




**0008209960 07 May 2024**  
Assessor David Howard  
Accreditation No. 20039  
Address  
18 Alidenes Rd,  
Wilson's Creek, NSW,  
2482  
[hstar.com.au](http://hstar.com.au)








Assessments completed within this accreditation period are part of the ABSA quality seal system.

Accreditation Period: 31/03/2024-31/03/2025

Assessor Name: David Howard

Assessment Number: 20039

Assessor's Signature: 

This Accredited Assessor is qualified to use the Accredited Assessment System to assess the Energy Performance of Buildings.

**SUMMARY**

**THERMAL PERFORMANCE SPECIFICATIONS:** (23121\_02 - Alidenes Rd)

The following specifications take precedence over other plan notations for the construction of this building.

**NOTE:** In addition to BASIX commitments, building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC - Vol. 2, at the time of building. This includes New South Wales Parts 2.6 and 3.12. Specific mention is made of the following provisions:

- Building Fabric Thermal Insulation

(NOTE: If steel framing is used a thermal break may be required)

- Building Sealing
- Building Services
- Condensation provisions

(NOTE: Ventilation requirements of Section 3.8.7.3 b must also be complied with and this means bathrooms should not be exhausted into roofspaces unless they are ventilated.)

**WINDOWS** (total product specification - glass + frame)  
U-value 6.70 (or less than) & SHGC 0.57 (+/-5%) (Default: Plain Clear glass in AL. frame)

**EXTERNAL WALL** (Medium colour)  
Cavity Panel - R2.0 Bulk insulation with vapour barrier

**INTERNAL WALL**  
Cavity Panel - No insulation

**EXTERNAL FLOOR**  
Concrete Slab - No insulation


**CEILING SPACE with ROOF ABOVE**  
Plasterboard - R3.5 bulk insulation

**ROOF** (Medium colour) (Non-ventilated)  
Sheet Metal Roofing - 60mm Foil Blanket with Reflective airgap

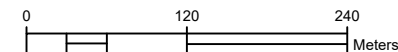
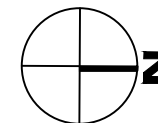
**RATED** either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)

Ceiling fans in Living and area and bedrooms

Refer to current HERS Certificate to validate these thermal specification details.

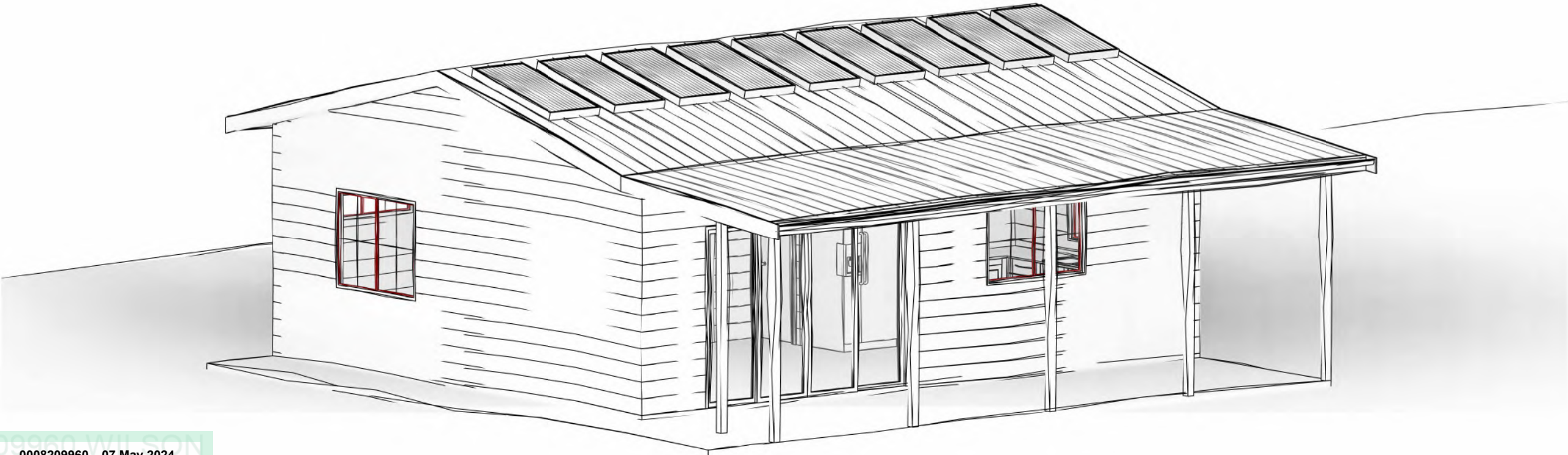
DRAWN	R.G.S	PROJECT REF	PROJECT	SHEET NAME	SHEET NUMBER	NOTES	DRAWINGS PREPARED BY:
		22001	Proposed Tourist Development 18 Alidenes Road, Wilsons Creek, NSW	DETAILED SITE PLAN (NORTHERN INSET)	02	1. All dimensions are in metres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	
CHECKED	R.G.S	DATE	CLIENT		REVISION		
APPROVED	R.G.S	18/4/2024	R.G SINGH		P8		





DRAWN	R.G.S	PROJECT REF	22001	PROJECT	Proposed Tourist Development 18 Alidenes Road, Wilsons Creek, NSW	SHEET NAME	SITE PLAN	SHEET NUMBER	01	NOTES	1. All dimensions are in metres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	DRAWINGS PREPARED BY:	EPS Engineered Project Solutions
CHECKED	R.G.S	DATE	18/4/2024	CLIENT	R.G SINGH			REVISION					
APPROVED	R.G.S							P8					

**PROPOSED TOURIST DEVELOPMENT - ONE BEDROOM CABIN**  
**18 ALIDENIES ROAD, WILSONS CREEK, NSW**  
**CLIENT: R.G SINGH**





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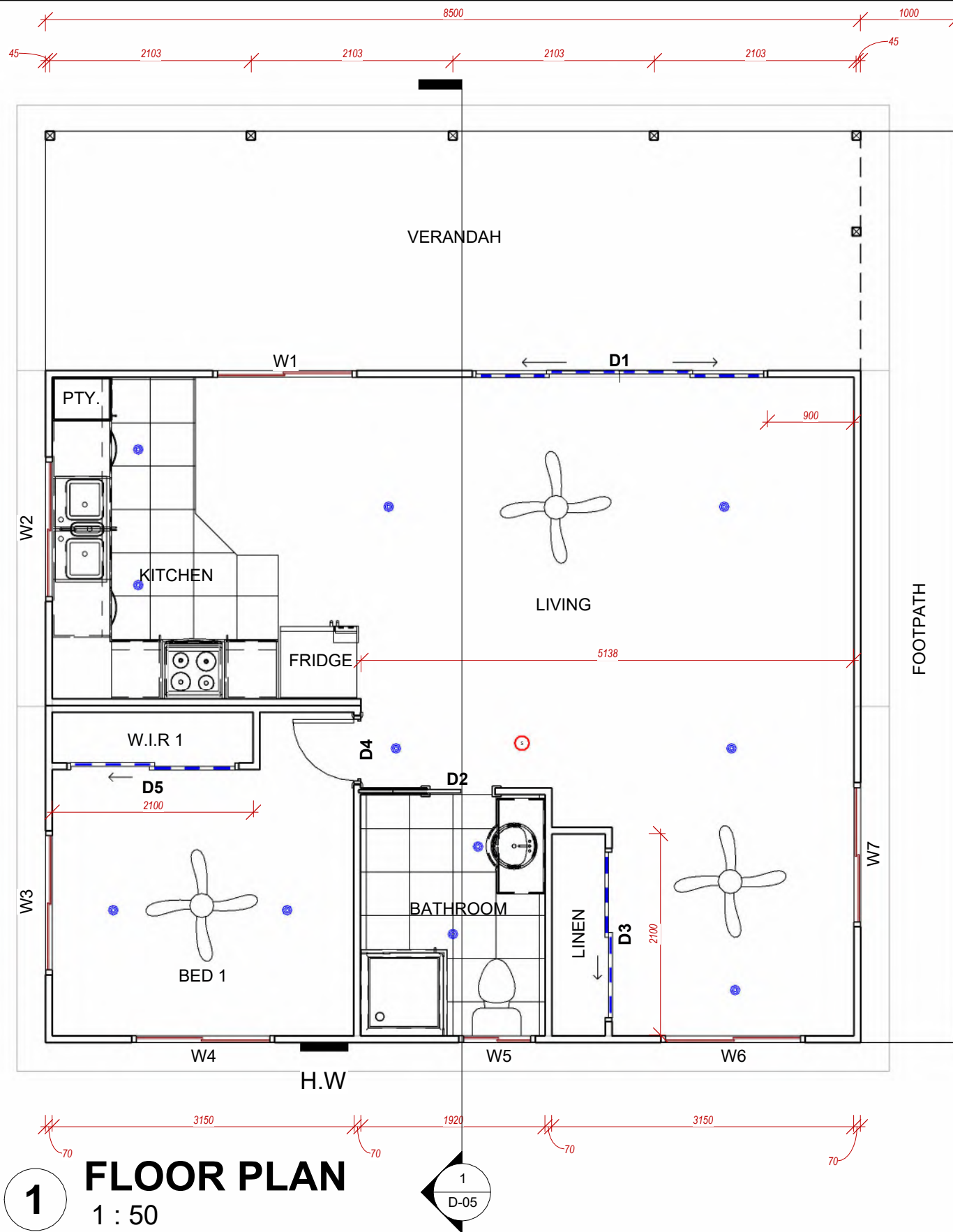
Assessor Name David Howard

Assessor Number 20039

Assessor Signature

DRAWN	R.G.S	PROJECT REF	PROJECT	SHEET NAME	SHEET NUMBER	NOTES	DRAWINGS PREPARED BY:
CHECKED	R.G.S	22001	Proposed Tourist Development - One Bedroom Cabin 18 Alidenes Road, Wilsons Creek, NSW	COVER SHEET	D-01	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	 Engineered Project Solutions
APPROVED	R.G.S	18/04/2024	R.G SINGH		REVISION		
					3		





**1 FLOOR PLAN**  
1 : 50

DOOR SCHEDULE - GROUND FLOOR			
Mark	Type Comments	Height (mm)	Width (mm)
D1	External Glass Sliding Door (4 Panel)	2183	3080
D2	Cavity Sliding Door	2040	720
D3	Internal Sliding Door (2 Panel)	2040	1800
D4	Single Internal Door	2040	720
D5	Internal Sliding Door (2 Panel)	2040	1800

WINDOW SCHEDULE - GROUND FLOOR					
Mark	Type Comments	Width (mm)	Height (mm)	Head Height (mm)	Sill Height (mm)
W1	XO Sliding Window	1500	1000	2100	1100
W2	XO Sliding Window	1500	1000	2100	1100
W3	XO Sliding Window	1500	1200	2100	900
W4	XO Sliding Window	1500	600	2100	1500
W5	XO Sliding Window	800	900	2100	1200
W6	XO Sliding Window	1500	600	2100	1500
W7	XO Sliding Window	1500	1200	2100	900



ROOM SCHEDULE - GROUND FLOOR		
Room Name	Area (Sq.m)	Perimeter (m)
BED 1	9.3	13.0
LIVING	28.3	25.7
BATHROOM	4.8	8.9
VERANDAH	21.2	21.9
KITCHEN	11.2	13.3
W.I.R 1	1.1	5.3
LINEN	1.2	5.3




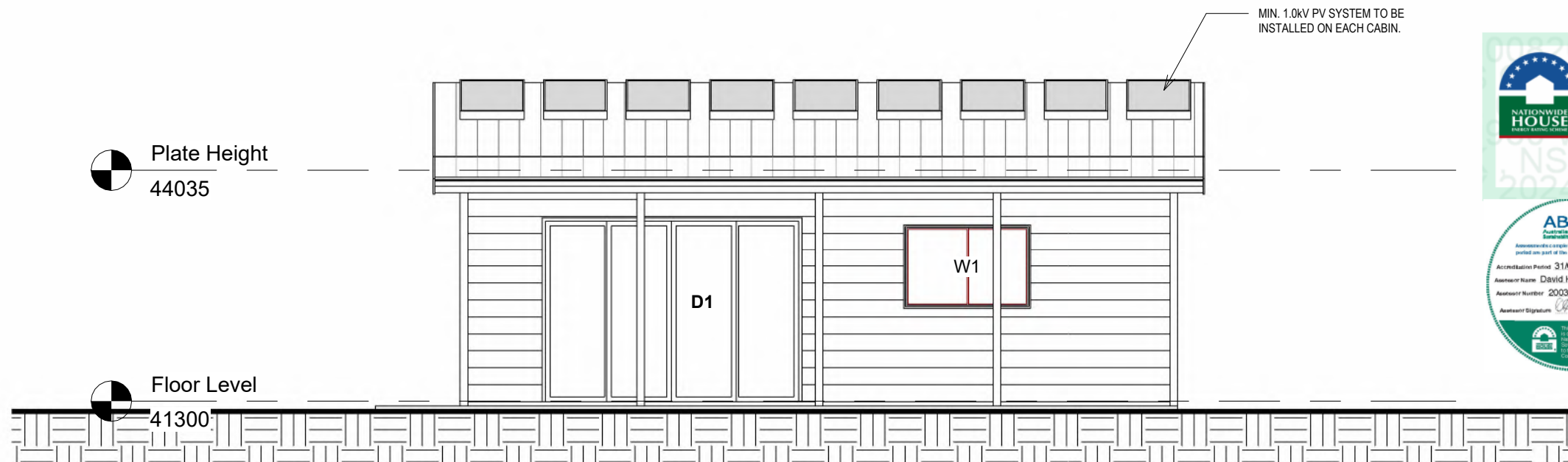
### BASIX REQUIREMENTS

- 1) All shower heads three star
- 2) All toilet flushing. Kitchen taps and bathroom taps 4\*
- 3) Gas instantaneous hot water system 6\*
- 4) Each bathroom; individual fan, ducted to facade, manual switch
- 5) Each kitchen; individual fan, ducted to facade or roof, manual switch
- 6) No laundry
- 7) 5\* AC Throughout
- 8) Gas cooktop, electric oven.

### LEGEND

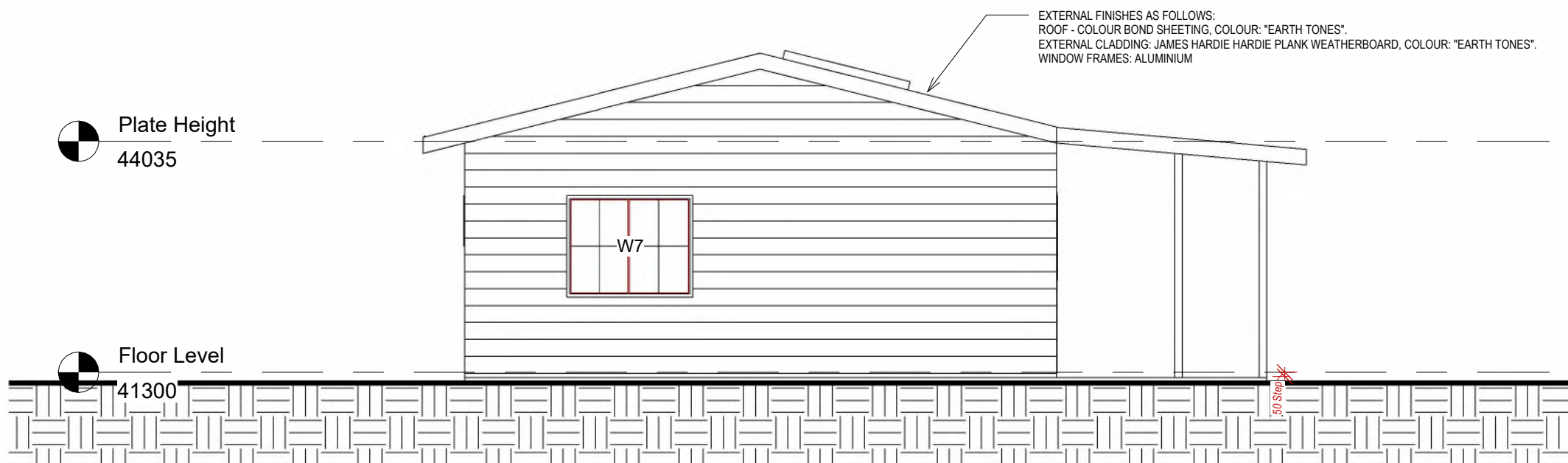
-  DOWN LIGHT
-  SMOKE ALARM

DRAWN	R.G.S	PROJECT REF	PROJECT	SHEET NAME	SHEET NUMBER	NOTES	DRAWINGS PREPARED BY:
CHECKED	R.G.S	22001	Proposed Tourist Development - One Bedroom Cabin 18 Alidenes Road, Wilsons Creek, NSW	GROUND FLOOR PLAN	D-02	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	
APPROVED	R.G.S	18/04/2024	R.G SINGH		3		



## 1 NORTHERN ELEVATION

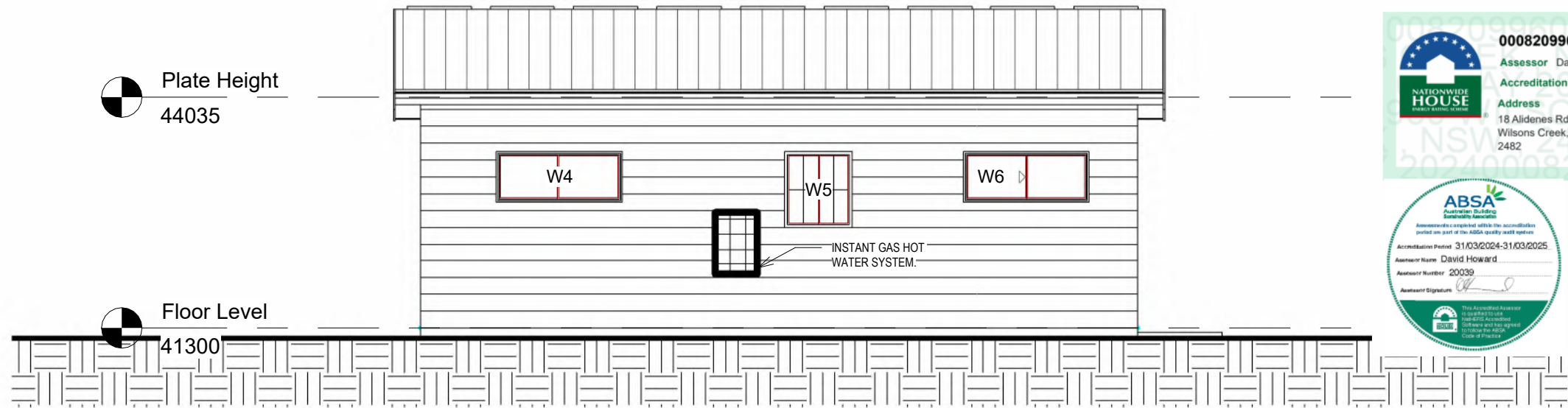
1 : 60



## 2 EASTERN ELEVATION

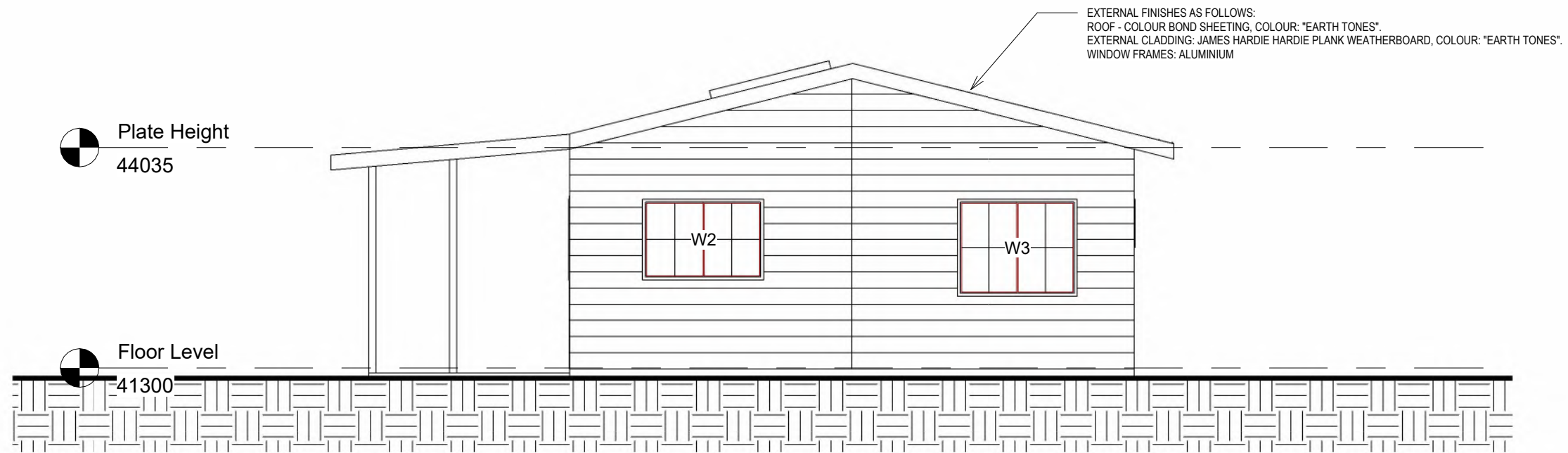
1 : 60

DRAWN	R.G.S	PROJECT REF	PROJECT	SHEET NAME	SHEET NUMBER	NOTES	DRAWINGS PREPARED BY:
CHECKED	R.G.S	22001	Proposed Tourist Development - One Bedroom Cabin 18 Alidenes Road, Wilsons Creek, NSW	ELEVATIONS - SHEET 1	D-03	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	
APPROVED	R.G.S	18/04/2024	R.G SINGH		3		



## 1 SOUTHERN ELEVATION

1 : 60




EXTERNAL FINISHES AS FOLLOWS:  
ROOF - COLOUR BOND SHEETING, COLOUR: "EARTH TONES".  
EXTERNAL CLADDING: JAMES HARDIE HARDIE PLANK WEATHERBOARD, COLOUR: "EARTH TONES".  
WINDOW FRAMES: ALUMINIUM

## 2 WESTERN ELEVATION


1 : 60

DRAWN	R.G.S	PROJECT REF	PROJECT	SHEET NAME	SHEET NUMBER	NOTES	DRAWINGS PREPARED BY:
CHECKED	R.G.S	22001	Proposed Tourist Development - One Bedroom Cabin 18 Alidenes Road, Wilsons Creek, NSW	ELEVATIONS - SHEET 2	D-04	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	
APPROVED	R.G.S	18/04/2024	R.G SINGH		REVISION 3		





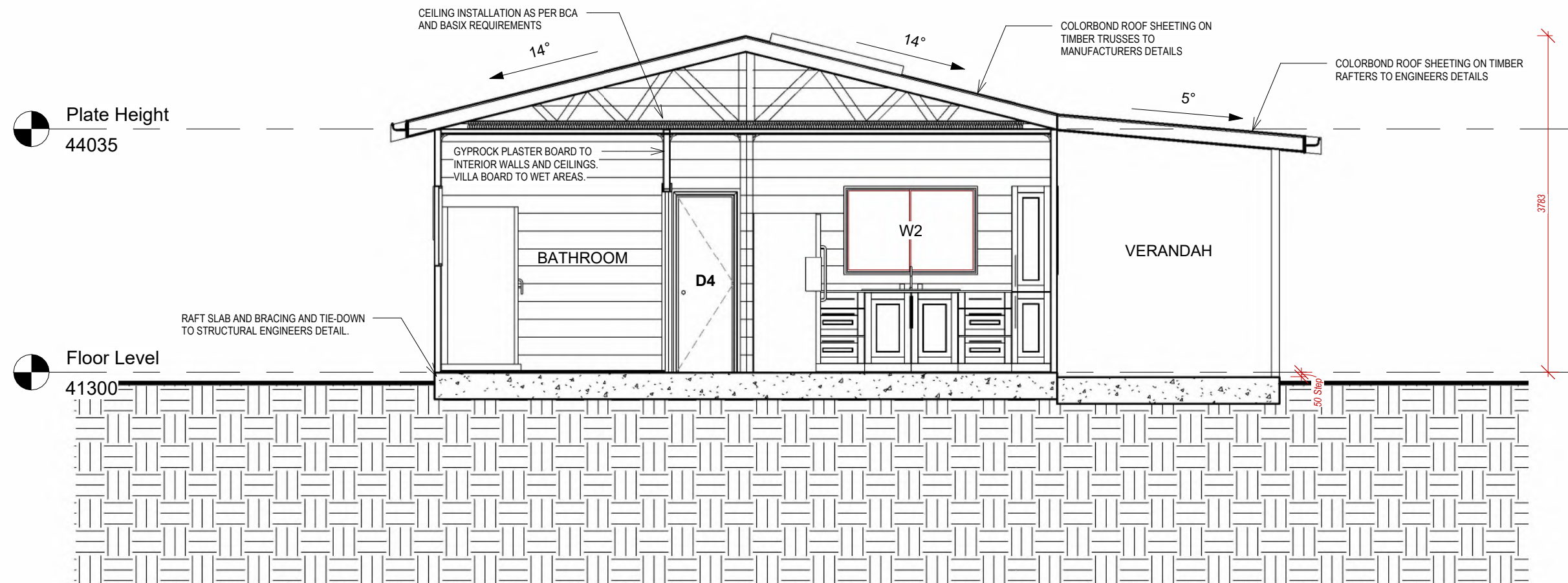
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Assessor Signature 

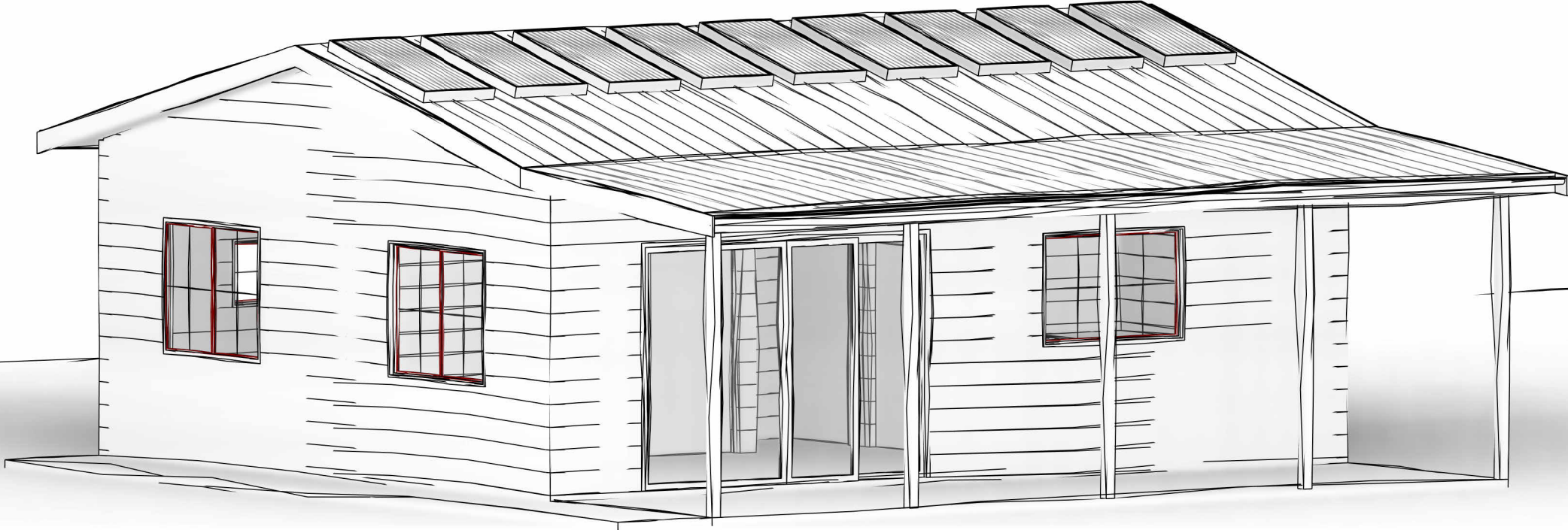
This Accredited Assessor is qualified to assess and certify compliance with the AS/NZS 4576 Code of Practice.



**1** **SECTION 1**  
1 : 50

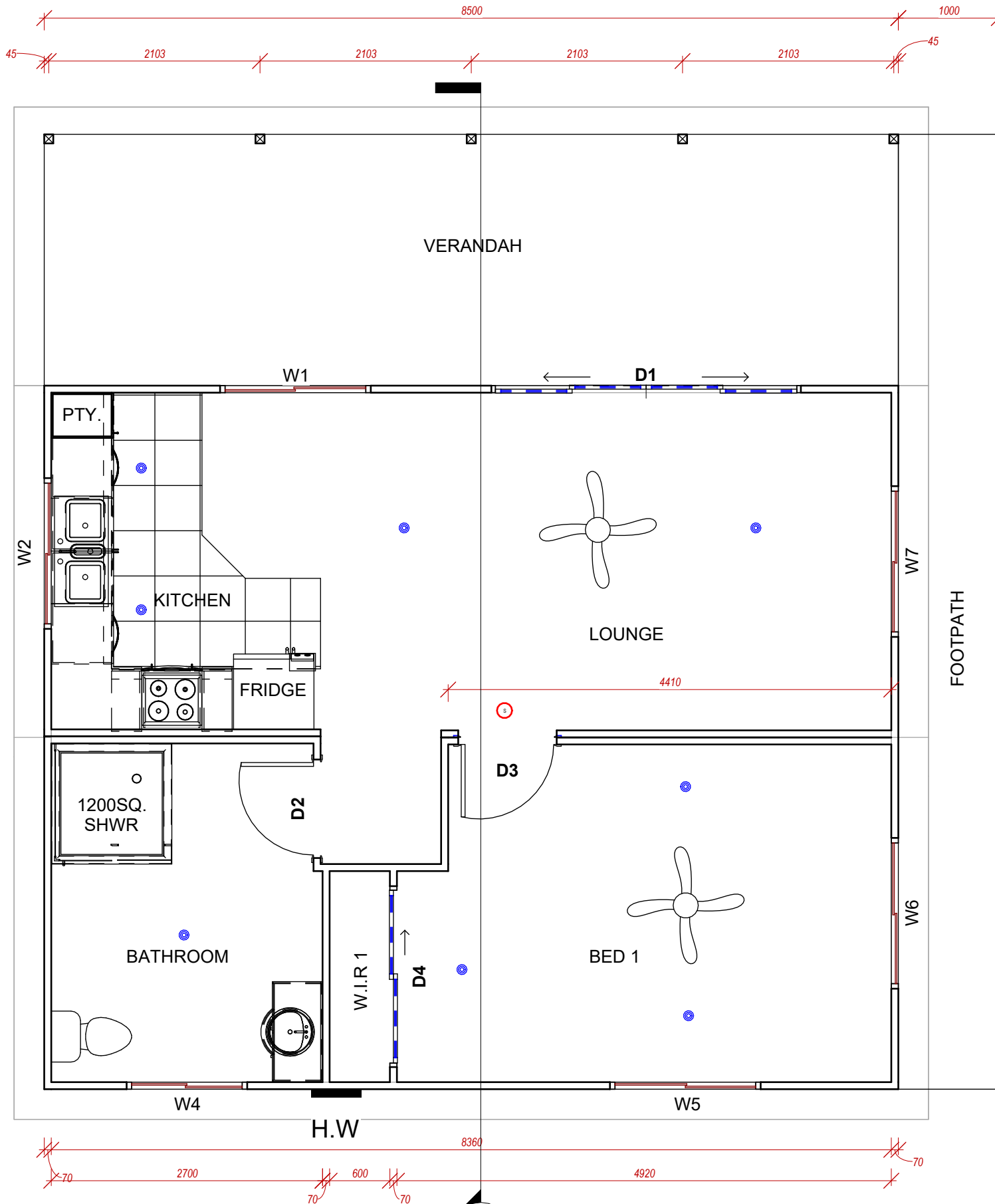
DRAWN	R.G.S	PROJECT REF	PROJECT	SHEET NAME	SHEET NUMBER	NOTES	DRAWINGS PREPARED BY:
CHECKED	R.G.S	22001	Proposed Tourist Development - One Bedroom Cabin 18 Alidenes Road, Wilsons Creek, NSW	TYPICAL SECTION	D-05	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	 Engineered Project Solutions
APPROVED	R.G.S	18/04/2024	R.G SINGH		3		

**PROPOSED TOURIST DEVELOPMENT - ONE BEDROOM DISABLED CABIN**  
**18 ALIDENIES ROAD, WILSONS CREEK, NSW**  
**CLIENT: R.G SINGH**



DRAWN	R.G.S	PROJECT REF	PROJECT	SHEET NAME	SHEET NUMBER	NOTES	DRAWINGS PREPARED BY:
		22001	Proposed Tourist Development - One Bedroom Disabled Cabin 18 Alidenes Road, Wilsons Creek, NSW				
		DATE	CLIENT				
CHECKED	R.G.S	18/04/2024	R.G SINGH	COVER SHEET	D-01	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	
APPROVED	R.G.S				REVISION		
					3		



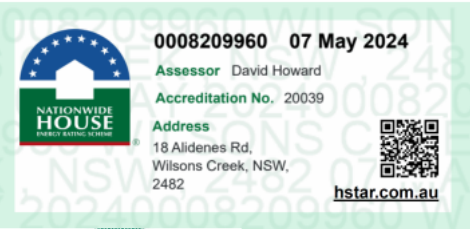


**1 FLOOR PLAN**  
1 : 50

DOOR SCHEDULE - GROUND FLOOR			
Mark	Type Comments	Height (mm)	Width (mm)
D1	External Glass Sliding Door (4 Panel)	2183	3080
D2	920 Single Internal Door	2040	920
D3	920 Single Internal Door	2040	920
D4	Internal Sliding Door (2 Panel)	2040	1800

WINDOW SCHEDULE - GROUND FLOOR					
Mark	Type Comments	Width (mm)	Height (mm)	Head Height (mm)	Sill Height (mm)
W1	XO Sliding Window	1500	1000	2100	1100
W2	XO Sliding Window	1500	1000	2100	1100
W4	XO Sliding Window	1200	600	2100	1500
W5	XO Sliding Window	1500	600	1800	1200
W6	XO Sliding Window	1500	1200	2100	900
W7	XO Sliding Window	1500	1200	2100	900

ROOM SCHEDULE - GROUND FLOOR		
Room Name	Area (Sq.m)	Perimeter (m)
VERANDAH	21.2	21.9
KITCHEN	12.8	17.0
LOUNGE	17.0	16.8
BED 1	15.9	16.6
W.I.R 1	1.3	5.4
BATHROOM	9.0	12.1



**ACCESS AND EGRESS NOTES**

- 1) Entry sliding door threshold ramp in accordance with AS1428.1 - 2009, Cl 10.5; Threshold Ramps.
- 2) Entry access for people in accordance with AS1428.
- 3) Exit signs in accordance with NCC 2019 Vol. 1.

**BASIX REQUIREMENTS**

- 1) All shower heads three star
- 2) All toilet flushing. Kitchen taps and bathroom taps 4\*
- 3) Gas instantaneous hot water system 6\*
- 4) Each bathroom; individual fan, ducted to facade, manual switch
- 5) Each kitchen; individual fan, ducted to facade or roof, manual switch
- 6) No laundry
- 7) 5\* AC Throughout
- 8) Gas cooktop, electric oven.

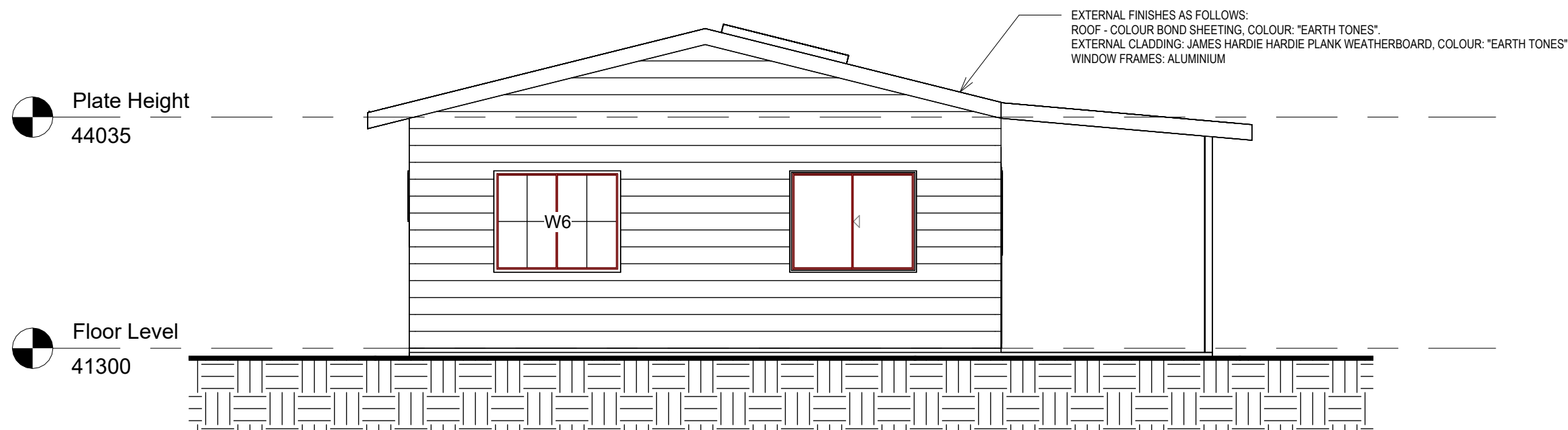
**LEGEND**

- DOWN LIGHT
- SMOKE ALARM

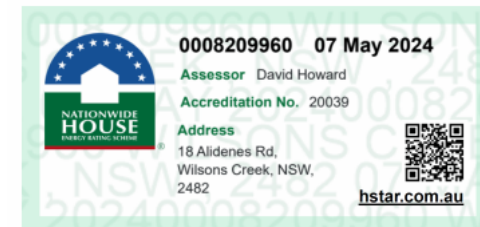
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CHECKED	R.G.S	DATE	18/04/2024	CLIENT	R.G SINGH	REVISION							
APPROVED	R.G.S												



1 **NORTHERN ELEVATION**  
1 : 60



2 **EASTERN ELEVATION**  
1 : 60



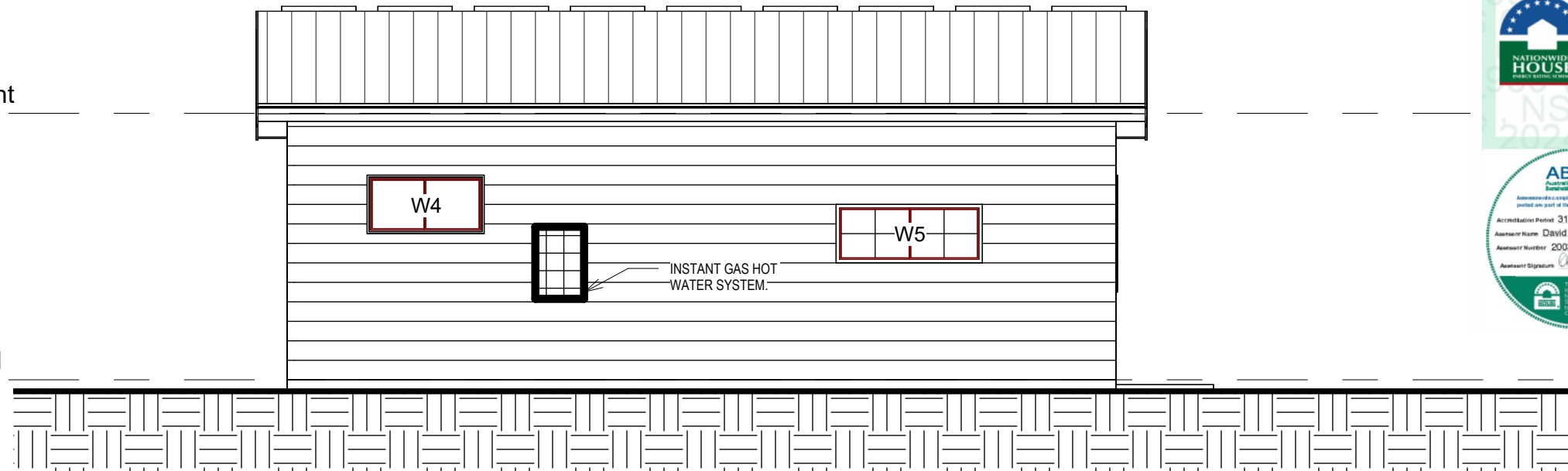
DRAWN	R.G.S	PROJECT REF	PROJECT	SHEET NAME	SHEET NUMBER	NOTES	DRAWINGS PREPARED BY:
		22001	Proposed Tourist Development - One Bedroom Disabled Cabin 18 Alidenes Road, Wilsons Creek, NSW				
CHECKED	R.G.S	DATE	CLIENT	ELEVATIONS - SHEET 1	REVISION	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	
APPROVED	R.G.S	18/04/2024	R.G SINGH		3		





Plate Height  
44035

Floor Level  
41300



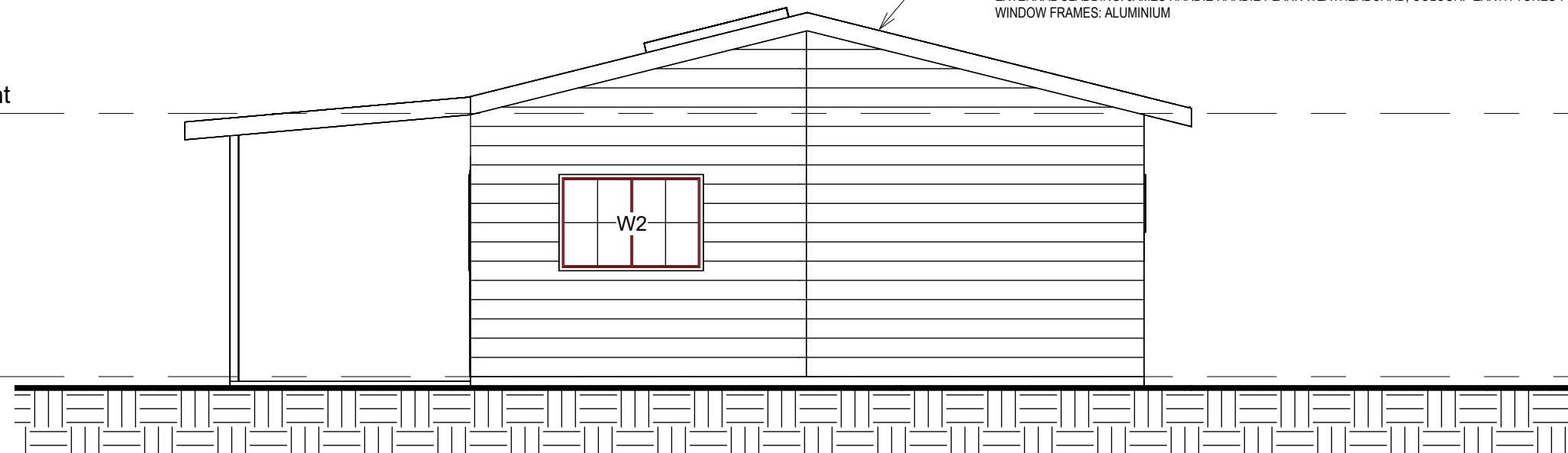
## 1 SOUTHERN ELEVATION

1 : 60

EXTERNAL FINISHES AS FOLLOWS:  
ROOF - COLOUR BOND SHEETING, COLOUR: "EARTH TONES".  
EXTERNAL CLADDING: JAMES HARDIE HARDIE PLANK WEATHERBOARD, COLOUR: "EARTH TONES".  
WINDOW FRAMES: ALUMINIUM

Plate Height  
44035


Floor Level  
41300



## 2 WESTERN ELEVATION

1 : 60



DRAWN	R.G.S	PROJECT REF	PROJECT	SHEET NAME	SHEET NUMBER	NOTES	DRAWINGS PREPARED BY:
CHECKED	R.G.S	22001	Proposed Tourist Development - One Bedroom Disabled Cabin 18 Alidenes Road, Wilsons Creek, NSW	ELEVATIONS - SHEET 2	D-04	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	 <b>EPS</b> Engineered Project Solutions
APPROVED	R.G.S	18/04/2024	R.G SINGH		3		



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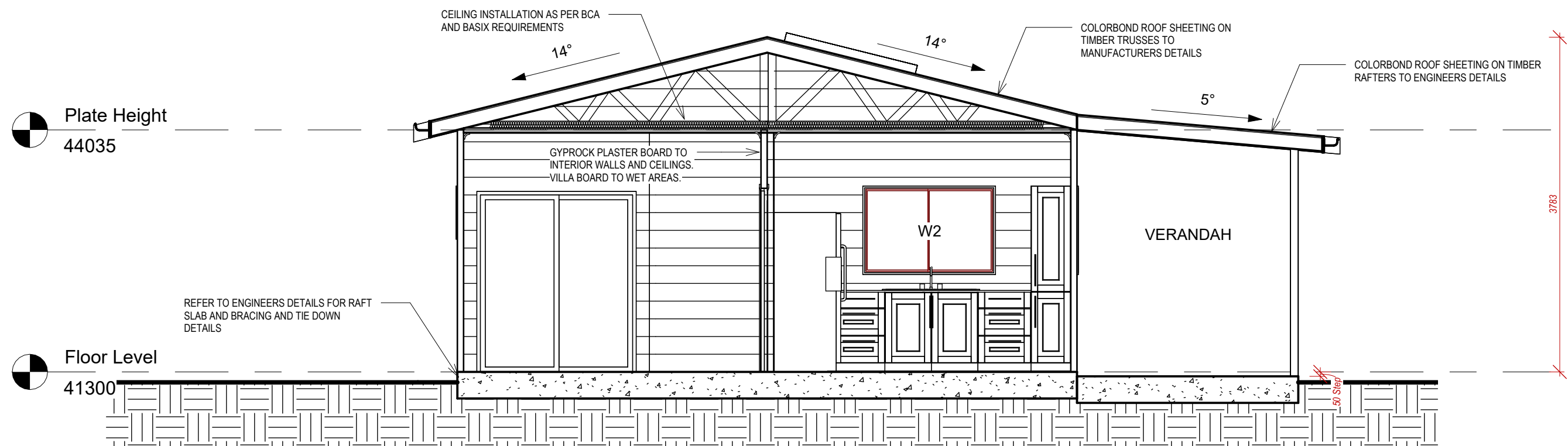
Assessment completed within the accreditation period on part of the ABQA quality seal system

Accreditation Period 31/03/2024-31/03/2025


Assessor Name David Howard

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Assessor Signature

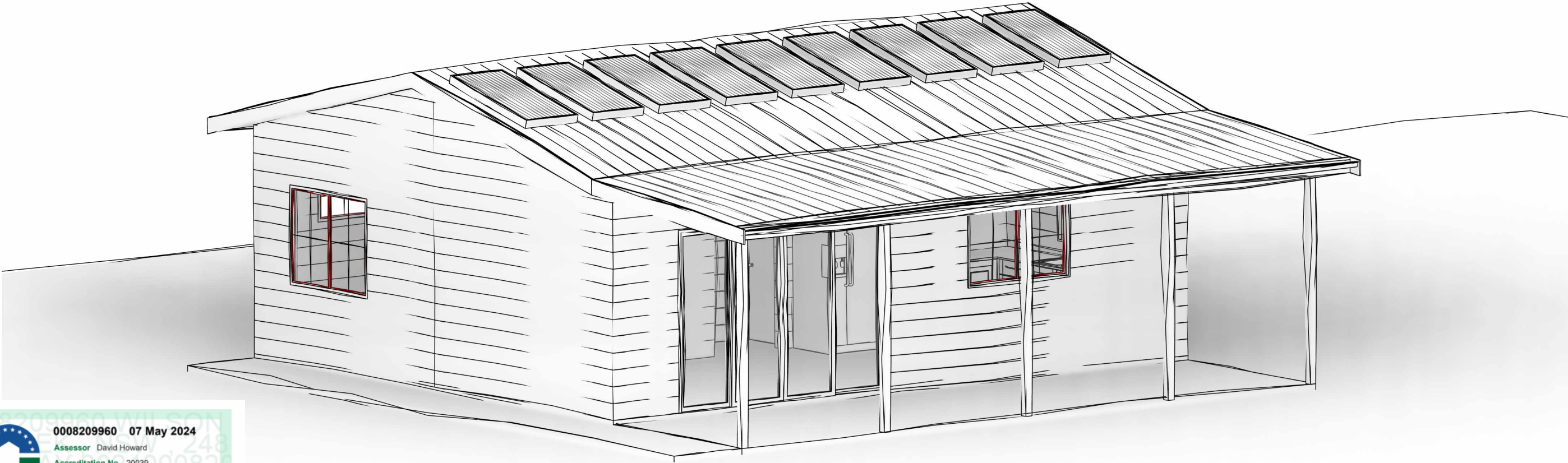


1 SECTION 1  
1 : 50

DRAWN	R.G.S	PROJECT REF	PROJECT	SHEET NAME	SHEET NUMBER	NOTES	DRAWINGS PREPARED BY:
		22001	Proposed Tourist Development - One Bedroom Disabled Cabin 18 Alidenes Road, Wilsons Creek, NSW				
CHECKED	R.G.S	DATE	CLIENT	TYPICAL SECTION	D-05	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	 Engineered Project Solutions
APPROVED	R.G.S	18/04/2024	R.G SINGH		REVISION		
					3		



**PROPOSED TOURIST DEVELOPMENT - TWO BEDROOM CABIN**  
**18 ALIDENIES ROAD, WILSONS CREEK, NSW**  
**CLIENT: R.G SINGH**




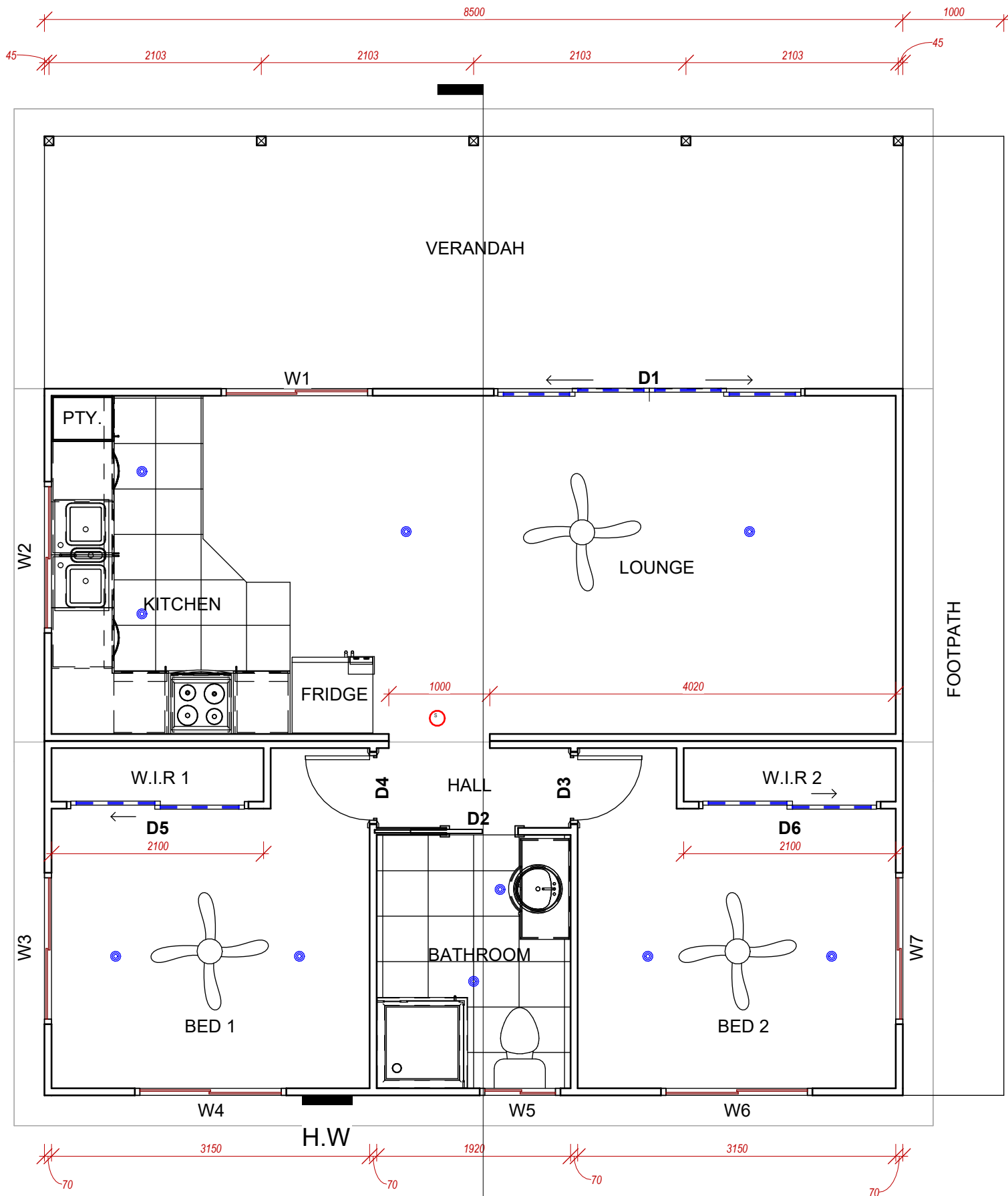


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ABSA  
Australian Building  
Sustainability Association  
Assessments completed within the accreditation  
period are part of the NBSA quality seal system  
Accreditation Period 31/03/2024-31/03/2025  
Assessor Name David Howard  
Assessor Number 20039  
Assessor Signature   
This Accredited Assessor  
is qualified to  
provide Assessments  
in accordance with  
the NBSA  
Code of Practice

DRAWN	R.G.S	PROJECT REF	PROJECT	SHEET NAME	SHEET NUMBER	NOTES	DRAWINGS PREPARED BY:
		22001	Proposed Tourist Development - Two Bedroom Cabin 18 Alidenes Road, Wilsons Creek, NSW				
CHECKED	R.G.S	DATE	CLIENT	COVER SHEET	REVISION	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	 Engineered Project Solutions
APPROVED	R.G.S	18/04/2024	R.G SINGH		3		



**1 FLOOR PLAN**  
1 : 50

DOOR SCHEDULE - GROUND FLOOR			
Mark	Type Comments	Height (mm)	Width (mm)
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D4	Single Internal Door	2040	720
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D6	Internal Sliding Door (2 Panel)	2040	1800

WINDOW SCHEDULE - GROUND FLOOR					
Mark	Type Comments	Width (mm)	Height (mm)	Head Height (mm)	Sill Height (mm)
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W2	XO Sliding Window	1500	1000	2100	1100
W3	XO Sliding Window	1500	1200	2100	900
W4	XO Sliding Window	1500	600	2100	1500
W7	XO Sliding Window	1500	1200	2100	900
W6	XO Sliding Window	1500	600	2100	1500
W5	XO Sliding Window	800	900	2100	1200

ROOM SCHEDULE - GROUND FLOOR		
Room Name	Area (Sq.m)	Perimeter (m)
BED 1	9.3	13.0
BED 2	9.3	13.0
BATHROOM	4.8	8.9
VERANDAH	21.2	21.9
KITCHEN	11.2	13.4
LOUNGE	16.9	16.6
HALL	1.6	5.5
W.I.R 2	1.1	5.3
W.I.R 1	1.1	5.3



**BASIX REQUIREMENTS**

- 1) All shower heads three star
- 2) All toilet flushing. Kitchen taps and bathroom taps 4\*
- 3) Gas instantaneous hot water system 6\*
- 4) Each bathroom; individual fan, ducted to facade, manual switch
- 5) Each kitchen; individual fan, ducted to facade or roof, manual switch
- 6) No laundry
- 7) 5\* AC Throughout
- 8) Gas cooktop, electric oven.

**LEGEND**

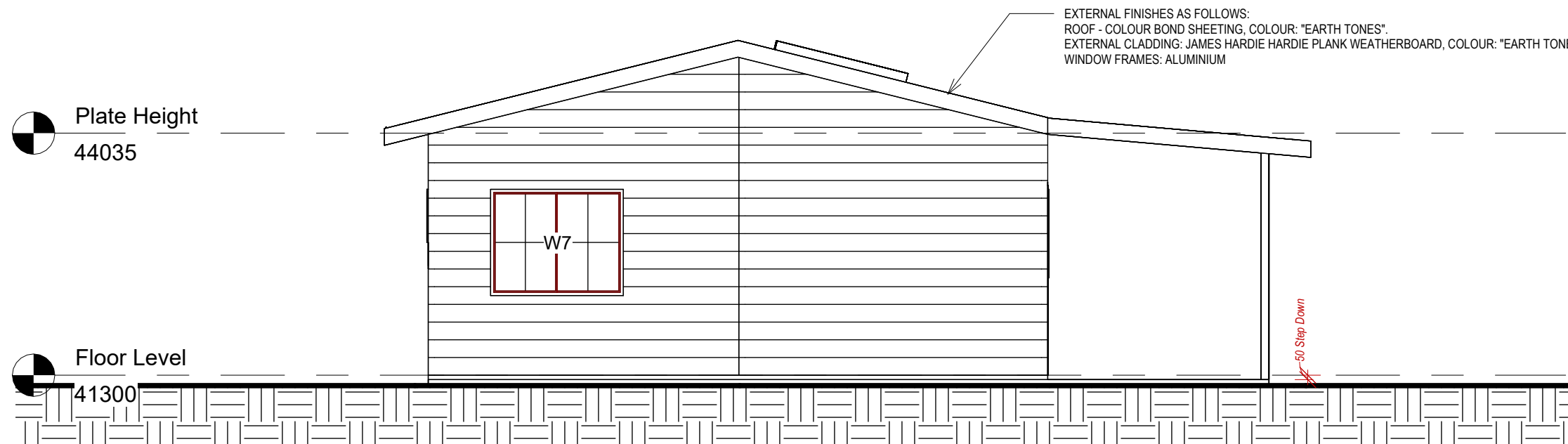
- DOWN LIGHT
- SMOKE ALARM

DRAWN	R.G.S	PROJECT REF	22001	PROJECT	Proposed Tourist Development - Two Bedroom Cabin 18 Alidenes Road, Wilsons Creek, NSW	SHEET NAME	GROUND FLOOR PLAN	SHEET NUMBER	D-02	NOTES	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	DRAWINGS PREPARED BY:	<b>EPS</b> Engineered Project Solutions
CHECKED	R.G.S	DATE	18/04/2024	CLIENT	R.G SINGH	REVISION							
APPROVED	R.G.S												





1 NORTHERN ELEVATION  
1 : 60



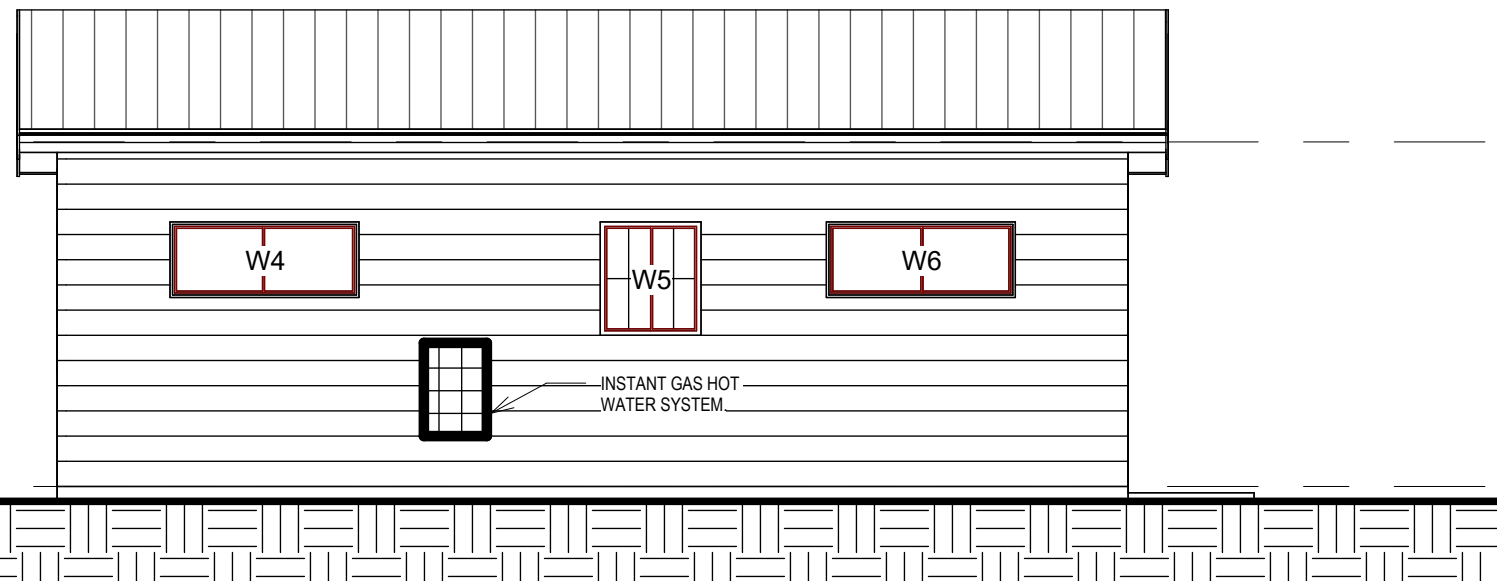
2 EASTERN ELEVATION  
1 : 60



DRAWN	R.G.S	PROJECT REF	PROJECT	SHEET NAME	SHEET NUMBER	NOTES	DRAWINGS PREPARED BY:
CHECKED	R.G.S	22001	Proposed Tourist Development - Two Bedroom Cabin 18 Alidenes Road, Wilsons Creek, NSW	ELEVATIONS - SHEET 1	D-03	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	
APPROVED	R.G.S	18/04/2024	R.G SINGH		REVISION	3	

Plate Height  
44035

Floor Level  
41300

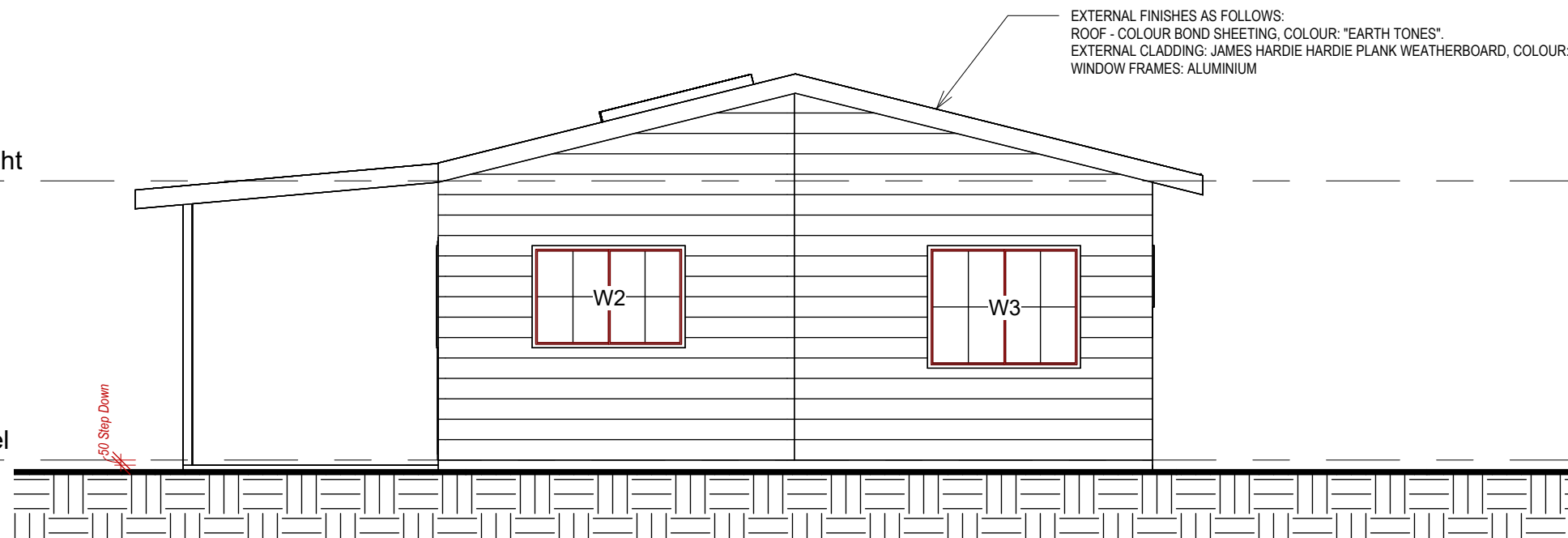


## 1 SOUTHERN ELEVATION

1 : 60

Plate Height  
44035


Floor Level  
41300



## 2 WESTERN ELEVATION

1 : 60



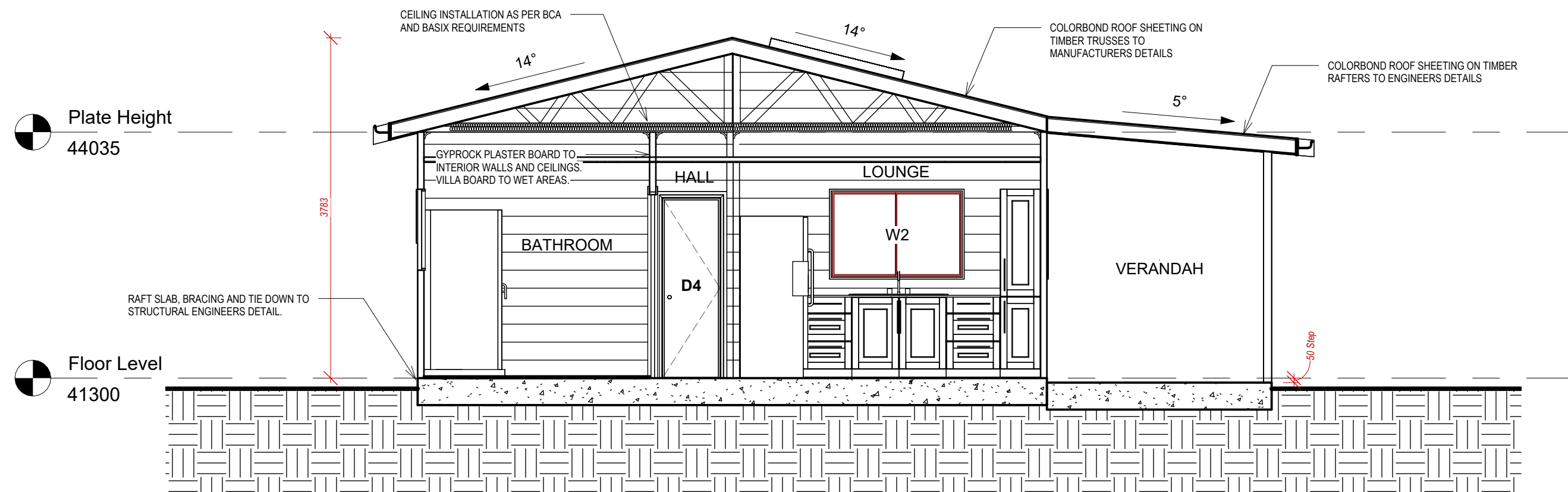
DRAWN	R.G.S	PROJECT REF	PROJECT	SHEET NAME	SHEET NUMBER	NOTES	DRAWINGS PREPARED BY:
CHECKED	R.G.S	22001	Proposed Tourist Development - Two Bedroom Cabin 18 Alidenes Road, Wilsons Creek, NSW	ELEVATIONS - SHEET 2	D-04	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	
APPROVED	R.G.S	18/04/2024	R.G SINGH		3		





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**1 SECTION 1**  
1 : 50

DRAWN	R.G.S	PROJECT REF	PROJECT	SHEET NAME	SHEET NUMBER	NOTES	DRAWINGS PREPARED BY:
		22001	Proposed Tourist Development - Two Bedroom Cabin 18 Alidenes Road, Wilsons Creek, NSW				
CHECKED	R.G.S	DATE	CLIENT	TYPICAL SECTION	D-05		
APPROVED	R.G.S	18/04/2024	R.G SINGH		REVISION		
					3	1. All dimensions are in millimetres. 2. All dimensions are to be checked on site. 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.	

