

DEVELOPMENT APPLICATION

DRAWING SCHEDULE

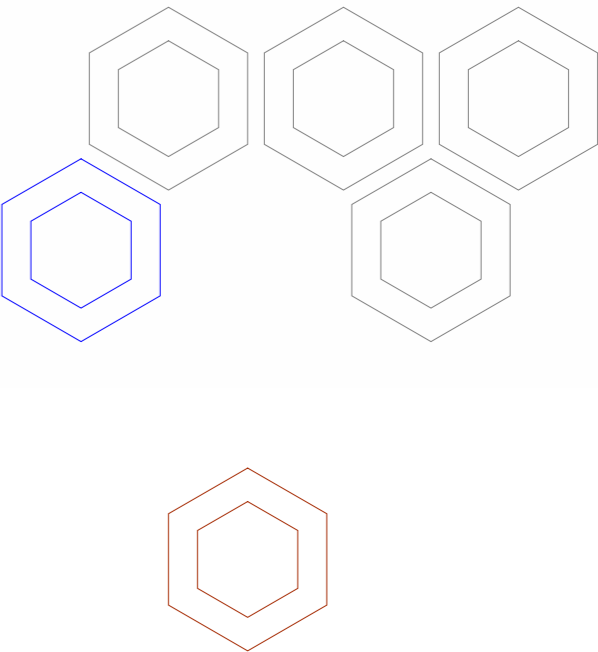
SITE ANALYSIS PLAN	01
DEMOLITION PLAN	02
PROPOSED SITE PLAN	03
PROPOSED GROUND FLOOR PLAN	04
PROPOSED ROOF PLAN	05
SOUTH AND WEST ELEVATION	06
NORTH AND EAST ELEVATION	07
SECTION VIEW	08
FRONT FENCE DETAILS	09
SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES	10
SHADOW DIAGRAMS 9AM - 23rd SEPTEMBER	11
SHADOW DIAGRAMS 10AM - 23rd SEPTEMBER	12
SHADOW DIAGRAMS 11AM - 23rd SEPTEMBER	13
SHADOW DIAGRAMS 12PM - 23rd SEPTEMBER	14
SHADOW DIAGRAM 1PM - 23rd SEPTEMBER	15
SHADOW DIAGRAM 2PM - 23rd SEPTEMBER	16
SHADOW DIAGRAM 3PM - 23rd SEPTEMBER	17
SHADOW DIAGRAM 4PM - 23rd SEPTEMBER	18
SHADOW DIAGRAM 5PM - 23rd SEPTEMBER	19
LANDSCAPE AREA CALCULATION SHEET	20
GROSS FLOOR AREA CALCULATION SHEET	21
BASIX COMMITMENTS	22
NATHERS COMMITMENTS	23
3D VIEWS	24

ISSUE DETAILS

A 21.09.2023 ISSUED FOR DEVELOPMENT APPLICATION

ADDITIONAL INFORMATION DA

A01	OWNER'S CONSENT FORM
A02	SURVEY PLAN
A03	BASIX & NATHERS CERTIFICATION
A04	STORMWATER PLAN
A05	LANDSCAPE PLAN
A06	STATEMENT OF ENVIRONMENTAL EFFECTS
A07	WASTE MANAGEMENT PLAN
A08	COST SUMMARY REPORT
A09	NEIGHBOURS NOTIFICATION PLAN

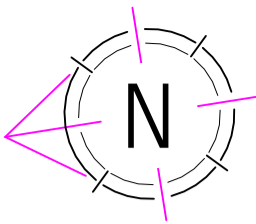


NEW DWELLING - SINGLE STOREY

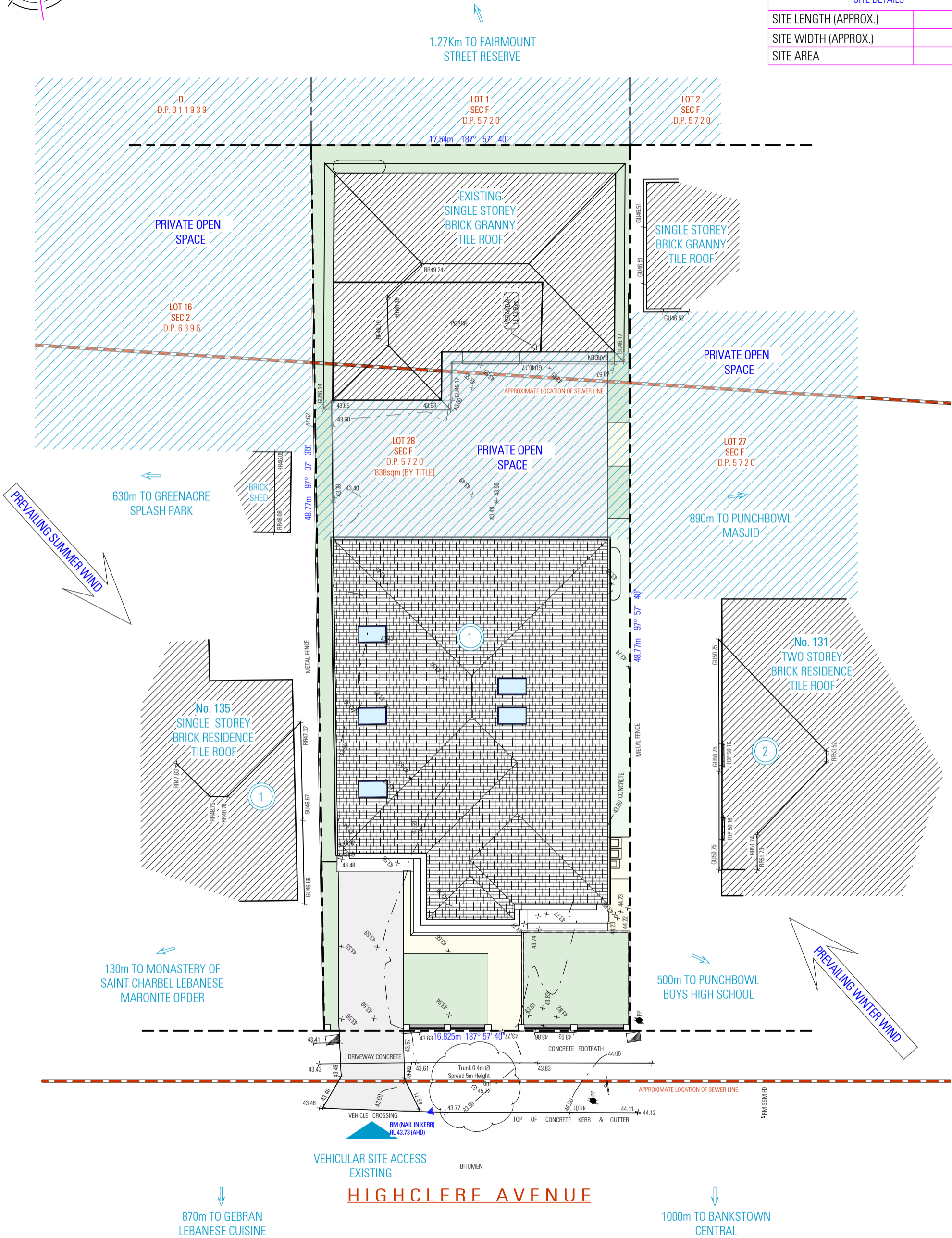
133 HIGHCLERE AVENUE,
PUNCHBOWL NSW 2196

PIERRE AYOUB





KEY	ITEM	SYMBOL
	NUMBER OF STOREYS	①/②
	POSSIBLE OVERLOOKING	
	PRIVATE OPEN SPACE	
	REDUCED LEVELS	
	SITE	
SITE DETAILS		
SITE LENGTH (APPROX.)		48.77m
SITE WIDTH (APPROX.)		17.00m
SITE AREA		383.00 m²



SITE ANALYSIS PLAN

NOT FOR CONSTRUCTION

NOTES

- ALL DIMENSIONS ARE IN MILLIMETERS
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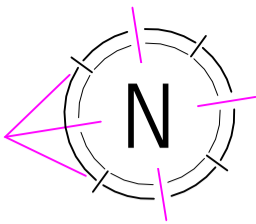
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SITE ANALYSIS PLAN

SCALE
ISSUE

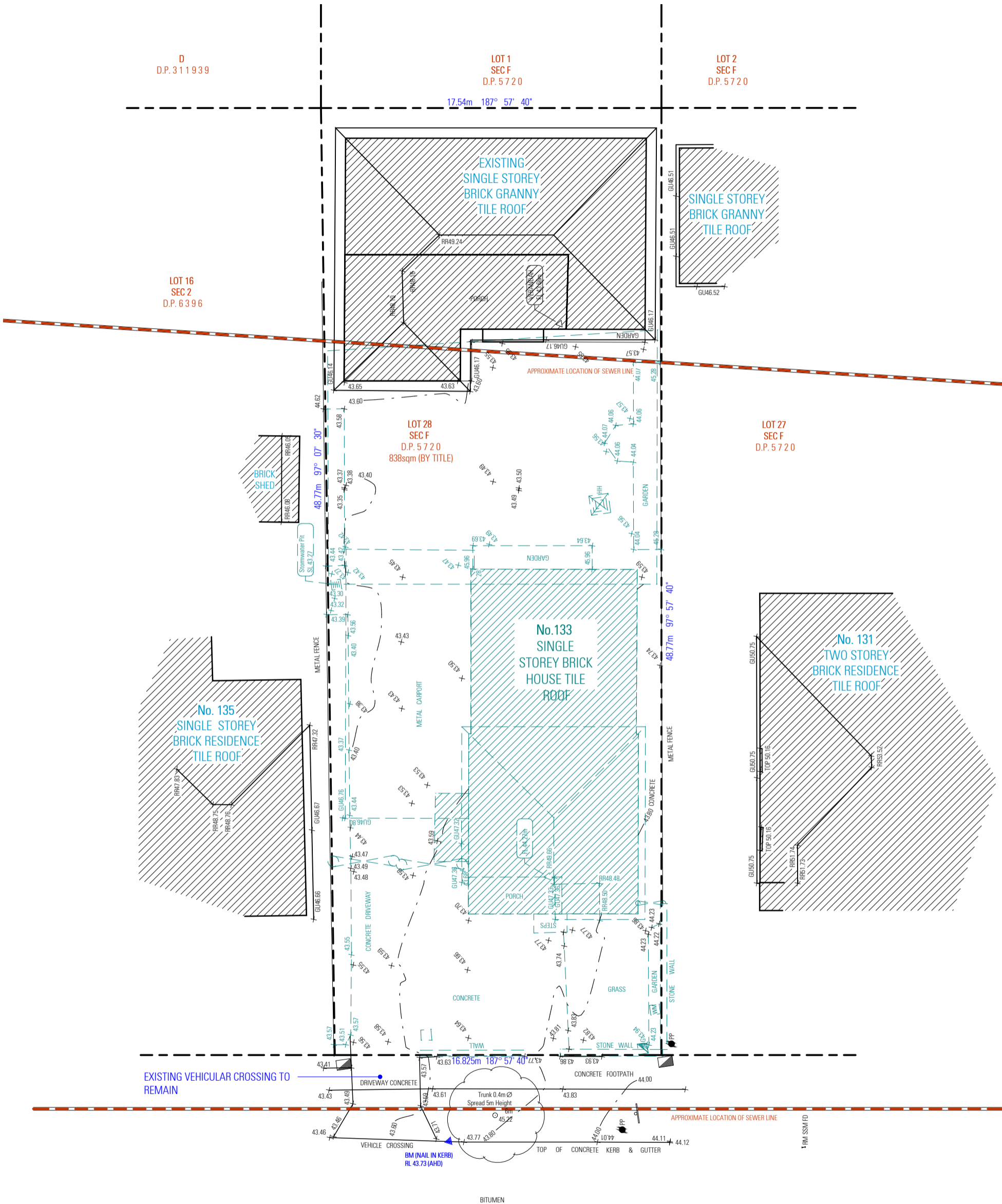
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DWG No. 21163 - 01



KEY	SITE LEGEND	
	ITEM	SYMBOL
	STRUCTURE TO BE DEMOLISHED	
	ITEMS TO BE REMOVED	
	TREES TO BE REMOVED	

- DEMOLITION NOTES**
- EXISTING VEHICULAR CROSSING TO BE REMOVED, A NEW VEHICULAR CROSSING TO BE CONSTRUCTED TO THE SPECIFICATIONS OF COUNCIL
 - ALL DEMOLITION AND WASTE MATERIALS TO BE REMOVED FROM SITE IN ACCORDANCE WITH THE ACCOMPANYING WASTE MANAGEMENT PLAN, AND AUSTRALIAN STANDARD 2601.2001
 - ALL NECESSARY PERMITS ARE TO BE OBTAINED FROM COUNCIL BY THE NOMINATED CONTRACTOR PRIOR TO ANY WORKS
 - ANY HAZARDOUS MATERIAL FOUND ON SITE IS TO BE REMOVED IN ACCORDANCE WITH RELEVANT LEGISLATION, BUILDING CODES, AUSTRALIAN STANDARDS AND WORK COVER GUIDELINES.



HIGHCLERE AVENUE

DEMOLITION PLAN

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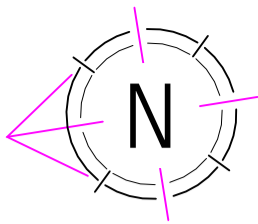
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DEMOLITION PLAN

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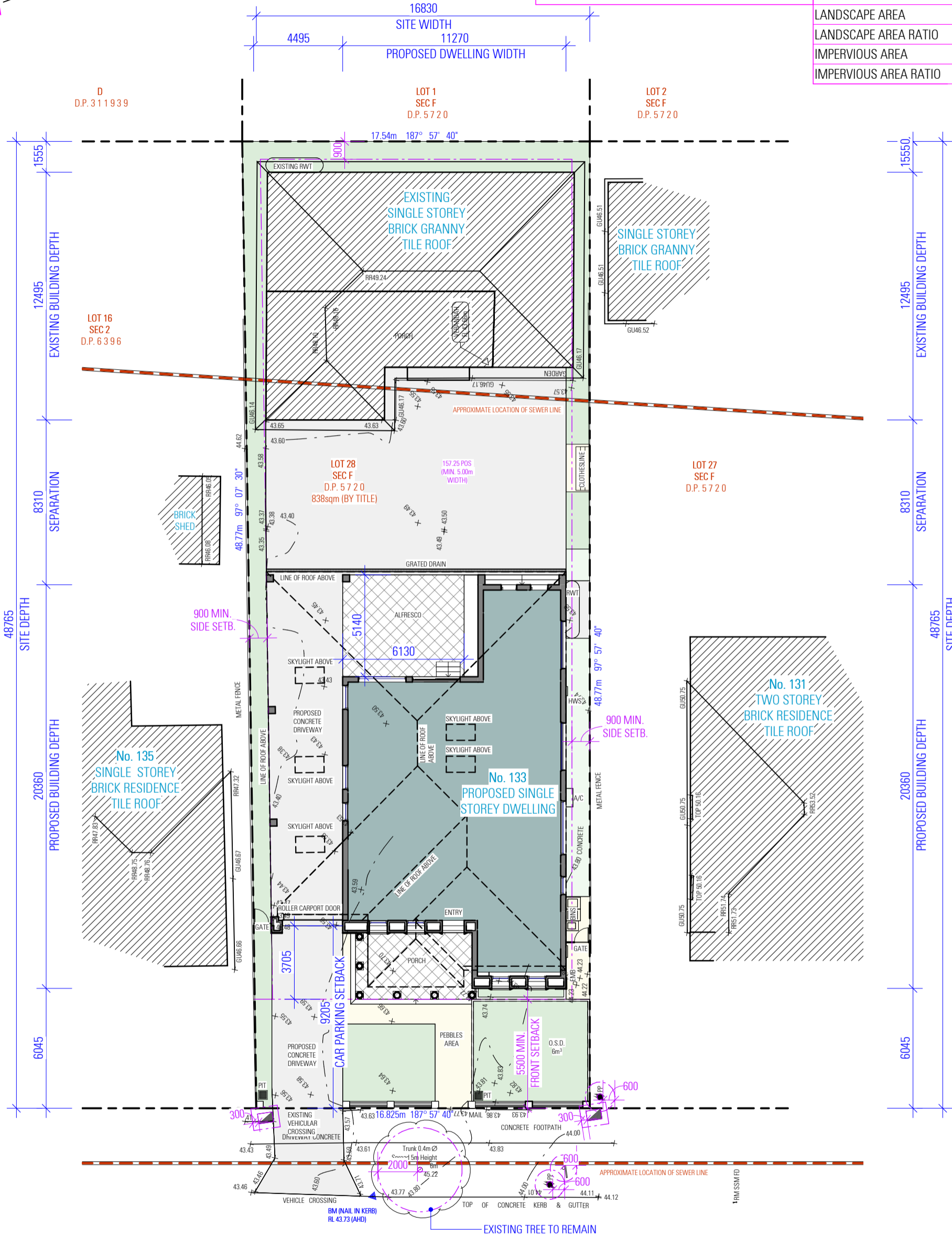


NOTES:

- REFER TO LANDSCAPE PLAN FOR DETAILS
- REFER TO STORMWATER PLAN FOR STORMWATER DETAILS / SEDIMENT AND EROSION CONTROL PLAN
- REFER TO STRUCTURAL PLAN FOR RETAINING WALL DETAILS
- REFER TO STORMWATER PLAN AND BASIX REPORT FOR RAINWATER TANK DETAILS
- ALL BOUNDARY FENCING TO BE MAINTAINED OR CONSTRUCTED AT A HEIGHT OF 1800mm ABOVE NGL

SITE CALCULATIONS

TOTAL SITE AREA	838.00sqm
EXISTING GRANNY FLAT AREA	60.98sqm
GROUND FLOOR AREA	158.87sqm
TOTAL FLOOR AREA	219.85sqm
FLOOR SPACE RATIO	0.26:1.00
PRIVATE OPEN SPACE	157.25sqm
LANDSCAPE AREA	179.64sqm
LANDSCAPE AREA RATIO	0.21:1.00
IMPERVIOUS AREA	651.96sqm
IMPERVIOUS AREA RATIO	0.77:1.00



HIGHCLERE AVENUE

PROPOSED SITE PLAN

SITE LEGEND

ITEM	SYMBOL
GROUND FLOOR AREA	
LINE OF FIRST FLOOR	
SITE BOUNDARY	

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PROPOSED SITE PLAN

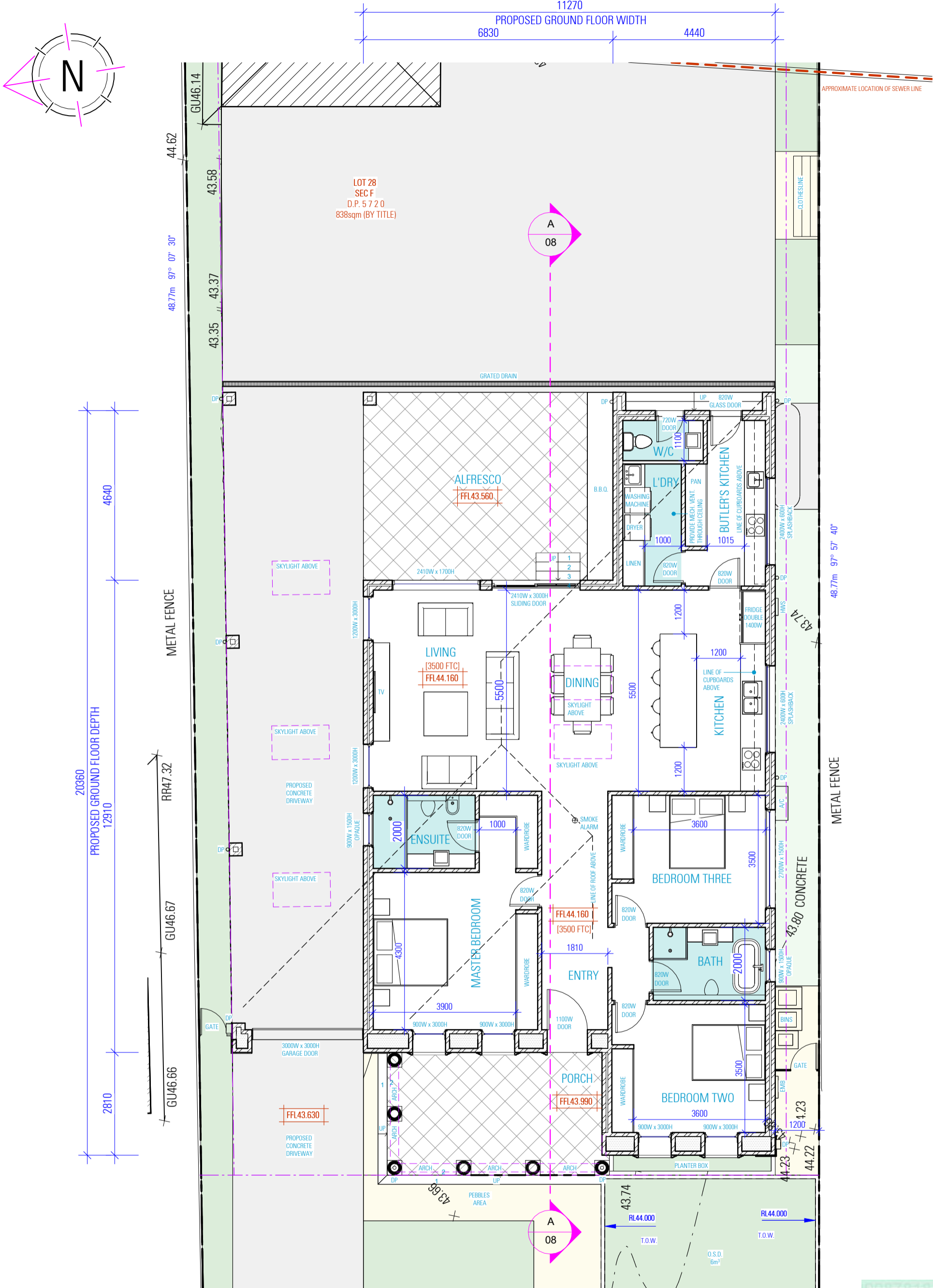
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PROPOSED GROUND FLOOR PLAN



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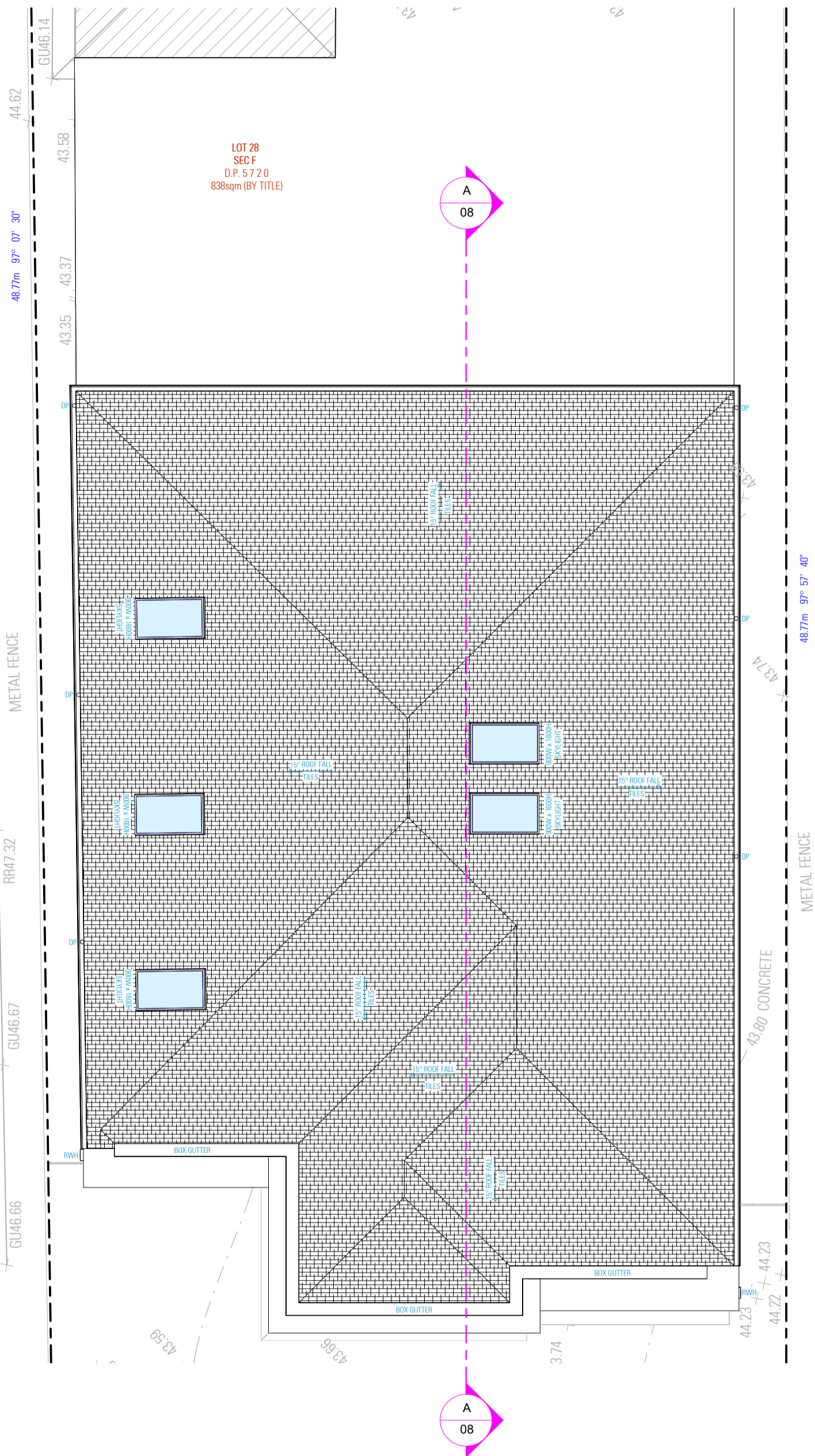
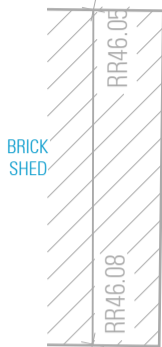
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PROPOSED GROUND FLOOR PLAN

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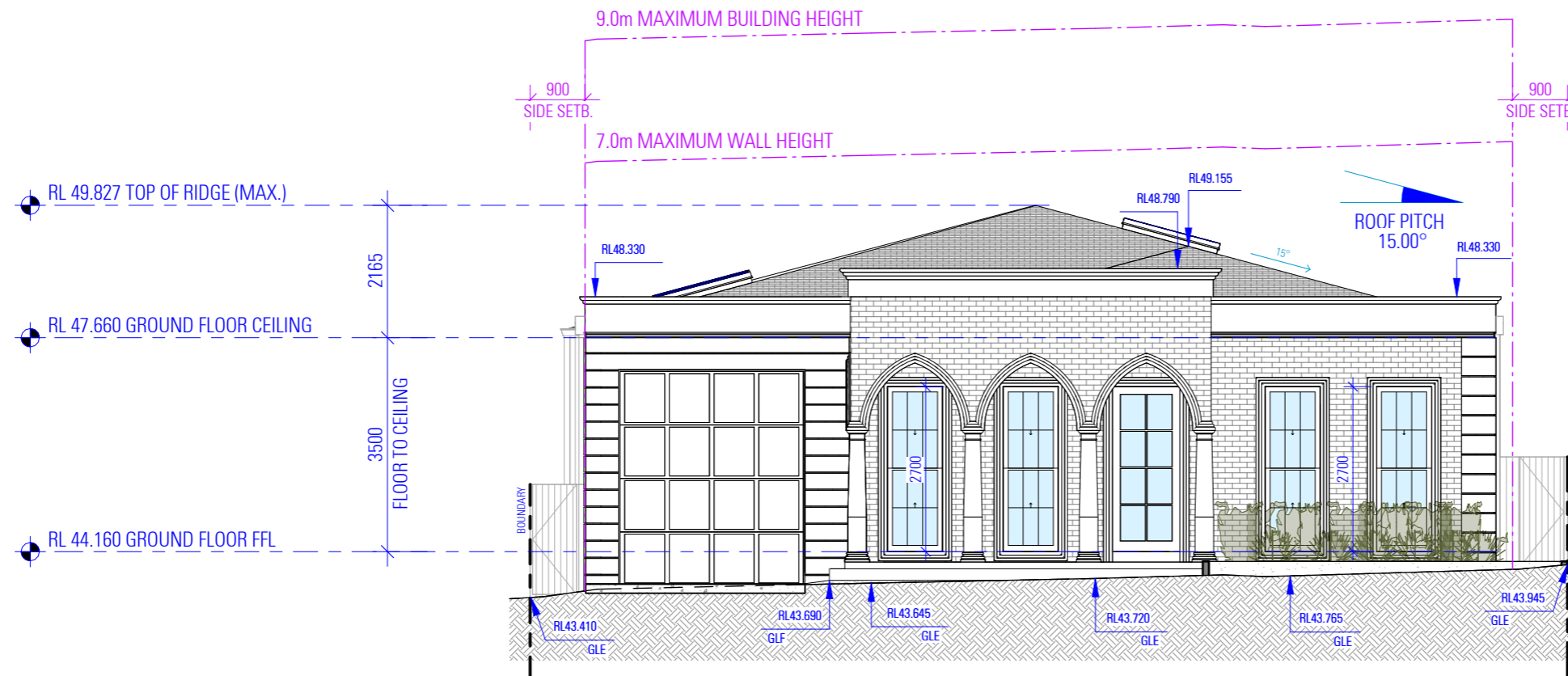
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PROPOSED ROOF PLAN

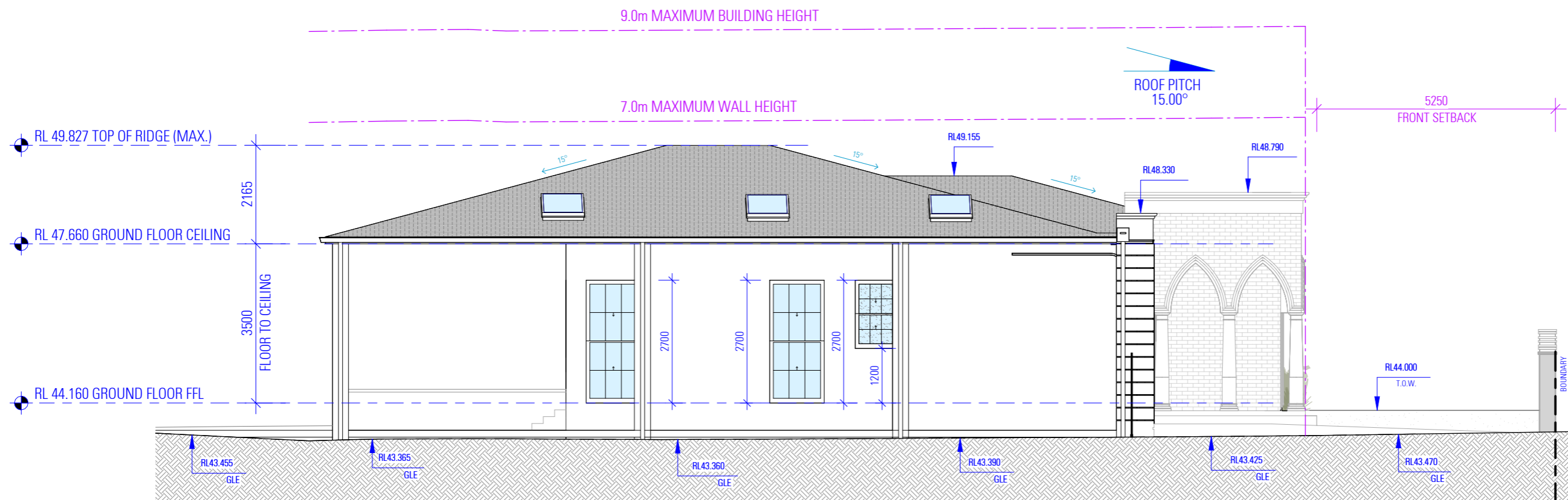
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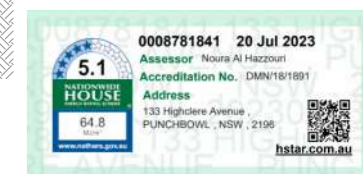


SOUTH ELEVATION

AS SEEN FROM HIGHCLERE AVENUE



WEST ELEVATION



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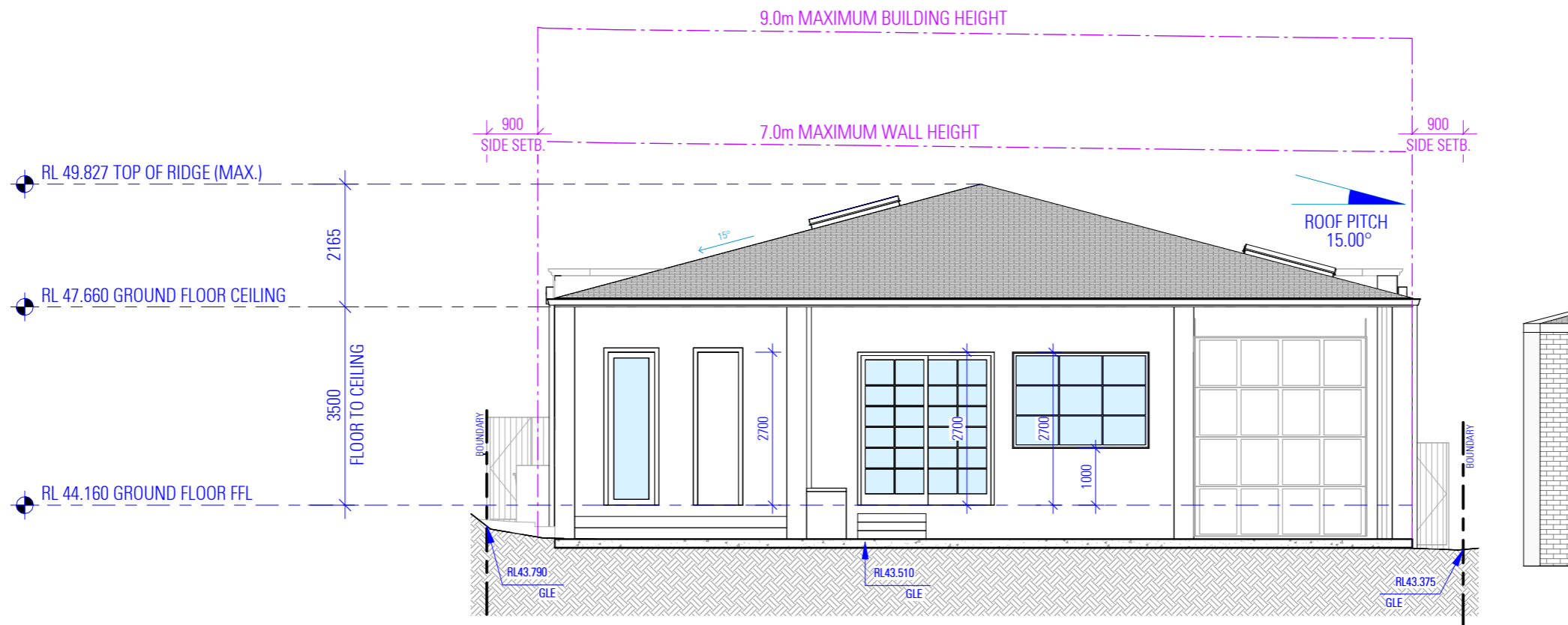
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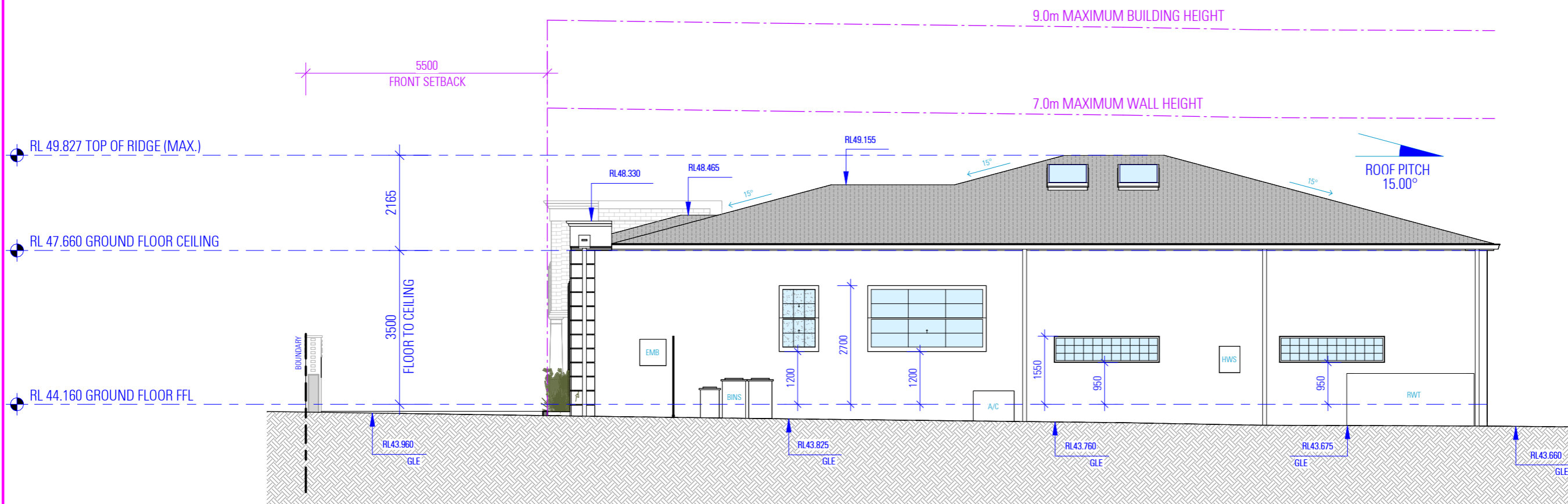
SOUTH AND WEST ELEVATION

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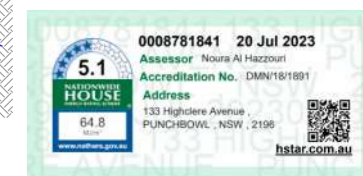
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NORTH ELEVATION



EAST ELEVATION



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


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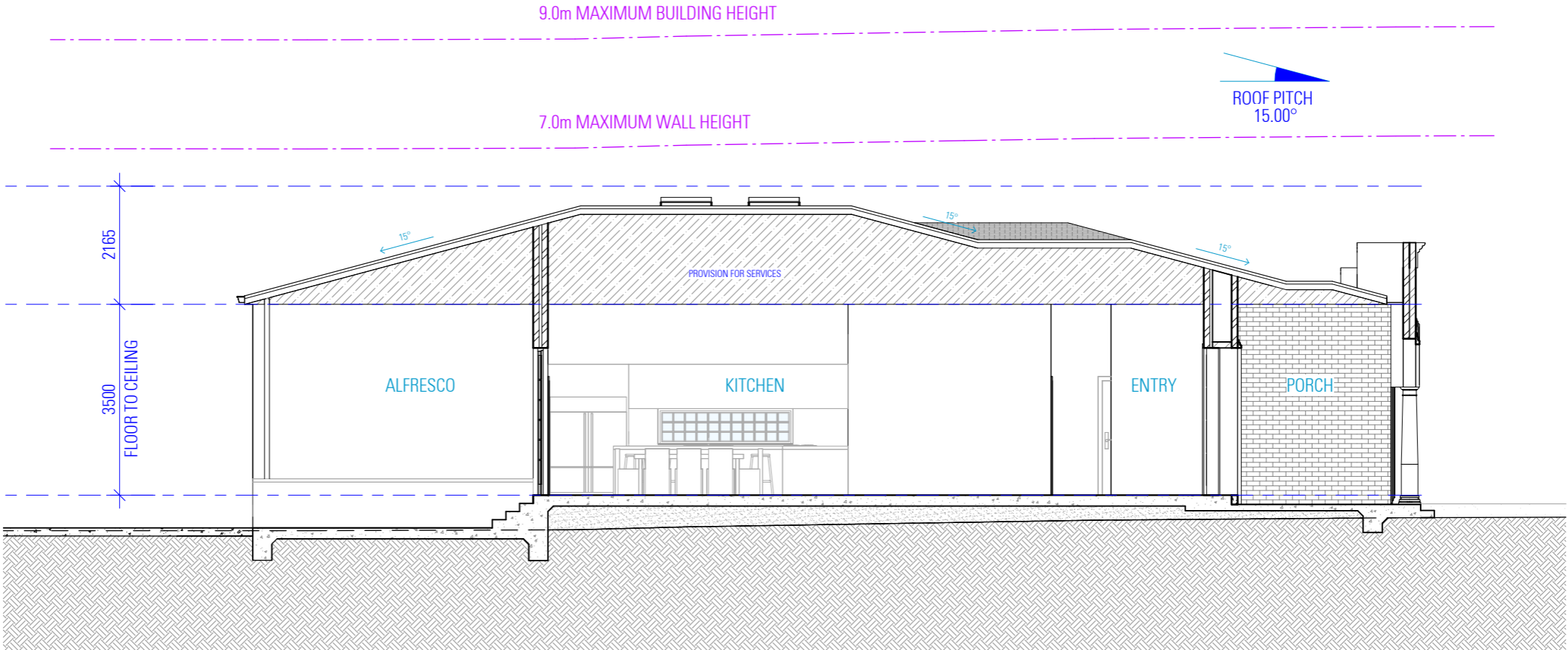
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NORTH AND EAST ELEVATION

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WALL SCHEDULE		
270mm CAVITY BRICK	230mm DOUBLE BRICK	110mm SINGLE BRICK
		
110mm BRICK SKIN 50mm CAVITY 110mm BRICK SKIN	110mm BRICK SKIN 10mm MORTAR 110mm BRICK SKIN	110mm BRICK SKIN
NOTES 1. THIS SCHEDULE DETAILS MAIN WALL COMPONENTS ONLY AND THE MEASUREMENTS GIVEN DO NOT INCLUDE RENDER, PLASTER OR THE LIKE. THEY ARE PROVIDED FOR 'CONSTRUCTION' PURPOSES AND SUCH DO NOT REPRESENT THE FINAL WALL THICKNESS. 2. EXISTING WALLS SHOWN SOLID HATCHED. 3. THE ITEMS PROVIDED ABOVE ARE A GENERAL LIST OF WALL TYPES. VERIFY ALL DISCREPANCIES WITH THE DESIGNER BEFORE COMMENCING CONSTRUCTION.		



SECTION

A
04-05



GENERAL REQUIREMENTS/SPECIFICATIONS
BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING/WHERE RELEVANT

EARTHWORKS
NATIONAL CONSTRUCTION CODE (NCC)
• EARTHWORKS AND EXCAVATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.1.1

STORM WATER
• POWDER COATED ALUMINIUM GUTTERS & DOWNPIPES.
• REFER TO STORMWATER PLAN FOR ALL SITE DRAINAGE DETAILS AND CALCULATIONS.

NATIONAL CONSTRUCTION CODE (NCC)
• DRAINAGE IS TO BE IN ACCORDANCE WITH PART 3.1.3
• ROOF, WALL CLADDING, GUTTERS & DOWNPIPES ARE TO COMPLY WITH PART 3.5

AUSTRALIAN STANDARD (AS)
• PLUMBING & DRAINAGE - AS 3500

TERMITE PROTECTION
NATIONAL CONSTRUCTION CODE (NCC)
• PROTECTION MUST BE IN ACCORDANCE WITH PART 3.1.4
AUSTRALIAN STANDARD (AS)
• TERMITE PROTECTION - AS 3660.1

FOOTINGS
• PROPOSED FOOTINGS TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER

NATIONAL CONSTRUCTION CODE (NCC)
• FOOTINGS AND SLABS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PART 3.2

AUSTRALIAN STANDARD (AS)
• RESIDENTIAL SLABS & FOOTINGS - AS 2870

FLOORING
• PROPOSED FLOOR CONSTRUCTION TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER.
• ALL PORCHES, VERANDAHs & THE LIKE TO HAVE A 85mm STEPDOWN FROM INTERNAL AREAS UNLESS NOTED OTHERWISE.

• FOR ALL REDUCED LEVELS REFER TO FLOOR PLANS (ENGINEERS DETAILS TO SUPERSEED-CONFIRM WITH DESIGNER)
AUSTRALIAN STANDARD (AS)
• RESIDENTIAL SLABS & FOOTINGS - AS 2870
• CONCRETE STRUCTURES - AS 3600

WALLS
NATIONAL CONSTRUCTION CODE (NCC)
• ALL FRAMING IS TO BE IN ACCORDANCE WITH PART 3.4
• ALL MASONRY IS TO COMPLY WITH PART 3.3
• SOUND INSULATION IS TO BE IN ACCORDANCE WITH PART 3.8.6
AUSTRALIAN STANDARD (AS)
• MASONRY CONSTRUCTION - AS3700
• RESIDENTIAL TIMBER FRAMED CONSTRUCTION - AS 1684
• TIMBER STRUCTURES - AS 1720
• DOMESTIC METAL FRAMING - AS 3623

STRUCTURE
NATIONAL CONSTRUCTION CODE (NCC)
• STAIR CONSTRUCTION IS TO COMPLY WITH PART 3.9.1
• STRUCTURAL DESIGN TO BE IN ACCORDANCE WITH ACCEPTABLE CONSTRUCTION MANUALS AS LISTED IN PART 3.11

AUSTRALIAN STANDARD (AS)
• SAA LOADING CODE - AS 1170
• DAMP PROOF COURSES AND FLASHINGS - AS/NZS 2904
• STEEL STRUCTURES - AS 410
• ALUMINIUM STRUCTURES - AS 1664
• SAA MASONRY CODE - AS 3700

GLAZING
• POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS & DOORS UNLESS NOTED OTHERWISE.

NATIONAL CONSTRUCTION CODE (NCC)
• ALL GLAZING IS TO BE IN ACCORDANCE WITH PART 3.6

AUSTRALIAN STANDARD (AS)
• WINDOWS IN BUILDINGS - AS 2047
• GLASS IN BUILDINGS - AS 1288
•

ROOFING
NATIONAL CONSTRUCTION CODE (NCC)
• ROOF CLADDING SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.5.1

AUSTRALIAN STANDARD (AS)
• INSTALLATION OF ROOF TILES - AS 2050
• DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - AS 1562.1
•

FIRE
NATIONAL CONSTRUCTION CODE (NCC)
• FIRE SAFETY IN ACCORDANCE WITH PART 3.7
• FIRE SEPARATION IS TO BE IN ACCORDANCE WITH PART 3.7.2
• HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH PART 3.7.5

AUSTRALIAN STANDARD (AS)
• SMOKE ALARMS - AS 3786
HEALTH & AMENITY
• ALL BATHROOM, ENSUITES AND LAUNDRIES TO HAVE FLOOR WASTES AND BE SETDOWN AND WATERPROOFED.

NATIONAL CONSTRUCTION CODE (NCC)
• WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH PART 3.8.1
• AREAS REQUIRING VENTILATION, WHICH ARE NOT NATURALLY VENTILATED, ARE TO BE PROVIDED WITH MECHANICAL VENTILATION IN ACCORDANCE WITH PART 3.8.5
• EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED DIRECTLY (OR VIA A SHAFT OR DUCT) TO OUTDOOR AIR OR A VENTILATED ROOF SPACE IN ACCORDANCE WITH PART 3.8.7
• WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE GROUND USE MUST COMPLY WITH AS 4654 PARTS 1 AND 2.
AUSTRALIAN STANDARD (AS)
• WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS - AS 3740
• ELECTRICAL & LIGHTING - AS/NZS 3000-2007 AND AS1680.0-2009
• THE USE OF MECHANICAL VENTILATION AND AIR-CONDITIONING IN BUILDINGS - AS 1668

SAFE MOVEMENT & ACCESS
NATIONAL CONSTRUCTION CODE (NCC)
• STAIRS SHALL BE CONSTRUCTED SO AS TO COMPLY WITH PART 3.9.1
• ALL BALUSTRADES TO BE A MINIMUM 1000mm ABOVE FINISHED FLOOR LEVEL AND RAILS TO BE SPACED SO AS TO PREVENT A 125mm SPHERE PENETRATING THROUGH AND TO COMPLY WITH PART 3.9.2

• WINDOW BARRIERS ARE REQUIRED FOR OPENABLE WINDOWS IN EARLY CHILDHOOD CENTRES AND IN BEDROOMS OF RESIDENTIAL BUILDINGS, WHERE THE FLOOR BELOW THE WINDOW IS MORE THAN 2m ABOVE THE SURFACE BENEATH TO MEET BCA 3.9.2.6.
• THE WINDOW IS TO BE FITTED WITH EITHER A DEVICE TO RESTRICT THE WINDOW OPENING, OR A SUITABLE SCREEN, SO A 125mm SPHERE CANNOT PASS THROUGH.
• THE DEVICE OR SCREEN CAN HAVE A CHILD RESISTANT RELEASE MECHANISM (E.G. A KEY LOCK) WHICH CAN ENABLE THE DEVICE OR SCREEN TO BE REMOVED, UNLOCKED OR OVERRIDDEN. (SO FOR EXAMPLE, THE WINDOW CAN BE CLEANED)
• A BARRIER IS NOT REQUIRED FOR WINDOWS 1.7m OR MORE ABOVE THE FLOOR LEVEL.
AUSTRALIAN STANDARD (AS)
• BALUSTRADES - AS 1170.1
• SLIP RESISTANCE OF PEDESTRIAN SURFACES - AS/NZS 3661.2
• FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS - AS 1657

EXTERNAL FINISHES
• REFER TO SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES FOR MORE DETAILS.
NATIONAL CONSTRUCTION CODE (NCC)
• ROOF, WALL CLADDING, GUTTERS & DOWNPIPES ARE TO COMPLY WITH PART 3.5
AUSTRALIAN STANDARD (AS)
• GUIDE TO THE PAINTING OF BUILDINGS - AS 2311

INTERNAL FINISHES
NATIONAL CONSTRUCTION CODE (NCC)
• HEATING APPLIANCES ARE TO BE INSTALLED IN ACCORDANCE WITH PART 3.10.7
AUSTRALIAN STANDARD (AS)
• CERAMIC TILES - AS 3958
• INTERIOR LIGHTING - AS 1680

LANDSCAPE
• REFER TO LANDSCAPE PLAN FOR ALL PLANTING AND OUTDOOR SURFACE TREATMENTS

NATIONAL CONSTRUCTION CODE (NCC)
• BUSHFIRE AREAS ARE TO BE IN ACCORDANCE WITH PART 3.10.5
AUSTRALIAN STANDARD (AS)
• CONSTRUCTION OF BUILDINGS IN BUSH-FIRE PRONE AREAS - AS 3959

GENERAL
TERMITE PROTECTION IS TO BE IN ACCORDANCE WITH PART 3.1.4
AUSTRALIAN STANDARD (AS)
• ELECTRICAL SERVICES - AS/NZS 3000
• GAS INSTALLATIONS - AS 5601
• OFF STREET CAR PARKING - AS 2890.1
• PLIABLE BUILDING MEMBRANES & UNDERLAYS - AS/NZS 4200.1

THE DEVELOPMENT HAS BEEN DESIGNED TO BEST MEET THE GUIDELINES OF COUNCIL & THE NATIONAL CONSTRUCTION CODE
(ALL WORK ON SITE SHALL BE CARRIED OUT IN A SIMILAR MANNER TO ADHERE TO THE REQUIREMENTS OF COUNCIL AND THE NCC)

MINOR CHANGES TO BUILDING FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT

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PUNCHBOWL NSW 2196

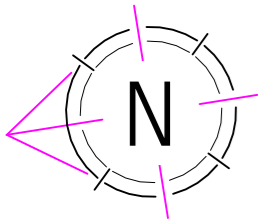
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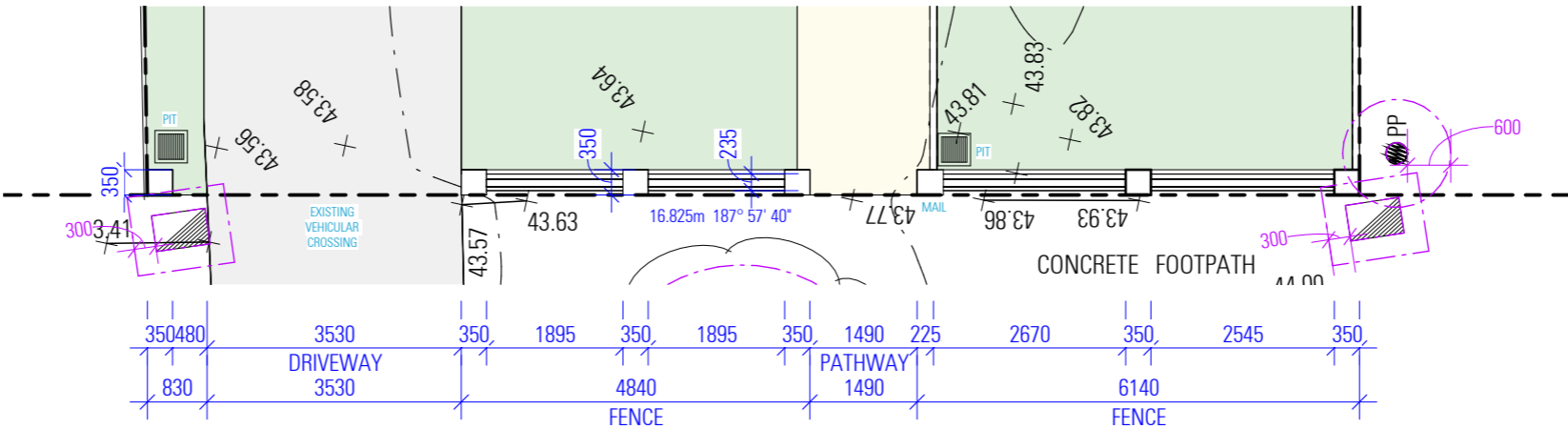
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SECTION VIEW

SCALE
ISSUE 1 : 100 / A3
A 21.09.2023

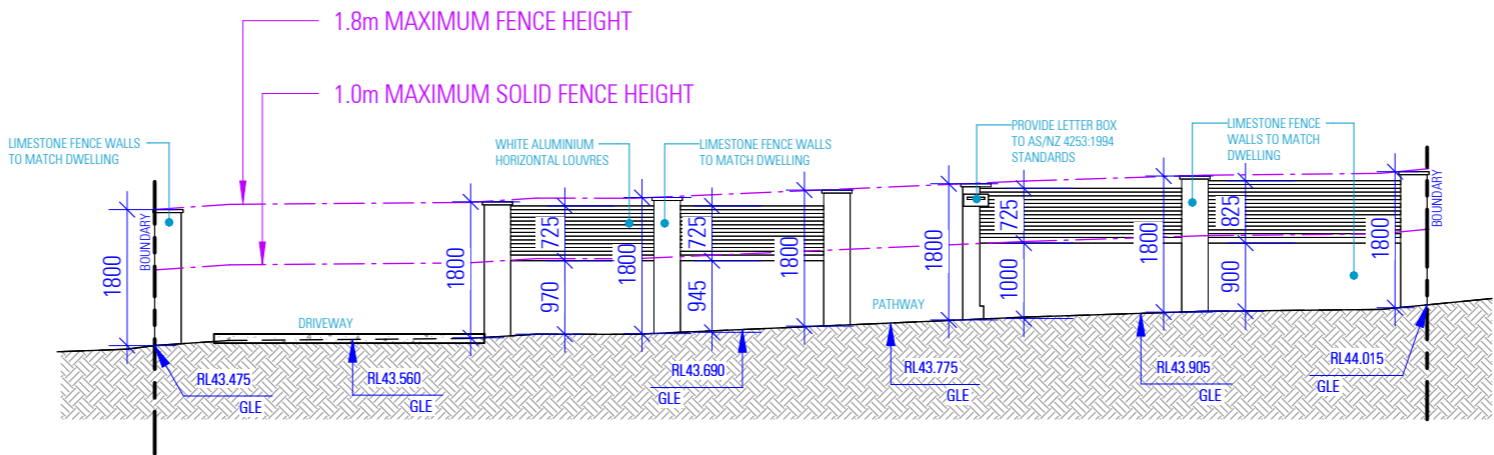
DWG No. 21163 - 08



FRONT FENCE DETAILS



FRONT FENCE PLAN VIEW



FRONT FENCE ELEVATION

AS SEEN FROM HIGHCLERE AVENUE

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FRONT FENCE DETAILS

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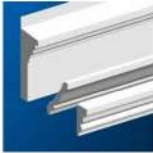
SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES



- 1 ROOF TILES
RANGE: CONTOUR BORAL CONCRETE
COLOUR: CHARCOAL GREY
OR ACCEPTABLE EQUIVALENT



- 2 FRONT ELEVATION EXTERNAL CORNICE
RANGE: NATURAL STONE
COLOUR: WHITE
OR ACCEPTABLE EQUIVALENT



- 3 FRIEZE & ARCHITRAVE
RANGE: NATURAL POLISHED STONE
COLOUR: WHITE
OR ACCEPTABLE EQUIVALENT



- 4 FRONT ELEVATION TO BE NATURAL LIME STONE
RANGE: HERON / LEBANESE BIC STONE
COLOUR: WHITE
OR ACCEPTABLE EQUIVALENT



- 5 BULLNOSE TRIM
RANGE: NATURAL POLISHED LIMESTONE
COLOUR: WHITE
OR ACCEPTABLE EQUIVALENT



- 6 POLISHED NATURAL LIMESTONE CORNER
RANGE: NATURAL POLISHED LIMESTONE
COLOUR: WHITE



- 7 WHITE PERSPEX GARAGE DOOR
RANGE: STEEL LINE SLATTED SECTIONAL ALUMINIUM DOOR
COLOUR: SEAMLESS WHITE
OR ACCEPTABLE EQUIVALENT



- 8 WINDOW WITH A NATURAL STONE TRIM
RANGE: POWDER COATED ALUMINIUM
COLOUR: OFF WHITE
OR ACCEPTABLE EQUIVALENT



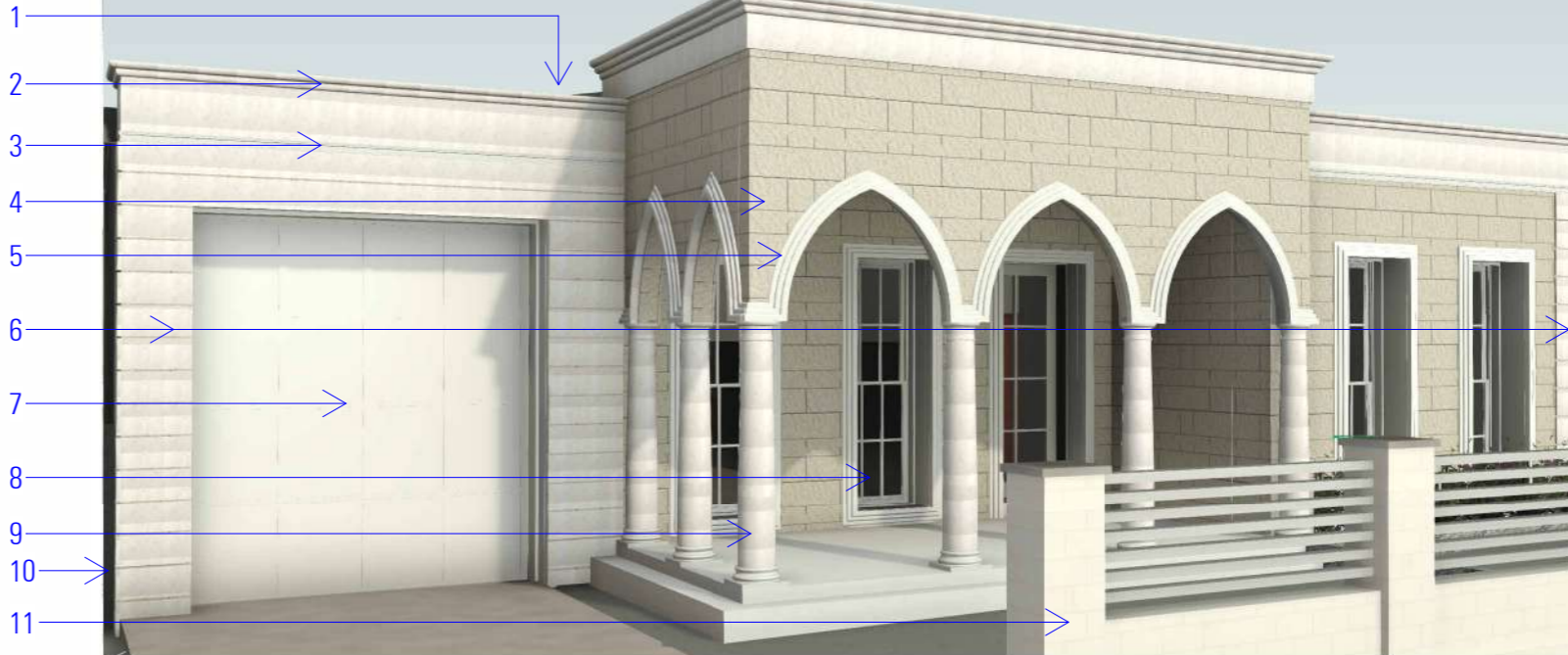
- 9 FEATURE COLUMN TO BE NATURAL
POLISHED LIMESTONE WITH A CROWN
AND A BASE AS SHOWN IN THE IMAGE
OR ACCEPTABLE EQUIVALENT



- 10 ALUMINIUM GUTTERS AND DOWNPIPES
RANGE: POWDER COATED ALUMINIUM
COLOUR: TERRACE WHITE
OR ACCEPTABLE EQUIVALENT



- 11 LIMESTONE FENCE WALL & COLUMNS WITH A
BULLNOSE CAPPING TO MATCH DWELLING
RANGE: NATURAL LIMESTONE
COLOUR: WHITE
OR ACCEPTABLE EQUIVALENT



AS SEEN FROM HIGHCLERE AVENUE

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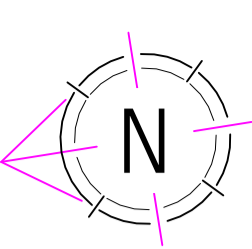
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SCHEDULE OF EXTERNAL MATERIALS,
COLOURS AND FINISHES

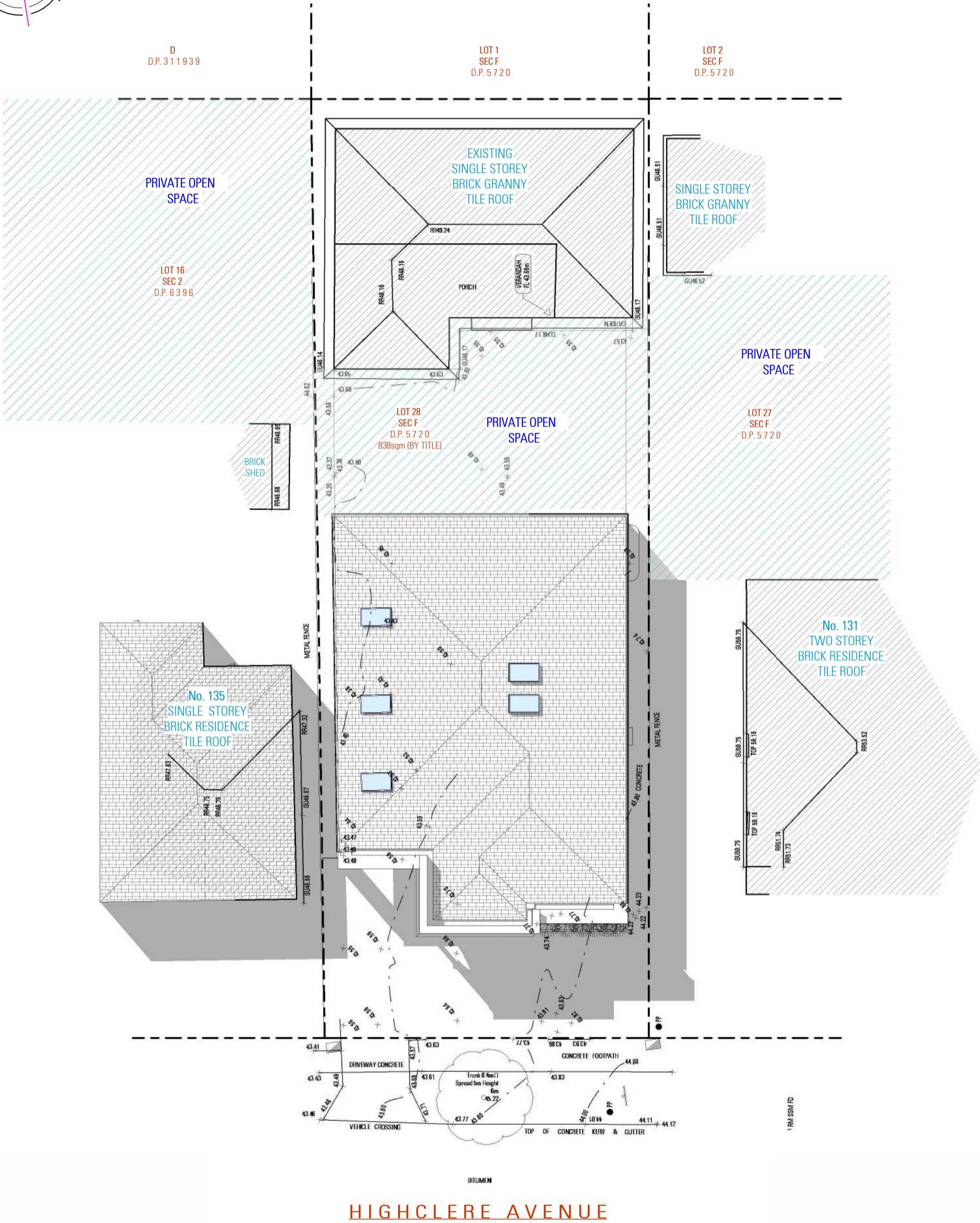
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SHADOW DIAGRAMS- 23rd SEPTEMBER



SHADOW DIAGRAM 9AM

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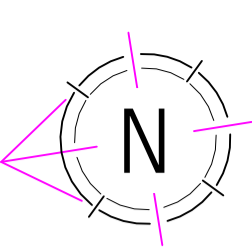
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SHADOW DIAGRAMS 9AM - 23rd
SEPTEMBER

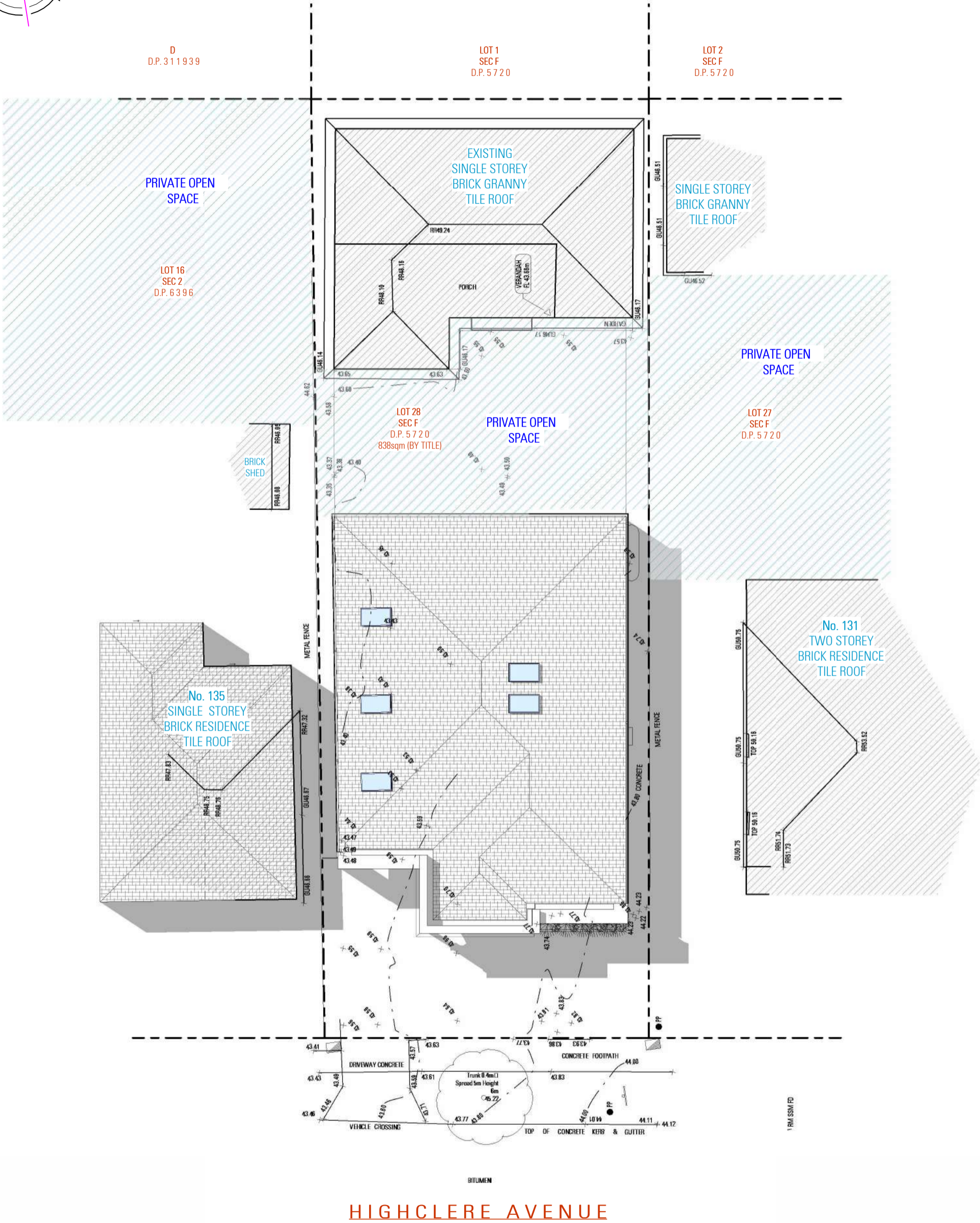
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DWG No. 21163 - 11



SHADOW DIAGRAMS- 23rd SEPTEMBER



SHADOW DIAGRAM 10AM

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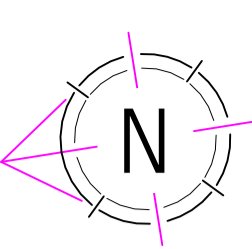
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SHADOW DIAGRAMS 10AM - 23rd
SEPTEMBER

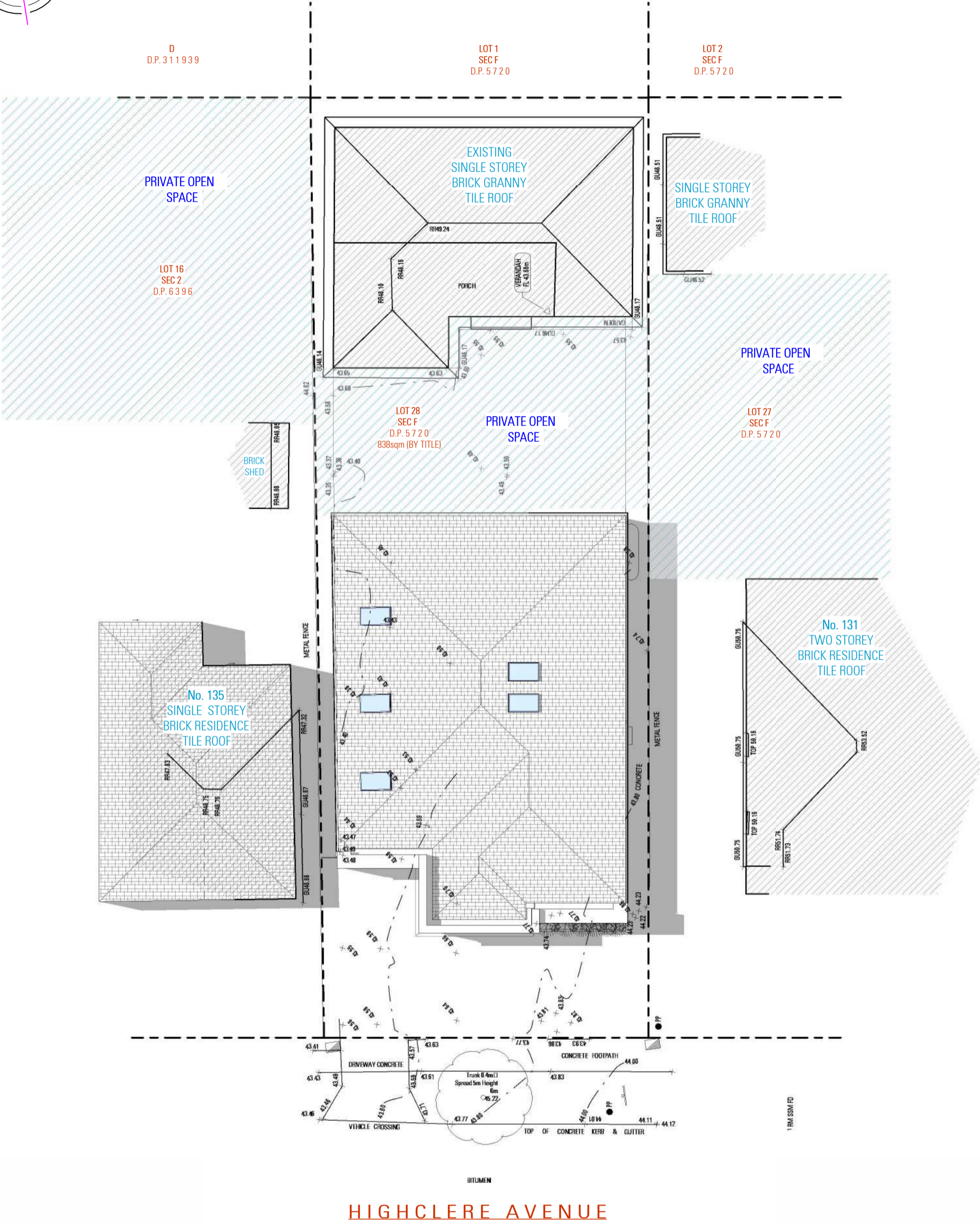
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SHADOW DIAGRAMS- 23rd SEPTEMBER



SHADOW DIAGRAM 11AM

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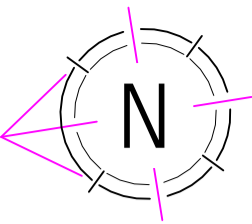
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SHADOW DIAGRAMS 11AM - 23rd
SEPTEMBER

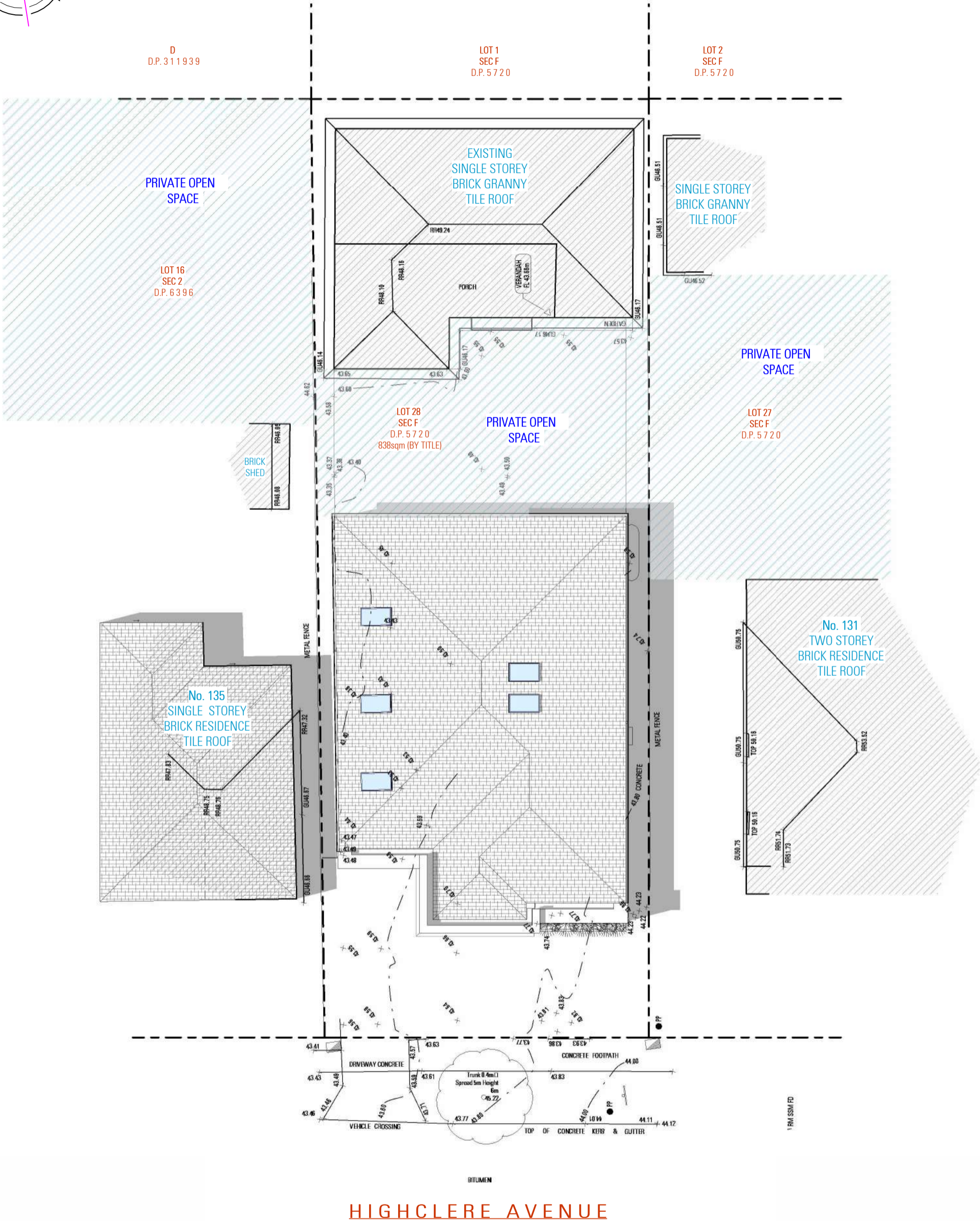
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SHADOW DIAGRAMS- 23rd SEPTEMBER



SHADOW DIAGRAM 12PM

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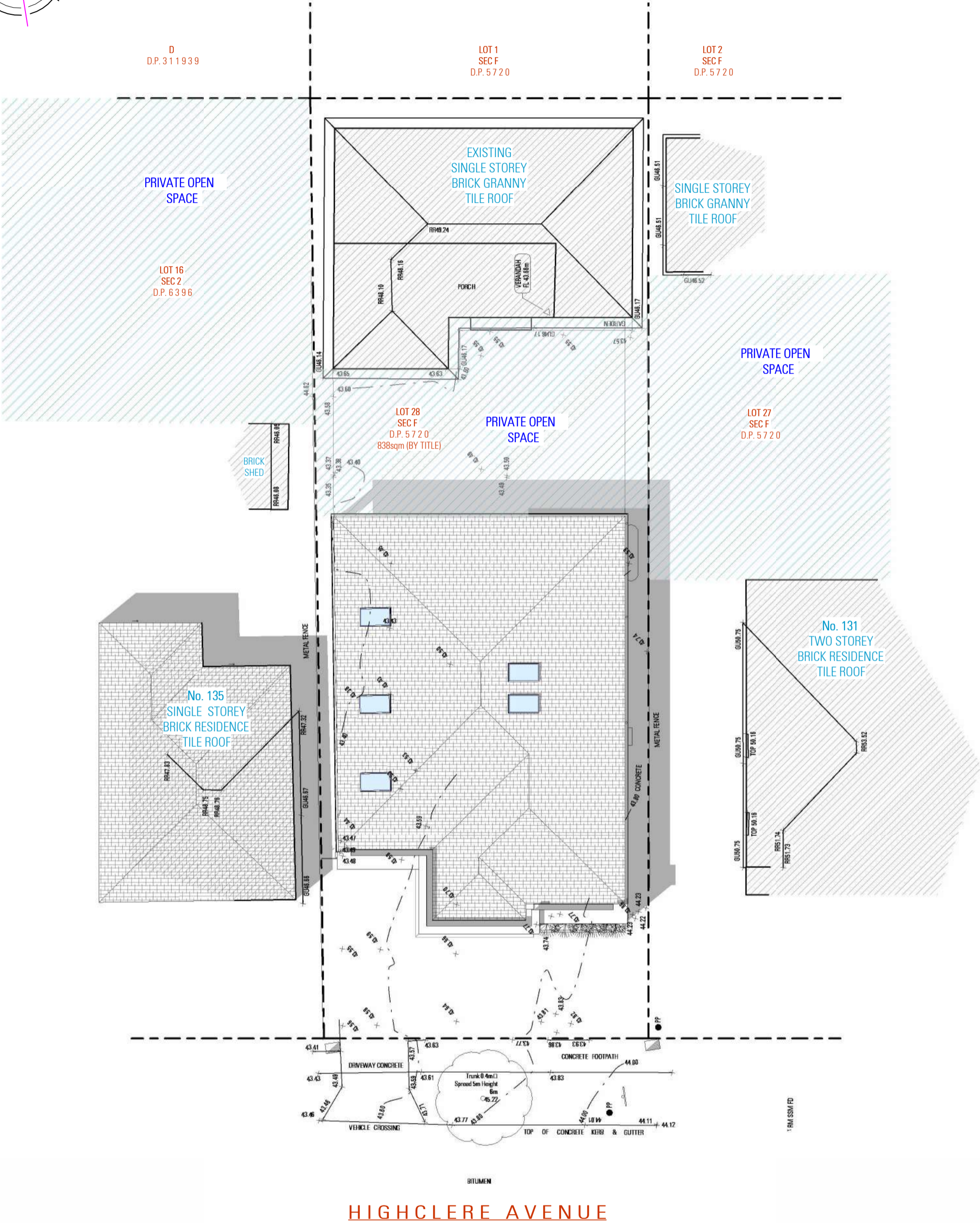
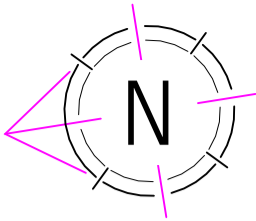
SHADOW DIAGRAMS 12PM - 23rd
SEPTEMBER

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SHADOW DIAGRAMS- 23rd SEPTEMBER



SHADOW DIAGRAM 1PM

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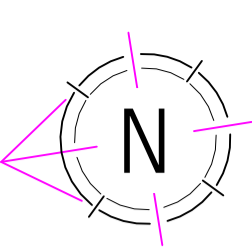
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SHADOW DIAGRAM 1PM - 23rd
SEPTEMBER

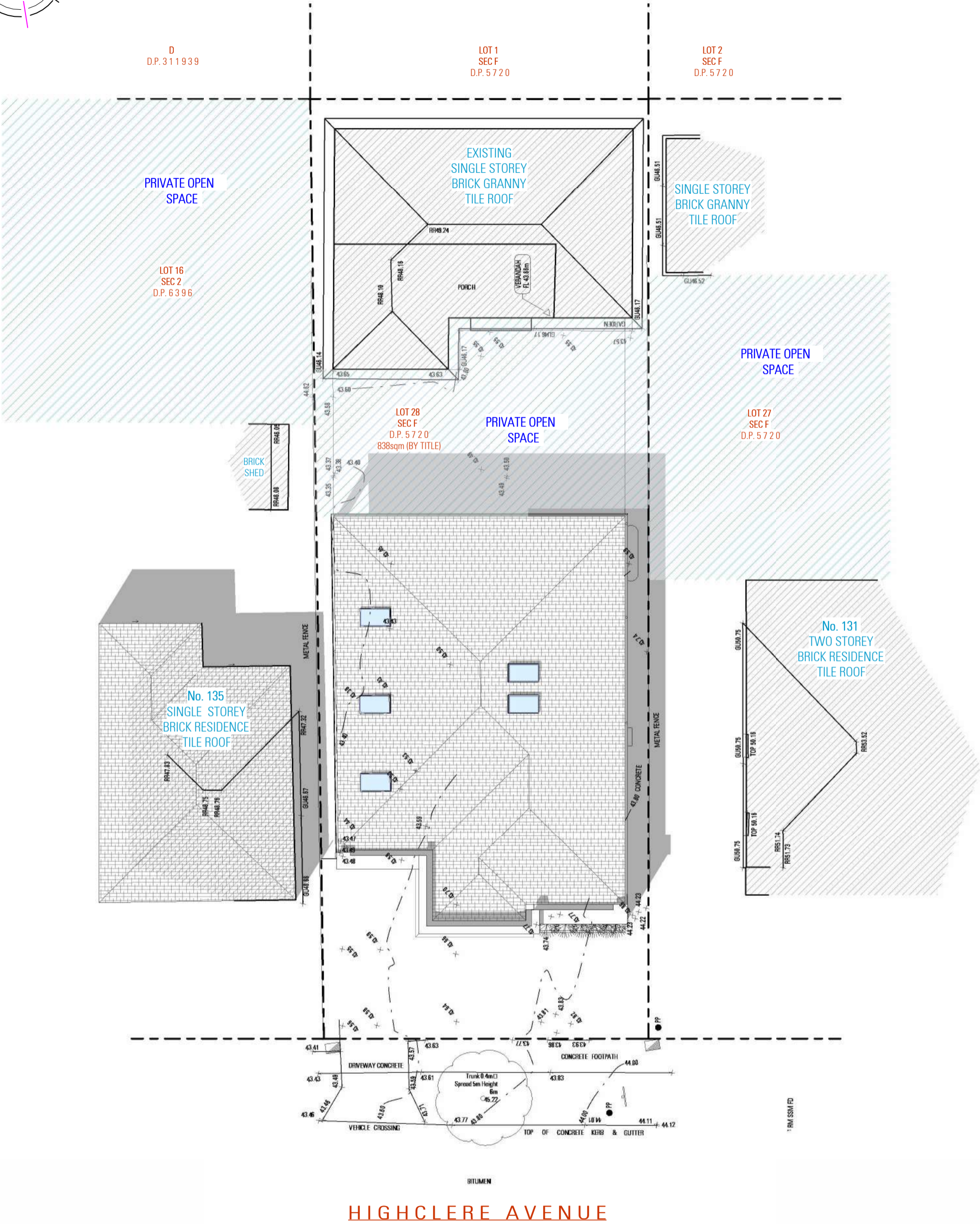
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SHADOW DIAGRAMS- 23rd SEPTEMBER



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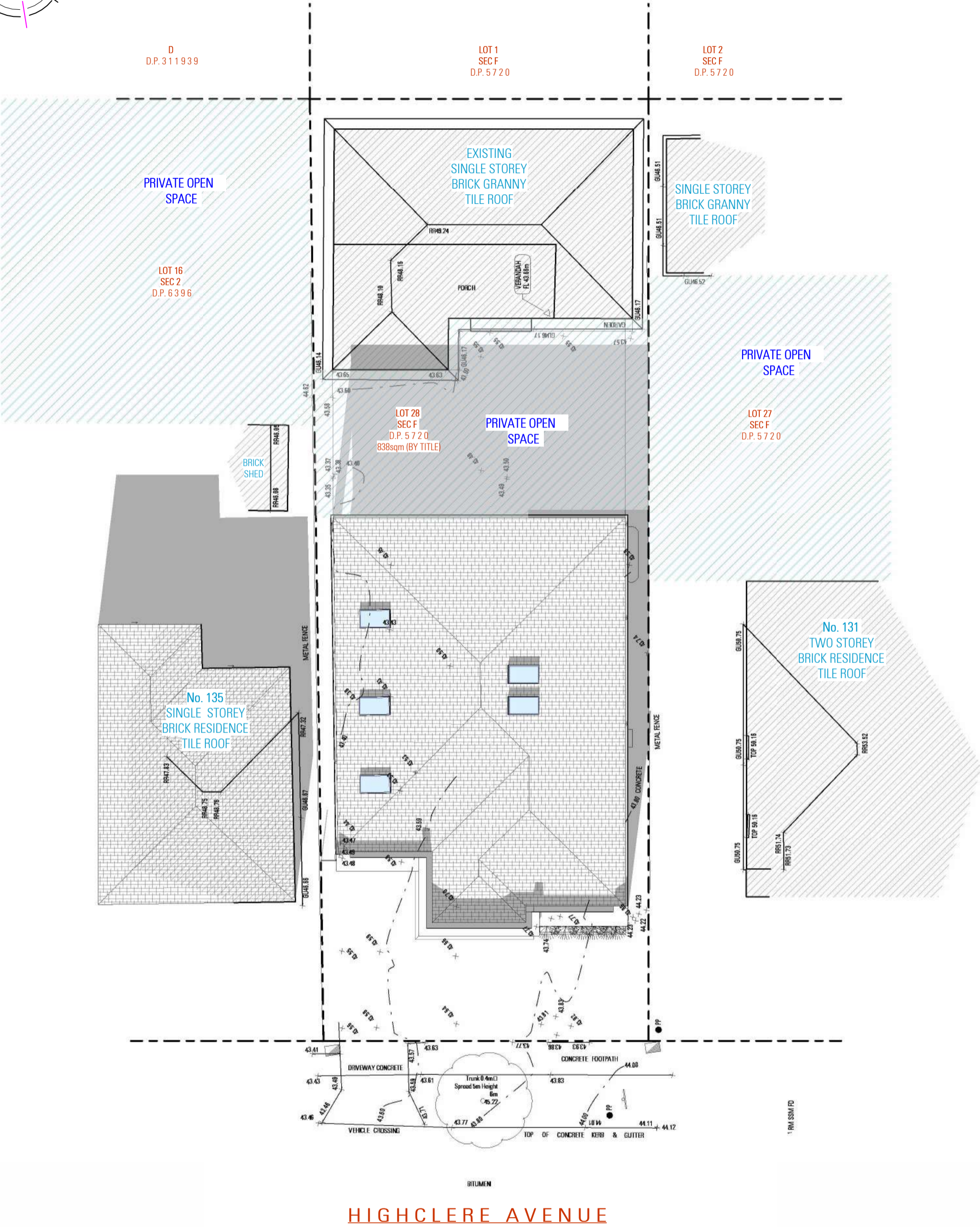
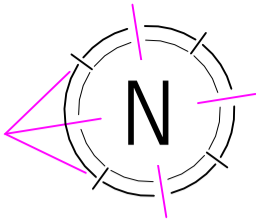
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SHADOW DIAGRAM 3PM - 23rd
SEPTEMBER

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SHADOW DIAGRAMS- 23rd SEPTEMBER



SHADOW DIAGRAM 4PM

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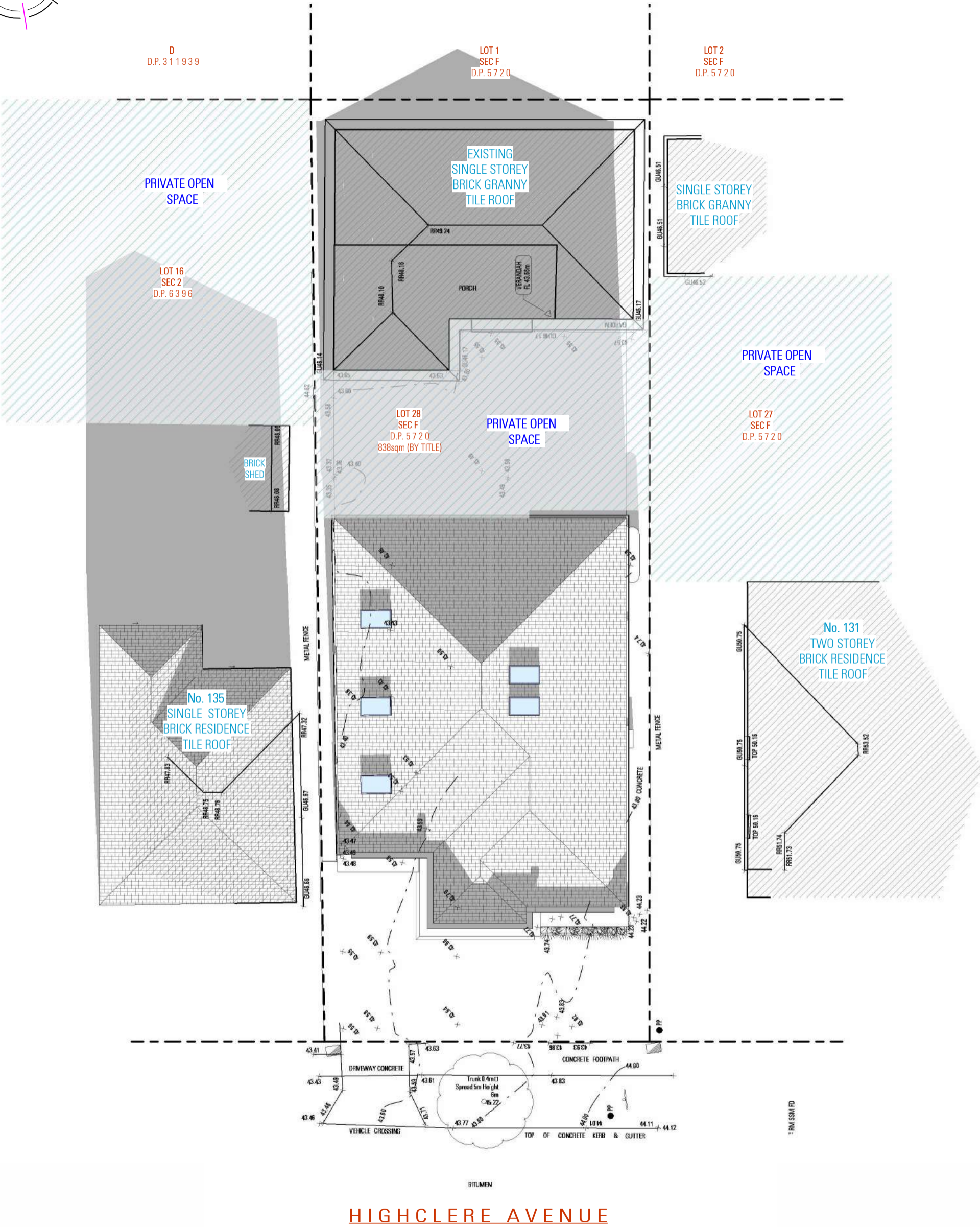
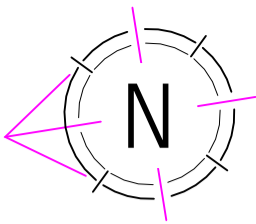
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SHADOW DIAGRAM 4PM - 23rd
SEPTEMBER

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SHADOW DIAGRAMS- 23rd SEPTEMBER



SHADOW DIAGRAM 3PM

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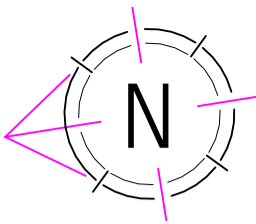
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SHADOW DIAGRAM 5PM - 23rd
SEPTEMBER

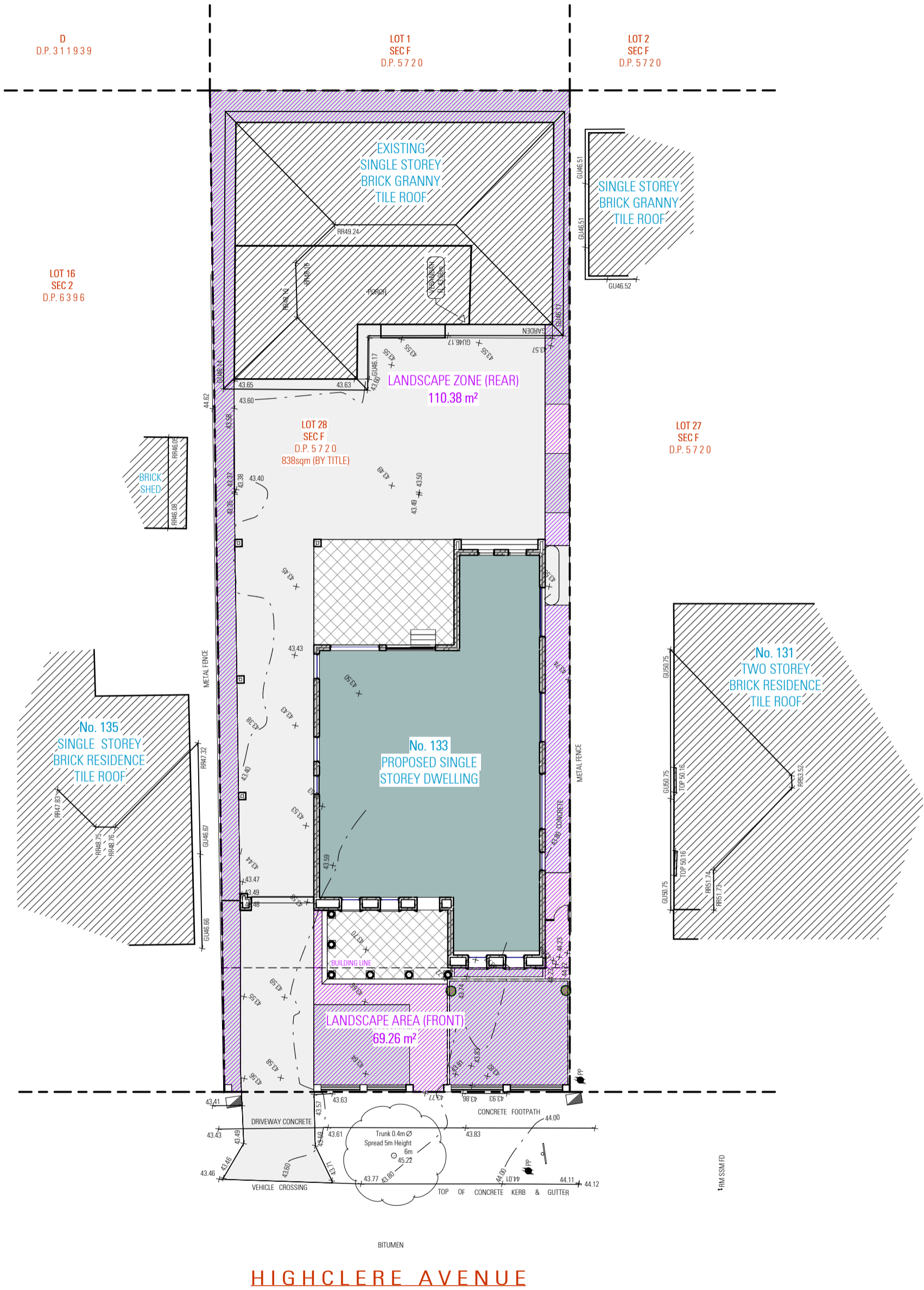
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LANDSCAPE CALCULATIONS			
ITEM		REQUIREMENT	
LANDSCAPE AREA (SITE)			179.64sqm
LANDSCAPE AREA (FORWARD BUILDING LINE)		>45.00%	41.75sqm
LANDSCAPE AREA (BEHIND BUILDING LINE)			110.38sqm
TOTAL SITE AREA (PARENT LOT)			838sqm



LANDSCAPE AREA CALCULATION PLAN

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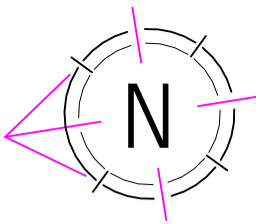
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LANDSCAPE AREA CALCULATION SHEET

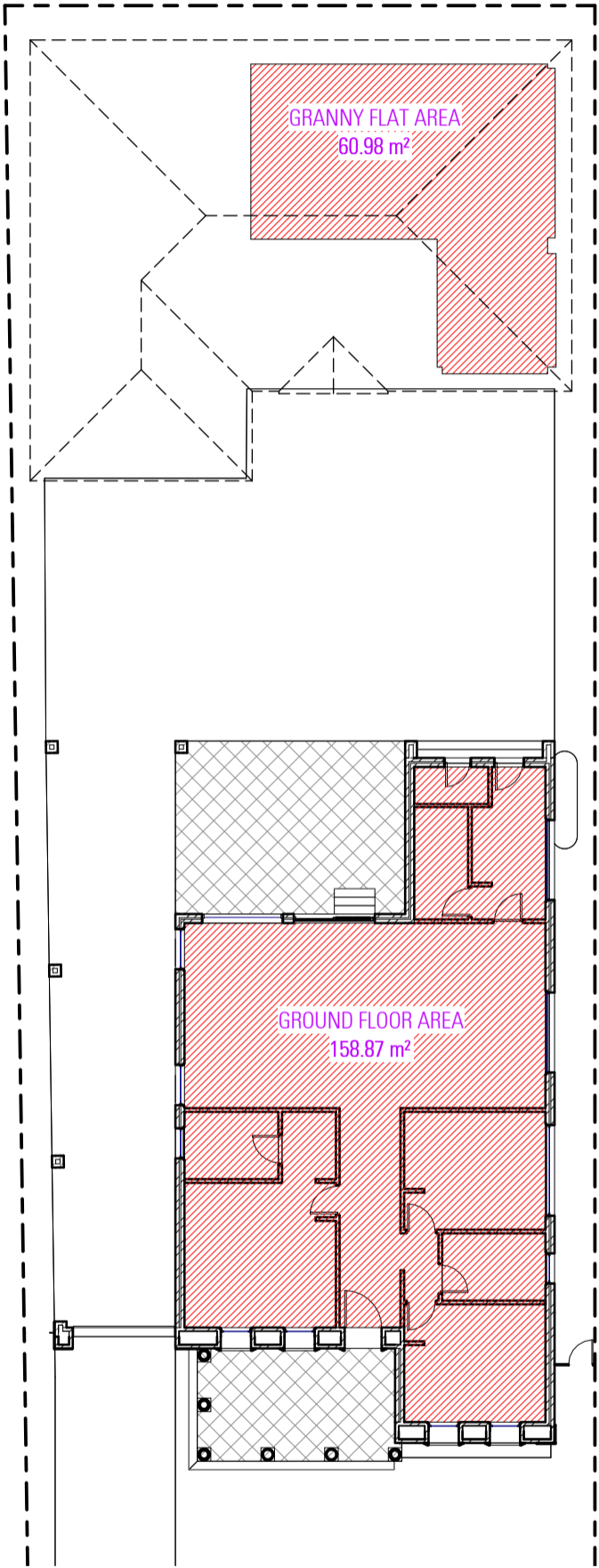
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A 21.09.2023

DWG No. 21163 - 20



SITE CALCULATIONS	
TOTAL SITE AREA	838.00sqm
EXISTING GRANNY FLAT AREA	60.98sqm
GROUND FLOOR AREA	158.87sqm
TOTAL FLOOR AREA	219.85sqm
FLOOR SPACE RATIO	0.26:1.00
PRIVATE OPEN SPACE	157.25sqm
LANDSCAPE AREA	179.64sqm
LANDSCAPE AREA RATIO	0.21:1.00
IMPERVIOUS AREA	651.96sqm
IMPERVIOUS AREA RATIO	0.77:1.00



GROSS FLOOR AREA

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GROSS FLOOR AREA CALCULATION
SHEET

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DWG No. 21163 - 21

BASIX COMMITMENTS

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 13929845

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

Secretary
Date of issue: Thursday, 28 July 2023
This BASIX certificate must be signed within 1 month of the date of issue.



Project summary		
Project name	133_hg	
Street address	133 Highclere Avenue Punchbowl 2196	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited S720	
Lot no.	28	
Section no.	F	
Project type	separate dwelling house	
No. of bedrooms	3	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 51	Target 50

Certificate Prepared by

Name / Company Name: House 81 Macdonald

ABN (if applicable): 8067339711

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 5.0 / CAT/MHBA/5.01.0 Certificate No.: 13929845 Thursday, 28 July 2023 page 1/2

Description of project

Project address

Project name	133_hg
Street address	133 Highclere Avenue Punchbowl 2196
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan S720
Lot no.	28
Section no.	F
Project type	
Project type	separate dwelling house
No. of bedrooms	3
Site details	
Site area (m ²)	835
Roof area (m ²)	309
Conditioned floor area (m ²)	153.2
Unconditioned floor area (m ²)	9.2
Total area of garden and lawn (m ²)	107

Assessor details and thermal loads

Assessor number	DMH161691
Certificate number	006878161
Climate zone	5b
Area adjusted cooling load (MJ/m ² /year)	26
Area adjusted heating load (MJ/m ² /year)	46
Cooling fan in at least one bedroom	No
Cooling fan in at least one living room or other conditioned area	No

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 51	Target 50

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Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/GDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (≥ 4.5 but <= 5 litres plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1 500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 50 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 5.0 / CAT/MHBA/5.01.0 Certificate No.: 13929845 Thursday, 28 July 2023 page 5/2

Thermal Comfort Commitments	Show on DA plans	Show on CC/GDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown in the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate or complying development certificate (if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
Floor and wall construction		Area	
floor - suspended floor/enclosed outdoor		All or part of floor area square metres	




BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 5.0 / CAT/MHBA/5.01.0 Certificate No.: 13929845 Thursday, 28 July 2023 page 4/2

Energy Commitments	Show on DA plans	Show on CC/GDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 3 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase air conditioning. Energy rating: 3 star (average zone).		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning. Energy rating: 3 star (average zone).		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase air conditioning. Energy rating: 3 star (average zone).		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning. Energy rating: 3 star (average zone).		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, not ducted; Operation control: interlocked to light		✓	✓
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, not ducted; Operation control: interlocked to light		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of socketing fluorescent or light emitting diode (LED) lamps:			
• at least 3 of the bedrooms / study: dedicated		✓	✓
• at least 2 of the living / dining rooms: dedicated		✓	✓
• the kitchen: dedicated		✓	✓

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 5.0 / CAT/MHBA/5.01.0 Certificate No.: 13929845 Thursday, 28 July 2023 page 5/2

Energy Commitments	Show on DA plans	Show on CC/GDC plans & specs	Certifier check
• all bathroom/toilets: dedicated		✓	✓
• the laundry: dedicated		✓	✓
• all hallways: dedicated		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 2 bathrooms/toilets in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 5.0 / CAT/MHBA/5.01.0 Certificate No.: 13929845 Thursday, 28 July 2023 page 6/2

Legend
In these commitments, "applicant" means the person carrying out the development.
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).
Commitments identified with a  in the "Show on CC/GDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate or complying development certificate for the proposed development.
Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate/other certificate of final for the development may be issued.

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 5.0 / CAT/MHBA/5.01.0 Certificate No.: 13929845 Thursday, 28 July 2023 page 1/3

NOT FOR CONSTRUCTION

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS
2. VERIFY ALL DIMENSIONS ON SITE
3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A.) & AUSTRALIAN STANDARDS

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www.es.com.au



DESIGN
DRAFTED

ANTHONY SOAUMA
ANTHONY SOAUMA

NEW DWELLING - SINGLE
STOREY
133 HIGHCLERE AVENUE
PUNCHBOWL NSW 2196

PIERRE AYOUB

DRAWING

BASIX COMMITMENTS

SCALE
ISSUE /A3
A 21.09.2023

DWG No. 21163 - 22

NATHERS COMMITMENTS

Nationwide House Energy Rating Scheme nATHERS Certificate No. 0008781841 Generated on 28 Jul 2022 using BERS Pro v4.4.1.5d (3.21)											
											
Property											
Address	153 Highcreek Avenue , PUNCHBOWL , NSW , 2196										
Lot/DP	26/5723										
NCC Class*	1A										
Type	New Dwelling										
Plans											
Main plan	08/23										
Prepared by	ES Design										
Construction and environment											
Assessed floor area (m²)	Exposure type										
Conditioned† 149.0	Southern										
Unconditioned‡ 9.0	Nationwide climate zone										
Total 157.9	56										
Garage 0.0											
Thermal performance <table border="1"> <thead> <tr> <th>Heating</th> <th>Cooling</th> </tr> </thead> <tbody> <tr> <td>45.3 MJ/m²</td> <td>19.6 MJ/m²</td> </tr> </tbody> </table>		Heating	Cooling	45.3 MJ/m ²	19.6 MJ/m ²						
Heating	Cooling										
45.3 MJ/m ²	19.6 MJ/m ²										
About the rating Nat-ERS 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 https://www.nathers.gov.au/QRConnectors?certid=56781841 . When using either link, ensure you are visiting nather.com.au											
											
Accredited assessor <table border="1"> <tbody> <tr> <td>Name</td> <td>Noura Al Hazzouni</td> </tr> <tr> <td>Email name</td> <td>noura</td> </tr> <tr> <td>Business email</td> <td>noura.h@optusnet.net.au</td> </tr> <tr> <td>Phone</td> <td>0405000 600</td> </tr> <tr> <td>Accreditation No.</td> <td>DMAN191801</td> </tr> </tbody> </table>		Name	Noura Al Hazzouni	Email name	noura	Business email	noura.h@optusnet.net.au	Phone	0405000 600	Accreditation No.	DMAN191801
Name	Noura Al Hazzouni										
Email name	noura										
Business email	noura.h@optusnet.net.au										
Phone	0405000 600										
Accreditation No.	DMAN191801										
Assessor Accrediting Organisation Design Matters National											
Declaration of interest	Declaration completed: no conflicts										
National Construction Code (NCC) requirements The NCC2 requirements include minimum solar ratings and separate heating and cooling load limits that need to be met by heating and appliances through the NatHERS assessment. Requirements outlined in the Nationwide assessment that must also be satisfied exist, but are not included: insulation methods, thermal bridges, building sealing, water heating and pumping, and artificial lighting requirements. The NCC2 and NatHERS Heating and Cooling Load Limits (Appliance Building Glazing Double Glazed) are available at nathers.gov.au . State and territory variations and additions to the NCC may also apply.											

5081791841 NatHERS Certificate	5 Star Star Rating on 29 Jun 2023																							
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.																								
General certificate																								
Does the 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?																								
Calling generations*																								
Does the 'number' and 'type' of calling generations (e.g. daylight, exhaust fans, etc.) shown on the stamped plan or installed, match what is shown in the Certificate?																								
Windows																								
Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on the Certificate? Substituted value 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*																								
Have the available exposure lines (solar) been investigated? For example, it is unlikely that a ground-floor apartment is "imposed" 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																								
I have modelled the shading in accordance with NatHERS principles																								
Window and glazed door type and performance																								
Default** windows																								
<table> <tr> <th>Window ID</th><th>Window Description</th><th>Maximum U-value*</th><th>SHGC*</th><th colspan="2">Substitution tolerance ranges</th></tr> <tr> <td></td><td></td><td></td><td></td><th>SHGC lower limit</th><th>SHGC upper limit</th></tr> <tr> <td>ALM-001-01 A</td><td>ALM-001-01 A Aluminium A SG Clear</td><td>0.7</td><td>0.57</td><td>0.54</td><td>0.60</td></tr> <tr> <td>ALM-002-01 A</td><td>ALM-002-01 A Aluminium B SG Clear</td><td>0.7</td><td>0.70</td><td>0.66</td><td>0.73</td></tr> </table>	Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges						SHGC lower limit	SHGC upper limit	ALM-001-01 A	ALM-001-01 A Aluminium A SG Clear	0.7	0.57	0.54	0.60	ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	0.7	0.70	0.66	0.73
Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges																				
				SHGC lower limit	SHGC upper limit																			
ALM-001-01 A	ALM-001-01 A Aluminium A SG Clear	0.7	0.57	0.54	0.60																			
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	0.7	0.70	0.66	0.73																			
Custom** windows																								
<table> <tr> <th>Window ID</th><th>Window Description</th><th>Maximum U-value*</th><th>SHGC*</th><th colspan="2">Substitution tolerance ranges</th></tr> <tr> <td></td><td></td><td></td><td></td><th>SHGC lower limit</th><th>SHGC upper limit</th></tr> <tr> <td colspan="6">No Data Available</td></tr> </table>	Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges						SHGC lower limit	SHGC upper limit	No Data Available											
Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges																				
				SHGC lower limit	SHGC upper limit																			
No Data Available																								
Window and glazed door schedule																								
<table> <tr> <th>Location</th><th>Window ID</th><th>Window no.</th><th>Height (mm)</th><th>Width (mm)</th><th>Window type</th><th>Opening %</th><th>Orientation</th><th>Window shading device*</th></tr> </table>	Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*															
Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*																

5008791041 MullerIGRC Certificate		5.1 Star Rating on 29 Jul 2023						
Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading devices*
Bedroom 2	ALM-001-01 A	n/a	3000	900	n/a	45	W	No
Bedroom 2	ALM-001-01 A	n/a	3000	900	n/a	45	W	No
latti	ALM-002-01 A	n/a	1500	900	n/a	45	S	No
Bedroom 3	ALM-003-01 A	n/a	1500	2700	n/a	45	S	No
Master Bedroom	ALM-001-01 A	n/a	3000	900	n/a	45	W	No
Master Bedroom	ALM-001-01 A	n/a	3000	900	n/a	45	W	No
ens	ALM-002-01 A	n/a	1500	900	n/a	45	N	No
Kitchen/Living	ALM-002-01 A	n/a	3000	1200	n/a	45	N	No
Kitchen/Living	ALM-002-01 A	n/a	3000	1200	n/a	45	N	No
Kitchen/Living	ALM-002-01 A	n/a	3000	2410	n/a	45	E	No
Kitchen/Living	ALM-002-01 A	n/a	1700	2410	n/a	45	E	No
Kitchen/Living	ALM-002-01 A	n/a	600	2400	n/a	45	S	No
Kitchen/Living	ALM-001-01 A	n/a	3000	1200	n/a	50	W	No
lullies kt	ALM-001-01 A	n/a	2700	820	n/a	100	E	No
lullies kt	ALM-002-01 A	n/a	600	2400	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 shades
No Data Available							

Skylight type and performance							
-------------------------------	--	--	--	--	--	--	--

* Refer to glossary

Generated on 22 July 2023 using BEIR-Pro v4.1.56 (21/Jul '23) @ MullerIGRC Australia, PIAO-BOWL, NSW, 2136

Page 3 of 7

Skylight ID	Skylight description
GCN-04-008a	Double-glazed clear Timber and Aluminium Frame

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
Kitchen/Living	GCN-04-008a	na	50	1.40	E	None	no	0.50
Kitchen/Living	GCN-04-008a	na	50	1.40	E	None	no	0.50

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Wc	2700	720	99	E

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Cavity Brick	0.58	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)
Bedroom 2	EW-1	3500	3000	N	2656	YES
Bedroom 2	EW-1	3500	3000	S	350	NO
Bedroom 2	EW-1	3500	4200	W	400	NO
hall	EW-1	3500	1900	S	350	NO
Bedroom 3	EW-1	3500	3040	S	350	NO
Master Bedroom	EW-1	3500	4545	W	2756	NO
Master Bedroom	EW-1	3500	4345	N	300	NO
ens	EW-1	3500	2340	N	300	NO
Kitchen/Living	EW-1	3500	3605	N	300	NO

* Refer to Appendix C
 Generated on 25 Jul 2022 using BEDES Pro v11.5.6 © 2017/18/19/20 Bighthouse Analytics, PMAO-BOW, NBP, 2/196

Page 4 of 7

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Kitchen/Living	EW-1	3500	9950	E	5000	YES
Kitchen/Living	EW-1	3500	9940	S	350	NO
Kitchen/Living	EW-1	3500	1940	W	2750	YES
Bedroom kt	EW-1	3500	1585	E	1000	NO
Bedroom kt	EW-1	3500	4550	S	350	NO
Idry	EW-1	3500	3000	N	7150	YES
Wc	EW-1	3500	1305	N	7150	NO
Wc	EW-1	3500	2105	E	1000	NO

Internal wall type

Wall ID	Wall type	Area (m ²)	Bulk insulation
EW-1 - Single Skin Brick		108.93	No insulation

Floor type

Location	Construction	Area Sub-floor (m ²)	ventilation	Added insulation (R-value)	Covering
Bedroom 2	Waffle pod slab 200 mm 100mm	15.18	None	Waffle Pod 300mm	Ceramic Tiles 6mm
bath	Waffle pod slab 200 mm 100mm	6.20	None	Waffle Pod 300mm	Ceramic Tiles 6mm
Bedroom 3	Waffle pod slab 200 mm 100mm	15.59	None	Waffle Pod 300mm	Ceramic Tiles 6mm
Master Bedroom	Waffle pod slab 200 mm 100mm	19.88	None	Waffle Pod 300mm	Ceramic Tiles 6mm
ens	Waffle pod slab 200 mm 100mm	5.03	None	Waffle Pod 300mm	Ceramic Tiles 6mm
Wc	Concrete Slab on Ground 100mm	3.50	None	No insulation	Ceramic Tiles 6mm
Kitchen/Living	Waffle pod slab 200 mm 100mm	74.68	None	Waffle Pod 300mm	Ceramic Tiles 6mm
bedroom kt	Waffle pod slab 200 mm 100mm	6.50	None	Waffle Pod 300mm	Ceramic Tiles 6mm
Idry	Waffle pod slab 200 mm 100mm	6.20	None	Waffle Pod 300mm	Ceramic Tiles 6mm
Wc	Waffle pod slab 200 mm 100mm	2.83	None	Waffle Pod 300mm	Ceramic Tiles 6mm

Ceiling type

* Refer to Appendix 5
Generated on 25-Jul-2022 using BERS-Pro v4.4.1.6 (2.2) for 103 Highgate Avenue, PAK-BCSWL, NSW, 2166

Page 5 of 7

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Bedroom 2	Plasterboard	Bulk Insulation R3.5	No
Bath	Plasterboard	Bulk Insulation R3.5	No
Bedroom 3	Plasterboard	Bulk Insulation R3.5	No
Master Bedroom	Plasterboard	Bulk Insulation R3.5	No
ens	Plasterboard	Bulk Insulation R3.5	No
Wir	Plasterboard	Bulk Insulation R3.5	No
Kitchen/Living	Plasterboard	Bulk Insulation R3.5	No
butler's kt	Plasterboard	Bulk Insulation R3.5	No
lily	Plasterboard	Bulk Insulation R3.5	No
Wc	Plasterboard	Bulk Insulation R3.5	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Bedroom 2	4	Downlights - LED	150	Sealed
Bedroom 3	4	Downlights - LED	150	Sealed
Master Bedroom	4	Downlights - LED	150	Sealed
Kitchen/Living	6	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
lily	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 Sids Down, Anti-glare Up	0.85	Dark

* Refer to Appendix
 1. Made to Order
 2. 25 Jul 2022 using BERS Pro v4.1.0.6 (2.1) for 103 Higgins Avenue, PAKI BOWLS, NSW, 2166

Page 6 of 7

<div> <div>  </div> <div> ISO 9001:2015 ISO 14001:2015 </div> </div> <div> <div> ISO 9001:2015 </div> <div> ISO 14001:2015 </div> </div> <div> <div> ISO 9001:2015 </div> <div> ISO 14001:2015 </div> </div>	<div> <div> 3.5 Star Rating on 20 Jan 2023 </div> <div>  </div> </div> <div> <div> 3.5 Star Rating </div> <div>  </div> </div>	<table> <tr> <td data-bbox="1846 1020 1994 1375"> <div> <div> About this report </div> <div> <p>A ISO 9001:2015 or ISO 14001:2015 Annex A compliance modelling assessment is a review, using the ISO standards and applications to determine the extent to which the business, processes and systems, (e.g. waste, safety, health, people and equipment), services can deliver the required level of performance against the requirements of the standard.</p> <p>Multiple aspects in a business can often form the basis of a score and are assessed on a scale of 1 to 5, with 5 being the highest score. The score is then multiplied by the number of aspects to give a total score. The score is then divided by the number of aspects to give an average score. The average score is then rounded up to the nearest whole number to give the final score.</p> <p>The score is then used to determine the level of compliance with the standard. A score of 4 or above indicates a high level of compliance, a score of 3 indicates a moderate level of compliance, a score of 2 indicates a low level of compliance, and a score of 1 indicates a very low level of compliance.</p> <p>The score is also used to determine the level of compliance with the standard. A score of 4 or above indicates a high level of compliance, a score of 3 indicates a moderate level of compliance, a score of 2 indicates a low level of compliance, and a score of 1 indicates a very low level of compliance.</p> <p>The score is also used to determine the level of compliance with the standard. 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PIERRE AYOUB

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