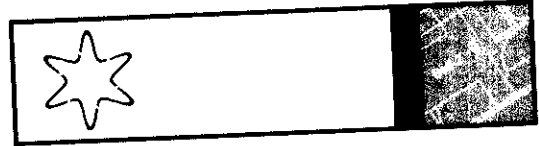


# HMB Assessor Certificate V3.0



## Single Dwellings Only

Current from April 30<sup>th</sup> 2002, Previous versions not valid

<b>Assessor Details</b>				
Assessor Name: <b>D J LODDER</b>			Assessor No: <b>HMB035</b>	
Phone: 02 9907 8110			Fax: 02 9907 8134	
Date of Assessment: November 20, 2003				
<b>Client Details</b>				
Client Name: S. Avery			Phone: 9453 3947	
Postal Address: Lot 2, <del>120 Mona Vale Road, Warriewood</del> - <b>3 BOUNDARY RD WARRIEWOOD</b>				
Dwelling Owner Name (if different):				
Address of Dwelling/s: Lot 2, 120 Mona Vale Road, Warriewood				
Council Submitted to: Pittwater			Software Climate Zone: 17	
Client Document Reference: <b>03.AVERY.01,03,04,06-10.</b>				
<b>Assessment Details</b>				
<b>HOT WATER ASSESSMENT (if Applicable)</b>				
Do any restrictions on the performance of the hot water system exist? Circle all that apply				
Orientation	Pitch	Shading	Heritage	Sizing
				Tank Location
Hot Water System Type:			SEDA Greenhouse Rating:	
<b>HOUSE ENERGY RATING ASSESSMENT</b>				
mj/sqm/year: <b>167.3</b>			Star Rating <b>3.5 stars</b>	
Software Package: NATHERS			Version No: V2.32	
Assessment No (HMB): <b>HMB/035/PITT/00290</b>			Assessor's Reference (if different): <b>ER00290</b>	
<b>Alternative Pathways to Compliance (if Applicable)</b>				
Concession Type:			Amount Deducted:	
Documentation Attached (tick if applicable) <input type="checkbox"/>			Doc. Reference:	
Area Adjustment		Floor Area:	Amount Deducted:	
Expert Panel Report Number:		Report Attached (tick): <input type="checkbox"/>		
Adjusted mj/sqm/year:		Assessor Stamp to be placed below		
3.5 star threshold for climate zone				
<b>Final Assessment</b>				
<b>Complying</b>				

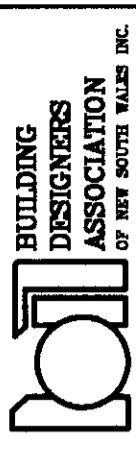
Note to Councils: For more information on Concessions and Small dwelling Area Adjustment factors see:

REVISIONS	

**PROPOSED RESIDENCE**  
**AT LOT 2 MONA VALE ROAD**  
**WARRIEWOOD**  
**ACCESS VIA**  
**BOUNDARY ROAD**  
**FOR**  
**MR. S AVERY**  
**SITE PLAN**

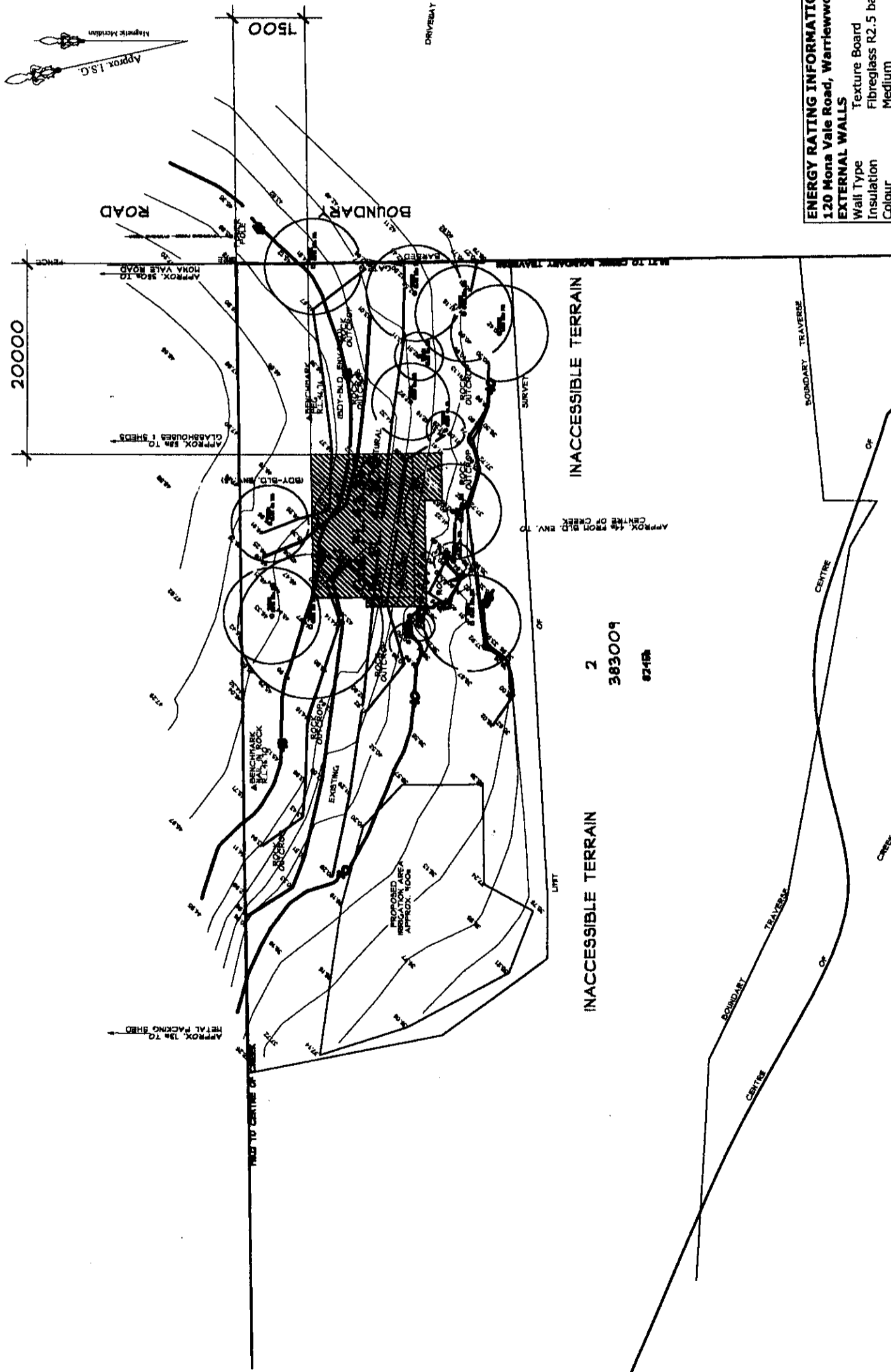
**W & B CONSULTING**  
**PTY LTD**  
**BUILDING DESIGNERS**  
**PROJECT MANAGERS**

11 HARST PLACE BELROSE  
 NSW 2085  
 PO BOX 350 FORESTVILLE  
 NSW 2087  
 PH. 02 9453 3947  
 FAX. 02 9453 3952  
 MOBILE 0419 244 670  
 ABN 32 001 864 955



DATE	20 OCT. 03
DRAWN BY	MBL
SCALE	1 : 500

**DRAWING NUMBER**  
**03.AVERY.01**



**ENERGY RATING INFORMATION**  
 120 Mona Vale Road, Warriewood

EXTERNAL WALLS	
Wall Type	Texture Board
Insulation	Fibreglass R2.5 batts
Colour	Medium

INTERNAL WALLS	
Plasterboard on studs	Concrete / Timber
None	carpet / ceramic tile / timber
Aluminium	Single glazed toned
Internal Covering	open weave

ROOF	
Ceiling type	Plasterboard
Insulation	Fibreglass R2.5 batts
Material	Metal sheets
Insulation	Foil + R2.5 batts
Colour	Medium
Approved	

**ACCREDITED NSW HER ASSESSOR**

Assessment No ..... 290

Name *D. T. ...* HMB

Signature *[Signature]*

Rating ..... 3.5 Stars Date 20/10/03

REVISIONS	

PROPOSED RESIDENCE  
 AT  
 LOT 2  
 120 MONA VALE ROAD  
 WARRIEWOOD  
 ACCESS VIA  
 BOUNDARY ROAD  
 FOR

GROUND FLOOR PLAN

**W & B CONSULTING  
 PTY LTD**  
 BUILDING DESIGNERS  
 PROJECT MANAGERS

11 HARST PLACE BELROSE  
 NSW 2085

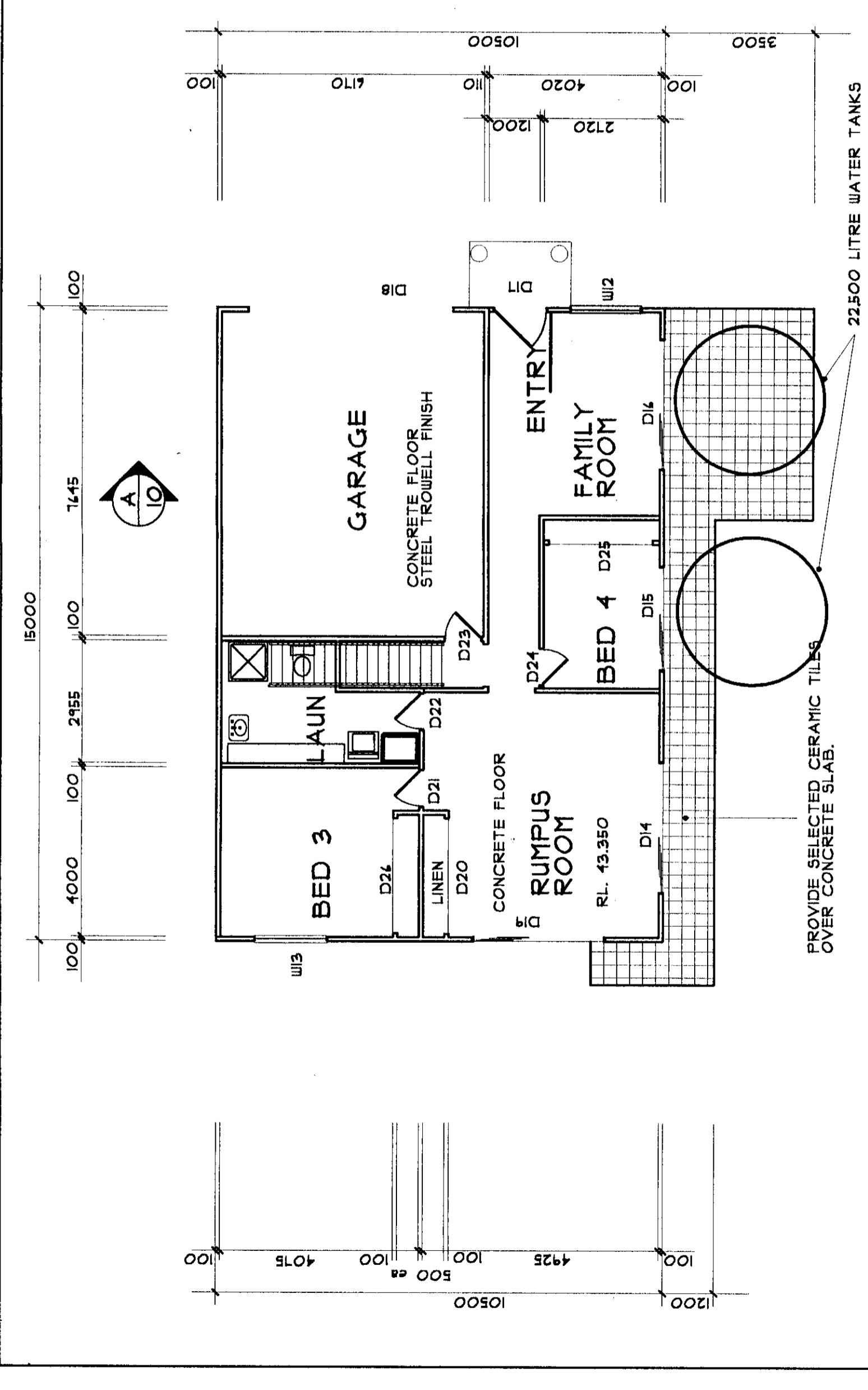
PO BOX 350 FORESTVILLE  
 NSW 2081

PH. 02. 9453 3947  
 FAX. 02. 9453 3952  
 MOBILE 0419 244 670  
 ABN 32 001 864 955

**BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.**

DATE 20 OCT. 03  
 DRAWN BY MBL  
 SCALE 1 : 100

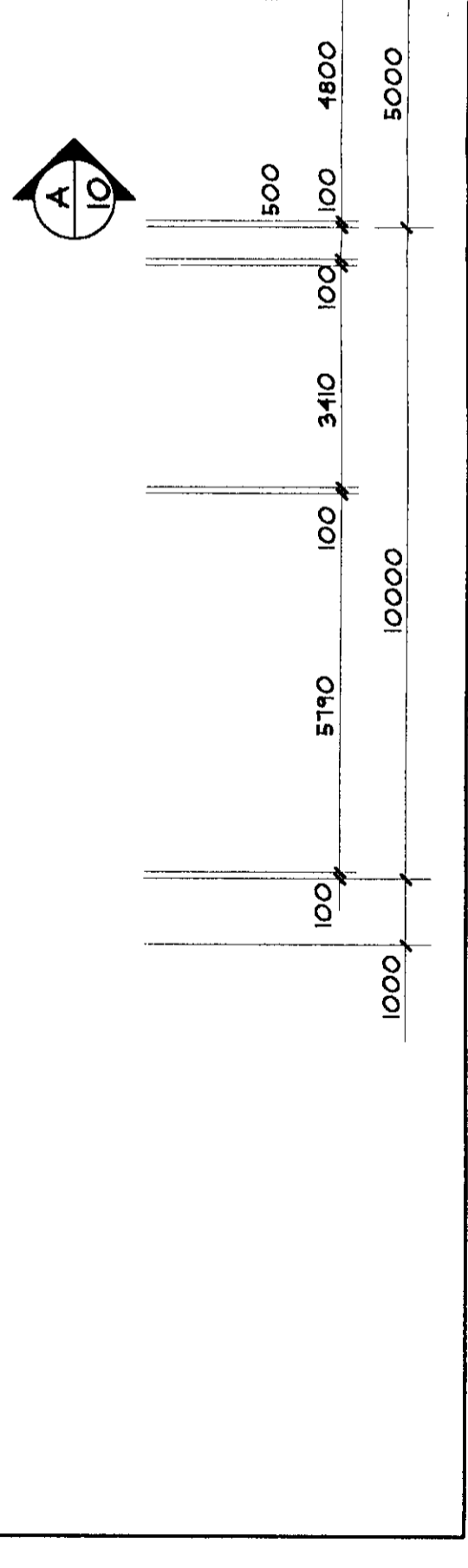
DRAWING NUMBER  
**03.AVERY.03**



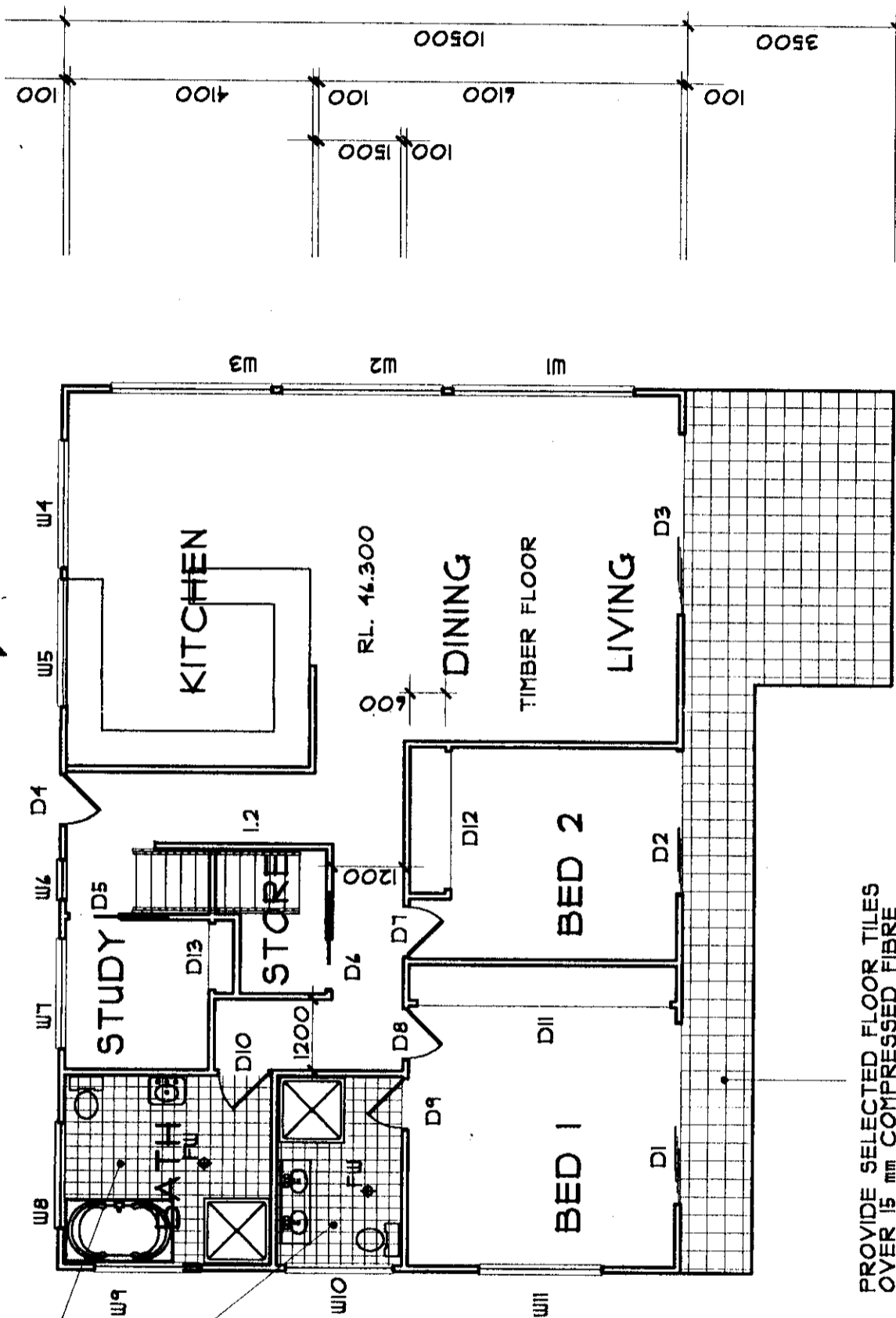
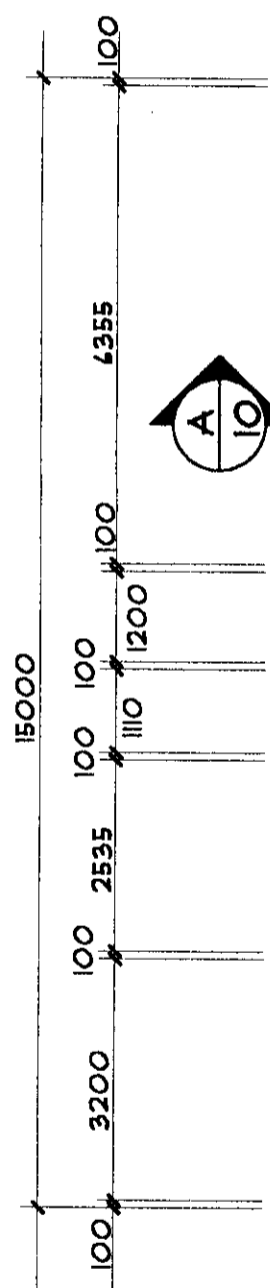
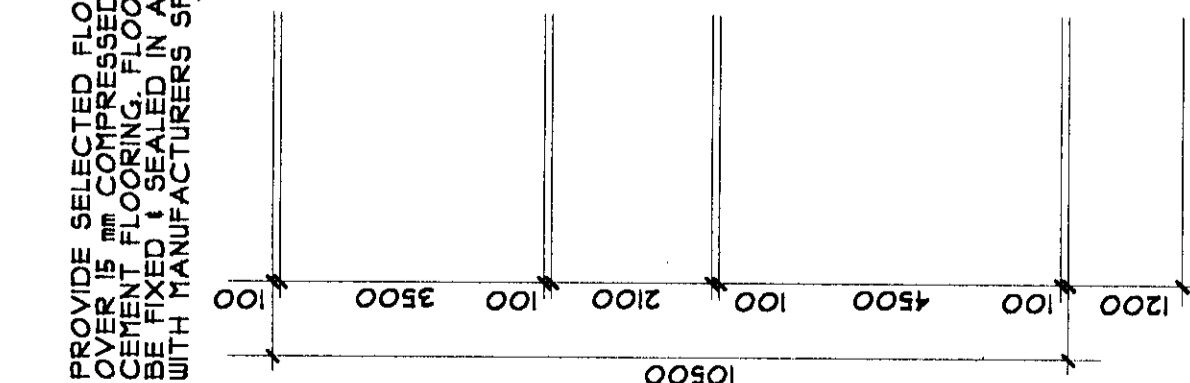
**ACCREDITED NSW HER ASSESSOR**

Assessment No. 290  
 Name: N. L. ...  
 Signature: ...  
 Rating: 3.5 Stars  
 Date: 20/10/03

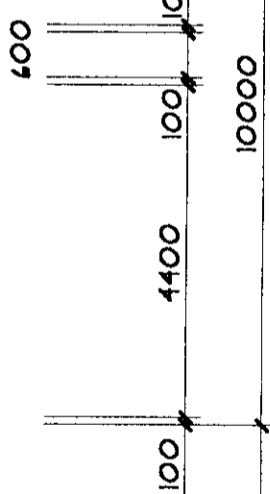
HMB



PROVIDE SELECTED FLOOR TILES OVER 15 mm COMPRESSED FIBRE CEMENT FLOORING. FLOORING TO BE FIXED & SEALED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.



PROVIDE SELECTED FLOOR TILES OVER 15 mm COMPRESSED FIBRE CEMENT FLOORING. FLOORING TO BE FIXED & SEALED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.



**ACCREDITED NSW HER ASSESSOR**  
 Assessment No ..... 290  
 Name ..... *NT Liddell* 031  
 Signature ..... *[Signature]* HMB  
 Date ..... 20/11/03  
*3.55pm*

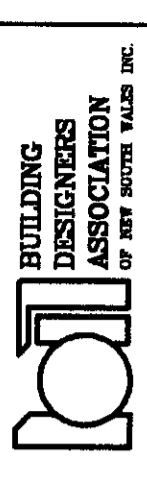
REVISIONS


PROPOSED RESIDENCE  
 AT  
 LOT 2  
 120 MONA VALE ROAD  
 WARRIEWOOD  
 ACCESS VIA  
 BOUNDARY ROAD  
 FOR

FIRST FLOOR PLAN

**W & B CONSULTING  
 PTY LTD**  
 BUILDING DESIGNERS  
 PROJECT MANAGERS

11 HARST PLACE BELROSE  
 NSW 2085  
 PO BOX 350 FORESTVILLE  
 NSW 2087  
 PH. 02 9453 3947  
 FAX. 02 9453 3952  
 MOBILE 0419 244 670  
 ABN 32 001 844 955



DATE 20 OCT. 03  
 DRAWN BY HBL  
 SCALE 1 : 100

DRAWING NUMBER  
 03.AVERY.04

REVISIONS


PROPOSED RESIDENCE  
 AT  
 LOT 2  
 120 MONA VALE ROAD  
 WARRIEWOOD  
 ACCESS VIA  
 BOUNDARY ROAD  
 FOR

SOUTH ELEVATION

**W & B CONSULTING  
 PTY LTD**  
 BUILDING DESIGNERS  
 PROJECT MANAGERS

11 HARST PLACE BELROSE  
 NSW 2085  
 PO BOX 350 FORESTVILLE  
 NSW 2081  
 PH. 02. 9453 3947  
 FAX. 02 9453 3952  
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 ABN 32 001 864 955



DATE	20 OCT. 03
DRAWN BY	MEL
SCALE	1 : 100
DRAWING NUMBER	03.AVERY.06

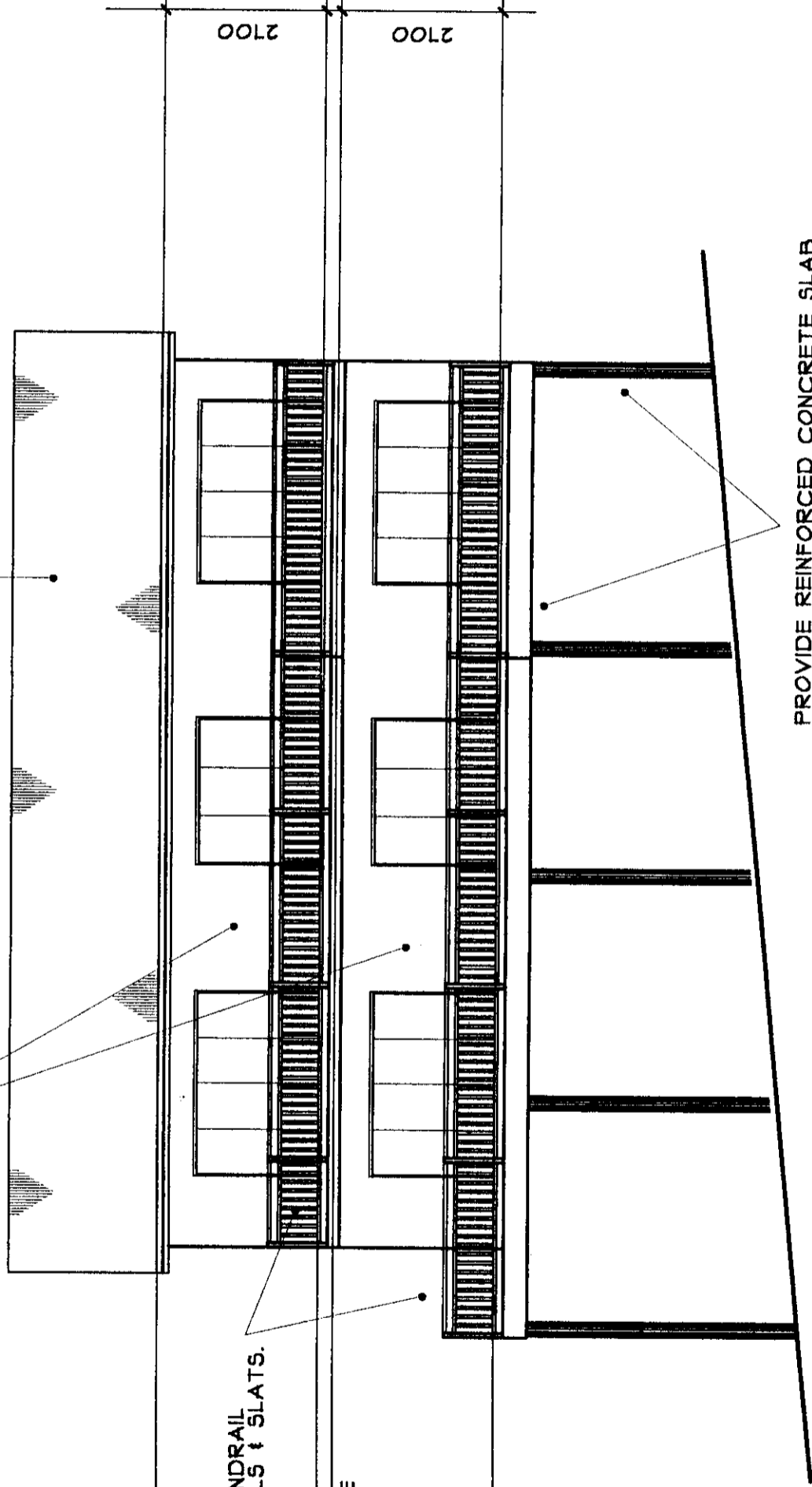
COLORBOND CUSTOM ORB ROOF SHEETING  
 OVER TIMBER BATTENS  
 PROVIDE FOIL COVERED INSULATION BLANKET  
 UNDER ROOF SHEETING AND FOIL BATTS  
 BETWEEN RAFTERS

PROVIDE SELECTED FIBRE CEMENT LINING  
 TO EXTERIOR OF STEEL STUD FRAMING.

FIRST FLOOR CEILING LINE

PROVIDE 1000 HIGH HANDRAIL  
 WITH TREATED PINE RAILS & SLATS.

GROUND FLOOR CEILING LINE



PROVIDE REINFORCED CONCRETE SLAB  
 & FOOTINGS IN ACCORDANCE WITH  
 ENGINEERS DESIGN DRAWINGS

SOUTH ELEVATION

NOTE:

FOR DETAILS OF DOORS AND WINDOWS REFER  
 SCHEDULE ON DRAWING 03.AVERY.11

ASSESSMENT NO. 290  
 REGISTERED NEW NSW ASSESSOR

Assessment No. 290  
 Name: *[Signature]*  
 Signature: *[Signature]*  
 Date: 20/10/03  
 HMB  
 3.5.5.1.1



REVISIONS


PROPOSED RESIDENCE  
 AT  
 LOT 2  
 120 MONA VALE ROAD  
 WARRIEWOOD  
 ACCESS VIA  
 BOUNDARY ROAD  
 FOR  
 MR. S AVERY  
 NORTH ELEVATION

**W & B CONSULTING  
 PTY LTD**  
 BUILDING DESIGNERS  
 PROJECT MANAGERS

11 HARST PLACE BELROSE  
 NSW 2085  
 PO BOX 350 FORESTVILLE  
 NSW 2087  
 PH. 02 9453 3947  
 FAX. 02 9453 3952  
 MOBILE 0419 244 670  
 ABN 32 001 864 955

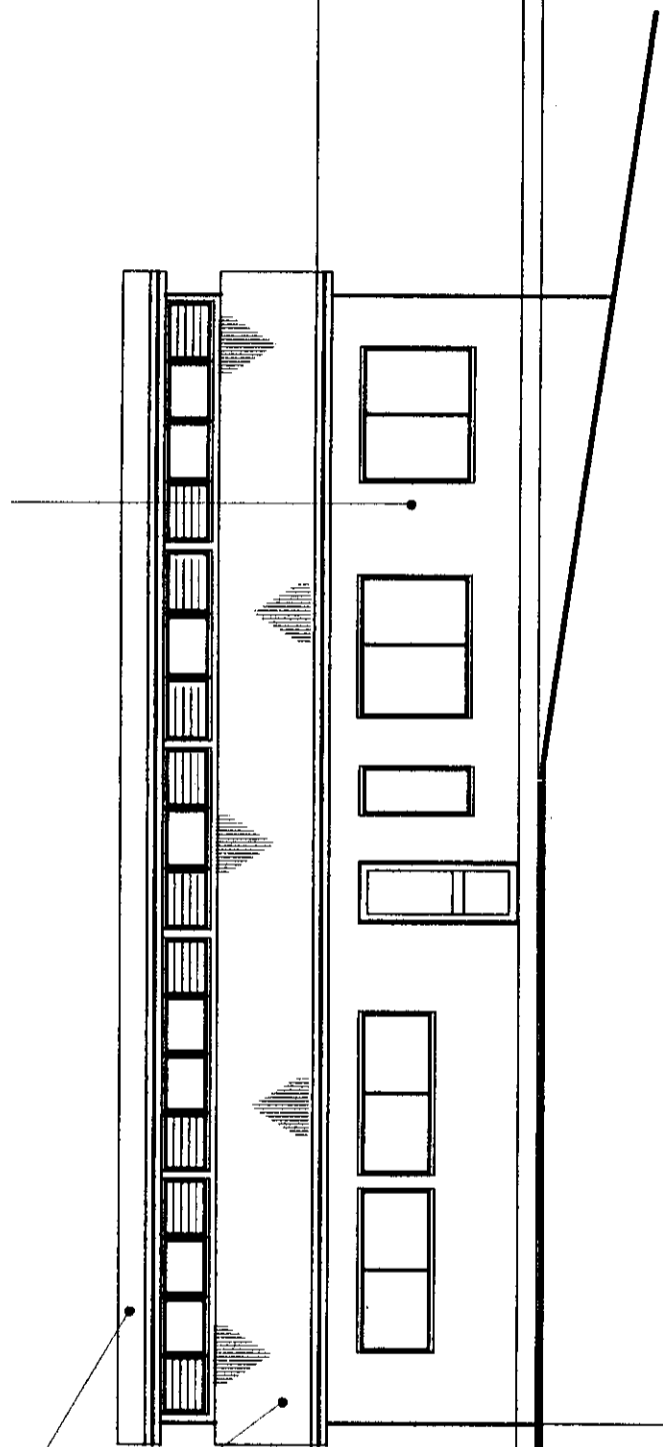


DATE 20 OCT. 03  
 DRAWN BY HBL  
 SCALE 1:100

DRAWING NUMBER  
 03.AVERY.08

COLORBOND CUSTOM ORB ROOF SHEETING  
 OVER TIMBER BATTENS.  
 PROVIDE FOIL COVERED INSULATION BLANKET  
 UNDER ROOF SHEETING AND FOIL BATTS  
 BETWEEN RAFTERS

PROVIDE SELECTED FIBRE CEMENT LINING  
 TO EXTERIOR OF STEEL STUD FRAMING.



FIRST FLOOR CEILING LINE

FIRST FLOOR LINE RL. 44.300 AHD

GROUND FLOOR CEILING LINE

GROUND FLOOR LINE RL. 43.350

NORTH ELEVATION

**ACCREDITED NSW HER ASSESSOR**

Assessment No 290

Name D.J. Biddle

Signature


Dating 3.5 Stan Date 20.10.03

**HMB**

NOTE:

FOR DETAILS OF DOORS AND WINDOWS REFER  
 SCHEDULE ON DRAWING 03.AVERY.11

**ACCREDITED NSW HER ASSESSOR**

Assessment No 290  
 Name S. Tedder 035  
 Signature   
 Rating 3.5 Stars Date 20/11/03  
 15 degrees



**HMB**

**REVISIONS**

NO.	DESCRIPTION

**PROPOSED RESIDENCE**  
 AT  
 LOT 2  
 120 MONA VALE ROAD  
 WARRIEWOOD  
 ACCESS VIA  
 BOUNDARY ROAD  
 FOR  
 MR. S AVERY  
 WEST ELEVATION

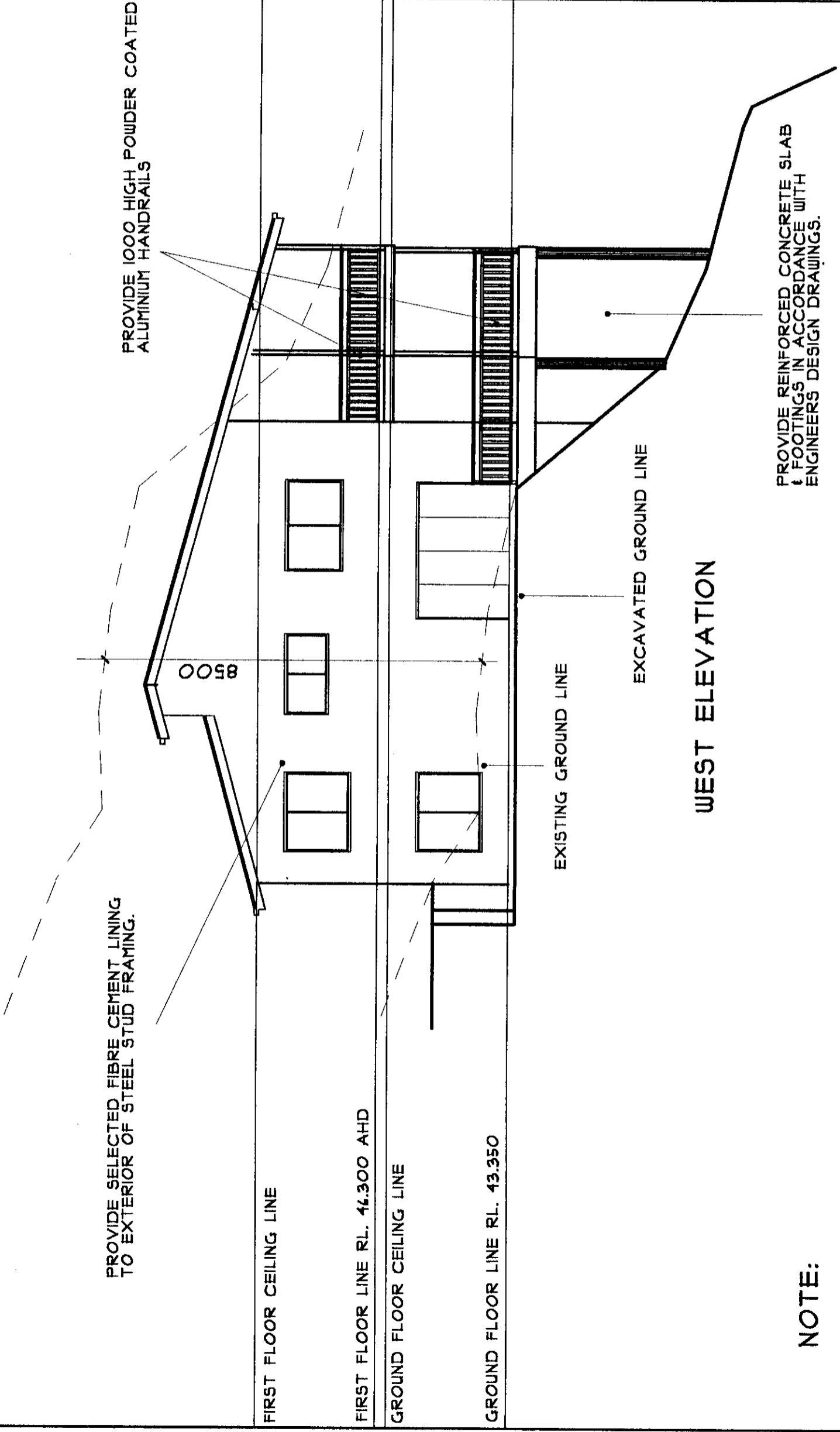
**W & B CONSULTING**  
**PTY LTD**  
 BUILDING DESIGNERS  
 PROJECT MANAGERS

11 HARST PLACE BELROSE  
 NSW 2085  
 PO BOX 350 FORESTVILLE  
 NSW 2087  
 PH. 02. 9453 3947  
 FAX. 02. 9453 3952  
 MOBILE 0419 244 470  
 ABN 32 001 864 955



DATE 20 OCT. 03  
 DRAWN BY MBL  
 SCALE 1 : 100

**DRAWING NUMBER**  
 03.AVERY.09



**WEST ELEVATION**

**NOTE:**

FOR DETAILS OF DOORS AND WINDOWS REFER SCHEDULE ON DRAWING 03.AVERY.11



REVISIONS


PROPOSED RESIDENCE

AT  
LOT 2  
120 MONA VALE ROAD  
WARRIEWOOD  
ACCESS VIA  
BOUNDARY ROAD  
FOR  
MR. S AVERY

SECTION A - A

**W & B CONSULTING  
PTY LTD**  
BUILDING DESIGNERS  
PROJECT MANAGERS

11 HARST PLACE BELROSE  
NSW 2085

PO BOX 350 FORESTVILLE  
NSW 2087

PH. 02. 9453 3947  
FAX. 02. 9453 3952  
MOBILE 0419 244 670  
ABN 32 001 864 955



DATE 20 OCT. 03

DRAWN BY MBL

SCALE 1 : 100

DRAWING NUMBER

03.AVERY.10

COLORBOND ALUMINIUM GUTTER,  
TIMBER FASCIA & FIBRE CEMENT  
EAVES SOFFIT LINING.

PROVIDE TIMBER BARGE BOARDS

15 degrees

PROVIDE 1000 HIGH POWDER COATED  
ALUMINIUM HANDRAILS

STEEL STUD FRAMING  
TO ALL WALLS

FIRST FLOOR CEILING LINE

100 GAP FOR CLEANING  
AND DRAINAGE

FIRST FLOOR LINE RL. 46.300 AHD

GROUND FLOOR CEILING LINE

GROUND FLOOR LINE RL. 43.350

PROVIDE PAINTED  
STEEL SUPPORT POSTS

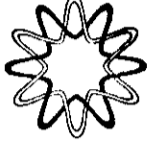
PROVIDE REINFORCED CONCRETE SLAB  
& FOOTINGS IN ACCORDANCE WITH  
ENGINEERS DESIGN DRAWINGS.

PROVIDE CONCRETE BLOCK RETAINING WALL  
IN ACCORDANCE WITH ENGINEERS DESIGN.

SECTION A - A

ACCREDITED NSW HER ASSESSOR

Assessment No. 290  
Name DJ Rodden  
Signature  
Rating 3.5 Stars Date 20/10/03



HMB  
20/10/03