BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1790945M

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

Secretary
Date of issue: Tuesday, 08 April 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate VYH4WF7NXB.

Project summary	
Project name	76 WOODBURY DRIVE SUTTON 2620
Street address	76 WOODBURY DRIVE SUTTON 2620
Local Government Area	YASS VALLEY
Plan type and plan number	Deposited Plan 271494
Lot No.	24
Section no.	-
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	2
No. of single dwelling houses	0

Project score			
Water	✔	51	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	94	Target 63
Materials	✔	-100	Target n/a

Certificate Prepared by
Name / Company Name: COCOON SUSTAINABLE DESIGN PTY LTD
ABN (if applicable):

Description of project

Project address	
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Project type	
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	2
No. of single dwelling houses	0

Site details	
Site area (m²)	17470
Roof area (m²)	850.1
Non-residential floor area (m²)	0
Residential car spaces	5
Non-residential car spaces	0

Common area landscape	
Common area lawn (m²)	338
Common area garden (m²)	182
Area of indigenous or low water use species (m²)	0

Assessor details and thermal loads	
Assessor number	61340
Certificate number	VYH4WF7NXB
Climate zone	24

Project score			
Water	✔	51	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	94	Target 63
Materials	✔	-100	Target n/a

Description of project

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

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1	4+	367.7	25.5	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2	3	116.7	5.4	0	0

Description of project

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

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Plant or service room (No. 1)	16.5

Schedule of BASIX commitments

1. Commitments for multi-dwelling housing

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance and Materials

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(a) Buildings 'Other'

(i) Materials

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

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

1. Commitments for multi-dwelling housing

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✔	✔
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 7.5 but <= 9 L/min)	3 star	3 star	3 star	-	-	-	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	Central water tank (No. 1)	See central systems	See central systems	no	yes	yes	no	no

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✔	✔
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	heat pump - 26 to 30 STCs	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	natural ventilation only, or no laundry	-

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
1	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	5	no
All other dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	2	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	-	-	no	no

	Alternative energy		
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
1	between >0° to <=10° degree to the horizontal	22	N
All other dwellings	between >0° to <=10° degree to the horizontal	8	N

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must:	✔	✔	✔
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or			

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1	106.6	10.6	117.200
All other dwellings	98.0	23.7	121.700

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground (m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
1	316.6	62.9	-	-	no
All other dwellings	122.1	-	-	-	no

	Floor types									
	Concrete slab on ground				Suspended floor above enclosed subfloor			Suspended floor above open subfloor		
Dwelling no.	Area (m²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
1	316.6	polystyrene	-	conventional slab	-	-	-	concrete - suspended, frame: heavy steel post and beam frame	62.9	rockwool batts, roll or pump-in
All other dwellings	122.1	polystyrene	-	waffle pod slab	-	-	-	-	-	-

	Floor types										
	First floor above habitable rooms or mezzanine			Suspended floor above garage			Garage floor				
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Low emissions option	Dematerialisation
1	-	-	-	-	-	-	concrete slab on ground	51.1	polystyrene	-	conventional slab
All other dwellings	-	-	-	-	-	-	-	0	-	-	conventional slab

	External walls							
	External wall type 1				External wall type 2			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	AAC veneer, frame : timber - H2 treated softwood	303.19	fibreglass batts or roll	none	framed (solid or reconstituted timber weatherboard), frame : timber - H2 treated softwood	95.99	fibreglass batts or roll	none

	External walls							
	External wall type 3				External wall type 4			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	framed (metal clad), frame : timber - H2 treated softwood	12.4	fibreglass batts or roll	none	-	-	-	-

	Internal walls								
	Internal walls shared with garage			Internal wall type 1			Internal wall type 2		
Dwelling no.	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation
1	plasterboard, frame: timber - H2 treated softwood	13.72	fibreglass batts or roll	plasterboard, frame: timber - H2 treated softwood	90.98	fibreglass batts or roll	plasterboard, frame: timber - H2 treated softwood	236.9	-
All other dwellings	-	-	-	plasterboard, frame: timber - H2 treated softwood	83.9	-	-	-	-

	Ceiling and roof								
	Flat ceiling / pitched roof			Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof		
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
1	framed - metal roof, frame: timber - H2 treated softwood	444.3	Ceiling:fibreglass batts or roll,Roof: foil backed blanket	-	-	Ceiling:,Roof:	-	-	Ceiling:,Roof:
All other dwellings	framed - metal roof, frame: timber - H2 treated softwood	122.1	Ceiling:fibreglass batts or roll,Roof: foil backed blanket	-	-	Ceiling:,Roof:	-	-	Ceiling:,Roof:

	Glazing type			Frame types				
Dwelling no.	Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
1	-	116.6	-	116.6	-	-	-	-
All other dwellings	-	27.16	-	27.16	-	-	-	-

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(a) Buildings 'Other'

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the “Floor types”, “External wall types”, “Internal wall types”, “Ceiling and roof types”, “Frames” and “Glazing” tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the “Frames” and “Glazing” tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	283.7	-	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	AAC veneer,frame:timber - H2 treated softwood	231.9	-	fibreglass batts or roll
External wall type 2	framed (metal clad),frame:timber - H2 treated softwood	49.4	-	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:timber - H2 treated softwood	11.22	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m^3)	Low emissions option
no	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m^2)	Roof Insulation	Ceiling Insulation
framed - metal roof, frame: timber - H2 treated softwood	283.7	foil backed blanket	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m^2)	Double glazing (m^2)	Triple glazing (m^2)	Aluminium frames (m^2)	Timber frames (m^2)	uPVC frames (m^2)	Steel frames (m^2)	Composite frames (m^2)
-	-	-	-	-	-	-	-

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 31.5 kLs	Location: Other Pool shaded: no	-
Central water tank - rainwater or stormwater (No. 1)	100000	To collect run-off from at least: - 850.1 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development	- irrigation of 182 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Plant or service room (No. 1)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: electric heat pump	Pump controlled by timer: yes
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 6 peak kW
Other	-	-

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

Nationwide House Energy Rating Scheme®
Multiple Class 1 Dwellings Summary
NatHERS® Certificate No. VYH4WF7NXB

Generated on 8 Apr 2025 using FirstRate5 v5.5.5a

Property

Address	76 Woodbury Drive, Sutton, NSW, 2620
Lot/DP	
NatHERS Climate Zone	Canberra

Accredited assessor

Name	Jeremy Streatfeild
Business name	Cocoon Sustainable Design
Email	cocoonsustainabledesign@gmail.com
Phone	0403179103
Accreditation No.	61340

Assessor Accrediting Organisation
ABSA

Verification

To verify this certificate, scan the QR code or visit https://www.fr5.com.au/QRCodeLanding?PublicId=VYH4WF7NXB&GrpCert=1
When using either link, ensure you are visiting www.fr5.com.au.

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 J3D3 and J3D15 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.

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
V7Q7FCYH84	Main	106.6 (N/A)	10.6 (N/A)	117.2	7.1	NA
AUGS1Z8NS9	Secondary	98.0 (N/A)	23.7 (N/A)	121.7	7	NA

Explanatory notes

About this report

This is a summary of NCC Class 1 dwellings in a development. For more details of each dwelling refer to the individual dwelling's certificate using the certificate number in summary of all dwellings table

NatHERS ratings use computer modelling to evaluate a home's energy effi ciency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and energy value*. The thermal performance star rating uses the home's building specifi cations, 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 production and storage to estimate the homes energy value*.

For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link)

Accredited Assessors

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

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

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register

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

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates 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 use, 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 while using the NatHERS accredited software tool are presented in this report and further details or data fi les may be available from the assessor

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. V7Q7FCYH84

Generated on 8 Apr 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address	Main, 76 Woodbury Drive, Sutton, NSW, 2620
Lot/DP	24-DP271494
NCC Class*	Class 1a
Floor/all Floors	
Type	New Home

Plans

Main plan	25.2.25 00.0-8.2 D
Prepared by	4th D Planning and design

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	367.7	suburban
Unconditioned*	76.6	**NatHERS climate zone**
Total	444.3	24 Canberra Airport
Garage	51.1	

Accredited assessor

Name	Jeremy Streatfeild
Business name	Cocoon Sustainable Design
Email	cocoonsustainabledesign@gmail.com
Phone	0403179103
Accreditation No.	61340
Assessor Accrediting Organisation	ABSA
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 2
State/Territory variation	Yes

National Construction Code (NCC) requirements

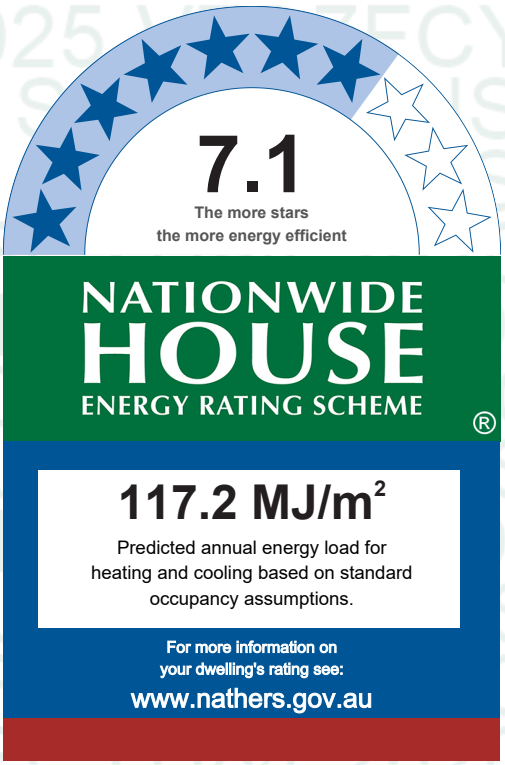
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 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



Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	106.6	10.6
Load limits	N/A	N/A

Features determining load limits

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

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 https://www.fr5.com.au/QRCodeLanding?PublicId=V7Q7FCYH84 When using either link, ensure you are visiting www.fr5.com.au.

*Refer to glossary.

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 & 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 NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

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

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

Certificate check

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

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

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or 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 *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and 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 the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	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 performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

Default values used for:

Floor coverings not specified

Colours not specified

ceiling penetrations numbers and sizes

steel frame dimensions

Window substitutes used as per Nathers technical 23 October 2024 section 8.5

TND-038-04 used instead of TND-102-008 awning window

*Refer to glossary.

DOW-025-08 used instead of TND-108-026 sliding door

IMP-003-05 used instead of TND-111-044 glazed hinged door

DOW-023-04 used instead of TND-100-034 fixed window

*Refer to glossary.

Room *schedule*

Room	Zone Type	Area [m²]
Bedroom 1	bedroom	21.6
Bedroom 2	bedroom	16
Bedroom 3	bedroom	18.6
Bedroom 4	bedroom	16
Study Office	dayTime	21.5
Gym Games	dayTime	38.1
Hall Study	dayTime	7.8
Hall B1	dayTime	14.4
Hall B2	dayTime	10.4
Games Rumpus	living	24.2
WIR 1	nightTime	8.4
WIR 2	nightTime	4.9
WIR 3	nightTime	4.5
Kit Liv Din	kitchen	131.7
Bath 2	unconditioned	5.3
Bath 2 WC	unconditioned	1.2
Sauna	dayTime	3.6
Bath 1	unconditioned	5.7
WIP	dayTime	7
WIL	unconditioned	2.7
Laundry	unconditioned	10.6
Ensuite 1	nightTime	10.5
Ensuite 2	nightTime	4.2
Ensuite 3	nightTime	4.2
Garage	garage	51.1

Window and glazed door *type and performance*

Default* windows

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

Custom* windows

				Substitution tolerance ranges	
Window ID	**Window description**	**Maximum U-value***	**SHGC***	SHGC lower limit	SHGC upper limit

*Refer to glossary.

TND-038-04 A	Trend SoundMizer Al Awning Window SEC 100mm 3Clr/100/6.38 LoE	2.31	0.51	0.48	0.54
DOW-025-08 B	TB Aluminium Sliding Door DG LightBridge_ClrS0_4-12-4	1.93	0.49	0.47	0.51
IMP-003-05 B	Thermally Broken Hinged Door DG 6mmEnTech-14-6mmClr	2.39	0.44	0.42	0.46
DOW-023-04 B	TB Al Fixed-DG with TPS Spacer 4ET/12Ar/4ET	1.72	0.52	0.49	0.55

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 1	TND-038-04 A	29	1800	3000	awning	20.0	S	No
Bedroom 2	TND-038-04 A	33	1800	1200	awning	30.0	S	No
Bedroom 2	TND-038-04 A	32	1800	1200	awning	30.0	S	No
Bedroom 3	TND-038-04 A	02	1800	1200	awning	30.0	N	No
Bedroom 3	TND-038-04 A	01	1800	1200	awning	30.0	N	No
Bedroom 4	DOW-025-08 B	11 sd	2400	2400	sliding	45.0	W	No
Study Office	IMP-003-05 B	Opening 17	2400	1050	other	100.0	N	No
Study Office	TND-038-04 A	20	2400	1200	awning	30.0	E	No
Study Office	TND-038-04 A	19	2400	1200	awning	30.0	E	No
Gym Games	TND-038-04 A	18	2400	1200	awning	30.0	N	No
Gym Games	TND-038-04 A	17	2400	1200	awning	30.0	N	No
Gym Games	TND-038-04 A	16	2400	1200	awning	30.0	N	No
Gym Games	IMP-003-05 B	14	2400	950	other	90.0	W	No
Gym Games	DOW-023-04 B	13	1400	1400	fixed	0.0	S	No
Hall B1	TND-038-04 A	05	1200	1200	awning	45.0	N	No
Hall B2	TND-038-04 A	03	1200	1200	awning	45.0	N	No
Games Rumpus	DOW-025-08 B	04 sd	2400	3800	sliding	45.0	N	No
Games Rumpus	TND-038-04 A	31	1800	800	awning	60.0	S	No
Games Rumpus	TND-038-04 A	30	1800	800	awning	60.0	S	No
Kit Liv Din	DOW-025-08 B	25 sd	2400	3800	sliding	45.0	S	No
Kit Liv Din	TND-038-04 A	22	2400	1200	awning	30.0	E	No
Kit Liv Din	TND-038-04 A	21	2400	600	awning	60.0	N	No
Kit Liv Din	DOW-025-08 B	09 sd	2400	4800	sliding	45.0	W	No
Kit Liv Din	DOW-023-04 B	10	900	4800	fixed	0.0	W	No
Kit Liv Din	DOW-023-04 B	06	2400	1800	fixed	0.0	N	No
Kit Liv Din	DOW-025-08 B	07 sd	2400	4800	sliding	45.0	N	No
Kit Liv Din	DOW-023-04 B	08	900	4800	fixed	0.0	N	No
Kit Liv Din	TND-038-04 A	26a	600	895	awning	45.0	S	No

*Refer to glossary.

Bath 2	TND-038-04 A	15a	600	1145	awning	45.0	N	No
Bath 2 WC	TND-038-04 A	15b	600	855	awning	45.0	N	No
Bath 1	TND-038-04 A	12	600	1500	awning	45.0	W	No
WIP	TND-038-04 A	26b	600	1105	awning	90.0	S	No
Laundry	TND-038-04 A	27	1800	1000	awning	60.0	S	No
Ensuite 1	TND-038-04 A	28	1800	1200	awning	30.0	S	No
Ensuite 2	TND-038-04 A	34	1400	700	awning	90.0	S	No
Ensuite 3	TND-038-04 A	35	1400	700	awning	90.0	S	No
Garage	TND-038-04 A	24	1500	700	awning	90.0	E	No
Garage	TND-038-04 A	23	1500	700	awning	90.0	E	No

Roof window* *type and performance value*

Default* roof windows

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

Custom* roof windows

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

Roof window* *schedule*

Location	**Window ID**	**Window no.**	**Opening %**	**Area [m²]**	**Width [mm]**	**Orientation**	**Outdoor shade**	**Indoor shade**
No Data Available								

Skylight* *type and performance*

Skylight ID	**Skylight description**	**Skylight shaft reflectance**
No Data Available		

Skylight* *schedule*

Location	**Skylight ID**	**Skylight No.**	**Skylight shaft length [mm]**	**Area [m²]**	**Orient-ation**	**Outdoor shade**	**Diffuser**
No Data Available							

External door *schedule*

Location	**Height [mm]**	**Width [mm]**	**Opening %**	**Orientation**
Kit Liv Din	2340	1220	100.0	N
Garage	2400	5000	0.0	N

*Refer to glossary.

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	Aerated autoclaved concrete 50	0.12	Light	Rockwool batt (k = 0.033) (R2.5)	No
2	FR5 - Weatherboard	0.5	Medium	Rockwool batt (k = 0.033) (R2.5)	No
3	FR5 - Metal Clad Framed	0.67	Dark	Rockwool batt (k = 0.033) (R2.5)	No
4	CSD - 100 Concrete retaining wall PB lined	0.5	Medium		No
5	Aerated autoclaved concrete 50 retaining wall	0.12	Light	Rockwool batt (k = 0.033) (R2.5)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Bedroom 1	1	2700	121	S	0	Yes
Bedroom 1	2	2700	3299	S	0	Yes
Bedroom 1	1	2700	800	W	0	Yes
Bedroom 1	1	2700	990	S	0	Yes
Bedroom 2	1	2700	889	S	0	Yes
Bedroom 2	2	2700	1270	S	0	Yes
Bedroom 2	1	2700	337	S	0	Yes
Bedroom 2	2	2700	1263	S	0	Yes
Bedroom 3	1	2700	1093	N	0	Yes
Bedroom 3	2	2700	1278	N	0	Yes
Bedroom 3	1	2700	328	N	0	Yes
Bedroom 3	2	2700	1265	N	0	Yes
Bedroom 3	1	2700	686	N	0	Yes
Bedroom 3	1	2700	4010	W	0	No
Bedroom 4	1	2700	4010	W	2816	Yes
Study Office	1	2700	2260	N	0	Yes
Study Office	2	2700	600	W	9849	Yes
Study Office	2	2700	1460	N	603	Yes
Study Office	1	2700	1572	E	0	Yes
Study Office	2	2700	1262	E	0	Yes
Study Office	1	2700	340	E	0	Yes
Study Office	2	2700	1268	E	0	Yes
Study Office	1	2700	1568	E	0	Yes

*Refer to glossary.

Gym Games	1	2700	741	N	0	Yes
Gym Games	2	2700	1272	N	0	Yes
Gym Games	1	2700	336	N	0	Yes
Gym Games	2	2700	1256	N	0	Yes
Gym Games	1	2700	345	N	0	Yes
Gym Games	2	2700	1254	N	0	Yes
Gym Games	1	2700	807	N	0	Yes
Gym Games	2	2700	1171	W	596	Yes
Gym Games	1	2700	3802	S	2818	Yes
Gym Games	2	2700	600	E	3799	Yes
Hall Study	1	2700	3110	E	0	Yes
Hall B1	3	228	1215	W	0	No
Hall B1	4	800	1215	E	0	No
Hall B1	4	800	1109	S	0	No
Hall B1	1	2700	2696	N	2816	Yes
Hall B1	1	3600	1201	N	2816	Yes
Hall B1	1	2700	8003	N	2820	Yes
Hall B2	1	2700	6110	N	2819	Yes
Games Rumpus	1	2700	4021	N	2815	Yes
Games Rumpus	1	2700	218	S	0	Yes
Games Rumpus	2	2700	883	S	0	Yes
Games Rumpus	1	2700	1828	S	0	Yes
Games Rumpus	2	2700	882	S	0	Yes
Games Rumpus	1	2700	208	S	0	Yes
WIR 1	4	800	2396	E	0	No
WIR 3	1	2700	1910	W	0	No
WIR 3	1	2700	2349	S	0	Yes
Kit Liv Din	1	2700	797	E	0	Yes
Kit Liv Din	3	53	6010	N	0	No
Kit Liv Din	3	67	6000	W	0	No
Kit Liv Din	1	3600	7461	S	0	Yes
Kit Liv Din	2	2701	1724	SE	4961	Yes
Kit Liv Din	2	2400	4242	S	3006	Yes
Kit Liv Din	3	89	4480	E	0	No
Kit Liv Din	1	2700	600	N	0	Yes
Kit Liv Din	1	3600	4696	E	0	Yes
Kit Liv Din	2	3600	1494	E	0	Yes
Kit Liv Din	1	2700	1648	S	0	Yes
Kit Liv Din	1	2700	2989	SE	0	Yes

*Refer to glossary.

Kit Liv Din	2	2700	2675	N	3142	Yes
Kit Liv Din	1	2700	6090	W	2816	Yes
Kit Liv Din	3	900	6090	W	1394	Yes
Kit Liv Din	1	2700	8300	N	2811	Yes
Kit Liv Din	3	900	6102	N	1394	Yes
Kit Liv Din	1	2700	2110	S	0	Yes
Bath 2	1	2700	3040	W	0	Yes
Bath 2	2	2700	600	S	2970	Yes
Bath 2	1	2700	1200	N	0	Yes
Bath 2 WC	1	2700	921	N	0	Yes
Sauna	2	2700	604	N	4407	Yes
Sauna	1	2700	1610	W	0	Yes
Sauna	1	2700	2220	S	2814	Yes
Bath 1	1	2700	1909	W	6010	Yes
WIP	1	2700	1920	S	0	Yes
Laundry	1	2700	659	S	0	Yes
Laundry	2	2700	1097	S	0	Yes
Ensuite 1	1	2700	1065	S	0	Yes
Ensuite 1	2	2700	1306	S	0	Yes
Ensuite 1	1	2700	1129	S	0	Yes
Ensuite 1	4	800	3010	E	0	No
Ensuite 2	1	2700	1160	S	0	Yes
Ensuite 2	2	2700	759	S	0	Yes
Ensuite 2	1	2700	290	S	0	Yes
Ensuite 3	1	2700	298	S	0	Yes
Ensuite 3	2	2700	756	S	0	Yes
Ensuite 3	1	2700	1147	S	0	Yes
Garage	2	2700	2330	W	5283	Yes
Garage	1	2389	7901	S	0	Yes
Garage	5	311	7901	S	0	No
Garage	1	1933	1558	E	0	No
Garage	2	1933	777	E	0	No
Garage	1	1933	328	E	0	No
Garage	2	1933	837	E	0	No
Garage	1	1933	3310	E	0	No
Garage	5	767	6810	E	0	No
Garage	1	2700	7309	N	0	Yes

Internal wall *type*

*Refer to glossary.

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	237.3	
2	FR5 - Internal Plasterboard Stud Wall	104.6	Rockwool batt (k = 0.033) (R2.5)

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom 1	FR5 - CSOG: Slab on Ground	21.6	Enclosed	R2.3	Carpet
Bedroom 2	180 Bondek	16	Elevated	R3.0	Carpet
Bedroom 3	180 Bondek	18.6	Elevated	R3.0	Carpet
Bedroom 4	FR5 - CSOG: Slab on Ground	16	Enclosed	R2.3	Carpet
Study Office	FR5 - CSOG: Slab on Ground	21.5	Enclosed	R2.3	Vinyl
Gym Games	FR5 - CSOG: Slab on Ground	38.1	Enclosed	R2.3	Vinyl
Hall Study	FR5 - CSOG: Slab on Ground	7.8	Enclosed	R2.3	Vinyl
Hall B1	FR5 - CSOG: Slab on Ground	14.4	Enclosed	R2.3	Carpet
Hall B2	180 Bondek	10.4	Elevated	R3.0	Carpet
Games Rumpus	FR5 - CSOG: Slab on Ground	24.2	Enclosed	R2.3	Vinyl
WIR 1	FR5 - CSOG: Slab on Ground	8.4	Enclosed	R2.3	Carpet
WIR 2	180 Bondek	4.9	Elevated	R3.0	Carpet
WIR 3	180 Bondek	4.5	Elevated	R3.0	Carpet
Kit Liv Din	FR5 - CSOG: Slab on Ground	110.8	Enclosed	R2.3	Vinyl
Kit Liv Din	FR5 - CSOG: Slab on Ground	20.9	Enclosed	R2.3	Vinyl
Bath 2	FR5 - CSOG: Slab on Ground	5.3	Enclosed	R2.3	Tiles
Bath 2 WC	FR5 - CSOG: Slab on Ground	1.2	Enclosed	R2.3	Tiles
Sauna	FR5 - CSOG: Slab on Ground	3.6	Enclosed	R2.3	Tiles
Bath 1	FR5 - CSOG: Slab on Ground	5.7	Enclosed	R2.3	Tiles
WIP	FR5 - CSOG: Slab on Ground	7	Enclosed	R2.3	Tiles
WIL	FR5 - CSOG: Slab on Ground	2.7	Enclosed	R2.3	Tiles

*Refer to glossary.

Laundry	FR5 - CSOG: Slab on Ground	10.6	Enclosed	R2.3	Tiles
Ensuite 1	FR5 - CSOG: Slab on Ground	10.5	Enclosed	R2.3	Tiles
Ensuite 2	180 Bondek	4.2	Elevated	R3.0	Tiles
Ensuite 3	180 Bondek	4.2	Elevated	R3.0	Tiles
Garage	FR5 - CSOG: Slab on Ground	51.1	Enclosed	R2.3	none

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Bedroom 1	Plasterboard	R6.0	No
Bedroom 2	Plasterboard	R6.0	No
Bedroom 3	Plasterboard	R6.0	No
Bedroom 4	Plasterboard	R6.0	No
Study Office	Plasterboard	R6.0	No
Gym Games	Plasterboard	R6.0	No
Hall Study	Plasterboard	R6.0	No
Hall B1	Plasterboard	R6.0	No
Hall B2	Plasterboard	R6.0	No
Games Rumpus	Plasterboard	R6.0	No
WIR 1	Plasterboard	R6.0	No
WIR 2	Plasterboard	R6.0	No
WIR 3	Plasterboard	R6.0	No
Kit Liv Din	Plasterboard	R6.0	No
Kit Liv Din	Plasterboard	R6.0	No
Bath 2	Plasterboard	R6.0	No
Bath 2 WC	Plasterboard	R6.0	No
Sauna	Plasterboard	R6.0	No
Bath 1	Plasterboard	R6.0	No
WIP	Plasterboard	R6.0	No
WIL	Plasterboard	R6.0	No
Laundry	Plasterboard	R6.0	No
Ensuite 1	Plasterboard	R6.0	No
Ensuite 2	Plasterboard	R6.0	No
Ensuite 3	Plasterboard	R6.0	No
Garage	Plasterboard	R6.0	No

Ceiling *penetrations**

*Refer to glossary.

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom 1	5	Downlights	90	90	Sealed
Bedroom 2	4	Downlights	90	90	Sealed
Bedroom 3	4	Downlights	90	90	Sealed
Bedroom 4	4	Downlights	90	90	Sealed
Study Office	5	Downlights	90	90	Sealed
Gym Games	8	Downlights	90	90	Sealed
Hall Study	2	Downlights	90	90	Sealed
Hall B1	3	Downlights	90	90	Sealed
Hall B2	3	Downlights	90	90	Sealed
Games Rumpus	5	Downlights	90	90	Sealed
WIR 1	2	Downlights	90	90	Sealed
WIR 2	1	Downlights	90	90	Sealed
WIR 3	1	Downlights	90	90	Sealed
Kit Liv Din	27	Downlights	90	90	Sealed
Kit Liv Din	1	Exhaust Fans	250	250	Sealed
Bath 2	2	Downlights	90	90	Sealed
Bath 2	1	Exhaust Fans	250	250	Sealed
Bath 2 WC	1	Downlights	90	90	Sealed
Sauna	1	Downlights	90	90	Sealed
Sauna	1	Exhaust Fans	250	250	Sealed
Bath 1	2	Downlights	90	90	Sealed
Bath 1	1	Exhaust Fans	250	250	Sealed
WIP	2	Downlights	90	90	Sealed
WIL	1	Downlights	90	90	Sealed
Laundry	3	Downlights	90	90	Sealed
Ensuite 1	3	Downlights	90	90	Sealed
Ensuite 1	1	Exhaust Fans	250	250	Sealed
Ensuite 2	1	Downlights	90	90	Sealed
Ensuite 2	1	Exhaust Fans	250	250	Sealed
Ensuite 3	1	Downlights	90	90	Sealed
Ensuite 3	1	Exhaust Fans	250	250	Sealed
Garage	11	Downlights	90	90	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

*Refer to glossary.

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Vent:Attic-Vented	1.3	0.67	Dark

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0
Ceiling	90 x 40	900	0.75	0.2
Internal wall	90 x 40	600	0.75	0.2

Appliance *schedule*

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

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

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

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

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

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

Explanatory Notes

About this report

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

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

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

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

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

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

Disclaimer

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

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

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

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure 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 air gap 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.

*Refer to glossary.

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.

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. AUGS1Z8NS9

Generated on 8 Apr 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address	Secondary, 76 Woodbury Drive, Sutton, NSW, 2620
Lot/DP	24-DP271494
NCC Class*	Class 1a
Floor/all Floors Type	New Home

Plans

Main plan	25.2.25 00.0-8.2 D
Prepared by	4th D Planning and design

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	116.7	suburban
Unconditioned*	5.4	**NatHERS climate zone**
Total	122.1	24 Canberra Airport
Garage	-	

Accredited assessor

Name	Jeremy Streatfeild
Business name	Cocoon Sustainable Design
Email	cocoonsustainabledesign@gmail.com
Phone	0403179103
Accreditation No.	61340
Assessor Accrediting Organisation	ABSA
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 2
State/Territory variation	Yes

National Construction Code (NCC) requirements

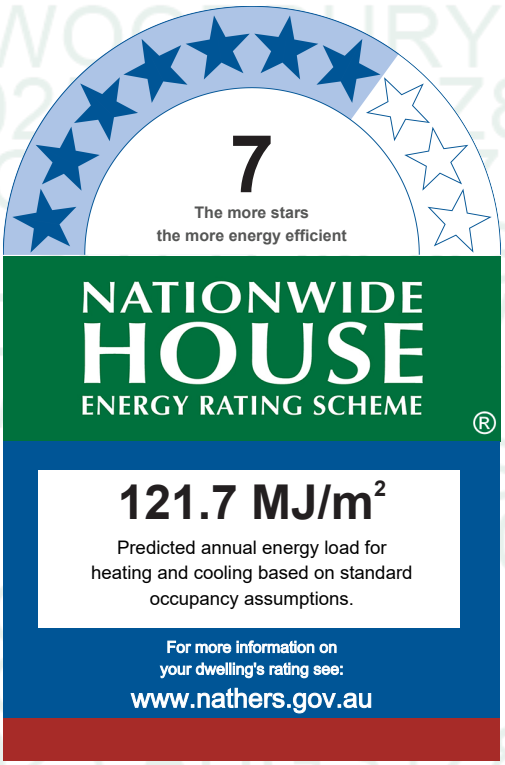
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 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



Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	98	23.7
Load limits	N/A	N/A

Features determining load limits

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

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 https://www.fr5.com.au/QRCodeLanding?PublicId=AUGS1Z8NS9 When using either link, ensure you are visiting www.fr5.com.au.

*Refer to glossary.

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 & 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 NatHERS heating and cooling load limits Standard 2022 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:

Graph key:

*Refer to glossary.

Certificate check

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

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

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or 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 *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and 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 the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	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 performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

Default values used for:

Floor coverings not specified

Colours not specified

ceiling penetrations numbers and sizes

steel frame dimensions

Window substitutes used as per Nathers technical 23 October 2024 section 8.5

TND-005-12 used instead of TND-060-306 awning window

*Refer to glossary.

Room *schedule*

Room	Zone Type	Area [m²]
Bedroom 1	bedroom	16.8
Bedroom 2	bedroom	13.2
Bedroom 3	bedroom	17.1
Kit Fam Liv	kitchen	34.3
Formal Living	living	27.4
WIR	nightTime	4
Ensutie	nightTime	3.8
Bath	unconditioned	5.4

Window and glazed door *type and performance*

Default* windows

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

Custom* windows

				Substitution tolerance ranges	
Window ID	**Window description**	**Maximum U-value***	**SHGC***	SHGC lower limit	SHGC upper limit
TND-005-12 A	Trend Quantum Awning Window DG 5/6/5	4.75	0.5	0.48	0.53

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 1	TND-005-12 A	39	1800	1200	awning	30.0	N	No
Bedroom 1	TND-005-12 A	38	1800	1200	awning	30.0	N	No
Bedroom 2	TND-005-12 A	45	1800	1200	awning	30.0	W	No
Bedroom 2	TND-005-12 A	44	1800	1200	awning	30.0	W	No
Bedroom 3	TND-005-12 A	47	1800	1200	awning	30.0	W	No
Bedroom 3	TND-005-12 A	46	1800	1200	awning	30.0	W	No
Kit Fam Liv	TND-005-12 A	43	1800	1200	awning	30.0	W	No
Kit Fam Liv	TND-005-12 A	42	1800	1200	awning	30.0	W	No
Kit Fam Liv	TND-005-12 A	41	1800	1200	awning	30.0	W	No
Formal Living	TND-005-12 A	37	2400	1200	awning	30.0	N	No
Formal Living	TND-005-12 A	36	2400	1200	awning	30.0	N	No
Ensutie	TND-005-12 A	40	1400	700	awning	90.0	E	No

*Refer to glossary.

Bath	TND-005-12 A	48	1400	700	awning	90.0	N	No

Roof window* *type and performance value*

Default* roof windows

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

Custom* roof windows

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

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
Kit Fam Liv	2340	1020	100.0	E
Formal Living	2340	1020	100.0	N

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	Aerated autoclaved concrete 50	0.12	Light	Rockwool batt (k = 0.033) (R2.5)	No
2	FR5 - Weatherboard	0.5	Medium	Rockwool batt (k = 0.033) (R2.5)	No

External wall *schedule*

*Refer to glossary.

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Bedroom 1	1	2400	115	N	0	Yes
Bedroom 1	2	2400	1287	N	0	Yes
Bedroom 1	1	2400	313	N	0	Yes
Bedroom 1	2	2400	1280	N	0	Yes
Bedroom 1	1	2400	1215	N	0	Yes
Bedroom 1	1	2400	4001	E	0	Yes
Bedroom 2	1	2400	110	W	0	Yes
Bedroom 2	2	2400	1259	W	0	Yes
Bedroom 2	1	2400	346	W	0	Yes
Bedroom 2	2	2400	1255	W	0	Yes
Bedroom 2	1	2400	240	W	0	Yes
Bedroom 3	1	2400	4109	N	0	Yes
Bedroom 3	1	2400	125	W	0	Yes
Bedroom 3	2	2400	1283	W	0	Yes
Bedroom 3	1	2400	317	W	0	Yes
Bedroom 3	2	2400	1277	W	0	Yes
Bedroom 3	1	2400	1158	W	0	Yes
Kit Fam Liv	2	2400	1279	W	0	Yes
Kit Fam Liv	1	2400	338	W	0	Yes
Kit Fam Liv	2	2400	1262	W	0	Yes
Kit Fam Liv	1	2400	333	W	0	Yes
Kit Fam Liv	2	2400	1268	W	0	Yes
Kit Fam Liv	1	2400	6011	S	0	Yes
Kit Fam Liv	2	2400	599	N	0	Yes
Kit Fam Liv	2	2400	1940	E	0	Yes
Kit Fam Liv	2	2400	599	S	0	Yes
Kit Fam Liv	1	2400	1656	E	0	Yes
Formal Living	1	2400	297	N	0	Yes
Formal Living	2	2400	1249	N	0	Yes
Formal Living	1	2400	356	N	0	Yes
Formal Living	2	2400	1262	N	0	Yes
Formal Living	2	2400	600	W	0	Yes
Formal Living	2	2400	1479	N	0	Yes
Formal Living	1	2400	4710	S	0	Yes
WIR	1	2400	2111	S	0	Yes
Ensutie	1	2400	1078	E	0	Yes
Ensutie	2	2400	766	E	0	Yes

*Refer to glossary.

Ensutie	1	2400	2002	S	0	Yes
Bath	2	2400	772	N	0	Yes
Bath	1	2400	1029	N	0	Yes
Bath	1	2400	3009	E	0	Yes

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	72.4	
2	FR5 - Internal Plasterboard Stud Wall	11.5	Rockwool batt: R2.5 (R2.5)

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom 1	FR5 - 175mm waffle pod, 85mm concrete (R0.57)	16.8	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - 175mm waffle pod, 85mm concrete (R0.57)	13.2	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - 175mm waffle pod, 85mm concrete (R0.57)	17.1	Enclosed	R0.0	Carpet
Kit Fam Liv	FR5 - 175mm waffle pod, 85mm concrete (R0.57)	4	Enclosed	R0.0	Vinyl
Kit Fam Liv	FR5 - 175mm waffle pod, 85mm concrete (R0.57)	30.3	Enclosed	R0.0	Vinyl
Formal Living	FR5 - 175mm waffle pod, 85mm concrete (R0.57)	3.4	Enclosed	R0.0	Vinyl
Formal Living	FR5 - 175mm waffle pod, 85mm concrete (R0.57)	24.1	Enclosed	R0.0	Vinyl
WIR	FR5 - 175mm waffle pod, 85mm concrete (R0.57)	4	Enclosed	R0.0	Carpet
Ensutie	FR5 - 175mm waffle pod, 85mm concrete (R0.57)	3.8	Enclosed	R0.0	Tiles
Bath	FR5 - 175mm waffle pod, 85mm concrete (R0.57)	5.4	Enclosed	R0.0	Tiles

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Bedroom 1	Plasterboard	R5.0	No
Bedroom 2	Plasterboard	R5.0	No
Bedroom 3	Plasterboard	R5.0	No
Kit Fam Liv	Plasterboard	R5.0	No
Kit Fam Liv	Plasterboard	R5.0	No
Formal Living	Plasterboard	R5.0	No
Formal Living	Plasterboard	R5.0	No

*Refer to glossary.

WIR	Plasterboard	R5.0	No
Ensutie	Plasterboard	R5.0	No
Bath	Plasterboard	R5.0	No

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom 1	4	Downlights	90	90	Sealed
Bedroom 2	3	Downlights	90	90	Sealed
Bedroom 3	4	Downlights	90	90	Sealed
Kit Fam Liv	1	Exhaust Fans	250	250	Sealed
Kit Fam Liv	7	Downlights	90	90	Sealed
Formal Living	1	Exhaust Fans	250	250	Sealed
Formal Living	5	Downlights	90	90	Sealed
WIR	1	Downlights	90	90	Sealed
Ensutie	1	Downlights	90	90	Sealed
Ensutie	1	Exhaust Fans	250	250	Sealed
Bath	2	Downlights	90	90	Sealed
Bath	1	Exhaust Fans	250	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Vent:Attic-Vented	1.3	0.67	Dark

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	70 x 40	600	0.75	0
Ceiling	90 x 40	900	0.75	0.2

Appliance *schedule*

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

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

*Refer to glossary.

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

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

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

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

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

Explanatory Notes

About this report

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

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

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

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

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

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

Disclaimer

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

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

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

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure 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 air gap 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.

*Refer to glossary.

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.

PROPOSED NEW RESIDENTIAL DEVELOPMENT

LOT 24, DP 271494
SUTTON, NSW
76 Woodbury Drive

GENERAL NOTES

- CARRY OUT ALL WORK IN COMPLIANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND CODES OF PRACTICE IN THE BEST TRADESMAN-LIKE MANNER TO THE APPROVAL OF THE SUPERINTENDENT AND AUTHORITIES HAVING JURISDICTION OVER THE WORKS INCLUDING BUT NOT RESTRICTED TO -
- A) STATE GOVERNMENT, LOCAL COUNCIL AND THEIR AGENCIES
- B) ELECTRICITY, STORMWATER, WATER, SEWER AND GAS SERVICE PROVIDERS / AGENCIES
- C) BUILDING CODE OF AUSTRALIA AND THE RELEVANT APPENDIX
- D) AS1684 TIMBER FRAMING CODE AND AS FURTHER SPECIFIED
- ALL DIMENSIONS MUST BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
- USE FIGURED DIMENSIONS ONLY. DO NOT SCALE OFF THE DRAWING.
- SURVEYOR TO CONFIRM SITING OF BUILDINGS/STRUCTURES AND EASEMENT LOCATIONS PRIOR TO COMMENCEMENT OF ANY WORKS.

SUPPLEMENTARY NOTES

- ALL LEVELS, SITE CUTS, GROUND LEVELS, FFLs TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS (INCLUDING DRIVEWAY LEVELS).
- ANY DISCREPANCIES TO BE DIRECTED TO BUILDER IMMEDIATELY.
- CLOTHES DRYING AREA TO BE SCREENED FROM PUBLIC VIEW AND CONFIRMED BY CLIENT.
- STORMWATER DETAILS TO BE CONFIRMED WHEN TIE INFORMATION IS AVAILABLE.
- INCLUSION LIST TO TAKE PRECEDENCE OVER DRAWINGS.

FINISHED FLOOR LEVEL

FINISHED FLOOR LEVEL WILL BE MINIMUM 300MM ABOVE ADJACENT FINISHED GROUND LEVEL OF THE LAND.

EROSION & SEDIMENT CONTROL

EROSION AND SEDIMENT CONTROL MEASURES TO BE UNDERTAKEN IN COMPLIANCE WITH THE COUNCIL'S REQUIRMENTS.

BUILDING MATERIALS

ALL EXTERNAL BUILDING MATERIALS, FINISHES AND COLOURS ARE TO BE IN ACCORDANCE WITH THE MATERIALS AND FINISHES SCHEDULE PREPARED FOR THE DEVELOPMENT.

BASIX

BASIX COMMITMENTS FORM PART OF THIS PLAN WHICH MUST BE COMPLIED WITH. REFER TO THE SCHEDULE OF BASIX COMMITMENTS AND ENERGY EFFICIENCY REPORT PREPARED FOR THE PROJECT.

TERMITE PROTECTION

TERM GUARD PERIMETER AND ARMOURED SHIELD SYSTEM OR EQUIVALENT NON-CHEMICAL BARRIER TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

BUSHFIRE PROTECTION MEASURES

A BUSHFIRE ASSESSMENT REPORT PREPARED BY EMBER BUSHFIRE CONSULTING HAS IDENTIFIED THE BUSHFIRE ATTACK LEVEL (BAL) FOR THE SITE AS 'LOW'. THE REPORT DOES HOWEVER RECOMMENDS A BAL OF 12.5 FOR ANY DEVELOPMENT PROPOSED ON THAT SITE. ALL CONSTRUCTION SHOULD THEREFORE BE IN ACCORDANCE WITH AS3959-2009 AND THE CORRESPONDING BAL 12.5 CONSTRUCTION STANDARDS.

ABSA Australian Building Sustainability Accreditation
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Jeremy Streatfeild
Assessor Number 61340
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

NATIONWIDE HOUSE
Certificate No. # VYH4WF7NXB
Scan QR code or follow website link for rating details.
Assessor name Jeremy Streatfeild
Accreditation No. 61340
Property Address 76 Woodbury Drive, Sutton, NSW, 2620
https://www.fr5.com.au/QRCodeLanding?PublicId=VYH4WF7NXB&GrpCert=1

PROJECT	TITLE	DATE	SCALE
PROPOSED NEW RESIDENTIAL DEVELOPMENT	COVER SHEET	25/02/2025	1 : 100@A1
LOT 24 DP 271494 SUTTON, NSW 76 WOODBURY DRIVE	CLIENTS ALI TAJPOUR ROSE TAJPOUR	JOB NO.	DRAWN
		DWG NO. 00.0	VERSION D

VER.	DATE	DESCRIPTION
A	28/12/2024	PSP - CONCEPT DESIGN (OPTION 1)
B	6/01/2025	PSP - CONCEPT DESIGN (OPTION 2)
C	17/01/2025	FSP - DESIGN DEVELOPMENT
D	25/02/2025	DA DOCUMENTATION

4THD PLANNING & DESIGN
35 Clem Hill Street, Gordon ACT 2906
Tel: (02) 6294 8059 Mob: 0434674176
Email: info@4thd.com.au Web: www.4thd.com.au
ACN 154 870 078

SITE AREA = 17,471 sq.m.

TOTAL GROSS FLOOR AREA = 933.733 sq.m.

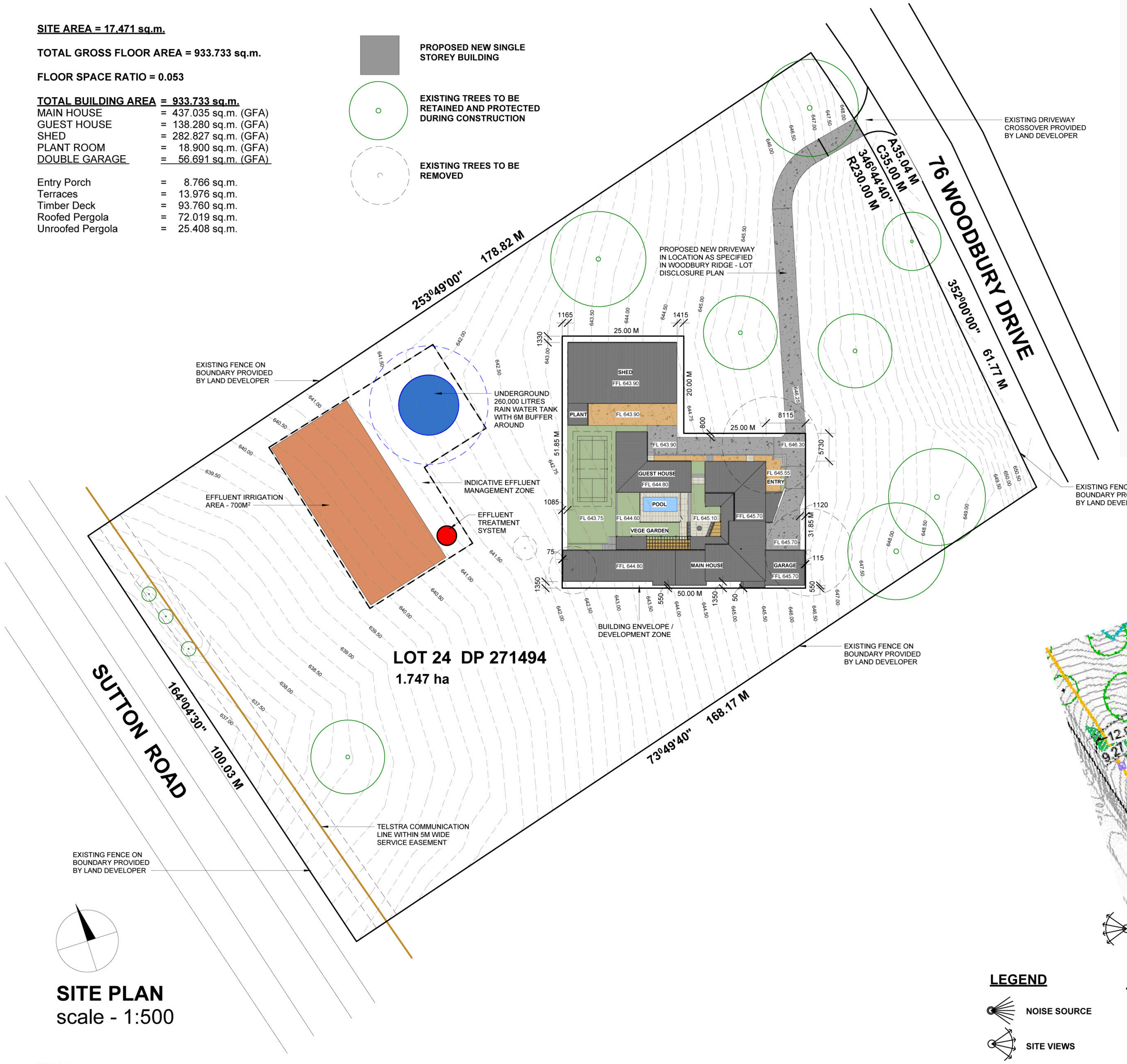
FLOOR SPACE RATIO = 0.053

TOTAL BUILDING AREA	=	**933.733 sq.m.**
MAIN HOUSE	=	437.035 sq.m. (GFA)
GUEST HOUSE	=	138.280 sq.m. (GFA)
SHED	=	282.827 sq.m. (GFA)
PLANT ROOM	=	18.900 sq.m. (GFA)
DOUBLE GARAGE	=	56.691 sq.m. (GFA)
Entry Porch	=	8.766 sq.m.
Terraces	=	13.976 sq.m.
Timber Deck	=	93.760 sq.m.
Roofed Pergola	=	72.019 sq.m.
Unroofed Pergola	=	25.408 sq.m.

PROPOSED NEW SINGLE STOREY BUILDING

EXISTING TREES TO BE RETAINED AND PROTECTED DURING CONSTRUCTION

EXISTING TREES TO BE REMOVED



SITE PLAN

scale - 1:500

NOTE:

BASIX COMMITMENTS FORM PART OF THIS PLAN WHICH MUST BE COMPLIED WITH. REFER TO THE SCHEDULE OF BASIX COMMITMENTS AND ENERGY EFFICIENCY REPORT PREPARED FOR THE PROJECT.

TERMITE PROTECTION

TERM GUARD PERIMETER AND ARMOURED SHIELD SYSTEM OR EQUIVALENT NON-CHEMICAL BARRIER TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

ABSA Australian Building Sustainability Accreditation

Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 31/03/2025 - 31/03/2026

Assessor Name Jeremy Streatfeild

Assessor Number 61340

This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

Certificate No. # VYH4WF7NXB

Scan QR code or follow website link for rating details.

Assessor name Jeremy Streatfeild

Accreditation No. 61340

Property Address 76 Woodbury Drive, Sutton, NSW, 2620

https://www.fr5.com.au/QRCodeLanding?PublicId=VYH4WF7NXB&GrpCert=1

GLAZED WINDOWS AND DOORS SCHEDULE

MAIN HOUSE

Label	Location	Type	Level	Height	Width	Glazing	Orientation
01	Bed 3	Al. awning window	Grd	1800	1200	Double	N
02	Bed 3	Al. awning window	Grd	1800	1200	Double	N
03	Corridor	Al. awning window	Grd	1200	1200	Double	N
04	Rumpus	Al. sliding door	Grd	2400	3800	Double	N
05	Corridor	Al. awning window	Grd	1200	1200	Double	N
06	Kitchen	Al. fixed window	Grd	2400	1800	Double	N
07	Family Liv	Al. sliding door	Grd	2400	4800	Double	N
08	Family Liv	Al. fixed window	Grd-High	900	4800	Double	N
09	Formal Liv	Al. sliding door	Grd	2400	4800	Double	W
10	Family Liv	Al. fixed window	Grd-High	900	4800	Double	W
11	G.Bed 4	Al. sliding door	Grd	2400	2400	Double	W
12	Bath 1	Al. awning window	Grd	600	1500	Double	W
13	Gym	Al. fixed window	Grd	1400	1400	Double	S
14	Gym	Al. glazed door	Grd	2400	950	Double	W
15	Bath 2	Al. awning window	Grd	600	2000	Double	N
16	Gym	Al. awning window	Grd	2400	1200	Double	N
17	Gym	Al. awning window	Grd	2400	1200	Double	N
18	Gym	Al. awning window	Grd	2400	1200	Double	N
19	Study	Al. awning window	Grd	2400	1200	Double	E
20	Study	Al. awning window	Grd	2400	1200	Double	E
21	Lobby	Al. awning window	Grd	2400	600	Double	N
22	Formal Liv	Al. awning window	Grd	2400	1200	Double	E
23	Garage	Al. awning window	Grd	1500	700	Double	E
24	Garage	Al. awning window	Grd	1500	700	Double	E
25	Dining	Al. sliding door	Grd	2400	3800	Double	S
26	Pantry	Al. awning window	Grd	600	2000	Double	S
27	Laundry	Al. awning window	Grd	1800	1000	Double	S
28	Ens 1	Al. awning window	Grd	1800	1200	Double	S
29	M.Bed 1	Al. awning window	Grd	1800	3000	Double	S
30	Rumpus	Al. awning window	Grd	1800	800	Double	S
31	Rumpus	Al. awning window	Grd	1800	800	Double	S
32	Bed 2	Al. awning window	Grd	1800	1200	Double	S
33	Bed 2	Al. awning window	Grd	1800	1200	Double	S
34	Ens 2	Al. awning window	Grd	1400	700	Double	S
35	Ens 3	Al. awning window	Grd	1400	700	Double	S
69	Study	Al. glazed door	Grd	2400	1100	Double	N

GUEST HOUSE

Label	Location	Type	Level	Height	Width	Glazing	Orientation
36	Formal Liv	Al. awning window	Grd	2400	1200	Double	N
37	Formal Liv	Al. awning window	Grd	2400	1200	Double	N
38	M.Bed 1	Al. awning window	Grd	1800	1200	Double	N
39	M.Bed 1	Al. awning window	Grd	1800	1200	Double	N
40	Ens	Al. awning window	Grd	1400	700	Double	E
41	Family Liv	Al. awning window	Grd	1800	1200	Double	W
42	Family Liv	Al. awning window	Grd	1800	1200	Double	W
43	Family Liv	Al. awning window	Grd	1800	1200	Double	W
44	Bed 2	Al. awning window	Grd	1800	1200	Double	W
45	Bed 2	Al. awning window	Grd	1800	1200	Double	W
46	Bed 3	Al. awning window	Grd	1800	1200	Double	W
47	Bed 3	Al. awning window	Grd	1800	1200	Double	W
48	Bath	Al. awning window	Grd	1400	700	Double	N

SHED

Label	Location	Type	Level	Height	Width	Glazing	Orientation
49	Shed	Al. fixed window	Grd	900	900	Double	N
50	Shed	Al. fixed window	Grd	900	900	Double	N
51	Shed	Al. fixed window	Grd	900	900	Double	N
52	Shed	Al. fixed window	Grd	900	900	Double	N
53	Shed	Al. fixed window	Grd	900	900	Double	N
54	Shed	Al. fixed window	Grd	900	900	Double	N
55	Shed	Al. fixed window	Grd	900	900	Double	E
56	Shed	Al. fixed window	Grd	900	900	Double	E
57	Shed	Al. fixed window	Grd	900	900	Double	E
58	Shed	Al. fixed window	Grd	900	900	Double	E
59	Shed	Al. fixed window	Grd	900	900	Double	E
60	Shed	Al. fixed window	Grd	900	900	Double	E
61	Plant Rm	Al. fixed window	Grd	900	900	Double	W
62	Plant Rm	Al. fixed window	Grd	900	900	Double	W
63	Shed	Al. fixed window	Grd	900	900	Double	W
64	Shed	Al. fixed window	Grd	900	900	Double	W
65	Shed	Al. fixed window	Grd	900	900	Double	W
66	Shed	Al. fixed window	Grd	900	900	Double	W
67	Shed	Al. fixed window	Grd	900	900	Double	W
68	Shed	Al. fixed window	Grd	900	900	Double	W

LEGEND

NOISE SOURCE

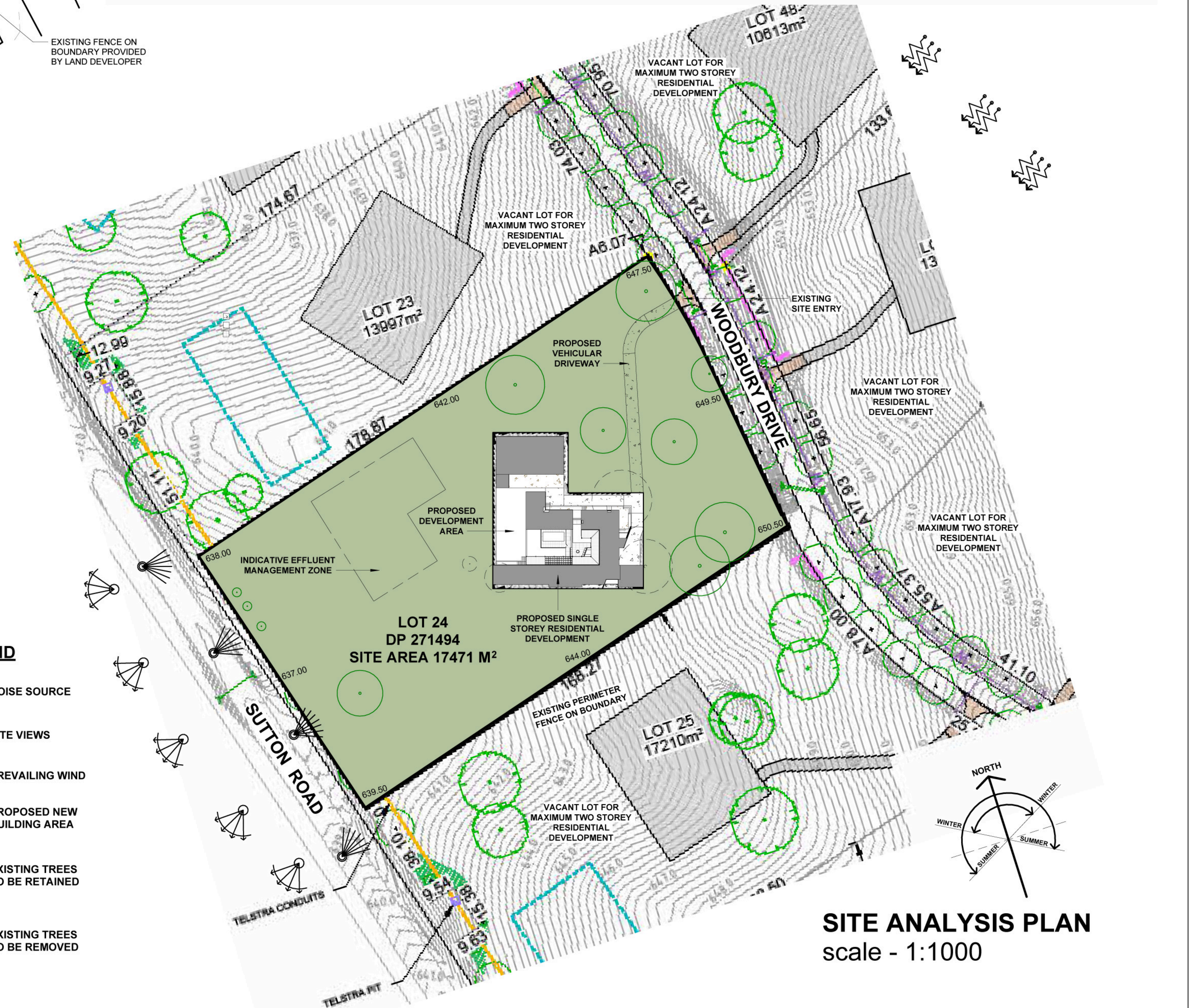
SITE VIEWS

PREVAILING WIND

PROPOSED NEW BUILDING AREA

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED



SITE ANALYSIS PLAN

scale - 1:1000

PROJECT		TITLE	DATE	SCALE
PROPOSED NEW RESIDENTIAL DEVELOPMENT		SITE PLAN & SITE ANALYSIS PLAN	25/02/2025	As indicated @A1
LOT 24 DP 271494 SUTTON, NSW 76 WOODBURY DRIVE	CLIENTS ALI TAJPOUR ROSE TAJPOUR		JOB NO.	DRAWN
			DWG NO. 01.1	VERSION D

VER.	DATE	DESCRIPTION	VER.	DATE	DESCRIPTION	VER.	DATE	DESCRIPTION
A	28/12/2024	PSP - CONCEPT DESIGN (OPTION 1)						
B	6/01/2025	PSP - CONCEPT DESIGN (OPTION 2)						
C	17/01/2025	FSP - DESIGN DEVELOPMENT						
D	25/02/2025	DA DOCUMENTATION						

4THD PLANNING & DESIGN

35 Clem Hill Street, Gordon ACT 2906

Tel: (02) 6294 8059 Mob: 0434674176

Email: info@4thd.com.au Web: www.4thd.com.au

ACN 154 870 078

Certificate No. # VYH4WF7NXB

Scan QR code or follow website link for rating details.

Assessor name: Jeremy Streatfeild
Accreditation No.: 61340
Property Address: 76 Woodbury Drive, Sutton, NSW, 2620

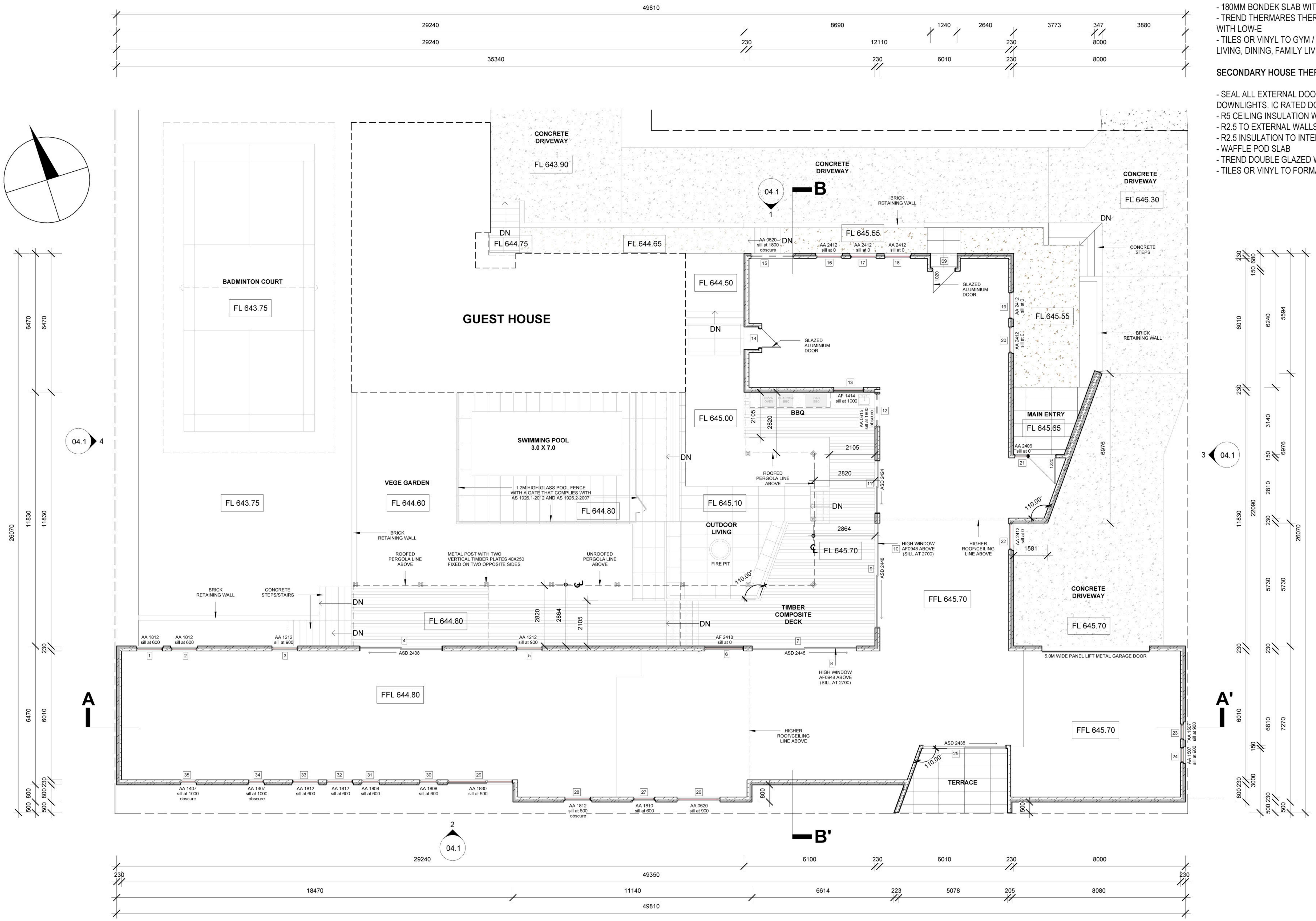
https://www.fr5.com.au/QRCodeLanding?PublicId=VYH4WF7NXB&GrpCert=1

MAIN HOUSE THERMAL REQUIREMENTS

- SEAL ALL EXTERNAL DOORS, WINDOWS, EXHAUST FANS AND DOWNLIGHTS. IC RATED DOWNLIGHTS THROUGHOUT
- R6 CEILING INSULATION WITH R1.3 ANTICON TO ROOF
- R2.5 TO EXTERNAL WALLS WITH BREATHABLE MEMBRANE
- R2.5 INSULATION TO INTERNAL WALLS OF GARAGE, BATH, BATH 2, LAUNDRY AND TO WALLS ADJOINING ROOF SPACE
- 100MM CONCRETE SLAB ON GROUND WITH R2.25 XPS UNDER AND R1 TO SLAB EDGE
- 180MM BONDEK SLAB WITH R3 INSULATION UNDER
- TREND THERMARES THERMALLY BROKEN DOUBLE GLAZED WINDOWS WITH LOW-E
- TILES OR VINYL TO GYM / GAMES, STUDY / OFFICE, LOBBY, FORMAL LIVING, DINING, FAMILY LIVING, KITCHEN AND GAMES / RUMPUS.

SECONDARY HOUSE THERMAL REQUIREMENTS

- SEAL ALL EXTERNAL DOORS, WINDOWS, EXHAUST FANS AND DOWNLIGHTS. IC RATED DOWNLIGHTS THROUGHOUT
- R5 CEILING INSULATION WITH R1.3 ANTICON TO ROOF
- R2.5 TO EXTERNAL WALLS WITH BREATHABLE MEMBRANE
- R2.5 INSULATION TO INTERNAL WALLS OF BATH
- WAFFLE POD SLAB
- TREND DOUBLE GLAZED WINDOWS
- TILES OR VINYL TO FORMAL LIVING AND FAMILY LIVING



GROUND FLOOR PLAN - Main House

PROJECT	TITLE	DATE	SCALE
PROPOSED NEW RESIDENTIAL DEVELOPMENT	GROUND FLOOR PLAN - Main House (Public Notification)	25/02/2025	1 : 100@A1
LOT 24 DP 271494 SUTTON, NSW 76 WOODBURY DRIVE	CLIENTS: ALI TAJPOUR, ROSE TAJPOUR	JOB NO.	DRAWN
		DWG NO. 02.3	VERSION D

VER.	DATE	DESCRIPTION
A	28/12/2024	PSP - CONCEPT DESIGN (OPTION 1)
B	6/01/2025	PSP - CONCEPT DESIGN (OPTION 2)
C	17/01/2025	PSP - DESIGN DEVELOPMENT
D	25/02/2025	DA DOCUMENTATION

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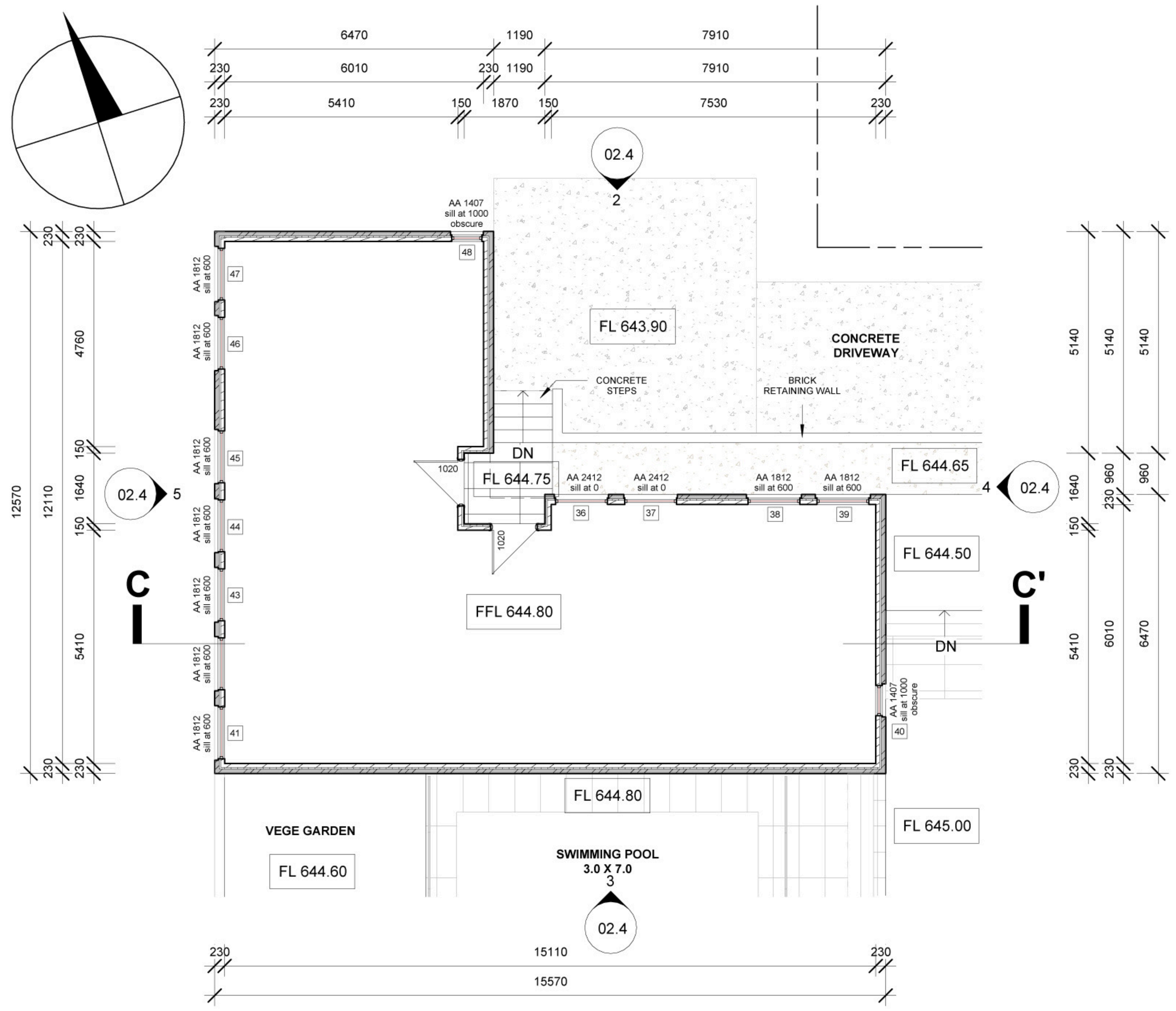
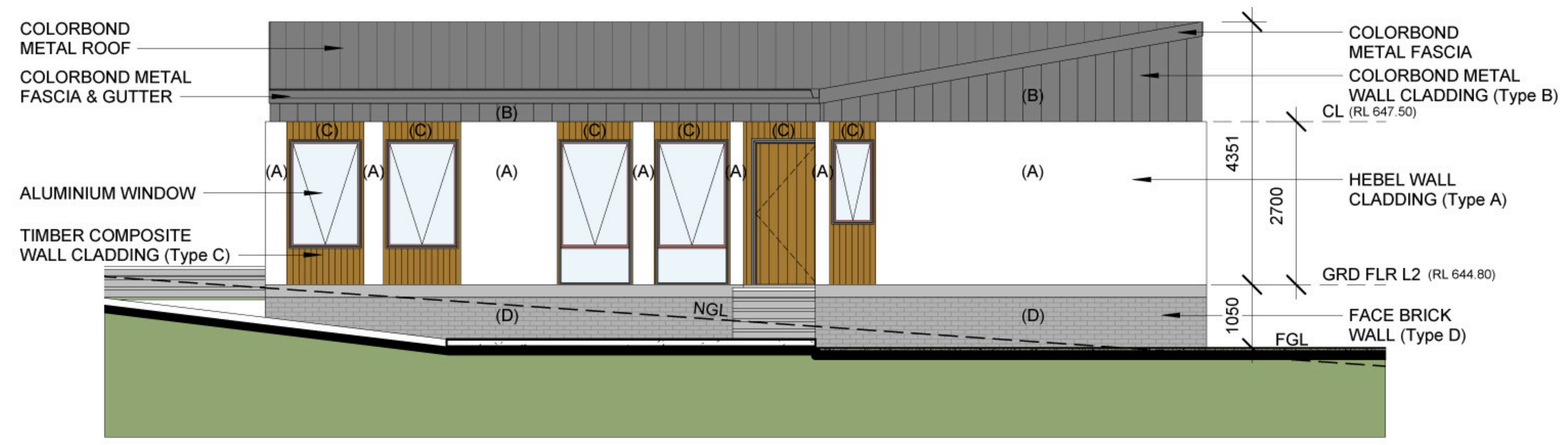
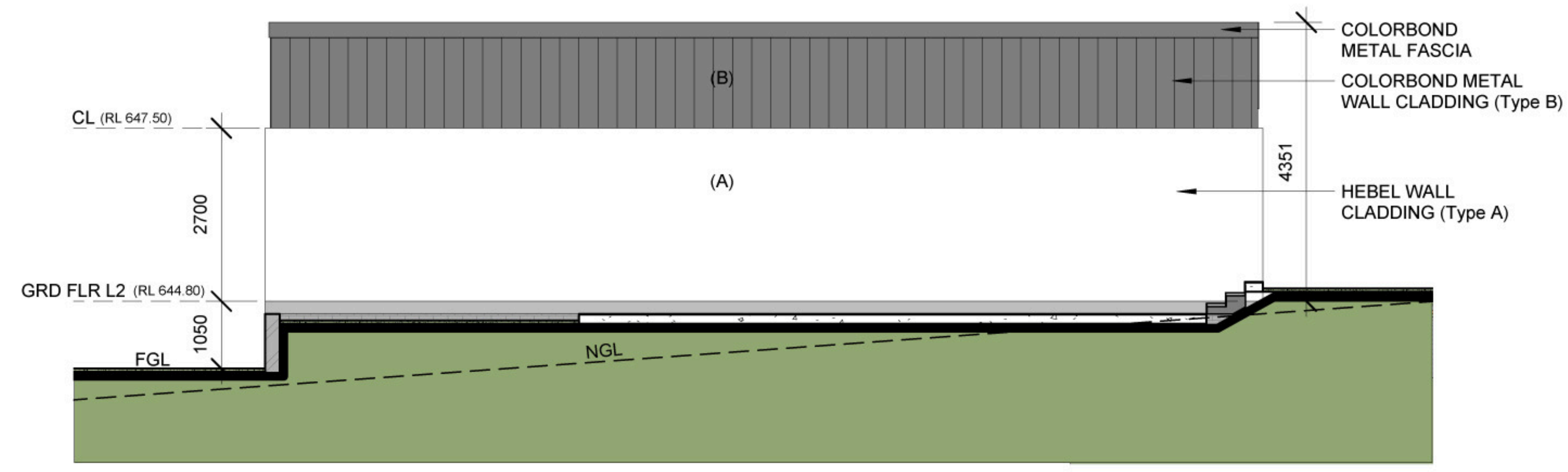


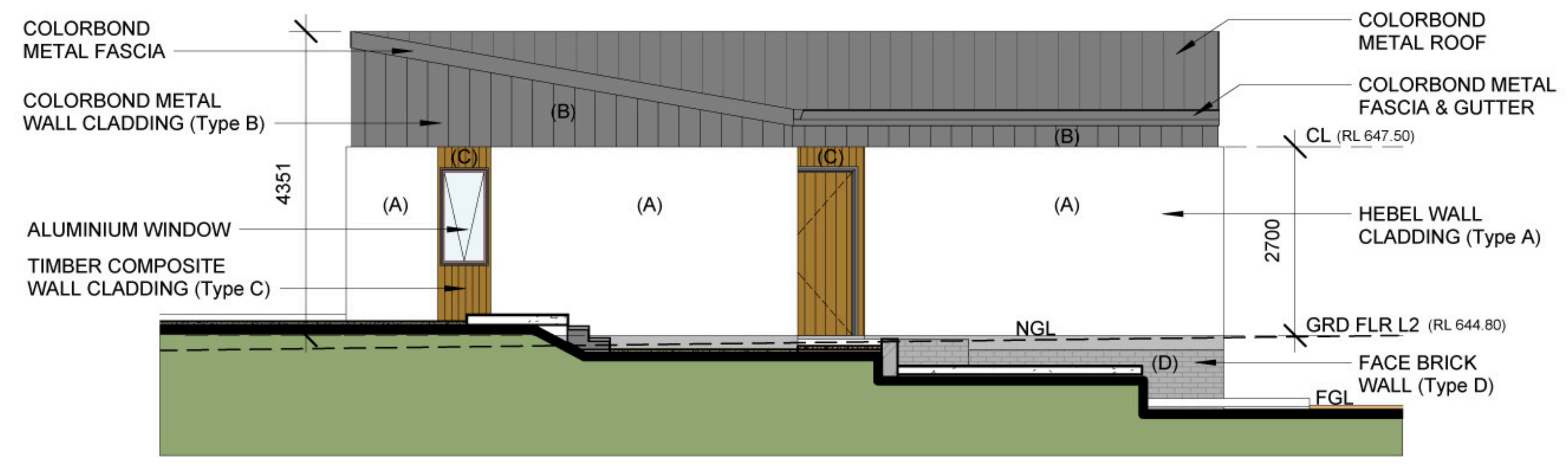
GROUND FLOOR PLAN - Guest House



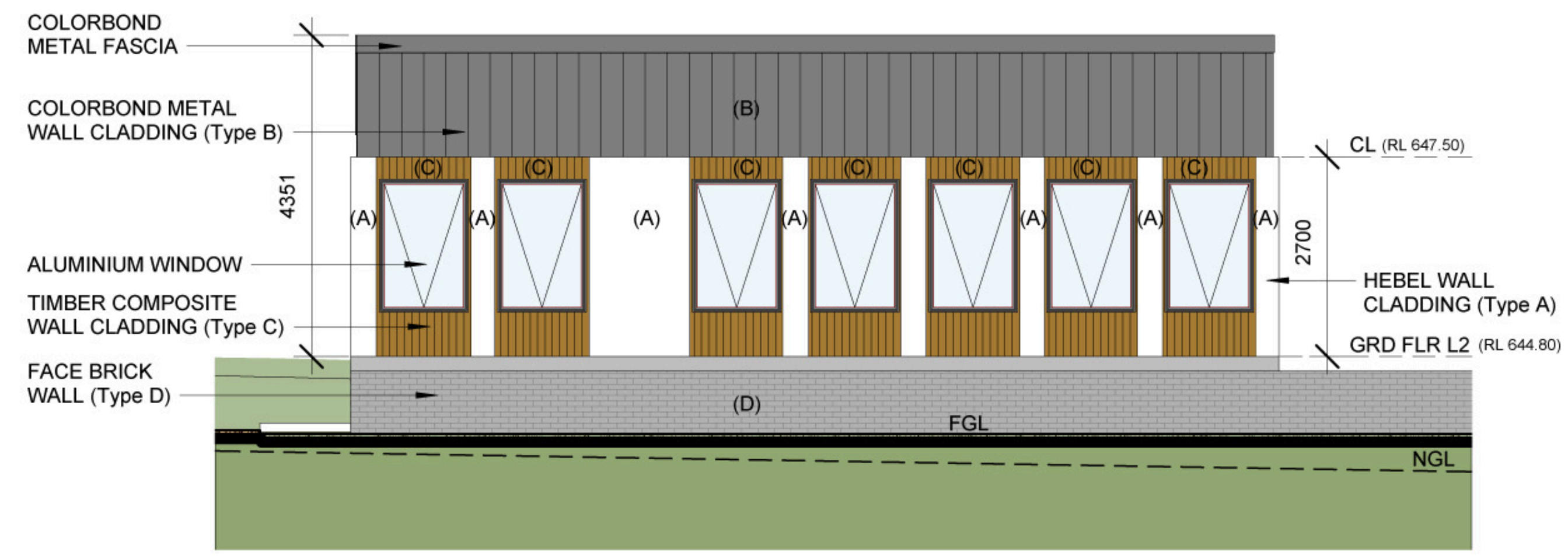
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

MAIN HOUSE THERMAL REQUIREMENTS

- SEAL ALL EXTERNAL DOORS, WINDOWS, EXHAUST FANS AND DOWNLIGHTS. IC RATED DOWNLIGHTS THROUGHOUT
- R6 CEILING INSULATION WITH R1.3 ANTICON TO ROOF
- R2.5 TO EXTERNAL WALLS WITH BREATHABLE MEMBRANE
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- TILES OR VINYL TO GYM / GAMES, STUDY / OFFICE, LOBBY, FORMAL LIVING, DINING, FAMILY LIVING, KITCHEN AND GAMES / RUMPUS.

SECONDARY HOUSE THERMAL REQUIREMENTS

- SEAL ALL EXTERNAL DOORS, WINDOWS, EXHAUST FANS AND DOWNLIGHTS. IC RATED DOWNLIGHTS THROUGHOUT
- R5 CEILING INSULATION WITH R1.3 ANTICON TO ROOF
- R2.5 TO EXTERNAL WALLS WITH BREATHABLE MEMBRANE
- R2.5 INSULATION TO INTERNAL WALLS OF BATH
- WAFFLE POD SLAB
- TREND DOUBLE GLAZED WINDOWS
- TILES OR VINYL TO FORMAL LIVING AND FAMILY LIVING

PROJECT
PROPOSED NEW RESIDENTIAL DEVELOPMENT

LOT 24 DP 271494
SUTTON, NSW
76 WOODBURY DRIVE

CLIENTS
ALI TAJPOUR
ROSE TAJPOUR

TITLE
GROUND FLOOR PLAN & ELEVATIONS - Guest House
(Public Notification)

DATE	SCALE
25/02/2025	1 : 100@A1
JOB NO.	DRAWN
DWG NO.	VERSION
02.4	D

VER.	DATE	DESCRIPTION	VER.	DATE	DESCRIPTION	VER.	DATE	DESCRIPTION
A	28/12/2024	PSP - CONCEPT DESIGN (OPTION 1)						
B	6/01/2025	PSP - CONCEPT DESIGN (OPTION 2)						
C	17/01/2025	FSP - DESIGN DEVELOPMENT						
D	25/02/2025	DA DOCUMENTATION						

4THD PLANNING & DESIGN
35 Clem Hill Street, Gordon ACT 2906
Tel: (02) 6294 8059 Mob: 0434674176
Email: info@4thd.com.au Web: www.4thd.com.au
ACN 154 870 078

ABSA Australian Building Sustainability Accreditation
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Jeremy Streatfeild
Assessor Number 61340
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

Certificate No. # VYH4WF7NXB
Scan QR code or follow website link for rating details.
Assessor name Jeremy Streatfeild
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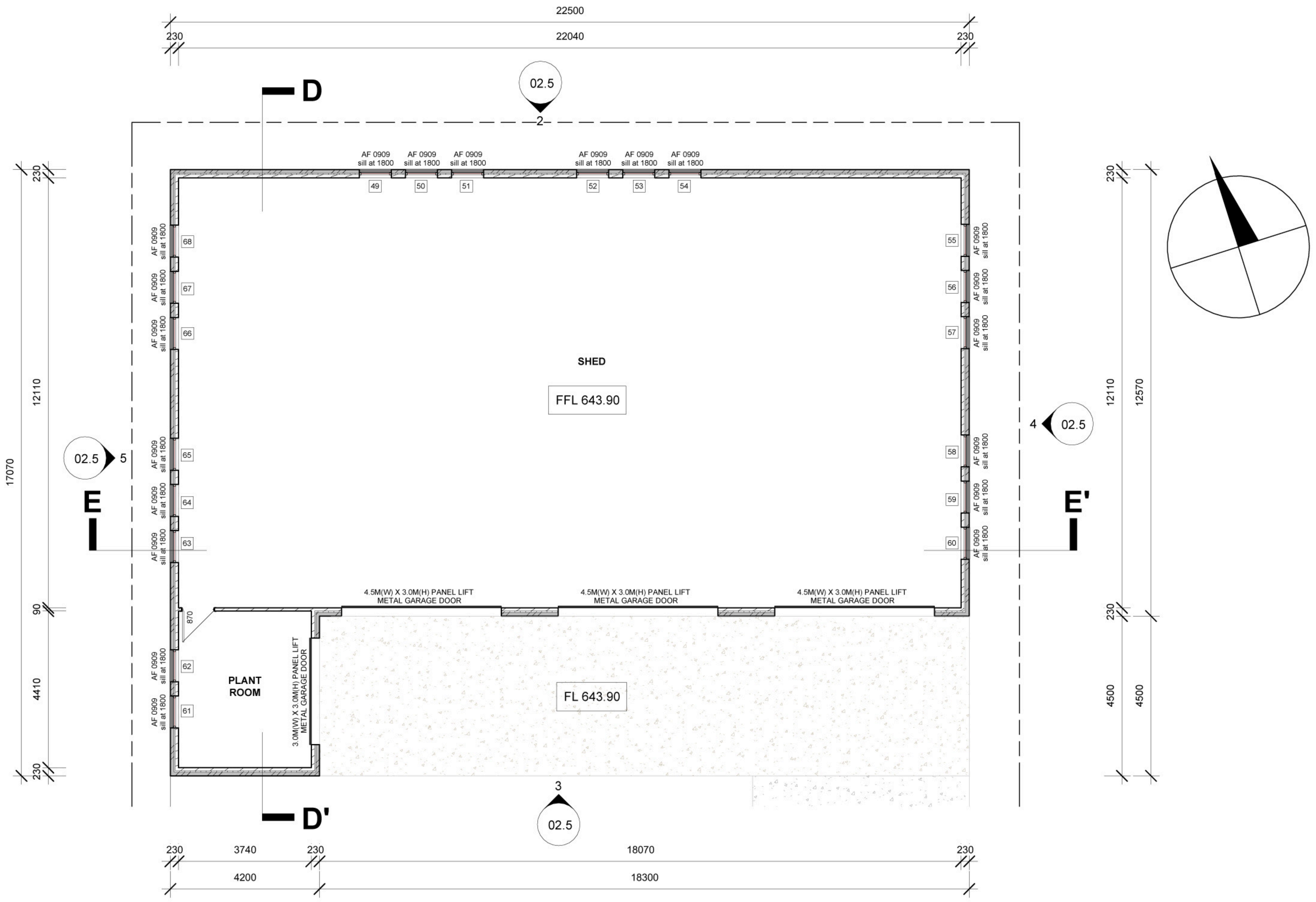
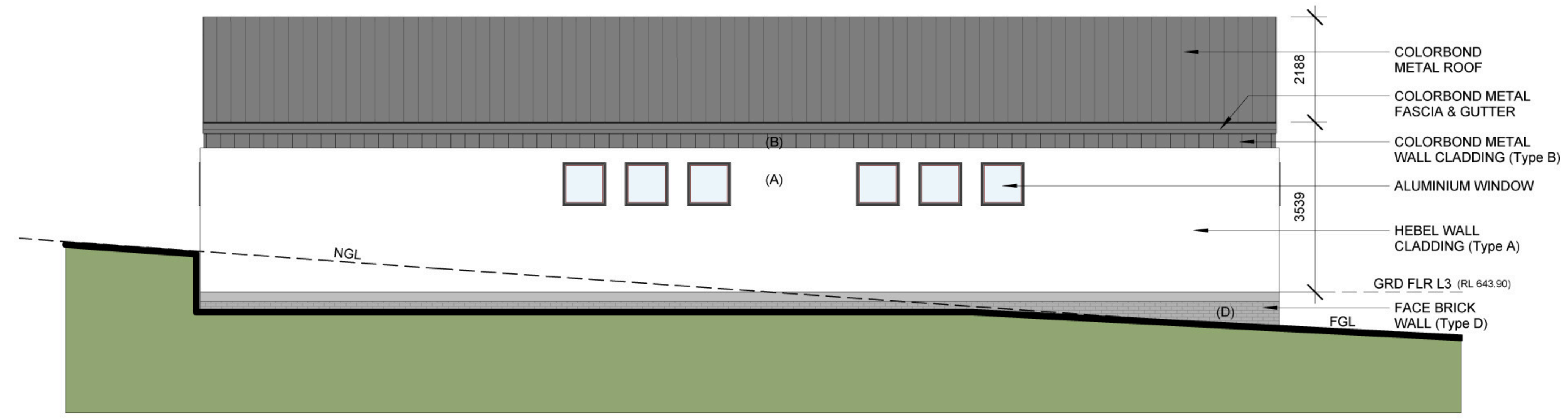
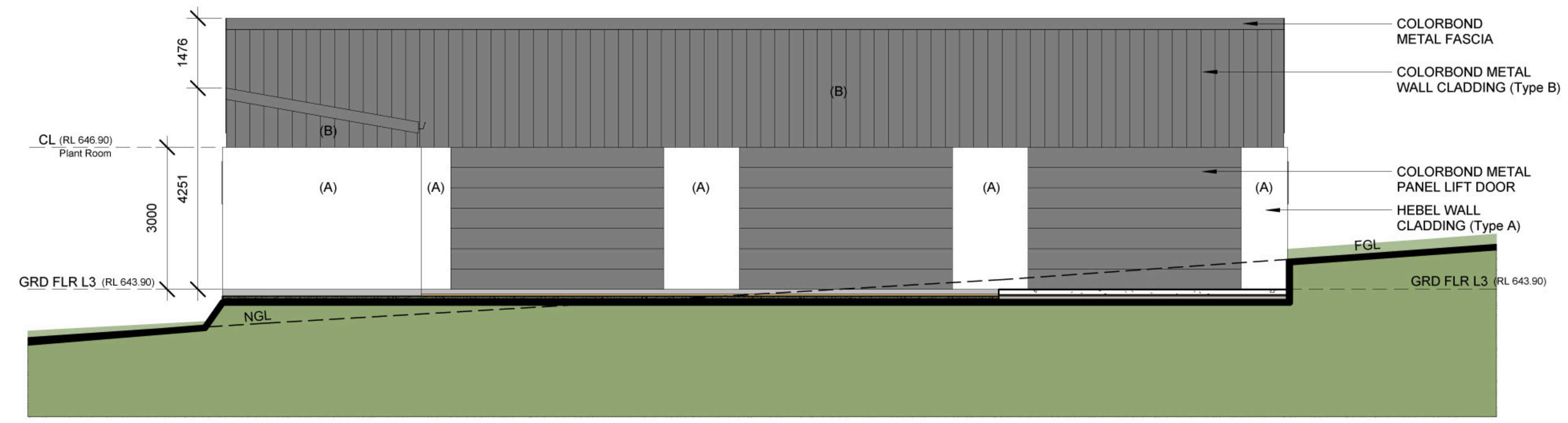


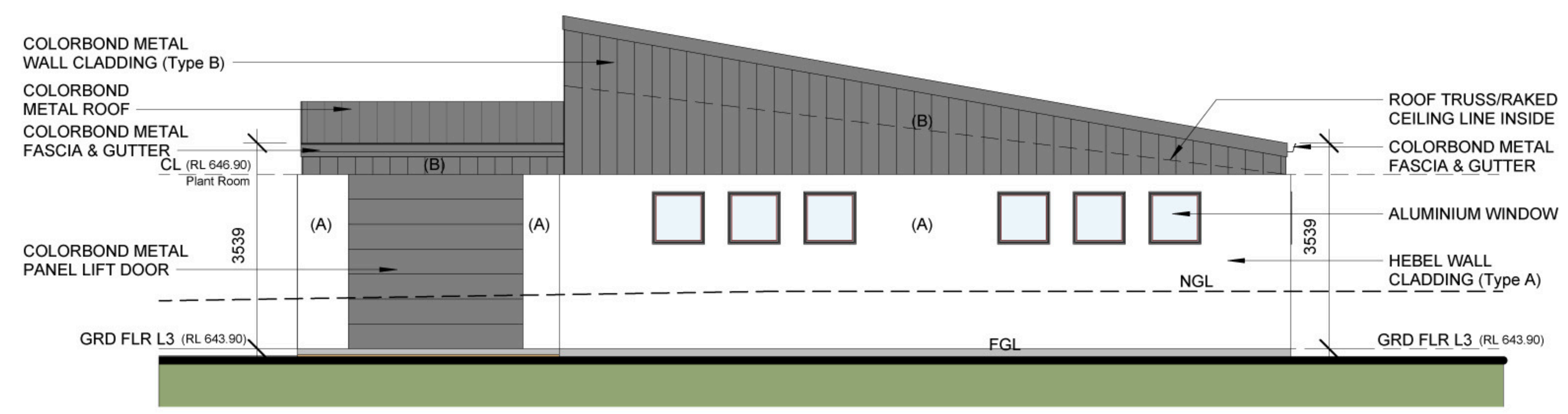
GROUND FLOOR PLAN - Shed



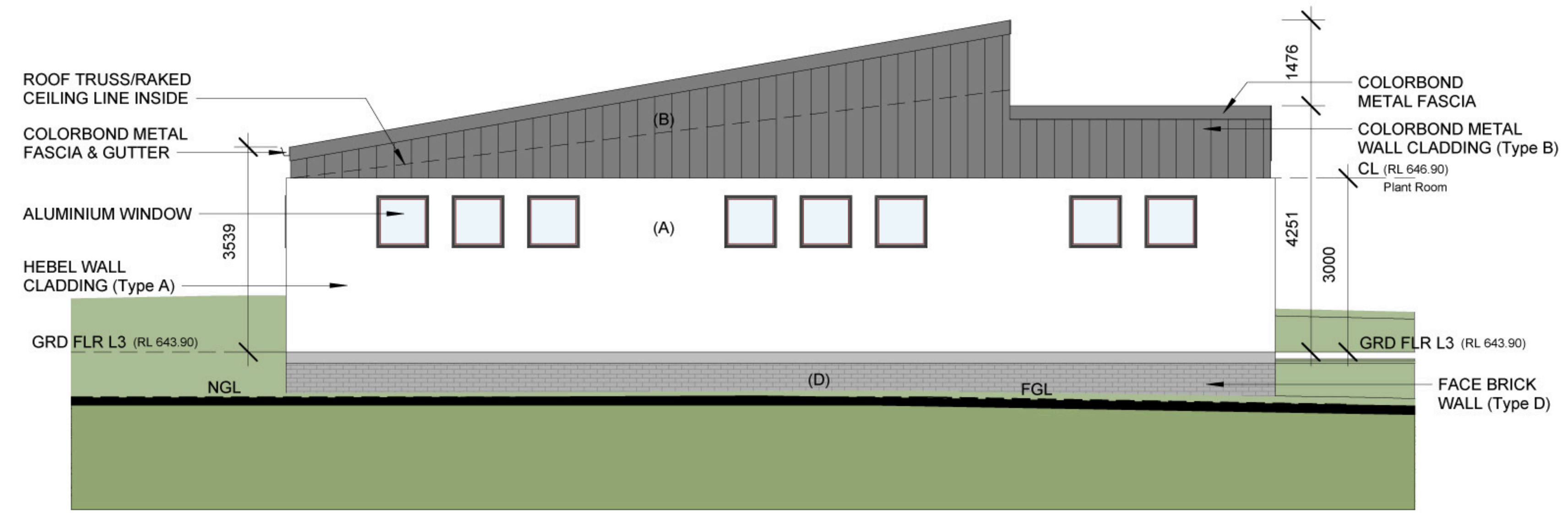
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

PROJECT		TITLE	DATE	SCALE
PROPOSED NEW RESIDENTIAL DEVELOPMENT		GROUND FLOOR PLAN & ELEVATIONS - Shed (Public Notification)	25/02/2025	1 : 100@A1
LOT 24 DP 271494 SUTTON, NSW 76 WOODBURY DRIVE	CLIENTS ALI TAJPOUR ROSE TAJPOUR		JOB NO.	DRAWN
			DWG NO. 02.5	VERSION D

VER.	DATE	DESCRIPTION
A	28/12/2024	PSP - CONCEPT DESIGN (OPTION 1)
B	6/01/2025	PSP - CONCEPT DESIGN (OPTION 2)
C	17/01/2025	FSP - DESIGN DEVELOPMENT
D	25/02/2025	DA DOCUMENTATION

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Email: info@4thd.com.au Web: www.4thd.com.au
ACN 154 870 078

NOTE

GUTTERS & DOWNPIPES

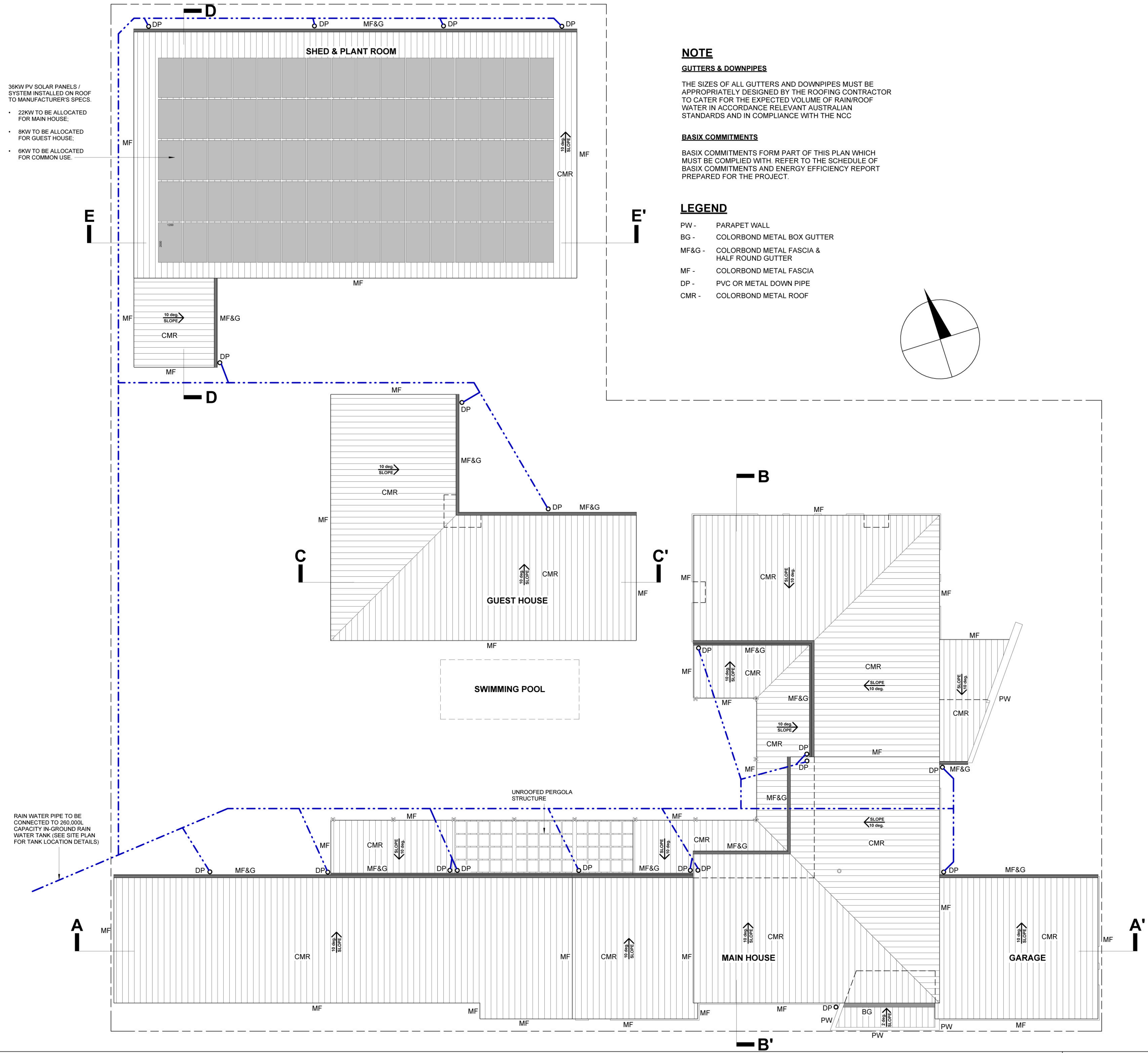
THE SIZES OF ALL GUTTERS AND DOWNPIPES MUST BE APPROPRIATELY DESIGNED BY THE ROOFING CONTRACTOR TO CATER FOR THE EXPECTED VOLUME OF RAIN/ROOF WATER IN ACCORDANCE RELEVANT AUSTRALIAN STANDARDS AND IN COMPLIANCE WITH THE NCC

BASIX COMMITMENTS

BASIX COMMITMENTS FORM PART OF THIS PLAN WHICH MUST BE COMPLIED WITH. REFER TO THE SCHEDULE OF BASIX COMMITMENTS AND ENERGY EFFICIENCY REPORT PREPARED FOR THE PROJECT.

LEGEND

PW -	PARAPET WALL
BG -	COLORBOND METAL BOX GUTTER
MF&G -	COLORBOND METAL FASCIA & HALF ROUND GUTTER
MF -	COLORBOND METAL FASCIA
DP -	PVC OR METAL DOWN PIPE
CMR -	COLORBOND METAL ROOF



PROJECT
PROPOSED NEW RESIDENTIAL DEVELOPMENT

LOT 24 DP 271494
SUTTON, NSW
76 WOODBURY DRIVE

CLIENTS
ALI TAJPOUR
ROSE TAJPOUR

TITLE
ROOF PLAN

DATE	SCALE
25/02/2025	1 : 100@A1
JOB NO.	DRAWN
DWG NO. 03.1	VERSION D

VER.	DATE	DESCRIPTION	VER.	DATE	DESCRIPTION	VER.	DATE	DESCRIPTION
A	28/12/2024	PSP - CONCEPT DESIGN (OPTION 1)						
B	6/01/2025	PSP - CONCEPT DESIGN (OPTION 2)						
C	17/01/2025	FSP - DESIGN DEVELOPMENT						
D	25/02/2025	DA DOCUMENTATION						

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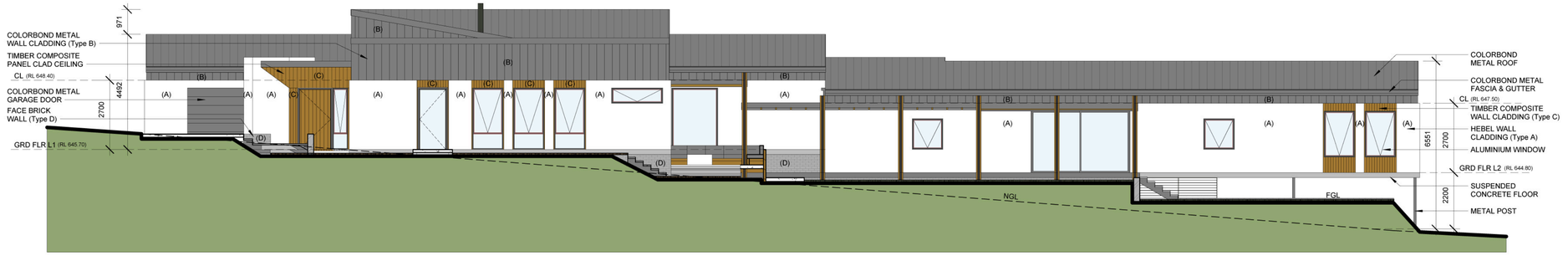
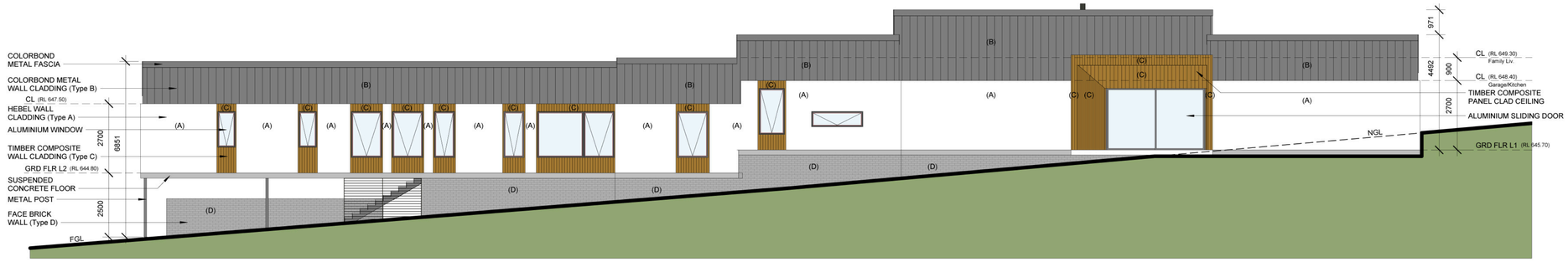
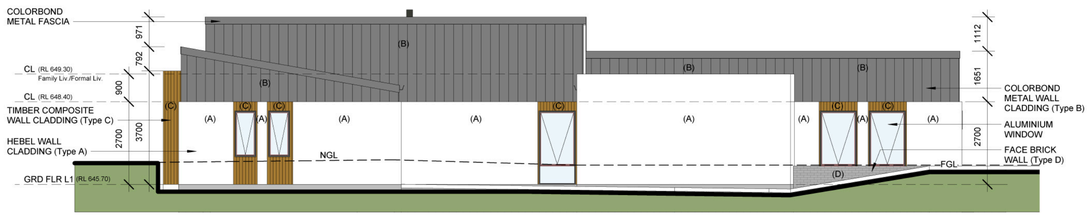


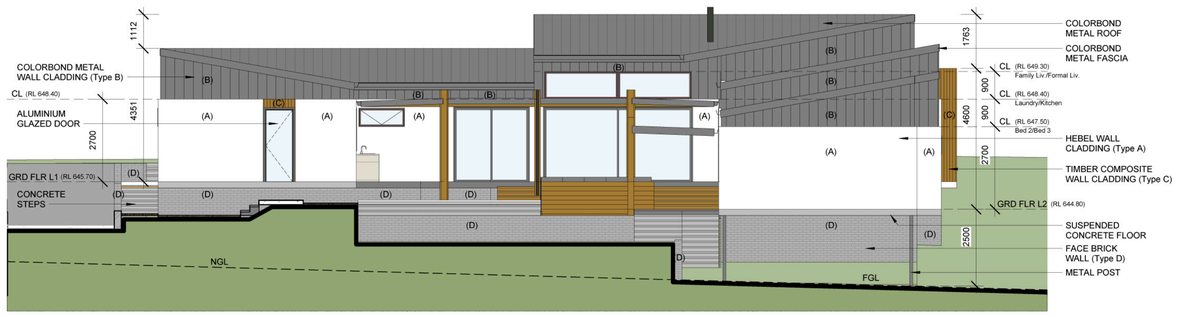
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

ABSA Assessors completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Jeremy Streatfeild
Assessor Number 61340

Certificate No. # VYH4WF7NXB
Scan QR code or follow website link for rating details.
Assessor name Jeremy Streatfeild
Accreditation No. 61340
Property Address 76 Woodbury Drive, Sutton, NSW, 2620
https://www.fr5.com.au/QRCodeLanding?PublicId=VYH4WF7NXB&GrpCert=1

PROJECT	PROPOSED NEW RESIDENTIAL DEVELOPMENT
LOT 24 DP 271494 **SUTTON, NSW**	76 WOODBURY DRIVE
CLIENTS	ALI TAJPOUR, ROSE TAJPOUR
TITLE	ELEVATIONS - Main House
DATE	25/02/2025
SCALE	1 : 100@A1
JOB NO.	
DRAWN	
DWG NO.	04.1
VERSION	D

VER.	DATE	DESCRIPTION
A	28/12/2024	PSP - CONCEPT DESIGN (OPTION 1)
B	6/01/2025	PSP - CONCEPT DESIGN (OPTION 2)
C	17/01/2025	PSP - DESIGN DEVELOPMENT
D	25/02/2025	DA DOCUMENTATION

4THD PLANNING & DESIGN
35 Clem Hill Street, Gordon ACT 2906
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Certificate No. # VYH4WF7NXB
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Assessor name: Jeremy Streatfeild
Accreditation No.: 61340
Property Address: 76 Woodbury Drive, Sutton, NSW, 2620
https://www.fr5.com.au/QRCodeLanding?PublicId=VYH4WF7NXB&GrpCert=1

ABSA Australian Building Sustainability Accreditation
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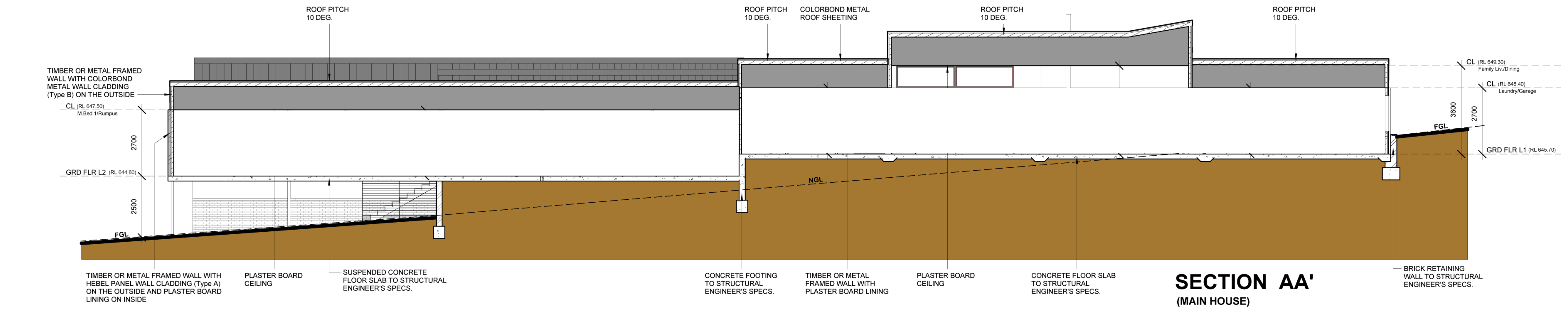
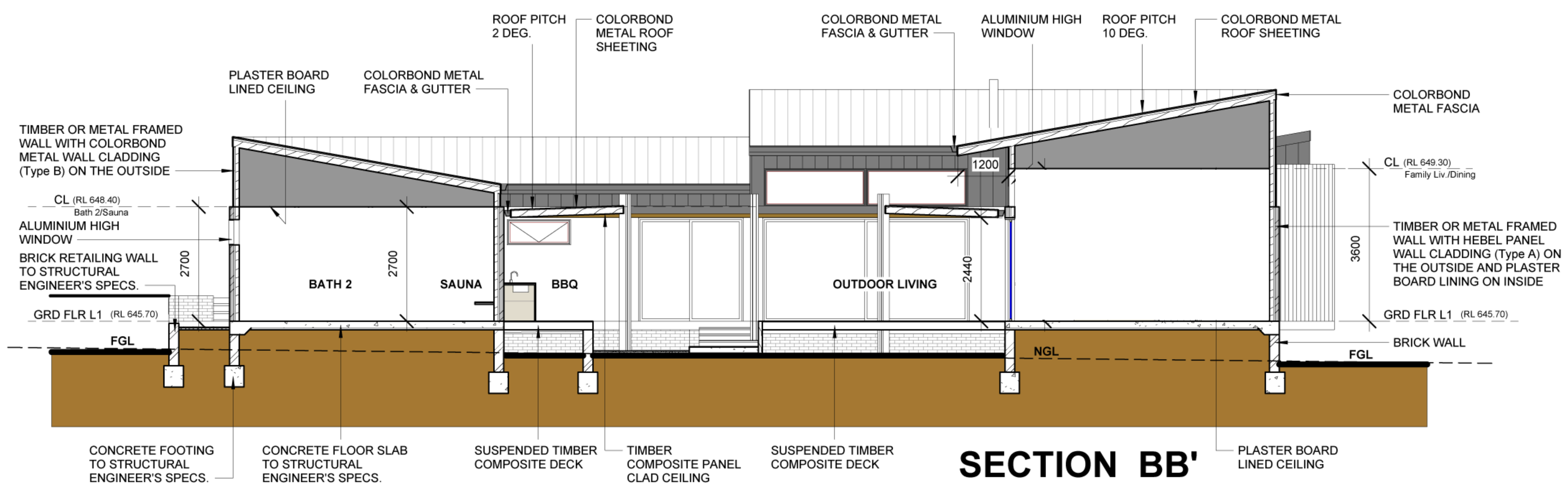
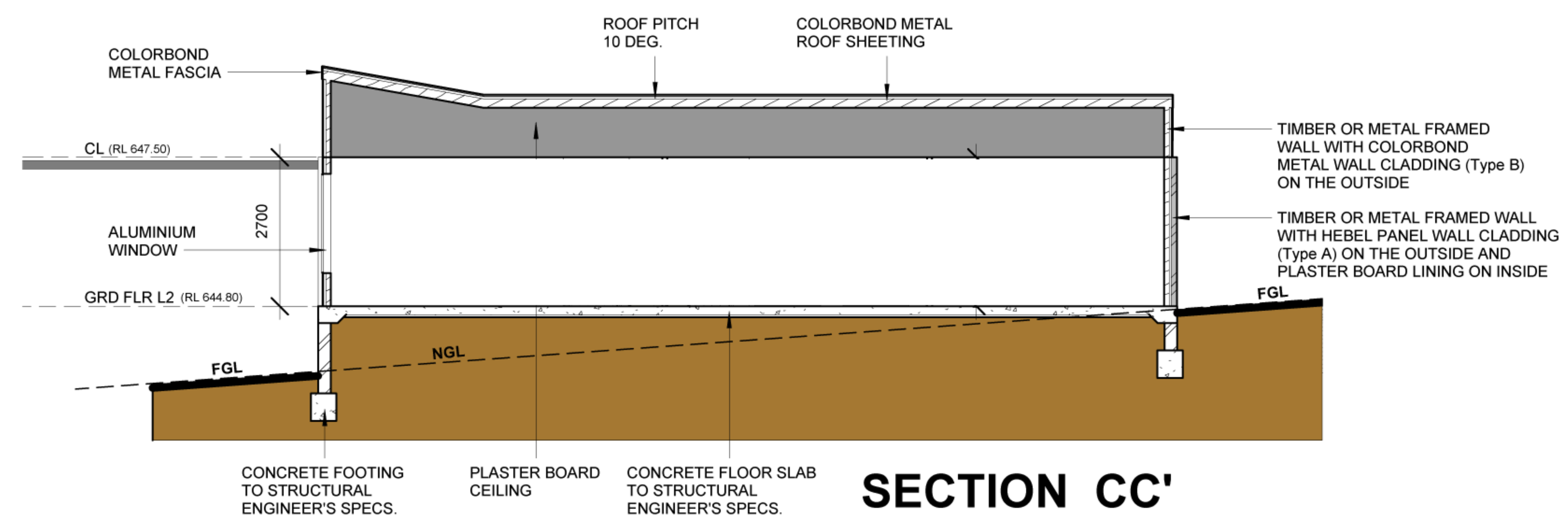
Assessor Name: Jeremy Streatfeild
Assessor Number: 61340
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice



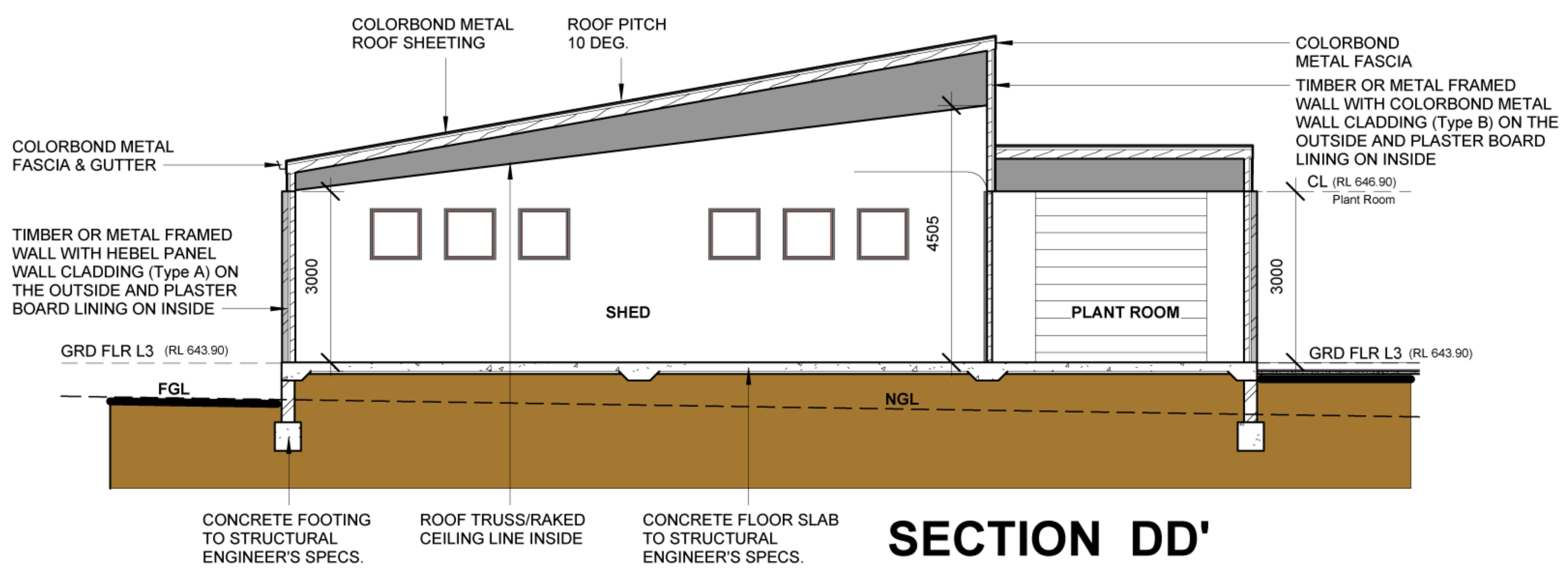
SECTION AA'
(MAIN HOUSE)



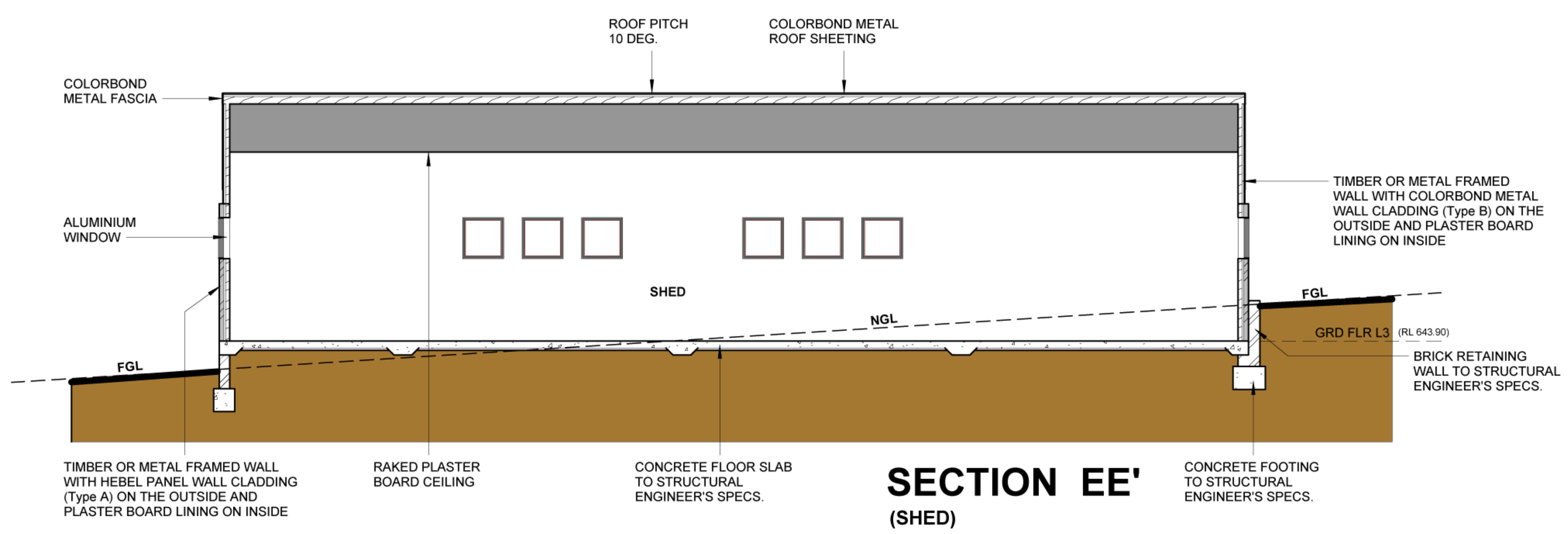
SECTION BB'
(MAIN HOUSE)



SECTION CC'
(GUEST HOUSE)



SECTION DD'
(SHED)



SECTION EE'
(SHED)

PROJECT	TITLE
PROPOSED NEW RESIDENTIAL DEVELOPMENT	SECTIONS
LOT 24 DP 271494 SUTTON, NSW 76 WOODBURY DRIVE	CLIENTS ALI TAJPOUR ROSE TAJPOUR

DATE	SCALE
25/02/2025	1 : 100@A1
JOB NO.	DRAWN
DWG NO.	VERSION
05.1	D

VER.	DATE	DESCRIPTION	VER.	DATE	DESCRIPTION	VER.	DATE	DESCRIPTION
A	28/12/2024	PSP - CONCEPT DESIGN (OPTION 1)						
B	6/01/2025	PSP - CONCEPT DESIGN (OPTION 2)						
C	17/01/2025	FSP - DESIGN DEVELOPMENT						
D	25/02/2025	DA DOCUMENTATION						

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https://www.fr5.com.au/QRCodeLanding?PublicId=VYH4WF7NXB&GrpCert=1

LANDSCAPE LEGEND

HARDSCAPE
- Permeable dark grey in-situ concrete with exposed aggregates OR black asphalt (bitumen) driveway
- Compacted red gravel
- Non-slip external tiles over concrete slab

SOFTSCAPE
- Existing tree/s to be removed
- Existing tree/s to be retained and protected
- Proposed new tree plantings
- Proposed hedge plantings
- Proposed shrub plantings
- Proposed grass lawn

PROPOSED PLANTING SCHEDULE

TREES

Code	No.	Species	Size	Height When Mature	Spread When Mature
Pyc	2	Pyrus calleryan 'chanticleer' (Ornamental Pear)	50 litres	8-10 metres	4-5 metres

HEDGE / SHRUB PLANTING

Code	No.	Species	Size	Height When Mature	Spread When Mature
Pt	48	Pittosporum tenuifolium (Silver Sheen)	200mm pot	3.5 metres	2 metres
Lm	22	Liriope muscari (Just Right)	200mm pot	0.5 metre	0.5 metre

PROPOSED NEW SINGLE STOREY BUILDING

NOTE:

BASIX COMMITMENTS FORM PART OF THIS PLAN WHICH MUST BE COMPLIED WITH. REFER TO THE SCHEDULE OF BASIX COMMITMENTS AND ENERGY EFFICIENCY REPORT PREPARED FOR THE PROJECT.

LANDSCAPE PLAN
scale - 1:250

PROJECT	TITLE	DATE	SCALE
PROPOSED NEW RESIDENTIAL DEVELOPMENT	LANDSCAPE PLAN	25/02/2025	1 : 250 @A1
LOT 24 DP 271494, SUTTON, NSW, 76 WOODBURY DRIVE		JOB NO.	DRAWN
CLIENTS: ALI TAJPOUR, ROSE TAJPOUR		DWG NO. 06.1	VERSION D

VER.	DATE	DESCRIPTION
A	28/12/2024	PSP - CONCEPT DESIGN (OPTION 1)
B	6/01/2025	PSP - CONCEPT DESIGN (OPTION 2)
C	17/01/2025	PSP - DESIGN DEVELOPMENT
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EXTERNAL MATERIALS & COLOUR SCHEDULE

External Walls & Wall Cladding:
Type A - Hebel *PowerPanel 50mm* thick wall cladding fixed with battens over timber or metal framed wall all smooth acrylic rendered and painted - paint colour Dulux "Vivid White" or similar to owner's choice.

Type B - Stratco *"Nailstrip Hiland Tray"* or Lysaght *"Enseam"* (Rib Height – 38mm; Sheet Cover – 265mm) Colorbond metal sheet cladding fixed with battens over timber or metal framed wall with matched flashings and with ribs running vertical - colour "Basalt".

Type C - Timber composite *"Castellation"* cladding from Keksia fixed with battens to ceiling or wall frames with grooves running vertical all installed with proprietary trims and as per manufacturer's specs. - colour "Spotted Gum" or similar to owner's choice.

Type D - Face brick wall with expressed 10mm "raked" off-white colour mortar joints all neatly finished - grey colour bricks to be selected by owner.

Front Entry Ceilings, Southside Terrace Ceiling and Roofed Pergola/Colonnade Ceiling (Cladding - Type C):
Timber composite "*CX Castellated*" cladding from PermaTimber or similar fixed with battens to ceiling frames with grooves running vertical all installed with proprietary trims and as per manufacturer's specs. - colour "Spotted Gum" or similar to owner's choice.

Windows & Sliding Doors:
Powder coated aluminium windows and doors – frame colour "Basalt".

Garage Door:
Colorbond metal panel lift door – colour "Basalt".

Roof:
"Trimdek" or similar Colorbond metal roof sheeting – colour "Basalt".

Gutters & Flashings:
Colorbond half round metal gutters and flashings - colour "Basalt".

Rainheads & Downpipes:
Curved "Half Cylinder" rainheads from Stratco and 100mm dia PVC down pipes - colour "Basalt" or "Vivid White" to match corresponding wall colour.

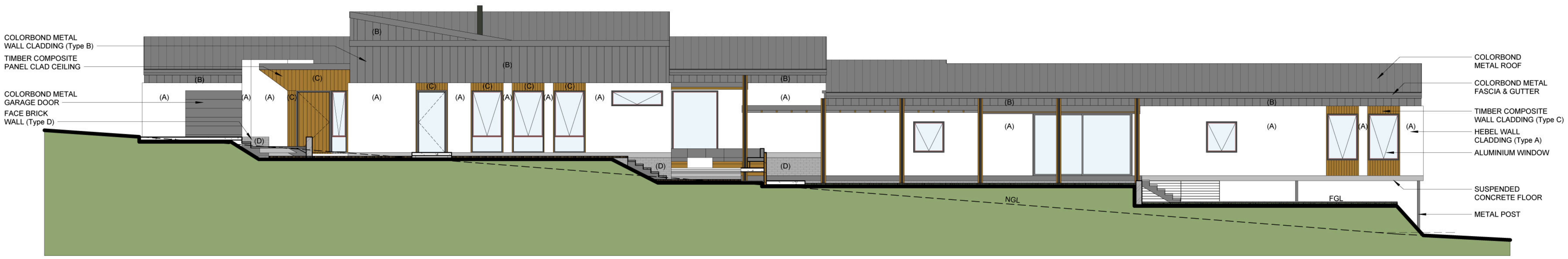
Metal Posts & Exposed Metal Structures:
All metal posts and exposed metal structures to be painted in colour "Basalt".

Swimming Pool Fence (1200 high):
1.2m high and 12mm thick laminated/toughened clear glass panels supported on stainless steel spigots and must comply with AS and NCC.

Driveway:
Permeable dark grey in-situ concrete with exposed aggregates or black asphalt (bitumen) driveway.

Pedestrian Paths and Apron:
Combination of standard in-situ concrete and compacted red gravel.

Retaining Wall:
Face brick wall with expressed 10mm "raked" off-white colour mortar joints all neatly finished - grey colour bricks to be selected by owner.



NORTH ELEVATION

ABSA Australian Building Sustainability Accreditation
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Jeremy Streatfeild
Assessor Number 61340
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

Certificate No. # VYH4WF7NXB
Scan QR code or follow website link for rating details.
Assessor name Jeremy Streatfeild
Accreditation No. 61340
Property Address 76 Woodbury Drive, Sutton, NSW, 2620
https://www.fr5.com.au/QRCodeLanding?PublicId=VYH4WF7NXB&GrpCert=1

PROJECT
PROPOSED NEW RESIDENTIAL DEVELOPMENT

LOT 24 DP 271494
SUTTON, NSW
76 WOODBURY DRIVE

CLIENTS
ALI TAJPOUR
ROSE TAJPOUR

TITLE
EXTERNAL MATERIALS & COLOUR SCHEDULE

DATE	SCALE
25/02/2025	1 : 100@A1
JOB NO.	**DRAWN**
DWG NO.	**VERSION**
07.1	D

VER.	DATE	DESCRIPTION
A	28/12/2024	PSP - CONCEPT DESIGN (OPTION 1)
B	6/01/2025	PSP - CONCEPT DESIGN (OPTION 2)
C	17/01/2025	FSP - DESIGN DEVELOPMENT
D	25/02/2025	DA DOCUMENTATION

4THD PLANNING & DESIGN
35 Clem Hill Street, Gordon ACT 2906
Tel: (02) 6294 8059 Mob: 0434674176
Email: info@4thd.com.au Web: www.4thd.com.au
ACN 154 870 078

GROUND FLOOR PLAN

BUILDING GROSS FLOOR AREA - 933.733 M^2

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PROJECT
PROPOSED NEW RESIDENTIAL DEVELOPMENT

LOT 24 DP 271494
SUTTON, NSW
76 WOODBURY DRIVE

CLIENTS
ALI TAJPOUR
ROSE TAJPOUR

TITLE
AREA PLAN

DATE	SCALE
25/02/2025	1 : 200@A1
JOB NO.	DRAWN
DWG NO. 08.1	VERSION D

VER.	DATE	DESCRIPTION	VER.	DATE	DESCRIPTION	VER.	DATE	DESCRIPTION
A	28/12/2024	PSP - CONCEPT DESIGN (OPTION 1)						
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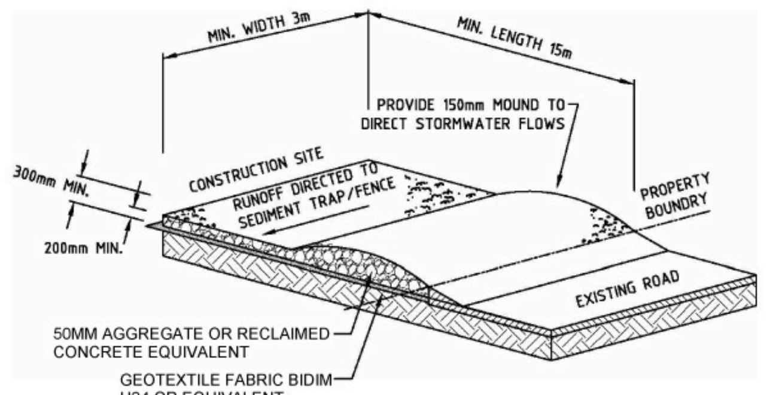
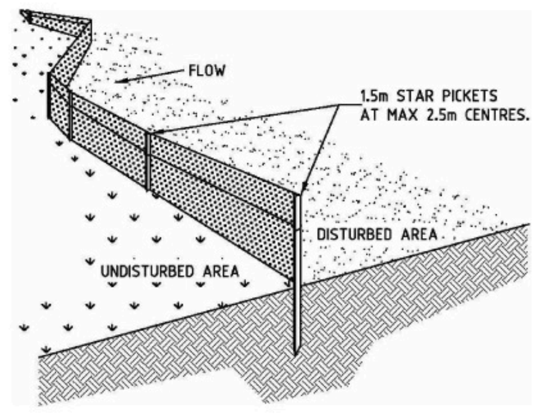


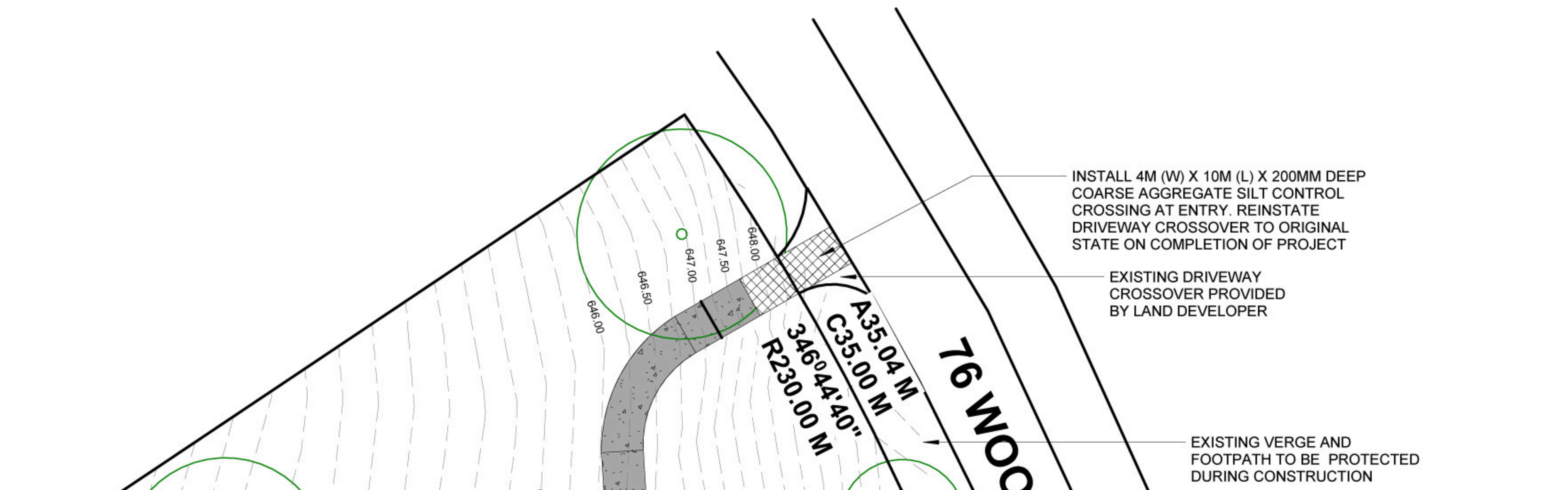
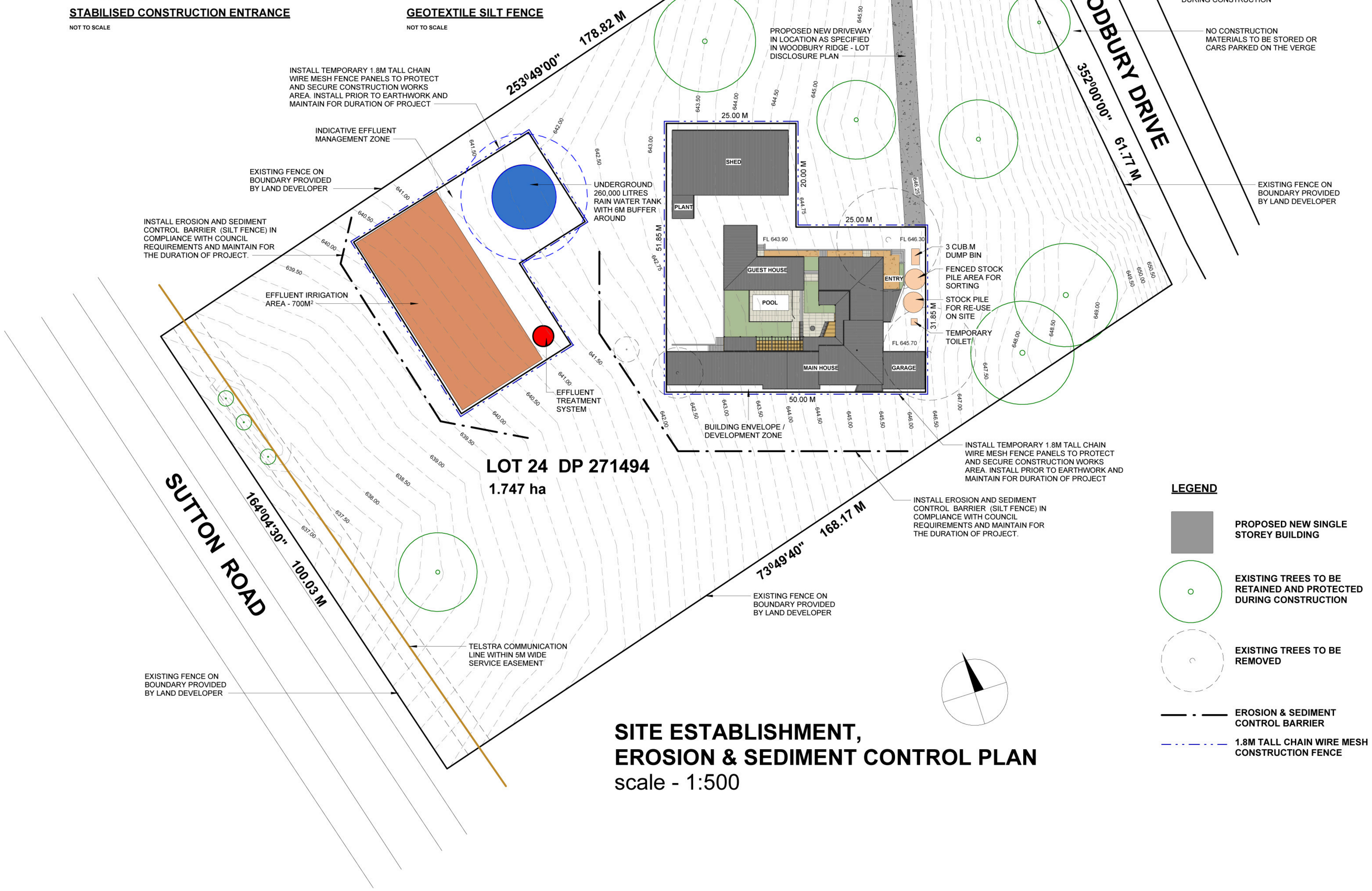
STABILISED CONSTRUCTION ENTRANCE

NOT TO SCALE



GEOTEXTILE SILT FENCE

NOT TO SCALE

SITE ESTABLISHMENT,
EROSION & SEDIMENT CONTROL PLAN

scale - 1:500

VERGE PROTECTION AND MANAGEMENT NOTES:

INSTALL 1800m, HIGH CONTINUOUS CHAIN WIRE MESH FENCE AROUND VERGES AND EXISTING VEGETATION TO BE RETAINED WITHIN THE BLOCK AS SHOWN.

FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED UPON COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION.

ENSURE ADEQUATE WATER WATER IS APPLIED TO THE ROOT ZONE OF RETAINED VEGETATION THROUGHOUT CONSTRUCTION PERIOD.

MAKE GOOD ANY DAMAGE TO EXISTING GRASS VERGES, REINSTATE AS PER COUNCIL AND/OR LAND DEVELOPER'S SPECIFICATION.

BUILDER MUST ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERBS, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY IMATERIALS DURING THE CONSTRUCTION WORKS ARE RECTIFIED TO THE SATISFACTION OF RELEVANT AUTHORITIES.

UPON COMPLETION OF CONSTRUCTION , VERGES SHOULD STILL HAVE ESTABLISHED DRYLAND GRASS COVER, TOPSOIL IS NOT TO BE REMOVED AND LEVELS NOT TO BE CHANGED.

SEDIMENT CONTROLS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS AND CHECKED DAILY.

SEDIMENT CONTROLS MUST BE RETAINED UNTIL PROJECT COMPLETION. SEDIMENT EROSION MUST COMPLY WITH BEST PRACTICE COUNCIL GUIDELINES AND RELEVANT AUSTRALIAN STANDARDS.

IF THE STANDARD OF GRASS COVER ON THE VERGE IS TO BE IMPROVED, THE FOLLOWING REQUIREMENTS APPLY -

- LIGHTLY CULTIVATE THE SOIL TO 25MM-50MM DEPTH (50MM MAXIMUM TO MINIMISE DAMAGE TO TREE ROOTS).
- CULTIVATE ONLY IN ONE DIRECTION, AVOID MAJOR ROOTS AND KEEP A MINIMUM OF 1.0M FROM TREE TRUNK.
- NO CAR PARKING OR EQUIPMENT PARKING PERMITIED ON VERGE.
- CONTOURS PER DEVELOPERS DRAFT CONTOURS ONLY.
- LEVELS TO BE VERIFIED BY A REGISTERED SURVEYOR.
- ADD 'B' TY PE SOIL AT 25MM-50MM DEPTH. LEVEL THE TOP SOIL AND ADD NPK FERTILISER (EQUIVALENT TO MULTIGRO) AT 40G/M2.
- LAY TURF OR SOW SEED OF SUITABLE DROUGHT TOLERANT SPECIES.
- AN IN GROUND IRRIGATION SYSTEM WILL NOT BE PERMITTED ON THE VERGE.
- A SYSTEM OF QUICK COUPLERS AT THE LEASE BOUNDARY EDGE OF THE VERGE MAY BE INSTALLED, SUBJECT TO COUNCIL AND/OR LAND DEVELOPER'S REQUIREMENTS.

ANY DAMAGE THAT OCCURS TO TREES TO BE REPAIRED AT THE BUILDERS EXPENSE. RESTORATIVE WORKS TO BE AS PER COUNCIL AND/OR LAND DEVELOPERS REQUIREMENTS AND SHALL BE CARRIED OUT BY QUALIFIED CONTRACTORS.

SEDIMENT CONTROL AND VERGE MANAGEMENT NOTES:

SEDIMENT CONTROLS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS AND CHECKED DAILY.

SEDIMENT CONTROLS MUST BE RETAINED UNTIL REVEGETATION IS FULLY ESTABLISHED AFTER BUILDING COMPLETION TO COMPLY WITH BEST PRACTICE GUIDELINES - TO PREVENT POLLUTION FROM RESIDENTIAL BUILDING SITES MARCH 2006.

THE DEVELOPER WILL COMPLY WITH ALL RELEVANT ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN NSW.

STORMWATER SUMPS TO BE LOCATED ON SITE.

NEIGHBOURING PROPERTIES AND PUBLIC AREAS MUST BE KEPT CLEAR DURING SITE DELIVERIES.

A I.8M HIGH TEMPORARY SITE FENCE IS TO BE PROVIDED TO SECURE SITE, FROM START OF WORKS TO THE 'LOCK UP' STAGE. THIS ALSO INCLUDES THE INSTALLATION OF APPROPRIATE SEDIMENT AND EROSION CONTROLS.

ALL BUILDING MATERIALS STORED ON SITE MUST BE WITHIN THE PROPERTY BOUNDARY AT ALL TIMES.

ANY DAMAGE TO STREET TREES, TREE GUARDS OR WELLS DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO REPAIR OR REINSTATE TO ORIGINAL SPECIFICATIONS.

THE LOCATION OF ANY TEMPORARY OR RELOCATABLE BUILDING / STRUCTURE IN THE VERGE IS NOT PERMIITED.

THE DUMPING OR STORAGE OF EXCESS EARTHWORKS ON NEIGHBOURING SITES AS WELL AS PUBLIC AREAS IS STRICTLY PROHIBITED.

MAINTENANCE SCHEDULE

MONTHLY:
TURN OVER STABILISED CONSTRUCTION ENTRY MATERIAL AND TOP UP AS REQUIRED.

WEEKLY:
CHECK AND REINSTATE SILT CONTROL FENCES.

DAILY:
SWEEP AND REMOVE ANY DIRT TRACKED ONTO PUBLIC ROADS BY VEHICLES. ALL NECESSARY STEPS SHOULD BE TAKEN THAT ARE PRACTICAL AND REASONABLE TO MINIMISE DUST POLLUTION ON LAND DEVELOPMENT AND CONSTRUCTION SITE.

DURING / AFTER WET WEATHER:
LIMIT CONSTRUCTION VEHICLE ACCESS TO SITE DURING AND IMMEDIATELY FOLLOWING WET WEATHER.

DUST MANAGEMENT

A WATER CART OR SUFFICIENT WATER SPRAYS SHALL BE MADE AVAILABLE IN DRY AND WINDY CONDITIONS TO MAINTAIN DUST SUPPRESSION.

WATER SHALL BE APPLIED TO SUPPRESS DUST FROM OPEN EARTHWORKS AS WELL AS UNPROTECTED STOCKPILES.

STOCKPILES SHALL BE EITHER COVERED OR SEEDED TO PREVENT DUST.

AREAS OF COMPLETED EARTHWORKS SHALL BE PROGRESSIVELY REHABILITATED WITH DRYL AND GRASS AND FENCED OFF AS SOON AS PRACTICABLE TO PREVENT FURTHER EROSION.

THE CONTRACTOR SHALL CONTACT ACTEWAGL TO OBTAIN AN EXEMPTION TO USE WA TER ON THE SITE.

NOTE:

BASIX COMMITMENTS FORM PART OF THIS PLAN WHICH MUST BE COMPLIED WITH. REFER TO THE SCHEDULE OF BASIX COMMITMENTS AND ENERGY EFFICIENCY REPORT PREPARED FOR THE PROJECT.

TERMITE PROTECTION

TERM GUARD PERIMETER AND ARMOURED SHIELD SYSTEM OR EQUIVALENT NON-CHEMICAL BARRIER TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

PROJECT		TITLE	DATE	SCALE
PROPOSED NEW RESIDENTIAL DEVELOPMENT		SITE ESTABLISHMENT, EROSION & SEDIMENT CONTROL PLAN	25/02/2025	1 : 500@A1
LOT 24 DP 271494 SUTTON, NSW 76 WOODBURY DRIVE	CLIENTS ALI TAJPOUR ROSE TAJPOUR		JOB NO.	DRAWN
			DWG NO. 08.2	VERSION D

VER.	DATE	DESCRIPTION
A	28/12/2024	PSP - CONCEPT DESIGN (OPTION 1)
B	6/01/2025	PSP - CONCEPT DESIGN (OPTION 2)
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