

DEVELOPMENT APPLICATION

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ISSUE DETAILS

A 23.12.24 ISSUED FOR DEVELOPMENT APPLICATION

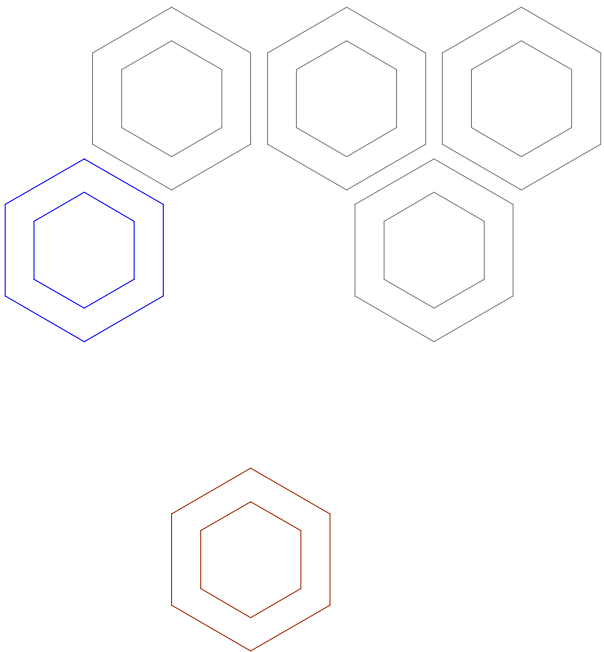
ADDITIONAL INFORMATION

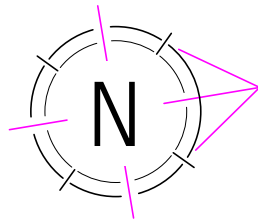
A01	OWNER'S CONSENT FORM
A02	SURVEY PLAN
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PROPOSED DUAL OCCUPANCY

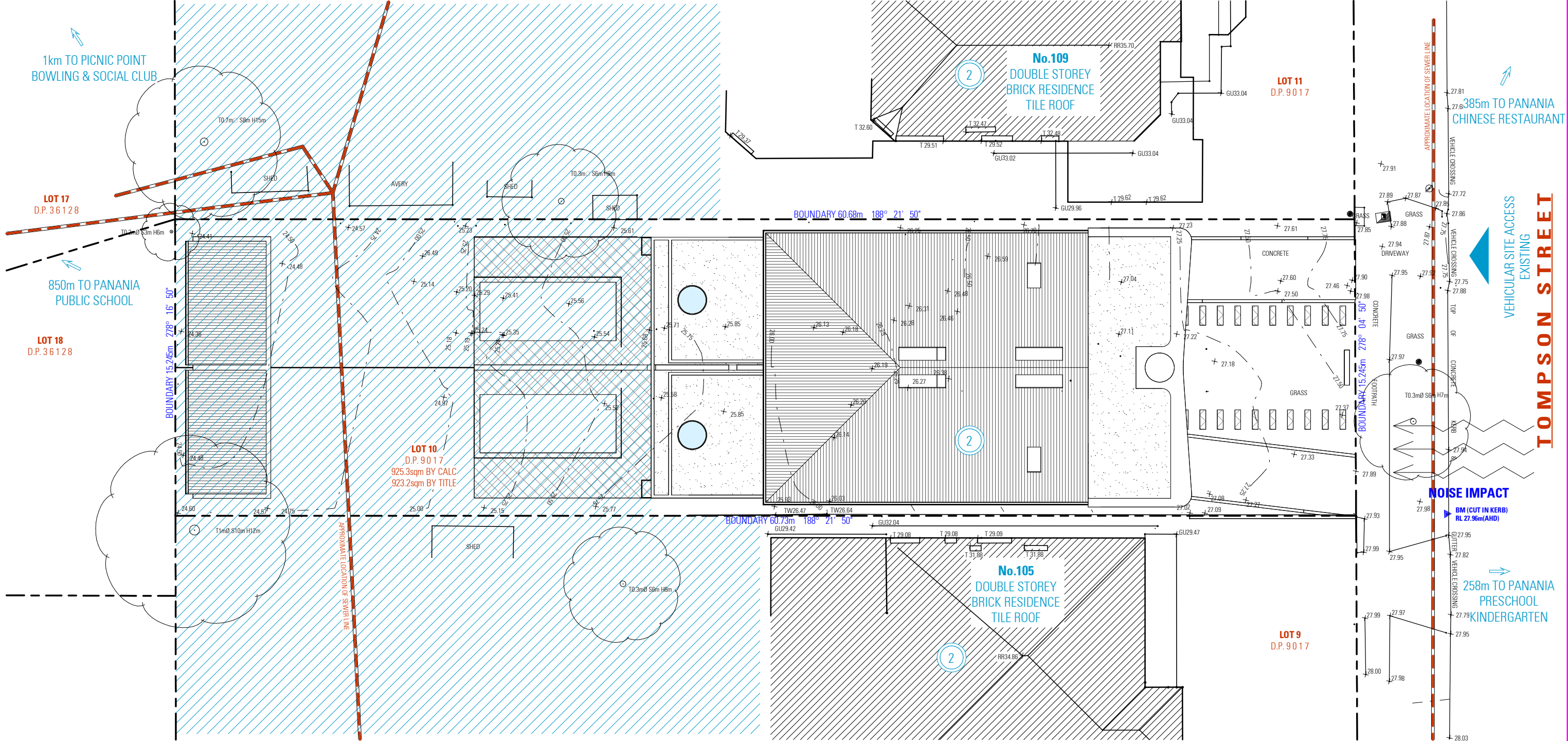
107 TOMPSON STREET,
PANANIA NSW 2213

ANTHONY RAHME





KEY	ITEM	SYMBOL
	NUMBER OF STOREYS	①/②
	POSSIBLE OVERLOOKING	↔
	PRIVATE OPEN SPACE	
	REDUCED LEVELS	
	SITE	
SITE DETAILS		
SITE LENGTH (APPROX.)		60.70 m
SITE WIDTH (APPROX.)		15.25 m
SITE AREA		925.3 m ²



900m TO DE LA SALLE
CATHOLIC COLLEGE
REVESBY HEIGHTS

950m TO REVESBY
SOUTH PUBLIC SCHOOL

SITE ANALYSIS PLAN

NOT FOR CONSTRUCTION

NOTES

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PROPOSED DUAL OCCUPANCY

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PANANIA NSW 2213

DESIGN BENITA ZEAITER
DRAFTED JOSEPH YOUSSEF

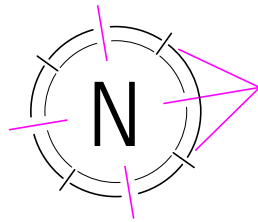
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SITE ANALYSIS PLAN

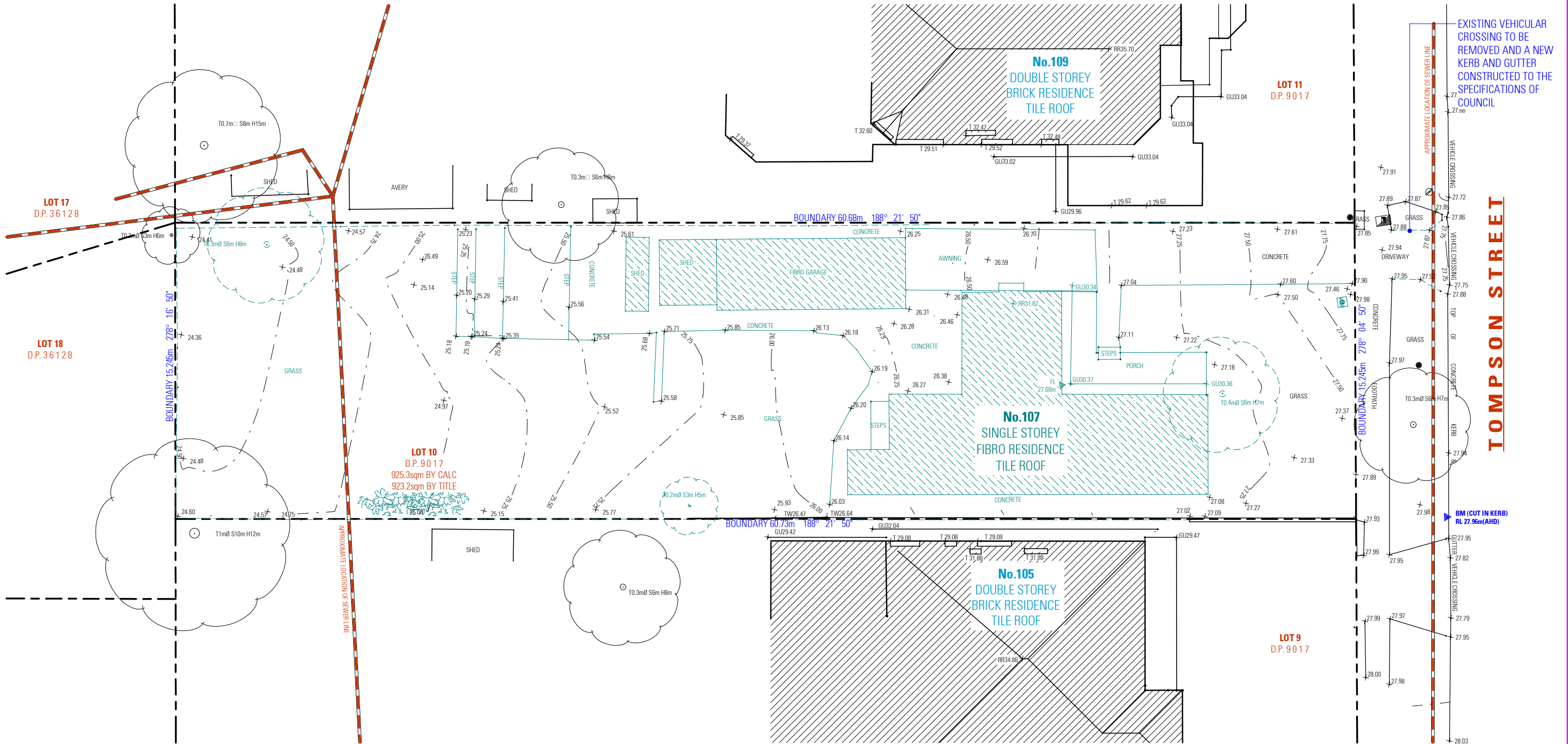
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DWG No. 24397 - 01



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.



DEMOLITION PLAN

NOT FOR CONSTRUCTION

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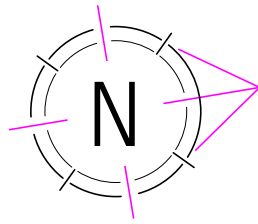
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DEMOLITION PLAN

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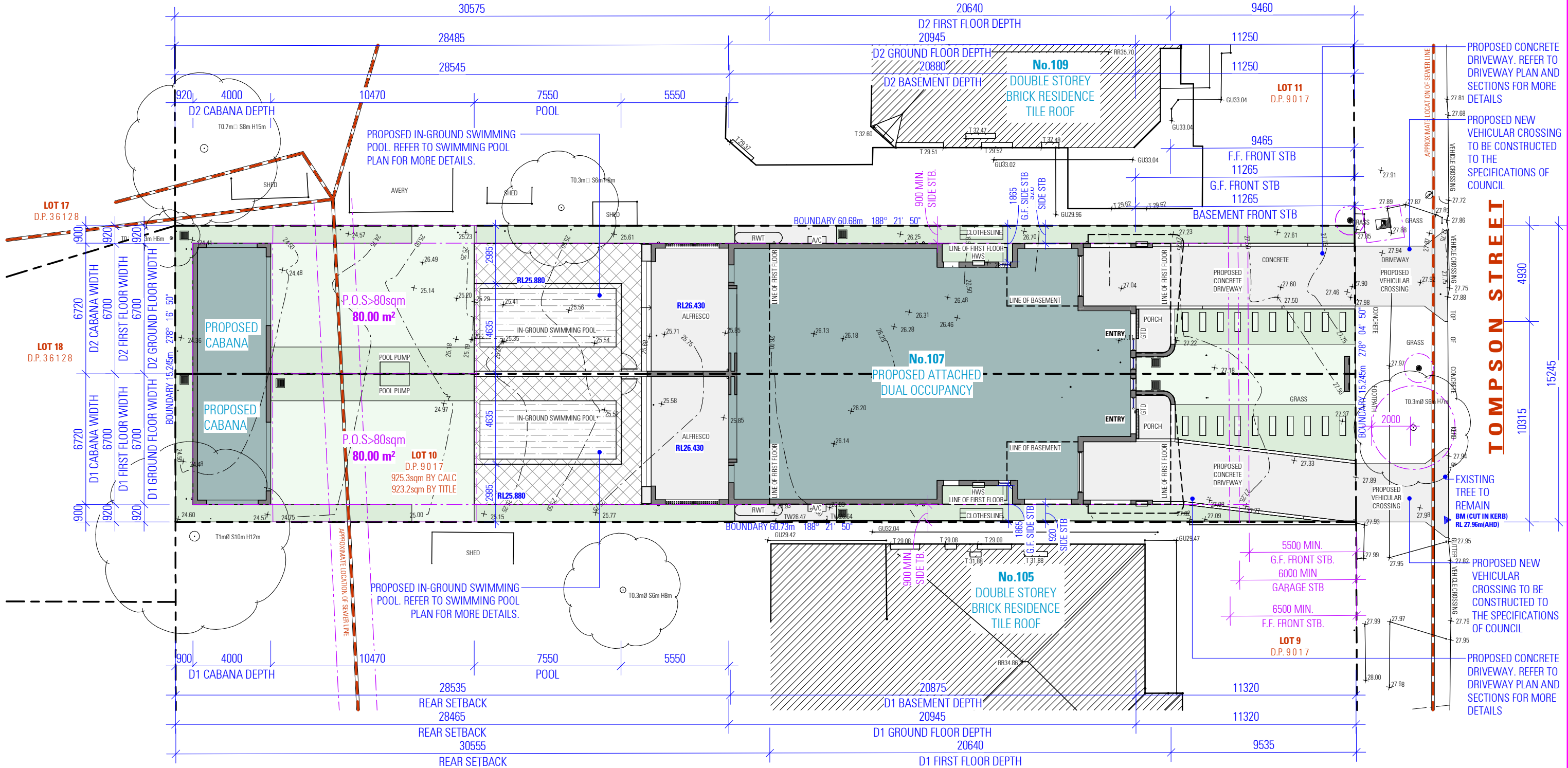


NOTES:

- REFER TO LANDSCAPE PLAN FOR DETAILS
- REFER TO STORMWATER PLAN FOR STORMWATER DETAILS / SEDIMENT AND EROSION CONTROL PLAN
- REFER TO 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	925.3 m ²	LANDSCAPE AREA	326.92 m ²
TOTAL FLOOR AREA	458.78 m ²	LANDSCAPE AREA RATIO	0.353 : 1.0
FLOOR SPACE RATIO	0.496 : 1.0	LANDSCAPE AREA (FRONT)	86.58 m ²
IMPERVIOUS AREA	598.38 m ²	LANDSCAPE AREA (REAR)	240.34 m ²
DWELLING 1 DETAILS		DWELLING 2 DETAILS	
LOT AREA	462.75 m ²	LOT AREA	462.55 m ²
GROUND FLOOR AREA	117.96 m ²	GROUND FLOOR AREA	117.96 m ²
FIRST FLOOR AREA	111.43 m ²	FIRST FLOOR AREA	111.43 m ²
TOTAL FLOOR AREA	229.39 m ²	TOTAL FLOOR AREA	229.39 m ²
PRIVATE OPEN SPACE	80.00 m ²	PRIVATE OPEN SPACE	80.00 m ²
CABANA	26.87 m ²	CABANA	26.87 m ²



PROPOSED SITE PLAN

NOT FOR CONSTRUCTION



SITE LEGEND

ITEM	SYMBOL
GROUND FLOOR AREA	
LINE OF FIRST FLOOR	
SITE BOUNDARY	

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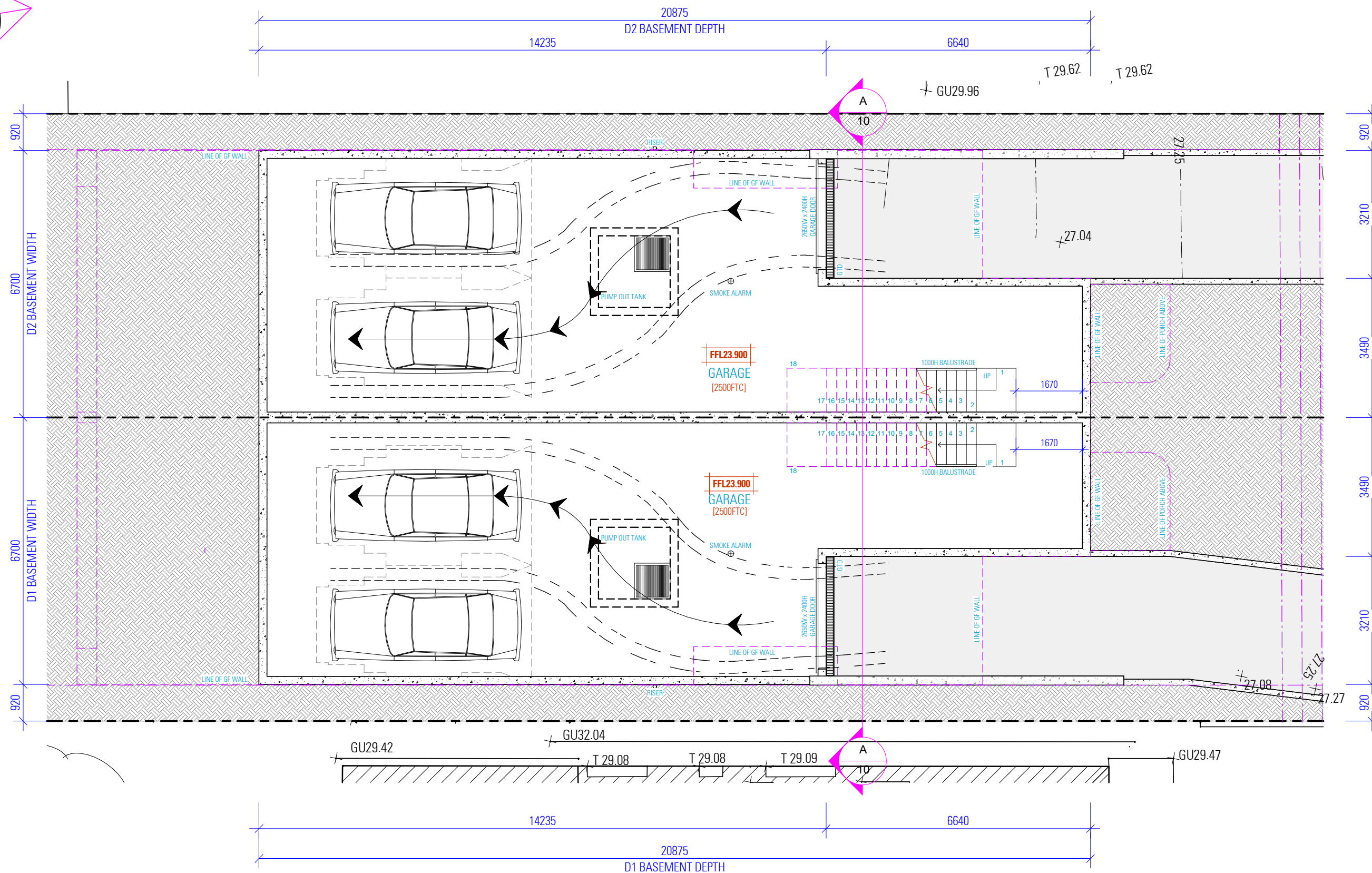
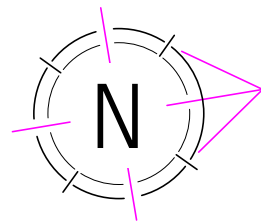
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PROPOSED SITE PLAN

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NOTES:

- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7

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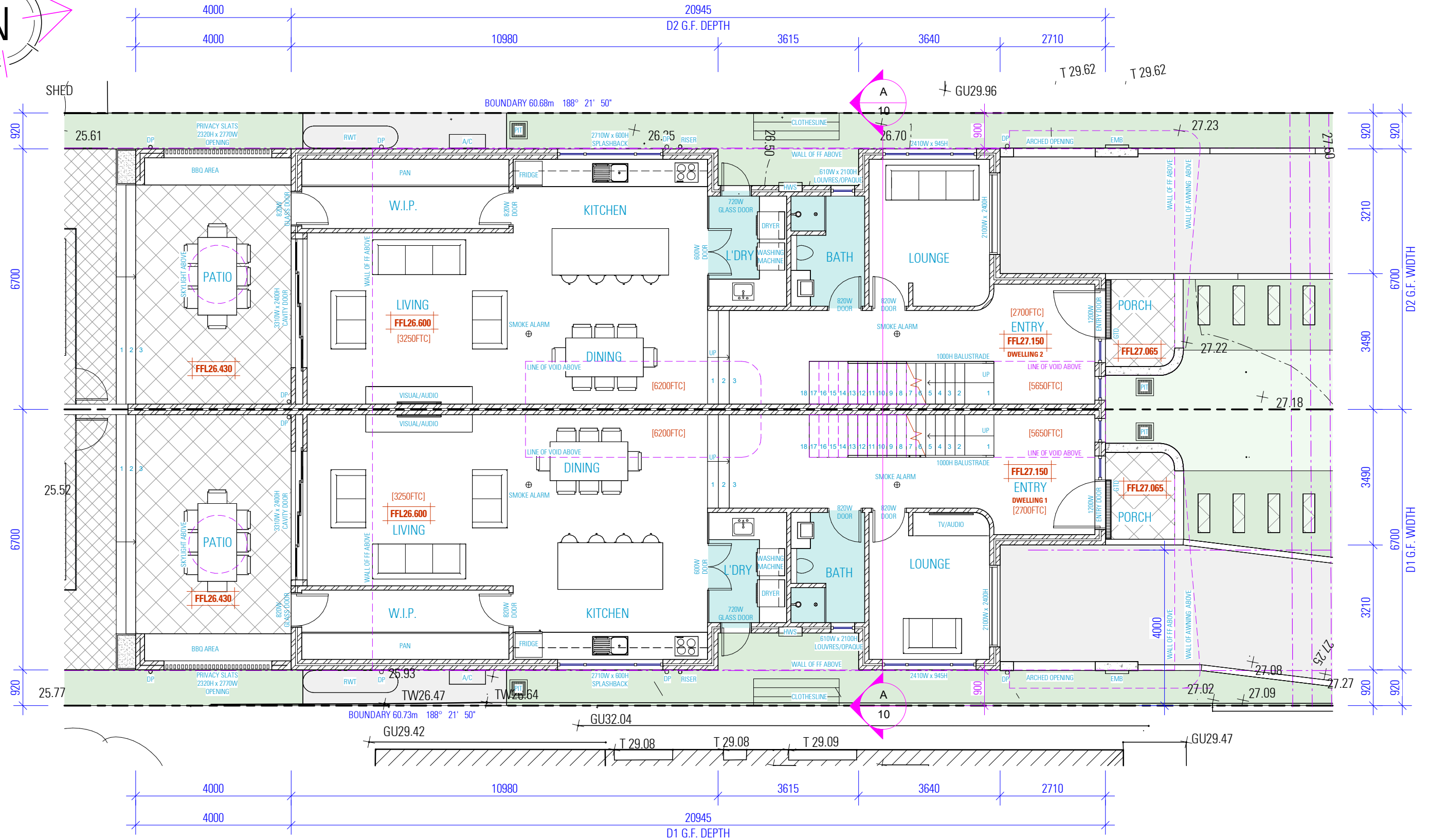
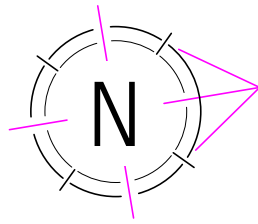
DRAWING

PROPOSED BASEMENT FLOOR PLAN

SCALE
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A 23.12.24

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NOT FOR CONSTRUCTION



NOTES:

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- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7

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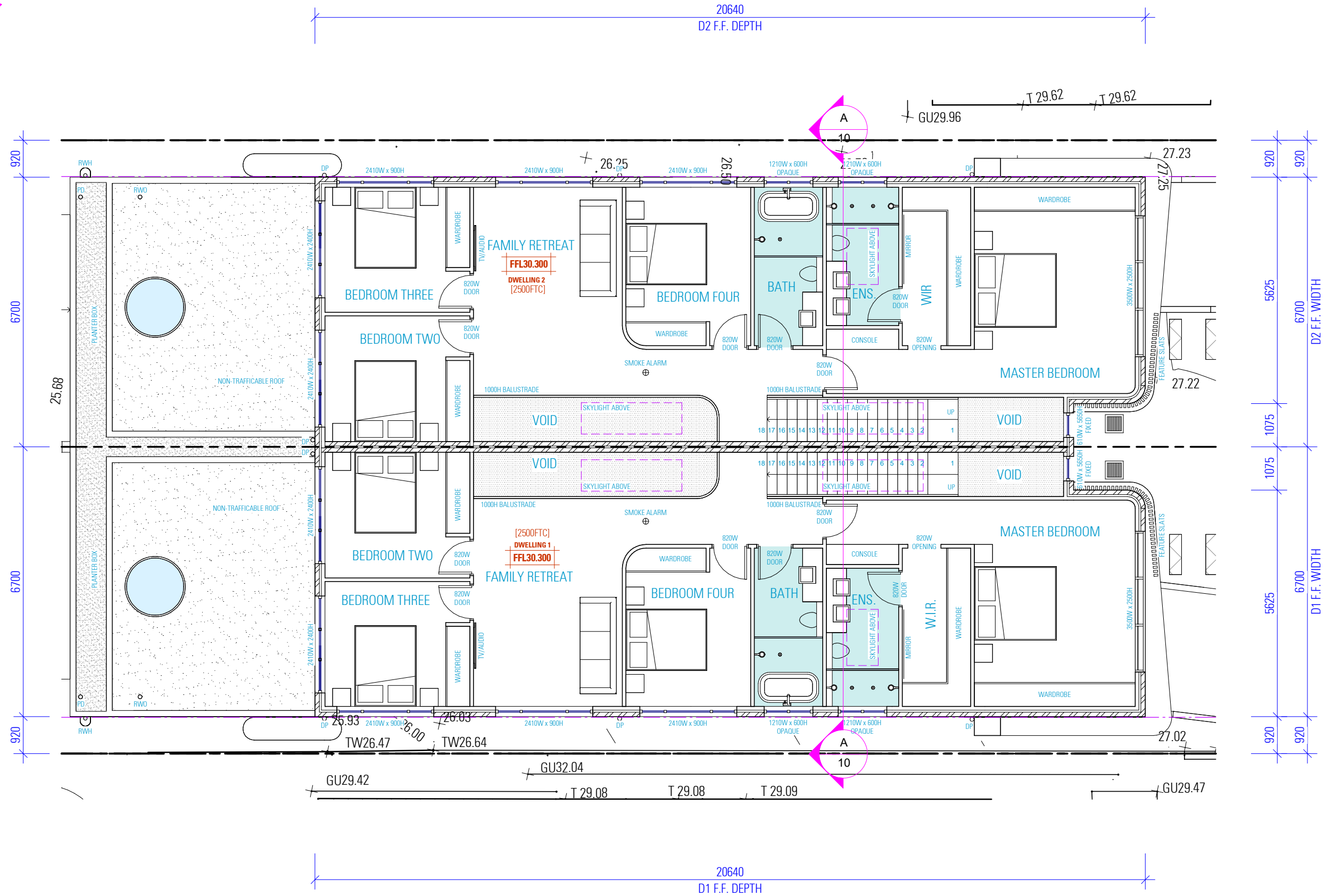
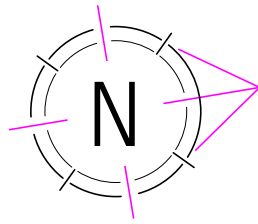
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PROPOSED GROUND FLOOR PLAN

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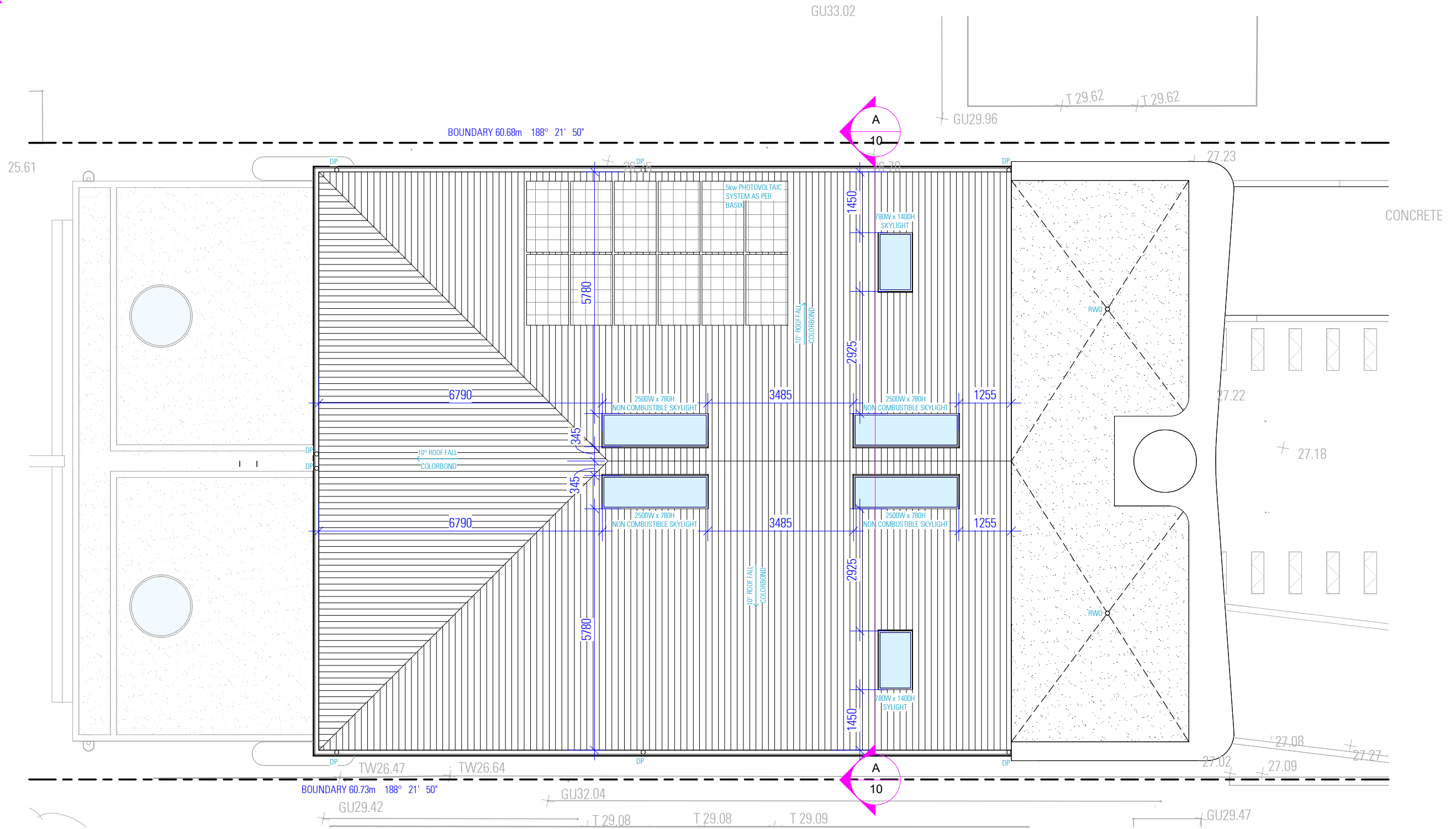
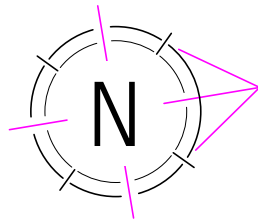
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PROPOSED FIRST FLOOR PLAN

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PROPOSED ROOF PLAN

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PROPOSED DUAL OCCUPANCY

107 TOMPSON STREET
PANANIA NSW 2213

DRAWING

PROPOSED ROOF PLAN

DESIGN
DRAFTED

BENITA ZEAITER
JOSEPH YOUSSEF

ANTHONY RAHME

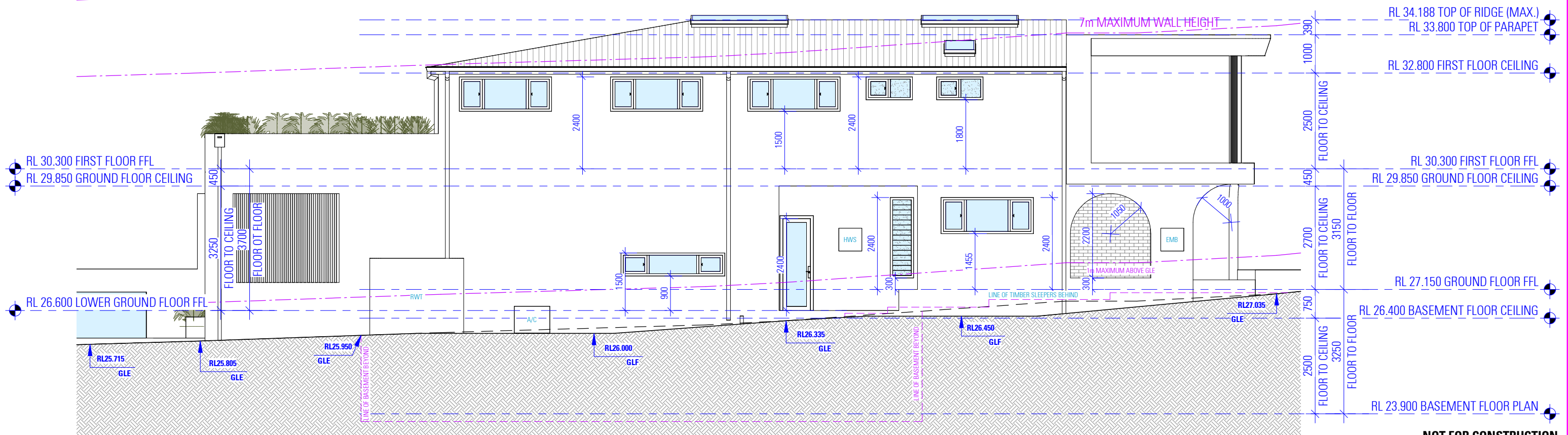
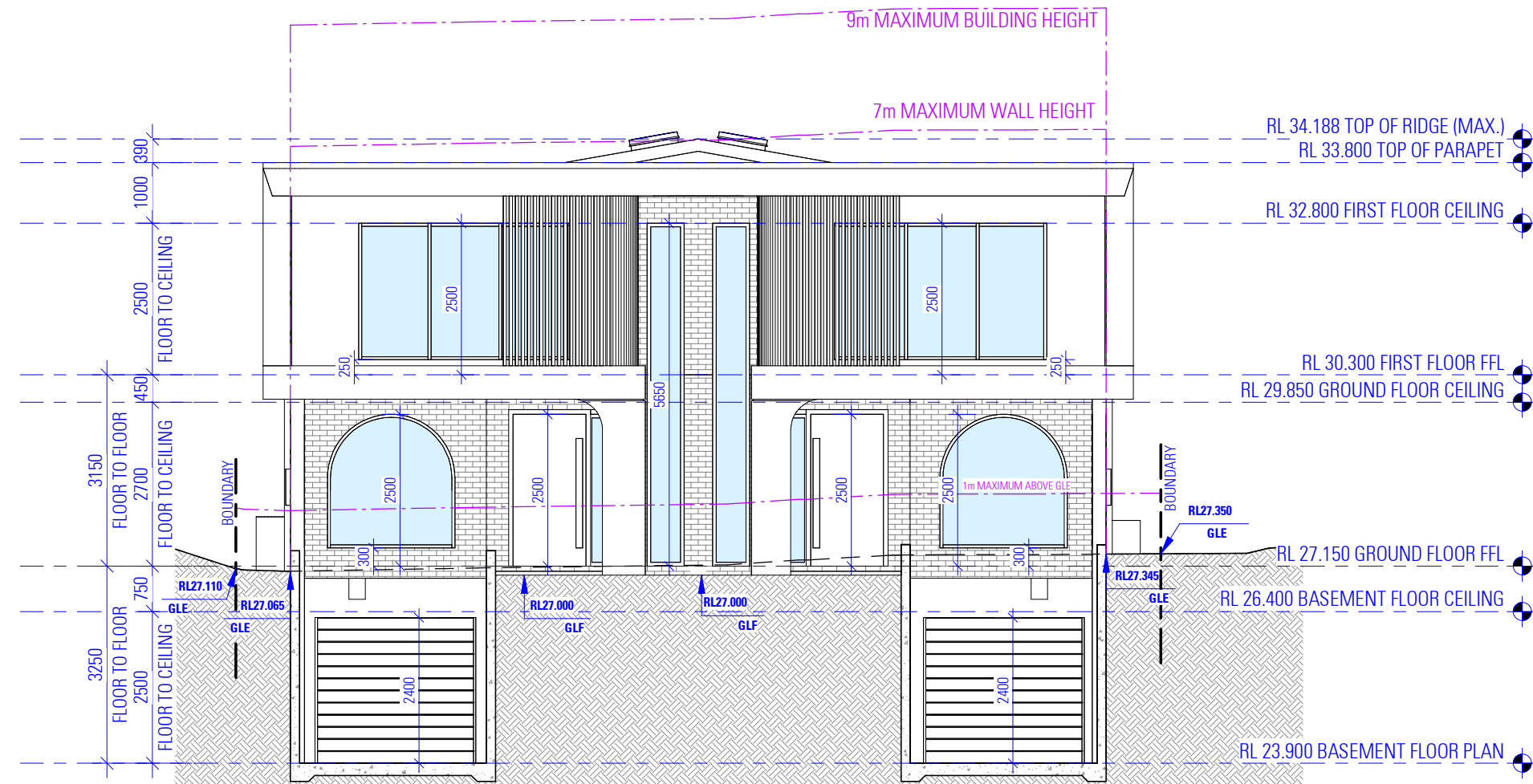
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SOUTH ELEVATION

AS SEEN FROM TOMPSON STREET



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WEST ELEVATION



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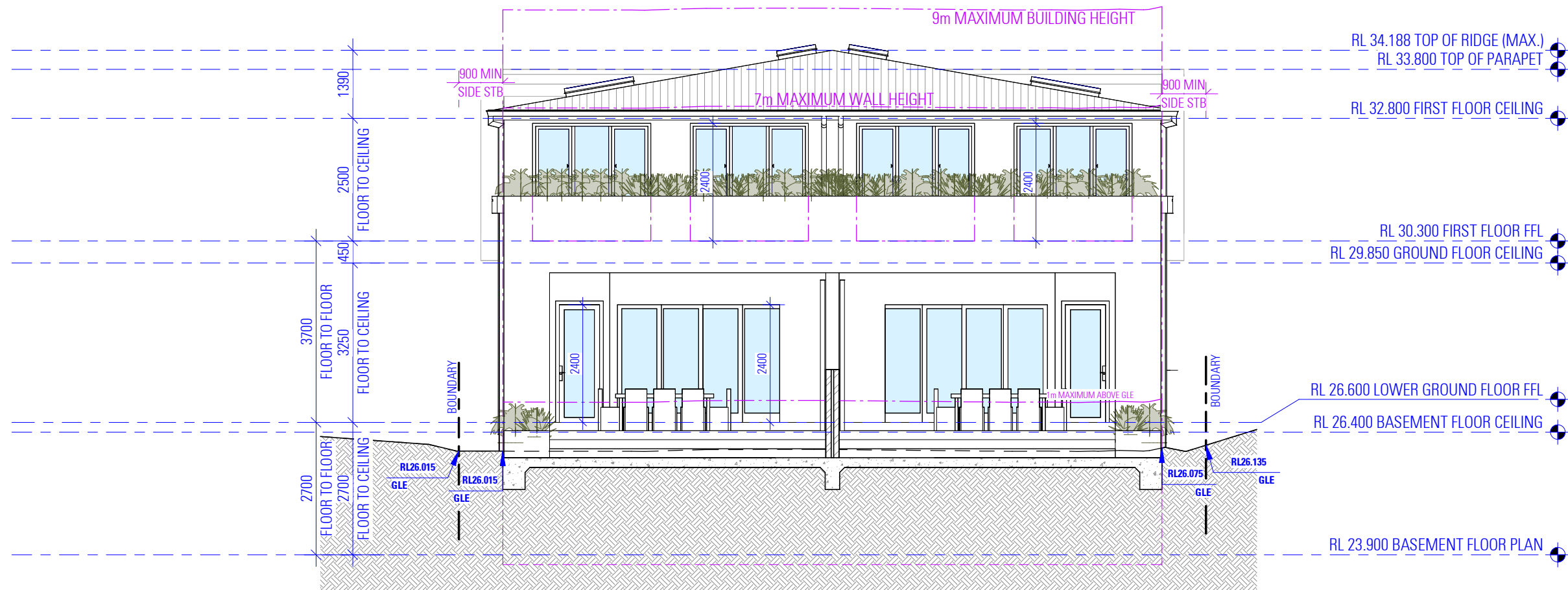
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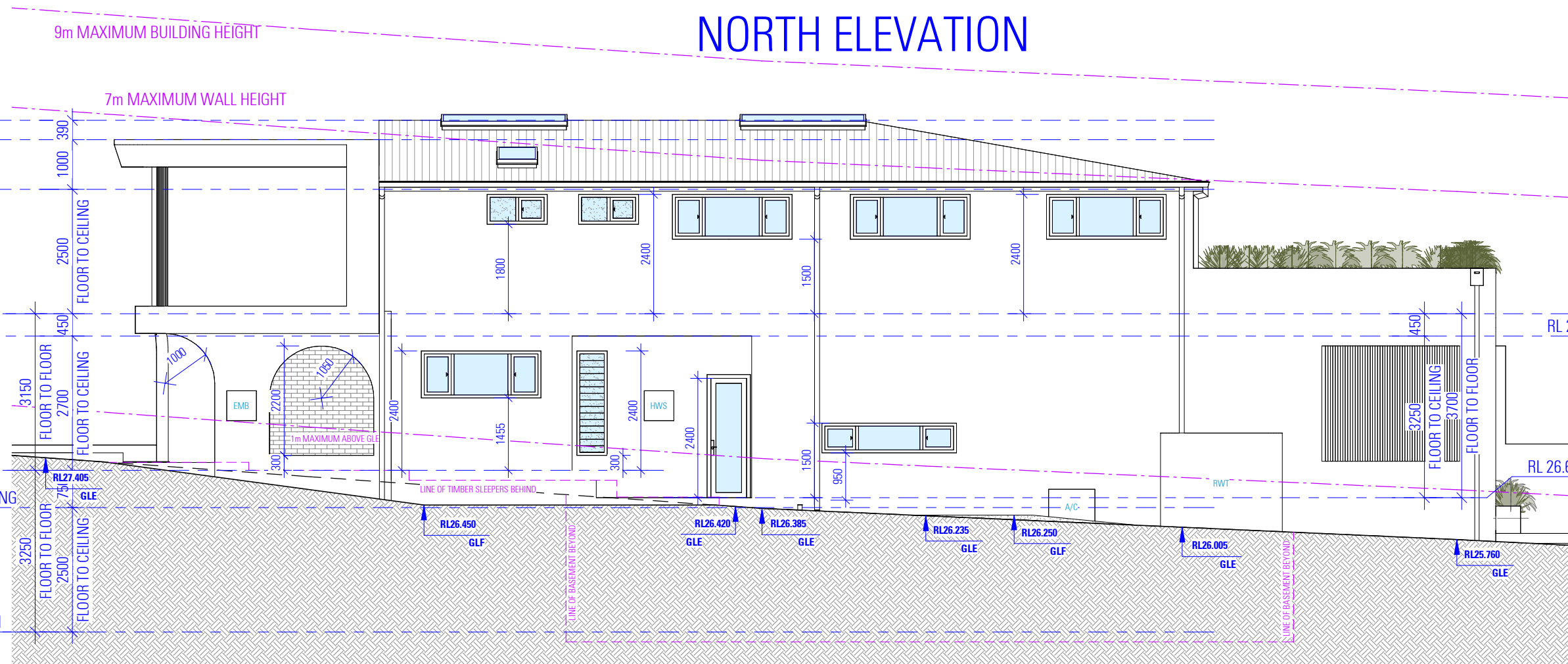
SOUTH AND WEST ELEVATION

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NORTH ELEVATION



EAST ELEVATION

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NORTH AND EAST ELEVATION

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DWG No. 24397 - 09

WALL SCHEDULE					
270mm CAVITY BRICK	230mm DOUBLE BRICK	110mm SINGLE BRICK	250mm BRICK VENEER	90mm INTERNAL STUD	190mm DINCEL WALL
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
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. 4. REFER TO BASIX CERTIFICATE FOR INSULATION REQUIREMENTS.					

RL 34.188 TOP OF RIDGE (MAX.)

RL 32.800 FIRST FLOOR CEILING

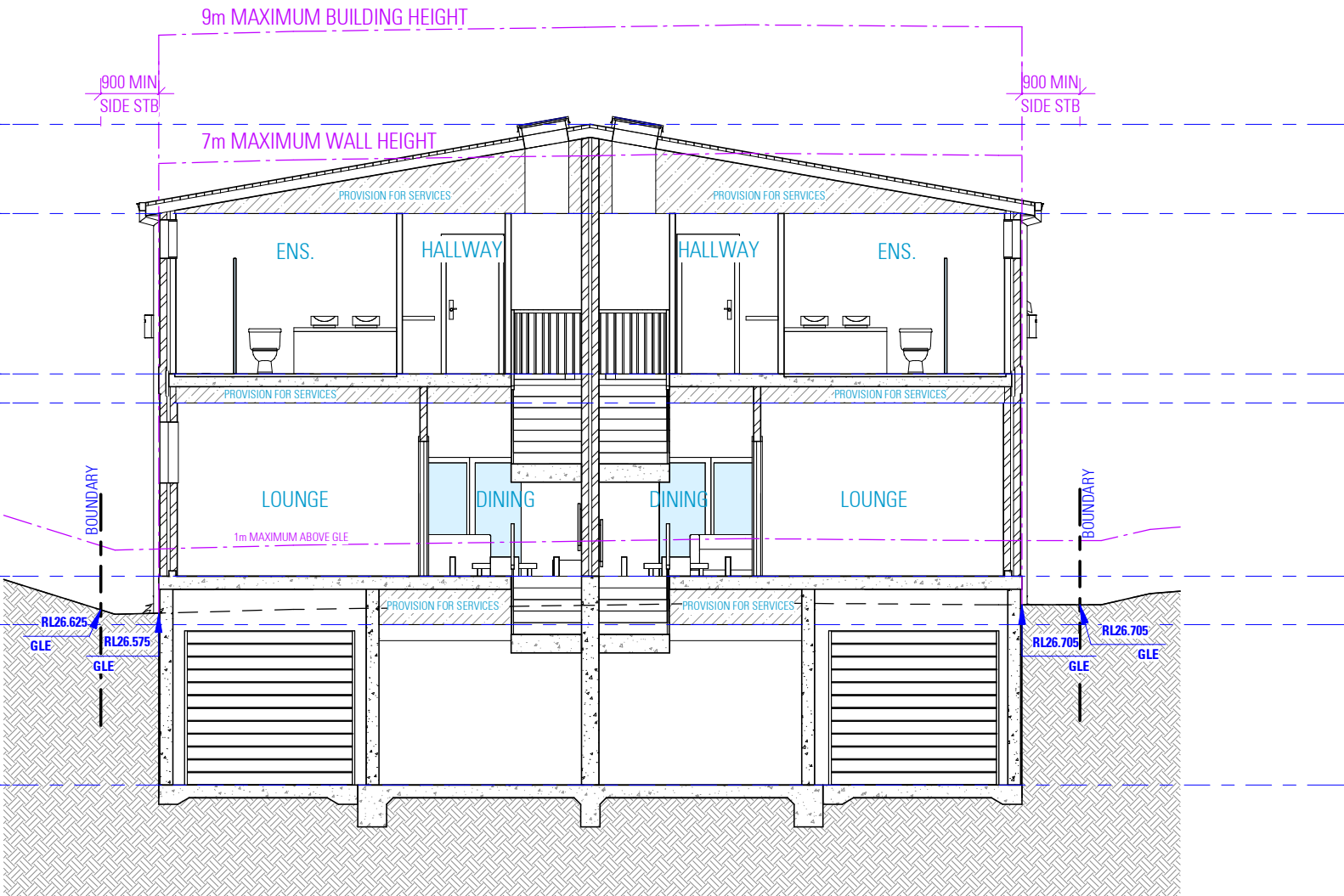
RL 30.300 FIRST FLOOR FFL

RL 29.850 GROUND FLOOR CEILING

RL 27.150 GROUND FLOOR FFL

RL 26.400 BASEMENT FLOOR CEILING

RL 23.900 BASEMENT FLOOR PLAN



SECTION

A

04-05-06-07



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 H1D3 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 H2D2
- ROOF, WALL CLADDING, GUTTERS & DOWNPIPES ARE TO COMPLY WITH BCA 2022 H1D7 AND H2D6

TERMITE PROTECTION

NATIONAL CONSTRUCTION CODE (NCC)

- PROTECTION MUST BE IN ACCORDANCE WITH BCA 2022 H1D3 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 H1D4 AND H2D3

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 H2D5

WALLS

NATIONAL CONSTRUCTION CODE (NCC)

- STEEL AND TIMBER FRAMING AND STRUCTURAL STEEL SECTIONS ARE TO COMPLY WITH BCA 2022 H1D6
- MASONRY, MASONRY COMPONENTS AND ACCESSORIES, AND WEATHERPROOFING OF MASONRY ARE TO COMPLY WITH BCA 2022 H1D5 AND H2D4
- SOUND INSULATION IS TO BE IN ACCORDANCE WITH BCA 2022 H4D8
- 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 H2D6

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 H1D11

EXTERNAL WATERPROOFING

NATIONAL CONSTRUCTION CODE (NCC)

- EXTERNAL WATERPROOFING IS TO COMPLY WITH BCA 2022 H2D8

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 H1D8 AND H2D7

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 H3D2
- FIRE SEPARATION OF EXTERNAL WALLS IS TO COMPLY WITH BCA 2022 H3D3

- FIRE PROTECTION OF SEPARATING WALLS AND FLOORS IS TO COMPLY WITH BCA 2022 H3D4
- FIRE SEPARATION OF GARAGE-TOP-DWELLINGS IS TO COMPLY WITH BCA 2022 H3D5
- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6

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 H4D2
- MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS ARE TO COMPLY WITH BCA 2022 H4D3
- ROOM HEIGHTS ARE TO COMPLY WITH BCA 2022 H4D4
- PROVISION OF LIGHT IS TO COMPLY WITH BCA 2022 H4D6
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7
- SOUND INSULATION IS TO COMPLY WITH BCA 2022 H4D8
- CONDENSATION MANAGEMENT IS TO COMPLY WITH BCA 2022 H4D9

SAFE MOVEMENT & ACCESS

NATIONAL CONSTRUCTION CODE (NCC)

- STAIRWAY AND RAMP CONSTRUCTION ARE TO COMPLY WITH BCA 2022 H5D2
- BARRIERS AND HANDRAILS ARE TO COMPLY WITH BCA 2022 H5D3
- 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 H7D2
- CONSTRUCTION IN BUSHFIRE PRONE AREAS IS TO COMPLY WITH BCA 2022 NSW H7D4
- HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES ARE TO COMPLY WITH BCA 2022 H7D5

LANDSCAPE

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

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

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PROPOSED DUAL OCCUPANCY

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PANANIA NSW 2213

DESIGN
DRAFTED

BENITA ZEAITER
JOSEPH YOUSSEF

ANTHONY RAHME

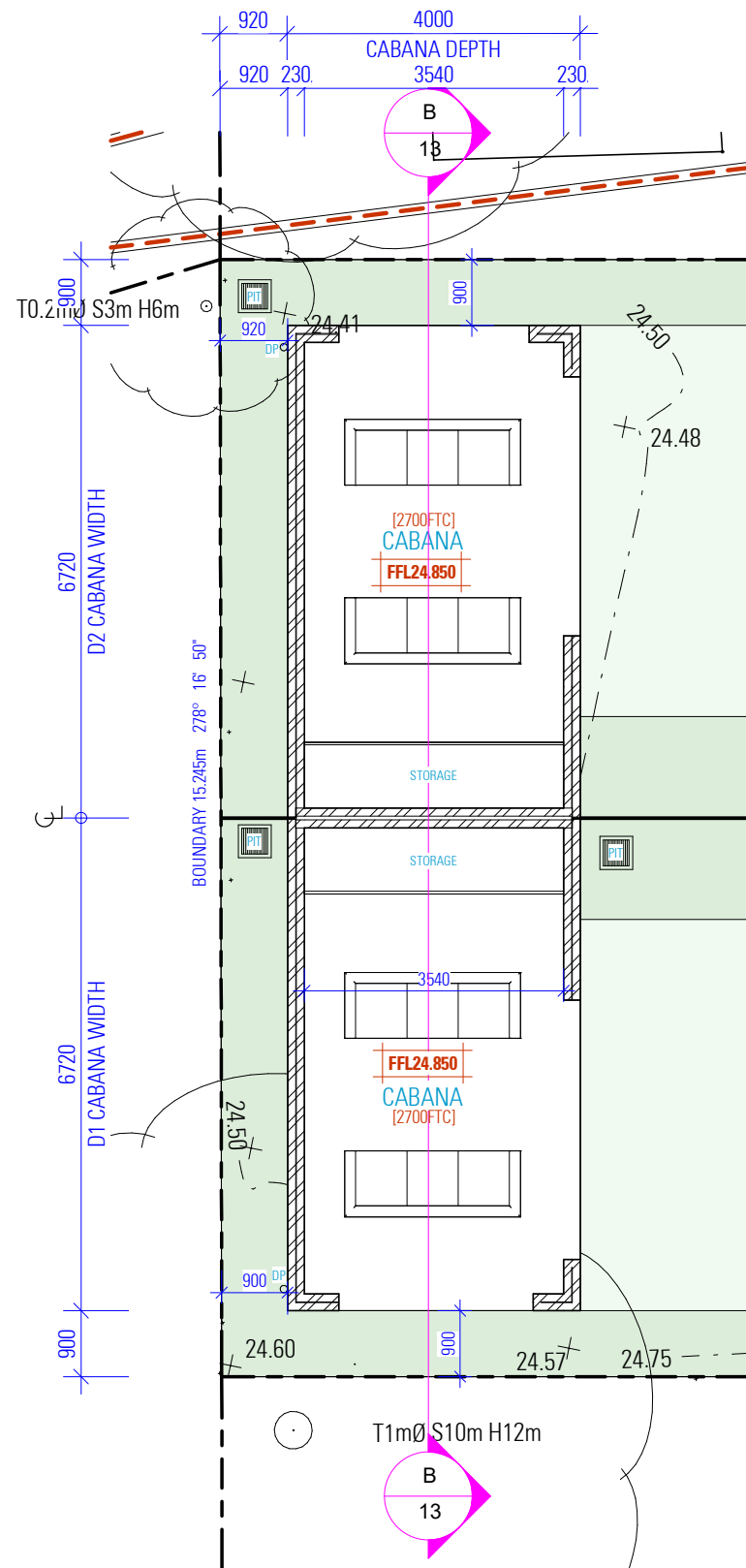
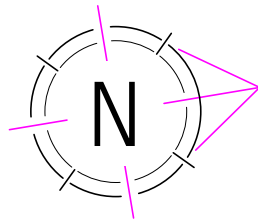
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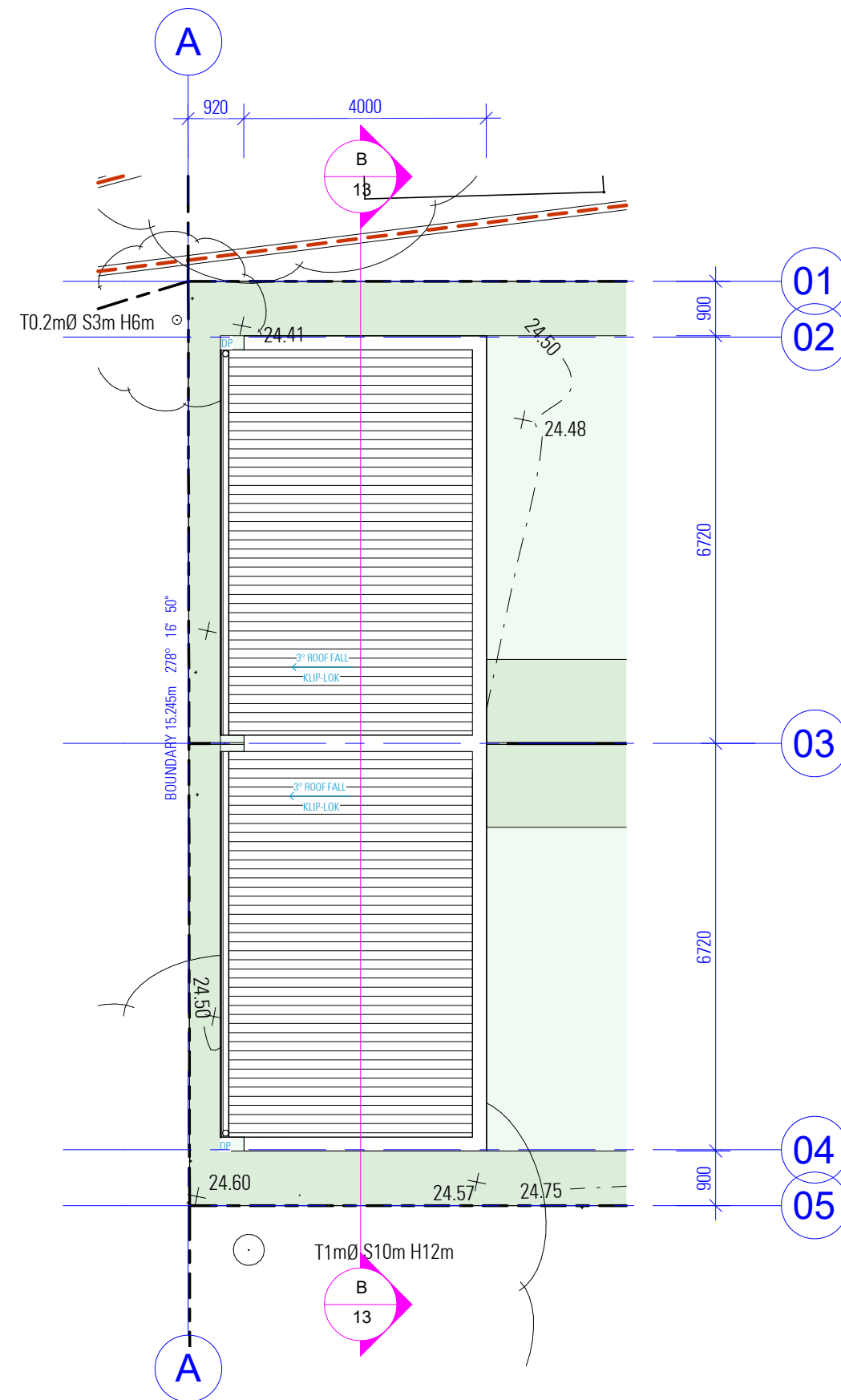
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CABANA FLOOR PLAN



CABANA ROOF

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NOTES:

- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7

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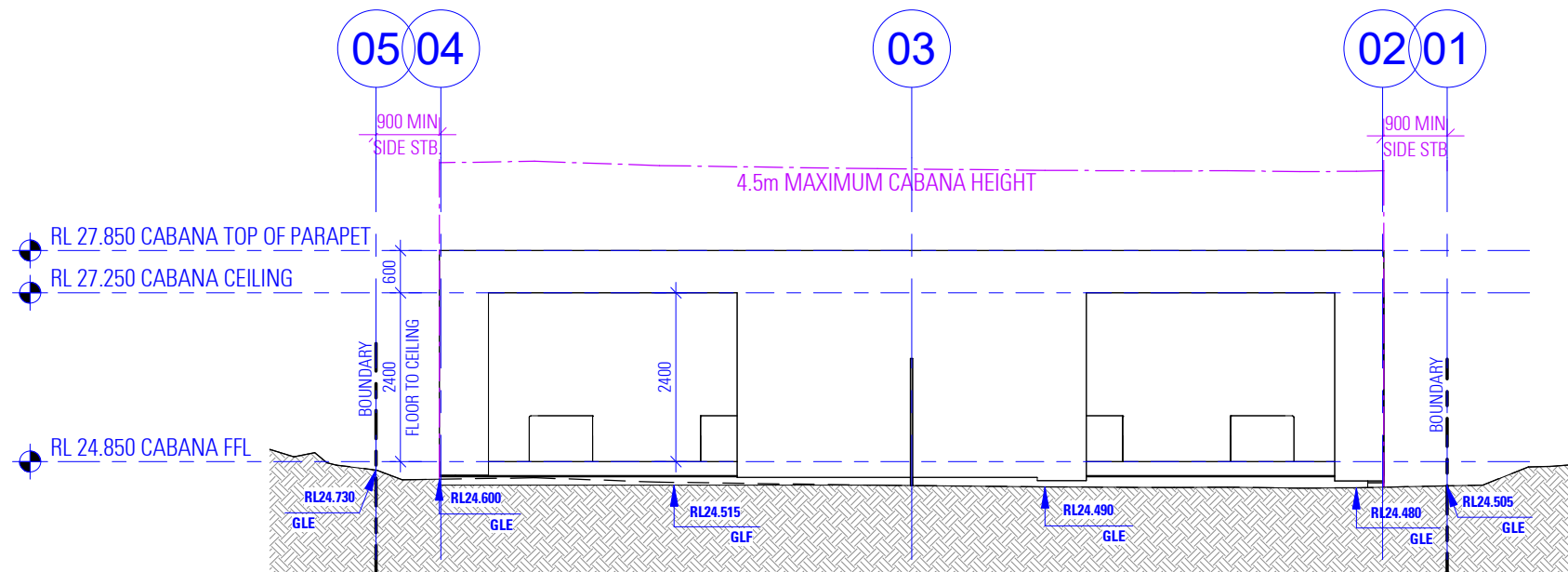
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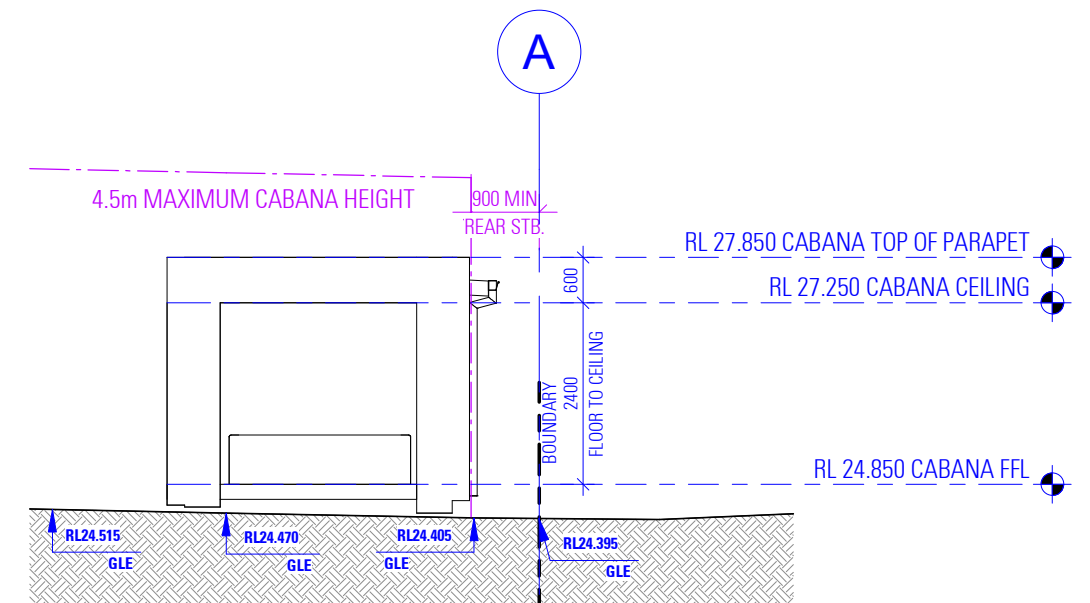
PROPOSED CABANA FLOOR PLANS

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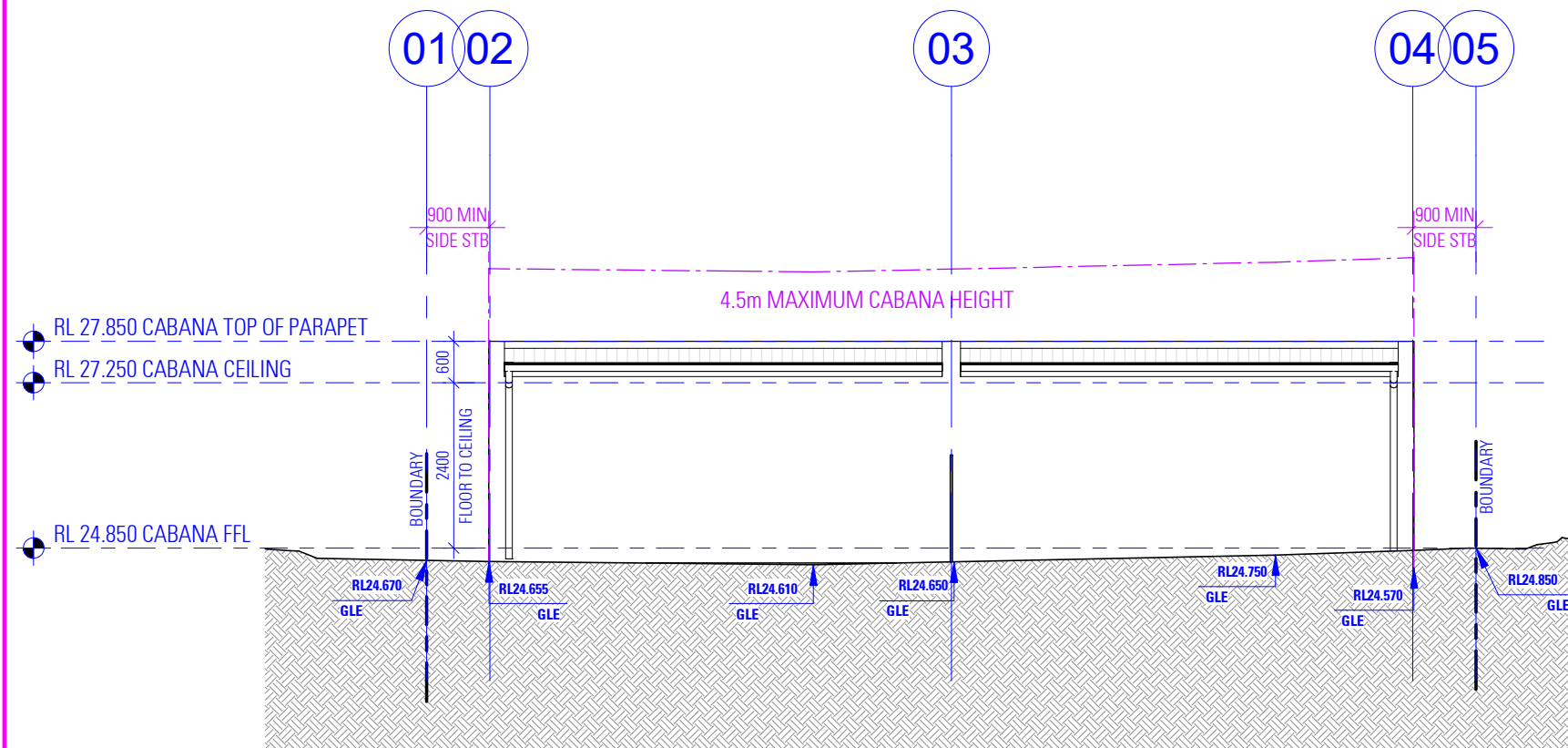
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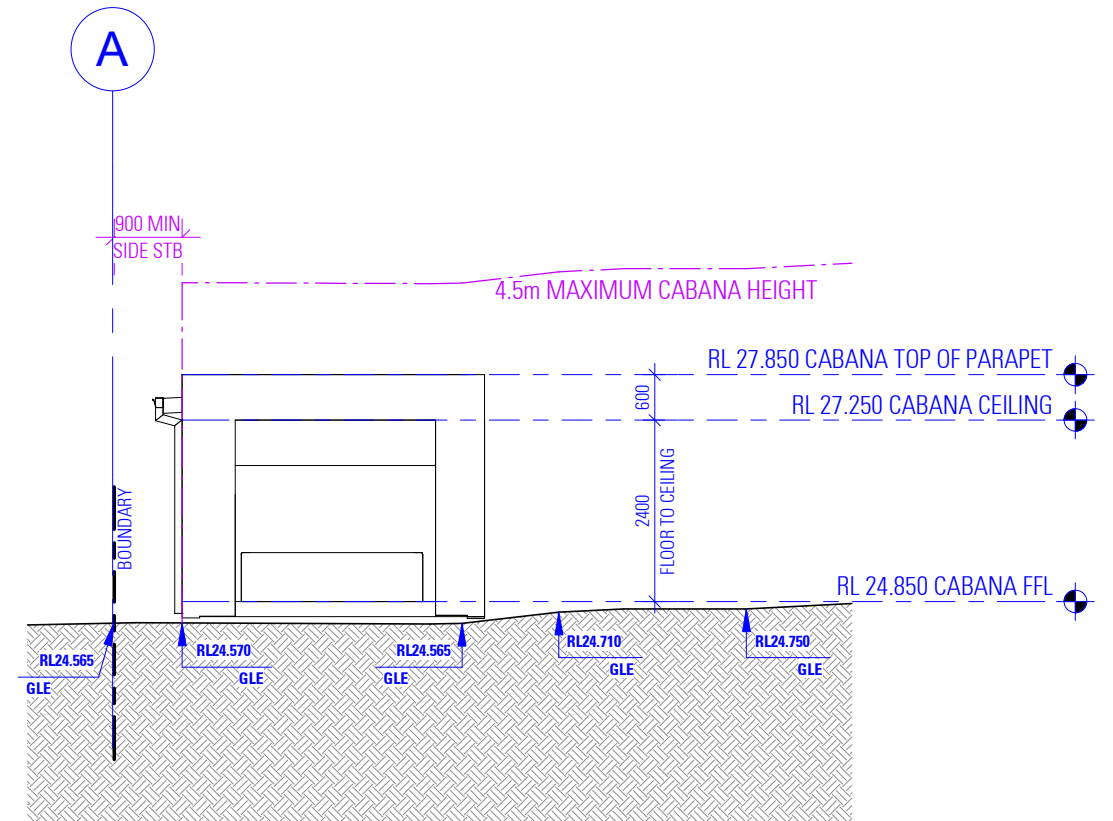
CABANA NORTH ELEVATION



CABANA WEST ELEVATION



CABANA SOUTH ELEVATION



CABANA EAST ELEVATION

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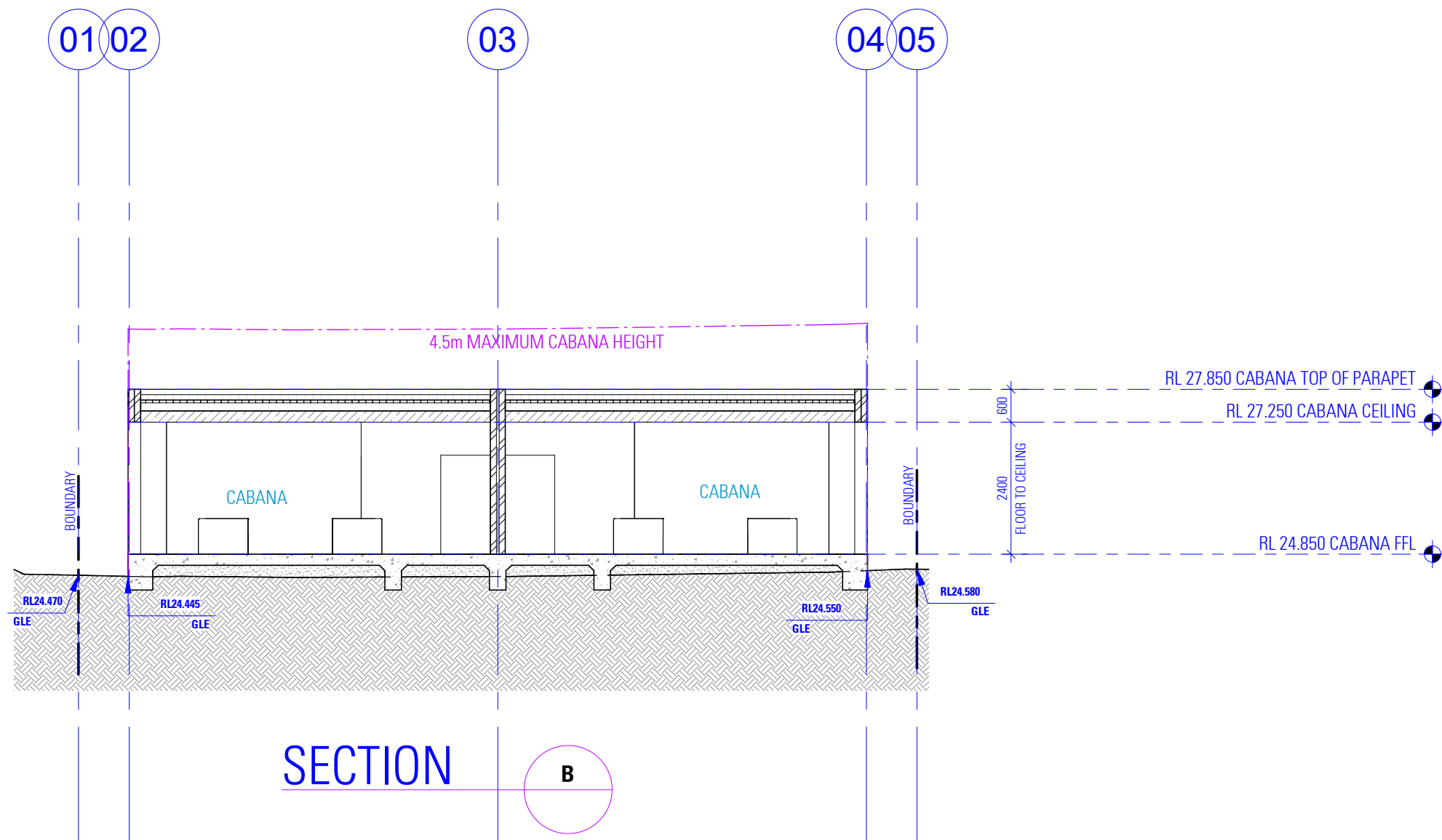
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PROPOSED CABANA ELEVATIONS

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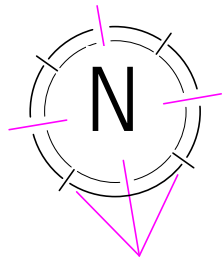
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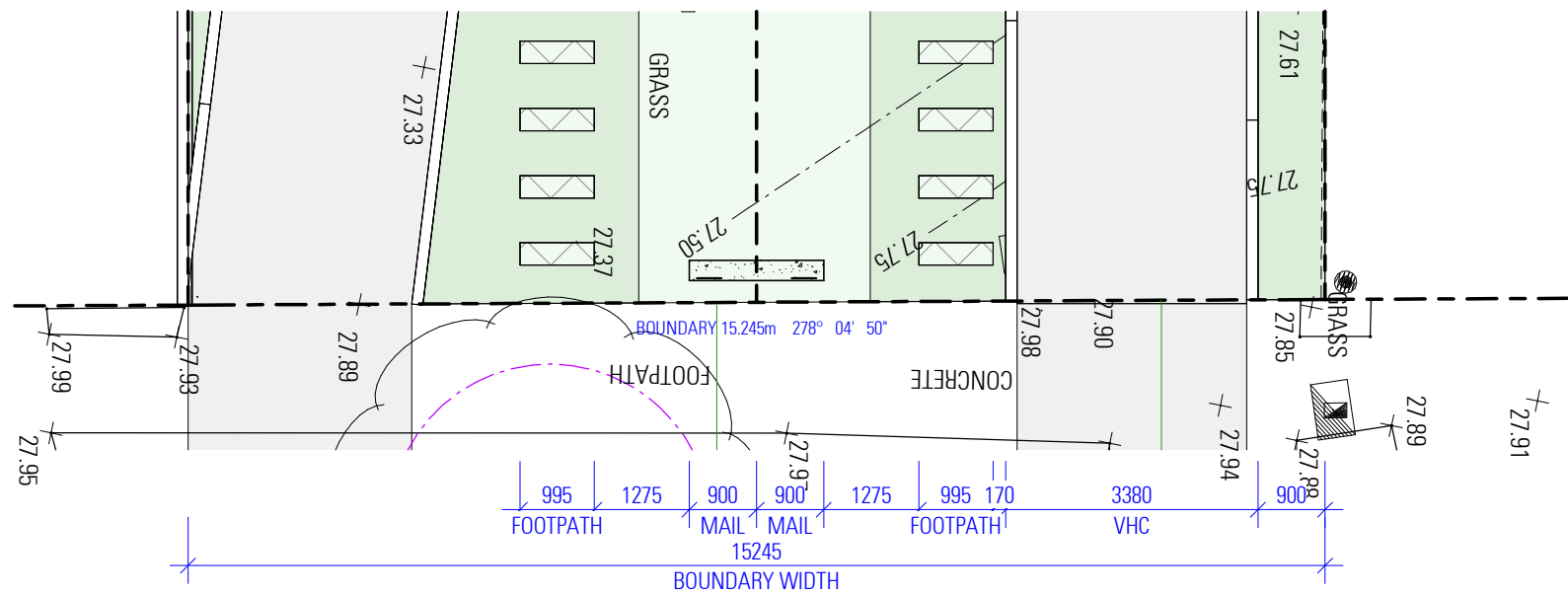
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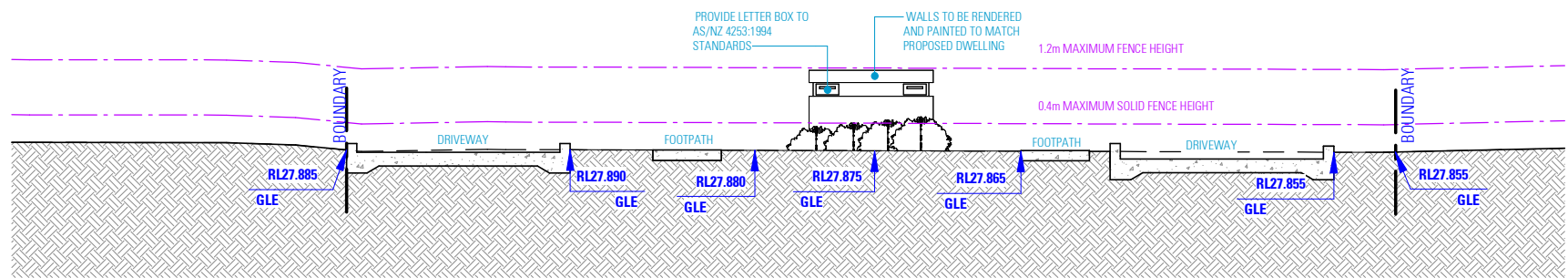
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FRONT FENCE DETAILS



PROPOSED FENCE PLAN



PROPOSED FENCE ELEVATION

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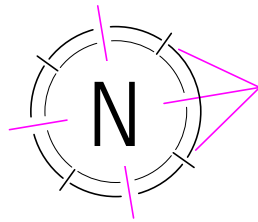
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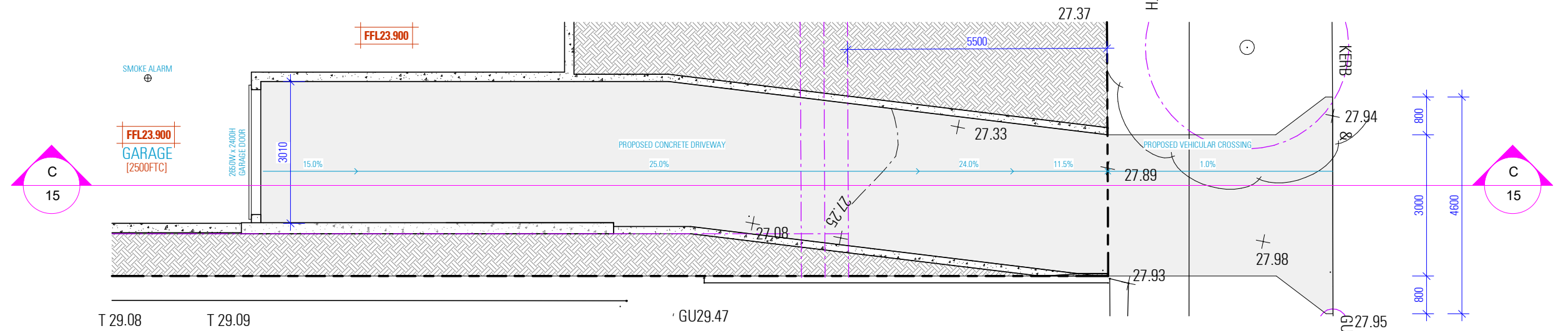
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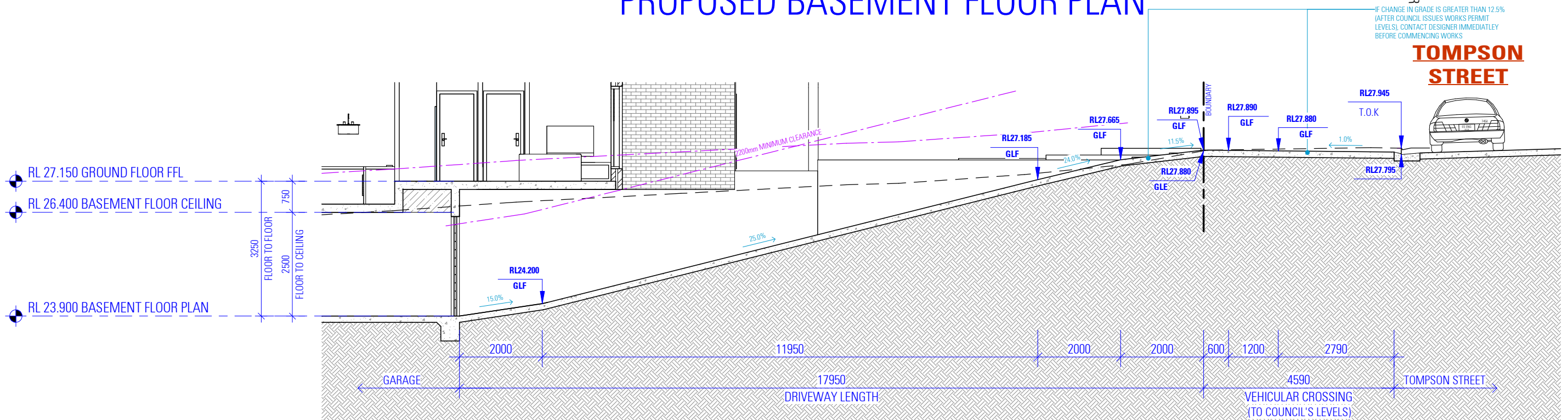
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DRIVEWAY GRADE DETAILS



PROPOSED BASEMENT FLOOR PLAN



SECTION

C

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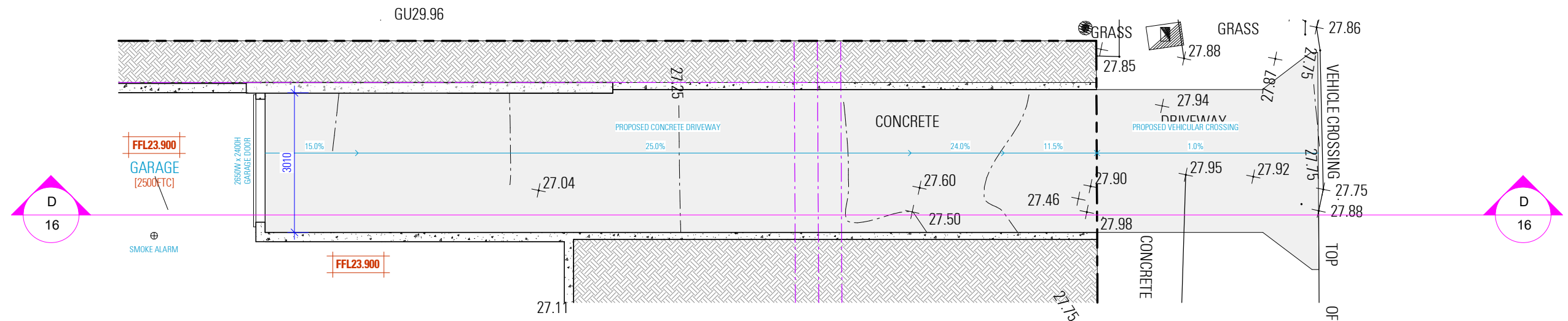
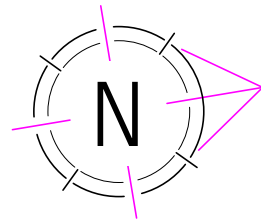
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DRIVEWAY GRADE DETAILS D1

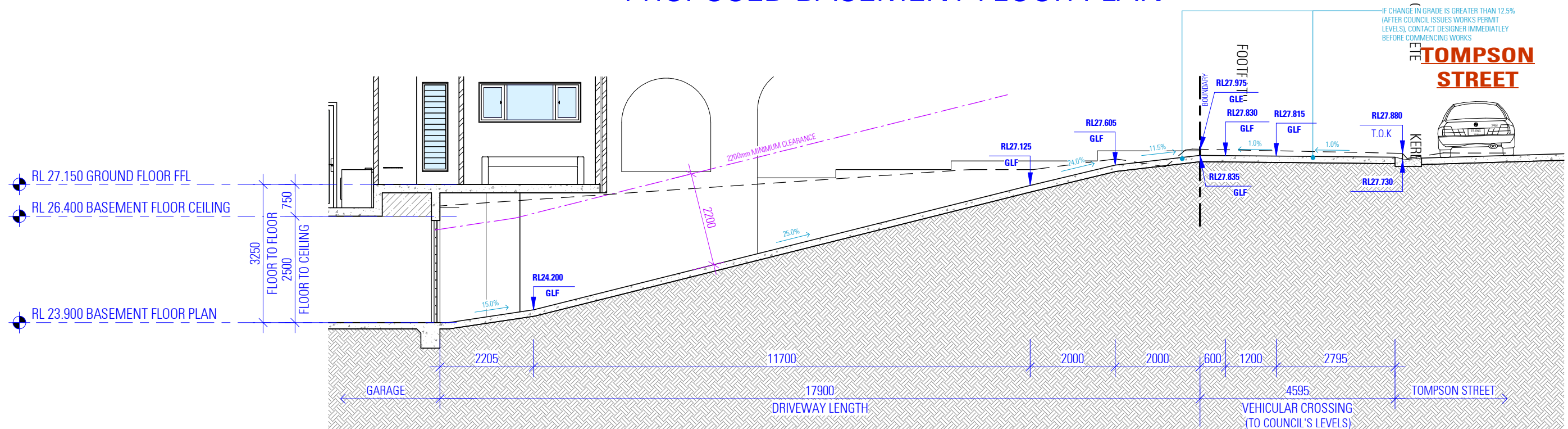
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DRIVEWAY GRADE DETAILS



PROPOSED BASEMENT FLOOR PLAN



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DRIVEWAY GRADE DETAILS D2

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SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES

- 1

ALUMINIUM ROOF SHEETING
RANGE: COLORBOND
COLOUR: SHALE GREY
OR ACCEPTABLE EQUIVALENT
- 2

CEMENT RENDER AND PAINT EXTERNAL FEATURES
RANGE: DULUX
COLOUR: LEXICON
OR ACCEPTABLE EQUIVALENT
- 3

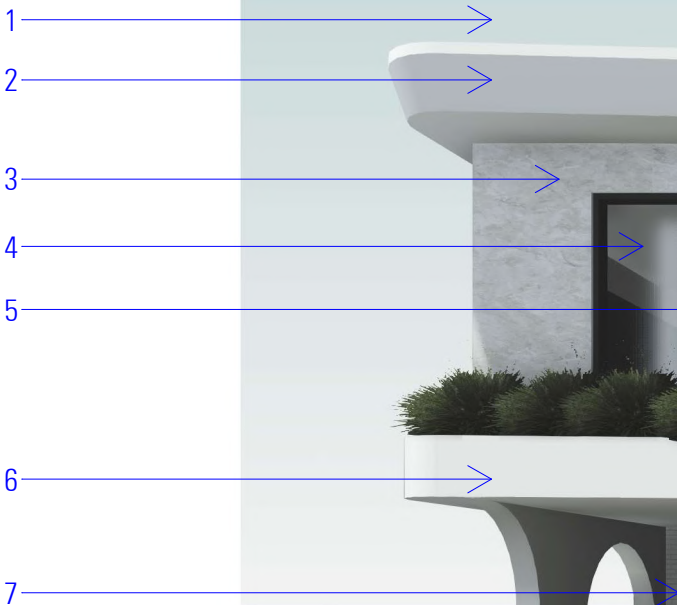
CEMENT RENDER EXTERNAL FEATURES TO HAVE A
CONCRETE FINSISH
OR ACCEPTABLE EQUIVALENT
- 4

POWDER-COATED ALUMINIUM WINDOWS AND GLASS DOORS
RANGE: DULUX DURALLOY
COLOUR: BLACK MATT
OR ACCEPTABLE EQUIVALENT
- 5

DECOWOOD ALUMINIUM FEATURE SLATS
RANGE:DECOBATTEN
COLOUR: NEW-FRENCH WASH
OR ACCEPTABLE EQUIVALENT
- 6

CEMENT RENDER AND PAINT EXTERNAL FEATURES
RANGE: DULUX
COLOUR: LEXICON
OR ACCEPTABLE EQUIVALENT
- 7

PGH FACE BRICK
RANGE:MANHATTAN
COLOUR:EAST HAMPTON
OR ACCEPTABLE EQUIVALENT



AS SEEN FROM TOMPSON STREET

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DESIGN BENITA ZEAITER
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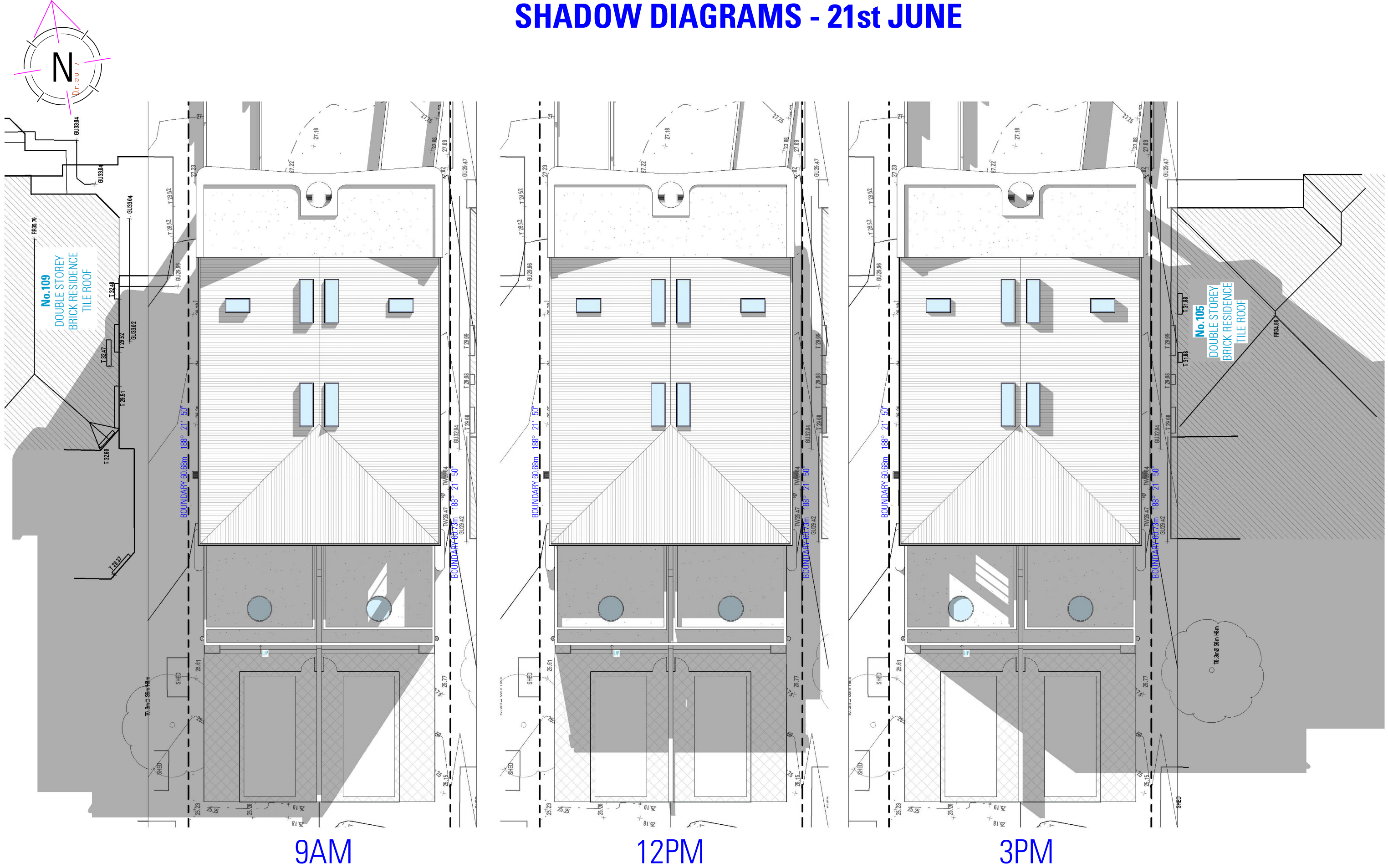
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SCHEDULE OF EXTERNAL MATERIALS,
COLOURS AND FINISHES

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DWG No. 24397 - 17

SHADOW DIAGRAMS - 21st JUNE



9AM

12PM

3PM

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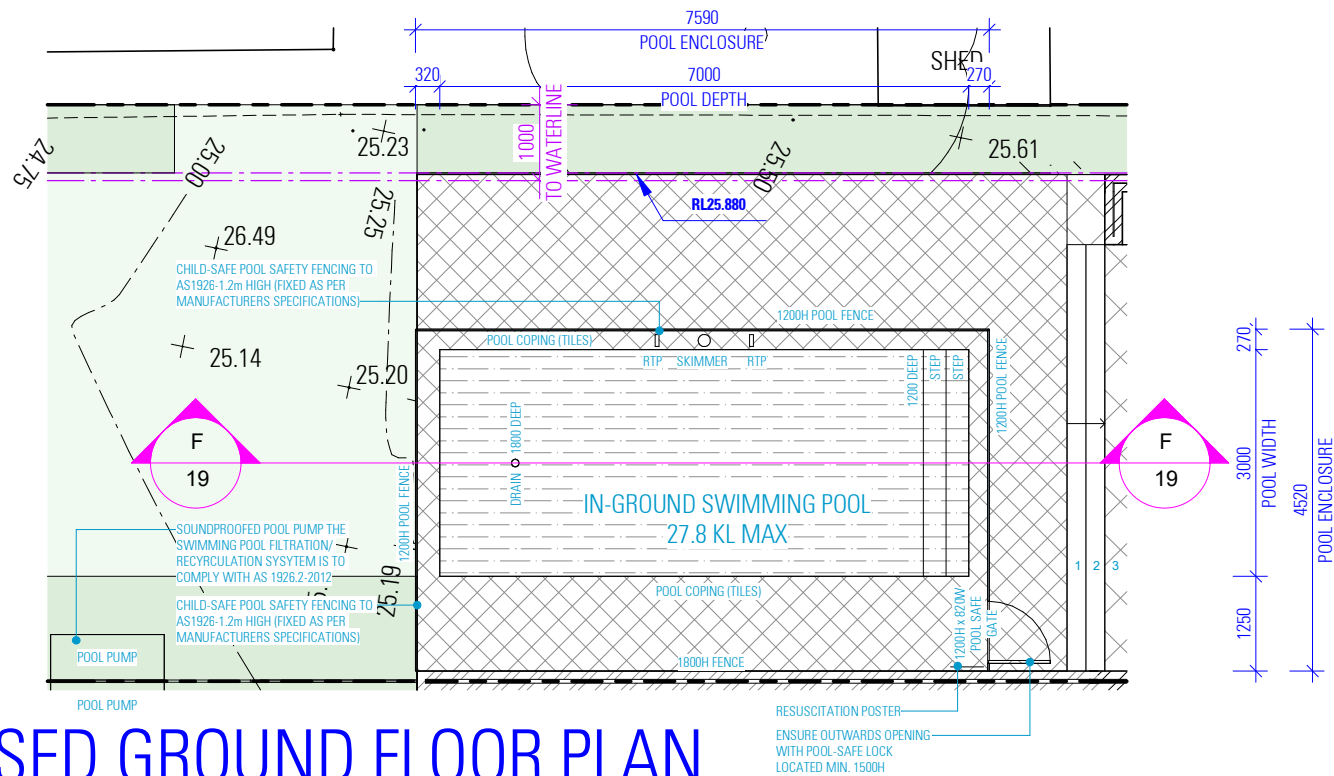
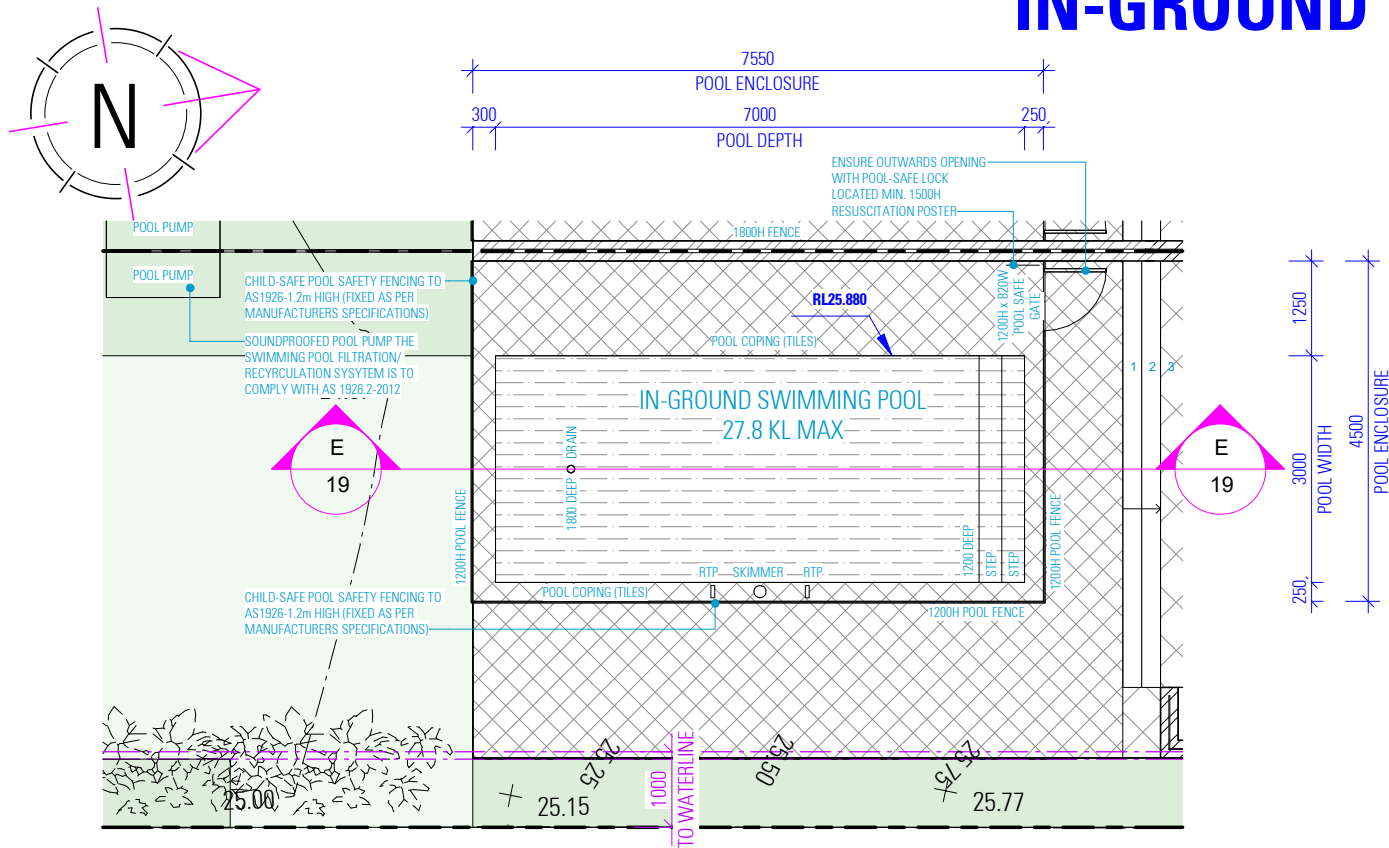
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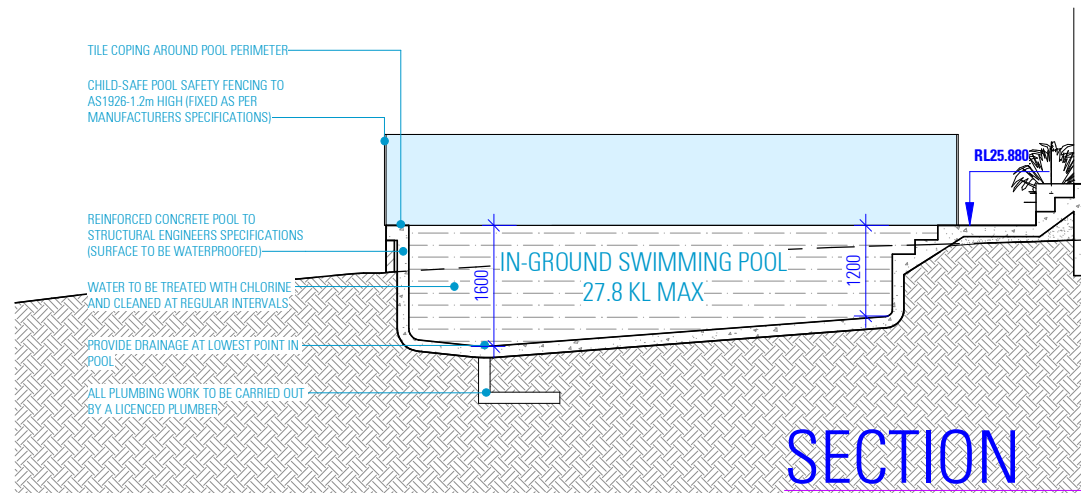
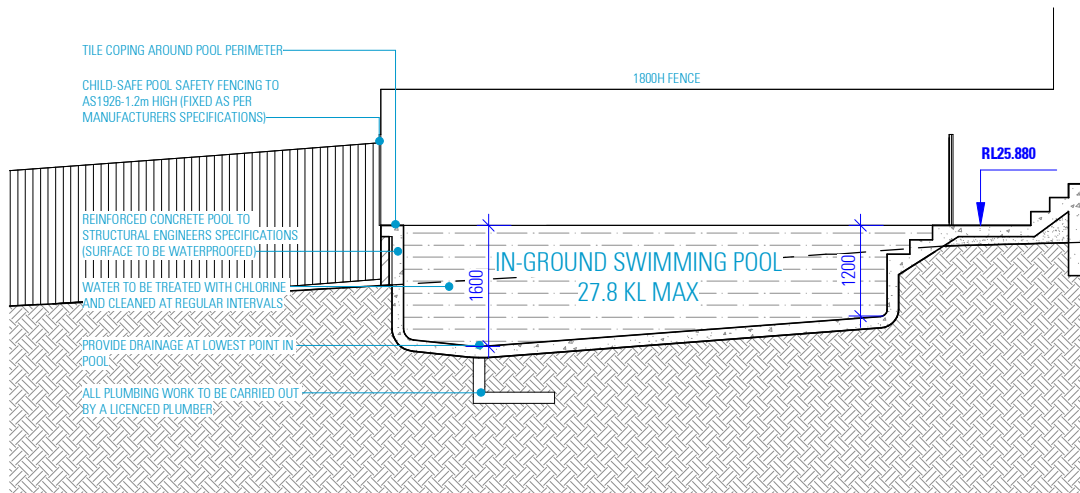
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IN-GROUND SWIMMING POOL DETAILS



PROPOSED GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN



SECTION

SECTION

SWIMMING POOL REQUIREMENTS:

GENERAL REQUIREMENTS

- ALL POOLS MUST BE SEPARATED FROM RESIDENTIAL BUILDINGS AND ADJOINING PUBLIC OR PRIVATE PROPERTIES BY A COMPLYING CHILD-RESISTANT BARRIER (MUST BE IN ACCORDANCE WITH THE REGULATIONS AND AS1926.1-2012 SWIMMING POOL SAFETY).
- NO DOOR ACCESS FROM A RESIDENTIAL BUILDING INTO AN OUTDOOR POOL IS PERMITTED.
- ONLY STRUCTURES ASSOCIATED WITH THE POOL (FILTER HOUSING, ETC.) ARE PERMITTED WITHIN THE ENCLOSED POOL AREA.
- STRUCTURES SUCH AS CLOTHES LINES, BARBEQUE, SHEDS, ENTERTAINMENT STRUCTURE, OUTSIDE TOILETS, ETC, MUST ALL BE LOCATED OUTSIDE THE CHILD RESISTANT BARRIER.

POOL FENCING

- SWIMMING POOL FENCING AND OTHER BARRIERS TO BE PROVIDED TO THE POOL AREA IN ACCORDANCE WITH THE SWIMMING POOLS ACT 1992.
- BOUNDARY FENCE TO BE 1.8m IN HEIGHT, MEASURED FROM INSIDE OF THE FENCING.
- SWIMMING POOL FENCING TO BE AT LEAST 1.2m HIGH, MEASURED ON THE OUTSIDE OF THE FENCING.
- MINIMUM 900mm SEPARATION BETWEEN THE UPPER AND LOWER HORIZONTAL MEMBERS TO MAINTAIN NON-CLIMBABLE ZONE.
- HORIZONTAL MEMBERS OF THE FENCE SHOULD BE PLACED ON THE INSIDE OF THE FENCE AND BE AT LEAST 900mm APART.

POOL GATES

- GATES TO THE SWIMMING POOL AREA ARE TO OPEN OUTWARDS AND ARE TO BE FULLY SELF-CLOSING AND SELF-LATCHING FROM ANY OPEN POSITION.
- NO DOUBLE GATES ARE PERMITTED.
- GATES ARE NOT TO BE PROPPED OPEN AT ANY TIME.

- THE SPACING OF VERTICAL MEMBERS OF THE FENCE SHALL NOT EXCEED 100mm.
- THE HEIGHT OF ANY OPENING BETWEEN THE BOTTOM OF THE FENCE AND FINISHED GROUND LEVEL SHALL NOT EXCEED 100mm.
- ALL SWIMMING POOL FENCING TO BE MAINTAINED IN A GOOD CONDITION (ie. WITH NO HOLES, BROKEN OR LOOSE PANELS).
- NON-CLIMBABLE ZONE EXTENDS FROM THE POOL FENCE 300mm INTO THE POOL AREA AND 900mm OUTSIDE THE POOL AREA. TO PREVENT A CHILD TO CLIMB OVER THE FENCE, CLIMBABLE OBJECTS SUCH AS BARBEQUES, FURNITURE, PLANTER BOXES, TREES OR SHRUB ARE NOT PERMITTED WITHIN THIS NON-CLIMBABLE ZONE.
- IF THE WALL OF THE HOUSE FORMS PART OF THE APPROVED CHILD-RESISTANT BARRIER TO THE POOL AREA (ie. IN RELATION TO POOLS INSTALLED BEFORE 1 AUGUST 1990), ALL DOOR AND WINDOW OPENINGS IN THE WALL/S MUST BE CHILD-RESISTANT IN ACCORDANCE WITH THE REGULATIONS TO PREVENT CHILDREN ACCESSING THE POOL AREA.

SPA POOLS

- SPA POOLS ARE ALSO COVERED BY THE LEGISLATION AND SHOULD BE SEPARATED BY A CHILD-RESISTANT POOL SAFETY BARRIER IN ACCORDANCE WITH AUSTRALIAN STANDARD AS1926.1-2012.
- ALTERNATIVELY, THE SPA POOL MUST BE COVERED AND SECURED BY A LOCKABLE CHILD-SAFE STRUCTURE (SUCH AS A DOOR, LID, GRILLE OR MESH). SUCH LOCKABLE STRUCTURE MUST BE ABLE TO BE REMOVED/INSTALLED AND LOCKED BY A SINGLE PERSON.

RESUSCITATION WARNING SIGN

- AN APPROPRIATE RESUSCITATION WARNING SIGN (AVAILABLE FROM COUNCIL OR THE ROYAL LIFE SAVING SOCIETY) IS DISPLAYED IN A PROMINENT POSITION IN THE IMMEDIATE VICINITY OF THE POOL AREA.

THE FOLLOWING WARNING STATEMENTS MUST BE CONTAINED WITHIN THE RESUSCITATION SIGN:

- YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS SWIMMING POOL.
- POOL GATES MUST BE KEPT CLOSED AT ALL TIMES.
- KEEP ARTICLES, OBJECTS AND STRUCTURES AT LEAST 900 MM CLEAR OF THE POOL FENCE AT ALL TIMES.
- THE RESUSCITATION SIGN MUST BE:
- LEGIBLE FROM A DISTANCE OF AT LEAST THREE METRES.
- MAINTAINED IN A CLEARLY LEGIBLE CONDITION.

REFER TO THE SWIMMING POOLS ACT 1992, THE SWIMMING POOLS REGULATION 2018 AND AUSTRALIAN STANDARD AS 1926.1-2012 (EXCLUDING CLAUSE 2.8 OF THE STANDARD) FOR A COMPLETE LIST OF REQUIREMENTS.

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BUILDING DESIGNER

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DESIGN
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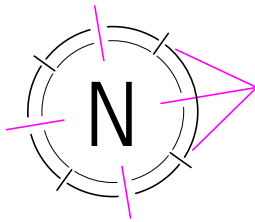
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IN-GROUND SWIMMING POOL DETAILS

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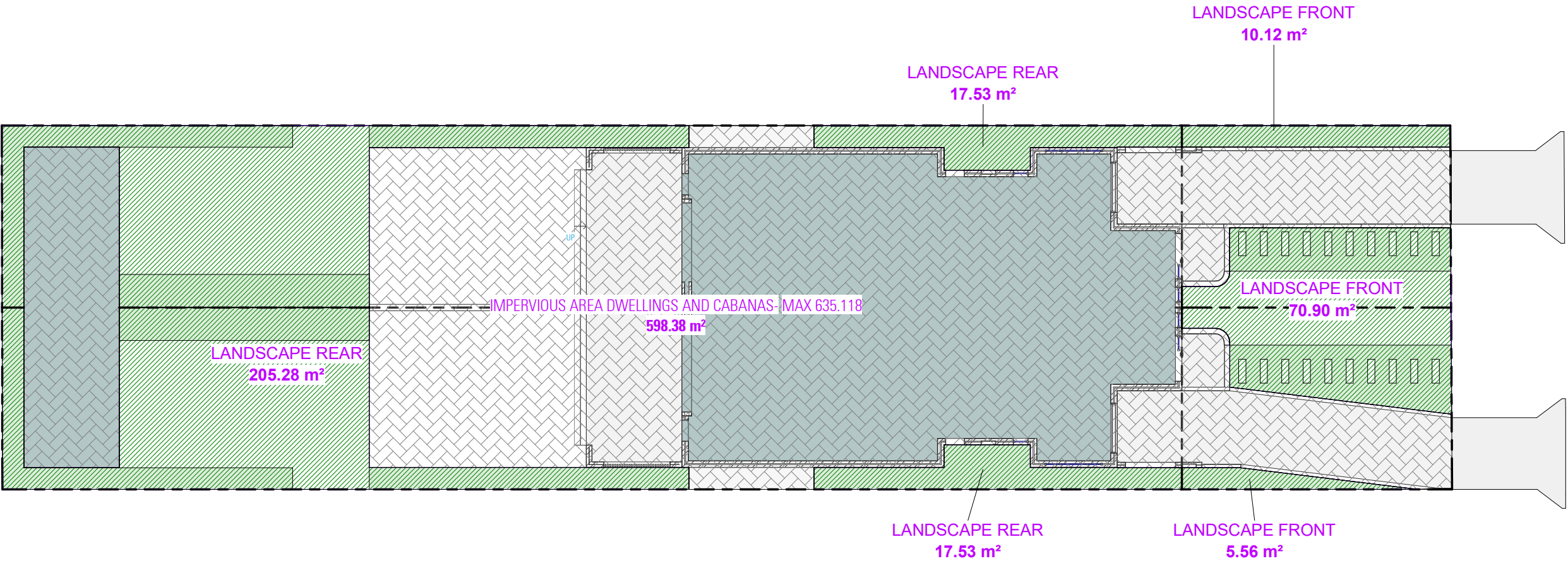
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- NOTES:**
- REFER TO LANDSCAPE PLAN FOR DETAILS
 - REFER TO STORMWATER PLAN FOR STORMWATER DETAILS / SEDIMENT AND EROSION CONTROL PLAN
 - REFER TO STORMWATER PLAN AND BASIX REPORT FOR RAINWATER TANK DETAILS
 - ALL BOUNDARY FENCING TO BE MAINTAINED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

SITE CALCULATION			
TOTAL SITE AREA	925.3 m ²	LANDSCAPE AREA	326.92 m ²
TOTAL FLOOR AREA	458.78 m ²	LANDSCAPE AREA RATIO	0.353 : 1.0
FLOOR SPACE RATIO	0.496 : 1.0	LANDSCAPE AREA (FRONT)	86.58 m ²
IMPERVIOUS AREA	598.38 m ²	LANDSCAPE AREA (REAR)	240.34 m ²
DWELLING 1 DETAILS		DWELLING 2 DETAILS	
LOT AREA	462.75 m ²	LOT AREA	462.55 m ²
GROUND FLOOR AREA	117.96 m ²	GROUND FLOOR AREA	117.96 m ²
FIRST FLOOR AREA	111.43 m ²	FIRST FLOOR AREA	111.43 m ²
TOTAL FLOOR AREA	229.39 m ²	TOTAL FLOOR AREA	229.39 m ²
PRIVATE OPEN SPACE	80.00 m ²	PRIVATE OPEN SPACE	80.00 m ²
CABANA	26.87 m ²	CABANA	26.87 m ²



LANDSCAPE AREA CALCULATION PLAN

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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PROPOSED DUAL OCCUPANCY

107 TOMPSON STREET
PANANIA NSW 2213

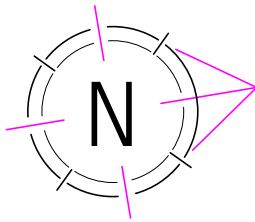
DESIGN BENITA ZEAITER
DRAFTED JOSEPH YOUSSEF

ANTHONY RAHME

DRAWING
LANDSCAPE AREA CALCULATION SHEET

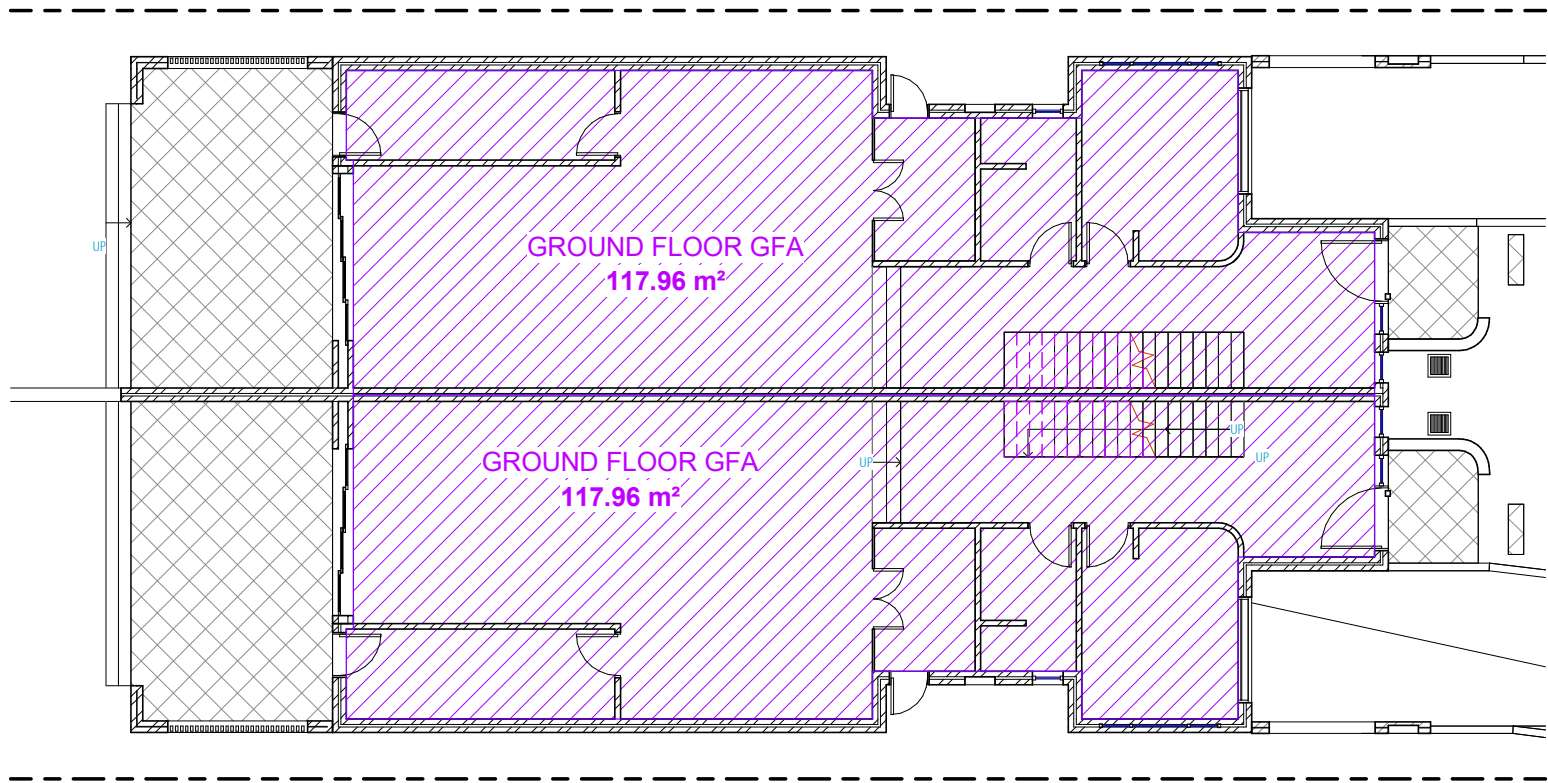
SCALE 1 : 200 / A3
ISSUE A 23.12.24

DWG No. 24397 - 20

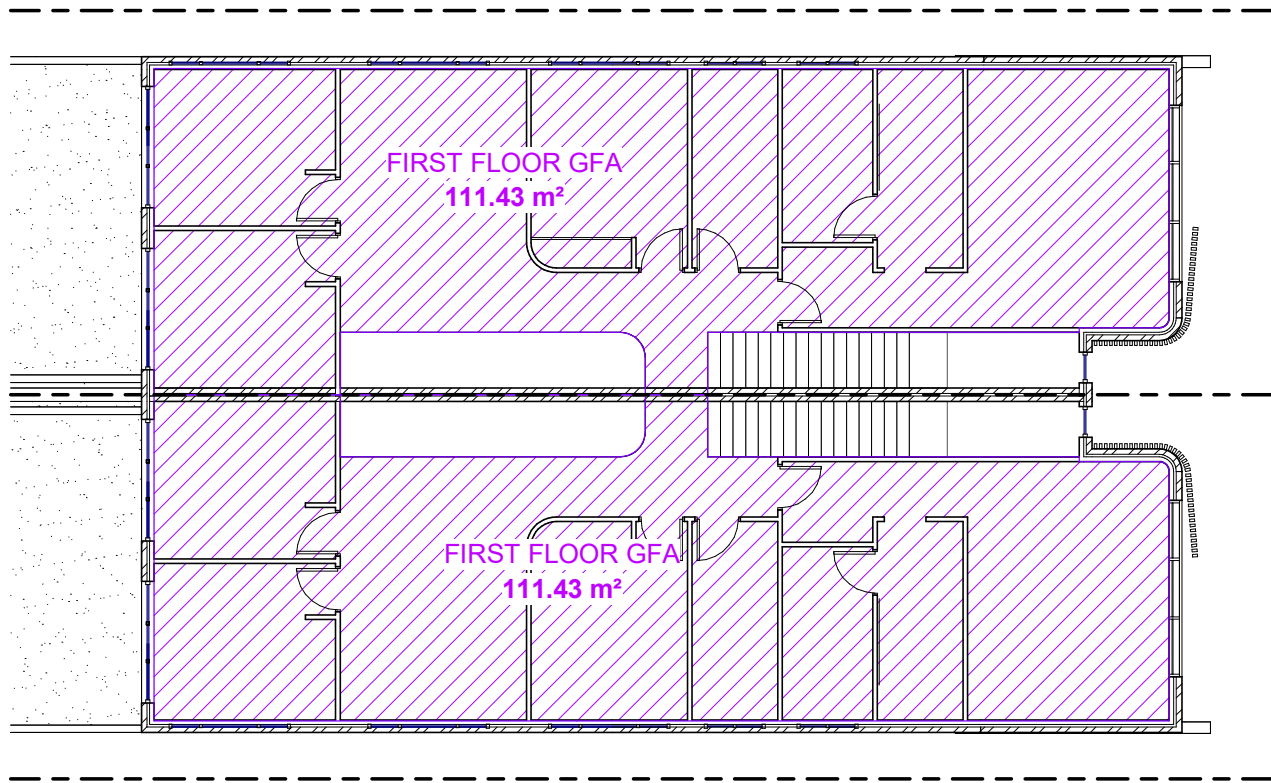


- NOTES:**
- REFER TO LANDSCAPE PLAN FOR DETAILS
 - REFER TO STORMWATER PLAN FOR STORMWATER DETAILS / SEDIMENT AND EROSION CONTROL PLAN
 - REFER TO STORMWATER PLAN AND BASIX REPORT FOR RAINWATER TANK DETAILS
 - ALL BOUNDARY FENCING TO BE MAINTAINED OR CONSTRUCTED AT A HEIGHT OF 1800mm ABOVE NGL

SITE CALCULATION			
TOTAL SITE AREA	925.3 m ²	LANDSCAPE AREA	326.92 m ²
TOTAL FLOOR AREA	458.78 m ²	LANDSCAPE AREA RATIO	0.353 : 1.0
FLOOR SPACE RATIO	0.496 : 1.0	LANDSCAPE AREA (FRONT)	86.58 m ²
IMPERVIOUS AREA	598.38 m ²	LANDSCAPE AREA (REAR)	240.34 m ²
DWELLING 1 DETAILS		DWELLING 2 DETAILS	
LOT AREA	462.75 m ²	LOT AREA	462.55 m ²
GROUND FLOOR AREA	117.96 m ²	GROUND FLOOR AREA	117.96 m ²
FIRST FLOOR AREA	111.43 m ²	FIRST FLOOR AREA	111.43 m ²
TOTAL FLOOR AREA	229.39 m ²	TOTAL FLOOR AREA	229.39 m ²
PRIVATE OPEN SPACE	80.00 m ²	PRIVATE OPEN SPACE	80.00 m ²
CABANA	26.87 m ²	CABANA	26.87 m ²



GROUND FLOOR GFA



FIRST FLOOR GFA

NOT FOR CONSTRUCTION

- NOTES**
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PROPOSED DUAL OCCUPANCY

107 TOMPSON STREET
PANANIA NSW 2213

DESIGN BENITA ZEAITER
DRAFTED JOSEPH YOUSSEF

ANTHONY RAHME

DRAWING

GROSS FLOOR AREA CALCULATION
SHEET

SCALE 1: 150 / A3
ISSUE A 23.12.24

DWG No. 24397 - 21

BASIX COMMITMENTS

BASIX Certificate

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

Multi Dwelling

Certificate number: 17779384

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. These commitments are the commitments that the developer has the meaning given by the document entitled 'BASIX Definitions' dated 02/03/2022 published by the Department. This document is available at www.basix.nsw.gov.au

Date of issue: Monday, 16 December 2024
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary			
Project name	107_3m		
Street address	107 TOMPSON ROAD PANANIA 2213		
Local Government Area	CANTERBURY-BANKSWICH		
Plot type and plot number	Overlaid Plot: 3017		
Lot/Lot	10		
Sections			
No. of residential buildings	0		
Residential buildings no. of dwellings	0		
Multi-dwelling housing no. of dwellings	2		
No. of single dwelling houses	0		
Project score			
Water	✓ 41	Target 40	
Thermal Performance	✓ Pass	Target Pass	
Energy	✓ 75	Target 72	
Materials	✓ 47	Target 45	

Certificate Prepared by	
Name / Company Name: Yours At Habitat	
ABN (if applicable): 5827599711	

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 6.03- EDCAL/PTPL/SL_21_0 Certificate No.: 17779384 Monday, 16 December 2024 page 3/10

Description of project

Project address		Common area landscape	
Project name	107_3m	Common area lawn (m²)	0
Street address	107 TOMPSON ROAD PANANIA 2213	Common area garden (m²)	0
Local Government Area	CANTERBURY-BANKSWICH	Area of vegetation or low water-use species (m²)	0
Plot type and plot number	Overlaid Plot: 3017	Water features (m²)	0
Lot/Lot	10	Water features (m²)	0
Sections		Water features (m²)	0
Project type		Project score	48
No. of residential buildings	0	Water	✓ 41 Target 40
Residential buildings no. of dwellings	0	Thermal Performance	✓ Pass Target Pass
Multi-dwelling housing no. of dwellings	2	Energy	✓ 75 Target 72
No. of single dwelling houses	0	Materials	✓ 47 Target 45
Site details			
Site area (m²)	205.3		
Roof area (m²)	123		
Non-residential floor area (m²)	0		
Residential floor area (m²)	0		
Non-residential car spaces	0		

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 6.03- EDCAL/PTPL/SL_21_0 Certificate No.: 17779384 Monday, 16 December 2024 page 3/10

Description of project

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

Multi-dwelling houses

Dwelling no.		Dwelling no.	
1	44/225.5 19.35 15 0	2	44/225.5 19.35 15 0

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 6.03- EDCAL/PTPL/SL_21_0 Certificate No.: 17779384 Monday, 16 December 2024 page 3/10

No common areas specified.

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Schedule of BASIX commitments

- Commitments for multi-dwelling housing
 - (a) Dwellings
 - (b) Water
 - (c) Energy
 - (d) Thermal Performance and Materials
- Commitments for common areas and central systems/facilities for the development (non-building specific)
 - (a) Common areas and central systems/facilities
 - (b) Water
 - (c) Energy

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 6.03- EDCAL/PTPL/SL_21_0 Certificate No.: 17779384 Monday, 16 December 2024 page 3/10

Schedule of BASIX commitments

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

1. Commitments for multi-dwelling housing

(a) Dwellings		Show on DA plans	Show on CCDCG plans & specs	Committer check
(b) Water				
(i) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.		✓	✓	
(ii) The applicant must install ground or low water use species of vegetation throughout the area of land specified for the dwelling in the 'Vegetation species' column of the table below, as appropriate to the dwelling. The area of vegetation specified is to be contained within the 'Area of garden and lawn' for the dwelling specified in the 'Description of Project' table.		✓	✓	
(iii) If a rating is specified in the table below for a house or apartment to be installed in the dwelling, the applicant must ensure that each such house and apartment meets the rating specified for it.		✓	✓	
(iv) The applicant must install an on-demand hot water recirculation system which regulates at hot water use throughout the dwelling, where indicated for a dwelling in the 'Hot recirculation or diversion' column of the table below.		✓	✓	
(v) The applicant must install: <ul style="list-style-type: none">(a) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the 'Hot recirculation or diversion' column of the table below; and(b) a separate diversion tank (or tanks) connected to the hot water diversion systems of all such 100 litres. The applicant must connect the hot water diversion tank to all tanks in the dwelling.		✓	✓	
(vi) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.		✓	✓	
(vii) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	✓	
(viii) The pool or spa must be located as specified in the table.		✓	✓	
(ix) 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 (including any area which supplies any other alternative water supply system) and to treat runoff as specified. Each system must be constructed as specified.		✓	✓	

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 6.03- EDCAL/PTPL/SL_21_0 Certificate No.: 17779384 Monday, 16 December 2024 page 3/10

Dwelling no.		Dwelling no.	
1	44/225.5 19.35 15 0	2	44/225.5 19.35 15 0

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 6.03- EDCAL/PTPL/SL_21_0 Certificate No.: 17779384 Monday, 16 December 2024 page 3/10

(b) Energy		Show on DA plans	Show on CCDCG plans & specs	Committer check
(i) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.		✓	✓	
(ii) The applicant must install a water heating system for the dwelling's pool or spa. The applicant must: <ul style="list-style-type: none">(a) install the system specified for the pool or spa in the 'Individual Pool' column of the table below (or alternatively must not install any system for the pool);(b) if specified, the applicant must install a timer, to control the pool's pump; and(c) if specified, the applicant must install a timer to control the pool's pump.		✓	✓	
(iii) The applicant must install in the dwelling: <ul style="list-style-type: none">(a) the kitchen cook top and oven specified for that dwelling in the 'Appliances & other efficiency measures' column of the table below;(b) each appliance for which a rating is specified for that dwelling in the 'Appliances & other efficiency measures' column of the table below; and ensure that the appliance has that minimum rating; and(c) any other during the specified for the dwelling in the 'Appliances & other efficiency measures' column of the table.		✓	✓	
(iv) If specified in the table, the applicant must carry out the development on that each refrigerator space in the dwelling is 'well insulated'.		✓	✓	
(v) The applicant must install the photovoltaic system specified for the dwelling under the 'Photovoltaic system' heading in the 'Alternative energy' column of the table below, and connect the system to that dwelling's electrical system.		✓	✓	

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 6.03- EDCAL/PTPL/SL_21_0 Certificate No.: 17779384 Monday, 16 December 2024 page 3/10

(b) Thermal Performance and Materials		Show on DA plans	Show on CCDCG plans & specs	Committer check
(i) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.		✓	✓	
(ii) The applicant must install a water heating system for the dwelling's pool or spa. The applicant must: <ul style="list-style-type: none">(a) install the system specified for the pool or spa in the 'Individual Pool' column of the table below (or alternatively must not install any system for the pool);(b) if specified, the applicant must install a timer, to control the pool's pump; and(c) if specified, the applicant must install a timer to control the pool's pump.		✓	✓	
(iii) The applicant must install in the dwelling: <ul style="list-style-type: none">(a) the kitchen cook top and oven specified for that dwelling in the 'Appliances & other efficiency measures' column of the table below;(b) each appliance for which a rating is specified for that dwelling in the 'Appliances & other efficiency measures' column of the table below; and ensure that the appliance has that minimum rating; and(c) any other during the specified for the dwelling in the 'Appliances & other efficiency measures' column of the table.		✓	✓	
(iv) If specified in the table, the applicant must carry out the development on that each refrigerator space in the dwelling is 'well insulated'.		✓	✓	
(v) The applicant must install the photovoltaic system specified for the dwelling under the 'Photovoltaic system' heading in the 'Alternative energy' column of the table below, and connect the system to that dwelling's electrical system.		✓	✓	

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(b) Thermal Performance and Materials		Show on DA plans	Show on CCDCG plans & specs	Committer check
(i) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.		✓	✓	
(ii) The applicant must install a water heating system for the dwelling's pool or spa. The applicant must: <ul style="list-style-type: none">(a) install the system specified for the pool or spa in the 'Individual Pool' column of the table below (or alternatively must not install any system for the pool);(b) if specified, the applicant must install a timer, to control the pool's pump; and(c) if specified, the applicant must install a timer to control the pool's pump.		✓	✓	
(iii) The applicant must install in the dwelling: <ul style="list-style-type: none">(a) the kitchen cook top and oven specified for that dwelling in the 'Appliances & other efficiency measures' column of the table below;(b) each appliance for which a rating is specified for that dwelling in the 'Appliances & other efficiency measures' column of the table below; and ensure that the appliance has that minimum rating; and(c) any other during the specified for the dwelling in the 'Appliances & other efficiency measures' column of the table.		✓	✓	
(iv) If specified in the table, the applicant must carry out the development on that each refrigerator space in the dwelling is 'well insulated'.		✓	✓	
(v) The applicant must install the photovoltaic system specified for the dwelling under the 'Photovoltaic system' heading in the 'Alternative energy' column of the table below, and connect the system to that dwelling's electrical system.		✓	✓	

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First floor above habitable rooms or mezzanine		Suspended floor above garage	
Dwelling no.	Construction type	Area (m²)	Insulation
All dwellings	-	-	-

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Ceiling and roof		Raked ceiling / pitched or skillion roof	
Dwelling no.	Construction type	Area (m²)	Insulation
All dwellings	-	-	-

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 6.03- EDCAL/PTPL/SL_21_0 Certificate No.: 17779384 Monday, 16 December 2024 page 3/10

2. Commitments for common areas and central systems/facilities for the development (non-building specific)		Show on DA plans	Show on CCDCG plans & specs	Committer check
(b) Common areas and central systems/facilities				
(i) Water		✓	✓	
(ii) In carrying out the development, the applicant must install a showerhead, toilet, tap or clothes-washer into a common area, from that area must meet the specifications listed for it in the table.		✓	✓	
(iii) The applicant must install in the dwelling a water heating system for the dwelling's pool or spa. The applicant must: <ul style="list-style-type: none">(a) install the system specified for the pool or spa in the 'Individual Pool' column of the table below (or alternatively must not install any system for the pool);(b) if specified, the applicant must install a timer, to control the pool's pump; and(c) if specified, the applicant must install a timer to control the pool's pump.		✓	✓	
(iv) The applicant must install in the dwelling: <ul style="list-style-type: none">(a) the kitchen cook top and oven specified for that dwelling in the 'Appliances & other efficiency measures' column of the table below;(b) each appliance for which a rating is specified for that dwelling in the 'Appliances & other efficiency measures' column of the table below; and ensure that the appliance has that minimum rating; and(c) any other during the specified for the dwelling in the 'Appliances & other efficiency measures' column of the table.		✓	✓	
(v) If specified in the table, the applicant must carry out the development on that each refrigerator space in the dwelling is 'well insulated'.		✓	✓	
(vi) The applicant must install the photovoltaic system specified for the dwelling under the 'Photovoltaic system' heading in the 'Alternative energy' column of the table below, and connect the system to that dwelling's electrical system.		✓	✓	

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 6.03- EDCAL/PTPL/SL_21_0 Certificate No.: 17779384 Monday, 16 December 2024 page 3/10

Central energy systems		Type	Specification
Other	-	-	-

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 6.03- EDCAL/PTPL/SL_21_0 Certificate No.: 17779384 Monday, 16 December 2024 page 3/10

Notes	
1. In these commitments, 'applicant' means the person carrying out the development.	
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.	
3. The applicant must ensure that the development is carried out in accordance with the requirements of the Building Code of Australia (BCA) for both residential and non-residential purposes. Commitments in this certificate which are specified to apply to a 'common area' of a building or the development, apply only to that part of the building or development to be used for residential purposes.	
4. If this certificate lists a rating system as a commitment for a dwelling or building, and that system will also serve any other dwelling or building within the development, then that system need only be installed once (even if it is a suspended floor) as a commitment for that other dwelling or building.	
5. If a star or other rating is specified in a commitment, this is a minimum rating.	
6. All alternative water systems to be installed under these commitments, if any, must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that alternative, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in the job unless water supply.	
Legend	
1. Commitments identified with a 'W' in the 'Show on DA plans' column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).	
2. Commitments identified with a 'V' in the 'Show on CCDCG plans and specs' column must be shown in the plans and specifications accompanying the application for a construction certificate (complying development certificate for the proposed development).	
3. Commitments identified with a 'V' in the 'Committer check' column must be certified by a certifying authority as having been fulfilled. Note: a certifying authority must not issue an occupation certificate unless it is satisfied that the building is in compliance with the certificate, or for any part of such a building, where it is stated that each of the commitments shown fulfils it is required to monitor in relation to the building or part (has been fulfilled).	

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NOT FOR CONSTRUCTION

NOTES

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PROPOSED DUAL OCCUPANCY
DRAWING
107 TOMPSON STREET
PANANIA NSW 2213
DESIGN DRAFTED
BENITA ZEAITER
JOSEPH YOUSSEF
ANTHONY RAHME

BASIX COMMITMENTS
SCALE /A3
ISSUE A23.12.24

DWG No. 24397 - 22

NATHERS COMMITMENTS - DWELLING 1

Nationwide House Energy Rating Scheme®

NATHERS® Certificate No. 0011232220

Generated on 16 Dec 2024 using NERS Pro v4.3.3.3.25.

Property

Unit 1
101 Templeton Road,
PARRAMATTA, NSW 2153

Lot/DP
Lot 1 of DP 101

NCC rating
10

Floor/Floors
G / 1 Storey

Plans
None

New plan

Required by
31/03/24
ES Design

Construction and environment

Assisted four star [n/a]

Compliance

NCC 2019

NCC 2019

2019

Assessment
NCC 2019
2019

Assessment
NCC 2019
2019

Assessment
NCC 2019
2019

28.3 MJ/m²

Proposed maximum energy use
MJ/m²/yr
28.3 MJ/m²/yr

For more information on
NCC 2019 and NERS Pro
visit www.ners.gov.au

Thermal performance

Star rating

Thermal performance (MJ/m²)

	Heating	Cooling
Modelled	16.5	11.7
Local climate	15.6	10.8

Features determining least limits

Feature	Modelled (MJ/m²/yr)	Local climate (MJ/m²/yr)	NCC national limit (MJ/m²/yr)	Local climate limit (MJ/m²/yr)	Outside limit (MJ/m²/yr)
Roof	16.5	11.7	16.5	11.7	11.7
Walls	16.5	11.7	16.5	11.7	11.7
Floors	16.5	11.7	16.5	11.7	11.7
Windows	16.5	11.7	16.5	11.7	11.7
Shading	16.5	11.7	16.5	11.7	11.7
Other	16.5	11.7	16.5	11.7	11.7

Whole of home performance rating

No Whole of Home performance rating generated for this certificate

NCC provisions

Model/Territory variation
Yes

Declaration of interest

Declaration completed/not completed

Nationwide Certificate (NCC) requirements

The NCC states that the certificate holder must ensure that the certificate is issued in accordance with the NCC provisions and that the certificate is issued in accordance with the NCC provisions and that the certificate is issued in accordance with the NCC provisions.

The NCC states that the certificate holder must ensure that the certificate is issued in accordance with the NCC provisions and that the certificate is issued in accordance with the NCC provisions and that the certificate is issued in accordance with the NCC provisions.

The NCC states that the certificate holder must ensure that the certificate is issued in accordance with the NCC provisions and that the certificate is issued in accordance with the NCC provisions and that the certificate is issued in accordance with the NCC provisions.

Verifications

1. Verify the certificate holder's details (Name, Address, Contact Information) are correct and match the information provided in the certificate.

2. Verify the certificate holder's details (Name, Address, Contact Information) are correct and match the information provided in the certificate.

3. Verify the certificate holder's details (Name, Address, Contact Information) are correct and match the information provided in the certificate.

4. Verify the certificate holder's details (Name, Address, Contact Information) are correct and match the information provided in the certificate.

5. Verify the certificate holder's details (Name, Address, Contact Information) are correct and match the information provided in the certificate.

6. Verify the certificate holder's details (Name, Address, Contact Information) are correct and match the information provided in the certificate.

7. Verify the certificate holder's details (Name, Address, Contact Information) are correct and match the information provided in the certificate.

8. Verify the certificate holder's details (Name, Address, Contact Information) are correct and match the information provided in the certificate.

9. Verify the certificate holder's details (Name, Address, Contact Information) are correct and match the information provided in the certificate.

10. Verify the certificate holder's details (Name, Address, Contact Information) are correct and match the information provided in the certificate.

Footer to generate

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Page 1 of 1

HW020230 MATHS Certificate 7.2 Star Rating as of 16 Dec 2021

Roof window's schedule

Location	Window ID	Window size	Opening %	Height [mm]	Width [mm]	Orientation	Outdoor shade	Indoor shade
----------	-----------	-------------	-----------	-------------	------------	-------------	---------------	--------------

No Data Available

Skylight's type and performance

Skylight ID	Skylight description	Skylight reflectance
CE04-04-0016	Double-glazed apt., Timber and Aluminium Frame	0.8

Skylight's schedule

Location	Skylight ID	Skylight No.	Skylight shut length [mm]	Area [sqm]	Orientation	Outdoor shade	Diffuser
area	CE04-04-0016	01	50	1.09	0	None	No
Nority retreat	CE04-04-0016	01	50	1.09	0	None	No
Nority retreat	CE04-04-0016	02	50	1.09	0	None	No

External door's schedule

Location	Height [mm]	Width [mm]	Opening %	Orientation
Change	2400	2050	80	N
entry	2000	1200	80	N

External wall type

Wall type	Wall ID	Sober absorptance	Wall texture (category)	Bulk insulation (R-value)	Reflective wall wsg*
CE01-01-0001	Concrete, Linear Timber Stud 1 Frame	0.50	No insulation	No insulation	No
CE01-01-0002	CE01-01-0001	0.50	For Solid Bricks Vitr., Anti-glare one side	For Solid Bricks Vitr., Anti-glare one side	No
CE01-01-0003	Timber Stud Frame Brick Vitrer	0.50	Anti-glare full with bulk no gap R2.7	No	No

External wall's schedule


Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature (shading projection) [mm]	Vertical shading feature (shading) [mm]
Storage	EW-1	2000	6000	E	0	No
Storage	EW-2	2000	3100	N	0	No

10161620200

Insulated Certificate

7.2

Site Rating as of 10 Dec 2024



Hot water system

Appliances system type	Port type	Hot Water CER Score	Minimum efficiency WELS	Zone 3 WELS	Zone 3 Substitution tolerance ranges	Assessed daily load (kWh/d)
No Data Available						

Participate equipment

Appliances system type	Port 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	

10161620200

Insulated Certificate

7.2

Site Rating as of 10 Dec 2024




Hot water system

10161620200

Insulated Certificate

7.2

Site Rating as of 10 Dec 2024




Hot water system

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Insulated Certificate

7.2

Site Rating as of 10 Dec 2024




Hot water system

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Insulated Certificate

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Site Rating as of 10 Dec 2024




Hot water system

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Site Rating as of 10 Dec 2024




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Site Rating as of 10 Dec 2024

Hot water system

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Insulated Certificate

7.2

Site Rating as of 10 Dec

NR2023038 NR2023038 Certificate

7.2 Star Rating as of 16 Dec 2024

About the ratings

Thermal performance rating

NR2023038 thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (above a 4 star rating) on the Certificate does not take into account appliances, apart from the built-in microwave heating box.

Whole of Home performance rating

NR2023038's whole of home software app uses the heating and cooling energy loads combined with the energy performance of the house's appliances (heating, cooling, hot water, lighting, pumps, pool) and creates the expected energy generation and storage, and makes the expected energy ratio of the house a score out of 10 on the Certificate.

Heating & Cooling Load Limits

Additional information

In some locations where the MCC NR2023038 predicted maximum heating and cooling load limits may apply. Licenses holders should be advised to further protect their home from the effects by the presence or absence of an outdoor living area or garden or outdoor living area (or other) to the house. For the 2024 Standard 2024 NR2023038 heating and cooling load limits are tables or tables for the relevant load limits are provided, authorizing, noting that Data and Software remains only also see.

Setting Options:

Floor Type

- CGSG – Concrete Slab on Ground
- CGSG – Concrete Slab on Piers (or a mixture of CGSG and OF)
- NA – Not Applicable

MCC 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

Cost

No Whole of Home performance assessment conducted for this certificate


Predicted annual renewable energy impact

No Whole of Home performance assessment conducted for this certificate

4 Active Licenses

Generated on 2024-12-16 10:24:49 using NR2023038 v2.2.12.3.1 for 101 Tempan Road, PIRRIWA, NSW, 2213

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7.2.9c Rating as of 11-01-2020						
Location	Height [m]	Height [m]	Orientation	Horizontal shading factor [maximum projection] [m²]	Vertical shading factor [projected] [m²]	
Gänge	EW-1	2500	3200	N	0	No
Gänge	EW-1	2500	13300	E	0	No
Gänge	EW-1	2500	6300	S	0	No
Gänge	EW-2	2700	3100	E	0	No
Gänge	EW-2	2700	940	S	4180	No
Gänge	EW-2	2700	3200	N	0	No
entry	EW-2	3100	900	N	0	No
entry	EW-2	2700	2100	N	0	No
entry	EW-2	2700	2640	E	0	No
bath	EW-2	2700	1840	E	0	No
lory	EW-2	3200	1940	E	0	No
Kitchen/Living	EW-2	3200	800	N	4190	No
Kitchen/Living	EW-2	3200	5040	E	0	No
Kitchen/Living	EW-2	3200	4390	S	4400	No
pfly	EW-2	3200	5290	E	0	No
pfly	EW-2	3200	1760	S	4400	No
master Bedroom	EW-3	2500	4900	E	400	No
master Bedroom	EW-3	2500	1640	N	2240	No
master Bedroom	EW-3	2500	250	NW	800	No
master Bedroom	EW-3	2500	4900	N	400	No
cor	EW-3	2500	1760	E	300	No
ens	EW-3	2500	1840	E	300	No
bath	EW-3	2500	1840	E	300	No
Bedroom 4	EW-3	2500	3140	E	300	No
family retreat	EW-3	2500	3700	E	300	No
family retreat	EW-3	2500	1100	N	2150	No
Bedroom 4	EW-3	2500	3180	S	300	No
Bedroom 3	EW-3	2500	3640	E	300	No
Bedroom 3	EW-3	2500	3000	E	300	No

[illegible][illegible]

International Waste

7.2.2 Risk Rating as of 16 Dec 2021

Internal wall type


Job ID	Wall type	Area [m²]	Bulk Insulation
M0-01	Tie Concrete	0.00	No Insulation
M0-02	Concrete Panel/Bloc/Block, plaster on studs	34.83	No Insulation
M0-03	Single Skin Brick	68.47	No Insulation
M0-04	Cash lock, plasterboard	75.94	No Insulation
M0-05	Timber Stud Frame, Closed Foil Plasterboard	99.13	No Insulation
M0-06	Timber Stud Frame, Closed Foil Plasterboard	0.00	Bulk Insulation, Air Gap R2.7


Floor type

Location	Construction	Area [m²]	Sub-floor ventilation	Added Insulation (R-value)	Covering	Notes
Storage	Concrete Slab on Ground 200mm	20.49	None	Insulation, Glue to Floor R2.5	Bare	
Garage	Concrete Slab on Ground 200mm	67.49	None	No Insulation	Bare	
Storage / Storage	Concrete Timber Framed Above Plasterboard 200mm	1.60	No Insulation	Insulation	Carpet 10mm	
Storage	Supported Concrete Slab 200mm	9.28	Open	Bulk Insulation, Glue to Floor R2.5	Carpet 15mm	
entry / Storage	Concrete Timber Framed Above Plasterboard 150mm	11.72	No Insulation	Insulation	Carpet 10mm	
entry / Garage	Concrete Timber Framed Above Plasterboard 150mm	2.36	No Insulation	Insulation	Carpet 10mm	
bed / Storage	Concrete Timber Framed Above Plasterboard 200mm	0.00	No Insulation	Insulation	Carpet 10mm	
bed / Garage	Concrete Timber Framed Above Plasterboard 200mm	3.33	No Insulation	Insulation	Carpet 10mm	
bed	Supported Concrete Slab 200mm	1.07	Open	Bulk Insulation, Glue to Floor R2.5	Bare	
W / Garage	Concrete Timber Framed Above Plasterboard 150mm	6.51	No Insulation	Insulation	Carpet 10mm	
Kitchen/Living / Garage	Concrete Timber Framed Above Plasterboard 150mm	56.89	No Insulation	Insulation	Carpet 10mm	
W / Garage	Concrete Timber Framed Above Plasterboard 150mm	9.36	No Insulation	Insulation	Carpet 10mm	
Master Bedroom / Storage	Concrete Timber Framed Above Plasterboard 200mm	0.14	No Insulation	Insulation	Carpet 15mm	

[illegible]


FHCC230 Nucleus Certificate		7.2.30 Rating valid to 16-04-2023			
Location	Construction	Area (m ²)	Sub-floor ventilation	Added thermal mass	Covering
master bedroom / entry	Concrete Timber Floor Above Paddedboard 200mm	7.98	No	Insulation	Carpetic Tiles Beam
master Bedroom	Suspended Concrete Slab 200mm	18.27	No	Insulation	
1st / lounge	Concrete Timber Floor Above Paddedboard 200mm	4.91	No	Insulation	Carpetic Tiles Beam
1st / entry	Concrete Timber Floor Above Paddedboard 200mm	0.25	No	Insulation	Carpetic Tiles Beam
1st /	Suspended Concrete Slab 200mm	0.87	No	Insulation	Carpetic Tiles Beam
1st / lounge	Concrete Timber Floor Above Paddedboard 200mm	1.16	No	Insulation	Carpetic Tiles Beam
1st / bath	Concrete Timber Floor Above Paddedboard 200mm	4.97	No	Insulation	Carpetic Tiles Beam
1st / bath	Suspended Concrete Slab 200mm	1.36	No	Insulation	Carpetic Tiles Beam
Bedroom 4 / library	Concrete Timber Floor Above Paddedboard 200mm	6.76	No	Insulation	Carpetic Tiles Beam
Bedroom 4 / bedroom lounge	Concrete Timber Floor Above Paddedboard 200mm	3.43	No	Insulation	Carpetic Tiles Beam
Bedroom 4	Suspended Concrete Slab 200mm	1.76	No	Insulation	Carpetic Tiles Beam
family retreat / entry	Concrete Timber Floor Above Paddedboard 200mm	8.02	No	Insulation	Carpetic Tiles Beam
family retreat / lounge	Concrete Timber Floor Above Paddedboard 200mm	17.59	No	Insulation	Carpetic Tiles Beam
Bedroom 4 / bedroom lounge	Concrete Timber Floor Above Paddedboard 200mm	11.47	No	Insulation	Carpetic Tiles Beam
Bedroom 3 / bedroom lounge	Concrete Timber Floor Above Paddedboard 200mm	5.01	No	Insulation	Carpetic Tiles Beam
Bedroom 3 / gym	Concrete Timber Floor Above Paddedboard 200mm	6.90	No	Insulation	Carpetic Tiles Beam
Ceiling type					
Location	Construction materials type	Bulk insulation R-value (may include edge lost value)		Reflective wrap (yes/no)	
storage	Concrete, Paddedboard on Timber Floor	Bulk Insulation R2.5			
storage	Concrete, Timber Floor Above Paddedboard	Bulk Insulation R2.5			
storage	Concrete, Paddedboard on Timber Floor	Bulk Insulation R2.5			
storage	Concrete, Timber Floor Above Paddedboard	No Insulation			
storage	Paddedboard on Timber	Bulk Insulation R4.5			
storage	Concrete, Timber Floor Above Paddedboard	No Insulation			

MHF02330 Natures Certificate		7.2 Year Rating as of 15 Dec 2024									
Room schedule											
Room	Zone Type	Area (sq')¹									
storage	Daytime	20.49									
garage	Daytime	67.49									
living	Living	11.45									
entry	Daytime	25.23									
bath	Unconditioned	5.37									
libr	Unconditioned	5.51									
Kitchen/Living	Kitchen/Living	54.59									
prf	Daytime	9.38									
master Bedroom	Bedroom	26.37									
tot	Nighttime	6.91									
ens	Nighttime	6.21									
bath	Unconditioned	6.91									
Bedroom 4	Bedroom	12.11									
private retreat	Living	41.99									
Bedroom 6	Bedroom	11.48									
Bedroom 3	Bedroom	11.11									
Window and glazed door type and performance											
Default windows²											
Window ID	Window Description	Maximum U-value³	SHGC⁴	Substitution tolerance ranges							
				SHGC lower limit	SHGC upper limit						
ALM-GD-03-A	Aluminum B GD High Solar Gain Low-E	0.4	0.58	0.55	0.61						
ALM-GD-03-B	Aluminum B GD High Solar Gain Low-E	0.4	0.40	0.47	0.51						
Custome windows⁵											
Window ID	Window Description	Maximum U-value³	SHGC⁴	Substitution tolerance ranges							
				SHGC lower limit	SHGC upper limit						
No Data Available											

HX2023 2023 HERS Certificate		7.2 Star Rating as of 16 Dec 2024			
Location	Construction Methodology	Bulk Insulation R-value (may include edge heat values)	Reflective w/ gas(gas)		
entry	Concrete, Plasterboard w/ Timber Frame	Bulk Insulation R2.5			
entry	Concrete, Timber Framed Above Plasterboard	No Insulation			
bath	Concrete, Plasterboard w/ Timber Frame	Bulk Insulation R2.5			
bath	Concrete Timber Framed Above Plasterboard	No Insulation			
kit	Concrete, Plasterboard w/ Timber Frame	Bulk Insulation R2.5			
kit	Concrete Timber Framed Above Plasterboard	No Insulation			
Kitchen/Living	Concrete, Plasterboard w/ Timber Frame	Bulk Insulation R2.5			
Kitchen/Living	Concrete Timber Framed Above Plasterboard	No Insulation			
ply	Concrete, Plasterboard w/ Timber Frame	Bulk Insulation R2.5			
ply	Concrete Timber Framed Above Plasterboard	No Insulation			
master Bedroom	Plasterboard w/ Timber	Bulk Insulation R5.5			
rm	Plasterboard w/ Timber	Bulk Insulation R5.5			
rm	Plasterboard w/ Timber	Bulk Insulation R5.5			
bath	Plasterboard w/ Timber	Bulk Insulation R5.5			
Bedroom 4	Plasterboard w/ Timber	Bulk Insulation R5.5			
family room	Plasterboard w/ Timber	Bulk Insulation R5.5			
Bedroom 4	Plasterboard w/ Timber	Bulk Insulation R5.5			
Bedroom 3	Plasterboard w/ Timber	Bulk Insulation R5.5			

Ceiling penetrators ²				
Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
large	2	Dowlights - LED	0	Sealed
entry	8	Dowlights - LED	0	Sealed
bath	1	Exhaust Fan	305	Sealed
kit	1	Exhaust Fan	305	Sealed
Kitchen/Living	11	Dowlights - LED	0	Sealed
Kitchen/Living	1	Exhaust Fan	305	Sealed
master Bedroom	8	Dowlights - LED	0	Sealed
rm	1	Exhaust Fan	305	Sealed
bath	1	Exhaust Fan	305	Sealed
Bedroom 4	2	Dowlights - LED	0	Sealed
family room	8	Dowlights - LED	0	Sealed

01/10/2023 Sauerbrey Certificate 7.3 Year Rating as of 10 Dec 2024



Window and glazed door schedule

Location	Window ID	Window Description	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
ounge	ALM-002-Q3-A	W77	945	2410	Sliding	45	E	No
ounge	ALM-002-Q3-A	W68	2400	2100	Fixed	00	N	No
entry	ALM-002-Q3-A	W64	3150	690	Fixed	00	N	No
entry	ALM-002-Q3-A	W65	2000	690	Fixed	00	N	No
bath	ALM-002-Q3-A	W66	2100	610	Louvre	90	E	No
ity	ALM-001-Q3-A	W62	2400	720	Casement	90	E	No
Kitchen/Living	ALM-002-Q3-A	W69	660	2710	Sliding	60	E	No
ity	ALM-002-Q3-A	W16	2400	3010	Sliding	75	E	No
ity	ALM-001-Q3-A	W61	2400	620	Casement	90	E	No
master Bedroom	ALM-002-Q3-A	W12	2050	3600	Sliding	10	N	Yes
ens	ALM-002-Q3-A	W13	660	1210	Sliding	45	E	No
bath	ALM-002-Q3-A	W14	660	1210	Sliding	45	E	No
Bedroom 4	ALM-002-Q3-A	W18	900	2410	Sliding	45	E	No
family retreat	ALM-002-Q3-A	W16	900	2410	Sliding	45	E	No
family retreat	ALM-002-Q3-A	W11	2000	610	Fixed	00	N	No
Bedroom 4	ALM-002-Q3-A	W19	2400	3410	Sliding	60	S	No
Bedroom 3	ALM-002-Q3-A	W17	900	2410	Sliding	45	E	No
Bedroom 3	ALM-002-Q3-A	W18	2400	3410	Sliding	60	S	No

Roof window* type and performance value

Detail roof window*


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

Curtain roof window*

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

* Refer to project:
Generated on 10 Dec 2024 using XERO Thermal v2.2.2.23.9 (Rev 1.1.0) Template Ref: FPMWMA_NZS_2219

Page 6 of 10

901023230 Rueditec Certificate		7.2 Star Rating as of 11 Dec 2024			
Location	Quantity	Diameter [mm]	Sealed/omitted		
Bedroom 4	2	Downlights - LED	0	Sealed	
Bedroom 3	2	Downlights - LED	0	Sealed	

Ceiling fans				
Location	Quantity	Diameter [mm]		
No Data Available				

Roof type					
Construction	Added insulation [R-value]	Solar absorptance [mm]	Roof shade [mm]		
Waterproofing Membrane	No Insulation, Only an Air Gap		0.50	Medium	
Completed Ins Timber Frame	Bulk, Reflective Side Down, No Air Gap Above R1.3		0.50	Medium	

Thermal bridging schedule for steel frame elements

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [R807, 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 250W/m² is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system						
Appliance/system type	Location	Unit type	Minimum efficiency/performance	Recommended capacity		
No Data Available						

Heating system						
Appliance/system type	Location	Unit type	Minimum efficiency/performance	Recommended capacity		
No Data Available						

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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DESIGN
DRAFTED

PROPOSED DUAL OCCUPANCY

107 TOMPSON STREET
PANANIA NSW 2213

BENITA ZEAITER
JOSEPH YOUSSEF

ANTHONY RAHME

DRAWING

NATHERS COMMITMENTS - DWELLING

SCALE /A3
ISSUE A 23.12.24

DWG No. 24397 - 23

NATHERS COMMITMENTS - DWELLING 2

Nationwide House Energy Rating Scheme®

NATHERS® Certificate No. 0011623238

Generated on 16 Dec 2024 using RES-3.0 (v3.0.3.2024)

Property

Address Unit 2, 307 Tampara Road,
PRAIRIE, NSW 2213

Lot/DP Lot 10 of DP 90171

NCC class* 9b

Plotted Floors 0 of 3 floors

State New South Wales

7.2
NHERS Star Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

27.8 MJ/m²

Provisional and subject to audit

For more information visit
www.nathers.gov.au
or info@nathers.gov.au

Plans

Plan prepared by 310124

Prepared by E.R. Delapain

Construction and environment

Assessed For area [m²]
Combined 27.3

Exposure type NorthEast (Littoral zone)

State 310168

City 3603 (Sydney Airport)

Geocore 87.3

Accredited assessor

Name	Number	Address
Business Name	01605500	Unit 2/307 Tampara Road
Phone	0485560000	
Mobile	0485560000	
Accreditation No.	0000000000000000	

Assessor Accreditation Organisation

Energy Rating Services Ltd
100/100 Pittwater Road, Pittwater NSW 1505

Declaration of Assessor

I declare that the information provided is true and correct to the best of my knowledge and belief.

NCC Requirements

Volume Type

Boundary Variation Yes

Nationwide Certificate (NCC) requirements

The NCC is a national standard for energy efficiency in new buildings. It is a requirement for all new buildings to be constructed in accordance with the NCC. The NCC is a requirement for all new buildings to be constructed in accordance with the NCC. The NCC is a requirement for all new buildings to be constructed in accordance with the NCC.

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

Verification is a process that ensures the accuracy of the energy rating. It is a requirement for all new buildings to be constructed in accordance with the NCC. The NCC is a requirement for all new buildings to be constructed in accordance with the NCC. The NCC is a requirement for all new buildings to be constructed in accordance with the NCC.

* Refer to guidance: <https://www.nathers.gov.au/RES-3.0> using RES-3.0 (v3.0.3.2024) for NHERS 7.2 (307 Tampara Road, PRAIRIE, NSW 2213)

Page 1 of 1

HW12322222222222222222 7.2 Timber and steel of 10 Dec 2024

Roof window schedule

Location	Window ID	Width [mm]	Opening %	Height [mm]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight type and performance

Skylight ID	Skylight description	Skylight shaft reflectance
GLS-04-GLS04	Double-glazed panel, Timber and Aluminium Frame	0.8

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orientation	Outdoor shade	Officer
area	GLS-04-GLS04	03	00	1.09	03	None	No
famly retreat	GLS-04-GLS04	01	00	1.95	03	None	No
famly retreat	GLS-04-GLS04	02	00	1.95	03	None	No

External door schedule


Location	Height [mm]	Width [mm]	Opening %	Orientation
Storage	2050	2050	90	N
entry	2000	1200	90	N

External wall type

Wall ID	Wall type	Solar absorptance	Wall colour (RGB)	Bulk Insulation (no insulation)	Reflective wall seq?
0	Concrete, Liner Timber Stud 1 Frame	0.50	00 00 00	0	No
1	Cerdy Block	0.50		For Solid Bubble Wrap, Anti-glare one side	No
2	Timber Stud Frame Brick Veneer	0.50		Anti-glare foil with bulk no R12 ?	No

External wall schedule

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading features (maximun projection [mm])	Vertical shading features [mm]
Storage	EW-1	2000	3100	N	0	No
entry	EW-1	2002	6020	W	0	No

0019122328 NetWOTEC Certificate		7.2 Star Rating as of 10 Dec 2023										
Hot water systems												
Appliance/s system type	Pull type	Hot Water CSD Zone	Minimum efficiency (WEC)	Zone 3 Substitution tolerance ranges	Assessed daily load (litres)							
No Data Available												
Pool/s equipment												
Appliance/s system type	Pull 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												

[illegible]

601022328 NorthEast Center		7.7 30a Rating as of 10 Dec 2024		Horizontal shading		Vertical shading	
Location	Wall ID	Height [m]	Width [m]	Orientation	Roofline* maximum projection [mm]	max	min [degrees]
Garge	EW-1	2500	6350	S	0	0	No
Garge	EW-1	2500	13850	W	0	0	No
Garge	EW-1	2500	3200	N	0	0	No
lounge	EW-2	2700	3250	N	0	0	No
lounge	EW-2	2700	950	S	4150	No	
lounge	EW-2	2700	3150	W	0	0	No
entry	EW-2	2700	2645	N	0	0	No
entry	EW-2	2700	2150	N	0	0	No
entry	EW-2	3150	950	N	0	0	No
bath	EW-2	2700	1940	W	0	0	No
entry	EW-2	3250	1940	W	0	0	No
Kitchen/Living	EW-2	3200	4395	S	4400	No	
Kitchen/Living	EW-2	3250	6545	W	0	0	No
Kitchen/Living	EW-2	3200	950	N	4150	No	
ptty	EW-2	3200	1795	S	4400	No	
ptty	EW-2	3250	5295	W	0	0	No
master Bedroom	EW-3	2500	4950	N	400	No	
master Bedroom	EW-3	2500	250	NE	880	No	
master Bedroom	EW-3	2500	1950	E	1200	No	
master Bedroom	EW-3	2500	4450	W	400	No	
hall	EW-3	2500	1750	W	300	No	
ens	EW-3	2500	1640	W	300	No	
bath	EW-3	2500	1840	W	300	No	
Bedroom 4	EW-3	2500	2140	W	300	No	
family retreat	EW-3	2600	1195	N	2150	No	
family retreat	EW-3	2500	5750	W	300	No	
Bedroom 3	EW-3	2600	3195	S	300	No	
Bedroom 3	EW-3	2500	3095	S	300	No	
Bedroom 3	EW-3	2500	3645	W	300	No	

[illegible]

HW12323232 Marketing Certificate **7.3 The Rating of 15 out of 20**

Certificate check

The checklist contains important items impacting the building's safety. It is recommended that the accuracy of the whole checklist is checked.

Note: The types include where and by whom each item should be checked. It is not necessary to complete this checklist.

Get into the certificate

Does the Certificate contain the availability of the Web address or e-mail certificate link in the first page? ☐

Does the HW12323232 certificate number on the first HW12323232 page match the number on the Certificate? ☐

Thermal performance check

Windows and glazed doors

Does the window frame, glazing type and location shown on the first HW12323232 diagram as an installed match what is shown in "Window and glazed door schedule" and the window information table on the Certificate? ☐

Does the installed window frame the information between "APR" based HW12323232 and "U-value" in the table "Window and glazed door type and performance" and the window information table on the Certificate? ☐

External walls

Does the external wall building HW12323232 values shown on the first HW12323232 diagram as an installed match what is shown in the "External wall schedule" and the wall information table on the Certificate? ☐

Does the external wall glazing product match what is shown in the "External wall schedule" and the wall information table on the Certificate? ☐

Floor

Does the floor location HW12323232 values shown on the first HW12323232 diagram as an installed match what is shown in the "Floor type" table on the Certificate? ☐

Ceiling partitions

Does the quantity and type of ceiling partitioning in the drawings, whether shown on the first HW12323232 diagram as an installed match what is shown in the "Ceiling partition" table on the Certificate? ☐

Ceiling

Does the ceiling installation HW12323232 values on the first HW12323232 diagram as an installed match what is shown in the "Ceiling type" table on the Certificate? ☐

Roof

Does the external roof slope (shown in the first HW12323232 diagram) as an installed match what is shown in the "Roof slope" table on the Certificate? ☐

Apartment entrance doors (BCC Class 2 assemblies only)

Does the external door schedule (shown in the first HW12323232 diagram) as an installed match what is shown in the "External door schedule" table on the Certificate? ☐

Equipment

Has the appropriate equipment type (shown on page 1) been approved for the appropriate equipment type (shown on page 1) as specified in the "Approved equipment" table on the Certificate? ☐

Heating and cooling load on page 1

Is the heating and cooling load on page 1 match what is shown in the "Heating and cooling load" table on the Certificate? ☐

Approval stage

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Construction stage

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01/10/2023 AMERICAN COLLEGE 7.3. See Rating as of 01 Dec 2024



Internal wall type

Wdth	Wall type	Area [m²]	Bulk insulation
M-001	Concrete Two-Block Brick, plaster on studs	34.43	No insulation
M-002	1in Concrete	0.50	No insulation
M-003	Single Skin Brick	74.08	No insulation
M-004	Cavity brick, plasterboard	75.84	No insulation
M-005	Timber Stud Frame, Dry Fix Plasterboard	94.38	No insulation
M-006	Timber Stud Frame, Dry Fix Plasterboard	0.30	Bulk insulation, Air Gap R2.7

Floor type


Location	Construction	Area [m²]	Sub-floor	Added Insulation [R-value]	Covering
storage	Concrete Slab on Ground 200mm	20.49	None	No insulation	Bare
Garage	Concrete Slab on Ground 200mm	87.49	None	No insulation	Bare
entry / storage	Concrete Timber Framed Above Plasterboard 200mm	1.89	No insulation	Capitol 10mm	
lounge	Expanded Concrete Slab 200mm	9.28	Open	Bulk insulation, Gap in Floor R2.5	Ceramic Tiles from
entry / lounge	Concrete Timber Framed Above Plasterboard 150mm	11.73	No insulation	No insulation	Capitol 10mm
study / Garage	Concrete Timber Framed Above Plasterboard 150mm	2.39	No insulation	No insulation	Capitol 10mm
bath / storage	Concrete Timber Framed Above Plasterboard 200mm	0.00	No insulation	No insulation	Capitol 10mm
bath / Garage	Concrete Timber Framed Above Plasterboard 200mm	5.19	No insulation	No insulation	Capitol 10mm
bath	Expanded Concrete Slab 200mm	1.07	Open	Bulk insulation, Gap in Floor R2.5	Ceramic Tiles from
Wdr / Garage	Concrete Timber Framed Above Plasterboard 150mm	6.51	No insulation	No insulation	Capitol 10mm
Kitchen/Living / Garage	Concrete Timber Framed Above Plasterboard 150mm	55.00	No insulation	No insulation	Capitol 10mm
gdr / Garage	Concrete Timber Framed Above Plasterboard 150mm	9.39	No insulation	No insulation	Capitol 10mm
Master Bedroom / Garage	Concrete Timber Framed Above Plasterboard 200mm	0.14	No insulation	No insulation	Ceramic Tiles from

[illegible]

01/10/2023 MASTERFILE Certificate		7.3 Rating as of 15 Dec 2020			
Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation (if added)	Covering
Master Bedroom / entry	Concrete Timber Framed Above Plasterboard 200mm	7.99	No	No Insulation	Ceramic Tiles Beem
Master Bedroom	Suspended Concrete Slab 200mm	10.28	Open	No Insulation	Ceramic Tiles Beem
air / lounge	Concrete Timber Framed Above Plasterboard 200mm	4.91	No	No Insulation	Ceramic Tiles Beem
air / entry	Concrete Timber Framed Above Plasterboard 200mm	0.25	No	No Insulation	Ceramic Tiles Beem
air / lounge	air / entry Suspended Concrete Slab 200mm	1.17	Open	No Insulation	Ceramic Tiles Beem
air / lounge	Concrete Timber Framed Above Plasterboard 200mm	6.85	No	No Insulation	Ceramic Tiles Beem
bath / bath	Concrete Timber Framed Above Plasterboard 200mm	4.97	No	No Insulation	Ceramic Tiles Beem
bath	Suspended Concrete Slab 200mm	1.36	Open	No Insulation	Ceramic Tiles Beem
Bedroom 4 / bay	Concrete Timber Framed Above Plasterboard 200mm	6.76	No	No Insulation	Ceramic Tiles Beem
Bedroom 4 / children/Living	Concrete Timber Framed Above Plasterboard 200mm	5.43	No	No Insulation	Ceramic Tiles Beem
Bedroom 4	Suspended Concrete Slab 200mm	1.79	Open	No Insulation	Ceramic Tiles Beem
terrace wheel / entry	Concrete Timber Framed Above Plasterboard 200mm	6.03	No	No Insulation	Ceramic Tiles Beem
terrace wheel / children/Living	Concrete Timber Framed Above Plasterboard 200mm	17.59	No	No Insulation	Ceramic Tiles Beem
Bedroom 4 / children/Living	Concrete Timber Framed Above Plasterboard 200mm	11.48	No	No Insulation	Ceramic Tiles Beem
Bedroom 3 / bay	Concrete Timber Framed Above Plasterboard 200mm	5.01	No	No Insulation	Ceramic Tiles Beem
Bedroom 3 / children/Living	Concrete Timber Framed Above Plasterboard 200mm	6.90	No	No Insulation	Ceramic Tiles Beem
Bedroom 3 / play	Concrete Timber Framed Above Plasterboard 200mm	6.90	No	No Insulation	Ceramic Tiles Beem

Ceiling gyno

Location	Construction	Bulk insulation R-value (only include edge batt when present)	Reflective wrap / gasket
storage	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
storage	Concrete Timber Framed Above Plasterboard	No Insulation	
garage	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
garage	Concrete Timber Framed Above Plasterboard	No Insulation	
garage	Plasterboard on Timber	Bulk Insulation R4.0	
garage	Concrete Timber Framed Above Plasterboard	No Insulation	

WINDPROX Windows Certificate Room schedule		7.2 Max Rating as of 10 Dec 2024					
Room	Zone Type	Area (sq') _____					
storage	Daytime	20.49					
Gearage	Gearage	87.49					
Lounge	Living	11.45					
entry	Daytime	25.23					
bath	Unconditioned	5.57					
libr	Unconditioned	5.51					
Kitchen/Living	Kitchen/Living	54.99					
ptty	Daytime	9.50					
Master Bedroom	Bedroom	25.37					
eat	Afternoon	6.91					
ens	Nighttime	6.21					
bath	Unconditioned	6.91					
Bedroom 4	Bedroom	12.11					
family retreat	Living	41.99					
Bedroom 4	Bedroom	11.48					
Bedroom 3	Bedroom	11.11					

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-GDZ-010	Aluminum B 52 High Solar Gain Low-E	0.4	0.58	0.56	0.61
ALM-GDZ-025	Aluminum A 52 High Solar Gain Low-E	0.4	0.49	0.47	0.51


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

H10122222222222222222		7.2 m Rating as of 10 Dec 2024		Bulk insulation R-value		Reflective wrap [optional]	
Location	Construction material(s)						
entry	Concrete, Plasterboard on Timber Frame			Bulk Insulation R2.5			
entry	Concrete, Timber Framed Above Plasterboard			No Insulation			
bath	Concrete, Plasterboard on Timber Frame			Bulk Insulation R2.5			
entry	Concrete, Timber Framed Above Plasterboard			No Insulation			
entry	Concrete, Plasterboard on Timber Frame			Bulk Insulation R2.5			
entry	Concrete, Timber Framed Above Plasterboard			No Insulation			
Kitchen/Living	Concrete, Plasterboard on Timber Frame			Bulk Insulation R2.5			
Kitchen/Living	Concrete, Timber Framed Above Plasterboard			No Insulation			
entry	Concrete, Plasterboard on Timber Frame			Bulk Insulation R2.5			
entry	Concrete, Timber Framed Above Plasterboard			No Insulation			
master Bedroom	Plasterboard on Timber			Bulk Insulation R5.5			
vic	Plasterboard on Timber			Bulk Insulation R5.5			
ens	Plasterboard on Timber			Bulk Insulation R5.5			
bath	Plasterboard on Timber			Bulk Insulation R5.5			
Bedroom 4	Plasterboard on Timber			Bulk Insulation R5.5			
family retreat	Plasterboard on Timber			Bulk Insulation R5.5			
Bedroom 4	Plasterboard on Timber			Bulk Insulation R5.5			
Bedroom 3	Plasterboard on Timber			Bulk Insulation R5.5			

Ceiling penetrations*

Location	Quantity	Unit Type	Diameter [mm]	Sealed/unsealed
terrace	2	Downlights - LED	0	Sealed
entry	8	Downlights - LED	0	Sealed
entry	1	Exhaust Fan	305	Sealed
bath	1	Exhaust Fan	305	Sealed
entry	1	Exhaust Fan	305	Sealed
Kitchen/Living	10	Downlights - LED	0	Sealed
Kitchen/Living	1	Exhaust Fan	305	Sealed
master Bedroom	6	Downlights - LED	0	Sealed
ens	1	Exhaust Fan	305	Sealed
bath	1	Exhaust Fan	305	Sealed
Bedroom 6	2	Downlights - LED	0	Sealed
family retreat	8	Downlights - LED	0	Sealed

HETEROGENEOUS MATERIALS Conference 7.3 The Rating as of 10.04.2019



Window and glazed door schedule

Location	Window no.	Window description	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device
lounge	ALM-002-01A	W7	2400	2100	Fixed	00	N	No
lounge	ALM-002-01A	W6	945	2410	Sliding	45	W	No
entry	ALM-002-01A	n/a	2600	690	Fixed	00	N	No
entry	ALM-002-01A	n/a	2150	690	Fixed	00	N	No
bath	ALM-002-01A	n/a	2100	610	Louvre	90	W	No
lily	ALM-001-01A	n/a	2400	720	Ceilingnet	90	W	No
Kitchen/Living	ALM-002-01A	n/a	2400	3310	Sliding	75	S	No
Living/Living	ALM-002-01A	n/a	950	2710	Sliding	65	N	No
play	ALM-002-01A	n/a	2400	620	Ceilingnet	90	S	No
vestibule	ALM-002-01A	n/a	2400	1210	Sliding	10	N	Yes
ens	ALM-002-01A	n/a	600	1210	Sliding	45	W	No
bath	ALM-002-01A	n/a	600	1210	Sliding	45	W	No
Bedroom 4	ALM-002-01A	n/a	900	2410	Sliding	45	W	No
family retreat	ALM-002-01A	n/a	2500	610	Fixed	00	N	No
family retreat	ALM-002-01A	n/a	900	2410	Sliding	45	W	No
Bedroom 4	ALM-002-01A	n/a	2400	2110	Sliding	65	S	No
Bedroom 3	ALM-002-01A	n/a	2400	2410	Sliding	60	S	No
Bedroom 3	ALM-002-01A	n/a	980	2410	Sliding	45	W	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				

Custom roof window*

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

* Refer to footnotes

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101042338 NASHVILLE Central		7.2 Day Rating as of 16 Dec 2024								
Location	Quantity	Quantity	Diameter [mm]	Sealed/insulated						
Bedroom 4	2	Downlights - LED	0	Sealed						
Bedroom 3	2	Downlights - LED	0	Sealed						
<hr/>										
Ceiling fans										
Location	Quantity	Quantity	Diameter [mm]							
No Data Available										
<hr/>										
Roof type										
Construction	Added insulation [m ² ·K/Watt]		Solar absorbance [color]	Roof shade						
Waterproofing/Membrane	No insulation, Only an Air Gap		0.85	Medium						
Completed from Timber Frame	Bulk, Reflective Side Down, No Air Gap Above R1.3		0.85	Medium						
<hr/>										
Thermal bridging schedule for steel frame elements										
Building element	Steel section dimensions [height x width, mm]		Frame spacing [mm]	Steel thickness [MMT,mm]	Thermal conductivity [W/mK]					
No Data Available										
<hr/>										
Appliance schedule										
<i>(not applicable if a Whole of Home performance assessment is not conducted for this certificate)</i>										
Note: A flat assumption of 500W/m ² is used for lighting, therefore lighting is not included in the appliance schedule.										
<hr/>										
Cooling system										
Appliances/system type	Location	Part type	Minimum efficiency/ performance	Recommended capacity						
No Data Available										
<hr/>										
Heating system										
Appliances/system type	Location	Part type	Minimum efficiency/ performance	Recommended capacity						
No Data Available										
<hr/>										

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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DESIGN
DRAFTED

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DRAWING

NATHERS COMMITMENTS - DWELLING

SCALE /A3
ISSUE A 23.12.24

DWG No. 24397 - 24