

ELI	EGANCE		21-1418	I ACCEPT AND APPROVE CURRED DOCUMENTATION PROVIDED TO	ME BY FOWLER HOMES.	NISHES WILL BE SUBJECT TO BUILDERS FINAL TENDER.
_				SIGNATURE:	DATE:	MRS SOPHIE ANNA HUMPHRIES
-	ign name: USTOM		FACADE NAME: CUSTOM	proposed: NEW TWO STORE	Y DWELLING	client's name: MR BENJAMIN HUMPHRIES
DATE R	REV DRAWN B	Y DESCRIPTION				
09.11.22 B	B-1 THERGAN	1 LODGEMENT PLANS				
21.11.22 B	B-2 ANTHONY	( PROVIDE ADDITIONAL SHADO'	WS			
06.03.23 B	B-3 MAYA	COUNCIL DEFERRAL DATED: 0	1.03.23			
30.03.23 B	B-4 SONALI	APPLY AMENDED HYDRAULICS	5 TO SITE PLAN			

# FOWLER

# SHEET LIST

001	COVER SHEET
002	NOTES
003	BASIX
004	NatHERS
005	SITE PLAN
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021	SHADOW DIAGRAMS, 21st JUNE 9am
022	SHADOW DIAGRAMS, 21st JUNE 10am
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024	SHADOW DIAGRAMS, 21st JUNE 12noon
025	SHADOW DIAGRAMS, 21st JUNE 1pm
026	SHADOW DIAGRAMS, 21st JUNE 2pm
027	SHADOW DIAGRAMS, 21st JUNE 3pm

SITE ADDRESS: LOT: 35 DP: 13750 (No. 23 ) WAKEHURST PARKWAY SEAFORTH ,NSW, 2092

# **GENERAL NOTES:**

REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS, AND THE DOCUMENTATION OF OTHER CONSULTANTS. NOTIFY ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND/OR OTHER CONSULTANTS DOCUMENTATION PRIOR TO PROCEEDING WITH THE WORKS.

# SPECIFICATIONS AND SCHEDULES:

REFER TO AND COORDINATE WITH APPLICABLE SPECIFICATIONS AND SCHEDULES. NOTIFY ANY DISCREPANCIES BETWEEN DOCUMENTS PRIOR TO PROCEEDING WITH THE WORKS.

# DETAIL DRAWINGS:

DRAWINGS AT LARGER SCALES TAKE PRECEDENCE OVER DRAWINGS AT SMALLER SCALES. NOTIFY ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORKS.

EXECUTION OF THE WORKS: EXECUTE THE WORKS IN ACCORDANCE AND COMPLIANCE WITH

-THE APPROVED DEVELOPMENT APPLICATION AND IN ACCORDANCE WITH THE RELEVANT CONDITIONS OF CONSENT AND OTHER RELEVANT LOCAL AUTHORITY REQUIREMENTS:

-THE REQUIREMENTS SCHEDULES BY A CURRENT BASIX CERTIFICATE CONSISTENT WITH THE WORKS. -THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA ( AS AMENDED): AND

CURRENT EDITIONS OF THE RELEVANT AUSTRALIAN AND OTHER APPLICABLE PUBLISHED STANDARDS RELEVANT TO THE EXECUTION OF THE WORKS.

DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS NOTED OTHERWISE

MATERIALS HANDLING AND STORAGE: MATERIAL, FIXTURES AND FITTINGS ARE TO BE HANDLED, STORED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S CURRENT WRITTEN INSTRUCTIONS.

FOUNDATIONS, FOOTINGS, REINFORCED CONCRETE SLABS, RETAINING WALLS, FRAMING, BRACING, TIF-DOWN AND OTHER STRUCTURAL ELEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS.

### HYDRAULICS

STORMWATER DRAINAGE, WASTE WATER DRAINAGE FRESH WATER, GAS SUPPLY AND OTHER HYDRAULIC SERVICES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AUTHORITY AND HYDRAULIC ENGINEER'S REQUIREMENTS. SLAB REBATES

# ALL SLAB REBATES TO BE 160mm UNLESS OTHERWISE

NOTED GARAGE REBATES ARE 280mm WIDE X 15mm RECESS. ALL DIMENSIONS ARE TAKEN FROM EXTERNAL EDGE OF BRICK WALL.

# WET AREAS:

FIXTURES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY. ALL SIZES DEPICTED MAY VARY DEPENDING ON AVAILABILITY AND PRODUCT SELECTION. HEIGHT OF THES MAY VARY ACCORDING TO SELECTION OF TILES. F.W. LOCATION IS DIAGRAMATIC ONLY AND POSITION MAY VARY. ALL FIXTURES SHOWN ARE BASED ON STANDARD INCLUSIONS. MEASUREMENTS MAY VARY AS PER THE AVAILABILITY AND PRODUCT SELECTION.

### MEASUREMENTS:

ALL MEASUREMENTS ARE TAKEN FRAME TO FRAME AND TO FINISH FLOOR LEVEL, NO CONSIDERATION OF FLOOR FINISH HAVE BEEN TAKEN. WHERE NEEDED, MEASUREMENTS MAY NEED TO BE ACCOUNTED FOR FINISH ONTOP OF CURRENT DIMENSION.

# CONSULTANTS

FACADE NAME

CUSTOM

ALL RELEVANT CONSULTANT DRAWINGS TO BE REFFERED BACK TO ORIGINAL DRAWINGS PROVIDED.

### DOOR JAMBS:

MINIMUM 105mm BETWEEN DOOR JAMB AND WALL, WHERE MINIMUM DIMENSION CANNOT BE ACHIEVED. DOOR TO BE CENTERED BETWEEN WALLS.

SHEET NAME:

NOTES

NEW TWO STOREY DWELLING DESIGN NAME

CUSTOM

PACKAGE

FIFGANCE

STAIRS: BALUSTRADES AND HANDRAILS, NEWEL POST, TREADS AND RISERS TO STAIR MANUFACTURER'S SPECIFICATIONS

### ROOF PLANS TRADESMAN TO ENSURE THE CORRECT INSTALLATION OF ROOF FLASHING TO JUNCTION OF BRICKWORK AND CLADDING

CUT/ FILL PLAN: REFER TO ENGINEER'S DETAILS FOR DROP EDGE BEAMS IF

# APPLICABLE.

BALUSTRADE ALL BALUSTRADES TO BE 1.1m FROM THE FINISHED FLOOR LEVEL.

# SITE PLAN:

BEARINGS AND DISTANCES ARE BY TITLE AND/OR DEED ONLY.

THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYORS ACT 1929. IF ANY CONSTRUCTION IS PLANNED IT WOULD BE ADVISABLE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY, EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT REPRESENT THE EXCAT LEVEL AT ANY PARTICULAR POINT.

SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH

AUSTRALIAN HEIGHT DATUM WAS ESTABLISH FROM SSM 168755 RI 69.056

TREELOCATIONS ARE ACCURATE TO +/- 0.30m.

THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:200M

# SITE SPECIFIC HAZARDS: OVERHEAD POWERLINES

NO STREET PARKING LIMITED SPACE FOR MATERIAL STOCK PILE **EXISTING POOL** CLOSE TO SCHOOL FOOTPATH / PEDESTRIAN TRAFFIC TRAFFIC CONTROL REQUIRED EXISTING TREES / OVERHEAD CONSTRUCTION DROP EDGE BEAM ELECTRICAL TURRET / INSTALLATION SITE INDUCTION: BEFORE ENTERING SITE PLEASE REVIEW AND MAKE YOURSELF FAMILIAR WITH EMERGENCY CONTACTS. SITE SPECIFIC HAZARDS AND THE SITE SPECIFIC INDUCTION INFORMATION THAT IS LOCATED ON THE SITE INDUCTION SIGN. IF YOU HAVE ANY TROUBLE UNDERSTANDING THIS INSTRUCTION, CONTACT THE SITE SUPERVISOR OR

EMERGENCY CONTACT NUMBER LOCATED ON THE SIGN.

JOB NO:

21-1418

DATE:

30.03.23

SHEET NO

002

REV:

B-4

SCALE @ A3

GENERAL SPECIFICATIONS: EXECUTE THE WORKS IN COMPLIANCE WITH THE RELEVANT DEEMED-TO-SATISFY PROVISIONS OF THE BUILDING CODE OF AUSTRALIA (BCA) (VOLUME 2), CURRENT EDITIONS OF RELEVANT AUSTRALIAN AND OTHER APPLICABLE PUBLISHED STANDARDS AND THE RELEVANT REQUIREMENTS OF LOCAL AND/OR STATUTORY AUTHORITIES APPLICABLE TO THE EXECUTION OF THE WORKS. THIS SCHEDULE OF CODES AND STANDARDS OUTLINES THE MINIMUM ACCEPTABLE STANDARDS

# TERMITE PROTECTION:

PROVIDE TERMITE PROTECTION: IN ACCORDANCE WITH PART 3.1.3 - TERMITE RISK MANAGEMENT OF THE BCA (VOLUME 2) AND TO AS 3660.1-200 TERMITE MANAGEMENT NEW BUILDING WORK) PROVIDE PROFESSIONAL CERTIFICATION OF THE TERMITE

PROTECTION MEASURES TO THE PRINCIPAL CERTIFTYING AUTHORITY, CONFIRMING COMPLIANCE WITH THE PROVISIONS OF THE BCA AND AUSTRALIAN STANDARD.

# FLASHING AND DAMP - PROOF COURSES: FLASHING AND DAMP - PROOF COURSES: TO AS/NZS

2904-1995 (DAMP PROOF COURSES AND FLASHINGS). FASTENERS

STEEL NAILS: HOT-DIP GALVANISED TO AS/NZS 4680-1999 (HOT-DIP GALVANISED (ZINC) COATINGS ON FABRICATED FERROUS ARTICIES). SELF-DRILLING SCREWS: TO AS 3566.1-2002 (SELF-DRILLING SCREWS FOR THE BUILDING AND CONSTRUCTION INDUSTRIES)

### METAL FINISHES:

CORROSION PROTECTION: TO BCA VOLUME 2 CLAUSE 3.4.2.2 (ACCEPTABLE CONSTRUCTION-FRAMING-STEEL FRAMING-GENERAL) SITE PREPARATION:

DEMOLITION DEMOLISH EXISTING STRUCTURES AS SHOWN: TO AS2601-2001 (DEMOLITION OF STRUCTURES).

### EARTHWORKS:

TO BE CARRIED OUT IN ACCORDANCE WITH: THE REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979;

RELEVANT CONDITIONS OF THE DEVELOPMENT CONSENT: AND THE RELEVANT REQUIREMENTS OF PART 3.1.1 OF THE

BCA (VOLUME 2).

STORMWATER DRAINAGE: PART 3.1.2 OF THE BCA (VOLUME 2) AND AS/NZS 3500-2000 (PART 5-DOMESTIC INSTALLATIONS-SECTION 5-

STORMWATER DRAINAGE).

STRUCTURAL DESIGN: FOR DETAILS OF STRUCTURAL FOOTINGS, SLABS, FRAMING AND THE LIKE REFER TO STRUCTURAL ENGINEERING DETAILS, TO BE PREPARED BY A QUALIFIED STRUCTURAL ENGINEER. STRUCTURAL DESIGN IS TO BE IN ACCORDANCE WITH THE

RELEVANT STRUCTURAL DESIGN MANUALS.

DRIVEWAY: DRIVEWAY TO BE IN ACCORDANCE WITH AS 2890.1.2004

SITE CLASSIFICATION: TO BE IN ACCORDANCE WITH PART 3.2.4 OF THE BCA (VOLUME 2)

# STRUCTURAL DESIGN MANUALS

AS 1170.1-2002 (DEAD AND LIVE LOADS AND LOAD COMBINATIONS

AS 1170.2-2002 (AS 4055 (1992) - WIND LOADS) AS 1170.4- 2007 (EARTHQUAKE LOADS)

AS 1720.1-2010 (TIMBER STRUCTURES CODE)

AS 2159-2009 (PILING-DESIGN AND INSTALLATION)

- AS 2327.1-2017 (COMPOSITE STRUCTURES)
- AS 3600-2009 (CONCRETE STRUCTURES)

AS 4100-1998 (STEEL STRUCTURES) STRUCTURAL DESIGN CERTIFICATION

SUBMIT STRUCTURAL ENGINEER'S DESIGN CERTIFICATION, IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS, THE PRINCIPAL CERTIFYING AUTHORITY PRIOR TO THE

COMMENCEMENT OF WORKS.

CONCRETE CONSTRUCTION: CONCRETE STRUCTURES GENERALLY: TO AS 3600-2009 (CONCRETE STRUCTURES), GROUND SLABS AND FOOTINGS: TO AS 2870-2011 (RESIDENTIAL SLABS AND FOOTINGS-CONSTRUCTION).

READY MIXED SUPPLY: TO AS 1379-2007 (SPECIFICATION AND SUPPLY OF CRETE).

# **SPECIFICATION NOTES:**

FOOTINGS AND SLABS: DESIGN AND CONSTRUCT FOOTINGS AND SLABS: IN ACCORDANCE WITH PART 3.2 OF THE BCA (VOLUME 2) AND AS 2870-2011 (RESIDENTIAL SLABS AND FOOTINGS), AS 3600-2001 (CONCRETE STRUCTURES) AND AS 2159-2009 (PILING-DESIGN AND INSTALLATION).

BRICK & BLOCK CONSTRUCTION (MASONRY): MASONRY CONSTRUCTION: TO BE IN ACCORDANCE WITH PART 3.3 OF THE BCA (VOLUME 2) AND TO AS 3700-2011 (MASONRY STRUCTURES)

MASONRY UNITS: TO AS/NZS 4455-1997 (MASONRY UNITS AND SEMENTAL PAVERS). CLAY BRICK DURABILITY BELOW DAMP-PROOF COURSE: USE EXPOSURE CATEGORY TO AS/NZS 4456.10-2003 (MASONRY UNITS AND SEGMENTAI PAVERS - METHODS OF TEST-DETERMINING RESISTANCE TO SALT ATTACK) APPENDIX A (SALT ATTACK RESISTANCE CATEGORIES).

# GALVANISING GALVANISING MILD STEEL COMPONENTS (INCLUDING

FASTENERS) TO AS 1214-1983 OR AS/NZS 4680-2006, AS APPROPRIATE, WHERE EXPOSED TO WEATHER, EMBEDDED IN MASONRY OR IN CONTACT WITH CHEMICALLY TREATED TIMBER. WALL TIFS:

WALL TIE TYPE: TO BCA VOLUME 2 CLAUSE 3.3.3.2 (ACCEPTABLE CONSTRUCTION-MASONRY-MASONRY ACCESSORIES-WALL TIES) AND AS/NZS 2699,1-2000 (BUILT-IN COMPONENTS FOR MASONRY CONSTRUCTION-WALL TIES); NON-SEISMIC AREAST TYPE AT SEISMIC AREAST YPE B WALL TIE SPACING: TO BCA VOLUME 2 FIGURE 3.3.3.1 (TYPICAL BRICK TIES SPACINGS IN CAVITY AND VENEER CONSTRUCTION).

WALL TIE CORROSION PROTECTION: TO BCA VOLUME 2 TABLE 3 3 3 1 (CORROSION PROTECTION TIES) LINTELS GENERALL: IN ACCORDANCE WITH PART 3.3.3.4 OF THE BCA (VOLUME 2).

# FIRE SAFETY:

### FIRE SEPARATION

TO BE IN ACCORDANCE WITH PART 3.7.1 OF THE BCA (VOLUME 2)

FIRE SEPARATION-SEPARATING WALL CONSTRUCTION: PART 3.7.1.8 OF THE BCA (VOLUME 2)

FIRE SEPARATION-ROOF LIGHTS: PART 3.7.1.10 OF THE BCA (VOLUME 2). REFER TO ARCHITECTURAL DETAILS OF FIRE SEPARATION

METHODS.

# SMOKE ALARMS

METHODS)

FRAMING)

FOWLER

YOUR HOME. OUR PASSION.

TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE BCA (VOLME 2); AND AS 3786-2014 (SMOKE ALARMS).

PLASTERBOARD: TO AS/NZS 2588-1998 (GYPSUM PLASTERBOARD).

PLASTERBOARD INSTALLATION: TO AS/NZS 2589.1-2017 (GYPSUM LININGS IN RESIDENTIAL AND LIGHT COMMERCIAL CONSTRUCTION-APPLICATION AND FINISHING-GYPSUM PLASTERBOARD) LEVEL 4 FINISH FIBRE CEMENT: TO AS/NZS 2908.2-2000 (CELLULOSE-CEMENT PRODUCTS-FLAT SHEETS), TYPE B, CATGEORY 2. FIBROUS PLASTER PRODUCTS: TO AS 2185-1978 (FIBROUS PLASTER PRODUCTS)

TIMBER & STEEL FRAMED CONSTRUCTION:

TIMBER WALL, FLOOR AND ROOF FRAMING:

SUB-FLOOR VENTILATION: TO BE IN ACCORDANCE WITH PART 3.4.1 OF THE BCA (VOLUME

TIMBER FRAMING: TO BE IN ACCORDANCE WITH PART 3.4 OF

CYCLONIC) OR AS 1720.1-2010 (TIMBER STRUCTURES-DESIGN

STEEL FRAMING: TO BE IN ACCORDANCE WITH PART 3.4.2 OF THE BCA (VOLUME 2).

ACCEPTABLE CONSTRUCTION PRACTICE (PART 3.4.2.1 OF

COLD-FORMED STEEL FRAMING: PROVIDE A PROPRIETRY

SYSTEM DESIGNED TO AS 3623-1993 (DOMESTIC METAL

THE BCA) AND/OR AS 4100-1998 (STEEL STRUCTURES)

THE BCA (VOLUME 2) AND AS 1684.4-2010 (RESIDENTIAL

TIMBER-FRAMED CONSTRUCTION-SIMPLIFIED-NON-

STEEL FRAMING AND STRUCTURAL STEEL MEMBERS:

# ROOF AND WALL CLADDING:

ROOF THING

OF ROOFING TILES).

METAL ROOF SHEETING

THE BCA (VOLUME 2).

ROOF PLUMBING:

WALL CLADDING:

(VOLUME 2).

AND WALL CLADDING-METAL).

INSTALLATION AND SARKING:

WINDOWS AND DOORS:

(TIMBER DOORSETS).

WINDOW GRILLES)

OF TIMBER DOORSETS)

HEALTH AND AMENITY:

REFER TO 'WATERPROOFING'

GARAGE DOORS).

WET AREAS:

ROOM HEIGHTS

THE BCA (VOLUME 2).

THE BCA (VOLUME 2).

(VOLUME 2).

(VOLUME 2)

(VOLUME 2)

BCA (VOLUME 2)

THE BCA (VOLUME 2).

SOUND INSULATION:

TO BE IN ACCORDANCE WITH PARTS 3.5.1.1 & 3.5.1.2 OF THE BCA (VOLUME 2) AND AS 2049-2002 (ROOF TILES). ROOF TILE INSTALLATION: TO AS 2050-2002 (INSTALLATION

TO BE IN ACCORDANCE WITH PARTS 3.5.1.1 & 3.5.1.3 OF

METAL ROOFING DESIGN AND INSTALLATION: TO AS 1562.1-1992 (DESIGN AND INSTALLATION OF SHEET ROOF

TO BE IN ACCORDANCE WITH PART 3.5.2 OF THE BCA (VOLUME 21 AND AS/NZS 3500-2003 (PART 3-STORMWATER DRAINAGE) AND AS/NZS 3500-2000 (PART 5-DOMESTIC INSTALLATION-SECTION 5-STORMWATER DRAINAGE).

TO BE IN ACCORDANCE WITH PART 3.5.3 OF THE BCA

BULK INSTALLATION: TO AS/NZS 4859.1-2002 (MATERIALS FOR THE THERMAL INSULATION OF BUILDINGS-GENERAL CRITERIA AND TECHNICAL PROVISIONS), SECTION 5. REFLECTIVE INSULATION: TO AS/N7S 4859.1- 2002, SECTION 9 SARKING MATERIAL: TO AS/NZS 4200.1-1994 (PLIABLE BUILDING MATERIALS AND UNDERLAYS-MATERIAL(S))

GLAZING TO BE IN ACCORDANCE WITH PART 3.6 OF THE BCA (VOLUME 2).

GLASS SELECTION AND INSTALLATIONS: TO AS 1288-2006 (GLASS IN BUILDINGS-SELECTION AND INSTALLATION). TIMBER DOORSETS: TO AS 2688-1984 (TIMBER DOORS) TIMBER FRAMES AND JAMB LININGS: TO AS 2689-1984

SECURITY SCREEN DOORS AND WINDOW GRILLES: TO AS 5039-2008 (SECURITY SCREEN DOORS AND SECURITY

WINDOW SELECTION AND INSTALLATION: TO AS 2047-2014 (WINDOWS IN BUILDINGS-SELECTION AND INSTALLATION). DOORSET INSTALLATION: TO AS 1909-1984 (INSTALLATION

GARAGE DOORS: TO AS/NZS 4505-2012 (DOMESTIC

TO BE IN ACCORDANCE WITH PART 3.8.2 OF THE BCA

KITCHEN, SANITARY AND WASHING FACILITIES TO BE IN ACCORDANCE WITH PART 3.8.3.2 AND 3.8.3.3 OF

NATURAL AND ARTIFICIAL LIGHT: TO BE IN ACCORDANCE WITH PARTS 3.8.4.2 AND 3.8.4.3 OF

VENTILATION: TO BE IN ACCORDANCE WITH PART 3.8.5 OF THE BCA

NATURAL VENTILATION: PARTS 3.8.5.2 AND 3.8.5.3 OF THE

MECHANICAL VENTILATION: PARTS 3.8.5.0 AND 3.8.5.3 OF

TO BE IN ACCORDANCE WITH PART 3.8.6.1 OF THE BCA

SAFE MOVEMENT AND ACCESS: STAIR CONSTRUCTION: TO BE IN ACCORDANCE WITH PART 3.9.1.1 OF THE BCA (VOLUME 2) - ACCEPTABLE CONSTRUCTION PRACTICE. BALUSTRADES: TO BE IN ACCORDANCE WITH PART 3.9.2.1 OF THE BCA (VOLUME 2) - ACCEPTABLE CONSTRUCTION PRATICE. BLOCK AND TILE FINISHES: CERAMIC TILING: FOLLOW THE GUIDANCE PROVIDED BY AS 3958.1-2007 (CERAMIC TILES - GUIDE TO THE INSTALLATION OF CERAMIC TILES) AND AS 3958.2-1992 (CERAMIC TILES -GUIDE TO THE SELECTION OF A CERAMIC TILING SYSTEM). ADHESIVES: TO AS 2358-1992 (ADHESIVES - FOR FIXING CFRAMIC TILES). WATERPROOFING: TO BE IN ACCORDANCE WITH PART 3.8.1 OF THE BCA (VOLUME 2) WATERPROOFING: TO AS 3740-2010 (WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS) REFER TO ARCHITECTURAL DETAILS OF WATERPROOFING. FLOOR COATINGS AND COVERINGS: CARPETING: TO AS/NZS 2455.1-2007 (TEXTILE FLOOR COVERINGS - INSTALLATION PRACTICE - GENERAL). RESILLENT FINISHES: TO AS 1884-2012 (FLOOR COVERINGS RESILIENT SHEET AND TILES - LAYING AND MAINTENANCE PRACTICES) PAINTING: PAINTING GENERALLY' FOLLOW THE GUIDANCE PROVIDED BY AS/NZS 2311-2017 (GUIDE TO THE PAINTING OF BUILDINGS) AND AS/NZS 2312-2002 (GUIDE TO THE PROTECTION OF THE STRUCTURAL STEEL AGAINST ATMOSPHERIC CORROSION BY THE USE OF PROTECTIVE COATINGS) PLUMBING INSTALLATIONS: WHERE A DISCREPANCY ARISES THE HYDRAULIC CONSULTANT'S LOCA OR STATUTORY AUTHORITY'S REQUIREMENTS TAKE PRECENDENCE OVER THE FOLLOWING STANDARDS TO THE EXTENT OF THE DISCREPANCY. PLUMBING AND DRAINING PRODUCTS: TO SAA MPS2-2001 (MANUAL OF AUTHORIZATION PROCEDURES FOR PLUMBING AND DRAINAGE PRODUCTS) AND AS/NZS 3718-2005 (WATER SUPPLY - TAP WARE). STORMWATER: TO AS/NZS 3500.3-2003 (PLUMBING AND DRAINAGE - STORMWATER DRAINAGE) OR AS/NZS 3500.5-2012 (NATIONAL PLUMBING AND DRAINAGE DOMESTIC INSTALLATIONS). WASTEWATER: TO AS/NZS 3500.2-2015 (PLUMBING AND DRAINAGE - WASTE SERVICES) AND AS/NZS 3500.4-2015 (PLUMBING AND DRAINAGE - HEATED WATER SERVICES) OR AS/N7S 3500.5-2012 GAS: TO AS 5601-2013 (GAS INSTALLATION CODE). ELECTRICAL INSTALLATIONS: WHERE A DISCREPANCY ARRISES THE ELECTRICAL CONSULTANT'S, LOCAL OR STATUTORY AUTHORITY'S REQUIREMENTS TAKE PRECEDENCE OVER THE FOLLOWING STANDARDS TO THE EXTEN OF THE DISCREPANCY ELECTRICAL INSTALLATION: TO AS/NZS 3018-2001 (ELECTRICAL INSTALLATION - DOMESTIC INSTALLATIONS). SMOKE DETECTORS: REFER TO "FIRE SAFETY, SMOKE ALARMS" SMOKE DETECTION INSTALLATION AND TESTING: TO AS 1670 1-2004 (FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS - SYSTEM DESIGN, INSTALLATION, AND COMMISSIONING - FIRE) IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE TO MAINS POWER. TEST ELECTRICAL INSTALLATIONS: TO AS/NZS 3017-2007 (ELECTRICAL INSTALLATIONS - TESTING GUIDELINES). CERTIFY COMPLIANCE WITH AS/NZS 3018-2007

# MECHANICAL INSTALLATIONS: MECHANICAL VENTILATION: TO AS 1668.2-2012 (THE USE OF VENTILATION AND AIR CONDITIONING IN BUILDINGS -MECHANICAL VENTILATION FOR ACCEPTABLE INDOOR QUALITY) - GRADE 2 AMENITY.

CLIENT'S NAME:	SITE ADDRESS:
MR BENJAMIN HUMPHRIES	LOT: 35 DP: 13750
MRS SOPHIE ANNA HUMPHRIES	
	(No. 23 ) WAKEHURST PARKWAY
SIGNATURE: DATE:	
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.	SEAFORTH ,NSW, 2092

# **BASIX** Certificate

Building Sustainability Index www.basix.nsw.gov.au

# Single Dwelling

Certificate number: 1291159S\_03

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

Secretary Date of issue: Wednesday, 21 September 2022 To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Humphries 21-141	8_03
Street address	23 Wakehurst Park	way Seaforth 2092
Local Government Area	Northern Beaches	Council
Plan type and plan number	deposited 13750	
Lot no.	35	
Section no.	•	
Project type	separate dwelling h	ouse
No. of bedrooms	5	
Project score		
Water	✓ 42	Target 40
Thermal Comfort	V Pass	Target Pass
Energy	52	Target 50

Certificate Prepared by
Name / Company Name: Frys Energywise
ABN (if applicable): 631418543

# **Description of project**

Project address		Assessor details and thermal	loads		
Project name	Humphries 21-1418_03	Assessor number	DMN/12/1441		
Street address	23 Wakehurst Parkway Seaforth 2092	Certificate number	0007131253-01		
Local Government Area	Northern Beaches Council	Climate zone	56		
Plan type and plan number	Deposited Plan 13750	Area adjusted cooling load (MJ/m <sup>2</sup> .year)	26		
Lot no.	35	Area adjusted heating load (MJ/m <sup>2</sup> .year)	38		
Section no.	-	Ceiling fan in at least one bedroom	No		
Project type		Ceiling fan in at least one living room or other conditioned area	No		
Project type	separate dwelling house	Project score			
No. of bedrooms	5				
Site details		Water	42	Target 40	
Site area (m <sup>2</sup> )	654	Thermal Comfort	Pass	Target Pass	
Roof area (m <sup>2</sup> )	268				
Conditioned floor area (m2)	213.0	Energy	52	Target 50	
Unconditioned floor area (m2)	28.0				
Total area of garden and lawn (m2)	353				

# 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 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		~	-
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		~	~
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		~	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		~	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	~	~	~
The applicant must configure the rainwater tank to collect rain runoff from at least 150 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		~	~
The applicant must connect the rainwater tank to:			
all toilets in the development		~	-
the cold water tap that supplies each clothes washer in the development		<ul> <li></li> </ul>	<ul> <li></li> <li></li> </ul>

SHEET I	NAME:	JOB	NO:	
BA	21-1418			
NEW TWO STO	REV:	DATE:		
DESIGN CUS	B-4	30.03.23		
FACADE NAME:	PACKAGE:	SCALE @ A3:	SHEET NO:	
CUSTOM	ELEGANCE		003	

FOWLER YOUR HOME. OUR PASSION. CLIENT'S NAME: **MR BENJAMIN HUMPHRIES** MRS SOPHIE ANNA HUMPHR

SIGNATURE: ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOM

# Thermal Comfort Commitments

### Simulation Method

The applicant must attach the certificate referred to under "Assess Certificate") to the development application and construction certifi applying for a complying development certificate for the proposed Assessor Certificate to the application for an occupation certificate The Assessor Certificate must have been issued by an Accredited The details of the proposed development on the Assessor Certific certificate, including the Cooling and Heating loads shown on the

The applicate, including the Cooling and Treating loads shown on the farm Assessor Certificate requires to be shown on those plans. Those p Assessor to certify that this is the case. The applicant must show c certificate (or complying development certificate, fapplicable), all Certificate, and all aspects of the proposed development which we The applicant must construct the development in accordance with Certificate, and in accordance with those aspects of the development which were used to calculate those specifications.

The applicant must construct the floors and walls of the dwelling in

Floor and wall construction floor - concrete slab on ground floor - suspended floor above garage

# Energy Commitments

Hot water The applicant must install the following hot water system in the d instantaneous with a performance of 5 stars.

# Cooling system

The applicant must install the following cooling system, or a system airconditioning; Energy rating: EER 3.0 - 3.5 The applicant must install the following cooling system, or a system airconditioning; Energy rating: EER 3.0 - 3.5

The cooling system must provide for day/night zoning between livi

# Heating system

The applicant must install the following heating system, or a syste airconditioning; Energy rating: EER 3.0 - 3.5 The applicant must install the following heating system, or a syste airconditioning; Energy rating: EER 3.0 - 3.5 The heating system must provide for day/night zoning between liv

### Ventilation

The applicant must install the following exhaust systems in the de At least 1 Bathroom: individual fan, not ducted; Operation control

Kitchen: individual fan, ducted to façade or roof; Operation contr

Laundry: natural ventilation only, or no laundry; Operation control

# Artificial lighting

The applicant must ensure that the "primary type of artificial lightin following rooms, and where the word "dedicated" appears, the fittin light emitting diode (LED) lamps: · at least 5 of the bedrooms / study;

# Energy Commitments at least 3 of the living / dining rooms; the kitchen; all bathrooms/toilets the laundry; · all hallways; Natural lighting The applicant must install a window and/or skylight in the kitchen The applicant must install a window and/or skylight in 5 bathroom Other The applicant must install a gas cooktop & electric oven in the kitc The applicant must construct each refrigerator space in the develo The applicant must install a fixed outdoor clothes drying line as pa

	Show on DA plans	Show on CC/CDC plans & specs	Certifie check
or Details* on the front page of this BASIX certificate (the *Assessor icate application for the proposed development (or, if the applicant is development, to that application). The applicant must also attach the for the proposed development.			
Assessor in accordance with the Thermal Comfort Protocol.			
ate must be consistent with the details shown in this BASIX front page of this certificate.			
ment application for the proposed development, all matters which the lans must bear a stamp of endorsement from the Accredited on the plans accompanying the application for a construction thermal performance specifications set out in the Assessor re used to calculate those specifications.	~	~	~
all thermal performance specifications set out in the Assessor ent application or application for a complying development certificate		~	~
accordance with the specifications listed in the table below.	~	~	~

Area
All or part of floor area square metres
All or part of floor area

	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
levelopment, or a system with a higher energy rating: gas	~	~	~
			122
em with a higher energy rating, in at least 1 living area: 3-phase		~	~
em with a higher energy rating, in at least 1 bedroom: 3-phase		~	~
ving areas and bedrooms.		~	~
em with a higher energy rating, in at least 1 living area: 3-phase		~	~
em with a higher energy rating, in at least 1 bedroom: 3-phase		~	~
ving areas and bedrooms.		~	~
evelopment:			
ol: manual switch on/off		~	-
trol: manual switch on/off		~	-
rol: n/a		<ul> <li></li> </ul>	-
ing" is fluorescent or light emitting diode (LED) lighting in each of the titings for those lights must only be capable of accepting fluorescent or			
		~	-

	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
		~	-
		<ul> <li></li> </ul>	-
		<ul> <li></li> </ul>	-
		~	~
		~	~
of the dwelling for natural lighting.	~	~	~
n(s)/toilet(s) in the development for natural lighting.	~	~	~
tchen of the dwelling.		~	
lopment so that it is "well ventilated", as defined in the BASIX		~	
part of the development.			

	SITE ADDRESS:
	LOT: 35 DP: 13750
RIES	(No. 23 ) WAKEHURST PARKWAY
DATE:	SEAFORTH ,NSW, 2092

# Nationwide House Energy Rating Scheme NatHERS Certificate No. 0007131253-01

Property	
Address	23 Wakehurst Parkway , Seaforth , NSW , 2092
Lot/DP	35/13750
NCC Class*	21A 02 10 MAV
Туре	New Dwelling
Plans	
Main Plan	21-1418
Prepared by	Fowler Homes

### Assessed floor area (m<sup>2</sup>)\* Exposure Type

Conditioned\* 213.0 Suburban Unconditioned\* 73.0 NatHERS climate zone Total 286.0 56 Garage 45.0

# Accredited assessor

lan Fry Name Business name Frys Energywise Email comply@frysenergywise.com.au Phone 02 9899 2825 Accreditat DMN/12/1441 Assessor Accrediting Organisation Design Matters National

Declaration of interest Declaration completed: no conflicts

# National Construction Code (NCC) requirements

National Construction Code (NCC) requirements The NCCs regimeents for Nutl-FER-state busces are detailed in 3.12.00(k) and 3.12.5 of the NCC Volume Teo. For apartments the negliments are detailed in Ju.2 and JS to JS of the NCC Volume Code. In NCC 2019; these requirements include minimum star mitings and separate heating and coding load limits that need to be met by buildings and apartments fince), the Nutl-FER sessement. Requirements additional to the Natl-FER sessement the must also be astisfied induce, but are not limited to installation methods, thermal brukes, building solating, water heating and paraticle startworks dyname. The NCC and Natl-FERS heating are closing and United, leastisting Daling Codes Board Standards are available ad waterback dyname.

State and territory variations and additions to the NOC may also apply.  $^{*}$  Refer to glossary. Generated on 10 May 2022 using BERS Pro v4.4.1.5 (3.21) for 23 Valvehurst Parkway , Seaforth , NSW , 2082 Page 1 of 9

	253-01 NatHERS Ce		5.1 Star	Rating as	or 10 May	2022			HOUSE
Wall ID	Wall type				olar ptance	Wall shade (colour)	Bulk insulation (R-value)		Reflective wall wrap*
EW-1	Brick Veneer			0	.50	Medium	Bulk Insulation R2.	5	No
EW-2	Single Skin Brick	(		0	.50	Medium	No insulation		No
EW-3	Brick Veneer			0	.50	Medium	No insulation		No
EW-4	Fibro Cavity Pan	el Direct Fix		0	.50	Medium	Bulk Insulation R2.	5	No
EW-5	Brick Veneer			0	.50	Medium	Bulk Insulation R2.	5	No
Exte	<b>rnal wall</b> s	chedule							
Locatio	m	Wall ID	Height (mm)	Width (mm)	Orienta	tion	Horizontal shading feature* maximum projection (mm)		l shading e (yes/no)
DINING	KITCHEN	EW-1	3426	7795	S		100	NO	
DINING	KITCHEN	EW-1	3426	1595	N		100	YES	
DINING	KITCHEN	EW-1	3426	700	W		100	YES	
DINING	KITCHEN	EW-1	3426	2100	N		100	NO	
DINING	KITCHEN	EW-1	3426	700	E		100	YES	
DINING	KITCHEN	EW-1	3426	1700	N		100	YES	
DINING	KITCHEN	EW-1	3426	3700	E		6600	YES	
DINING	KITCHEN	EW-1	3426	3000	N		4300	YES	
DINING	KITCHEN	EW-1	3426	4100	Е		600	NO	
BUTLE	RS	EW-1	3426	1895	S		100	NO	
BUTLE	RS	EW-1	3426	1700	W		12500	YES	
ENTRY	HALL	EW-1	3426	2495	S		1700	YES	
ENTRY	HALL	EW-1	3426	1700	E		12800	YES	
ENTRY	HALL	EW-1	3426	1695	S		100	NO	
ENTRY	HALL	EW-1	3426	2390	N		100	NO	
LAUND	RY	EW-1	3426	2090	N		100	NO	
WC		EW-1	3426	1890	S		100	NO	
POWD	ER	EW-1	3426	2090	S		100	NO	
GUEST	SUITE	EW-1	3426	4195	S		100	NO	
GUEST	SUITE	EW-1	3426	3500	W		100	NO	
GUEST	SUITE	EW-1	3426	1000	N		100	YES	
GARAG	Έ	EW-2	2912	5795	W		100	YES	
GARAG	ε	EW-3	2912	6200	N		600	NO	
GARAG	E	EW-3	2912	1500	E		600	YES	
GARAG	E	EW-3	2912	1995	N		100	YES	
ENSUIT	Έ	EW-4	2590	2795	S		600	NO	
ENSUIT	E	EW-4	2590	3495	E		600	NO	
MASTE	RWIR	EW-4	2590	1990	S		600	NO	

\* Refer to glossary. Generated on 10 May 2022 using BERS Pro v4.4.1.5 (3.21) for 23 Weikehurst Parkway , Seaforth , NSW , 2092

# 0007131253-01 NatHERS Certificate 5.1 Star Rating as of 10 May 2022 Certificate check

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

# Genuine certificate

XXXX

5.1

NATIONWIDE HOUSE

63.7 MJ/m<sup>2</sup>

Thermal performance

Heating Cooling

About the rating NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account

appliances, apart from the airflow impacts from ceiling fans.

Verification To verify this certificate, scan the QR code or visit hestar.com.au/QR enerate? p=VDaUsawVY. When using either fink, ensure you are visiting hetar.com.au

38.1

MJ/m<sup>2</sup>

25.6

MJ/m<sup>2</sup>

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

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

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

# Apartment entrance doors Apartmink et market was a second of the seco

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

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

# Additional notes

Where not noted on plans, default selections to floor coverings and external colours have been used in this
assessment, as noted in the NatHERS Technical Notes. Alternative selections past this point can be made to floor
coverings and external colours, without requiring an amended certificate.
I have modeled the shading in accordance with NatHERS principles

# Window and glazed door type and performance

Window ID	Window	Maximum	SHGC*	Substitution tolerance ranges		
WINDOWID	Description	U-value*	Shoc	SHGC lower limit	SHGC upper limit	
TIM-002-01 W	TIM-002-01 W Timber B SG Clear	5.4	0.63	0.60	0.66	
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70	0.66	0.73	
Custom* window	18					
	's Window	Maximum	SUCCE	Substitution to	lerance ranges	
Custom* window Window ID		Maximum U-value*	SHGC*	Substitution to SHGC lower limit	lerance ranges SHGC upper limit	
	Window		SHGC* 0.75			

# \* Refer to glossary. Generated on 10 Mity 2022 using BERS Pro v4.4.1.5 (3.21) for 23 Wakehurst Parkway , Seaforth , NSW , 2092

					Harden and a large diam.	но
Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
MASTER SUITE	EW-4	2590	5395	N	600	NO
MASTER SUITE	EW-4	2590	4295	E	3600	NO
UF BATH	EW-4	2590	3190	S	600	NO
UF WC	EW-4	2590	1790	S	600	NO
BED 3	EW-4	2590	4690	S	600	NO
BED 4	EW-4	2590	4595	S	600	NO
BED 4	EW-4	2590	3500	W	600	NO
BED 4	EW-4	2590	2400	N	4900	YES
HALLWAY LEISURE	EW-4	2590	4295	W	2000	YES
HALLWAY LEISURE	EW-4	2590	3095	N	600	NO
HALLWAY LEISURE	EW-5	2590	2390	N	600	NO
UF WIL	EW-4	2590	2090	N	600	NO
BED 2	EW-4	2590	3690	N	600	NO

### Internal wall type

Wall ID	Wall type	Area (m²)	Bulk insulation
W-1 - Cavity wall, direct fix plasterboard, single gap		209.00	No insulation
W-2 - Cavity wall, direct fix plasterboard, single gap		50.00	Bulk Insulation, No Air Gap R2

# Floor type

			Aron Sub-floor	Added insulation			BEU	Z/GARAGE	19mm	.70
	Location	Construction	(m <sup>2</sup> ) ventilation	(R-value)	Covering		Ce	ling type		
	DINING KITCHEN	Waffle pod slab 225 mm 100mm	53.10 None	Waffle Pod 225mm	Ceramic Tiles 8mm			<b>g</b> ()p0		
	BUTLERS	Waffle pod slab 225 mm 100mm	4.80 None	Waffle Pod 225mm	Ceramic Tiles 8mm		Loca	tion	Construction material/type	Bulk insulati (may include
	ENTRY HALL	Waffle pod slab 225 mm 100mm	28.50 None	Waffle Pod 225mm	20/80 Carpet 10mm/Ceramic		DINI	IG KITCHEN	Plasterboard	Bulk Insulatio
	LAUNDRY	Waffle pod slab 225 mm 100mm	6.30 None	Waffle Pod 225mm	Ceramic Tiles 8mm	-	DINI	IG KITCHEN	Timber Above Plasterboard	No Insulation
	-			Waffle Pod		-	BUT	ERS	Timber Above Plasterboard	No Insulation
	WC	Waffle pod slab 225 mm 100mm	3.40 None	225mm	Ceramic Tiles 8mm		ENT	RY HALL	Timber Above Plasterboard	No Insulation
	POWDER	Waffle pod slab 225 mm 100mm	3.70 None	Waffle Pod 225mm	Ceramic Tiles 8mm		LAU	IDRY	Timber Above Plasterboard	No Insulation
	GUEST SUITE	Waffle pod slab 225 mm 100mm	14.40 None	Waffle Pod 225mm	Carpet+Rubber Underlay 18mm		WC		Timber Above Plasterboard	No Insulation
	GARAGE	Waffle pod slab 175 mm 100mm	45.50 None	Waffle Pod	Bare		POV	/DER	Timber Above Plasterboard	No Insulation
		Timber Above Plasterboard		175mm		-	GUE	ST SUITE	Timber Above Plasterboard	No Insulation
	ENSUITE/DINING KITCHEN	19mm	9.50	No Insulation	Ceramic Tiles 8mm		GAR	AGE	Plasterboard	No insulation
	MASTER WIR/DINING KITCHEN	Timber Above Plasterboard 19mm	6.50	No Insulation	Carpet+Rubber Underlay 18mm		GAR	AGE	Timber Above Plasterboard	No Insulation
	MASTER SUITE/DINING KITCHEN	Timber Above Plasterboard 19mm	22.00	No Insulation	Carpet+Rubber Underlay 18mm		ENS	JITE	Plasterboard	Bulk Insulation
	MASTER SUITE/ENTRY HALL	Timber Above Plasterboard	0.80	No Insulation	Carpet+Rubber Underlay		MAS	TER WIR	Plasterboard	Bulk Insulation
	MASTER SUITE/ENTRY HALL	19mm	0.80	NO INSULUOIT	18mm		MAS	TER SUITE	Plasterboard	Bulk Insulation
Page 5 of 9	* Refer to glossary. Generated on 10 May 2022 using BERS Pro v4.4.	1.5 (3.21) for 23 Wakehurst Parkway , Seafor	rth , NSW , 2092		Paga 6	of 9	* Refer to g Generated		v4.4.1.5 (3.21) for 23 Wakehurst Parkway , Seaforth	NSW, 2092

# 0007131253-01 NatHERS Certificate 5.1 Star Rating as of 10 May 2022

Custom* window	s						
Window ID	Window	Maximum	SHGC*	Substitution tolerance ranges			
WINDOWID	Description	U-value*	SHOC	SHGC lower limit	SHGC upper limit		
TND-071-11 A	TND-071-11 A Windsor Sliding Door SG 638CPCIr	4.4	0.54	0.51	0.57		
TND-024-04 A	TND-024-04 A Trend Al Internal offset glazed window SG 6.38CP	4.1	0.46	0.44	0.48		
TND-071-01 A	TND-071-01 A Windsor Sliding Door SG 6Clr	6.1	0.65	0.62	0.68		
TND-001-01 A	TND-001-01 A Trend Al Sliding Window SG 3Clr	6.4	0.73	0.69	0.77		

# Window and glazed door schedule

HOUSE

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
DINING KITCHEN	TND-024-01 A	n/a	600	3000	n/a	00	S	No
DINING KITCHEN	TND-001-08 A	n/a	1800	1200	n/a	33	N	No
DINING KITCHEN	TND-001-08 A	n/a	1800	1200	n/a	33	N	No
DINING KITCHEN	TND-071-11 A	n/a	2400	2700	n/a	61	E	No
DINING KITCHEN	TND-071-11 A	n/a	2400	2100	n/a	60	N	No
DINING KITCHEN	TND-001-08 A	n/a	1800	3000	n/a	30	E	No
BUTLERS	TND-024-01 A	n/a	600	1200	n/a	00	S	No
ENTRY HALL	TIM-002-01 W	n/a	2400	400	n/a	00	S	No
ENTRY HALL	TND-001-08 A	n/a	1200	1500	n/a	45	S	No
ENTRY HALL	TND-024-04 A	n/a	720	1800	n/a	00	N	No
LAUNDRY	TND-071-01 A	n/a	2400	1570	n/a	45	N	No
wc	TND-001-01 A	n/a	1000	600	n/a	45	S	No
POWDER	TND-001-01 A	n/a	1200	600	n/a	45	S	No
POWDER	TND-001-01 A	n/a	400	800	n/a	45	S	No
GUEST SUITE	TND-001-08 A	n/a	400	2400	n/a	45	S	No
GUEST SUITE	TND-071-11 A	n/a	2400	2700	n/a	31	W	No
GARAGE	TND-001-01 A	n/a	600	2700	n/a	45	N	No
ENSUITE	TND-001-01 A	n/a	1400	800	n/a	45	S	No
ENSUITE	TND-001-01 A	n/a	1000	1200	n/a	45	E	No
ENSUITE	TND-001-01 A	n/a	1000	1200	n/a	45	E	No
MASTER SUITE	TND-001-08 A	n/a	1000	1200	n/a	10	N	No
MASTER SUITE	TND-001-08 A	n/a	1000	1200	n/a	10	N	No
MASTER SUITE	TND-071-11 A	n/a	2100	2700	n/a	60	E	No
UF BATH	TND-001-01 A	n/a	1200	1600	n/a	45	S	No
UF WC	TND-001-01 A	n/a	1200	700	n/a	45	S	No
BED 3	TND-001-08 A	n/a	1200	2700	n/a	10	S	No
BED 4	TND-001-08 A	n/a	1400	2700	n/a	10	W	No
HALLWAY LEISURE	ALM-002-01 A	n/a	1800	800	n/a	90	W	No

Page 2 of 9 "Refer to glossary. Generated on 10 May 2022 using BERS Pro v4.4.1.5 (3.21) for 23 Wakehurst Parkway , Seaforth , NSW , 2092

### HOUSE 0007131253-01 NatHERS Certificate 5.1 Star Rating as of 10 May 2022 Area Sub-floor Added insulation (m) ventilation (R-value) Construction Location UF BATH/DINNG K/ITCHEN Timber Above Plasterboard 0.60 No Insulation Ceramic Tiles 8mm UF BATH/BUTLERS Timber Above Plasterboard 4.90 No Insulation Ceramic Tiles 8mm Timber Above Plasterboard 3.20 UF BATH/ENTRY HALL No Insulation Ceramic Tiles 8mm Suspended Timber Floor 19mm 2.10 Totally No Insulation Ceramic Tiles 8mm UF BATH Timber Above Plasterboard 1.30 UF WC/ENTRY HALL No Insulation Ceramic Tiles 8mm Suspended Timber Floor 19mm 1.90 Totally Open No Insulation Ceramic Tiles 8mm UF WC No Insulation Carpet-Rubber Underlay No Insulation Carpet-Rubber Underlay No Insulation Carpet-Rubber Underlay 18mm No Insulation Carpet-Rubber Underlay 18mm Timber Above Plasterboard 8.00 BED 3/ENTRY HALL Fimber Above Plasterboard 3.50 BED 3/WC 19mm Timber Above Plasterboard 3.10 BED 3/POWDER .9mm Fimber Above Plasterboard 1.30 No Insulation Carpet+Rubber Underlay 18mm BED 3/GARAGE No Insulation Carpet+Rubber Underlay 18mm Timber Above Plasterboard 0.50 BED 4/ENTRY HALL 19mm 0.70 Timber Above Plasterboard 0.70 19mm 14.50 No Insulation 18mm No Insulation Carpet+Rubber Underlay 18mm No Insulation Carpet+Rubber Underlay 18mm BED 4/POWDER BED 4/GUEST SUITE BED 4GUEST SUITE 18mm 14.50 No Insulation 18mm HALLWAY LESURE/ENTRY 18mm 14.60 No Insulation Campbe Robber Underlay HALL 18mm 18mm 16.80 No Insulation Campbe Robber Underlay HALLWAY LESURE/ENTRY 18mm 16.80 No Insulation Campbe Robber Underlay HALLWAY LESURE/GARAGE 18mm 16.30 No Insulation Campbe Rubber Underlay UF WIL/LAUNDRY 18mm 16.30 No Insulation Campbe Rubber Underlay 18mm 18mm 6.30 No Insulation Campbe Rubber Underlay 18mm 18mm 6.30 No Insulation Campbe Rubber Underlay Timber Above Plasterboard 11.70 No Insulation Carpet+Rubber Underlay 18mm BED 2/GARAGE

# Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
DINING KITCHEN	Plasterboard	Bulk Insulation R4	No
DINING KITCHEN	Timber Above Plasterboard	No Insulation	No
BUTLERS	Timber Above Plasterboard	No Insulation	No
ENTRY HALL	Timber Above Plasterboard	No Insulation	No
LAUNDRY	Timber Above Plasterboard	No Insulation	No
wc	Timber Above Plasterboard	No Insulation	No
POWDER	Timber Above Plasterboard	No Insulation	No
GUEST SUITE	Timber Above Plasterboard	No Insulation	No
GARAGE	Plasterboard	No insulation	No
GARAGE	Timber Above Plasterboard	No Insulation	No
ENSUITE	Plasterboard	Bulk Insulation R4	No
MASTER WIR	Plasterboard	Bulk Insulation R4	No
MASTER SUITE	Plasterboard	Bulk Insulation R4	No

# HOUSE

0007131253-01 NatHERS Certificate		5.1 Star Rating as of 10 May 2022				
Location	Window ID	Window no.	Height (mm)	Width (mm)	Wind type	
HALLWAY LEISURE	TND-071-11 A	n/a	2100	2400	n/a	
HALLWAYLEISURE	TND-024-04 A	n/a	2280	1800	n/a	

	Window ID TND-071-11	Windo no.	w Height (mm)	Width	Window	Opening	Orientatio	Window
HALLWAY LEISURE BED 2 Roof window Default* roof windows				(mm)	type	%		on shading device*
BED 2 Roof windows Default* roof windows Marchana ID Wir	7210 001 01	IA n/a	2100	2400	n/a	45	W	No
Roof windows	TND-024-04		2280	1800	n/a	00	N	No
Default* roof windows	TND-001-08	3A n/a	1200	2700	n/a	10	Ν	No
	type and	performa	nce					
Det	ndow scription		Maximum U-value*	S	IGC*		ution tolera	-
No Data Available	scription		0-value			SHGC lowe	r limit S	HGC upper limit
Custom* roof windows								
146-	ndow		Maximum			Substit	ution tolera	nce ranges
	scription		U-value*	S	IGC*	SHGC lowe	r limit S	HGC upper limit
No Data Available								
Roof window	schedule							
Location Window		Oper	ning Heig	ht V	Vidth Orie	entation	Outdoor	Indoor
U	no.	9	6 (mn	1)	(mm) One		shade	shade
No Data Available								
Skylight type	and perfor	rmance						
Skylight ID	Skylight o	description						
GEN-04-008a	Double-gla	azed clear, Tim	ber and Alumini	um Fran	10			
Skylight sche			Skylight					
Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
MASTER WIR	GEN-04-008a	n/a	1115		S	None	No	0.50
HALLWAY LEISURE	GEN-04-008a	n/a	1115		S	None	No	0.50
HALLWAY LEISURE	GEN-04-008a	n/a	1615	0.50	S	None	No	0.50
External door	schedule							
Location	He	ight (mm)	Width	(mm)	c	Opening %	Orienta	ation
		2240	12	00				
		2340 2400	12 48			90 90	S W	
GARAGE or to globasary. nated on 10 May 2022 using B		2400 I) for 23 Weikehurst	48	10 NSW, 2092	:			Page 4
ENTRY HALL GARAGE et to glossary, aread on 10 May 2022 using B 0007/131253-01 NathERS Location	Certificate Construe	2400 I) for 23 Wakehurst 5.1 Star Rat ction	48 Parkway , Seaforth , Ing as of 10 May :	10 NSW, 2092 2022 Bulk ins	ulation R-v	90 90		Reflective
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er to glossery. answel on 10 May 2022 using B 0007/131253-01 Nathers Location UF BATH UF WC	Certificate Construe material/ Plasterbo Plasterbo	2400 )) for 23 Welesturst 5.1 Star Rat ction fype aard aard	48 Parlway , Seaforth , Ing as of 10 May	10 NSW, 2090 2022 Bulk inst Gray ind Bulk Inst	ulation R-v lude edge l ulation R4 ulation R4	90 90		wrap* No No
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Skylight ID	Skylight d	escription				
GEN-04-008a	Double-glazed clear, Timber and Aluminium Frame					
Skylight sche	edule					
Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orientatio	
MASTER WIR	GEN-04-008a	n/a	1115	0.50	S	
HALLWAY LEISURE	GEN-04-008a	n/a	1115	0.40	S	
HALLWAY LEISURE	GEN-04-008a	n/a	1615	0.50	S	

Location	Height (mm)	Width (mm)	(
ENTRY HALL	2340	1200	
GARAGE	2400	4810	

		as of 10 May 2022
Location	Construction material/type	Bulk insulation R-v (may include edge
UF BATH	Plasterboard	Bulk Insulation R4
UF WC	Plasterboard	Bulk Insulation R4
BED 3	Plasterboard	Bulk Insulation R4
BED 4	Plasterboard	Bulk Insulation R4
HALLWAY LEISURE	Plasterboard	Bulk Insulation R4
UF WIL	Plasterboard	Bulk Insulation R4
BED 2	Plasterboard	Bulk Insulation R4

Quantity	Туре	Diameter (mm <sup>2</sup>
1	Exhaust Fans	300
	Quantity 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 Exhaust Fans 1 Exhaust Fans 1 Exhaust Fans 1 Exhaust Fans 1 Exhaust Fans

Page 7 of 9

cation	Quantity
NING KITCHEN	1

Roof Tiles	Foil, Gap Above, Reflective Side Down, Anti-glare Up
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	* Refer to glossary. Generated on 10 May 2022 using BBRS Pro v4.4.1.5 (3.21) for 23 Valkehurst Parlway , Seaforth , NSW , 2092
(	CLIENT'S NAME:

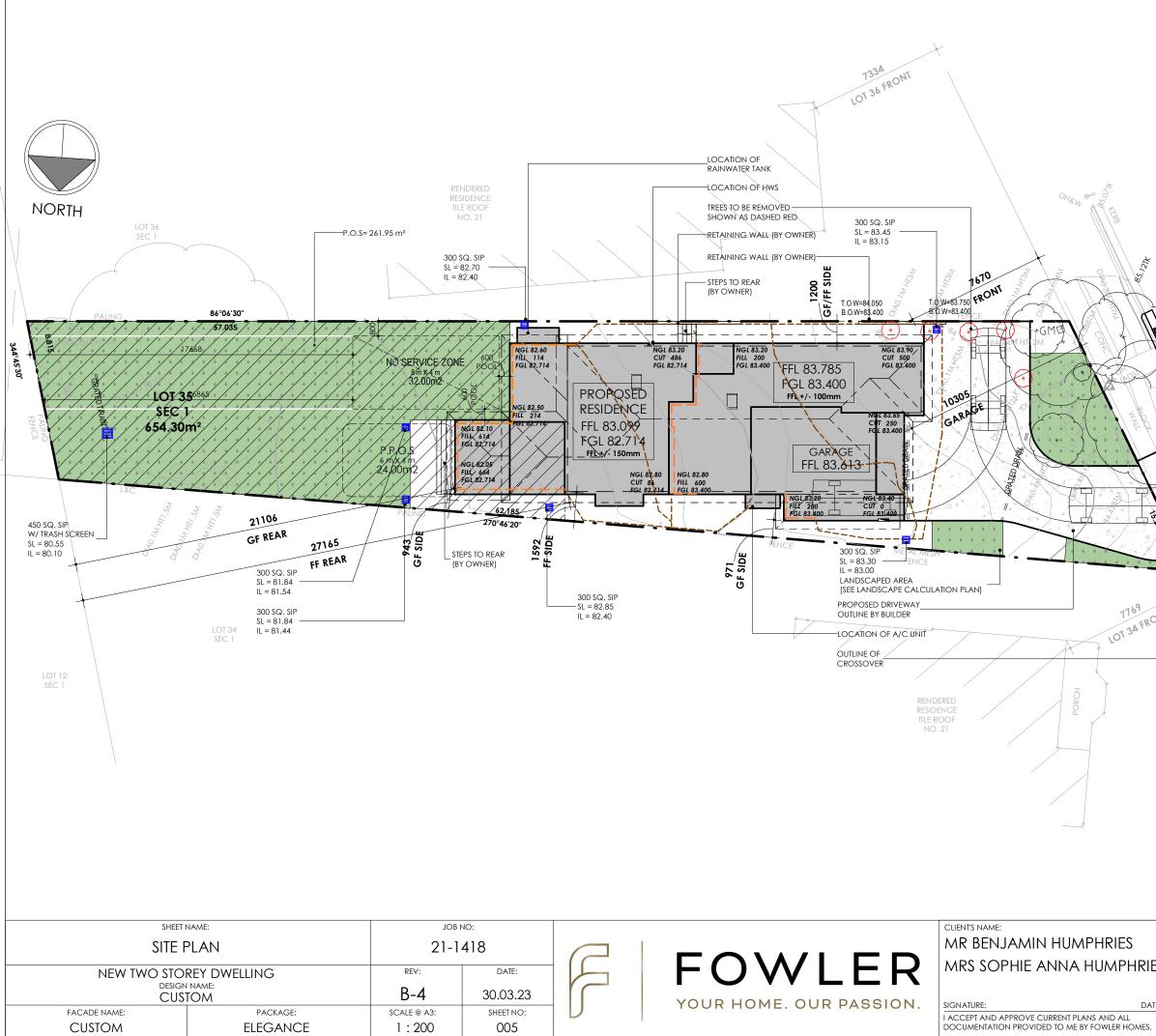
MR BENJAMIN HUMPHRIES MRS SOPHIE ANNA HUMPHI

SIGNATURE: LACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOM

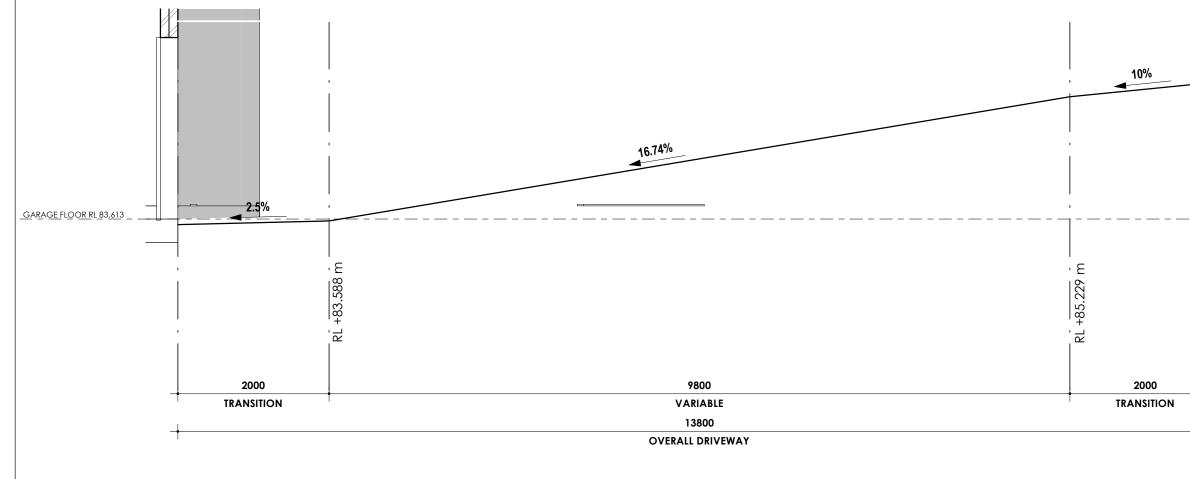
	NO:	1 a O L	SHEET NAME:		
(	418	21-1	NatHERS		
	DATE:	REV:	NEW TWO STOREY DWELLING		
ľ	30.03.23	B-4	DESIGN NAME: CUSTOM		
L	SHEET NO:	SCALE @ A3:	PACKAGE:	FACADE NAME:	
	004		ELEGANCE	CUSTOM	

FOWLER
YOUR HOME. OUR PASSION.

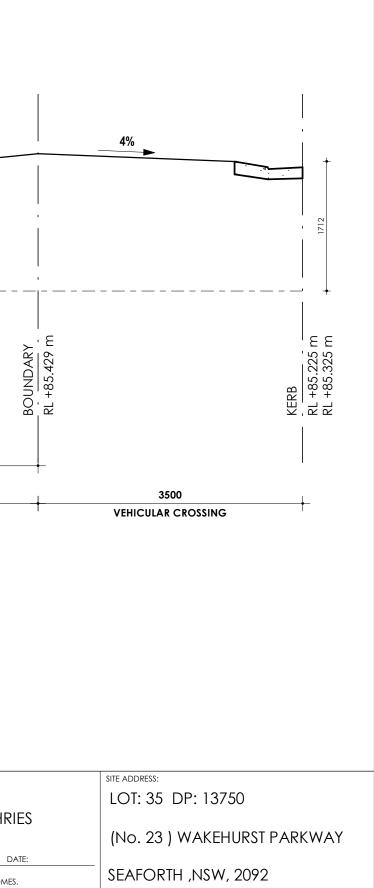
	SITE ADDRESS:
	LOT: 35 DP: 13750
RIES	
	(No. 23 ) WAKEHURST PARKWAY
DATE:	
MES.	SEAFORTH ,NSW, 2092



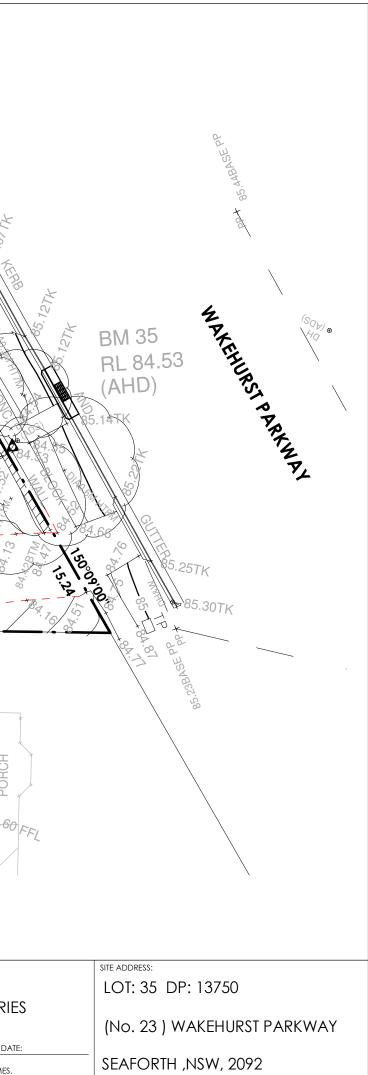
		COUNCIL: NORTHERN I	3EAC	CHES
		DA APPRO DA APPROVAL REF REGULATIONS F DETA	ER TO C	
		SITE DETAILS		
		SITE AREA:		654.30m <sup>2</sup>
		DWELLING AREAS:		
5 BM 35		GROUND FLOOR: FIRST FLOOR: GARAGE: PATIO: OUTDOOR RETREAT: BALCONY: STAIR VOID:		130.86m <sup>2</sup> 136.26m <sup>2</sup> 48.53m <sup>2</sup> 3.44m <sup>2</sup> 23.37m <sup>2</sup> 18.76m <sup>2</sup> 7.25m <sup>2</sup>
RL 84.53 (AHD)		TOTAL FLOOR AREA:		361.04m <sup>2</sup>
MA	WEHURST PARKWAY	FLOOR SPACE RATIO: REQUIRED (max.): PROPOSED:	45% /	294.44 <sup>2</sup> 5 / 249.72m <sup>2</sup>
85.14TK	HURST	OPEN SPACE: REQUIRED (min.): PROPOSED PRINCIPAL POS AREA	55% / 56.48% : 6m x	/359.87m <sup>2</sup> /369.545m <sup>2</sup> 4m = 24m <sup>2</sup>
to the second second	PAR	landscape: Required: Proposed:		/ 125.95m <sup>2</sup> / 257.18m <sup>2</sup>
	Z			
- S	Z			
8				
E C	<sup>85.257K</sup>			
	85.30TK			
	J D O			
	P			
ONT	85,23BASE PP			
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	PP			
	$\langle \rangle$			
	\	LEGE	END	
		CUT/FILL		
		DROP EDGE BEAM		NGL
		FINISH GROUND LEVEL		FGL
		FINISH FLOOR LEVEL		FFL
	SITE ADDRESS:	PRIVATE OPEN SPACE		
		P: 13750 sec	• 1	
IES				
	(No. 231V	VAKEHURST P	ARKV	VAY
ATE:				
S.	SEAFORTH	,NSW, 2092		
	1			

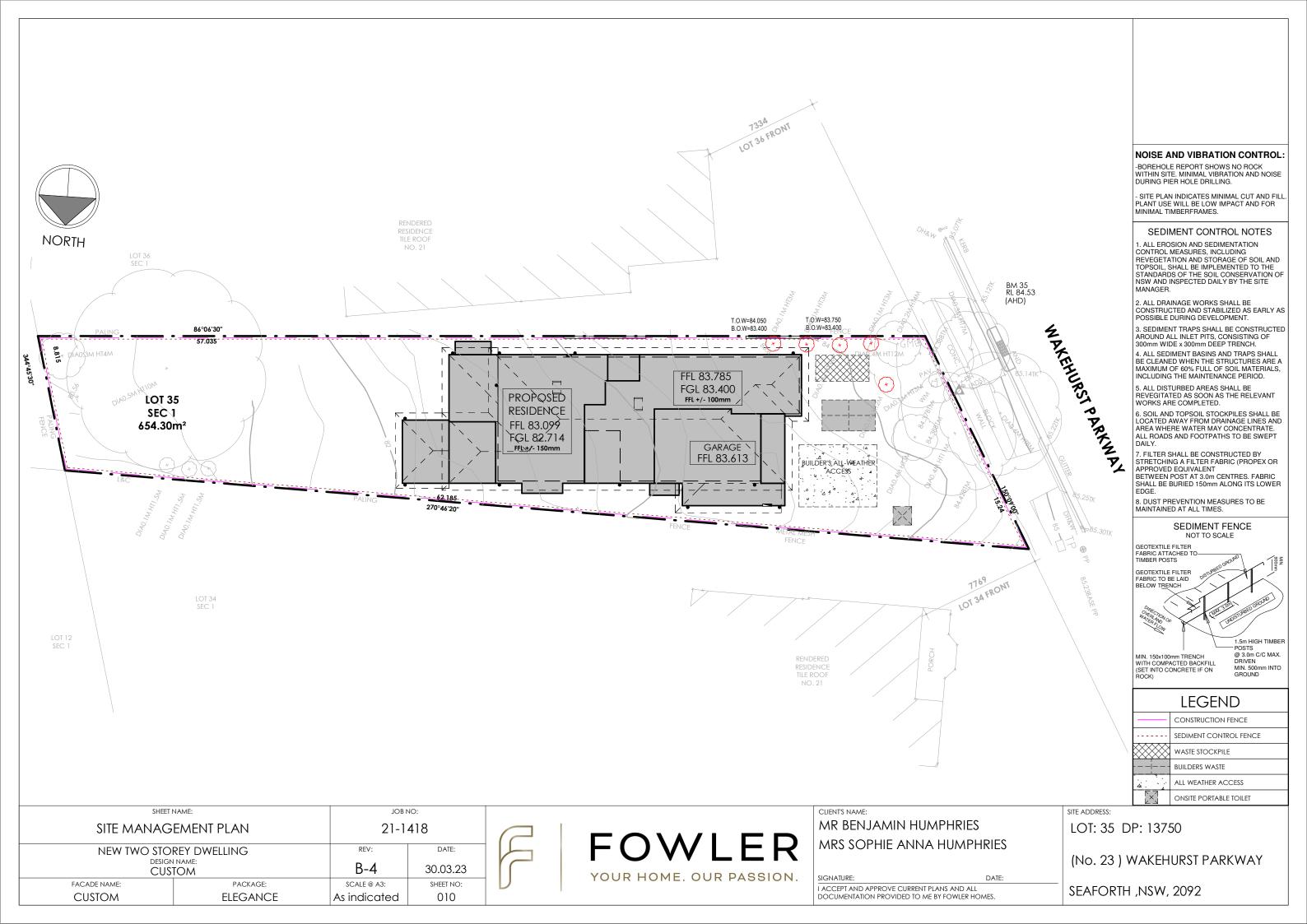


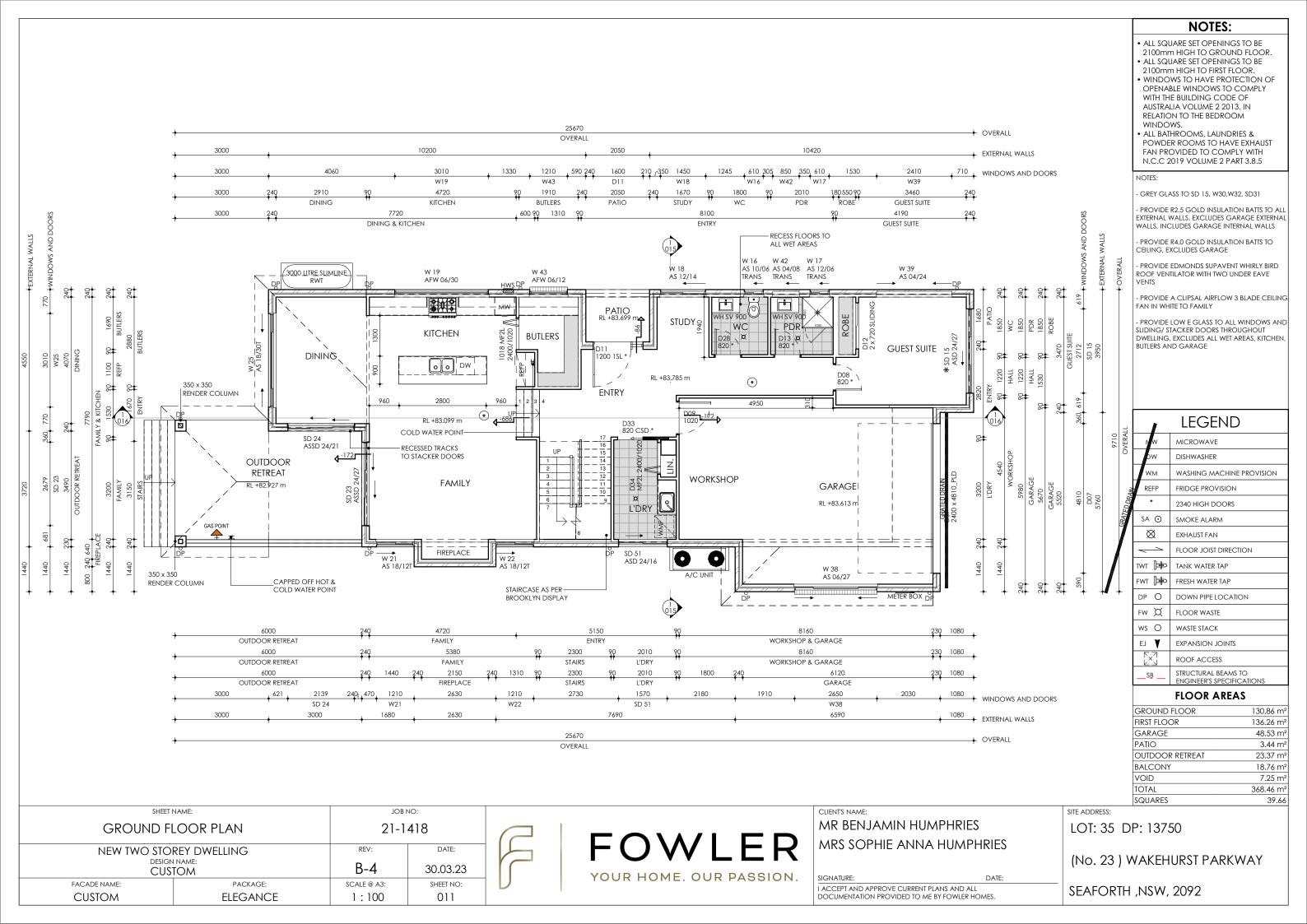
	HEET NAME: AY GRADIENT		3 NO: 1418			CLIENTS NAME: MR BENJAMIN HUMPHRIES
DE	TOREY DWELLING SIGN NAME: USTOM	REV: B-4	DATE: 30.03.23		YOUR HOME, OUR PASSION.	MRS SOPHIE ANNA HUMPHRI
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A3: 1:50	SHEET NO: 008	νΙ	TOOR HOME. OOR PASSION.	I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES

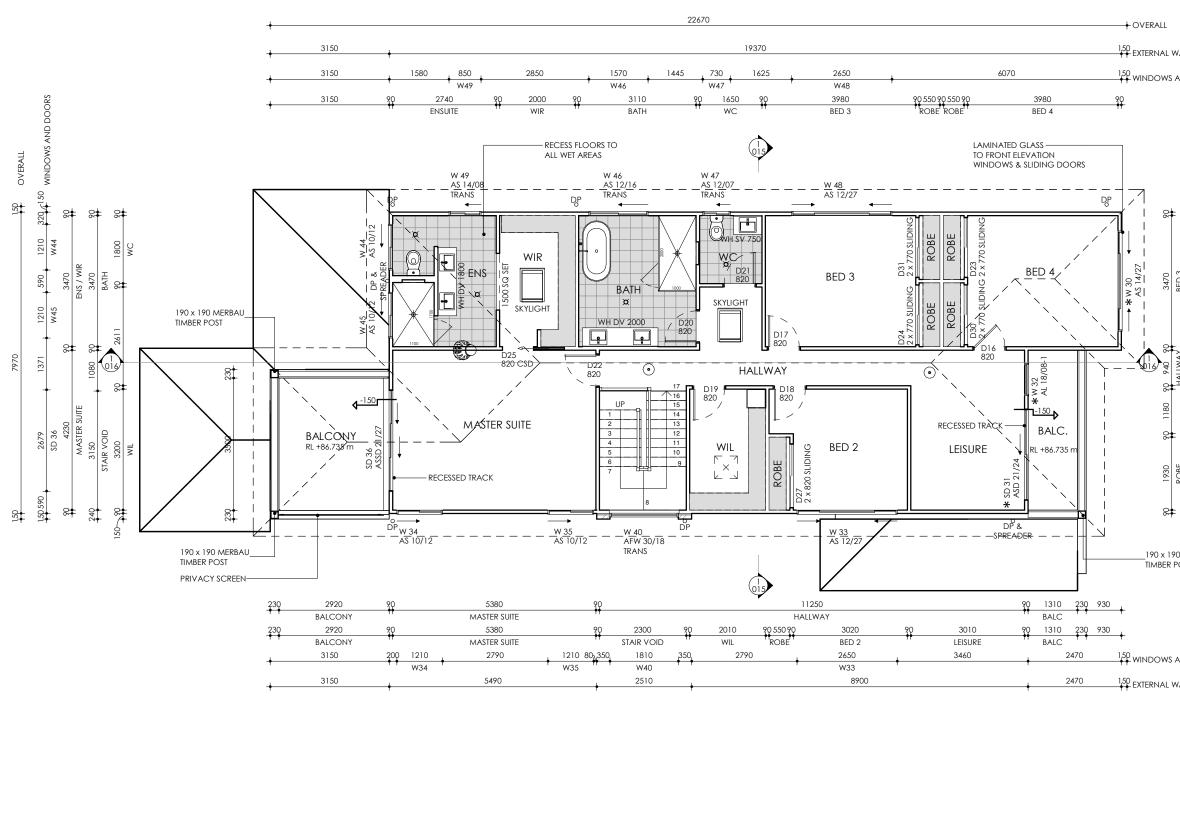


SHEET NAME:       JOB NO:         DEMOLITION PLAN       21-1418         NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM       REV:       DATE:         B-4       30.03.23         FACADE NAME:       PACKAGE:         CUSTOM       SCALE @ A3:         SCALE @ A3:       SHEET NO:         CUSTOM       ELEGANCE	LOT 36 SEC 1 34° 45'30 PALING & 34° 45'30 PALING & BLDG. BLDG. BLDG. 6° AC	86°06'30" 57.035 FEDGE TA 57.035 FEDGE TA 57.0	PEOT 35 SEC 1 654.3m <sup>2</sup> HEDGE 62.10 PALING	CK	WEATHER BOARD RESIDENCE TILE ROOF NO. 23	DASHED IN RED	STOBE NELHWI OKO PENCE CON HOL HWI OKO PENCE CON HOL HUI OKO PENCE CON HOL HWI OKO PENCO	Malo and 19 10 20 20 20 20 20 20 20 20 20 20 20 20 20
CUSTOM     ELEGANCE     1:200     009	DEMOLITION NEW TWO STOREY DESIGN NAM CUSTON FACADE NAME:	N PLAN ' DWELLING ME: M PACKAGE:	21-1418           REV:         DATE:           B-4         30.03.23           SCALE @ A3:         SHEET NO:	F			MR BENJAMIN HUMPHR MRS SOPHIE ANNA HUM SIGNATURE:	







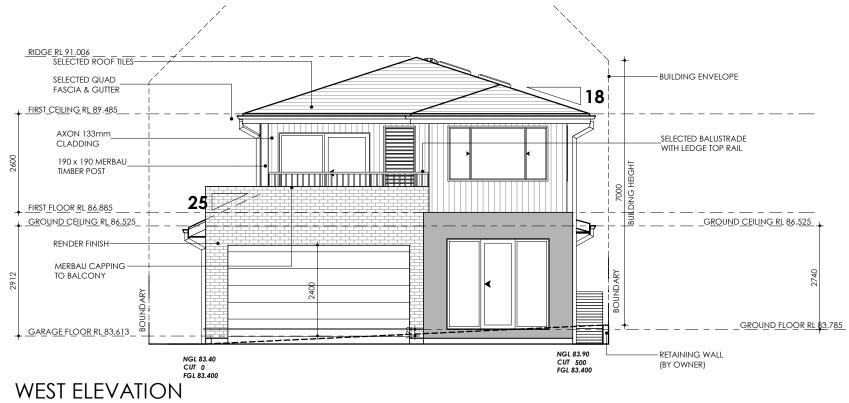


	iname: DOR PLAN		NO:   418	$\mathcal{C}$		CLIENT'S NAME: MR BENJAMIN HUMPHRIES
DESIG	DREY DWELLING In name: STOM	REV: B-4	DATE: 30.03.23		YOUR HOME, OUR PASSION	MRS SOPHIE ANNA HUMPHF
FACADE NAME:	PACKAGE:	SCALE @ A3:	SHEET NO:		TOOR HOME. OOR PASSION.	I ACCEPT AND APPROVE CURRENT PLANS AND ALL
CUSTOM	ELEGANCE	1:100	012			DOCUMENTATION PROVIDED TO ME BY FOWLER HOM

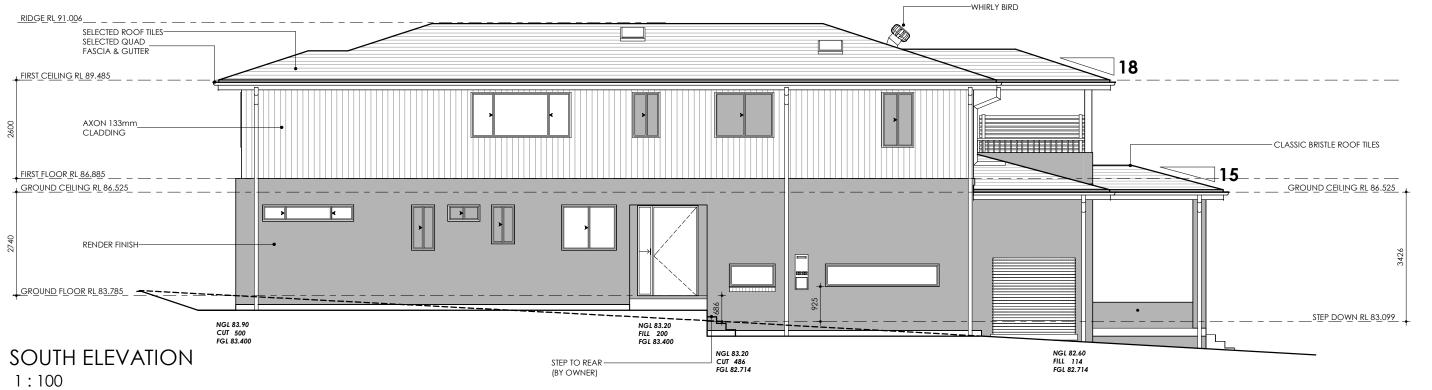
+ OVERALL 150 ++ EXTERNAL WALLS			AUSTRAI RELATIC WINDO • ALL BAT POWDE FAN PRO	LIA VOLUME 2 2013, I IN TO THE BEDROOM WS. HROOMS, LAUNDRIES R ROOMS TO HAVE E OVIDED TO COMPLY 2019 VOLUME 2 PART	& XHAUST WITH
6070 150 ++ WINDOWS AND DOORS			NOTES:		
	SS		- GREY GLA	SS TO SD 15, W30,W32, S	D31
3980 90 BED 4	ALLS		EXTERNAL W	R2.5 GOLD INSULATION E VALLS, EXCLUDES GARAC LUDES GARAGE INTERNA	GE EXTERNAL
AMINATED GLASS	WS A	Н		R4.0 GOLD INSULATION E (CLUDES GARAGE	BATTS TO
/indows & sliding doors	500 44 <sup>-150</sup> WINDOWS AND DOORS	OVERALL	- PROVIDE E	Edmonds Supavent we illator with two unde	
	1500+f15	+	- PROVIDE /	a Clipsal Airflow 3 bl. Te to family	ADE CEILING
x 770 SLIDING 2 x 770 SLIDING	2650 W30 3650		SLIDING/ ST	LOW E GLASS TO ALL WIR ACKER DOORS THROUG EXCLUDES ALL WET ARE/ D GARAGE	HOUT
	0 - 6		F	roof schedul	.E
	8		AREA 257.26 m <sup>2</sup>	2 CONCRETE TILES	
	350,500	8270	237.2011	LEGEND	
	850		MW	MICROWAVE	
	360		DW	DISHWASHER	
TRACK BALCIER SEGUE	4320		WM	WASHING MACHINE P	ROVISION
E ↓ RL +86.735 m I Start RL +			REFP	FRIDGE PROVISION	
	2410 SD 31		*	2340 HIGH DOORS	
SD 31 ASD 21/24 ASD 21/24 			SA O	Smoke alarm	
			X	EXHAUST FAN	
	150 350	+		FLOOR JOIST DIRECTIC	N
	150		TWT 🕩	TANK WATER TAP	
190 x 190 MERBAU			FWT 뉃	FRESH WATER TAP	
TIMBER POST			DP O	DOWN PIPE LOCATION	1
			FW 💢	FLOOR WASTE	
90 1310 230 930 BALC			ws O	WASTE STACK	
90 1310 230 930			EJ ¥	expansion joints	
E '' BALC '' ' 2470 <u>159</u> WINDOWS AND DOORS				ROOF ACCESS	
			S <u>B</u>	STRUCTURAL BEAMS TO	
2470 150 ++ EXTERNAL WALLS				ENGINEER'S SPECIFICA	
			GROUND		130.86 m²
			FIRST FLOO		136.26 m <sup>2</sup>
			GARAGE		48.53 m²
			PATIO OUTDOOF	RETREAT	3.44 m <sup>2</sup> 23.37 m <sup>2</sup>
			BALCONY		18.76 m <sup>2</sup>
			VOID		7.25 m <sup>2</sup>
			total Squares		368.46 m <sup>2</sup> 39.66
IENT'S NAME:	SITE ADDRE	ESS:			
AR BENJAMIN HUMPHRIES	LOT:	35 D	P: 1375	50	
1RS SOPHIE ANNA HUMPHRIES					
	(No.	23)V	VAKEH	URST PARKW	AY
GNATURE: DATE:					
CCEPT AND APPROVE CURRENT PLANS AND ALL DCUMENTATION PROVIDED TO ME BY FOWLER HOMES.	SEAF	ORTH	,NSW,	2092	

- NOTES:
- ALL SQUARE SET OPENINGS TO BE 2100mm HIGH TO GROUND FLOOR. ALL SQUARE SET OPENINGS TO BE

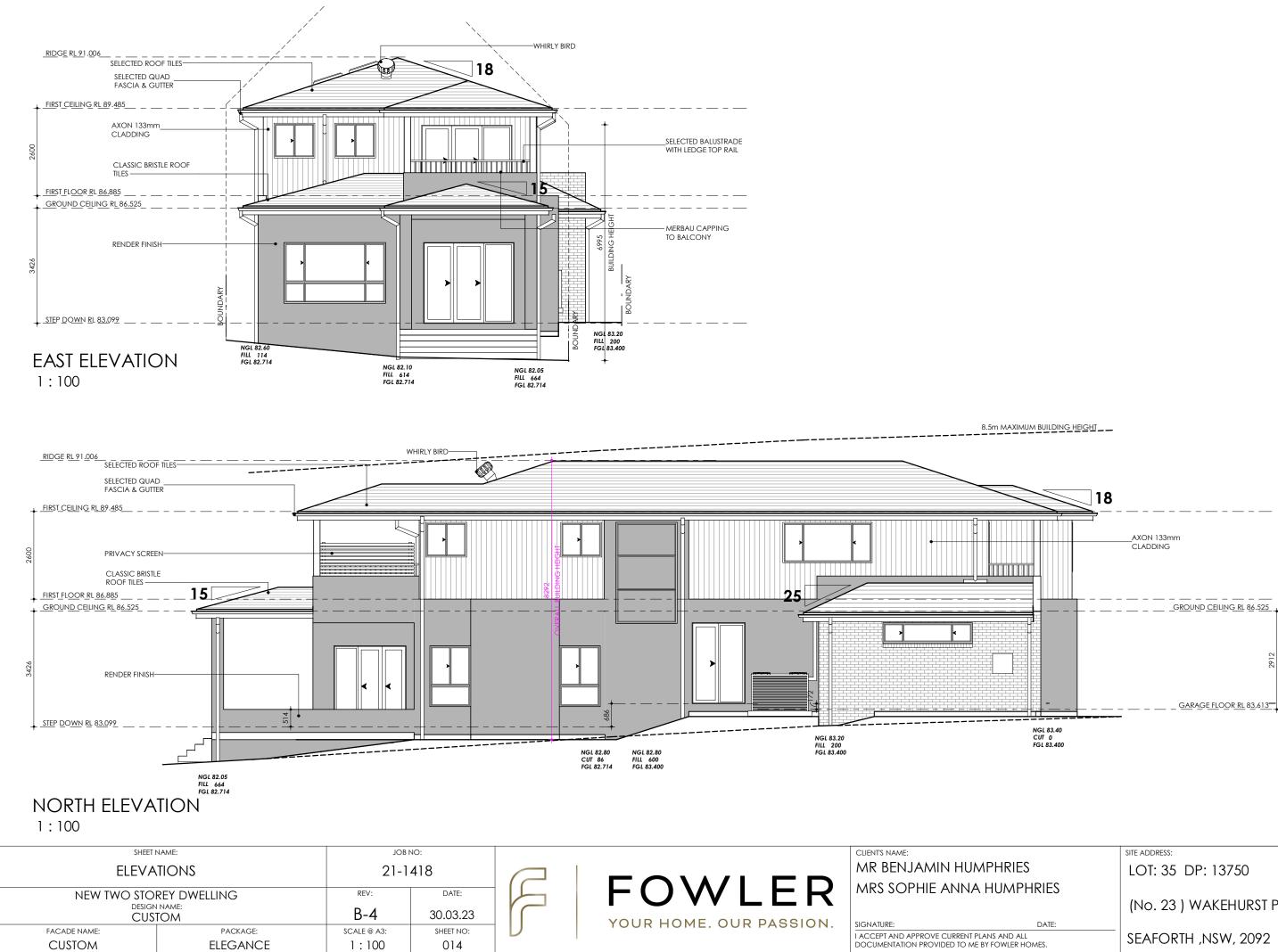
2100mm HIGH TO FIRST FLOOR. • WINDOWS TO HAVE PROTECTION OF OPENABLE WINDOWS TO COMPLY WITH THE BUILDING CODE OF



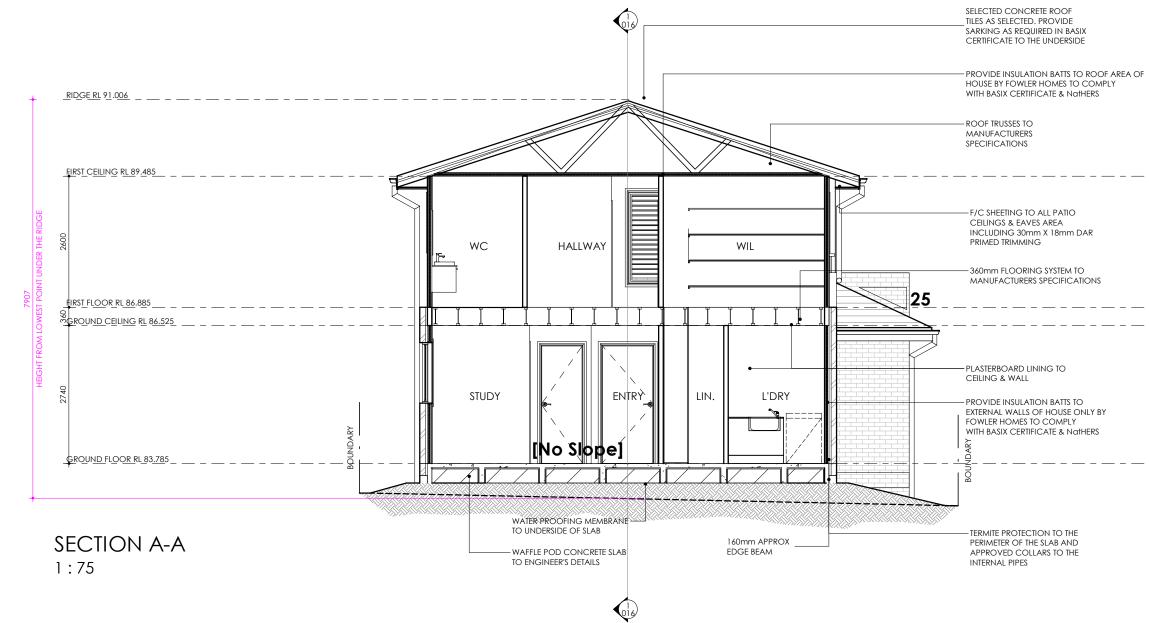




SOUTH ELEVA 1 : 100	ATION			STEP TO REAR — (BY OWNER)	NGL 83.20 FILL 200 FGL 83.400 NGL 83.20 CUT 486 FGL 82.714	NGL 82.60 FiLL 114 FGL 82.714	
SHEET	NAME:	JOB	NO:			CLIENT'S NAME:	SITE ADDRESS:
ELEVA	ATIONS	21-1	418			MR BENJAMIN HUMPHRIES	LOT: 35 DP: 13750
	PREY DWELLING	REV:	DATE:		FOWIFR	MRS SOPHIE ANNA HUMPHRIES	
DESIG	N NAME:						(No. 23) WAKEHURST PARKWAY
CUS	STOM	B-4	30.03.23		YOUR HOME. OUR PASSION	. SIGNATURE: DATE:	
FACADE NAME:	PACKAGE:	SCALE @ A3:	SHEET NO:			I ACCEPT AND APPROVE CURRENT PLANS AND ALL	SEAFORTH ,NSW, 2092
CUSTOM	ELEGANCE	1:100	013			DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.	3LAI UKIII,19399, 2072



	SITE ADDRESS:
	LOT: 35 DP: 13750
RIES	(No. 23 ) WAKEHURST PARKWAY
DATE:	SEAFORTH ,NSW, 2092
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	<sup>t name:</sup> SECTION		1418	$\mathbb{C}$		CLIENT'S NAME: MR BENJAMIN HUMPHRIE	
	DREY DWELLING	REV:	DATE:		FOVVLER	MRS SOPHIE ANNA HUMP	TRI
CU	STOM	B-4	30.03.23		YOUR HOME. OUR PASSION.	SIGNATURE:	DA
FACADE NAME:	PACKAGE:	SCALE @ A3:	SHEET NO:		TOOR HOME. OOR PASSION.	I ACCEPT AND APPROVE CURRENT PLANS AND AL	
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ES.	SEAFORTH ,NSW, 2092

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# WINDOW & SLIDING DOOR SCHEDULE

TYPE	MARK	CODE	HEIGHT	WIDTH	STYLE	FRAME TYPE	OBSCURED GLAZING
SD	15	ASD 24/27	2400	2712	SLIDING	STANDARD ALUMINIUM	No
W	16	AS 10/06	1030	610	SLIDING	STANDARD ALUMINIUM	Yes
W	17	AS 12/06	1200	610	SLIDING	STANDARD ALUMINIUM	Yes
W	18	AS 12/14	1200	1450	SLIDING	STANDARD ALUMINIUM	No
W	19	AFW 06/30	600	3010	FIXED	STANDARD ALUMINIUM	No
W	21	AS 18/12T	1800	1210	SLIDING	STANDARD ALUMINIUM	No
W	22	AS 18/12T	1800	1210	SLIDING	STANDARD ALUMINIUM	No
SD	23	ASSD 24/27	2400	2679	STACKING	STANDARD ALUMINIUM	No
SD	24	ASSD 24/21	2400	2139	STACKING	STANDARD ALUMINIUM	No
W	25	AS 18/30T	1800	3010	SLIDING	STANDARD ALUMINIUM	No
W	30	AS 14/27	1457	2650	SLIDING	STANDARD ALUMINIUM	No
SD	31	ASD 21/24	2100	2410	SLIDING	STANDARD ALUMINIUM	No
W	32	AL 18/08-1	1800	850	LOUVRE	STANDARD ALUMINIUM	No
W	33	AS 12/27	1200	2650	SLIDING	STANDARD ALUMINIUM	No
W	34	AS 10/12	1030	1210	SLIDING	STANDARD ALUMINIUM	No
W	35	AS 10/12	1030	1210	SLIDING	STANDARD ALUMINIUM	No
SD	36	ASSD 21/27	2100	2679	STACKING	STANDARD ALUMINIUM	No
W	38	AS 06/27	600	2650	SLIDING	STANDARD ALUMINIUM	No
W	39	AS 04/24	430	2410	SLIDING	STANDARD ALUMINIUM	No
W	40	AFW 30/18	3000	1810	FIXED	STANDARD ALUMINIUM	Yes
SL	41	550 x 800	800	550	SKYLIGHT	STANDARD ALUMINIUM	
W	42	AS 04/08	430	850	SLIDING	STANDARD ALUMINIUM	Yes
W	43	AFW 06/12	600	1210	FIXED	STANDARD ALUMINIUM	No
W	44	AS 10/12	1030	1210	SLIDING	STANDARD ALUMINIUM	No
W	45	AS 10/12	1030	1210	SLIDING	STANDARD ALUMINIUM	No
W	46	AS 12/16	1200	1570	SLIDING	STANDARD ALUMINIUM	Yes
W	47	AS 12/07	1200	730	SLIDING	STANDARD ALUMINIUM	Yes
W	48	AS 12/27	1200	2650	SLIDING	STANDARD ALUMINIUM	No
W	49	AS 14/08	1457	850	SLIDING	STANDARD ALUMINIUM	Yes
SL	50	550 x 800	800	550	SKYLIGHT	STANDARD ALUMINIUM	
SD	51	ASD 24/16	2400	1570	SLIDING	STANDARD ALUMINIUM	No

	DOOR SCHEDULE								
MARK	TYPE	HEIGHT	WIDTH	TO ROOM					
07	Garage_Door: 2400 x 4810_PLD	2400	4810	GARAGE					
08	Internal_Door: 820 *	2340	820	GUEST SUITE					
09	Internal_Door: 1020 *	2340	1020	WORKSHOP					
11	Entry_Door_1SL: 1200 1SL *	2340	1210	ENTRY					
12	Robe Doors_Sliding_2_door: 2 x 720 SLIDING	2040	1460	GUEST SUITE					
13	Internal_Door: 820 *	2340	820	PDR					
14	Intermal Bi-Fold Door 2 Panel: MF2L 2400/1020	2400	1018	BUTLERS					
16	Internal_Door: 820	2040	820	BED 4					
17	Internal_Door: 820	2040	820	BED 3					
18	Internal_Door: 820	2040	820	BED 2					
19	Internal_Door: 820	2040	820	WIL					
20	Internal_Door: 820	2040	820	BATH					
21	Internal_Door: 820	2040	820	WC					
22	Internal_Door: 820	2040	820	MASTER SUITE					
23	Robe Doors_Sliding_2_door: 2 x 770 SLIDING	2040	1560	BED 4					
24	Robe Doors_Sliding_2_door: 2 x 770 SLIDING	2040	1560	BED 3					
25	Cavitiy_Sliding_Door: 820 CSD	2040	820	WIR					
27	Robe Doors_Sliding_2_door: 2 x 820 SLIDING	2040	1660	BED 2					
28	Internal_Door: 820 *	2340	820	WC					
30	Robe Doors_Sliding_2_door: 2 x 770 SLIDING	2040	1560	BED 4					
31	Robe Doors_Sliding_2_door: 2 x 770 SLIDING	2040	1560	BED 3					
33	Cavitiy_Sliding_Door: 820 CSD *	2340	820	L'DRY					
34	Interrnal Bi-Fold Door 2 Panel: MF2L 2400/1020	2400	1018	L'DRY					

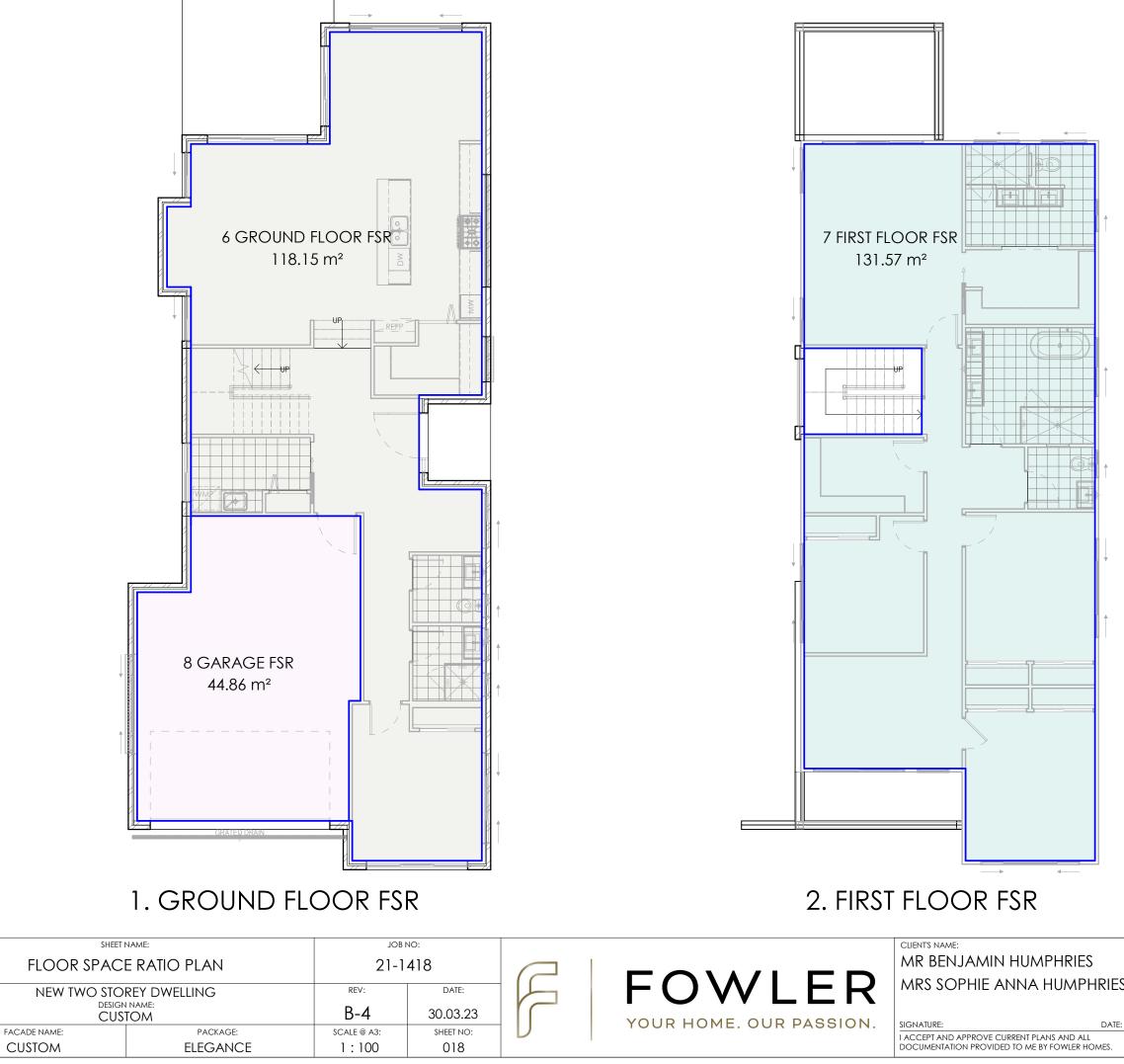
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NEW TWO STOREY DWELLING		REV:	DATE:				
DESIGN NAME: CUSTOM		B-4	30.03.23		YOUR HOME. OUR PASSION.		
FACADE NAME:	PACKAGE:	SCALE @ A3:	SHEET NO:		TOOR HOME. OOR PASSION.		
CUSTOM	ELEGANCE		017				

CLIENT'S NAME: MR BENJAMIN HUMPHRIES

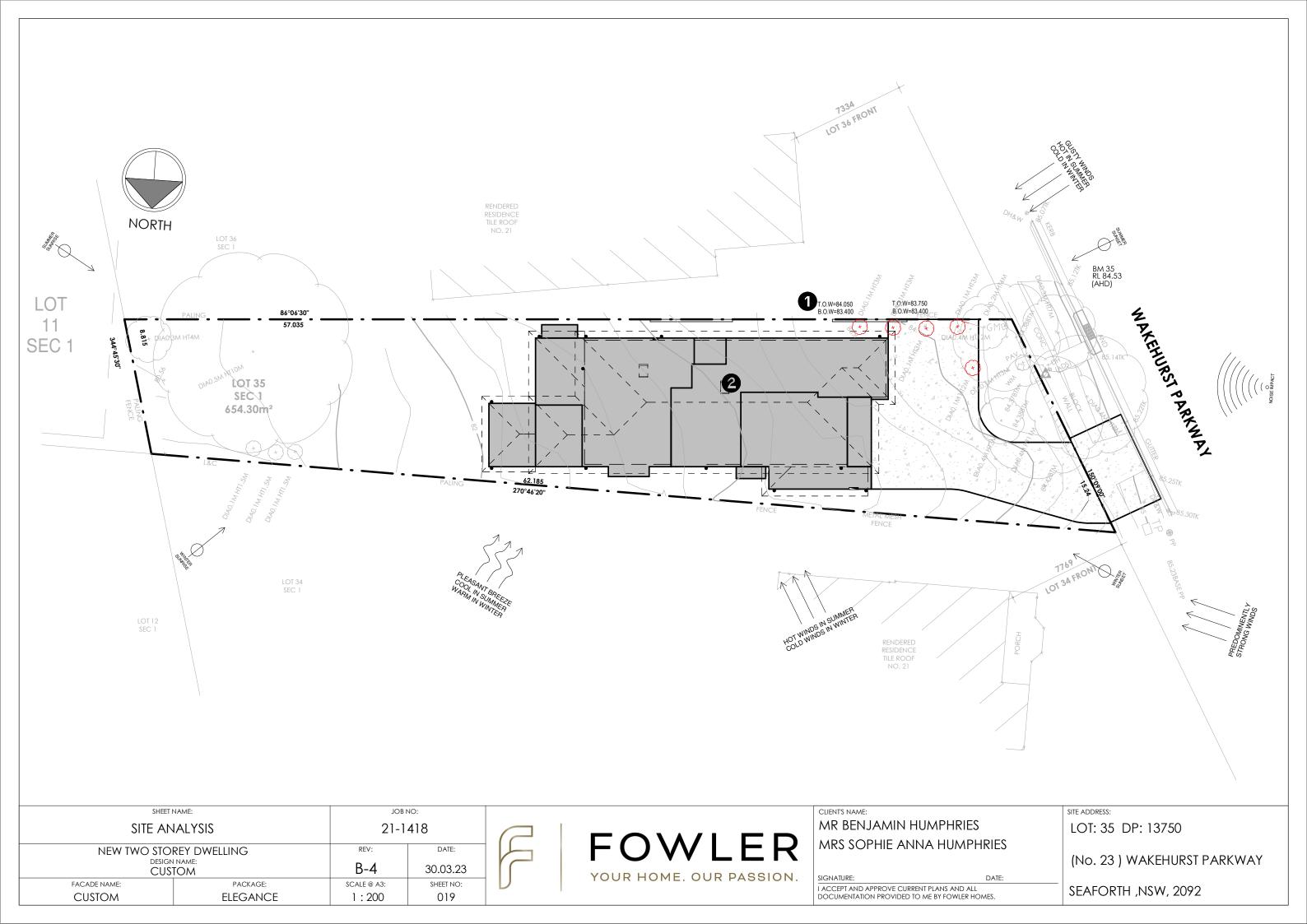
MRS SOPHIE ANNA HUMPHR

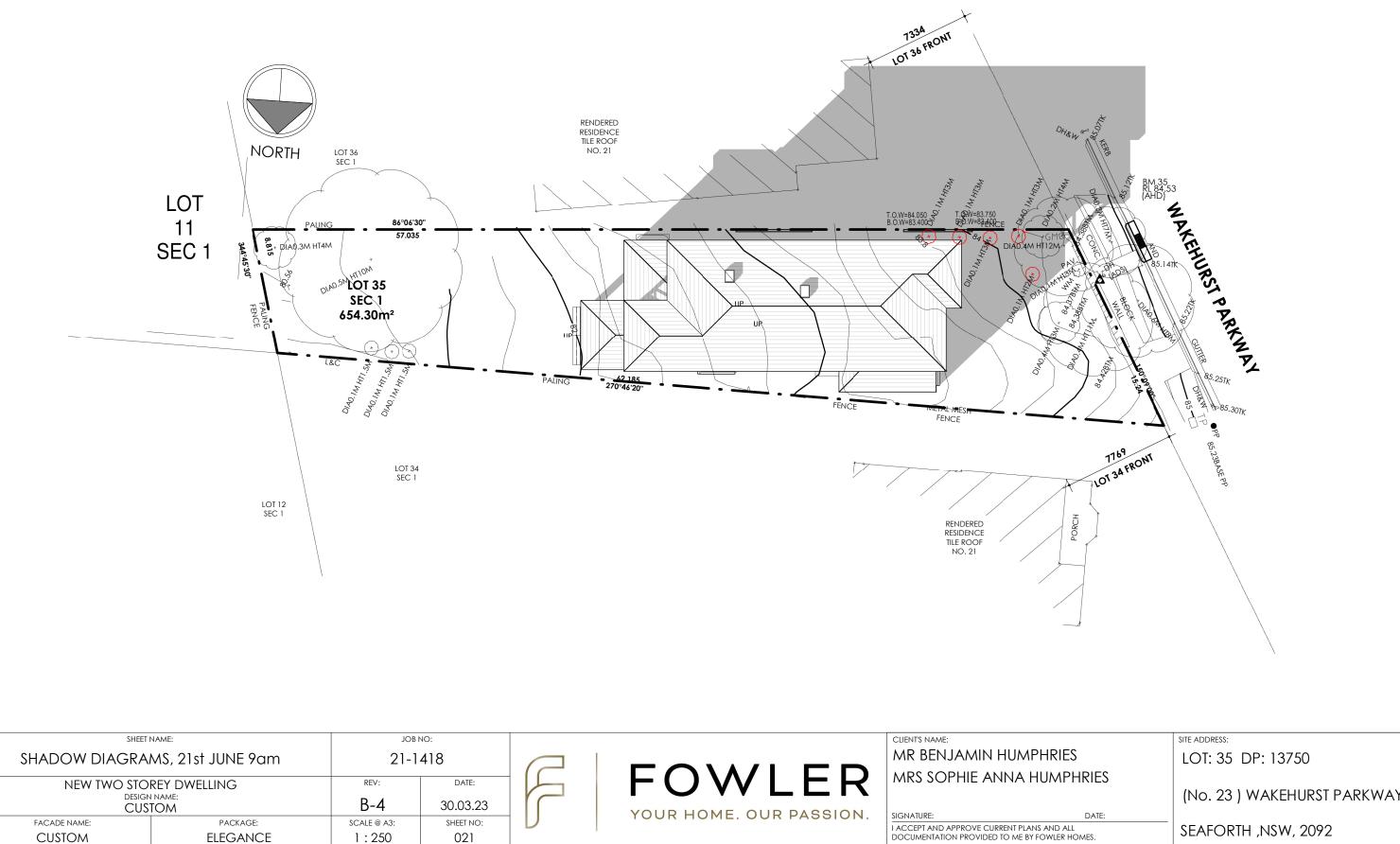
SIGNATURE: D I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOME:

	SITE ADDRESS:
	LOT: 35 DP: 13750
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	(No. 23 ) WAKEHURST PARKWAY
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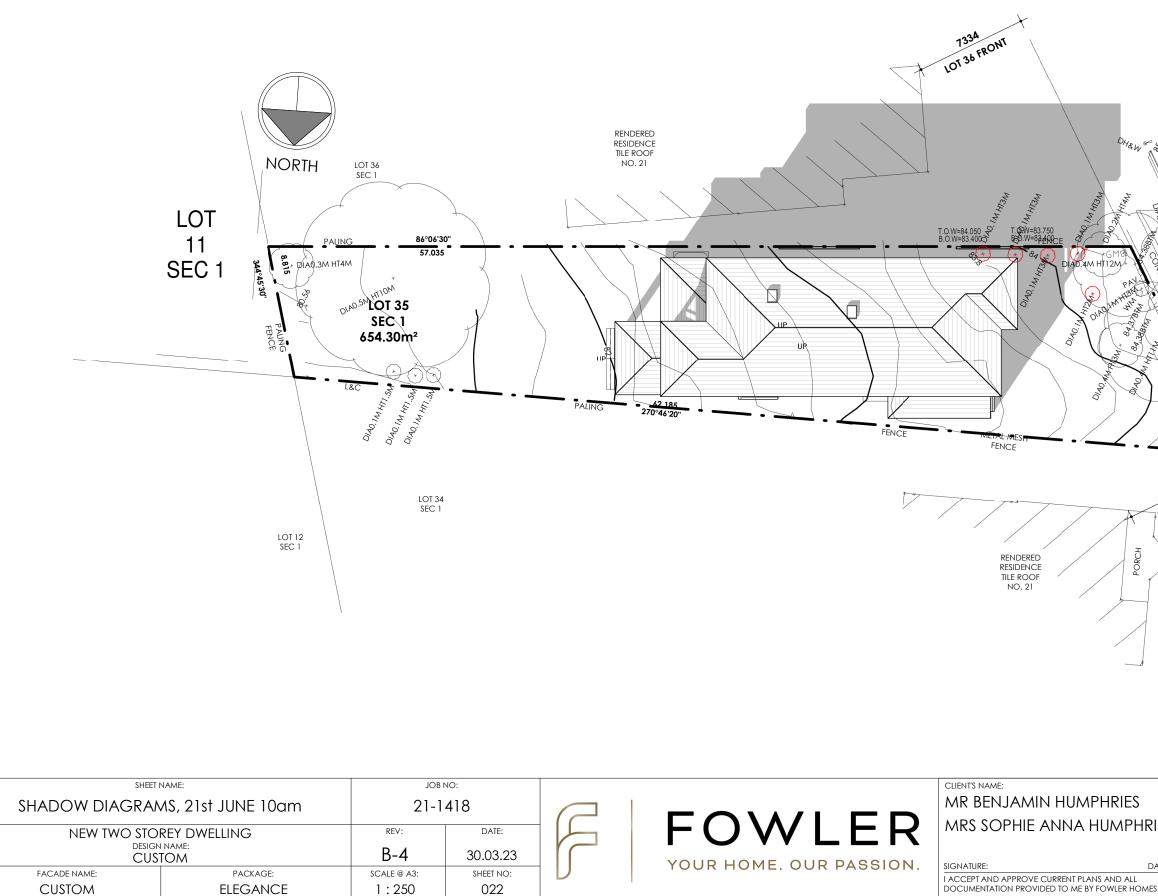


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		COLOUR SCHE	<u>ME</u>
		GROUND FLOOR	FSR
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		FLOOR SPACE	AREA
		NAME	AREA
		GROUND FLOOR FSR	118.15 m <sup>2</sup>
		GARAGE FSR FIRST FLOOR FSR	44.86 m <sup>2</sup> 131.57 m <sup>2</sup>
		TOTAL	294.59 m <sup>2</sup>
	LOT: 35 DF	P: 13750	
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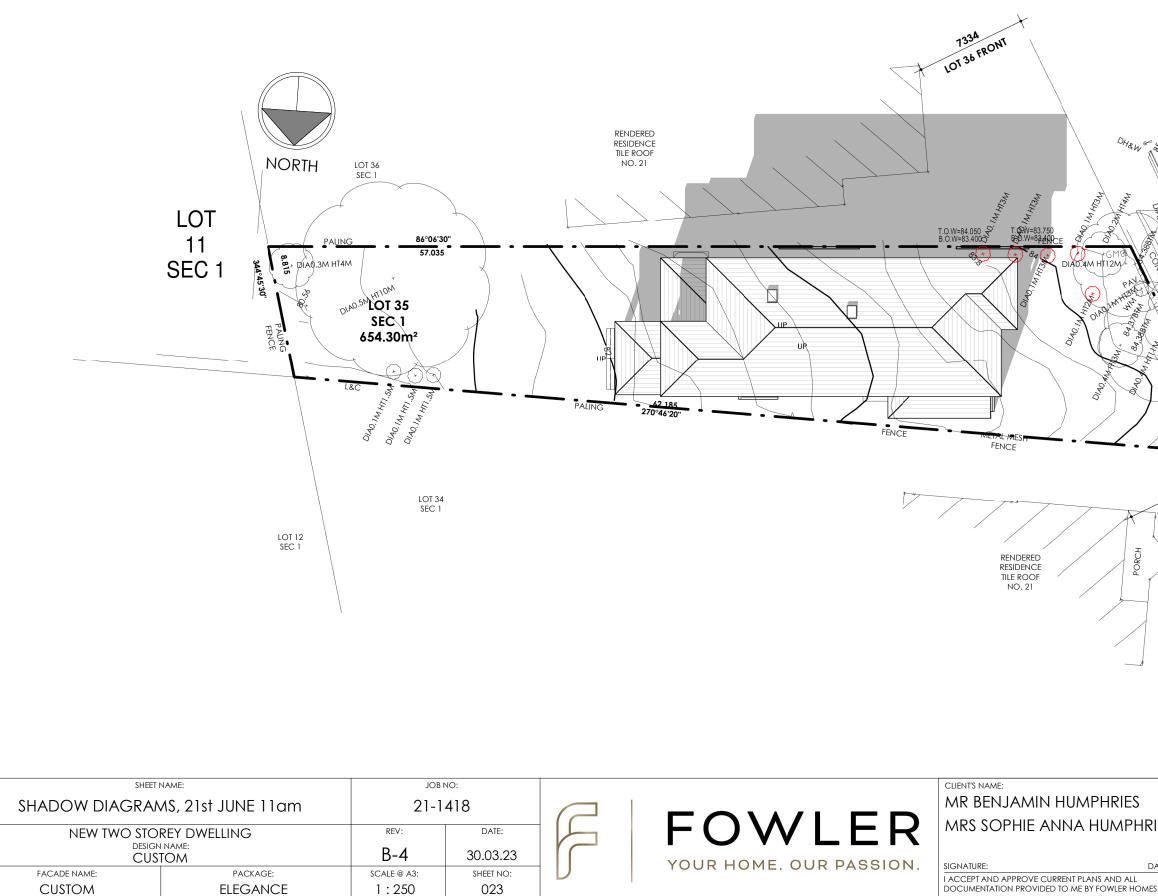


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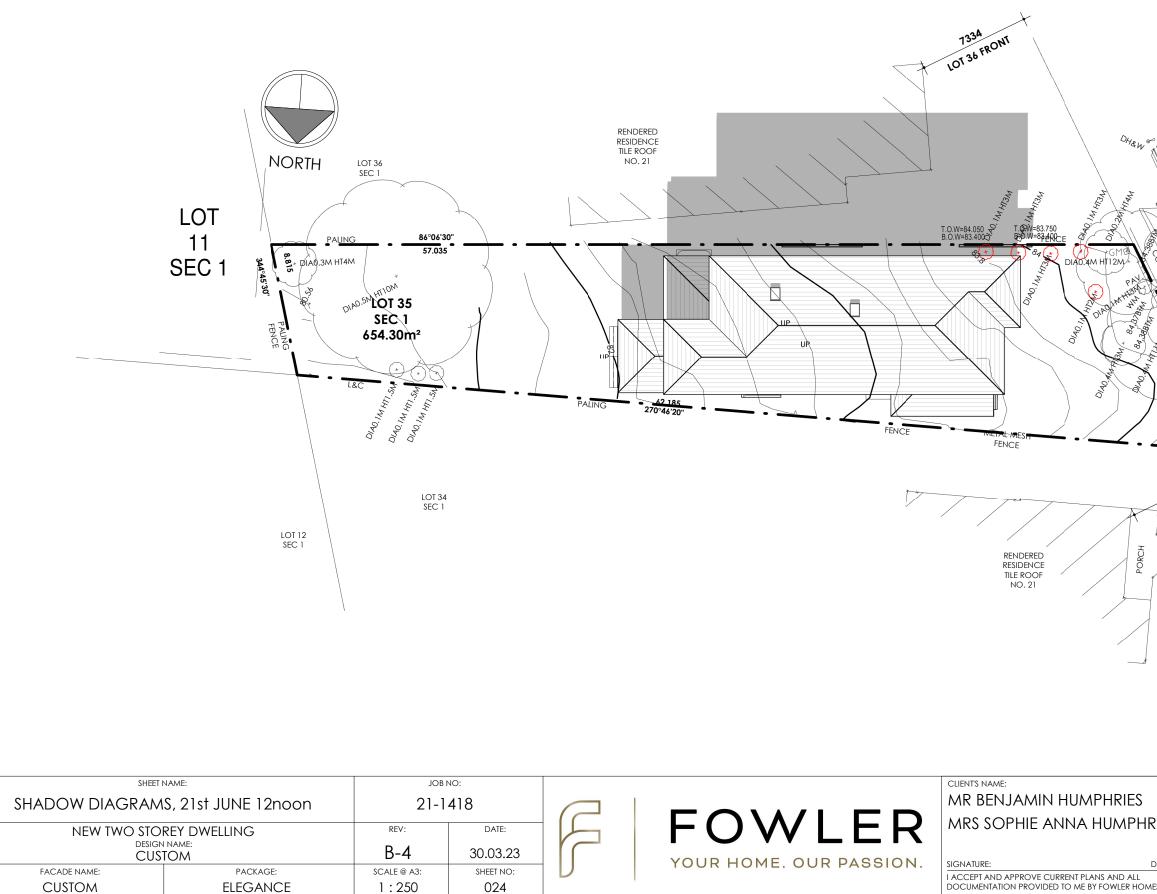
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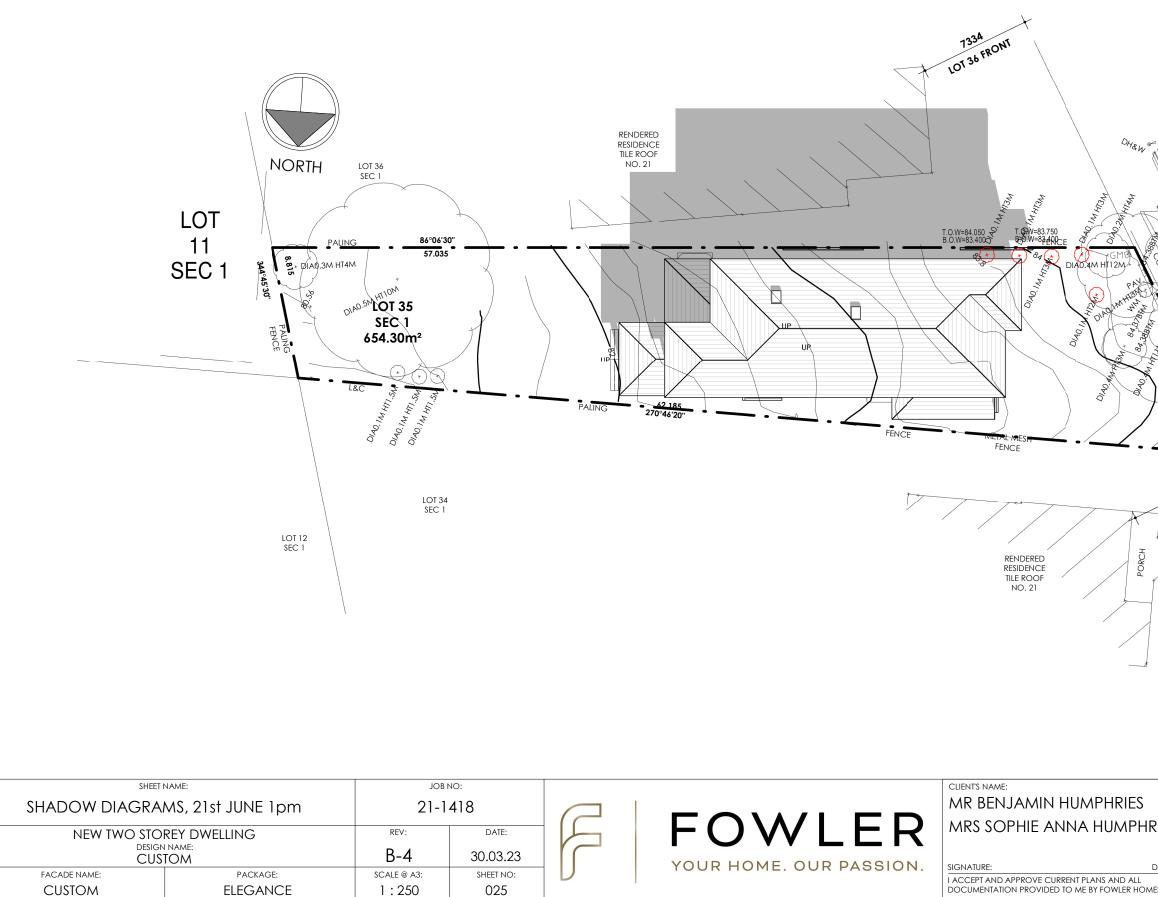
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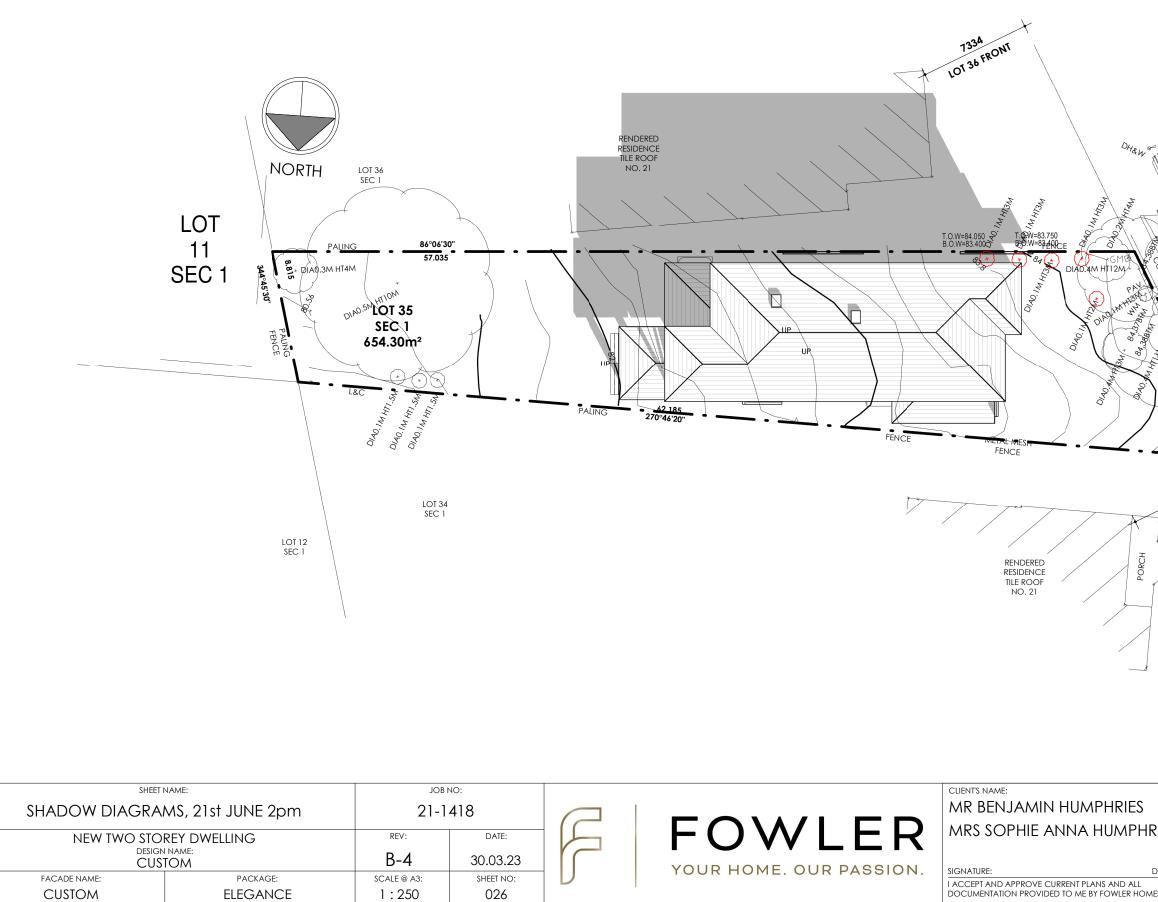
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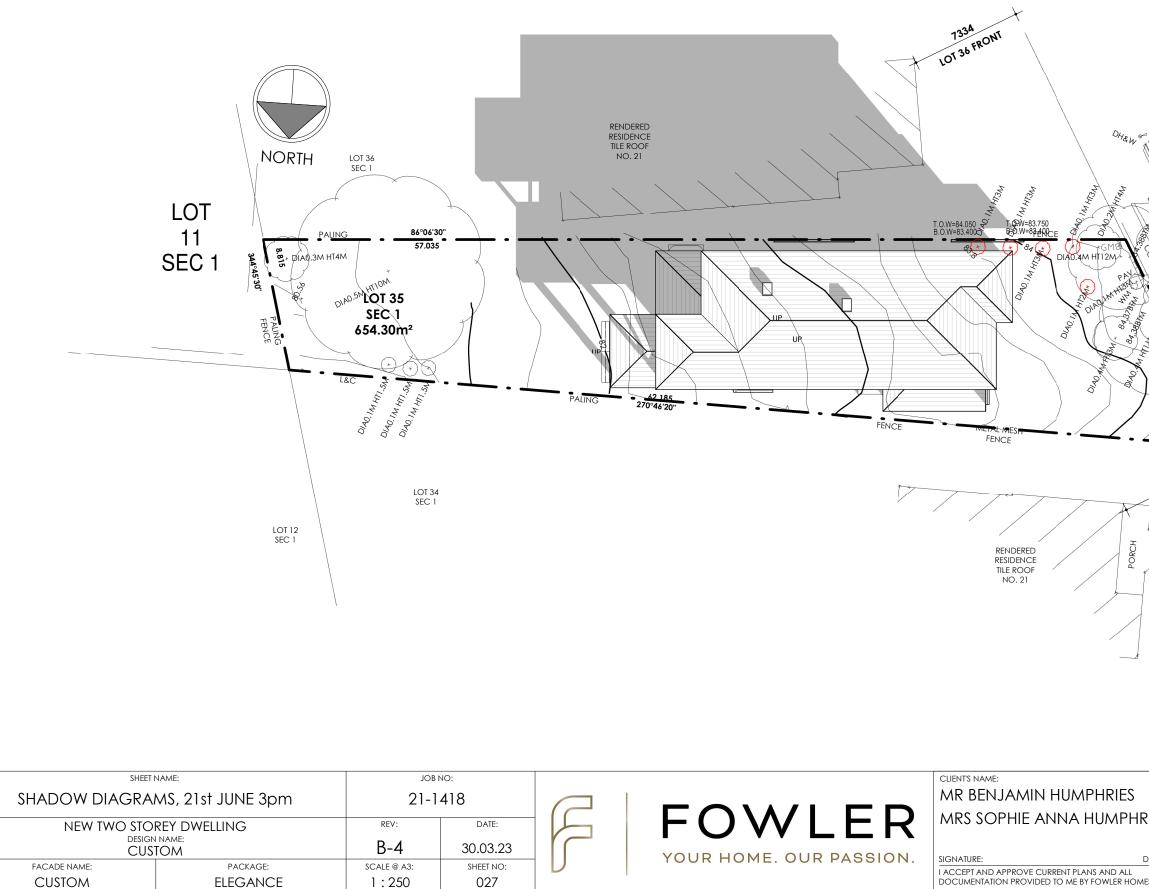
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