



1530 HENRY LAWSON DRIVE
Lot 1 DP 1190672
DUAL OCCUPANCY (detached)
WITH POOLS AND DAM

Nationwide House Energy Rating Scheme®
Class 1 Summary
NatHERS® Certificate No. #HR-ECADZG-01
 Generated on 18 Jun 2024 using Hero 4.0

Property
 Address: 1530 Henry Lawson Drive, St Fillans, NSW, 2850
 Lot/DP: Lot : 1 - DP : 1190672
 NatHERS climate zone: 65 - Orange AP

Accredited assessor

 Name: Manuel Basiri
 Business name: Eco Certificates Pty Ltd
 Email: manuel@ecocertificates.com.au
 Phone: +61 432471536
 Accreditation No.: DMN/12/1462
 Assessor Accrediting Organisation: DMN

Verification
 To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-ECADZG-01>.
 When using either link, ensure you are visiting <http://www.hero-software.com.au>

Thermal performance Star rating

7.1
 Minimum Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME®

The rating above is the minimum of all dwellings in this summary.

For more information on your dwelling's rating see: www.nathers.gov.au

Whole of Home performance rating
No Whole of Home performance rating generated for this certificate or not completed for all dwellings.

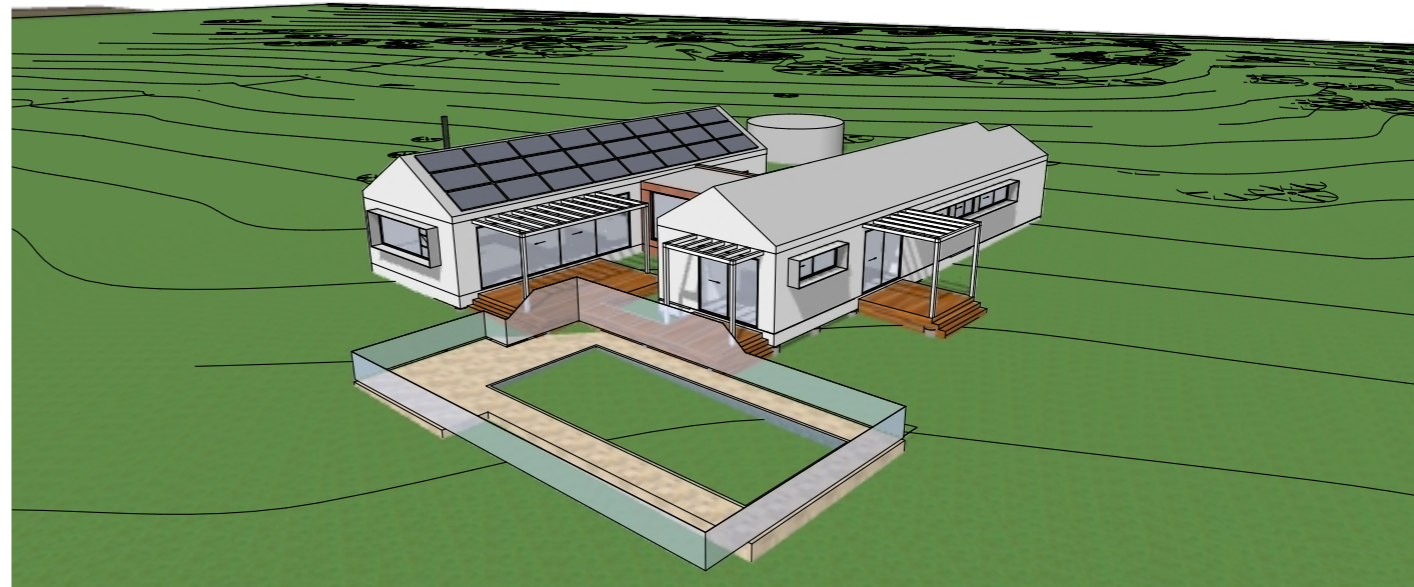
National Construction Code (NCC) requirements
 The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.
 NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.
 The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.
 Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Summary of all dwellings

| Certificate number and link | Unit Number | Heating load (load limit) (MJ/m ² .yr) | Cooling load (load limit) (MJ/m ² .yr) | Total load (MJ/m ² .yr) | Star Rating | Whole of Home Rating |
|------------------------------|-------------|---|---|------------------------------------|-------------|----------------------|
| HR-9JJUCA-01 | Dwelling 1 | 134.4 (150) | 17.1 (37) | 151.5 | 7.1 | n/a |
| HR-S7YX6D-01 | Dwelling 2 | 139.3 (150) | 13.7 (18) | 153.1 | 7.1 | n/a |

Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au
 Generated on 18 Jun 2024 using Hero 4.0 for 1530 Henry Lawson Drive, St Fillans, NSW, 2850

Page 1 of 2



ISSUE FOR DA

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| REV. | DATE | COMMENTS |
|------|----------|---|
| 1 | 23.04.24 | DA DRAWINGS |
| 2 | 20.06.24 | Dam Details, Pool Details, BASIX, Strata Plan |

| BY | CHK |
|----|-----|
| SR | SR |
| SR | SR |

TITLE:

DUAL OCCUPANCY (detached) WITH POOLS, & DAM

PROJECT ADDRESS

Address: 1530 HENRY LAWSON DR, ST FILLANS NSW 2850
 Client: K & S REDWOOD

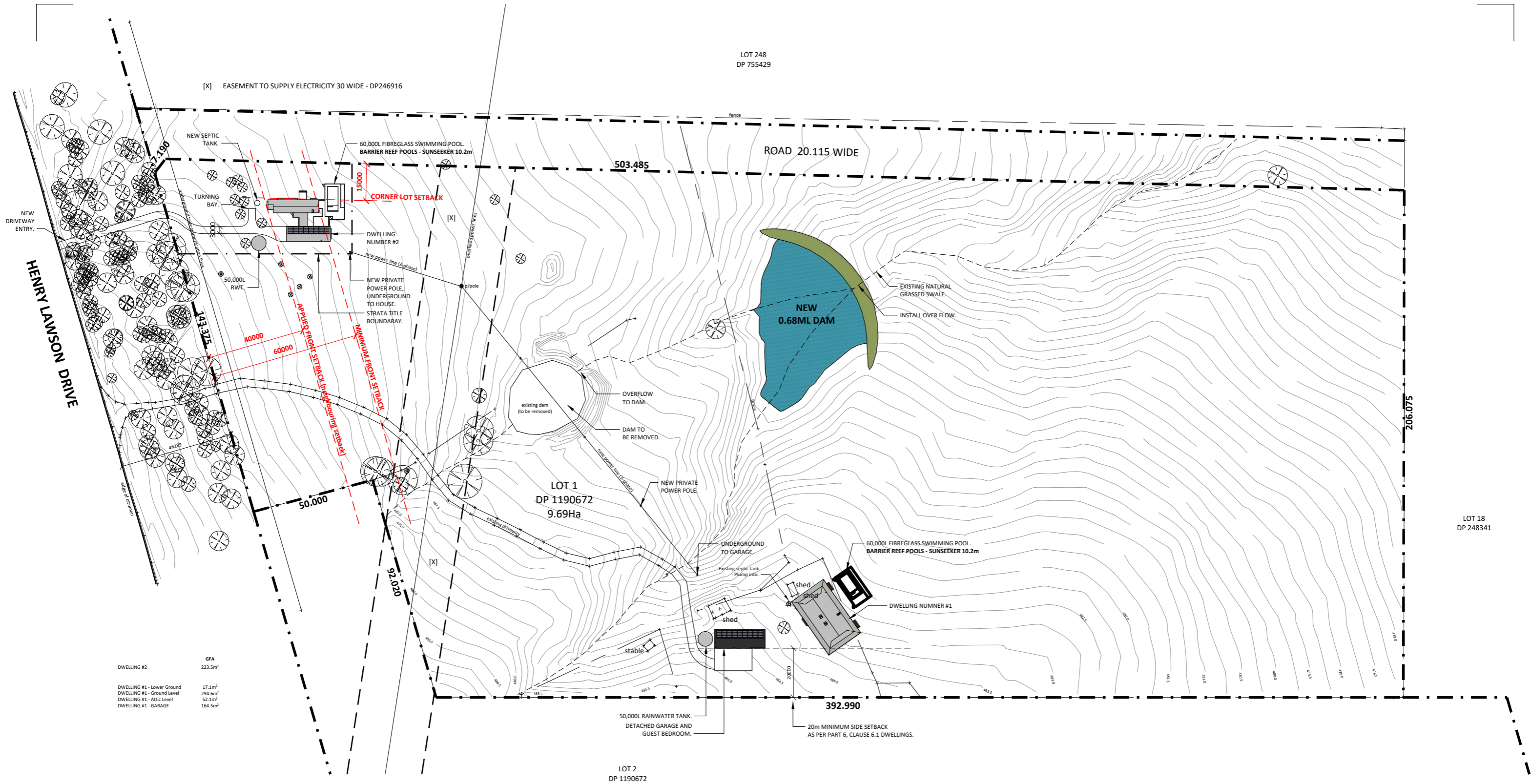
PROJECT NUMBER

#001.2024

COVER SHEET

DRAWING NUMBER

A-00



| | GFA |
|----------------------------|---------------------|
| DWELLING #2 | 223.5m ² |
| DWELLING #1 - Lower Ground | 17.1m ² |
| DWELLING #1 - Ground Level | 294.6m ² |
| DWELLING #1 - Attic Level | 52.1m ² |
| DWELLING #1 - GARAGE | 164.5m ² |

SITE LAYOUT PLAN

Scale 1 : 1500 @ A3

e: contactus@elementce.com.au w: www.elementce.com.au
 Element Consulting Engineers Pty Ltd / Wollongong, NSW 2500. A.B.N 36 615 230 567



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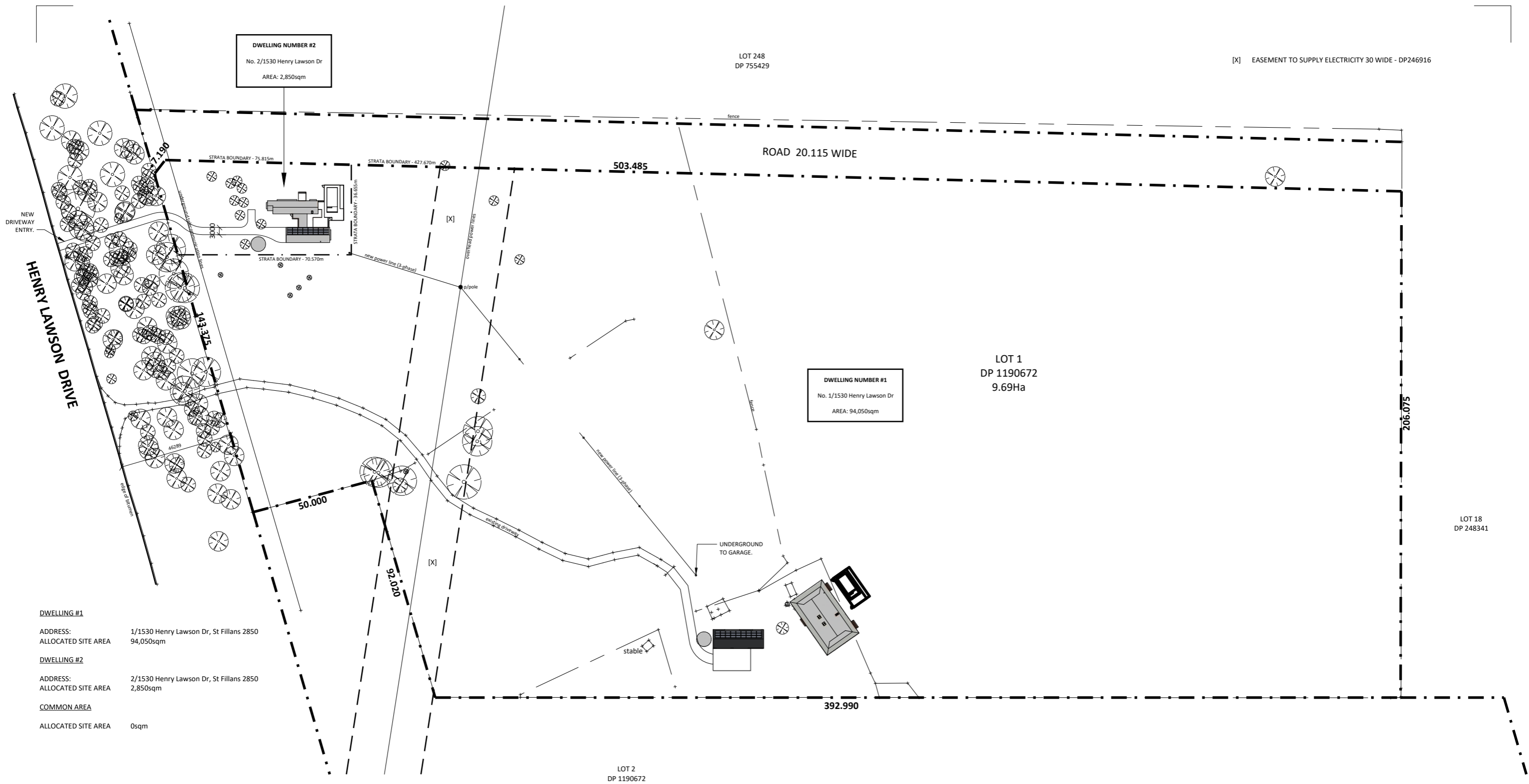
#001.2024

SITE PLAN

DRAWING NUMBER

A-01





DWELLING #1
ADDRESS: 1/1530 Henry Lawson Dr, St Fillans 2850
ALLOCATED SITE AREA 94,050sqm

DWELLING #2
ADDRESS: 2/1530 Henry Lawson Dr, St Fillans 2850
ALLOCATED SITE AREA 2,850sqm

COMMON AREA
ALLOCATED SITE AREA 0sqm

STRATA PLAN

Scale 1 : 1500 @ A3

e: contactus@elementce.com.au w: www.elementce.com.au
Element Consulting Engineers Pty Ltd / Wollongong, NSW 2500. A.B.N 36 615 230 567

ISSUE FOR DA

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PROJECT ADDRESS

Address: 1530 HENRY LAWSON DR, ST FILLANS NSW 2850
Client: K & S REDWOOD

PROJECT NUMBER

#001.2024

STRATA SITE PLAN

DRAWING NUMBER

A-03



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: Tuesday, 18 June 2024

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 | 5125 - 1530 Henry Lawson Drive, St Fillans 2850_02 | |
| Street address | 1530 HENRY LAWSON DRIVE ST FILLANS 2850 | |
| Local Government Area | MID-WESTERN REGIONAL | |
| Plan type and plan number | Deposited Plan: 1190672 | |
| Lot No. | 1 | |
| Section no. | - | |
| 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 score | | |
| Water | 54 | Target 30 |
| Thermal Performance | Pass | Target Pass |
| Energy | 83 | Target 61 |
| Materials | -74 | Target n/a |

| Certificate Prepared by | |
|-------------------------|--------------------------|
| Name / Company Name: | ECO CERTIFICATES PTY LTD |

Description of project

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

Multi-dwelling houses

| Dwellings | No. of habitable rooms | Confined Room (m ²) | Non-residential floor area (m ²) | Area of garden & lawn (m ²) | Area of garden & lawn (m ²) | Area of garden & lawn (m ²) | Area of garden & lawn (m ²) | Area of garden & lawn (m ²) | Area of garden & lawn (m ²) | Area of garden & lawn (m ²) | Area of garden & lawn (m ²) | Area of garden & lawn (m ²) | Area of garden & lawn (m ²) | Area of garden & lawn (m ²) | Area of garden & lawn (m ²) | Area of garden & lawn (m ²) | Area of garden & lawn (m ²) | Area of garden & lawn (m ²) |
|-----------|------------------------|---------------------------------|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| GF | 2 | 188.9 | 49.5 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Man | 4 | 338 | 12.5 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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.

1. Commitments for multi-dwelling housing

| (i) Dwellings | Show on DA plans | Show on CC/DCD 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. (The 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: <ul style="list-style-type: none"> (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) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both). | | ✓ | ✓ |
| (h) The pool or spa must be located as specified in the table. | ✓ | ✓ | ✓ |
| (i) 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. | ✓ | ✓ | ✓ |

ABN (if applicable): 62196705488

No common areas specified.

| Dwelling no. | Fixtures | | | | Appliances | | Individual pool | | | Individual spa | | | |
|---------------|--------------------|-----------------------------|------------------|-------------------------------|------------------|---------------------|---------------------|------------|---------------|----------------|---------------------|-----------|------------|
| | All shower-heads | All toilet flushing systems | All kitchen taps | HW recirculation or diversion | All dish-washers | All clothes washers | Volume (max volume) | Pool cover | Pool location | Pool shaded | Volume (max volume) | Spa cover | Spa shaded |
| All dwellings | 4 star (≥ 6 L/min) | 4 star | 4 star | - | - | - | 60 | yes | outdoors | no | - | - | - |

| Dwelling no. | Alternative water supply systems | Size | Configuration | Landscape connection | Toilet connection (d) | Laundry connection | Pool top-up | Spa top-up |
|---------------|----------------------------------|------------------------------|---|----------------------|-----------------------|--------------------|-------------|------------|
| | | | | | | | | |
| All dwellings | Individual water tank (No. 1) | Tank size (min) 50000 litres | To collect run-off from at least: 250 square metres of roof area; 0 square metres of impervious area; 0 square metres of garden and lawn area; and 0 square metres of planter box area. | yes | no | yes | yes | yes |
| All dwellings | Individual water tank (No. 2) | Tank size (min) 50000 litres | To collect run-off from at least: 50 square metres of roof area; 0 square metres of impervious area; 0 square metres of garden and lawn area; and 0 square metres of planter box area. | yes | yes | no | yes | yes |

| (i) Energy | Show on DA plans | Show on CC/DCD 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 "ducted" is specified beside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms. | | ✓ | ✓ |

Description of project

| Project address | | Common area landscape | |
|--|--|---|------------------|
| Project name | 5125 - 1530 Henry Lawson Drive, St Fillans 2850_02 | Common area lawn (m ²) | 100 |
| Street address | 1530 HENRY LAWSON DRIVE ST FILLANS 2850 | Common area garden (m ²) | 100 |
| Local Government Area | MID-WESTERN REGIONAL | Area of indigenous or low water use species (m ²) | 100 |
| Plan type and plan number | Deposited Plan: 1190672 | Assessor details and thermal loads | |
| Lot No. | 1 | Assessor number | DWV121462 |
| Section no. | - | Certificate number | HR-ECADZ01 |
| | | Climate zone | 65 |
| Project type | | Project score | |
| No. of residential flat buildings | 0 | Water | 54 Target 30 |
| Residential flat buildings: no. of dwellings | 0 | Thermal Performance | Pass Target Pass |
| Multi-dwelling housing: no. of dwellings | 2 | Energy | 83 Target 61 |
| No. of single dwelling houses | 0 | Materials | -74 Target n/a |
| Site details | | | |
| Site area (m ²) | 9500 | | |
| Roof area (m ²) | 700 | | |
| Non-residential floor area (m ²) | 0 | | |
| Residential car spaces | 4 | | |
| Non-residential car spaces | 0 | | |

Schedule of BASIX commitments

- Commitments for multi-dwelling housing
 - Dwellings
 - Water
 - Energy
 - Thermal Performance
- Commitments for common areas and central systems/facilities for the development (non-building specific)
 - Water
 - Energy

| (i) Energy | Show on DA plans | Show on CC/DCD plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 system | 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, ducted to facade or roof | manual switch on/off | individual fan, ducted to facade or roof | manual switch on/off | individual fan, ducted to facade or roof | manual switch on/off |

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| BY | CHK |
|----|-----|
| SR | SR |
| SR | SR |

TITLE:

DUAL OCCUPANCY (detached) WITH POOLS, & DAM

PROJECT ADDRESS

Address: 1530 HENRY LAWSON DR, ST FILLANS NSW 2850
Client: K & S REDWOODD

PROJECT NUMBER

#001.2024

BASIX REQUIREMENTS - 1 of 2

DRAWING NUMBER

A-05

| Dwelling no. | Cooling | | | | Heating | | | | Natural lighting | |
|---------------------|---|---|---|---|-----------------------------|--------------|--|--|------------------|--|
| | living areas | bedroom areas | living areas | bedroom areas | No. of bathrooms or toilets | Main kitchen | | | | |
| GF | 1-phase airconditioning - ducted / 8.5 star (cold zone) | 1-phase airconditioning - ducted / 8.5 star (cold zone) | 1-phase airconditioning - ducted / 8.5 star (cold zone) | 1-phase airconditioning - ducted / 8.5 star (cold zone) | 2 | yes | | | | |
| All other dwellings | 1-phase airconditioning - ducted / 8.5 star (cold zone) | 1-phase airconditioning - ducted / 8.5 star (cold zone) | 1-phase airconditioning - ducted / 8.5 star (cold zone) | 1-phase airconditioning - ducted / 8.5 star (cold zone) | 4 | 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 | | | | |
| GF | no heating | dual speed-4 stars | yes | - | - | induction cooktop & electric oven | - | - | no | yes | | | | |
| All other dwellings | no heating | dual speed-4 stars | yes | - | - | gas cooktop & electric oven | - | - | no | yes | | | | |

| Dwelling no. | Alternative energy | | Orientation inputs |
|---------------|--|-------------------------------------|--------------------|
| | Photovoltaic system (min rated electrical output in peak kW) | Photovoltaic collector installation | |
| All dwellings | between 0° to +10° degree to the horizontal | 5 | 0 |

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| 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 walls shared with garage | | | Internal wall type 1 | | | Internal wall type 2 | | |
|---------------------|-----------------------------------|------------------------|------------|--|------------------------|-------------------------|----------------------|------------------------|------------|
| | Wall type | Area (m ²) | Insulation | Wall type | Area (m ²) | Insulation | Wall type | Area (m ²) | Insulation |
| GF | - | - | - | plasterboard, frame: timber - untreated softwood | 145.3 | fibreglass bats or roll | - | - | - |
| All other dwellings | - | - | - | plasterboard, frame: timber - untreated softwood | 200.7 | fibreglass bats or roll | - | - | - |

| 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 |
| GF | - | - | Ceiling_Roof | - | - | Ceiling_Roof | framed - metal roof, frame: timber - untreated softwood | 250 | Ceiling fibreglass bats or roll/Roof |
| All other dwellings | framed - metal roof, frame: timber - untreated softwood | 450 | Ceiling fibreglass bats or roll/Roof | - | - | Ceiling_Roof | - | - | Ceiling_Roof |

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| Central energy systems | Type | Specification |
|------------------------|------|---------------|
| Other | - | - |

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| (ii) Thermal Performance | Show on DA plans | Show on CC/CDD plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (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 verify 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 conduct 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: <ul style="list-style-type: none"> (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. | | ✓ | |

| Thermal loads | | | |
|---------------------|---|---|---|
| Dwelling no. | 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) |
| GF | 139.3 | 13.7 | 153.000 |
| All other dwellings | 134.4 | 17.1 | 151.500 |

| Construction of floors and walls | | | | | |
|----------------------------------|---|--|---|--|--|
| Dwelling no. | Concrete slab on ground (m ²) | Suspended floor with open subfloor (m ²) | Suspended floor above enclosed subfloor (m ²) | Suspended floor above garage (m ²) | Primarily rammed earth or mudbrick walls |
| GF | 218.4 | - | - | - | no |
| All other dwellings | 87.2 | - | 263.3 | - | no |

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| 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) |
| GF | 34.1 | - | - | 34.1 | - | - | - | - |
| All other dwellings | 88.3 | - | - | 88.3 | - | - | - | - |

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| Notes | |
|-------|---|
| 1. | In these commitments, "applicant" means the person carrying out the development. |
| 2. | 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. |
| 3. | 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. |
| 4. | 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). |
| 5. | If a star or other rating is specified in a commitment, this is a minimum rating. |
| 6. | 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 | |
|--------|--|
| 1. | 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). |
| 2. | Commitments identified with a "✓" in the "Show on CC/CDD 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. |
| 3. | 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 fulfilment it is required to monitor in relation to the building or part, has been fulfilled). |

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| Floor types | | | | | | | | | | |
|---------------------|-------------------------|------------|----------------------|-------------------|---|------------------------|-------------|-------------------------------------|------------------------|------------|
| Dwelling no. | 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 |
| GF | 218.4 | - | - | waffle pod slab | - | - | - | - | - | - |
| All other dwellings | 87.2 | - | - | waffle pod slab | hard wood, frame: timber - untreated softwood | 263.3 | polystyrene | - | - | - |

| Floor types | | | | | | | | | | | |
|---------------|--|------------------------|------------|------------------------------|------------------------|------------|-------------------|------------------------|------------|----------------------|-------------------|
| Dwelling no. | 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 | - | - | - | - | - | - | - | 0 | - | - | conventional slab |

| External walls | | | | | | | | |
|---------------------|---|------------------------|-------------------------|----------------------|----------------------|------------------------|------------|----------------------|
| 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 |
| GF | framed (fibre cement sheet or boards), frame: timber - untreated softwood | 145.3 | fibreglass bats or roll | - | - | - | - | - |
| All other dwellings | framed (fibre cement sheet or boards), frame: timber - untreated softwood | 217.2 | fibreglass bats or roll | - | - | - | - | - |

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

(a) Common areas and central systems/facilities

| (i) Water | Show on DA plans | Show on CC/CDD 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 kL) 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/CDD 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. | ✓ | ✓ | ✓ |

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| REV. | DATE | COMMENTS |
|------|----------|---|
| 1 | 23.04.24 | DA DRAWINGS |
| 2 | 20.06.24 | Dam Details, Pool Details, BASIX, Strata Plan |

| BY | CHK |
|----|-----|
| SR | SR |
| SR | SR |

TITLE:

DUAL OCCUPANCY (detached) WITH POOLS, & DAM

PROJECT ADDRESS

Address: 1530 HENRY LAWSON DR, ST FILLANS NSW 2850
Client: K & S REDWOOD

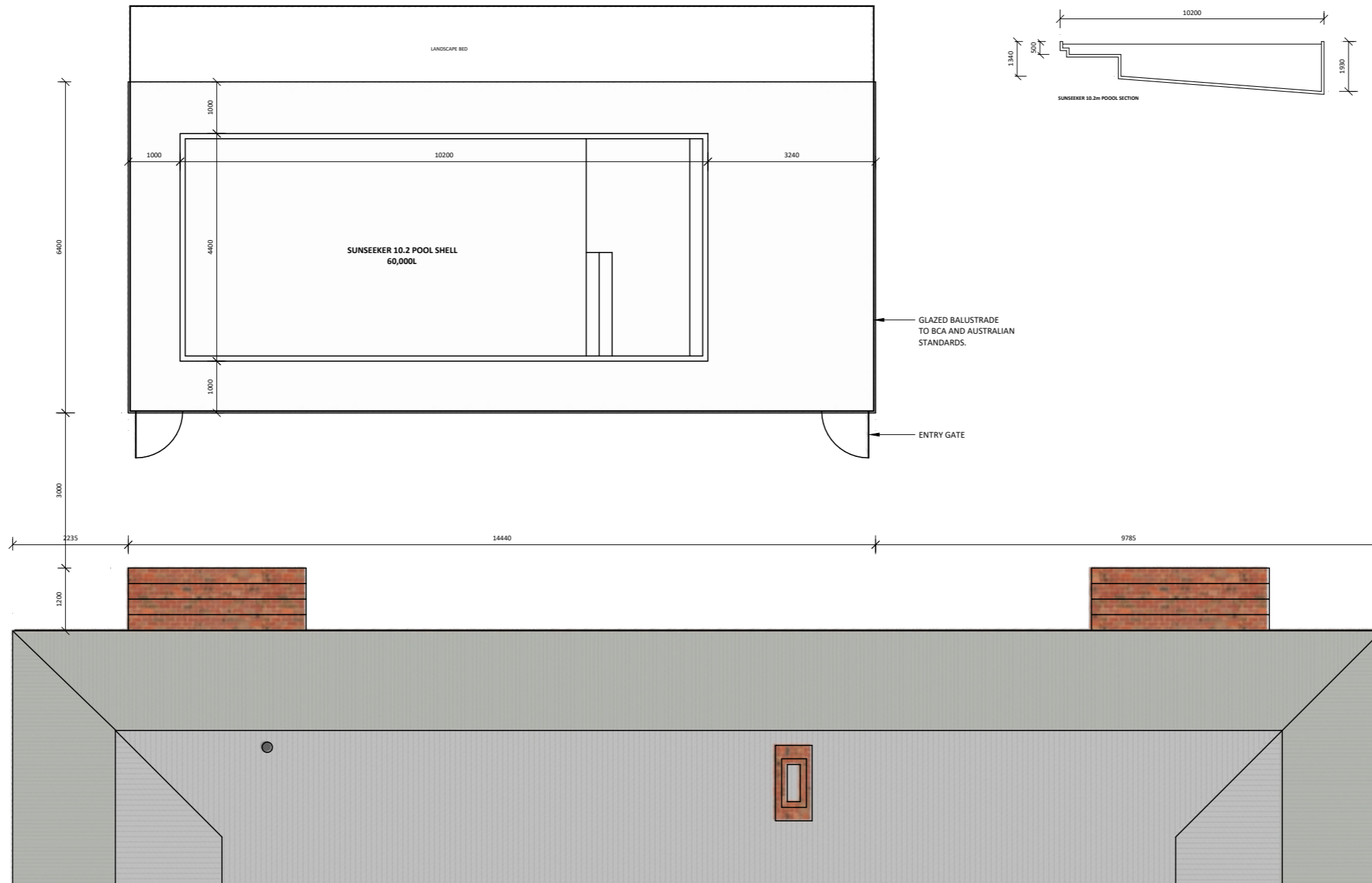
PROJECT NUMBER

#001.2024

BASIX REQUIREMENTS - 2 of 2

DRAWING NUMBER

A-05a



Pool Safety barriers to be in accordance with AS 1926.1 as summarised below:
Pool Fence Non Climble Zone
 A fence must have a Non Climble Zone (NCZ) of 900mm on the outside of the pool fence all the way around.
 NOTE: Trim trees or shrubs near the pool fence and other objects such as BBQ, pot plants, toys, ladders and chairs should not encroach within the NCZ area.
 The following NCZs shall be present on all barriers with a height less than 1800 mm:
 a) NCZ 1 is a 900 mm vertical plane on the outside face of a barrier. This NCZ may be located anywhere within the perpendicular height of a barrier or, where present, anywhere between horizontal components or handholds and footholds on a barrier
 b) NCZ 2 is a quadrant on the outside of a barrier created by a 900 mm radius down from the top of NCZ 1 above
 NOTE: NCZ 2 is always immediately adjacent to NCZ 1 on all barriers.
 c) NCZ 3 is a quadrant on the outside of a barrier created by a 900 mm radius up from the top of the barrier. When the top of NCZ 1 is below the top of a barrier then NCZ 3 shall extend vertically down to the top of NCZ 1 (see Figures 2.1 and 2.11). NCZ 3 is applicable only to the space created by the quadrant and does not apply to any item or component on, or that is part of, the barrier
 d) NCZ 4 is required on all barriers with vertical openings 10-100 mm in width and is a 900 mm high by 300 mm deep rectangular space on the inside of the barrier and shall align with NCZ 1
Boundary
Pool Fence - Height
 Australian Standard AS 1926.1 stipulates that a pool fence shall be not less than 1.2m high all the way around.
Pool Fence - Vertical Gaps
 Gaps between vertical members of the fence shall not be greater than 100mm.
Pool Fence - Gap at Bottom
 The gap at the bottom of the fence must be a maximum of 100mm.
Pool Fence - Horizontal Climble Members
 Horizontal Members shall not be within the 900mm Non Climble Zone (NCZ) (on the outside of the pool fence).
Pool Gates - Self Closing & Latching Devices
 Gates shall be hung so that they ONLY swing outwards, i.e. away from the pool area. The gate must be able to swing freely through its arc of operation.
 All gates must be fitted with a Self-Closing Device that will return the gate to a closed position from any position without the use of manual force.
 All Gates must be fitted with a Latching Device that will automatically operate on the closing of the gate and prevent the gate from being reopened without being manually released
Pool Fence - Latching Device Location
 Australian Standard AS 1926.1 stipulates Latching Device Locations.
 Acceptable basic Latching Device Locations are:
 Where a latching device is located less than 1500mm then the following applies:
 All Gates must be fitted with a Latching Device that will automatically operate on the closing of the gate and prevent the gate from being reopened without being manually released
Pool Fence - Latching Device Location
 Latching Device Locations. Acceptable basic Latching Device Locations are:
 Where a latching device is located less than 1500mm then the following applies:
 Boundary Fence used as part of Pool Fence
 A Boundary Fence (min 1.8m) is used as part of the child-resistant barrier then the Non Climble Zone (NCZ) of 900mm will be measured from the inside (pool side) of the fence.
 NOTE:
 Climble objects or surfaces should not encroach on the 900mm non climble zone on the inside of Boundary Fences (1.8m).
 If a Horizontal Surface is located within the NCZ then a fillet is an acceptable solution which would rectify the problem.
 CPR Sign
 The Swimming Pools Regulation 2008 requires all pool owners to have a CPR Sign situated in a prominent position in the immediate vicinity of the pool. All signs need to be of a size which allows it to be read from a distance of 3 metres.

MAIN HOUSE - POOL LAYOUT

Scale 1 : 100 @ A3

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TITLE:

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PROJECT ADDRESS

Address: 1530 HENRY LAWSON DR, ST FILLANS NSW 2850
 Client: K & S REDWOOD

PROJECT NUMBER

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MAIN DWELLING - POOL LAYOUT

DRAWING NUMBER

A-11a