

Statement of Environmental Effects	
In Support of a Development Application	
Proposal	NEW DWELLING – 4 Bedroom Brick Veneer & Colorbond Roof dwelling with spacious Living areas, Office, Lounge, Alfresco Verandah & Pergola Areas & incorporated Double Garage DETACHED SHED – 12m X 15m detached Garage/Shed
Subject Land Address	Lot 2 DP 1321886
	124 Hills Street, YOUNG 2594
Applicant/Owner	[REDACTED]
	For [REDACTED]
Appn Prepared By	DA Busters – Development Assistance Services Ph: [REDACTED]
LGA	Hilltops Council – former Young Shire Council



Front Elevation & rendering

assisted by:



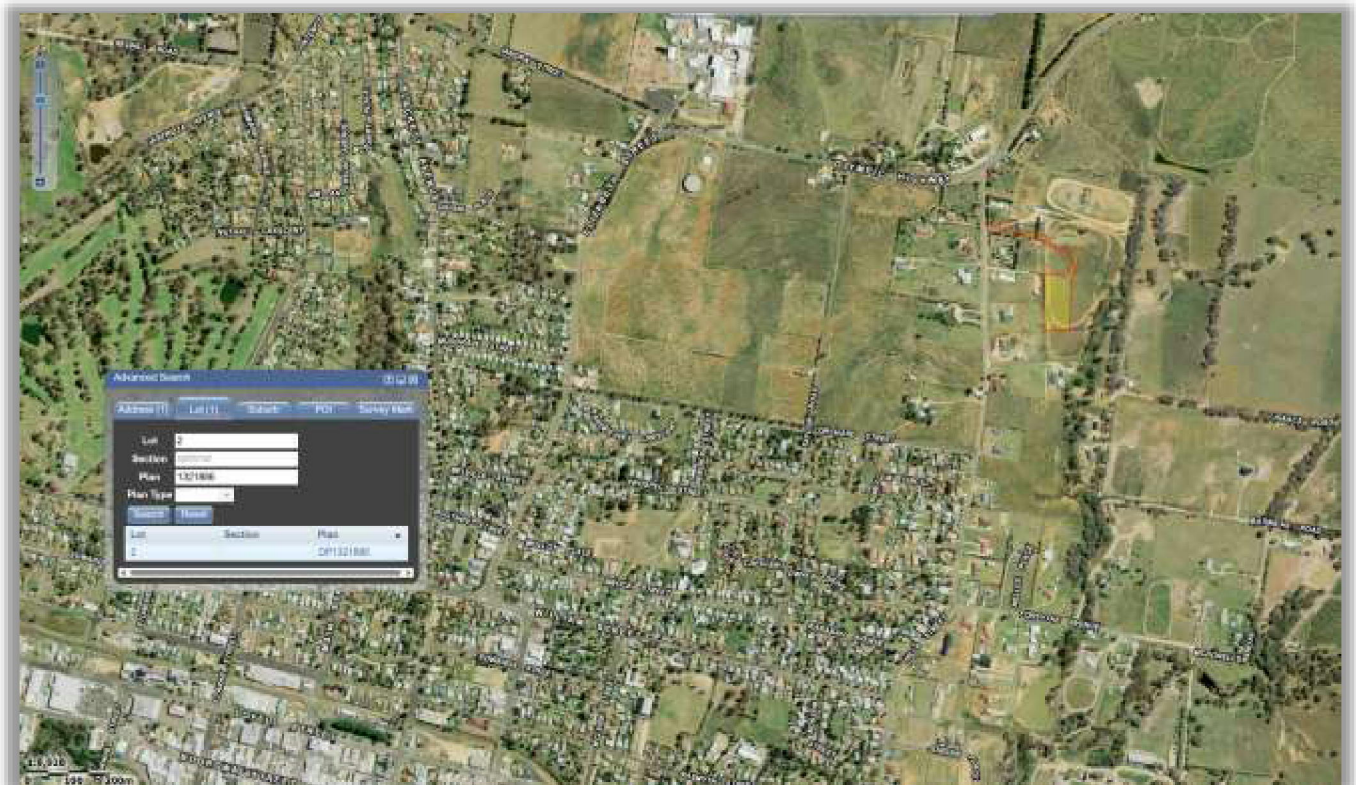
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1 Introduction/Executive Summary

This application is for a new dwelling on a new large residential allotment, within a part of lesser density development to the north east of the Town proper. Lot 2/1321886 is on a number of blocks just released in a subdivision by Kevin & Vicki Powderly. The land is on the eastern side of Hills Street and is in the midst of a number of stately larger homes on the surrounding larger lots which are $\frac{3}{4}$ to 1.5 acre (approx. 10,000 – 23,000 sq.m) in size. This application is for a larger dwelling which fits the nature of those in the immediate vicinity.

1.1 History of the Site

The site is currently vacant and has no known development upon it. It is on lands east of Hills St that has stood away from what was formerly Virginia Orchard to the west and has been unfarmed also. The land has been general horse farm or trotting training for quite a few years until recent subdivision, as can be evidenced by the former trotting training track, paddocks and stables on older aerial image iterations.



***SIX Map from circa 2013 with subject lot highlighted
NE of Town in context with surrounds***

The land has a general grade from NW to SE with 2.0m level change across the wider building pad (diagonally some 40m or so). The plan is not to hard bench the site yet to shape and work within the slope to achieve a respectable cut/fill and graded lands with generous side setbacks as noted on the site plans.

The development whilst comfortable in size and nature, is single storey, articulates with features in the elevations and a busy roofline to match. Whilst tucked away from the street the dwelling provides an interesting appearance to the internal access road and with the elements of cut/fill, will integrate into the land also having a generous internal road setback.

In keeping with the adjoining properties, landscaping will be commenced after occupation giving the property similar street appeal as its neighbours.

Figure 1b – Cadastre & Contour Plan (source InfoTrack MapIT NSW)

1.2 Locality

The subject land is approximately 2.1 km NE from the Post Office of Young and is on the fringe of an established mixed age but mostly newer and larger size dwellings area, on the north eastern sector of the Young Township. The property is via Williams & Hills Streets, from the CBD (or Olympic Way and then down Hills Street) being two primary or arterial type thoroughfares to this part of town.

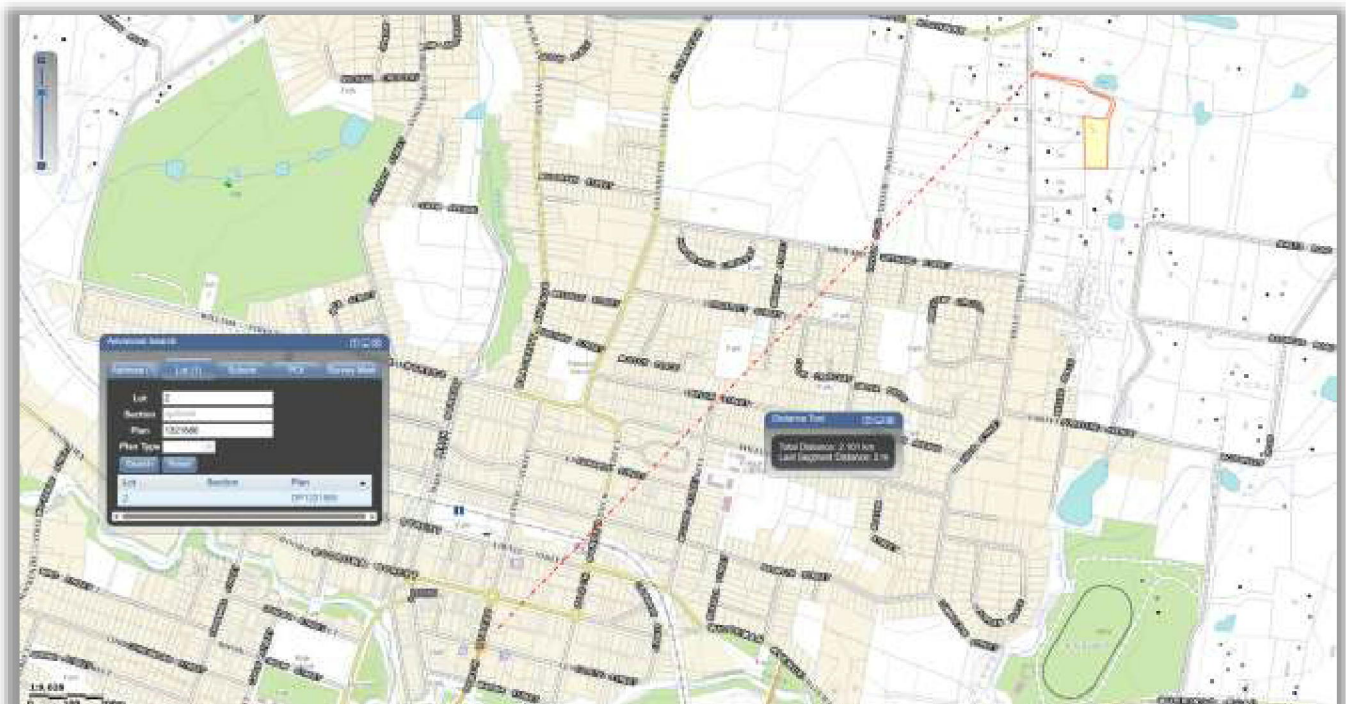
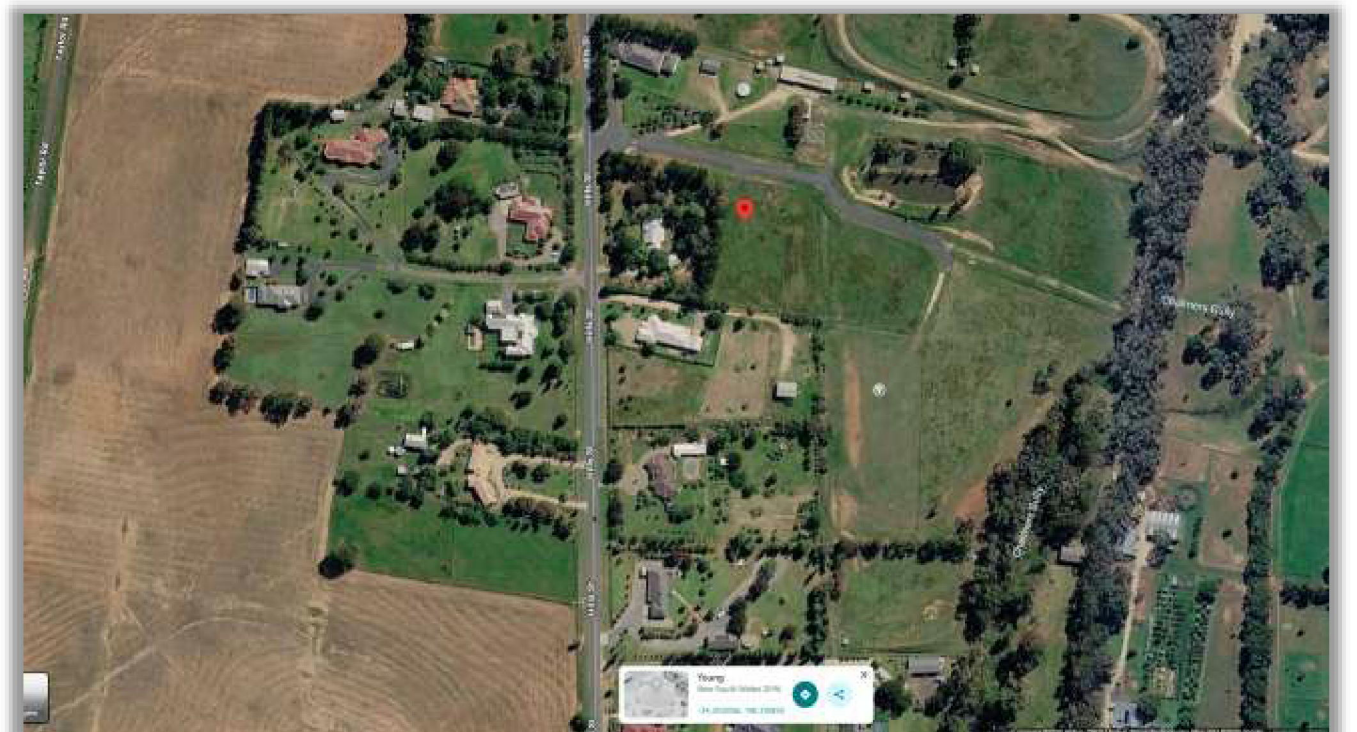
Figure 1b – Locality Map (source SIX Maps)

Figure 1c(i) & 1c(ii) – Neighbourhood Plan (source SIX Maps 2012 & Google Maps – approx. 2023)



Highlight yellow



Grey pin tag

Figure 1d – Street View (source Google Maps – approx. 2023)



Hills St subdiv access



Drone view of lot from south to access and subdiv road

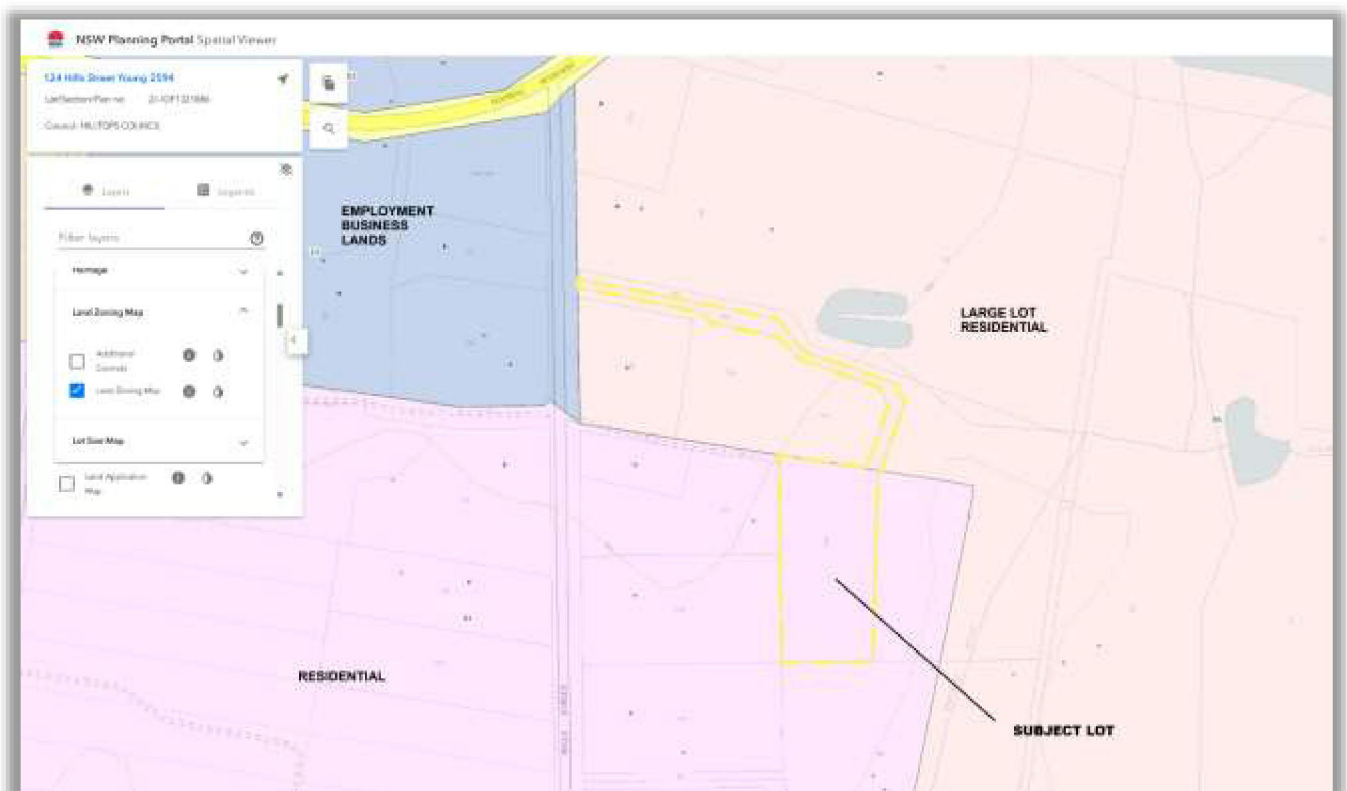
2 Site Analysis

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 on Hills St and between the Highway to the North and Forsyth St down Hills St to the South. The locality is characterised by mixed lot sizes and housing styles of more recent newer styles as this upper part of Hills Street featured 10,000 to 25,000 sq.m lots, having a fringe of town appeal like the other lots around and akin to those from back in the day. Dwellings nearby 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 ear-marked larger lot residential areas and urban release areas.

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



2.2 Site Description

The land is vacant, slopes down and away from the NW top corner. No trees exist in the building locality nor will be affected by this proposal. The land is set down a subdivision access road and is well away from the Street.

The land is benefited at the front for Water, and it is directly serviced from the street via the right of access and services for power & data.

The land is sewered and drainage will be to these in adjacent easements.

Figure 3a, b, c, d & e– Site Photos



View to SW across the lot



View at access gate

3 Description of Proposed Development

3.1 Elements of the Proposed Development

DWELLING

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

- | | | | | | | | | | | | | | |
|--|---|------------------------------------|---|------------------------------------|-------------|---|----------------------|-------------|---|------------------------|--------------|---|-------------------|
| The number of storeys proposed | - 1 | | | | | | | | | | | | |
| The roof type proposed | - Colorbond (surfmist) | | | | | | | | | | | | |
| Dwelling wall type proposed | - Clad – Linea (White with Off white trim & Cream frames etc)
Brick and Sandstone to be sand colours | | | | | | | | | | | | |
| Dwelling roof height above finished ground level | - 5.845 metres to higher ridge | | | | | | | | | | | | |
| Gross floor area (GFA) | - Living – 286.9 m ² , Garage – 49.1 sq.m, Al Fresco – 40.8 sq.m,
Verandah – 16.3 sq.m, Pergola – 11.7 sq.m (Total = 404.8 sq.m) | | | | | | | | | | | | |
| Setbacks from each current site boundary (in brackets proposed setback after subdiv) | <table border="0"> <tr> <td>North (primary)</td> <td>-</td> <td>31.045 metres (to front main wall)</td> </tr> <tr> <td>East (side)</td> <td>-</td> <td>20.969 metres (side)</td> </tr> <tr> <td>West (side)</td> <td>-</td> <td>14.634m (to side wall)</td> </tr> <tr> <td>South (rear)</td> <td>-</td> <td>70.1m (rear wall)</td> </tr> </table> | North (primary) | - | 31.045 metres (to front main wall) | East (side) | - | 20.969 metres (side) | West (side) | - | 14.634m (to side wall) | South (rear) | - | 70.1m (rear wall) |
| North (primary) | - | 31.045 metres (to front main wall) | | | | | | | | | | | |
| East (side) | - | 20.969 metres (side) | | | | | | | | | | | |
| West (side) | - | 14.634m (to side wall) | | | | | | | | | | | |
| South (rear) | - | 70.1m (rear wall) | | | | | | | | | | | |
| Any landscape work proposed | - Lawn and garden will be provided to the dwelling curtilage, as per the BASIX certificate.

Battered and cut areas (approx 1m cut/fill) to be 3:1 grade, vegetated and generally drained and landscaped. | | | | | | | | | | | | |
| Vehicle, access and parking | - Access to the site will be from Hills to the double garage on the southeastern side of dwelling via subdivision approved access road & gate. | | | | | | | | | | | | |
| Utilities | <p><u>Sewer</u> – effluent disposal will be to the piped easement adjacent</p> <p><u>Water</u> – The property will be connected to a water meter located to the front of site. The BASIX further provided that stormwater from the roof of the dwelling will be collected in a 50,000 litre 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 in service road.</p> | | | | | | | | | | | | |
| Is development permissible under another SEPP or EPI ? | - This development is permissible under the provisions of the Hilltops LEP 2022 (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 3.7%

Subdivision proposed

- NO – dwelling house and future shed only

Rear Detached Shed

12m x 15m shed with 3.5m to eaves and a low pitch roof – accommodates Van/boat etc

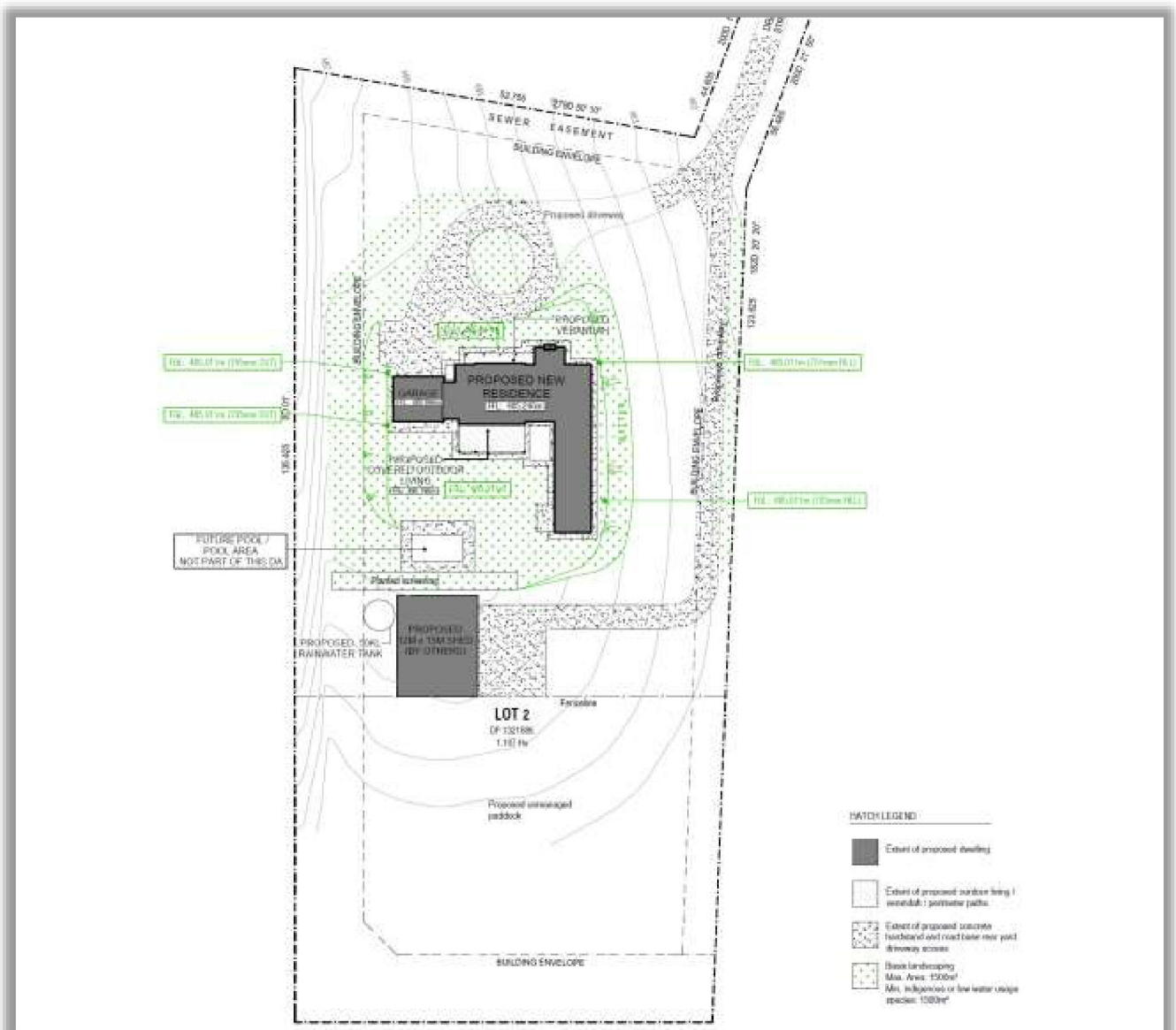
East bdy (side) – 36.8m

West bdy (side) - 15.15m

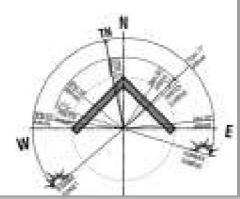
South bdy (rear) – 48.4m

Approx 8m behind relative rear of dwelling and offset

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



Site extracts



4 Relevant Legislation and Planning Controls

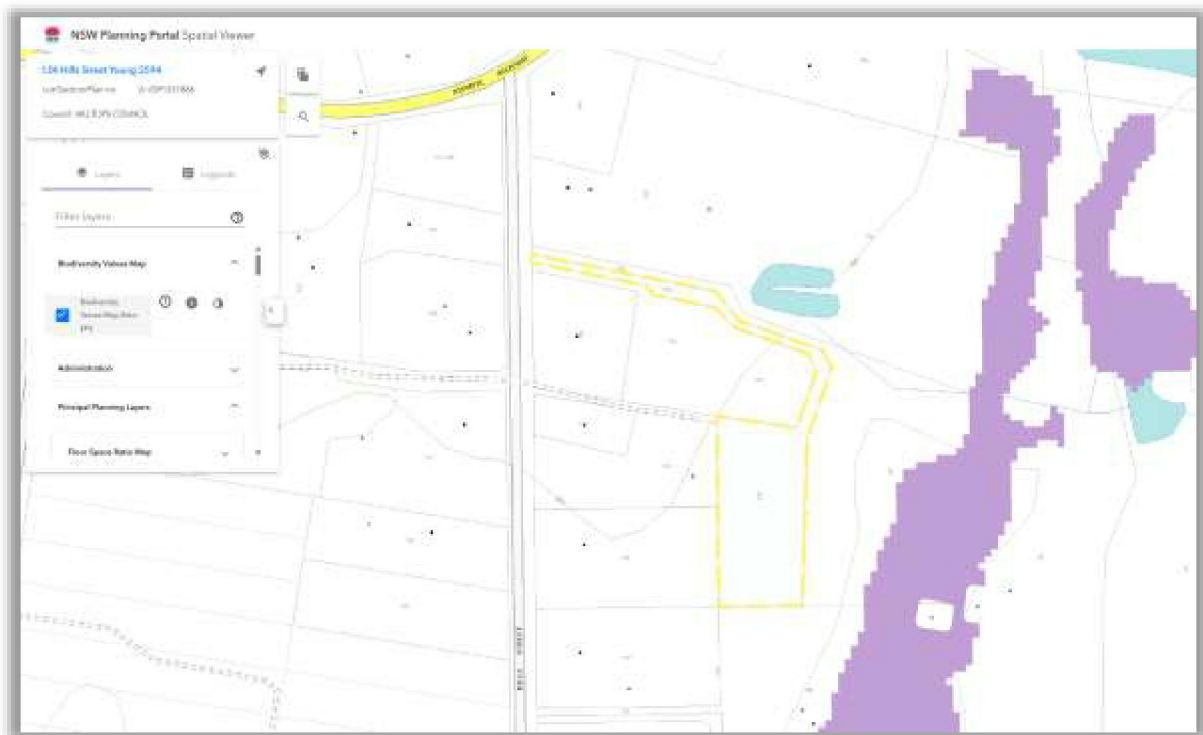
GENERAL REQUIREMENTS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

1.7 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

As per these sections of the above Acts, it is not considered that the development is likely to significantly affect threatened species, populations or ecological communities, because:

Biodiversity Conservation Act 2016

- the development will not significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, as there are no trees and shrubs to be removed, there are no threatened ecological communities on the site, the development will not adversely impact the life cycle or habitat of any of the threatened species that may occur in the region, and the development is not a key threatening process. [7.2(1)(a)],
- The development does not exceed the biodiversity offsets scheme thresholds (is not mapped as high biodiversity value on the Biodiversity Values Map and does not exceed the clearing threshold) [7.2(1)(b)],
- the site has not been declared as an area of outstanding biodiversity value [7.2(1)(c)].



Fisheries Management Act 1994

- as per the seven-part test under section 221ZV of the Act, there are no threatened species, populations or ecological communities, occurring on-site, or are known to be in the area, there is no declared critical habitat in the region and the development is not a key threatening process.

4.10 Designated development

This development is not a category of designated development, under Schedule 3 of the *Environmental Planning and Assessment Regulation 2000*.

4.14 Consultation and development consent—certain bush fire prone land

The land is not mapped as bushfire prone so consideration of the requirements of *Planning for Bush Fire Protection* is not required.

4.36 Development that is State significant development

The development is not State significant development, as it is not identified in *State Environmental Planning Policy (Planning Systems) 2021*.

4.46 Integrated development

The development is not integrated development, with the only relevant consideration being proximity to watercourses and State heritage items. The proposed dwelling is greater than 40 metres from any watercourse in the area and there are no heritage items on the site.

4.A. SECTION 4.15 CONSIDERATIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:

State Environmental Planning Policies (SEPPs)

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022) ***Not exceed clearing threshold***
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021) ***Not build on mapped lands – no mapped lands affect lot***
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008) – ***pathway not available***
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021) ***not inconsistent***
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021) ***not applicable this application***
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021) ***not applicable this application***
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021) ***not applicable this application***
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021) ***land not previously known to have contaminants or be affected***
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021) ***no impact on assets or infrastructure***
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022) ***BASIX Cert produced and incorporated into design***
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021) ***not traffic generating and has practical and legal access onto a made road.***

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

Access is lawful, existing from a recent subdivision and formed. No application required.

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

Part C Management of waste

- 1 For fee or reward, transport waste over or under a public place

- 2 Place waste in a public place
- 3 Place a waste storage container in a public place
- 4 Dispose of waste into a sewer of the council
- 5 Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility
- 6 Operate a system of sewage management (within the meaning of section 68A)

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.

4.3A Local Environmental Plan

4.3.1 Hilltops Local Environmental Plan 2023

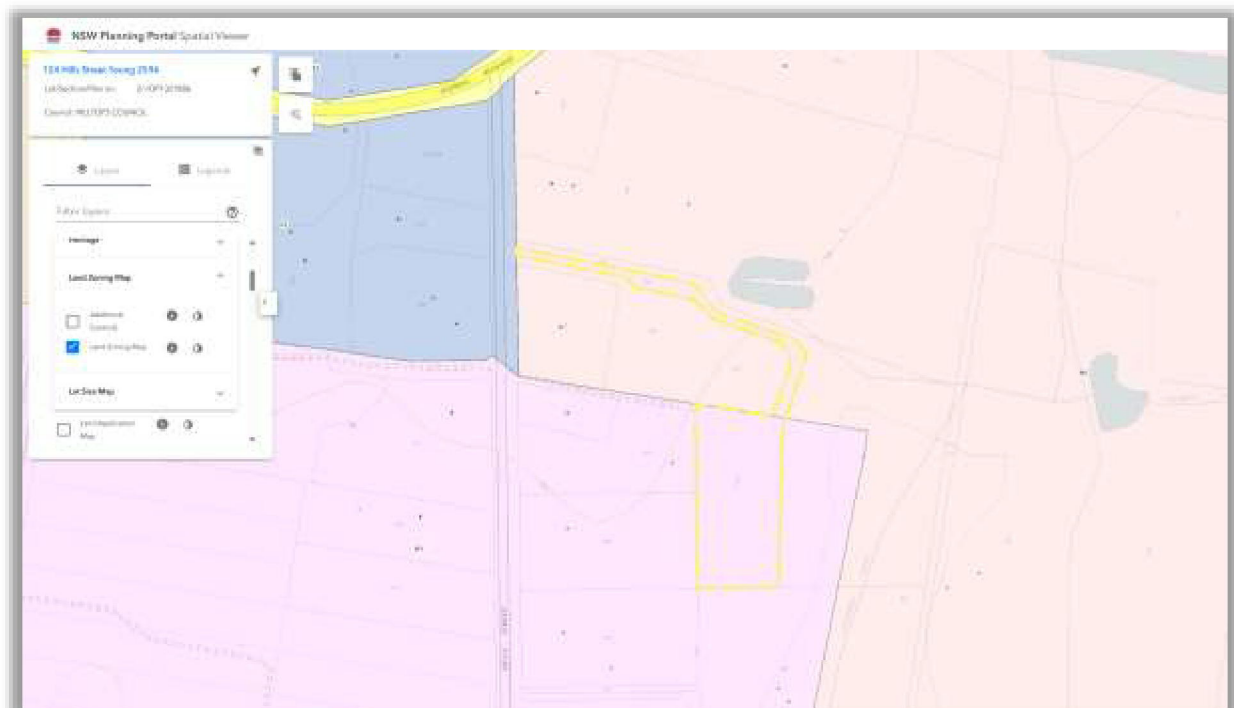
Zoning

The site is zoned R1 – General Residential under the Young Local Environmental Plan 2010 (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.

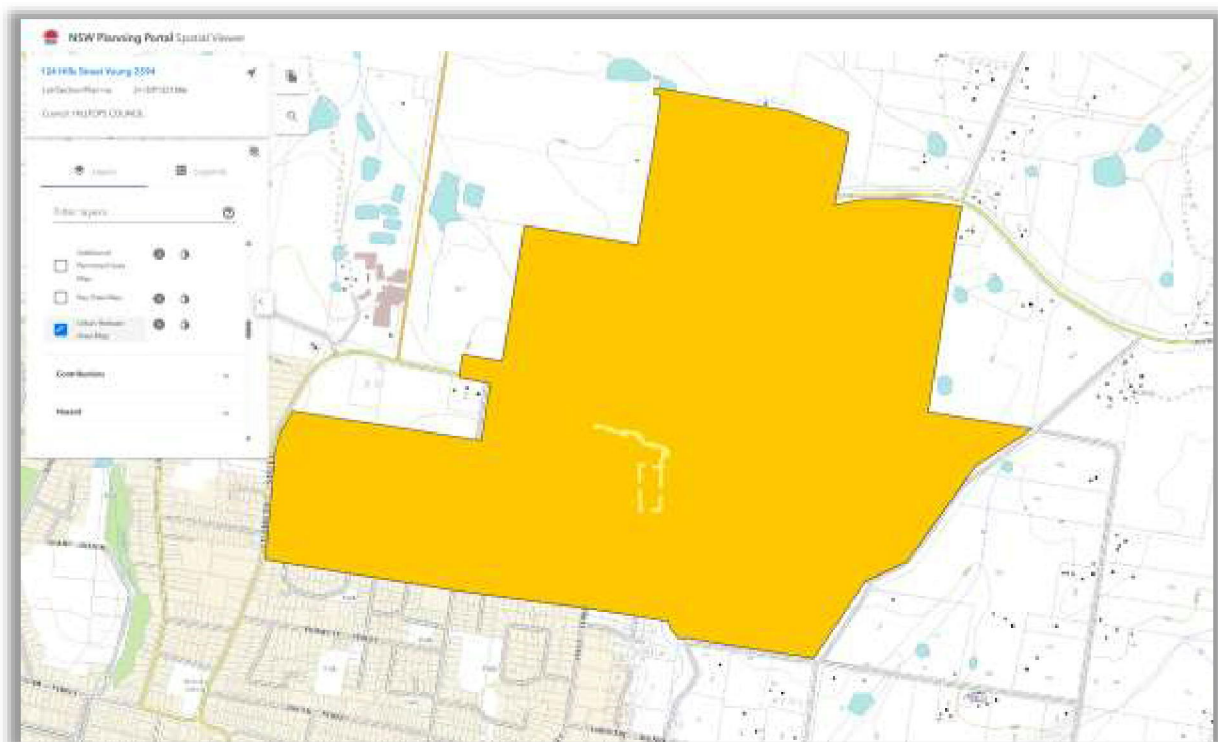
Figure 7 – Zoning Map extract



Zone extract – R1



Lot size extract – 700 sq.m min (for subdiv only)



Urban release area – see commentary below

LEP CLAUSES REVIEW

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

Clause	Complies	Comments
		(ii) connected, safe and accessible communities, (iii) diverse and affordable housing options, (iv) timely and efficient provision of infrastructure, (v) sustainable building design and energy efficiency, (c) to build and sustain healthy, diverse and empowered communities that actively participate in planning and managing their future, including by providing for the following— (i) social infrastructure that is appropriately planned and located in response to demand and demographic change, (ii) the protection and enhancement of cultural heritage values, (iii) land management practices that support sustainable outcomes, including water efficiency, (iv) the siting and arrangement of land uses for development in response to climate change, (v) the planning of development to manage emissions, (vi) planning decisions that recognise the basic needs and expectations of diverse community members, (e) to recognise and sustain the diverse natural environment and natural resources that support the liveability and economic productivity of Hilltops, including by providing for the following— (i) the avoidance of further development in areas with a high exposure to natural hazards, (ii) the minimisation of alterations to natural systems, including natural flow regimes and floodplain connectivity, through effective management of riparian environments, (iii) the retention and protection of remnant vegetation, (iv) the revegetation of endemic vegetation to sustain natural resource values, reduce the impact of invasive weeds and increase biodiversity, (v) buffers and setbacks to minimise the impact of conflicting land uses and environmental values, including potential impacts on noise, water, biosecurity and air quality, (vi) the management of water on a sustainable and total water cycle basis to provide sufficient quantity and quality of water for consumption, while protecting biodiversity and the health of ecosystems The remainder of the aims are not relevant to this proposal, or are not impacted by the proposal.
1.4 Definitions	N/A	The proposed development is defined as a <i>dwelling house</i> 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. Easements for services exist
2.2 Zoning	N/A	The site is zoned R1 – General Residential
2.3 Zone objectives and land use table	Yes	The development is permitted with consent, in accordance with the land use table, and it is consistent with the objectives of the zone as stated above.
2.7 Demolition	N/A	No demolition proposed.
2.8 Temporary use of land	N/A	The application is not for the temporary use of land.
4.1 Min Subdiv Lot Size	N/A	Not a subdivision n/a
4.1A Dual Occ Lot sizes	N/A	N/A

Clause	Complies	Comments
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, resid or enviro prot zones	N/A	Not rural nor affected lands
6.1 Earthworks	OK	This clause is satisfied by the detailing on the site plan. The proposed building pad now requires approximately 785 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— (a) the supply of water, available at front of site on application (b) the supply of electricity, available at front of site on application (c) the disposal and management of sewage, to be connected to sewer adjacent (d) stormwater drainage or on-site conservation, to be disposed of on site without nuisance after tank.
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	The objective of this clause is to ensure development on land in an urban release area occurs— (a) in a logical and cost-effective way, and (b) in accordance with a staging plan, and (c) only after a development control plan that includes specific controls has been prepared for the land. This allotment is an isolated sole owned parcel and it is contended that the exemption clause in section 6.11(3) part (d) would apply as the proposed development is consistent with the zone, commensurate with adjacent development and is relatively unable to be developed to an urban release subdivision such as the parcels adjacent all in sole ownership.

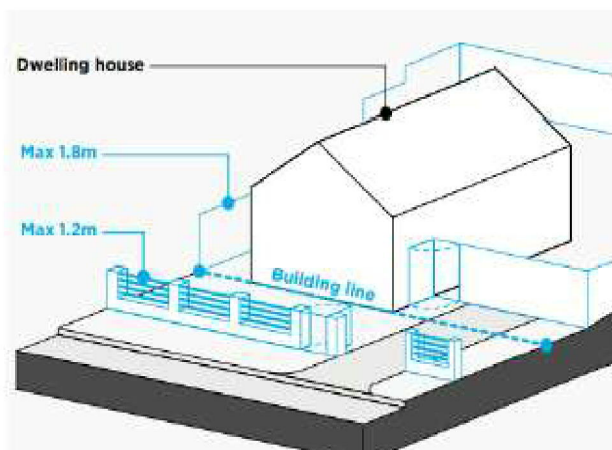
4.4 Development Control Plan (Hilltops DCP 2025)

The relevant sections of the Hilltops DCP are addressed below.

DCP EVALUATION TABLE - RESIDENTIAL		
2025 HILLTOPS DCP (AS RESOLVED)		
SECTION 2.2 - RESIDENTIAL DEVELOPMENT		
SECTION/OBJECTIVE	ACCEPTABLE SOLUTION	COMMENT THIS APPLICATION
BROADER OBJECTIVES		
2.2A Objectives To ensure that residential development is of: • High visual quality; • High amenity; and • Minimises amenity impacts on surrounding development.		Objectives met – see below
SITE DESIGN		
PSR1 The residential dwelling is to be responsive to the slope of the land, its orientation to the sun and other site attributes to achieve an appropriate design for the specific site. PSR1.2 Minimise the use of cut & fill associated with the development	ASR1.1 A Cut for the purposes of development must not exceed a maximum depth, measured from existing ground level of: Dist BDY Max cut depth 	

	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.	Not in or near watercourse
	ASR1.5 The property access is to be located respectful of street trees, structures or fixtures in the road reserve.	Will comply
PSR2.1 Land for erection of a dwelling is safe and suitable for the purpose. 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.	Nil prior planting this lot
	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: • 20-50% open construction such as use of pickets, vertical stiles, slats or palings; or • vegetative screening or plantings.	Further fencing not proposed at this time – subdivision fenced and intended to be planted to shrubs
	ASR3.1B Fencing or screening vegetation along or near the front boundary is to be no greater than 1.2m in height. Example below:	complies
		
	ASR3.2 Dwellings fronting a street is to address that street frontage by: • The primary entrance door to the dwelling facing the street frontage; and • The front elevation incorporating windows to habitable rooms.	complies
	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.	Proposed
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.	ASR4.1 Dwellings are to be set back as per the table below:	
	R1 & R2 = primary @6m, secondary @ 3m	Complies
	R5 = primary @ 10m, secondary @ 6m	n/a
	Adjoining if diff = average	n/a
	ASR4.2 Garages in dwellings are to: a) Directly address the street frontage. b) Be recessed behind the front facade of the dwelling; and c) Do not project in front of other parts of the dwelling.	Whilst not meeting all of the acceptable solution, the development "preserves neighbourhood & street amenity" per the Objectives by having garage opening perpendicular to street and not disturbing the visually aesthetic front elevation.
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 • 3m, or • 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) • 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.+	Not this zone
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: a) window forms, b) external facade treatments c) roof materials d) roof pitches	complies
	ASR6.1B Dwelling design is to compliment the style and character of adjoining houses and gardens including: a) the scale, b) materials, c) roof forms and d) types of trees.	complies
<u>SR3 DWELLING, HEIGHT, BULK & FORM</u>		
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: • a maximum of two storeys above natural ground level at any point, or • 8.5 metres above existing ground level, as illustrated below:	Complies – single storey and set into allotment from when viewed at streetscape

	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 – well articulated
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.	Approximately 80%
	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 – large rural like lot (1.1ha)
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.	Large rear of block along with immediate dwelling curtilage
	ASR 9.2 Opening up living areas directly onto courtyards and gardens, which benefit from good sunlight.	Complies
	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
	<i>Shadow diagrams may be required to illustrate the extent of overshadowing of neighbours for all two storey development, and for single storey development that is both up-slope and in the direction of the sun from existing residential development.</i>	n/a large lot and single storey set well back from boundaries plus no development on south side of lot.

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; a) Two spaces, covered or uncovered. Stacked parking is permitted. b) Car parking spaces, not including a parallel to wall space, is to be a minimum of 2.6m wide by 5.5m long. c) Parallel to a Wall car parking spaces are to be a minimum of 2.8m wide by 5.5m long. d) Enclosed car parking spaces is to be a minimum of 3m wide by 6m long.	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.	ok
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 – n/a from subdiv

	ASR10.2 Cross grades for access driveways and parking areas do not exceed 4% grade.	noted
	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.	Will be done on letterbox when complete

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.	Will comply
	ASR12.2 Council's reticulated sewer service is to be connected to the dwelling.	Sewer mains in easements adjacent
	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.	Not this zone
	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.	To be advised
	ASR12.5 Payment of any Section 7.11 or 7.12 development contributions applicable to the development.	Council to advise / condition

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. See Section 2.4 Vehicle and Occupant Safety for Residential Development for further details.	Door compliant as shown, into Hall & also rear door
--	--	---

DESIGN CUES RESIDENTIAL DEVELOPMENT

Council will consider alternative designs provided the performance outcomes are achieved.	• Landscaping is provided to the street frontage, which includes canopy trees, shrubs and grass. • Gables over garages facing streets are avoided. Note: Dutch gables are considered satisfactory. • Opening up living areas directly onto courtyards and gardens, which benefit from good sunlight. • Dwellings are provided with indoor living areas which are adjoined by outdoor living areas that have a northerly aspect.	Noted and ok
---	--	--------------

	• Providing good sunlight to living areas and avoiding overshadowing of neighbours and established garden areas. • At least 50% of the minimum required secluded private open space of a development, including within the development and adjoining developments, has sunlight between the hours of 9am and 3pm on 21 June: • Shadow diagrams may be required to illustrate the extent of overshadowing of neighbours for all two storey development; and • for single storey development that is both upslope and in the direction of the sun from existing residential development.	Noted and ok
	• Planning the internal layout of a house to ensure good daylight to living areas. • Vehicular parking should not be on the north side of a dwelling's high occupancy rooms which have sunlight access during daylight hours.	Complies
	• Locating parking in the shadow of the buildings. • Habitable room windows have at least 2.4m separation from the wall of an adjoining building. • Water storage tanks is to not be located on the north side of that dwelling.	Complies

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 2022, 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
- Access exists from subdivision
- No impact on primary frontage to quiet internal subdiv road

Parking

The allotment is sized adequate to accommodate design for parking

5.3 Visual Impact

Will have reasonable and expected minimal street presence.

5.4 Amenity

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

5.4.1 Noise

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

5.4.2 Privacy

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

5.4.3 Overshadowing

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

5.5 Water Management

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

5.6 Sediment and Erosion Control

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

5.7 Social and Economic Impacts

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

5.8 Heritage Impact/Aboriginal Object

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

5.9 Demolition

No demolition is proposed.

5.10 Utilities and Services

Water & Sewer have been discussed above.

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

Data/Telephone exists in Hills St and will be available to the lot as created.

Electricity is available along the frontage footpath area.

6 **Conclusion**

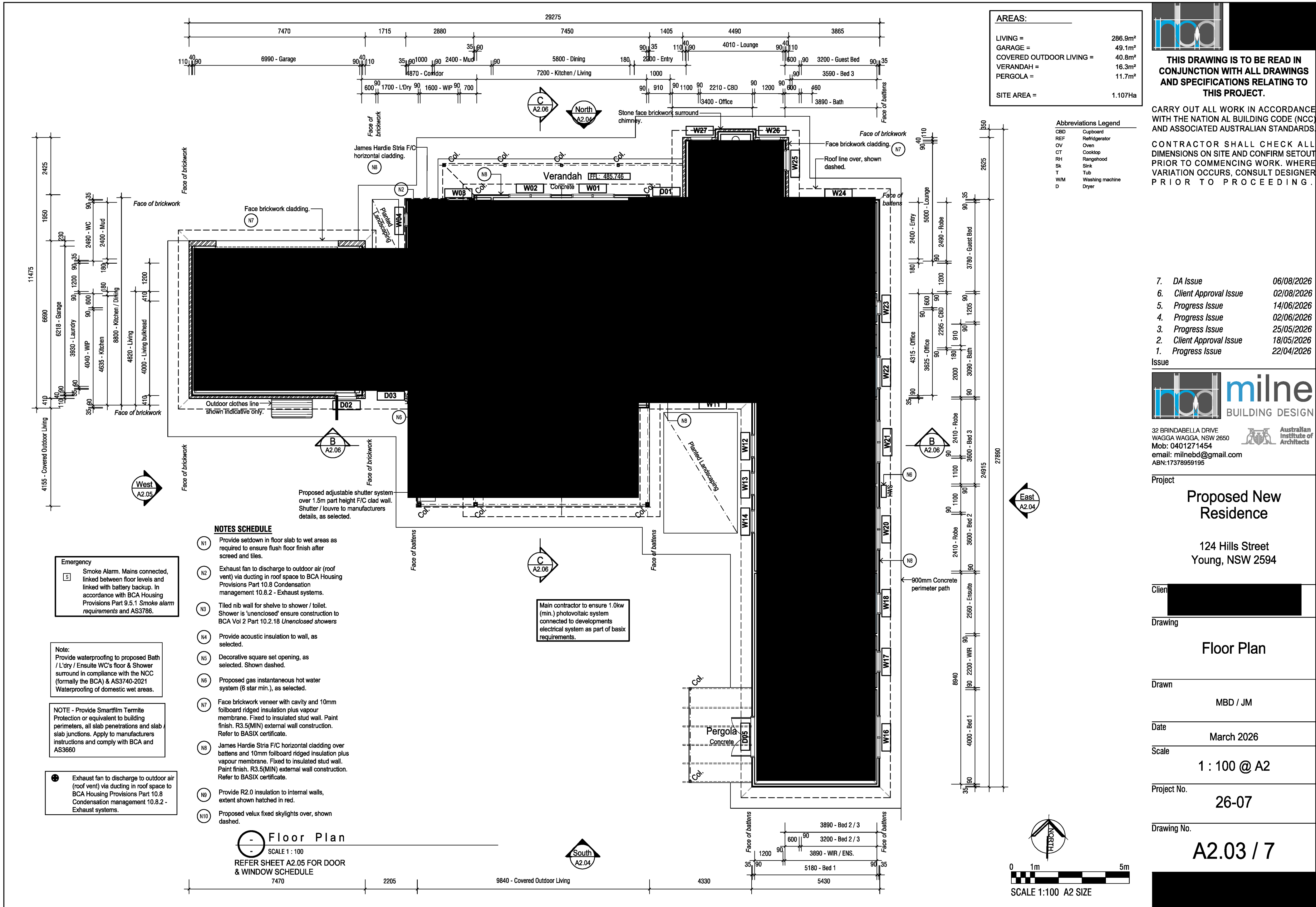
Given the merit of the design of the proposal and the absence of any significant adverse environmental impacts or policy variances, the DA is considered to be in the public's interest and worthy of Council's support.

ADVICE NOTE:

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



Craig Filmer
Development & Environmental Health Specialist





THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS AND SPECIFICATIONS RELATING TO THIS PROJECT.

CARRY OUT ALL WORK IN ACCORDANCE WITH THE NATIONAL BUILDING CODE (NCC) AND ASSOCIATED AUSTRALIAN STANDARDS.

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE AND CONFIRM SETOUT PRIOR TO COMMENCING WORK. WHERE VARIATION OCCURS, CONSULT DESIGNER PRIOR TO PROCEEDING.

- | | |
|--------------------------|------------|
| 5. DA Issue | 06/08/2026 |
| 4. Client Approval Issue | 02/08/2026 |
| 3. Progress Issue | 02/06/2026 |
| 2. Progress Issue | 25/05/2026 |
| 1. Progress Issue | 22/04/2026 |

Issue



32 BRINDABELLA DRIVE
WAGGA WAGGA, NSW 2650
Mob: 0401271454
email: milnebd@gmail.com
ABN:17378959195



Project

Proposed New Residence

124 Hills Street
Young, NSW 2594

Client

Drawing

Elevations

Drawn

MBD / JM

Date

March 2026

Scale

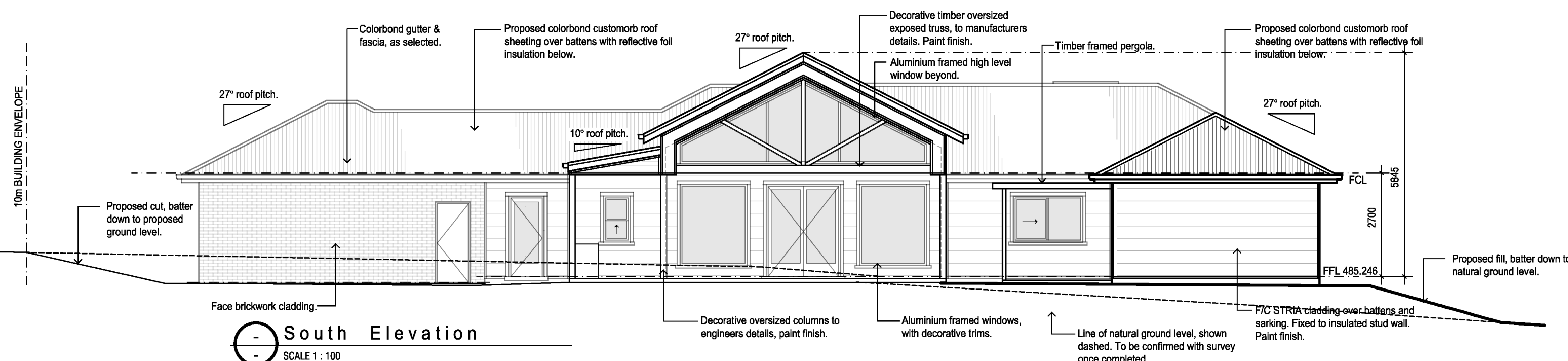
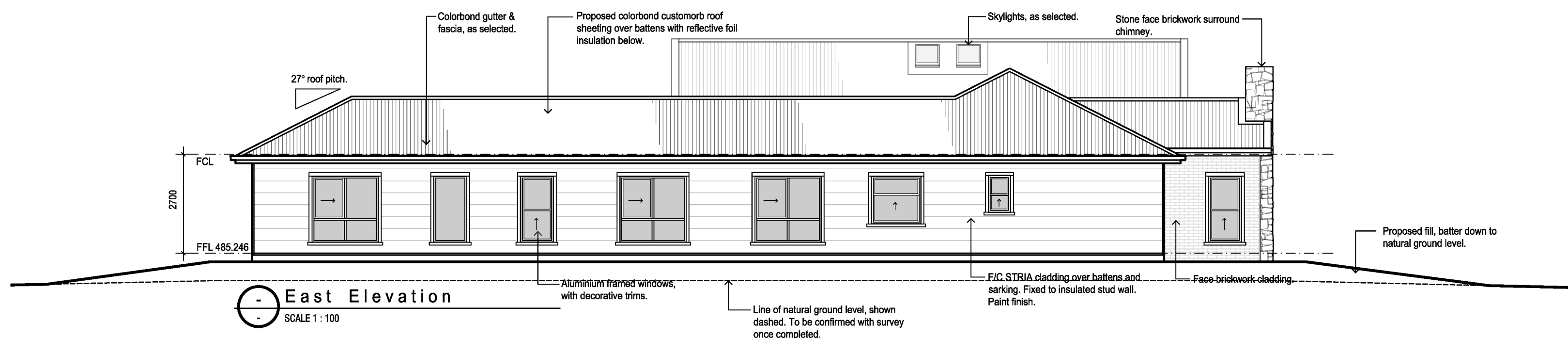
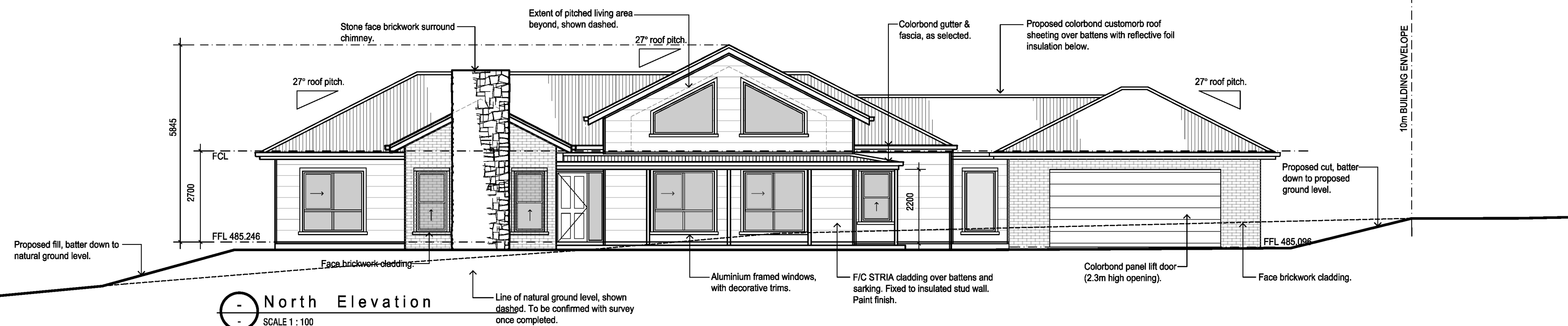
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Project No.

26-07

Drawing No.

A2.04 / 5

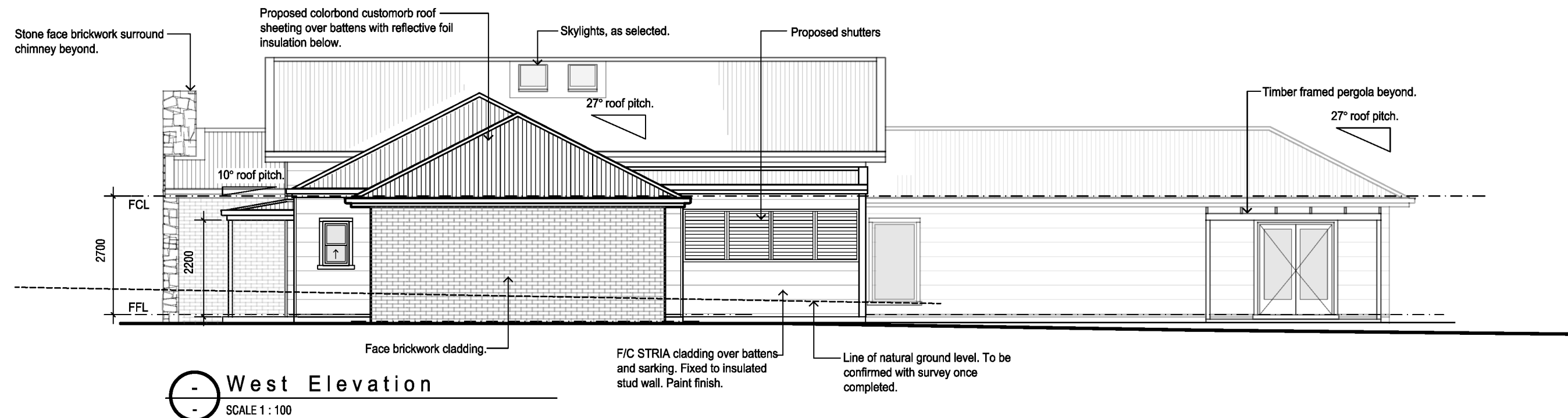




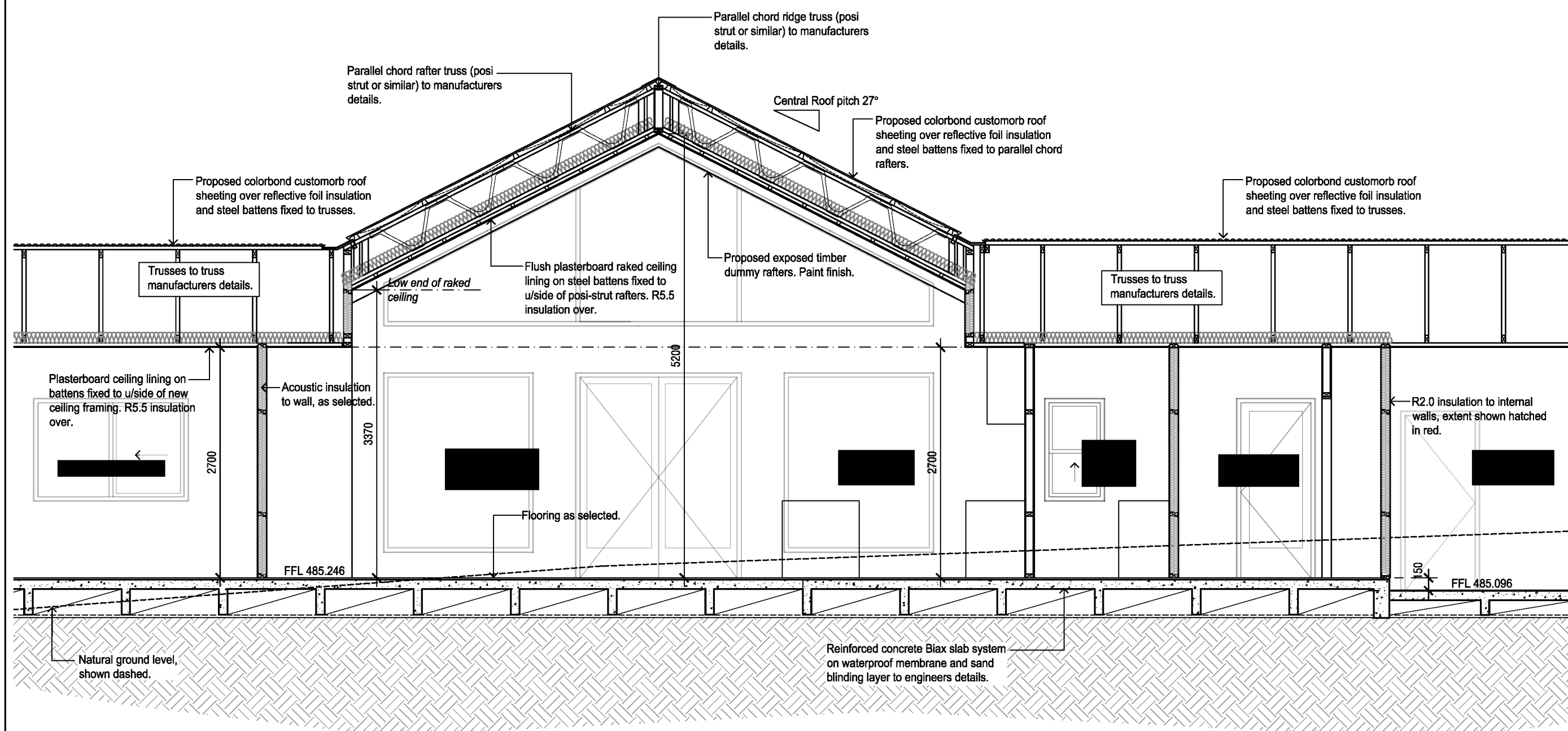
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West Elevation
SCALE 1 : 100



Section A
SCALE 1 : 50

WINDOW AND DOOR SCHEDULE:

No.	SIZE (H x W)	GLAZING (m²)	DESCRIPTION
W01	1800 x 1810	3.25 m²	Aluminium framed sliding window, DG, HH 2100
W02	1800 x 1810	3.25 m²	Aluminium framed sliding window, DG, HH 2100
W03	1500 x 900	1.35 m²	Aluminium framed double hung window, DG, HH 2100
W04	1000 x 600	0.60 m²	Aluminium framed double hung window, DG, HH 2100, SAF, TR
W05	1800 x 900	1.62 m²	Aluminium framed fixed window, DG, HH 2100
W06	NOT USED		
W07	1200 x 700	0.84 m²	Aluminium framed double hung window, DG, HH 2100, SAF
W08	2100 x 1750	3.67 m²	Aluminium framed fixed window, DG, HH 2400
W09	2100 x 1750	3.67 m²	Aluminium framed fixed window, DG, HH 2400
W10	NOT USED		
W11	1800 x 1810	3.25 m²	Aluminium framed sliding window, DG, HH 2100
W12	1800 x 1000	1.80 m²	Aluminium framed fixed window, DG, HH 2100
W13	1800 x 1000	1.80 m²	Aluminium framed fixed window, DG, HH 2100
W14	1800 x 1000	1.80 m²	Aluminium framed fixed window, DG, HH 2100
W15	NOT USED		
W16	1800 x 1810	3.25 m²	Aluminium framed sliding window, DG, HH 2100
W17	1800 x 900	1.62 m²	Aluminium framed fixed window, DG, HH 2100
W18	1800 x 900	1.66 m²	Aluminium framed double hung window, DG, HH 2100, SAF, TR
W19	NOT USED		
W20	1800 x 1810	3.25 m²	Aluminium framed sliding window, DG, HH 2100
W21	1800 x 1810	3.25 m²	Aluminium framed sliding window, DG, HH 2100
W22	1300 x 1400	1.78 m²	Aluminium framed hung window, DG, HH 2100, SAF, TR
W23	1000 x 600	0.60 m²	Aluminium framed double hung window, DG, HH 2100, SAF, TR
W24	1800 x 1810	3.25 m²	Aluminium framed sliding window, DG, HH 2100
W25	1800 x 900	1.62 m²	Aluminium framed double hung window, DG, HH 2100
W26	1800 x 900	1.62 m²	Aluminium framed double hung window, DG, HH 2100
W27	1800 x 900	1.62 m²	Aluminium framed double hung window, DG, HH 2100
W28	625/1550 x 1810	1.97 m²	Aluminium framed diagonal fixed window, HH(varies)
W29	1550/625 x 1810	1.97 m²	Aluminium framed diagonal fixed window, HH(varies)
W30	495/2135 x 6440	8.47 m²	Aluminium framed diagonal fixed window, HH(varies)

D01	2100 x 1405	1.00 m²	Timber framed hinged solid core entry door with side lite, 920mm door leaf
D02	2100 x 920	N/A	Timber framed hinged solid core door 820mm door leaf
D03	2100 x 920	1.00 m²	Timber framed glazed hinged door 820mm door leaf, SAF
D04	2400 x 1940	2.92 m²	Timber framed glazed double hinged door 920mm door leaf
D05	2100 x 1740	2.00 m²	Timber framed glazed double hinged door 820mm door leaf

Skylights

SL01	1100 x 550	0.60 m²	Aluminium framed fixed Velux Skylight
SL02	1100 x 550	0.60 m²	Aluminium framed fixed Velux Skylight
SL03	1100 x 550	0.60 m²	Aluminium framed fixed Velux Skylight
SL04	1100 x 550	0.60 m²	Aluminium framed fixed Velux Skylight

NOTES:

- Refer to BASIX Certificate for minimum window frame and glazing performance levels (U-Values and SHGC).
- Builder to advise framing manufacturer of selected window manufacturer's sizes. Standard window sizes vary slightly between manufacturer's.
- ALL WINDOW AND DOOR HEAD HEIGHTS 2100 UNLESS NOTED OTHERWISE.
- WINDOW & DOOR DIMENSIONS TO BE CHECKED ON SITE PRIOR TO FABRICATION.
- ALL OPERABLE WINDOWS TO BE FITTED WITH SEALS AND FLY SCREENS.
- EXTERNAL DOORS TO BE FITTED WITH WEATHER SEALS.
- EXTERNAL DOORS OR WINDOWS WITHOUT FLYSCREENS TO BE FITTED WITH INTUMESCENT WEATHER SEALS WITH GAPS OF MAX. 1.8mm (RAVEN OR APPROVED EQUIVALENT).
- HH - HEAD HEIGHT
- DG - DOUBLE GLAZED
- TR - TRANSLUCENT GLASS
- OB - OBSCURE GLASS
- SAF - SAFETY GLASS

6.	DA Issue	06/08/2026
4.	Client Approval Issue	02/08/2026
5.	Progress Issue	14/06/2026
3.	Progress Issue	02/06/2026
2.	Progress Issue	25/05/2026
1.	Progress Issue	22/04/2026



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WAGGA WAGGA, NSW 2650
Mob: 0401271454
email: milnebd@gmail.com
ABN:17378959195



Project

Proposed New Residence

124 Hills Street
Young, NSW 2594

Client

Drawing

Elevation & Section

Drawn

MBD / JM

Date

March 2026

Scale

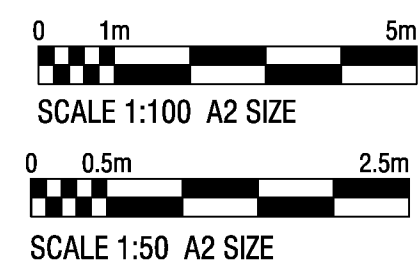
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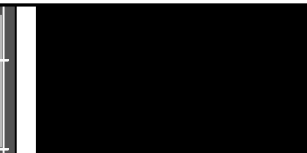
Project No.

26-07

Drawing No.

A2.05 / 6





CONTRACTOR SHALL CHECK ALL
DIMENSIONS ON SITE AND CONFIRM SETOUT
PRIOR TO COMMENCING WORK. WHERE
VARIATION OCCURS, CONSULT DESIGNER
PRIOR TO PROCEEDING.



milne
BUILDING DESIGN



**Australian
Institute of
Architects**

Proposed New Residence

Client [REDACTED]

Section - Sheet 2

Date March 2026

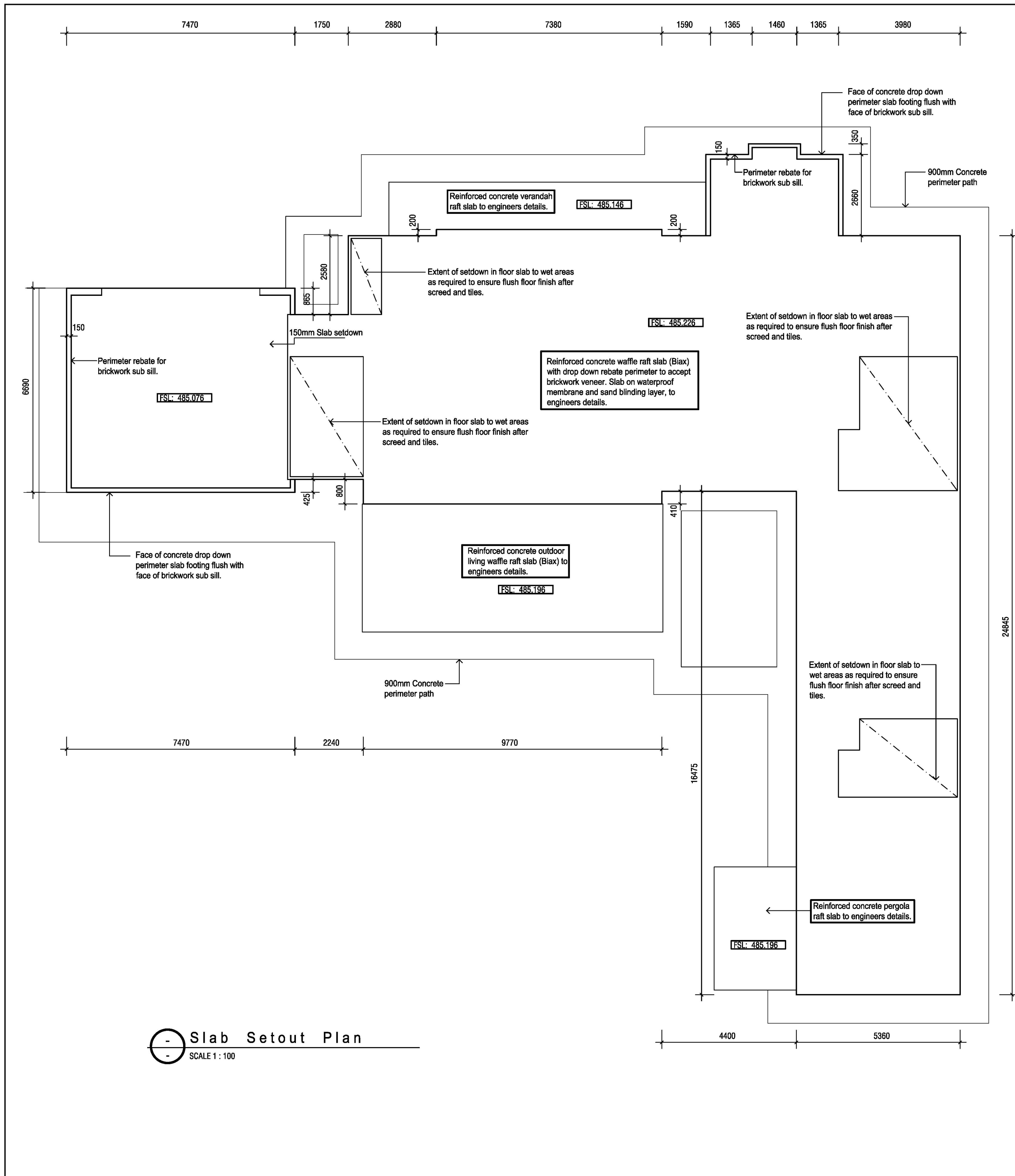
Project No. 26-07

██████████



0 0.5m 2.5m

SCALE 1:50 A2 SIZE



Construction R-value Calculator

This webpage calculates the R-value of walls, roofs and suspended floors for most insulation material R-values. It uses the "isothermal planes" method, the same method as used in NZS4214:2006.

Some of the possible material combinations may not be suitable for actual constructions, i.e. EPS based claddings directly fixed on timber framing. Please make sure to select only appropriate material combinations.

If your construction is not listed, please send an e-mail to designnavigator@gmail.com with a description and a detail drawing (pdf) of it.

Please note that the wall R-value calculator is only valid for H1/AS1 Edition 5 assessments.

H1/AS1 Edition 6 and H1/AS2 Edition 2 require the use of more accurate wall framing percentages (or a default value of 38%). These percentages can only be calculated if dimensions of walls and openings are known.

For some construction details there are also other important differences between the R-value calculations of the stand-alone calculator and the R-value calculations that are integrated in the DesNav H1 tool. In most cases the new R-values will be higher than the R-values from this stand-alone calculator. The affected construction details are listed here.

For H1/AS1 Edition 6 and H1/AS2 Edition 2 assessments please use the [Design Navigator H1 compliance tool](#), which features an integrated wall framing area calculator.

Floors ☐ Walls ☒ Roofs ☐

Date: 09/06/2026

Face Brickwork wall Construi 3.54 m²C/W

Type: Wall: Timber Frame with external Insulation and vented Cavity

Timber Frame with external Insulation and vented Cavity view detail

external surface 0.03

Cladding: generic - Brick 110mm R-value: 0.10

Air Barrier: generic - Vapour Membrane R-value: 0.01

Insulation: 2.5

Timber Frame & Cavity: 90mm, studs @ 450mm, dwangs @ 800mm

Wall Frame Area: 16.7% Cavity Area: 83.3%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Framing: R-value: 0.75

Insulation: 0.3

still Airgap: 20-90mm airgap (reflective) R-value: 0.45

Wall Lining: generic - gypsum Plasterboard 10mm R-value: 0.04

internal surface 0.09

Construction R-value calculated by DesignNavigator ©

Floors ☐ Walls ☒ Roofs ☐

Date: 09/06/2026

Stria External Wall Constructi 3.54 m²C/W

Type: Wall: Timber Frame with external Insulation and vented Cavity

Timber Frame with external Insulation and vented Cavity view detail

external surface 0.03

Cladding: James Hardie Stria Cladding 14mm R-value: 0.10

Air Barrier: generic - Vapour Membrane R-value: 0.01

Insulation: 2.5

Timber Frame & Cavity: 90mm, studs @ 450mm, dwangs @ 800mm

Wall Frame Area: 16.7% Cavity Area: 83.3%

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

15-90mm vented cavity (all R-values on ext. side of cavity will be halved), R: 0.08

Framing: R-value: 0.75

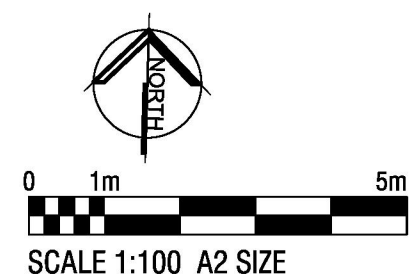
Insulation: 0.3

still Airgap: 20-90mm airgap (reflective) R-value: 0.45

Wall Lining: generic - gypsum Plasterboard 10mm R-value: 0.04

internal surface 0.09

Construction R-value calculated by DesignNavigator ©



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CARRY OUT ALL WORK IN ACCORDANCE WITH THE NATIONAL BUILDING CODE (NCC) AND ASSOCIATED AUSTRALIAN STANDARDS.

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3. DA Issue 06/08/2026
2. Client Approval Issue 02/08/2026
1. Progress Issue 14/06/2026



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email: milnebd@gmail.com
ABN: 17378959195

Project

Proposed New Residence

124 Hills Street
Young, NSW 2594

Client

Drawing

Slab Setout Plan & Wall Notes

Drawn

MBD / JM

Date

March 2026

Scale

1 : 100 @ A2

Project No.

26-07

Drawing No.

A2.09 / 3

BASIX™Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1859620S

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

Secretary
Date of issue: Wednesday, 05 August 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.



Project summary

Project name	Hills Street Residence
Street address	124 HILLS Street YOUNG 2594
Local Government Area	Hilltops Council
Plan type and plan number	Deposited Plan DP1321886
Lot no.	2
Section no.	-
Project type	dwelling house (detached)
No. of bedrooms	4

Project score			
Water	✓ 40		Target 40
Thermal Performance (Do-it-Yourself Method)	✓ Pass		Target Pass
Energy	✓ 64		Target 61
Materials	✓ -98		Target n/a

Certificate Prepared by

Name / Company Name: Mr Jared Milne

ABN (if applicable):

Description of project

Project address		Assessor details and thermal loads	
Project name	Hills Street Residence	NatHERS assessor number	n/a
Street address	124 HILLS Street YOUNG 2594	NatHERS certificate number	n/a
Local Government Area	Hilltops Council	Climate zone	n/a
Plan type and plan number	Deposited Plan DP1321886	Area adjusted cooling load (MJ/ m² year)	n/a
Lot no.	2	Area adjusted heating load (MJ/ m² year)	n/a
Section no.	-		
Project type		Project score	
Project type	dwelling house (detached)	Water	✓ 40 Target 40
No. of bedrooms	4	Thermal Performance (Do-it-Yourself Method)	✓ Pass Target Pass
Site details		Energy	✓ 64 Target 61
Site area (m²)	11070	Materials	✓ -98 Target n/a
Roof area (m²)	437		
Conditioned floor area (m²)	246.7		
Unconditioned floor area (m²)	26.75		
Total area of garden and lawn (m²)	1500		
Roof area of the existing dwelling (m²)	0		

Schedule of BASIX commitments

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

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 1500 square metres of the site.	✓	✓	
Fixtures			
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 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 50000 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 390 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:		✓	
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab,	246.7	nil/not specified	nil	
garage floor - concrete slab on ground, waffle pod slab,	43.4	none	nil	
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	181.7	3.00 (or 3.50 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Light (solar absorptance < 0.48)

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
external wall: brick veneer; frame: timber - H2 treated softwood.	70.8	2.94 (or 3.50 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Medium (solar absorptance 0.48-0.7)
internal wall shared with garage: plasterboard; frame: timber - H2 treated softwood.	12.74	1.08 (or 1.50 including construction);fibreglass batts or roll	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	242.18	none	nil	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	297.2	ceiling: 5.5 (up), roof: foil backed blanket ;ceiling: fibreglass batts or roll; roof: foil backed blanket.	nil	roof space ventilation: unventilated; roof colour: medium (solar absorptance 0.6-0.7); ceiling area fully insulated
ceiling and roof - raked ceiling / pitched or skillion roof, framed - metal roof, timber - H2 treated softwood.	126.8	ceiling: 5.5 (up), roof: foil backed blanket ;ceiling: fibreglass batts or roll; roof: foil backed blanket.	nil	roof colour: medium (solar absorptance 0.6-0.7); ceiling area fully insulated

Note • Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.

Note • If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.

Note • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Note • Roof space ventilation needs to meet the condensation management provisions in the ABCB Housing Provisions of the National Construction Code.

Note • Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments

Glazed windows, doors and skylights	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓

The following requirements must also be satisfied in relation to each window and glazed door:

• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✓	✓	✓
• Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.	✓	✓	✓
• Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.	✓	✓	✓

• Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not exceed the height of the battens.	✓	✓	✓
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.	✓	✓	✓

The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).

Skylight no.	Maximum area (m²)	Skylight specification	Shading device
S01	0.60	aluminium, double clear (U-value: <=4.2, SHGC: 0.68 - 0.76)	no shading
S02	0.60	aluminium, double clear (U-value: <=4.2, SHGC: 0.68 - 0.76)	no shading
S03	0.60	aluminium, double clear (U-value: <=4.2, SHGC: 0.68 - 0.76)	no shading

Skylight no.	Maximum area (m²)	Skylight specification	Shading device
S04	0.60	aluminium, double clear (U-value: <=4.2, SHGC: 0.68 - 0.76)	no shading

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W01	1800.00	1810.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	verandah 1320 mm, 1750 mm above base of window or glazed door	not overshadowed
W02	1800.00	1810.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	verandah 1320 mm, 1750 mm above base of window or glazed door	not overshadowed
W03	1500.00	900.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	verandah 1320 mm, 1750 mm above base of window or glazed door	not overshadowed
W05	1800.00	900.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W24	1800.00	1810.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W26	1800.00	900.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 300 mm, 1140 mm above head of window or glazed door	not overshadowed
W27	1800.00	900.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 300 mm, 1140 mm above head of window or glazed door	not overshadowed
W28	1100.00	1810.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 450 mm, 628 mm above head of window or glazed door	not overshadowed
W29	1100.00	1810.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 450 mm, 628 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
D01	2100.00	485.00	timber, double glazed (U-value: <=3.0, SHGC: >0.49)	verandah 1485 mm, 2200 mm above base of window or glazed door	not overshadowed
East facing					
W16	1800.00	1810.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W17	1800.00	900.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W18	1800.00	900.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W20	1800.00	1810.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W21	1800.00	1810.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W22	1300.00	1400.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W23	1000.00	600.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W25	1800.00	900.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 555 mm above head of window or glazed door	not overshadowed
South facing					
D03	2100.00	920.00	timber, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 960 mm, 660 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W07	1200.00	700.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	solid overhang 4155 mm, 250 mm above head of window or glazed door	not overshadowed
W08	2100.00	1750.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	solid overhang 4155 mm, 1740 mm above head of window or glazed door	not overshadowed
D04	2400.00	1940.00	timber, double glazed (U-value: <=3.0, SHGC: >0.49)	solid overhang 4155 mm, 2740 mm above head of window or glazed door	not overshadowed
W09	2100.00	1750.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	solid overhang 4155 mm, 1745 mm above head of window or glazed door	not overshadowed
W11	1200.00	1810.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W30	1320.00	6440.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	solid overhang 4155 mm, 50 mm above head of window or glazed door	not overshadowed
West facing					
W04	1000.00	600.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	none	not overshadowed
W12	1800.00	1000.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	2-4 m high, 2-5 m away
W13	1800.00	1000.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	2-4 m high, 2-5 m away
W14	1800.00	1000.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
D05	2400.00	1740.00	timber, double glazed (U-value: <=3.0, SHGC: >0.49)	pergola (fixed battens) 3215 mm, 50 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✓	✓
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: EER 3.5 - 4.0		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✓	✓
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: EER 3.5 - 4.0		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade; Operation control: interlocked to light with timer off		✓	✓
Kitchen: individual fan, ducted to façade; Operation control: interlocked to light		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✓		✓
The photovoltaic system must consist of:			
• photovoltaic collectors with the capacity to generate at least 1 peak kilowatts of electricity, installed at an angle between 25 degrees and 35 degrees to the horizontal facing west	✓	✓	✓
Other			
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.



THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS AND SPECIFICATIONS RELATING TO THIS PROJECT.

CARRY OUT ALL WORK IN ACCORDANCE WITH THE NATIONAL BUILDING CODE (NCC) AND ASSOCIATED AUSTRALIAN STANDARDS.

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE AND CONFIRM SETOUT PRIOR TO COMMENCING WORK. WHERE VARIATION OCCURS, CONSULT DESIGNER PRIOR TO PROCEEDING.

1. DA Issue

06/08/2026

Issue



32 BRINDABELLA DRIVE
WAGGA WAGGA, NSW 2650
Mob: 0401271454
email: milnebd@gmail.com
ABN:17378959195



Project

Proposed New Residence

124 Hills Street
Young, NSW 2594

Client

Drawing

Basix

Drawn

MBD / JM

Date

March 2026

Scale

1 : 100 @ A2

Project No.

26-07

Drawing No.

A2.10 / 1

BASIX™ Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1859620S

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

Secretary

Date of issue: Wednesday, 05 August 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.



Project summary

Project name	Hills Street Residence
Street address	124 HILLS Street YOUNG 2594
Local Government Area	Hilltops Council
Plan type and plan number	Deposited Plan DP1321886
Lot no.	2
Section no.	-
Project type	dwelling house (detached)
No. of bedrooms	4

Project score

Water	✓ 40	Target 40
Thermal Performance (Do-it-Yourself Method)	✓ Pass	Target Pass
Energy	✓ 64	Target 61
Materials	✓ -98	Target n/a

Certificate Prepared by

Name / Company Name: Mr Jared Milne

ABN (if applicable):

Description of project

Project address	
Project name	Hills Street Residence
Street address	124 HILLS Street YOUNG 2594
Local Government Area	Hilltops Council
Plan type and plan number	Deposited Plan DP1321886
Lot no.	2
Section no.	-
Project type	
Project type	dwelling house (detached)
No. of bedrooms	4
Site details	
Site area (m²)	11070
Roof area (m²)	437
Conditioned floor area (m²)	246.7
Unconditioned floor area (m²)	26.75
Total area of garden and lawn (m²)	1500
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads		
NatHERS assessor number	n/a	
NatHERS certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/ m².year)	n/a	
Area adjusted heating load (MJ/ m².year)	n/a	
Project score		
Water	 40	Target 40
Thermal Performance (Do-it-Yourself Method)	 Pass	Target Pass
Energy	 64	Target 61
Materials	 -98	Target n/a

Schedule of BASIX commitments

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

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 1500 square metres of the site.	✓	✓	
Fixtures			
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 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 50000 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 390 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
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 ²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab.	246.7	nil;not specified	nil	
garage floor - concrete slab on ground, waffle pod slab.	43.4	none	nil	
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	181.7	3.00 (or 3.50 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Light (solar absorptance < 0.48)

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
external wall: brick veneer; frame: timber - H2 treated softwood.	70.8	2.94 (or 3.50 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Medium (solar absorptance 0.48-0.7)
internal wall shared with garage: plasterboard; frame: timber - H2 treated softwood.	12.74	1.08 (or 1.50 including construction);fibreglass batts or roll	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	242.18	none	nil	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	297.2	ceiling: 5.5 (up), roof: foil backed blanket ;ceiling: fibreglass batts or roll; roof: foil backed blanket.	nil	roof space ventilation: unventilated; roof colour: medium (solar absorptance 0.6-0.7); ceiling area fully insulated
ceiling and roof - raked ceiling / pitched or skillion roof, framed - metal roof, timber - H2 treated softwood.	126.8	ceiling: 5.5 (up), roof: foil backed blanket ;ceiling: fibreglass batts or roll; roof: foil backed blanket.	nil	roof colour: medium (solar absorptance 0.6-0.7); ceiling area fully insulated

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	• Roof space ventilation needs to meet the condensation management provisions in the ABCB Housing Provisions of the National Construction Code.
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✓	✓	✓
• Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
• Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.	✓	✓	✓
• Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not exceed the height of the battens.	✓	✓	✓
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.	✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓

Skylight no.	Maximum area (m ²)	Skylight specification	Shading device
S01	0.60	aluminium, double clear (U: <=4.2, SHGC: 0.68 - 0.76)	no shading
S02	0.60	aluminium, double clear (U: <=4.2, SHGC: 0.68 - 0.76)	no shading
S03	0.60	aluminium, double clear (U: <=4.2, SHGC: 0.68 - 0.76)	no shading

Skylight no.	Maximum area (m²)	Skylight specification	Shading device
S04	0.60	aluminium, double clear (U: <=4.2, SHGC: 0.68 - 0.76)	no shading

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W01	1800.00	1810.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	verandah 1320 mm, 1750 mm above base of window or glazed door	not overshadowed
W02	1800.00	1810.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	verandah 1320 mm, 1750 mm above base of window or glazed door	not overshadowed
W03	1500.00	900.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	verandah 1320 mm, 1750 mm above base of window or glazed door	not overshadowed
W05	1800.00	900.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W24	1800.00	1810.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W26	1800.00	900.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 300 mm, 1140 mm above head of window or glazed door	not overshadowed
W27	1800.00	900.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 300 mm, 1140 mm above head of window or glazed door	not overshadowed
W28	1100.00	1810.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 450 mm, 628 mm above head of window or glazed door	not overshadowed
W29	1100.00	1810.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 450 mm, 628 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
D01	2100.00	485.00	timber, double glazed (U-value: <=3.0, SHGC: >0.49)	verandah 1485 mm, 2200 mm above base of window or glazed door	not overshadowed
East facing					
W16	1800.00	1810.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W17	1800.00	900.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W18	1800.00	900.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W20	1800.00	1810.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W21	1800.00	1810.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W22	1300.00	1400.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W23	1000.00	600.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W25	1800.00	900.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 555 mm above head of window or glazed door	not overshadowed
South facing					
D03	2100.00	920.00	timber, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 960 mm, 660 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W07	1200.00	700.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	solid overhang 4155 mm, 250 mm above head of window or glazed door	not overshadowed
W08	2100.00	1750.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	solid overhang 4155 mm, 1740 mm above head of window or glazed door	not overshadowed
D04	2400.00	1940.00	timber, double glazed (U-value: <=3.0, SHGC: >0.49)	solid overhang 4155 mm, 2740 mm above head of window or glazed door	not overshadowed
W09	2100.00	1750.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	solid overhang 4155 mm, 1745 mm above head of window or glazed door	not overshadowed
W11	1200.00	1810.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
W30	1320.00	6440.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	solid overhang 4155 mm, 50 mm above head of window or glazed door	not overshadowed
West facing					
W04	1000.00	600.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	none	not overshadowed
W12	1800.00	1000.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	2-4 m high, 2-5 m away
W13	1800.00	1000.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	2-4 m high, 2-5 m away
W14	1800.00	1000.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 600 mm, 355 mm above head of window or glazed door	not overshadowed
D05	2400.00	1740.00	timber, double glazed (U-value: <=3.0, SHGC: >0.49)	pergola (fixed battens) 3215 mm, 50 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✓	✓
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: EER 3.5 - 4.0		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✓	✓
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: EER 3.5 - 4.0		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade; Operation control: interlocked to light with timer off		✓	✓
Kitchen: individual fan, ducted to façade; Operation control: interlocked to light		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
The photovoltaic system must consist of: • photovoltaic collectors with the capacity to generate at least 1 peak kilowatts of electricity, installed at an angle between 25 degrees and 35 degrees to the horizontal facing west	✓	✓	✓
Other			
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.

DETAILS OF MAIN BUILDING

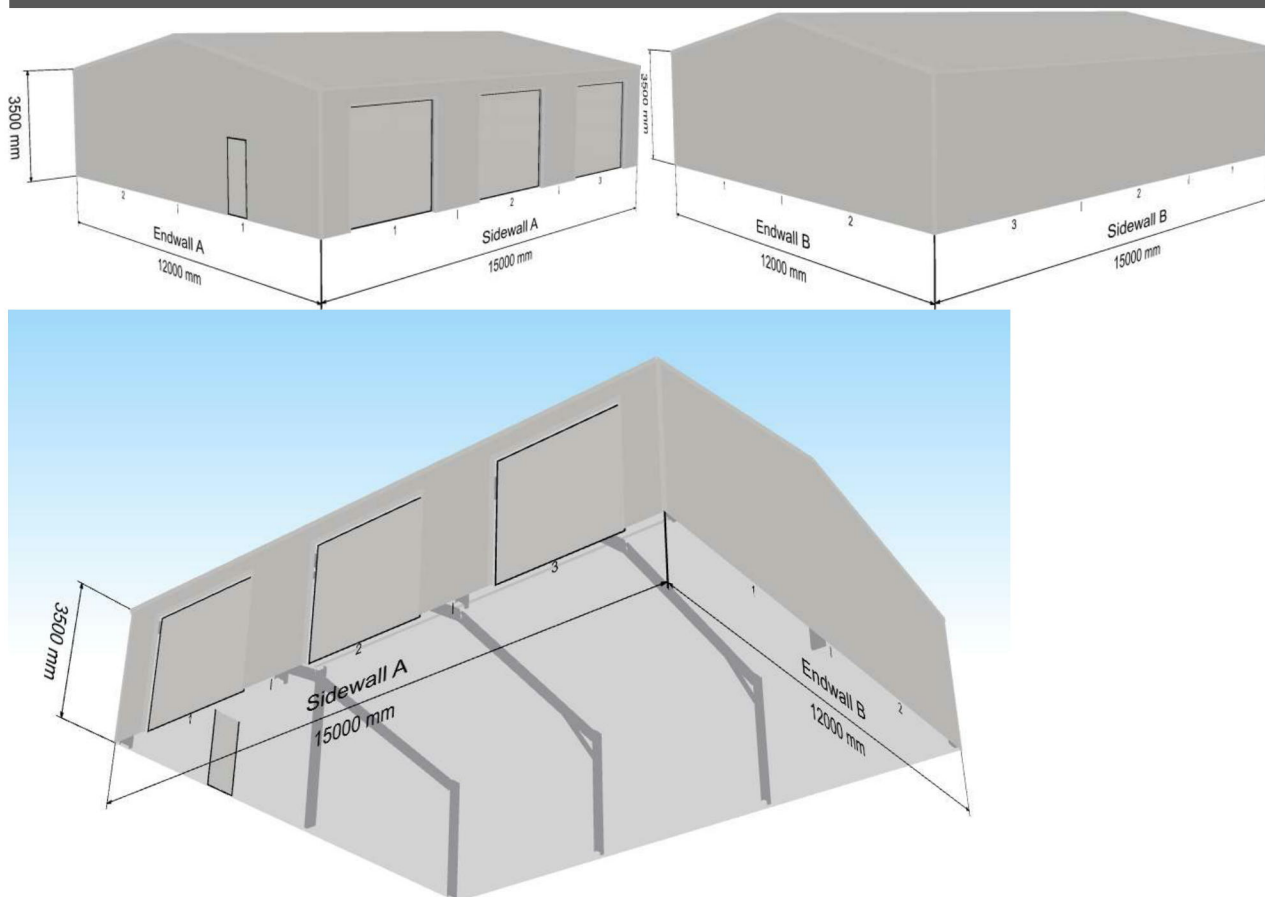
Bay Width:	3 x 5.000 m
Span:	12.000 m
Length(total):	15.000 m
Eave Height:	3.500 m
Overall Height:	4.666 m
Roof Pitch:	11 deg
Left Lean-to:	N/A
Right Lean-to:	N/A
Front Garaport:	0.000 m
Back Garaport:	0.000 m

DETAILS OF MAIN COMPONENTS

Roof Cladding:	0.42 Corro bmt - 0.48 Corro tct
Wall Cladding:	0.42 Corro bmt - 0.48 Corro tct
Columns:	C30024 "C" Purlin, Fixed with heavy duty plates and bolts
Rafters:	C30024 "C" Purlin, Fixed with heavy duty plates and bolts
Purlins:	TH120100 purlin fixed with heavy duty framing teks
Girt:	TH120100 girt fixed with heavy duty framing teks
Gutter:	Quad
Downpipes:	To ground level

Note: Garaport length is included in Length(total) shown above.

BUILDING LAYOUT (Quote #: 2734065360)



PRICING

Kit Price (Inc GST)

Ordering ASAP is recommended as lead times are increasing daily.

Delivery

Delivery to Site Address included at \$1,265.00

TOTAL (Inc GST)

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