

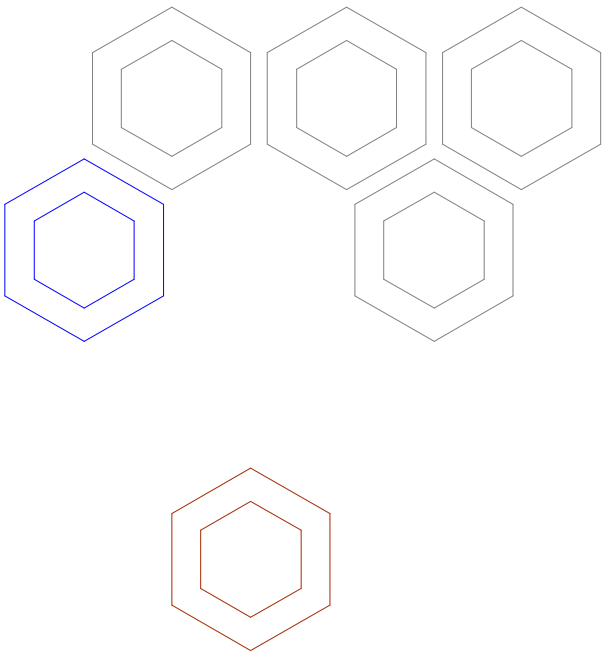
DEVELOPMENT APPLICATION

DRAWING SCHEDULE

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ISSUE DETAILS

A 03.07.25 ISSUED FOR DEVELOPMENT APPLICATION



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A01	OWNER'S CONSENT FORM
A02	SURVEY PLAN
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A05	LANDSCAPE PLAN
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A07	WASTE MANAGEMENT PLAN
A08	QUANTITY SURVEYORS REPORT



PROPOSED DWELLING

4 CALDWELL PARADE,
YAGOONA NSW 2199

ROLA EL ECHE



GENERAL REQUIREMENTS/SPECIFICATIONS CLASS 1 AND 10

BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING/WHERE RELEVANT

UNLESS AS OTHERWISE REQUIRED AND/OR SPECIFIED BY ANY RELEVANT PERFORMANCE SOLUTION REPORT

EARTHWORKS

NATIONAL CONSTRUCTION CODE (NCC)

- EARTHWORKS AND EXCAVATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH BCA 2022 AMENDMENT 1 H1D3 AND HOUSING PROVISIONS PART 3.2

STORM WATER

- POWDER COATED ALUMINIUM GUTTERS & DOWNPIPES.
- REFER TO STORMWATER PLAN FOR ALL SITE DRAINAGE DETAILS AND CALCULATIONS.

NATIONAL CONSTRUCTION CODE (NCC)

- DRAINAGE IS TO BE IN ACCORDANCE WITH BCA 2022 AMENDMENT 1 H2D2
- ROOF, WALL CLADDING, GUTTERS & DOWNPIPES ARE TO COMPLY WITH BCA 2022 AMENDMENT 1 H1D7 AND H2D6

TERMITE PROTECTION

NATIONAL CONSTRUCTION CODE (NCC)

- PROTECTION MUST BE IN ACCORDANCE WITH BCA 2022 AMENDMENT 1 H1D3 AND ABCB HOUSING PROVISIONS PART 3.4

FOOTINGS AND SLABS

- PROPOSED FOOTINGS TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER

NATIONAL CONSTRUCTION CODE (NCC)

- FOOTINGS AND SLABS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH BCA 2022 AMENDMENT 1 H1D4 AND H2D3

AUSTRALIAN STANDARD (AS)

- PILED FOOTINGS ARE TO COMPLY WITH AS 2159-2009

FLOORING

- PROPOSED FLOOR CONSTRUCTION TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER.
- ALL PORCHES, VERANDAHS & THE LIKE TO HAVE A 85mm STEPDOWN FROM INTERNAL AREAS UNLESS NOTED OTHERWISE
- FOR ALL REDUCED LEVELS REFER TO FLOOR PLANS (ENGINEERS DETAILS TO SUPERSEED-CONFIRM WITH DESIGNER)
- SUB FLOOR VENTILATION IS TO COMPLY WITH BCA 2022 AMENDMENT 1 H2D5

WALLS

NATIONAL CONSTRUCTION CODE (NCC)

- STEEL AND TIMBER FRAMING AND STRUCTURAL STEEL SECTIONS ARE TO COMPLY WITH BCA 2022 AMENDMENT 1 H1D6
- MASONRY, MASONRY COMPONENTS AND ACCESSORIES, AND WEATHERPROOFING OF MASONRY ARE TO COMPLY WITH BCA 2022 AMENDMENT 1 H1D5 AND H2D4
- SOUND INSULATION IS TO BE IN ACCORDANCE WITH BCA AMENDMENT 1 2022 H4D8
- REINFORCED AUTOCLAVED AERATED CONCRETE IS TO COMPLY WITH AS 5146.1-2015
- CONCRETE - POST-INSTALLED AND CAST-IN FASTENINGS IS TO COMPLY WITH SA TA 101
- ROOF AND WALL CLADDING ARE TO COMPLY WITH BCA 2022 AMENDMENT 1 H2D6

STRUCTURE

NATIONAL CONSTRUCTION CODE (NCC)

- STAIR CONSTRUCTION IS TO COMPLY WITH PART 3.9.1
- STRUCTURAL DESIGN TO BE IN ACCORDANCE WITH ACCEPTABLE CONSTRUCTION MANUALS AS LISTED IN PART 3.11
- ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE IS TO COMPLY WITH BCA AMENDMENT 1 2022 H1D11

EXTERNAL WATERPROOFING

NATIONAL CONSTRUCTION CODE (NCC)

- EXTERNAL WATERPROOFING IS TO COMPLY WITH BCA AMENDMENT 1 2022 H2D8

GLAZING

- POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS & DOORS UNLESS NOTED OTHERWISE.

NATIONAL CONSTRUCTION CODE (NCC)

- ALL GLAZING IS TO BE IN ACCORDANCE WITH BCA 2022 AMENDMENT 1 H1D8 AND H2D7

ROOFING

NATIONAL CONSTRUCTION CODE (NCC)

- ROOF CLADDING SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.5.1

AUSTRALIAN STANDARD (AS)

- INSTALLATION OF ROOF TILES - AS 2050
- DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - AS 1562.1

FIRE

NATIONAL CONSTRUCTION CODE (NCC)

- THE FIRE HAZARD PROPERTIES OF MATERIALS ARE TO COMPLY WITH BCA 2022 AMENDMENT 1 H3D2
- FIRE SEPARATION OF EXTERNAL WALLS IS TO COMPLY WITH BCA 2022 AMENDMENT 1 H3D3
- FIRE PROTECTION OF SEPARATING WALLS AND FLOORS IS TO COMPLY WITH BCA 2022 AMENDMENT 1 H3D4
- FIRE SEPARATION OF GARAGE-TOP-DWELLINGS IS TO COMPLY WITH BCA 2022 AMENDMENT 1 H3D5
- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 AMENDMENT 1 H3D6

HEALTH & AMENITY

- ALL BATHROOM, ENSUITES AND LAUNDRIES TO HAVE FLOOR WASTES AND BE SETDOWN AND WATERPROOFED.

NATIONAL CONSTRUCTION CODE (NCC)

- WET AREAS ARE TO COMPLY WITH BCA 2022 AMENDMENT 1 H4D2
- MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS ARE TO COMPLY WITH BCA 2022 AMENDMENT 1 H4D3
- ROOM HEIGHTS ARE TO COMPLY WITH BCA 2022 AMENDMENT 1 H4D4
- PROVISION OF LIGHT IS TO COMPLY WITH BCA 2022 AMENDMENT 1 H4D6
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 AMENDMENT 1 H4D7
- SOUND INSULATION IS TO COMPLY WITH BCA 2022 AMENDMENT 1 H4D8
- CONDENSATION MANAGEMENT IS TO COMPLY WITH BCA 2022 AMENDMENT 1 H4D9

SAFE MOVEMENT & ACCESS

NATIONAL CONSTRUCTION CODE (NCC)

- STAIRWAY AND RAMP CONSTRUCTION ARE TO COMPLY WITH BCA 2022 AMENDMENT 1 H5D2
- BARRIERS AND HANDRAILS ARE TO COMPLY WITH BCA 2022 AMENDMENT 1 H5D3
- THE WINDOW IS TO BE FITTED WITH EITHER A DEVICE TO RESTRICT THE WINDOW OPENING, OR A SUITABLE SCREEN, SO A 125mm SPHERE CANNOT PASS THROUGH.
- THE DEVICE OR SCREEN CAN HAVE A CHILD RESISTANT RELEASE MECHANISM (E.G. A KEY LOCK) WHICH CAN ENABLE THE DEVICE OR SCREEN TO BE REMOVED, UNLOCKED OR OVERRIDDEN. (SO FOR EXAMPLE, THE WINDOW CAN BE CLEANED)
- A BARRIER IS NOT REQUIRED FOR WINDOWS 1.7m OR MORE ABOVE THE FLOOR LEVEL.

EXTERNAL FINISHES

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

ANCILLARY PROVISIONS AND ADDITIONAL CONSTRUCTION REQUIREMENTS

NATIONAL CONSTRUCTION CODE (NCC)

- SWIMMING POOLS ARE TO COMPLY WITH BCA 2022 AMENDMENT 1 NSW H7D2
- CONSTRUCTION IN BUSHFIRE PRONE AREAS IS TO COMPLY WITH BCA 2022 AMENDMENT 1 NSW H7D4
- HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES ARE TO COMPLY WITH BCA 2022 AMENDMENT 1 H7D5

LANDSCAPE

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

BUSHFIRE

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

NATIONAL CONSTRUCTION CODE (NCC)

- BUSHFIRE AREAS ARE TO BE IN ACCORDANCE WITH BCA 2022 AMENDMENT 1 H7D4

STRUCTURAL SOFTWARE USED IN COMPUTER AIDED DESIGN OF A BUILDING OR STRUCTURE THAT USES DESIGN CRITERIA BASED ON THE DEEMED-TO-SATISFY PROVISIONS OF NCC VOLUME TWO AND THE ABCB HOUSING PROVISIONS, INCLUDING ITS REFERENCED DOCUMENTS, FOR THE DESIGN OF STEEL OR TIMBER TRUSSED ROOF AND FLOOR SYSTEMS AND FRAMED BUILDING SYSTEMS, MUST COMPLY WITH THE ABCB PROTOCOL FOR STRUCTURAL SOFTWARE WHERE RELEVANT, AS REFERRED TO IN ABCB HOUSING PROVISIONS PART 2.2.5

THE DEVELOPMENT HAS BEEN DESIGNED TO BEST MEET THE GUIDELINES OF COUNCIL & THE NATIONAL CONSTRUCTION CODE (ALL WORK ON SITE SHALL BE CARRIED OUT IN A SIMILAR MANNER TO ADHERE TO THE REQUIREMENTS OF COUNCIL AND THE NCC)

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

NOT FOR CONSTRUCTION

NOTES

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PROPOSED DWELLING

4 CALDWELL PARADE
YAGOONA NSW 2199

DESIGN
DRAFTED NATALI DUNDOVIC
DEVELOPMENT APPLICATION

ROLA EL ECHE

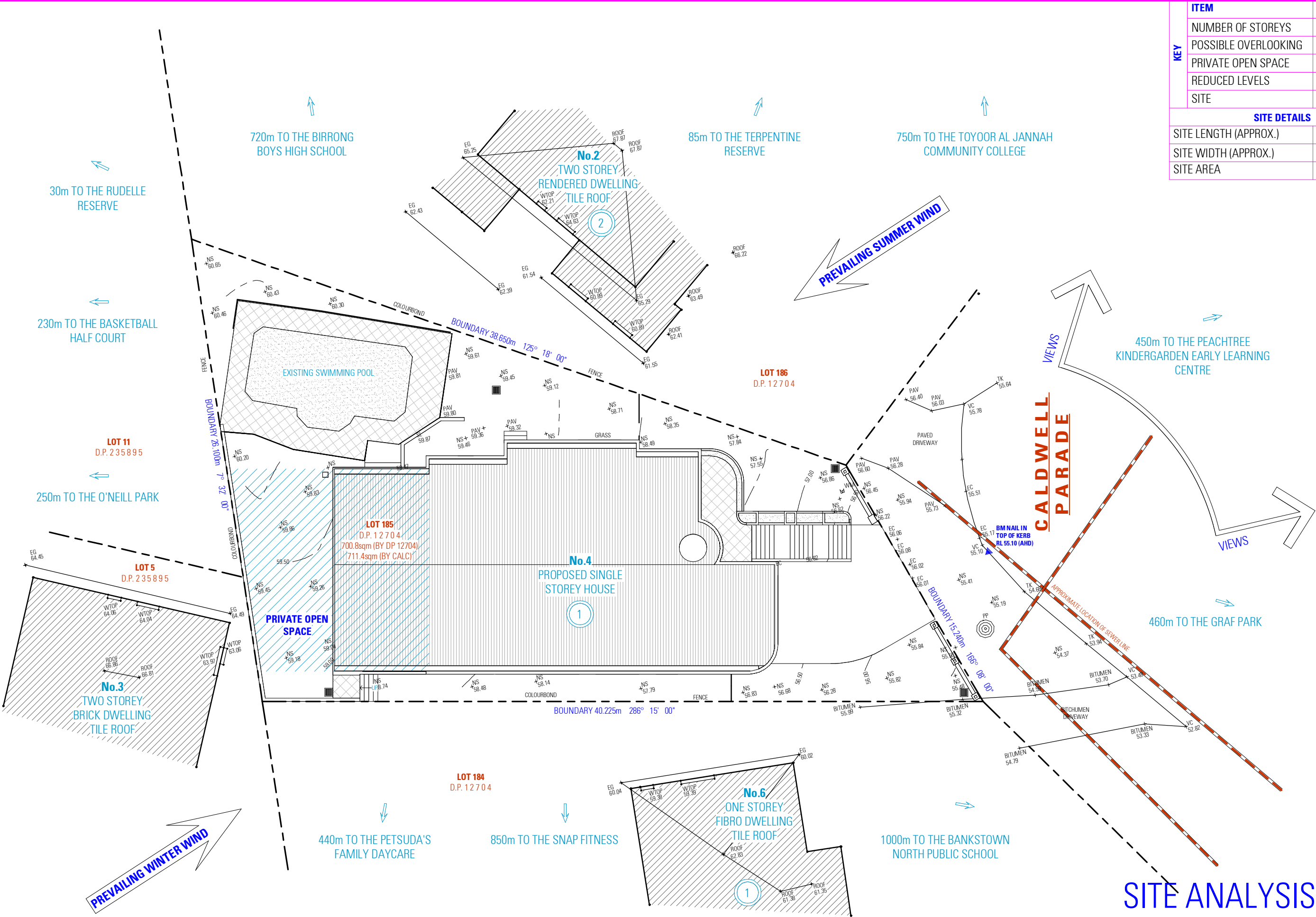
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SPECIFICATIONS AND COMMENTS
CLASS 1 AND 10

SCALE
ISSUE A / A3

DWG No. 24199 - 001

KEY	ITEM	SYMBOL
	NUMBER OF STOREYS	① / ②
	POSSIBLE OVERLOOKING	
	PRIVATE OPEN SPACE	
	REDUCED LEVELS	
	SITE	
SITE DETAILS		
SITE LENGTH (APPROX.)		19.50 m
SITE WIDTH (APPROX.)		40.23 m
SITE AREA		711.40 m²



SITE ANALYSIS PLAN

NOT FOR CONSTRUCTION

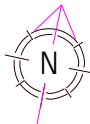
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DESIGN DRAFTED

NATALI DUNDOVIC
SARA TRAJKOVA

PROPOSED DWELLING

4 CALDWELL PARADE
YAGOONA NSW 2199

DRAWING

SITE ANALYSIS PLAN

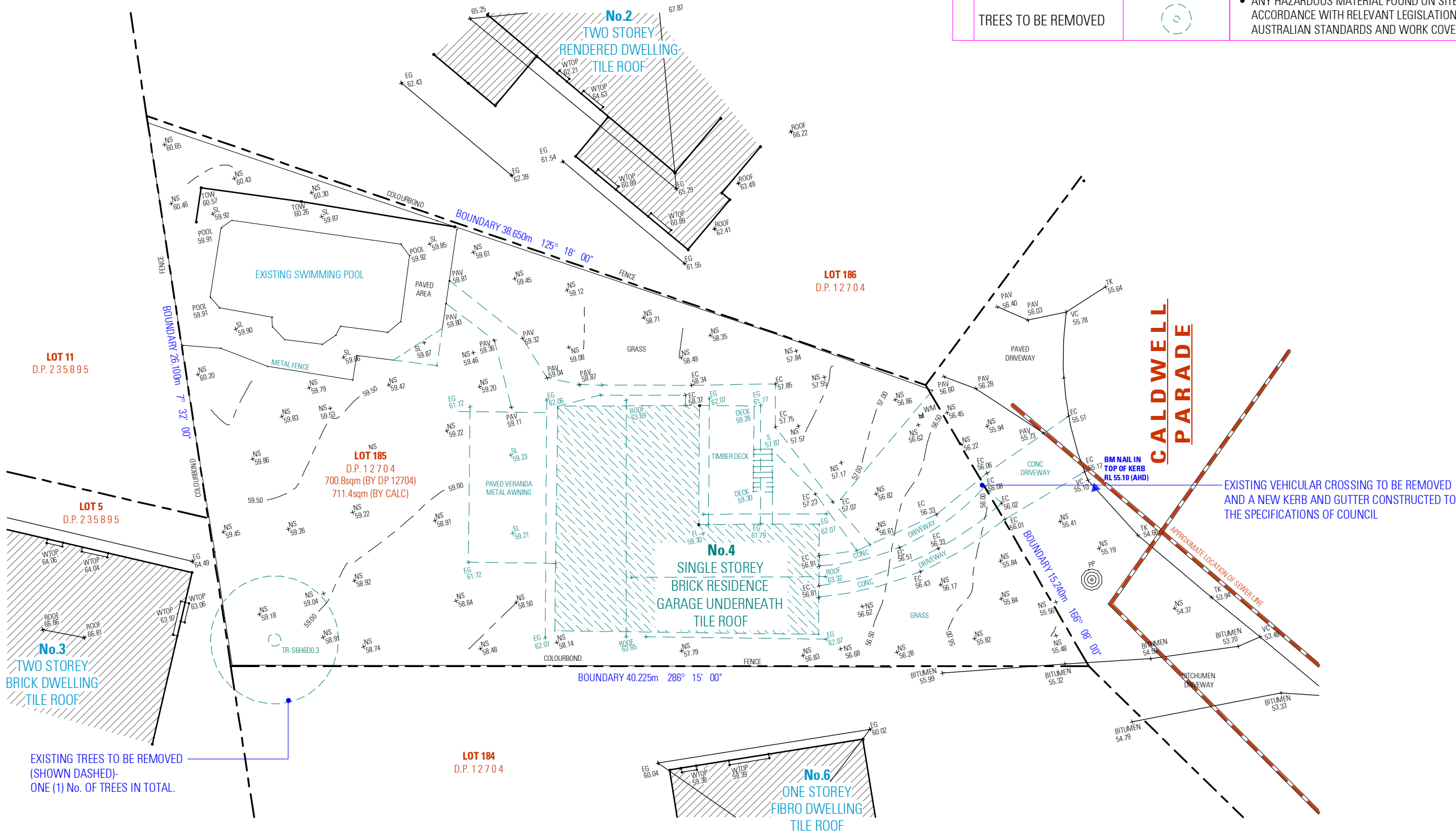
SCALE

1 : 200 / A3
ISSUE A

DWG No. 24199 - 010

KEY	SITE LEGEND	
	ITEM	SYMBOL
	STRUCTURE TO BE DEMOLISHED	
	ITEMS TO BE REMOVED	
	TREES TO BE REMOVED	

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



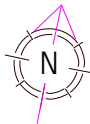
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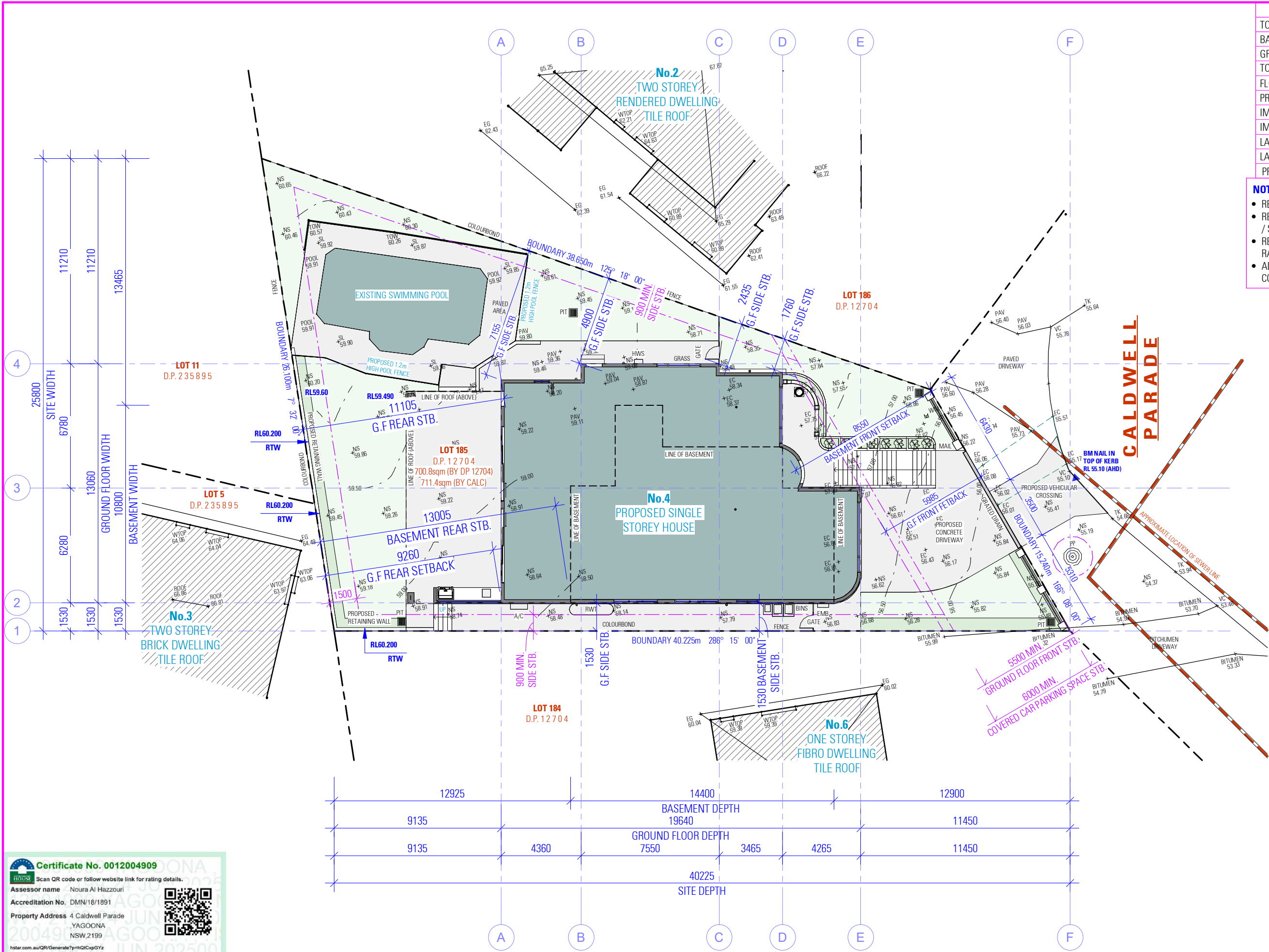
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4 CALDWELL PARADE
YAGOONA NSW 2199

DRAWING
DEMOLITION PLAN

SCALE 1:200 / A3
ISSUE A

DWG No. 24199 - 011



SITE CALCULATION	
TOTAL SITE AREA	711.40 m ²
BASEMENT AREA	100.97 m ²
GROUND FLOOR AREA	212.93 m ²
TOTAL FLOOR AREA	313.90 m ²
FLOOR SPACE RATIO	0.44 : 0.1
PRIVATE OPEN SPACE	149.12 m ²
IMPERVIOUS AREA	507.91 m ²
IMPERVIOUS AREA RATIO	0.71 : 1.0
LANDSCAPE AREA (FRONT)	48.57 m ²
LANDSCAPE AREA RATIO (FRONT)	0.47 : 1.0
PRIVATE OPEN SPACE	149.12 m ²

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

LEGEND	
ITEM	SYMBOL
GROUND FLOOR AREA	[Pattern]
LINE OF FIRST FLOOR	[Pattern]
SITE BOUNDARY	[Pattern]
COMPLIANCE LINE	[Pattern]
COMPLIANCE DIMENSION	[Pattern]
NEIGHBOURING BUILDINGS	[Pattern]
GRASS ZONE	[Pattern]
LANDSCAPING ZONE	[Pattern]

Certificate No. 0012004909

Scan QR code or follow website link for rating details.

Assessor name Noura Al Hazzouri

Accreditation No. DMN/18/1891

Property Address 4 Caldwell Parade, YAGOONA NSW 2199

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es design

es.au

bdaa

ACCREDITED BUILDING DESIGNER

PROPOSED DWELLING

4 CALDWELL PARADE

YAGOONA NSW 2199

DRAWING

PROPOSED SITE PLAN

DESIGN DRAFTED

NATALI DUNDOVIC

SARA PETROVSKA

SCALE

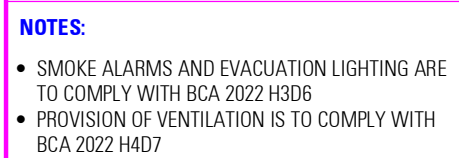
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A

DWG No.

24199 - 012

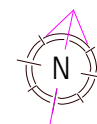
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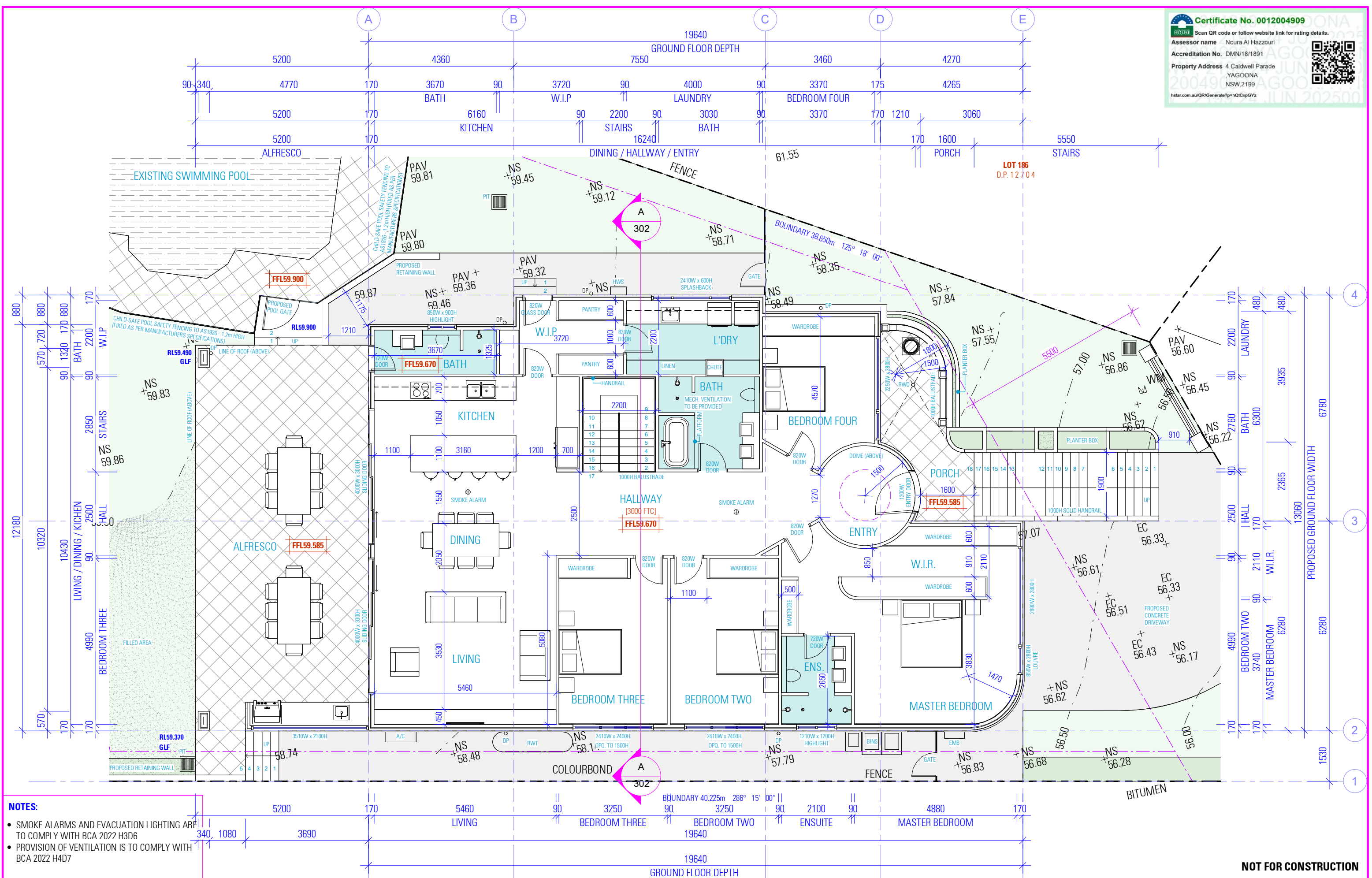
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DESIGN NATALI DUNDOVIC
DRAFTED SARA PETROVSKA

SCALE 1 : 100 / A3
ISSUE A

DWG No. 24199 - 100



NOTES:

- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7

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SARA PETROVSKA

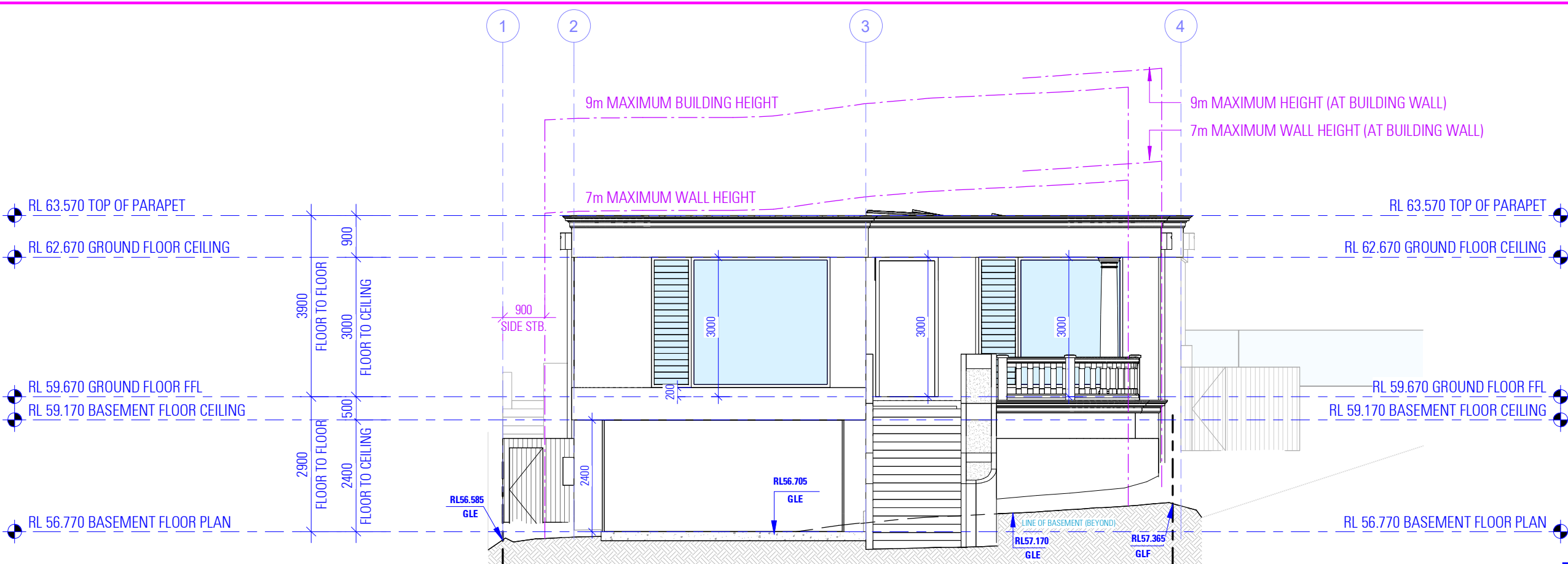
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PROPOSED GROUND FLOOR PLAN

SCALE 1:100 / A3
ISSUE A

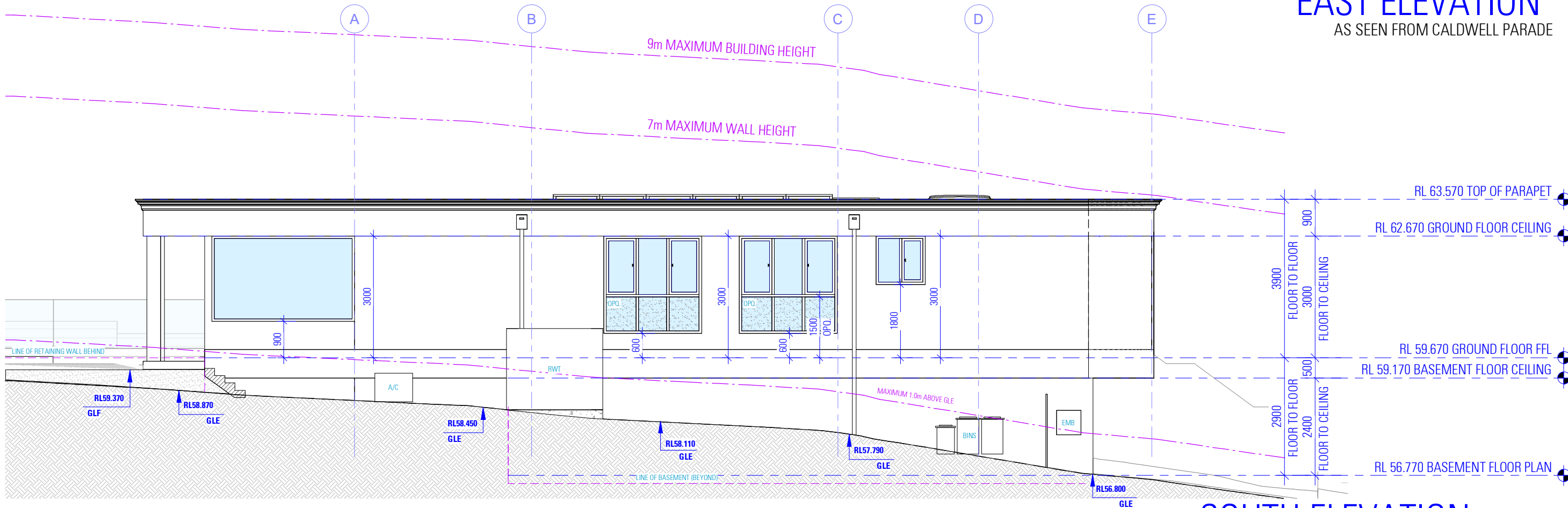
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EAST ELEVATION

AS SEEN FROM CALDWELL PARADE



SOUTH ELEVATION

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ACCREDITED
BUILDING DESIGNER

PROPOSED DWELLING

4 CALDWELL PARADE
YAGOONA NSW 2199

DRAWING

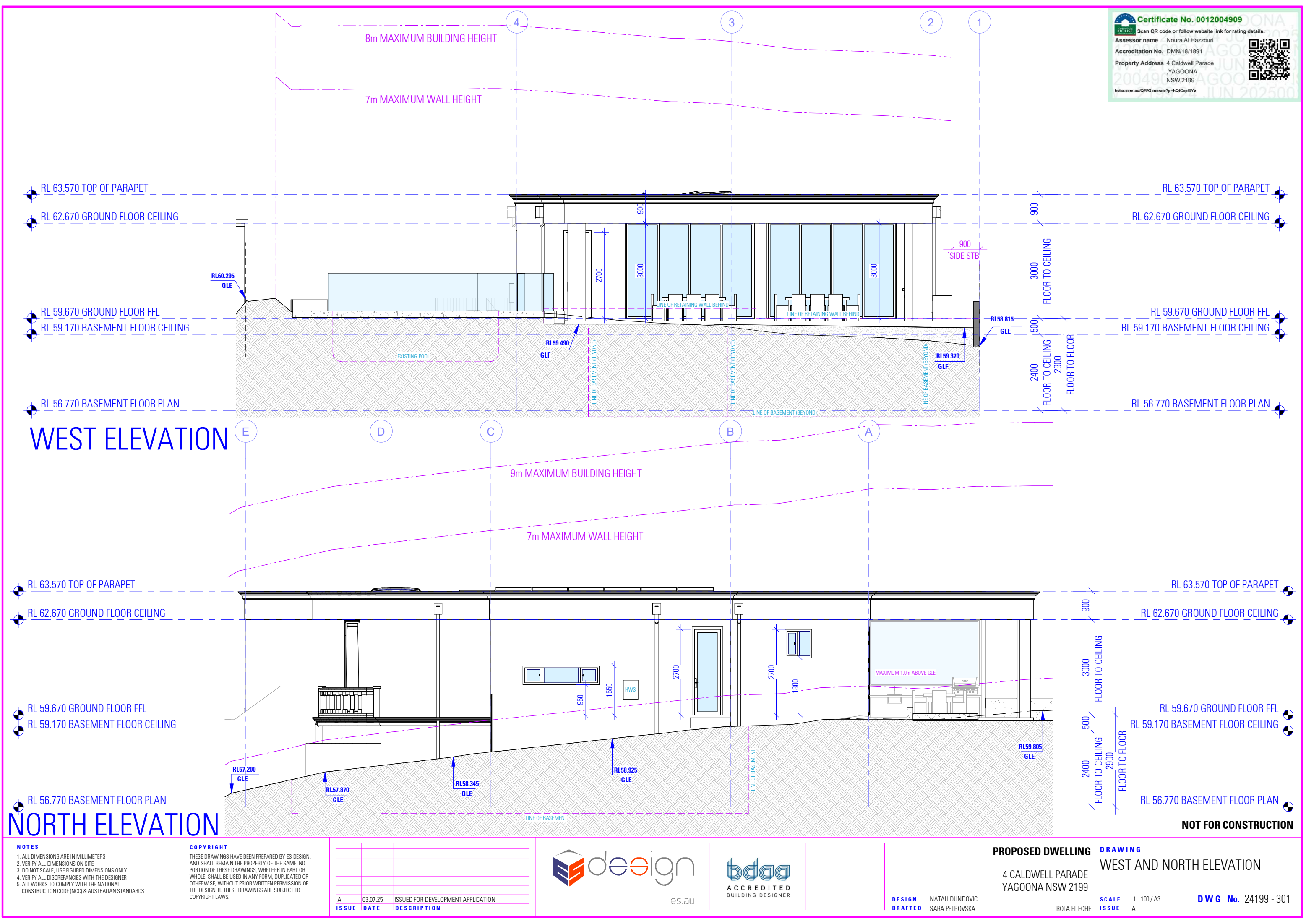
EAST AND SOUTH ELEVATION

DESIGN
DRAFTED NATALI DUNDOVIC
SARA PETROVSKA

ROLA ELECHE

SCALE
ISSUE 1 : 100 / A3
A

DWG No. 24199 - 300



NOTES

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4 CALDWELL PARADE
YAGOONA NSW 2199

DRAWING
WEST AND NORTH ELEVATION

SCALE 1:100 / A3
ISSUE A

DWG No. 24199 - 301

WALL SCHEDULE

170mm STONE CLADDING 90mm STUD 20mm CAVITY 50 INSULATION 10mm STONE FINISH	90mm INTERNAL STUD 90mm STUD	140mm EXTERIOR STUD 50mm CLADDING 90mm STUD	190mm RETAINING WALL 190mm CONCRETE BLOCK	200mm AFS 200mm CONCRETE	100mm AFS 100mm CONCRETE
--	---------------------------------	---	--	-----------------------------	-----------------------------

NOTES
1. THIS SCHEDULE DETAILS MAIN WALL COMPONENTS ONLY AND THE MEASUREMENTS GIVEN DO NOT INCLUDE RENDER, PLASTER OR THE LIKE. THEY ARE PROVIDED FOR 'CONSTRUCTION' PURPOSES AND SUCH DO NOT REPRESENT THE FINAL WALL THICKNESS.
2. EXISTING WALLS SHOWN SOLID HATCHED.
3. THE ITEMS PROVIDED ABOVE ARE A GENERAL LIST OF WALL TYPES. VERIFY ALL DISCREPANCIES WITH THE DESIGNER BEFORE COMMENCING CONSTRUCTION.
4. REFER TO BASIX CERTIFICATE FOR INSULATION REQUIREMENTS.

**Certificate No. 0012004909**

Scan QR code or follow website link for rating details.

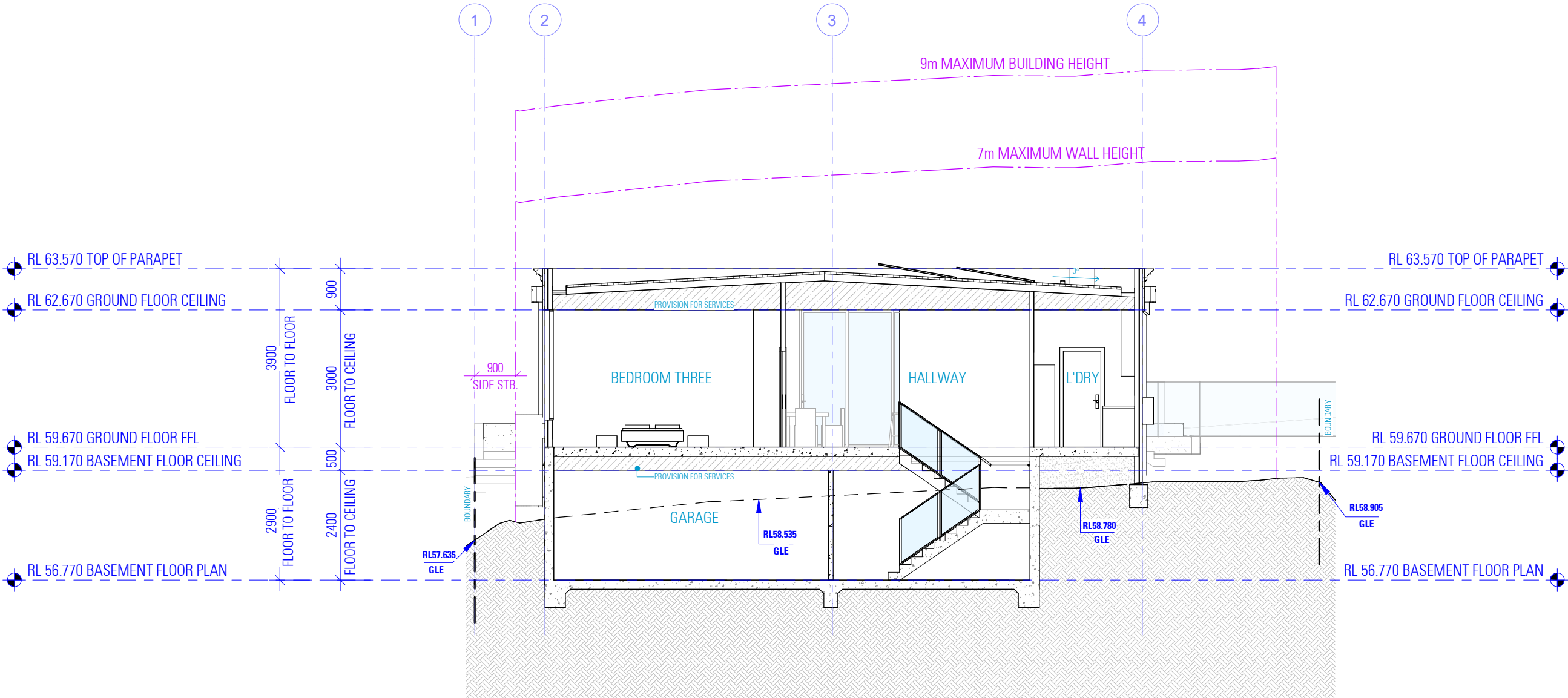
Assessor name Noura Al Hazzouri

Accreditation No. DMN/18/1891

Property Address 4 Caldwell Parade
YAGOONA
NSW 2199

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SECTION

A
100-102

NOT FOR CONSTRUCTION

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ROLA EL ECHE

PROPOSED DWELLING
4 CALDWELL PARADE
YAGOONA NSW 2199

DRAWING
SECTION VIEW
SCALE
ISSUE
1 : 100 / A3
A

DWG No. 24199 - 302

- 1

CEMENT RENDER AND PAINT EXTERNAL FEATURES
RANGE:
COLOUR:
OR ACCEPTABLE EQUIVALENT
- 2

STONE PANELS
RANGE:
COLOUR:
OR ACCEPTABLE EQUIVALENT
- 3

POWDER-COATED ALUMINIUM WINDOWS AND GLASS DOORS
RANGE:
COLOUR:
OR ACCEPTABLE EQUIVALENT
- 4

FLUSH MOUNT GARAGE DOOR
RANGE:
COLOUR:
OR ACCEPTABLE EQUIVALENT
- 5

CEMENT RENDER AND PAINT EXTERNAL WALLS
RANGE:
COLOUR:
OR ACCEPTABLE EQUIVALENT
- 6

STONE PANELS EXTERNAL WALLS
RANGE:
COLOUR:
OR ACCEPTABLE EQUIVALENT
- 7

ALUMINIUM ROOF SHEETING
RANGE:
COLOUR:
OR ACCEPTABLE EQUIVALENT
- 8

ALUMINIUM GUTTERS AND DOWNPIPES
RANGE:
COLOUR:
OR ACCEPTABLE EQUIVALENT
- 9

SOLID CORE TIMBER ENTRY DOORS
- 10

FEATURE COLUMN IN CEMENT RENDER
COLOUR:
OR ACCEPTABLE EQUIVALENT
- 11

SELECTED CONCRETE BALUSTRADING
COLOUR:
OR ACCEPTABLE EQUIVALENT
- 12

CEMENT RENDER AND PAINT EXTERNAL
FEATURES
RANGE:
COLOUR:
OR ACCEPTABLE EQUIVALENT



AS SEEN FROM CALDWELL AVENUE

NOTES
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A	03.07.25	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	DESCRIPTION



DESIGN
DRAFTED NATALI DUNDOVIC
SARA PETROVSKA

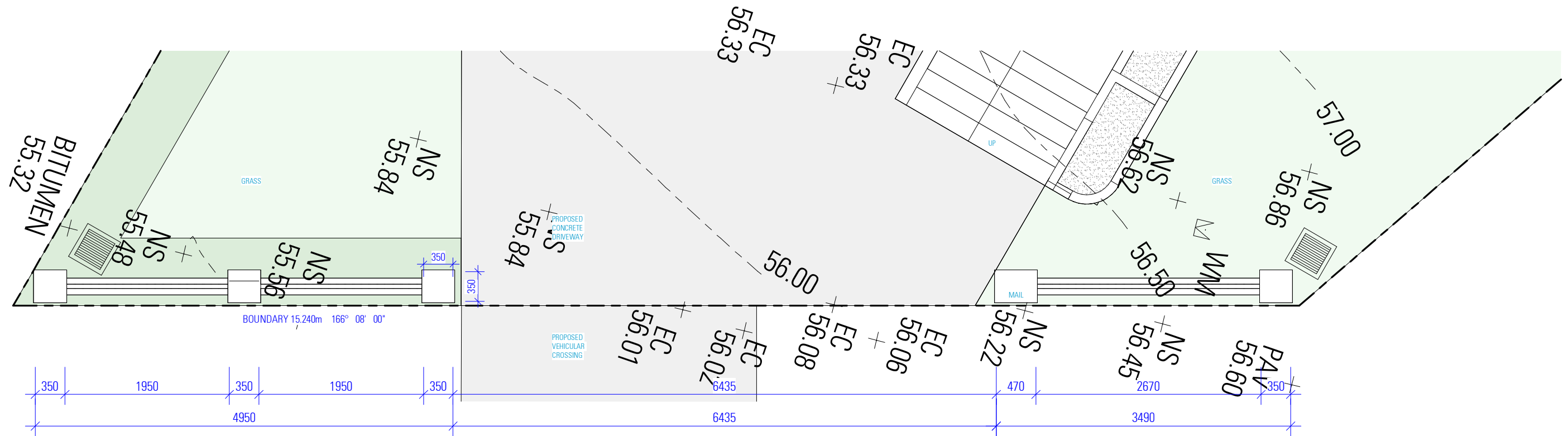
PROPOSED DWELLING
4 CALDWELL PARADE
YAGOONA NSW 2199

ROLA EL ECHE

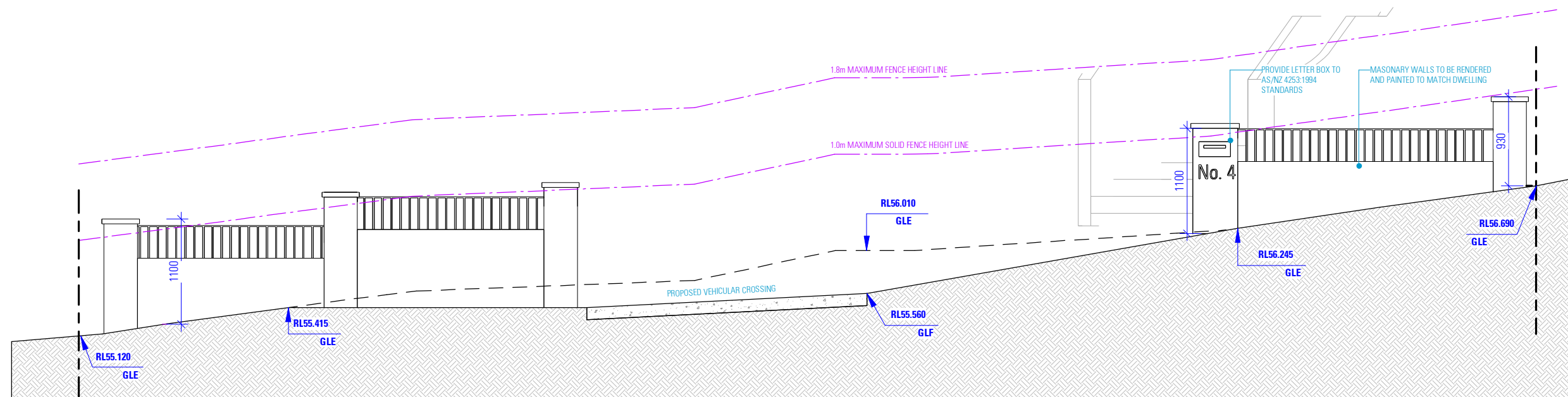
DRAWING
SCHEDULE OF EXTERNAL MATERIALS,
COLOURS AND FINISHES
DWG No. 24199 - 320
SCALE / A3
ISSUE A

NOT FOR CONSTRUCTION

FRONT FENCE DETAILS



PROPOSED FRONT FENCE PLAN



FRONT FENCE ELEVATION

NOT FOR CONSTRUCTION

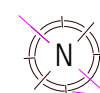
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DESIGN NATALI DUNDOVIC
DRAFTED SARA PETROVSKA

PROPOSED DWELLING

4 CALDWELL PARADE
YAGOONA NSW 2199

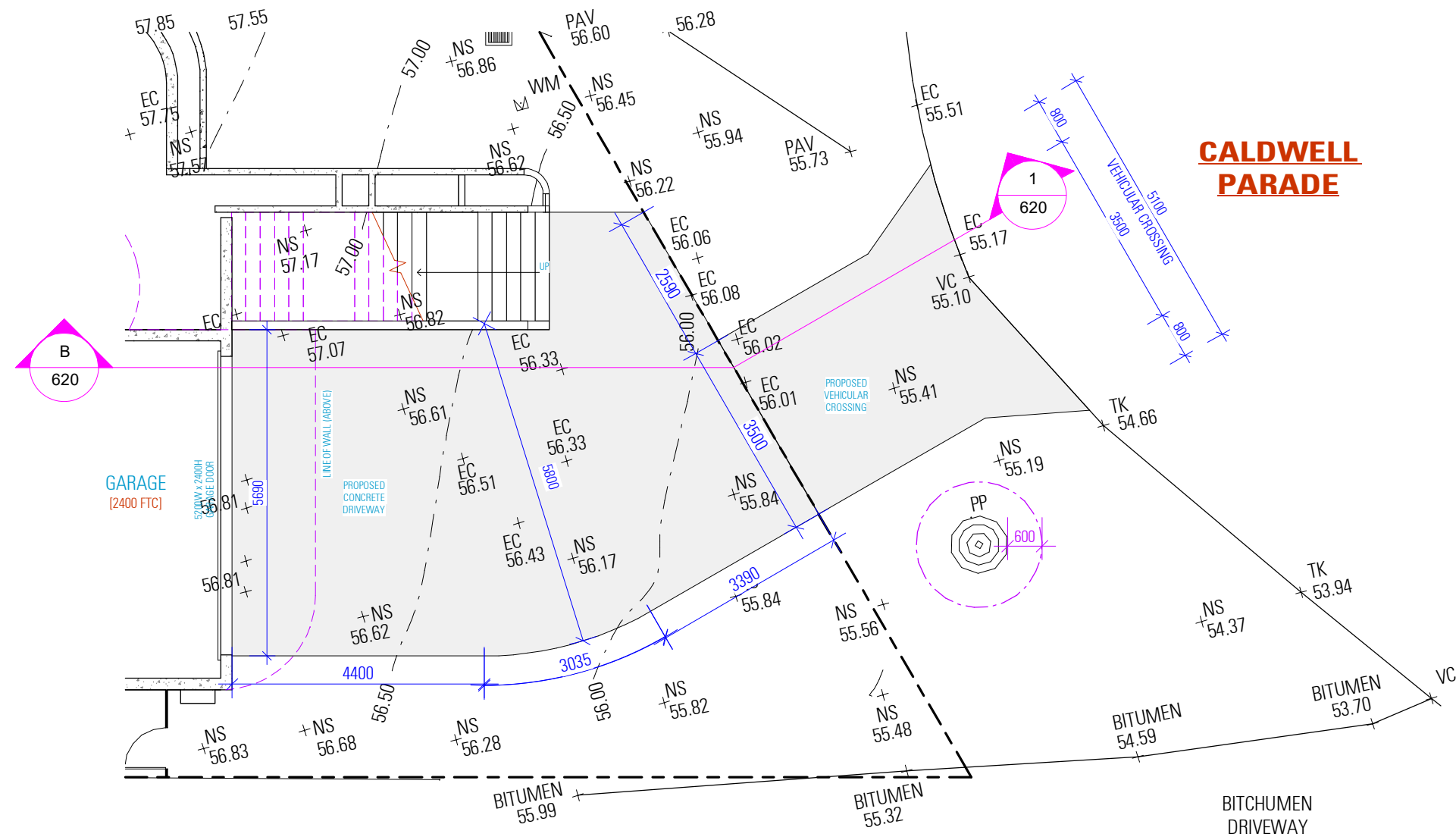
ROLA EL ECHE

DRAWING

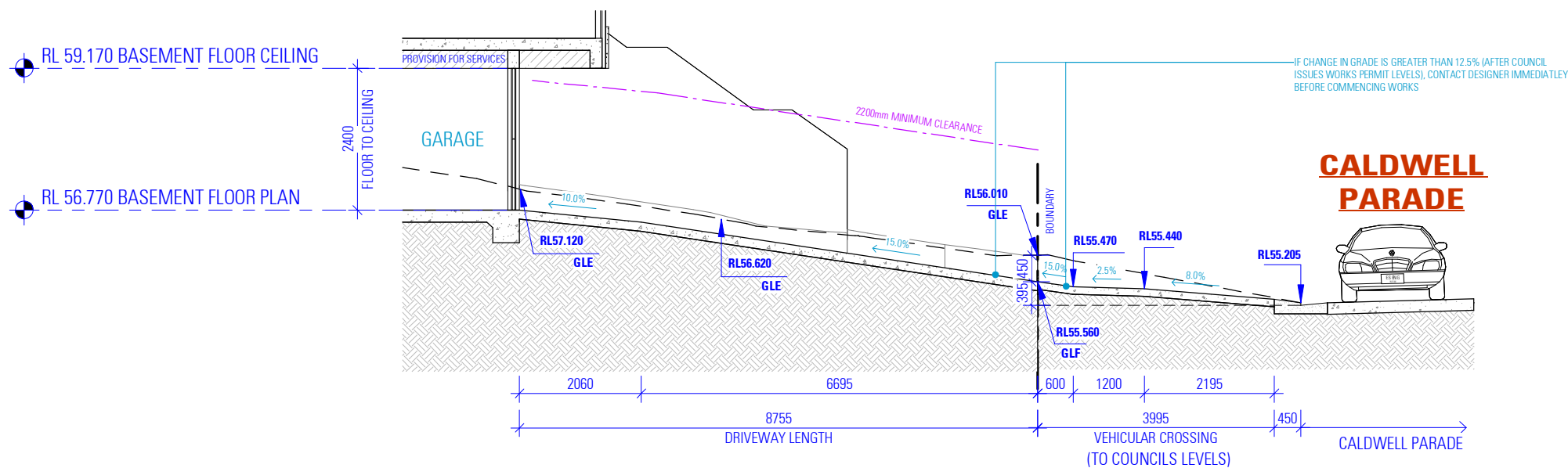
FRONT FENCE DETAILS

SCALE 1:50 / A3
ISSUE A

DWG No. 24199 - 600



PLAN VIEW



SECTION

B

NOT FOR CONSTRUCTION

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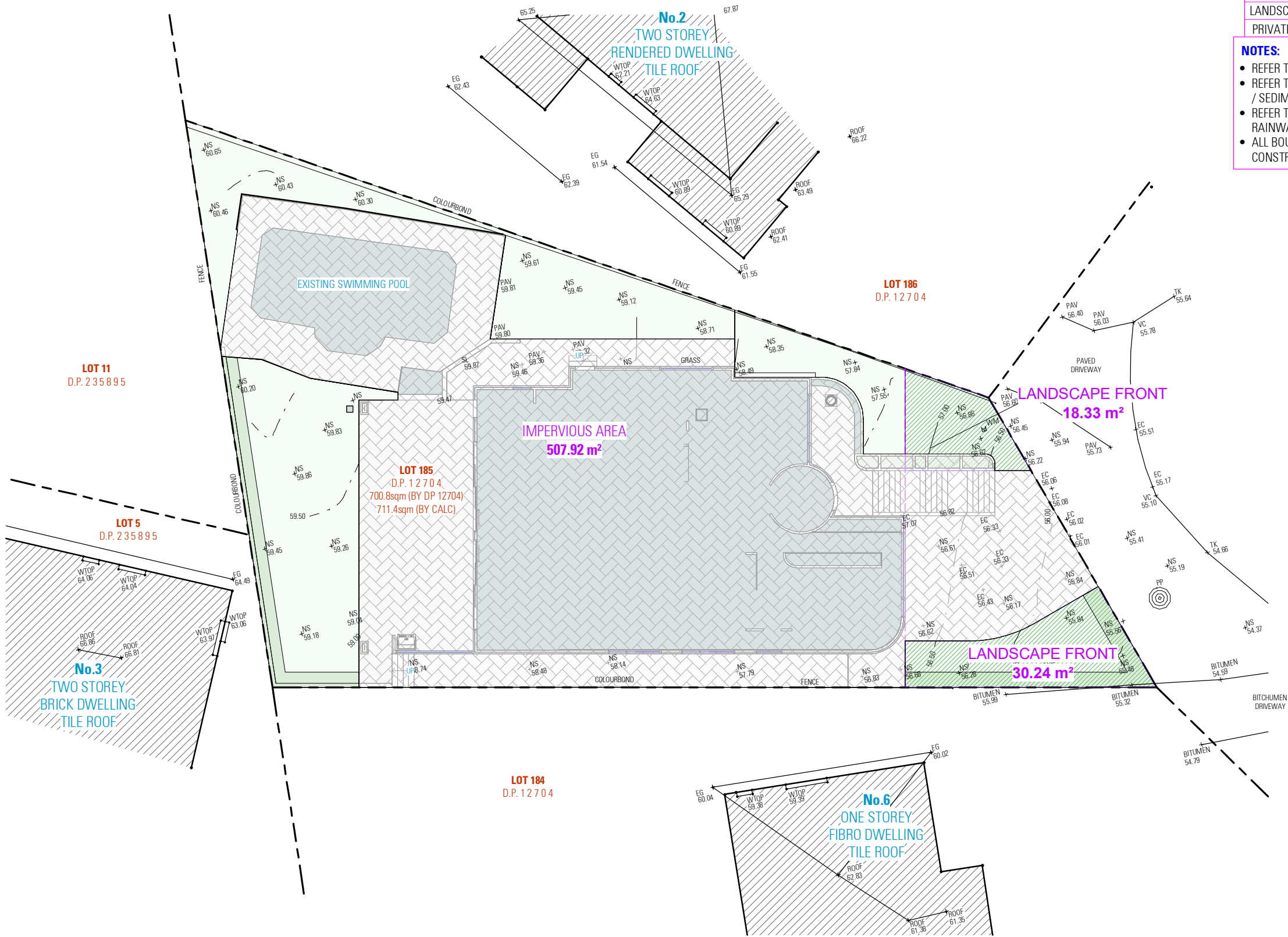
DESIGN NATALI DUNDOVIC
DRAFTED SARA PETROVSKA

PROPOSED DWELLING
4 CALDWELL PARADE
YAGOONA NSW 2199

DRAWING
DRIVEWAY GRADE DETAILS

SCALE 1:100 / A3
ISSUE A

DWG No. 24199 - 620



SITE CALCULATION	
TOTAL SITE AREA	711.40 m²
BASEMENT AREA	100.97 m²
GROUND FLOOR AREA	212.93 m²
TOTAL FLOOR AREA	313.90 m²
FLOOR SPACE RATIO	0.44 : 0.1
PRIVATE OPEN SPACE	149.12 m²
IMPERVIOUS AREA	507.91 m²
IMPERVIOUS AREA RATIO	<75% 0.71 : 1.0
LANDSCAPE AREA (FRONT)	48.57 m²
LANDSCAPE AREA RATIO (FRONT)	0.47 : 1.0
PRIVATE OPEN SPACE	149.12 m²

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

NOT FOR CONSTRUCTION

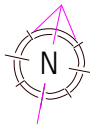
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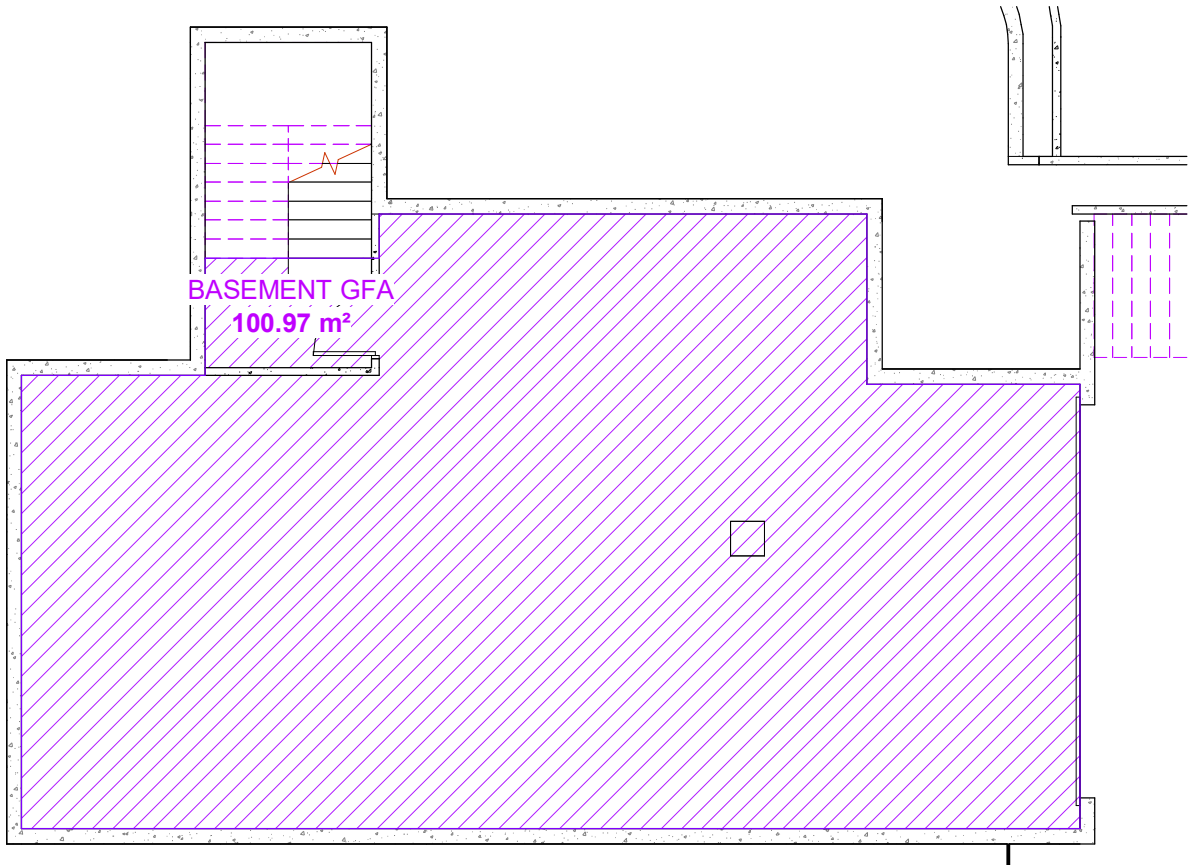
PROPOSED DWELLING
4 CALDWELL PARADE
YAGOONA NSW 2199

ROLA ELECHE

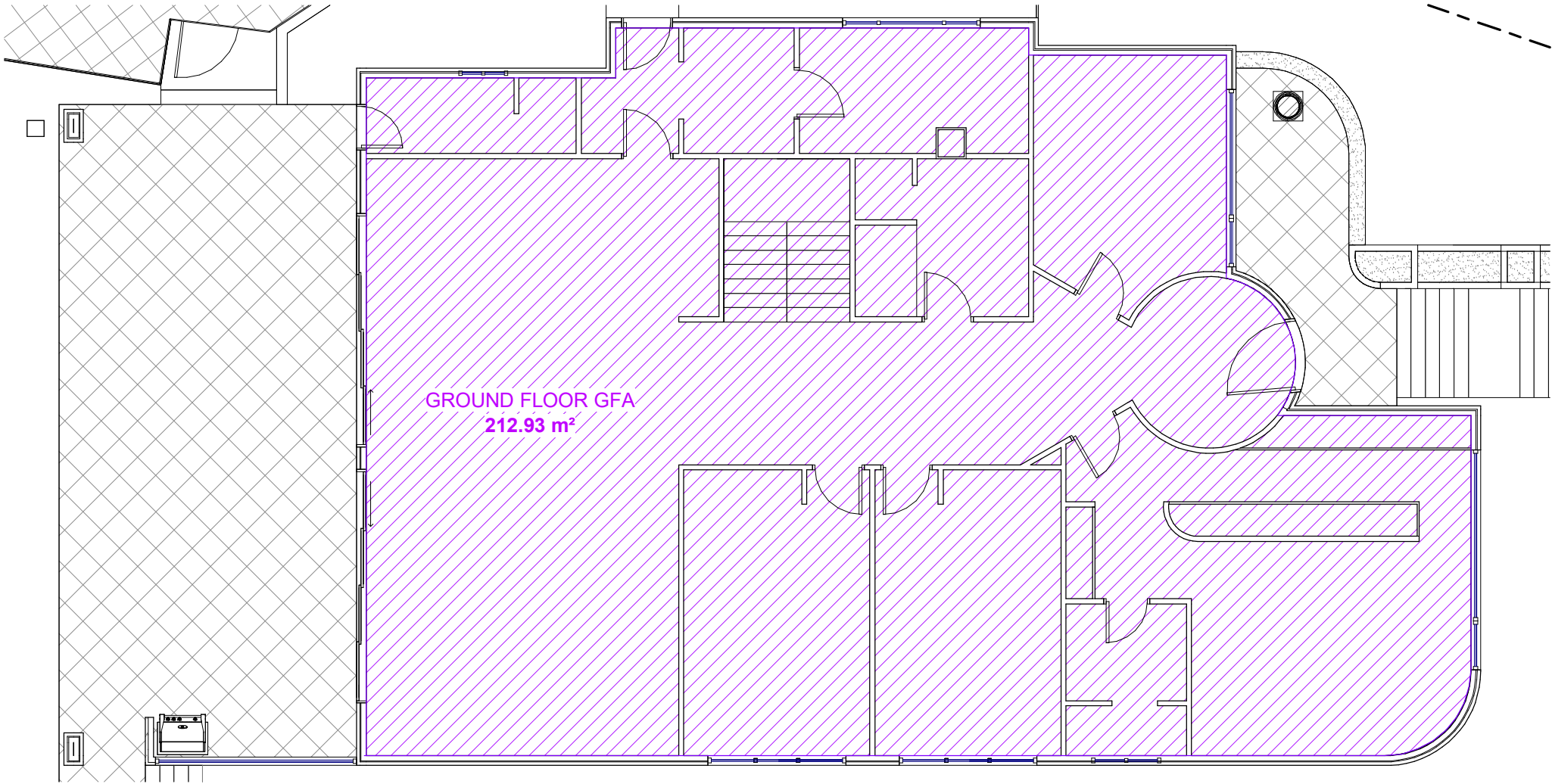
DRAWING
LANDSCAPE AREA CALCULATION
SHEET

SCALE 1 : 200 / A3
ISSUE A

DWG No. 24199 - 900



BASEMENT GFA



GROUND FLOOR GFA

SITE CALCULATION	
TOTAL SITE AREA	711.40 m²
BASEMENT AREA	100.97 m²
GROUND FLOOR AREA	212.93 m²
TOTAL FLOOR AREA	313.90 m²
FLOOR SPACE RATIO	0.44 : 0.1
PRIVATE OPEN SPACE	149.12 m²
IMPERVIOUS AREA	507.91 m²
IMPERVIOUS AREA RATIO	0.71 : 1.0
LANDSCAPE AREA (FRONT)	48.57 m²
LANDSCAPE AREA RATIO (FRONT)	0.47 : 1.0
PRIVATE OPEN SPACE	149.12 m²

NOTES:

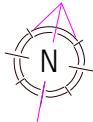
- REFER TO LANDSCAPE PLAN FOR DETAILS
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ISSUE	DATE	DESCRIPTION



DESIGN
DRAFTED

NATALI DUNDOVIC
SARA PETROVSKA

PROPOSED DWELLING
4 CALDWELL PARADE
YAGOONA NSW 2199

DRAWING
GROSS FLOOR AREA CALCULATION
SHEET

SCALE
ISSUE

1 : 100 / A3
A

DWG No. 24199 - 910

BASIX COMMITMENTS

BASIX™Certificate

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

Single Dwelling

Certificate number: 18011425

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, 24 June 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 0012004909.

Project summary		
Project name	4_cal	
Street address	4 CALDWELL Parade YAGOONA 2199	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	Deposited Plan DP12704	
Lot no.	185	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	4	
Project score		
Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 100	Target 72
Materials	✓ -62	Target n/a

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

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18011425 Tuesday, 24 June 2025 page 1/9

Description of project

Project address		Assessor details and thermal loads	
Project name	4_cal	NatHERS assessor number	DMN18/1991
Street address	4 CALDWELL Parade YAGOONA 2199	NatHERS certificate number	0012004909
Local Government Area	Canterbury-Bankstown Council	Climate zone	56
Plan type and plan number	Deposited Plan DP12704	Area adjusted cooling load (MJ/ m² year)	13
Lot no.	185	Area adjusted heating load (MJ/ m² year)	17
Section no.	-		
Project type		Project score	
Project type	dwelling house (detached)	Water	✓ 41 Target 40
No. of bedrooms	4	Thermal Performance	✓ Pass Target Pass
Site details		Energy	✓ 100 Target 72
Site area (m²)	711	Materials	✓ -62 Target n/a
Roof area (m²)	310		
Conditioned floor area (m²)	201.7		
Unconditioned floor area (m²)	14.5		
Total area of garden and lawn (m²)	149		
Roof area of the existing dwelling (m²)	0		

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18011425 Tuesday, 24 June 2025 page 2/9

Schedule of BASIX commitments

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

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 80 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: • all toilets in the development • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓ ✓	✓ ✓

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18011425 Tuesday, 24 June 2025 page 3/9

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

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18011425 Tuesday, 24 June 2025 page 4/9

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓
Construction			
Construction	Area - m²	Insulation	
floor - concrete slab on ground, conventional slab	102	expanding foam	
floor - suspended floor above enclosed outdoor, concrete - suspended; frame: no frame.	107	expanding foam	
garage floor - concrete slab on ground.	98.6	expanding foam	
external wall: framed (solid or reconstituted timber - weatherboard); frame: timber - H2 treated softwood.	all external walls	fibreglass batts or roll+ foil/sarking	
external garage wall: concrete block/plasterboard; frame: no frame.	65	fibreglass batts or roll	
internal wall: plasterboard; frame: timber - H2 treated softwood.	86	none	
ceiling and roof - flat ceiling / flat roof, concrete - plasterboard internal, timber - H2 treated softwood.	310	ceiling: fibreglass batts or roll; roof: foil/sarking.	

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18011425 Tuesday, 24 June 2025 page 5/9

Thermal Performance and Materials commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing				
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.		✓	✓	✓
Frames		Maximum area - m2		
aluminium	62.4			
timber	0			
uPVC	0			
steel	0			
composite	0			
Glazing		Maximum area - m2		
single	7.9			
double	54.5			
triple	0			

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18011425 Tuesday, 24 June 2025 page 6/9

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric instantaneous	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 2 star (average zone)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 2 star (average zone)		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 2 star (average zone)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 2 star (average zone)		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18011425 Tuesday, 24 June 2025 page 7/9

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
The photovoltaic system must consist of: • photovoltaic collectors with the capacity to generate at least 5 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north	✓	✓	✓
Other			
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18011425 Tuesday, 24 June 2025 page 8/9

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

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18011425 Tuesday, 24 June 2025 page 9/9

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A	03.07.25	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	DESCRIPTION



PROPOSED DWELLING

4 CALDWELL PARADE
YAGOONA NSW 2199

DRAWING

BASIX COMMITMENTS

SCALE / A3
ISSUE A

DWG No. 24199 - 920

DESIGN
DRAFTED NATALI DUNDOVIC
SARA PETROVSKA

ROLA ELECHE

NOT FOR CONSTRUCTION

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. 0012004909

Generated on 24 Jun 2025 using BERS Pro v5.2.4 (3.23)

Property

Address 4 Caldwell Parade ,
YAGOONA, NSW , 2199
Lot/DP Lot 185 DP 12704
NCC class* 1a
Floor/ial Floors G of 2 floors
Type New Home

Plans

Main plan 1202S
Prepared by ES Design

Construction and environment

Assessed floor area [m2]*
Conditioned* 197.3
Unconditioned* 13.6
Total 309.3
Garage 98.3

Exposure type Suburban
NatHERS climate zone 55 Mascot (Sydney Airport)

Accredited assessor

Name Noura Al Hazouti
Business name none
Email noura.h@optusnet.com.au
Phone 0405600 600
Accreditation No. DMN/18/1891
Assessor Accrediting Organisation Design Matters National
Declaration of interest Declaration completed: no conflicts

NCC Requirements

NCC provisions Volume Two
Strate/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 code-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 4.2 of NCC Volume Two. For apartments the requirements are detailed in clauses J303 and J305 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home. The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au. Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance Star rating

7.0
The more stars, the more energy efficient

**NATIONWIDE
HOUSE
ENERGY RATING SCHEME®**

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

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

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

Heating 16.6
Cooling 13.3
Load limits N/A

Features determining load limits
Floor Type CSOG
(lowest conditioned area) No
NCC climate zone 1 or 2 No
Outdoor living area No
Outdoor living area ceiling fan No

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 hstar.com.au/QR/Generate?qr=HSCaQY2. When using either link, ensure you are visiting hstar.com.au.



* Refer to glossary
Generated on 24 Jun 2025 using BERS Pro v5.2.4 (3.23) for 4 Caldwell Parade , YAGOONA, NSW , 2199

Page 1 of 13

Room schedule

Room	Zone Type	Area [m²]
Garage	Garage	98.28
stair	Daytime	9.4
Master Bedroom	Bedroom	25.53
master vir	Nighttime	8.19
master ens	Nighttime	5.71
Bedroom 2	Bedroom	16.1
Bedroom 3	Bedroom	16.6
Kitchen/Living	Kitchen/Living	60.51
bath	Unconditioned	4.81
Wip	Daytime	8.05
Idry	Unconditioned	8.84
Bedroom 4	Bedroom	14.03
entry	Living	39.36

Window and glazed door type and performance

Default windows*

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
		SHGC lower limit	SHGC upper limit		
ALM-004-03 A	Aluminium B DG Air Fill High Solar Gain low-E -	4.3	0.53	0.50	0.56
ALM-002-01 A	Aluminium B SG Clear	6.7	0.70	0.67	0.74
ALM-001-03 A	Aluminium A SG High Solar Gain Low-E	5.4	0.49	0.47	0.51

Custom windows*

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

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Master Bedroom	ALM-004-03 A	W3	2800	2990	Fixed	00	E	No

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

Setting Options:

Floor Type:

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

NCC Climate Zone 1 or 2:

Yes
No
NA – Not Applicable

Outdoor Living Area:

Yes
No
NA – Not Applicable

Outdoor Living Area Ceiling Fan:

Yes
No
NA – Not Applicable



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

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

* Refer to glossary
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0012004909 NatHERS Certificate 7 Star Rating as of 24 Jun 2025

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 by whom each item should be checked. It is not mandatory to complete this checklist.

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 (item) shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is 'exposed' or a top floor high-rise apartment is 'protected'.

Heating and cooling load limits*

Do the load limits settings (shown on page 1) match what is shown

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0012004909 NatHERS Certificate 7 Star Rating as of 24 Jun 2025

Certificate check

Continued

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

Thermal bridging

Does the dwelling meet the NCC requirement for thermal bridging?

Insulation installation method

Has the insulation been installed according to the NCC requirements?

Building sealing

Does the dwelling meet the NCC requirements for Building Sealing?

Whole of Home performance check (not applicable if a Whole of Home 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?

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

* Refer to glossary
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Skylight* schedule

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orientation	Outdoor shade	Diffuser
entry	GEN-04-009a	S1	50	2.25	S	None	No

External door schedule

Location	Height [mm]	Width [mm]	Opening %	Orientation
Garage	2400	5200	90	E
entry	3000	1350	90	E

External wall type

Wall ID	Wall type	Solar absorptance [colour]	Wall shade Bulk insulation [R-value]	Reflective wall wrap*
EW-1	Tim Up Concrete, Lined Timber Stud Frame	0.50	Bulk Insulation, Air Gap R1.5	No
EW-2	Stone, Lined Timber Stud Frame	0.50	Anti-glare foil with bulk no gap R2.7	No

External wall schedule

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
Garage	EW-1	2400	14000	S	0	No
Garage	EW-1	2400	6000	W	0	No
Garage	EW-1	2400	2400	N	0	No
Garage	EW-1	2400	9345	N	0	No
stair	EW-1	2400	4345	W	0	No
stair	EW-1	2400	2200	N	0	No
stair	EW-1	2400	2850	E	0	No
Master Bedroom	EW-2	3000	995	N	0	No
Master Bedroom	EW-2	3000	4550	E	0	No
Master Bedroom	EW-2	3000	680	E	0	No
Master Bedroom	EW-2	3000	778	SE	0	No
Master Bedroom	EW-2	3000	570	SE	0	No
Master Bedroom	EW-2	3000	3645	S	0	No
master vir	EW-2	3000	2340	N	0	No

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Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
master ens	EW-2	3000	2190	S	0	No
Bedroom 2	EW-2	3000	3290	S	0	No
Bedroom 3	EW-2	3000	3390	S	0	No
Kitchen/Living	EW-2	3000	5495	S	0	No
Kitchen/Living	EW-2	3000	10395	W	4950	No
bath	EW-2	3000	945	W	4950	No
bath	EW-2	3001	450	W	0	No
bath	EW-2	3000	3695	N	0	No
Wip	EW-2	3000	645	N	0	No
Wip	EW-2	3000	900	W	0	No
Wip	EW-2	3000	3195	N	0	No
Idry	EW-2	3000	4045	N	0	No
Idry	EW-2	3000	500	E	0	No
Bedroom 4	EW-2	3000	3895	E	1850	No
Bedroom 4	EW-2	3000	3445	N	0	No
entry	EW-2	3000	580	N	3880	No
entry	EW-2	3000	743	NE	1522	No
entry	EW-2	3000	1350	E	750	No
entry	EW-2	3000	378	E	3562	No

Internal wall type

Wall ID	Wall type	Area [m²]	Bulk insulation
IW-001	Single Skin Brick	3.72	No insulation
IW-002	Timber Stud Frame, Direct Fix Plasterboard	172.61	No insulation
IW-003	Timber Stud Frame, Direct Fix Plasterboard	12.15	Bulk Insulation, Air Gap R2.7

Floor type

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Garage	Concrete Slab on Ground 200mm	98.28	None	Bulk Insulation, Gap to Floor R2	Bare

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A	03.07.25	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	DESCRIPTION

es design
es.au

bdca
ACCREDITED
BUILDING DESIGNER

DESIGN
DRAFTED

NATALI DUNDOVIC
SARA PETROVSKA

ROLA EL ECHE

DRAWING

NATHERS COMMITMENTS

SCALE
ISSUE

/ A3

DWG No. 24199 - 930

NOT FOR CONSTRUCTION

0012004909 NatHERS Certificate7 Star Rating as of 24 Jun 2025					
Location	Construction	Area [m ²]	Sub-floor ventilation	Added Insulation [R-value]	Covering
stair	Concrete Slab on Ground 200mm	9.40	None	Bulk Insulation, Gap to Floor R2	Ceramic Tiles 8mm
Master Bedroom / Garage	Concrete Timber Framed Above Plasterboard 200mm	18.21	No Insulation	No Insulation	Ceramic Tiles 8mm
Master Bedroom	Suspended Concrete Slab 200mm	6.78	Totally Open	Bulk Insulation, Gap to Floor R2	Ceramic Tiles 8mm
master w'ir / Garage	Concrete Timber Framed Above Plasterboard 200mm	7.05	No Insulation	No Insulation	Ceramic Tiles 8mm
master w'ir	Suspended Concrete Slab 200mm	0.83	Totally Open	Bulk Insulation, Gap to Floor R2	Ceramic Tiles 8mm
master ens / Garage	Concrete Timber Framed Above Plasterboard 200mm	5.71	No Insulation	No Insulation	Ceramic Tiles 8mm
Bedroom 2 / Garage	Concrete Timber Framed Above Plasterboard 200mm	16.10	No Insulation	No Insulation	Ceramic Tiles 8mm
Bedroom 3 / Garage	Concrete Timber Framed Above Plasterboard 200mm	16.59	No Insulation	No Insulation	Ceramic Tiles 8mm
Kitchen/Living / Garage	Concrete Timber Framed Above Plasterboard 200mm	9.91	No Insulation	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Suspended Concrete Slab 200mm	49.86	Totally Open	Bulk Insulation, Gap to Floor R2	Ceramic Tiles 8mm
bath	Suspended Concrete Slab 200mm	4.81	Totally Open	Bulk Insulation, Gap to Floor R2	Ceramic Tiles 8mm
Wip	Suspended Concrete Slab 200mm	8.04	Totally Open	Bulk Insulation, Gap to Floor R2	Ceramic Tiles 8mm
Idry	Suspended Concrete Slab 200mm	9.84	Totally Open	Bulk Insulation, Gap to Floor R2	Ceramic Tiles 8mm
Bedroom 4	Suspended Concrete Slab 200mm	14.03	Totally Open	Bulk Insulation, Gap to Floor R2	Ceramic Tiles 8mm
entry / Garage	Concrete Timber Framed Above Plasterboard 200mm	12.34	No Insulation	No Insulation	Ceramic Tiles 8mm
entry / stair	Concrete Timber Framed Above Plasterboard 200mm	2.47	No Insulation	No Insulation	Ceramic Tiles 8mm

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Location	Construction	Area [m ²]	Sub-floor ventilation	Added Insulation [R-value]	Covering
entry	Suspended Concrete Slab 200mm	10.13	Totally Open	Bulk Insulation, Gap to Floor R2	Ceramic Tiles 8mm

Location	Construction material/type	Bulk Insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
Garage	Concrete, Plasterboard with Timber Frame	Bulk Insulation R2.5	
Garage	Concrete Timber Framed Above Plasterboard	No Insulation	
stair	Concrete Timber Framed Above Plasterboard	No Insulation	
Master Bedroom	Plasterboard on Timber	Bulk Insulation R8	
master w'ir	Plasterboard on Timber	Bulk Insulation R8	
master ens	Plasterboard on Timber	Bulk Insulation R8	
Bedroom 2	Plasterboard on Timber	Bulk Insulation R8	
Bedroom 3	Plasterboard on Timber	Bulk Insulation R8	
Kitchen/Living	Plasterboard on Timber	Bulk Insulation R8	
bath	Plasterboard on Timber	Bulk Insulation R8	
Wip	Plasterboard on Timber	Bulk Insulation R8	
Idry	Plasterboard on Timber	Bulk Insulation R8	
Bedroom 4	Plasterboard on Timber	Bulk Insulation R8	
entry	Plasterboard on Timber	Bulk Insulation R8	

Ceiling penetrations*

Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
Master Bedroom	5	Downlights - LED	0	Sealed
master w'ir	2	Downlights - LED	0	Sealed
master ens	1	Exhaust Fans	350	Sealed
Bedroom 2	3	Downlights - LED	0	Sealed
Bedroom 3	3	Downlights - LED	0	Sealed
Kitchen/Living	12	Downlights - LED	0	Sealed
Kitchen/Living	1	Exhaust Fans	350	Sealed
bath	1	Downlights - LED	0	Sealed

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0012004909 NatHERS Certificate7 Star Rating as of 24 Jun 2025				
Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
Wip	2	Downlights - LED	0	Sealed
Idry	1	Exhaust Fans	350	Sealed
Bedroom 4	3	Downlights - LED	0	Sealed
entry	8	Downlights - LED	0	Sealed

Ceiling fans

Location	Quantity	Diameter [mm]
No Data Available		

Roof type

Construction	Added Insulation [R-value]	Solar absorptance	Roof shade [colour]
Waterproofing Membrane	No Insulation, Only an Air Gap	0.50	Medium
Corrugated Iron Timber Frame	Bulk, Reflective Side Down, No Air Gap Above R1.3	0.50	Medium

Thermal bridging schedule for steel frame elements

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
No Data Available				

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.

Coaling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available				

Heating system


Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available				

* Refer to glossary.
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7 Star Rating as of 24 Jun 2025



Hot water system

Appliance/ system type	Fuel type	Hot Water CER Zone	Minimum efficiency /STC	Zone 3 STC	Zone 3 Substitution tolerance ranges lower limit upper limit	Assessed daily load [litres]
No Data Available						

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available			

Onsite Renewable Energy Schedule

System Type	Orientation	System Size Or Generation Capacity
No Data Available		

Battery Schedule

System Type	Size [Battery Storage Capacity]
No Data Available	

* Refer to glossary.
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0012004909 NatHERS Certificate7 Star Rating as of 24 Jun 2025	
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 are 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, insulation and climate (ie. wind, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance star 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 cold days, cooler on hot days and cost less to run. Accredited assessors For quality assured NatHERS Certificates, always use an accredited or licensed assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessors. Non-accredited assessors (flaters) 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	
25% RC	Asbestos Reinforced Cement Lined
Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions
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, chimney and flues. Excludes battens attached to the ceiling with visual holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
CO₂e	Coefficient of performance
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.
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
Energy use	This is your homes rating without solar or batteries
Energy value	the net energy benefit, ie. credits to the building user, the environment and energy networks (as defined in the APBC Housing Providers Standard)
Entrance door	the main entrance door to the building and must not be modelled as a door when opening to a manually ventilated (cavity or a Class 2) building
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions to a full glazing 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 and scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors)
Exposure category - protected	terrain with numerous closely spaced obstructions below 10m (e.g. suburban housing, heavily vegetated residential areas)
Exposure category - suburban	terrain with numerous, closely spaced obstructions over 10m in a city and industrial areas
Horizontal shading feature	provides shade to the building in the horizontal plane, e.g. eaves, overhangs, pergolas, canopies, or overhangs or balconies from upper levels
National Construction Code (NCC)	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2, 3, 4 or 9 buildings and attached Class 10 buildings. Definitions can be found at www.abdc.gov.au
Net zero home	a home that achieves a net zero energy value
Opening percentage	the operable percentage or operable proportion 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' might 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 rating of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones served. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulating 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 different
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves
Shading (also known as roof light)	for NatHERS this is typically a modelled (and with frontal reflection taking light well) and a different ceiling level
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 radiation is allowed to pass through it
STCs	Small-scale Technology Certificates, certificates issued by the NCC registry for renewable energy technologies that may be used. Each unit is equal to the Small-scale Technology Certificate (STC) value of the technology (e.g. 1500 STCs for a 1kW solar panel)
Thermal breaks	any materials with an R-value greater than or equal to 0.2 that must separate big metal frame from the cladding. This includes, but is not limited to, materials that are better than or equal to 20mm thick or continuous thermal breaks such as polystyrene insulation sheathing or double glazing
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/facade. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees)
Window shading device	device fixed to windows that provides shading in a window openings or screens but includes horizontal or vertical shading features (e.g. eaves and balconies)

* Refer to glossary.
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A	03.07.25	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	DESCRIPTION



PROPOSED DWELLING

4 CALDWELL PARADE
YAGOONA NSW 2199

DRAWING

NATHERS COMMITMENTS

SCALE
ISSUE

/A3

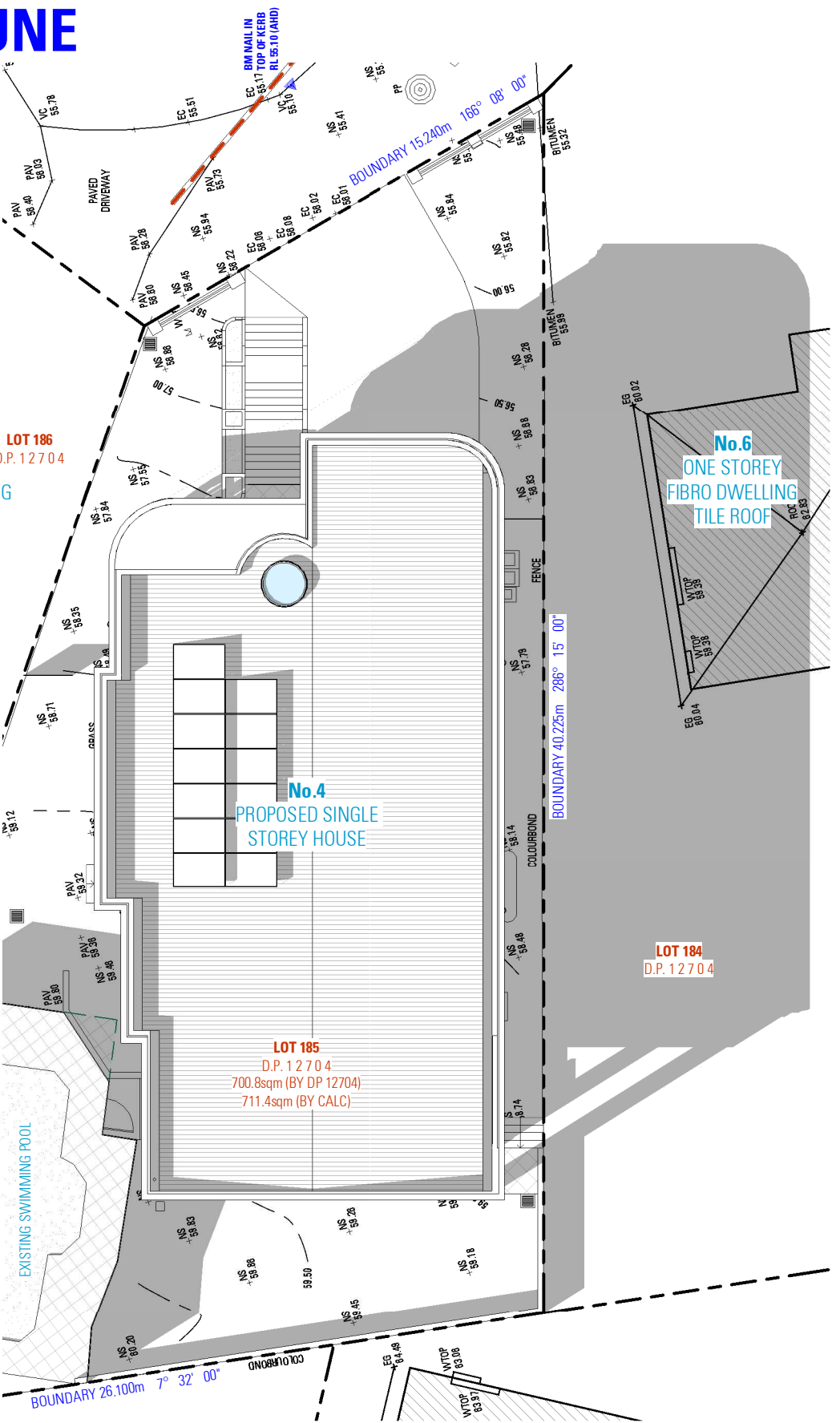
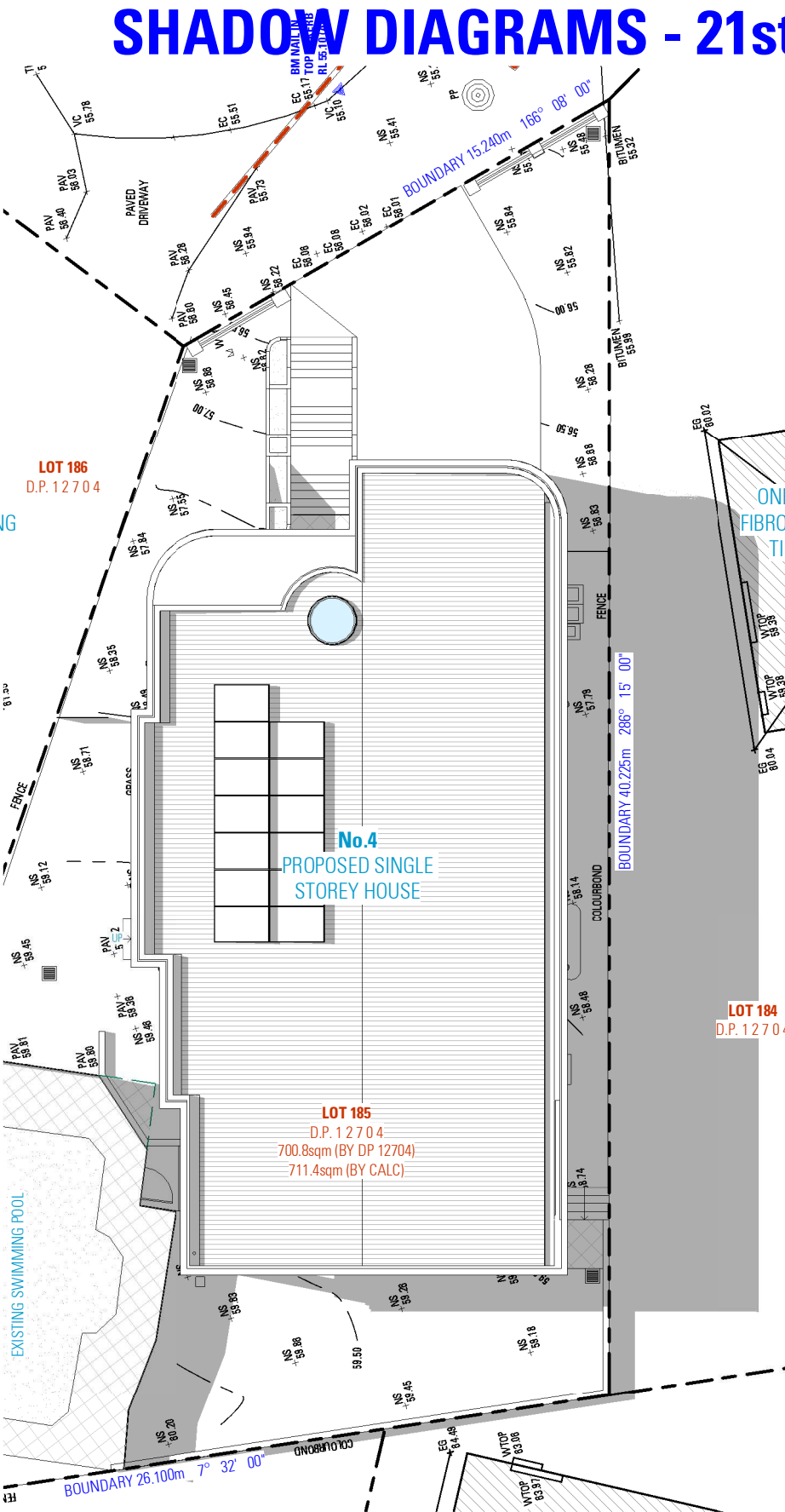
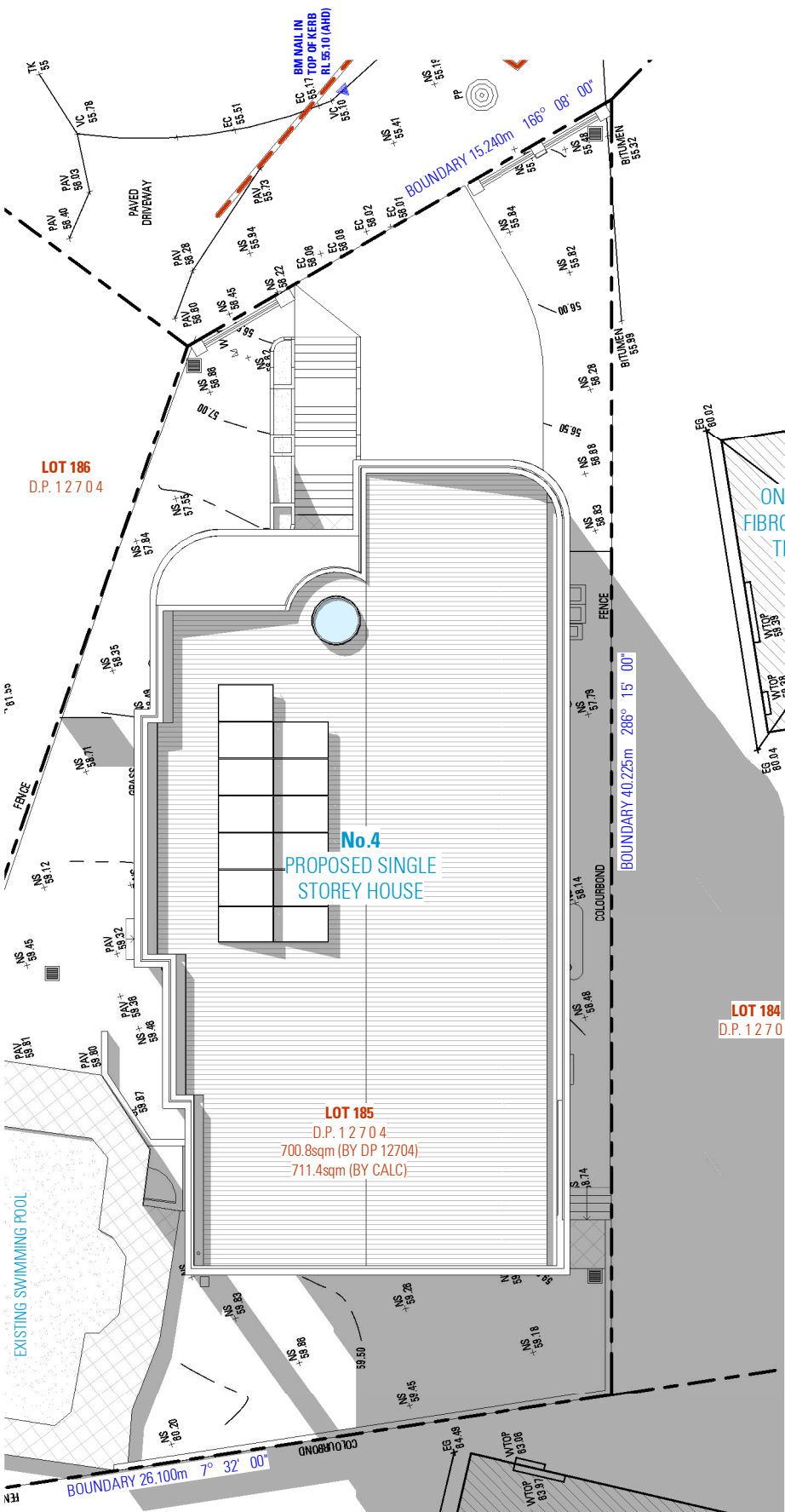
DWG No. 24199 - 931

ROLA EL ECHE

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DRAFTED

NATALI DUNDOVIC
SARA PETROVSKA

SHADOW DIAGRAMS - 21st JUNE



SHADOW DIAGRAM 9AM

SHADOW DIAGRAM 12PM

SHADOW DIAGRAM 3PM

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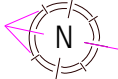
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SCALE
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