





0011815594-02 28 Mar 2025

Assessor Ian Fry

Accreditation No. DMN/12/1441

Address

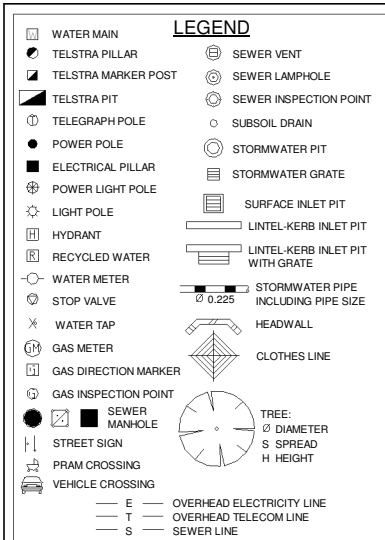
231-233 McCarrs Creek Road,
Church Point, NSW,
2105

www.nabers.gov.au

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All dimensions shown are to frame, underside of roof trusses and FFL (concrete) to underside of floor joist FFL denotes - concrete level floor joist + selected flooring All construction work to comply with the NCC and all relevant Australian standards All previous issues are to be discarded only these plans are to be read	rev	amendment	date	rev	amendment	date	 Email - suljobr@hotmail.com Mob - 0422 461 767	for / client	location	stage:	project no:	dwg no:
	A	FD	16.02.25					MR AND MRS WANG	LOT34/35, 231-233 McCARRS CREEK RD	FFD	SE2501	00 /
	B	AMENDMENT	07.03.25					TITLE	CHURCH POINT	drawn - SB	date:	scale:
	C	AMENDMENT	18.03.25						NORTHERN BEACHES COUNCIL			
	D	AMENDMENT	06.04.25						checked - SB	16.02.25		
	E	FFD DA SUBMISSION	29.05.25									
									DO NOT SCALE DRAWINGS			



AREA LOT 34
VIDE DP 20097: 417.3 m²
BY CALC: 422.7 m²

AREA LOT 35
VIDE DP 20097: 316.2 m²
BY CALC: 322.1 m²



ORIGIN OF LEVELS:
PM 53844 RL=15.027 (AHD) FOUND
ADJACENT TO No.214 MCCARRS
CREEK ROAD, CHURCH POINT
ACCURACY OF ORIGIN: ± 0.001m

DIAGRAM:
N.T.S.

FOR BASIX
PURPOSES

STORMWATER TO HYDRAULIC ENG'S DETAILS

BUSHFIRE ATTACK LEVEL (BAL) FLAME ZONE CONSTRUCTION REQUIRED (BAL IN ACCORDANCE WITH AS3959-2009)

TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL
IN ACCORDANCE WITH AS3959-2009

FSR CALCULATIONS

SITE AREA: 744.84m²
HOUSE AREAS:
INTERNAL ENTRY FLOOR LIVING: =10.81m²
INTERNAL MIDDLE FLOOR LIVING: =108.92m²
INTERNAL FIRST FLOOR LIVING: = 93.24m²
INTERNAL TOTAL: 212.97m²
FLOOR SPACE RATIO: 0.28.6:1

NOTE:
FSR CALCULATED TO INTERNAL FACE OF
EXTERNAL WALLS AS PER LEP DEFINITION

SITE DETAILS
LOT NUMBER: 34 & 35
DP NUMBER: 20097

SITE AREA: 744.84m²

BUILDING AREAS

MIDDLE LEVEL	133.09 m ²
FIRST FLOOR	104.86 m ²
GARAGE	41.80 m ²
MIDDLE BALCONY	24.33 m ²
ALFRESCO	16.46 m ²
ENTRY LEVEL	15.63 m ²
PORCH	2.85 m ²
Grand total	339.00 m ²

SITE COVERAGE: 295.01m² = 39.60%
PRIVATE OPEN SPACE: 192.22m²

LANDSCAPE:
TOTAL AREA OF VEGETATION: 449.83m² = 60.39%

STORMWATER:
RAINWATER TANK SIZE: = 3,000 litre
ROOF AREA CONNECTED TO RAINWATER
TANK: (82) % MIN MIN- 148.00m² (to eng's details)
RAINWATER USES: GARDEN/TOILET/LAUNDRY

- ALL CONSTRUCTION WORK TO COMPLY WITH THE NCC
AND ALL RELEVANT AUSTRALIAN STANDARDS
-HOUSE LEVELS ARE APPROXIMATE ONLY AND MUST
BE DETERMINED ON SITE BY BUILDER PRIOR TO
CONSTRUCTION.
-DRIVEWAY GRADIENT SHALL COMPLY WITH COUNCILS
SPECIFICATIONS - GARAGE LEVEL MUST BE CHECKED
ON SITE SO AS TO COMPLY WITH COUNCILS
DRIVEWAY SPECIFICATIONS

REFER TO ARBORIST REPORT
BY: BLUES BROS ARBORICULTURE
DATED : 14.04.25

MARINE RATING "R4"

ALL TRADES & SUPPLIERS TO COMPLY WITH THE
BCA & ALL RELEVANT AUST STANDARDS

EXTERNAL A/C UNIT, A/C VENTS AND
DROPPERS ARE APPROX. ONLY
AND MAY BE RE-POSITIONED ON SITE
TO SUIT DIFFERENT CONSTRUCTION OR
NOISE REQUIREMENTS. FINAL POSITION TO
BE DETERMINED BY A/C CONTRACTOR

MCCARRS CREEK ROAD

ACID SULFATE EFFECTED SITE REQUIREMENTS (CLASS 5)

PROVIDE 32 MPa CONCRETE TO PIERS AND SLAB
WITH SULFATE RESISTING CEMENT
PROVIDE 0.3mm HIGH IMPACT VAPOUR MEMBRANE



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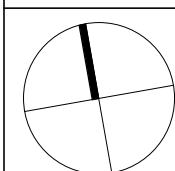
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POSITION OF 3,000L ABOVE GROUND WATER TANK TO BE
INSTALLED IN ACCORDANCE WITH COUNCIL GUIDELINES &
THE NATIONAL PLUMBING & DRAINAGE CODE AS/NZS 3500.
THE RAINWATER SUPPLY PLUMBING IS TO BE CONNECTED
TO THE COLD WATER SUPPLY TO TOILETS, WASHING
MACHINE & EXTERNAL GARDEN TAPS.



All dimensions shown are to frame, underside
of roof trusses and FFL (concrete to the
underside of floor joist
FFL denotes - concrete level
floor joist + selected flooring
All construction work to comply with the NCC
and all relevant Australian standards
All previous issues are to be discarded
only these plans are to be read

rev	amendment	date	rev	amendment	date
A	FD	16.02.25			
B	AMENDMENT	07.03.25			
C	AMENDMENT	18.03.25			
D	AMENDMENT	06.04.25			
E	FFD DA SUBMISSION	29.05.25			



Email - suljobr@hotmail.com Mob - 0422 461 767

for / client
MR AND MRS WANG

SITE PLAN

location
LOT34/35, 231-233 McCARRS CREEK RD
CHURCH POINT
NORTHERN BEACHES COUNCIL

DO NOT SCALE DRAWINGS

stage:	project no:	dwg no:
FFD	SE2501	01 /
drawn - SB	date:	scale:
checked - SB	16.02.25	1 : 200

LEGENDS

- (720) LIFT OFF DOOR HINGE
CJ* CONTROL BRICK JOINT
MH CEILING MAN HOLE
SA SMOKE ALARM
DP DOWN PIPE
AC DUCTS

NOTE:
PROVIDE ENG'S DETAILS FOR ALL:
CONCRETE SLABS, FOOTINGS & STEEL BEAM

ALL EXHAUST FANS TO BE
DUCTED EXTERNALLY

HEBLE POWERWALL SYSTEM TO BE ERECTED
IN ACCORDANCE TO MANUFACTURES DETAILS
AND INSTRUCTIONS

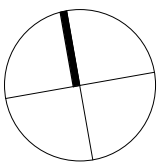
2340H INTERNAL DOOR THROUGHOUT

MARINE RATING "R4"

ALL TRADES & SUPPLIERS TO COMPLY WITH
THE BCA & ALL RELEVANT AUST STANDARDS

BUSHFIRE ATTACK LEVEL (BAL)
FLAME ZONE CONSTRUCTION REQUIRED
(BAL IN ACCORDANCE WITH AS3959-2009)

TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL
IN ACCORDANCE WITH AS3959-2009



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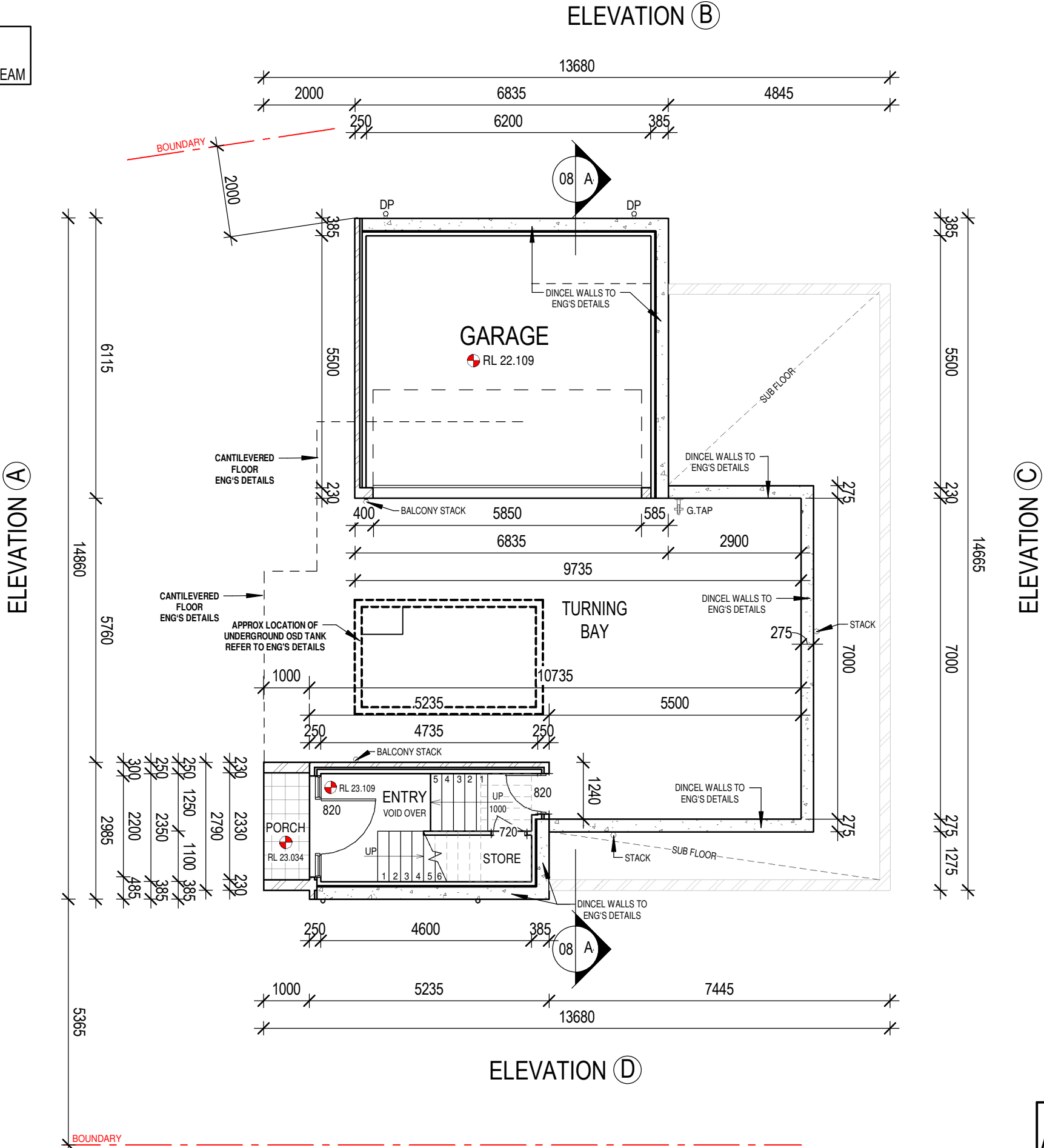
ENTRY FLOOR LEVEL

location
LOT34/35, 231-233 McCARRS CREEK RD
CHURCH POINT
NORTHERN BEACHES COUNCIL

DO NOT SCALE DRAWINGS

stage:	project no:	dwg no:
FFD	SE2501	02 /
drawn - SB	date:	scale:
checked - SB	16.02.25	1 : 100

ELEVATION (B)



SMOKE-ALARMS TO BE INSTALLED IN ACCORDANCE WITH
CLAUSE 3.7.2.3 OF THE BCA AND AS 3786-2014.
ALL FLOOR WASTES ARE TO BE PROVIDED WITH DRAINAGE FLANGES
IN ACCORDANCE WITH AS 3740-2010 TO ALL WET AREAS
(BATHROOM AND LAUNDRIES). FLANGES TO BE RECESSED IN FLOOR
ALL STAIRS AND STAIR FINISHES ARE TO COMPLY WITH CLAUSE 3.9.1.
ALL BALUSTRADES ARE TO BE A MINIMUM 1M HIGH AND
TO COMPLY WITH CLAUSE 3.9.2.
ALL WINDOW OPENINGS MUST BE PROVIDED WITH PROTECTION,
WHERE THE FLOOR BELOW THE WINDOW IS 2M OR MORE ABOVE
THE SURFACE BENEATH

BASIX

ALL PLANS TO BE READ IN
CONJUNCTION WITH THE BASIX
CERTIFICATE AND ITS SCHEDULE OF
COMMITMENTS, WHICH ARE TO BE
COMPLIED WITH IN FULL



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AREAS

MIDDLE LEVEL	133.09 m ²
FIRST FLOOR	104.86 m ²
GARAGE	41.80 m ²
MIDDLE BALCONY	24.33 m ²
ALFRESCO	16.46 m ²
ENTRY LEVEL	15.63 m ²
PORCH	2.85 m ²
Grand total	339.00 m ²

EXTERNAL A/C UNIT, A/C VENTS AND DROPPERS
(IF REQUIRED) ARE APPROX. ONLY AND MAY BE
RE-POSITIONED ON SITE TO SUIT DIFFERENT
CONSTRUCTION OR NOISE REQUIREMENTS. FINAL
POSITION TO BE DETERMINED BY A/C CONTRACTOR

ACID SULFATE EFFECTED SITE
REQUIREMENTS (CLASS 5)

PROVIDE 32 MPa CONCRETE TO SLAB WITH
SULFATE RESISTING CEMENT
PROVIDE 0.3mm HIGH IMPACT VAPOUR MEMBRANE

ENSURE THAT RECESSED PUDDLE FLANGES
ARE INSTALLED TO ALL WASTE PIPES AS PER AS.3740

LEGENDS

- (720) LIFT OFF DOOR HINGE
- CJ* CONTROL BRICK JOINT
- MH CEILING MAN HOLE
- SA SMOKE ALARM
- DP DOWN PIPE
- AC DUCTS
- CEILING FAN NUMBER DENOTES DIAMETER

NOTE:
PROVIDE ENG'S DETAILS FOR ALL:
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5.7

NATIONWIDE HOUSE ENERGY RATING

55.0

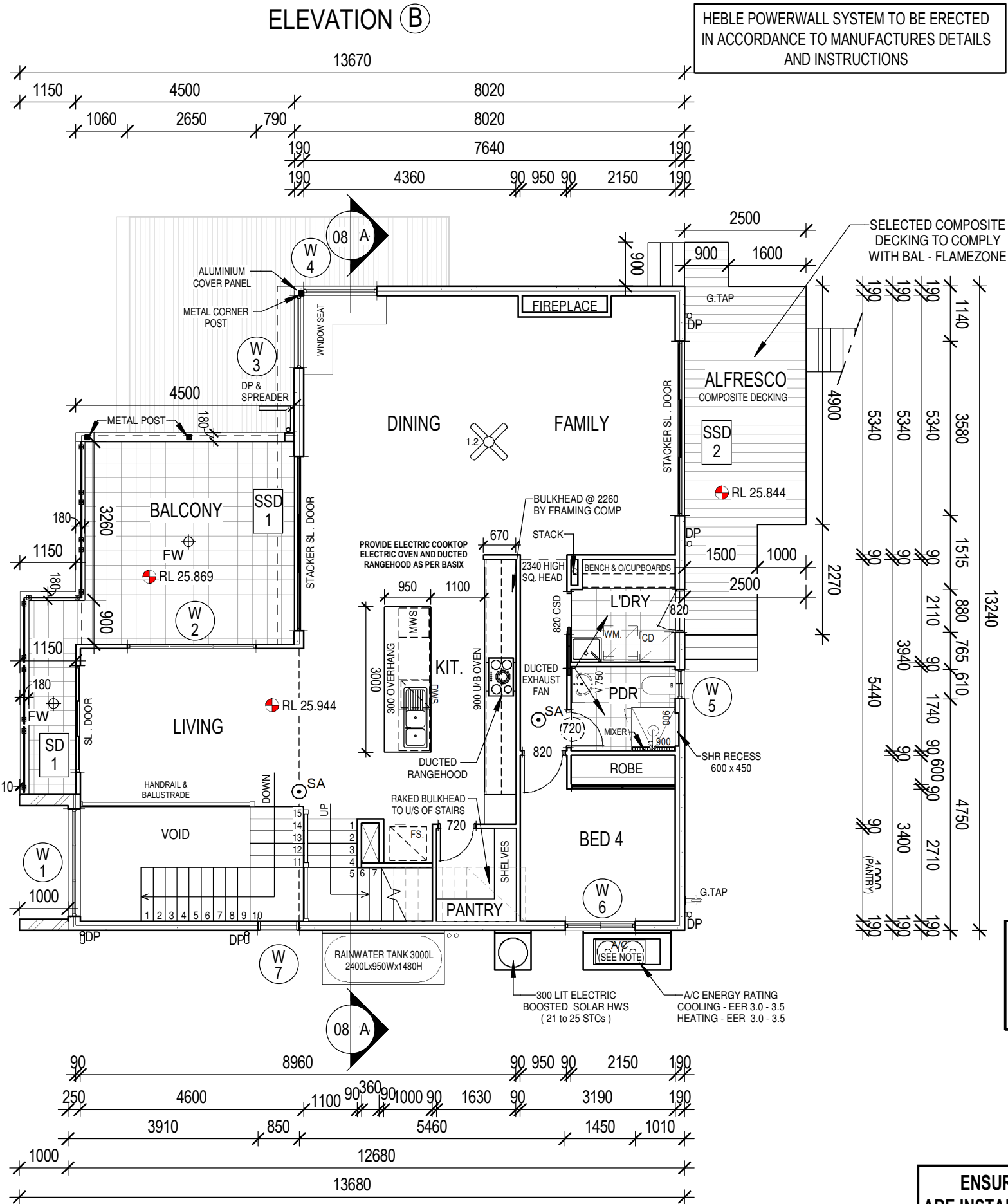
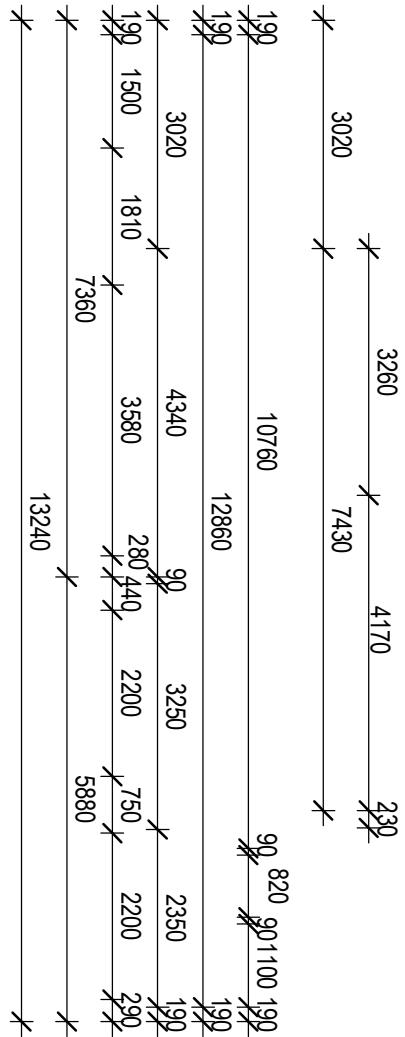
Mm

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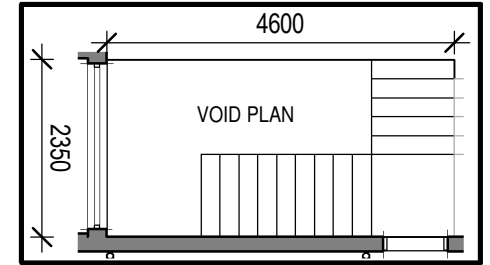
MARINE RATING "R4"
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ELEVATION A



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THE SURFACE BENEATH



ELEVATION C

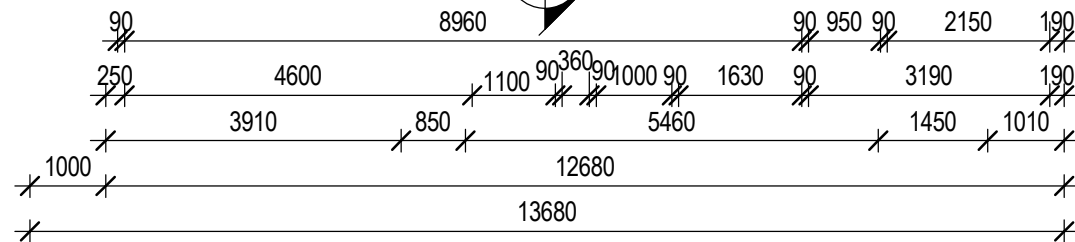
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ELEVATION D



	All dimensions shown are to frame, underside of roof trusses and FFL (concrete to the underside of floor joist). FFL denotes - concrete level. floor joist + selected flooring. All construction work to comply with the NCC and all relevant Australian standards. All previous issues are to be discarded only these plans are to be read	rev	amendment	date	rev	amendment	date	 Email - suljobr@hotmail.com Mob - 0422 461 767	for / client MR AND MRS WANG MIDDLE FLOOR PLAN	location LOT34/35, 231-233 McCARRS CREEK RD CHURCH POINT NORTHERN BEACHES COUNCIL DO NOT SCALE DRAWINGS	stage:	project no:	dwg no:
		A	FD	16.02.25							FFD	SE2501	03/
		B	AMENDMENT	07.03.25							drawn - SB	date:	scale:
		C	AMENDMENT	18.03.25							checked - SB	16.02.25	1 : 100
		D	AMENDMENT	06.04.25									
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LEGENDS

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DIAMETER

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5.7

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

55.0

MJ/m²

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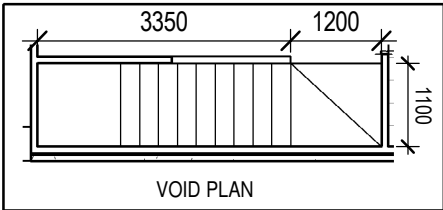
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MARINE RATING "R4"

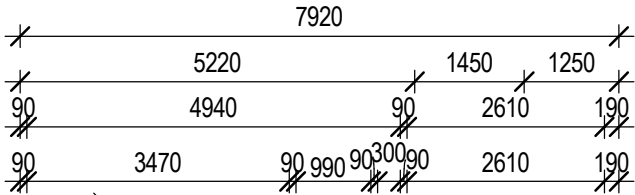
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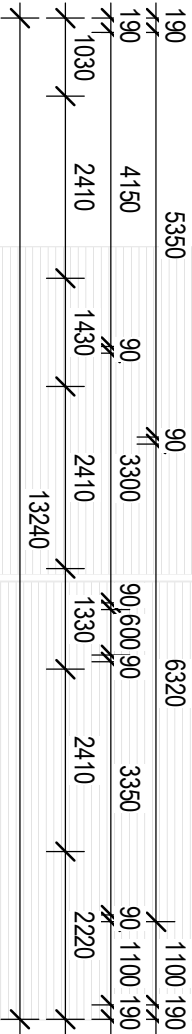
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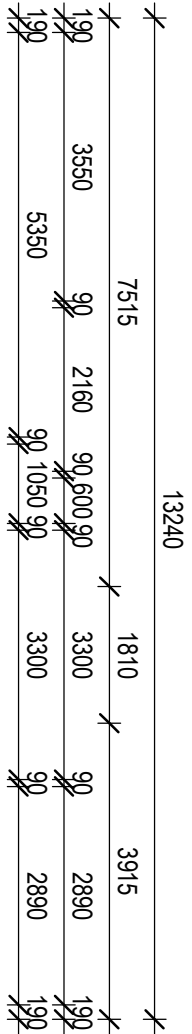
ELEVATION B



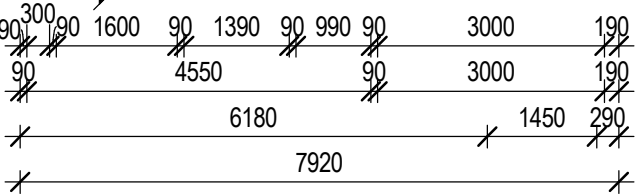
ELEVATION A



ELEVATION C



ELEVATION D



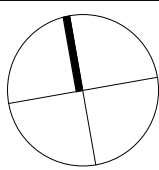
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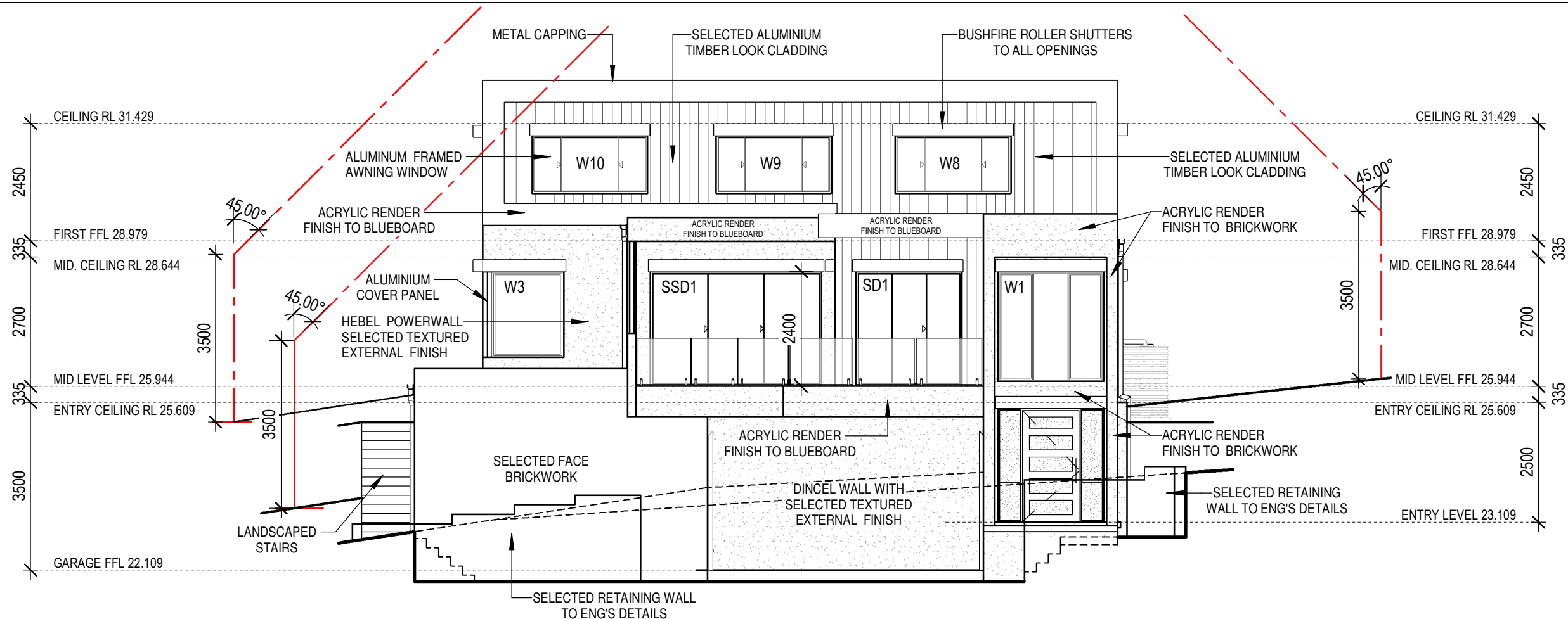


Email - suljobr@hotmail.com Mob - 0422 461 767

for / client
MR AND MRS WANG
FIRST FLOOR PLAN

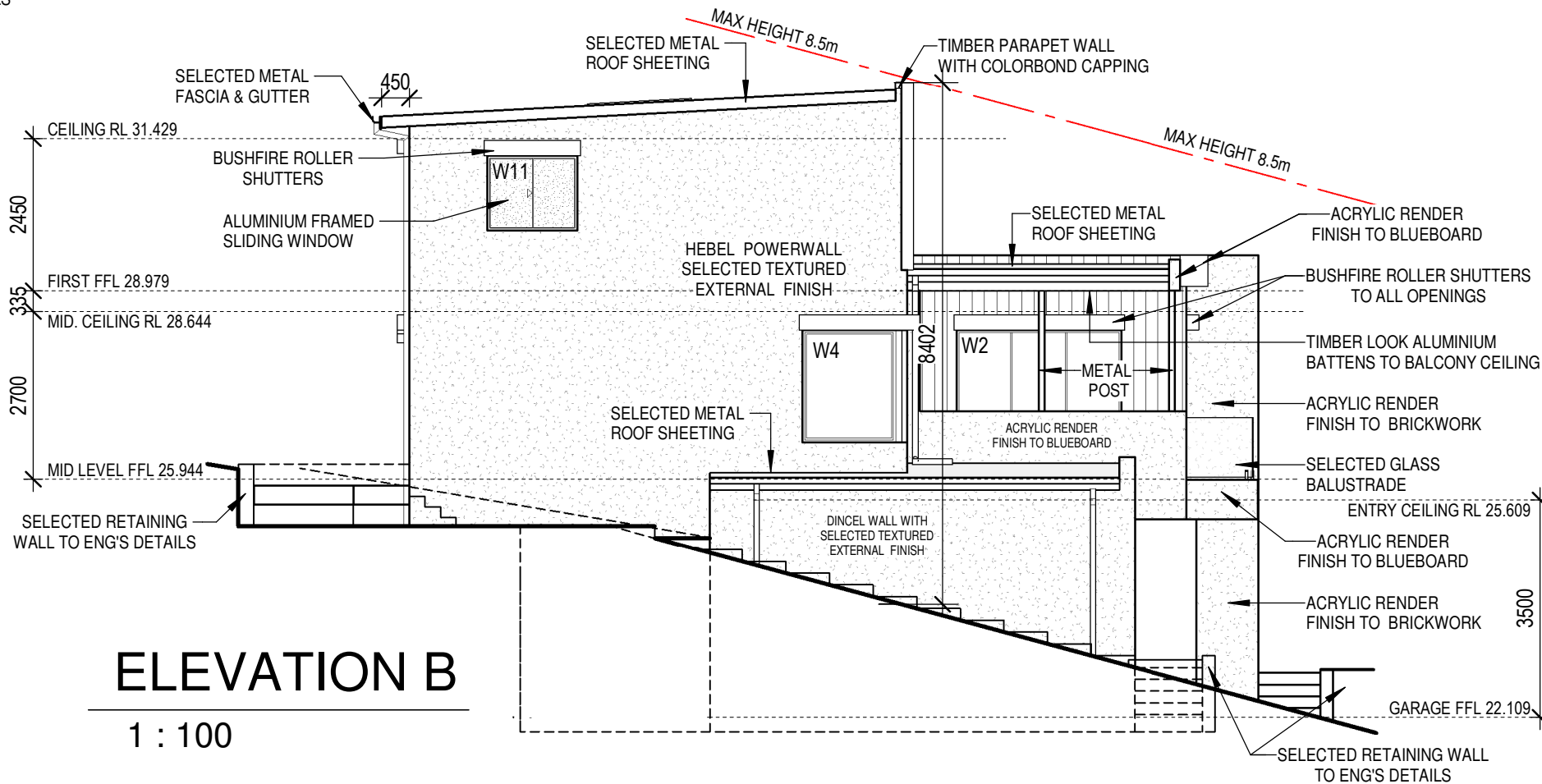
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NORTHERN BEACHES COUNCIL
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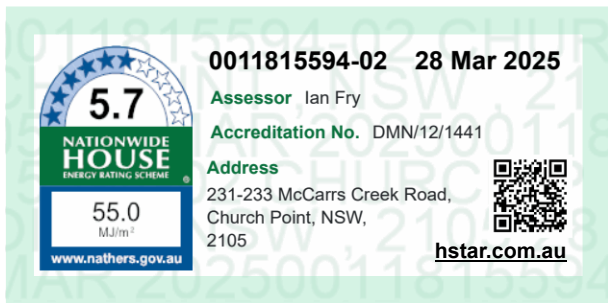
ELEVATION A

1 : 100



ELEVATION B

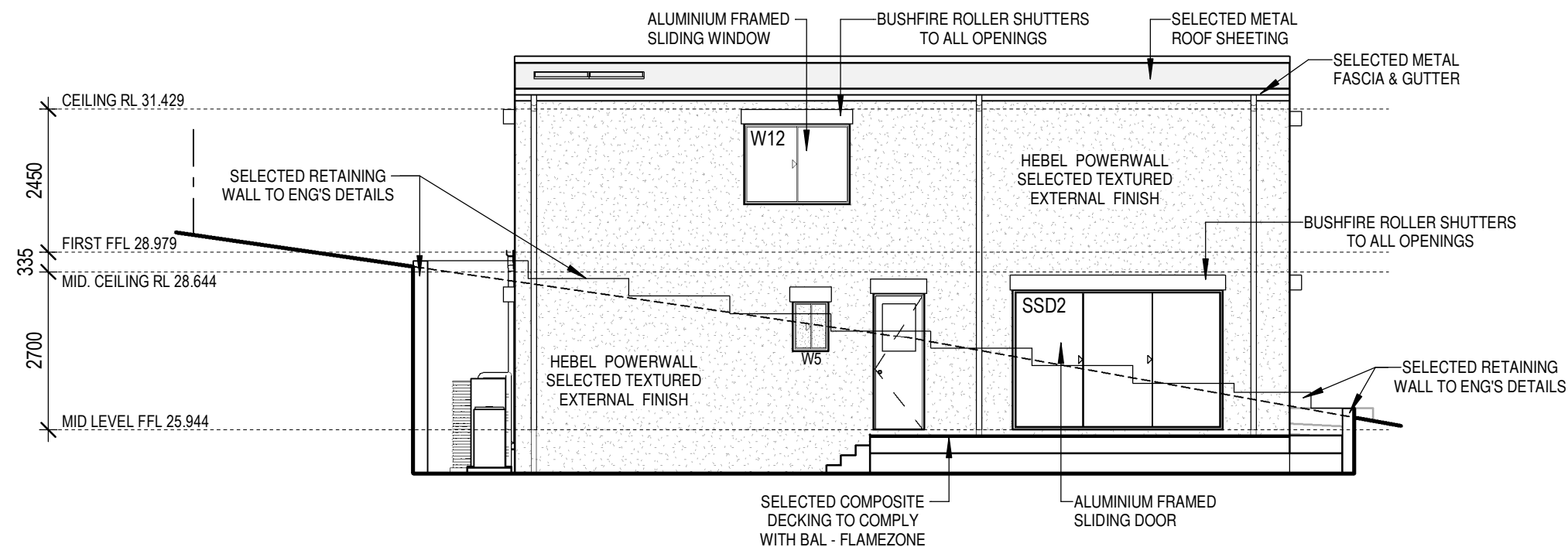
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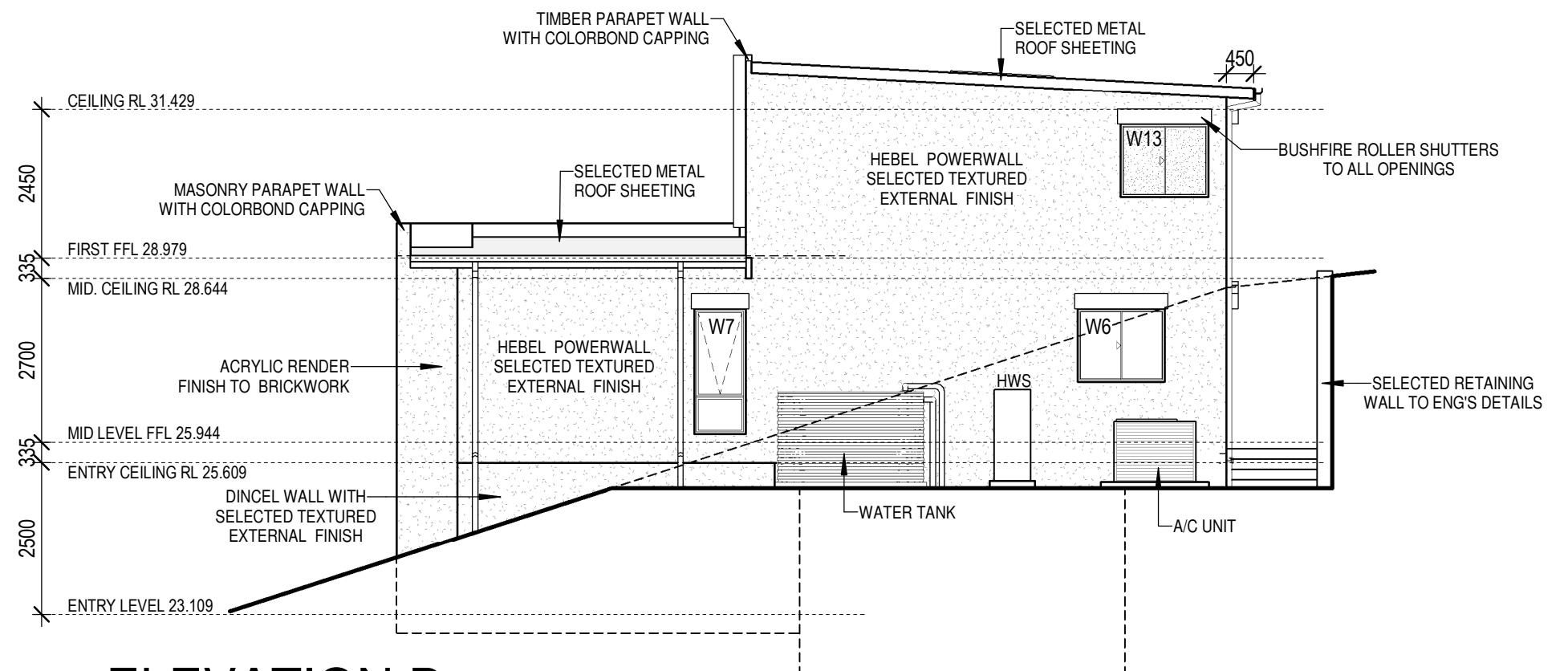
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ELEVATION C
1 : 100



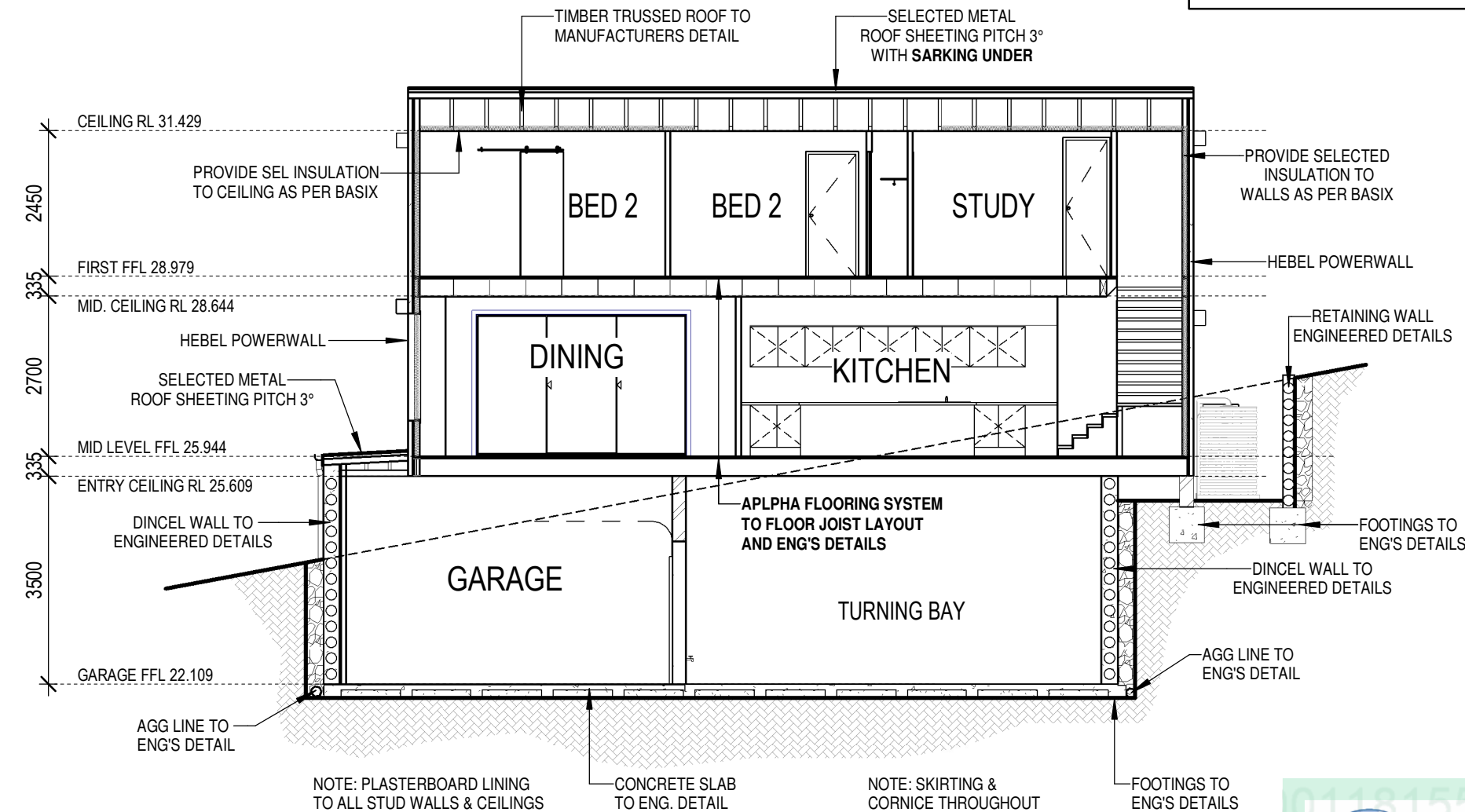
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LOCATION: D:\work\WINCREST\17491_Wang&Ma\Drawings\WORKING DRAWINGS\WORKING 06.04.25\WANG&MA - working - 06.04.25.rvt

NOTE: SECTIONS ARE
DIAGRAMATIC ONLY



HEBLE POWERWALL SYSTEM TO BE ERECTED
IN ACCORDANCE TO MANUFACTURES DETAILS
AND INSTRUCTIONS

Window and Sl . door Schedule					
wt	Window No.	Height	Width	Window Style	Glazing
W	1	2300	2200	FIXED	CLEAR LOW e TB - DOUBLE
W	2	2400	2650	FIXED	CLEAR LOW e TB - DOUBLE
W	3	1800	1500	FIXED	CLEAR LOW - E
W	4	1800	1500	FIXED	CLEAR LOW - E
W	5	857	610	SLIDING	OBSCURE / TG
W	6	1200	1450	SLIDING	CLEAR LOW e TB - DOUBLE
W	7	2057	850	AWNING	CLEAR LOW e TB - DOUBLE
W	8	1200	2410	SLIDING	CLEAR LOW e TB - DOUBLE
W	9	1200	2410	SLIDING	CLEAR LOW e TB - DOUBLE
W	10	1200	2410	SLIDING	CLEAR LOW e TB - DOUBLE
W	11	1200	1450	SLIDING	CLEAR LOW e TB - DOUBLE
W	12	1372	1810	SLIDING	CLEAR LOW e TB - DOUBLE
W	13	1200	1450	SLIDING	OBSCURE / TG
SSD	1	2400	3580	STACKER SL.DOOR	CLEAR LOW e TB - DOUBLE
SSD	2	2400	3580	STACKER SL.DOOR	CLEAR LOW e TB - DOUBLE
SD	1	2400	2200	SLIDING DOOR	CLEAR LOW e TB - DOUBLE

TG - DENOTES TOUGHENED GLASS

NOTE: ALL WINDOW FRAMES AND GLASS TO COMPLY WITH BASIX CERTIFICATE

NOTE:
ALL BED ROOM WINDOW OPENINGS HIGHER THAN 2.0m
FROM FINISHED GROUND LEVEL TO BE PROTECTED
IN ACCORDANCE WITH
CLAUSE 3.9.2.6 VOLUME 2 OF THE BUILDING CODE
OF AUSTRALIA

NOTE:
PROVIDE ENG'S DETAILS FOR ALL:
CONCRETE SLABS
FOOTINGS
STEEL BEAM

SECTION A -A

1 : 100

5.7

NATIONWIDE
HOUSE
ENERGY RATING SCHEME

55.0
MJ/m²

www.nathers.gov.au

0011815594-02 28 Mar 2025

Assessor Ian Fry

Accreditation No. DMN/12/1441

Address
231-233 McCarrs Creek Road,
Church Point, NSW,
2105

hstar.com.au

MARINE RATING "R4"

ALL TRADES & SUPPLIERS TO COMPLY WITH
THE BCA & ALL RELEVANT AUST STANDARDS

GENERAL NOTES:

- PROVIDE PEST CONTROL SYSTEM TO PERIMETER OF HOME AS REQUIRED BY CERTIFYING AUTHORITY.
- AS/NZS 3000-2000 ELECTRICAL REQUIREMENTS: SAFETY SWITCH TO FRIDGE & LIGHT CIRCUITS; ISOLATING SWITCH FOR WALL OVEN.
- PROVIDE GLASSWOOL CEILING INSULATION TO ROOF SPACE OF LIVING AREAS. AS PER BASIX
- PROVIDE GLASSWOOL WALL INSULATION TO EXTERNAL WALLS OF LIVING AREAS. AS PER BASIX
- PROVIDE SHOWERHEAD MINIMUM RATING AS PER BASIX
- KITCHEN, LAUNDRY & VANITY BASIN TAPS AS PER BASIX
- TOILET CISTERNS AS PER BASIX
- PROVIDE 3000 LITRE RAIN WATER TANK
- ARTIFICIAL LIGHT REQUIREMENTS TO BE AS PER BASIX
- 300 LIT ELECTRIC BOOSTED SOLAR HWS (21 to 25 STCs)
- 75mm GAP BETWEEN FRIDGE & WALL TO BE MAINTAINED.
- MANHOLE POSITION IS APPROXIMATE ONLY AND MAY BE RE-POSITIONED ON SITE TO SUIT CONSTRUCTION CONSTRAINTS OR REQUIREMENTS

BASIX
ALL PLANS TO BE READ IN
CONJUNCTION WITH THE BASIX
CERTIFICATE AND ITS SCHEDULE OF
COMMITMENTS, WHICH ARE TO BE
COMPLIED WITH IN FULL

Floors		Material	Added Insulation	To Cantilever/Suspended	Floor Coverings
Ground		Alphafloor	R2.0 Insulation	R2.0 Insulation	Tiles to Entry and Liv/Kit
1st Floor		Timber	R2.0 Insulation		
Basement		Waffle Pod 225mm			

Walls		Colour	External Material	Insulation	Internal Material	Internal Insulated
Ground		Default	ACC Hebel Timber Frame	R2.5, Non Reflective Wrap	Plaster Timber 90mm	L'dry, Pdr R2.0
1st Floor		Default	ACC Hebel / F.Cement Timber Frame	R2.5, Non Reflective Wrap	Plaster Timber 90mm	Bath R2.0
Basement		Default	Dintel wall / Brick veneer	NIL/R2.5, Non Reflective Wr		
			No insulation to garage walls		Garage	R2.0

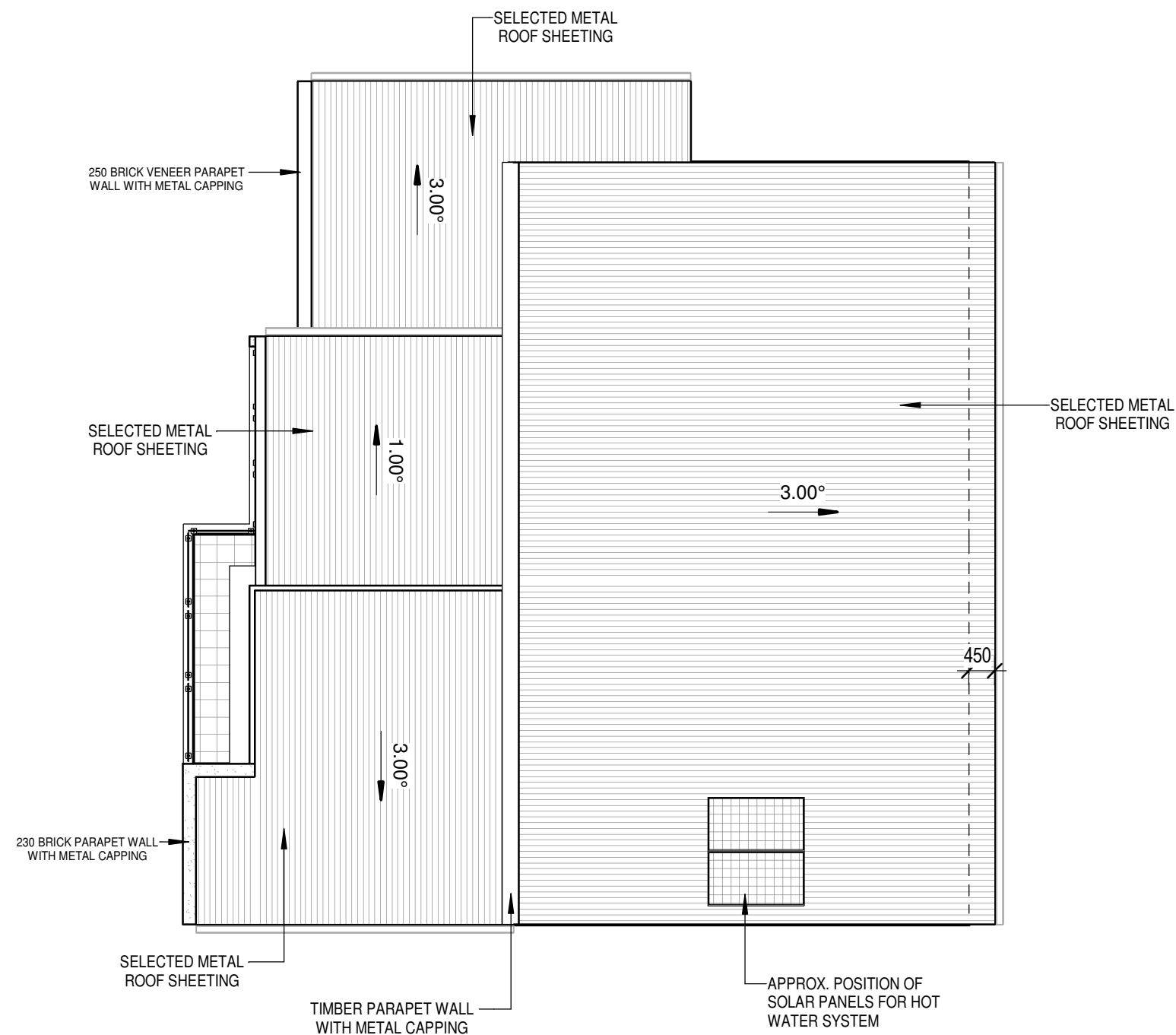
Ceilings			Roof				
	Material	Insulation to Roof Above		Insulation	Material	Colour	Ventilated
Ground	Plaster Timber Frame	R5.0	Ground	Sarking	Metal	Default	Yes
1st Floor	Plaster Timber Frame	R5.0	1st Floor	Sarking	Metal	Default	Yes

BUSHFIRE ATTACK LEVEL (BAL) FLAME ZONE CONSTRUCTION REQUIRED (BAL IN ACCORDANCE WITH AS3959-2009)

TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL
IN ACCORDANCE WITH AS3959-2009

ALL BUILDING WORK SHALL BE CARRIED OUT
IN ACCORDANCE WITH THE NCC AND ALL
RELEVANT STANDARDS
ALL WORK TO COMPLY WITH CDC, COUNCIL
REQUIREMENTS AND ALL OTHER AUTHORITIES
BUILDER TO CHECK ALL DIMENSIONS ON SITE
PRIOR TO COMMENCEMENT OF WORK
ALL DIMENSIONS, SIZES ect ARE IN MILIMETERS

All dimensions shown are to frame, underside of roof trusses and FFL (concrete) to underside of floor joist	rev	amendment	date	rev	amendment	date	for / client MR AND MRS WANG SECTION/SCHEDULES	location LOT34/35, 231-233 McCARRS CREEK RD CHURCH POINT NORTHERN BEACHES COUNCIL DO NOT SCALE DRAWINGS	stage:	project no:	dwg no:
FFL denotes - concrete level floor joist + selected flooring	A	FD	16.02.25						FFD	SE2501	07 /
All construction work to comply with the NCC and all relevant Australian standards	B	AMENDMENT	07.03.25						drawn - SB	date:	scale:
All previous issues are to be discarded only these plans are to be read	C	AMENDMENT	18.03.25						checked - SB	16.02.25	1 : 100
	D	AMENDMENT	06.04.25								
	E	FFD DA SUBMISSION	29.05.25								





0011815594-02 **28 Mar 2025**

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55.0
MJ/m²

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MARINE RATING "R4"

ALL TRADES & SUPPLIERS TO COMPLY WITH
THE BCA & ALL RELEVANT AUST STANDARDS

**ACID SULFATE EFFECTED SITE
REQUIREMENTS (CLASS 5)**

PROVIDE 32 MPa CONCRETE TO SLAB WITH
SULFATE RESISTING CEMENT
PROVIDE 0.3mm HIGH IMPACT VAPOUR MEMBRANE

**BUSHFIRE ATTACK LEVEL (BAL)
FLAME ZONE CONSTRUCTION REQUIRED**

(BAL IN ACCORDANCE WITH AS3959-2009)

TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL
IN ACCORDANCE WITH AS3959-2009

	All dimensions shown are to frame, underside of roof trusses and FFL (concrete to the underside of floor joist) FFL denotes - concrete level floor joist + selected flooring All construction work to comply with the NCC and all relevant Australian standards All previous issues are to be discarded only these plans are to be read	rev	amendment	date	rev	amendment	date	 <p>Email - suljobr@hotmail.com Mob - 0422 461 767</p>	for / client	location	stage:	project no:	dwg no:
		A	FD	16.02.25					MR AND MRS WANG	LOT34/35, 231-233 McCARRS CREEK RD CHURCH POINT NORTHERN BEACHES COUNCIL	FFD	SE2501	08 /
		B	AMENDMENT	07.03.25					ROOF PLAN	DO NOT SCALE DRAWINGS	drawn - SB	date:	scale:
		C	AMENDMENT	18.03.25							checked - SB	16.02.25	1 : 100
		D	AMENDMENT	06.04.25									
		E	FFD DA SUBMISSION	29.05.25									



BASIX & THERMAL COMMITMENTS



Date 31/03/25 Job Number Wang 17491 Version 2 REQUIRED CHANGES HIGHLIGHTED

Unit/Number	Lot	DP	Street	Suburb	Post Code	State
231-233	34/35	20097	McCARRS CREEK RD	CHURCH POINT		NSW

Floors	Material	Added Insulation	To Cantilever/Suspended	Floor Coverings
Ground	Alphafloor	R2.0 Insulation	R2.0 Insulation	Tiles to Entry and Liv/Kit
1st Floor	Timber	R2.0 Insulation		
Basement	Waffle Pod 225mm			

Walls	Colour	External Material	Insulation	Internal Material	Internal Insulated	
Ground	Default	ACC Hebel Timber Frame	R2.5, Non Reflective Wrap	Plaster Timber 90mm	L'dry, Pdr	R2.0
1st Floor	Default	ACC Hebel / F.Cement Timber Frame	R2.5, Non Reflective Wrap	Plaster Timber 90mm	Bath	R2.0
Basement	Default	Dincel wall / Brick veneer	NIL/R2.5, Non Reflective Wr		Garage	R2.0
		No insulation to garage walls				

Ceilings	Material	Insulation to Roof Above	Roof	Insulation	Material	Colour	Ventilated
Ground	Plaster Timber Frame	R5.0	Ground	Sarking	Metal	Default	Yes
1st Floor	Plaster Timber Frame	R5.0	1st Floor	Sarking	Metal	Default	Yes

Glazing	Please Refer to the NATHERS (or BASIX) Certificate for all external glazing. To comply you must use glazing with the same opening and frame type, the U value must be the same or lower and have an SHGC value within the range given. THE BELOW GLAZING NOMINATIONS ARE AN INDICATION ONLY PLEASE REFERENCE THE CERTIFICATE(S).		
Supplier	Glazing Type Required	Location(s) of Glazing Required	
Wideline	Standard Single Clear	All Wet Areas and Entry side windows	
	Low-e Single Clear	Corner window	
	Low-e Thermally Broken DG	Throughout excluding corner windows, all Wet Areas and Entry side windows	

Notes
Window substitutions were made due to software limitations.

Ceiling Fans	Location	Fan Size
	Dining/Family and Study	1200mm

Water	Landscape Area	Low Water Area	Rain Water Tank, connected to.		Roof Area to Tank	Recycled Water, connected to.	
	503.72 m2	m2	3,000L	Garden, WC, Laundry	80% of Roof	No	
Showerheads			Toilets	Kitchen Taps	Bathroom Taps		Swimming Pool
3 Star > 7.5 but less < or = 9.0 litres per minute			4 Star	6 Star	6 Star		No

Energy	Hot Water	Rating	Air Conditioning			Other
	Electric Boost Solar	21 to 25 STCs	Cooling 3.0 - 3.5 EER - Heating 3.0 - 3.5 EER	3 Phase		Air Conditioning Zoned
Solar Photovoltaic System				Cooking		Outdoor Cloths Line
No				Induction Cooktop/ Electric Ove		

Ventilation	Laundry	Bathroom	Kitchen
	Natural Ventilation- external window	Ducted	Ducted

Notes

The project has been assessed under the simulation method of the BASIX Protocol. Downlights fitted after the assessment must be IC Rated and non-ventilated.
All new residential buildings must be constructed in accordance with Building BCA Part 3. 12. 1, Build Sealing BCA Part 3. 12. 3. Insulation must be installed in accordance with AS3995.

Frys Building Consultancy Pty Ltd Trading as Frys Energywise are Accredited Thermal Energy Assessors ABSA 20856, BDAV 12/1441, COLA 2011291

5.7

55.0 MJ/m²

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	A	FD	16.02.25					MR AND MRS WANG	LOT34/35, 231-233 McCARRS CREEK RD	FFD	SE2501	09 /
	B	AMENDMENT	07.03.25					BASIX COMMITMENTS	CHURCH POINT	drawnAuthor	date:	scale:
	C	AMENDMENT	18.03.25						NORTHERN BEACHES COUNCIL	cheChecker	16.02.25	
	D	AMENDMENT	06.04.25						DO NOT SCALE DRAWINGS			
	E	FFD DA SUBMISSION	29.05.25									