



ENERGY COMPLIANCE REPORT









Prepared for: Allura Homes

Job Address: 10 COURTLEY ROAD, BEACON HILL NSW 2100

Report By: Hayley Smith Job number: 129802
Date: 17 November 2020

Nationwide House Energy Rating Scheme NatHERS Certificate No. 0004552675-01

Generated on 17 Nov 2020 using BERS Pro v4.4.0.1 (3.21)

Property

Address Courtley Road, Beacon Hill, NSW, 2100

Lot/DP 10/-NCC Class* 1A

Type **New Dwelling**

Plans

Main Plan 80121 Prepared by Allura

Construction and environment

Assessed floor area (m2)* **Exposure Type**

Conditioned* 227.0 Suburban

NatHERS climate zone Unconditioned* 75.0

302.0 Total 56

Garage 43.0



Thermal performance

Heating Cooling 38.4 MJ/m^2



Name Hayley Smith

Business name Structerre Consulting

Email vicenergy@structerre.com.au

03 8872 6999 Phone

Accreditation No. DMN/18/1861

Assessor Accrediting Organisation

Design Matters National

Declaration of interest Declaration completed: no conflicts

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



hstar.com.au/QR/Generate?

p=kCxpEpEOq.

When using either link, ensure you are visiting hstar.com.au

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

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



Certificate check

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

Genuine certificate

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

Ceiling penetrations*

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

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

Apartment entrance doors

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

Exposure*

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

Provisional* values

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

Additional notes

Window and glazed door type and performance

Default* windows

Window ID	Window Description	Maximum	SHGC*	Substitution tolerance ranges		
		U-value*	31100	SHGC lower limit	SHGC upper limit	
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49	0.47	0.51	

Custom* windows

Window ID	Window Description	Maximum	SHGC*	Substitution tolerance ranges		
Willdow ID		U-value*	SIGC	SHGC lower limit	SHGC upper limit	
AIR-012-07 A	AIR-012-07 A Aluminium Composite Double Hung Window SG 6.38CP	4.1	0.40	0.38	0.42	
AIR-006-07 A	AIR-006-07 A Aluminium Sliding Door SG 6.38CP	4.3	0.45	0.43	0.47	
AIR-027-03 A	AIR-027-03 A Airlite Aluminium Fixed Window SG 4mm Sunergy	4.6	0.55	0.52	0.58	



Custom* windows

Window ID	Window	Maximum	SHGC*	Substitution tolerance ranges		
	Description	U-value*	знас	SHGC lower limit	SHGC upper limit	
AIR-008-07 A	AIR-008-07 A Aluminium Sliding Window SG 6.38CP	4.6	0.45	0.43	0.47	

Window and glazed door schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	AIR-012-07 A	n/a	1800	850	n/a	45	NW	No
Kitchen/Living	AIR-012-07 A	n/a	1800	1570	n/a	45	NE	No
Kitchen/Living	AIR-012-07 A	n/a	1800	1570	n/a	45	NE	No
Kitchen/Living	AIR-012-07 A	n/a	1800	3140	n/a	45	SE	No
Kitchen/Living	AIR-012-07 A	n/a	1800	2410	n/a	45	NE	No
Kitchen/Living	AIR-006-07 A	n/a	2400	6240	n/a	100	SE	No
Kitchen/Living	AIR-027-03 A	n/a	2400	2080	n/a	00	SE	No
Kitchen/Living	AIR-006-07 A	n/a	2400	3020	n/a	66	SW	No
Entry	AIR-012-07 A	n/a	1800	850	n/a	45	NW	No
Entry	ALM-001-03 A	n/a	2340	1370	n/a	70	NE	No
Media	AIR-006-07 A	n/a	2400	3585	n/a	66	SE	No
Media	AIR-012-07 A	n/a	1800	2410	n/a	90	SW	No
LDRY	ALM-001-03 A	n/a	2340	820	n/a	90	SW	No
Bath	AIR-008-07 A	n/a	900	1570	n/a	45	SW	No
Guest	AIR-008-07 A	n/a	600	2800	n/a	45	NW	No
Guest	AIR-006-07 A	n/a	2340	2685	n/a	60	SW	No
Garage	AIR-008-07 A	n/a	600	1810	n/a	45	NW	No
Garage	AIR-006-07 A	n/a	2340	1810	n/a	45	NW	No
Bedroom 2	AIR-008-07 A	n/a	600	3200	n/a	45	NW	No
Bedroom 2	AIR-012-07 A	n/a	1500	1570	n/a	45	NE	No
Bedroom 2	ALM-001-03 A	n/a	2100	820	n/a	90	NE	No
Bedroom 3	AIR-006-07 A	n/a	2100	1810	n/a	45	NE	No
Ensuite	AIR-012-07 A	n/a	1500	850	n/a	45	NW	No
Ensuite	AIR-012-07 A	n/a	1500	1570	n/a	45	NE	No
Bedroom 1	AIR-006-07 A	n/a	2100	2685	n/a	30	NE	No
Bedroom 1	AIR-012-07 A	n/a	1200	2000	n/a	45	SE	No
Bedroom 4	AIR-008-07 A	n/a	1500	850	n/a	90	NE	No
Bedroom 4	AIR-012-07 A	n/a	1500	850	n/a	45	NE	No
Bedroom 4	AIR-012-07 A	n/a	1200	2000	n/a	45	SE	No
Bath	AIR-008-07 A	n/a	600	1210	n/a	45	SE	No
Bath	AIR-027-03 A	n/a	600	850	n/a	00	SE	No
Bath	AIR-008-07 A	n/a	600	1570	n/a	45	SW	No



Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
WC	AIR-008-07 A	n/a	600	1210	n/a	45	SW	No
Corridor	AIR-008-07 A	n/a	600	1570	n/a	45	SW	No
Corridor	AIR-008-07 A	n/a	600	1570	n/a	45	SW	No

Roof window type and performance

Default* roof windows

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

Custom* roof windows

Window ID	Window	Maximum	SHGC*	Substitution tolerance ranges		
WIII IGOW ID	Description	U-value*	31100	SHGC lower limit	SHGC upper limit	
VEL-011-02 W	Glass	2.7	0.24	0.23	0.25	

Roof window schedule

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
WIR	VEL-011-02 W	n/a	0	700	550	NE	No	No
Corridor	VEL-011-02 W	n/a	0	550	1180	SW	No	No
Corridor	VEL-011-02 W	n/a	0	550	1180	SW	No	No
Corridor	VEL-011-02 W	n/a	0	550	1180	SW	No	No

Skylight type and performance

Skylight ID

Skylight description

No Data Available

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²) Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Ava	ailable						

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2400	5510	90	NE



External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Brick Veneer	0.50	Medium	Anti-glare foil with bulk no gap R2.5	Yes
EW-2	Brick Veneer	0.50	Medium	No insulation	No
EW-3	Fibro Cavity Panel Direct Fix	0.50	Medium	Anti-glare foil with bulk no gap R2.5	Yes

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Kitchen/Living	EW-1	2740	3850	NW	2650	YES
Kitchen/Living	EW-1	2740	3750	NE	350	NO
Kitchen/Living	EW-1	2740	4150	SE	0	YES
Kitchen/Living	EW-1	2740	3800	NE	0	YES
Kitchen/Living	EW-1	2740	8600	SE	1350	NO
Kitchen/Living	EW-1	2740	3445	SW	6300	YES
Entry	EW-1	2740	2350	NW	3600	YES
Entry	EW-1	2740	2145	NE	2850	YES
Media	EW-1	2740	4095	SE	4800	YES
Media	EW-1	2740	3945	SW	500	NO
LDRY	EW-1	2740	2490	SW	500	NO
Bath	EW-1	2740	850	NW	4450	YES
Bath	EW-1	2740	2095	SW	500	NO
Guest	EW-1	2740	3195	NW	550	YES
Guest	EW-1	2740	3895	SW	500	YES
Garage	EW-2	2998	6600	NW	200	NO
Garage	EW-2	2998	6545	NE	1350	YES
Garage	EW-2	2998	350	SW	3700	YES
Bedroom 2	EW-3	2550	5500	NW	500	NO
Bedroom 2	EW-3	2550	3245	NE	500	NO
Bedroom 2	EW-3	2550	3245	SW	500	NO
Bedroom 3	EW-3	2550	2445	NE	1750	YES
Ensuite	EW-3	2550	4695	NW	500	YES
Ensuite	EW-3	2550	2145	NE	500	YES
Bedroom 1	EW-3	2550	1500	NW	500	YES
Bedroom 1	EW-3	2550	3750	NE	500	NO
Bedroom 1	EW-3	2550	3795	SE	500	NO
Bedroom 4	EW-3	2550	345	SE	4300	YES
Bedroom 4	EW-3	2550	3800	NE	500	YES
Bedroom 4	EW-3	2550	3845	SE	500	NO



Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Bath	EW-3	2550	3695	SE	500	NO
Bath	EW-3	2550	2245	SW	500	NO
WC	EW-3	2550	1540	SW	500	NO
Corridor	EW-3	2550	8340	SW	500	NO

Internal wall type

Wall ID	Wall type	Area (m²)	Bulk insulation
IW-1 - Cavity wall, direct fix plasterboard, single gap		187.00	No insulation
IW-2 - Cavity wall, direct fix plasterboard, single gap		81.00	Bulk Insulation, No Air Gap R2
IW-3 - Cavity wall, direct fix plasterboard, single gap		6.00	Bulk Insulation, No Air Gap R2.5

Floor type

Location	Construction	Area Sub-floor (m²) ventilation	Added insulation n (R-value)	Covering
Kitchen/Living	Waffle pod slab 225 mm 100mm	66.90 None	Waffle Pod 225mm	Cork Tiles or Parquetry 8mm
Entry	Waffle pod slab 225 mm 100mm	13.50 None	Waffle Pod 225mm	Cork Tiles or Parquetry 8mm
Mud Room	Waffle pod slab 225 mm 100mm	5.30 None	Waffle Pod 225mm	Ceramic Tiles 8mm
Powder	Waffle pod slab 225 mm 100mm	2.70 None	Waffle Pod 225mm	Ceramic Tiles 8mm
Media	Waffle pod slab 225 mm 100mm	15.80 None	Waffle Pod 225mm	Carpet+Rubber Underlay 18mm
Corridor	Waffle pod slab 225 mm 100mm	13.00 None	Waffle Pod 225mm	Cork Tiles or Parquetry 8mm
LDRY	Waffle pod slab 225 mm 100mm	7.10 None	Waffle Pod 225mm	Ceramic Tiles 8mm
Bath	Waffle pod slab 225 mm 100mm	6.00 None	Waffle Pod 225mm	Ceramic Tiles 8mm
Guest	Waffle pod slab 225 mm 100mm	12.20 None	Waffle Pod 225mm	Carpet+Rubber Underlay 18mm
Garage	Waffle pod slab 225 mm 100mm	42.70 None	Waffle Pod 225mm	Bare
Bedroom 2/Garage	AAC Above Plasterboard 100mm	17.60	Bulk Insulation R3.5	Carpet+Rubber Underlay 18mm
Bedroom 3/Entry	AAC Above Plasterboard 100mm	1.20	Bulk Insulation R3.5	Carpet+Rubber Underlay 18mm
Bedroom 3/Mud Room	AAC Above Plasterboard 100mm	1.80	Bulk Insulation R3.5	Carpet+Rubber Underlay 18mm
Bedroom 3/Powder	AAC Above Plasterboard 100mm	0.70	Bulk Insulation R3.5	Carpet+Rubber Underlay 18mm
Bedroom 3/Garage	AAC Above Plasterboard 100mm	10.60	Bulk Insulation R3.5	Carpet+Rubber Underlay 18mm
Ensuite/Entry	AAC Above Plasterboard 19mm	4.90	Bulk Insulation R3.5	Ceramic Tiles 8mm
Ensuite	Suspended Timber Floor 19mm	4.90 Totally Open	Bulk Insulation in Contact with Floor R3.5	Ceramic Tiles 8mm
Bedroom 1/Kitchen/Living	AAC Above Plasterboard 19mm	16.50	Bulk Insulation R3.5	Carpet+Rubber Underlay 18mm
WIR/Kitchen/Living	AAC Above Plasterboard 19mm	4.20	Bulk Insulation R3.5	Carpet+Rubber Underlay 18mm



Location	Construction	Area Sub-floor (m) ventilation	Added insulation n (R-value)	Covering
Bedroom 4/Kitchen/Living	AAC Above Plasterboard 19mm	16.90	Bulk Insulation R3.5	Carpet+Rubber Underlay 18mm
Bath/Kitchen/Living	AAC Above Plasterboard 19mm	8.10	Bulk Insulation R3.5	Ceramic Tiles 8mm
WC/Kitchen/Living	AAC Above Plasterboard 19mm	3.60	Bulk Insulation R3.5	Ceramic Tiles 8mm
Corridor/Kitchen/Livin	g AAC Above Plasterboard 19mm	12.40	Bulk Insulation R3.5	Carpet+Rubber Underlay 18mm
Corridor/Entry	AAC Above Plasterboard 19mm	7.60	Bulk Insulation R3.5	Carpet+Rubber Underlay 18mm
Corridor/Mud Room	AAC Above Plasterboard 19mm	3.70	Bulk Insulation R3.5	Carpet+Rubber Underlay 18mm
Corridor/Powder	AAC Above Plasterboard 19mm	2.10	Bulk Insulation R3.5	Carpet+Rubber Underlay 18mm
Corridor/Corridor	AAC Above Plasterboard 19mm	2.50	Bulk Insulation R3.5	Carpet+Rubber Underlay 18mm
Corridor/Garage	AAC Above Plasterboard 19mm	2.40	Bulk Insulation R3.5	Carpet+Rubber Underlay 18mm

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Kitchen/Living	Plasterboard	Bulk Insulation R4	No
Kitchen/Living	AAC Above Plasterboard	Bulk Insulation R3.5	No
Entry	AAC Above Plasterboard	Bulk Insulation R3.5	No
Mud Room	AAC Above Plasterboard	Bulk Insulation R3.5	No
Powder	AAC Above Plasterboard	Bulk Insulation R3.5	No
Media	Plasterboard	Bulk Insulation R4	No
Corridor	Plasterboard	Bulk Insulation R4	No
Corridor	AAC Above Plasterboard	Bulk Insulation R3.5	No
LDRY	Plasterboard	Bulk Insulation R4	No
Bath	Plasterboard	Bulk Insulation R4	No
Guest	Plasterboard	Bulk Insulation R4	No
Garage	Plasterboard	Bulk Insulation R4	No
Garage	AAC Above Plasterboard	Bulk Insulation R3.5	No
Bedroom 2	Plasterboard	Bulk Insulation R4	No
Bedroom 3	Plasterboard	Bulk Insulation R4	No
Ensuite	Plasterboard	Bulk Insulation R4	No
Bedroom 1	Plasterboard	Bulk Insulation R4	No
WIR	Plasterboard	Bulk Insulation R4	No
Bedroom 4	Plasterboard	Bulk Insulation R4	No
Bath	Plasterboard	Bulk Insulation R4	No
WC	Plasterboard	Bulk Insulation R4	No
Corridor	Plasterboard	Bulk Insulation R4	No



Ceiling penetrations*

Location	Quantity	Туре	Diameter (mm²)	Sealed/unsealed	
Kitchen/Living	1	Exhaust Fans	300	Sealed	
LDRY	1	Exhaust Fans	300	Sealed	
Bath	1	Exhaust Fans	300	Sealed	
Ensuite	1	Exhaust Fans	300	Sealed	
Bath	1	Exhaust Fans	300	Sealed	
WC	1	Exhaust Fans	300	Sealed	

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Roof Tiles	Bulk, Reflective Side Down, No Air Gap Above R1.5	0.69	Dark



Explanatory notes

About this report

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

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

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

Accredited assessors

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

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

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

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

Disclaimer

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

The predicted annual energy load in this NathERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way.

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

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes
Cenning perietrations	fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it
Conditioned	will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered
Exposure category – open	sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10me.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 me.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	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4
(NOC) Class	buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional
Provisional value	value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at
	www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for Nathers this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and
NOOI WIIIGOW	generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released
Solar fleat gain coefficient (Shoc)	inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for Nathers this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
	Colora, Caro, Walle in the Sellining (Willig Walley), Fortices, Other Sellinings, Vogetation (protected or linear hallenge trees).



NILE RESIDENCE

PROPOSED TWO STOREY DWELLING & RETAINING WALLS

10 COURTLEY ROAD, BEACON HILL NSW 2100

DEVELOPMENT APPLICATION

DWG NO:	LAYOUT NAME	ISSUE
00.01	COVER SHEET	В
00.02	CONTOUR SURVEY	В
01.01	DEMOLITION PLAN	В
01.02	SITE PLAN	В
01.03	SITE ANALYSIS PLAN	В
02.01	GROUND FLOOR PLAN	В
02.02	FIRST FLOOR PLAN	В
02.03	ROOF PLAN	В
03.01	ELEVATIONS 01 & 02	В
03.02	ELEVATIONS 03 & 04	В
04.01	SECTION A & B	В
05.01	CONCEPT LANDSCAPE PLAN	В
06.01	SHADOW DIAGRAMS 22ND JUNE	В
06.02	SHADOW DIAGRAMS 22ND DEC	В
08.01	EXTERNAL DOOR SCHEDULE	В
08.02	WINDOW SCHEDULE - GROUND	В
08.03	WINDOW SCHEDULE - FIRST & SKYLIGHTS	В
09.01	SCHEDULE OF EXTERNAL FINISHES	В
09 02	3D PERSPECTIVE	В















ALLURA HOMES PH: (02) 920 4122

PROPERTY OF ALLURA HOMES PTY LTD AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN

MRS.S & MR.F NILE

PROPOSED TWO STOREY DWELLING 10 COURTLEY ROAD, BEACON HILL, NSW, 2100

В	17/11/2020	DA SUBMISSION ISSUE B
Α	14/09/2020	PRE DA MEETING ISSUE A

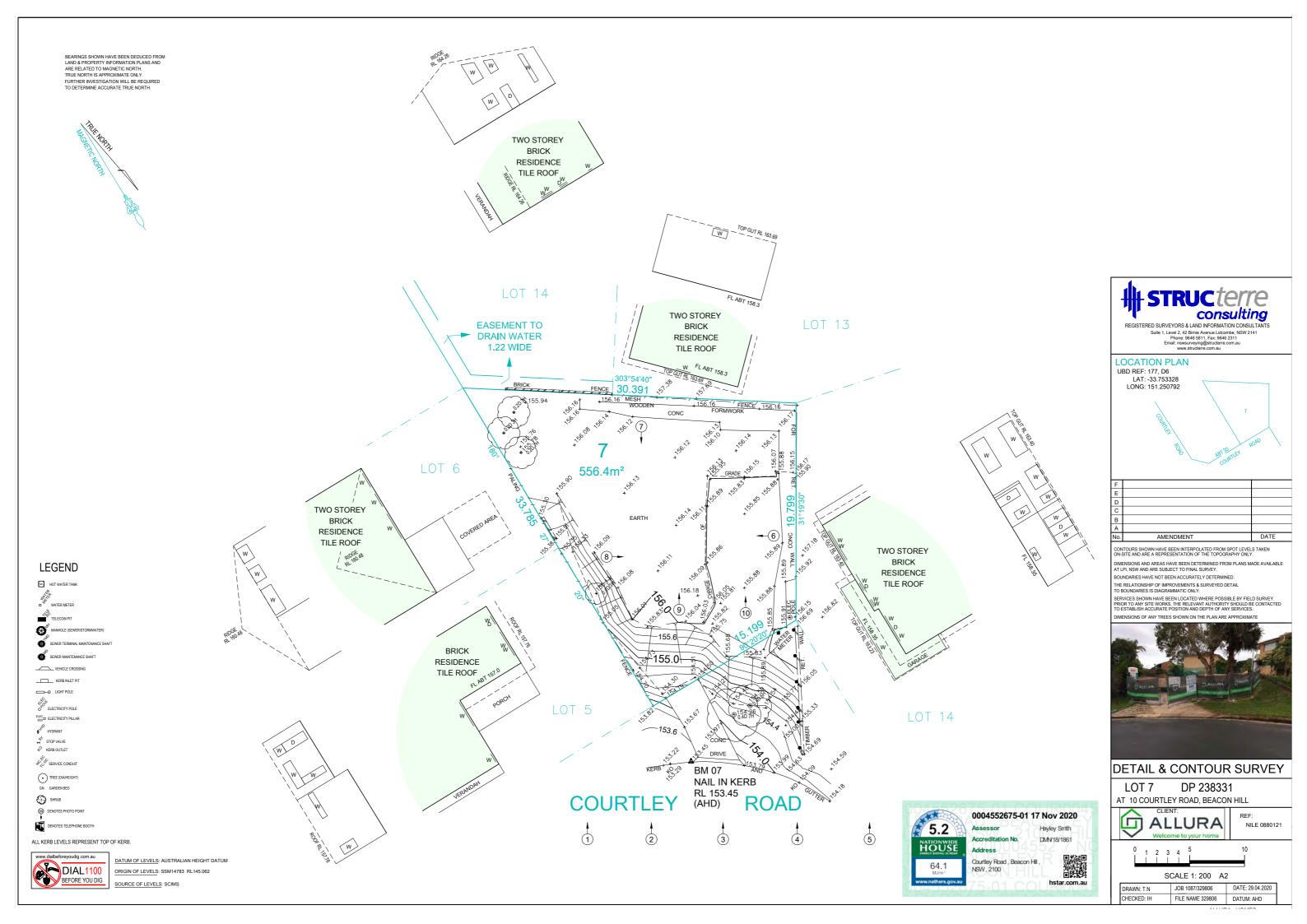
CUSTOM DESIGNED HOME

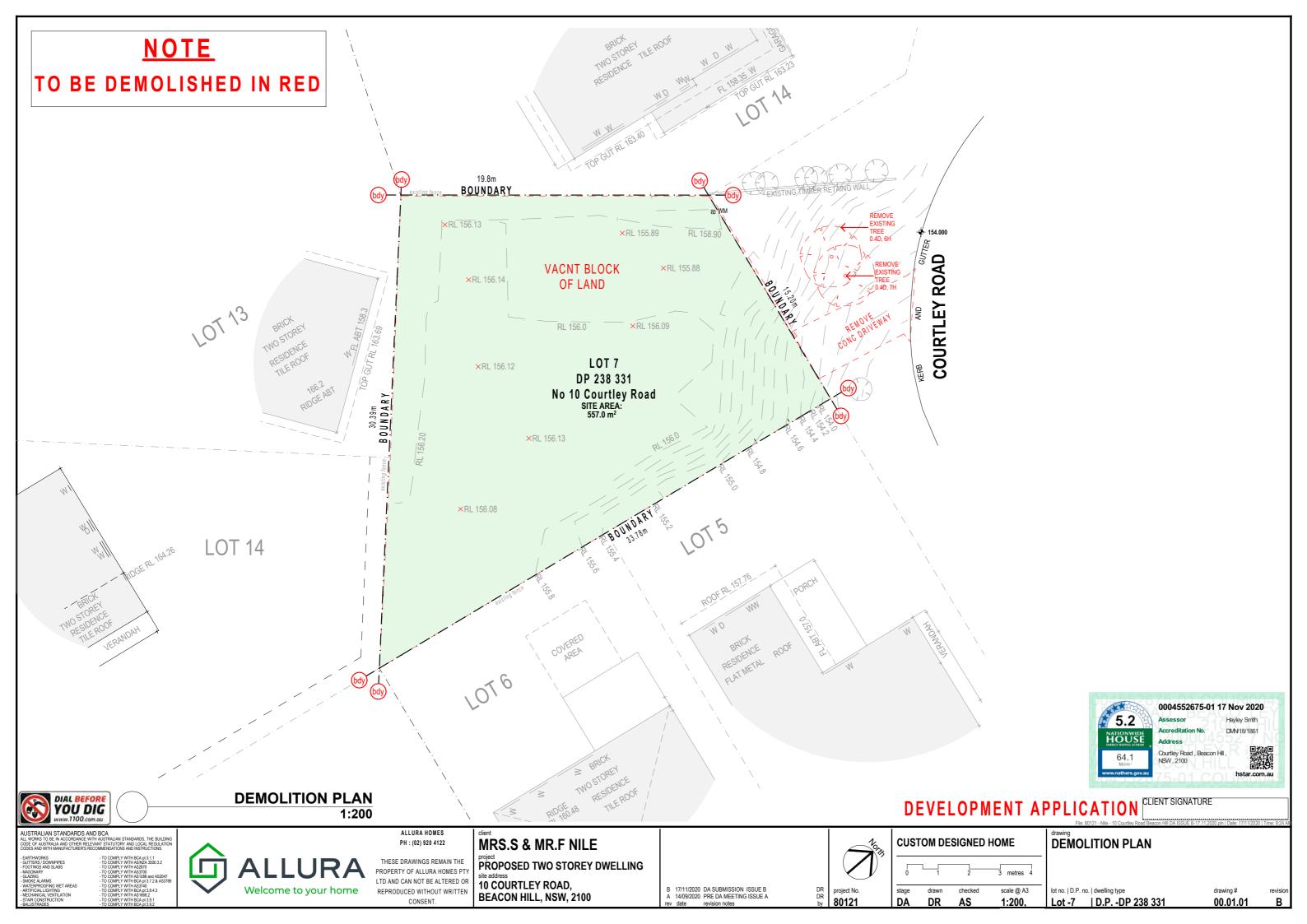
DEVELOPMENT APPLICATION CLIENT SIGNATURE

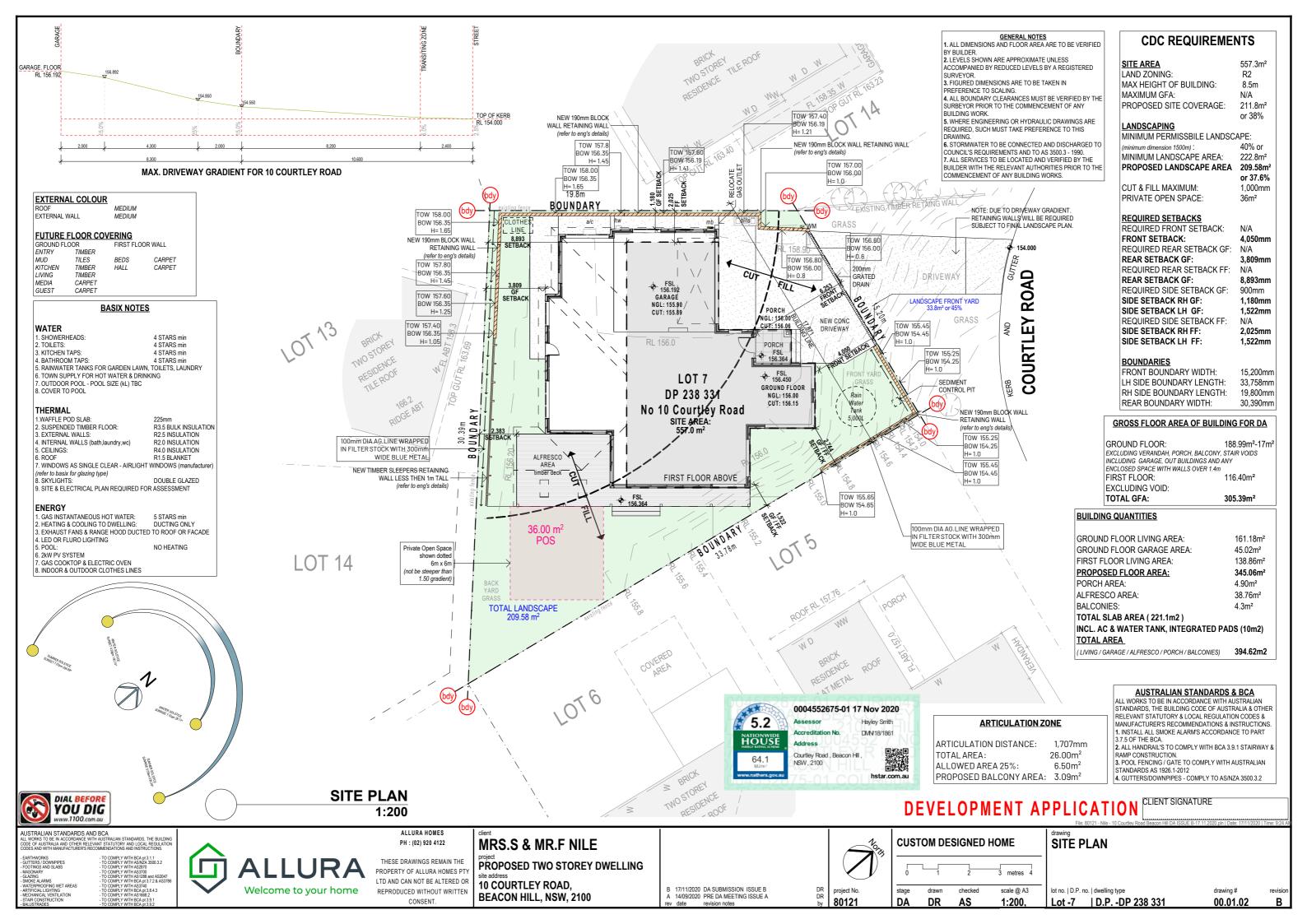
drawing COVER SHEET

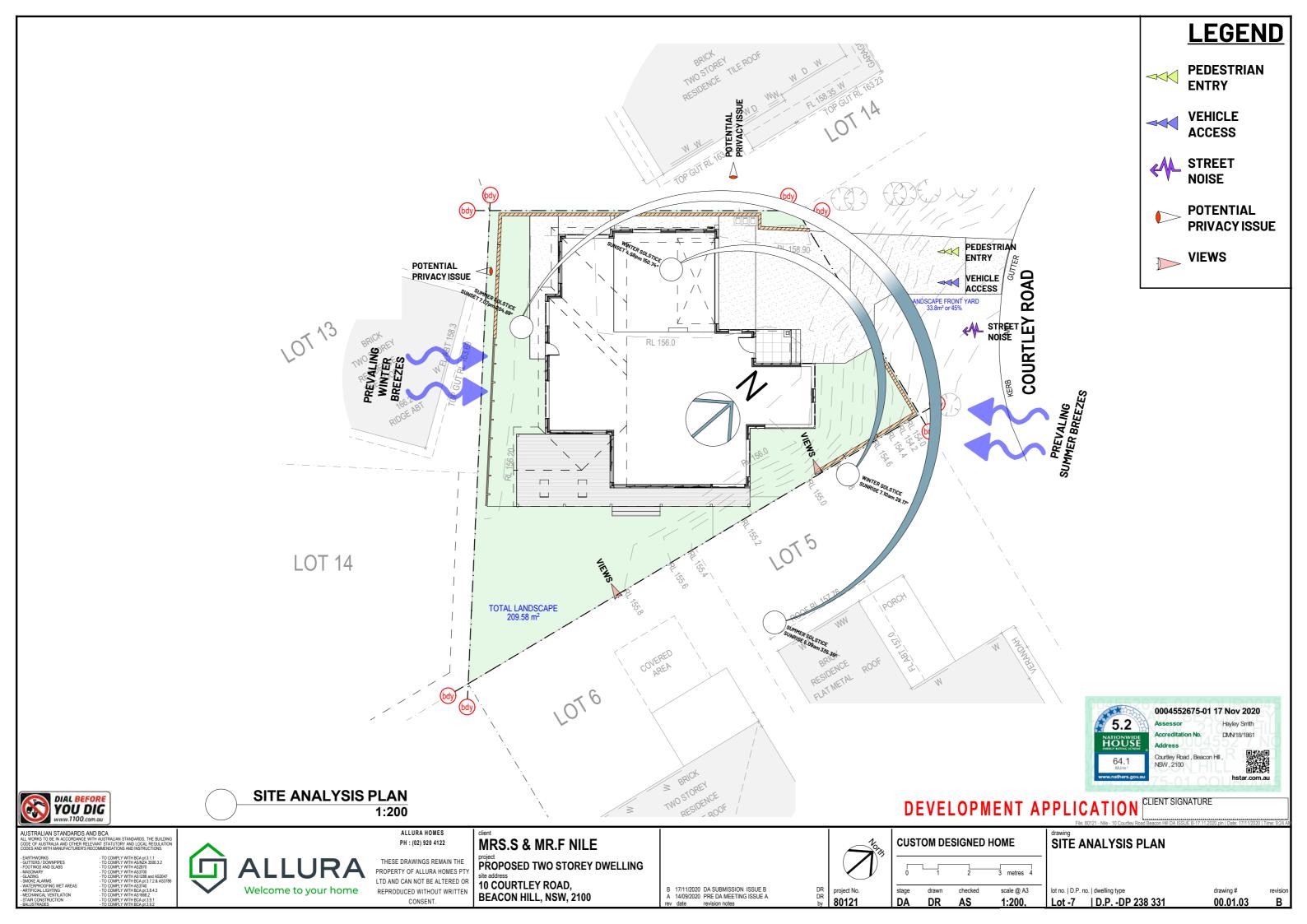
Lot -7 | D.P. -DP 238 331

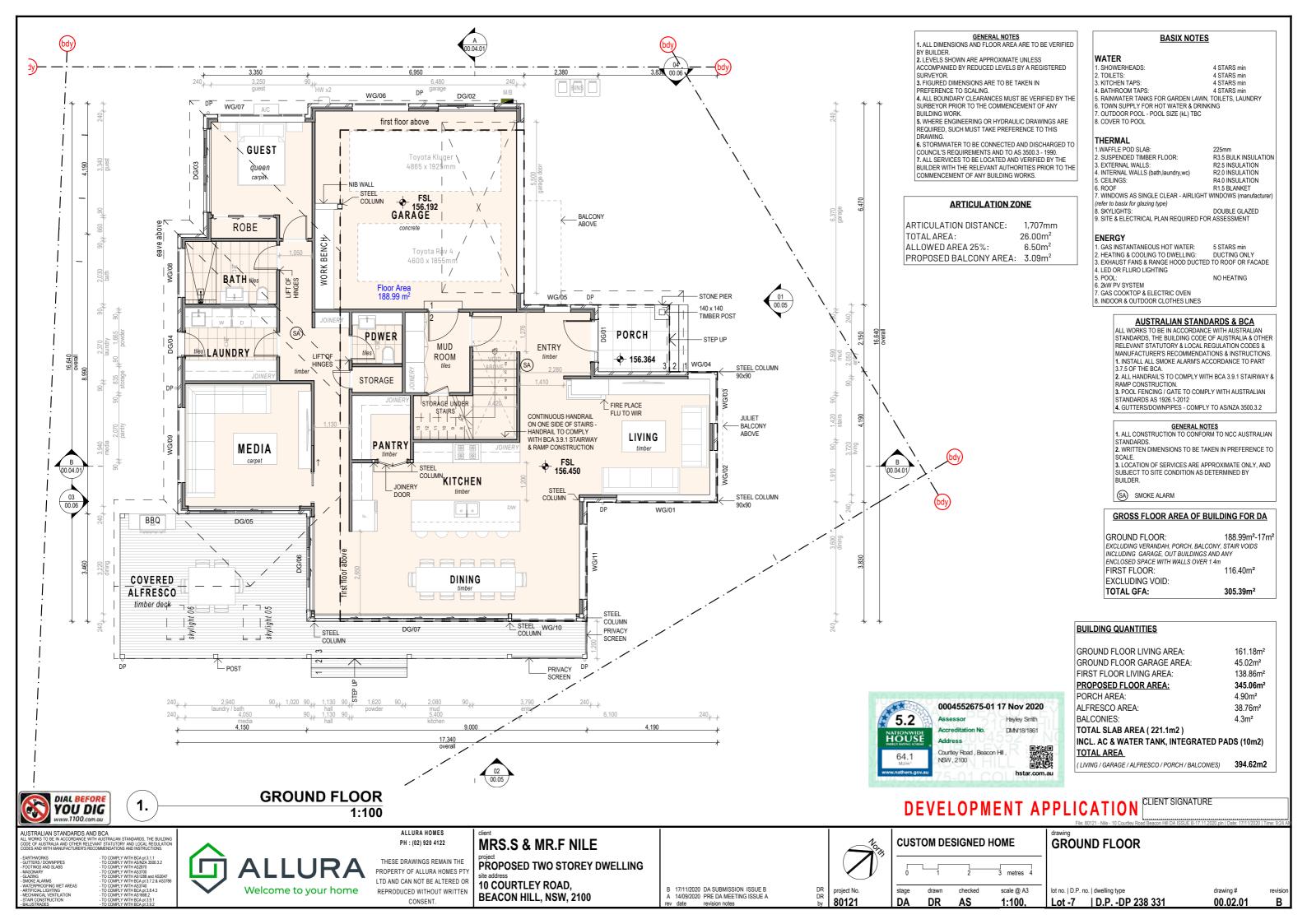
00.00.01

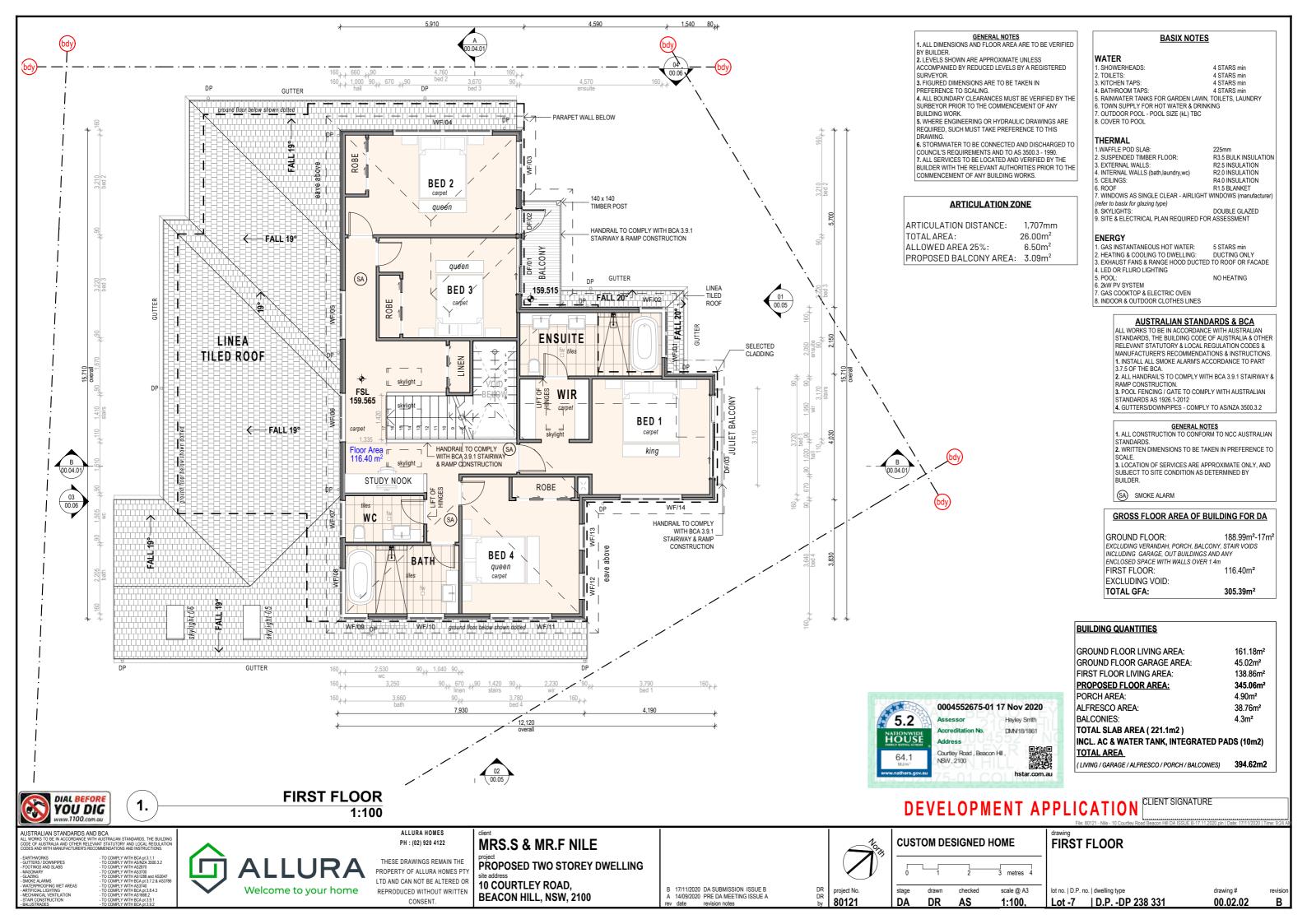


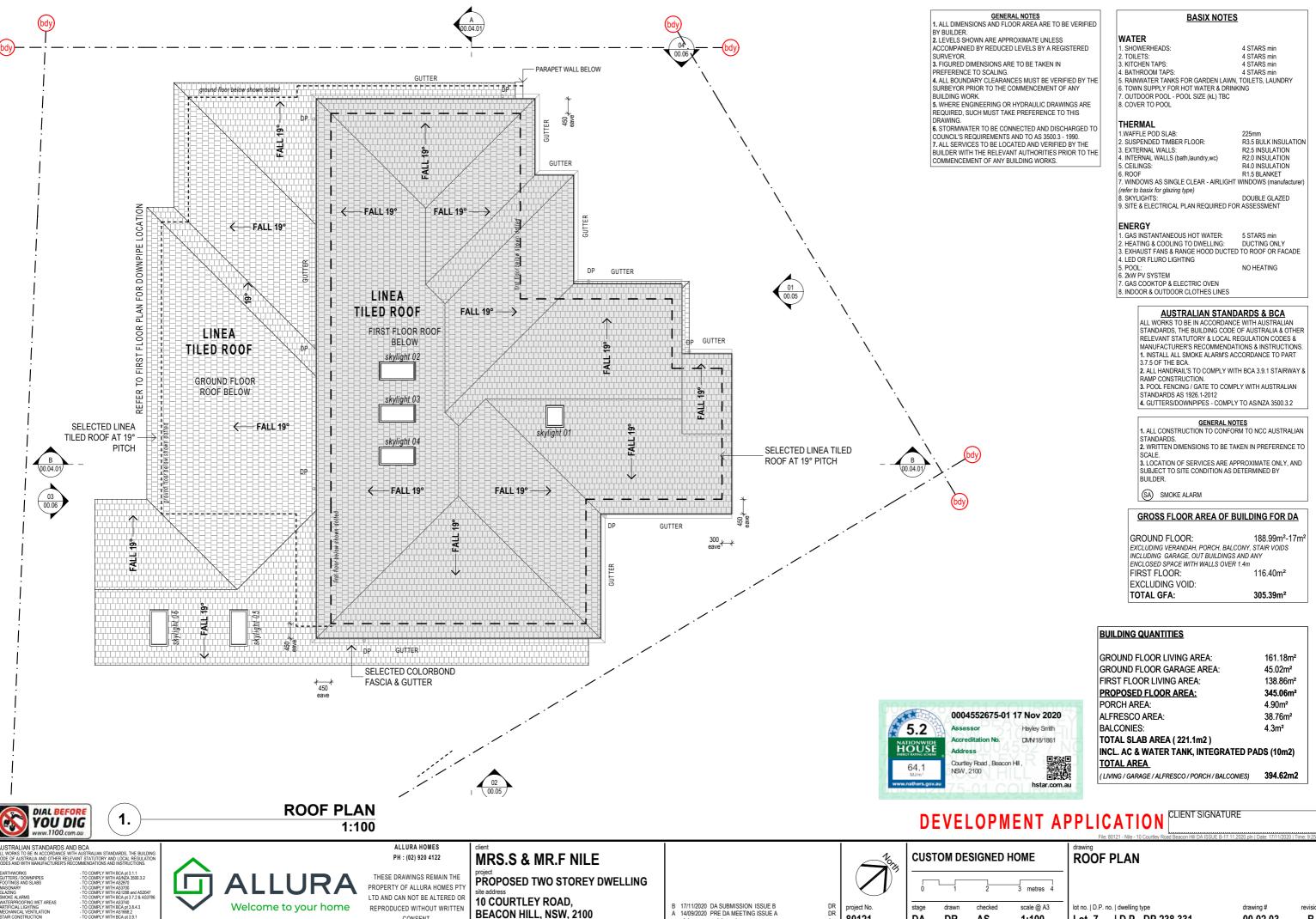












80121

DR

1:100,

00.02.03

Lot -7 | D.P. -DP 238 331

AUSTRALIAN STANDARDS & BCA

ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA & OTHER RELEVANT STATUTORY & LOCAL REGULATION CODES & MANUFACTURER'S RECOMMENDATIONS & INSTRUCTIONS 1. INSTALL ALL SMOKE ALARM'S ACCORDANCE TO PART

3.7.5 OF THE BCA.
2. ALL HANDRAIL'S TO COMPLY WITH BCA 3.9.1 STAIRWAY &

RAMP CONSTRUCTION.
3. POOL FENCING / GATE TO COMPLY WITH AUSTRALIAN STANDARDS AS 1926.1-2012

4. GUTTERS/DOWNPIPES - COMPLY TO AS/NZA 3500.3.2

GENERAL NOTES

1. ALL DIMENSIONS AND FLOOR AREA ARE TO BE VERIFIED

2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.

3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.

4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURBEYOR PRIOR TO THE COMMENCEMENT OF ANY

5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING

6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3 - 1990. 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

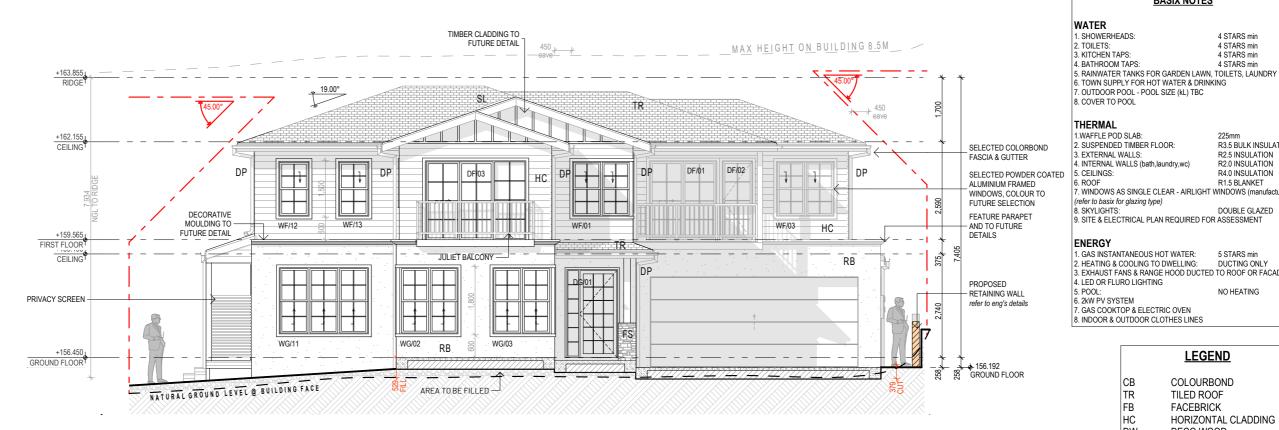
GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO NCC AUSTRALIAN STANDARDS

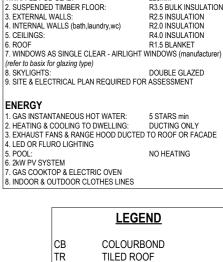
2. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO

3. LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND SUBJECT TO SITE CONDITION AS DETERMINED BY BUILDER.

SA) SMOKE ALARM







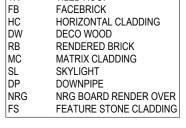
BASIX NOTES

4 STARS min

4 STARS min

4 STARS min

4 STARS min





NOTE:

PROTECTION OF OPENABLE WINDOWS IN ACCORDANCE WITH 3.9.2.6

HOUSI Address 64.1 NSW . 2100

0004552675-01 17 Nov 2020 Hayley Smith DMN/18/1861 Courtley Road, Beacon Hill

DIAL BEFORE YOU DIG

ELEVATION 02 EAST 02

DEVELOPMENT APPLICATION

AUSTRALIAN STANDARDS AND BCA



ALLURA HOMES PH: (02) 920 4122

THESE DRAWINGS REMAIN THE PROPERTY OF ALLURA HOMES PTY LTD AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN

MRS.S & MR.F NILE PROPOSED TWO STOREY DWELLING 10 COURTLEY ROAD. **BEACON HILL, NSW, 2100**

17/11/2020 DA SUBMISSION ISSUE B

project No stage 80121 DR

CUSTOM DESIGNED HOME scale @ A3 1:100,

ELEVATIONS 01 & 02

Lot -7 | D.P. -DP 238 331

lot no. | D.P. no. | dwelling type

00.03.01

AUSTRALIAN STANDARDS & BCA

STANDARDS, THE BUILDING CODE OF AUSTRALIA & OTHER RELEVANT STATUTORY & LOCAL REGULATION CODES & MANUFACTURER'S RECOMMENDATIONS & INSTRUCTIONS 1. INSTALL ALL SMOKE ALARM'S ACCORDANCE TO PART

3.7.5 OF THE BCA.
2. ALL HANDRAIL'S TO COMPLY WITH BCA 3.9.1 STAIRWAY &

RAMP CONSTRUCTION.
3. POOL FENCING / GATE TO COMPLY WITH AUSTRALIAN STANDARDS AS 1926.1-2012

4. GUTTERS/DOWNPIPES - COMPLY TO AS/NZA 3500.3.2

GENERAL NOTES

1. ALL DIMENSIONS AND FLOOR AREA ARE TO BE VERIFIED

2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.

3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.

4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURBEYOR PRIOR TO THE COMMENCEMENT OF ANY

5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING

6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3 - 1990. 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO NCC AUSTRALIAN STANDARDS

2. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO

SUBJECT TO SITE CONDITION AS DETERMINED BY BUILDER.

SA) SMOKE ALARM



ELEVATION 03 SOUTH

LEGEND COLOURBOND TILED ROOF FB HC DW RB MC **FACEBRICK** HORIZONTAL CLADDING DECO WOOD RENDERED BRICK MATRIX CLADDING SL DP SKYLIGHT DOWNPIPE NRG NRG BOARD RENDER OVER FEATURE STONE CLADDING

BASIX NOTES

4 STARS min

4 STARS min

4 STARS min

4 STARS min

R3.5 BULK INSULATION

R2.5 INSULATION

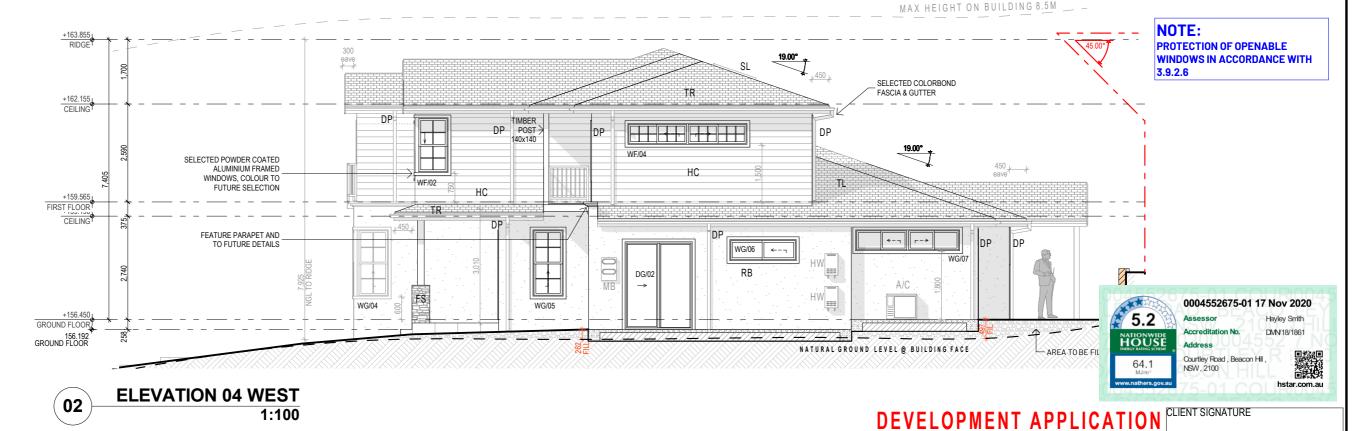
R4 0 INSULATION

5 STARS min

NO HEATING

WATER

1. SHOWERHEADS: 2. TOILETS:





AUSTRALIAN STANDARDS AND BCA



ALLURA HOMES PH: (02) 920 4122

THESE DRAWINGS REMAIN THE PROPERTY OF ALLURA HOMES PTY LTD AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTE

MRS.S & MR.F NILE PROPOSED TWO STOREY DWELLING 10 COURTLEY ROAD. **BEACON HILL, NSW, 2100**

17/11/2020 DA SUBMISSION ISSUE B

project No

80121

CUSTOM DESIGNED HOME scale @ A3 stage DR 1:100,

ELEVATIONS 03 & 04

Lot -7 | D.P. -DP 238 331

lot no. | D.P. no. | dwelling type

00.03.02

AUSTRALIAN STANDARDS & BCA LL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA & OTHER RELEVANT STATUTORY & LOCAL REGULATION CODES & SELECTED LINEA TILE ROOF AT 19° MANUFACTURER'S RECOMMENDATIONS & INSTRUCTIONS DEGREE'S AS SELECTED BY ALLURA MAX HEIGHT ON BUILDING 8.5M 1. INSTALL ALL SMOKE ALARM'S ACCORDANCE TO PART HOMES, FINISH TO FUTURE SELECTION 3.7.5 OF THE BCA. 2. ALL HANDRAIL'S TO COMPLY WITH BCA 3.9.1 STAIRWAY & RAMP CONSTRUCTION. 3. POOL FENCING / GATE TO COMPLY WITH AUSTRALIAN ROOF TRUSSES TO MANUFACTURERS STANDARDS AS 1926.1-2012 SPECIFICATION 1. GUTTERS/DOWNPIPES - COMPLY TO AS/NZA 3500.3.2 GENERAL NOTES 1. ALL DIMENSIONS AND FLOOR AREA ARE TO BE VERIFIED 2. LEVELS SHOWN ARE APPROXIMATE UNLESS. ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED BED 4 BED 3 BED 2 SURVEYOR. 3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING. HEREL POWER FLOOR SYSTEM TO FLITLIRE BALUSTRADE MANUFACTURERS SPECIFICATIONS VOID 4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURBEYOR PRIOR TO THE COMMENCEMENT OF ANY 159.565 +159.565 FIRST FLOOR 5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING 6. STORMWATER TO BE CONNECTED AND DISCHARGED TO STAIRS COUNCIL'S REQUIREMENTS AND TO AS 3500.3 - 1990. GARAGE COVERED ALFRESCO 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE **KITCHEN** DINING BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS. ¢ΝΠRΥ WORK BENCH POST -STORAGE GENERAL NOTES I. ALL CONSTRUCTION TO CONFORM TO NCC AUSTRALIAN STAIRS STANDARDS GROUND FLOOF 2. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO NATURAL GROUND LEVEL @ SECTION LINE 3. LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND SUBJECT TO SITE CONDITION AS DETERMINED BY BUILDER.

SECTION A

MAX HEIGHT ON BUILDING 8.5 M

SELECTED COLORBOND

ΠP

SELECTED LINEA TILE ROOF AT 19° DEGREE'S AS SELECTED BY ALLURA

HOMES. FINISH TO FUTURE SELECTION

1:100

3. KITCHEN TAPS: 4. BATHROOM TAPS: 4 STARS min 4 STARS min 5. RAINWATER TANKS FOR GARDEN LAWN, TOILETS, LAUNDRY 6. TOWN SUPPLY FOR HOT WATER & DRINKING 7. OUTDOOR POOL - POOL SIZE (kL) TBC 8. COVER TO POOL THERMAL

1.WAFFLE POD SLAB: R3.5 BULK INSULATION 3. EXTERNAL WALLS: R2.5 INSULATION 5 CEILINGS: R4 0 INSULATION 7. WINDOWS AS SINGLE CLEAR - AIRLIGHT WINDOWS (manufacture) refer to basix for glazing type) 8. SKYLIGHTS: DOUBLE GLAZED
9. SITE & ELECTRICAL PLAN REQUIRED FOR ASSESSMENT ENERGY 1. GAS INSTANTANEOUS HOT WATER: 5 STARS min HEATING & COOLING TO DWELLING: DUCTING ONLY
 EXHAUST FANS & RANGE HOOD DUCTED TO ROOF OR FACADE 4. LED OR FLURO LIGHTING NO HEATING 5. POOL: 6. 2kW PV SYSTEM 7. GAS COOKTOP & ELECTRIC OVEN 8. INDOOR & OUTDOOR CLOTHES LINES **LEGEND**

BASIX NOTES

4 STARS min

4 STARS min

WATER

2. TOILETS:

SELECTED COLORBOND FASCIA & GUTTER

SELECTED POWDER

COATED ALUMINIUM

FRAMED WINDOWS, COLOUR TO FUTURE

PROPOSED

ROOF TRUSSES TO MANUFACTURERS

HEBEL POWER FLOOR SYSTEM TO FUTURE

MANUFACTURERS SPECIFICATIONS

HANDRAIL TO COMPLY WITH BCA 3.9.1

STAIRWAY & RAMP CONSTRUCTION

ALUMINIUM FRAMED DOOR /

FUTURE SELECTION

DEVELOPMENT APPLICATION

SPECIFICATION

TIMBER CLADDING TO

RETAINING WALL

refer to eng's details

. SHOWERHEADS

TILED ROOF FB HC DW RB MC **FACEBRICK** HORIZONTAL CLADDING DECO WOOD RENDERED BRICK MATRIX CLADDING SL DP SKYLIGHT **DOWNPIPE** NRG BOARD RENDER OVER FEATURE STONE CLADDING

COLOURBOND

0004552675-01 17 Nov 2020 5.2 HOUSI Address Courtley Road, Beacon Hill, 64.1

NATURAL GROUND LEVEL @ SECTION LINE **SECTION B** В 1:100

Α

+163.855₁ RIDGE

+162.155

+159 565 FIRST FLOOR

PROPOSED

GROUND FLOOR

RETAINING WALL

DIAL BEFORE YOU DIG

SA) SMOKE ALARM

AUSTRALIAN STANDARDS AND BCA

ALLURA HOMES PH: (02) 920 4122

MEDIA

MRS.S & MR.F NILE THESE DRAWINGS REMAIN THE PROPOSED TWO STOREY DWELLING PROPERTY OF ALLURA HOMES PTY LTD AND CAN NOT BE ALTERED OR 10 COURTLEY ROAD, REPRODUCED WITHOUT WRITTEN **BEACON HILL, NSW, 2100**

SKYLIGHT

DP

A/C LOCATION

HALL

KITCHEN

159.565

156.450

17/11/2020 DA SUBMISSION ISSUE B

ENTRY

CUSTOM DESIGNED HOME scale @ A3 stage DR 1:100,

300 + +

BED 1

LIVING

project No

80121

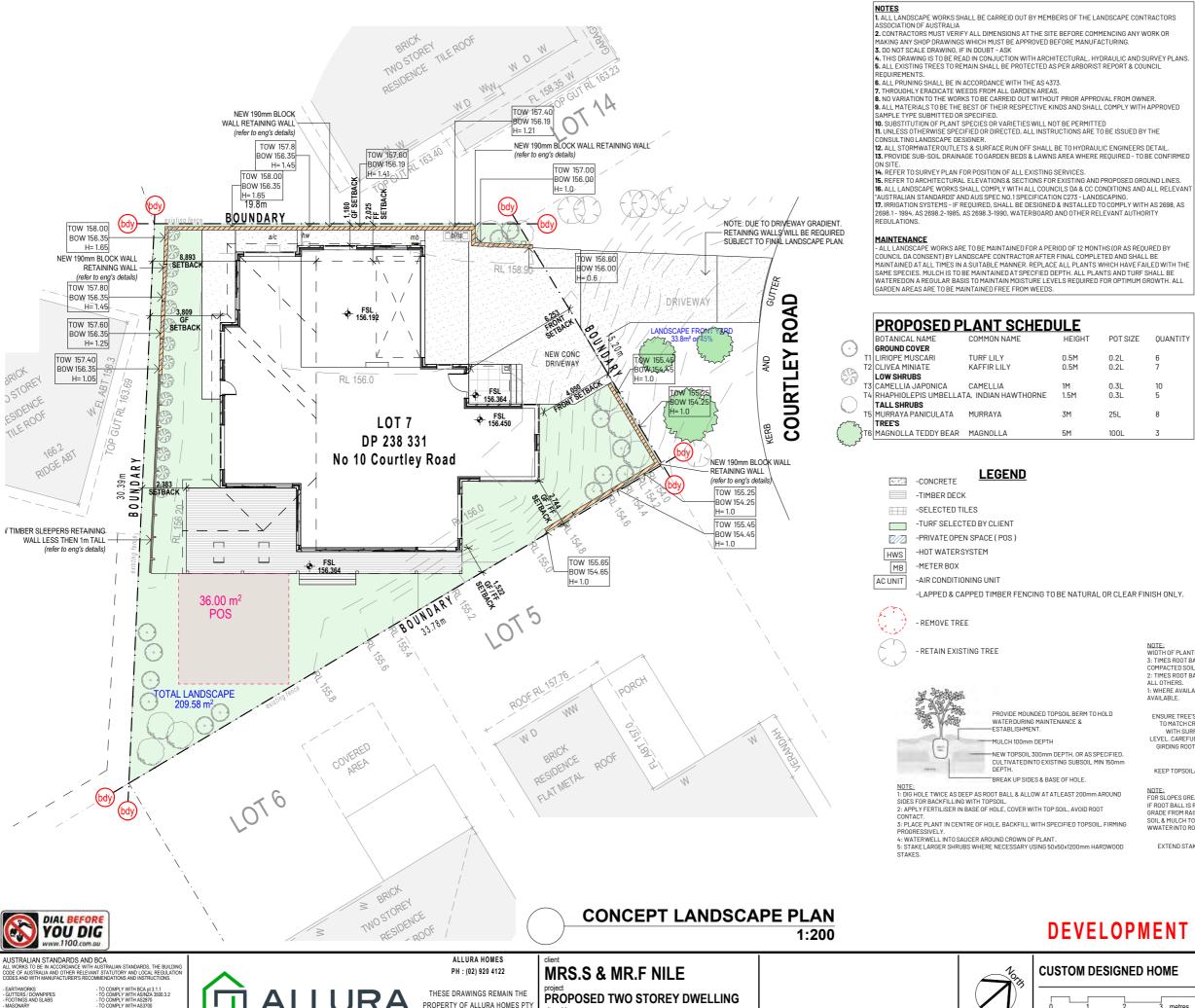
AREA TO BE FILLED

SECTIONS A & B

lot no. | D.P. no. | dwelling type Lot -7 | D.P. -DP 238 331

00.04.01

Welcome to your home



GENERAL PLANTING SPECIFICATIONS

DIG PLANTING HOLE AT LEAST THREE TIMES AS WIDE AS ROOT BALL

-PLANTING HOLE SHOULD ONLY BE AS DEEP AS ROOT BALL

-FLANTING HOLE AND SUBSOILS - PLANTING AREA CAN BE BUILT UP TO DESIRED LEVEL. -SIDES OF PLANTING HOLE SHOULD TAPER OUT AND BE ROUGHENED UP. -PLANTING STOCK SHOULD BE BROUGHT TO CONTAINER CAPACITY PRIOR TO PLANTING. THE ROOT CONTAINER SHOULD BE CAREFULLY REMOVED PRIOR TO PLANTING.

-PLANT STOCK SHOULD BE ROTT PRUNED PRIOR TO PLANTING.

-PLANT STOCK SHOULD BE ROTT PRUNED WITH MINERAL SOIL TO SPECIFICATIONS.

-ORGANIC MATTER TO SPECIFICATION MAY BE MIXED WITH THE TOP LAYER OF BACKFILL SOIL. -DO NOT COMPACT BACKFILL.

-TOP OF EXISTING ROOT BALL SHOULD BE LEVEL WITH EXISTING GARDEN LEVEL.
- DO NOT ALLOW BACKFILL TO COVER ROOT BALL EXCEPT FOR BARE ROOTED STOCK.
-BARE-ROOTED STOCK MAY REQUIRE TEMPORARY STAKING.

-EXCESS SOIL MAY BE MOUNDED AROUND OUTSIDE OF ROOT BALL

APPLY FERTILISER TO SPECIFICATION FOR THE SPECIES AND AT RECOMMENDED RATES.
-CHECK AND ADJUST PH TO THAT REQUIRED FOR SPECIES.
-ALL PLANTS MUST BE WATEREDIN THROUGH THE ROOT BALL AT A MINIMUM RATE OF I LITRE

OF WATERPER LITRE OF ROOTBALL VOLUME AT THE INFILTRATION RATE OF THE PLANTING

TIOCL: -REMOVE ALL PLANT LABELS, TIES AND NURSERY STAKES. -INSTALL TEMPORARY SUPPORT STAKES(IF REQUIRED) AS PER STAKING DIAGRAM

-APPLY MULCH TO A DEPTH OF 100MM TO SPECIFICATION COVING DOWN AT PLANT STEM.

LANDSCAPE AREA

BACKYARD SOFT LANDSCAPE AREA

07 LOT: DP 238 331 COUNCIL: N/A

AREA OF SITE: 557.3m² **EXCLUDES CARRIAGEWAY**

PRIVATE OPEN SPACE (POS): $36 \, \text{m}^2$

REQUIRED LANDSCAPE AREA: 222m² or 40% PROPOSED SOFT LANDSCAPE AREA: 209.58m² or 37.6%%

(grass & mulch)

QUANTITY

FRONT YARD AREA 74.11 FRONT YARD SOFT LANDSCAPE AREA 33.80 or 45% <u>complies</u>

GROSS FLOOR AREA OF BUILDING FOR DA

GROUND FLOOR: 188.99m²-17m² EXCLUDING VERANDAH, PORCH, BALCONY, STAIR VOIDS INCLUDING GARAGE, OUT BUILDINGS AND ANY ENCLOSED SPACE WITH WALLS OVER 1.4m

305.39m²

ALL TREE'S TO BE HEALTHY WELL GROW

WITH ACCEPTABLE ROOT: SHOOT RATIO

FIRST FLOOR: 116.40m²

EXCLUDING VOID: TOTAL GFA:

NUTE:
WIDTH OF PLANTING IS:
3: TIMES ROOT BALL DIAMETER IN HIGHLY
COMPACTED SOIL. 2: TIMES ROOT BALL DIAMETER MINIMUM IN ALL OTHERS. 1: WHERE AVAILABLE PLANTING SPACE IS AVAII ABI F. ENSURE TREE'S ARE PLACED SO AS WITH SURROUNDING SURFACE

LEVEL CAREFULLY PRUNE OFF AN KEEP TOPSOIL/MULICH AWAYEROM

NOTE: FOR SLOPES GREATER THEN 1:8 & FOR SLOPES GREATER THEN 1: IF ROOT BALL IS RAISED ABOVE GRADE FROM RAISING RING OF SOIL & MULCH TO DIRECT WWATER INTO ROOT BALL.



DEVELOPMENT APPLICATION

MASONARY
GLAZING
SMOKE ALARMS
WATERPROOFING WET AREAS
ARTIFICIAL LIGHTING
MECHANICAL VENTILATION

Welcome to your home

PROPERTY OF ALLURA HOMES PTY LTD AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN

10 COURTLEY ROAD.

BEACON HILL, NSW, 2100

17/11/2020 DA SURMISSION ISSUE P

80121

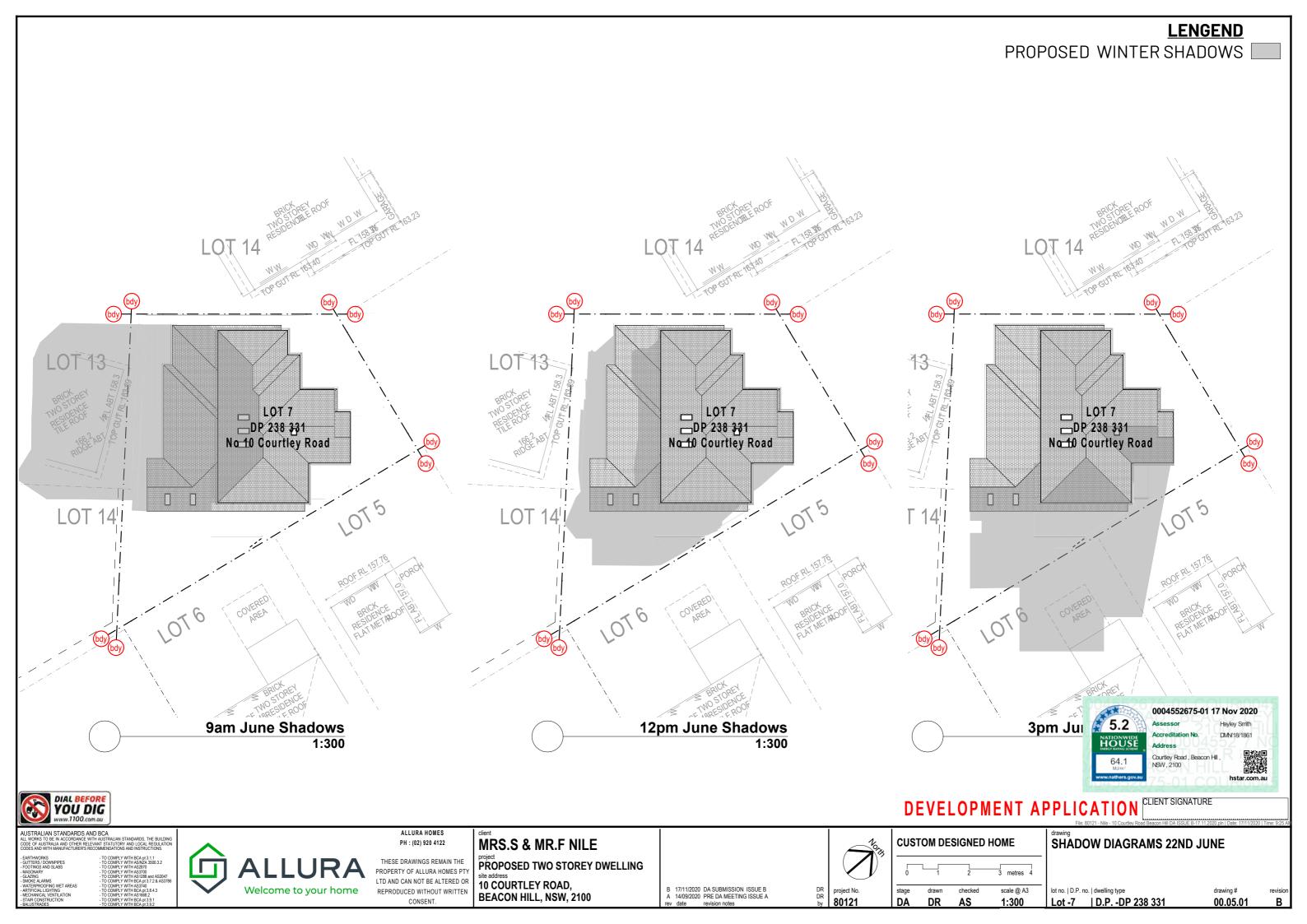
DA

drawn scale @ A3 stage DR 1:200,

CONCEPT LANDSCAPE PLAN

lot no. | D.P. no. | dwelling type Lot -7 | D.P. -DP 238 331

00.05.01



LENGEND PROPOSED SUMMER SHADOWS LOT 13 LOT 7 DP 238 331 No 10 Courtley Road LOT 7 L017 LU1 / DP 238 331 No-10 Courtley Road LOT 7 DP 238 331 No±0 Courtley Road LOT5 LOTS LOT 14¹ LOT 14 14 0004552675-01 17 Nov 2020 3pm DE 5.2 9am DEC Shadows 12pm DEC Shadows HOUSE 1:300 1:300 VOU DIG www.1100.com.au DEVELOPMENT APPLICATION CLIENT SIGNATURE ALLURA HOMES PH: (02) 920 4122 SHADOW DIAGRAMS 22ND DEC MRS.S & MR.F NILE **CUSTOM DESIGNED HOME** PROPOSED TWO STOREY DWELLING THESE DRAWINGS REMAIN THE PROPERTY OF ALLURA HOMES PTY 10 COURTLEY ROAD, BEACON HILL, NSW, 2100 Welcome to your home lot no. | D.P. no. | dwelling type Lot -7 | D.P. -DP 238 331 REPRODUCED WITHOUT WRITTEN scale @ A3 1:300 00.05.02

EXTERNAL DOOR - GROUND (H) FRAME HEIGHT FRAME INCLUDING WIDTH -ID STOREY **ELEVATION VIEWED FROM OUTSIDE** SUBSILL -COMMENTS REVEAL REVEAL NOT NOT INCLUDED INCLUDING DG/01 2,340 1,370 FLOOR GLASS DOOR ALUM, FRAMED GROUND DG/02 2,340 SLIDING GLASS DOOR ALUM. FRAMED GROUND SLIDING DG/03 2.340 2.685 STACKER DOOR GLASS DOOR GROUND ALUM, FRAMED DG/04 2.340 820 ALUM. FRAMED GROUND SLIDING STACKER DOOR DG/05 2,400 GLASS DOOR ALUM. FRAMED GROUND DG/06 2.400 3.020 STACKER DOOR GLASS DOOR

EXTERNAL DOOR - GROUND

ID	STOREY	ELEVATION VIEWED FROM OUTSIDE	(H) FRAME HEIGHT INCLUDING SUBSILL - REVEAL NOT INCLUDING	(W) FRAME WIDTH - REVEAL NOT INCLUDED	COMMENTS	
DG/07	GROUND FLOOR	→ → →	2,400	6,240	ALUM. FRAMED SLIDING STACKER DOOR GLASS DOOR	

EXTERNAL DOOR - FIRST

EXTERNAL DOOK - FIRST							
ID	STOREY	ELEVATION VIEWED FROM OUTSIDE	(H) FRAME HEIGHT INCLUDING SUBSILL - REVEAL NOT INCLUDING	(W) FRAME WIDTH - REVEAL NOT INCLUDED	COMMENTS		
DF/01	FIRST FLOOR		2,100	1,810	ALUM. FRAMED GLASS SLIDING DOOR		
DF/02	FIRST FLOOR		2,100	820	ALUM. FRAMED GLASS DOOR		
DF/03	FIRST FLOOR		2,100	2,685	ALUM. FRAMED GLASS SLIDING DOOR		

NOTE:

LOW E COMFORTPLUS GLAZING UNLESS NOMINATED

ALL NOMINATED SIZES ARE TO BRICK OPENINGS

ALL DOORS & WINDOWS TO BE VIEWED FROM OUTSIDE

- ALL WINDOW OPENINGS IN BEDROOMS WHERE THE LEVEL BELOW IS MORE THAN 2M TO BE RESTRICTED TO COMPLY WITH N.C.C cl 3.9.2.5
- CHECK ALL DIMENSIONS AND MEASURE BUILT OPENINGS ON SITE PRIOR TO MANUFACTURE.
- ALL CASEMENT WINDOWS TO BE FITTED WITH FRICTION STAYS.
- ALL SLIDING & AWNING FRAMED WINDOWS TO HAVE INSECT SCREENS SUPPLIED AND FITTED.
- ALL HANDLES AND LOCKS TO BE DELETED TO ALLOW FOR FUTURE SELECTION.
- FS DENOTES FIXED GLAZED SASH.
- ALL GLASS TO COMPLY WITH AS 1288. AS MINIMUM BUT FOR ALL NEW WINDOWS ALLOW AS MINIMUM,
- FOR 6.3MM LAMINATED GLASS FOR ACOUSTIC PURPOSES.
- ALL GLASS TO BE CLEAR GLASS UNLESS NOTED.
- ALL OBSCURE GLASS WILL BE NOTED.
- WINDOWS WITH COMFORT PLUS CLEAR GLASS LABELED.
- FOR ALL OTHER GLASS REQUIREMENTS, REFER TO THE BASIX CERTIFICATE.

DEVELOPMENT APPLICATION

AUSTRALIAN STANDARDS AND BCA

DIAL BEFORE

YOU DIG



ALLURA HOMES PH: (02) 920 4122

THESE DRAWINGS REMAIN THE PROPERTY OF ALLURA HOMES PTY LTD AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN

MRS.S & MR.F NILE

PROPOSED TWO STOREY DWELLING 10 COURTLEY ROAD, **BEACON HILL, NSW, 2100**

B 17/11/2020 DA SURMISSION ISSUE R

project No 80121

Assessor

Address

Courtley Road . Beacon Hill

5.2

HOUSE

0004552675-01 17 Nov 2020

Havley Smith

DMN/18/1861

hstar.com.au

stage DA DR

CUSTOM DESIGNED HOME

EXTERNAL DOOR SCHEDULE

lot no. | D.P. no. | dwelling type Lot -7 | D.P. -DP 238 331

00.08.01

WINDOWS - GROUND FLOOR (H) FRAME HEIGHT FRAME INCLUDING WIDTH -ID STOREY **ELEVATION VIEWED FROM OUTSIDE** SUBSILL -COMMENTS REVEAL REVEAL NOT NOT INCLUDED INCLUDING CORNER VINDOW, ALUM. FRAMED GROUND WG/01 1,800 3,140 DOUBLE HUNG WINDOW CORNER VINDOW, ALUM GROUND WG/02 1 800 1 570 FRAMED DOUBLE HUNG WINDOW CORNER WINDOW, ALUM GROUND WG/03 1,800 1,570 FRAMED DOUBLE HUNG CORNER VINDOW, ALUM GROUND WG/04 1,800 FLOOR DOUBLE HUNG ALUM. FRAMED WG/05 1,800 850 DOUBLE HUNG ALUM. FRAMED GROUND WG/06 **←**-¬ 600 1,810 SLIDING **FLOOR** WINDOW ALLIM FRAMED WG/07 SLIDING WINDOW ALUM. FRAMED GROUND WG/08 900 1.570 SLIDING WINDOW ALUM, FRAMED GROUND WG/09 1,800 2,410 **FLOOR** WINDOW

WINDOWS - GROUND FLOOR

ID	STOREY	ELEVATION VIEWED FROM OUTSIDE	(H) FRAME HEIGHT INCLUDING SUBSILL - REVEAL NOT INCLUDING	(W) FRAME WIDTH - REVEAL NOT INCLUDED	COMMENTS
WG/10	GROUND FLOOR		2,400	2,080	ALUM. FRAMED FIXED WINDOW
WG/11	GROUND FLOOR		1,800	2,410	ALUM. FRAMED DOUBLE HUNG WINDOW

NOTE:

LOW E COMFORTPLUS GLAZING UNLESS NOMINATED

ALL NOMINATED SIZES ARE TO BRICK OPENINGS

ALL DOORS & WINDOWS TO BE VIEWED FROM OUTSIDE

- ALL WINDOW OPENINGS IN BEDROOMS WHERE THE LEVEL BELOW IS MORE THAN 2M TO BE RESTRICTED TO COMPLY WITH N.C.C cl 3.9.2.5
- CHECK ALL DIMENSIONS AND MEASURE BUILT OPENINGS ON SITE PRIOR TO MANUFACTURE.
- ALL CASEMENT WINDOWS TO BE FITTED WITH FRICTION STAYS.
- ALL SLIDING & AWNING FRAMED WINDOWS TO HAVE INSECT SCREENS SUPPLIED AND FITTED.
- ALL HANDLES AND LOCKS TO BE DELETED TO ALLOW FOR FUTURE SELECTION.
- FS DENOTES FIXED GLAZED SASH.
- ALL GLASS TO COMPLY WITH AS 1288. AS MINIMUM BUT FOR ALL NEW WINDOWS ALLOW AS MINIMUM.
- FOR 6.3MM LAMINATED GLASS FOR ACOUSTIC PURPOSES.
- ALL GLASS TO BE CLEAR GLASS UNLESS NOTED.
- ALL OBSCURE GLASS WILL BE NOTED.
- WINDOWS WITH COMFORT PLUS CLEAR GLASS LABELED.
- FOR ALL OTHER GLASS REQUIREMENTS, REFER TO THE BASIX CERTIFICATE.

WINDOW SCHEDULE GROUND

DEVELOPMENT APPLICATION

AUSTRALIAN STANDARDS AND BCA

DIAL BEFORE

YOU DIG

- EARTHWORKS
- GUITTERS / DOWNPIPES
- FOOTINGS AND SLABS
- MASONARY
- GLAZING
- SMOKE ALARMS
- WATERPROOFING WET AREAS
- ARTIFICUAL LIGHTING
- STAIR CONSTRUCTION
- STAIR CONSTRUCTION
- BALUSTRADES



ALLURA HOMES PH: (02) 920 4122

THESE DRAWINGS REMAIN THE PROPERTY OF ALLURA HOMES PTY LTD AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN

MRS.S & MR.F NILE

PROPOSED TWO STOREY DWELLING 10 COURTLEY ROAD, **BEACON HILL, NSW, 2100**

B 17/11/2020 DA SURMISSION ISSUE R

5.2

HOUSE

project No 80121

Accreditation No.

NSW, 2100

Courtley Road . Beacon Hill

0004552675-01 17 Nov 2020

Hayley Smith

DMN/18/1861

hstar.com.au

stage DA DR

CUSTOM DESIGNED HOME

Lot -7 | D.P. -DP 238 331

lot no. | D.P. no. | dwelling type

drawing #

00.08.02

WINDOWS - FIRST FLOOR (H) FRAME HEIGHT FRAME INCLUDING WIDTH -ID STOREY **ELEVATION VIEWED FROM OUTSIDE** SUBSILL -COMMENTS REVEAL REVEAL NOT NOT INCLUDED **INCLUDING** CORNER VINDOW, ALUM. FIRST WF/01 1,500 1.570 FRAMED DOUBLE HUNG CORNER VINDOW, ALUM. WF/02 1,500 DOUBLE HUNG ALUM FRAMED WF/03 1,500 1,570 DOUBLE HUNG FLOOR WINDOW ALUM. FRAMED WF/04 600 3.200 SLIDING ALUM. FRAMED FIRST WF/05 600 1 570 SLIDING FLOOR ALUM. FRAMED FIRST WF/06 600 1,570 SLIDING WINDOW ALUM. FRAMED FIRST SLIDING WINDOW WF/07 600 CORNER VINDOW, ALUM. FRAMED SLIDING WF/08 600 WINDOW CORNER WINDOW, ALUM. FRAMED FIXED 600 FLOOR WINDOW ALLIM FRAMED 600 WF/10 1,210 SLIDING FLOOR WINDOW OBSCURE PANEL - ALUM. 1,200 WF/11 2.000 FRAMED FLOOR DOUBLE HUNG WINDOW FIRST WF/12 1.500 850 DOUBLE HUNG

WINDOWS - FIRST FLOOR

ID	STOREY	ELEVATION VIEWED FROM OUTSIDE	(H) FRAME HEIGHT INCLUDING SUBSILL - REVEAL NOT INCLUDING	(W) FRAME WIDTH - REVEAL NOT INCLUDED	COMMENTS
WF/13	FIRST FLOOR		1,500	850	ALUM. FRAMED DOUBLE HUNG WINDOW
WF/14	FIRST FLOOR		1,200	2,000	OBSCURE PANEL - ALUM. FRAMED DOUBLE HUNG WINDOW

SKYLIGHTS

ID	STOREY	ELEVATION VIEWED FROM OUTSIDE	(H) FRAME HEIGHT INCLUDING SUBSILL - REVEAL NOT INCLUDING	(W) FRAME WIDTH - REVEAL NOT INCLUDED	COMMENTS
SK/01	CEILING				550 x 700
SK/02	CEILING				550 x 1180
SK/03	CEILING				550 x 1180
SK/04	CEILING				550 x 1180
SK/05	FIRST FLOOR				550 x 1180
SK/06	FIRST FLOOR				550 x 1180



NOTE:

PROTECTION OF OPENABLE WINDOWS ON FIRST FLOOR IN ACCORDANCE WITH BCA 3.9.2.6

NOTE:

LOW E COMFORTPLUS GLAZING UNLESS NOMINATED

NOTE:

ALL NOMINATED SIZES ARE TO BRICK OPENINGS

ALL DOORS & WINDOWS TO BE VIEWED FROM OUTSIDE NOTE:

- ALL WINDOW OPENINGS IN BEDROOMS WHERE THE LEVEL BELOW IS MORE THAN 2M TO BE RESTRICTED TO COMPLY WITH N.C.C cl 3.9.2.5
- CHECK ALL DIMENSIONS AND MEASURE BUILT OPENINGS ON SITE PRIOR TO MANUFACTURE.
- ALL CASEMENT WINDOWS TO BE FITTED WITH FRICTION STAYS.
- ALL SLIDING & AWNING FRAMED WINDOWS TO HAVE INSECT SCREENS SUPPLIED AND FITTED.
- ALL HANDLES AND LOCKS TO BE DELETED TO ALLOW FOR FUTURE SELECTION. FS DENOTES FIXED GLAZED SASH.
- ALL GLASS TO COMPLY WITH AS 1288. AS MINIMUM BUT FOR ALL NEW WINDOWS ALLOW AS MINIMUM.
- FOR 6.3MM LAMINATED GLASS FOR ACOUSTIC PURPOSES.
- ALL GLASS TO BE CLEAR GLASS UNLESS NOTED.
- ALL OBSCURE GLASS WILL BE NOTED.
- WINDOWS WITH COMFORT PLUS CLEAR GLASS LABELED.
- FOR ALL OTHER GLASS REQUIREMENTS, REFER TO THE BASIX CERTIFICATE.

DEVELOPMENT APPLICATION

WINDOW SCHEDULE FIRST & SKYLIGHTS

DIAL BEFORE YOU DIG

AUSTRALIAN STANDARDS AND BCA

SULTINGS AND FOOTINGS AND GLAZING SMOKE ALARMS - WATERPROOFING WET AREAS - ARTIFICIAL LIGHTING - MECHANICAL VENTILATION



ALLURA HOMES PH: (02) 920 4122

THESE DRAWINGS REMAIN THE PROPERTY OF ALLURA HOMES PTY LTD AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN

MRS.S & MR.F NILE

BEACON HILL, NSW, 2100

PROPOSED TWO STOREY DWELLING 10 COURTLEY ROAD.

17/11/2020 DA SURMISSION ISSUE P

project No 80121

stage DA DR

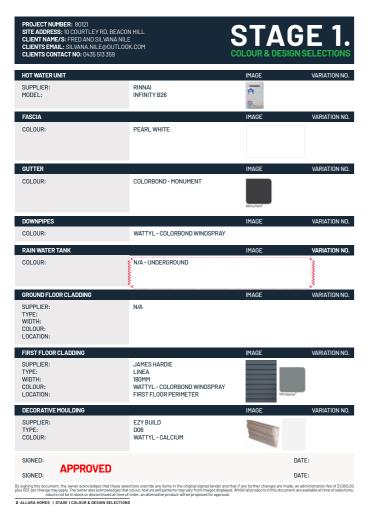
CUSTOM DESIGNED HOME

Lot -7 | D.P. -DP 238 331

lot no. | D.P. no. | dwelling type

drawing #

00.08.03











DEVELOPMENT APPLICATION

0004552675-01 17 Nov 2020

Accreditation No

Courtley Road . Beacon Hill .

Hayley Smith

DMN/18/1861

hstar.com.au

AUSTRALIAN STANDARDS AND BCA

- EARTHWORKS
- GUTTERS / DOWNPIPES
- FOOTINGS AND SLABS
- MASONARY
- GLAZING
- SMOKE ALARMS
- WATERPROOFING WET AREAS
- ARTIFICIAL LIGHTING
- MECHANICAL VENTILATION
- STAIR CONSTRUCTION
- SALUSTRADES



ALLURA HOMES PH: (02) 920 4122

THESE DRAWINGS REMAIN THE PROPERTY OF ALLURA HOMES PTY LTD AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN CONSENT

MRS.S & MR.F NILE PROPOSED TWO STOREY DWELLING 10 COURTLEY ROAD. **BEACON HILL, NSW, 2100**

B 17/11/2020 DA SUBMISSION ISSUE B A 14/09/2020 PRE DA MEETING ISSUE A

project No. 80121

CUSTOM DESIGNED HOME stage DR 1:2.22

SCHEDULE OF EXTERNAL FINISHES

5.2

HOUSE

lot no. | D.P. no. | dwelling type drawing # Lot -7 | D.P. -DP 238 331

00.09.01









ALLURA HOMES PH: (02) 920 4122

THESE DRAWINGS REMAIN THE PROPERTY OF ALLURA HOMES PTY REPRODUCED WITHOUT WRITTEN

MRS.S & MR.F NILE

PROPOSED TWO STOREY DWELLING 10 COURTLEY ROAD, BEACON HILL, NSW, 2100

project No. **80121**

CUSTOM DESIGNED HOME

DEVELOPMENT APPLICATION CLIENT SIGNATURE

3D PERSPECTIVE

lot no. | D.P. no. | dwelling type Lot -7 | D.P. -DP 238 331 00.09.02