

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004501292 Certificate Date: 09 Jan 2020 ★ Star rating: 6.3

Assessor details
 Accreditation number: VIC/BDV13/1524
 Name: Manhee Chetty
 Organisation: Home Design Services
 Email: manheechetty@gmail.com
 Phone: 0478098780
 Declaration of interest: None
 Software: BERS Pro v4.4.0.0 (3.21)
 AAO: BDAV

Overview

Dwelling details
 Street: WOODSIDE GROVE
 Suburb: FORESTVILLE
 State: NSW Postcode: 2087
 Type: New Dwelling NCC Class: 1A
 Lot/DP number: 14/30742 Exposure: Suburban

Key construction and insulation materials
 Construction: Weatherboard Cavity Panel Direct Fix
 Roof Tiles
 Waffle pod slab 300 mm
 Insulation: R2.5 wall insulation
 R4.0 ceiling insulation
 No floor insulation
 ALM-002-01 A Aluminium B SG Clear

Net floor area (m²)
 Conditioned: 249.0
 Unconditioned: 84.0
 Garage: 44.0
 TOTAL: 334.0

Annual thermal performance loads (MJ/m²)
 Heating: 33.6
 Cooling: 15.0
 TOTAL: 48.6

Plan documents
 Plan ref/date: 0446 - LOT 14
 Prepared by: BETTER BUILT HOMES - JV

6.3
 The more stars the more energy efficient

NATIONWIDE HOUSE ENERGY RATING SCHEME
 Predicted annual energy load for heating and cooling based on standard occupancy assumptions
48.6 MJ/m²

Ceiling penetrations
 NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling under a roof for this certificate. If this number is exceeded in construction then this certificate is NOT VALID and a new certificate is required.
 Sealed: 3
 Unsealed: 0
 TOTAL: 3

Window selection - default windows only
 Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.
 Note: Only a +/- 5% SHGC tolerance is allowed with this rating.
 NB: This tolerance ONLY applies to SHGC. The U-value can always be lower but not higher than the values stated on page 2.
 If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be re-rated to confirm compliance.

Scan to access this certificate online and confirm this is valid.

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

Single Dwelling

Certificate number: 10695665

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
 Date of issue: Friday, 10 January 2020
 To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW Planning, Industry & Environment

Project summary

Project name	0446 - LOT 14
Street address	- WOODSIDE GROVE FORESTVILLE 2087
Local Government Area	Northern Beaches Council
Plan type and plan number	deposited 30742
Lot no.	14
Section no.	-
Project type	separate dwelling house
No. of bedrooms	5

Project score

Water	40	Target 40
Thermal Comfort	Pass	Target Pass
Energy	68	Target 50

Certificate Prepared by
 Name / Company Name: Home Design Services
 ABN (if applicable): 219 598 782 11

Description of project

Project address
 Project name: 0446 - LOT 14
 Street address: - WOODSIDE GROVE FORESTVILLE 2087
 Local Government Area: Northern Beaches Council
 Plan type and plan number: deposited Plan 30742
 Lot no.: 14
 Section no.: -
 Project type: separate dwelling house
 No. of bedrooms: 5

Assessor details and thermal loads
 Assessor number: BDAV13/1524
 Certificate number: 0004501292
 Climate zone: 56
 Area adjusted cooling load (MJ/m²/year): 15
 Area adjusted heating load (MJ/m²/year): 34

Project score
 Water: 40 Target 40
 Thermal Comfort: Pass Target Pass
 Energy: 68 Target 50

Site details
 Site area (m²): 1037
 Roof area (m²): 283
 Conditioned floor area (m²): 249.0
 Unconditioned floor area (m²): 40.0
 Total area of garden and lawn (m²): 630

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Schedule of BASIX commitments

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

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	✓
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 282.75 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

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Thermal Comfort Commitments

	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation 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 construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres
floor - suspended floor above garage	All or part of floor area

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Energy Commitments

	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 26 to 30 STCs or better.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: wood heater; Energy rating: n/a		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The wood heater must have a compliance plate confirming that it complies with the relevant Australian standards, and must be installed in accordance with the requirements of all applicable regulatory authorities.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: interlocked to light		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 5 of the bedrooms / study;		✓	✓

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Energy Commitments

	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 3 of the living / dining rooms;		✓	✓
• the kitchen;		✓	✓
• all bathrooms/toilets;		✓	✓
• the laundry;		✓	✓
• all hallways;		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 2.5 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓

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Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/0190

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BASIX DOCUMENTS

CLIENT DETAILS:			PLAN REVISION				SIGNATURE:			DATE:	
Mr Grant Gordon			ISSUE	BY	DATE	DESCRIPTION	SITE NOTES				
Mrs Belinda Gordon			A	MS	24.10.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS				
SITE ADDRESS: No.10, Lot 14, DP30742 Woodside Grove, FORESTVILLE. 2087			B	MS	13.11.19	Action Tender Pres. changes- 29.10.19	-SALINE EFFECTED SITE. REFER TO ENGINEERS PLANS FOR SLAB REQUIREMENTS				
HOUSE NAME: Custom			C	MS	20.11.19	PRE - Plan Pres changes	-LANDSLIP AFFECTED SITE				
FACADE: Custom Hampton			D	MS	27.11.19	Plan Pres Meeting changes					
INCLUSION Better Luxury			E	JV	08.01.19	Submission Plan					
GARAGE HAND LH			F	JV	21.01.20	Hydraulic Details					
SCALE NTS			G	MS	27.1.2020	Updated as per Hydro rev B/ Add porch steps					
JOB # 0446-GOR			H								
SHEET 1 of 10			I								
			J								
			K								
			L								

WIND N2 **SITE** P **SOIL** S

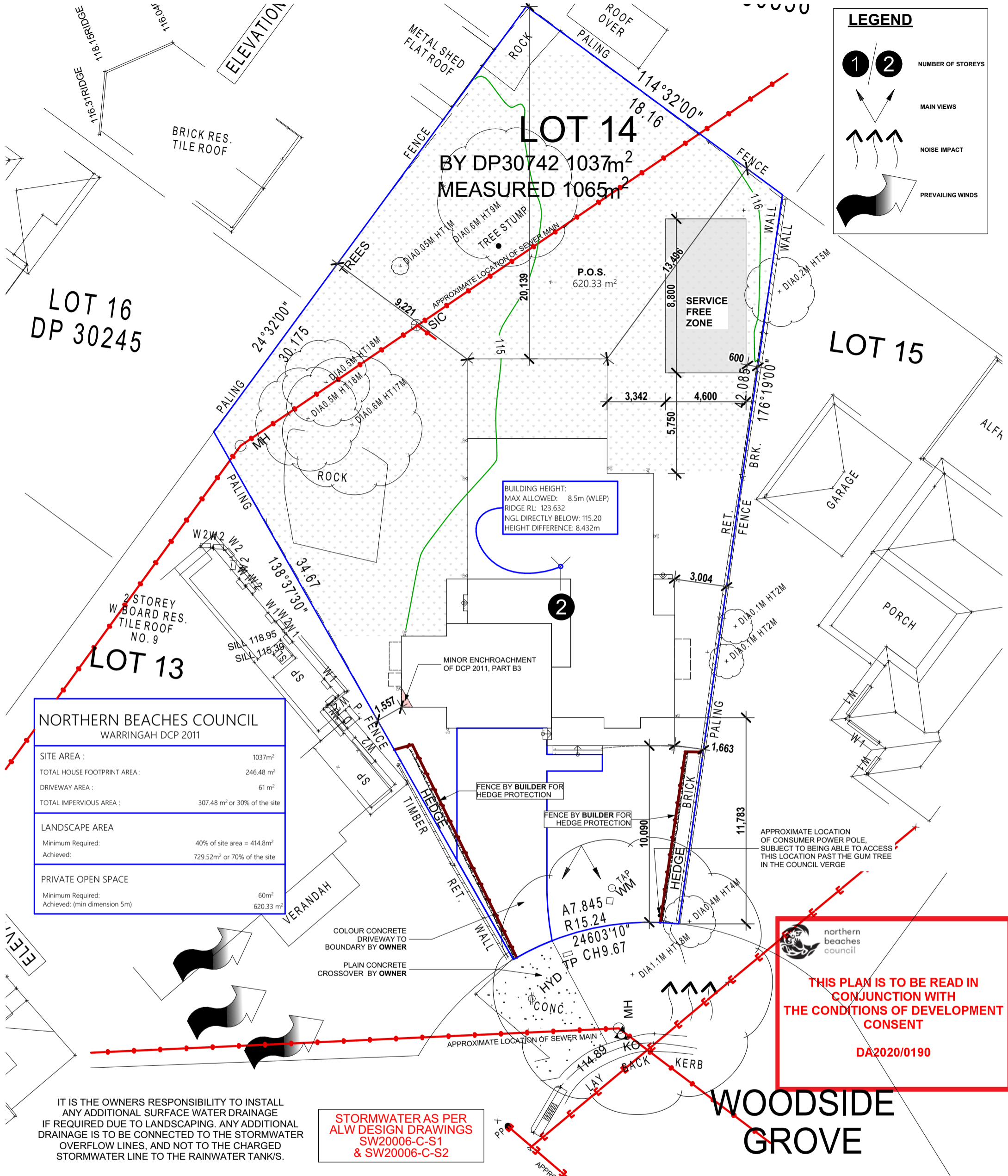
SITE INDUCTION
 Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign.
 If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.

SURVEY KEY

ET : Electric Turret	HW : Headwall
LP : Light Pole	LIN : Lintel
PP : Power Pole	SLH : Sewer Lamphole
WC : Water Connection	SMH : Sewer Manhole
WM : Water Meter	SMS : Sewer Maint. Shaft
GM : Gas Meter	TEL : Telecom Pit
SV : Stop Valve	PC : Pram Crossing
HYD : Hydrant	VC : Vehicle Crossing
SWP : Stormwater Pit	DH&W:Drillhole & Wing

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NORTHERN BEACHES COUNCIL
WARRINGAH DCP 2011

SITE AREA :	1037m ²
TOTAL HOUSE FOOTPRINT AREA :	246.48 m ²
DRIVEWAY AREA :	61 m ²
TOTAL IMPERVIOUS AREA :	307.48 m ² or 30% of the site
LANDSCAPE AREA	
Minimum Required:	40% of site area = 414.8m ²
Achieved:	729.52m ² or 70% of the site
PRIVATE OPEN SPACE	
Minimum Required:	60m ²
Achieved: (min dimension 5m)	620.33 m ²

northern beaches council

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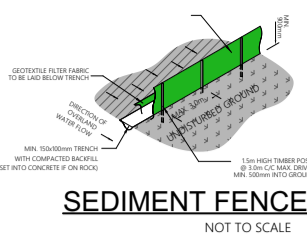
DA2020/0190

STORMWATER AS PER ALW DESIGN DRAWINGS SW20006-C-S1 & SW20006-C-S2

SITE PLAN & SITE ANALYSIS PLAN

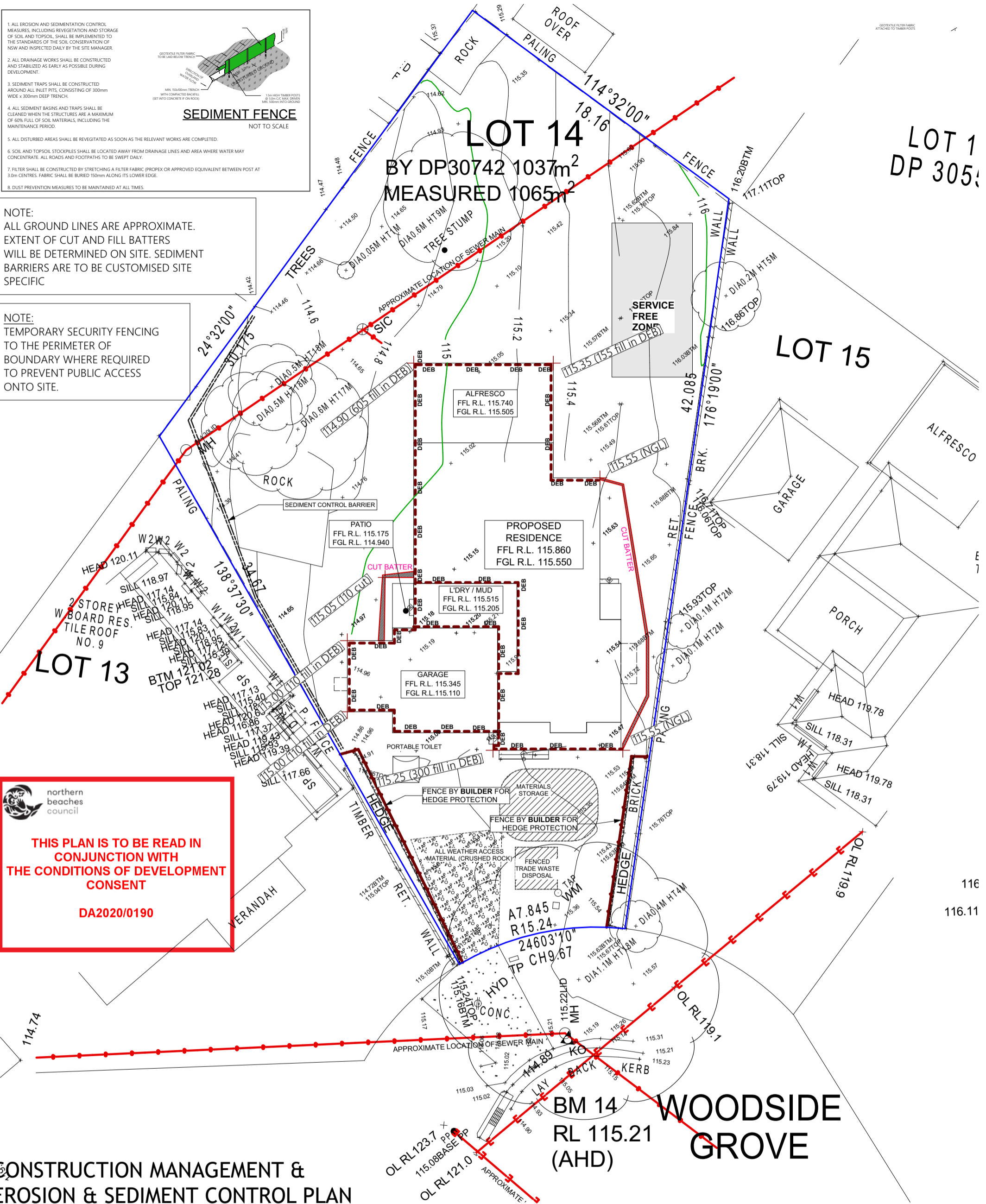
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Contact: [P] 1300 100 922			[W] www.betterbuilt homes.com.au			[FB] Better Built Homes Sydney					

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEP DAILY.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.



NOTE:
ALL GROUND LINES ARE APPROXIMATE.
EXTENT OF CUT AND FILL BATTERS
WILL BE DETERMINED ON SITE. SEDIMENT
BARRIERS ARE TO BE CUSTOMISED SITE
SPECIFIC

NOTE:
TEMPORARY SECURITY FENCING TO
THE PERIMETER OF
BOUNDARY WHERE REQUIRED
TO PREVENT PUBLIC ACCESS
ONTO SITE.



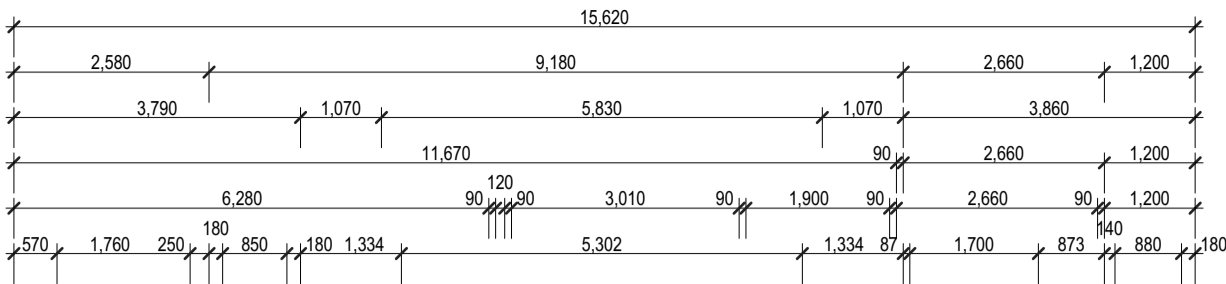
**THIS PLAN IS TO BE READ IN
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DA2020/0190

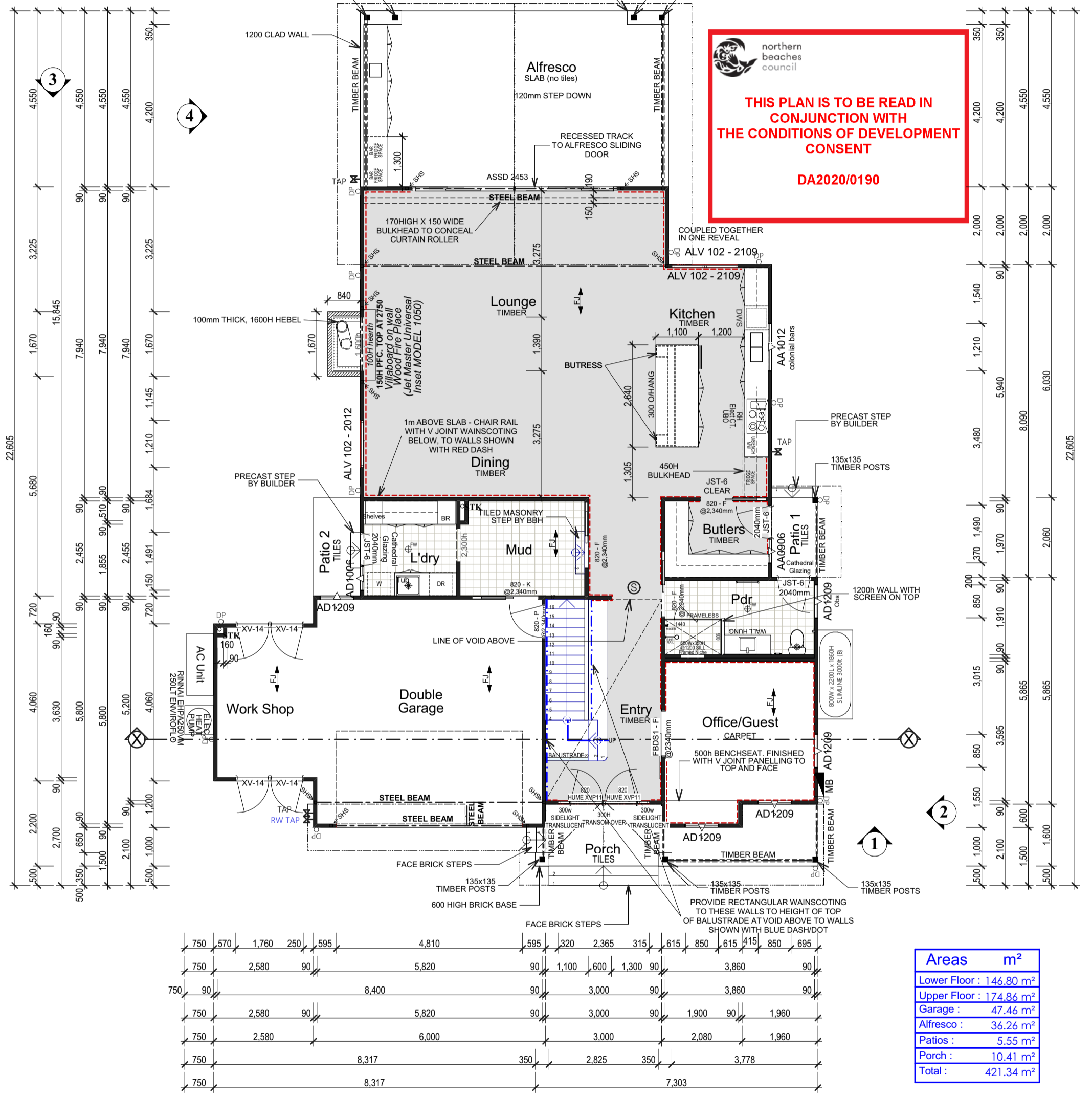
CONSTRUCTION MANAGEMENT & EROSION & SEDIMENT CONTROL PLAN

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LEGEND:	
⊙	AIR CONDITIONING DUCTS
⊙	SMOKE ALARM
L.O.H	LIFT OFF HINGES
→	FLOOR JOIST DIRECTION
⊗	GARDEN TAP LOCATION
DP ○	DOWN PIPE LOCATION
■	STEEL POST
TSP	TELESCOPIC STEEL POST



NOTES:
R2.5 INSULATION TO EXTERNAL WALLS AND INTERNAL WALLS OF GARAGE
R4.0 INSULATION TO GARAGE CEILING



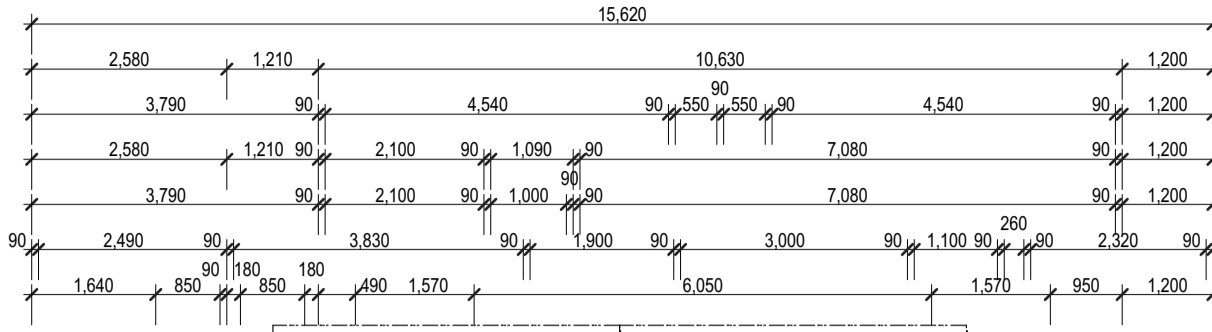
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Areas	m ²
Lower Floor	146.80
Upper Floor	174.86
Garage	47.46
Alfresco	36.26
Patios	5.55
Porch	10.41
Total	421.34

GROUND FLOOR

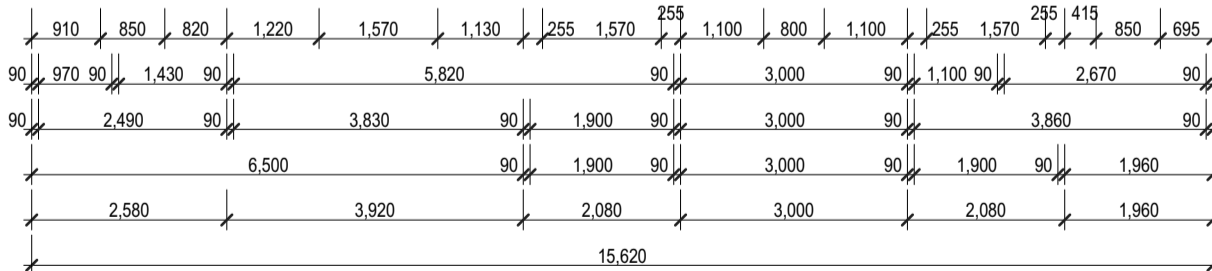
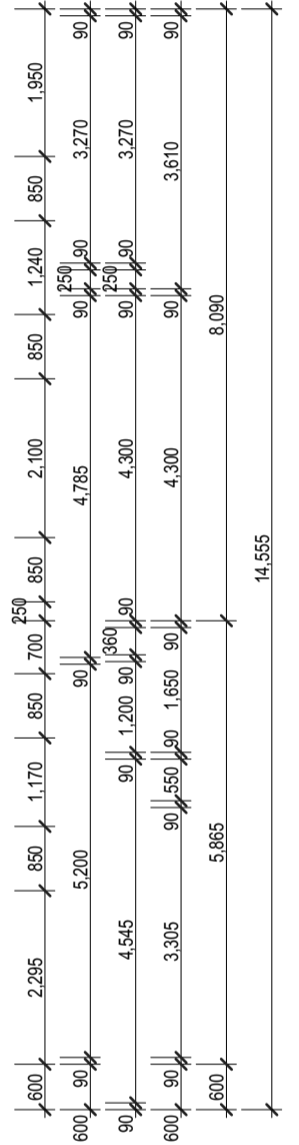
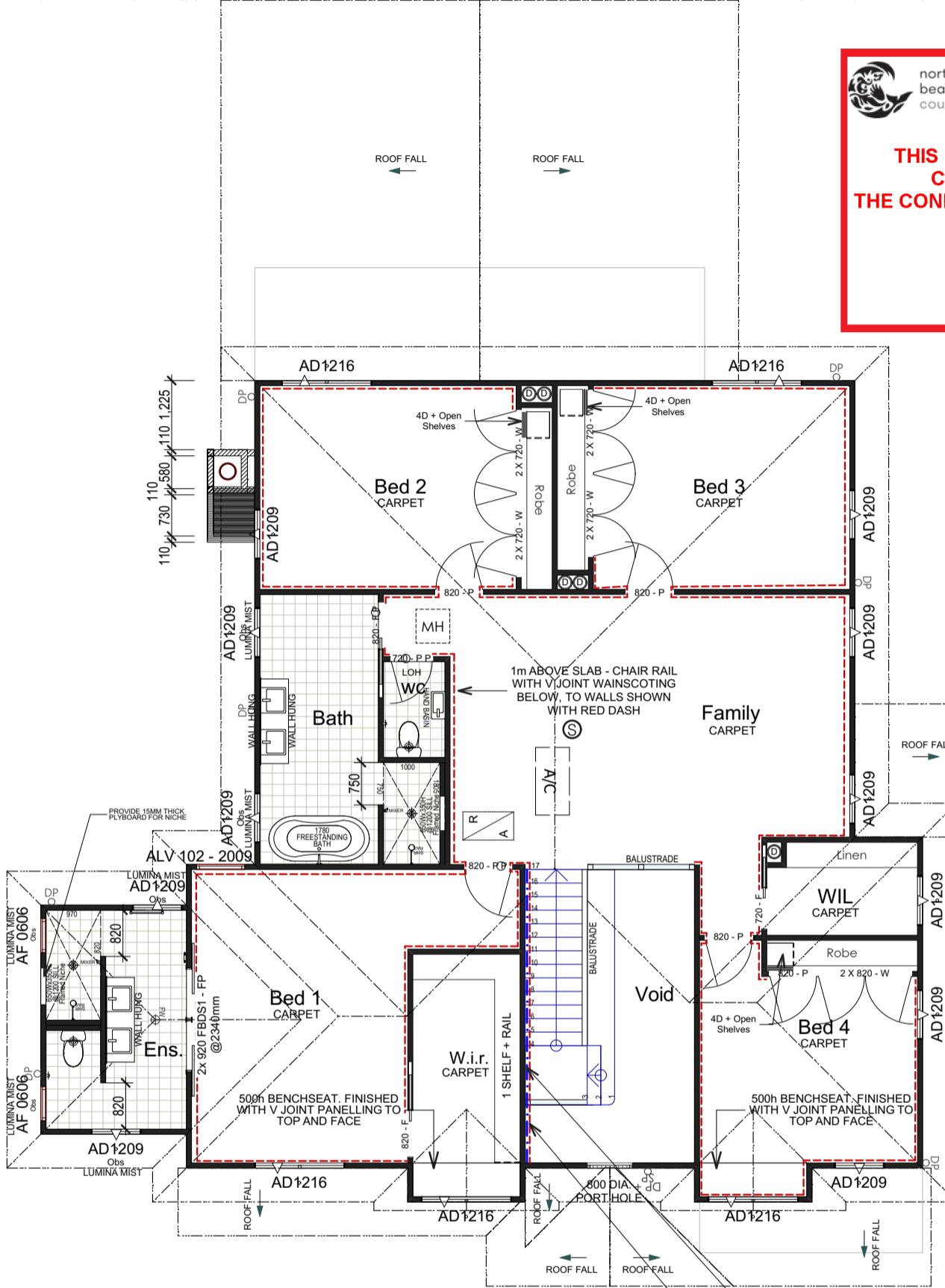
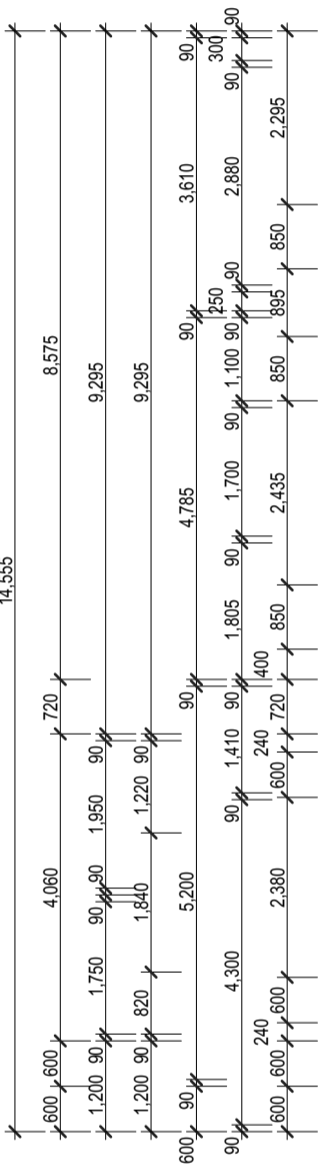
CLIENT DETAILS:		PLAN REVISION			SIGNATURE:			DATE:	
Mr Grant Gordon		ISSUE	BY	DATE	SITE NOTES			ORIENTATION	
Mrs Belinda Gordon		A	MS	24.10.19	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS				
SITE ADDRESS: No.10, Lot 14, DP30742 Woodside Grove, FORESTVILLE. 2087		B	MS	13.11.19	-SALINE EFFECTED SITE. REFER TO ENGINEERS PLANS FOR SLAB REQUIREMENTS				
HOUSE NAME: Custom		C	MS	20.11.19	-LANDSLIP AFFECTED SITE				
FACADE: Custom Hampton		D	MS	27.11.19					
INCLUSION Better Luxury		E	JV	08.01.19					
SCALE 1:100		F	JV	21.01.20					
JOB # 0446-GOR		G	MS	27.1.2020					
SHEET 5 of 10		H							
GARAGE HAND LH		I							
		J							
		K							
		L							
					WIND N2	SITE P	SOIL S		

LEGEND:	
	AIR CONDITIONING DUCTS
	SMOKE ALARM
	LIFT OFF HINGES
	FLOOR JOIST DIRECTION
	GARDEN TAP LOCATION
	DOWN PIPE LOCATION
	STEEL POST
	TELESCOPIC STEEL POST



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

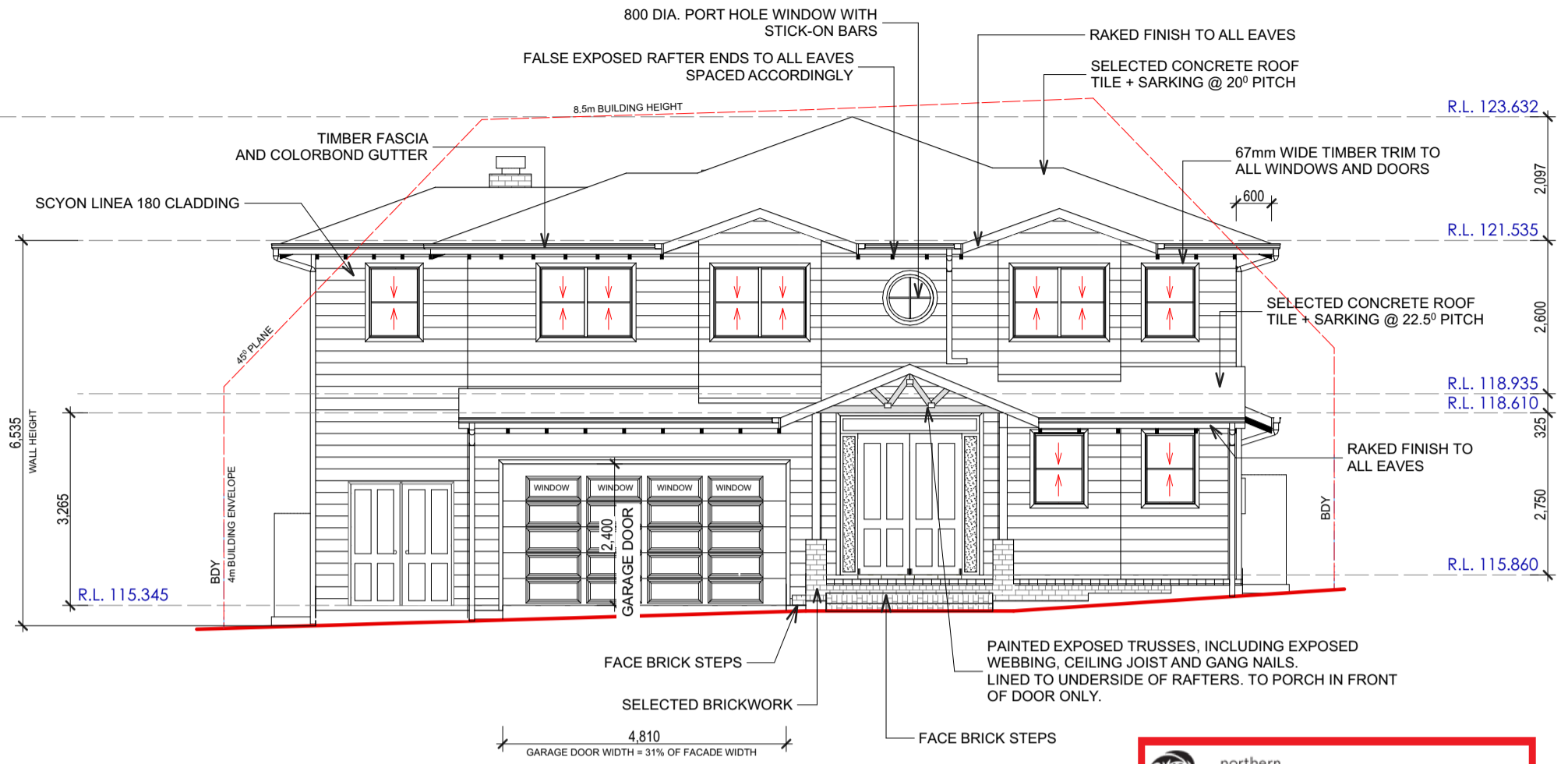
DA2020/0190



FIRST FLOOR

CLIENT DETAILS:			PLAN REVISION				SIGNATURE:			DATE:					
Mr Grant Gordon			ISSUE	BY	DATE	DESCRIPTION	 DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au			 ORIENTATION			 Better Built Homes LICENCE NUMBER 244242C		
Mrs Belinda Gordon			A	MS	24.10.19	Tender Plans									
SITE ADDRESS:			B	MS	13.11.19	Action Tender Pres. changes- 29.10.19									
No.10, Lot 14, DP30742			C	MS	20.11.19	PRE - Plan Pres changes									
Woodside Grove,			D	MS	27.11.19	Plan Pres Meeting changes									
FORESTVILLE. 2087			E	JV	08.01.19	Submission Plan									
HOUSE NAME:			F	JV	21.01.20	Hydraulic Details									
Custom			G	MS	27.1.2020	Updated as per Hydro rev B/ Add porch steps									
FACADE:			H				SURVEY KEY								
Custom Hampton			I				ET : Electric Turret	HW : Headwall							
INCLUSION			J				LP : Light Pole	LIN : Lintel							
Better Luxury			K				PP : Power Pole	SLH : Sewer Lamphole							
SCALE			L				WC : Water Connection	SMH : Sewer Manhole							
JOB #							WM : Water Meter	SMS : Sewer Maint. Shaft							
1:100							GM : Gas Meter	TEL : Telecom Pit							
JOB #							SV : Stop Valve	PC : Pram Crossing							
0446-GOR							HYD : Hydrant	VC : Vehicle Crossing							
GARAGE HAND							SWP : Stormwater Pit	DH&W: Drillhole & Wing							
LH															
SHEET															
6 of 10															
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Contact: [P] 1300 100 922				[W] www.betterbuilthomes.com.au				[FB] Better Built Homes Sydney							

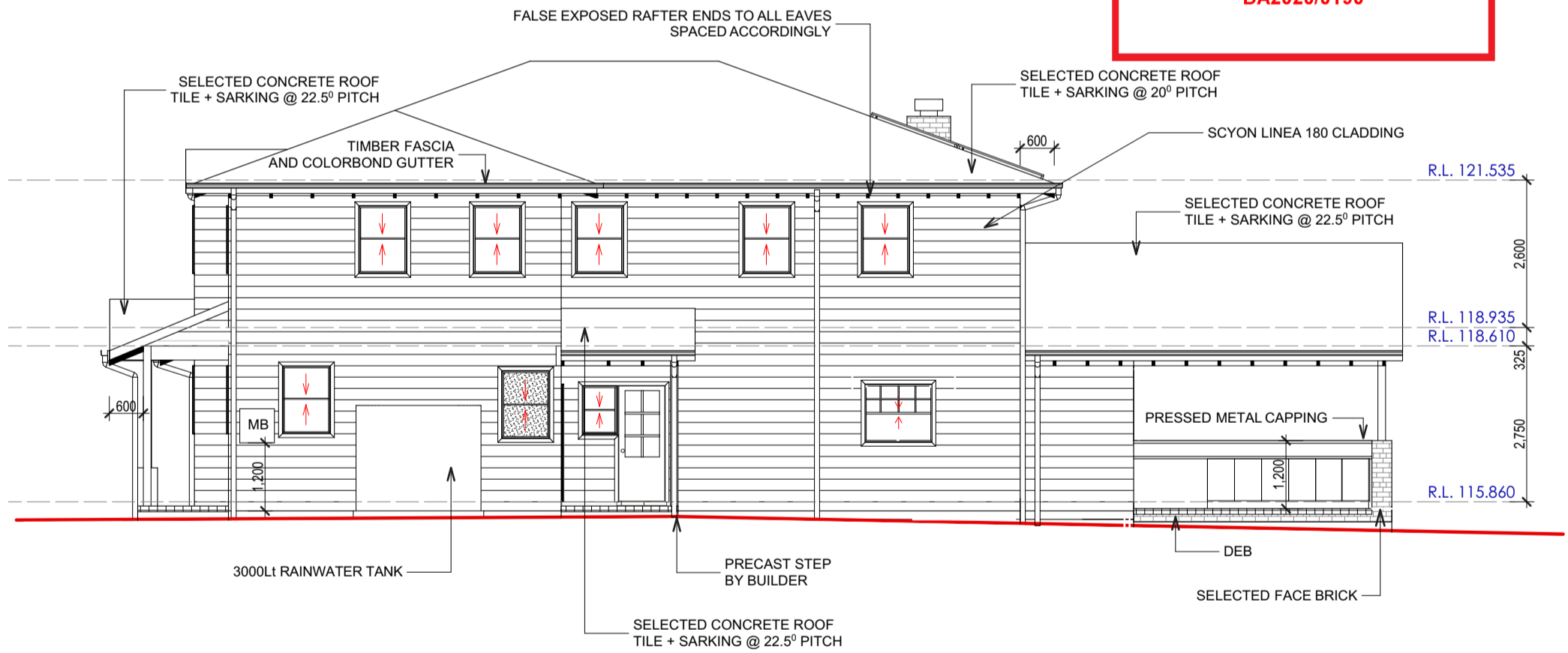
NOTE: WINDOWS OF THE FIRST FLOOR BEDROOMS ONLY IS TO HAVE A RESTRICTED (R) RES OPENING OF 125MM MAX. AS REQUIRED BY B.C.A. ON 01/05/13




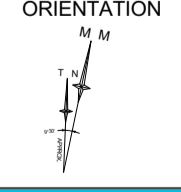
ELEVATION 1



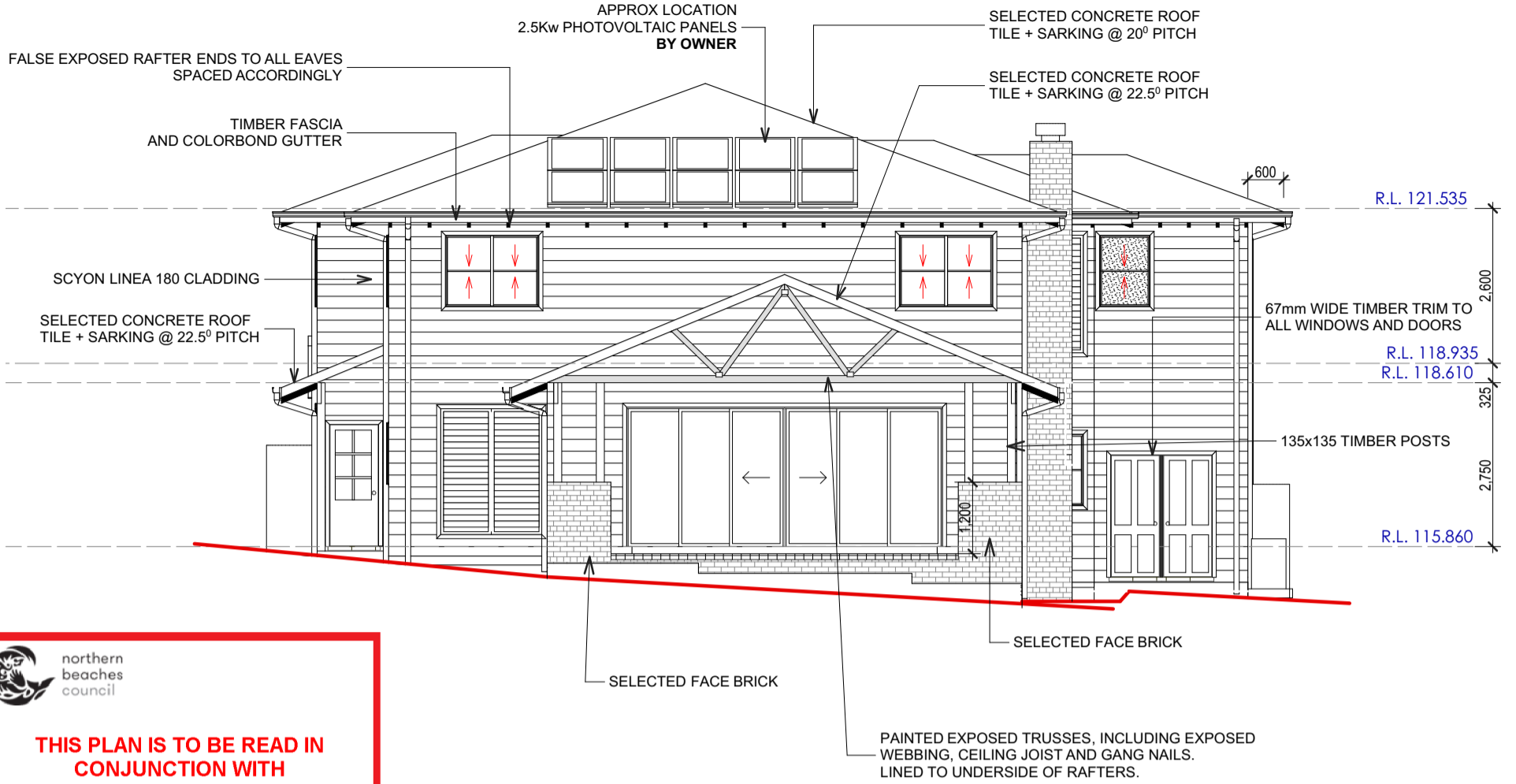
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2020/0190



ELEVATION 2

CLIENT DETAILS: Mr Grant Gordon Mrs Belinda Gordon		PLAN REVISION			SIGNATURE:			DATE:	
SITE ADDRESS: No.10, Lot 14, DP30742 Woodside Grove, FORESTVILLE. 2087		ISSUE	BY	DATE	DESCRIPTION	SITE NOTES			  Better Built Homes LICENCE NUMBER 244242C
HOUSE NAME: Custom		A	MS	24.10.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS -SALINE EFFECTED SITE. REFER TO ENGINEERS PLANS FOR SLAB REQUIREMENTS -LANDSLIP AFFECTED SITE			
FACADE: Custom Hampton		B	MS	13.11.19	Action Tender Pres. changes- 29.10.19				
INCLUSION	SCALE	JOB #							
Better Luxury	1:100	0446-GOR							
GARAGE HAND	SHEET								
LH	7	of 10							
		C	MS	20.11.19	PRE - Plan Pres changes	WIND N2 SITE P SOIL S			
		D	MS	27.11.19	Plan Pres Meeting changes	SURVEY KEY ET : Electric Turret HW : Headwall LP : Light Pole LIN : Lintel PP : Power Pole SLH : Sewer Lamphole WC : Water Connection SMH : Sewer Manhole WM : Water Meter SMS : Sewer Maint. Shaft GM : Gas Meter TEL : Telecom Pit SV : Stop Valve PC : Pram Crossing HYD : Hydrant VC : Vehicle Crossing SWP : Stormwater Pit DH&W: Drillhole & Wing			
		E	JV	08.01.19	Submission Plan	© copyright. ALL RIGHT RESERVED. UNDER THE PROVISIONS OF THE COPYRIGHT ACT 1968, THIS PLAN IS OWNED BY AND INTENDED FOR THE EXCLUSIVE USE OF BETTER BUILT HOMES PTY LTD Contact: [P] 1300 100 922 [W] www.betterbuilthomes.com.au [FB] Better Built Homes Sydney			
		F	JV	21.01.20	Hydraulic Details				
		G	MS	27.1.2020	Updated as per Hydro rev B/ Add porch steps				

NOTE: WINDOWS OF THE FIRST FLOOR BEDROOMS ONLY IS TO HAVE A RESTRICTED (R) RES OPENING OF 125MM MAX. AS REQUIRED BY B.C.A. ON 01/05/13

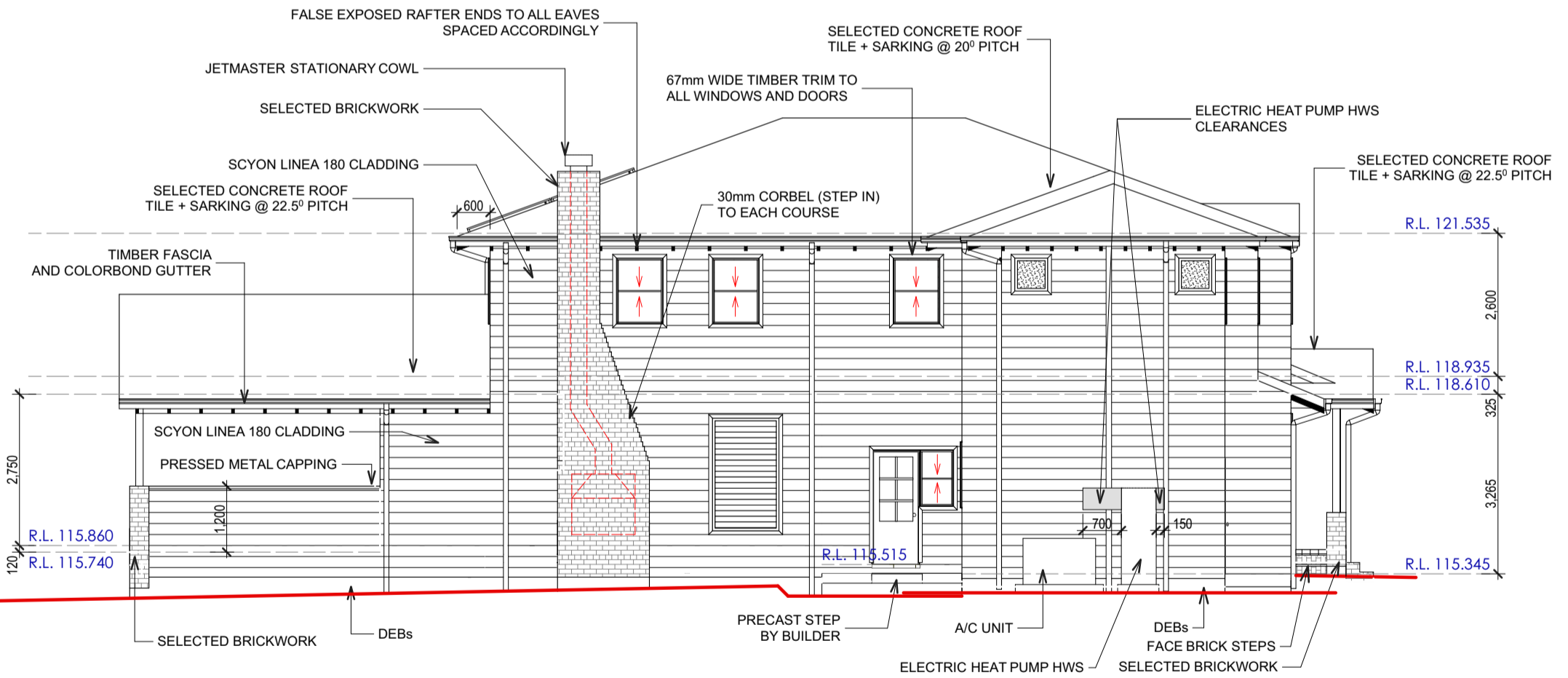


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ELEVATION 3

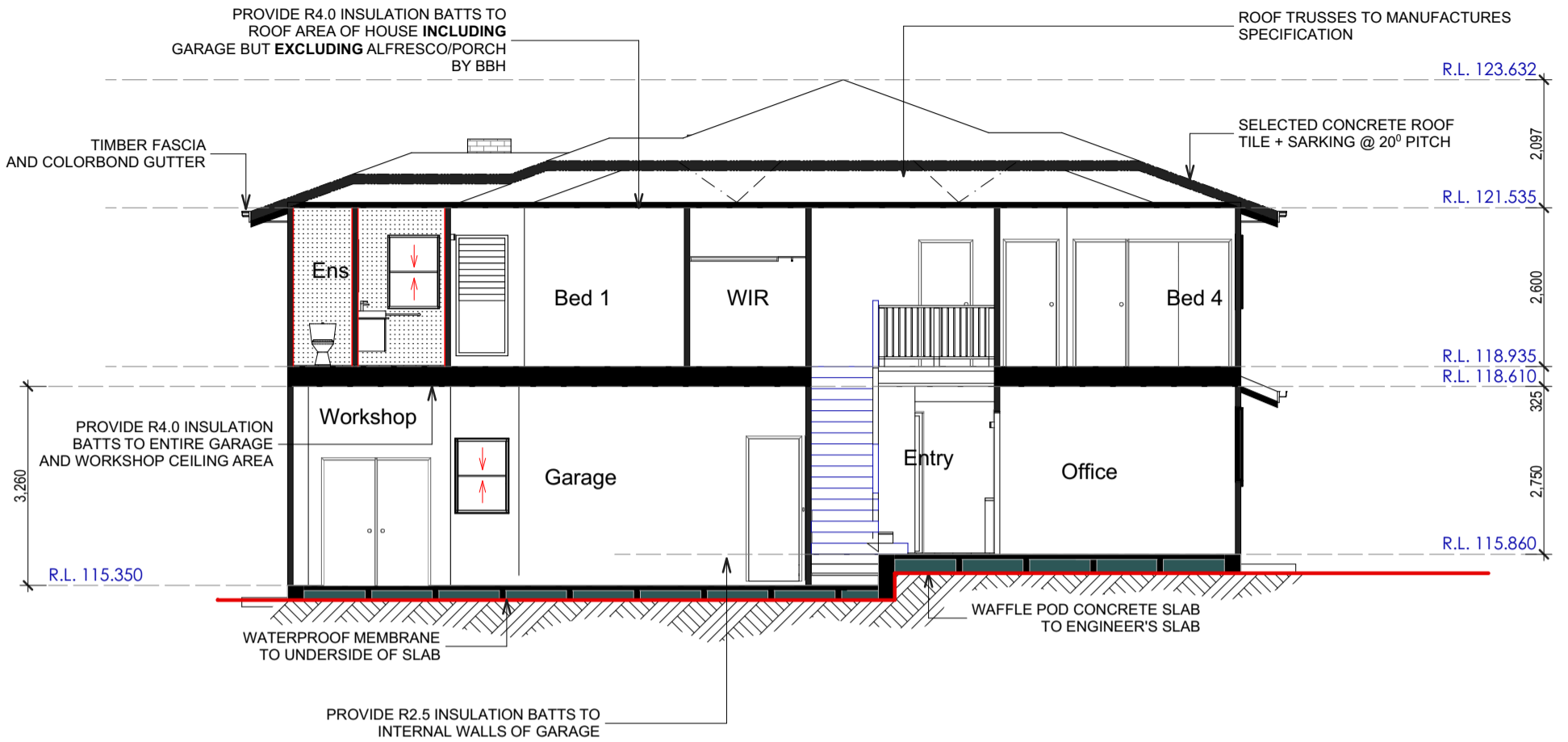


ELEVATION 4

CLIENT DETAILS: Mr Grant Gordon Mrs Belinda Gordon		PLAN REVISION			SIGNATURE:			DATE:	
SITE ADDRESS: No.10, Lot 14, DP30742 Woodside Grove, FORESTVILLE. 2087		ISSUE	BY	DATE	DESCRIPTION	SITE NOTES			ORIENTATION
HOUSE NAME: Custom		A	MS	24.10.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS			
FACADE: Custom Hampton		B	MS	13.11.19	Action Tender Pres. changes- 29.10.19	-SALINE EFFECTED SITE. REFER TO ENGINEERS PLANS FOR SLAB REQUIREMENTS			Better Built Homes LICENCE NUMBER 244242C
INCLUSION	SCALE	JOB #	I			-LANDSLIP AFFECTED SITE			
GARAGE HAND	SHEET		J			WIND	SITE	SOIL	
LH	8	of 10	K			N2	P	S	
			L						
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NOTE: WINDOWS OF THE FIRST FLOOR BEDROOMS ONLY IS TO HAVE A RESTRICTED (R) RES OPENING OF 125MM MAX. AS REQUIRED BY B.C.A. ON 01/05/13

NOTE:
*ALL WINDOWS WITH BRICKWORK OVER TO HAVE A MINIMUM OF 3 COURSES ABOVE GALINTEL. EXTEND BRICKWORK ABOVE EAVES SOFFIT LINING IF REQUIRED.



SECTION X-X

RINNAI EHPA250VM 250LT ENVIROFLO ELECTRIC HEAT PUMP
3 STAR RATED SHOWERHEADS 4 STAR RATED TOILET FLUSHING SYSTEM *KITCHEN & BATHROOM TAPS WITH MINIMUM 4 STAR FLOW RATE *PROVIDE WATER SAVING FLICKMIXER KITCHEN TAP
PROVIDE ENERGY SAVING FLUORESCENT GLOBES TO: AS PER BASIX CERTIFICATE
WEATHER STRIP ACROSS ENTRY
RAINWATER TANK MUST CONNECT TO ALL TOILETS IN THE DEVELOPMENT WATER TAP THAT SUPPLIES WASHING MACHINE AND ONE GARDEN TAP.

northern beaches council

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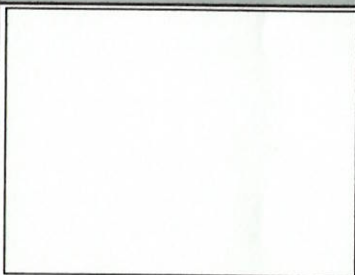

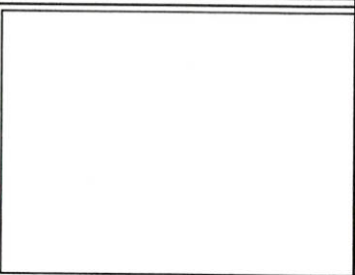
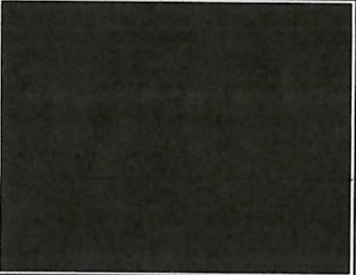
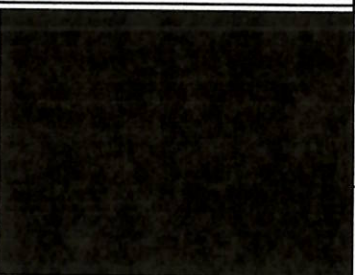
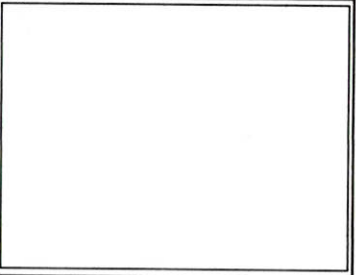
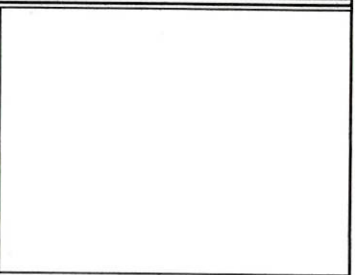
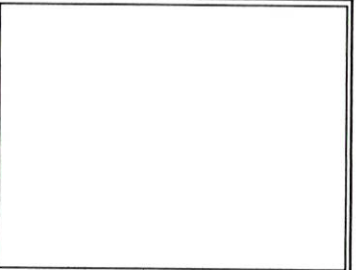
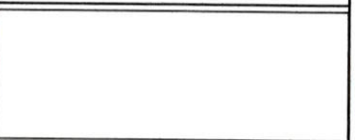
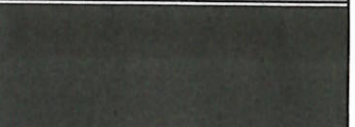
DA2020/0190

CLIENT DETAILS: Mr Grant Gordon Mrs Belinda Gordon SHEET 9 of 10		PLAN REVISION			SIGNATURE:			DATE:	
ISSUE	BY	DATE	DESCRIPTION		SITE NOTES			ORIENTATION	
A	MS	24.10.19	Tender Plans		-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS -SALINE EFFECTED SITE. REFER TO ENGINEERS PLANS FOR SLAB REQUIREMENTS -LANDSLIP AFFECTED SITE			 	
B	MS	13.11.19	Action Tender Pres. changes- 29.10.19						
C	MS	20.11.19	PRE - Plan Pres changes						
D	MS	27.11.19	Plan Pres Meeting changes						
E	JV	08.01.19	Submission Plan						
F	JV	21.01.20	Hydraulic Details		SITE INDUCTION Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.			Better Built Homes LICENCE NUMBER 244242C	
G	MS	27.1.2020	Updated as per Hydro rev B/ Add porch steps						
H									
INCLUSION	SCALE	JOB #			WIND			SURVEY KEY	
Better Luxury	1:100	0446-GOR			N2			ET : Electric Turret LP : Light Pole PP : Power Pole WC : Water Connection WM : Water Meter GM : Gas Meter SV : Stop Valve HYD : Hydrant SWP : Stormwater Pit	
GARAGE HAND	SHEET				SITE			HW : Headwall LIN : Lintel SLH : Sewer Lamphole SMH : Sewer Manhole SMS : Sewer Maint. Shaft TEL : Telecom Pit PC : Pram Crossing VC : Vehicle Crossing DH&W: Drillhole & Wing	
LH	9	of 10			SOIL				
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Contact: [P] 1300 100 922			[W] www.betterbuilthomes.com.au			[FB] Better Built Homes Sydney			

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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

**Better Built
Homes**
DA2020/0190

COUNCIL - EXTERNAL COLOUR SCHEDULE

Clients Name:		Grant & Belinda Gordon	
Job Number		0446	
Lot Number		Lot 14, No. 10 Woodside Grove, Forestville NSW 2087	
Postal Address		10 Woodside Grove, Forestville NSW 2087	
Contact Number		Belinda 0414 845 157 & Grant 0406 131 210	
Item	Range / Colour	Item	Range / Colour
BRICKS - AUSTRAL BRICKS (CUSTOM BLEND) SAN SELMO - Original Reclaimed GOVERNORS - Foveaux & Darling		BARGE & RAINWATER TANK Colorbond Surfmist	
CONCRETE ROOF Vogue - Charcoal Grey		SCYON LINEA CLADDING TO ENTIRE DWELLING Taubmans Brilliant White	
GUTTER & BARGE CAPPING Colorbond Monument		GARAGE DOOR - RANCH PROFILE WITH STOCKTON RANCH WINDOWS Colorbond Night Sky	
PVC PAINTED DOWNPIPES Taubmans Brilliant White		TIMBER POSTS, DAR TRIMS TO WINDOW, FALSE RAFTER BEAMS, FC PANEL TO FACE OF SCISSOR TRUSSES & TIMBER FASCIA Taubmans Brilliant White	
WINDOWS Wideline Pearl White Gloss		LAUNDRY DOOR, WORKSHOP DOOR, POWDER ROOM DOOR Taubmans Brilliant White	
		FRONT DOOR Taubmans Trendy	

NOTE: DRIVEWAY BY OWNER AFTER HANDOVER

Client Signature:

Belinda Gordon