ACCELERATE Sustainability Assessments

Assessment Number:	**220508**
Assessment Date:	11/05/2022
Client Name:	Green Homes Australia
Client Ref Number:	21047
Drawing Details:	Green Homes, 21047, Rev D

NatHERS Assessment

Project Details	**Address:** 3 Dunkeld Avenue, Hurlstone Park, NSW, 2193 **Lot and Plan:** 2 DP23316 **Council:** Canterbury-Bankstown Council **NCC Climate Zone:** 5 **Project Description:** New Dwelling **Building Classification:** 1a	
Result	**7.7 Stars**	
Construction Details and Minimum Requirements	**External Walls:** **Insulation:**	Lightweight cladding Reflective foil and R2.7 batts
	Internal Walls: **Insulation:**	Plasterboard R2.7 batts to garage
	Floor: **Insulation:**	Slab on ground and suspended timber 36mm XPS to slab and slab edge; R5.0 batts to suspended floor and floor above garage
	Ceiling: **Insulation:**	Plasterboard R5.0 batts
	Roof: **Insulation:**	Colorbond (Medium colour) R1.8 blanket
	Glazing:	uPVC framed double glazing (Refer to certificate for values) Note: NSW allows a 10% tolerance on SHGC value overriding the NatHERS certificate.
	Ceiling Penetrations:	Sealed LED downlights, skylights and exhaust fans
	Other:	Ceiling fans to habitable rooms
Assessor Details	**Name:** Michael Young **Accreditation Number:** ABSA 90121 **Signature:** 	

DISCLAIMER: The report and results above have been calculated using information made available to Accelerate Sustainability Assessments as supplied on the referenced drawings. The report and subsequent results are specific to this data and shall become null and void if any variations are made. Unless information has been noted on the drawings, or advised in writing, the results and report reflect a worst case scenario whereby default values and assumptions have been applied.

Nationwide House Energy Rating Scheme
NatHERS Certificate No. #HR-Q2CUGG-02

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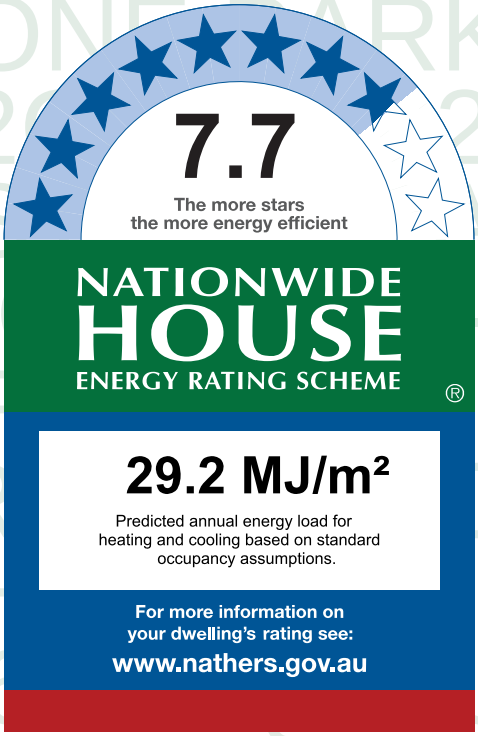


Property

Address	3 Dunkeld Avenue, Hurlstone Park, NSW, 2193
Lot/DP	2 DP 23316
NCC Class*	1a
Type	New

Plans

Main Plan	21047, Rev D
Prepared by	Green Homes

Construction and environment

Assessed floor area (m²)*		**Exposure Type**	
Conditioned*	189.7	Suburban	
Unconditioned*	20.7	**NatHERS climate zone**	
Total	247.4	56 - Mascot AMO	
Garage	36.9		

Thermal Performance

Heating	Cooling
15.4	**13.8**
MJ/m²	MJ/m²

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.

Accredited assessor

Name	Michael Young
Business name	Accelerate
Email	michael.young@accsa.net.au
Phone	+61 737076650
Accreditation No.	90121
Assessor Accrediting Organisation	ABSA
Declaration of interest	No Conflict of Interest

Verification

To verify this certificate, scan the QR code or visit http://www.hero-software.com.au/pdf/HR-Q2CUGG-02. When using either link, ensure you are visiting http://www.hero-software.com.au

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.

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

* Refer to glossary.

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?

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?

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
PVC-003-03 W	uPVC A DG Air Fill High Solar Gain low-E -Clear	2.30	0.26	0.25	0.27
PVC-004-03 W	uPVC B DG Air Fill High Solar Gain low-E -Clear	2.30	0.32	0.30	0.34

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bath	PVC-003-03 W	W05	1200	900	Awning	90	WNW	None
Bath	PVC-004-03 W	W13	1200	1800	Fixed	0	WNW	None

* Refer to glossary.

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 1	PVC-003-03 W	W11	1200	900	Awning	90	WNW	None
Bed 1	PVC-004-03 W	W12	1200	1800	Fixed	0	WNW	None
Bed 2	PVC-004-03 W	W22	1200	1800	Fixed	0	ESE	None
Bed 2	PVC-003-03 W	W23	1200	900	Awning	90	ESE	None
Bed 3	PVC-004-03 W	W20	1200	1800	Fixed	0	ESE	None
Bed 3	PVC-003-03 W	W21	1200	900	Awning	90	ESE	None
Bed 4	PVC-003-03 W	W03	1200	900	Awning	90	WNW	None
Bed 4	PVC-004-03 W	W04	1200	1200	Fixed	0	WNW	None
Ensuite	PVC-003-03 W	W24	1000	1200	Awning	90	SSW	None
Entry/Hall	PVC-004-03 W	W06	2100	800	Fixed	0	NNE	None
Hall	PVC-003-03 W	W19	1200	900	Awning	90	ESE	None
Laundry	PVC-003-03 W	W07	1000	1200	Awning	90	ESE	None
Living/Kitchen	PVC-003-03 W	W01	1200	900	Awning	90	WNW	None
Living/Kitchen	PVC-003-03 W	W02	1200	900	Awning	90	WNW	None
Living/Kitchen	PVC-004-03 W	W08	600	2500	Fixed	0	ESE	None
Living/Kitchen	PVC-003-03 W	W09	2100	1000	Awning	60	SSW	None
Living/Kitchen	PVC-004-03 W	D13	2100	4000	Sliding	45	SSW	None
Living/Kitchen	PVC-003-03 W	W10	2100	1000	Awning	60	SSW	None
Media/Rumpus	PVC-004-03 W	W15	1200	1800	Fixed	0	WNW	None
Media/Rumpus	PVC-003-03 W	W14	1200	900	Awning	90	WNW	None
Media/Rumpus	PVC-003-03 W	W16	1950	500	Awning	90	NNE	None
Media/Rumpus	PVC-004-03 W	W17	1950	1450	Fixed	0	NNE	None
Entry/Hall	PVC-004-03 W	W18	1950	800	Fixed	0	NNE	None

* Refer to glossary.

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
VEL-011-01 W	VELUX FS - Fixed Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.58	0.24	0.23	0.25

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
Entry/Hall	VEL-011-01 W	SKYRW 04	0	600	1000	ESE	None	None
WIR	VEL-011-01 W	SKYRW 06	0	600	1000	ESE	None	None

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Entry/Hall	2100	820	90	NNE
Garage	2400	5000	90	NNE
Laundry	2040	820	90	ESE

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
FC-REFL-CAV	FC-REFL-CAV: Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	2.70	Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bath	FC-REFL-CAV	2700	2024	WNW		Yes
Bath	FC-REFL-CAV	2400	3092	WNW		No
Bed 1	FC-REFL-CAV	2400	4982	WNW		No
Bed 2	FC-REFL-CAV	2400	3908	ESE		No
Bed 2	FC-REFL-CAV	2400	3095	SSW		No
Bed 3	FC-REFL-CAV	2400	3899	ESE		No
Bed 4	FC-REFL-CAV	2700	4100	WNW		Yes
Ensuite	FC-REFL-CAV	2400	2567	SSW		No
Entry/Hall	FC-REFL-CAV	2700	2193	NNE	972	Yes
Entry/Hall	FC-REFL-CAV	2700	7094	ESE		No
Garage	FC-REFL-CAV	2700	6010	WNW		No
Garage	FC-REFL-CAV	2700	5988	NNE		No
Garage	FC-REFL-CAV	2700	993	ESE	2272	Yes
Garage	FC-REFL-CAV	2700	1000	SSW		Yes
Hall	FC-REFL-CAV	2400	991	ESE		No
Laundry	FC-REFL-CAV	2700	2758	ESE		No
Living/Kitchen	FC-REFL-CAV	2700	7997	WNW		Yes
Living/Kitchen	FC-REFL-CAV	2700	7997	ESE		No
Living/Kitchen	FC-REFL-CAV	2700	7284	SSW	3472	No
Media/Rumpus	FC-REFL-CAV	2400	4690	WNW		No
Media/Rumpus	FC-REFL-CAV	2400	1004	NNE		Yes
Media/Rumpus	FC-REFL-CAV	2400	673	WNW		Yes
Media/Rumpus	FC-REFL-CAV	2400	3984	NNE		No
Media/Rumpus	FC-REFL-CAV	2400	3050	ESE		Yes
Entry/Hall	FC-REFL-CAV	2400	2193	NNE		Yes
Entry/Hall	FC-REFL-CAV	2400	4415	ESE		No

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
WIP	FC-REFL-CAV	2700	1263	ESE		No
WIR	FC-REFL-CAV	2400	1431	SSW		No
WIR	FC-REFL-CAV	2400	2796	WNW		No

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	153.9	0.00
INT-PB	Internal Plasterboard Stud Wall	21.7	2.70

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	CSOG-100: Concrete Slab on Ground (100mm)	5.5	N/A	1.30	Tile
Bath	TIMB-002: Suspended Timber Floor - Lined Below	9.2	N/A	0.15	Tile
Bed 1	TIMB-002: Suspended Timber Floor - Lined Below	14.9	N/A	0.15	Carpet
Bed 2	TIMB-002: Suspended Timber Floor - Lined Below	12.1	N/A	0.15	Carpet
Bed 3	TIMB-002: Suspended Timber Floor - Lined Below	12.0	N/A	0.15	Carpet
Bed 4	CSOG-100: Concrete Slab on Ground (100mm)	15.2	N/A	1.30	Carpet
Ensuite	TIMB-002: Suspended Timber Floor - Lined Below	6.2	N/A	0.15	Tile
Entry/Hall	CSOG-100: Concrete Slab on Ground (100mm)	24.0	N/A	1.30	Exposed
Garage	CSOG-100: Concrete Slab on Ground (100mm)	36.9	N/A	1.30	Exposed
Hall	TIMB-002: Suspended Timber Floor - Lined Below	13.3	N/A	0.15	Carpet
Laundry	CSOG-100: Concrete Slab on Ground (100mm)	6.0	N/A	1.30	Tile
Living/Kitchen	CSOG-100: Concrete Slab on Ground (100mm)	58.3	N/A	1.30	Exposed
Media/Rumpus	TIMB-002: Suspended Timber Floor - Lined Below	26.1	N/A	5.00	Carpet
WIP	CSOG-100: Concrete Slab on Ground (100mm)	2.8	N/A	1.30	Exposed
WIR	TIMB-002: Suspended Timber Floor - Lined Below	4.9	N/A	0.15	Carpet

* Refer to glossary.

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bath	FLAT-01: Flat Framed / Skillion Metal Roof + Flat Ceiling	5.00	Yes
Bed 1	FLAT-01: Flat Framed / Skillion Metal Roof + Flat Ceiling	5.00	Yes
Bed 2	FLAT-01: Flat Framed / Skillion Metal Roof + Flat Ceiling	5.00	Yes
Bed 3	FLAT-01: Flat Framed / Skillion Metal Roof + Flat Ceiling	5.00	Yes
Ensuite	FLAT-01: Flat Framed / Skillion Metal Roof + Flat Ceiling	5.00	Yes
Entry/Hall	FLAT-01: Flat Framed / Skillion Metal Roof + Flat Ceiling	5.00	Yes
Garage	FLAT-01: Flat Framed / Skillion Metal Roof + Flat Ceiling	5.00	Yes
Hall	FLAT-01: Flat Framed / Skillion Metal Roof + Flat Ceiling	5.00	Yes
Living/Kitchen	FLAT-01: Flat Framed / Skillion Metal Roof + Flat Ceiling	5.00	Yes
Media/Rumpus	FLAT-01: Flat Framed / Skillion Metal Roof + Flat Ceiling	5.00	Yes
WIR	FLAT-01: Flat Framed / Skillion Metal Roof + Flat Ceiling	5.00	Yes

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	2	Downlight	100	Sealed
Bath	2	Exhaust Fan	250	Sealed
Bed 1	2	Downlight	100	Sealed
Bed 2	2	Downlight	100	Sealed
Bed 3	2	Downlight	100	Sealed
Bed 4	2	Downlight	100	Sealed
Ensuite	1	Downlight	100	Sealed
Ensuite	1	Exhaust Fan	250	Sealed
Entry/Hall	3	Downlight	100	Sealed
Hall	5	Downlight	100	Sealed
Laundry	2	Downlight	100	Sealed
Living/Kitchen	1	Exhaust Fan	250	Sealed
Living/Kitchen	9	Downlight	100	Sealed

* Refer to glossary.

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Media/Rumpus	4	Downlight	100	Sealed
Void	2	Downlight	100	Sealed
WIP	1	Downlight	100	Sealed
WIR	2	Downlight	100	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
Bed 1	1	1200
Bed 2	1	1200
Bed 3	1	1200
Bed 4	1	1200
Living/Kitchen	2	1200
Media/Rumpus	1	1200

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
FLAT-01: Flat Framed / Skillion Metal Roof + Flat Ceiling	1.80	0.50	Medium

* Refer to glossary.

Explanatory Notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an 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.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

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.

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).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

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. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

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 of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. 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.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

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

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	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.
Ceiling penetrations	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.
Conditioned	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.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	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.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	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).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	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 www.abcb.gov.au.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	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 www.nathers.gov.au
Reflective wrap (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.
Roof window	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.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	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.
Skylight (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.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	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).

* Refer to glossary.

PROPOSED NEW HOUSE FOR TAN

3 DUNKELD AVENUE, HURLSTONE PARK NSW

REAL PROPERTY DESCRIPTION

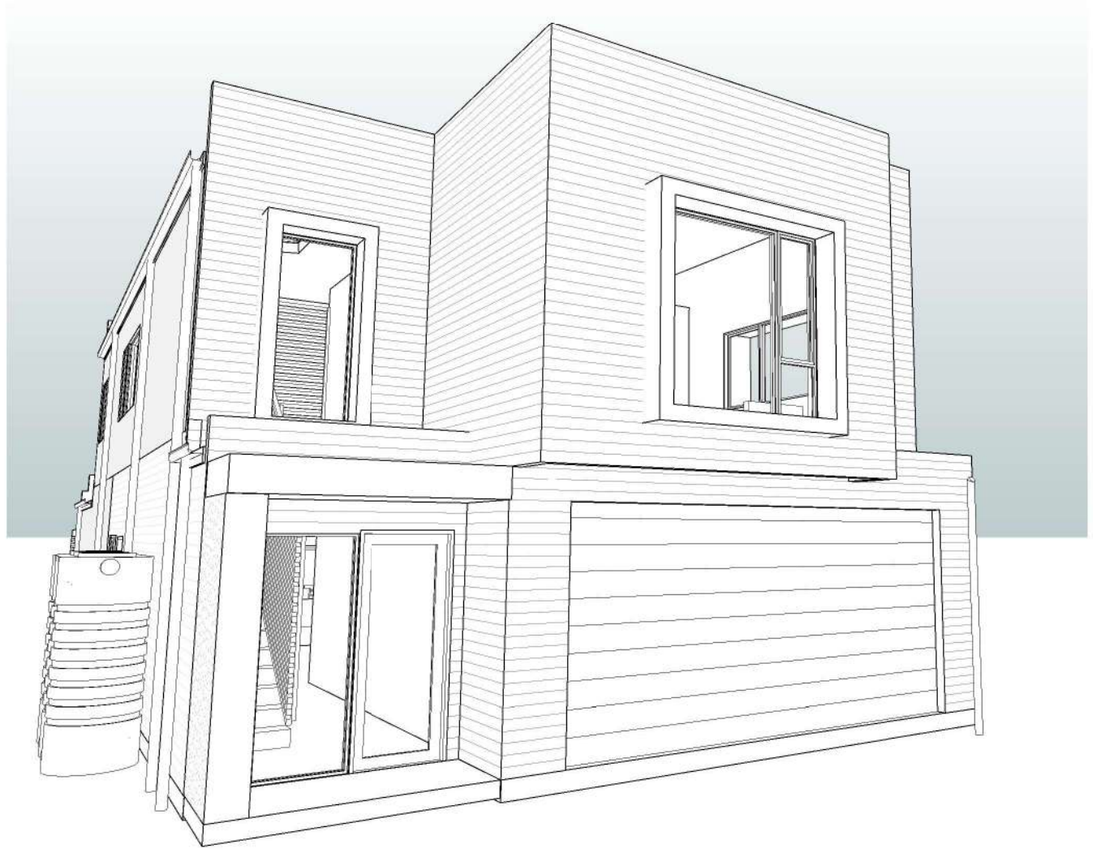
LOT 2, DP 23316
AREA : 406m²

CONSTRUCTION DRAWING SCHEDULE		
No	DRAWING NAME	ISSUE
CD01	COVER SHEET	D
CD02	SITE PLAN - EXISTING/DEMOLISHED PLAN	D
CD03	SITE PLAN - PROPOSED	D
CD04	GROUND FLOOR PLAN - PROPOSED	D
CD05	FIRST FLOOR PLAN - PROPOSED	D
CD06	ELEVATIONS - PROPOSED	D
CD07	ELEVATIONS - PROPOSED	D
CD08	SECTIONS	D
CD09	CONSTRUCTION DETAILS 1	D
CD10	CONSTRUCTION DETAILS 2	D
CD11	LIGHTWEIGHT CLADDING CONSTRUCTION DETAILS	D
CD12	SLAB SETOUT PLAN	D
CD13	ROOF PLAN	D
CD14	SERVICES PLAN	D
CD15	ELECTRICAL PLAN	D
CD16	WINDOW AND DOOR SCHEDULE	D
CD17	WINDOW SCHEDULE ELEVATION	D
CD18	DOOR SCHEDULE ELEVATION	D
CD19	BASIX COMPLIANCE REQUIREMENTS	D
CD20	STANDARD NOTES	D

7.7 NATIONWIDE HOUSE ENERGY RATING SCHEME
29.2 MJ/m²
www.nathers.gov.au

#HR-Q2CUGG-02 11/05/2022
Assessor Michael Young
Accreditation No. ABSA 90121
Address
3 Dunkeld Avenue, Hurlstone Park, NSW, 2193
http://www.hero-software.com.au/pdf/HR-Q2CUGG-02

ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2022-31/03/2023
Assessor Name Michael Young
Assessor Number 90121
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice



1 3D PERSPECTIVE
SCALE @ A3

CONSTRUCTION DRAWINGS

green homes Australia

REV	DESCRIPTION	DATE
A	CONSTRUCTION DRAWINGS ISSUE	06/02/2022
B	CHANGES 1	30/03/2022
C	CHANGES 2	08/04/2022
D	CHANGES 3	09/05/2022

PROJECT: PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

DESIGNED BY: DESIGNER | DRAWN BY: BP | JOB NO: 21047

DRAWING TITLE: COVER SHEET

DRAWING SCALE: NO SCALE | DRAWING NUMBER: CD01 | REV: D

#HR-Q2CUGG-02 11/05/2022

Assessor Michael Young

Accreditation No. ABSA 90121

Address 3 Dunkeld Avenue, Hurlstone Park, NSW, 2193

7.7 NATIONWIDE HOUSE ENERGY RATING SCHEME

29.2 MJ/m²

www.nathers.gov.au

http://www.hero-software.com.au/pdf/HR-Q2CUGG-02

ABSA Australian Building Sustainability Association

Assessments completed within the accreditation period are part of the ABSA quality audit system

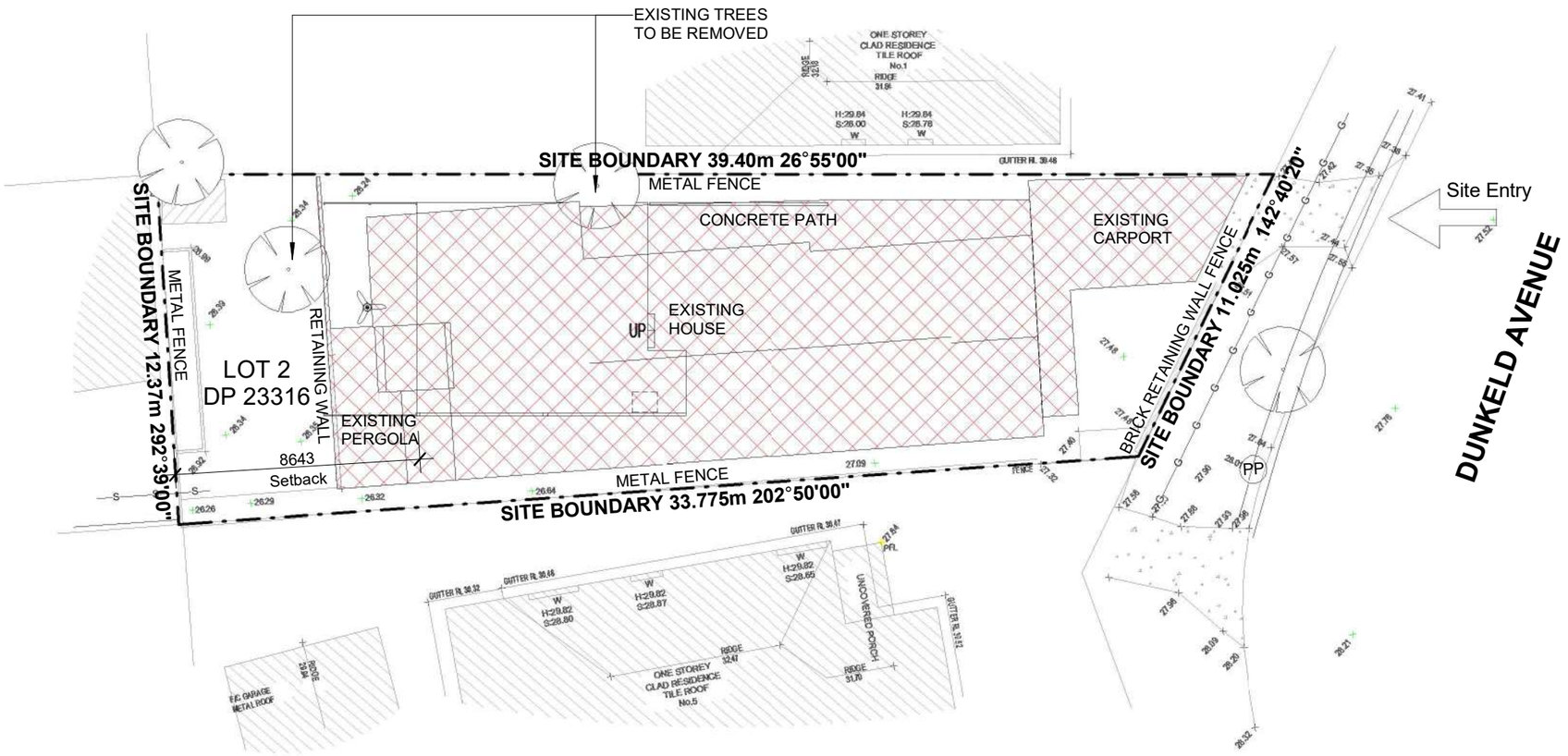
Accreditation Period 31/03/2022-31/03/2023

Assessor Name Michael Young

Assessor Number 90121

Assessor Signature

This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice



EXISTING BUILDING TO BE DEMOLISHED

ALL DIMENSIONS ARE NOMINAL. UNDER GROUND CONDITIONS ARE ASSUMED UNTIL PROPERLY SURVEYED.

ASBESTOS REMOVAL TO COMPLY WITH NATIONAL OCCUPATIONAL HEALTH & SAFETY COMMISSION (NOHSC 2002)

ANY DAMAGE CAUSED BY DEMOLITION TO BE MADE GOOD

1 SITE PLAN - EXISTING/DEMOLISHED PLAN

SCALE 1 : 200 @ A3

CONSTRUCTION DRAWINGS

green homes Australia

NORTH

ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.

REV	DESCRIPTION	DATE
A	CONSTRUCTION DRAWINGS ISSUE	06/02/2022
B	CHANGES 1	30/03/2022
C	CHANGES 2	08/04/2022
D	CHANGES 3	09/05/2022

PROJECT: PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

DESIGNED BY: DESIGNER

DRAWN BY: BP

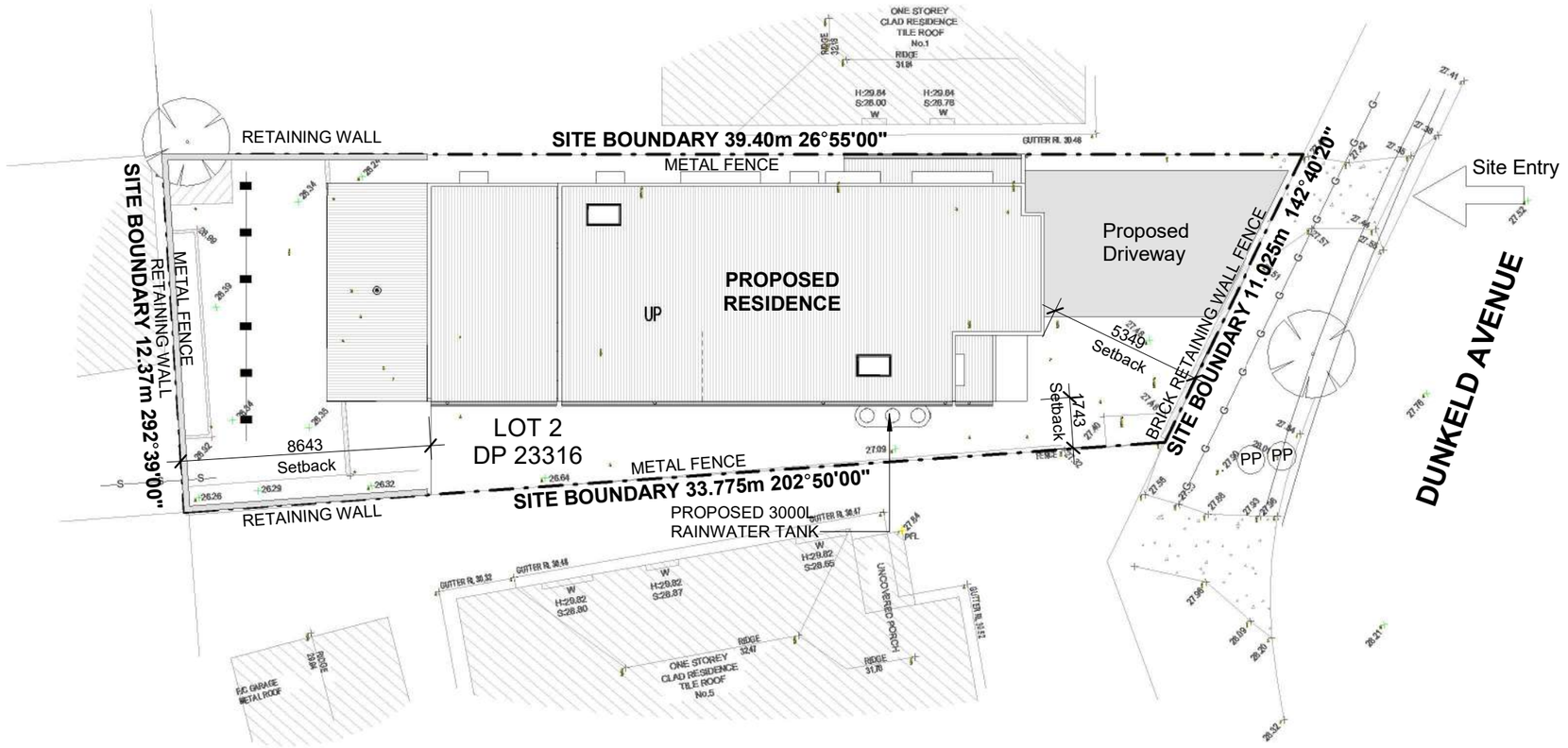
JOB NO: 21047

DRAWING TITLE: SITE PLAN - EXISTING/DEMOLISHED PLAN

DRAWING SCALE: As indicated @ A3

DRAWING NUMBER: CD02

REV: D



1 SITE PLAN - PROPOSED

SCALE 1 : 200 @ A3

#HR-Q2CUGG-02 11/05/2022

Assessor Michael Young

Accreditation No. ABSA 90121

Address 3 Dunkeld Avenue, Hurlstone Park, NSW, 2193

http://www.hero-software.com.au/pdf/HR-Q2CUGG-02

ABSA Australian Building Sustainability Association

Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 31/03/2022-31/03/2023

Assessor Name Michael Young

Assessor Number 90121

Assessor Signature

This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

REAL PROPERTY DESCRIPTION

LOT 2, DP 23316
AREA : 406m²

LEGEND

- EXISTING TREE
- GAS PIPE
- POWER POLE
- SEWER LINE
- SEDIMENT CONTROL BARRIER

NOTE: ALL SERVICES SHOWN ARE FROM INFORMATION SUPPLIED BY DIAL BEFORE YOU DIG AND SURVEY

SITE COVERAGE	
EXISTING:	254m2 / 62%
PROPOSED:	190m2 / 47%

CONSTRUCTION DRAWINGS

green homes Australia

NORTH

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REV	DESCRIPTION	DATE
A	CONSTRUCTION DRAWINGS ISSUE	06/02/2022
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C	CHANGES 2	08/04/2022
D	CHANGES 3	09/05/2022

PROJECT: PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

DRAWING TITLE: SITE PLAN - PROPOSED

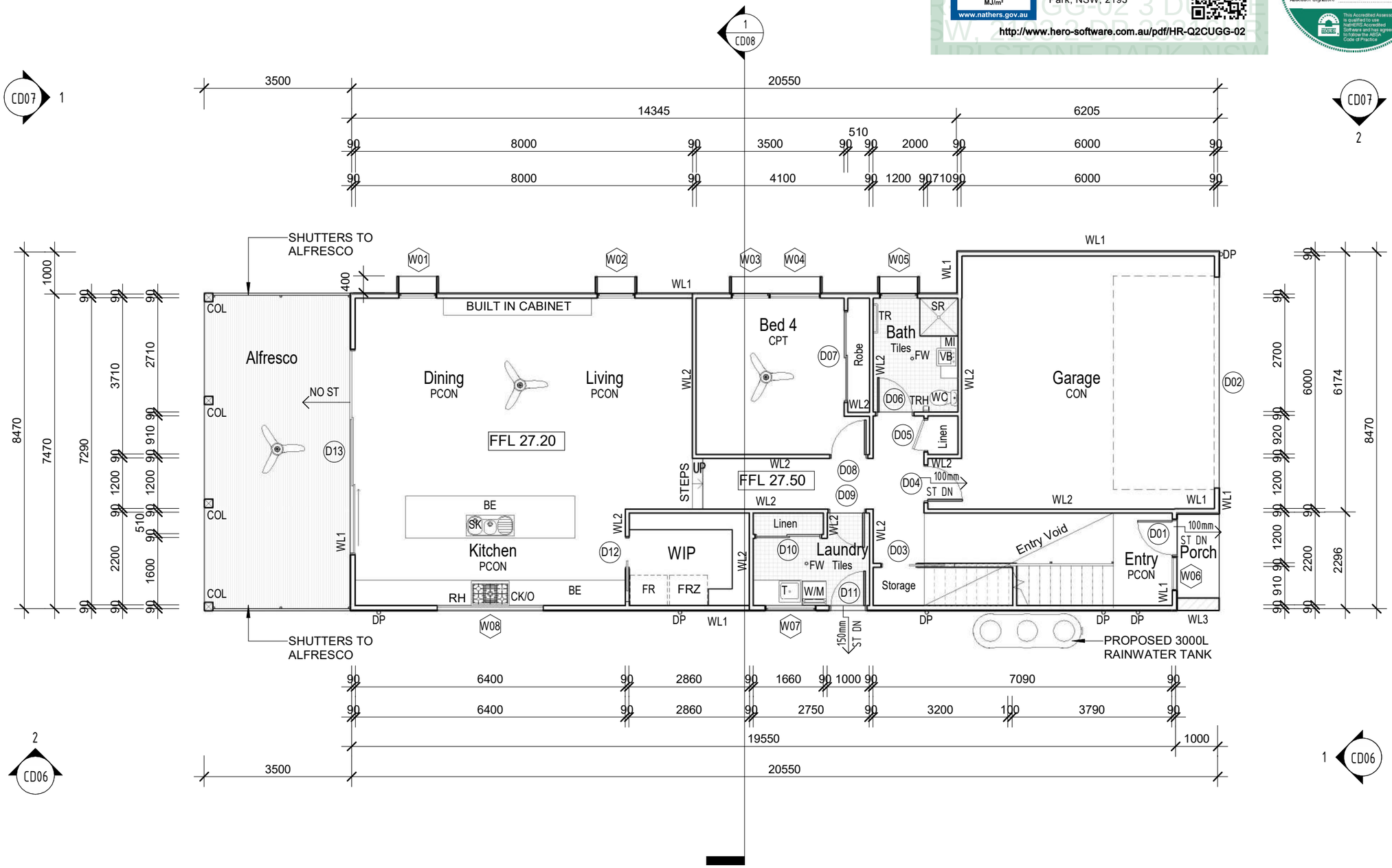
DESIGNED BY: DESIGNER | DRAWN BY: BP

JOB NO: 21047

DRAWING SCALE: 1 : 200 @ A3

DRAWING NUMBER: **CD03**

REV: **D**



#HR-Q2CUGG-02 11/05/2022

7.7 NATIONWIDE HOUSE ENERGY RATING SCHEME

29.2 MJ/m²

www.nathers.gov.au

Assessor Michael Young

Accreditation No. ABSA 90121

Address 3 Dunkeld Avenue, Hurlstone Park, NSW, 2193

http://www.hero-software.com.au/pdf/HR-Q2CUGG-02

ABSA Australian Building Sustainability Association

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Accreditation Period 31/03/2022-31/03/2023

Assessor Name Michael Young

Assessor Number 90121

Assessor Signature

This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

AREA LEGEND	
Ground Floor	119 m²
First Floor	110 m²
Garage	40 m²
Porch	2 m²
Alfresco	26 m²
Grand total	297 m²

FLOOR PLAN LEGEND

BA	BATH / SPA
BE	BENCH
COL	COLUMN TO STRUCTURAL ENG'S SPEC'S
CK/O	COOKTOP / OVEN
DP	DOWNPIPE. CONNECT TO RAINWATER TANK OR EXISTING STORMWATER LINE
FR	FRIDGE/FREEZER
FW	FLOOR WASTE
GS	GLASS SHOWER SCREEN
MI	MIRROR
RH	RANGEHOOD
SR	SHOWER
SK	SINK
T	LAUNDRY TUB
TR	TOWEL RAIL
TRH	TOILET ROLL HOLDER
VB	VANITY BASIN
WC	WATER CLOSET
WIP	WALK IN PANTRY
W/M	WASHING MACHINE LOCATION
ST DN	STEP DOWN IN FLOOR LEVEL

FLOOR FINISH LEGEND

CON	CONCRETE
CPT	CARPET
PCON	POLISHED CONCRETE
VT	VITRIFIED TILES - NON SLIP

D00 — DOOR NUMBER, REFER TO SCHEDULE

W00 — WINDOW NUMBER, REFER TO SCHEDULE

WALL TYPE LEGEND

WL1 — LIGHTWEIGHT CLADDING
WEATHERBOARD CLADDING ON BATTENS
VAPOUR PERMEABLE SARKING
SELECTED WALL INSULATION
90mm TIMBER STUDS @ 600 CTRS
10mm PLASTERBOARD OR AQUACHEK TO WET AREAS

WL2 — STUD WALL
10mm PLASTERBOARD
90mm TIMBER STUDS @ 600 CTRS
10mm PLASTERBOARD OR AQUACHEK TO WET AREAS

WL3 — BLOCK WORK WALL
SELECTED BLOCK WORK

1 GROUND FLOOR PLAN - PROPOSED

SCALE 1 : 100 @ A3

CONSTRUCTION DRAWINGS

green homes Australia

NORTH

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D	CHANGES 3	09/05/2022

PROJECT: PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

DESIGNED BY: DESIGNER | DRAWN BY: BP

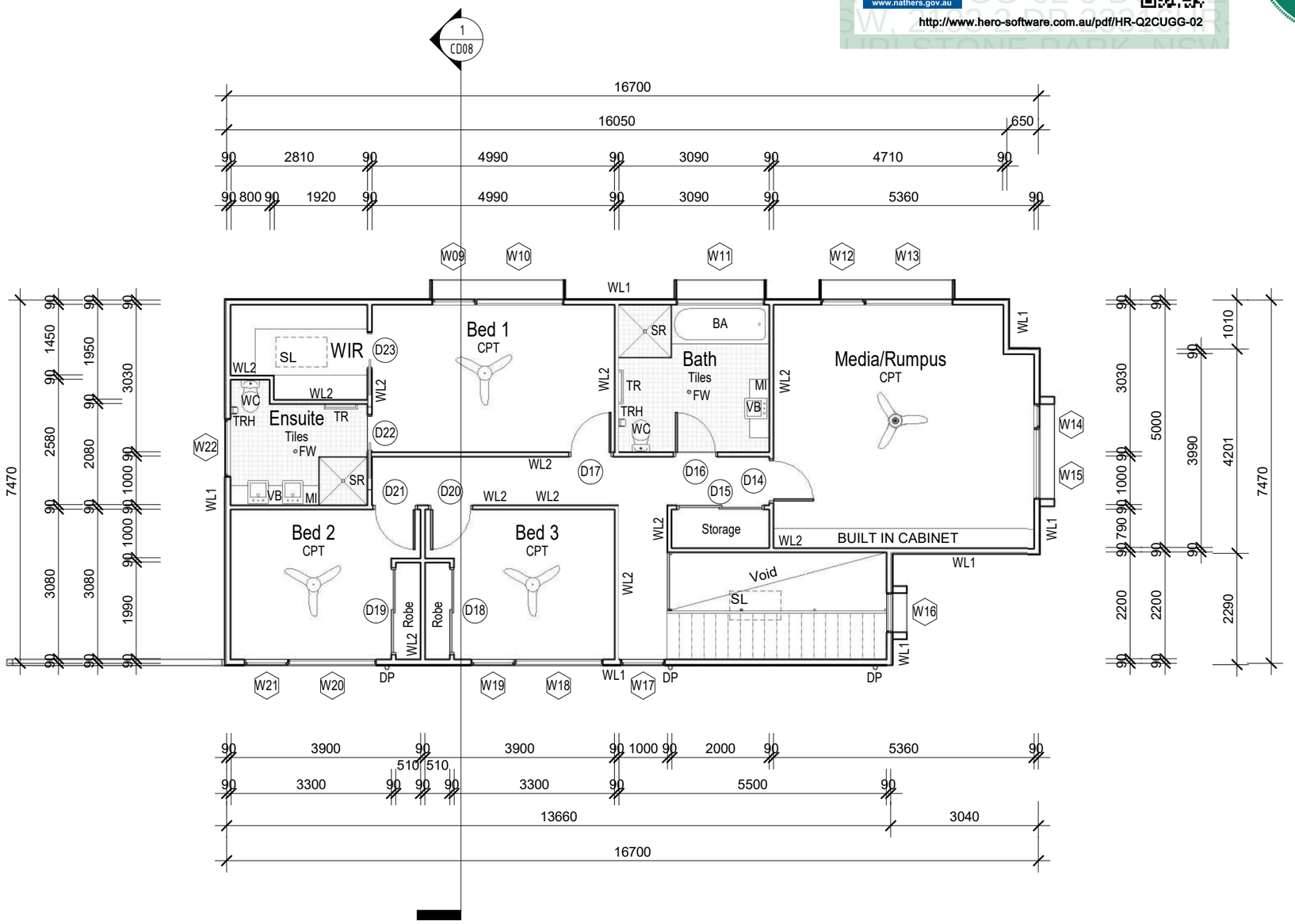
JOB NO: 21047

DRAWING TITLE: GROUND FLOOR PLAN - PROPOSED

DRAWING SCALE: As indicated @ A3

DRAWING NUMBER: CD04

REV: D



AREA LEGEND	
Ground Floor	119 m²
First Floor	110 m²
Garage	40 m²
Porch	2 m²
Alfresco	26 m²
Grand total	297 m²

FLOOR PLAN LEGEND

BA	BATH / SPA
BE	BENCH
COL	COLUMN TO STRUCTURAL ENG'S SPEC'S
CK/O	COOKTOP / OVEN
DP	DOWNPIPE. CONNECT TO RAINWATER TANK OR EXISTING STORMWATER LINE
FR	FRIDGE/FREEZER
FW	FLOOR WASTE
GS	GLASS SHOWER SCREEN
MI	MIRROR
RH	RANGEHOOD
SR	SHOWER
SK	SINK
T	LAUNDRY TUB
TR	TOWEL RAIL
TRH	TOILET ROLL HOLDER
VB	VANITY BASIN
WC	WATER CLOSET
WIP	WALK IN PANTRY
W/M	WASHING MACHINE LOCATION
ST DN	STEP DOWN IN FLOOR LEVEL

FLOOR FINISH LEGEND

CON	CONCRETE
CPT	CARPET
PCON	POLISHED CONCRETE
VT	VITRIFIED TILES - NON SLIP

D00 — DOOR NUMBER, REFER TO SCHEDULE

W00 — WINDOW NUMBER, REFER TO SCHEDULE

WALL TYPE LEGEND

WL1 — LIGHTWEIGHT CLADDING
WEATHERBOARD CLADDING
ON BATTENS
VAPOUR PERMEABLE SARKING
SELECTED WALL INSULATION
90mm TIMBER STUDS @ 600 CTRS
10mm PLASTERBOARD OR
AQUACHEK TO WET AREAS

WL2 — STUD WALL
10mm PLASTERBOARD
90mm TIMBER STUDS @ 600 CTRS
10mm PLASTERBOARD OR
AQUACHEK TO WET AREAS

WL3 — BLOCK WORK WALL
SELECTED BLOCK WORK

1 FIRST FLOOR PLAN - PROPOSED

SCALE 1 : 100 @ A3

CONSTRUCTION DRAWINGS

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A	CONSTRUCTION DRAWINGS ISSUE	06/02/2022
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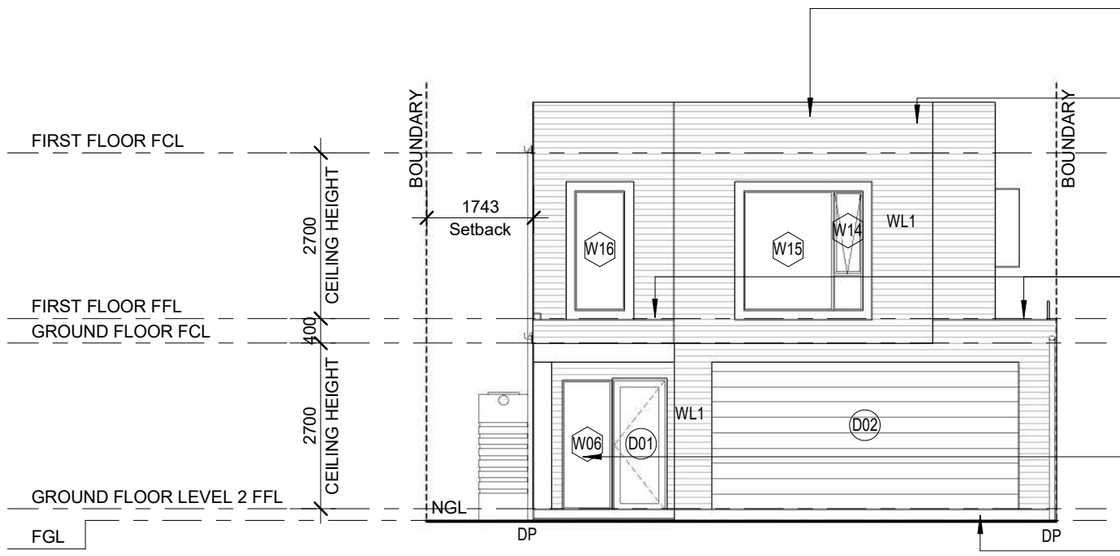
D	CHANGES 3	09/05/2022

PROJECT: PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

DESIGNED BY: Designer | DRAWN BY: Author | JOB NO: 21047

DRAWING TITLE: FIRST FLOOR PLAN - PROPOSED

DRAWING SCALE: As indicated @ A3 | DRAWING NUMBER: CD05 | REV: D



COLORBOND ROOF SHEETING, PROFILE AND COLOUR TO CLIENTS SELECTION. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. CEILING INSULATION AS REQUIRED

TIMBER TRUSSESS AS PER TRUSS MANUFACTURE

GARDEN PLANTER BOX

ALUMINIUM GLAZED JOINERY INSTALLED TO MANUFACTURES SPECIFICATIONS AND COMPLY WITH PART 3.6 OF THE CURRENT NCC

CONCRETE FLOOR SLAB AND FOOTING DESIGN TO STRUCTURAL ENGINEERS SPECIFICATIONS

1 NORTH ELEVATION - PROPOSED

SCALE 1 : 100 @ A3

ELEVATION LEGEND

CB	COLORBOND ROOF SHEETING
CL	CLOTHES LINE
DP	COLORBOND DOWNPIPE. CONNECT TO RAINWATER TANK OR EXISTING STORMWATER LINE
FCL	FINISHED CEILING LINE
FFL	FINISHED FLOOR LINE
FGL	FINISHED GROUND LINE
NGL	NATURAL GROUND LINE
D00	DOOR NUMBER, REFER TO SCHEDULE
W00	WINDOW NUMBER, REFER TO SCHEDULE

WALL TYPE LEGEND

WL1	LIGHT WEIGHT CLADDING

ABSA Australian Building Sustainability Association
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Accreditation Period 31/03/2022-31/03/2023
Assessor Name Michael Young
Assessor Number 90121
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

NATIONWIDE HOUSE ENERGY RATING SCHEME
7.7
29.2 MJ/m²
www.nathers.gov.au
#HR-Q2CUGG-02 11/05/2022
Assessor Michael Young
Accreditation No. ABSA 90121
Address 3 Dunkeld Avenue, Hurlstone Park, NSW, 2193
http://www.hero-software.com.au/pdf/HR-Q2CUGG-02

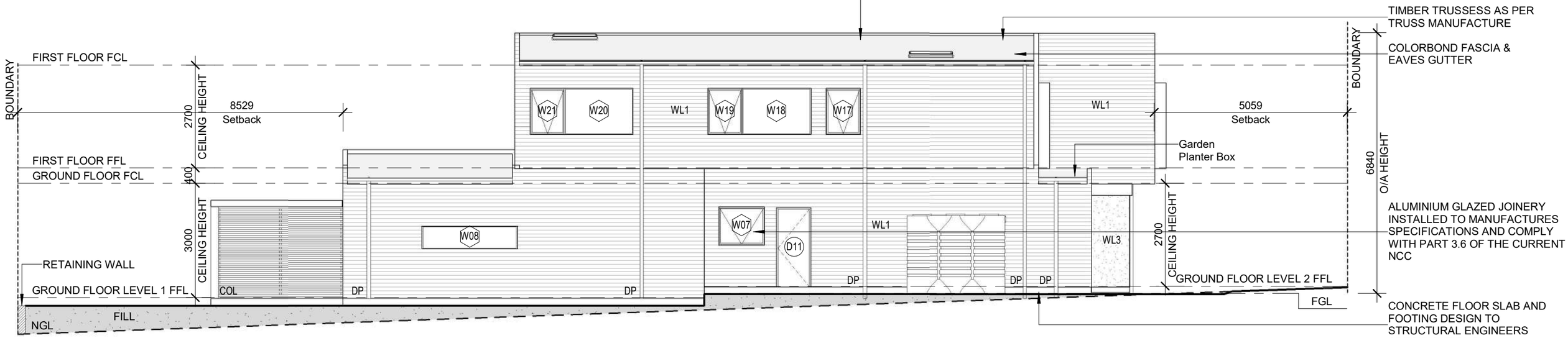
COLORBOND ROOF SHEETING, PROFILE AND COLOUR TO CLIENTS SELECTION. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. CEILING INSULATION AS REQUIRED

TIMBER TRUSSESS AS PER TRUSS MANUFACTURE

COLORBOND FASCIA & EAVES GUTTER

ALUMINIUM GLAZED JOINERY INSTALLED TO MANUFACTURES SPECIFICATIONS AND COMPLY WITH PART 3.6 OF THE CURRENT NCC

CONCRETE FLOOR SLAB AND FOOTING DESIGN TO STRUCTURAL ENGINEERS SPECIFICATIONS



2 EAST ELEVATION - PROPOSED

SCALE 1 : 100 @ A3

CONSTRUCTION DRAWINGS

green homes Australia

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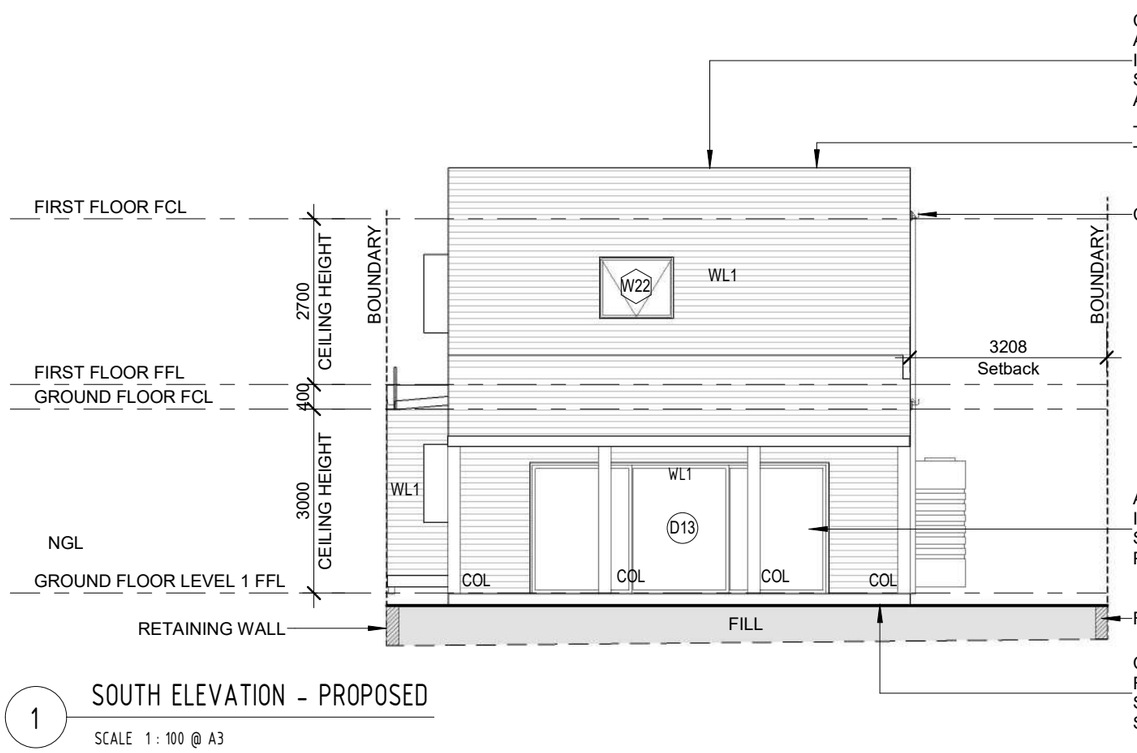
D	CHANGES 3	09/05/2022

PROJECT: PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

DESIGNED BY: DESIGNER
DRAWN BY: BP
JOB NO: 21047

DRAWING TITLE: ELEVATIONS - PROPOSED
DRAWING SCALE: As indicated @ A3
DRAWING NUMBER: CD06
REV: D



1 SOUTH ELEVATION - PROPOSED

SCALE 1 : 100 @ A3

ELEVATION LEGEND

CB	COLORBOND ROOF SHEETING
CL	CLOTHES LINE
DP	COLORBOND DOWNPIPE. CONNECT TO RAINWATER TANK OR EXISTING STORMWATER LINE
FCL	FINISHED CEILING LINE
FFL	FINISHED FLOOR LINE
FGL	FINISHED GROUND LINE
NGL	NATURAL GROUND LINE
D00	DOOR NUMBER, REFER TO SCHEDULE
W00	WINDOW NUMBER, REFER TO SCHEDULE

WALL TYPE LEGEND

WL1	LIGHT WEIGHT CLADDING

ABSA Australian Building Sustainability Association
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Assessor Number 90121
Assessor Signature
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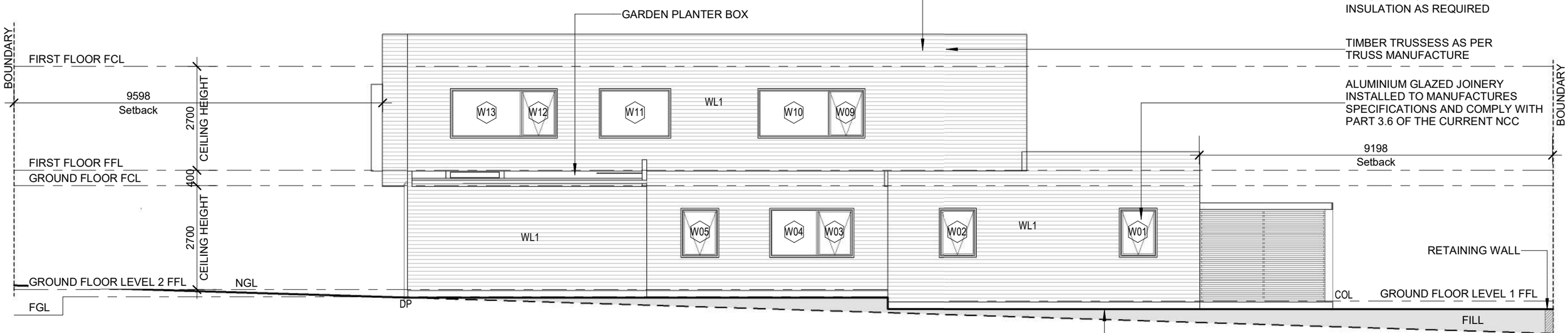
7.7 NATIONWIDE HOUSE ENERGY RATING SCHEME 29.2 MJ/m² www.nathers.gov.au

#HR-Q2CUGG-02 11/05/2022
Assessor Michael Young
Accreditation No. ABSA 90121
Address 3 Dunkeld Avenue, Hurlstone Park, NSW, 2193
http://www.hero-software.com.au/pdf/HR-Q2CUGG-02



2 WEST ELEVATION - PROPOSED

SCALE 1 : 100 @ A3

CONSTRUCTION DRAWINGS

green homes Australia

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D	CHANGES 3	09/05/2022

PROJECT: PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

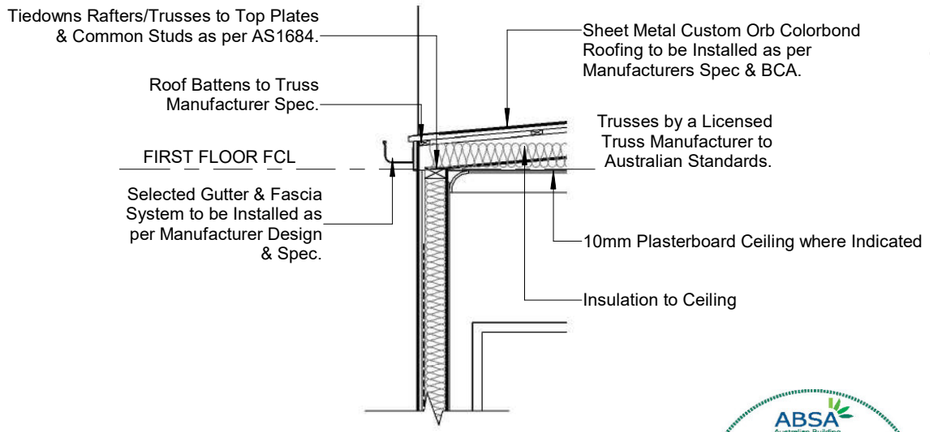
DESIGNED BY: DESIGNER | DRAWN BY: BP | JOB NO: 21047

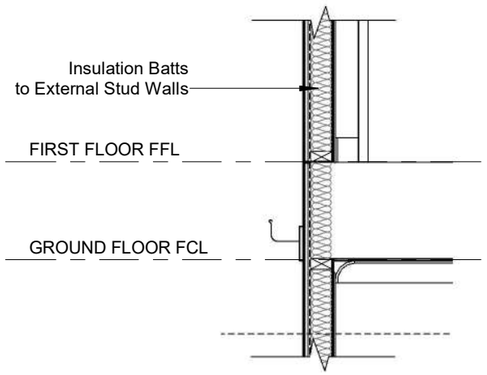
DRAWING TITLE: ELEVATIONS - PROPOSED

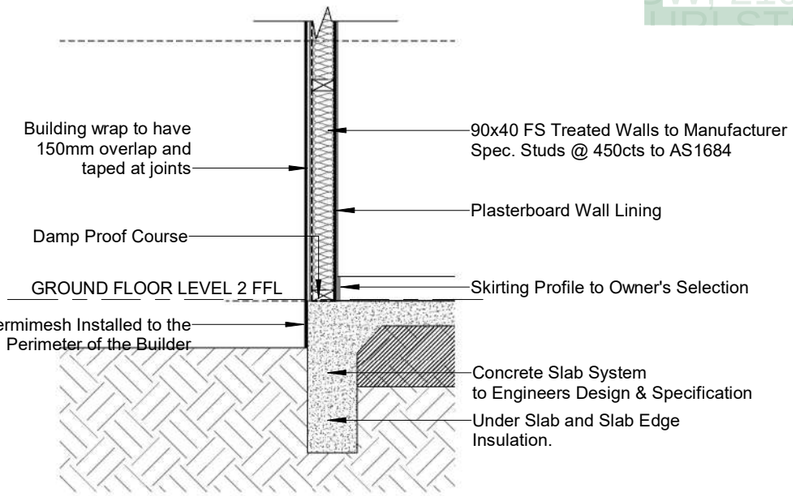
DRAWING SCALE: As indicated @ A3

DRAWING NUMBER: CD07

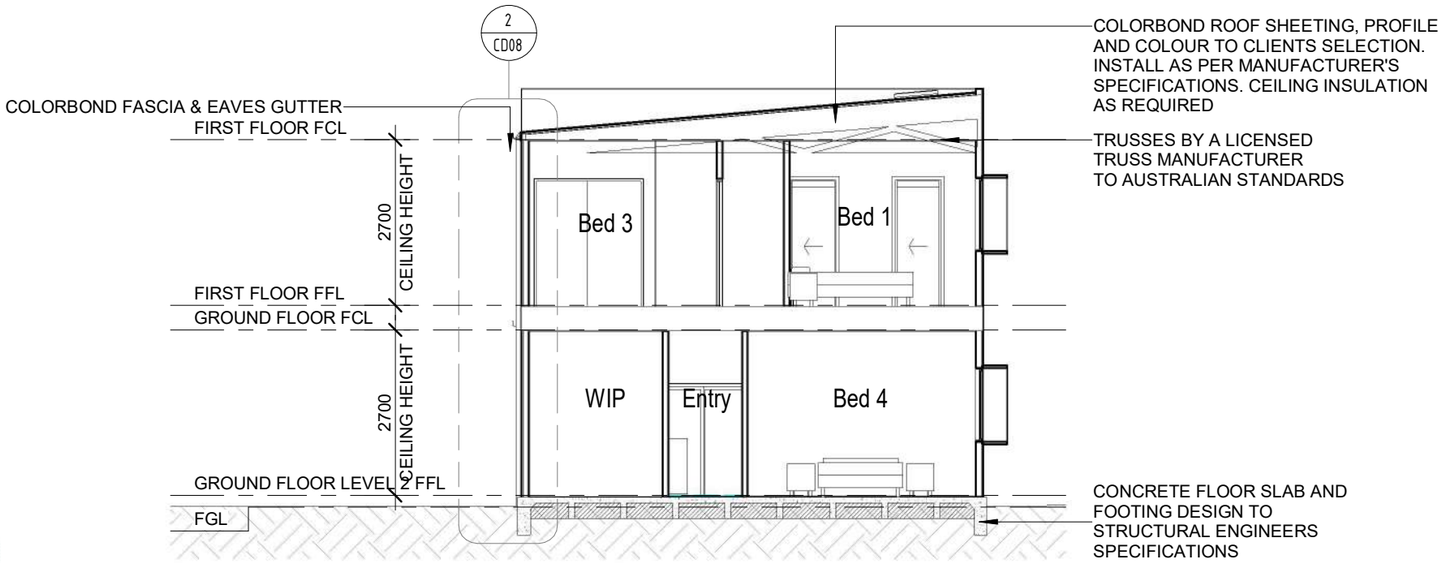
REV: D







2 WALL SECTION
SCALE 1 : 25 @ A3



1 SECTION 1
SCALE 1 : 100 @ A3

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http://www.hero-software.com.au/pdf/HR-Q2CUGG-02

GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT CODES. IT IS THE BUILDERS RESPONSIBILITY TO ENGAGE PROFESSIONAL SITE SUPERVISION FOR ALL STRUCTURAL WORKS. ANY DISCREPANCIES ON SITE/AND OR DRAWINGS SHOULD BE REPORTED TO **GREEN HOME AUSTRALIA** BEFORE PROCEEDING SUBJECT TO WRITTEN INSTRUCTIONS.

STEELWORK:
ALL STEELWORK TO BE GRADE 250 UNLESS NOTED OTHERWISE. SQUARE AND RECTANGULAR HOLLOW SECTIONS TO BE GRADE 350. FABRICATION AND ERECTION GENERALLY TO COMPLY WITH AS1250 - STEEL STRUCTURES CODE. ALL WELDS TO BE 5MM FILLET OR FULL STRENGTH BUTT WELDS UNLESS OTHERWISE NOTED. PROVIDE ALL CLEATS, BRACKETS, HOLES ETC. NECESSARY TO COMPLETE THE WORK. ALL STEEL GUSSET PLATES TO BE 6MM THICK WITH HOLE CENTRES 2 DIAMETERS FROM EDGES, UNLESS OTHERWISE NOTED. ALL HOLES TO BE DRILLED OR PUNCHED 2MM OVERSIZE UNLESS NOTED OTHERWISE. ALL STEELWORK TO BE PRIME PAINTED PRIOR TO ERECTION, EXCEPT STEELWORK WHICH IS TO BE EMBEDDED IN CONCRETE (WHICH MUST BE FREE FROM ALL GREASE, PAINT AND LOOSE PARTICLES)ALL BOLTS CONNECTING STEEL TO STEEL TO BE M12 MINIMUM UNLESS NOTED OTHERWISE. PROVIDE ALL BRACING AS NECESSARY DURING ERECTION.

FOOTINGS:
CONCRETE STRENGTH TO BE 20 MPA MINIMUM UNLESS NOTED OTHERWISE (EXCEPT BLINDING CONCRETE - MINIMUM 15 MPA). ALL FOOTING PADS ARE TO BE FOUNDED ON SOIL OF 100KPA MINIMUM AND MUST BE OF THE MINIMUM SIZE SHOWN ON THE WORKING DRAWINGS. IF 100 KPA BEARING CAPACITY CANNOT BE ACHIEVED, CONSULT WITH THE ENGINEER BEFORE PROCEEDING. ALL EXCAVATIONS TO BE CLEAN AND DRY BEFORE POURING CONCRETE AND APPROVAL OF BUILDING AUTHORITY OBTAINED.

CONCRETE:
ALL CONCRETE TO BE ACCURATELY FORMED TO THE DIMENSIONS SHOWN ON THE DRAWINGS WITH NO ALLOWANCE FOR FINISHES. REINFORCEMENT SHOULD BE INSPECTED BY COUNCIL OR A PRIVATE CERTIFIER AS ARRANGED BY THE BUILDER. FORMWORK IS TO REMAIN IN PLACE FOR A MINIMUM OF SEVEN (7) DAYS.
THE PROPERTIES OF THE CONCRETE AT 28 DAYS TO BE AS FOLLOWS:-
FOOTING: 20 MPA 75MM SLUMP 20MM AGGREGATE
SLAB: 20 MPA 75MM SLUMP 14MM AGGREGATE
CONCRETE IS TO BE MECHANICALLY VIBRATED FREE OF AIR VOIDS DURING PLACEMENT TAKING CARE NOT TO DISPLACE THE REINFORCEMENT.
CONTINUOUSLY CURE CONCRETE BY PONDING OR OTHER APPROVED METHOD FOR 7 DAYS AFTER THE POURING.

REINFORCEMENT:
ALL REINFORCEMENT TO BE ACCURATELY PLACED AND WIRED INTO POSITION, TAKING CARE NOT TO PUNCTURE THE WATERPROOF MEMBRANE WHERE SPECIFIED. SUPPORT ALL REINFORCEMENT ON BAR CHAIRS AT 1200 MM CTRS. WIRE FABRIC TO COMPLY WITH
AS1304 WITH MINIMUM LAPS OF 225MM. LAPS AT SPLICES TO BE 500MM MINIMUM UNLESS SPECIFIED OTHERWISE.

BRICKWORK:
U.N.O STRUCTURAL AND REINFORCED BRICKWORK MUST BE CONSTRUCTED FROM BRICKS OF MINIMUM COMPRESSIVE STRENGTH 40 MPA, AND CONFORM TO THE REQUIREMENTS OF AS3700 SAA MASONRY CODE. ALL BED AND PROPEND JOINTS SHALL BE SOLIDLY FILLED WITH MORTAR, WITHOUT FURROWING, TO A MAXIMUM THICKNESS OF 10MM. JOINTS SHALL BE NOT LESS THAN 6MM. U.N.O. ALL MASONRY WALLS ARE TO BE TIED TO STRUCTURAL MEMBERS OR BUTTING WALLS, EVERY 2ND COURSE FOR BLOCKWORK, AND EVERY 4TH COURSE FOR BRICKWORK. HORIZONTAL SPACING SHALL BE 600MM MAXIMUM STAGGERED. ALL DEFINED CAVITIES SHALL BE KEPT FREE OF MORTAR AND OR DROPPINGS. EXPANSION JOINTS SHALL BE LOCATED 6000MM MAXIMUM CTRS AND 470MM FROM THE CORNERS, AT THE APPROXIMATE LOCATIONS SHOWN ON THE DRAWINGS.

CONSTRUCTION DRAWINGS

green homes Australia

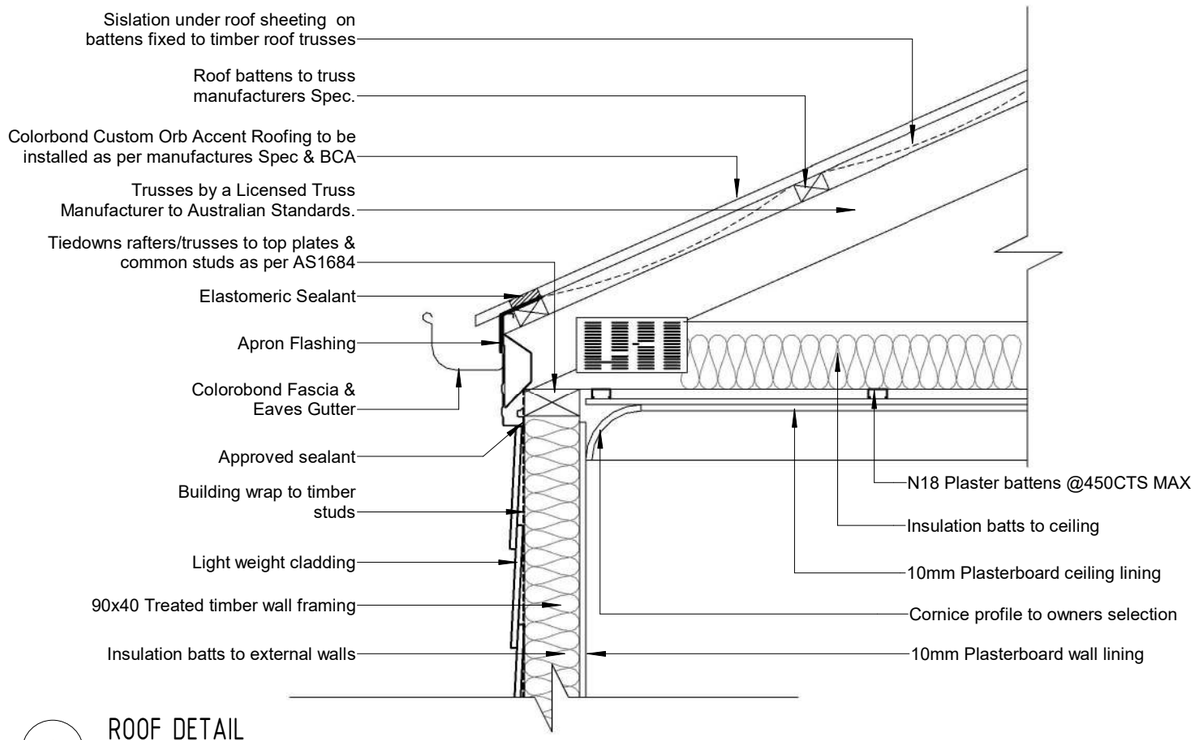
REV	DESCRIPTION	DATE
A	CONSTRUCTION DRAWINGS ISSUE	06/02/2022
B	CHANGES 1	30/03/2022
C	CHANGES 2	08/04/2022
D	CHANGES 3	09/05/2022

PROJECT: PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

DESIGNED BY: DESIGNER | DRAWN BY: BP | JOB NO: 21047

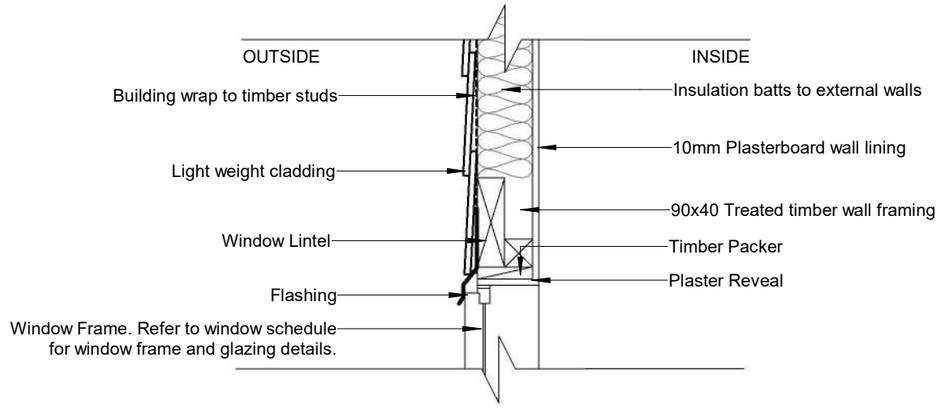
DRAWING TITLE: SECTIONS

DRAWING SCALE: As indicated @ A3 | DRAWING NUMBER: CD08 | REV: D



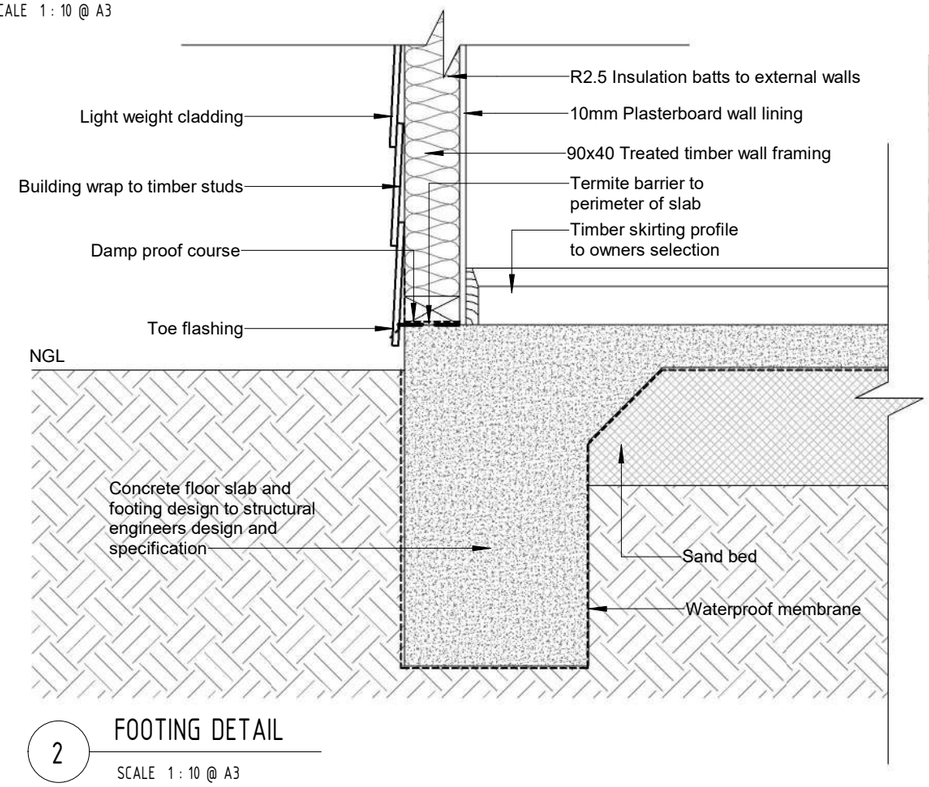
1 ROOF DETAIL

SCALE 1 : 10 @ A3



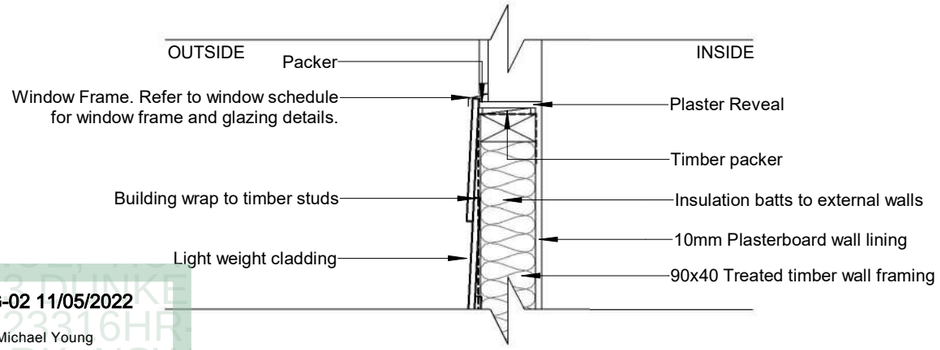
3 WINDOW HEAD DETAIL

SCALE 1 : 10 @ A3



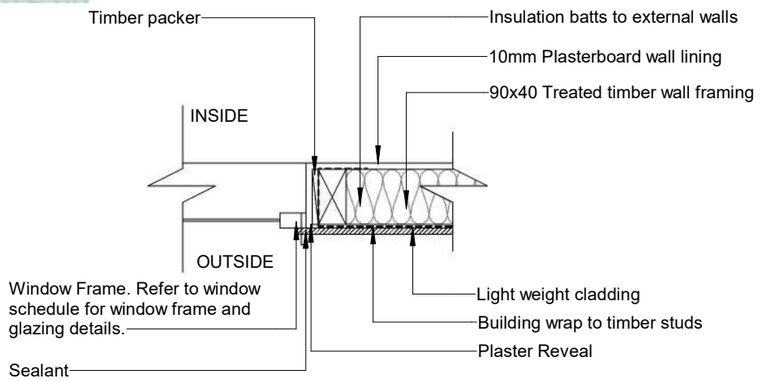
2 FOOTING DETAIL

SCALE 1 : 10 @ A3



W SILL DETAIL

10 @ A3



5 WINDOW JAMB DETAIL

SCALE 1 : 10 @ A3

CONSTRUCTION DRAWINGS

REV	DESCRIPTION	DATE
A	CONSTRUCTION DRAWINGS ISSUE	06/02/2022
B	CHANGES 1	30/03/2022
C	CHANGES 2	08/04/2022
D	CHANGES 3	09/05/2022

PROJECT: PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

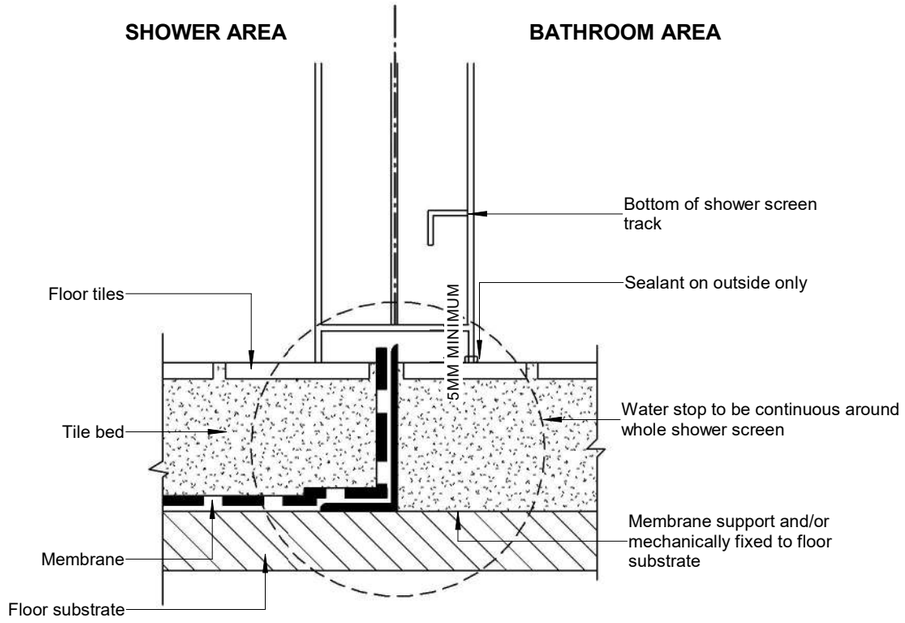
DRAWING TITLE: CONSTRUCTION DETAILS 1

DESIGNED BY: DESIGNER | DRAWN BY: BP | JOB NO: 21047

DRAWING SCALE: 1 : 10 @ A3

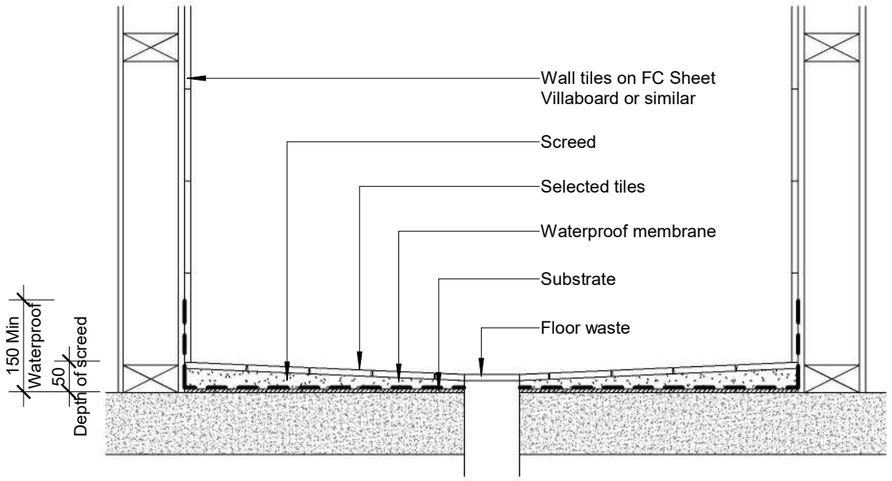
DRAWING NUMBER: **CD09**

REV: **D**



1 TYPICAL HOBLESS SHOWER DETAIL

SCALE 1 : 25 @ A3



Note: Showerbase to be constructed as per AS 3740-2010

2 SHOWER BASE DETAIL

SCALE 1 : 10 @ A3

CONSTRUCTION DRAWINGS

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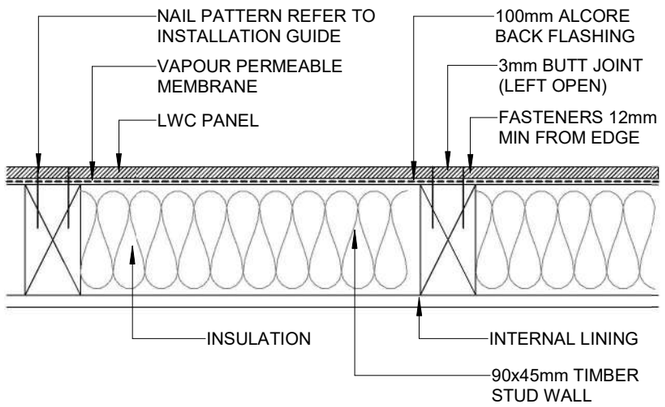
REV	DESCRIPTION	DATE
A	CONSTRUCTION DRAWINGS ISSUE	06/02/2022
B	CHANGES 1	30/03/2022
C	CHANGES 2	08/04/2022
D	CHANGES 3	09/05/2022

PROJECT:
PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

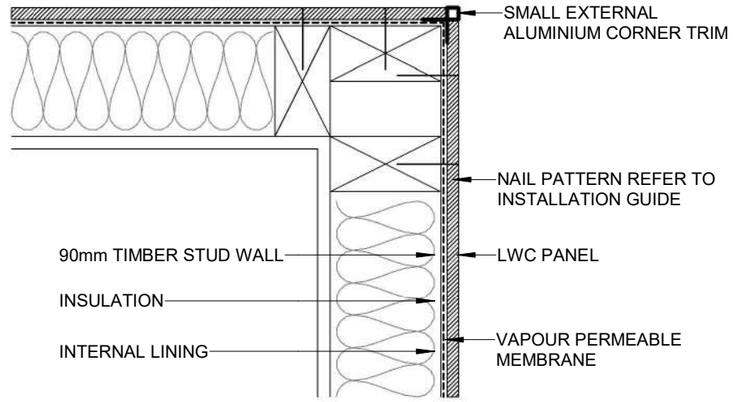
DESIGNED BY: DESIGNER
DRAWN BY: BP
JOB NO: 21047

DRAWING TITLE: CONSTRUCTION DETAILS 2

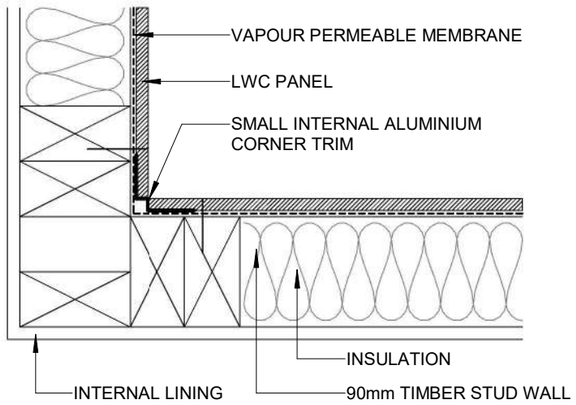
DRAWING SCALE: As indicated @ A3
DRAWING NUMBER: CD10
REV: D



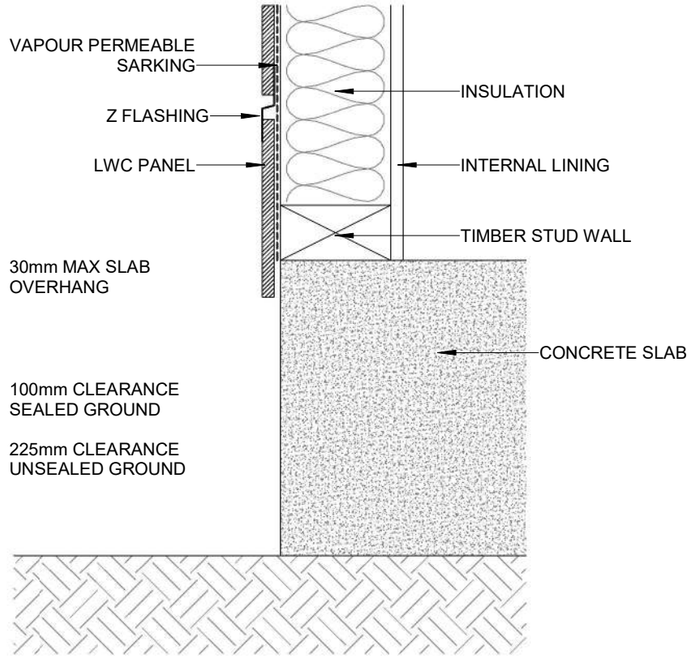
ON STUDD BUTT JOINT DETAIL



SMALL EXTERNAL "BOX" CORNER DETAIL



SMALL INTERNAL "W" CORNER DETAIL



CONCRETE SLAB GROUND CLEARANCE DETAIL

CONSTRUCTION DRAWINGS

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REV	DESCRIPTION	DATE
A	CONSTRUCTION DRAWINGS ISSUE	06/02/2022
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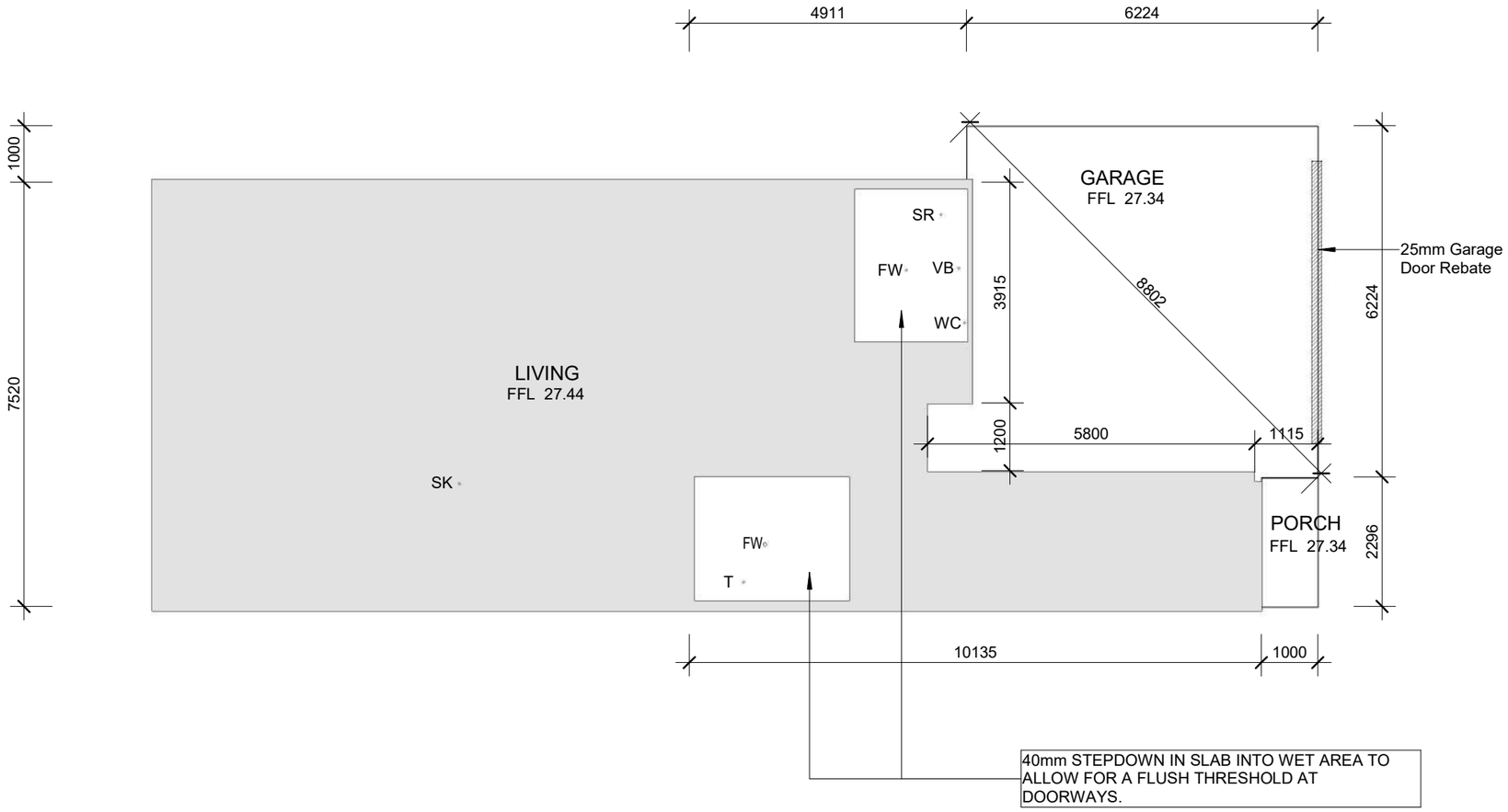
D	CHANGES 3	09/05/2022

PROJECT: PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

DESIGNED BY: DESIGNER | DRAWN BY: BP | JOB NO: 21047

DRAWING TITLE: LIGHTWEIGHT CLADDING CONSTRUCTION DETAILS

DRAWING SCALE: 1 : 5 @ A3 | DRAWING NUMBER: CD11 | REV: D



SLAB SETOUT NOTES

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2015, THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS / DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORK. REPORT ALL DISCREPANCIES TO DESIGNER FOR CLARIFICATION.

SLAB SETOUT LEGEND

BA	BATH
FW	FLOOR WASTE
SR	SHOWER
SRG	SHOWER GRATE
SK	SINK
T	LAUNDRY TUB
VB	VANITY BASIN
WC	WATER CLOSET

1 SLAB SETOUT PLAN - PROPOSED

SCALE 1 : 100 @ A3

CONSTRUCTION DRAWINGS

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REV	DESCRIPTION	DATE
A	CONSTRUCTION DRAWINGS ISSUE	06/02/2022
B	CHANGES 1	30/03/2022
C	CHANGES 2	08/04/2022
D	CHANGES 3	09/05/2022

PROJECT: PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

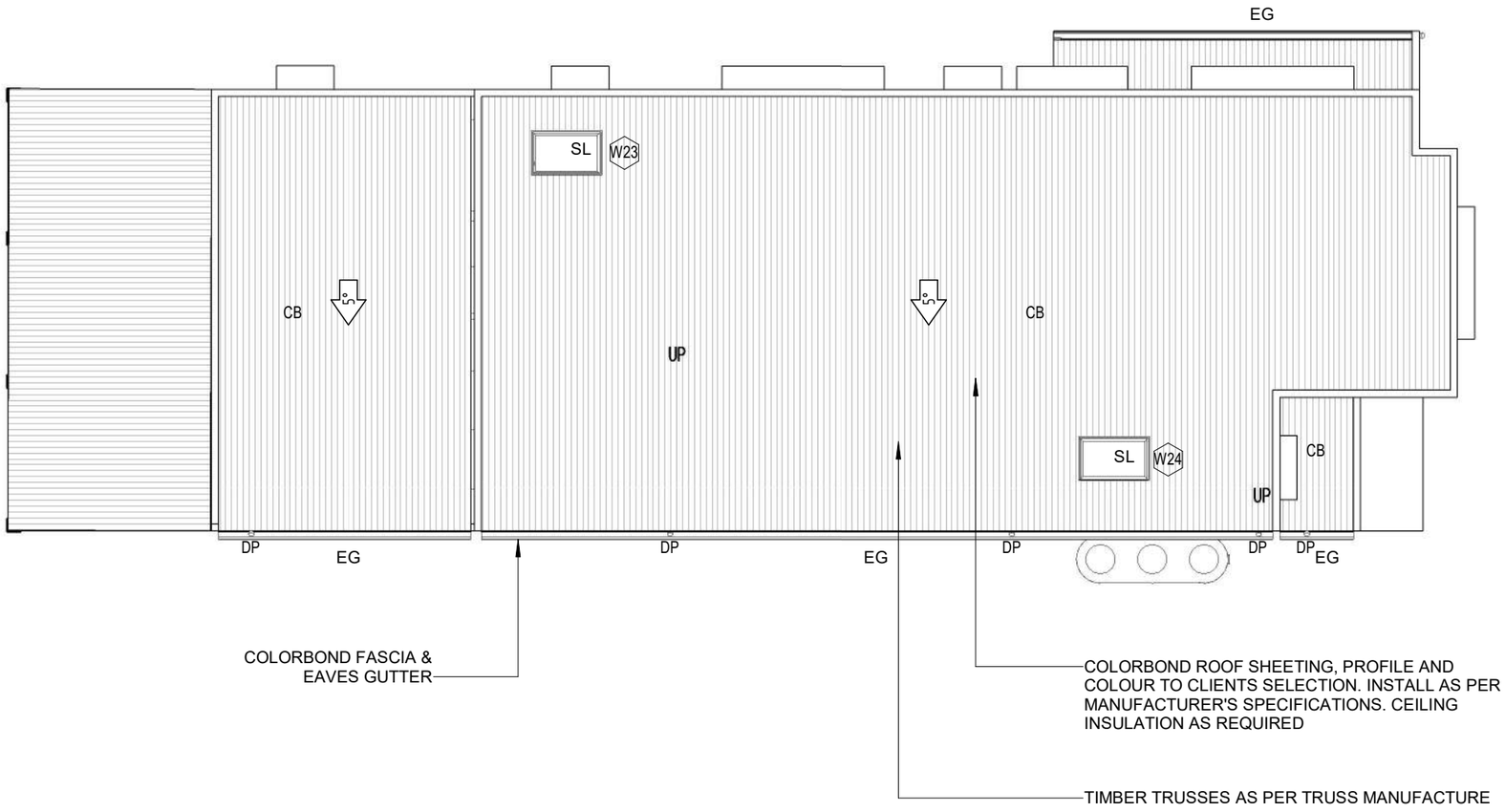
DESIGNED BY: DESIGNER | DRAWN BY: BP | JOB NO: 21047

DRAWING TITLE: SLAB SETOUT PLAN

DRAWING SCALE: As indicated @ A3

DRAWING NUMBER: **CD12**

REV: **D**



7.7 NATIONWIDE HOUSE ENERGY RATING SCHEME
29.2 MJ/m²
www.nathers.gov.au

#HR-Q2CUGG-02 11/05/2022
Assessor Michael Young
Accreditation No. ABSA 90121
Address
3 Dunkeld Avenue, Hurlstone Park, NSW, 2193

http://www.hero-software.com.au/pdf/HR-Q2CUGG-02

ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2022-31/03/2023
Assessor Name Michael Young
Assessor Number 90121
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

1 ROOF PLAN - PROPOSED
SCALE 1 : 100 @ A3

ROOF PLAN NOTES

STORMWATER:

110MM DIA. CLASS 6 UPVC STORMWATER LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO A LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 900MM CTRS AND AT EACH CHANGE OF DIRECTION. THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN-
100MM - UNDER SOIL
50MM - UNDER PAVED OR CONCRETE AREAS
100MM - UNDER REINFORCED CONCRETE OR PAVED DRIVEWAYS
75MM - UNDER REINFORCED CONCRETE DRIVEWAYS

PLUMBING NOTES:

A ACCEPTABLE CONSTRUCTION MANUAL
3.5.2.0 PERFORMANCE REQUIREMENT
P2.2.1 IS SATISFIED FOR GUTTER AND DOWNPIPES IF THEY ARE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500.3 - STORMWATER DRAINAGE INSTALLATIONS

B ACCEPTABLE CONSTRUCTION PRACTICE
3.5.1.2 MATERIALS
GUTTERS, DOWNPIPES AND FLASHINGS MUST BE MANUFACTURED IN ACCORDANCE WITH-
(A) AS2179.1 FOR METAL; AND
(B) AS1273 FOR UPVC COMPONENTS; AND
(C) BE COMPATIBLE WITH ALL UPSTREAM ROOFING MATERIALS IN ACCORDANCE WITH 3.5.1.3(C)

3.5.2.4 INSTALLATION OF GUTTERS
(A) GUTTERS MUST BE INSTALLED WITH A FALL NOT LESS THAN-
(I) 1:500 FOR EAVES GUTTERS, UNLESS FIXED TO METAL FASCIAS; AND
(II) 1:100 FOR BOX GUTTERS
(B) EAVES GUTTERS MUST BE SUPPORTED BY BRACKETS SECURELY FIXED AT STOP ENDS AND AT NOT MORE THAN 1.2M CTRS.
(C) VALLEY GUTTERS ON A ROOF PITCH-
(I) MORE THAN 12.5 DEGREES MUST HAVE A WIDTH OF NOT LESS THAN 400MM AND TO BE WIDE ENOUGH TO ALLOW THE ROOF COVERING TO OVERHANG NOT LESS THAN 150MM EACH SIDE OF THE GUTTER; OR
(II) NOT MORE THAN 12.5 DEGREES MUST BE DESIGNED AS A BOX GUTTER. 3.5.2.5 DOWNPIPES - SIZE AND INSTALLATION
(A) DOWNPIPES MUST BE SECURELY FIXED TO WALLS
(B) THE SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12M.
(C) DOWNPIPES MUST BE FIXED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND, IF THE DOWNPIPE IS MORE THAN 12M FROM THE VALLEY, PROVISION FOR OVERFLOW MUST BE MADE.
(D) DOWNPIPES MUST-
(I) BE COMPATIBLE WITH OTHER ROOFING MATERIALS USED IN THE ROOFING SYSTEM IN ACCORDANCE WITH 3.5.1.3. (C)
(II) BE SELECTED IN ACCORDANCE WITH APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN TABLE 3.5.2.2.

NOTES: ROOF CLADDING, GUTTERS & DOWNPIPES AND WALL CLADDING SHALL COMPLY WITH BCA PART 3.5. THE BUILDER SHALL INSTALL ROOF CLADDING, GUTTERS & DOWNPIPES AND WALL CLADDING TO THE APPROPRIATE REQUIREMENTS AND STANDARDS FOR THE SELECTED MATERIAL. THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE WATER TIGHTNESS OF THE BUILDING.

DOWN PIPES AND GUTTERS SHALL BE OF A SIZE AND LOCATION INDICATED ON THE DRAWINGS AND IF NOT SPECIFICALLY NOTED COMPLY WITH PART 3.5.2. DOWNPIPES SHALL BE LOCATED AT A MAXIMUM SPACING OF 12M AND WITHIN 1.2M OF A VALLEY (UNLESS AN OVERFLOW IS PROVIDED.)

ROOF LEGEND

BC	COLORBOND BARGE CAPPING
CB	COLORBOND ROOF SHEETING
DP	100 DIA. COLORBOND DOWNPIPE AT 12.0m MAX CTS. CONNECT TO EXISTING STORMWATER LINE
EG	COLORBOND EAVES GUTTER
FP	FIRE PLACE
OH	OVERHANG
SL	SKYLIGHT
SP	SPREADER DOWNPIPE
0°	PROPOSED ROOF PITCH

CONSTRUCTION DRAWINGS

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NORTH

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REV	DESCRIPTION	DATE
A	CONSTRUCTION DRAWINGS ISSUE	06/02/2022
B	CHANGES 1	30/03/2022
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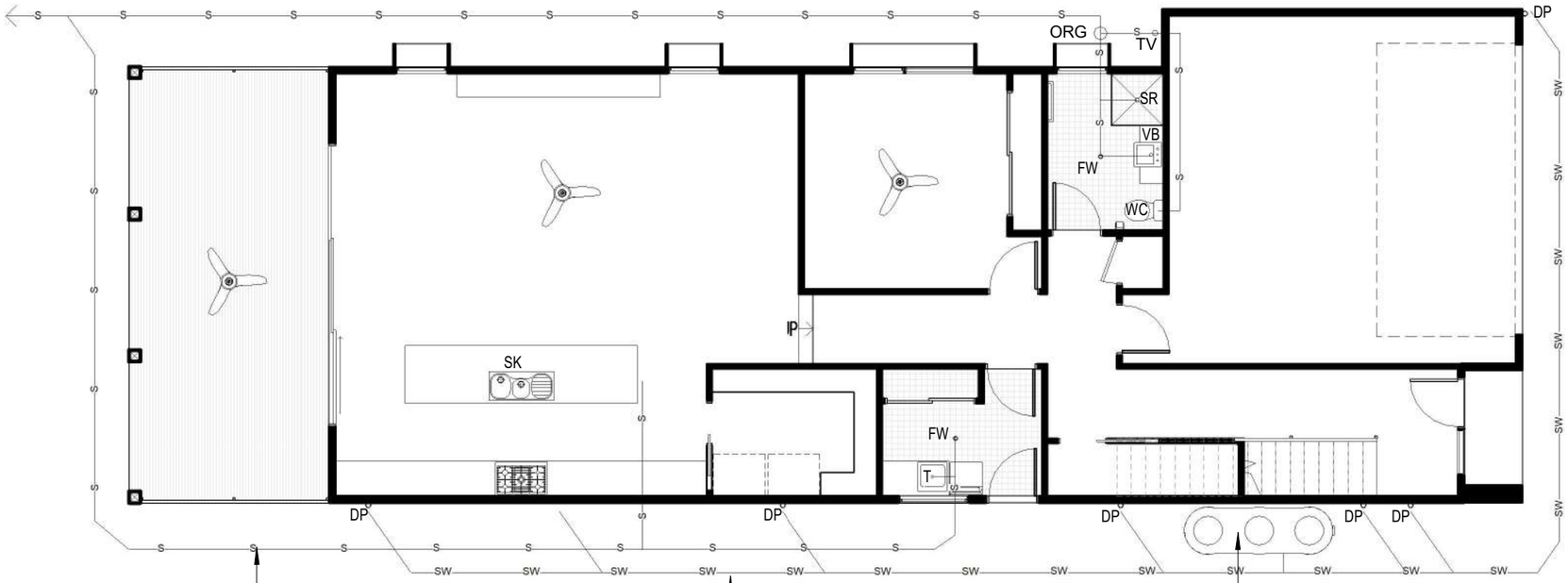
D	CHANGES 3	09/05/2022

PROJECT: PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

DRAWING TITLE: ROOF PLAN

DESIGNED BY: DESIGNER
DRAWN BY: BP
JOB NO: 21047
DRAWING SCALE: As indicated @ A3
DRAWING NUMBER: CD13
REV: D



DRAINAGE NOTES

DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500 AND LOCAL AUTHORITY.

STORMWATER PIPES TO BE UPVC CLASS HD

SEWER PIPES TO BE UPVC CLASS SH

PROVIDE 20Ø K2 POLYETHYLENE WATER RETICULATION

TYPE B STOP VALVE TO BE LOCATED ADJACENT TO ENTRY.

BACKFILL ALL TRENCHES BENEATH VEHICLE PAVEMENT AND SLABS ON GRADE TO FULL DEPTH WITH 20 FCR.

PROVIDE OVERFLOW RELIEF GULLY WITH TAP OVER.LNVERT LEVEL TO BE A MINIMUM OF 150MM BELOW FINISHED.

CUT AND BATTER ARE INDICATIVE. BATTER TO COMPLY WITH CURRENT BUILDING CODE OF AUSTRALIA TABLE 3.1.1.1

AG DRAIN REQUIRED AROUND PERIMETER OF DWELLING FOR ALL CLASS M,H,E SITES. LOCATE AG DRAIN NOT CLOSER THAN 1.5M FROM FOOTING,IN ACCORDANCE WITH AS2870 2011 SECTION 5.6.

PROVIDE SURFACE DRAINAGE IN ACCORDANCE WITH AS2870 SECTION 5.6.3.

PROVIDE FLEXIBLE JOINTS IN ALL DRAINAGE EMERGING FROM UNDERNEATH OR ATTACHED TO BUILDING IN ACCORDANCE WITH AS2870 2011 SECTION 5.6.4 FOR ALL CLASS H&E SITES. REFER GEOTECH FOR CLASS.

DOWNPIPES AND GUTTERS DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3 2003.

LEGEND

BA	BATH
DP	DOWNPIPE
FW	FLOOR WASTE
ORG	OVERFLOW RELIEF GULLY
SR	SHOWER
SD	STRIP DRAIN
SK	SINK
T	LAUNDRY TUB
TV	TERMINAL VENT
VB	VANITY BASIN
WB	WASH BASIN
WC	WATER CLOSET
——S——	PROPOSED NEW SEWER LINE
——SW——	PROPOSED NEW STORMWATER LINE

7.7 NATIONWIDE HOUSE ENERGY RATING SCHEME
29.2 MJ/m²
www.nathers.gov.au

#HR-Q2CUGG-02 11/05/2022
Assessor Michael Young
Accreditation No. ABSA 90121
Address
3 Dunkeld Avenue, Hurlstone Park, NSW, 2193
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Assessor Name Michael Young
Assessor Number 90121
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

1 SERVICES PLAN - PROPOSED
SCALE 1 : 100 @ A3

CONSTRUCTION DRAWINGS

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NORTH

REV	DESCRIPTION	DATE
A	CONSTRUCTION DRAWINGS ISSUE	06/02/2022
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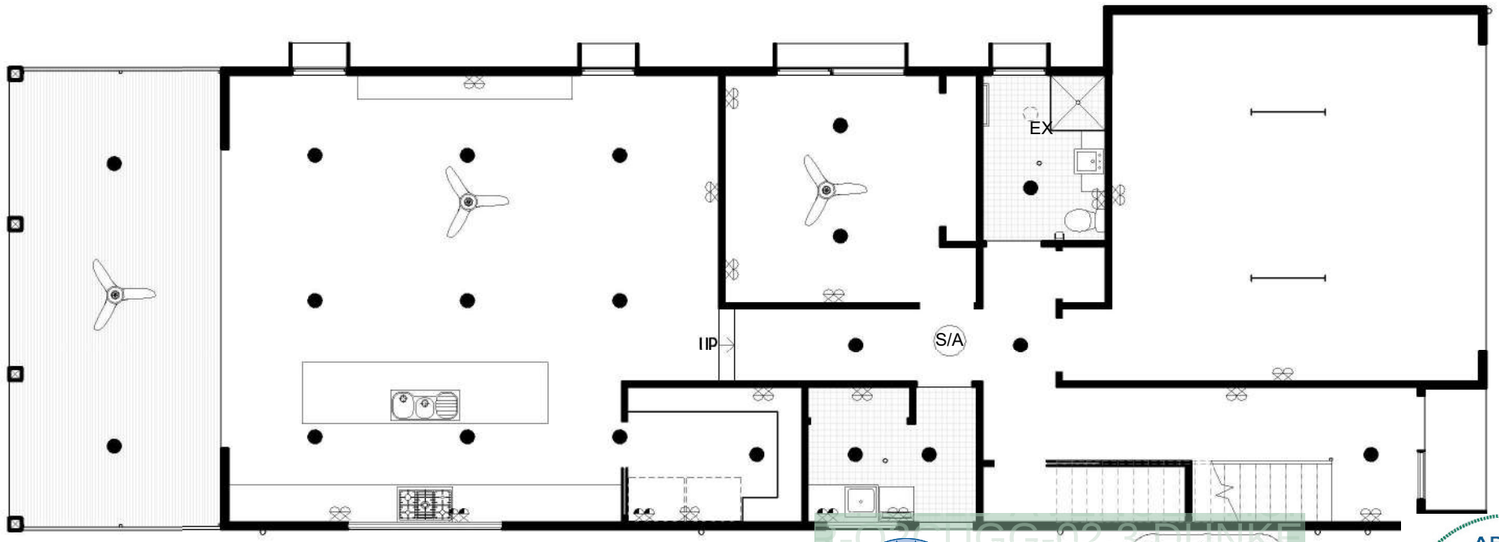
C	CHANGES 2	08/04/2022
D	CHANGES 3	09/05/2022

PROJECT:
PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

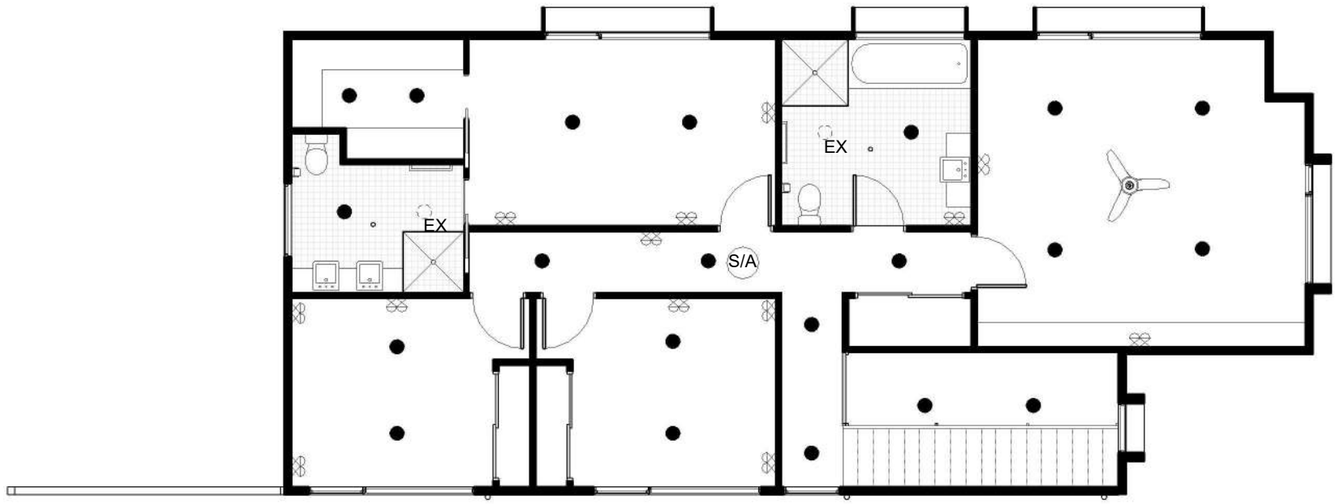
DESIGNED BY: DESIGNER
DRAWN BY: BP
JOB NO: 21047

DRAWING TITLE: SERVICES PLAN
DRAWING SCALE: As indicated @ A3
DRAWING NUMBER: CD14
REV: D



1 ELECTRICAL GROUND FLOOR PLAN - PROPOSED

SCALE 1 : 100 @ A3



2 ELECTRICAL FIRST FLOOR PLAN - PROPOSED

SCALE 1 : 100 @ A3

7.7 NATIONWIDE HOUSE ENERGY RATING SCHEME 29.2 MJ/m² www.nathers.gov.au

#HR-Q2CUGG-02 11/05/2022

Assessor Michael Young

Accreditation No. ABSA 90121

Address 3 Dunkeld Avenue, Hurlstone Park, NSW, 2193

http://www.hero-software.com.au/pdf/HR-Q2CUGG-02

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Accreditation Period 31/03/2022-31/03/2023

Assessor Name Michael Young

Assessor Number 90121

Assessor Signature

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ELECTRICAL LEGEND			
●	DOWN LIGHT	EX	EXHAUST FAN AND LIGHT
◗	EXTERNAL LIGHT POINT		DOUBLE GPO - 300mm
	LIGHT SWITCH		DOUBLE GPO - 1100mm
	LIGHT	S/A	SMOKE ALARM
	FLUORESCENT LIGHTS		CEILING FAN

ELECTRICAL NOTE

ALL SYMBOLS AND SYMBOL LOCATIONS ARE INDICATIVE ONLY AND TO BE USED AS A GUIDE ONLY.
SYMBOLS AND LOCATIONS ARE NOT DRAWN TO SCALE.

BOTH POWER POINTS FOR THE UBI & COOKTOP SHOULD SIT TO THE RIGHT HAND SIDE OF THE OVEN.

10AMP GPO FOR UBO ON SEPARATE CIRCUIT @ 750H

SPP FOR COOKTOP @ 750H
SPP @ 1700H FOR RANGEHOOD

NOTE : LOCATIONS OF ALL ELECTRICAL AND LIGHTING TO BE CONFIRMED WITH CLIENT BEFORE CONSTRUCTION

SMOKE ALARM TO BE INSTALLED AS PER AS3786-1993 AND THE NCC PART 3.7.2

CONSTRUCTION DRAWINGS

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NORTH

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PROJECT:
PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

DESIGNED BY: DESIGNER
DRAWN BY: BP
JOB NO: 21047

DRAWING TITLE: ELECTRICAL PLAN

DRAWING SCALE: As indicated @ A3

DRAWING NUMBER: CD15

REV: D

WINDOW SCHEDULE						
NUMBER	WINDOW STYLE	HEIGHT	WIDTH	FRAMING MATERIAL	GLAZING	COMMENTS
W01	Awning	1200	900	UPVC	Double Glazed	Fly Screen
W02	Awning	1200	900	UPVC	Double Glazed	Fly Screen
W03	Awning	1200	900	UPVC	Double Glazed	Fly Screen
W04	Fixed	1200	1200	UPVC	Double Glazed	
W05	Awning	1200	900	UPVC	Double Glazed	Fly Screen
W06	Fixed	2100	800	UPVC	Double Glazed	
W07	Awning	1000	1200	UPVC	Double Glazed	Fly Screen
W08	Fixed	600	2500	UPVC	Double Glazed	
W09	Awning	1200	900	UPVC	Double Glazed	Fly Screen
W10	Fixed	1200	1800	UPVC	Double Glazed	
W11	Awning	1200	1800	UPVC	Double Glazed	Fly Screen
W12	Awning	1200	900	UPVC	Double Glazed	Fly Screen
W13	Fixed	1200	1800	UPVC	Double Glazed	
W14	Awning	1950	500	UPVC	Double Glazed	Fly Screen
W15	Fixed	1950	1450	UPVC	Double Glazed	
W16	Fixed	1950	800	UPVC	Double Glazed	
W17	Awning	1200	900	UPVC	Double Glazed	Fly Screen
W18	Fixed	1200	1800	UPVC	Double Glazed	
W19	Awning	1200	900	UPVC	Double Glazed	Fly Screen
W20	Fixed	1200	1800	UPVC	Double Glazed	
W21	Awning	1200	900	UPVC	Double Glazed	Fly Screen
W22	Awning	1000	1200	UPVC	Double Glazed	Fly Screen
W23	Skylight	720	1158	Aluminium	Double Glazed	
W24	Skylight	720	1158	Aluminium	Double Glazed	

DOOR SCHEDULE					
NUMBER	HEIGHT	WIDTH	FINISH	FRAME MATERIAL	COMMENTS
D01	2100	820	Paint	Timber	Solidcore, Flush Panel, Hinged Door
D02	2400	5000	Powdercoat	Aluminium	Insulated Garage Door
D03	2040	820	Paint	Timber	Hollowcore, Flush Panel, Cavity Slider
D04	2040	820	Paint	Timber	Solidcore, Flush Panel, Hinged Door
D05	2040	720	Paint	Timber	Hollowcore, Flush Panel, Hinged Door
D06	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door
D07	2040	2180	Powdercoat	Aluminium	Robe Sliding Door
D08	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door
D09	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door
D10	2040	1580	Powdercoat	Aluminium	Robe Sliding Door
D11	2040	820	Paint	Timber	Solidcore, Flush Panel, Hinged Door
D12	2040	720	Paint	Timber	Hollowcore, Flush Panel, Cavity Slider
D13	2100	4800	Powdercoat	Aluminium	Glazed Sliding Door
D14	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door
D15	2040	1780	Powdercoat	Aluminium	Robe Sliding Door
D16	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door
D17	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door
D18	2040	1780	Powdercoat	Aluminium	Robe Sliding Door
D19	2040	1780	Powdercoat	Aluminium	Robe Sliding Door
D20	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door
D21	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door
D22	2040	720	Paint	Timber	Hollowcore, Flush Panel, Cavity Slider
D23	2040	720	Paint	Timber	Hollowcore, Flush Panel, Cavity Slider

WINDOWS, GLAZED DOORS AND SKYLIGHTS:

THE APPLICANT MUST INSTALL ALL WINDOWS, GLAZED DOORS AND SHADING DESCRIBED IN THE TABLE, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE FOR EACH WINDOW AND GLAZED DOOR.

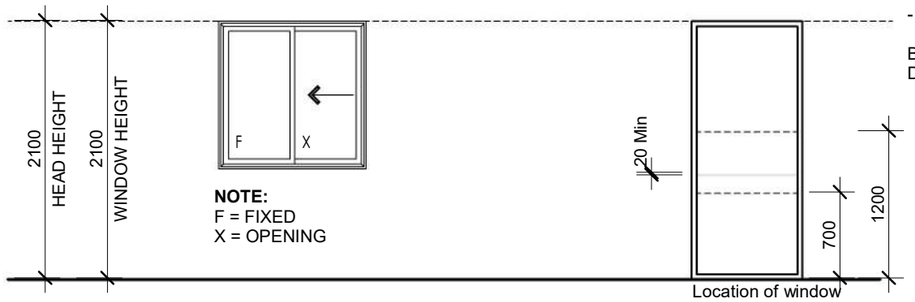
THE DWELLING MAY HAVE 1 SKYLIGHT (LESS THAN 0.7 SQUARE METERS) AND UP TO 2 WINDOWS/GLAZED DOORS (LESS THAN 0.7 SQUARE METERS) WHICH ARE NOT LISTED IN THE TABLE.

THE FOLLOWING REQUIREMENTS MUST ALSO BE SATISFIED IN RELATION TO EACH WINDOW AND GLAZED DOOR:

EXCEPT WHERE THE GLASS IS "SINGLE CLEAR" OR "SINGLE TONED" THE U-VALUE AND SHGC FOR ALL WINDOWS AND GLAZED DOORS MUST BE CALCULATED IN ACCORDANCE WITH AUSTRALIAN NATIONAL AVERAGE CONDITIONS (ANAC).

THE LEADING EDGE OF EACH EAVES, PERGOLA, VERANDAH BALCONY OR AWNING MUST BE NO MORE THAN 500 MILLIMETERS ABOVE THE HEAD OF THE WINDOW OR GLAZED DOOR, EXCEPT THAT A PROJECTION GREATER THAN 500MM AND UP TO 1500MM ABOVE THE HEAD MUST BE TWICE THE VALUE.

PERGOLAS WITH POLYCARBONATE ROOF OR SIMILAR TRANSLUCENT MATERIAL MUST HAVE A SHADING COEFFICIENT OF LESS THAN 0.35. PERGOLAS WITH FIXED BATTENS MUST HAVE BATTENS PARALLEL TO THE WINDOW OR GLAZED DOOR ABOVE WHICH THEY ARE SITUATED, UNLESS THE PERGOLA ALSO SHADES A PERPENDICULAR WINDOW. THE SPACING BETWEEN BATTENS MUST NOT BE MORE THAN 50MM.



LEGEND

DESIGNED IN ACCORDANCE WITH BCA
- FLASHING TO WALL OPENINGS 3.5.3.6
- GLAZING & WINDOW ASSEMBLIES - 3.6.0

BUILDER TO CONFIRM SIZES ON SITE BEFORE ORDERING DOORS & WINDOWS

CONSTRUCTION DRAWINGS

green homes Australia

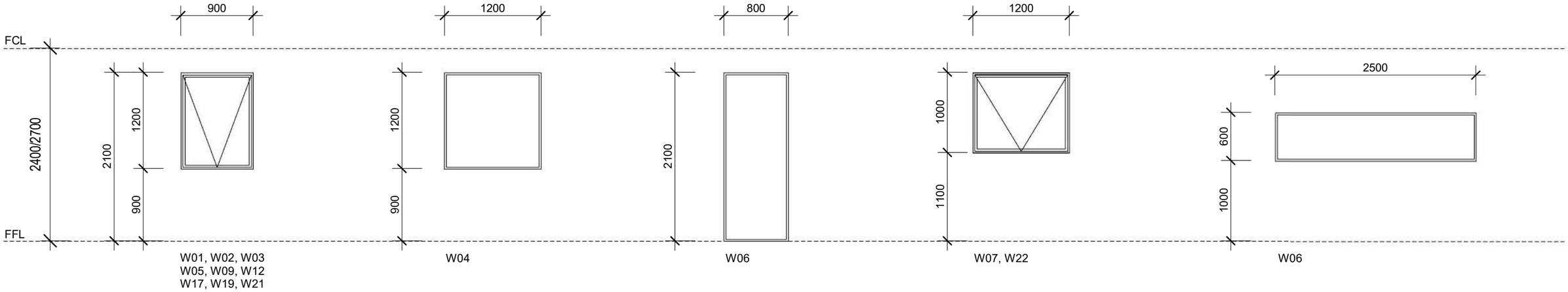
REV	DESCRIPTION	DATE
A	CONSTRUCTION DRAWINGS ISSUE	06/02/2022
B	CHANGES 1	30/03/2022
C	CHANGES 2	08/04/2022
D	CHANGES 3	09/05/2022

PROJECT:
PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

DESIGNED BY: DESIGNER
DRAWN BY: BP
JOB NO: 21047

DRAWING TITLE:
WINDOW AND DOOR SCHEDULE

DRAWING SCALE: 1 : 50 @ A3
DRAWING NUMBER: CD16
REV: D



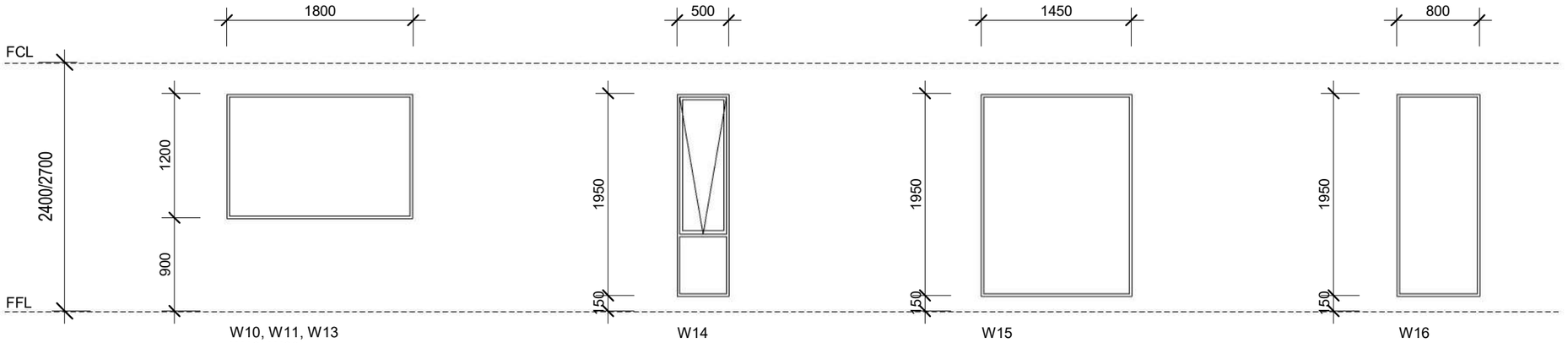
W01, W02, W03
W05, W09, W12
W17, W19, W21

W04

W06

W07, W22

W06



W10, W11, W13
W18, W20

W14

W15

W16

NOTE: This window schedule refers to the approximate size of the windows. The size of the windows needs to be confirmened on site by the window supplier. For the direction of the windows please refer to the elevations.

CONSTRUCTION DRAWINGS

green homes Australia

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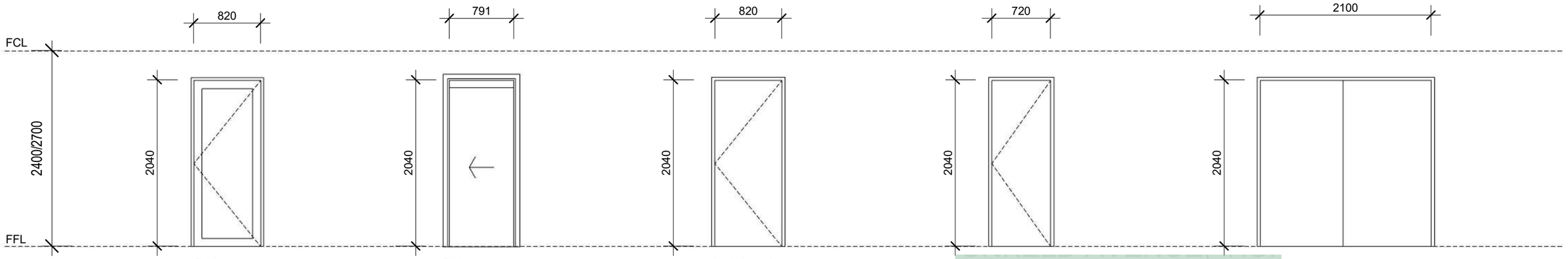
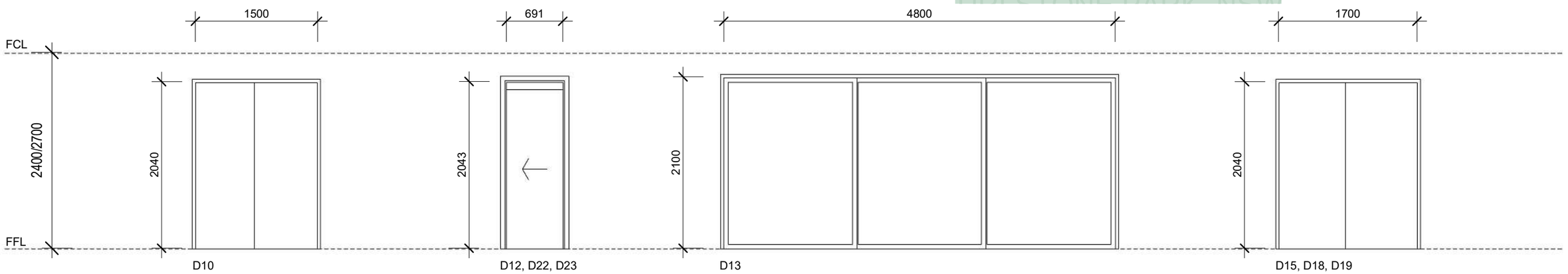
PROJECT:
PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

DESIGNED BY: DESIGNER
DRAWN BY: BP
JOB NO: 21047

DRAWING TITLE:
WINDOW SCHEDULE ELEVATION

DRAWING SCALE: 1 : 50 @ A3
DRAWING NUMBER: **CD17**
REV: **D**





CONSTRUCTION DRAWINGS

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PROJECT:
PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

DESIGNED BY: DESIGNER
DRAWN BY: BP
JOB NO: 21047

DRAWING TITLE:
DOOR SCHEDULE ELEVATION

DRAWING SCALE: 1 : 50 @ A3
DRAWING NUMBER: **CD18**
REV: **D**

BASIX COMPLIANCE REQUIREMENTS

Project Details	
Project Name	Tan Hurlstone
Street Address	3 Dunkeld Avenue
Town or Suburb	Hurlstone Park
Local Government Area	Canterbury Bankstown Council
Project Type	
Project Type	Separate Dwelling House
Number of Bedrooms	4
Site Details	
Site Area (m2)	406
Roof Area (m2)	153.6
Conditioned Floor Area (m2)	196.8
Unconditioned Floor Area (m2)	32.2
Garage Area (m2)	36
Total area of garden & lawn (m2)	100
Swimming Pool being Installed	No
SPA being Installed	No
Water Commitments	
Low Water Use Landscape Area (m2)	0
Shower Head Rating	4 Star (>6 but <= 7.5 L/min)
Toilet Flushing System Rating	6 Star
Kitchen Taps Rating	6 Star
Bathroom Taps Rating	6 Star
On Demand Hot Water Reticulation System	No
Rainwater Tank Capacity	3000 lt
Rainwater Tank to be connected to	Outdoor taps
Greywater Treatment System Installed	No
Swimming Pool to have volume no greater >	N/A
Thermal Commitments	
Floor - Concrete Slab	Nil
External Walls (Min) - Light weight cladding	R2
Internal Walls with shared garage (Min) - plasterboard	Nil
Ceiling & Roof (Min) - Flat ceiling/pitched roof Medium Solar Absorptance (0.475 - 0.70)	R3.5, Foil/Sarking Roof

Energy Commitments	
Hot Water System	Electric
Cooling Systems	
Living Area	Reverse cycle air conditionor
Bedroom Area	Reverse cycle air conditionor
Install Day/Night Zoning	Yes
Heating Systems	
Living Area	Reverse cycle air conditionor
Bedroom Area	Reverse cycle air conditionor
Install Day/Night Zoning	Yes
Ventilation System	
Kitchen	Rangehood ducted to facade/roof manual on/off switch
Bathroom	Individual Fan ducted to facade/roof manual on/off switch
Laundry	Natural Ventilation
Artificial Lighting	
Bedroom/study (5)	Primary type of artificial lighting is fluorescent or LED
Living/Dining (3)	Primary type of artificial lighting is fluorescent or LED
Laundry	Primary type of artificial lighting is fluorescent or LED
Hallway	Primary type of artificial lighting is fluorescent or LED
Kitchen	Primary type of artificial lighting is fluorescent or LED
Natural Lighting	
Bathrooms/Toilets (3)	Provided by Windows
Cooking equipment	Electric Induction cooktop & Electric oven
Other Requirements	A fixed outdoor clothes drying line must be installed. A well ventilated refrigerator space must be constructed.

CONSTRUCTION DRAWINGS

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PROJECT:
PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

DESIGNED BY: DESIGNER
DRAWN BY: BP
JOB NO: 21047

DRAWING TITLE: BASIX COMPLIANCE REQUIREMENTS
DRAWING SCALE: 1 : 50 @ A3
DRAWING NUMBER: CD19
REV: D

GENERAL NOTES
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF AUSTRALIA.

INTERNAL DIMENSIONS ARE TO WALL FRAMING ONLY AND DOES NOT INCLUDE WALL LINING.

ALL WORK IN A MINE SUBSIDENCE DISTRICT MUST BE CONSTRUCTED IN ACCORDANCE WITH SUBSIDENCE ADVISORY NSW (SA NSW) APPROVAL.

SITE WORKS
CUT AND BATTER ARE INDICATIVE. BATTER TO COMPLY WITH CURRENT BUILDING CODE OF AUSTRALIA TABLE 3.1.1.

ALL CUTS AND FFL'S SHOWN ARE SUBJECT TO ENGINEERING ADVICE ONCE A SATISFACTION SOIL TEST HAS BEEN RECEIVED AND REVIEWED.

ALL EARTHWORKS TO COMPLY TO THE CURRENT BCA PART 3.1.1

ALL EMBANKMENTS THAT ARE LEFT EXPOSED MUST BE STABILISED WITH VEGETATION OR SIMILAR TO PREVENT EROSION.

EMBANKMENTS CANNOT EXCEED 2.0M IN HEIGHT WITHOUT THE AID OF RETAINING WALLS OR OTHER APPROVED TYPE OF SOIL RETAINING METHOD.

ALL UNPROTECTED EMBANKMENTS MUST COMPLY WITH THE SLOPE RATIOS FOR SOIL TYPE IN TABLE 3.1.1.1 OF THE CURRENT BCA.

CONCRETE
CONCRETE FOOTINGS AND SLABS TO BE IN ACCORDANCE WITH AS2870.

CONCRETE TO BE MANUFACTURED TO COMPLY WITH AS3600 AND HAVE A STRENGTH AT 28 DAYS OF NOT LESS THAN 25MPA (N25 GRADE)
HAVE A 20MM NOMINAL AGGREGATE SIZE
HAVE A NOMINAL 80MM SLUMP

CONCRETE SLAB TO BE LAID OVER 0.2MM POLYTHENE MEMBRANE, 50MM WELL BEDDED SAND AND MINIMUM 100MM COMPACTED FCR (20MM)

SLAB THICKNESS AND REINFORCEMENT TO BE AS PER ENGINEERS DESIGN.

ROOFING
ROOF TO BE COLORBOND 'CUSTOM ORB' METALDECK, PROVIDED AND INSTALLED IN ACCORDANCE WITH AS1562.1. (IF ROOF IS TO BE TILED REFER TO AS2050.2002)

PREFABRICATED ROOF TRUSSES TO BE SUPPLIED AND INSTALLED TO MANUFACTURER'S SPECIFICATION. TRUSS MANUFACTURER TO CONFIRM LINTEL SIZES.

TIMBER FRAMING
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA

ALL TIMBER FRAMING TO BE CARRIED OUT IN ACCORDANCE WITH AS1684- RESIDENTIAL TIMBER FRAMING CODE.

GALVANISED WALL TIES TO MASONRY AT 450 CTRS HORIZONTALLY AND 600 CTRS VERTICALLY, WITH SPACING REDUCED BY 50% AROUND OPENINGS.

WET AREA
WALL TO WET AREAS TO BE FINISHED WITH WET AREA PLASTERBOARD. COMPLY WITH BCA TABLE 3.8.1.1, AND AS3740.

ALL UNENCLOSED SHOWERS ABOVE BATHS TO HAVE MIN 900 SHOWER SCREEN OR FLOOR WASTE WITHIN 1500 OF SHOWER CONNECTION, AS PER AS3740.

FIRE SAFETY
SMOKE ALARMS TO BE MAINS POWERED AND INSTALLED AS PER AS3786. LOCATIONS AS PER CURRENT BCA 3.7.2.

SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM.

INSTALLATION OF WOOD HEATERS TO COMPLY WITH AS2918. PROVIDE LOCAL AUTHORITIES WITH INSTALLATION AND COMPLIANCE CERTIFICATES.

WINDOWS
WINDOW TO BE ALUMINUM FRAMED SLIDING UNLESS NOTED OTHERWISE.

ALL WINDOWS TO BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AS1288 AND AS2047 TO SPECIFIC WIND SPEED AS PER ENGINEER'S REPORT.

ALL OPENING WINDOWS TO COMPLY TO CURRENT BCA 3.6 REQUIREMENTS.

ALL BEDROOM WINDOWS WHERE THE LOWEST OPERABLE PORTION OF THE WINDOW IS WITHIN 1.7M OF FFL AND THE FFL IS 2M OR MORE ABOVE NGL, REQUIRE A PERMANENTLY FIXED DEVICE RESISTING ANY OPENINGS OF THE WINDOW OR SCREEN SO THAT A 125MM SPHERE CANNOT PASS THROUGH AND RESISTING AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE WINDOW. WHERE THE DEVICE OR SCREEN CAN BE REMOVED, UNLOCKED OR OVERRIDDEN, THE DEVICE OR SCREEN MUST HAVE A CHILD RESISTANT RELEASE MECHANISM AND A BARRIER BELOW THE WINDOW THAT IS 865MM HIGH ABOVE FFL AND RESTRICTS ANY OPENING WITHIN THE BARRIER SO THAT A 125MM SPHERE CANNOT PASS THROUGH, AND HAS NO HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150MM AND 760MM FROM FFL.

ALL WINDOWS IN OTHER ROOMS WHERE OPERABLE, AND THE FFL IS 4M OR MORE ABOVE NGL, REQUIRE A BARRIER BELOW THE WINDOW THAT IS 865MM HIGH ABOVE FFL AND RESTRICTS ANY OPENING WITHIN THE BARRIER SO THAT A 125MM SPHERE CANNOT PASS THROUGH, AND HAS NO HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150MM AND 760MM FROM FFL. WHERE THE OPERABLE PORTION OF WINDOW ENCROACHES INTO THE 865MM BARRIER ZONE,THE BARRIER BENEATH THE WINDOW MAY BE ELIMINATED IF THE OPENING IS PROTECTED BE A PERMANENTLY FIXED DEVICE OR SCREEN WHICH RESTRICTS THE OPENING OF THE WINDOW SO A 125MM SPHERE CANNOT PASS THROUGH.

GLAZING INSTALLED IN AREAS WITH HIGH POTENTIAL FOR HUMAN IMPACT TO COMPLY BCA PART 3.6.4.

DRAINAGE
DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500 AND LOCAL AUTHORITY.

STORMWATER PIPES TO BE UPVC CLASS HD

SEWER PIPES TO BE UPVC CLASS SH

PROVIDE 20Ø K2 POLYETHYLENE WATER RETICULATION

TYPE B STOP VALVE TO BE LOCATED ADJACENT TO ENTRY.

BACKFILL ALL TRENCHES BENEATH VEHICLE PAVEMENT AND SLABS ON GRADE TO FULL DEPTH WITH 20 FCR.

PROVIDE OVERFLOW RELIEF GULLY WITH TAP OVER. INVERT LEVEL TO BE A MINIMUM OF 150MM BELOW FINISHED.

CUT AND BATTER ARE INDICATIVE. BATTER TO COMPLY WITH CURRENT BUILDING CODE OF AUSTRALIA TABLE 3.1.1.1

AG DRAIN REQUIRED AROUND PERIMETER OF DWELLING FOR ALL CLASS M,H,E SITES. LOCATE AG DRAIN NOT CLOSER THAN 1.5M FROM FOOTING, IN ACCORDANCE WITH AS2870 2011 SECTION 5.6.

PROVIDE SURFACE DRAINAGE IN ACCORDANCE WITH AS2870 SECTION 5.6.3.

PROVIDE FLEXIBLE JOINTS IN ALL DRAINAGE EMERGING FROM UNDER OR ATTACHED TO BUILDING IN ACCORDANCE WITH AS2870 2011 SECTION 5.6.4 FOR ALL CLASS H&E SITES. REFER GEOTECH FOR CLASS.

DOWNPIPES AND GUTTERS DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3 2003.

ELECTRICAL
EXHAUST FANS TO COMPLY WITH CURRENT BCA PART 3.8.5.2 SECTON C

EXHAUST FAN TO BE SEALED AND DUCTED TO OUTSIDE OF DWELLING.

NOTE: IF VENTING OCCURS DIRECTLY THROUGH WALL/ROOF ADJACENT TO FAN, THEN UNIT REQUIRES SELF CLOSING BAFFLES TO BE CLASSIFIED AS A 'SEALED' UNIT.

BRACING/LINTELS
WALL BRACING TO BE PER AS1684-2 2010 RESIDENTIAL TIMBER FRAMING CODE AND AS1170 WIND LOADS.

BUILDER TO PROVIDE BRACING TO SUIT THE CONSTRUCTION OF ALL FRAMES IN ACCORDANCE WITH GOOD BUILDING PRACTICE.

PLYWOOD BRACING IN ACCORDANCE WITH AS1684-2 2010 TABLE8-18 (H) METHOD B 900MM WIDE SHEET PLY BRACING PANELS (6.0MM THICK F11 OR 4MM THICK F14)TO BE FIXED TO STUD FRAME WITH 2.8MM DIA. X 3MM LONG MIN. FLAT HEAD NAILS.

65 X 19 HW DIAGONAL TIMBER BRACING CHECKED INTO STUDS AND FIXED IN ACCORDANCE WITH AS1684-2 2010
TIMBER LINTELS FOR SINGLE (OR UPPER STOREY) TO BE F17 HARDWOOD AS FOLLOWS

0-1500 120X35
1500-2400 140X35
2400-2700 190X35

TIE DOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

STEEL LINTELS FOR SINGLE (OR UPPER STOREY) TO BE AS FOLLOWS

0-2700 90X90X6 EA
2700-3200 100X100X8 EA
3200-4000 150X90X8 UA

LINTELS REQUIRE 150MM BEARING EITHER SIDE OF OPENING.

BUILDING FABRIC & INSULATION
TO BE IN ACCORDANCE WITH THE CURRENT BCA PART 3.12.

WHERE AN ALTERNATIVE ENERGY EFFICIENCY DESIGN IS PROPOSED AS AN ALTERNATIVE SOLUTION, THAT PROPOSAL MUST COMPLY WITH PERFORMANCE REQUIREMENT P2.6.

REFLECTIVE BUILDING MEMBRANE INSTALLED TO FORM 20MM AIRSPACE BETWEEN REFLECTIVE FACES AND EXTERNAL LINING / CLADDING, FITTED CLOSELY UP TO PENETRATIONS / OPENINGS, ADEQUATELY SUPPORTED AND JOINTS TO BE LAPPED MINIMUM 150.

STATED R VALUES ARE FOR ADDITIONAL INSULATION REQUIRED AND ARE NOT RT VALUES (TOTAL SYSTEM VALUES)

INSULATION TO BE INSTALLED TO MANUFACTURES SPECIFICATIONS AND ANY RELEVANT STANDARDS.

BULK INSULATION IS NOT TO BE COMPRESSED AS THIS REDUCES THE EFFECTIVE R RATING.

RECESSED DOWNLIGHT'S ARE TO BE SHROUDED TO ALLOW FOR INSULATION OVER (NO INSULATION IS POSSIBLE OVER SHROUDING IN RAKED CEILINGS).

MASONRY
ALL MASONRY IS TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700.

EXTERNAL WALLS TO BE 110MM BRICKWORK UNLESS NOTED.

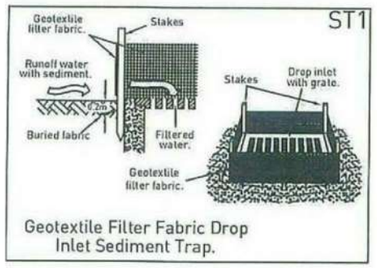
MORTAR TO BE MIXED 1:1:6 CEMENT: LIME: SAND UNLESS STATED OTHER WISE BY ENGINEER.

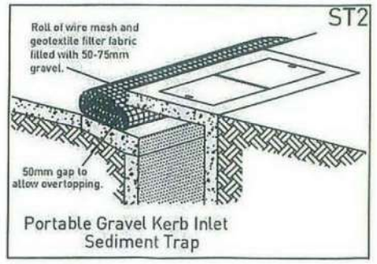
DAMP-PROOF COURSE IN ALL PERIMETER WALLS CUT INTO EXTERNAL WALLS BELOW FLOOR LEVEL WITH WEEP HOLES AT 1200 CTRS. IN ACCORDANCE WITH AS2904.

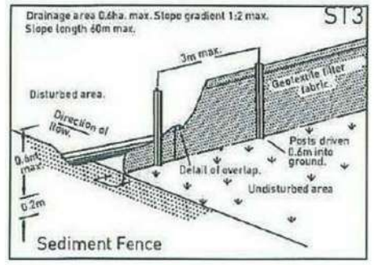
VERTICAL ARTICULATION JOINTS TO BE PROVIDED 6M MAX CENTERS FOR UNREINFORCED MASONRY WALLS EXCEPT WHERE BUILT ON SITE CLASSIFICATION A OR S AND SPACED AS PER AS3700 SECTION 12.6.4. ARTICULATION JOINT LOCATION ARE TO GREEN HOMES REQUEST.5M MAX

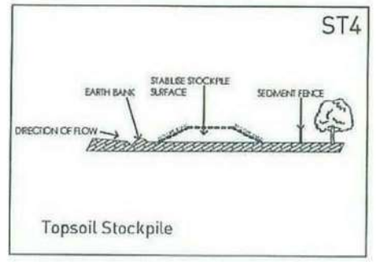
WHERE NECESSARY , STEEL LINTELS ARE TO BE PROVIDED IN ACCORDANCE WITH AS4100 AND AS3700

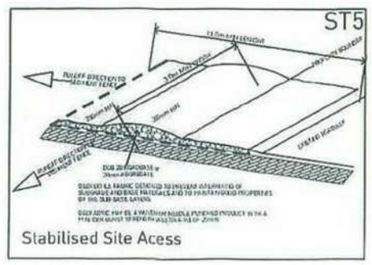
SEDIMENT AND EROSION CONTROL











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PROJECT: PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

DRAWING TITLE: STANDARD NOTES

DESIGNED BY: DESIGNER | DRAWN BY: BP | DRAWING SCALE: 1 : 50 @ A3 | DRAWING NUMBER: CD20 | REV: D

JOB NO: 21047