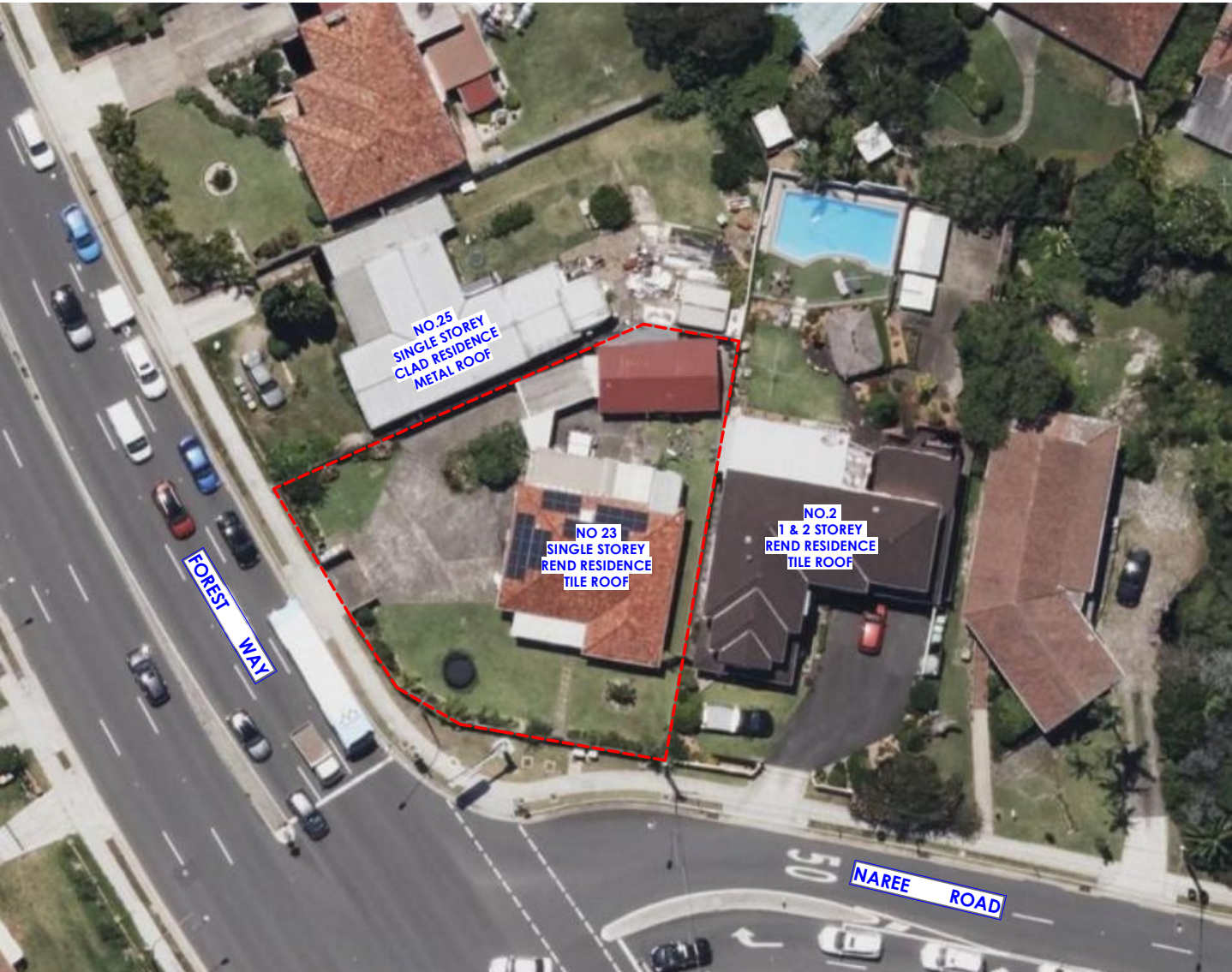


**DEVELOPMENT APPLICATION (DA) FOR DEMOLITION OF EXISTING SINGLE STOREY GARAGE
AND CONSTRUCTION OF A DETACHED SECONDARY DWELLING
AT 23 FOREST WAY, FRENCHS FOREST, NSW 2086
LOT B & DP 377587**



PROJECT	23 Forest Way , Frenchs Forest,				
BASIX NOTES: DWELLING (Granny Flat)					
ITEM	TYPE	INSULATION / RATING/ SIZE			
FLOOR	CSOG	N/A			
EXTERNAL WALL	BRICK VENEER	R 2.0			
ROOF	METAL DECK ROOF	R 1.3			
CEILING	FLAT	R 4.0			
WINDOWS	ALUMINUM FRAME -CLEAR GLASS	WINDOW TYPE		U VALUE	SHGC
		Aluminium B SG Clear		6.7	0.7
WATER	ALL SHOWER HEAD	4 STAR			
	ALL TOILET FLUSHING SYSTEMS	4 STAR			
	ALL KITCHEN TAPS	4 STAR			
	ALL BATH ROOM TAPS	4 STAR			
	RAINWATER TANK	1000L			
ENERGY	HOT WATER SYSTEMS	GAS INSTANTANEOUS 5 STAR			
	AIR CONDITION	1 PHASE 2.5 STAR AVERAGE ZONE			
	COOKING	GAS COOKTOP ELECTRIC OVEN			
	LIGHTING	LED			
ALTERNATIVE ENERGY	PHOTOVOLTAIC SYSTEM	n/a			

ARCHITECTURAL DRAWING LIST			
SHEET NO.	SHEET NAME	REVISION	ISSUE DATE
A01	COVER SHEET	F	13/05/2025
A02	GENERAL NOTES	F	13/05/2025
A03	SITE SURVEY	F	13/05/2025
A04	DEMOLITION PLAN	F	13/05/2025
A05	SITE PLAN & SITE ANALYSIS	F	13/05/2025
A06	GROUND FLOOR PLAN	F	13/05/2025
A07	ROOF PLAN & DOORS/WINDOWS SCHEDULE	F	13/05/2025
A08	ELEVATIONS & SECTIONS	F	13/05/2025
A09	SHADOW DIAGRAM - SHEET 1	F	13/05/2025
A10	SHADOW DIAGRAM - SHEET 2	F	13/05/2025
A11	SHADOW DIAGRAM - SHEET 3	F	13/05/2025
A12	NOTIFICATION PLAN	F	13/05/2025
A13	BASIX & NATHERS CERTIFICATE - SHEET 1	F	13/05/2025
A14	BASIX & NATHERS CERTIFICATE - SHEET 2	F	13/05/2025

GENERAL NOTES:

- Do not scale drawings & refer to written dimensions only.
- All dimensions are in millimetres.
- All levels to Australian Height Datum.
- All dimensions, levels, areas, boundaries and contours to be checked & verified before commencement of work. Notify any discrepancies, errors or omissions to attention of the Architect.
- Drawings shall not be used for construction purposes until issued for construction.

- All works to comply with the National Construction Code (NCC) and the Australian Standards (including amendments).
- All drawings to be read in conjunction with drawings, reports and specifications of the specialist consultants including but not limited to: Structural, Hydraulics, Electrical, Mechanical, Fire, Stormwater, Access, BASIX, Acoustics, Landscape & Survey.
- Where services drawings are required, those drawings/details precedence over Architectural drawings.
- All services to be located and verified by the builder with the relevant Authorities prior to the commencement of any building work.

CLIENT: Mr. Jasbir Dayal & Mrs. Kamaljit Kaur

PROJECT ADDRESS:
23 FOREST WAY, FRENCHS FOREST, NSW 2086

THESE DRAWINGS HAVE BEEN ISSUED FOR DEVELOPMENT APPLICATION ONLY

DRAWING TITLE:

COVER SHEET

PROJECT No: 2342
SCALE: AS NOTED @ A3

A01

F

N

ISSUE	AMENDMENT	DATE
A	PRELIMINARY ISSUE	25/03/2025
B	DRAFT DA SET	26/03/2025
C	ISSUED FOR DA	22/04/2025
D	ISSUED FOR DA	29/04/2025
E	ISSUED FOR DA	13/05/2025
F	ISSUED FOR DA	13/05/2025

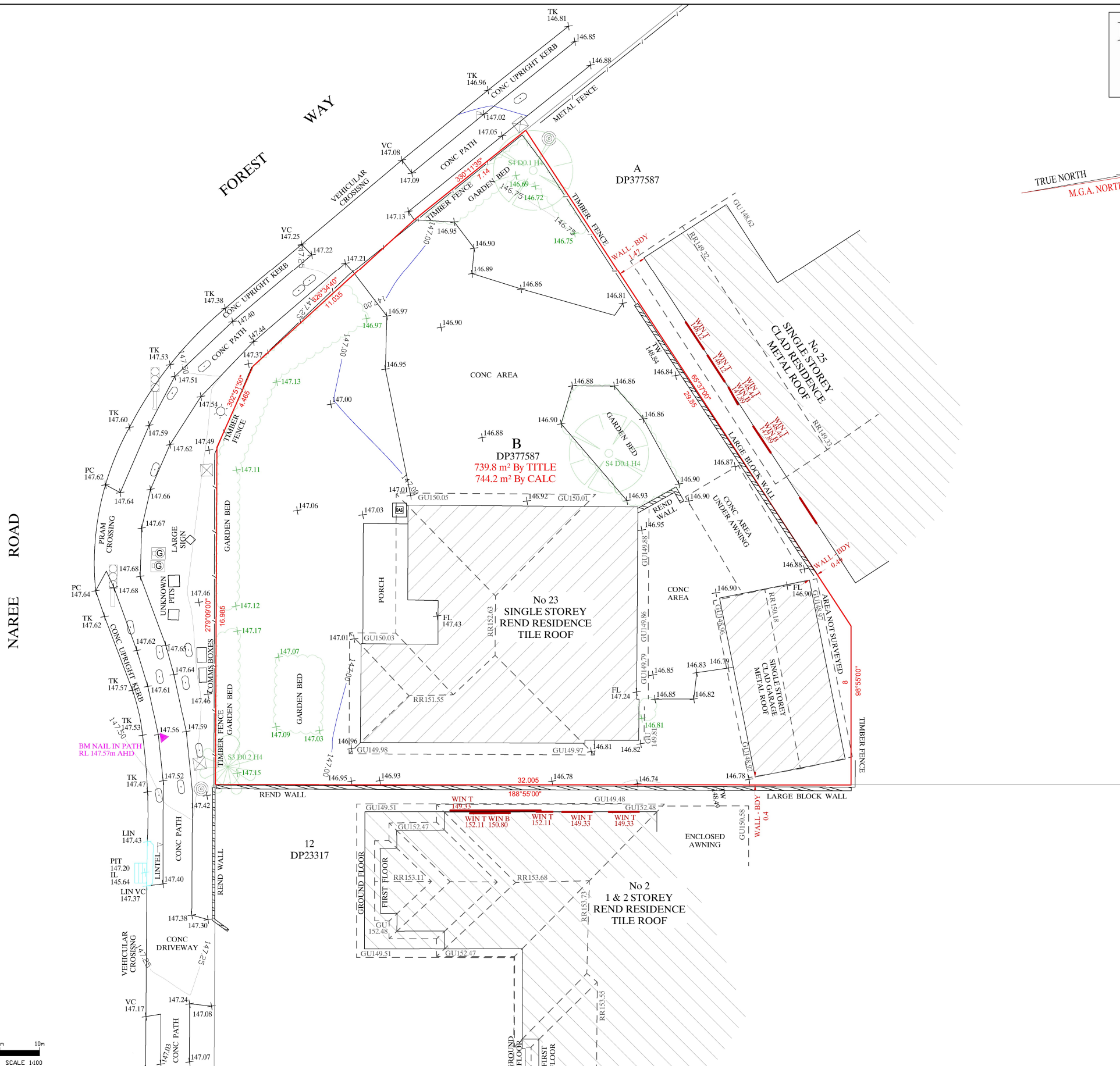
BUILDING DESIGN SAFETY NOTES THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THIS PROJECT. THIS INCLUDES (BUT IS NOT LIMITED TO): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, OPERATORS, MAINTAINORS, RENOVATORS, DEMOLISHERS ETC.			
1. FALLS, SLIPS & TRIPS A) WORKING AT HEIGHTS • During Construction Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than 2 m. However, construction of this building will require workers to be working at heights where a fall in excess of two meters is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two meters is a possibility. • During operation or maintenance For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two meters is possible . Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. B) SLIPPERY OR UNEVEN SURFACES All the floor finishes have been selected by the Builder/Owner. The Architect has not been involved in the selection of surface finishes. The owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004. C) STEPS, LOOSE OBJECTS AND UNEVEN SURFACES Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to the workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.	3. FALLING OBJECTS A) LOOSE MATERIALS OR SMALL OBJECTS Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below: 1. Prevent or restrict access to areas below where the work is being carried out. 2. Provide toeboards to scaffolding or work platforms. 3. Provide protective structure below the work area. 4. Ensure that all persons below the work area have Personal Protective Equipment (PPE). During Construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should insure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility. B) BUILDING COMPONENTS: Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted. 4. MANUAL TASKS Components within this design with a mass excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specifications. 5. SERVICES Rupture of services during excavation or other activity creates a variety of risks including release of hazardous materials. Existing services are located on and around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. A) LOCATIONS WITH UNDERGROUND POWER: Underground power lines may be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.	B) LOCATIONS WITH OVERHEAD POWER LINES: Overhead power lines may be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright colored tape or signage should be used or a protective barrier provided. 6. HAZARDOUS SUBSTANCES A) ASBESTOS For alterations to a building constructed prior to 1990: 1990 - it therefore may contain asbestos 1983 - it therefore is likely to contain asbestos Asbestos can be in cladding material or in fire retardant insulation material. In either case, the Builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure. B) POWDERED MATERIALS Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear PPE including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material. C) TREATED TIMBER The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, maintenance or demolition should ensure good ventilation and wear PPE including protection against inhalation of harmful materials when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber. D) VOLATILE ORGANIC COMPOUNDS Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. PPE may also be required. The manufacturer's recommendations for use must be carefully considered at all times. E) SYNTHETIC MINERAL FIBRE Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with skin, eyes or other sensitive parts of the body. PPE including protection against inhalation of harmful materials should be used when installing, removing or working near bulk insulation material. F) TIMBER FLOORS This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. PPE may also be required. The manufacturer's recommendations for use must be carefully considered at all times.	7. PUBLIC ACCESS Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised. 8. HIGH RISK ACTIVITY All electrical work should be carried out in accordance with the code of Practice: Managing Electrical risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work using plant should be carried out in accordance with Code of Practice: Managing risks of plant at the workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies. 9. CONFINED SPACES A) EXCAVATION Construction of this building and some maintenance on this building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided. B) ENCLOSED SPACES For buildings with enclosed spaces where maintenance or other access may be required. Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided. C) SMALL SPACES For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces. 10. OPERATIONAL USE OF BUILDING - RESIDENTIAL BUILDINGS This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

<div><div>LEGEND</div><table><tr><td>AC</td><td>Air Conditioner as per BASIX</td></tr><tr><td>BC</td><td>Brick Column</td></tr><tr><td>BG</td><td>Box Gutter</td></tr><tr><td>BM</td><td>Bench Mark</td></tr><tr><td>CSD</td><td>Cavity sliding door</td></tr><tr><td>DP</td><td>Down Pipe</td></tr><tr><td>DPR</td><td>Down Pipe with Rain Water Head</td></tr><tr><td>DPS</td><td>Down Pipe with spreader</td></tr><tr><td>DW</td><td>Dishwasher</td></tr><tr><td>EG</td><td>Eaves Gutter</td></tr><tr><td>GM</td><td>Gas Meter</td></tr><tr><td>GSIP</td><td>Greated Surface inlet Pit</td></tr><tr><td>H</td><td>Hydrant</td></tr><tr><td>HWS</td><td>Hot water unit as per BASIX</td></tr><tr><td>JB</td><td>Junction Pit</td></tr><tr><td>KIP</td><td>Kerb inlet Pit</td></tr><tr><td>MH</td><td>Manhole</td></tr><tr><td>MV</td><td>Microwave</td></tr><tr><td>NS</td><td>Natural Surface</td></tr><tr><td>PC</td><td>Pram Crossing</td></tr><tr><td>RWT</td><td>Rain water tank as per BASIX</td></tr><tr><td>S</td><td>Sewer</td></tr><tr><td>T</td><td>Tree</td></tr><tr><td>TEL</td><td>Telstra Pit</td></tr><tr><td>VC</td><td>Vehicle crossing</td></tr><tr><td>WM</td><td>Washing Machine</td></tr><tr><td>WMT</td><td>Water Meter</td></tr></table></div>	AC	Air Conditioner as per BASIX	BC	Brick Column	BG	Box Gutter	BM	Bench Mark	CSD	Cavity sliding door	DP	Down Pipe	DPR	Down Pipe with Rain Water Head	DPS	Down Pipe with spreader	DW	Dishwasher	EG	Eaves Gutter	GM	Gas Meter	GSIP	Greated Surface inlet Pit	H	Hydrant	HWS	Hot water unit as per BASIX	JB	Junction Pit	KIP	Kerb inlet Pit	MH	Manhole	MV	Microwave	NS	Natural Surface	PC	Pram Crossing	RWT	Rain water tank as per BASIX	S	Sewer	T	Tree	TEL	Telstra Pit	VC	Vehicle crossing	WM	Washing Machine	WMT	Water Meter	<div><div>SYMBOLS</div><table><tr><td>Smoke Alarm</td><td></td></tr><tr><td>Mechanical Vent</td><td></td></tr><tr><td>Floor Waste</td><td></td></tr><tr><td>Set-out point</td><td></td></tr><tr><td>Fall</td><td></td></tr><tr><td>Slab step</td><td></td></tr><tr><td>Tap water</td><td></td></tr><tr><td>Tap Gas</td><td></td></tr><tr><td>Tap</td><td></td></tr><tr><td>Man Hole</td><td></td></tr></table></div>	Smoke Alarm		Mechanical Vent		Floor Waste		Set-out point		Fall		Slab step		Tap water		Tap Gas		Tap		Man Hole		<div><div>NOTES</div><p>The following building elements need to be installed as per manufactureres specifications and requirements.</p><ul style="list-style-type: none">• Roofing• Capping• Gutters• Fascias• Eaves• Flashings• Downpipes• Brick veneer• Aluminium Doors & Windows• Panel lift doors• Hot water system-mounted on brick wall with recessed kit.• Air Conditioner• Solar panels & inverters• Rain water tank• Smoke alarms• Mechanical vents• Fence</div>	<div><div>Building Specifications – NCC 2022 – ABCB Housing Provisions</div><p>Site preparation: Termite risk Management - Termite management system to be provided in accordance with HP Part 3.5 and AS 3660.1 and/or AS 3660.3. Drainage - Drainage to site to comply with HP Part 3.3 OR AS/NZS 3500.3 in accordance with NCC 2022 H2D2. Masonry - Vertical articulation joints - Masonry articulation joints to be provided as specified in HP 5.6.8 or AS 4773.2 or AS 3700. Frame - Timber Frames & Trusses – Designed and constructed to AS/NZS 1170.1 – 2002, AS/NZS 1170.2 – 2021, AS 1684.2 – 2021, AS 1720.1 – 2010, AS 1720.5 – 2015 and AS 4440 -2004 -Installation of nailplated timber roof trusses. Frame - Steel Frames - Designed and constructed to NASH Part 1 & 2, AS 4100 & AS/NZS 4600. Subfloor ventilation - Sub-floor ventilation and clearance compliance with NCC Housing Provisions Part 6.2. Gutters & downpipes - Downpipes & Gutters to comply with NCC Housing Provisions Part 7.4 OR AS/NZS 3500.3. Timber and composite wall cladding - Cladding material to be in accordance with HP Part 7.5 OR for AAC-AS 5146.1 OR for metal wall cladding AS 1562.1. Roof and wall cladding - All Roof and wall cladding to be designed and installed in accordance with NCC 2022 H1D7. Glazing - All glazing to be in accordance with H1D8 & H2D7 of the NCC Volume Two, Section 8 of the Housing Provisions & Australian Standards AS 1288, 2047, 4055. (Basix requirements to be addressed also) Health and amenity: Wet area waterproofing - Wet area in accordance with H4D1, H4D2 & H4D3 of the NCC Volume Two and Part 10.2 of the Housing Provisions OR Clauses 10.2.1 to 10.2.6 & 10.2.12 and AS 3740. Floor Waste - Wet Area - All provided floor waste to have floor falls to them between 1:50 – 1:80 as per NCC Housing Provisions Clause 10.2.12. External waterproofing - External waterproofing for roofing systems on flat roofs, roof terraces, balconies and terraces and other similar horizontal surfaces located above internal spaces of a building compliant with NCC Volume 2 H2D8 & AS 4654.1 & 2. Condensation management: External wall construction - Where pliable building membrane in installed in an external wall it is comply with HP 10.8.1 and AS 4200.1 & 2. Exhaust systems:<ul style="list-style-type: none">• The bathroom &/or sanity compartment/s with an exhaust system and NOT provided with complaint natural ventilation must be interlocked to rooms light switch and have off timer set for 10 minutes after the light is switched off.• The room/s with an exhaust system and not provided with compliant natural ventilation must be provided with make-up air from adjacent room of 14,000mm2 which is approx. a 20mm undercut of a 700mm door or 18mm from an 820mm door.• The exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of— (a) 25 L/s for a bathroom or sanitary compartment; and (b) 40 L/s for a kitchen or laundry.Ventilation of roof spaces - In climate zones 6, 7 & 8 a roof space must be ventilated in accordance with HP Part 10.8.3. Safe movement and access: Stairway and ramp construction - Stairways and ramps to be constructed to HP Part 11.2. Barrier and handrails:<ul style="list-style-type: none">• Barrier and handrails to be constructed to HP Part 11.3.• Handrail to stairs having a change in elevation exceeding 1m required to be provided at a height not less than 865mm to NCC Housing Provisions Clause 11.3.5.• Bedroom windows where the FFL is 2m or more above the surface beneath are to have window restrictors OR screens (crim-safe style mesh) installed as per NCC Housing Provisions Clause 11.3.7.• Windows other than bedroom with FFL 4m or more above adjacent surface to have sill or barrier minimum 865mm above FFL as per NCC Housing Provisions Clause 11.3.8.HP = ABCB Housing Provisions Disclaimer: Please refer the appropriate NCC, Housing Provisions, Australian Standards for full details</p></div>
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<div><ul style="list-style-type: none">• ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL & STORMWATER DESIGN, DRAWINGS AND DETAILS PREPARED BY THE ENGINEER• ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE BASIX & NATHERS CERTIFICATE</div>	<div><p>ALL BUILDING WORKS TO COMPLY WITH:</p><ul style="list-style-type: none">• NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022• HOUSING PROVISIONS STANDARD 2022• ALL RELEVANT AUSTRALIAN STANDARDS (INCLUDING AMENDMENTS)</div>																																																																												

<div>RAJNI SIKRI ARCHITECTS</div> <div>— FROM CONCEPT TO COMPLETION —</div>	M: 0490 505 091 E: projects@rajnisikriarchitects.com.au	<div>GENERAL NOTES:</div> <div><div><div>• Do not scale drawings & refer to written dimensions only.</div><div>• All dimensions are in millimetres.</div><div>• All levels to Australian Height Datum.</div><div>• All dimensions, levels, areas, boundaries and contours to be checked & verified before commencement of work. Notify any discrepancies, errors or omissions to attention of the Architect.</div><div>• Drawings shall not be used for construction purposes until issued for construction.</div></div><div><div>• All works to comply with the National Construction Code (NCC) and the Australian Standards (including amendments).</div><div>• All drawings to be read in conjunction with drawings, reports and specifications of the specialist consultants including but not limited to: Structural, Hydraulics, Electrical, Mechanical, Fire, Stormwater, Access, BASIX, Acoustics, Landscape & Survey.</div><div>• Where services drawings are required, those drawings/details precedence over Architectural drawings.</div><div>• All services to be located and verified by the builder with the relevant Authorities prior to the commencement of any building work.</div></div></div>	CLIENT: Mr. Jasbir Dayal & Mrs. Kamaljit Kaur	DRAWING TITLE: GENERAL NOTES	A02	ISSUE	AMENDMENT	DATE		
	ABN: 61 678 773 236 NSW ARCHITECT REGISTRATION NO.11754		PROJECT ADDRESS: 23 FOREST WAY, FRENCHS FOREST, NSW 2086			A	PRELIMINARY ISSUE	25/03/2025		
						B	DRAFT DA SET	26/03/2025		
						C	ISSUED FOR DA	22/04/2025		
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						E	ISSUED FOR DA	13/05/2025		
						F	ISSUED FOR DA	13/05/2025		



TRUE NORTH
M.G.A. NORTH



I HEREBY CERTIFY THE BOUNDARIES SHOWN
HEREON ARE TRUE AND CORRECT AT THE TIME
OF SURVEY AND ARE SURVEYED BOUNDARIES.

T. Sigley
SIGNED: TIMOTHY J. SIGLEY
REGISTERED LAND SURVEYOR: SL009054
SURVEYING & SPATIAL INFORMATION ACT 2002



PROJECT No:
25031
SHEET 1 of 1

DETAIL & CONTOUR SURVEY
LOT B IN DP377587
No. 23 FOREST WAY FRENCHS
FOREST 2086
LGA: NORTHERN BEACHES

CLIENT: JASBIR S. & KAMALJIT K. DAYAL
FIELD: RH DRAFT: RH ORIGIN OF LEVELS:
APPROVED: TJS PM6975 RL 147.316m
SURVEY DATE: 12.02.25 CONTOURS: 0.25
DATUM: AHD SCALE: 1:100 @ A1

SYMBOLS:-
KERB OUTLET
TEL. COMMS PIT
POWER POLE
LIGHT POLE
MANHOLE

WATER METER
WATER HYDRANT
SEWER LAMP HOLE
VENT
GARBAGE BIN
SIGN

STOP VALVE
GAS MAIN
GAS PIT
SEWER VENT
ELECTRIC BOX
TRAFFIC LIGHT

TRAFFIC PIT
ELECTRIC PILLAR
SEWER MAIN
TENANCE SHAFT
INSPECTION PIT

ABBREVIATIONS:
BB BOTTOM OF BANK
BOL BOLLARD
BM BENCHMARK
BK BACK OF KERB
DG DUTCH GABLE
EAV EAVE
EB EDGE OF BITUMEN

FL FLOOR LEVEL
GU TOP OF GUTTER
IL INVERT LEVEL
KO KERB OUTLET
PC PRAM CROSSING
PI INVERT
PO PIPE OVERT

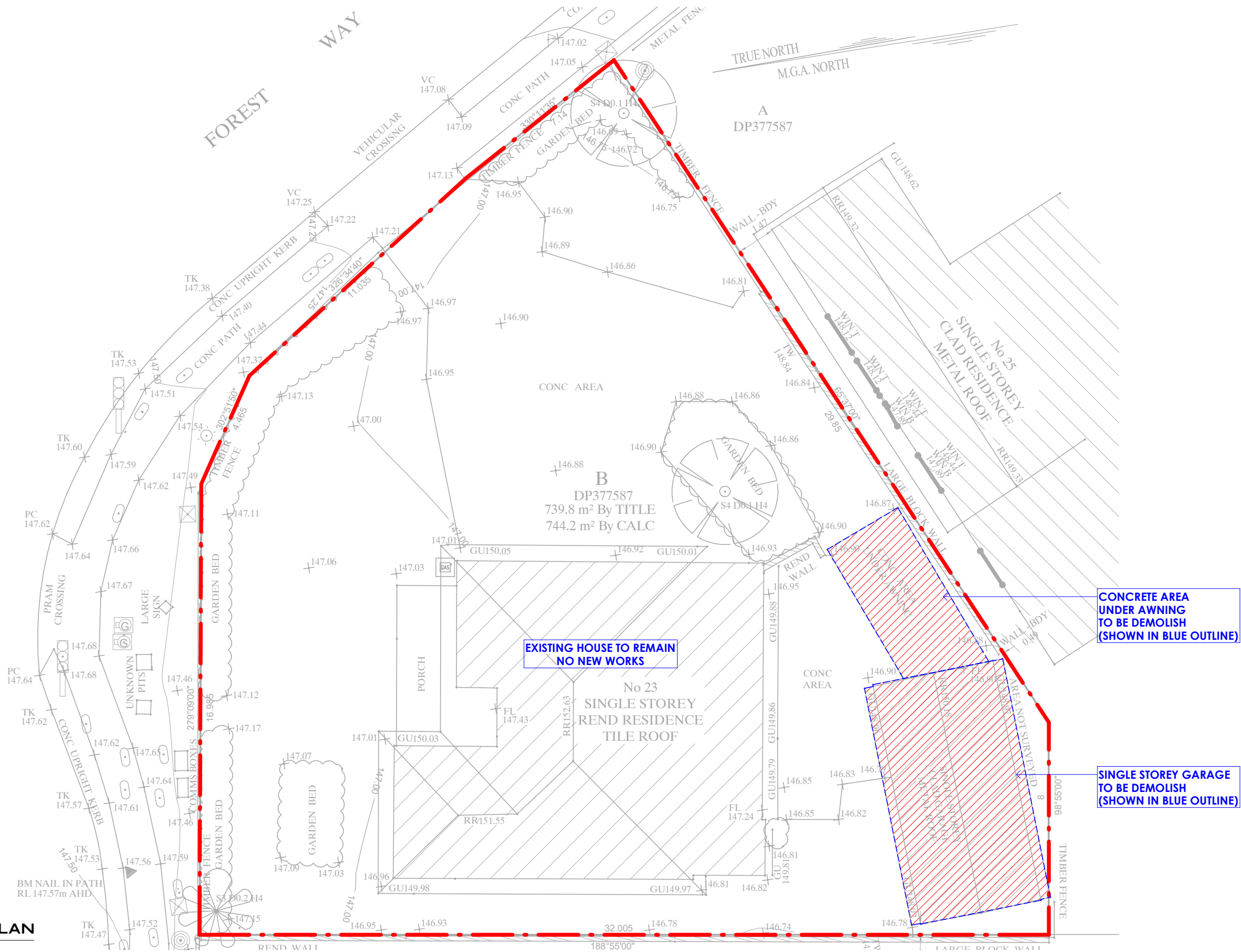
RR ROOF RIDGE
TB TOP OF BANK
TK TOP OF KERB
TW TOP OF WALL
VC VEHICULAR CROSSING
WINT TOP OF WINDOW
WIN B BOTTOM OF WINDOW

Notes: Boundaries must be defined prior to any construction. Appropriate authorities must be contacted prior to construction approximate area shown only. Bearings relate to north point in red. Accuracy of features on this plan must be verified by "Radon Associates" prior to use for any purpose other than survey purpose. Features include but not limited to trees, pits, buildings, services and other improvements. Only visible services have been located. Contours and spot heights indicate general topography only. Tree spreads & trunk diameters shown are diagrammatic only and tree heights are estimated. Only visible improvements/services will be shown. Survey correct to date shown as "survey date". Information contained in this plan belongs to "Radon Associates" and may not be distributed in any way or form without prior permission from "Radon Associates", this survey is supervised by registered surveyor Timothy J. Sigley. SL009054. This note is an integral part of this plan including subsequent sheets.

REVISION	DATE	COMMENT
00	21.02.2025	ORIGINAL



**RADON
ASSOCIATES**
PTY LTD
ABN: 48 646 664 324
E: info@radonassociates.com.au
M: 0406 768 242



DEMOLITION PLAN

Scale: 1 : 150

NOTES:

- ALL DEMOLITION TO BE CARRIED OUT BY LICENSED CONTRACTORS
- DEMOLITION TO COMPLY WITH AS2601-2001

GENERAL NOTES:

- Do not scale drawings & refer to written dimensions only.
- All dimensions are in millimetres.
- All levels to Australian Height Datum.
- All dimensions, levels, areas, boundaries and contours to be checked & verified before commencement of work. Notify any discrepancies, errors or omissions to attention of the Architect.
- Drawings shall not be used for construction purposes until issued for construction.

- All works to comply with the National Construction Code (NCC) and the Australian Standards (including amendments).
- All drawings to be read in conjunction with drawings, reports and specifications of the specialist consultants including but not limited to: Structural, Hydraulics, Electrical, Mechanical, Fire, Stormwater, Access, BASIX, Acoustics, Landscape & Survey.
- Where services drawings are required, those drawings/details precedence over Architectural drawings.
- All services to be located and verified by the builder with the relevant Authorities prior to the commencement of any building work.

CLIENT: Mr. Jasbir Dayal & Mrs. Kamaljit Kaur

PROJECT ADDRESS:
23 FOREST WAY, FRENCHS FOREST, NSW 2086

THESE DRAWINGS HAVE BEEN ISSUED FOR
DEVELOPMENT APPLICATION ONLY

DRAWING TITLE:
DEMOLITION PLAN

PROJECT No: 2342
SCALE: AS NOTED @ A3

A04

F



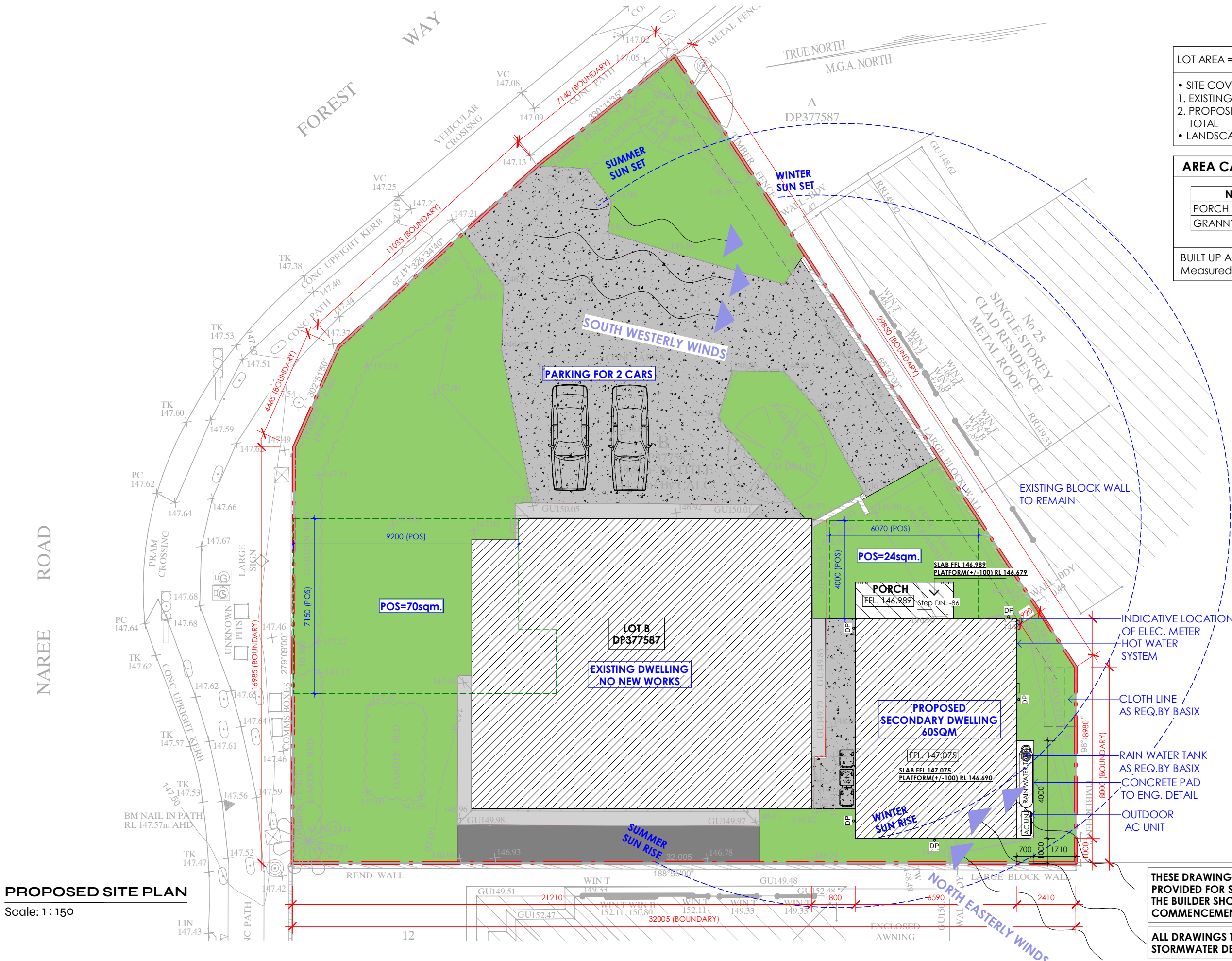
ISSUE	AMENDMENT	DATE
A	PRELIMINARY ISSUE	25/03/2025
B	DRAFT DA SET	26/03/2025
C	ISSUED FOR DA	22/04/2025
D	ISSUED FOR DA	29/04/2025
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F	ISSUED FOR DA	13/05/2025

LOT AREA = 744.2 sqm (by CALC.)	PROPOSED
• SITE COVERAGE	
1. EXISTING DWELLING	163 sqm
2. PROPOSED SECONDARY DWELLING	65.18 sqm
TOTAL	228.2 sqm(30.7%)
• LANDSCAPE AREA	314 sqm(42.2%)

AREA CALCULATIONS FOR BUILDER

Name	Area in sqm.	Area in squares
PORCH	6.00 m²	0.65
GRANNY	59.18 m²	6.37
	65.18 m²	7.02

BUILT UP AREA:
Measured from outside face of external wall



THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE SURVEY PROVIDED FOR SITE BOUNDARIES, LEVELS, EASEMENTS, SERVICES ETC. THE BUILDER SHOULD CHECK ANY INCONSISTENCIES PRIOR TO COMMENCEMENT OF ANY WORK ON SITE.

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL & STORMWATER DESIGN, DRAWINGS AND DETAILS

GENERAL NOTES:

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- All services to be located and verified by the builder with the relevant Authorities prior to the commencement of any building work.

CLIENT: Mr. Jasbir Dayal & Mrs. Kamaljit Kaur

PROJECT ADDRESS:
23 FOREST WAY, FRENCHS FOREST, NSW 2086

THESE DRAWINGS HAVE BEEN ISSUED FOR
DEVELOPMENT APPLICATION ONLY

DRAWING TITLE:
SITE PLAN & SITE ANALYSIS

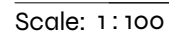
PROJECT No: 2342
SCALE: AS NOTED @ A3

A05

F




ISSUE	AMENDMENT	DATE
A	PRELIMINARY ISSUE	25/03/2025
B	DRAFT DA SET	26/03/2025
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E	ISSUED FOR DA	13/05/2025
F	ISSUED FOR DA	13/05/2025



- ALL ROOF CLADDING IS TO BE IN ACCORDANCE WITH AS.1562.1
- ALL GUTTERS & DOWNPIPES TO COMPLY WITH NCC PART 7.4 AND AS/NZS 3500.3: 2021
- ALL ROOF AND WALL CLADDING TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NCC 2022 H1D7
- ROOFSHEETING, CAPPING, GUTTERS, FASCIA & DOWNPIPES
TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
- ALL DOWN PIPES TO JOIN COUNCIL'S STORM WATER SYSTEM.
- ALL DOWNPIPES TO BE PVC, CIRCULAR & PLUMBER TO CONNECT THE DP'S TO GUTTER.
- LOCATION OF DOWN PIPES IS INDICATIVE ONLY, TO BE COORDINATED ON SITE BY THE PLUMBER.

MIN. PITCH REQUIREMENTS FOR METAL ROOFING PROFILES TO NCC PART 7.2



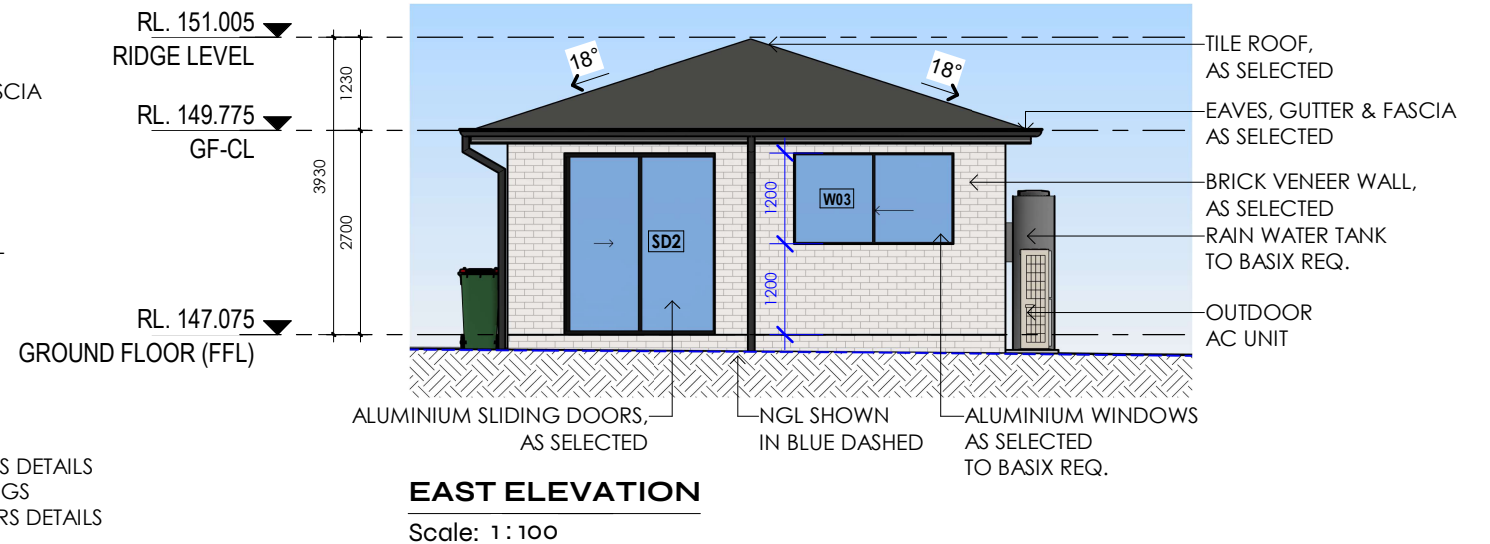
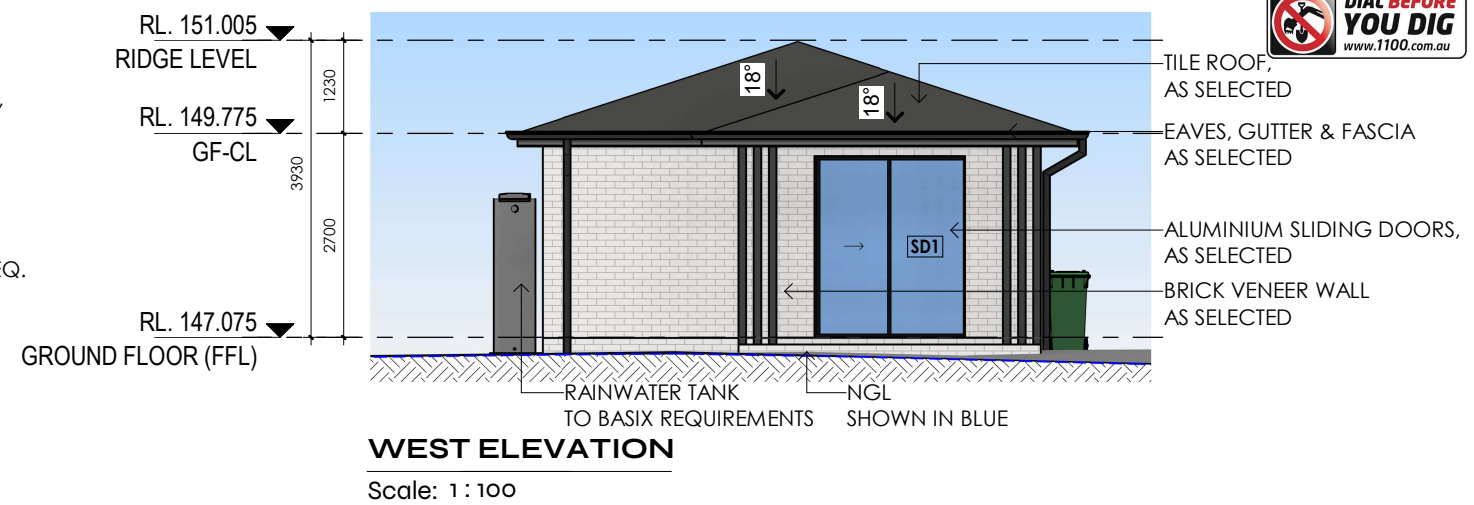
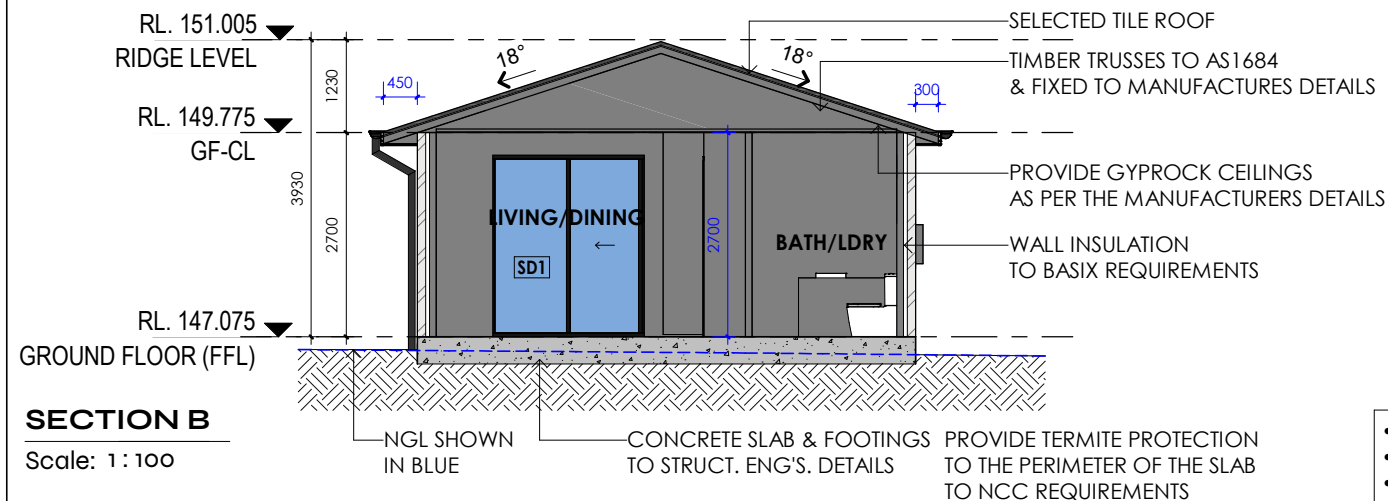
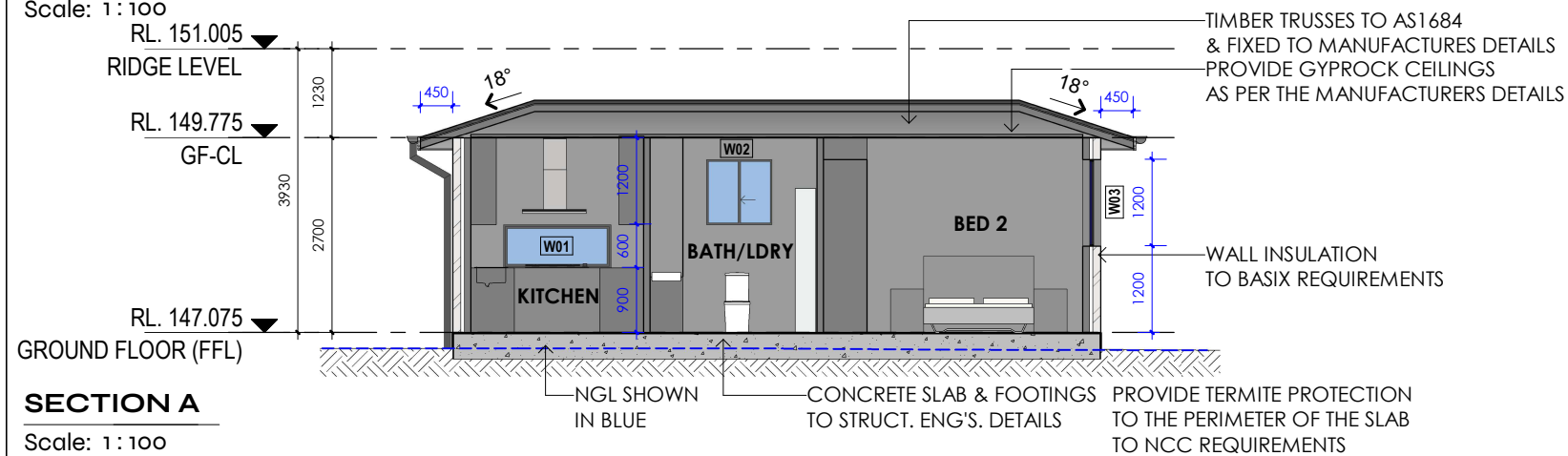
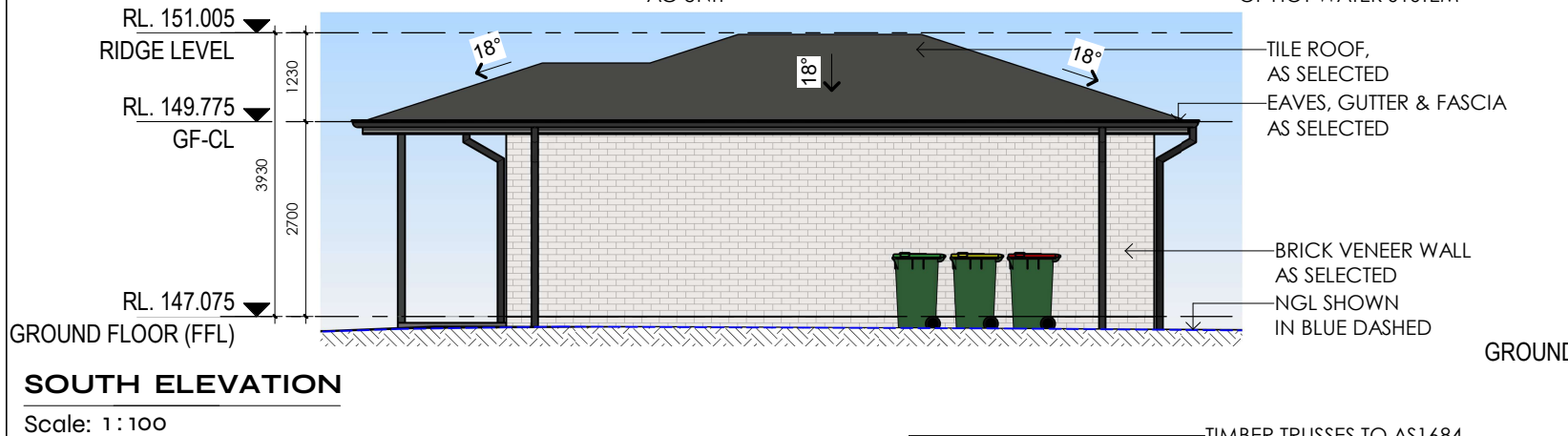
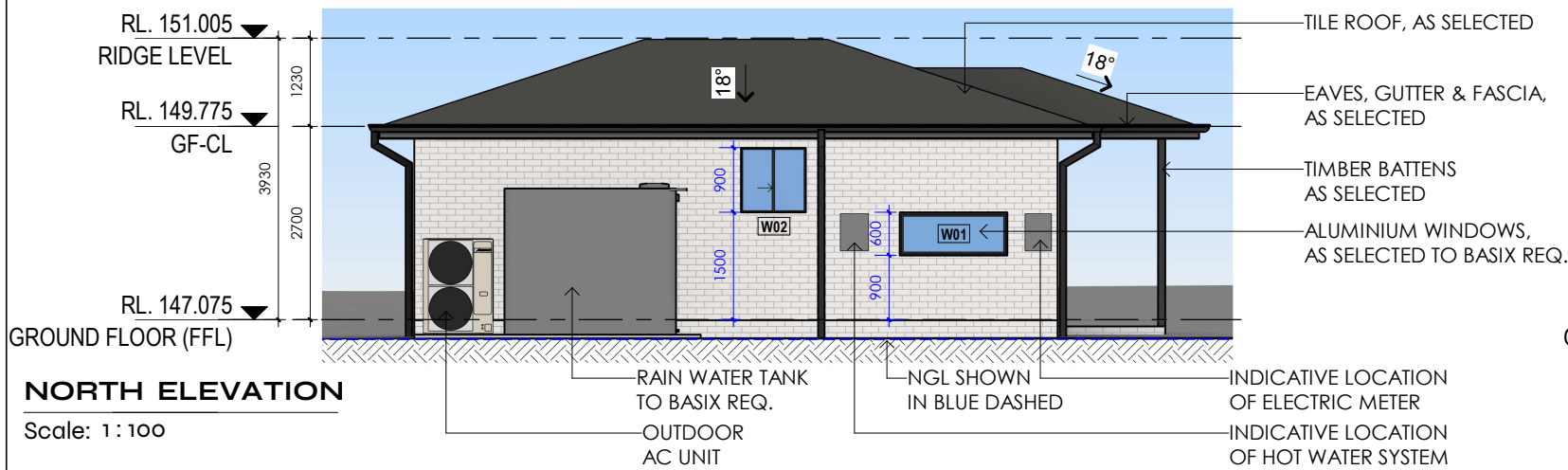
Concealed fastened
Minimum pitch – 1 degree

GENERAL NOTES TO DOORS & WINDOWS:

- GLAZING –ALL GLAZING TO BE IN ACCORDANCE WITH H1D8 & H2D7 OF THE NCC VOLUME TWO, SECTION 8 OF THE HOUSING PROVISIONS & AUSTRALIAN STANDARDS AS 1288, 2047, 4055.
- ALL BASIX REQUIREMENTS TO BE ADDRESSED
- ALL DOORS & WINDOWS SIZES ARE NOMINAL ONLY. TO BE MEASURED & VERIFIED ON SITE PRIOR TO ANY ORDERING.
- ALUMINIUM FRAMED & POWDER COAT FINISH WINDOWS & GLAZED DOORS AS PER THE BASIX REQUIREMENTS
- ALL INTERNAL TIMBER DOOR FRAMES TO BE PAINTED WITH SUITABLE PAINT FINISH UNLESS OTHERWISE NOTED.
- ALL WET AREA & WIR GLAZING TO BE OBSCURE. SHOWER SCREENS AND WET AREA WINDOWS TO HAVE TOUGHENED GLASS.
- PROVIDE 4 HINGES FOR DOORS WITH HEIGHT OVER 2100mm AND ALL TOILET DOORS TO BE FITTED WITH LIFT OFF HINGES.
- ALL CAVITY DOORS & SQUARE SET OPENINGS TO MATCH DOOR HEIGHTS
- LOCKS TO BE PROVIDED TO ALL EXTERNAL DOORS & WINDOWS
- WEATHER SEALS TO BE PROVIDED TO ALL EXTERNAL DOORS & WINDOWS
- PROVIDE BRICK SILL EXTERNALLY, TIMBER SILL INTERNALLY
- **WHERE FLOOR LEVEL IS >2M ABOVE EXTERNAL SURFACE BENEATH WINDOW, AND WHERE THE OPENABLE SASH IS <1.7M, ANY OPENABLE WINDOW IN A BEDROOM MUST BE RESTRICTED TO A 125MM OPENING.**

NO.	WIDTH	HEIGHT	LOCATION
SD1	2000	2400	PORCH
SD2	2000	2400	BED 1

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EXTERNAL FINISHES SCHEDULE

NOTES: ALL MATERIALS & FINISHES IMAGES ARE FOR ILLUSTRATION PURPOSES ONLY THEY CAN BE REPLACED WITH SIMILAR/EQUIVALENT PRODUCT

ITEMS & DESCRIPTION	REFERENCE IMAGES	ITEMS & DESCRIPTION	REFERENCE IMAGES
EXTERNAL BRICK VENEER MONTAUK (COASTAL HAMPTONS RANGE) BY PGH BRICKS		POWDERCOATED ALUMINIUM WINDOW FRAMES COLORBOND COLOUR: MONUMENT MATT FINISH GLAZING AS PER BASIX REQUIREMENTS	
ELABANA CONCRETE ROOF TILES COLOUR: SAMBUCA TO BE INSTALLED AS PER MANUFACTURERES SPECIFICATIONS AND REQUIREMENTS.		RAINWATER TANK SLIMLINE RAINWATER TANK TO BASIX REQUIREMENTS COLORBOND COLOUR: SHALE GREY	
EAVES GUTTERS & DOWNPIPES COLORBOND COLOUR: MONUMENT		ALUMINIUM POSTS AROUND PORCH, AS SELECTED BY THE CLIENT	

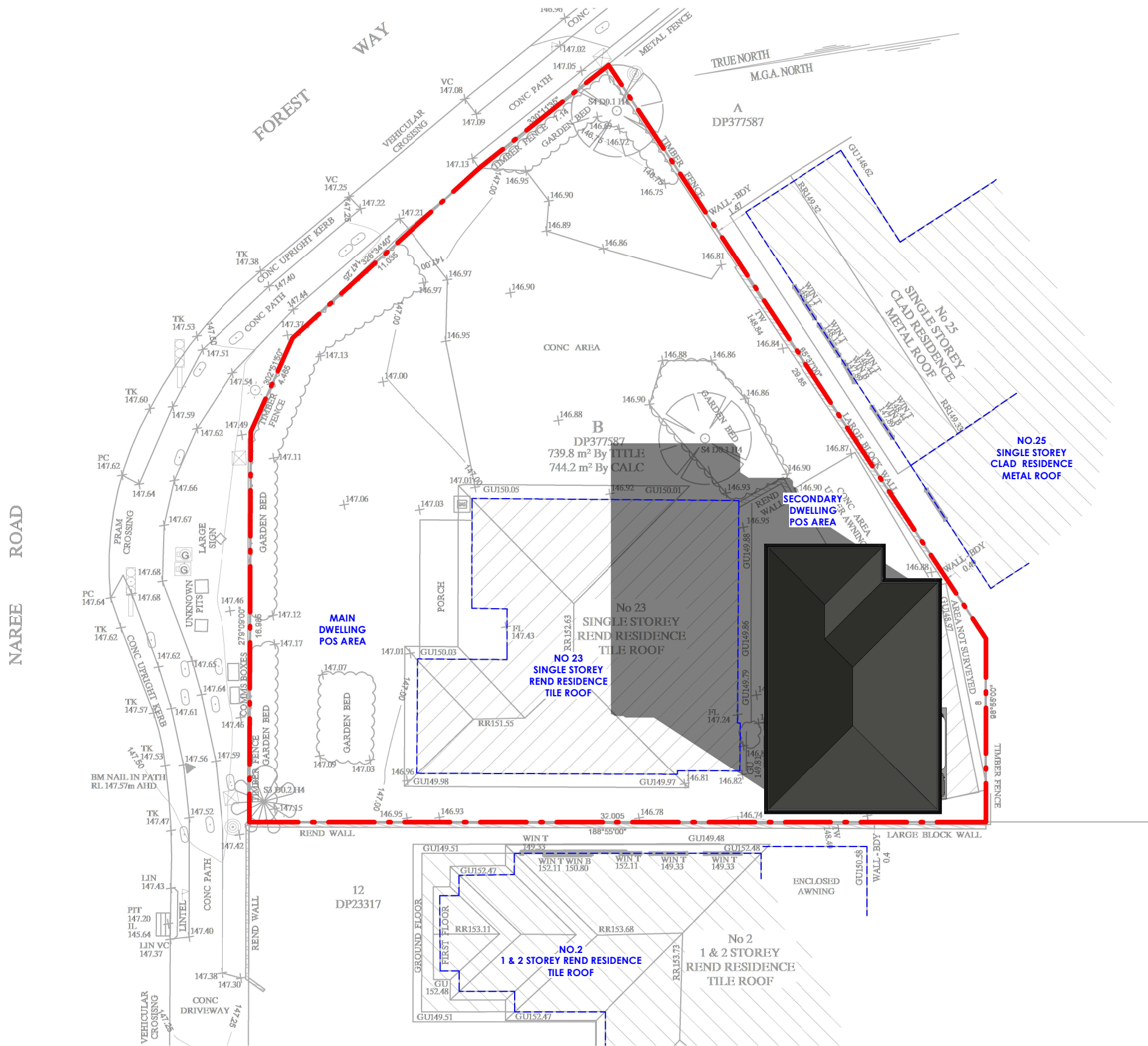
NOTES: REFER STRUCTURAL ENGINEER'S DRAWINGS & DETAILS FOR THE FOLLOWING;
• CONCRETE SLAB & FOOTINGS, EDGE/DROP BEAM DETAILS AND ALL BRICK REBATES
• EXPANSION JOINTS (WHERE REQUIRED) TO BE PROVIDED AS PER NCC/AUSTRALIAN STANDARDS.
• FLOOR FINISH LEVEL NEEDS TO BE 150MM ABOVE THE NATURAL GROUND LEVEL.

• BUILDING ELEVATIONS TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE

REFER BASIX CERTIFICATE FOR WALLS, CEILING AND ROOF INSULATION

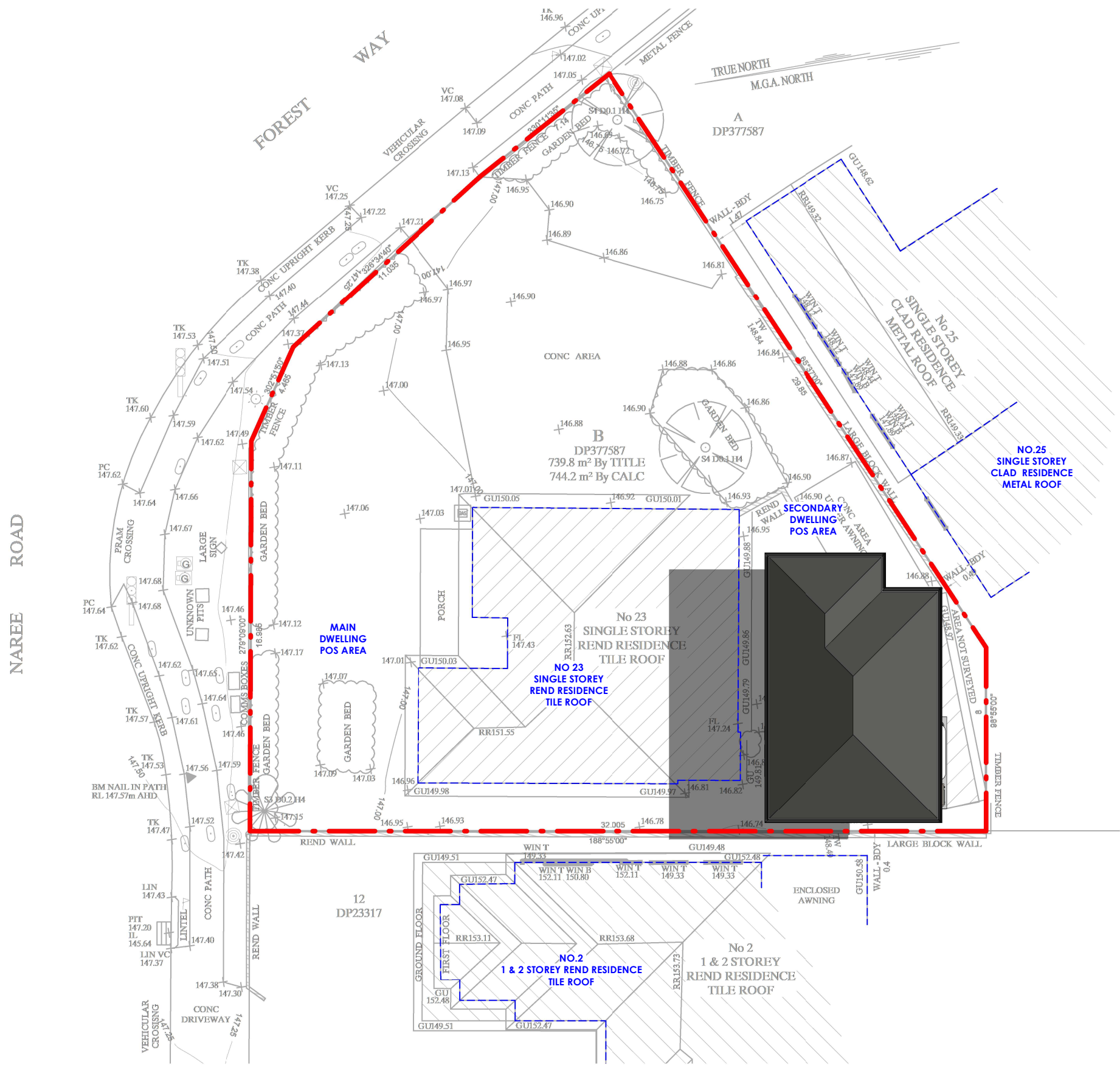
- TIMBER & SHEET WALL CLADDING TO COMPLY WITH NCC PART 7.5.2, 7.5.4 & 7.5.7
- EAVES & SOFFIT LININGS TO COMPLY WITH NCC PART 7.5.5
- PARAPET CAPPINGS TO COMPLY WITH NCC PART 7.5.8





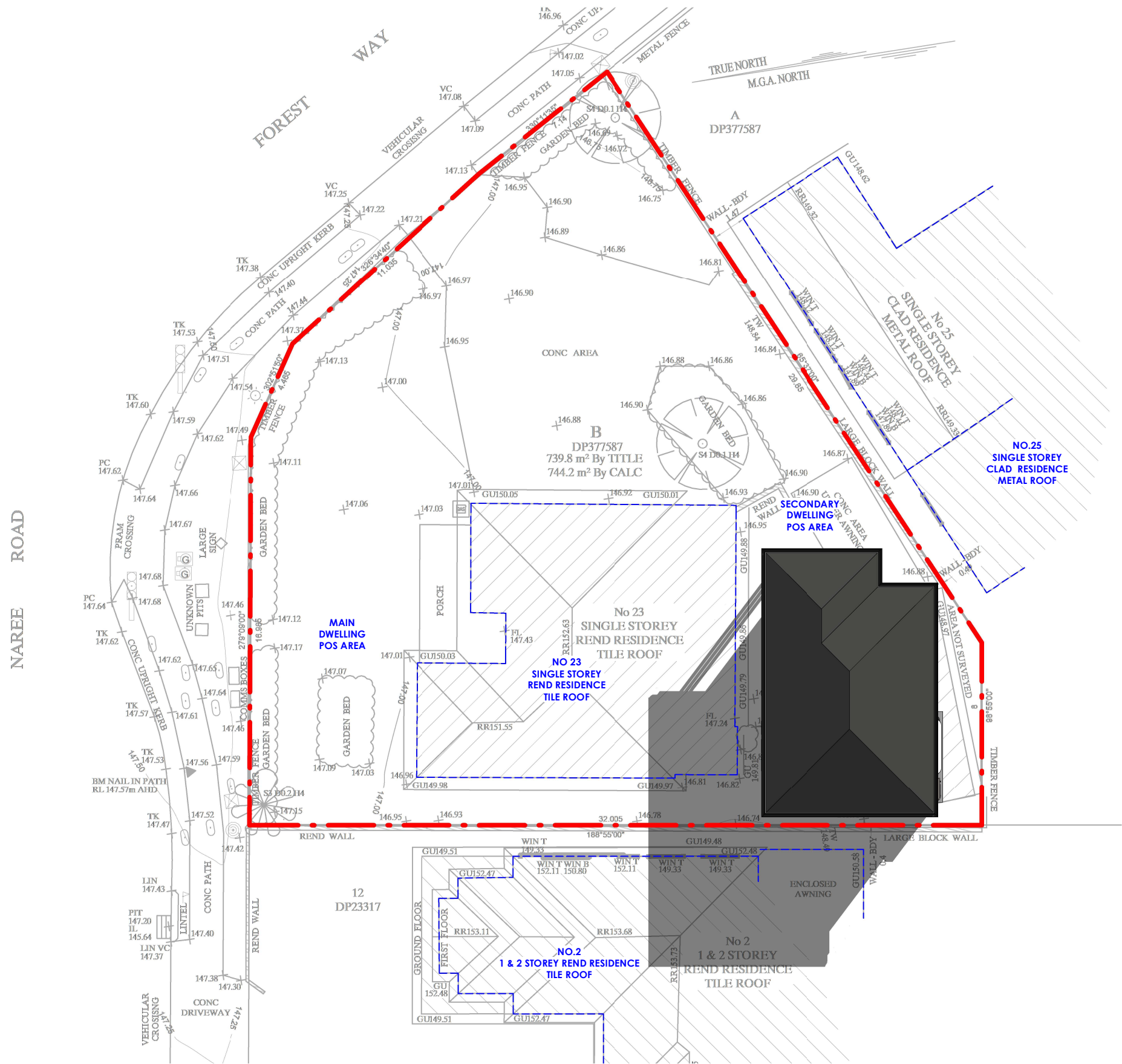
SHADOW DIAGRAM - 21st JUNE - 9AM

Scale: 1 : 200



SHADOW DIAGRAM - 21st JUNE - 12PM

Scale: 1 : 200



SHADOW DIAGRAM - 21st JUNE - 3PM

Scale: 1 : 200

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CLIENT: Mr. Jasbir Dayal & Mrs. Kamaljit Kaur

PROJECT ADDRESS:
23 FOREST WAY, FRENCHS FOREST, NSW 2086

THESE DRAWINGS HAVE BEEN ISSUED FOR DEVELOPMENT APPLICATION ONLY

DRAWING TITLE:
SHADOW DIAGRAM - SHEET 3

PROJECT No: 2342
SCALE: AS NOTED @ A3

A11

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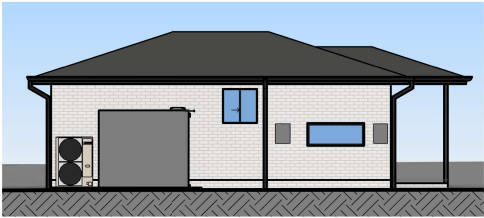
ISSUE	AMENDMENT	DATE
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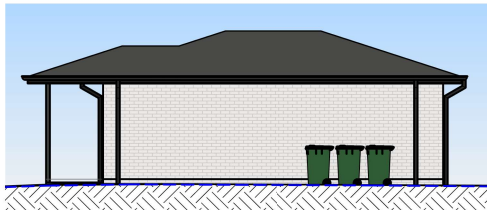
PROPOSED SITE PLAN
Scale: 1 : 500



EAST ELEVATION
Scale: 1 : 200



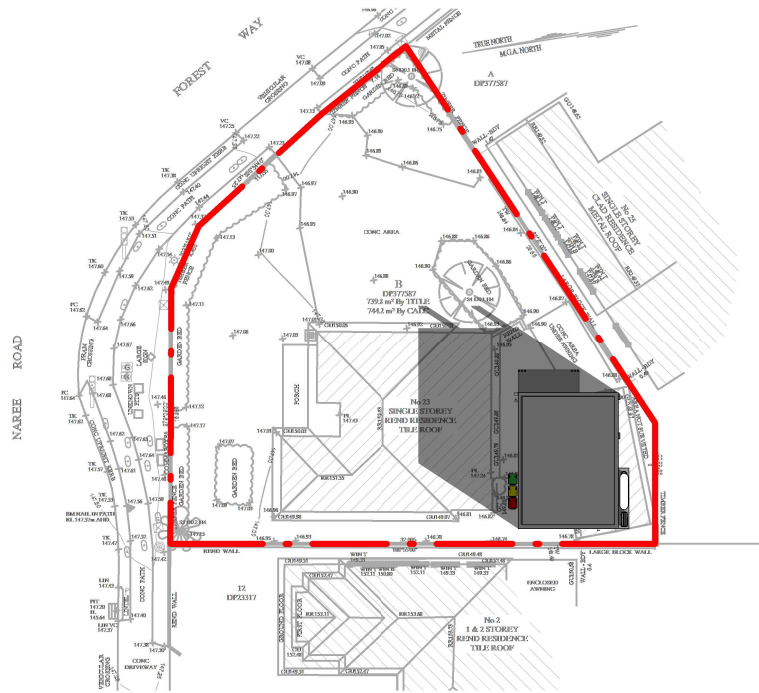
NORTH ELEVATION
Scale: 1 : 200



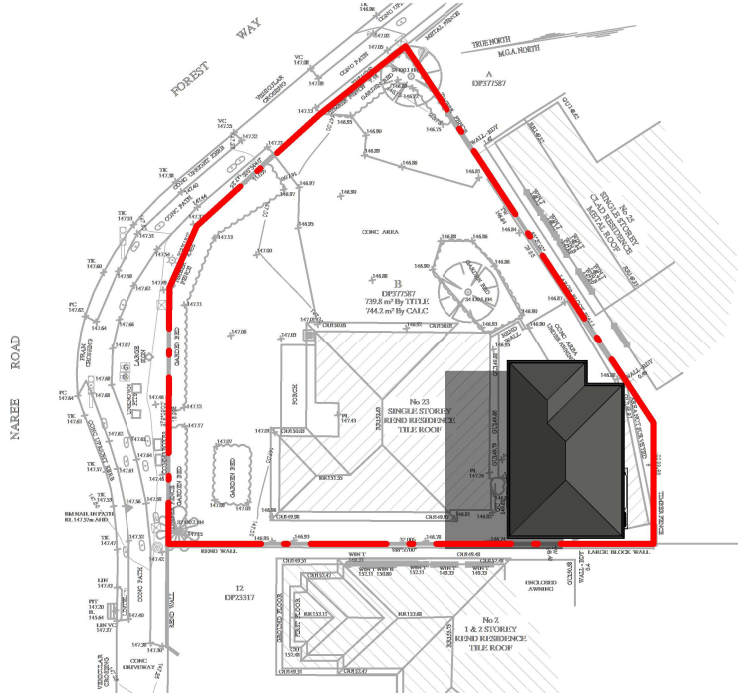
SOUTH ELEVATION
Scale: 1 : 200



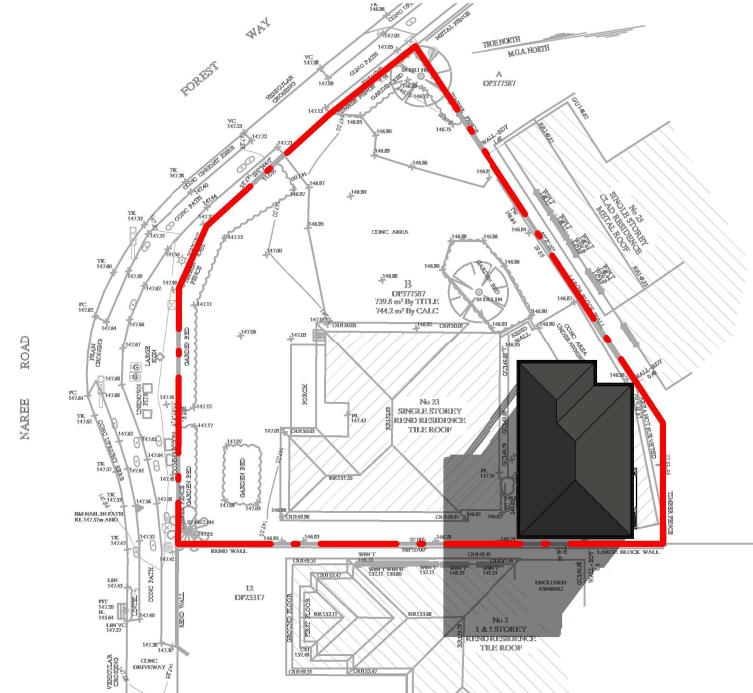
WEST ELEVATION
Scale: 1 : 200



SHADOW DIAGRAM - 21st JUNE - 9AM
Scale: 1 : 500



SHADOW DIAGRAM - 21st JUNE - 12PM
Scale: 1 : 500



SHADOW DIAGRAM - 21st JUNE - 3PM
Scale: 1 : 500

BASIX™Certificate

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

Single Dwelling

Certificate number: 1789913S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Wednesday, 02 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.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate Q718R3X731.

Project summary		
Project name	23 Forest Way Frenchs Forest	
Street address	23 FOREST Way FRENCHS FOREST 2086	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Deposited Plan DP377587	
Lot no.	B	
Section no.	-	
Project type	dwelling house (detached) - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	✔ 42	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 69	Target 68
Materials	✔ -9	Target n/a

Certificate Prepared by		
Name / Company Name:	PAUL&DAVID CONSULTING PTY LTD.	
ABN (if applicable):		

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 1789913S Wednesday, 02 April 2025 page 1/9

Description of project

Project address		Assessor details and thermal loads	
Project name	23 Forest Way Frenchs Forest	NatHERS assessor number	101225
Street address	23 FOREST Way FRENCHS FOREST 2086	NatHERS certificate number	Q718R3X731
Local Government Area	Northern Beaches Council	Climate zone	56
Plan type and plan number	Deposited Plan DP377587	Area adjusted cooling load (MJ/ m²/year)	17
Lot no.	B	Area adjusted heating load (MJ/ m²/year)	13
Section no.	-		
Project type		Project score	
Project type	dwelling house (detached) - secondary dwelling	Water	✓ 42 Target 40
No. of bedrooms	2	Thermal Performance	✓ Pass Target Pass
Site details		Energy	✓ 69 Target 68
Site area (m²)	744	Materials	✓ -9 Target n/a
Roof area (m²)	87		
Conditioned floor area (m²)	43.3		
Unconditioned floor area (m²)	6.9		
Total area of garden and lawn (m²)	0		
Roof area of the existing dwelling (m²)	185		
Number of bedrooms in the existing dwelling	3		

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ALL DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX AND NATHERS CERTIFICATE



Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 80 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: • all toilets in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

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Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 1789913S Wednesday, 02 April 2025 page 4/9

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓
Construction	Area - m²	Insulation	
floor - concrete slab on ground, conventional slab.	50.2	none	
external wall: brick veneer, frame: timber - H2 treated softwood.	all external walls	fibreglass batts or roll+ foilsarking	
internal wall: plasterboard, frame: timber - H2 treated softwood.	46.7	none	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	87	ceiling: fibreglass batts or roll; roof: foil backed blanket.	

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Thermal Performance and Materials commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing				
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.		✓	✓	✓
Frames	Maximum area - m2			
aluminium	14.77			
timber	0			
uPVC	0			
steel	0			
composite	0			
Glazing	Maximum area - m2			
single	14.77			
double	0			
triple	0			

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Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 2.5 star (average zone)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: 2.5 star (average zone)		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 2.5 star (average zone)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: 2.5 star (average zone)		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 1789913S Wednesday, 02 April 2025 page 7/9

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 1789913S Wednesday, 02 April 2025 page 8/9

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 1789913S Wednesday, 02 April 2025 page 9/9



M: 0490 505 091
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ABN: 61 678 773 236
NSW ARCHITECT REGISTRATION NO.11754

ALL DRAWINGS & DOCUMENTS REMAIN COPYRIGHT OF RAJNI SIKRI ARCHITECTS PTY LTD & MAY NOT BE USED WITHOUT THE WRITTEN CONSENT.

GENERAL NOTES:
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• All works to comply with the National Construction Code (NCC) and the Australian Standards (including amendments).
• All drawings to be read in conjunction with drawings, reports and specifications of the specialist consultants including but not limited to: Structural, Hydraulics, Electrical, Mechanical, Fire, Stormwater, Access, BASIX, Acoustics, Landscape & Survey.
• Where services drawings are required, those drawings/details precedence over Architectural drawings.
• All services to be located and verified by the builder with the relevant Authorities prior to the commencement of any building work.

CLIENT: Mr. Jasbir Dayal & Mrs. Kamaljit Kaur	DRAWING TITLE: BASIX & NATHERS CERTIFICATE - SHEET 1	A13 F	ISSUE A B C D E F	AMENDMENT PRELIMINARY ISSUE DRAFT DA SET ISSUED FOR DA ISSUED FOR DA ISSUED FOR DA	DATE 25/03/2025 26/03/2025 22/04/2025 29/04/2025 13/05/2025 13/05/2025
PROJECT ADDRESS: 23 FOREST WAY, FRENCHS FOREST, NSW 2086	PROJECT No: 2342 SCALE: AS NOTED @ A3				
THESE DRAWINGS HAVE BEEN ISSUED FOR DEVELOPMENT APPLICATION ONLY		N			

Nationwide House Energy Rating Scheme[®]

NatHERS[®] Certificate No. Q718R3X731

Generated on 1 Apr 2025 using FirstRate[®]: 5.5.5a (3.22)

Thermal performance star rating

7.1

the more energy efficient

NATIONWIDE HOUSE

ENERGY RATING SCHEME[®]

29.2 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on our nationally rating use

www.nathers.gov.au

Property

Address: Granny, 23 Forest Way, Frenchs Forest, NSW, 2086
B-DP377587
Class 1a
Floor/floor: New Home

Plans

Main plan: 26/03/2025
Prepared by: RS

Construction and environment

Assessed floor area (m ²)	Exposure type
Conditioned [*] : 43.3	suburban
Unconditioned [*] : 6.9	NatHERS climate zone
Total: 50.2	56 Mascot AMO
Garage: -	

Accredited assessor

Name: Pranab chakma
Business name: PAUL & DAVID
Email: info@basixcertifier.com.au
Phone: 0490511593
Accreditation No: 91225
Assessor Accrediting Organisation: ABSA
Declaration of interest: No

NCC Requirements

NCC provisions: Volume 2
State/Territory variation: Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 4.2 of NCC Volume Two. For apartments the requirements are detailed in clauses J303 and J3015 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note: variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

Heating	Cooling
Modelled: 12.6	16.6
Load limits: N/A	N/A

Features determining load limits

Floor type	N/A
(lowest conditioned area)	N/A
NCC climate zone 1 or 2	N/A
Outdoor living area	N/A
Outdoor living area ceiling fan	N/A

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit www.f5.com.au/QRCodeLanding?PublicId=Q718R3X731. When using either link, ensure you are visiting www.f5.com.au.

*Refer to glossary

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Q718R3X731 NatHERS Certificate

7.1 Star Rating as of 1 Apr 2025

About the ratings

Thermal performance rating
NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, 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 airflow impacts from ceiling fans.

Whole of Home performance rating
NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value[†] of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits
Additional information:
In some locations under the NCC NatHERS 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 an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:
Floor type: CSQ3 – Concrete Slab on Ground
SF – Suspended Floor (or a mixture of CSQ3 and SF)
N/A – Not Applicable
NCC climate Zone 1 or 2: Yes
No
NA – not applicable
Outdoor living area: Yes
No
NA – not applicable
Outdoor living area ceiling fan: Yes
No
NA – not applicable

Greenhouse gas emissions:

Cost:

Graph key:

Predicted Whole of Home annual impact by appliance
Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

No Whole of Home performance assessment conducted for this certificate.

No Whole of Home performance assessment conducted for this certificate.

No Whole of Home performance assessment conducted for this certificate.

Predicted onsite renewable energy impact
No Whole of Home performance assessment conducted for this certificate.

*Refer to glossary

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Q718R3X731 NatHERS Certificate

7.1 Star Rating as of 1 Apr 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings. It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item. It is not mandatory to complete this checklist.

Approval stage	Construction stage	Assessor checked	Consent authority/energy checker	Builder checked	Consent authority/energy checker	Occupancy checker
Assessor checked	Consent authority/energy checker	Builder checked	Consent authority/energy checker	Occupancy checker		

Genuine certificate check

Does this Certificate match the one available at the web address or QR code verification link on the front page?
☐

Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?
☐

Thermal performance check

Windows and glazed doors

Does the window look, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in the 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?
☐

Does the installed window meet the substitution table/s (AFRC[®] based SHGC^{*} and U-value^{*}) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?
☐

External walls

Does the external wall look, insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'External wall type table on this Certificate'?
☐

Does the external wall shade (colour) match what is shown in the 'External wall type table on this Certificate'?
☐

Floor

Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type table on this Certificate'?
☐

Ceiling penetrations^{*}

Does the quantity and type of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?
☐

Ceiling

Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type table on this Certificate'?
☐

Roof

Does the external roof shade (colour) on the NatHERS-stamped plans or as installed match what is shown in the 'Roof type table on this Certificate'?
☐

Apartment entrance doors (NCC Class 2 assessments only)

Does the 'External Door Schedule' show apartment entrance doors? Please note that an 'internal 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 type (tenet) (shown on page 1) been assessed? For example, if a unitary that a ground-floor apartment is 'exposed' to a high-rise apartment is 'protected'.
☐

Heating and cooling load limits^{*}

Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?
☐

*Refer to glossary

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Q718R3X731 NatHERS Certificate

7.1 Star Rating as of 1 Apr 2025

Certificate check

Continued

Approval stage	Construction stage	Assessor checked	Consent authority/energy checker	Builder checked	Consent authority/energy checker	Occupancy checker
Assessor checked	Consent authority/energy checker	Builder checked	Consent authority/energy checker	Occupancy checker		

Additional NCC requirements for thermal performance (not included in the NatHERS assessment)

Thermal bridging

Does the dwelling meet the NCC requirement for thermal bridging?
☐

Insulation installation method

Has the insulation been installed according to the NCC requirements?
☐

Building sealing

Does the dwelling meet the NCC requirement for Building Sealing?
☐

Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)

Appliances

Does the cooling appliances type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?
☐

Does the heating appliances type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?
☐

Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?
☐

Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?
☐

Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS-stamped plans or as installed match the 'Onsite Renewable Energy schedule' on this Certificate?
☐

Additional NCC Requirements for Services (not included in the NatHERS assessment)

Does the lighting meet the artificial lighting requirements specified in the NCC?
☐

Does the hot water system meet the additional requirements specified in the NCC?
☐

Provisional values^{*} check

Have provisional values^{*} been used in the assessment and, if so, are they noted in the 'Additional notes' table below?
☐

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to, condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

1. Roof colour to be as per certificate
2. All insulation type may be replaced with similar R-value
3. All window type may be replaced with similar U-value and SHGC

*Refer to glossary

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Q718R3X731 NatHERS Certificate

7.1 Star Rating as of 1 Apr 2025

Room schedule

Room	Zone Type	Area (m ²)
Bedroom 1	bedroom	10.8
Bedroom 2	bedroom	10.9
Unconditioned 3	unconditioned	3.1
Unconditioned 4	unconditioned	3.9
Kitchen/Living 5	kitchen	21.6

Window and glazed door type and performance

Default^{*} windows

Window ID	Window description	Maximum U-value [*]	SHGC [*]	SHGC lower limit	SHGC upper limit
ALM-002-01 A	Aluminium B SG Clear	6.7	0.7	0.66	0.74

Custom^{*} windows

Window ID	Window description	Maximum U-value [*]	SHGC [*]	SHGC lower limit	SHGC upper limit
No Data Available					

Window and glazed door schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device [*]
Bedroom 1	ALM-002-01 A	SD2	2400	2000	sliding	30.0	E	No
Bedroom 2	ALM-002-01 A	W3	1200	2100	sliding	45.0	E	No
Unconditioned 3	ALM-002-01 A	W2	1500	750	sliding	0.0	N	No
Unconditioned 4	ALM-002-01 A	H4	600	750	sliding	45.0	S	No
Kitchen/Living 5	ALM-002-01 A	W1	600	1800	fixed	0.0	N	No
Kitchen/Living 5	ALM-002-01 A	SD1	2400	2000	sliding	45.0	W	No

Roof window^{*} type and performance value

Default^{*} roof windows

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 [*]	SHGC lower limit	SHGC upper limit
No Data Available					

*Refer to glossary

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Q718R3X731 NatHERS Certificate

7.1 Star Rating as of 1 Apr 2025

Roof window* schedule

Location	Window ID	Window no.	Opening Area (m ²)	Width (mm)	Orientation	Outdoor shade	Indoor shade
No Data Available							

Skylight* type and performance

Skylight ID

Skylight ID	Skylight no.	Skylight length (mm)	Area (m ²)	Orientation	Outdoor shade	Indoor shade
No Data Available						

Skylight* schedule

Location	Skylight ID	Skylight no.	Skylight length (mm)	Area (m ²)	Orientation	Outdoor shade	Indoor shade
No Data Available							

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
No Data Available				

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap [*]
1	FRS - Brick Veneer	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	Yes

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature [*] maximum projection (mm)	Vertical shading feature [*] (yes/no)
Bedroom 1	1	2700	3609	S	650	Yes
Bedroom 1	1	2700	3001	E	624	Yes
Bedroom 2	1	2700	3009	E	620	Yes
Bedroom 2	1	2700	3617	N	482	Yes
Unconditioned 3	1	2700	1611	N	483	Yes
Unconditioned 4	1	2700	2004	S	646	Yes
Kitchen/Living 5	1	2700	2705	S	657	Yes
Kitchen/Living 5	1	2700	3115	N	480	Yes
Kitchen/Living 5	1	2700	1715	W	631	Yes
Kitchen/Living 5	1	2700	4365	W	2124	Yes

Internal wall type

Wall ID	Wall type	Area (m ²)	Bulk insulation
Cont.Attic-Continuous		1.3	0.5

*Refer to glossary

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Q718R3X731 NatHERS Certificate

7.1 Star Rating as of 1 Apr 2025

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bedroom 1	FRS - CSQ3: Slab on Ground	10.8	Enclosed	R0.0	Carpet
Bedroom 2	FRS - CSQ3: Slab on Ground	10.9	Enclosed	R0.0	Carpet
Unconditioned 3	FRS - CSQ3: Slab on Ground	3.1	Enclosed	R0.0	Tiles
Unconditioned 4	FRS - CSQ3: Slab on Ground	3.9	Enclosed	R0.0	Tiles
Kitchen/Living 5	FRS - CSQ3: Slab on Ground	21.6	Enclosed	R0.0	Tiles

Ceiling type

Location	Construction	Bulk insulation R-value [may include edge batt values]	Reflective wrap [*]
Bedroom 1	Plasterboard	R4.0	Yes
Bedroom 2	Plasterboard	R4.0	Yes
Unconditioned 3	Plasterboard	R4.0	Yes
Unconditioned 4	Plasterboard	R4.0	Yes
Kitchen/Living 5	Plasterboard	R4.0	Yes

Ceiling penetrations*

Location	Quantity	Type	Height (mm)	Width (mm)	Sealed/unsealed
Bedroom 1	2	Downlights	90	90	Sealed
Bedroom 2	2	Downlights	90	90	Sealed
Unconditioned 3	1	Exhaust Fans	250	250	Sealed
Unconditioned 4	1	Exhaust Fans	250	250	Sealed
Kitchen/Living 5	4	Downlights	90	90	Sealed
Kitchen/Living 5	1	Exhaust Fans	250	250	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade (colour)
Cont.Attic-Continuous	1.3	0.5	Medium

*Refer to glossary

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Q718R3X731 NatHERS Certificate

7.1 Star Rating as of 1 Apr 2025

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 flat assumption of 5W/m² 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 Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.				

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy schedule

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery schedule

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size (battery storage capacity)
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary

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Q718R3X731 NatHERS Certificate

7.1 Star Rating as of 1 Apr 2025

Explanatory Notes

About this report

NatHERS ratings are a valuable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict heating and cooling energy loads and energy value[†] of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and tables (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the home's energy value[†].

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant energy patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licensed assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessors.

Glossary

Annual energy load
the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.

AFRC
Australian Fenestration Rating Council

Assessed floor area
the floor area included 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, range hoods, chimneys and fans. 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.

CGP
Coefficient of performance

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.

ENER
Energy Efficiency Rating. Measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input. This is your tonnes rating without solar or batteries.

Energy use
The total cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Heating Protocol Standard).

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 – open
terran with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered shrubs. Slightly registered bush blocks, elevated earth (e.g. above 3 floors).

Exposure category – suburban
terran with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.

Exposure category – protected
terran 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. awns, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

Horizontal Construction Code
the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or NCC Class 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.

Not zero home
a home that achieves a net zero energy value[†].

Opening percentage
the opening percentage or operable (movable) 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.

Recommended capacity
this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection should be confirmed by a suitably qualified person.

Reflective wrap (also known as foil)
for NatHERS this is typically an opaque window (i.e. can be opened), will have a plaster or similar light wall if there is an attic space, and generally does not have a diffuser.

Roof window
includes neighbouring buildings, fences, and viny walls, but excludes awns.

Shading feature
the factor of isolated solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently re-emitted. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less