

BASIX & THERMAL COMMITMENTS

FRYS ENERGY WISE

Date: 27 August 2021

LP Number 21	House Number 54	Street Saleyards Lane	Suburb Mudgee	Post Code 2850	State NSW
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FLOORS

Ground
Walls and

WALLS

Ground
Brick Veneer, Fibre
Concrete
Insulation External Walls
R2.0, Non Reflective Wall Wrap
External Colours
Medium

CEILING

Ceiling with cavity to roof
R2.0

ROOF AREA

Material	Insulation
Asph/Flt	R2.0

WINDOWS (Refer to NABERS Certificate for more detail)

Superior	Trade	Additional Notes	Window Code	Operation	Glass	U _g	SHGC
Yes	Yes	None	TRD-001-01A	Sliding Window	Single Clear	6.44	0.75
Yes	Yes	None	TRD-002-01A	Awning	Single Clear	6.54	0.68
Yes	Yes	None	TRD-003-01A	Sliding Window	Single Clear	6.50	0.65
Yes	Yes	None	TRD-004-01A	Double Hung	Single Clear	6.58	0.75
Yes	Yes	None	TRD-005-01A	Fixed Window	Single Clear	6.59	0.75

WATER

Landscaping Area	Rainwater Tank	Rainwater Tank Size	Roof Area to Tank
200m ²	Yes	2000L	100.0m ²

ENERGY

Hot Water	Air Conditioning	Air Conditioner EER
Gas Instantaneous 6 Star	Single Phase	Cooling 3.0 - 3.5 Heating 3.5 - 4.0

VENTILATION

Laundry	Bathroom	Kitchen
Natural Ventilation (See external window/door)	Not Ducted	Not Ducted

OTHER

Solar Photovoltaic System	Cooling	Other
No	Gas Cooling/Electric Oven	Outdoor Clothes Line, Ventilated Fridge Space, Air Conditioning Zoned

ADDITIONAL NOTES

The project has been assessed under the assessment method of the BASIX Protocol. Drawings must be submitted to the assessment method to be approved and implemented. All new residential buildings must be constructed in accordance with Building Code of Australia Part 3.12.1, Building Code of Australia Part 3.12.3. Insulation must be installed in accordance with AS/NZS 4859.

For Building Consulting Pty Ltd. Trading as Frys Energy Wise. Accredited Thermal Energy Assessor. AS/NZS 4859, State 10-140, 004-001-001



SHEET	DESCRIPTION
A001	COVER SHEET
A003	SITE PLAN
A004	SUB-DIVISION PLAN
A005	DRIVEWAY DETAILS
A006	CONCEPT STORMWATER PLAN
A007	SITE MANAGEMENT PLAN
A008	GROUND FLOOR PLAN
A009	ELEVATIONS
A010	ELEVATIONS
A011	ELEVATIONS
A012	SECTION / WINDOW & DOOR SCHEDULE
A013	EXTERNAL COLOUR PLAN
A014	FLOOR COVERING PLAN
A015	ROOF PLAN
A016	SITE ANALYSIS
A017	NOTIFICATION PLAN
A018	LANDSCAPE PLAN
A019	GROSS FLOOR AREA PLAN
A020	PARTY WALL DETAILS
A021.1	BASIX NOTES-DWELLING A
A021.2	BASIX NOTES - DWELLING B



PERSPECTIVE VIEW

NOTE:
ARTISTIC IMPRESSION IS FOR ILLUSTRATION PURPOSES ONLY. COLOURS AND MATERIAL FINISHES WILL BE SUBJECT TO FINAL SELECTIONS.



DATE	REV	DESCRIPTION	BY
27.08.21	9	BASIX INFORMATION ADDED	ME
17.08.21	8	PARTY WALL AMENDED	ME
17.08.21	7	DROP EDGE BEAM ADDED TO THE FILL EXCAVATION	ME
14.08.21	6	DA PLANS	ME
28.07.21	5	PRELIMINARY PLANS	ME
18.07.21	4	AMENDED CONCEPT PLANS	ME
16.07.21	3	AMENDED CONCEPT PLANS	ME
13.07.21	2	AMENDED CONCEPT PLANS	ME
11.07.21	1	PRELIMINARY CONCEPT PLANS	ME

CLIENT'S NAME: TORI PETER GROUP	PROJECT NAME: PROPOSED DUAL OCCUPANCY 21	ESTATE: 	REV. NO: 9	JOB NO: 21000	 P.O.Box 3421 Bangor, NSW 2234 35A/61-65 GLENCOE STREET SUTHERLAND, NSW 2232 Tori Peter Group P/L ABN 37 156 178 979 E: office@toripetergroup.com.au P: (02) 9543 6146 W: www.toripetergroup.com.au	© COPYRIGHT COPYRIGHT OF PLANS & DOCUMENTATION PREPARED BY TORI PETER GROUP SHALL REMAIN THE EXCLUSIVE PROPERTY OF TORI PETER GROUP UNLESS A LICENCE IS ISSUED STATING OTHERWISE.	NOTES: FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
SITE ADDRESS: LOT 21 DP:1267151 (No.54) SALEYARDS LANE MUDGE, NSW 2850	SHEET NAME: COVER SHEET	STAGE: DA	DRAWN: ME	SHEET NO: A001			
		SCALE @ A3: NTS	DATE: 27.08.21				



- (A) - EASEMENT TO DRAIN SEWAGE 3 WIDE (DP 1267151)
- (B) - EASEMENT TO DRAIN SEWAGE 3 WIDE & VARIABLE (DP 1267151)
- (D) - EASEMENT TO DRAIN WATER 3 WIDE (DP 1267151)
- (Z) - EASEMENT TO DRAIN SEWAGE 3 WIDE (DP 1233109)



WIND CLASSIFICATION:	"M"
SLAB CLASSIFICATION:	"M"
PROPERTY DESCRIPTION	
LOT:	21
D.P.:	1267151
L.G.A.:	MID-WESTERN REGIONAL
DA COUNCIL APPROVAL	
COUNCIL DEVELOPMENT APPROVAL PROCESS REQUIRED. REFER TO COUNCIL REGULATIONS FOR FURTHER DETAILS.	

FLOOR SPACE RATIO (FSR)		
* Areas are measured from the internal face of external walls and excludes First floor, Voids, Stairs, Lifts, required car spacing to Australian Standards, Balconies with walls less than 1.4m high (Refer to the LEP or DCP for further details).		
TOTAL SITE AREA:	788.30	

	DWELLING A	DWELLING B
SITE AREA:	401.29	387.01
GROUND FLOOR:	0.00	0.00
FIRST FLOOR:	0.00	0.00
TOTAL GROSS FLOOR AREA:	0.00	0.00
PROPOSED FSR:	N / A	N / A
ALLOWED FSR:	N / A	N / A

SITE COVERAGE AREA		
GROUND FLOOR AREA:	132.58	128.59
GARAGE AREA:	21.63	20.53
PROPOSED SITE COVERAGE:	38.43%	38.53%
MAX SITE COVERAGE:	50%	50%

LANDSCAPE		
TOTAL HARDSTAND AREA:	168.39	163.18
DRIVEWAY AREA:	18.39	18.39
LESS THAN 1m:	0.00	0.00
PORCH/VERANDAH AREA:	4.82	4.70
ALFRESCO AREA:	9.36	9.36
REMAINING SOFT LANDSCAPE AREA:	214.51	205.44
PROPOSED LANDSCAPE AREA:	53.46%	53.08%
MIN. REQUIRED BY COUNCIL:	N / A	N / A

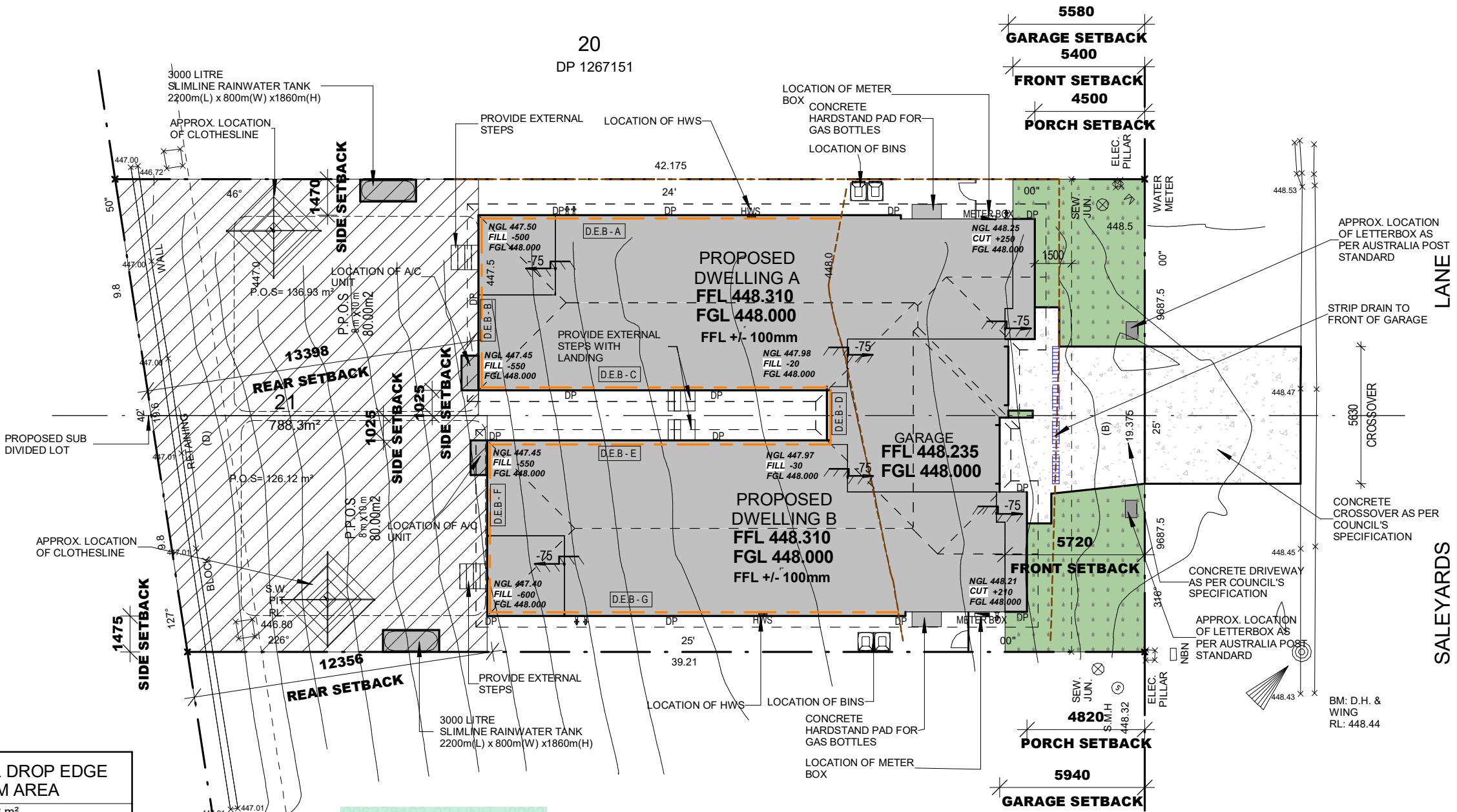
PRIVATE OPEN SPACE		
PRINCIPLE PRIVATE OPEN SPACE:	80.00	80.00
PRIVATE OPEN SPACE:	136.93	126.12
MIN. ALLOWABLE BY COUNCIL:	80.00	80.00
MIN. ALLOWABLE BY COUNCIL:	25.00%	25.00%

PRIVATE OPEN SPACE		
PRINCIPAL PRIVATE OPEN SPACE		

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DIAL 1100
BEFORE YOU DIG

DRIVEWAY AREA	
DRIVEWAY	36.82 m ²
CROSSOVER AREA	
CROSSOVER	35.97 m ²

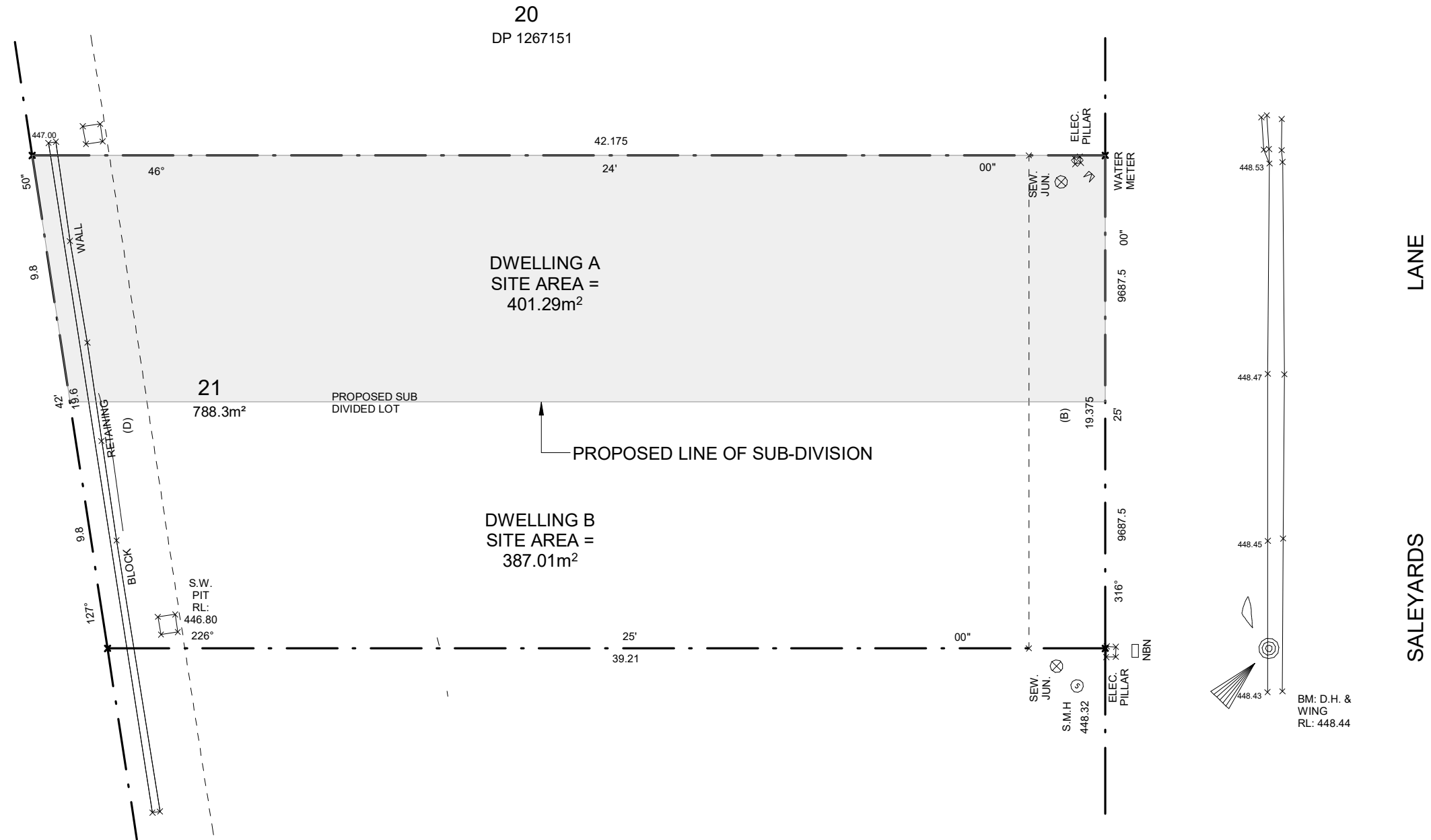


EXTERNAL DROP EDGE BEAM AREA	
A	29.88 m ²
B	8.24 m ²
C	5.79 m ²
D	8.49 m ²
E	0.67 m ²
F	8.35 m ²
G	6.18 m ²
TOTAL	9.90 m ²
TOTAL	77.50 m ²



22
DP 1267151

CLIENT'S NAME: TORI PETER GROUP	PROJECT NAME: PROPOSED DUAL OCCUPANCY 21	ESTATE:	REV. NO: 9	JOB NO: 21000	toripeter group	P.O.Box 3421 Bangor, NSW 2234 35A/61-65 GLENCOE STREET SUTHERLAND, NSW 2232 Tori Peter Group P/L ABN 37 156 178 979 E: office@toripetergroup.com.au P: (02) 9543 6146 W: www.toripetergroup.com.au	© COPYRIGHT COPYRIGHT OF PLANS & DOCUMENTATION PREPARED BY TORI PETER GROUP SHALL REMAIN THE EXCLUSIVE PROPERTY OF TORI PETER GROUP UNLESS A LICENCE IS ISSUED STATING OTHERWISE.	NOTES: FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
SITE ADDRESS: LOT 21 DP:1267151 (No.54) SALEYARDS LANE MUDGE, NSW 2850	SHEET NAME: SITE PLAN	STAGE: DA	DRAWN: ME	SHEET NO: A003				
		SCALE @ A3: 1 : 200	DATE: 27.08.21					



TORRENS TITLE SUBDIVISION PLAN

SCALE 1 : 200 1



22
DP 1267151

NOTES:
SUBDIVISION PLAN IS PRELIMINARY,
SUBJECT TO FINAL SURVEYOR LINEN
PLAN AND SUBDIVISION PLAN DURING
CONSTRUCTION.

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
LOT 21 DP:1267151
(No.54) SALEYARDS LANE
MUDGEE, NSW 2850

PROJECT NAME:
PROPOSED DUAL OCCUPANCY 21

SHEET NAME:
SUB-DIVISION PLAN

ESTATE:

STAGE:
DA

SCALE @ A3:
1 : 200

REV. NO:
9

JOB NO:
21000

SHEET NO:
A004

DATE:
27.08.21

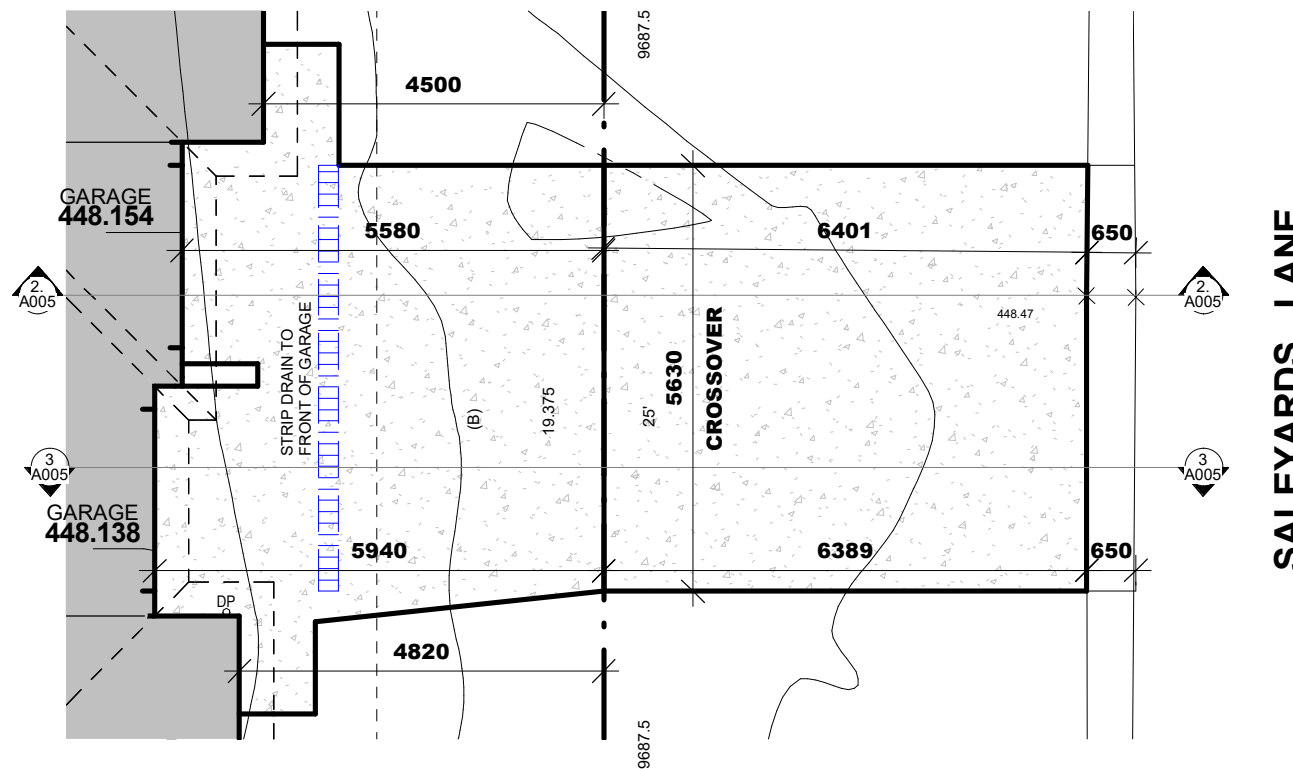
DRAWN:
ME

toripeter
group

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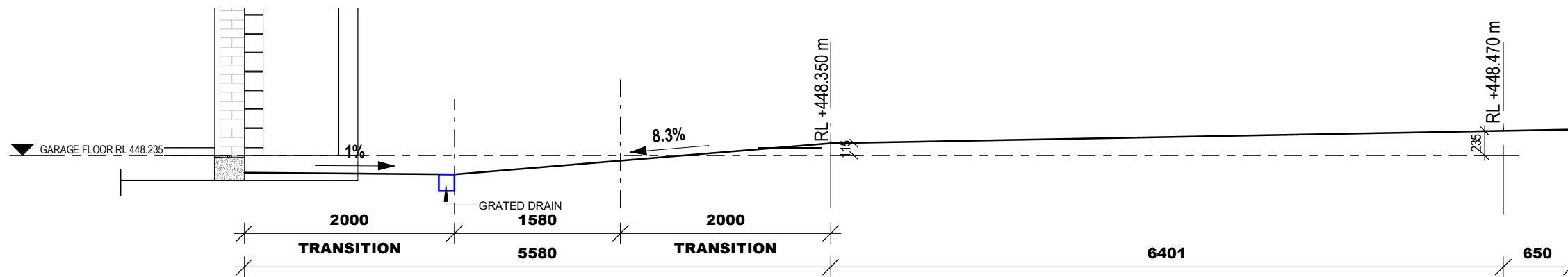
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NOTES:
FIGURED
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MUST TAKE
PREFERENCE
TO SCALING.



DRIVEWAY PLAN

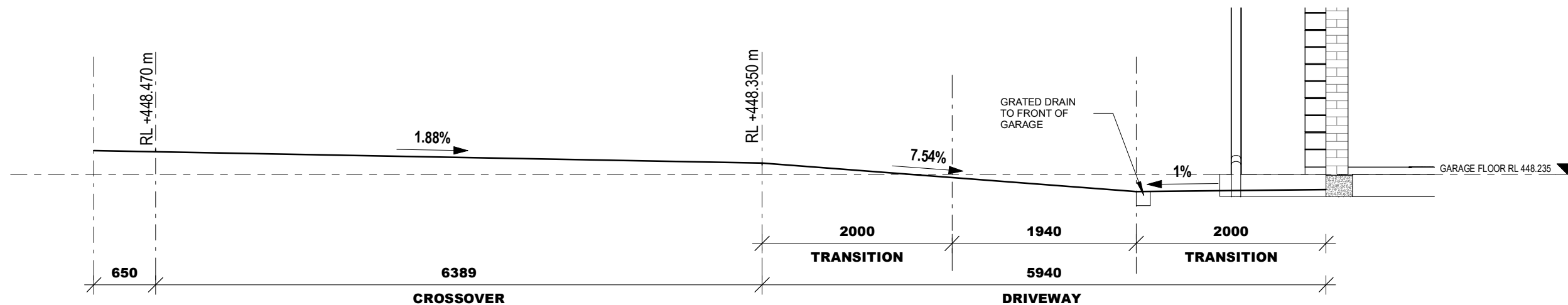
SCALE 1 : 100 1



DRIVEWAY GRADIENT DWELLING A

SCALE 1 : 50 2.

DRIVEWAY GRADIENT TO COMPLY WITH AS2890.1:2004



DRIVEWAY GRADIENT DWELLING B

SCALE 1 : 50 3

NOTES

SAG GRADE REFERS TO THE GRADE MADE BY AN **OBTUSE** ANGLE WITHIN A PROFILE.

SUMMIT GRADE REFERS TO THE GRADE MADE BY A **REFLEX** ANGLE WITHIN A PROFILE.

DRIVEWAY GRADIENT PROFILES ARE TO BE TAKEN THROUGH THE **SHORTEST** LENGTH OF DRIVEWAY AND/OR THE **CRITICAL** SIDE OF THE DRIVEWAY (I.E. THE WORST CASE SCENARIO).

FOR A **HIGH** LEVEL DRIVEWAY, THE PROFILE SHOULD BE DRAWN USING THE **LOWEST** LEVEL ON THE KERB.

FOR A **LOW** LEVEL DRIVEWAY, THE PROFILE SHOULD BE DRAWN USING THE **HIGHEST** LEVEL ON THE KERB.

RETAIN THE EXISTING CROSSOVER LEVELS WHERE PRACTICABLE UNLESS ALTERNATE LEVELS ARE SPECIFIED BY COUNCIL.

CHECK WITH COUNCIL IF THE AUSTRALIAN STANDARD TAKES PRECEDENCE OVER COUNCIL'S STANDARD.

CLIENT'S NAME: TORI PETER GROUP	PROJECT NAME: PROPOSED DUAL OCCUPANCY 21
SITE ADDRESS: LOT 21 DP:1267151 (No.54) SALEYARDS LANE MUDGEE, NSW 2850	SHEET NAME: DRIVEWAY DETAILS

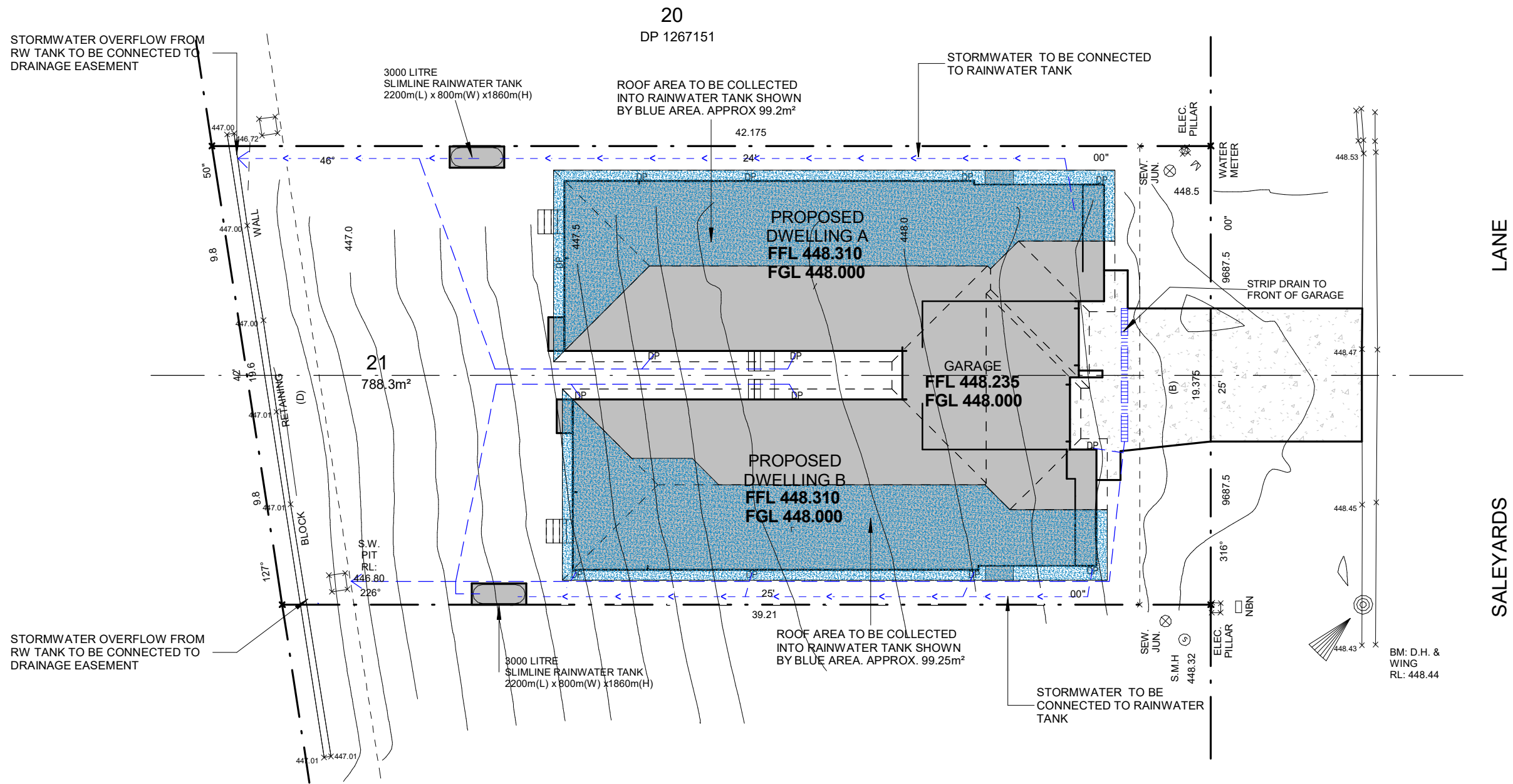
ESTATE: STAGE: SCALE @ A3:	DA As indicated
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REV. NO: 9	JOB NO: 21000
DRAWN: ME	SHEET NO: A005
DATE: 27.08.21	

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CONCEPT STORMWATER PLAN

ROOF SCHEDULE		
MARK	AREA	TYPE
ROOF A	414.45 m ²	COLORBOND ROOF
TOTAL	414.45 m²	

DOWNPIPE COUNT	
AREA	NO. OF DOWNPIPES
414.45 m ²	14

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
**LOT 21 DP:1267151
(No.54) SALEYARDS LANE
MUDGE, NSW 2850**

PROJECT NAME:
PROPOSED DUAL OCCUPANCY 21

SHEET NAME:
CONCEPT STORMWATER PLAN

ESTATE:
20 DP 1267151

STAGE:
DA

SCALE @ A3:
1 : 200

REV. NO:
9

JOB NO:
21000

SHEET NO:
A006

DATE:
27.08.21

DRAWN:
ME

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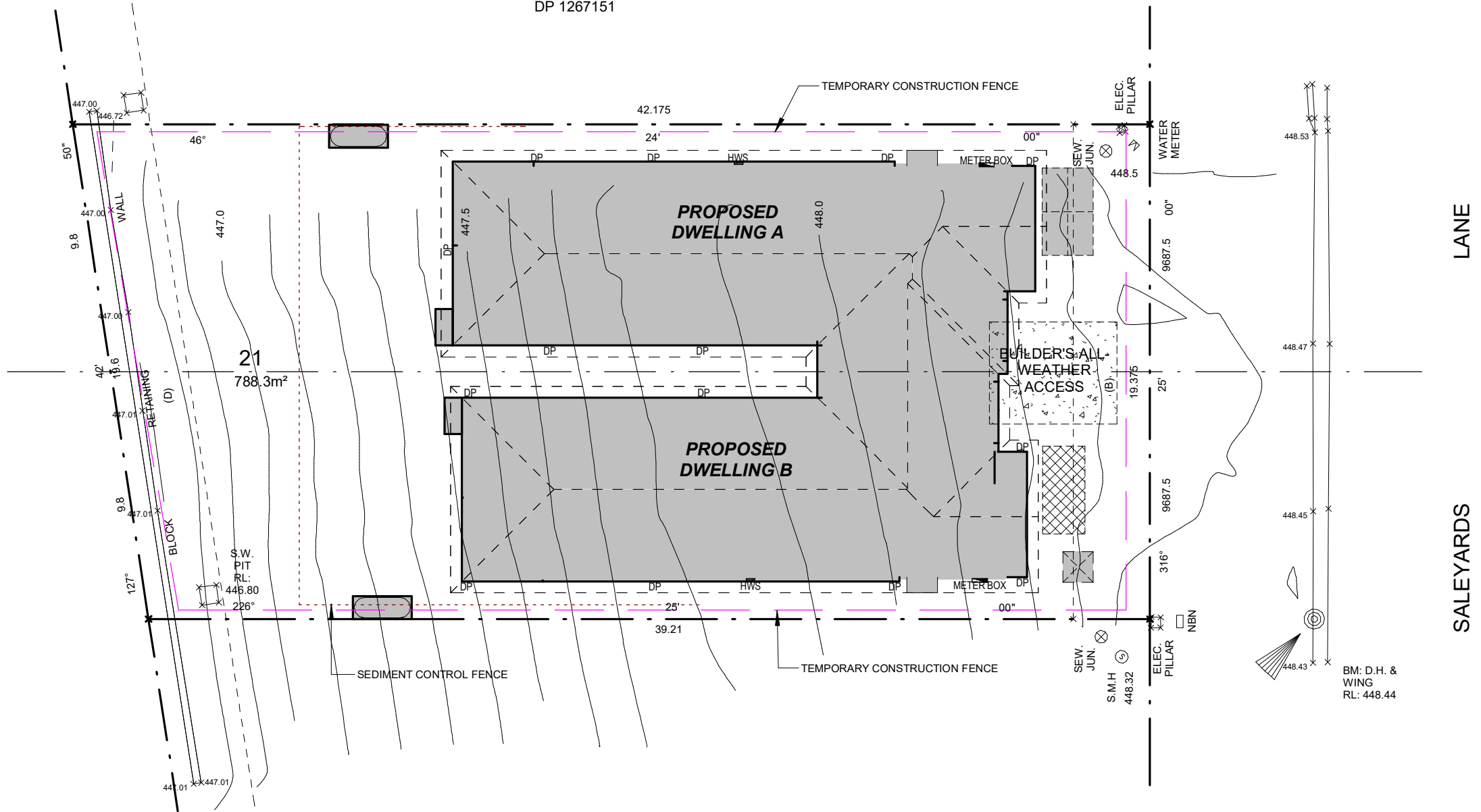
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20
DP 1267151



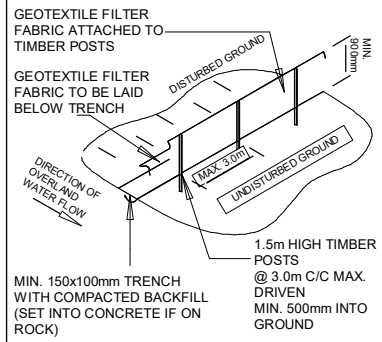
NOISE AND VIBRATION CONTROL:

- BOREHOLE REPORT SHOWS NO ROCK WITHIN SITE. MINIMAL VIBRATION AND NOISE DURING PIER HOLE DRILLING.
- SITE PLAN INDICATES MINIMAL CUT AND FILL. PLANT USE WILL BE LOW IMPACT AND FOR MINIMAL TIMBERFRAMES.

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEPED DAILY.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

SEDIMENT FENCE NOT TO SCALE



LEGEND

	CONSTRUCTION FENCE
	SEDIMENT CONTROL FENCE
	WASTE STOCKPILE
	BUILDERS WASTE
	ALL WEATHER ACCESS
	ONSITE PORTABLE TOILET

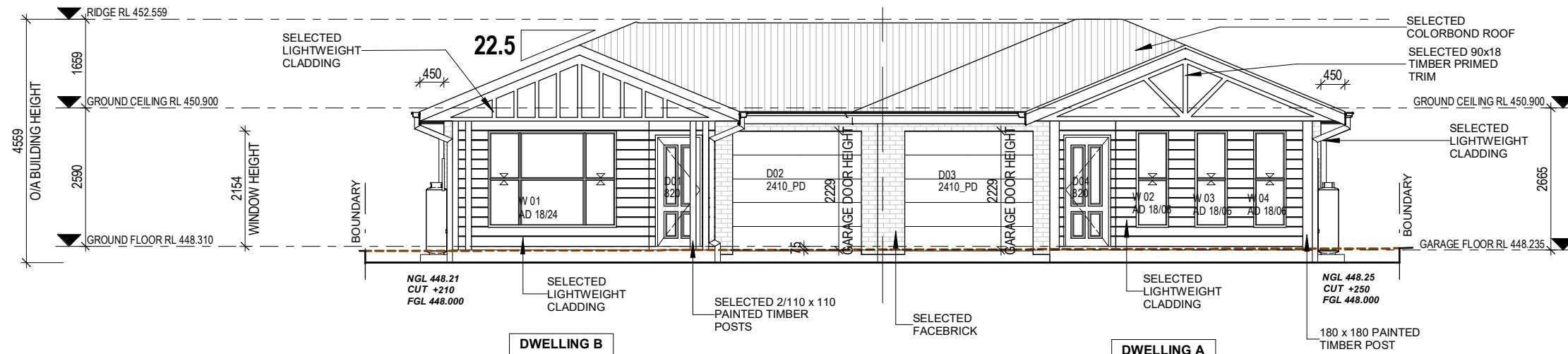
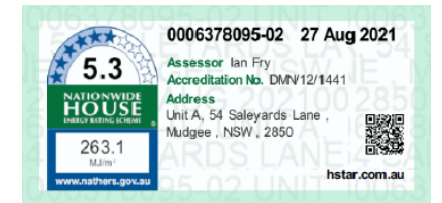
22
DP 1267151



SITE MANAGEMENT PLAN

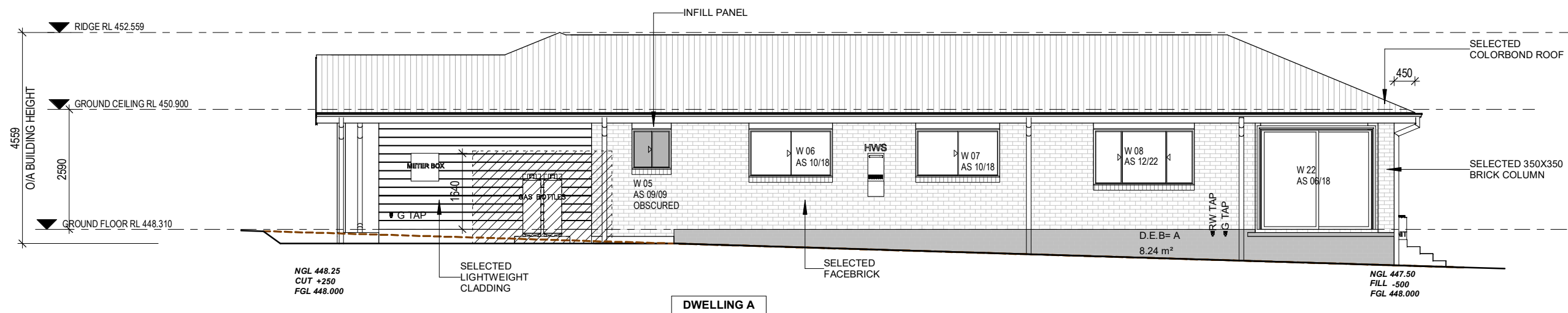
SCALE 1 : 200 1

CLIENT'S NAME: TORI PETER GROUP	PROJECT NAME: PROPOSED DUAL OCCUPANCY 21	ESTATE: 	REV. NO: 9	JOB NO: 21000	<p>P.O.Box 3421 Bangor, NSW 2234 35A/61-65 GLENCOE STREET SUTHERLAND, NSW 2232 Tori Peter Group P/L ABN 37 156 178 979 E: office@toripetergroup.com.au P: (02) 9543 6146 W: www.toripetergroup.com.au</p>	<p>© COPYRIGHT COPYRIGHT OF PLANS & DOCUMENTATION PREPARED BY TORI PETER GROUP SHALL REMAIN THE EXCLUSIVE PROPERTY OF TORI PETER GROUP UNLESS A LICENCE IS ISSUED STATING OTHERWISE.</p>	<p>NOTES: FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.</p>
SITE ADDRESS: LOT 21 DP:1267151 (No.54) SALEYARDS LANE MUDGEE, NSW 2850	SHEET NAME: SITE MANAGEMENT PLAN	STAGE: DA	DRAWN: ME	SHEET NO: A007			
		SCALE @ A3: As indicated	DATE: 27.08.21				



SOUTH WEST ELEVATION

SCALE 1 : 100 FRONT ELEVATION



SOUTH EAST ELEVATION

SCALE 1 : 100 RIGHT ELEVATION



CLIENT'S NAME: TORI PETER GROUP	PROJECT NAME: PROPOSED DUAL OCCUPANCY 21
SITE ADDRESS: LOT 21 DP:1267151 (No.54) SALEYARDS LANE MUDGEE, NSW 2850	SHEET NAME: ELEVATIONS

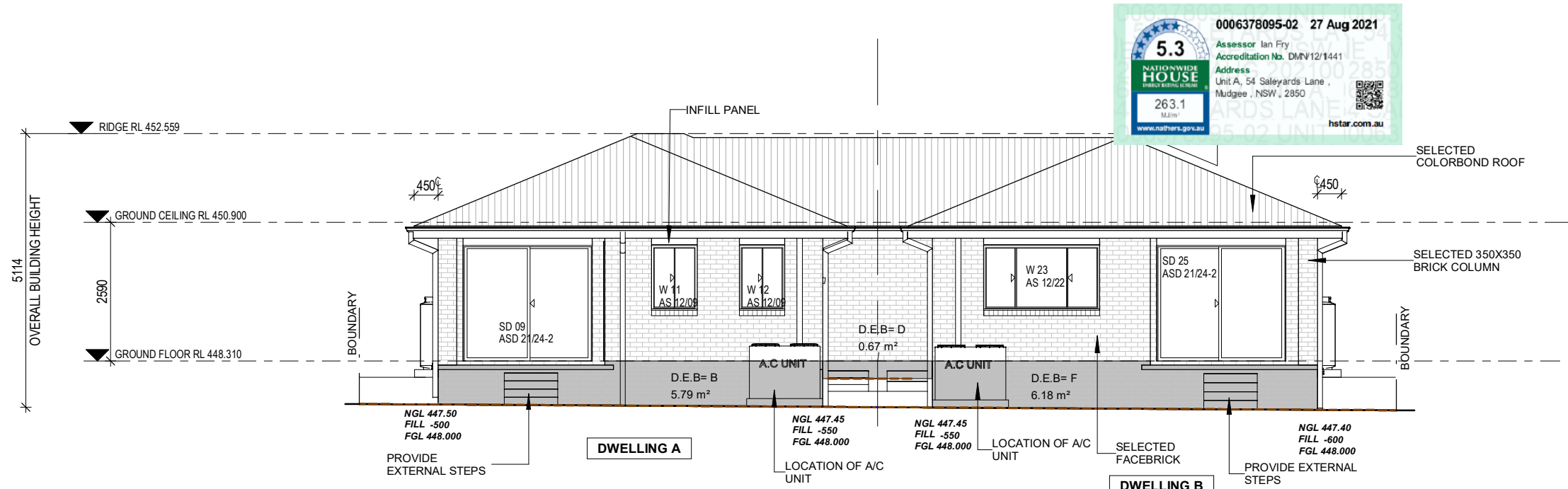
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		DATE: 27.08.21

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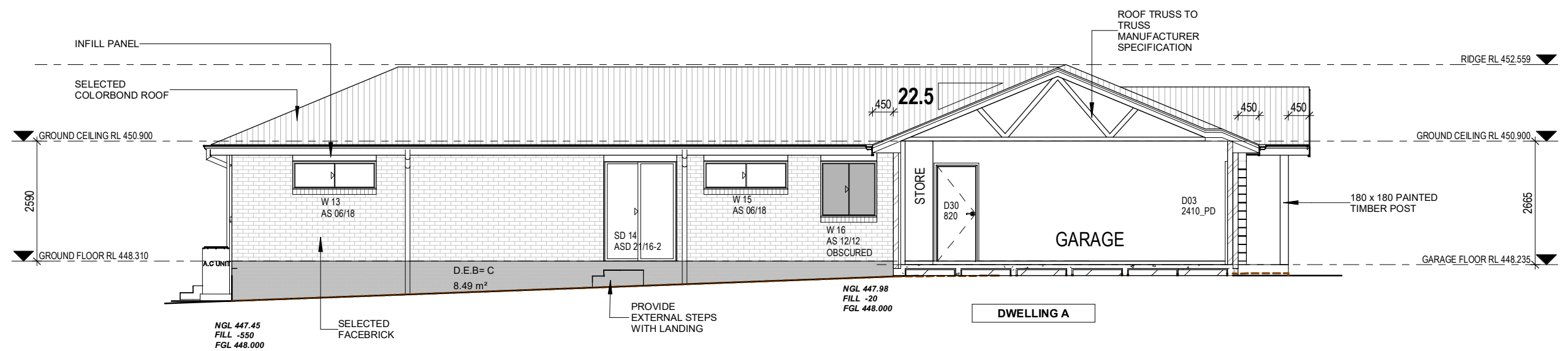
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NORTH EAST ELEVATION
 SCALE 1 : 100 REAR ELEVATION



NORTH WESTERN ELEVATION
 SCALE 1 : 100 LEFT ELEVATION

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
**LOT 21 DP:1267151
 (No.54) SALEYARDS LANE
 MUDGEES, NSW 2850**

PROJECT NAME:
PROPOSED DUAL OCCUPANCY 21

SHEET NAME:
ELEVATIONS

ESTATE:
 STAGE:
 SCALE @ A3:

DA
1 : 100

REV. NO:
9

JOB NO:
21000

SHEET NO:
A010

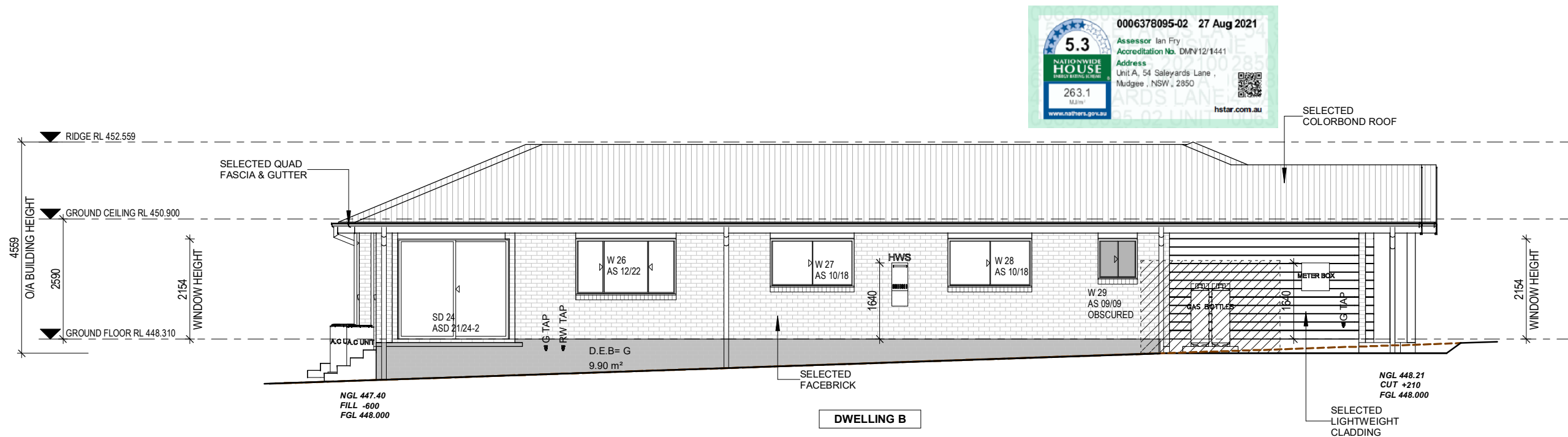
DATE:
27.08.21

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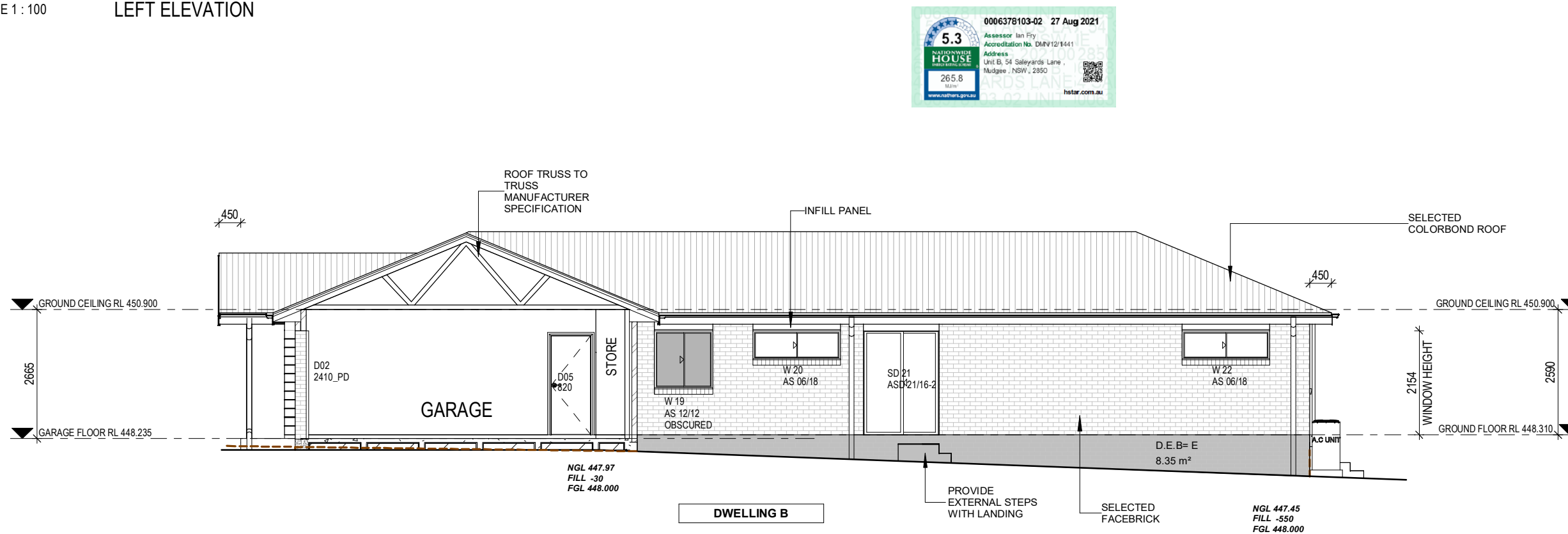
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NORTH WEST ELEVATION

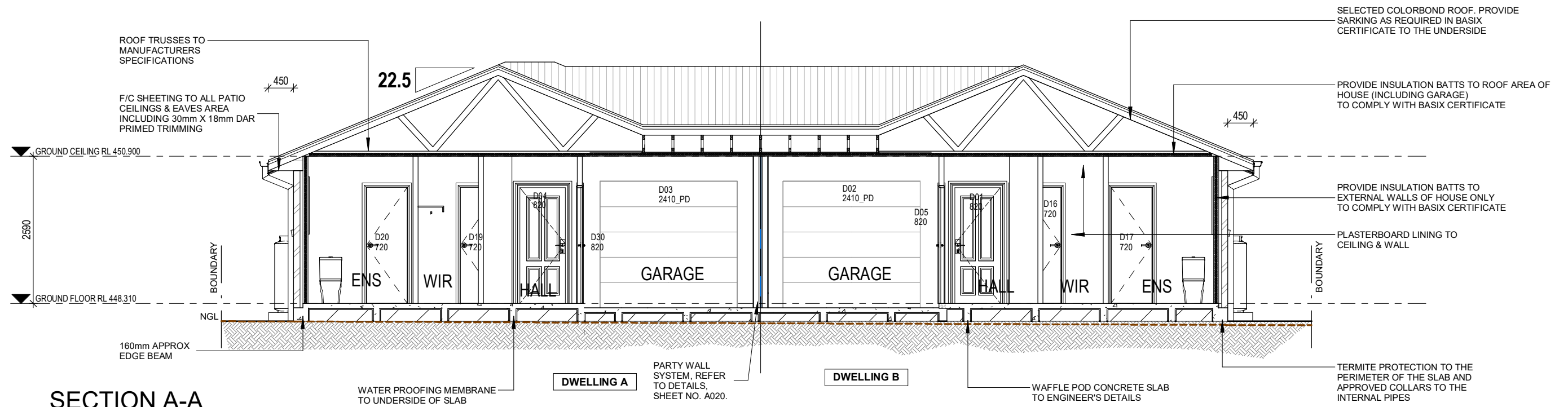
SCALE 1 : 100 LEFT ELEVATION



SOUTH EASTERN ELEVATION

SCALE 1 : 100 RIGHT ELEVATION

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SITE ADDRESS: LOT 21 DP:1267151 (No.54) SALEYARDS LANE MUDGEE, NSW 2850	SHEET NAME: ELEVATIONS	STAGE: DA	DRAWN: ME	SHEET NO: A011			
		SCALE @ A3: 1 : 100	DATE: 27.08.21	<p>P.O.Box 3421 Bangor, NSW 2234 35A/61-65 GLENCOE STREET SUTHERLAND, NSW 2232 Tori Peter Group P/L ABN 37 156 178 979 E: office@toripetergroup.com.au P: (02) 9543 6146 W: www.toripetergroup.com.au</p>			



SECTION A-A

SCALE 1 : 75 1

WINDOW & SLIDING DOOR SCHEDULE

TYPE	MARK	CODE	HEIGHT	WIDTH	STYLE	FRAME TYPE	GLAZING	OBSCURED GLAZING
W	01	AD 18/24	1800	2410	DOUBLE HUNG	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	02	AD 18/06	1800	610	DOUBLE HUNG	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	03	AD 18/06	1800	610	DOUBLE HUNG	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	04	AD 18/06	1800	610	DOUBLE HUNG	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	05	AS 09/09	860	850	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	Yes
W	06	AS 10/18	1030	1810	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	07	AS 10/18	1030	1810	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	08	AS 12/22	1200	2170	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
SD	09	ASD 21/24-2	2154	2410	SLIDING	IMPROVED ALUMINIUM	SINGLE LOW E GLAZING	No
SD	10	ASD 21/24-2	2154	2410	SLIDING	IMPROVED ALUMINIUM	SINGLE LOW E GLAZING	No
W	11	AS 12/09	1200	850	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	12	AS 12/09	1200	850	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	13	AS 06/18	600	1810	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
SD	14	ASD 21/16-2	2154	1570	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	15	AS 06/18	600	1810	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	16	AS 12/12	1200	1210	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	Yes
W	19	AS 12/12	1200	1210	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	Yes
W	20	AS 06/18	600	1810	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
SD	21	ASD 21/16-2	2154	1570	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	22	AS 06/18	600	1810	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	23	AS 12/22	1200	2170	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
SD	24	ASD 21/24-2	2154	2410	SLIDING	IMPROVED ALUMINIUM	SINGLE LOW E GLAZING	No
SD	25	ASD 21/24-2	2154	2410	SLIDING	IMPROVED ALUMINIUM	SINGLE LOW E GLAZING	No
W	26	AS 12/22	1200	2170	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	27	AS 10/18	1030	1810	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	28	AS 10/18	1030	1810	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	No
W	29	AS 09/09	860	850	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	Yes



DOOR SCHEDULE

MARK	TYPE	HEIGHT	WIDTH	TO ROOM
01	Entry Door: 820	2040	820	ENTRY
02	Garage_Door: 2410_PD	2229	2410	GARAGE
03	Garage_Door: 2410_PD	2229	2410	GARAGE
04	Entry Door: 820	2040	820	ENTRY
05	Internal_Door: 820	2040	820	GARAGE
06	Internal_Door: 720	2040	720	BATH
07	Internal_Door: 820	2040	820	LDRY
08	Internal_Door: 820	2040	820	LDRY
09	Cavity_Sliding_Door: 720 CSD	2040	720	KITCHEN
10	Internal_Door: 820	2040	820	BED 3
11	Robe Doors_Sliding_2_door: 2/620 SLIDING	2040	1260	BED 3
12	Internal_Door: 820	2040	820	BED 2
13	Robe Doors_Sliding_2_door: 2/620 SLIDING	2040	1260	BED 2
15	Internal_Door: 820	2040	820	BED 1
16	Internal_Door: 720	2040	720	WIR
17	Internal_Door: 720	2040	720	ENS
18	Internal_Door: 820	2040	820	BED 1
19	Internal_Door: 720	2040	720	WIR
20	Internal_Door: 720	2040	720	ENS
22	Internal_Door: 820	2040	820	BED 2
23	Robe Doors_Sliding_2_door: 2/620 SLIDING	2040	1260	BED 2
24	Internal_Door: 820	2040	820	BED 3
25	Robe Doors_Sliding_2_door: 2/620 SLIDING	2040	1260	BED 3
26	Cavity_Sliding_Door: 720 CSD	2040	720	WIP
27	Internal_Door: 720	2040	720	BATH
28	Internal_Door: 820	2040	820	LDRY
29	Internal_Door: 820	2040	820	LDRY
30	Internal_Door: 820	2040	820	GARAGE
53	Internal_Door: 720	2040	720	HALL
54	Internal_Door: 720	2040	720	FAMILY

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
**LOT 21 DP:1267151
(No.54) SALEYARDS LANE
MUDGE, NSW 2850**

PROJECT NAME:
PROPOSED DUAL OCCUPANCY 21

SHEET NAME:
**SECTION / WINDOW & DOOR
SCHEDULE**

ESTATE:
STAGE:
SCALE @ A3:

DA

1 : 75

REV. NO:
9

JOB NO:
21000

SHEET NO:
A012

DATE:
27.08.21

toripeter group

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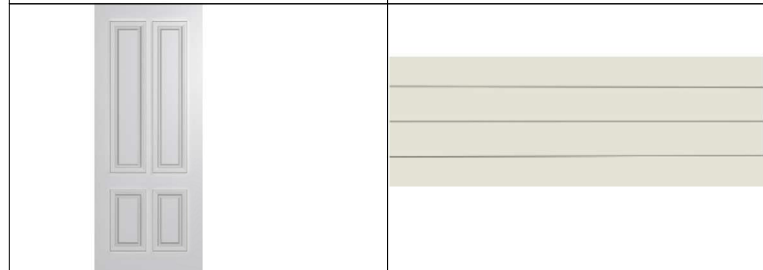
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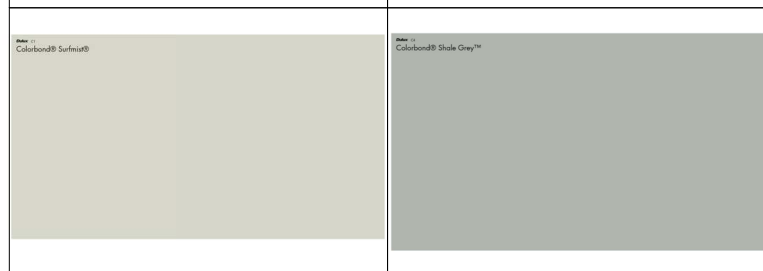
1. BRICKS
AUSTRAL - URBAN ONE - SILVER

2. COLORBOND ROOF
COLOUR - SHALE GREY



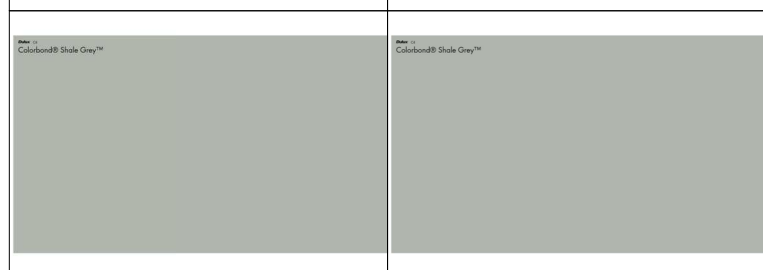
3. ENTRY DOOR - HUME - XPV11
COLOUR - WHITE

4. GARAGE DOOR - SECTIONAL
COLOUR - SURFMIST



5. WINDOW FRAMES
COLOUR - SURFMIST

6. FASCIA
COLOUR - SHALE GREY



7. GUTTER & DOWNPIPES
COLOUR - SHALE GREY

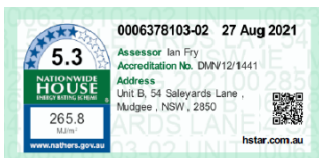
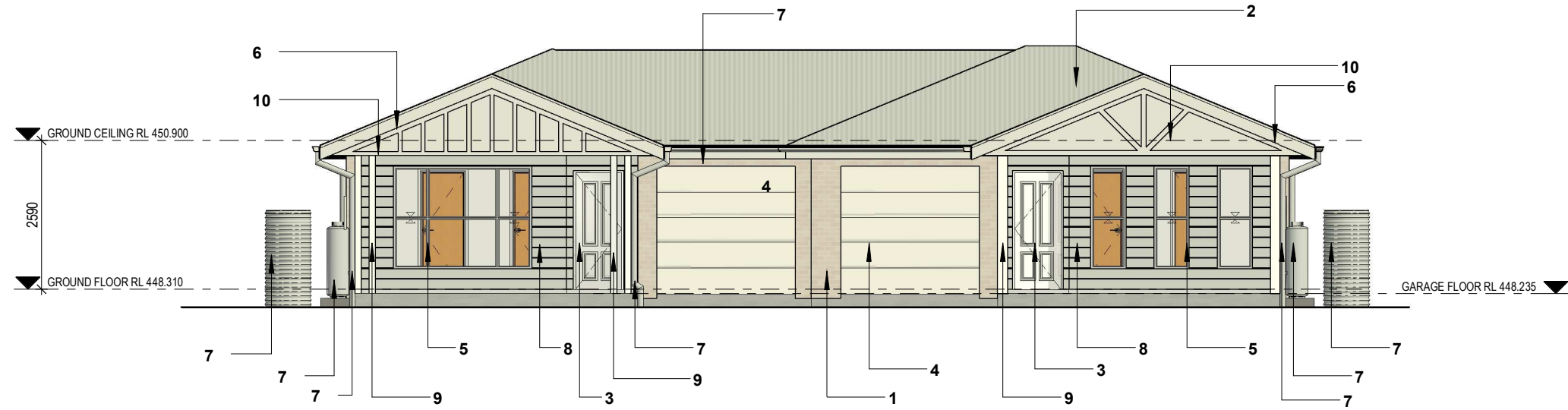
8. CLADDING
HARDIEPLANK WEATHERBOARD
SMOOTH - COLOUR - SHALE GREY



9. PAINTED TIMBER POST
COLOUR - WHITE

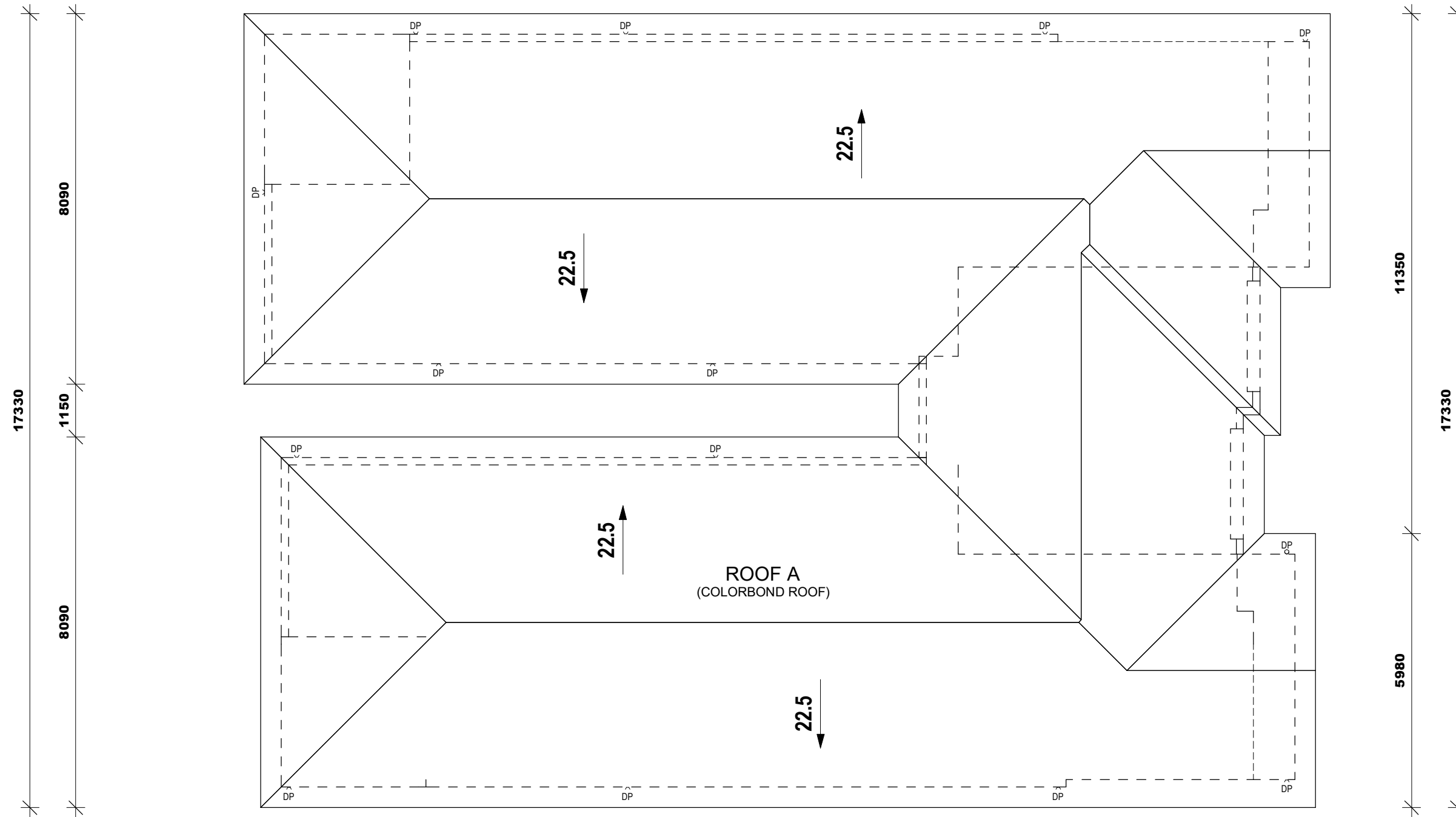
10. FEATURE GABLE WALL
COLOUR - SURFMIST

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE COLOUR SELECTION SCHEDULE PREPARED BY KURMOND HOMES DATED :



FRONT ELEVATION

CLIENT'S NAME: TORI PETER GROUP	PROJECT NAME: PROPOSED DUAL OCCUPANCY 21	ESTATE:	REV. NO: 9	JOB NO: 21000	<p>P.O.Box 3421 Bangor, NSW 2234 35A/61-65 GLENCOE STREET SUTHERLAND, NSW 2232 Tori Peter Group P/L ABN 37 156 178 979 E: office@toripetergroup.com.au P: (02) 9543 6146 W: www.toripetergroup.com.au</p>	<p>© COPYRIGHT COPYRIGHT OF PLANS & DOCUMENTATION PREPARED BY TORI PETER GROUP SHALL REMAIN THE EXCLUSIVE PROPERTY OF TORI PETER GROUP UNLESS A LICENCE IS ISSUED STATING OTHERWISE.</p>	<p>NOTES: FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.</p>
SITE ADDRESS: LOT 21 DP:1267151 (No.54) SALEYARDS LANE MUDGEE, NSW 2850	SHEET NAME: EXTERNAL COLOUR PLAN	STAGE: DA	DRAWN: ME	SHEET NO: A013			
		SCALE @ A3: 1 : 100	DATE: 27.08.21				



ROOF SCHEDULE		
MARK	AREA	TYPE
ROOF A	414.45 m ²	COLORBOND ROOF
TOTAL	414.45 m ²	

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
LOT 21 DP:1267151
(No.54) SALEYARDS LANE
MUDGEE, NSW 2850

PROJECT NAME:
PROPOSED DUAL OCCUPANCY 21

SHEET NAME:
ROOF PLAN

ESTATE:
STAGE:
SCALE @ A3:

DA

1 : 100

REV. NO:
JOB NO:
SHEET NO:
DATE:

9
21000
A015
27.08.21

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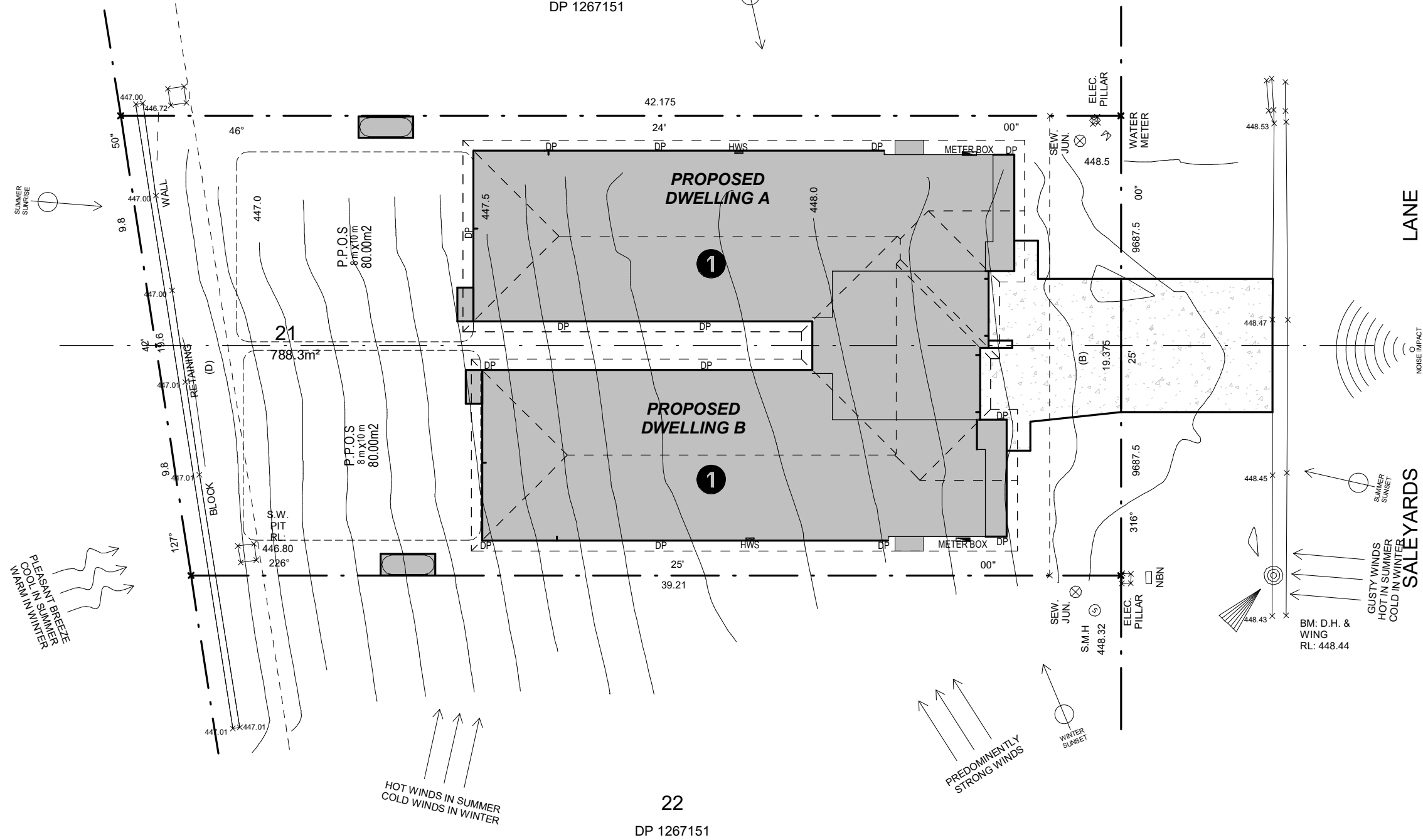
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20
DP 1267151



22
DP 1267151

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
LOT 21 DP:1267151
(No.54) SALEYARDS LANE
MUDGEES, NSW 2850

PROJECT NAME:
PROPOSED DUAL OCCUPANCY 21

SHEET NAME:
SITE ANALYSIS

ESTATE:

STAGE:
DA

SCALE @ A3:
1 : 200

REV. NO:

9

DRAWN:

ME

JOB NO:

21000

SHEET NO:

A016

DATE:

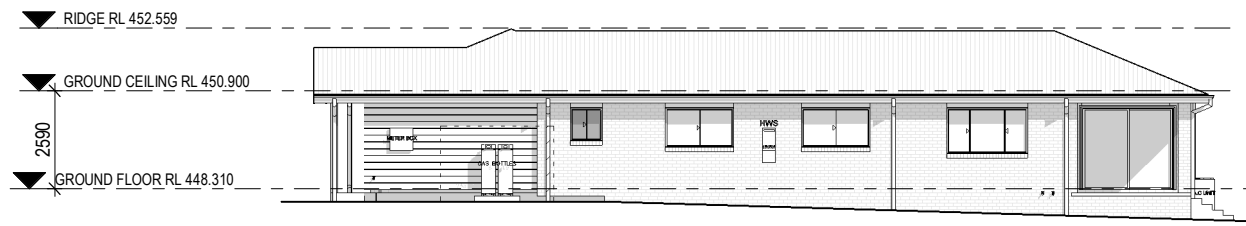
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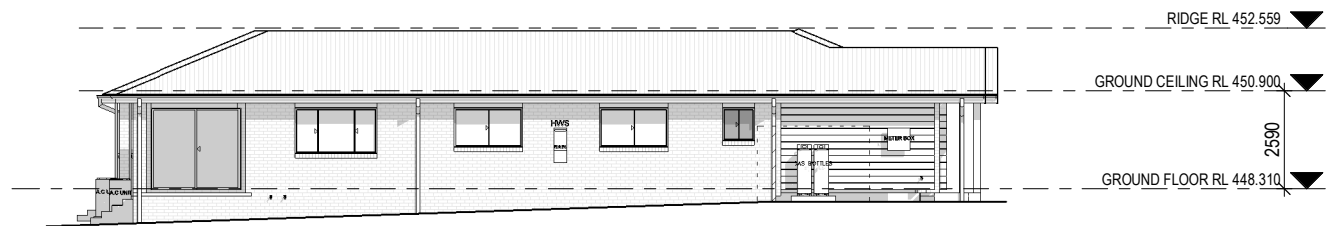
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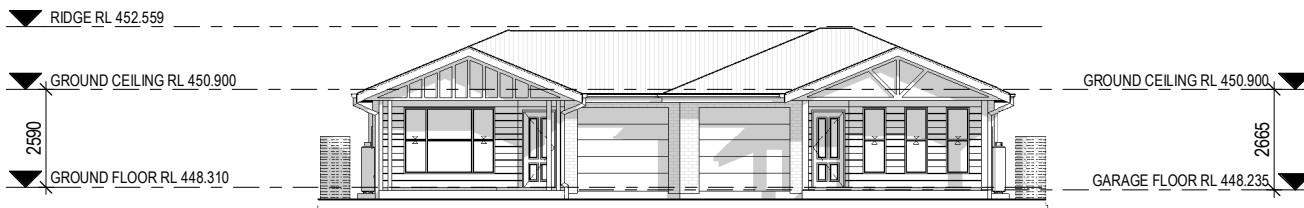
NOTES:
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DIMENSIONS
MUST TAKE
PREFERENCE
TO SCALING.



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

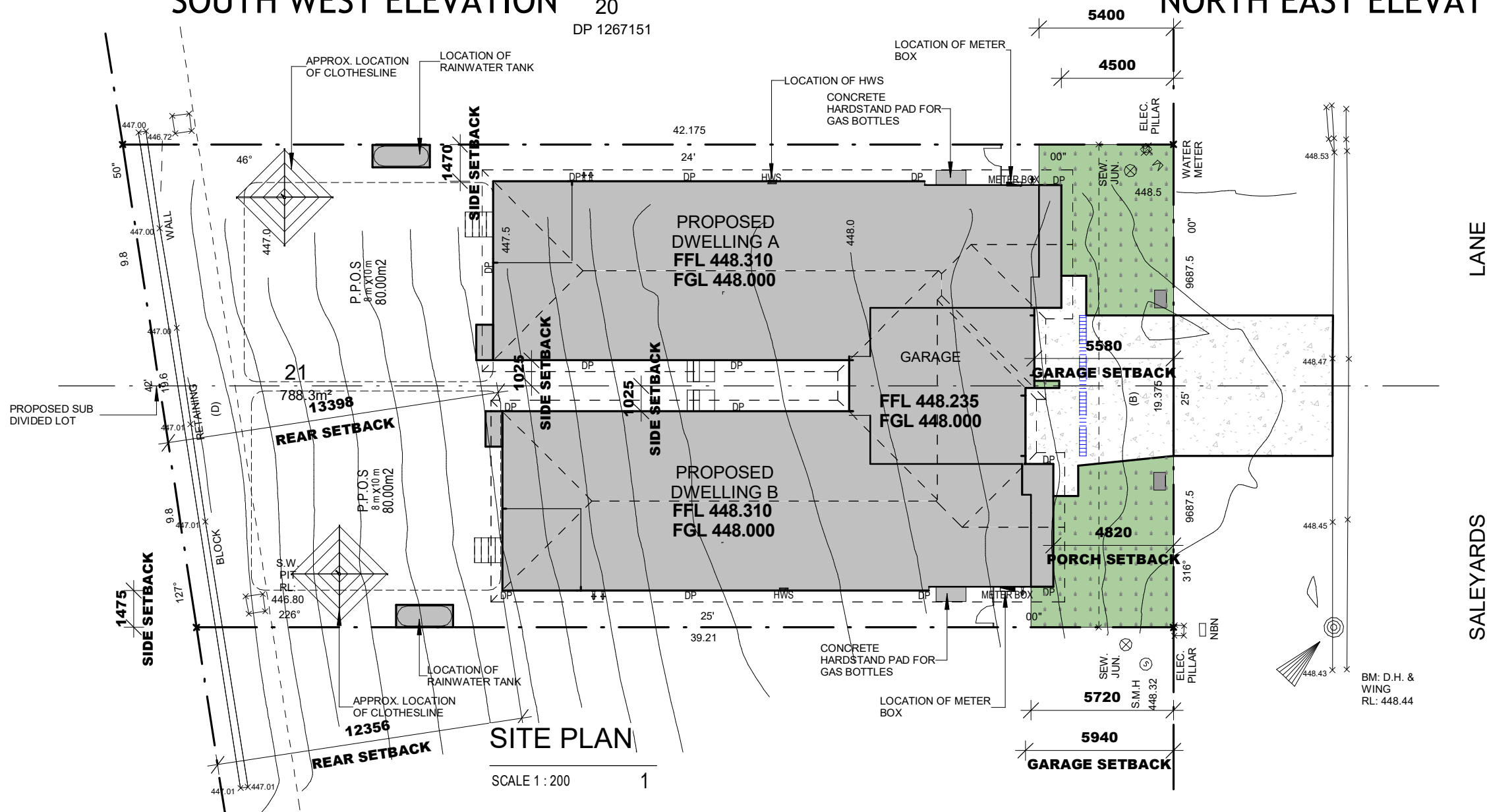


SOUTH WEST ELEVATION

20
DP 1267151



NORTH EAST ELEVATION



SITE PLAN

SCALE 1 : 200 1



CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
**LOT 21 DP:1267151
(No.54) SALEYARDS LANE
MUDGEE, NSW 2850**

PROJECT NAME:
PROPOSED DUAL OCCUPANCY 2²
DP 1267151

SHEET NAME:
NOTIFICATION PLAN

ESTATE:
STAGE:
SCALE @ A3:

DA

1 : 200

REV. NO:
9

JOB NO:
21000

SHEET NO:
A017

DATE:
27.08.21

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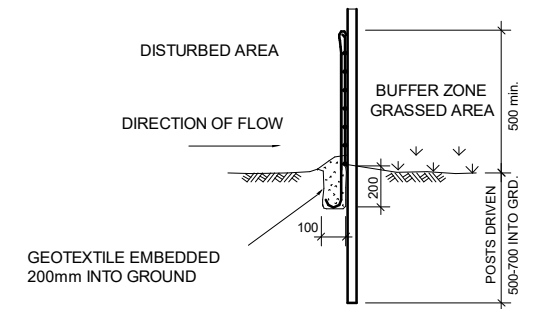
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5.3

Assessor Ian Fry
Accreditation No. DMV12/1441
Address
Unit A, 54 Saleyards Lane,
Mudgee, NSW, 2850

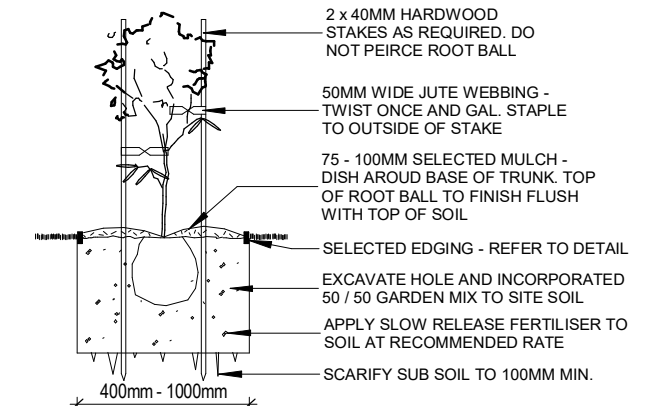
263.1
M.J.M.
www.nathens.gov.au

hstar.com.au

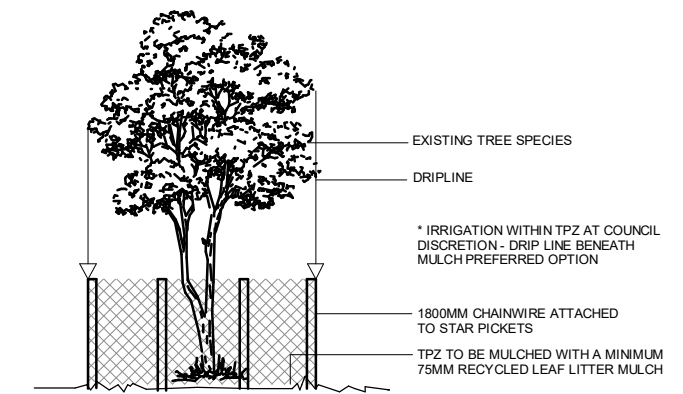


SEDIMENT BARRIER (NTS)

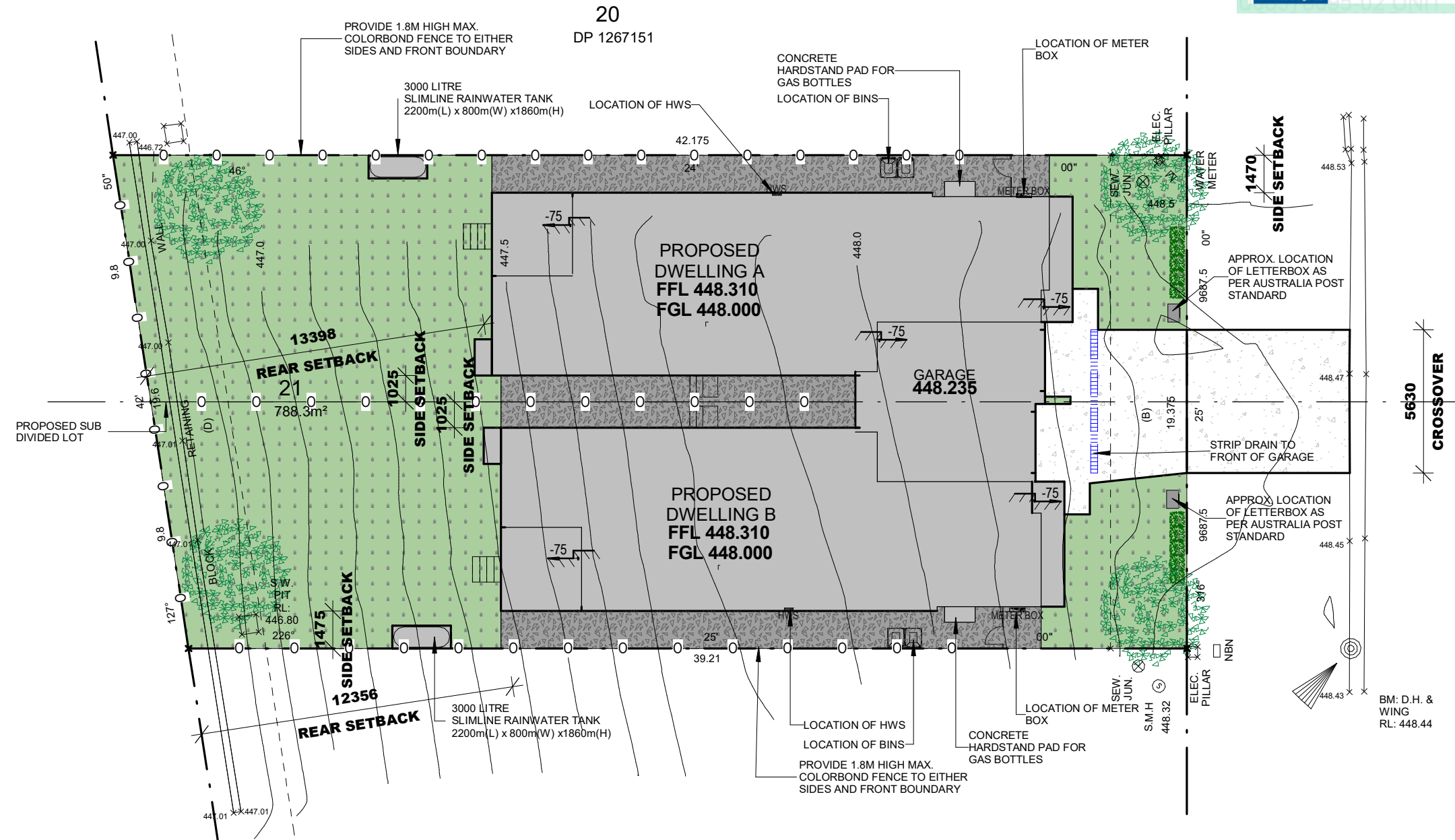
(PROVIDE ON ALL DOWN HILL SLOPES - UNLESS STATED OTHERWISE)



25 - 75LTR TYPICAL PLANTING (NTS)



TREE PROTECTION DETAIL (NTS)



22
DP 1267151

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Assessor Ian Fry
Accreditation No. DMV12/1441
Address
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Mudgee, NSW, 2850

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hstar.com.au

PLANT SCHEDULES

SYMBOL	COMMON NAME	BOTANIC NAME	SPACING	POT SIZE	MATURE HEIGHT	QTY
ASAM	Dwarf Lillypilli	Acmena Smithii 'Allyn Magic'	1m	300mm	0.9m hedged	10
SAP	Chinese Tallow Tree	Sapium Sebiferum	-	45lt	9m	4

LEGEND

	GRASS
	GRAVEL
	HEDGE
	BOUNDARY FENCE
	TREES
	BINS
	MAILBOX
	PAVERS
	GATE

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
**LOT 21 DP:1267151
(No.54) SALEYARDS LANE
MUDGE, NSW 2850**

PROJECT NAME:
PROPOSED DUAL OCCUPANCY 21

SHEET NAME:
LANDSCAPE PLAN

ESTATE:
STAGE:
SCALE @ A3:

DA

1 : 200

REV. NO:
9

JOB NO:
21000

SHEET NO:
A018

DATE:
27.08.21

DRAWN:
ME

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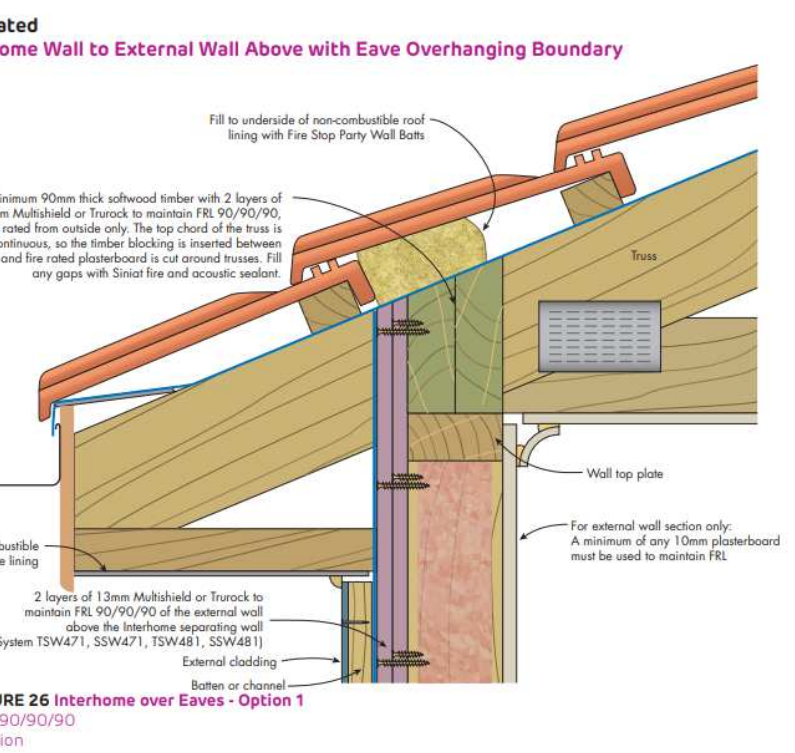
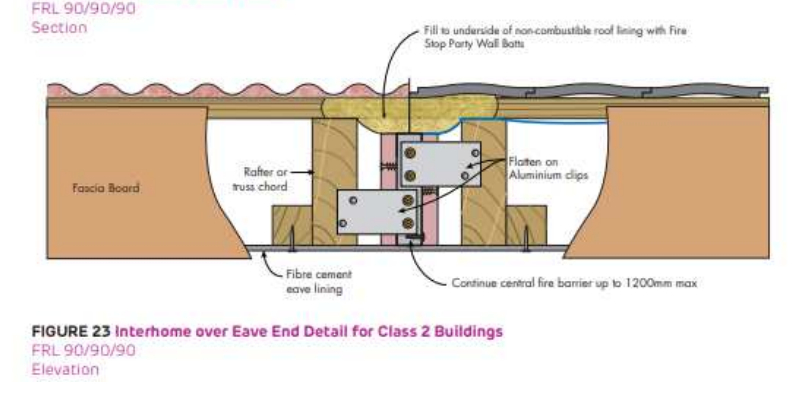
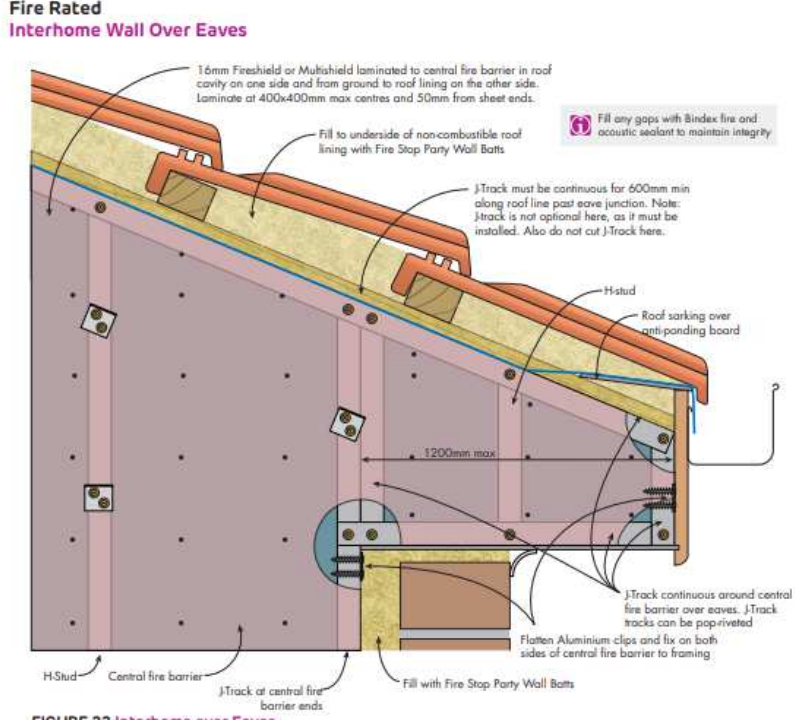
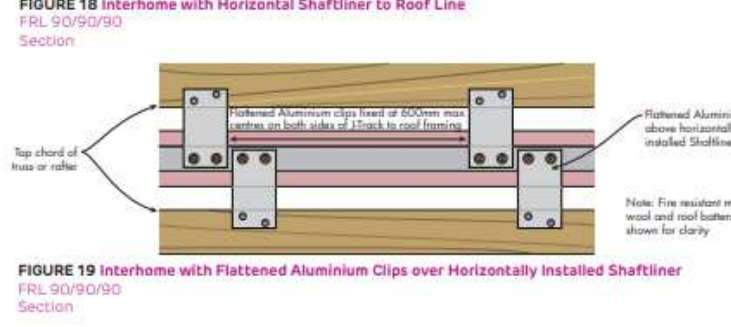
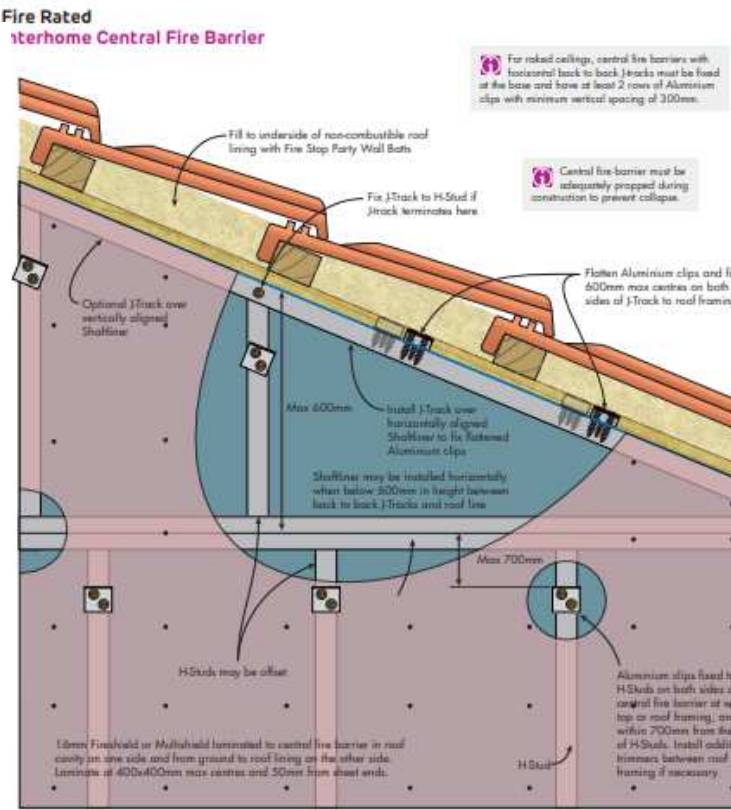
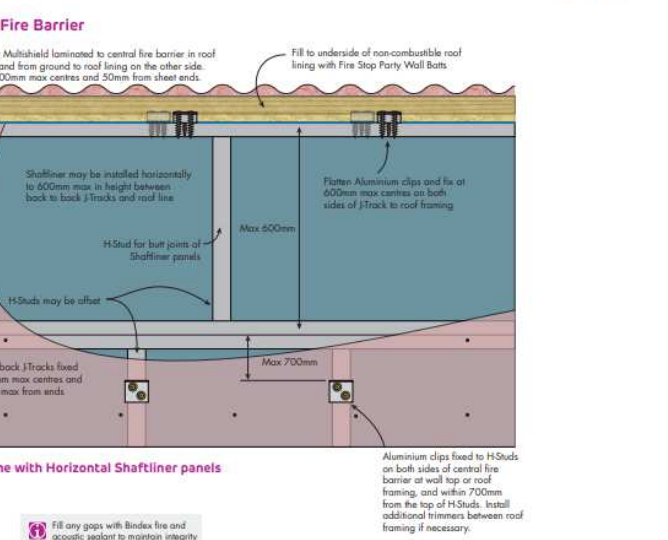
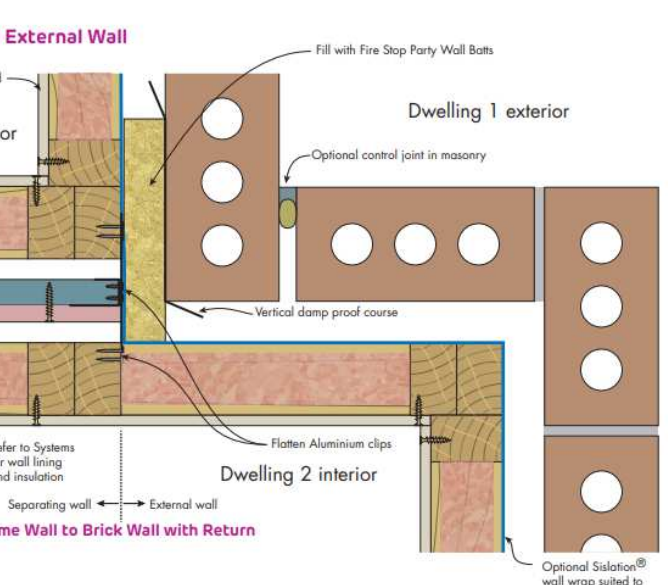
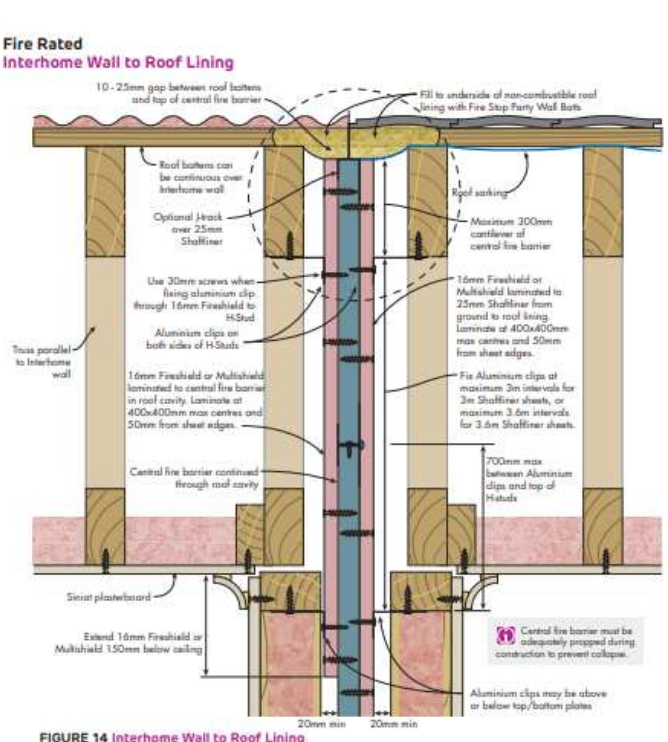
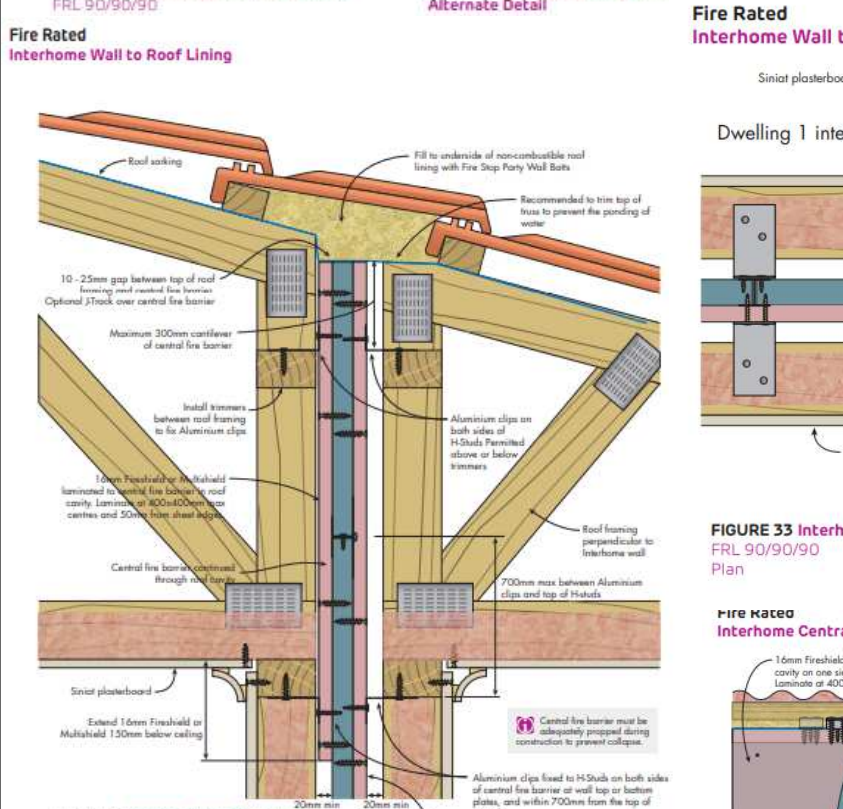
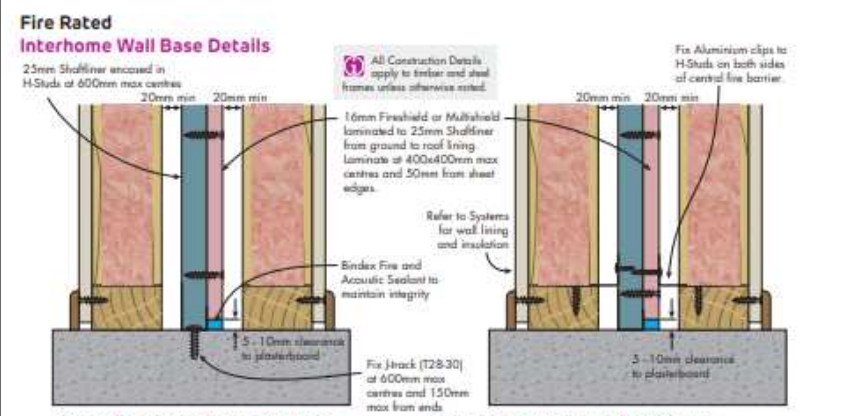
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	IHW24 <ul style="list-style-type: none"> 1 layer of 6mm Villaboard™ Timber stud framing with insulation Minimum 20mm air-gap 1 layer of 25mm shaftliner or Intershield encased in interhome H-studs plus 1 layer of 16mm fireshield Minimum 20mm air-gap Timber stud framing with insulation 1 layer of 6mm Villaboard™ 	Fire Resistance Level 90/90/90 rated for the wall frame opposite to fire attack Fire Report FC11661	
	Minimum Cavity On Both Sides (mm) Cavity size = air-gap 90 (eg: 70 stud + 20 gap)	Wall Width (mm) 233	Sound Insulation Rw (Rw + Ctr) 2 x Pink® Batts Wall R1.5 69 (55)
	110 (eg: 90 stud + 20 gap)	273	70 (55)

Acoustic Report Day Design 4738-14
Note: Impact Sound Resistant - Discontinuous Construction



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5.3
NATIONWIDE HOUSE
263.1
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Assessor Ian Fry
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hstar.com.au

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5.3
NATIONWIDE HOUSE
265.8
www.nathr.gov.au

Assessor Ian Fry
Accreditation No. DMV12/1441
Address
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Mudgee, NSW, 2850
hstar.com.au

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
**LOT 21 DP:1267151
(No.54) SALEYARDS LANE
MUDGEE, NSW 2850**

PROJECT NAME:
PROPOSED DUAL OCCUPANCY 21

SHEET NAME:
PARTY WALL DETAILS

ESTATE:
REV. NO:
9
JOB NO:
21000
STAGE:
DA
SCALE @ A3:
DRAWN:
ME
DATE:
27.08.21

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BASIX[®] Certificate

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

Single Dwelling

Certificate number: 1234584S

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
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 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 99.2 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: <ul style="list-style-type: none"> all toilets in the development the cold water tap that supplies each clothes washer in the development at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		✓	✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
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 an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate 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. 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.	✓	✓	✓
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.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning, Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning, Energy rating: EER 3.0 - 3.5		✓	✓
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: 1-phase airconditioning, Energy rating: EER 3.5 - 4.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning, Energy rating: EER 3.5 - 4.0		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
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:			
<ul style="list-style-type: none"> at least 3 of the bedrooms / study; dedicated 		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> at least 3 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 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric 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.		✓	



CLIENT'S NAME: TORI PETER GROUP	PROJECT NAME: PROPOSED DUAL OCCUPANCY 21	ESTATE:	REV. NO: 9	JOB NO: 21000	<p>P.O.Box 3421 Bangor, NSW 2234 35A/61-65 GLENCOE STREET SUTHERLAND, NSW 2232 Tori Peter Group P/L ABN 37 156 178 979 E: office@toripetergroup.com.au P: (02) 9543 6146 W: www.toripetergroup.com.au</p>	<p>© COPYRIGHT COPYRIGHT OF PLANS & DOCUMENTATION PREPARED BY TORI PETER GROUP SHALL REMAIN THE EXCLUSIVE PROPERTY OF TORI PETER GROUP UNLESS A LICENCE IS ISSUED STATING OTHERWISE.</p>	<p>NOTES: FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.</p>
SITE ADDRESS: LOT 21 DP:1267151 (No.54) SALEYARDS LANE MUDGEES, NSW 2850	SHEET NAME: BASIX NOTES-DWELLING A	STAGE: DA	DRAWN: ME	SHEET NO: A021.1			
		SCALE @ A3:	DATE: 27.08.21				

BASIX[®] Certificate

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

Single Dwelling

Certificate number: 1234594S

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
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 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 99.25 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		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
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 an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate 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. 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.	✓	✓	✓
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.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning, Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning, Energy rating: EER 3.0 - 3.5		✓	✓
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: 1-phase airconditioning, Energy rating: EER 3.5 - 4.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning, Energy rating: EER 3.5 - 4.0		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off			
Kitchen: individual fan, not ducted; Operation control: manual switch on/off			
Laundry: natural ventilation only, or no laundry; Operation control: n/a			
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			
• at least 3 of the living / dining rooms; dedicated			
• the kitchen; dedicated			
• all bathroom/toilets; dedicated			
• the laundry; dedicated			
• all hallways; dedicated			
Natural lighting			
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.			
Other			
The applicant must install a gas cooktop & electric 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.			



CLIENT'S NAME: TORI PETER GROUP	PROJECT NAME: PROPOSED DUAL OCCUPANCY 21	ESTATE:	REV. NO: 9	JOB NO: 21000	 P.O.Box 3421 Bangor, NSW 2234 35A/61-65 GLENCOE STREET SUTHERLAND, NSW 2232 Tori Peter Group P/L ABN 37 156 178 979 E: office@toripetergroup.com.au P: (02) 9543 6146 W: www.toripetergroup.com.au	© COPYRIGHT COPYRIGHT OF PLANS & DOCUMENTATION PREPARED BY TORI PETER GROUP SHALL REMAIN THE EXCLUSIVE PROPERTY OF TORI PETER GROUP UNLESS A LICENCE IS ISSUED STATING OTHERWISE.	NOTES: FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
SITE ADDRESS: LOT 21 DP:1267151 (No.54) SALEYARDS LANE MUDGE, NSW 2850	SHEET NAME: BASIX NOTES - DWELLING B	STAGE: DA	DRAWN: ME	SHEET NO: A021.2			
		SCALE @ A3:	DATE: 27.08.21				