DEVELOPMENT APPLICATION

DRAWING SCHEDULE

SITE ANALYSIS PLAN 01 02 DEMOLITION PLAN 03 PROPOSED SITE PLAN 04 PROPOSED BASEMENT FLOOR PLAN PROPOSED GROUND FLOOR PLAN 05 PROPOSED FIRST FLOOR PLAN 06 PROPOSED ROOF PLAN 07 SOUTH AND WEST ELEVATION 80 NORTH AND EAST ELEVATION 09 SECTION VIEW 10

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SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES

SHADOW DIAGRAMS - 21st JUNE

16

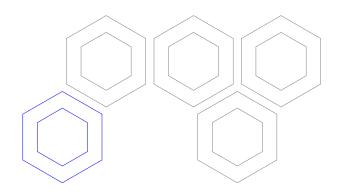
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A 20.03.25 ISSUED FOR DEVELOPMENT APPLICATION





ADDITIONAL INFORMATION DA

A01 OWNER'S CONSENT FORM

A02 SURVEY PLAN

A03 BASIX & NATHERS CERTIFICATION

A04 STORMWATER PLAN A05 LANDSCAPE PLAN

A06 STATEMENT OF ENVIRONMENTAL EFFECTS

A07 WASTE MANAGEMENT PLAN
A08 COST SUMMARY REPORT
A09 ARBORIST - ROOT MAPPING



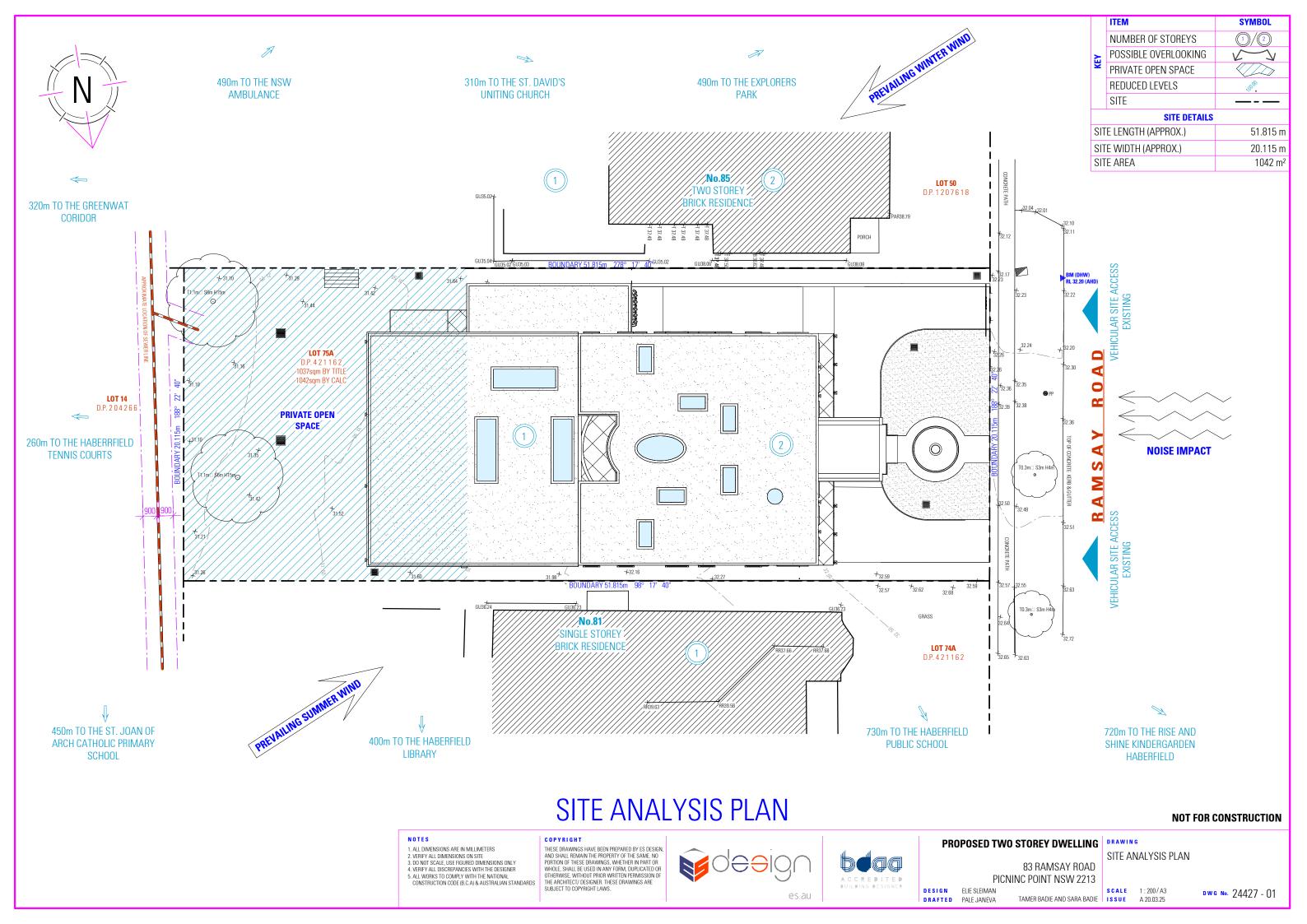
PROPOSED TWO STOREY DWELLING

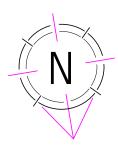
83 RAMSAY ROAD, PICNINC POINT NSW 2213

TAMER BADIE AND SARA BADIE





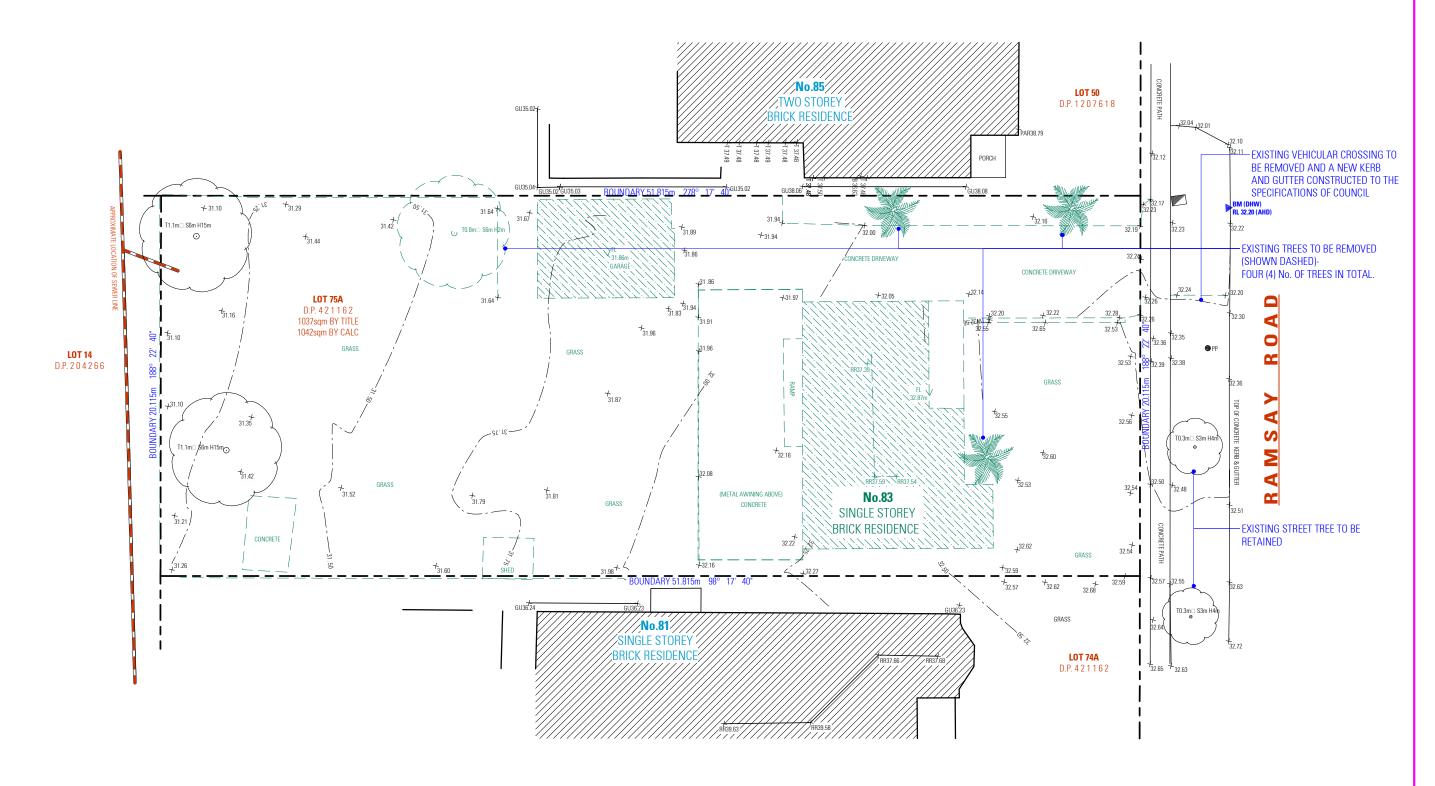




	SITE LEGEND)
	ITEM	SYMBOL
KEY	STRUCTURE TO BE DEMOLISHED	
¥	ITEMS TO BE REMOVED	
	TREES TO BE REMOVED	(0)

DEMOLITION NOTES

- EXISTING VEHICULAR CROSSING TO BE REMOVED, A NEW VEHICULAR CROSSING TO BE CONSTRUCTED TO THE SPECIFICATIONS OF COUNCIL
- ALL DEMOLITION AND WASTE MATERIALS TO BE REMOVED FROM SITE IN ACCORDANCE WITH THE ACCOMPANYING WASTE MANAGEMENT PLAN, AND AUSTRALIAN STANDARD 2601.2001
- ALL NECESSARY PERMITS ARE TO BE OBTAINED FROM COUNCIL BY THE NOMINATED CONTRACTOR PRIOR TO ANY WORKS
- ANY HAZARDOUS MATERIAL FOUND ON SITE IS TO BE REMOVED IN ACCORDANCE WITH RELEVANT LEGISLATION, BUILDING CODES, AUSTRALIAN STANDARDS AND WORK COVER GUIDELINES.



NOT FOR CONSTRUCTION

NOTES

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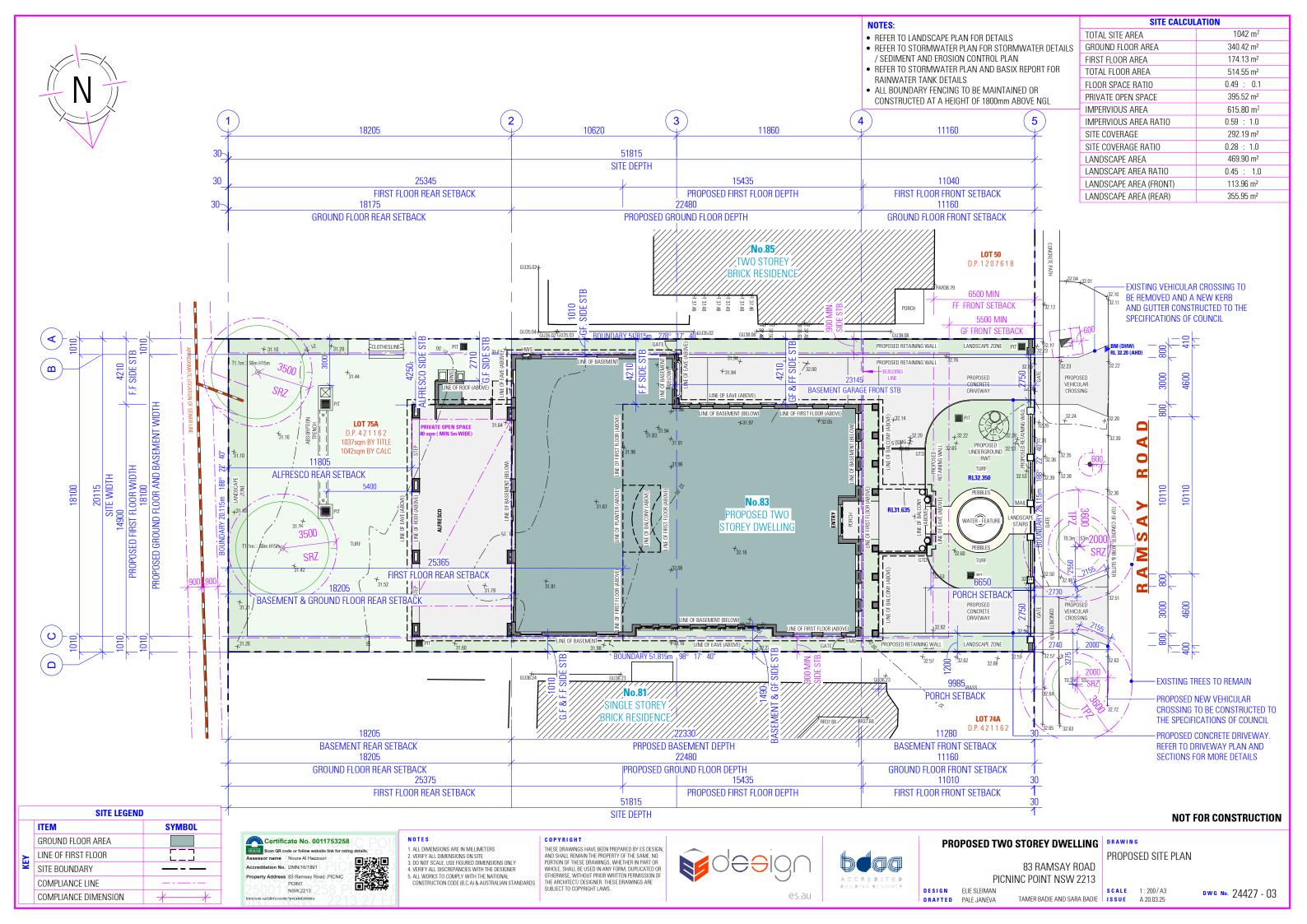
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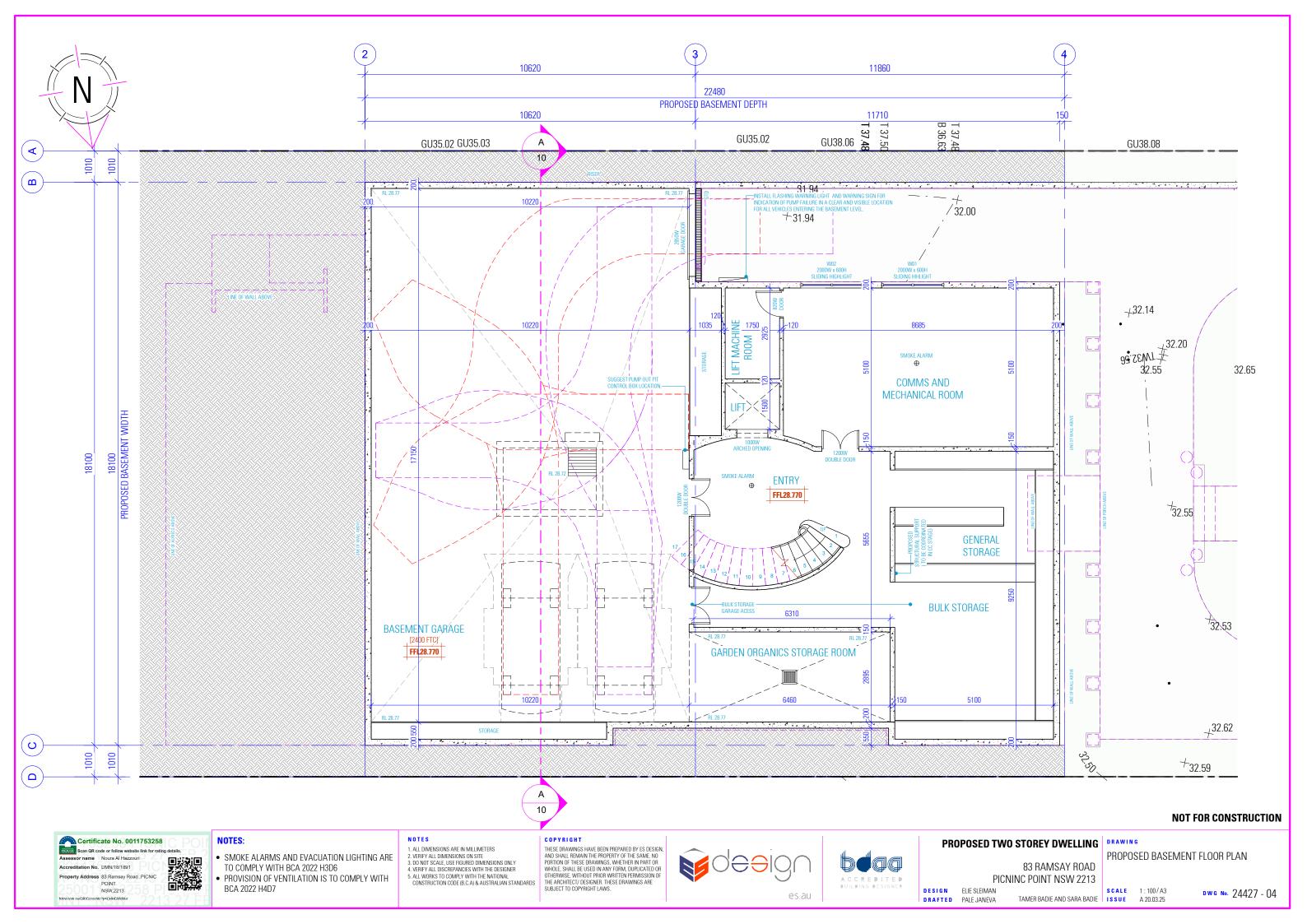
DRAFTED PALE JANEVA

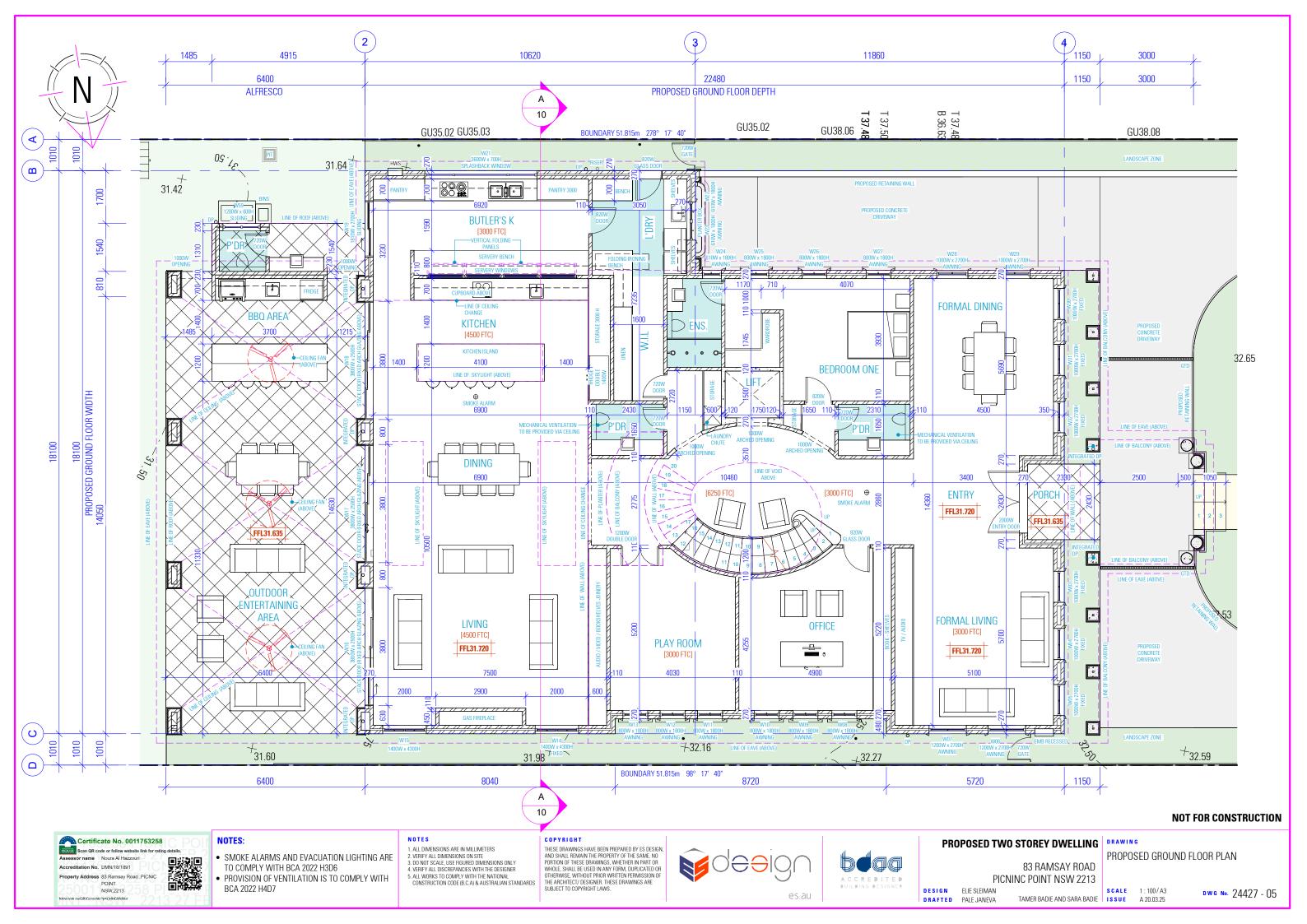
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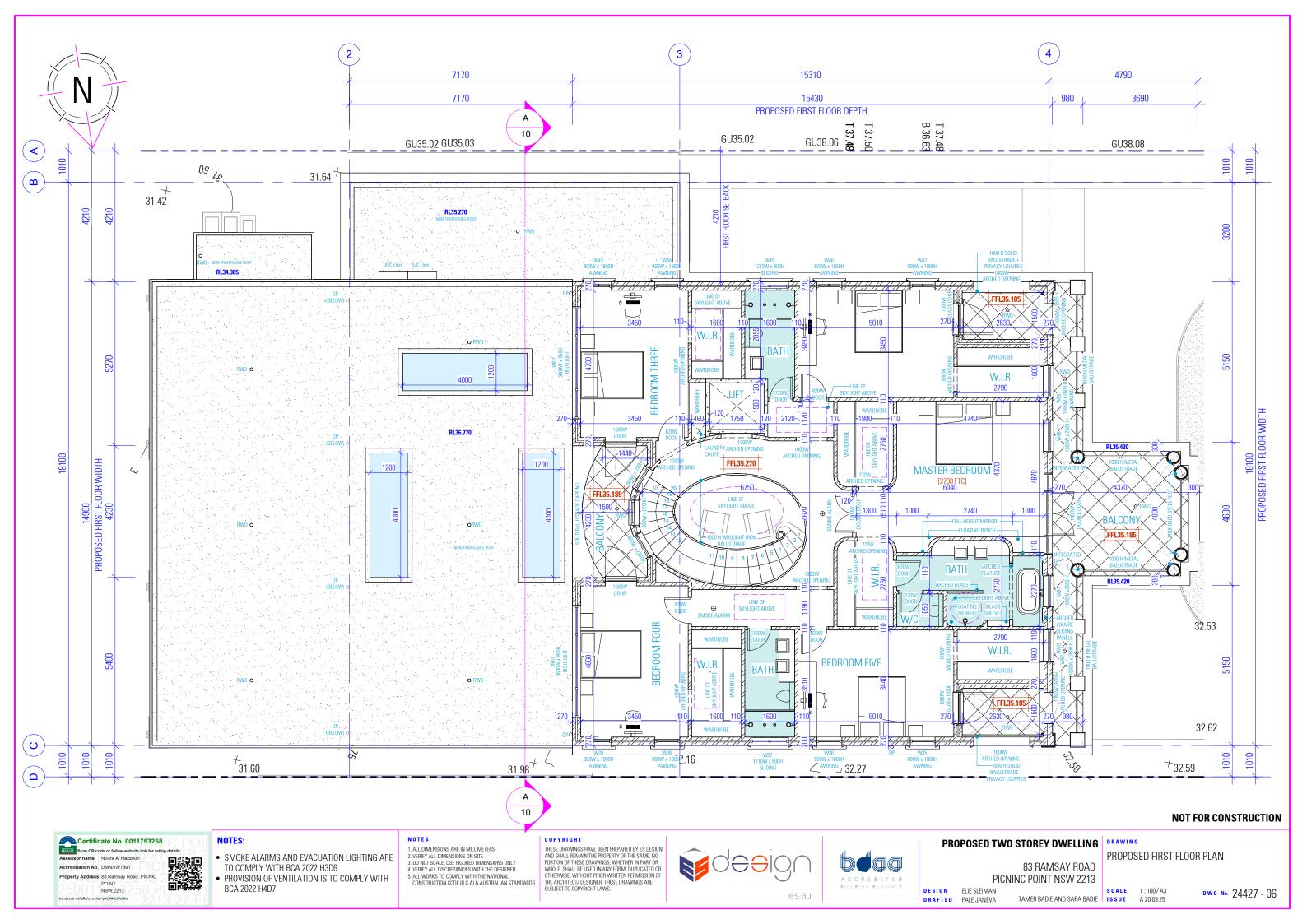
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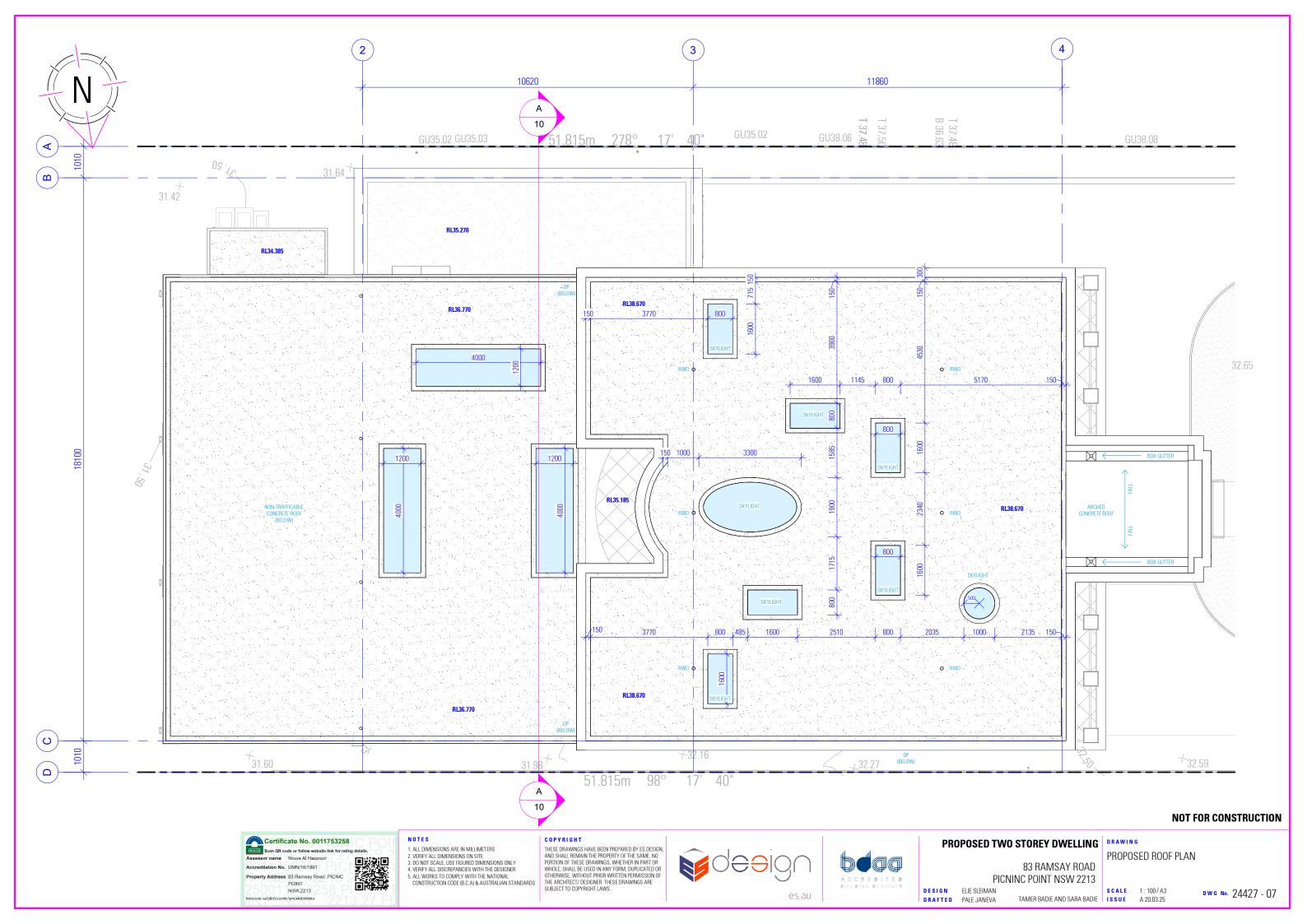
DEMOLITION PLAN

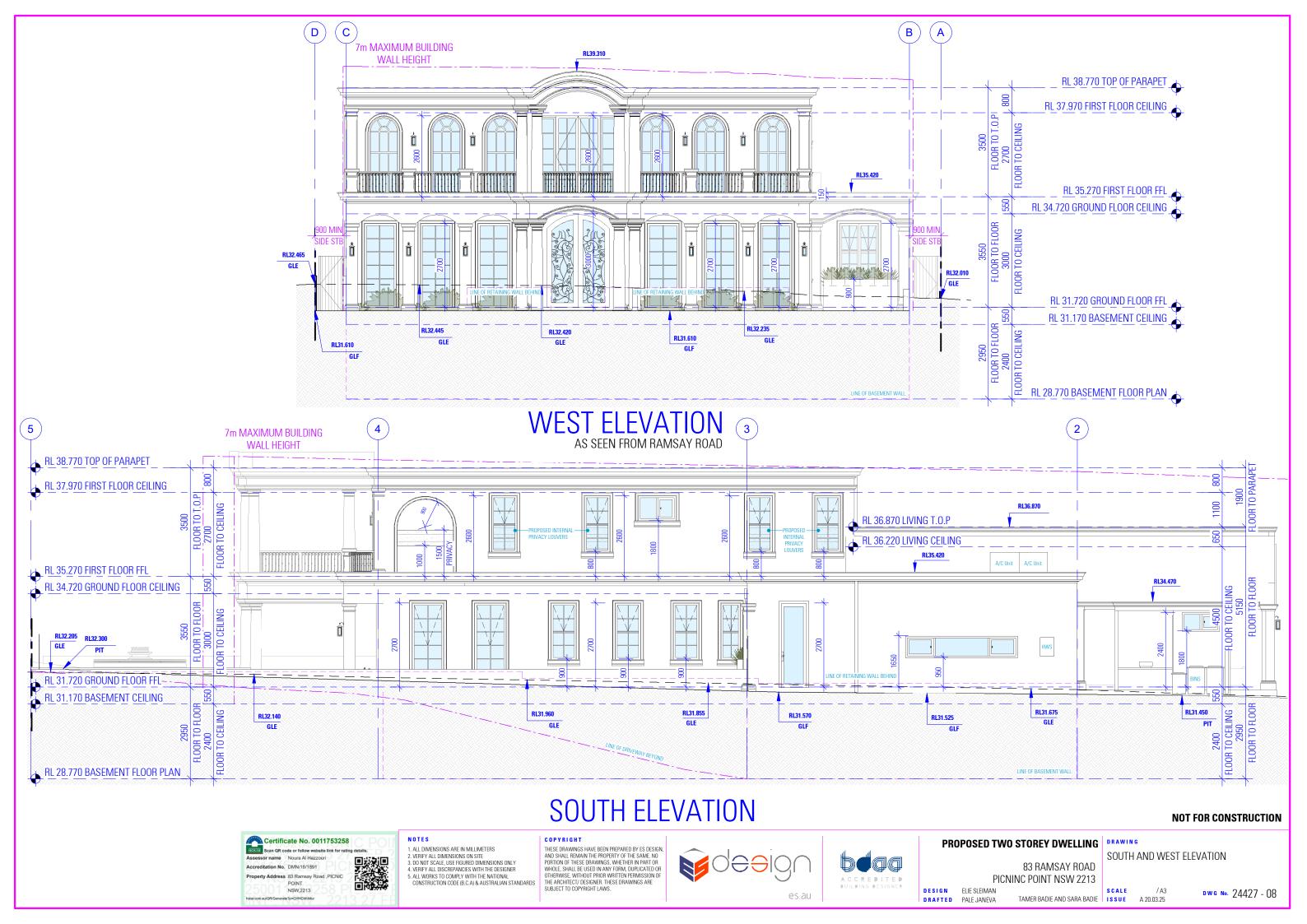


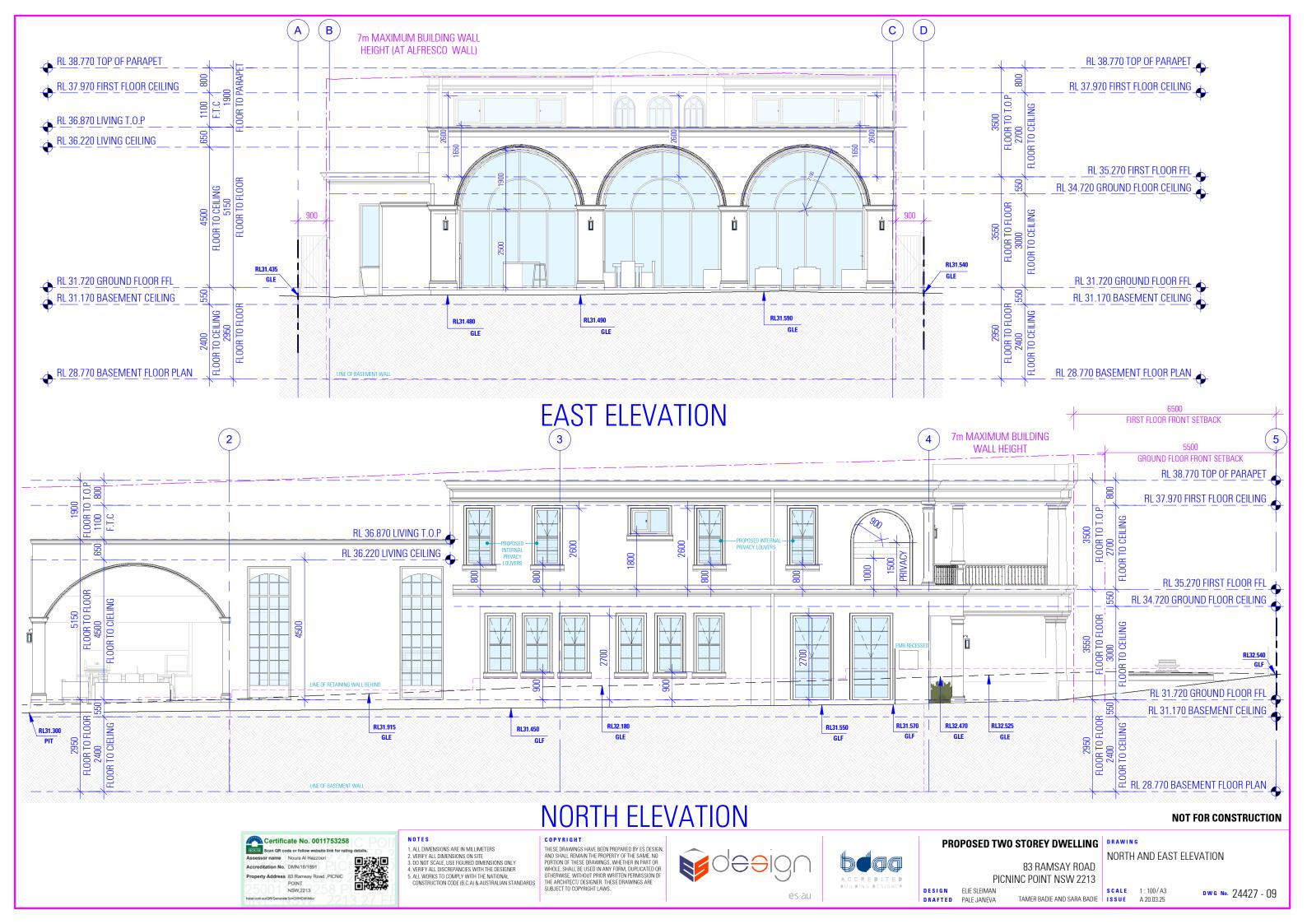












NATIONAL CONSTRUCTION CODE (NCC) DRAINAGE IS TO BE IN ACCORDANCE WITH BCA 2022 H2D2

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

TERMITE PROTECTION
NATIONAL CONSTRUCTION CODE (NCC) PROTECTION MUST BE IN ACCORDANCE WITH BCA 2022 H1D3 AND ABCB HOUSING PROVISIONS PART 3.4

FOOTINGS AND SLABS

PROPOSED FOOTINGS TO THE SPECIFICATIONS OF A QUALIFIED

PRACTISING FNGINFFR

NATIONAL CONSTRUCTION CODE (NCC) FOOTINGS AND SLABS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH BCA 2022 H1D4 AND

AUSTRALIAN STANDARD (AS)

PILED FOOTINGS ARE TO COMPLY WITH AS 2159-2009

 PROPOSED FLOOR CONSTRUCTION TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER. ALL PORCHES, VERANDAHS & THE LIKE TO HAVE A 85mm STEPDOWN FROM INTERNAL AREAS UNLESS NOTED OTHERWISE

- WITH BCA 2022 H1D5 AND H2D4

 SOUND INSULATION IS TO BE IN ACCORDANCE WITH BCA
- 2022 H4D8
- REINFORCED AUTOCLAVED AERATED CONCRETE IS TO COMPLY WITH AS 5146.1-2015
- CONCRETE POST-INSTALLED AND CAST-IN FASTENINGS IS TO COMPLY WITH SA TA 101
- ROOF AND WALL CLADDING ARE TO COMPLY WITH BCA 2022

STRUCTURE

NATIONAL CONSTRUCTION CODE (NCC) • STAIR CONSTRUCTION IS TO COMPLY WITH PART 3.9.1

- STRUCTURAL DESIGN TO BE IN ACCORDANCE WITH ACCEPTABLE CONSTRUCTION MANUALS AS LISTED IN PART
- ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE IS TO COMPLY WITH BCA 2022 H1D11

EXTERNAL WATERPROOFING NATIONAL CONSTRUCTION CODE (NCC)

EXTERNAL WATERPROOFING IS TO COMPLY WITH BCA 2022

- AUSTRALIAN STANDARD (AS)
 INSTALLATION OF ROOF TILES AS 2050 . DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING

NATIONAL CONSTRUCTION CODE (NCC) THE FIRE HAZARD PROPERTIES OF MATERIALS ARE TO COMPLY

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

NATIONAL CONSTRUCTION CODE (NCC)

- WET AREAS ARE TO COMPLY WITH BCA 2022 H4D2 MATERIALS AND INSTALLATION OF WET AREA COMPONENTS
- AND SYSTEMS ARE TO COMPLY WITH BCA 2022 H4D3 ROOM HEIGHTS ARE TO COMPLY WITH BCA 2022 H4D4
- PROVISION OF LIGHT IS TO COMPLY WITH BCA 2022 H4D6
 PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022
- SOUND INSULATION IS TO COMPLY WITH BCA 2022 H4D8 CONDENSATION MANAGEMENT IS TO COMPLY WITH BCA
- RELEASE MECHANISM (E.G. A KEY LOCK) WHICH CAN ENABLE THE DEVICE OR SCREEN TO BE REMOVED. UNLOCKED OR OVERRIDDEN. (SO FOR EXAMPLE, THE WINDOW CAN BE CLEANED)
- A BARRIER IS NOT REQUIRED FOR WINDOWS 1.7m OR MORE ABOVE THE FLOOR LEVEL.

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

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

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

NATIONAL CONSTRUCTION CODE (NCC)

BUSHFIRE AREAS ARE TO BE IN ACCORDANCE WITH BCA 2022

THE DEVELOPMENT HAS BEEN DESIGNED TO BEST MEET THE GUIDELINES OF COUNCIL & THE NATIONAL CONSTRUCTION CODE

(ALL WORK ON SITE SHALL BE CARRIED OUT IN A SIMILAR MANNER TO ADHERE TO THE REQUIREMENTS OF COUNCIL AND THE NCC)

MINOR CHANGES TO BUILDING FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT

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PROPOSED TWO STOREY DWELLING DRAWING

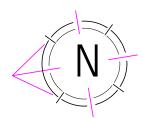
83 RAMSAY ROAD PICNINC POINT NSW 2213

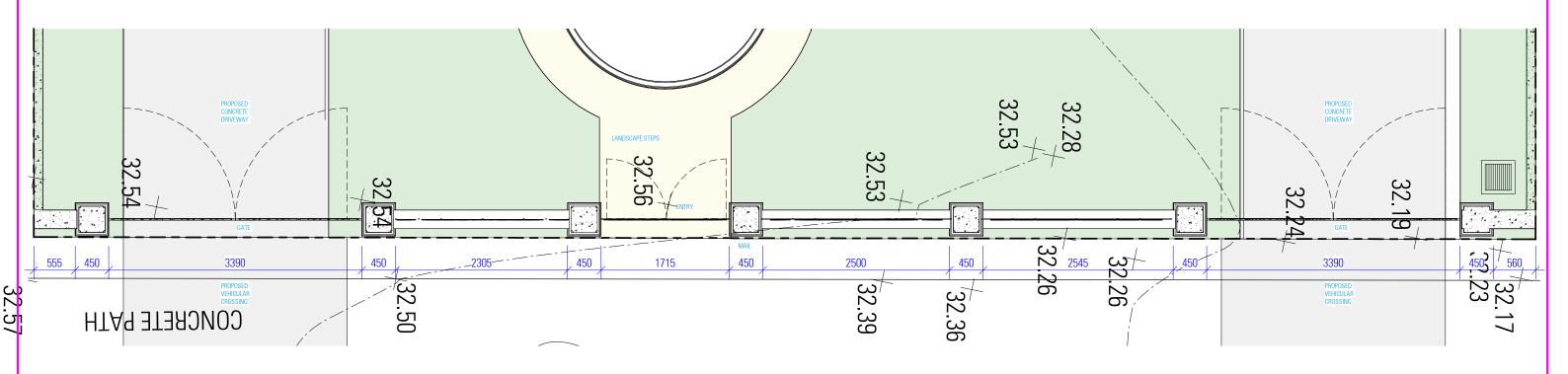
SECTION VIEW

DESIGN ELIE SLEIMAN

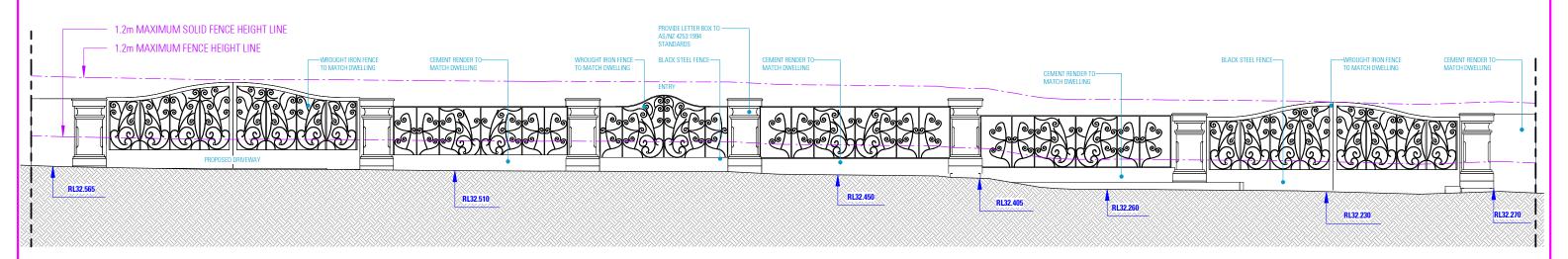
TAMER BADIE AND SARA BADIE ISSUE

FRONT FENCE DETAILS





PROPOSED FRONT FENCE PLAN



FRONT FENCE ELEVATION

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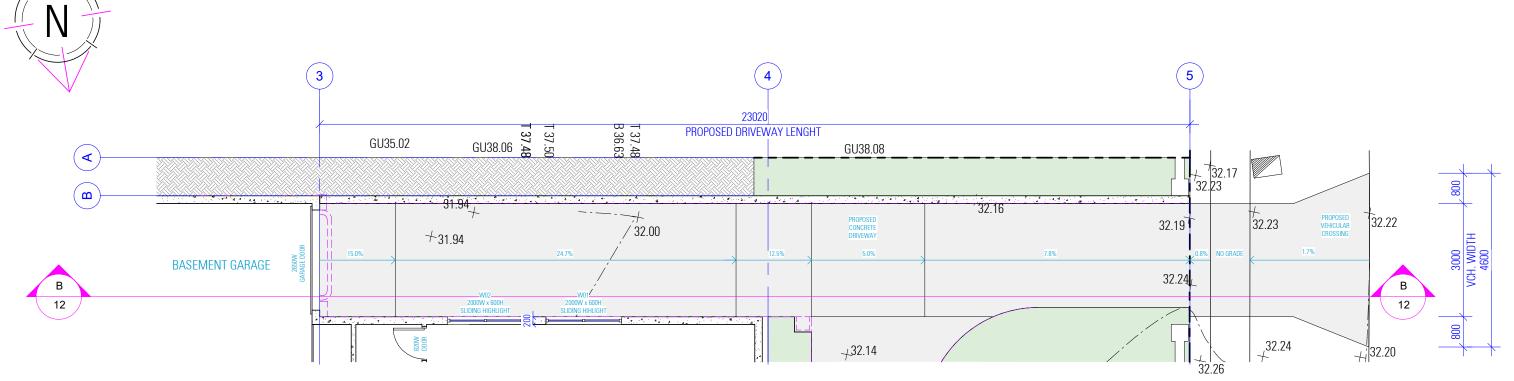
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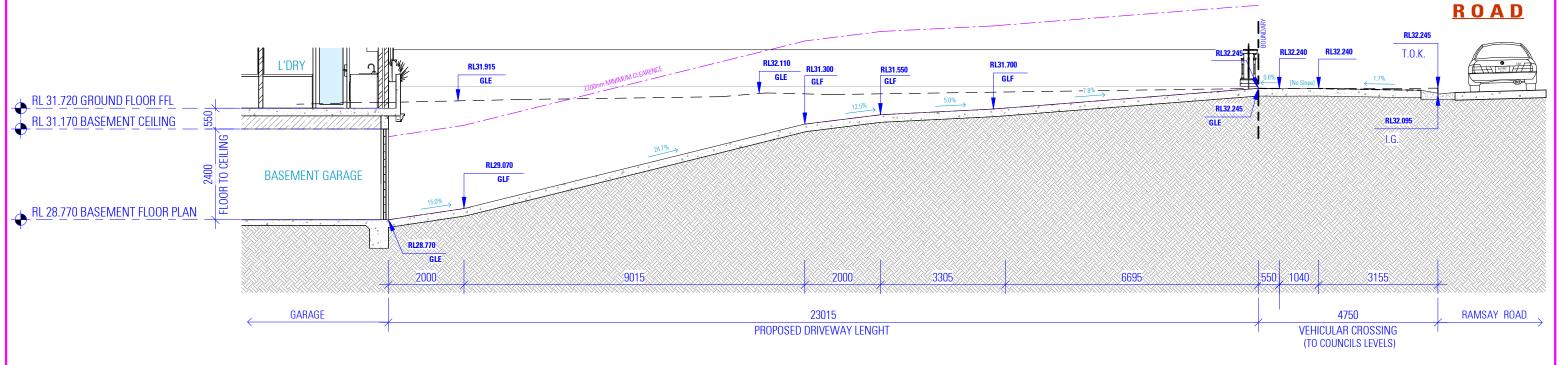
FRONT FENCE DETAILS

DWG No. 24427 - 11 TAMER BADIE AND SARA BADIE ISSUE

DRIVEWAY GRADE DETAILS



PLAN VIEW



SECTION

1:100

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RAMSAY



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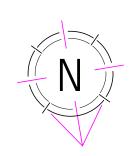
PROPOSED TWO STOREY DWELLING DRIVEWA

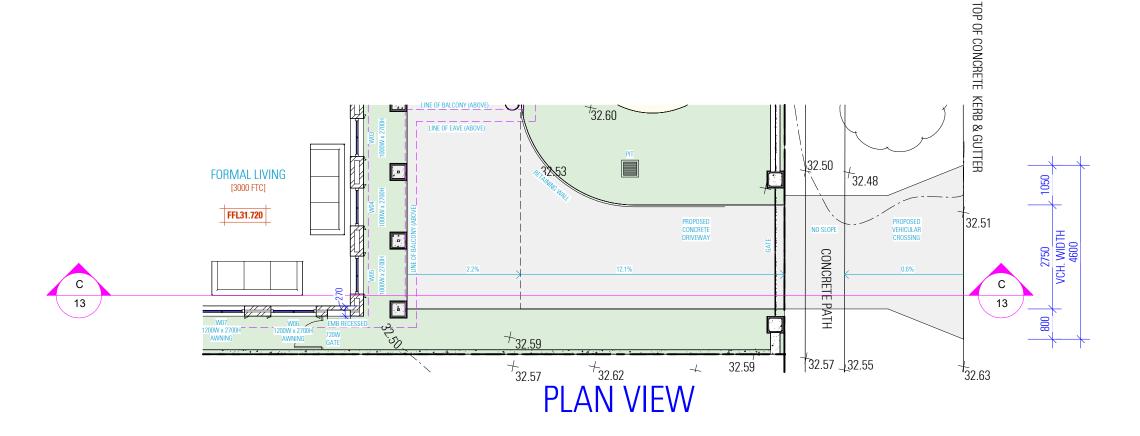
83 RAMSAY ROAD
PICNINC POINT NSW 2213
DESIGN ELIE SLEIMAN

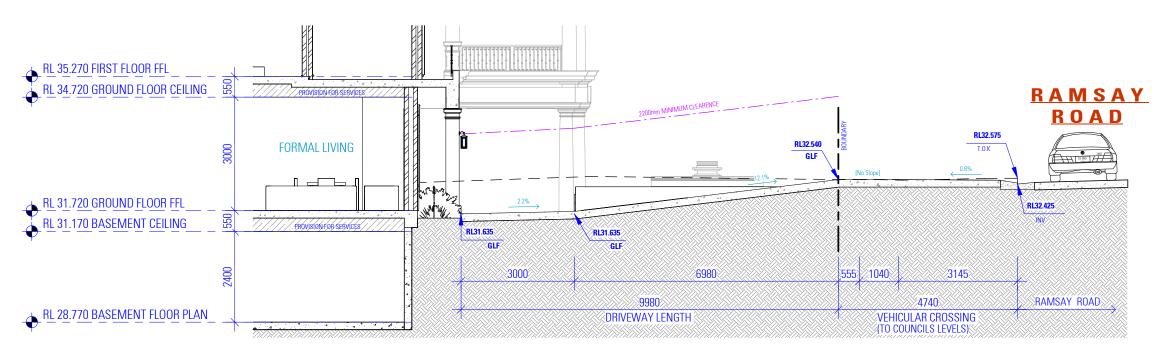
DRIVEWAY GRADE DETAILS

SCALE 1:100/A3
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DWG No. 24427 - 12











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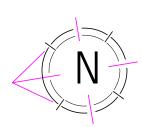
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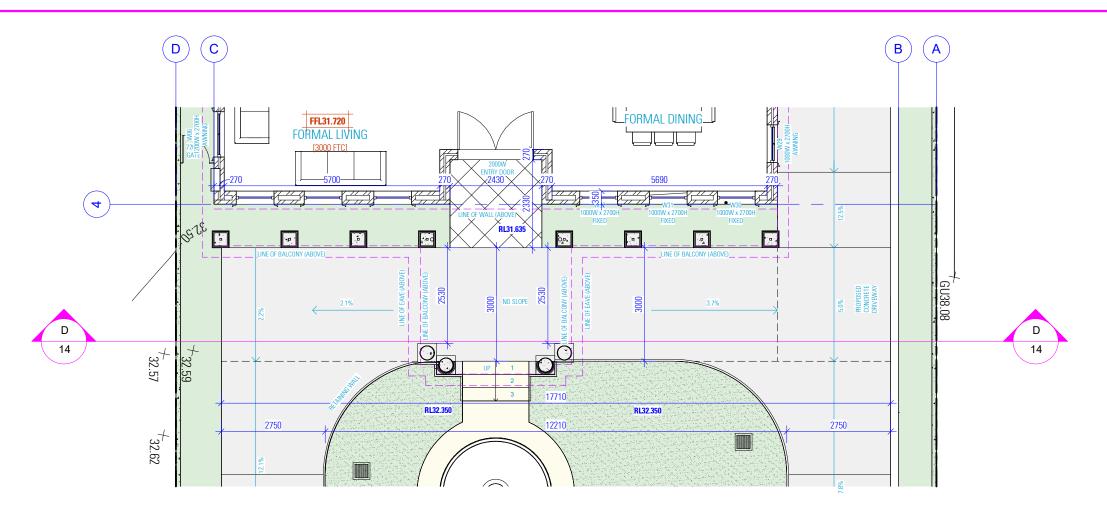
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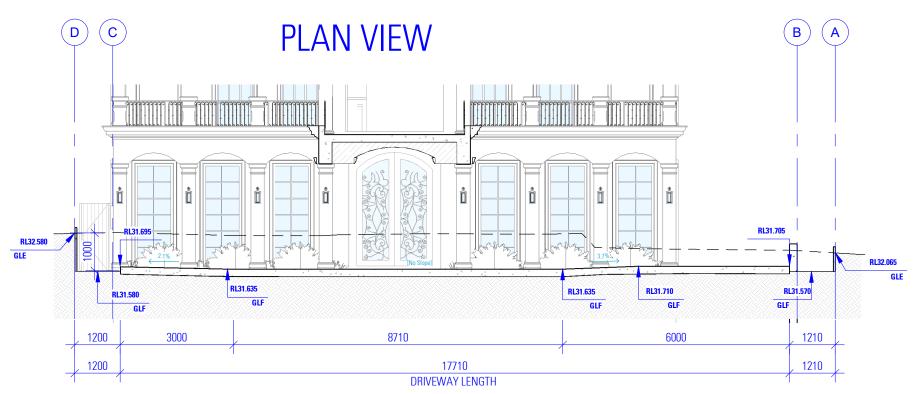
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DRIVEWAY GRADE DETAILS

TAMER BADIE AND SARA BADIE ISSUE











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PROPOSED TWO STOREY DWELLING | DRAWING

83 RAMSAY ROAD PICNINC POINT NSW 2213

DRIVEWAY GRADE DETAILS

DESIGN ELIE SLEIMAN DRAFTED PALE JANEVA

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SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES

- 1 CONCRETE ROOF RANGE: COLOUR: OR ACCEPTABLE EQUIVALENT
- 2 ALUMINIUM GUTTERS AND DOWNPIPES RANGE: DULIX COLOUR:FEATHER SOFT OR PHANTOM BEIGE
- POWDER-COATED ALUMINIUM WINDOWS AND GLASS DOORS RANGE: DULUX COLOUR: MONUMENT OR ACCEPTABLE EQUIVALENT
- CEMENT RENDER AND PAINT EXTERNAL FEATURES RANGE:ROCKOTE - COLOURED RENDER COLOUR:ROCKCOTE SOFT NUDE OR FINECOTE
- WROUGHT IRON BALUSTRADING RANGE: GM WROUGHT IRON COLOUR: MONUMET OR ACCEPTABLE EQUIVALENT
- 6 ALUMINIUM FRAMED GLASS ENTRY DOOR WITH WROUGHT IRON FEATURE COLOUR: MONUMET OR ACCEPTABLE EQUIVALENT
- VENEZIA-CONCRETE LIMESTONE WATER FEATURE WITH ACQUELLA POND RANGE: WATER - FEATURES ADORE COLOUR: SANDSTONE OR ACCEPTABLE EQUIVALENT
- DRIVEWAY MONTANA QUARTZ COBBLESTONES ON MESH
- 9 FEATURE PIER TO BE DRESSED IN "MELGRAND" PIER CAPPING PROFILE: PIER CAP - PC-FM180
- FEATURE FACADE MOULDING RANGE: "MELGRAND" PROFILE: MG7080
- 11 FEATURE FACADE MOULDING RANGE: ,,MELGRAND" PROFILE: PWP 155
- 12 FEATURE FACADE MOULDING RANGE: "MELGRAND" PROFILE: PWC 102
- SQARE TUSCAN PILASTER RANGE: "MELGRAND" PROFILE: MELGRAD SQARE TUSCAN 450S
- 14 STEEL ROUNDED COLUMN TO BE DRESSED IN: RANGE: ..MELGRAND" PROFILE: MELGRAD MODERN 450
- 15 STEEL SQARE TUSCAN COLUMN TO BE DRESSED IN: RANGE: ,,MELGRAND"

PROFILE: MELGRAD SQARE TUSCAN 450S

SECTIONAL GARAGE DOOR RANGE: DULUX COLOUR:FEATHER SOFT OR PHANTOM BEIGE



AS SEEN FROM RAMSAY ROAD

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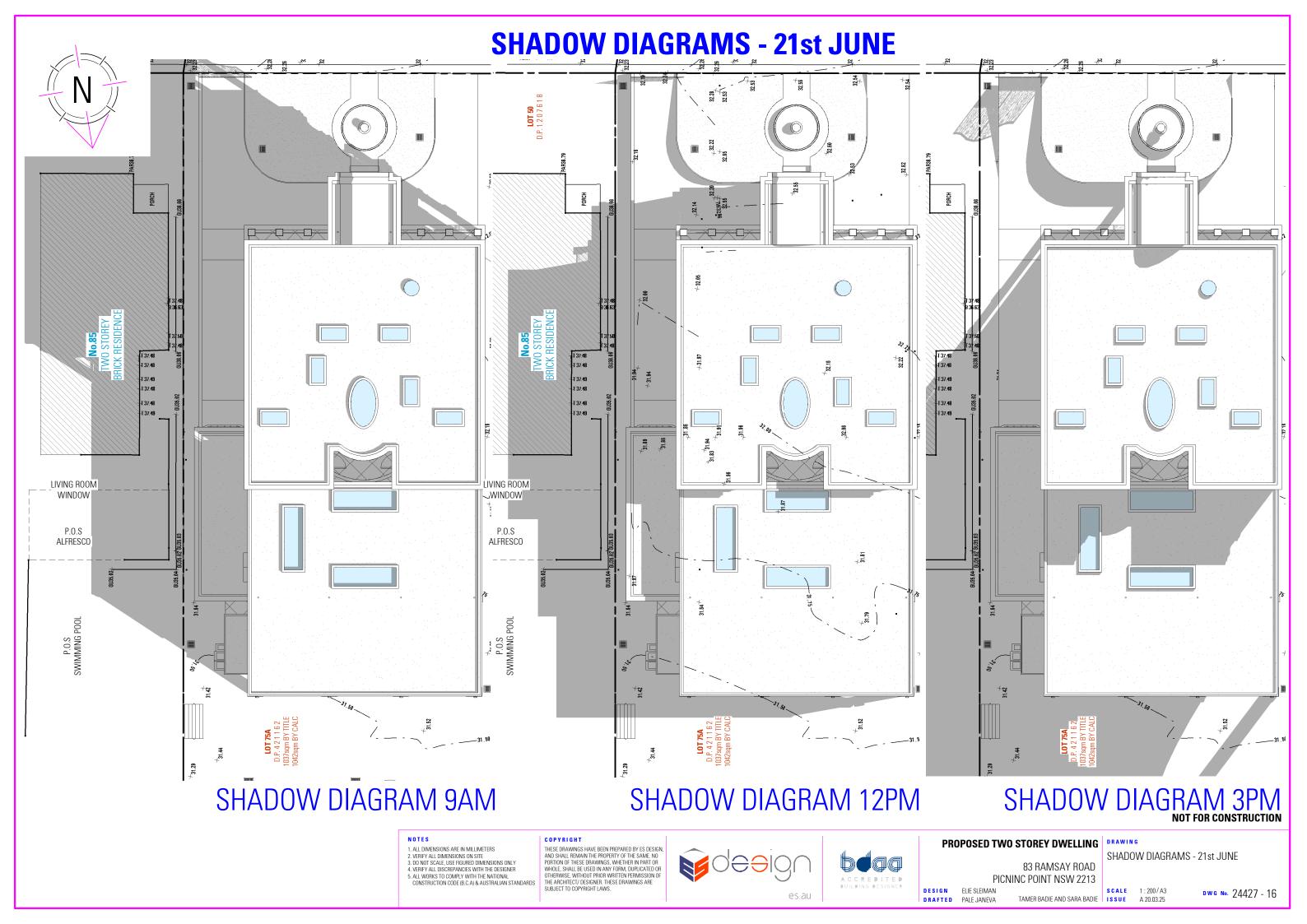


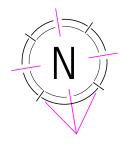
PROPOSED TWO STOREY DWELLING DRAWING

PICNINC POINT NSW 2213 DESIGN ELIE SLEIMAN

83 RAMSAY ROAD

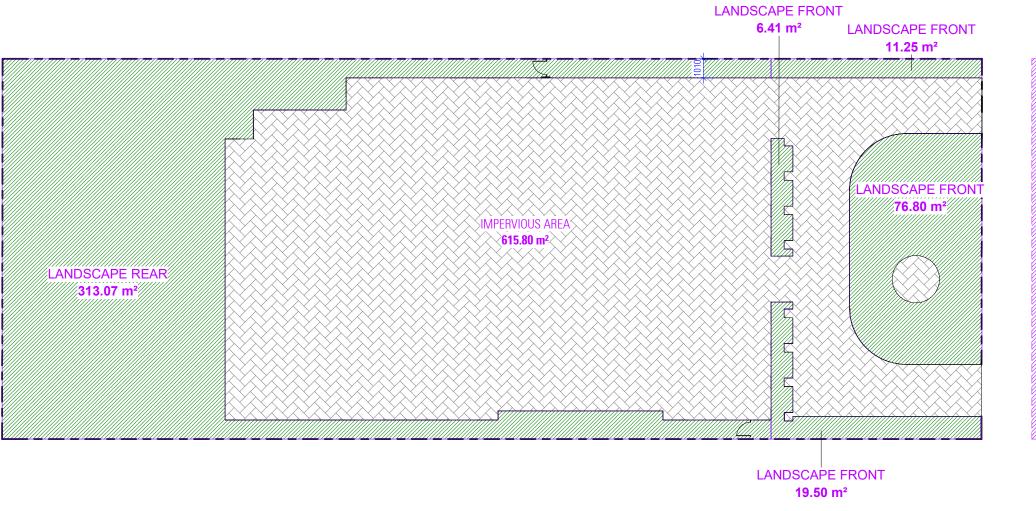
SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES

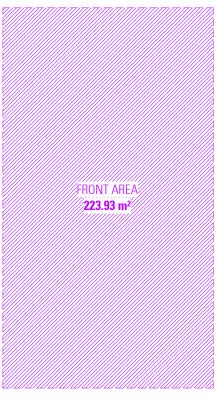




- REFER TO LANDSCAPE PLAN FOR DETAILS
- REFER TO STORMWATER PLAN FOR STORMWATER DETAILS / SEDIMENT AND EROSION CONTROL PLAN
- REFER TO STORMWATER PLAN AND BASIX REPORT FOR RAINWATER TANK DETAILS
- ALL BOUNDARY FENCING TO BE MAINTAINED OR CONSTRUCTED AT A HEIGHT OF 1800mm ABOVE NGL

ATION
1042 m ²
340.42 m ²
174.13 m²
514.55 m ²
0.49 : 0.1
395.52 m ²
615.80 m ²
0.59 : 1.0
292.19 m ²
0.28 : 1.0
469.90 m ²
0.45 : 1.0
113.96 m ²
355.95 m ²





LANDSCAPE AREA CALCULATION PLAN

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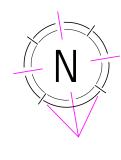
PROPOSED TWO STOREY DWELLING | DRAWING

DESIGN ELIE SLEIMAN

83 RAMSAY ROAD PICNINC POINT NSW 2213

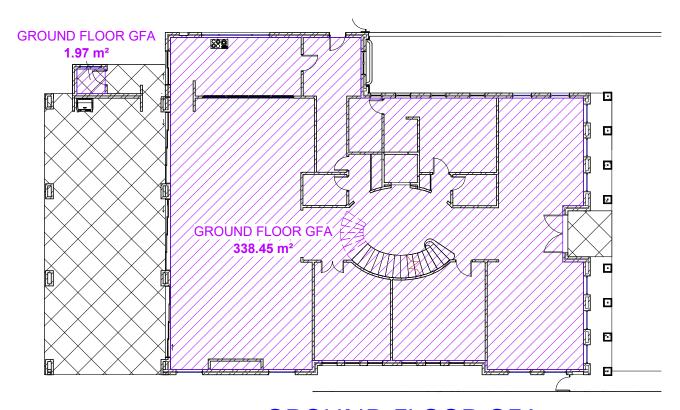
LANDSCAPE AREA CALCULATION SHEET

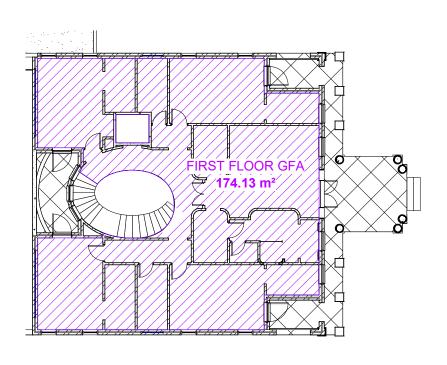
TAMER BADIE AND SARA BADIE ISSUE



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- ALL BOUNDARY FENCING TO BE MAINTAINED OR CONSTRUCTED AT A HEIGHT OF 1800mm ABOVE NGL

SITE CALCUL	ATION
TOTAL SITE AREA	1042 m ²
GROUND FLOOR AREA	340.42 m ²
FIRST FLOOR AREA	174.13 m ²
TOTAL FLOOR AREA	514.55 m ²
FLOOR SPACE RATIO	0.49 : 0.1
PRIVATE OPEN SPACE	395.52 m ²
IMPERVIOUS AREA	615.80 m ²
IMPERVIOUS AREA RATIO	0.59 : 1.0
SITE COVERAGE	292.19 m ²
SITE COVERAGE RATIO	0.28 : 1.0
LANDSCAPE AREA	469.90 m ²
LANDSCAPE AREA RATIO	0.45 : 1.0
LANDSCAPE AREA (FRONT)	113.96 m²
LANDSCAPE AREA (REAR)	355.95 m ²





GROUND FLOOR GFA

FIRST FLOOR GFA

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PROPOSED TWO STOREY DWELLING | DRAWING

DESIGN ELIE SLEIMAN

83 RAMSAY ROAD SHEET

GROSS FLOOR AREA CALCULATION PICNINC POINT NSW 2213

TAMER BADIE AND SARA BADIE ISSUE A 20.03.25

BASIX COMMITMENTS

BASIX*Certificate



Certificate Prepared by
Name / Company Name: Noura Al Hazzouri
ABN (if applicable):

The applicant must construct the floors, walls, roofs, ceilings a the tables below.	and glazing of the dwelling in accordance with the specification	is listed in	~	-	
The applicant must show through receipts that the materials p the tables below.	urchased for construction are consistent with the specification	s listed in			•
Construction	Area - m¹	Insulatio	n		
floor - concrete slab on ground, conventional slab.	94	expandin	g foam		
garage floor - concrete slab on ground.	147.2	none			
external wall: cavity brick; frame: no frame.	107.8	foil-foam	foil-foam composite board		
external wall: concrete block/plasterboard; frame: no frame.	90	fibreglass	s batts or roll		
external garage wall: concrete block/plasterboard; frame: no frame.	57	fibreglass	s batts or roll		
internal wall: single skin masonry; frame: no frame.	224	none			
oeiling and roof - flat oeiling / flat roof, concrete - plasterboard internal, no frame.	490	ceiling: fil	breglass batts	or roll; roof: none.	

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 8 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 - ducted; Energy rating: 6.5 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 - ducted; Energy rating: 6.5 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 - ducted; Energy rating: 6.5 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 - ducted; Energy rating: 6.5 star (average zone)		~	~
Ventilation			
The applicant must install the following exhaust systems in the development:			Т
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.	~	~	~

Project address		Assessor details and then	mal loads	
Project name	83_ram	NatHERS assessor number	DMN/18/1891	
Street address	83 RAMSAY Road PICNIC POINT 2213	NatHERS certificate number	0011753258	
Local Government Area	Canterbury-Bankstown Council	Climate zone	56	
Plan type and plan number	Deposited Plan DP421162	Area adjusted cooling load (MJ/ m².year)	12	
Lot no.	75A		15	
ction no.	-	Area adjusted heating load (MJ/ m².year)	10	
Project type		Project score		
Project type	dwelling house (detached)	Water	✓ 40	Targ
No. of bedrooms	6		V 40	rarg
Site details		Thermal Performance	✓ Pass	Targ
Site area (m*)	1042	Energy	1	
oof area (m²)	490	Energy	√ 72	Targ
Conditioned floor area (m²)	679.2	Materials	V -77	Targ
Unconditioned floor area (m³)	27.9	T L		
Total area of garden and lawn (m²)	395			
Roof area of the existing dwelling (m²)	0			

Thermal Performance and Materials commitme	nts		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction					
The applicant must construct the floors, walls, roofs, ceilings a the tables below.	and glazing of the dwelling in accordance with the specification	s listed in	~	~	~
The applicant must show through receipts that the materials p the tables below.	urchased for construction are consistent with the specification	s listed in			~
Construction	Area - m²	Insulatio	n		
floor - concrete slab on ground, conventional slab.	94	expandin	g foam		
garage floor - concrete slab on ground.	147.2	none	-		
external wall: cavity brick; frame: no frame.	107.8	foil-foam	composite box	ard	
external wall: concrete block/plasterboard; frame: no frame.	90	fibreglass batts or roll			
external garage wall: concrete block/plasterboard; frame: no frame.	57	fibreglass batts or roll			
ntemal wall: single skin masonry; frame: no frame.	224 none				
peiling and roof - flat ceiling / flat roof, concrete - plasterboard internal, no frame.	490 ceiling: fi		fibreglass batts or roll; roof: none.		

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or sky	rlight in 4 bathroom(s)/toilet(s) in the development for natural lighti	ing.	~	~
Other				
The applicant must install a gas cooktop & ele	ctric oven in the kitchen of the dwelling.		~	
The applicant must install a fixed outdoor cloth	nes drying line as part of the development.		~	

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 Certificate") to the development application and construction certificate application applying for a complying development certificate for the proposed development, to Assessor Certificate to the application for an occupation certificate for the propose	for the proposed development (or, if the applicant is that application). The applicant must also attach the			
The Assessor Certificate must have been issued by an Accredited Assessor in acc	ordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be cons certificate, including the Cooling and Heating loads shown on the front page of this tables below.				
The applicant must show on the plans accompanying the development application the Assessor Certificate requires to be shown on those plans. Those plans must be Assessor to certify that this is the case. The applicant must show on the plans accordingly and the plans accordingly considered to the plans accordingly and the plans accordingly accordingly accordingly as a plan according to the plans accordingly accordingly accordingly according to the plans accordingly according to the plans accordingly according	ear a stamp of endorsement from the Accredited ompanying the application for a construction ance specifications set out in the Assessor	*	~	~
The applicant must construct the development in accordance with all thermal perfor Certificate, and in accordance with those aspects of the development application or which were used to calculate those specifications.	rmance specifications set out in the Assessor or application for a complying development certificate		~	~
The applicant must show on the plans accompanying the development application ceiling fans set out in the Assessor Certificate. The applicant must show on the pla certificate (or complying development certificate, if applicable), the locations of ceil	ans accompanying the application for a construction	~	~	~

Thermal Performance and Materials comn	nitments		Show on DA plans	Show on CC/CDC plans & specs	Certifi check
Glazing					
The applicant must install windows, glazed doors and s listed in the table.	kylights as described in the table below, in a	coordance with the specifications	~	~	•
Frames	Max	imum area - m2			
aluminium	173				
timber	0				
uPVC	0				
steel	0				
composite	0				
Glazing	Max	imum area - m2			
single	173				
double	0				
triple	0				

In these commi	tments, "applicant" means the	person carrying out the de	velopment.			
Commitments i development a	dentified with a 🏏 in the "Sho pplication is to be lodged for t	w on DA plans" column mu ne proposed development).	st be shown on the plans accompanying	the development application fo	or the proposed development (if a	
Commitments i certificate / cor	dentified with a 🏏 in the "Sho nplying development certificat	w on CC/CDC plans and s e for the proposed develop	necs" column must be shown in the plans ment.	and specifications accompany	ying the application for a constructi	on
Commitments i final) for the de	dentified with a 🏏 in the "Cer welopment may be issued.	ifier check" column must b	e certified by a certifying authority as hav	ing been fulfilled, before a final	occupation certificate (either interi	m or

NOT FOR CONSTRUCTION

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS
2. VERIFY ALL DIMENSIONS ON SITE
3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
5. ALL WORKS TO COMPLY WITH THE NATIONAL
CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

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PROPOSED TWO STOREY DWELLING | DRAWING

PICNINC POINT NSW 2213

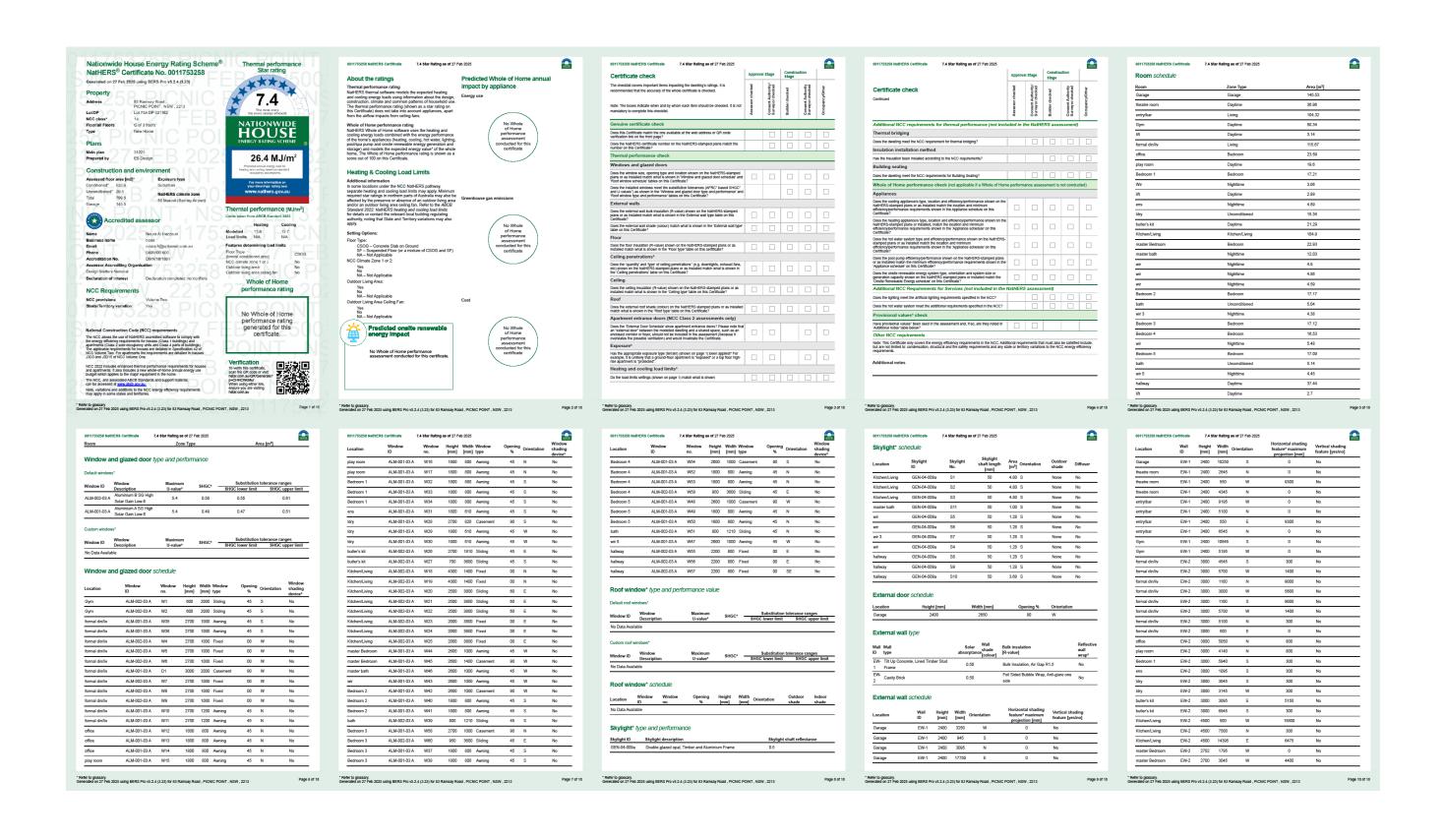
BASIX COMMITMENTS 83 RAMSAY ROAD

DWG No. 24427 - 20

DESIGN ELIE SLEIMAN DRAFTED PALE JANEVA

TAMER BADIE AND SARA BADIE ISSUE A 20.03.25

NATHERS COMMITMENTS



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PROPOSED TWO STOREY DWELLING | DRAWING

DRAFTED PALE JANEVA

NATHERS COMMITMENTS

83 RAMSAY ROAD PICNINC POINT NSW 2213 DESIGN ELIE SLEIMAN

TAMER BADIE AND SARA BADIE ISSUE A 20.03.25

NATHERS COMMITMENTS

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
master bath	EW-2	2700	2290	w	0	No
wir	EW-2	2700	2845	S	1850	No
wir	EW-2	2700	1645	w	0	No
Bedroom 2	EW-2	2700	1850	w	2900	No
Bedroom 2	EW-2	2700	4995	S	0	No
bath	EW-2	2700	1640	S	0	No
wir 3	EW-2	2700	1590	S	0	No
Bedroom 3	EW-2	2700	2400	N	4800	No
Bedroom 3	EW-2	2700	4750	E	0	No
Bedroom 3	EW-2	2700	3445	S	0	No
Bedroom 4	EW-2	2700	2400	S	4800	No
Bedroom 4	EW-2	2700	3445	N	300	No
Bedroom 4	EW-2	2700	4850	E	0	No
wir	EW-2	2700	1640	N	300	No
Bedroom 5	EW-2	2700	1850	w	2900	No
Bedroom 5	EW-2	2700	5045	N	300	No
bath	EW-2	2700	1540	N	300	No
wir 5	EW-2	2700	1595	w	0	No
wir 5	EW-2	2700	2845	N	2150	No
hallway	EW-2	2700	945	E	0	No
hallway	EW-2	2700	1055	E	0	No
hallway	EW-2	2700	1000	E	0	No
hallway	EW-2	2700	1098	SE	0	No
hallway	EW-2	2700	895	E	0	No

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Garage	Concrete Slab on Ground 200mm	145.53	None	No Insulation	Ceramic Tiles 8mm
theatre room	Concrete Slab on Ground 200mm	36.96	None	No Insulation	Ceramic Tiles 8mm
entry/bar	Concrete Slab on Ground 200mm	104.32	None	No Insulation	Ceramic Tiles 8mm
Gym	Concrete Slab on Ground 200mm	50.34	None	No Insulation	Ceramic Tiles 8mm
iit	Concrete Slab on Ground 200mm	3.15	None	No Insulation	Ceramic Tiles 8mm
formal din/liv / Garage	Concrete Timber Framed Above Plasterboard 200mm	13.20		No Insulation	Ceramic Tiles 8mm
formal din/liv / entry/bar	Concrete Timber Framed Above Plasterboard 200mm	65.43		No Insulation	Ceramic Tiles 8mm
formal din/liv / Gym	Concrete Timber Framed Above Plasterboard 200mm	23.84		No Insulation	Ceramic Tiles 8mm
office / entry/bar	Concrete Timber Framed Above Plasterboard 200mm	23.49		No Insulation	Ceramic Tiles 8mm
play room / Garage	Concrete Timber Framed Above Plasterboard 200mm	0.00		No Insulation	Ceramic Tiles 8mm
play room / theatre room	Concrete Timber Framed Above Plasterboard 200mm	11.92		No Insulation	Ceramic Tiles 8mm
play room / entry/bar	Concrete Timber Framed Above Plasterboard 200mm	5.38		No Insulation	Ceramic Tiles 8mm
Bedroom 1 / Gym	Concrete Timber Framed Above Plasterboard 200mm	17.21		No Insulation	Ceramic Tiles 8mm
Wir / Gym	Concrete Timber Framed Above Plasterboard 200mm	3.06		No Insulation	Ceramic Tiles 8mm
lift / lift	Concrete Timber Framed Above Plasterboard 200mm	0.29		No Insulation	Ceramic Tiles 8mm
ens / Garage	Concrete Timber Framed Above Plasterboard 200mm	4.74		No Insulation	Ceramic Tiles 8mm
ldry / Garage	Concrete Timber Framed Above Plasterboard 200mm	15.35		No Insulation	Ceramic Tiles 8mm
butler's kit / Garage	Concrete Timber Framed Above Plasterboard 200mm	21.29		No Insulation	Ceramic Tiles 8mm
Kitchen/Living / Garage	Concrete Timber Framed Above Plasterboard 200mm	80.48		No Insulation	Ceramic Tiles 8mm
Kitchen/Living / theatre room	Concrete Timber Framed Above Plasterboard 200mm	22.70		No Insulation	Ceramic Tiles 8mm
master Bedroom / formal din/liv	Concrete Timber Framed Above Plasterboard 200mm	19.03		No Insulation	Ceramic Tiles 8mm
master Bedroom	Suspended Concrete Slab 200mm	2.55	Open	No Insulation	Ceramic Tiles 8mm

011753258 NatHERS Cer	tificate 7.4 Star Rating as o	of 27 Feb 20	25		
ocation	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
master bath / formal	Concrete Timber Framed	11.16		No	Ceramic Tiles 8mm
din/liv	Above Plasterboard 200mm			Insulation	
naster bath	Suspended Concrete Slab 200mm	0.00	Open	No Insulation	Ceramic Tiles 8mm
vir / formal din/liv	Concrete Timber Framed Above Plasterboard 200mm	1.68		No Insulation	Ceramic Tiles 8mm
vir / office	Concrete Timber Framed Above Plasterboard 200mm	2.52		No Insulation	Ceramic Tiles 8mm
vir / formal din/liv	Concrete Timber Framed Above Plasterboard 200mm	4.09		No Insulation	Ceramic Tiles 8mm
wir / Bedroom 1	Concrete Timber Framed Above Plasterboard 200mm	0.08		No Insulation	Ceramic Tiles 8mm
wir / formal din/liv	Concrete Timber Framed Above Plasterboard 200mm	4.25		No Insulation	Ceramic Tiles 8mm
Bedroom 2 / formal fin/liv	Concrete Timber Framed Above Plasterboard 200mm	5.99		No Insulation	Ceramic Tiles 8mm
Bedroom 2 / Bedroom 1	Concrete Timber Framed Above Plasterboard 200mm	10.42		No Insulation	Ceramic Tiles 8mm
oath / Bedroom 1	Concrete Timber Framed Above Plasterboard 200mm	3.56		No Insulation	Ceramic Tiles 8mm
bath / Wir	Concrete Timber Framed Above Plasterboard 200mm	0.83		No Insulation	Ceramic Tiles 8mm
vir 3 / Bedroom 1	Concrete Timber Framed Above Plasterboard 200mm	0.65		No Insulation	Ceramic Tiles 8mm
wir 3 / Wir	Concrete Timber Framed Above Plasterboard 200mm	1.57		No Insulation	Ceramic Tiles 8mm
wir 3 / ens	Concrete Timber Framed Above Plasterboard 200mm	1.05		No Insulation	Ceramic Tiles 8mm
Bedroom 3 / formal din/liv	Concrete Timber Framed Above Plasterboard 200mm	4.73		No Insulation	Ceramic Tiles 8mm
Bedroom 3 / ens	Concrete Timber Framed Above Plasterboard 200mm	3.44		No Insulation	Ceramic Tiles 8mm
Bedroom 3 / Idry	Concrete Timber Framed Above Plasterboard 200mm	6.06		No Insulation	Ceramic Tiles 8mm
Bedroom 3 / Gtchen/Living	Concrete Timber Framed Above Plasterboard 200mm	1.51		No Insulation	Ceramic Tiles 8mm
Bedroom 4 / play room	Concrete Timber Framed Above Plasterboard 200mm	13.48		No Insulation	Ceramic Tiles 8mm
Bedroom 4 /	Concrete Timber Framed	4.04		No	0
litchen/Living	Above Plasterboard 200mm	1.01		Insulation	Ceramic Tiles 8mm
Bedroom 4	Suspended Concrete Slab 200mm	1.16	Open	No Insulation	Ceramic Tiles 8mm
wir / office	Concrete Timber Framed Above Plasterboard 200mm	1.46		No Insulation	Ceramic Tiles 8mm
wir / play room	Concrete Timber Framed Above Plasterboard 200mm	2.51		No Insulation	Ceramic Tiles 8mm

Location		Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
wir		Suspended Concrete Slab 200mm	0.23	Open	No Insulation	Ceramic Tiles 8mm
Bedroom 5 / form din/liv	al	Concrete Timber Framed Above Plasterboard 200mm	7.64		No Insulation	Ceramic Tiles 8mm
Bedroom 5 / office	e	Concrete Timber Framed Above Plasterboard 200mm	7.34		No Insulation	Ceramic Tiles 8mm
Bedroom 5		Suspended Concrete Slab 200mm	0.60	Open	No Insulation	Ceramic Tiles 8mm
bath / office		Concrete Timber Framed Above Plasterboard 200mm	4.31		No Insulation	Ceramic Tiles 8mm
bath		Suspended Concrete Slab 200mm	0.19	Open	No Insulation	Ceramic Tiles 8mm
wir 5 / formal din/	liv	Concrete Timber Framed Above Plasterboard 200mm	4.12		No Insulation	Ceramic Tiles 8mm
hallway / formal d	in/liv	Concrete Timber Framed Above Plasterboard 200mm	10.15		No Insulation	Ceramic Tiles 8mm
hallway / office		Concrete Timber Framed Above Plasterboard 200mm	0.00		No Insulation	Ceramic Tiles 8mm
hallway / play roo	m	Concrete Timber Framed Above Plasterboard 200mm	0.00		No Insulation	Ceramic Tiles 8mm
hallway / Bedroor	n 1	Concrete Timber Framed Above Plasterboard 200mm	0.00		No Insulation	Ceramic Tiles 8mm
lift / lift		Concrete Timber Framed Above Plasterboard 200mm	0.42		No Insulation	Ceramic Tiles 8mm
Ceiling type		struction			ulation R-va	
		rial/type			lude edge b	att values) wrap* [yes/no]
Garage Garage		rete, Plasterboard with Timber F		No Insula	lation R2.5	
theatre room	Cons	rete Timber Framed Above Plas	terboard	No Insula	ition	
entry/bar	Cons	rete, Plasterboard with Timber F	rame	Bulk Insu	lation R2.5	
	Con	rete Timber Framed Above Plas	terboard	No Insula	ition	
entry/bar	ym Concrete, Plasterboard with Timber Frame		rame	Bulk Insu	lation R2.5	
,	Con	rete, Plasterboard with Timber P			·	
Gym		rete, Plasterboard With Timber P rete Timber Framed Above Plas	terboard	No Insula	iiion	
Gym	Cons			No Insula		
Gym Gym lift	Con	rete Timber Framed Above Plas	terboard	No Insula		
entry/bar Gym Gym lift formal din/liv	Cons	rete Timber Framed Above Plas rete Timber Framed Above Plas	terboard rame	No Insula	ation	
Gym Gym lift formal din/liv	Cons	rete Timber Framed Above Plas rete Timber Framed Above Plas rete, Plasterboard with Timber F	rame terboard	No Insula Bulk Insu	ation lation R2.5	

Location	Construction material/type		Bulk insulation R-value (may include edge batt		/no]
play room	Concrete Timber Fra	med Above Plasterboard	No Insulation		_
Bedroom 1	Concrete Timber Fra	med Above Plasterboard	No Insulation		
Wir	Concrete Timber Fra	med Above Plasterboard	No Insulation		
iit	Concrete Timber Fra	med Above Plasterboard	No Insulation		
ens	Concrete Timber Fra	med Above Plasterboard	No Insulation		
ldry	Concrete, Plasterboo	ard with Timber Frame	Bulk Insulation R2.5		
ldry	Concrete Timber Fra	med Above Plasterboard	No Insulation		
butler's kit	Concrete, Plasterboo	ard with Timber Frame	Bulk Insulation R2.5		
Kitchen/Living	Concrete, Plasterbox	ard with Timber Frame	Bulk Insulation R2.5		
Kitchen/Living	Concrete Timber Fra	med Above Plasterboard	No Insulation		
master Bedroom	Concrete, Plasterbo	ard with Timber Frame	Bulk Insulation R2.5		
master bath	Concrete, Plasterboo	ard with Timber Frame	Bulk Insulation R2.5		
wir	Concrete, Plasterbo	ard with Timber Frame	Bulk Insulation R2.5		
wir	Concrete, Plasterbo	ard with Timber Frame	Bulk Insulation R2.5		
wir	Concrete, Plasterbo	ard with Timber Frame	Bulk Insulation R2.5		
Bedroom 2	Concrete, Plasterbo	ard with Timber Frame	Bulk Insulation R2.5		
bath	Concrete, Plasterboo	ard with Timber Frame	Bulk Insulation R2.5		
wir 3	Concrete, Plasterbox	ard with Timber Frame	Bulk Insulation R2.5		
Bedroom 3	Concrete, Plasterbo	ard with Timber Frame	Bulk Insulation R2.5		
Bedroom 4	Concrete, Plasterbo	ard with Timber Frame	Bulk Insulation R2.5		
wir	Concrete, Plasterboo	ard with Timber Frame	Bulk Insulation R2.5		
Bedroom 5	Concrete, Plasterbox	ard with Timber Frame	Bulk Insulation R2.5		
bath	Concrete, Plasterboo	ard with Timber Frame	Bulk Insulation R2.5		
wir 5	Concrete, Plasterbo	ard with Timber Frame	Bulk Insulation R2.5		
hallway	Concrete, Plasterbo	ard with Timber Frame	Bulk Insulation R2.5		
lift	Concrete, Plasterboo	ard with Timber Frame	Bulk Insulation R2.5		
Ceiling pene	etrations*	Туре	Diameter [mm]	Sealed/unsealed	
formal din/liv	23	Downlights - LED	0	Sealed	_
office	5	Downlights - LED	0	Sealed	_
play room	4	Downlights - LED	0	Sealed	_
					_

0011753258 NatHERS Cert	incate 7.	4 Star Rating as of 27 Feb 2025			
Location	Quantity	Туре	Diameter [mm]	Sealed/	unsealed
Bedroom 1	3	Downlights - LED	0	Sealed	
ens	1	Exhaust Fans	350	Sealed	
ldry	1	Exhaust Fans	350	Sealed	
butler's kit	4	Downlights - LED	0	Sealed	
butler's kit	1	Exhaust Fans	350	Sealed	
Kitchen/Living	21	Downlights - LED	0	Sealed	
Kitchen/Living	1	Exhaust Fans	350	Sealed	
Kitchen/Living	1	Chimneys	200	Sealed	
master Bedroom	5	Downlights - LED	0	Sealed	
master bath	1	Exhaust Fans	350	Sealed	
Bedroom 2	3	Downlights - LED	0	Sealed	
bath	1	Exhaust Fans	350	Sealed	
Bedroom 3	3	Downlights - LED	0	Sealed	
Bedroom 4	3	Downlights - LED	0	Sealed	
Bedroom 5	3	Downlights - LED	0	Sealed	
bath	1	Exhaust Fans	350	Sealed	
hallway	8	Downlights - LED	0	Sealed	
Ceiling fans		Quantity	Dia	meter [mm]	
No Data Available					
Roof type Construction		Added insulation R-value]	ab	Solar isorptance	Roof shade [colour]
Waterproofing Membran	e l	No Insulation, Only an Air Gap		0.50	Medium
Building element	g schedule : Steel section di [height x width,		cing [mm] Si	teel thicknes	.s Thermal break (R-value)
					[revalue]
No Data Available					
Appliance sched	lule				

riole. A liai assumption of		ar Rating as of lighting, there		ot included in th	e appliance schedule.	80.5
Cooling system						
Appliance/ system type	Lo	ocation	Fuel type	Minim efficier perform	icy/ Recom	mended acity
No Data Available						
Heating system						
Appliance/ system type	Lo	ocation	Fuel type	Minim efficier perform	icy/ Recom	mended acity
No Data Available						
Hot water system						
Appliance/ system type	Fuel type	Hot Water CER Zon	Minimum efficiency e /STC	Zone 3	one 3 Substitution tolerance ranges ver limit upper limit	Assessed daily load [litres]
No Data Available						
Pool/spa equipment						
Appliance/ system type		Fuel type	•	Minimum efficiency/ performance	Recomm capa	
No Data Available						
Onsite Renewab	•,	hedule				
Onsite Renewab System Type No Data Available	le Energy Sci Orientation	hedule	Syst	em Size Or Ge	neration Capacity	
System Type No Data Available Battery Schedule	Orientation			em Size Or Ge	neration Capacity	
System Type No Data Available Battery Schedule	Orientation	hedule		em Size Or Ge	neration Capacity	
System Type No Data Available Battery Schedule System Type	Orientation			em Size Or Ge	neration Capacity	
System Type No Data Available Battery Schedule System Type	Orientation			em Size Or Ge	neration Capacity	
System Type No Data Available Battery Schedule System Type	Orientation			em Size Or Ge	neration Capacity	
System Type No Data Available Battery Schedule System Type	Orientation			iem Size Or Ge	neration Capacity	
System Type No Data Available Battery Schedule System Type	Orientation			Size Or Ge	neration Capacity	

About this report		are not quality assured.
NatHERS ratings are a reliable or	uide for comparing different dwelling designs and title energy efficiency requirements in the	Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAD specified on the front of this certificate.
NatHERS ratings use computer n	nodelling to evaluate a home's energy efficiency	Disclaimer
energy value" of the whole home, home's building specifications, is floors, roofs and cellings) to ored	ised climate data and standard assumptions on edict the heating and cooling energy loads and The thermal performance star rating uses the yout, orientation and fabric (i.e. wait, windows, let the heating and cooling energy loads. The gruses information about the home's appliances	The NatHERS Certificate formal to developed by the NatHERS Administration of the certificate is entered by the saseasor. It is the assessor's responsibility to see 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 the
and onsite energy generation and The actual energy loads, cost and vary from that predicted. This is to the actual occupant usage pattern	d storage to estimate the homes energy value". If greenhouse gas emissions of a home may excuse the assumptions will not always match no. For example, the number of occurants and	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.
how people use their appliances of Emergy efficient homes use less of days and cost less to run.	will vary. energy, are warmer on cool days, cooler on hot	Information presented in this report relies on a range of standard assumptio (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behavio appliance performance, indoor air temperature and local climate.
Accredited assessors		Not all assumptions made by the assessor using the NatioNRS accredited
For quality assured NatHERS Ce	rtificates, always use an accredited or an Assessor Accrediting Organisation (AAO).	software tool are presented in this report and further details or data files ma be obtained from the assessor.
	ce processes, and professional development by high standards for assessments.	or opening non-one assessor.
	s) have no ongoing training requirements and	
Glossary		
AFRC	Australian Fenestration Rating Council	eating and cooling, based on standard occupancy assumptions.
Annual energy load Assessed floor area		ating and cooling, based on standard occupancy assumptions. purpose of the NatHERS assessment. Note, this may not be consistent with the
Cetting penetrations	foor area in the design documents. features that require a penetration to the ceiling because fatures attached to the ceiling with a beating and cooling during.	g. Including downlights, veris, exhaust fans, range hoods, chimneys and flues mail holes through the ceiling for wiring, e.g. celling fans; pendant lights, and
COP	heafing and cooling ducts. Coefficient of performance	
Conditioned	a zone within a dwelling that is expected to rec circumstances it will include garages.	quire heating and cooling based on standard occupancy assumptions. In some available on the market in Australia and have a WERS (Window Energy Ratin;
Custom windows	windows listed in NatHERS software that are a Scheme) rating.	available on the market in Australia and have a WERS (Window Energy Rating
Default windows	windows that are representative of a specific to methods.	pe of window product and whose properties have been derived by statistical
EER	Energy Efficiency Ratio, measure of how much input	cooling can be achieved by an air conditioner for a single kWh of electricity
Energy use	This is your homes rating without solar or balls	ries.
Energy value	defined in the ABCB Housing Provisions Stand	d to, costs to the building user, the environment and energy networks (as lard).
Entrance door	ventiated conidor in a Class 2 building, see exposure categories below.	ng software and must not be modeled as a door when opening to a minimally
Exposure category – exposed	terrain with no obstructions e.g. flat grazing lar	nd, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height scattered sheds, lightly vegetated bush blocks	nd, ocean-frontage, desert, exposed high-rise unit (usually above 10 foors). e.g. grasslands with few well scattered obstructions below 10m, farmland wit, efevalted units (e.g. above 3 foors).
Exposure eategory – protected Exposure eategory – suburban	terrain with numerous, closely spaced obstruct	tions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Horizontal chading feature	provides shading to the building in the horizon	ions over 10 m e.g. city and industrial areas. Ial plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconfe
National Construction Code (NCC) Class	the NCC groups buildings by their function and	suse, and assigns a classification code. NatHERS software models NCC bs buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value:	
Opening percentage Provisional value	the openability percentage or operable (moves an assumed value that does not represent an a provisional value of 'medium' must be model and can be found at www.nathers.gov.au	able) area of doors or windows that is used in verification calculations, actual value. For example, if the wall colour is unspecified in the documentation. Ied. Acceptable provisional values are outlined in the Nath ERS Technical Not
Recommended capacity	this is the capacity or size of equipment that is zone or zones serviced. This is a recommende	recommended by Nati-IERS to achieve the desired comfort conditions in the ston and the final selection sizing should be confirmed by a suitably qualified
Selection over the bound or		en combined with an appropriate airgap and emissivity value, it provides
foli)	insulative properties. for Nath-ERS this is funically an operable wind	ow (i.e. can be opened) will have a plasfer or similar light well if there is an all
Roof window Shading features	space, and generally does not have a diffuser.	ow (i.e. can be opened), wil have a plaster or similar light well if there is an at sing walls, but excludes eaves.
		ring walls, but excludes eaves. th fexible reflective tubing (ight well) and a diffuser at ceiling level. Through a window, both directly transmitted as well as absorbed and
Solar heat gain coefficient (SHGC)	side maccion or incident solar radiation admitted subsequently released inward. SHGC is expre-	through a window, both directly transmitted as well as absorbed and ssed as a number between 0 and 1. The lower a window's SHGIC, the less so
STCs	Small-scale Technology Certificates, certificate	s created by the REC registry for renewable energy technologies that may be
Thermal breaks	are materials with an R-value greater than or or but is not limited to, materials such as timber to as polyaburne insulation sheeting or plants of	equal to 0.2 that must separate the metal frame from the cladding. This include afters greater than or equal to 20mm thick or continuous thermal breaks such the
U-value Unconditioned	the rate of heat transfer through a window. The	i louer the U-value, the better the insulating ability. require heating and cooling based on standard occupancy assumptions.
Unconditioned Vertical shading features	a zone within a disessing that is assumed to no provides shading to the building in the vertical	t require heating and cooling based on standard occupancy assumptions. plane and can be parallel or perpendicular is the subject wall/window. Include ng walls), fences, other buildings, vegetation (protected or listed heritage tree:
Window shading device	privacy screens, other walls in the building (we device fixed to windows that provides shading	ig walts), fences, öther buildings, vegetallon (protected or listed heritage trees e.g. window awnings or screens but excludes hortzontal" or vertical shading
******* enacing device	features" (eg eaves and balconles)	

NOT FOR CONSTRUCTION

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PROPOSED TWO STOREY DWELLING | DRAWING

DESIGN ELIE SLEIMAN

NATHERS COMMITMENTS 83 RAMSAY ROAD

PICNINC POINT NSW 2213

TAMER BADIE AND SARA BADIE ISSUE A 20.03.25



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3D VIEW

83 RAMSAY ROAD PICNINC POINT NSW 2213