

## Statement of Environmental Effects In Support of a Development Application

|                             |                                                                                                                                                  |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal</b>             | <b>NEW DWELLING</b> – 4 Bedroom Brick Veneer & Colorbond Roof dwelling with Lounge Room, spacious Living, Al Fresco & incorporated Double Garage |
| <b>Subject Land Address</b> | Lot 24 DP 1310813                                                                                                                                |
|                             | 2 Kinlyside Close, YOUNG 2594                                                                                                                    |
| <b>Applicant/Owner</b>      | [REDACTED]                                                                                                                                       |
|                             | Millpip Developments Pty Ltd [REDACTED]                                                                                                          |
| <b>Appn Prepared By</b>     | DA Busters – Development Assistance Services<br>Ph: 0466 722 869                                                                                 |
| <b>LGA</b>                  | Hilltops Council – former Young Shire Council                                                                                                    |



assisted by:



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## 1 Introduction/Executive Summary

This application is for a new dwelling on a residential allotment, within a part of a subdivision of R1 zoned land on the northeastern fringe of Town – the subdivision is only just released. Lot 24 is midway along Kinlyside Close off Armstrong Place, the latter being the key street into the subdivision. This application is for a 4 bed dwelling, with generous living areas, a double garage and a Lounge along with a alfresco.

### 1.1 History of the Site

The site is currently vacant and has recently been subdivided from Lots 5/1184312 & 524A/754611 in Subdivision 2014/DA-00129 only just released this year. The subject subdivision was approved in 2014 along with a subsequent DA to cut and bench each lot shortly after.



Google aerial 2025

The land has been previously in Mellross family ownership for quite some time. The collective Hardy families over the years did develop this whole sector of Town with more recent subdivisions (Jordan Place) and now this subdivision, by the Mellross Family.

The subject lot is relatively level front to rear, fenced at rear and fronted by kerb and gutter whilst being serviced by water, sewer and power from the Street.

Figure 1b – Cadastre & Contour Plan (source SIX Maps NSW)



## 1.2 Locality

The subject land is approximately 1.846km NE from the Post Office of Young and is on the fringe of an established mixed age but mostly newer dwellings area, on the north eastern sector of the Young Township. The property is via Williams & Armstrong Places or Elizabeth & Orchard Streets, from the CBD being two primary or arterial type thoroughfares to this part of town.

Figure 1b – Locality Map (source SIX Maps NSW)

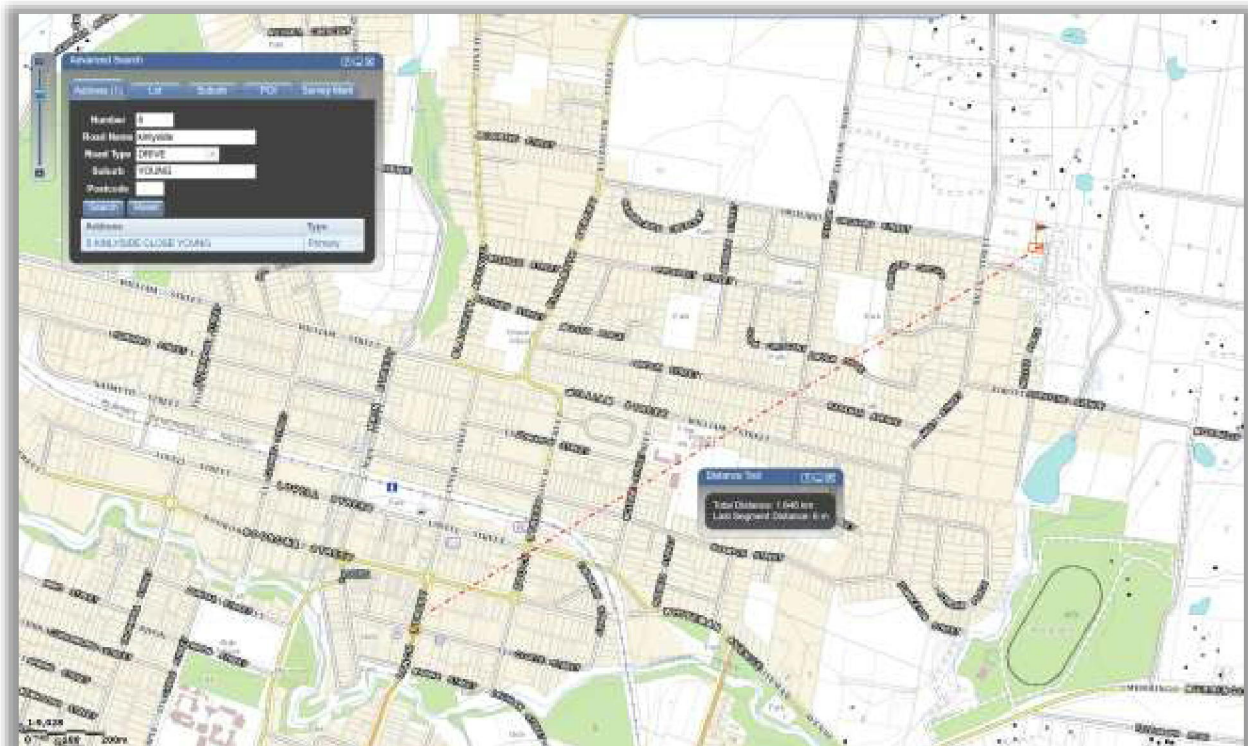
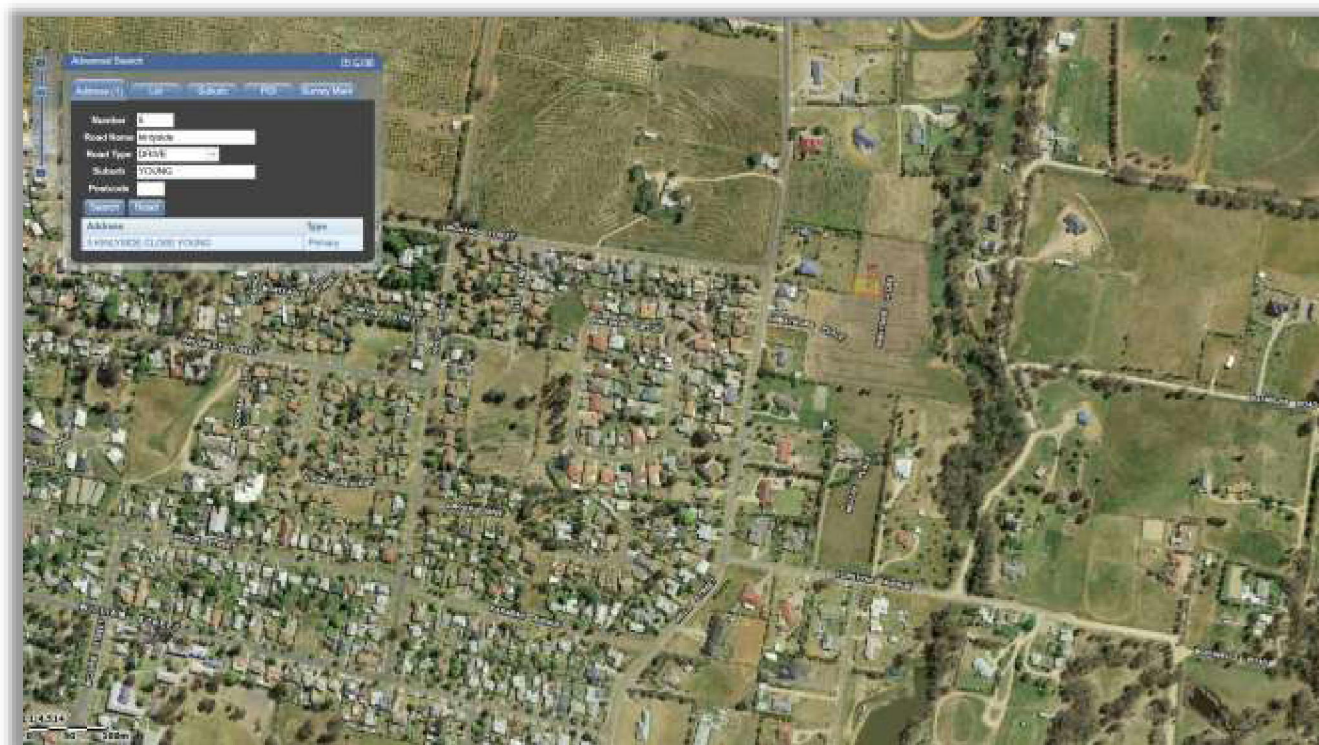


Figure 1c – Neighbourhood Plan (source SIX Maps – approx. 2012)



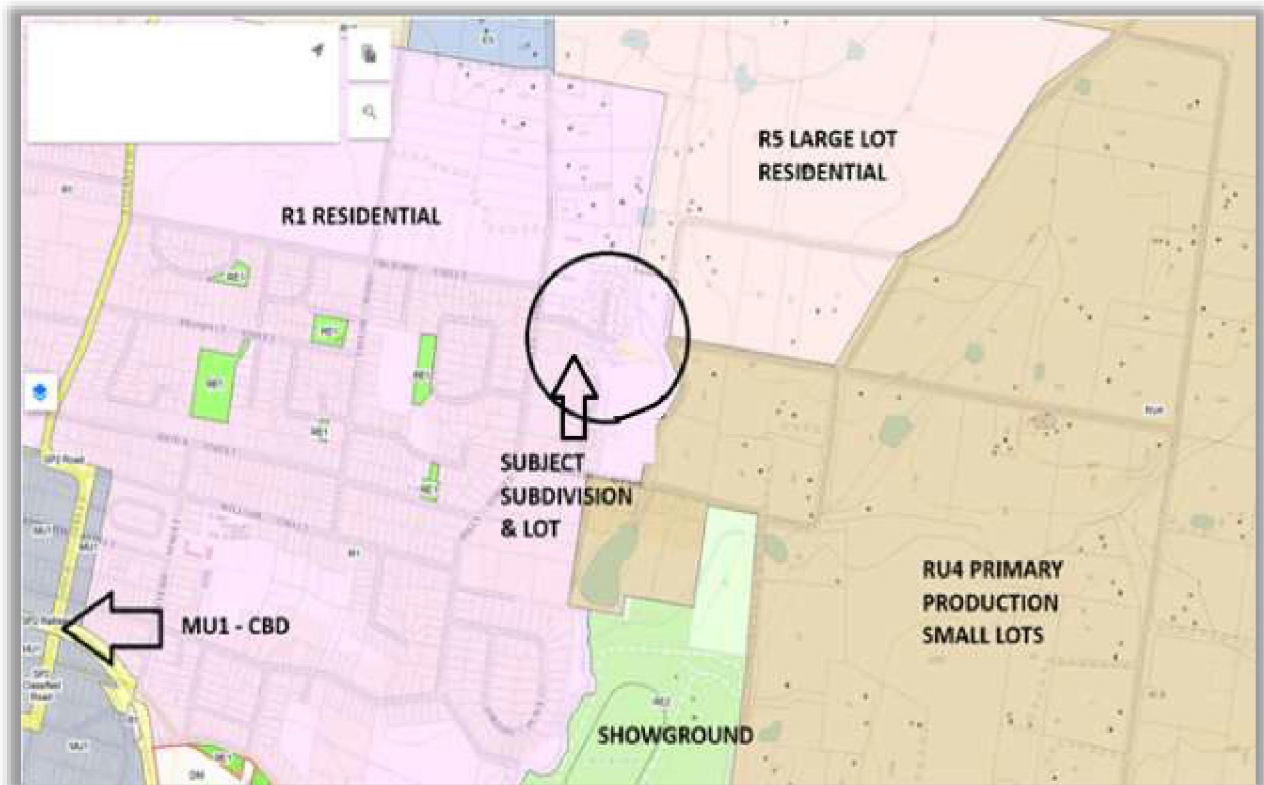
## 2 Site Analysis

### 2.1 Site Location and Context

The site is located on the fringe northeastern side of the denser populous of the township of Young. The land is within an area developed more for housing on this fringe in the 1980's to 90's between Armstrong Place and the Creek to the east. The locality is characterised by mixed lot sizes and housing styles of more recent newer styles as this eastern side of Armstrong Place was released originally as 6000 sq.m lots. Dwellings are predominantly single storey or split level on level to mildly sloped land, and generally well setback for the 20 – 40 year old housing stock, closer with the newer.

Beyond the land east is R5/RU4 lands whilst to the north and west is the town residential areas.

*Figure 2a – Locality Analysis Plan (source EsPATIAL Portal Viewer)*



### 2.2 Site Description

The land is vacant, is mildly sloping for the bulk of the land yet with a rollover slope at front, and is serviced by essential infrastructure, including sealed road access, reticulated water, sewer, electricity and telecommunications. The surrounding neighbourhood exhibits an established residential character, with development comprising single-storey and two-storey detached dwellings set within landscaped lots.

The site is 774.4 square metres in size, has an East West orientation with side boundaries of 33.355m (north – truncated by arc at road), 21.95 approx (east) 36.42m (south) 21.57m (west).

An easement to drain sewer exists along the front boundary. Covenants apply but are of no consequence at DA under 1.9A of the LEP. No conflict is expected regardless.

Figure 3a, b, c, – Site Photos



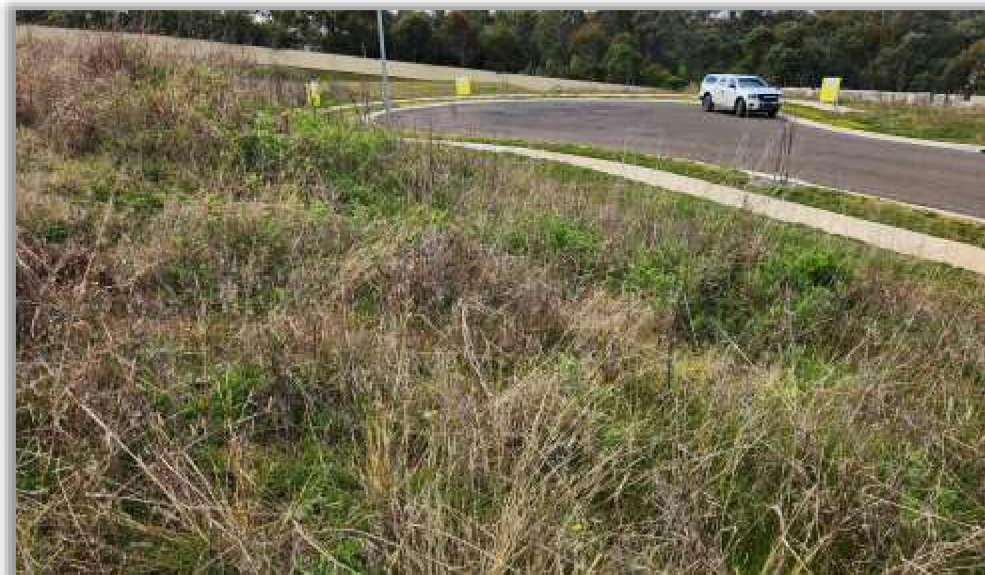
Aerial Image (Source: InfoTrack MapIT)



DP Extract



**View from Kinlyside CI at frontage**



**Wider view onto Kinlyside CI**



**Upper part of lot**

### 3 Description of Proposed Development

#### 3.1 Elements of the Proposed Development

##### **DWELLING**

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

- |                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                              |   |              |             |   |                              |              |   |            |              |   |                           |
|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---|--------------|-------------|---|------------------------------|--------------|---|------------|--------------|---|---------------------------|
| The number of storeys proposed                                                       | - 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                              |   |              |             |   |                              |              |   |            |              |   |                           |
| The roof type proposed                                                               | - Colorbond (Shale Grey)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                              |   |              |             |   |                              |              |   |            |              |   |                           |
| Dwelling wall type proposed                                                          | - Brick Veneer – PGH Storm (ashen grey white)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                              |   |              |             |   |                              |              |   |            |              |   |                           |
| Dwelling roof height above finished ground level                                     | - 5.093 metres to higher ridge, 3.65 to lower ridge                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                              |   |              |             |   |                              |              |   |            |              |   |                           |
| Gross floor area (GFA)                                                               | - <b>Total = 308 sq.m</b><br>Living 209.8 sq.m<br>Garage 39.6 sq.m<br>Al Fresco 19.6 sq.m<br>Porch 3 sq.m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                              |   |              |             |   |                              |              |   |            |              |   |                           |
| Setbacks from each current site boundary (in brackets proposed setback after subdiv) | <table border="0"> <tr> <td style="vertical-align: top;">North (side)</td> <td style="vertical-align: top;">-</td> <td style="vertical-align: top;">5.748 metres</td> </tr> <tr> <td style="vertical-align: top;">East (rear)</td> <td style="vertical-align: top;">-</td> <td style="vertical-align: top;">10.591 metres (wall to rear)</td> </tr> <tr> <td style="vertical-align: top;">South (side)</td> <td style="vertical-align: top;">-</td> <td style="vertical-align: top;">1.5 metres</td> </tr> <tr> <td style="vertical-align: top;">West (front)</td> <td style="vertical-align: top;">-</td> <td style="vertical-align: top;">3.7 metres (Kinlyside Cl)</td> </tr> </table> | North (side)                 | - | 5.748 metres | East (rear) | - | 10.591 metres (wall to rear) | South (side) | - | 1.5 metres | West (front) | - | 3.7 metres (Kinlyside Cl) |
| North (side)                                                                         | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5.748 metres                 |   |              |             |   |                              |              |   |            |              |   |                           |
| East (rear)                                                                          | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 10.591 metres (wall to rear) |   |              |             |   |                              |              |   |            |              |   |                           |
| South (side)                                                                         | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1.5 metres                   |   |              |             |   |                              |              |   |            |              |   |                           |
| West (front)                                                                         | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 3.7 metres (Kinlyside Cl)    |   |              |             |   |                              |              |   |            |              |   |                           |
| 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 Kinlyside Close to the double garage on the southern side of dwelling via a crossover and driveway – kerb is rollover type. 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                                                                            | <p><u>Sewer</u> – effluent disposal will be via connection to Council's sewer at the front of the site in the easement.</p> <p><u>Water</u> – The property will be connected to a water meter adjacent the street. The BASIX further provided that stormwater from the roof of the dwelling will be collected in a rainwater tank, and reticulated back to the dwelling as per the BASIX certificate.</p> <p><u>Power</u> – The client is proposing to connect to mains available underground in street.</p>                                                                                                                                                                              |                              |   |              |             |   |                              |              |   |            |              |   |                           |
| 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

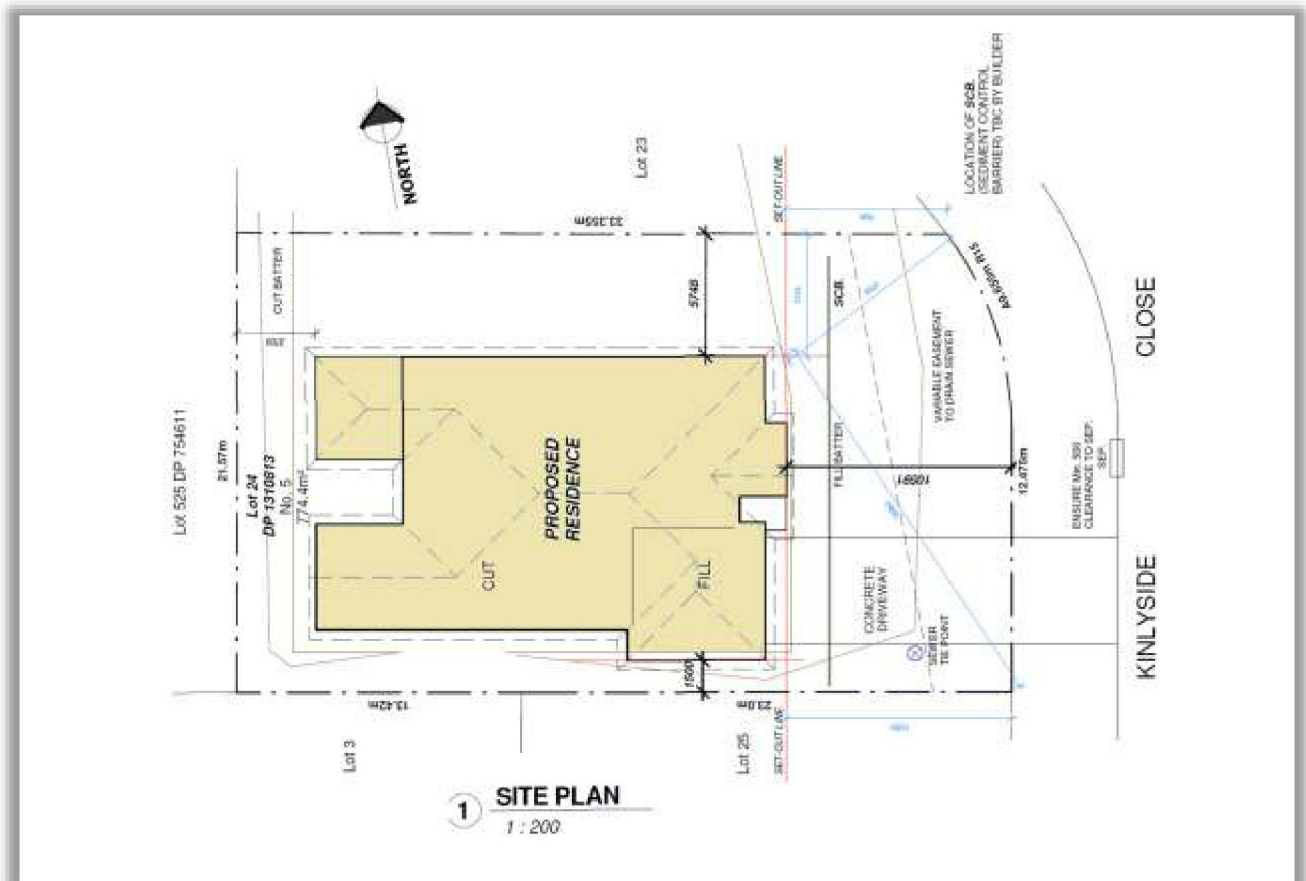
Total open space or unbuilt upon area available

- Dwelling to site FSR Ratio is only 39.77%

Subdivision proposed

- NO – dwelling house only

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



Site extract

## 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;
- Hilltops Local Environmental Plan, 2022;

### 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**

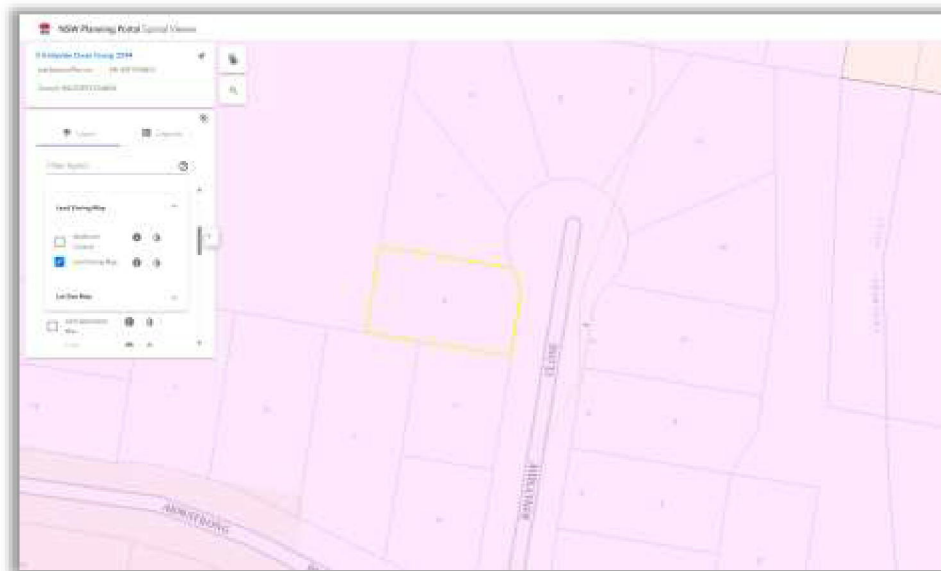
The site is zoned R1 – General Residential under the Hilltops Local Environmental Plan, 2022 (LEP) (refer to Figure 7).

The objectives of this zone are:

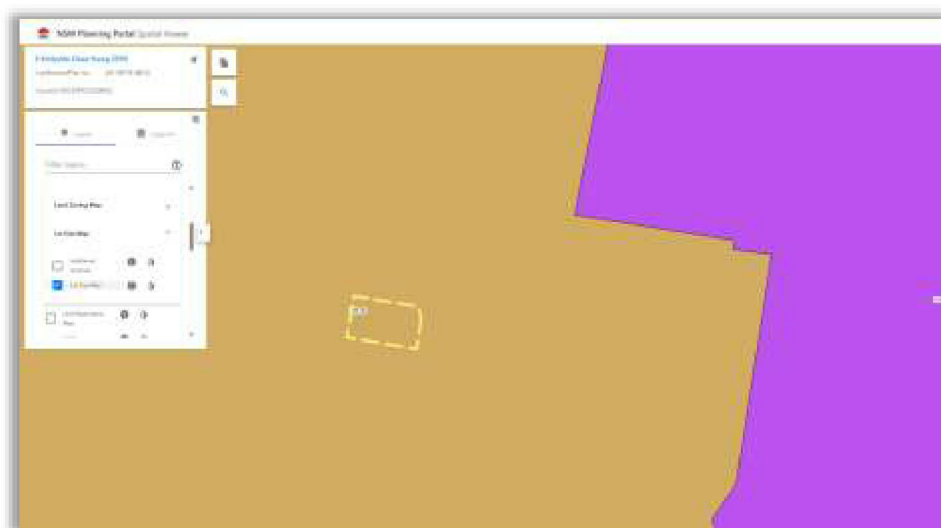
- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide and protect a high quality residential amenity that adds value to the 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

| Clause                                                   | Complies | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.2 Aims of plan                                         | Yes      | <p>The development is consistent with the following aims of the LEP:</p> <p>(b) to provide for the lifestyles sought by current and future residents of Hilltops, including by providing for the following—</p> <ul style="list-style-type: none"> <li>(i) the rural lifestyle and liveability of Hilltops communities,</li> <li>(ii) connected, safe and accessible communities,</li> <li>(iii) diverse and affordable housing options,</li> <li>(iv) timely and efficient provision of infrastructure,</li> <li>(v) sustainable building design and energy efficiency,</li> </ul> <p>(c) to build and sustain healthy, diverse and empowered communities that actively participate in planning and managing their future, including by providing for the following—</p> <ul style="list-style-type: none"> <li>(i) social infrastructure that is appropriately planned and located in response to demand and demographic change,</li> <li>(ii) the protection and enhancement of cultural heritage values,</li> <li>(iii) land management practices that support sustainable outcomes, including water efficiency,</li> <li>(iv) the siting and arrangement of land uses for development in response to climate change,</li> <li>(v) the planning of development to manage emissions,</li> <li>(vi) planning decisions that recognise the basic needs and expectations of diverse community members,</li> </ul> <p>(e) to recognise and sustain the diverse natural environment and natural resources that support the liveability and economic productivity of Hilltops, including by providing for the following—</p> <ul style="list-style-type: none"> <li>(i) the avoidance of further development in areas with a high exposure to natural hazards,</li> <li>(ii) the minimisation of alterations to natural systems, including natural flow regimes and floodplain connectivity, through effective management of riparian environments,</li> <li>(iii) the retention and protection of remnant vegetation,</li> <li>(iv) the revegetation of endemic vegetation to sustain natural resource values, reduce the impact of invasive weeds and increase biodiversity,</li> <li>(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,</li> <li>(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</li> </ul> <p>The remainder of the aims are not relevant to this proposal, or are not impacted by the proposal.</p> |
| 1.4 Definitions                                          | N/A      | The proposed development is defined as a <b><i>dwelling house</i></b> which means, <i>a building containing only one dwelling</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 1.9A Suspension of covenants, agreements and instruments | Yes      | No restrictions as to user / covenants apply to the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Clause                                                                                                   | Complies | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 (774.4 sq.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 is satisfied by the detailing on the site plan. The site was permitted to be primarily benched in 2014 and as such the building pad now requires approximately 700 mm cut/fill to achieve final pad levels. 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—<br>(a) the supply of water, <b>to be connected at street</b><br>(b) the supply of electricity, <b>to be connected at street</b><br>(c) the disposal and management of sewage, <b>to be connected at easement near street frontage</b><br>(d) stormwater drainage or on-site conservation, <b>to be connected street at front on overflow from tank</b> |
| 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      | Not mapped as affected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 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      | Surprisingly half of thi subdivision falls into this designation, yet is already subdivided to the maximum potential so already complies yet historical.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

#### 4.4 Development Control Plan (Hilltops DCP 2025)

The relevant sections of the Hilltops DCP 2025 are addressed below.

##### **Development Control Plans (DCPs)**

##### Young Development Control Plan

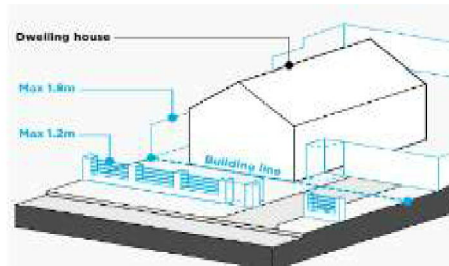
An assessment of the DCP applicable matters is detailed below.

| <b>2025 HILLTOPS DCP (AS RESOLVED)</b>                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SECTION 2.2 - RESIDENTIAL DEVELOPMENT</b>                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                               |
| <b>SECTION/OBJECTIVE</b>                                                                                                                                                                                                                                                            | <b>PERFORMANCE REQUIREMENT</b>                                                                                                                                                                                                                                                           | <b>COMMENT THIS APPLICATION</b>                                                                                                                                                                               |
| <b>BROADER OBJECTIVES</b>                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                               |
| <b>2.2A</b><br><b>Objectives</b><br>To ensure that residential development is of: <ul style="list-style-type: none"> <li>• High visual quality;</li> <li>• High amenity; and</li> <li>• Minimises amenity impacts on surrounding development.</li> </ul>                            |                                                                                                                                                                                                                                                                                          | Met – see below                                                                                                                                                                                               |
| <b>SITE DESIGN</b>                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                               |
| <b>PSR1</b> 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.<br><br><b>PSR1.2</b> Minimise the use of cut & fill associated with the development | <b>ASR1.1 A</b> Cut for the purposes of development must not exceed a maximum depth, measured from existing ground level of:<br>Dist BDY              Max cut depth<br><1m                      1m<br>1m-1.5m                2m<br>1.5m-3m                3m                             | Site level<br><br>Minimal cut this work (600mm max cut/fill). Site is relatively level at building pad, however any retaining proposed is for levelling, benching or containment of existing. No fill per se. |
|                                                                                                                                                                                                                                                                                     | <b>ASR1.1 B</b> Fill must not be higher than 1m.                                                                                                                                                                                                                                         | See above.                                                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                     | <b>ASR1.1 C</b> 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.                                                                                                                           | Not cut again but may be retained to contain existing cut/fill                                                                                                                                                |
|                                                                                                                                                                                                                                                                                     | <b>ASR1.1 D</b> Fill must not be higher than 1m. A written variation to the maximum cut or fill may be considered if in Council's opinion, supporting information adequately demonstrates that the development will not have adverse impacts on adjoining properties and visual amenity. | See above                                                                                                                                                                                                     |

|                                                                                                                                                                                                      |                                                                                                                                                                                                                                              |                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
|                                                                                                                                                                                                      | ASR1.1 E For steep sloping sites exceeding 10% grade Council may require a geotechnical study (prepared by a suitably qualified geotechnical engineer) to accompany and support a written variation request                                  | n/a site not this steep                                 |
|                                                                                                                                                                                                      | ASR1.2 Construction within registered easements or over utilities is avoided.                                                                                                                                                                | See earlier comment – design away from active easements |
|                                                                                                                                                                                                      | 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 identified on a 1:50,000 topographical map published by Spatial Services in the Department of Finance, Services and Innovation. | n/a                                                     |
|                                                                                                                                                                                                      | ASR1.5 The property access is to be located respectful of street trees, structures or fixtures in the road reserve.                                                                                                                          | No trees                                                |
| PSR2.1 Land for erection of a dwelling is safe and suitable for the purpose.<br>PSR2.2 Minimise the risks to human health and the environment from the development of potentially contaminated land. | ASR2.1 Where land has been identified as former orchard or other potentially contaminating land use, a report from a suitably qualified consultant is submitted to Council demonstrating that the land is suitable for the intended use.     | n/a                                                     |
|                                                                                                                                                                                                      | ASR2.2 Development is to be in compliance with Council's Contaminated Lands Policy.                                                                                                                                                          | n/a                                                     |

**CHARACTER OF NEIGHBOURHOOD**

|                                                                                                                               |                                                                                                                                                                                                                            |                   |
|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| PSR3 The development is to provide attractive streetscapes, comprising of trees, gardens, building facades, fences and walls. | ASR3.1A Fences within the front setback area of a primary or secondary road are to be:<br>• 20-50% open construction such as use of pickets, vertical stiles, slats or palings; or<br>• vegetative screening or plantings. | No fence proposed |
|                                                                                                                               | ASR3.1B Fencing or screening vegetation along or near the front boundary is to be no greater than 1.2m in height. Example below:                                                                                           | Not proposed      |



|                                                                                                                                                                                   |                                                                                                                                                                                                                             |                                                                 |                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------|
|                                                                                                                                                                                   | ASR3.2 Dwellings fronting a street is to address that street frontage by:<br>• The primary entrance door to the dwelling facing the street frontage; and<br>• The front elevation incorporating windows to habitable rooms. |                                                                 | Complies                               |
|                                                                                                                                                                                   | ASR3.3 Reflective materials are to be selectively used so that a glare nuisance is not caused to surrounding neighbours or public roads.                                                                                    |                                                                 | Complies                               |
|                                                                                                                                                                                   | ASR3.4 Residential dwellings avoid fibrous cement and metal cladding of walls.                                                                                                                                              |                                                                 | Complies                               |
|                                                                                                                                                                                   | ASR3.5 Landscaping is provided to the street frontage, which includes canopy trees, shrubs and grass.                                                                                                                       |                                                                 | To be completed by Owner and per BASIX |
|                                                                                                                                                                                   | ASR4.1 Dwellings are to be set back as per the table below:                                                                                                                                                                 |                                                                 |                                        |
| PSR4 Dwellings are to ensure that setbacks from the street alignment do not vary dramatically from those in the rest of the street to preserve neighbourhood and street presence. | R1 & R2 = primary @6m, secondary @ 3m                                                                                                                                                                                       | <b>Primary 10.591m to part of front wall (in excess of 6m),</b> |                                        |
|                                                                                                                                                                                   | R5 = primary @ 10m, secondary @ 6m                                                                                                                                                                                          | n/a                                                             |                                        |
|                                                                                                                                                                                   | Adjoining if diff = average                                                                                                                                                                                                 | n/a                                                             |                                        |
|                                                                                                                                                                                   | ASR4.2 Garages in dwellings are to:<br>a) Directly address the street frontage.<br>b) Be recessed behind the front facade of the dwelling; and<br>c) Do not project in front of other parts of the dwelling.                |                                                                 | Complies                               |
| PSR5 The dwelling is to be appropriately located on the site with setbacks that ensure privacy, overshadowing and amenity are respected within the neighbourhood.                 | ASR5.1 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<br>• 3m, or<br>• unless windows are offset to achieve a reasonable expectation of privacy between the new development and the existing adjoining development.                                    | Complies                                                        |                                        |

|                                                                                                                                               |                                                                                                                                                                                                                                                            |                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|                                                                                                                                               | b) Two storey dwellings (Figure 3)<br>• 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 | n/a                                                                                                |
|                                                                                                                                               | ASR5.2 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 R1                                                                                             |
| PSR6 Dwellings are to respect and improve upon the quality of development in the neighbourhood, when viewed from the street.                  | ASR6.1A Dwelling design is to be drawn from surrounding dwellings including:<br>a) window forms,<br>b) external facade treatments<br>c) roof materials<br>d) roof pitches                                                                                  | Complies modern and contemporary                                                                   |
|                                                                                                                                               | ASR6.1B Dwelling design is to compliment the style and character of adjoining houses and gardens including:<br>a) the scale,<br>b) materials,<br>c) roof forms and<br>d) types of trees.                                                                   | Complies                                                                                           |
| <b>SR3 DWELLING, HEIGHT, BULK &amp; FORM</b>                                                                                                  |                                                                                                                                                                                                                                                            |                                                                                                    |
| PSR7 Dwellings are to minimise the building bulk, form and height on or near boundaries to avoid overshadowing and overlooking of neighbours. | ASR7.1 Dwellings are restricted to the following, whichever is the lesser:<br>• a maximum of two storeys above natural ground level at any point, or<br>• 8.5 metres above existing ground level, as illustrated below:                                    | Complies single storey                                                                             |
|                                                                                                                                               | ASR7.2 Wall lengths exceeding 8m are to have wall offsets, openings or articulation to break up the building bulk and form avoiding blank walls.                                                                                                           | Complies – windows, doors, returns and expansion joints                                            |
| PSR8 Development is to minimise hardstand areas for aesthetics, stormwater, and surface water nuisance impacts.                               | ASR8.1 Permeable areas are at least 40% of the site.                                                                                                                                                                                                       | Complies                                                                                           |
|                                                                                                                                               | ASR8.2 A maximum of 30% of the area forward of the front building setback is occupied by paving, access driveways or the like.                                                                                                                             | Complies                                                                                           |
| PSR9 Development is to create a usable outdoor living space for occupants' comfort, health, and enjoyment.                                    | ASR 9.1 Private open space for the dwelling must be located adjoining living rooms, or the like, within the dwelling.                                                                                                                                      | Complies                                                                                           |
|                                                                                                                                               | ASR 9.2 Opening up living areas directly onto courtyards and gardens, which benefit from good sunlight.                                                                                                                                                    | Rear open space large enough to capture sun between 9am and 3pm and opens directly to Living rooms |

|  |                                                                                                                                                                                                                   |                                                                          |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
|  | ASR 9.3 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 – due to width of POS and higher sun azimuth during these times |
|  | Shadow diagrams required ?                                                                                                                                                                                        | N/A                                                                      |

#### SR4 ACCESS & PARKING

|                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| PSR 10 To avoid site and street congestion, development is to provide adequate parking for the dwelling respectful of the configuration of the street. | ASR 10.1 Car parking is provided in the following requirements;<br>a) Two spaces, covered or uncovered. Stacked parking is permitted.<br>b) Car parking spaces, not including a parallel to wall space, is to be a minimum of 2.6m wide by 5.5m long.<br>c) Parallel to a Wall car parking spaces are to be a minimum of 2.8m wide by 5.5m long.<br>d) Enclosed car parking spaces is to be a minimum of 3m wide by 6m long. | Complies<br><br>Complies<br><br>n/a<br><br>Complies |
|                                                                                                                                                        | ASR 10.2 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                                                 |
|                                                                                                                                                        | ASR 10.3 Vehicular parking should not be on the north side of a dwelling's high occupancy rooms                                                                                                                                                                                                                                                                                                                              | Complies                                            |
|                                                                                                                                                        | ASR 10.4 Parking is to be located in the shadow of the buildings, preferably on the southern boundary.                                                                                                                                                                                                                                                                                                                       | n/a undercover                                      |
| PSR 11 Access 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                                               |
|                                                                                                                                                        | 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.                                                                                                                                                                                                                                        | Complies                                            |
|                                                                                                                                                        | ASR10.4 Residential address for a dwelling is to be provided and clearly identifiable.                                                                                                                                                                                                                                                                                                                                       | Letterbox proposed                                  |

#### SR5 UTILITIES & SERVICING

|                                                                                                                                                                                                          |                                                                                                                                                                                                                               |                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| PSR12 The dwelling is to be connected to Council's reticulated water and sewer systems where available or obligated to be connected under relevant legislation and Council's Development Servicing Plan. | ASR12.1 Council's reticulated water service is to be connected to the dwelling.                                                                                                                                               | See sep appn                  |
|                                                                                                                                                                                                          | ASR12.2 Council's reticulated sewer service is to be connected to the dwelling.                                                                                                                                               | See sep appn                  |
|                                                                                                                                                                                                          | ASR12.3 Dwellings on an allotment greater than 2ha in the R5 Large Lot Residential Zone may be considered by Council without reticulated water and sewerage.                                                                  | R1 serviced land so n/a       |
|                                                                                                                                                                                                          | ASR12.4 Payment of any headworks contributions for water and or sewer. Refer to Council's and Golden Fields County Council Development Contributions Plans and Development Servicing Plans that may apply to the development. | Paid at purchase of lot       |
|                                                                                                                                                                                                          | ASR12.5 Payment of any Section 7.11 or 7.12 development contributions applicable to the development.                                                                                                                          | To be levied at DA by Council |

**SR6 VEHICLE & OCCUPANT SAFETY**

|                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| PSR13 Residential development is to be designed to reflect vehicle and occupant safety principles. Ensure safe vehicle and occupant interaction within residential properties. | ASR13.1 PSR13 is satisfied if a means, manual or electronic, is put in place to restrict a dwelling's occupant or visitor from bringing into potential harm an occupant of that dwelling, whilst parking the motor vehicle. This may be done by any or a combination of the means contained in Section 2.4 Vehicle and Occupant Safety for Residential Development.<br>See Section 2.4 Vehicle and Occupant Safety for Residential Development for further details. | Compliant internal door proposed |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|

**DESIGN CUES RESIDENTIAL DEVELOPMENT**

|                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |
|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Council will consider alternative designs provided the performance outcomes are achieved. | <ul style="list-style-type: none"> <li>Landscaping is provided to the street frontage, which includes canopy trees, shrubs and grass.</li> <li>Gables over garages facing streets are avoided. Note: Dutch gables are considered satisfactory.</li> <li>Opening up living areas directly onto courtyards and gardens, which benefit from good sunlight.</li> <li>Dwellings are provided with indoor living areas which are adjoined by outdoor living areas that have a northerly aspect.</li> </ul> | Landscaping to front |
|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|

## 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 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 Palmer**  
Development & Environmental Health Specialist

## **Appendix 3 – BMAT Search**

### **Biodiversity Impacts**

## 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                                                                                              |                                                                                                                                                         | 17/08/2026 8:38 AM |
|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)                   |                                                                                                                                                         |                    |
| 1.1                                                                                                                    | <b>Does the development Footprint intersect with BV mapping?</b>                                                                                        | no                 |
| 1.2                                                                                                                    | Was <u>ALL</u> BV Mapping within the development footprint added in the last 90 days? (dark purple mapping only, no light purple mapping present)       | no                 |
| 1.3                                                                                                                    | <b>Date of expiry of dark purple 90 day mapping</b>                                                                                                     | N/A                |
| 1.4                                                                                                                    | <b>Is the Biodiversity Values Map threshold exceeded?</b>                                                                                               | no                 |
| 2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)                        |                                                                                                                                                         |                    |
| 2.1                                                                                                                    | <b>Size of the development or clearing footprint</b>                                                                                                    | 281.2 sqm          |
| 2.2                                                                                                                    | <b>Native Vegetation Area Clearing Estimate (NVACE)</b><br>(within development/clearing footprint)                                                      | 0.0 sqm            |
| 2.3                                                                                                                    | <b>Method for determining Minimum Lot Size</b>                                                                                                          | LEP                |
| 2.4                                                                                                                    | <b>Minimum Lot Size</b> (10,000sqm = 1ha)                                                                                                               | 700 sqm            |
| 2.5                                                                                                                    | <b>Area Clearing Threshold</b> (10,000sqm = 1ha)                                                                                                        | 2,500 sqm          |
| 2.6                                                                                                                    | <b>Does the estimate exceed the Area Clearing Threshold?</b><br>(NVACE results are an estimate and can be reviewed using the <a href="#">Guidance</a> ) | no                 |
| REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area? |                                                                                                                                                         | <b>no</b>          |
| (Your local council will determine if a BDAR is required)                                                              |                                                                                                                                                         |                    |

## What do I do with this report?

- If the result above indicates the BOS Threshold has been exceeded, your local council may require a Biodiversity Development Assessment Report with your development application. Seek further advice from Council. An accredited assessor can apply the Biodiversity Assessment Method and prepare a BDAR for you. For a list of accredited assessors go to: <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>.
- If the result above indicates the BOS Threshold has not been exceeded, you may not require a Biodiversity Development Assessment Report. This BMAT report can be provided to Council to support your development application. Council can advise how the area clearing threshold results should be considered. Council will review these results and make a determination if a BDAR is required. Council may ask you to review the area clearing threshold results. You may also be required to assess whether the development is “likely to significantly affect threatened species” as determined under the test in Section 7.3 of the *Biodiversity Conservation Act 2016*.
- If a BDAR is not required by Council, you may still require a permit to clear vegetation from your local council.
- If all Biodiversity Values mapping within your development footprint was less than 90 days old, i.e. areas are displayed as dark purple on the BV map, a BDAR may not be required if your Development Application is submitted within that 90 day period. Any BV mapping less than 90 days old on this report will expire on the date provided in Line item 1.3 above.

For more detailed advice about actions required, refer to the Interpreting the evaluation report section of the [Biodiversity Values Map Threshold Tool User Guide](#) .

## Review Options:

- If you believe the Biodiversity Values mapping is incorrect please refer to our [BV Map Review webpage](#) for further information.
- If you or Council disagree with the area clearing threshold estimate results from the NVACE in Line Item 2.6 above (i.e. area of Native Vegetation within the Development footprint proposed to be cleared), review the results using the [Guide for reviewing area clearing threshold results from the BMAT Tool](#).

## Acknowledgement

I, as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature: \_\_\_\_\_

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

Date: \_\_\_\_\_

17/08/2026 08:38 AM

## Biodiversity Values Map and Threshold Tool

The Biodiversity Values (BV) Map and Threshold Tool identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing.

The BV map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Scheme applies to a clearing or development proposal. You have used the Threshold Tool in the map viewer to generate this BV Threshold Report for your nominated area. This report calculates results for your proposed development footprint and indicates whether Council may require you to engage an accredited assessor to prepare a Biodiversity Development Assessment Report (BDAR) for your development.

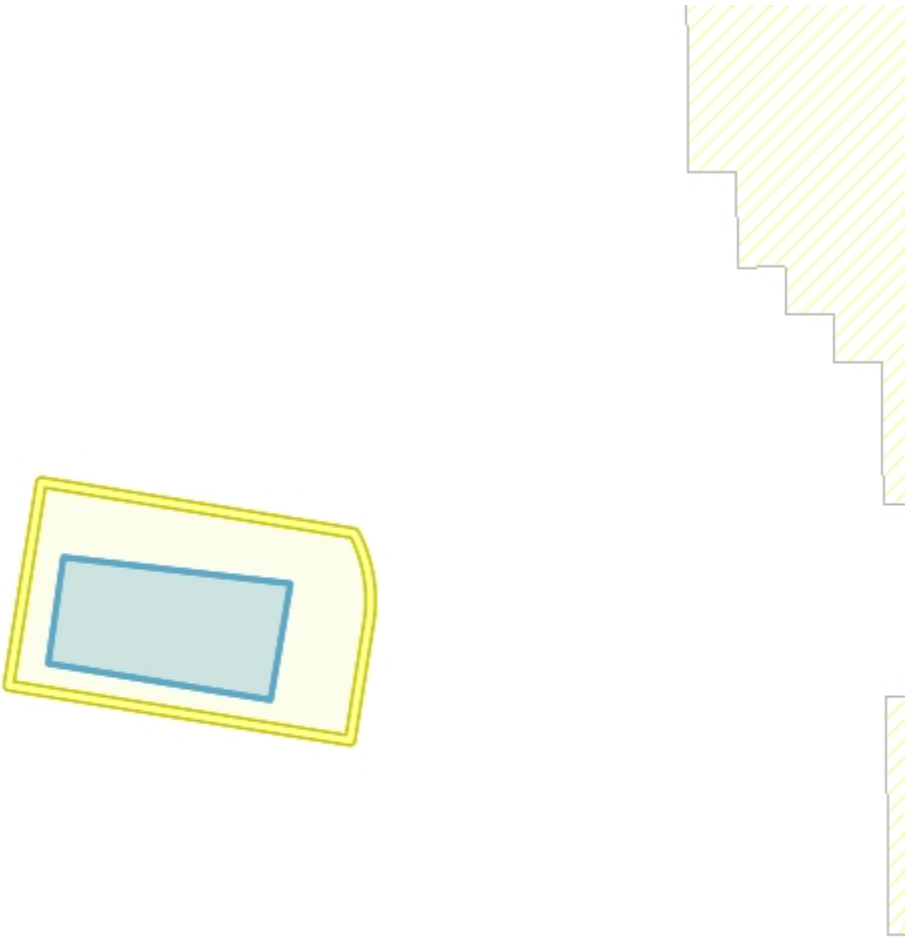
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

What's new? For more information about the latest updates to the Biodiversity Values Map and Threshold Tool go to the updates section on the [Biodiversity Values Map webpage](#).

Map Review: Landholders can request a review of the BV Map where they consider there is an error in the mapping on their property. For more information about the map review process and an application form for a review go to the [Biodiversity Values Map Review webpage](#).

If you need help using this map tool see our [Biodiversity Values Map and Threshold Tool User Guide](#) or contact the Map Review Team at [map.review@environment.nsw.gov.au](mailto:map.review@environment.nsw.gov.au) or on 1800 001 490.

# Biodiversity Values Map



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

Legend

-  Biodiversity Values that have been mapped for more than 90 days
-  Biodiversity Values added within last 90 days
-  Native Vegetation Area Clearing Estimate (NVACE)
-  Development area selected by proponent

17/08/2026 08:38 AM

1: 961



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Imagery © Airbus DS/Spot Image 2016  
© NSW Department of Customer Service, Basemaps 2019  
© NSW Department of Planning and Environment

The results provided in this tool are generated using the best available mapping and knowledge of species habitat requirements.

This map is valid as at the date the report was generated. Checking the [Biodiversity Values Map viewer](#) for mapping updates is recommended.

## **Appendix 4 – AHIMs REPORT**

### **Indigenous Heritage Search**

Date: 17 August 2026

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

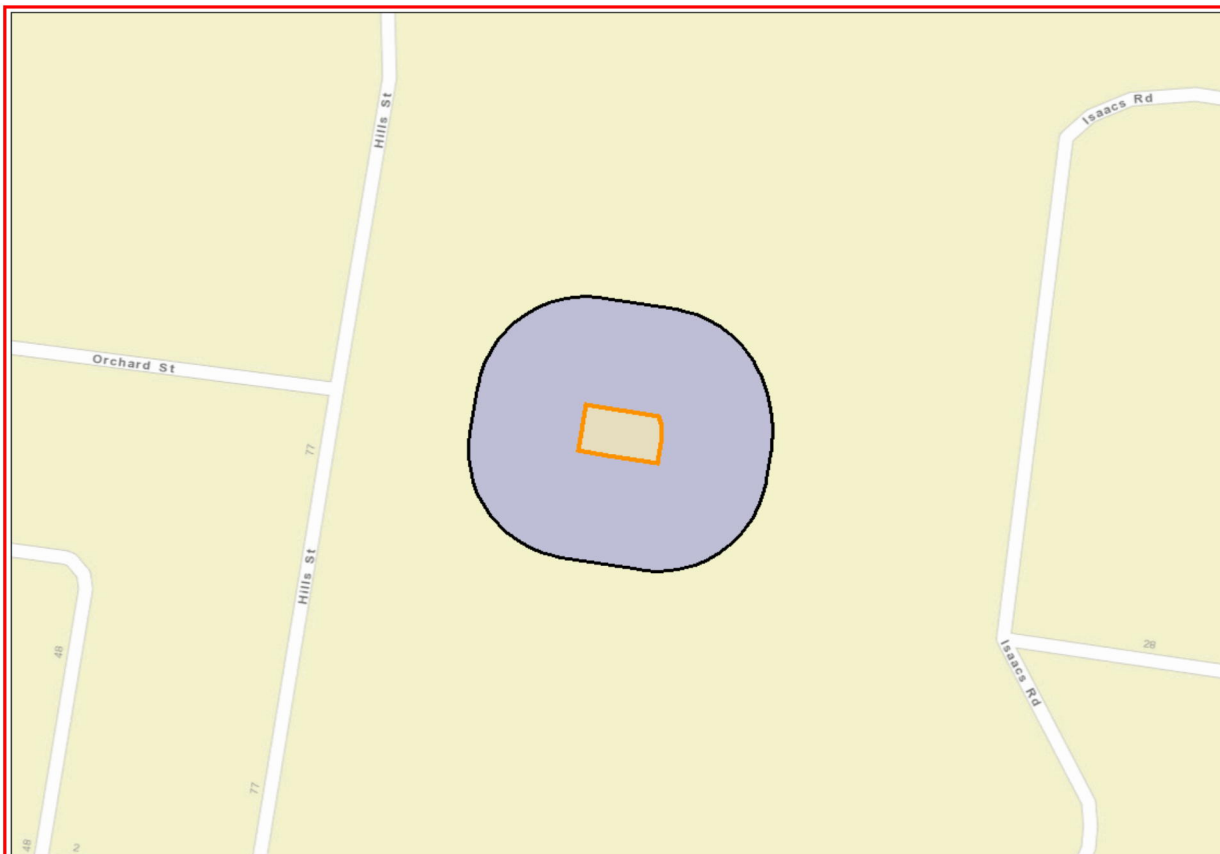
Attention: [REDACTED]

Email: craig@dabusters.com

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 24, DP:DP1310813, Section : - with a Buffer of 50 meters, conducted by [REDACTED] on 17 August 2026.**

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:

|          |                                                                              |
|----------|------------------------------------------------------------------------------|
| <b>0</b> | <b>Aboriginal sites are recorded in or near the above location.</b>          |
| <b>0</b> | <b>Aboriginal places have been declared in or near the above location. *</b> |

**If your search shows Aboriginal sites or places what should you do?**

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

**Important information about your AHIMS search**

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

## **Appendix 5 – DWELLING**

### **DWELLING PLANS & BASIX REPORT**

COMPLYING DEVELOPMENT

PROPERTY DETAILS

Address: 5 Kinlyside Close, YOUNG 2594  
Lot/Section/Plan No. : 24 / - / DP 1310813  
Council: HILLTOPS COUNCIL

SUMMARY OF PLANNING CONTROLS

Local Environmental Plans Hilltops Local Environmental Plan 2022 (pub. 23-12-2022)  
Land Zoning R1 - General Residential: (pub. 31-10-2025)  
Height Of Building NA  
Floor Space Ratio NA  
Minimum Lot Size 700 m²  
Heritage NA  
Land Reservation Acquisition NA  
Foreshore Building Line NA  
Urban Release Area Urban Release Area



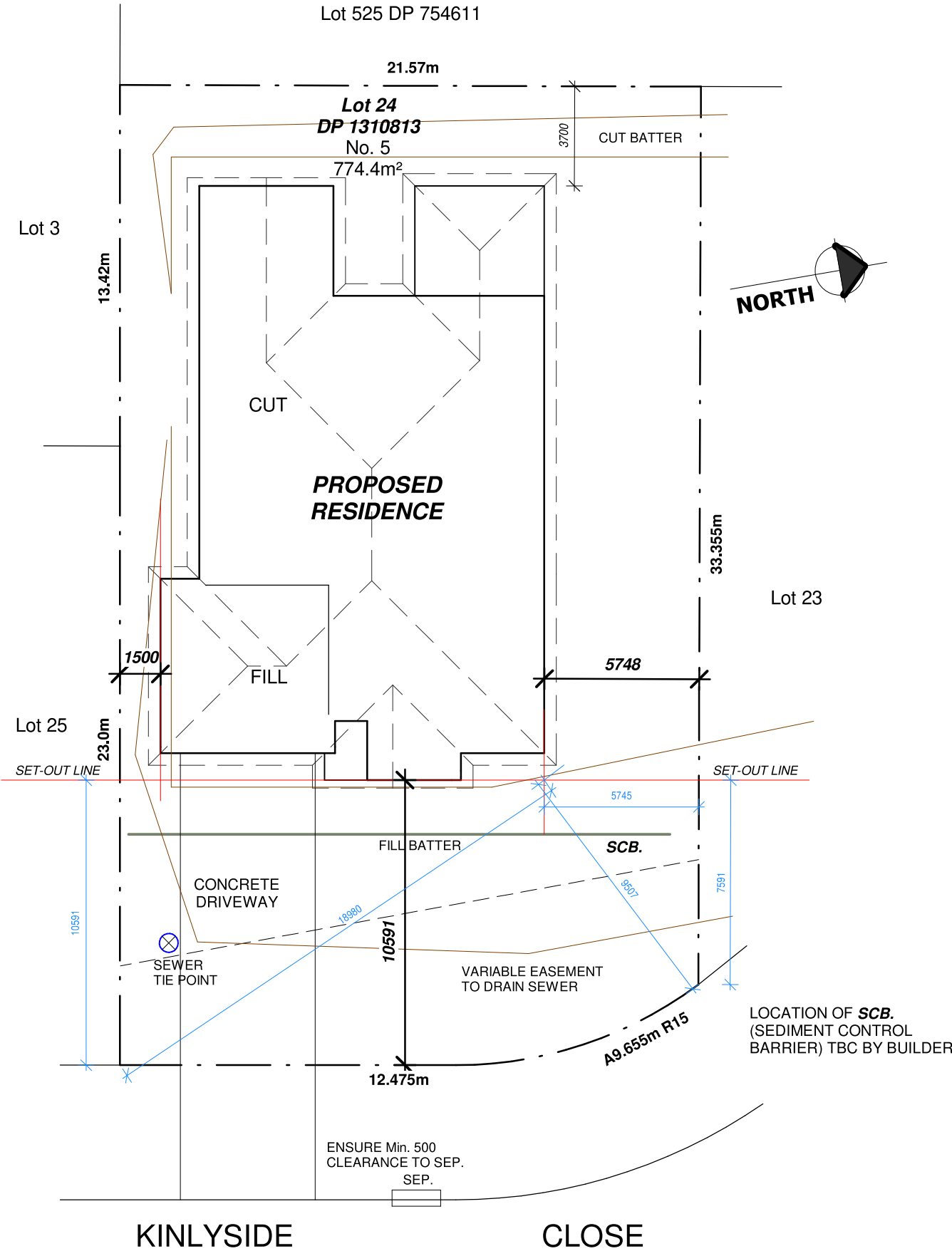
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
Part 3D. INLAND CODE

DIVISION 2  
Complies with clauses 3D.3 to 3D.8

DIVISION 4  
3D.19 max. 8.5m Building height Complies  
3D.21 (3) front setback to Min. 4.5m Complies  
3D.21 (7) side setback Lot width >18m – 24m = 1.5m Complies  
3D.21 (14) rear setback Lot >300m2–900m2 = 3m Complies  
3D.24 (1) Landscaped area Lot >600m2–900m2 = 30% Complies  
3D.27 (1) & (2) Carparking 1 space required Complies

DIVISION 8  
3D.61 Earthworks, retaining walls and structural support Complies  
3D.62 Drainage Complies

| Energy Efficiency: Summary of Minimum Requirements         |                                            |
|------------------------------------------------------------|--------------------------------------------|
| Insulation Requirements                                    |                                            |
| Waffle Slab or equivalent                                  | Nil additional                             |
| External wall insulation (excluding external garage walls) | R2.5                                       |
| External garage walls                                      | Insulation paper only                      |
| Internal walls separating garage and dwelling              | R2.5                                       |
| Ceiling insulation                                         | R4.0                                       |
| Roof insulation                                            | Insulation paper only                      |
| Glazing                                                    |                                            |
| Awning windows                                             |                                            |
| Frame type: Aluminium                                      | Single glazed                              |
| Glass Type                                                 | Clear                                      |
| U-value                                                    | 6.7                                        |
| SHGC range                                                 | 0.54-0.60                                  |
| Sliding doors                                              |                                            |
| Frame type:Aluminium                                       | Single glazed                              |
| Glass Type                                                 | Clear                                      |
| U-value                                                    | 6.7                                        |
| SHGC range                                                 | 0.66-0.73                                  |
| Glazing in Entrance Door                                   |                                            |
| Frame type: Timber                                         | Single glazed                              |
| Glass Type                                                 | Clear                                      |
| U-value                                                    | 5.4                                        |
| SHGC range                                                 | 0.53-0.59                                  |
| Water Commitments                                          |                                            |
| Rainwater tank size                                        | 2000L (connected to toilet and garden tap) |
| Showerheads                                                | 4 star (>6 <=7.5L/min)                     |
| Toilet                                                     | 4 star                                     |
| Taps                                                       | 4 star                                     |
| Energy Commitments                                         |                                            |
| Hot water system                                           | Gas Instant - 6 stars                      |
| Cooling system - Living                                    | 1-phase ducted - 2.5 star (cold zone)      |
| Cooling system - Bedrooms                                  | 1-phase ducted - 2.5 star (cold zone)      |
| Heating system - Living                                    | 1-phase ducted - 2.5 star (cold zone)      |
| Heating system - Bedrooms                                  | 1-phase ducted - 2.5 star (cold zone)      |
| Cooktop & Oven                                             | Gas cooktop & electric oven                |
| Alternative energy                                         | Nil                                        |



1 SITE PLAN  
1 : 200

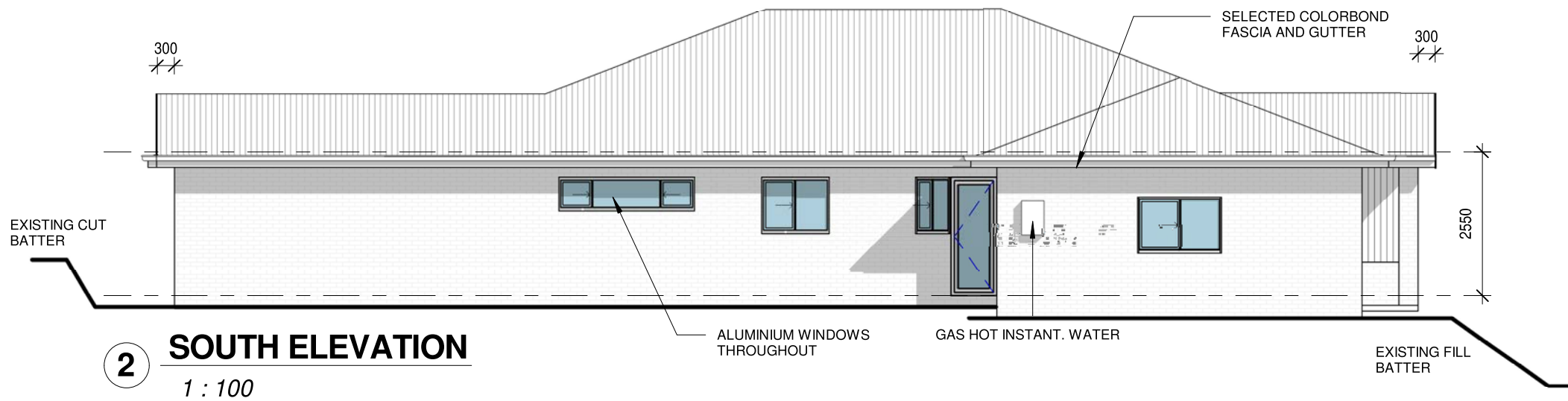
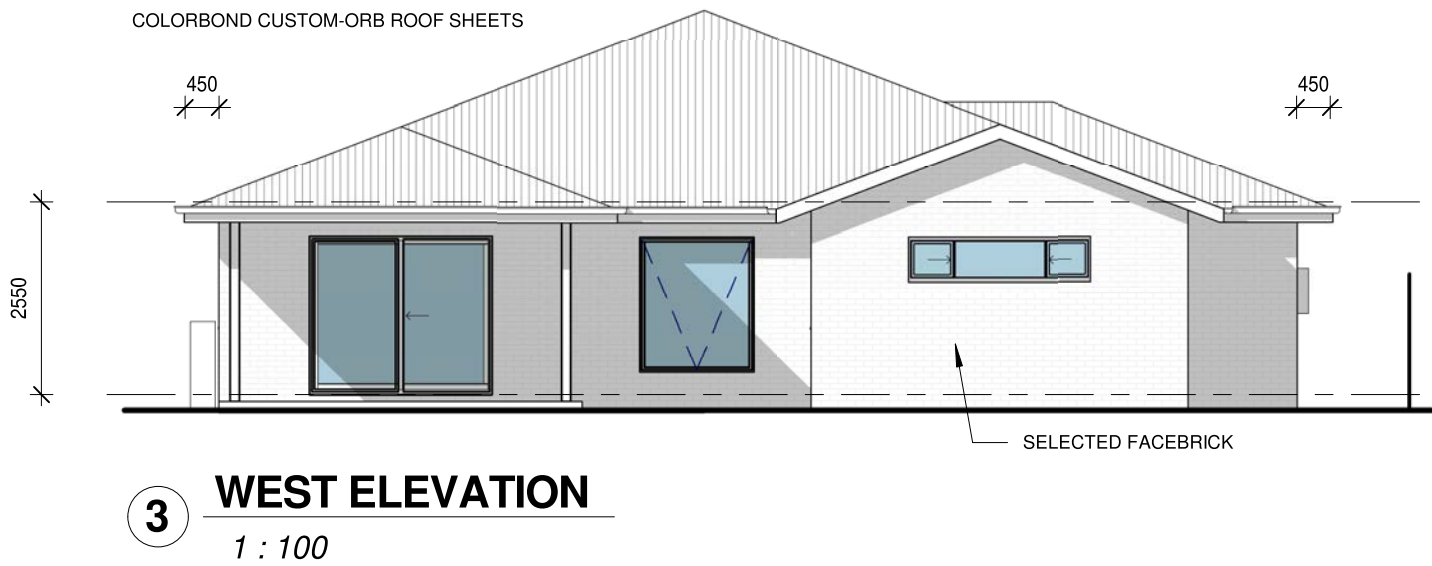
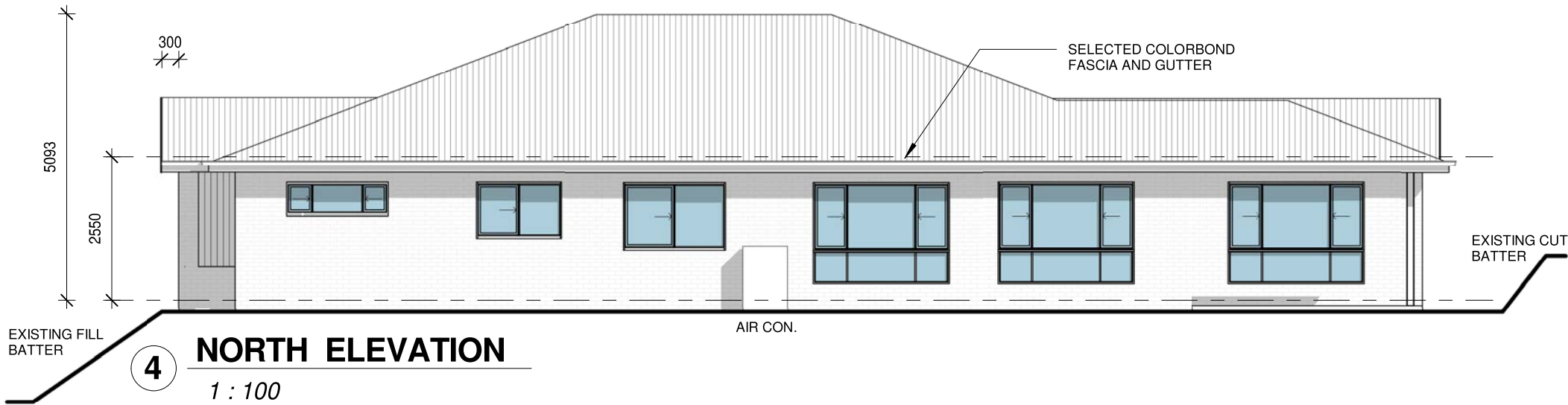
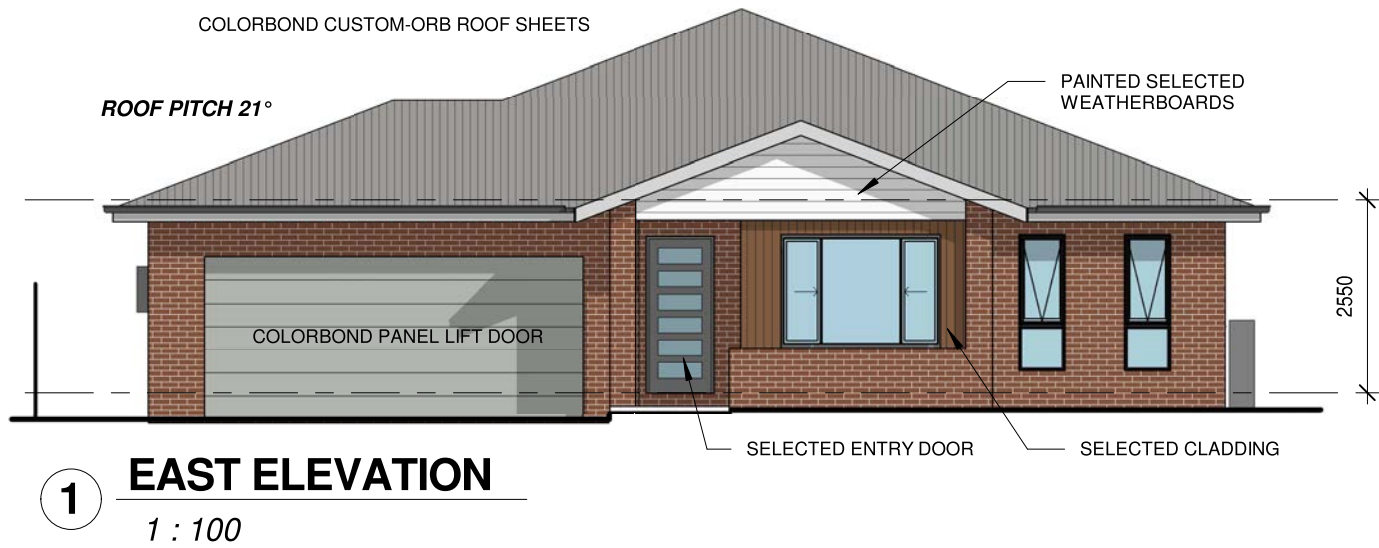


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|               |          |
|---------------|----------|
| Date :        | 6/7/2026 |
| Scale on A3 : | 1 : 200  |
| Drawn :       | C. W.    |
| Project :     | .        |
| Sheet :       | A01      |

Proposed Residence on Lot 24  
Kinlyside Close, YOUNG 2594

COMPLYING DEVELOPMENT



**Burstal Building**

will@burstalbuilding.com.au

ABN: 53 145 724 760  
Lic. No. 293857

PH: 0428 760 298

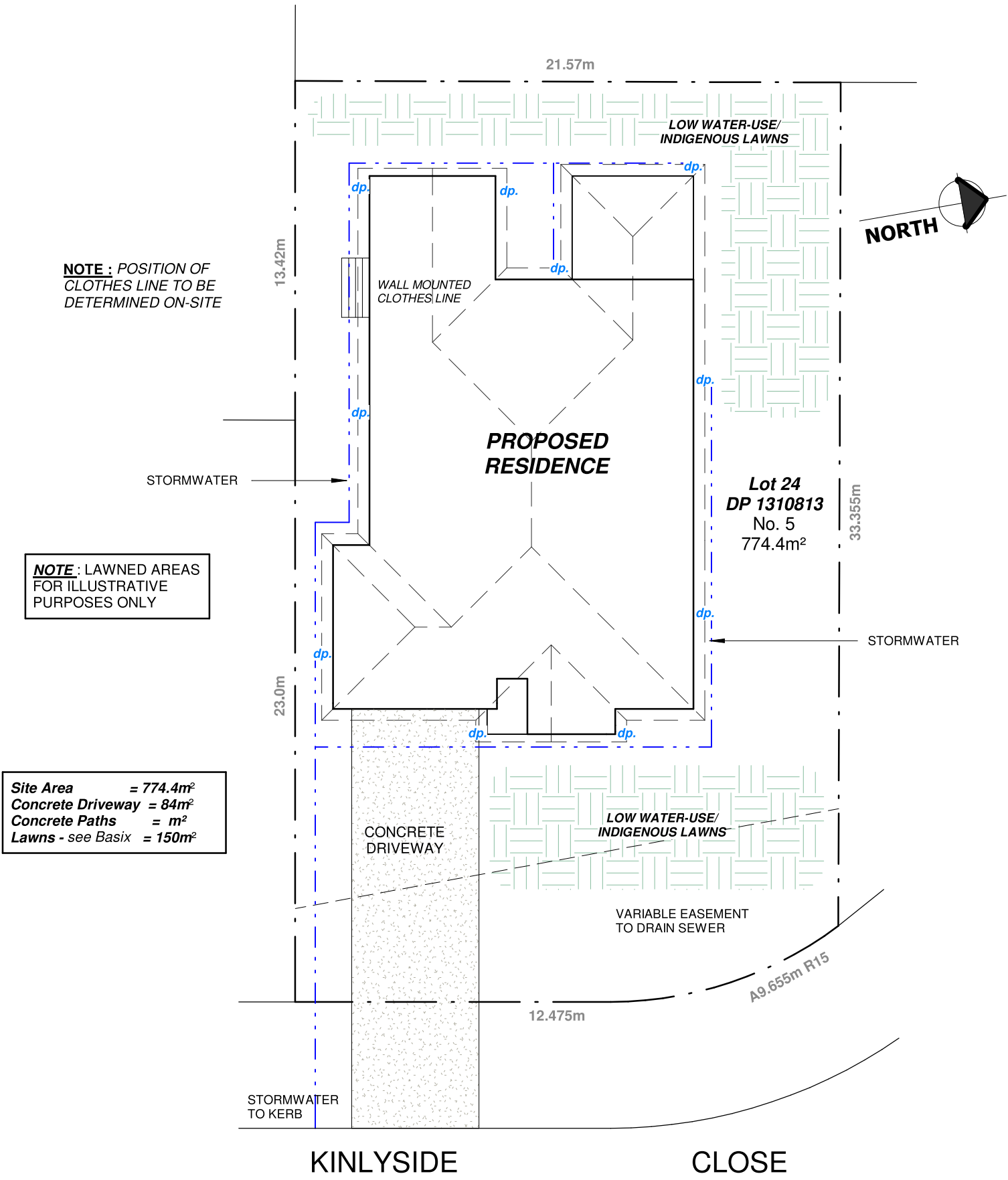
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|               |          |
|---------------|----------|
| Date :        | 6/7/2026 |
| Scale on A3 : | 1 : 100  |
| Drawn :       | C. W.    |
| Project :     | .        |
| Sheet :       | A03      |

Proposed Residence on Lot 24  
Kinlowside Close, YOUNG 2594

COMPLYING DEVELOPMENT



1 LANDSCAPE PLAN  
1 : 200



Certificate No. #HR-K4NIFH-D1

Assessor name: Anthony Crick

Accreditation No.: HERA 10197

Property Address: 5 Kinlyside Close, Young NSW 2594

<http://www.hera-software.com.au/pdf/HR-K4NIFH-D1>





[will@burstalbuilding.com.au](mailto:will@burstalbuilding.com.au)

PH: 0428 760 298

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|               |          |
|---------------|----------|
| Date :        | 6/7/2026 |
| Scale on A3 : | 1 : 200  |
| Drawn :       | C. W.    |
| Project :     | .        |
| Sheet :       | A05      |

Proposed Residence on Lot 24  
Kinlyside Close, YOUNG 2594

# BASIX™ Certificate

Building Sustainability Index

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

## Single Dwelling

Certificate number: 1854894S

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: Tuesday, 07 July 2026

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-K4NIFH-01.

### Project summary

|                           |                              |
|---------------------------|------------------------------|
| Project name              | Kinlyside Residence          |
| Street address            | 5 KINLYSIDE Close YOUNG 2594 |
| Local Government Area     | Hilltops Council             |
| Plan type and plan number | Deposited Plan DP1310813     |
| Lot no.                   | 24                           |
| Section no.               | -                            |
| Project type              | dwelling house (detached)    |
| No. of bedrooms           | 4                            |

### Project score

|                                         |        |             |
|-----------------------------------------|--------|-------------|
| Water                                   | ✓ 40   | Target 40   |
| Thermal Performance (Simulation method) | ✓ Pass | Target Pass |
| Energy                                  | ✓ 61   | Target 61   |
| Materials                               | ✓ -54  | Target n/a  |

### Certificate Prepared by

Name / Company Name: MATCH CO PTY LTD

ABN (if applicable): 31684215405

# Description of project

| Project address                         |                              |
|-----------------------------------------|------------------------------|
| Project name                            | Kinlyside Residence          |
| Street address                          | 5 KINLYSIDE Close YOUNG 2594 |
| Local Government Area                   | Hilltops Council             |
| Plan type and plan number               | Deposited Plan DP1310813     |
| Lot no.                                 | 24                           |
| Section no.                             | -                            |
| Project type                            |                              |
| Project type                            | dwelling house (detached)    |
| No. of bedrooms                         | 4                            |
| Site details                            |                              |
| Site area (m²)                          | 774                          |
| Roof area (m²)                          | 300                          |
| Conditioned floor area (m²)             | 172.5                        |
| Unconditioned floor area (m²)           | 13.7                         |
| 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-K4NIFH-01                |             |
| Climate zone                             | 65                          |             |
| Area adjusted cooling load (MJ/ m².year) | 10                          |             |
| Area adjusted heating load (MJ/ m².year) | 139                         |             |
| Project score                            |                             |             |
| Water                                    | <div><div></div></div> 40   | Target 40   |
| Thermal Performance (Simulation method)  | <div><div></div></div> Pass | Target Pass |
| Energy                                   | <div><div></div></div> 61   | Target 61   |
| Materials                                | <div><div></div></div> -54  | Target n/a  |

## Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

| Water Commitments                                                                                                                                                                                                                                                                                              | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| <b>Landscape</b>                                                                                                                                                                                                                                                                                               |                  |                              |                 |
| The applicant must plant indigenous or low water use species of vegetation throughout 50 square metres of the site.                                                                                                                                                                                            | ✓                | ✓                            |                 |
| <b>Fixtures</b>                                                                                                                                                                                                                                                                                                |                  |                              |                 |
| The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.                                                                                                                                        |                  | ✓                            | ✓               |
| The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.                                                                                                                                                                                         |                  | ✓                            | ✓               |
| The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.                                                                                                                                                                                                             |                  | ✓                            |                 |
| The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.                                                                                                                                                                                                     |                  | ✓                            |                 |
| <b>Alternative water</b>                                                                                                                                                                                                                                                                                       |                  |                              |                 |
| <b>Rainwater tank</b>                                                                                                                                                                                                                                                                                          |                  |                              |                 |
| The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.                                                                                                | ✓                | ✓                            | ✓               |
| The applicant must configure the rainwater tank to collect rain runoff from at least 200 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).                                                                                |                  | ✓                            | ✓               |
| The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> <li>all toilets in the development</li> <li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li> </ul> |                  | ✓<br>✓                       | ✓<br>✓          |

| Thermal Performance and Materials commitments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| <b>Simulation Method</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |                              |                 |
| Assessor details and thermal loads                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |                              |                 |
| The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.                                                                                                          |                  |                              |                 |
| The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |                              |                 |
| The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.                                                                                                                                                                                                                                                                                                                                                            |                  |                              |                 |
| The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications. | ✓                | ✓                            | ✓               |
| The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.                                                                                                                                                                                                                                                                                                                  |                  | ✓                            | ✓               |
| The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.                                                                                                                                                                                                                                  | ✓                | ✓                            | ✓               |

| Thermal Performance and Materials commitments                                                                                                                 | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| Construction                                                                                                                                                  |                  |                              |                 |
| The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below. | ✓                | ✓                            | ✓               |
| The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.     |                  |                              | ✓               |

| Construction                                                                                       | Area - m <sup>2</sup> | Insulation                                             |
|----------------------------------------------------------------------------------------------------|-----------------------|--------------------------------------------------------|
| floor - concrete slab on ground, waffle pod slab.                                                  | 186.2                 | none                                                   |
| garage floor - concrete slab on ground, waffle pod slab.                                           | 36                    | none                                                   |
| external wall: brick veneer; frame: timber - H2 treated softwood.                                  | all external walls    | fibreglass batts or roll+ foil/sarking                 |
| external garage wall: brick veneer; frame: timber - H2 treated softwood.                           | 37.3                  | none+ foil/sarking                                     |
| internal wall: plasterboard; frame: timber - H2 treated softwood.                                  | 172.6                 | none                                                   |
| ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood. | 300                   | 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 | 39.1              |
| timber    | 0.6               |
| uPVC      | 0                 |
| steel     | 0                 |
| composite | 0                 |

| Glazing | Maximum area - m2 |
|---------|-------------------|
| single  | 39.7              |
| double  | 0                 |
| triple  | 0                 |

| Energy Commitments                                                                                                                                                                                                                                                                                                                                       | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| <b>Hot water</b>                                                                                                                                                                                                                                                                                                                                         |                  |                              |                 |
| The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.                                                                                                                                                                                  | ✓                | ✓                            | ✓               |
| <b>Cooling system</b>                                                                                                                                                                                                                                                                                                                                    |                  |                              |                 |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 2.5 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: 2.5 star (cold zone)                                                                                                                                                           |                  | ✓                            | ✓               |
| <b>Heating system</b>                                                                                                                                                                                                                                                                                                                                    |                  |                              |                 |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 2.5 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: 2.5 star (cold zone)                                                                                                                                                           |                  | ✓                            | ✓               |
| <b>Ventilation</b>                                                                                                                                                                                                                                                                                                                                       |                  |                              |                 |
| The applicant must install the following exhaust systems in the development:<br>At least 1 Bathroom: individual fan, ducted to façade; Operation control: manual switch on/off<br><br>Kitchen: individual fan, ducted to façade; Operation control: manual switch on/off<br><br>Laundry: natural ventilation only, or no laundry; Operation control: n/a |                  | ✓<br>✓<br>✓                  | ✓<br>✓<br>✓     |
| <b>Artificial lighting</b>                                                                                                                                                                                                                                                                                                                               |                  |                              |                 |
| The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.                                                                                                                                                                                                 |                  | ✓                            | ✓               |
| <b>Natural lighting</b>                                                                                                                                                                                                                                                                                                                                  |                  |                              |                 |
| The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.                                                                                                                                                                                                                                                 | ✓                | ✓                            | ✓               |

| Energy Commitments                                                                                                      | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|-------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting. | ✓                | ✓                            | ✓               |
| <b>Other</b>                                                                                                            |                  |                              |                 |
| The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.                                |                  | ✓                            |                 |
| The applicant must install a fixed outdoor clothes drying line as part of the development.                              |                  | ✓                            |                 |

## Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a  in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

# Nationwide House Energy Rating Scheme®

## NatHERS® Certificate No. #HR-K4NIFH-01

Thermal performance  
star rating

Generated on 07 Jul 2026 using Hero 4.1 (Chenath v3.23)

### Property

**Address** 5 Kinlyside Close, Young, NSW, 2594  
**Lot/DP** 24/DP1310813  
**NCC Class\*** 1a  
**Floor/all Floors** 1 of 1 floors  
**Type** New

### Plans

**Main Plan** Kinlyside Residence  
**Prepared by** Burstal Building

### Construction and environment

|                                  |                             |
|----------------------------------|-----------------------------|
| <b>Assessed floor area (m²)*</b> | <b>Exposure Type</b>        |
| <b>Conditioned*</b> 172.5        | Suburban                    |
| <b>Unconditioned*</b> 13.7       | <b>NatHERS climate zone</b> |
| <b>Total</b> 222.2               | 65 - Orange AP              |
| <b>Garage</b> 36.0               |                             |



### Accredited assessor

**Name** Anthea Crack  
**Business name** True North Consulting  
**Email** anthea@truenorthconsult.com.au  
**Phone** +61 447259470  
**Accreditation No.** 10197  
**Assessor Accrediting Organisation** HERA  
**Declaration of interest** No Conflict of Interest

### NCC Requirements

**BCA provisions** Volume 2  
**State/Territory variation** Yes

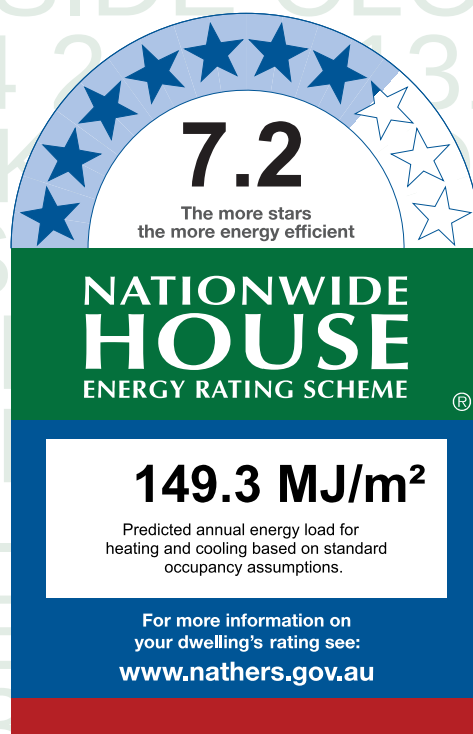
#### National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

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



### Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

|                    | Heating | Cooling |
|--------------------|---------|---------|
| <b>Modelled</b>    | 138.9   | 10.4    |
| <b>Load limits</b> | 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-K4NIFH-01>

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



\* Refer to glossary.



## About the ratings

### Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value\* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

## Heating and Cooling Load Limits

### Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

### Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable



## Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

## Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

### Energy use:

No Whole of Home performance assessment conducted for this certificate.

### Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

### Cost:

No Whole of Home performance assessment conducted for this certificate.

## Certificate check

The checklist covers important items impacting the dwelling's ratings.

It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.

It is not mandatory to complete this checklist.

| Approval stage   |                                        | Construction stage |                                        |                 |
|------------------|----------------------------------------|--------------------|----------------------------------------|-----------------|
| Assessor checked | Consent authority/<br>surveyor checked | Builder checked    | Consent authority/<br>surveyor checked | Occupancy/other |

### Genuine certificate check

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

☐☐☐☐

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

☐☐☐☐

### Thermal performance check

#### Windows and glazed doors

Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?

☐☐☐☐☐

Does the installed windows meet the substitution tolerances (AFRC\* based SHGC\* and U-values\*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?

☐☐☐

#### External walls

Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'External wall type table' on this Certificate?

☐☐☐☐☐

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

☐☐☐☐☐

#### Floor

Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?

☐☐☐☐☐

#### Ceiling penetrations\*

Does the 'quantity' and 'type' of ceiling penetrations\* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?

☐☐☐☐☐

#### Ceiling

Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?

☐☐☐☐☐

#### Roof

Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?

☐☐☐☐☐

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

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

☐☐☐☐

#### Exposure\*

Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

☐☐☐☐

#### Heating and cooling load limits\*

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

☐☐☐☐☐

\* Refer to glossary.



## Certificate check

Continued

| Approval stage   |                                        | Construction stage |                                        |                 |
|------------------|----------------------------------------|--------------------|----------------------------------------|-----------------|
| Assessor checked | Consent authority/<br>surveyor checked | Builder checked    | Consent authority/<br>surveyor checked | Occupancy/other |

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

#### Thermal bridging

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

#### Insulation installation method

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

#### Building sealing

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

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

#### Appliances

|                                                                                                                                                                                                                                                      |                          |                          |                          |                          |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

|                                                                                   |  |                          |                          |                          |                          |
|-----------------------------------------------------------------------------------|--|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the lighting meet the artificial lighting requirements specified in the NCC? |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Does the hot water system meet the additional requirements specified in the NCC?  |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

#### Provisional values\* check

|                                                                                                                    |                          |                          |  |  |  |
|--------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--|--|--|
| Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below? | <input type="checkbox"/> | <input type="checkbox"/> |  |  |  |
|--------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--|--|--|

#### Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

## Room schedule

| Room                  | Zone Type      | Area (m <sup>2</sup> ) |
|-----------------------|----------------|------------------------|
| Kitchen/Living/Dining | Kitchen/Living | 60.11                  |
| Bed 2                 | Bedroom        | 15.00                  |
| Bathroom              | Unconditioned  | 5.70                   |
| Bed 3                 | Bedroom        | 11.26                  |
| Bed 4                 | Bedroom        | 11.05                  |
| WC                    | Day Time       | 1.91                   |
| Entry                 | Day Time       | 18.38                  |
| WIL                   | Day Time       | 2.64                   |
| Garage                | Garage         | 36.04                  |
| Laundry               | Unconditioned  | 7.98                   |
| Pantry                | Day Time       | 2.84                   |
| Ensuite WC            | Night Time     | 1.52                   |
| Ensuite               | Night Time     | 10.64                  |
| Bed 1                 | Bedroom        | 15.20                  |
| WIR                   | Night Time     | 4.37                   |
| Lounge                | Living         | 17.59                  |

## Window and glazed door type and performance

### Default\* windows

| Window ID    | Window Description   | Maximum U-value* | SHGC* | SHGC substitution tolerance ranges |             |
|--------------|----------------------|------------------|-------|------------------------------------|-------------|
|              |                      |                  |       | lower limit                        | upper limit |
| ALM-001-01 A | Aluminium A SG Clear | 6.7              | 0.57  | 0.54                               | 0.60        |
| ALM-002-01 A | Aluminium B SG Clear | 6.7              | 0.70  | 0.66                               | 0.73        |
| TIM-001-01 W | Timber A SG Clear    | 5.4              | 0.56  | 0.53                               | 0.59        |

\* Refer to glossary.



## Custom\* windows

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

## Window and glazed door schedule

| Location              | Window ID    | Window no. | Height (mm) | Width (mm) | Window type  | Opening % | Orient-ation | Shading device* |
|-----------------------|--------------|------------|-------------|------------|--------------|-----------|--------------|-----------------|
| Bathroom              | ALM-002-01 A | W05        | 1000        | 1500       | Sliding      | 45        | N            | None            |
| Bed 1                 | ALM-002-01 A | W13        | 600         | 2400       | Sliding      | 45        | S            | None            |
| Bed 2                 | ALM-002-01 A | W06        | 1200        | 1800       | Sliding      | 45        | N            | None            |
| Bed 3                 | ALM-002-01 A | W04        | 600         | 1800       | Sliding      | 45        | N            | None            |
| Bed 3                 | ALM-001-01 A | W02        | 1800        | 600        | Awning       | 90        | E            | None            |
| Bed 3                 | ALM-001-01 A | W03        | 1800        | 600        | Awning       | 90        | E            | None            |
| Bed 4                 | ALM-002-01 A | W01        | 1500        | 2100       | Sliding      | 45        | E            | None            |
| Ensuite               | ALM-002-01 A | W14        | 1000        | 1800       | Sliding      | 45        | S            | None            |
| Entry                 | TIM-001-01 W | W18        | 1000        | 600        | Hinged Door  | 90        | E            | None            |
| Garage                | ALM-002-01 A | W17        | 1000        | 1500       | Sliding      | 45        | S            | None            |
| Kitchen/Living/Dining | ALM-002-01 A | W07        | 1800        | 2400       | Sliding      | 45        | N            | None            |
| Kitchen/Living/Dining | ALM-002-01 A | W08        | 1800        | 2400       | Sliding      | 45        | N            | None            |
| Kitchen/Living/Dining | ALM-002-01 A | W10        | 1800        | 1500       | Fixed        | 0         | W            | None            |
| Kitchen/Living/Dining | ALM-002-01 A | W09        | 2100        | 2400       | Sliding Door | 45        | W            | None            |
| Laundry               | ALM-002-01 A | W15        | 1000        | 425        | Sliding      | 45        | S            | None            |
| Laundry               | ALM-001-01 A | W16        | 2100        | 820        | Hinged Door  | 90        | S            | None            |
| Lounge                | ALM-002-01 A | W12        | 600         | 2400       | Sliding      | 45        | W            | None            |
| Lounge                | ALM-002-01 A | W11        | 1800        | 2400       | Sliding      | 45        | N            | 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 |



## Roof window type and performance value

### Default\* roof windows

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

### Custom\* roof windows

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

## Roof window schedule

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

## Skylight type and performance

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

## Skylight schedule

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

## External door schedule

| Location | Height (mm) | Width (mm) | Opening % | Orientation |
|----------|-------------|------------|-----------|-------------|
| Entry    | 2200        | 920        | 90        | E           |
| Garage   | 2100        | 5000       | 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                   |

## External wall schedule

| Location | Wall ID | Height (mm) | Width (mm) | Orientation | Horizontal shading feature* projection (mm) | Vertical shading feature |
|----------|---------|-------------|------------|-------------|---------------------------------------------|--------------------------|
|----------|---------|-------------|------------|-------------|---------------------------------------------|--------------------------|



## External wall *schedule*

| Location              | Wall ID       | Height (mm) | Width (mm) | Orient-ation | Horizontal shading feature* projection (mm) | Vertical shading feature |
|-----------------------|---------------|-------------|------------|--------------|---------------------------------------------|--------------------------|
| Bathroom              | BV-REFL-CAV-A | 2550        | 1899       | N            | 420                                         | No                       |
| Bed 1                 | BV-REFL-CAV-A | 2550        | 3800       | S            | 420                                         | No                       |
| Bed 2                 | BV-REFL-CAV-A | 2550        | 3300       | N            | 420                                         | No                       |
| Bed 3                 | BV-REFL-CAV-A | 2550        | 3751       | N            | 420                                         | No                       |
| Bed 3                 | BV-REFL-CAV-A | 2550        | 3002       | E            | 420                                         | No                       |
| Bed 4                 | BV-REFL-CAV-A | 2550        | 3001       | E            | 270                                         | No                       |
| Bed 4                 | BV-REFL-CAV-A | 2550        | 2199       | S            | 2010                                        | No                       |
| Bed 4                 | BV-REFL-CAV-A | 2550        | 999        | N            | 420                                         | No                       |
| Ensuite               | BV-REFL-CAV-A | 2550        | 3098       | S            | 420                                         | No                       |
| Entry                 | BV-REFL-CAV-A | 2550        | 1501       | E            | 2469                                        | No                       |
| Garage                | BV-REFL-CAV-B | 2550        | 1440       | W            | 436                                         | No                       |
| Garage                | BV-REFL-CAV-B | 2550        | 6001       | E            | 440                                         | No                       |
| Garage                | BV-REFL-CAV-B | 2550        | 6005       | S            | 440                                         | No                       |
| Garage                | BV-REFL-CAV-B | 2550        | 1200       | N            | 2135                                        | No                       |
| Kitchen/Living/Dining | BV-REFL-CAV-A | 2550        | 7294       | N            | 420                                         | No                       |
| Kitchen/Living/Dining | BV-REFL-CAV-A | 2550        | 3477       | W            | 418                                         | No                       |
| Kitchen/Living/Dining | BV-REFL-CAV-A | 2550        | 4764       | W            | 4507                                        | No                       |
| Laundry               | BV-REFL-CAV-A | 2550        | 1749       | S            | 420                                         | No                       |
| Lounge                | BV-REFL-CAV-A | 2550        | 4002       | S            | 420                                         | No                       |
| Lounge                | BV-REFL-CAV-A | 2550        | 4000       | W            | 269                                         | No                       |
| Lounge                | BV-REFL-CAV-A | 2550        | 4087       | N            | 420                                         | No                       |
| WIR                   | BV-REFL-CAV-A | 2550        | 1503       | S            | 420                                         | No                       |

## Internal wall *type*

| Wall ID | Wall Type                       | Area (m <sup>2</sup> ) | Bulk insulation |
|---------|---------------------------------|------------------------|-----------------|
| INT-PB  | Internal Plasterboard Stud Wall | 172.9                  | 0.00            |



## Internal wall type

| Wall ID | Wall Type                       | Area (m <sup>2</sup> ) | Bulk insulation |
|---------|---------------------------------|------------------------|-----------------|
| INT-PB  | Internal Plasterboard Stud Wall | 11.7                   | 2.50            |

## Floor type

| Location              | Construction                                           | Area (m <sup>2</sup> ) | Sub-floor ventilation | Added insulation (R-value) | Covering   |
|-----------------------|--------------------------------------------------------|------------------------|-----------------------|----------------------------|------------|
| Bathroom              | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 5.7                    | N/A                   | 0.56                       | Tile (8mm) |
| Bed 1                 | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 15.2                   | N/A                   | 0.56                       | Carpet     |
| Bed 2                 | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 15.0                   | N/A                   | 0.56                       | Carpet     |
| Bed 3                 | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 11.3                   | N/A                   | 0.56                       | Carpet     |
| Bed 4                 | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 11.0                   | N/A                   | 0.56                       | Carpet     |
| Ensuite               | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 10.6                   | N/A                   | 0.56                       | Tile (8mm) |
| Ensuite WC            | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 1.5                    | N/A                   | 0.56                       | Tile (8mm) |
| Entry                 | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 18.4                   | N/A                   | 0.56                       | Vinyl      |
| Garage                | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 36.0                   | N/A                   | 0.56                       | Exposed    |
| Kitchen/Living/Dining | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 60.1                   | N/A                   | 0.56                       | Vinyl      |
| Laundry               | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 8.0                    | N/A                   | 0.56                       | Tile (8mm) |
| Lounge                | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 17.6                   | N/A                   | 0.56                       | Carpet     |
| Pantry                | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 2.8                    | N/A                   | 0.56                       | Vinyl      |
| WC                    | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 1.9                    | N/A                   | 0.56                       | Tile (8mm) |
| WIL                   | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 2.6                    | N/A                   | 0.56                       | Vinyl      |
| WIR                   | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 4.4                    | N/A                   | 0.56                       | Carpet     |

## Ceiling type

| Location | Construction                                                             | Bulk insulation (R-value) | Reflective wrap* |
|----------|--------------------------------------------------------------------------|---------------------------|------------------|
| Bathroom | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 4.00                      | Yes              |
| Bed 1    | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 4.00                      | Yes              |



## Ceiling type

| Location              | Construction                                                             | Bulk insulation (R-value) | Reflective wrap* |
|-----------------------|--------------------------------------------------------------------------|---------------------------|------------------|
| Bed 2                 | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 4.00                      | Yes              |
| Bed 3                 | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 4.00                      | Yes              |
| Bed 4                 | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 4.00                      | Yes              |
| Ensuite               | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 4.00                      | Yes              |
| Ensuite WC            | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 4.00                      | Yes              |
| Entry                 | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 4.00                      | Yes              |
| Garage                | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 4.00                      | Yes              |
| Kitchen/Living/Dining | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 4.00                      | Yes              |
| Laundry               | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 4.00                      | Yes              |
| Lounge                | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 4.00                      | Yes              |
| Pantry                | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 4.00                      | Yes              |
| WC                    | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 4.00                      | Yes              |
| WIL                   | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 4.00                      | Yes              |
| WIR                   | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 4.00                      | Yes              |

## Ceiling penetrations\*

| Location   | Quantity | Type      | Diameter (mm) | Sealed /unsealed |
|------------|----------|-----------|---------------|------------------|
| Bathroom   | 1        | Downlight | 200           | Sealed           |
| Bed 1      | 2        | Downlight | 200           | Sealed           |
| Bed 2      | 2        | Downlight | 200           | Sealed           |
| Bed 3      | 2        | Downlight | 200           | Sealed           |
| Bed 4      | 2        | Downlight | 200           | Sealed           |
| Ensuite    | 2        | Downlight | 200           | Sealed           |
| Ensuite WC | 1        | Downlight | 200           | Sealed           |
| Entry      | 3        | Downlight | 200           | Sealed           |

\* Refer to glossary.



## Ceiling penetrations\*

| Location              | Quantity | Type        | Diameter (mm) | Sealed /unsealed |
|-----------------------|----------|-------------|---------------|------------------|
| Kitchen/Living/Dining | 9        | Downlight   | 200           | Sealed           |
| Kitchen/Living/Dining | 1        | Exhaust Fan | 350           | Sealed           |
| Laundry               | 1        | Downlight   | 200           | Sealed           |
| Lounge                | 3        | Downlight   | 200           | Sealed           |
| Pantry                | 1        | Downlight   | 200           | Sealed           |
| WC                    | 1        | Downlight   | 200           | Sealed           |
| WIL                   | 1        | Downlight   | 200           | Sealed           |
| WIR                   | 1        | Downlight   | 200           | Sealed           |

## Ceiling fans

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

## Roof type

| Construction                                                             | Added insulation (R-value) | Solar absorptance | Roof Colour |
|--------------------------------------------------------------------------|----------------------------|-------------------|-------------|
| ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 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 |
|-----------------------|----------|-----------|----------------------------------|----------------------|
| No Whole of Home Data |          |           |                                  |                      |

### Heating system

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

\* Refer to glossary.



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 |                        |



## Explanatory Notes

### About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value\* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the home's energy value\*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

### Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and

are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

### Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

## Glossary

|                                               |                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Annual energy load</b>                     | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.                                                                                                                                                                                                                                |
| <b>AFRC</b>                                   | Australian Fenestration Rating Council                                                                                                                                                                                                                                                                                                   |
| <b>Assessed floor area</b>                    | the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.                                                                                                                                                                         |
| <b>Ceiling penetrations</b>                   | features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.                                             |
| <b>Conditioned</b>                            | a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.                                                                                                                                                                         |
| <b>COP</b>                                    | Coefficient of performance                                                                                                                                                                                                                                                                                                               |
| <b>Custom windows</b>                         | windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.                                                                                                                                                                                                   |
| <b>Default windows</b>                        | windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.                                                                                                                                                                                                      |
| <b>EER</b>                                    | Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input                                                                                                                                                                                                         |
| <b>Energy use</b>                             | This is your home's rating without solar or batteries.                                                                                                                                                                                                                                                                                   |
| <b>Energy value</b>                           | The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).                                                                                                                                                             |
| <b>Entrance door</b>                          | these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.                                                                                                                                                                   |
| <b>Exposure</b>                               | see exposure categories below                                                                                                                                                                                                                                                                                                            |
| <b>Exposure category - exposed</b>            | terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).                                                                                                                                                                                                           |
| <b>Exposure category - open</b>               | terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).                                                                                                                    |
| <b>Exposure category - suburban</b>           | terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.                                                                                                                                                                                                                    |
| <b>Exposure category - protected</b>          | terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.                                                                                                                                                                                                                                             |
| <b>Horizontal shading feature</b>             | provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.                                                                                                                                                                                        |
| <b>National Construction Code (NCC) Class</b> | the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at <a href="http://www.abcb.gov.au">www.abcb.gov.au</a> .                                                                        |
| <b>Net zero home</b>                          | a home that achieves a net zero energy value*.                                                                                                                                                                                                                                                                                           |
| <b>Opening percentage</b>                     | the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.                                                                                                                                                                                                                     |
| <b>Provisional value</b>                      | an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at <a href="http://www.nathers.gov.au">www.nathers.gov.au</a> |
| <b>Recommended capacity</b>                   | this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.                                                                            |
| <b>Reflective wrap (also known as foil)</b>   | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.                                                                                                                                                                                           |
| <b>Roof window</b>                            | for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.                                                                                                                                                     |
| <b>Shading features</b>                       | includes neighbouring buildings, fences, and wing walls, but excludes eaves.                                                                                                                                                                                                                                                             |
| <b>Solar heat gain coefficient (SHGC)</b>     | the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.                                                                          |
| <b>Skylight (also known as roof lights)</b>   | for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.                                                                                                                                                                                                               |
| <b>STCs</b>                                   | Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory                                                                                                   |
| <b>Thermal breaks</b>                         | are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.      |
| <b>U-value</b>                                | the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.                                                                                                                                                                                                                                    |
| <b>Unconditioned</b>                          | a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions                                                                                                                                                                                                                      |
| <b>Vertical shading features</b>              | provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).                                                                    |
| <b>Window shading device</b>                  | a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)                                                                                                                                                                           |

\* Refer to glossary.