

Energy@greenchoiceconsulting.com.au 1300 864 944

Energy Efficiency Report

Address: Lot 22, (#11) Harden Crescent, Georges Hall, NSW 2198

Building Classification: Class 1

GC Consulting Job Number: ER1-T3318_Unit 1

Client Job Number: 11 hardencres

Compliance achieved? Yes

Date of Report: 27/01/2025



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Home Performance

Achieved Rating

Target Rating

Total (MI/m ²)	29.8	Total (MI/m ²)	30
Heating (MJ/m ²)	17.5	Heating (MJ/m ²)	25
Cooling (MJ/m ²)	12.4	Cooling (MJ/m ²)	18



Compliance is achieved when the following conditions are met:

- 1. The Star Rating heating load must be lower than the Limit heating load.
- 2. The Star Rating cooling load must be lower than the Limit cooling load.
- 3. The Star Rating total Energy must be lower than the Limit total energy.

NatHERS Climate Zone: 56

ZONED ENERGY LOAD DISTRIBUTION TOTALS (MJ)





Energy Efficiency Report

Building Specifications

External Wall Construction	Insulation	Frame Material	Notes
Brick Veneer	R2.7 Insulation + Wrap	Timber Frame	Living & Garage
Framed	R2.7 Insulation + Wrap	Timber Frame	Living

If a steel frame is nominated, then a thermal break with an R-Value of 0.2 (or greater) must be installed between the frame and any external cladding, if applicable.

If reflective wrap is used it may need to be class 4 to meet Vapour Permeable requirements. It is the client's responsibility to ensure the product selected is compliant with all NCC provisions.

Internal Wall Construction	Insulation	Notes
Partiwall	R2.7 Insulation	As per drawings
Stud Frame	R2.5 Insulation	Internal Laundry & Bathroom walls
Stud Frame	None	Remainder

Floor Construction Type/s	Underfloor Insulation	Slab Edge Insulation	Notes
Concrete slab on ground	None	None	Ground floor
AAC Panel	R4.0 Insulation	N/A	Floors above the Garage
AAC Panel	None	None	Remainder

Floor coverings as per drawings/client notes (NatHERS Defaults modelled if not specified)

Ceiling Construction Type	Insulation	Notes
Plasterboard	R6.0 Insulation	Throughout (excl. Garage)
Plasterboard	R3.0 Insulation	450mm ceiling perimeter reduced to R3.0 as per NatHERS
		protocols must be installed as per AS3999)

Roof Construction Type	Insulation	Notes	Colour
Colorbond	R1.3 Anticon	As per drawings	Light

All ceiling penetrations are to be sealed.

Glazing Supplier Not Nominated

Ceiling Penetrations

If downlights are installed, must be IC/IC-F Rated

Туре	U-Value	SHGC	Glass	Notes
Sliding Windows	5.00	0.52	Low-E	As per documentation
Sliding Windows	3.00	0.48	DG + Low-E	As per documentation
Sliding Doors	2.96	0.50	DG + Low-E	As per documentation
Fixed Windows	2.96	0.48	DG + Low-E	As per documentation
Sliding Doors	2.46	0.46	TB Double Glazed + Low-E	As per documentation
Sliding Windows	1.99	0.51	TB Double Glazed + Low-E	As per documentation
Fixed Windows	1.97	0.54	TB Double Glazed + Low-E	As per documentation
Awning Windows	1.85	0.33	TB Double Glazed + Low-E	As per documentation

If the window type is default A the values apply to the following window/door types: Awning, Casement, hinged, French and Tilt'n'turn windows. If the window type is default B the values apply to the following window/door types: Fixed, Bi-Fold, Double-Hung, Louvre, Sliding, and stacker. A 5% tolerance is allowed to the nominated SHGC values. The U-Value must be the same or lower than the nominated values. Please contact us if your supplier does not meet the values noted above.



Energy Efficiency Report

Declaration of Compliance

I certify that the details provided within this energy efficiency report are true, correct, and reflective of the plans and specifications of this dwelling. I certify that I am a specialist in the relevant discipline and compliance has been demonstrated with the requirements of the National Construction Code (NCC) as outlined in this report.

Name of assessor:	Albert Burton
Qualification:	CPP41212 Certificate IV in NatHERS Assessment
Accreditation number:	DMN/21/2045

Signature:

Albert Burton

Company Name:

Green Choice Consulting Pty Ltd (ABN 63 658 893 415)

Green Choice Consulting Pty Ltd (ACN 658 893 415) holds no responsibility if the project is not constructed in accordance with the requirements of the current National Construction Code (NCC) or and/or the requirements detailed in this report. <u>Any changes to the design elements of the building may void this assessment and require the project to be recertified to confirm compliance.</u>

This report demonstrates compliance with the energy efficiency provisions of the national construction code only. It is the client's responsibility to ensure all products are compliant with the relevant building codes and project specific requirements. Green Choice Consulting does not accept responsibility for the selection of non-compliant products.

Provisions for this assessment

This assessment demonstrates compliance with Part H6 of the NCC. Calculations have been done using Hero and the Chenath Engine (v3.22).

- (1) Building must comply with Section 13 of the ABCB Housing Provisions clauses—
 - (a) 13.2.2, for building fabric thermal insulation; and
 - (b) 13.2.3(7) and 13.2.5(5), for thermal breaks; and
 - (c) 13.2.3(5), for compensating for a loss of ceiling insulation, other than where the *house energy rating software* has compensated for a loss of ceiling insulation; and
 - (d) 13.2.6(4), 13.2.6(5) and 13.2.6(6) for floor edge insulation; and
 - (e) Part 13.4, for building sealing
- (2) To comply with H6P2, in addition to S42C3, a building must comply with Part 13.7 of the ABC Housing Provisions.

Services must be installed as per Part 13.7.

All metal roof framing must have a thermal break, consisting of a material with an R-Value of greater than or equal to 0.2, installed between the metal sheet roofing and its supporting metal purlins, metal rafters or metal battens.

All metal wall framing must have a thermal break, consisting of a material with an R-Value greater than or equal to 0.2, installed between the external cladding and the metal frame.

<u>QLD only provisions (to apply if this project is in QLD)</u>

In accordance with the Queensland Development Code Part 4.1-

For applying S42C2 of Specification 42 of the BCA, a reference to climate zones 1 and 2 is taken to be a reference to climate zones 1, 2, 3 or 5. Toilet cisterns must have a dual flush function, minimum 4-star WELS rating and be compatible with the size of the toilet bowl to allow for proper functioning of the toilet.

WA only provisions (to apply if this project is in WA)

All tap fittings other than bath outlets and garden taps must be a minimum of 4 stars WELS rated.

All showerheads must be a minimum of 3 stars WELS rated.

All sanitary flushing systems must be a minimum of 4 stars WELS rated dual flush.

An outdoor private swimming pool or spa associated with a Class 1 building must be supplied with a cover, blanket or the like that is designed to reduce water evaporation and is accredited under the Smart Approved Watermark Scheme governed by the Australian Water Association, the Irrigation Association of Australia, the Nursery and Garden Industry Australia and the Water Services Association of Australia.

All internal heated water outlets (such as taps, showers and washing machine water supply fittings) must be connected to a heated water system or a recirculating heated water system with pipes installed and insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services. The pipe from the heated water system or re-circulating heated water system to the furthest heated water outlet must not be more than 20 m in length or 2 liters of internal volume.

NSW only provisions (to apply if this project is in NSW)

All requirements in this report are in accordance with the BASIX requirements.

All insulation must be installed as per NSW H6P1.

Building must be sealed as per NSW H6P2.

Domestic services must be selected and have features as per NSW H6P3.

Energy Efficiency Report

Energy@Greenchoiceconsulting.com.au 1300 864 944



Nationwide House Energy Rating Scheme[®] NatHERS[®] Certificate No. #HR-B6L8K6-02

Generated on 27 Jan 2025 using Hero 4.1 (Chenath v3.23)

Property

Address Lot/DP NCC Class*

Floor/all Floors

Unit 1, Lot 22 (#11) Harden Crescent, Georges Hall, NSW, 2198 22/236764 1a

Plans

Туре

Main Plan	11 hardencres
Prepared by	Aktreum Building Designers

1 of 2 floors

New

Construction and environment

Assessed floor a	rea (m²
Conditioned*	123.4
Unconditioned*	10.9
Total	151.5
Garage	17.2

Exposure Type Suburban

NatHERS climate zone

56 - Mascot AMO

CCREDIA V V V SSESSOR

Accredited assessor

Name
Business name
Email
Phone
Accreditation No.
Assessor Accrediting
Organisation
Declaration of interest

Albert Burton Green Choice Consulting albert@greenchoiceconsulting.com.au +61 045219132 DMN/21/2045 DMN

No Conflict of Interest

NCC Requirements

BCA provisions

Volume 2 Yes

State/Territory variation

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

NATIONWIDE HOUSE ENERGY RATING SCHEME

The more stars

the more energy efficient

29.8 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	17.5
Load limits	25

18

12.4

Features determining load limits

Floor type(lowest conditioned area)CSOGNCC climate zone 1 or 2NOutdoor living areaNOutdoor 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-B6L8K6-02. When using either link, ensure you are visiting http://www.hero-software. com.au



* Refer to glossary.

Generated on 27 Jan 2025 using Hero 4.1 for Unit 1, Lot 22 (#11) Harden Crescent, Georges Hall, NSW, 2198

NATION WIDE HOUSE

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:



Greenhouse gas emissions:

Cost:





#HR-B6L8K6-02 NatHERS Certificate

7.0 Star Rating as of 27 Jan 2025

	1
NATIONWIDE HOUSE	

Certificate check	Approva	Approval stage		Construction stage		
The checklist covers important items impacting the dwelling's ratings. It is recommended that the accuracy of the whole certificate is checked.	ssor checked	ent authority/ syor checked	er checked	ent authority/ syor checked	pancy/other	
Note: The boxes indicate when and who should check each item. It is not mandatory to complete this checklist.	Asse	Cons	Build	Cons surve	Occu	
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 <i>'Window and glazed door</i> <i>schedule'</i> and <i>'Roof window schedule'</i> 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 <i>'External wall type table'</i> 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 <i>'Floor type'</i> 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 as 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 ' <i>Ceiling type</i> ' 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 <i>'Roof type'</i> 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 would invalidate 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?						

7.0 Star Rating as of 27 Jan 2025



Certificate check	Approval	stage	Construc stage		
Continued	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other

Additional NCC requirements for thermal performance (not included in the NatHERS assessment)

Thermal bridging								
Does the dwelling meet the NCC requirement for thermal bridging?								
Insulation installation method								
Has the insulation been installed according to the NCC requirements?								
Building sealing								
Does the dwelling meet the NCC requirements for Building Sealing?								
Whole of Home performance check (not applicable if a Whole of Home	e assessr	nent is no	ot conduc	cted)				
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 ' <i>Appliance schedule</i> ' 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 ' <i>Appliance schedule</i> ' 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 ' <i>Appliance schedule</i> ' 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 ' <i>Appliance schedule</i> ' 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 NatHE	RS asses	ssment)						
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 nclude, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.								



Room schedule

Room	Zone Type	Area (m²)
KITCHEN/LIVING	Kitchen/Living	60.97
PANTRY	Day Time	1.36
POWDER ROOM	Day Time	2.27
GARAGE	Garage	17.20
HALL	Day Time	3.15
LAUNDRY	Unconditioned	4.88
ENSUITE	Night Time	4.48
MASTER BEDROOM	Bedroom	12.42
BEDROOM 2	Bedroom	10.71
BATH	Unconditioned	6.01
BEDROOM 3	Bedroom	10.56
BEDROOM 4	Bedroom	10.62
STAIRCASE/PASSAGE	Day Time	12.13

Window and glazed door type and performance

Default* windows

Window ID	Window Description	Maximum	SHGC*	SHGC substitution tolerance ranges		
	·	U-value*		lower limit	upper limit	
HAFWD-030-050	Housing Aluminium Fixed Window Double Glazed	2.96	0.48	0.46	0.51	
HASWD-030-050	Housing Aluminium Sliding Window Double Glazed	3.00	0.48	0.46	0.50	
HASWS-050-050	Housing Aluminium Sliding Window Single Glazed	5.00	0.52	0.49	0.54	
HBAWD-020-033	Housing Thermally Broken Aluminium Awning Window Double Glazed	1.85	0.33	0.31	0.34	
HBFWD-020-056	Housing Thermally Broken Aluminium Fixed Window Double Glazed	1.97	0.54	0.51	0.57	
HBSDD-025-045	Housing Thermally Broken Aluminium Sliding Door Double Glazed	2.46	0.46	0.44	0.49	
HBSDD-030-050	Housing Thermally Broken Aluminium Sliding Door Double Glazed	2.96	0.50	0.47	0.52	



Window and glazed door type and performance

Default* windows

Window ID	Window Description		SHGC*	SHGC substitution tolerance ranges	
		U-value*		lower limit	upper limit
HCSWD-020-050	Housing Composite Sliding Window Double Glazed	1.99	0.51	0.48	0.54

Custom* windows

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

Window and glazed door schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient- ation	Shading device*
BATH	HASWS-050-050	W20	600	1500	Sliding	10	E	None
BEDROOM 2	HASWD-030-050	W19	800	2000	Sliding	10	Ν	None
BEDROOM 3	HASWD-030-050	W21	800	2170	Sliding	10	E	None
BEDROOM 3	HBSDD-030-050	D09	2100	2400	Sliding Door	45	S	None
BEDROOM 4	HBSDD-030-050	D10	2100	2400	Sliding Door	45	S	None
BEDROOM 4	HASWD-030-050	W15	800	2170	Sliding	10	W	None
ENSUITE	HASWD-030-050	W18	900	700	Sliding	10	W	None
KITCHEN/LIVING	HCSWD-020-050	W06	1200	1500	Sliding	45	Ν	None
KITCHEN/LIVING	HBSDD-025-045	D02	2350	3000	Sliding Door	60	Ν	None
KITCHEN/LIVING	HBFWD-020-056	W07	600	3000	Fixed	0	E	None
KITCHEN/LIVING	HCSWD-020-050	W02-1	1420	1200	Sliding	45	S	None
KITCHEN/LIVING	HBFWD-020-056	W02-2	630	1200	Fixed	0	S	None
KITCHEN/LIVING	HCSWD-020-050	W03	1200	1500	Sliding	45	W	None
KITCHEN/LIVING	HBAWD-020-033	W04-1	1500	900	Awning	90	W	None
KITCHEN/LIVING	HBFWD-020-056	W04-2	400	900	Fixed	0	W	None
KITCHEN/LIVING	HBAWD-020-033	W05-1	1500	900	Awning	90	W	None
KITCHEN/LIVING	HBFWD-020-056	W05-2	400	900	Fixed	0	W	None



Window and glazed door schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient- ation	Shading device*
MASTER BEDROOM	HASWD-030-050	W17	800	2170	Sliding	10	W	None
STAIRCASE/PASSAGE	HAFWD-030-050	W16	2104	1400	Fixed	0	W	None

Roof window type and performance value

Default* roof windows

Window ID	Window Description	Maximum SHGC ²	SHGC substitution tolerance ranges		
		U-value*	lower limit upper limit		
None					
Custom* roof v	windows				
Window ID	Window Description	Maximum SHGC	SHGC substitution tolerance ranges		
		U-value*	lower limit upper limit		
None					

Roof window schedule

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

Skylight type and performance

Skylight ID	Skylight description
None	

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient- ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
GARAGE	2400	2700	100	S
KITCHEN/LIVING	2350	1200	90	S
LAUNDRY	2100	820	90	Ν



External wall type

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.70	Yes
FC-REFL-CAV	Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	2.70	Yes

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orient- ation	Horizontal shading feature* projection (mm)	Vertical shading feature
BATH	BV-REFL-CAV	2750	3321	Е	550	Yes
BEDROOM 2	FC-REFL-CAV	2750	3105	Ν		No
BEDROOM 2	BV-REFL-CAV	2750	3450	E	550	Yes
BEDROOM 3	BV-REFL-CAV	2750	3110	E	550	Yes
BEDROOM 3	BV-REFL-CAV	2750	3105	S	1289	Yes
BEDROOM 4	BV-REFL-CAV	2750	3725	S	1289	Yes
BEDROOM 4	BV-REFL-CAV	2750	3110	W	558	No
ENSUITE	FC-REFL-CAV	2750	3730	Ν		No
ENSUITE	BV-REFL-CAV	2750	1200	W	550	No
GARAGE	BV-REFL-CAV	2750	5565	E		Yes
GARAGE	BV-REFL-CAV	2750	3090	S	376	Yes
GARAGE	BV-REFL-CAV	2750	955	W	3782	Yes
KITCHEN/LIVING	BV-REFL-CAV	2750	6920	Ν	3400	Yes
KITCHEN/LIVING	BV-REFL-CAV	2750	4880	E		Yes
KITCHEN/LIVING	BV-REFL-CAV	2750	3725	S	1331	Yes
KITCHEN/LIVING	BV-REFL-CAV	2750	12181	W		Yes
LAUNDRY	BV-REFL-CAV	2750	1700	Ν	1106	Yes
LAUNDRY	BV-REFL-CAV	2750	1790	S		Yes
MASTER BEDROOM	BV-REFL-CAV	2750	3330	W	550	No
STAIRCASE/PASSAGE	BV-REFL-CAV	2750	2151	W	558	No



Internal wall type

Wall ID	Wall Type	Area (m²)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	90.3	0.00
INT-PB	Internal Plasterboard Stud Wall	26.1	2.50
P-PARTI1	Partiwall	6.9	5.40

Floor type

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
ВАТН	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	3.2	N/A	0.15	Tile (8mm)
ВАТН	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	2.8	N/A	4.00	Tile (8mm)
BEDROOM 2	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	10.7	N/A	0.15	Carpet
BEDROOM 3	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	1.0	N/A	0.15	Carpet
BEDROOM 3	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	9.6	N/A	4.00	Carpet
BEDROOM 4	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	10.6	N/A	0.15	Carpet
ENSUITE	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	4.5	N/A	0.15	Tile (8mm)
GARAGE	CSOG-100: Concrete Slab on Ground (100mm)	17.2	N/A	0.00	Exposed
HALL	CSOG-100: Concrete Slab on Ground (100mm)	3.2	N/A	0.00	Carpet
KITCHEN/LIVING	CSOG-100: Concrete Slab on Ground (100mm)	61.0	N/A	0.00	Tile (8mm)
LAUNDRY	CSOG-100: Concrete Slab on Ground (100mm)	4.9	N/A	0.00	Tile (8mm)
MASTER BEDROOM	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	12.4	N/A	0.15	Carpet
PANTRY	CSOG-100: Concrete Slab on Ground (100mm)	1.4	N/A	0.00	Tile (8mm)
POWDER ROOM	CSOG-100: Concrete Slab on Ground (100mm)	2.3	N/A	0.00	Tile (8mm)
STAIRCASE/PASSAGE	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	10.6	N/A	0.15	Carpet
STAIRCASE/PASSAGE	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	1.5	N/A	4.00	Carpet

Ceiling type

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
BATH	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes

Ceiling type

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
BATH	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	3.00	Yes
BEDROOM 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BEDROOM 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	3.00	Yes
BEDROOM 3	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BEDROOM 3	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	3.00	Yes
BEDROOM 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	3.00	Yes
BEDROOM 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
ENSUITE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	3.00	Yes
ENSUITE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
GARAGE	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	0.00	No
KITCHEN/LIVING	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
LAUNDRY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
MASTER BEDROOM	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	3.00	Yes
MASTER BEDROOM	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
STAIRCASE/PASSAGE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	3.00	Yes
STAIRCASE/PASSAGE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes

Ceiling penetrations*

Location	Quantity	Туре	Diameter (mm)	Sealed /unsealed
BATH	1	Exhaust Fan	350	Sealed
BATH	2	Downlight	90	Sealed
BEDROOM 2	3	Downlight	90	Sealed
BEDROOM 3	3	Downlight	90	Sealed
BEDROOM 4	3	Downlight	90	Sealed
ENSUITE	1	Exhaust Fan	350	Sealed





Ceiling *penetrations**

Location	Quantity	Туре	Diameter (mm)	Sealed /unsealed
ENSUITE	1	Downlight	90	Sealed
HALL	1	Downlight	90	Sealed
KITCHEN/LIVING	1	Exhaust Fan	350	Sealed
KITCHEN/LIVING	13	Downlight	90	Sealed
LAUNDRY	1	Downlight	90	Sealed
MASTER BEDROOM	3	Downlight	90	Sealed
PANTRY	1	Downlight	90	Sealed
POWDER ROOM	1	Downlight	90	Sealed
STAIRCASE/PASSAGE	4	Downlight	90	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
None		

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	1.30	0.30	Light
FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	0.00	0.50	Medium

Thermal bridging schedule for steel frame elements

Building element	Steel section dimensions	Frame spacing	Steel thickness	Thermal Break
	(height x width, mm)	(mm)	(BMT mm)	(R-value)
None				

Appliance schedule

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

Cooling system

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

* Refer to glossary.



Heating system

Туре	Location		Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data					
Hot water system		Hot	Minimu	ım A	ssessed

		ΠΟΙ	wiininun	Assesseu	
Туре	Fuel type	Water	efficiency /	daily load	
		CER Zone	STC	[litres]	
No Whole of Home Data					

Pool / spa equipment

Туре	Fuel type	Minimum efficiency / performance	Recommended capacity

No Whole of Home Data

Onsite Renewable Energy schedule

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

Storage Capacity [kWh]

Battery schedule

Type 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

Glossary

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.

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)

* Refer to glossary.

AMENDED DA CLAUSE 4.55 PROPOSED TWO STOREY ATTACHED DUPLEX 11 HARDEN CRS GEORGES HALL



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project PROPOSED ATTACHED DUAL

OCCUPANCY AMENDED DA CLAUSE 4.55 Sheet Title: COVER PAGE

Client	Address	Scale	1.1
Mr HAYDAR ALI	IAYDAR ALI 11 HARDEN CRES GEORGES HALL LOT 22 DP236764	lesuo	
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SHADOW DI	AGRAMS	
NOTIFICATIO	N PLAN	



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Best Weather Aspect All Year



BRICK COTTAG TILE ROOF No. 13 GUT. 20.48 RIDGE 22.27



F

Issue

HALL LOT 22 DP236764

Drawing No. 11 hardencres Date/Revision

05/01/25

SEDIMENTATION CONTROL NOTES ALL EROSION AND SEDIMENTATION CONTROL MEASURE, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW. 2. DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM W X 300MM D TRENCH. 3. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN AT A FIBRO GARAGE METAL ROOF MAXIMUM OF 60% FULL OF SOIL MATERIALS. 4. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED. 75°53' 5. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE 15,891 20.185 Ъ, LINES AND AREAS WHERE WATER MAY CONCENTRATE. 6. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC 22 (PROPEX OR EQUIVALENT) BETWEEN POSTS AT 2M CENTRES. FABRIC SHALL DP 236764 BE BURIED 200MM ALONG THE BOTTOM EDGE. GRASS AREA GRASS AREA +15.64 23 23676 +15,73 16.83+ NB: PLACE GRAVEL SAUSAGE 558m² Existing Shed to be AROUND THE NEAREST REAR PATID (covered) GRASS ARE 15,83 L∕HOLE⊛ KERB & demolished and DOWNSTREAM COUNCIL 6.rn 16.97 GUTTER removed STORMWATER PIT IN ASCOT STREET. FAMILY ROOM COUNCIL 15. PIT AREA 15.66 CONCRETE solar hot water unit GRAVEL SAUSAGE 7.06 BILLE METAL WRAPPED 5 IN GEOTEXTILE FABRIC ARFA NB: WHEN SOIL AND SAND BUILDS UP SINGLE STOREY AROUND GRAVEL 27.675 345*53' CLAD HOUSE TILED SAUSAGE, THIS ROOF TO BE SHOULD BE DISPOSED **GRAVEL SAUSAGE - GUTTER PROTECTION REMOVED AND** ON-SITE NOT DOWN N.T.S. DEMOLISHED THE GUTTER. 165•53' 27.675 BEDROOM WINDOW Geotextile Filter Fabric 2000mm MAXIMUM OC LOWER FLOOR LEVEL: 15.7 SL 16.65 BEDROOM SILL RL 17.04 Disturbed Area GARAGE LEVEL: 15.60 AREA CRETE 15.62 16,45 6.31 15,59 \$15.5 6,13 Geotextile Filter Fabric 15.45 15,57 GRASS Undisturbed Area to be buried 200mm Materia ARE Existing concrete minimum into ground Storage +15,9 pathway to be el star pickets or similar driven into ground min 600mm, attached to Area demolished and geotextile filter fabric with wire ties removed METERN 75°53 BERM (0.3m MIN. HEIGHT CONSTRUCTION SITE IN LENGT CONCRETE DRIVEWAY Security construction Fence GRASS AREA 5.0R MIN WIDTH 3 GEOTEXTILE FABRIC 14,90 ON KERI - 15.90 A.H.D. EVISTING POADW EXIT / ENTRANCE RUNOFF DIRECTED TO SEDIMENT TRAP HARDEN CRESCEN TEMPORARY CONSTRUCTION N.T.S. NOTE IN ACCORDANCE WITH SECTION 80 A (11) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 AND CLAUSE 98 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000, IT IS A PRESCRIBED CONDITION THAT ALL BUILDING WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA (BCA). Certificate No. #HR-B6L8K6-02 DEMOLITION WORK NOTE: A DEMOLITION WORK MUST BE IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2601-2001, DEMOLITION OF STRUCTURES AND RELEVANT ENVIRONMENTAL / OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS. THIS DRAFTING HAS BEEN PRODUCED TO SHOW DESIGN INTENT ONLY. ALL DIMENSIONS MUST BE VERIFIED project

ON SITE.THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ALL ERRORS AND OMISSIONS TO THE DESIGNER/DRAFTER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONST TION PURPOSES UNTIL ISSUED BY THE DESIGNER FOR CONSTRUCTION. ALL PRICING MUST ALLOWED FOR EMS BE SPECIFIED DO NOT SCALE FROM DRAWING ANY VARIATIONS TO SPECIFICATIONS AND DRAFTIN AUTHORISED BY THE CLIENT. COPYRIGHT OF THESE DESIGNS. DRAFTINGS AND SPECIFICATIONS ARE COPY AND ARE THE PROPERTY OF AKTREUM BUILDING DESIGNERS. THEY MUST NOT BE USED. REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSON OF THE OWNERS. THE USE OF THESE DRAWINGS ARE UNDER ALL CONDITION USED ABOVE CONTACT ADAM NASSER 0435237853



PROPOSED ATTACHED DUAL

OCCUPANCY AMENDED DA CLAUSE 4.55 Sheet Title:

Client	Address	Scale	1.20
Mr Haydar Ali	11 HARDEN CRES GEORGES HALL LOT 22 DP236764	Issue	F

Construction Management Plan

The following Construction Management Plan will highlight the following:

-Location of material storage. -Location of any plant & equipment (cranes,hoists.etc)

-Maximum intended weight and size of construction and delivery vehicles

-Intended timing of deliveries to site

-Contact details for of person with authority to respond to any construction related access issues.

-Intended communication of construction details to adjoining residents -Details of any signage to be erected on the site

Location of any plant or equipment

Plant and equipment (cranes, hoists, rubbish bins etc) will be located in Location "B" (front yard) to avoid damage to existing established landscape to the rear of the

NOTE - Use of plant & equipment is to be timed so that material storage does not interfere with locating plant or equipment in the required area.

Construction and delivery vehicles

Construction vehicles will generally take the shape of trade utes/vans. Delivery vehicles are to be of fixed tray type with maximum weight of 3 tonnes. Concrete delivery is to be in the more of mini-mix vehicle. Rubbish bins are to be limited to 4 cubic metre bins during demolition stage and reduced to 3 cubic metre bins for general site cleaning as necessary.

Vehicle access and egress

Construction vehicles (utes/vans) can access and egress the site without any special requirements. Delivery trucks are not to enter the site and must stay on the public, road to avoid damage to road crossing, footpath and or driveway.

Material delivery and handling

Materials delivered to site are to be unloaded from delivery truck on site wherever possible and stored in appropriate location as specified immediately. Where unloading is not possible on site materials are to be unloaded at street level and manually carried onto site and stored in appropriate locations as specified immediately.

NOTE- At no time are materials to be stored on the road, access handle, nature strip or adjoining properties.

Hours of Work

All Construction /Demolition work relating to the Development Consent within the city must be carried out between the hours of 7:00am to 5:00pm Mondays to Fridays and 7:00am to 12:00 noon on Saturday. No work is to be done on Sunday and Public Holidays. Refer Council's DA Determination Notes.

Timing of deliveries

Material deliveries will generally take place between 8:00am and 3:00pm the day before the materials will be required on site.

Communication with adjoining residents

Upon receipt of the Construction Certificate the adjoining residents will be notified that works are being arranged to begin. This will provide approximately 3 weeks' notice in this regard. This notification will include all contact details per above. Further to this the Construction Supervisor will introduce himself to these residents a minimum of 48 hours prior to commencement.

Location of Material Storage

Materials will be stored on site in locations marked or shown Below:

Location marked = (side access for proposed driveway) heavy/bulky materials such as bricks/steel/roof tiles etc will be stored in this area in order to allow lifting off delivery truck and placement for storage without "double handling" of materials. Timber/Pre-Fabricated frames and trusses etc will be stored on the front lawn. These materials are generally of longer lengths and light enough to allow manual handling from delivery truck to storage area.

Location "C" - New floor platform- internal finishing materials

(Skirting/architraves/doors etc_ will be stored internally within the new area as directed by the builder for protection from weather. Fragile materials such as tiles. plumbing fittings and fixtures etc will be stored in the old study/bedroom area o r rooms not generally used by the proprietors so as to minimize possibility of damage and to provide security against theft.

NOTE - Material deliveries are to be timed so that only

materials required for the scope of works to be carried out at

that stage are on site in order to ensure the site is not cluttered and to allow easy access for trades/residents to and from the site.

Signage

Signage in the form of a site sign to identify the Builder's and Architects names and contact details and the Principal certifying Authority will be required on site. The location of this signage is shown on the associated plans

Soil & Water Management Plans

All sediment controls are to be installed before work commence. Any areas of exposed soil are to be minimised. All top-soil is to be retained on site for re-use. Material & soil stockpiles are to be protected sediment fencing. Stockpiles and work areas are to be as indicated by the Construction Management Plan to preserve existing vegetation. Surface water flows during construction are to be controlled as

- Clean run off is to be diverted around disturbed areas
- Disturbed areas are to be promptly rehabilitated
- Sediment fence are to be regularly monitored and manufactured during construction. Slope gradient & flow distance are to be minimised

DEMOLITION PLAN

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Date/Revision





HARDEN CRESCENT



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Drawing No.: 11 hardencres Date/Revision

05/01/25

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Sianaae

Signage in the form of a site sign to identify the Builder's and Architects names and contact details and the Principal certifying Authority will be required on site. The location of this signage is shown on the associated plans

Soil & Water Management Plans

All sediment controls are to be installed before work commence. Any areas of exposed soil are to be minimised. All top-soil is to be retained on site for re-use Material & soil stockpiles are to be protected sediment fencing. Stockpiles and work areas are to be as indicated by the Construction Management Plan to preserve existing vegetation. Surface water flows during construction are to be controlled as

Clean run off is to be diverted around disturbed areas

Disturbed areas are to be promptly rehabilitated

Sediment fence are to be regularly monitored and manufactured during construction. Slope gradient & flow distance are to be minimised

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SEDIMENTATION CONTROL NOTES

NB: PLACE GRAVEL SAUSAGE

STORMWATER PIT IN ASCOT

AROUND THE NEAREST

DOWNSTREAM COUNCIL

STREET.

Geotextile Filter Fabric

to be buried 200mm

minimum into ground

GEOTEXTILE FABRIC

DEMOLITION WORK NOTE:

NOTE:

RUNOFE DIRECTED

TO SEDIMENT TRAP

ALL EROSION AND SEDIMENTATION CONTROL MEASURE, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.

2. DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM W X 300MM D TRENCH.

3. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN AT A MAXIMUM OF 60% FULL OF SOIL MATERIALS.

4. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

5. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.

6. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR EQUIVALENT) BETWEEN POSTS AT 2M CENTRES. FABRIC SHALL BE BURIED 200MM ALONG THE BOTTOM EDGE.

N.T.S.

Disturbed Area

CONSTRUCTION SITE

PROVISIONS OF THE BUILDING CODE OF AUSTRALIA (BCA).

AS2601-2001, DEMOLITION OF STRUCTURES AND RELEVANT

Geotextile Filter Fabric 2000mm MAXIMUM OC

Undisturbed Area

BERM (0.3m MIN

N LENGTA 15

MIN WIDTH 3



FIBRO GARAGE METAL ROOF



TEMPORARY CONSTRUCTION N.T.S.

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DIMENT CONTROL PLAN

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Date/Revision

05/01/25

ENVIRONMENTAL SITE MANAGEMENT NOTES

All existing trees to be retained unless shown otherwise on approved Architect's or Landscape drawings. Trees retained are to be protected with a high visibility fence, plus flagging to individual trees as necessary.

Retain all existing grass cover wherever possible.

Sediment and erosion controls must be in place prior to the commencement of any earthworks of demolition activity.

Install temporary sediment barriers to all inlet pits likely to collect silt laden water, until surrounding areas are paved or regrassed.

· All silt fences and barriers are to be maintained in good order and regularly desilted during the construction period.

· It is the responsibility of the contractor to ensure that all measures are taken during the course of construction to prevent sediment erosion and pollution of the downstream system. Supervising engineer should be contacted if in doubt.

· It is the responsibility of the contractor to ensure that all measures are taken during the course of construction to prevent sediment erosion and pollution of the downstream system. Supervising engineer should be contacted if in doubt. Waste materials are to be stockpiled or loaded into Utility vehicles located as shown on plan.

stockpiles of loose material such as sand, soil, gravel must be covered with geotextile silt fence material. Plastic sheeting or membrane must not be used. Safety barricading should be used to isolate stockpiles of solid materials such as steel reinforcing, formwork, scaffolding,

· All vehicles leaving the site must pass over the 'ballast' area to shake off site clay and soil. If necessary wheels and axles are to be hose down. Ballast is to be maintained and replaced as necessary during the construction period.

Delivery and other motor vehicles removing excavated material should travel on stabilised construction paths and material should be taken to the truck to reduce truck movement on the site.

Any sediment deposit on the public way, including footpath reserve and road surface, is to be removed immediately.

Provide barriers round all construction works within the footpath area to provide safe access for pedestrians.

Concrete pumps and cranes are to operate from within the ballast entry driveway area and are not to operate from the public roadway unless specific council permission is obtained.

· delivery vehicles must not stand within the public roadway for more than 20 minutes at a time.

Any excavation work adjacent to adjoining properties or the public roadway is not to be commenced until the structural engineer is consulted and specific instructions received from the engineer.

Toilet facilities must be either a flushing type or approved portable chemical closet. Chemical closets are to be maintained and serviced on a regular basis so that offensive odour is not emitted.

SEDIMENTATION CONTROL NOTES

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Soil Management

All excess soil on site generated as a result of necessary excavations to be re-used as fill to sub base of raft slab and to achieve a levelled building platform.

Termite Protection Note

Kordon Termite Barrier to be installed to perrimeter of building and to all drainage pipe penetrations

Soil Note

Slab Level to form Datum to be Determined on Site & to Existing FFL Retaining walls to be completed to engineers details (if required) Sewer connection to Existing Connection Dish drains (if Needed) to Authorities Details Smoke Alarms to be Mains Connected There are no existing trees to be removed.

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NOTE: KEEP FOOT PATH AND PUBLIC PEDESTRIAN AREA CLEAN AND CLEAR AT ALL TIMES

IMPORTANT NOTES CONDENSATION MANAGEMENT SHALL BE IN ACCORDANCE WITH NCC 2019 PART3.8.7 APPLY AN APPROPRIATE TERMITE MANAGEMENT SYSTEM IN ACCORDANCE WITH PART 3.1.3 OF THE NCC

NOTE: COUNCIL ISSUED FOOTWAY DESIGN LEVELS

COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL

NOTE: SERVICES

NO EXCAVATIONS TO BE CARRIED OUT WITHIN FOOTPATH AND PUBLIC PEDESTRIAN AREA WITHOUT CHECKING FOR DEPTH AND LOCATION OF SERVICES

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.

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7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FII TER

Disturbed Area

Geotextile Filter Fabric

mum into ground

to be buried 200mm

FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

Geotextile Filter Fabric

2000mm MAXIMUM OC

Undisturbed Area

Steel star pickets or similar driven into ground min 600mm. attached to

geotextile filter fabric with wire ties.



FIBRO GARAGE

	CALCULATIONS (combined	CALCULATIONS (per unit)				
	TOTAL SITE AREA	$= 558.62m^2$	SITE AREA (per unit)	= 278	9.31m ²	
	TOTAL GROUND FLOOR AREA TOTAL FIRST FLOOR AREA	$= 149.66m^{2}$ $= 129.64m^{2}$	GROUND FLOOR AREA (per unit) FIRST FLOOR AREA (per unit)	= 72 = 62	4.83m ² 4.82m ²	
	TOTAL FLOOR AREA TOTAL F.S.R.	= 279.30m ² = 0.500:1	TOTAL FLOOR AREA (per unit) F.S.R. (per unit)	= 39	9.65m ² .500:1	
	GARAGE FLOOR AREA (per unit) PRIVATE OPEN AREA (per unit)	$= 17.15m^{2}$ $= 80.72m^{2}$	GARAGE FLOOR AREA (per unit) PRIVATE OPEN AREA (per unit)	= 1 = 80	7.15m ² 0.72m ²	
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ON SITE.THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ALL ERRORS AND OMISSIONS TO THE DESIGNER/DRAFTER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DESIGNER FOR CONSTRUCTION. ALL PRICING MUST ALLOWED FOR ALL ITEMS SPECIFIED. DO NOT SCALE FROM DRAWING. ANY VARIATIONS TO SPECIFICATIONS AND DRAFTINGS MUST BE AUTHORISED BY THE CLIENT. COPYRIGHT OF THESE DESIGNS. DRAFTINGS AND SPECIFICATIONS ARE COPYRIGHT AND ARE THE PROPERTY OF AKTREUM BUILDING DESIGNERS. THEY MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSON OF THE OWNERS. THE USE OF THESE DRAWINGS ARE UNDER ALL CONDITION USED ABOVE, CONTACT ADAM NASSER 0435237853

LEGEND

VJ Verticle Joint

(S) Smoke Detector

Ensure all wet areas floor slab to ground floor to be stepdown below main floor slab finished floor level to ensure flush finish with main floor finished level. Fall gradient to side dish drain @ 1°

NOTE:

IN ACCORDANCE WITH SECTION 80 A (11) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 AND CLAUSE 98 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000, IT IS A PRESCRIBED CONDITION THAT ALL BUILDING WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA (BCA).



GROUND FLOOR PLAN

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Issue

Date/Revision

05/01/25



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15° Roof pitch below

Metal gutter and d.p's

- 8° Roof pitch Colorbond roof sheeting as selected - Metal gutter and d.p's 450mm eaves overhangs





Drawing No.: 11 hardencres Date/Revision

05/01/25



SOUTH ELEVATION





NORTH ELEVATION 1:100

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 RIDGE LINE
 R.L. <u>2</u> 3. <u>300</u> CL

	FFL FIRST FLOOR
	R.L. 20.550
-	

FFL GROUND FLOOR <u>R.L.</u> 17.500



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Drawing No.: 11 hardencres Date/Revision

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WEST ELEVATION 1:100



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EAST ELEVATION 1:100

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			FFL FIRST FLOOR	
				R.L. 19.700
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Drawing No. 11 hardencres Date/Revision

05/01/25



ANT SCHEDULE										
E	KEY	HT (M)	WTH (M)							
S Alyptus)	BA ER TL	35LTR 45LTR 75LTR 45LTR	13 13 10 7	5 10 8 3						
AL MANTLE' IS'	보여원 유가 비가 이용 유명 유 고 2 8 연장 연구 미 기 가 영품 명 유	200MM 200MM 150MM 150MM 200MM 200MM 200MM 200MM 200MM 200MM 200MM 200MM	3 3 0.3 1.5 1.5 3 0.6 2.5 3 3	2 2 2 5 5 5 5 7 8 6 2 2 2 2 1.5 5 1.5 2 6 2 2 2 2						

Any services drawn on the plans have been indicatively located. Prior to carrying out any excavations, the contractor is to confirm the locations of all services. Service pits and lids are to be covered by any materials Trim and grade area to form a smooth even finish.

The topsoil to all garden bed areas shall be 2 part site topsoil and 1 part organic compost thoroughly mixed The topsoil to all garden bed areas shall be 2 part site topsoil and 1 part organic composit thoroughly mixed together prior to placing into position. Where site topsoil is not suitable imported topsoil meeting the requirements of A54419-1998 shall be used. Garden bed sub grades are to be cultivated to a depth of 150mm. Topsoil depth of all garden bed areas in deep soil to be 300mm(min.) At the completion of all planting operations apply a 75mm layer mulch over entire garden bed / planter taking care not to smother plants. Reduce depth of mulch around base of plants to form "watering dish". Mulch to be Rn Bark Wuggets as supplied by ANL or similar. Mulch used in garden beds located within an onsite detention basin shall be 75mm layer mineral mulch such as scona gravel.

TURF: Apply 150 layer of topsoil to all turfed areas laid over deep soil. Prior to laying turf, contractor to ensure all top solid areas are smoothly graded with no surface depressions or other irregularities, large stones or building debris. The surface is to have even running fails to all dranage points. Turf used for this site shall be cultivated Kluyu. Unless specified otherwise, turf shall be laid flush with adjacent finished surface levels. Water turfed areas immediately after turfing operations. Top dress any excessively undulating areas to form a smooth level surface with a coarse grade washed river sand.

All garden edging as denoted by "GE" on the plan is to be constructed using either insitu concrete or brick laid over 1 OOmm layer mortar. Extruded bricks shall not be used. (Refer to detail).

All plant material are to be the number species variety and size as specified on the plant schedule. The plants are to be healthy nursery stock, free from disease, insects all weed or roots of weeds. No plant is to be installed which has not been hardened off or is otherwise inferior in quality. All plants are to be thoroughly soaked 1 hour prior to planting.

All tree planting holes to be excavated 200mm wider and at least 200mm deeper than the root ball size The the planting disclose the behavior of the staked with 2 x 50 x 50 x 2400 HW stack. Secure tree to stake using 50mm jute webbing tied in figure δ loop. Drive stakes into ground well clear of root ball. Where trees are turfed areas, ensue a 75mm layer of mulch is placed around the base of the tree to extent of the excavated area, reduce depth of mulch around stem to form watering dish.

DERVICED: Any services located in the landscape plans are indicative locations for general information only. Prior to excavation contractor to confirm location of all services including any sewer lines. Where the proposed tree located above any existing sewer line. Contractor to notify the landscape architect to relocate tree.

All pavement areas including driveways and pathways are to have a stericled concrete finish. All pavement surfaces to comply with requirements of AS/NZ 3661.1 1993. Slip Resistance of Pedestrian Surface.

All materials and standards of workmanship used on this project is to comply with the latest revision of the

Maintain all landscape areas to ensure plant health and occupant safety for a period of 12 month beginning from date of practical completion to the satisfaction of Council. Maintenance will include but is not limited to the following activities: Mowing, Edging and Top dressing of turf areas, Weeding garden beds and turf areas. (All trees will require regular ongoing observation and maintenance).

Should there be any discrepancies on the drawings and or on site, landscape contractor to notify the Superintendent for resolution prior to the commencement of the works. Where the situation is not readily resolved onsite, the Superintendent is to notify the landscape architect immediately for correction.



Date/Revision

													v	Vindow List	
ID	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11	W12	W13	W14	W15	W1
W x H Size	1,200×2,050	1,500×1,200	900×1,900	900×1,900	1,500×1,200	3,000×600	3,000×600	1,500×1,450	900×1,900	900×1,900	1,500×1,450	2,170×800	750×2,050	2,170×800	1,400×2,10
3D Front View															

ID	6 W17	W18	W19	W20	W21	W22	W23	W24	W25	W26	W30	W31
W x H Size	4 2,170×800	700×900	2,000×800	1,500×600	2,170×800	2,170×800	1,500×600	2,000×800	700×900	2,170×800	1,400×2,104	2,170×800
3D Front View												

WINDOW SCHEDULE

								Doc	or List					
ID	D01	D02	D03	D04	D05	D005	D06	D006	D006	D07	D007	D08	D008	D09
W x H Size	1,200×2,350	3,000×2,350	820×2,100	820×2,100	3,000×2,350	720×2,350	1,200×2,350	720×2,100	820×2,100	2,100×2,350	820×2,100	2,100×2,350	820×2,100	2,400×2,100
3D Front View														
ID		D10 GD	002 GE	003										
W x H Size	2,400×2,	,100 2,700×2,4	2,755×2,	340										
3D Front View														

DOOR SCHEDULE

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IDOWS AND DOORS SCHEDULE

05/01/25

Drawing No.: 11 hardencres



SHADOW DIAGRAMS 21 JUNE 1:200

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Date/Revision

05/01/25

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