

DEVELOPMENT APPLICATION

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ISSUE DETAILS

A 25.11.24 ISSUED FOR DEVELOPMENT APPLICATION

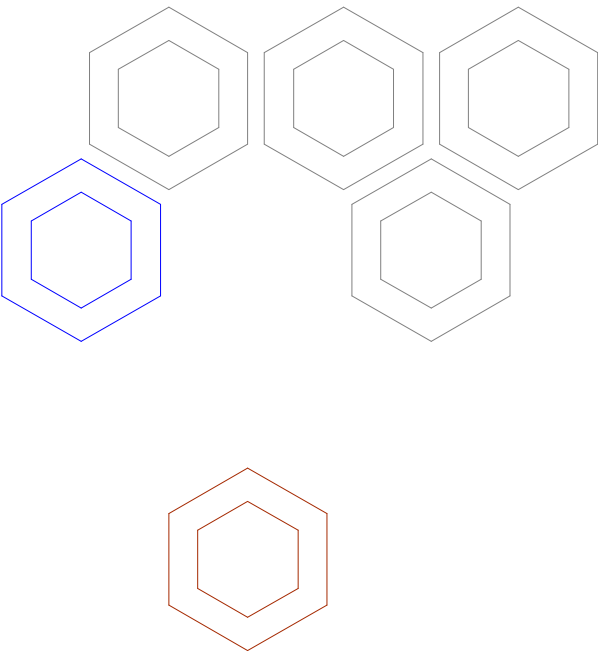
ADDITIONAL INFORMATION

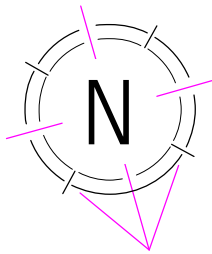
A01	OWNER'S CONSENT FORM
A02	SURVEY PLAN
A03	BASIX & NATHERS CERTIFICATION
A04	STORMWATER PLAN
A05	LANDSCAPE PLAN
A06	STATEMENT OF ENVIRONMENTAL EFFECTS
A07	WASTE MANAGEMENT PLAN
A08	QUANTITY SURVEYORS REPORT

PROPOSED DWELLING

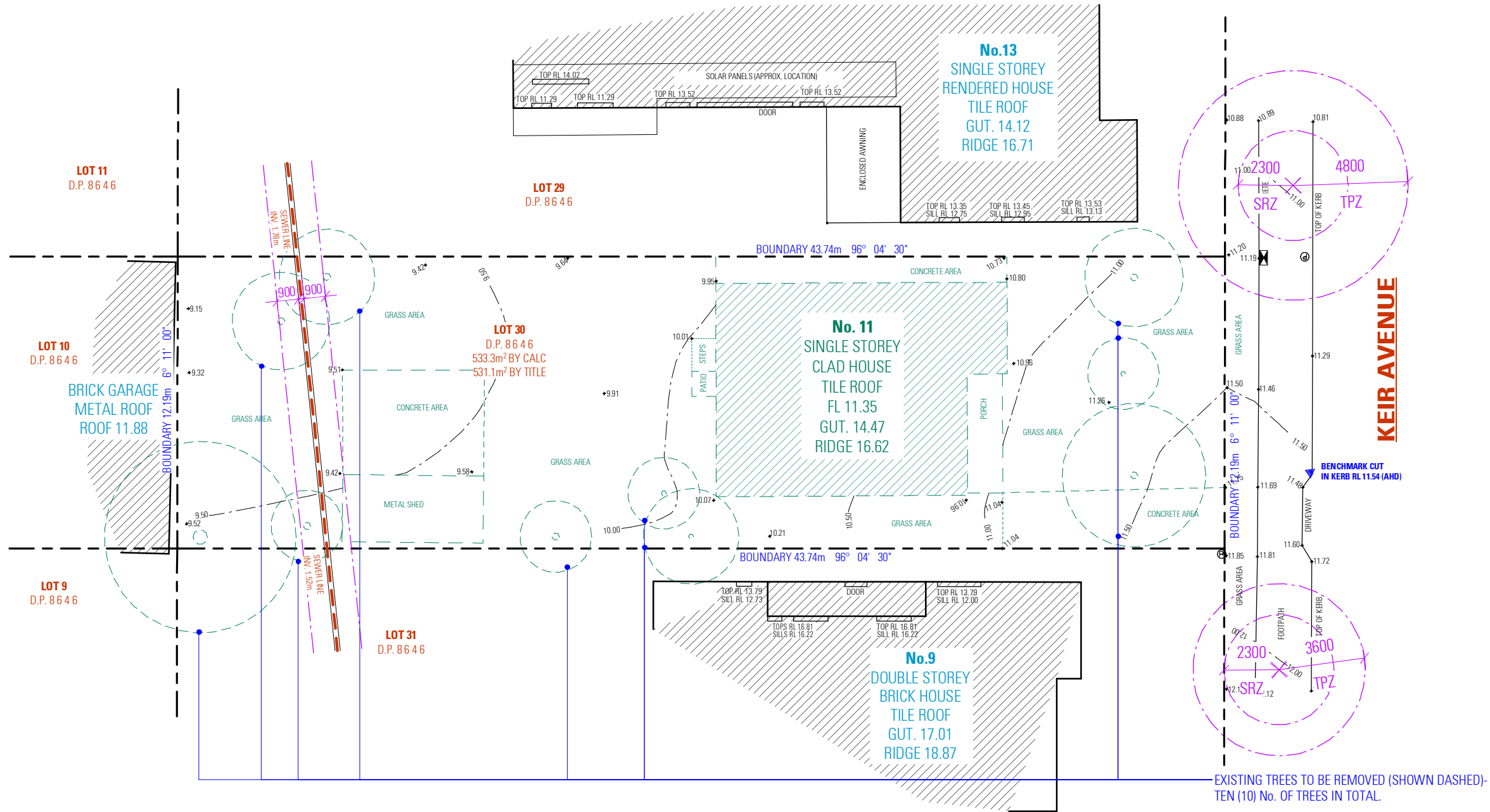
11 KEIR AVENUE,
HURLSTONE PARK NSW 2193

Adel Nakhle & Rita Nakhle





KEY	SITE LEGEND		DEMOLITION NOTES
	ITEM	SYMBOL	
	STRUCTURE TO BE DEMOLISHED		
	ITEMS TO BE REMOVED		
	TREES TO BE REMOVED		- 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.



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NOTES

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NATALI DUNDOVIC

Adel Nakhle & Rita Nakhle

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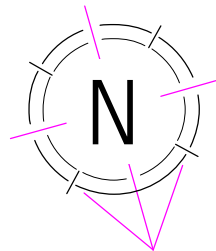
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DEMOLITION PLAN

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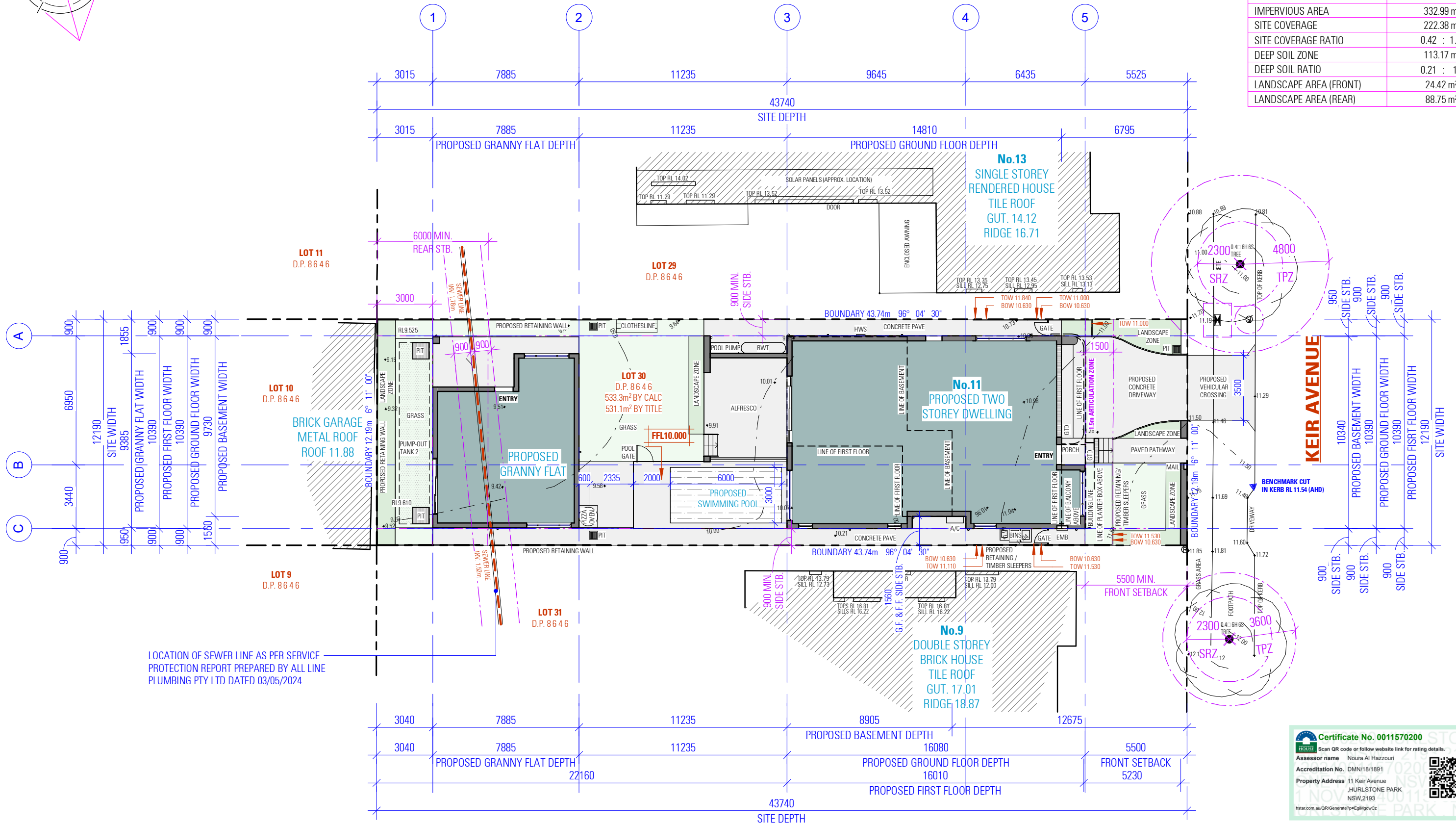
DWG No. 24105 - 02

**NOTES:**

- REFER TO LANDSCAPE PLAN FOR DETAILS
- REFER TO STORMWATER PLAN FOR STORMWATER DETAILS / SEDIMENT AND EROSION CONTROL PLAN
- 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 CALCULATION

TOTAL SITE AREA	533.30 m ²
GROUND FLOOR AREA	112.81 m ²
FIRST FLOOR AREA	110.00 m ²
SECONDARY DWELLING AREA	57.75m ²
TOTAL FLOOR AREA	280.56 m²
FLOOR SPACE RATIO	0.52 : 0.1
PRIVATE OPEN SPACE	38.52 m ²
IMPERVIOUS AREA	332.99 m ²
SITE COVERAGE	222.38 m ²
SITE COVERAGE RATIO	0.42 : 1.0
DEEP SOIL ZONE	113.17 m ²
DEEP SOIL RATIO	0.21 : 1.0
LANDSCAPE AREA (FRONT)	24.42 m ²
LANDSCAPE AREA (REAR)	88.75 m ²



LOCATION OF SEWER LINE AS PER SERVICE PROTECTION REPORT PREPARED BY ALL LINE PLUMBING PTY LTD DATED 03/05/2024

SITE LEGEND

ITEM	SYMBOL
GROUND FLOOR AREA	
LINE OF FIRST FLOOR	
SITE BOUNDARY	
COMPLIANCE LINE	
COMPLIANCE DIMENSION	

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**PROPOSED DWELLING**

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PROPOSED SITE PLAN

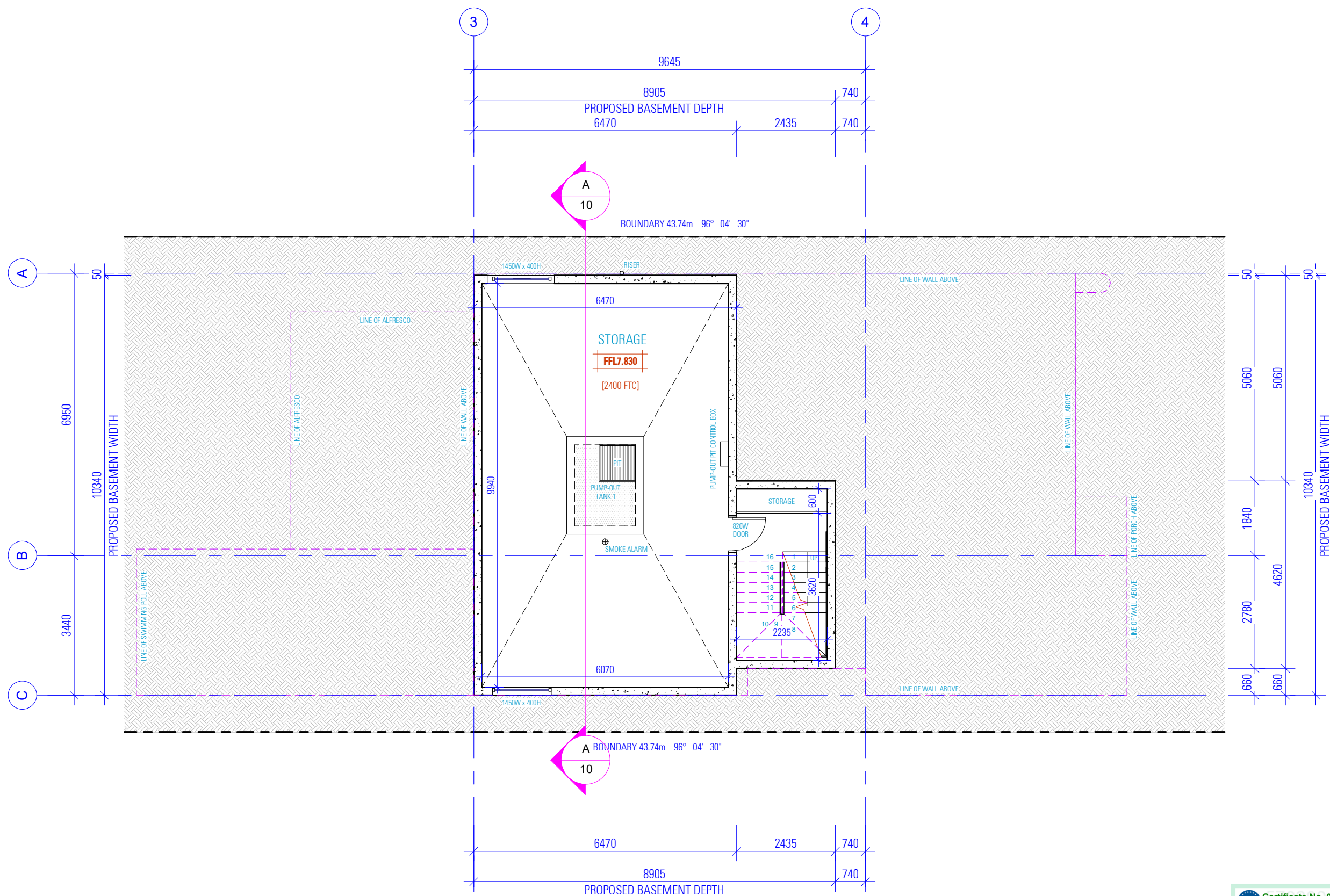
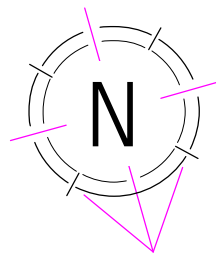
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PROPOSED BASEMENT FLOOR PLAN

NOTES:

- HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH PART 3.7.5
- 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

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ACCREDITED
BUILDING DESIGNER

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NATALI DUNDOVIC

Adel Nakhle & Rita Nakhle

PROPOSED DWELLING

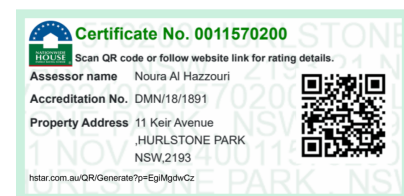
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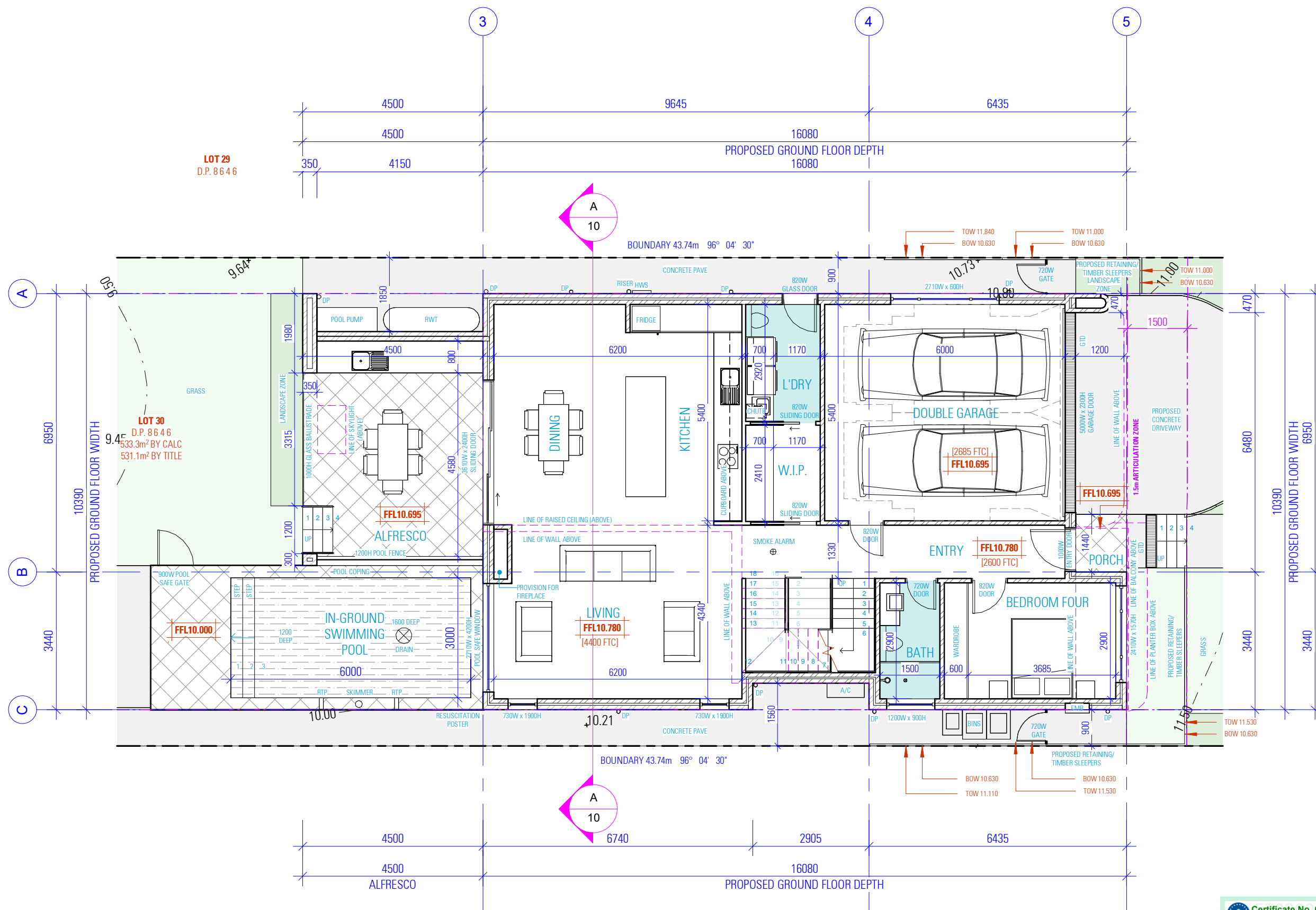
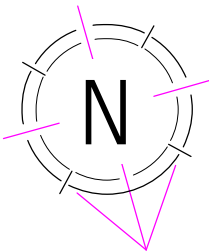
PROPOSED BASEMENT FLOOR PLAN

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PROPOSED GROUND FLOOR PLAN

NOTES:

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Adel Nakhle & Rita Nakhle

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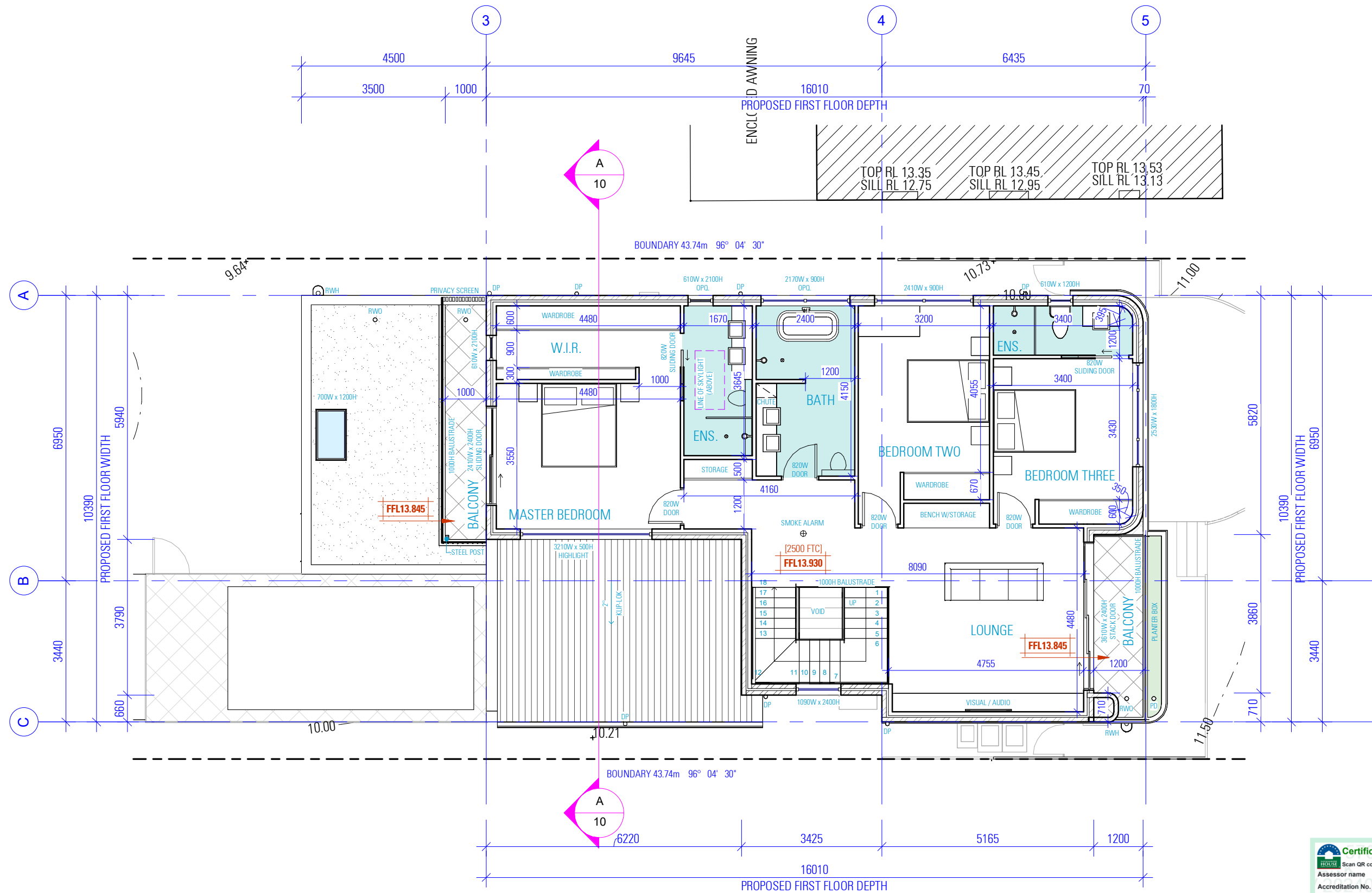
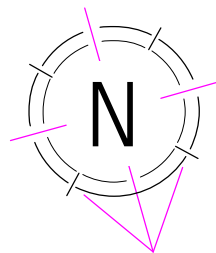
PROPOSED GROUND FLOOR PLAN

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PROPOSED FIRST FLOOR PLAN

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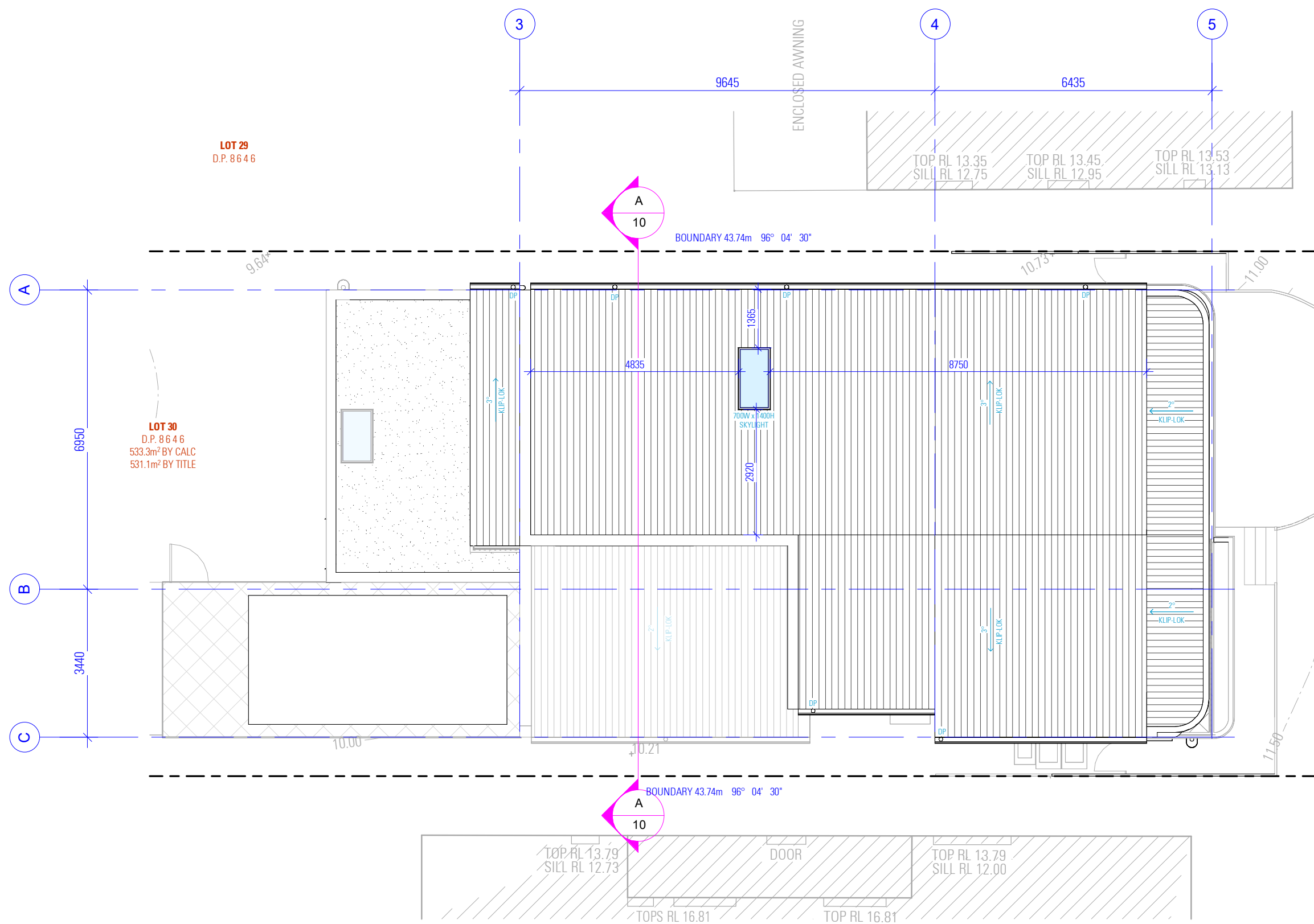
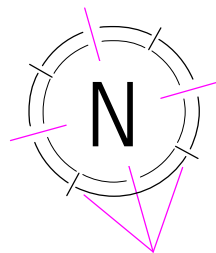
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PROPOSED FIRST FLOOR PLAN

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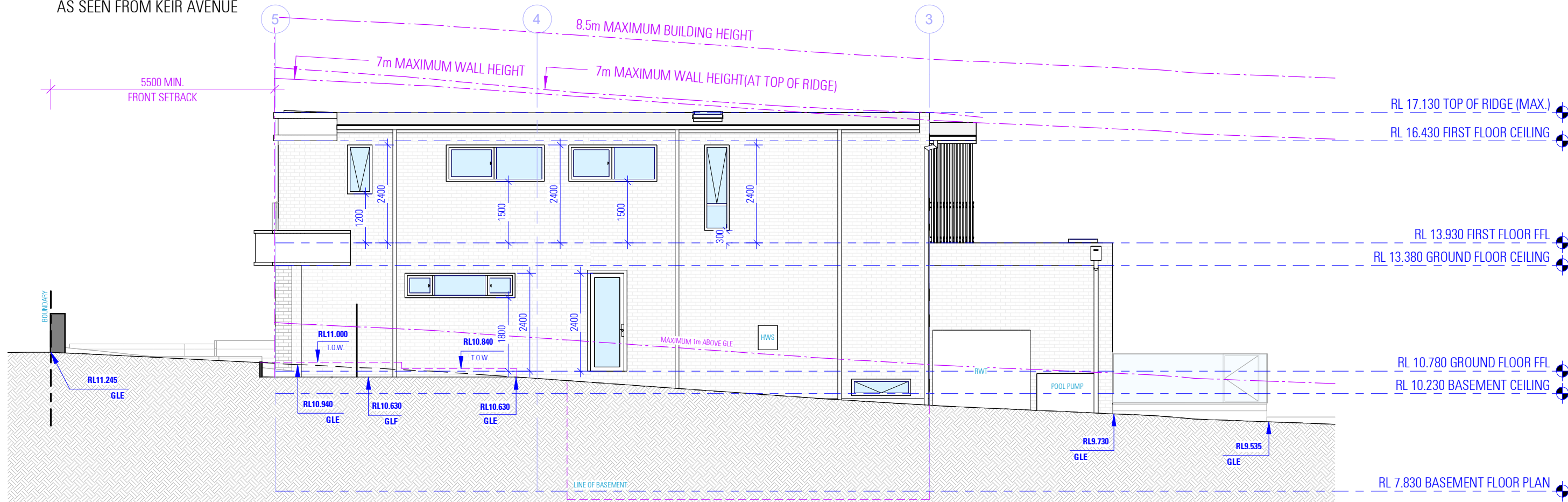
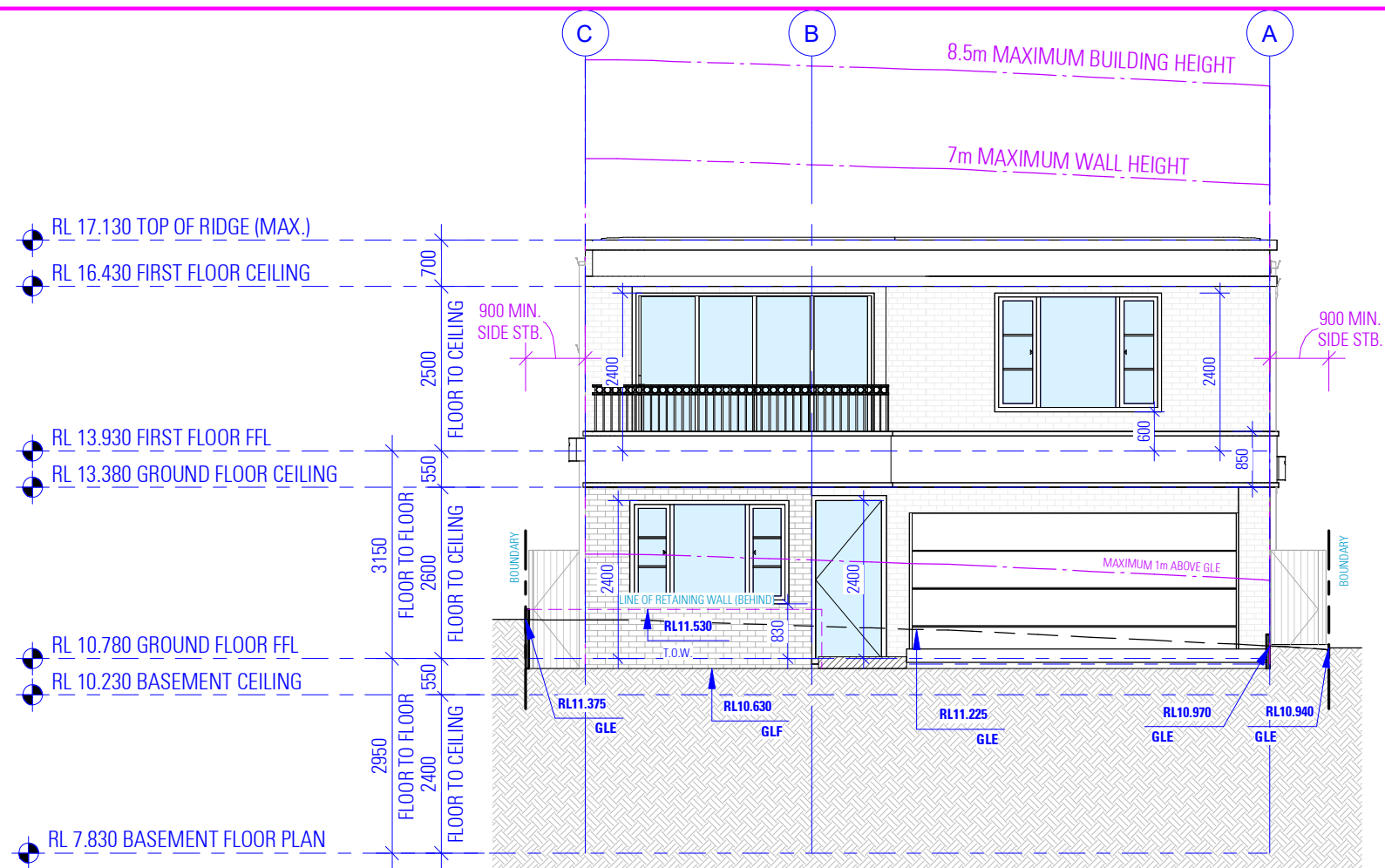
PROPOSED ROOF PLAN

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WEST ELEVATION

AS SEEN FROM KEIR AVENUE



SOUTH ELEVATION

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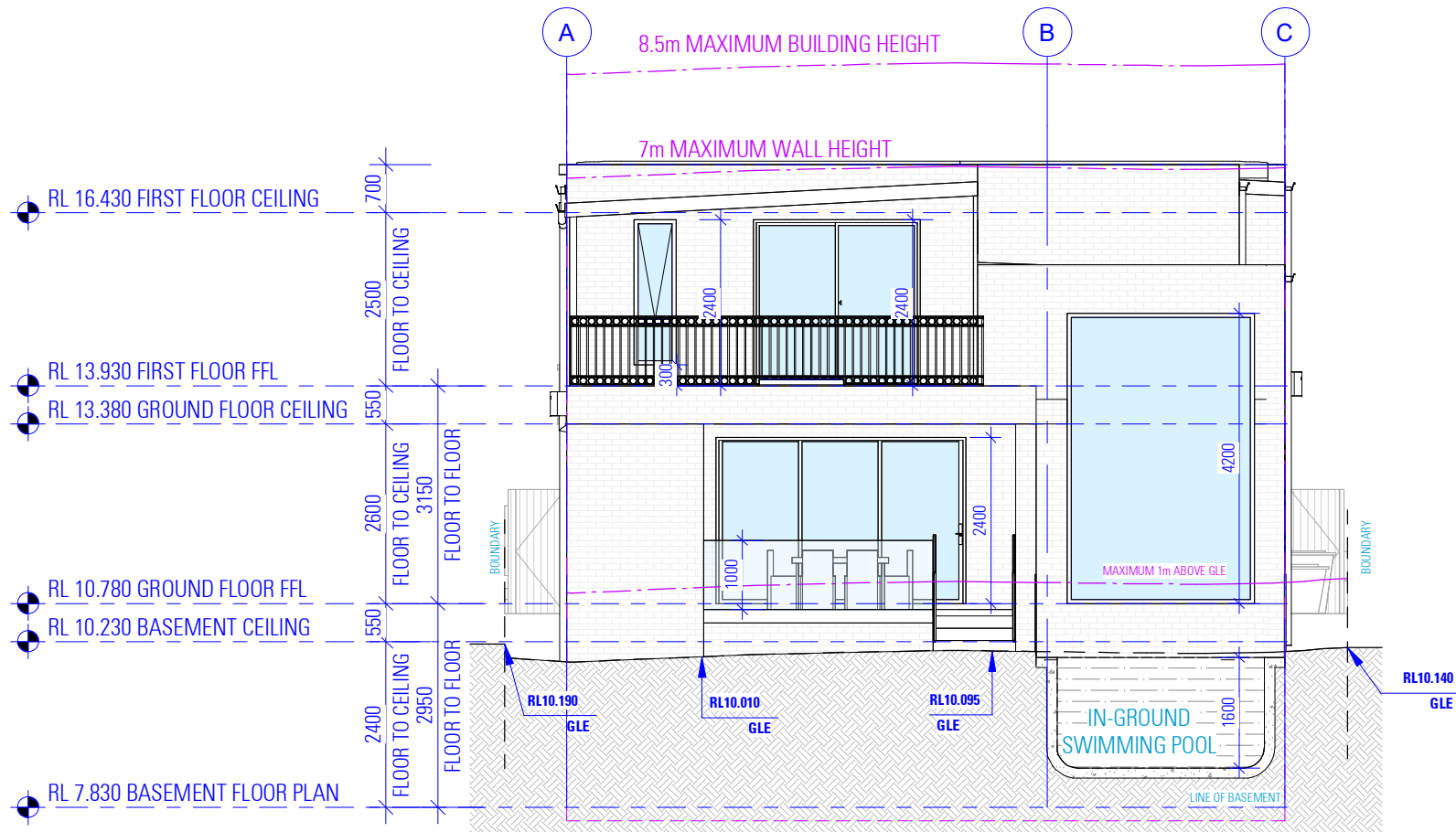
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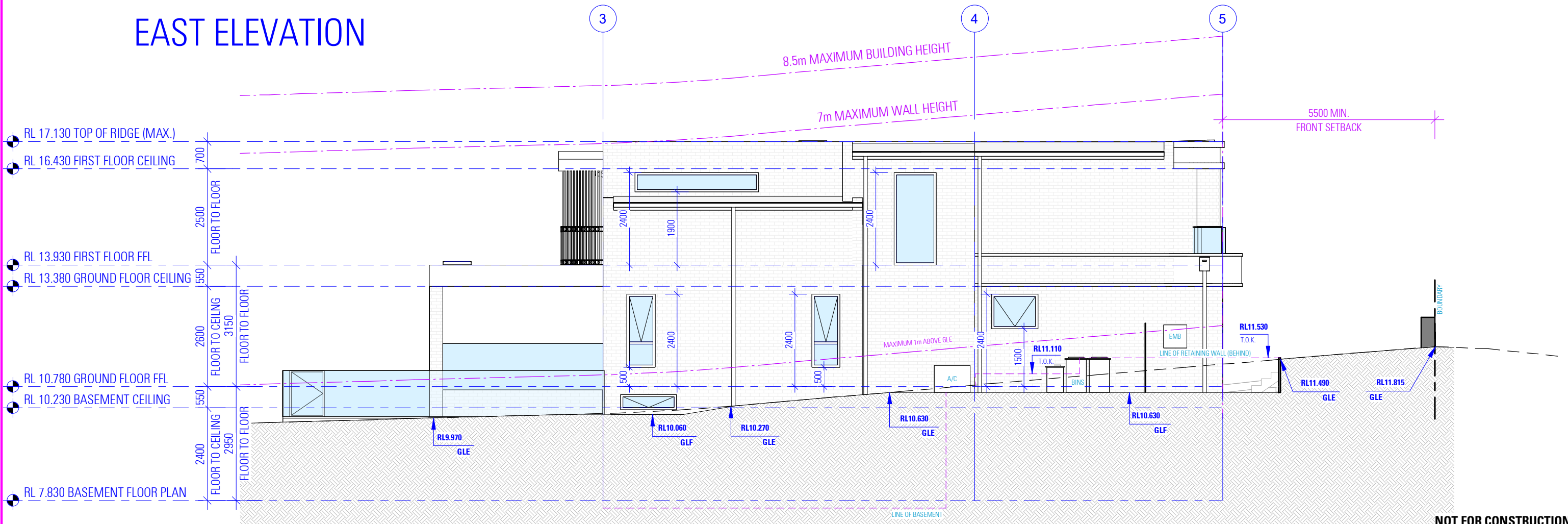
NORTH AND EAST ELEVATION

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EAST ELEVATION



NORTH ELEVATION

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SOUTH AND WEST ELEVATION

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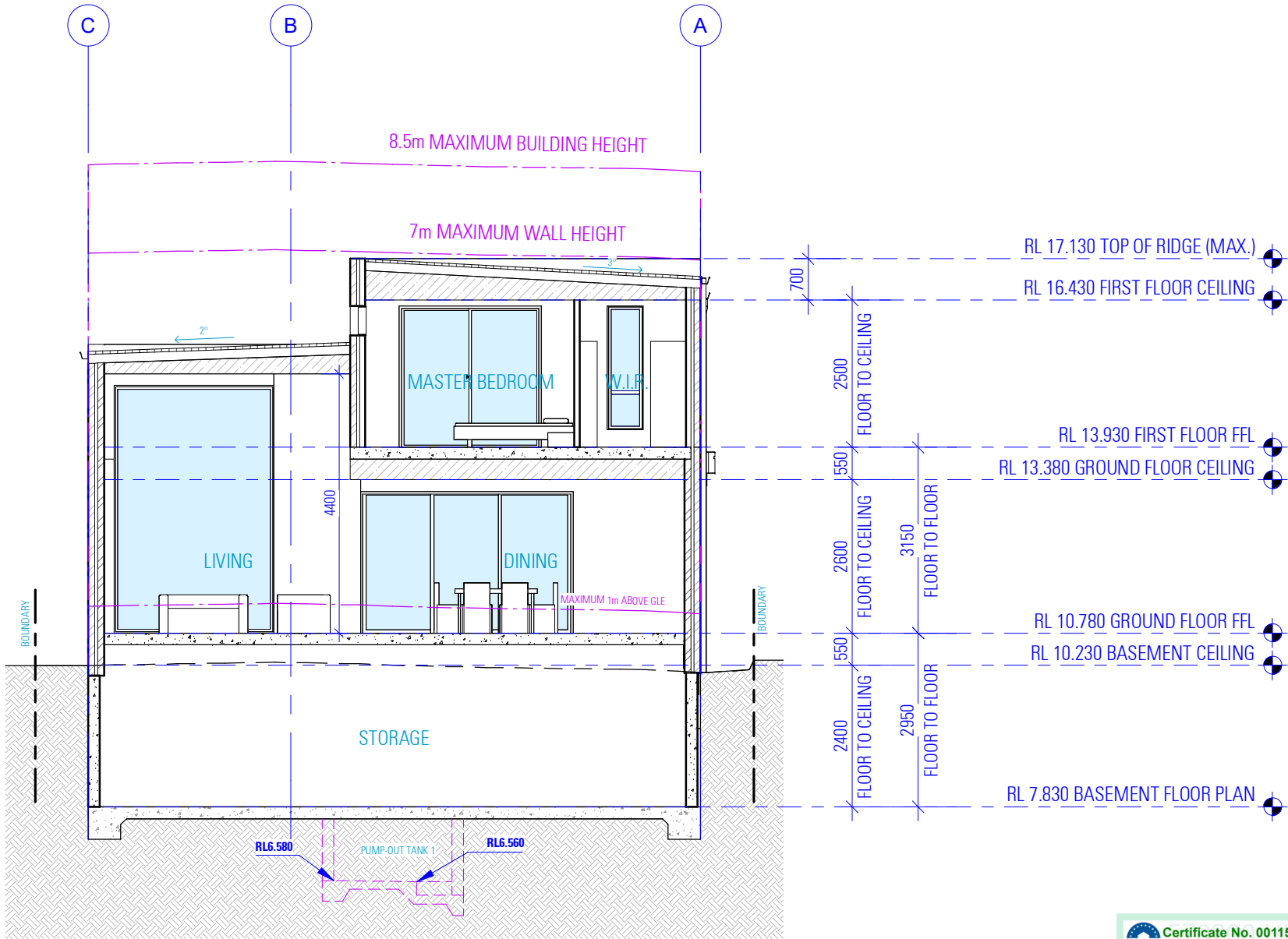
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WALL SCHEDULE

270mm CAVITY BRICK 	230mm DOUBLE BRICK 	110mm SINGLE BRICK 	250mm BRICK VENEER 	90mm INTERNAL STUD 	400mm HABITABLE BASEMENT 
110mm BRICK SKIN 50mm CAVITY 110mm BRICK SKIN	110mm BRICK SKIN 10mm MORTAR 110mm BRICK SKIN	110mm BRICK SKIN	110mm BRICK SKIN 50mm CAVITY 90mm STUD	90mm STUD	190mm CONCRETE BLOCK 100mm CAVITY 110mm BRICK SKIN

- NOTES
- 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.
 - EXISTING WALLS SHOWN SOLID HATCHED.
 - THE ITEMS PROVIDED ABOVE ARE A GENERAL LIST OF WALL TYPES. VERIFY ALL DISCREPANCIES WITH THE DESIGNER BEFORE COMMENCING CONSTRUCTION.



SECTION

A

04-07



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 BCA 2022 H103 AND HOUSING PROVISIONS PART 3.2

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 BCA 2022 H202
- ROOF, WALL CLADDING, GUTTERS & DOWNPIPES ARE TO COMPLY WITH BCA 2022 H107 AND H206

TERMITE PROTECTION

NATIONAL CONSTRUCTION CODE (NCC)

- PROTECTION MUST BE IN ACCORDANCE WITH BCA 2022 H103 AND ABCB HOUSING PROVISIONS PART 3.4

FOOTINGS AND SLABS

- 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 BCA 2022 H104 AND H203

AUSTRALIAN STANDARD (AS)

- PILED FOOTINGS ARE TO COMPLY WITH AS 2159-2009

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)
- SUB FLOOR VENTILATION IS TO COMPLY WITH BCA 2022 H205

WALLS

NATIONAL CONSTRUCTION CODE (NCC)

- STEEL AND TIMBER FRAMING AND STRUCTURAL STEEL SECTIONS ARE TO COMPLY WITH BCA 2022 H106
- MASONRY, MASONRY COMPONENTS AND ACCESSORIES, AND WEATHERPROOFING OF MASONRY ARE TO COMPLY WITH BCA 2022 H105 AND H204
- SOUND INSULATION IS TO BE IN ACCORDANCE WITH BCA 2022 H408
- REINFORCED AUTOCLAVED AERATED CONCRETE IS TO COMPLY WITH AS 5146.1-2015

- CONCRETE - POST-INSTALLED AND CAST-IN FASTENINGS IS TO COMPLY WITH SA TA 101
- ROOF AND WALL CLADDING ARE TO COMPLY WITH BCA 2022 H206

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
- ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE IS TO COMPLY WITH BCA 2022 H1011

EXTERNAL WATERPROOFING

NATIONAL CONSTRUCTION CODE (NCC)

- EXTERNAL WATERPROOFING IS TO COMPLY WITH BCA 2022 H208

GLAZING

- POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS & DOORS UNLESS NOTED OTHERWISE

NATIONAL CONSTRUCTION CODE (NCC)

- ALL GLAZING IS TO BE IN ACCORDANCE WITH BCA 2022 H108 AND H207

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)

- THE FIRE HAZARD PROPERTIES OF MATERIALS ARE TO COMPLY WITH BCA 2022 H302
- FIRE SEPARATION OF EXTERNAL WALLS IS TO COMPLY WITH BCA 2022 H303
- FIRE PROTECTION OF SEPARATING WALLS AND FLOORS IS TO COMPLY WITH BCA 2022 H304
- FIRE SEPARATION OF GARAGE-TOP-DWELLINGS IS TO COMPLY WITH BCA 2022 H305
- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H306

HEALTH & AMENITY

- ALL BATHROOM, ENSUITES AND LAUNDRIES TO HAVE FLOOR WASTES AND BE SETDOWN AND WATERPROOFED.

NATIONAL CONSTRUCTION CODE (NCC)

- WET AREAS ARE TO COMPLY WITH BCA 2022 H402
- MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS ARE TO COMPLY WITH BCA 2022 H403
- ROOM HEIGHTS ARE TO COMPLY WITH BCA 2022 H404
- PROVISION OF LIGHT IS TO COMPLY WITH BCA 2022 H406
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H407
- SOUND INSULATION IS TO COMPLY WITH BCA 2022 H408
- CONDENSATION MANAGEMENT IS TO COMPLY WITH BCA 2022 H409

SAFE MOVEMENT & ACCESS

NATIONAL CONSTRUCTION CODE (NCC)

- STAIRWAY AND RAMP CONSTRUCTION ARE TO COMPLY WITH BCA 2022 H502
- BARRIERS AND HANDRAILS ARE TO COMPLY WITH BCA 2022 H503
- 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 CLEARED)
- A BARRIER IS NOT REQUIRED FOR WINDOWS 1.7m OR MORE ABOVE THE FLOOR LEVEL.

EXTERNAL FINISHES

- REFER TO SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES FOR MORE DETAILS.

ANCILLARY PROVISIONS AND ADDITIONAL CONSTRUCTION REQUIREMENTS

NATIONAL CONSTRUCTION CODE (NCC)

- SWIMMING POOLS ARE TO COMPLY WITH BCA 2022 NSW H702
- CONSTRUCTION IN BUSHFIRE PRONE AREAS IS TO COMPLY WITH BCA 2022 NSW H704
- HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES ARE TO COMPLY WITH BCA 2022 H705

LANDSCAPE

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

BUSHFIRE

- THE RECOMMENDATIONS PROVIDED WITHIN THE BUSHFIRE ASSESSMENT REPORT ARE TO BE ADHERED TO. IN THE EVENT THAT THERE ARE INCONSISTENCIES, THE BUSHFIRE REPORT RECOMMENDATIONS ARE TO TAKE PRECEDENCE

NATIONAL CONSTRUCTION CODE (NCC)

- BUSHFIRE AREAS ARE TO BE IN ACCORDANCE WITH BCA 2022 H704

STRUCTURAL SOFTWARE USED IN COMPUTER AIDED DESIGN OF A BUILDING OR STRUCTURE THAT USES DESIGN CRITERIA BASED ON THE DEEMED-TO-SATISFY PROVISIONS OF NCC VOLUME TWO AND THE ABCB HOUSING PROVISIONS, INCLUDING ITS REFERENCED DOCUMENTS, FOR THE DESIGN OF STEEL OR TIMBER TRUSSED ROOF AND FLOOR SYSTEMS AND FRAMED BUILDING SYSTEMS, MUST COMPLY WITH THE ABCB PROTOCOL FOR STRUCTURAL SOFTWARE WHERE RELEVANT, AS REFERRED TO IN ABCB HOUSING PROVISIONS PART 2.2.5

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

NOT FOR CONSTRUCTION

NOTES

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PROPOSED DWELLING

11 KEIR AVENUE
HURLSTONE PARK NSW 2193

DESIGN
DRAFTED

ELIE SLEIMAN
NATALI DUNDOVIC

Adel Nakhle & Rita Nakhle

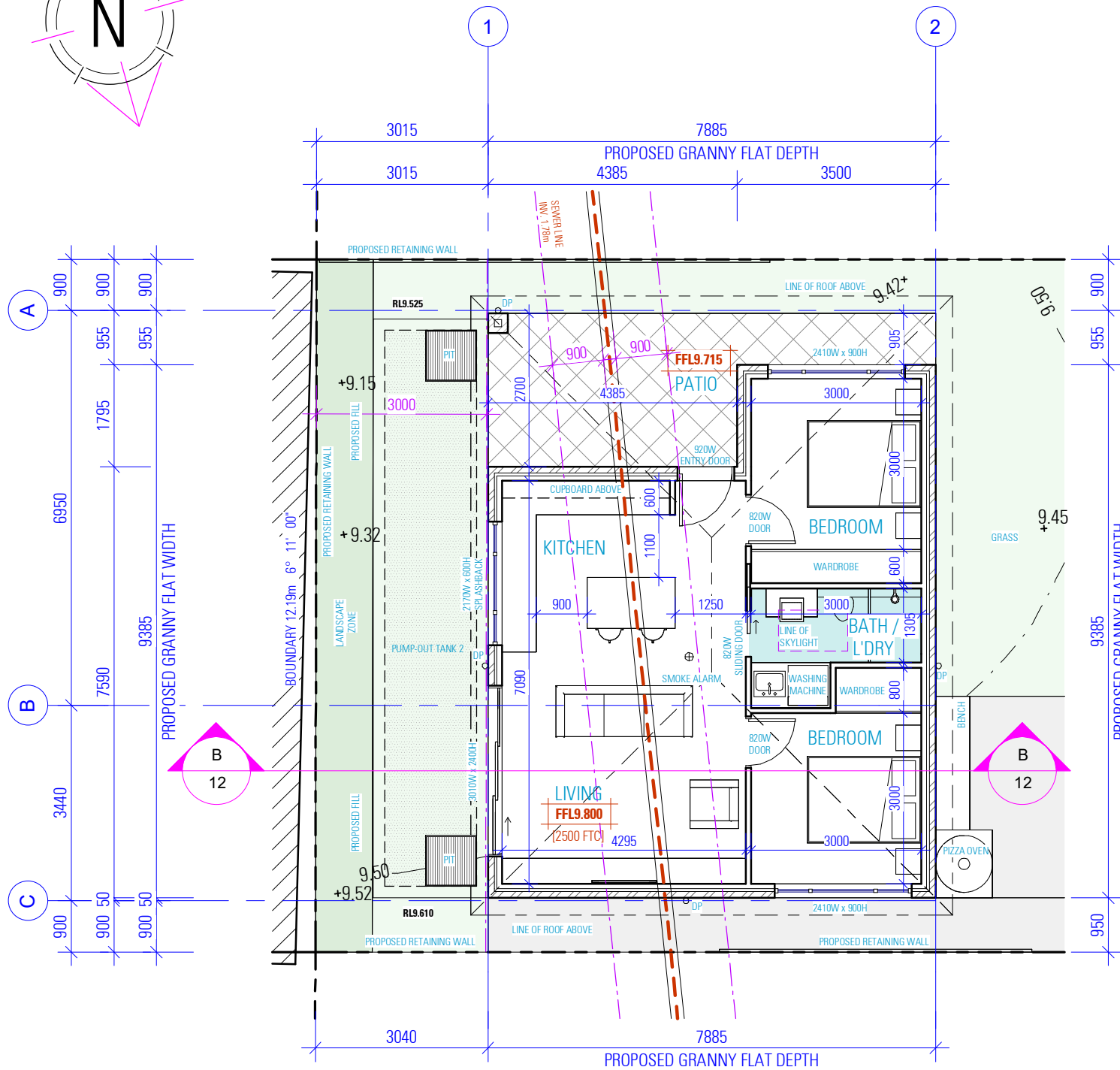
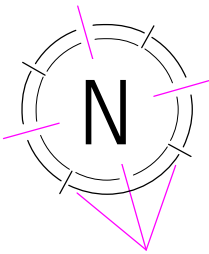
DRAWING

SECTION VIEW

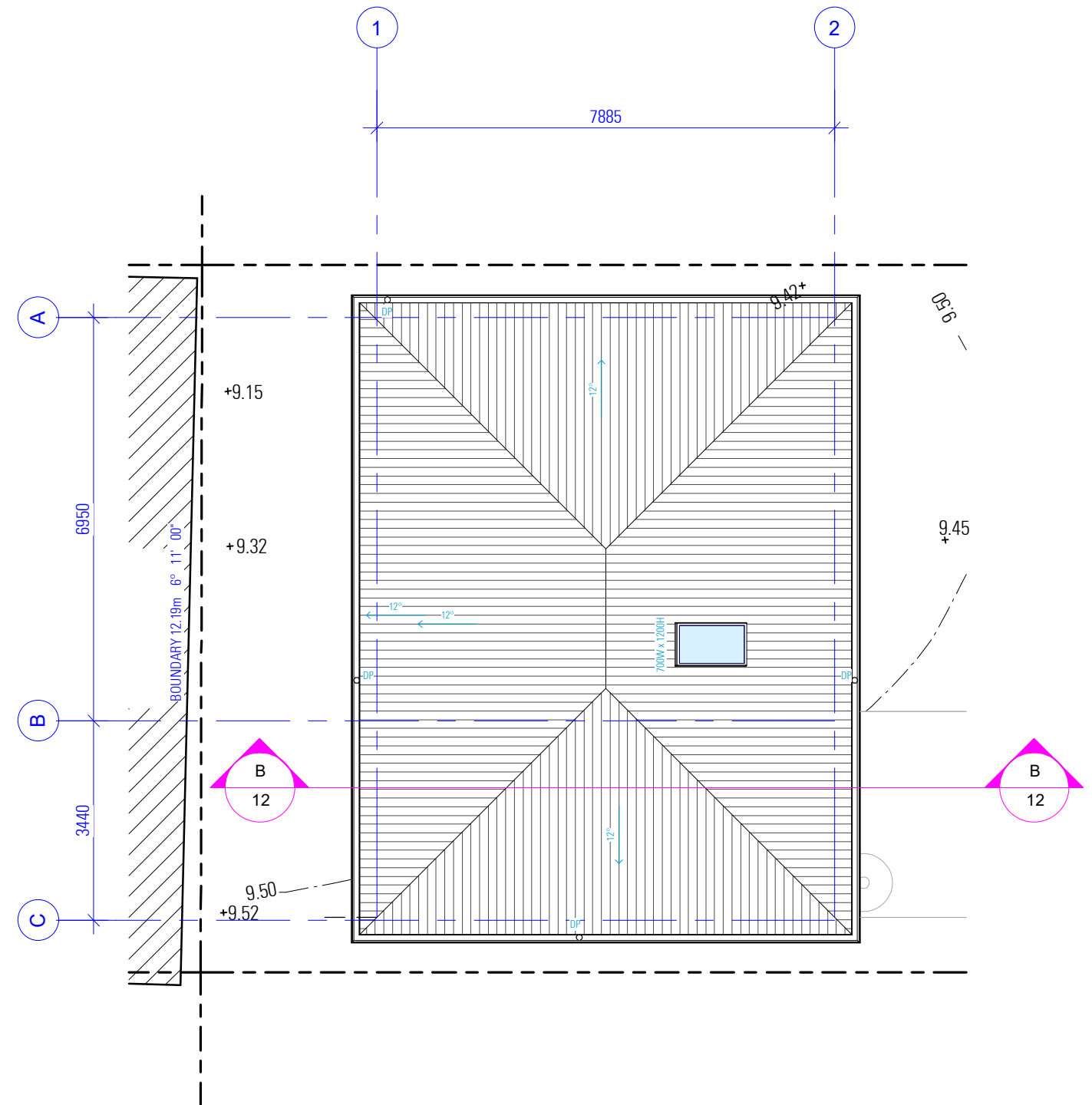
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ISSUE

1 : 100 / A3
A 25.11.24

DWG No. 24105 - 10



GRANNY FLAT FLOOR FFL



PROPOSED ROOF PLAN

NOTES:

- HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH PART 3.7.5
- 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

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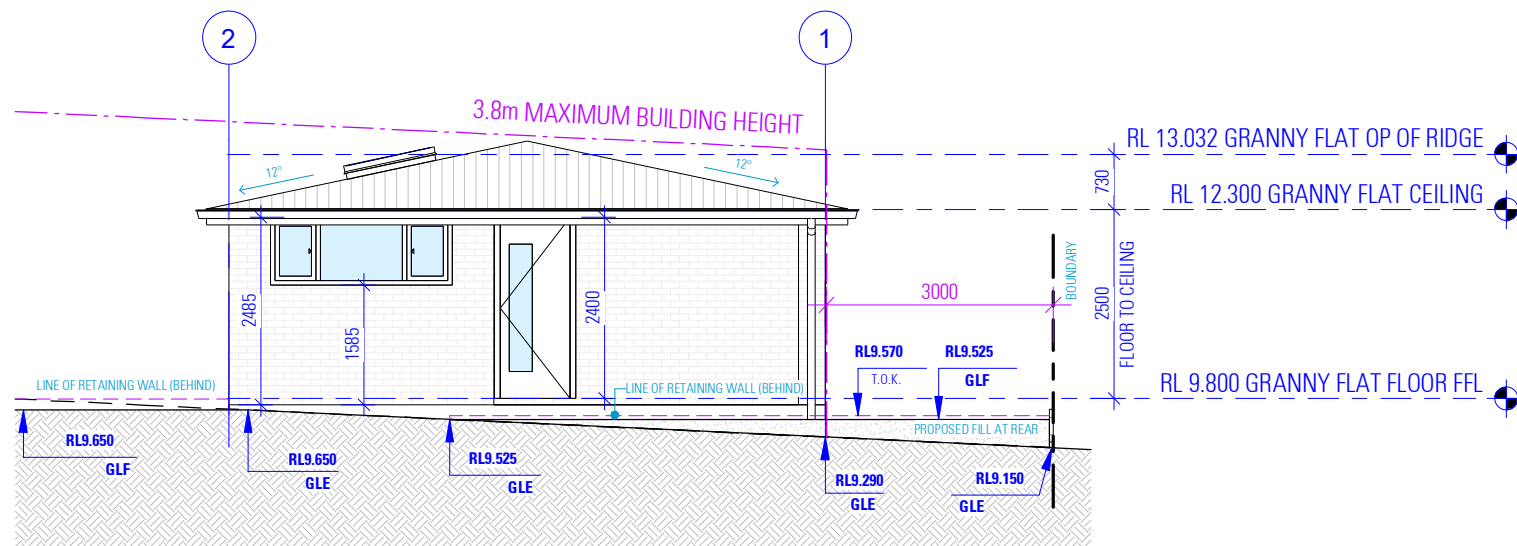
PROPOSED GRANNY FLAT FLOOR PLAN

SCALE
ISSUE 1:100 / A3
A 25.11.24

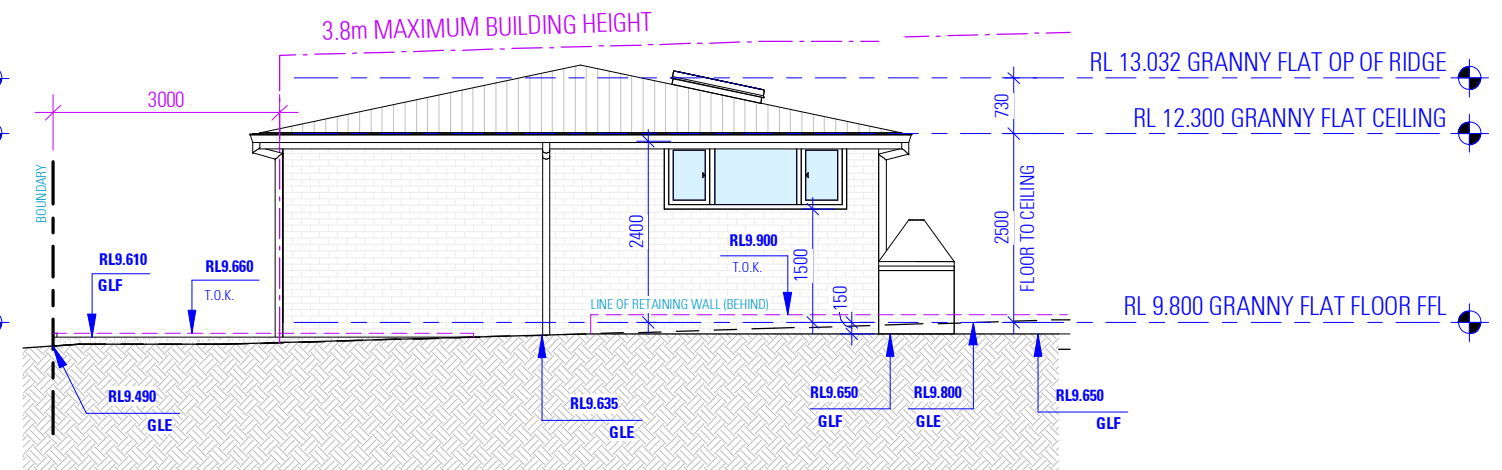
DWG No. 24105 - 11



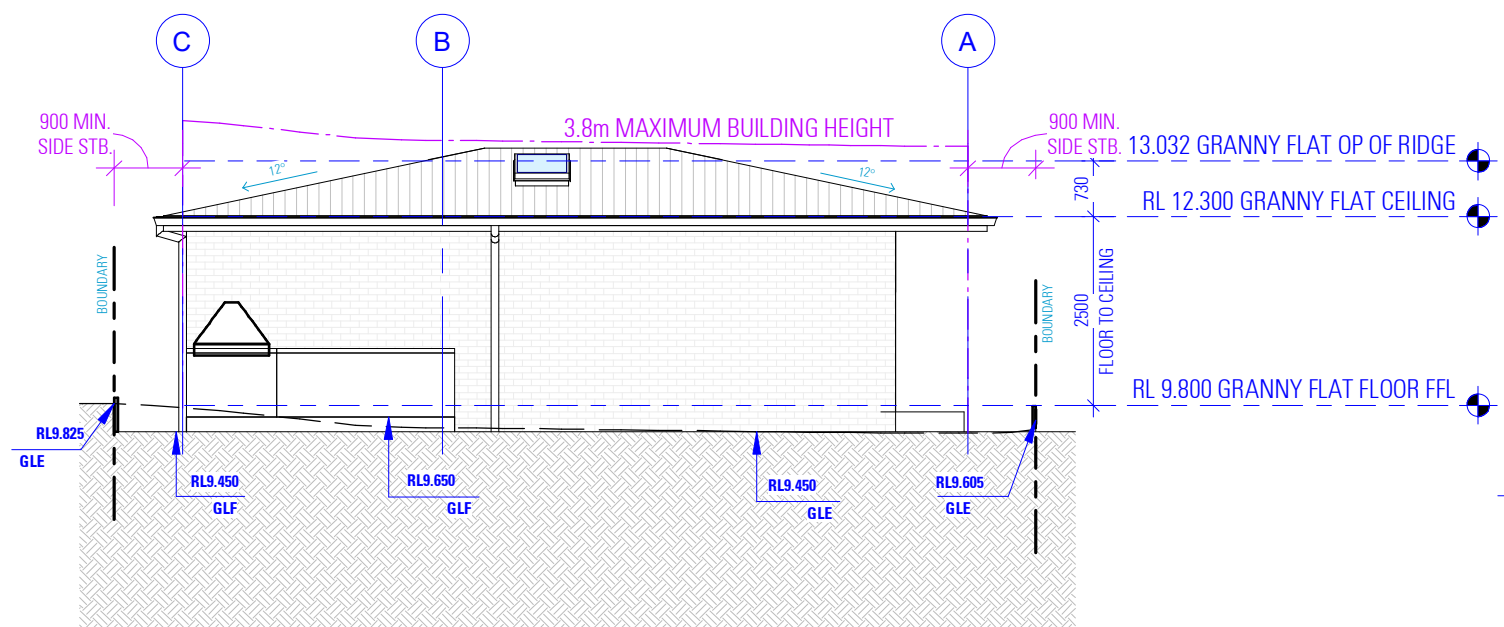
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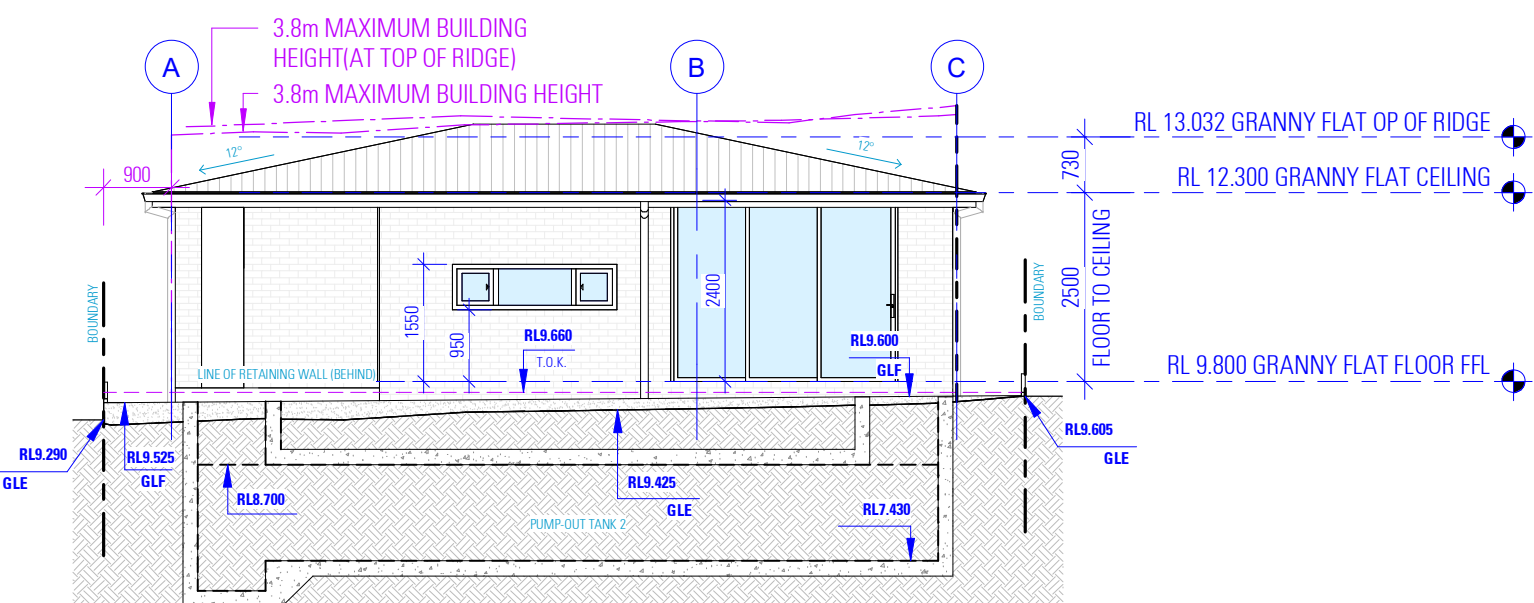
SOUTH ELEVATION



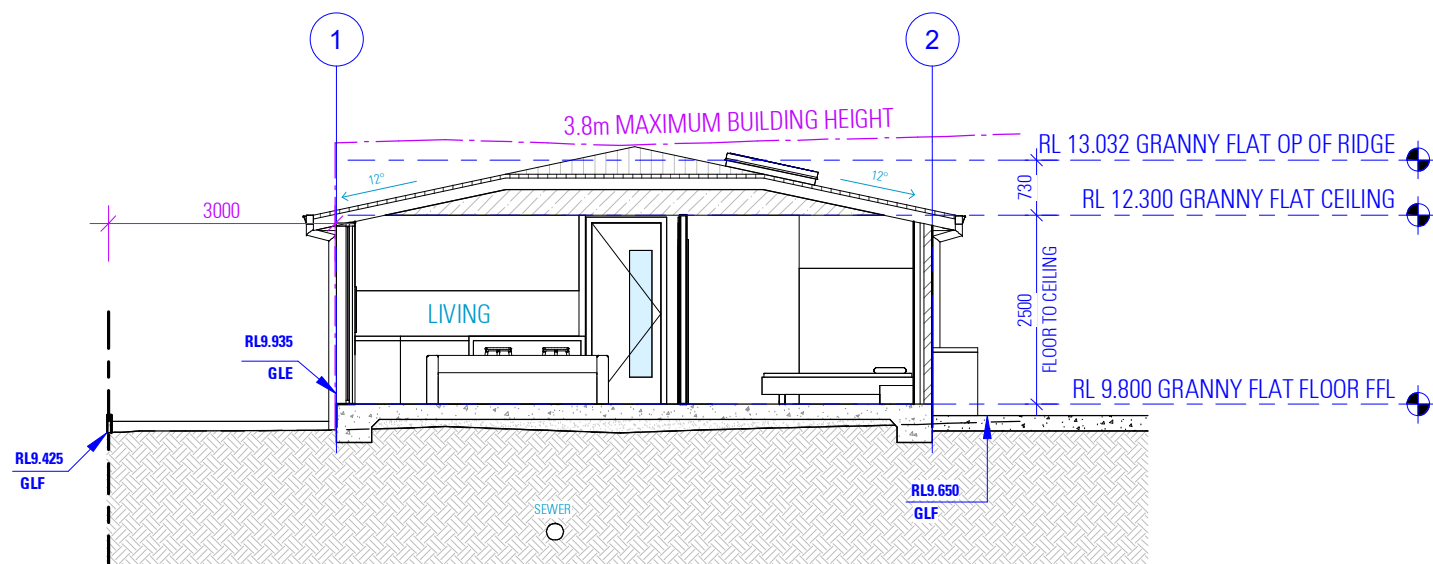
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SECTION

B
11

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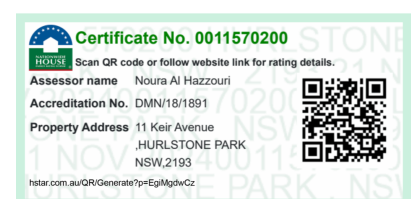
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GRANNY FLAT ELEVATIONS AND
SECTION

SCALE
ISSUE

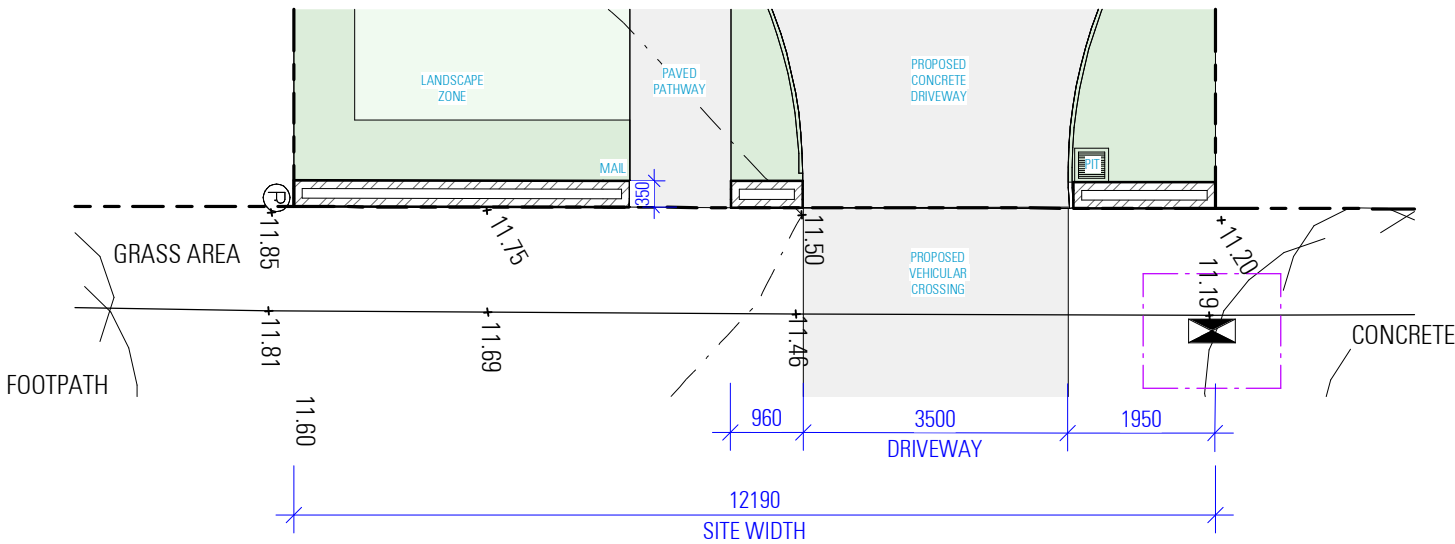
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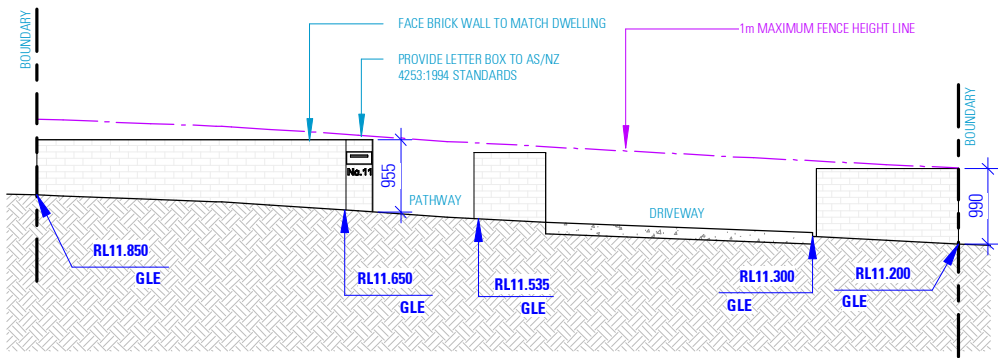


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FRONT FENCE DETAILS



FRONT FENCE PLAN



FRONT FENCE ELEVATION

NOT FOR CONSTRUCTION

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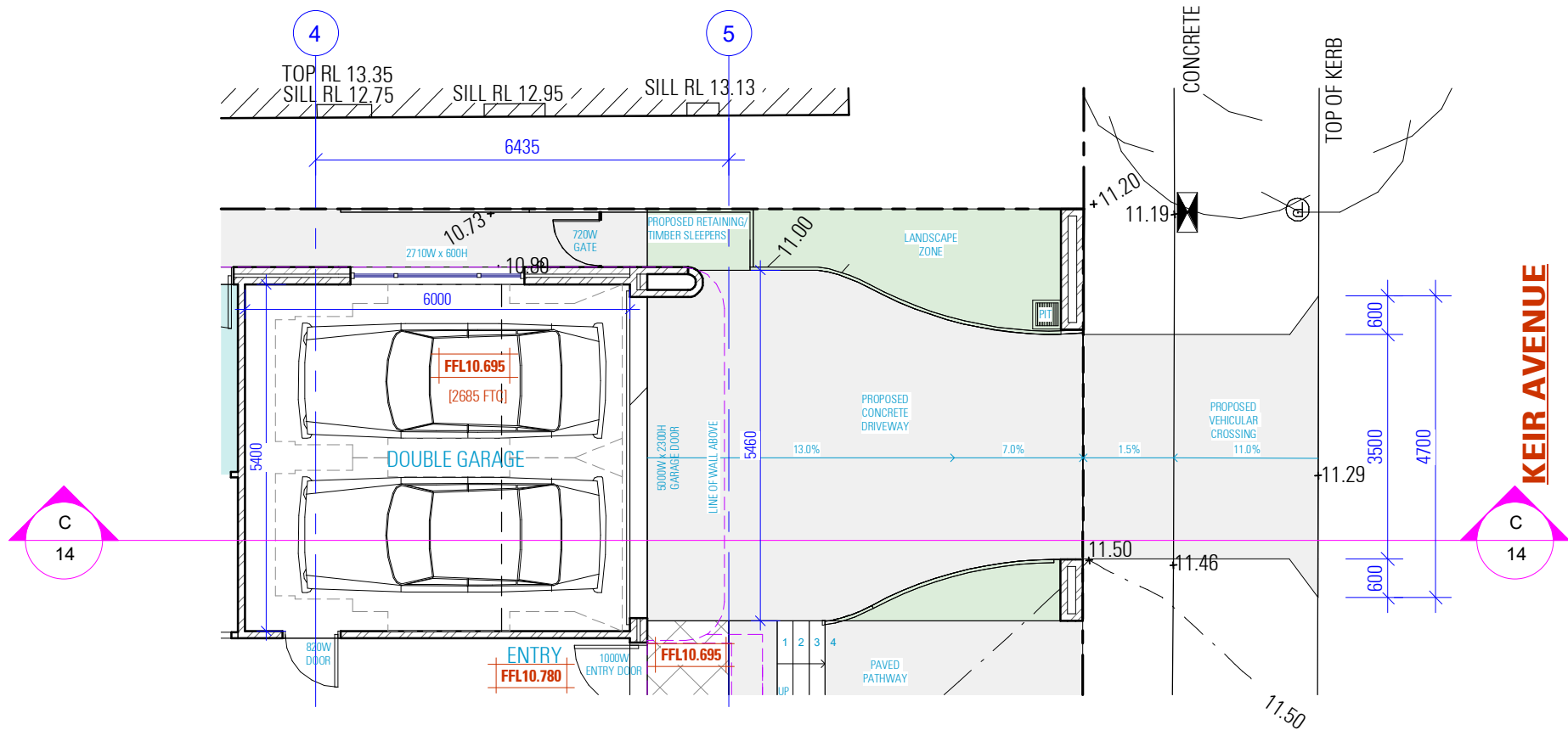
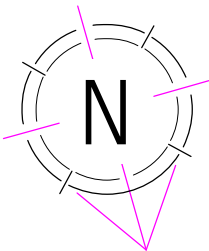
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FRONT FENCE DETAILS

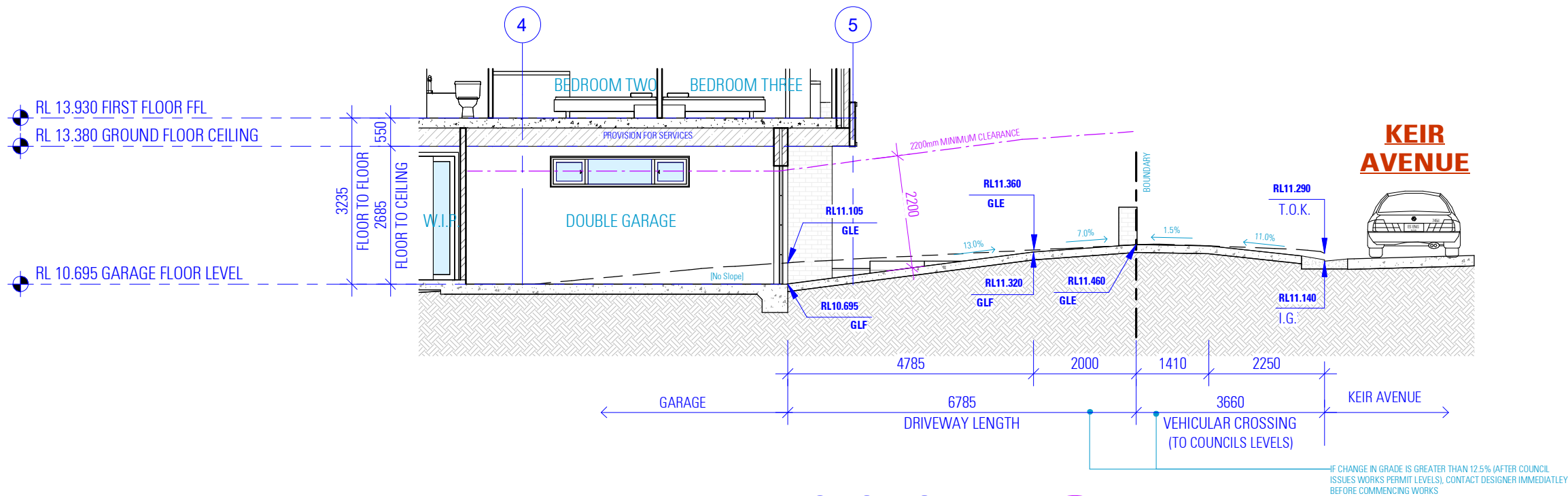
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ISSUE 1 : 100 / A3
A 25.11.24

DWG No. 24105 - 13

DRIVEWAY GRADE DETAILS



PLAN VIEW



SECTION

C
14

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DESIGN ELIE SLEIMAN
DRAFTED NATALI DUNDOVIC

Adel Nakhle & Rita Nakhle

DRAWING

DRIVEWAY GRADE DETAILS

SCALE 1 : 100 / A3
ISSUE A 25.11.24

DWG No. 24105 - 14

SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES

- 1 ALUMINIUM ROOF SHEETING
COLOUR: MONUMENT
OR ACCEPTABLE EQUIVALENT
- 2 FEATURE TRIMS TO ROOF/AWNING.
ALUMINIUM ROOF CAPPING TO MATCH
- 3 FACE BRICK
RANGE: AUSTRAL BRICK
COLOUR: LA PALOMA CASTELLANA
OR ACCEPTABLE EQUIVALENT
- 4 DECORATIVE IRON BALUSTRADE
OR ACCEPTABLE EQUIVALENT
- 5 CEMENT RENDER FEATURE AWNING
RANGE: DULUX
COLOUR: VIVID WHITE
OR ACCEPTABLE EQUIVALENT
- 6 POWDER-COATED ALUMINIUM WINDOWS AND GLASS DOORS
COLOUR: MONUMENT
OR ACCEPTABLE EQUIVALENT
- 7 GLASS ENTRY DOOR
- 8 SANDSTONE FEATURE WALL



AS SEEN FROM KEIR AVENUE

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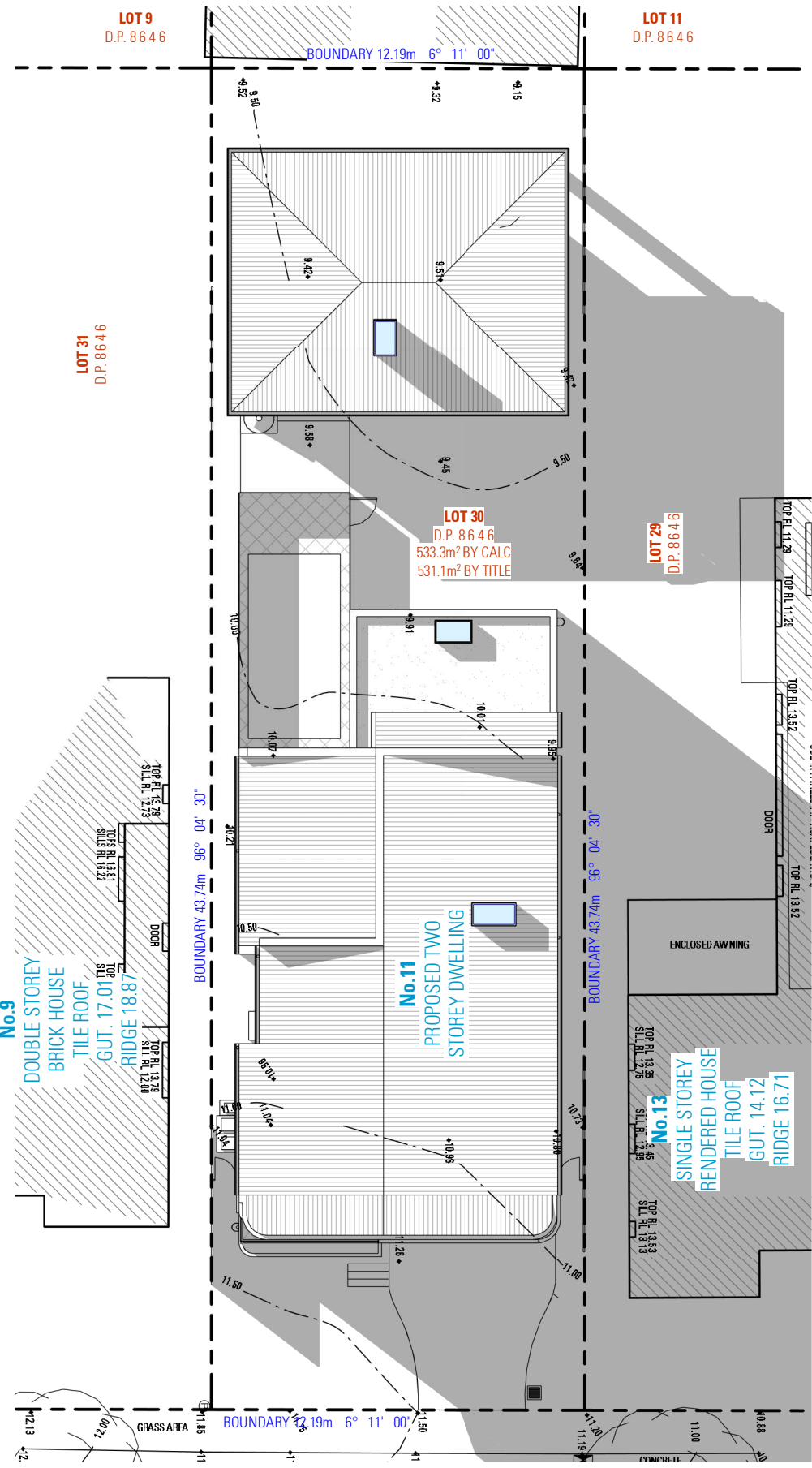
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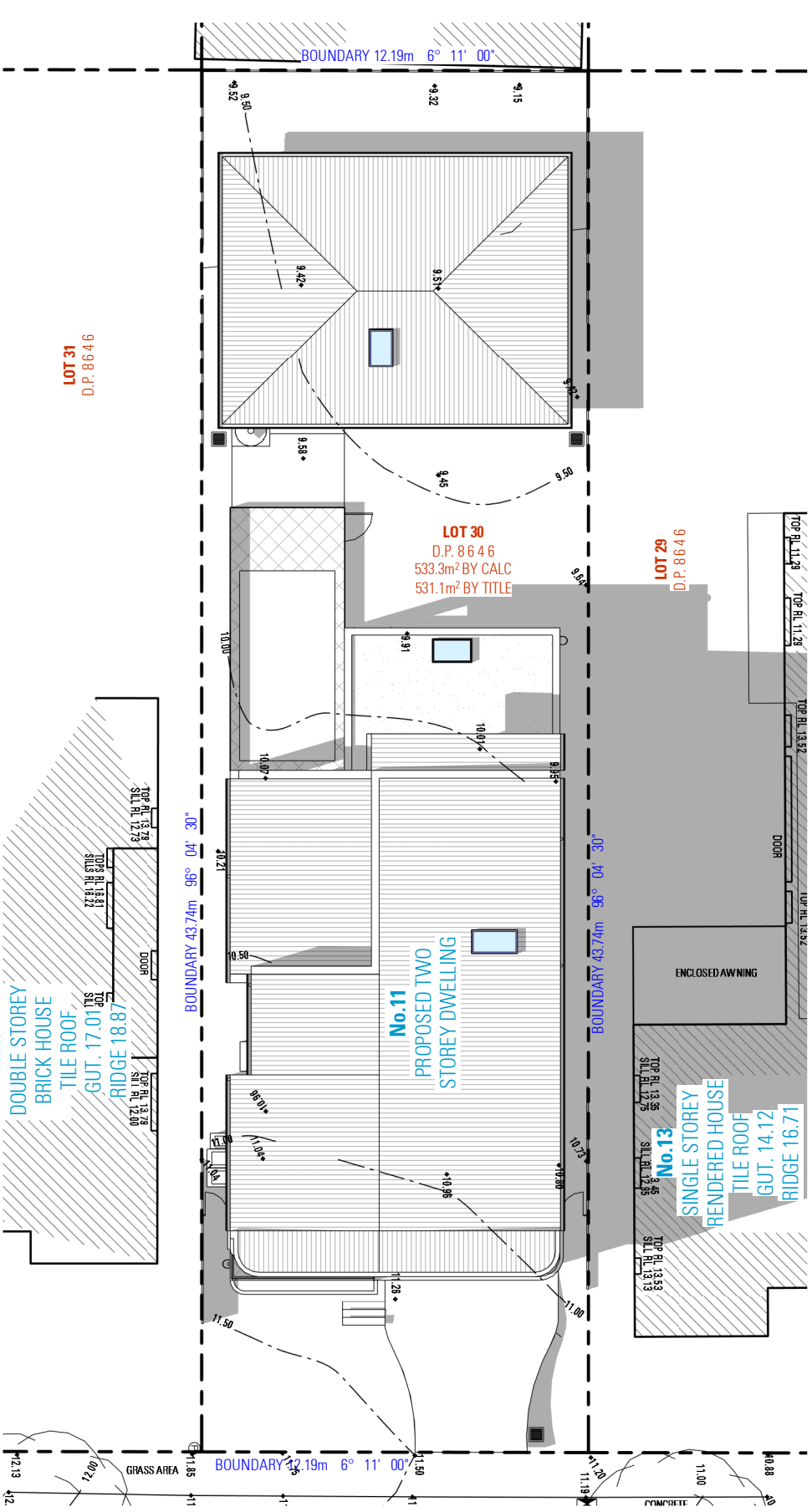
PROPOSED DWELLING
11 KEIR AVENUE
HURLSTONE PARK NSW 2193
DESIGN ELIE SLEIMAN
DRAFTED NATALI DUNDOVIC
Adel Nakhle & Rita Nakhle

DRAWING
SCHEDULE OF EXTERNAL MATERIALS,
COLOURS AND FINISHES
SCALE / A3
ISSUE A 25.11.24
DWG No. 24105 - 15

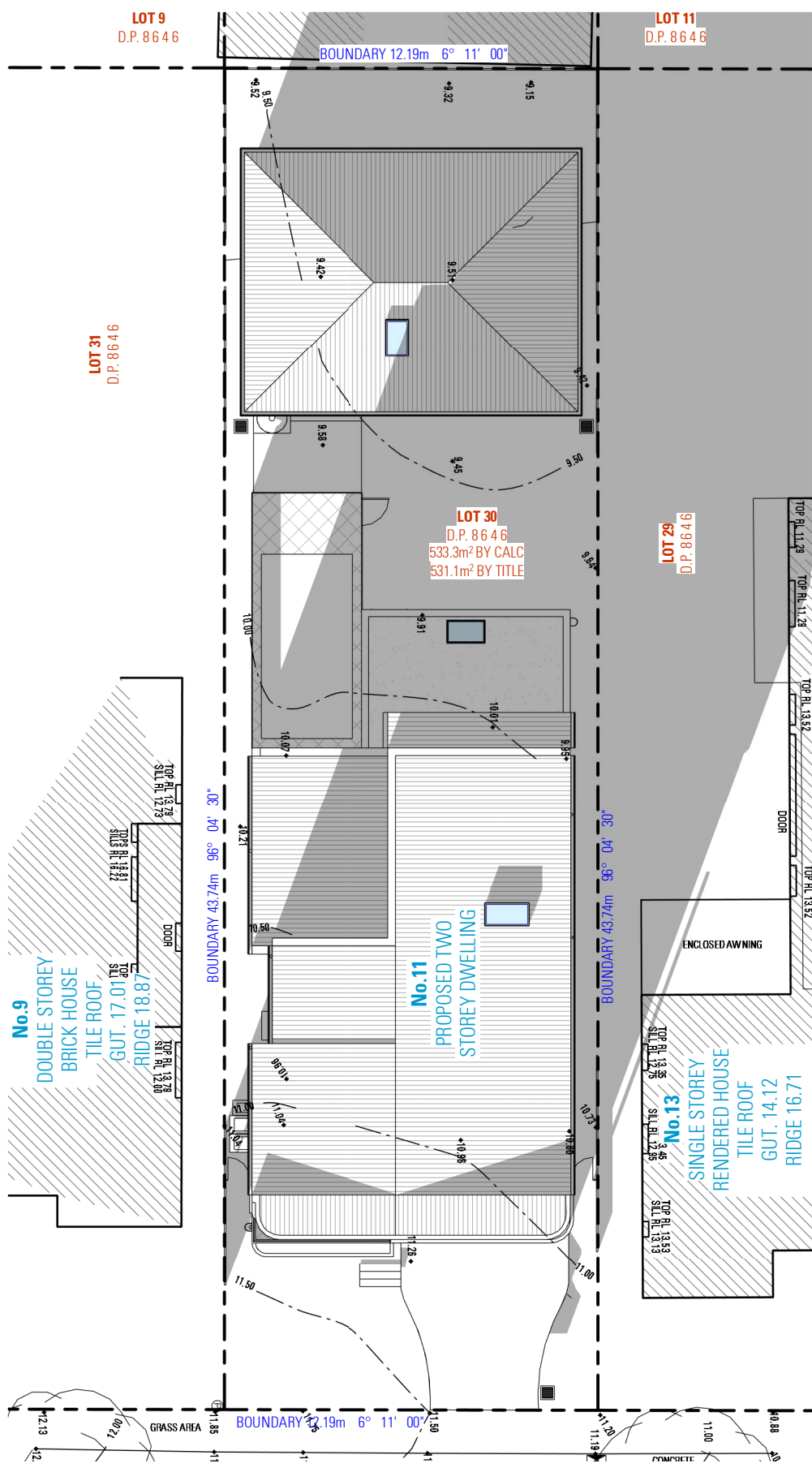
SHADOW DIAGRAMS - 21st JUNE



SHADOW DIAGRAM 8AM



SHADOW DIAGRAM 12PM



SHADOW DIAGRAM 3PM

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DRAWING
SHADOW DIAGRAMS - 21st JUNE
SCALE 1 : 200 / A3
ISSUE A 25.11.24
DWG No. 24105 - 16

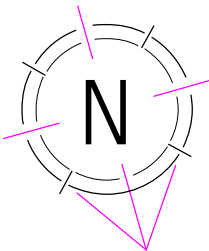


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17

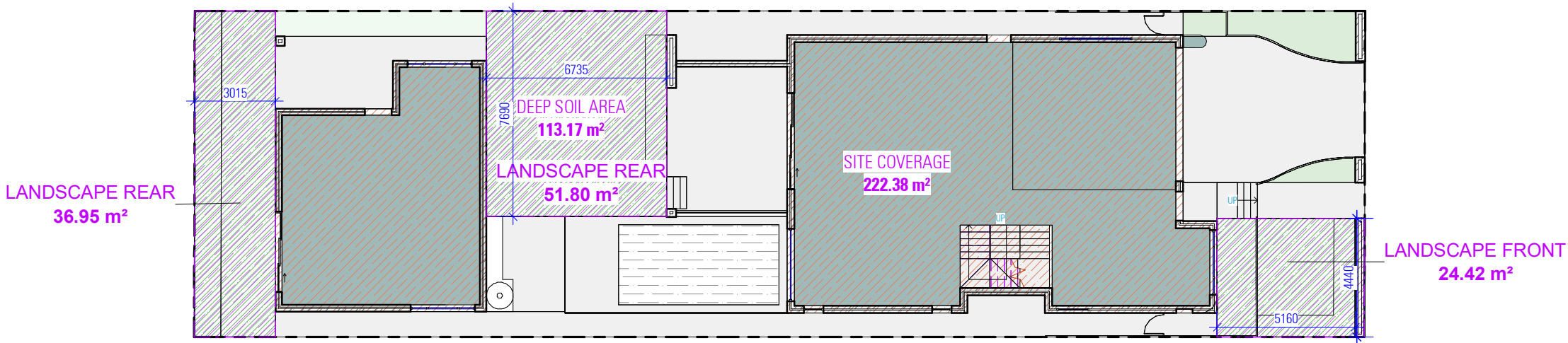
DWG No. 24105 - 17

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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 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 CALCULATION	
TOTAL SITE AREA	533.30 m ²
GROUND FLOOR AREA	112.81 m ²
FIRST FLOOR AREA	110.00 m ²
SECONDARY DWELLING AREA	57.75m ²
TOTAL FLOOR AREA	280.56 m²
FLOOR SPACE RATIO	0.52 : 0.1
PRIVATE OPEN SPACE	38.52 m ²
IMPERVIOUS AREA	332.99 m ²
SITE COVERAGE	222.38 m ²
SITE COVERAGE RATIO	0.42 : 1.0
DEEP SOIL ZONE	113.17 m ²
DEEP SOIL RATIO	0.21 : 1.0
LANDSCAPE AREA (FRONT)	24.42 m ²
LANDSCAPE AREA (REAR)	88.75 m ²



IMPERVIOUS AREA CALCULATION PLAN

NOT FOR CONSTRUCTION

- NOTES**
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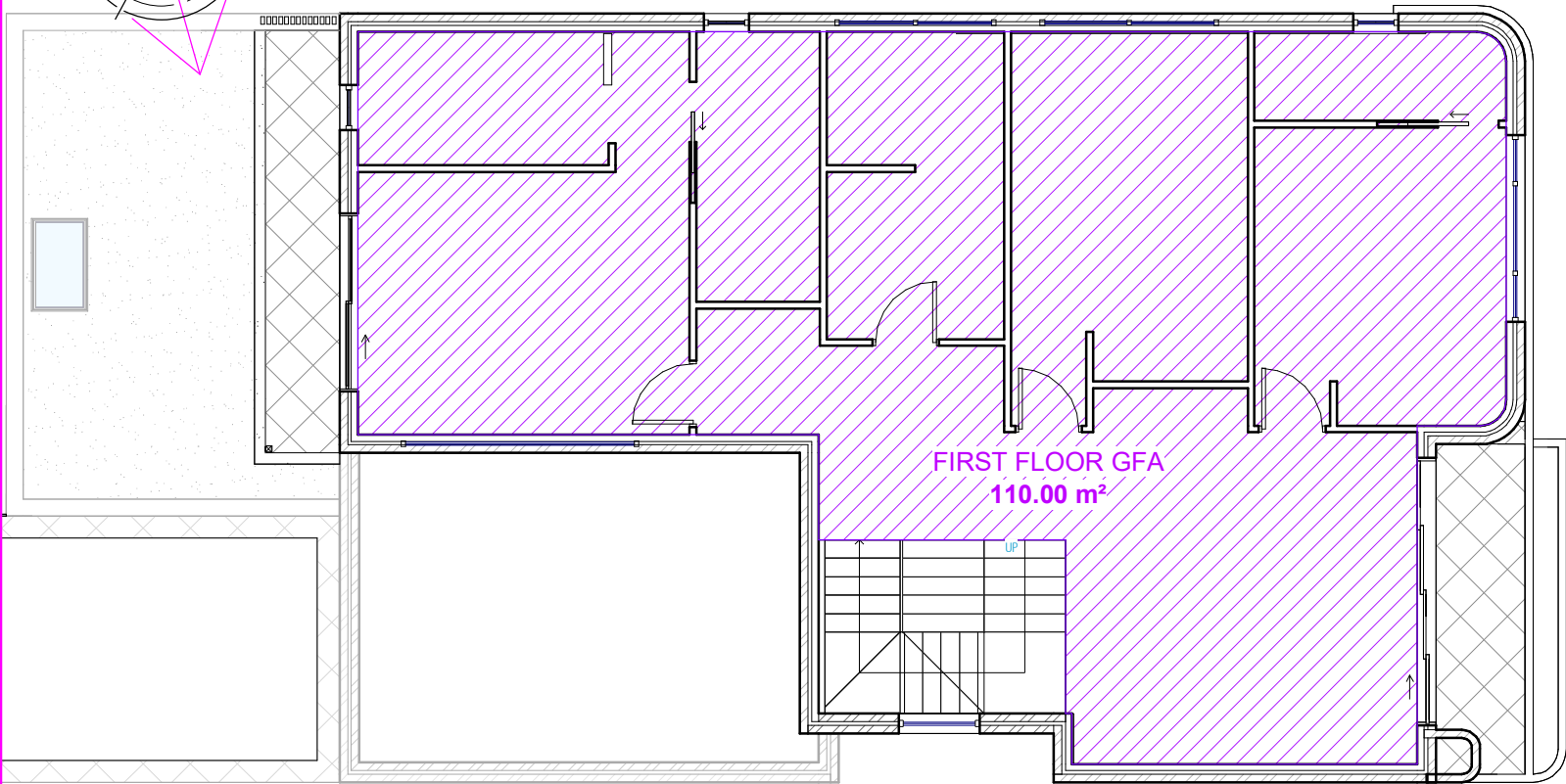
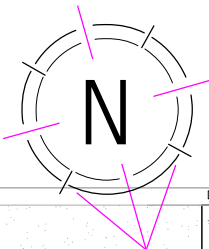
Adel Nakhle & Rita Nakhle

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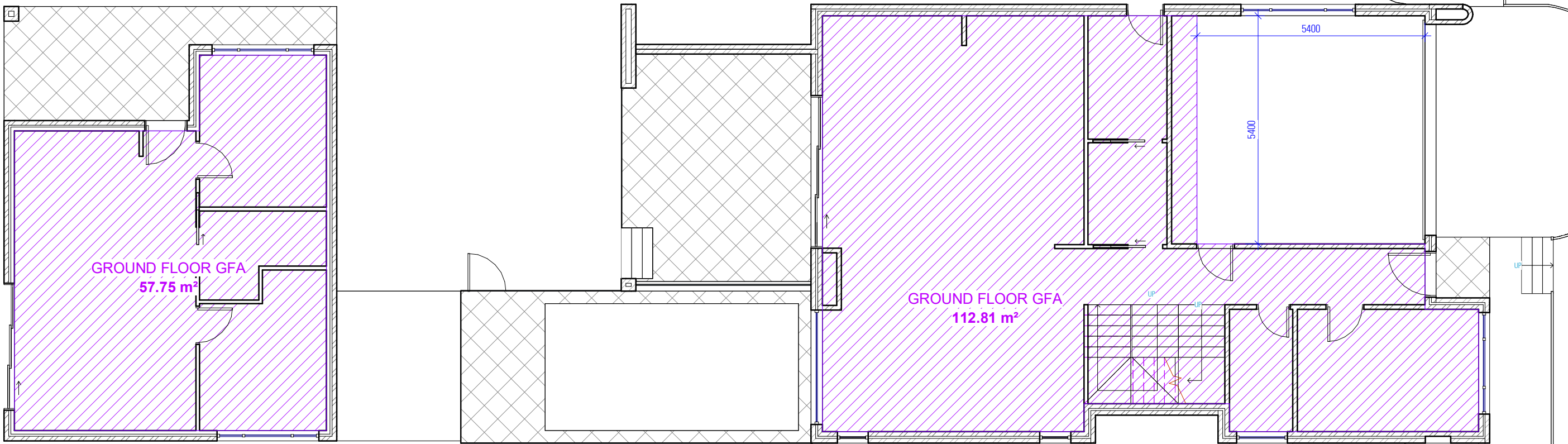
LANDSCAPE AREA CALCULATION SHEET

SCALE 1 : 200 / A3
ISSUE A 25.11.24

DWG No. 24105 - 18



FIRST FLOOR GFA



GROUND FLOOR GFA

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- NOTES:**
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 - REFER TO STORMWATER PLAN FOR STORMWATER DETAILS / SEDIMENT AND EROSION CONTROL PLAN
 - 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

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DESIGN ELIE SLEIMAN
DRAFTED NATALI DUNDOVIC
Adel Nakhle & Rita Nakhle

DRAWING
GROSS FLOOR AREA CALCULATION
SHEET

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ISSUE A 25.11.24

DWG No. 24105 - 19

BASIX COMMITMENTS

BASIX/ENERGY EFFICIENCY AND CONDENSATION MANAGEMENT REQUIREMENTS	
Basix Certificate Number: 1774044M	
Basix Item	1. Basix Certificate Commitments for multi-dwelling housing
Water - Fixtures	(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it. (d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below. (e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.
Water - Alternative Water	(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

Fixtures										Appliances				Individual pool			Individual spa		
Cooling no.	Hot water system	Hot water system	Hot water system	Hot water system	Hot water system	Hot water system	Hot water system	Hot water system	Hot water system	Hot water system	Hot water system	Hot water system	Hot water system	Hot water system	Hot water system	Hot water system	Hot water system	Hot water system	Hot water system
10.8.1	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)
All other dwellings	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)	1 star (1-14.999)

Alternative water source										Appliances				Individual pool			Individual spa		
Cooling no.	Alternative water supply system	Size	Configuration	Landscaping	Water conservation	Water conservation	Water conservation	Water conservation	Water conservation	Water conservation	Water conservation	Water conservation	Water conservation	Water conservation	Water conservation	Water conservation	Water conservation	Water conservation	Water conservation
10.8.1	Individual water supply (1)	100 litres	To collect run-off from at least 10 square metres of roof area;	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
All other dwellings	No alternative water supply	100 litres	To collect run-off from at least 10 square metres of roof area;	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Thermal Comfort – General Features		(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.
Thermal Comfort – Floors -Walls -Ceiling and Roof		(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab. (h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.
Energy – Hot water		(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.
Energy – Ventilation		(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below.

Energy – Cooling and heating system	(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.
Energy – Artificial lighting	(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.
Energy – Natural lighting	(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.
Energy – Other	(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.

Energy – Alternative energy		(i) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.
Basix Item		2. Basix Certificate Commitments for common areas and central systems/facilities for the development (non-building specific)
Water		(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table. (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table. (e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table. (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.

Common area		Showerhead rating	Toilet rating	Tap rating	Clothes washer rating
40 common 10000	40 common 10000	40 common 10000	40 common 10000	40 common 10000	40 common 10000
Energy					
		(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.			
		(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.			
		(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.			
Central energy systems		Type			
Alternative energy supply		Photovoltaic system	Rated electrical output (kW): 5.00 peak kW		
NCC – Housing Provisions – NSW Part 13 - Energy Efficiency					
Building Fabric – Works to be undertaken in accordance with Part 13.2					
Building Sealing - Works to be undertaken in accordance with Part 13.4					
Services - Works to be undertaken in accordance with Part 13.7					
NCC – Housing Provisions – Part 10.8 – Condensation Management					
Clause		Provisions			
10.8.1 External wall construction		Where pliable building membrane is installed it must in accordance with clause 10.8.1, AS 4200.1 & AS 4200.2.			
10.8.2 Exhaust systems		(1) An exhaust system installed in a kitchen, bathroom, <i>sanitary compartment</i> or laundry must have a minimum flow rate of— (a) 25 L/s for a bathroom or <i>sanitary compartment</i> ; and (b) 40 L/s for a kitchen or laundry.			

	(2) Exhaust from a kitchen, kitchen range hood, bathroom, <i>sanitary compartment</i> or laundry must discharge directly or via a shaft or duct to <i>outdoor air</i> . (3) Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to <i>outdoor air</i> . (4) An exhaust system that is not run continuously and is serving a bathroom or <i>sanitary compartment</i> that is not ventilated in accordance with 10.6.2(a) must— (a) be interlocked with the room's light switch; and (b) include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off. (5) Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (1) must be provided with make-up air— (a) via openings to an adjacent room with a free area of 14,000 mm ² ; or (b) in accordance with AS 1668.2. (6) Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (3) must be provided with make-up air in accordance with AS 1668.2.
10.8.3 Ventilation of roof spaces	(1) In <i>climate zones</i> 6, 7 and 8, a roof must have a roof space that— (a) is located— (i) immediately above the <i>primary insulation layer</i> ; or (ii) immediately above sarking with a <i>vapour permeance</i> of not less than 1.14 µg/Ns, which is immediately above the <i>primary insulation layer</i> ; or (iii) immediately above ceiling insulation that meets the requirements of 13.2.3(3) and 13.2.3(4); and (b) has a height of not less than 20 mm; and (c) is either— (i) ventilated to <i>outdoor air</i> through evenly distributed openings in accordance with Table 10.8.3; or (ii) located immediately underneath the roof tiles of an unsarked tiled roof. (2) The requirements of (1) do not apply to a— (a) concrete roof; or (b) roof that is made of structural insulated panels; or

	(c) roof that is subject to Bushfire Attack Level FZ requirements in accordance with AS 3959. Table 10.8.3: Roof space ventilation requirements Roof pitch Ventilation openings < 10° 25,000 mm ² /m provided at each of two opposing ends ≥ 10° and < 15° 25,000 mm ² /m provided at the eaves and 5,000 mm ² /m at high level ≥ 15° and < 75° 7,000 mm ² /m provided at the eaves and 5,000 mm ² /m at high level, plus an additional 18,000 mm ² /m at the eaves if the roof has a cathedral ceiling Table Notes (1) Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof. (2) For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.
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NOTES

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A	25.11.24	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	DESCRIPTION



DESIGN
DRAFTED

ELIE SLEIMAN
NATALI DUNDOVIC

Adel Nakhle & Rita Nakhle

PROPOSED DWELLING

11 KEIR AVENUE
HURLSTONE PARK NSW 2193

DRAWING

BASIX COMMITMENTS

SCALE
ISSUE

/ A3
A

DWG No. 24105 - 20

NATHERS COMMITMENTS

[illegible][illegible][illegible][illegible]

0010170101 NUMBER Certificate

7 Star Rating as of 21 Nov 2024



Room schedule

Room	Zone Type	Area [m ²]
living	Daytime	59.92
Star	Daytime	9.86
Garage	Garage	31.64
Wip	Unconditioned	5.16
Bedroom 4	Bedroom	11.89
bath	Unconditioned	4.16
entry	Daytime	18.08
Kitchen/Living	Kitchen/Living	60.87
Bedroom 2	Bedroom	15.94
ens	Nighttime	3.92
Bedroom 3	Bedroom	13.61
lounge	Living	41.03
bath	Unconditioned	9.88
ens	Nighttime	5.94
vr	Nighttime	7.86
master Bedroom	Bedroom	16.54

Window and glazed door type and performance

Default windows*

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-001-03-A	Aluminium & SG High Solar Gain Low E	5.4	0.49	0.47	0.51
ALM-002-03-A	Aluminium & SG High Solar Gain Low E	5.4	0.58	0.55	0.61
ALM-005-03-A	Aluminium & DG Argon F8 High Solar Gain Low E	4.1	0.52	0.49	0.55

Custom window*

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

* Refer to glossary

* Refer to New Zealand Energy Rating Scheme (NZ ERS) for U, SHGC, and U+SHGC values. M-000-070706-0000, Nov 2023

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Window	Window ID	Window schedule	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*	
storage	ALM-001-G3	A	911	400	1400	Awning	50	S	No
storage	ALM-001-G3	A	912	400	1400	Awning	50	S	No
Garage	ALM-001-G3	A	915	600	2710	Sliding	45	N	No
WfY	ALM-001-G3	A	984	2400	830	Casement	100	S	No
Bedroom 6	ALM-002-G3	A	966	1070	2410	Sliding	45	N	No
hall	ALM-001-G3	A	967	900	1200	Awning	50	N	No
entry	ALM-001-G3	A	955	2400	1000	Casement	100	N	No
Kitchen/Living	ALM-001-G3	A	910	4000	2710	Fixed	50	S	No
Kitchen/Living	ALM-002-G3	A	911	2400	3010	Sliding	45	E	No
Kitchen/Living	ALM-001-G3	A	968	1900	730	Awning	45	N	No
Kitchen/Living	ALM-001-G3	A	969	1900	730	Awning	45	N	No
Bedroom 2	ALM-002-G3	A	916	900	2410	Sliding	45	N	No
ens	ALM-001-G3	A	915	1200	610	Awning	50	S	No
Bedroom 3	ALM-002-G3	A	914	1800	2530	Sliding	45	W	No
lounge	ALM-002-G3	A	913	2400	3010	Sliding	45	W	No
lounge	ALM-002-G3	A	912	2400	1090	Fixed	50	N	No
bath	ALM-002-G3	A	917	600	2170	Sliding	45	S	No
ens	ALM-001-G3	A	918	2100	610	Awning	45	S	No
ver	ALM-001-G3	A	919	2100	610	Awning	50	E	No
master Bedroom	ALM-001-G3	A	921	600	3210	Fixed	50	N	No
master Bedroom	ALM-002-G3	A	920	2400	2410	Sliding	45	E	No

Roof window* type and performance value			
Default roof window*			
Window ID	Window Description	Maximum U-value*	SHGC*
		Substitution tolerance ranges	
		SHGC lower limit	SHGC upper limit
No Data Available			

181571011 KANITEC Centalis		3 Year Rating as of 21 Nov 2024						
Custom roof eave*								
Window ID	Window Description	Maximum U-value**	SHGC*	Substitution Inference ranges SHGC Lower limit SHGC Upper limit				
No Data Available								
Roof window schedule								
Location	Window ID	Window No.	Opening %	Height [mm]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								
Skylight type and performance								
Skylight ID	Skylight description	Skylight shaft reflectance						
GEM-04-009a	Double-glazed opt. Timber and Aluminium Frame	0.5						
Skylight schedule								
Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orientation	Outdoor shade	Diffuser	
oms	GEM-04-009a	51	30	0.58	0	None	No	
External door schedule								
Location	Height [mm]	Width [mm]	Opening %	Orientation				
Geage	2300	5000	90	W				
External wall type								
Wall ID	Wall ID type	Solar absorptance	Wall shade factor	Bulk Insulation (R-value)	Reflective wall w/m²*			
E1w	Carly Brick	0.50		Fo1 Sided Bubble Vinyl. Anti-glare one side	No			
E1w	Tk UP Concrete, Lined Timber Stud 2 Frame	0.50		Bulk Insulation, Air Gap 92.7	No			
E3w	Timber Stud Frame Brick Veneer	0.50		Anti-glare foil with bulk no gap 92.7	No			
External wall schedule								
Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature/ maximum projection [mm]	Vertical shading feature [mm/m]		
Feature	E1w	2350	6050	S	0	No		

7 Day Running as of 21 Nov 2024						
Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature's maximum projection [mm]	Vertical shading feature (yes/no)
storage	EW-2	400	6050	S	0	No
storage	EW-2	2750	4950	W	0	No
storage	EW-2	2750	650	W	0	No
storage	EW-1	2350	6050	N	0	No
storage	EW-2	400	6050	N	0	No
storage	EW-2	2750	9850	E	0	No
Stair	EW-2	2750	2355	S	0	No
Stair	EW-2	2750	4250	W	0	No
Stair	EW-2	2750	2355	N	0	No
Garage	EW-1	2600	9355	S	0	No
Garage	EW-1	2600	5355	W	0	No
Wry	EW-1	2600	1830	S	0	No
Bedroom 4	EW-1	2600	4195	N	150	No
Bedroom 4	EW-1	2600	1250	S	1500	No
Bedroom 4	EW-1	2600	2900	W	650	No
Bath	EW-1	2600	1545	N	150	No
Bath	EW-1	2600	650	E	3450	No
entry	EW-1	2600	3340	N	0	No
entry	EW-1	2600	1330	W	1950	Yes
Kitchen/Living	EW-1	4400	3500	E	0	No
Kitchen/Living	EW-1	2600	5450	E	4350	Yes
Kitchen/Living	EW-1	2601	950	E	0	No
Kitchen/Living	EW-1	2600	6195	S	0	No
Kitchen/Living	EW-1	4400	450	W	3450	No
Kitchen/Living	EW-1	4400	650	N	150	No
Dualroom 2	EW-3	2500	2340	S	175	No
ens	EW-3	2500	2145	S	190	No
ens	EW-3	2500	320	SW	320	No
ens	EW-3	2500	995	W	100	No
Bedroom 3	EW-3	2500	3795	W	150	No
Bedroom 3	EW-3	2500	381	NW	621	No

Watt ID		Watt type		7 Day Rating as of 11 Nov 2024			
Location	Watt ID	Watt [watt]	Watt [voltage]	Orientation	Horizontal shading feature's maximum projection [mm]	Vertical shading feature [yes/no]	
lounge	EW-3	2500	1000	N	4700	No	
lounge	EW-3	2500	4545	W	1600	Yes	
lounge	EW-3	2000	4000	N	150	No	
lounge	EW-3	2000	600	E	0	No	
lounge	EW-3	2000	3450	N	150	Yes	
lounge	EW-3	2500	3800	E	0	No	
lounge	EW-3	2500	1645	N	0	No	
bath	EW-3	2500	2490	S	175	No	
ens	EW-3	2500	1690	S	175	No	
vr	EW-3	2500	4595	S	200	No	
vr	EW-3	2500	1745	E	1000	No	
master Bedroom	EW-3	2500	4595	N	0	No	
master Bedroom	EW-3	2500	3545	E	1000	No	

Watt ID		Watt type	Area [m ²]	Bulk insulation
1W-01	Single Slab Frame, Direct Fix Plasterboard	88.7	No insulation	
1W-02	Timber Slab Frame, Direct Fix Plasterboard	85.38	No insulation	
1W-03	Timber Slab Frame, Direct Fix Plasterboard	6.25	Bulk Insulation, Air Gap R2.7	

Floor type

Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation (R-value)	Covering
Storage	Concrete Slab on Ground 200mm	50.02	None	Bulk Insulation, Gap to Floor R2.5	Ceramic Tiles Brm
				Bulk Insulation, Gap to Floor R2.5	
Stair	Concrete Slab on Ground 200mm	9.84	None	Bulk Insulation, Gap to Floor R2.5	Ceramic Tiles Brm
Garage	Concrete Slab on Ground 100mm	31.31	None	Bulk Insulation, Gap to Floor R2.5	Bare
				Bulk Insulation, Gap to Floor R2.5	

M18751615 NURSERY CURTAINS		7 Star Rating as of 21 Nov 2024			
Location	Construction	Area (m²)	North ventilation	Added Insulation Covering	
kitchen	Concrete Slab on Ground 100mm	0.15	None	Bulk Insulation, Gap to Floor R2.5	Ceramic Tiles 8mm
WIP / Star	Concrete Timber Framed Above Plasterboard 100mm	0.21	None	Insulation	Ceramic Tiles 8mm
WIP	Concrete Slab on Ground 100mm	3.21	None	Bulk Insulation, Gap to Floor R2.5	Ceramic Tiles 8mm
Bedroom 4	Concrete Slab on Ground 100mm	11.89	None	Bulk Insulation, Gap to Floor R2.5	Ceramic Tiles 8mm
bath	Concrete Slab on Ground 100mm	4.15	None	Bulk Insulation, Gap to Floor R2.5	Ceramic Tiles 8mm
entry / Star	Concrete Timber Framed Above Plasterboard 100mm	0.95	None	Insulation	Ceramic Tiles 8mm
entry	Concrete Slab on Ground 100mm	9.64	None	Bulk Insulation, Gap to Floor R2.5	Ceramic Tiles 8mm
Kitchen/Living / entrance	Concrete Timber Framed Above Plasterboard 100mm	58.90	None	Insulation	Ceramic Tiles 8mm
Kitchen/Living / Star	Concrete Timber Framed Above Plasterboard 100mm	0.16	None	Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab on Ground 100mm	0.43	None	Bulk Insulation, Gap to Floor R2.5	Ceramic Tiles 8mm
Bedroom 2 / Garage	Concrete Timber Framed Above Plasterboard 100mm	15.94	None	Insulation	Cork Tiles or Parquetry 8mm
entr / Garage	Concrete Timber Framed Above Plasterboard 200mm	2.44	None	Insulation	Ceramic Tiles 8mm
entr	Suspended Concrete Slab 200mm	1.34	Open	Bulk Insulation, Gap to Floor R2.5	Ceramic Tiles 8mm
Bedroom 3 / Garage	Concrete Timber Framed Above Plasterboard 200mm	8.52	None	Insulation	Cork Tiles or Parquetry 8mm
Bedroom 3	Suspended Concrete Slab 200mm	4.80	Open	Bulk Insulation, Gap to Floor R2.5	Cork Tiles or Parquetry 8mm
lounge / Garage	Concrete Timber Framed Above Plasterboard 150mm	0.00	None	Insulation	Ceramic Tiles 8mm

08191017 NUMBERS Certificate		5 Day Rating as of 21 Nov 2024			
Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
lounge / WP	Concrete Timber Framed Above Plasterboard 150mm	0.00	No insulation		Ceramic Tiles Brm
lounge / Bedroom 4	Concrete Timber Framed Above Plasterboard 150mm	0.10	No insulation		Ceramic Tiles Brm
lounge / bath	Concrete Timber Framed Above Plasterboard 150mm	0.00	No insulation		Ceramic Tiles Brm
lounge / entry	Concrete Timber Framed Above Plasterboard 150mm	11.24	No insulation		Ceramic Tiles Brm
lounge / Kitchen/Living	Concrete Timber Framed Above Plasterboard 150mm	0.00	No insulation		Ceramic Tiles Brm
bath / Garage	Concrete Timber Framed Above Plasterboard 150mm	1.79	No insulation		Ceramic Tiles Brm
bath / lobby	Concrete Timber Framed Above Plasterboard 150mm	9.26	No insulation		Ceramic Tiles Brm
bath / WP	Concrete Timber Framed Above Plasterboard 150mm	1.85	No insulation		Ceramic Tiles Brm
ens / Kitchen/Living	Concrete Timber Framed Above Plasterboard 150mm	5.75	No insulation		Ceramic Tiles Brm
ens / Kitchen/Living	Concrete Timber Framed Above Plasterboard 150mm	7.86	No insulation		Cork Tiles or Parquet Brm
master Bedroom / Kitchen/Living	Concrete Timber Framed Above Plasterboard 150mm	16.05	No insulation		Cork Tiles or Parquet Brm

Ceiling type			
Location	Construction material/type	Bulk Insulation R-value (may include edge batt values)	Reflective vapour barrier
storage	Concrete Timber Framed Above Plasterboard	No insulation	
Dial	Concrete Timber Framed Above Plasterboard	No insulation	
Garage	Concrete Timber Framed Above Plasterboard	No insulation	
lry	Concrete Timber Framed Above Plasterboard	No insulation	
WP	Concrete Timber Framed Above Plasterboard	No insulation	
Bedroom 4	Concrete, Plasterboard with Timber Fram	Bulk insulation R2.5	
Bedroom 4	Concrete Timber Framed Above Plasterboard	No insulation	
bath 4	Concrete Timber Framed Above Plasterboard	No insulation	
entry	Concrete Timber Framed Above Plasterboard	No insulation	
Kitchen/Living	Plasterboard on Timber	Bulk insulation R7	
Kitchen/Living	Concrete Timber Framed Above Plasterboard	No insulation	
ens	Plasterboard on Timber	Bulk insulation R7	
ens 2	Plasterboard on Timber	Bulk insulation R7	

E015197111 BUILDERS' CURTAINS		7 Star Rating as of 21 Nov 2024			
Location	Construction material/type	Bulk insulation R-value (may include edge joint values)	Reflective wings [mm]		
Bedroom 3	Plasterboard on Timber	Bulk Insulation R7			
lounge	Plasterboard on Timber	Bulk Insulation R7			
bath	Plasterboard on Timber	Bulk Insulation R7			
ens	Plasterboard on Timber	Bulk Insulation R7			
vir	Plasterboard on Timber	Bulk Insulation R7			
master Bedroom	Plasterboard on Timber	Bulk Insulation R7			

Ceiling penetrations*

Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
ldry	1	Exhaust Fans	350	Sealed
bath	1	Exhaust Fans	350	Sealed
Kitchen/Living	12	Dowlights - LED	0	Sealed
Kitchen/Living	1	Exhaust Fans	350	Sealed
Kitchen/Living	1	Chimneys	100	Sealed
Bedroom 2	3	Dowlights - LED	0	Sealed
ens	1	Exhaust Fans	350	Sealed
Bedroom 3	3	Dowlights - LED	0	Sealed
lounge	8	Dowlights - LED	0	Sealed
bath	1	Exhaust Fans	350	Sealed
ens	1	Exhaust Fans	350	Sealed
master Bedroom	3	Dowlights - LED	0	Sealed

Ceiling fans

Location	Quantity	Diameter [mm]
No Data Available		

Roof type

Construction	Added insulation [R-value]	Solar absorbance [colour]	Roof shade [colour]
Corrugated Iron Timber Frame	No Insulation, Only an Air Gap	0.50	Medium
Waterproofing Membrane	No Insulation, Only an Air Gap	0.50	Medium
Corrugated Iron Timber Frame	Bulk, Reflective Side Down, No Air Gap Above R1.3	0.50	Medium

* Refer to property

Page 12 of 16

001010101 NUMBER Certificate		T fire Rating as of 21 Nov 2024			
Thermal bridging schedule for steel frame elements					
Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (JIS7,mm)	Thermal break (K-coef)	
No Data Available					
Appliance schedule					
(not applicable if a Whole of Home performance assessment is not conducted for this certificate)					
Note: A flat assumption of 30min ¹ is used for lighting. Therefore lighting is not included in the appliance schedule.					
Cooling system					
Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity	
No Data Available					
Heating system					
Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity	
No Data Available					
Hot water system					
Appliance/ system type	Fuel type	Hot Water CEI Zone	Minimum efficiency ETC	Zone 3 Substitution efficiency ranges (Zone 3min - upper limit)	Assessed daily load (kwh)
No Data Available					
Pool/spa equipment					
Appliance/ system type	Fuel type		Minimum efficiency/ performance	Recommended capacity	
No Data Available					
Onsite Renewable Energy Schedule					
System Type	Orientation	System Size Or Generation Capacity			
No Data Available					

* Refer to glossary

Page 13 of 13

0011210181 Intel® EMS Certificate	7 Star Rating as of 21 Nov 2024	
Battery Schedule		
System Type	Size (Battery Storage Capacity)	
No Data Available		
Empty table body content		

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A	25.11.24	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	DESCRIPTION



PROPOSED DWELLING

11 KEIR AVENUE
HURLSTONE PARK NSW 2193

DRAWING

NATHERS COMMITMENTS

SCALE
ISSUE A

/ A3

DWG No. 24105-21

DESIGN
DRAFTED

ELIE SLEIMAN
NATALI DUNDOVIC

Adel Nakhle & Rita Nakhle

SCALE
ISSUE A

/ A3

DWG No. 24105-21

NATHERS COMMITMENTS -GRANNY FLAT

Nationwide House Energy Rating Scheme®

NatHERS® Certificate No. 0011570199

Generated on 21 Nov 2024 using BERS Pro v5.2.3 (3.23)

Property

Address Unit 50, 11 Kilar Avenue, HURLSTONE PARK, NSW, 2193

Lot/DP Lot 30 DP 8646

NCC class* 12

Footfall Floors G of 1 floors

Type New Home

Plans

Main plan 29024

Prepared by EB DESIGN

Construction and energy

Assessed floor area [m ²]	Exposure type
Conditioned* 52.1	Suburban
Unconditioned* 5.3	NatHERS climate zone
Total 57.3	56 Mascot (Sydney Airport)
Garage 0.0	

Accredited assessor

Name	Noura AI Hazzouti
Business name	none
Email	noura.h@noursai.com.au
Phone	04056000 60
Accreditation No.	DMW16/1891

Assessor Accreditation Organisation
Design Matters National

Declaration of Interest Declaration completed: no conflicts

NCC Requirements

NCC provisions	Volume Two
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the following requirements for houses (Classes 1 buildings and apartments) (Class 2 sole occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 4.2 of NCC Volume Two. For apartments the requirements are detailed in clauses 5.1 and 5.2(1) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-house annual energy use target which applies to the most important in the house.

The NCC, and associated ABCS National and apartment material, can be accessed at www.abcsc.gov.au.

How, variations and add-ons to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance

Star rating

7.1

Threat energy use
the more energy efficient

NATIONWIDE HOUSE

ENERGY RATING SCHEME®

29.5 MJ/m²

Predicted annual energy use for heating and cooling based on standard occupancy assumptions.

For more information on your findings, visit us at:
www.nationwide.org.au

Thermal performance [MJ/m ²]	
Limits taken from ABCB Standard 2022	
Heating	Cooling
Modified 16.0	12.6
Load limits N/A	N/A

Features determining load limits

Floor Type (none conditioned area)	CSGO
NCC climate zone 1 or 2	No
Outdoor living area	No
Outdoor living area setting fan	No

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate.

Verification

To verify this certificate, scan the QR code or visit nauc.org/Generate?certid=0011570199

When using any link, ensure you are visiting nauc.org.au

* Refer to glossary
 Generated on 21 Nov 2024 using BERS Pro v5.2.3 (3.23) for Unit 50, 11 Kilar Avenue, HURLSTONE PARK, NSW, 2193 Page 1 of 10

011570199 NatHERS Certificate

T 1 Star Rating as of 21 Nov 2024



About the ratings

Thermal performance rating
 NatHERS thermal performance rates the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the air flow impacts from ceiling fans.

Whole of Home performance rating
 NatHERS Whole of Home score uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, power pump and on-site renewable energy generation and storage) and models the expected energy value* of the whole house. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information
 In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB 2022 Standard NatHERS Heating and cooling load limits for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting Options:
 Floor Type: CSO – Concrete Slab on Ground
 SF – Suspended Floor (or a mixture of CSO and SF)
 NA – Not Applicable
 NCC Climate Zone 1 or 2:
 Yes
 No
 NA – Not Applicable
 Outdoor Living Area:
 Yes
 No
 NA – Not Applicable
 Outdoor Living Area Ceiling Fan:
 Yes
 No
 NA – Not Applicable

Predicted Whole of Home annual impact by appliance

Energy use

No Whole of Home performance assessment conducted for this certificate

Greenhouse gas emissions

No Whole of Home performance assessment conducted for this certificate

Coast

No Whole of Home performance assessment conducted for this certificate



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

* Refer to glossary

Generated on 21 Nov 2024 using BERS Pro v5.2.3 (3.23) for Unit SD, 11 Keir Avenue , HURLSTON PARK, NSW , 2193

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0815715199 NatHERS Certificate
Certificate check

T 5 Star Rating as of 21 Nov 2024



The checklist covers important items impacting the dwelling's rating. It is recommended that the majority of the checklist is checked.

Note: The boxes indicate when and by whom each item should be checked. It is not mandatory to complete this checklist.

	Approval Stage	Construction Stage	
	Assessor checked	Consent Authority/Sympex checked	Builder checked
			Consent Authority/Sympex checked
			Occupancy/Other
Genuine certificate check			
Does this Certificate match the one available at the web address or QR code verification link on the front page?	☐	☐	☐
Does the NHERS certificate number on the NHERS-stamped plans match the number on this Certificate?	☐	☐	☐
Thermal performance check			
Windows and glazed doors			
Does the window size, opening type and location shown on the NHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?	☐	☐	☐
Does the installed windows meet the Australian Tolerances (ATRC) based (SHGC and U-values) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?	☐	☐	☐
External walls			
Does the external wall bulk insulation (R-value) shown on the NHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐
Does the external wall shade (colour) match what is shown in the External wall type table on this Certificate?	☐	☐	☐
Floor			
Does the floor insulation (R-value) shown on the NHERS-stamped plans or as installed match what is shown in the Floor type table on this Certificate?	☐	☐	☐
Ceiling penetrations*			
Does the quantity and type of ceiling penetrations* (e.g. downlights, exhaust fans, etc.) shown on the NHERS-stamped plans or as installed match what is shown in the Ceiling penetrations table on this Certificate?	☐	☐	☐
Ceiling			
Does the ceiling insulation (R-value) shown on the NHERS-stamped plans or as installed match what is shown in the Ceiling type table on this Certificate?	☐	☐	☐
Roof			
Does the external roof shade (colour) on the NHERS-stamped plans or as installed match what is shown in the Roof type table on this Certificate?	☐	☐	☐
Apartment entrance doors (NCC Class 2 Apartments only)			
Does the 'External Door Schedule' show apartment entrance door 2? Assume that an 'external door' between the modified dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it worsens the possible ventilation) and wouldn't invalidate the Certificate.	☐	☐	☐
Exposure*			
Has the appropriate exposure type (terrace) shown (open or part) been applied? For example, is a unit with a ground-floor apartment is 'exposed' or a top floor high-rise apartment is 'protected'?	☐	☐	☐
Heating and cooling load limits*			
Do the load limits settings (shown on page 1) match what is shown	☐	☐	☐

* Refer to glossary.

0610750199 NatHERS Certificate		7.1 Star Rating as of 21 Nov 2024				
Certificate check		Approval Stage		Construction Stage		
Continued		Assessor checked	Consent Authority/ Surveyor checked	Builder checked	Consent Authority/ Surveyor checked	Occupancy/Other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)						
Thermal bridging						
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐	☐
Insulation installation method						
Has the insulation been installed according to the NCC requirements?		☐	☐	☐	☐	☐
Building sealing						
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)						
Appliances						
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?		☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?		☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?		☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?		☐	☐	☐	☐	☐
Does the on-site renewable energy system type, orientation and system size or generation capacity shown on the NatHERS-stamped plans or installed match the On-site Renewable Energy schedule on this Certificate?		☐	☐	☐	☐	☐
Additional NCC requirements for Services (not included in the NatHERS assessment)						
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐	☐
Provisional values* check						
Have provisional 'values' been used in the assessment and, if so, are they noted in Additional notes table below?		☐	☐	☐	☐	☐
Other NCC requirements						
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: construction, structural and the safety requirements and any state or territory variations to the NCC energy efficiency requirements.						
Additional notes						

0011570199 NatHERS Certificate		7.1 Star Rating as of 21 Nov 2024										
Room schedule												
Room	Zone Type		Area (m ²)									
Bedroom 1	Bedroom		10.99									
bath/ly	Unconditioned		5.27									
Bedroom 2	Bedroom		10.41									
Kitchen/Living	Kitchen/Living		30.67									
Window and glazed door type and performance												
Default windows*												
Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges								
				SHGC lower limit	SHGC upper limit							
ALM-002-01 A	Aluminium B SQ Clear	6.7	0.70	0.67	0.74							
ALM-002-03 A	Aluminium B SQ High Solar Gain Low E	5.4	0.58	0.55	0.61							
Custom windows*												
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												
Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*				
Bedroom 1	ALM-002-01 A	W23	900	2410	Sliding	45	S	No				
Bedroom 2	ALM-002-01 A	W22	900	2410	Sliding	45	N	No				
Kitchen/Living	ALM-002-01 A	W24	600	2170	Sliding	45	E	No				
Kitchen/Living	ALM-002-03 A	W25	2400	3010	Sliding	45	E	No				
Roof window* type and performance value												
Default roof windows*												
Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges								
				SHGC lower limit	SHGC upper limit							
No Data Available												

* Refer to glossary.
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001519/199 Nutherts Certificate		7.1 Star Rating as of 21 Nov 2024						
Custom roof windows*								
Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges				
				SHGC lower limit	SHGC upper limit			
No Data Available								
Roof window* schedule								
Location	Window ID	Window no.	Opening %	Height [mm]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								
Skylight* type and performance						Skylight shaft reflectance		
Skylight ID		Skylight description						
GEN-04-009a		Double-glazed opal, Timber and Aluminium Frame				0.5		
Skylight* schedule								
Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orientation	Outdoor shade	Diffuser	
bathdy	GEN-04-009a	S2	50	0.84	N	None	No	
External door schedule								
Location	Height [mm]		Width [mm]		Opening %		Orientation	
Kitchen/Living	2400		920		90		S	
External wall type								
Wall ID	Wall type	Solar absorptance [colour]		Wall shade [R-value]	Bulk insulation [R-value]		Reflective wall wrap*	
EW-1	Timber Slud Frame Brick Veneer	0.50			Anti-glare foil with bulk no gap R2.7		No	
External wall schedule								
Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]		Vertical shading feature [yes/no]	
Bedroom 1	EW-1	2500	3050	S	1350		No	
Bedroom 1	EW-1	2500	3645	W	450		No	
Bedroom 1	EW-1	2500	1850	E	4800		No	
bathdy	EW-1	2500	1390	W	450		No	

* Refer to glossary.
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10/10/20199 NATHIERS Certificate			T 1 Star Rating as of 21 Nov 2024				
Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]	
Bedroom 2	EW-1	2500	1695	W	450	No	
Bedroom 2	EW-1	2500	3045	N	450	No	
Kitchen/Living	EW-1	2500	4345	S	3200	No	
Kitchen/Living	EW-1	2500	4345	N	450	No	
Kitchen/Living	EW-1	2500	7100	E	450	No	

Internal wall type

Wall ID	Wall type	Area [m²]	Bulk insulation
IW-001	Timber Stud Frame, Direct Fix Plasterboard	27.50	No insulation

Floor type

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom 1	Concrete Slab on Ground 200mm	10.99	None	Bulk Insulation, Gap to Floor R1.5	Carpet 10mm
bath/dry	Concrete Slab on Ground 200mm	5.27	None	Bulk Insulation, Gap to Floor R1.5	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab on Ground 200mm	10.41	None	Bulk Insulation, Gap to Floor R1.5	Carpet 10mm
Kitchen/Living	Concrete Slab on Ground 200mm	30.67	None	Bulk Insulation, Gap to Floor R1.5	80/20 Carpet 10mm/Ceramic Tiles R1.5

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
Bedroom 1	Plasterboard on Timber	Bulk insulation R5	
bath/dry	Plasterboard on Timber	Bulk insulation R5	
Bedroom 2	Plasterboard on Timber	Bulk insulation R5	
Kitchen/Living	Plasterboard on Timber	Bulk insulation R5	

* Refer to glossary
 Generated on 21 Nov 2024 using BEERS PRO v5.2.3 (3.23) for Unit SD, 11 Keel Avenue , HURLSTONE PARK, NSW , 2193

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0011570199 NatHERS Certificate		7.1 Star Rating as of 21 Nov 2024										
Ceiling penetrations*												
Location	Quantity	Type	Diameter [mm]	Sealed/unsealed								
Bedroom 1	2	Downlights - LED	0	Sealed								
bath/vlry	1	Exhaust Fans	350	Sealed								
Bedroom 2	2	Downlights - LED	0	Sealed								
Kitchen/Living	6	Downlights - LED	0	Sealed								
Kitchen/Living	1	Exhaust Fans	350	Unsealed								
Ceiling fans												
Location	Quantity		Diameter [mm]									
No Data Available												
Roof type												
Construction	Added insulation [R-value]		Solar absorbance [colour]		Roof shade break [R-value]							
Corrugated Iron Timber Frame	Bulk, Reflective Side Down, No Air Gap Above R 1.3		0.50		Medium							
Thermal bridging schedule for steel frame elements												
Building element	Steel section dimensions [height x width, mm]		Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]							
No Data Available												
Appliance schedule (not applicable if a Whole of Home performance assessment is not conducted for this certificate) Note: A flat assumption of 50W/m ² is for lighting, therefore lighting is not included in the appliance schedule.												
Cooling system												
Appliance/ system type	Location		Fuel type	Minimum efficiency/ performance	Recommended capacity							
No Data Available												
Heating system												
Appliance/ system type	Location		Fuel type	Minimum efficiency/ performance	Recommended capacity							
No Data Available												

* Refer to glossary
Generated on 21 Nov 2024 using BERS Pro v5.2.3 (3.23) for Unit SD, 11 Kell Avenue , HURLSTONE PARK, NSW , 2193

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0011070199

NATHERS Certificate

7.1 Star Rating as of 21 Nov 2024



Hot water system

Appliance/ system type	Fuel type	Hot Water CER Zone	Minimum efficiency /STC	Zone 3 STC	Zone 3 Substitution tolerance ranges lower limit upper limit	Assessed daily load (litres)
No Data Available						

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available			

Onsite Renewable Energy Schedule

System Type	Orientation	System Size Or Generation Capacity
No Data Available		

Battery Schedule

System Type	Size (Battery Storage Capacity)
No Data Available	

* Refer to glossary

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DRAFTED

ELIE SLEIMAN
NATALI DUNDOVIC

PROPOSED DWELLING
11 KEIR AVENUE
STONE PARK NSW 2193

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NATHERS COMMITMENTS

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NATALI DUNDOVIC

PROPOSED DWELLING
11 KEIR AVENUE
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Adel Nakhle & Rita Nakhle

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