

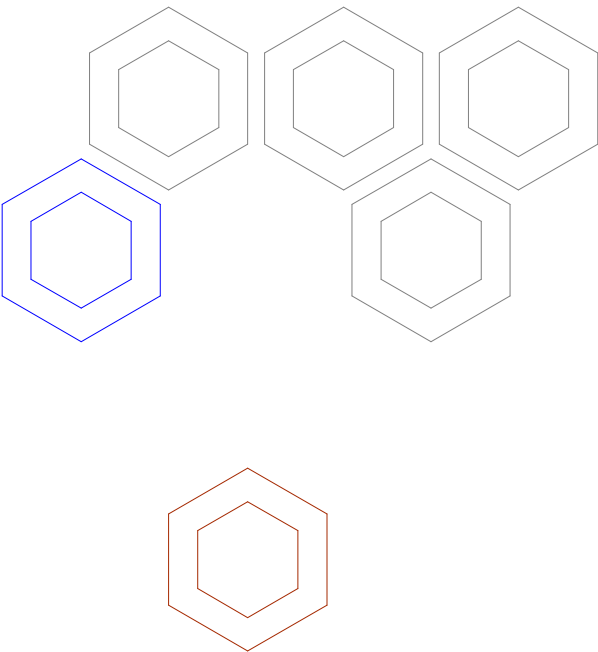
DEVELOPMENT APPLICAITON

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ISSUE DETAILS

A 17.03.2026 ISSUED FOR DEVELOPMENT APPLICATION



ADDITIONAL INFORMATION

A01	OWNER'S CONSENT FORM
A02	SURVEY PLAN
A03	BASIX & NATHERS CERTIFICATION
A04	STORMWATER PLAN
A05	LANDSCAPE PLAN
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A07	WASTE MANAGEMENT PLAN
A08	QUANTITY SURVEYORS REPORT

PROPOSED TWO STOREY DWELLING
WITH BASEMENT AND POOL

50 REA STREET,
GREENACRE NSW 2190

DIANNA KHEIR



GENERAL REQUIREMENTS/SPECIFICATIONS

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

EARTHWORKS
NATIONAL CONSTRUCTION CODE (NCC)

- EARTHWORKS AND EXCAVATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH BCA 2022 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 H2D2
- ROOF, WALL CLADDING, GUTTERS & DOWNPIPES ARE TO COMPLY WITH BCA 2022 H1D7 AND H2D6

TERMITE PROTECTION
NATIONAL CONSTRUCTION CODE (NCC)

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

FOOTINGS AND SLABS

- PROPOSED FOOTINGS TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER

NATIONAL CONSTRUCTION CODE (NCC)

- FOOTINGS AND SLABS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH BCA 2022 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 H2D5

WALLS
NATIONAL CONSTRUCTION CODE (NCC)

- STEEL AND TIMBER FRAMING AND STRUCTURAL STEEL SECTIONS ARE TO COMPLY WITH BCA 2022 H1D6
- MASONRY, MASONRY COMPONENTS AND ACCESSORIES, AND WEATHERPROOFING OF MASONRY ARE TO COMPLY WITH BCA 2022 H1D5 AND H2D4
- SOUND INSULATION IS TO BE IN ACCORDANCE WITH BCA 2022 H4D8
- REINFORCED AUTOCLAVED AERATED CONCRETE IS TO COMPLY WITH AS 5146.1-2015
- CONCRETE - POST-INSTALLED AND CAST-IN FASTENINGS IS TO COMPLY WITH SA TA 101
- ROOF AND WALL CLADDING ARE TO COMPLY WITH BCA 2022 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 2022 H1D11

EXTERNAL WATERPROOFING
NATIONAL CONSTRUCTION CODE (NCC)

- EXTERNAL WATERPROOFING IS TO COMPLY WITH BCA 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 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 H3D2
- FIRE SEPARATION OF EXTERNAL WALLS IS TO COMPLY WITH BCA 2022 H3D3
- FIRE PROTECTION OF SEPARATING WALLS AND FLOORS IS TO COMPLY WITH BCA 2022 H3D4
- FIRE SEPARATION OF GARAGE-TOP-DWELLINGS IS TO COMPLY WITH BCA 2022 H3D5
- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 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 H4D2
- MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS ARE TO COMPLY WITH BCA 2022 H4D3
- ROOM HEIGHTS ARE TO COMPLY WITH BCA 2022 H4D4
- PROVISION OF LIGHT IS TO COMPLY WITH BCA 2022 H4D6
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7
- SOUND INSULATION IS TO COMPLY WITH BCA 2022 H4D8
- CONDENSATION MANAGEMENT IS TO COMPLY WITH BCA 2022 H4D9

SAFE MOVEMENT & ACCESS
NATIONAL CONSTRUCTION CODE (NCC)

- STAIRWAY AND RAMP CONSTRUCTION ARE TO COMPLY WITH BCA 2022 H5D2
- BARRIERS AND HANDRAILS ARE TO COMPLY WITH BCA 2022 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 NSW H7D2
- CONSTRUCTION IN BUSHFIRE PRONE AREAS IS TO COMPLY WITH BCA 2022 NSW H7D4
- HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES ARE TO COMPLY WITH BCA 2022 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 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

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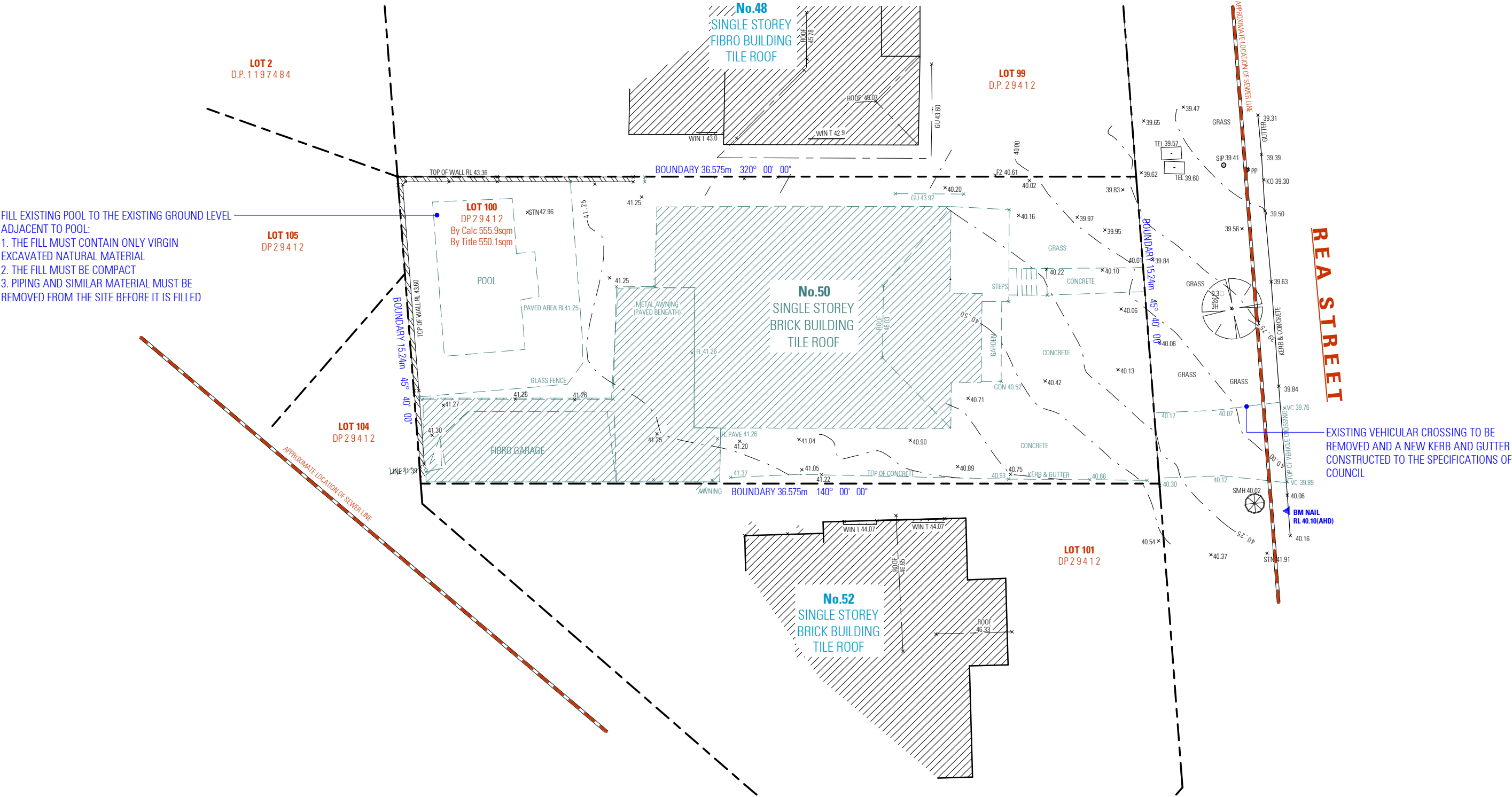
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GREENACRE NSW 2190

DESIGN NATALI DUNDOVIC
DRAFTED ## DIANNA KHEIR

DRAWING
SPECIFICATIONS AND COMMENTS
CLASS 1 AND 10

SCALE /A3
ISSUE A **DWG No.** 25226 - 001

LEGEND		DEMOLITION NOTES
ITEM	SYMBOL	
STRUCTURE TO BE DEMOLISHED		
ITEMS TO BE REMOVED		
TREES TO BE REMOVED		• 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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DESIGN NATALI DUNDOVIC
DRAFTED SARA MIRCHESKA

DIANNA KHEIR

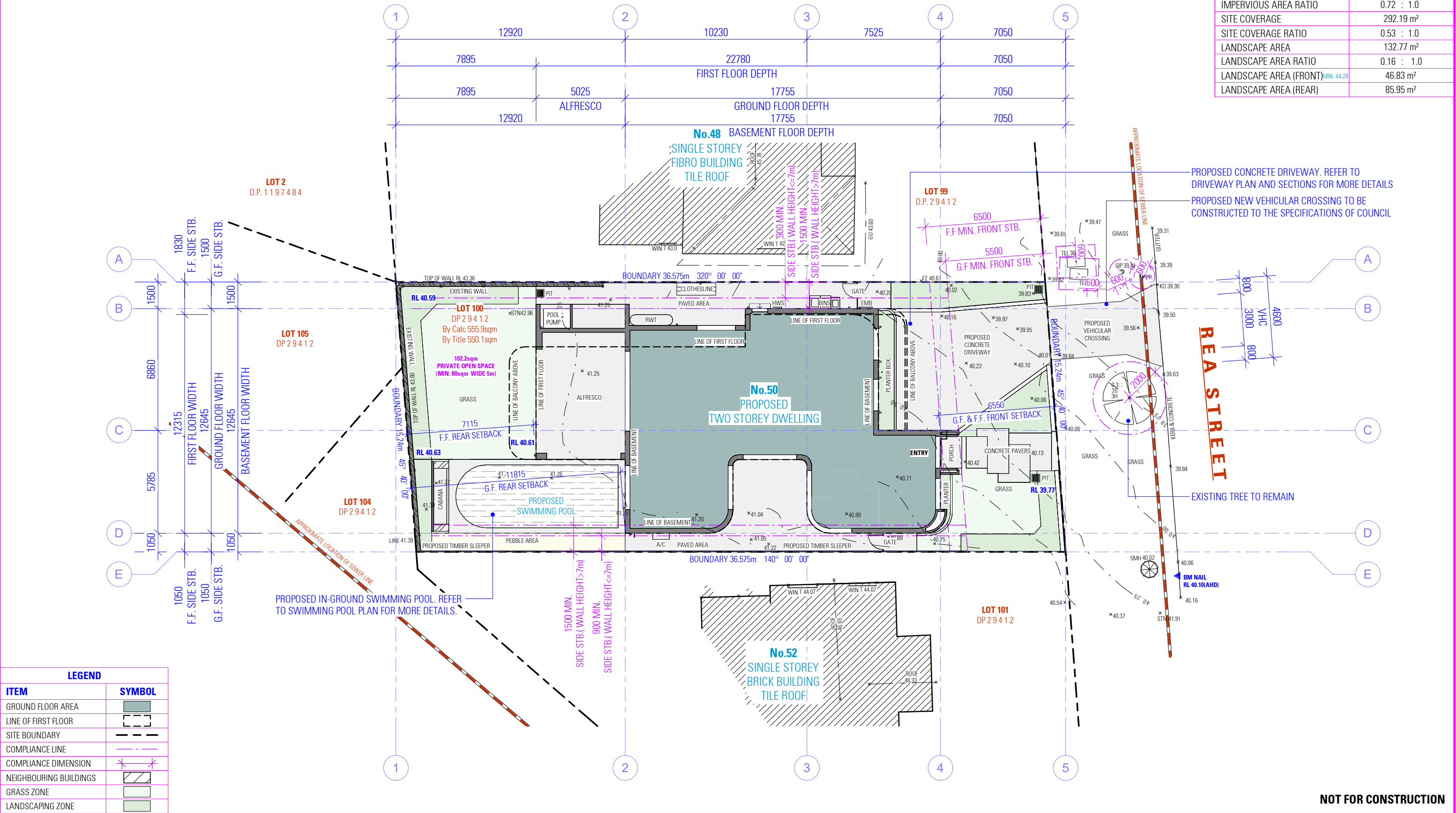
DRAWING
DEMOLITION PLAN

SCALE 1 : 200 / A3
ISSUE A

DWG No. 25226 - 010

- 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

SITE CALCULATION	
TOTAL SITE AREA	555.90 m ²
GROUND FLOOR AREA	157.09 m ²
FIRST FLOOR AREA	120.77 m ²
TOTAL FLOOR AREA	277.87 m ² MAX. 277.95
FLOOR SPACE RATIO	0.50 : 1.0
PRIVATE OPEN SPACE	102.02 m ²
IMPERVIOUS AREA	399.83 m ² MAX. 416.925
IMPERVIOUS AREA RATIO	0.72 : 1.0
SITE COVERAGE	292.19 m ²
SITE COVERAGE RATIO	0.53 : 1.0
LANDSCAPE AREA	132.77 m ²
LANDSCAPE AREA RATIO	0.16 : 1.0
LANDSCAPE AREA (FRONT)	46.83 m ² MIN. 44.28
LANDSCAPE AREA (REAR)	85.95 m ²

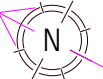


LEGEND	
ITEM	SYMBOL
GROUND FLOOR AREA	[Symbol]
LINE OF FIRST FLOOR	[Symbol]
SITE BOUNDARY	[Symbol]
COMPLIANCE LINE	[Symbol]
COMPLIANCE DIMENSION	[Symbol]
NEIGHBOURING BUILDINGS	[Symbol]
GRASS ZONE	[Symbol]
LANDSCAPING ZONE	[Symbol]

- NOTES
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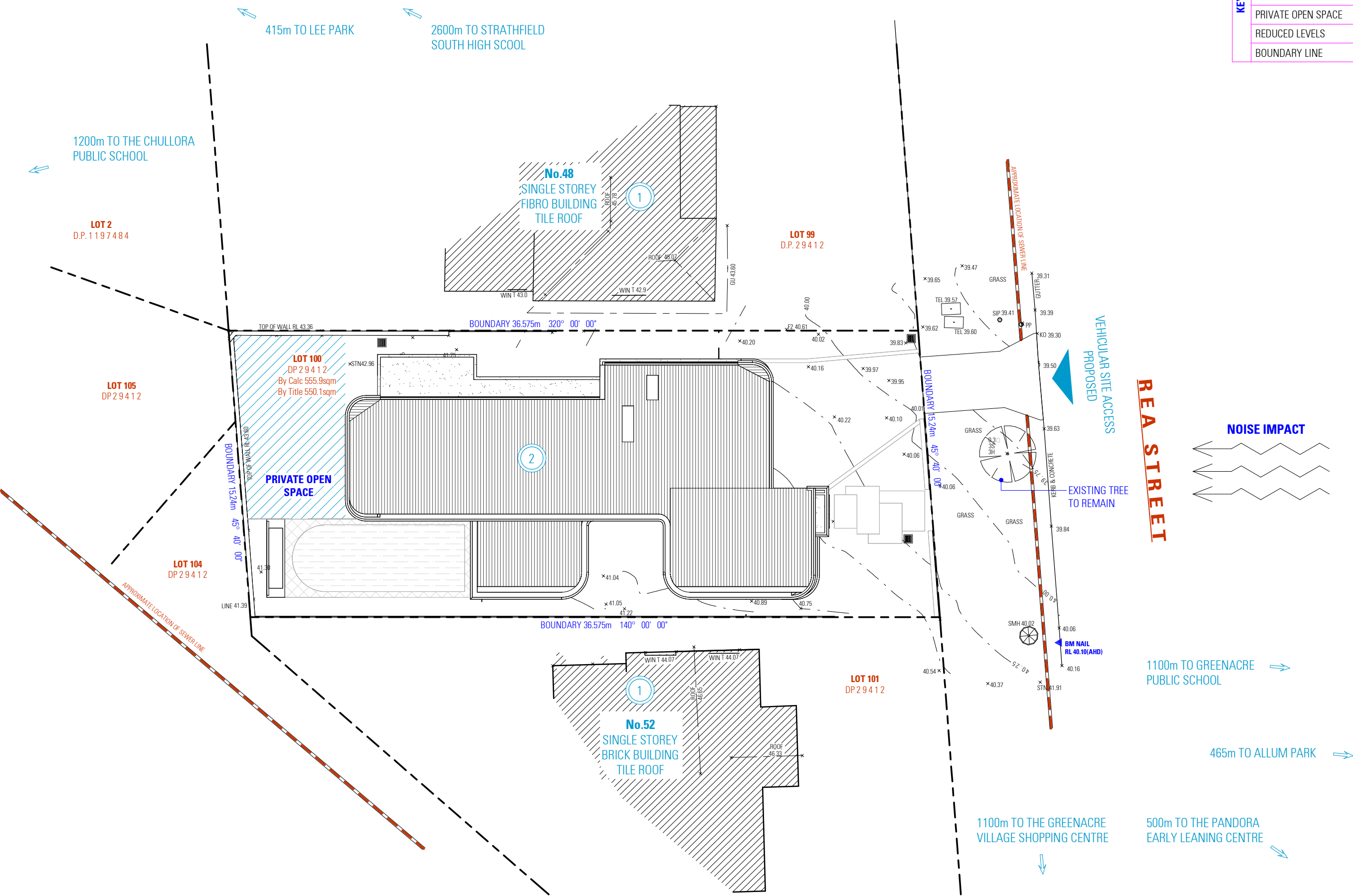
PROPOSED TWO STOREY DWELLING WITH
BASEMENT AND POOL
50 REA STREET
GREENACRE NSW 2190

DESIGN NATALI DUNDOVIC
DRAFTED SARA MIRCHESKA
DIANNA KHEIR

DRAWING
PROPOSED SITE PLAN
SCALE 1:200/A3
ISSUE A
DWG No. 25226 - 011

NOT FOR CONSTRUCTION

KEY	ITEM	SYMBOL
	NUMBER OF STOREYS	①/②
	POSSIBLE OVERLOOKING	
	PRIVATE OPEN SPACE	
	REDUCED LEVELS	
	BOUNDARY LINE	



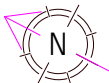
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DRAFTED SARA PETROVSKA

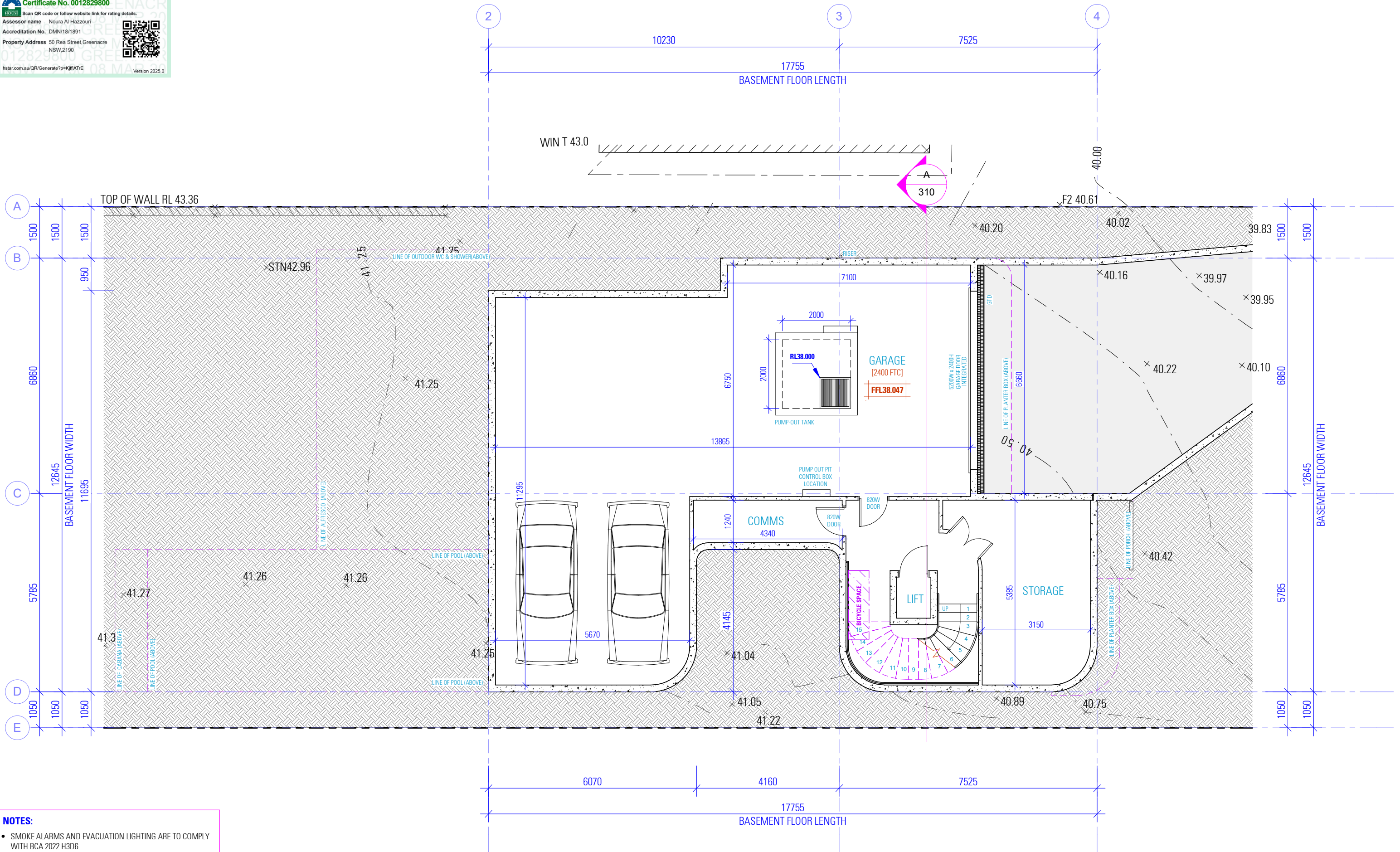
DIANNA KHEIR

DRAWING
SITE ANALYSIS PLAN

SCALE 1: 200 / A3
ISSUE A

DWG No. 25226 - 020

NOT FOR CONSTRUCTION



- NOTES:**
- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6
 - PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7
 - EXTERNAL BALCONIES ARE TO BE WATERPROOFED AS PER NCC H2D8 & AS 4654.1 & 2

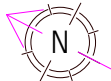
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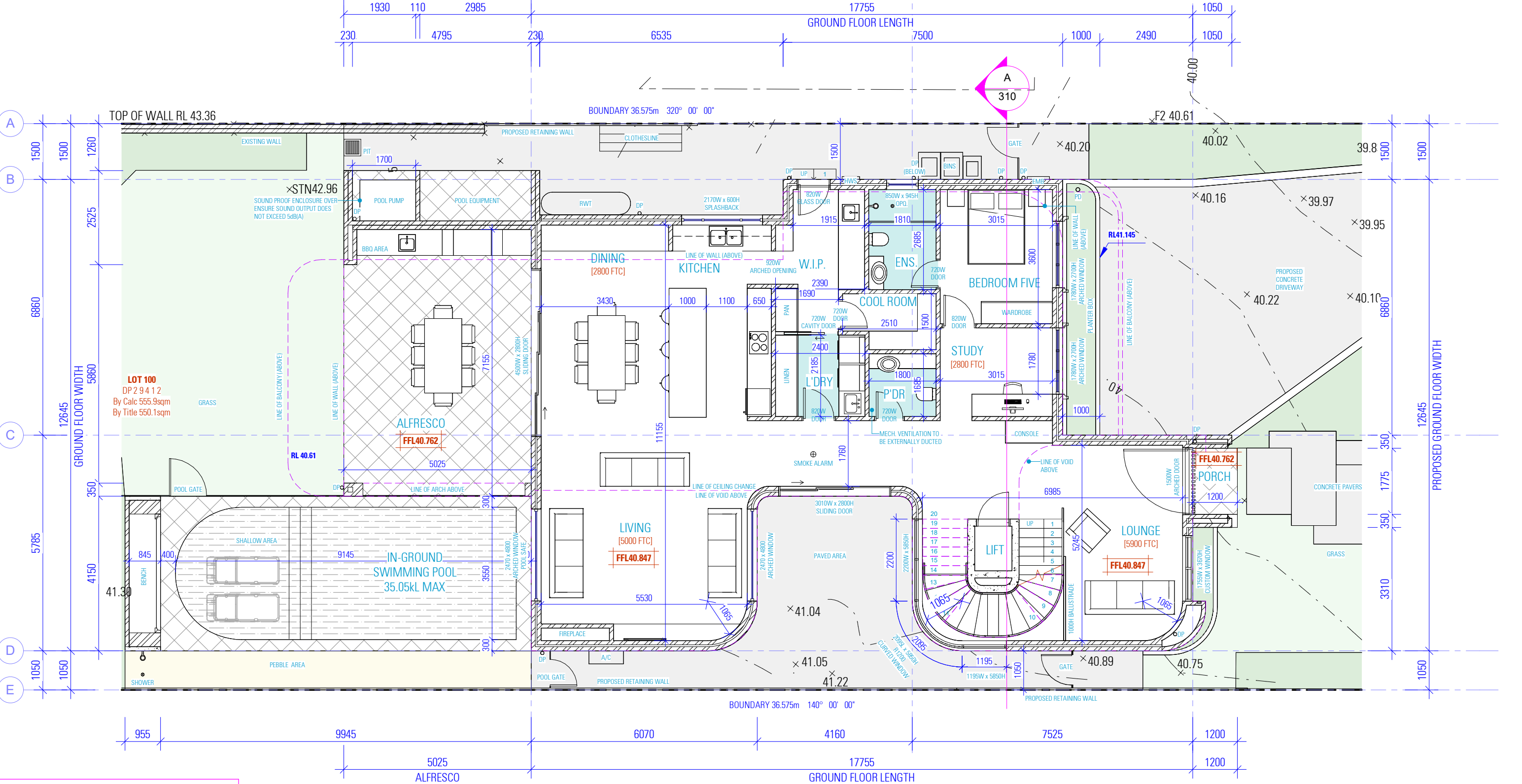
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DRAWING
PROPOSED BASEMENT FLOOR PLAN

SCALE 1:100/A3
ISSUE A

DWG No. 25226 - 100

NOT FOR CONSTRUCTION



NOTES:

- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7
- EXTERNAL BALCONIES ARE TO BE WATERPROOFED AS PER NCC H2D8 & AS 4654.1 & 2

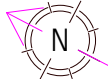
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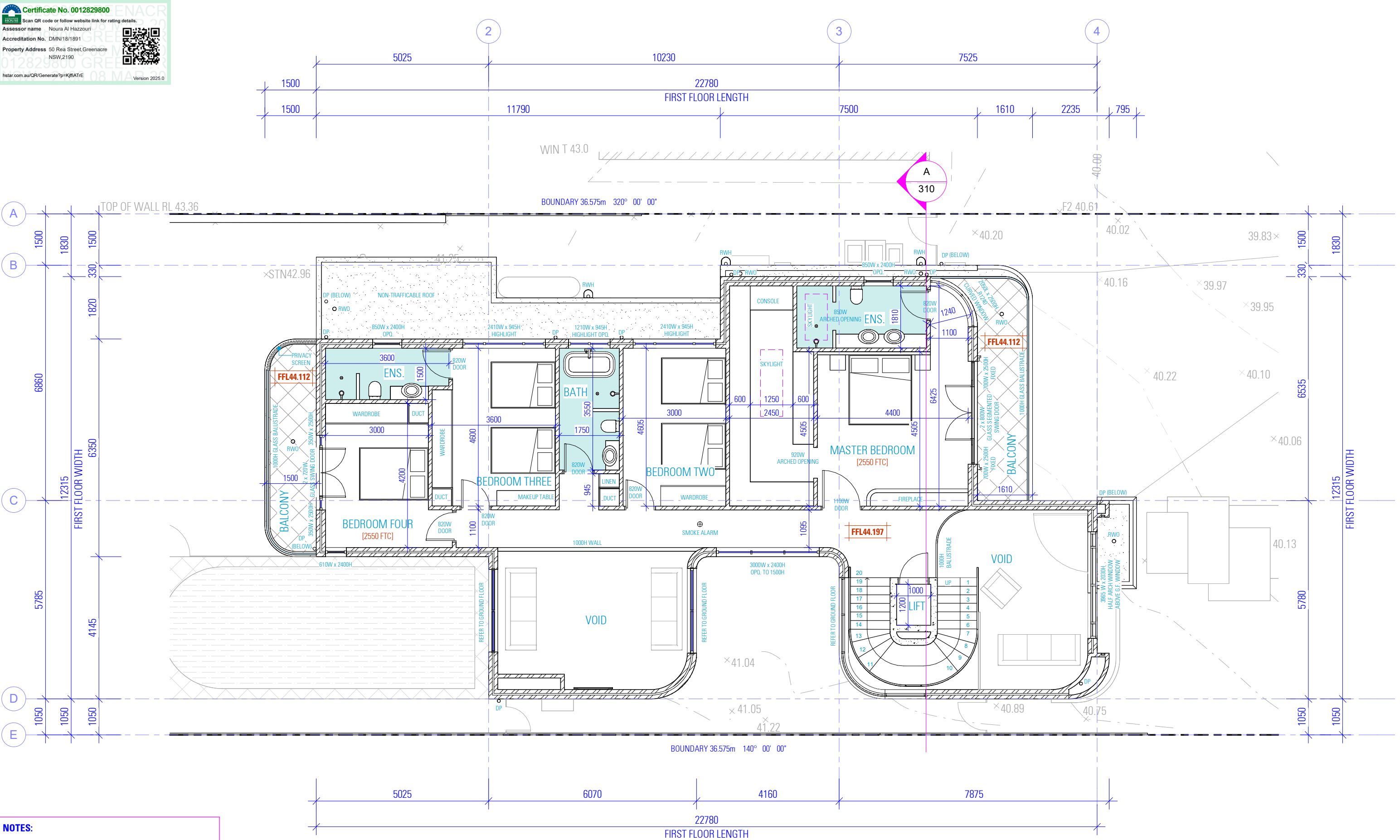
DIANNA KHEIR

DRAWING
PROPOSED GROUND FLOOR PLAN

SCALE 1:100/A3
ISSUE A

DWG No. 25226 - 101

NOT FOR CONSTRUCTION



NOTES:

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- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7
- EXTERNAL BALCONIES ARE TO BE WATERPROOFED AS PER NCC H2D8 & AS 4654.1 & 2

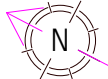
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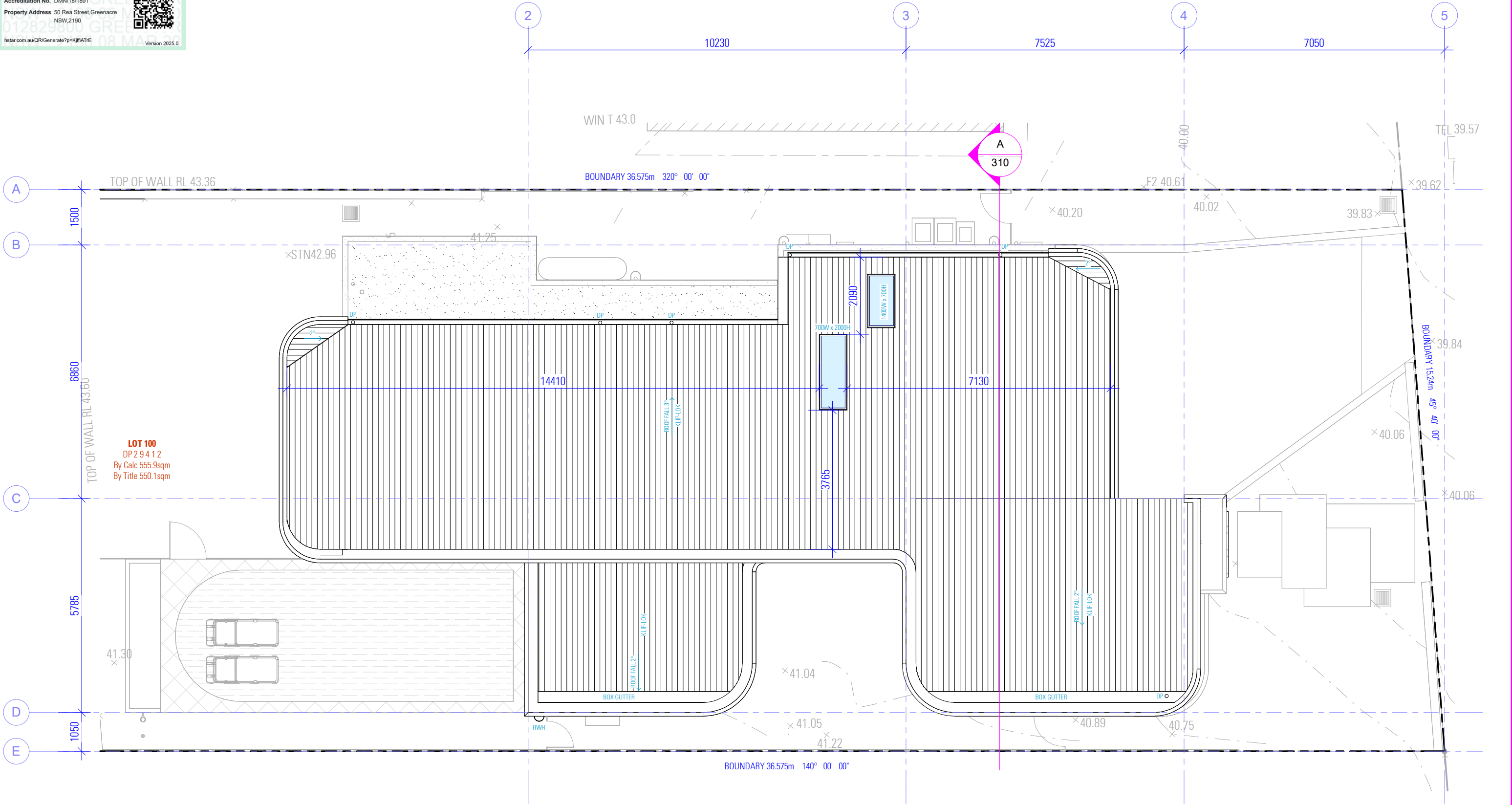
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DRAWING
PROPOSED FIRST FLOOR PLAN

SCALE 1:100/A3
ISSUE A

DWG No. 25226 - 102

NOT FOR CONSTRUCTION

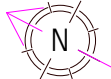


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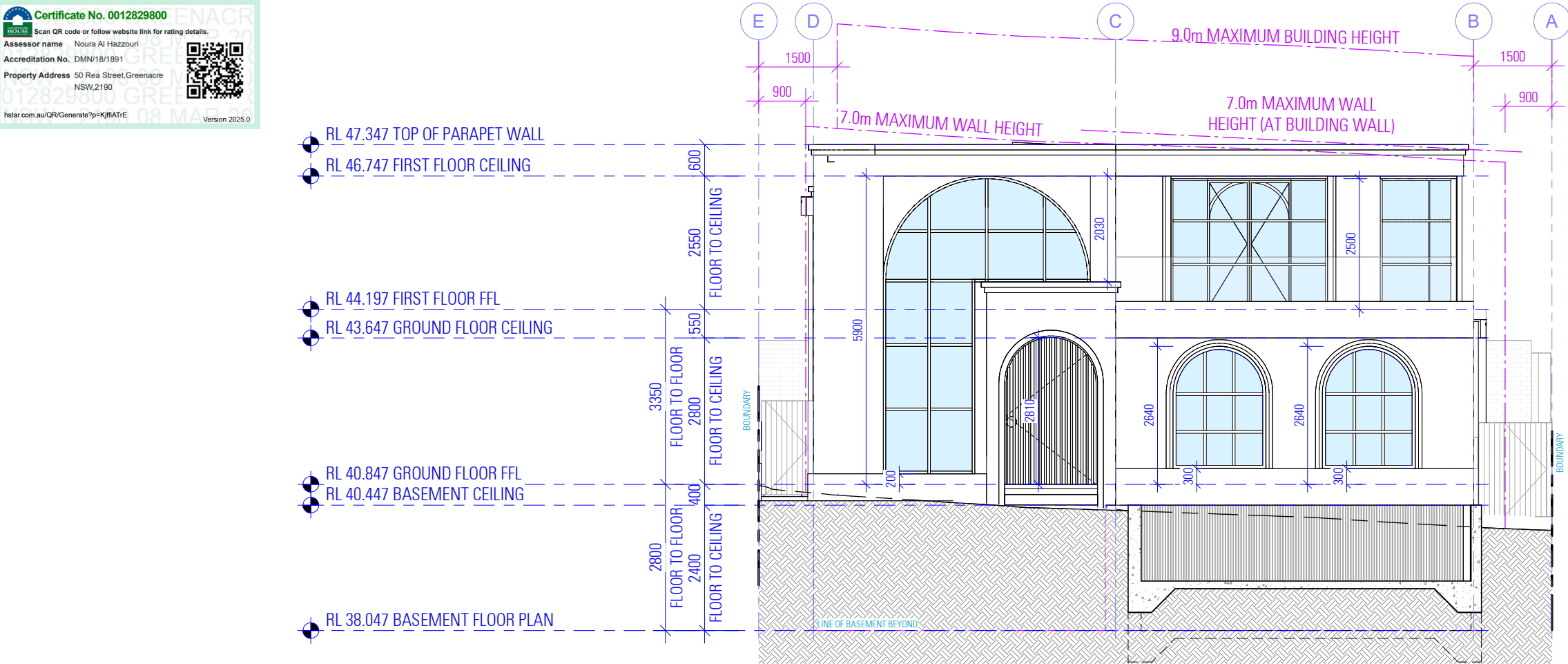
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GREENACRE NSW 2190

DESIGN NATALI DUNDOVIC
DRAFTED SARA MIRCHESKA

DRAWING
PROPOSED ROOF PLAN

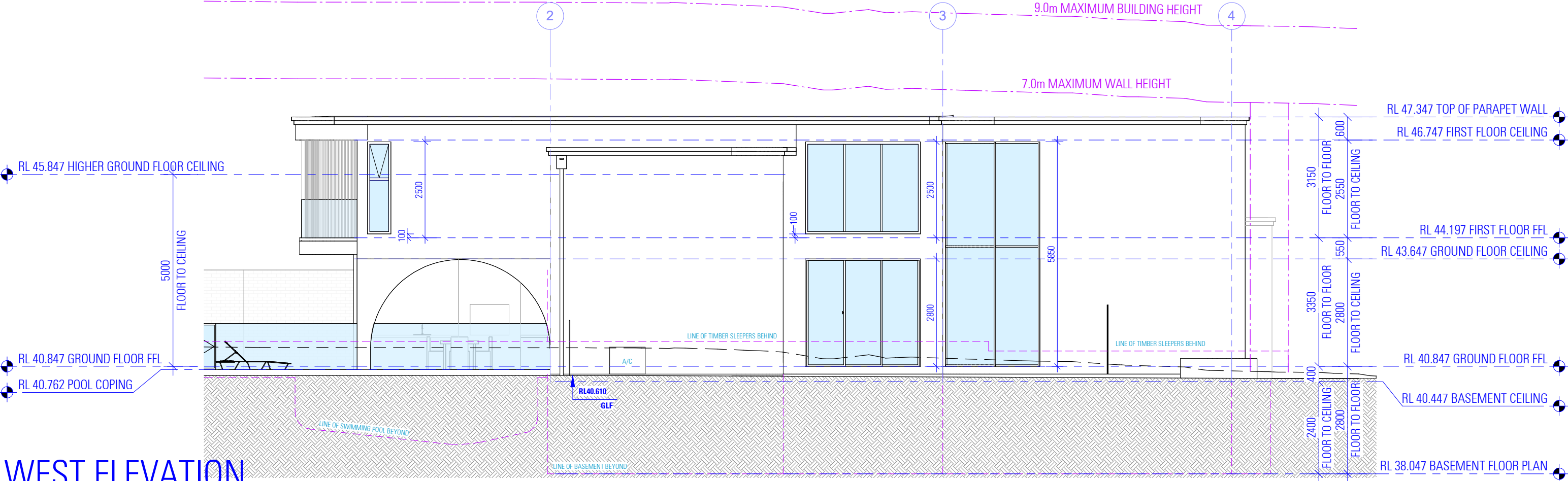
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ISSUE A

DWG No. 25226 - 103



SOUTH ELEVATION

AS SEEN FROM REA STREET



WEST ELEVATION

NOT FOR CONSTRUCTION

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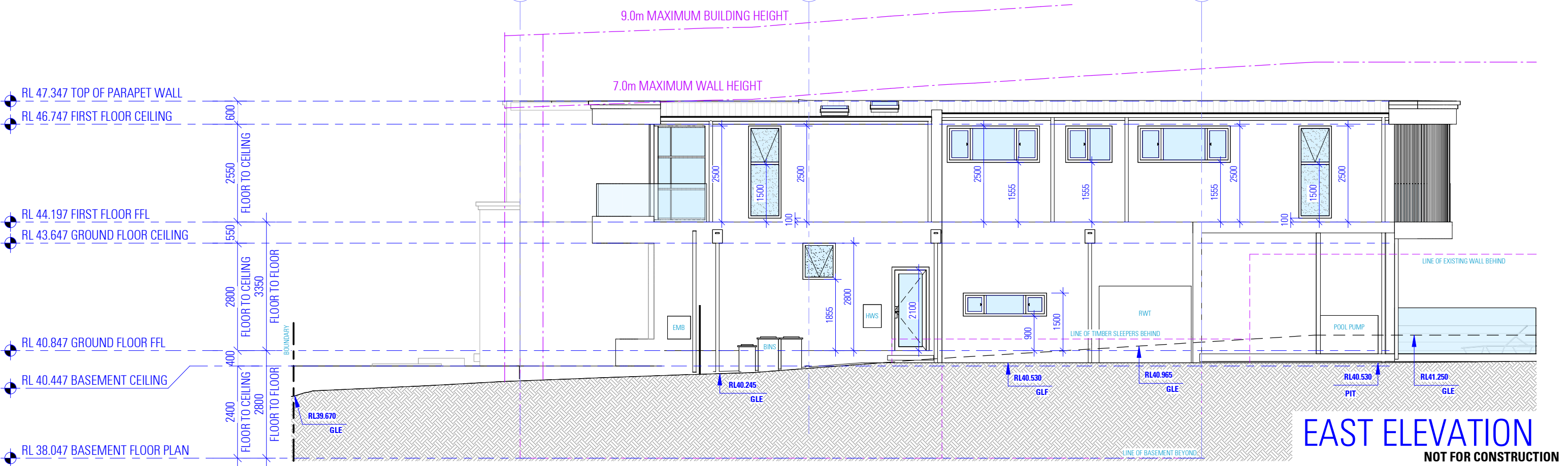
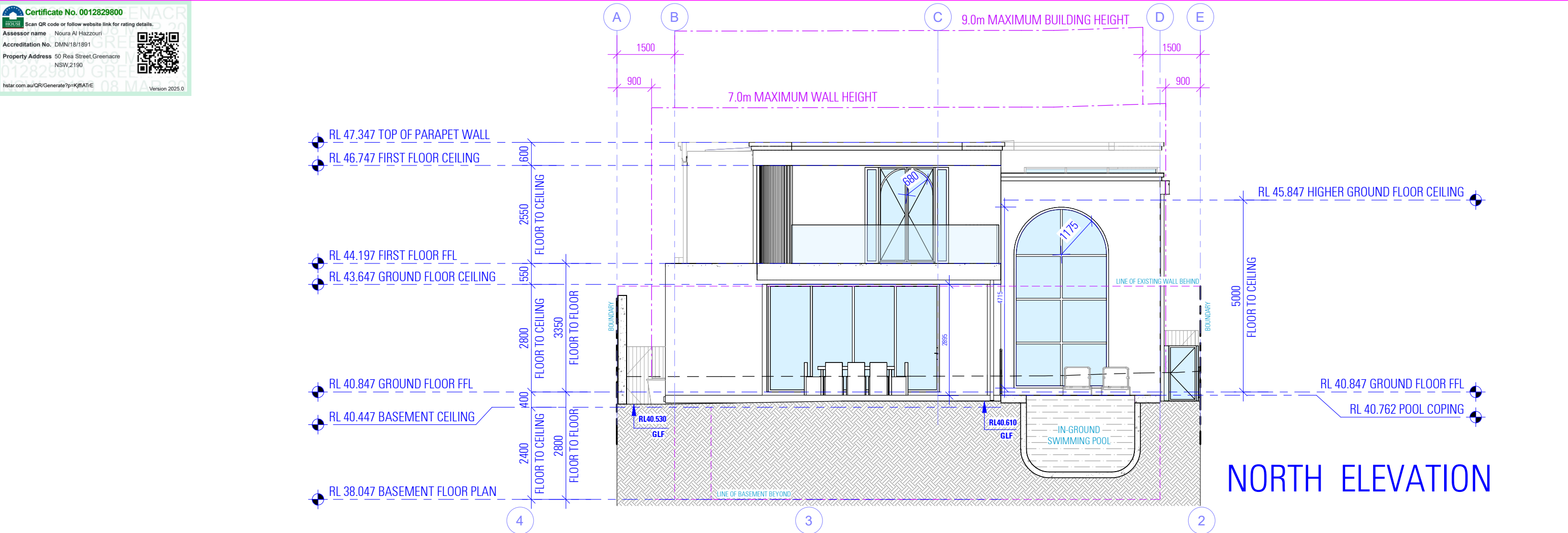
PROPOSED TWO STOREY DWELLING WITH BASEMENT AND POOL
50 REA STREET
GREENACRE NSW 2190

DESIGN DRAFTED NATALI DUNDOVIC
SARA MIRCHESKA

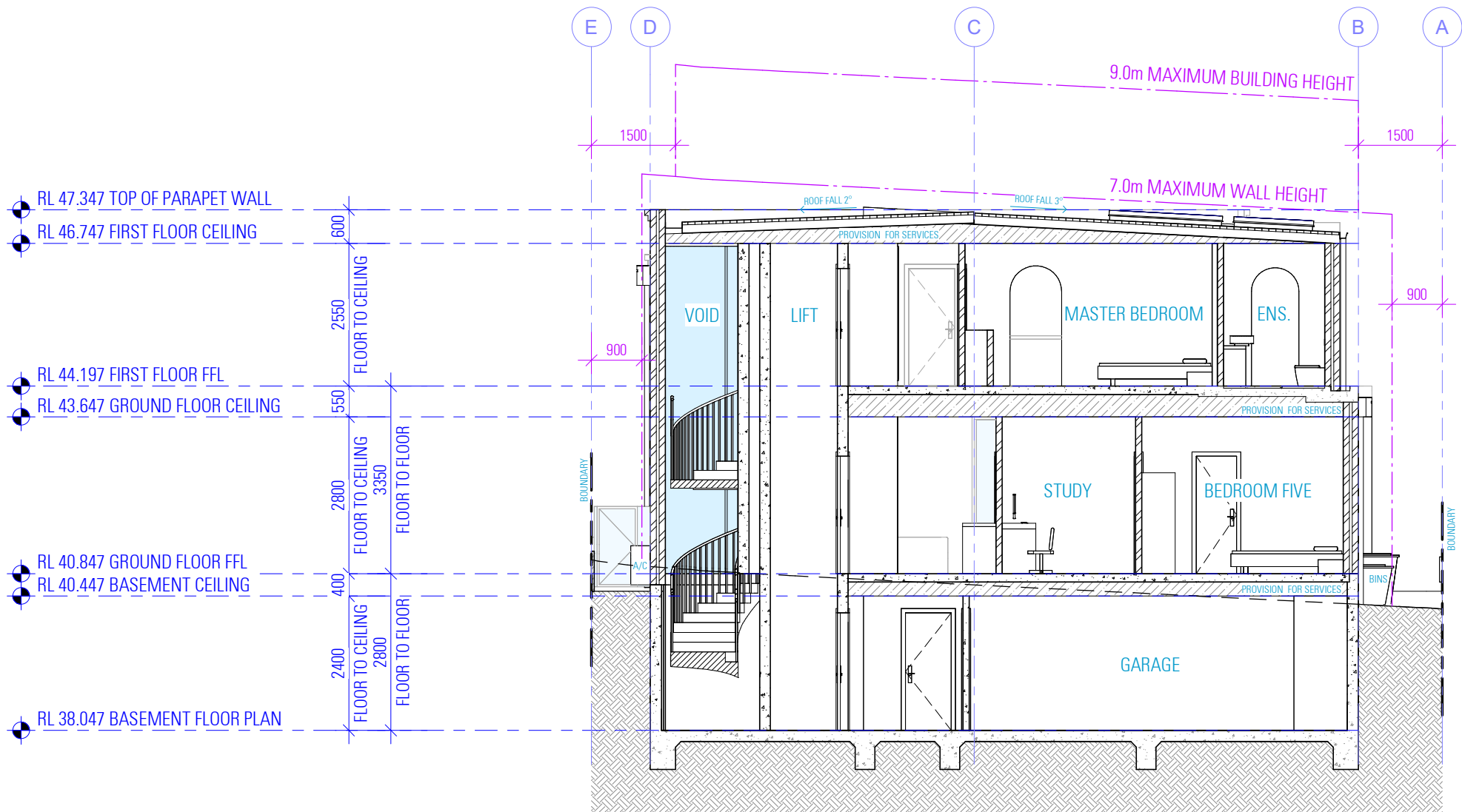
DRAWING
SOUTH AND WEST ELEVATION

SCALE 1:100/A3
ISSUE A

DWG No. 25226 - 300



WALL SCHEDULE						
270mm CAVITY BRICK	110mm SINGLE BRICK	140mm INTERNAL STUD	230mm DOUBLE BRICK	200mm AFS WALL	110mm AFS WALL	50mm RETAINING TIMBER SLEEPERS
						
110mm BRICK SKIN 50mm CAVITY 110mm BRICK SKIN	110mm BRICK SKIN	90mm STUD 110mm BRICK SKIN	110mm BRICK SKIN 10mm CAVITY 110mm BRICK SKIN	200mm CONCRETE	110mm CONCRETE	50mm STUD
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.						



SECTION A

**Certificate No. 0012829800**
Scan QR code or follow website link for rating details.

Assessor name Noura Al Hazzouri
Accreditation No. DMN/18/1891
Property Address 50 Rea Street Greenacre NSW, 2190
hstar.com.au/QR/Generate?p=KjffIAtrE


Version 2025.0

NOTES

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50 REA STREET
GREENACRE NSW 2190

DESIGN NATALI DUNDOVIC
DRAFTED SARA MIRCHESKA
DIANNA KHEIR

DRAWING
SECTION VIEW

SCALE 1:100/A3
ISSUE A

DWG No. 25226 - 310

NOT FOR CONSTRUCTION

- 1

ALUMINIUM ROOF SHEETING
RANGE: COLORBOND
COLOUR: DOVER WHITE
OR ACCEPTABLE EQUIVALENT
- 2

ALUMINIUM GUTTERS AND DOWNPIPES
RANGE: DULIX
COLOUR: TERRACE WHITE
OR ACCEPTABLE EQUIVALENT
- 3

CEMENT RENDER AND PAINT EXTERNAL WALLS
RANGE: DULUX
COLOUR: TERRACE WHITE
OR ACCEPTABLE EQUIVALENT
- 4

POWDER-COATED ALUMINIUM WINDOWS AND GLASS WINDOWS AND DOORS
RANGE: DULUX
COLOUR: MONUMENT
OR ACCEPTABLE EQUIVALENT
- 5

ALUMINIUM BATTENS INTEGRATED GARAGE DOOR
RANGE: DULUX
COLOUR: MONUMENT
OR ACCEPTABLE EQUIVALENT
- 6

FEATURE FACADE MOULDING
- 7

GLASS BALUSTRADING
- 8

ALUMINIUM FRAMED SOLID ENTRY DOOR



AS SEEN FROM REA STREET

NOT FOR CONSTRUCTION

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50 REA STREET
GREENACRE NSW 2190

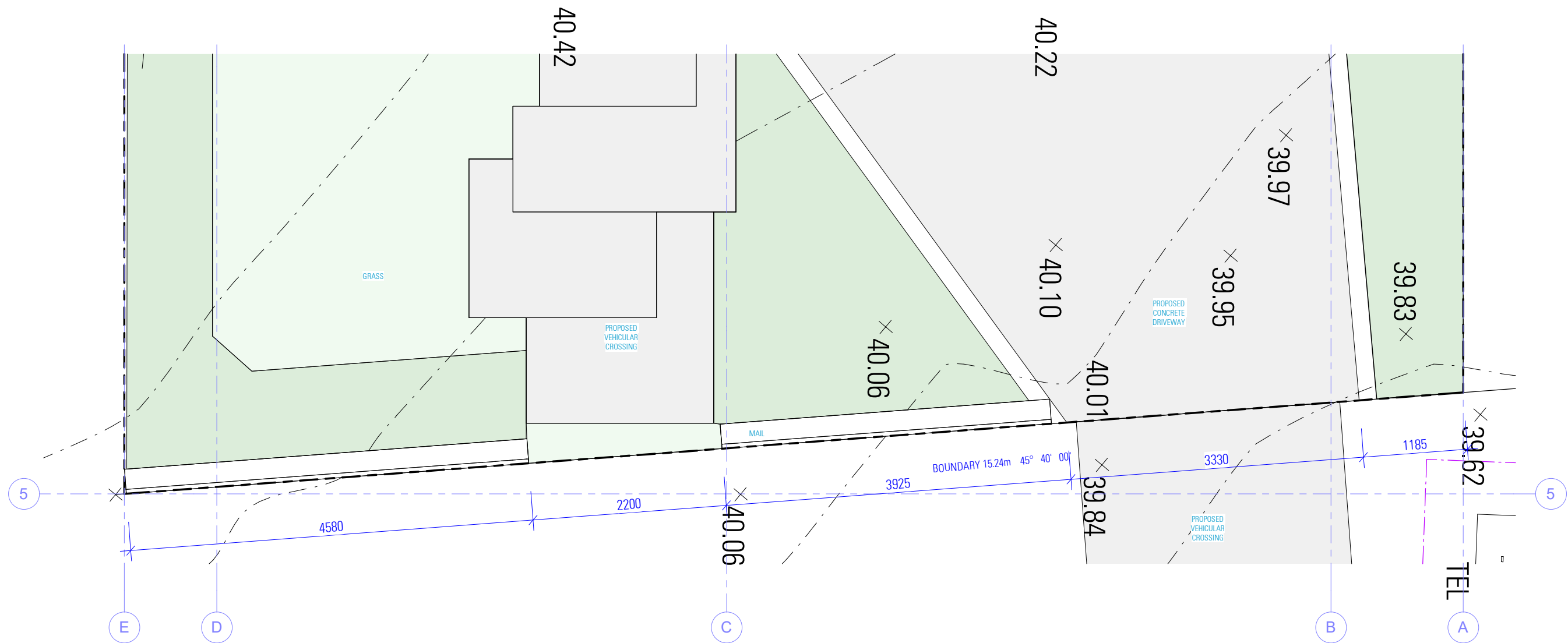
DESIGN NATALI DUNDOVIC
DRAFTED SARA PETROVSKA

DIANNA KHEIR

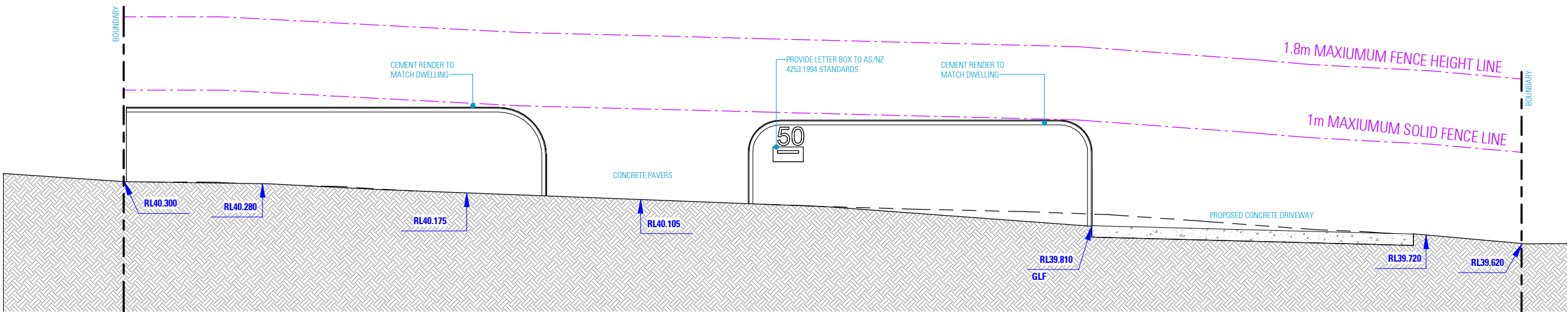
DRAWING
SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES

SCALE /A3
ISSUE A

DWG No. 25226 - 320



PLAN VIEW



FRONT FENCE ELEVATION
AS SEEN FROM REA STREET

NOT FOR CONSTRUCTION

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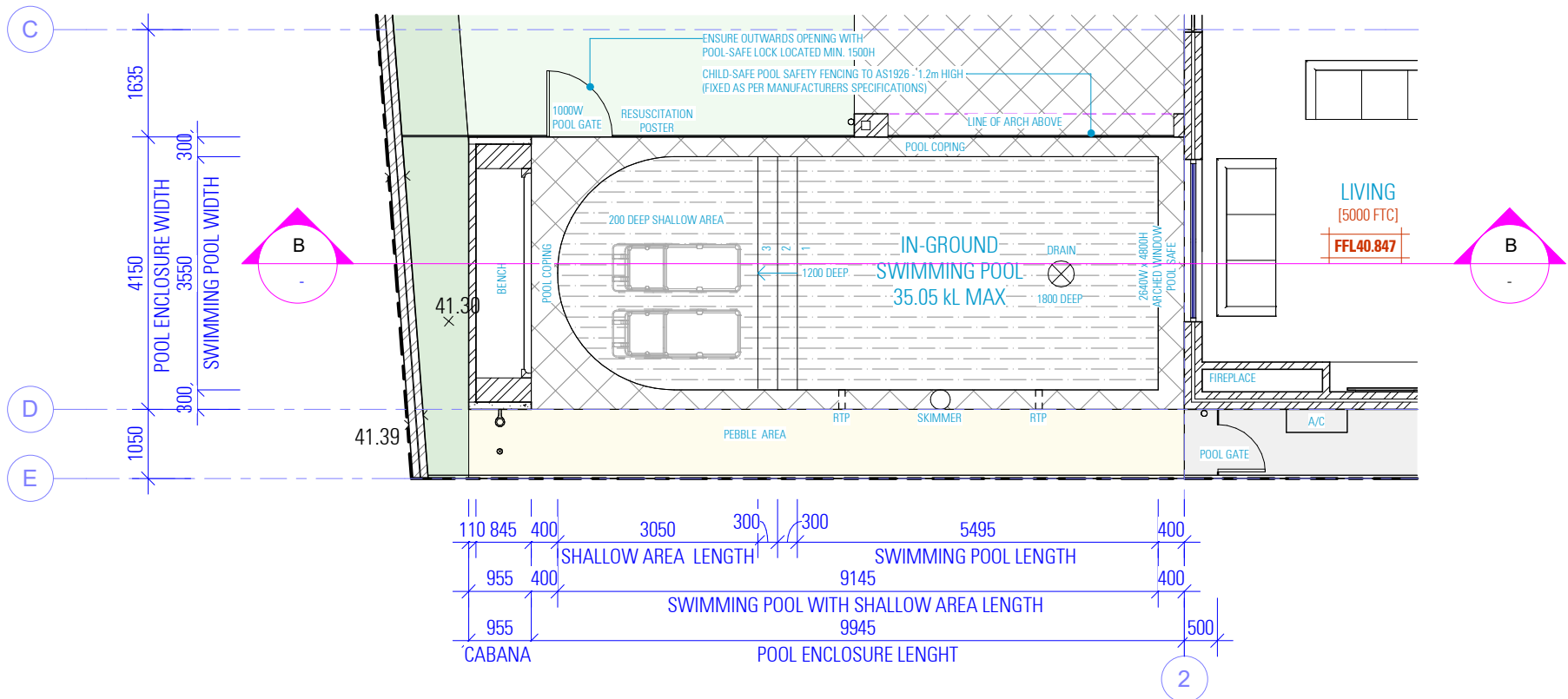
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DESIGN NATALI DUNDOVIC
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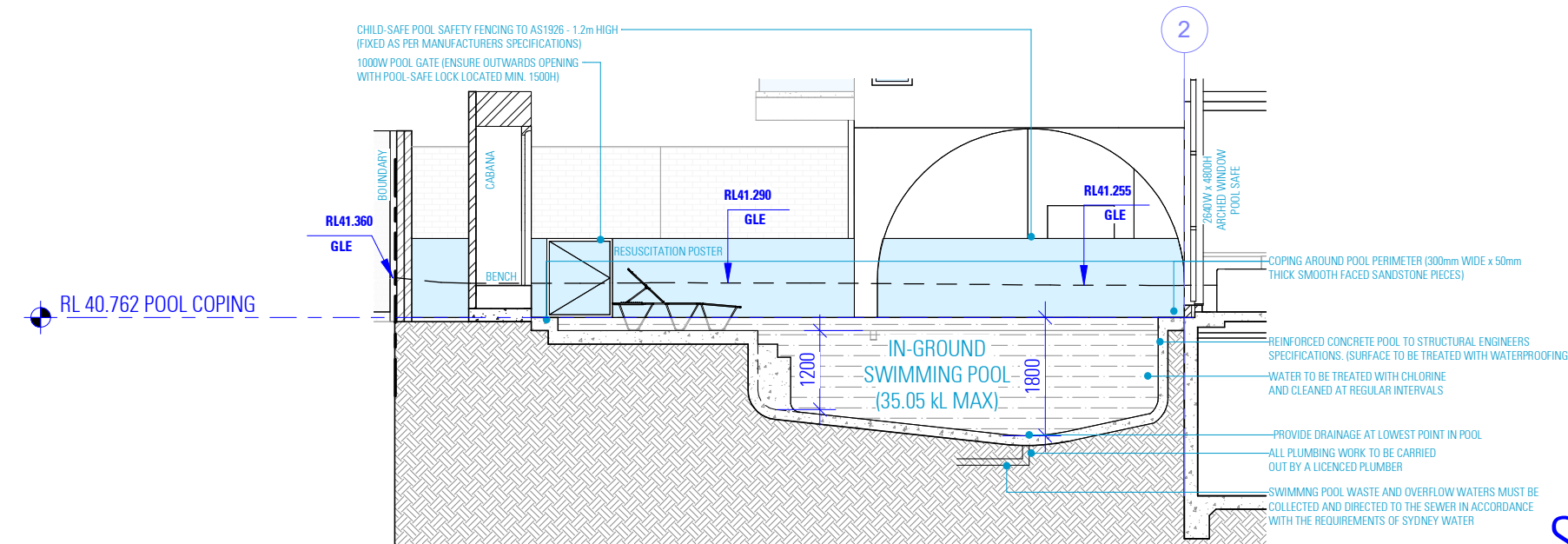
DRAWING
FRONT FENCE DETAILS

SCALE 1:50 /A3
ISSUE A

DWG No. 25226 - 600



PLAN VIEW



SECTION

B

SWIMMING POOL REQUIREMENTS:

GENERAL REQUIREMENTS

- ALL POOLS MUST BE SEPARATED FROM RESIDENTIAL BUILDINGS AND ADJOINING PUBLIC OR PRIVATE PROPERTIES BY A COMPLYING CHILD-RESISTANT BARRIER (MUST BE IN ACCORDANCE WITH THE REGULATIONS AND AS1926.1-2012 SWIMMING POOL SAFETY).
- NO DOOR ACCESS FROM A RESIDENTIAL BUILDING INTO AN OUTDOOR POOL IS PERMITTED
- ONLY STRUCTURES ASSOCIATED WITH THE POOL (FILTER HOUSING, ETC.) ARE PERMITTED WITHIN THE ENCLOSED POOL AREA
- STRUCTURES SUCH AS CLOTHES LINES, BARBEQUE, SHEDS, ENTERTAINMENT STRUCTURE, OUTSIDE TOILETS, ETC, MUST ALL BE LOCATED OUTSIDE THE CHILD RESISTANT BARRIER.

POOL FENCING

- SWIMMING POOL FENCING AND OTHER BARRIERS TO BE PROVIDED TO THE POOL AREA IN ACCORDANCE WITH THE SWIMMING POOLS ACT 1992.
- BOUNDARY FENCE TO BE 1.8m IN HEIGHT, MEASURED FROM INSIDE OF THE FENCING.
- SWIMMING POOL FENCING TO BE AT LEAST 1.2m HIGH, MEASURED ON THE OUTSIDE OF THE FENCING.
- MINIMUM 900mm SEPARATION BETWEEN THE UPPER AND LOWER HORIZONTAL MEMBERS TO MAINTAIN NON-CLIMBABLE ZONE

- HORIZONTAL MEMBERS OF THE FENCE SHOULD BE PLACED ON THE INSIDE OF THE FENCE AND BE AT LEAST 900mm APART.
- THE SPACING OF VERTICAL MEMBERS OF THE FENCE SHALL NOT EXCEED 100mm.
- THE HEIGHT OF ANY OPENING BETWEEN THE BOTTOM OF THE FENCE AND FINISHED GROUND LEVEL SHALL NOT EXCEED 100mm.
- ALL SWIMMING POOL FENCING TO BE MAINTAINED IN A GOOD CONDITION (ie. WITH NO HOLES, BROKEN OR LOOSE PALINGS).
- NON-CLIMBABLE ZONE EXTENDS FROM THE POOL FENCE 300mm INTO THE POOL AREA AND 900mm OUTSIDE THE POOL AREA. TO PREVENT A CHILD TO CLIMB OVER THE FENCE, CLIMBABLE OBJECTS SUCH AS BARBEQUES, FURNITURE, PLANTER BOXES, TREES OR SHRUB ARE NOT PERMITTED WITHIN THIS NON-CLIMBABLE ZONE
- IF THE WALL OF THE HOUSE FORMS PART OF THE APPROVED CHILD-RESISTANT BARRIER TO THE POOL AREA (ie. IN RELATION TO POOLS INSTALLED BEFORE 1 AUGUST 1990), ALL DOOR AND WINDOW OPENINGS IN THE WALL/S MUST BE CHILD-RESISTANT IN ACCORDANCE WITH THE REGULATIONS TO PREVENT CHILDREN ACCESSING THE POOL AREA.

POOL GATES

- GATES TO THE SWIMMING POOL AREA ARE TO OPEN OUTWARDS AND ARE TO BE FULLY SELF-CLOSING AND SELF-LATCHING FROM ANY OPEN POSITION.

- NO DOUBLE GATES ARE PERMITTED
- GATES ARE NOT TO BE PROPPED OPEN AT ANY TIME.
- THE LATCHING DEVICE TO THE POOL GATE IS TO BE LOCATED A MINIMUM 1.5m ABOVE GROUND LEVEL AND 1.4m FROM THE HIGHEST LOWER HORIZONTAL BARRIER MEMBER OR, ALTERNATIVELY, THE DEVICE IS TO BE LOCATED INSIDE THE GATE AND THE LATCHING DEVICE IS TO BE APPROPRIATELY SHIELDED FROM THE OUTSIDE IN ACCORDANCE WITH AS1926.1-2012 (EXCLUDING CLAUSE 2.8 OF THE STANDARD) TO ENSURE THE LATCHING DEVICE IS ONLY ACCESSIBLE BY REACHING OVER THE GATE.
- GATE WIDTH IS TO BE KEPT TO A MINIMUM (NO MORE THAN 1 METRE) TO MINIMISE THE POSSIBILITY OF THE WEIGHT OF THE GATE CAUSING THE GATE TO DROP WITH THE SELF-LATCHING MECHANISM FAILING.

SPA POOLS

- SPA POOLS ARE ALSO COVERED BY THE LEGISLATION AND SHOULD BE SEPARATED BY A CHILD-RESISTANT POOL SAFETY BARRIER IN ACCORDANCE WITH AUSTRALIAN STANDARD AS1926.1-2012.
- ALTERNATIVELY, THE SPA POOL MUST BE COVERED AND SECURED BY A LOCKABLE CHILD-SAFE STRUCTURE (SUCH AS A DOOR, LID, GRILLE OR MESH). SUCH LOCKABLE STRUCTURE MUST BE ABLE TO BE REMOVED/INSTALLED AND LOCKED BY A SINGLE PERSON.

RESUSCITATION WARNING SIGN

- AN APPROPRIATE RESUSCITATION WARNING SIGN (AVAILABLE FROM COUNCIL OR THE ROYAL LIFE SAVING SOCIETY) IS DISPLAYED IN A PROMINANT POSITION IN THE IMMEDIATE VICINITY OF THE POOL AREA.
 - THE FOLLOWING WARNING STATEMENTS MUST BE CONTAINED WITHIN THE RESUSCITATION SIGN:
 - YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS SWIMMING POOL
 - POOL GATES MUST BE KEPT CLOSED AT ALL TIMES
 - KEEP ARTICLES, OBJECTS AND STRUCTURES AT LEAST 900 MM CLEAR OF THE POOL FENCE AT ALL TIMES
 - THE RESUSCITATION SIGN MUST BE:
 - LEGIBLE FROM A DISTANCE OF AT LEAST THREE METRES
 - MAINTAINED IN A CLEARLY LEGIBLE CONDITION
- REFER TO THE SWIMMING POOLS ACT 1992, THE SWIMMING POOLS REGULATION 2018 AND AUSTRALIAN STANDARD AS 1926.1-2012 (EXCLUDING CLAUSE 2.8 OF THE STANDARD) FOR A COMPLETE LIST OF REQUIREMENTS.

NOT FOR CONSTRUCTION

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BASEMENT AND POOL
50 REA STREET
GREENACRE NSW 2190

DESIGN NATALI DUNDOVIC
DRAFTED SARA MIRCHESKA

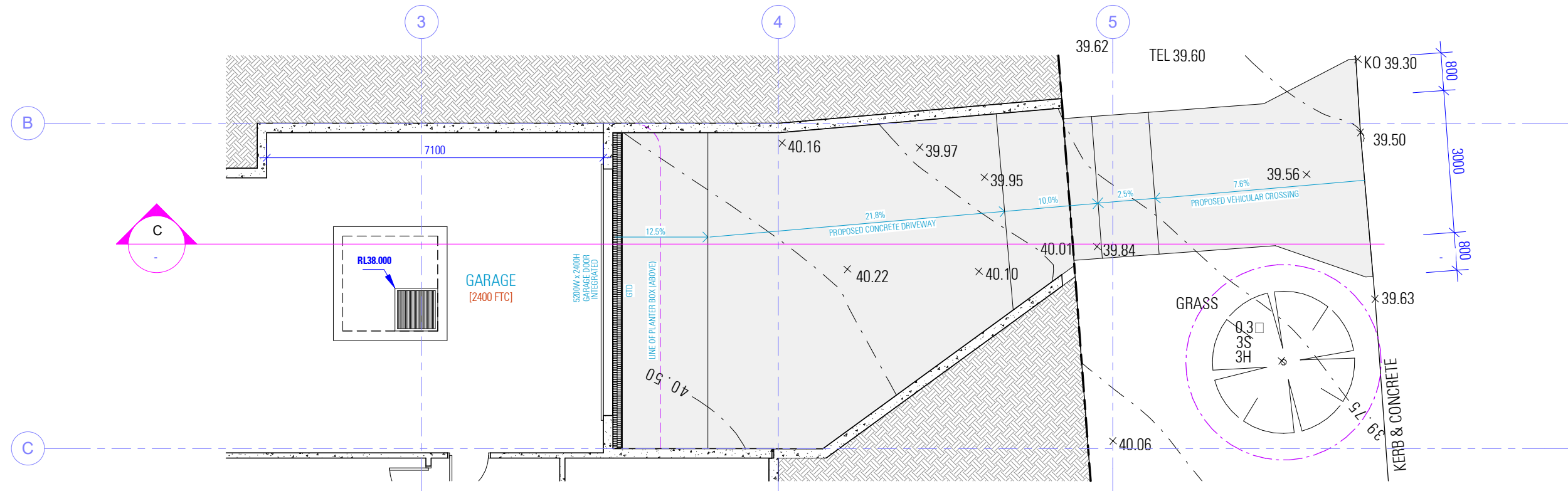
DIANNA KHEIR

DRAWING

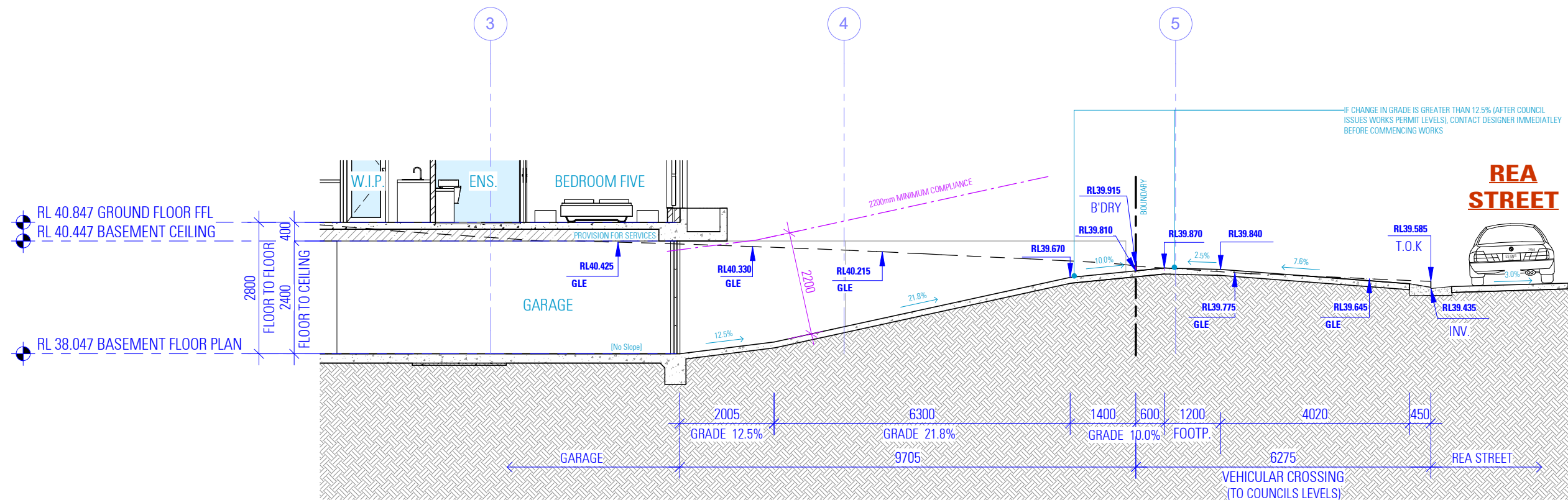
IN-GROUND SWIMMING POOL
DETAILS

SCALE 1:100/A3
ISSUE A

DWG No. 25226 - 610



PLAN VIEW



SECTION

NOT FOR CONSTRUCTION

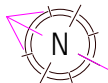
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DRAFTED SARA MIRCHESKA

DIANNA KHEIR

DRAWING
DRIVEWAY GRADE DETAILS

SCALE 1:100/A3
ISSUE A

DWG No. 25226 - 620



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DIANNA KHEIR

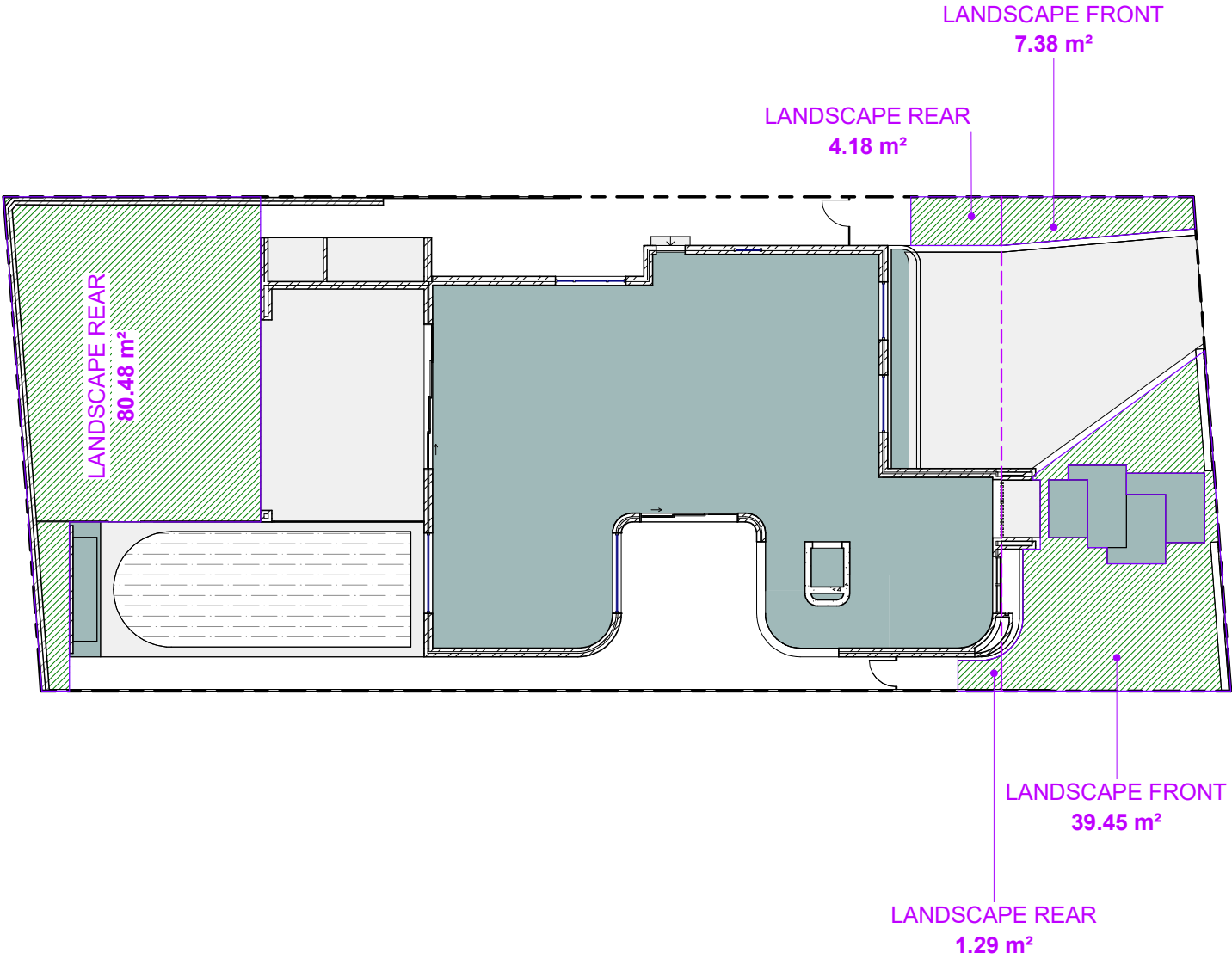
DRAWING
3D VIEWS

SCALE /A3
ISSUE A

DWG No. 25226 - 800

- 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

SITE CALCULATION	
TOTAL SITE AREA	555.90 m²
GROUND FLOOR AREA	157.09 m²
FIRST FLOOR AREA	120.77 m²
TOTAL FLOOR AREA	277.87 m²
FLOOR SPACE RATIO	0.50 : 1.0
PRIVATE OPEN SPACE	102.02 m²
IMPERVIOUS AREA	399.83 m²
IMPERVIOUS AREA RATIO	0.72 : 1.0
SITE COVERAGE	292.19 m²
SITE COVERAGE RATIO	0.53 : 1.0
LANDSCAPE AREA	132.77 m²
LANDSCAPE AREA RATIO	0.16 : 1.0
LANDSCAPE AREA (FRONT)	46.83 m²
LANDSCAPE AREA (REAR)	85.95 m²



NOT FOR CONSTRUCTION

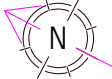
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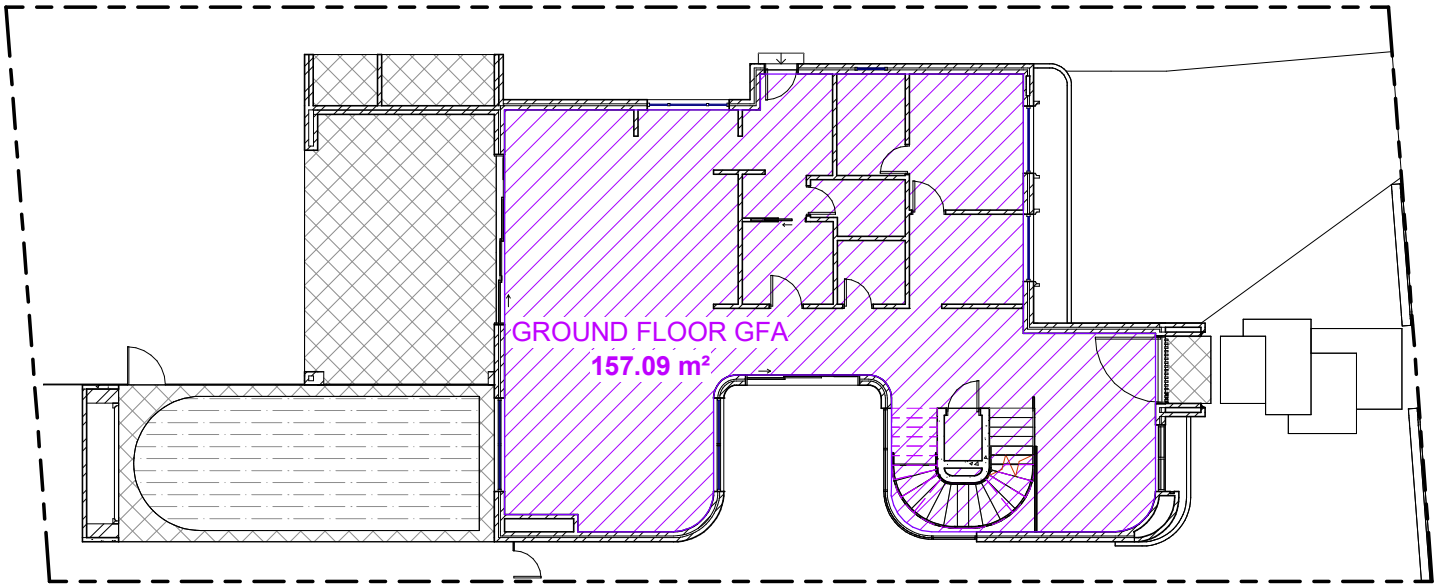


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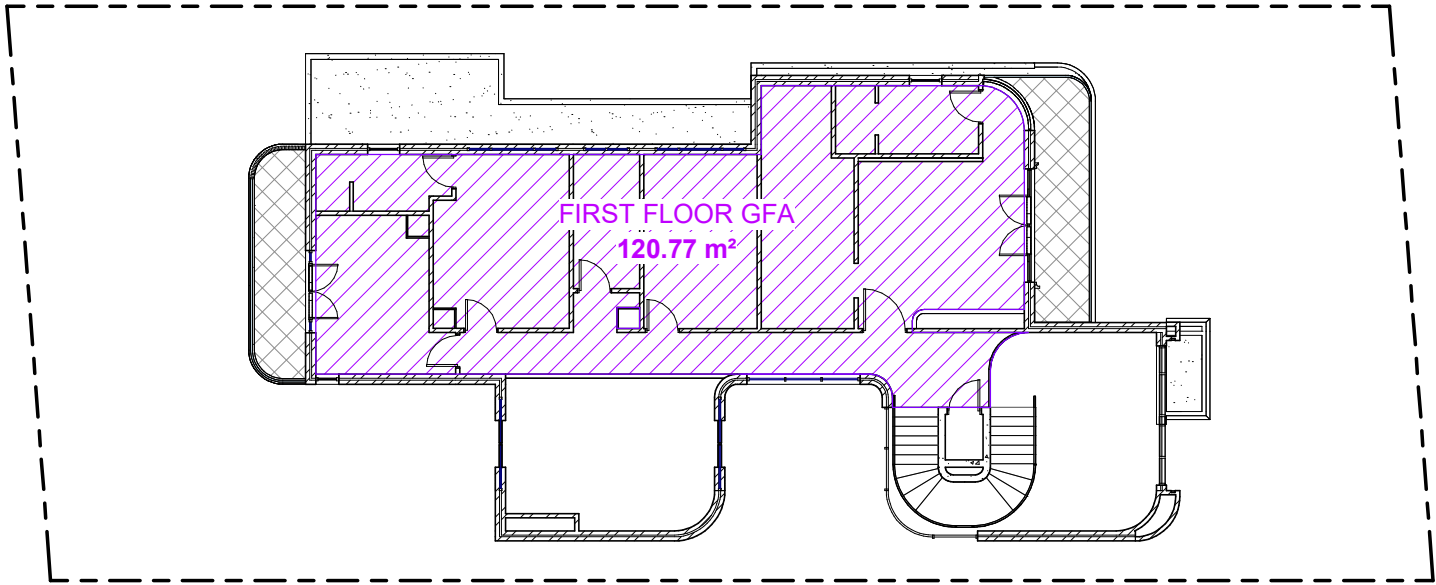
DESIGN NATALI DUNDOVIC
DRAFTED SARA PETROVSKA
DIANNA KHEIR

DRAWING
LANDSCAPE AREA CALCULATION SHEET

SCALE 1 : 200 / A3
ISSUE A
DWG No. 25226 - 900



GROUND FLOOR GFA



FIRST FLOOR GFA

- NOTES:**
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DRAFTED SARA PETROVSKA

DIANNA KHEIR

DRAWING
GROSS FLOOR AREA CALCULATION SHEET

SCALE 1: 200 / A3
ISSUE A

DWG No. 25226 - 910

NOT FOR CONSTRUCTION

BASIX™Certificate

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

Single Dwelling

Certificate number: 18363655

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: Sunday, 08 March 2026
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 0012629800.

Project summary			
Project name	50_rea		
Street address	50 REA STREET GREENACRE 2190		
Local Government Area	Canterbury-Bankstown Council		
Plan type and plan number	Deposited Plan DP29412		
Lot no.	100		
Section no.	-		
Project type	dwelling house (detached)		
No. of bedrooms	5		
Project score			
Water	✔ 40		Target 40
Thermal Performance	✔ Pass		Target Pass
Energy	✔ 90		Target 72
Materials	✔ -97		Target n/a

Certificate Prepared by	
Name / Company Name:	Noura Al Hazzouri
ABN (if applicable):	80873399711

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 18363655 Sunday, 08 March 2026 page 1/10

Description of project

Project address		Assessor details and thermal loads	
Project name	50_rea	NatHERS assessor number	DMN/15/1851
Street address	50 REA Street GREENACRE 2190	NatHERS certificate number	0012829800
Local Government Area	Canterbury-Bankstown Council	Climate zone	56
Plan type and plan number	Deposited Plan DP29412	Area adjusted cooling load (MJ/ m² year)	15
Lot no.	100	Area adjusted heating load (MJ/ m² year)	15
Section no.	-	Project score	
Project type		Water	
Project type	dwelling house (detached)	✓ 40	Target 40
No. of bedrooms	5	Thermal Performance	✓ Pass Target Pass
Site details		Energy	
Site area (m²)	556	✓ 90	Target 72
Roof area (m²)	243	Materials	✓ -97 Target n/a
Conditioned floor area (m²)	309.1		
Unconditioned floor area (m²)	53.96		
Total area of garden and lawn (m²)	102		
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.: 18363655 Sunday, 08 March 2026 page 2/10

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 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 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.)		✓	✓
• a tap that is located within 10 metres of the swimming pool in the development		✓	✓
Swimming Pool			

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Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must not have a volume greater than 35.05 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	
The swimming pool must be shaded.	✓	✓	
The swimming pool must be outdoors.	✓	✓	

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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 the 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.	✓	✓	✓

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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	Area - m²	Insulation	
floor - concrete slab on ground, conventional slab.	94	expanding foam	
garage floor - concrete slab on ground.	118.64	none	
external wall - cavity brick; frame: no frame.	227	foil-foam composite board	
external wall - concrete block/plasterboard; frame: no frame.	90	fibreglass batts or roll	
external garage wall - concrete panel/plasterboard; frame: no frame.	90	none	
internal wall - single skin masonry; frame: no frame.	124	none	
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - H2 treated softwood.	245	ceiling: fibreglass batts or roll; roof: foil/insarking.	

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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	143.1		
timber	0		
uPVC	0		
steel	0		
composite	0		
Glazing	Maximum area - m2		
single	0		
double	143.1		
triple	0		

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Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 4 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 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.	✓	✓	✓

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Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): solar only		✓	
The applicant must install a pump for the swimming pool in the development.		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
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 6 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 gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

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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.		

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NOTES

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

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A	17.03.2026	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	DESCRIPTION



PROPOSED TWO STOREY DWELLING WITH BASEMENT AND POOL
50 REA STREET
GREENACRE NSW 2190

DESIGN DRAFTED NATALI DUNDOVIC
SARA PETROVSKA

DRAWING
BASIX COMMITMENTS

SCALE /A3
ISSUE A

DWG No. 25226 - 930

NOT FOR CONSTRUCTION

Nationwide House Energy Rating Scheme®
NatHERS® Certificate No. 0012829800
Generated on 08 Mar 2026 using BERS Pro v5.2.6 (3.23)

Property

Address 50 Rea Street,
Greenacre, NSW, 2190
Lot/DP Lot 100 DP 29412
NCC class* 1a
Floor/all Floors G of 3 floors
Type New Home

Plans

Main plan 25226
Prepared by ES Design

Construction and environment

Assessed floor area [m²] Exposure type
Ground/storey 253.6 Suburban
Unconditioned* 6.1
Total 407.6
Garage 117.9

Accredited assessor

Name Noura Al Hazzouri
Business name none
Email noura.h@opstunet.com.au
Phone 0405600 600
Accreditation No. DMN181891
Assessor Accrediting Organisation Design Matters National

Declaration of Interest Declaration completed: no conflicts

NCC Requirements

NCC provisions Volume Two
State/Territory variation Yes

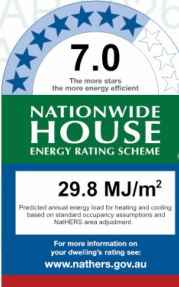
National Construction Code (NCC) requirements

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 side-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 3.20.3 and 3.20.5 of NCC Volume One.
The NCC, and associated ABCB Standards and support material, can be accessed at <https://www.ncc.gov.au>.
Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

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Thermal performance star rating



Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022
Area adjustment included

	Heating	Cooling
Modelled	14.7	15.1
Load limits	N/A	N/A

Features determining load limits
Floor Type CSOG
(lowest conditioned area) CSOG
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 ncc.gov.au/QRCode?pk=618476.
When using either link, ensure you are visiting ncc.gov.au.



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Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
lounge	ALM-006-03 A	W1	3670	1755	Fixed	00	SE	No
lounge	ALM-006-03 A	W2	3350	1195	Fixed	00	SW	No
lounge	ALM-006-03 A	W3	3350	900	Fixed	00	W	No
lounge	ALM-006-03 A	W4	3350	1025	Fixed	00	NW	No
lounge	ALM-006-03 A	W5	3350	2200	Fixed	00	NW	No
lounge	ALM-006-03 A	W6	2800	3010	Sliding	60	SW	No
lounge	ALM-006-03 A	W16	2400	1800	Sliding	45	SE	No
Bedroom 5	ALM-006-03 A	W15	2400	1800	Sliding	45	SE	No
ens	ALM-005-03 A	W12	945	850	Awning	90	NE	No
Wip	ALM-005-03 A	W11	2100	820	Casement	90	NE	No
Kitchen/Living	ALM-006-03 A	W7	2800	2470	Fixed	00	SE	No
Kitchen/Living	ALM-006-03 A	W8	2800	2470	Fixed	00	NW	No
Kitchen/Living	ALM-006-03 A	W14	2800	4500	Sliding	75	NW	No
Kitchen/Living	ALM-006-03 A	n/a	600	2170	Sliding	45	NE	No
void 1	ALM-006-03 A	W38	2500	900	Fixed	00	W	No
void 1	ALM-006-03 A	W37	2500	1025	Fixed	00	NW	No
void 1	ALM-006-03 A	W36	2500	2200	Fixed	00	NW	No
void 1	ALM-006-03 A	W40	1530	3965	Fixed	00	SE	No
void 1	ALM-006-03 A	W39	2500	1195	Fixed	00	SW	No
void	ALM-006-03 A	W34	2000	2470	Fixed	00	SE	No
void	ALM-006-03 A	W33	2000	2470	Fixed	00	NW	No
master Bedroom	ALM-006-03 A	W22	2500	1050	Fixed	00	E	No
master Bedroom	ALM-006-03 A	W21	2500	1000	Fixed	00	SE	No
master Bedroom	ALM-005-03 A	W17	2500	800	Casement	90	SE	No
master Bedroom	ALM-005-03 A	W18	2500	800	Casement	90	SE	No

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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, cooking, plug-in loads and on-site 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 2025, 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.

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Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
master Bedroom	ALM-006-03 A	W19	2500	700	Fixed	00	SE	No
master Bedroom	ALM-006-03 A	W20	2500	700	Fixed	00	SE	No
ens	ALM-005-03 A	W23	2400	850	Awning	45	NE	No
Bedroom 2	ALM-006-03 A	W24	945	2410	Sliding	45	NE	No
bath	ALM-006-03 A	W25	945	1210	Sliding	45	NE	No
Bedroom 3	ALM-006-03 A	W26	945	2410	Sliding	45	NE	No
ens	ALM-005-03 A	W27	2400	850	Awning	45	NE	No
Bedroom 4	ALM-006-03 A	W32	2400	3010	Sliding	45	SW	No
Bedroom 4	ALM-005-03 A	W28	2500	720	Casement	90	NW	No
Bedroom 4	ALM-005-03 A	W29	2500	720	Casement	90	NW	No
Bedroom 4	ALM-006-03 A	W30	2500	360	Fixed	00	NW	No
Bedroom 4	ALM-006-03 A	W31	2500	360	Fixed	00	NW	No
hallway	ALM-006-03 A	n/a	2400	3000	Fixed	00	SW	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 %	Height [mm]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* type and performance

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

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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 Entrance 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 (terran) (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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Skylight* schedule

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m ²]	Orientation	Outdoor shade	Diffuser
No Data Available							

External door schedule

Location	Height [mm]	Width [mm]	Opening %	Orientation
Garage	2400	5200	90	SE
lounge	2810	1800	90	SE

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
EW-1	Tilt Up Concrete, Lined Timber Stud Frame	0.50		No insulation	No
EW-2	Cavity Brick	0.50		Foil Sided Bubble Wrap, Anti-glare one side	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	6795	SE	0	No
Garage	EW-1	2400	3200	SE	4600	No
Garage	EW-1	2400	738	S	0	No
Garage	EW-1	2400	808	SW	0	No
Garage	EW-1	2400	4550	SW	0	No
Garage	EW-1	2400	11300	NW	0	No
Garage	EW-1	2400	6750	NE	0	No
Garage	EW-1	2400	950	NW	0	No
Garage	EW-1	2400	7100	NE	0	No
comms	EW-1	2400	4490	SW	0	No
stair	EW-1	2400	3045	SW	0	No
stair	EW-1	2400	583	W	0	No
stair	EW-1	2400	652	NW	0	No
stair	EW-1	2400	3300	NW	4600	No

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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 appliances 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 appliances 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 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 on-site renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'On-site 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

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Room schedule

Room	Zone Type	Area [m ²]
Garage	Garage	117.92
comms	Daytime	5.23
stair	Daytime	18.76
storage	Daytime	18.02
lounge	Living	61.59
Bedroom 5	Bedroom	11.15
ens	Nighttime	4.77
Wip	Daytime	11.03
Kitchen/Living	Kitchen/Living	66.02
void 1	Unconditioned	29.69
void 1	Unconditioned	22.33
lift	Daytime	1.55
master Bedroom	Bedroom	21.68
ens	Nighttime	6.84
wir	Nighttime	14.17
Bedroom 2	Bedroom	14.11
bath	Unconditioned	6.08
Bedroom 3	Bedroom	15.68
ens	Nighttime	5.03
Bedroom 4	Bedroom	13.14
hallway	Daytime	17.13

Window and glazed door type and performance

Default windows*

Window ID

001282900 NERS Certificate

7 Star Rating as of 08 Mar 2025


 7 Star Rating

Internal wall type

Wall ID	Wall type	Area [m ²]	Bulk insulation [R-value]
IW-001	Single Skin Brick	277.70	No insulation

Floor type

Location	Construction	Area [m ²]	Sub-floor ventilation	Insulation [R-value]	Slab edge insulation [R-value]	Covering
Garage	Concrete Slab on Ground 200mm	117.92	None	No Insulation		Ceramic Tiles 8mm
comms	Concrete Slab on Ground 200mm	5.23	None	Bulk Insulation, Gap to Floor R2.5		Ceramic Tiles 8mm
stair	Concrete Slab on Ground 200mm	18.76	None	Bulk Insulation, Gap to Floor R2.5		Ceramic Tiles 8mm
storage	Concrete Slab on Ground 200mm	18.02	None	Bulk Insulation, Gap to Floor R2.5		Ceramic Tiles 8mm
lounge / Garage	Concrete Timber Framed Above Plasterboard 150mm	11.87		No Insulation		Ceramic Tiles 8mm
lounge / comms	Concrete Timber Framed Above Plasterboard 150mm	0.00		No Insulation		Ceramic Tiles 8mm
lounge / stair	Concrete Timber Framed Above Plasterboard 150mm	8.72		No Insulation		Ceramic Tiles 8mm
lounge / storage	Concrete Timber Framed Above Plasterboard 150mm	7.64		No Insulation		Ceramic Tiles 8mm
Bedroom 5 / Garage	Concrete Timber Framed Above Plasterboard 150mm	11.14		No Insulation		Ceramic Tiles 8mm
ens / Garage	Concrete Timber Framed Above Plasterboard 150mm	4.77		No Insulation		Ceramic Tiles 8mm
Wip / Garage	Concrete Timber Framed Above Plasterboard 150mm	11.03		No Insulation		Ceramic Tiles 8mm
Kitchen/Living / Garage	Concrete Timber Framed Above Plasterboard 150mm	65.18		No Insulation		Ceramic Tiles 8mm
Kitchen/Living / comms	Concrete Timber Framed Above Plasterboard 150mm	0.34		No Insulation		Ceramic Tiles 8mm

001282800 NATHERS Certificate

7 Star Rating as of 08 Mar 2026



Location	Construction	Area [m ²]	Sub-floor ventilation	Insulation [R-value]	Slab edge insulation [R-value]	Covering
void 1 / lounge	Concrete Timber Framed Above Plasterboard 150mm	25.77		No Insulation		Cork Tiles or Parquetty 8mm
void / Kitchen/Living	Concrete Timber Framed Above Plasterboard 150mm	19.51		No Insulation		Cork Tiles or Parquetty 8mm
lift / lounge	Concrete Timber Framed Above Plasterboard 150mm	0.11		No Insulation		Cork Tiles or Parquetty 8mm
master Bedroom / lounge	Concrete Timber Framed Above Plasterboard 150mm	12.38		No Insulation		Cork Tiles or Parquetty 8mm
master Bedroom / Bedroom 5	Concrete Timber Framed Above Plasterboard 150mm	5.31		No Insulation		Cork Tiles or Parquetty 8mm
master Bedroom / ens	Concrete Timber Framed Above Plasterboard 150mm	0.00		No Insulation		Cork Tiles or Parquetty 8mm
master Bedroom / Wip	Concrete Timber Framed Above Plasterboard 150mm	1.09		No Insulation		Cork Tiles or Parquetty 8mm
ens / Bedroom 5	Concrete Timber Framed Above Plasterboard 150mm	3.14		No Insulation		Ceramic Tiles 8mm
ens / ens	Concrete Timber Framed Above Plasterboard 150mm	3.05		No Insulation		Ceramic Tiles 8mm
wir / lounge	Concrete Timber Framed Above Plasterboard 150mm	6.19		No Insulation		Cork Tiles or Parquetty 8mm
wir / Wip	Concrete Timber Framed Above Plasterboard 150mm	6.61		No Insulation		Cork Tiles or Parquetty 8mm
Bedroom 2 / lounge	Concrete Timber Framed Above Plasterboard 150mm	0.57		No Insulation		Cork Tiles or Parquetty 8mm

Location	Construction	Area [m²]	Sub-floor ventilation	Insulation [R-value]	Slab edge insulation [R-value]	Covering
Bedroom 2 / Wip	Concrete Timber Framed Above Plasterboard 150mm	0.00		No Insulation		Cork Tiles or Parquetry 8mm
Bedroom 2 / Kitch'en/Living	Concrete Timber Framed Above Plasterboard 150mm	11.75		No Insulation		Cork Tiles or Parquetry 8mm
bath / Kitch'en/Living	Concrete Timber Framed Above Plasterboard 150mm	6.08		No Insulation		Ceramic Tiles 8mm
Bedroom 3 / Kitch'en/Living	Concrete Timber Framed Above Plasterboard 150mm	6.98		No Insulation		Cork Tiles or Parquetry 8mm
Bedroom 3	Suspended Concrete Slab 150mm	7.69	Open	No Insulation		Cork Tiles or Parquetry 8mm
ens	Suspended Concrete Slab 150mm	5.03	Open	No Insulation		Ceramic Tiles 8mm
Bedroom 4	Suspended Concrete Slab 150mm	13.14	Open	No Insulation		Cork Tiles or Parquetry 8mm
hallway / lounge	Concrete Timber Framed Above Plasterboard 150mm	6.94		No Insulation		Cork Tiles or Parquetry 8mm
hallway / Kitch'en/Living	Concrete Timber Framed Above Plasterboard 150mm	6.57		No Insulation		Cork Tiles or Parquetry 8mm
hallway	Suspended Concrete Slab 150mm	0.00	Open	No Insulation		Cork Tiles or Parquetry 8mm

0101292800 Nutherts' Certificate		7 Star Rating as of 08 Mar 2026			
Location	Construction material/type		Bulk Insulation [R-value] (may include edge batt values)		
stair	Concrete Timber Framed Above Plasterboard		No Insulation		
storage	Concrete, Plasterboard with Timber Frame		Bulk Insulation R2.5		
storage	Concrete Timber Framed Above Plasterboard		No Insulation		
lounge	Concrete Timber Framed Above Plasterboard		No Insulation		
Bedroom 5	Concrete, Plasterboard with Timber Frame		Bulk Insulation R2.5		
Bedroom 5	Concrete Timber Framed Above Plasterboard		No Insulation		
ens	Concrete, Plasterboard with Timber Frame		Bulk Insulation R2.5		
ens	Concrete Timber Framed Above Plasterboard		No Insulation		
Wip	Concrete, Plasterboard with Timber Frame		Bulk Insulation R2.5		
Wip	Concrete Timber Framed Above Plasterboard		No Insulation		
Kitchen/Living	Concrete, Plasterboard with Timber Frame		Bulk Insulation R2.5		
Kitchen/Living	Concrete Timber Framed Above Plasterboard		No Insulation		
void 1	Plasterboard on Timber		Bulk Insulation R5.5		
void	Plasterboard on Timber		Bulk Insulation R5.5		
lift	Plasterboard on Timber		Bulk Insulation R5.5		
master Bedroom	Plasterboard on Timber		Bulk Insulation R5.5		
ens	Plasterboard on Timber		Bulk Insulation R5.5		
wir	Plasterboard on Timber		Bulk Insulation R5.5		
Bedroom 2	Plasterboard on Timber		Bulk Insulation R5.5		
bath	Plasterboard on Timber		Bulk Insulation R5.5		
Bedroom 3	Plasterboard on Timber		Bulk Insulation R5.5		
ens	Plasterboard on Timber		Bulk Insulation R5.5		
Bedroom 4	Plasterboard on Timber		Bulk Insulation R5.5		
hallway	Plasterboard on Timber		Bulk Insulation R5.5		

Sealing penetrations*

Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
master Bedroom	4	Downlights - LED	0	Sealed
ens	1	Exhaust Fans	350	Sealed
wir	3	Downlights - LED	0	Sealed
Bedroom 2	3	Downlights - LED	0	Sealed
bath	1	Exhaust Fans	350	Sealed

0012829000 NATHERS Certificate

7 Star Rating as of 08 Mar 2025



Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Bedroom 3	3	Downlights - LED	0	Sealed
ens	1	Exhaust Fans	350	Sealed
Bedroom 4	3	Downlights - LED	0	Sealed
hallway	4	Downlights - LED	0	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
void 1	2	1400
void	2	1400

Roof type

Construction	Insulation [R-value]	Reflective wrap* [yes/no]	Solar absorptance [colour]	Roof shade
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			0.30	Light

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)

Cooling system

Appliance/ system type	Location	Fuel type	Performance	Recommended capacity
No Data Available				

Heating system

Appliance/ system type	Location	Fuel type	Performance	Recommended capacity
No Data Available				

Hot water system

Appliance/ system type	Fuel type	Performance	Hot water CER* zone
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0012829800 NatHERS Certificate

7 Star Rating as of 08 Mar 2026



Hot water system

Appliance/ system type	Fuel type	Performance	Hot water CER* zone
No Data Available			

Lighting

Lighting power density [W/m ²] (default assumption 9W/m ²)
No Data Available

Cooking

Cooktop type	Oven type
No Data Available	

Pool/spa equipment

Appliance/ system type	Volume [Litres]	Star rating	Recommended pump capacity [W]
No Data Available			

Version 2025.0

* Refer to glossary

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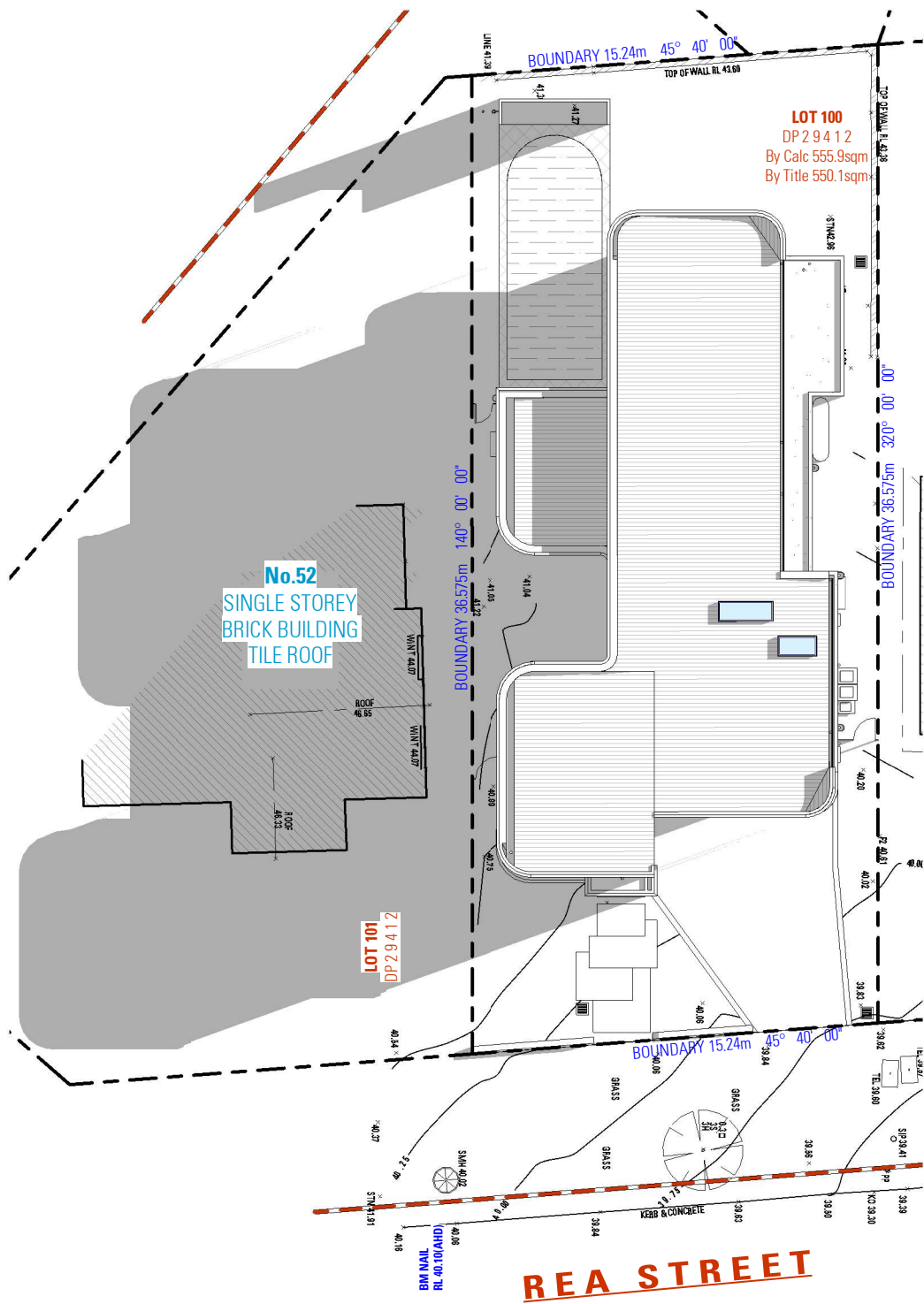
**PROPOSED TWO STOREY DWELLING WITH
BASEMENT AND POOL**
50 REA STREET
GREENACRE NSW 2190

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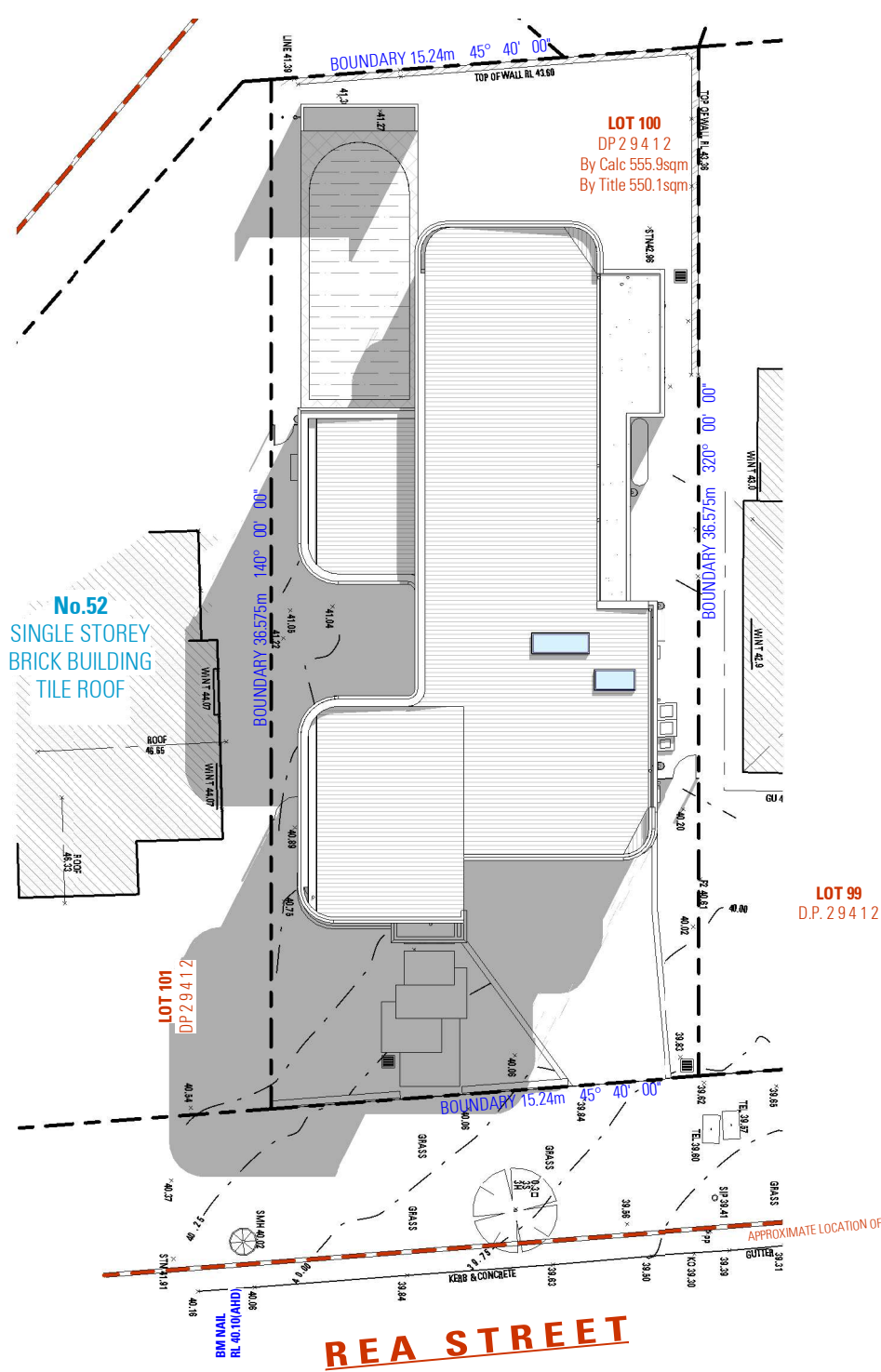
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NATHERS COMMITMENTS

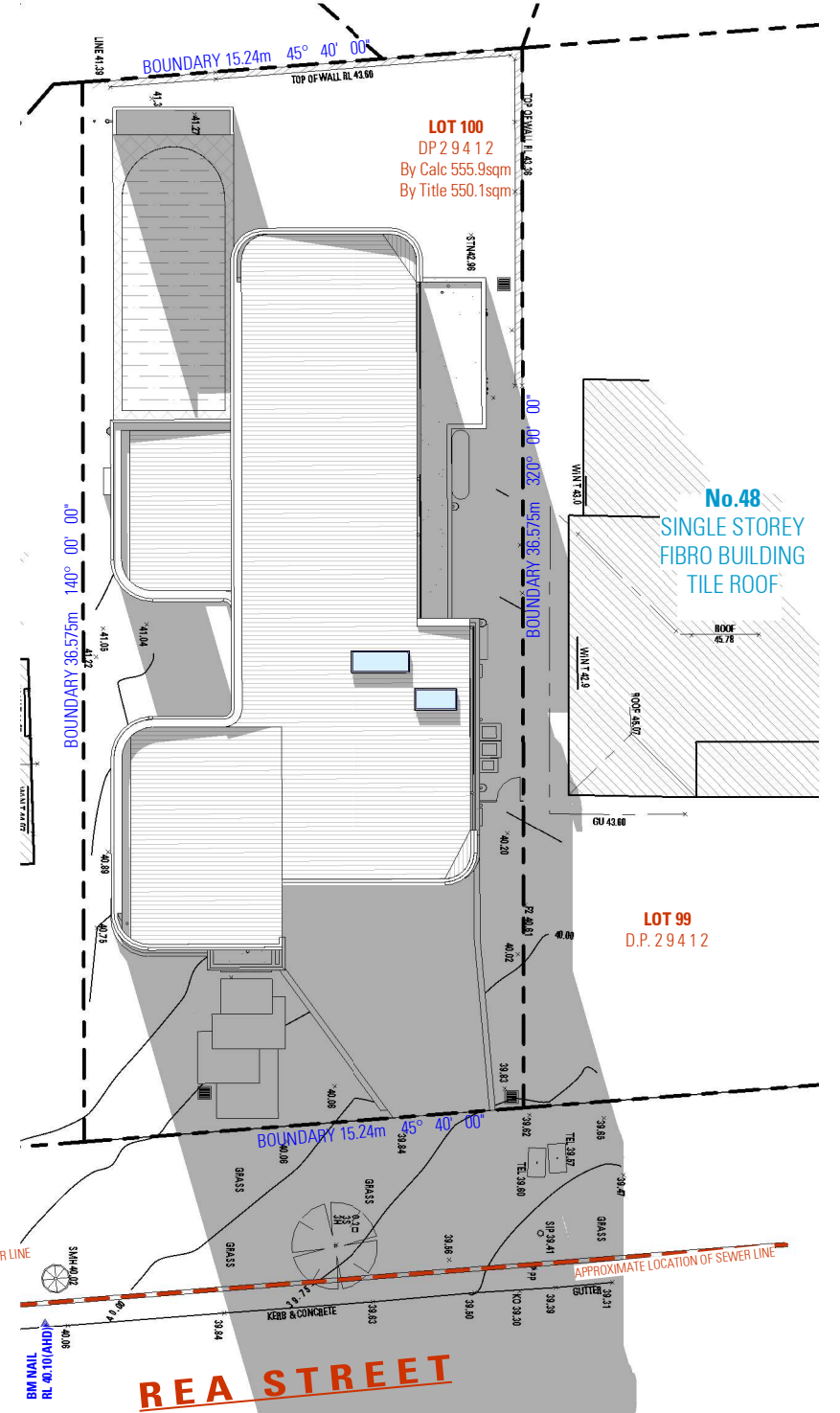
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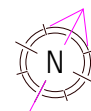
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