



ENERGY EFFICIENCY REPORT

BASIX® Thermal Comfort Simulation Assessment

SITE ADDRESS

Lot 24 (#39) Jeanette Avenue MONA VALE 2103

LOCAL GOVERNMENT AUTHORITY

Northern Beaches Council

CLIENT

Mr. & Mrs. Devitt

COMMISSIONED BY

Meticon Homes

ASSESSMENT DATE

17/03/2022

DEPOSITED PLAN

242678

DWELLING TYPE

Double Storey

REFERENCE NUMBER

730002

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PROJECT CERTIFICATION SUMMARY

DESIGN AND APPROVED SOFTWARE INFORMATION

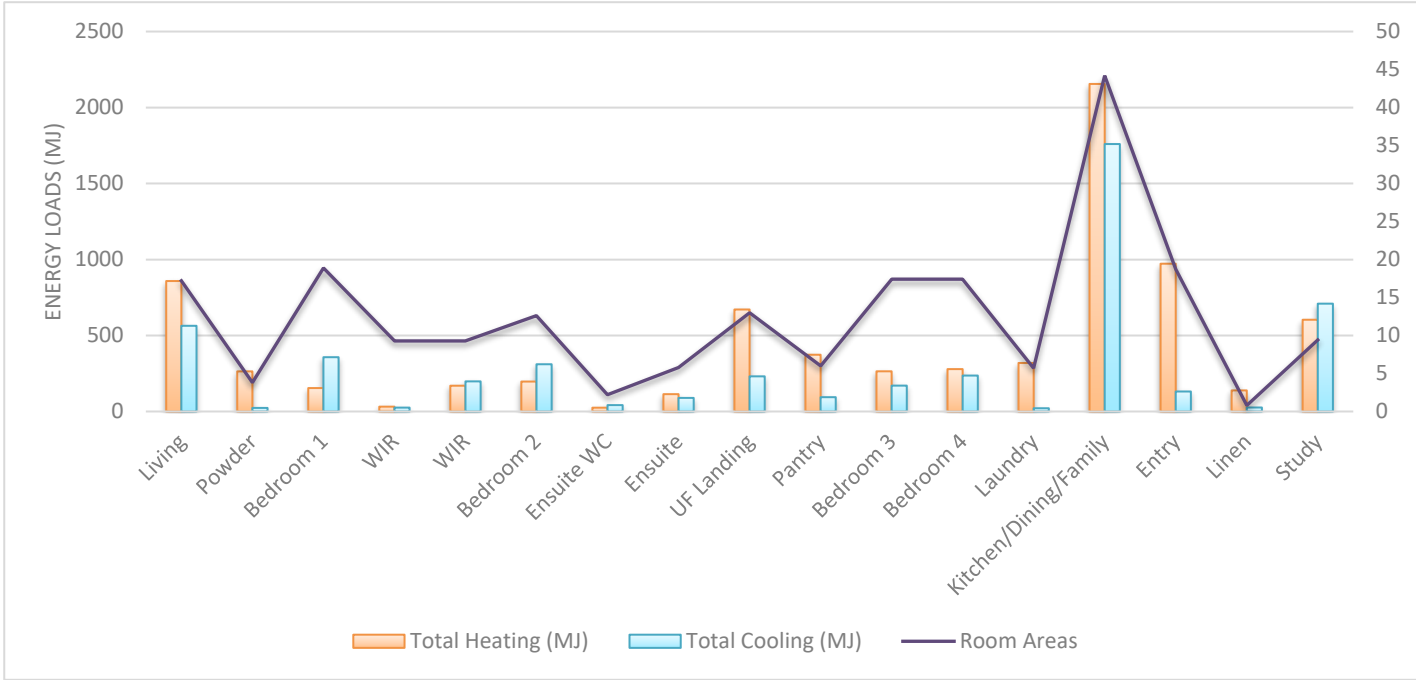
| | | | |
|-------------------------|----------------------|----------------------------------|--------|
| SIMULATION ENGINE | Chenath Engine v3.21 | Dwelling Areas (m ²) | |
| EXPOSURE | Suburban | INTERNAL AREAS (m ²) | 235.70 |
| ORIENTATION: | 0 | OUTDOOR AREAS (m ²) | 50.07 |
| NatHERS CLIMATE ZONE: | 56 | GARAGE/CARPORT (m ²) | 43.89 |
| BCA (NCC) CLIMATE ZONE: | 5 | TOTAL: | 329.66 |

ASSESSMENT CALCULATIONS & SOFTWARE RESULTS

| TARGET | (MJ/m ² .pa) | PROPOSED | (MJ/m ² .pa) | BUILD EFFICIENCY BENCHMARK |
|----------|-------------------------|----------|-------------------------|----------------------------|
| Heating: | 40.0 | Heating: | 38.9 | PASS: 2.8% |
| Cooling: | 26.0 | Cooling: | 25.6 | PASS: 1.6% |
| Total: | 66.0 | Total: | 64.5 | |

DWELLING THERMAL PERFORMANCE PER ZONED AREAS

The heating and cooling loads indicated are the simulated annual energy usages (MJ) for this home. The higher the load, the more energy needed to achieve thermal comfort.



STATEMENT OF COMPLIANCE

I / We certify that we are specialists in the relevant discipline and the following design documents comply with the relevant requirements of the National Construction Code (NCC Volume One/Two as applicable) in relation to thermal performance and the relevant Australian Standards specified in this report.

ASSESSOR NAME: C Sookloll

SIGNATURE:

RELEVANT QUALIFICATION STATEMENT

Certiificate IV in NatHERS Assessment (Credential Number: TRF0002560)
Residential Building Thermal Performance Assessment (91318NSW) Course
Assessor Accrediting Organisation (AAO) Accreditation Number: **VIC/BDAY/14/1662 | ABSA/61846**



BUILDING SPECIFICATION SUMMARY

EXTERNAL WALLS

| | CONSTRUCTION TYPE | INSULATION | NOTES |
|------------------|--|------------|--------------------------|
| EXTERNAL WALLS | Hebel Panel | None | Garage external walls |
| | Hebel Panel | R2.0 Batts | Throughout the remainder |
| ADDITIONAL NOTES | Non-reflective vapour permeable wrap to all insulated external walls | | |

INTERNAL WALLS

| | CONSTRUCTION TYPE | INSULATION | NOTES |
|------------------|-------------------|------------|--------------------------|
| INTERNAL WALLS | Framed | R2.0 Batts | Garage internal walls |
| | Framed | None | Throughout the remainder |
| ADDITIONAL NOTES | | | |

ROOF AND CEILING

| | CONSTRUCTION TYPE | INSULATION | NOTES |
|------------------|---|-------------------|--------------------------------|
| ROOF | Colorbond (un-ventilated) | R1.3 Roof Blanket | Approx. 22"5' & 18' Roof Pitch |
| CEILING | Plasterboard | R4.1 Insulation | House area |
| | Plasterboard | None | Garage |
| ADDITIONAL NOTES | Roof has been modelled as unventilated as per NatHERS Tech Notes BASIX Solar Absorptance Factor: Dark | | |

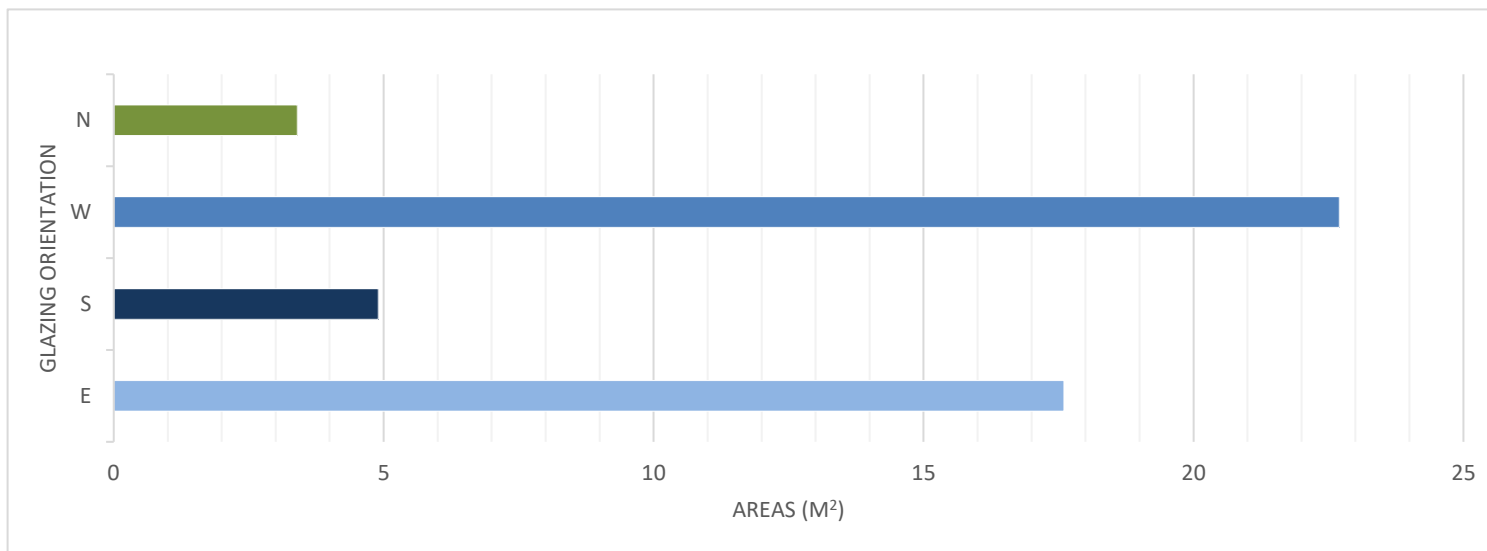
FLOOR

| | CONSTRUCTION TYPE | INSULATION | NOTES |
|------------------|--|------------|---------------------------------------|
| FLOOR | 225mm Waffle 85mm Slab | Integrated | To the Ground Floor (as per drawings) |
| | Framed Suspended | None | Throughout the Upper Floor |
| ADDITIONAL NOTES | Floor coverings modelled as per drawings and NatHERS protocols | | |

| GLASS TYPE | COLOUR | FRAME | U _w VALUE | SHGC | NOTES |
|------------|--------|-----------|----------------------|------|------------------------|
| Standard | Clear | Aluminium | 6.90 | 0.49 | Paragon Awning Windows |
| Standard | Clear | Aluminium | 6.70 | 0.70 | Fixed Windows |
| Standard | Clear | Aluminium | 6.28 | 0.63 | Stacker Doors |
| Standard | Clear | Aluminium | 6.42 | 0.76 | Sliding Windows |
| Standard | Clear | Aluminium | 5.89 | 0.56 | Glazed Hinged Door |
| Standard | Clear | Timber | 5.40 | 0.63 | Front Entry Sidelights |



GLAZING AREA DIRECTIONS



The chart above indicates the direction of all glazed doors and windows on the external envelope of the dwelling. To increase the thermal performance of the dwelling:

1. Maximise unsheltered northern-aspect glazing.
2. Keep west-facing glazing as small as possible: total window area should be less than 5% of the home's total floor area.
3. Keep south-facing glazing reasonably small: total window area should be less than 5% of the home's total floor area. Maximise the openable area if possible.
4. Keep east-facing glazing to a modest size: total window area should be less than 8% of the home's total floor area

Refer to the floor and elevation plans for shading location

LIGHTING/PENETRATION CALCULATIONS

ARTIFICIAL LIGHTING CALCULATION ALLOWANCES

| | | | |
|-----------------------------------|-----------------------|------------------------|----------------------|
| AREA WITHIN THE CLASS 1 BUILDING | 235.70 m ² | | |
| Development Total | 1178.5 Watts | Area Wattage Allowance | 5.0 W/m ² |
| AREA WITHIN THE CLASS 10 BUILDING | 43.89 m ² | | |
| Development Total | 131.7 Watts | Area Wattage Allowance | 3.0 W/m ² |
| AREA WITHIN THE OUTDOOR AREAS | 50.07 m ² | | |
| Development Total | 200.3 Watts | Area Wattage Allowance | 4.0 W/m ² |

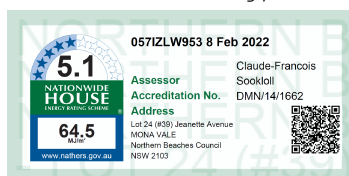
CEILING INSULATION PENETRATION ALLOWANCE

CLASS 1 MAXIMUM PENETRATION ALLOWANCE
0.5% TOTAL INSULATED CEILING AREA

CLASS 1 MAXIMUM PENETRATION AREA (m²)
1.18

The clearance required around downlights by "Australian Standard AS/NZS 3000 – 2007 Electrical Installations" (AS/NZS 3000), introduces a significant area of uninsulated ceiling and therefore increases heat loss and gain through the ceiling.

If approved fireproof downlight covers, which can be fully covered by insulation, are specified and noted on the electrical plan by the building designer or architect, then there is no need to allow for the ceiling penetration



NSW ADDITIONS: BUILDING FABRIC THERMAL INSULATION

NSW 3.12.1 APPLICATION OF NSW PART 3.12.1

- (a) Compliance with NSW 3.12.1.1 satisfies NSW P2.6.1(a) for thermal insulation and thermal breaks.
- (b) NSW PART 3.12.1 only applies to thermal insulation in a Class 1 or 10 building where a development consent specifies that the insulation is to be provided as part of the development.
- (c) In (b), the term development consent has the meaning given by the Environmental Planning and Assessment Act 1979.
- (d) The Deemed-to-Satisfy Provisions of this Part for thermal breaks apply to all Class 1 buildings and Class 10a buildings with a conditioned space.

NSW 3.12.1.1 COMPLIANCE WITH BCA PROVISIONS

- (a) Thermal insulation in a building must comply with the national BCA provisions of 3.12.1.1.
- (b) A thermal break must be provided between the external cladding and framing in accordance with national BCA provisions of—
 - (i) 3.12.1.2(c) for a metal framed roof; and
 - (ii) 3.12.1.4(b) for a metal framed wall.
- (c) Compensation for reduction in ceiling insulation must comply with the national BCA provisions of 3.12.1.2(e).
- (d) A floor with an in-slab or in-screed heating or cooling system must comply with the national BCA provisions of—
 - (i) 3.12.1.5(a)(ii), (iii) and (e) for a suspended floor; or
 - (ii) 3.12.1.5(c), (d) and (e) for a concrete slab-on-ground.

BUILDING SEALING & SERVICES

NSW 3.12.3 APPLICATION OF NSW PART 3.12.3

- (a) Compliance with NSW 3.12.3.1 satisfies NSW P2.6.1(b) for building sealing.
- (b) NSW Part 3.12.3 is not applicable to—
 - (i) existing buildings being relocated; or
 - (ii) Class 10a buildings—
 - (A) without a conditioned space; or
 - (B) for the accommodation of vehicles; or
 - (iii) parts of buildings that cannot be fully enclosed; or
 - (iv) a permanent building opening, in a space where a gas appliance is located, that is necessary for the safe operation of a gas appliance; or
 - (v) a building in climate zones 2 and 5 where the only means of air-conditioning is by using an evaporative cooler.

NSW 3.12.3.1 COMPLIANCE WITH BCA PROVISIONS

The sealing of a building must comply with the national BCA provisions 3.12.3.1 to 3.12.3.6.

NSW 3.12.5 SERVICES: APPLICATION OF NSW PART 3.12.5

- (a) Compliance with NSW 3.12.5.1 satisfies NSW P2.6.2 for services.
- (b) NSW Part 3.12.5 is not applicable to existing services associated with existing buildings being relocated.

NSW 3.12.5.1 COMPLIANCE WITH BCA PROVISIONS

Services must comply with the national BCA provisions 3.12.5.0 to 3.12.5.3.



Nationwide House Energy Rating Scheme

NatHERS Certificate No. 057IZLW953

Generated on 8 Feb 2022 using FirstRate5: 5.3.2a (3.21)

Property

Address Lot 24 (#39) Jeanette Avenue MONA VALE, Northern Beaches Council, NSW, 2103
Lot/DP 24/242678
NCC Class* Class 1a
Type New Home

Plans

Main plan 730002
Prepared by Metricon Homes

Construction and environment

| | | |
|---|-------|-----------------------------|
| Assessed floor area (m²)* | | Exposure type |
| Conditioned* | 196.9 | suburban |
| Unconditioned* | 46.7 | NatHERS climate zone |
| Total | 243.6 | 56 Mascot AMO |
| Garage | 40.3 | |



Accredited assessor

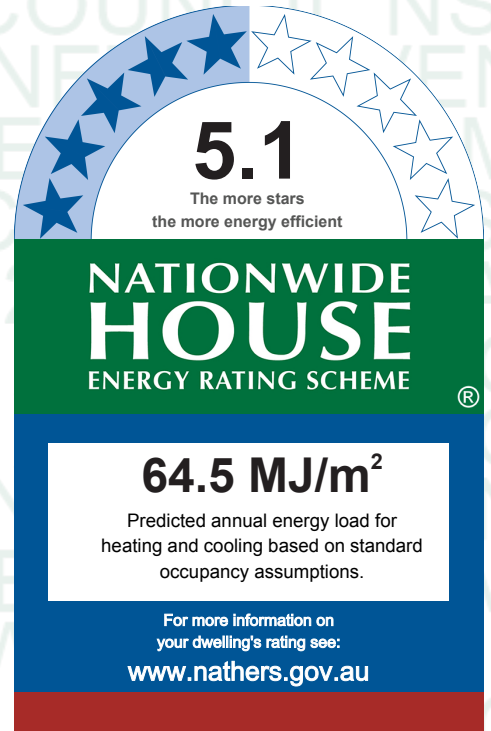
Name Claude-Francois Sookloll
Business name Energy Advance
Email energy@energyadvance.com.au
Phone 1300 850 228
Accreditation No. DMN/14/1662
Assessor Accrediting Organisation Design Matters National
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) 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 and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

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



Thermal performance

| | |
|-------------------------|-------------------------|
| Heating | Cooling |
| 38.9 | 25.6 |
| MJ/m² | MJ/m² |

About the rating

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 impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=057IZLW953> When using either link, ensure you are visiting www.FR5.com.au.



Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional Notes

BCA Climate Zone 5

Please note, a non-reflective vapour permeable wall wrap has been modelled throughout the external walls of this dwelling

Eaves indicated by the 'Horizontal shading feature* maximum projection (mm)' may not be directly opposing the respective wall (i.e. some eaves may be horizontally offset)

Where applicable, an additional 150mm has been added to the projection of all 'Horizontal shading features & eaves' to account for the Gutter & Fascia Board

Please note, IC/IC-F Class Downlights have been nominated to this dwelling (i.e. there is no loss of insulation, so ceiling penetrations have not been modelled)

Window and glazed door *type and performance*

Default* windows

| Window ID | Window description | Maximum U-value* | SHGC* | Substitution tolerance ranges | |
|--------------|----------------------|------------------|-------|-------------------------------|------------------|
| | | | | SHGC lower limit | SHGC upper limit |
| ALM-002-01 A | Aluminium B SG Clear | 6.7 | 0.7 | 0.66 | 0.74 |
| TIM-002-01 W | Timber B SG Clear | 5.4 | 0.63 | 0.6 | 0.66 |

Custom* windows

| Window ID | Window description | Maximum U-value* | SHGC* | Substitution tolerance ranges | |
|--------------|--|------------------|-------|-------------------------------|------------------|
| | | | | SHGC lower limit | SHGC upper limit |
| WID-009-01 A | Al Architectural Paragon Awning Window SG 5Clr | 6.9 | 0.49 | 0.47 | 0.51 |

| | | | | | |
|--------------|--|------|------|------|------|
| WID-011-01 A | Al Architectural Paragon Stacker Door SG 5mm Clear | 6.28 | 0.63 | 0.6 | 0.66 |
| WID-007-01 A | Al Architectural Paragon Entry Door SG 5mm Clear | 5.89 | 0.56 | 0.53 | 0.59 |
| WID-006-01 A | Al Residential Sliding Window SG 3mm Clear | 6.42 | 0.76 | 0.72 | 0.8 |

Window and glazed door *Schedule*

| Location | Window ID | Window no. | Height (mm) | Width (mm) | Window type | Opening % | Orientation | Window shading device* |
|------------------------|--------------|------------|-------------|------------|-------------|-----------|-------------|------------------------|
| Living | WID-009-01 A | Opening 23 | 1800 | 1800 | awning | 60.0 | E | No |
| Pantry | ALM-002-01 A | Opening 37 | 600 | 1500 | fixed | 0.0 | S | No |
| Study | WID-009-01 A | Opening 24 | 1800 | 1800 | awning | 60.0 | E | No |
| Entry | TIM-002-01 W | SL | 2455 | 380 | fixed | 0.0 | E | No |
| Entry | TIM-002-01 W | SL | 2455 | 380 | fixed | 0.0 | E | No |
| Kitchen/Dining/-Family | WID-011-01 A | Opening 38 | 2370 | 3576 | sliding | 60.0 | W | No |
| Kitchen/Dining/-Family | WID-011-01 A | Opening 39 | 2370 | 3576 | sliding | 60.0 | W | No |
| Kitchen/Dining/-Family | ALM-002-01 A | Opening 36 | 600 | 2700 | fixed | 0.0 | S | No |
| Bedroom 1 | WID-007-01 A | Opening 28 | 2095 | 1810 | casement | 90.0 | E | No |
| Bedroom 2 | WID-009-01 A | Opening 27 | 1500 | 1817 | awning | 10.0 | E | No |
| Bedroom 2 | WID-006-01 A | Opening 30 | 600 | 2100 | sliding | 45.0 | N | No |
| Bedroom 3 | WID-006-01 A | Opening 29 | 600 | 2100 | sliding | 45.0 | N | No |
| Bedroom 3 | WID-006-01 A | Opening 32 | 1200 | 2400 | sliding | 45.0 | W | No |
| Bedroom 4 | WID-006-01 A | Opening 33 | 1200 | 2400 | sliding | 45.0 | W | No |
| Bedroom 4 | WID-006-01 A | Opening 34 | 600 | 2100 | sliding | 10.0 | S | No |
| WIR | WID-009-01 A | Opening 26 | 1500 | 1800 | awning | 10.0 | E | No |
| Ensuite | WID-009-01 A | Opening 35 | 1200 | 900 | awning | 10.0 | S | No |
| Bath | WID-006-01 A | Opening 31 | 600 | 1500 | sliding | 45.0 | N | No |

Roof window *type and performance value*

Default* roof windows

| | | | | Substitution tolerance ranges | |
|-------------------|--------------------|------------------|-------|-------------------------------|------------------|
| Window ID | Window description | Maximum U-value* | SHGC* | 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 |
| Velux:VEL-011-01 W | VELUX FS - Fixed Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La | 2.58 | 0.24 | 0.23 | 0.25 |

Roof window schedule

| Location | Window ID | Window no. | Opening % | Area (m ²) | Orientation | Outdoor shade | Indoor shade |
|------------|--------------------|------------|-----------|------------------------|-------------|---------------|--------------|
| UF Landing | Velux:VEL-011-01 W | Element 1 | 0.0 | 0.8 | S | None | Yes |

Skylight type and performance

| Skylight ID | Skylight description |
|-------------------|----------------------|
| No Data Available | |

Skylight schedule

| Location | Skylight ID | Skylight No. | Skylight shaft length (mm) | Area (m ²) | Orientation | Outdoor shade | Diffuser | Skylight shaft reflectance |
|-------------------|-------------|--------------|----------------------------|------------------------|-------------|---------------|----------|----------------------------|
| No Data Available | | | | | | | | |

External door schedule

| Location | Height (mm) | Width (mm) | Opening % | Orientation |
|----------|-------------|------------|-----------|-------------|
| Entry | 2455 | 1020 | 100.0 | E |
| Garage | 2400 | 2410 | 100.0 | W |
| Garage | 2400 | 4035 | 100.0 | E |

External wall type

| Wall ID | Wall type | Solar absorptance | Wall shade (colour) | Bulk insulation (R-value) | Reflective wall wrap* |
|---------|---|-------------------|---------------------|-------------------------------|-----------------------|
| 1 | VAPOUR - Hebel Panel (Render) - R2.0 Batts + VP Wrap | 0.5 | Medium | Glass fibre batt: R2.0 (R2.0) | No |
| 2 | STANDARD - Hebel Panel Construction (Rendered) -Uninsulated | 0.5 | Medium | | No |

External wall schedule

| Location | Wall ID | Height (mm) | Width (mm) | Orientation | Horizontal shading feature* maximum projection (mm) | Vertical shading feature (yes/no) |
|-----------------------|---------|-------------|------------|-------------|---|-----------------------------------|
| Living | 1 | 2700 | 4208 | S | 0 | No |
| Living | 1 | 2700 | 3468 | E | 0 | Yes |
| Living | 1 | 2700 | 622 | E | 0 | Yes |
| Pantry | 1 | 2700 | 2202 | S | 0 | No |
| Study | 1 | 2700 | 1190 | N | 0 | Yes |
| Study | 1 | 2700 | 624 | E | 0 | Yes |
| Study | 1 | 2700 | 2746 | E | 0 | Yes |
| Entry | 1 | 2700 | 2070 | E | 2180 | Yes |
| Kitchen/Dining/Family | 1 | 2700 | 9712 | W | 3785 | Yes |
| Kitchen/Dining/Family | 1 | 2700 | 4551 | S | 0 | No |
| Kitchen/Dining/Family | 1 | 2700 | 1837 | N | 0 | Yes |
| Garage | 2 | 2775 | 4966 | W | 0 | Yes |

| | | | | | | |
|-----------|---|------|------|---|-----|-----|
| Garage | 2 | 2775 | 4966 | E | 0 | Yes |
| Garage | 2 | 2775 | 8112 | N | 0 | Yes |
| Bedroom 1 | 1 | 2550 | 1306 | E | 657 | Yes |
| Bedroom 1 | 1 | 2550 | 600 | S | 660 | Yes |
| Bedroom 1 | 1 | 2550 | 2786 | E | 661 | Yes |
| Bedroom 1 | 1 | 2550 | 601 | N | 910 | Yes |
| Bedroom 2 | 1 | 2550 | 3150 | E | 660 | Yes |
| Bedroom 2 | 1 | 2550 | 4002 | N | 660 | No |
| Bedroom 3 | 1 | 2550 | 3616 | N | 660 | No |
| Bedroom 3 | 1 | 2550 | 4802 | W | 660 | No |
| Bedroom 4 | 1 | 2550 | 4815 | W | 664 | No |
| Bedroom 4 | 1 | 2550 | 3612 | S | 660 | No |
| WIR | 1 | 2550 | 3999 | S | 660 | No |
| WIR | 1 | 2550 | 2307 | E | 660 | Yes |
| Ensuite | 1 | 2550 | 3400 | S | 660 | No |
| Bath | 1 | 2550 | 2041 | N | 660 | No |
| WIR | 1 | 2550 | 1270 | N | 660 | No |

Internal wall type

| Wall ID | Wall type | Area (m ²) | Bulk insulation |
|---------|--|------------------------|-------------------------------|
| 1 | STANDARD - Internal Stud Walls | 206.1 | |
| 2 | STANDARD - Internal Stud Walls -R2.0 Batts | 21.9 | Glass fibre batt: R2.0 (R2.0) |

Floor type

| Location | Construction | Area (m ²) | Sub-floor ventilation | Added insulation (R-value) | Covering |
|-----------------------|---|------------------------|-----------------------|----------------------------|----------|
| Living | FR5 - 225mm waffle pod, 85mm concrete (R0.60) | 17.2 | Enclosed | R0.0 | Carpet |
| Pantry | FR5 - 225mm waffle pod, 85mm concrete (R0.60) | 6 | Enclosed | R0.0 | Tiles |
| Study | FR5 - 225mm waffle pod, 85mm concrete (R0.60) | 9.4 | Enclosed | R0.0 | Carpet |
| Powder | FR5 - 225mm waffle pod, 85mm concrete (R0.60) | 3.8 | Enclosed | R0.0 | Tiles |
| Laundry | FR5 - 225mm waffle pod, 85mm concrete (R0.60) | 5.7 | Enclosed | R0.0 | Tiles |
| Entry | FR5 - 225mm waffle pod, 85mm concrete (R0.60) | 18.7 | Enclosed | R0.0 | Tiles |
| Kitchen/Dining/Family | FR5 - 225mm waffle pod, 85mm concrete (R0.60) | 44.2 | Enclosed | R0.0 | Tiles |
| Garage | FR5 - 225mm waffle pod, 85mm concrete (R0.60) | 40.3 | Enclosed | R0.0 | none |
| Bedroom 1 | FLOOR - Framed External Suspended Floor (uninsulated) | 1.4 | Elevated | R0.0 | Carpet |
| Bedroom 1 | FLOOR - Framed Internal Suspended Floor (uninsulated) | 17.5 | Enclosed | R0.0 | Carpet |
| Bedroom 2 | FLOOR - Framed Internal Suspended Floor (uninsulated) | 12.6 | Enclosed | R0.0 | Carpet |
| Bedroom 3 | FLOOR - Framed Internal Suspended Floor (uninsulated) | 17.4 | Enclosed | R0.0 | Carpet |

| | | | | | |
|------------|---|------|----------|------|--------|
| Bedroom 4 | FLOOR - Framed Internal Suspended Floor (uninsulated) | 17.4 | Enclosed | R0.0 | Carpet |
| WIR | FLOOR - Framed Internal Suspended Floor (uninsulated) | 9.3 | Enclosed | R0.0 | Carpet |
| Ensuite WC | FLOOR - Framed Internal Suspended Floor (uninsulated) | 2.2 | Enclosed | R0.0 | Tiles |
| Ensuite | FLOOR - Framed Internal Suspended Floor (uninsulated) | 5.8 | Enclosed | R0.0 | Tiles |
| Bath | FLOOR - Framed Internal Suspended Floor (uninsulated) | 6.4 | Enclosed | R0.0 | Tiles |
| WIR | FLOOR - Framed Internal Suspended Floor (uninsulated) | 2.5 | Enclosed | R0.0 | Carpet |
| UF Landing | FLOOR - Framed Internal Suspended Floor (uninsulated) | 0.9 | Enclosed | R0.0 | Carpet |
| UF Landing | FLOOR - Framed Internal Suspended Floor (uninsulated) | 12.2 | Enclosed | R0.0 | Carpet |
| Linen | FLOOR - Framed Internal Suspended Floor (uninsulated) | 0.8 | Enclosed | R0.0 | Carpet |

Ceiling type

| Location | Construction material/type | Bulk insulation R-value (may include edge batt values) | Reflective wrap* |
|-----------------------|---|--|------------------|
| Living | FLOOR - Framed Internal Suspended Floor (uninsulated) | R0.0 | No |
| Pantry | FLOOR - Framed Internal Suspended Floor (uninsulated) | R0.0 | No |
| Study | FLOOR - Framed Internal Suspended Floor (uninsulated) | R0.0 | No |
| Powder | FLOOR - Framed Internal Suspended Floor (uninsulated) | R0.0 | No |
| Laundry | FLOOR - Framed Internal Suspended Floor (uninsulated) | R0.0 | No |
| Entry | FLOOR - Framed Internal Suspended Floor (uninsulated) | R0.0 | No |
| Kitchen/Dining/Family | FLOOR - Framed Internal Suspended Floor (uninsulated) | R0.0 | No |
| Garage | Plasterboard | R0.0 | Yes |
| Bedroom 1 | Plasterboard | R4.1 | Yes |
| Bedroom 1 | Plasterboard | R4.1 | Yes |
| Bedroom 2 | Plasterboard | R4.1 | Yes |
| Bedroom 3 | Plasterboard | R4.1 | Yes |
| Bedroom 4 | Plasterboard | R4.1 | Yes |
| WIR | Plasterboard | R4.1 | Yes |
| Ensuite WC | Plasterboard | R4.1 | Yes |
| Ensuite | Plasterboard | R4.1 | Yes |
| Bath | Plasterboard | R4.1 | Yes |
| WIR | Plasterboard | R4.1 | Yes |

| | | | |
|------------|--------------|------|-----|
| UF Landing | Plasterboard | R4.1 | Yes |
| UF Landing | Plasterboard | R4.1 | Yes |
| Linen | Plasterboard | R4.1 | Yes |

Ceiling penetrations*

| Location | Quantity | Type | Diameter (mm) | Sealed/unsealed |
|-----------------------|----------|--------------|---------------|-----------------|
| Powder | 1 | Exhaust Fans | 250 | Sealed |
| Laundry | 1 | Exhaust Fans | 250 | Sealed |
| Kitchen/Dining/Family | 1 | Exhaust Fans | 185 | Sealed |
| Ensuite WC | 1 | Exhaust Fans | 250 | Sealed |
| Bath | 1 | Exhaust Fans | 250 | Sealed |

Ceiling fans

| Location | Quantity | Diameter (mm) |
|-------------------|----------|---------------|
| No Data Available | | |

Roof type

| Construction | Added insulation (R-value) | Solar absorptance | Roof shade |
|--|----------------------------|-------------------|------------|
| Cont:Attic-Continuous | 1.3 | 0.96 | Dark |
| Framed:Flat - Flat Framed (Metal Deck) | 1.3 | 0.96 | Dark |

Explanatory Notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way. Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

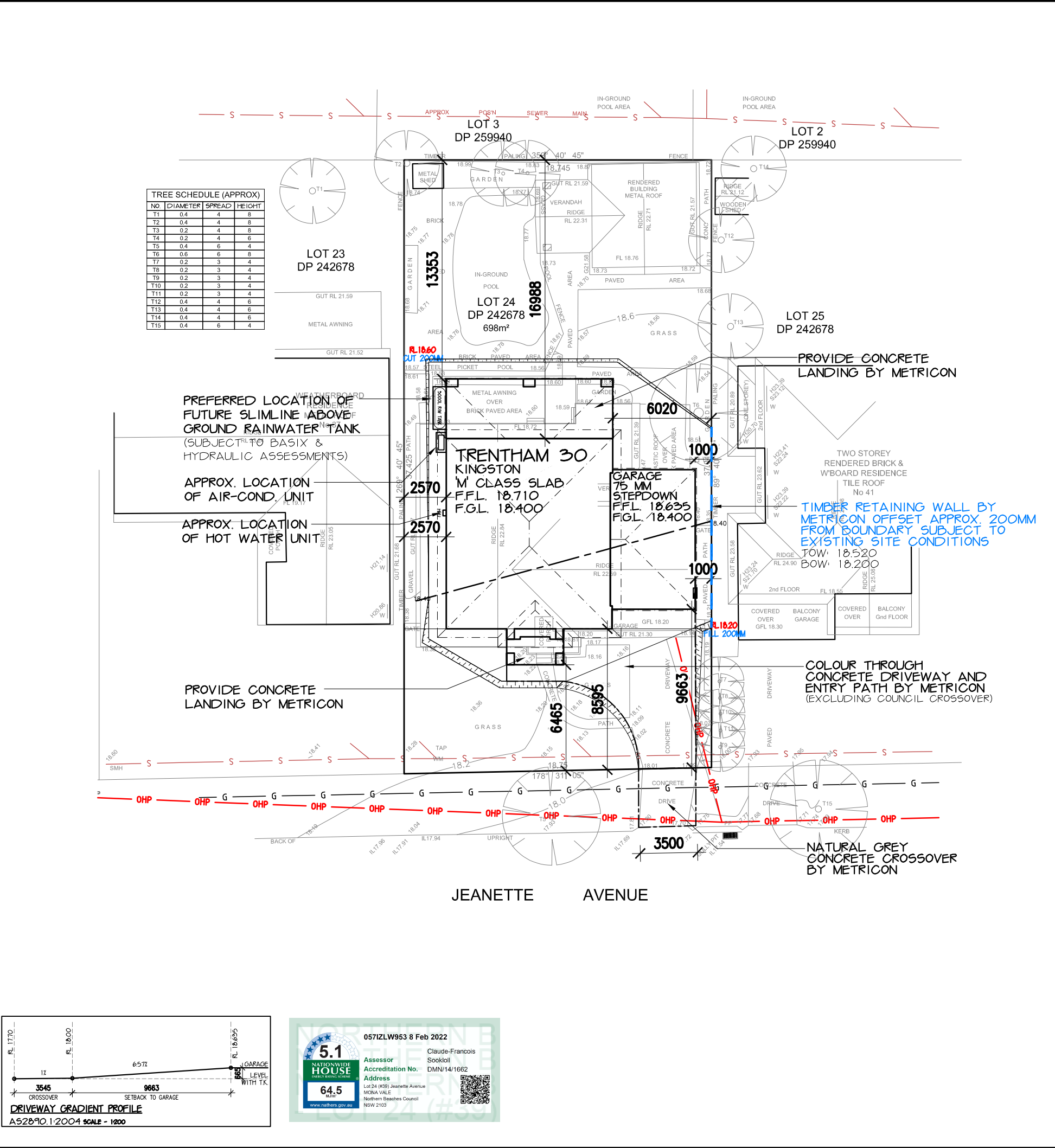
Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Glossary

| | |
|--------------------------------------|---|
| Annual energy load | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions. |
| Assessed floor area | the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents. |
| Ceiling penetrations | features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts. |
| Conditioned | a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages. |
| Custom windows | windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating. |
| Default windows | windows that are representative of a specific type of window product and whose properties have been derived by statistical methods. |
| Entrance door | these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building. |
| Exposure category - exposed | terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors). |
| Exposure category - open | terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors). |
| Exposure category - suburban | terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas. |
| Exposure category - protected | terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas. |
| Horizontal shading feature | provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels. |

| | |
|---|--|
| National Construction Code (NCC) Class | the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au . |
| Opening Percentage | the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations. |
| Provisional value | an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au |
| Reflective wrap (also known as foil) | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties. |
| Roof window | for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser. |
| Shading device | a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves. |
| Shading features | includes neighbouring buildings, fences, and wing walls, but excludes eaves. |
| Solar heat gain coefficient (SHGC) | the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits. |
| Skylight (also known as roof lights) | for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level. |
| U-value | the rate of heat transfer through a window. The lower the U-value, the better the insulating ability. |
| Unconditioned | a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions. |
| Vertical shading features | provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees). |

| | |
|--|------------|
| NORTHERN BEACHES COUNCIL BASED ON PITTWATER DCP 21 | |
| SITE AREA: | 698.0 SQM |
| PROPOSED ROOF COVERAGE | |
| DWELLING: | 216.84 SQM |
| SECONDARY DWELLING: | - SQM |
| TOTAL COVERAGE AREA: | 225.54 SQM |
| PRIVATE OPEN SPACE | |
| PRIVATE OPEN SPACE: | 93.00 SQM |
| MIN. REQUIRED BY COUNCIL: | 80 SQM |
| MINIMUM DIMENSION OF 3M | |
| PRINCIPAL PRIVATE OPEN SPACE | |
| PRINCIPAL PRIVATE OPEN SPACE: | 16 SQM |
| MIN. REQUIRED BY COUNCIL: | 16 SQM |
| MINIMUM DIMENSIONS OF 4M X 4M | |
| LANDSCAPED AREA | |
| TOTAL LANDSCAPED AREA: | 384.70 SQM |
| EXCL. ALL HARD SURFACES, | |
| MINIMUM DIMENSION OF 2M | 55.11% |
| MIN. REQUIRED BY COUNCIL: | 50 % |
| FRONT YARD LANDSCAPED AREA | |
| TOTAL FRONT YARD AREA: | 162.06 SQM |
| LANDSCAPED FRONT YARD AREA: | 102.17 SQM |
| LANDSCAPED FRONT YARD AREA: | 63.04% |
| MIN. REQUIRED BY COUNCIL: | 60 % |
| STORMWATER CALCULATION | |
| HARD LANDSCAPE AREAS: | 268.64 SQM |
| (INCL. ROOF/DRIVEWAY/PATHS ETC) | |
| SITE COVERAGE RATIO: | 38.49 % |
| EXISTING SITE COVERAGE: | 316.96 |
| MAXIMUM ALLOWABLE BY COUNCIL PRIOR TO O.S.D. BEING REQUIRED: | 366.96 |
| (EXISTING SITE COVERAGE + 50 SQM) | |
| BUILDING HEIGHT RESTRICTION | |
| MAXIMUM 8.5M RIDGE HEIGHT | |
| (F.F.L. MUST BE ACCURATE TO COMPLY) | |
| BUILDING ENVELOPE | |
| PROVIDE 45 DEGREE PLANE PROJECTED AT 4.5M HIGH ABOVE SIDE BOUNDARY NATURAL GROUND LEVEL. | |
| MAXIMUM 1000 MM CUT | |
| MAXIMUM 1000MM FILL | |
| SURVEYORS NOTES | |
| A. THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY. | |
| B. AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY. | |
| C. SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. | |
| D. CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES. | |



LOT NO:
LOT 24.

DEPOSITED PLAN:
DP 242678

COUNCIL / LGA:
NORTHERN BEACHES

SLAB CLASS:
M

WIND SPEED:
N1

MGA

EXCAVATION NOTES:
50MM (+/-) TOLERANCE TO NOMINATED RL'S
EXCAVATE APPROX. 200MM ON R.L. 18.400 AND FILL APPROX. 200MM
EXCAVATIONS ARE TO START A MINIMUM OF 1000MM FROM THE EDGE OF THE BUILDING AND ARE TO BE BATTERED BACK TO SUIT
IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE A GRATED DRAIN ACROSS GARAGE OPENINGS (IF REQUIRED) DUE TO CONSTRUCTION OF DRIVEWAY
IMPORTANT NOTES:
SITE CUTS ARE SUBJECT TO COUNCIL APPROVAL & NOT TO BE USED BY ANY OTHER CONTRACTORS OTHER THAN METRICON HOMES PTY LTD
STORMWATER TO DRAIN TO STREET GUTTER VIA RAINWATER TANK(S)
REFER TO HYDRAULIC ENGINEER'S DETAILS
TEMPORARY SITE FENCING:
METRICON TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (AS REQUIRED)
ALL WEATHER ACCESS:
METRICON TO SUPPLY UP TO 5M SUITABLE ALL WEATHER ACCESS TO BUILDING PLATFORM DURING CONSTRUCTION
SURVEY LEGEND
S U/GROUND SEWER MAINS W U/GROUND WATER MAINS T U/GROUND TELECOM. LINE
G U/GROUND GAS MAINS OHP OHEAD POWER SUPPLY UGP U/GROUND POWER SUPPLY
TOP OF KERB EDGE OF BITUMEN
PP POWER POLE PB POWER BOX SP SERVICE POLE LP LIGHT POLE HYD HYDRANT WM WATER METER
X SV STOP VALVE OSMH SEWER MAINTENANCE HOLE O SIO SEWER INSPECTION OPENING CPT TELECOMMUNICATIONS PIT GMS GAS MARKER KIB KERB INLET STORMWATER PIT
GRATED STORMWATER PIT BENCHMARK TREE

INTRAX SURVEY DATE: 08.09.21

CONTOUR INTERVALS: 200MM

LEVELS TO: AHD.

SITE PLAN

Build E, Level 4, 32 Lexington Dr, Bankham Hills NSW 2153
P.O. Box 7510, Norwest Business Park NSW 2153
Tel: 02 8887 9000 Fax: 02 8079 5901
Contractor Licence No: 174 699
A.C.N. 005 108 752 www.metricon.com.au

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MR. & MRS. DEVITT

LOT 24, NO. 39 JEANETTE AVE

MONA VALE

JOB No: 730002

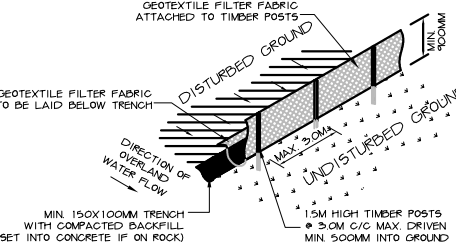
DATE: 14.03.22 DRAWN: JCF

SCALE: 1:250 SHEET: 1 OF 11

UBD REF: SYD XX XX

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED REGULARLY BY THE SITE MANAGER.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD
5. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEP DAILY.
6. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POST AT 3.0M CENTRES. FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.
7. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.



SEDIMENT FENCE DETAIL
NOT TO SCALE

TEMPORARY SECURITY FENCING

TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE.

CUT & FILL BATTERS

ALL GROUND LINES ARE APPROXIMATE. EXTENT OF CUT AND FILL BATTERS WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC

SEDIMENT FENCE

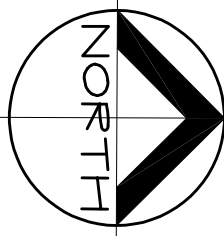
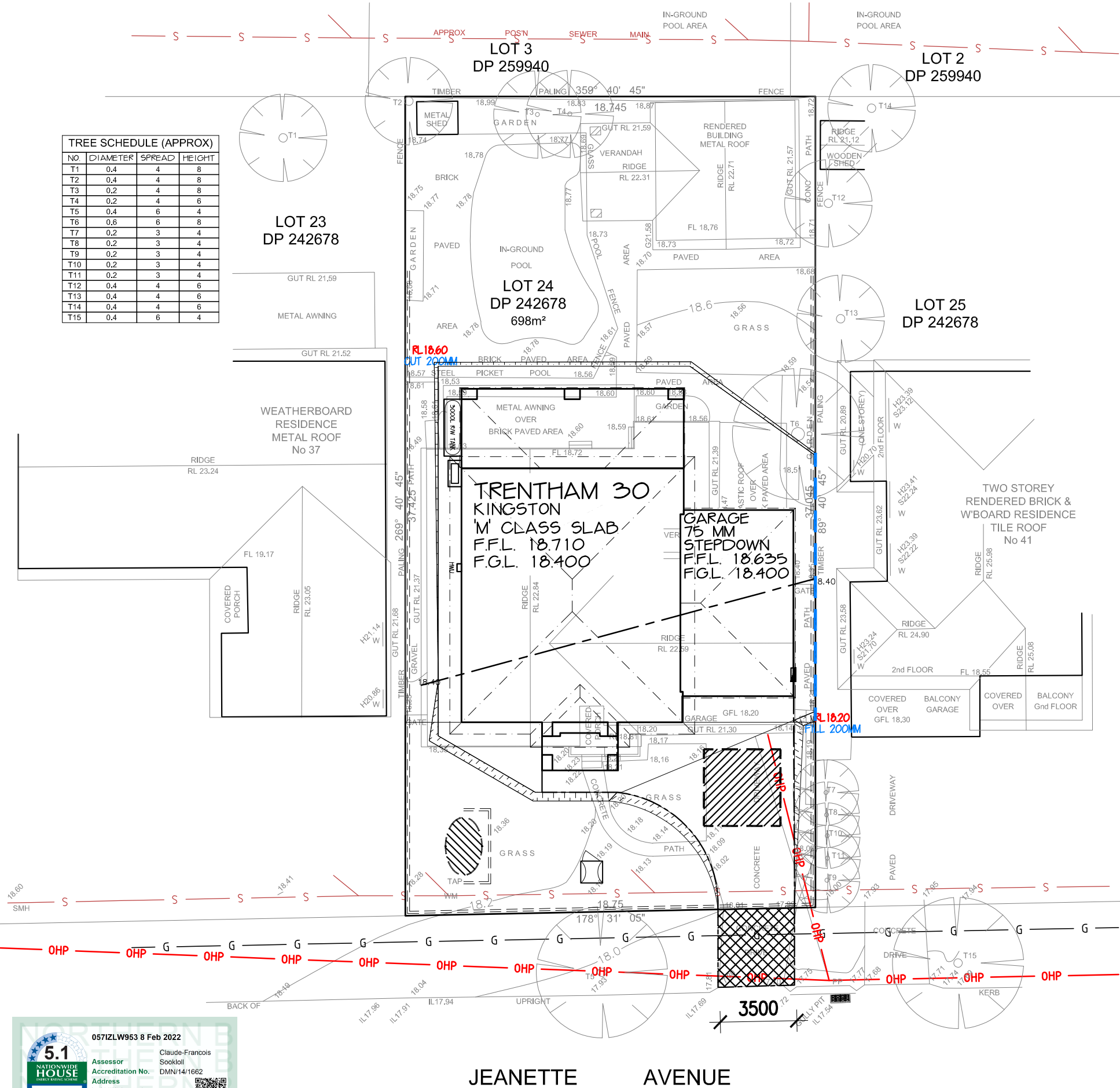
WASTE STORAGE AREA

MATERIAL STORAGE AREA

PORTABLE TOILET

ALL WEATHER ACCESS POSITION

| TREE SCHEDULE (APPROX) | | | |
|------------------------|----------|--------|--------|
| NO | DIAMETER | SPREAD | HEIGHT |
| T1 | 0.4 | 4 | 8 |
| T2 | 0.4 | 4 | 8 |
| T3 | 0.2 | 4 | 8 |
| T4 | 0.2 | 4 | 6 |
| T5 | 0.4 | 6 | 4 |
| T6 | 0.6 | 6 | 8 |
| T7 | 0.2 | 3 | 4 |
| T8 | 0.2 | 3 | 4 |
| T9 | 0.2 | 3 | 4 |
| T10 | 0.2 | 3 | 4 |
| T11 | 0.2 | 3 | 4 |
| T12 | 0.4 | 4 | 6 |
| T13 | 0.4 | 4 | 6 |
| T14 | 0.4 | 4 | 6 |
| T15 | 0.4 | 6 | 4 |



| | |
|------------------------------------|----|
| LOT NO: LOT 24. | |
| DEPOSITED PLAN: DP 242678 | |
| COUNCIL / LGA: NORTHERN BEACHES | |
| SLAB CLASS: | M |
| WIND SPEED: | N1 |

EROSION & SEDIMENT CONTROL PLAN

CONSTRUCTION PLAN

TEMPORARY FENCING:
BUILDER TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (LOCAL AUTH. BYLAW)

ALL WEATHER ACCESS:
METRICON TO SUPPLY UP TO 5M SUITABLE ALL WEATHER ACCESS TO BUILDING PLATFORM DURING CONSTRUCTION

INTRAX SURVEY DATE: 08.09.21

CONTOUR INTERVALS: 200MM

LEVELS TO: AHD.

metricon
Build E, Level 4, 32 Lexington Dr, Baulkham Hills NSW 2153
P.O. Box 7510, Norwest Business Park NSW 2153
Tel: 02 8887 9000 Fax: 02 8079 5901
Contractor Licence No: 174 699
A.C.N. 005 108 752 www.metricon.com.au

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MR. & MRS. DEVITT
LOT 24, NO. 39 JEANETTE AVE
MONA VALE

JOB No: 730002

| | |
|--------------------|-----------------|
| DATE: 14.03.22 | DRAWN: JCF |
| SCALE: 1:200 | SHEET: 1A OF 11 |
| UBD REF: SYD XX XX | |

LEGEND



MAIN VIEWS



PRIVATE OPEN SPACE



NUMBER OF STOREYS

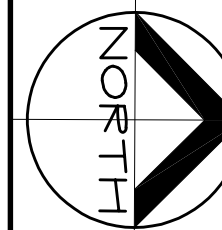
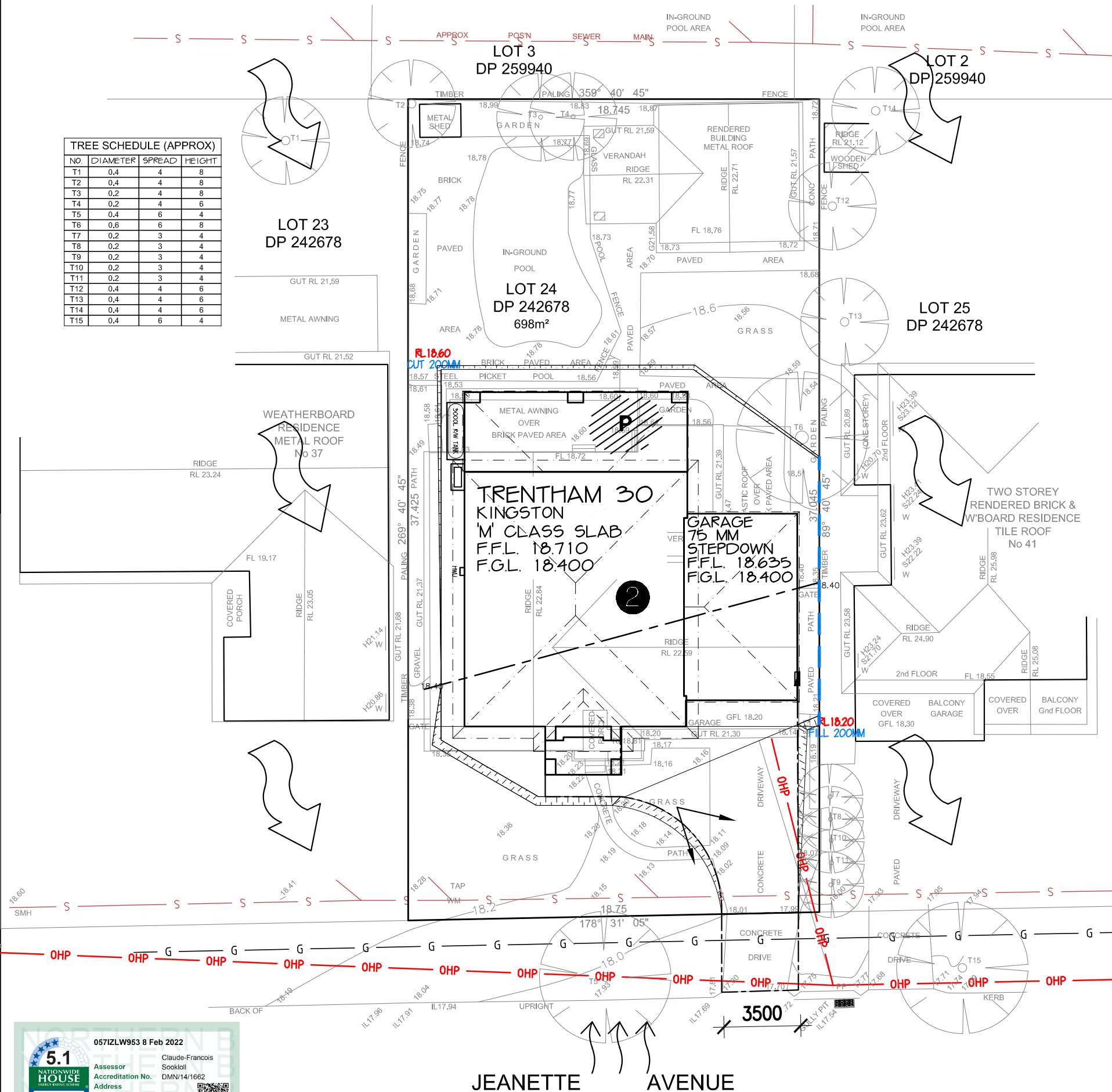


NOISE SOURCE



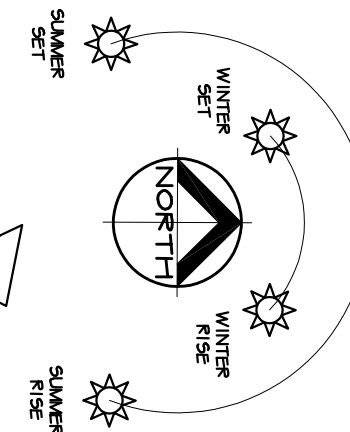
PREVAILING WINDS
FROM SOUTH-WEST

| TREE SCHEDULE (APPROX) | | | |
|------------------------|----------|--------|--------|
| NO | DIAMETER | SPREAD | HEIGHT |
| T1 | 0.4 | 4 | 8 |
| T2 | 0.4 | 4 | 8 |
| T3 | 0.2 | 4 | 8 |
| T4 | 0.2 | 4 | 6 |
| T5 | 0.4 | 6 | 4 |
| T6 | 0.6 | 6 | 8 |
| T7 | 0.2 | 3 | 4 |
| T8 | 0.2 | 3 | 4 |
| T9 | 0.2 | 3 | 4 |
| T10 | 0.2 | 3 | 4 |
| T11 | 0.2 | 3 | 4 |
| T12 | 0.4 | 4 | 6 |
| T13 | 0.4 | 4 | 6 |
| T14 | 0.4 | 4 | 6 |
| T15 | 0.4 | 6 | 4 |



| | |
|---|----|
| LOT NO: LOT 24. | |
| DEPOSITED PLAN: DP 242678 | |
| COUNCIL / LGA: NORTHERN BEACHES | |
| SLAB CLASS: | M |
| WIND SPEED: | N1 |

MGA



SITE ANALYSIS PLAN

TEMPORARY FENCING:
BUILDER TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (LOCAL AUTH. BYLAW)

ALL WEATHER ACCESS:
METRICON TO SUPPLY UP TO 5M SUITABLE ALL WEATHER ACCESS TO BUILDING PLATFORM DURING CONSTRUCTION

INTRAX SURVEY DATE: 08.09.21

CONTOUR INTERVALS: 200MM

LEVELS TO: AHD.



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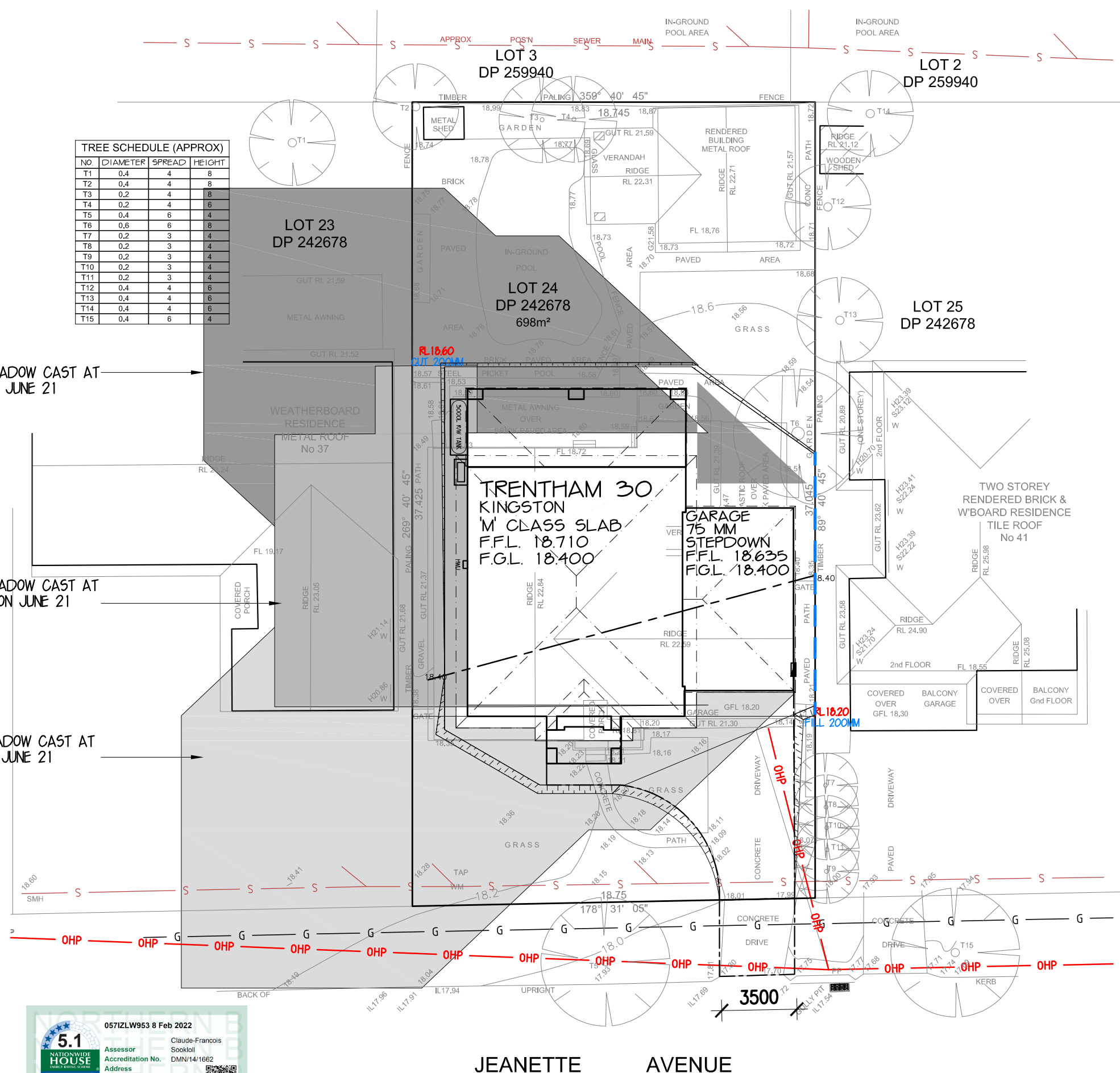
MR. & MRS. DEVITT
LOT 24, NO. 39 JEANETTE AVE
MONA VALE

JOB No: 730002

DATE: 14.03.22 DRAWN: JCF

SCALE: 1:200 SHEET: 1B OF 11

UBD REF: SYD XX XX



| TREE SCHEDULE (APPROX) | | | |
|------------------------|----------|--------|--------|
| NO | DIAMETER | SPREAD | HEIGHT |
| T1 | 0.4 | 4 | 8 |
| T2 | 0.4 | 4 | 8 |
| T3 | 0.2 | 4 | 8 |
| T4 | 0.2 | 4 | 6 |
| T5 | 0.4 | 6 | 4 |
| T6 | 0.6 | 6 | 8 |
| T7 | 0.2 | 3 | 4 |
| T8 | 0.2 | 3 | 4 |
| T9 | 0.2 | 3 | 4 |
| T10 | 0.2 | 3 | 4 |
| T11 | 0.2 | 3 | 4 |
| T12 | 0.4 | 4 | 6 |
| T13 | 0.4 | 4 | 6 |
| T14 | 0.4 | 4 | 6 |
| T15 | 0.4 | 6 | 4 |

DENOTES SHADOW CAST AT 9:00 A.M. ON JUNE 21

DENOTES SHADOW CAST AT 12:00 NOON ON JUNE 21

DENOTES SHADOW CAST AT 3:00 P.M. ON JUNE 21

5.1
NATIONWIDE
HOUSE
ACCREDITATION

0571ZLW953 8 Feb 2022

Assessor
Accreditation No.
Address
Lot 24 (836) Jeanette Avenue
MONA VALE
Northern Beaches Council
NSW 2103

Claude-Francois
Sookloll
DMN/14/1662

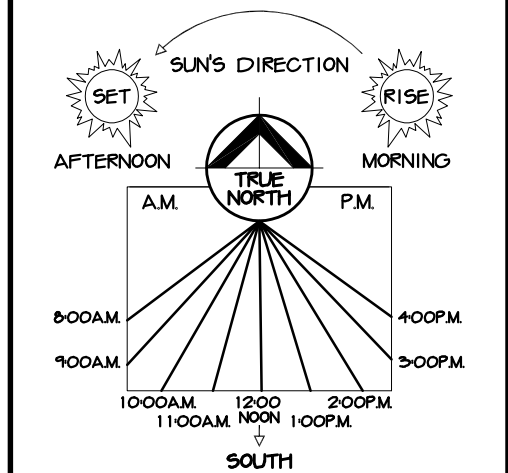
NORTH

LOT NO:
LOT 24.

DEPOSITED PLAN:
DP 242678

COUNCIL / LGA:
NORTHERN BEACHES

| | |
|-------------|----|
| SLAB CLASS: | M |
| WIND SPEED: | N1 |



NOTE: PICTORIAL REPRESENTATION ONLY. NOT TO BE USED AS TRUE NORTH POINT FOR THIS JOB

| SHADOW LOCATION | TIME OF DAY |
|-----------------|--------------------|
| | 9:00 A.M. JUNE 21 |
| | 12:00 NOON JUNE 21 |
| | 3:00 P.M. JUNE 21 |

| TIME | SHADOW LENGTH RATIO METRES | ALTITUDE (DEGREES) | AZIMUTH (DEGREES) |
|----------|-------------------------------|-----------------------|----------------------|
| 8:00 AM | 5.82 | 9.76 | 53.12 |
| 9:00 AM | 2.91 | 18.96 | 42.59 |
| 10:00 AM | 2.02 | 26.33 | 30.01 |
| 11:00 AM | 1.66 | 31.14 | 15.3 |
| 12:00 PM | 1.56 | 32.72 | 359.19 |
| 1:00 PM | 1.68 | 30.8 | 343.16 |
| 2:00 PM | 2.08 | 25.7 | 328.65 |
| 3:00 PM | 3.06 | 18.11 | 316.28 |
| 4:00 PM | 6.48 | 8.77 | 305.94 |

INTRAX SURVEY DATE: 08.09.21
CONTOUR INTERVALS: 200MM
LEVELS TO: AHD.

SHADOW DIAGRAM @ JUNE 21

metricron

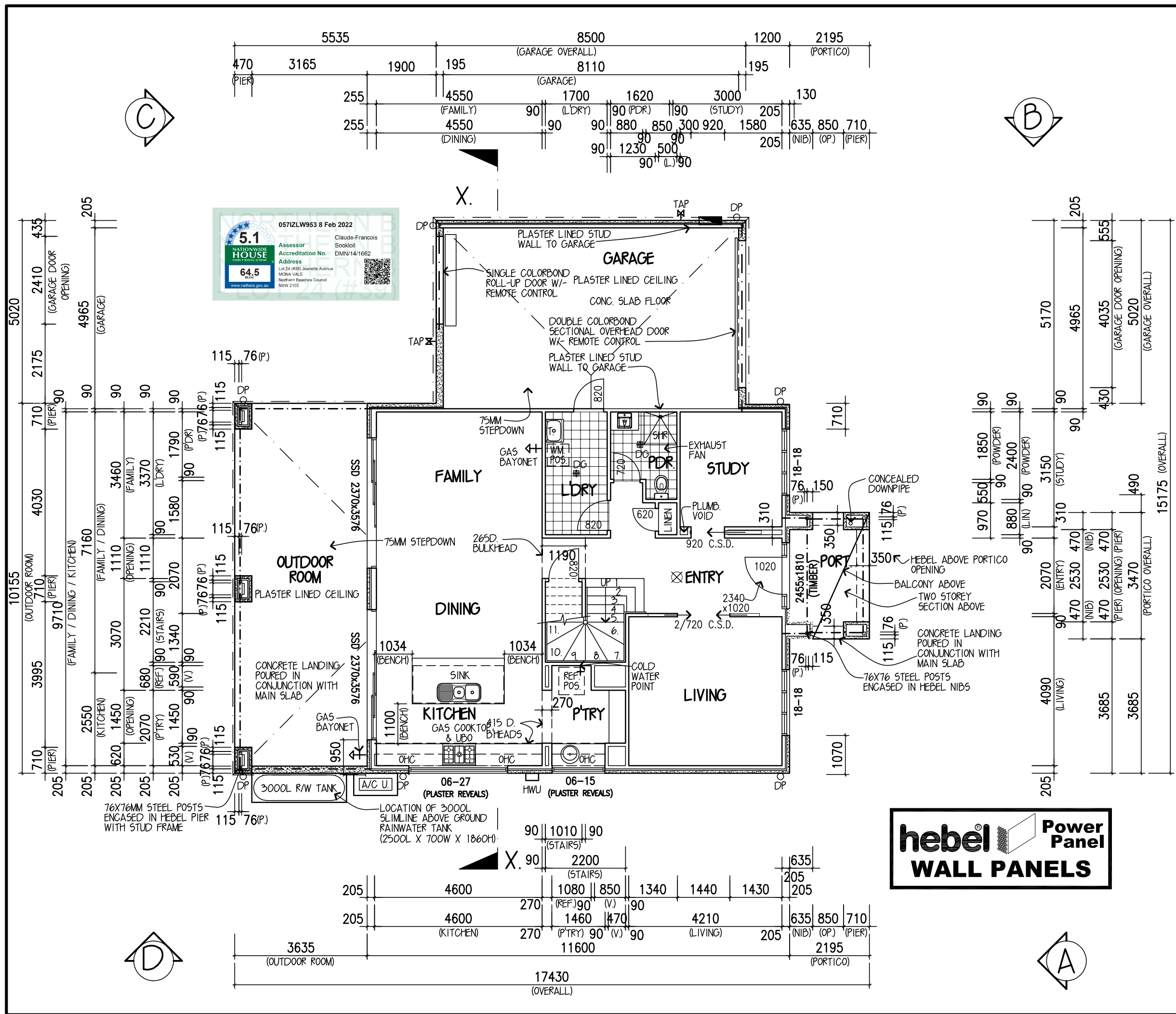
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MR. & MRS. DEVITT
LOT 24, NO. 39 JEANETTE AVE
MONA VALE

JOB No: 730002

| | |
|--------------------|-----------------|
| DATE: 14.03.22 | DRAWN: JCF |
| SCALE: 1:200 | SHEET: 1C OF 11 |
| UBD REF: SYD XX XX | |



SYMBOL LEGEND

| | | |
|--------|---------------------------------|---|
| DP | DOWNPIPE | LOAD BEARING WALL |
| ○ | 90mm ROUND PVC | |
| DP | DOWNPIPE | 70mm STUD WALL |
| □ | 100x50mm RECT. c/BOND | 120mm STUD WALL |
| DP+SPR | DOWNPIPE WITH SPREADER | |
| RWH | DOWNPIPE WITH RAINWATER HEAD | SMOKE ALARM |
| ⌵ | GARDEN TAP | APPROX. POSITION INSTALLED AS PER N.C.C. 3.7.2. & TO COMPLY WITH AS 3786. SMOKE ALARMS TO BE INTERCONNECTED |
| ⌵ | GAS BAYONET | |
| + | COLD WATER POINT | EXHAUST FAN. |
| FW | FLOOR WASTE | INSTALLED AS PER B.C.A. 3.8.5. & TO COMPLY WITH A.S.1668.2. |
| ⬮ | ELEC. METERBOX 600x600 RECESSED | |
| A/C U | AIR COND. UNIT | |
| MH | MANHOLE FOR CEILING ACCESS | |
| AJ | ARTICULATION JOINT | WHERE ARTICULATION JOINTS ARE NOT SHOWN REFER TO STRUCTURAL ENGINEER'S DETAILS |

| | | |
|------------|----------|------------|
| AREAS: | GARAGE: | 43.89 SQM |
| GRD FLR: | PORTICO: | 7.62 SQM |
| FIRST FLR: | BALCONY: | 5.53 SQM |
| | OUTDOOR | 36.92 |
| SUBTOTAL: | TOTAL: | 329.66 SQM |
| | | 35.49 SQM |

| | |
|-----------|-------------|
| DESIGN: | TRENTHAM 30 |
| FACADE: | KINGSTON |
| CEILING: | 27, R |
| GARAGE: | DOUBLE |
| LOCATION: | F |

GROUND FLOOR PLAN

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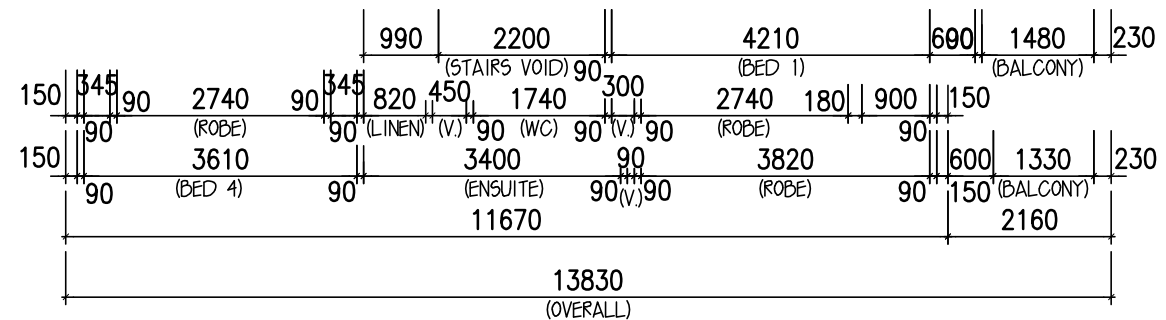
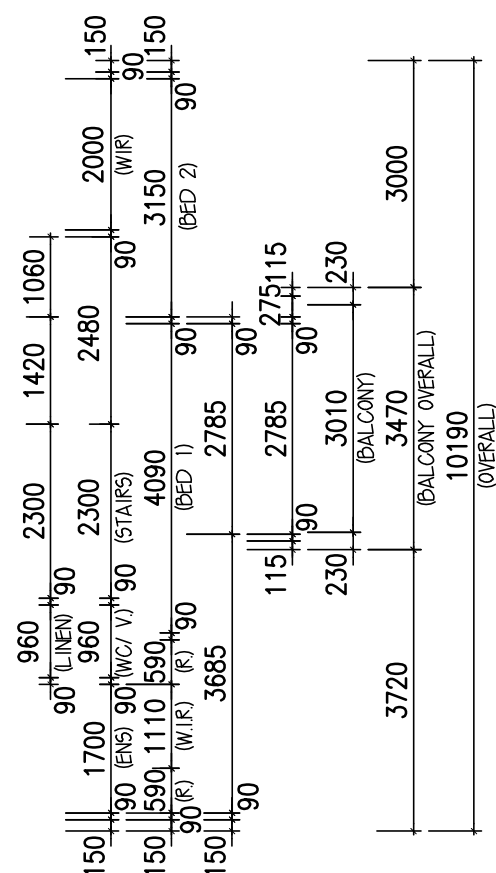
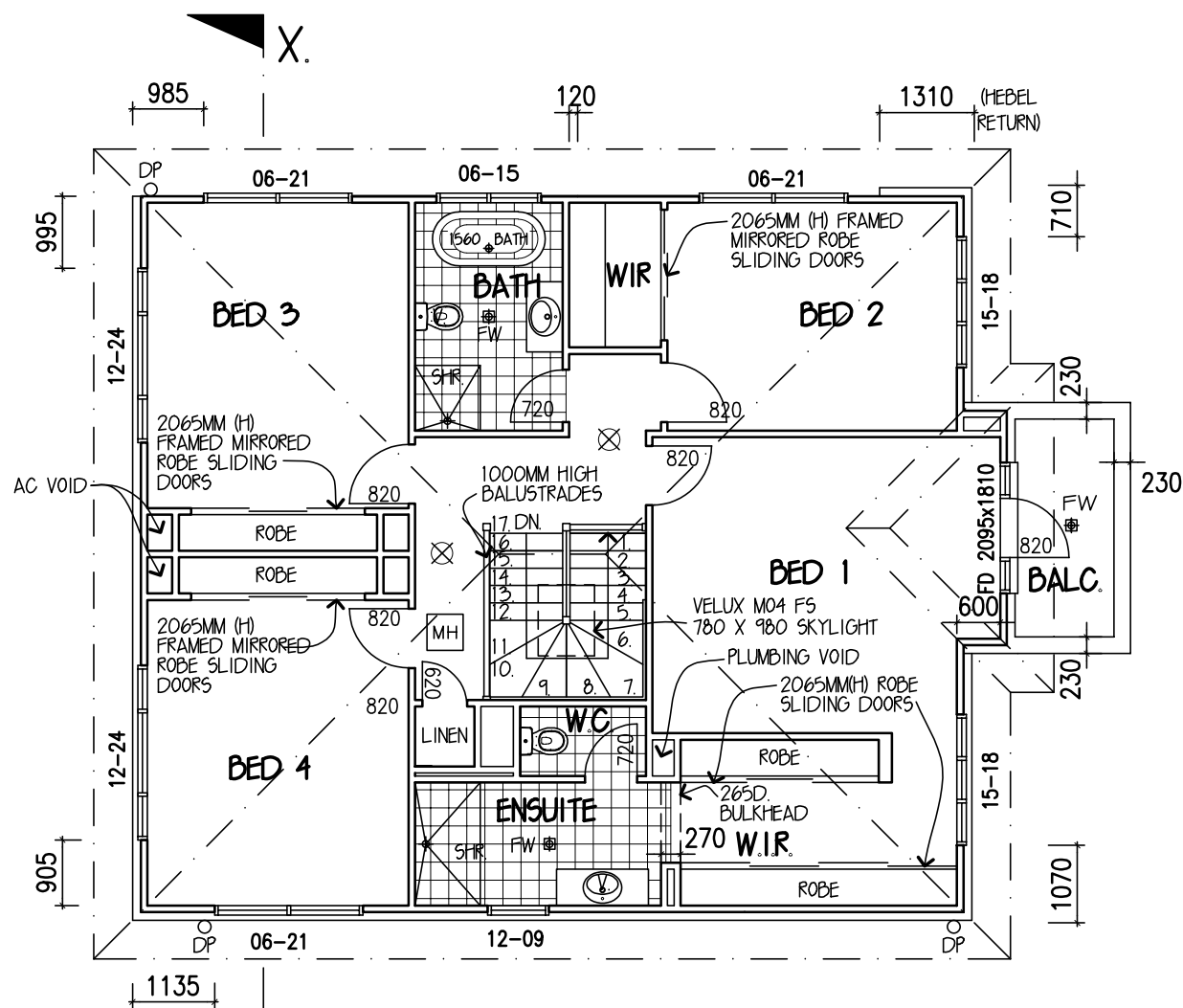
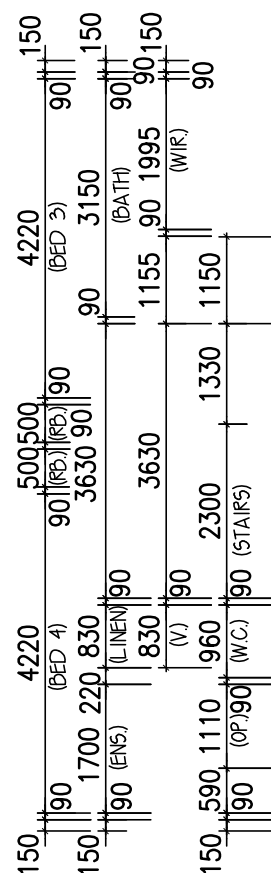
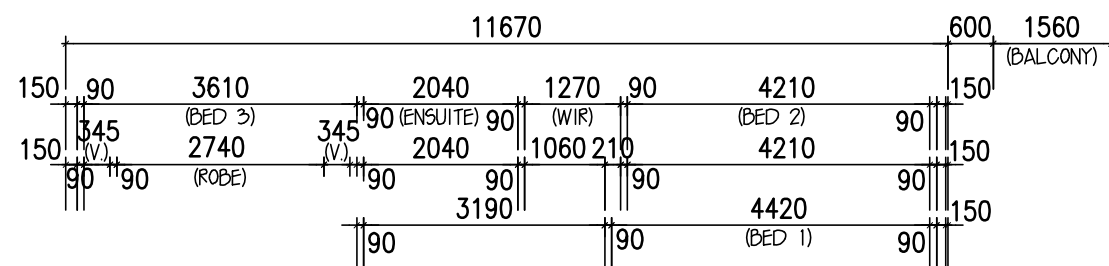


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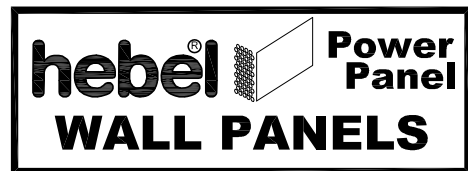
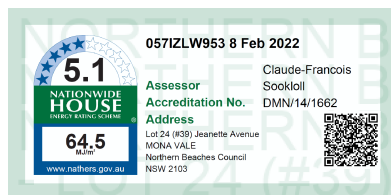
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| JOB No: | 730002 | DATE: | 14.03.22 |
| FC DATE: | DD.MM.YYYY | MST VER: | 16.02.2017 |
| SCALE: | 1:100 ON A3 SHEET | REVISION: | E |
| DRAWN: | JCF | CHECK: | JAB |
| | | SHEET: | 2 of 11 |



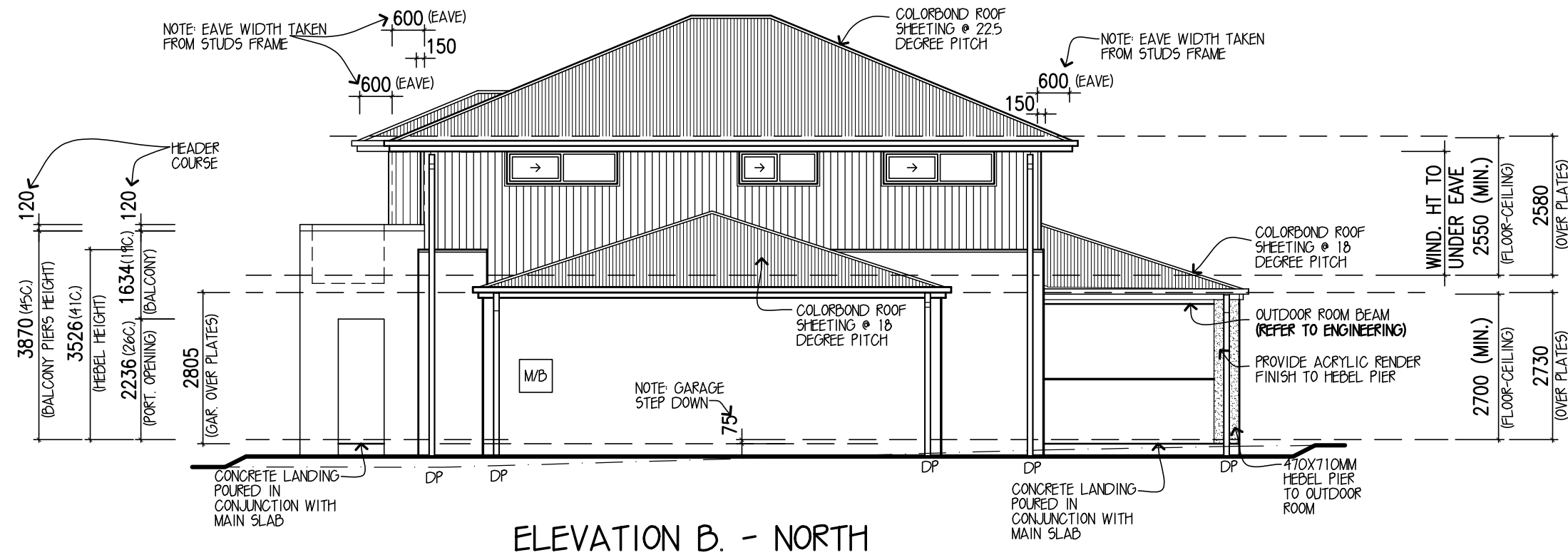
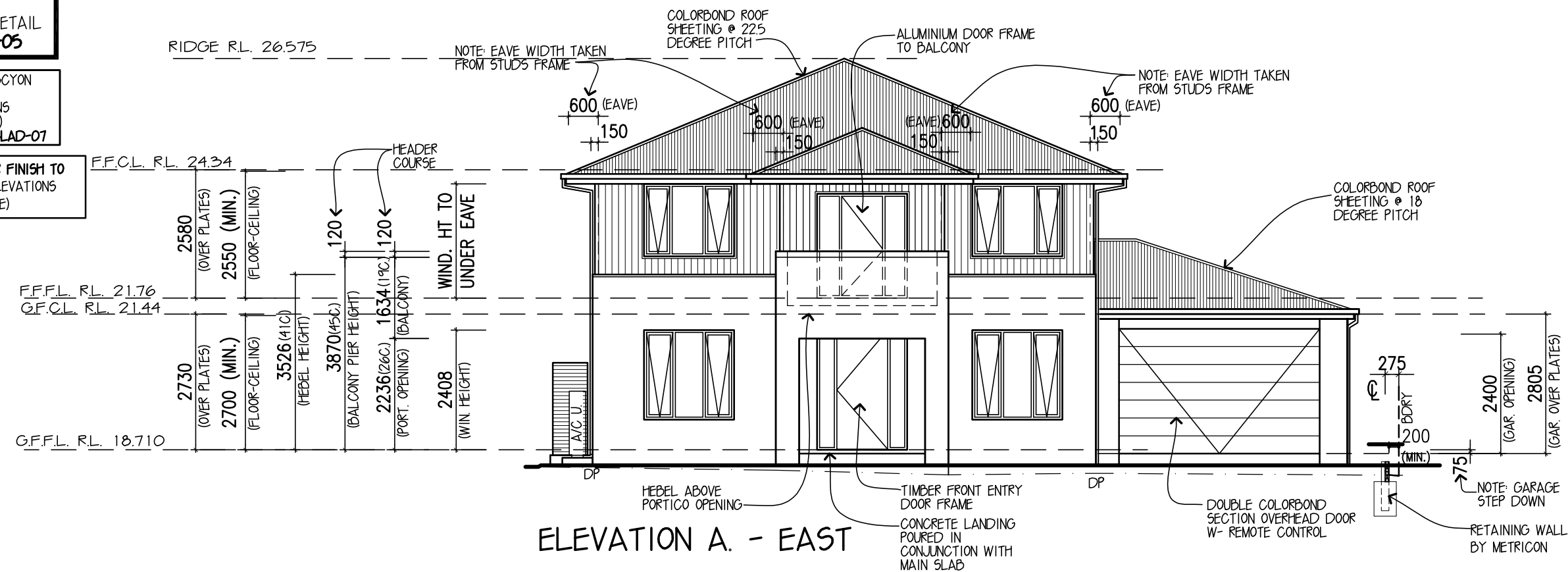
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| DRAWN: JCF | CHECK: JAB | SHEET: 3 of 11 |
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IMPORTANT NOTE:
REFER TO FACADE DETAIL
REF. NO. **S-TYP-KING-05**

PROVIDE JAMES HARDIES SCYON
AXON SHEET CLADDING
TO FIRST FLOOR ELEVATIONS
(UNLESS NOTED OTHERWISE)
REFER TO DETAIL: **S-TYP-CLAD-07**

PROVIDE **ACRYLIC RENDER FINISH** TO
HEBEL PANELS TO ALL ELEVATIONS
(UNLESS NOTED OTHERWISE)



SYMBOL LEGEND

| | | | |
|-----|--------------------------------|----|---|
| M/D | RECESSED ELECTRICITY METER BOX | AJ | ARTICULATION JOINT WHERE ARTICULATION JOINTS ARE NOT SHOWN REFER TO STRUCTURAL ENGINEER'S DETAILS |
| RWH | DOWNPIPE W/- RAINWATER HEAD | | |
| DP | ROTATING ROOF VENTILATOR | | |



DESIGN: **TRENTHAM 30**
FACADE: **KINGSTON** CEILING: 27, R
GARAGE: **DOUBLE** LOCATION: F

ELEVATIONS

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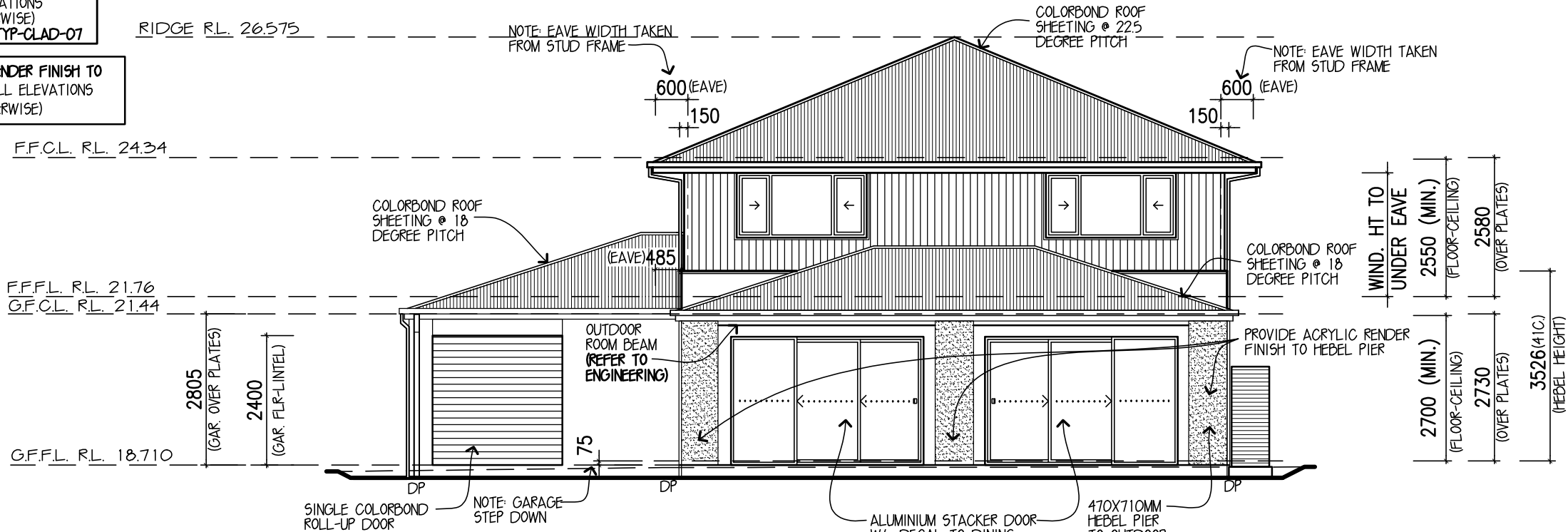
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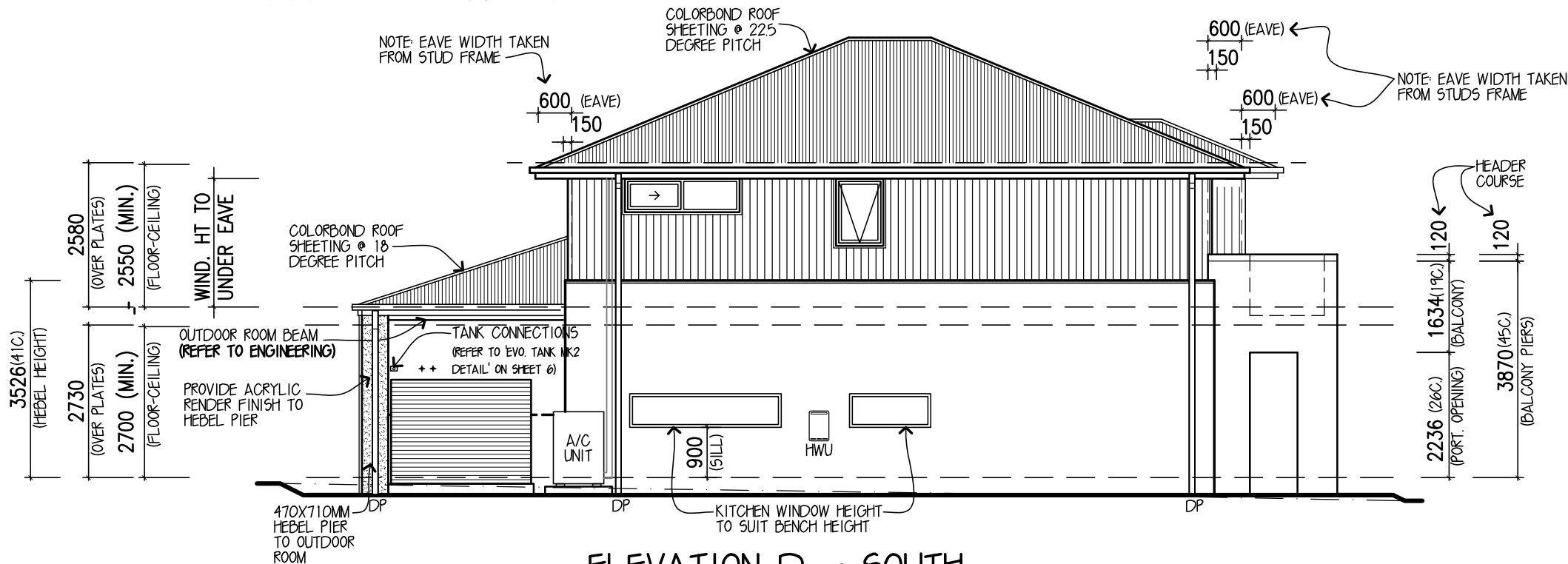
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| JOB No: 730002 | DATE: 14.03.22 |
| FC DATE: DD.MM.YYYY | MST VER: 16.02.2017 |
| SCALE: 1:100 ON A3 SHEET | REVISION: E |
| DRAWN: JCF | CHECK: JAB |
| SHEET: 4 of 11 | |

PROVIDE JAMES HARDIES SCYON
AXON SHEET CLADDING
TO FIRST FLOOR ELEVATIONS
(UNLESS NOTED OTHERWISE)
REFER TO DETAIL: S-TYP-CLAD-07

PROVIDE ACRYLIC RENDER FINISH TO
HEBEL PANELS TO ALL ELEVATIONS
(UNLESS NOTED OTHERWISE)



ELEVATION C.- WEST



ELEVATION D. - SOUTH

SYMBOL LEGEND

| | | | |
|-----|--------------------------------|----|---|
| M/B | RECESSED ELECTRICITY METER BOX | AJ | ARTICULATION JOINT WHERE ARTICULATION JOINTS ARE NOT SHOWN REFER TO STRUCTURAL ENGINEER'S DETAILS |
| RWH | DOWNPIPE W/- RAINWATER HEAD | | |
| DP | ROTATING ROOF VENTILATOR | | |



DESIGN: TRENTHAM 30
FACADE: KINGSTON CEILING: 27, R
GARAGE: DOUBLE LOCATION: F

ELEVATIONS

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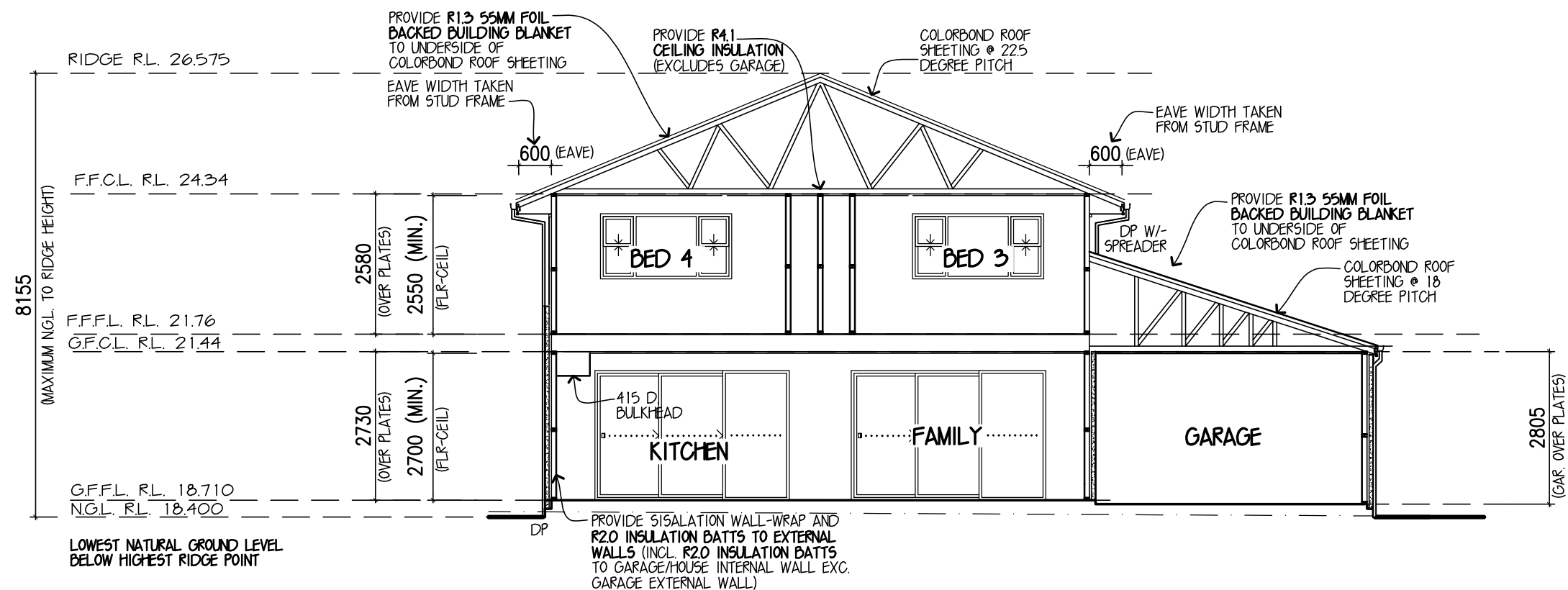
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JOB No: 730002 DATE: 14.03.22

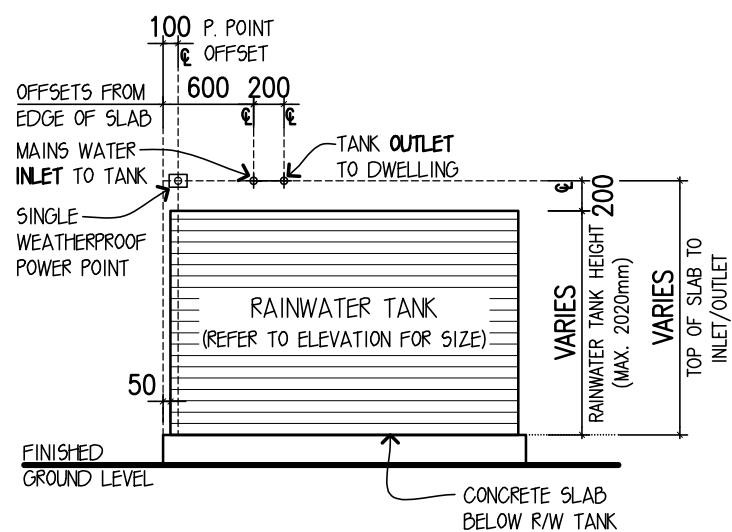
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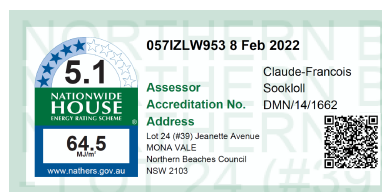


SECTION X-X



ROUGH-IN POSITIONING
(NOT TO SCALE)

'EVOLUTION' MK2 TANK DETAIL
(NOT SUITABLE FOR TANKS EXCEEDING 2020MM HIGH)



DESIGN: **TRENTHAM 30**

FACADE: **KINGSTON** CEILING: **27, R**

GARAGE: **DOUBLE** LOCATION: **F**

SECTION

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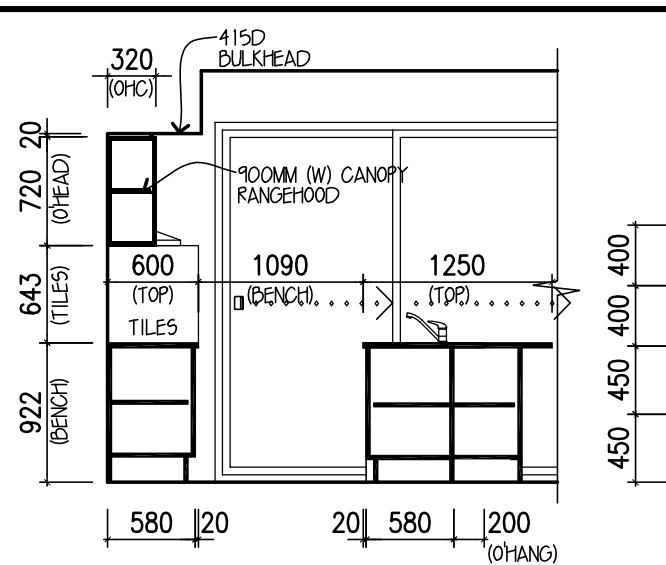
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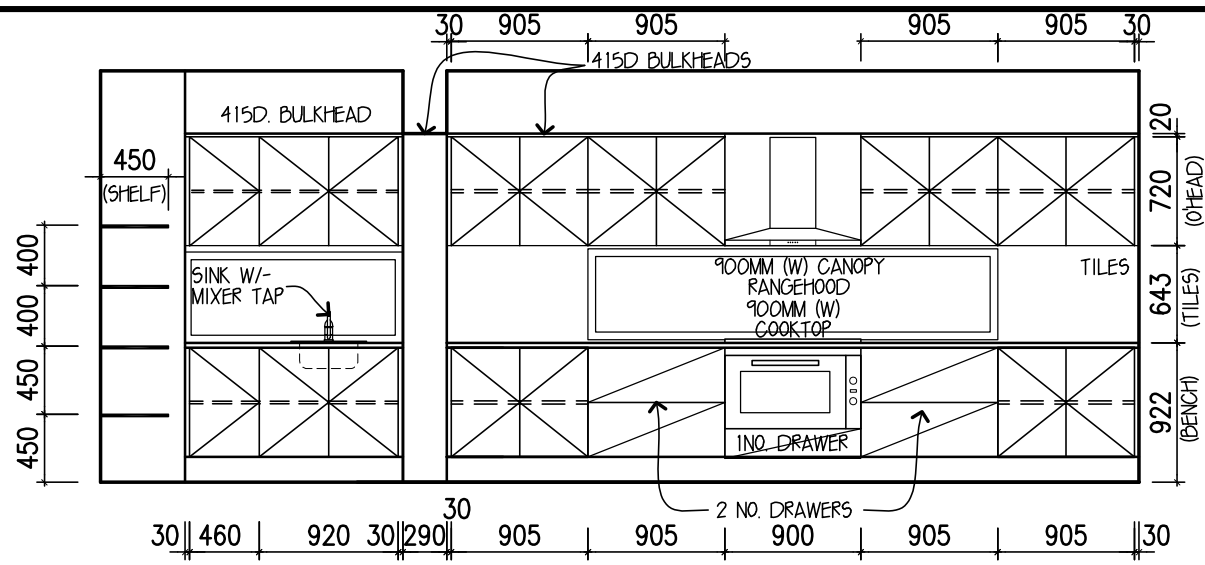
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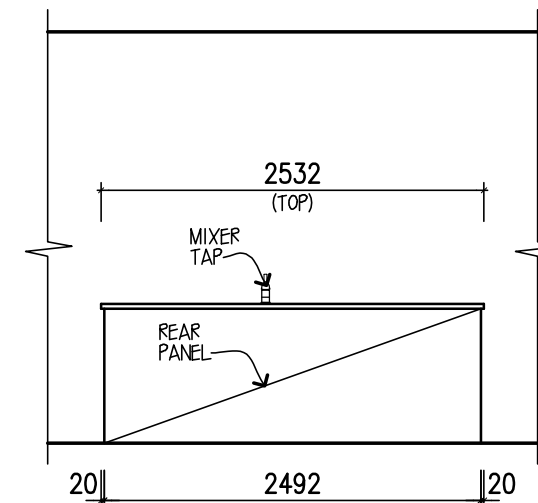


ELEVATION A
KITCHEN

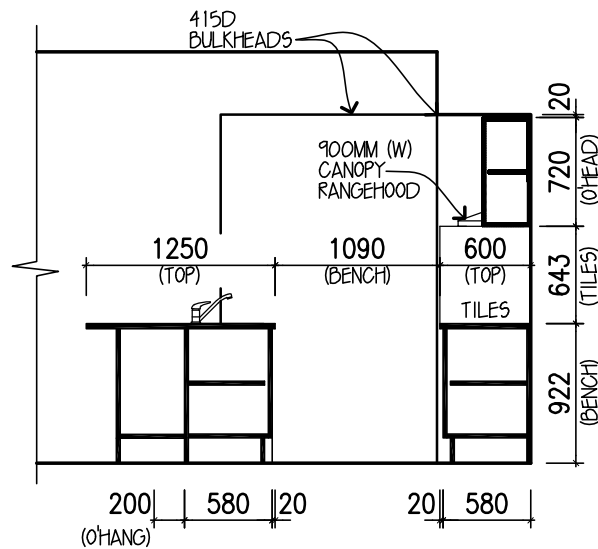
PROVIDE 20MM CAESARSTONE
TO ALL KITCHEN BENCHTOPS



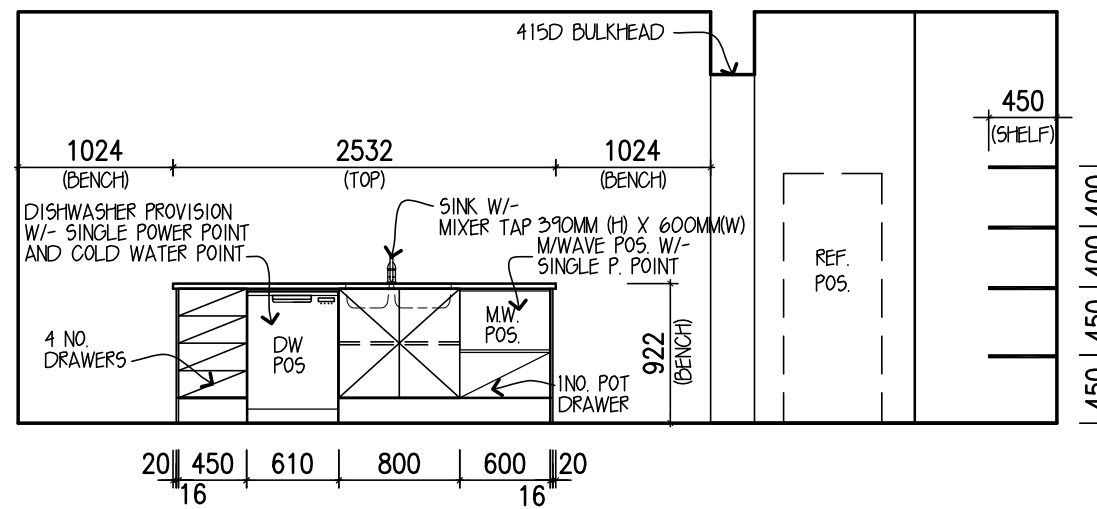
ELEVATION B
KITCHEN/P'TRY



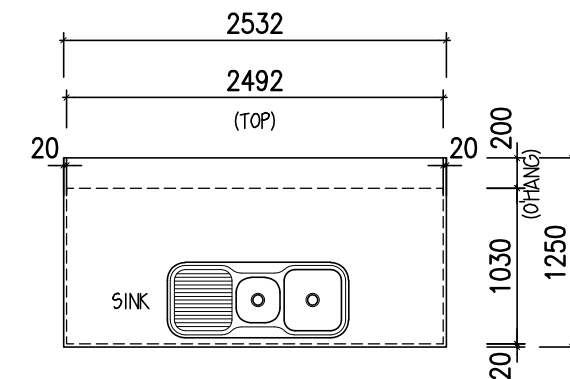
ELEVATION B (ISLAND BENCH)



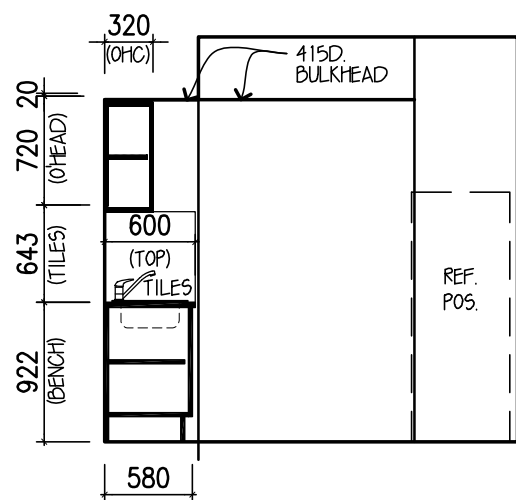
ELEVATION C
KITCHEN



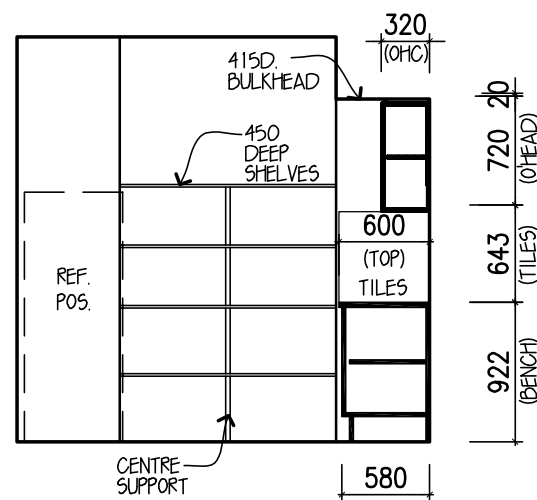
ELEVATION D
KITCHEN/P'TRY



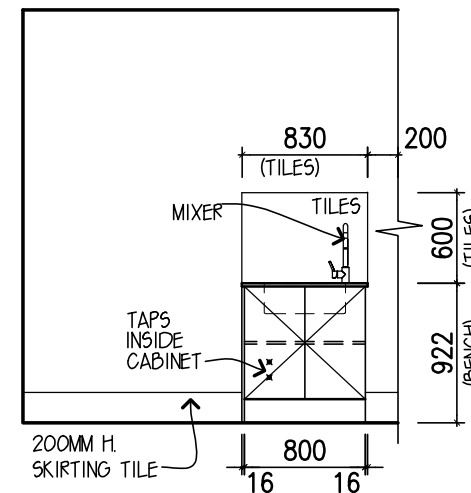
KITCHEN ISLAND
BENCH DETAIL



ELEVATION A
BUTLER'S PANTRY



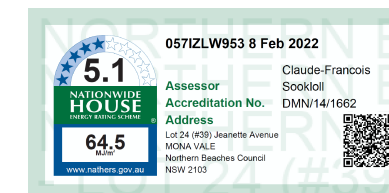
ELEVATION C



ELEVATION A

LAUNDRY

PROVIDE 20MM CAESARSTONE
TO LAUNDRY BENCHTOPS



BATHROOM ACCESSORIES LEGEND

| | |
|-------------------------------------|---------------------------------------|
| TOILET RING (700MM ABOVE FFL) | SGL TOWEL RAIL (760) |
| SGL ROBE HOOK (1700MM ABOVE FFL) | SGL TOWEL RAIL (900) |
| SOAP HOLDER (1200MM ABOVE FFL) | DBL TOWEL RAIL (760) |
| TOWEL RING (1200MM ABOVE FFL) | DBL TOWEL RAIL (900) |
| GLASS SHELF (1200MM ABOVE FFL) | ALL TOWEL RAILS (1200MM ABOVE FFL) |

NOTE: ADDITIONAL BLOCKING PROVIDE INSIDE WALL
BEHIND ACCESSORIES (REFER TO 0-TYP-BLOC-01)

BATHROOM ACCESSORIES NOTES:

- ONLY APPLICABLE WHEN INCLUDED
IN THE CONTRACT
- ALL SYMBOLS ARE GENERIC ONLY
- ALL HEIGHTS ARE NOMINAL AND SUBJECT
TO TILE SELECTION/LAYOUT
- HORIZONTAL POSITION OF ACCESSORIES
WILL BE AT THE DISCRETION OF METRICON

DESIGN: TRENTHAM 30

FACADE: KINGSTON CEILING: 27, R

GARAGE: DOUBLE LOCATION: F

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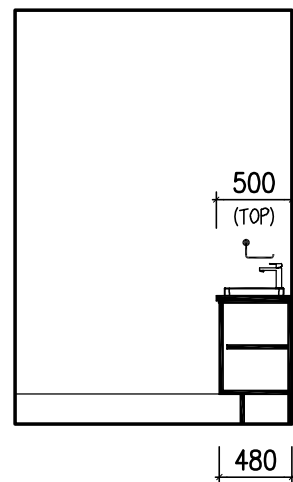
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MONA VALE

JOB No: 730002 DATE: 14.03.22

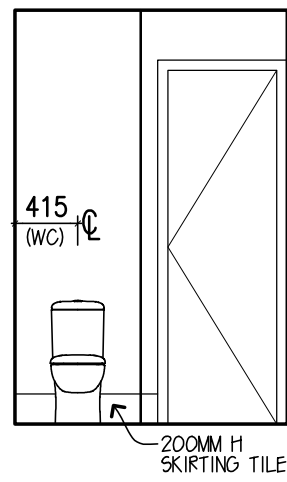
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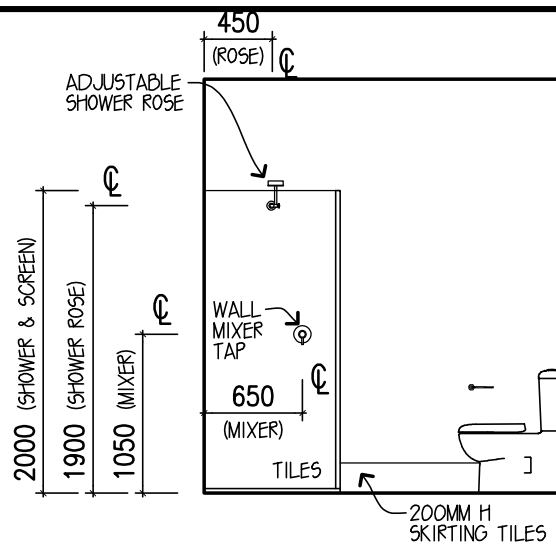


ELEVATION A
POWDER ROOM

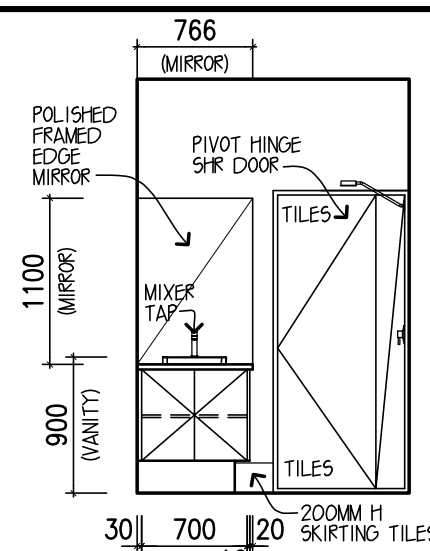


ELEVATION B

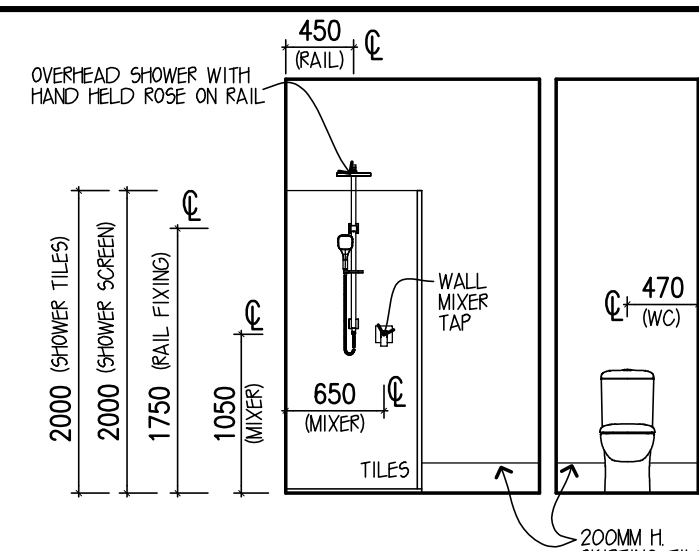
PROVIDE 20MM CAESARSTONE
TO POWDER VANITY BENCHTOPS



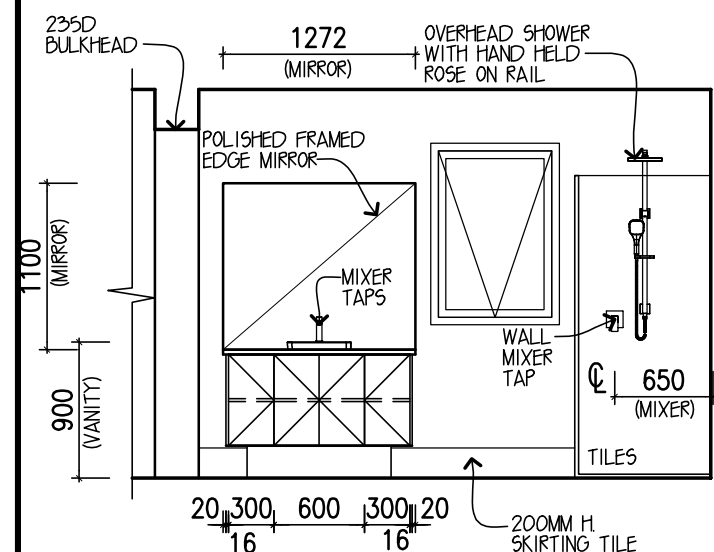
ELEVATION C



ELEVATION D

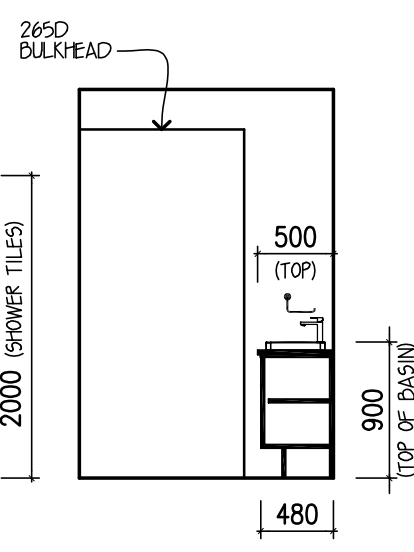


ELEVATION A
ENSUITE

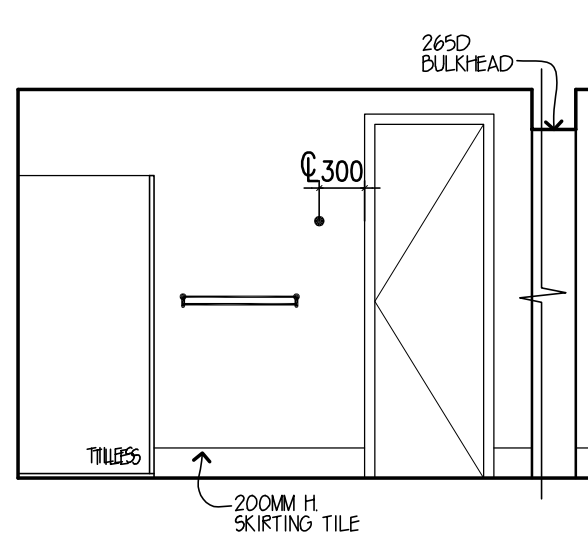


ELEVATION B
ENSUITE

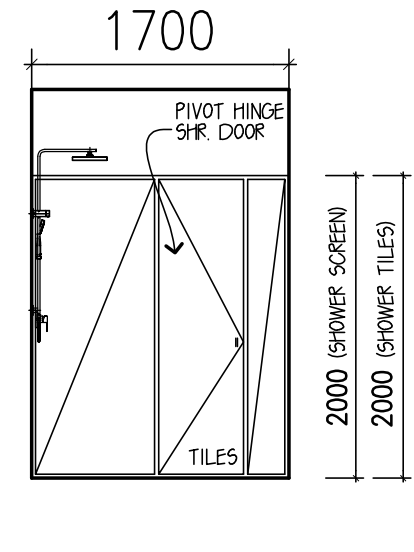
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TO ENSUITE VANITY BENCHTOPS



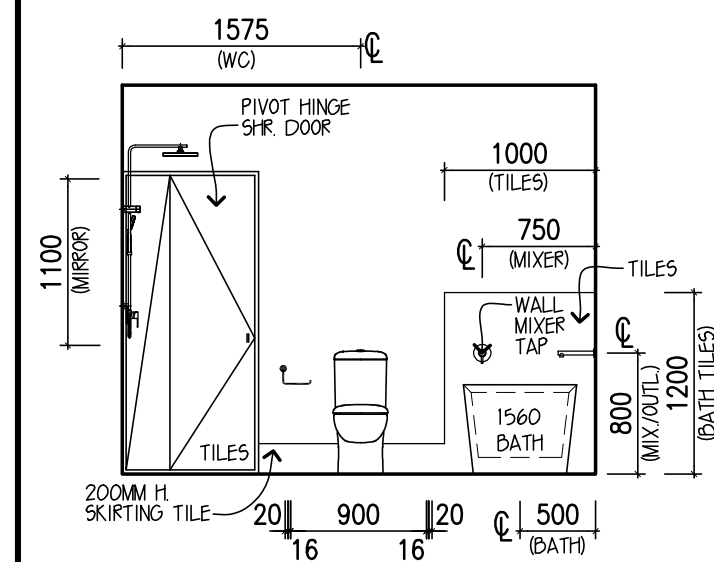
ELEVATION C



ELEVATION D

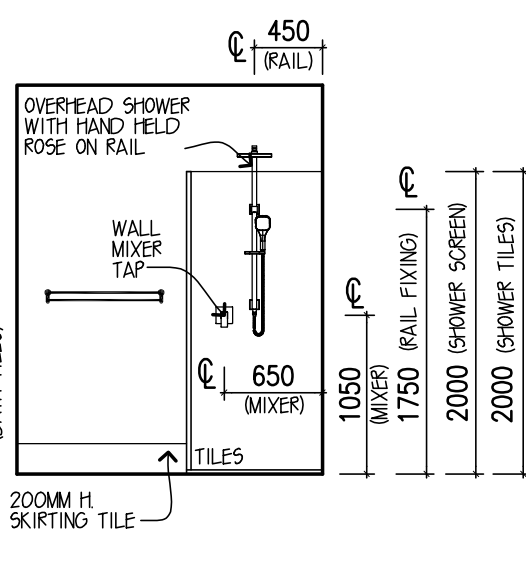


ELEVATION A

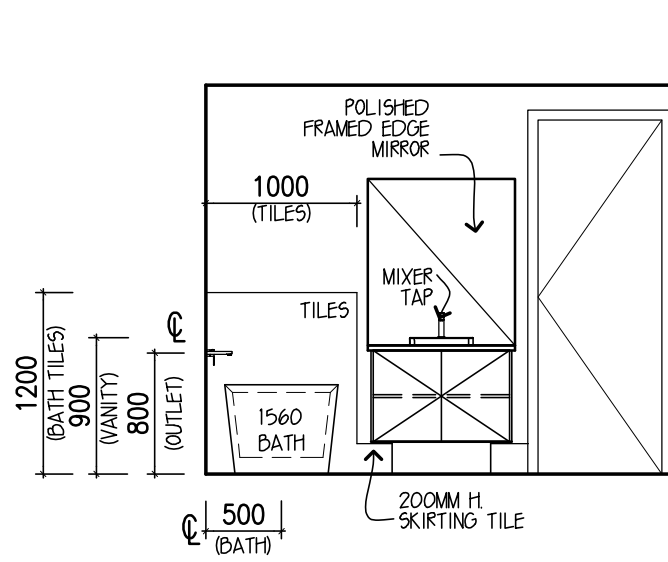


ELEVATION A
BATH

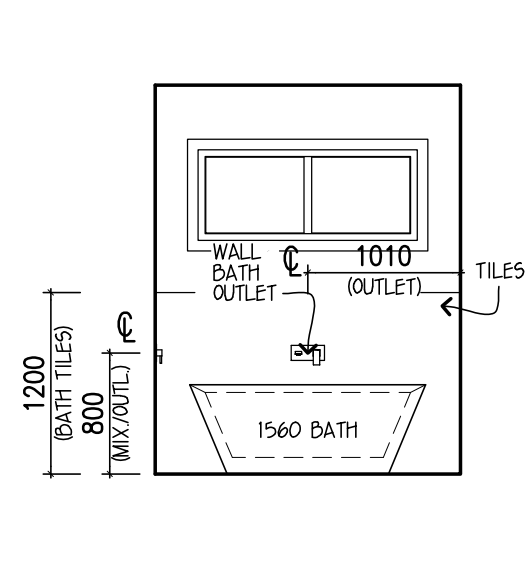
PROVIDE 20MM CAESARSTONE
TO BATH VANITY BENCHTOPS



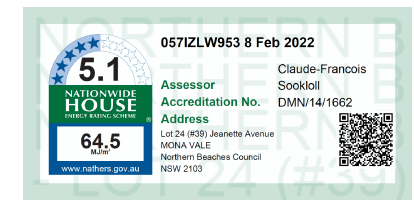
ELEVATION B



ELEVATION C



ELEVATION D



DESIGN: **TRENTHAM 30**
 FACADE: **KINGSTON** CEILING: **27, R**
 GARAGE: **DOUBLE** LOCATION: **F**

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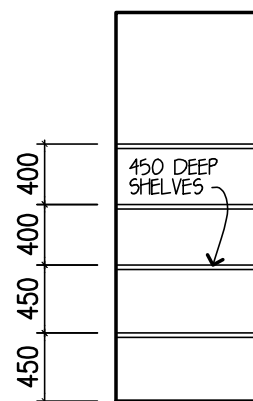


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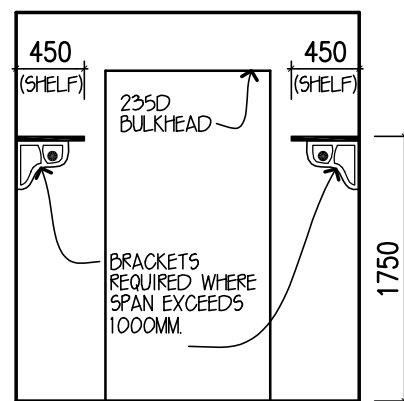
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| SHEET: 8 | of 11 |



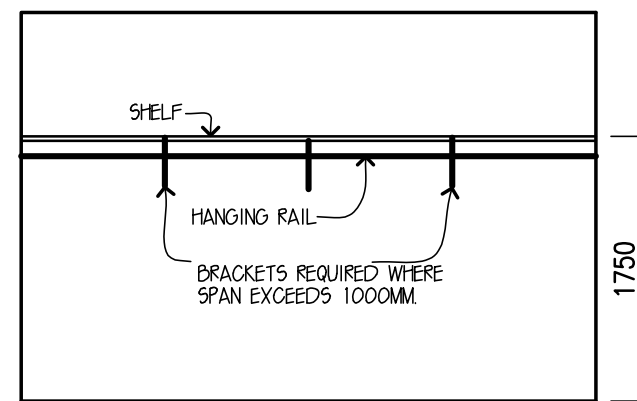
ELEVATION C

LINEN

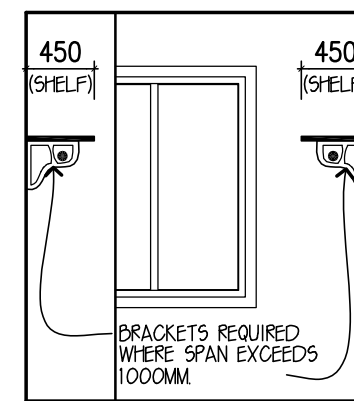


ELEVATION A

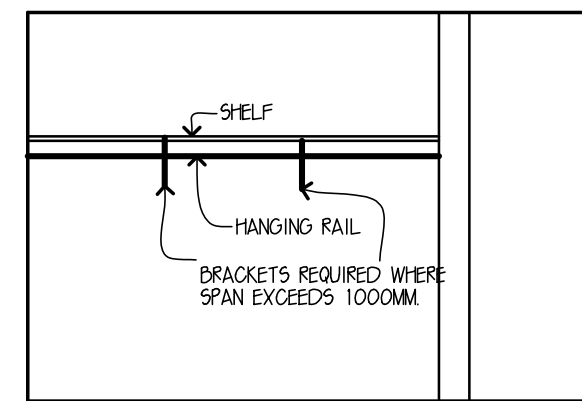
W.I.R. (BED 1)



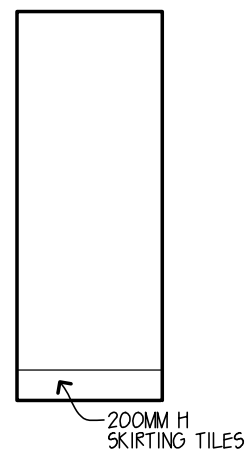
ELEVATION B



ELEVATION C

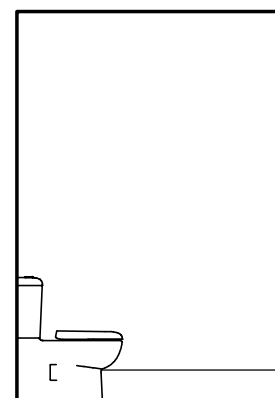


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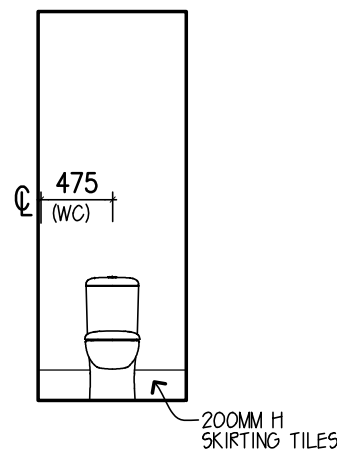


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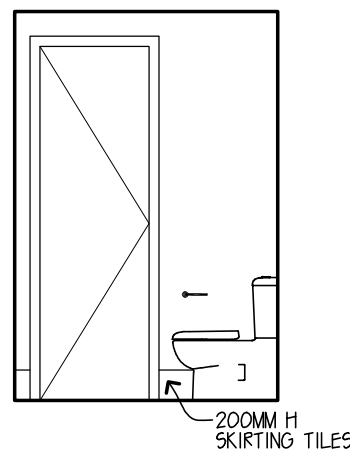
WC (ENSUITE 1)



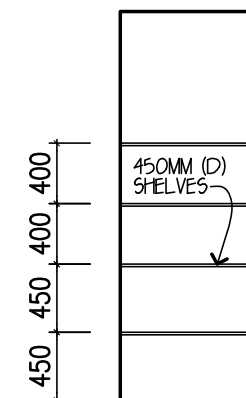
ELEVATION B



ELEVATION C

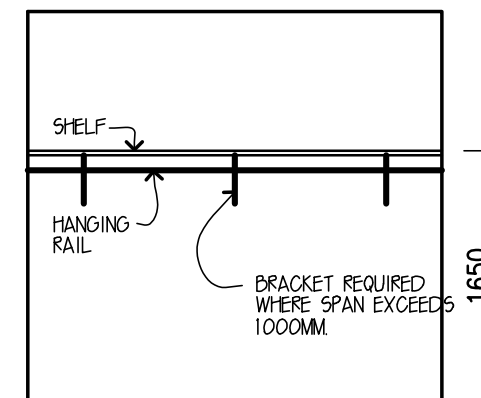


ELEVATION D



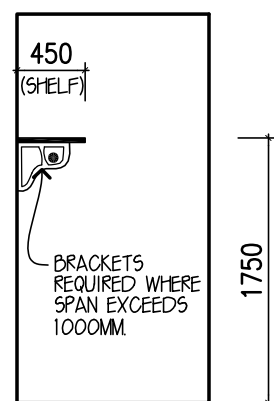
ELEVATION C

LINEN (GRD FLR)



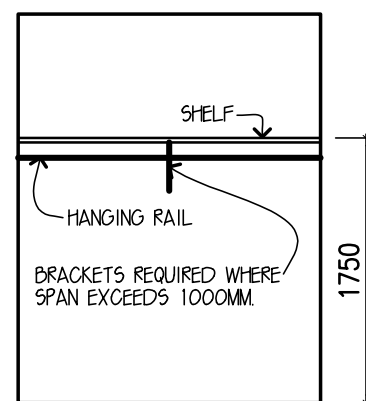
BED'S 3&4 (TYPICAL)

ROBE



ELEVATION A

W.I.R. (BED 2)



ELEVATION B



DESIGN: **TRENTHAM 30**
FACADE: **KINGSTON** CEILING: **27, R**
GARAGE: **DOUBLE** LOCATION: **F**

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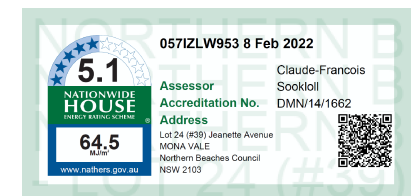
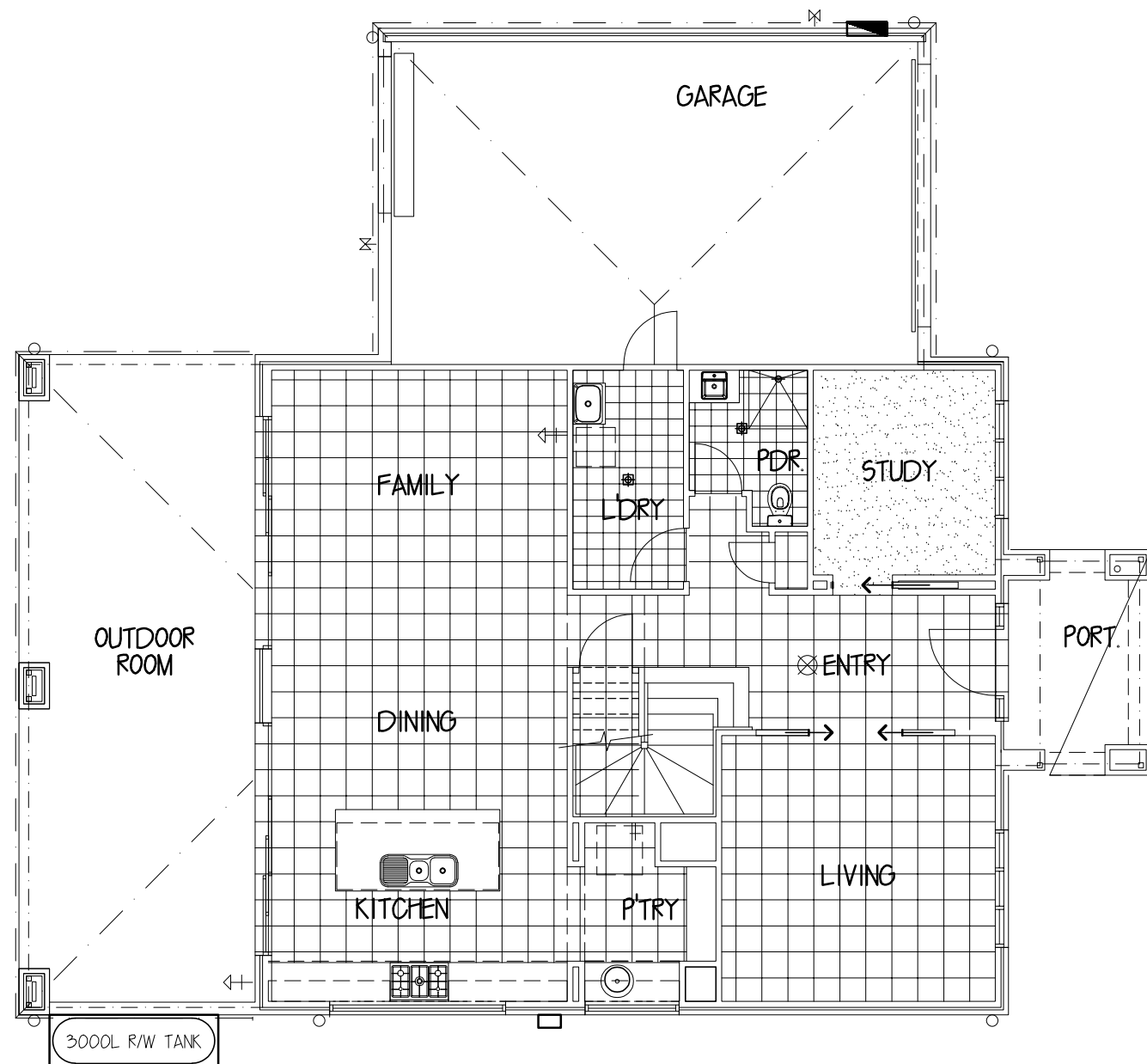
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| DRAWN: JCF | CHECK: JAB SHEET: 9 of 11 |



FLOOR COVERINGS LEGEND



WET AREA FLOOR TILING
TOTAL AREA: 9.25 SQM



CARPET FLOOR AREAS
TOTAL AREA: 9.31 SQM



TIMBER FLOOR AREAS
TOTAL AREA: **** SQM



TILED FLOOR AREAS
TOTAL AREA: 76.67 SQM

DESIGN: TRENTHAM 30

FACADE: KINGSTON CEILING: 27, R

GARAGE: DOUBLE LOCATION: F

GROUND FLOOR FLOOR COVERINGS

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P.O. Box 7510, Norwest Business Park NSW 2153
Tel: 02 8887 9000 Fax: 02 8079 5901
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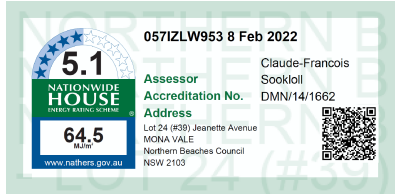
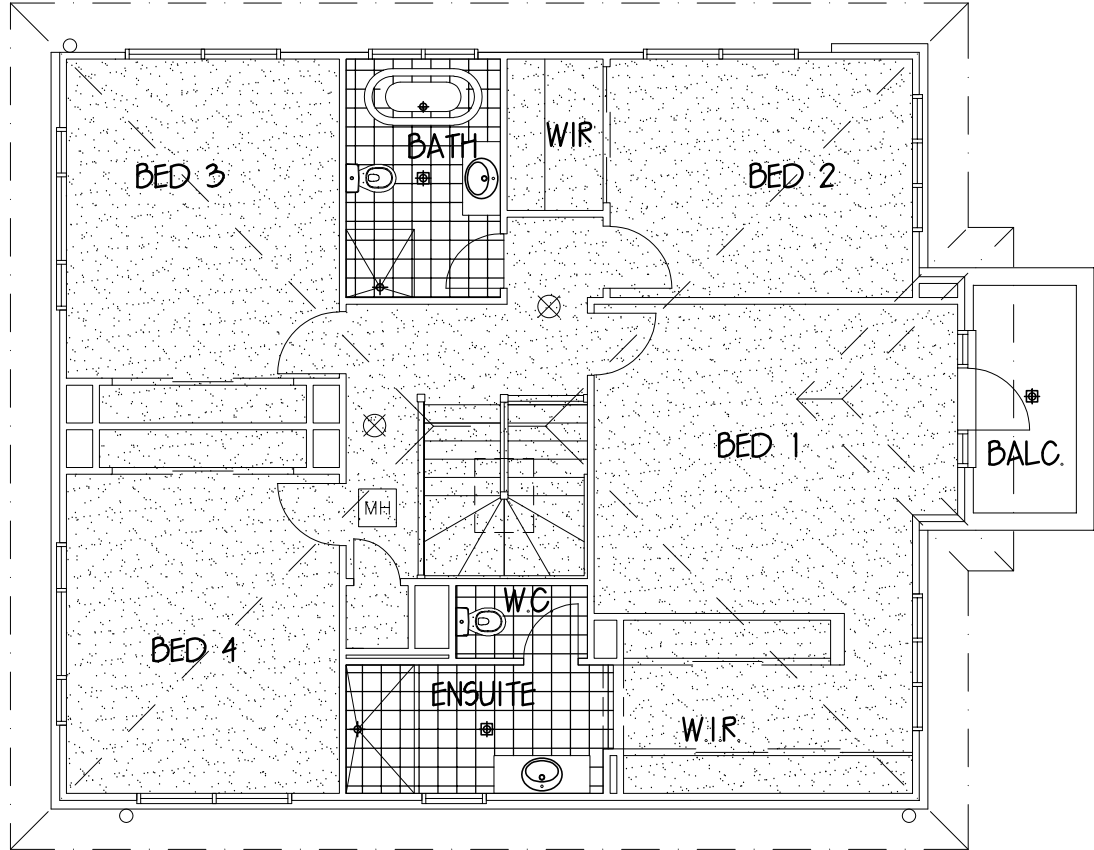
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LOT 24, 39 JEANETTE AVE
MONA VALE

JOB No: 730002 DATE: 14.03.22

FC DATE: DD.MM.YYYY MST VER: 16.02.2017

SCALE: 1:100 ON A3 SHEET REVISION: E

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FLOOR COVERINGS LEGEND



WET AREA FLOOR TILING
TOTAL AREA: 12.42 SQM



TIMBER FLOOR AREAS
TOTAL AREA: **** SQM



CARPET FLOOR AREAS
TOTAL AREA: 94.19 SQM



TILED FLOOR AREAS
TOTAL AREA: **** SQM

DESIGN: TRENTHAM 30

FACADE: KINGSTON CEILING: 27, R

GARAGE: DOUBLE LOCATION: F

FIRST FLOOR
FLOOR COVERINGS

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