TENTERFIELD SHIRE COUNCIL
PO Box 247
Tenterfield NSW 2372
Ph: 02 6736 6002

Development Application Guide for Domestic Dwellings

This Development Application Guide has been designed to assist in the preparation and submission of an application to construct a new dwelling or make alterations/additions to an existing dwelling. It is designed to help ensure that all relevant information is submitted so that your application can be assessed as quickly as possible.

When do I need a Development Approval?

If you intend to do building work on your property such as erecting a new building or increasing existing floor space by extending, you will need to lodge an application to carry out the development. This applies in all areas of the Tenterfield Council Local Government Area.

Applications are required so that Council may determine whether the proposal is an appropriate use of the site according to its zoning, and complies with the provisions of the Environmental Planning and Assessment Act 1979. The Act also requires Council to ensure the project complies with the National Construction Code (formerly the Building Code of Australia BCA) and has no adverse impact upon occupants of adjacent properties in the locality.

Generally speaking, the majority of residential building work requires approval from Council.

There are two approvals required for most work and they are in the form of a **Development Consent** and a **Construction Certificate**. A Development Application (DA) is for planning approval of the project, while the Construction Certificate (CC) deals with the technical aspects.

If you do not wish to seek immediate approval for the construction work, then only a DA may be submitted initially, and subsequently the CC application may be submitted later when the construction work is approaching commencement.

Many types of straightforward residential development may be covered by a **Complying Development Certificate**. Please consult Council to determine if an application is able to be assessed as a Complying Development Certificate.

There are some exceptions to these rules for minor development that is **'Exempt Development'** which is Development that does not require approval by Council, again please consult Council to determine if your development proposal meets the criteria for exempt development.

Council determines Complying Development Certificates and Exempt Development based upon requirements listed in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, which is legislation referenced under the Environmental Planning and Assessment Act 1979.
It is highly recommended that, if you think your proposed works may be Exempt Development, you contact

Council to confirm the exemption, or to clarify requirements for your proposal

For simplicity, throughout this Guideline, all types of Development Approval, including Construction Certificate and Complying Development, will be referred to as a Development Application (DA).

What information is needed to accompany an application?

Always required:

- Application for Development;
- BASIX Certificate;
- A complete set of all plans and specifications;
- Soil test (for construction & on-site effluent disposal if applicable);
- Structural details endorsed by an approved Practicing Structural Engineer are required for reinforced concrete slabs, footings, frames and components such as bracing and tie-down (required when lodging an application for a Construction Certificate (CC);
- Copies of relevant permits. (e.g., Certificate of Insurance under the Home Building Act or Owner Builder Permit) – required prior to any works commencing.

Required depending on the project:

- Statement of Environmental Effects (Development Application only);
- Separate Septic Tank Application form for properties not connected to sewer;
- Bushfire assessment for bushfire prone properties;
- Details of any proposed solid fuel heaters;
- Details of proposed termite barriers;
- Other plans and specifications such as shadow diagrams, landscape plans and details of retaining walls may also be required;
- Lodgment of a Section 138 Permit for access from a public road – the majority of applications will require this permit.

When do I need an Owner/Builder Permit and how do I obtain it?

- If domestic building work is to be undertaken by an owner/builder and the value of the building work is estimated to exceed $10,000, an owner/builder permit must be obtained and a copy submitted to Council before the Construction Certificate can be released.
- If the value of work exceeds $12,000 an owner/builder course must be completed through an accredited provider prior to obtaining the owner/builder permit. The permit can then be obtained from the Department of Fair Trading.
- The owner builder course can be completed prior to the lodgement of your application to Council. The permit can be applied for to the Department of Fair Trading once the Notice of Determination (approval) has been issued by Council.

When is Home Owners Warranty Insurance Required?

Certificate of Insurance under the Home Building Act is required if a licensed builder is carrying out the work and the value is over $20,000. A copy of the Certificate of Insurance must be submitted to Council prior to any works commencing.

https://www.fairtrading.nsw.gov.au/housing-and-property/building-and-renovating/preparing-to-build-and-renovate/insurance

What is BASIX?

The NSW Government Building Sustainability Index (BASIX) is a web based planning tool designed to assess the potential performance of residential buildings against a range of sustainability indexes.

A BASIX Certificate identifies the sustainability features required to be incorporated in the building design. These features may include sustainable design elements such as rainwater tanks, 3 star rated showerheads and taps, native landscaping, heat pump, solar or gas hot water systems, roof eaves/awnings and wall/ceiling insulation.

A BASIX Certificate is required for:

i. All development that contains all types of new residential dwelling/s, including alterations and additions to existing dwellings valued at $50,000 or more, and swimming pools and outdoor spas with a minimum 40,000L capacity;

ii. Class 1b tourist accommodation buildings;

iii. Change of Use where building becomes BASIX effected.

Relocated dwellings and manufactured homes do not require a BASIX certificate.

The following information is to be provided in accordance with Clause 97A of the Environmental Planning and Assessment Regulation 2000:

i. BASIX Certificate;

ii. All BASIX commitments to be identified on the plans;

iii. Where applicable, ABSA Certification and a set of stamped plans.

The BASIX Certificate must be generated on the NSW Department of Planning BASIX website: www.basix.nsw.gov.au, issued no earlier than 3 months before the date on which the application is lodged. For more information, phone the BASIX help line on 1300 650 908.

What if my development is on bush fire prone land?

All developments on bushfire prone land are assessed in accordance with the NSW Government document titled "Planning for Bushfire Protection" available from www.rfs.nsw.gov.au.

This assessment will determine appropriate standards for distances to vegetation (called asset protection zones – APZ's), construction standards, on site water storage and pump plus a variety of other matters.

A bushfire assessment is required where land is identified as bushfire prone on Council's Bushfire Prone Land Map or is subject to grassland hazard (Note: Council's current mapping for bushfire prone land does not include land identified as predominately grasslands which is now identified as vegetation hazard under Planning for Bushfire Protection 2006).

The bushfire assessment report must demonstrate how the proposal will comply with Planning for Bushfire Protection 2006.

A Single Dwelling Application Kit (available from the RFS website www.rfs.nsw.gov.au) can be used for residential infill development (dwellings and alterations/additions in pre-existing subdivisions).

A suitably qualified person must prepare the bushfire assessment report for developments which have been identified as being a Special Fire Protection Purpose (Section 4.2 of the Planning for Bushfire Protection 2006); or any other development type which proposes an alternate solution as part of the design.

Other Specialist Reports

For certain developments, Council requires other specialist reports for issues such as geotechnical, flood, shadow diagrams and site contamination. Council staff will advise you if these reports are required based on site specifics

What level of detail should be provided on Plans Accompanying a Development Application?

IT IS ESSENTIAL FOR ALL PLANS SUBMITTED TO INDICATE A TITLE, SCALE, NORTH POINT (SITE PLAN ONLY) AND INCLUDE THE APPLICANTS NAME, ADDRESS OF THE DEVELOPMENT AND LOT/DP NUMBER.

Additional information required may include a statement of environmental effects, erosion and sediment control plan, landscaping plans and shadow diagrams.

BASIX commitments must be listed or otherwise indicated on the plans. Ensure that all BASIX commitments listed on the Certificate are shown on the DA plans and they all match.

Attached at the end of this Guideline are sample plans for a typical development, indicating the type of information required for Council to properly assess your project.

PLEASE NOTE, APPLICATIONS LODGED WITH PLANS DETAILED ON GRAPH PAPER, LINED PAPER OR IN PENCIL WILL NOT BE ACCEPTED.

Submitted plans should include:

A description of the land to be developed can be given in the form of a map which contains details of the Lot & Deposited Plan (DP) No;

1. Site Plan

A site plan of the land must be drawn to an appropriate scale and indicate:

a) location, boundary dimensions, site area and north point of the land;

b) existing vegetation and trees on the land;

c) location and uses of existing buildings on the land;

d) existing levels of the land in relation to buildings and roads;

e) location and uses of buildings on sites adjoining the land;

f) if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building;

g) access point from the public road system.

2. Floor Plan, Elevations Plans, Section & Landscaping Plans

Plans or drawings describing the proposed development must indicate (where relevant):

a) the location of proposed new buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development;

b) floor plans of proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building;

c) elevations and sections showing proposed external finishes and heights;

d) proposed finished levels of the land in relation to existing and proposed buildings and roads;

e) proposed parking arrangements, access from the public road system, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate);

f) proposed landscaping and treatment of the land (indicating plant types and their height and maturity);

g) proposed methods of draining the land.

3. Specifications

A) Building Specifications

The specifications are to:

(i) describe the construction (including the standards that will be met), the materials which will be used to construct the building and the methods of drainage, sewerage and water supply;

(ii) state whether the materials proposed to be used are new or second hand and give details of any second-hand materials to be used;

(iii) indicate the fire safety and fire resistance measures (if any), and their height, design and construction.

Where you propose to modify specifications that have already been approved, please mark the approved specifications (by colour or otherwise) to show the modification.

If an alternative solution is proposed to meet the performance requirements of the BCA, the application must also be accompanied by a copy of the alternative solution.
Evidence of any accredited building product or system on which you seek to rely.

B) Footing / Slab Design

For all new dwellings submit a design certified by a structural engineer. For smaller additions Council may consider a design that demonstrates compliance with AS2870 Residential Slabs and Footings Construction.

C) Termite Protection

Details on the proposed method of termite protection are to be specified in accordance with AS3660.1 Termite Management.

D) Frame Construction Design/Detail

(i) Steel Frames and Beams

Will be required to be certified by a structural engineer in accordance with any relevant Australian Standards.

(ii) Timber Frames

Applicants will be required to specify the size, spacing and stress grading of all timber components in accordance with AS1684 Residential Timber-Framed Construction. Bracing, tie down and joint schedules required for Construction Certificate applications.

Note: If the roof construction incorporates steel or timber roof trusses, simply indicate roof trusses to be provided to manufacturer specifications and Council will not require any further information on the trusses until prior to the frame inspection.

E) Additional Information to be provided

(i) Smoke Alarm Location(s)

The location of the smoke alarm(s) are to be indicated on a floor and/or electrical plan demonstrating compliance with BCA Part 3.7.2

(ii) Subfloor Clearance (where applicable)

The elevation plans are to clearly indicate the clearance dimension between the underside of the bearer and the finished ground level demonstrating compliance with BCA Part 3.4.1

(iii) Masonry Construction (where applicable)

Information is to be provided on the relevant plans indicating subfloor pier construction, location of masonry articulation joints and method of bearer tie-down as required by the BCA Part 3.3

(iv) Stair Construction & Balustrade (where applicable)

Information is to be provided on the relevant plans demonstrating the proposed stair construction complying with BCA Part 3.9.1 and balustrade construction to BCA Part 3.9.2

4. General

The consent authority may, within 21 days of receiving the development application, ask for additional information on the development if that information is necessary for the determination of the application or if that information is required by a concurrence authority.

The consent authority may, within 25 days after the lodgment of a development application for integrated development, ask for additional information concerning the development if the information is necessary for the determination of the application or if the information is required by an approved body.

Under s 80 (10A) of the Environmental Planning and Assessment Act 1979 development consent cannot be granted until any long service levy payable under section 34 of the Building and Construction Industry Long Service Payments Act 1986. Council is be authorised to accept payment.

In the case of Crown land within the meaning of the Crown Lands Act 1989, the owner's consent must be signed by an officer of the Crown Lands Department of NSW.

Access to the Building Site

Any existing or new access from a public road to the property boundary, must comply with Council's current requirements contained in the Road Network Management Plan. Works within the Road Reserve (Section 138) may include (but is not limited to) driveway access crossing, construction of kerb and gutter, footpath/cycle path, drainage works, shoulder widening, etc. A separate application form must be lodged to enable Council to consider the works required.

Unsewered Sites

A separate application is required where a lot does not have access to the reticulated sewer system.

An on-site wastewater management system is required to treat and dispose of wastewater effluent associated with the development.

For the purposes of Development Application assessment, Council must be satisfied that the lot is capable of accommodating an on-site sewage management (OSSM) system based on the circumstances of the proposed development and constraints of the site. To demonstrate this, the applicant is required to: -

Submit a Section 68 application together the specified fee and a report with plans prepared/designed by a Geotechnical Engineer/Engineer/Hydrological Consultant and a copy must be attached to the OSSM Application providing evidence which demonstrates to Council that there is sufficient area available for effluent disposal from the development. Include the required buffer distances to watercourses, boundaries, buildings.

Who Should Prepare Plans To Accompany The Application?

In most cases the plans submitted with the application are to be prepared by suitably qualified persons including architects, surveyors and engineers where appropriate. Inaccurate or poorly drawn plans lead to delays in processing of the application and in some instances, may result in refusal of the proposal.

What is the Estimated Cost of Work?

Estimate the value of building works. Provide the value of work as shown on the contract or quote. If an owner builder, the value needs to include an estimate of cost of materials plus a realistic valuation of labour. This estimated value is subject to check by Council.

What about site inspections?

A site inspection is carried out by a Council Officer as part of the assessment of your application. It is important to ensure that the location of the property is adequately described and easy to locate and any specific access requirements are clearly identified. E.g. locked gates, 4WD access.

After my Application is Determined, how will I be Advised?

You will be advised in writing of the determination of your application. If your application is granted consent then you will be sent a copy of the Development Consent including conditions of Consent and approved plans. Should your application be refused, a refusal notice will be sent advising you of the grounds of refusal. However, Council will contact you before any refusal is issued to determine if there are ways in which the application can be modified to achieve approval.

In summary, your application package will include:

- Application form/s for the proposed development;
- BASIX Certificate (if applicable);
- Owner Builder Permit OR Certificate of Insurance under the Home Building Act;
- Plans of the development;
- Separate On-Site Sewage Management Application for properties not connected to sewer;
- Application for a Rural Address Number (RAN) if outside village area;
- Section 138 Application form (if applicable).

Further enquires:

Tenterfield Shire Council

247 Rouse Street (PO Box 214)

TENTERFIELD NSW 2372

Ph 02 6736 6002

PLEASE NOTE: Building and engineering design is specialised and complex. Council officers can provide advice on whether plans and specifications for that aspect of the development comply with applicable legislative requirements, however Council officers are unable to provide advice on how to produce or amend plans and specifications relating to the aspect of development so that they will comply with applicable legislative requirements.

You may consider employing a consultant who can assist in preparing your application. Council officers cannot recommend consultants.

Before submitting an application to Council it is strongly recommended that the applicant discusses the proposal. Please call the office on (02) 6736 6002 to arrange a pre-lodgment meeting.

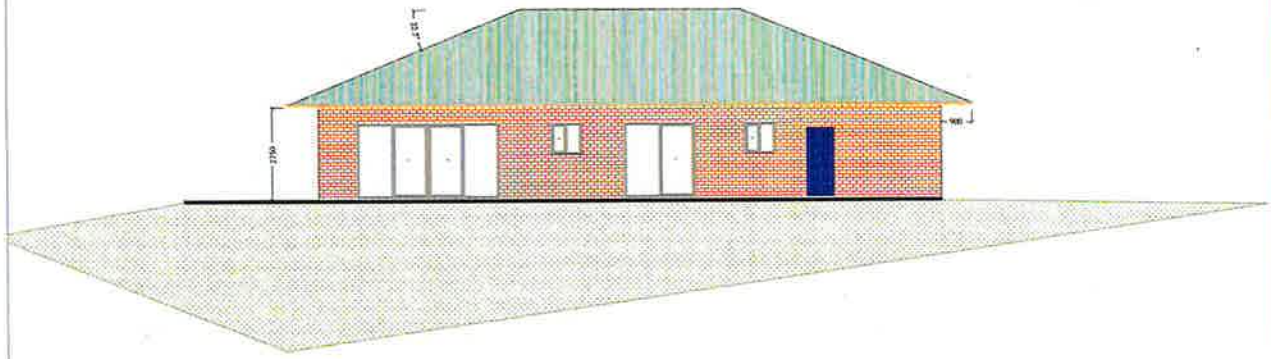
Basic steps to follow:

Confirm with the appropriate Council Officer:

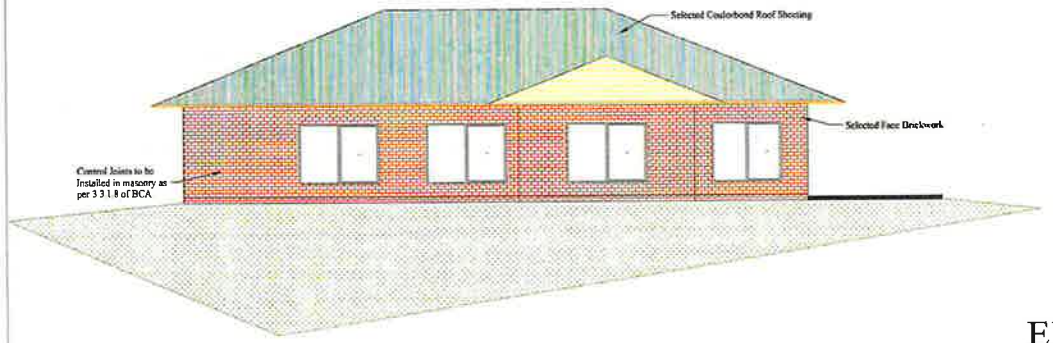
- that an application is needed;
- what application will be compulsory for your proposal;
- what information you are required to provide on the lodgment of your proposal.

Compliance with relevant Acts, Regulations, and Codes along with Council Policies, Conditions and Plans will apply.

West



East



Elevations

Essential Information to be shown on Elevations:

- Identification of Direction of Elevation
- Roof Pitch
- Eave Size
- Wall and Roof Materials
- Gutter and Downpipe Location
- Raised level of building above existing ground level
- Approximate Cut and Fill (if applicable)
- Identification of Fire Rated Walls (if Applicable)
- Window Sizes and Location
- Roof Lines of building
- Location of Stairs

Scale: 1:150

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Example Plans for proposed residential dwelling

Revision:	1
Drawing:	Elevations
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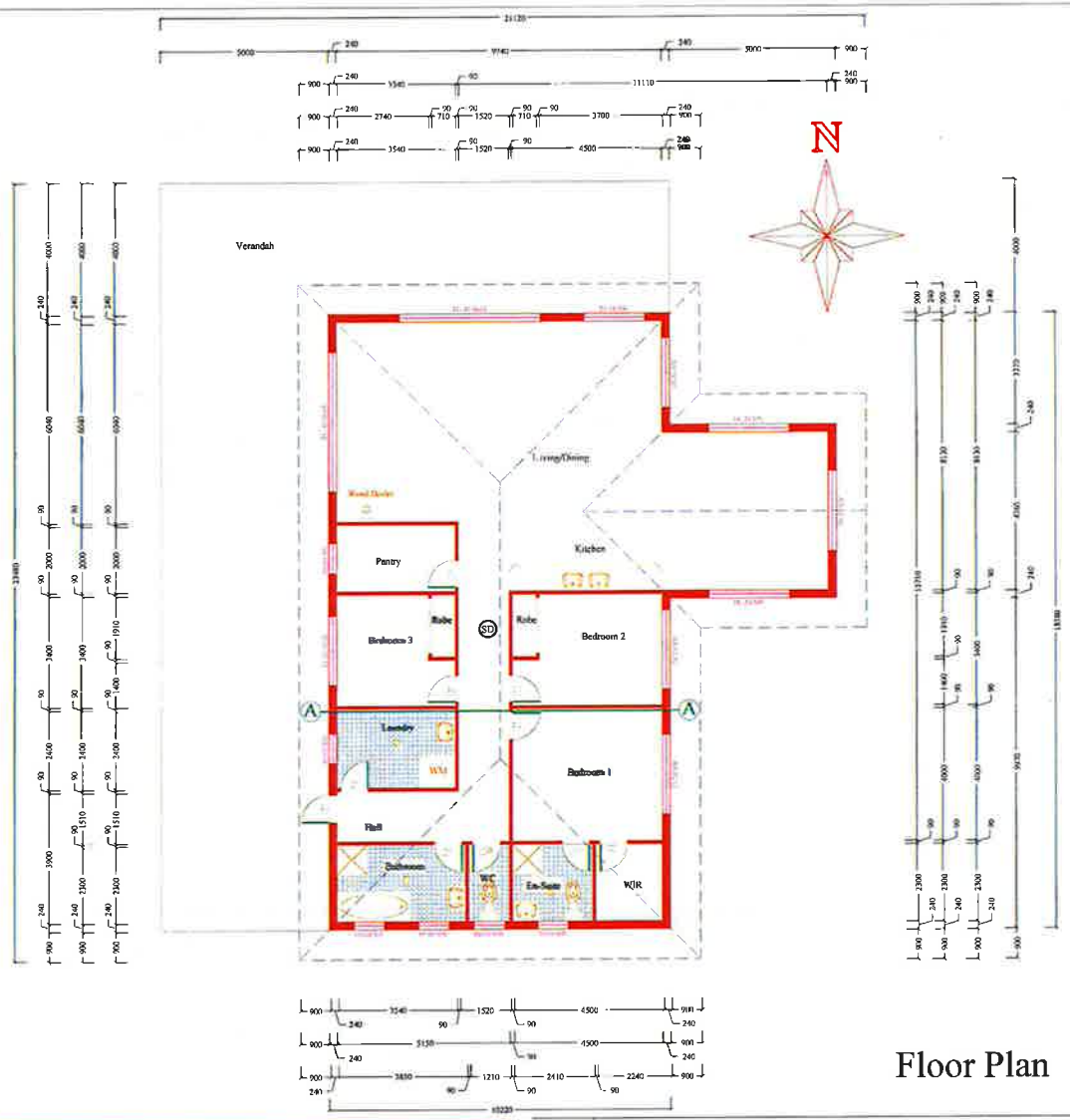
Drawn:	TSC
Date:	13 November 2014
Scale:	1 : 150



Floor Plan

Area Schedule:

Total Floor Area:	216.1m²
Total Roof Area:	280.2m²
Conditioned Floor Area:	195.3m²
Unconditioned Floor Area:	20.8m²
Verandah Area:	153.8m²
Glazed Area:	56.07m²

Legend:

Floor Waste:	
Smoke Detector:	SD
Standard 820mm Door:	
820mm Door with lift off hinges:	
Sliding Window:	
Sliding Glass Door:	
Fixed Window:	
Raised Level Height:	RL

Construction Schedule:

External Walls:	Brick Veneer
Internal Walls:	90x35 MGP10
Ceiling Height:	2700mm
Roof Material:	Metal Sheet
Roof Pitch:	22.5°
Floor Material:	Concrete Slab
Number of Stories:	One

Essential Information to be shown on a floor plan:

- Internal Layout of building
- Facilities in building (Shower, Basin, Laundry, WC etc.)
- Dimensions of Building
- Identification of rooms/areas within building
- Raised level of building above existing ground level
- Location of smoke detectors
- Window Sizes and Location
- Door Sizes and Location
- Roof Lines of building
- North Point
- Wood Heater Location (If Applicable)
- Location of Stairs (If Applicable)

Scale: 1: 150

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Example Plans for proposed residential dwelling

Revision:	1
Drawing:	Floor Plan
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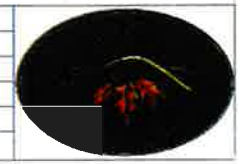
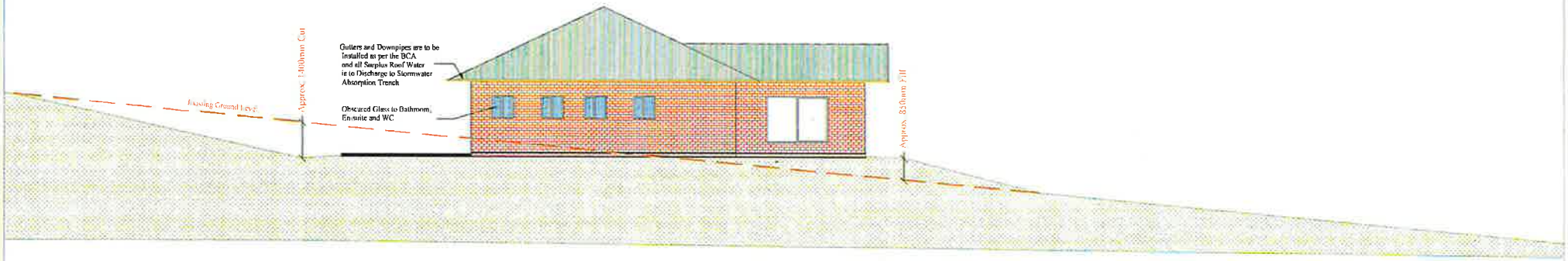
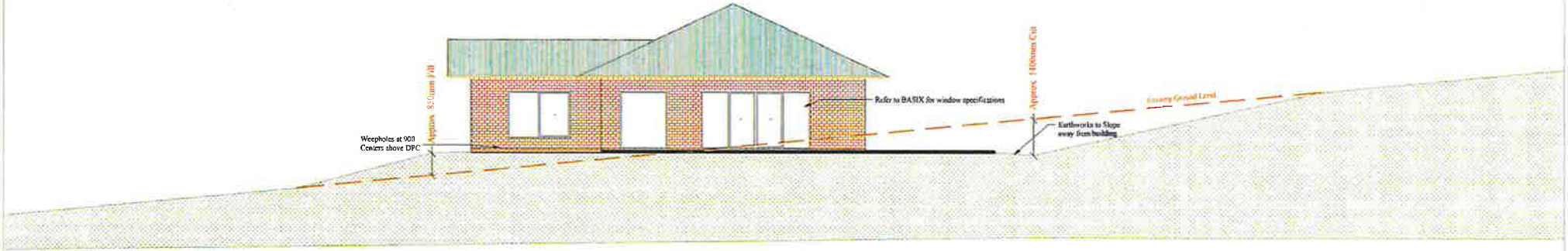


South



North



Elevations

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Example Plans for proposed residential dwelling

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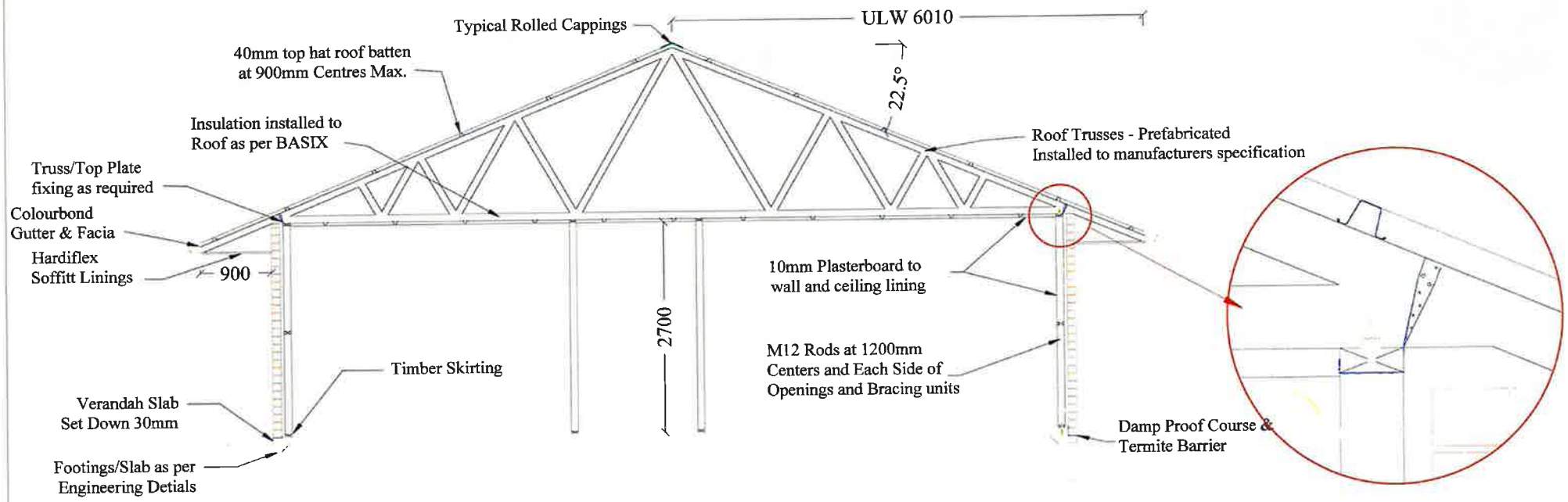

Essential Information to be shown on Section Detail:

- Tie Down Details
- Uplift Load Width
- Roof Pitch
- Ceiling Height
- Building Materials

BCA Referenced Standards Schedule

Concrete to AS2870 - 2011
Timber Framing to AS 1684 - 2010
Wet Areas to AS3740-2010
Glazing to AS 1288-2006
Sheet Roofing to AS 1562-1992
Mechanical Ventilation to AS 1668-2012
Termite Management to AS 3660-2000
Smoke Alarms to AS 3786-1993

Section A-A Detail

Scale: 1: 50

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Example Plans for proposed residential dwelling

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Drawing:	Section Detail
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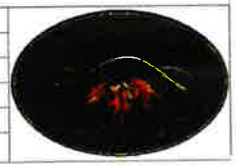
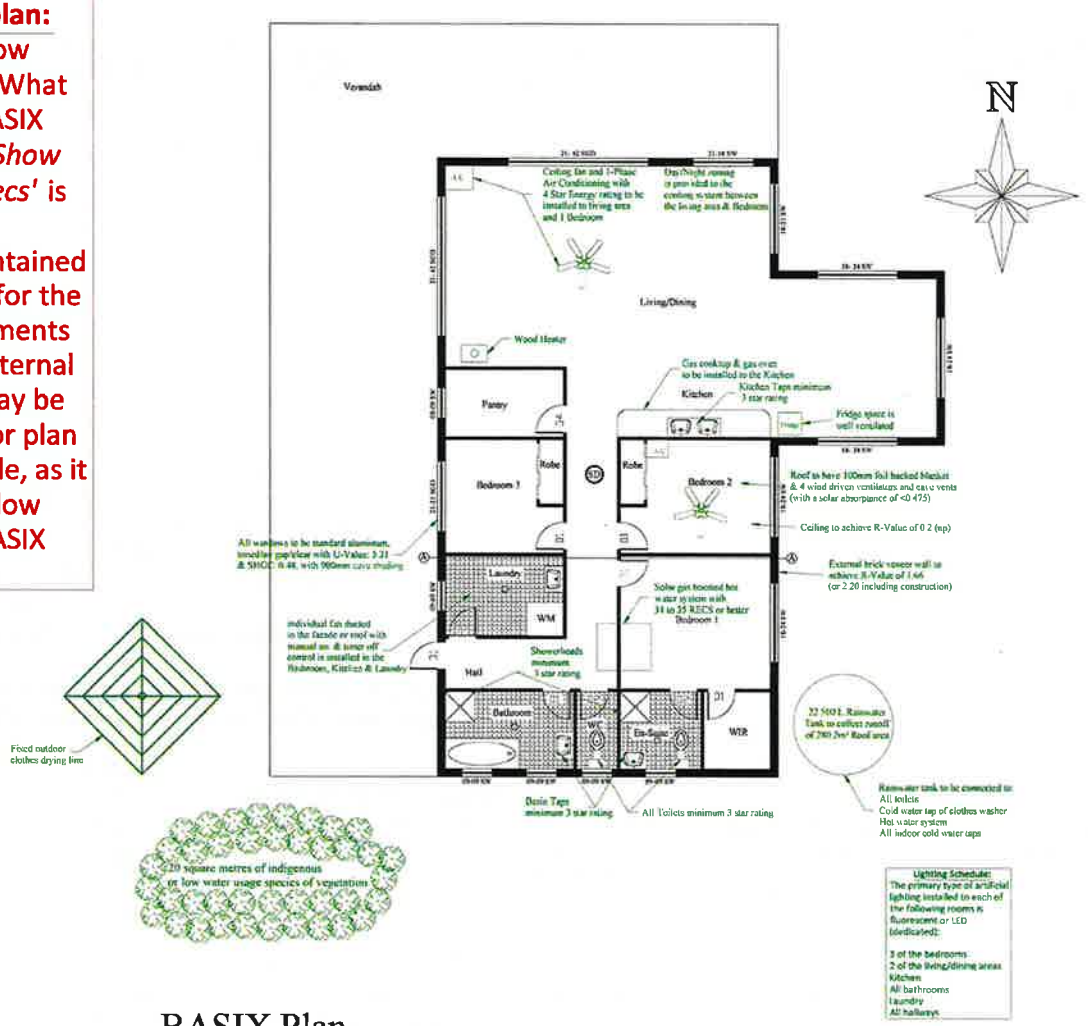
Scale:	1 : 50



Essential Information to be shown on a BASIX plan:

You will notice that on all BASIX certificates the below table is shown on the right hand side of each page. What this table means is that each commitment of the BASIX certificate which has a tick under either (or both) '*Show on DA Plans*' and/or '*Show on CC/CDC plans and specs*' is required to be shown somewhere one the plans submitted for approval. This information can be contained on a single or multiple plans, such as the floor plan for the development may show the internal BASIX commitments whilst the site plan and elevations may show the external commitments. Alternatively all the requirements may be contained on a single plan such as a copy of the floor plan as shown here. This plan does not have to be to scale, as it may be necessary to scale the floor plan down to allow enough room to show both internal and external BASIX commitments for the development.

Show on DA plans	Show on CC/CDC plans & specs	Certifier check
✔	✔	✔



BASIX Plan

Scale: 1: 150

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Example Plans for proposed residential dwelling

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Drawing:	BASIX Plan
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Wind Classification = N2	
Region:	A
Terrain Category:	2.5
Topographic Class:	T1
Shielding:	No Shielding

Required Bracing	
Short Direction=	34.7kN
Area:	48.2m²
Roof Pitch:	22.5°
Width:	10m
Pressure:	0.72kPa

WB1: 900mm Ply Brace Method B = 5.4kN — Quantity:6 Total = 6 x 5.4 = 32.4kN
WB2: 2700mm Strap Brace & Stud Straps = 8.1kN — Quantity:1 Total = 1 x 8.1 = 8.1kN
Total Achieved Short Direction = (32.4+8.1) = 40.5kN

Required Bracing	
Long Direction=	47.09kN
Area:	65.4m²
Roof Pitch:	22.5°
Width:	10m
Pressure:	0.72kPa

WB1: 1200mm Ply Brace Method B = 7.2kN — Quantity :4 Total = 4 x 7.2 = 28.8kN
WB2: 900mm Ply Brace Method B = 5.4kN — Quantity:3 Total = 3 x 5.4 = 16.2kN
WB3: 2700mm Strap Brace & Stud Straps = 8.1kN — Quantity:2 Total = 2 x 8.1 = 16.2kN
Total Achieved Long Direction = (28.8+16.2+16.2) = 61.2kN

NOTE: Council generally require all Bracing designs for buildings are designed and certified by a qualified practicing engineer

Essential Information to be shown on Bracing Plan:

Wind classification
Required kN of bracing in each wind direction
Type of bracing to be installed throughout building
Total kN of bracing achieved in each wind direction
Location of bracing units

Bracing Plan

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Example Plans for proposed residential dwelling

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Drawing:	Bracing Plan
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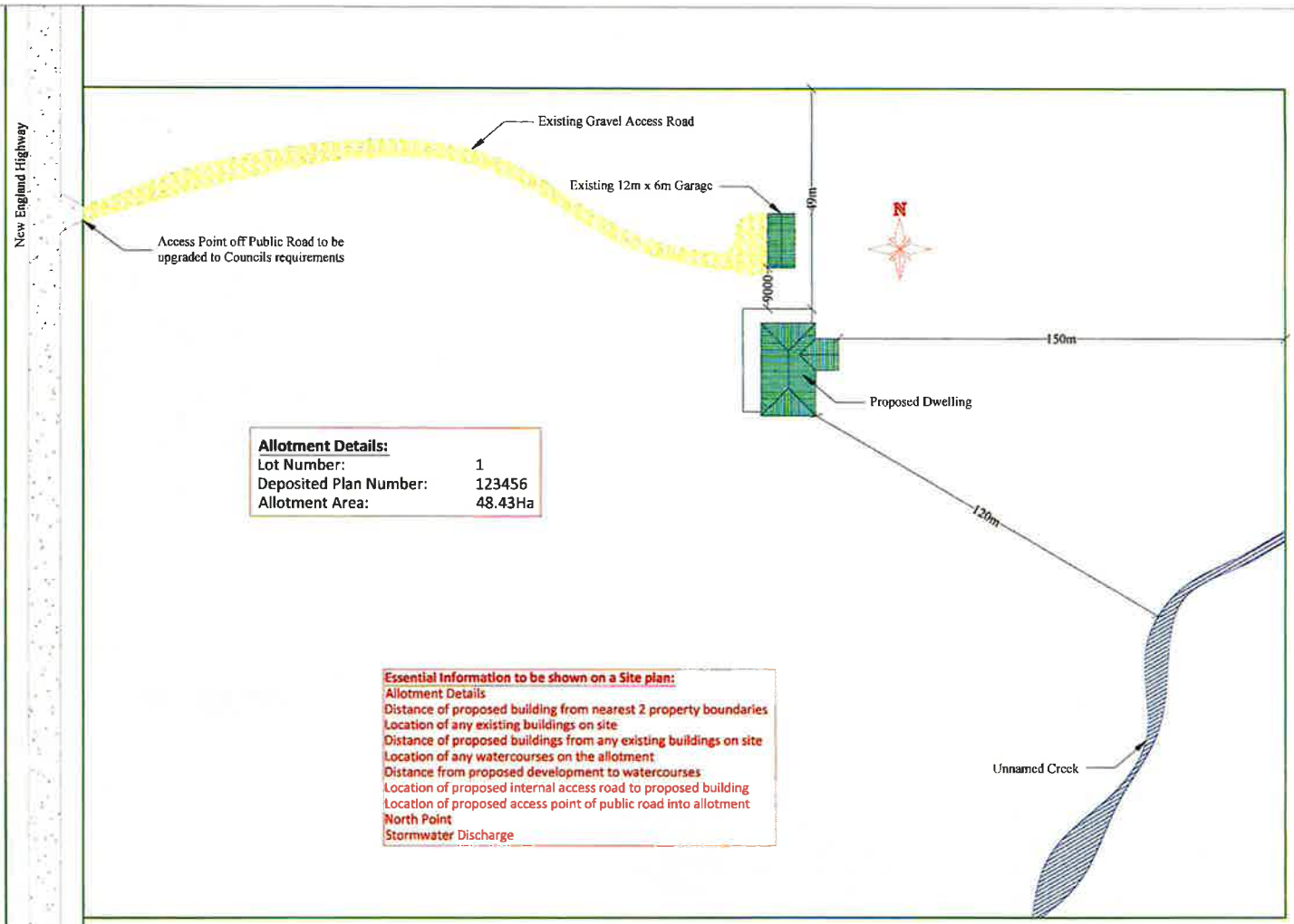

Site Plan

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Example Plans for proposed residential dwelling

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Tenterfield Shire Council

Septic Design Absorption Trench sizing Calculation

Date:

Design Strandard: AS 1547:2012

Applicant Name: Example
OSSM Application Number: Example

Change as required

LTAR = 15 L/m2/day

Number bedrooms= 3
Number Persons= 4
Flow design allowances= 150
FLOWS= 600 L/day

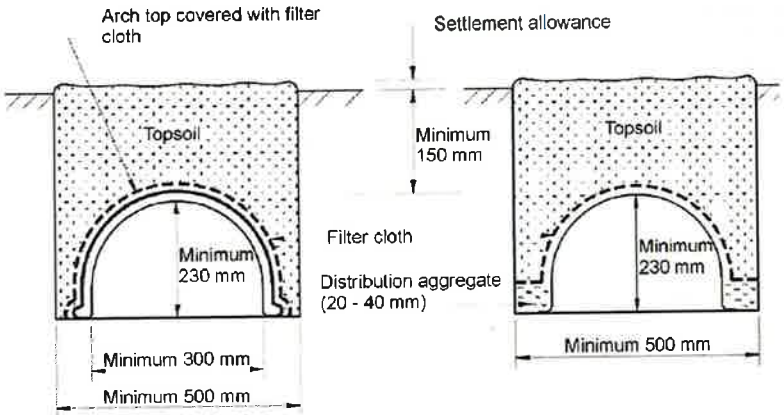
Minimum Area= 40.00 m

Trench dimensions (mm) **width =** 900 mm **depth =** 450 mm

Length of trench required = 44 metres

Number of trenches = 3

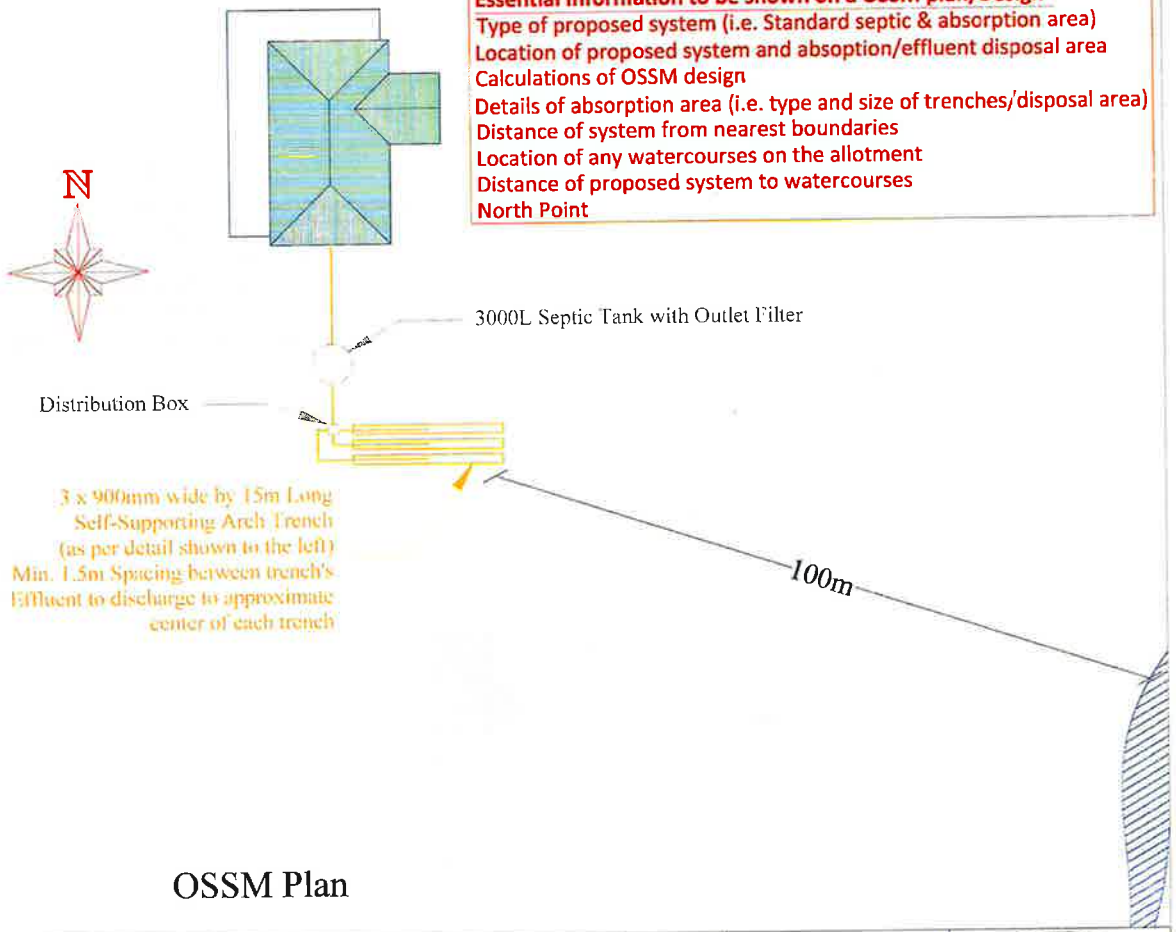
Length of each trench= 14.8



NOTE: Council generally require all On-Site Sewage Management (OSSM) designs for dwellings are designed by a suitably qualified OSSM Consultant.

Essential Information to be shown on a OSSM plan/Design:

- Type of proposed system (i.e. Standard septic & absorption area)
- Location of proposed system and absoption/effluent disposal area
- Calculations of OSSM design
- Details of absorption area (i.e. type and size of trenches/disposal area)
- Distance of system from nearest boundaries
- Location of any watercourses on the allotment
- Distance of proposed system to watercourses
- North Point



OSSM Plan

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Example Plans for proposed residential dwelling

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BASIX® Report

Building Sustainability Index www.basix.nsw.gov.au

Project summary		
Project name	Basix Example	
Street address	1234 New England Highway Highway Tenterfield 2372	
Local Government Area	Tenterfield Shire Council	
Plan type and plan number	deposited 123456	
Lot no.	1	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	3	
Project score		
Water	77	Target 40
Thermal Comfort	Pass	Target Pass
Energy	53	Target 35

Description of project

Project address	
Project name	Basix Example
Street address	1234 New England Highway Highway Tenterfield 2372
Local Government Area	Tenterfield Shire Council
Plan type and plan number	Deposited Plan 123456
Lot no.	1
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	3
Site details	
Site area (m²)	4843000
Roof area (m²)	280
Conditioned floor area (m2)	209
Unconditioned floor area (m2)	28
Total area of garden and lawn (m2)	100

Assessor details and thermal loads	
Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m².year)	n/a
Area adjusted heating load (MJ/m².year)	n/a
Other	
none	n/a

Project score		
Water	77	Target 40
Thermal Comfort	Pass	Target Pass
Energy	53	Target 35

Schedule of BASIX commitments

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

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 20 square metres of the site.	✔	✔	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 22500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 280.2 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• the cold water tap that supplies each clothes washer in the development		✔	✔
• all hot water systems in the development		✔	✔
• all indoor cold water taps (not including taps that supply clothes washers) in the development		✔	✔

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.66 (or 2.20 including construction)	
internal wall shared with garage - cavity brick wall	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 0.2 (up), roof: foil backed blanket (100mm)	3 wind-driven ventilator(s) + eave vents; light (solar absorptance < 0.475)

Note	Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The dwelling may have 1 skylight (<0.7 square metres) and up to 2 windows/glazed doors (<0.7 square metres) which are not listed in the table.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:	✔	✔	✔
• Except where the glass is 'single clear' or 'single toned', each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) +/-10% of that listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.			✔
• The leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 millimetres above the head of the window or glazed door, except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table.	✔	✔	✔
• Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✔	✔
• Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✔	✔

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W1	S	0.81	standard aluminium, toned/air gap/clear (U-value:5.31, SHGC:0.48)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed
W2	S	0.81	standard aluminium, toned/air gap/clear (U-value:5.31, SHGC:0.48)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed
W3	S	0.81	standard aluminium, toned/air gap/clear (U-value:5.31, SHGC:0.48)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed
W4	S	0.81	standard aluminium, toned/air gap/clear (U-value:5.31, SHGC:0.48)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed
W5	S	4.32	standard aluminium, toned/air gap/clear (U-value:5.31, SHGC:0.48)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed
W6	E	4.32	standard aluminium, toned/air gap/clear (U-value:5.31, SHGC:0.48)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W7	E	4.32	standard aluminium, toned/air gap/clear (U-value:5.31, SHGC:0.48)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed
W8	E	4.32	standard aluminium, toned/air gap/clear (U-value:5.31, SHGC:0.48)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed
W9	E	3.78	standard aluminium, toned/air gap/clear (U-value:5.31, SHGC:0.48)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed
W10	N	3.78	standard aluminium, toned/air gap/clear (U-value:5.31, SHGC:0.48)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed
W11	N	4.32	standard aluminium, toned/air gap/clear (U-value:5.31, SHGC:0.48)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed
W12	N	8.82	standard aluminium, toned/air gap/clear (U-value:5.31, SHGC:0.48)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed
W13	W	8.82	standard aluminium, toned/air gap/clear (U-value:5.31, SHGC:0.48)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed
W14	W	1.62	standard aluminium, toned/air gap/clear (U-value:5.31, SHGC:0.48)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed
W15	W	4.41	standard aluminium, toned/air gap/clear (U-value:5.31, SHGC:0.48)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (gas boosted) with a performance of 31 to 35 RECs or better.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 1-phase airconditioning; Energy rating: 4 Star (new rating)		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: 4 Star (new rating)		✔	✔
The cooling system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: wood heater; Energy rating: n/a		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 4 Star (new rating)		✔	✔
The wood heater must have a compliance plate confirming that it complies with the relevant Australian standards, and must be installed in accordance with the requirements of all applicable regulatory authorities.			✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual on / timer off		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual on / timer off		✔	✔
Laundry: individual fan, ducted to façade or roof; Operation control: manual on / timer off		✔	✔
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 3 of the bedrooms / study; dedicated		✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 2 of the living / dining rooms; dedicated		✔	✔
• the kitchen; dedicated		✔	✔
• all bathrooms/toilets; dedicated		✔	✔
• the laundry; dedicated		✔	✔
• all hallways; dedicated		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Other			
The applicant must install a gas cooktop & gas oven in the kitchen of the dwelling.		✔	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate(either interim or final) for the development may be issued.