

BUSHFIRE COMMITMENTS - REFER TO BUSHFIRE REPORT

Table 1: Bushfire Attack Assessment

ASPECT	North-Eastern	Southern	Western
	Vegetation ¹ within 100m of development	Forest	Managed Lands
Effective Slope of Land	Flat/Up Slope	-	5-10° Down Slope
APZ Required/Setback Provided ²	Suspended Deck ~22m	Dwelling ~25m	>100m ~41m
Bushfire Attack Level (BAL) ³	BAL 40	BAL 29	BAL 29 BAL 19 ⁴

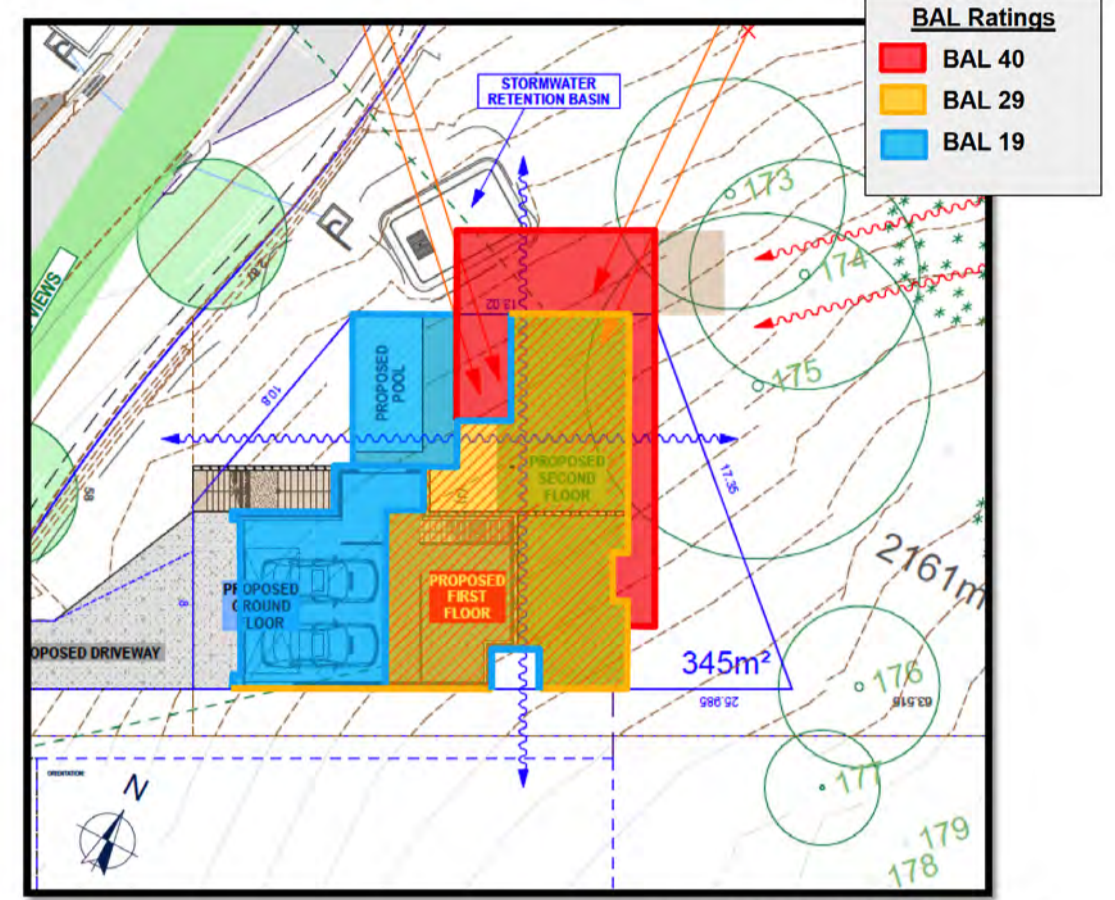
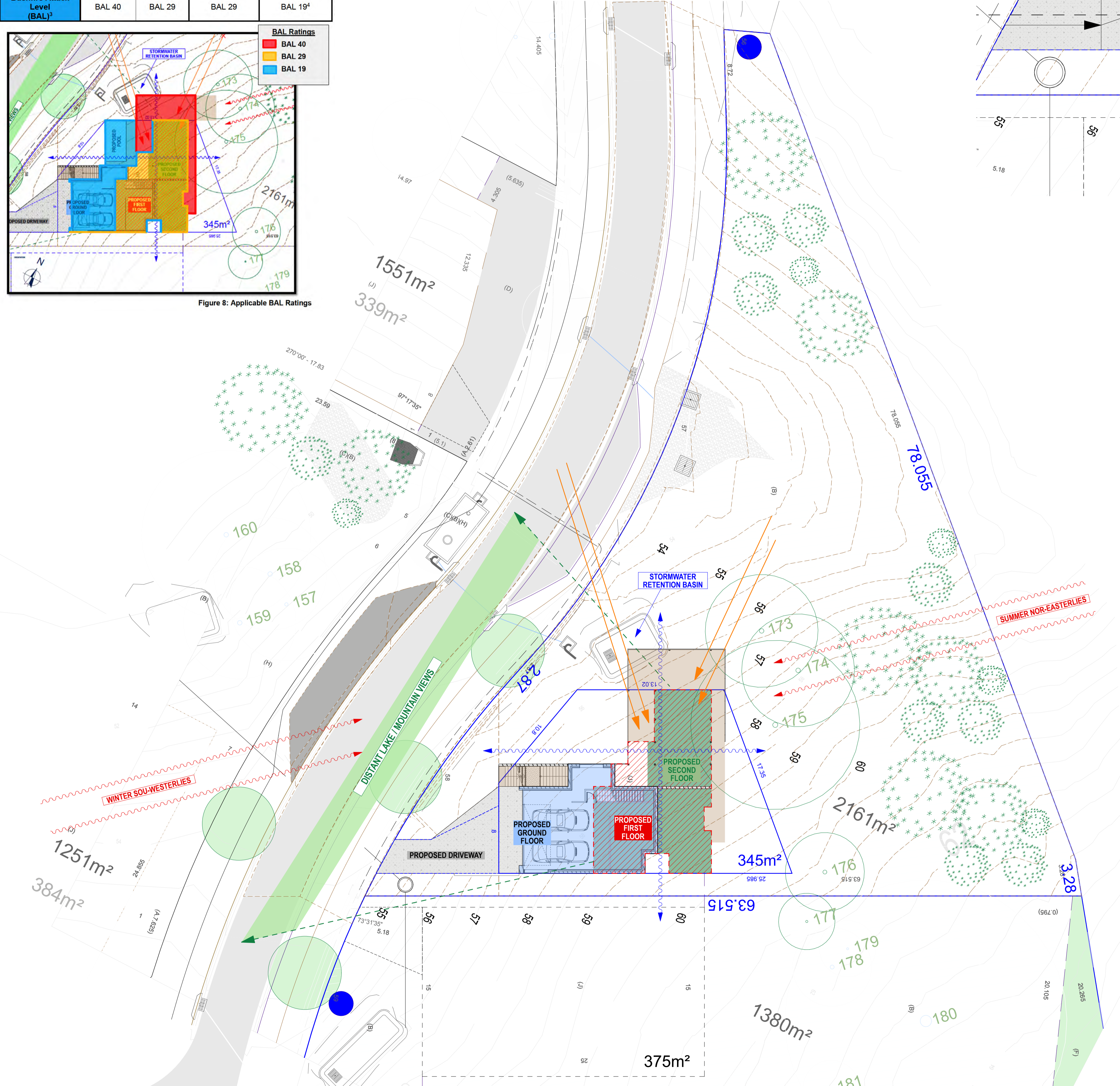
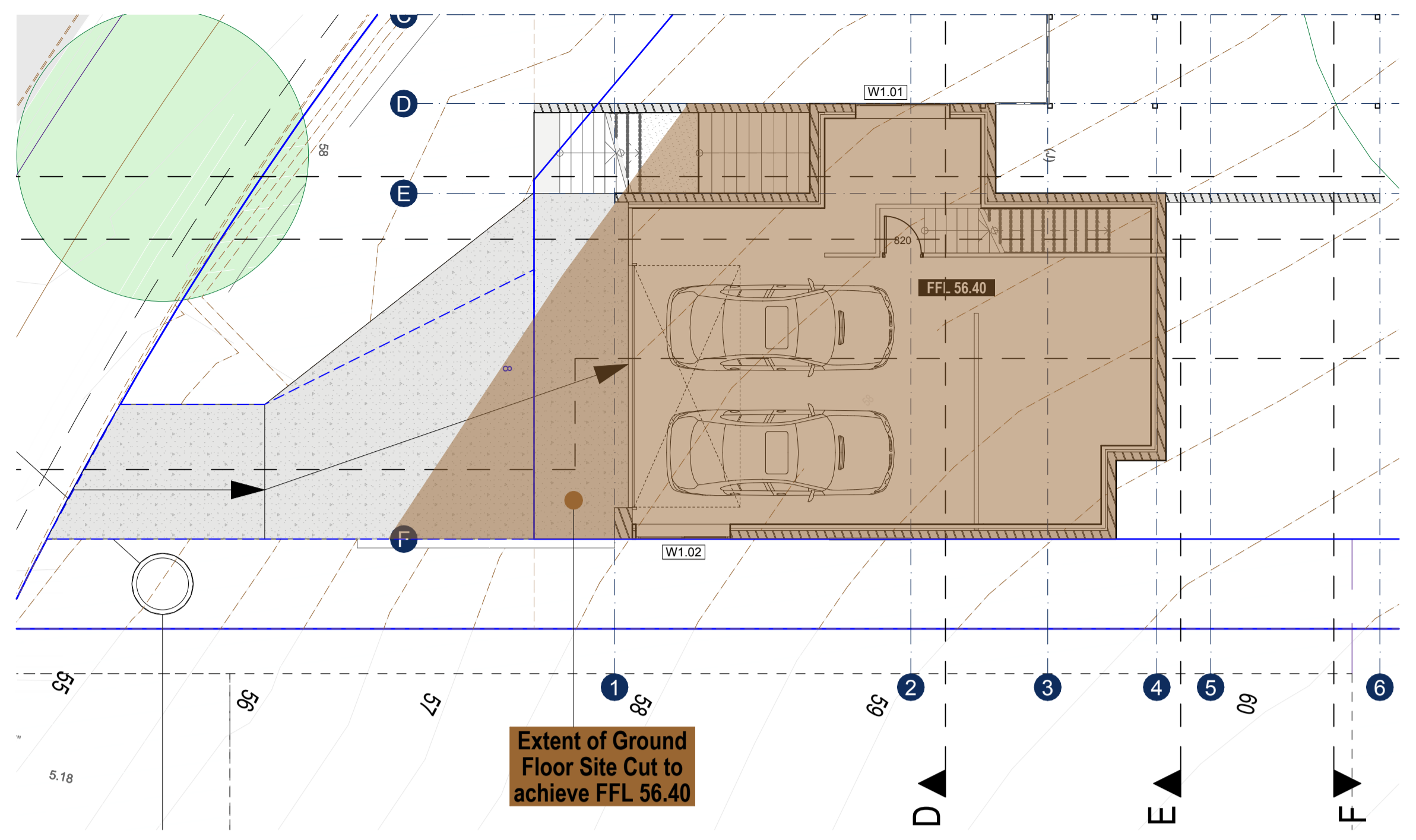


Figure 8: Applicable BAL Ratings

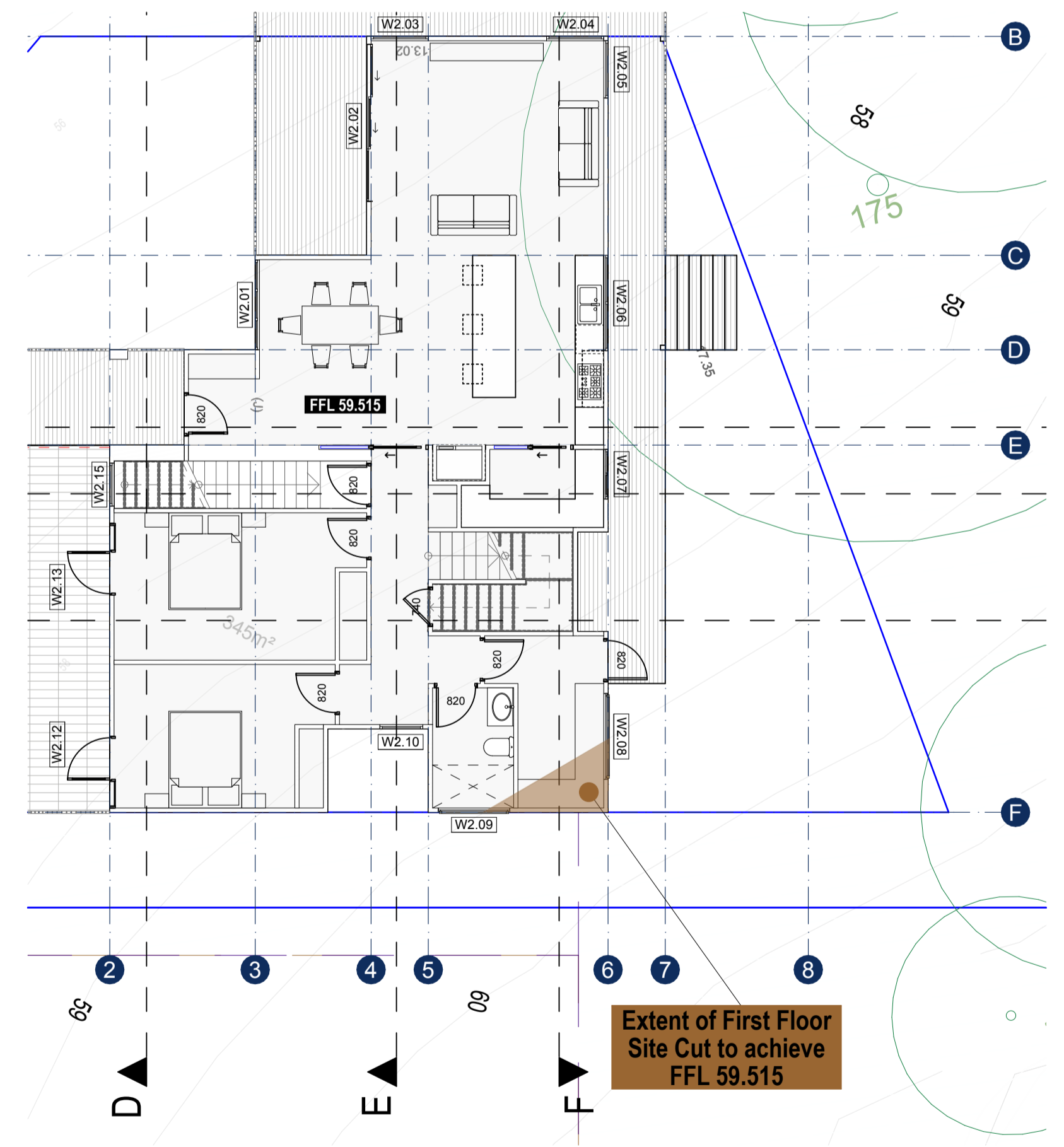


Site Plan 1:200

Ground Floor Cut/Fill Plan 1:100



First Floor Cut/Fill Plan 1:100



PASSIVE DESIGN LEGEND

- SUNLIGHT INTAKE
- CROSS VENTILATION
- VIEWS
- PREVAILING BREEZES

© Studio Leith
STUDIO LEITH ARCHITECTURE
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NOTES:
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ORIENTATION:

Rev	Description	Date
E	DA Submission Issue	19.05.26
D	Formal DRC Submission	28.04.26
C	DRC Submission For Client Review	14.04.26
B	Design updates for Basix	12.02.26
A	Schematic Design 65% Submission	13.11.25

PROJECT DETAILS :
Client: Adam Evans
Site: 31 Whistling Kite Circuit, Murrays Beach NSW 2281
Lot & DP: LOT: 610 DP: 270485
Proposal: New Dwelling House & Pool
Drawn: DAL
Approved: DAL
Sheet size: A1

DRAWING TITLE :
Stage 2 Schematic Design
Site / Site Analysis Plan

PROJECT NAME :
Murrays Beach Residence

REVISION: DRAWING NO.
E 9225-02.01

- Approval Only -

SUSTAINABILITY COMMITMENTS - REFER TO NATHERS & BASIX CERTIFICATES

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1842710S

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.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Monday, 20 April 2026
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-12HPJ3-01.

Project summary		
Project name	31 Whistling Kite Circuit, MURRAYS BEACH	
Street address	31 WHISTLING KITE Circuit MURRAYS BEACH 2281	
Local Government Area	Lake Macquarie City Council	
Plan type and plan number	Deposited Plan DP270485	
Lot no.	610	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	5	
Project score		
Water	✓ 47	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 71	Target 70
Materials	✓ -43	Target n/a

Certificate Prepared by	
Name / Company Name:	STUDIO TERRA CONSULTING PTY LTD
ABN (if applicable):	65688198478

Description of project

Project address	
Project name	31 Whistling Kite Circuit, MURRAYS BEACH
Street address	31 WHISTLING KITE Circuit MURRAYS BEACH 2281
Local Government Area	Lake Macquarie City Council
Plan type and plan number	Deposited Plan DP270485
Lot no.	610
Section no.	-
Project type	
Project type	dwelling house (detached)
No. of bedrooms	5
Site details	
Site area (m²)	345
Roof area (m²)	180
Conditioned floor area (m²)	211.0
Unconditioned floor area (m²)	17.0
Total area of garden and lawn (m²)	100
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads		
NatHERS assessor number	DMN/21/2060	
NatHERS certificate number	HR-12HPJ3-01	
Climate zone	15	
Area adjusted cooling load (MJ/m²·year)	25	
Area adjusted heating load (MJ/m²·year)	25	
Project score		
Water	✓ 47	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 71	Target 70
Materials	✓ -43	Target n/a

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 4 star (> 6 but <= 7.5 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 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 2000 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 150 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 Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
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 and the "Construction" and "Glazing" tables below.			
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 show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓

Construction	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m²	Insulation
floor - concrete slab on ground, conventional slab.	37	not specified
floor - suspended floor above enclosed subfloor, concrete - suspended, frame: timber - H2 treated softwood.	54	fibreglass batts or roll+ foil/sarking
floor - above habitable rooms or mezzanine, concrete - suspended, frame: timber - H2 treated softwood..	108	fibreglass batts or roll
floor - suspended floor above garage, concrete - suspended, frame: timber - H2 treated softwood.	29	fibreglass batts or roll
garage floor - concrete slab on ground.	80	none
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	168	fibreglass batts or roll+ foil/sarking
external wall: brick veneer; frame: timber - H2 treated softwood.	40	fibreglass batts or roll+ foil/sarking
external wall: framed (solid or reconstituted timber weatherboard); frame: timber - H2 treated softwood.	58	fibreglass batts or roll+ foil/sarking
external garage wall: brick veneer; frame: timber - H2 treated softwood.	52	none
external garage wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	20	none
internal wall: plasterboard; frame: timber - H2 treated softwood.	150	fibreglass batts or roll
internal wall: plasterboard; frame: timber - H2 treated softwood.	64	none

Construction	Area - m²	Insulation
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - H2 treated softwood.	180	ceiling: fibreglass batts or roll; roof: foil/sarking.

Glazing	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✓	✓	✓

Frames	Maximum area - m2
aluminium	84
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	32
double	52
triple	0

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: electric heat pump with a performance of 31 to 35 STCs 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: 1-phase airconditioning - ducted, 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 - ducted, Energy rating: EER 3.0 - 3.5		✓	✓
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 - ducted, Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted, Energy rating: EER 3.0 - 3.5		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: <ul style="list-style-type: none"> At least 1 Bathroom: individual fan, open to façade; Operation control: manual switch on/off Kitchen: individual fan, open to façade; Operation control: manual switch on/off Laundry: natural ventilation only, or no laundry; Operation control: n/a 		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for 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 fixed outdoor clothes drying line as part of the development.		✓	

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-12HPJ3-01

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Property

Address 31 Whistling Kite Circuit, MURRAYS BEACH, NSW, 2281
Lot/DP 610/DP270485
NCC Class* 1a
Floor/all Floors 1 of 3 floors
Type New

Plans

Main Plan Evans | Rev F dated 12.02.2026

Prepared by Studio Leith

Construction and environment

Assessed floor area (m²)* 210.9
Conditioned* 210.9
Unconditioned* 17.2
Total 307.6
Garage 79.6
Exposure Type Suburban
NatHERS climate zone 15 - Williamtown AMO



Accredited assessor

Name Sarah Campbell
Business name Studio Terra
Email sarah@studioterra.com.au
Phone +61 249275476
Accreditation No. DMN/21/2060
Assessor Accrediting Organisation DMN
Declaration of interest No Conflict of Interest

NCC Requirements

BCA provisions Volume 2
State/Territory variation Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

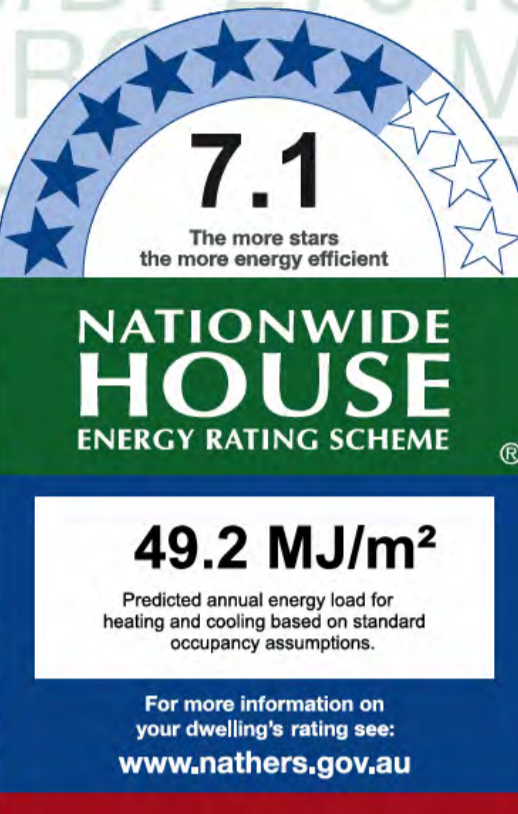
Note: variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

* Refer to glossary.

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Page 1 of 16

Thermal performance star rating



Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	24.6	24.6
Load limits	42	32

Features determining load limits

Floor type (lowest conditioned area) CSOG
NCC climate zone 1 or 2 N
Outdoor living area N
Outdoor living area ceiling fan N

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate.

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-12HPJ3-01>.

When using either link, ensure you are visiting <http://www.hero-software.com.au>



Nom. Architect: Daniel Leith NSW #8867

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Rev	Description	Date
B	DA Submission Issue	19.05.26
A	Formal DRC Submission	28.04.26

PROJECT DETAILS :

Client Adam Evans
Site: 31 Whistling Kite Circuit Murrays Beach NSW 2281
Lot & DP LOT: 610 DP: 270485
Proposal New Dwelling House & Pool
Drawn DAL
Approved DAL
Sheet size A1

DRAWING TITLE :

Stage 2 Schematic Design
Sustainability Commitments

PROJECT NAME :

Murrays Beach Residence

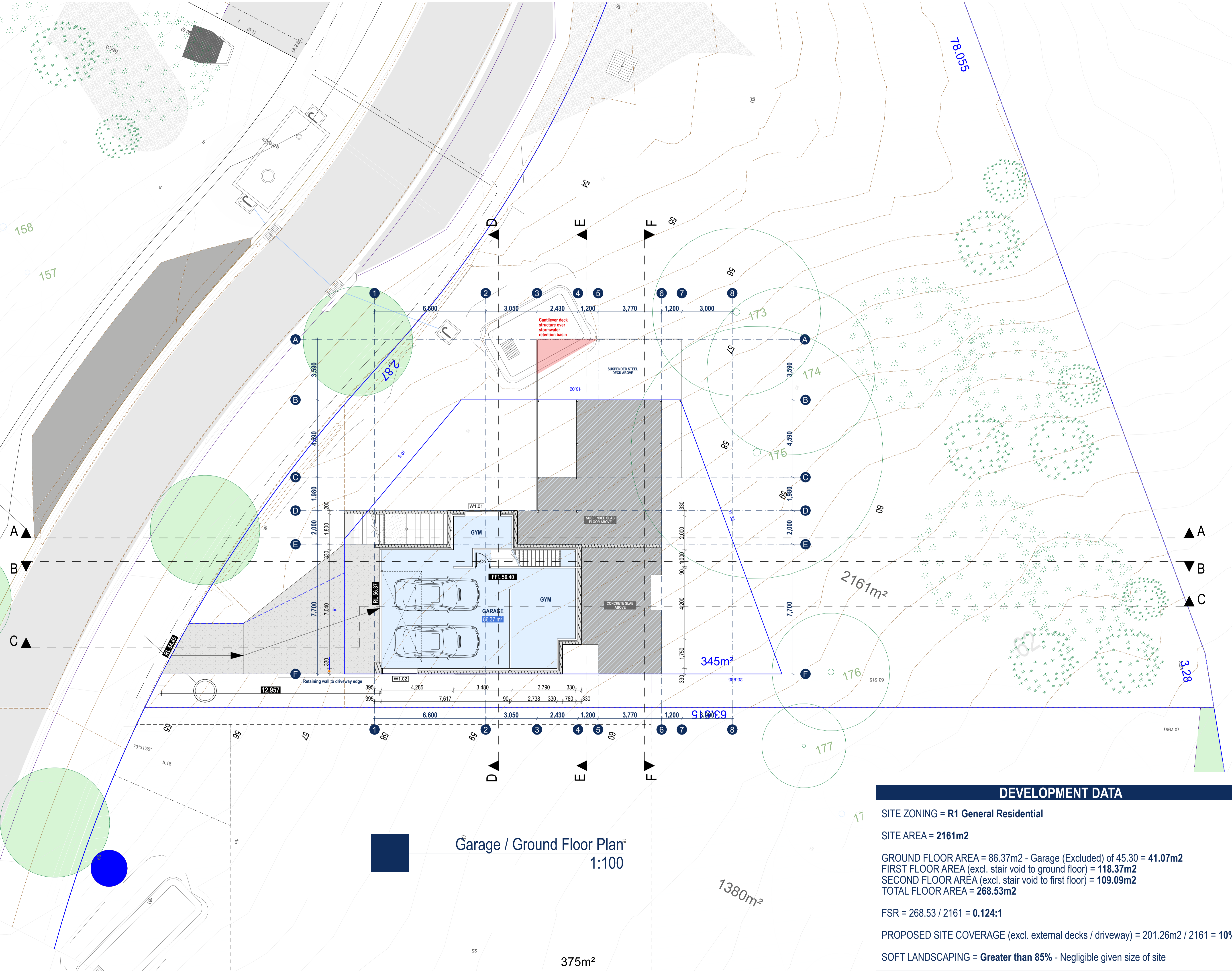
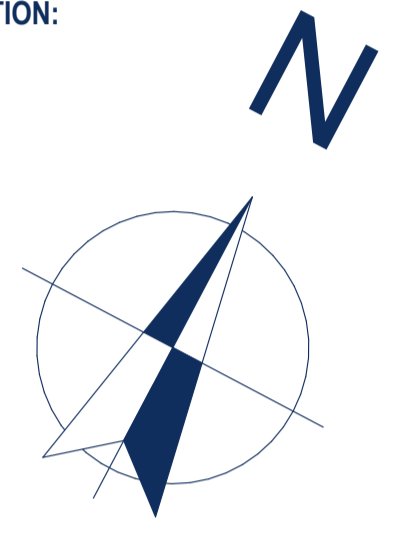
REVISION. DRAWING NO.

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ORIENTATION:



Garage / Ground Floor Plan
1:100

DEVELOPMENT DATA

SITE ZONING = R1 General Residential
SITE AREA = 2161m²
GROUND FLOOR AREA = 86.37m² - Garage (Excluded) of 45.30 = 41.07m²
FIRST FLOOR AREA (excl. stair void to ground floor) = 118.37m²
SECOND FLOOR AREA (excl. stair void to first floor) = 109.09m²
TOTAL FLOOR AREA = 268.53m²
FSR = 268.53 / 2161 = 0.124:1
PROPOSED SITE COVERAGE (excl. external decks / driveway) = 201.26m² / 2161 = 10%
SOFT LANDSCAPING = Greater than 85% - Negligible given size of site

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J	DA Submission Issue	19.05.26
H	Formal DRC Submission	28.04.26
G	DRC Submission For Client Review	14.04.26
F	Design updates for Basix	12.02.26
E	Window Submission For Basix	22.01.26
D	Schematic Design 65% Submission	13.11.25
C	Updated Sketch Design for DRC	02.10.25
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Lot & DP	LOT: 610 DP: 270485
Proposal	New Dwelling House & Pool
Drawn	DAL
Approved	DAL
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DRAWING TITLE :
Stage 2 Schematic Design
Garage / Ground Floor Plan

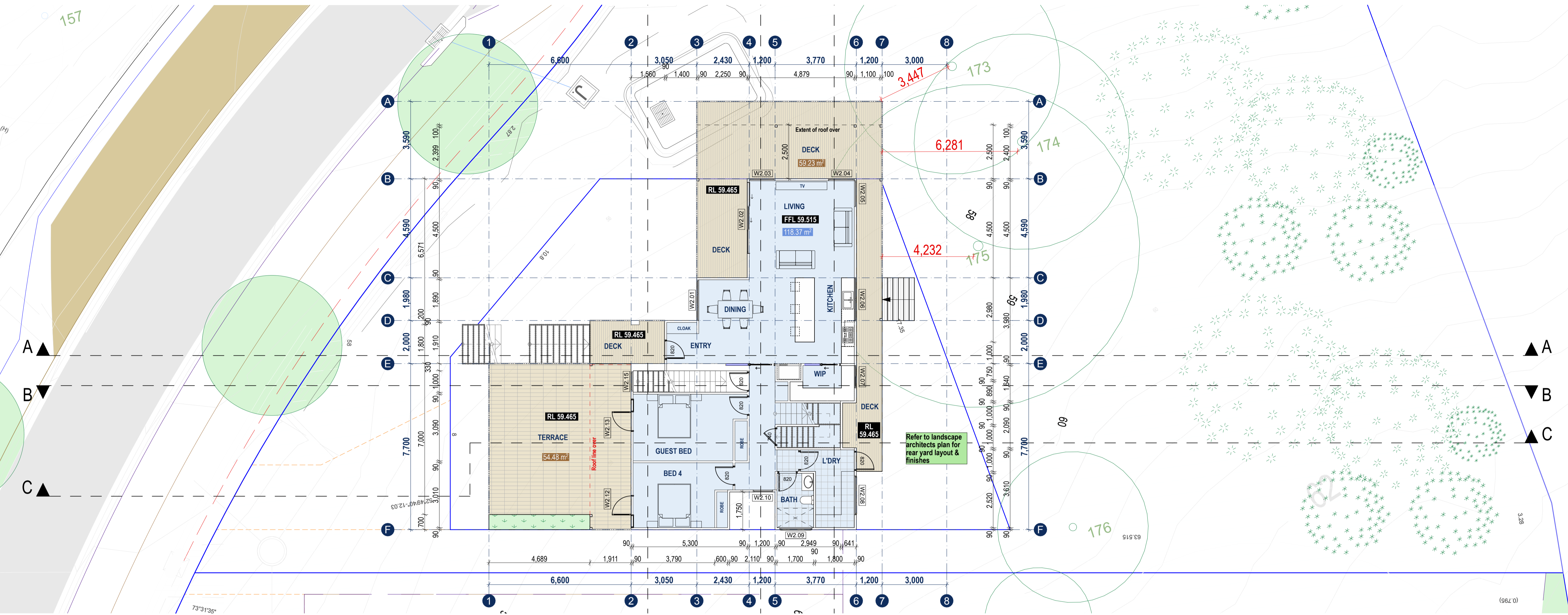
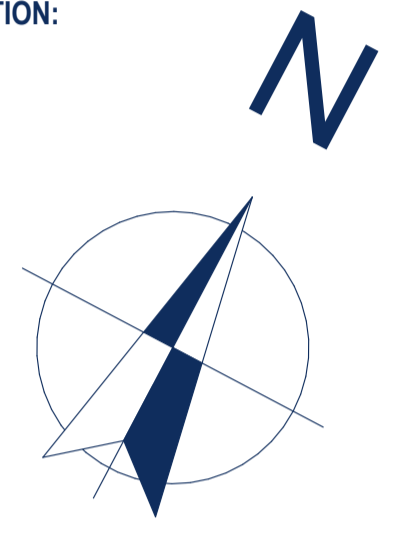
PROJECT NAME :
Murrays Beach Residence

REVISION.	DRAWING NO.
J	9225-02.03

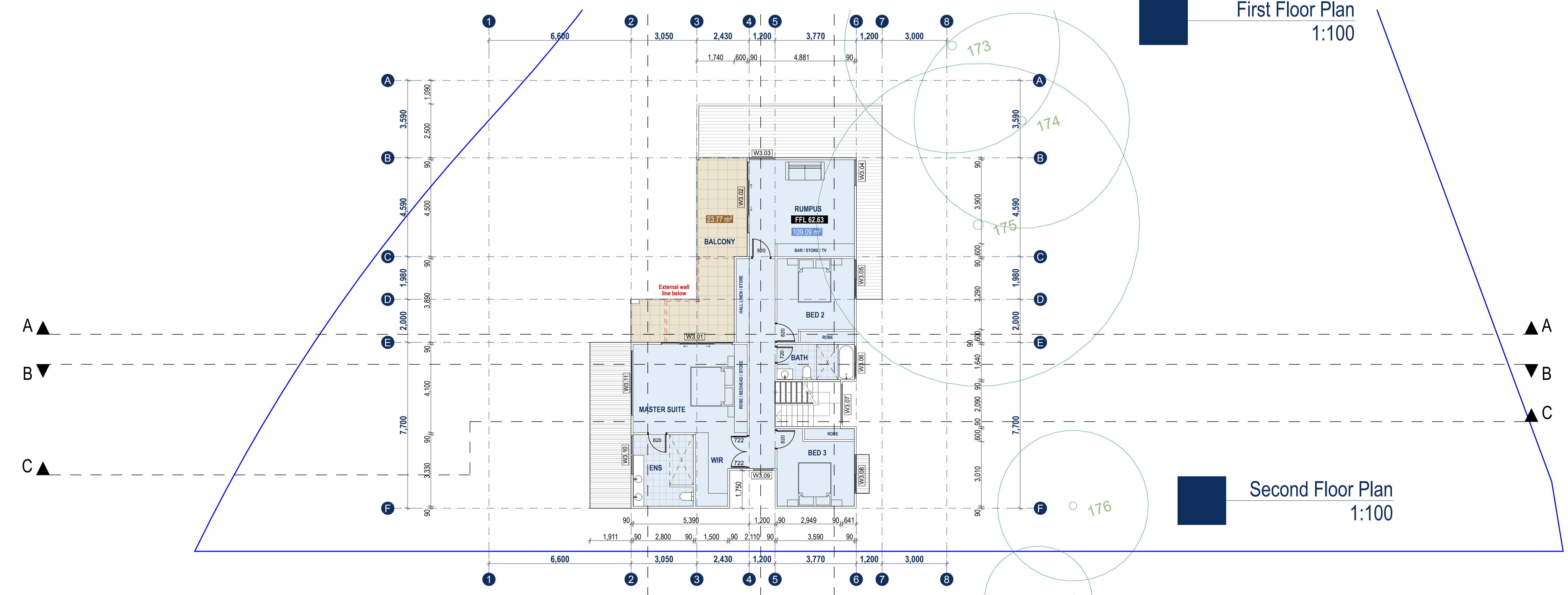
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ORIENTATION:



First Floor Plan
1:100



Second Floor Plan
1:100

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Proposal: New Dwelling House & Pool
Drawn: DAL
Approved: DAL
Sheet size: A1

DRAWING TITLE :
Stage 2 Schematic Design
First & Second Floor Plans

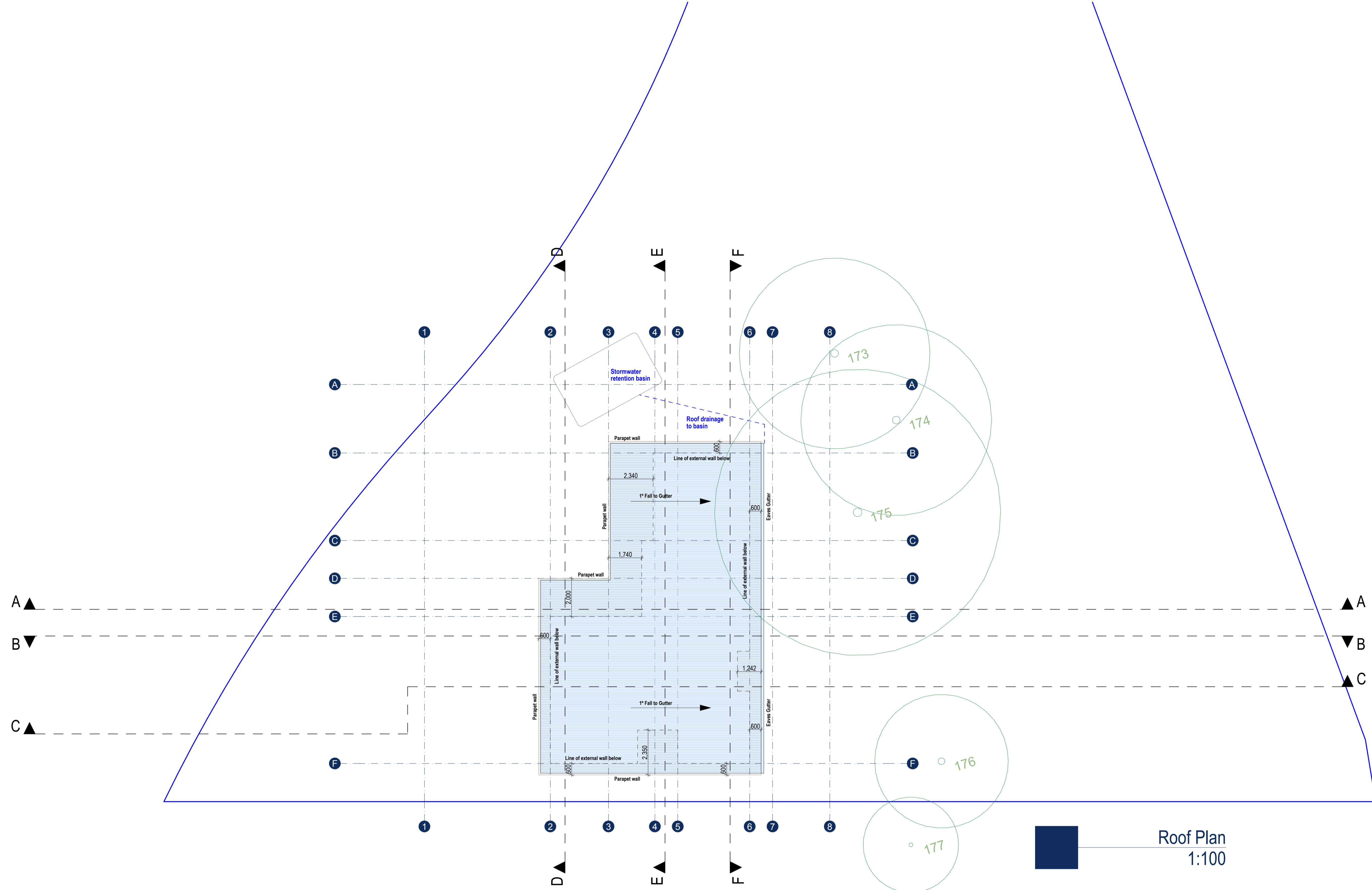
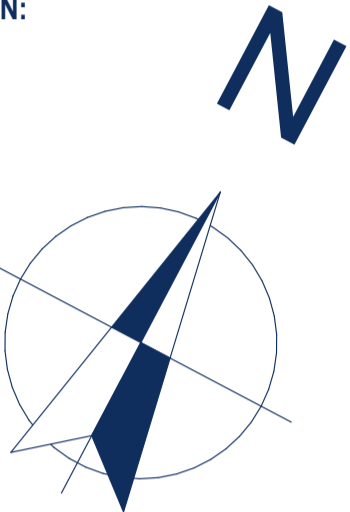
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REVISION: DRAWING NO.
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ORIENTATION:



Roof Plan
 1:100

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Drawn	DAL
Approved	DAL
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DRAWING TITLE :
 Stage 2 Schematic Design
 Roof / Stormwater Plan

PROJECT NAME :
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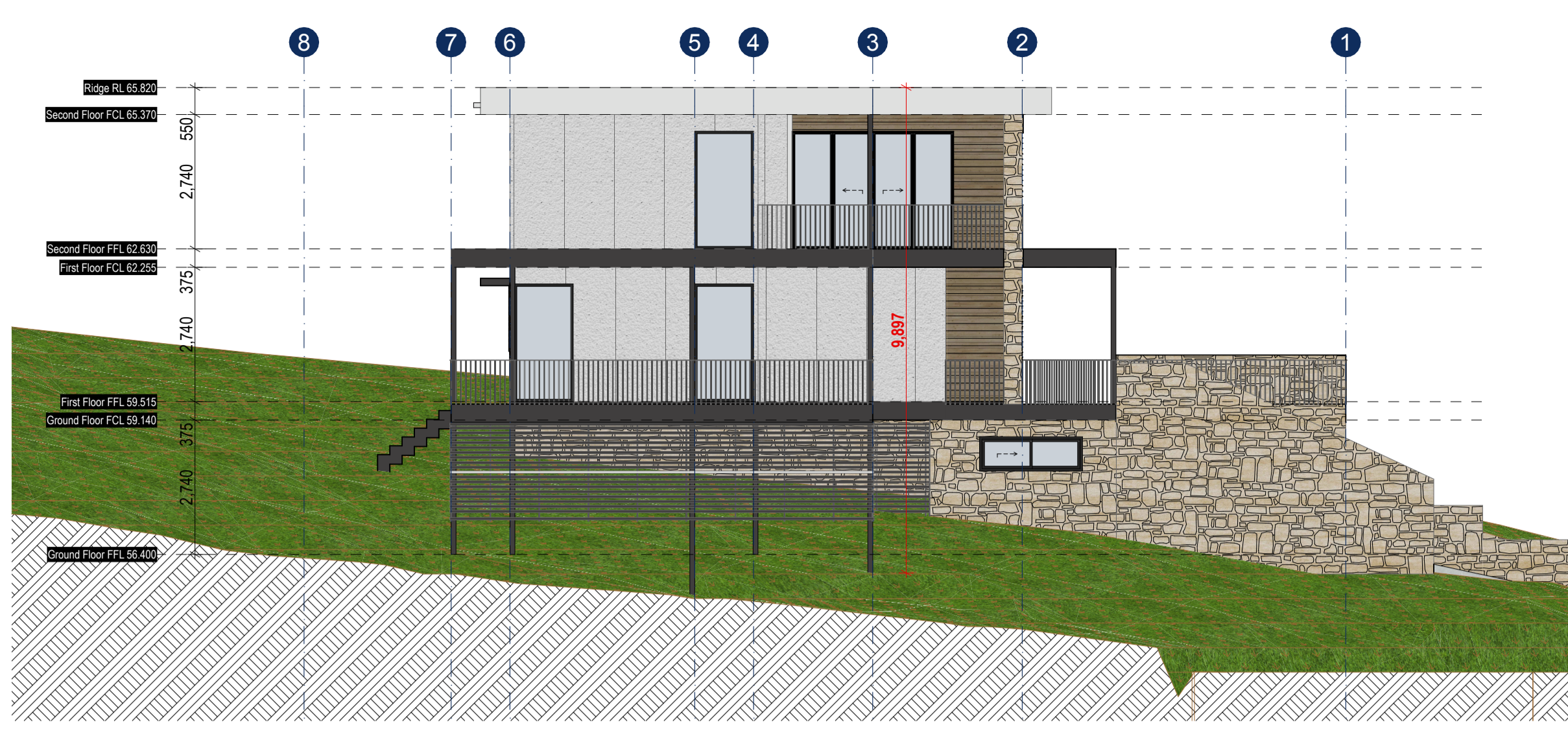
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ORIENTATION:



West Elevation
1:100



North Elevation
1:100

EXTERNAL MATERIALS LEGEND

- Pre-finished or painted white fibre cement cladding
- Timber look profiled cladding & external decks / stairs
- Aluminium framed glazing with dark powdercoat finish
- Light grey textured or concrete finish to driveway
- Vertical powdercoated aluminium balustrading with dark finish
- Fibre cement cladding, subfloor screening & balcony edges in dark paint finish
- Colorbond steel roof sheeting and accessories - Light finish
- Feature stonework cladding

MATERIAL & COLOUR SELECTION

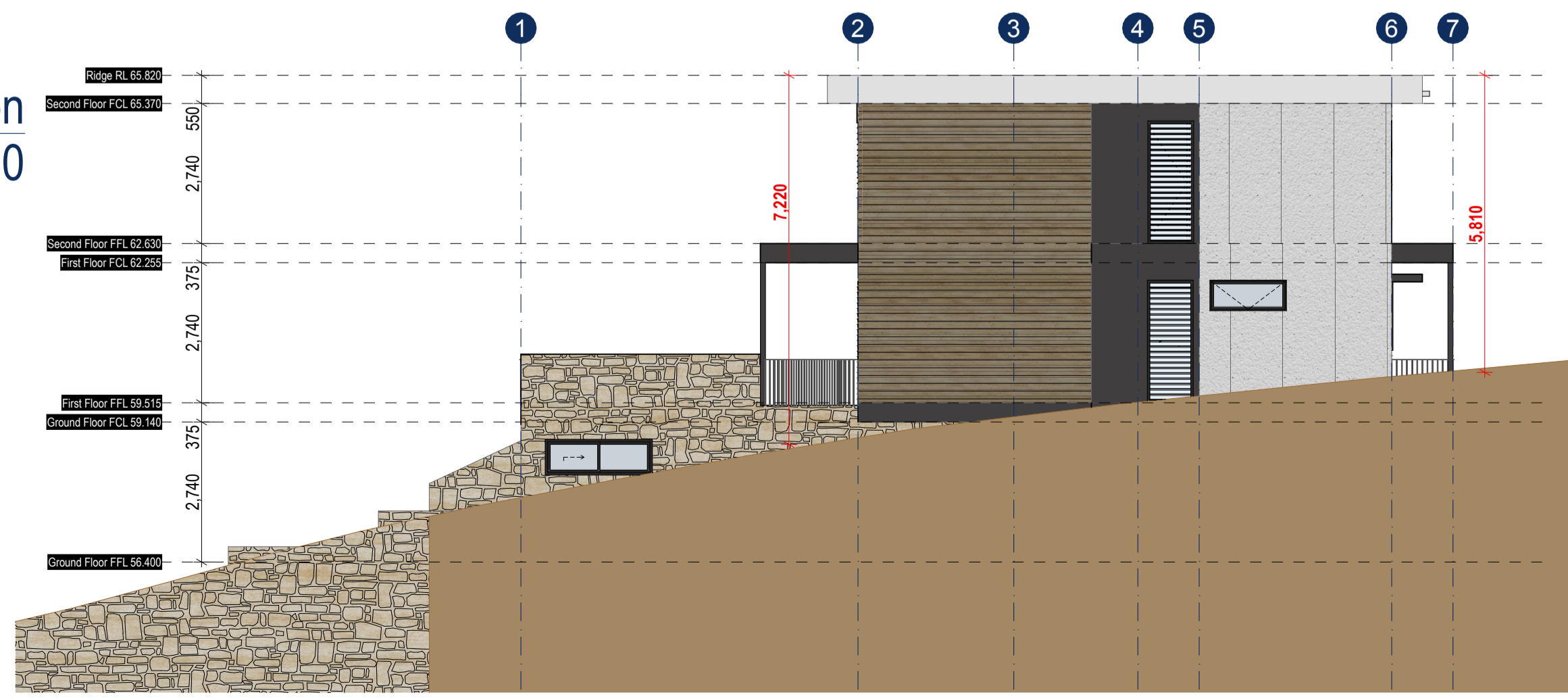
<p>James Hardie Easylap Cladding or equivalent alternative</p>	<p>AWS Vantage Powdercoated aluminium frame or equivalent alternative - Monument finish</p>	<p>Colorbond Steel Roofing & Accessories - Surfist finish</p>
<p>Concrete driveway - Light grey aggregate finish or equivalent alternative</p>	<p>CSR Cemintel Woodgrain FC Cladding or equivalent alternative</p>	<p>Aluminium Balustrade - Vertical slats with handrail & baserail finish - Black finish</p>
		<p>Gosford Quarries Rockface sandstone cladding or equivalent alternative</p>

Aluminium Subfloor screening - Monument finish



South Elevation
1:100

East Elevation
1:100



Rev	Description	Date
J	DA Submission Issue	25.05.26
H	DA Submission Issue	19.05.26
G	Formal DRC Submission	28.04.26
F	DRC Submission For Client Review	14.04.26
E	Design updates for Basix	12.02.26
D	Schematic Design 65% Submission	13.11.25
C	Updated Sketch Design for DRC	02.10.25
B	Updated Sketch Design for DRC	29.09.25
A	Sketch Design Review for DRC	23.09.25

PROJECT DETAILS :

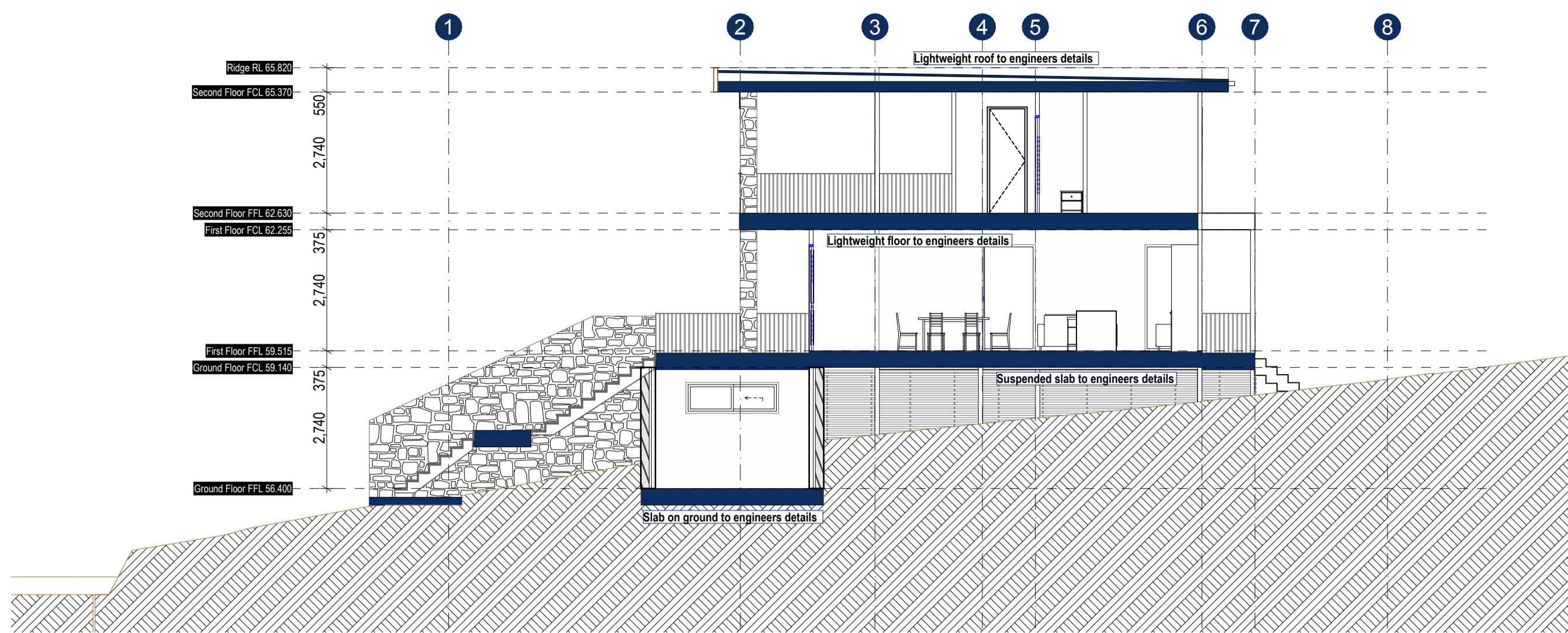
Client	Adam Evans
Site:	31 Whistling Kite Circuit Murrays Beach NSW 2281
Lot & DP	LOT: 610 DP: 270485
Proposal	New Dwelling House & Pool
Drawn	DAL
Approved	DAL
Sheet size	A1

DRAWING TITLE :
 Stage 2 Schematic Design
 Elevational Views

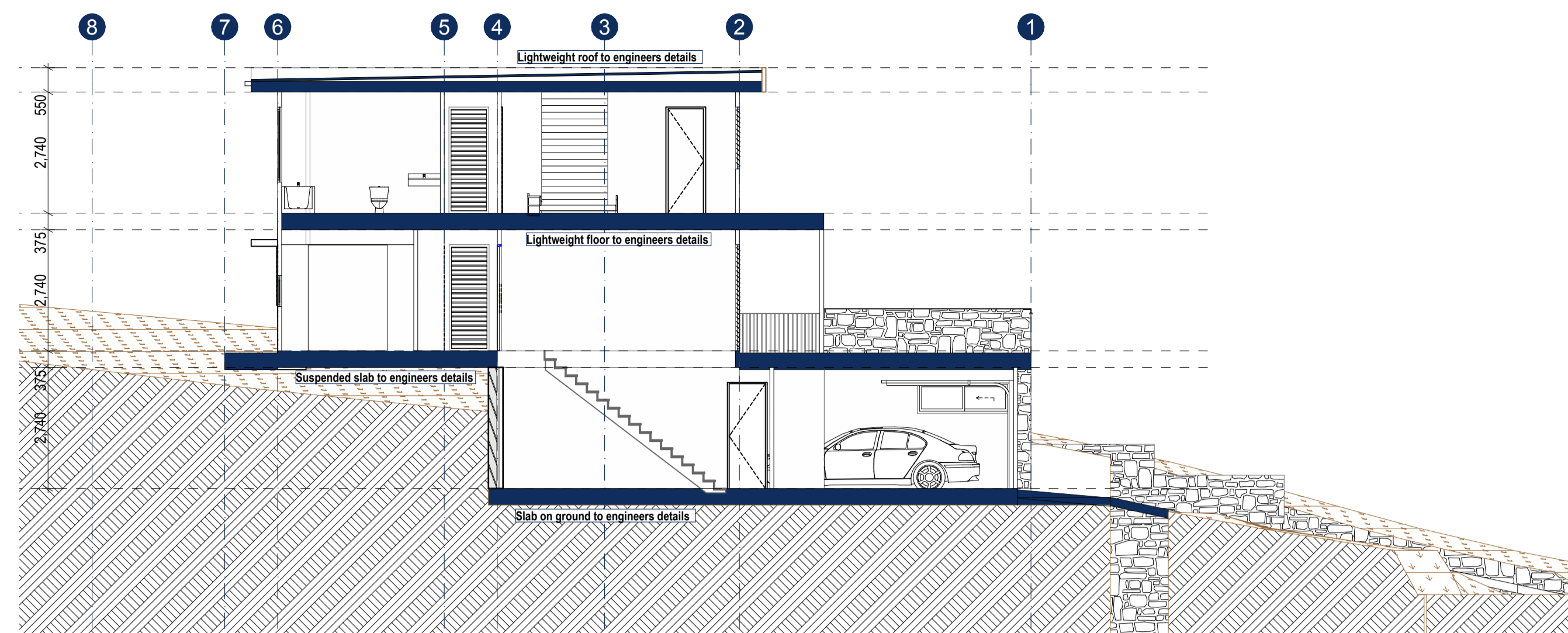
PROJECT NAME :
 Murrays Beach Residence

REVISION. DRAWING NO.
J 9225-02.06

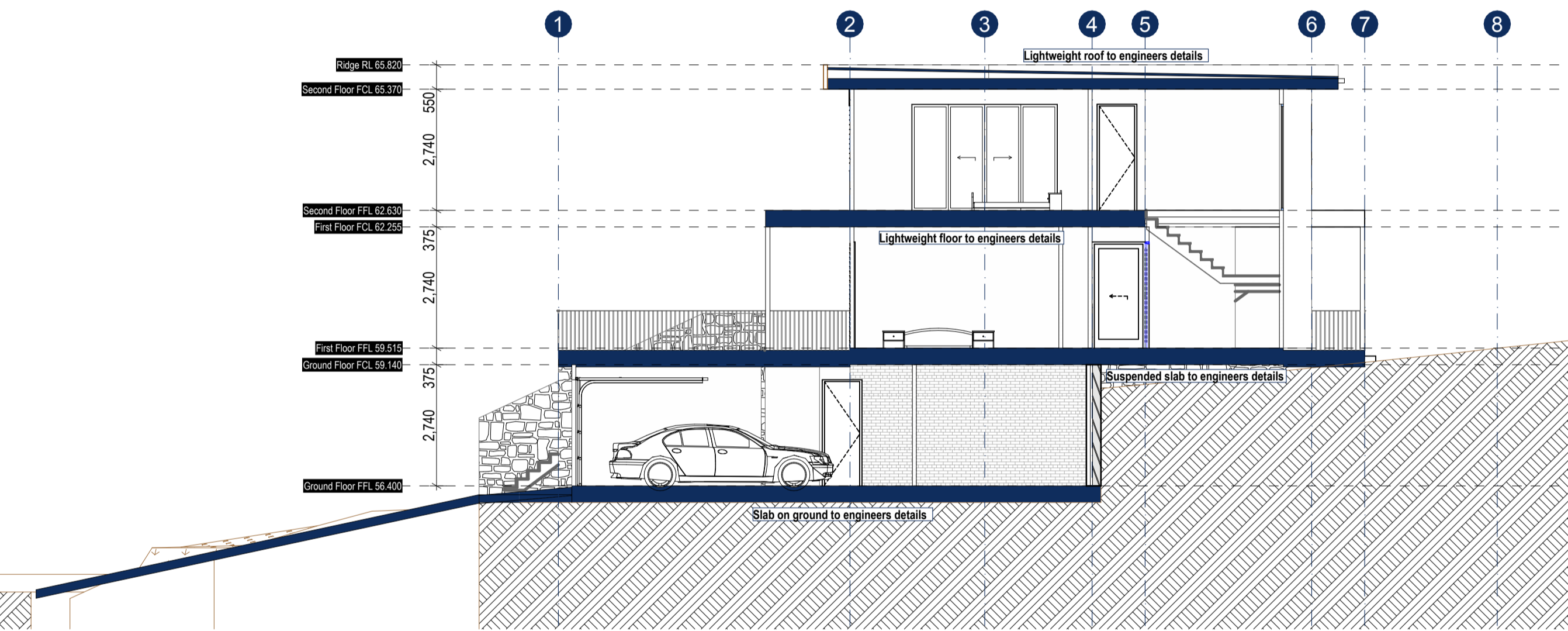
- Approval Only -



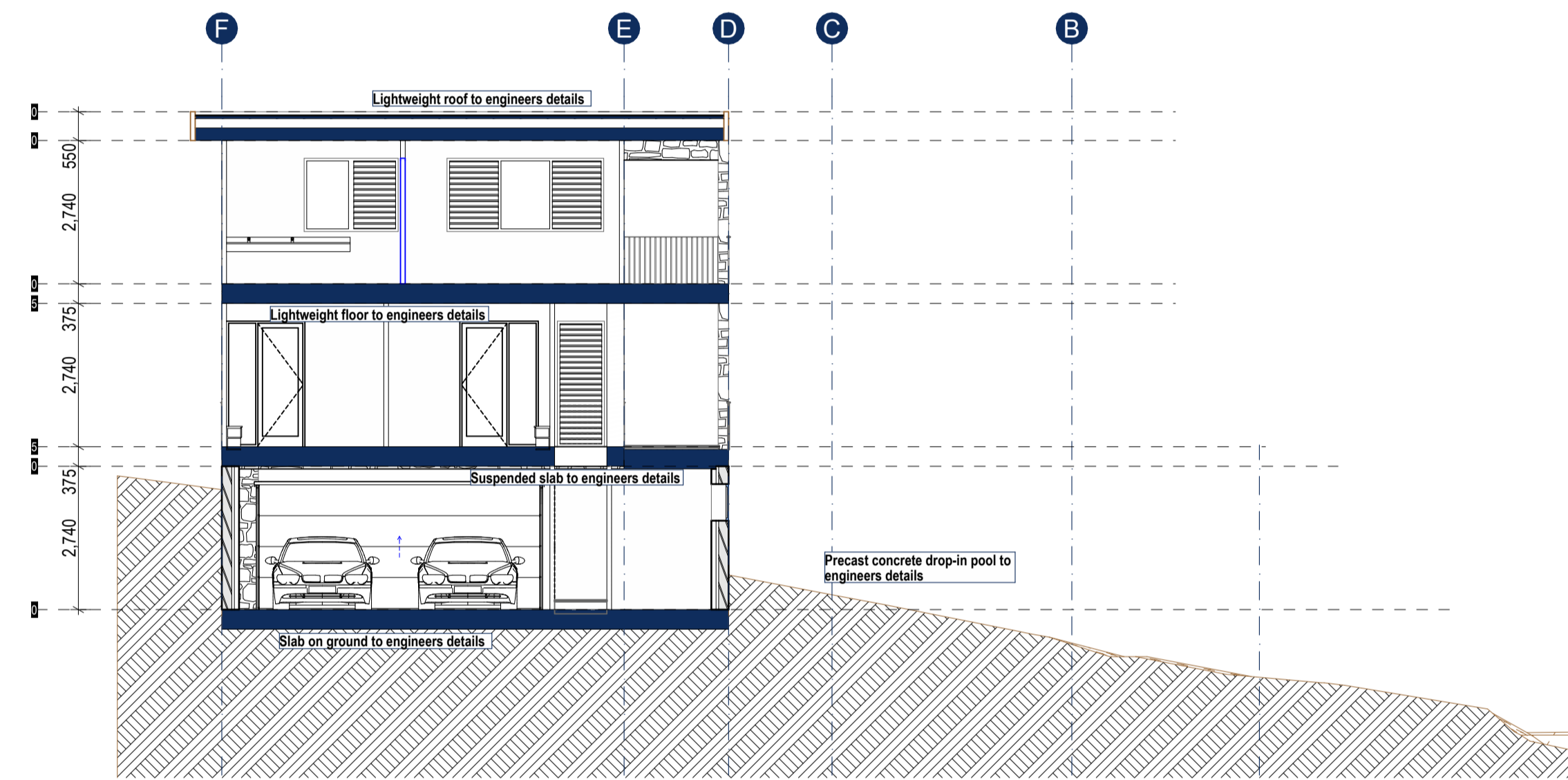
Section AA
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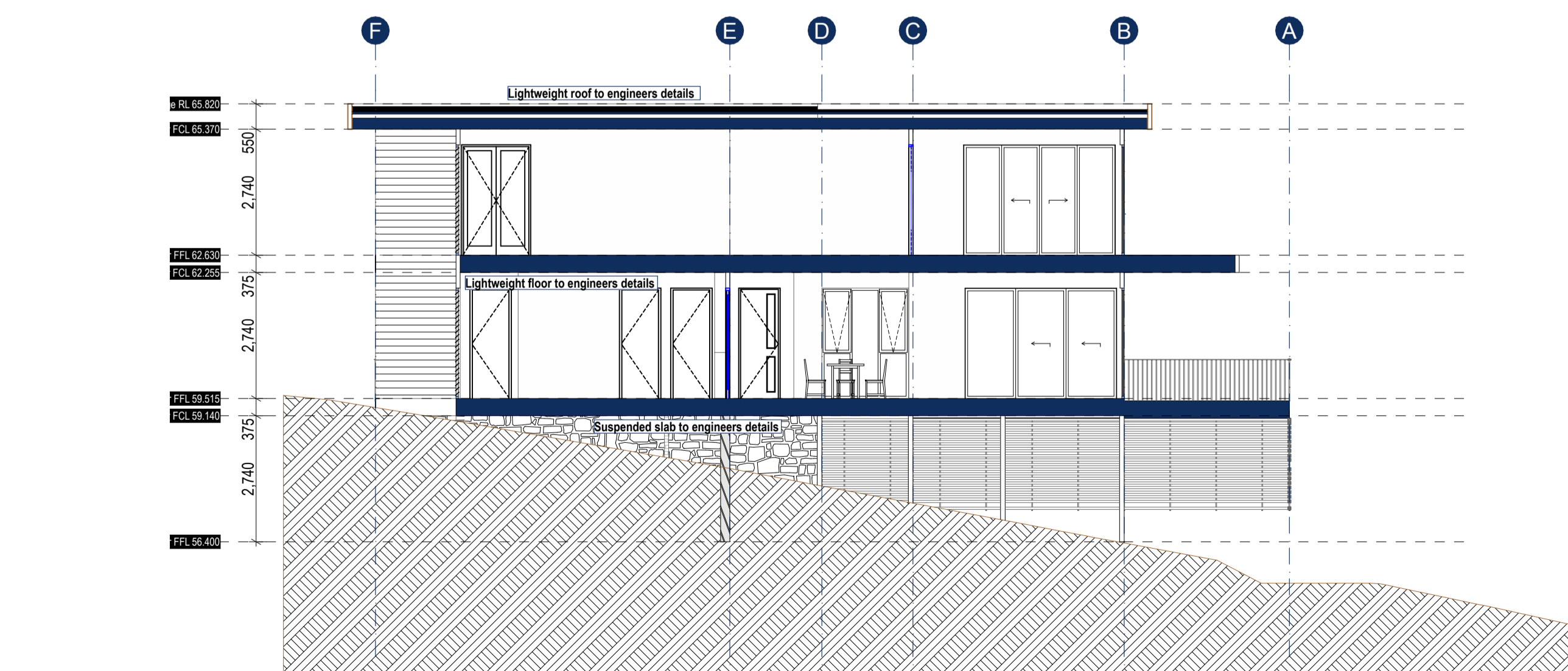
Section BB
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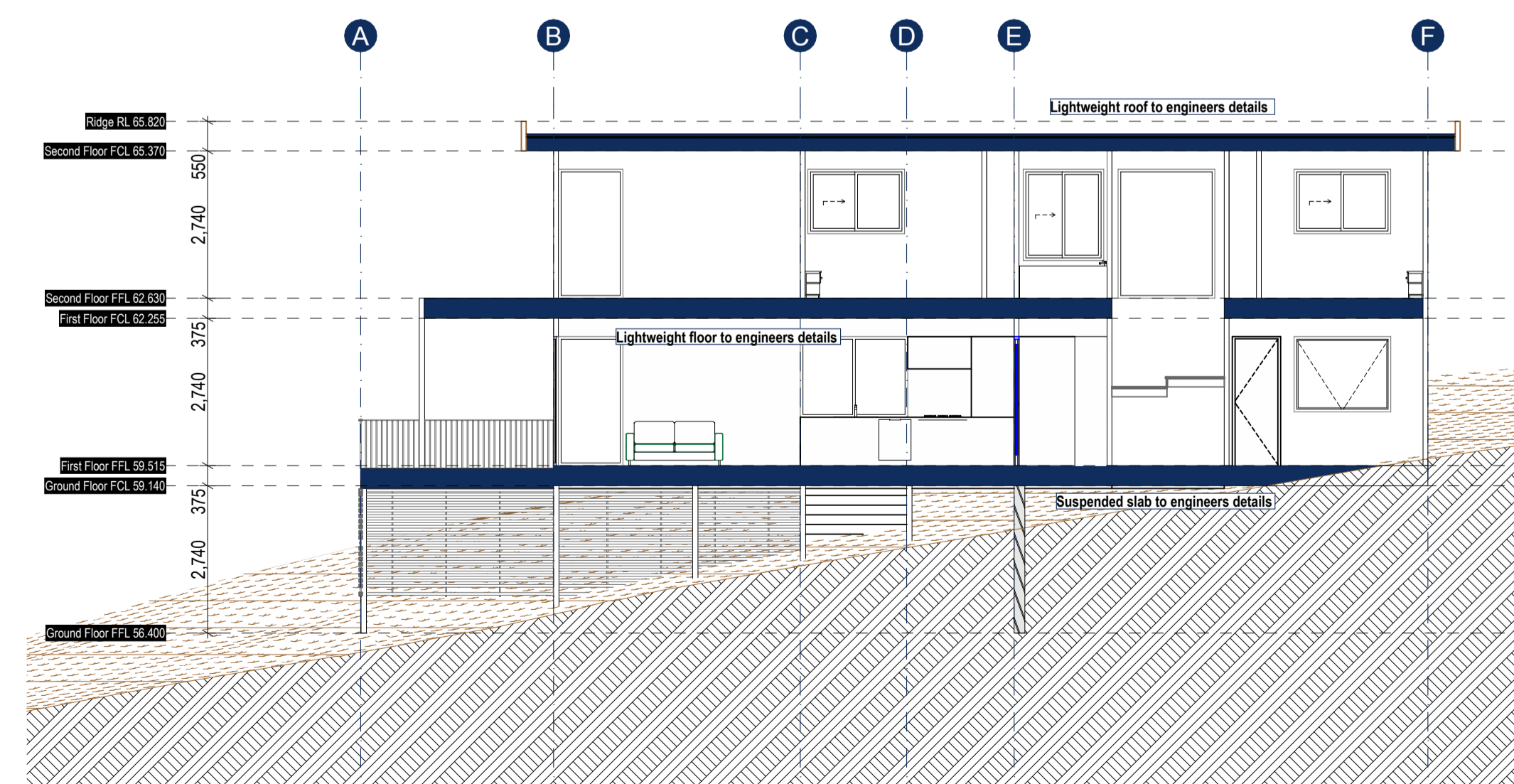
Section CC
1:100



Section DD
1:100



Section EE
1:100



Section FF
1:100

NOTES:
 N1. Dimensions not to be scaled.
 N2. All measurements are to be checked and verified by builder prior to construction.
 N3. Drawing not to be interpreted as construction drawing unless otherwise shown.
 N4. All ground levels are approximate only with reference to surveyed contours.
 N5. All construction is to be carried out in accordance with the requirements of the local Council and associated authorities.
 N6. All construction is to be carried out in accordance with the NCC Building Code of Australia, Relevant & current Australian Standards and all associated technical specifications.
 N7. Foundations, footings, slabs, retaining walls, fill and drainage, structural steelwork, structural timber and other structural items & connections are to be constructed in accordance with structural engineers details. The indicative structural connections drafted are not to be interpreted as engineered solutions.
 N8. All slab edges, slab penetrations, pier construction and other forms of subfloor structure are to be fixed with termite barriers in accordance with the associated Australian Standards.
 N9. Any work involving asbestos products or hazardous materials must be carried out in accordance with WorkCover Guidelines.

ORIENTATION:

Rev	Description	Date
E	DA Submission Issue	19.05.26
D	Formal DRC Submission	28.04.26
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PROJECT DETAILS :
 Client: Adam Evans
 Site: 31 Whistling Kite Circuit
 Murrays Beach NSW 2281
 Lot & DP: LOT: 610 DP: 270485
 Proposal: New Dwelling House & Pool
 Drawn: DAL
 Approved: DAL
 Sheet size: A1

DRAWING TITLE :
 Stage 2 Schematic Design
 Sectional Views

PROJECT NAME :
 Murrays Beach Residence

REVISION. DRAWING NO.
 E 9225-02.07

- Approval Only -

