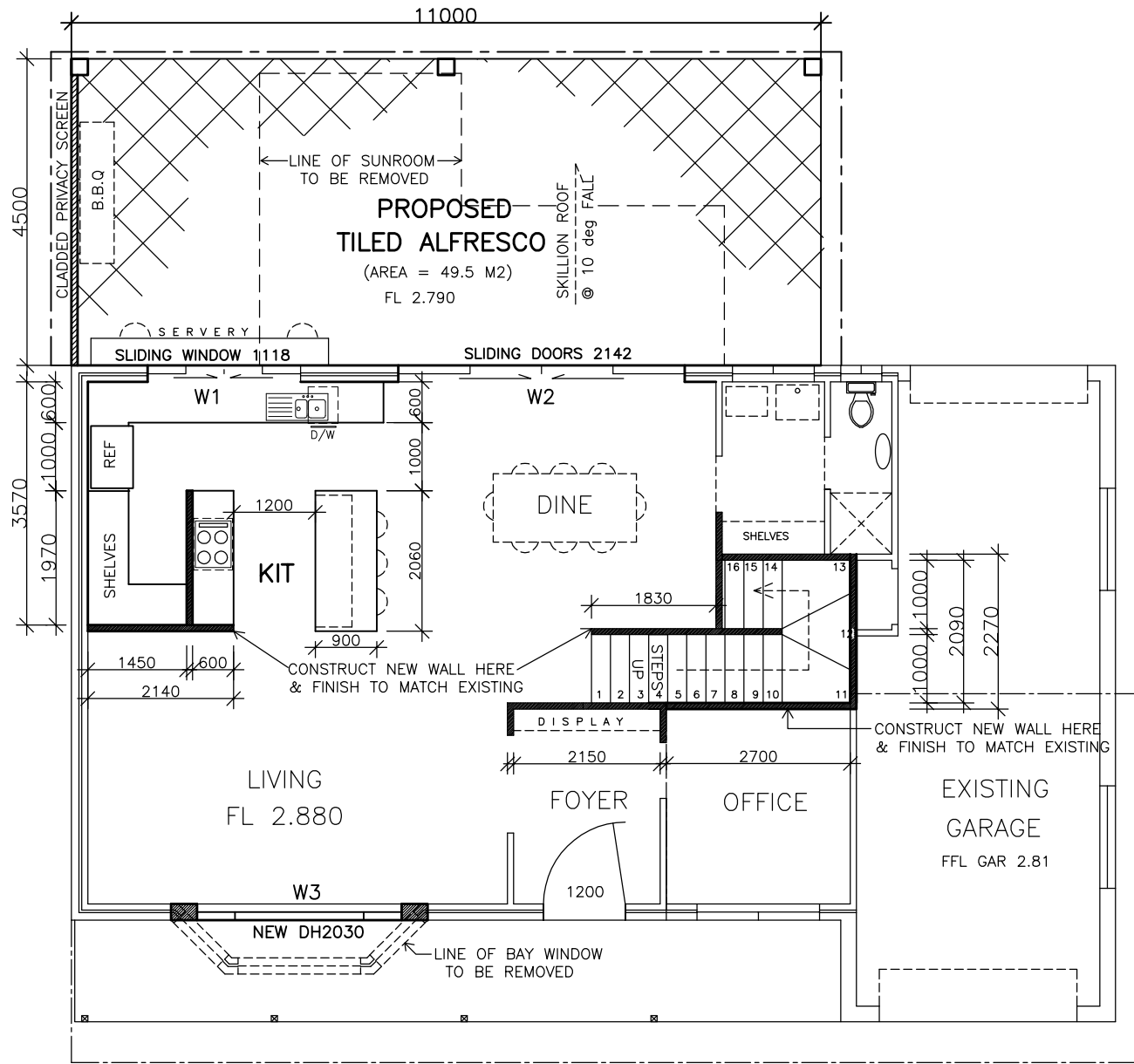
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| EXISTING GRANNY FLAT AREA |           |
| TOTAL AREA                | = 93.8 m2 |
| LIVING                    | = 60.0 m2 |
| DECK                      | = 33.8 m2 |

|  |           |
|--|-----------|
| PROPOSED ADDITIONAL AREAS  |           |
| LIVING   | = 33.2 m2 |
| (UPPER FLOOR LEVEL: STAIRWELL + BATHROOM)                        |           |
| ALFRESCO   | = 49.5 m2 |
| (GROUND FLOOR LEVEL: REMOVE EXISTING SUNROOM & ADD NEW ALFRESCO) |           |



EXISTING GROUND FLOOR LAYOUT  
SCALE 1:100 @ A3

|                    |            |
|--------------------|------------|
| GROUND FLOOR LEVEL |            |
| TOTAL ROOF AREAS   | = 104.5 m2 |
| EXISTING ROOF AREA | = 55.0 m2  |
| PROPOSED ROOF AREA | = 49.5 m2  |



PROPOSED GROUND FLOOR LAYOUT  
SCALE 1:100 @ A3

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Alterations and Additions

Certificate number: A1799559



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PROPOSED ADDITIONS TO EXISTING  
TWO STOREY DWELLING

ISSUE HISTORY

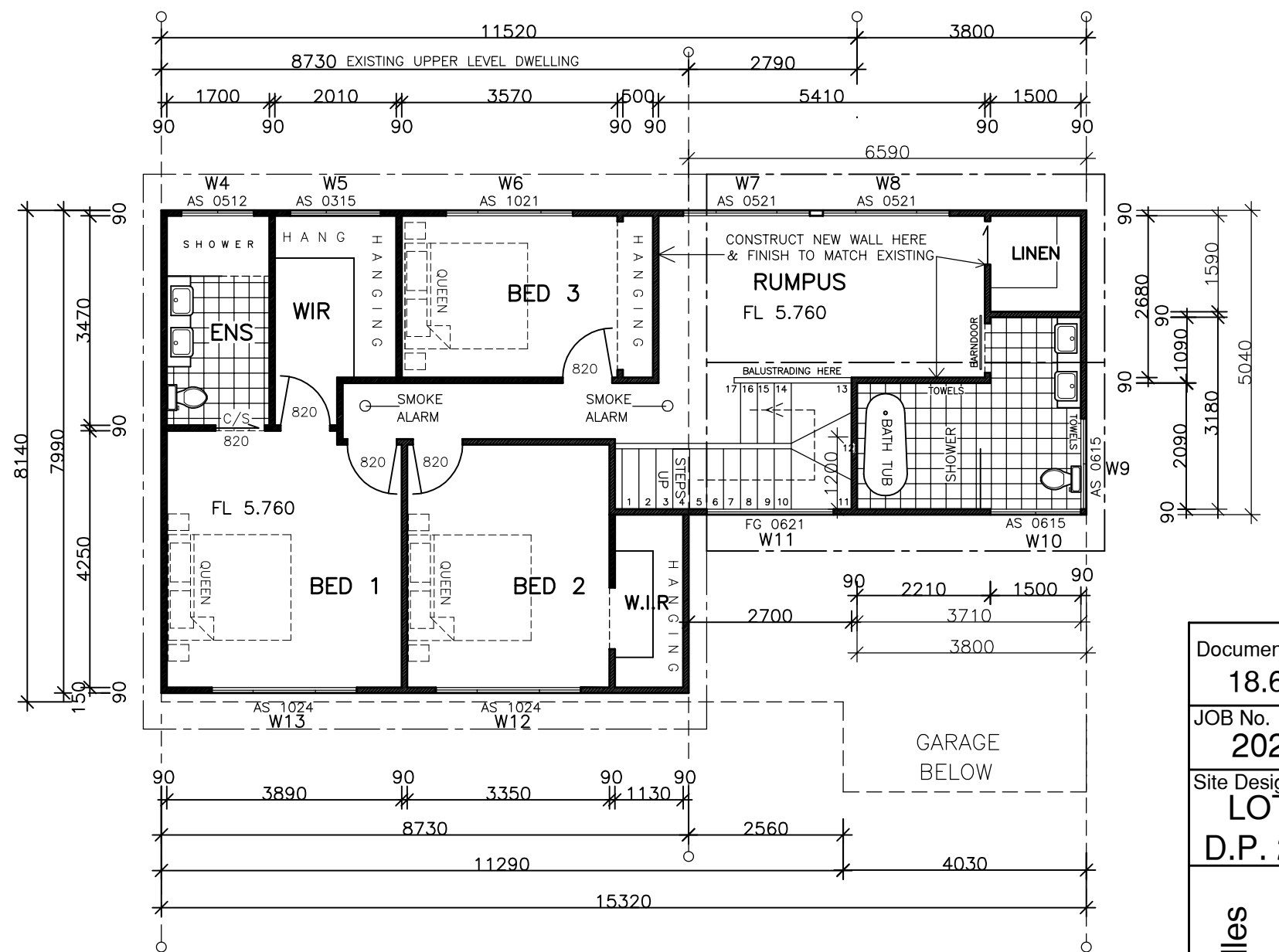
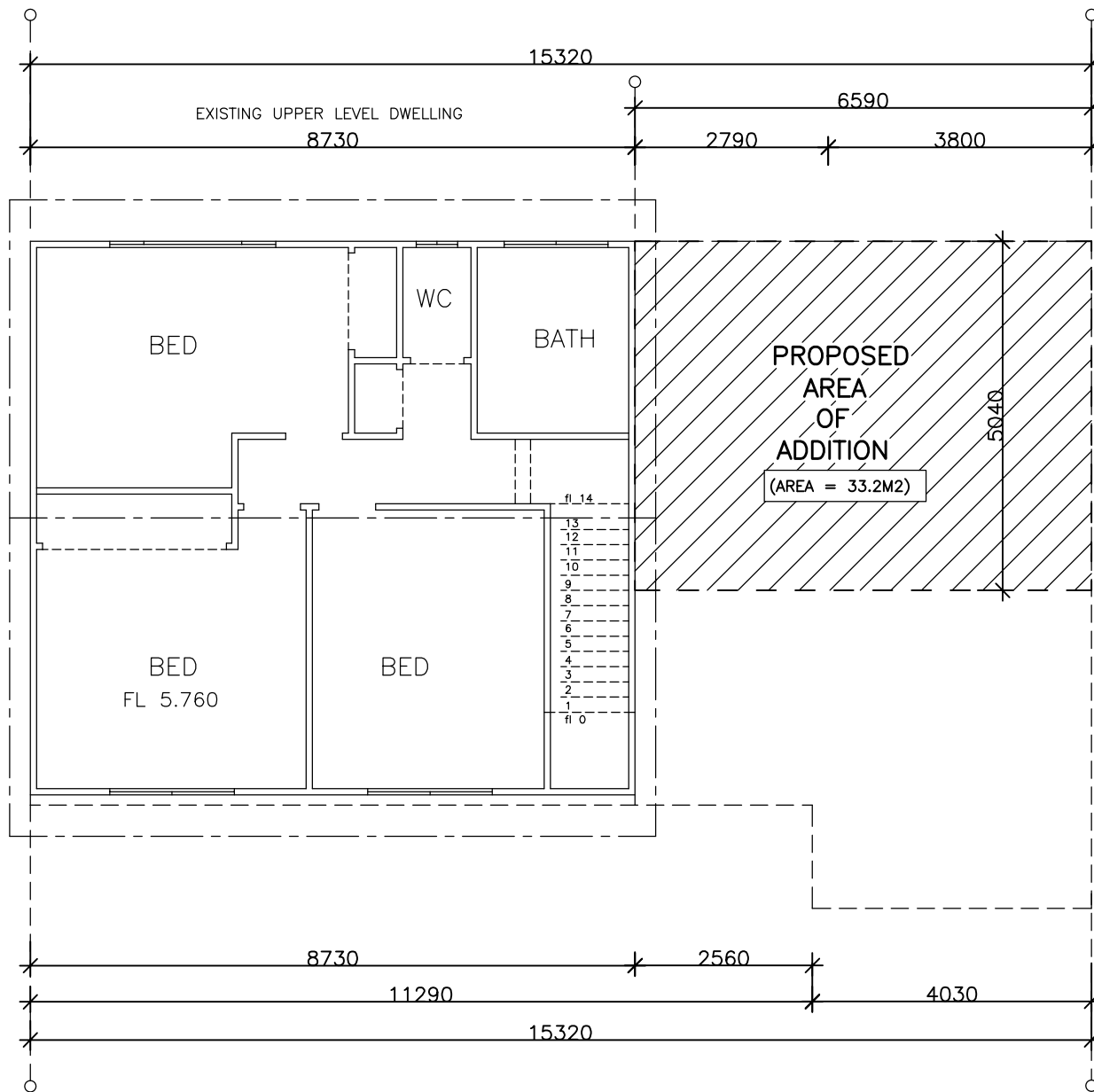
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EXISTING UPPER FLOOR LAYOUT

SCALE 1:100 © A3

PROPOSED UPPER FLOOR LAYOUT

SCALE 1:100 © A3 SCALE 1:100 © A3

|                           |           |
|---------------------------|-----------|
| LOT 5 = 724.7 m2          |           |
| ZONE: R3 / FSR = 1:1      |           |
| EXISTING UPPER FLOOR AREA |           |
| TOTAL AREA                | = 69.7 m2 |
| LIVING                    | = 69.7 m2 |

|                            |            |
|----------------------------|------------|
| EXISTING GROUND FLOOR AREA |            |
| TOTAL AREA                 | = 169.0 m2 |
| LIVING                     | = 98.1 m2  |
| GARAGE                     | = 34.8 m2  |
| PORCH                      | = 14.4 m2  |
| SUNROOM                    | = 21.7 m2  |

|                           |           |
|---------------------------|-----------|
| EXISTING GRANNY FLAT AREA |           |
| TOTAL AREA                | = 93.8 m2 |
| LIVING                    | = 60.0 m2 |
| DECK                      | = 33.8 m2 |

|  |           |
|--|-----------|
| PROPOSED ADDITIONAL AREAS  |           |
| LIVING   | = 33.2 m2 |
| (UPPER FLOOR LEVEL: STAIRWELL + BATHROOM)                        |           |
| ALFRESCO   | = 49.5 m2 |
| (GROUND FLOOR LEVEL: REMOVE EXISTING SUNROOM & ADD NEW ALFRESCO) |           |

|                    |            |
|--------------------|------------|
| UPPER FLOOR LEVEL  |            |
| TOTAL ROOF AREAS   | = 126.0 m2 |
| EXISTING ROOF AREA | = 85.0 m2  |
| PROPOSED ROOF AREA | = 41.0 m2  |

## BASIX™ Certificate

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## Alterations and Additions

Certificate number: A1799559



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18.6.2025

JOB No.  
2025 - 004

Site Designation:  
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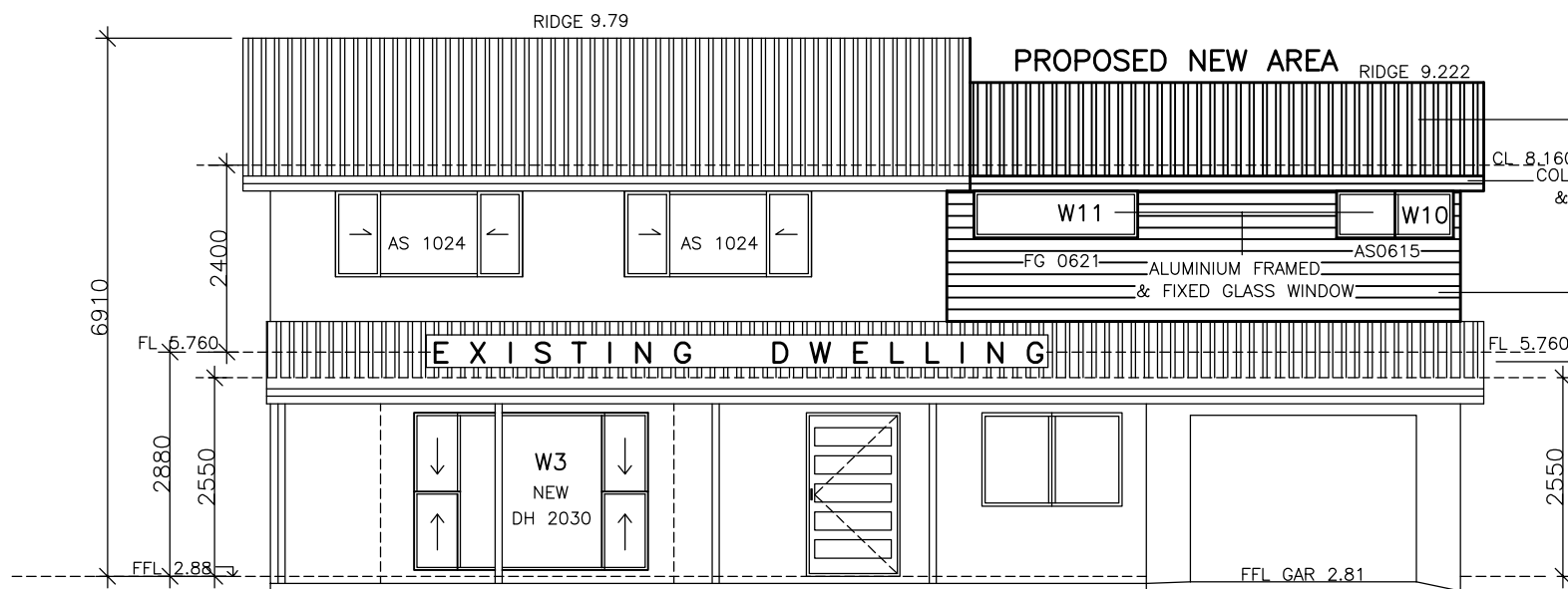
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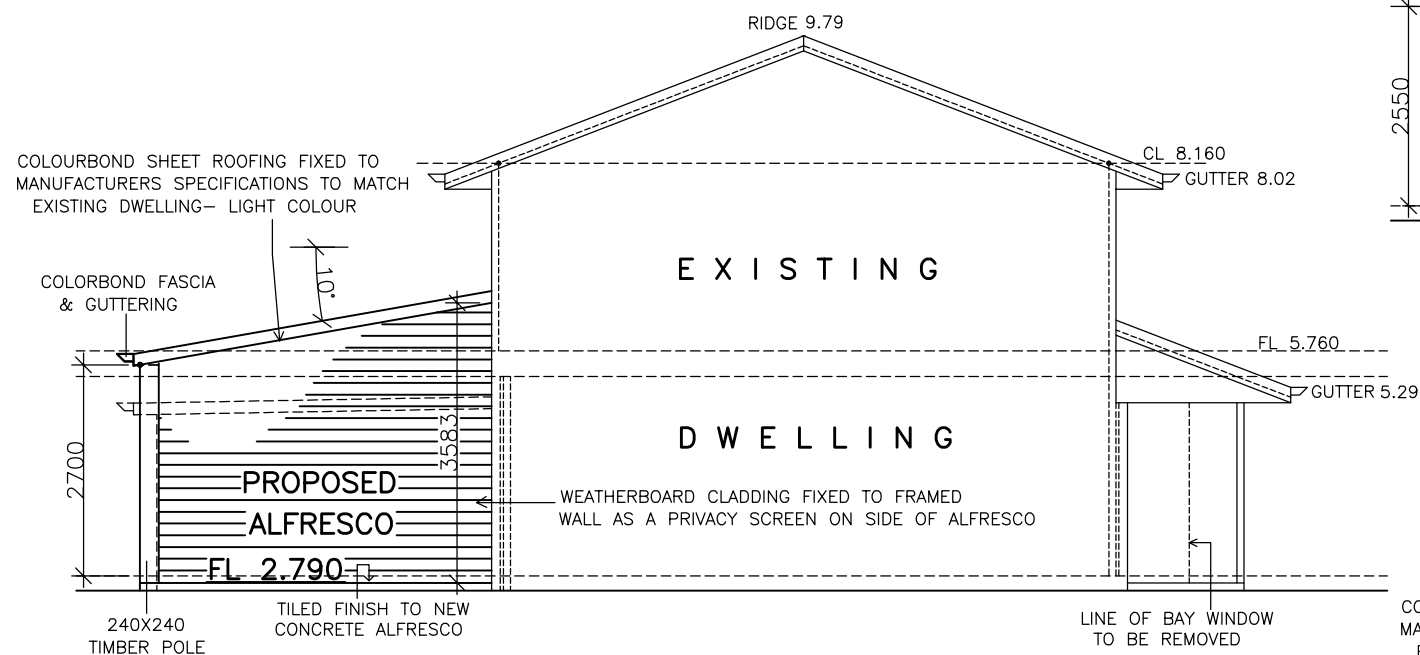
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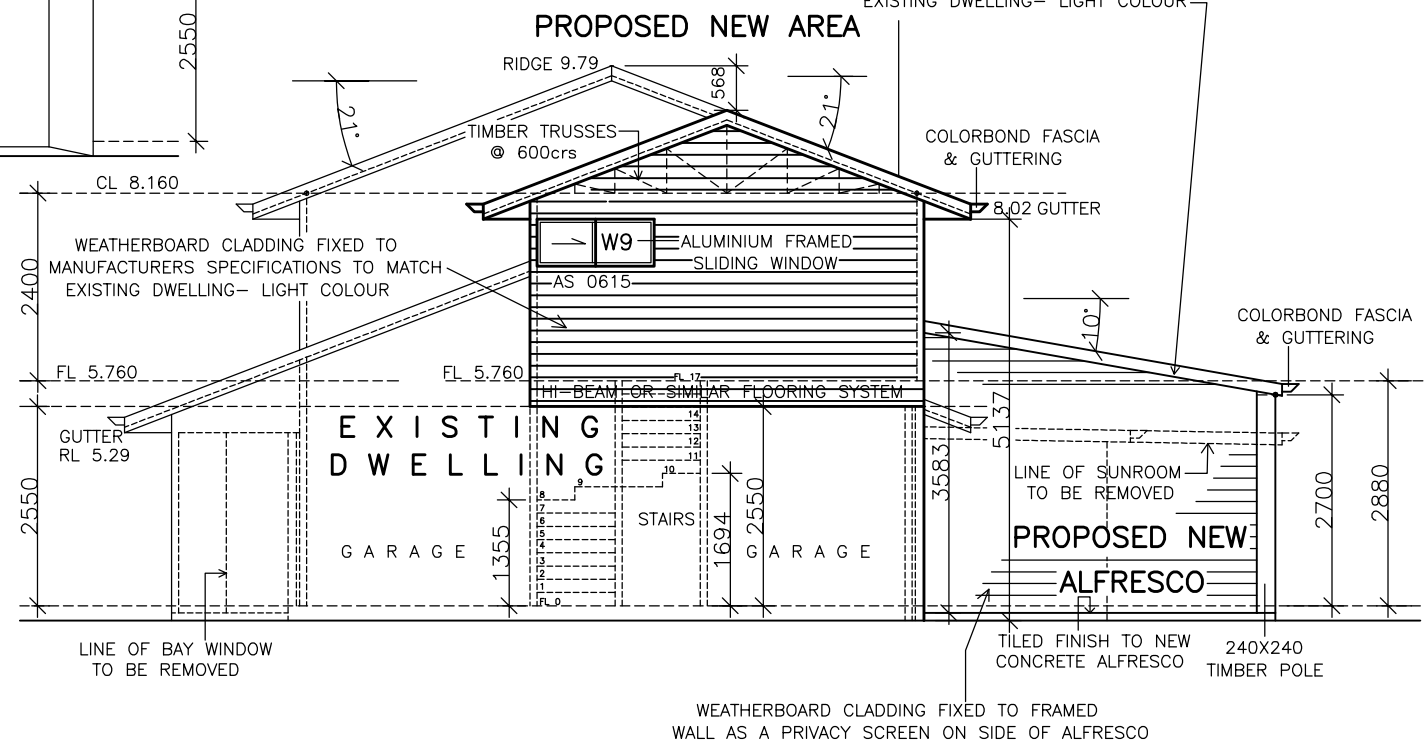


NORTH EAST ELEVATION  
SCALE 1:100 @ A3

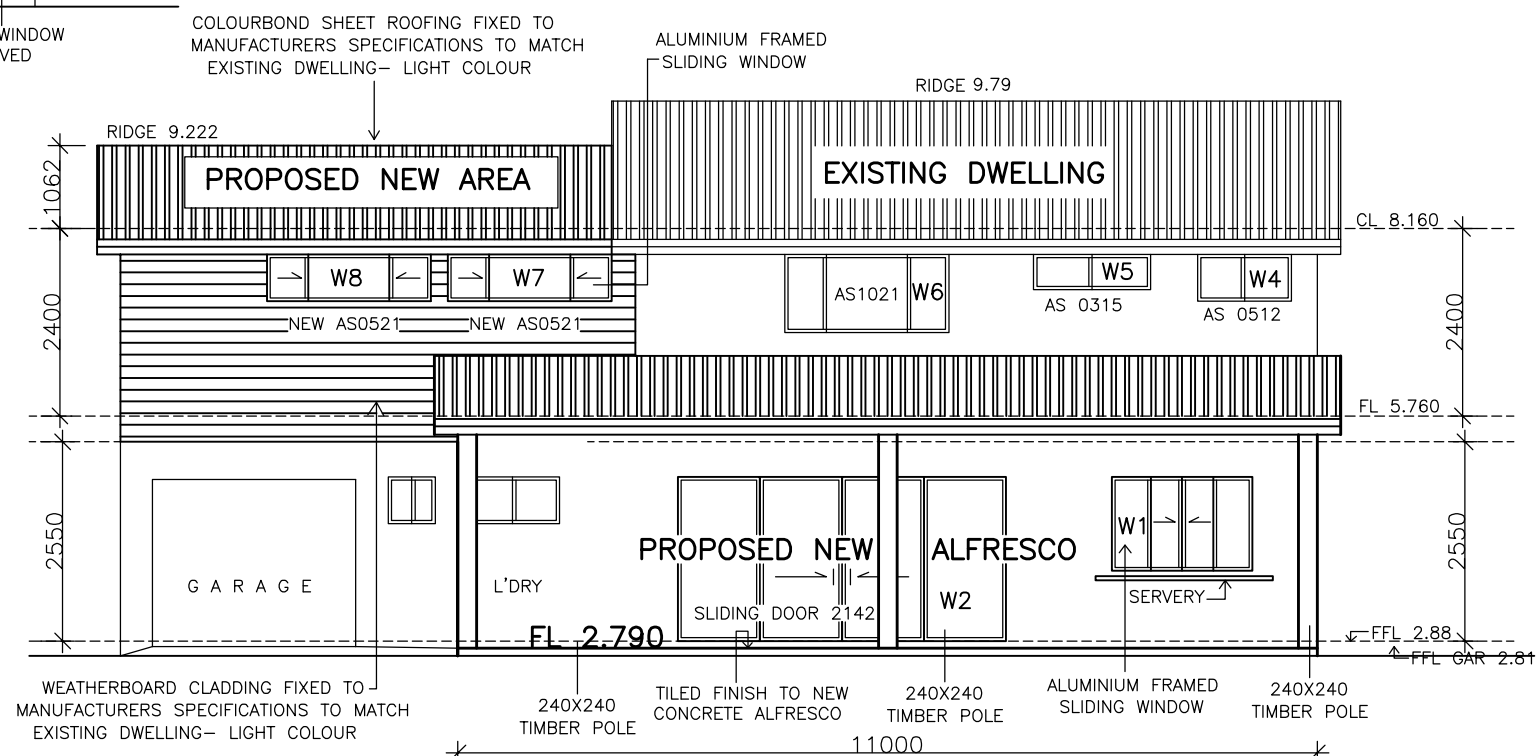


SOUTH EAST ELEVATION  
SCALE 1:100 @ A3

SOUTH WEST ELEVATION  
SCALE 1:100 @ A3



NORTH WEST ELEVATION- SECTION  
SCALE 1:100 @ A3



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# BASIX™ Certificate

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## Alterations and Additions

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Secretary  
Date of issue: Thursday, 12 June 2025  
To be valid, this certificate must be lodged within 3 months of the date of issue.



| Project address   |  |
|---|--|
| Project name  | Mr Paul and Ruby Rayvelles   |
| Street address  | 63 THE LAKES WAY - FORSTER 2428  |
| Local Government Area   | Mid-Coast Council  |
| Plan type and number  | Deposited Plan DP246251  |
| Lot number  | 5  |
| Section number  | -  |
| Project type  |  |
| Dwelling type   | Dwelling house (detached)  |
| Type of alteration and addition   | The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa). |
| N/A   | N/A  |
| Certificate Prepared by (please complete before submitting to Council or PCA) |  |
| Name / Company Name: ABAC Group Pty Ltd                                       |  |
| ABN (if applicable): 75630374060  |  |

| Fixtures and systems  | 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: electric heat pump system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)). | ✓                | ✓                            | ✓               |
| Lighting  |                  |                              |                 |
| The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.  |                  | ✓                            | ✓               |
| Fixtures  |                  |                              |                 |
| The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.   |                  | ✓                            | ✓               |
| The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.  |                  | ✓                            | ✓               |
| The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.  |                  | ✓                            |                 |

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| Construction   |  |                                   | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|--|--|-----------------------------------|------------------|------------------------------|-----------------|
| Insulation requirements  |  |                                   |                  |                              |                 |
| The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists. |  |                                   | ✓                | ✓                            | ✓               |
| Construction   | Additional Insulation required (R-value)               | Other specifications              |                  |                              |                 |
| suspended floor above garage: framed (R0.7).   | nil  | N/A                               |                  |                              |                 |
| floor above existing dwelling or building.   | nil  | N/A                               |                  |                              |                 |
| external wall: framed (weatherboard, fibro, metal clad)  | R1.30 (or R1.70 including construction)                |                                   |                  |                              |                 |
| external wall: brick veneer  | R1.16 (or R1.70 including construction)                |                                   |                  |                              |                 |
| internal wall shared with garage: plasterboard (R0.36)   | nil  |                                   |                  |                              |                 |
| flat ceiling, pitched roof   | ceiling: R0.70 (up), roof: foil backed blanket (55 mm) | light (solar absorptance < 0.475) |                  |                              |                 |

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| Glazing requirements  | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|---|------------------|------------------------------|-----------------|
| Windows and glazed doors  |                  |                              |                 |
| The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.   | ✓                | ✓                            | ✓               |
| The following requirements must also be satisfied in relation to each window and glazed door:   |                  | ✓                            | ✓               |
| Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. |                  | ✓                            | ✓               |
| For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.  | ✓                | ✓                            | ✓               |

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BASIX Certificate number:A1799559

| Glazing requirements                          |             |                                    |                          |                            |  |  | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|---|-------------|------------------------------------|--------------------------|----------------------------|--|--|------------------|------------------------------|-----------------|
| Windows and glazed doors glazing requirements |             |                                    |                          |                            |  |  |                  |                              |                 |
| Window/door number                            | Orientation | Area of glass including frame (m2) | Overshadowing height (m) | Overshadowing distance (m) | Shading device                             | Frame and glass type   |                  |                              |                 |
| W1  | SW          | 1.98                               | 0                        | 0                          | projection/ height above sill ratio >=0.43 | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                  |                              |                 |
| W2  | SW          | 8.82                               | 0                        | 0                          | projection/ height above sill ratio >=0.43 | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                  |                              |                 |
| W3  | NE          | 6                                  | 0                        | 0                          | projection/ height above sill ratio >=0.43 | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                  |                              |                 |
| W4  | SW          | 0.6                                | 0                        | 0                          | projection/ height above sill ratio >=0.43 | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                  |                              |                 |
| W5  | SW          | 0.45                               | 0                        | 0                          | projection/ height above sill ratio >=0.43 | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                  |                              |                 |

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| Glazing requirements |             |                                    |                          |                            |  |  | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|----------------------|-------------|------------------------------------|--------------------------|----------------------------|--|--|------------------|------------------------------|-----------------|
| Window/door number   | Orientation | Area of glass including frame (m2) | Overshadowing height (m) | Overshadowing distance (m) | Shading device                             | Frame and glass type   |                  |                              |                 |
| W6                   | SW          | 2.1                                | 0                        | 0                          | projection/ height above sill ratio >=0.43 | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                  |                              |                 |
| W7                   | SW          | 1.05                               | 0                        | 0                          | projection/ height above sill ratio >=0.43 | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                  |                              |                 |
| W8                   | SW          | 1.05                               | 0                        | 0                          | projection/ height above sill ratio >=0.43 | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                  |                              |                 |
| W9                   | NW          | 0.9                                | 0                        | 0                          | projection/ height above sill ratio >=0.23 | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                  |                              |                 |
| W10                  | NE          | 0.9                                | 0                        | 0                          | projection/ height above sill ratio >=0.43 | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                  |                              |                 |

BASIX Certificate number:A1799559page 7/8

| Glazing requirements                          |             |                                    |                          |                            |  |  | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|---|-------------|------------------------------------|--------------------------|----------------------------|--|--|------------------|------------------------------|-----------------|
| Windows and glazed doors glazing requirements |             |                                    |                          |                            |  |  |                  |                              |                 |
| Window/door number                            | Orientation | Area of glass including frame (m2) | Overshadowing height (m) | Overshadowing distance (m) | Shading device                             | Frame and glass type   |                  |                              |                 |
| W11   | NE          | 1.26                               | 0                        | 0                          | projection/ height above sill ratio >=0.43 | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                  |                              |                 |
| W12   | NE          | 2.4                                | 0                        | 0                          | projection/ height above sill ratio >=0.43 | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                  |                              |                 |
| W13   | NE          | 2.4                                | 0                        | 0                          | projection/ height above sill ratio >=0.43 | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                  |                              |                 |

| 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 & 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 for the development may be issued.   |



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Document Date:  
18.6.2025

JOB No.  
2025 - 004

Site Designation:  
LOT 5  
D.P. 246251

Mr Paul & Ruby Rayvelles  
63 The Lakesway, Forster  
PROPOSED ADDITIONS TO EXISTING  
TWO STOREY DWELLING

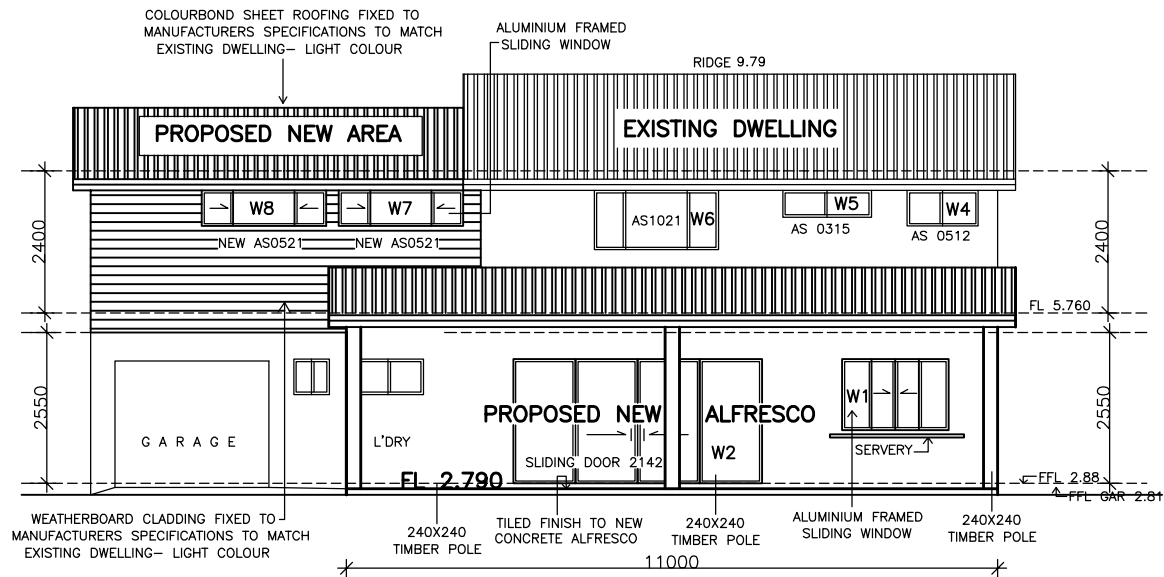
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A2 1.4.2025 Basix  
A3 6.5.2025 Basix  
A4 18.6. 25 DA

ISSUE PREFIX A04  
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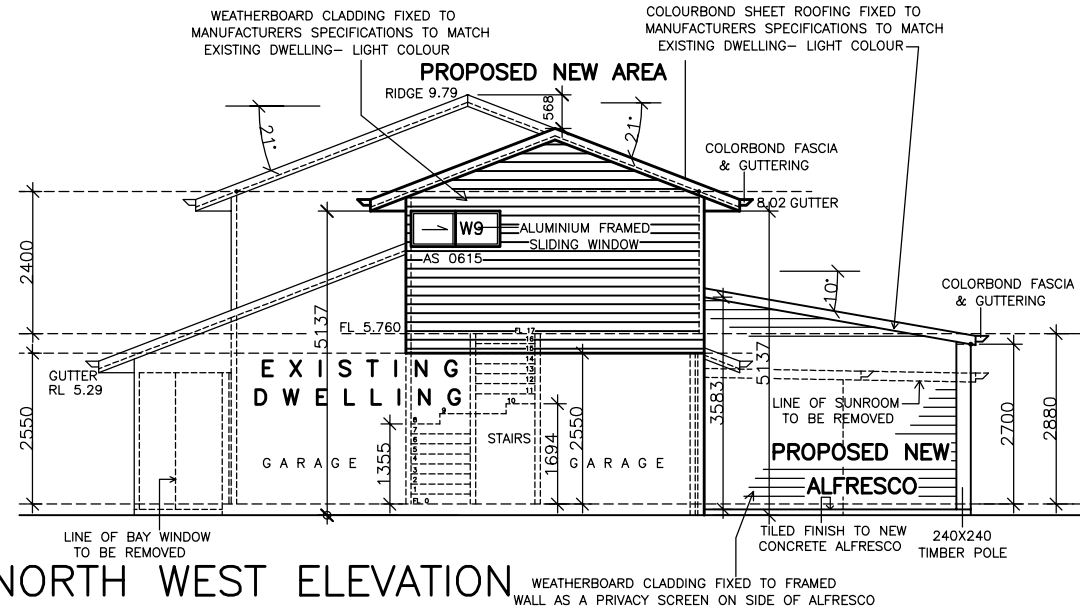
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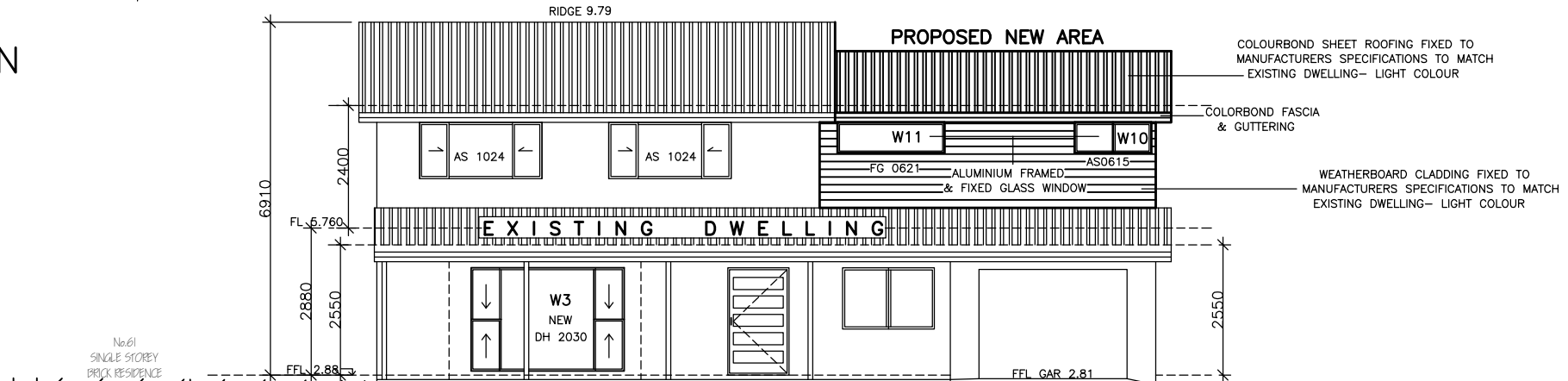




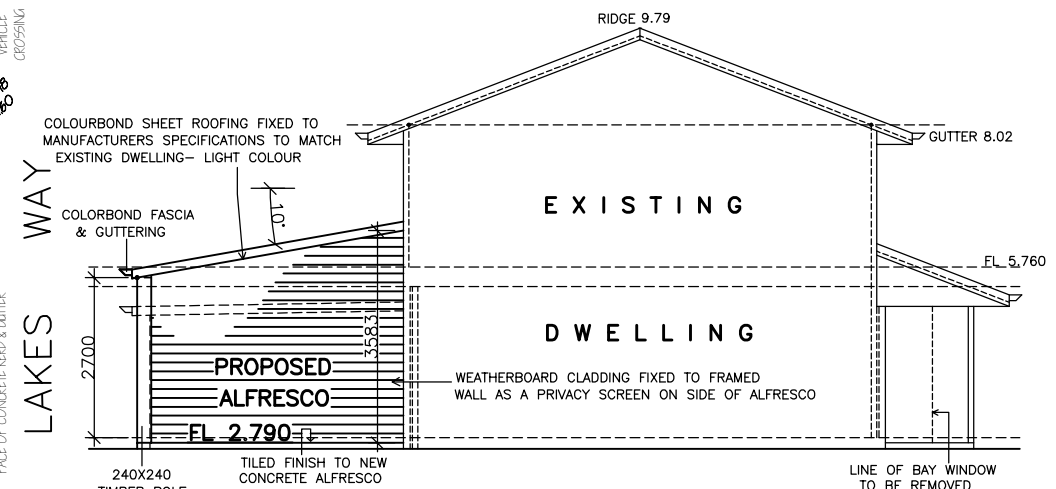
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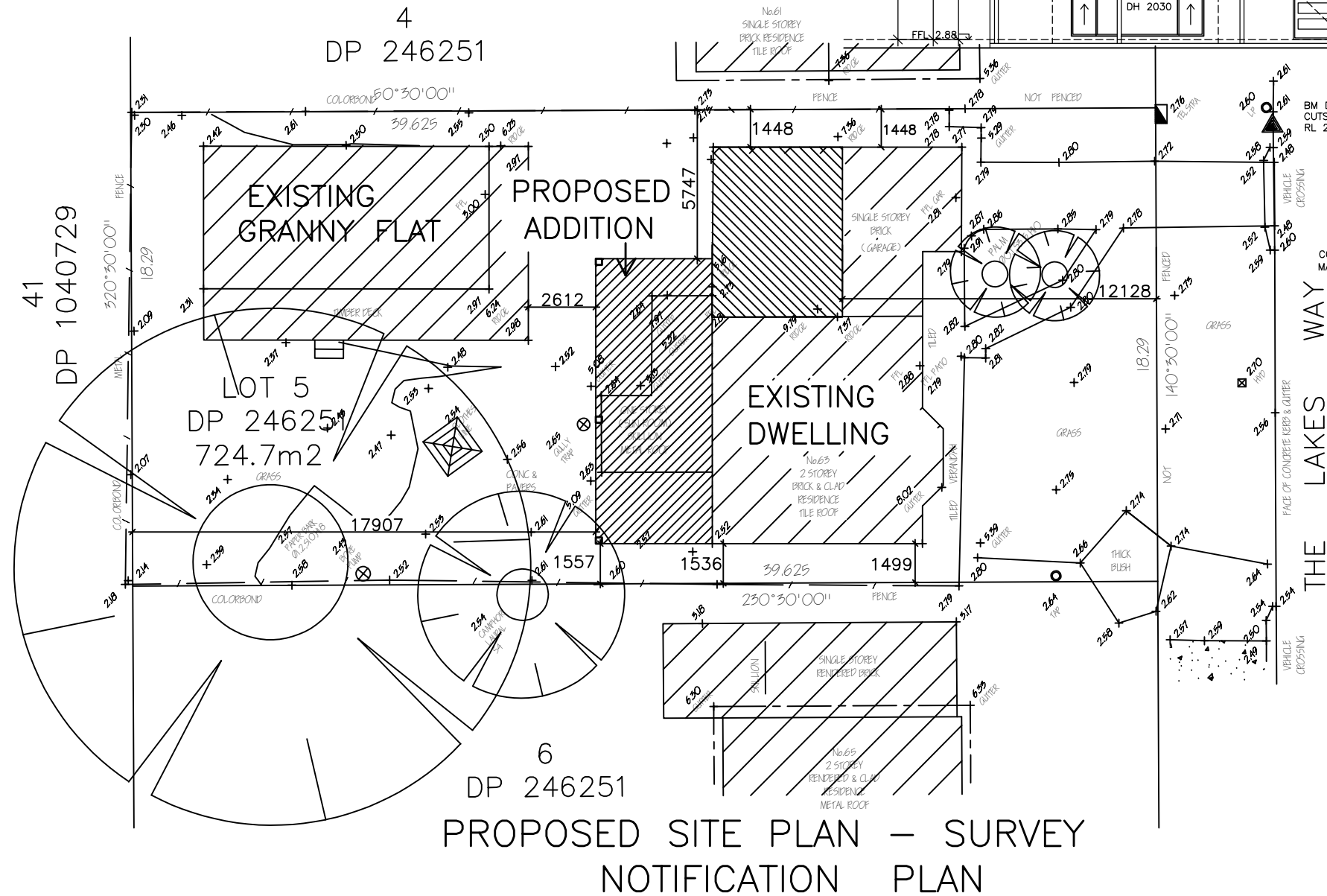
NORTH WEST ELEVATION



NORTH EAST ELEVATION



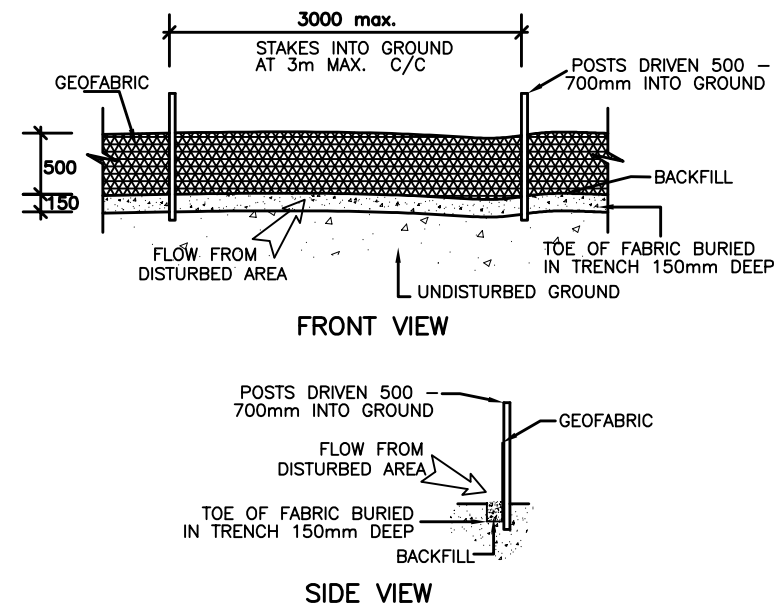
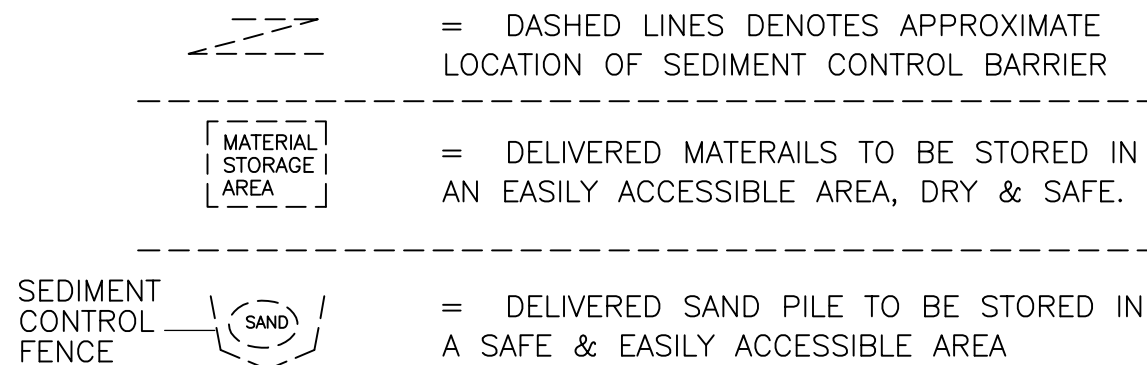
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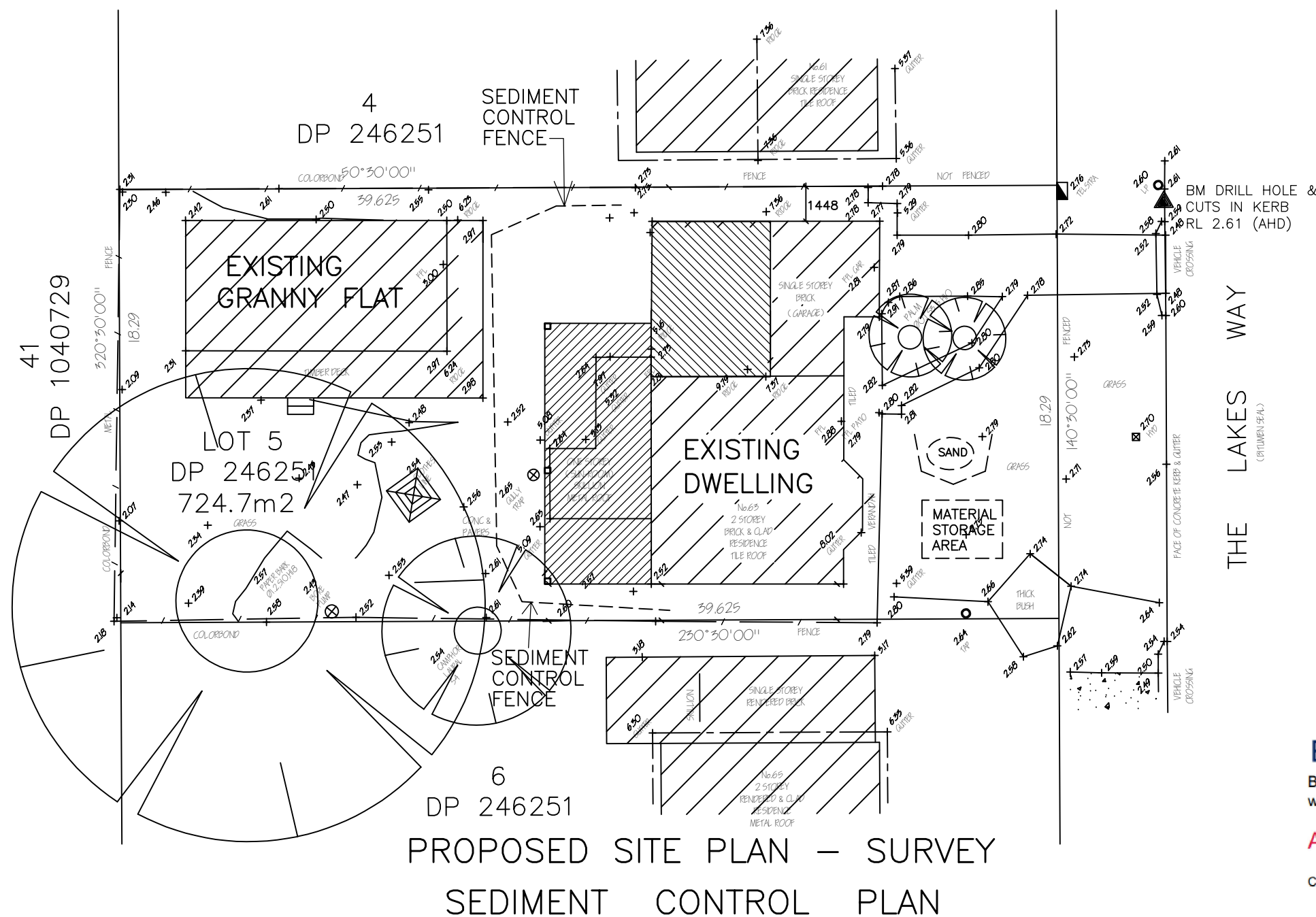
PROPOSED SITE PLAN - SURVEY NOTIFICATION PLAN







SEDIMENT COLLECTION DETAIL



## EROSION & SEDIMENT CONTROL PLAN

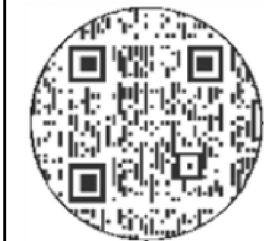
GEOTEXTILE FABRIC FENCES ARE TO BE INSTALLED WHERE SPECIFIED AS PER 'DEPT OF CONSERVATION & LAND MANAGEMENT' SPECIFICATIONS. GEOTEXTILE FENCES AND OTHER EROSION & SEDIMENT CONTROL DEVICES ARE TO BE CHECKED ON A WEEKLY BASIS AND AFTER HEAVY FALLS OF RAIN, & REPAIRS UNDERTAKEN WHERE REQUIRED. OVERSIZED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

**BASIX™ Certificate**

Building Sustainability Index  
[www.planningportal.nsw.gov.au/development-and-assessment/basix](http://www.planningportal.nsw.gov.au/development-and-assessment/basix)

**Alterations and Additions**

Certificate number: A1799559



Document Date:

18.6.2025

JOB No.

2025 - 004

Site Designation:

LOT 5

D.P. 246251

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 PROPOSED ADDITIONS TO EXISTING  
 TWO STOREY DWELLING

ISSUE HISTORY

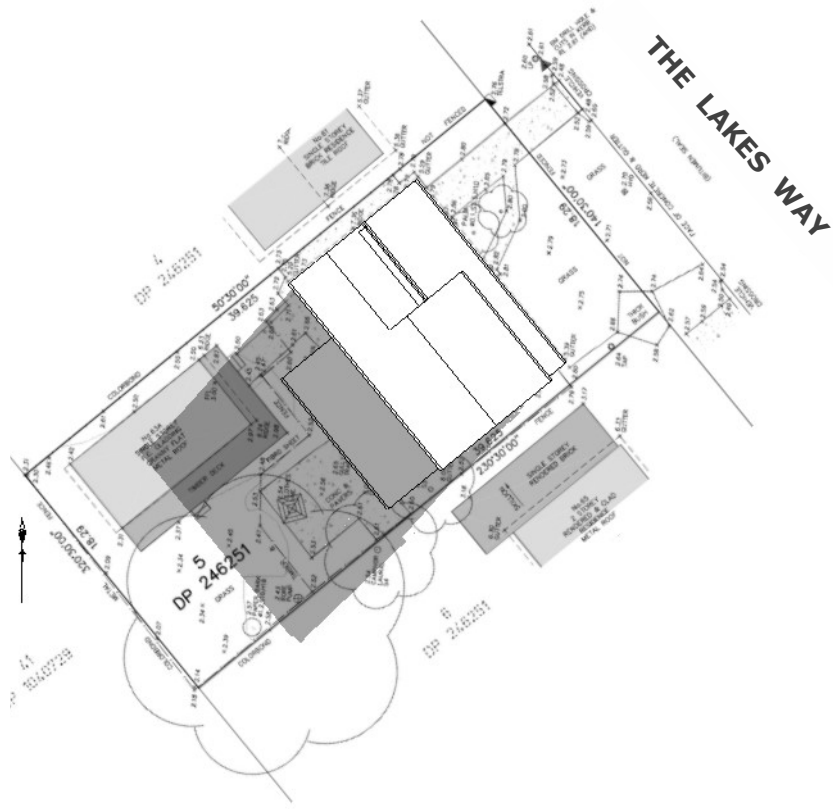
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 A3 6.5.2025 Basix  
 A4 18.6.25 DA


ISSUE PREFIX A04

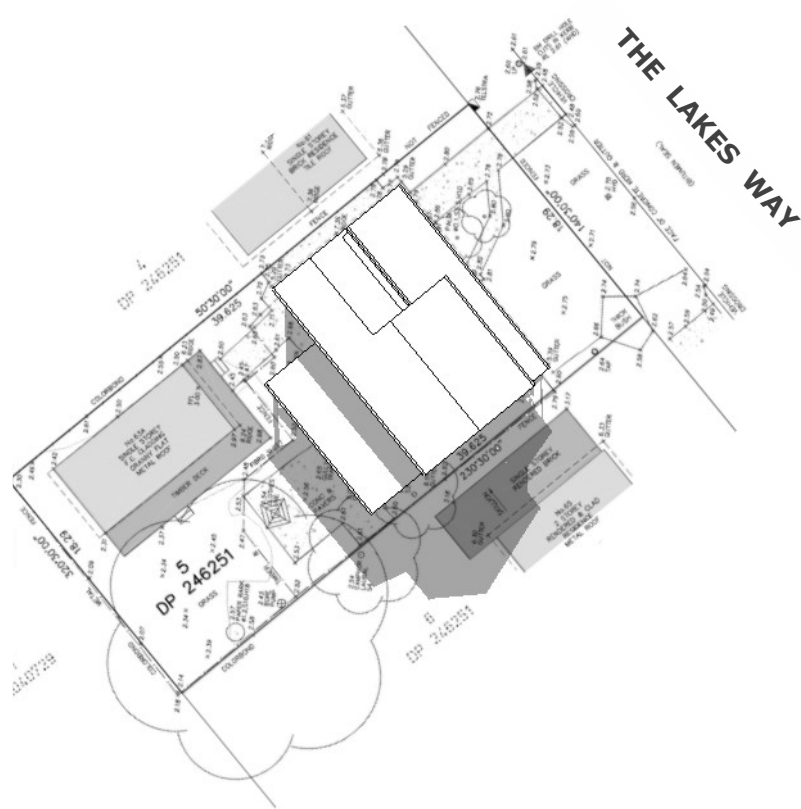
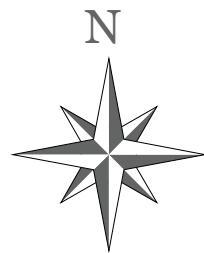
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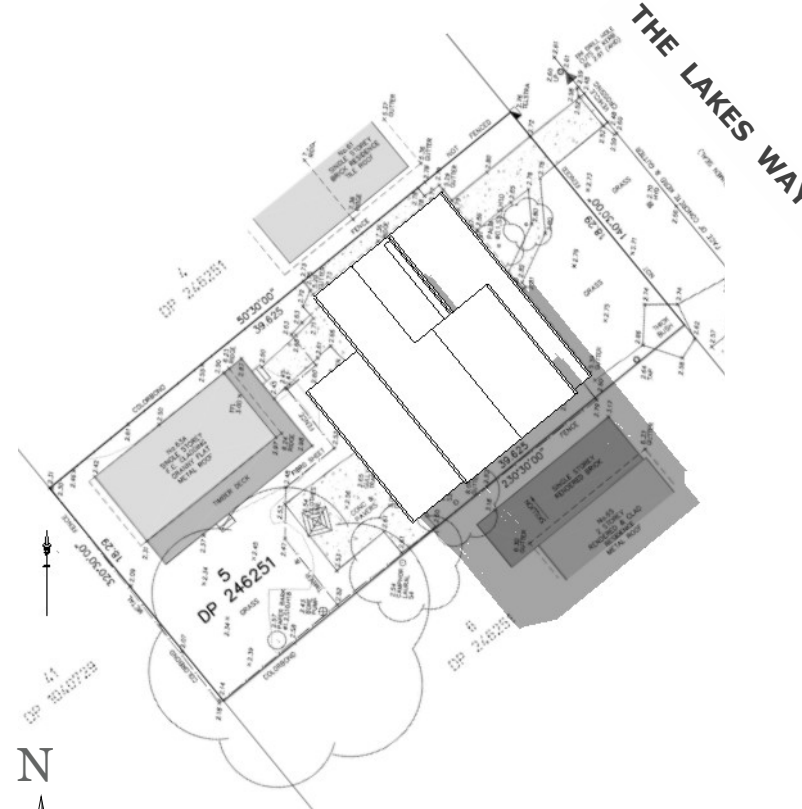
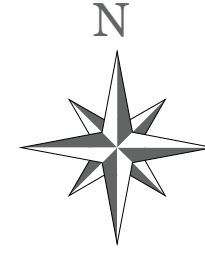
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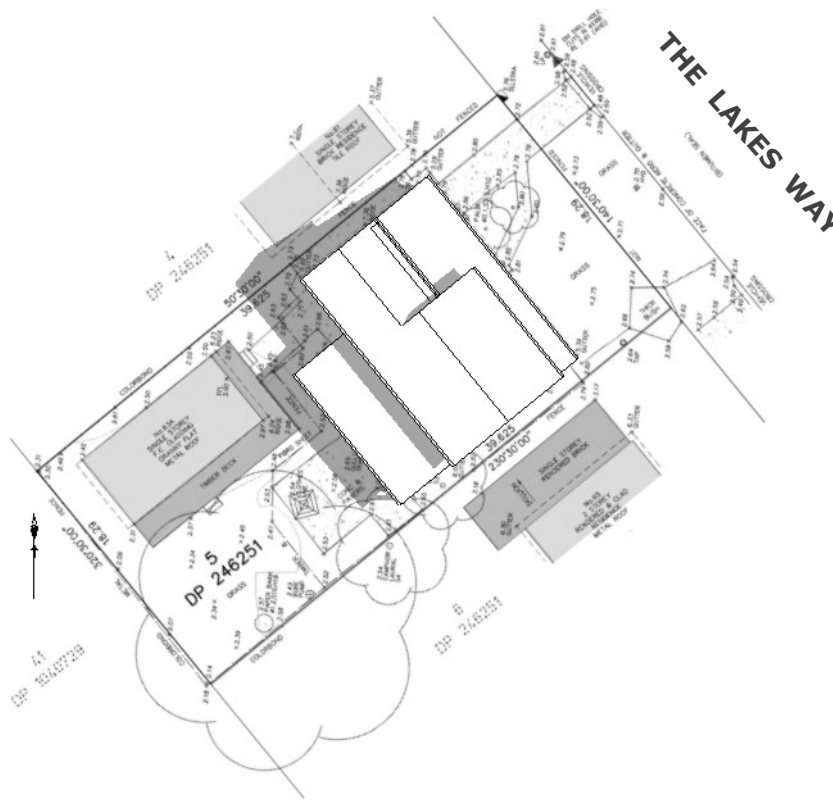
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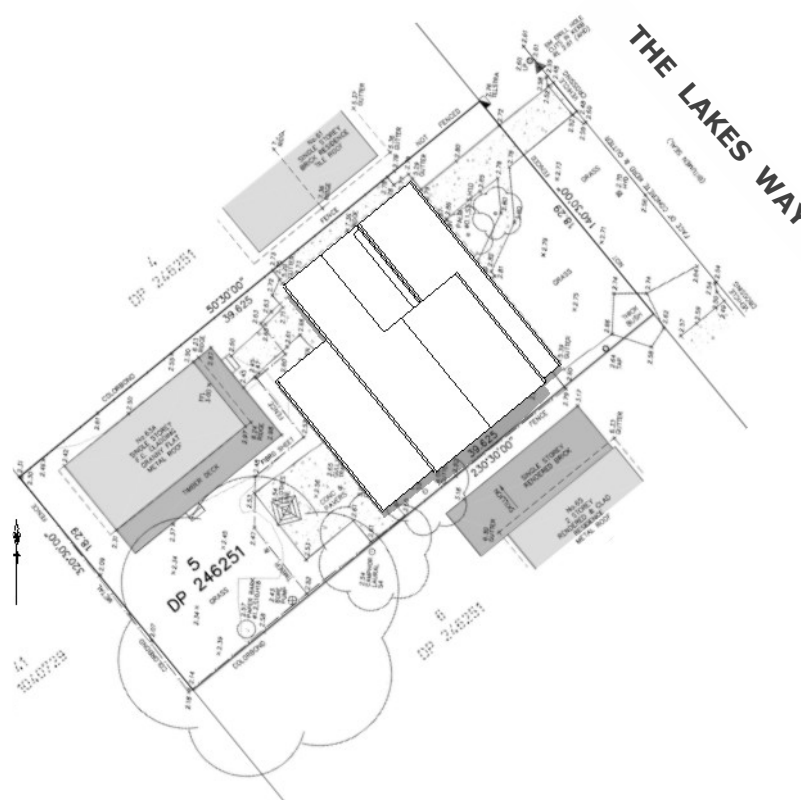
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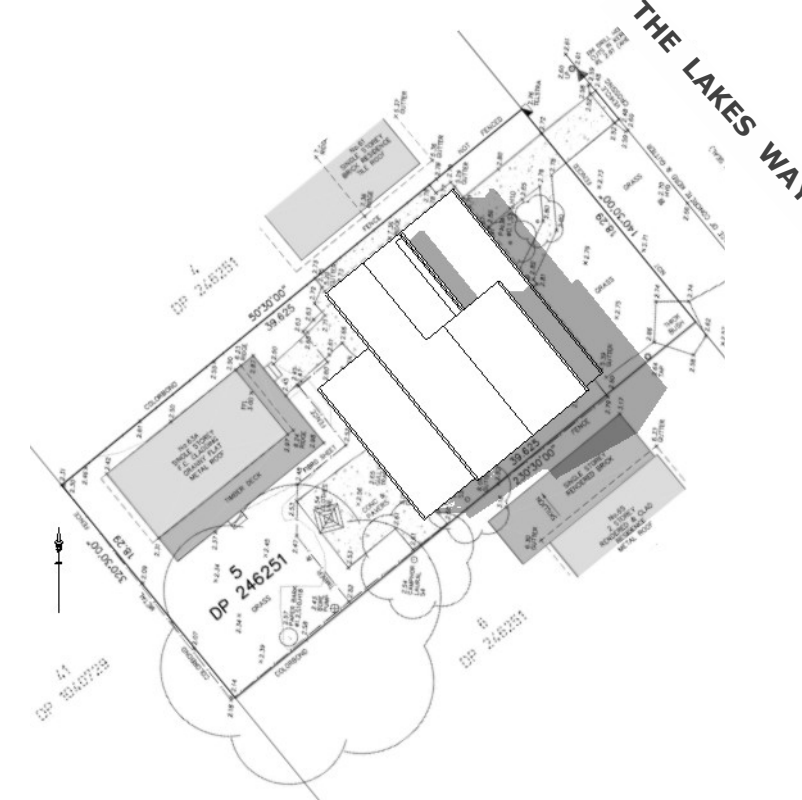
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 **DECEMBER 22nd - 3.00pm**  
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Cinz - JOB No.  
**2025-004**

Document Date:  
**18.6.2025**

**LOT 5**  
**DP 246251**

**Mr Paul & Ruby Ravelles**  
**63 The Lakesway, Forster**  
**SHADOW DIAGRAMS**

| rev. | date | remark |
|------|------|--------|
| A1   |      |        |
| A2   |      |        |
| A3   |      |        |

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**A 04.10**

