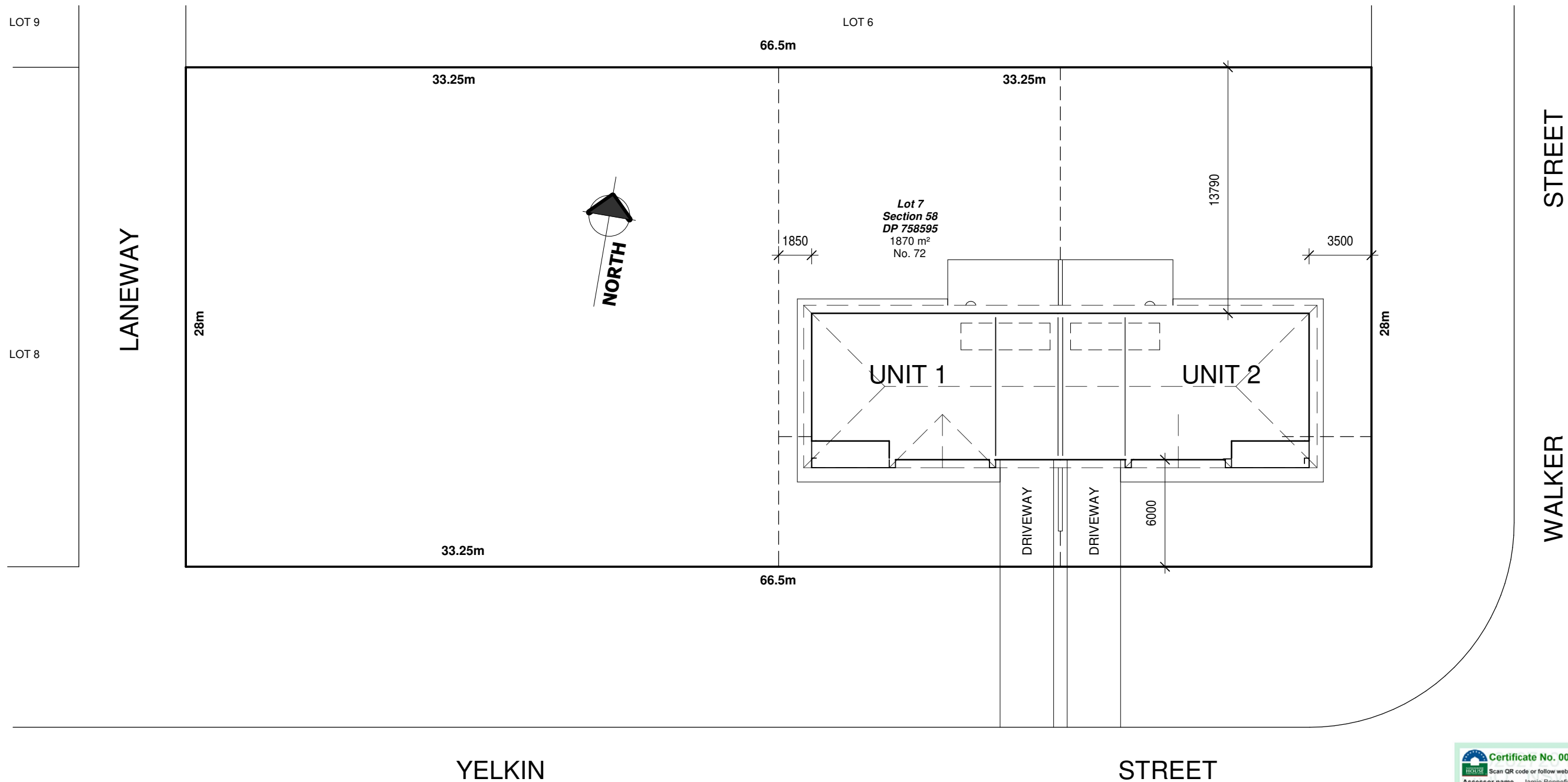
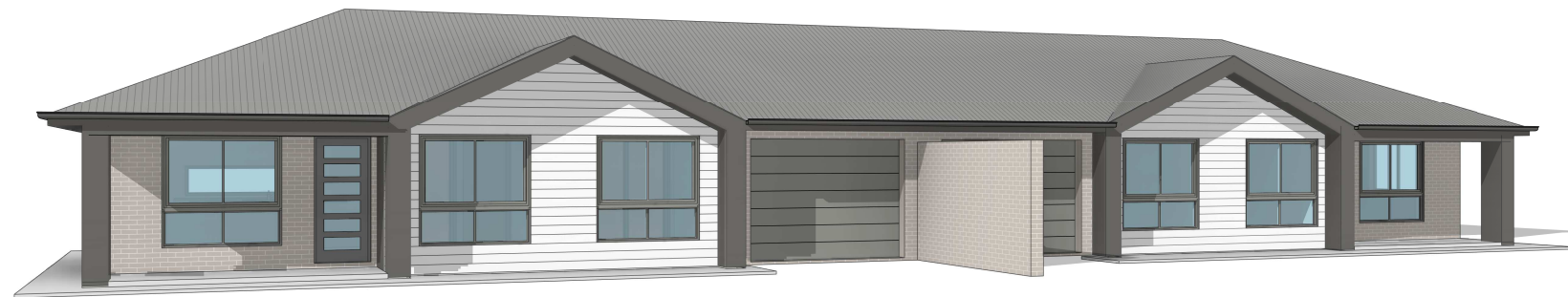


PROPERTY DETAILS

Address: 72 Walker Street, Lake Cargelligo 2672
 Lot/Section/Plan No. : 7/ 58/ DP758595
 Council: LACHLAN SHIRE COUNCIL

SUMMARY OF PLANNING CONTROLS

Local Environmental Plans Lachlan Local Environmental Plan 2013 (pub. 29-4-2022)
 Land Zoning RU5 - Village: (pub. 9-8-2013)
 Height Of Building NA
 Floor Space Ratio NA
 Minimum Lot Size 600 m²
 Heritage NA
 Land Reservation Acquisition NA
 Foreshore Building Line NA



1 SITE PLAN
 1 : 250

Certificate No. 0009282720
 Scan QR code or follow website link for rating details.
 Assessor name Jamie Bonnefin
 Accreditation No. 10056
 Property Address 72 Walker Street, LAKE CARGELLIGO NSW, 2672
 hslar.com.au/QR/General?pi=Geoc,PM&P

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Project :	.
Sheet :	A01

Proposed Dual Residence for Derek Mansley on 72 Walker Street, Lake Cargelligo 2672

ROOF PITCH 25°

SELECTED COLORBOND CUSTOM-ORB ROOF SHEETS



1 SOUTH ELEVATION
1 : 100

SELECTED ENTRY DOOR

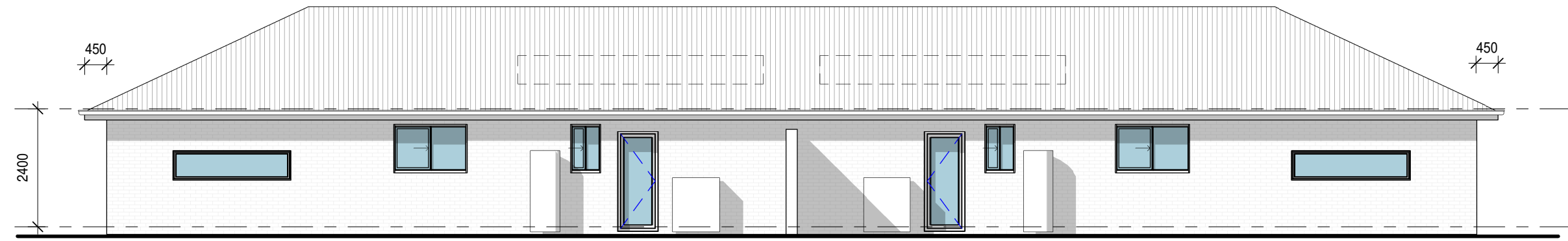


2 EAST ELEVATION
1 : 100



3 WEST ELEVATION
1 : 100

PV. SOLAR ARRAY ON ROOF (By Others)
FINAL POSITION SUBJECT TO SITE MEASUREMENTS



4 NORTH ELEVATION
1 : 100



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Proposed Dual Residence for Derek Mansley on 72 Walker Street, Lake Cargelligo 2672

NOTES:

- BUILDER TO ADVISE FRAMING MANUFACTURER OF SELECTED WINDOW MANUFACTURER'S SIZES. (STANDARD WINDOW SIZES VARY SLIGHTLY BETWEEN MANUFACTURERS).
- ALL WINDOW AND DOOR HEAD HEIGHTS 2100 UNLESS NOTED OTHERWISE.
- WINDOW AND DOOR DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE.
- ALL OPERABLE WINDOWS TO BE FITTED WITH FLYSCREENS.
- FOOTINGS & SLABS** - IN ACCORDANCE WITH AS 2870. NCC VOLUME 2 **H1D4**
- MASONRY** - IN ACCORDANCE WITH AS3700. NCC VOLUME 2 **H1D5**
- TIMBER FRAMING** - IN ACCORDANCE WITH AS 1684-2 NCC VOLUME 2 **H1D6**
- DAMP PROOF COURSE & FLASHINGS** - IN ACCORDANCE WITH NCC VOLUME 2 **H2D4**
- TERMITE PROTECTION**- IN ACCORDANCE WITH AS 3600.1 and/or AS 3600 .3.
- ROOFING**- IN ACCORDANCE WITH AS 1562.1 NCC VOLUME 2 **H1D7**
- GUTTERS & DOWNPIPES**- IN ACCORDANCE WITH AS/NZS 3500.3. NCC VOLUME 2 **H2D6**
- CLADDINGS**- IN ACCORDANCE WITH NCC VOLUME 2 **H1D7 & H2D6**
- EAVES & SOFFIT LININGS** - IN ACCORDANCE WITH AS2908.2
- LININGS** - IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS
- WATERPROOFING**- IN ACCORDANCE WITH NCC VOLUME 2 **H4D1, H4D2 & H4D3**
- PLIABLE BUILDING MEMBRANE** - (EXTERNAL WALLS) TO COMPLY WITH AS4200.1 & AS4200.2
- WINDOWS & SLIDING DOORS**- IN ACCORDANCE WITH AS 2047 NCC VOLUME 2 **H1D8, H2V1**
- PLUMBING**- IN ACCORDANCE WITH **AS 3500**
- ELECTRICAL**- IN ACCORDANCE WITH **AS/NZS 3000**
- STORMWATER**- IN ACCORDANCE WITH AS3500 NCC VOLUME 2 **H2D2, H2D6**

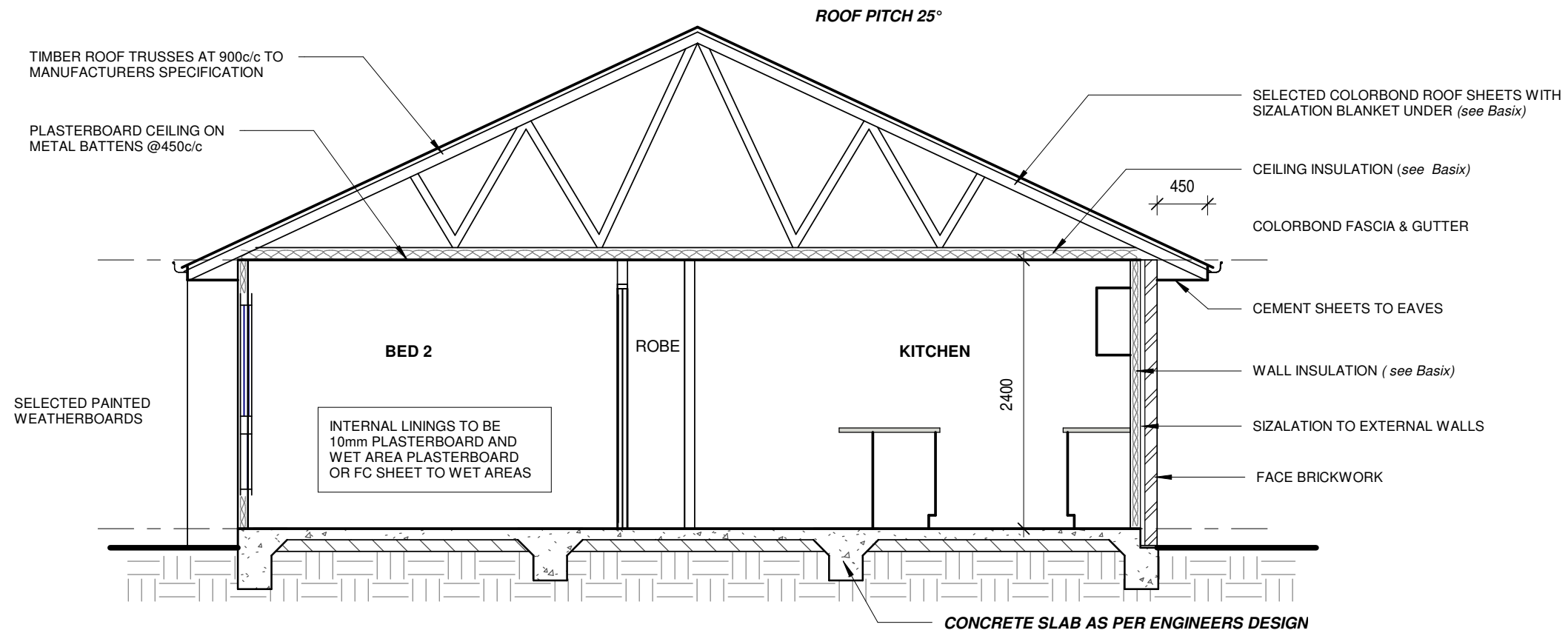
SARKING-TYPE MATERIALS USED IN THE ROOF MUST HAVE A FLAMMABILITY INDEX NOT GREATER THAN 5.

WET AREA WATERPROOFING IN ACCORDANCE WITH NCC 2022, Clause 10.2.7 to 10.2.32 or AS 3740

TIMBER FRAME TO AS1684-2

NOTES:

- i. Glazing in accordance with H1D8 & H2D7 of the NCC/BCA Volume Two, Section 8 of the Housing Provisions & Australian Standards AS 1288, 2047, 4055.
- ii. Downpipes & Gutters to comply with NCC Housing Provisions Part 7.4.
- iii. Flow rate and discharge of exhaust systems calculations in accordance with NCC Housing Provisions Part 10.8 - condensation management.
- iv. Condensation management details as per BCA Housing Provisions Clause 10.8.2, (3), (4), (5) i.e timer, dryer, makeup air.
- v. Provide Termite management system details/notation compliant with AS 3600.1 and/or AS 3600.3.
- 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 Provisions OR Clauses 10.2.1 to 10.2.6 & 10.2.12 and AS 3740.



1 SECTION
1 : 50



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Proposed Dual Residence for Derek Mansley on 72 Walker Street, Lake Cargelligo 2672

Multi Dwelling

Certificate number: 1741053M

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

Secretary
Date of issue: Friday, 22 March 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project name	72 Walker Street, LAKE CARGELLIGO
Street address	72 WALKER STREET LAKE CARGELLIGO 2672
Local Government Area	LACHLAN
Plan type and plan number	Deposited Plan 758595
Lot No.	7
Section no.	58
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	2
No. of single dwelling houses	0

Project address	
Project name	72 Walker Street, LAKE CARGELLIGO
Street address	72 WALKER STREET LAKE CARGELLIGO 2672
Local Government Area	LACHLAN
Plan type and plan number	Deposited Plan 758595
Lot No.	7
Section no.	58
Project type	
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	2
No. of single dwelling houses	0
Site details	
Site area (m ²)	1870
Roof area (m ²)	262.3
Non-residential floor area (m ²)	-
Residential car spaces	2
Non-residential car spaces	-

1. Commitments for multi-dwelling housing

(a) Dwellings			
(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.	✓	✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.	✓	✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.	✓	✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	✓
(g) The pool or spa must be located as specified in the table.	✓	✓	✓
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures				Appliances		Individual pool			Individual spa			
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water source			
	Alternative water supply systems	Size	Configuration	
All dwellings	No alternative water supply	-	-	-
All dwellings	No alternative water supply	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.	✓	✓	✓
(d) The applicant must install the cooling and heating system specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/or at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the 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.	✓	✓	✓

Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1	2	61.1	13.95	0	0	2	2	61.1	13.95	0	0

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.		✓	
(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 (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 "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

Dwelling no.	Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control	
All dwellings	electric storage	individual fan, open to façade	manual switch on/off	individual fan, open to façade	manual switch on/off	natural ventilation only, or no laundry	-	

Dwelling no.	Cooling		Heating		Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1	yes

Dwelling no.	Individual pool			Individual spa		Appliances other efficiency measures				
	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	-	-	no	yes

Dwelling no.	Alternative energy		
	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
All dwellings	between >10° to <=25° degree to the horizontal	1	N

(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 a final occupation certificate for the proposed development.			
(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.	✓		
(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	✓	✓	✓

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) On a suspended floor, 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.			
(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 of 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.		✓	

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1	24.3	47.6	71.900

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
All other dwellings	23.7	41	64.700

Dwelling no.	Construction of floors and walls				
	Concrete slab on ground (m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with enclosed subfloor (m ²)	Suspended floor above garage (m ²)	Primarily rammed earth or mudbrick walls
All dwellings	75.05	-	-	-	no

Dwelling no.	Floor types									
	Concrete slab on ground				Suspended floor above enclosed subfloor			Suspended floor above open subfloor		
Area (m ²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation	
All dwellings	75.05	-	-	waffle pod slab	-	-	-	-	-	

Dwelling no.	Floor types										
	First floor above habitable rooms or mezzanine			Suspended floor above garage				Garage floor			
Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation	Low emissions option	Dematerialisation	
All dwellings	-	-	-	-	-	-	concrete slab on ground	27.65	-	none	waffle pod slab

Dwelling no.	External wall type 1				External wall type 2			
	Wall type	Area (m ²)	Insulation	Low emissions option	Wall type	Area (m ²)	Insulation	Low emissions option
All dwellings	brick veneer, frame: timber - H2 treated softwood	48.4	rockwool batts, roll or pump-in	none	framed (fibre cement sheet or boards), frame: timber - H2 treated softwood	10.8	rockwool batts, roll or pump-in	none

Dwelling no.	External wall type 3				External wall type 4			
	Wall type	Area (m ²)	Insulation	Low emissions option	Wall type	Area (m ²)	Insulation	Low emissions option
All dwellings	-	-	-	-	-	-	-	-

Dwelling no.	Internal wall type 1			Internal wall type 2		
	Wall type	Area (m ²)	Insulation	Wall type	Area (m ²)	Insulation
All dwellings	plasterboard, frame: timber - H2 treated softwood	17.29	-	plasterboard, frame: timber - H2 treated softwood	86.6	-

Dwelling no.	Flat ceiling / pitched roof			Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof		
	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation
All dwellings	framed - metal roof, frame: timber - H2 treated softwood	131.15	-	framed - metal roof	-	-	-	-	-

Dwelling no.	Glazing type			Frame types				
	Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)
All dwellings	20.7	-	-	20.7	-	-	-	-

2. Commitments for single dwelling houses

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.	✓	✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.	✓	✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.	✓	✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	✓
(g) The pool or spa must be located as specified in the table.	✓	✓	✓
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.	✓	✓	✓



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Project :	
Sheet :	A09

Proposed Dual Residence for Derek Mansley on 72 Walker Street, Lake Cargelligo 2672

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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 area of the dwelling. If no cooling or heating system is specified in the 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.		✓	
(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 (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 "Alternative 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 a final occupation certificate 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.	✓		
(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 (bb) On a suspended floor, 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.	✓	✓	✓
(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 of 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.		✓	

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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 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	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Notes

- In these commitments, "applicant" means the person carrying out the development.
- The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
- This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
- If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
- If a star or other rating is specified in a commitment, this is a minimum rating.
- All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

- 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. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfillment it is required to monitor in relation to the building or part, has been fulfilled).

Central energy systems	Type	Specification
Other	Common area electric / gas clothes dryer rating: Common area clothes washer rating:	-

BASIX Project Commitments

Proposed: Dual Occupancy
Address: 72 Walker Street, LAKE CARGELLIGO
Lot No / DP: 7/758595

BASIX Number: 1741053M

Water

Fixtures	Specification
Shower head rating	4 star (> 4.5 but <= 6 L/min)
Toilet rating	5 star
Kitchen taps rating	5 star
Bathroom taps rating	5 star

Alternative water details

Rainwater tank size	Individual	None
Connected to: Garden and lawn areas	No	
All toilets	No	
Laundry	No	

Thermal Comfort

Accreditation Number: HERA 10056

NatHERS Number: 0009282720

External walls	Requirements
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 plasterboard	No insulation
Partition walls	
Shaft liner party wall with plaster	No insulation
Ceiling	
External ceiling - Plasterboard	R5.0 Bulk insulation
Roof	
Corrugated iron	Light Colour (solar absorptance <0.475) Foil, No Gap, Reflective side down, Anti-glare Up
Floors	
Waffle pod slab	No insulation
Windows	
Aluminium frame ALM-001-01	Single Clear glazing with U-value 6.70 and SHGC 0.57 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)
Aluminium frame ALM-002-01	Single Clear glazing with U-value 6.7 and SHGC 0.7 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)

Ceiling Penetrations

Downlight Covers Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.

Lighting specification

As per lighting plan

Ceiling fans

No ceiling fans need to be installed

Overshadowing details

Adjoining units calculated into model calculations

Site

Orientation of nominal north elevation As shown on plans

Energy

Hot water	Specification	Rating
Individual system	Electric storage	

Ventilation

Bathroom exhaust	Individual fan, not ducted Control switch
Kitchen exhaust	Individual fan, not ducted Control switch
Laundry	Natural ventilation only Control switch

Cooling

Individual systems - living areas	1-phase airconditioning	EER 3.0 - 3.5
Individual systems - bedroom areas	1-phase airconditioning	EER 3.0 - 3.5

Heating

Individual systems - living areas	1-phase airconditioning	EER 3.0 - 3.5
Individual systems - bedroom areas	1-phase airconditioning	EER 3.0 - 3.5

Appliances

Cooktop/oven	Electric cooktop & electric oven
Private outdoor clothes drying line	Yes
Private indoor or sheltered clothes drying line	No

Alternative Energy

Photovoltaic System	Each Dwelling	1kW
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OUTBACK BUILDERS

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Date : 26/3/2024

Scale on A3 :

Drawn : C. W.

Project :

Sheet : A10

Proposed Dual Residence for Derek Mansley on 72 Walker Street, Lake Cargelligo 2672