

# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Multi Dwelling

Certificate number: 1290496M

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](http://www.basix.nsw.gov.au)

Secretary

Date of issue: Tuesday, 15 March 2022

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,  
Industry &  
Environment

### Project summary

Project name	Lot 2, 6 Miriam Street, Bass Hill
Street address	6 Miriam Street Bass Hill 2197
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	deposited 0
Lot no.	2
Section no.	-
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	2
No. of single dwelling houses	0

### Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 52	Target 50

### Certificate Prepared by

Name / Company Name: Energi Thermal Assessors Pty Ltd

ABN (if applicable): 77614736284

# Description of project

## Project address

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Section no.	-

## Project type

No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	2
No. of single dwelling houses	0

## Site details

Site area (m²)	633
Roof area (m²)	249.46
Non-residential floor area (m²)	-
Residential car spaces	2
Non-residential car spaces	-




## Common area landscape

Common area lawn (m²)	0.0
Common area garden (m²)	0.0
Area of indigenous or low water use species (m²)	-

## Assessor details

Assessor number	101182
Certificate number	0007126320
Climate zone	56
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No

## Project score

Water	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 52	Target 50

# Description of project

The tables below describe the dwellings and common areas within the project

## Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
1	4 or more bedrooms	128.2	5.05	191.0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
2	4 or more bedrooms	128.2	5.05	191.0	-

**No common areas specified.**

# Schedule of BASIX commitments

## 1. Commitments for multi-dwelling houses

### (a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

## 2. Commitments for single dwelling houses

## 3. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
- (ii) Energy

## 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.

### 1. Commitments for multi-dwelling houses

#### (a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✓	✓
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	4 star	6 star	-	-	-	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	individual water tank (no. 1)	Tank size (min) 2000.0 litres	To collect run-off from at least: 30.0 square metres of roof area;	yes	yes	yes	-	-
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 6 star	individual fan, not ducted	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, not ducted	manual switch on/off



Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	3-phase airconditioning EER 3.0 - 3.5 (zoned)	3-phase airconditioning EER 3.0 - 3.5 (zoned)	3-phase airconditioning EER 3.0 - 3.5 (zoned)	3-phase airconditioning EER 3.0 - 3.5 (zoned)	4	3	-	-	-	-	1	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	-	-	-	no	yes

Alternative energy	
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	-

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			

<b>(iii) Thermal Comfort</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol 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.	✓		
(e) 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.		✓	
(f) 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.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must:  (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

	<b>Thermal loads</b>	
<b>Dwelling no.</b>	<b>Area adjusted heating load (in mJ/m<sup>2</sup>/yr)</b>	<b>Area adjusted cooling load (in mJ/m<sup>2</sup>/yr)</b>
1	28.3	11.3
All other dwellings	29.1	11.5

	<b>Construction of floors and walls</b>				
<b>Dwelling no.</b>	<b>Concrete slab on ground(m<sup>2</sup>)</b>	<b>Suspended floor with open subfloor (m<sup>2</sup>)</b>	<b>Suspended floor with enclosed subfloor (m<sup>2</sup>)</b>	<b>Suspended floor above garage (m<sup>2</sup>)</b>	<b>Primarily rammed earth or mudbrick walls</b>
All dwellings	62	-	-	15	No

### 3. Commitments for common areas and central systems/facilities for the development (non-building specific)

#### (b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

## Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

## Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

# Nationwide House Energy Rating Scheme — Multiple Class1-dwelling summary NatHERS Certificate No. 0007126320

Generated on 15 Mar 2022 using BERS Pro v4.4.1.5 (3.21)

## Property

**Address** Miriam Street , Bass Hill , NSW ,  
2197

**Lot/DP** 2/0

**NatHERS climate zone** 56

**Accredited assessor** 

Daniel.Warda

Energi Thermal Assessors Pty Ltd

daniel@energiassessments.com.au

0452504125

**Accreditation No.** 101182

**Assessor Accrediting Organisation** ABSA



## Verification

To verify this certificate, scan the QR code or visit [hstar.com.au/QR/Generate?p=QxLGWMthZ](https://hstar.com.au/QR/Generate?p=QxLGWMthZ).  
When using either link, ensure you are visiting [hstar.com.au](https://hstar.com.au)

## Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m <sup>2</sup> /p.a.)	Cooling load (MJ/m <sup>2</sup> /p.a.)	Total load (MJ/m <sup>2</sup> /p.a.)	Star rating
<a href="#">0007126295</a>	1	28.3	11.3	39.6	6.9
<a href="#">0007126303</a>	2	29.1	11.5	40.6	6.9

## National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated buildings are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at [www.abcb.gov.au](https://www.abcb.gov.au).

State and territory variations and additions to the NCC may also apply.

## Explanatory Notes

### About this report

This is a summary of NCC Class 1 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances, or energy production of solar panels. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

### Accredited Assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO). AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

### Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.



# Nationwide House Energy Rating Scheme

## NatHERS Certificate No. 0007126295

Generated on 15 Mar 2022 using BERS Pro v4.4.1.5 (3.21)

### Property

Address	Unit 1, Miriam Street , Bass Hill , NSW , 2197
Lot/DP	2/0
NCC Class*	1A
Type	New Dwelling

### Plans

Main Plan	6923
Prepared by	Allcastle Homes - DI

### Construction and environment

Assessed floor area (m <sup>2</sup> )*	Exposure Type
Conditioned*	128.0
Unconditioned*	21.0
Total	149.0
Garage	16.0

NatHERS climate zone
Suburban
56



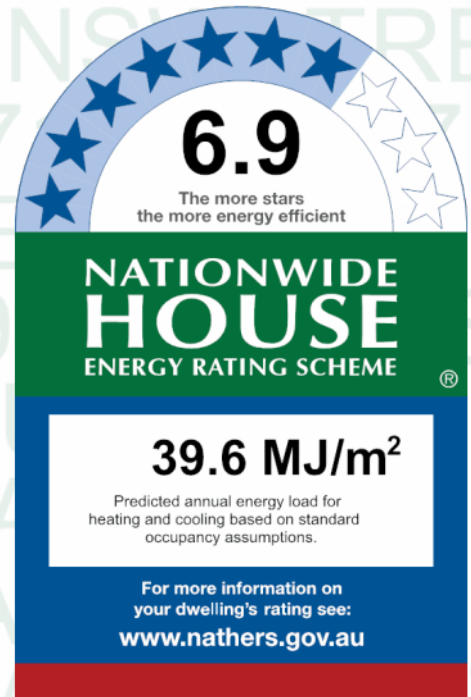
### Accredited assessor

Name	Daniel.Warda
Business name	Energi Thermal Assessors Pty Ltd
Email	daniel@energiassessments.com.au
Phone	0452504125
Accreditation No.	101182

### Assessor Accrediting Organisation

ABSA

Declaration of interest	Declaration not completed
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### Thermal performance

Heating	Cooling
<b>28.3</b> MJ/m <sup>2</sup>	<b>11.3</b> MJ/m <sup>2</sup>

### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Verification

To verify this certificate, scan the QR code or visit [hstar.com.au/QR/Generate?](http://hstar.com.au/QR/Generate?p=UzjAfObfj)



When using either link, ensure you are visiting [hstar.com.au](http://hstar.com.au)

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In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at [www.abcb.gov.au](http://www.abcb.gov.au).

State and territory variations and additions to the NCC may also apply.

## Certificate check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

### Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

### Exposure\*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

## Additional notes

Issue B

I have modeled the shading in accordance with NatHERS principles

## Window and glazed door *type and performance*

### Default\* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Custom\* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
STG-007-01 A	STG-007-01 A Aluminium Sliding Window SG 3Clr	6.3	0.73	0.69	0.77
STG-005-02 A	STG-005-02 A Aluminium Sliding Door SG 5Clr	6.3	0.72	0.68	0.76

## Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
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Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Kitchen/Family/	STG-007-01 A	n/a	1300	1400	n/a	45	N	No
Kitchen/Family/	STG-005-02 A	n/a	2400	2600	n/a	60	N	No
Lounge	STG-007-01 A	n/a	2000	1000	n/a	30	S	No
Bath	STG-007-01 A	n/a	900	600	n/a	45	W	No
Bedroom 1	STG-007-01 A	n/a	900	2400	n/a	45	N	No
Bedroom 2	STG-007-01 A	n/a	1000	2300	n/a	45	N	No
Bedroom 3	STG-007-01 A	n/a	1300	2100	n/a	45	S	No
Bedroom 4	STG-007-01 A	n/a	1300	2100	n/a	45	S	No

## Roof window type and performance

### Default\* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Custom\* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

## Roof window schedule

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
No Data Available								

## Skylight type and performance

Skylight ID	Skylight description
No Data Available	

## Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

## External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Lounge	2340	1020	90	S

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2150	2380	90	S

## External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Brick Veneer	0.50	Medium	Bulk Insulation R2	No
EW-2	Single Skin Brick	0.50	Medium	No insulation	No

## External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Kitchen/Family/	EW-1	2700	6200	N	3500	NO
Kitchen/Family/	EW-1	2700	6695	W	100	NO
Lounge	EW-1	2700	3300	S	1600	NO
Lounge	EW-1	2700	1000	W	3500	YES
Garage	EW-2	2775	2895	S	2600	YES
Garage	EW-2	2775	5495	W	100	NO
Bath	EW-1	2432	2990	W	600	NO
Bedroom 1	EW-1	2432	3595	N	600	NO
Bedroom 2	EW-1	2432	4595	W	600	NO
Bedroom 2	EW-1	2432	2595	N	600	NO
Bedroom 3	EW-1	2432	2895	S	600	YES
Bedroom 3	EW-1	2432	4595	W	600	NO
Bedroom 4	EW-1	2432	3300	S	600	NO
Bedroom 4	EW-1	2432	1000	W	3500	YES

## Internal wall type

Wall ID	Wall type	Area (m <sup>2</sup> )	Bulk insulation
IW-1 - Shaft liner party wall with plaster		68.00	Bulk Insulation both sides of shaft liner R2
IW-2 - Cavity wall, direct fix plasterboard, single gap		104.00	No insulation
IW-3 - Cavity wall, direct fix plasterboard, single gap		23.00	Bulk Insulation, No Air Gap R2

## Floor type

Location	Construction	Area (m <sup>2</sup> )	Sub-floor ventilation	Added insulation (R-value)	Covering
Kitchen/Family/	Waffle pod slab 300 mm 100mm	34.70	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Laundry	Waffle pod slab 300 mm 100mm	2.80	None	Waffle Pod 300mm	Ceramic Tiles 8mm
PDR	Waffle pod slab 300 mm 100mm	2.20	None	Waffle Pod 300mm	Ceramic Tiles 8mm

Location	Construction	Area (m <sup>2</sup> )	Sub-floor ventilation	Added insulation (R-value)	Covering
Lounge	Waffle pod slab 300 mm 100mm	22.00	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Garage	Waffle pod slab 225 mm 100mm	15.60	None	Waffle Pod 225mm	Bare
Stairs/Landing/Kitchen/Family/	Timber Above Plasterboard 19mm	2.90		No Insulation	Cork Tiles or Parquetry 8mm
Stairs/Landing/Lounge	Timber Above Plasterboard 19mm	7.40		No Insulation	Cork Tiles or Parquetry 8mm
Stairs/Landing/Garage	Timber Above Plasterboard 19mm	0.80		No Insulation	Cork Tiles or Parquetry 8mm
Bath/Kitchen/Family/	Timber Above Plasterboard 19mm	3.80		No Insulation	Ceramic Tiles 8mm
Bath/Garage	Timber Above Plasterboard 19mm	1.60		No Insulation	Ceramic Tiles 8mm
Bedroom 1/Kitchen/Family/	Timber Above Plasterboard 19mm	14.10		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 1/Laundry	Timber Above Plasterboard 19mm	2.50		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 2/Kitchen/Family/	Timber Above Plasterboard 19mm	11.60		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 3/Garage	Timber Above Plasterboard 19mm	13.00		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 4/Lounge	Timber Above Plasterboard 19mm	13.90		No Insulation	Cork Tiles or Parquetry 8mm
Ensuite/Kitchen/Family/	Timber Above Plasterboard 19mm	1.60		No Insulation	Ceramic Tiles 8mm
Ensuite/PDR	Timber Above Plasterboard 19mm	2.20		No Insulation	Ceramic Tiles 8mm

## Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Kitchen/Family/	Timber Above Plasterboard	No Insulation	No
Laundry	Timber Above Plasterboard	No Insulation	No
PDR	Timber Above Plasterboard	No Insulation	No
Lounge	Timber Above Plasterboard	No Insulation	No
Garage	Timber Above Plasterboard	No Insulation	No
Stairs/Landing	Plasterboard	Bulk Insulation R5	No
Bath	Plasterboard	Bulk Insulation R5	No
Bedroom 1	Plasterboard	Bulk Insulation R5	No
Bedroom 2	Plasterboard	Bulk Insulation R5	No
Bedroom 3	Plasterboard	Bulk Insulation R5	No
Bedroom 4	Plasterboard	Bulk Insulation R5	No
Ensuite	Plasterboard	Bulk Insulation R5	No

## Ceiling penetrations\*

Location	Quantity	Type	Diameter (mm <sup>2</sup> )	Sealed/unsealed
Kitchen/Family/	1	Wall Vents	300	
Laundry	1	Exhaust Fans	300	Sealed
PDR	1	Exhaust Fans	300	Sealed
Bath	1	Exhaust Fans	300	Sealed
Ensuite	1	Exhaust Fans	300	Sealed

## Ceiling *fans*

Location	Quantity	Diameter (mm)
No Data Available		

## Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Roof Tiles	Foil, Gap Above, Reflective Side Down, Anti-glare Up	0.50	Medium

## Explanatory notes

### About this report

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While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

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## Glossary

<b>Annual energy load</b>	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
<b>Assessed floor area</b>	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
<b>Ceiling penetrations</b>	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
<b>Conditioned</b>	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
<b>Custom windows</b>	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
<b>Default windows</b>	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
<b>Entrance door</b>	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
<b>Exposure category – exposed</b>	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
<b>Exposure category – open</b>	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
<b>Exposure category – suburban</b>	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
<b>Exposure category – protected</b>	terrain with numerous, closely spaced obstructions over 10m e.g. city and industrial areas.
<b>Horizontal shading feature</b>	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
<b>National Construction Code (NCC) Class</b>	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at <a href="http://www.abcb.gov.au">www.abcb.gov.au</a> .
<b>Opening percentage</b>	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
<b>Provisional value</b>	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at <a href="http://www.nathers.gov.au">www.nathers.gov.au</a>
<b>Reflective wrap</b> (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
<b>Roof window</b>	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
<b>Shading device</b>	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
<b>Shading features</b>	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
<b>Solar heat gain coefficient (SHGC)</b>	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
<b>Skylight</b> (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
<b>U-value</b>	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
<b>Unconditioned</b>	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
<b>Vertical shading features</b>	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

# Nationwide House Energy Rating Scheme

## NatHERS Certificate No. 0007126303

Generated on 15 Mar 2022 using BERS Pro v4.4.1.5 (3.21)

### Property

**Address** Unit 2, Miriam Street, Bass Hill, NSW, 2197  
**Lot/DP** 2/0  
**NCC Class\*** 1A  
**Type** New Dwelling

### Plans

**Main Plan** 6923  
**Prepared by** Allcastle Homes - DI

### Construction and environment

<b>Assessed floor area (m<sup>2</sup>)*</b>	<b>Exposure Type</b>
Conditioned* 128.0	Suburban
Unconditioned* 21.0	<b>NatHERS climate zone</b>
Total 149.0	56
Garage 16.0	



### Accredited assessor

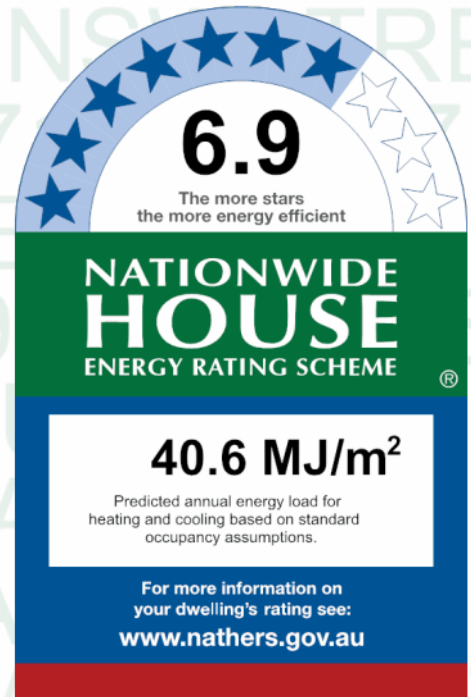
**Name** Daniel.Warda  
**Business name** Energi Thermal Assessors Pty Ltd  
**Email** daniel@energiassessments.com.au  
**Phone** 0452504125  
**Accreditation No.** 101182  
**Assessor Accrediting Organisation**  
ABSA  
**Declaration of interest** Declaration not completed

### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at [www.abcb.gov.au](http://www.abcb.gov.au).

State and territory variations and additions to the NCC may also apply.



### Thermal performance

<b>Heating</b>	<b>Cooling</b>
<b>29.1</b>	<b>11.5</b>
<b>MJ/m<sup>2</sup></b>	<b>MJ/m<sup>2</sup></b>

### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Verification

To verify this certificate, scan the QR code or visit [hstar.com.au/QR/Generate?p=quGWjNpty](http://hstar.com.au/QR/Generate?p=quGWjNpty). When using either link, ensure you are visiting [hstar.com.au](http://hstar.com.au)





## Certificate check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

### Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

### Ceiling penetrations\*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

### Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

### Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

### Exposure\*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

### Provisional\* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

## Additional notes

Issue B

I have modeled the shading in accordance with NatHERS principles

## Window and glazed door *type and performance*

### Default\* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Custom\* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
STG-007-01 A	STG-007-01 A Aluminium Sliding Window SG 3Clr	6.3	0.73	0.69	0.77
STG-005-02 A	STG-005-02 A Aluminium Sliding Door SG 5Clr	6.3	0.72	0.68	0.76

## Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
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Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Kitchen/Family/	STG-007-01 A	n/a	1300	1400	n/a	45	N	No
Kitchen/Family/	STG-005-02 A	n/a	2400	2600	n/a	60	N	No
Lounge	STG-007-01 A	n/a	2000	1490	n/a	30	S	No
Bath	STG-007-01 A	n/a	900	600	n/a	45	E	No
Bedroom 1	STG-007-01 A	n/a	900	2400	n/a	45	N	No
Bedroom 2	STG-007-01 A	n/a	1000	2300	n/a	45	N	No
Bedroom 3	STG-007-01 A	n/a	1300	2100	n/a	45	S	No
Bedroom 4	STG-007-01 A	n/a	1300	2100	n/a	45	S	No

## Roof window type and performance

### Default\* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

### Custom\* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

## Roof window schedule

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
No Data Available								

## Skylight type and performance

Skylight ID	Skylight description
No Data Available	

## Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

## External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Lounge	2340	1020	90	S



Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2150	2380	90	S

## External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Brick Veneer	0.50	Medium	Bulk Insulation R2	No
EW-2	Single Skin Brick	0.50	Medium	No insulation	No

## External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Kitchen/Family/	EW-1	2700	6695	E	100	NO
Kitchen/Family/	EW-1	2700	6200	N	3500	NO
Lounge	EW-1	2700	1000	E	100	YES
Lounge	EW-1	2700	3300	S	1100	NO
Garage	EW-2	2775	5495	E	100	NO
Garage	EW-2	2775	2895	S	100	YES
Bath	EW-1	2432	2990	E	600	NO
Bedroom 1	EW-1	2432	3695	N	600	NO
Bedroom 2	EW-1	2432	2495	N	600	NO
Bedroom 2	EW-1	2432	4595	E	600	NO
Bedroom 3	EW-1	2432	4595	E	600	NO
Bedroom 3	EW-1	2432	2895	S	600	YES
Bedroom 4	EW-1	2432	1000	E	3500	YES
Bedroom 4	EW-1	2432	3300	S	600	NO

## Internal wall type

Wall ID	Wall type	Area (m <sup>2</sup> )	Bulk insulation
IW-1 - Cavity wall, direct fix plasterboard, single gap		23.00	Bulk Insulation, No Air Gap R2
IW-2 - Cavity wall, direct fix plasterboard, single gap		105.00	No insulation
IW-3 - Shaft liner party wall with plaster		68.00	Bulk Insulation both sides of shaft liner R2

## Floor type

Location	Construction	Area (m <sup>2</sup> )	Sub-floor ventilation	Added insulation (R-value)	Covering
Kitchen/Family/	Waffle pod slab 300 mm 100mm	34.70	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Laundry	Waffle pod slab 300 mm 100mm	2.80	None	Waffle Pod 300mm	Ceramic Tiles 8mm
PDR	Waffle pod slab 300 mm 100mm	2.20	None	Waffle Pod 300mm	Ceramic Tiles 8mm

Location	Construction	Area (m <sup>2</sup> )	Sub-floor ventilation	Added insulation (R-value)	Covering
Lounge	Waffle pod slab 300 mm 100mm	22.00	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Garage	Waffle pod slab 225 mm 100mm	15.60	None	Waffle Pod 225mm	Bare
Stairs/Landing/Kitchen/Family/	Timber Above Plasterboard 19mm	2.80		No Insulation	Cork Tiles or Parquetry 8mm
Stairs/Landing/Lounge	Timber Above Plasterboard 19mm	7.40		No Insulation	Cork Tiles or Parquetry 8mm
Stairs/Landing/Garage	Timber Above Plasterboard 19mm	0.80		No Insulation	Cork Tiles or Parquetry 8mm
Bath/Kitchen/Family/	Timber Above Plasterboard 19mm	3.80		No Insulation	Ceramic Tiles 8mm
Bath/Garage	Timber Above Plasterboard 19mm	1.60		No Insulation	Ceramic Tiles 8mm
Bedroom 1/Kitchen/Family/	Timber Above Plasterboard 19mm	14.40		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 1/Laundry	Timber Above Plasterboard 19mm	2.50		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 2/Kitchen/Family/	Timber Above Plasterboard 19mm	11.30		No Insulation	Cork Tiles or Parquetry 8mm
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Bedroom 4/Lounge	Timber Above Plasterboard 19mm	13.90		No Insulation	Cork Tiles or Parquetry 8mm
Ensuite/Kitchen/Family/	Timber Above Plasterboard 19mm	1.60		No Insulation	Ceramic Tiles 8mm
Ensuite/PDR	Timber Above Plasterboard 19mm	2.20		No Insulation	Ceramic Tiles 8mm

## Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Kitchen/Family/	Timber Above Plasterboard	No Insulation	No
Laundry	Timber Above Plasterboard	No Insulation	No
PDR	Timber Above Plasterboard	No Insulation	No
Lounge	Timber Above Plasterboard	No Insulation	No
Garage	Timber Above Plasterboard	No Insulation	No
Stairs/Landing	Plasterboard	Bulk Insulation R5	No
Bath	Plasterboard	Bulk Insulation R5	No
Bedroom 1	Plasterboard	Bulk Insulation R5	No
Bedroom 2	Plasterboard	Bulk Insulation R5	No
Bedroom 3	Plasterboard	Bulk Insulation R5	No
Bedroom 4	Plasterboard	Bulk Insulation R5	No
Ensuite	Plasterboard	Bulk Insulation R5	No

## Ceiling penetrations\*

Location	Quantity	Type	Diameter (mm <sup>2</sup> )	Sealed/unsealed
Kitchen/Family/	1	Wall Vents	300	
Laundry	1	Exhaust Fans	300	Sealed
PDR	1	Exhaust Fans	300	Sealed
Bath	1	Exhaust Fans	300	Sealed
Ensuite	1	Exhaust Fans	300	Sealed

## Ceiling *fans*

Location	Quantity	Diameter (mm)
No Data Available		

## Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Roof Tiles	Foil, Gap Above, Reflective Side Down, Anti-glare Up	0.50	Medium

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Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

## Glossary

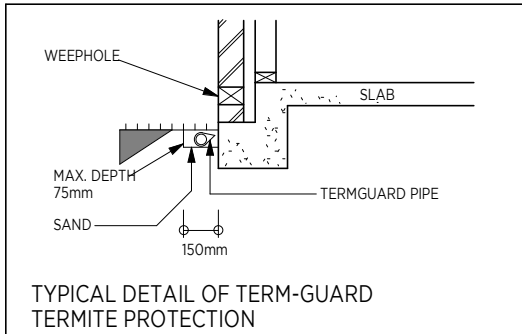
<b>Annual energy load</b>	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
<b>Assessed floor area</b>	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
<b>Ceiling penetrations</b>	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
<b>Conditioned</b>	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
<b>Custom windows</b>	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
<b>Default windows</b>	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
<b>Entrance door</b>	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
<b>Exposure category – exposed</b>	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
<b>Exposure category – open</b>	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
<b>Exposure category – suburban</b>	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
<b>Exposure category – protected</b>	terrain with numerous, closely spaced obstructions over 10m e.g. city and industrial areas.
<b>Horizontal shading feature</b>	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
<b>National Construction Code (NCC) Class</b>	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at <a href="http://www.abcb.gov.au">www.abcb.gov.au</a> .
<b>Opening percentage</b>	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
<b>Provisional value</b>	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at <a href="http://www.nathers.gov.au">www.nathers.gov.au</a>
<b>Reflective wrap</b> (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
<b>Roof window</b>	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
<b>Shading device</b>	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
<b>Shading features</b>	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
<b>Solar heat gain coefficient (SHGC)</b>	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
<b>Skylight</b> (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
<b>U-value</b>	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
<b>Unconditioned</b>	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
<b>Vertical shading features</b>	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

FLOOR COVERING UNIT 1			
GROUND FLOOR		FIRST FLOOR	
LOUNGE	TILES	BEDS	TIMBER LAM
FAMILY/DINING	AS SELECTED	STAI	TIMBER LAM
KITCHEN	AS SELECTED		

EXTERNAL COLOUR	
ROOF	EXTERNAL WALL
LIGHT/MEDIUM/DARK	LIGHT/MEDIUM/DARK

FLOOR COVERING UNIT 2			
GROUND FLOOR		FIRST FLOOR	
LOUNGE	TILES	BEDS	TIMBER LAM
FAMILY/DINING	AS SELECTED	STAI	TIMBER LAM
KITCHEN	AS SELECTED		

EXTERNAL COLOUR	
ROOF	EXTERNAL WALL
LIGHT/MEDIUM/DARK	LIGHT/MEDIUM/DARK



NOTE:  
STORMWATER TO BE CONNECTED  
TO RAINWATER TANK. OVERFLOW  
TO HYDRAULIC'S DETAIL (DESIGN &  
CONSTRUCT BY OWNER)

RAINWATER DUAL PLUMBING  
CONNECTED AS PER BASIX  
CERTIFICATE

ALL WORKS TO BE CARRIED OUT  
IN ACCORDANCE WITH  
REQUIREMENTS SET OUT ON THE  
ABSA CERTIFICATE

## L.G.A : BANKSTOWN COUNCIL SITE CALCULATIONS

A. UNIT 1 GROUND FLOOR AREA	107.81 m <sup>2</sup>
B. UNIT 1 FIRST FLOOR AREA	87.00 m <sup>2</sup>
C. UNIT 2 GROUND FLOOR AREA	
D. UNIT 2 FIRST FLOOR AREA	107.81 m <sup>2</sup>
E. TOTAL BUILDING AREA	86.00 m <sup>2</sup>
F. UNIT 1 GARAGE AREA	
G. UNIT 2 GARAGE AREA	389.62 m <sup>2</sup>
H. UNIT 1 PORCH AREA	
I. UNIT 2 PORCH AREA	17.95 m <sup>2</sup>
J. UNIT 1 ALFRESCO AREA	17.95 m <sup>2</sup>
K. UNIT 2 ALFRESCO AREA	1.79 m <sup>2</sup>
L. EXT WALLS/VOIDS AREA	1.79 m <sup>2</sup>
M. DRIVEWAY AREA	19.02 m <sup>2</sup>
N. SITE AREA	19.02 m <sup>2</sup>
FSR: (E - (F+G+H+I+J+K+L) / N)	36.72 m <sup>2</sup>
	0.44 : 1

SITE COVERAGE: (A+C+M) / N  
LANDSCAPE: 39.59 %  
60.41 %

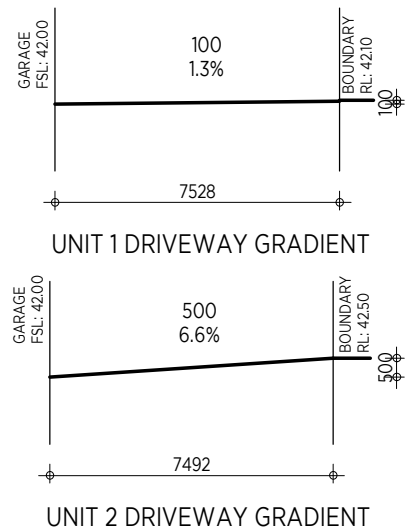
## KEY

ET : Electric Turret	ET	LIN : Lintel	
LP : Light Pole	LP	KO : Kerb Outlet	+
PP : Power Pole	PP	SIP : Sewer Insp Point	o
GM : Gas Meter	GM	SMS : Sewer Maint. Shaft	o
HYD : Hydrant	HYD	SMH : Sewer Manhole	o
SV : Stop Valve	SV	TEL : Telecom Pit	o
WC : Water Connection	WC	PC : Pram Crossing	
WM : Water Meter	WM	VC : Vehicle Crossing	
SWP : Stormwater Pit	SWP	DH&W:Drillhole & Wing	o

OWNER TO IDENTIFY TREE SPECIES WITHIN  
3M OF HOUSE (SHOWN DASHED) TREES TO  
BE REMOVED (BY OWNER) MUST BE  
CHECKED AGAINST COUNCIL'S PROTECTED  
REGISTER PRIOR TO APPROVAL

EXISTING HOUSE, PAVING,  
DRIVEWAY, SHEDS ETC  
(SHOWN DOTTED) TO BE  
REMOVED BY OWNER  
AFTER APPROVAL PRIOR  
TO CONSTRUCTION

## H CLASS SLAB



Lot 1  
FIBRO  
RESIDENCE  
(tile roof)  
No. 8

RL: 41.62  
FILL 70  
DEB-NGL

RL: 41.89  
CUT 200

Easement to Drain  
Water over existing  
Line of Pipes  
(approx posn)  
(DP 642825)

RL: 41.69  
NGL

RL: 42.20  
CUT 510



NOTE: REFER TO ELECTRICAL PLAN  
PREPARED BY CLIPSAL FOR ALL ELECTRICAL  
REQUIREMENTS

OWNER(S) ACCEPTANCE  
I/WE HEREBY APPROVE OUR BUILDING PLANS  
TO BE BUILT ON OUR LAND.

I/WE HAVE STUDIED THE PLANS AND HAVE  
HAD THEM EXPLAINED TO US AND ACCEPT  
AND APPROVE THE FRONT/REAR/SIDE  
SETBACKS AND CUT/FILL LEVELS AS SHOWN  
ON THE PLAN.  
I/WE ACCEPT NO CHANGES CAN BE MADE.

I/WE HAVE HAD THE DRIVEWAY GRADIENT  
EXPLAINED.

I/WE HAVE HAD THE BASIX WATER TANK OR  
THE DUAL WATER PLUMBING EXPLAINED.

I/WE HAVE HAD OUR CHOSEN  
ALTERATIONS/VARIATIONS EXPLAINED TO US.

I/WE HEREBY APPROVE OUR PLANS AND GIVE  
CONSENT TO ALLCASTLE HOMES P/L TO  
LODGE OUR PLANS TO APPROVING  
AUTHORITY FOR A DEVELOPMENT  
APPLICATION.

I/WE UNDERSTAND THAT NO FURTHER  
PHYSICAL CHANGES CAN BE MADE  
I/WE UNDERSTAND THAT DUE TO  
CONSTRUCTION CONSTRAINTS, THE BUILDER  
MAY VARY PLANS ON SITE TO SUIT.

I/WE UNDERSTAND ANY SURFACE DRAINAGE  
OR RETAINING WALLS REQUIRED BY  
APPROVING AUTHORITY ARE TO BE  
COMPLETED WITH LANDSCAPING BY OWNER

OWNER OWNER DATE

17.02.22FA 14.01.22	B A (T02)	VARIATION FIRST DRAW
DATE	ISSUE	REVISION

NOTE: ALL WORKS TO COMPLY WITH RELEVANT NCC AND AUSTRALIAN STANDARDS  
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INCLUSIONS ARE CORRECT.NOTE: WET AREA SYMBOLS ARE STRICTLY SYMBOLIC, OWNERS TO  
CONFIRM WET AREA ITEMS WITH SELECTIONS.

PROPOSED RESIDENCE		BANNABY DUPLEX	
FOR: MR & MRS SLEIMAN		DATE: 14.01.22	SCALE: 1:200
AT: LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197		DRAWN: DI	CHECKED
		SHEET NO: 01	JOB NO: 6923

SALES: PHONE: (02) 9629 4772  
FAX: (02) 9629 5813  
HEAD OFFICE: 96-100 TOONGABBIE ROAD,  
GIRRAWEE NSW 2145  
PHONE: (02) 9672 7055  
FAX: (02) 9672 7033  
ABN: 12057761378 BLDG.LIC.39371

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A/C VENT & DROPPER POSITION  
ARE APPROXIMATE ONLY & MAY BE  
MOVED ON SITE, & SQUARE OR  
RECTANGULAR VENTS MAY BE  
REQUIRED TO SUIT DIFFERENT  
CONSTRUCTION REQUIREMENTS

**PROVIDE 240MM FLOOR JOISTS**

ALL DOWNPIPES TO BE PVC,  
CIRCULAR & SET 240MM FROM  
OUTSIDE OF EDGE TO  
CENTRELINE OF D.P. UNLESS  
OTHERWISE INDICATED

6-STAR RATED WATER EFFICIENCY TO TAPS  
FOR BASINS AND BATHS  
4-STAR TO KITCHEN TAPS  
4-STAR TO W.C. CISTERNS  
**4-STAR SHOWER HEAD FLOW >7.5 BUT <=9L/min**

**NOTE:** PLUMBER TO KEEP  
VANITY DRAINAGE POINT MAX.  
100MM FROM BOTTOM PLATE

**NOTE:**  
WINDOWS MAY NOT BE CENTERED  
INTERNALLY TO ROOMS DUE TO BRICK  
SIZING TO EXTERNAL WALL

**NOTE:** ALL STRUCTURAL BEAMS/POSTS ARE AN INDICATION ONLY. REFER TO ENGINEERING DETAILS FOR ALL LOCATIONS & CONNECTIONS.

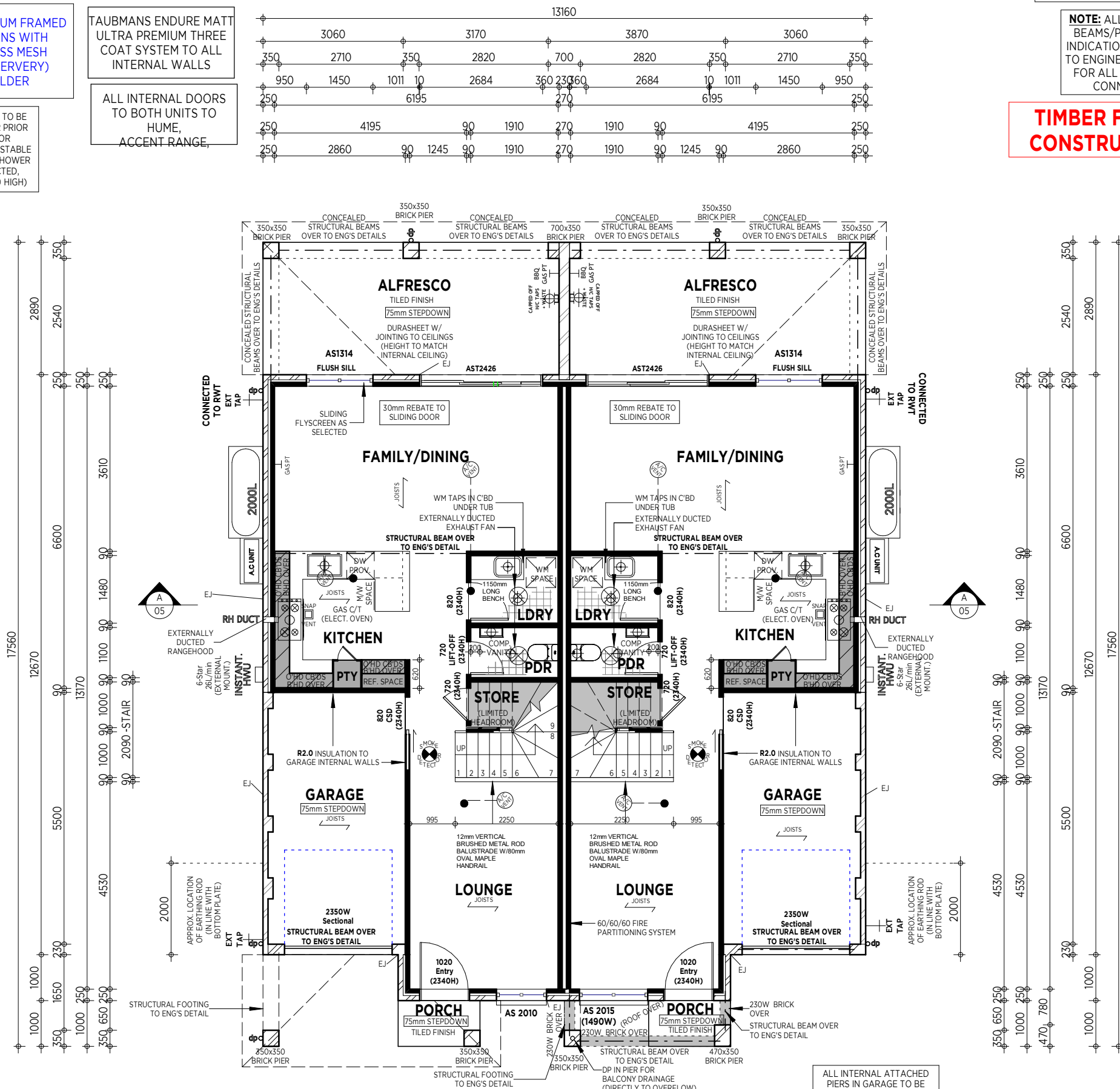
## TIMBER FRAME CONSTRUCTION

0 X ALUMINIUM FRAMED  
FLYSCREENS WITH  
FIBREGLASS MESH  
(EXCEPT SERVERY)  
BY BUILDER

TAUBMANS ENDURE MATT  
ULTRA PREMIUM THREE  
COAT SYSTEM TO ALL  
INTERNAL WALLS

ALL INTERNAL DOOR  
TO BOTH UNITS TO  
HUME,  
~~ACCENT RANGE.~~

SHOWER ROSES TO BE  
1850 OFF FLOOR PRIOR  
TO TILING FOR  
STANDARD ADJUSTABLE  
ROSE (IF FIXED SHOWER  
ROSE IS SELECTED,  
MOUNT AT 2000 HIGH)



**NOTE:** REFER TO ELECTRICAL PLAN  
PREPARED BY CLIPSAL FOR ALL ELECTRICAL  
REQUIREMENTS

OWNER(S) ACCEPTANCE

I/WE HEREBY APPROVE OUR BUILDING PLANS  
TO BE BUILT ON OUR LAND.

I/WE HAVE STUDIED THE PLANS AND HAVE HAD THEM EXPLAINED TO US AND ACCEPT AND APPROVE THE FRONT/REAR/SIDE SETBACKS AND CUT/FILL LEVELS AS SHOWN ON THE PLAN.

I/WE HAVE HAD THE DRIVEWAY GRADIENT EXPLAINED.

I/WE HAVE HAD THE BASIX WATER TANK C  
THE DUAL WATER PLUMBING EXPLAINED.

I/WE HAVE HAD OUR CHOSEN  
ALTERATIONS/VARIATIONS EXPLAINED TO US

I/WE HEREBY APPROVE OUR PLANS AND GIVE  
CONSENT TO ALLCASTLE HOMES P/L TO  
LODGE OUR PLANS TO APPROVING  
AUTHORITY FOR A DEVELOPMENT  
APPLICATION.

I/WE UNDERSTAND THAT NO FURTHER  
PHYSICAL CHANGES CAN BE MADE  
I/WE UNDERSTAND THAT DUE TO  
CONSTRUCTION CONSTRAINTS, THE BUILDER  
MAY VARY PLANS ON SITE TO SUIT.

I/WE UNDERSTAND ANY SURFACE DRAINAGE  
OR RETAINING WALLS REQUIRED BY  
APPROVING AUTHORITY ARE TO BE  
COMPLETED WITH LANDSCAPING BY OWNER

OWNER	OWNER	DATE
-------	-------	------

17.02.22FA	B	VARIATION
14.01.22	A (T02)	FIRST DRAW
DATE	ISSUE	REVISION

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PROPOSED RESIDENCE

BANNABY DUPLEX

14.01.22	SCALE:	1:100
----------	--------	-------

FOR:  
MR & MRS SLEIMAN

DATE: 14.01.20

SCALE: 1 : 100

AT:  
LOT 2 (#6) MIRIAM STREET, BASS  
HILL, NSW 2197

SHEET NO:

JOB NO:

SALES: PHONE: (02) 9629 4772

FAX: (02) 9629 5813

HEAD 96-100 TOONGABBIE ROAD,  
OFFICE: GIRRAWEE NSW 2145

PHONE: (02) 9672 7055

FAX: (02) 9672 7033  
ABN: 12057761378 BLDG.LIC.39371



## GROUND FLOOR



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**NOTE:** WHERE FLOOR LEVEL IS >2M ABOVE EXTERNAL SURFACE BENEATH WINDOW, AND WHERE THE OPENABLE SASH IS <1.7M, ANY OPENABLE WINDOW IN A BEDROOM MUST BE RESTRICTED TO A 125MM OPENING. IN REGARDS TO OTHER ROOMS, THIS APPLIES WHERE THE FLOOR LEVEL IS >4M.

**R** DENOTES **R**ESTRICTION ON THE WINDOW

**ZONED 3-PHASE A/C**  
MIN. 3.0/3.5 E.E.R. FOR COOLING  
MIN. 3.0-3.5 E.E.R. FOR HEATING

A/C VENT & DROPPER POSITION ARE APPROXIMATE ONLY & MAY BE MOVED ON SITE, & SQUARE OR RECTANGULAR VENTS MAY BE REQUIRED TO SUIT DIFFERENT CONSTRUCTION REQUIREMENTS

**NOTE:**  
WINDOWS MAY NOT BE CENTERED INTERNALLY TO ROOMS DUE TO BRICK SIZING TO EXTERNAL WALL

ALL STEEL TO BE MEASURED (HEIGHT) & FLOORING TO BE CHECKED OVER IF REQUIRED

**NOTE:** ALL STRUCTURAL BEAMS/POSTS ARE AN INDICATION ONLY. REFER TO ENGINEERING DETAILS FOR ALL LOCATIONS & CONNECTIONS.

10 X ALUMINIUM FRAMED FLYSCREENS WITH FIBREGLASS MESH (EXCEPT SERVERY) BY BUILDER

SHOWER ROSES TO BE 1850 OFF FLOOR PRIOR TO TILING FOR STANDARD ADJUSTABLE ROSE (IF FIXED SHOWER ROSE IS SELECTED, MOUNT AT 2000 HIGH)

PROVIDE 240MM FLOOR JOISTS

**NOTE:** PLUMBER TO KEEP VANITY DRAINAGE POINT MAX. 100MM FROM BOTTOM PLATE

6-STAR RATED WATER EFFICIENCY TO TAPS FOR BASINS AND BATHS  
4-STAR TO KITCHEN TAPS  
4-STAR TO W.C. CISTERNS  
4-STAR SHOWER HEAD FLOW >7.5 BUT <=9L/min

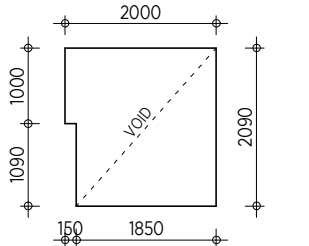
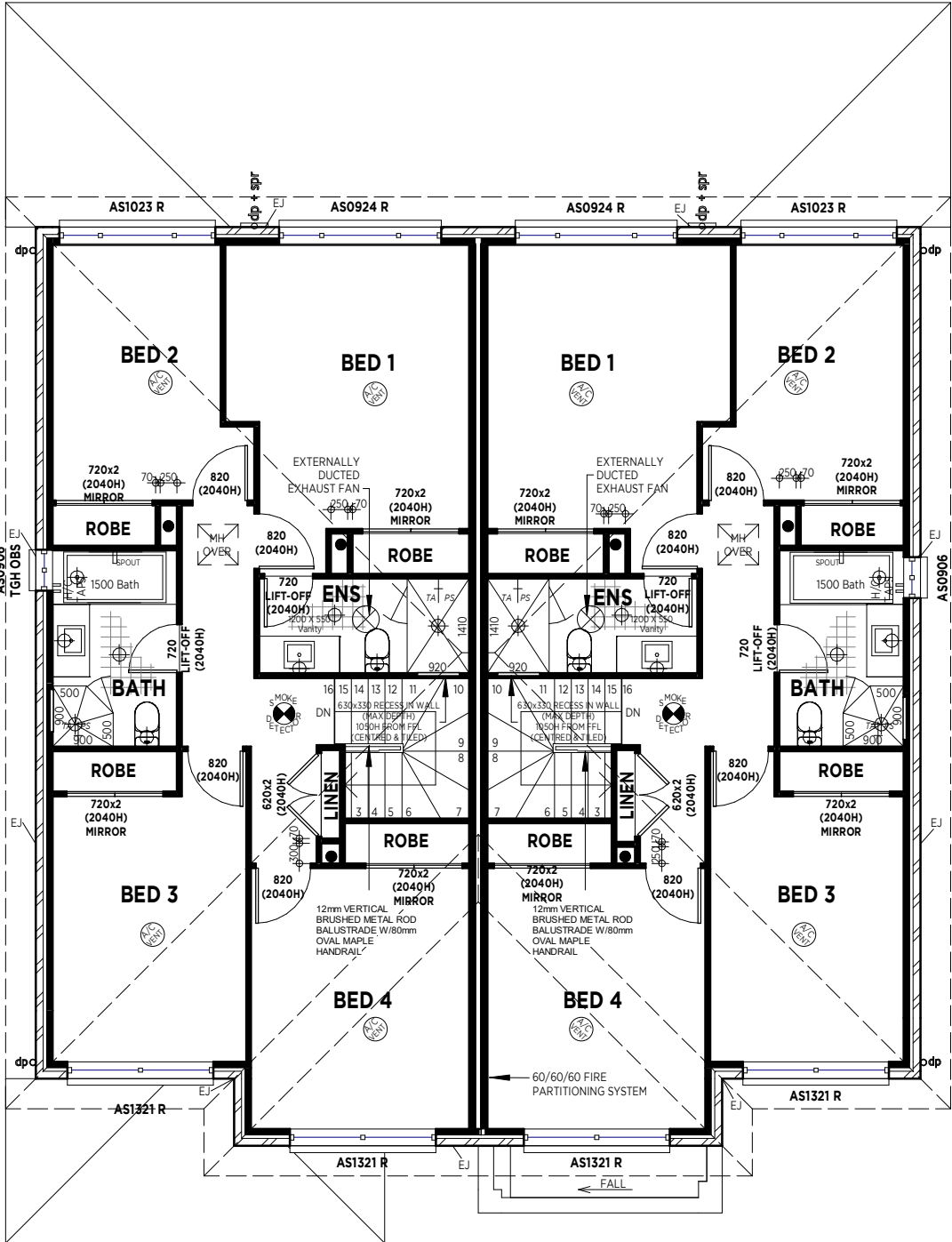
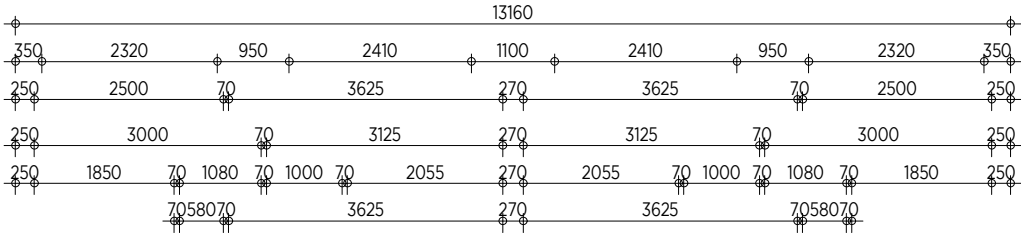
EXTERNAL DIMENSIONS OF HOME MAY NOT BE EXACT MULTIPLES OF BRICK AND IN SOME LOCATIONS UNEVEN CUTS TO BRICKS/ STORM MOULDS MAY BE REQUIRED

ALL DOWNPIPES TO BE PVC, CIRCULAR & SET 240MM FROM OUTSIDE OF EDGE TO CENTRELINE OF D.P. UNLESS OTHERWISE INDICATED

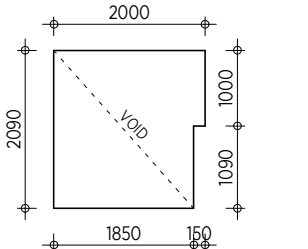
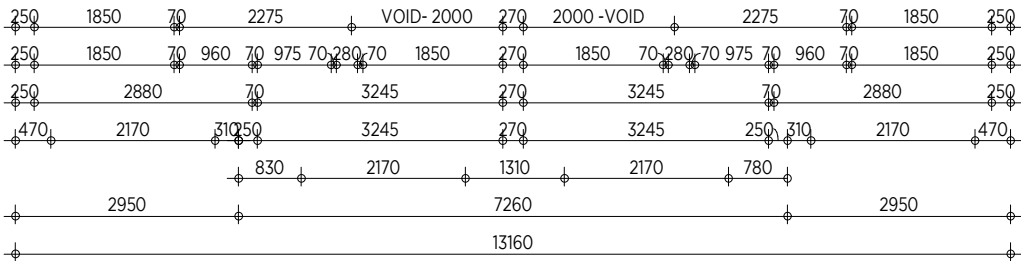
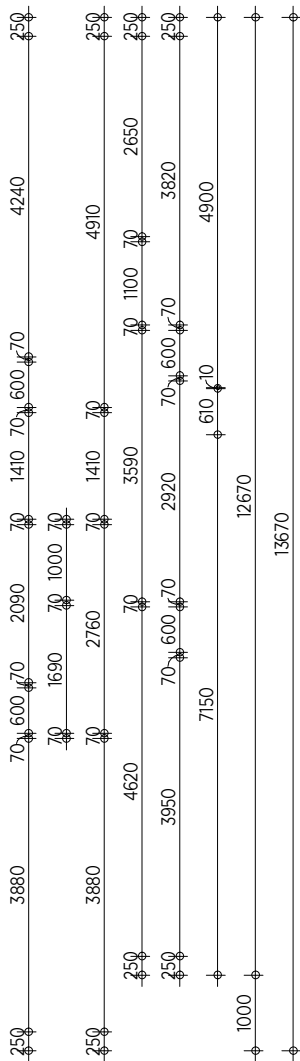
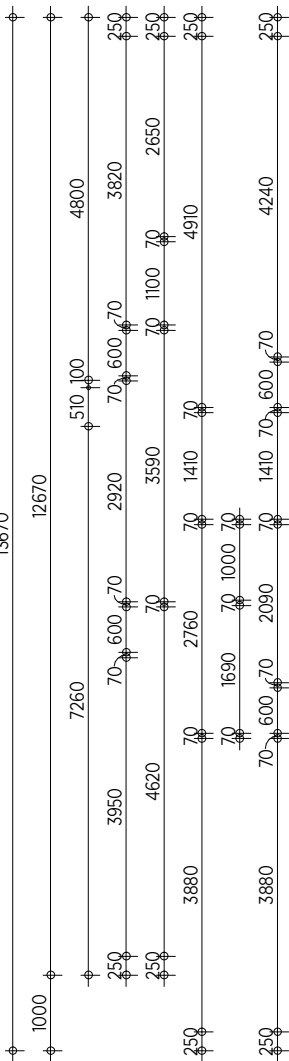
TIMBER FRAME CONSTRUCTION

TAUBMANS ENDURE MATT  
ULTRA PREMIUM THREE COAT SYSTEM TO ALL INTERNAL WALLS

ALL INTERNAL DOORS TO BOTH UNITS TO HUME, ACCENT RANGE,



UNIT 1 VOID DETAIL



UNIT 2 VOID DETAIL

**NOTE:** REFER TO ELECTRICAL PLAN PREPARED BY CLIPSA FOR ALL ELECTRICAL REQUIREMENTS

OWNER(S) ACCEPTANCE  
I/WE HEREBY APPROVE OUR BUILDING PLANS TO BE BUILT ON OUR LAND.

I/WE HAVE STUDIED THE PLANS AND HAVE HAD THEM EXPLAINED TO US AND ACCEPT AND APPROVE THE FRONT/REAR/SIDE SETBACKS AND CUT/FILL LEVELS AS SHOWN ON THE PLAN.  
I/WE ACCEPT NO CHANGES CAN BE MADE.

I/WE HAVE HAD THE DRIVEWAY GRADIENT EXPLAINED.

I/WE HAVE HAD THE BASIX WATER TANK OR THE DUAL WATER PLUMBING EXPLAINED.

I/WE HAVE HAD OUR CHOSEN ALTERATIONS/VARIATIONS EXPLAINED TO US.

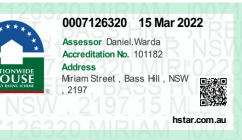
I/WE HEREBY APPROVE OUR PLANS AND GIVE CONSENT TO ALLCASTLE HOMES P/L TO LODGE OUR PLANS TO APPROVING AUTHORITY FOR A DEVELOPMENT APPLICATION.

I/WE UNDERSTAND THAT NO FURTHER PHYSICAL CHANGES CAN BE MADE  
I/WE UNDERSTAND THAT DUE TO CONSTRUCTION CONSTRAINTS, THE BUILDER MAY VARY PLANS ON SITE TO SUIT.

I/WE UNDERSTAND ANY SURFACE DRAINAGE OR RETAINING WALLS REQUIRED BY APPROVING AUTHORITY ARE TO BE COMPLETED WITH LANDSCAPING BY OWNER

17.02.22FA	B	VARIATION
14.01.22	A (T02)	FIRST DRAW
DATE	ISSUE	REVISION

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PROPOSED RESIDENCE

BANNABY DUPLEX

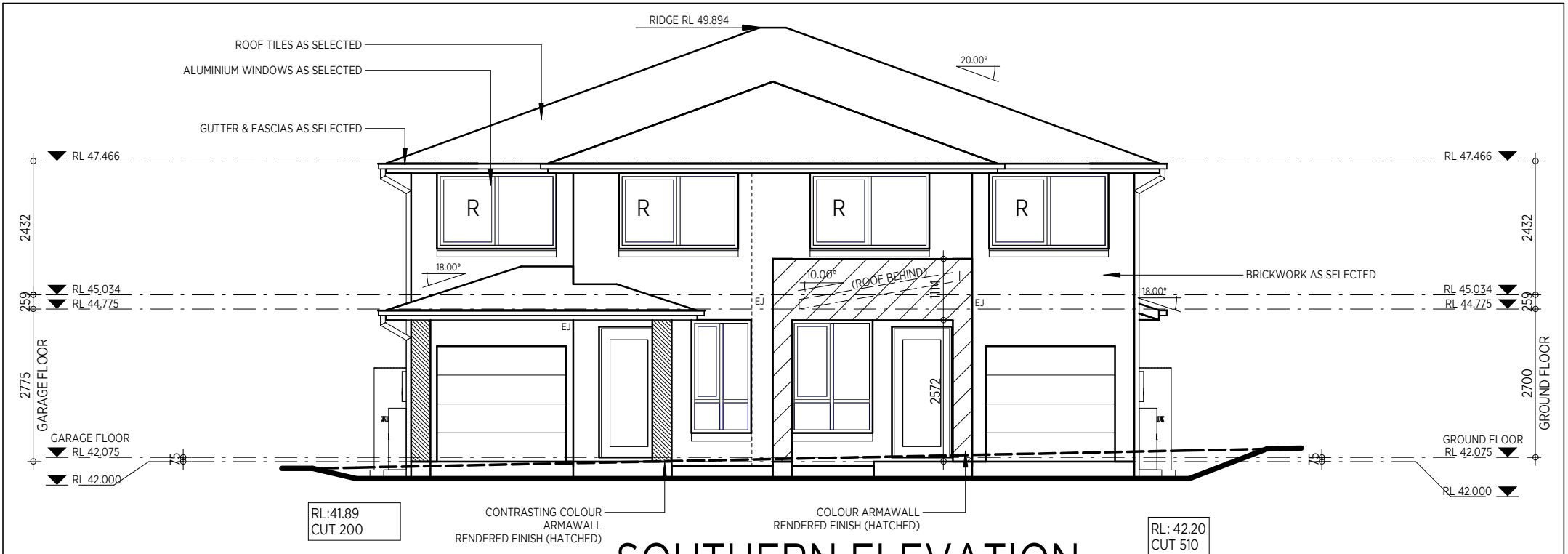
FOR:  
MR & MRS SLEIMAN  
  
AT:  
LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197

DATE: 14.01.22  
DRAWN: DI  
SHEET NO: 03  
JOB NO: 6923

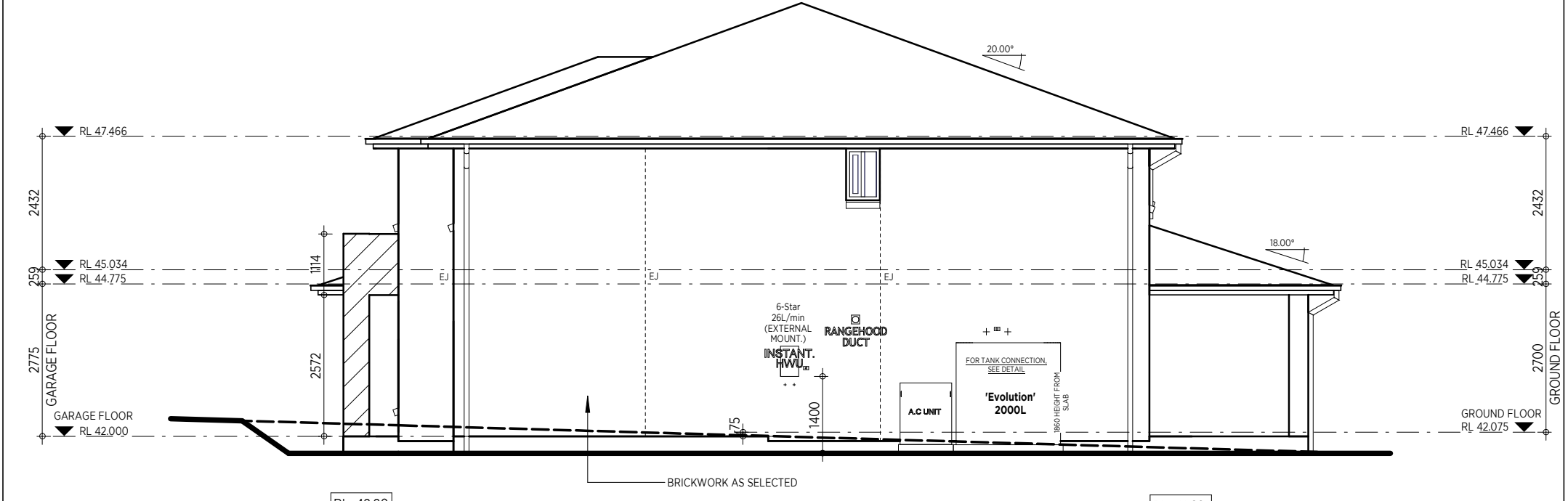
SALES: PHONE: (02) 9629 4772  
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HEAD OFFICE: 96-100 TOONGABBIE ROAD, GIRRAWEE NSW 2145  
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ABN: 12057761378 BLDG.LIC.39371







SOUTHERN ELEVATION



EASTERN ELEVATION

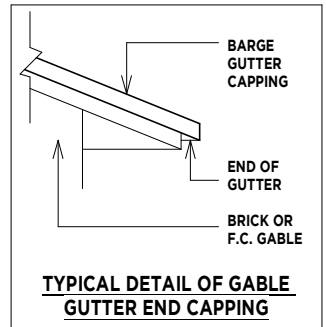


**NOTE:**  
WINDOWS MAY NOT BE CENTERED INTERNALLY TO ROOMS DUE TO BRICK SIZING TO EXTERNAL WALL

**PROVIDE 240MM FLOOR JOISTS**  
EXTERNAL DIMENSIONS OF HOME MAY NOT BE EXACT MULTIPLES OF BRICK AND IN SOME LOCATIONS UNEVEN CUTS TO BRICKS/ STORM MOULDS MAY BE REQUIRED

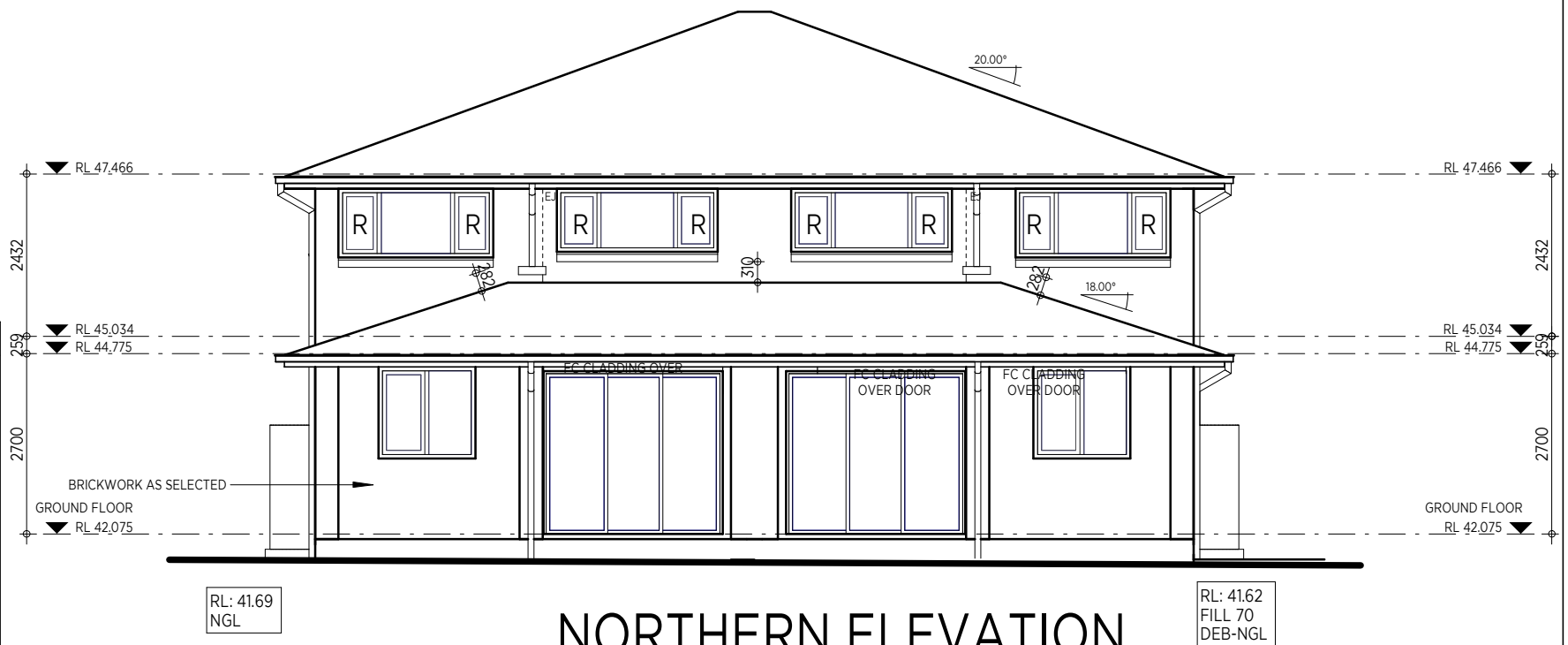
**10 X ALUMINIUM FRAMED FLYSCREENS WITH FIBREGLASS MESH (EXCEPT SERVRY) BY BUILDER**

**TIMBER FRAME CONSTRUCTION**  
**NOTE:** WHERE FLOOR LEVEL IS >2M ABOVE EXTERNAL SURFACE BENEATH WINDOW, AND WHERE THE OPENABLE SASH IS <1.7M, ANY OPENABLE WINDOW IN A BEDROOM MUST BE RESTRICTED TO A 125MM OPENING. IN REGARDS TO OTHER ROOMS, THIS APPLIES WHERE THE FLOOR LEVEL IS >4M.  
**R** DENOTES **R**RESTRICTION ON THE WINDOW



**NOTE:** REFER TO ELECTRICAL PLAN PREPARED BY CLIPSAL FOR ALL ELECTRICAL REQUIREMENTS

**OWNER(S) ACCEPTANCE**  
I/WE HEREBY APPROVE OUR BUILDING PLANS TO BE BUILT ON OUR LAND.  
I/WE HAVE STUDIED THE PLANS AND HAVE HAD THEM EXPLAINED TO US AND ACCEPT AND APPROVE THE FRONT/REAR/SIDE SETBACKS AND CUT/FILL LEVELS AS SHOWN ON THE PLAN.  
I/WE ACCEPT NO CHANGES CAN BE MADE.  
I/WE HAVE HAD THE DRIVEWAY GRADIENT EXPLAINED.  
I/WE HAVE HAD THE BASIX WATER TANK OR THE DUAL WATER PLUMBING EXPLAINED.  
I/WE HAVE HAD OUR CHOSEN ALTERATIONS/VARIATIONS EXPLAINED TO US.  
I/WE HEREBY APPROVE OUR PLANS AND GIVE CONSENT TO ALLCASTLE HOMES P/L TO LODGE OUR PLANS TO APPROVING AUTHORITY FOR A DEVELOPMENT APPLICATION.  
I/WE UNDERSTAND THAT NO FURTHER PHYSICAL CHANGES CAN BE MADE  
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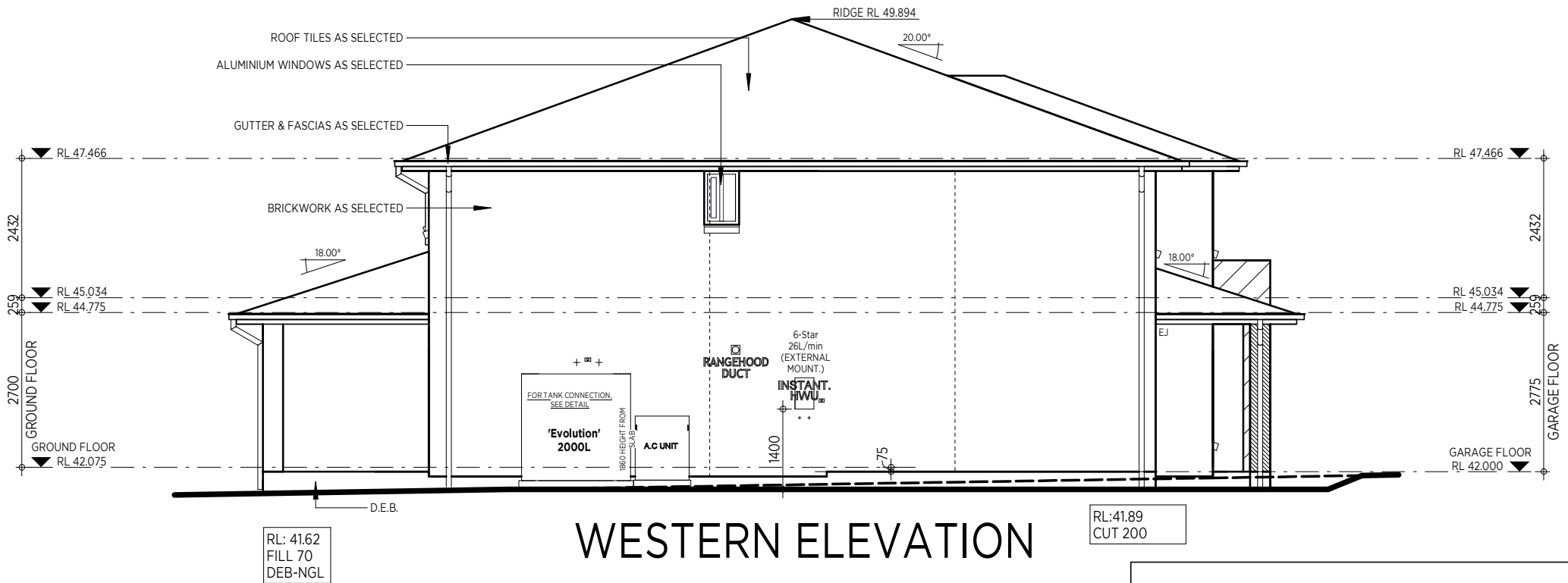
NORTHERN ELEVATION

ELEVATIONS

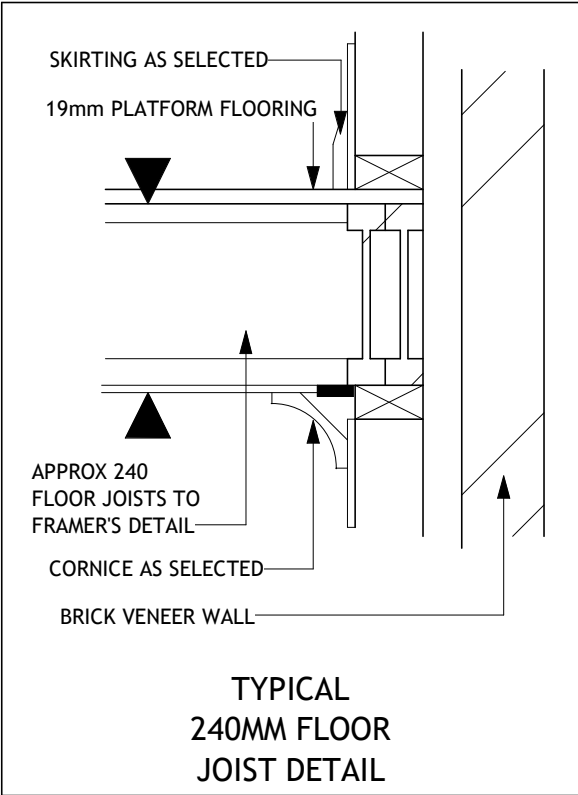
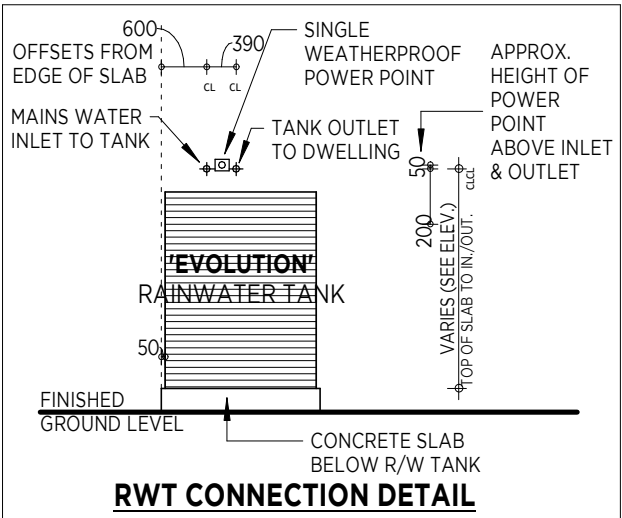
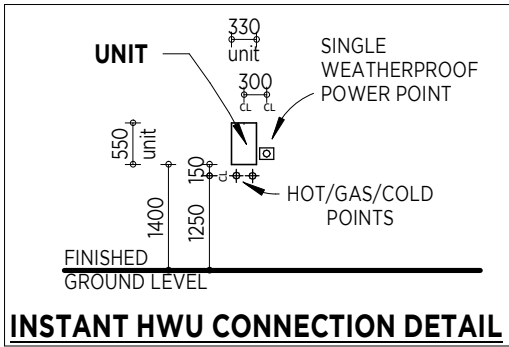
17.02.22FA 14.01.22	B A (T02)	VARIATION FIRST DRAW
DATE	ISSUE	REVISION
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PROPOSED RESIDENCE	BANNABY DUPLEX	SALES: PHONE: (02) 9629 4772 FAX: (02) 9629 5813 HEAD 96-100 TOONGABBIE ROAD, OFFICE: GIRRAWEE NSW 2145 PHONE: (02) 9672 7055 FAX: (02) 9672 7033 ABN: 12057761378 BLDG.LIC.39371
FOR: MR & MRS SLEIMAN	DATE: 14.01.22 DRAWN: DI	SCALE: 1:100 CHECKED
AT: LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197	SHEET NO: 04	JOB NO: 6923







# WESTERN ELEVATION



**NOTE:** WHERE FLOOR LEVEL IS >2M ABOVE EXTERNAL SURFACE BENEATH WINDOW, AND WHERE THE OPENABLE SASH IS <1.7M, ANY OPENABLE WINDOW IN A BEDROOM MUST BE RESTRICTED TO A 125MM OPENING. IN REGARDS TO OTHER ROOMS, THIS APPLIES WHERE THE FLOOR LEVEL IS >4M.

**R** DENOTES RESTRICTION ON THE WINDOW

EXTERNAL DIMENSIONS OF HOME MAY NOT BE EXACT MULTIPLES OF BRICK AND IN SOME LOCATIONS UNEVEN CUTS TO BRICKS/ STORM MOULDS MAY BE REQUIRED

**NOTE:** REQUIRED ARTIFICIAL FLUORESCENT LIGHTING AS PER BASIX CERTIFICATE

**NO** DOWNLIGHTS TO BE INSTALLED TO FIRST FLOOR CEILING

**HEAVY DUTY SARKING TO UNDERSIDE OF ROOFING**

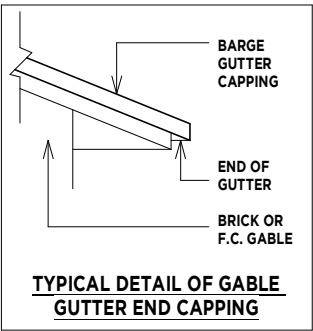
**90MM CORNICE THROUGHOUT (SQUARE SET TO BATHROOMS)**

**PROVIDE 240MM FLOOR JOISTS**

IF REQUIRED, BEAMS TO BE PACKED WITH **NON-COMPRESSIBLE MATERIAL** TO ENSURE FLOORS AND FRAMES ARE LEVEL

**CONCRETE ROOF TILES (UNLESS NOTED OTHERWISE)**

**10 X ALUMINIUM FRAMED FLYSCREENS WITH FIBREGLASS MESH (EXCEPT SERVERY) BY BUILDER**

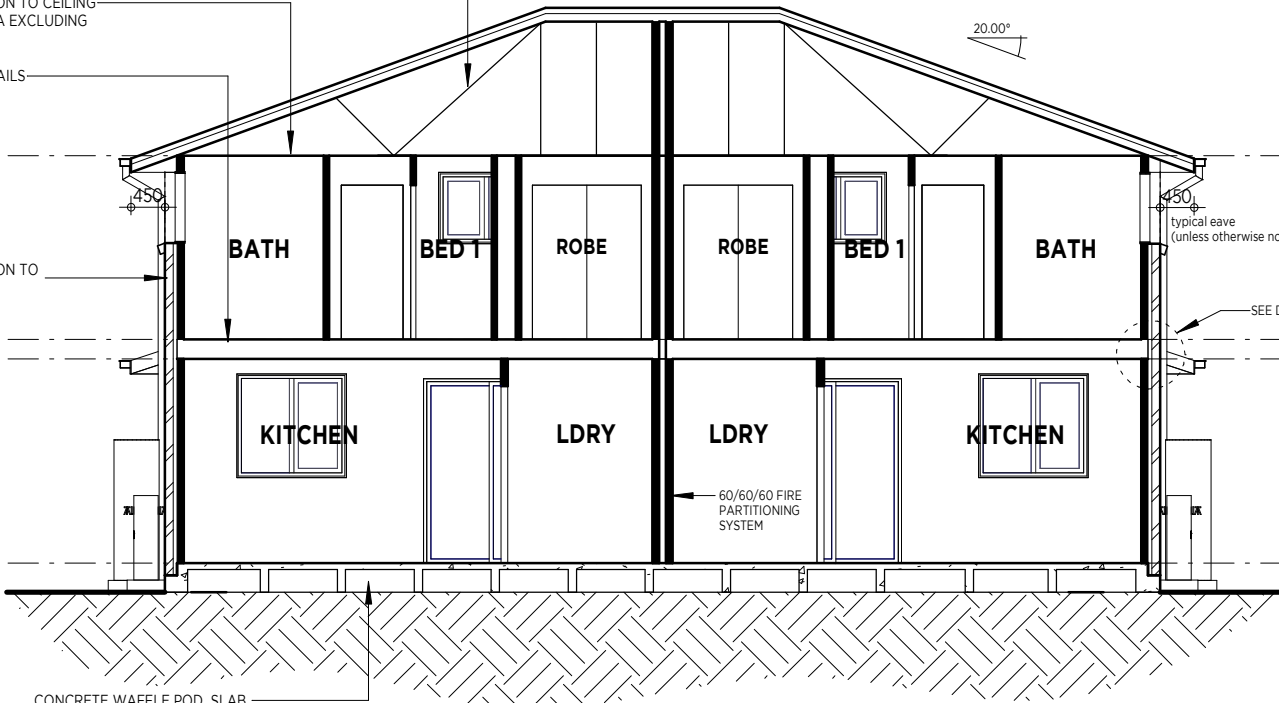


PREFABRICATED ROOF TRUSSES TO MANUFACTURER SPECIFICATIONS STRENGTHENED TO SUIT AC UNIT

PROVIDE **R5.0** INSULATION TO CEILING OF TRUSSED ROOF AREA EXCLUDING GARAGE & PORCH

JOISTS TO FRAMER DETAILS

PROVIDE **R2.0** INSULATION TO EXTERNAL STUD WALLS



## SECTION A-A

## ELEVATION & SECTION

**NOTE:** REFER TO ELECTRICAL PLAN PREPARED BY CLIPSAL FOR ALL ELECTRICAL REQUIREMENTS

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14.01.22	A (T02)	

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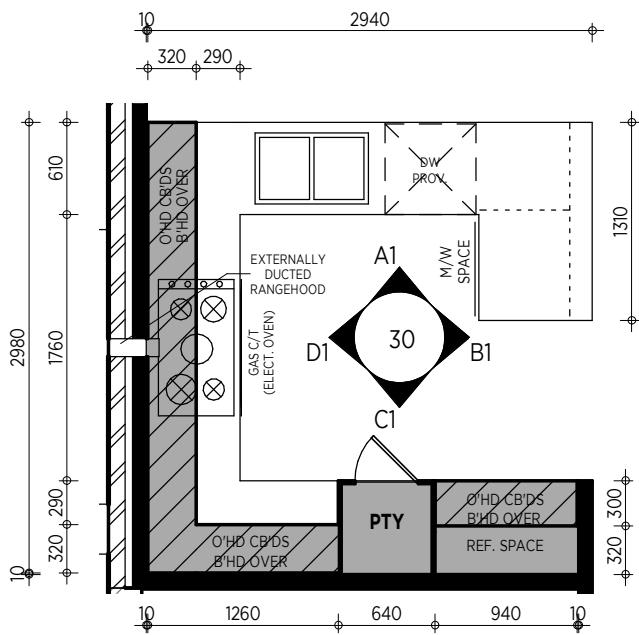
PROPOSED RESIDENCE	BANNABY DUPLEX
FOR: MR & MRS SLEIMAN	EDGE FAÇADE
AT: LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197	DATE: 14.01.22 SCALE: 1:100
	DRAWN: DI CHECKED
	SHEET NO: 05 JOB NO: 6923

SALES: PHONE: (02) 9629 4772  
FAX: (02) 9629 5813  
HEAD OFFICE: 96-100 TOONGABBIE ROAD, GIRRAWEE NSW 2145  
PHONE: (02) 9672 7055  
FAX: (02) 9672 7033  
ABN: 12057761378 BLDG.LIC.39371

**Allcastle Homes**

*Make it Home*

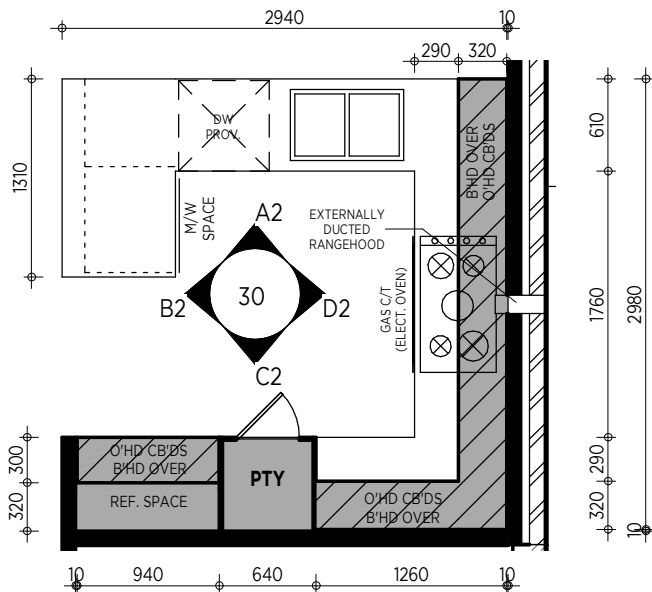
allcastlehomes.com.au



UNIT 1 KITCHEN DETAIL

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NOTE:  
• SOFT CLOSE MECHANISM TO  
VERTICALLY HINGED CBD DOORS



UNIT 2 KITCHEN DETAIL



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PROPOSED RESIDENCE

BANNABY DUPLEX

EDGE FAÇADE

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FAX: (02) 9629 5813

HEAD 96-100 TOONGABBIE ROAD,  
OFFICE: GIRRAWEE NSW 2145

PHONE: (02) 9672 7055

FAX: (02) 9672 7033

ABN: 12057761378 BLDG.LIC.39371

FOR:  
MR & MRS SLEIMAN

DATE:  
14.01.22

SCALE:  
1: 50

DRAWN:  
DI

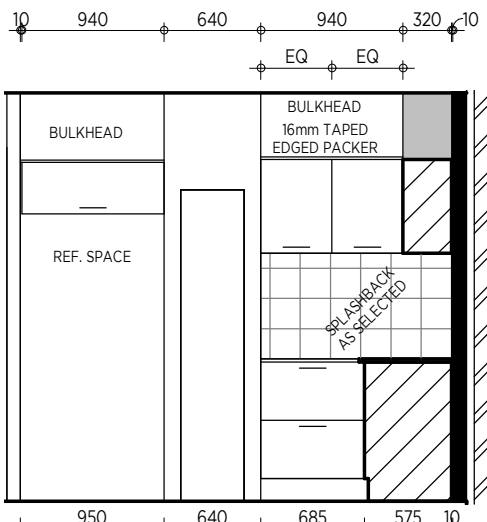
CHECKED

AT:  
LOT 2 (#6) MIRIAM STREET, BASS  
HILL, NSW 2197

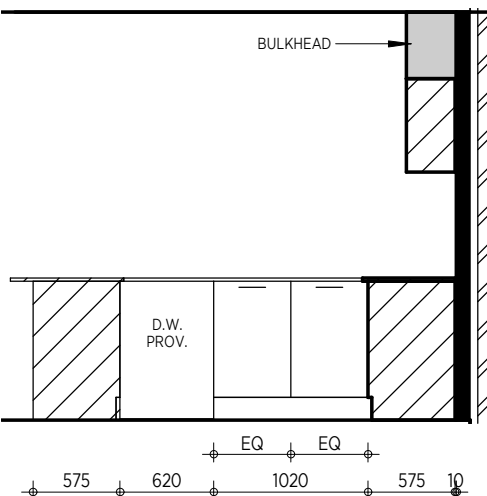
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JOB NO:  
6923

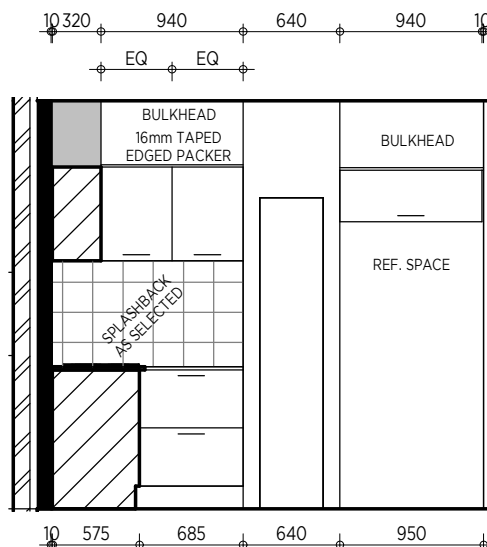
ELEVATION A1



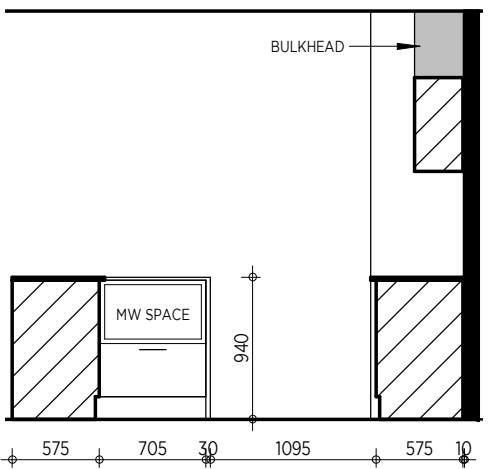
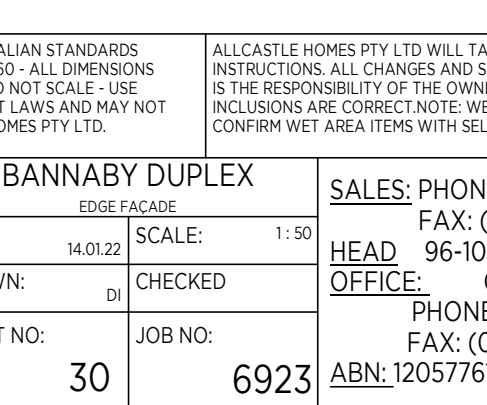
ELEVATION C1



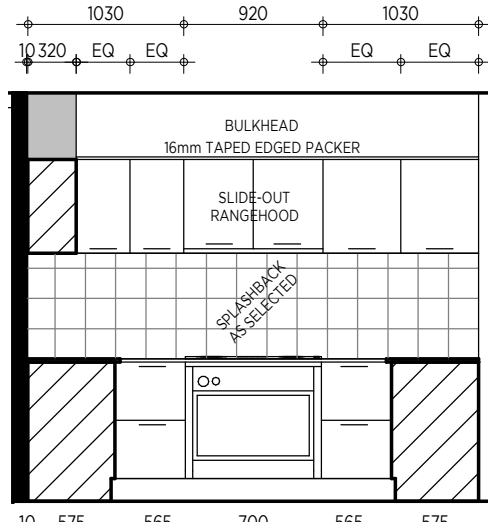
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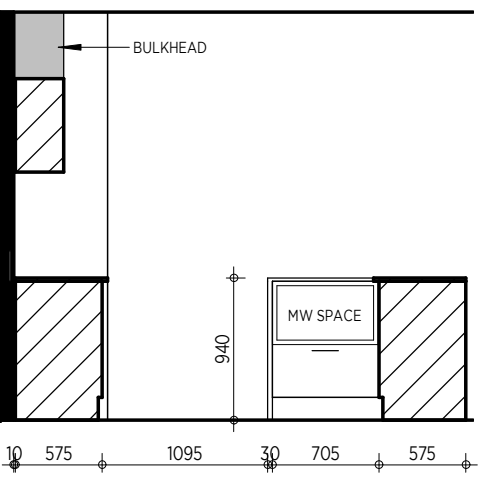
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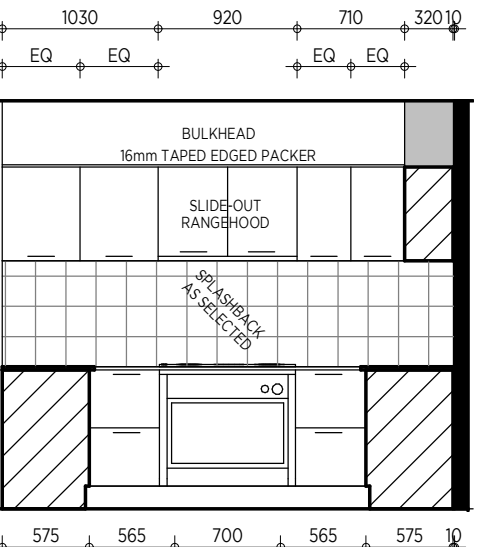
ELEVATION B1



ELEVATION D1



ELEVATION B2

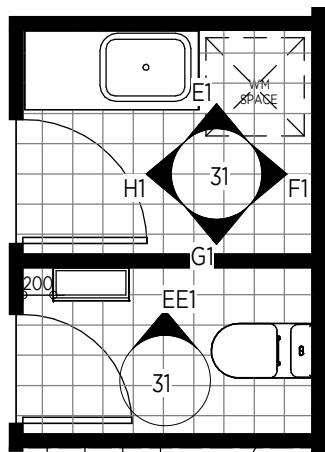


ELEVATION D2

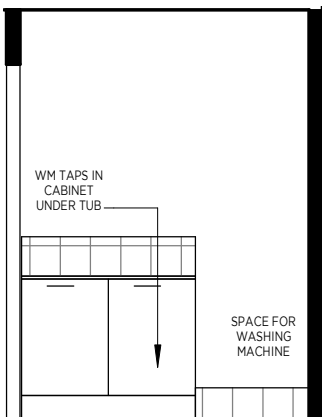
UNIT 1 & 2 KITCHEN DETAILS

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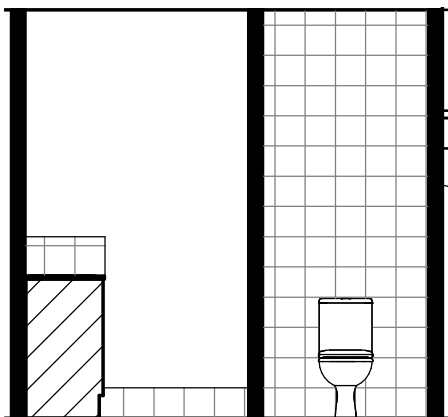
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UNIT 1 P'DR/L'DRY DETAIL



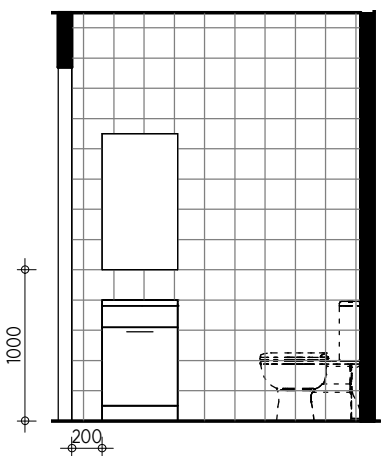
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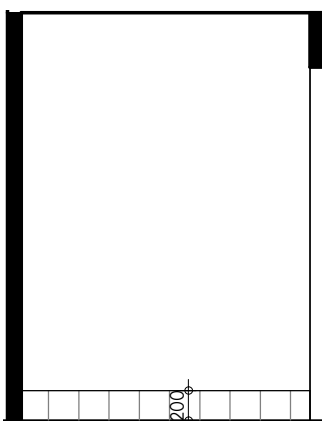
ELEVATION F1

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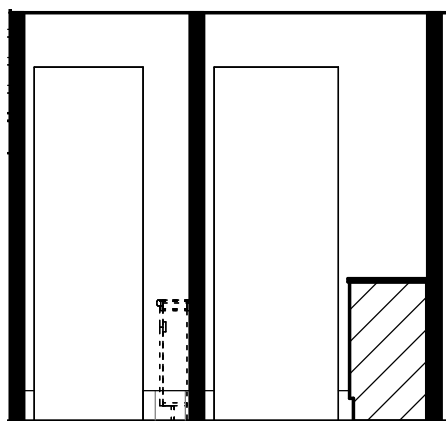
NOTE:  
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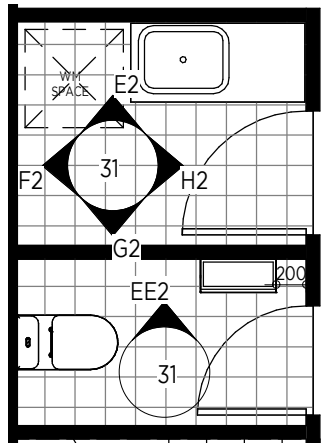
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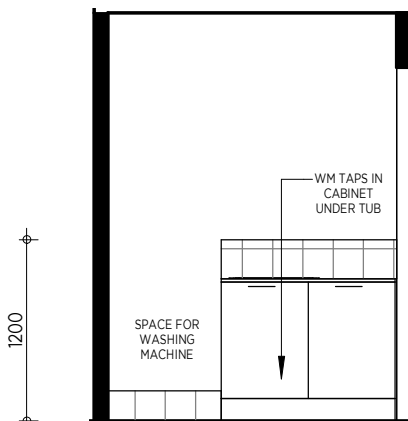
ELEVATION G1



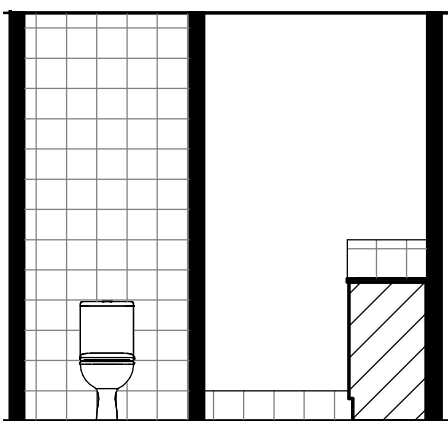
ELEVATION H1



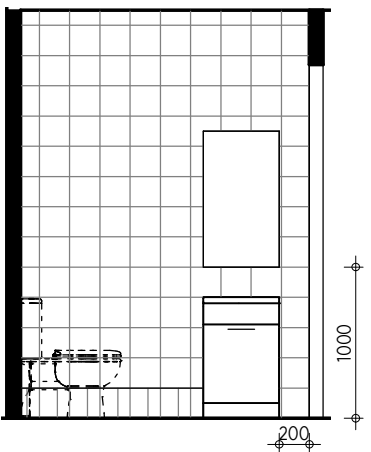
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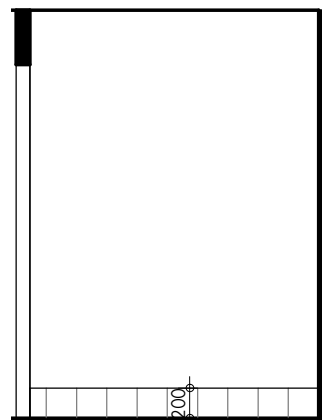
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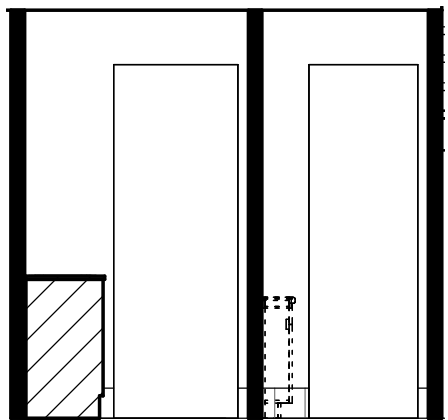
ELEVATION F2



ELEVATION EE2



ELEVATION G2



ELEVATION H2

UNIT 1 & 2 P'DR/L'DRY DETAILS

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14.01.22 B  
A (T02)  
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FOR:  
MR & MRS SLEIMAN

DATE:  
14.01.22

SCALE:  
1:50

AT:  
LOT 2 (#6) MIRIAM STREET, BASS  
HILL, NSW 2197

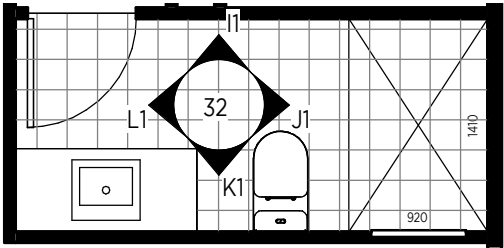
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31

JOB NO:  
6923

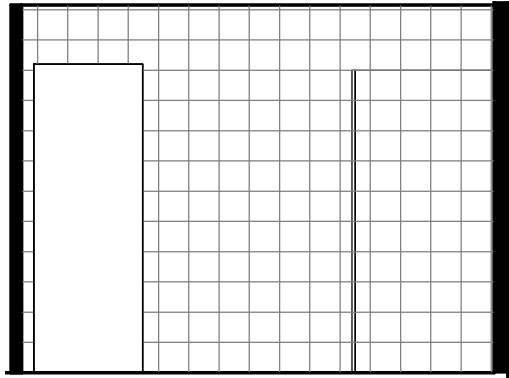
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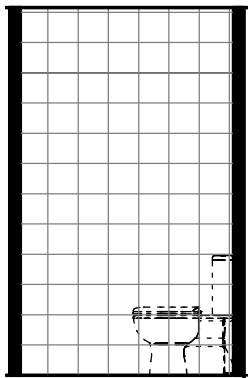




UNIT 1 ENS DETAIL



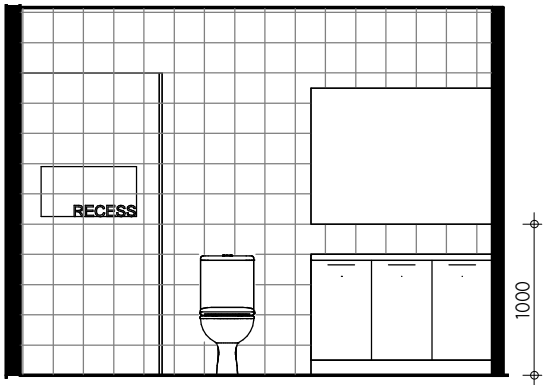
ELEVATION I1



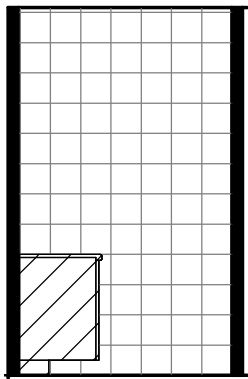
ELEVATION J1

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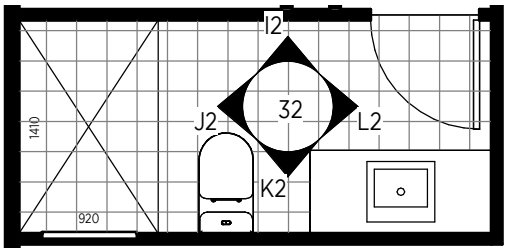
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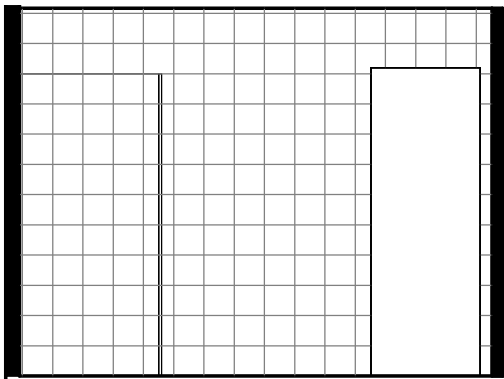
ELEVATION K1



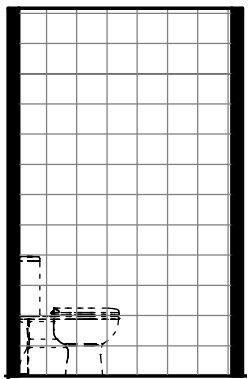
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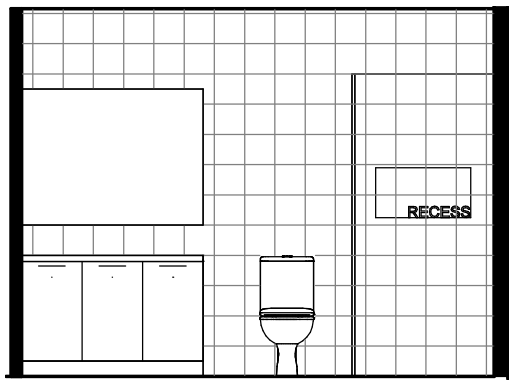
UNIT 2 ENS DETAIL



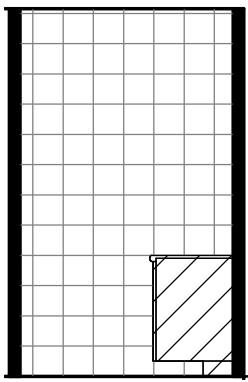
ELEVATION I2



ELEVATION J2



ELEVATION K2



ELEVATION L2



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AT:	DRAWN:	CHECKED
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	SHEET NO:	JOB NO:
	32	6923

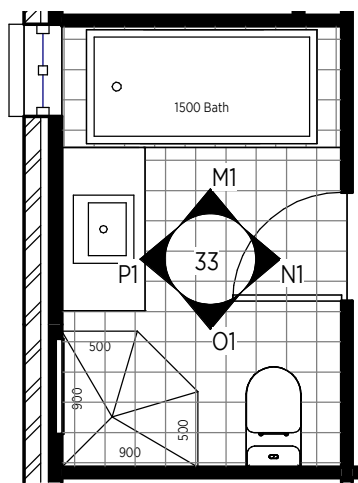
SALES: PHONE: (02) 9629 4772  
FAX: (02) 9629 5813  
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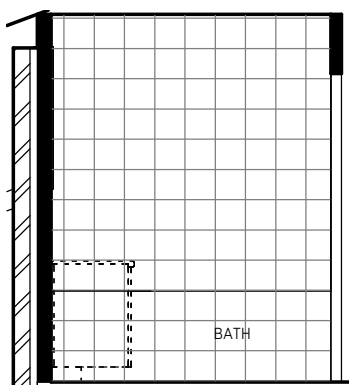
UNIT 1 & 2 ENSUITE DETAILS



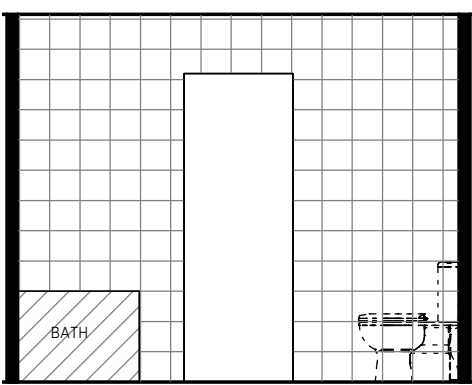
UNIT 1 BATH DETAIL

ALL JOINERY / STONE DIMENSIONS  
ARE APPROXIMATE ONLY  
(-/+30mm) & MAY VARY ONSITE

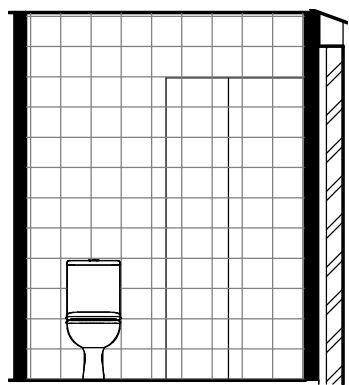
NOTE:  
• SOFT CLOSE MECHANISM TO  
VERTICALLY HINGED CBD DOORS



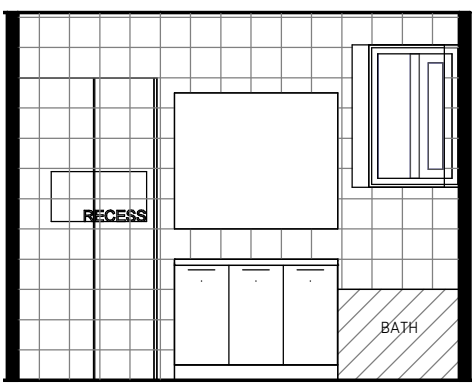
ELEVATION M1



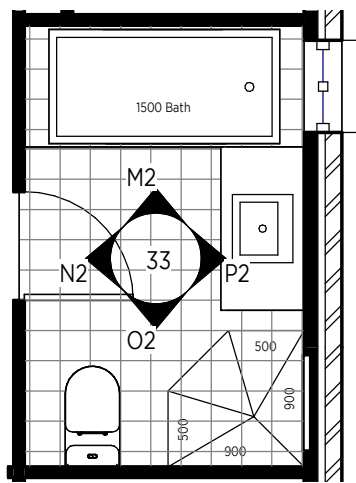
ELEVATION N1



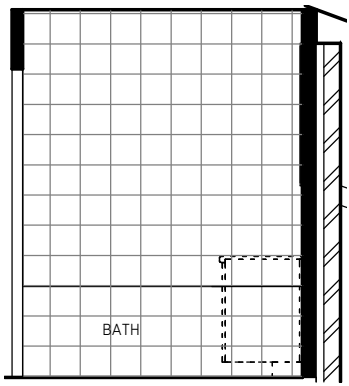
ELEVATION O1



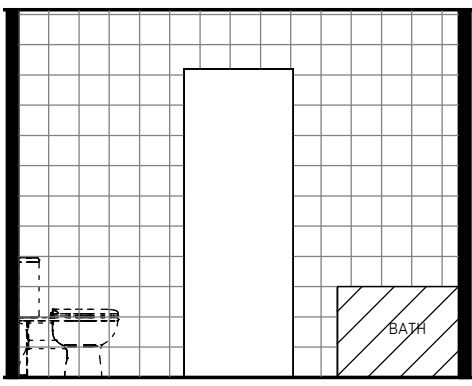
ELEVATION P1



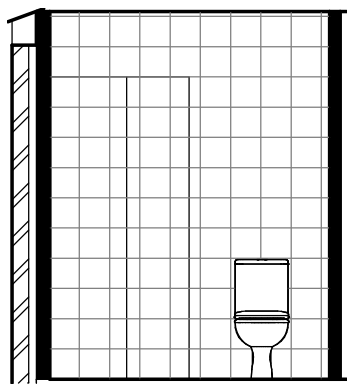
UNIT 2 BATH DETAIL



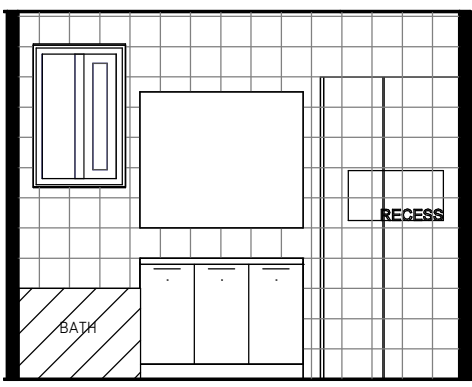
ELEVATION M2



ELEVATION N2



ELEVATION O2



ELEVATION P2

UNIT 1 & 2 BATH DETAILS



OWNER(S) ACCEPTANCE		
I/WE HEREBY APPROVE OUR BUILDING PLANS TO BE BUILT ON OUR LAND.		
I/WE HAVE STUDIED THE PLANS AND HAVE HAD THEM EXPLAINED TO US AND ACCEPT AND APPROVE THE FRONT/REAR/SIDE SETBACKS AND CUT/FILL LEVELS AS SHOWN ON THE PLAN.		
I/WE ACCEPT NO CHANGES CAN BE MADE.		
I/WE HAVE HAD THE DRIVEWAY GRADIENT EXPLAINED.		
I/WE HAVE HAD THE BASIX WATER TANK OR THE DUAL WATER PLUMBING EXPLAINED.		
I/WE HAVE HAD OUR CHOSEN ALTERATIONS/VARIATIONS EXPLAINED TO US.		
I/WE HEREBY APPROVE OUR PLANS AND GIVE CONSENT TO ALLCASTLE HOMES P/L TO LODGE OUR PLANS TO APPROVING AUTHORITY FOR A DEVELOPMENT APPLICATION.		
I/WE UNDERSTAND THAT NO FURTHER PHYSICAL CHANGES CAN BE MADE		
I/WE UNDERSTAND THAT DUE TO CONSTRUCTION CONSTRAINTS, THE BUILDER MAY VARY PLANS ON SITE TO SUIT.		
I/WE UNDERSTAND ANY SURFACE DRAINAGE OR RETAINING WALLS REQUIRED BY APPROVING AUTHORITY ARE TO BE COMPLETED WITH LANDSCAPING BY OWNER		
OWNER	OWNER	DATE

17.02.22FA	B	VARIATION
14.01.22	A (T02)	FIRST DRAW
DATE	ISSUE	REVISION
NOTE: ALL WORKS TO COMPLY WITH RELEVANT NCC AND AUSTRALIAN STANDARDS		
- NOTE: ALL WALLS WITHIN 900mm OF BOUNDARY TO BE 60/60/60 - ALL DIMENSIONS ARE IN MILLIMETRES. - ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE - USE WRITTEN DIMENSIONS. - THIS DRAWING IS SUBJECT TO COPYRIGHT LAWS AND MAY NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF ALLCASTLE HOMES PTY LTD.		
- ABN 12057 761 378		
PROPOSED RESIDENCE		BANNABY DUPLEX
FOR: MR & MRS SLEIMAN		EDGE FAÇADE
AT: LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197	DATE:	SCALE: 1:50
	DRAWN: DI	CHECKED
SHEET NO: 33		JOB NO: 6923

ALLCASTLE HOMES PTY LTD WILL TAKE NO RESPONSIBILITY FOR ANY VERBAL DISCUSSIONS OR INSTRUCTIONS. ALL CHANGES AND SPECIAL INCLUSIONS MUST BE DOCUMENTED IN WRITING. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE THAT THE LAYOUT AND ALL SPECIAL INCLUSIONS ARE CORRECT.NOTE: WET AREA SYMBOLS ARE STRICTLY SYMBOLIC, OWNERS TO CONFIRM WET AREA ITEMS WITH SELECTIONS.

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