BASIX™ Certificate

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

Single Dwelling

Certificate number: 1790904S

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: Tuesday, 08 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 0011846904.

Project summary	
Project name	39 Calvert Pde -BCC:PW
Street address	39 CALVERT Parade NEWPORT 2106
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan DP395094
Lot no.	A
Section no.	-
Project type	dwelling house (detached)
No. of bedrooms	3

Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 73	Target 72
Materials	✔ -100	Target n/a

Certificate Prepared by
Name / Company Name: BASIX Certificate Centre
ABN (if applicable):

Description of project

Project address	
Project name	39 Calvert Pde -BCC:PW
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Project type	
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No. of bedrooms	3

Site details	
Site area (m²)	700
Roof area (m²)	206
Conditioned floor area (m²)	198.5
Unconditioned floor area (m²)	14.1
Total area of garden and lawn (m²)	370
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
NatHERS assessor number	20322
NatHERS certificate number	0011846904
Climate zone	56
Area adjusted cooling load (MJ/m².year)	12
Area adjusted heating load (MJ/m².year)	18

Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 73	Target 72
Materials	✔ -100	Target n/a

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 3 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 3 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 180 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		✔	✔
• 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.)		✔	✔

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.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
Where there is an in-slab or in-screed heating or cooling system, the applicant must install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab, and underneath the slab if it is a suspended floor.	✔	✔	✔
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.	6.3	not specified
floor - suspended floor above enclosed subfloor, particle board; frame: timber - H2 treated softwood.	102	fibreglass batts or roll
floor - above habitable rooms or mezzanine, concrete - suspended; frame: no frame..	104.3	not specified
garage floor - concrete slab on ground.	81.4	not specified
external wall: cavity brick; frame: no frame.	all external walls	polyurethane
external garage wall: cavity brick; frame: no frame.	70.3	not specified
internal wall: single skin masonry; frame: no frame.	227.2	not specified
ceiling and roof - raked ceiling / pitched or skillion roof, framed - metal roof, timber - untreated softwood.	206	ceiling: fibreglass batts or roll; roof: foil backed blanket.

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	94.47
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	26.91
double	67.56
triple	0

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: electric boosted solar.	✔	✔	✔
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 - ducted; Energy rating: 1 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 - ducted; Energy rating: 1 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: electric floor heating; Energy rating: n/a		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 1 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.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
The photovolatic system must consist of: • photovolatic collectors with the capacity to generate at least 1 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing west	✔	✔	✔

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.

Nationwide House Energy Rating Scheme®
NatHERS® Certificate No. 0011846904

Generated on 08 Apr 2025 using AccuRate Home v1.3.3.24

Property

Address	39 Calvert Parade, Newport , NSW , 2106
Lot/DP	Lot A DP 395094
NCC class*	1a
Floor/all Floors	2 of 3 floors
Type	New Home

Plans

Main plan	Job No.2490 25-03-25 Rev A
Prepared by	Architecture Saville Isaacs Pty Ltd

Construction and environment

Assessed floor area [m2]*	
Conditioned*	198.5
Unconditioned*	95.5
Total	294.0
Garage	81.4

Exposure type
Suburban

NatHERS climate zone
56 Mascot (Sydney Airport)

Accredited assessor

Name	Peter Waller
Business name	BASIX Certificate Centre
Email	peter@basixcertificatecentre.com.au
Phone	02 90292052
Accreditation No.	20322
Assessor Accrediting Organisation	ABSA
Declaration of interest	No

NCC Requirements

NCC provisions	Volume Two
Strate/Territory variation	Yes

National Construction Code (NCC) requirements

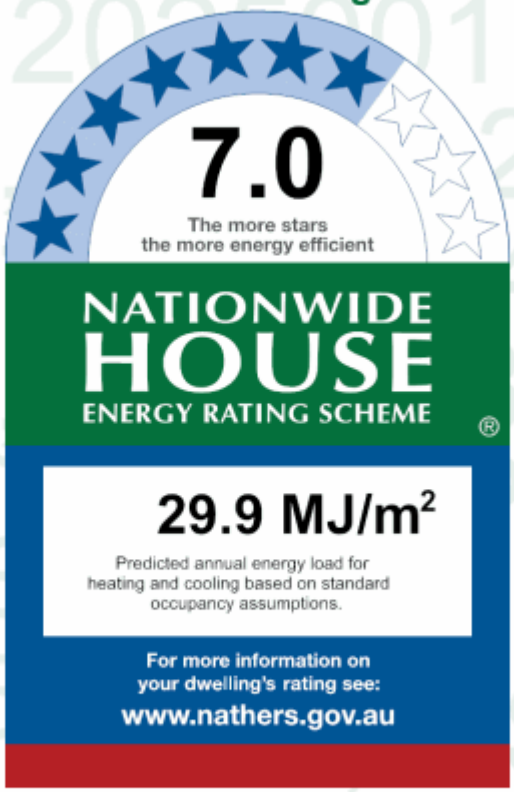
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 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 Star rating



Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	17.9	12.0
Load limits	N/A	N/A

Features determining load limits

Floor Type (lowest conditioned area)	N/A
NCC climate zone 1 or 2	No
Outdoor living area	No
Outdoor living area ceiling fan	No

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 hstar.com.au/QR/Generate?p=NLfmzuzAv . When using either link, ensure you are visiting hstar.com.au

* Refer to glossary

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 Standard 2022: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting Options:

Floor Type:

CSOG – Concrete Slab on Ground
SF – Suspended Floor (or a mixture of CSOG and SF)
NA – 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

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Energy use

Greenhouse gas emissions

Cost

* Refer to glossary.

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 by whom each item should be checked. It is not mandatory to complete this checklist.

	Approval Stage		Construction Stage		
	Assessor checked	Consent Authority/ Surveyor checked	Builder checked	Consent Authority Surveyor checked	Occupancy/Other
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 size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) 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 bulk 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 "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown	☐	☐	☐	☐	☐

* Refer to glossary.

Certificate check

Continued

	Approval Stage		Construction Stage		
	Assessor checked	Consent Authority/ Surveyor checked	Builder checked	Consent Authority Surveyor checked	Occupancy/Other
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 requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s 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 appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or 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 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 '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

* Refer to glossary.

Room *schedule*

Room	Zone Type	Area [m^2]
Garage	Garage	46.1
Lobby	Day time	3.7
Lift	Day time	2.6
Storage	Garage	35.3
Ba1 Bath	Unconditioned	4.9
B3	Bedroom	18.7
Entry Hall	Day time	28.8
B2	Bedroom	13.9
Master Bed	Bedroom	21.7
WIR	Night time	4.7
Ensuite	Night time	8.7
Laundry	Unconditioned	4.3
Ba2 Bath	Unconditioned	4.9
TV Room	Living	18.7
Kit Liv Din Hall	Living/Kitchen	77
Subfloor	Sub-floor	102

Window and glazed door *type and performance*

Default windows*

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-002-01 A	Aluminium B SG Clear	6.7	0.70	0.67	0.74
ALM-005-03 A	Aluminium A DG Argon Fill High Solar Gain low-E -Clear	4.1	0.47	0.45	0.49
ALM-006-03 A	Aluminium B DG Argon Fill High Solar Gain low-E -Clear	4.1	0.52	0.49	0.55

Custom windows*

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
BRZ-005-01 W	Altair Louvre Comp in a timber frame SG 6Clr	4.9	0.58	0.55	0.61

* Refer to glossary.

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Storage	ALM-002-01 A	ASD2524	2500	2400	Sliding	00	N	None
Storage	ALM-002-01 A	ALW2508	2500	800	Louvre	00	N	None
Storage	ALM-002-01 A	ALW0608	600	800	Louvre	00	N	None
Ba1 Bath	ALM-002-01 A	ALW1904	1900	450	Louvre	90	E	None
B3	ALM-006-03 A	AFW2712	2699	1200	Other	00	W	None
B3	BRZ-005-01 W	ALW2704	2699	450	Louvre	90	W	None
Entry Hall	BRZ-005-01 W	ALW2704	2699	450	Louvre	90	S	None
Entry Hall	BRZ-005-01 W	ALW2706	2699	600	Louvre	60	E	None
Entry Hall	ALM-005-03 A	ADR2718	2699	1880	Other	90	E	None
B2	ALM-006-03 A	ASD2718	2699	1800	Sliding	90	W	None
Master Bed	ALM-006-03 A	ASD2727	2699	2700	Sliding	40	W	None
Master Bed	ALM-006-03 A	AFW2720	2699	2000	Other	00	N	None
WIR	BRZ-005-01 W	ALW2710	2699	1000	Louvre	60	E	None
Ensuite	BRZ-005-01 W	ALW2709	2699	900	Louvre	60	E	None
Ensuite	ALM-005-03 A	ADR2708	2699	800	Other	90	E	None
Laundry	ALM-002-01 A	ALW2704	2699	450	Louvre	90	E	None
Ba2 Bath	ALM-002-01 A	ALW1108	1116	800	Louvre	90	E	None
TV Room	ALM-006-03 A	AFW2512	2550	1200	Other	00	W	None
TV Room	BRZ-005-01 W	ALW2504	2550	450	Louvre	90	W	None
Kit Liv Din Hall	BRZ-005-01 W	ALW2504	2500	450	Louvre	90	S	None
Kit Liv Din Hall	ALM-006-03 A	AFW2816	2879	1630	Other	00	W	None
Kit Liv Din Hall	ALM-006-03 A	ASD2564	2550	6470	Sliding	40	W	None
Kit Liv Din Hall	ALM-006-03 A	AFW2522	2550	2250	Other	00	N	None
Kit Liv Din Hall	ALM-006-03 A	AFW0570	555	6999	Other	00	N	None
Kit Liv Din Hall	BRZ-005-01 W	ALW1136	1116	3600	Louvre	60	E	None
Kit Liv Din Hall	ALM-006-03 A	AFW1150	1116	5085	Other	00	E	None

* Refer to glossary.

Roof window* *type and performance value*

Default roof windows*

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom roof windows*

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Height [mm]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m^2]	Orientation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
Garage	3499	7199	0	W
Entry Hall	2699	1600	100	W

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
EW-001	Retaining Brick wall	50.00	Medium		No
EW-002	Brick wall	30.00	Light		No
EW-003	Brick wall	30.00	Light		No

* Refer to glossary.

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
EW-004	Brick wall	30.00	Light	Polyurethane rigid foamed aged: R2.0	No
EW-005	Retaining Concrete wall	50.00	Medium		No
EW-006	Brick wall	30.00	Light	Polyurethane rigid foamed aged: R2.0	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
Garage	EW-001	2900	700	E		No
Garage	EW-005	470	5100	N		No
Garage	EW-005	1260	2600	N		No
Garage	EW-001	3500	1600	E		No
Garage	EW-001	1800	6000	S		No
Garage	EW-002	1700	6000	S		No
Garage	EW-002	3500	7200	W	1100	Yes
Lobby	EW-001	2900	2500	E		No
Lobby	EW-001	3500	1600	S		No
Lift	EW-001	2900	1700	E		No
Lift	EW-006	3000	1700	W	1000	Yes
Lift	EW-006	3000	1500	N	7600	Yes
Lift	EW-006	3180	1700	W	1000	Yes
Lift	EW-006	3015	1500	N	7850	Yes
Storage	EW-002	3030	4600	W	1100	Yes
Storage	EW-002	3030	5000	N	1200	Yes
Storage	EW-005	790	4600	E		No
Storage	EW-001	1640	4600	E		No
Storage	EW-002	2240	2600	N	1200	Yes
Ba1 Bath	EW-004	2700	2300	E	1200	Yes
Ba1 Bath	EW-004	2700	2100	S	600	Yes
B3	EW-004	2700	4600	S	600	Yes
B3	EW-004	2700	4100	W	2300	Yes
Entry Hall	EW-004	2700	1826	S	900	Yes
Entry Hall	EW-004	2700	2500	W	1000	Yes

* Refer to glossary.

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
Entry Hall	EW-004	2700	2500	E	1200	Yes
B2	EW-004	2700	2100	W	3300	Yes
Master Bed	EW-004	2700	4200	W	3300	Yes
Master Bed	EW-004	2700	4600	N	900	Yes
WIR	EW-004	2700	2100	N	900	Yes
WIR	EW-004	2700	2200	E	1200	Yes
Ensuite	EW-004	2700	4000	E	1200	Yes
Laundry	EW-004	2700	2000	E	1200	Yes
Ba2 Bath	EW-004	3670	2300	E	1200	Yes
Ba2 Bath	EW-004	3485	2100	S	600	Yes
TV Room	EW-004	2925	4600	S	600	Yes
TV Room	EW-004	2550	4100	W	3000	Yes
Kit Liv Din Hall	EW-004	2715	1826	S	5000	Yes
Kit Liv Din Hall	EW-004	2880	2500	W	1000	Yes
Kit Liv Din Hall	EW-004	2550	6475	W		No
Kit Liv Din Hall	EW-004	3110	7000	N	1200	Yes
Kit Liv Din Hall	EW-004	3670	12875	E	1200	Yes
Subfloor	EW-003	600	7000	N		No
Subfloor	EW-003	600	15400	E		No
Subfloor	EW-003	600	7000	S		No
Subfloor	EW-001	600	4400	W		No

Internal wall *type*

Wall ID	Wall type	Area [m^2]	Bulk insulation
IW-001	Brick wall	0.42	
IW-002	Brick wall	20.79	Polyurethane rigid foamed aged: R1.5
IW-003	Brick wall	92.62	
IW-004	Fibre-cement sheet/Brick wall	43.53	Polyurethane rigid foamed aged: R1.5
IW-008	Brick wall	13.37	
IW-009	Glass	1.68	
IW-010	Glass	21.08	

* Refer to glossary.

Wall ID	Wall type	Area [m^2]	Bulk insulation
IW-011	Brick wall	9.69	
IW-012	Brick wall	24.04	

Floor *type*

Location	Construction	Area [m^2]	Sub-floor ventilation	Added insulation [R-value]	Covering
Garage/Ground	as_FLOR-B001 #2051 © 100mm Concrete Floor slab with Trowel Finish (R0.0 insul underl)	46.10			
Lobby/Ground	as_FLOR-B001 #2051 © 100mm Concrete Floor slab with Trowel Finish (R0.0 insul underl)	3.70			
Lift/Ground	as_FLOR-B001 #2051 © 100mm Concrete Floor slab with Trowel Finish (R0.0 insul underl)	2.60			
Storage/Ground	as_FLOR-B001 #2051 © 100mm Concrete Floor slab with Trowel Finish (R0.0 insul underl)	35.30			
Ba1 Bath/Subfloor	170mm Concrete Floor slab with tile (R2.5 insul) No ceiling under	4.90		R2.5	Ceramic tile
B3/Subfloor	as_FLOR-B014 #2034 © Framed flr with timber floating floor - No ceiling under - R2.5 insul	18.70		R2.5	
Entry Hall/Subfloor	170mm Concrete Floor slab with Polished Concrete Finish (R2.5 insul) No ceiling under	22.80		R2.5	
Entry Hall/Lobby	170mm Concrete Floor slab with Polished Floor (R0.0) Plasterboard ceiling under	3.70		R2.0	
Entry Hall/Subfloor	as_FLOR-B014 #2034 © Framed flr with timber floating floor - No ceiling under - R2.5 insul	2.30		R2.5	
B2/Subfloor	as_FLOR-B014 #2034 © Framed flr with timber floating floor - No ceiling under - R2.5 insul	13.90		R2.5	
Master Bed/Subfloor	as_FLOR-B014 #2034 © Framed flr with timber floating floor - No ceiling under - R2.5 insul	21.70		R2.5	

Location	Construction	Area [m^2]	Sub-floor ventilation	Added insulation [R-value]	Covering
WIR/Subfloor	as_FLOR-B014 #2034 © Framed flr with timber floating floor - No ceiling under - R2.5 insul	4.70		R2.5	
Ensuite/Subfloor	170mm Concrete Floor slab with tile (R2.5 insul) No ceiling under	8.70		R2.5	Ceramic tile
Laundry/Subfloor	170mm Concrete Floor slab with tile (R2.5 insul) No ceiling under	4.30		R2.5	Ceramic tile
Ba2 Bath/Ba1 Bath	170mm Concrete Floor slab with tile (no insul) Plasterboard ceiling under	4.90			Ceramic tile
TV Room/B3	as_FLOR-B014 #2034 © Framed flr with timber floating floor - Plasterboard ceiling under - R0.0 insul	18.70			
Kit Liv Din Hall/Entry Hall	170mm Concrete Floor slab with Polished Floor (R0.0) Plasterboard ceiling under	23.70		R2.0	
Kit Liv Din Hall/B2	170mm Concrete Floor slab with Polished Floor (R0.0) Plasterboard ceiling under	13.90		R2.0	
Kit Liv Din Hall/Master Bed	170mm Concrete Floor slab with Polished Floor (R0.0) Plasterboard ceiling under	21.70		R2.0	
Kit Liv Din Hall/WIR	170mm Concrete Floor slab with Polished Floor (R0.0) Plasterboard ceiling under	4.70		R2.0	
Kit Liv Din Hall/Ensuite	170mm Concrete Floor slab with Polished Floor (R0.0) Plasterboard ceiling under	8.70		R2.0	
Kit Liv Din Hall/Laundry	170mm Concrete Floor slab with Polished Floor (R0.0) Plasterboard ceiling under	4.30		R2.0	
Subfloor/Ground	Bare ground	102.00	Enclosed		

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
Entry Hall/Lobby	170mm Concrete Floor slab with Polished Floor (R0.0) Plasterboard ceiling under	R2.0	No
Ba2 Bath/Ba1 Bath	170mm Concrete Floor slab with tile (no insul) Plasterboard ceiling under		No

* Refer to glossary.

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
TV Room/B3	as_FLOR-B014 #2034 © Framed flr with timber floating floor - Plasterboard ceiling under - R0.0 insul		No
Kit Liv Din Hall/Entry Hall	170mm Concrete Floor slab with Polished Floor (R0.0) Plasterboard ceiling under	R2.0	No
Kit Liv Din Hall/B2	170mm Concrete Floor slab with Polished Floor (R0.0) Plasterboard ceiling under	R2.0	No
Kit Liv Din Hall/Master Bed	170mm Concrete Floor slab with Polished Floor (R0.0) Plasterboard ceiling under	R2.0	No
Kit Liv Din Hall/WIR	170mm Concrete Floor slab with Polished Floor (R0.0) Plasterboard ceiling under	R2.0	No
Kit Liv Din Hall/Ensuite	170mm Concrete Floor slab with Polished Floor (R0.0) Plasterboard ceiling under	R2.0	No
Kit Liv Din Hall/Laundry	170mm Concrete Floor slab with Polished Floor (R0.0) Plasterboard ceiling under	R2.0	No
Ba1 Bath/Subfloor	170mm Concrete Floor slab with tile (R2.5 insul) No ceiling under	R2.5	No
B3/Subfloor	as_FLOR-B014 #2034 © Framed flr with timber floating floor - No ceiling under - R2.5 insul	R2.5	No
Entry Hall/Subfloor	170mm Concrete Floor slab with Polished Concrete Finish (R2.5 insul) No ceiling under	R2.5	No
B2/Subfloor	as_FLOR-B014 #2034 © Framed flr with timber floating floor - No ceiling under - R2.5 insul	R2.5	No
Master Bed/Subfloor	as_FLOR-B014 #2034 © Framed flr with timber floating floor - No ceiling under - R2.5 insul	R2.5	No
WIR/Subfloor	as_FLOR-B014 #2034 © Framed flr with timber floating floor - No ceiling under - R2.5 insul	R2.5	No
Ensuite/Subfloor	170mm Concrete Floor slab with tile (R2.5 insul) No ceiling under	R2.5	No
Laundry/Subfloor	170mm Concrete Floor slab with tile (R2.5 insul) No ceiling under	R2.5	No
Entry Hall/Subfloor	as_FLOR-B014 #2034 © Framed flr with timber floating floor - No ceiling under - R2.5 insul	R2.5	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
Lobby	1	Downlight	0	Sealed
Ba1 Bath	2	Downlight	0	Sealed
B3	7	Downlight	0	Sealed
Entry Hall	12	Downlight	0	Sealed
B2	6	Downlight	0	Sealed
Master Bed	9	Downlight	0	Sealed
WIR	2	Downlight	0	Sealed

* Refer to glossary.

Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
Ensuite	3	Downlight	0	Sealed
Laundry	2	Downlight	0	Sealed
Ba2 Bath	2	Downlight	0	Sealed
TV Room	7	Downlight	0	Sealed
Kit Liv Din Hall	31	Downlight	0	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
B3	1	1400
B2	1	1400
Master Bed	1	1400
TV Room	1	1400
Kit Liv Din Hall	1	1400

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
300mm Soil over 170mm concrete slab roof + No ceiling + R0.0		50.00	Medium
as_ROOF-B013.rof #2016 © Concrete slab 170mm - Drained Tile walking surface - R0.0 insulation under slab - No Ceiling under		50.00	Medium
5-10 deg Colourbond steel roof + Anticon 60 R1.3 insul +R5.0 with 13mm plasterboard ceiling under	R6.3	30.00	Light

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/m^2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

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

Heating system

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

Hot water system

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

Pool/spa equipment

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

Onsite Renewable Energy *Schedule*

System Type	Orientation	System Size Or Generation Capacity
No Data Available		

Battery *Schedule*

System Type	Size [Battery Storage Capacity]
No Data Available	

Explanatory notes

About this report

NatHERS ratings are a reliable 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 the 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 fabric (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 homes 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 usage 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 licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

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

Glossary

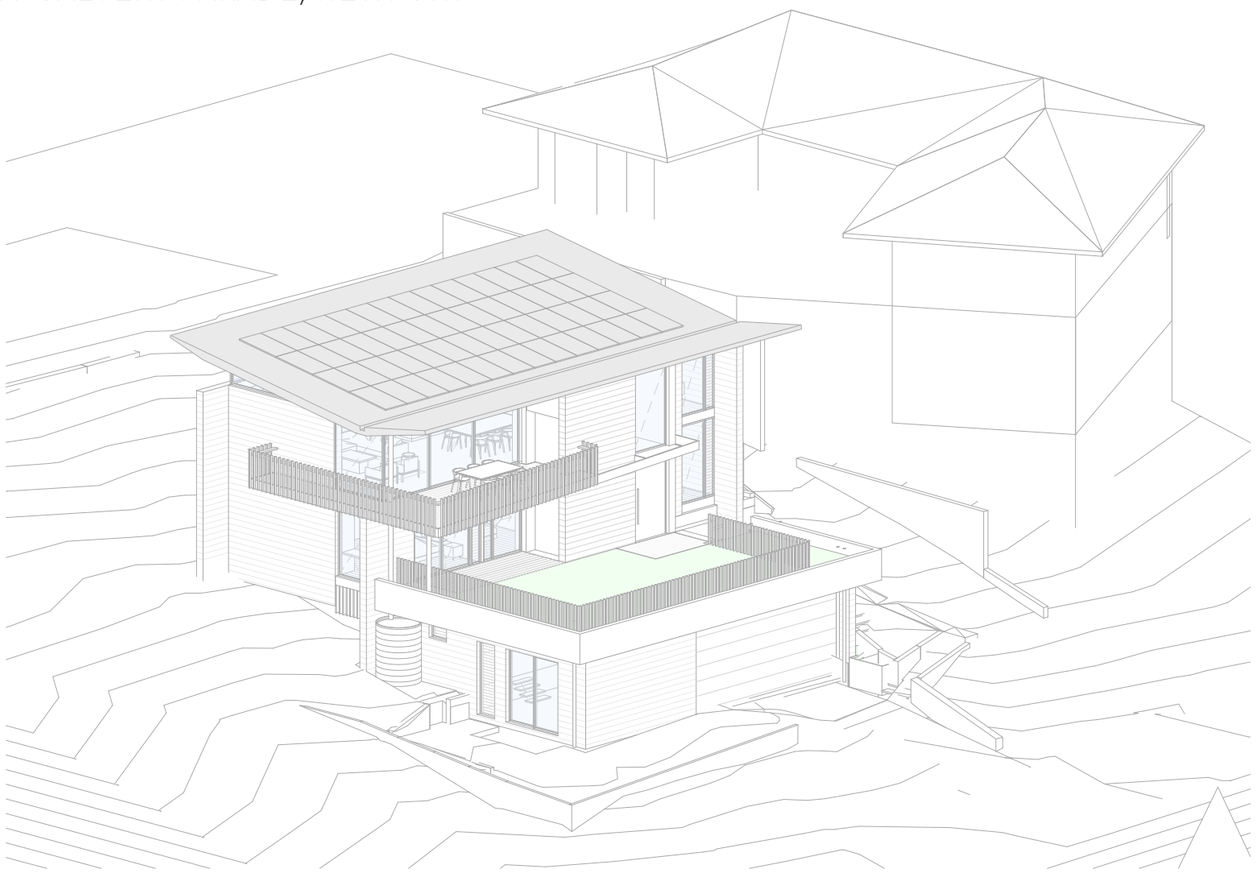
AFRC	Australian Fenestration Rating Council
Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
COP	Coefficient of performance
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions 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	see exposure categories below.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – protected	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – suburban	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
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 sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulator (CER)
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick or continuous thermal breaks such as polystyrene insulation sheeting or plastic strips
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

0mm | 100mm | 200mm | 300mm | 400mm

BUKOFZER COASTAL HOME

39 CALVERT PARADE, NEWPORT

DEVELOPMENT APPLICATION



100mm

200mm

000	PROJECT INFO	DATE	REV.
001	COVER SHEET		A
002	BASIX SHEET		A
003	SITE CONTEXT		A
004	SITE PLAN + SITE ANALYSIS		A
005	AREA CALCULATION		A
050	SITE WORKS		
051	DEMOLITION PLAN		A
052	SITE MANAGEMENT NOTES		A
053	SITE MANAGEMENT PLAN		A
054	WASTE MANAGEMENT - PLAN		A
055	EXCAVATION/FILL PLAN		A
056	EXCAVATION/FILL SECTION		A
100	FLOOR PLANS		
101	LOWER GROUND FLOOR PLAN		A
102	GROUND FLOOR PLAN		A
103	FIRST FLOOR PLAN		A
104	ROOF FLOOR PLAN		A
200	ELEVATIONS		
201	NORTH ELEVATION		A
202	SOUTH ELEVATION		A
203	EAST ELEVATION		A
204	WEST ELEVATION		A
300	SECTIONS		
301	SECTION AA - with Setback details		A
302	SECTION BB - with Setback details		A
303	SECTION CC - with Setback details		A
350	3D & MATERIAL BOARD		
351	MATERIAL & FINISHES		A
390	SHADOW DIAGRAM		
391	SHADOW DIAGRAM - JUNE 21st		A

COUNCIL: NORTHERN BEACHES COUNCIL

PLANNING CONTROLS

Lot / Section / Plan	A/-/DP395094
Site Area	700.1m^2
Land Zoning	C4 Environmental Living
Min. Lot Size	700m^2
Heritage	N/A
Land Reservation Acquisition	N/A
Foreshore Building Line	N/A
Acid Sulfate Soils	Class 5
Bushfire Prone Land	N/A

DCP COUNCIL CONTROLS	PITTWATER 21 DCP	Section / Paragraph
FSR (Floor Space Ratio)		N/A
Max. Building Height	8.5m	
Front Building Line	6.5m or established building line, whichever is the greater.	D10.7
Rear + Side Setback (include carparks)	2.5m to at least one side, 1m for other side, 6.5 rear Secondary Dwelling: 2.5m to at least one side, 1m for other side, 6.5m rear.	D10.8
Building Enveloppe	Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height	D10.11

DCP COUNCIL CONTROLS	PITTWATER 21 DCP	Section / Paragraph
Landscaping	60% The following soil depths are required in order to be counted as landscaping: 300mm for lawn 600mm for shrubs 1metre for trees	C1.1
POS (Private Open Space)	80m^2 at Ground Level, min. dimension 3m, <75% in front yard. 16m^2 of POS, grade <1:20 (5%) if Balcony above Ground Level, min. depth 2.4m Include Drying Facilites.	C1.7

AREA CALCULATION

Lower Ground Floor Area	3.72 m^2
Ground Floor Area	110.53 m^2
First Floor Area	104.36 m^2
TOTAL GFA	218.61 m^2

FSR (Floor Space Ratio)	0.31:1

Landscape Area	434.75 m^2
Deep Soil Area	384.59 m^2
Site Coverage	41.54%

Date	Rev	Issue
25.03.25	A	Issued for DA

CLIENT: Tina & Mark Bukofzer

PROJECT: 39 Calvert Parade, Newport

TITLE: COVER Sheet

JOB No. 2490 | DRAWING No. 001 | REV. A

PROJECT DATE: MARCH 24 | ISSUED DATE: 25.03.25 | SCALE @ A3: | STATUS: DA

NSW Nominated Architects: S. ISAACS #7929
ABN: 79 124 014 759

P: 02 - 9086 9000
F: 02 - 9086 9001

ARCHITECTURE SAVILLE ISAACS PTY LTD
23a KING GEORGE STREET, McMAHONS POINT, NSW 2060

0mm 100mm 200mm 300mm 400mm

BASIX™ Certificate

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

Single Dwelling

Certificate number: 1790904S

Water Commitments

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 3 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 3 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 180 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
- 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.)

Energy Commitments

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric boosted solar.

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 - ducted; Energy rating: 1 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 - ducted; Energy rating: 1 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: electric floor heating; Energy rating: n/a

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 1 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.

The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.

Alternative energy

The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.

The photovolatic system must consist of:

- photovolatic collectors with the capacity to generate at least 1 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing west

BASIX Certificate Centre

Thermal Comfort Specification Summary

ABSA Assessor # 20322 — NatHERS Certificate # 0011846904

The items specified below are those used in the above certificate, and should be cross-checked with the actual certificate

Windows	Glass Type	Frame Type	U Value	SHGC Value	
ALM-002-01 A	*Single Clear*	*Aluminium*	**6.70**	**0.70**	To Storage, GF-04, GF-07, 1F-04
BRZ-005-01 W	*Single Low E*	*Aluminium*	**4.90**	**0.58**	To remaining Louvres
ALM-005-03 A	*Double Low E Argon*	*Aluminium*	**4.10**	**0.47**	To hinged doors
ALM-006-03 A	*Double Low E Argon*	*Aluminium*	**4.10**	**0.52**	To remaining types

NB: Refer to NatHERS Certificate for correct sizing and opening types

NB: Screens required to windows in accordance with NCC Child Safety, to allow full opening and cross-flow.

NB: Double Glazed could be substituted for single glazed with value tolerances as noted above - Similar to ComfortPlus

Alternative products with different glazing and frame types can be used if they have a lower U value and a SHGC value tolerance of + or - 5%.

External Wall Type	Insulation	Colour	Description
Brick or block Retaining walls	None	NA	As per plans
Cavity Brick	None	Light	To Garage - As per plan
Cavity Brick	R2.0 (or total R Value 2.65)	Light	To Lift Well as per plans
Cavity Brick + Face internal	R2.0 (or total R Value 2.56)	Light	To remainder as per plan

Internal Wall Type	Insulation	Description
230mm Min Brick	R1.5	To walls onto Subfloor - Excluding Garage & Storage
230mm Min Brick	R1.5	To Garage onto Lift & Lobby
230mm Min Brick	None	To remainder of LGF
Brick + Face & Villaboard	R1.5	Walls onto both Bathrooms, and Laundry
Brick + Face	None	To remainder as per plan

Floor Type	Insulation	Floor Finishes	Description
Concrete *(SOG)*	None	Concrete	To Garage, Storage, Lobby and Lift
Concrete *(Suspended)*	R2.5 (Under)	Concrete & Tiles	To over Subfloor as per plans
Concrete *(Suspended)*	None	Concrete & Tiles	To remainder as per plans
Timber (Lightweight)	R2.5 (Under)	Timber	To over Subfloor as per plans
Timber (Lightweight)	None	Timber	To remainder as per plans

Ceiling Type	Insulation	Description
Plasterboard	None	To Garage & Storage
Plasterboard	None	To below other Floors
Plasterboard	R5.0	To metal roof areas

Roof Type	Insulation	Colour	Description
Concrete Porch	None	Medium	To Garage & Storage
Concrete + Garden	None	Medium	To Garage & Storage
Metal Sheeting	Anticon 60 (R1.3 or similar)	Light	As per plans

External Shade Devices:

As per plans

Additional items:

Sealed Exhaust Fans:	Yes (self closing)	Insulated Garage door:	Yes (R1.0)
Seals to Windows:	Yes - to AS2047	Approved Sealed LED Downlights:	Yes (if downlights installed)
Seals to doors:	Yes - to AS2047	Approved Downlight Covers:	Yes (if downlights installed)
Seals to Garage door:	Not Required	1400mm Ceiling Fans for Cooling:	1 to Living, TV, to each Bed

NB: LED Downlights must be sealed to eliminate ventilation & approved to allow for insulation cover.

NB: Builder to ensure compliance with all relevant NCC requirements

100mm 200mm

Date	Rev	Issue
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PROJECT
39 Calvert Parade, Newport

TITLE
BASIX Sheet

JOB No. 2490 | DRAWING No. 002 | REV. A

PROJECT DATE MARCH 24 | ISSUED DATE 25.03.25 | SCALE @ A3:

STATUS DA

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0mm 100mm 200mm 300mm 400mm

100mm

200mm

1 003 - SITE CONTEXT

Scale 1 : 2000

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ARCHITECTURE

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PROJECT
39 Calvert Parade, Newport

PROJECT DATE MARCH 24
ISSUED DATE 25.03.25
SCALE @ A3: 1 : 2000

TITLE
SITE CONTEXT

JOB No. 2490
DRAWING No. 003
REV. A

STATUS
DA

0mm 100mm 200mm 300mm 400mm

Nº33
CALVERT PARADE

WINTER SUN
12 NOON

Nº35
CALVERT PARADE

WIND

Nº20
STANLEY STREET

DRIVEWAY
TO Nº35

DRIVEWAY
TO Nº37A

1000 SIDE SETBACK

6500
FRONT SETBACK

6500
REAR SETBACK

Nº37A
CALVERT PARADE

WINTER SUN
5PM

Nº39
CALVERT PARADE

CALVERT PARADE

2500 SIDE SETBACK

Nº132A
QUEENS PARADE E

WINTER SUN
8AM

Nº132
QUEENS PARADE E

Nº134-136
QUEENS PARADE E

Nº41
CALVERT PARADE

100mm

200mm

NB: REFER TO ARBORIST REPORT FOR ADDITIONAL DETAILS

TREE(S) TO BE REMOVED

TREE(S) OUTSIDE OUR SITE BOUNDARY TO BE KEPT

TREE(S) INSIDE OUR SITE BOUNDARY TO BE KEPT

EXISTING HOUSE + GARAGE + AWNING

EXISTING RETAINING WALLS / STEPS

QUEENS PARADE E

1 004 - SITE PLAN & ANALYSIS
Scale 1 : 300

Date	Rev	Issue
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CLIENT
Tina & Mark Bukofzer

ARCHITECTURE saville isaacs

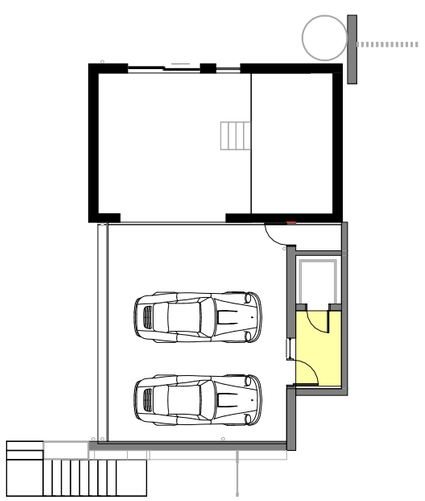
PROJECT
39 Calvert Parade, Newport

TITLE
SITE PLAN & ANALYSIS

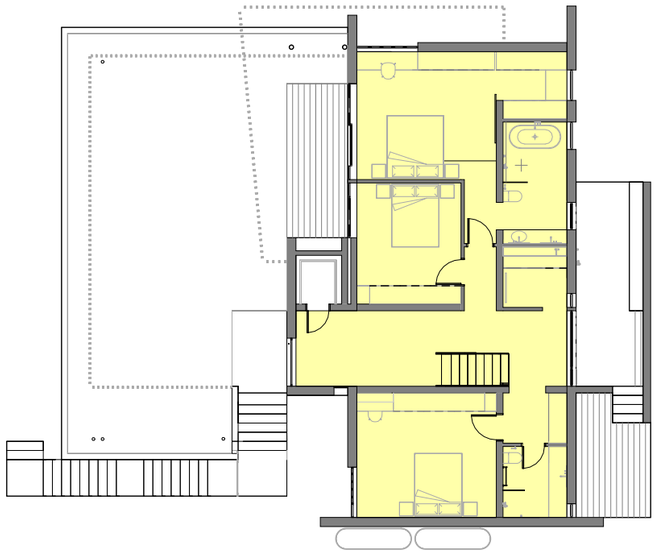
JOB No.	DRAWING No.	REV.
2490	004	A

PROJECT DATE	ISSUED DATE	SCALE @ A3:
MARCH 24	25.03.25	1 : 300

STATUS
DA

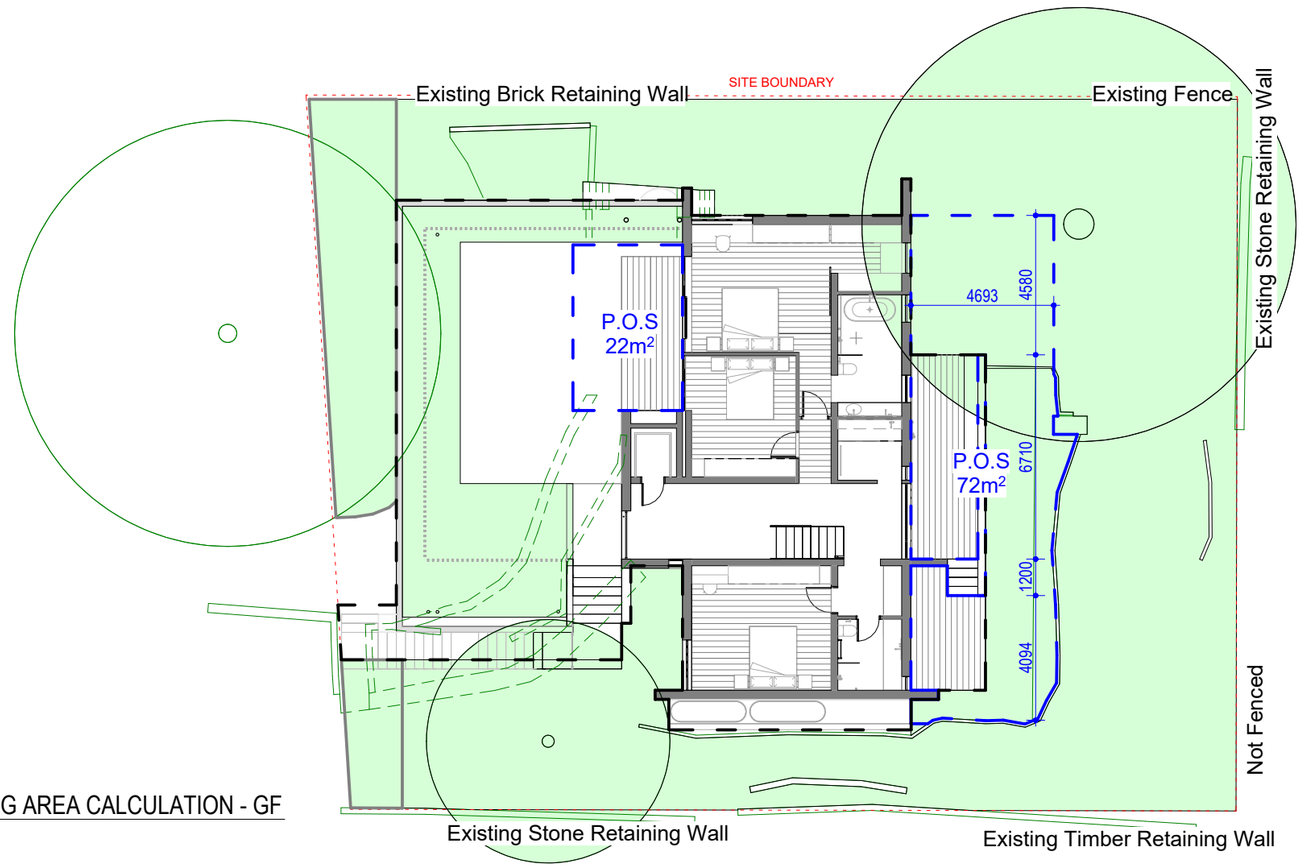


1 GFA CALCULATION - LOWER GROUND
Scale 1 : 200



2 GFA CALCULATION - GROUND FLOOR
Scale 1 : 200

3 GFA CALCULATION - FIRST FLOOR
Scale 1 : 200



4 POS + LANDSCAPING AREA CALCULATION - GF
Scale 1 : 200

SITE AREA: **710 m²**

GFA CALCULATION (Gross Floor Area)

PERMISSIBLE GFA: N/A

LOWER GROUND	3.72 m²
GROUND FLOOR	110.53 m²
LEVEL 1	104.36 m²
TOTAL GFA	**218.61 m²**

FSR CALCULATION (Floor Space Ratio)

PERMISSIBLE FSR: N/A
Pittwater LEP 2014

$$FSR = \frac{GFA}{Site\ Area} = \frac{218.61\ m^2}{700.10\ m^2} = \mathbf{0.31 : 1}$$

LANDSCAPING CALCULATION

REQUIRED LANDSCAPED AREA: 60% of Site area
Pittwater DCP 21 420.06m²

TOTAL LANDSCAPING AREA **434.75 m²**

DEEP SOIL 384.59m²

Front of Building Area	52.38m ²
Front of Building Landscaped Area	**42.04m² = 80%**
Required (DCP)	60%

P.O.S CALCULATION

REQUIRED P.O.S AREA:
Pittwater DCP 21 80m²

P.O.S AREA	
FRONT setback	22 m ²
REAR setback	72 m ²
TOTAL P.O.S AREA	**94 m ²**

SITE COVERAGE AREA **41.54%**

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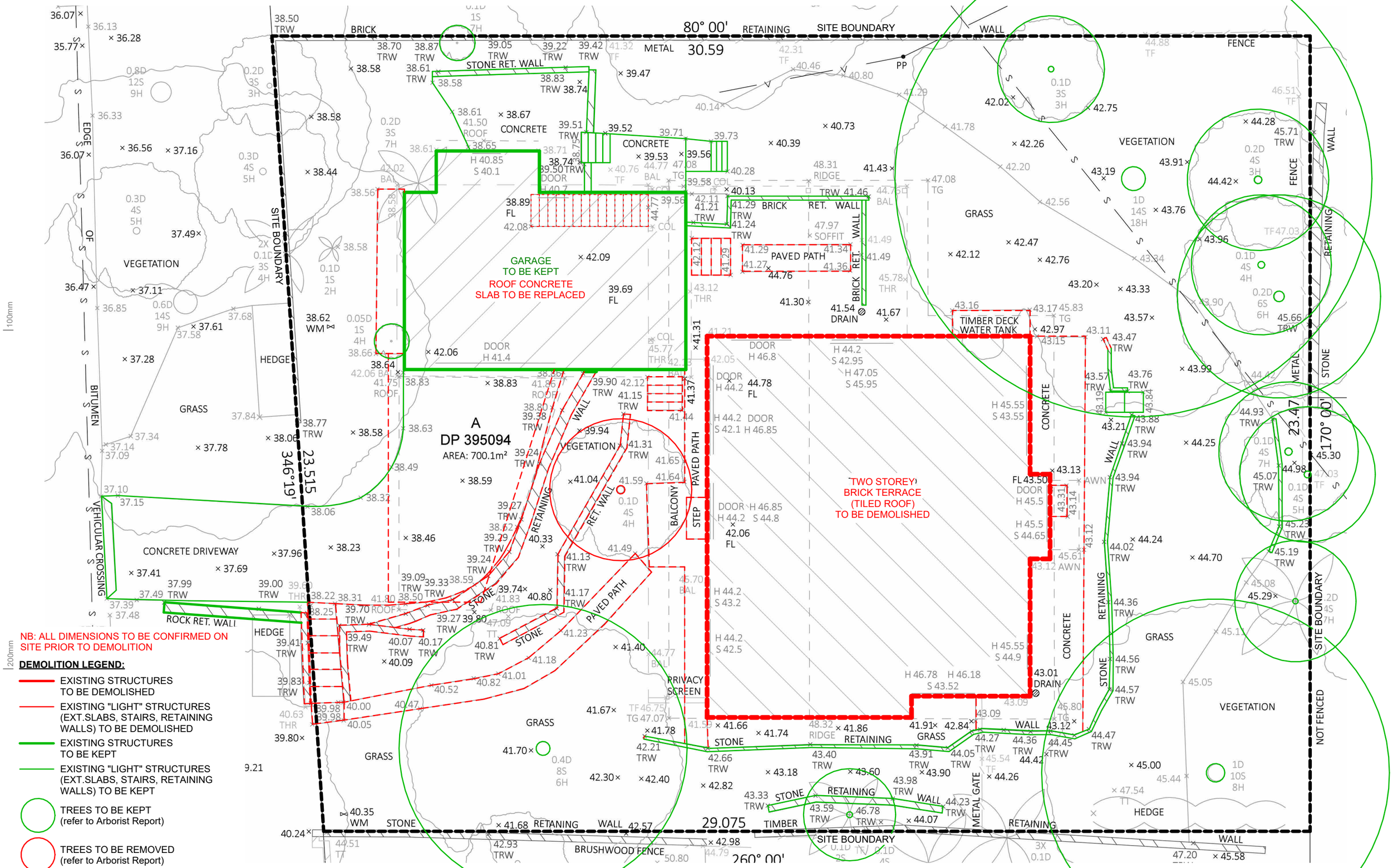
CLIENT: Tina & Mark Bukofzer

PROJECT: 39 Calvert Parade, Newport

TITLE: AREA CALCULATIONS

JOB No.	DRAWING No.	REV.
2490	005	A

PROJECT DATE	ISSUED DATE	SCALE @ A3:	STATUS
MARCH 24	25.03.25	1 : 200	DA



NB: ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO DEMOLITION

DEMOLITION LEGEND:

- EXISTING STRUCTURES TO BE DEMOLISHED
- EXISTING "LIGHT" STRUCTURES (EXT.SLABS, STAIRS, RETAINING WALLS) TO BE DEMOLISHED
- EXISTING STRUCTURES TO BE KEPT
- EXISTING "LIGHT" STRUCTURES (EXT.SLABS, STAIRS, RETAINING WALLS) TO BE KEPT
- TREES TO BE KEPT (refer to Arborist Report)
- TREES TO BE REMOVED (refer to Arborist Report)

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PROJECT
39 Calvert Parade, Newport

TITLE
DEMOLITION PLAN

JOB No. 2490 | DRAWING No. 051 | REV. A

PROJECT DATE MARCH 24 | ISSUED DATE 25.03.25 | SCALE @ A3: 1 : 50 | STATUS DA

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SITE MANAGEMENT NOTES:

1. ALL EXISTING TREES TO BE PROTECTED WITH A HIGH VISIBILITY FENCE, PLUS FLAGGING TO INDIVIDUAL TREES AS NECESSARY.

2. RETAIN ALL EXISTING GRASS COVER WHERE POSSIBLE.

3. SEDIMENT AND EROSION CONTROLS TO BE IN PLACE PRIOR TO COMMENCEMENT OF ANY EARTHWORKS OR DEMOLITION ACTIVITY.

4. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER, UNTIL SURROUNDING AREA HAVE BEEN PAVED OR RE-GRASSED.

5. ALL SILT FENCES AND BARRIERS TO BE MAINTAINED IN GOOD ORDER AND REGULARLY DE-SILTED DURING THE CONSTRUCTION PERIOD.

6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL MEASURES ARE TAKEN DURING THE COURSE OF CONSTRUCTION TO PREVENT SEDIMENT EROSION AND POLLUTION OF THE DOWNSTREAM SYSTEM.

7. WASTE MATERIALS ARE TO BE STOCKPILED OR LOADED INTO SKIP BINS LOCATED AS SHOWN ON PLANS

8. STOCKPILES OF LOOSE MATERIALS SUCH AS SAND, SOIL AND GRAVEL MUST BE COVERED WITH SEDIMENT FENCE MATERIAL. PLASTIC SHEETING OR MEMBRANE MUST NOT BE USED. SAFETY BARRICADING SHOULD BE USED TO ISOLATE STOCKPILES OF SOLID MATERIALS SUCH AS STEEL REINFORCING, FORMWORK AND SCAFFOLDING.

9. ALL VEHICLES LEAVING THE SITE MUST PASS OVER THE 'BALLAST' AREA TO SHAKE OFF SITE CLAY AND SOIL. WHEELS TO BE HOSED DOWN IF NECESSARY.
BALLAST IS TO BE MAINTAINED AND REPLACED AS NECESSARY DURING THE CONSTRUCTION PERIOD.

10. TRUCKS REMOVING EXCAVATED MATERIAL SHOULD TRAVEL ON STABILIZED CONSTRUCTION PATHS AND MATERIAL SHOULD BE TAKEN TO THE TRUCK TO REDUCE TRUCK MOVEMENT ON THE SITE.
TRUCKS TO BE LIMITED TO SINGLE UNIT HEAVY RIGID VEHICLES (NO SEMI-TRAILERS).

11. ANY SEDIMENT DEPOSITED ON THE PUBLIC WAY, INCLUDING FOOTPATH RESERVE AND ROAD SURFACE IS TO BE REMOVED IMMEDIATELY.

12. PROVIDE BARRIERS AROUND ALL CONSTRUCTION WORKS WITHIN THE FOOTPATH AREA TO PROVIDE SAFE ACCESS FOR PEDESTRIANS.

13. CONCRETE PUMPS AND CRANES ARE TO OPERATE FROM WITHIN THE BALLAST ENTRY DRIVEWAY AREA AND ARE NOT TO OPERATE FROM THE PUBLIC ROADWAY UNLESS SPECIFIC COUNCIL PERMISSION IS OBTAINED.

14. DELIVERY VEHICLES MUST NOT STAND WITHIN THE PUBLIC ROADWAY FOR MORE THAN 20 MINUTES AT A TIME.

15. ANY EXCAVATION WORK ADJACENT TO ADJOINING PROPERTIES OR THE PUBLIC ROADWAY IS NOT TO BE COMMENCED UNTIL THE STRUCTURAL ENGINEER IS CONSULTED AND SPECIFIC INSTRUCTIONS RECEIVED FROM THE ENGINEER.

16. TOILET FACILITIES MUST BE EITHER A FLUSHING TYPE OR APPROVED PORTABLE CHEMICAL CLOSET. CHEMICAL CLOSETS ARE TO BE MAINTAINED AND SERVICED ON A REGULAR BASIS SO THAT OFFENSIVE ODOUR IS NOT EMITTED.

17. ALL EXCAVATION ADJACENT TO ADJOINING PROPERTIES OR THE ROAD RESERVE WILL BE RETAINED IN ACCORDANCE WITH STRUCTURAL ENGINEER'S ON-SITE DIRECTIONS.

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CLIENT
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ARCHITECTURE saville isaacs

PROJECT
39 Calvert Parade, Newport

PROJECT DATE
MARCH 24

ISSUED DATE
25.03.25

SCALE @ A3:

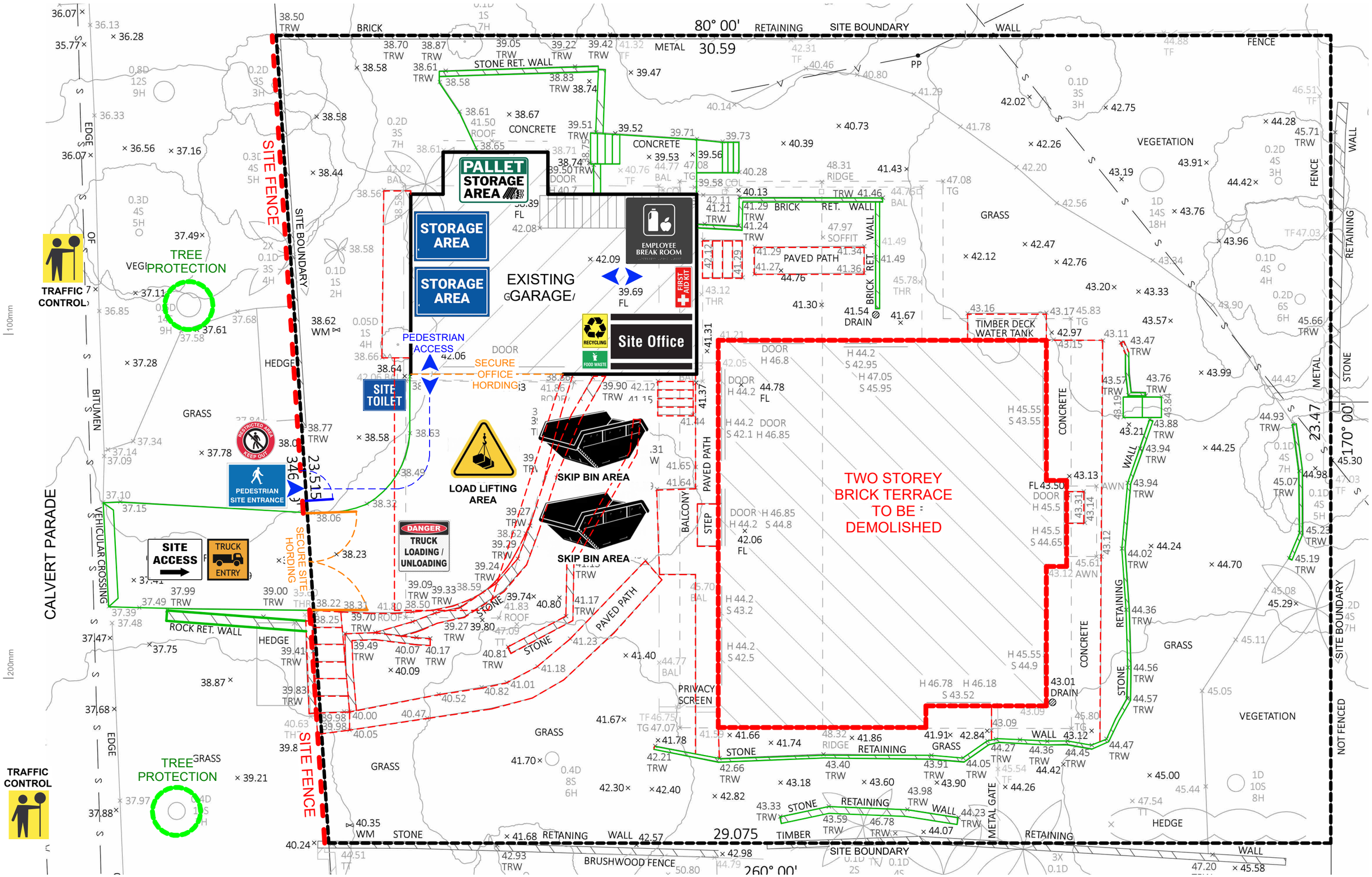
TITLE
SITE MANAGEMENT NOTES

JOB No.
2490

DRAWING No.
052

REV.
A

STATUS
DA



Date	Rev	Issue
25.03.25	A	Issued for DA

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PROJECT
39 Calvert Parade, Newport

TITLE
SITE MANAGEMENT PLAN

JOB No. 2490 | DRAWING No. 053 | REV. A

PROJECT DATE MARCH 24 | ISSUED DATE 25.03.25 | SCALE @ A3:

STATUS DA

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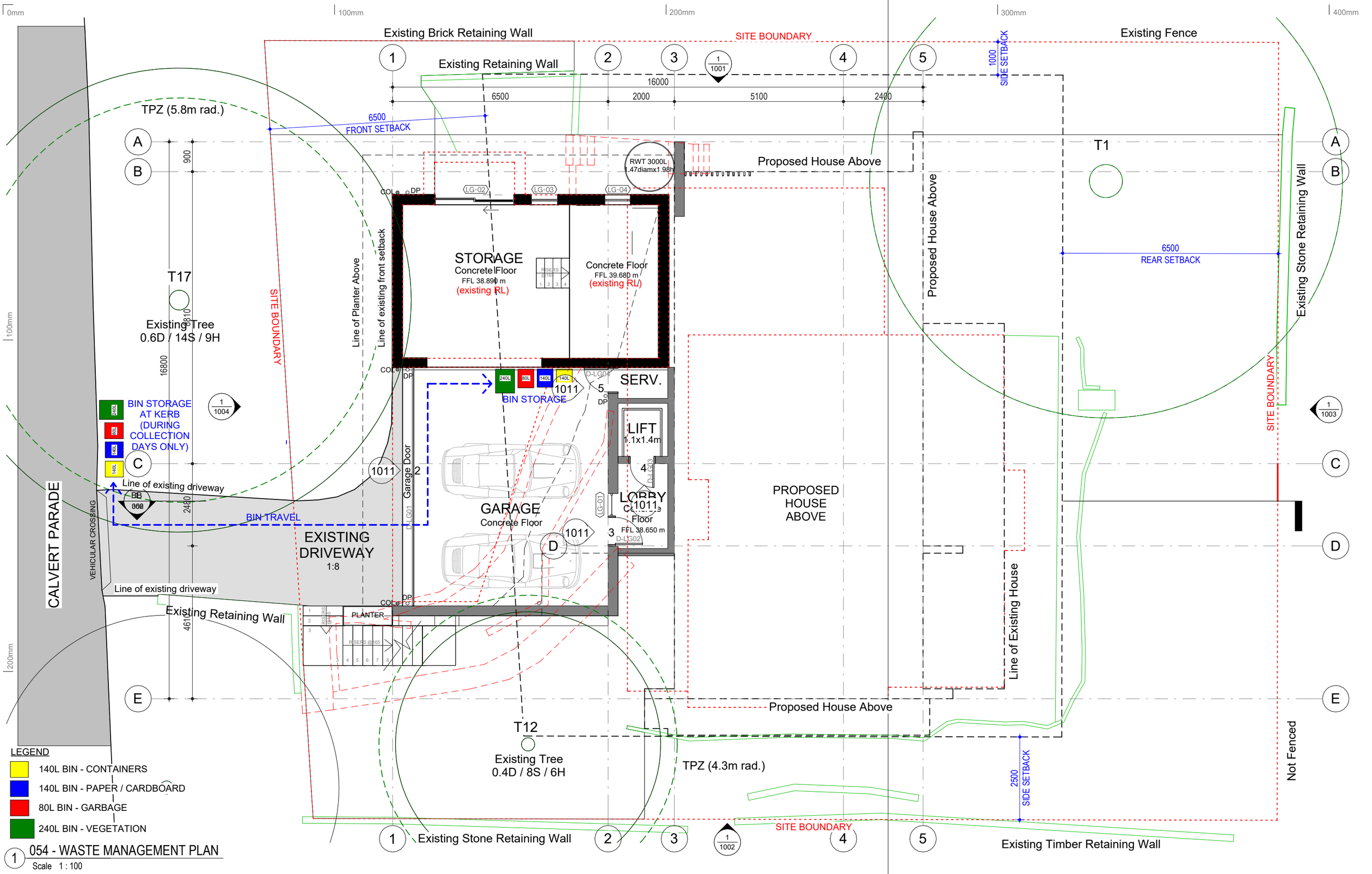

LEGEND

- 140L BIN - CONTAINERS
- 140L BIN - PAPER / CARDBOARD
- 80L BIN - GARBAGE
- 240L BIN - VEGETATION

1 054 - WASTE MANAGEMENT PLAN

Scale 1 : 100

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PROJECT
39 Calvert Parade, Newport

TITLE
WASTE MANAGEMENT - PLAN

JOB No.	DRAWING No.	REV.
2490	054	A

PROJECT DATE	ISSUED DATE	SCALE @ A3:	STATUS
MARCH 24	25.03.25	1 : 100	DA

Existing Brick Retaining Wall

SITE BOUNDARY

Existing Fence

Existing Retaining Wall

TPZ (5.8m rad.)

T1

Proposed House Above

RWT 3000L
1.47diamx1.98h

LG-02 LG-03 LG-04

STORAGE
Concrete Floor
FFL 38.890 m
(existing RL)

Concrete Floor
FFL 39.680 m
(existing RL)

Proposed House Above

Existing Stone Retaining Wall

T17

Existing Tree
0.6D / 14S / 9H

Line of Planter Above

Line of existing front setback

BIN STORAGE

SERV.

LIFT
1.1x1.4m

GARAGE
Concrete Floor

PROPOSED HOUSE ABOVE

FILL

LOBBY
Concrete Floor
FFL 38.650 m

Garage Door

EXISTING DRIVEWAY
1:8

Line of existing driveway

VEHICULAR CROSSING

Existing Retaining Wall

PLANTER

T12

TPZ (4.3m rad.)

Line of Existing House

Not Fenced

Existing Timber Retaining Wall

FILL

EXCAVATION

1 EXCAVATION / FILL - LOWER GROUND FLOOR
Scale 1 : 100

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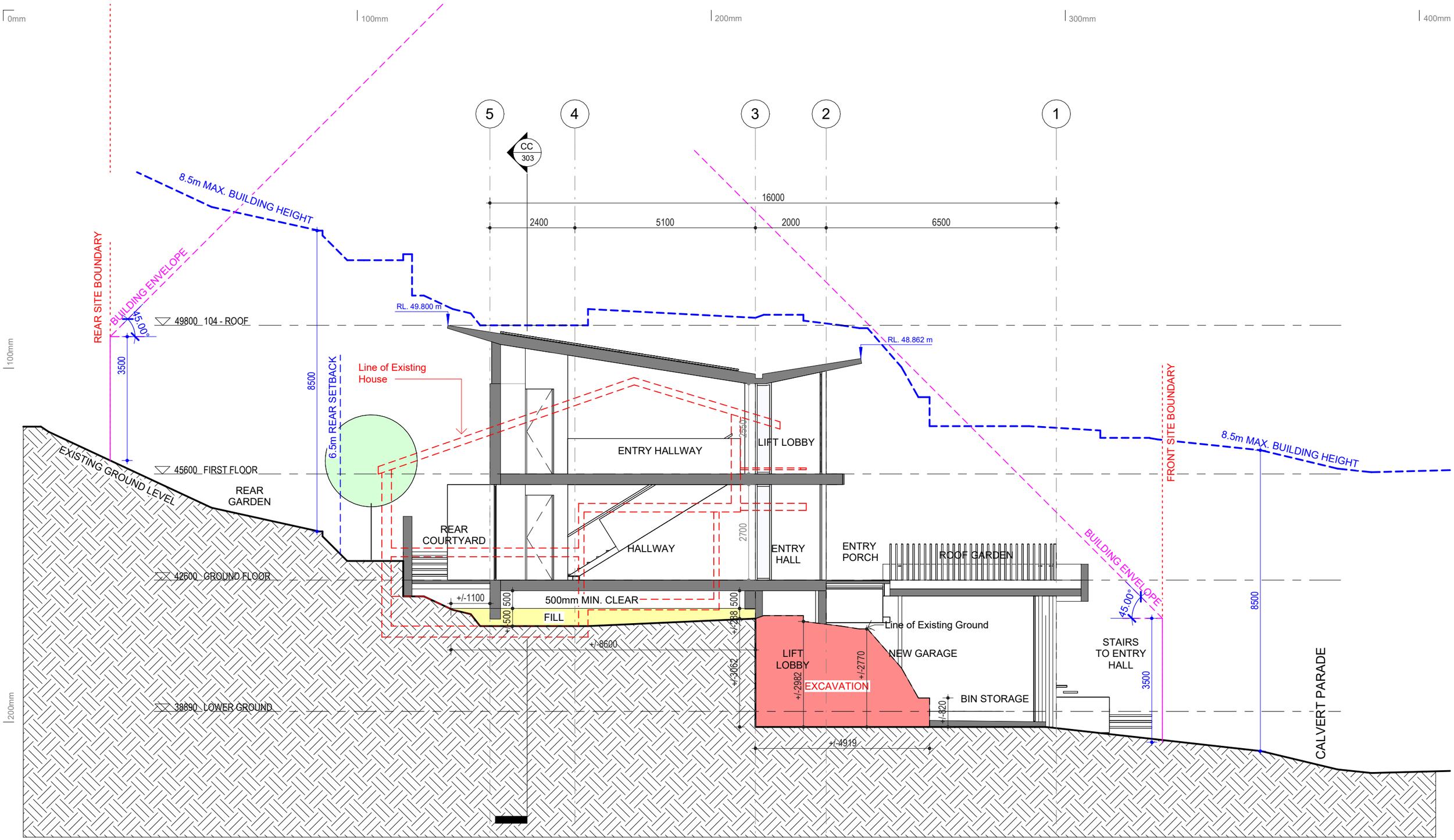
PROJECT
39 Calvert Parade, Newport

TITLE
EXCAVATION / FILL - PLAN

JOB No.	DRAWING No.	REV.
2490	055	A

PROJECT DATE	ISSUED DATE	SCALE @ A3:	STATUS
MARCH 24	25.03.25	1 : 100	DA



FILL

EXCAVATION

1 EXCAVATION / FILL - SECTION

Scale 1 : 100

Date	Rev	Issue
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39 Calvert Parade, Newport

TITLE
EXCAVATION / FILL - SECTION

JOB No.	DRAWING No.	REV.
2490	056	A

PROJECT DATE	ISSUED DATE	SCALE @ A3:
MARCH 24	25.03.25	1 : 100

STATUS
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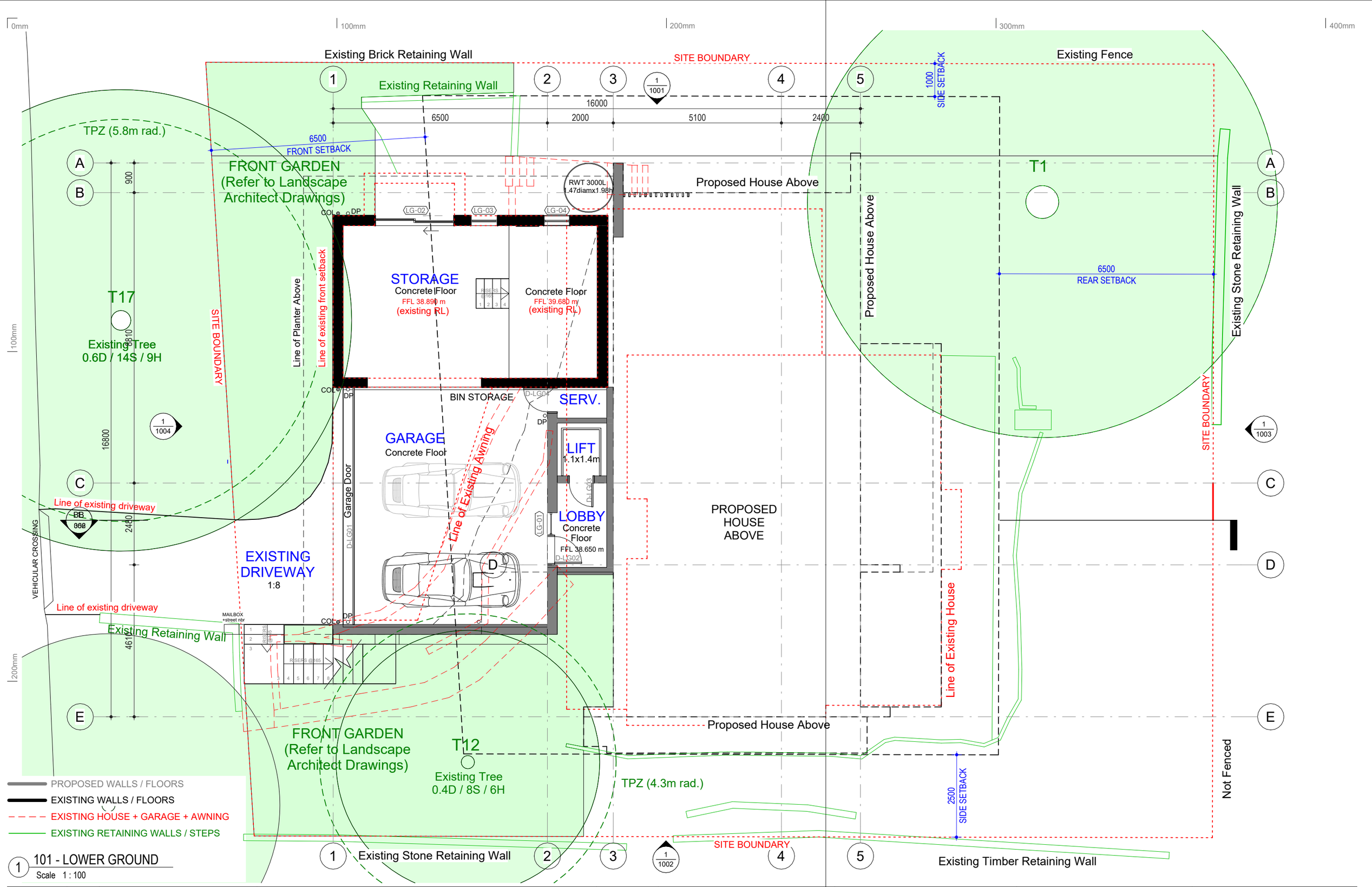

1 101 - LOWER GROUND
Scale 1 : 100

Date	Rev	Issue
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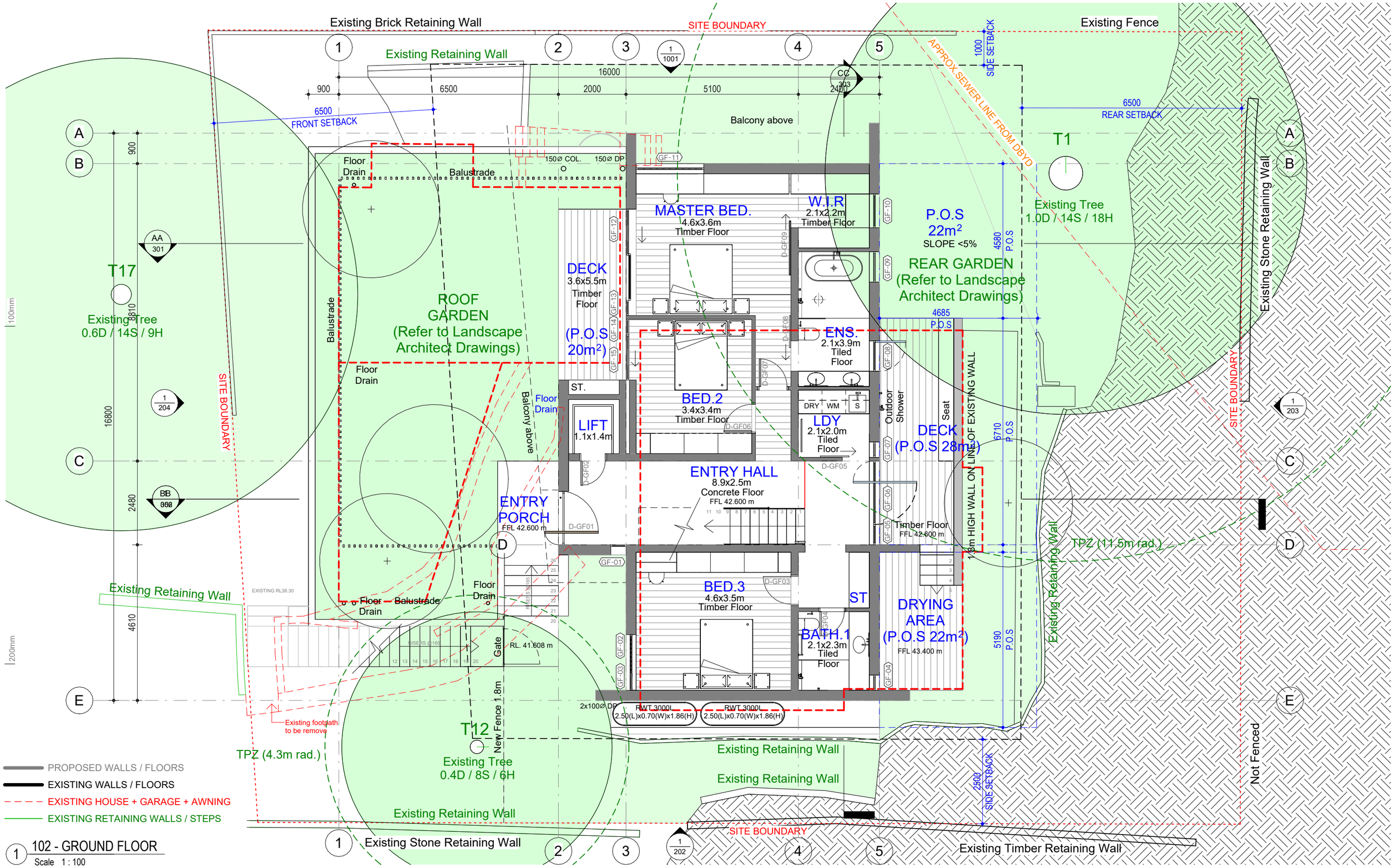
PROJECT
39 Calvert Parade, Newport

TITLE
LOWER GROUND PLAN

JOB No.	DRAWING No.	REV.
2490	101	A

PROJECT DATE	ISSUED DATE	SCALE @ A3:
MARCH 24	25.03.25	1 : 100

STATUS
DA



PROPOSED WALLS / FLOORS
EXISTING WALLS / FLOORS
EXISTING HOUSE + GARAGE + AWNING
EXISTING RETAINING WALLS / STEPS

1 102 - GROUND FLOOR
Scale 1 : 100

Date	Rev	Issue
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NSW Nominated Architects: S. ISAACS #7929
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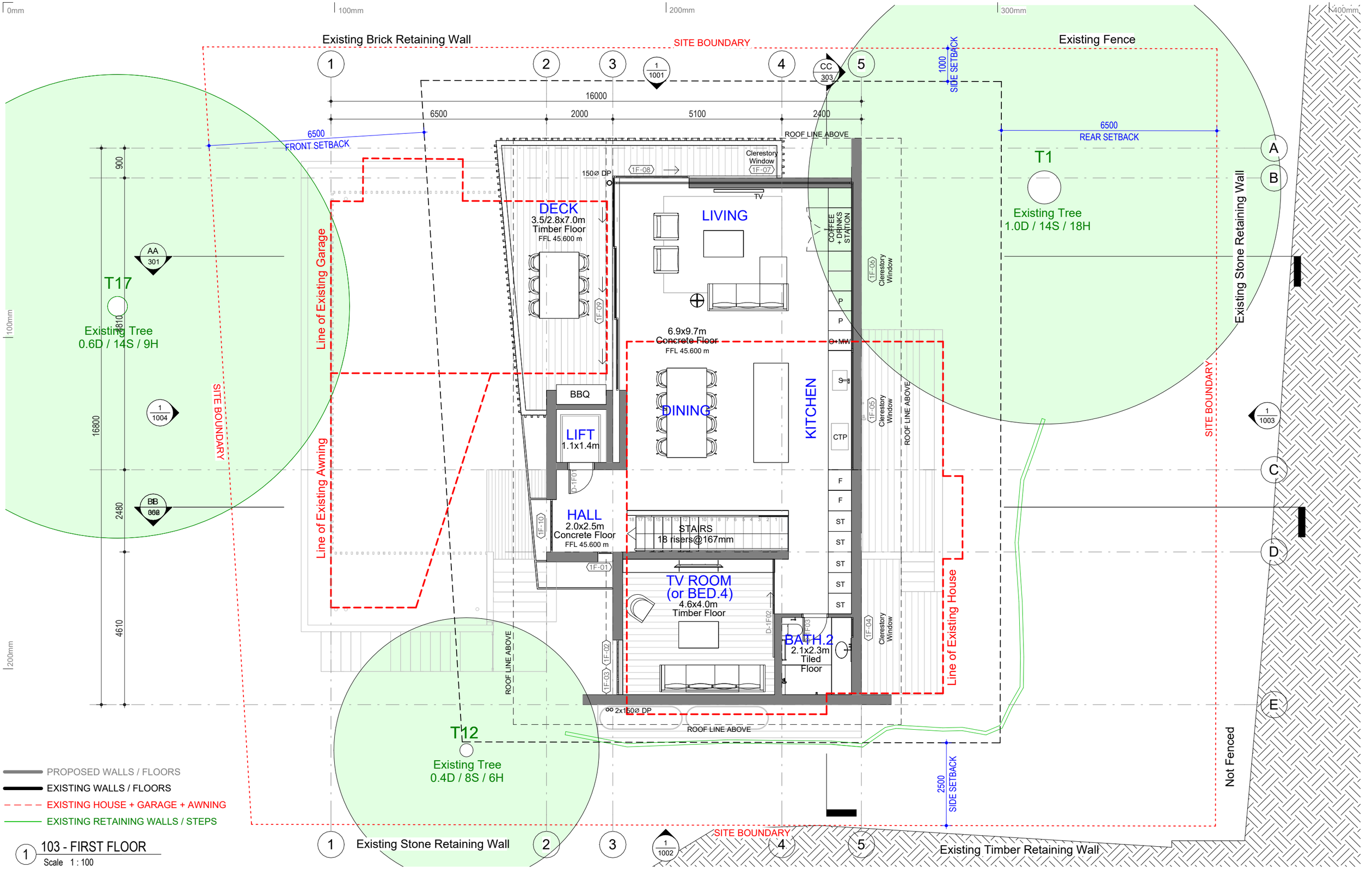
ARCHITECTURE

PROJECT
39 Calvert Parade, Newport

TITLE
GROUND FLOOR PLAN

JOB No.	DRAWING No.	REV.
2490	102	A

PROJECT DATE	ISSUED DATE	SCALE @ A3:	STATUS
MARCH 24	25.03.25	1 : 100	DA



PROPOSED WALLS / FLOORS
EXISTING WALLS / FLOORS
EXISTING HOUSE + GARAGE + AWNING
EXISTING RETAINING WALLS / STEPS

1 103 - FIRST FLOOR
Scale 1 : 100

Date	Rev	Issue
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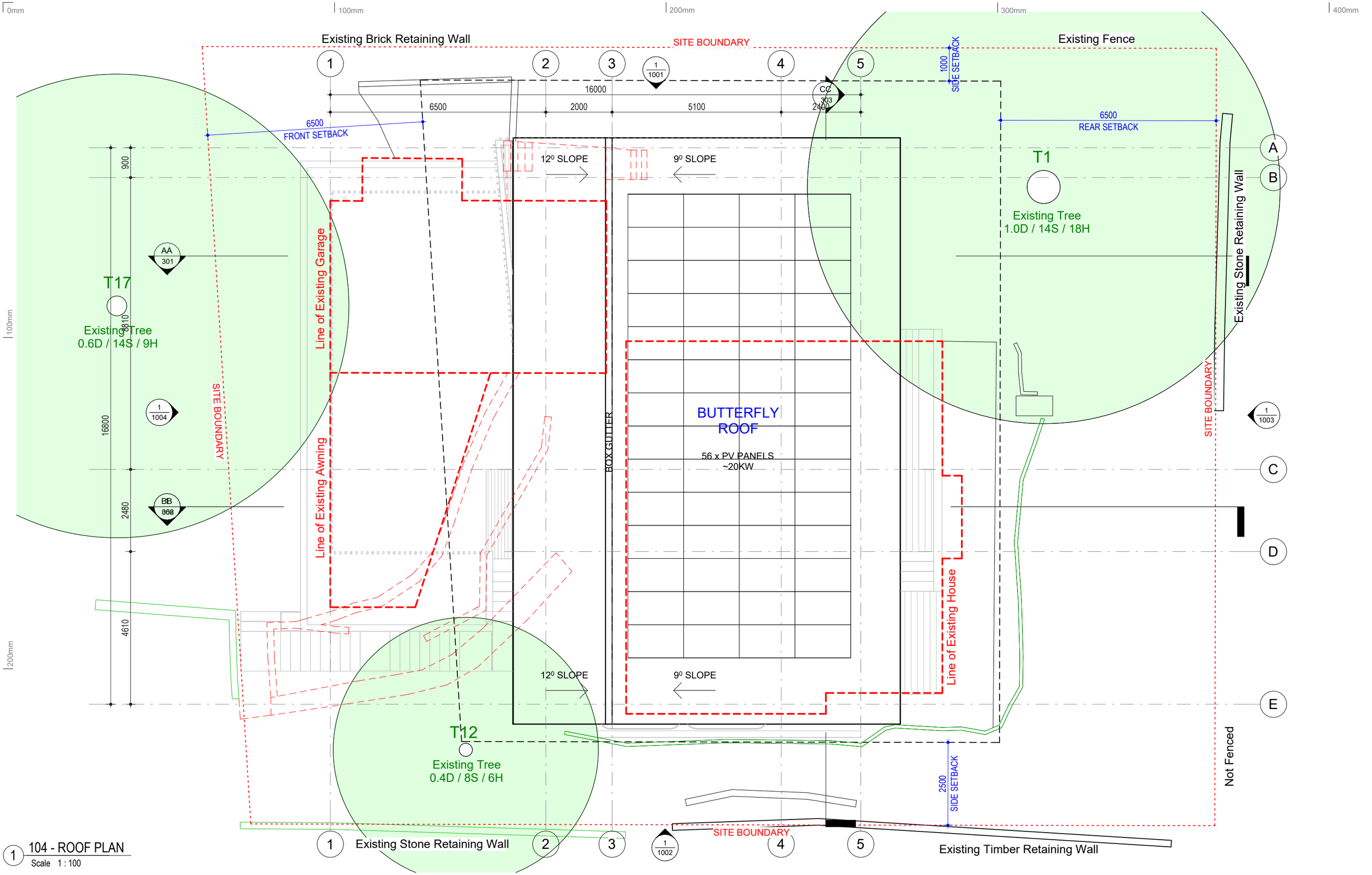
ARCHITECTURE saville isaacs

PROJECT
39 Calvert Parade, Newport

TITLE
FIRST FLOOR PLAN

JOB No.	DRAWING No.	REV.
2490	103	A

PROJECT DATE	ISSUED DATE	SCALE @ A3:	STATUS
MARCH 24	25.03.25	1 : 100	DA



1 104 - ROOF PLAN
Scale 1 : 100

Date	Rev	Issue
25.03.25	A	Issued for DA

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PROJECT
39 Calvert Parade, Newport

TITLE
ROOF PLAN

JOB No. 2490 | DRAWING No. 104 | REV. A

PROJECT DATE MARCH 24 | ISSUED DATE 25.03.25 | SCALE @ A3: 1 : 100

STATUS DA

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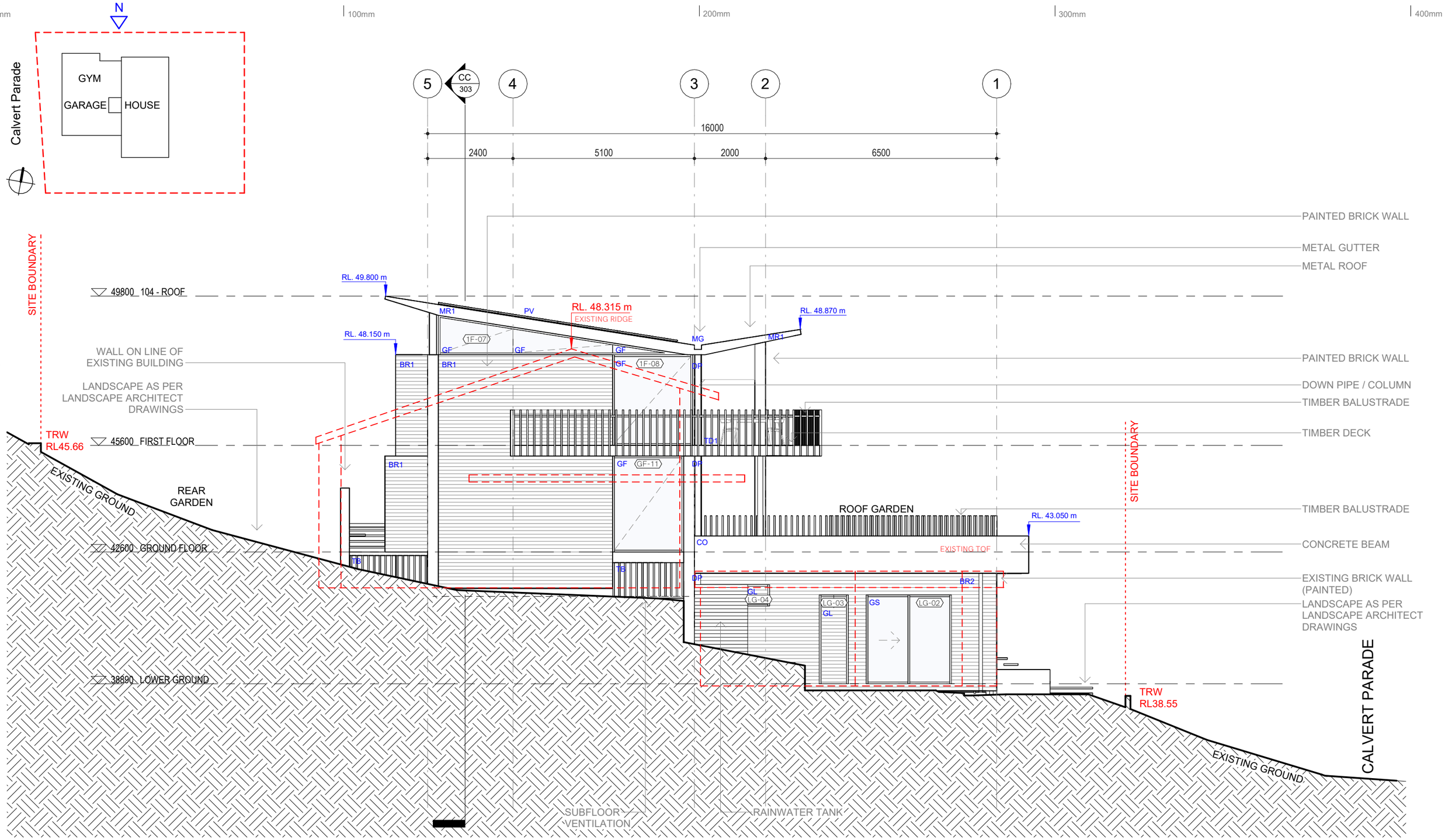

1 201 - NORTH ELEVATION

Scale 1 : 100

ANNOTATION LEGEND

- EXISTING HOUSE
- EXISTING GROUND (REFER TO SURVEY REPORT)
- EXISTING FLOOR + WALLS

MATERIALS LEGEND (REFER TO FINISHES SCHEDULE)

BR1	BRICK WALL PAINTED	MR1	METAL ROOF	TF1	TIMBER FLOORING	GF	GLASS FIXED
BR2	EXISTING BRICK WALL	MG	METAL GUTTER	TD1	TIMBER DECKING	GS	GLASS SLIDING
CO	CONCRETE	DP	DOWN PIPE	TS	TIMBER SCREEN	GL	GLASS LOUVRES
P	PAINT FINISH	PV	PHOTOVOLTAIC	TB	TIMBER BATTEN	GP	GLASS PIVOT

Date	Rev	Issue
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PROJECT
39 Calvert Parade, Newport

TITLE
NORTH ELEVATION

JOB No. 2490 | DRAWING No. 201 | REV. A

PROJECT DATE MARCH 24 | ISSUED DATE 25.03.25 | SCALE @ A3: As indicated

STATUS DA

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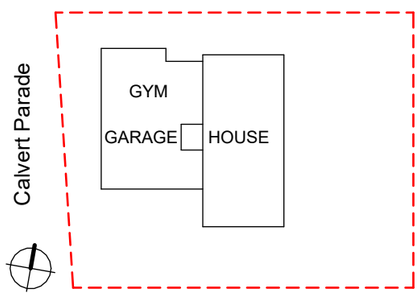

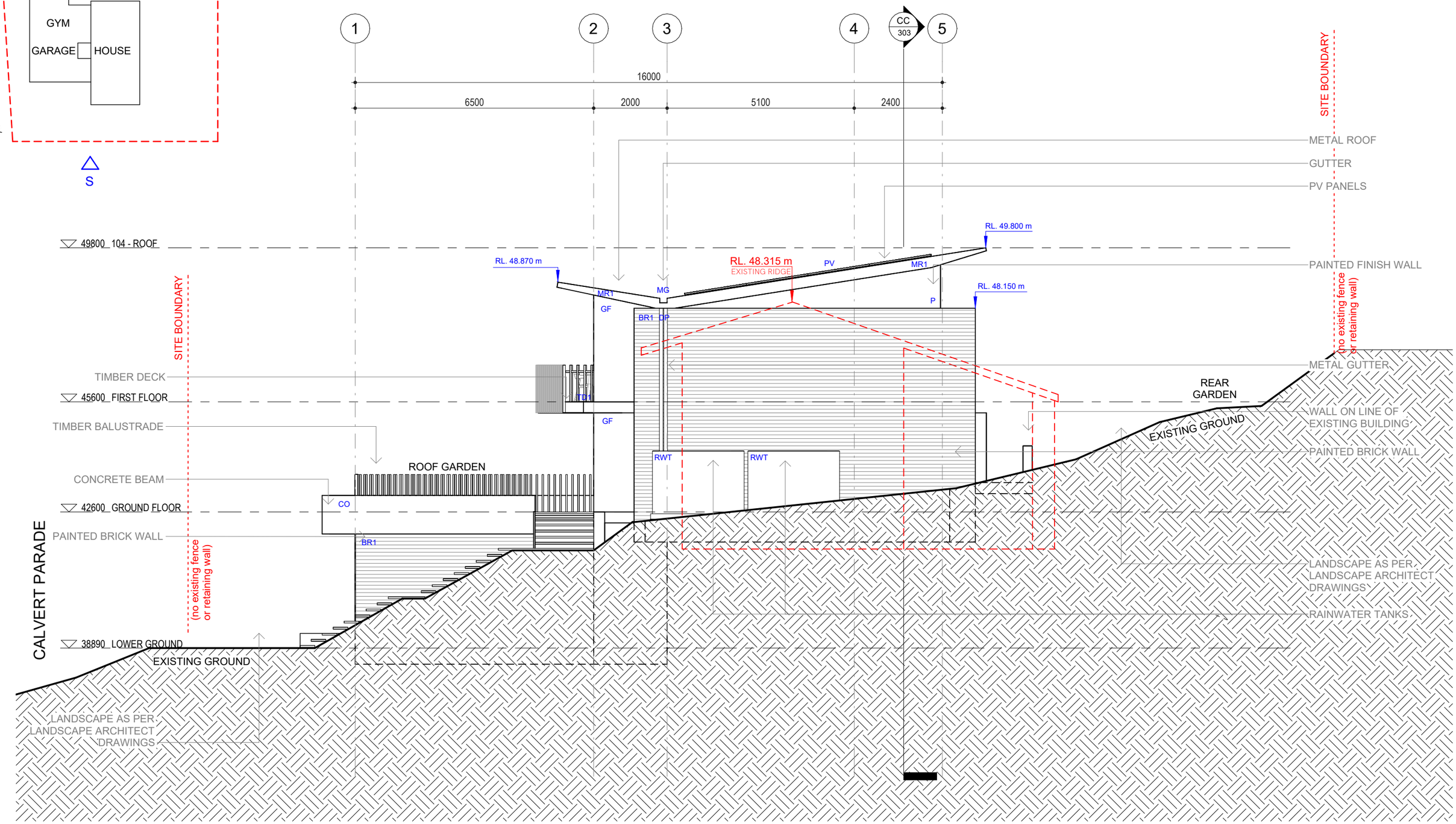

ANNOTATION LEGEND

- EXISTING HOUSE
- EXISTING GROUND (REFER TO SURVEY REPORT)
- EXISTING FLOOR + WALLS

MATERIALS LEGEND (REFER TO FINISHES SCHEDULE)

BR1	BRICK WALL PAINTED	MR1	METAL ROOF	TF1	TIMBER FLOORING	GF	GLASS FIXED
BR2	EXISTING BRICK WALL	MG	METAL GUTTER	TD1	TIMBER DECKING	GS	GLASS SLIDING
CO	CONCRETE	DP	DOWN PIPE	TS	TIMBER SCREEN	GL	GLASS LOUVRES
P	PAINT FINISH	PV	PHOTOVOLTAIC	TB	TIMBER BATTEN	GP	GLASS PIVOT

1 202 - SOUTH ELEVATION

Scale 1 : 100

Date	Rev	Issue
25.03.25	A	Issued for DA

CLIENT
Tina & Mark Bukofzer

PROJECT
39 Calvert Parade, Newport

TITLE
SOUTH ELEVATION

JOB No. 2490 | DRAWING No. 202 | REV. A

PROJECT DATE MARCH 24 | ISSUED DATE 25.03.25 | SCALE @ A3: As indicated | STATUS DA

NSW Nominated Architects: S. ISAACS #7929
ABN: 79 124 014 759
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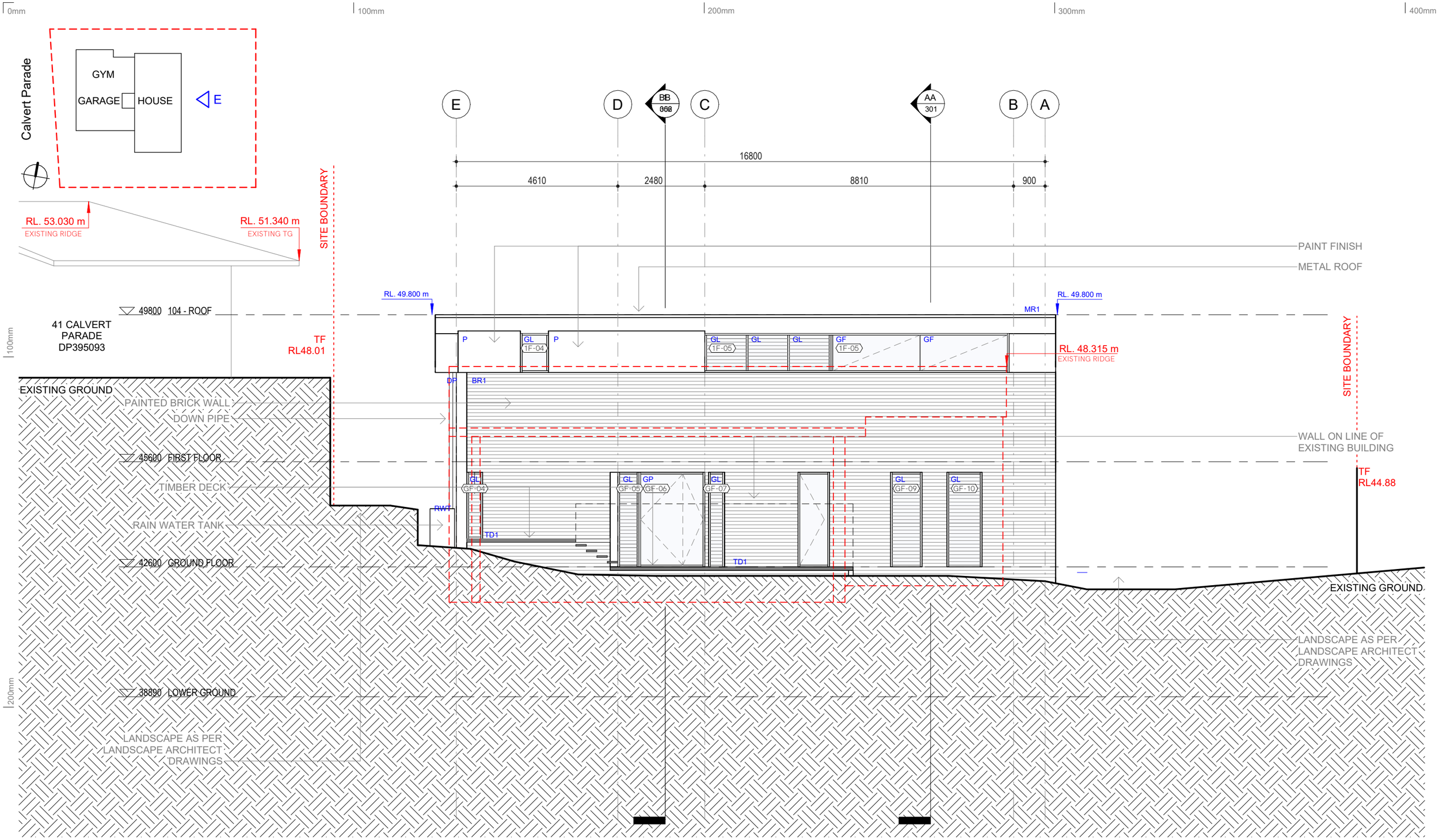
F: 02 - 9086 9001
ARCHITECTURE SAVILLE ISAACS PTY LTD
23a KING GEORGE STREET, McMAHONS POINT, NSW 2060



1 203 - EAST ELEVATION

Scale 1 : 100

ANNOTATION LEGEND

- EXISTING HOUSE
- EXISTING GROUND (REFER TO SURVEY REPORT)
- EXISTING FLOOR + WALLS

MATERIALS LEGEND (REFER TO FINISHES SCHEDULE)

BR1	BRICK WALL PAINTED	MR1	METAL ROOF	TF1	TIMBER FLOORING	GF	GLASS FIXED
BR2	EXISTING BRICK WALL	MG	METAL GUTTER	TD1	TIMBER DECKING	GS	GLASS SLIDING
CO	CONCRETE	DP	DOWN PIPE	TS	TIMBER SCREEN	GL	GLASS LOUVRES
P	PAINT FINISH	PV	PHOTOVOLTAIC	TB	TIMBER BATTEN	GP	GLASS PIVOT

Date	Rev	Issue
25.03.25	A	Issued for DA

CLIENT
Tina & Mark Bukofzer

PROJECT
39 Calvert Parade, Newport

TITLE
EAST ELEVATION

JOB No. 2490 | DRAWING No. 203 | REV. A

PROJECT DATE MARCH 24 | ISSUED DATE 25.03.25 | SCALE @ A3: As indicated

STATUS
DA

NSW Nominated Architects: S. ISAACS #7929
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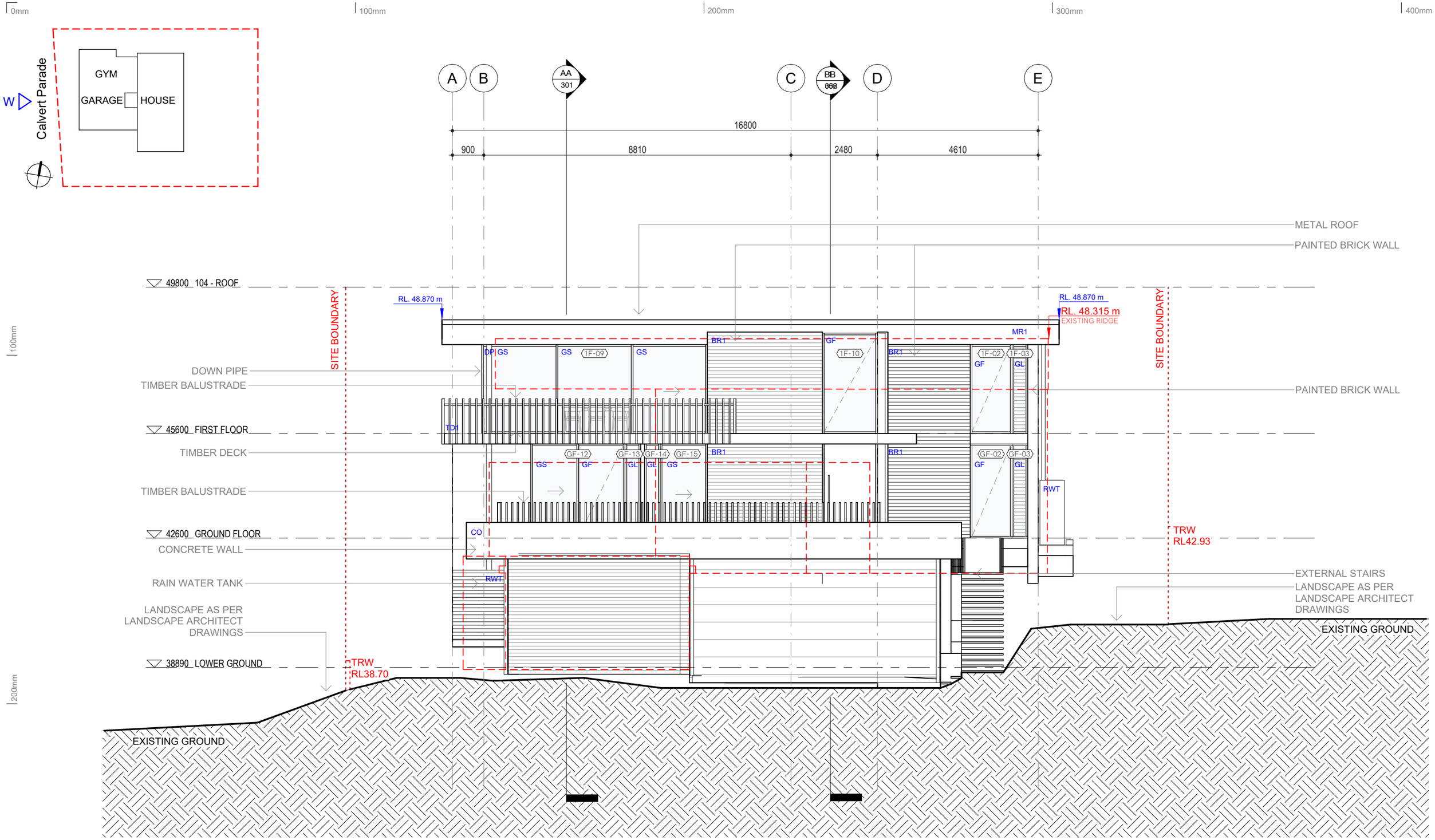

ANNOTATION LEGEND

- EXISTING HOUSE
- EXISTING GROUND (REFER TO SURVEY REPORT)
- EXISTING FLOOR + WALLS

MATERIALS LEGEND (REFER TO FINISHES SCHEDULE)

BR1	BRICK WALL PAINTED	MR1	METAL ROOF	TF1	TIMBER FLOORING	GF	GLASS FIXED
BR2	EXISTING BRICK WALL	MG	METAL GUTTER	TD1	TIMBER DECKING	GS	GLASS SLIDING
CO	CONCRETE	DP	DOWN PIPE	TS	TIMBER SCREEN	GL	GLASS LOUVRES
P	PAINT FINISH	PV	PHOTOVOLTAIC	TB	TIMBER BATTEN	GP	GLASS PIVOT

1 204 - WEST ELEVATION

Scale 1 : 100

Date	Rev	Issue
25.03.25	A	Issued for DA

CLIENT
Tina & Mark Bukofzer

PROJECT
39 Calvert Parade, Newport

TITLE
WEST ELEVATION

JOB No. 2490 | DRAWING No. 204 | REV. A

PROJECT DATE MARCH 24 | ISSUED DATE 25.03.25 | SCALE @ A3: As indicated

STATUS DA

NSW Nominated Architects: S. ISAACS #7929
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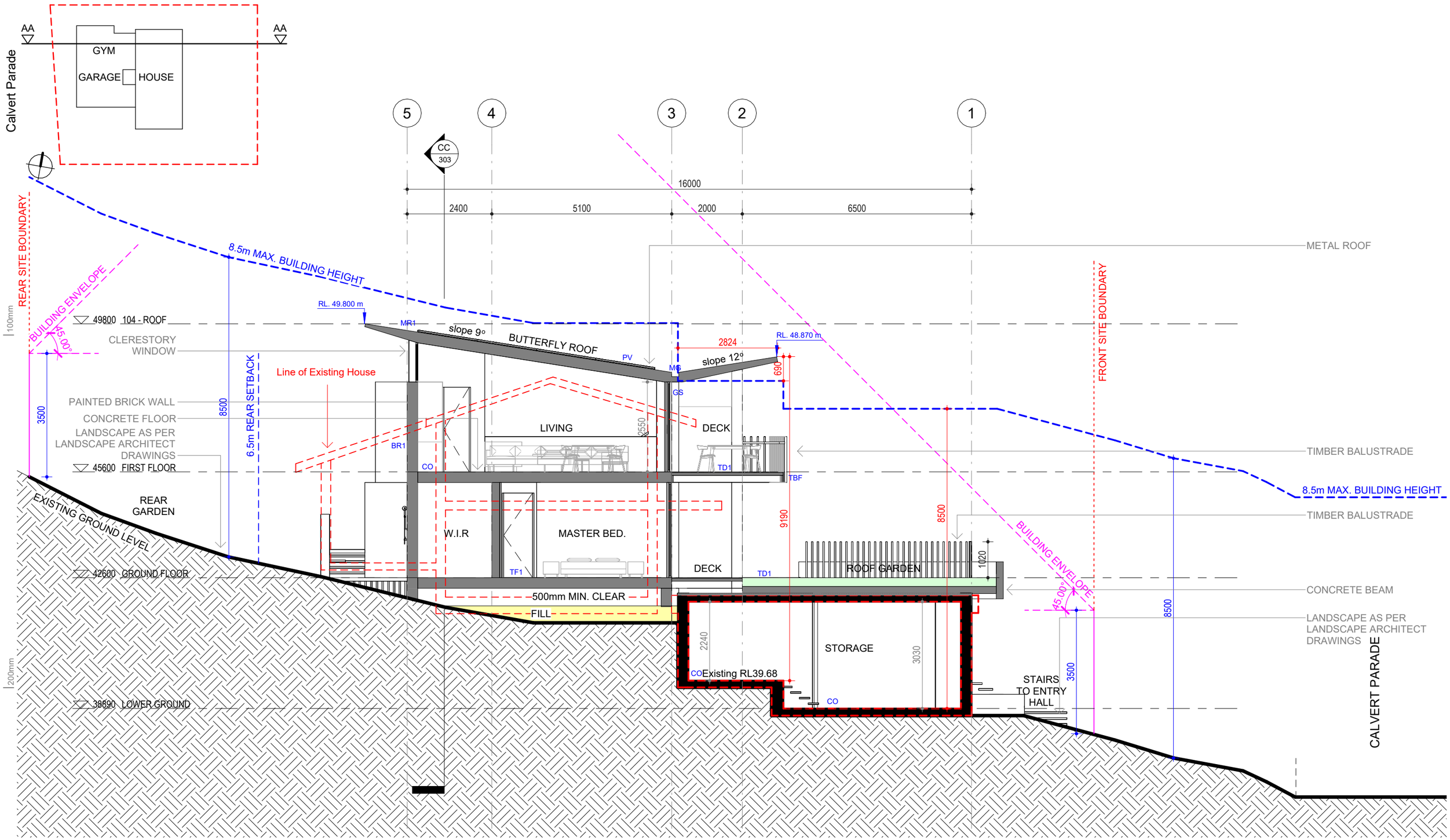

ANNOTATION LEGEND

- EXISTING HOUSE
- EXISTING GROUND (REFER TO SURVEY REPORT)
- EXISTING FLOOR + WALLS

MATERIALS LEGEND (REFER TO FINISHES SCHEDULE)

BR1	BRICK WALL PAINTED	MR1	METAL ROOF	TF1	TIMBER FLOORING	GF	GLASS FIXED
BR2	EXISTING BRICK WALL	MG	METAL GUTTER	TD1	TIMBER DECKING	GS	GLASS SLIDING
CO	CONCRETE	DP	DOWN PIPE	TS	TIMBER SCREEN	GL	GLASS LOUVRES
P	PAINT FINISH	PV	PHOTOVOLTAIC	TB	TIMBER BATTEN	GP	GLASS PIVOT

AA 301 - SECTION AA

Scale 1 : 100

Date	Rev	Issue
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CLIENT
Tina & Mark Bukofzer

ARCHITECTURE

PROJECT
39 Calvert Parade, Newport

PROJECT DATE
MARCH 24

ISSUED DATE
25.03.25

SCALE @ A3:
As indicated

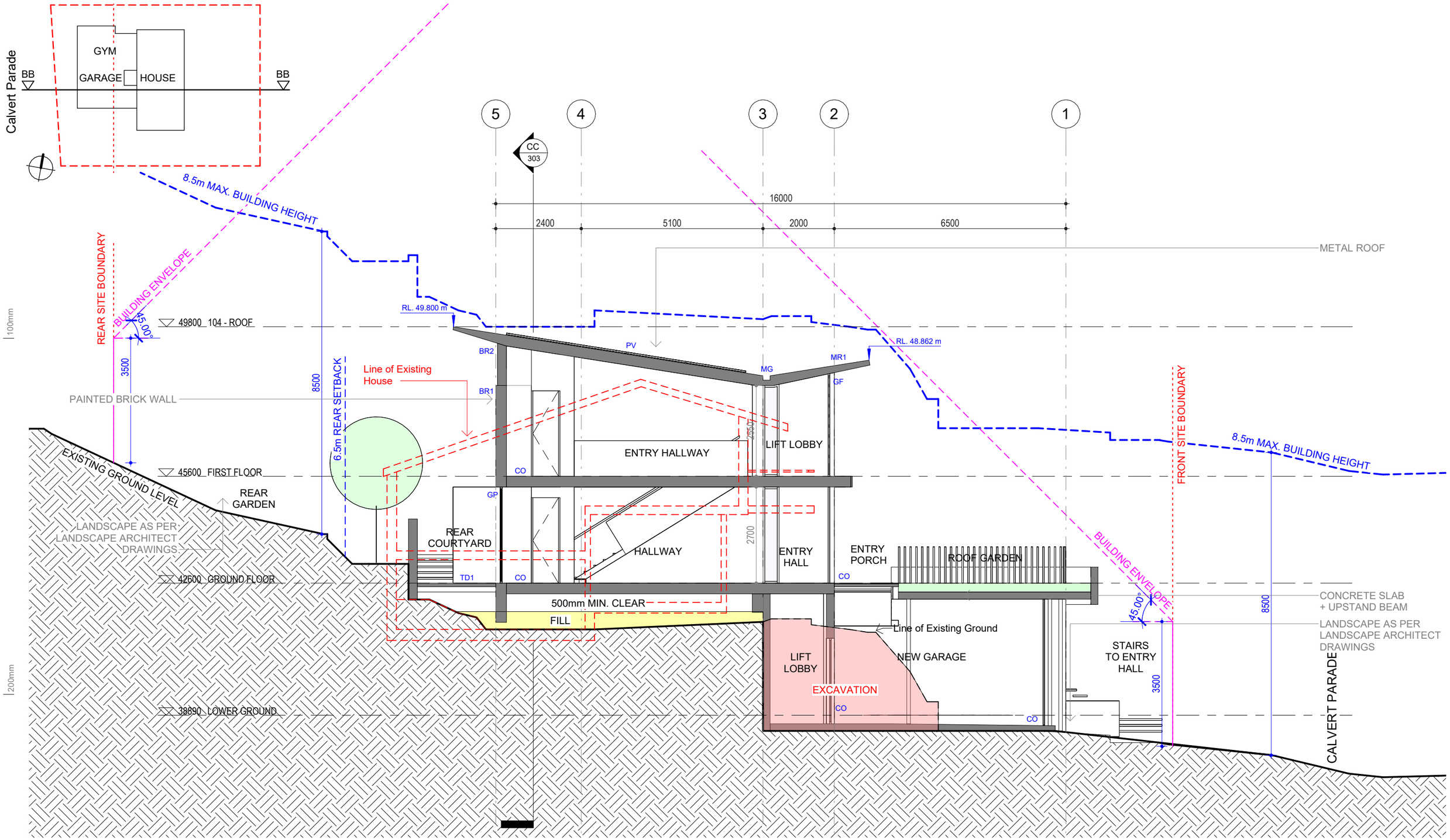
TITLE
SECTION AA

JOB No.
2490

DRAWING No.
301

REV.
A

STATUS
DA



BB 302 - SECTION BB

Scale 1 : 100

Date	Rev	Issue
25.03.25	A	Issued for DA

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CLIENT
Tina & Mark Bukofzer

ARCHITECTURE saville isaacs

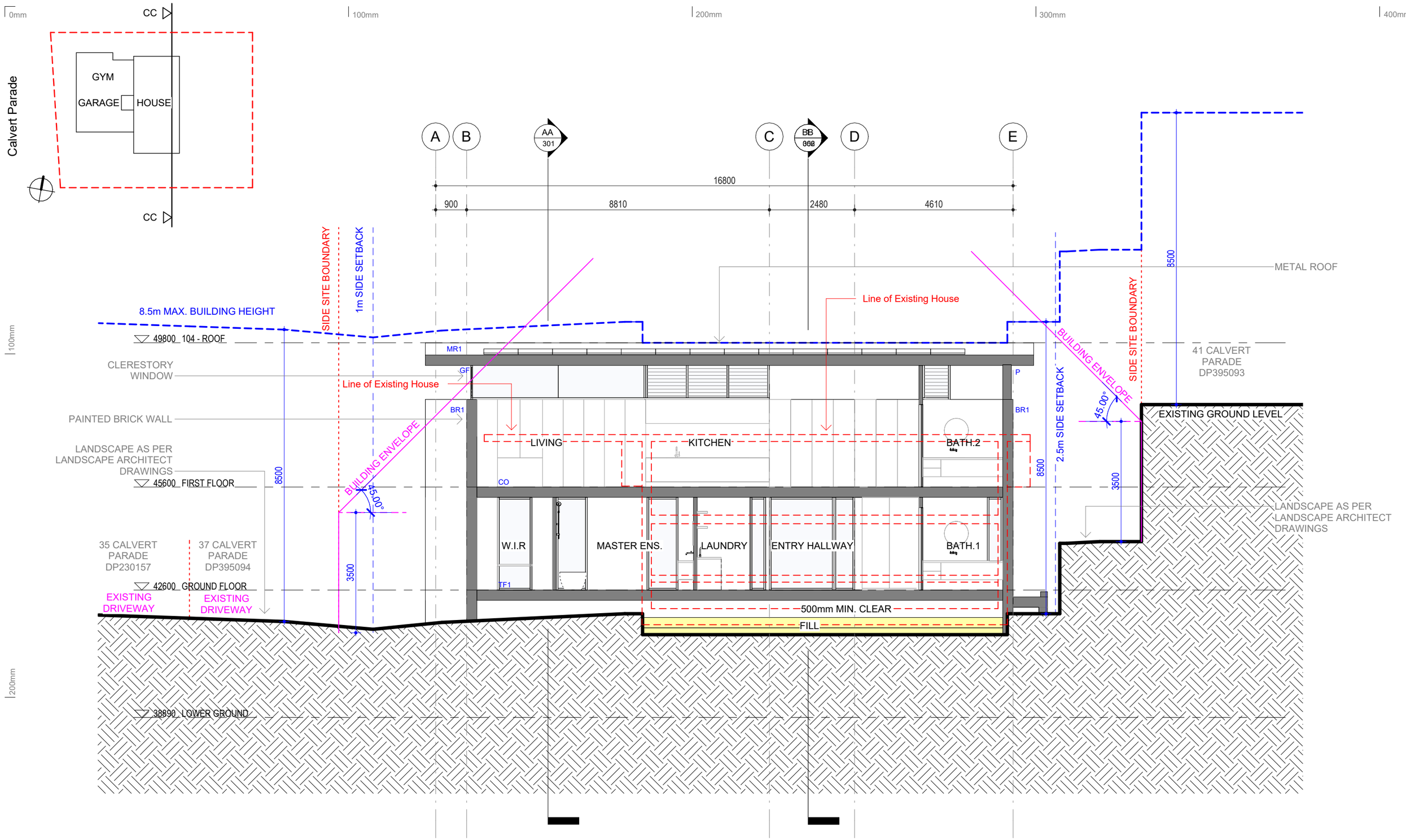
PROJECT
39 Calvert Parade, Newport

TITLE
SECTION BB

JOB No.	DRAWING No.	REV.
2490	302	A

PROJECT DATE	ISSUED DATE	SCALE @ A3:
MARCH 24	25.03.25	1 : 100

STATUS
DA



CC 303 - SECTION CC

Scale 1 : 100

Date	Rev	Issue
25.03.25	A	Issued for DA

NSW Nominated Architects: S. ISAACS #7929
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CLIENT
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ARCHITECTURE saville isaacs

PROJECT
39 Calvert Parade, Newport

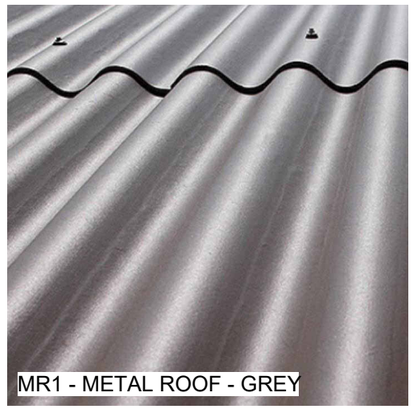
TITLE
SECTION CC

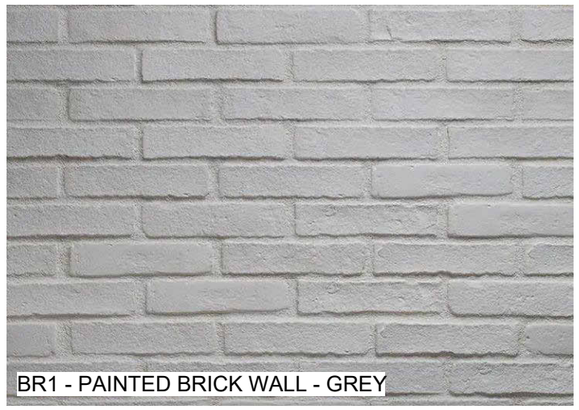
JOB No.	DRAWING No.	REV.
2490	303	A

PROJECT DATE	ISSUED DATE	SCALE @ A3:	STATUS
MARCH 24	25.03.25	1 : 100	DA

0mm 100mm 200mm 300mm 400mm

100mm


MR1 - METAL ROOF - GREY


BR1 - PAINTED BRICK WALL - GREY


P - PAINTED WALL + CLERESTORY WINDOWS


TS - TIMBER SCREEN - GREY


CO - CONCRETE FLOOR

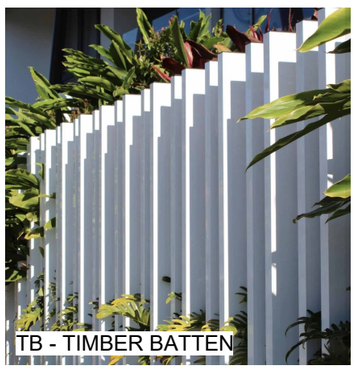

TF1 - TIMBER FLOOR


GROUND COVER


TD1 - TIMBER DECKING

200mm


CO - CONCRETE BEAM


TB - TIMBER BATTEN


GARAGE DOOR - GREY


LANDSCAPING

Date	Rev	Issue
25.03.25	A	Issued for DA

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PROJECT
39 Calvert Parade, Newport

TITLE
MATERIAL FINISHES

JOB No. 2490 | DRAWING No. 351 | REV. A

PROJECT DATE MARCH 24 | ISSUED DATE 25.03.25 | SCALE @ A3:

STATUS
DA

NSW Nominated Architects: S. ISAACS #7929
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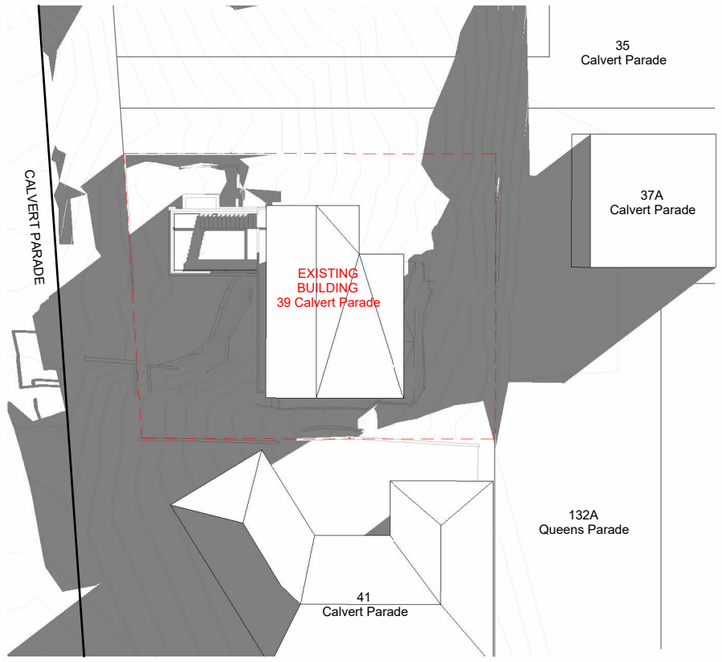
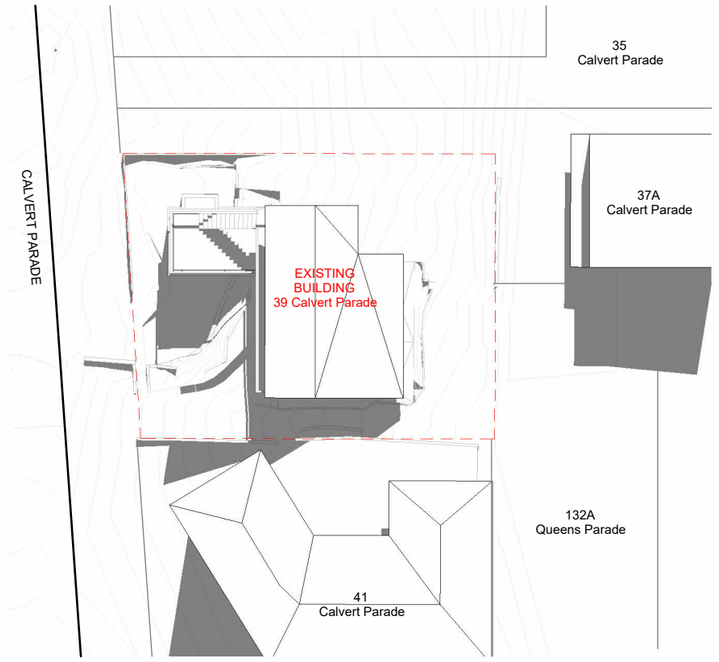
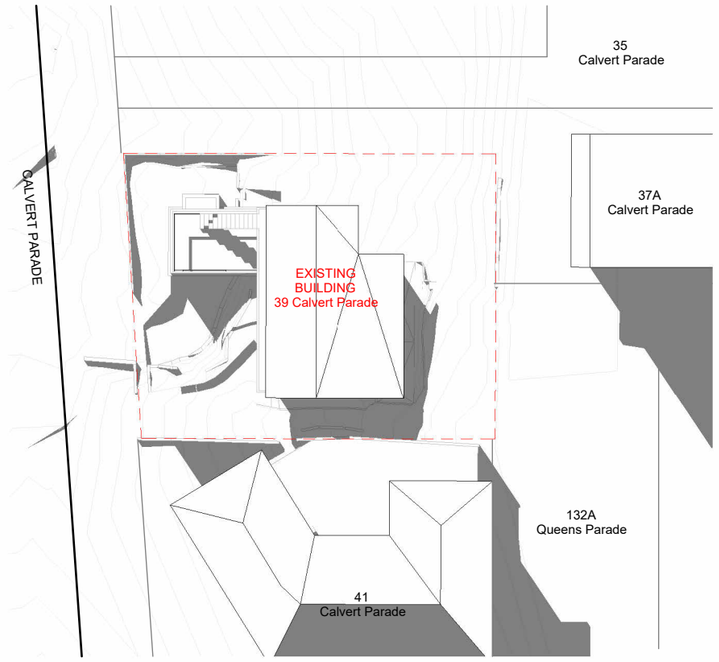


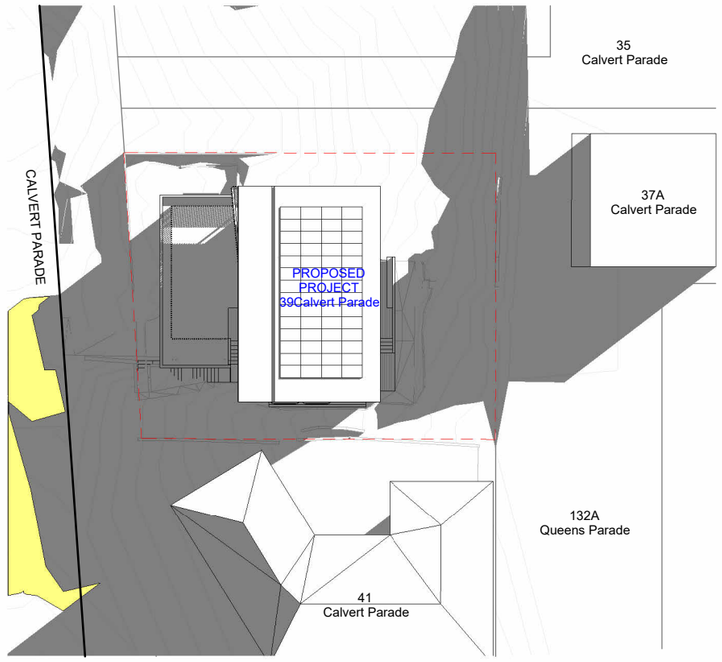
1 SHADOW DIAGRAM - Existing - June 21 - 9am
Scale 1 : 500



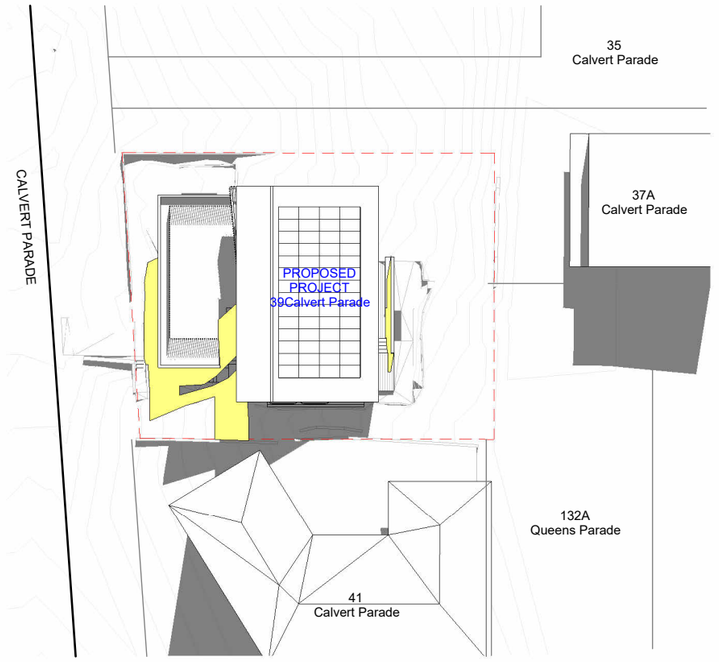
2 SHADOW DIAGRAM - Existing - June 21 - 12pm
Scale 1 : 500



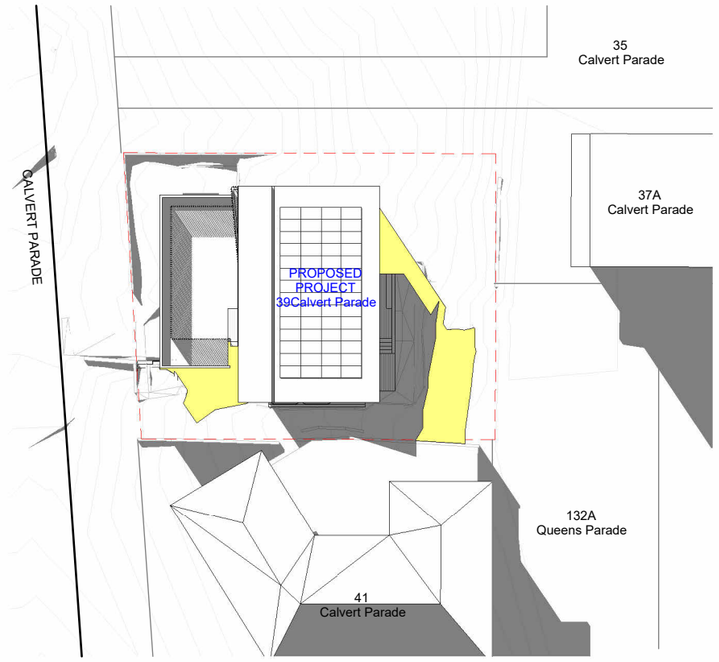
3 SHADOW DIAGRAM - Existing - June 21 - 3pm
Scale 1 : 500



4 SHADOW DIAGRAM - Proposed - June 21 - 9am
Scale 1 : 500



5 SHADOW DIAGRAM - Proposed - June 21 - 12pm
Scale 1 : 500



6 SHADOW DIAGRAM - Proposed - June 21 - 3pm
Scale 1 : 500

ADDITIONAL SHADOW BY PROPOSED PROJECT

SITE BOUNDARY

Date	Rev	Issue
25.03.25	A	Issued for DA

NSW Nominated Architects: S. ISAACS #7929
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CLIENT
Tina & Mark Bukofzer

ARCHITECTURE saville isaacs

PROJECT
39 Calvert Parade, Newport

PROJECT DATE
MARCH 24

ISSUED DATE
25.03.25

SCALE @ A3:
1 : 500

TITLE
SHADOW DIAGRAM - JUNE 21st

JOB No.
2490

DRAWING No.
391

REV.
A

STATUS
DA