

Site Calculations:-

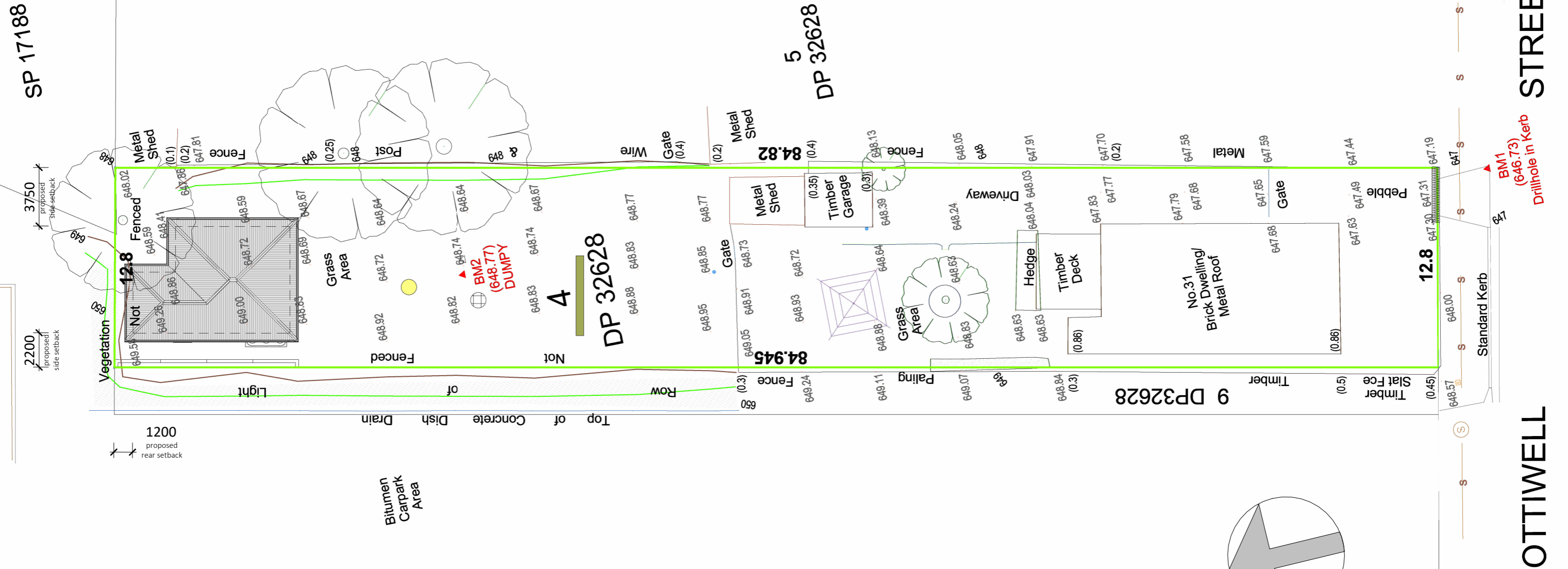
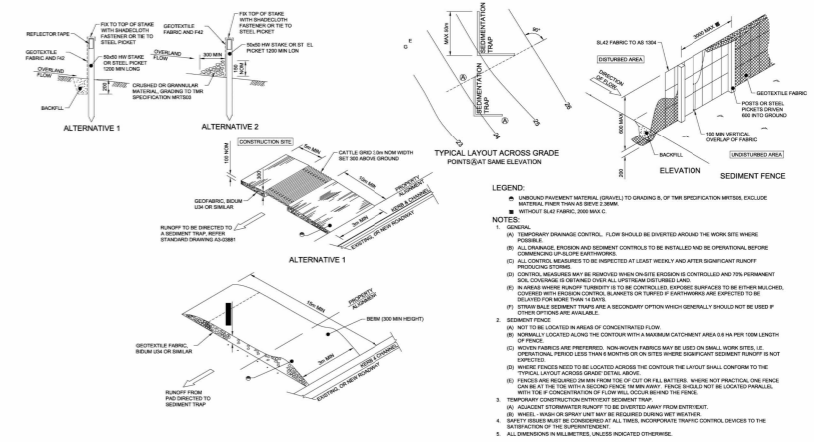
site area	1086.60m2
existing dwelling	121.00m2
proposed secondary dwelling	60.00m2
total floor area	181.00m2 (16%)

Landscape Calculations:-

dwelling footprint	153.00m2
metal shed	15.00m2
timber garage	15.00m2
driveway	145.00m2
secondary dwelling	60.00m2
total site cover	388.00m2 (35.5%)
landscape area provided	698.60m2 (64.5%)

Legend

	bd	builders temporary driveway
	ct	Chemical Toilet
	wms	Waste Materials Storage
	sms	Site Material Storage
	ssf	Security Site Fencing
	va	Vehicular access to site
		denotes landscape area



Site Plan (Incorporating Site Management Plan/ Site Analysis Plan)
Scale: 1:200

<table border="1"> <thead> <tr> <th>Issue</th> <th>Description:</th> <th>Date:</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>development application issue</td> <td>05/08/23</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Issue	Description:	Date:	A	development application issue	05/08/23							All dimensions are to be checked on site prior to work commencement. Verify all boundary setbacks by survey where required. Levels shown are approximate only and are to be verified on site prior to work commencement. Use figure dimensions in all cases in preference to measurements scaled off the drawings. All window sizes are nominal and should be checked by the builder prior to ordering. This design is the property of Dwelcom P/L and should not be reproduced wholly or in part without their written permission.	 Dwelcom DWELCOM PTY LTD Unit A/26 Cassola Pl, Penrith NSW 2750 Builders Lic No: 150910C Contractor ABN: 60 094 173 001 Phone: 1300 393 526	Project: Proposed Secondary Dwelling	Scale: 1:200
	Issue	Description:	Date:													
	A	development application issue	05/08/23													
Address: 31 Ottiwell Street Goulburn NSW	Drawn: ASV															
Client: Arienne David	LOT 4 DP 32628															
Drawing No: 230625-01																

Window & Door Schedule

A	B	C	D	E	F
Window No	Code	Frame size	Stud opening	Glazing type	Location
W01	XO0909	860X850	920X910	clear	kitchen
W02	D1509	1460X850	1520X910	clear	bed 1
W03	D1509	1460X850	1520X910	clear	bed 1
W04	XO1212	1200X1210	1260X1270	clear	bed 2
W05	XO0606	600X610	660X670	opaque	bath/ldy
W06	XO1212	1200X1210	1260X1270	clear	living
doors					
D01	SF2118	2100X1810	2130X1870	clear	living

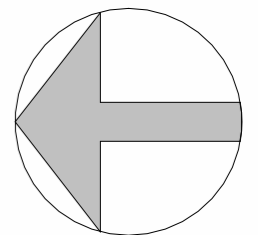


Floor Plan

Scale: 1:100

← - - - MV provide mechanical ventilation discharge location all to comply with as per BCA Part 3.8.7.4

S hardwired smoke alarm installed and interconnected in accordance with BCA requirements



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A	development application issue	05/08/23

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Dwelcom
 DWELCOM PTY LTD
 Unit A/26 Cassola Pl, Penrith NSW 2750
 Builders Lic No: 150910C Contractor ABN: 60 094 173 001
 Phone: 1300 393 526

Project: **Proposed Secondary Dwelling**

Address: **31 Ottiwell Street
Goulburn NSW**

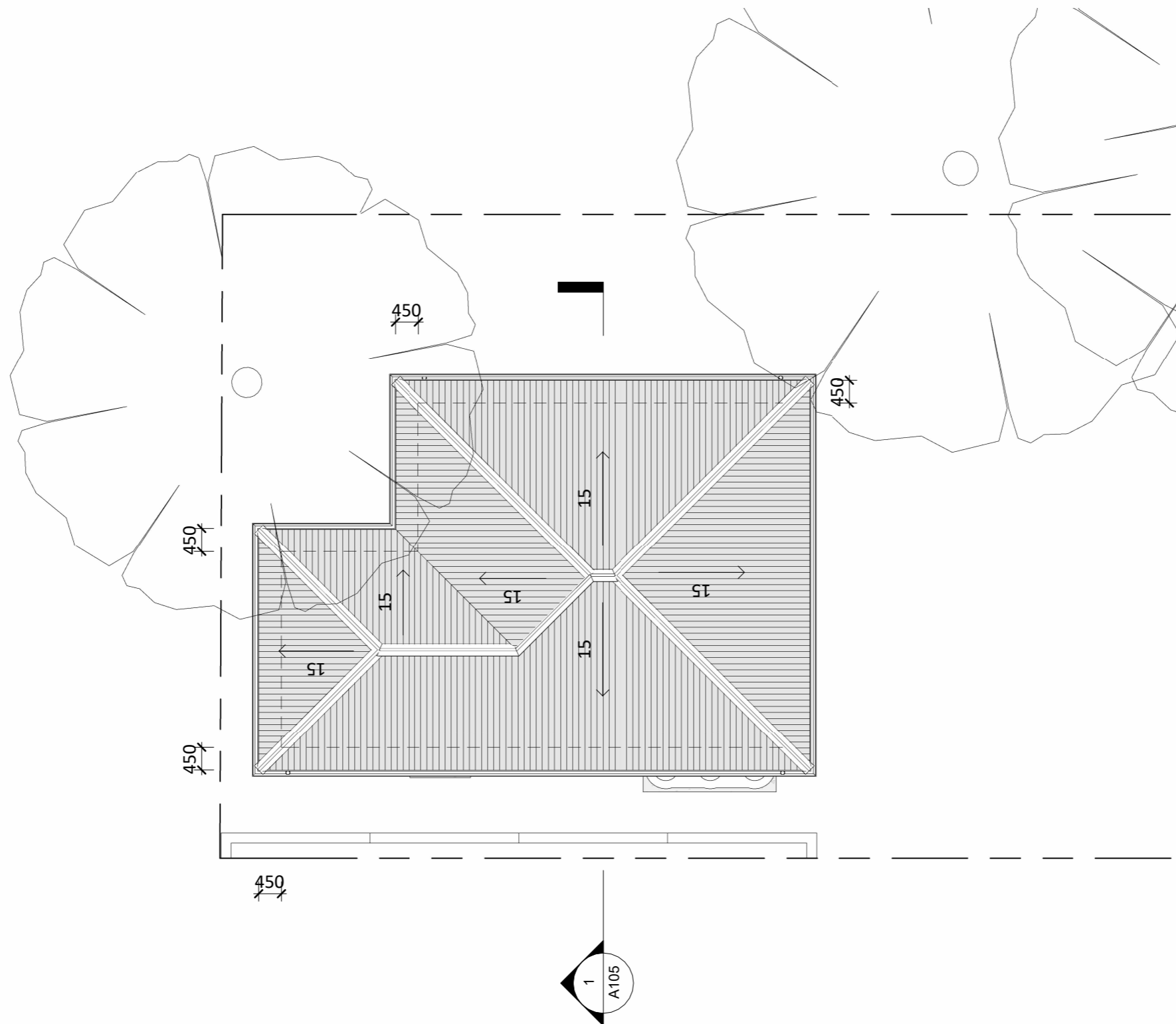
Client: **Arianne David**

Scale: 1:100

Drawn: ASV

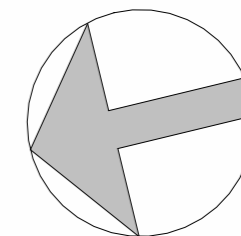
LOT 4 DP 32628


Drawing No: 230625-02

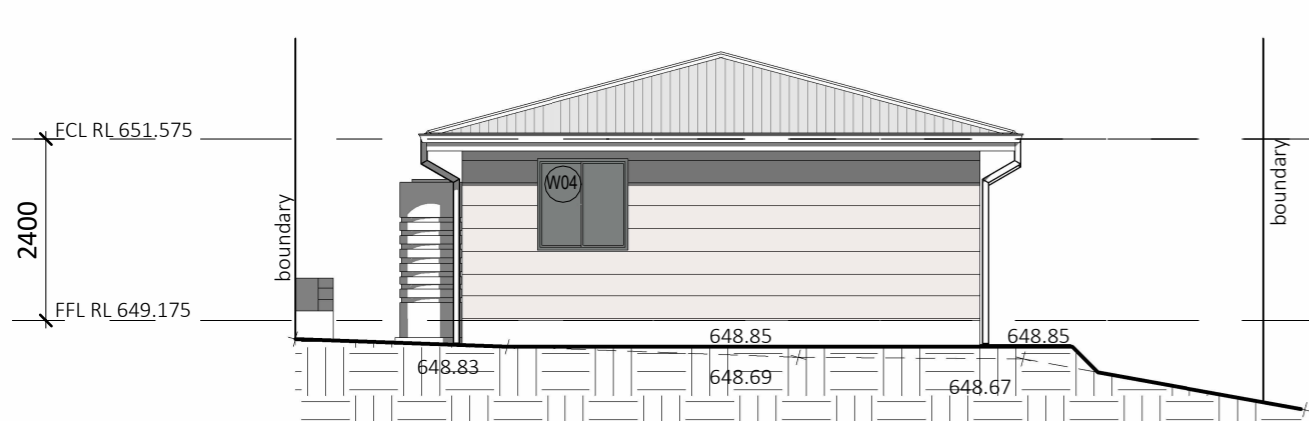


Roof Plan

Scale 1:100



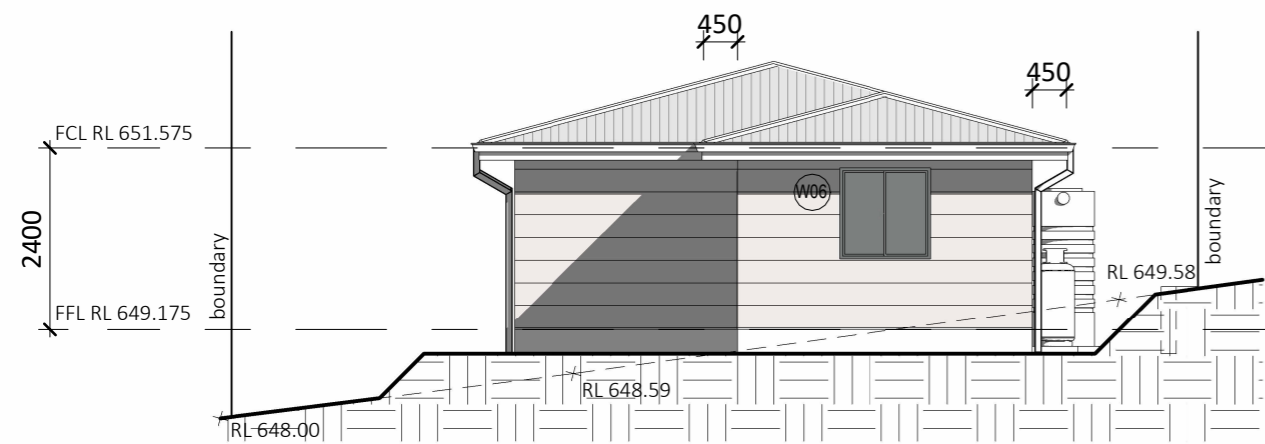
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A	development application issue	05/08/23		Address: 31 Ottiwell Street Goulburn NSW		Drawn: ASV
				Client: Arianne David		LOT 4 DP 32628
				 Dwelcom DWELCOM PTY LTD Unit A/26 Cassola Pl, Penrith NSW 2750 Builders Lic No: 150910C Contractor ABN: 60 094 173 001 Phone: 1300 393 526		Drawing No: 230625-03



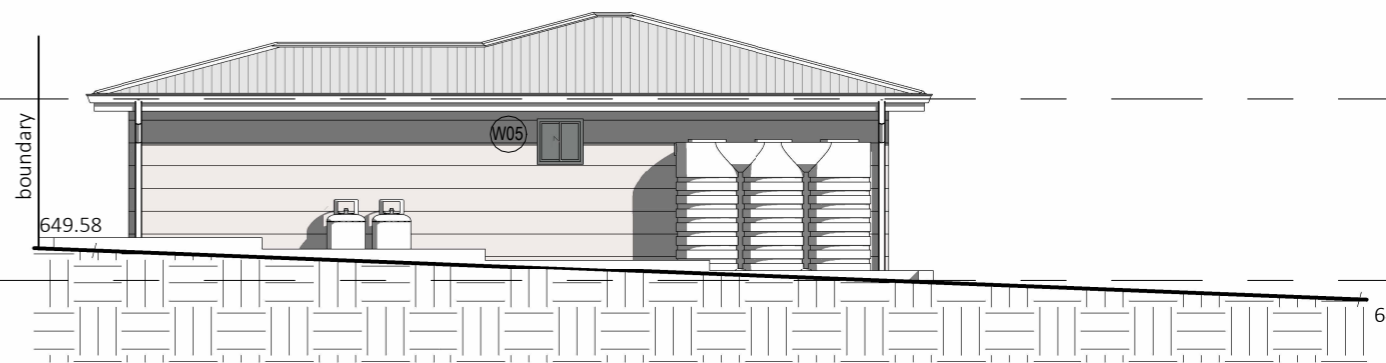
1 South Elevation
1 : 100



2 East Elevation
1 : 100



3 North Elevation
1 : 100



4 West Elevation
1 : 100

Issue	Description:	Date:
A	development application issue	05/08/23

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 Phone: 1300 393 526

Project: **Proposed Secondary Dwelling**

Address: **31 Ottiwell Street
Goulburn NSW**

Client: **Arianne David**

Scale: 1:100

Drawn: ASV

LOT 4 DP 32628

Drawing No: 230625-04

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

Secretary
Date of issue: Friday, 11 August 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	David Goulburn	
Street address	31 Ottiwell Street Goulburn 2580	
Local Government Area	Goulburn Mulwaree Council	
Plan type and plan number	deposited Plan 33528	
Lot no.	4	
Section no.	-	
Project type	separate dwelling house - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	✓ 42	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 45	Target 40

Certificate Prepared by		
Name / Company Name:	Dwelcom	
ABN (if applicable):	60094173001	

Description of project

Project address	
Project name	David Goulburn
Street address	31 Ottiwell Street Goulburn 2580
Local Government Area	Goulburn Mulwaree Council
Plan type and plan number	deposited Plan 33528
Lot no.	4
Section no.	-
Project type	
Project type	separate dwelling house - secondary dwelling
No. of bedrooms	2
Site details	
Site area (m ²)	1086
Roof area (m ²)	80
Conditioned floor area (m ²)	55.0
Unconditioned floor area (m ²)	5.0
Total area of garden and lawn (m ²)	400
Roof area (m ²) of the existing dwelling	158
No. of bedrooms in the existing dwelling	3

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m ² .year)	n/a	
Area adjusted heating load (MJ/m ² .year)	n/a	
Ceiling fan in at least one bedroom	n/a	
Ceiling fan in at least one living room or other conditioned area	n/a	
Project score		
Water	✓ 42	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 45	Target 40

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 300 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 6 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 60 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
General features			
The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
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	n/a	
external wall - framed (weatherboard, fibre cement, metal clad)	3.40 (or 3.80 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 5 (up), roof: foil/sarking	unventilated; medium (solar absorbance 0.475-0.70)

Note • Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

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) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
• For the following glass and frame types, the certifier check can be performed by visual inspection.			✓
- Aluminium single clear			✓
- Aluminium double (air) clear			✓
- Timber/UPVC/fibreglass single clear			✓
- Timber/UPVC/fibreglass double (air) clear			✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W06	1200	1200	aluminium, single, clear	save 450 mm, 150 mm above head of window or glazed door	not overshadowed
East facing					
D01	2100	1800	aluminium, single, clear	save 450 mm, 150 mm above head of window or glazed door	not overshadowed
W01	900	900	aluminium, single, clear	save 450 mm, 150 mm above head of window or glazed door	not overshadowed
W02	1500	900	aluminium, single, clear	save 450 mm, 150 mm above head of window or glazed door	not overshadowed
W03	1500	900	aluminium, single, clear	save 450 mm, 150 mm above head of window or glazed door	not overshadowed
South facing					

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W04	1200	1200	aluminium, single, clear	save 450 mm, 150 mm above head of window or glazed door	not overshadowed
West facing					
W05	600	600	aluminium, single, clear	save 450 mm, 150 mm above head of window or glazed door	not overshadowed

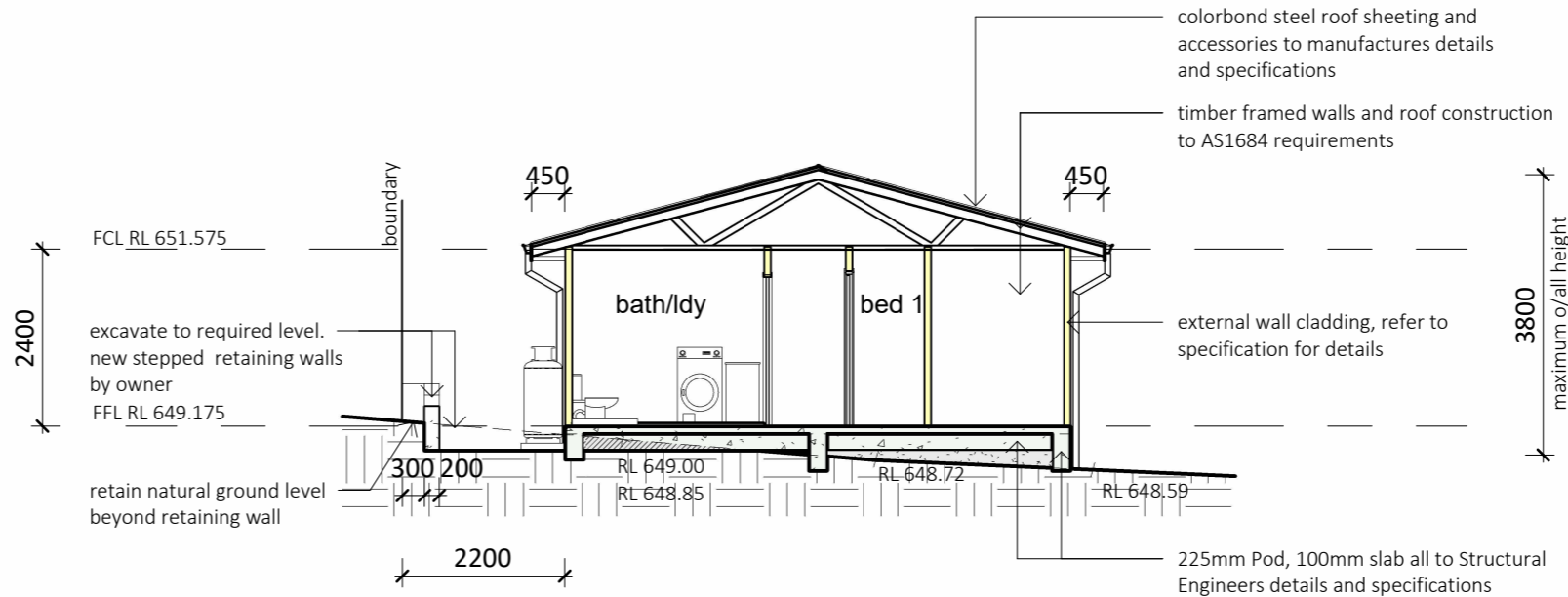
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas storage with a performance of 5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning. Energy rating: EER 3.5 - 4.0		✓	✓
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 3.5 - 4.0		✓	✓
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: 5 star (cold zone)		✓	✓
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: 5 star (cold zone)		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: no mechanical ventilation (ie. natural). Operation control: n/a		✓	✓
Kitchen: no mechanical ventilation (ie. natural). Operation control: n/a		✓	✓
Laundry: natural ventilation only, or no laundry. Operation control: n/a		✓	✓

Artificial lighting	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 2 of the bedrooms / study; dedicated		✓	✓
• at least 2 of the living / dining rooms; dedicated		✓	✓
• the kitchen; dedicated		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• all bathrooms/toilets; dedicated		✓	✓
• the laundry; dedicated		✓	✓
• all hallways; dedicated		✓	✓

Natural lighting	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓

Other	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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.		✓	



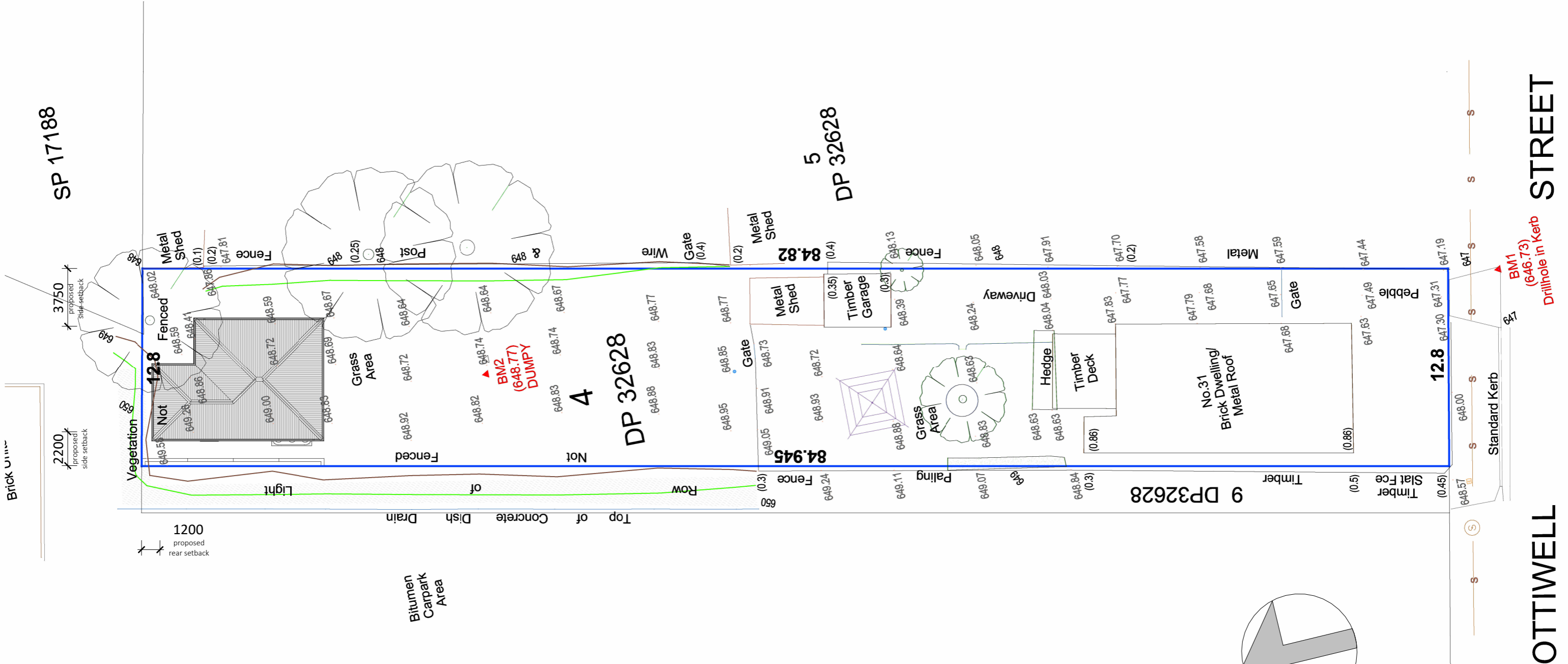
1 Section
1 : 100

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Address: 31 Ottiwell Street Goulburn NSW	Drawn: ASV
Client: Arianne David	LOT 4 DP 32628
	Drawing No: 230625-05



Landscape Calculations Plan

Scale: 1:200

Landscape Calculations:-

total site cover	388.00m2 (35.5%)
landscape area provided	698.60m2 (64.5%)

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A	development application issue	05/08/23

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