DEVELOPMENT PROPOSAL

ADDRESS: 4 IRRUBEL RD NEWPORT, NSW 2106.

PROPOSED WORKS: NEW GARAGE, NEW DRIVEWAY GRADIENT WITH RETAINING WALLS AND NEW GRANNY FLAT. D.P:383227 LOT: A.

NEW GRANNY FLAT



NEW DOUBLE GARAGE



Single Dwelling

Certificate number: 1285393S 02

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

Secretary Date of issue: Wednesday, 14 September 2022 To be valid, this certificate must be lodged within 3 months of the date of issue

Planning, Industry &

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Certificate Prepared by		
Name / Company Name: LivSmart Solu		
ABN (if applicable): 40297950907		





NEW DRIVEWAY GRADIENT WITH RETAINING WALLS

NEW GRANNY FLAT

NOTE: IMAGES ARE FOR VISUALISATION PURPOSES ONLY. REFER TO DRAWINGS FOR ACTUAL DETAILS.



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1. Brickwork shall comply with AS 3700.

All brickwork shall be solidly bonded and laid on a full bed of 10mm. mortar with all joints filled. Wall ties spaced at 460mm, cts horizontally and 610mm. cts vertically or vice-versa and within 300mm of articulation joints, to comply with AS 2699.

- 2. Subfloor ventilation:
- 150mm. min. bearer to ground clearance for strip flooring. 200mm. min. bearer to ground clearance for sheet flooring.
 Minimum 7500mm²/Metre of external masonry veneer wall. Minimum 22000mm²/Metre of internal dwarf walls.
 Weep holes at max. 1200mm. centres to comply with AS 3700.

3. Damp-proof courses to be an approved waterproof cement mortar or bituminous paper placed 75mm. below floor level. A second course to be laid 1 or 2 brick courses higher

4. Firebox inserts shall be installed in accordance with manufacturers specifications and in accordance with AS 2918.

5. Top soil and all organic matter to be removed from under where a concrete slab-on-ground is to be poured.

6. Structural steel and concrete to comply with the Structural Engineer's design and computations and shall take precedence over instructions on this plan.

7. Reinforced concrete to be min. 25MPa. complying with AS 2870 - 1996,

(unless directed otherwise by structural Engineer) and; - Trench mesh for concrete footings to be lapped a min. 500mm. and have a top and/or bottom cover of min. 50mm, unless directed otherwise by Engineer - Fabric mesh to be lapped a minimum of 225mm. and have a minimum top and/or bottom cover of 25mm, unless directed otherwise by Engineer.

8. Excavation of trenches for footings, drainage, sewerage, etc., to be in accordance with the requirements of the local Controlling Authorities.

9. Smoke detectors to comply with AS 3786 and must also comply with the BCA 3.7.2.

10. Safety switches to be installed to the requirements of the local Controlling Authority

11. All glazing to comply with AS 1288-2006.

- 12. From information provided, the design wind speed is N3 (41m/s).
- 13. No part of any building to encroach Site or Title boundaries

14. Provide Bush fire preventative measures where required by local Council.

NatHERS Commitments						
External Wall Construction		Insulation		Col	our	
Fibro Cement		R2.7		Light	(0.3)	
Earth Retaining	wall	None		Med		
Fire rated party	wall between	None		Med	lium	
secondary dwe	lling and garage					
Internal Wall	Construction	Insulation			·	
Plasterboard or	n studs	R2.7		Me	edium	
Roof Constru	uction	Insulation		Co	blour	
Metal roof		R4.0 + R1.3 Antio blanket*	xon	Woodland gre	ey (Dark, 0.7 – 0.8)	
Floor Constr	uction	Insulation		Covering		
Concrete slab on ground		R2.3*		Floating	timber, tiles in bathroom	
Windows	Glass and frame t	ype U	SHCC	Area m2		
Clear	Aluminium framed	6.70	0.57	D2, W4, W6	, W6, W7	
Clear	Aluminium framed	4.80	0.51	W1, W2		
Clear	Aluminium framed	4.80	0.59	D1, D3, W5		
Roof Windows						
S01	Roof window	2.66	0.24			
S02	Roof window	2.66	0.24			
U and SHGC values are according to NFRC. Alternate products may be used if the U value is the same or						
lower than that specified and the SHGC is within 5% of the above figures.						
Fixed shading - Eaves As drawn						
Fixed shading - Other As drawn						
Shaded areas and shade devices as drawn, adjoining buildings and boundary fences.						
Notes:						
1. All downli	ghts and exhaust fan	 All downlights and exhaust fans are to be sealed. 				

All windows and doors are to be weather stripped as per NCC.

No loss of insulation arising from ceiling penetrations has been simulated.

2 x 900mm diameter ceiling fans to be included in the kitchen/living area.

15.Stair design;

- Risers

Treads

access if larger.

tread.

190mm Maximun

115mm, Minimum

355mm. Maximum

240mm, Minimum - Risers and Treads to be constant in size throughout the flight.

- Ensure gap between treads does not exceed 125mm. or provide infills to block

- Min, 2000mm, vertical head clearance when measured from the nosing of the

 Stair to be min. 750mm. wide when measured clear of all obstructions. Handrail to be a constant minimum 865mm high above the nosing of treads and minimum 1000mm. high above all landings, balconies and the like that

exceed 1000mm. above the finished adjacent ground or floor level. - Balusters and rails, etc., to have max. spacing of 125mm.

17. Termite prevention works must be in accordance with AS 3660.1 - 2000.

ties, steel lintels, etc. that are embedded or fixed into masonry, be protected in accordance with AS 1650 or AS 3700-1988 Table 2.2, hot dipped galvanised iron,

18. For buildings in close proximity to the sea, ensure that all steelwork, brick cavity

19. The Builder to take all measures necessary to ensure the stability of new and/or

existing structures during construction and generally ensure the watertightness of all

20. These plans have been prepared for the exclusive use of the customer and only for the purpose expressly notified to the author. Any other person who uses or relies on these plans without the written consent of Avalon Granny Flats does so at

their own risk and no responsibility is accepted by Avalon Granny Flats for such use

The Owner/Builder and/or subcontractor to confirm all dimensions, setbacks and levels prior to commencing construction, ordering materials or preparing shop drawings and shall be responsible for ensuring that all building works conform to the

Building Code of Australia, AS codes (current editions) Building regulations, local by-laws and Town Planning requirements. All discrepancies must be referred to

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requirements, building practice or contractual obligations and unless expressly stated otherwise, are provided only as a guide.

result in legal action being taken against both the Owner and/or Builde

Wire balustrading to comply with Table 3.9.2.1 of the BCA.

16. Figured dimensions shall always take precedence over scale.

stainless steel or cadmium coated.

DO NOT SCALE OFF DRAWINGS

works during construction.

this office for clarification.

22. COPYRIGHT WARNING.

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RAFTING HELP]. ALL DIMENSIONS AND AREAS INUICATED ON DRAWINGS ARE APPROXIMATE ON AND ARE SUBJECT TO SURVEY CONFIRMATION. T, DESIGN IS SUBJECT AUTHORITY APPROVALS AND NOT INTENDED TO BE USED FOR CONSTRUCTION DUPDOCTC

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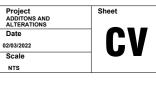
ARCHITECTURAL DRAFTING

EXISTING BUILDING OUTLINE

PROPOSED WORK

General Notes

3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS



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No.	Revision/Issue	Date

ſŀ	DRAFTING HELP
	5/470 Sydney Rd Balgowlah 2093 NSW
	www.draftinghelp.com.au 02 87763474

Project Name and Addres **REGINA MILLS** 4 IRUBEL RD NEWPORT NSW 2106

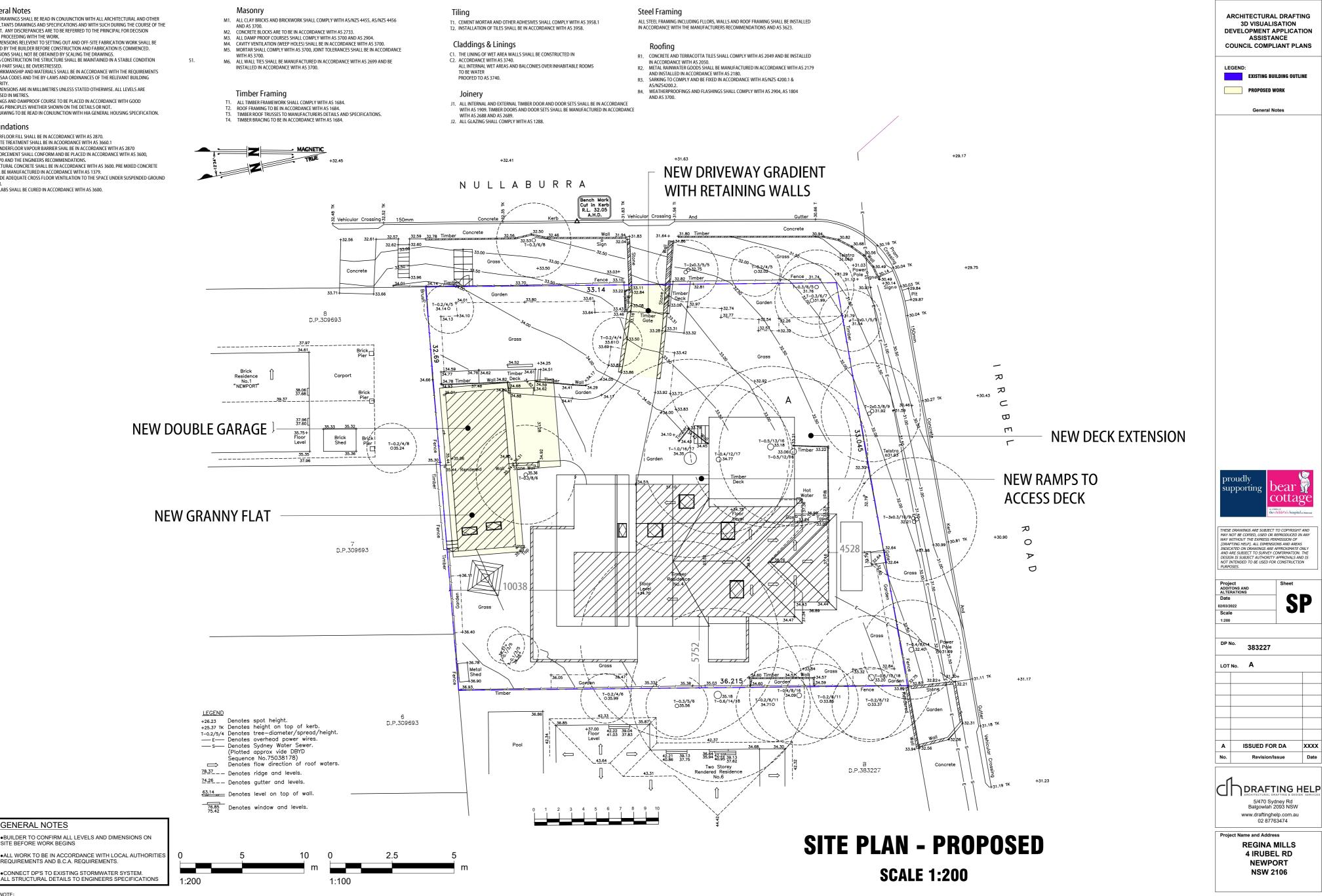
General Notes

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER G1. CONSULTATION DRAWINGS AND SPECIFICATIONS AND WITH SUCH DURING THE COURSE OF THE PROJECT. ANY DISCREPANCIES ARE TO BE REFERRED TO THE PRINCIPAL FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- BEFORE PROLEENING WITH THE WORK. ALL DIMENSIONS RELEVENT TO SETTING OUT AND OFF-SITE FABRICATION WORK SHALL BE VERIFIED BY THE BUILDER BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION G2.
- G3. G4.
- AND NO PART SHALL BE OVERSTRESSED. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. ALL LEVELS ARE G5.
- ALL DIMENSIONS AND IN MILLING INCLOSE ONLESS STATED STITLED STITLE STITLED STI G7.

Foundations

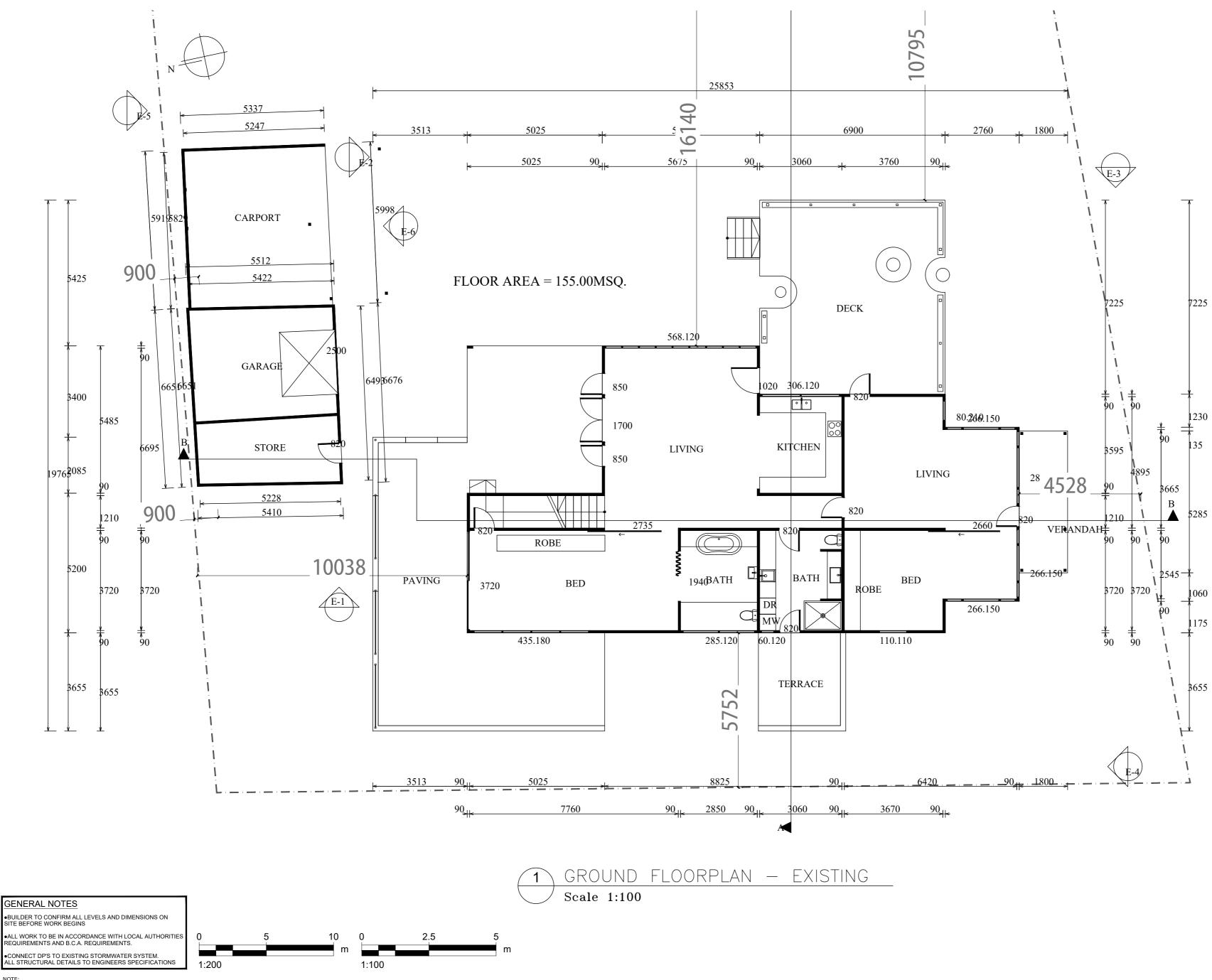
- UNDERFLOOR FILL SHALL BE IN ACCORDANCE WITH AS 2870.
- TERMITE TREATMENT SHALL BE IN ACOORDANCE WITH AS 3660.1 THE UNDERFLOOR VAPOUR BARRIER SHAL BE IN ACCORDANCE WITH AS 2870 REINFORCEMENT SHALL CONFORM AND BE PLACED IN ACCORDANCE WITH AS 3600, F4.
- F5.
- AS 2870 AND THE ENGINEERS RECOMMENDATIONS. STRUCTURAL CONCRETE SHALL BE IN ACCORDANCE WITH AS 3600. PRE MIXED CONCRETE SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 1379. PROVIDE ADEQUATE CROSS FLOOR VENTILATION TO THE SPACE UNDER SUSPENDED GROUND F6.
- FLOOR. ALL SLABS SHALL BE CURED IN ACCORDANCE WITH AS 3600.
- F7

- AND AS 3700.



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GENERAL NOTES

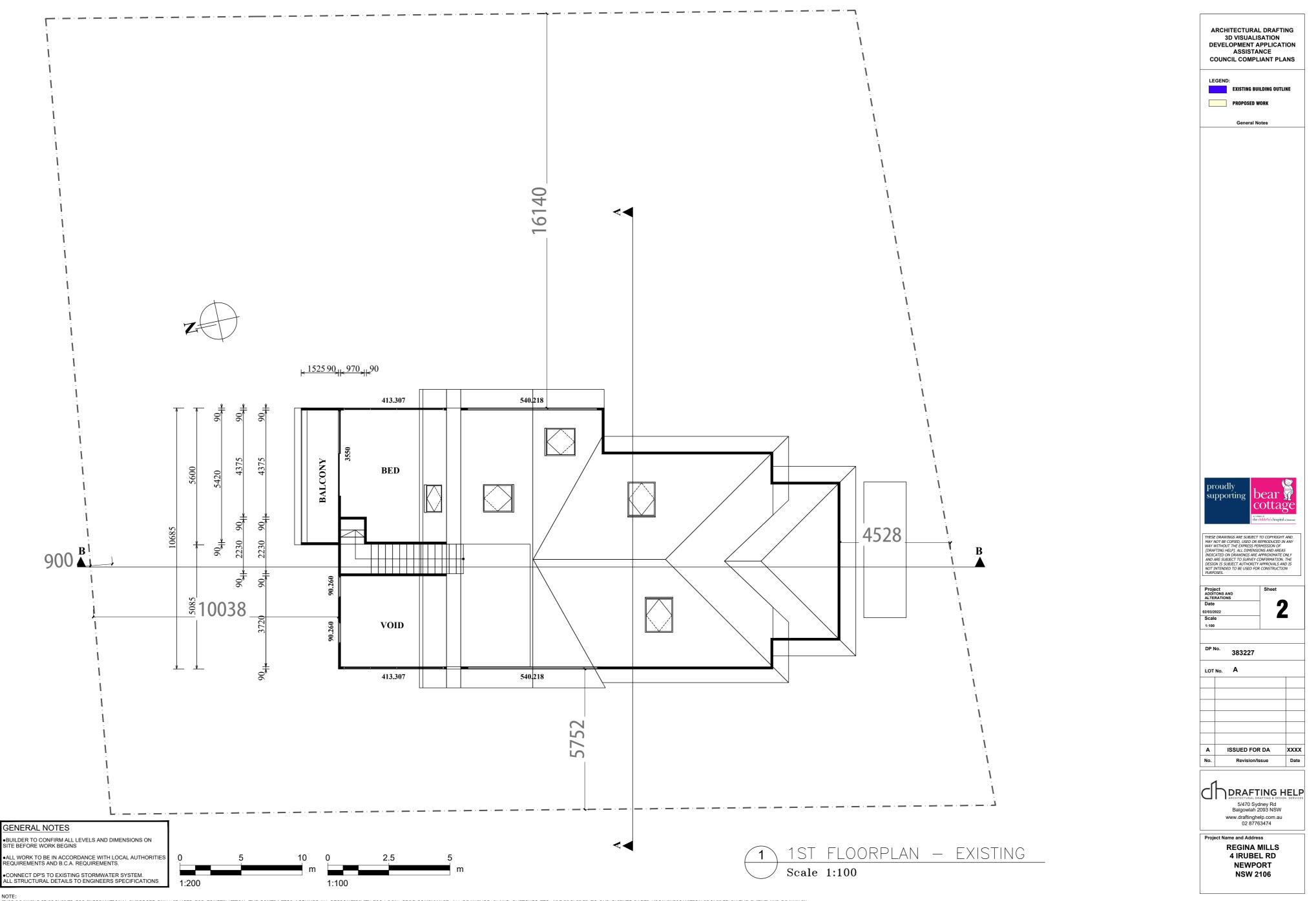


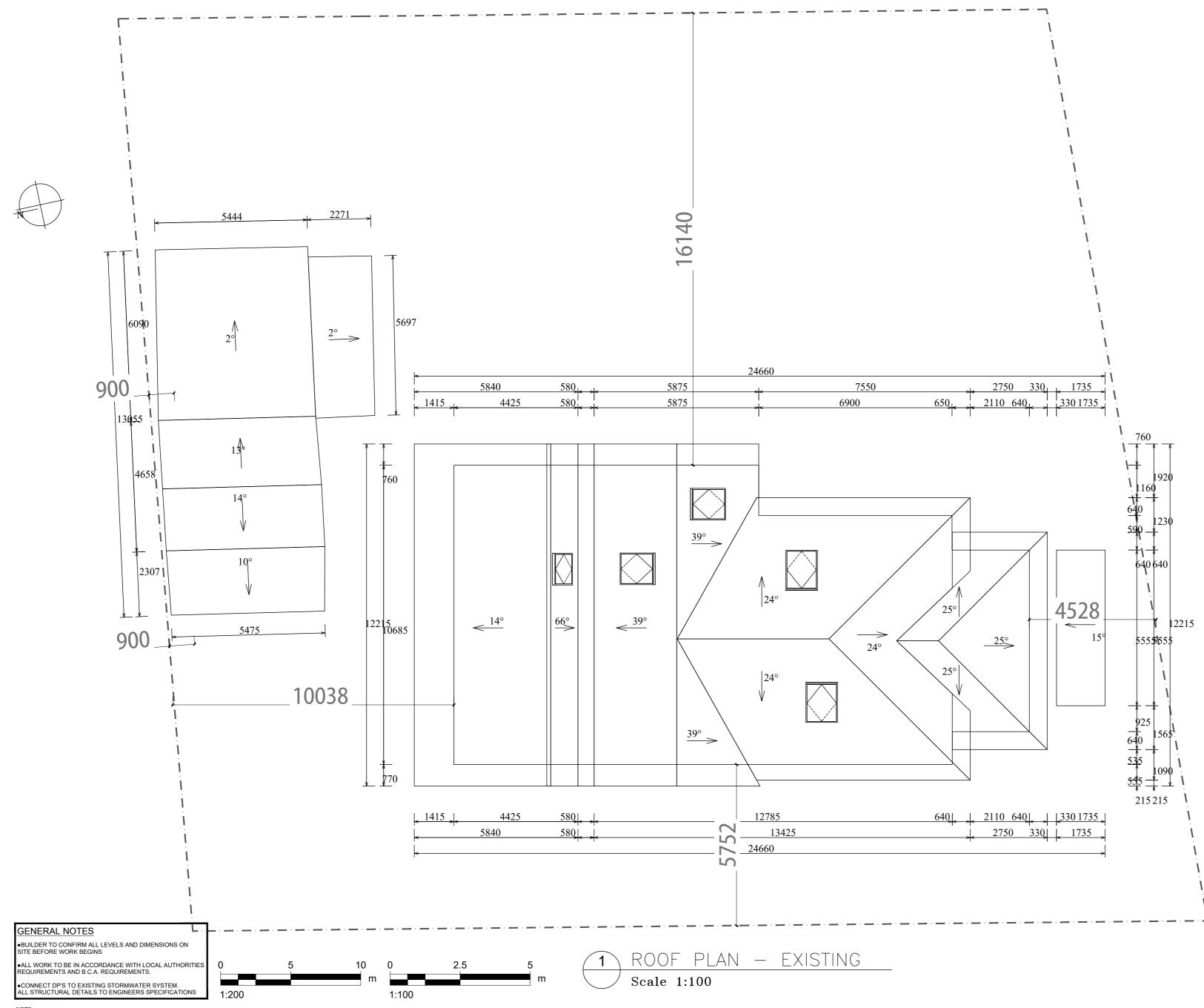
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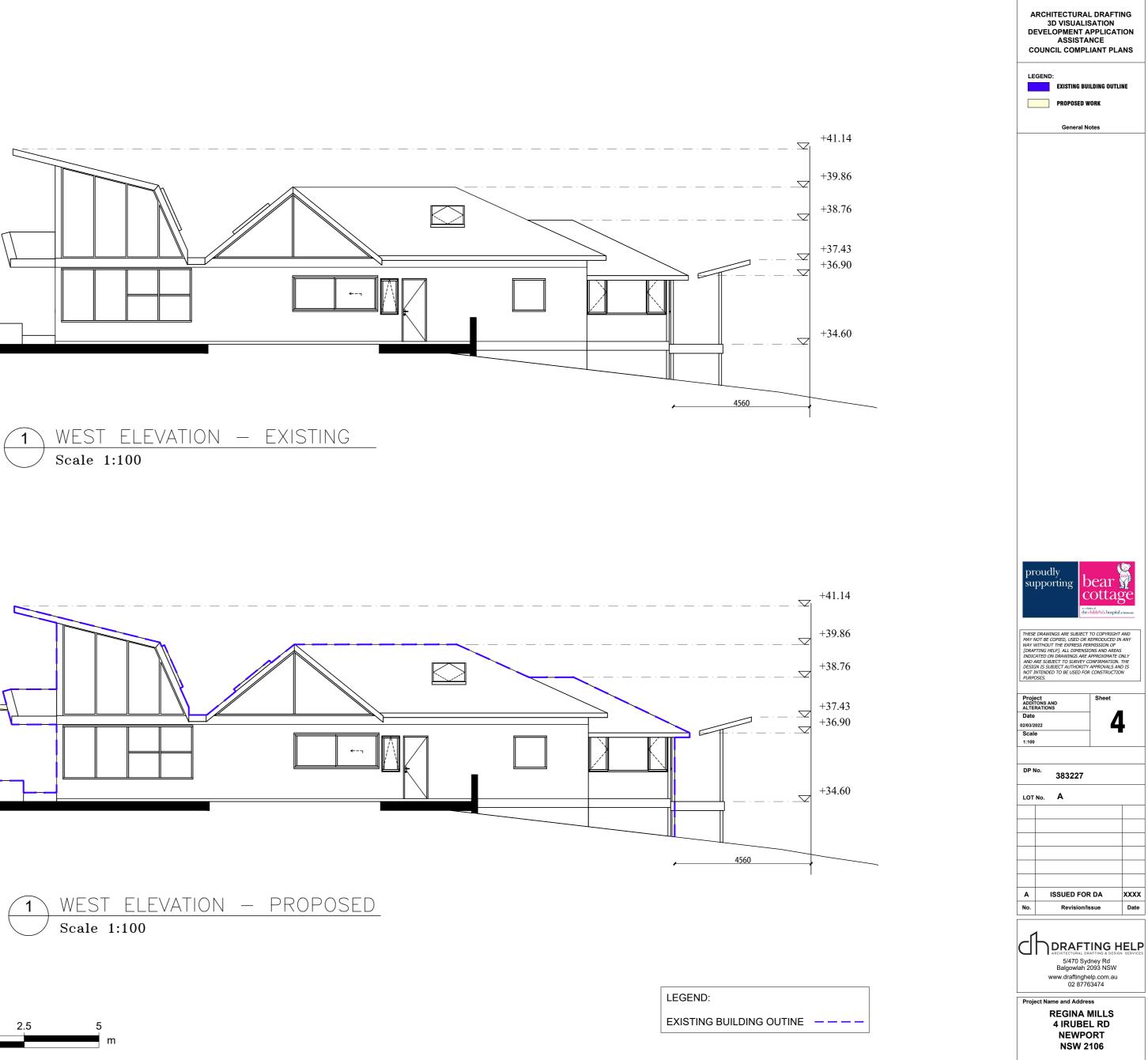




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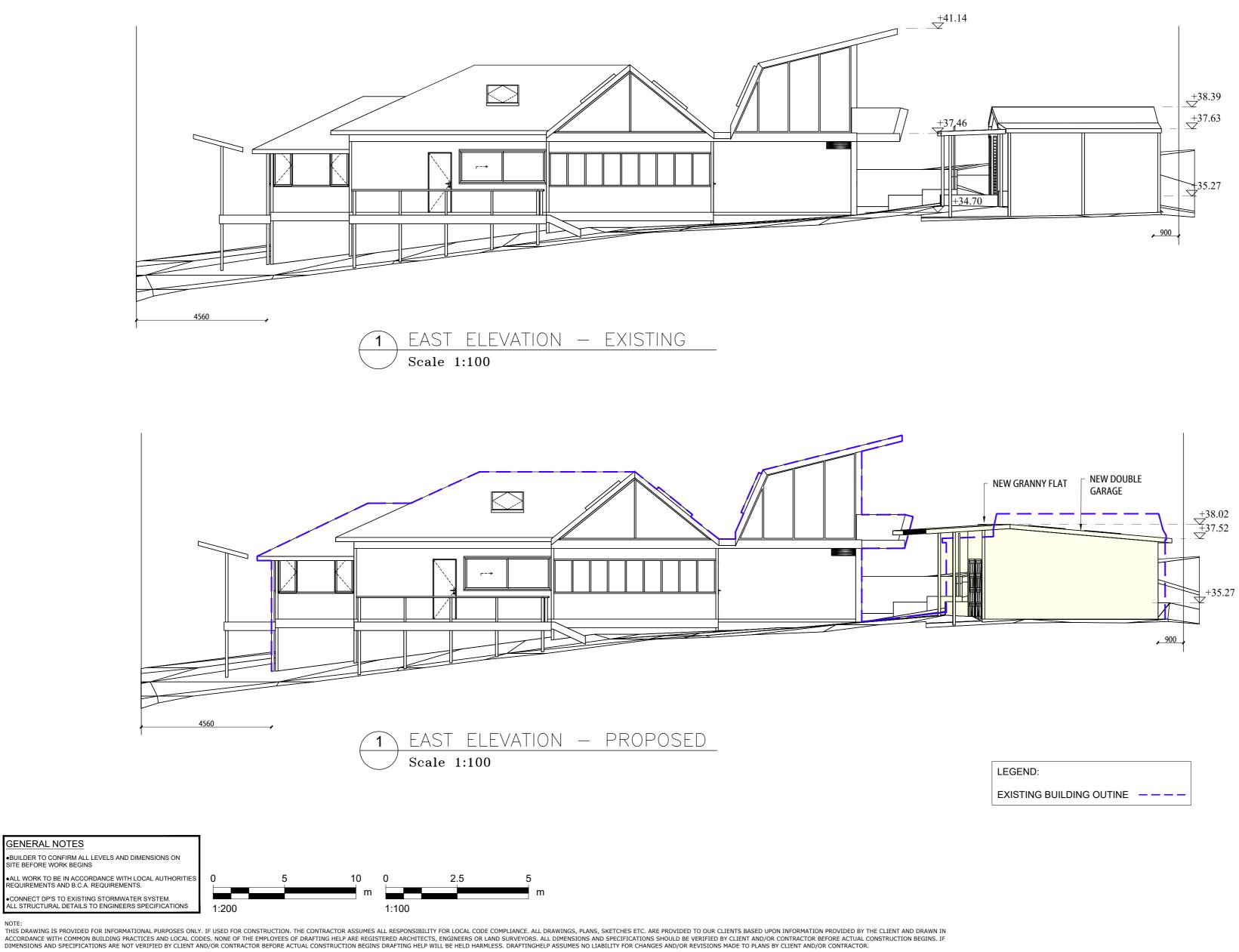


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NOTES:

PRELIMINARIES

All work to comply with the Building Code of Australia, current editions of the relevant Australian Standards, and industry codes of practice.

Select, store, handle and install proprietry products or systems in accordance with the published recommendations of the manufacturer or supplier.

Dimensions and Setout

Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work. The site foreman shall be responsible for verifying all dimensions and levels prior to the commencement of the Works. In the event of discrepancies in the setout of the Works, the builder should refer to the Project Designer for clarification before proceeding.

CONCRETE CONSTRUCTION

Concrete structures generally to AS3600. Ground slabs and footings to AS2870. Ready-mixed concrete to A\$1379.

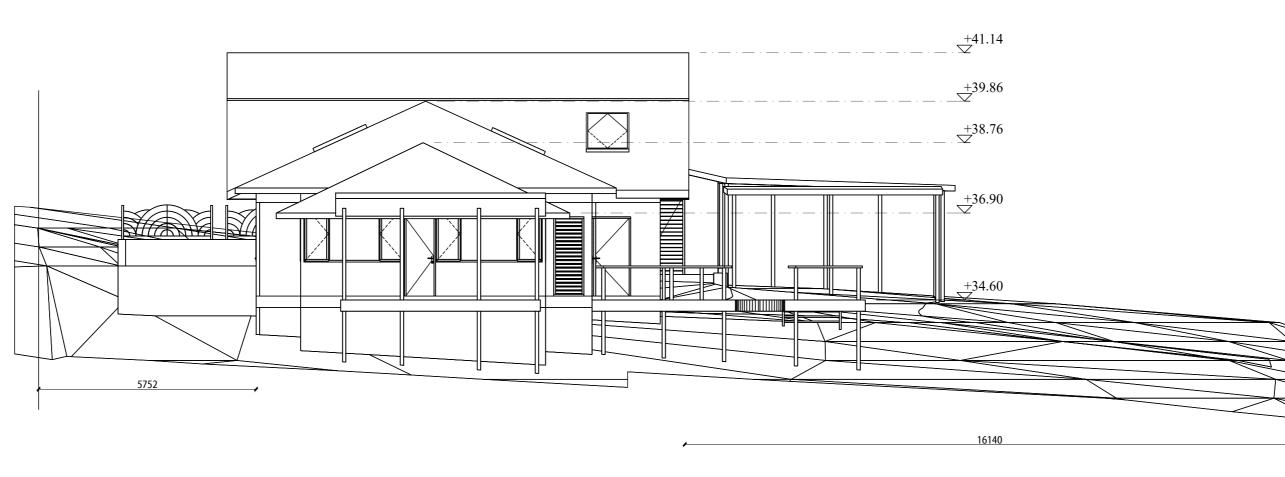
All reinforcement to be in accordance with Engineer's drawings and specification. Place all concrete uniformly over the width of the slab to achieve a level face. Provide construction joints as required. Compaction, curing and formwork stripping to comply with Aust. Stds and codes of practice.

BEARERS AND JOISTS: SPAN AND SPACING OF BEARERS AND JOISTS IS TO CONFORM TO AS1684 SERIES OF STANDARDS IN CONJUCTION WITH SUP;PORTING SUPPLEMENTS RELEVANT TOT HE APPLCABLE WIND CLASSIFICATION AND STRESS.

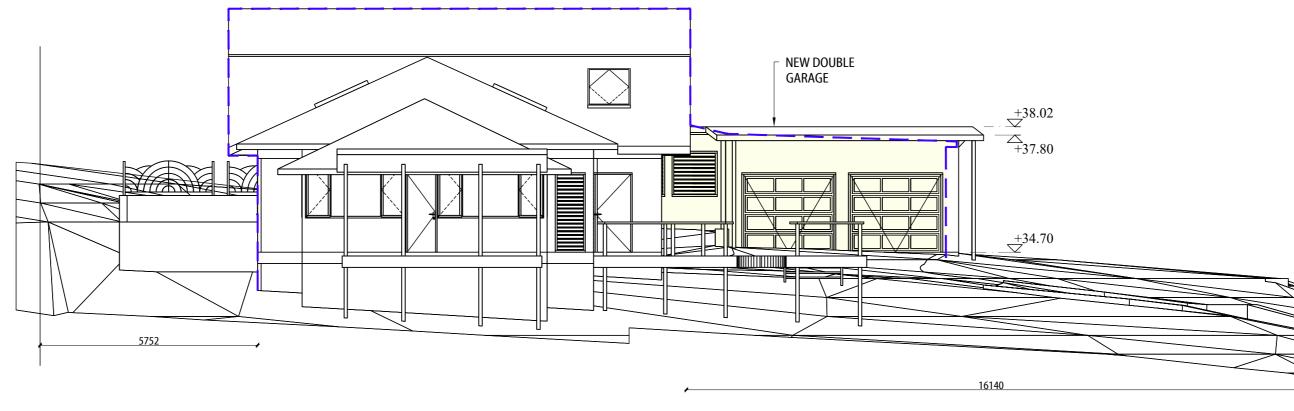
ALL TIMBER GENERALLY SHALL BE OF THE DURABILITY AND STRESS GRADE SPECIFIED AND OR COMPLY WITH AS1720 AND AS1684.

ROOF BRACING IN ACCORDANCE WITH TRUSS MANUFACTURERS DETAIL AND SECTION 8 OF AS 1684.

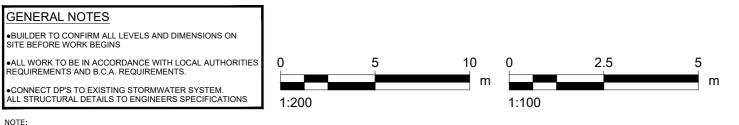
WALL FRAMING: WALL FRAME, SIZES AND SPACING SHALL BE IN ACCORDANCE WITH AS1684 OR AS SPECIFIED BY A PRACTISING ENGINEER,







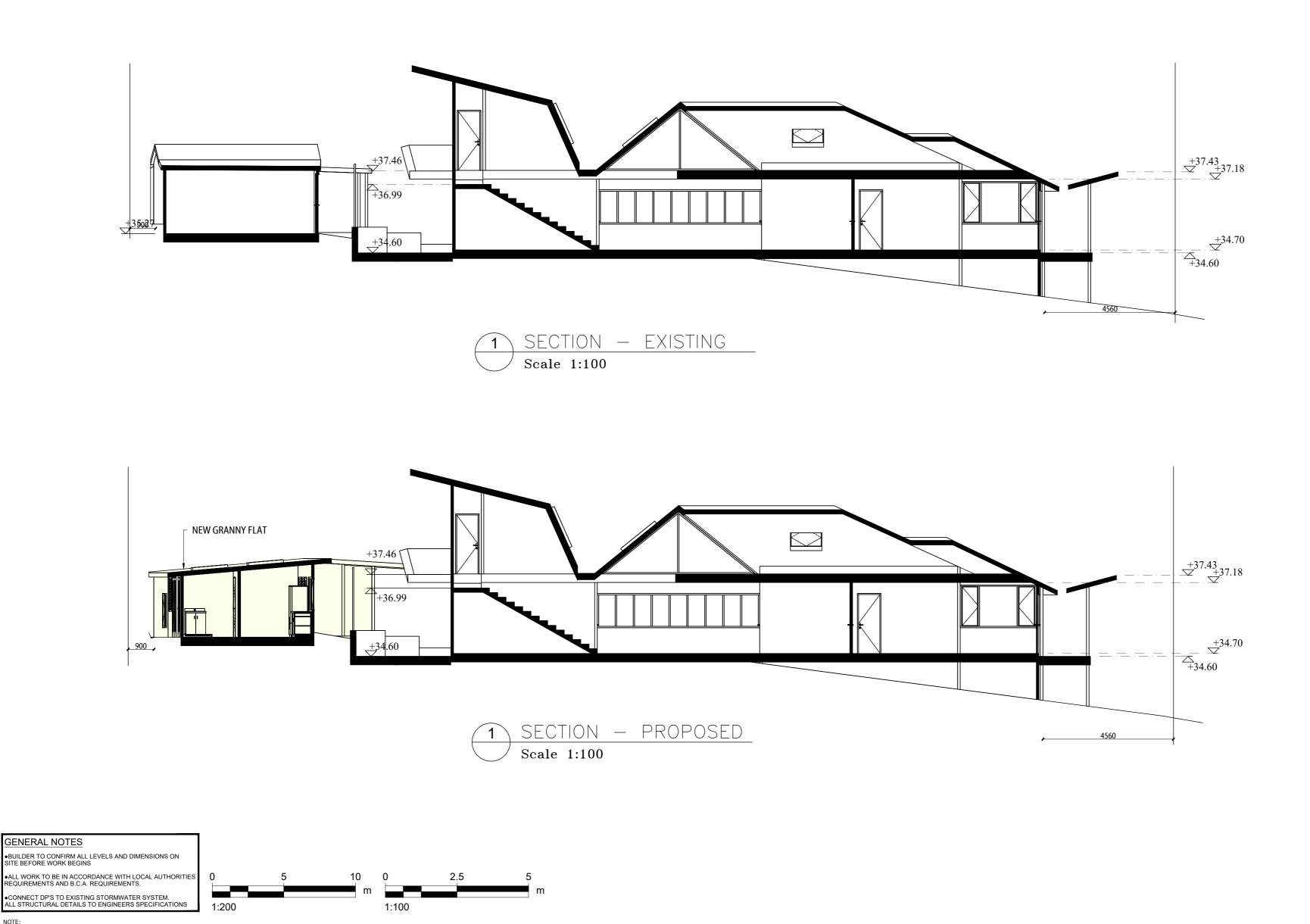




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LEGEND: EXISTING BUILDING OUTINE ----

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NOTES:

TIMBER AND STEEL CONSTRUCTION

All timber framing and flooring to A\$1684, A\$1720.1 where relevant. Structural steelwork to AS4100. Preparation of metal surfaces to AS1627. Flashing and damp-proof courses to AS2904.

TERMITE PROTECTION

Termite protection to AS3660.1. Use a physical barrier system installed by licensed installers to manufacturer's specification. Obtain all relevant certification from licensed installers to the effect that these works have been executed in accordance with the BCA, Aust. Stds and relevant codes of practice.

Decking

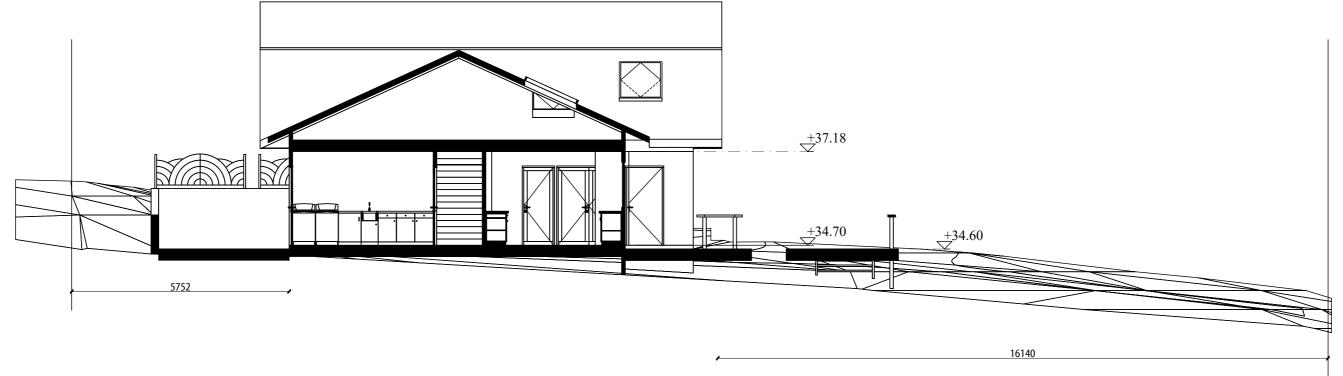
Timber deck in accordance with AS1684. Allow to fix select grade hardwood decking as supplied by Proprietor. All handling, storage, installation and finishing as recommended by the manufacturer. Allow for sufficient acclimatization prior to installation. New timber decking to AS2796.

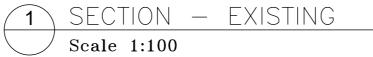
SMOKE ALARM SHALL BE INSTALLED IN ACCORDANCE WITH PART 3.7.2 BCA ABD COMPLY WITH AS 3786.

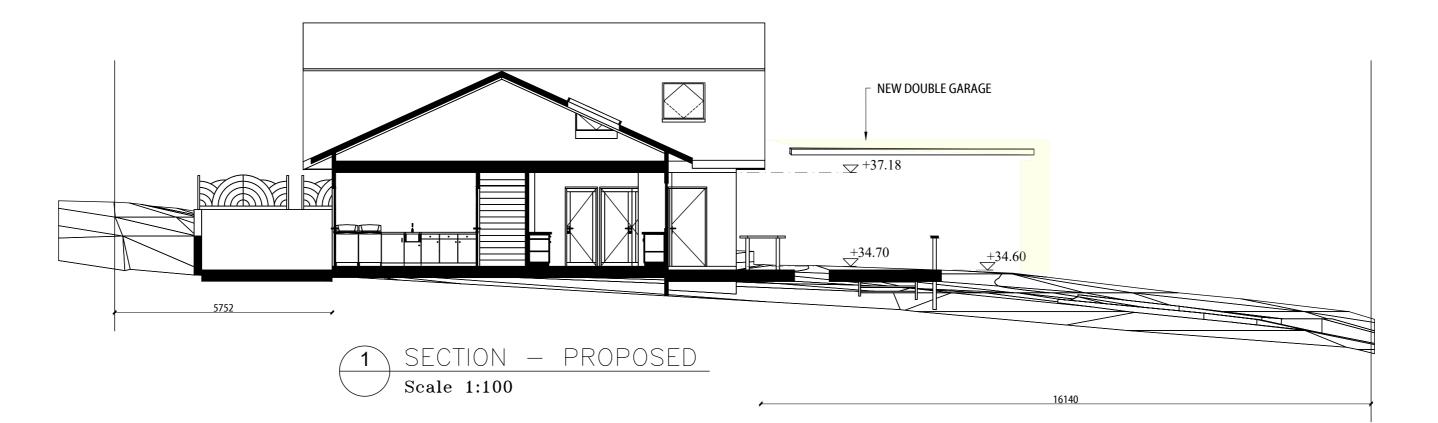
ALL ELECTRICAL WORK SHALL **BE COMPLIENT WITH** AS/NZS5033 AND AS3000.

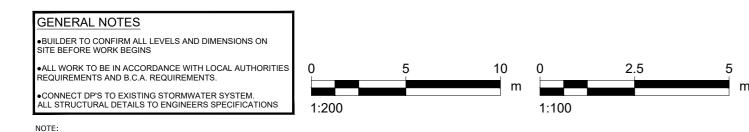
FALLS IN WET AREAS: FLOOR TILES TO BE GRADED TO WASTE AREAS AND WHERE REQUIRED. RECOMMENED RATIO OF FALL WITHIN THE SHOWER TO BE BETWEEN 1:60 & 1:100.

SANITARY PLUMBING AND DRAINAGE: SHALL BE UNDERTAKEN IN ACCORDANCE WITH LOCAL PCA AND REQUIREMENTS OF REGULATORY AUTHORITY. TO BE CARRIED OUT BY APPROPRIATLEY QUALIFIED PERSON.



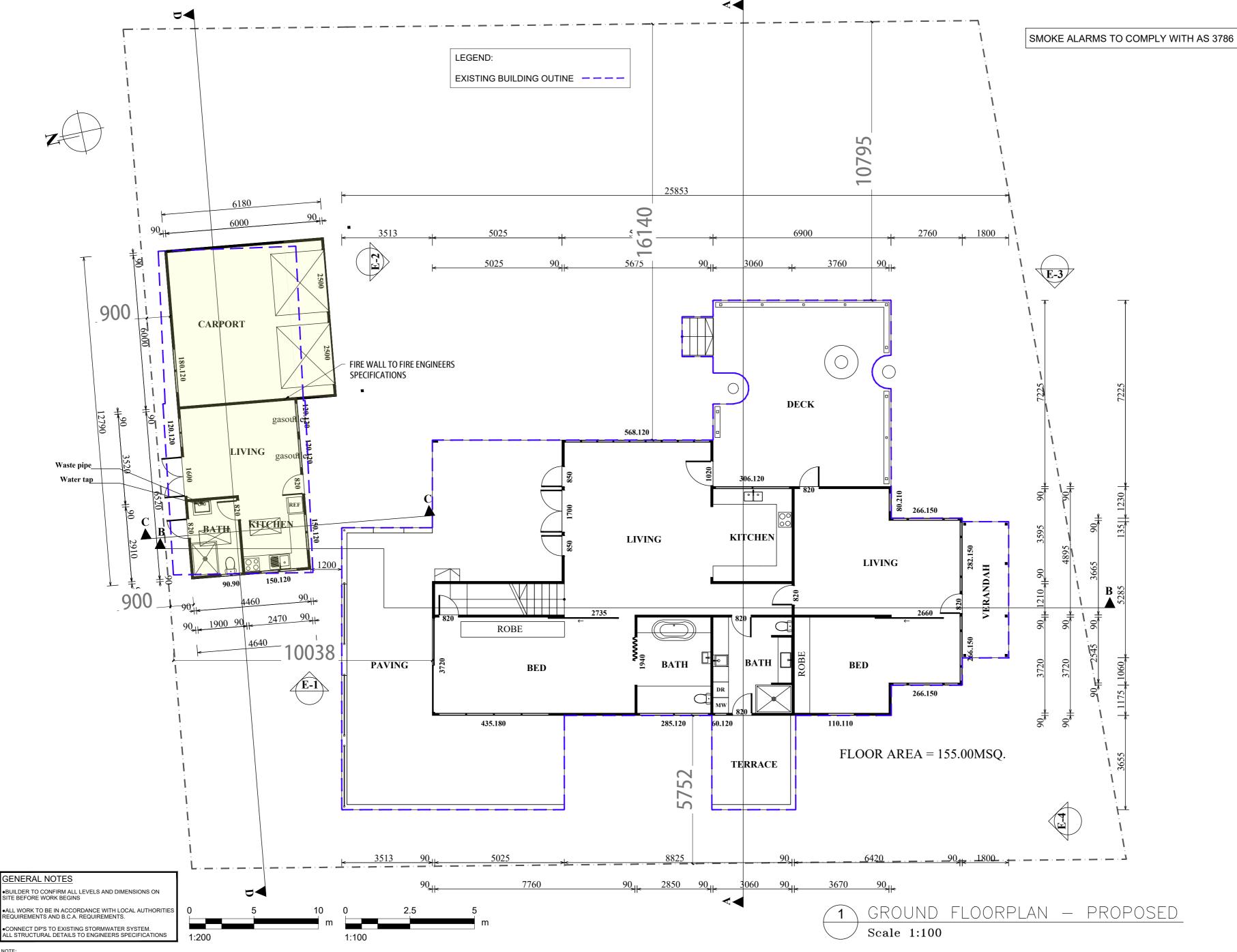






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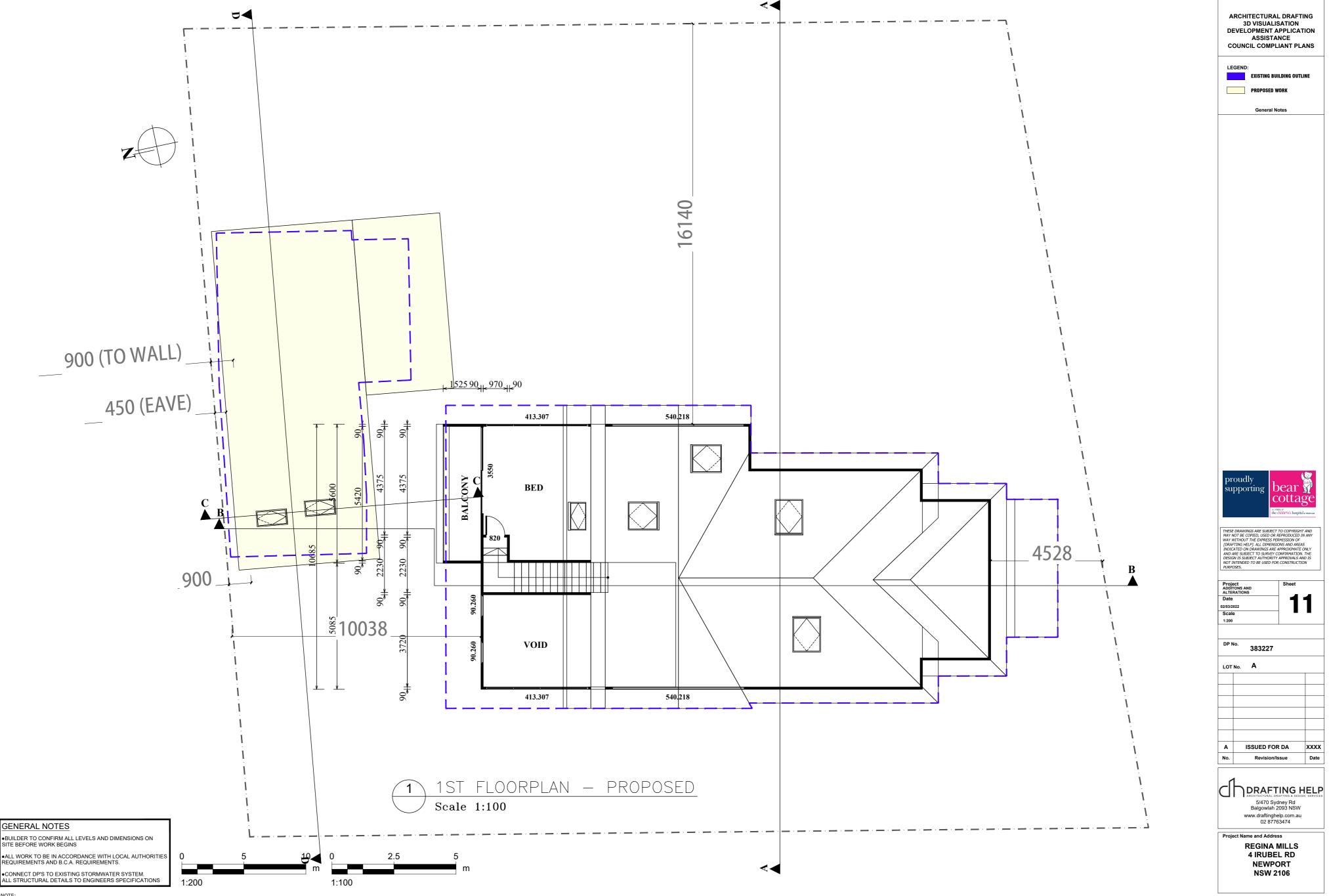




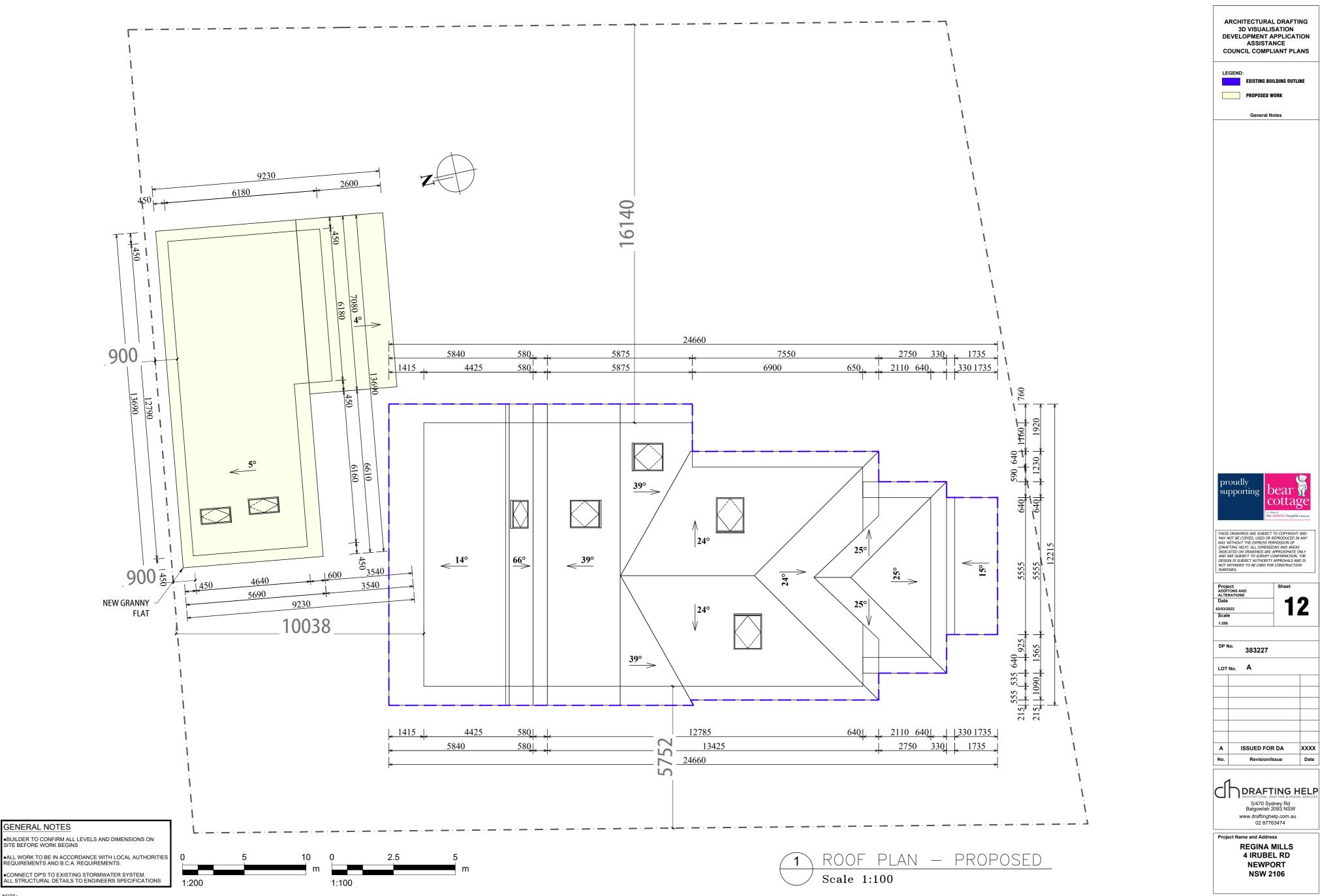
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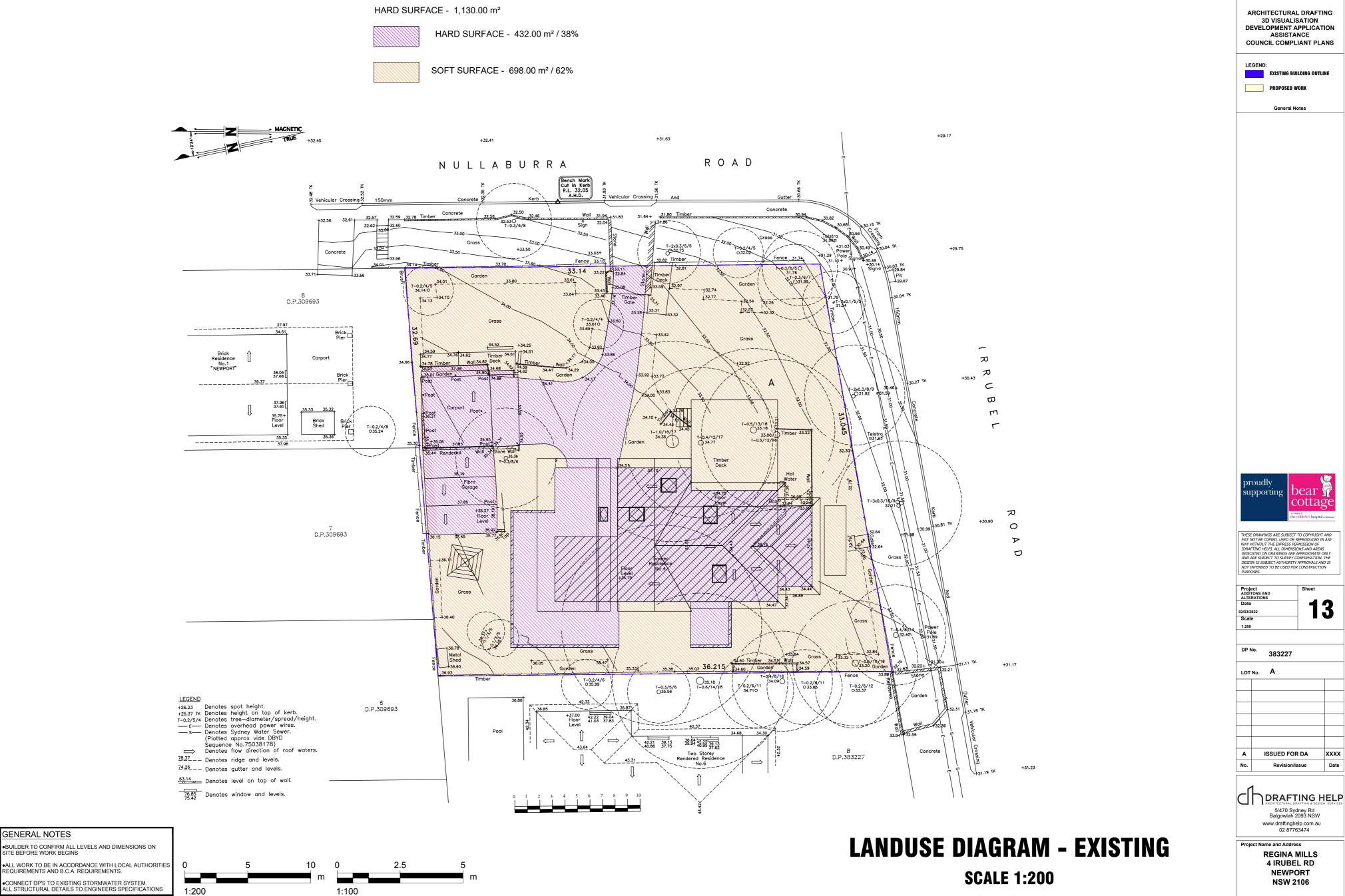




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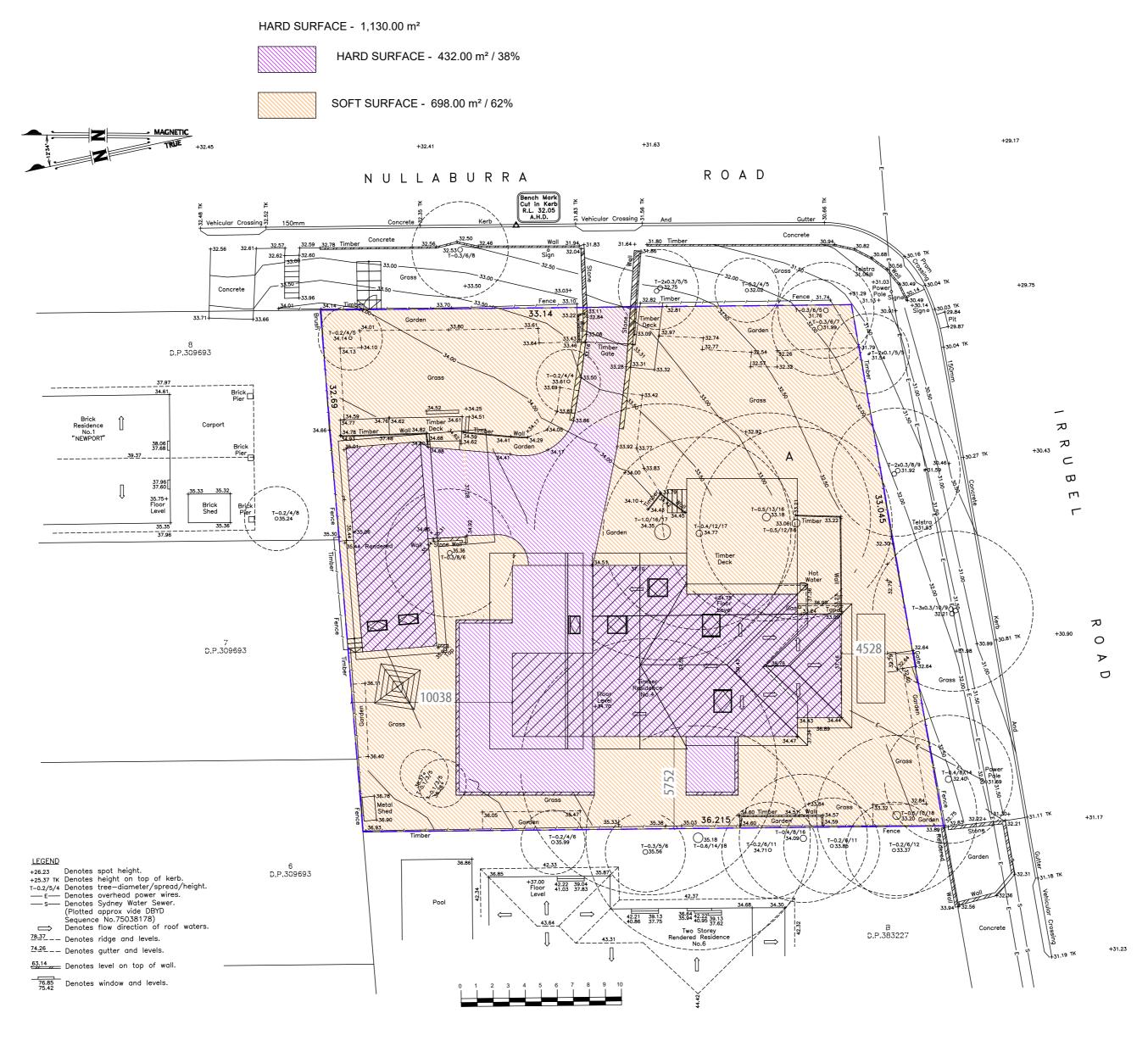
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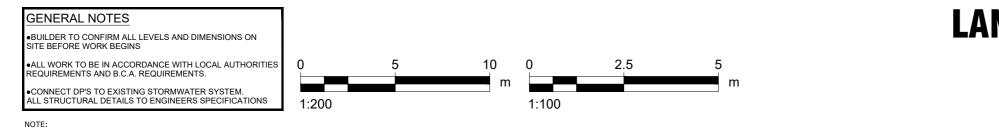


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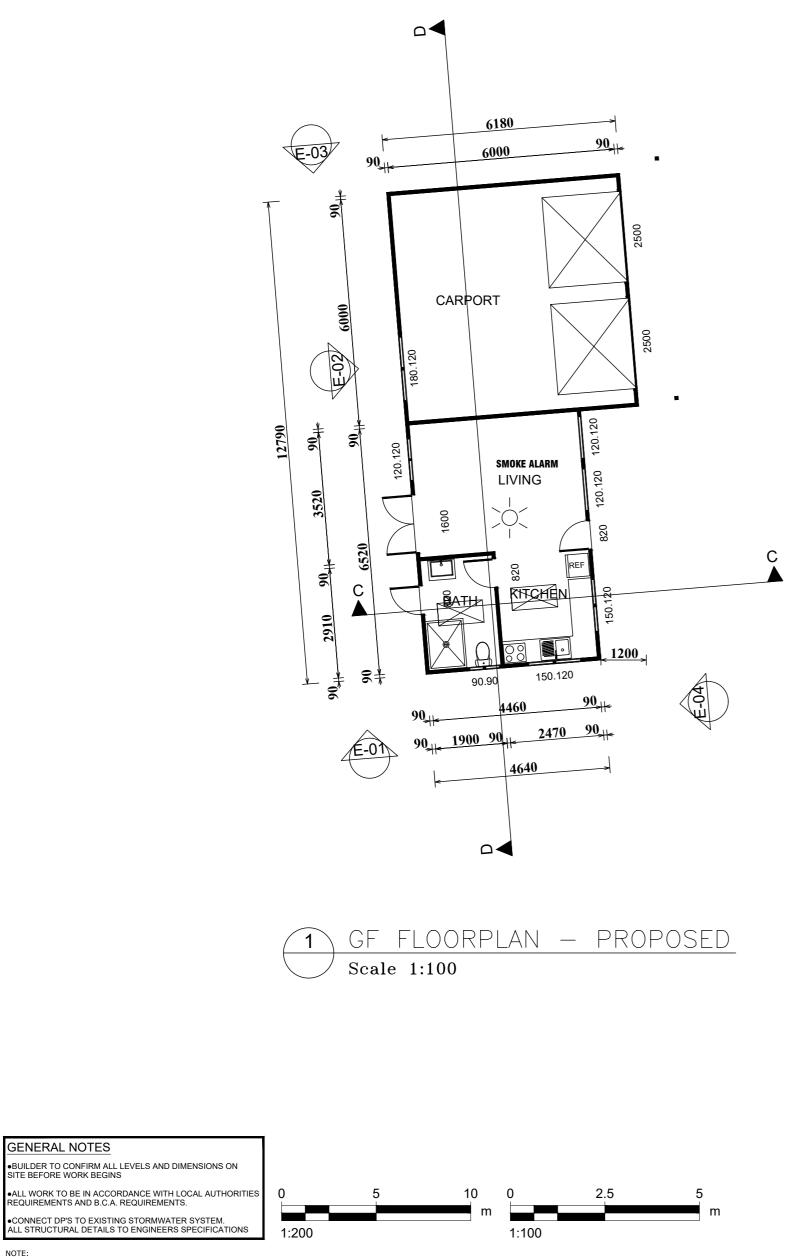


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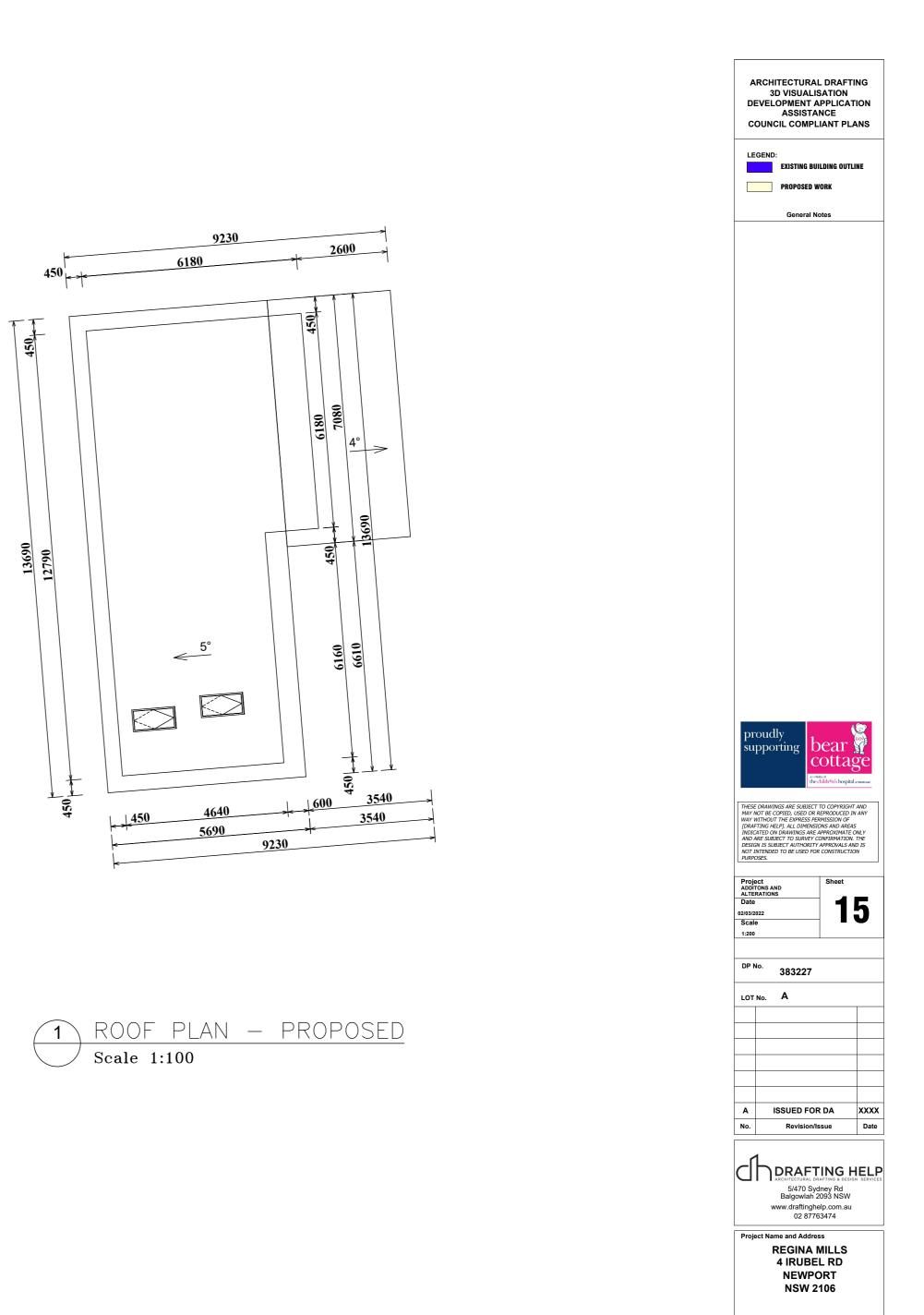
LANDUSE DIAGRAM - PROPOSED SCALE 1:200



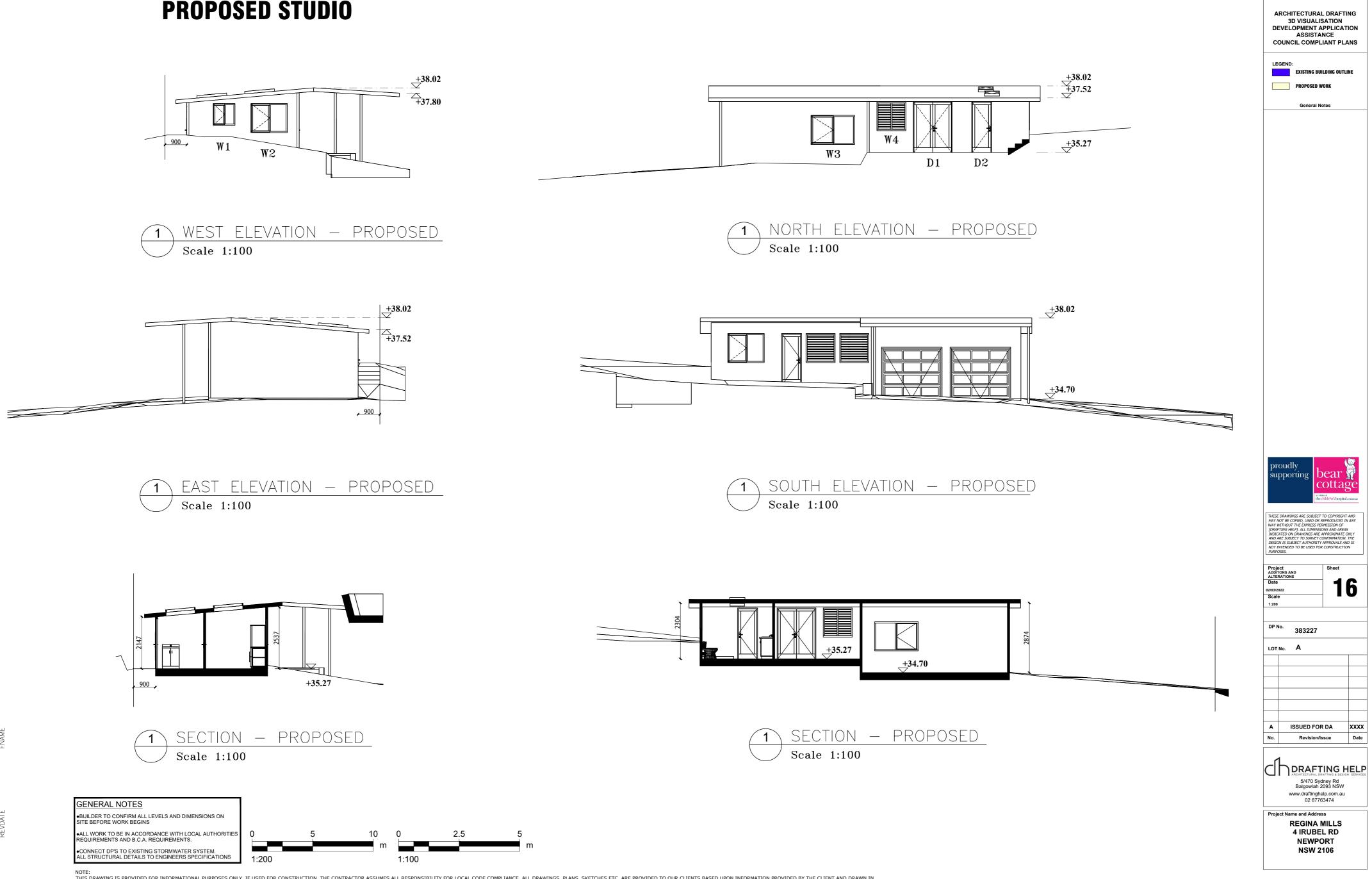


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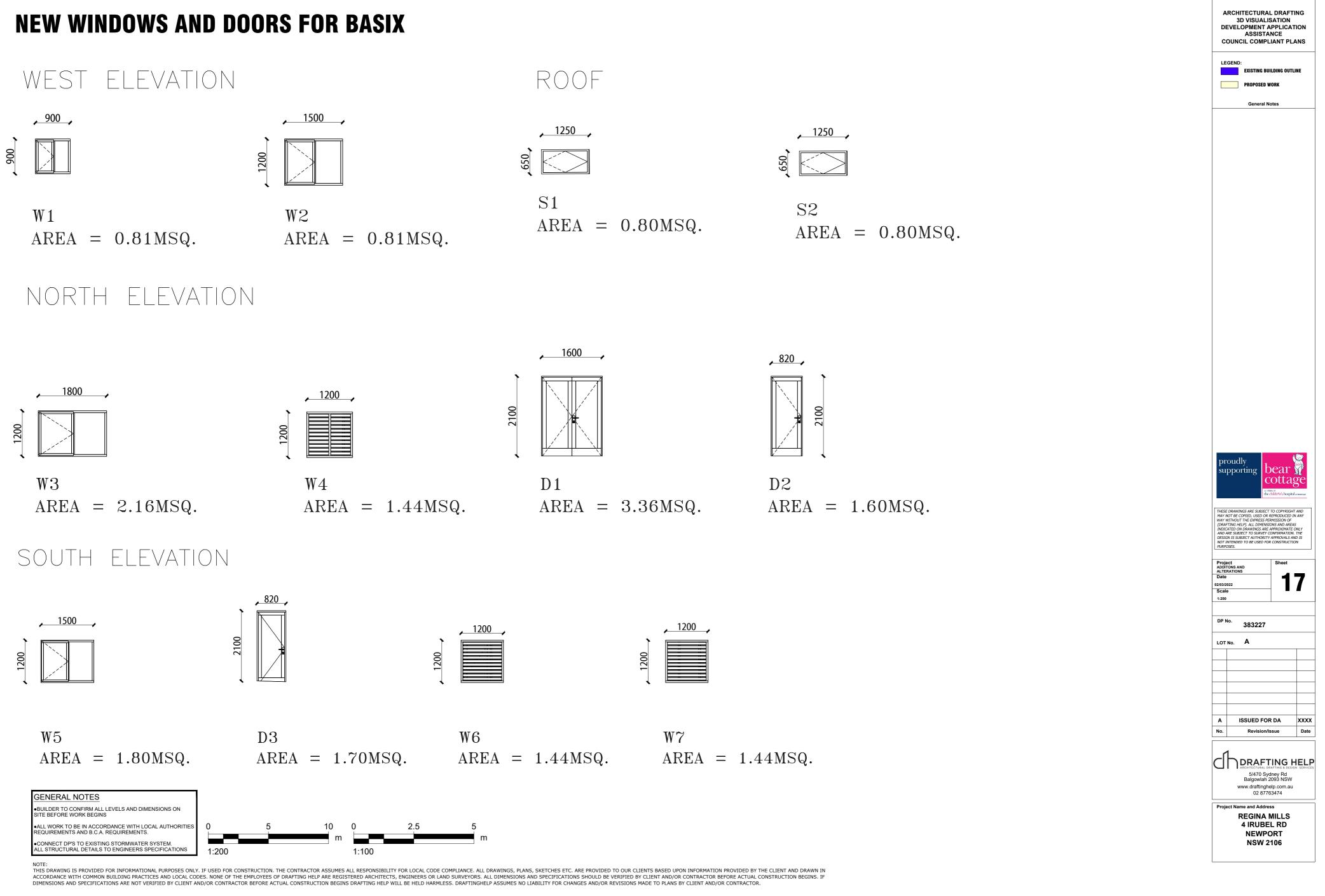
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PROPOSED STUDIO

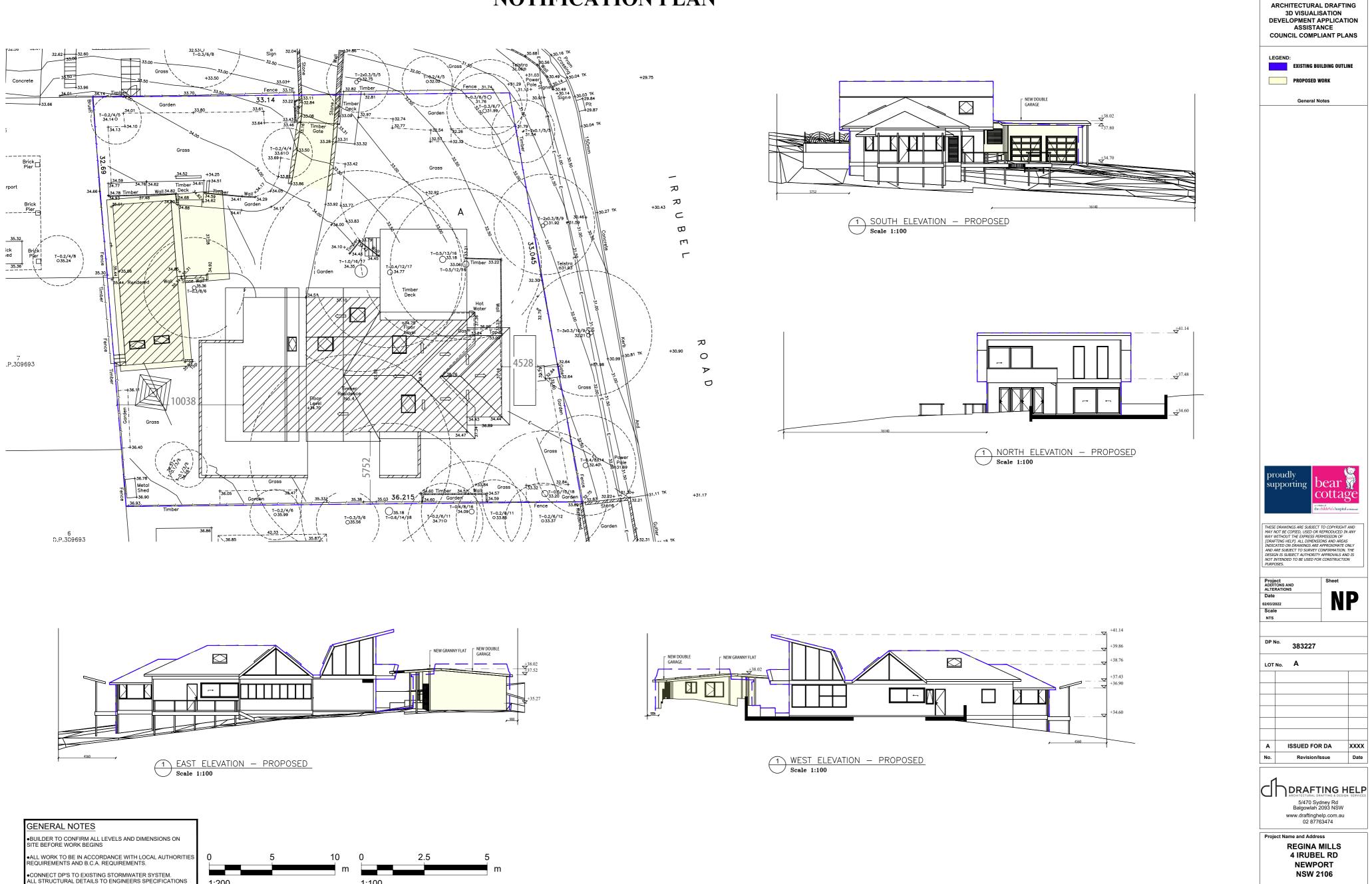


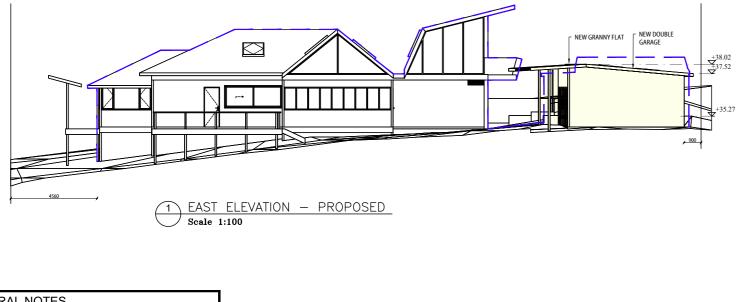
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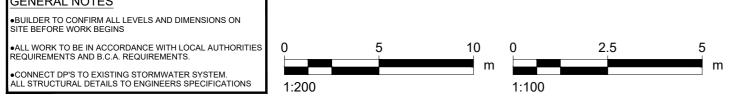


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NOTIFICATION PLAN



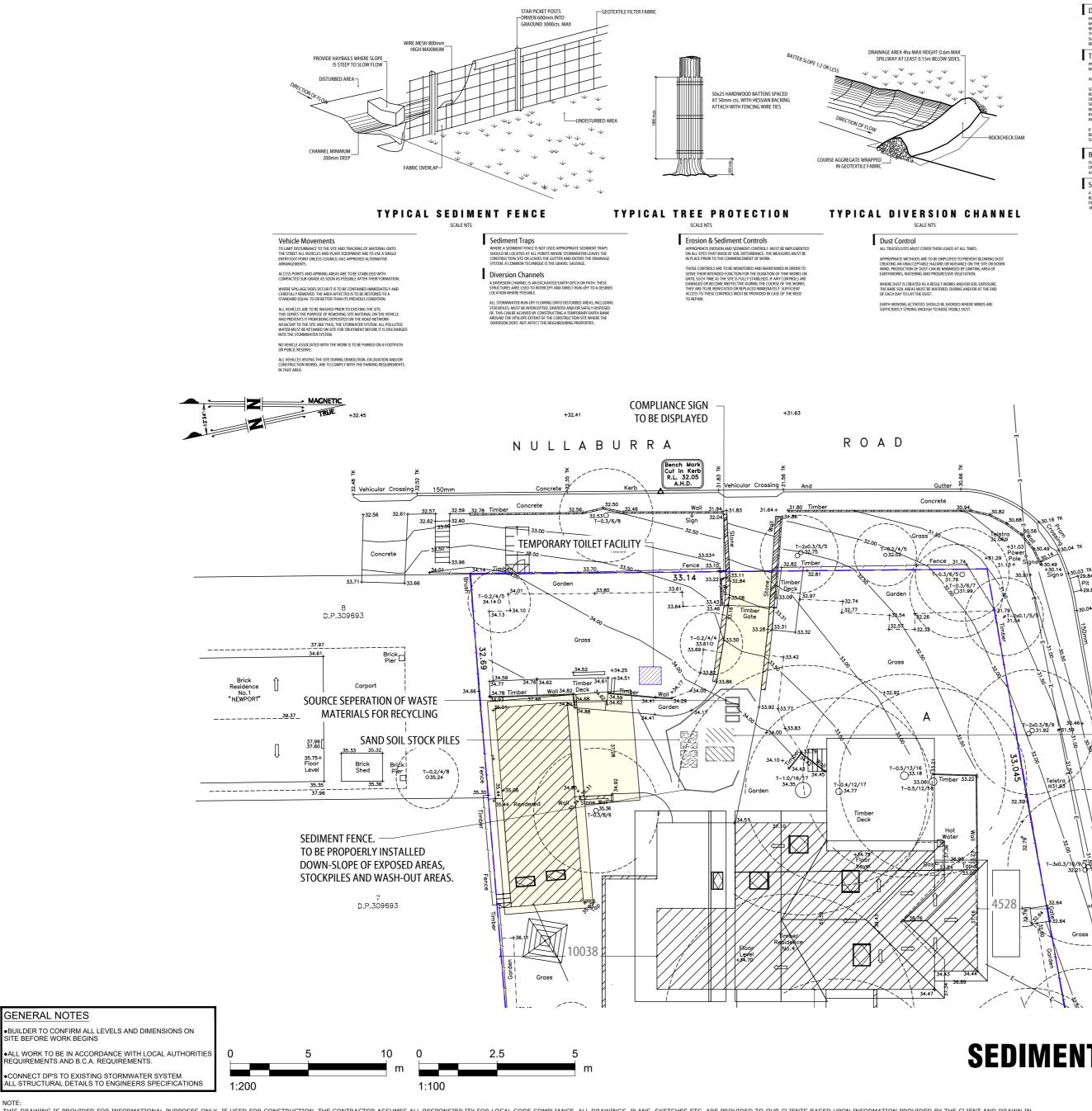




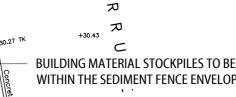
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NOTE:





WITHIN THE SEDIMENT FENCE ENVELOPE OF THE SITE.

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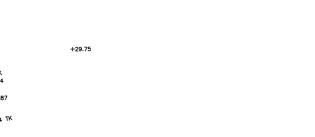
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+30.90



Designated Site Manager/Builder

Topsoil Management

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OF BUIL WUST BE NOMINATED. THE SITE MANAGER OF BUILDER WILL BE VESPONSIBLE AND LIABLE FOR ALL WORKS CARPIED OUT ON THE

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUECED BY EITHER SLASHING OR MOWING

ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FOR REUSE ON

STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTP DWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/R ROUND OR AGAINST TRE SHARUBS. MENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY

'S TOPSOIL MUST BE REASONABLY REMOVED FROM SIT

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE SOUNDARY(S)OF THE SITE, ON THE CONSTRUCTION SIDE OF THE TU ILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPIL MATERIAL ON THE SITE.

+29.17

Builidng Material Stockpiling

Sediment Fences

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SIT OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE AS WILL BE REQUIRED.

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NEWPORT

NSW 2106

ARCHITECTURAL DRAFTING 3D VISUALISATION

DEVELOPMENT APPLICATION ASSISTANCE

COUNCIL COMPLIANT PLANS

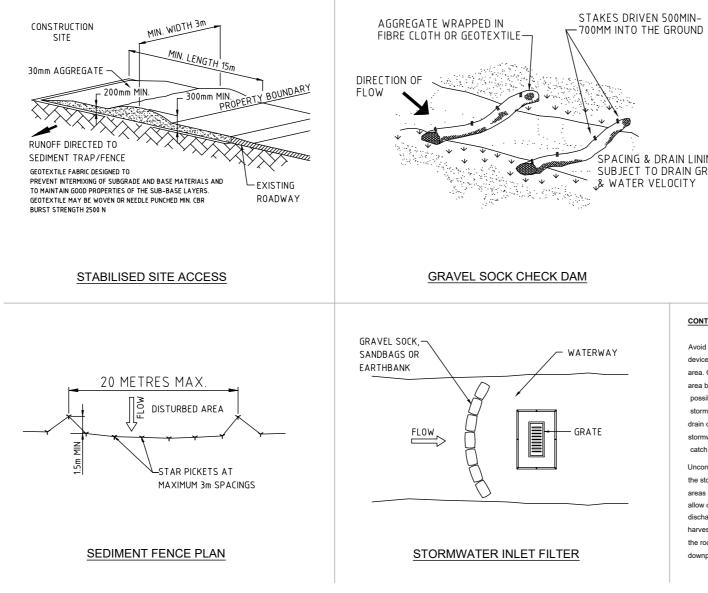
EXISTING BUILDING OUTLINE

PROPOSED WORK

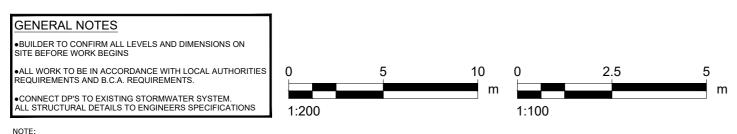
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SEDIMENT & EROSION CONTROL PLAN

SCALE 1:200



SEDIMENT & EROSION CONTROL - ADDITIONAL DETAILS TO BE FOLLOWED BY SITE MANAGER / CONSTRUCTION WORKERS

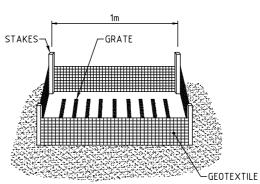


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SPACING & DRAIN LINING SUBJECT TO DRAIN GRADE



FILTER FABRIC

GEOTEXTILE STORMWATER INLET FILTER

CONTROLLING CONTAMINATION ON SITE

Avoid contamination of stormwater with sediment. Use diversion devices to reduce the volume of stormwater reaching the disturbed area. On compact urban sites avoid overland flow through the work area by installing the final stormwater drainage system as early as possible in the construction process. Before installation of the final stormwater system, install an up-slope perimeter bank and catch drain connected to a temporary drop pipe, to take uncontaminated stormwater directly to the stormwater system. On steep sites, line catch drains with turf or geotextile fabric.

Uncontaminated stormwater from the channel should discharge to the stormwater system. In some cases discharge onto non-erodable areas of land is permissible. Check with your local council. Do not allow discharge into neighbouring properties. Roof drainage must discharge to the stormwater system, unless rainwater is being harvested. Complete the final stormwater drainage system before the roof is installed. Connect using either temporary or permanent downpipes

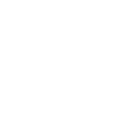
POST-CONSTRUCTION AND EROSION CONTROL

Stabilise the site as soon as possible after construction, or while the last trades are finishing, to minimise the potential for ongoing soil erosion. Turf lawns are commonly used to stabilise soil but their high water consumption can be an environmental burden. Native ground cover plants do the same thing with considerably lower water use. Avoid replacing native vegetation with turf.

Mulch (straw or other material) can be used on open garden beds to protect soil and support plant growth. Mulch spread to a depth of 75-100mm minimises soil and water loss and controls weed growth. Mulch may be less suitable on steep sites and in high wind areas. Temporary, quick germinating grasses such as rye and oats can be used to stabilise soil until slower growing plants can be established. This method is only effective after the grass seeds have germinated and established a root structure.

Semi permeable paving can be used to stabilise areas of the site. Avoid excessive use of hard surfaces that prevent stormwater being absorbed. Biodegradable erosion control mats are useful when revegetating steep slopes.

Integrate landscaping strategy with sediment control. For example, diversion channels and trenches that filter sediment can be used with rubble in the base to create a deep root planting opportunity.



ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS

EXISTING BUILDING OUTLINE

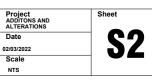
General Notes

PROPOSED WORK

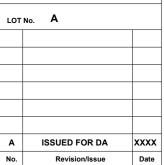
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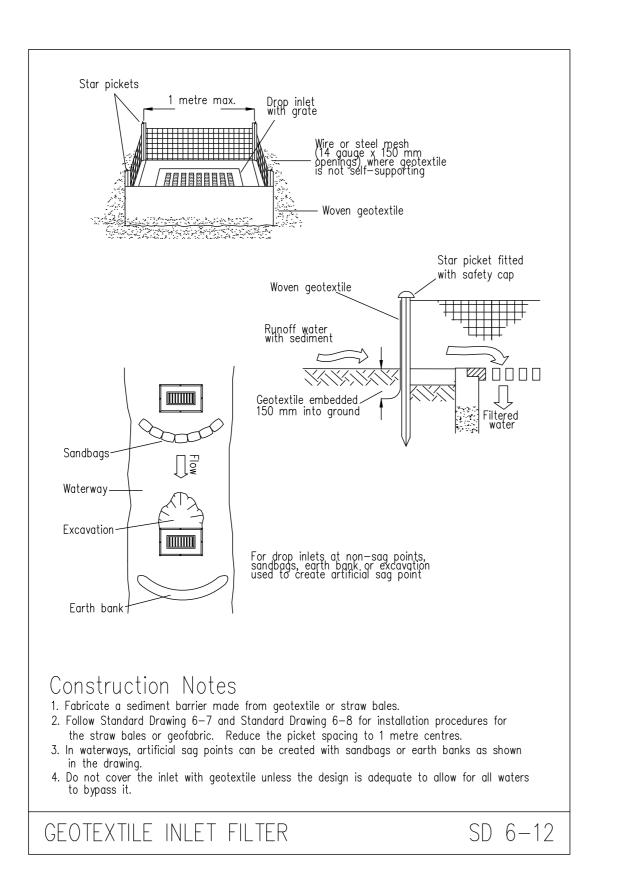


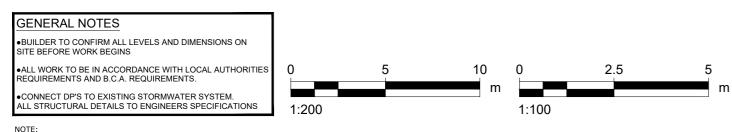
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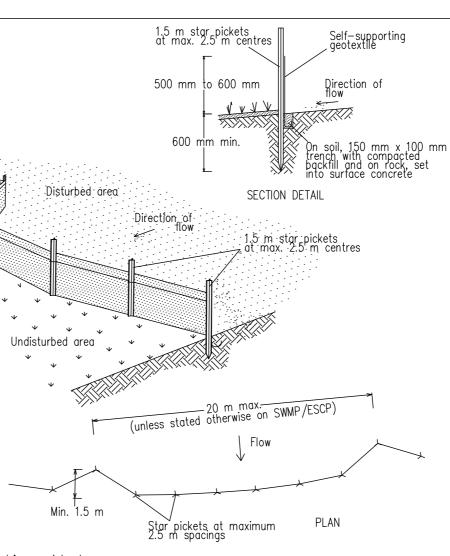


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Project Name and Addres **REGINA MILLS** 4 IRUBEL RD NEWPORT NSW 2106







Construction Notes

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1. Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event. 2. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to

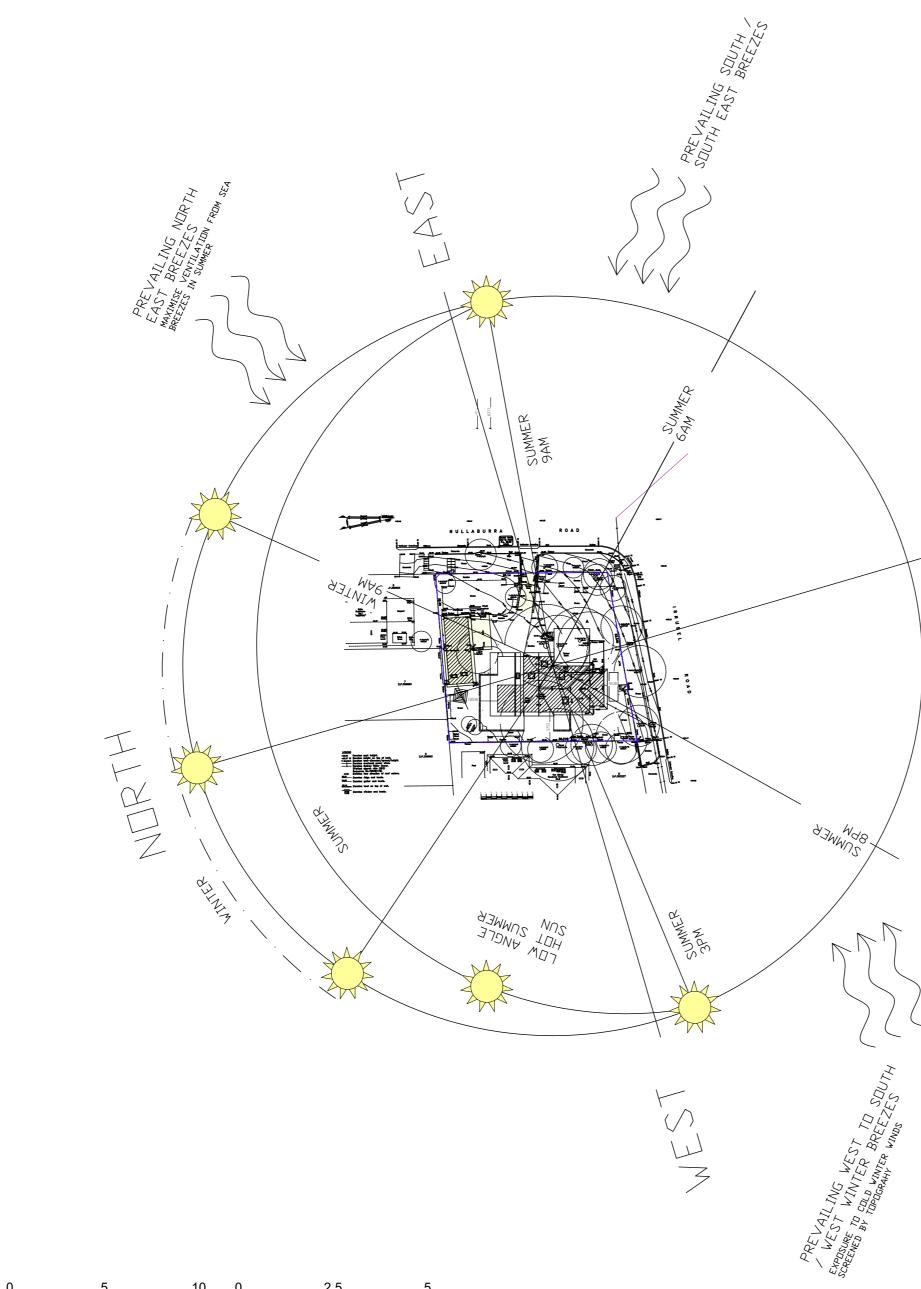
be entrenched. 3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.

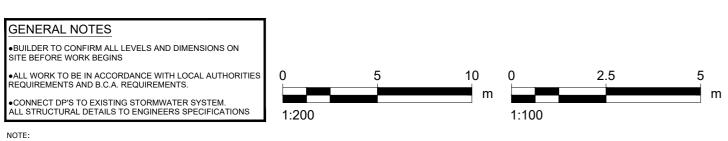
4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.

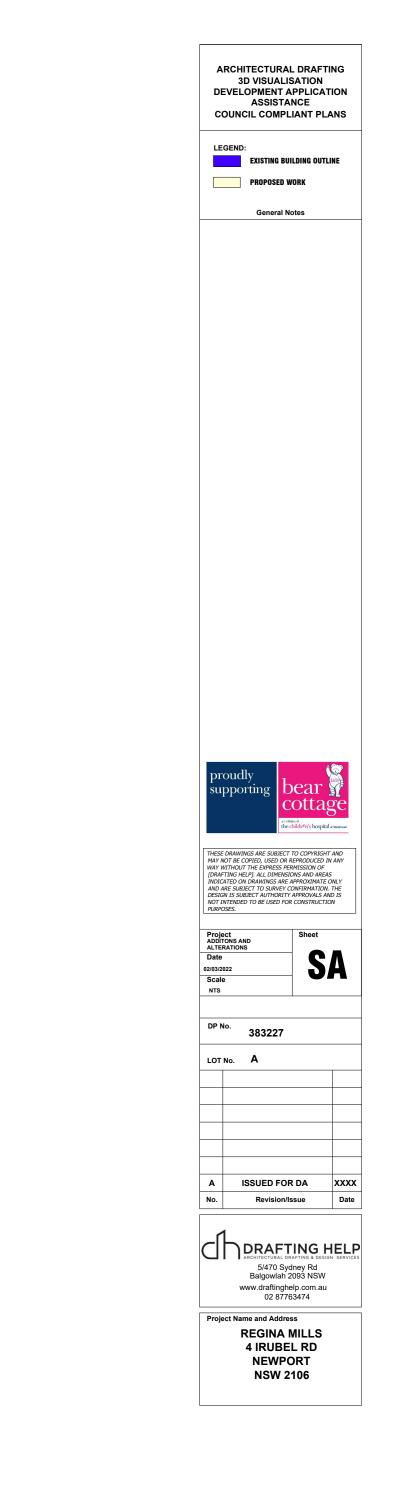
5. Join sections of fabric at a support post with a 150-mm overlap. 6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.











PREVAILING BREEZES ING SOUTHERLY SCREENED BY TOPOGRAMYER WINDS

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PRELIMINARIES

All work to comply with the Building Code of Australia, current editions of the relevant Australian Standards, and industry codes of practice.

Select, store, handle and install proprietry products or systems in accordance with the published recommendations of the manufacturer or supplier.

Dimensions and Setout

Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work. The site foreman shall be responsible for verifying all dimensions and levels prior to the commencement of the Works. In the event of discrepancies in the setout of the Works, the builder should refer to the Project Designer for clarification before proceeding.

TERMITE PROTECTION

Termite protection to A\$3660.1. Use a physical barrier system installed by licensed installers to manufacturer's specification. Obtain all relevant certification from licensed installers to the effect that these works have been executed in accordance with the BCA, Aust. Stds and relevant codes of practice.

SITE PREPARATION

Groundworks for slabs and footings to AS2870.

Demolition to AS2601. Avoid erosion, contamination and sedimentation of the site, surrounding areas and drainage systems. Limit clearing of the Site to areas to be occupied by the Works, paving and landscaping. Grub out or grind stumps of all trees to be removed from the site.

EXCAVATION

Excavate to give the levels and profiles required for construction, site services, paving and landscaping. Allow for compaction and settlement. Confirm bearing capacity for foundations is adequate. Provide even bearing surfaces for load-bearing elements including footings. Grade to ground surface externally to drain ground or surface water away from the buildings without ponding. Remove all loose material, debris and organic matter prior to placing fill, ground slabs and load-bearing elements. Compact the ground to achieve required density.

VAPOUR BARRIERS

All vapour barriers to AS2870. Provide vapour barriers below all ground concrete slabs (if required) on sand blind surface sufficient to cover hard projections. Barriers to be minimum 0.2mm thick impact resistant polyethylene film. Provide ant-caps between any brick or stone piers and sub walls and timber bearers.

SERVICE TRENCHES

Excavate trenches as required to bring all services to the Works. Trenches to be straight between manholes, inspection points and junctions where practicable, of minimum depth required to adequately accommodate relevant service. Obtain inspection approvals where relevant prior to backfilling. Backfilling to be compacted to prevent subsidence.

CONCRETE CONSTRUCTION

Concrete structures generally to A\$3600. Ground slabs and footings to A\$2870. Ready-mixed concrete to A\$1379. All reinforcement to be in accordance with Engineer's drawings and specification. Place all concrete uniformly over the width of the slab to achieve a level face. Provide construction joints as required. Compaction, curing and formwork stripping to comply with Aust. Stds and codes of practice.

TIMBER AND STEEL CONSTRUCTION

All timber framing and flooring to A\$1684, A\$1720.1 where relevant. Structural steelwork to A\$4100. Preparation of metal surfaces to A\$1627. Flashing and damp-proof courses to A\$2904.

DOORS AND WINDOWS

All doors and windows generally to A\$2047.1 as per door and window schedule. To match existing upvc system throughout. Reuse existing doors and windows as

denoted on the drawings

Install flashings, weather-bars, drips, storm moulds etc. to prevent water entering building between frames and the building structure. Install all door and window sets plumb, level, straight and true, adequately anchored and free of building loads and structural deflection.

LININGS

All plasterboard linings to AS2588, 13mm thick sheets to ceilings, 10mm thick sheets to walls. Moisture resistant plasterboard to be used in all wet areas. All fibre cement linings to AS2908.2, walls - 9mm-thick sheets, suspended soffits - 9mm-thick sheets, floors - 18mm thick sheets. All installation to AS2589.1. Linings to be fixed to framing at recommended

spacing. Ensure all linings are level, plumb, straight and true as applicable. Provide recessed edge sheets and finish flush with perforated reinforcing tape. Provide flashings, trim and sealants to effectively waterproof wet areas. Provide timber trim as detailed and where necessary to make neat junctions between components and finishes. Provide Rondo stopping bead profile to ceiling planes.

WATERPROOFING AND WET AREAS

All waterproofing to AS3740. All liquid and sheet membrane systems to be specific for their intended purpose, installed to manufacturer's specification, properly and effectively terminated at perimeters and drainage outlets. Provide certification by a credited certifier for waterproofing works prior to executing subsequent stages of Works. Provide a written guarantee for all waterproofing membranes of not less than 12 years.

TILING

All tiles to be cut to fit neatly around fixtures and fittings and at perimeters. Drill holes with damaging tile faces. Return tiles into sills, reveals, and opening. Butt up to returns, frames, fittings and other finishes. Distribute variations in hue, colour and pattern uniformly by mixing tiles or tile batches before laying. Allow beddings to set and attain working strength before opening areas to traffic. Set out tiles from the centre of floors and walls. Align joints between floors and walls where possible. Grade floor tiling even falls to floor wastes. Ensure level junctions to walls. Achieve minimum falls of 1 in 100 generally and 1 in 60 in shower wastes. Junctions between tiled floors and other materials to be finished with corrosion-resistant metal dividing strip fixed to the substrate. Do not compromise waterproof membrane. Bath cavities to be ventilated with min. 2 ventilation points.

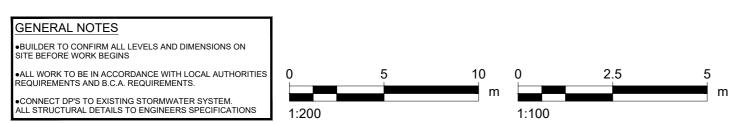
FLOOR COATINGS AND COVERINGS

Polished concrete slab to be helicoptered burnish finish to Proprietor's specification.

Timber Floor coating to be 2 - 3 coats of Bona Mega (Silk Matt), applied using a Bona Roller or applicator. A coverage rate of 8 10m² / litre should be observed. Application to manufacturers specification.

PAINTING

All painting AS2311 and paint manufacturer's specifications. Clean off marks, paint spots and stains progressively. Touch up damaged paintwork with original paint batch where possible. Refer to finishes schedule for details of painted finishes.



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Steelwork

Fabricate and erect all structural steelwork in accordance with Structural Engineer's drawings and specifications. Submit shop drawings to Designer and Engineer for approval before commencing fabrication. All welds to be free of slag. Remove all swarf from steelwork and surrounds immediately after it is deposited. All proprietry fixings to be compatible with steelwork finish. Obtain certification from Structural Engineer to the effect that these works have been executed satisfactorily.

Flooring and Decking Strip flooring to AS1684.

Particleboard sheet flooring to A\$1859.1, installed to A\$1860.

Fibre-cement flooring to A\$2908.2. New timber decking to A\$2796. Ensure building is sufficiently protected from weather prior to installing all

strip- and sheet-flooring.

Decking

Timber deck in accordance with AS1684. Allow to fix select grade hardwood decking as supplied by Proprietor. All handling, storage, installation and finishing as recommended by the manufacturer. Allow for sufficient acclimatization prior to installation.

Wall framing All framing to A\$1684.

Provide additional noggings etc. where required to fix linings, cladding, hardware, fixtures, fittings and accessories.

Provide damp proof courses under bottom plate of external clad-frame walls on slabs or dwarf masonry walls. Provide flashings to all external openings sufficient to prevent entry of moisture and wind-driven rain and other precipitation.

MASONRY CONSTRUCTION

Masonry generally to AS3700 and masonry units to AS4455. Provide ant-caps between any brick or stone piers sub walls and timber bearers.

INSULATION AND SARKING

Provide flexible membrane material normally used for waterproofing, vapour retarding or thermal reflective insulation.

All bulk insulation to A\$3742, installed to A\$3999. All sarking material to A\$4200.1.

Fit all barts tightly between framing members, and support securely. Provide vapour-permeable sarking under cladding which does not provide a permanent weatherproof seal, including boards or planks fixed in exposed locations where wind-driven rain can penetrate the joints. Apply to the outer face of external studs from top plate down over bottom plate and flashing. Run across studs and lap min. 150mm at joints. Provide roof sarking as part of roof insulation. Finish sarking at

ROOFING GUTTERING DOWNPIPES

least 50mm clear of ridges.

new 150mm half-round guttering throughout with matching support brackets as selected

new 90mm dia downpipes as shown new roof tiles (as required to rear extended roof only) to match existing installed in acc with manufacturers specifications

existing roof tiles to be carefully removed for reuse to front extended roof

ROOF PLUMBING

All roof plumbing to AS2179.1 and AS2180. All fasteners and mechanically fastened joints to be sealed with silicone sealant. Flashing projections above and through roofing with 2-part apron flashing and over-flashing, min. 100mm overlap. Allow for independent movement between roofing and projection. All cover and under-flashing materials to be electrolytically compatible with roof sheeting and rainwater goods. Provide minimum 0.48 BMT sheet steel cappings and fascias pre-formed to profiles indicated on details prior to delivery. All cappings and flashings to be in single, continuous lengths. All accessories and fixings as per sheet metal fabricator's

recommendation. All guttering and roof sheeting to achieve minimum falls as per Aust. Stds and sheet metal manufacturer's recommendation.

CABINETRY

Allow to build in and fit off all sinks and tubs, and other plumbing fixtures to be supplied by Proprietor. Allow to co-ordinate between electrical and plumbing trades during installation of all cabinetry.

ARCHITECTURAL METALWORK

All metalwork strictly to Structural Engineers specification where applicable and to Designer's details. Confirm all measurements on site before fabrication. Prefabricate components off-site where possible for on-site fixing. All work to be set into position truly plumb, square and level and secured to suit loadings in vertical and horizontal alignment.

PLUMBING DRAINAGE AND GAS INSTALLATIONS

All plumbing and drainage work strictly in accordance with AS3500. All gas installations to AS5601. Install piping in straight lines and to minimum uniform grades where required. Ensure all piping is installed to prevent vibration and

water-hammer whilst permitting thermal movement. Prevent direct contact with incompatible metals. Lines in sub-floor spaces to be min. 150mm clear of ground level. Ensure adequate access for inspection and maintenance where required.

Stormwater and Wastewater

Use temporary covers during construction to openings and keep system free of debris. Flush system clean upon completion. Connect subsoil drains to groundwater drainage system. Laundry tub, washing machine and kitchen sink to be plumbed directly into drainage lines via dedicated charged waste. Do not plumb through floor waste.

Rainwater Storage

All plumbing and drainage work strictly in accordance with A\$1273 / A\$2179 / A\$3500. First flush devices to be fitted to all downpipes. All inlets and outlets to be protected with suitable mosquito barrier.

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Gas supply to be installed to Local Authority Requirements.On completion of installation and testing, turn on isolation and control valves and purge and charge the installation.

DOMESTIC ELECTRICAL AND MECHANICAL INSTALLATIONS All domestic electrical works to AS3018.

All mechanical installations to A\$1668.

All telecommunications installations to A\$1501.8. Provide switches, outlets and plates generally in accordance with wiring diagrams. Provide control switchgear, circuit breakers and earth leakage protection devices as required. Provide for installation of exhaust fans where required, appropriate to the use and size of the rooms to be ventilated. Connect and duct ceiling grilles to suitable, rainproof exterior outlets. Install smoke alarms as required by Aust. Stds and BCA. Test all electrical installations, smoke alarms and mechanical

ventilation prior to completion.

ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS

LEGEND: EXISTING BUILDING OUTLINE

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- 4. You will pay a default interest rate on any overdue payments at the rate of 18% per annum (calculated and compounding daily). This paragraph 4 survives termination of these Terms.
- 5. You will provide Drafting Help with all assistance, documentation, information and instructions requested by Drafting Help to enable Drafting Help to perform the Services (Input). If You do not comply with this paragraph, Drafting Help may itself carry out those activities at Your cost (calculated in accordance with the rates and prices set out in the \mathbf{Q} uote).
- 6. Drafting Help will not be held responsible for any error, defect, omission, fault, inconsistency, discrepancy or ambiguity in or between the designs or documents prepared by or on behalfof Drafting Help in (or incidental to) the performance of the Services (Deliverables), to the extent caused by Your failure to comply with, or any Input provided by or on behalf of You for the purpose of, paragraph 5. This paragraph 6 survives termination of these Terms.
- 7. If Drafting Help is asked to, or is required to perform:
- a. services or activities which are different, or in addition, to the Services, You will pay Drafting Help for those services and activities; and
- b. the Services in an order or sequence, or within a period of time, which is different to what Drafting Help had originally planned to perform those Services, You will pay Drafting Help the additional costs it suffers or incurs as a result of complying with the revised order, sequence or timing,
- in accordance with the rates and prices set out in the Quote (or, where those rates or prices are not applicable, in accordance with reasonable rates and prices determined by Drafting Help).
- 8. You acknowledge and agree that the Fee is subject to change (and may be increased) where any fee, contribution, charge or third party cost increases (or a new fee, contribution, charge or third party cost is introduced) after the date Drafting Help issued the Quote.
- 9. Despite anything to the contrary (to the maximum extent permitted by law):
- a. Drafting Help excludes all terms implied by statute, in fact, at law or on any other basis;
- b. You acknowledge and agree that Drafting Help and its employees and consultants are not registered architects, engineers or surveyors;
- c. You acknowledge and agree that the Services are performed solely for Your benefit, and that no 14. The Quote and these Terms constitute the entire agreement between Drafting Help and You in

these Terms.

11. I f

15. These Terms are governed by the law in New South Wales, and each party irrevocably submits to the non-exclusive jurisdiction of courts exercising jurisdiction in New South Wales.

GENERAL NOTES •BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS 10 0 25 ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES 0 REQUIREMENTS AND B C A REQUIREMENTS • CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS 1:200 1:100

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third party will be permitted to use or rely upon the Deliverables, and Drafting Help will not be liable or responsible for any use, reliance or adaptation of the Deliverables;

- d. You acknowledge and agree that the Services and the Deliverables are subject to inherent limitations having regard to the nature and the scope of the Services, and the circumstances in which they have been commissioned and are to be delivered (and, specifically, the Deliverables are not, and are not intended to be, plans or drawings for construction and should not be used or relied upon for this purpose);
- e. You acknowledge and agree that Drafting Help is not liable or responsible for any work or services carried out or performed by any third party, including in relation to any survey, report, plan or drawing which Drafting Help relied upon, used, adopted or modified (directly or indirectly) in the performance of the Services;
- the foregoing effect;
- g, in no event will Drafting Help be liable or responsible for any claim (or cost, expense, liability, loss or damage) caused or contributed to by any act or omission of You or any third party;
- h. in no event will Drafting Help be liable or responsible for economic loss, loss of contract or goodwill, loss of profit or revenue, loss of business opportunity, loss of use, loss of reputation, loss of data, loss of production or production stoppage, financing or holding costs, increased expenses of operation or any indirect or consequential loss; and
- i. Drafting Help's total liability arising out of or in connection with the Quote, these Terms, the Services and the Deliverables will not exceed the Fee (in aggregate),
- and these limitations and exclusions will apply whether the claim is based on breach of contract, tort (including negligence), under any warranty, under any indemnity, under statute, in equity or otherwise. This paragraph 9 survives termination of these Terms.
- 10. Drafting Help will retain ownership in all intellectual property rights (including moral rights and copyright) in or arising from the Services and the Deliverables, and You (and any of Your contractors or consultants) must not do anything which may infringe any of those intellectual property rights or the intellectual property rights of third parties (and, if any infringement does arise, You will indemnify Drafting Help for any loss or liability it suffers or incurs as a result). This paragraph 10 survives termination of these Terms.
- a. You are in breach of these Terms, and You fail to rectify the breach within 14 days after being notified by Drafting Help; or
- b. the Services are not completed by [insert date] as a result or consequence of (directly or indirectly) any event or circumstance which is beyond Drafting Help's reasonable control,
- Drafting Help may (without limiting its rights at law) terminate these Terms and You will be obliged to pay the balance of the Fee to Drafting Help immediately. This paragraph 11 survives termination of
- 12. If You have any issue or concern in relation to the Services or Deliverables, You must raise those issues or concerns to Drafting Help in writing within 7 days of first becoming aware of the issue or concern. If You do not comply with this paragraph, to the maximum extent permitted by law, You will have no claim against Drafting Help (and You release and discharge Drafting Help from any such claim). This paragraph 12 survives termination of these Terms.
- 13. No provision of these Terms will be construed adversely to Drafting Help because Drafting Help was responsible for the preparation of these Terms.
- connection with the Services and the Deliverables, and prevail over and supersede all other communications or documentation entered into or exchanged between the parties.



1. Brickwork shall comply with AS 3700.

All brickwork shall be solidly bonded and laid on a full bed of 10mm, mortar with all joints filled. Wall ties spaced at 460mm. cts horizontally and 610mm. cts vertically or vice-versa and within 300mm of articulation joints, to comply with AS 2699.

2. Subfloor ventilation;

- 150mm. min. bearer to ground clearance for strip flooring.
- 200mm. min. bearer to ground clearance for sheet flooring.
- Minimum 7500mm²/Metre of external masonry veneer wall.
- Minimum 22000mm²/Metre of internal dwarf walls.
- Weep holes at max. 1200mm. centres to comply with AS 3700.

3. Damp-proof courses to be an approved waterproof cement mortar or bituminous paper placed 75mm, below floor level. A second course to be laid 1 or 2 brick courses higher.

Firebox inserts shall be installed in accordance with manufacturers specifications and in accordance with AS 2918.

5. Top soil and all organic matter to be removed from under where a concrete slab-on-ground is to be poured.

6. Structural steel and concrete to comply with the Structural Engineer's design and computations and shall take precedence over instructions on this plan.

7. Reinforced concrete to be min. 25MPa. complying with AS 2870 - 1996, (unless directed otherwise by structural Engineer) and;

- Trench mesh for concrete footings to be lapped a min. 500mm. and have a top and/or bottom cover of min. 50mm, unless directed otherwise by Engineer. - Fabric mesh to be lapped a minimum of 225mm. and have a minimum top and/or bottom cover of 25mm, unless directed otherwise by Engineer.

8. Excavation of trenches for footings, drainage, sewerage, etc., to be in

accordance with the requirements of the local Controlling Authorities.

9. Smoke detectors to comply with AS 3786 and must also comply with the BCA 3.7.2.

10. Safety switches to be installed to the requirements of the local Controlling Authority.

11. All glazing to comply with AS 1288-2006.

From information provided, the design wind speed is N3 (41m/s).

13. No part of any building to encroach Site or Title boundaries.

14. Provide Bush fire preventative measures where required by local Council.

15.Stair design:

- Risers	190mm. Maximum
	115mm. Minimum
- Treads	355mm. Maximum
	240mm. Minimum

- Risers and Treads to be constant in size throughout the flight.

- Ensure gap between treads does not exceed 125mm. or provide infills to block access if larger.

- Min. 2000mm. vertical head clearance when measured from the nosing of the tread.
- Stair to be min. 750mm, wide when measured clear of all obstructions. - Handrail to be a constant minimum 865mm high above the nosing of treads and minimum 1000mm, high above all landings, balconies and the like that
- exceed 1000mm, above the finished adjacent ground or floor level. - Balusters and rails, etc., to have max. spacing of 125mm.
- Wire balustrading to comply with Table 3.9.2.1 of the BCA.

Figured dimensions shall always take precedence over scale.

17. Termite prevention works must be in accordance with AS 3660.1 - 2000.

18. For buildings in close proximity to the sea, ensure that all steelwork, brick cavity ties, steel lintels, etc. that are embedded or fixed into masonry, be protected in accordance with AS 1650 or AS 3700-1988 Table 2.2, hot dipped galvanised iron, stainless steel or cadmium coated.

19. The Builder to take all measures necessary to ensure the stability of new and/or existing structures during construction and generally ensure the watertightness of all works during construction.

20. These plans have been prepared for the exclusive use of the customer and only for the purpose expressly notified to the author. Any other person who uses or relies on these plans without the written consent of Avalon Granny Flats does so at their own risk and no responsibility is accepted by Avalon Granny Flats for such use and/or reliance.

21, DO NOT SCALE OFF DRAWINGS.

The Owner/Builder and/or subcontractor to confirm all dimensions, setbacks and levels prior to commencing construction, ordering materials or preparing shop drawings and shall be responsible for ensuring that all building works conform to the Building Code of Australia, AS codes (current editions) Building regulations, local by-laws and Town Planning requirements. All discrepancies must be referred to this office for clarification.

22. COPYRIGHT WARNING.

This plan is the exclusive property of Avalon Granny Flats and must not be used, reproduced or copied, wholly or in part. Any infringement of the Copyright will result in legal action being taken against both the Owner and/or Builder.

23. These notes are neither exhaustive nor a substitute for regulations, statutory requirements, building practice or contractual obligations and unless expressly stated otherwise, are provided only as a guide. No responsibility is accepted for their use.



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ARCHITECTURAL D 3D VISUALISA DEVELOPMENT APP ASSISTANC COUNCIL COMPLIA	TION PLICATI E	ION	
LEGEND: Existing Buildi	NG OUTLI	NE	
PROPOSED WOR	C		
General Notes	3		
THESE DRAWINGS ARE SUBJECT TO O MAY NOT BE COPIED, USED OR REPR IDICATED ON DRAWINGS ARE APPR AND ARE SUBJECT TO SURVEY CONF DESIGN IS SUBJECT AUTHORITY APP	COPYRIGHT A CODYRIGHT A CODUCED IN SION OF AND AREAS OXIMATE O.	AND ANY NLY THE	
NOT INTENDED TO BE USED FOR COL PURPOSES.			
Project S ADDITONS AND ALTERATIONS	heet		
ALTERATIONS Date D2/03/2022 Scale NTS	N	3	
DP No. 383227			
LOT No. A			
A ISSUED FOR D. No. Revision/Issu		XXXX Date	
ARCHITECTURAL DRAFTING & DEBIGN SERVICES 5/470 Sydney Rd Balgowlah 2093 NSW www.draftinghelp.com.au 02 87763474			
Project Name and Address REGINA MII 4 IRUBEL NEWPOR NSW 210	RD T		

Description of project

Project address	
Project name	4 Irrubel Road Newport 2106
Street address	4 Irrubel Road Newport 2106
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 383227
Lot no.	A
Section no.	-
Project type	
Project type	separate dwelling house - secondary dwelling
No. of bedrooms	1
Site details	
Site area (m²)	1126
Roof area (m²)	39
Conditioned floor area (m2)	22.8
Unconditioned floor area (m2)	5.5
Total area of garden and lawn (m2)	15
Roof area (m2) of the existing dwelling	302
No. of bedrooms in the existing dwelling	3

Assessor number	DMN/17/1795	
Certificate number	DJPPGQB807	
Climate zone	56	
Area adjusted cooling load (MJ/m².year)	26	
Area adjusted heating load (MJ/m².year)	40	
Ceiling fan in at least one bedroom	Yes	
Ceiling fan in at least one living room or other conditioned area	Yes	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	V Pass	Target Pass
Energy	✓ 50	Target 50

Schedule of BASIX commitments

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

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		~	~
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		~	~
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		~	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		~	
Alternative water		·	
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 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 58 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:			
 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.) 		v	¥

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check			
imulation Method						
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.						
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 even 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.	~	~	~			
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	¥	~	~			

well construction	l i i i i i i i i i i i i i i i i i i i	Area				
GENERAL NOTES		All or part of floor a	area squa	re metres		
•BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS						
• ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.	0	5	10 m	0	2.5	5 m
•CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS	1:200			1:100		

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Energy Commitments

Hot water

The applicant must install the following hot wate instantaneous with a performance of 5.5 stars.

Cooling system

The living areas must not incorporate any cooli

The bedrooms must not incorporate any cooling

Heating system

The living areas must not incorporate any heati

The bedrooms must not incorporate any heatin

Ventilation

The applicant must install the following exhaust At least 1 Bathroom: individual fan, ducted to

Kitchen: no mechanical ventilation (ie. natural

Laundry: natural ventilation only, or no laundry

Artificial lighting

The applicant must ensure that the "primary typ following rooms, and where the word "dedicate light emitting diode (LED) lamps:

· at least 1 of the bedrooms / study;

the kitchen;

Energy Commitments

· all bathrooms/toilets;

Natural lighting

The applicant must install a window and/or sl

The applicant must install a window and/or sk

Other

The applicant must install a gas cooktop & ga

The applicant must construct each refrigerato

definitions.

The applicant must install a fixed outdoor clot

	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
rater system in the development, or a system with a higher energy rating: gas 's.	~	¥	4
oling system, or any ducting which is designed to accommodate a cooling system.		¥	~
ling system, or any ducting which is designed to accommodate a cooling system.		¥	~
ating system, or any ducting which is designed to accommodate a heating system.		~	~
ting system, or any ducting which is designed to accommodate a heating system.		¥	~
ust systems in the development:			
to façade or roof; Operation control: manual switch on/off		¥	v
ral); Operation control: n/a		~	v
dry; Operation control: n/a		~	v
		·	
type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the ted" appears, the fittings for those lights must only be capable of accepting fluorescent or	r		
		~	-
		~	-
		~	v

	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
		>	~
skylight in the kitchen of the dwelling for natural lighting.	~	~	v
skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	~	×	v
gas oven in the kitchen of the dwelling.		>	
tor space in the development so that it is "well ventilated", as defined in the BASIX		¥	
othes drying line as part of the development.		~	
			-

ARCHITECTURAL DRAFTING 3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE COUNCIL COMPLIANT PLANS							
LEGEND: EXISTING BUILDING OUTLINE PROPOSED WORK General Notes							
proudly supporting bear is cottage							
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Project ADDITONS AND ALTERATIONS Date 12/22019 Scale							
NTS DP No. 883656							
LOT No. 1							
A ISSUED FOR DA XXXX No. Revision/Issue Date							
ARCHITECTURAL DRAFFING HELP ARCHITECTURAL DRAFFING & DESIGN SERVICES 5/470 Sydney Rd Balgowlah 2093 NSW www.draftinghelp.com.au 02 87763474							
02 87763474 Project Name and Address ROGER YEXLEY 19 BRENTWOOD PLACE FRENCHS FOREST NSW							

[·] at least 1 of the living / dining rooms;

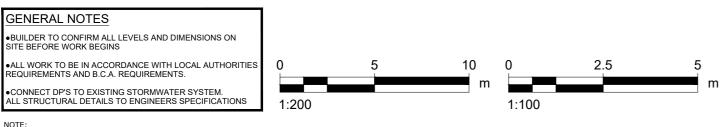


The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au. State and territory variations and additions to the NCC may also apply.

C lower limit SHGC upp 0.54 0.48 0.56 ibstitution tolerance ran C lower limit SHGC upp U-value* SHGC No Data

Window and glazed door Schedule

Location	Window ID	Window no.	Height (mm)		Window type	Opening %	Orienta
Bathroom	ALM-001-01 A	D2	2100	820	casement	0.09	NNE



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DJPPGQB807 NatHERS Certificate

5 Star Rating as of 11 Mar 2022

Certificate Check

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

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? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol. 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

1. Modelled without downlights. Dwelling will include sealed downlights that do not interrupt the ceiling insulation. Therefore no impact on the NatHERS rating.

Window and glazed door type and performance

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	SHGC
ALM-001-01 A	Aluminium A SG Clear	6.7	0.57	(
ALM-003-01 A	Aluminium A DG Air Fill Clear-Clear	4.8	0.51	1
ALM-004-01 A	Aluminium B DG Air Fill Clear-Clear	4.8	0.59	1
Custom* windows	i			
				Sub
Window ID	Window description	Maximum U-value*	SHGC*	SHGC

ID	Window description
a Available	

ROTAL	DJPPGQB807 Nat	HERS Certificate	5 Star Ra	ting as of 11 I	Mar 2022			HOUSE
	Bathroom	ALM-003-01 A	W1 90	009 00	sliding	45.0	WNW	No
check the accuracy of	Kitchen/Living	ALM-003-01 A	W2 12	00 1500	sliding	45.0	WNW	No
's rating.	Kitchen/Living	ALM-001-01 A	W7 12	00 1200	louvre	90.0	SSW	No
	Kitchen/Living	ALM-001-01 A	W6 12	00 1200	louvre	90.0	SSW	No
on the front page?	Kitchen/Living	ALM-004-01 A	D3 21	00 820	casement	90.0	SSW	No
that matches this	Kitchen/Living	ALM-004-01 A	W5 21	00 1500	sliding	45.0	SSW	No
	Bedroom 1	ALM-001-01 A	W4 12	00 1200	louvre	90.0	NNE	No
the stamped plans or	Bedroom 1	ALM-004-01 A	D1 21	00 1600	casement	90.0	NNE	No
	Roof window	type and perf	formance value	è				
e, of the window shown cil (AFRC) protocol.	Default* roof window	5				Subs	titution tok	
				Maximum				erance ranges
door" between the	Window ID	Window descri	iption	U-value*	SHGC*	SHGC lo	wer limit	SHGC upper lim
led in the assessment	No Data Available							
	Custom* roof window	vs						
-floor apartment is						Subs	titution tole	erance ranges
	Window ID	Window descri		Maximum U-value*	SHGC*	SHGC lo	wer limit	SHGC upper lim
?	Velux:VEL-011-02 V		xed Skylight DG 3mm mm Argon Gap / 3mm		0.24	0.	23	0.25
iling insulation.	Roof window	schedule			Area		Outdoo	r Indoor
	Location	Window ID	Window no.	Openin		Orientation		shade
	Bathroom	Velux:VEL-011	I-02 W SK1	0.0	0.8	N	None	Yes
	Kitchen/Living	Velux:VEL-011	1-02 W SK2	0.0	0.8	N	None	Yes
bstitution tolerance ranges								
lower limit SHGC upper limit	Skylight type Skylight ID	and performa	nce	Skylight d	lescription			
0.54 0.6	No Data Available							
0.48 0.54								
0.56 0.62	Skylight sche	dule						
bstitution tolerance ranges	Location	Skylight ID	Skylight No.	Skylight shat length (mm)		ent- Outdoo on shade	or Diffuser	Skylight shaft reflectance
	No Data Available							
lower limit SHGC upper limit	External door		Height (mm)	Width (mm		Opening %	Orion	tation
	No Data Available		sealar (unit)	maar (min	1	opening w	Unen	
Window shading g % Orientation device*	External wall	type				_		
NNE No	Wall ID Wall type			Solar absorptanc	Wall shade e (colour)	e Bulk insulat	tion (R-valu	Reflectiv ue) wall wra

EXISTING BUILDING OUTLINE PROPOSED WORK General Notes oroudly bear upportin cottage THESE DRAWINGS ARE SUBJECT TO COPYRIGHT AND MAY NOT BE COPIED, USED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESS PREMISSION OF [DRAFTING HELP]. ALL DIMENSIONS AND AREAS INDICATED ON DRAWINGS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY CONFIRMATION. THE DESIGN IS SUBJECT AUTORITY APPROVALS AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. Project ADDITONS AND ALTERATIONS **B2** 12/2/2019 Scale NTS DP No. 883656 LOT No. 1 Α ISSUED FOR DA XXXX No. Date Revision/Issue CDRAFTING HELP 5/470 Sydney Rd Balgowlah 2093 NSW www.draftinghelp.com.au 02 87763474 Project Name and Address ROGER YEXLEY **19 BRENTWOOD PLACE** FRENCHS FOREST NSW

ARCHITECTURAL DRAFTING **3D VISUALISATION**

DEVELOPMENT APPLICATION ASSISTANCE

COUNCIL COMPLIANT PLANS

LEGEND

D	JPPG	QB807 NatHERS Certificate	5 Star Rating as of 11 M	1ar 2022		HOUSE	
	1	FC - Fibro Cement R2.7	0.3	Light	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.7)	No	
	2	RW - Earth Retaining Wall + plasterboard	0.5	Medium		No	_

0.5

Medium

External wall schedule

3 Party walls - FireratedPartywallR0

Location	Wall ID	Height (mm)		Orientation	Horizontal shading feature [*] maximum projection (mm)	Vertical shading feature (yes/no)
Bathroom	1	2100	1533	NNE	550	Yes
Bathroom	2	300	1362	NNE	0	Yes
Bathroom	1	1800	1362	NNE	550	No
Bathroom	2	500	1902	WNW	0	No
Bathroom	1	1700	1902	WNW	550	No
Kitchen/Living	3	2400	2662	ESE	0	No
Kitchen/Living	1	2100	2484	WNW	550	Yes
Kitchen/Living	2	300	2484	WNW	0	No
Kitchen/Living	1	2500	6488	SSW	1221	No
Bedroom 1	1	2100	3501	NNE	550	Yes
Bedroom 1	3	2200	1728	ESE	0	No

Internal wall type

Wall ID Wall type 1 Int - IntR2.7

Basic Floors - CSOGR2.3

18.9 Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.7)

R2.3

Timber

Floor type

		Area	Sub-floor	Added insulation		
Location	Construction		ventilation	(R-value)	Covering	
Bathroom	Basic Floors - CSOGR2.3	5.5	Enclosed	R2.3	Tiles	
Kitchen/Living	Basic Floors - CSOGR2.3	16.8	Enclosed	R2.3	Timber	

Area (m²) Bulk insulation

6 Enclosed

Ceiling type

Bedroom 1

Location	Construction material/type			sulation R-value (ma de edge batt values)	y Reflective wrap*
Bathroom	Plasterboard			R5.3	No
Kitchen/Living	Plasterboard			R5.3	No
Bedroom 1	Plasterboard			R5.3	No
Ceiling pene	etrations*	Quantity	Туре	Diameter (mm)	Sealed/unsealed
Bathroom		1	Exhaust Fans	200	Sealed

Ceiling fans

\frown DJPPGQB807 NatHERS Certificate 5 Star Rating as of 11 Mar 2022 Location Quantity Diameter (mm) Kitchen/Living 900 1 900 Bedroom 1 1 Roof type Added insulation (R-value) Solar absorptance Roof shade Construction Framed:Flat - Flat Framed (Metal Deck) 0.0 0.7 Dark

DJPPGQB807 NatHERS Certificate

Explanatory Notes

About this report

No

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the foorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and cellings), 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 certificate should be contacted. and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a Disclaimer home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. NatHERSAdministrator. However the content of each individual For example, the number of occupants and personal heating or cooling oertificate is entered and created by the assessor to create a NatHERS 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 The predicted annual energy load in this NatHERS Certificate is an 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 climate. 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

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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.

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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

5 Star Rating as of 11 Mar 2022

The format of the NatHERS Certificate was developed by the Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the

In the National Construction Code. Homes that are energy efficient use estimate based on an assessment of the building by the assessor. It is less energy, are warmer on cool days, cooler on hot days and cost less 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 NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local

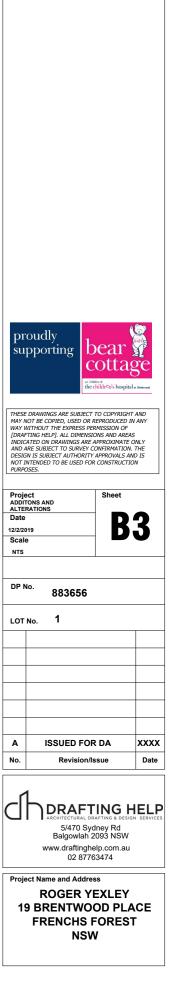
> Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the

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.
Celling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, 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.
Conditioned	a zone within a dweiling that is expected to require heating and cooling based on standard occupancy assumptions. In some discumstances 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.
Entrance door	these signify ventilation benefits in the modeling software and must not be modeled 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).
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 - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	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.



THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE, ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

DJPPGQB807 NatHER	S Certificate 5 Star Rating as of 11 Mar 2022
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.
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
Reflective wrap (also known as foll)	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 a attic space, and 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 inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the let 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 celling 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).



ARCHITECTURAL DRAFTING

3D VISUALISATION DEVELOPMENT APPLICATION ASSISTANCE

COUNCIL COMPLIANT PLANS

EXISTING BUILDING OUTLINE

General Notes

PROPOSED WORK

LEGEND: