
























Nationwide House Energy Rating Scheme* Certificate			
Certificate number: 000380648	Certificate Date: 22 May 2019	★ Star rating: 5.0	
<small>BERS Pro v4.3.0 (2-13) cannot be used to model 'roof windows'. Roof windows are 'permissible or fixed windows in a roof' and do not have a shaft, as defined from skylight which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3.0 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid.</small>			
Assessor details Accreditation number: VIC/BDVA/131524 Name: Manthee Chetty Organisation: Home Design Services Email: mantheechetty@gmail.com Phone: 98364127 Declaration of interest: None Software: BERS Pro v4.3.0.2d (3.13) AAO: BDVA		 <p>5.0 The more stars the more energy efficient</p> <p>NATIONWIDE HOUSE ENERGY RATING SCHEME</p> <p><small>Predicted annual energy load for heating and cooling based on standard occupancy assumptions</small></p> <p>65.7 MJ/m²</p> <p><small>For more information on how to interpret the rating see: www.nathers.gov.au</small></p>	
Overview			
Dwelling details			
Street:	7 WENTWORTH PLACE		
Suburb:	BELROSE		
State:	NSW	Postcode:	2085
Type:	New Dwelling	NCC Class:	1A
Lat/DP number:	10/31708	NATHERS climate zone:	5b
	Exposure:	Suburban	
Key construction and insulation materials <small>(see following pages for details)</small>			
Construction:	Brick Veneer Corrugated Iron Waffle pod slab 300 mm R2.0 wall insulation R4.0 ceiling insulation No floor insulation ALM-002-01 A Aluminium B SG Clear		
Insulation:			
Glazing:			
Net floor area (m²) Conditioned: 251.0 Unconditioned: 50.0 Garage: 34.0 TOTAL: 362.0		Annual thermal performance loads (MJ/m²) Heating: 39.7 Cooling: 25.9 TOTAL: 65.7	
Plan documents			
Plan reference:	0401 - LOT 1 - LEG		
Prepared by:	BETTER BUILT HOMES - JV		
Ceiling penetrations <small>(see following pages for details)</small> Sealed: 0 Unsealed: 0 TOTAL:** 0		<small>*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling under a roof for this certificate. If this number is exceeded in construction then this certificate is NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.</small>	
Principle daylight type: LED		Window selection - default windows only <small>Note on allowable window widths: Only a 5% tolerance to the nominated SHGC window widths shown on page 2 can be used with this rating.</small> <small>Note: Only a +1 -5% SHGC tolerance is allowed with this rating.</small> <small>Note: This tolerance ONLY applies to SHGC. The U-value can always be lower but not higher than the values listed on page 2.</small> <small>If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.</small>	
Scan to access this certificate online and confirm this is valid. 			

*Nationwide House Energy Rating Scheme (NATHERS) is an initiative of the Australian, state and territory governments.
 For more details please visit www.nathers.gov.au

Page 1 of 8

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.

Energy Commitments	Show on DA plans	Show on CC/CDD plans & specs	Certifier check
<ul style="list-style-type: none"> at least 4 of the living / dining rooms; the kitchen; all bathrooms/toilets; the laundry; all hallways; 		    	    
Natural lighting			
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.			
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 5 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.			
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			

BASIX[®]Certificate
Building Sustainability Index www.basix.nsw.gov.au
Single Dwelling

Certificate number: 1017561S_02

Certificate number: 1017561S_02

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 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 17 December 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



NSW
GOVERNMENT

Planning,
Industry &
Environment

Project summary		
Project name	0401 - LEG - LOT 10_02	
Street address	7 WENTWORTH PLACE BELROSE 2085	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 31708	
Lot no.	10	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	5	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 91	Target 90

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

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_11_6 Certificate No.: 1017561S_02 Tuesday, 17 December 2019 page 17

Description of project			
Project address		Assessor details and thermal loads	
Project name	0401 - LEG - LOT 10_02	Assessor number	BDW/13/1524
Street address	7 WENTWORTH Place BELROSE 2085	Certificate number	0003890648
Local Government Area	Northern Beaches Council	Climate zone	56
Plan type and plan number	Deposited Plan 31708	Area adjusted cooling load (MJ/m².year)	26
Lot no.	10	Area adjusted heating load (MJ/m².year)	40
Section no.	-	Project score	
Project type		Water	<div> <div></div> <div>✓ 40</div> <div>Target 40</div> </div>
Project type	separate dwelling house	Thermal Comfort	<div> <div></div> <div>✓ Pass</div> <div>Target Pass</div> </div>
No. of bedrooms	5	Energy	<div> <div></div> <div>✓ 91</div> <div>Target 50</div> </div>
Site details			
Site area (m²)	796		
Roof area (m²)	232		
Conditioned floor area (m2)	251.0		
Unconditioned floor area (m2)	16.0		
Total area of garden and lawn (m2)	507		






























Schedule of BASIX commitments				
Water Commitments		Show on DA plans	Show on CCC/DC plans & specs	Certifier check
Fixtures				
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.			✓	
Alternative water				
Rainwater tank:				
The applicant must install a rainwater tank of at least 3000 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 160 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:				
<ul style="list-style-type: none"> all toilets in the development 			✓	✓
<ul style="list-style-type: none"> the cold water tap that supplies each clothes washer in the development 			✓	✓
<ul style="list-style-type: none"> 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) 			✓	✓

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Thermal Comfort Commitments		Show on DA plans	Show on C/C/CDD plans & specs	Certifier check
Simulation Method <p>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.</p> <p>The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.</p> <p>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.</p> <p>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 referred to in the Assessor Certificate, and in aspects of the proposed development which were used to calculate those specifications.</p> <p>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.</p> <p>The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.</p>				
		✓	✓	✓
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			

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA 3.11.6 Certificate No.: 1017561S_02 Tuesday, 17 December 2019 page 4

BASIX DOCUMENTS

CLIENT DETAILS:			PLAN REVISION				SIGNATURE:		DATE:																							
Mr Daniel Legovich			ISSUE	BY	DATE	DESCRIPTION	SITE NOTES		 DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au		ORIENTATION		 Better Built Homes LICENCE NUMBER 244242C																			
Ms Kimberley Legovich			A	JV	2.4.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS																									
SITE ADDRESS: No. 7, Lot 10, DP 31708 Wentworth Place, Belrose 2085			B	PA	29.4.19	Presentation Plans	-SEWER AT REAR BEHIND POOL		SITE INDUCTION Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.		<table border="1"> <thead> <tr> <th colspan="2">SURVEY KEY</th> </tr> </thead> <tbody> <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&W:Drillhole & Wing</td> </tr> </tbody> </table>		SURVEY KEY		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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C	MS	14.5.19	PP Meeting - Variation 1	-DETACHED RAINWATER TANKS ALONG NORTHERN BOUNDARY REFER SITE PLAN FOR POSITIONING.																												
D	JV	23.5.19	Submission Plans	-STORMWATER AS PER HYDRAULIC DETAIL SW19151-A-S1 & SW19151-A-S2																												
E	JV	28.6.19	Hydraulics Added																													
F	JV	22.7.19	Variation 2																													
G	JV	17.12.19	Raise Pad Level - Flood																													
HOUSE NAME: Astoria 39R			H																													
FACADE	JOB #	WIND	I																													
Traditional	0401-TUR	N2	J																													
GARAGE HAND	SCALE	SITE	K																													
RH		P	L																													
LEVELS	SHEET	SOIL																														
Double	1 of 2	M																														
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