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Project :

Sheet :

A01

50 Foster Street.

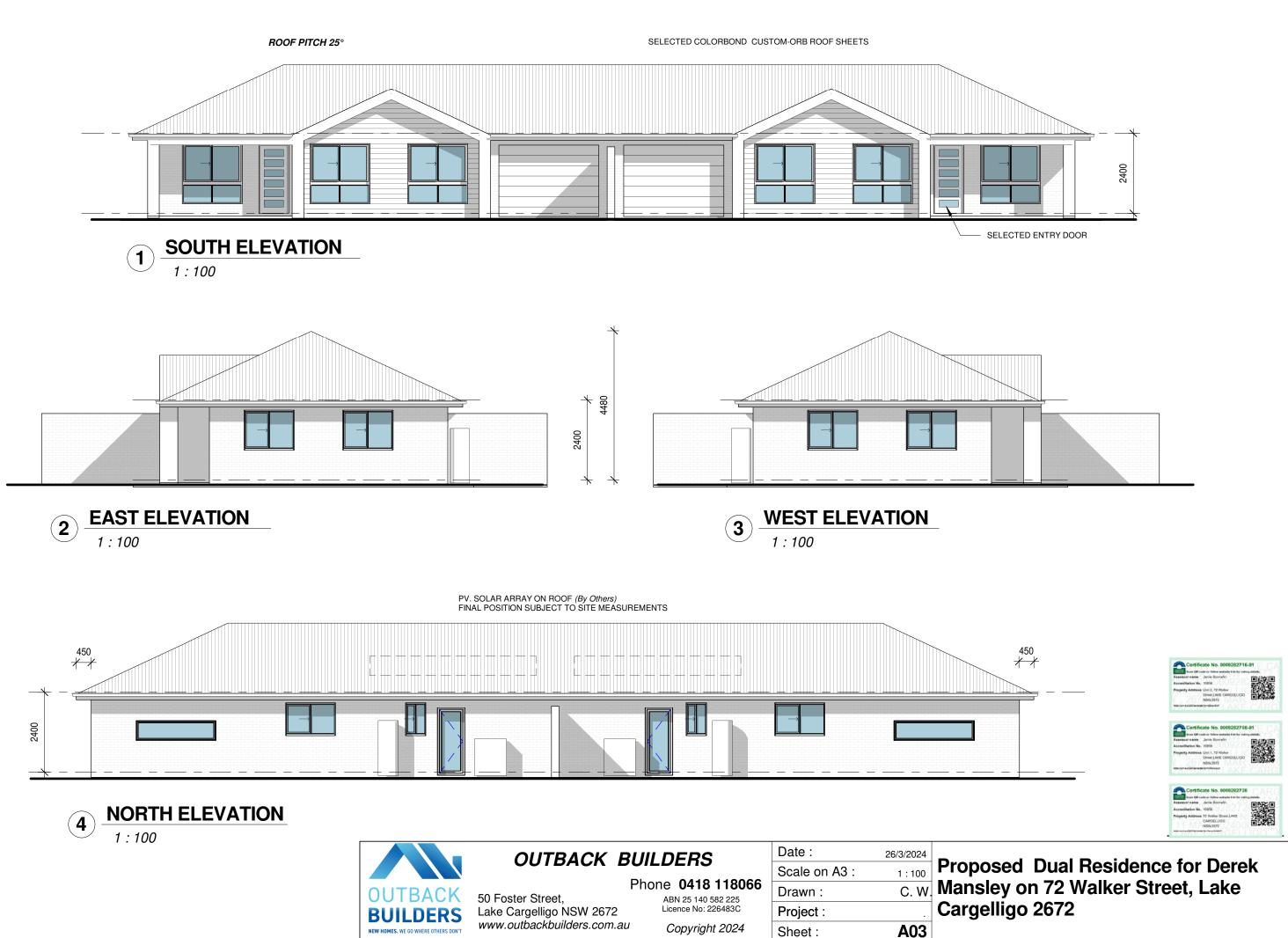
**BUILDERS** 

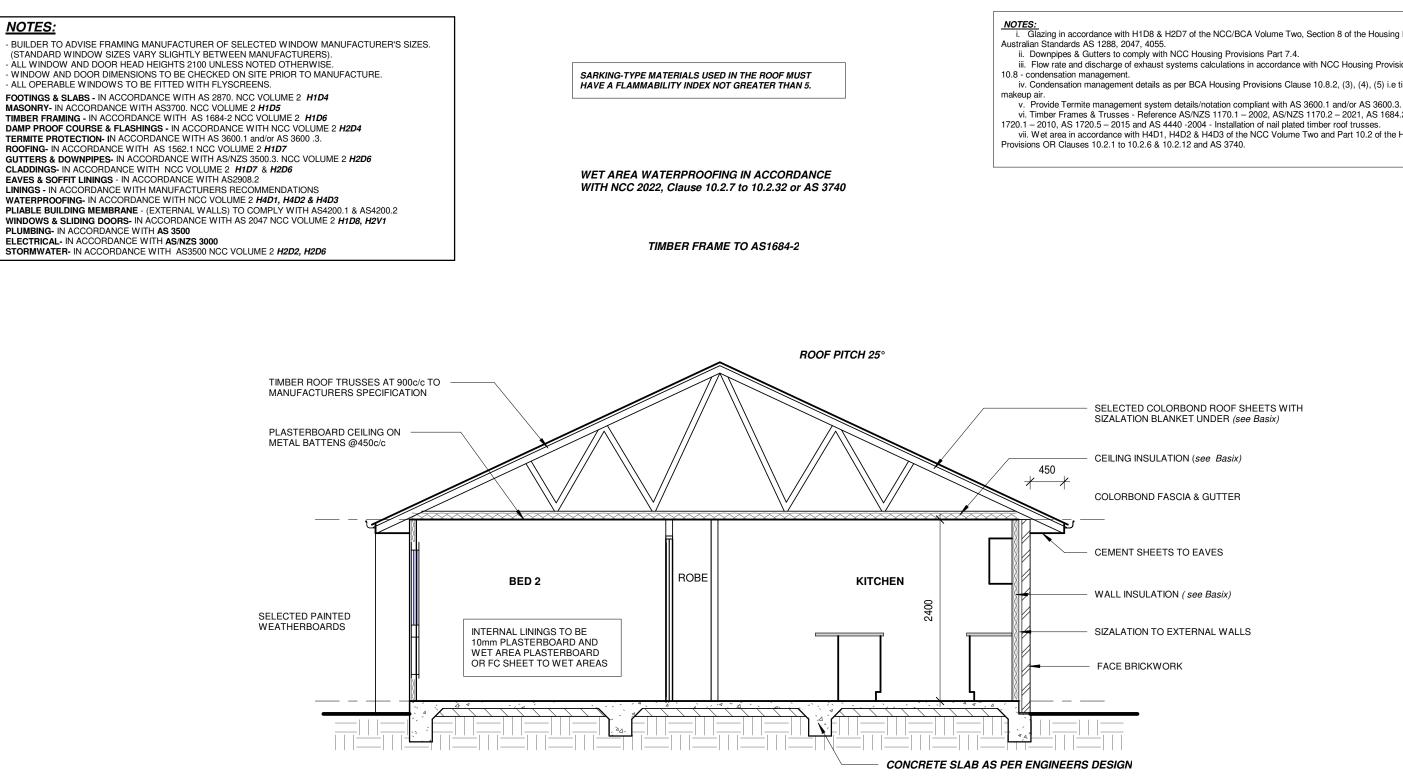
NEW HOMES, WE GO WHERE OTHERS DON'

Lake Cargelligo NSW 2672

www.outbackbuilders.com.au

# C. W. Mansley on 72 Walker Street, Lake Cargelligo 2672





SECTION 1 1:50

> OUIBACK BUILDERS NEW HOMES WE GO WHERE OTHERS DON'T

OUTBACK BUILDERS

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Date : 26/3/2024 Scale on A3 : 1:50 Drawn : Project : **A08** Sheet :

NOTES: i. Glazing in accordance with H1D8 & H2D7 of the NCC/BCA Volume Two, Section 8 of the Housing Provisions &

iii. Flow rate and discharge of exhaust systems calculations in accordance with NCC Housing Provisions Part

iv. Condensation management details as per BCA Housing Provisions Clause 10.8.2, (3), (4), (5) i.e timer, dryer,

vi. Timber Frames & Trusses - Reference AS/NZS 1170.1 – 2002, AS/NZS 1170.2 – 2021, AS 1684.2 – 2021, AS
 1720.1 – 2010, AS 1720.5 – 2015 and AS 4440 -2004 - Installation of nail plated timber roof trusses.
 vii. Wet area in accordance with H4D1, H4D2 & H4D3 of the NCC Volume Two and Part 10.2 of the Housing

SELECTED COLORBOND ROOF SHEETS WITH SIZALATION BLANKET UNDER (see Basix)

CEILING INSULATION (see Basix)

COLORBOND FASCIA & GUTTER

CEMENT SHEETS TO EAVES

WALL INSULATION (see Basix)

SIZALATION TO EXTERNAL WALLS



### **Proposed Dual Residence for Derek** C. w Mansley on 72 Walker Street, Lake Cargelligo 2672

<b>BASIX</b> Certificate	Project summary				Description o	cribe the dwellings and con	mon areas within the proje	ct					Dwelling no.		Area ad
Building Sustainability Index www.basix.nsw.gov.au	Project name Street address		treet, LAKE CARGELL STREET LAKE CARG				and areas mann are proje						All other dwelling	S	23.7
/lulti Dwelling	Local Government Area	LACHLAN			Multi-dwelling h	ouses									
ertificate number: 1741053M	Plan type and plan number Lot No.	Deposited Pla 7	lan 758595			8	5	8					Dwelling no.	Concrete	slab on g
	Section no.	58			1 floor	len & specie	ied floor len &	specie					All dwellings	(m²) 75.05	
his certificate confirms that the proposed development will meet the NSW	No. of residential flat buildings Residential flat buildings: no. of	0			ng no. bedro ""	n²) figard nous ream	bedro tioned n²) n²) m²) m²)	nous ream					Pur dwennings		
overnment's requirements for sustainability, if it is built in accordance with the ommitments set out below. Terms used in this certificate, or in the commitments,	dwellings Multi-dwelling housing: no. of dwellings	s 2			Dwelli No. of area (r	area (r Area o lawn (i awn (i min a Dwelli	No. of Condition Area of Area	Indige Tmin a						Floor types	Concr
ave the meaning given by the document entitled "BASIX Definitions" dated 0/09/2020 published by the Department. This document is available at	No. of single dwelling houses	0			1 2 61.1 1	95 0 0 2	2 61.1 13.95 0	0					Dwelling no.	Area (m²) Ins	sulation
/ww.basix.nsw.gov.au	Project score			_	(ii) Energy					Show on	Show on CC/CDC	Certifier			
ecretary ate of issue: Friday, 22 March 2024	Water	✓ 21		Target 20						DA plans	plans & specs	check	All dwellings	75.05 -	_
Fo be valid, this certificate must be lodged within 3 months of the date of issue.	Thermal Performance	V Pass		Target Pass	the table below (I	oplies to each room or area of it only to the extent specified for	the dwelling which is referred to or that room or area). The appl	o in a heading to the "I cant must ensure that	Vatural lighting" column of each such room or area is	~	<ul> <li></li> </ul>	~		loor types	
	Energy	<b>v</b> 73		Target 68	fitted with a winde (g) This commitment	v and/or skylight. Ipplies if the applicant installs a	a water heating system for the	dwelling's pool or spa.	The applicant must:	1	1			First floor a	above hab
NSW	Materials	-58		<b>T</b> 2000 1010	(aa) install the	system specified for the pool in	n the "Individual Pool" column o	of the table below (or a	Iternatively must not install	1	v .				or mezzani
SCARING N.	INDICIDIO	V -58		Target n/a		m for the pool). If specified, the system specified for the spa in							Dwelling C no. ty	onstruction Are	rea (m²)
					any syst	m for the spa). If specified, the					×.		All dwellings -		
						t install in the dwelling: a cook-top and oven specified	for that dwelling in the "Applian	ces & other efficiency	measures" column of the						
					table be	w;					~			External wall	ls
						ance for which a rating is spec and ensure that the appliance		pliances & other efficient	ency measures" column of		~	~			
	Certificate Prepared by				(cc) any cloth	s drying line specified for the d	welling in the "Appliances & ot	ner efficiency measure	s" column of the table.		· ·		Dwelling no.	Wall type	Ar
	Name / Company Name: BONNEFIN C	CONSULTING P	TY LTD		(i) If specified in the t	ble, the applicant must carry o	ut the development so that eac	h refrigerator space in	the dwelling is "well				All dwellings	brick veneer,	48.
	ABN (if applicable): 95164564210				(i) The applicant mus	install the photovoltaic system	specified for the dwelling under	r the "Photovoltaic sus	tem" heading of the		×.		54C A	frame : timber - H2 treated	
Project address	Common area landscape					" column of the table below, a				~	×	<ul> <li>Image: A set of the set of the</li></ul>		softwood	
roject name 72 Walker Street, LAKE CARGELLIGO	Common area lawn (m²)	130			Но	water Bathr	oom ventilation system	Kitcher	ventilation system	L	aundry ventilation sy	stem		External walls	s
Street address 72 WALKER STREET LAKE CARGELLIGO 2672	Common area garden (m <sup>2</sup> ) Area of indigenous or low water use	20				r system Each bathroo	m Operation control	Each kitchen	Operation control	Each laur	idry Operat	ion control			
ocal Government Area LACHLAN Ifan type and plan number Deposited Plan 758595	species (m <sup>2</sup> )				All electric s	rage Individual fan, d	pen to manual switch on/of	individual fan, ope	en to manual switch on/off	natural ver	tilation -		Dwelling no.	Wall type	Ar
tan type and plan number Deposited Plan 758595 ot No. 7	Assessor details and therm Assessor number	10056			dwellings	façade		façade		only, or no			All dwellings	-	2
ection no. 58	Certificate number	0009282720			·		na		lasting		Matura	ing		Internal wall	ls
Project type Vo. of residential flat buildings 0	Climate zone	46			Dwelling no.	Cooli ving areas	ng bedroom areas	living areas	Heating bedroom areas		Natural light	ing Iain kitchen			ernal walls
Residential flat buildings: no. of 0	Project score				owening no.	ing areas	bearoom areas	areas	bedroom areas		toilets	Kain Kitchen	Dwelling no.	Wall type	Are
wellings fulti-dwelling housing: no. of 2	Water	<b>V</b> 21		Target 20			I-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditionin ducted / EER 3.0 - 3.5			y	es	All dwellings	plasterboard, frame: timber	
wellings	Thermal Performance	V Pass		Target Pass		Individual pool		dual spa			ency measures			- H2 treated softwood	
No. of single dwelling houses 0 Site details	Energy	✓ 73		Target 68	Dwelling Pool he		Timer Spa heating		chen Dishwashe			Private			
ite area (m²) 1870	Materials				no. system		system		oktop/oven	dryer	sheltered clothes	outdoor or unsheitered		Ceiling and	Flat ceilir
Roof area (m²)         262.3           ion-residential floor area (m²)         -		-58		Target n/a							drying line	clothes drying line	Dwelling no.	Constructio	
Residential floor area (m*) - Residential car spaces 2	-				All -	-	•		tric cooktop & -	-	no	/es		type	ļ
Non-residential car spaces -					dwellings	I		elec	tric oven	1			All dwellings	framed - metal roof,	131.1
1. Commitments for multi-dwelling housing								Alt	ernative energy					frame: timber - H2 treated	
a) Dwellings					Dwelling no.	Photovoltaic :	system (min rated electrical		llector installation	Orientatio	on inputs			softwood	
(i) Water			Show on CC/CDC plans & specs	Certifier check	All dwellings	output in peal between >10° to	( kW) o <=25° degree to the horizont	al 1		N					
(a) The applicant must comply with the commitments listed below in carrying out the devel	2010 1 2011 11 0000 JHCN 10 T PP W201 00 T					Detween >10" 0	20 Segree to the horizont			12			Dwelling no.	Single gla (m <sup>z</sup> )	zing
(b) The applicant must plant indigenous or low water use species of vegetation throughout the "Indigenous species" column of the table below, as private landscaping for that dw	velling. (This area of indigenous vegetation is	· •	~		(iii) Thermal Perforn					1	1	1			
to be contained within the "Area of garden and lawn" for the dwelling specified in the "I					102005.0	ince				Show on DA plans	Show on CC/CDC plans & specs	Certifier check	All dwellings	20.7	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the		+			(a) The applicant mu	attach the certificate referred	to under "Assessor details" on	the front page of this E	BASIX certificate (the				All dwellings 2. Commitme		e dwell
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the or such fixture and appliance meets the rating specified for it.	dwelling, the applicant must ensure that each		~	~	"Assessor Certific the applicant is a	attach the certificate referred te") to the development applic blying for a complying develop	ation and construction certifica ment certificate for the propose	te application for the pl d development, to that	roposed development (or, if application). The applicant						le dwell
such fixture and appliance meets the rating specified for it. (d) The applicant must install an on demand hot water recirculation system which regulate where indicated for a dwelling in the "HW recirculation or diversion" column of the table	dwelling, the applicant must ensure that each es all hot water use throughout the dwelling,			× ×	"Assessor Certific the applicant is ap must also attach t	attach the certificate referred te") to the development applic	ation and construction certifica ment certificate for the propose pplication for a final occupation	te application for the p d development, to that a certificate for the prop	roposed development (or, if application). The applicant bosed development.				2. Commitme		le dwell
such fixture and appliance meets the rating specified for it. (d) The applicant must install an on demand hot water recirculation system which regulate where indicated for a dwelling in the "HW recirculation or diversion" column of the table (e) The applicant must install:	dwelling, the applicant must ensure that each as all hot water use throughout the dwelling, ie below.		~		"Assessor Certific the applicant is a must also attach i (b) The Assessor Cer (c) The details of the	attach the certificate referred te <sup>r</sup> ) to the development applic lying for a complying develop e Assessor Certificate to the a ficate must have been issued roposed development on the A	ation and construction certifica ment certificate for the propose pplication for a final occupation by an Accredited Assessor in a Assessor Certificate must be co	te application for the p d development, to that a certificate for the prop accordance with the Th	roposed development (or, if application). The applicant bosed development. ermal Comfort Protocol.				2. Commitme (a) Dwellings (i) Water	ents for single	
<ul> <li>such fixture and appliance meets the rating specified for it.</li> <li>(d) The applicant must install an on demand hot water recirculation system which regulate where indicated for a dwelling in the "HW recirculation or diversion" column of the table</li> <li>(e) The applicant must install:         <ul> <li>(a) a hot water diversion system to all showers, kitchen sinks and all basins in the the "HW recirculation or diversion" column of the table below; and</li> </ul> </li> </ul>	dwelling, the applicant must ensure that each as all hot water use throughout the dwelling, e below.		~		"Assessor Certific the applicant is a must also attach 1 (b) The Assessor Ceri (c) The details of the Certificate, includ (d) The applicant must	attach the certificate referred te") to the development applic lying for a complying development e Assessor Certificate to the a ficate must have been issued roposed development on the « g the details shown in the "Th show on the plans accompan	ation and construction certifica ment certificate for the propose pplication for a final occupation by an Accredited Assessor in a ssessor Certificate must be co ermal Loads" table below. ying the development applicati	te application for the pi d development, to that a certificate for the proj accordance with the Th unsistent with the detail	roposed development (or, if application). The applicant posed development. ermal Comfort Protocol. Is shown in this BASIX velopment, all matters which	DA plans			2. Commitme (a) Dwellings (i) Water (a) The applican (b) The applican	ents for single	h the comr enous or lo
such fixture and appliance meets the rating specified for it. (d) The applicant must install an on demand hot water recirculation system which regulate where indicated for a dwelling in the "HW recirculation or diversion" column of the table (e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the	dwelling, the applicant must ensure that each as all hot water use throughout the dwelling, e below.		~		"Assessor Certific the applicant is a must also attach 1 (b) The Assessor Cec (c) The details of the Certificate, includ (d) The applicant must the Thermal Com Accredited Asses	attach the certificate referred te <sup>+</sup> ) to the development applic byling for a complying develop e Assessor Certificate to the a ficate must have been issued roposed development on the <i>k</i> g the details shown in the "Th show on the plans accompan it Protocol requires to be show r, to certify that this is the case	ation and construction certifica ment certificate for the propose pplication for a final occupation by an Accredited Assessor in a Assessor Certificate must be co ermal Loads' table below. ying the development applicati yn on those plans. Those plan e.	te application for the pi d development, to that o certificate for the pro- procordance with the Th- misistent with the detail on for the proposed de is must bear a stamp of	roposed development (or, if application). The application bosed development. ermal Comfort Protocol. Is shown in this BASIX velopment, all matters which 'endorsement from the				2. Commitme (a) Dwellings (i) Water (a) The applican (b) The applican (b) The applican to be contain to be contain	t must comply with t must plant indige us species" colum ed within the "Area	h the comm enous or lo nn of the ta a of garde
<ul> <li>such fixture and appliance meets the rating specified for it.</li> <li>(d) The applicant must install an on demand hot water recirculation system which regulate where indicated for a dwelling in the "HW recirculation or diversion" column of the table (e) The applicant must install: <ul> <li>(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the the "HW recirculation or diversion" column of the table below, and</li> <li>(bb) a separate diversion tank (or tanks) connected to the hot water diversion system connect the hot water diversion tank to all tolets in the dwelling.</li> </ul> </li> <li>(e) The applicant must not install a private swimming pool or spa for the dwelling, with a water diversion system.</li> </ul>	dwelling, the applicant must ensure that each es all hot water use throughout the dwelling, e below. e dwelling, where indicated for a dwelling in ems of at least 100 litres. The applicant must		· · · · · · · · · · · · · · · · · · ·		"Assessor Certific the applicant is a must also attach 1 (b) The Assessor Cei (c) The details of the Certificate, includ (d) The applicant must the Thermal Com Accredited Asses (e) The applicant mus- certificate, if appli	attach the certificate referred te <sup>+</sup> ) to the development applic hyling for a complying develop e Assessor Certificate to the a ficate must have been issued roposed development on the <i>i</i> g the details shown in the "Th show on the plans accompan at Protocol requires to be sho r, to certify that this is the caas show on the plans accompan able), all themal performance	ation and construction certifica ment certificate for the propose pplication for a final occupation by an Accredited Assessor in it sessor O certificate must be co email Loads' table below. ving the development applicati win on those plans. Those plan e. ving the application for a const specifications set out in the AS	te application for the pi d development, to that a certificate for the proj accordance with the Th consistent with the detail on for the proposed de a must bear a stamp of ruction certificate (or co	roposed development (or, if application). The applicat osed development. ermal Comfort Protocol. Is shown in this BASIX velopment, all matters which endorsement from the complying development	DA plans			2. Commitme (a) Dwellings (I) Water (a) The applican (b) The applican the "Indigen- to be contain (c) If a rating is :	t must comply with t must plant indige sus species" colum	h the comm enous or lo nn of the ta a of garde ole below fo
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Commitme</li> <li>(a) Dwellings</li> <li>(i) Water</li> <li>(a) The applican</li> <li>(b) The applican</li> <li>(c) If a raing is such fixture indigent indicent indigent indicent indigent indigent indicent indicent indicent i</li></ul>	t must comply with t must joban indige us species' colum us species' colum ed within the 'Area specified in the table us day link and appliance mee t must install and appliance mee t must install and the table t must install and the table the table, that poo spa must be locate t must install, for th ow. Each system in the table, that poo spa must be locate t must install, for th ow. Each system in the table, that pool spa must be locate t must install, for th ow. Each system in the table, that pool spa must be locate t must install, for th ow. Each system in the table, that pool spa must be locate t must install, for th ow. Each system in the table, that pool spa must be locate t must install, in ea sw. 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nd	Suspended flooi subfloor (m²)	with oper	1 Suspended	of floors and wal I floor with ubfloor (m²)	1	i floor above )	Primarily rar mudbrick wa	nmed earth or Ills
8						0		
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	waffle pod	slab	-				-	-
e	Suspend	led floor a	bove garage			Garage f	loor	
lation	Construction			Construction	Area (m²)	Insulation		ematerialisation
lation	type	Aiea (ii		type	Area (iii )		emissions option	emateriansation
	-	-	-	concrete slab on ground	27.65	-	none w	affle pod slab
							700 100	
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	roll or pump-	in		cement sheet or boards), frame : timber - H2 treated softwood		rol	l or pump-in	
Extern	nal wall type 3					External wall	type 4	
1 <sup>2</sup> )	Insulation	Lo	ow emissions ption	Wall type	Area (m²		sulation L	ow emissions ption
	-	-		-	-	-	-	
		Ĩ.			22			
ed wit	h garage Insulation	Wall typ	1000	wall type 1 (m²) Insula	ntion W	/all type	Internal wall type 2 Area (m²)	Insulation
	-	plasterbo frame: tir	mber	-	-		-	5
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	-	type framed -	metal -	- :	ty -	pe	- ,	
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azing t		azing	Aluminium	Timber frame	50 B	e types rames S		composite
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hous	es				3597	ið.	i.	
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## roposed Dual Residence for Derek lansley on 72 Walker Street, Lake argelligo 2672

(ii) Energy	Ck and	Show ocion	Certifier	
	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	Central energy systems Other
d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom areas of the dwelling. If no cooling or heating system is specified in table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning		~	~	
between living areas and bedrooms. (e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent		~	~	-
lighting or light emitting diode (LED) lighting. (f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is	~	~	~	-
fitted with a window and/or skylight. (g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install				_
any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.	5			
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below:		~		
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and	-0	~	~	
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		~		_
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		~		_
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Atternative energy" column of the table below, and connect the system to that dwelling's electrical system.	~	~	~	_
iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application. The applicant must also attach the Assessor Certificate to the application for the application for the proposed development.				
(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol. (c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX				-
Certificate, including the details shown in the "Thermal Loads" table below. (d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which			-	-
the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	~			1
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		~		_
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		~	~	
(g) Where there is an in-slab heating or cooling system, the applicant must; (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or	~	~	~	-
<ul> <li>(bb) On a suspended from, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.</li> </ul>				
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	~	~	~	_
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations o ceiling fans set out in The Assessor Certificate.	~			
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		~		
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c) Common areas and central systems/facilities         (i) Water         (a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.         (b) The applicant must install or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.         (c) A swimming pool or spa listed in the table must not have a volume (in KLs) greater than that specified for the pool or spa in the table.         (c) A solution pool or spa listed in the table must not have a volume (in KLs) greater than that specified for the pool or spa in the table.         (c) A solution pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.         (c) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.         (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.         Common area       Showerheads rating       Toilets rating       Taps rating       C         All common       no common facility       no common facility       no common facility       nc	Show on DA plans	Show on CC/CDC plans & specs		
a) Common areas and central systems/facilities         (i) Water         (a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.         (b) The applicant must install or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.         (c) A swimming pool or spa listed in the table must not have a volume (in KLs) greater than that specified for the pool or spa in the table.         (d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.         (e) The applicant must install each fire sprinkler system listed in the tables so that the system is configured as specified in the table.         (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.         (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.         (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.         (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.         (ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	check	
c) Common areas and central systems/facilities         (i) Water         (a) If, in carrying out the development, the applicant instalts a showerhead, tollet, tap or clothes washer into a common area, then that liem must meet the specifications listed for it in the table.         (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the 'contral systems' column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.         (c) A swimming pool or spa listed in the table must not have a volume (in KLS) greater than that specified for the pool or spa in the table.         (d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.         (e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.         (f) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.         (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.         (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.         (f) The applicant must ensure that the applicant installs a ventilation system to service a common facility in control system for that ventilation system must be of the type specified for that common area, and must meet the efficiencry measure specified.	Show on DA plans	Show on CC/CDC plans & specs	check	
c) Common areas and central systems/facilities         (i) Water         (a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that litem must meet the specifications listed for it in the table.         (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the 'contral systems' column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.         (c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.         (d) A pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.         (e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.         (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.         (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.         (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.         (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.         (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.         (f) The applicant must be of the type speci	Show on DA plans	Show on CC/CDC plans & specs	check	
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b) Common areas and central systems/facilities (i) Water (a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that litem must meet the specifications listed for it in the table. (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the table. (c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table. (d) A pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table. (d) A pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table. (e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table. (f) The applicant must ensure that the central cooling system for a cooling lower is configured as specified in the table. (f) The applicant must ensure that the central cooling system for a cooling lower is configured as specified in the table. (f) The applicant must ensure that the central cooling system for a cooling lower is configured as specified in the table. (g) For the applicant must ensure that the central cooling system for a cooling lower is configured as specified in the table. (g) In common area (g) Showerheads rating (g) no common facility (g) no common area, and must meet the efficiency measure specified (g) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified. (f) The arrying out the development, the applicant installs a ventilation system (BMS) for the common area, wherer	Show on DA plans	Show on CC/CDC plans & specs	check	
b) Common areas and central systems/facilities (i) Water (a) If, in carrying out the development, the applicant instalts a showerhead, toilet, tap or clothes washer into a common area, then that liem must meet the specifications listed for it in the table. (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the 'central systems' column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table. (c) A pool or spa listed in the table must not have a volume (in KLS) greater than that specified for the pool or spa in the table. (d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table. (e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table. (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table. (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table. (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table. (f) The applicant must ensure that the applicant instalts a ventilation system to service a common facility no common area, and must meet the efficiency measure specified. (b) In carrying out the development, the applicant instalts a ventilation system to service a common area specified in the table below, the table table below, the tabl	Show on DA plans	Show on CC/CDC plans & specs	check	
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b) Common areas and central systems/facilities (i) Water (ii) Water (iii) Common areas and central systems/facilities (iii) Common areas meet the specifications listed for it in the table. (iii) The applicant must instal (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Contral systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table. (i) The applicant must instal i car supply system (s) specified in the "Contral systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table. (ii) A pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table. (ii) The applicant must instal each fire spinkier system listed in the table so that the system is configured as specified in the table. (ii) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table. (ii) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table. (ii) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table. (ii) Energy (iii) Energy (iii) Energy (iii) Energy (iii) Energy (iii) Common facility no common facility no common facility no common facility no common area, and must meet the efficiency measure specified. (c) In carrying out the development, the applicant must instal, as the "primary type of artificial lighting" for each common area, where specified. (c) The applicant must install the systems and fixtures specified in the 'contral energy systems' column of the table below. In each case, the system fust installs as the "primary type of artificial lighting" for each common area, where specified. (c) The applicant must install the systems and fixtures specified in the 'contral energy systems' column of the ta	Show on DA plans	Show on CC/CDC plans & specs	check	
b) Common areas and central systems/facilities         (i) Water         (a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that the maplicant must install (or ensure that the development is serviced by) the atternative water supply system(s) specified in the "Central system" count of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.         (c) A pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.         (d) A pool or spa listed in the table must not have a volume (in kLs) greater than that specified in the table.         (e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.         (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.         (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table below then that ventilation system to service a common facility necessary of the development, the applicant installs a ventilation system to service a common area specified in the table below then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.         (ii) fur carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.         (ii) fur carrying out the	Show on DA plans	Show on CC/CDC plans & specs	check	
b) Common areas and central systems/facilities (i) Water (ii) (iii) (iii) (iii) (iii) (iii) (iiii) (iiii) (iii) (iiii) (iiiii) (iiii) (iiiii) (iiii) (iiiii) (iiii) (iii) (iiii) (iiii) (iiii)	Show on DA plans	Show on CC/CDC plans & specs	check	
a) Common areas and central systems/facilities          (i) Water         (a) (II, carrying out the development, the applicant installs a showerhead, toliet, tap or clothes washer into a common area, then that the many intermed the specifications listed for 11 in the table.         (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) sys	Show on DA plans	Show on CC/CDC plans & specs	check	

	fication			-
n area electric / gas - dryer rating:				
n area clothes rating:				
rading.				
BASIX Project Com	mitmonto		BACIN Number 174105284	
	Occupancy		BASIX Number: 1741053M	
	alker Street, LAKE CARGELLIGO			
Lot No / DP: 7/75	8595			
Water				
Fixtures Shower head rating			Specification 4 star (> 4.5 but <= 6 L/min	
Toilet rating			5 star	,
Kitchen taps rating			5 star	
Bathroom taps rating			5 star	
Alternative water deta	ils			
Rainwater tank size		Individual	None	
Connected to: Gard All to	en and lawn areas ilets		No No	
Laun			No	
Thermal Comfort External walls	L.	Accreditation Number:	HERA 10056 Requirements	NatHERS Number: 0009282720
Weatherboard			Light colour R2.0	Bulk + Anti-glare foil
Brick veneer			Dark colour R2.0	Bulk + Anti-glare foil
Internal walls				
Cavity wall, direct fix p	lasterboard		No insulation	
Partition walls Shaft liner party wall v	vith plaster		No insulation	
Short mer party wall v	prover			
Ceiling	- de		DE O Dulla 1 - 1 - 1	
External ceiling - Plast	erboard		R5.0 Bulk insulation	
Roof				
Corrugated iron			Light Colour (solar absorpt	
			Foil, No Gap, Reflective side	e down, Anti-giare op
Floors				
Waffle pod slab			No insulation	
Windows				
Aluminium frame ALM	-001-01			value 6.70 and SHGC 0.57 for Group A windows (awning, bifold, casement ar
	001.01		turn type windows/doors)	unline C.7 and SUCC 0.7 fee Crews Durindarus (dauble huma fined laures an
Aluminium frame ALM	-002-01		type windows/doors)	value 6.7 and SHGC 0.7 for Group B windows (double hung, fixed, louvres an
Ceiling Penetrations				
Downlight Covers			Approved fireproof downlin	ght covers must be installed to all downlights in ceilings where insulation is ir
Lighting specification			As per lighting plan	
-0			· · · · · · · · · · · · · · · · · · ·	
Ceiling fans			No ceiling fans need to be i	installed
Overshadowing details			Adjoining units calculated i	nto model calculations
Site				
Orientation of nomina	north elevation		As shown on plans	
Energy				
Hot water			Specification	Rating
Individual system			Electric storage	
Ventilation				
Bathroom exhaust			Individual fan, not ducted	
Control switch			Manual switch on/off	
Kitchen exhaust			Individual fan, not ducted	
Control switch Laundry			Manual switch on/off Natural ventilation only	
Control switch			N/A	
Cooling				
Cooling Individual systems - liv	ing areas		1-phase airconditioning	EER 3.0 - 3.5
Individual systems - be			1-phase airconditioning	EER 3.0 - 3.5
Heating				
Heating Individual systems - liv	ing areas		1-phase airconditioning	EER 3.0 - 3.5
Individual systems - be			1-phase airconditioning	EER 3.0 - 3.5
Appliances				
Cooktop/oven			Electric cooktop & electric	oven
			Yes	
Private outdoor clothe	and all at the second		No	
Private outdoor clothe Private Indoor or shelt	ered clothes drying line			
	ered clothes arying line			

#### **OUTBACK BUILDERS** TBACK 50 Foster Street,

Lake Cargelligo NSW 2672 www.outbackbuilders.com.au Copyright 2024

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Date :	26/3/2024	<b>_</b>
Scale on A3 :		Pro
Drawn :	C. W.	Ma
Project :		Car
Sheet :	A10	



