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BASIX™ Certificate

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

Multi Dwelling

Certificate number: 1793358M
Date of issue: Tuesday, 29 April 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



**Certificate No. 0011886280**

Scan QR code or follow website link for rating details.

Assessor name Zoran Cvetkovski

Accreditation No. DMN/13/1641

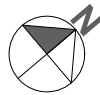
Property Address 10 Lockwood Avenue, FRENCHS FOREST

hstar.com.au/QR/Generate/1793358M

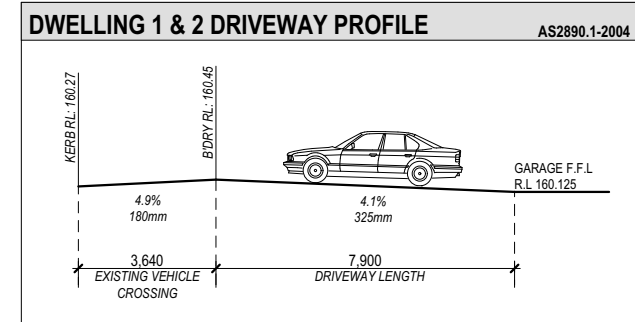




<div><div><div><div>29 APR 2025 10:23:00 ANTISIN PTY LTD FRENCHS FOREST, 2086 NSW 225454</div><div>hstar.com.au/QR/Generate/10452006</div></div><div><div>Avenue, FRENCHS FOREST</div><div></div></div></div></div>										
A	PRELIMINARY PLANS			<div><div><div>ACCREDITED BUILDING DESIGNER</div></div><div><div><div><div></div><div><small>COPYRIGHT</small></div></div><div><small>THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF ANTISIN PTY LTD. IT MUST NOT BE REPRODUCED, COPIED OR USED WITHOUT THE AUTHORITY OF ANTISIN PTY LTD.</small></div></div><div><div><div><div></div><div><small>DISCLAIMER</small></div></div><div><small>THIS DRAWING AND ITS CONTENTS ARE ELECTRONICALLY GENERATED AND ARE CONFIDENTIAL AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH THEY WERE INTENDED. ANTISIN PTY LTD. WILL NOT ACCEPT RESPONSIBILITY FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN. THIS DRAWING IS THE PROPERTY OF ANTISIN PTY LTD. AND IS NOT TO BE REPRODUCED, COPIED OR USED WITHOUT THE AUTHORITY OF ANTISIN PTY LTD.</small></div></div></div></div></div>	<div><div><div>DESIGN • PROJECT MANAGEMENT</div></div><div><div>ANTISIN PTY LTD ATF VIJICIA FAMILY TRUST TIA VIJICIA DESIGN & DRAFTING</div><div>ABN: 64 212 868 652 A: Suite 2.09, 11-13 Solent Circuit, Norwest 2153</div><div>M: (+61) 401 886 580 E: sinisa@vndnd.com.au W: www.vndnd.com.au</div></div></div>	<div>PROJECT DUAL OCCUPANCY DEVELOPMENT</div> <div>CLIENT FAMILY BATROUNIAN</div> <div>LOT / DP No 225454</div>	<div>SITE ADDRESS 10 (LOT 14) LOCKWOOD AVE</div> <div>SUBURB FRENCHS FOREST, 2086</div> <div>COUNCIL NORTHERN BEACHES</div>	<div>DRAWING STATUS: ISSUED FOR D.A</div> <div>DRAWING TITLE: WORK HEALTH AND SAFETY NOTES</div>	DESIGNED: S.V	DRAWN BY: M.Z
B	PRELIMINARY PLANS								CHECKED: S.V	
C	ISSUED FOR D.A	S.V	17.04.25						SCALE: @A3	DATE: 1/05/2025
						PROJECT No.	PN24060			
							25 - 938			
						DRAWING No.	03 / 24			



SSM 9138
RL: 160.040(AHD)



LOCKWOOD AVENUE

PROPOSED NEW CONCRETE DRIVEWAY CROSSOVER AND PEDESTRIAN ACCESS TO COUNCIL STANDARDS AND SPECIFICATIONS

LOCKWOOD AVENUE

BM NAIL IN TOP OF KERB
RL: 160.16(AHD)

SITE PLAN
1:200

LEGEND

— A — A — A — A — A — A —
EASEMENT A: CROSS EASEMENT 0.00 WIDE
— B — B — B — B — B — B —
EASEMENT B: CROSS EASEMENT 0.00 WIDE
— C — C — C — C — C — C —
EASEMENT C: CROSS EASEMENT 0.00 WIDE
— SS — SS — SS — SS — SS — SS —
EASEMENT SS: SANITARY SEWER EASEMENT 0.00 WIDE

1.2m HIGH BOUNDARY FENCE:
- ANY FENCE LOCATED ALONG THE BOUNDARY OF, OR WITHIN THE SETBACK AREA TO, A PRIMARY OR SECONDARY ROAD

1.8m HIGH BOUNDARY FENCE:
- NOT BE HIGHER THAN 1.8m ABOVE GROUND LEVEL
- NOT BE OF MASONRY CONSTRUCTION TO A HEIGHT THAT IS MORE THAN 1.2m ABOVE GROUND LEVEL.

CONCRETE VEHICLE CROSSING TO MATCH DRIVEWAY

NON SLIP HARDSTAND / CONCRETE DRIVEWAY AND PATH AS REQUIRED

FLOOR SLAB FOOTPRINT

RETAINING WALL AS REQUIRED

'H' CLASS SLAB
SUBJECT TO BOREHOLE REPORT

ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO MANUFACTURES SPECIFICATIONS. STORMWATER DRAINAGE TO EASEMENT

TREE
0.1 Ø TRUNK DIAMETER
1 S TREE SPREAD
1 H TREE HEIGHT



A	PRELIMINARY PLANS		
B	PRELIMINARY PLANS		
C	ISSUED FOR D.A	S.V	17.04.25



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PROJECT
DUAL OCCUPANCY DEVELOPMENT

CLIENT
FAMILY BATROUNIAN

LOT / DP No
225454

SITE ADDRESS
10 (LOT 14) LOCKWOOD AVE

SUBURB
FRENCHS FOREST, 2086

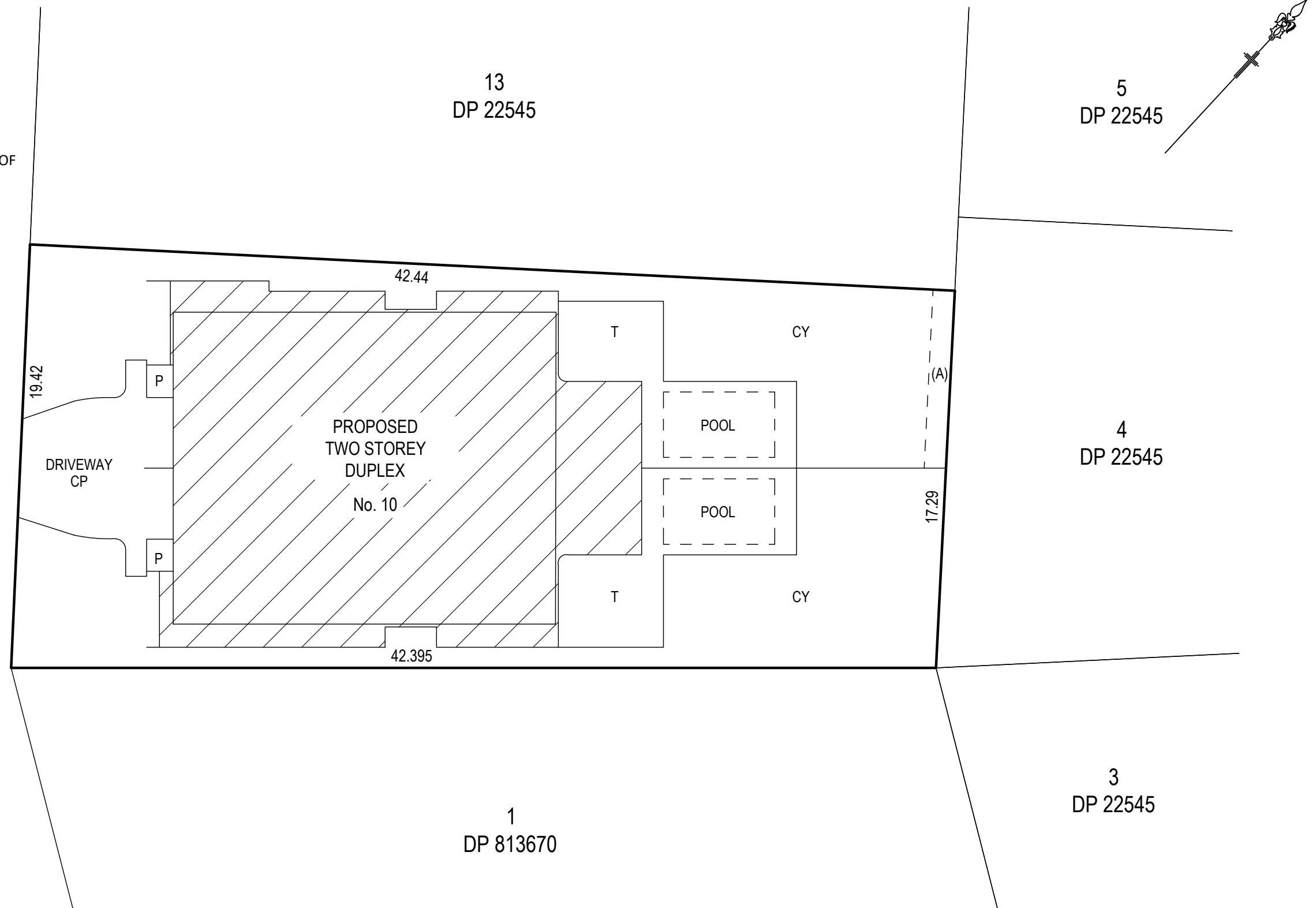
COUNCIL
NORTHERN BEACHES

DRAWING STATUS:
ISSUED FOR D.A

DRAWING TITLE:
SITE PLAN

DESIGNED: S.V	DRAWN BY: M.Z
CHECKED: S.V	
SCALE: @A3	DATE: 1/05/2025
PROJECT No.	PN24060
	25 - 938
DRAWING No: 04 / 24	


- LOCKWOOD STREET

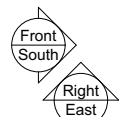
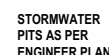
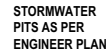
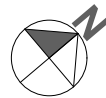



(A) - PROPOSED EASEMENT FOR DRAINAGE 1 WIDE

LOCATION PLAN



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B	PRELIMINARY PLANS									
C	ISSUED FOR D.A	S.V	17.04.25							



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ELECTRONICALLY BY ANY THIRD
PARTY.



DRAWING STATUS: ISSUED FOR D.A	D C S
DRAWING TITLE: GROUND FLOOR AND POOL PLAN	F

DESIGNED: S.V	DRAWN BY: M.Z
CHECKED: S.V	
SCALE: @A3	DATE: 1/05/2025
PROJECT No. PN24060	
25 - 938	
DRAWING No: 08 / 24	

SWIMMING POOL NOTE:


- SELECTED POOL FENCING MIN 1200H
- ALL POOL AND BOUNDARY FENCING TO COMPLY WITH THE SWIMMING POOLS ACT 1992 AND SWIMMING POOLS REGULATION 2008

IN ADDITION TO AS1926.1-2012- SWIMMING POOL SAFETY POOL WATER SHOULD BE DISCHARGE TO THE SEWER POOL PUMP SHALL BE HOUSED IN A SOUNDPROOF BARRIER

NOTE:
- 40mm SET-DOWN TO ALL WET-AREAS



NOTE:
- 40mm SET-DOWN TO ALL WET-AREAS

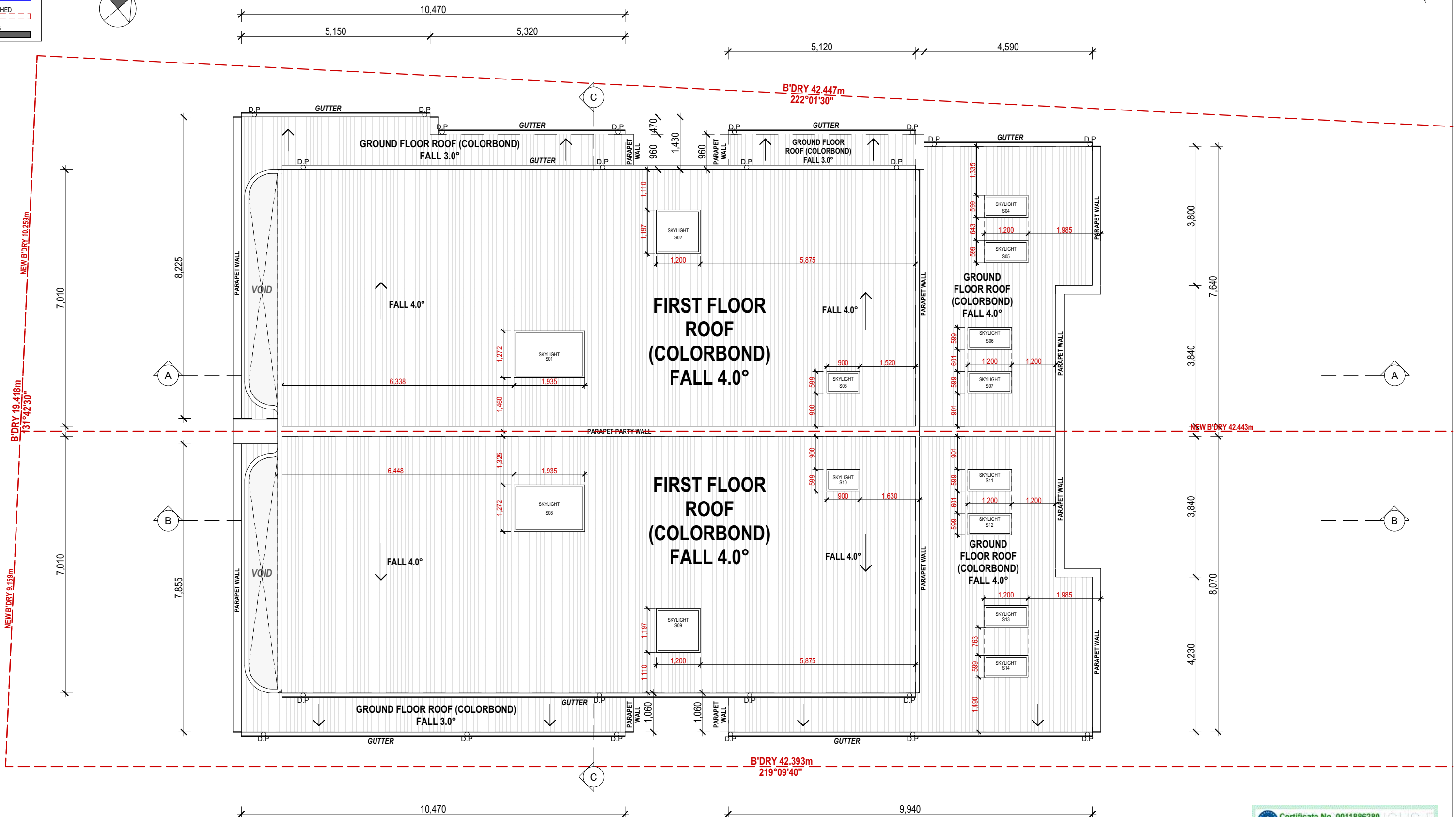
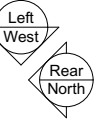
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B	PRELIMINARY PLANS									<p>CHECKED: S.V</p>
C	ISSUED FOR D.A	S.V	17.04.25							<p>SCALE: @A3 DATE: 1/05/2025</p> <p>PROJECT No. PN24060</p> <p>22 - 936</p> <p>DRAWING No: 09 / 24</p>

LEGEND:

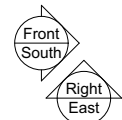
NEW DEVELOPMENT

DEMOLISHED

EXISTING



ROOF PLAN
1:100



Certificate No. 0011886280

Assessor name: Zoran Cvetkovski

Accreditation No. DMN/13/1641

Property Address: 10 Lockwood Avenue, FRENCHS FOREST, NSW 2085

29 APR 2025 0011886280

A	PRELIMINARY PLANS		
B	PRELIMINARY PLANS		
C	ISSUED FOR D.A	S.V	17.04.25

bdad

ACCREDITED
BUILDING DESIGNER

VD&D

DESIGN • PROJECT MANAGEMENT

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PROJECT
DUAL OCCUPANCY DEVELOPMENT

CLIENT
FAMILY BATROUNIAN

LOT / DP No
225454

SITE ADDRESS
10 (LOT 14) LOCKWOOD AVE

SUBURB
FRENCHS FOREST, 2086

COUNCIL
NORTHERN BEACHES

DRAWING STATUS:
ISSUED FOR D.A

DRAWING TITLE:
ROOF PLAN

DESIGNED: S.V	DRAWN BY: M.Z
CHECKED: S.V	
SCALE: @A3	DATE: 1/05/2025
PROJECT No. PN24060	25 - 938
DRAWING No: 10 / 24	

Surface Legend

Surface	Name
	White Render
	Brick
	Cladding

Window Glazing Legend

Glazing	Name
	Clear
	OBS Glazing

Window Legend

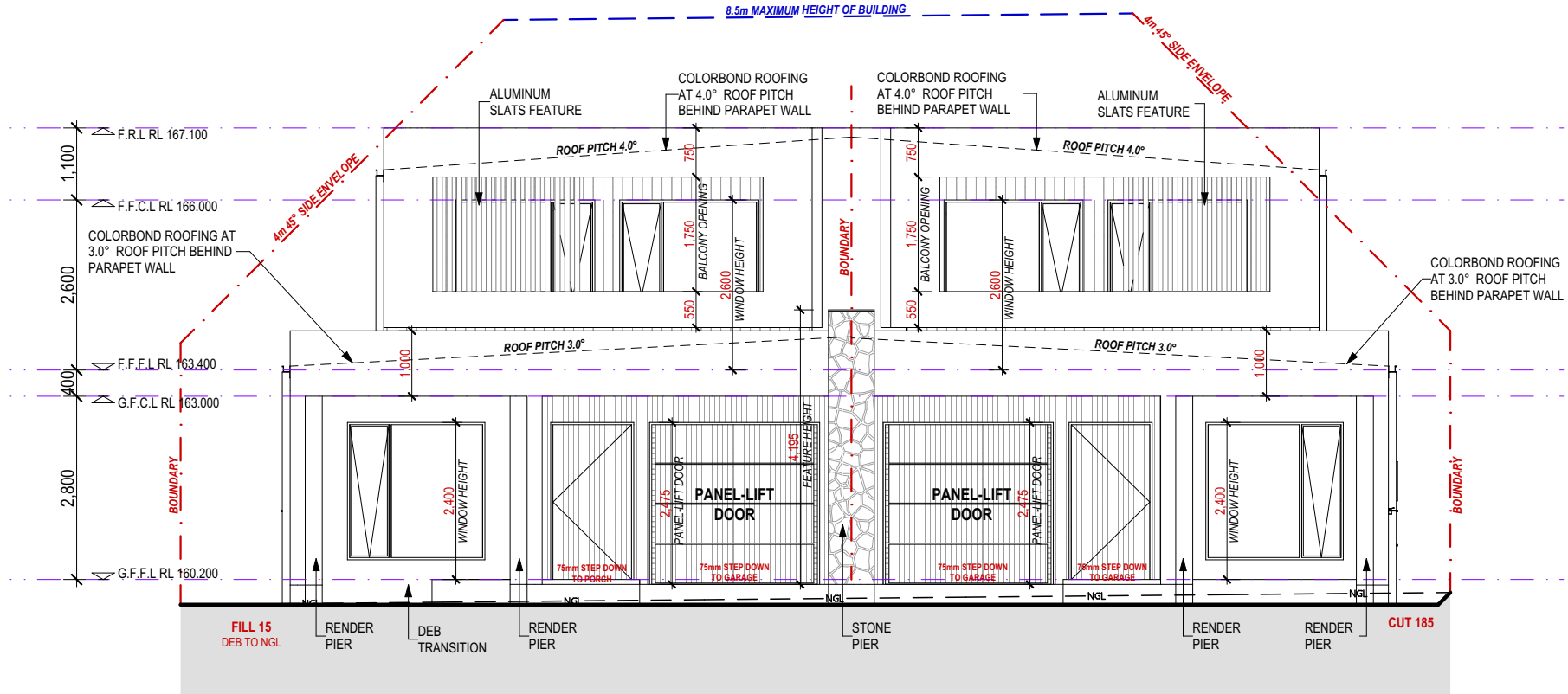
	Sliding Window
	Awning Window
	Fixed Window
	Double Hung Window
	Louvre Window

Door Legend

	Solid Core Hung Door
	Cavity Sliding Door
	Sliding Door
	Stacker Sliding Door
	Bi-folding Sliding Door

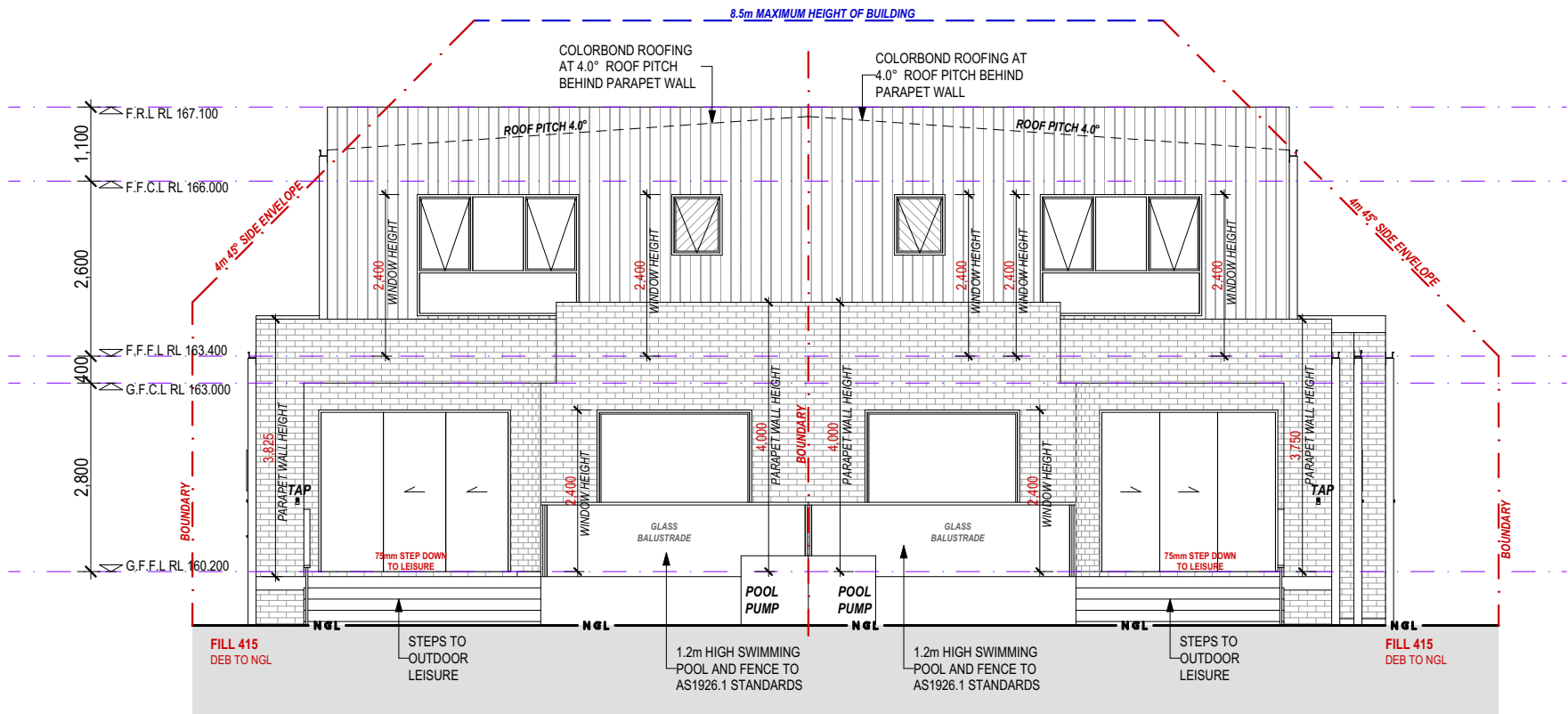
Notes:

- Guttering & Fascia to be colorbond
- All pier and parapet wall to have capping finish



FRONT/SOUTH ELEVATION

1:100



REAR/NORTH ELEVATION

1:100



A	PRELIMINARY PLANS			 <div><div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></d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Surface Legend

Surface	Name
	White Render
	Brick
	Cladding

Window Glazing Legend

Glazing	Name
	Clear
	OBS Glazing

Window Legend

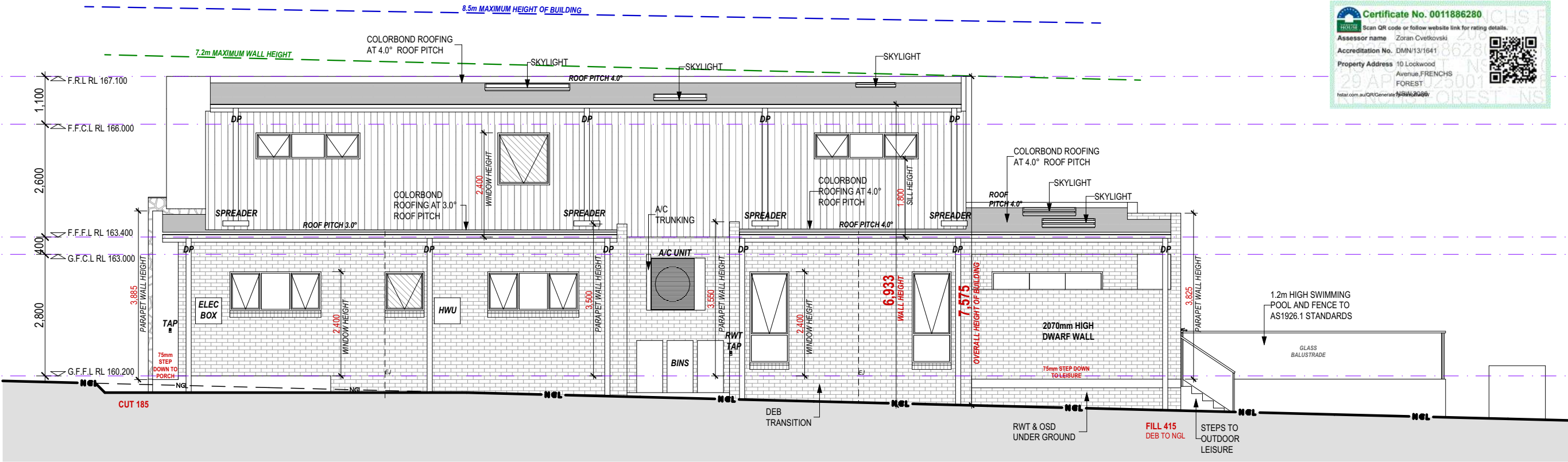
	Sliding Window
	Awning Window
	Fixed Window
	Double Hung Window
	Louvre Window

Door Legend

	Solid Core Hung Door
	Cavity Sliding Door
	Sliding Door
	Stacker Sliding Door
	Bi-folding Sliding Door

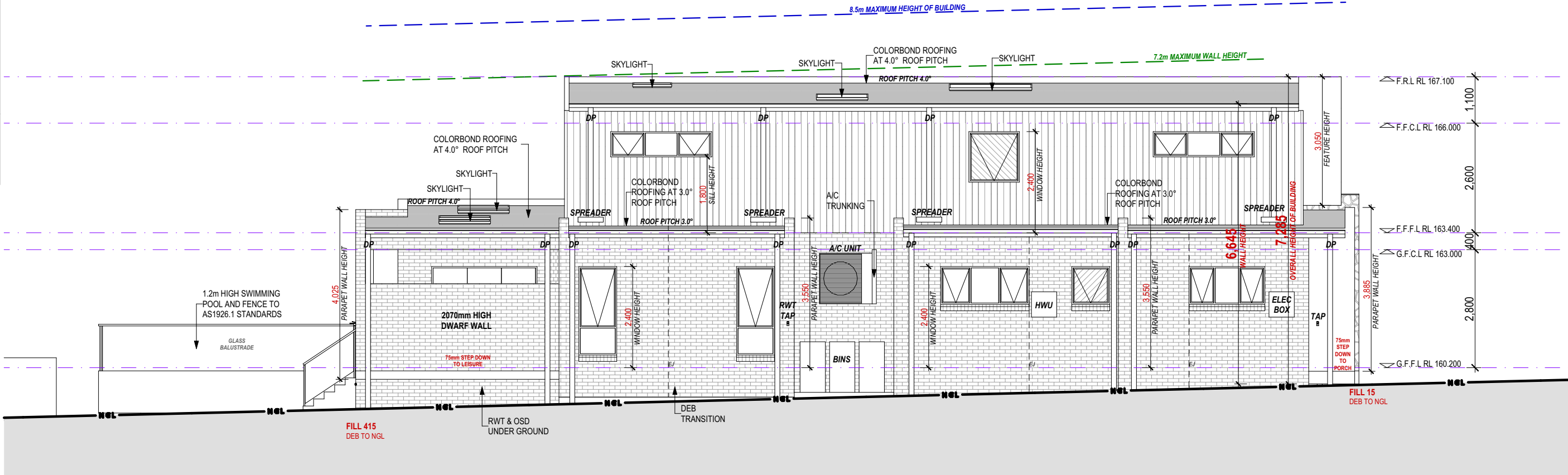
Notes:

- Guttering & Fascia to be colorbond
- All pier and parapet wall to have capping finish



RIGHT/EAST ELEVATION

1:100



LEFT/WEST ELEVATION

1:100

A	PRELIMINARY PLANS		
B	PRELIMINARY PLANS		
C	ISSUED FOR D.A	S.V	17.04.25



VD&D
DESIGN + PROJECT MANAGEMENT
ANTSN PTY LTD ATF VUJICA FAMILY TRUST T/A VUJICA DESIGN & DRAFTING
ABN: 64 212 868 652 A: Suite 2.09, 11-13 Solent Circuit, Norwest 2153
M: (+61) 401 886 580 E: sinisa@vndd.com.au W: www.vndd.com.au



PROJECT
DUAL OCCUPANCY DEVELOPMENT
CLIENT
FAMILY BATROUNIAN
LOT / DP No
225454

SITE ADDRESS
10 (LOT 14) LOCKWOOD AVE
SUBURB
FRENCHS FOREST, 2086
COUNCIL
NORTHERN BEACHES

DRAWING STATUS:
ISSUED FOR D.A
DRAWING TITLE:
ELEVATIONS

DESIGNED: S.V	DRAWN BY: M.Z
CHECKED: S.V	
SCALE: @A3	DATE: 1/05/2025
PROJECT No.	PN24060
	25 - 938
DRAWING No: 12 / 24	

1:100

Vertical Elevation Markers:

- F.F.L. RL 167.100
- F.F.C.L. RL 166.000
- F.F.F.L. RL 163.400
- G.F.C.L. RL 163.000
- G.F.F.L. RL 160.200
- POOL F.F.L. RL 160.125

Room Labels:

- BED 3
- ROBE
- UPPER STUDY
- MASTER BED
- SINGLE GARAGE
- L'DRY
- P'TRY
- KITCHEN
- DINING
- POOL

Roof and Wall Details:


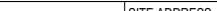
- AAC Timber Framed Above Plasterboard R 2.5 Bulk Insulation (Above Garage)
- Plasterboard on Timber, R5.0 Bulk Insulation
- SKYLIGHT
- ROOF PITCH 4.0°
- Corrugated Iron Timber Frame, R1.3 Bulk, Reflective Side Down
- AAC Timber Framed Above Plasterboard No Insulation
- Plasterboard on Timber, R5.0 Bulk Insulation
- Fibro Timber Stud Frame Panel on Battens, R2.5 Anti-glare foil with bulk
- Corrugated Iron Timber Frame, R1.3 Bulk, Reflective Side Down
- SKYLIGHT
- ROOF PITCH 4.0°
- Timber Stud Frame Brick Veneer, R2.5 Anti-glare foil with bulk
- 1.2m HIGH SWIMMING POOL AND FENCE TO AS1926.1 STANDARDS
- GLASS BALUSTRADE
- SEAT AREA
- PROVIDE 50mm LAYER OF 20mm AGGREGATE TO POOL FLOOR TYPICAL

Other Details:

- RP 3.0°
- Single Skin Brick, No Insulation
- 75mm STEP DOWN TO GARAGE
- Waffle pod slab (300mm+85mm)
- 1.2m POOL DEPTH
- 1.8m POOL DEPTH

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B	PRELIMINARY PLANS				CLIENT FAMILY BATROUNIAN	SUBURB FRENCHS FOREST, 2086	CHECKED: S.V	SCALE: @A3	DATE: 1/05/2025	
C	ISSUED FOR D.A	S.V	17.04.25		LOT / DP No 225454	COUNCIL NORTHERN BEACHES	DRAWING TITLE: SECTIONS	PROJECT No. PN24060 25 - 938	DRAWING No: 13 / 24	



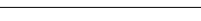

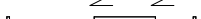



The drawing is a detailed architectural elevation of a brick fence. It is divided into two main sections, 10A and 10B, by a central driveway. Section 10A on the left has a total length of 8,000mm and consists of four repeating units, each 2,000mm wide, separated by 470mm wide brick piers. Section 10B on the right has a total length of 6,900mm and consists of three repeating units, each 2,000mm wide, separated by 470mm wide brick piers, with an additional 1,020mm section at the end. The fence is 1,500mm high, with a 600mm brick base and 900mm high slats. The central driveway is 2,250mm wide. The drawing includes labels for 'BRICK PIER', 'SLATS', 'BOUNDARY', 'NGL', 'FRONT BRICK FENCE', and 'DRIVEWAY'.

A	PRELIMINARY PLANS			 ACCREDITED BUILDING DESIGNER	<small>COPYRIGHT ©</small> THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF ANTINS PTY LTD. IT MUST NOT BE REPRODUCED OR USED WITHOUT THE AUTHORITY OF ANTINS PTY LTD. <small>DISCLAIMER</small> THIS DRAWING AND ITS CONTENTS ARE ELECTRONICALLY GENERATED AND CONSIDERED AN ORIGINAL WORK FOR WHICH ANTINS PTY LTD. ACCEPTS RESPONSIBILITY HEREIN. INTENDING ANTINS PTY LTD WILL NOT ACCEPT RESPONSIBILITY FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE DRAWING OTHER THAN THAT HAS BEEN ALREADY ADVISED OR CHANGED EITHER MANUALLY OR ELECTRONICALLY AT ANY TIME. <small>PRIORITY</small>	 VD&D <small>DESIGN - PROJECT MANAGEMENT</small> ANTINS PTY LTD ATF VIJICA FAMILY TRUST T/A VIJICA DESIGN & DRAFTING ABN: 64 212 868 652 A: Suite 2.09, 11-13 Solent Circuit, Norwest 2153 M: (+61) 4011 886 580 E: sinisa@vnd.com.au W: www.vnd.com.au	PROJECT DUAL OCCUPANCY DEVELOPMENT CLIENT FAMILY BATROUNIAN LOT / DP No 225454	SITE ADDRESS 10 (LOT 14) LOCKWOOD AVE SUBURB FRENCHS FOREST, 2086 COUNCIL NORTHERN BEACHES	DRAWING STATUS: ISSUED FOR D.A DRAWING TITLE: SECTIONS / FRONT FENCE ELEVATION	DESIGNED: S.V	DRAWN BY: M.Z
B	PRELIMINARY PLANS									CHECKED: S.V	
C	ISSUED FOR D.A	S.V	17.04.25							SCALE: @A3	DATE: 1/05/2025
					PROJECT No.	PN24060					
					DRAWING No: 14 / 24	CS - 038					

Window Schedule							
Window ID	Window Type	Window Size		Plan View	Elev View	Sill Height	Glazing
		Height	Width				
W01	2 PANELS: 1 FIXED, 1 AWNING	2,100	2,100			300	YES
W02	2 PANELS: 1 FIXED, 1 AWNING	2,100	2,100			300	YES
W03	3 PANELS: 1 FIXED, 2 AWNING	900	1,800			1,500	YES
W04	1 PANEL: 1 AWNING	900	900			1,500	OBS
W05	3 PANELS: 1 FIXED, 2 AWNING	900	2,100			1,500	YES
W06	2 PANELS: 1 FIXED, 1 AWNING	2,100	900			300	YES
W07	2 PANELS: 1 FIXED, 1 AWNING	2,100	900			300	YES
W08	1 PANELS: 1 FIXED	2,400	2,300			0	YES
W09	1 PANELS: 1 FIXED	2,400	2,300			0	YES
W10	2 PANELS: 1 FIXED, 1 AWNING	2,100	900			300	YES
W11	2 PANELS: 1 FIXED, 1 AWNING	2,100	900			300	YES
W12	3 PANELS: 1 FIXED, 2 AWNING	900	2,100			1,500	YES
W13	1 PANELS: 1 AWNING	900	900			1,500	OBS
W14	3 PANELS: 1 FIXED, 2 AWNING	900	2,100			1,500	YES
W15	2 PANELS: 1 FIXED, 1 AWNING	1,500	2,125			1,100	YES
W16	2 PANELS: 1 FIXED, 1 AWNING	1,500	2,125			1,100	YES
W17	2 PANELS: 1 FIXED, 1 AWNING	1,500	2,125			1,100	YES
W18	2 PANELS: 1 FIXED, 1 AWNING	1,500	2,125			1,100	YES
W19	3 PANELS: 1 FIXED, 2 AWNING	600	2,400			1,800	YES
W20	1 PANELS: 1 AWNING	1,200	1,200			1,200	YES
W21	3 PANELS: 1 FIXED, 2 AWNING	600	2,400			1,800	YES
W22	3 PANELS: 1 FIXED, 2 AWNING	1,800	2,400			600	YES
W23	1 PANELS: 1 AWNING	900	750			1,500	OBS
W24	1 PANELS: 1 AWNING	900	750			1,500	OBS
W25	3 PANELS: 1 FIXED, 2 AWNING	1,800	2,400			600	YES
W26	3 PANELS: 1 FIXED, 2 AWNING	600	2,400			1,800	YES
W27	1 PANELS: 1 AWNING	1,200	1,200			1,200	OBS
W28	3 PANELS: 1 FIXED, 2 AWNING	600	2,400			1,800	YES

Skylight Schedule					
SKYLIGHT ID	SKYLIGHT TYPE	W x H Size	Plan Preview	GLAZING	SHAFT BULK INSULATION
S01	1 PANEL: 1 FIXED	1,935×1,275		YES	R5.0
S02	1 PANEL: 1 FIXED	1,200×1,200		YES	R5.0
S03	1 PANEL: 1 FIXED	900×600		YES	R5.0
S04	1 PANEL: 1 FIXED	1,200×600		YES	
S05	1 PANEL: 1 FIXED	1,200×600		YES	
S06	1 PANEL: 1 FIXED	1,200×600		YES	R5.0
S07	1 PANEL: 1 FIXED	1,200×600		YES	R5.0
S08	1 PANEL: 1 FIXED	1,935×1,275		YES	R5.0
S09	1 PANEL: 1 FIXED	1,200×1,200		YES	R5.0
S10	1 PANEL: 1 FIXED	900×600		YES	R5.0
S11	1 PANEL: 1 FIXED	1,200×600		YES	R5.0
S12	1 PANEL: 1 FIXED	1,200×600		YES	R5.0
S13	1 PANEL: 1 FIXED	1,200×600		YES	
S14	1 PANEL: 1 FIXED	1,200×600		YES	

NOTE:
- SKYLIGHT SIZES TO BE AS MANUFACTURERS SPECIFICATION UPON SELECTION OF MANUFACTURER TO ACHIEVE THE DIMENSIONS ABOVE AS CLOSE AS POSSIBLE.

External Door Schedule						
Door ID	Door Type	Door Size		Plan View	Elev View	Glazing
		Height	Width			
DE01	STACKER SLIDING DOOR	2,400	2,650			YES
DE02	STACKER SLIDING DOOR	2,400	2,500			YES
DE03	STACKER SLIDING DOOR	2,400	2,550			YES
DE04	STACKER SLIDING DOOR	2,400	2,850			YES





SSM 9138
RL: 160.040(AHD)

LOCKWOOD AVENUE

STABILISED ENTRY

BM NAIL IN TOP OF KERB
RL: 160.16(AHD)

SITE MANAGEMENT PLAN

1:200

LEGEND

PROPOSED EXCAVATION

WASTE & STOCKPILE

WC

SECURITY FENCE

RETAINING WALL AS REQUIRED TO BE MAX 600mm HIGH

SEDIMENT CONTROL FENCE

- APPROX. LOCATION OF SEDIMENT CONTROL FENCE AS PER COUNCIL REQUIREMENTS

STABILISED ENTRY / EXIT POINT
- TEMPORARILY STABILISE VEHICLE ACCESS DRIVEWAY (GRAVEL / ROCK AGGREGATE)

EXCAVATE SITE APPROX. **585mm** TO FORM JOB DATUM R.L. **159.800** (ASSUMED) DATUM POINT 385mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

'H' CLASS SLAB

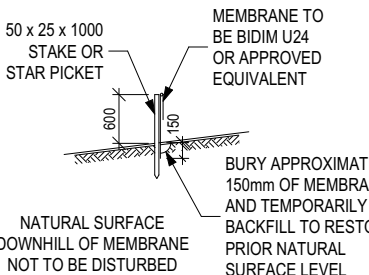
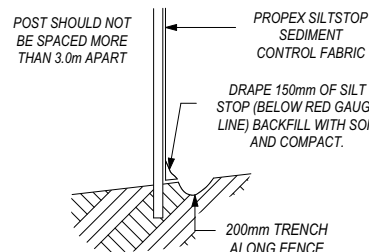
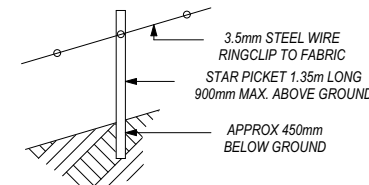
SUBJECT TO BOREHOLE REPORT

ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO MANUFACTURES SPECIFICATIONS. STORMWATER DRAINAGE TO EASEMENT

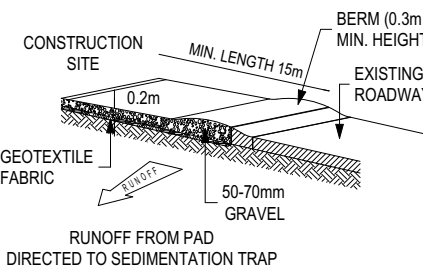
TREE
0.1 Ø TRUNK DIAMETER
1 S TREE SPREAD
1 H TREE HEIGHT



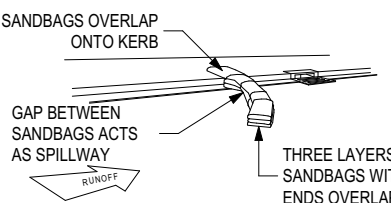
SEDIMENT CONTROL DETAIL



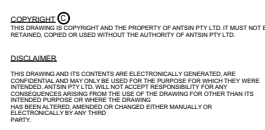
SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET SEDIMENTATION TRAP



ANTSN PLY LTD ATF VUJICA FAMILY TRUST T/A VUJICA DESIGN & DRAFTING
ABN: 64 212 868 652 A: Suite 2.09, 11-13 Solent Circuit, Norwest 2153
M: (+61) 401 886 580 E: sinisa@vnd.com.au W: www.vnd.com.au

PROJECT
DUAL OCCUPANCY DEVELOPMENT
CLIENT
FAMILY BATROUNIAN
LOT / DP No
225454

SITE ADDRESS
10 (LOT 14) LOCKWOOD AVE
SUBURB
FRENCHS FOREST, 2086
COUNCIL
NORTHERN BEACHES

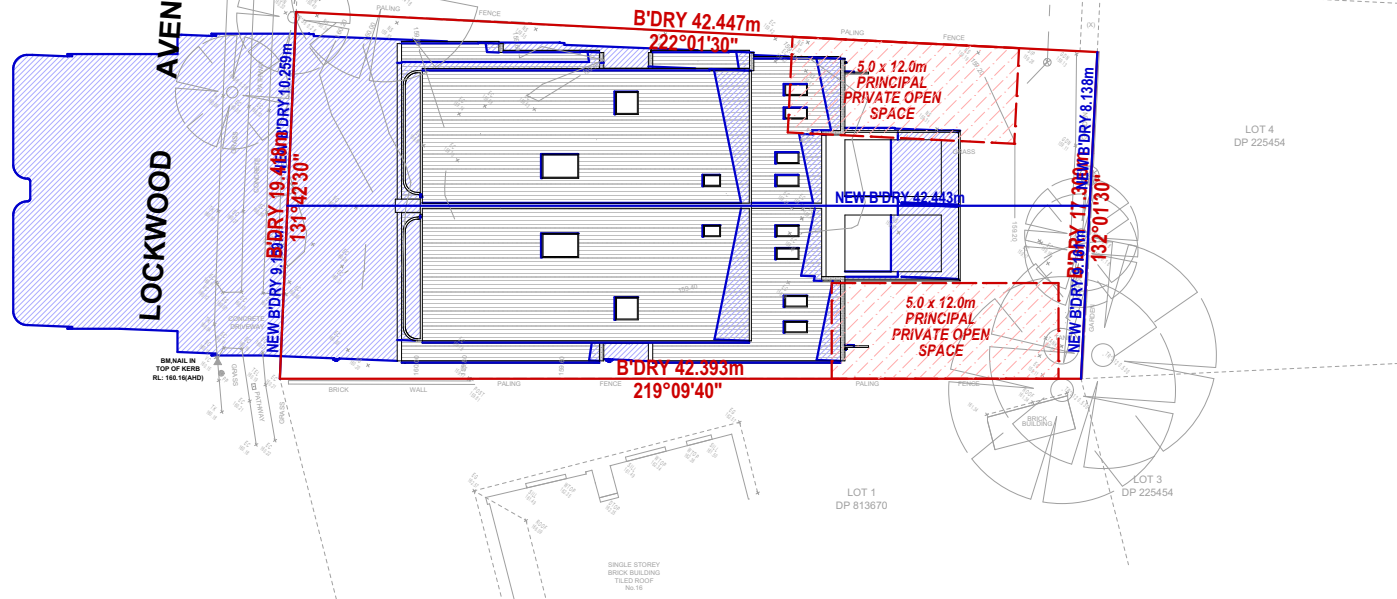
DRAWING STATUS:
ISSUED FOR D.A
DRAWING TITLE:
SITE MANAGEMENT PLAN

DESIGNED: S.V
CHECKED: S.V
SCALE: @A3
PROJECT No.
PN24060
DRAWING No: 16 / 24

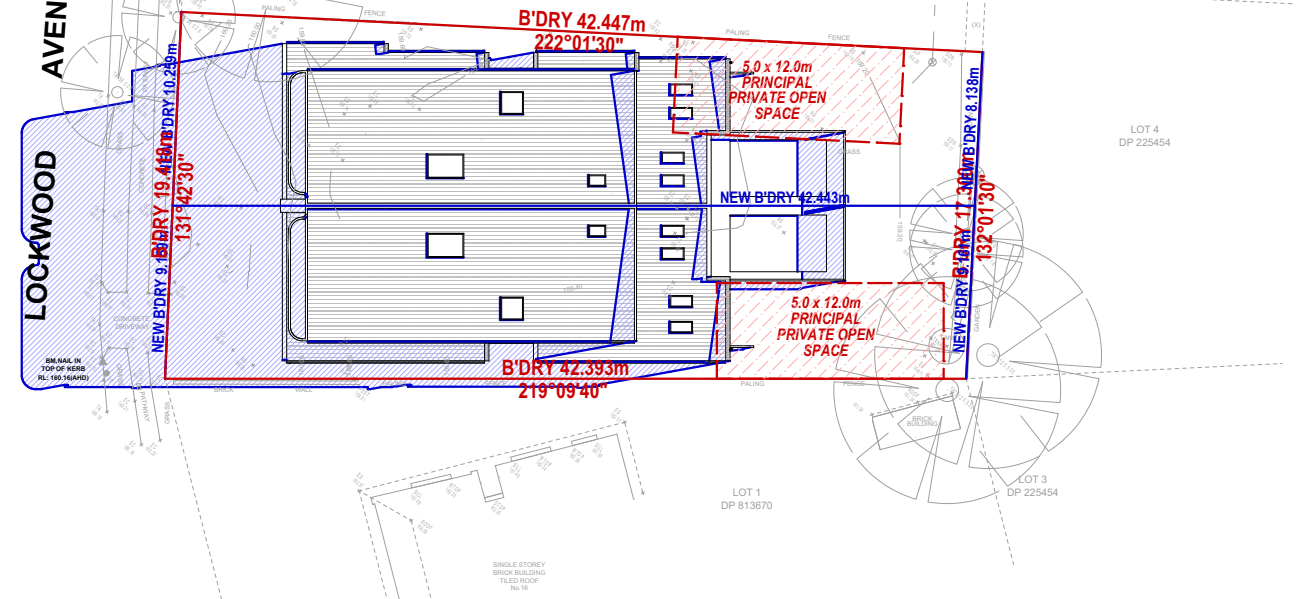
DRAWN BY: M.Z
DATE: 1/05/2025
25 - 938

Shadow	Name
	New
	Existing
	Neighbour

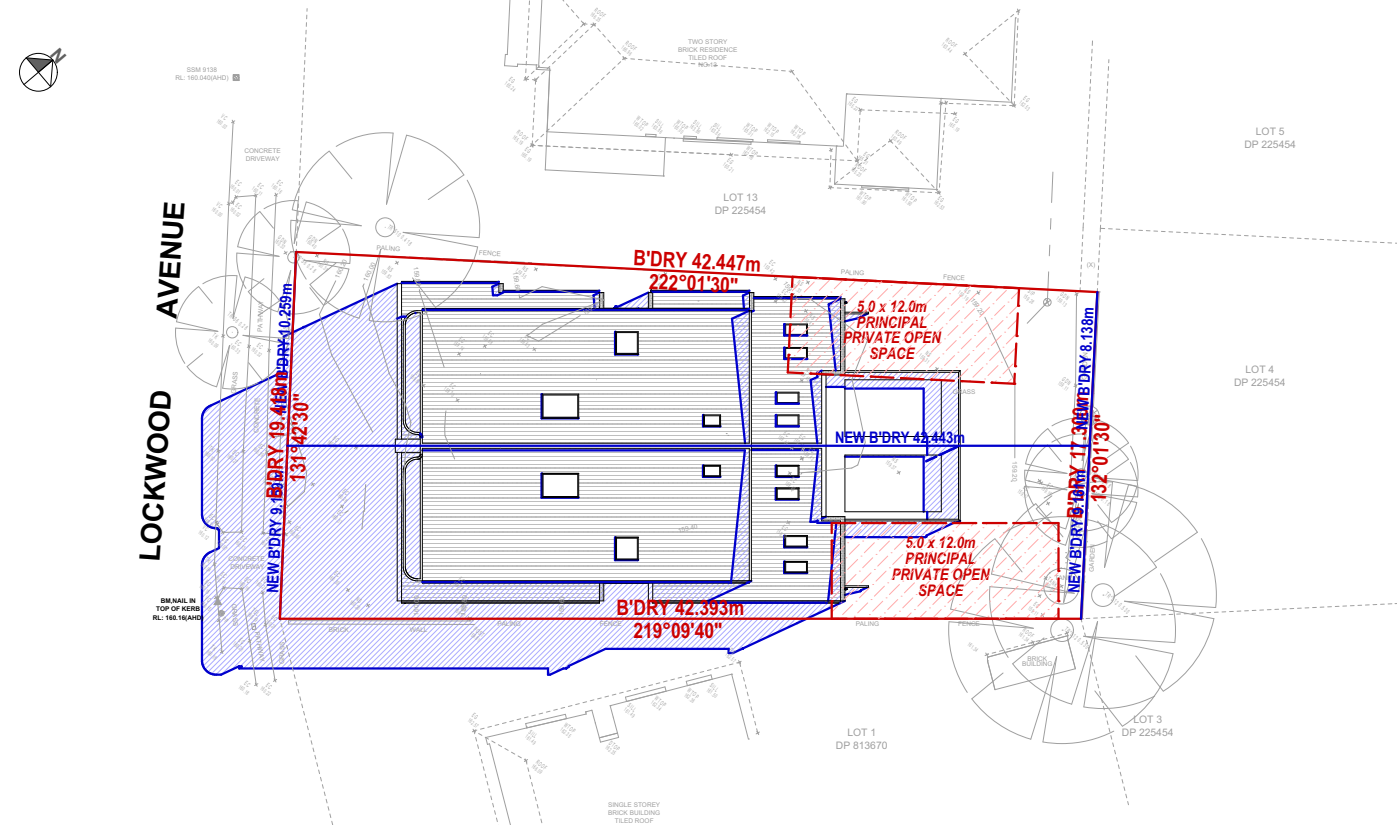
LOCKWOOD AVENUE



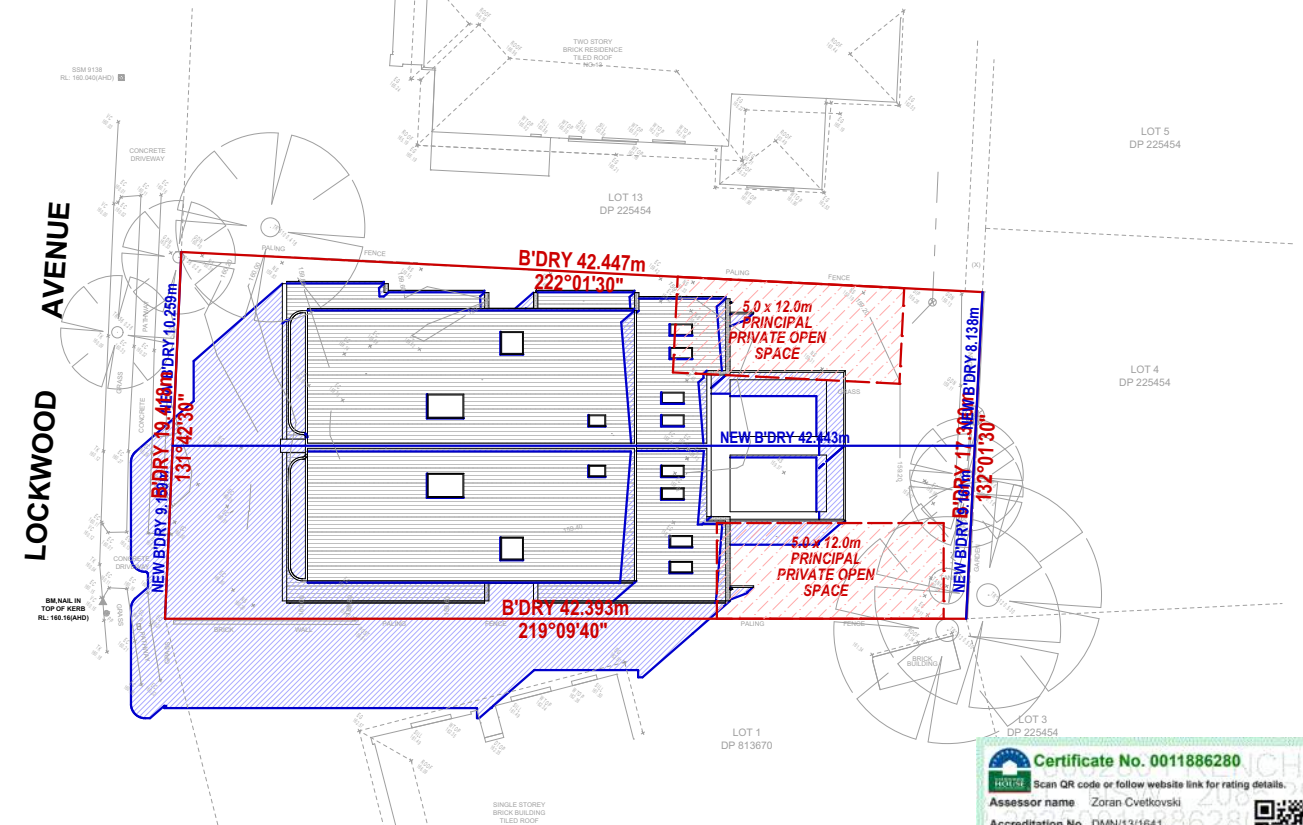
Shadow Plan 9am



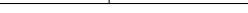
Shadow Plan 10am



Shadow Plan 11am



Shadow Plan 12pm

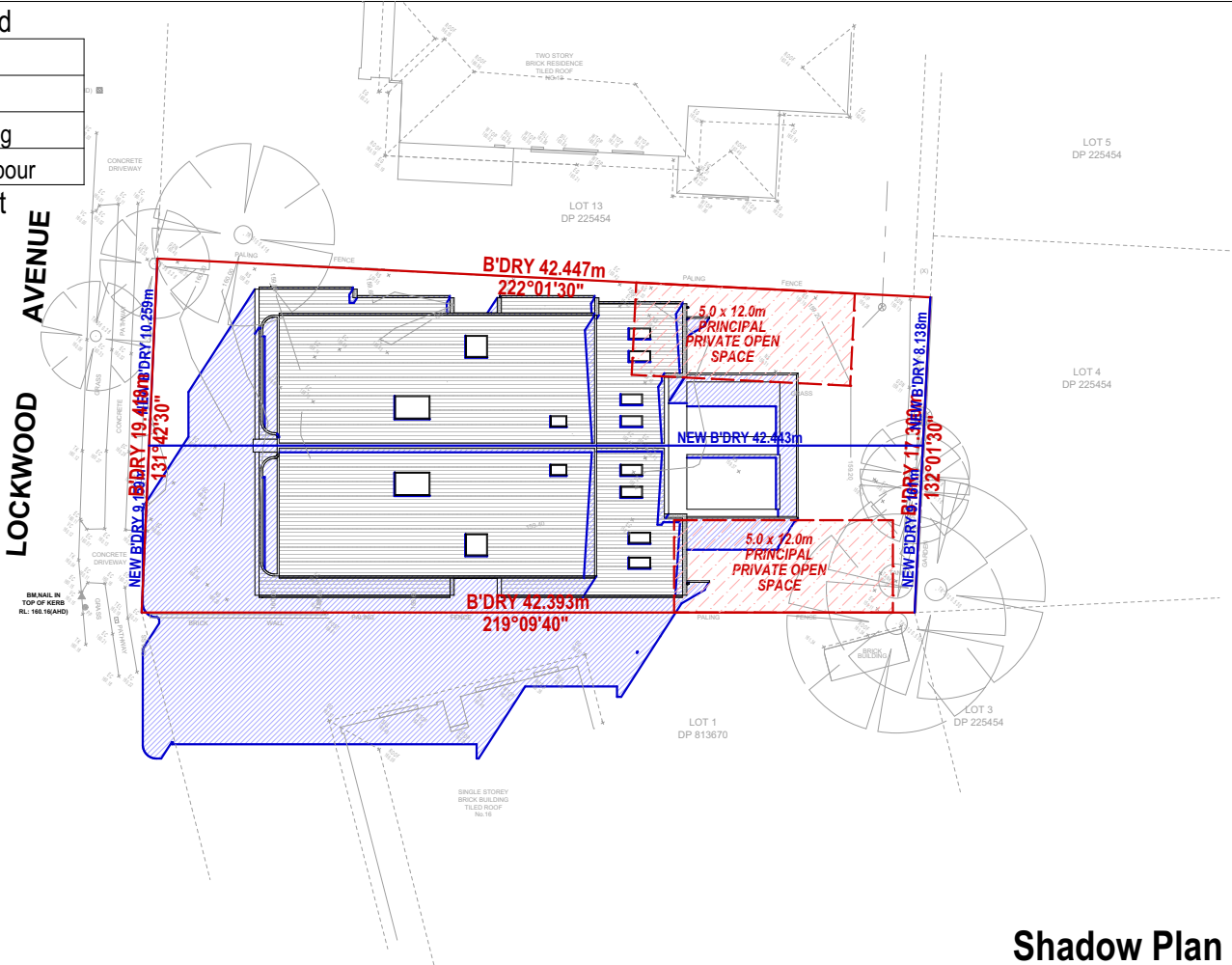
A	PRELIMINARY PLANS			 <p>bdca ACCREDITED BUILDING DESIGNER</p>	<p><small>COPYRIGHT THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF ANTNSN PTY LTD. IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF ANTNSN PTY LTD.</small></p> <p><small>DISCLAIMER THIS DRAWING AND ITS CONTENTS ARE ELECTRONICALLY GENERATED, ARE CONFIDENTIAL AND MAY ONLY BE USED FOR THE PURPOSES KNOWN HEREIN. INTENDED FOR ANTNSN PTY LTD. WILL NOT ACCEPT RESPONSIBILITY FOR ANY CONSEQUENCES ARISING FROM THE USE OF OR REUSE OF THIS DRAWING OR OTHER THAN THIS HAS BEEN ALTERED, AMENDED OR CHANGED EITHER MANUALLY OR ELECTRONICALLY, OR ANY THIRD PARTY.</small></p>	 <p>VD&D DESIGN & PROJECT MANAGEMENT</p> <p>ANTNSN PTY LTD ATF VUJICA FAMILY TRUST T/A VUJICA DESIGN & DRAFTING ABN: 64 212 868 652 A: Suite 2.09, 11-13 Solent Circuit, Norwest 2153 M: (+61) 401 886 580 E: sinisa@vndm.com.au W: www.vndm.com.au</p>	<p>PROJECT DUAL OCCUPANCY DEVELOPMENT</p> <p>CLIENT FAMILY BATROUNIAN</p> <p>LOT / DP No 225454</p>	<p>SITE ADDRESS 10 (LOT 14) LOCKWOOD AVE</p> <p>SUBURB FRENCHS FOREST, 2086</p> <p>COUNCIL NORTHERN BEACHES</p>	<p>DRAWING STATUS: ISSUED FOR D.A</p> <p>DRAWING TITLE: SHADOW PLAN</p>	<p>DESIGNED: S.V DRAWN BY: M.Z</p> <p>CHECKED: S.V</p> <p>SCALE: @A3 DATE: 1/05/2025</p> <p>PROJECT No. PN24060 25 - 538</p> <p>DRAWING No: 18 / 24</p>
B	PRELIMINARY PLANS									
C	ISSUED FOR D.A	S.V	17.04.25							

Shadow Legend

Shadow	Name
<div></div>	New
<div></div>	Existing
<div></div>	Neighbour

Date: June 21st

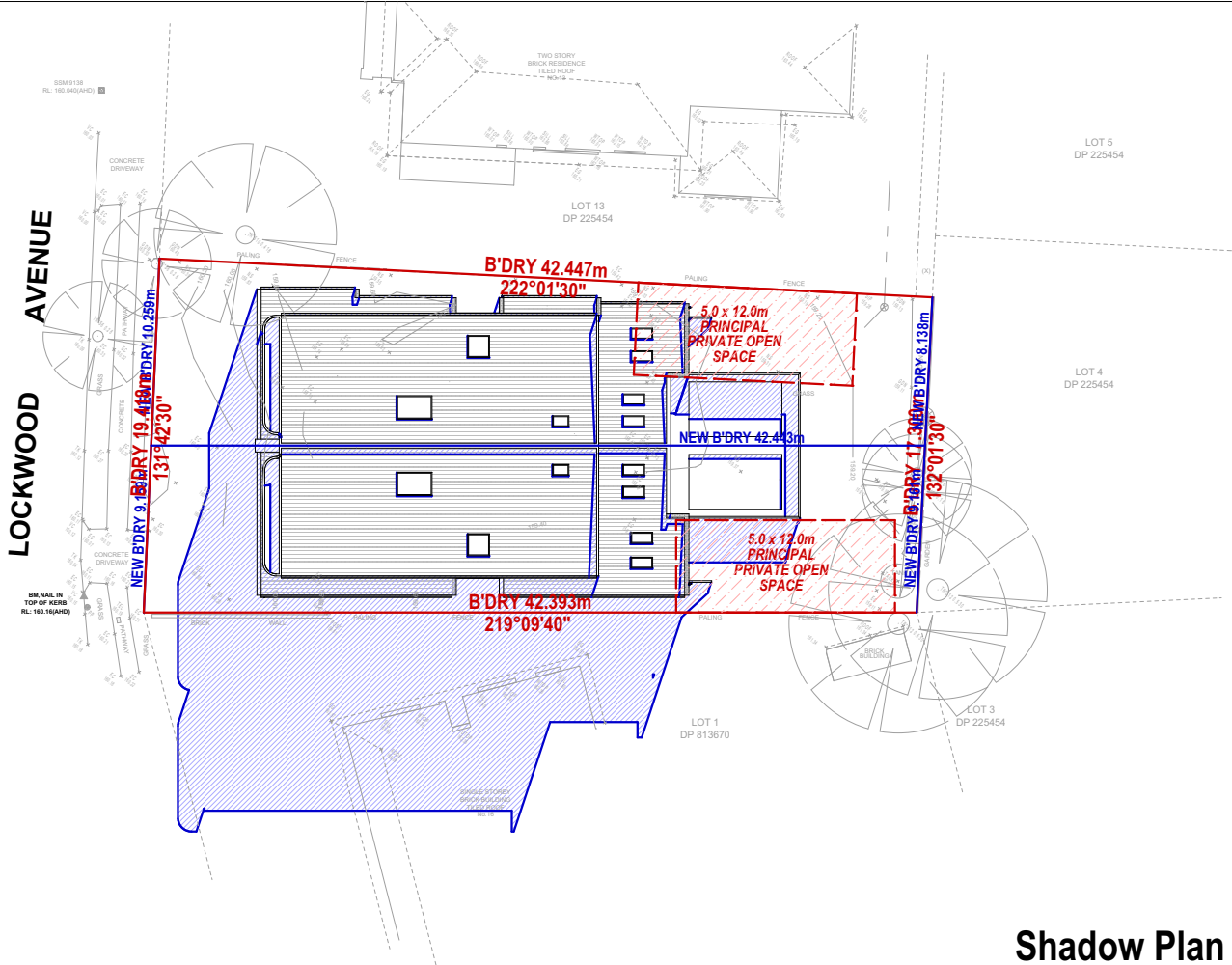
LOCKWOOD AVENUE



Shadow Plan 1pm



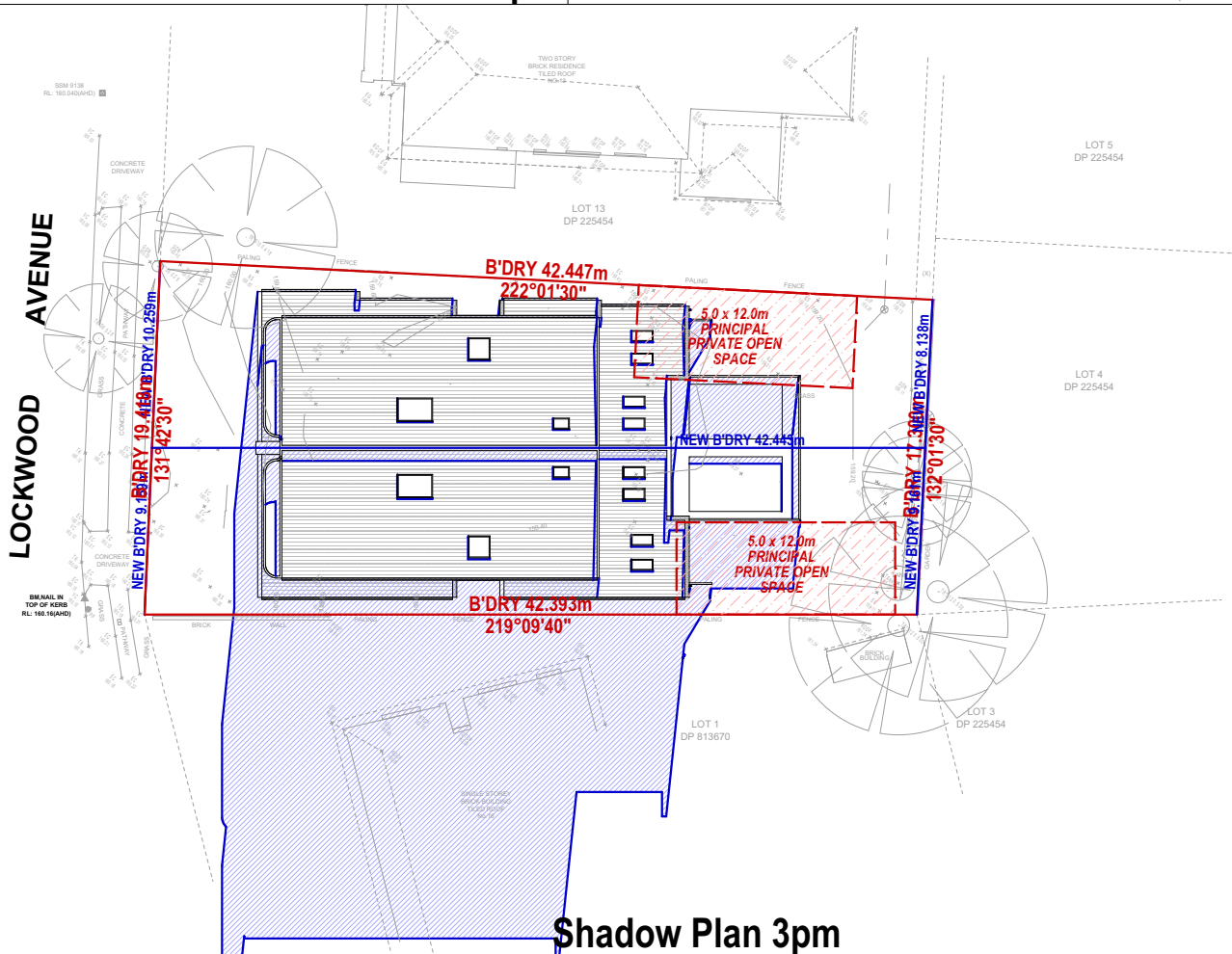
LOCKWOOD AVENUE



Shadow Plan 2pm



LOCKWOOD AVENUE



Shadow Plan 3pm

**Certificate No. 0011886280**
Scan QR code or follow website link for rating details.
Assessor name Zoran Cvetkovski
Accreditation No. DMN/13/1641
Property Address 10 Lockwood Avenue, FRENCHS FOREST, NSW 2153
nsrta.com.au/QRCertificate/0011886280



A	PRELIMINARY PLANS		
B	PRELIMINARY PLANS		
C	ISSUED FOR D.A	S.V	17.04.25

**ACCREDITED**
BUILDING DESIGNER



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PROJECT DUAL OCCUPANCY DEVELOPMENT	SITE ADDRESS 10 (LOT 14) LOCKWOOD AVE	DRAWING STATUS: ISSUED FOR D.A	DESIGNED: S.V	DRAWN BY: M.Z
CLIENT FAMILY BATROUNIAN	SUBURB FRENCHS FOREST, 2086	DRAWING TITLE: SHADOW PLAN	CHECKED: S.V	
LOT / DP No 225454	COUNCIL NORTHERN BEACHES		SCALE: @A3	DATE: 1/05/2025
			PROJECT No. PN24060	25 - 938
			DRAWING No: 19 / 24	

01	TIMBER VERTICAL BATTEN FRONT DOOR	
02	BASALT COLORBOND ROOF	
03	WHITE RENDER	
04	MONUMENT FRAME TO WINDOW, GUTTER, DOWNPIPE AND BALUSTRADE	
05	TIMBER SLATS	
06	STACKED STONE CLADDING	
07	TIMBER BATTEN GARAGE DOOR	
08	NATURAL WHITE VERTICAL CLADDING	
09		



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B	PRELIMINARY PLANS				CLIENT FAMILY BATROUNIAN	SUBURB FRENCHES FOREST, 2086	CHECKED: S.V	SCALE: @A3	DATE: 1/05/2025
C	ISSUED FOR D.A	S.V	17.04.25		LOT / DP No 225454	COUNCIL NORTHERN BEACHES	DRAWING TITLE: SCHEDULE OF FINISHES	PROJECT No. PN24060	25 - 938
						DRAWING No: 20 / 24			



Nationwide House Energy Rating Scheme™

NATHERS® Certificate No. 00118386264

Generated on 29 April 2023 using NHERS Pro v5.2.4 (3.21)

Property

Address Unit L01/2, 10 Lockwood Avenue, NSW, 2098

Lot/Land 10/01/29 200464

1A

Floor/Floors G + 2 floors

Type House (res)

Plants

Many yes

Prepared by N/A

Construction and energy type

Assessed area (m²)	Exposure type
Condition/s 217/8	Suburban
Unassessed/s 12/0	
Wind 244.9	HULLIER climate zone
George 19.2	30 Meters (Sydney Airport)

Accredited assessor

Name Zoran Cvetkovic	Member since 2014
Business name zoran.cvetkovic@zbor.com	
Email 0644273176	
Phone 0644273176	
Accreditation No 00118386264	

Assessor Accredited Organisation

Design Matters National

Declaration of interest Declaration completed

NCC Requirements

NCC provisions Variation Yes/No

Standard/Variation Variation Yes/No

National Construction Code (NCC) requirements

The NCC, also known as the Performance Based Building Code, is a legally enforceable document that sets out the minimum standards for building design, construction and performance. It includes a wide range of clauses covering structural, fire, energy and sustainability. The NCC is a key part of the Australian building regulatory framework and is used by all states and territories. The NCC is a key part of the Australian building regulatory framework and is used by all states and territories. The NCC is a key part of the Australian building regulatory framework and is used by all states and territories.

Whole of Home performance rating

29.8 M.J/m²

Prepared using energy tool for housing and energy labelling for residential buildings

For more information on energy labelling and energy ratings visit www.nathers.gov.au

Thermal performance

Star rating

7.0

The house meets the minimum energy efficiency requirements for a 7.0 star rating

Thermal performance (MJ/m²)

Season	Heating	Cooling
Winter	10.4	11.4
Summer	10.4	N/A

Factors determining total limits

Factor	Limit
Plot Type	0.000 (unassessed area)
NCC climate zone 1 or 2	0.000 (unassessed area)
Cooling energy area	0.000 (unassessed area)
Cooling heating area using fan	0.000 (unassessed area)

No Whole of Home performance rating generated for this certificate

Verify if you wish to certify, ask your broker for a copy of the NCC and associated AS/NZS standards and support material, see the information on the NCC website.

Note, variations and additions to the NCC energy efficiency requirements from energy use in active buildings are not included in this certificate.

Verification


To verify this certificate, ask your broker for a copy of the NCC and associated AS/NZS standards and support material, see the information on the NCC website.

Note, variations and additions to the NCC energy efficiency requirements from energy use in active buildings are not included in this certificate.

Generated on 29 April 2023 using NHERS Pro v5.2.4 (3.21) for Unit L01/2, 10 Lockwood Avenue, NSW, 2098
 FRANKS FOREST NEW


Page 1 of 1

<p>0018BERN2 NHERS Certificate</p> <p align="center">3 Star Rating as of 24 Apr 2025</p> <hr/> <h2>About the ratings</h2> <p>Thermal performance rating</p> <p>NHERS Thermal software uses information about heating and cooling energy loads based upon the expected heating and cooling climate, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the air-flow impacts from ceiling fans.</p> <p>Whole of Home performance rating</p> <p>NHERS Whole of Home software tests the heating and cooling energy loads combined with the energy efficiency of the home's appliances (heating, cooling, hot water, lighting, pools/spas and other renewable energy generation and storage) and sets the expected energy <i>nature</i>* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.</p> <h2>Heating & Cooling Load Limits</h2> <p>Additional information</p> <p>In some locations under the NCC NHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of air conditioning areas and/or outdoor living area ceiling fan. Refer to the ABCB Standard 2022 NHERS Heating and cooling load factors for details or contact the relevant local building regulating authority. Note that State and Territory variations may also apply.</p> <p>Setting Options:</p> <p>Floor type: CSGO – Concrete Slab on Ground Suspended Floor (or a mixture of CSGO and SF) NA - Not Applicable</p> <p>NCC Climate Zone 1 or 2: Yes No NA - Not Applicable</p> <p>Outdoor Living Area: Yes No NA - Not Applicable</p> <p>Outdoor Living Area Ceiling Fan: Yes No NA - Not Applicable</p>	<h2>Predicted Whole of Home annual impact by appliance</h2> <p>Energy use</p>	<h2>Predicted onsite renewable energy impact</h2> <p>No Whole of Home performance assessment conducted for this certificate.</p>
--	--	---

001888264 NHERS Certificate		3 Star Rating as of 29 Apr 2025			
Certificate check		Approval Stage	Construction Stage		
		Assessor checked	Customer accepted	Builder checked	Customer accepted
		Completed	Completed	Completed	Completed
<p>The checklist items measure aspects impacting the dwelling's energy. It is recommended that the accuracy of the whole certificate is checked.</p> <p>Note: The boxes indicate when and by whom each item should be checked. It is not mandatory to complete the checklist.</p>					
<p>Generate certificate check</p> <p>Does this Certificate match the one available at the web address or QR code verification link on the front page?</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No </p>					
<p>Thermal performance check</p> <p>Does the NHERS certificate match the number on the NHERS-stamped plans match the number on this Certificate?</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No </p>					
<p>Windows and glazed doors</p> <p>Does the window and door opening in location shown on the NHERS-stamped plans or as installed match what is shown in the Windows and glazed door schedule and 'Floor internal shade' table on this Certificate?</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No </p> <p>Does the installed windows meet the substitution tolerances (ATRC) based "EPBC" - 2007-2010 as per the NHERS certificate? Does the window type and performance and 'Floor internal shade' table on this Certificate?</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No </p>					
<p>External walls</p> <p>Does the external wall insulation (R-value) shown on the NHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No </p> <p>Does the external wall shade (colour) match what is shown in the 'External wall type table' on this Certificate?</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No </p>					
<p>Floor</p> <p>Does the floor insulation (R-value) shown on the NHERS-stamped plans or as installed match what is shown in the 'Floor type table' on this certificate?</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No </p>					
<p>Ceiling penetrations*</p> <p>Does the quantity and type of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NHERS-stamped plans or as installed match what is shown in the Ceiling penetrations table on this Certificate?</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No </p>					
<p>Ceiling</p> <p>Does the ceiling insulation (R-value) shown on the NHERS-stamped plans or as installed match what is shown in the Ceiling type table on this Certificate?</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No </p>					
<p>Roof</p> <p>Does the external roof shade (colour) on the NHERS-stamped plans or as installed match what is shown in the 'Roof type table' on this Certificate?</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No </p>					
<p>Apartment entrance doors (NCC Class 2 assessments only)</p> <p>Does the 'External Door Schedule' plan on the NHERS-stamped plans show that an "external door" between the modelled dwelling and a shared space, such as an external corridor or lift, is present? Does the door type and performance (as it operates the specified ventilation) and would it involve the Certificate?</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No </p>					
<p>Exposure*</p> <p>Has the appropriate exposure type (details) shown on page 11 been applied? For example, is it correctly that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected"?</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No </p>					
<p>Heating and load limits*</p> <p>Do the local limits settings (shown on page 1) match what is shown in the</p> <p> <input type="checkbox"/> Yes <input type="checkbox"/> No </p>					

* Refer to glossary.
 Generated on 29 Apr 2025 using BERS Pro v4.2.1 (3) per UniL2, 20 Lockedwood Avenue, FRENCHS FOREST NSW, 1534

Page 3 of 4

08/1188264 NuHERS Certificate		3 Star Rating as of 29 April 2025			
Certificate check		Approved Stage	Construction		
		Assessor checked	Builder checked	Surveyor checked	Occupancy checker
		Owner/Architect/Engineer checked	Builder checked	Surveyor checked	Occupancy checker
Thermal bridging					
Additional NC requirements for thermal performance (not included in the NuHERS assessment)					
Does the dwelling meet the NC requirement for thermal bridging?					
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulation installation method					
Has the insulation been installed according to the NC requirement?					
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building sealing					
Does the dwelling meet the NC requirements for Building Sealing?					
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance type, location and efficiency performance shown on the NuHERS-stamped plans or as installed match the location and minimum efficiency performance requirements shown in the Appliance schedule on this Certificate?					
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the heating appliance type, location and efficiency performance shown on the NuHERS-stamped plans or installed, match the location and minimum efficiency performance requirements shown in the Appliance schedule on this Certificate?					
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system type and efficiency performance shown on the NuHERS-stamped plans or as installed match the location and minimum efficiency performance requirements shown in the Appliance schedule on this Certificate?					
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the pool pump efficiency performance shown on the NuHERS-stamped plans or as installed match the minimum efficiency performance requirements shown in the Appliance schedule on this Certificate?					
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the on-site renewable energy system type, installation and system size or equivalently shown on the NuHERS stamped plans or installed match the On-site Renewable Energy schedule on this Certificate?					
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional NC Requirements for Services (not included in the NuHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NC?					
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provisional values* check					
Does the hot water system meet the additional requirements specified in the NC?					
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in the Appliance schedule?					
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other NC requirements					
Note: The Certificate only covers the energy efficiency requirements in the NC. Additional requirements that must also be satisfied include, but are not limited to: construction, structural and the safety requirements and any state or territory variations to the NC. See the energy efficiency requirements.					
Additional notes					
Rated with provisional values for downlights (0mm).					
Rated with exhaust fans (350mm).					
Rated with ceiling fans (1200mm) as shown on the plans.					

* Refer to clause 6.1

Generated on 29 April 2025 using BEERS Pro v5.2.4 (3) for LHM L2, L Lockwood Avenue - FRENCHES FOREST, NSW, 1587

001188284 NuHeres Certificate			7 Bar Rating as of 29 Apr 2025											
Rated with waffle pod slab (300mm).														
Rated with brick veneer construction on the ground floor and cladding on the first floor (internal stud walls and internal AAC floor)														
Rated with R100 windows.														
All obscure windows are rated as custom windows/6 as per the NuHeres Technical Note 2023.														
Rated with window sizes and types as per the window schedule.														
Rated with colours as per the material schedule/external finishes schedule (solar absorbance is calculated in the BERS software custom colours tool).														
The dwelling is rated without reduced insulation near the eave because the section shows sufficient space for installing ceiling insulation with original thickness (the roof to be constructed to meet the general insulation requirements as per the BCA 22 and the housing provision note 10.6).														
All coffer ceiling verticals and walls against the roof-space, to be insulated, with the same insulation as the ceiling insulation.														
Where the roof is extended over an open area such as a deck or carport: A barrier to be installed within the roof space to separate the space above the zoned part of the house and the space above the open veranda.														
Room schedule														
Room	Zone Type	Area (m ²)												
Garage-GF	Garage	19.23												
Entry-GF	Daytime	12.66												
Stairs-GF	Daytime	10.06												
Guest Bed-GF	Bedroom	13.15												
BathV3, Bath-GF	Nighttime	6.2												
Home Cinema-GF	Daytime	12.63												
Kitch/Fam/Din-GF	Kitchen/Living	55.37												
WC-GF	Daytime	1.91												
Pantry-GF	Daytime	5.08												
Lrly-GF	Daytime	5.45												
Stairs/Vois-FF	Daytime	13.23												
Study-FF	Daytime	15.66												
M Bedroom-FF	Bedroom	27.01												
WVRM Bed-FF	Nighttime	5.38												

* Refer to glossary.
 Issued on 29 Apr 2025 using BERS Pro v5.2.4 (3.23) for Lot 1, 2 Lockwood Avenue, FRENCH FOREST, NSW.

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01188234 NERNER Cortice		3 Star Rating as of 29 Apr 2023			
Room		Zone Type		Area [sq']	
Enslm Bed-FF		Naproom		7.62	
Bath-FF		Unconditioned		13.03	
Bedroom 2-FF		Bedroom		17.34	
Bedroom 3-FF		Bedroom		17.94	

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
No Data Available					

Custom windows*

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AWS-027-001	Aluminuim Aawring Window S/G 3Cz	6.5	0.66	0.63	0.69
AWS-066-007	Aluminuim Fixed Window S/G 3Cz	5.9	0.75	0.71	0.79
AWS-071-001	Aluminuim Sliding Door S/G 3Cz	6.2	0.72	0.69	0.76
AWS-027-007	Aluminuim Aawring Window S/G 3CzPNE	4.9	0.41	0.39	0.43

Window and glazed door schedule

Location	Window ID	Window no	Height [mm]	Width Window [mm]	Opening %	Orientation	Window shading device*	
Guest Bed-GF	AWS-027-001-001	W14	900	2100	Aawring	60	SE	No
Guest Bed-GF	AWS-027-001-001	W61	2100	2100	Aawring	30	SW	No
BathV-Bed-GF	AWS-027-001-001	W13	900	900	Aawring	60	SE	No
Home Cnema-GF	AWS-027-001-001	W12	900	2100	Aawring	60	SE	No
KichFam-Din-GF	AWS-066-007-001	W09	2400	2300	Fixed	60	NE	No
KichFam-Din-GF	AWS-011-001-001	DE03	2400	2500	Sliding	60	SE	No
KichFam-Din-GF	AWS-011-001-001	DE04	2400	2950	Sliding	60	NE	No
KichFam-Din-GF	AWS-027-007-001	W11	2100	1900	Aawring	60	SE	No
KichFam-Din-GF	AWS-027-007-001	V10	2100	800	Aawring	60	SE	No
M Bedroom-FF	AWS-027-001-001	W25	1800	2400	Aawring	10	NE	No

* Refer to glaziers
Generated on 29 Apr 2023 using BEERS Pro v5.24 (3.32) for Unit Lot 2, 10 Lockwood Avenue , FRENCH FOREST , NSW , 2083

001180246 NetHER® Certificates			3 Star Rating as of 29 Apr 2025					
Location	Window ID	Window size	Height [mm]	Width [mm]	Window type	Opening %	Min Orientation	Window shading device*
Bedroom 1-F	AW5-007-001-001	W036	900	2000	Awing	60	SE	No
Enrich Bed-F	AW5-007-001-001	W024	900	750	Awing	10	NE	No
Bath-F	AW5-007-001-001	W027	1200	1200	Awing	10	SE	No
Bedroom 2-F	AW5-007-001-001	W028	600	2400	Awing	60	SE	No
Bedroom 2-F	AW5-007-001-001	W15	1500	2125	Awing	30	SW	No
Bedroom 2-F	AW5-007-001-001	W16	1500	2125	Awing	30	SW	No

Roof window* type and performance value								
Default roof windows*								
Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges				
				SHGC lower limit		SHGC upper limit		
DO-Geneco-02 A	At DG Default ROOF WINDOW System ID	4.2	0.72	0.68		1.40		

Custom roof windows*								
Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges				
				SHGC lower limit		SHGC upper limit		
VEL-011-017 A	VEL-011-01 W VELUX F3 - Fixed Single DG 3mm Lath 30x 1.6 Zones Argon Gas 1.56mm Clean Glaz	2.6	0.24	0.23		0.25		

Roof window* schedule								
Location	Window ID	Window size	Opening %	Height [mm]	Width [mm]	Orientation	Outdoor shade	Indoor shade
Klub/Fam/Dn-GF	VEL-011-01 W	S11	0	1200	600	SE	Yes	Yes
Klub/Fam/Dn-GF	DO-Geneco-02 A	S12	0	1200	600	SE	Yes	Yes
Stairs/Void-F	VEL-011-01 W	S09	0	1200	1200	SE	Yes	Yes
Study-F	VEL-011-01 W	S08	0	1935	1275	SE	Yes	Yes
Enrich Bed-F	VEL-011-01 W	S10	0	900	600	SE	Yes	Yes

Skylight* type and performance		
Skylight ID	Skylight description	Skylight shaft reference
No Data Available		

* Data is primary

Generated on 29 April 2025 using BERS Pro v5.24 (3.23) for Unit Lot 2, 10 Lockedwood Avenue, FRENCH FOREST, NSW

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001186226 NATURE18 Certificates

7 Star Rating as of 20 April 2025

Skylight[®] schedule

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orientation	Outdoor shade	Diffuser
No Data Available							

External door schedule

Location	Height [mm]	Width [mm]	Opening %	Orientation
Garage-GF	2475	2050	90	SW
Entry-GF	2400	1200	90	SW

External wall type

Wall ID	Wall type	Solar absorptance [color]	Wall shade Bulk insulation absorptance [color]	(R-value)	Reflective wall energy ¹
EW-1	Single Skin Brick	0.45	No insulation		No
EW-2	Timber Stud Frame Brick Veneer	0.45	Anti-glare foil with bulk no gap R2.5		No
EW-3	Timber Stud Frame Brick Veneer	0.50	Anti-glare foil with bulk no gap R2.5		No
EW-4	Timber Stud Frame Brick Veneer	0.27	Anti-glare foil with bulk no gap R2.5		No
EW-5	Fibre Timber Stud Frame Panel on Battens	0.20	Anti-glare foil with bulk no gap R2.5		No

External wall schedule

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature's maximum projection [mm]	Vertical shading feature [mm/m]
Garage-GF	EW-1	2875	3195	SW	2100	No
Entry-GF	EW-3	2600	1590	SW	2100	No
Stairs-GF	EW-3	2600	2790	SE	100	No
Guest Bed-GF	EW-4	2600	4250	SE	100	No
Guest Bed-GF	EW-4	2600	3100	SW	600	Yes
Guest Bed-GF	EW-4	2600	1500	NW	13400	No
Bath/Guest Bed-GF	EW-4	2600	1890	SE	100	No
Home Cinema-GF	EW-4	2600	1500	NE	100	No
Home Cinema-GF	EW-4	2600	3795	SE	100	No
Kitchen/Fam.Din-GF	EW-4	2600	1000	SW	100	No
Kitchen/Fam.Din-GF	EW-4	2600	3600	NE	100	No

¹ Refer to glossary

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08118B264 HARENS Certificate			3 Star Rating as of 29 Apr 2025				
Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature's maximum projection [mm]	Vertical shading feature's height [mm]	Vertical shading feature's height [years]
Kitch/Fam/Dirn-GF	EW-4	2600	3000	SE	4406	No	
Kitch/Fam/Dirn-GF	EW-4	2600	447	E	4808	No	
Kitch/Fam/Dirn-GF	EW-4	2600	412	NE	4896	No	
Kitch/Fam/Dirn-GF	EW-4	2600	3700	NE	4800	No	
Kitch/Fam/Dirn-GF	EW-4	2600	5100	SE	100	No	
Stars/Vest-FF	EW-5	2600	2790	SE	100	No	
M Bedroom-FF	EW-5	2600	4895	NE	100	No	
M Bedroom-FF	EW-5	2600	3595	SE	100	No	
Ena/M Bed-FF	EW-5	2600	1895	NE	100	No	
Bath-FF	EW-5	2600	4190	SE	100	No	
Bedroom 2-FF	EW-5	2600	5195	SE	100	No	
Bedroom 2-FF	EW-5	2600	3395	SW	900	Yes	
Bedroom 3-FF	EW-5	2600	3495	SW	900	Yes	

Internal wall type			
Wall ID	Wall type	Area [m ²]	Bulk Insulation
IR-001	Cavity brick, plasterboard	84.18	No insulation
IR-002	Timber Stud Frame, Direct Fix Plasterboard	47.92	Bulk Insulation, No Air Gap R2.5
IR-003	Timber Stud Frame, Direct Fix Plasterboard	173.03	No insulation


Floor type			
Location	Construction	Area [m ²]	Sub-floor ventilation
Garage-GF	Waffle pool slab 300 mm 85mm	19.18	None
Entry-GF	Waffle pool slab 300 mm 85mm	12.66	None
Stars-GF	Waffle pool slab 300 mm 85mm	10.06	None
Guest Bed-GF	Waffle pool slab 300 mm 85mm	13.15	None
Bath/G Bed-GF	Waffle pool slab 300 mm 85mm	6.20	None
Home Cinema-GF	Waffle pool slab 300 mm 85mm	12.63	None

* Refer to glossary

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Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Kitchen/entr./Gf	Waffle slab with 300 mm 15mm	53.37	None	Waffle/Poof 300mm	Ceramic Tiles 8mm
WC-Gf	Waffle slab with 300 mm 15mm	1.91	None	Waffle/Poof 300mm	Ceramic Tiles 8mm
Pantry/Gf	Waffle slab with 300 mm 15mm	5.08	None	Waffle/Poof 300mm	Ceramic Tiles 8mm
Ltiry-Gf	Waffle slab with 300 mm 15mm	5.45	None	Waffle/Poof 300mm	Ceramic Tiles 8mm
Stairs/Vinyl FF / Stairs-GF	AAC Timber Framed Above Plasterboard 75mm	0.77	No Insulation		Cork Tiles or Parquetry 8mm
Stairs/Vinyl FF / Kitchen/GF	AAC Timber Framed Above Plasterboard 75mm	0.00	No Insulation		Cork Tiles or Parquetry 8mm
Stairs/Vinyl FF / WC-GF	AAC Timber Framed Above Plasterboard 75mm	0.00	No Insulation		Cork Tiles or Parquetry 8mm
Study-FF / Garage-GF	AAC Timber Framed Above Plasterboard 75mm	5.50	Bulk Insulation R2.5		Cork Tiles or Parquetry 8mm
Study-FF / Entry-GF	AAC Timber Framed Above Plasterboard 75mm	3.68	No Insulation		Cork Tiles or Parquetry 8mm
Study-FF / Ltiry-GF	AAC Timber Framed Above Plasterboard 75mm	5.17	No Insulation		Cork Tiles or Parquetry 8mm
M.Bedroom FF / Kitchen/GF	AAC Timber Framed Above Plasterboard 75mm	27.00	No Insulation		Cork Tiles or Parquetry 8mm
WVRM Bed/GF	AAC Timber Framed Above Plasterboard 75mm	0.32	No Insulation		Cork Tiles or Parquetry 8mm
WVRM Bed/GF / Pantry-GF	AAC Timber Framed Above Plasterboard 75mm	4.85	No Insulation		Cork Tiles or Parquetry 8mm
InsM Bed/GF / Kitchen/GF	AAC Timber Framed Above Plasterboard 75mm	7.62	No Insulation		Cork Tiles or Parquetry 8mm
Bath-FF / Entry-GF	AAC Timber Framed Above Plasterboard 75mm	2.09	No Insulation		Cork Tiles or Parquetry 8mm
Bath-FF / Bath/GF	AAC Timber Framed Above Plasterboard 75mm	0.21	No Insulation		Cork Tiles or Parquetry 8mm
Bath-FF / Home Cinema-GF	AAC Timber Framed Above Plasterboard 75mm	8.31	No Insulation		Cork Tiles or Parquetry 8mm
Bedroom 2 FF / Entry-GF	AAC Timber Framed Above Plasterboard 75mm	4.80	No Insulation		Cork Tiles or Parquetry 8mm
Bedroom 2 FF / Guest-GF	AAC Timber Framed Above Plasterboard 75mm	7.43	No Insulation		Cork Tiles or Parquetry 8mm
Bedroom 2 FF / Bath/GF	AAC Timber Framed Above Plasterboard 75mm	3.26	No Insulation		Cork Tiles or Parquetry 8mm
Bedroom 2 FF	Suspended AAC (75mm) Timber Frame 75mm	0.83	Totally Openly Insulation Gap. Up to Floor R2.5		Cork Tiles or Parquetry 8mm

0108B264 NHERS Certificate		Star Rating as of 20 April 2021	
			
Location	Construction	Area [m ²]	Sub-floor ventilation Added insulation (R-value) Covering
Bedroom 3-FF / Garage-GF	AAC Timber Framed Above Plasterboard 75mm	13.50	Bulk Insulation R2.5 Cork Tiles or Parquetry Brmn
Bedroom 3-FF / Entry-GF	AAC Timber Framed Above Plasterboard 75mm	1.03	No Insulation Cork Tiles or Parquetry Brmn
Bedroom 3-FF	Suspended AAC (75mm) Timber Frame 75mm	2.89	Totally Open Bulk Insulation, Gap to Floor R2.5 Cork Tiles or Parquetry Brmn
Ceiling type			
Location	Construction methodology	Bulk Insulation R-value (may include edge batt values)	Reflective wrap/ system
Garage-GF	AAC Timber Framed Above Plasterboard	Bulk Insulation R2.5	
Entry-GF	AAC Timber Framed Above Plasterboard	No Insulation	
Stairs-GF	AAC Timber Framed Above Plasterboard	No Insulation	
Guest Bed-GF	Plasterboard on Timber	Bulk Insulation RS	
Guest Bed-GF	AAC Timber Framed Above Plasterboard	No Insulation	
BathVf-BG	Plasterboard on Timber	Bulk Insulation RS	
BathVf-BG	AAC Timber Framed Above Plasterboard	No Insulation	
Halls Corridor-GF	Plasterboard on Timber	Bulk Insulation RS	
 Building details.	Plasterboard	No Insulation	
	Plasterboard	Bulk Insulation RS	
	Plasterboard	No Insulation	
	Plasterboard	No Insulation	
	Plasterboard	No Insulation	
	Plasterboard	Bulk Insulation RS	
	Plasterboard	Bulk Insulation RS	
	Plasterboard	Bulk Insulation RS	
	Plasterboard	Bulk Insulation RS	
	Plasterboard	Bulk Insulation RS	

* Refer to glazing
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 2021

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091188226 NHERF Certificate

7 Star Rating as of 20 Apr 2025

Celling penetrations*

Location	Quantity	Type	Diameter [mm]	Scaled/demounted
Entry-GF	5	Downlights - LED	0	Sealed
Stairs-GF	1	Downlights - LED	0	Sealed
Guest Bed-GF	5	Downlights - LED	0	Sealed
Bath/G Bed-GF	2	Downlights - LED	0	Sealed
Home Cinema-GF	4	Downlights - LED	0	Sealed
Kitchen/Din-GF	22	Downlights - LED	0	Sealed
Alumni/Fam/Din-GF	1	Exhaust Fans	350	Sealed
WC-GF	1	Downlights - LED	0	Sealed
WC-GF	1	Exhaust Fans	350	Sealed
Parity-GF	2	Downlights - LED	0	Sealed
Lobby-GF	2	Downlights - LED	0	Sealed
Lobby-GF	1	Exhaust Fans	350	Sealed
Stairs/Vest-FF	5	Downlights - LED	0	Sealed
Study-FF	6	Downlights - LED	0	Sealed
M Bedroom-FF	11	Downlights - LED	0	Sealed
WIRRM Bed-FF	2	Downlights - LED	0	Sealed
Era/M Bed-FF	2	Downlights - LED	0	Sealed
Era/M Bed-FF	1	Exhaust Fans	350	Sealed
Bath-FF	5	Downlights - LED	0	Sealed
Bath-FF	1	Exhaust Fans	350	Unsealed
Bedroom 2-FF	7	Downlights - LED	0	Sealed
Bedroom 3-FF	7	Downlights - LED	0	Sealed


Celling fans

Location	Quantity	Diameter [mm]
Guest Bed-GF	1	1200
Home Cinema-GF	1	1200
Kitchen/Fam/Din-GF	1	1200
M Bedroom-FF	1	1200
Bedroom 2-FF	1	1200

* Refer to legacy

Generated on 20 Apr 2025 using BERS Pro v5.24 (3.23) for Unit Lot, 10 Lockwood Avenue, FRENCHS FOREST, NSW, 2085

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6018826404 nanERCS Certificate		3 Star Rating as of 26 April 2025			
Location		Quantity		Diameter [mm]	
Bedroom 3-FF		1		1200	

Roof type					
Construction	Added insulation [R-value]	Solar absorbance	Roof shade [colour]		
Corrugated Iron Timber Frame	Bulk, Reflective Side Down, No Air Gap Above R1.3	0.50	Medium		
Corrugated Iron Timber Frame	Bulk, Reflective Side Down, No Air Gap Above R1.3	0.67	Dark		

Thermal bridging schedule for steel frame elements						
Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]		
No Data Available						

Appliance schedule
(not applicable if a Whole of Home performance assessment is not conducted for this certificate)
Note: A Nat assessment of 90Wm² is used for lighting, therefore lighting is not included in the appliance schedule.

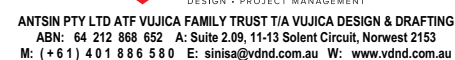
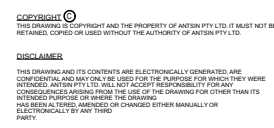
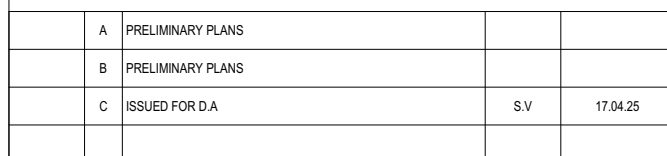
Cooling system						
Appliance system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity		
No Data Available						

Heating system						
Appliance system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity		
No Data Available						

Hot water system						
Appliance system type	Fuel type	Hot Water CER Zone	Minimum efficiency /STC	<div> <div>Zone 3</div> <div>Zone 3 Substitution tolerance ranges</div> <div> <div>lower limit</div> <div>upper limit</div> </div> </div>	Assessed daily load [litres]	
No Data Available						

0011886264 NATURES Certificate		7 Star Rating as of 29 Apr 2025			
Poolspa equipment					
Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity		
No Data Available					
Onsite Renewable Energy Schedule					
System Type	Orientation	System Size Or Generation Capacity			
No Data Available					
Battery Schedule					
System Type	Size (Battery Storage Capacity)				
No Data Available					

[illegible]



DESIGNED: S.V	DRAWN BY: M.Z
CHECKED: S.V	
SCALE: @A3	DATE: 1/05/2025
PROJECT No.	PN24060 25 - 938
DRAWING No: 24 / 24	