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BROWSE: WWW.INHAUSDESIGNS.COM.AU

GREENACRE HOME

29 GREENACRE ROAD, GREENACRE

NOAH DEAN

1710.2024

NORTH POINT

SCALE AS INDICATED @ A1

NOTES
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D 10.12.24	ISSUED FOR CONSULTANTS
E 30.01.25	ISSUED FOR DA SUBMISSION
F	

LEGEND

TITLE
COVER SHEET

CHECKED BY JE

DWG # INHAUS-00

REVISION E

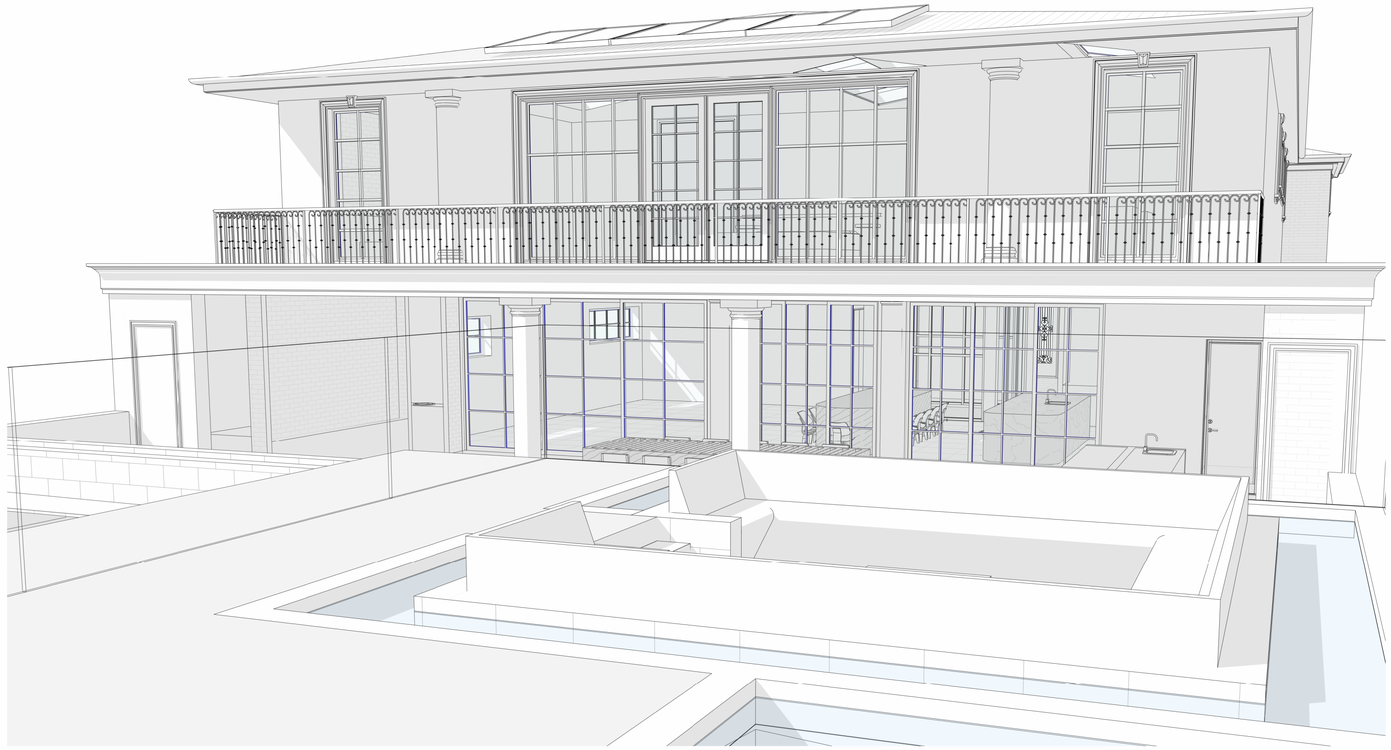
PROJECT # 2469

NOT FOR CONSTRUCTION

DEMOLITION OF EXISTING STRUCTURES AND PROPOSED CONSTRUCTION OF A TWO-STOREY DWELLING ABOVE BASEMENT WITH SWIMMING POOL AND CABANA.

INHAUS-00	COVER SHEET
INHAUS-01	COMPLIANCE PAGE
INHAUS-02	SITE PLAN
INHAUS-03	BASEMENT FLOOR PLAN
INHAUS-04	GROUND FLOOR PLAN
INHAUS-05	FIRST FLOOR PLAN
INHAUS-06	ROOF PLAN
INHAUS-07	ELEVATIONS
INHAUS-08	SECTIONS
INHAUS-09	POOL SECTIONS/BACKYARD PLAN
INHAUS-10	WINDOW + DOOR SCHEDULE
INHAUS-11	WALL SCHEDULE/FENCE
INHAUS-12	SITE ANALYSIS
INHAUS-13	SHADOW DIAGRAMS
INHAUS-14	SHADOW DIAGRAMS
INHAUS-15	DEMOLITION PLAN
INHAUS-16	PARKING PLAN/DRIVEWAY PROFILE
INHAUS-17	SEDIMENT CONTROL PLAN
INHAUS-18	SCHEDULE OF COLOURS AND FINISHES
INHAUS-19	BASIX COMMITMENTS
INHAUS-20	NatHERS
INHAUS-21	NCC/AS
NP-01	NOTIFICATION PLAN
NP-02	NOTIFICATION PLAN
NP-03	NOTIFICATION PLAN





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GREENACRE HOME

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NOAH DEAN

1710.2024

NORTH POINT

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LEGEND
EXCLUDED AREA
DEEP SOIL
GFA
SWIMMING POOL
PRIVATE OPEN SPACE
SITE BOUNDARY
REGION LIMIT

TITLE
COMPLIANCE PAGE

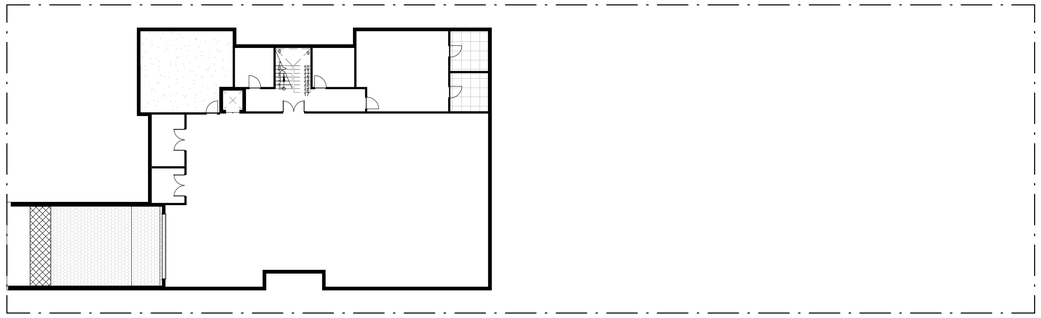
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DWG # INHAUS-01

REVISION E

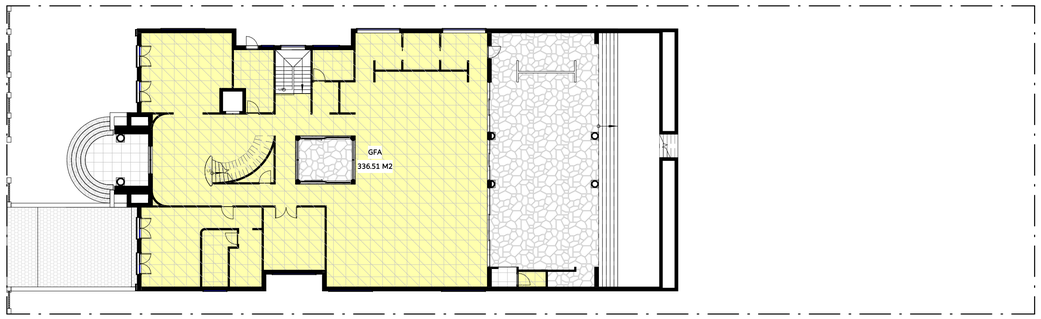
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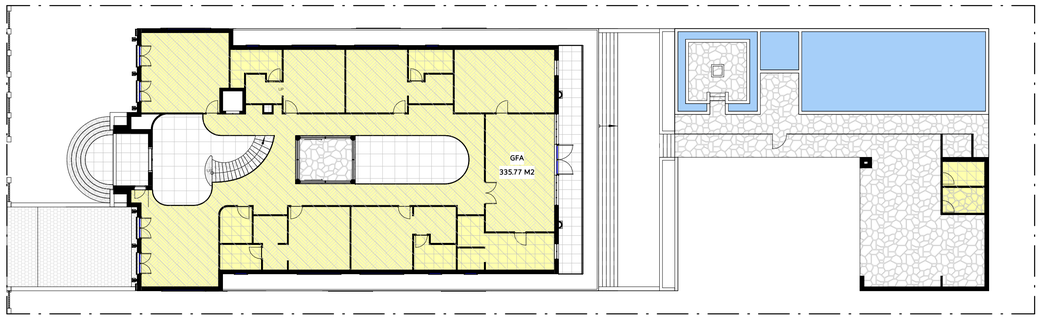
GFA BASEMENT FLOOR

1 : 200



GFA GROUND FLOOR

1 : 200



GFA FIRST FLOOR

1 : 200



DEEP SOIL

1 : 200

COMPLIANCE TABLE

TWO-STOREY DWELLING + BASEMENT + POOL + CABANA

COUNCIL - CANTERBURY- BANKSTOWN

DCP/LEP - CANTERBURY- BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023

DP NUMBER - 223975

LOT NUMBER - 12

ZONING - R2

SITE AREA - 1349.73 M^2	PERMISSIBLE	PROPOSED
0.5:1	674.865M^2	672.28M^2
TOTAL GFA		LOT
BASEMENT GFA		M^2
GROUND FLOOR GFA		336.51M^2
FIRST FLOOR GFA		335.77M^2
MAX HEIGHT	8.5M	8.5M
SETBACKS		
GROUND FLOOR FRONT SETBACK	5.5M	8.5M
GROUND FLOOR REAR SETBACK	6M	35.4M
GROUND FLOOR SIDE SETBACK	0.9M	1.5M
FIRST FLOOR FRONT SETBACK	6.5M	6.7M
FIRST FLOOR REAR SETBACK	6M	31.07M
FIRST FLOOR SIDE SETBACK	1.5M	2.6M
GARAGE SETBACK	1M BEHIND BLDG LINE	8.5M
PRIVATE OPEN SPACE	80M^2	240M^2
LANDSCAPE / DEEP SOIL		
		353.46M^2
45% OF AREA FORWARD OF BLDG LINE	76.5M^2	83.59M^2

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GREENACRE HOME

29 GREENACRE ROAD, GREENACRE

NOAH DEAN

1710.2024

NORTH POINT

SCALE AS INDICATED @ A1

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LEGEND

- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
SITE PLAN

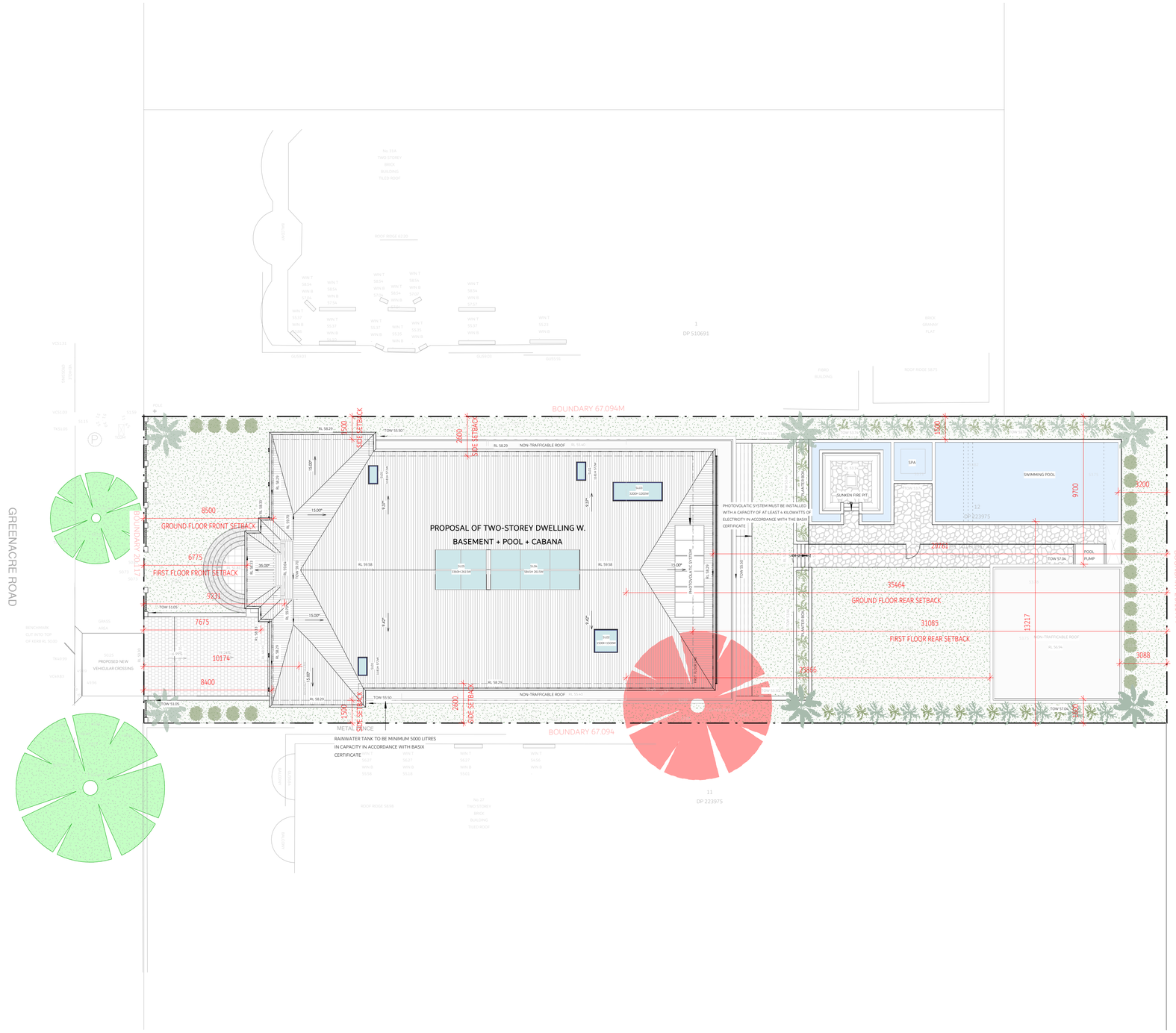
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DWG # INHAUS-02

REVISION E

PROJECT # 2469

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SITE PLAN

1 : 150

0M 3M 6M 9M 12M 15M

VISUAL SCALE 1:150 @ A1

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1710.2024

NORTH POINT

SCALE AS INDICATED @ A1

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LEGEND
- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
BASEMENT FLOOR PLAN

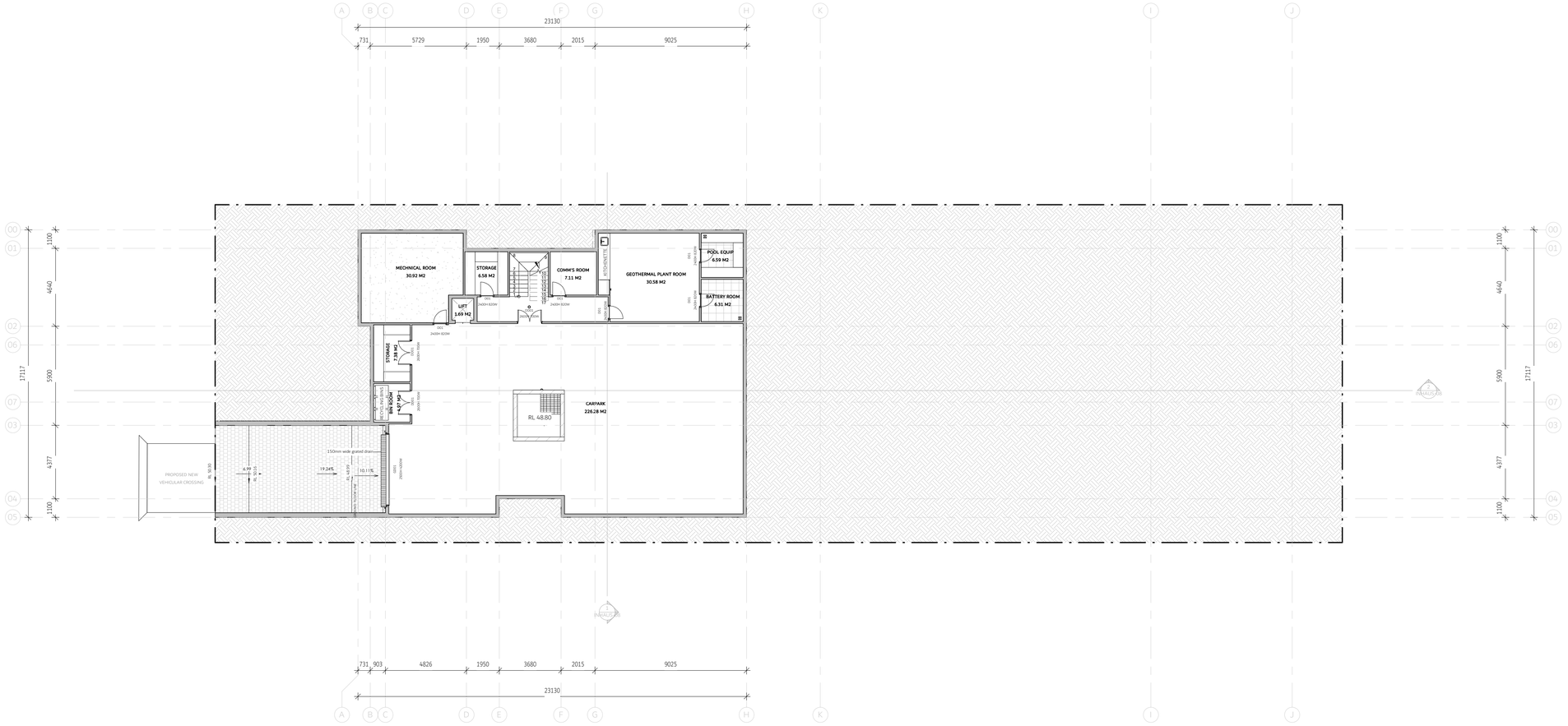
CHECKED BY JE

DWG # INHAUS-03

REVISION E

PROJECT # 2469

NOT FOR CONSTRUCTION



BASEMENT FLOOR LEVEL

1 : 150

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

- WET AREA IN ACCORDANCE WITH H4D1, H4D2 & H4D3 OF THE NCC VOLUME TWO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740.
- MECHANICAL VENTILATION LOCATIONS ARE LOCATED AND NOTED IN ACCORDANCE TO AS 1668.2
- SMOKE ALARM LOCATIONS ARE LOCATED AND NOTED IN ACCORDANCE TO AS3786 & NCC HOUSING PROVISIONS CLAUSE 9.5.2
- EXTERNAL BALCONIES ARE TO BE WATERPROOFED IN ACCORDANCE PER NCC – H2D8 & AS 4654.1 & 2.
- EXTERNAL BALCONIES AND PATIOS/ALFRESCO HAVE A MINIMUM STEPDOWN OF 50MM (N2 WIND) OR 70MM (N3 WIND).
- WINDOWS LOCATED WITHIN SHOWER AREA HAVE A SILL HEIGHT OF MINIMUM 1800MM
- WET AREA FLOOR WASTE LOCATIONS AND FALLS BETWEEN 1:50 – 1:80 TO ALL FLOOR WASTES IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 10.2.12.
- NOMINATED HANDRAILS ARE LOCATED AND NOTED IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 11.3.5.
- FIRST FLOOR BEDROOM WINDOWS ARE TO HAVE WINDOW RESTRICTORS OR SCREENS (CRIM-SAFE STYLE MESH) INSTALLED IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 11.3.7.
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- LIFT OFF HINGES/ SLIDING DOOR IN ACCORDANCE WITH PART 10.4.2 OF NCC2022 MAY 2023
- EAVES TO BE CONSTRUCTED AS PER 9.3.1 OF NCC 2022

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GREENACRE HOME

29 GREENACRE ROAD, GREENACRE

NOAH DEAN

1710.2024

NORTH POINT

SCALE AS INDICATED @ A1

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LEGEND

- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE

GROUND FLOOR PLAN

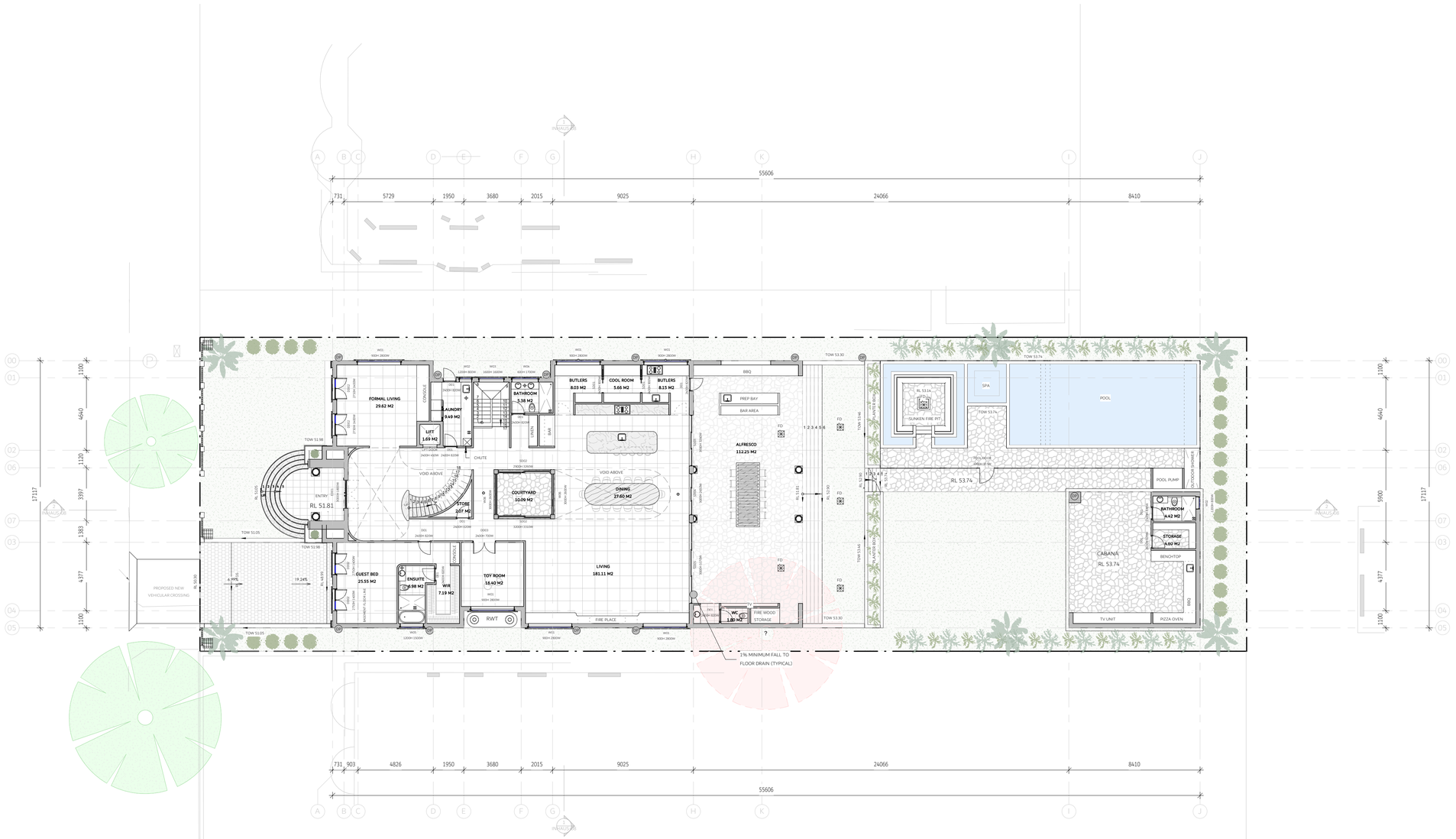
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DWG # INHAUS-04

REVISION E

PROJECT # 2469

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GROUND FLOOR LEVEL

1 : 150

0M 3M 6M 9M 12M 15M

VISUAL SCALE 1:150 @ A1

- WET AREA IN ACCORDANCE WITH H4D1, H4D2 & H4D3 OF THE NCC VOLUME TWO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740.
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- LIFT OFF HINGES/ SLIDING DOOR IN ACCORDANCE WITH PART 10.4.2 OF NCC2022 MAY 2023
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GREENACRE HOME

29 GREENACRE ROAD, GREENACRE

NOAH DEAN

1710.2024

NORTH POINT

SCALE AS INDICATED @ A1

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- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
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TITLE
FIRST FLOOR PLAN

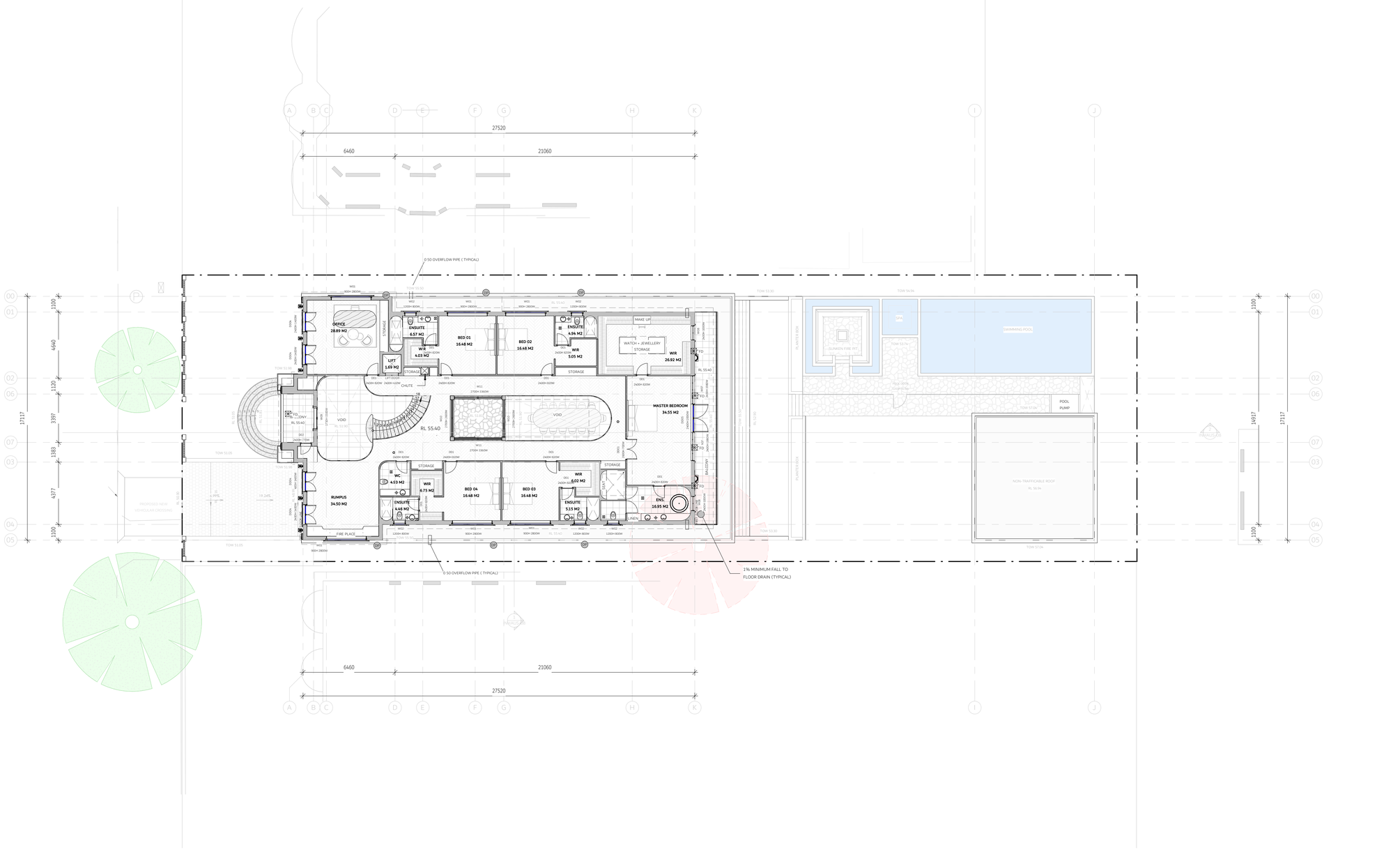
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DWG # INHAUS-05

REVISION E

PROJECT # 2469

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FIRST FLOOR LEVEL

1 : 150

0M 3M 6M 9M 12M 15M

VISUAL SCALE 1:150 @ A1

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29 GREENACRE ROAD, GREENACRE

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LEGEND

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- LANDSCAPE
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- CONCRETE SURFACE
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- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE

ROOF PLAN

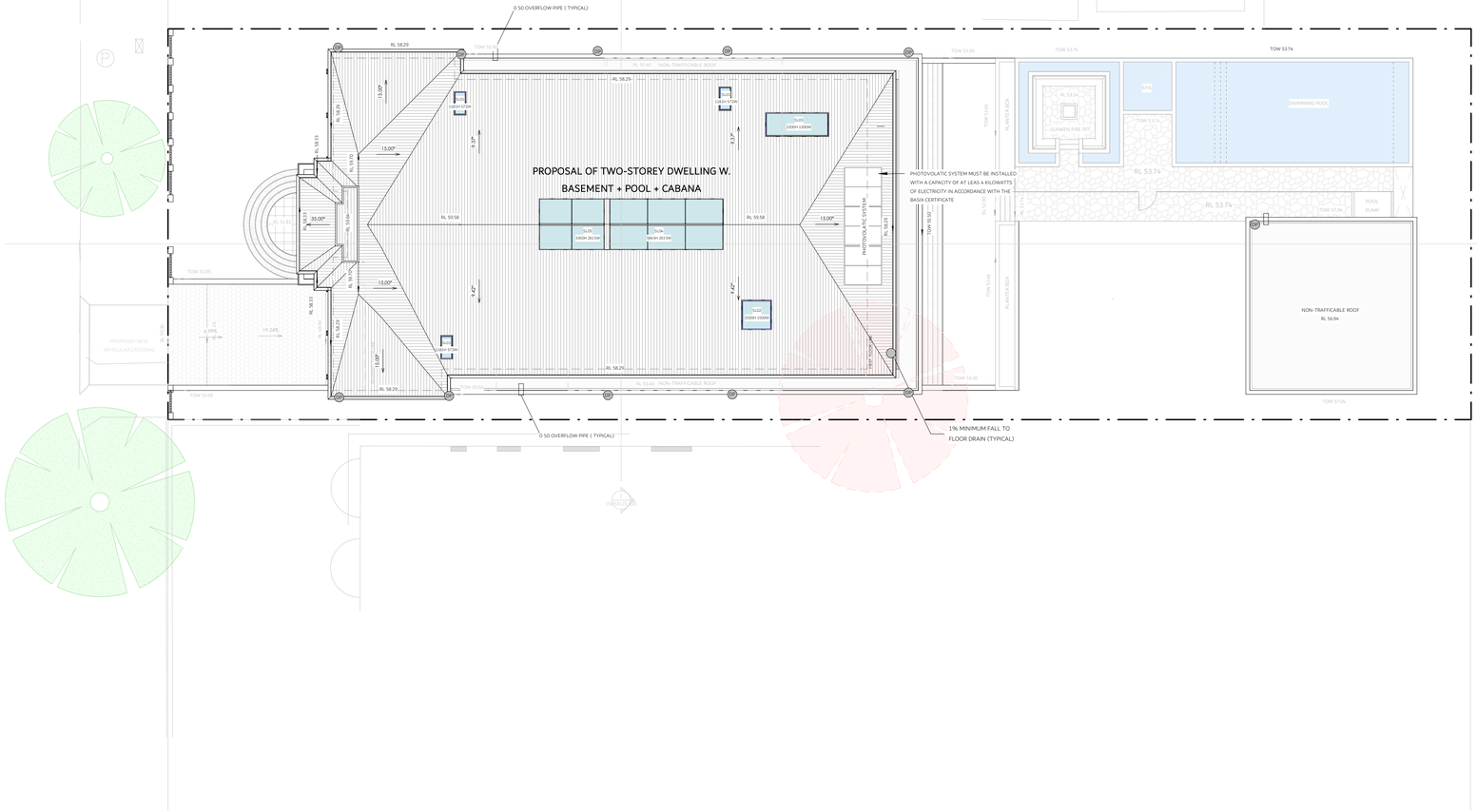
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DWG # INHAUS-06

REVISION E

PROJECT # 2469

NOT FOR CONSTRUCTION



ROOF PLAN

1 : 150

0M 3M 6M 9M 12M 15M

VISUAL SCALE 1:150 @ A1

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BROWSE: WWW.INHAUSDESIGNS.COM.AU

GREENACRE HOME

29 GREENACRE ROAD, GREENACRE

NOAH DEAN

1710.2024

NORTH POINT

SCALE AS INDICATED @ A1

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LEGEND
- NON-TRAFFICABLE
- LANDSCAPE
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- CONCRETE SURFACE
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- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
ELEVATIONS

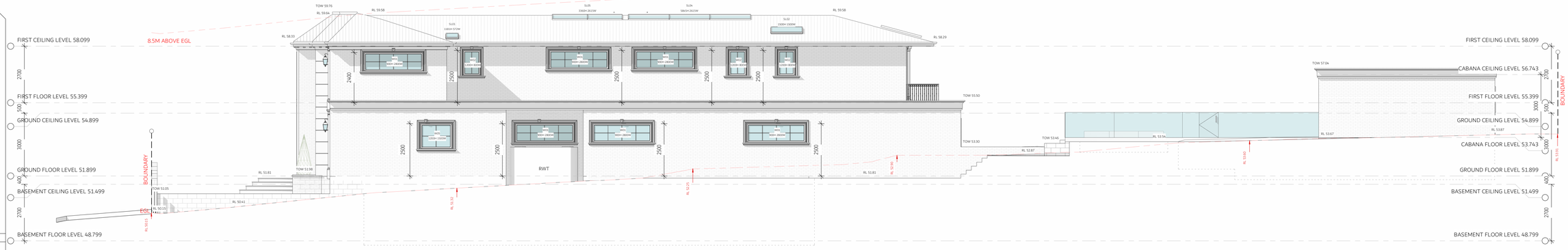
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DWG # INHAUS-07

REVISION E

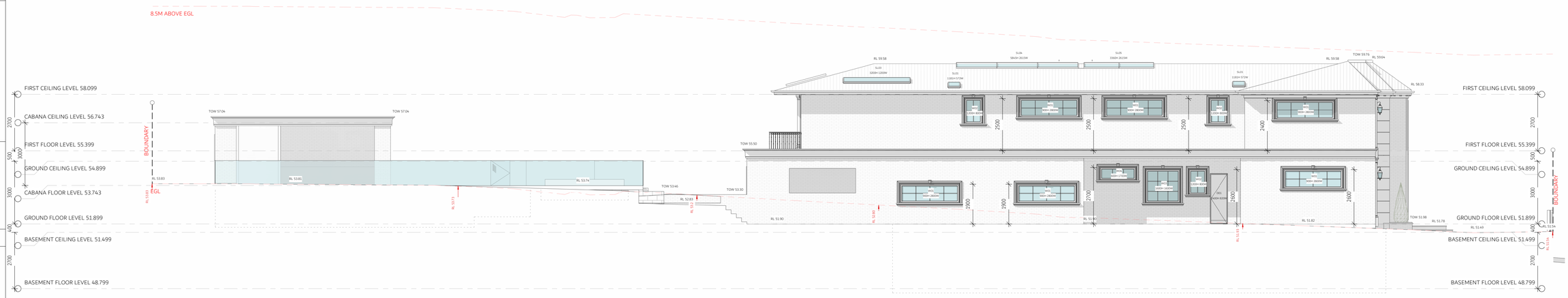
PROJECT # 2469

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EAST ELEVATION

1 : 100



WEST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1



SOUTH ELEVATION

1 : 100

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GREENACRE HOME

29 GREENACRE ROAD, GREENACRE

NOAH DEAN

1710.2024

NORTH POINT

SCALE AS INDICATED @ A1

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- 200 HEBEL WALL

TITLE

SECTIONS

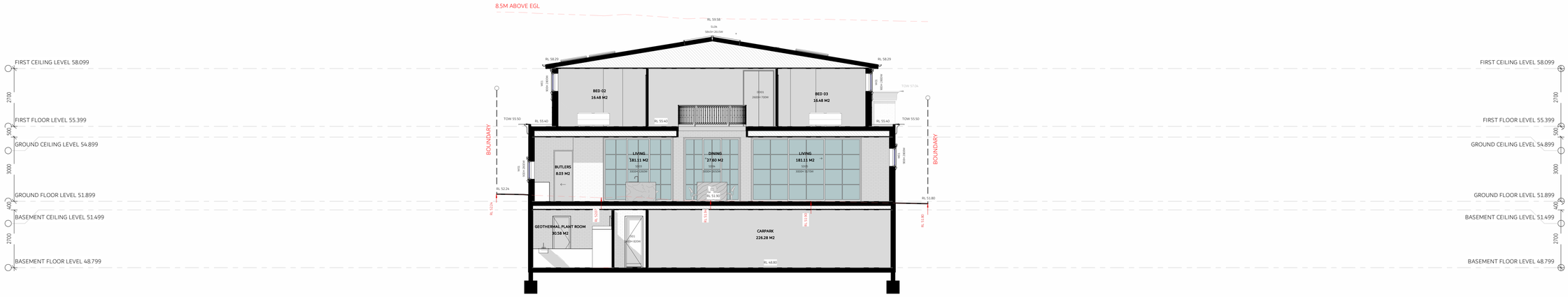
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DWG # INHAUS-08

REVISION E

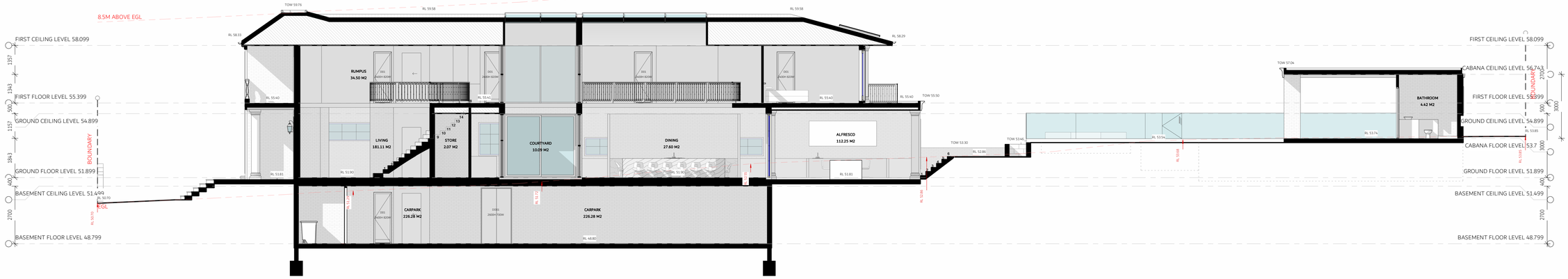
PROJECT # 2469

NOT FOR CONSTRUCTION



CROSS SECTION

1 : 100



LONG SECTION

1 : 100

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

POOL SAFETY STANDARDS:
- FENCE MUST BE AT LEAST 1200MM HIGH ALL THE WAY AROUND MEASURED FROM THE OUTSIDE OF THE POOL
- IF A BOUNDARY FENCE FORMS PART OF THE POOL FENCE, IT MUST BE AT LEAST 1800MM HIGH MEASURED FROM THE INSIDE OF THE POOL AREA
- THE GAP BETWEEN THE BOTTOM OF THE FENCE AND THE GROUND IS NO MORE THAN 100MM
- THE GAP BETWEEN ALL VERTICAL OR NEAR VERTICAL RAILS ON THE FENCE IS LESS THAN 100MM
- NO POTETIAL HAND HOLDS OR FOOT HOLDS WITHIN 900MM OF THE TOP OF THE POOL FENCE IN ANY DIRECTION
- THERE MUST BE A 300MM CLEARANCE FROM THE BARRIER INSIDE THE POOL AREA
- IF PERFORATED OR MESH FENCING IS USED, THE HOLES MUST BE 13MM OR LESS
- YOUR POOL FENCE MUST BE WELL MAINTAINED AND IN A GOOD STATE OF REPAIR (EG. NO HOLS, BROKEN RAILS OR PAILINGS)
- THE GATE MUST BE SELF CLOSING AND LATCH ITSELF FROM ANY POSITION
- THE GATE LATCH MUST BE WORKING WELL SO THAT THE GATE IS SECURE AND, ONCE CLOSED, CAN'T BE PULLED OPEN
- THE GATE MUST OPEN OUTWARDS, AWAY FROM THE POOL
- THE GAP BETWEEN VERTICAL BARRIERS OF A GATE MUST BE NO MORE THAN 100MM
- THE GATE LATCH MUST BE 150MM ABOVE GROUND LEVEL OR IF LOCATED INSIDE THE GATE, 120MM ABOVE GROUND LEVEL AND AT LEAST 150MM BELOW HE TOP OF THE GATE
- ARE YOU AWARE THAT IT IS DANGEROUS AND AGAINS THE LAW TO PROP THE GATE OPEN
- IF A WALL FORMS PART OF THE BARRIER, THERE ARE NO OPENING GREATER THAN 100MM
- ALL WINDOWS CAN ONLY OPEN TO A MAXIMUM OF 100MM OR THE WINDOWS MUST BE TOTALLY COVERED BY BARS OR A METAL SCREEN
- THE HEIGHT FROM THE SILL OF THE LOWEST OPENING PANEL OF A WINDOW (TO THE POOL AREA) HAS TO BE 1800MM FROM THE FLOOR
- THERE MUST BE AN APPROPRIATE WARNING SIGN, INCLUDING DETAILS OF RESUCITATION (CPR) TECHNIQUES, IN THE IMMEDIATE VICINITY OF THE POOL AREA AND WHICH CAN BE EASILY READ FROM A DISTANCE OF 3 METRES
- YOUR POOL FENCE MUST BE CLEAR OF ANY OBJECTS SUCH AS BBQS, TREES, ROCKS, SHRUBS AND DECKCHAIRS THAT COULD HELP A SMALL CHILD CLIMB OVER THE FENCE

POOL COMPLIANCE NOTES:

- ALL FENCES TO COMPLY WITH AS1926 SWIMMING POOL SAFETY STANDARDS AND THE SWIMMING POOLS ACT
- ENSURE A WARNING/RESUSCITATION SIGN IS DISPLAYED IN ACCORDANCE WITH THE SWIMMING POOLS ACT
- ENSURE GATE FREE OF OBSTRUCTIONS THAT COULD HOLD GATE OPEN AND IS SELF CLOSING AND SELF LATCHING
- ENSURE POOL FENCE IS A MINIMUM OF 1200MM HIGH (MEASURED OUTSIDE POOL AREA)
- ENSURE MAXIMUM 100MM GAP UNDER POOL FENCE
- ENSURE BOUNDARY FENCES ARE 1800MM HIGH WHEN MEASURED POOL SIDE IN ACCORDANCE WITH SWIMMING POOLS ACT
- REMOVE ANY LANDSCAPING THAT INTRUDES INTO THE NON CLIMABLE ZONES IN ACCORDANCE WITH THE SWIMMING POOLS ACT.
- THERE MUST BE AN APPROPRIATE WARNING SIGN, INCLUDING DETAILS OF RESUSCITATION (CPR) TECHNIQUES, IN THE IMMEDIATE VICINITY OF THE POOL AREA AND WHICH CAN BE EASILY READ FROM A DISTANCE OF 3 METRES

NOTE:
- WATER FROM A SWIMMING POOL MUST BE DISCHARGED IN ACCORDANCE WITH AN APPROVAL UNDER THE LOCAL GOVERNMENT ACT 1993 IF THE LOT IS NOT CONNECTED TO A SEWER MAIN.
- THE PUMP MUST BE HOUSED IN AN ENCLOSURE THAT IS SOUNDPROOFED.

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GREENACRE HOME

29 GREENACRE ROAD, GREENACRE

NOAH DEAN

1710.2024

NORTH POINT

SCALE AS INDICATED @ A1

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TITLE
POOL SECTIONS/BACKYARD PLAN

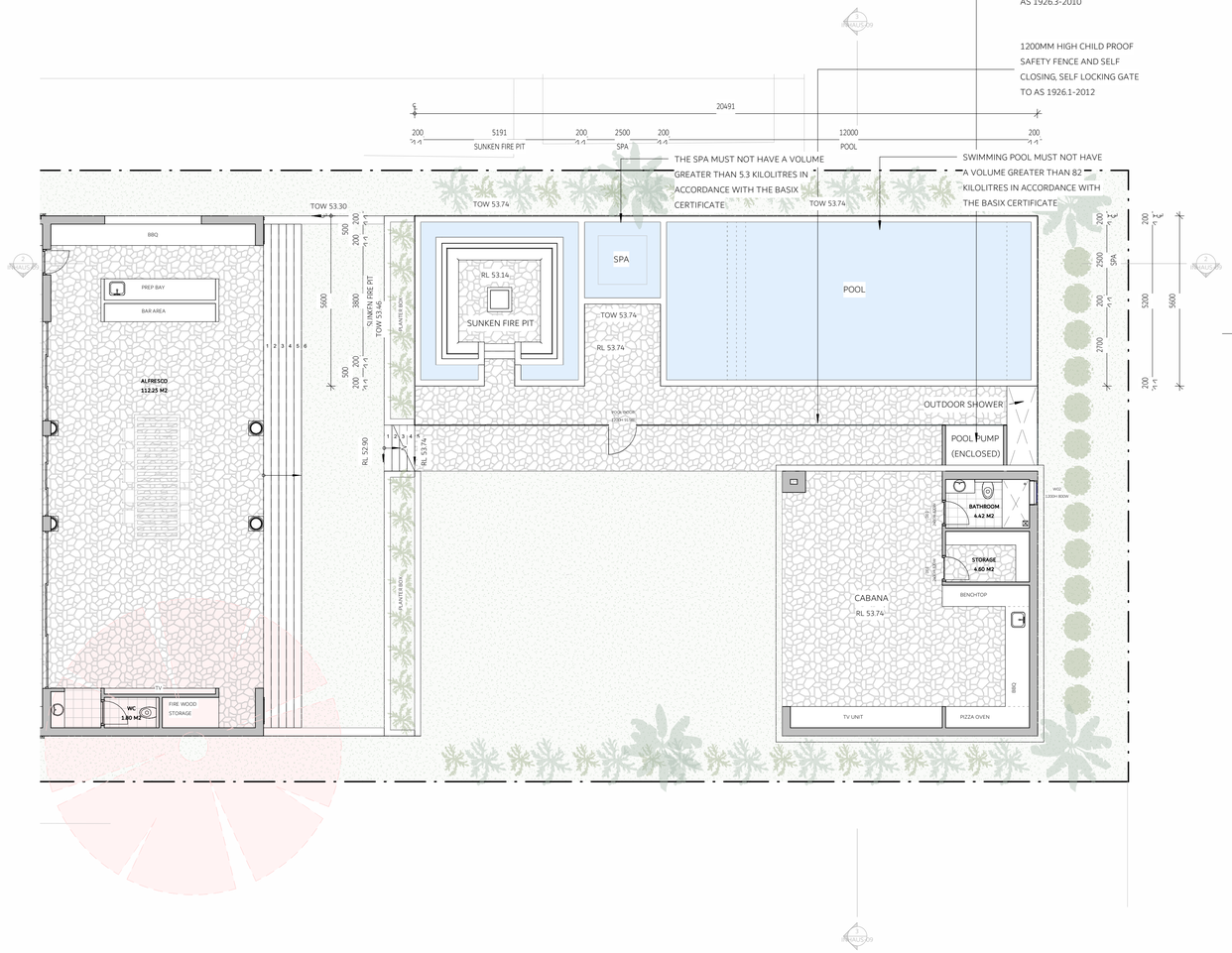
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DWG # INHAUS-09

REVISION E

PROJECT # 2469

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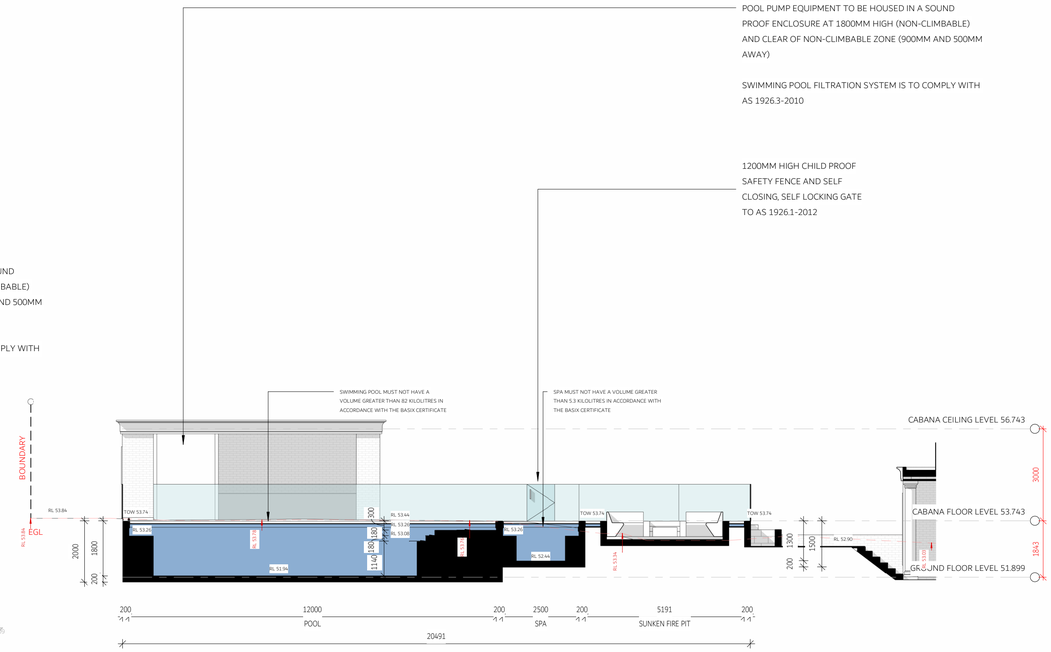


BACKYARD - POOL PLAN

1 : 100

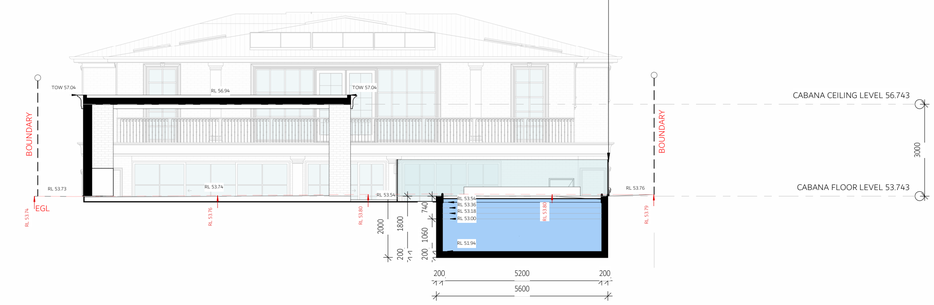
0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1



LONG SECTION - POOL

1 : 100



CROSS SECTION - POOL

1 : 100

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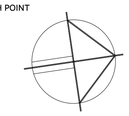
GREENACRE HOME

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SCALE AS INDICATED @ A1

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TITLE
WINDOW + DOOR SCHEDULE

CHECKED BY JE

DWG # INHAUS-10

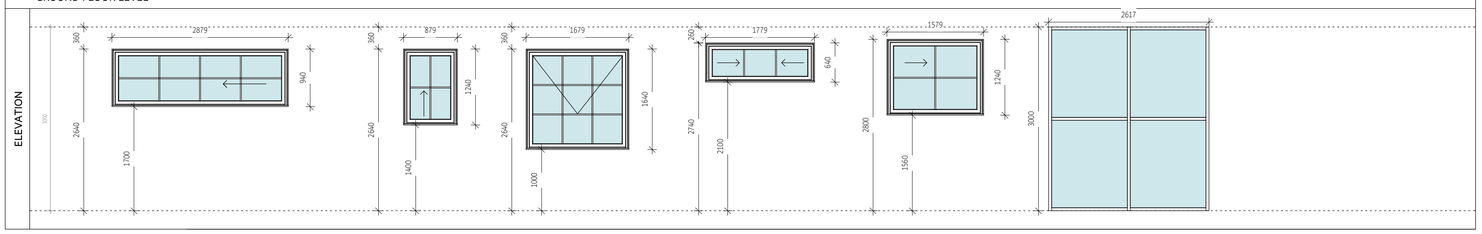
REVISION E

PROJECT # 2469

NOT FOR CONSTRUCTION

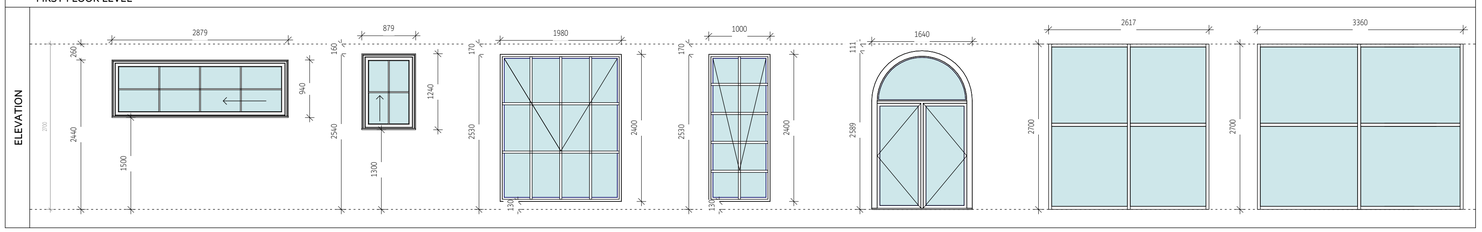
WINDOW SCHEDULE

GROUND FLOOR LEVEL



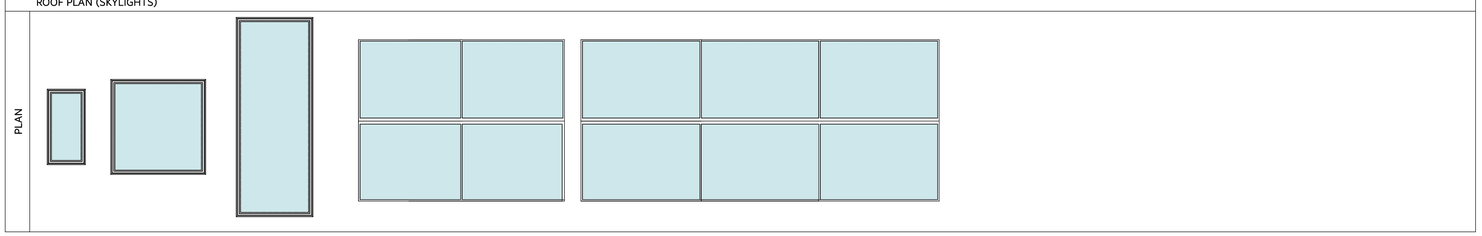
W01 W02 W03 W04 W05 W06

FIRST FLOOR LEVEL



W01 W02 W07 W08 W09 W10 W11

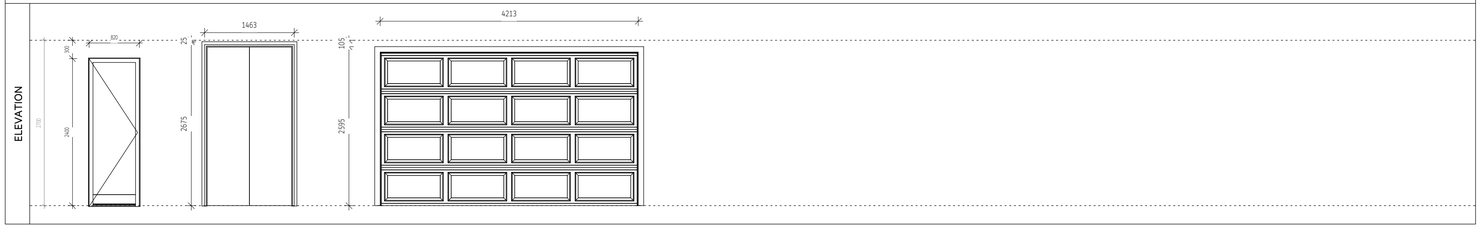
ROOF PLAN (SKYLIGHTS)



SL01 SL02 SL03 SL05 SL04

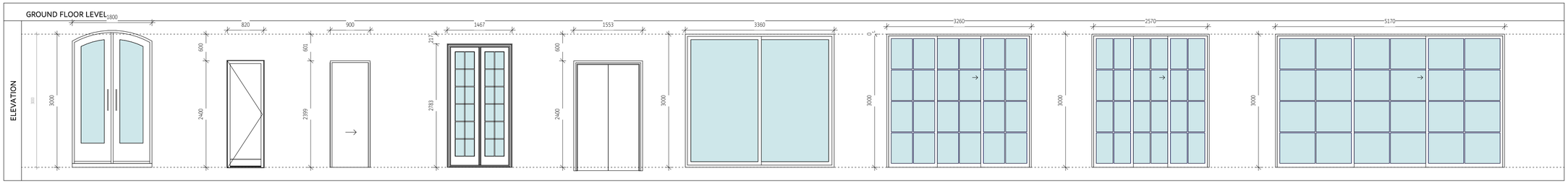
DOOR SCHEDULE

BASEMENT FLOOR LEVEL



D01 DD01 GD01

GROUND FLOOR LEVEL



ED01 D01 SD01 DD02 DD03 SD02 SD03 SD04 SD05

FIRST FLOOR LEVEL



D01 D02 DD04 DD05 DD01

WINDOW SCHEDULE

TYPE MARK	COUNT	LEVEL	WIDTH	HEIGHT
W01	6	GROUND FLOOR LEVEL	2800	900
W02	1	GROUND FLOOR LEVEL	800	1200
W03	1	GROUND FLOOR LEVEL	1600	1600
W04	1	GROUND FLOOR LEVEL	1700	600
W05	1	GROUND FLOOR LEVEL	1500	1200
W06	2	GROUND FLOOR LEVEL	2600	3000
W02	1	CABANA FLOOR LEVEL	800	1200
W01	6	FIRST FLOOR LEVEL	2800	900
W02	5	FIRST FLOOR LEVEL	800	1200
W07	2	FIRST FLOOR LEVEL	1980	2400
W08	2	FIRST FLOOR LEVEL	1000	2400
W09	1	FIRST FLOOR LEVEL	1500	1750
W10	2	FIRST FLOOR LEVEL	2600	2700
W11	2	FIRST FLOOR LEVEL	3360	2700
SL01	3	FIRST CEILING LEVEL	572	1181
SL02	1	FIRST CEILING LEVEL	1500	1500
SL03	1	FIRST CEILING LEVEL	1200	3200
SL04	1	FIRST CEILING LEVEL	2615	5845
SL05	1	FIRST CEILING LEVEL	2615	3360

GRAND TOTAL: 40

DOOR SCHEDULE

TYPE MARK	COUNT	LEVEL	WIDTH	HEIGHT
D01	6	BASEMENT FLOOR LEVEL	820	2400
DD01	3	BASEMENT FLOOR LEVEL	700	2600
GD01	1	BASEMENT FLOOR LEVEL	4200	2500
LIFT DOOR	1	BASEMENT FLOOR LEVEL	450	2400
POOL DOOR	1	BASEMENT CEILING LEVEL	915	1200
D01	9	GROUND FLOOR LEVEL	820	2400
DD02	4	GROUND FLOOR LEVEL	1400	2750
DD03	1	GROUND FLOOR LEVEL	700	2400
ED01	1	GROUND FLOOR LEVEL	1800	3000
LIFT DOOR	1	GROUND FLOOR LEVEL	450	2400
SD01	2	GROUND FLOOR LEVEL	900	2400
SD02	2	GROUND FLOOR LEVEL		
SD03	1	GROUND FLOOR LEVEL	3260	3000
SD04	1	GROUND FLOOR LEVEL	2650	3000
SD05	1	GROUND FLOOR LEVEL	5170	3000
D01	1	GROUND CEILING LEVEL	820	2400
D01	12	FIRST FLOOR LEVEL	820	2400
D02	1	FIRST FLOOR LEVEL	770	2400
DD01	1	FIRST FLOOR LEVEL	700	2600
DD04	4	FIRST FLOOR LEVEL	1400	2400
DD05	1	FIRST FLOOR LEVEL	2000	2400
LIFT DOOR	1	FIRST FLOOR LEVEL	450	2400

GRAND TOTAL: 56

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GREENACRE HOME

29 GREENACRE ROAD, GREENACRE

NOAH DEAN

1710.2024

NORTH POINT

SCALE AS INDICATED @ A1

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TITLE
WALL SCHEDULE/FENCE

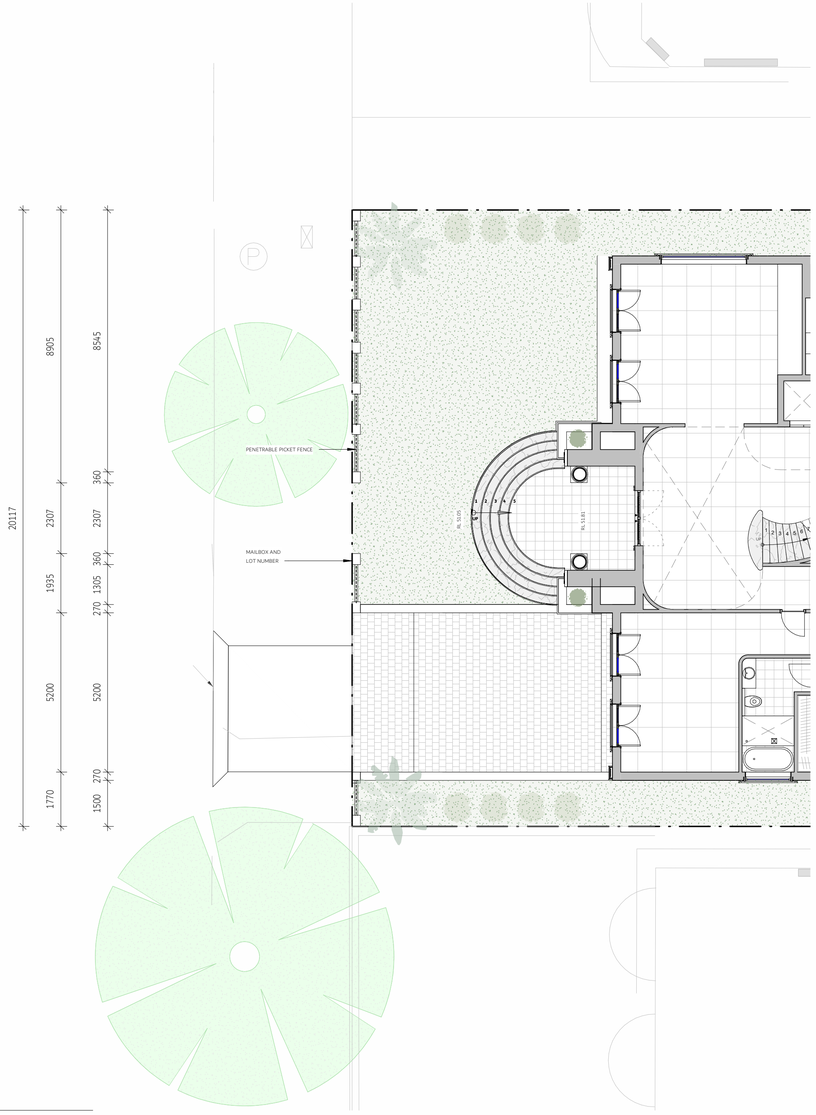
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DWG # INHAUS-11

REVISION E

PROJECT # 2469

NOT FOR CONSTRUCTION



FRONT FENCE PLAN

1 : 100



FRONT FENCE ELEVATION

1 : 100

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

WALL LEGEND

WALL TYPES	TYPE MARK	DESCRIPTION
	ST-01	STUD WALL - 90 MM INTERNAL WALLS - 90 MM TIMBER FRAME WITH 13 MM PLASTER LINING
	ST-02	STUD CLADDING - 130 MM 40MM CLADDED EXTERNAL WALLS - 90 MM STUD INTERIOR
	ST-03	STEEL FRAME CLADDING - 130 MM 40MM CLADDED EXTERNAL WALLS - 90 MM STEEL FRAME INTERIOR.
	H-01	HEBEL WALL - 200 MM 75MM HEBEL EXTERNAL WALLS - 90 MM TIMBER FRAME INTERIOR .
	CB-150	CONCRETE BLOCKWORK - 200 MM 200MM BLOCK WALL INTERIOR - 20MM RENDER FINISH.
	DIN-110	DINCEL WALL - 110 MM 110MM DINCEL WALL INTERIOR - RENDER FINISH.
	DIN-200	DINCEL WALL - 200 MM 200MM DINCEL WALL EXTERIOR/INTERIOR - RENDER FINISH.
	DIN-275	DINCEL WALL - 275 MM 275MM DINCEL WALL EXTERIOR - RENDER FINISH.
?	C-100	CONCRETE WALL - 100 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-150	CONCRETE WALL - 150 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-200	CONCRETE WALL - 200 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-300	CONCRETE WALL - 300 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	BRK-01	BRICK WALL - 110 MM 110 MM THICK WITH A MASS PER UNIT AREA OF NOT LESS THAN 290 KG/M2.
	BRK-02	BRICK VENEER - 250 MM 90 MM TIMBER STUD WALL, MASONRY WALL 110 MM; AND 50 MM THICK MINERAL INSULATION WITH A DENSITY OF 11 KG/M3 POSITIONED BETWEEN STUDS AND BRICK.
	BRK-03	DOUBLE BRICK WALL - 270 MM TWO COURSES OF 110 MM CLAY BRICK MASONRY WITH A CAVITY NOT LESS THAN 50 MM BETWEEN COURSES AND 50 MM THICK INSULATION OR 50 MM THICK POLYESTER INSULATION IN THE CAVITY.
	P-01	PIER WALL - 350 MM MADE OF 110 BRICKS SQAURE, ATTACHED OR DETAHCED FORM.

REFER TO ARCH PLANS FOR DIMENSIONS AND LAYOUT

FENCE COMPLIANCE NOTES:
THE STANDARDS THAT FENCES MUST NEED TO BE BUILT WITHOUT PLANNING OR BUILDING APPROVAL IN RESIDENTIAL ZONES.

TO BE EXEMPT, FENCES MUST MEET THESE DEVELOPMENT REQUIREMENTS:
- SIDE AND REAR BOUNDARY FENCES MUST NOT BE HIGHER THAN 1.8 M, OR HIGHER THAN 1.2 M IF THE FENCE IS BUILT FROM MASONRY.

- FENCES ALONG A BOUNDARY OF, OR IN THE SETBACK AREA OF, A PRIMARY OR SECONDARY ROAD MUST NOT BE TALLER THAN 1.2 M (THIS INCLUDES THE FRONT OF THE SITE AND ANY SIDE BOUNDARY ON CORNER SITES).

- FENCES ALONG THE BOUNDARY WITH, OR WITHIN THE SETBACK AREA TO A SECONDARY ROAD MUST: O BE AT LEAST 20% TRANSPARENT, ABOVE 400 MM. O NOT HAVE SOLID PIERS OR POSTS WIDER THAN 350 MM.

- CORNER SITES CAN, HOWEVER, HAVE SOLID FENCES UP TO 1.8 M IN HEIGHT ALONG THE REAR 50% OF THE SECONDARY FRONTAGE

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BROWSE: WWW.INHAUSDESIGNS.COM.AU

GREENACRE HOME

29 GREENACRE ROAD, GREENACRE

NOAH DEAN

1710.2024

NORTH POINT

SCALE AS INDICATED @ A1

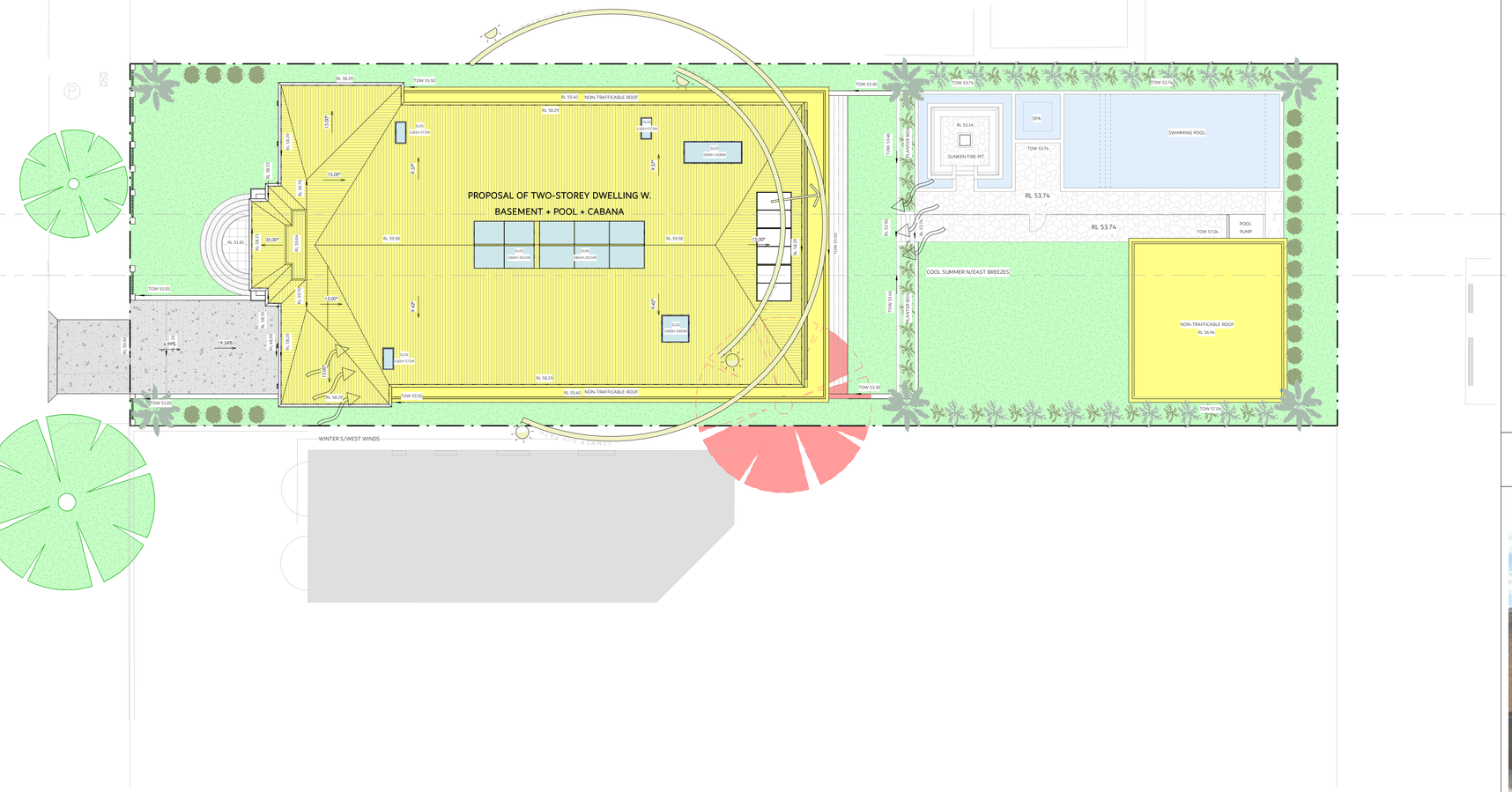
NOTES

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E 30.01.25	ISSUED FOR DA SUBMISSION
F	

LEGEND

- NEIGHBORS DWELLINGS
- LANDSCAPED AREA
- CONCRETE PATH
- PROPOSED DWELLING
- SWIMMING POOL
- TILED FLOOR
- PREVAILING WINDS
- VIEW CORRIDORS FROM ADJOINING BUILDINGS
- VIEWS FROM SUBJECT SITE
- PROPERTY BOUNDARY LINE
- EXISTING OUTLINE
- SUN PATH



0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

TITLE
SITE ANALYSIS

CHECKED BY JE

DWG # INHAUS-12

REVISION E

PROJECT # 2469

NOT FOR CONSTRUCTION



NEIGHBOURING DWELLING



EXISTING DWELLING/ SITE



NEIGHBOURING DWELLING

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GREENACRE HOME

29 GREENACRE ROAD, GREENACRE

NOAH DEAN

1710.2024

NORTH POINT

SCALE AS INDICATED @ A1

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LEGEND
- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
SHADOW DIAGRAMS

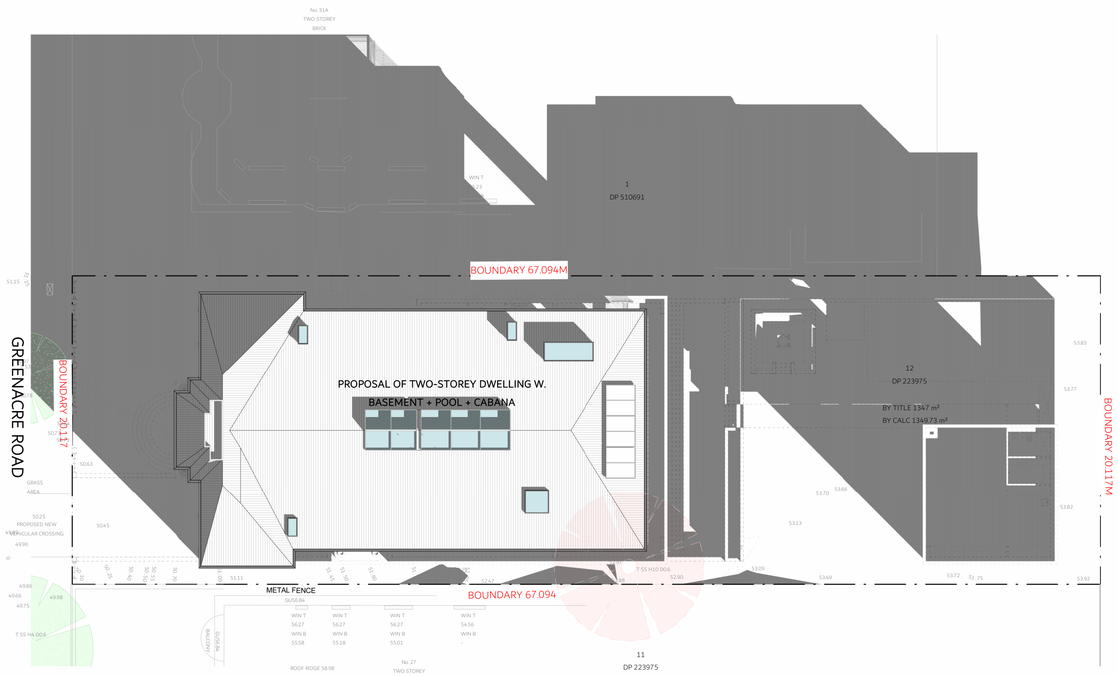
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DWG # INHAUS-13

REVISION E

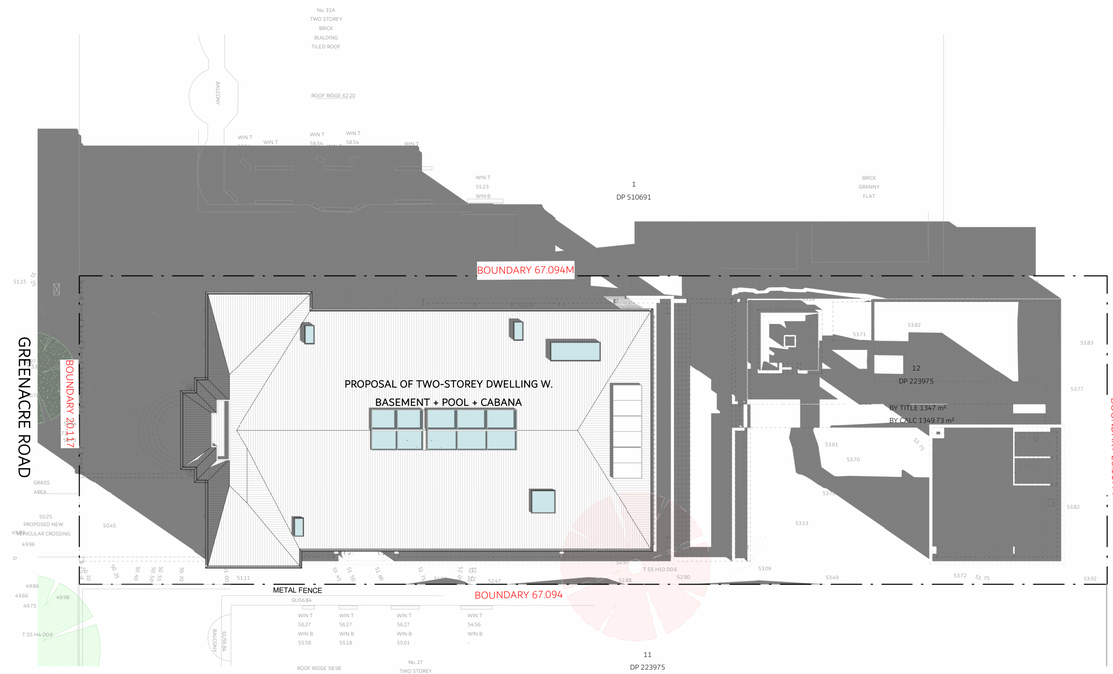
PROJECT # 2469

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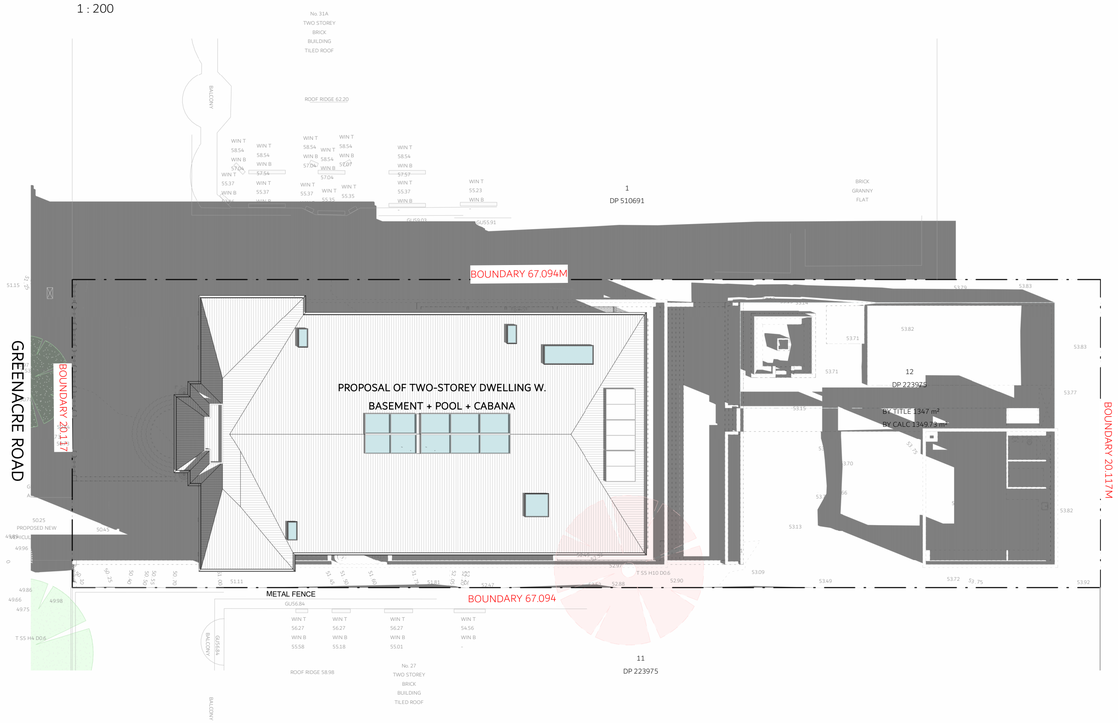
9AM 21 JUNE

1 : 200



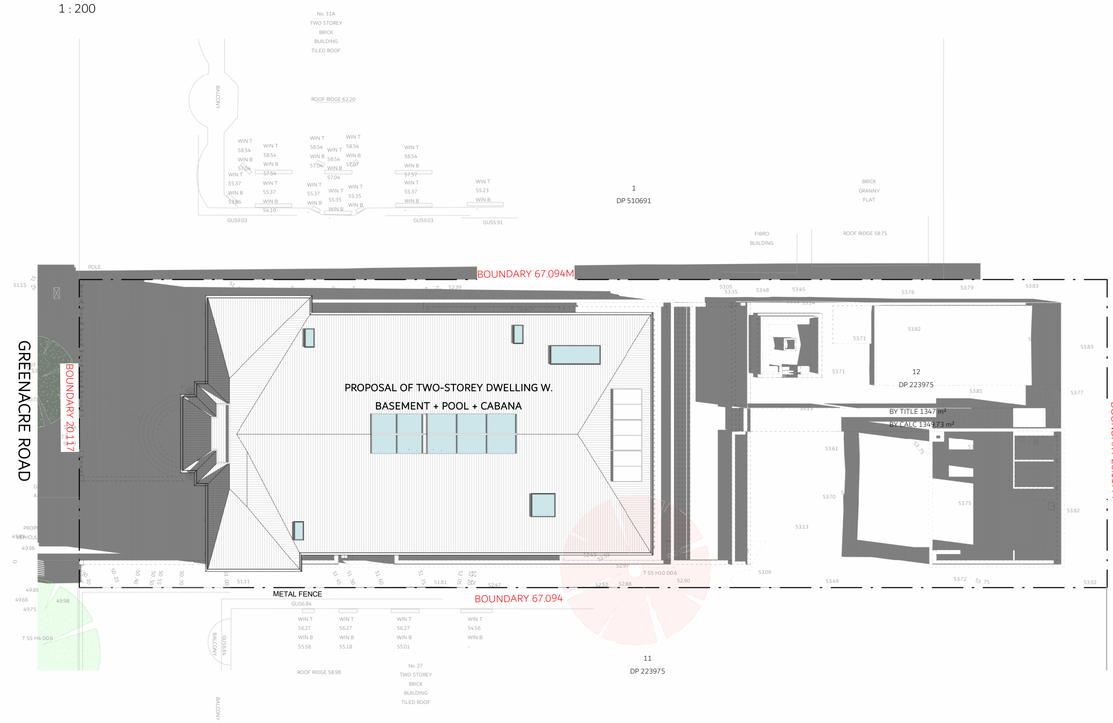
10AM 21 JUNE

1 : 200



11AM 21 JUNE

1 : 200



12PM 21 JUNE

1 : 200

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A1

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GREENACRE HOME

29 GREENACRE ROAD, GREENACRE

NOAH DEAN

1710.2024

NORTH POINT

SCALE AS INDICATED @ A1

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LEGEND
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- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
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- 90 STUD WALL
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- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
SHADOW DIAGRAMS

CHECKED BY JE

DWG # INHAUS-14

REVISION E

PROJECT # 2469

NOT FOR CONSTRUCTION

1PM 21 JUNE

1 : 200



2PM 21 JUNE

1 : 200



3PM 21 JUNE

1 : 200

4PM 21 JUNE

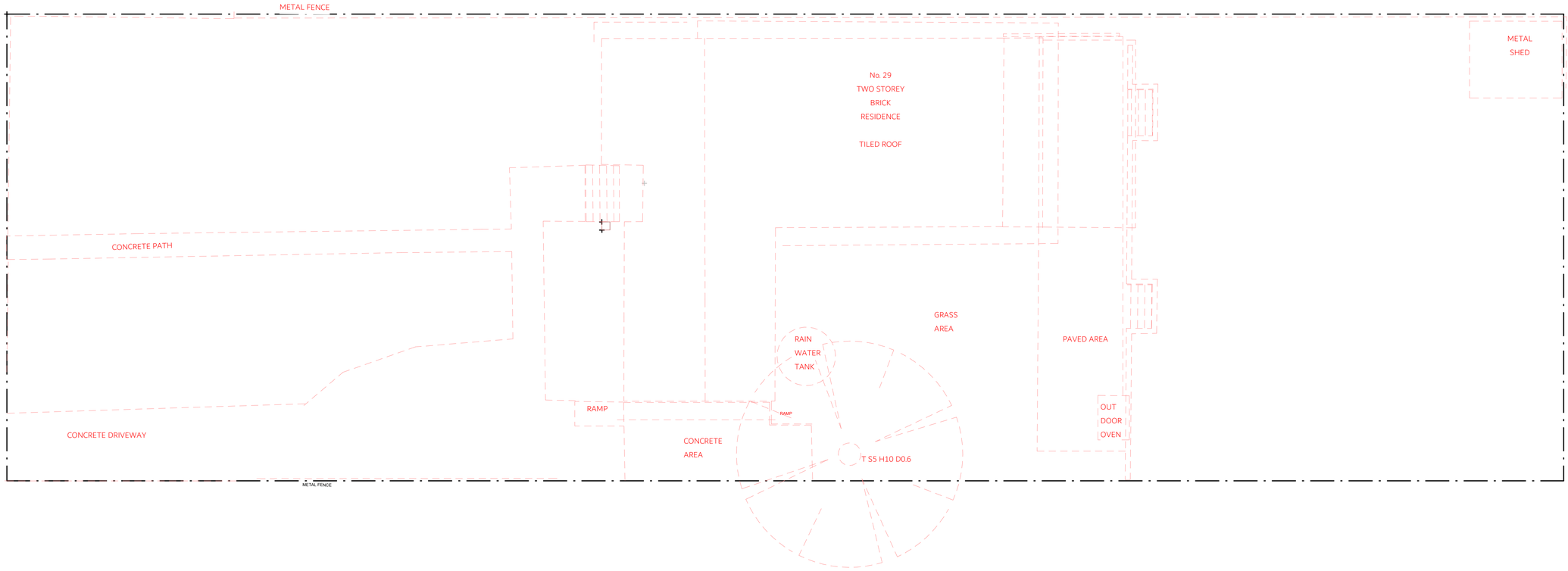
1 : 200

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

DEMOLITION NOTES:

1. ALL DEMOLITION BY CONTRACTOR UNLESS OTHERWISE NOTED.
2. ALL DEMOLITION MATERIAL SHALL BE REMOVED FROM SITE UNLESS OTHERWISE SPECIFIED TO BE RE-USED OR NOMINATED TO BE RETAINED.
3. EXISTING SERVICES TO BE RETAINED AND PROTECTED THROUGHOUT.
4. THE CONTRACTOR SHALL ALLOW FOR THE PROVISION OF HOARDING/SITE FENCING TO THE PERIMETER OF THE SITE FOR THE DURATION OF THE WORKS.
5. THE CONTRACTOR SHALL UNDERTAKE A SURVEY OF ALL EXISTING INGROUND SERVICES.



DEMOLITION PLAN

1 : 100

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

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bdaa ACCREDITED BUILDING DESIGNER

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GREENACRE HOME

29 GREENACRE ROAD, GREENACRE

NOAH DEAN

1710.2024

NORTH POINT

SCALE AS INDICATED @ A1

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F	

LEGEND

NOTE: RED DASH LINES INIDICATES WHAT IS TO BE DEMOLISHED

NOTE: DEMOLITION TO BE UNDERTAKEN IN ACCORDANCE WITH AS2601

TITLE
DEMOLITION PLAN

CHECKED BY JE

DWG # INHAUS-15

REVISION E

PROJECT # 2469

NOT FOR CONSTRUCTION

REFER TO CIVIL ENGINEERING DRAWINGS/ COUNCIL DRIVEWAY APPROVAL FOR ANY CONSTRUCTION LEVELS

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LEGEND
- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
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- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
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- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
PARKING PLAN/DRIVEWAY PROFILE

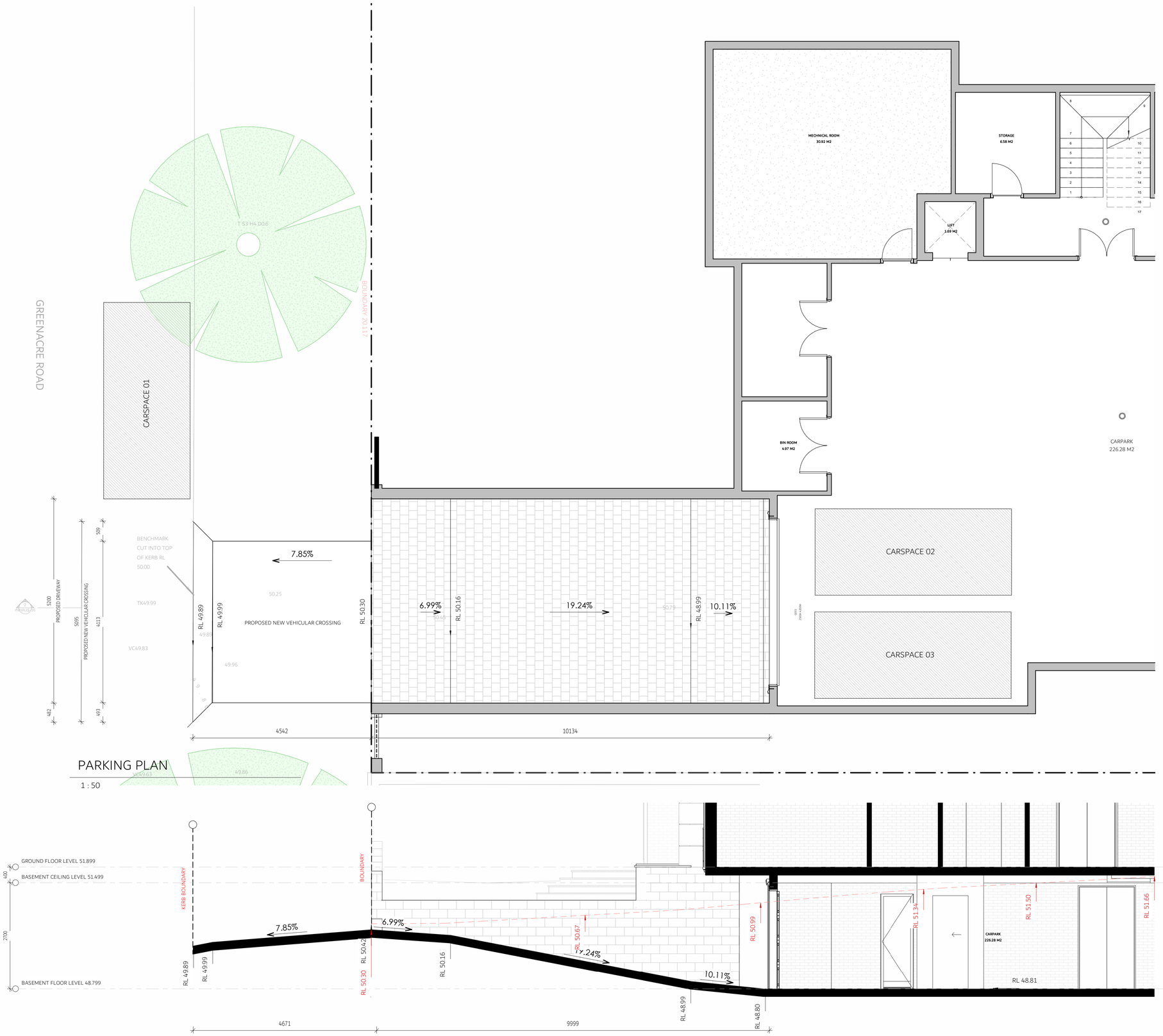
CHECKED BY JE

DWG # INHAUS-16

REVISION E

PROJECT # 2469

NOT FOR CONSTRUCTION



PARKING PLAN
1 : 50

LONG SECTION - DRIVEWAY PROFILE
1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

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GREENACRE HOME

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LEGEND

- BUILDER'S WASTE BIN
- ALL WEATHER ACCESS SURFACE
- SWIMMING POOL
- SILT FENCE
- CONSTRUCTION FENCE
- STOCKPILE
- PORTALOO

TITLE
SEDIMENT CONTROL PLAN

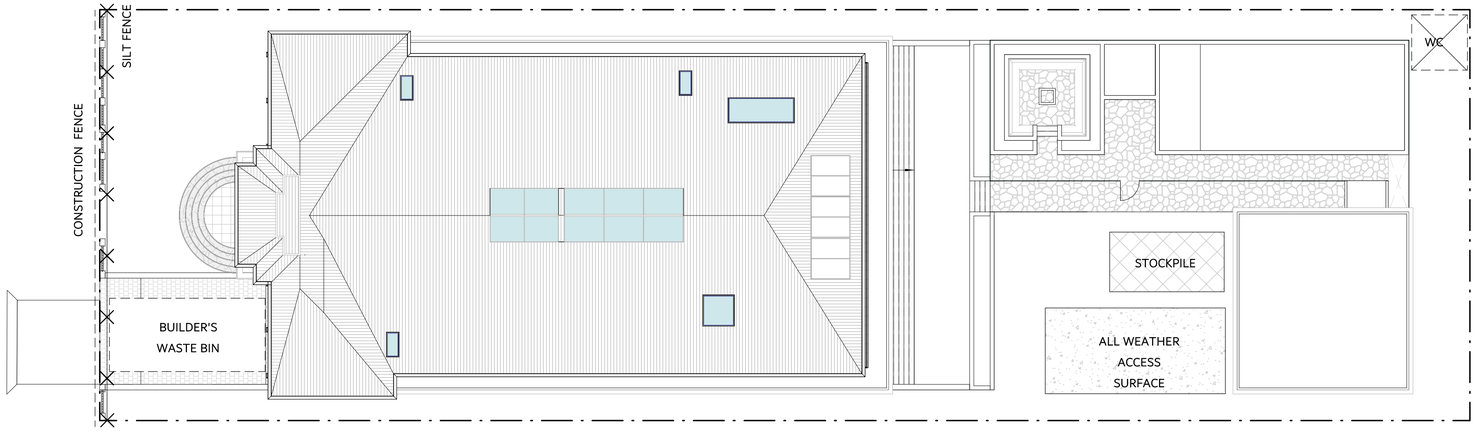
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DWG # INHAUS-17

REVISION E

PROJECT # 2469

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SEDIMENT CONTROL PLAN

1 : 150

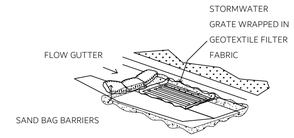
0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

SEDIMENT CONTROL NOTES

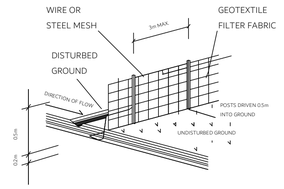
EROSION CONTROL NOTES

1. ALL SEDIMENT DAMS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL & DEBRIS.
2. SAND BAGS SHALL BE WELL PACKED AGAINST ADJOINING BAGS.
3. FILTER SHALL BE CONSTRUCTED BY REMOVING & WRAPPING GRATE IN FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) WITH MINIMUM 75MM FREE FABRIC OUTSIDE ALL EDGES OF GRATE WHEN IT IS REINSTALLED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE



SEDIMENT DAM

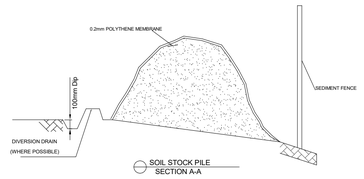
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2.0m CENTRES. FABRIC SHALL BE BURIED 150 ALONG ITS LOWER.



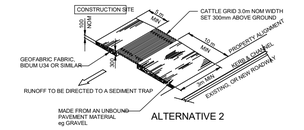
SEDIMENT FENCE

1. ERECT SILT FENCE AND GRAVEL DRAIN.
2. DEMOLISH EXISTING STRUCTURES.
3. EXCAVATE STRIP FOOTINGS, ACCORDING TO ENGINNERS DETAILS.
4. FINISH CONSTRUCTION.
5. FINISH LANDSCAPING.
6. SILT FENCES ARE NOT TO BE REMOVED UNTIL ALL CONSTRUCTION AND VEGATATION HAS BEEN COMPLETED.

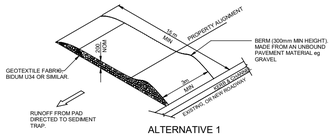
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO ANY SITE DISTURBANCE.
2. ALL CONTROL MEASURE TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
3. STRIPPING OF GRASS AND OTHER VEGETATION SHALL BE KEPT TO A MINIMUM.
4. TOPSOIL FROM ALL AREAS THAT WILL BE THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED, AND TO BE KEPT CLEAR FROM GUTTERS, DRAINS, STORMWATER, AND FOOTPATHS.
5. DRAINAGE TO BE CONNECTED TO STORM WATER AS SOON AS POSSIBLE.
6. ROAD AND FOOTPATH TO BE KEPT CLEAN, AND MUST BE SWEPT DAILY.
7. ALL SEDIMENT CONTROL STRUCTURES MUST BE INSPECTED AFTER RAINFALL FOR ANY STRUCTURAL DAMAGE, ALL TRAPPED SEDIMENT WILL BE REMOVED TO A NOMINATED STOCKPILE.



SOIL STOCK PILE
SECTION A-A



ALTERNATIVE 2



ALTERNATIVE 1

TEMPORARY CONSTRUCTION ENTRY / EXIT SEDIMENT TRAP

NOT TO SCALE

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GREENACRE HOME

29 GREENACRE ROAD, GREENACRE

NOAH DEAN

1710.2024

NORTH POINT

SCALE AS INDICATED @ A1

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LEGEND

TITLE
SCHEDULE OF COLOURS AND FINISHES

CHECKED BY JE

DWG # INHAUS-18

REVISION E

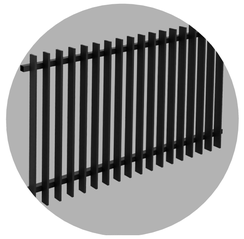
PROJECT # 2469

NOT FOR CONSTRUCTION





SELECTED DOUBLE OPENNING FRENCH DOOR WINDOWS WITH HIGHLITE, PRIMED WHITE.



SELECTED ALUMINIUM POWDER COATED FRONT FENCING



SELECTED STONE FINISH.

SELECTED DULUX RENDER PAINT - VIVID WHITE.



SELECTED PURE WHITE ARCHITECTURAL BLOCKS SELECTED FROM ISLAND BLOCK.



SELECTED IRON BALUSTRADES AT 1200MM HEIGHT TO AS STANDARDS.



SELECTED CSR HEBEL MOULDINGS. FROM HEBEL.



SELECTED TITAN TERRACOTTA TILED ROOF FROM NO.1 ROOFING; MONIER NULLABOR .

IN HAUS DESIGNS

bdaa ACCREDITED BUILDING DESIGNER

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RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO: 6605
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BROWSE: WWW.INHAUSDESIGNS.COM.AU

GREENACRE HOME

29 GREENACRE ROAD, GREENACRE

NOAH DEAN

1710.2024

NORTH POINT



SCALE AS INDICATED @ A1

NOTES

· ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
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. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.
. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 29.10.24	ISSUED FOR CONCEPT PLANS
B 31.10.24	ISSUED FOR AMENDED PLANS
C 14.11.24	ISSUED FOR DESIGN PLANS
D 10.12.24	ISSUED FOR CONSULTANTS
E 30.01.25	ISSUED FOR DA SUBMISSION
F	

LEGEND

TITLE
BASIX COMMITMENTS

CHECKED BY JE

DWG # INHAUS-19

REVISION E

PROJECT # 2469

NOT FOR CONSTRUCTION

BASIX® Certificate

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

Single Dwelling

Certificate number: 1780039S

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

Secretary
Date of issue: Wednesday, 15 January 2025
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.

NSW GOVERNMENT

Project summary	
Project name	29 Greenacre Road, Greenacre
Street address	29 GREENACRE Road GREENACRE 2190
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan DP223975
Lot no.	12
Section no.	-
Project type	dwelling house (detached)
No. of bedrooms	6

Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 72	Target 72
Materials	✔ -100	Target n/a

Certificate Prepared by
Name / Company Name: AENEC - Office: 02 9994 8906
ABN (if applicable): 32612556377

Description of project

Project address	
Project name	29 Greenacre Road, Greenacre
Street address	29 GREENACRE Road GREENACRE 2190
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan DP223975
Lot no.	12
Section no.	-
Project type	
Project type	dwelling house (detached)
No. of bedrooms	6
Site details	
Site area (m²)	1350
Roof area (m²)	472
Conditioned floor area (m²)	653.3
Unconditioned floor area (m²)	103.0
Total area of garden and lawn (m²)	476
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
Assessor number	HERA10002
Certificate number	HR-XFW4ZH-01
Climate zone	56
Area adjusted cooling load (MJ/m².year)	8
Area adjusted heating load (MJ/m².year)	22
Project score	
Water	✔ 40 Target 40
Thermal Performance	✔ Pass Target Pass
Energy	✔ 72 Target 72
Materials	✔ -100 Target n/a

Schedule of BASIX commitments

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

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 5000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 472 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• the cold water tap that supplies each clothes washer in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔
• all hot water systems in the development		✔	✔

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Swimming Pool			
The swimming pool must not have a volume greater than 82 kilolitres.	✔	✔	
The swimming pool must be outdoors.	✔	✔	
Outdoor Spa			
The spa must not have a volume greater than 5.3 kilolitres.	✔	✔	

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Insulation
floor - concrete slab on ground, conventional slab.	107.5	polystyrene
floor - suspended floor above open subfloor, concrete - suspended; frame: timber - untreated softwood.	66.1	fibreglass batts or roll
floor - above habitable rooms or mezzanine, concrete - suspended; frame: timber - untreated softwood.	363.5	none
floor - suspended floor above garage, concrete - suspended; frame: timber - untreated softwood.	219.2	fibreglass batts or roll
garage floor - concrete slab on ground.	239.9	none
external wall: cavity brick; frame: no frame.	all external walls	polystyrene
external garage wall: concrete block/plasterboard; frame: no frame.	4.2	none
internal wall: single skin masonry; frame: no frame.	546	none
ceiling and roof - raked ceiling / pitched or skillion roof, framed - metal roof, timber - untreated softwood.	454	ceiling: fibreglass batts or roll; roof: foil/sarking.
ceiling and roof - flat ceiling / flat roof, concrete - plasterboard internal, timber - untreated softwood.	18	ceiling: fibreglass batts or roll; roof: none.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✔	✔	✔

Frames	Maximum area - m2
aluminium	198.3
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	0
double	198.3
triple	0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5.5 stars.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 4 star (average zone)		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: 4 star (average zone)		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 4 star (average zone)		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: 4 star (average zone)		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 7 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): no heating		✔	
The applicant must install the following pump for the swimming pool in the development, or a pump with a higher energy rating: single speed with a performance of 4 stars.		✔	
The applicant must install a timer for the swimming pool pump in the development.		✔	
Outdoor spa			
The applicant must install the following heating system for the spa in the development (or alternatively must not install any heating system for the spa): no heating		✔	
The applicant must install a timer for the spa pump in the development.		✔	
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
The photovoltaic system must consist of:			
• photovoltaic collectors with the capacity to generate at least 4 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing north	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✔	

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

IN HAUS DESIGNS

bdaa ACCREDITED BUILDING DESIGNER

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RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

GREENACRE HOME

29 GREENACRE ROAD, GREENACRE

NOAH DEAN

1710.2024

NORTH POINT

SCALE AS INDICATED @ A1

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E	30.01.25	ISSUED FOR DA SUBMISSION
F		

LEGEND

TITLE
NatHERS

CHECKED BY JE

DWG # INHAUS-20
REVISION E

PROJECT # 2469

NOT FOR CONSTRUCTION

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-XFW4ZH-01

Generated on 15 Jan 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	29 Greenacre Road, Greenacre, NSW, 2190
Lot/DP	12/223975
NCC Class*	1a
Floor/all Floors	1 of 3 floors
Type	New

Plans

Main Plan	2449/D-10.12.24
Prepared by	JE

Construction and environment

Assessed floor area (m²)*		Exposure Type
Conditioned*	653.3	Suburban
Unconditioned*	103.0	NatHERS climate zone
Total	996.2	56 - Mascot AMO
Garage	239.9	

Accredited assessor

Name	Ioannis Fragkoulidis
Business name	AENEC-Trading as Wide Spectrum Pty Ltd
Email	yanni.aenec@gmail.com
Phone	+61 452648288
Accreditation No.	10002
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 2
State/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating

7.0
The more stars the more energy efficient

NATIONWIDE HOUSE ENERGY RATING SCHEME

29.7 MJ/m²
Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see: www.nathers.gov.au

Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	21.8	8.0
Load limits	25	18

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

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 http://www.hero-software.com.au/pdf/HR-XFW4ZH-01. When using either link, ensure you are visiting http://www.hero-software.com.au

About the ratings

Thermal performance rating

NatHERS 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 (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

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

Heating and 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 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:
CSOG - Concrete Slab on Ground
SF - Suspended Floor (or a mixture of CSOG 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 onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

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.

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

Approval stage: Assessor checked; Consent authority/ surveyor checked. Construction stage: Builder checked; Consent authority/ surveyor 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 NatHERS certificate number on the NatHERS-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 NatHERS-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 substitution tolerances (AFRC* 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 NatHERS-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 NatHERS-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 NatHERS-stamped plans or installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?

Ceiling
- Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?

Roof
- Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?

Apartment entrance doors (NCC Class 2 assessments only)
- Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and must be modelled as part of the Certificate.

Exposure*
- Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that 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 on the NatHERS-stamped plans?

Certificate check

Continued

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 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 onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite 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: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional Notes

Default ceiling penetration density calculated as lighting plan has not been provided. All openable windows are assumed to be fully openable as per NCC 2022 > Volume 2 > H5P2 (fall prevention barriers) are in place. North Pointer shown on the plans has been calculated to be the True North. No trees have been modelled as no relevant information has been provided. For all insulation installed the rating called out in the NatHERS is the primary factor and not its description.
If these are not in place then this NatHERS must be revised.

Room *schedule*

Room	Zone Type	Area (m²)
GARAGE	Garage	239.86
LIFT BS	Day Time	1.70
LIFT GF	Day Time	1.70
LIFT GF	Day Time	1.70
MECH ROOM	Unconditioned	30.96
STORAGE BS	Unconditioned	6.58
COMMS	Unconditioned	7.10
PLANT ROOM	Unconditioned	30.58
POOL EQUIP	Unconditioned	6.61
BATTERY ROOM	Unconditioned	6.33
HALL/STAIRS BS	Day Time	17.68
ENTRY	Day Time	38.48
HALL/STAIRS GF	Day Time	36.16
STORE GF	Day Time	2.13
KLD	Kitchen/Living	132.54
BUTLERS 1	Day Time	8.17
COOL ROOM	Day Time	5.67
BUTLERS 2	Day Time	8.19
BATHROOM GF	Unconditioned	5.34
FORMAL LIVING	Living	29.59
LAUNDRY	Unconditioned	9.52
GUEST BED	Bedroom	25.53

Room *schedule*

Room	Zone Type	Area (m²)
ENSUITE GB	Night Time	6.93
WIR GB	Night Time	7.08
TOY ROOM	Day Time	16.38
CIRCULATION 1	Day Time	52.97
CIRCULATION 2	Day Time	70.24
RUMPUS	Living	27.52
OFFICE	Day Time	28.94
BED 01	Bedroom	16.46
WIR 1	Night Time	4.00
ENSUITE 1	Night Time	6.52
BED 02	Bedroom	16.46
WIR 2	Night Time	4.98
ENSUITE 2	Night Time	4.90
MASTER BEDROOM	Bedroom	34.65
WIR MB	Day Time	26.92
ENS MB	Night Time	17.20
BED 03	Bedroom	16.50
BED 04	Bedroom	19.33
WC FF	Day Time	4.90
WIR 4	Night Time	3.83
ENSUITE 4	Night Time	4.48
ENSUITE 3	Night Time	5.18
WIR 3	Night Time	5.90

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges lower limit	upper limit
ATB-005-03 B	Al Thermally Broken A DG Argon Fill High Solar Gain low-E -Clear	2.91	0.44	0.42	0.46
ATB-006-03 B	Al Thermally Broken B DG Argon Fill High Solar Gain low-E -Clear	2.90	0.51	0.48	0.54
HBFWD-020-045	Housing Thermally Broken Aluminium Fixed Window Double Glazed	1.88	0.46	0.44	0.48

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges lower limit	upper limit
A&L-108-015	A&L ComfortSmart Thermally Broken Sliding Door	1.89	0.49	0.47	0.52

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
BATHROOM GF	ATB-006-03 B	W04	600	1700	Sliding	45	W	None
BED 01	ATB-006-03 B	W01	900	2800	Sliding	45	W	None
BED 02	ATB-006-03 B	W01	900	2800	Sliding	45	W	None
BED 03	ATB-006-03 B	W01	900	2800	Sliding	45	E	None
BED 04	ATB-006-03 B	W01	900	2800	Sliding	45	E	None
BUTLERS 1	ATB-006-03 B	W01	900	2800	Sliding	45	W	None
BUTLERS 2	ATB-006-03 B	W01	900	2800	Sliding	45	W	None
CIRCULATION 1	HBFWD-020-045	W10	2700	2600	Fixed	0	S	None
CIRCULATION 2	ATB-006-03 B	W10	2700	2600	Fixed	0	N	None
CIRCULATION 2	HBFWD-020-045	W11	2700	3360	Fixed	0	W	None
CIRCULATION 2	HBFWD-020-045	W11	2700	3360	Fixed	0	E	None

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
CIRCULATION 2	ATB-006-03 B	W09-1	600	1500	Fixed	0	S	None
CIRCULATION 2	ATB-005-03 B	W09-2	1800	1500	Hinged Door	45	S	None
ENS MB	ATB-005-03 B	W08	2400	1000	Awning	72	N	None
ENS MB	ATB-006-03 B	W02	1200	800	Double Hung	45	E	None
ENSUITE 1	ATB-006-03 B	W02	1200	800	Double Hung	45	W	None
ENSUITE 2	ATB-006-03 B	W02	1200	800	Double Hung	45	W	None
ENSUITE 3	ATB-006-03 B	W02	1200	800	Double Hung	45	E	None
ENSUITE 4	ATB-006-03 B	W02	1200	800	Double Hung	45	E	None
ENSUITE GB	ATB-006-03 B	W05	1200	1500	Sliding	45	E	None
ENTRY	ATB-005-03 B	ED01	3000	1800	Hinged Door	90	S	None
FORMAL LIVING	ATB-005-03 B	DD02	2750	1400	Hinged Door	90	S	None
FORMAL LIVING	ATB-005-03 B	DD02	2750	1400	Hinged Door	45	S	None
FORMAL LIVING	ATB-006-03 B	W01	900	2800	Sliding	45	W	None
GUEST BED	ATB-005-03 B	DD02	2750	1400	Hinged Door	45	S	None
GUEST BED	ATB-005-03 B	DD02	2750	1400	Hinged Door	45	S	None
HALL/STAIRS GF	ATB-005-03 B	W03	1600	1600	Awning	60	W	None
HALL/STAIRS GF	A&L-108-015	SD02	2900	3260	Sliding Door	45	E	None
HALL/STAIRS GF	HBFWD-020-045	W06	3000	2600	Fixed	0	N	None
HALL/STAIRS GF	A&L-108-015	SD02	2900	3260	Sliding Door	45	W	None
KLD	ATB-006-03 B	W06	3000	2600	Fixed	0	S	None
KLD	ATB-006-03 B	SD02	3000	3260	Sliding Door	60	N	None
KLD	ATB-006-03 B	SD04	3000	2650	Sliding Door	60	N	None
KLD	ATB-006-03 B	SD05	3000	5170	Sliding Door	60	N	None
KLD	ATB-006-03 B	W01	900	2800	Sliding	45	E	None
KLD	ATB-006-03 B	W01	900	2800	Sliding	45	E	None

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
LAUNDRY	ATB-006-03 B	W02	1200	800	Double Hung	45	W	None
MASTER BEDROOM	ATB-005-03 B	DD05	2400	2000	Hinged Door	90	N	None
MASTER BEDROOM	ATB-005-03 B	W07	2400	1980	Awning	60	N	None
MASTER BEDROOM	ATB-005-03 B	W07	2400	1980	Awning	60	N	None
OFFICE	ATB-005-03 B	DD04	2400	1400	Hinged Door	90	S	None
OFFICE	ATB-005-03 B	DD04	2400	1400	Hinged Door	90	S	None
OFFICE	ATB-006-03 B	W01	900	2800	Sliding	45	W	None
RUMPUS	ATB-006-03 B	W01	900	2800	Sliding	45	E	None
RUMPUS	ATB-005-03 B	DD04	2400	1400	Hinged Door	90	S	None
RUMPUS	ATB-005-03 B	DD04	2400	1400	Hinged Door	90	S	None
TOY ROOM	ATB-006-03 B	W01	900	2800	Sliding	45	E	None
WIR MB	ATB-005-03 B	W08	2400	1000	Awning	72	N	None

Roof window *type and performance value*

Default* roof windows

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

Custom* roof windows

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

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description

Skylight *type and performance*

Skylight ID	Skylight description
GEN-04-004a	Double-glazed Clear Skylight

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
CIRCULATION 1	GEN-04-004a	SL04	600	15.28	W	None	No	80
ENS MB	GEN-04-004a	SL02	600	2.25	E	None	No	80
ENSUITE 1	GEN-04-004a	SL01	600	0.68	W	None	No	80
ENSUITE 2	GEN-04-004a	SL01	600	0.68	W	None	No	80
ENSUITE 4	GEN-04-004a	SL01	600	0.68	E	None	No	80
WIR MB	GEN-04-004a	SL03	600	3.84	S	None	No	80

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
BUTLERS 1	2400	820	90	N
GARAGE	2500	4200	0	S
LAUNDRY	2400	820	90	W
RUMPUS	2400	770	90	W

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
DBL-BRICK-110-50-110-RD	Double Brick - 110mm/50mmair/110mm Rendered both sides	0.25	Light (White)	2.40	No
DINCEL 200 BARE/RD-A	DINCEL 200mm BARE/RD	0.50	Medium	0.00	No
DINCEL 200 BARE/RD-B	DINCEL 200mm BARE/RD	0.25	Light (White)	0.00	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
BATHROOM GF	DBL-BRICK-110-50-110-RD	3000	2657	W	1063	Yes
BATTERY ROOM	DINCEL 200 BARE/RD-A	2700	2528	N		No
BED 01	DBL-BRICK-110-50-110-RD	2700	4000	W	461	Yes

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
BED 02	DBL-BRICK-110-50-110-RD	2700	4001	W	461	Yes
BED 03	DBL-BRICK-110-50-110-RD	2700	3997	E	390	Yes
BED 04	DBL-BRICK-110-50-110-RD	2700	5712	E	391	Yes
BUTLERS 1	DBL-BRICK-110-50-110-RD	3000	3023	W		Yes
BUTLERS 1	DBL-BRICK-110-50-110-RD	3000	3167	N	7030	Yes
BUTLERS 2	DBL-BRICK-110-50-110-RD	3000	3040	W		Yes
BUTLERS 2	DBL-BRICK-110-50-110-RD	3000	1092	S	7439	Yes
CIRCULATION 1	DBL-BRICK-110-50-110-RD	2700	3183	S		Yes
CIRCULATION 2	DBL-BRICK-110-50-110-RD	2700	3183	N		Yes
CIRCULATION 2	DBL-BRICK-110-50-110-RD	2700	3821	W		Yes
CIRCULATION 2	DBL-BRICK-110-50-110-RD	2700	1415	E	3527	Yes
CIRCULATION 2	DBL-BRICK-110-50-110-RD	2700	1004	S		No
CIRCULATION 2	DBL-BRICK-110-50-110-RD	2700	666	W	159	Yes
CIRCULATION 2	DBL-BRICK-110-50-110-RD	2700	3821	E		Yes
CIRCULATION 2	DBL-BRICK-110-50-110-RD	2700	3941	S	2541	Yes
COMMS	DINCEL 200 BARE/RD-A	2700	2756	W		No
COOL ROOM	DBL-BRICK-110-50-110-RD	3000	2362	W		Yes
ENS MB	DBL-BRICK-110-50-110-RD	2700	2413	N	1410	No
ENS MB	DBL-BRICK-110-50-110-RD	2700	6342	E	390	Yes
ENSUITE 1	DBL-BRICK-110-50-110-RD	2700	3379	W	461	Yes
ENSUITE 2	DBL-BRICK-110-50-110-RD	2700	2896	W	461	Yes
ENSUITE 3	DBL-BRICK-110-50-110-RD	2700	2768	E	389	Yes
ENSUITE 4	DBL-BRICK-110-50-110-RD	2700	2698	E	1510	Yes
ENSUITE GB	DBL-BRICK-110-50-110-RD	3000	1688	E		Yes
ENTRY	DBL-BRICK-110-50-110-RD	3000	1296	S		No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
ENTRY	DBL-BRICK-110-50-110-RD	3000	1243	S		No
ENTRY	DBL-BRICK-110-50-110-RD	3000	3418	S	2290	Yes
FORMAL LIVING	DBL-BRICK-110-50-110-RD	3000	1092	N	7424	Yes
FORMAL LIVING	DBL-BRICK-110-50-110-RD	3000	5203	S		Yes
FORMAL LIVING	DBL-BRICK-110-50-110-RD	3000	5932	W		Yes
FORMAL LIVING	DBL-BRICK-110-50-110-RD	3000	737	E		No
GARAGE	DINCEL 200 BARE/RD-A	2700	1092	S		No
GARAGE	DINCEL 200 BARE/RD-A	2700	4077	E		No
GARAGE	DINCEL 200 BARE/RD-A	2700	1092	N		No
GARAGE	DINCEL 200 BARE/RD-A	2700	6377	E		No
GARAGE	DINCEL 200 BARE/RD-B	2700	5462	S		Yes
GARAGE	DINCEL 200 BARE/RD-B	2700	901	E		Yes
GARAGE	DINCEL 200 BARE/RD-A	2700	5868	S		No
GARAGE	DINCEL 200 BARE/RD-A	2700	11330	N		No
GARAGE	DINCEL 200 BARE/RD-A	2700	10643	E		No
GUEST BED	DBL-BRICK-110-50-110-RD	3000	737	W		No
GUEST BED	DBL-BRICK-110-50-110-RD	3000	3861	E		Yes
GUEST BED	DBL-BRICK-110-50-110-RD	3000	5194	S		Yes
HALL/STAIRS BS	DINCEL 200 BARE/RD-A	2700	2299	W		No
HALL/STAIRS GF	DBL-BRICK-110-50-110-RD	3000	2307	W	1063	Yes
HALL/STAIRS GF	DBL-BRICK-110-50-110-RD	3000	3699	E		Yes
HALL/STAIRS GF	DBL-BRICK-110-50-110-RD	3000	3146	N		Yes
HALL/STAIRS GF	DBL-BRICK-110-50-110-RD	3000	3699	W		Yes
KLD	DBL-BRICK-110-50-110-RD	3000	3146	S		Yes
KLD	DBL-BRICK-110-50-110-RD	3000	13336	N	7030	Yes

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
KLD	DBL-BRICK-110-50-110-RD	3000	10504	E		Yes
KLD	DBL-BRICK-110-50-110-RD	3000	1093	S	3655	Yes
KLD	DBL-BRICK-110-50-110-RD	3000	151	WSW		Yes
LAUNDRY	DBL-BRICK-110-50-110-RD	3000	2620	W	1063	Yes
MASTER BEDROOM	DBL-BRICK-110-50-110-RD	2700	7685	N	1410	No
MECH ROOM	DINCEL 200 BARE/RD-A	2700	1105	N		No
MECH ROOM	DINCEL 200 BARE/RD-A	2700	5347	S		No
MECH ROOM	DINCEL 200 BARE/RD-A	2700	6059	W		No
MECH ROOM	DINCEL 200 BARE/RD-A	2700	737	E		No
OFFICE	DBL-BRICK-110-50-110-RD	2700	1105	N	22696	Yes
OFFICE	DBL-BRICK-110-50-110-RD	2700	5220	S	220	Yes
OFFICE	DBL-BRICK-110-50-110-RD	2700	5728	W	461	Yes
PLANT ROOM	DINCEL 200 BARE/RD-A	2700	6008	W		No
PLANT ROOM	DINCEL 200 BARE/RD-A	2700	1105	S		No
POOL EQUIP	DINCEL 200 BARE/RD-A	2700	2502	W		No
POOL EQUIP	DINCEL 200 BARE/RD-A	2700	2642	N		No
RUMPUS	DBL-BRICK-110-50-110-RD	2700	666	E	261	Yes
RUMPUS	DBL-BRICK-110-50-110-RD	2700	851	S		No
RUMPUS	DBL-BRICK-110-50-110-RD	2700	1146	W	3589	Yes
RUMPUS	DBL-BRICK-110-50-110-RD	2700	5055	E	406	Yes
RUMPUS	DBL-BRICK-110-50-110-RD	2700	5470	S	218	Yes
RUMPUS	DBL-BRICK-110-50-110-RD	2700	1092	N	23345	Yes
STORAGE BS	DINCEL 200 BARE/RD-A	2700	2553	W		No
TOY ROOM	DBL-BRICK-110-50-110-RD	3000	3994	E	1045	Yes
WIR GB	DBL-BRICK-110-50-110-RD	3000	2101	E		Yes

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
WIR GB	DBL-BRICK-110-50-110-RD	3000	1093	N	3682	Yes
WIR MB	DBL-BRICK-110-50-110-RD	2700	6541	W	461	Yes
WIR MB	DBL-BRICK-110-50-110-RD	2700	4115	N	1410	No

Internal wall *type*

Wall ID	Wall Type	Area (m²)	Bulk insulation
DINCEL 200 BARE/RD	DINCEL 200mm BARE/RD	37.6	0.00
SB-RD	Single Brick wall - Rendered	546.3	0.00
SB-RD	Single Brick wall - Rendered	43.5	1.43

Floor *type*

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
BATHROOM GF	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	5.3	N/A	6.00	Tile (8mm)
BATTERY ROOM	CSOG-200: Concrete Slab on Ground (200mm)	6.3	N/A	0.00	Exposed
BED 01	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	16.5	N/A	0.15	Timber (12mm)
BED 02	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	16.4	N/A	0.15	Timber (12mm)
BED 03	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	16.5	N/A	0.15	Timber (12mm)
BED 04	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	19.4	N/A	0.15	Timber (12mm)
BUTLERS 1	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	7.8	N/A	6.00	Tile (8mm)
BUTLERS 1	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	0.4	N/A	0.15	Tile (8mm)
BUTLERS 2	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	7.9	N/A	6.00	Tile (8mm)
BUTLERS 2	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	0.3	N/A	0.15	Tile (8mm)
CIRCULATION 1	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	53.0	N/A	0.15	Timber (12mm)
CIRCULATION 2	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	70.3	N/A	0.15	Timber (12mm)
COMMS	CSOG-200: Concrete Slab on Ground (200mm)	7.1	N/A	0.00	Exposed
COOL ROOM	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	5.7	N/A	6.00	Tile (8mm)

Floor *type*

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
ENS MB	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	7.2	N/A	0.15	Tile (8mm)
ENS MB	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	10.0	N/A	2.50	Tile (8mm)
ENSUITE 1	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	6.6	N/A	0.15	Tile (8mm)
ENSUITE 2	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	5.0	N/A	0.15	Tile (8mm)
ENSUITE 3	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	5.2	N/A	0.15	Tile (8mm)
ENSUITE 4	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	4.5	N/A	0.15	Tile (8mm)
ENSUITE GB	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	6.9	N/A	6.00	Tile (8mm)
ENTRY	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	38.4	N/A	6.00	Tile (8mm)
ENTRY	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	0.2	N/A	0.15	Tile (8mm)
FORMAL LIVING	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	29.6	N/A	6.00	Tile (8mm)
GARAGE	CSOG-200: Concrete Slab on Ground (200mm)	239.9	N/A	0.00	Exposed
GUEST BED	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	17.3	N/A	6.00	Tile (8mm)
GUEST BED	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	7.1	N/A	2.50	Tile (8mm)
GUEST BED	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	1.1	N/A	0.15	Tile (8mm)
HALL/STAIRS BS	CSOG-200: Concrete Slab on Ground (200mm)	17.7	N/A	2.50	Exposed
HALL/STAIRS GF	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	23.2	N/A	6.00	Tile (8mm)
HALL/STAIRS GF	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	13.0	N/A	0.15	Tile (8mm)
KLD	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	128.3	N/A	6.00	Tile (8mm)
KLD	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	4.3	N/A	0.15	Tile (8mm)
LAUNDRY	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	6.4	N/A	6.00	Tile (8mm)
LAUNDRY	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	3.1	N/A	0.15	Tile (8mm)
LIFT BS	CSOG-200: Concrete Slab on Ground (200mm)	1.7	N/A	2.50	Exposed
LIFT GF	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	3.4	N/A	0.15	Exposed
MASTER BEDROOM	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	2.7	N/A	0.15	Timber (12mm)

Floor *type*

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
MASTER BEDROOM	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	31.9	N/A	2.50	Timber (12mm)
MECH ROOM	CSOG-200: Concrete Slab on Ground (200mm)	31.0	N/A	0.00	Exposed
OFFICE	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	29.0	N/A	0.15	Timber (12mm)
PLANT ROOM	CSOG-200: Concrete Slab on Ground (200mm)	30.6	N/A	0.00	Exposed
POOL EQUIP	CSOG-200: Concrete Slab on Ground (200mm)	6.6	N/A	0.00	Tile (8mm)
RUMPUS	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	27.5	N/A	0.15	Timber (12mm)
STORAGE BS	CSOG-200: Concrete Slab on Ground (200mm)	6.6	N/A	0.00	Exposed
STORE GF	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	2.1	N/A	6.00	Tile (8mm)
TOY ROOM	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	16.4	N/A	6.00	Tile (8mm)
WC FF	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	4.9	N/A	0.15	Tile (8mm)
WIR 1	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	3.9	N/A	0.15	Timber (12mm)
WIR 2	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	5.0	N/A	0.15	Timber (12mm)
WIR 3	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	5.9	N/A	0.15	Timber (12mm)
WIR 4	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	3.9	N/A	0.15	Timber (12mm)
WIR GB	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	7.1	N/A	6.00	Tile (8mm)
WIR MB	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	9.8	N/A	0.15	Timber (12mm)
WIR MB	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	17.1	N/A	2.50	Timber (12mm)

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
BED 01	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
BED 02	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
BED 03	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
BED 04	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
BUTLERS 1	SLAB-200-CEIL-01: Concrete Slab (200mm) with Suspended PB Ceiling	4.00	No

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
BUTLERS 2	SLAB-200-CEIL-01: Concrete Slab (200mm) with Suspended PB Ceiling	4.00	No
CIRCULATION 1	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
CIRCULATION 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
COOL ROOM	SLAB-200-CEIL-01: Concrete Slab (200mm) with Suspended PB Ceiling	4.00	No
ENS MB	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
ENSUITE 1	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
ENSUITE 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
ENSUITE 3	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
ENSUITE 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
ENSUITE GB	SLAB-200-CEIL-01: Concrete Slab (200mm) with Suspended PB Ceiling	4.00	No
GARAGE	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
KLD	SLAB-200-CEIL-01: Concrete Slab (200mm) with Suspended PB Ceiling	4.00	No
LIFT GF	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
MASTER BEDROOM	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
OFFICE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
RUMPUS	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
WC FF	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
WIR 1	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
WIR 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
WIR 3	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
WIR 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
WIR GB	SLAB-200-CEIL-01: Concrete Slab (200mm) with Suspended PB Ceiling	4.00	No
WIR MB	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
BATHROOM GF	1	Downlight	190	Sealed
BATTERY ROOM	1	Downlight	190	Sealed
BED 01	3	Downlight	190	Sealed
BED 02	3	Downlight	190	Sealed
BED 03	3	Downlight	190	Sealed
BED 04	3	Downlight	190	Sealed
BUTLERS 1	1	Downlight	190	Sealed
BUTLERS 2	1	Downlight	190	Sealed
CIRCULATION 1	11	Downlight	190	Sealed
CIRCULATION 2	14	Downlight	190	Sealed
COMMS	1	Downlight	190	Sealed
COOL ROOM	1	Downlight	190	Sealed
ENS MB	3	Downlight	190	Sealed
ENSUITE 1	1	Downlight	190	Sealed
ENSUITE 2	1	Downlight	190	Sealed
ENSUITE 3	1	Downlight	190	Sealed
ENSUITE 4	1	Downlight	190	Sealed
ENSUITE GB	1	Downlight	190	Sealed
ENTRY	8	Downlight	190	Sealed
FORMAL LIVING	6	Downlight	190	Sealed
GUEST BED	5	Downlight	190	Sealed
HALL/STAIRS BS	4	Downlight	190	Sealed
HALL/STAIRS GF	7	Downlight	190	Sealed
KLD	27	Downlight	190	Sealed

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
KLD	1	Exhaust Fan	350	Sealed
LAUNDRY	2	Downlight	190	Sealed
LIFT BS	1	Downlight	190	Sealed
LIFT GF	2	Downlight	190	Sealed
MASTER BEDROOM	7	Downlight	190	Sealed
MECH ROOM	6	Downlight	190	Sealed
OFFICE	6	Downlight	190	Sealed
PLANT ROOM	6	Downlight	190	Sealed
POOL EQUIP	1	Downlight	190	Sealed
RUMPUS	6	Downlight	190	Sealed
STORAGE BS	1	Downlight	190	Sealed
STORE GF	1	Downlight	190	Sealed
TOY ROOM	3	Downlight	190	Sealed
WC FF	1	Downlight	190	Sealed
WIR 1	1	Downlight	190	Sealed
WIR 2	1	Downlight	190	Sealed
WIR 3	1	Downlight	190	Sealed
WIR 4	1	Downlight	190	Sealed
WIR GB	1	Downlight	190	Sealed
WIR MB	5	Downlight	190	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
CIRCULATION 1	2	1500
CIRCULATION 2	1	2100
KLD	2	1800

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	1.30	0.73	Dark (Monument)
SLAB-200-CEIL-01: Concrete Slab (200mm) with Suspended PB Ceiling	0.00	0.50	Medium
SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	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)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
No Whole of Home Data		

Battery *schedule*

Type	Storage Capacity [kWh]
No Whole of Home Data	

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

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

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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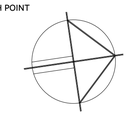
GREENACRE HOME

29 GREENACRE ROAD, GREENACRE

NOAH DEAN

1710.2024

NORTH POINT



SCALE AS INDICATED @ A1

NOTES
· ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
· ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.
. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 29.10.24	ISSUED FOR CONCEPT PLANS
B 31.10.24	ISSUED FOR AMENDED PLANS
C 14.11.24	ISSUED FOR DESIGN PLANS
D 10.12.24	ISSUED FOR CONSULTANTS
E 30.01.25	ISSUED FOR DA SUBMISSION
F	

LEGEND

TITLE
NCC/AS

CHECKED BY JE

DWG # INHAUS-21

REVISION E

PROJECT # 2469

NOT FOR CONSTRUCTION

H1 STRUCTURE

STRUCTURE PROVISIONS (DEEMED-TO-SATISFY PROVISIONS H1D2)
- STRUCTURE PROVISIONS TO BE PROVIDED IN ACCORDANCE TO SECTION 2 OF THE HOUSING PROVISIONS OF THE NCC OR RELEVANT PROVISION OF H1D3 TO H1D2 OF HOUSING PROVISIONS OF THE NCC OR ANY COMBINATION THEREOF.

SITE PREPATATION (DEEMED TO SATISFY PROVISION H1D3)
- SITE PREPARATION TO BE IN ACCORDANCE WITH THE FOLLOWING
* PART 3.2 OF HOUSING PROVISIONS OF THE NCC AS SITE CLASSES AS A, S, M, H OR E IN ACCORDANCE TO PART 4.2.2 OF HOUSING PROVISIONS OF THE NCC FOR EARTHWORKS ASSOCIATED WITH A BUILDING STRUCTURE.
* AS4678 FOR EARTH RETAINING
* PART 3.4 OF HOUSING PROVISIONS OF THE NCC FOR TEMRITE RISK MANAGEMENT

FOOTINGS & SLABS (DEEMED TO SATISFY PROVISION H1D4)
- FOOTINGS & SLABS TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2870, AS3600 WHERE IT FALL IN WITH THE REQUIREMENTS OF SECTION 4 OF HOUSING PROVISIONS OF THE NCC.

MASONARY (DEEMED TO SATISFY PROVISION H1D5)
- MASONARY VENEER TO BE CONSTRUCTED IN ACCORDANCE WITH:
(A) AS3700 OR AS4773.1 & AS4773.2 OR PART 5 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:
(B) WIND CLASS N3 & LESS
(C) COMPLY WITH H1D4 & PRT 5.6 USING COMPONENTS OF PART 5.7 OF THE HOUSING PROVISIONS
(D) SOIL CLASS A, S, M IN ACCORDANCE TO AS2870
(E) TIED MASONARY AS PER H1D6
(F) NOT LOCATED WITHIN ALPINE AREAS
(G) NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS
- CAVITY BRICK UNREINFORCED TO BE CONSTRUCTED IN ACCORDANCE WITHL
(A) AS3700 OR AS4773.1 & AS4773.2 OR PART 3 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:
(B) WIND CLASS N3 & LESS
(C) COMPLY WITH H1D4 & PART 5.6 USING COMPONENTS OF PART 5.6 USING COMPONENTS OF PART 5.7 OF THE HOUSING PROVISIONS
(D) SOIL CLASS A, S, M IN ACCORDANCE O AS2870
(E) TIED MASONARY AS PER H1D6
(F) NOT LOCATED WITHIN ALPINE AREAS
(G) NO EARTHQUAKE AFFECTED ESIGN REQUIREMENTS
- SINGLE LEAF UNREINFORCED MASONARY TO BE CONSTRUCTED IN ACCORDANCE WITH:
(A) AS3700 ORAS4773.1 & AS4773.2 OR PART 4 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:
(B) WIND CLASS N3 & LESS
(C) COMPLY WITH H1D4 & PART 5.6 USING COMPONENTS OF PART 5.7 OF THE HOSING PROVISIONS
(D) SOIL CLASS A, S, M IN ACCORDANCE TO AS2870
(E) TIED MASONARY AS PER H1D6
(F) NOT LOCATED WITHIN ALPINE AREAS
(G) NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS
- REINFORCED MASONARY TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700 EXCL. PIERS OR AS4773.1 & AS4773.2
- ISOLATED MASONARY PIERS TO BE OCNSTRUCTED IN ACCORDANCE WITH:
(A) PART 8.5.1 OF HOUSING PROVISIONS OF THE NCC & SECTION 7 IN ACCORDANCE TO TABLES 10.3 & 4.1 (A)(I)(C) OF AS3700 OR PART 3 OF TH HOUSING PROVISIONS OF THE NCC PROVIDED
(B) AS4773.1 & AS4773.2
(C) PART 5 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED
* WIND CLASS N3 & LESS
* COMPLY WITH H1D4
* COMPLY WITH PART 5.6.2(4) OF THE HOUSING PROVISIONS OF THE NCC AND HAVE 6.2MPA FOR SOLID & CORE UNITS & 15MPA FOR HOLLOW UNITS.
* THE ROOF & WALLS PROVIDE LATERAL BRACING FOR THE TOP OF PIER AS PER PART 8.5.1 OF HOUSING PROVISIONS OF THE NCC & SECTION 7 IN ACCORDANCE TO TABELS 10.3 & 4.1 (A)(I)(C) OF AS3700 OR PART 3 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:
(D) SOIL CLASS A,S,M IN ACCORDANCE TO AS2870
(E) NOT LOCATED WIHIN ALPINE AREAS
(G) NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS

- MASONARY ACCESSORIES TO BE CONSTRUCTED IN ACCORDANCE WITH:
(A) AS3770 OR
(B) AS4773.1 & AS4773.2
(C) PART 5.6 OF HOUSING PROVISIONS OF THE NCC PROVIDED
* WIND CLASS N3 & LESS
* NOT LOCATED WITHIN ALPINE AREAS
* NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS

FRAMING (DEEMED TO SATISFY PROVISION (H1D6)
- STEEL FRAMING TO BE CONSTUCTED IN ACCORDANCE WITH NASH STANDARD RESIDENTIAL & LOW RISE STEEL FRAMING PART 1 & 2 AS4100 & AS/NZS4600
- TIMBER FRAMING TO BE CONSTRUCTED IN ACCORDANCE WITH AS1684.2, AS1720.5, AS1684.4 & AS1860.2 IF WITHIN A CYCLONE AREA AS1684.2
- STRUCTURAL STEEL SECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH AS4100, AS/NZS4600 & BE ASSOCIATED WITH PART 6.3.1 TO 6.3.9 OF HOUSING PROVISIONS OF THE NCC (NO RESTRICTIONS APPLY TO 6.3.1 TO 6.3.1)
- SOFTWARE IN ACCORDANCE WITH ABCB PROTOCOL FOR STRUCTURAL SOFTWARE & GEOMETRIC LIMITS, PROGRAMS THAT CONTAIN SIMILAR TABLES TO AS1684 & NASH STANDARD RESIDENTIAL & LOW RISE STEEL FRAMING PART 2 CAN APPLY.

STRUCTURE ROOF & WALL CLADDING (DEEMED TO SATISFY PROVISION H1D7)
- SLATES & SHINGLES AS SELETED TO BE IN ACCORDANCE WITH AS2050 OR AS2049 & BE ASSOCIATED WITH PART 7.3.1 TO 7.3.6 OF HOUSING PROVISIONS OF THE NCC
- METAL SHEET ROOFING AS SELECTED TO BE IN ACCORDANCE WITH AS1562.1 & BE ASSOCIATED CLAUSE 7.2.1 TO 7.2.8 OF HOUSING PROVISIONS OF THE NCC
- TIMBER & COMPOSITE WALL CLADDING TO BE IN ACCORDANCE WITH AS5126.1 FOR AUTOCLAVED AERATED WALL CLADDING OR PART 7.5.1 TO 7.5.8 OF HOUSING PROVISIONS OF THE NCC FOR WALL CLADDING
- METAL WALL CLADDING TO BE IN ACCORDANCE WITH AS1562.1

EARTHQUAKE AREAS (DEEMED TO SATISFY PROVISION H1D9)
- CLASS 1 & 10 BUILDING TO BE IN ACCORDANCE WITH SECTION 2 OF THE HOUSING PROISIONS OF THE NCC SUBJECT TO SEISMIC ACTIVITY

FLOOD HAZARD (DEEMED TO SATISFY PROVISION H1D10)
- CLASS 1 TO BE IN ACCORDANCE WITH HOUSING PROVISIONS OF THE NCC

ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING WALING PLATE (DEEMED TO SATISFY PROVISION H1D11)
- ATTACHMENT OF FRAMED DECKS AND BLACONIES TO EXTERNAL WALLS OF BUILDINGS USING A WAILING PLATE TO BE IN ACCORDANCE WITH PART 12.3 OF HOUSING PROVISIONS OF THE NCC. (SUBJECT TO CONDITIONS)

PILED FOOTINGS (DEEMED TO SATISFY POROVISION H1D12)
- PILED FOOTINGS TO BE IN ACCORDANCE WITH AS2159.

H2 DAMP & WEATHER PROOFING

FOOTINGS & SLABS (DEEMED TO SATISFY H2D2)
- FOOTINGS & SLABS ARE TO BE IN ACCORDANCE WITH AS/NZS3500.3 & PART 3.3 OF THE HOUSING PROVISIONS OF THE NCC FOR
* ROOFS IN AREAS SUBJECT TO 5 MINUTE DURATIONS RAINFALL INTENSITIED OF NOT MORE THAN 225MM PER HOUR OVER AN ANNUAL EXCEEDANCE PROBABILITY OF 5% (AS PERTABLE 7.4.3D OF THE ABCB HOUSING PROVISIONS) WHERE A DRAINAGE SYSTEM REQUIRE: AND
* SUB-SOIL AREAS WHERE EXCESSIVE SOIL MOISTURE PROBLEMS MAY OCCUR
* LAND ADJOINING AND UNDER BUILDINGS

FOOTINGS & SLABS (DEEMS TO SATISFY PROVISION H2D3)
- FOOTINGS & SLABS TO BE PROVIDED IN ACCORDANCE WITH H1D4 (1)(A) OR (B)

MASONARY (DEEMED TO SATISFY PROVISION H2D4)
- MASONARY WALLS TO BE PROVIDED IN ACCORDANCE WITH EITHER AS3700, AS4773.1 & AS4773.2 OR PART 5.7.1 TO 5.7.6 IN ACCORDANCE TO H1D5.

SUBFLOOR VENTILATION (DEEMED TO SATISFY PROISION H2D5)
- FOUNDATION AREAS TO BE PROVIDED WITH ACCESS & SUBFLOOR VENTILATION TO BE IN ACCORDANCE WITH PART 6.2.1 OF HOUSING PROVISIONS OF THE NCC

WEATHER PROOFING ROOF & WALL CLADDING (DEEMED TO SATISFY PROVISION H2D6)
- GUTTERS & DOWNPIPES TO BE IN ACCORDANCE WITH AS/NZS3500.3 & PART 7.4.1 TO 7.4.7 OF HOUSING PROVISIONS OF THE NCC

GLAZING (DEEMED TO SATISFY PROVISIONS H2D7)
- GLAZING TO BE IN ACCORDANCE WITH H1D8(1) OF THE NCC

EXTERNAL WATERPROOFING (DEEMED TO SATISFY PROVISION H2D8)
- EXTERNAL WATERPROOFING TO BE IN ACCORDANCE WITH AS4654.1 & AS465.42 WHICH IS ALSO APPLIED TO ROOFING SYSTEMS WITH H1D7(2) & (3), TERRACES, BALCONIES, SUSPENDEDCONCRETE SLABS & SPACED DECKING IN CONJUNCTION TO FRAMING THAT ARE SUITABLE FOR EXTERNAL USE.

H3 FIRE SAFETY

FIRE HAZARD PROPERITES AND NON-COMBUSTIBLE BUILDING ELEMENTS
- HAZARD PROPERTIED AND NON-COMBUSTIBLE BUILDING ELEMENTS TO BE PROVIDED IN ACCORDANCE TO H3D2
- FLEXIBLE DUCTWORK USED FOR TE TRANSFR OF PRODUCTS INITIATING FROM A HEAT SOURCE THAT CONTAINS A FLAME MUST COMPLY WITH THE FIRE HAZARD PROPERTIES SET OUT IN AS4254.1

FIRE SEPARATION FROM EXTERNAL WALLS (DEEMED TO SATISFY PROVISION H3D4)
- FIRE SEPERATION FROM EXTERNAL WALLS TO BE PROVIDED IN ACCORDANCE TO PART 9.3.1 TO 9.3.4 OF HOUSING PROVISIONS OF THE NCC

FIRE SEPARATION OF GARAGE-TOP-DWELLINGS (DEEMED TO SATISFY PROVISION H3D5)
- FIRE SEPERATION OF GARAGE-TOP-DWELLINGS TO BE PROVIDED IN ACCORDANCE TO PART NSW 9.4.1 TO NSW 9.4.3 OF HOUSING PROVISIONS OF THE NCC

SMOKE ALARMS AND EVACUATION LIGHTING (DEEMED TO SATISFY PROVISION H3D6)
- SMOKE ALARMS AND EVACUATION LIGHTING TO BE PROVIDED IN ACCORDANCE TO PART 9.5.1 TO 9.5.5 OF HOUSING PROVISIONS OF THE NCC AS3786 & AS1670.1

H4 HEALTH & AMENITY

WET AREAS WATERPROOFING (DEEMED TO SATISFY PROVISION H4D2)
- WET AREAS TO BE PROVIDED IN ACCORDANCE WITH PART 10.2.1 TO 10.2.32 OF HOUSING PROVISIONS OF THE NCC

MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS (DEEMED TO SATISFY PROVISIONS H4DE3)
- MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS TO BE PROVIDED IN ACCORDANCE TO PART 10.2.1 TO 10.2.6 OF HOUSING PROVISIONS OF THE NCC & COMPLY WITH WITHER AS3740 & PART 10.2.12 OF HOUSING PROVISIONS OF THE NCC OR PART 10.2.7 TO 10.2.32 OF HOUSING PROVISIONS OF THE NCC

ROOM HEIGHTS (DEEMED TO SATISFY PROVISION H4D4)
- ROOM HEIGHTS TO BE PROVIDED IN ACCORDANCE TO PART 10.3.1 OF HOUSING PROVISIONS OF THE NCC

FACILITIES (DEEMED TO SATSIFY PROVISION H4D55)
- FACILITIES TO BE PROVIDED IN ACORDANCE TO PART 10.4.1 TO 104.2 OF HOUSING PROVISIONS OF THE NCC

LIGHT (DEEMED TO SATISFY PROVISION H4D6)
- LIGHT TO BE PROVIDED IN ACCORDANCE TO PART 10.5.1 TO 10.5.2 OF HOUSING PROVISIONS OF THE NCC

VENTILATION (DEEMED TO SATISFY PROVISION H4D7)
- VENTILATION TO BE PROVIDED IN ACCORDANCE TO PART 10.6.1 TO 10.6.3 OF HOUSING PROVISIONS OF THE NCC

SOUND INSULATION (DEEMED TO SATISFY PROVISION H4D8)
- SOUND INSULATION TO BE INSTALLED IN ACCORDANCE WITH 10.7.1 TO 10.7.8 OF HOUSING PROVISIONS OF THE NCC

CONDENSATION MANAGEMENT (DEEMED TO SATISFY PROVISION H4D9)
- CONDENSAION MANAGEMENT SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH 10.8.1 TO 10.8.3 OF HOUSING PROVISIONS OF THE NCC

H5 SAFE MOVEMENT & ACCESS

STAIRWAY & RAMPS CONSTRUCTION (DEEMED TO SATISFY PROVISION H5D2)
- STAIRS & RAMPS TO BE IN ACCORDANCE TO PART 11.2 OF OUSING PROVISIONS OF THE NCC
- BARRIERS & HANDRAILS TO BE IN ACCORDANCE TO PART 11.3 OF HOUSING PROVISIONS OF THE NCC

WINDOW PROTECTION
- WINDOW PROTECTION TO BEDROOMS & TO OTHER ROOMS OTHER THAT BEDROOMS TO BE IN ACCORDANCE TO HOUSING PROVISION 11.3.7 TO 11.3.8 OF THE NCC

ADDITIONAL

- ALL ASPECTS OF CONSTRUCTION TO BE COMPLIANT WITH RELEVANT PERFORMANCE REQUIREMENTS OF THE NCC AND AUSTRALIAN STANDARDS INCLUDING, BUT NOT LIMITED TO THE FOLLWING:
- GARAGE AND DRIVEWAY PROFILES/GRADES TO COMPLYIN ACCORDANCE WITH ASSOCIATED STANDARD AS2890
- TERMITE CONTROL MEASURES
* RESDTOP PIPE PENETRATIONS
* GRANITE GUARD APPLICATION TO PERIMETER WALLS IN ACCORDANCE WITH AS3660.1 CLAUSE 6.59 & 6.60
- VERTICAL ARTICULATION JOINTS
* VERTICAL ARTICULATION JOINTS TO BE AS PER 5.6.8 OF ABCB HOUSING PROVISIONS
- STAIRS, RAMPS AND BALUSTRADE NOTE
* STAIRS WILL BE CONSTRUCTRED IN ACCORDANCE WITH THE REQUIREMENTS OF TCLAUSE 11.2.2 OF VOLUME 2 OF THE NCC
* FINISHES OF ALL STAIRS WILL MEET THE REQUIREMENTS OF CLAUSE 11.2.4 OF VOLUME 2 OF THE NCC
* ANY LANDINGS WILL MEET THE REQUIREMENTS OF CLAUSE 11.2.5 OF VOLUME 2 OF THE NCC
* RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.2.3 OF VOLUME 2 OF THE NCC
* THRESHOLDS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.2.6 OF VOLUME 2 OF THE NCC
* STAIRS WILLL BE SERVICED BY A HANDRAIL IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.3.1 TO 11.3.6 OF VOLUME 2 OF THE NCC
* THE BALUSTRADES SERVICING THE DWELLING (BOTH INTERNAL & EXTERNAL) TO MEET THE REQUIREMENTS OF CLAUSE 1 VOLUME 2 OF THE NCC
- WET AREA FLASHING
* TO BE IN ACCORDANCE TO AS3740 OR HOUSING PROVISION 10 OF NCC