

FLOOR PLAN

SCALE 1:100 @ A3

AREAS

LIVING AREA = 131.4
GARAGE AREA = 39.0
ALFRESCO = 26.6
PATIO = 2.1

TOTAL AREA = 199.1 m2

**Certificate No. #HR-TC65F7-01**
Scan QR code or follow website link for rating details.

Assessor nameKrzysztof Kwiatkowski
Accreditation No.DMN/24/2214
Property Address39-41 Nuwarra Circuit , Forster, NSW, 2428
<http://www.hero-software.com.au/pdf/HR-TC65F7-01>



NOTES
NO CUT OR FILL REQUIRED
NO TREES TO BE REMOVED

EXTERNAL COLOURS & MATERIAL FINISHES

* ROOF-	COLORBOND- GREY
* GUTTER-	COLORBOND- MONUMENT
* FASCIA-	COLORBOND- GREY
* BRICKS-	MEDIUM FACE BRICK
* WINDOWS-	ALUMINIUM- GREY
* FRONT DOOR-	TIMBER- CLEAR STAINED
* GARAGE DOOR-	COLORBOND- GREY

PROPOSED B/V MULTI-UNITS FOR:

Mr & Mrs Freyler
39-41 Nuwarra Circuit Forster

DRAWING UNIT 1 FLOOR PLAN	JOB No. 2023-059	SHEET No. 2 OF 7
DATE OCT 2024	SCALE 1:100 @ A3	ISSUE A-8
DRAWN BY: NEIL RYAN 44 WOOLA ROAD TAREE Mob. 0417682880 Email: admin@neilryan.com.au ABN 43 831 206 704		CHECKED

AREAS

LIVING AREA = 84.1
GARAGE AREA = 23.2
ALFRESCO = 16.2
PATIO = 1.2

TOTAL AREA = 124.7 m2

ALL CARE IS TAKEN WITH DIMENSIONS BUT NO RESPONSIBILITY ACCEPTED FOR DISCREPANCIES. MEASUREMENTS TAKE PRECEDENCE OVER SCALE.

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EVERY PART OF THE BUILDING & ASSOCIATE COMPONENTS MUST BE CONSTRUCTED IN AN APPROPRIATE MANNER TO ACHIEVE THE REQUIREMENTS OF THE HOUSING PROVISIONS USING MATERIALS THAT ARE FIT FOR THE PURPOSE FOR WHICH THEY ARE INTENDED.

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THE BUILDING IS TO BE CONSTRUCTED TO PROVIDE RESISTANCE TO MOISTURE FROM OUTSIDE & MOISTURE RISING FROM THE GROUND.

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SUB-FLOOR VENTILATION WHERE REQUIRED MUST COMPLY TO NCC 3.4.1.

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GUTTERS, DOWN PIPES & ASSOCIATED COMPONENTS MUST BE INSTALLED STRICTLY AS TO COMPLY TO NCC 3.5.3.

ALL WALL CLADDING & ASSOCIATED COMPONENTS MUST COMPLY TO NCC 3.5.4 OR 3.5.5.

ALL GLAZING IS TO COMPLY TO NCC 3.6. & ANY REQUIREMENTS UNDER BASIX, NATHERS OR ALTERNATIVE THERMAL/ENERGY ASSESSMENTS.

DIRECT WIRED SMOKE DETECTORS MUST COMPLY WITH AS3786 & BE INSTALLED AS TO COMPLY TO NCC 3.7.5.

ALL REQUIRED AREAS ARE TO BE PROTECTED AGAINST WATER IN ACCORDANCE WITH NCC 3.8.1.2.




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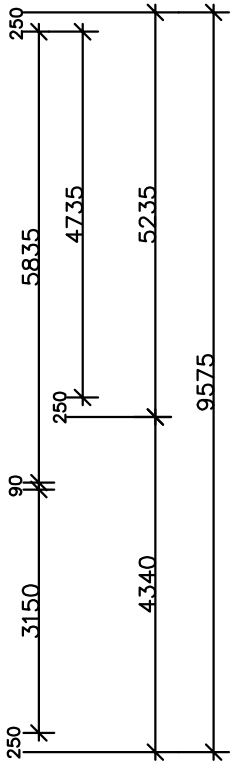
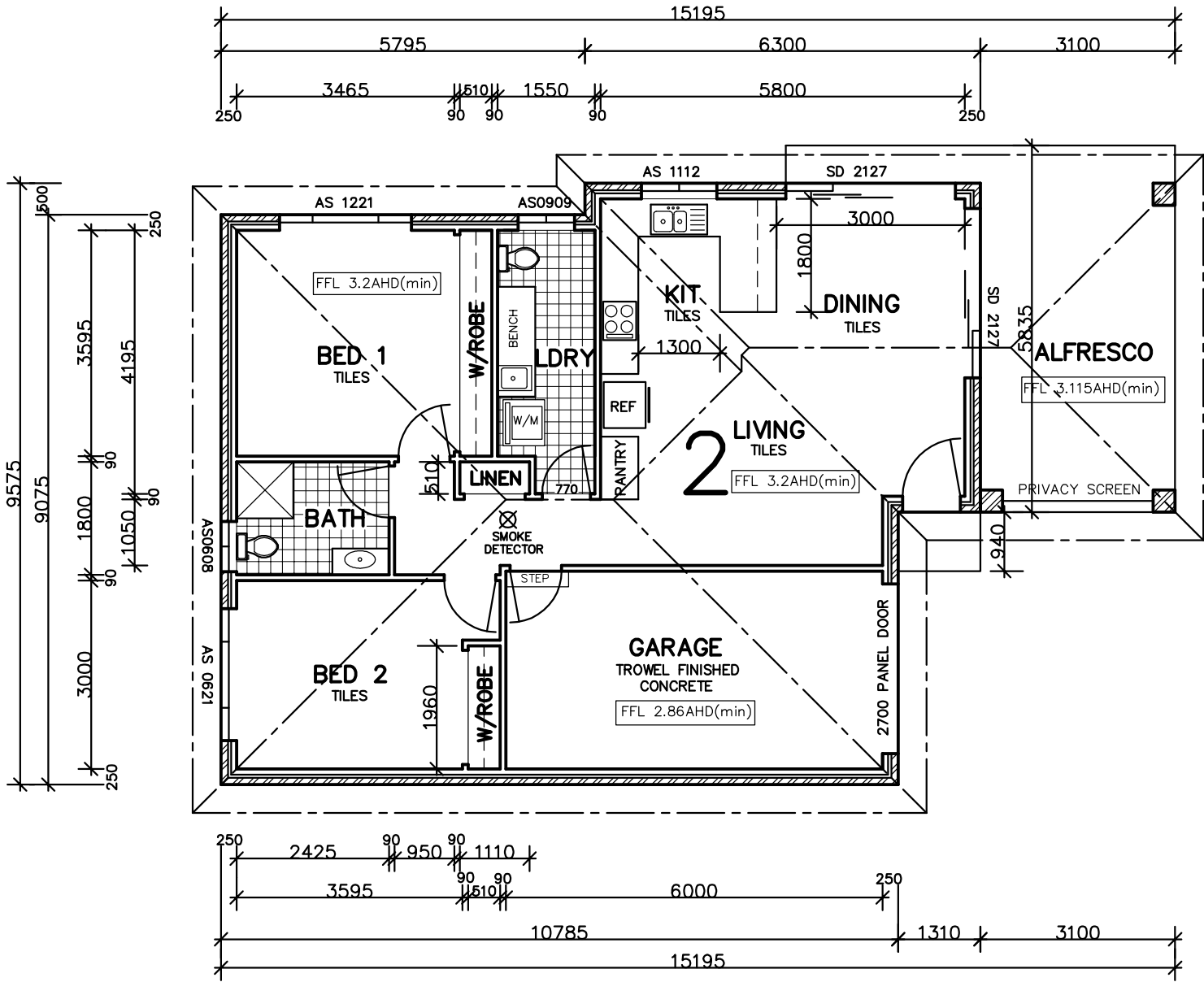
Assessor name
Krzysztof Kwiatkowski

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NSW, 2428



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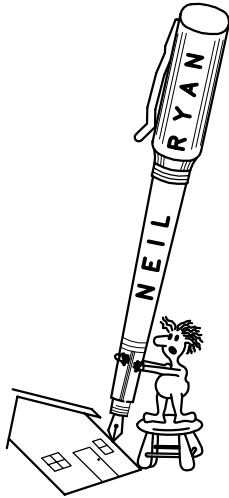
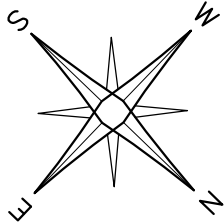
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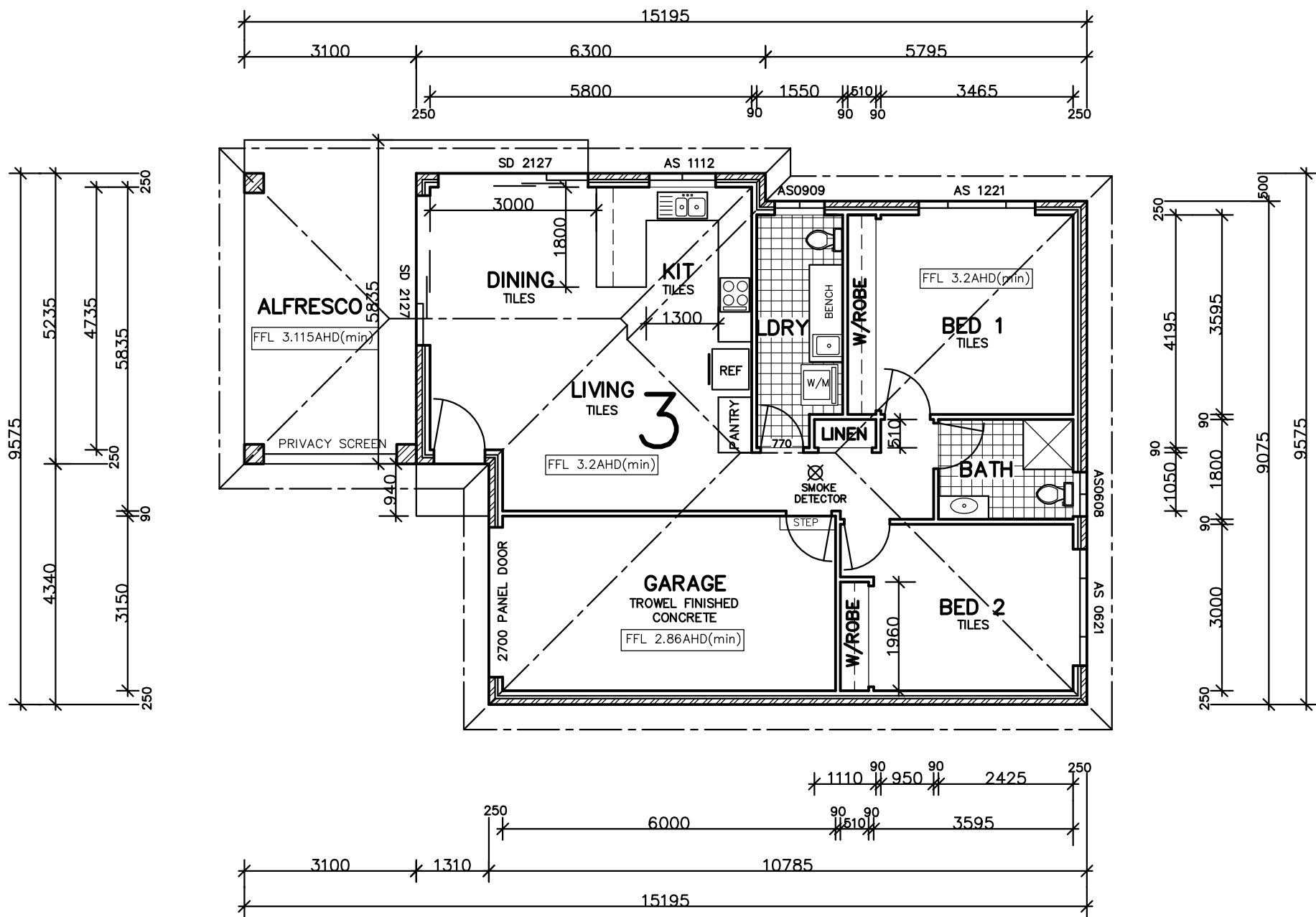
FLOOR PLAN

SCALE 1:100 © A3



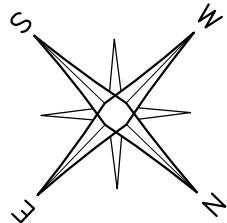
PROPOSED B/V MULTI-UNITS FOR:
Mr & Mrs Freyler
39-41 Nuwarra Circuit Forster


DRAWING UNIT 2 FLOOR PLAN	JOB No. 2023-059	SHEET No. 3 OF 7
DATE OCT 2024	SCALE 1:100 @ A3	ISSUE A-8
DRAWN BY: NEIL RYAN 44 WOOLA ROAD TAREE Mob. 0417682880 Email: admin@neilryan.com.au ABN 43 831 206 704		CHECKED




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SCALE 1:100 © A3



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Property Address 39-41 Nuwarra Circuit , Forster, NSW, 2428
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PATIO = 1.2

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PROPOSED B/V MULTI-UNITS FOR:

Mr & Mrs Freyler
39-41 Nuwarra Circuit Forster

DRAWING
UNIT 3 FLOOR PLAN

JOB No.
2023-059

SHEET No.
4 OF 7

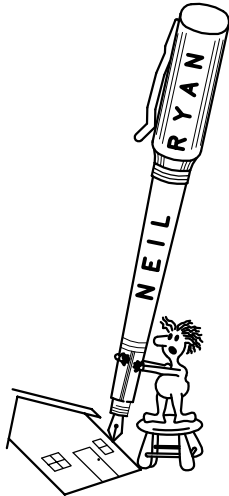
DATE
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SCALE
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ISSUE
A-8

DRAWN BY: **NEIL RYAN**
44 WOOLA ROAD TAREE
Mob. 0417682880
Email: admin@neilryan.com.au
ABN 43 831 206 704

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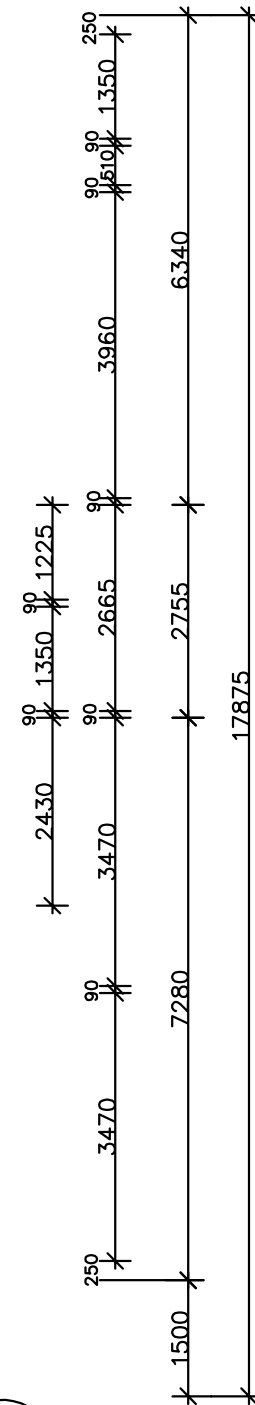
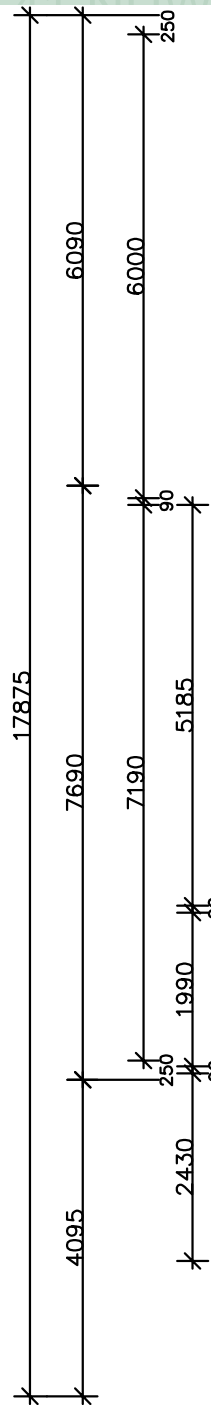
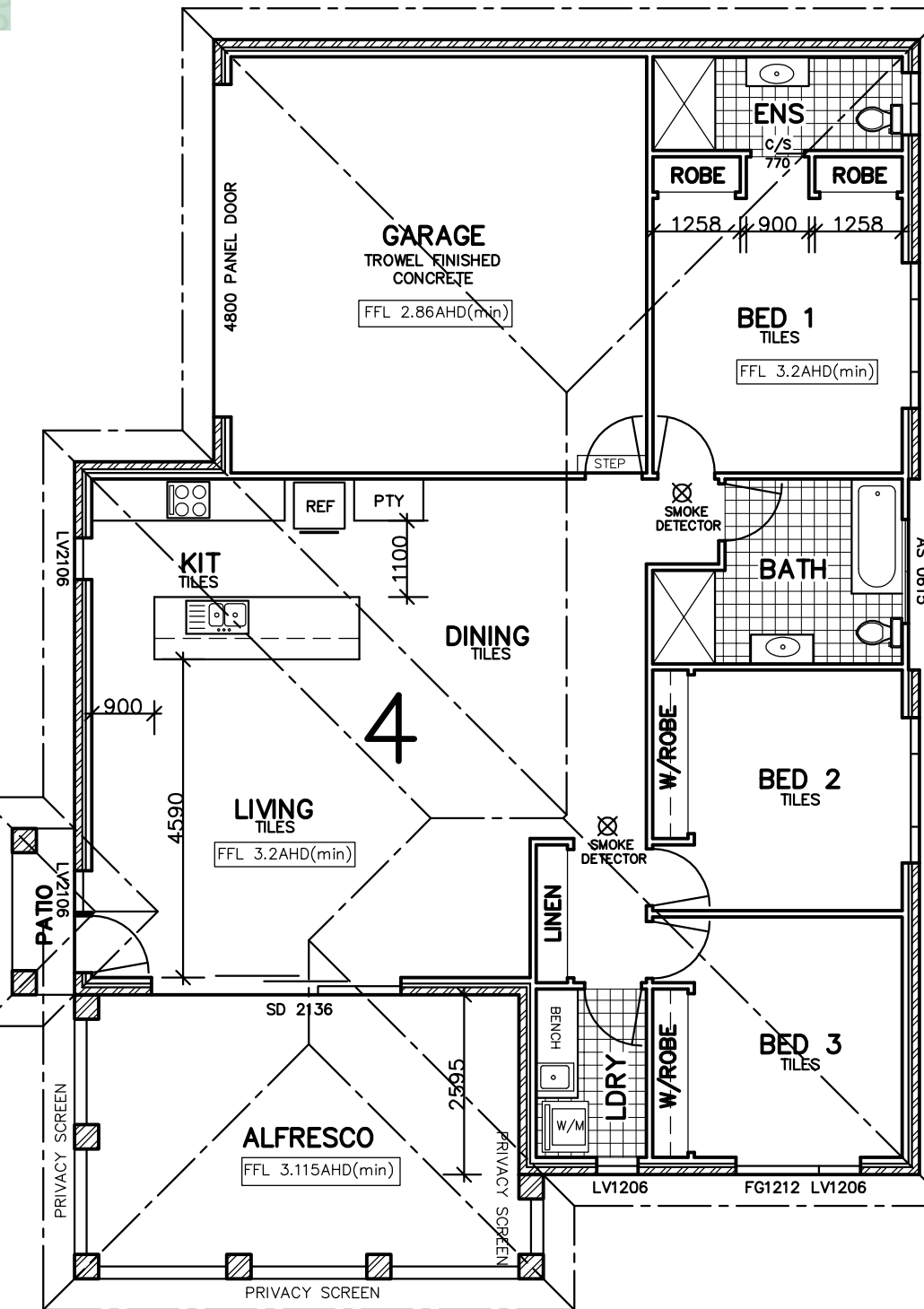
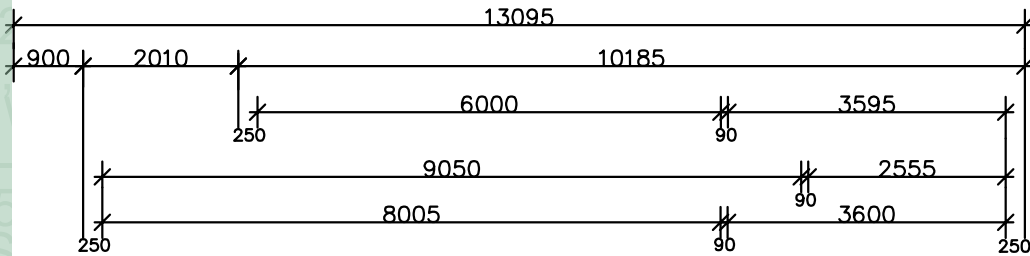
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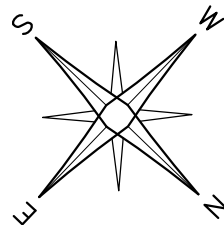
Accreditation No. DMN/24/2214

Property Address 39-41 Nuwarra Circuit, Forster, NSW, 2428



SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for complete details. For definitions refer to basix.nsw.gov.au			
WATER COMMITMENTS			
Fixtures			
3 Star Shower Heads	Yes		
3 Star Kitchen / Basin Taps	Yes	3 Star Toilet	Yes
Alternative Water			
Minimum Tank Size (L)	2000	Collected from Roof Area (m2)	70
Tank Connected To:			
All Toilets	Yes	Laundry W/M Cold Tap	Yes
One Outdoor Tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Electric storage		
Cooling System	Living: 1 Phase A/C (not ducted)		3 Star
	Bedrooms: No Cooling System		
Heating System	Living: 1 Phase A/C (not ducted)		3 Star
	Bedrooms: No Heating System		
Ventilation	1 x Bathroom	Fan ducted to exterior	Manual on/off
	Kitchen	Fan ducted to exterior	Manual on/off
	Laundry	Natural ventilation	N/A
Natural Lighting	Window/Skylight in Kitchen		Yes
	Window/Skylight in Bathrooms/Toilets		As drawn
OTHER COMMITMENTS			
Outdoor clothes line	Yes		
Stove/Oven	Electric cooktop & electric oven		
Alternative Energy	Photovoltaic System: 1.9 kW to U1 & 4 only		

February 2025	BSA Reference: 20976				
Building Sustainability Assessments	Ph: (02) 4962 3439				
enquiries@buildingsustainability.net.au	www.buildingsustainability.net.au				
Important Note					
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below than the Assessor and NABERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.					
Be aware that BASIX does not over-ride the BCA and the NSW variations must be complied with.					
Thermal Performance Specifications (does not apply to garage)					
External Wall Construction		Added Insulation			
Brick Veneer & Lightweight		R2.5			
Internal Wall Construction		Added Insulation			
Plasterboard on studs		R2.5 to walls adjacent to garage, laundry & bath - units 2 & 3			
Plasterboard on studs		R2.5 to walls adjacent to garage - units 1 & 4			
Ceiling Construction		Added Insulation			
Plasterboard		R7.0 to ceilings adjacent to roof space - units 2 & 3			
Plasterboard		R5.0 to ceilings adjacent to roof space - units 1 & 4			
Roof Construction		Colour (Solar Absorbance)			
Metal		Any			
		Foil + R1.3 blanket			
Floor Construction		Covering (if not noted default values used)			
Concrete (175mm waffle pod)		As drawn			
		None			
Windows	Glass and frame type	U value	SHGC Range	Area sq m	
ALM-001-03 A		3.60	0.45 - 0.49	units 2 & 3	
ALM-002-03 A		3.60	0.51 - 0.57	units 2 & 3	
ALM-001-01 A Aluminium A SG Clear		6.70	0.54 - 0.60	units 1 & 4	
ALM-002-01 A Aluminium B SG Clear		6.70	0.67 - 0.74	units 1 & 4	
Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors					
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres					
Skylights	Glass and frame type	U	SHGC	Area sq m	Detail
n/a					
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified					
Shade elements		(eaves, verandahs, awnings etc)			
All shade elements modelled as drawn					
Ceiling Penetrations		(downlights, exhaust fans, flues etc)			
Downlights are modelled as IC rated with insulation fitted over the fixtures					
All exhaust fans are modelled as sealed					
Ceiling Fans used in the Modelling and to be installed in the following areas:					
1x 1200mm to each bedroom; 2x 1200mm to living areas - units 2 & 3 only.					



FLOOR PLAN

SCALE 1:100 @ A3

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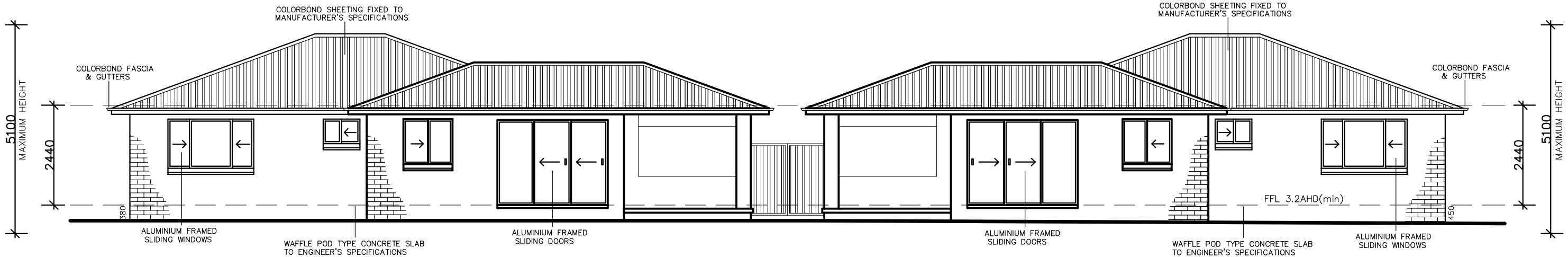
Mr & Mrs Freyler
39-41 Nuwarra Circuit Forster

DRAWING UNIT 4 FLOOR PLAN	JOB No. 2023-059	SHEET No. 5 OF 7
DATE OCT 2024	SCALE 1:100 @ A3	ISSUE A-8
DRAWN BY: NEIL RYAN 44 WOOLA ROAD TAREE Mob. 0417682880 Email: admin@neilryan.com.au ABN 43 831 206 704		CHECKED



NORTH-EAST ELEVATION

SCALE 1:100 @ A3



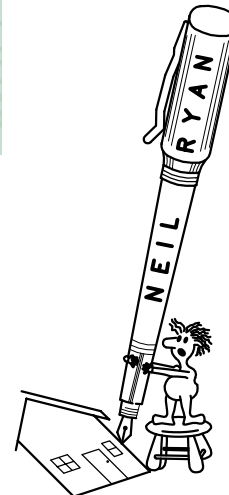
SOUTH-WEST ELEVATION

SCALE 1:100 @ A3

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DRAWING ELEVATIONS	JOB No. 2023-059	SHEET No. 6 OF 7
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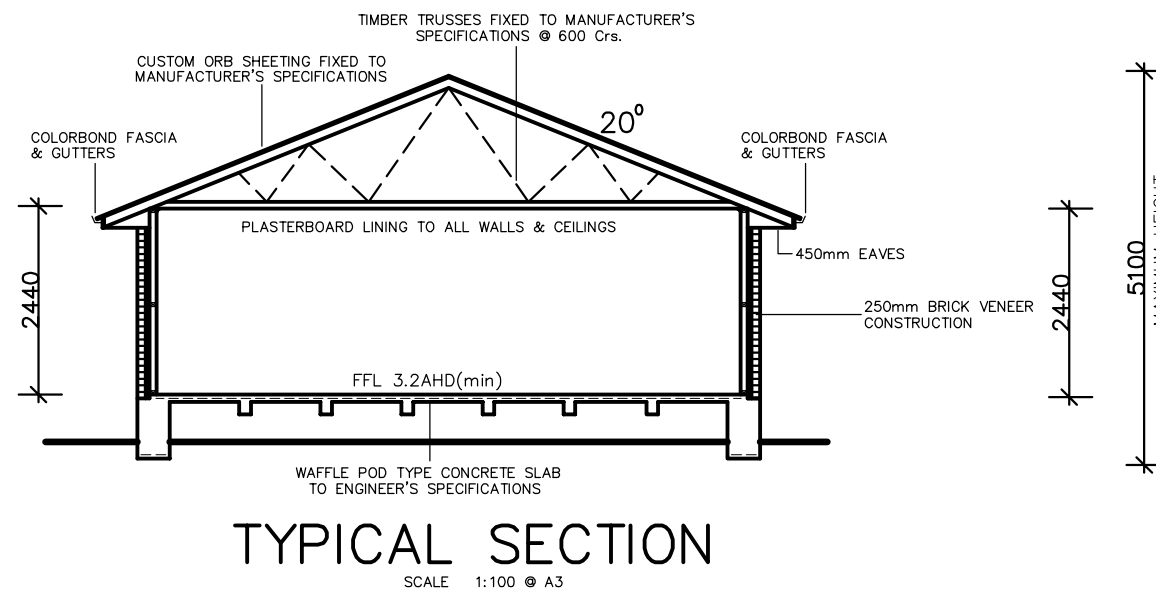
NORTH-WEST ELEVATION

SCALE 1:100 @ A3



SOUTH-EAST ELEVATION

SCALE 1:100 @ A3



TYPICAL SECTION

SCALE 1:100 @ A3

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