

Certificate number: 1174462S

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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.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Thursday, 04 February 2021  
To be valid, this certificate must be lodged within 3 months of the date of issue.



<b>Certificate Prepared by</b>
Name / Company Name: Home Design Services
ABN (if applicable): 219 598 782 11

<b>Project address</b>	
Project name	0592 - LOT 80
Street address	78 KARINGAL Crescent FRENCHS FOREST 2086
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 36613
Lot no.	80
Section no.	-
<b>Project type</b>	
Project type	separate dwelling house
No. of bedrooms	5
<b>Site details</b>	
Site area (m <sup>2</sup> )	592
Roof area (m <sup>2</sup> )	239
Conditioned floor area (m2)	240.0
Unconditioned floor area (m2)	20.0
Total area of garden and lawn (m2)	329























































Assessor details and thermal loads		
Assessor number	DMN/13/1524	
Certificate number	0005653654	
Climate zone	56	
Area adjusted cooling load (MJ/m <sup>2</sup> ·year)	21	
Area adjusted heating load (MJ/m <sup>2</sup> ·year)	27	
Ceiling fan in at least one bedroom	No	
Ceiling fan in at least one living room or other conditioned area	No	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 93	Target 50

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
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) 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.		✔	
<b>Alternative water</b>			
Rainwater tank			
The applicant must install a rainwater tank of at least 4000 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		✔	✔
• the cold water tap that supplies each clothes washer 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.)		✔	✔
• all hot water systems in the development		✔	✔

Thermal Comfort Commitments	Show on DA plans	Show on C/C/CDC plans & specs	Certifier check
<b>Simulation Method</b>			
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.			
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 construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres
floor - suspended floor above garage	All or part of floor area


CLIENT DETAILS:				PLAN REVISION				SIGNATURE:				DATE:																																			
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Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Hot water</b>			
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 6 stars.	✓	✓	✓
<b>Cooling system</b>			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning. Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning. Energy rating: EER 2.5 - 3.0		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
<b>Heating system</b>			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning. Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning. Energy rating: EER 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
<b>Ventilation</b>			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof. Operation control: interlocked to light		✓	✓
Kitchen: individual fan, ducted to façade or roof. Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
<b>Artificial lighting</b>			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 5 of the bedrooms / study;		✓	✓


Energy Commitments	Show on DA plans	Show on CC/CBC plans & specs	Certifier check
<ul style="list-style-type: none"> <li>at least 4 of the living / dining rooms;</li> <li>the kitchen;</li> <li>all bathrooms/toilets;</li> <li>the laundry;</li> <li>all hallways;</li> </ul>		    	    
<b>Natural lighting</b>			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.			
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.			
<b>Alternative energy</b>			
The applicant must install a photovoltaic system with the capacity to generate at least 5.1 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.			

**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.

Nationwide House Energy Rating Scheme NatHERS Certificate No. 0005653654	
Generated on 04 Feb 2021 using BERS Pro v4.4.0.1 (3.21)	
<b>Property</b>	
Address	78 KARINGAL CRESCENT, FRENCHS FOREST, NSW, 2086
Lot/DP	80/36613
NCC Class*	1A
Type	New Dwelling
<b>Plans</b>	
Main Plan	05B2 - LOT 80
Prepared by	BETTER BUILT HOMES - PA
<b>Construction and environment</b>	
Assessed floor area (m <sup>2</sup> )	Exposure Type
Conditioned*	Suburban
Unconditioned*	NatHERS climate zone
Total	56
Garage	33.0
 <b>Accredited assessor</b>	
Name	Manthee Chetty
Business name	Home Design Services
Email	mantheechetty@gmail.com
Phone	0478098780
Accreditation No.	DMN/131/1524
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	Declaration completed; no conflicts
 <p>The more stars the more energy efficient</p> <p><b>6.3</b></p> <p><b>NATIONWIDE HOUSE ENERGY RATING SCHEME</b></p> <p><b>47.9 MJ/m<sup>2</sup></b></p> <p>Predicted annual energy load for heating and cooling based on standard occupancy assumptions.</p> <p>For more information on your dwelling's rating see <a href="http://www.nathers.gov.au">www.nathers.gov.au</a></p>	
<b>Thermal performance</b>	
Heating	Cooling
27.1	20.8
MJ/m <sup>2</sup>	MJ/m <sup>2</sup>
<b>About the rating</b> NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impact from ceiling fans.	
<b>Verification</b> To verify this certificate, scan the QR code or visit <a href="http://nather.com.au/QR/Generate?pi=HbOMkMMVB">nather.com.au/QR/Generate?pi=HbOMkMMVB</a> .	
	

### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(ii) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

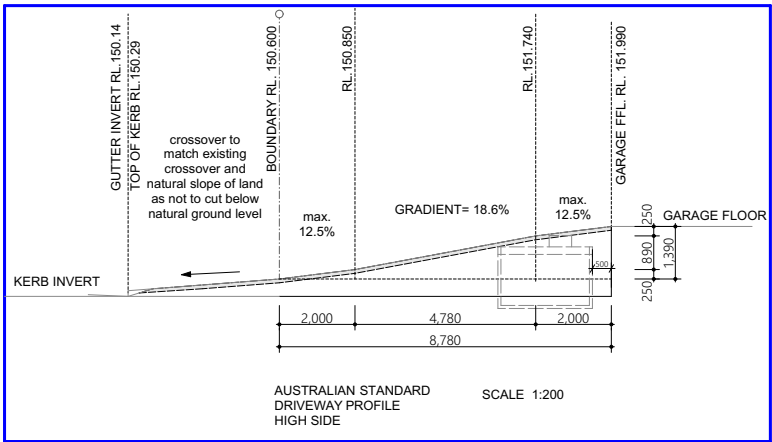
In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC NatHERS Heating and Cooling Load Limits (Australian Building Code Board Standard) are available at [www.abcb.gov.au](http://www.abcb.gov.au).

State and territory variations and additions to the NCC may also apply.









STORMWATER AS PER  
HYDRAULIC DESIGN SW22049 S1B-S2B DT 45 DP 15045

NORTHERN BEACHES COUNCIL WARRINGAH DCP 2011	
SITE AREA :	592.2m <sup>2</sup>
TOTAL HOUSE FOOTPRINT AREA :	213.58 m <sup>2</sup>
TOTAL IMPERVIOUS AREA :	330.31 m <sup>2</sup> or 55%
DRIVEWAY AREA :	63.98 m <sup>2</sup>
LANDSCAPE AREA	
Minimum Required:	40% of site area = 236.88m <sup>2</sup>
Achieved:	= 344.61 m <sup>2</sup> or 58%
PRIVATE OPEN SPACE	
Minimum Required:	60m <sup>2</sup>
Achieved: (min dimension 5m)	207.23m <sup>2</sup>

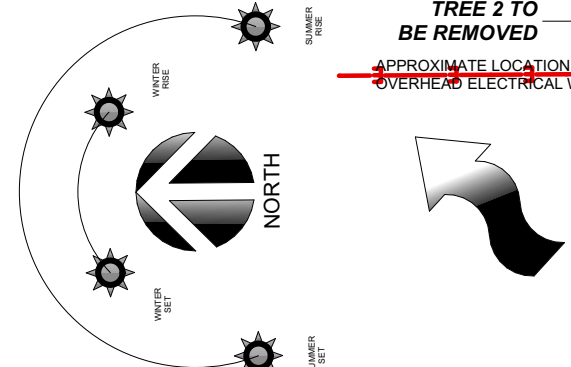
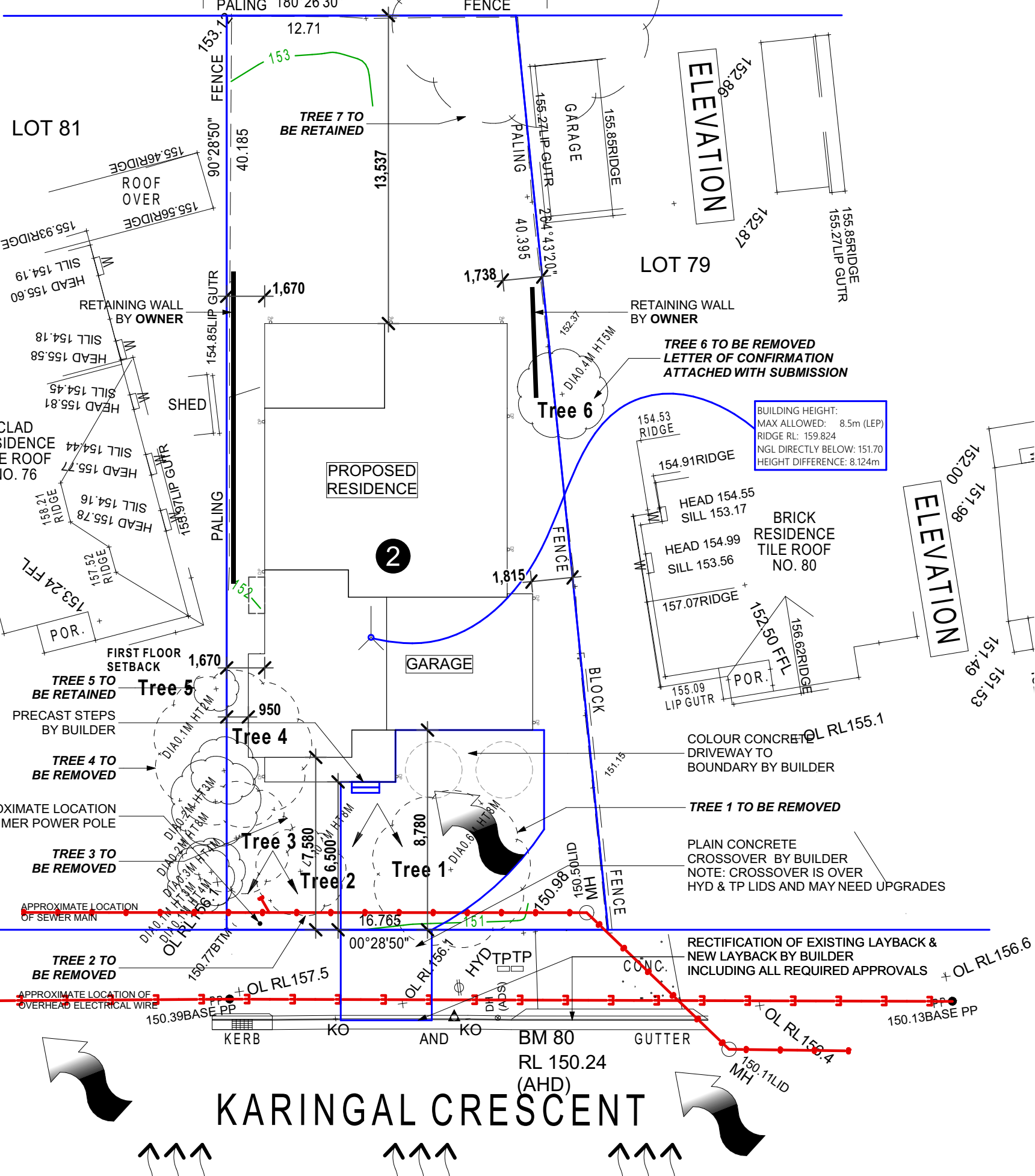
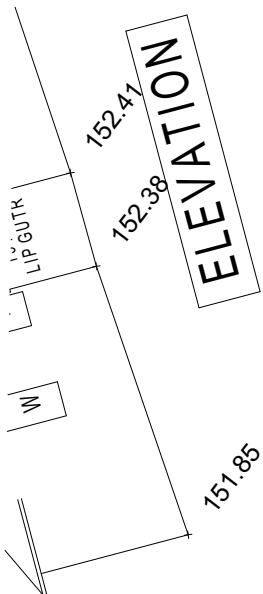
**LEGEND**

1 2 NUMBER OF STOREYS

MAIN VIEWS




NOISE IMPACT

PREVAILING WINDS



KARINGAL CRESCENT

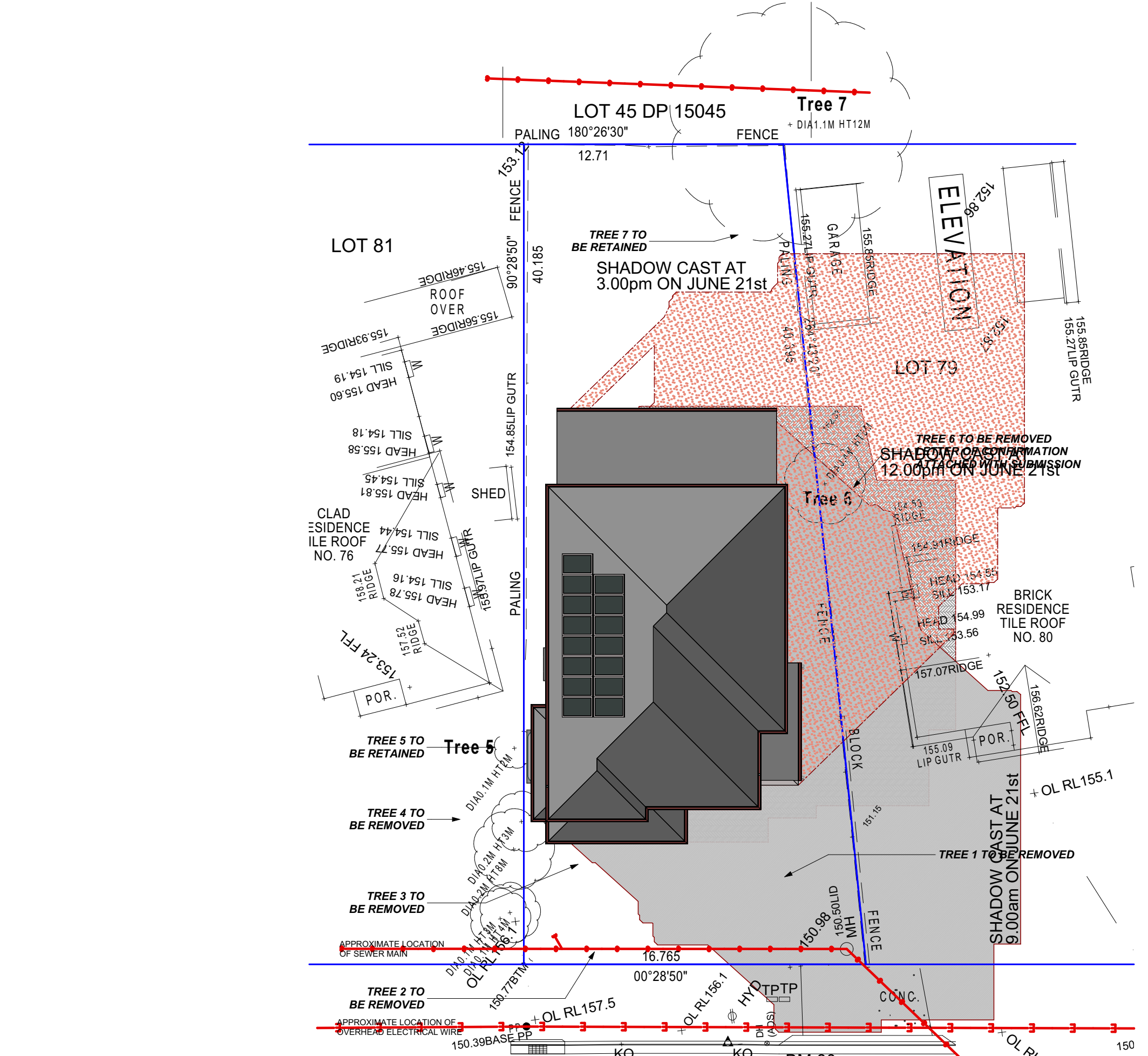
SITE PLAN & SITE ANALYSIS PLAN

CLIENT DETAILS:			PLAN REVISION				SIGNATURE:			DATE:	
Joslin			ISSUE	BY	DATE	DESCRIPTION	SITE NOTES			<div> <b>DIAL 1100</b> BEFORE YOU DIG <a href="http://www.dialbeforeyoudig.com.au">www.dialbeforeyoudig.com.au</a></div> <div></div>	
-			A	PA	14.11.20	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS  HYDRAULICS REQUIRED				
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FACADE:			G	JH	9.8.21	Variation 7					
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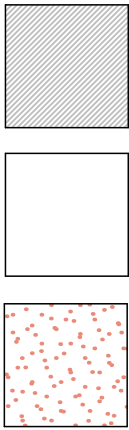






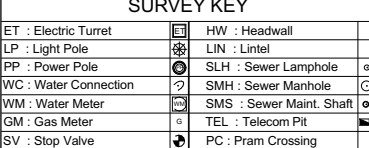
SHADOW DIAGRAM 21ST JUNE

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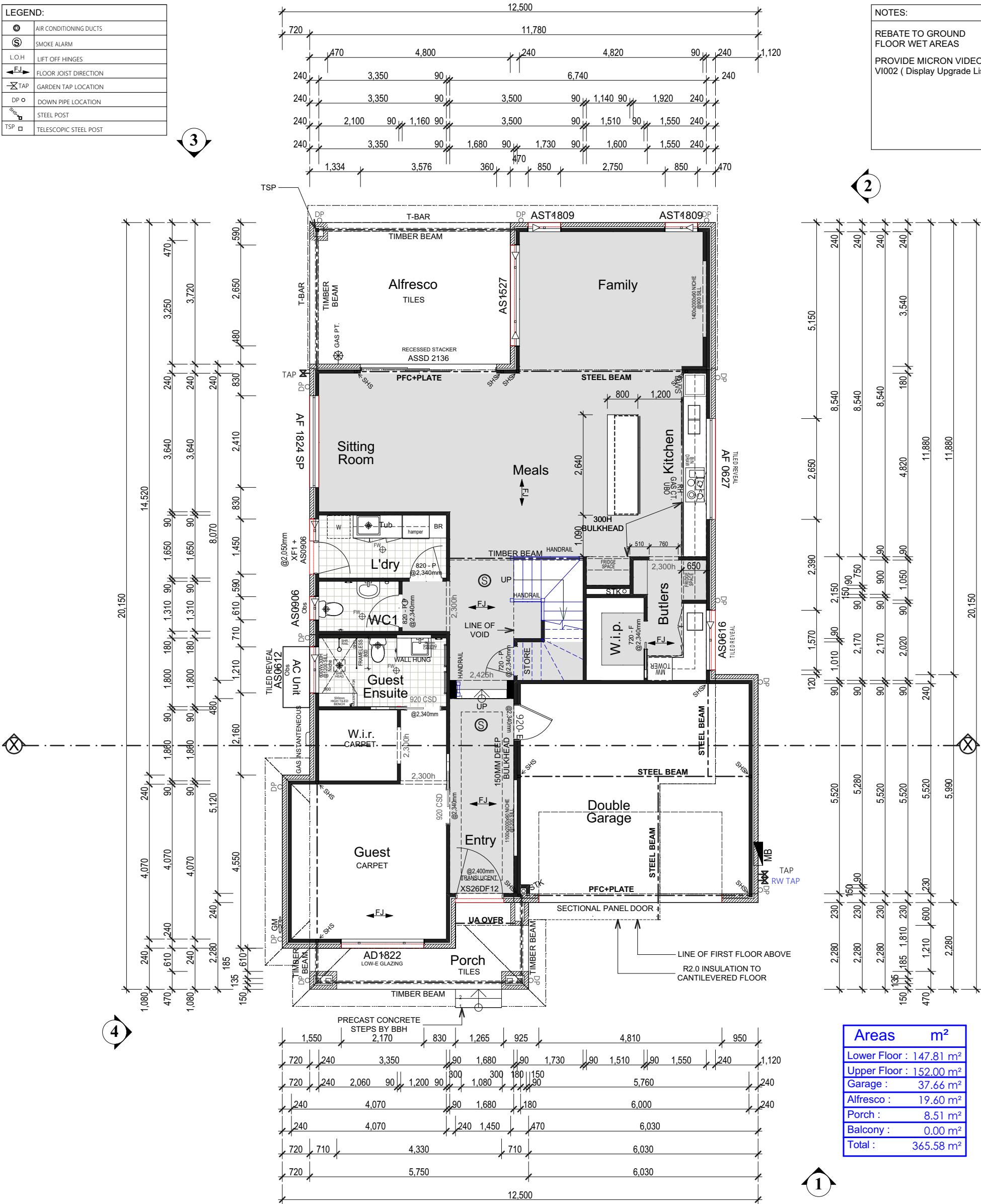
SHADOW CAST AT 3.00pm ON DECEMBER 21st

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LEGEND:	
	AIR CONDITIONING DUCTS
	SMOKE ALARM
	LIFT OFF HINGES
	FLOOR JOIST DIRECTION
	GARDEN TAP LOCATION
	DOWN PIPE LOCATION
	STEEL POST
	TELESCOPIC STEEL POST

NOTES:	
REBATE TO GROUND FLOOR WET AREAS	
PROVIDE MICRON VIDEO INTERCOM V1002 ( Display Upgrade List 9.2)	



GROUND FLOOR

CLIENT DETAILS:				PLAN REVISION				SIGNATURE:				DATE:																			
Joslin				ISSUE	BY	DATE	DESCRIPTION	SITE NOTES				<div><div></div><div><b>DIAL 1100</b> BEFORE YOU DIG <a href="http://www.dialbeforeyoudig.com.au">www.dialbeforeyoudig.com.au</a></div></div> <div><div>ORIENTATION</div></div>																			
-				A	PA	14.11.20	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS																							
SITE ADDRESS: No 78, Lot 80, DP 36616 Karingal Crescent, Frenchs Forest 2086				B	PA	30.11.20	Tender Presentation Changes dated 20.11.20																								
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HOUSE NAME: <b>Astoria 39F MK2</b>				D	PA	11.02.21	Submission Plan																								
				E	SS	13.5.21	Var.4	SEWER AT FRONT OF SITE																							
FACADE: <b>Traditional</b>				F	PA	28.6.21	Submission Plan - Re-design Driveway																								
				G	JH	9.8.21	Variation 7	WIND N2																							
INCLUSION Better Luxury				H	PA	17.8.21	Submission Plan - Arborist Report					SITE P																			
				SCALE 1:100		JOB # 0582-JOS	I			SOIL M																					
PROMOTION Oppulance		SHEET 7 of 12	K			If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.																									
			L																												
<b>© copyright. ALL RIGHT RESERVED. UNDER THE PROVISIONS OF THE COPYRIGHT ACT 1968, THIS PLAN IS OWNED BY AND INTENDED FOR THE EXCLUSIVE USE OF BETTER BUILT HOMES PTY LTD</b>												<div><div></div><div><b>Better Built Homes</b> LICENCE NUMBER 244242C</div></div> <div><div>SURVEY KEY</div><table><tr><td>ET : Electric Turret</td><td>HW : Headwall</td></tr><tr><td>LP : Light Pole</td><td>LIN : Lintel</td></tr><tr><td>PP : Power Pole</td><td>SLH : Sewer Lamphole</td></tr><tr><td>WC : Water Connection</td><td>SMH : Sewer Manhole</td></tr><tr><td>WM : Water Meter</td><td>SMS : Sewer Maint. Shaft</td></tr><tr><td>GM : Gas Meter</td><td>TEL : Telecom Pit</td></tr><tr><td>SV : Stop Valve</td><td>PC : Pram Crossing</td></tr><tr><td>HYD : Hydrant</td><td>VC : Vehicle Crossing</td></tr><tr><td>SWP : Stormwater Pit</td><td>DH&amp;W:Drillhole &amp; Wing</td></tr></table></div>		ET : Electric Turret	HW : Headwall	LP : Light Pole	LIN : Lintel	PP : Power Pole	SLH : Sewer Lamphole	WC : Water Connection	SMH : Sewer Manhole	WM : Water Meter	SMS : Sewer Maint. Shaft	GM : Gas Meter	TEL : Telecom Pit	SV : Stop Valve	PC : Pram Crossing	HYD : Hydrant	VC : Vehicle Crossing	SWP : Stormwater Pit	DH&W:Drillhole & Wing
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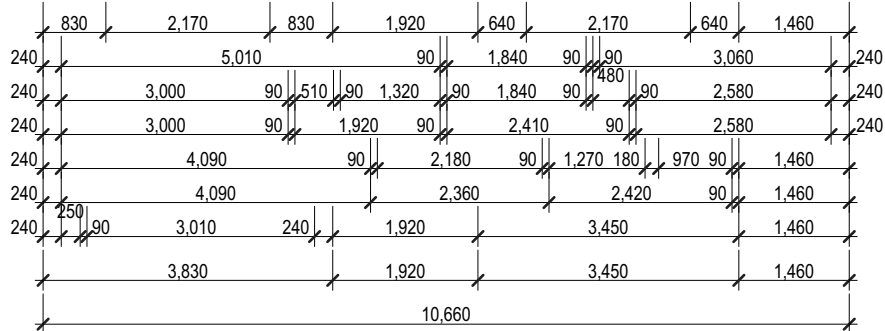
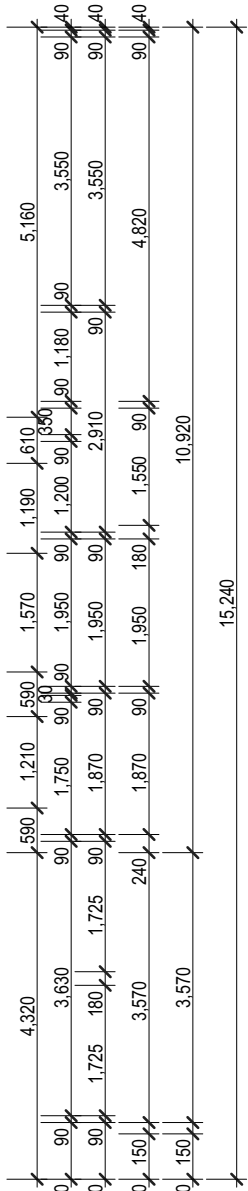
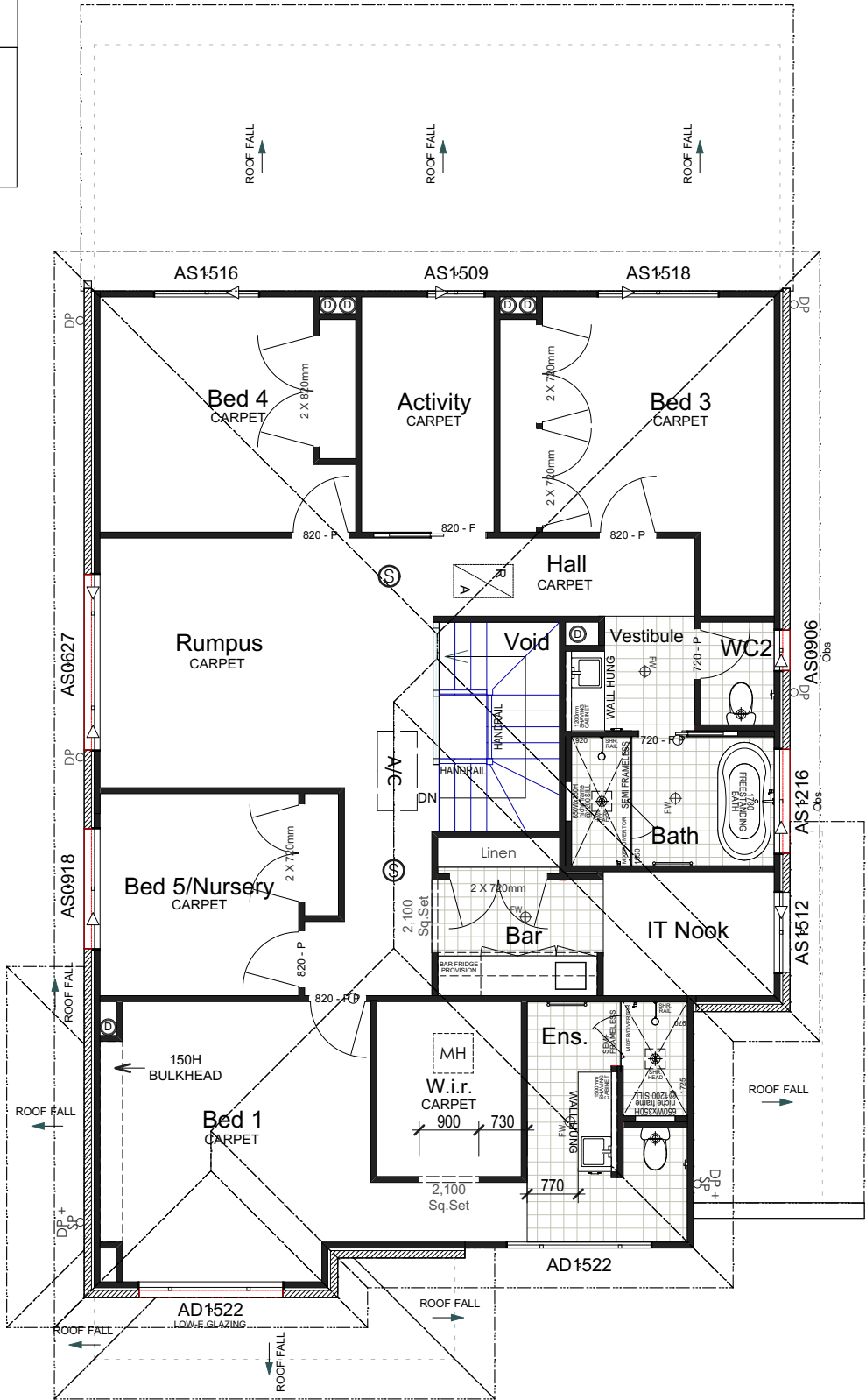
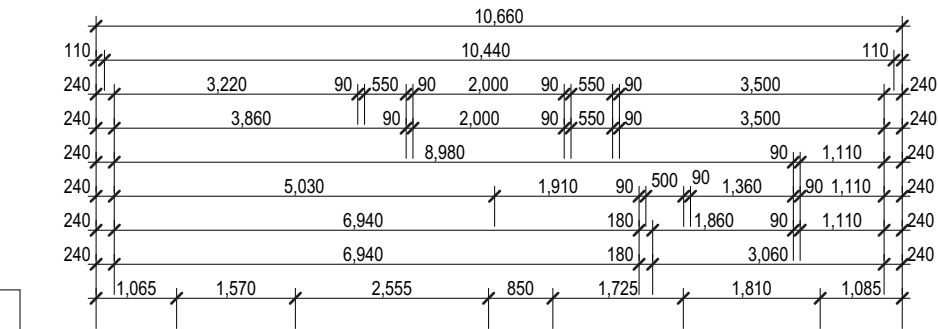
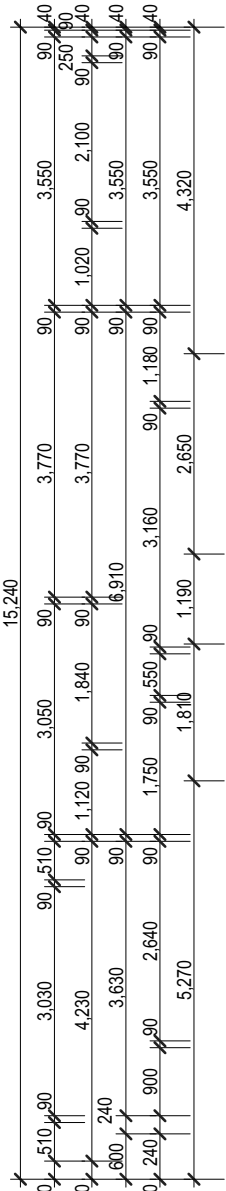


LEGEND:	
	AIR CONDITIONING DUCTS
	SMOKE ALARM
	EXHAUST FAN
	LIFT OFF HINGES
	FLOOR JOIST DIRECTION
	GARDEN TAP LOCATION
	DOWN PIPE LOCATION
	STEEL POST
	TELESCOPIC STEEL POST




**ALL BEDROOM WINDOWS** THAT HAVE A FLOOR BELOW THE WINDOW THAT IS 2m OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE AN OPENING RESTRICTOR IN ACCORDANCE WITH **NCC 2019 BCA 3.9.2.6** PROTECTION OF OPENABLE WINDOWS - BEDROOMS

**ALL WINDOWS (OTHER THEN BEDROOMS)** THAT HAVE A FLOOR BELOW THE WINDOW THAT IS 4m OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE AN OPENING RESTRICTOR IN ACCORDANCE WITH **NCC 2019 BCA 3.9.2.7** PROTECTION OF OPENABLE WINDOWS - ROOMS OTHER THAN BEDROOMS

NOTE:  
LOCATION OF AC DUCTS MAY VARY FROM PLANS AS DETERMINED BY AC INSTALLER DUE TO CONSTRUCTION RESTRICTIONS



FIRST FLOOR




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INCLUSION		SCALE	JOB #	J																																						
Better Luxury		<b>1:100</b>	<b>0582-JOS</b>	K																																						
PROMOTION		SHEET		L				ORIENTATION <div></div>				<div> <b>Better Built Homes</b>  LICENCE NUMBER 244242C</div> <div><b>SURVEY KEY</b></div> <table><tr><td>ET : Electric Turret</td><td>HW : Headwall</td><td></td></tr><tr><td>LP : Light Pole</td><td>LIN : Lintel</td><td></td></tr><tr><td>PP : Power Pole</td><td>SLH : Sewer Lamphole</td><td>e</td></tr><tr><td>WC : Water Connection</td><td>SMH : Sewer Manhole</td><td>o</td></tr><tr><td>WM : Water Meter</td><td>SMS : Sewer Maint. Shaft</td><td>e</td></tr><tr><td>GM : Gas Meter</td><td>TEL : Telecom Pit</td><td>■</td></tr><tr><td>SV : Stop Valve</td><td>PC : Pram Crossing</td><td></td></tr><tr><td>HYD : Hydrant</td><td>VC : Vehicle Crossing</td><td></td></tr><tr><td>SWP : Stormwater Pit</td><td>DH&amp;W:Drillhole &amp; Wing</td><td>↗</td></tr></table>				ET : Electric Turret	HW : Headwall		LP : Light Pole	LIN : Lintel		PP : Power Pole	SLH : Sewer Lamphole	e	WC : Water Connection	SMH : Sewer Manhole	o	WM : Water Meter	SMS : Sewer Maint. Shaft	e	GM : Gas Meter	TEL : Telecom Pit	■	SV : Stop Valve	PC : Pram Crossing		HYD : Hydrant	VC : Vehicle Crossing		SWP : Stormwater Pit	DH&W:Drillhole & Wing	↗
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[illegible]

Architectural elevation drawing of a building facade. The drawing includes the following specifications and dimensions:

- Roofing:**
  - SELECTION KLIP LOK ROOF @ 3° PITCH (Main roof)
  - SELECTION CUSTOM ORB METAL ROOF + ANTI-CON BLANKET @ 22.5° PITCH (Upper right section)
  - SELECTION KLIP LOK ROOF @ 8° PITCH (Lower right section)
  - SELECTION COLORBOND METAL ROOF + ANTI-CON BLANKET @ 20° PITCH (Left section)
- Dimensions and Levels:**
  - Overall height: 2,450
  - Section height: 325
  - Section height: 2,600
  - R.L. 157.785 (Top left level)
  - R.L. 155.335 (Middle left level)
  - R.L. 155.010 (Middle left level)
  - R.L. 152.065 (Bottom left level)
  - R.L. 151.890 (Bottom left level)
  - R.L. 152.410 (Bottom right level)
- Other Features:**
  - COLOURBOND FASCIA AND GUTTER
  - MB (Main Body)
  - EJ (External Junction)
  - 900 (Window height dimension)
  - 1,200 (Window height dimension)
  - SELECTION FACEBRICK (Bottom section)
  - WINDOW TO BE SET WITH TOP OF REVEAL @ 900mm

CLIENT DETAILS:			PLAN REVISION			SIGNATURE:			DATE:		
Joslin			ISSUE	BY	DATE	DESCRIPTION			SITE NOTES		
SITE ADDRESS: No 78, Lot 80, DP 36616 Karingal Crescent, Frenchs Forest 2086			A	PA	14.11.20	Tender Plans			<div>  <p><b>DIAL 1100</b> BEFORE YOU DIG www.dialbeforeyoudig.com.au</p> </div> <div>  <p>ORIENTATION</p> </div> <div>  <p><b>Better Built Homes</b> LICENCE NUMBER 244242C</p> </div>		
			B	PA	30.11.20	Tender Presentation Changes dated 20.11.20					
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Astoria 39F MK2			F	PA	28.6.21	Submission Plan - Re-design Driveway					
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INCLUSION	SCALE	JOB #	I						<div> <p>SEWER AT FRONT OF SITE</p> </div>		
Better Luxury	1:100	0582-JOS	J								
PROMOTION	SHEET		K								
Oppulance	9 of 12		L								
						WIND	SITE	SOIL			
						N2	P	M			
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Architectural elevation drawing of a two-story building. The drawing includes the following annotations and dimensions:

- Roof:**
  - Left side: SELECTED CUSTOM ORB METAL ROOF + ANTI-CON BLANKET @ 22.5° PITCH
  - Right side: SELECTED KLIP LOK ROOF @ 8° PITCH
- Windows:**
  - Second floor: Three windows (two double, one single).
  - First floor: Two double windows and a large glass door.
- Dimensions:**
  - Overall height: 2,450
  - Second floor height: 325
  - First floor height: 2,600
  - Door height: 2,230
- Other Annotations:**
  - COLOURBOND FASCIA AND GUTTER (pointing to the eaves)
  - BDY (Boundary lines on both sides)
  - EJ (Elevation Junction) with an arrow pointing to the glass door
  - RETAINING WALL BY OWNER (at the base of the building)
  - SELECTED FACEBRICK (pointing to the first floor wall)
- Level Markers (R.L.):**
  - Top right: R.L. 157.785
  - Second floor level: R.L. 155.335, R.L. 155.010
  - Ground level: R.L. 152.410

Architectural elevation drawing of a house with various annotations and dimensions. The drawing includes the following elements:

- Annotations:**
  - 5.1KW PHOTOVOLTAIC PANELS
  - SELECTED CUSTOM ORB METAL ROOF + ANTI-CON BLANKET @ 22.5° PITCH
  - SELECTED CUSTOM ORB METAL ROOF + ANTI-CON BLANKET @ 20° PITCH
  - COLOURBOND FASCIA AND GUTTER
  - SELECTED KLIP LOK ROOF @ 8° PITCH
  - SELECTED FACEBRICK
  - RETAINING WALL BY OWNER
  - A/C UNIT
  - GAS INSTANTANEOUS HOT WATER UNIT
- Dimensions:**
  - Overall height: 2,600
  - Roof height (left): 2,450
  - Roof height (right): 2,945
  - Window height (left): 2,230
  - Window height (middle): 2,145
  - Roof pitch (left): 8°
  - Roof pitch (right): 20°
- Level Markers:**
  - R.L. 152.065
  - R.L. 152.155
  - R.L. 151.955
  - R.L. 151.755
  - R.L. 152.555
  - R.L. 157.785
  - R.L. 155.335
  - R.L. 155.010
- Other Features:**
  - Windows and doors are shown with various details.
  - A dashed line indicates a structural break or boundary.
  - A red line indicates a retaining wall or boundary.

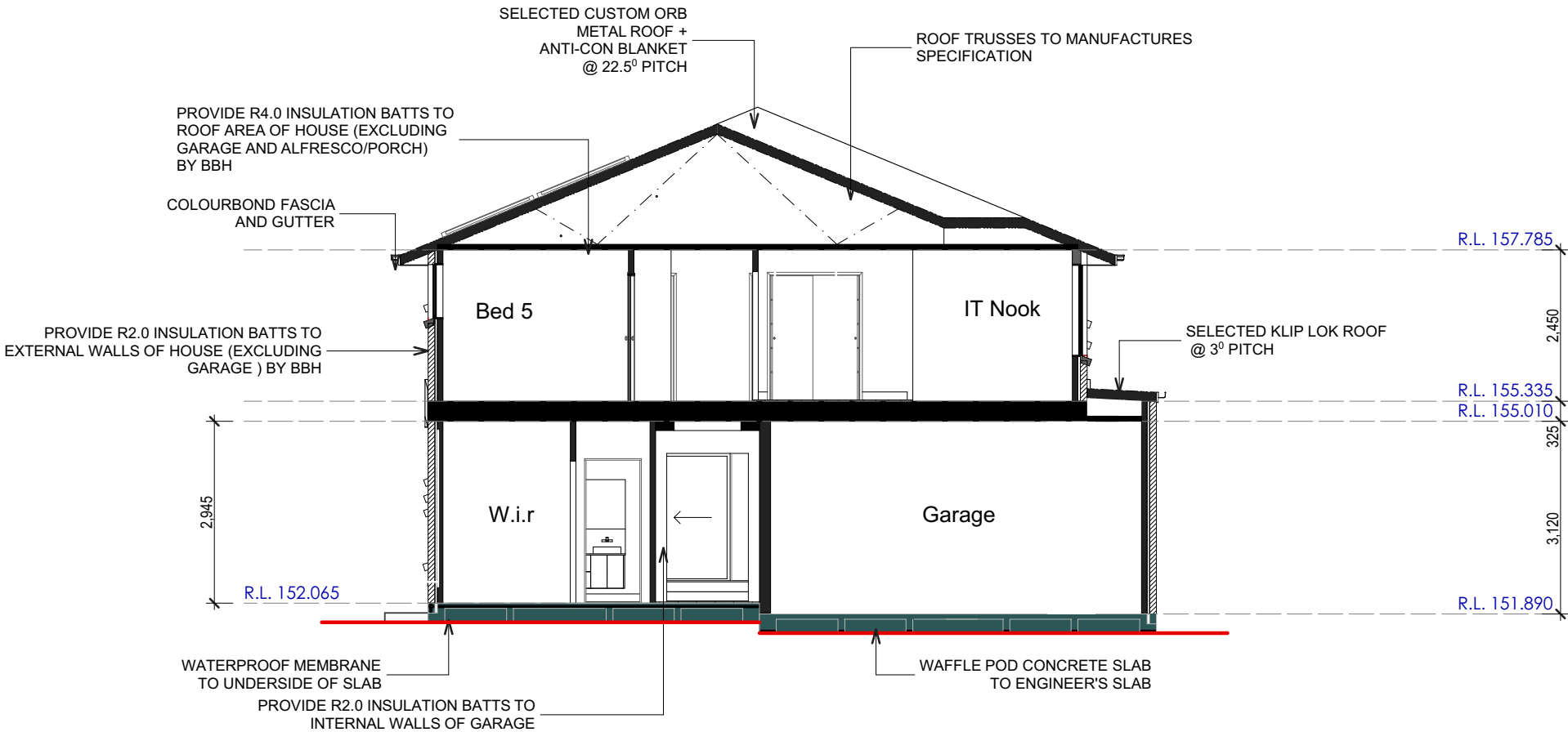
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									SOIL		
									M		
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NOTE: WINDOWS OF THE FIRST FLOOR BEDROOMS ONLY IS TO HAVE A RESTRICTED (R) RES OPENING OF 125MM MAX. AS REQUIRED BY B.C.A. ON 01/05/13


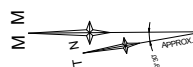

NOTE:

\*ALL WINDOWS WITH BRICKWORK OVER TO HAVE A MINIMUM OF 3 COURSES ABOVE GALINTEL. EXTEND BRICKWORK ABOVE EAVES SOFFIT LINING IF REQUIRED.

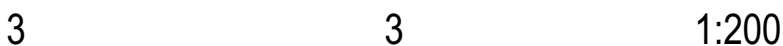


SECTION X-X

GAS INSTANTENEOUS HWU
3 STAR RATED SHOWERHEADS 4 STAR RATED TOILET FLUSHING SYSTEM *KITCHEN & BATHROOM TAPS WITH MINIMUM 4 STAR FLOW RATE *PROVIDE WATER SAVING FLICKMIXER KITCHEN TAP
PROVIDE ENERGY SAVING FLUORESCENT GLOBES TO: AS PER BASIX CERTIFICATE
WEATHER STRIP ACROSS ENTRY
RAINWATER TANK MUST CONNECT TO ALL TOILETS IN THE DEVELOPMENT WATER TAP THAT SUPPLIES WASHING MACHINE AND ONE GARDEN TAP.

CLIENT DETAILS:				PLAN REVISION				SIGNATURE:				DATE:		
Joslin				ISSUE	BY	DATE	DESCRIPTION	SITE NOTES			 <div>ORIENTATION</div> 	 <div>LICENCE NUMBER 244242C</div>		
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[illegible]



Clients Name:		Richard James Joslin & Ruth Joslin	
Job Number		0582	
Lot Number		Lot 80, 78 Karingal Crescent, Frenchs Forest NSW 2086	
Postal Address		78 Karingal Crescent, Frenchs Forest NSW 2086	
Contact Number		0416 032 369	
Date		11.01.2021	
Item	Range / Colour	Item	Range / Colour
<b>BRICKS</b>		<b>DRIVEWAY</b>	
Austral Bricks Wilderness Bluegum		Avista Plain Finish Concrete Bluestone	
<b>ROOF, GUTTER &amp; RAINWATER TANK</b>		<b>FRONT DOOR &amp; FRAME</b>	
Colorbond Monument		Stained Quantum Walnut	
<b>FASCIA, PARAPET ROOF &amp; CAPPING</b>		<b>PVC PAINTED DOWNPIPES &amp; METER BOX</b>	
Colorbond Monument		Taubmans to match Colorbond Monument	
<b>WINDOW FRAMES</b>		<b>CLADDING</b>	
Wideline Monument		Taubmans Sealord	
<b>GARAGE DOOR</b>		<b>TIMBER POSTS</b>	
Colorbond Basalt		Taubmans Sealord	
Client Signature: 		 13/01/2021	