South Coast
48b Princes Highway
Fairy Meadow NSW 2519

Macarthur
Suite 1, 39 Elyard Street
Narellan NSW 2567

Southern Highlands
Shop 3, 184 Bong Bong Road
Bowral NSW 2576

P 1300 368 534
e bushfire@localgroup.com.au
w http://www.localgroup.com.au
abn 30 735 366 565

Sutherland
Suite 5, 15 Surf Road
Cronulla NSW 2230

Central Coast
Suite 1, 21 Babilla Close
Beresfield NSW 2322

Norwest
Suite 21, 5 Inglewood Place
Baulkham Hills NSW 2153

Northside
Shop 2A, 20 Waterloo Street
Narrabeen NSW 2101

BUSHFIRE RISK ASSESSMENT REPORT

SITE ADDRESS
Lot 72 DP 32140 House No.: 263 Mount Vernon Road MOUNT VERNON NSW 2759

OWNER/S
Mr Grippaudo& Ms Lucey

BUIDER
Fowler Homes PO Box 6979 WETHERILL PARK NSW 2164

ASPECT
East

PROPOSAL
Construction of a two, two storey dwellings on subdivided land

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1.0 EXECUTIVE SUMMARY

As required by Penrith City Council a bushfire risk assessment of the proposed dwelling has been carried out in accordance with the procedures and requirements outlined in the documents *Planning for Bushfire Protection* (2019) as issued by the NSW Rural Fire Service. A summary of the findings of this assessment is provided below. Subject to the recommendations proposed in this report, the proposed development has the potential to reasonably address and comply with the aims and objectives of *Planning for Bushfire Protection* (2019).

SITE ADDRESS
Lot 72 DP 32140 House No.: 263 Mount Vernon Road MOUNT VERNON NSW 2759

IDENTIFIERS	
Latitude:	-33.872282
Longitude:	150.810475

263A Mount Vernon Road, Mount Vernon

ASPECT
East

VEGETATION TYPE							
NORTH	Managed Land	**EAST**	Woodland	**SOUTH**	Managed Land	**WEST**	Woodland

EFFECTIVE SLOPE							
NORTH	N/A	**EAST**	Flat / Upslope	**SOUTH**	N/A	**WEST**	Flat / Upslope

FIRE DANGER INDEX
100

ASSET PROTECTION ZONE SETBACKS			
ELEVATION	**ASSET PROTECTION ZONE**	**INNER PROTECTION AREA**	**OUTER PROTECTION AREA**
NORTH	16m	0m	0m
EAST	12m	0m	0m
SOUTH	12m	0m	0m
WEST	12m	0m	0m

SETBACK TO VEGETATION							
NORTH	140m	**EAST**	22m	**SOUTH**	140m	**NORTH WEST**	40m

BUSHFIRE ATTACK LEVEL							
NORTH	BAL-19	**EAST**	BAL-19	**SOUTH**	BAL-19	**WEST**	BAL-12.5

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263B Mount Vernon Road, Mount Vernon

ASPECT
East

VEGETATION TYPE							
NORTH	Woodland	**EAST**	Woodland	**SOUTH**	Managed Land	**WEST**	Woodland

EFFECTIVE SLOPE							
NORTH	0-5º Downslope	**EAST**	Flat / Upslope	**SOUTH**	N/A	**WEST**	Flat / Upslope

FIRE DANGER INDEX
100

ASSET PROTECTION ZONE SETBACKS			
ELEVATION	**ASSET PROTECTION ZONE**	**INNER PROTECTION AREA**	**OUTER PROTECTION AREA**
NORTH	16m	0m	0m
EAST	12m	0m	0m
SOUTH	12m	0m	0m
WEST	12m	0m	0m

SETBACK TO VEGETATION							
NORTH	42m	**EAST**	22m	**SOUTH**	140m	**WEST**	18m

BUSHFIRE ATTACK LEVEL							
NORTH	BAL-19	**EAST**	BAL-19	**SOUTH**	BAL-19	**WEST**	BAL-19

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2.0 PROJECT BRIEF

We have been engaged by Fowler Homes Pty Ltd to assess the threat posed to the subject development in the event of a bushfire. Current fire maps prepared by Penrith City Council in accordance with the requirements of *Section 10.3* of the *Environmental Planning and Assessment Act 1979* (as amended) (EPAA) indicate that the proposed development is situated within a 'Bushfire Prone Area' (BPA).

The aims of this report are:

- To identify the Bushfire Attack Level (BAL) to which the proposed dwellings may be exposed;
- To determine the construction requirements associated with the assessed BAL as defined in *AS3959-2018: Construction of buildings in bushfire prone areas;* and
- To recommend 'deemed-to-satisfy' solutions for meeting the performance criteria of bush fire protection measures indicated in *Planning for Bush Fire Protection* (2019)

This report will supplement the Statement of Environmental Effects submitted to Penrith City Council as part of the Development Application. It has been prepared in accordance with the procedures and requirements contained within the NSW Rural Fire Service (RFS) document *Planning for Bushfire Protection* (2019).

The report relies upon the following information:

- Inspection of the site;
- Details of the proposed dwelling provided by Fowler Homes Pty Ltd (See Appendices)

3.0 THE PROPOSED DEVELOPMENT

The proposed development is two single storey dwellings on subdivided land. Dwelling A includes a family/living room, dining area, kitchen, gym/home theatre, three bedrooms with two bathrooms and garage. Dwelling B includes a living room, dining area, kitchen, loft, seven bedrooms with six bathrooms and garage The construction of dwelling A will include a reinforced concrete slab, with timber frames and roof covering on timber trusses. A brick veneer with concrete tile roof covering with metal fascia and guttering will form the façade of the dwelling. The construction of dwelling B will include a reinforced concrete slab, with timber frames and roof covering on timber trusses. A brick veneer with colorbond sheet roof covering with metal fascia and guttering will form the façade of the dwelling.

A rainwater tank is to be located on site to collect rainwater from the roof area. This water will be used in accordance with the requirements of the BASIX certificate prepared for the development.

4.0 SITE ASSESSMENT

The site is located in suburb of Mount Vernon within Penrith City Local Government Area and is situated on Mount Vernon Road, that also provides access to the property. The site borders onto similar sized allotments on the northern, eastern and western boundaries of the allotment. The southern boundary is adjacent to the public roadway. There is bushfire prone vegetation to the north, east and west of the allotment that was measured to be within 100m.

The subject allotment is rectangular in shape, with the site having a downward slope from the right of the property to the left. At the time of the site inspection there were existing structures on the site, with the plans supplied being consistent with the conditions on the allotment.

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All aspects of the site are adjacent to similar allotments that will be built on or public infrastructure assets such as roadways and footpaths. These properties and assets present reduced vegetation forms (i.e. maintained lawns and gardens) as well as areas of non-vegetation (i.e. dwellings, roads, paths, ancillary structures) and as such, are not considered to harbour any predominant vegetation formations which are described in the *Planning for Bushfire Protection* (2019). Any future developments within this area should also come under the relevant planning codes and restrictions in accordance with the appropriate planning policy and should present similar landscaping to the surrounding developments with ongoing management by the property owners.

An aerial photograph of the vegetation which affects the proposed development is shown in Figure 1. This immediate vegetation encompasses an area over multiple hectares. Figure 2 shows the allotment boundaries of the subject lot in the context of the subdivision.

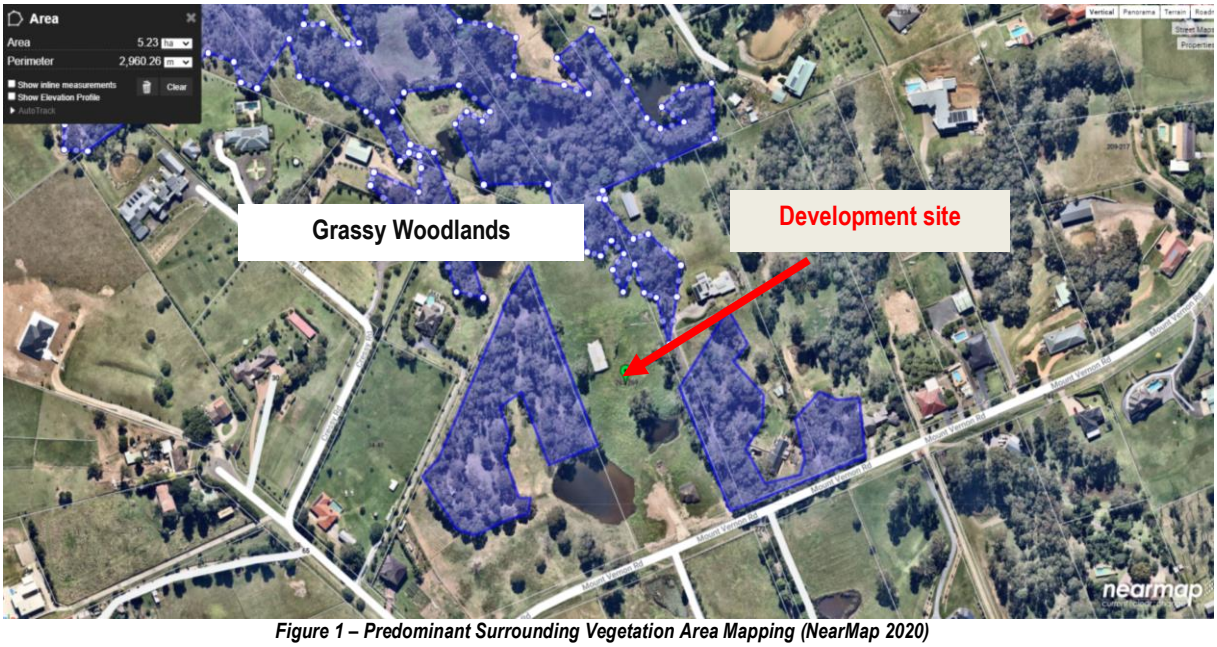

Figure 1 – Predominant Surrounding Vegetation Area Mapping (NearMap 2020)

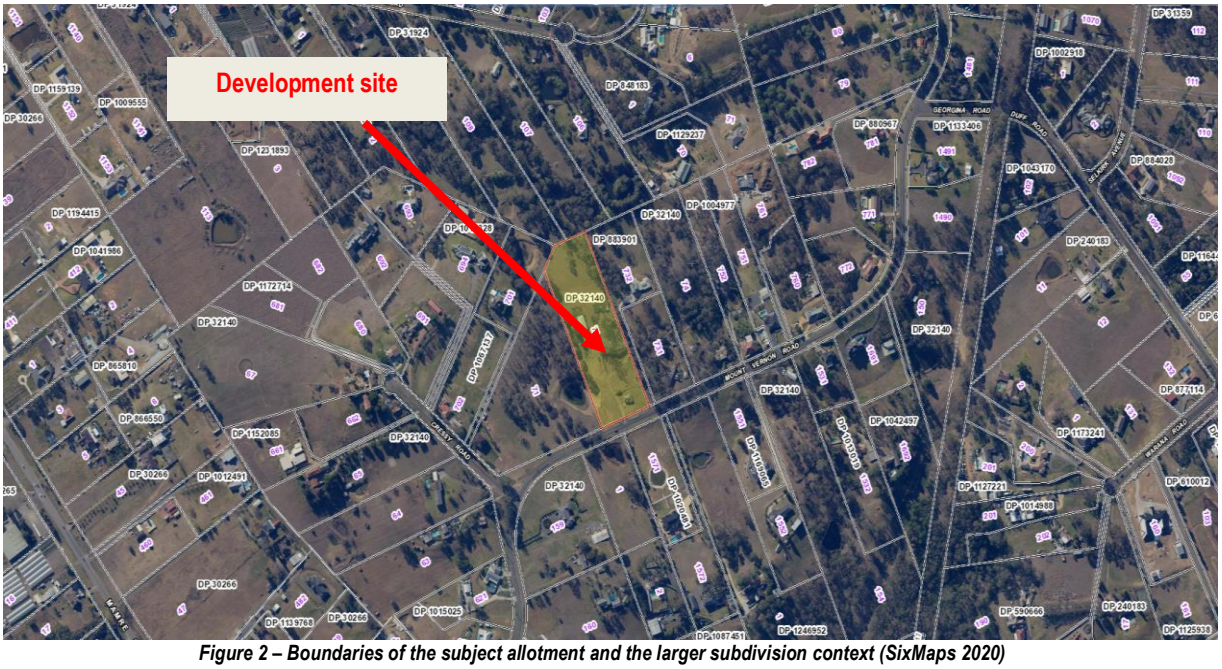

Figure 2 – Boundaries of the subject allotment and the larger subdivision context (SixMaps 2020)

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4.1 Asset Protection Zones

Planning for Bushfire Protection (2019) recommends that an Asset Protection Zone (APZ) be established and maintained on the hazard side of buildings in bushfire prone areas. As the proposed development will be near vegetation that poses a risk to the development, APZs will be required to be put into place and maintained around certain elevations of the proposed dwelling, with the sizes of these APZs based on vegetation composition, effective slope and fire danger index.

4.1.1 Vegetation Type

The predominant vegetation formations located within 140m of the proposed development have been determined in accordance with the provisions of Appendix A1.2 of the *NSW RFS Planning for Bushfire Protection* (2019) and Keith (2004) and are provided in Table 4.11.1.

Table 4.1.1 Vegetation Type

NORTH	Woodland	EAST	Woodland	SOUTH	Managed Land	WEST	Woodland

The predominant vegetation affecting the subject allotment is toward the eastern and western boundaries of the site, and was first classified using Keith (2004). The classification of 'best fit' using the Key *An identification key to the vegetation formations of New South Wales and the Australian Capital Territory* was determined to be a 'Coastal Valley Grassy Woodland (Keith 2004, pp.86-87). This opinion is based on observations at the time of the site inspection that the vegetation is being dominated by trees with an understorey of scattered or clumped shrubs. The ground cover is dense and was typically dominated by grasses, twiners and herbs.

As given in *Clause A1.2 of Planning for Bushfire Protection (2019)* '*Determining Vegetation Formation*' this vegetation is classified as a 'Grassy Woodland'. This is due to the vegetation composition being dominated by an open to sparse layer of eucalypts 15-35m tall with crowns rarely touching. There is also a sparse distribution of shrubs which is predicted to be composed of a surface fuel load of 10.5 tonnes per hectare [t/ha], and an overall fuel load of 20.2 t/ha (*Table A1.12.8 NSW RFS Planning for Bushfire Protection* (2019)).

Figures 11 and 12 were taken during the site inspection on 7th May 2021 and support the opinion provided above. Figures 3-10 of this report show all aspects of the subject allotment, and were also taken at the time of the site inspection.

The fuel categories in the *Planning for Bushfires Protection (2019)* are described using botanical terminology, such as "Forest" and "Grassy Woodland". It should be noted that when used for bushfire hazard assessment these terms refer to the fuel production capacity and flammability of different vegetation types. Therefore, their meaning and application for bushfire hazard assessment may differ from their use in a strictly botanical context.

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Figure 3: Northern aspect

Figure 4: North-Eastern Aspect

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Figure 5: Eastern Aspect

Figure 6: South-Eastern Aspect

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Figure 7: Southern Aspect

Figure 8: South-Western Aspect

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Figure 9: Western Aspect

Figure 10: North-Western Aspect

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Figure 11: Vegetation to the south of the allotment

Figure 12: Vegetation to the west of the allotment

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4.1.2 Effective Slope

The intensity and rate spread of fires burning uphill increases markedly with increasing slope. This is reflected in an increase in the fire hazard index for a particular fuel type with an increasing slope. Similarly the rate of spread and intensity of fires decreases when they burn downhill.

Table 4.12.1 below outlines the general slope for 100m underneath the vegetation which affects proposed dwelling. The slope measurements are based on the measurements taken during the site inspection on the 7th May 2021 and plans prepared by Fowler Homes Pty Ltd (Job No. 20-1087, Issue B-06, dated 23rd April 2021). The eastern and western slopes, being the elevations presenting the highest bushfire rissk, each have an upward sloping gradient that was measured to fall within the 0-5° range.

Table 4.1.2 Effective Slope							
NORTH	0-5° Downslope	EAST	Flat / Upslope	SOUTH	N/A	WEST	Flat / Upslope

4.1.3 Fire Danger Index

The fire danger index (FDI) for the subject site has been determined in accordance with the provisions of Appendix A1.6 of *Planning for Bushfire Protection (2019)* and is provided in Table 4.1.3. This subject site is located within the 'Greater Sydney Region', being within the Penrith City Local Government Area (LGA).

Table 4.1.3 Fire Danger Index
100

4.1.4 Detemination of Asset Protection Zones

The APZ around the proposed development is required to be made up of Inner Protection Area (IPA) and Outer Protection Area (OPA) as Appendix 1, Table A1.12.2 of *Planning for Bushfire Protection (2019)* differentiates the APZ into two separate areas. It is designed to provide a safe defendable space in the event of bushfire for the property owner and fire fighters. As such, the recommendation is that the APZ be provided in accordance with those outlined in Table A1.12.2 of Appendix 1 of *Planning for Bushfire Protection (2019)*. These APZ's are outlined in Table 4.14.1 below:

Table 4.1.4 Asset Protection Zone Setbacks			
ELEVATION	**ASSET PROTECTION ZONE**	**INNER PROTECTION AREA**	**OUTER PROTECTIN AREA**
NORTH	16m	0m	0m
EAST	12m	0m	0m
SOUTH	12m	0m	0m
WEST	12m	0m	0m

The recommended APZ can be established within the boundaries of the allotment to all elevations for each of the proposed dwellings. These managed areas would provide a safe, operational space for emergency services in the event of a bushfire.

Landscaping within the APZ should aim to achieve a state that results in the fuel source being discontinuous and of low flammability in the event of a bushfire. General requirements for an APZ are listed in *Section 7.4. of NSW RFS Planning for Bushfire Protection* (2019), *Appendix 1* and *Appendix 4* of *Planning for Bushfire Protection* (2019) and the NSW RFS document '*Standards for Asset Protection Zones*' (2005) (See Report Appendices); in particular '*Step 6: Ongoing Management and Landscaping*' . These requirements should also be adhered to around the property where possible.

The on-going maintenance of the property's APZ should continue throughout the life of the development to ensure that the landscaping does not contribute to the spread of bushfires.

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4.2 Bushfire Attack Level

4.2.1 Vegetation Types

The methodology for the classification of the vegetation type used for determining the bushfire attack level is the same as that used in the assessment of the Asset Protection Zone. As such refernce is drawn to Section 4.1.1 of this report. The results of this assessment are provided in Table 4.1.1.

4.2.2 Effective Slope

The methodology for the identification of the effective slope beneath the vegetation used for determining the bushfire attack level is the same as that used in the assessment of the Asset Protection Zone. As such refernce is drawn to Section 4.1.2 of this report. The results of this assessment are provided in Table 4.1.2.

4.2.3 Fire Danger Index

The methodology for the classification of the Fire Danger Index used for determining the bushfire attack level is the same as that used in the assessment of the Asset Protection Zone. As such refernce is drawn to Section 4.1.3 of this report. The results of this assessment are provided in Table 4.1.3.

4.2.4 Determination of Bushfire Attack Level

The setbacks for dwelling A to the predominant vegetation at each elevation is indicated in Table 4.2.4.

These distances were measured at the time of undertaking the site inspection using a laser measuring unit and measuring wheel, then subsequently validated against plans provided as part of the application.

Table 4.2.4 Setback to Vegetation (Dwelling A)

NORTH	140m	EAST	22m	SOUTH	140m	WEST	40m

In accordance with the Table A1.12.5 of *Planning for Bushfire Protection (2019),* the northern, eastern, and southern elevations of the proposed dwelling have been determined as being located within an area where the building may encounter significant attack by burning debris with a significant radiant heat flux of up to 19kW/m^2, potentially threatening building integrity during a bushfire and warranting specific construction requirements for ember protection and higher levels of radiant heat. As such, the proposed dwelling must be built to Bushfire Attack Level-19 (BAL-19) construction requirements for these elevations.

The western elevation of the development was afforded a lower BAL construction requirement as it was deemed not to be exposed to the same degree of bushfire attack at the other elevations. This is in accordance with the procedures given in *A1.8 Shielding* in *Appendix 1 of Planning for Bushfire Protection* (2019). All recommended BAL construction requirements are given in Table 4.2.5.

Table 4.2.5 Bushfire Attack Level (Dwelling A)

NORTH	BAL-19	EAST	BAL-19	SOUTH	BAL-19	WEST	BAL-12.5

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The setbacks for dwelling B to the predominant vegetation at each elevation is indicated in Table 4.2.6.

These distances were measured at the time of undertaking the site inspection using a laser measuring unit and measuring wheel, then subsequently validated against plans provided as part of the application.

Table 4.2.6	*Setback to Vegetation (Dwelling B)*						
NORTH	42m	EAST	22m	SOUTH	140m	WEST	18m

In accordance with the Table A1.12.5 of *Planning for Bushfire Protection (2019),* all elevations of the proposed dwelling have been determined as being located within an area where the building may encounter significant attack by burning debris with a significant radiant heat flux of up to 19kW/m^2, potentially threatening building integrity during a bushfire and warranting specific construction requirements for ember protection and higher levels of radiant heat. As such, the proposed dwelling must be built to Bushfire Attack Level-19 (BAL-19) construction requirements for these elevations.

Table 4.2.7	*Bushfire Attack Level (Dwelling B)*						
NORTH	BAL-19	EAST	BAL-19	SOUTH	BAL-19	WEST	BAL-19

4.2.5 Construction standards

Table 4.2.8	Bushfire Attack Level (Dwelling A)						
NORTH	BAL-19	EAST	BAL-19	SOUTH	BAL-19	WEST	BAL-12.5

Table 4.2.9	Bushfire Attack Level (Dwelling B)						
NORTH	BAL-19	EAST	BAL-19	SOUTH	BAL-19	WEST	BAL-19

Section 7.5 of *Planning for Bush Fire Protection (2019)* adopts additional construction requirements relevant to all elevations of this development. The requirements to be adhered to, where relevant, are in table 7.4b.

The construction requirements for a BAL-19 and BAL-12.5 ratings are given within Sections 3, 5 and 6 of *AS 3959-2018*: *Construction of Buildings in Bushfire Prone Areas (2018)* and where relevant, *Section 7.5* of *Planning for Bush Fire Protection (2019).*

The assessed BAL requires compliance with Construction Guidelines outlined in Sections 3, 5 and 6 of *AS 3959-2018: Construction of buildings in bushfire-prone areas/the Nash Standard,* incorporating any relevation variations from *Section 7.5* of *Planning for Bush Fire Protection (2019).*

5.0 SPECIFICATIONS AND REQUIREMENTS

In order to minimise the risk of bush fire attack and provide protection for emergency services, personnel, residents and others assisting fire fighting activities, a number of protection measures should be integrated into the development. These specifications and requirements are to be provided in accordance with the requirements of Clause 7.4 of the NSW Rural Fire Service document *Planning for Bushfire Protection* (2019).

5.1 Asset Protection Zones

The performance criteria for asset protection zones are satisfied if the area is provided in accordance with *Appendix 1* and managed in accordance with *Appendix 4* of *Planning for Bush Fire Protection (2019). Recommendations related to asset protection zones are outlined in Section 6.*

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5.2 Access Requirements

Public Road Access

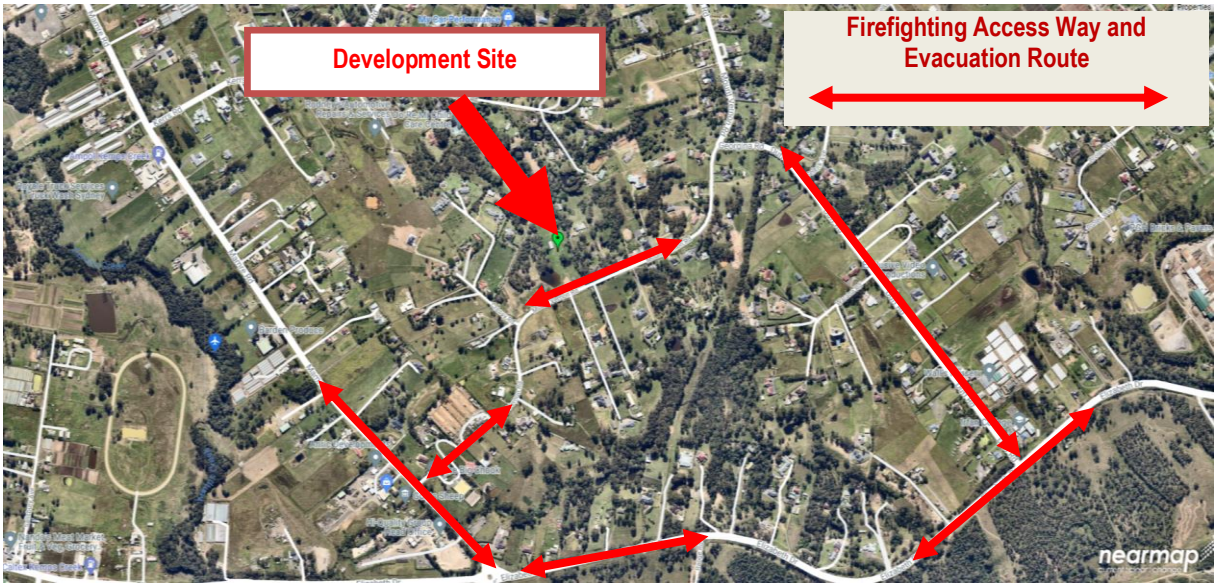

Figure 13 – Access route for fire fighting vehicles and evacuation route for occupants (NearMap 2020)

The route of travel for the Rural Fire Service or the NSW Fire Brigade to reach the subject site is an all weather two-way access road that is 8 metres wide. The road is capable of carrying loads of 15 tonnes. Streets are clearly sign posted and the subject site will be clearly identifiable by numbering. Figure 13 shows that potential access and egress to the site can be found along Elizabeth Drive, Duff Road, Mamre Road and Mount Vernon Road. These roadways are deemed to provide safe operational access and egress for emergency service personnel and residents, and meet the access requirements of *Appendix 3* of *NSW RFS Planning for Bushfire Protection* (2019).

Property Access

The proposed dwelling has ready access to the public roadway. The driveway access is proposed to be sealed concrete, which will provide a non-combustible all weather access way to allow reasonable vehicular access (including fire fighting vehicles) to the premises with suitable turning areas in accordance with the requirements of Appendix 3 of *NSW RFS Planning for Bushfire Protection* (2019).

5.3 Water Requirements

At the time of the inspection, access to any reticulated water system within 60m of the subject property was not found. As such, a dedicated static water supply is essential to assist emergency services in the event of a bushfire for each allotment. For each of the allotments of their size on the property, a 20,000 litre water storage tank is recommended to assist firefighters in the event of a bushfire as per *Table 5.3d of Planning for Bushfire Protection (2019)*.

Electrical Services

It is the intention of the proposed development to be serviced by registered electrical providers who have appropriate means of servicing bushfire prone areas. All electrical transmission lines were noted to be underground.

Gas Services

The location of gas services shall not lead to the ignition of surrounding bush land or the fabric of buildings. Metal connections are only to be used.

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5.4 Construction Standards

This proposed dwelling A is located within an area that has been determined as being bushfire prone. Based off setback measurements and vegetation classification acquired during the site inspection on the 7th May 2021, and plans for the development as supplied by Fowler Homes Pty Ltd, the Bushfire Attack Level for dwelling A of **BAL-19** has been assigned for the **northern, eastern and western elevations** of the proposed dwelling.

The western elevation has been assigned a BAL-12.5 rating in accordance with the procedures given in *Clause A1.8 Shielding* of *Planning for Bushfire Protection*, as well as the provisions stated within AS *3959-2018:* Section 3.5 – '*Reduction in Construction Requirements due to Shielding'* (Standards Australia 2018).

This proposed dwelling B is located within an area that has been determined as being bushfire prone. Based off setback measurements and vegetation classification acquired during the site inspection on the 7th May 2021, and plans for the development as supplied by Fowler Homes Pty Ltd, the Bushfire Attack Level for dwelling B of **BAL-19** has been assigned for the **all elevations** of the proposed dwelling.

Section 7.5 of *Planning for Bush Fire Protection (2019)* adopts additional construction requirements relevant to the BAL-19 elevations of this development. The requirements to be adhered to, where relevant, are in table 7.4b.

The construction requirements for a BAL-19 and BAL-12.5 ratings are given within Sections 3, 5 and 6 of *AS 3959-2018*: *Construction of Buildings in Bushfire Prone Areas (2018),* incorporating any relevation variations from *Section 7.5* of *Planning for Bush Fire Protection (2019).*

5.5 Landscaping and Maintenance

Landscaping will be designed and managed to minimise flame contact and radiant heat to buildings and the potential for wind driven embers to cause ignition. In addition to maintaining the vegetation onsite, the site should be prepared and maintained in readiness for a bushfire. All landscaping should be carried out on the site in accordance with the NSW RFS publication *'Standards for Asset Protection Zones'* which is given as an Appendix in this report.

6.0 RECOMMENDATIONS

6.1 Asset Protection Zones

1. Landscaping within the Asset Protection and/or defendable space around the dwelling should aim to provide a low flammability, avoid continuity of vegetation (horizontally and vertically), and on-going maintenance. Any plant species can ignite under the right conditions; however, some plants are considered to be less flammable then others. Plants that have a lower flammability have the following features:
   - High moisture content
   - High levels of salt
   - Low volatile oil content of leaves
   - Smooth barks
   - Dense crown and elevated branches.
2. Plants that have a loose stringy bark should be avoided; these plants encourage ground fire and are easily ignited. Noxious weeds should be avoided from being introduced to the garden and should be removed.
3. Consideration should be given to the layout of the garden ensuring that the vegetation does not provide a continuous path to the structure, or placed under vulnerable parts of the building façade such as windows and glazing. To avoid this, plants should be arranged in 'clumps' rather than rows and should be located far enough away from the asset so that if a fire were to ignite in the vegetation, the risk of flame contact and radiant heat ignition of the asset would be reduced. Other

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aspects that should be considered with designing the layout of a garden within and APZ are as follows:

- Short green grass located around the asset will reduce an impending fire's intensity and slow the fire and to provide unimpeded access for fire fighters.
- Branches two (2) metres from the ground should be pruned to prevent the spread of ground fire.
- Woodpiles, wooden sheds, combustible material, storage areas, large quantities of garden mulch should be stored in a designated area, cleared of vegetation, with no direct contact with the bushfire hazard.
- Fire trails, gravel paths, dams, creeks, swimming pools, tennis courts and vegetable gardens can be incorporated into part of the property's APZ

4 Maintenance of the site should involve:

- Maintaining a low cut lawn.
- Keeping areas under fences, gates and trees raked and clear of fuel.
- Using non-combustible fencing and retaining walls
- Not using organic mulch.
- Ensuring trees to not overhang the roof.

6.2 Access Requirements

8. Residents of this site should consider participating in community early response programs with the Rural Fire Service and education programs.
9. The unnecessary occupation of the street and driveway by vehicles; trailers and the like should be avoided.
10. It is recommended that any proposed rainwater tanks of tanks required by BASIX be repositioned to the rear of the site to avoid any obstruction to personal gaining access to the rear yard.
11. Any proposed gas cylinders should be located to maximize the distance from any heat source and to remove the tanks from presenting an unnecessary obstacle.

6.3 Water Requirements

12. The following notations be included on the architectural plans submitted to the Certifying Authority as part of any application for a Construction Certificate or Complying Development Certificate;
    - Hydrant spacing, design and sizing comply with *AS2419.1:2005.*
    - Hydrant flows and pressures comply with *Table 2.2 of AS2419.1:2005*
    - All above-ground water service pipes external to the building are metal, including up to any taps.
    - Reticulated and bottled gas shall be installed and maintained in accordance with AS 1596.
    - Metal piping shall be used, including connections to and from cylinders.
    - All fixed gas cylinders shall be kept clear of all flammable materials to on distance of 10 meters and shielded on the hazard side of the installation.
    - Release valves to gas cylinders are to be directed away from the building.
    - If the gas cylinders need to be kept close to the building, the release valves shall be directed away from the building. Notwithstanding this fact the proposed location of the gas cylinder should be reconsidered and positioned at the least vulnerable position along the dwelling.
    - Polymer sheathed flexible gas supply lines to gas meters adjacent to the building are not to be used.

6.4 Construction Standards

13. Garage doors (if applicable) should be tight fitting to the doorframe and jambs with gaps no greater than 3mm when closed.
14. All fencing and gates are to be constructed in accordance with the requirements of Section 7.8.
15. All windows are required to be screened internally or externally with screens which comply with Clause 6.5.2 or 5.5.2 of *AS 3959-2018*.
16. Any external timber on the dwelling or within landscaping features of the property should be of a species listed within *Appendix F of AS 3959-2018.*

6.5 Landscaping & Maintenance

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17. All landscaping should comply with the requirements of the NSW RFS 'Asset Protection Zone Standards' contained in Appendix 4 of *NSW RFS Planning for Bushfire Protection* (2019)
18. All fencing and retaining walls are to be constructed in accordance with the requirements of Section 7.8.
19. Remove litter from roof and gardens and ensure the roof materials are in good condition.
20. Ensure painted surfaces are in good condition.
21. Ensure water supplies and any required sprinkler systems are in good working order.
22. Ensure trees and vegetation does not provide an obstruction in the access to the property.
23. Flyscreens should be checked for any damage and replaced if necessary.
24. Ensure draught seals are maintained.
25. Non-combustible gutter and valley guards should be installed on the dwelling to inhibit the accumulation of debris in the gutter system, particularly as the development is within 100m of bushfire threatening vegetation with a high level of tree and leaf debris accumulation over time possible.

6.6 Siting And Design

26. Keep the bulk of the building as small as possible to minimise the extent of exposed surfaces to the threat of bushfire.
27. Minimise the glazing within the building facades or any proposed courtyards.
28. Include gutter guarding to all gutters and any gutter valleys if provided.
29. Ensure that defendable space is provided around the full perimeter of the building.

7.0 CONCLUSION

In conclusion, construction standards for building within bushfire-prone areas are set out in Australian Standard *AS 3959–2018: Construction of Buildings in Bushfire Prone Areas*. *Planning for Bushfire Protection* (2019) provides a procedure for determining the category of bushfire attack and the appropriate level of construction. It is considered that the proposed **dwelling A** is at potential risk warranting a **BAL-19 and BAL-12.5 construction**; hence the following requirements should be adhered to:

- The northern, eastern and southern elevations of the proposed dwelling are to be constructed so as to comply with a **BAL-19 rating** as defined by *AS 3959-2018*, incorporating any variations outlined in *Section 7.5 of Planning for Bushfire Protection* (2019).
- The western elevations of the proposed dwelling are to be constructed so as to comply with a **BAL-12.5 rating** as defined by *AS 3959-2018*, incorporating any variations outlined in *Section 7.5 of Planning for Bushfire Protection* (2019).
- The implementation of an APZ to the site as recommended within, and to be maintained in accordance with *Standards for Asset Protection Zones* (2005)

Further, the following recommendations are also provided to the development:

- The installation of non-combustible gutter and valley guards on the dwelling to inhibit the accumulation of debris in the gutter system.

It is considered that the proposed **dwelling B** is at potential risk warranting a **BAL-19 construction**; hence the following requirements should be adhered to:

- All elevations of the proposed dwelling are to be constructed so as to comply with a **BAL-19 rating** as defined by *AS 3959-2018*, incorporating any variations outlined in *Section 7.5 of Planning for Bushfire Protection* (2019).
- The implementation of an APZ to the site as recommended within, and to be maintained in accordance with *Standards for Asset Protection Zones* (2005)

Further, the following recommendations are also provided to the development:

- The installation of non-combustible gutter and valley guards on the dwelling to inhibit the accumulation of debris in the gutter system.

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Table 7.0	Bushfire Attack Level (Dwelling A)						
NORTH	BAL-19	EAST	BAL-19	SOUTH	BAL-19	WEST	BAL-12.5

Table 7.0	Bushfire Attack Level (Dwelling B)						
NORTH	BAL-19	EAST	BAL-19	SOUTH	BAL-19	WEST	BAL-19

In making any determination under Section 4.14 of the Environmental Planning and Assessment Act, 1979 (as amended) it is recommended that the Consent Authority should give consideration to the recommendations contained in this report.

[redacted]

MBA
M.App.Sc.(Env.Toxicology)
B.App.Sc.(Env.Health)
Accredited Certifier – Building Surveying A2 – 0167
BPAD-D Certified Practitioner – 24168

ASSOCIATIONS
Fire Protection Association of Australia
Association of Accredited Certifiers
Australian Institute of Building Surveyors

May 2021

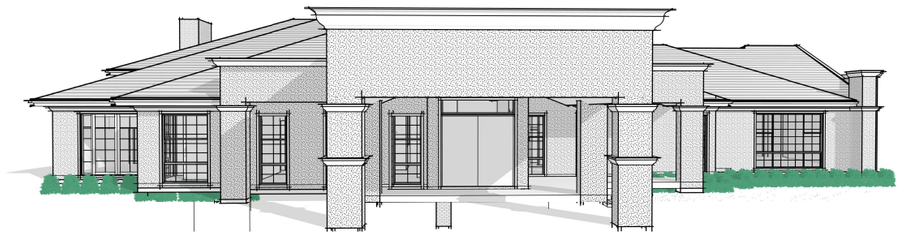
8.0 REFERENCES

- Keith, D.A, & New South Wales. Department of Environment and Conservation & New South Wales. National Parks and Wildlife Service (2004) *Ocean shores to desert dunes : the native vegetation of New South Wales and the ACT*, Hurstville, NSW Dept. of Environment and Conservation (NSW)
- Nearmap Pty Ltd (2020) *PhotoMaps by Nearmap.* Available: http://maps.au.nearmap.com/. Last accessed 7th May 2021
- NSW Rural Fire Service (2005) *Standards for Asset Protection Zones*. NSW Rural Fire Service, Lidcombe NSW – Available: http://www.rfs.nsw.gov.au/__data/assets/pdf_file/0010/13321/Standards-for-Asset-Protection-Zones.pdf
- NSW Rural Fire Service (2019) *Planning for Bushfire Protection; A Guide for Councils, Planners, Fire Authorities, Developers and Home Owners*. NSW Rural Fire Service, Lidcombe NSW.
- NSW State Government. (2020). *SixMaps.* Available: https://maps.six.nsw.gov.au/. Last accessed 7th May 2021
- Standards Australia (2018) *Australian Standard AS 3959–2018*: *Construction of Buildings in Bushfire-Prone Areas*. SAI Global Ltd, Sydney.

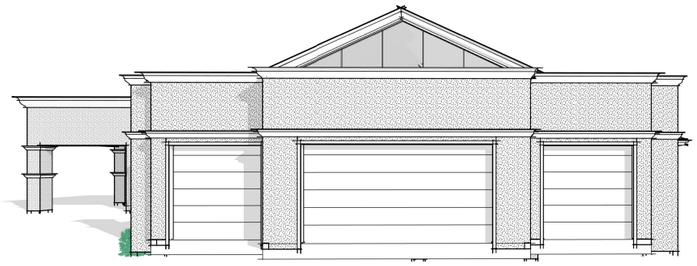
9.0 APPENDICES

1. Plans prepared by Fowler Homes Pty Ltd, job no. 20-1072, Issue B-02, Dated 26/04/2021.
2. Standards for Asset Protection Zones as issued by the NSW Rural Fire Service in 2005

Document Set ID: 9762043
Version: 1, Version Date: 11/10/2021



FRONT PERSPECTIVE



RIGHT PERSPECTIVE ENTRY TO GARAGE

REAR

SHEET NAME: COVER SHEET		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2:	SHEET NO: 001

FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

SIGNATURE: DATE:

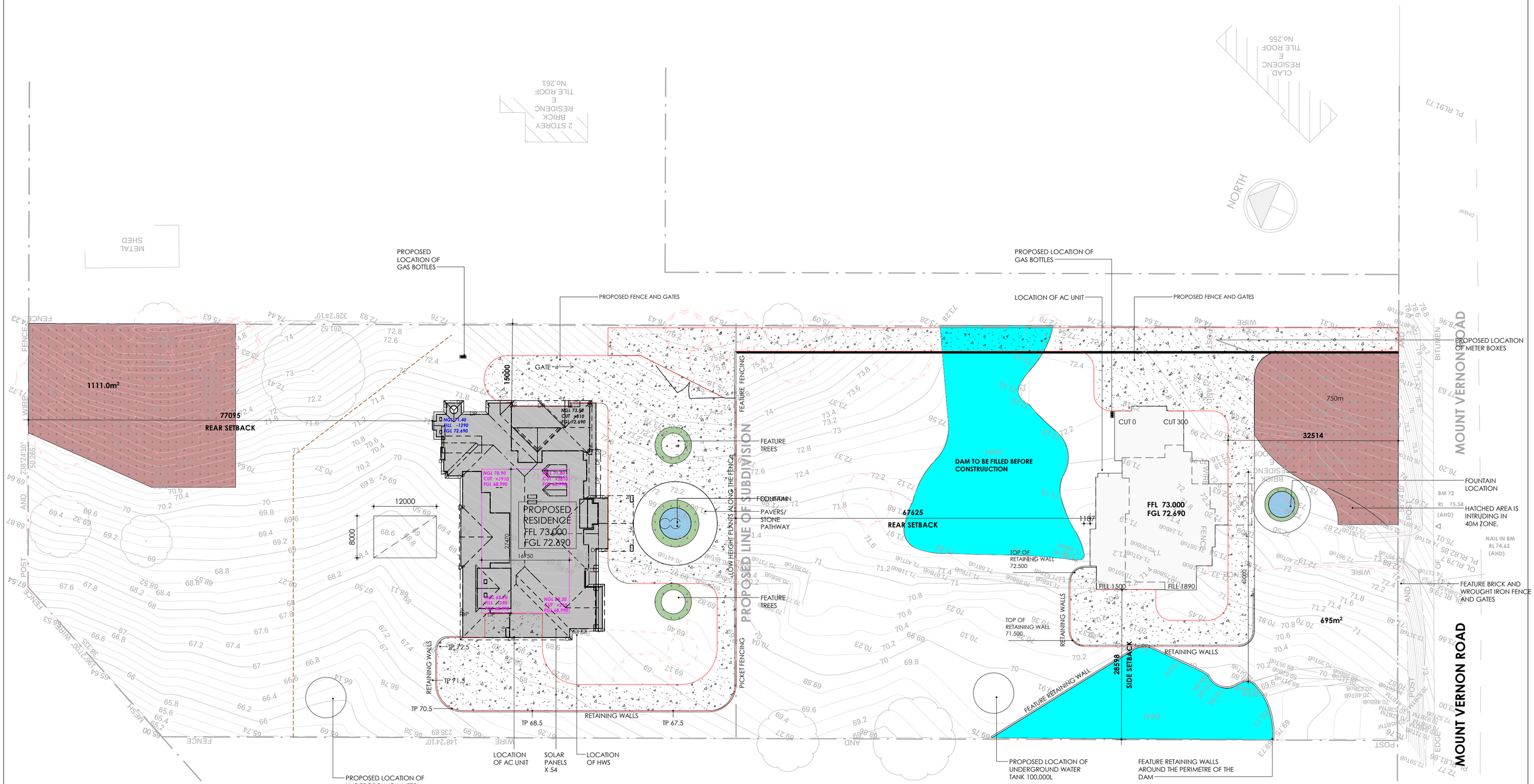
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT - 72 DP: - 32140

263 MOUNT VERNON ROAD STREET

MOUNT VERNON, NSW 2178

Document Set ID: 9762043
Version: 1, Version Date: 11/10/2021



SUBSURFACE IRRIGATION AREA AS NOMINATED BY SEEC

AREA LOT B 10000m²

LOT B AREAS

BASEMENT	1271.36 m²
GARAGE	139.87 m²
PATIO	81.56 m²
OUTDOOR RETREAT	216.98 m²
STAIR VOID	7.87 m²
TOTAL	1717.64 m²
DRIVEWAY AREA	1650m²

AREA LOT A 9361.0m²

LOT A AREAS

BASEMENT	371.20m²
GARAGE	108.38m²
PATIO	36.76m²
OUTDOOR RETREAT	143.87m²
STAIR VOID	8.0m²
TOTAL	1052.39m²
DRIVEWAY AREA	1664.0m²

AREA ACCESS HANDLE 1002.6m²

SHEET NAME: SITE PLAN		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-06	DATE: 23.04.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 500	SHEET NO: 005

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CLIENTS NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:

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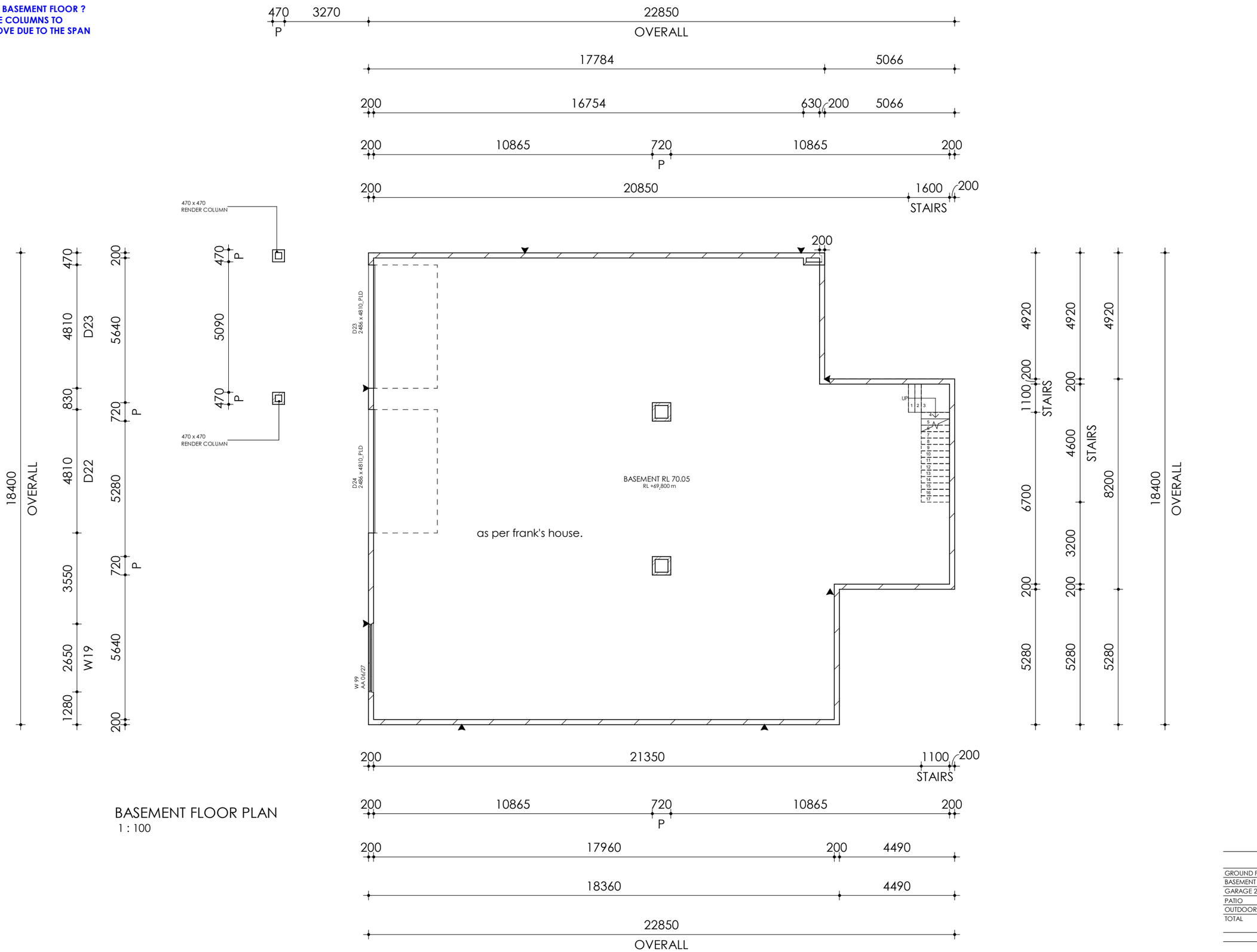
SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178

Document Set ID: 9782043
Version: 1, Version Date: 11/10/2021

- COLUMNS TO BE FROM BASEMENT FLOOR ?
- THIS MIGHT NEED MORE COLUMNS TO SUPPORT THE HOUSE ABOVE DUE TO THE SPAN



BASEMENT FLOOR PLAN
1 : 100

FLOOR AREAS	
GROUND FLOOR	385.17 m²
BASEMENT FLOOR	371.20 m²
GARAGE 2	108.38 m²
PATIO	36.76 m²
OUTDOOR RETREAT	143.87 m²
TOTAL	1045.39 m²
	112.53

SHEET NAME: BASEMENT FLOOR PLAN		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2: 1 : 100	SHEET NO: 013.2

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CLIENT'S NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

SIGNATURE: DATE:
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT - 72 DP: - 32140
263 MOUNT VERNON ROAD STREET
MOUNT VERNON, NSW 2178

Document Set ID: 9762043
Version: 1, Version Date: 11/10/2021

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 (> 4.5 but <= 6 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 700 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to: • all toilets in the development		✔	✔
• the cold water tap that supplies each clothes washer in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Energy Commitments	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: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
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 heating system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, not ducted; 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 7 of the bedrooms / study;		✔	✔

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

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 6 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 6 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 5 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

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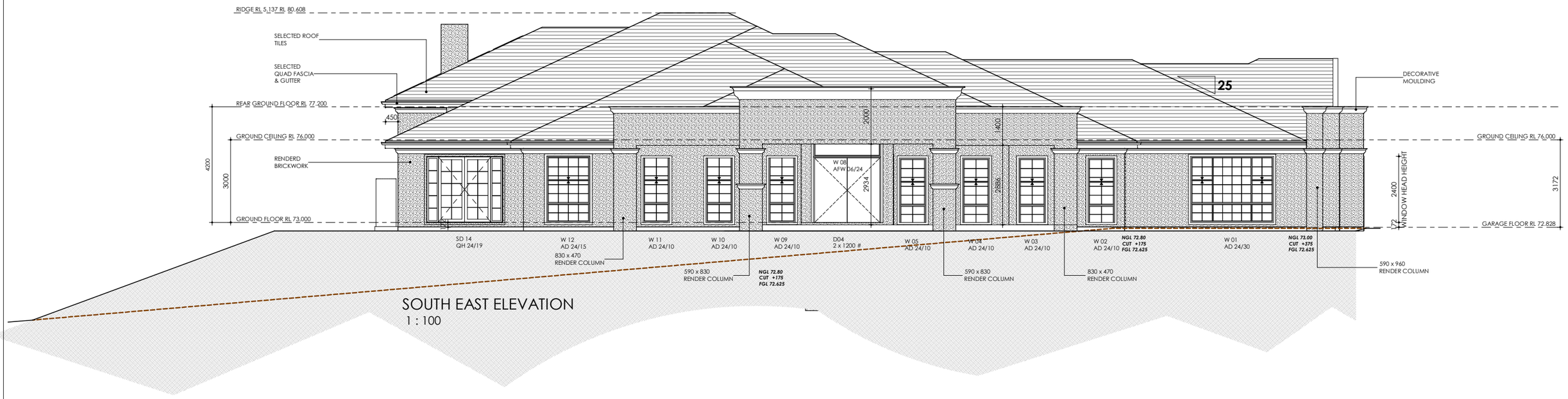
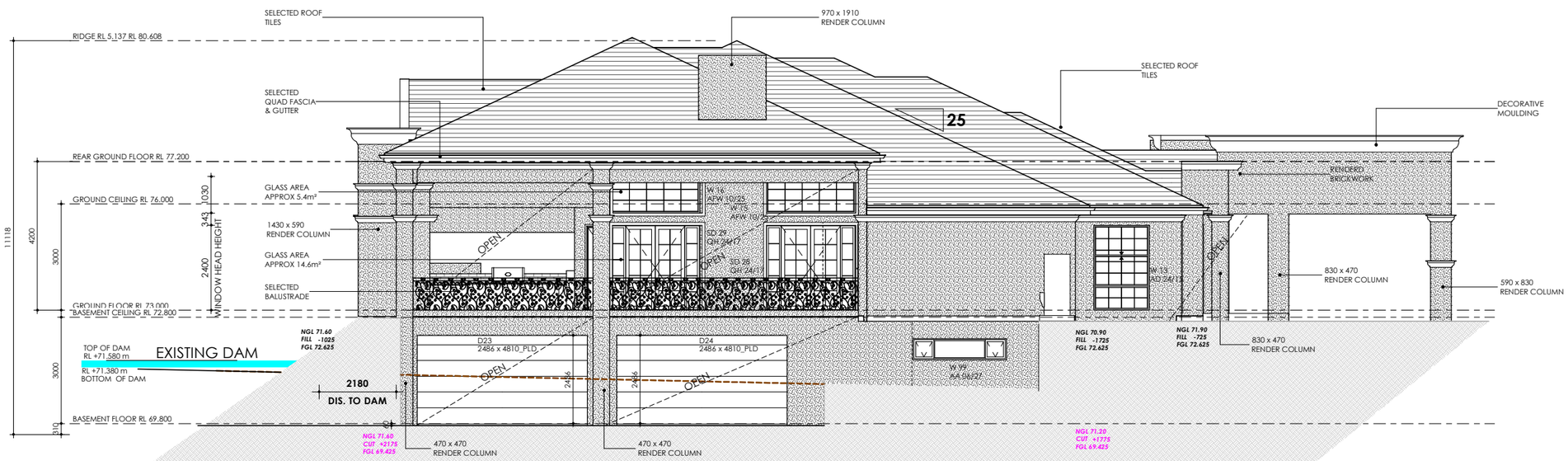


SOUTH EAST ELEVATION
1 : 100



SOUTH WEST ELEVATION
1 : 100

SHEET NAME: ELEVATIONS		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2: 1 : 100	SHEET NO: 015

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MRS. GABRIELLA GRIPPAUDO

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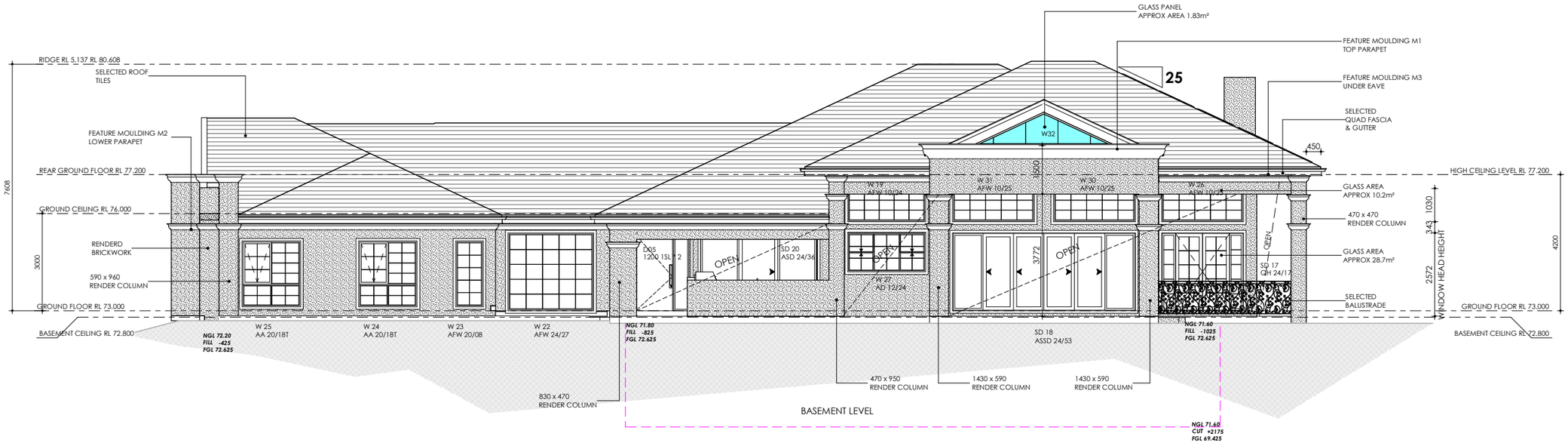
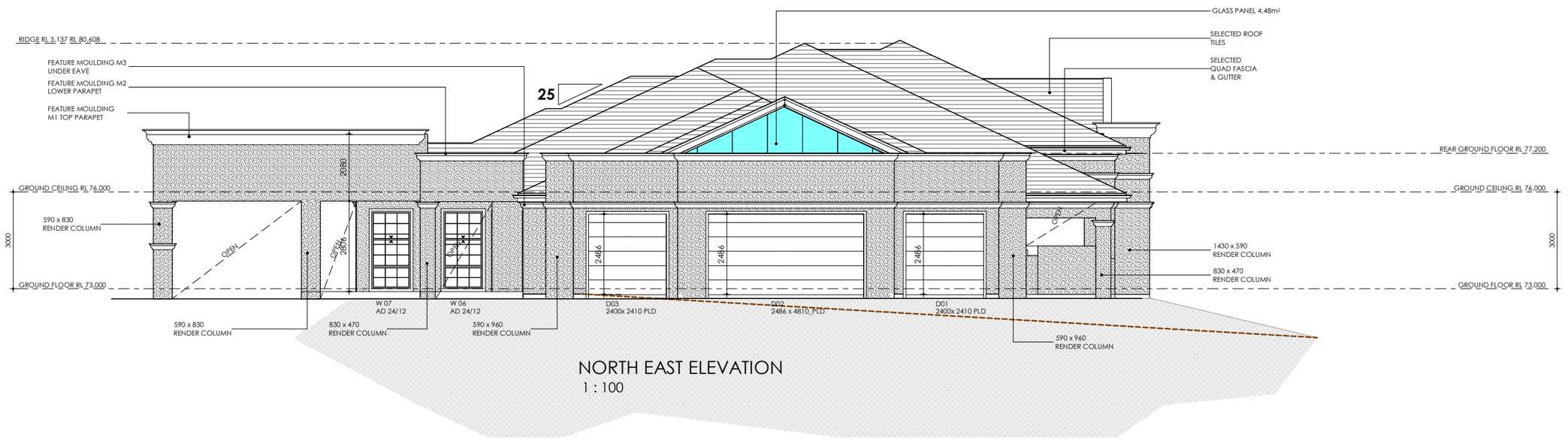
SITE ADDRESS:
LOT - 72 DP: - 32140
263 MOUNT VERNON ROAD STREET
MOUNT VERNON, NSW 2178

Document Set ID: 9762043
Version: 1, Version Date: 11/10/2021



NORTH WEST ELEVATION
1 : 100



NORTH EAST ELEVATION
1 : 100

SHEET NAME: ELEVATIONS		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2: 1 : 100	SHEET NO: 016

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CLIENT'S NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

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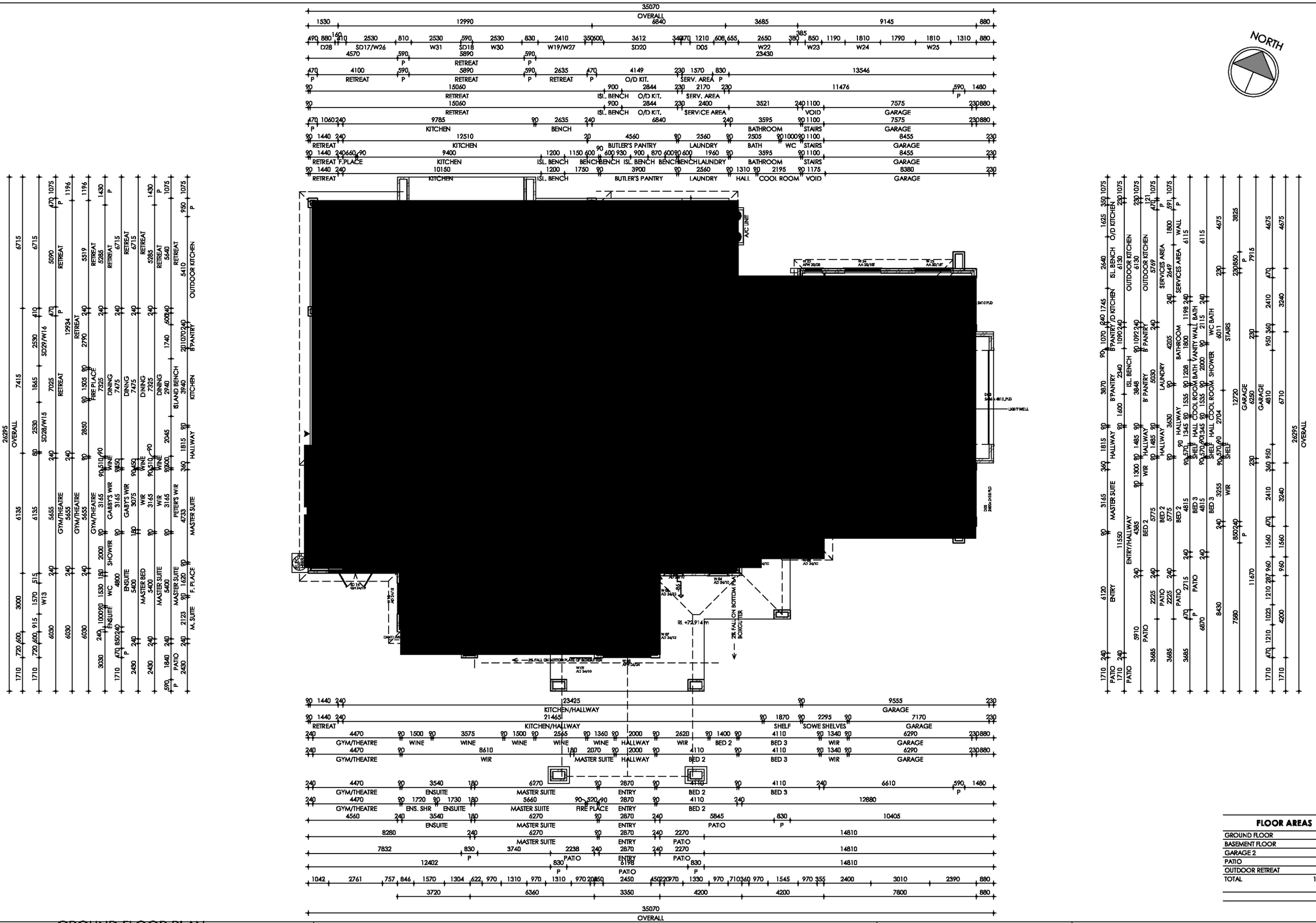
SITE ADDRESS:
LOT - 72 DP: - 32140
263 MOUNT VERNON ROAD STREET
MOUNT VERNON, NSW 2178

Document Set ID: 9762043
Version: 1, Version Date: 11/10/2021



FLOOR AREAS	
GROUND FLOOR	385.17 m²
BASEMENT FLOOR	371.20 m²
GARAGE 2	108.38 m²
PATIO	36.76 m²
OUTDOOR RETREAT	143.87 m²
TOTAL	1045.39 m²
	112.53

SHEET NAME: GROUND FLOOR PLAN W/ DIMENSIONS		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2: 1 : 125	SHEET NO: 013.1

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CLIENTS NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

SIGNATURE: DATE:

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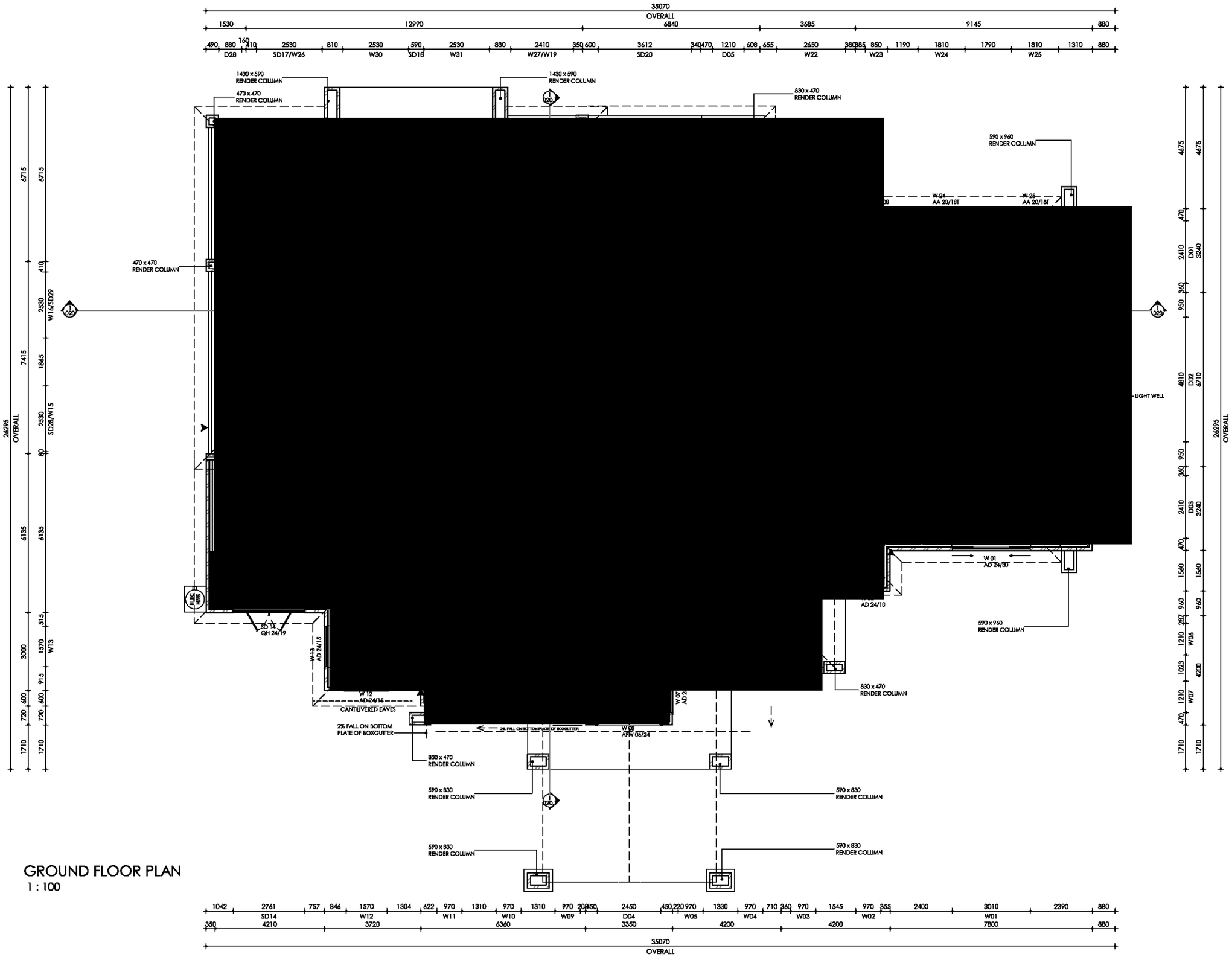
SITE ADDRESS:
LOT - 72 DP: - 32140
263 MOUNT VERNON ROAD STREET
MOUNT VERNON, NSW 2178

Document Set ID: 9762043
Version: 1, Version Date: 11/10/2021



NOTES:

- ALL SQUARE SET OPENINGS TO BE 2100mm HIGH TO GROUND FLOOR.
- ALL SQUARE SET OPENINGS TO BE 2100mm HIGH TO FIRST FLOOR.
- WINDOWS TO HAVE PROTECTION OF OPENABLE WINDOWS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA VOLUME 2 2013. IN RELATION TO THE BEDROOM WINDOWS.

LEGEND

MW	MICROWAVE
DW	DISHWASHER
WM	WASHING MACHINE PROVISION
REFP	FRIDGE PROVISION
*	2340 HIGH DOORS
SA	SMOKE ALARM
	EXHAUST FAN
	FLOOR JOIST DIRECTION
TWT	TANK WATER TAP
FWT	FRESH WATER TAP
DP	DOWN PIPE LOCATION
FW	FLOOR WASTE
WS	WASTE STACK
EJ	EXPANSION JOINTS
	ROOF ACCESS
SB	STRUCTURAL BEAMS TO ENGINEER'S SPECIFICATIONS

FLOOR AREAS

GROUND FLOOR	385.17 m²
BASEMENT FLOOR	371.20 m²
GARAGE 2	108.38 m²
PATIO	36.76 m²
OUTDOOR RETREAT	143.87 m²
TOTAL	1045.39 m²
SQUARES	112.53

GROUND FLOOR PLAN

1 : 100

SHEET NAME: GROUND FLOOR PLAN		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2: 1 : 100	SHEET NO: 013

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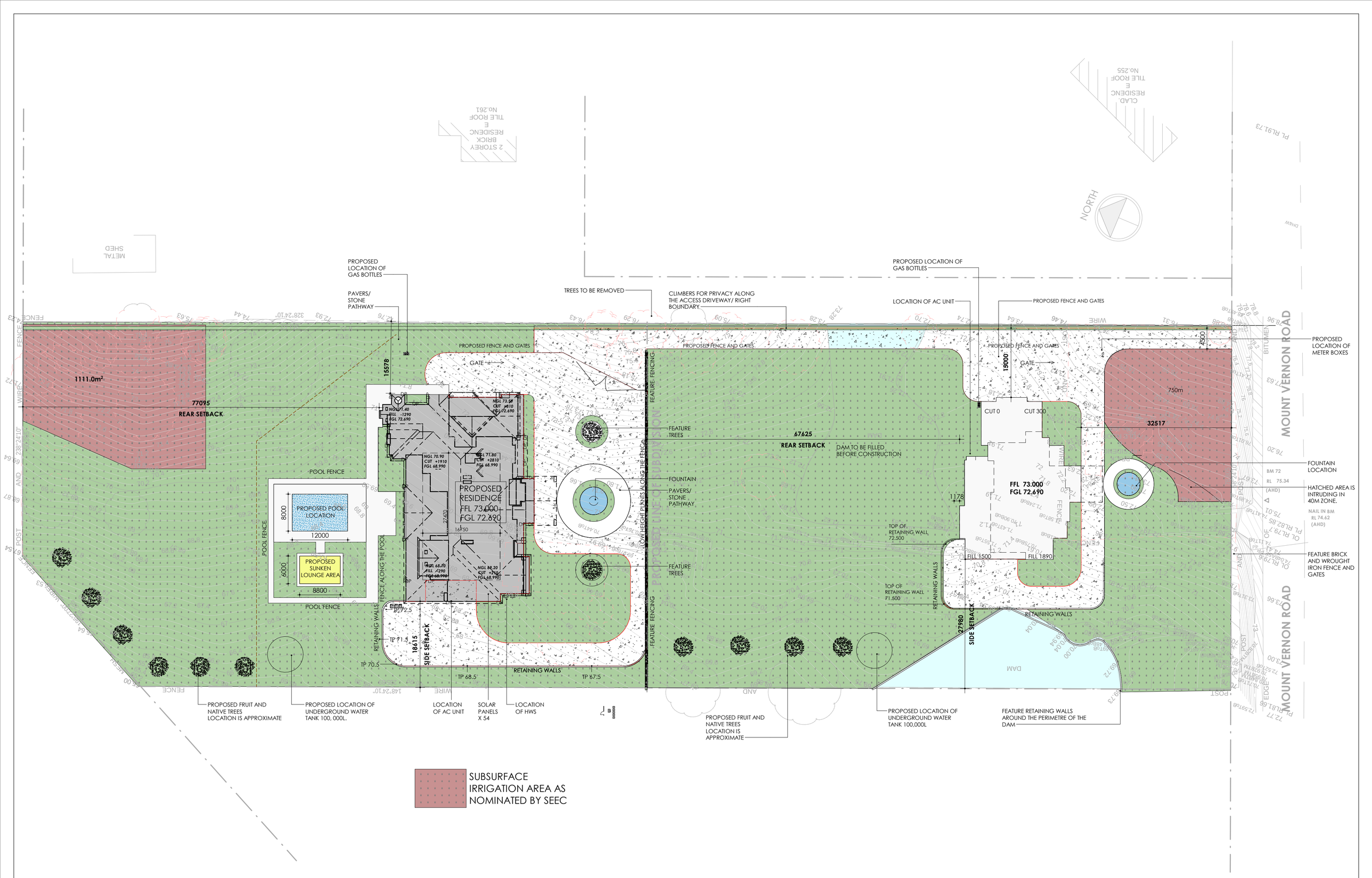
Document Set ID: 9762043
Version: 1, Version Date: 11/10/2021



SHEET NAME: LANDSCAPE PLAN		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-06	DATE: 23.04.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 500	SHEET NO: 027

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CLIENT'S NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178

Document Set ID: 9762043
Version: 1, Version Date: 11/10/2021

Nationwide House Energy Rating Scheme
NatHERS Certificate No. 0005290259-01

Generated on 25 Mar 2021 using BERS Pro v4.4.0.2 (3.21)

Property

Address	Unit 1, 263 Mount Vernon Road Street , Mount Vernon , NSW , 2178
Lot/DP	72/32140
NCC Class*	1A
Type	New Dwelling

Plans

Main Plan	Grippaudo 20-1072
Prepared by	0

Construction and environment

Assessed floor area (m^2)*		**Exposure Type**
Conditioned*	328.0	Suburban
Unconditioned*	485.0	**NatHERS climate zone**
Total	813.0	28
Garage	457.0	

Accredited assessor

Name	Ian Fry
Business name	Frys Energywise
Email	comply@frysenergywise.com.au
Phone	02 9899 2825
Accreditation No.	DMN/12/1441
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	Declaration completed: no conflicts

5.9
The more stars the more energy efficient

NATIONWIDE HOUSE ENERGY RATING SCHEME

91.7 MJ/m^2

Predicted annual energy load for heating and cooling based on standard occupancy assumptions

For more information on your dwelling's rating see: www.nathers.gov.au

Thermal performance

Heating	**Cooling**
54.3 MJ/m^2	**37.4** MJ/m^2

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=nbKCSNrOm. When using either link, ensure you are visiting hstar.com.au

National Construction Code (NCC) requirements

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

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

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

Certificate check

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

Genuine certificate

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

Ceiling penetrations*

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

Windows

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

Apartment entrance doors

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

Exposure*

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

Provisional* values

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

Additional notes

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
TIM-004-03 W	TIM-004-03 W Timber B DG Air Fill High Solar Gain low-E -Clear	2.3	0.32	0.32	0.32

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
TND-002-01 A	TND-002-01 A Trend Al Awning Window SG 3Clr	6.5	0.66	0.63	0.69
TND-024-01 A	TND-024-01 A Trend Al Internal offset glazed window SG 5Clr	6.1	0.75	0.71	0.79
TND-020-01 A	TND-020-01 A Trend Al Double Hung Window SG 3Clr	6.1	0.75	0.71	0.79
TND-026-05 A	TND-026-05 A Trend Al Bi-Fold Door DG LightBridge_ClrS0_4-10-4	3.3	0.40	0.38	0.42
TND-029-05 A	TND-029-05 A Trend Al Double Hung Window DG LightBridge_ClrS0_4-10-4	3.3	0.46	0.44	0.48

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
TND-031-05 A	TND-031-05 A Trend Al Internal offset glazed window DG LightBridge_ClrS0_4-10-4	2.3	0.52	0.49	0.55

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Garage 1	TND-002-01 A	n/a	600	2650	n/a	90	SW	No
Garage 2	TND-024-01 A	n/a	2035	850	n/a	00	NW	No
Garage 2	TND-002-01 A	n/a	2035	1810	n/a	22	NW	No
Garage 2	TND-002-01 A	n/a	2035	1810	n/a	22	NW	No
Garage 2	TND-020-01 A	n/a	2400	3010	n/a	20	SE	No
Garage 2	TND-024-01 A	n/a	1000	4480	n/a	00	NE	No Shading
Bathroom	TND-024-01 A	n/a	2400	2650	n/a	00	NW	No
Laundry	TND-024-01 A	n/a	2340	360	n/a	00	NW	No
Pantry	TND-026-05 A	n/a	2400	3612	n/a	33	NW	No
Ensuite M	TND-020-01 A	n/a	2400	1570	n/a	45	SW	No
Ensuite M	TND-020-01 A	n/a	2400	1570	n/a	45	SE	No
Master Suite	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Master Suite	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Master Suite	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Bedroom 2	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Bedroom 2	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Bedroom 3	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Bedroom 3	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Kitchen/Dining	TND-026-05 A	n/a	2400	2530	n/a	90	SW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	SW	No
Kitchen/Dining	TND-026-05 A	n/a	2400	2530	n/a	90	SW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	SW	No
Kitchen/Dining	TND-026-05 A	n/a	2400	5650	n/a	45	NW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	NW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	NW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2410	n/a	00	NW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	NW	No
Kitchen/Dining	TND-026-05 A	n/a	2400	2530	n/a	90	NW	No
Kitchen/Dining	TND-024-01 A	n/a	650	2800	n/a	00	NW	No Shading
Theatre/Gym	TND-026-05 A	n/a	2400	2761	n/a	90	SE	No
Theatre/Gym	TND-029-05 A	n/a	2400	1570	n/a	45	SW	No
Entry/Hallway	TND-029-05 A	n/a	2400	1210	n/a	45	NE	No

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Entry/Hallway	TND-029-05 A	n/a	2400	1210	n/a	45	NE	No
Entry/Hallway	TIM-004-03 W	n/a	600	2450	n/a	00	SE	No

Roof window *type and performance*

Default* roof windows

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

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
VEL-011-01 W	Glass	2.6	0.24	0.23	0.25

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
WIR M	VEL-011-01 W	n/a	0	600	600	SE	No	No
WIR M	VEL-011-01 W	n/a	0	600	600	SE	No	No

Skylight *type and performance*

Skylight ID	Skylight description
No Data Available	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage 1	2486	4810	90	SW
Garage 1	2486	4810	90	SW
Garage 2	2400	2410	90	NE
Garage 2	2486	4810	90	NE
Garage 2	2400	2410	90	NE
Bathroom	2340	820	90	SW

Location	Height (mm)	Width (mm)	Opening %	Orientation
Laundry	2340	820	90	NW
Entry/Hallway	2340	2450	90	SE

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Single Skin Brick	0.50	Medium	No insulation	No
EW-2	Brick Veneer	0.50	Medium	No insulation	No
EW-3	Single Skin Brick	0.50	Medium	No insulation	No
EW-4	Fibro Cavity Panel Direct Fix	0.50	Medium	No insulation	No
EW-5	Brick Veneer	0.50	Medium	Reflective foil with bulk no gap R2.5	Yes
EW-6	Brick Veneer	0.50	Medium	Reflective foil with bulk no gap R2.5	Yes
EW-7	Fibro Cavity Panel Direct Fix	0.50	Medium	Reflective foil with bulk no gap R2.5	Yes

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Garage 1	EW-1	3000	17400	NW	100	NO
Garage 1	EW-1	3000	5000	NE	100	YES
Garage 1	EW-1	3000	5100	NW	100	YES
Garage 1	EW-1	3000	7800	NE	7600	NO
Garage 1	EW-1	3000	4900	SE	5100	YES
Garage 1	EW-1	3000	5200	NE	12500	YES
Garage 1	EW-1	3000	17600	SE	3400	NO
Garage 1	EW-1	3000	18000	SW	3800	NO
Garage 2	EW-2	3172	8700	NW	600	NO
Garage 2	EW-3	3172	3200	NE	100	YES
Garage 2	EW-3	3172	800	NW	100	YES
Garage 2	EW-3	3172	6300	NE	100	NO
Garage 2	EW-3	3172	800	SE	100	YES
Garage 2	EW-3	3172	3300	NE	100	YES
Garage 2	EW-4	3172	6295	SE	600	NO
Garage 2	EW-5	3000	1500	SW	400	YES
Bathroom	EW-5	3000	1300	SW	0	YES
Bathroom	EW-5	3000	3695	NW	600	YES
Laundry	EW-5	3000	2690	NW	6900	YES
Pantry	EW-5	3000	3990	NW	6900	NO
Ensuite M	EW-5	3000	3000	SW	500	YES
Ensuite M	EW-5	3000	3695	SE	700	YES

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Master Suite	EW-5	3000	6395	SE	700	YES
Master Suite	EW-5	3000	600	SW	4200	YES
Bedroom 2	EW-5	3000	4195	SE	10800	YES
Bedroom 2	EW-5	3000	1000	NE	4800	YES
Bedroom 3	EW-5	3000	1500	NE	600	YES
Bedroom 3	EW-5	3000	4195	SE	3400	YES
WIR 3	EW-6	3000	1490	SE	600	YES
Kitchen/Dining	EW-5	4900	7395	SW	2400	YES
Kitchen/Dining	EW-5	4900	12700	NW	6200	NO
Kitchen/Dining	EW-5	4900	700	NE	19700	YES
Kitchen/Dining	EW-5	4900	495	NW	6900	YES
Theatre/Gym	EW-7	3000	4495	SE	600	YES
Theatre/Gym	EW-7	3000	3700	SW	600	NO
Theatre/Gym	EW-5	3000	1900	SW	600	NO
Theatre/Gym	EW-5	3000	1400	NW	13600	YES
Entry/Hallway	EW-5	3000	4100	NE	6900	YES
Entry/Hallway	EW-5	3000	2900	SE	6700	NO
Entry/Hallway	EW-5	3000	700	SW	6800	YES

Internal wall *type*

Wall ID	Wall type	Area (m^2)	Bulk insulation
IW-1 - Cavity wall, direct fix plasterboard, single gap		41.00	Bulk Insulation, No Air Gap R2.5
IW-2 - Cavity wall, direct fix plasterboard, single gap		50.00	Bulk Insulation, No Air Gap R2
IW-3 - Cavity wall, direct fix plasterboard, single gap		262.00	No insulation

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage 1	Concrete Slab on Ground 100mm	354.00	None	No Insulation	Bare
Garage 2/Garage 1	Concrete Above Plasterboard 150mm	9.30		Bulk Insulation R2.5	Bare
Garage 2	Suspended Concrete Slab 150mm	98.60	Very Open	No Insulation	Bare
Bathroom/Garage 1	Concrete Above Plasterboard 150mm	15.10		Bulk Insulation R2.5	Ceramic Tiles 8mm
Laundry/Garage 1	Concrete Above Plasterboard 150mm	13.20		Bulk Insulation R2.5	Ceramic Tiles 8mm
Pantry/Garage 1	Concrete Above Plasterboard 150mm	19.80		Bulk Insulation R2.5	Ceramic Tiles 8mm
Cool Room/Garage 1	Concrete Above Plasterboard 150mm	3.60		Bulk Insulation R2.5	Ceramic Tiles 8mm
Ensuite M/Garage 1	Concrete Above Plasterboard 100mm	4.30		Bulk Insulation R2.5	Ceramic Tiles 8mm

Location	Construction	Area (m)	Sub-floor ventilation	Added insulation (R-value)	Covering
Ensuite M	Concrete Slab on Ground 100mm	13.00	None	No Insulation	Ceramic Tiles 8mm
WIR M/Garage 1	Concrete Above Plasterboard 150mm	27.10		Bulk Insulation R2.5	Carpet+ Rubber Underlay 18mm
Master Suite/Garage 1	Concrete Above Plasterboard 100mm	14.00		Bulk Insulation R2.5	Carpet+ Rubber Underlay 18mm
Master Suite	Concrete Slab on Ground 100mm	26.20	None	No Insulation	Carpet+ Rubber Underlay 18mm
Bedroom 2/Garage 1	Concrete Above Plasterboard 100mm	14.90		Bulk Insulation R2.5	Carpet+ Rubber Underlay 18mm
Bedroom 2	Concrete Slab on Ground 100mm	5.20	None	No Insulation	Carpet+ Rubber Underlay 18mm
Bedroom 3	Concrete Slab on Ground 100mm	19.60	None	No Insulation	Carpet+ Rubber Underlay 18mm
WIR 3	Suspended Concrete Slab 150mm	4.60	Very Open	No Insulation	Ceramic Tiles 8mm
WIR 2/Garage 1	Concrete Above Plasterboard 150mm	3.30		Bulk Insulation R2.5	Carpet+ Rubber Underlay 18mm
Kitchen/Dining/Garage 1	Concrete Above Plasterboard 150mm	84.30		Bulk Insulation R2.5	Ceramic Tiles 8mm
Kitchen/Dining	Suspended Concrete Slab 150mm	16.90	Very Open	Bulk Insulation in Contact with Floor R2.5	60/40 Carpet 10mm/Ceramic
Theatre/Gym/Garage 1	Concrete Above Plasterboard 150mm	3.90		Bulk Insulation R2.5	Carpet+ Rubber Underlay 18mm
Theatre/Gym	Suspended Concrete Slab 150mm	20.90	Very Open	Bulk Insulation in Contact with Floor R2.5	Carpet+ Rubber Underlay 18mm
Entry/Hallway/Garage 1	Concrete Above Plasterboard 100mm	32.00		Bulk Insulation R2.5	Ceramic Tiles 8mm
Entry/Hallway	Concrete Slab on Ground 100mm	14.40	None	No Insulation	Carpet+ Rubber Underlay 18mm

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage 1	Plasterboard	No insulation	No
Garage 1	Concrete Above Plasterboard	Bulk Insulation R2.5	No
Garage 2	Plasterboard	No insulation	No
Bathroom	Plasterboard	Bulk Insulation R5	No
Laundry	Plasterboard	Bulk Insulation R5	No
Pantry	Plasterboard	Bulk Insulation R5	No
Cool Room	Plasterboard	Bulk Insulation R5	No
Ensuite M	Plasterboard	Bulk Insulation R5	No
WIR M	Plasterboard	Bulk Insulation R5	No
Master Suite	Plasterboard	Bulk Insulation R5	No
Bedroom 2	Plasterboard	Bulk Insulation R5	No
Bedroom 3	Plasterboard	Bulk Insulation R5	No
WIR 3	Plasterboard	Bulk Insulation R5	No
WIR 2	Plasterboard	Bulk Insulation R5	No
Kitchen/Dining	Plasterboard	Bulk Insulation R5	No
Theatre/Gym	Plasterboard	Bulk Insulation R5	No

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Entry/Hallway	Plasterboard	Bulk Insulation R5	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm^2)	Sealed/unsealed
Bathroom	1	Exhaust Fans	300	Sealed
Ensuite M	1	Exhaust Fans	300	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
No Data Available		

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Waterproofing Membrane	No Insulation, Only an Air Gap	0.85	Dark
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.3	0.85	Dark

SHEET NAME: NaTHERS		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2:	SHEET NO: 003

FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

SIGNATURE: DATE:

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT - 72 DP: - 32140
263 MOUNT VERNON ROAD STREET
MOUNT VERNON, NSW 2178

Document Set ID: 9762043
Version: 1, Version Date: 11/10/2021

GENERAL NOTES:

COORDINATION:
REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS, AND THE DOCUMENTATION OF OTHER CONSULTANTS, NOTIFY ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND/OR OTHER CONSULTANTS DOCUMENTATION PRIOR TO PROCEEDING WITH THE WORKS.

SPECIFICATIONS AND SCHEDULES:
REFER TO AND COORDINATE WITH APPLICABLE SPECIFICATIONS AND SCHEDULES. NOTIFY ANY DISCREPANCIES BETWEEN DOCUMENTS PRIOR TO PROCEEDING WITH THE WORKS.

DETAIL DRAWINGS:
DRAWINGS AT LARGER SCALES TAKE PRECEDENCE OVER DRAWINGS AT SMALLER SCALES. NOTIFY ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORKS.

EXECUTION OF THE WORKS:
EXECUTE THE WORKS IN ACCORDANCE AND COMPLIANCE WITH:
-THE APPROVED DEVELOPMENT APPLICATION AND IN ACCORDANCE WITH THE RELEVANT CONDITIONS OF CONSENT AND OTHER RELEVANT LOCAL AUTHORITY REQUIREMENTS;
-THE REQUIREMENTS SCHEDULES BY A CURRENT BASIX CERTIFICATE CONSISTENT WITH THE WORKS.
-THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA (AS AMENDED); AND
-CURRENT EDITIONS OF THE RELEVANT AUSTRALIAN AND OTHER APPLICABLE PUBLISHED STANDARDS RELEVANT TO THE EXECUTION OF THE WORKS.
UNITS OF MEASUREMENT:
DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS NOTED OTHERWISE.

MATERIALS HANDLING AND STORAGE:
MATERIAL, FIXTURES AND FITTINGS ARE TO BE HANDLED, STORED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S CURRENT WRITTEN INSTRUCTIONS.

STRUCTURE:
FOUNDATIONS, FOOTINGS, REINFORCED CONCRETE SLABS, RETAINING WALLS, FRAMING, BRACING, TIE-DOWN AND OTHER STRUCTURAL ELEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS.

HYDRAULICS:
STORMWATER DRAINAGE, WASTE WATER DRAINAGE, FRESH WATER, GAS SUPPLY AND OTHER HYDRAULIC SERVICES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AUTHORITY AND HYDRAULIC ENGINEER'S REQUIREMENTS.

SLAB REBATES:
ALL SLAB REBATES TO BE 160mm UNLESS OTHERWISE NOTED.
GARAGE REBATES ARE 280mm WIDE X 15mm RECESS.
ALL DIMENSIONS ARE TAKEN FROM EXTERNAL EDGE OF BRICK WALL.

WET AREAS:
FIXTURES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY. ALL SIZES DEPICTED MAY VARY DEPENDING ON AVAILABILITY AND PRODUCT SELECTION. HEIGHT OF TILES MAY VARY ACCORDING TO SELECTION OF TILES.
F.W. LOCATION IS DIAGRAMATIC ONLY AND POSITION MAY VARY. ALL FIXTURES SHOWN ARE BASED ON STANDARD INCLUSIONS. MEASUREMENTS MAY VARY AS PER THE AVAILABILITY AND PRODUCT SELECTION.

MEASUREMENTS:
ALL MEASUREMENTS ARE TAKEN FRAME TO FRAME AND TO FINISH FLOOR LEVEL. NO CONSIDERATION OF FLOOR FINISH HAVE BEEN TAKEN. WHERE NEEDED, MEASUREMENTS MAY NEED TO BE ACCOUNTED FOR FINISH ONTOP OF CURRENT DIMENSION.

CONSULTANTS:
ALL RELEVANT CONSULTANT DRAWINGS TO BE REFFERED BACK TO ORIGINAL DRAWINGS PROVIDED.

DOOR JAMBS:
MINIMUM 105mm BETWEEN DOOR JAMB AND WALL, WHERE MINIMUM DIMENSION CANNOT BE ACHIEVED, DOOR TO BE CENTERED BETWEEN WALLS.

STAIRS:
BALUSTRADES AND HANDRAILS, NEWEL POST, TREADS AND RISERS TO STAIR MANUFACTURER'S SPECIFICATIONS.

ROOF PLANS:
TRADESMAN TO ENSURE THE CORRECT INSTALLATION OF ROOF FLASHING TO JUNCTION OF BRICKWORK AND CLADDING

CUT/ FILL PLAN:
REFER TO ENGINEER'S DETAILS FOR DROP EDGE BEAMS IF APPLICABLE.

BALUSTRADES
ALL BALUSTRADES TO BE 1.1m FROM THE FINISHED FLOOR LEVEL.

SITE PLAN:
BEARINGS AND DISTANCES ARE BY TITLE AND/OR DEED ONLY.

THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYORS ACT 1929. IF ANY CONSTRUCTION IS PLANNED IT WOULD BE ADVISABLE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY, EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT REPRESENT THE EXCAT LEVEL AT ANY PARTICULAR POINT.

SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.

AUSTRALIAN HEIGHT DATUM WAS ESTABLISH FROM SSM 168755 RL 69.056.

TREE LOCATIONS ARE ACCURATE TO +/- 0.30m.

THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:200M.

SITE SPECIFIC HAZARDS:
OVERHEAD POWERLINES
NO STREET PARKING
LIMITED SPACE FOR MATERIAL STOCK PILE
EXISTING POOL
CLOSE TO SCHOOL
FOOTPATH / PEDESTRIAN TRAFFIC
TRAFFIC CONTROL REQUIRED
EXISTING TREES / OVERHEAD CONSTRUCTION
DROP EDGE BEAM
ELECTRICAL TURRET / INSTALLATION
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.

GENERAL SPECIFICATIONS:
EXECUTE THE WORKS IN COMPLIANCE WITH THE RELEVANT DEEMED-TO-SATISFY PROVISIONS OF THE BUILDING CODE OF AUSTRALIA (BCA) (VOLUME 2), CURRENT EDITIONS OF RELEVANT AUSTRALIAN AND OTHER APPLICABLE PUBLISHED STANDARDS AND THE RELEVANT REQUIREMENTS OF LOCAL AND/OR STATUTORY AUTHORITIES APPLICABLE TO THE EXECUTION OF THE WORKS, THIS SCHEDULE OF CODES AND STANDARDS OUTLINES THE MINIMUM ACCEPTABLE STANDARDS.
TERMITE PROTECTION:
PROVIDE TERMITE PROTECTION: IN ACCORDANCE WITH PART 3.1.3 - TERMITE RISK MANAGEMENT OF THE BCA (VOLUME 2) AND TO AS 3660.1-200 TERMITE MANAGEMENT - NEW BUILDING WORK)
PROVIDE PROFESSIONAL CERTIFICATION OF THE TERMITE PROTECTION MEASURES TO THE PRINCIPAL CERTIFTYING AUTHORITY, CONFIRMING COMPLIANCE WITH THE PROVISIONS OF THE BCA AND AUSTRALIAN STANDARD.

FLASHING AND DAMP - PROOF COURSES:
FLASHING AND DAMP - PROOF COURSES: TO AS/NZS 2904-1995 (DAMP PROOF COURSES AND FLASHINGS).

FASTENERS:
STEEL NAILS: HOT-DIP GALVANISED TO AS/NZS 4680-1999 (HOT-DIP GALVANISED (ZINC) COATINGS ON FABRICATED FERROUS ARTICIES). SELF-DRILLING SCREWS: TO AS 3566.1-2002 (SELF-DRILLING SCREWS FOR THE BUILDING AND CONSTRUCTION INDUSTRIES)
METAL FINISHES:
CORROSION PROTECTION: TO BCA VOLUME 2 CLAUSE 3.4.2.2 (ACCEPTABLE CONSTRUCTION-FRAMING-STEEL FRAMING-GENERAL)

SITE PREPARATION:

DEMOLITION:
DEMOLISH EXISTING STRUCTURES AS SHOWN; TO AS2601-2001 (DEMOLITION OF STRUCTURES).

EARTHWORKS:
TO BE CARRIED OUT IN ACCORDANCE WITH:
THE REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979;
RELEVANT CONDITIONS OF THE DEVELOPMENT CONSENT; AND THE RELEVANT REQUIREMENTS OF PART 3.1.1 OF THE BCA (VOLUME 2).
STORMWATER DRAINAGE:
PART 3.1.2 OF THE BCA (VOLUME 2) AND AS/NZS 3500-2000 (PART 5-DOMESTIC INSTALLATIONS-SECTION 5-STORMWATER DRAINAGE).
STRUCTURAL DESIGN:
FOR DETAILS OF STRUCTURAL FOOTINGS, SLABS, FRAMING AND THE LIKE REFER TO STRUCTURAL ENGINEERING DETAILS, TO BE PREPARED BY A QUALIFIED STRUCTURAL ENGINEER. STRUCTURAL DESIGN IS TO BE IN ACCORDANCE WITH THE RELEVANT STRUCTURAL DESIGN MANUALS.

DRIVEWAY:
DRIVEWAY TO BE IN ACCORDANCE WITH AS 2890.1:2004

SITE CLASSIFICATION:
TO BE IN ACCORDANCE WITH PART 3.2.4 OF THE BCA (VOLUME 2)
STRUCTURAL DESIGN MANUALS:
AS 1170.1-2002 (DEAD AND LIVE LOADS AND LOAD COMBINATIONS)
AS 1170.2-2002 (AS 4055 (1992) - WIND LOADS)
AS 1170.4- 2007 (EARTHQUAKE LOADS)
AS 1720.1-2010 (TIMBER STRUCTURES CODE)
AS 2159-2009 (PILING-DESIGN AND INSTALLATION)
AS 2327.1-2017 (COMPOSITE STRUCTURES)
AS 3600-2009 (CONCRETE STRUCTURES)
AS 4100-1998 (STEEL STRUCTURES)
STRUCTURAL DESIGN CERTIFICATION:
SUBMIT STRUCTURAL ENGINEER'S DESIGN CERTIFICATION, IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS, THE PRINCIPAL CERTIFYING AUTHORITY PRIOR TO THE COMMENCEMENT OF WORKS.
CONCRETE CONSTRUCTION:
CONCRETE STRUCTURES GENERALLY: TO AS 3600-2009 (CONCRETE STRUCTURES), GROUND SLABS AND FOOTINGS: TO AS 2870-2011 (RESIDENTIAL SLABS AND FOOTINGS-CONSTRUCTION).
READY MIXED SUPPLY: TO AS 1379-2007 (SPECIFICATION AND SUPPLY OF CRETE).

SPECIFICATION NOTES:

FOOTINGS AND SLABS:
DESIGN AND CONSTRUCT FOOTINGS AND SLABS:
IN ACCORDANCE WITH PART 3.2 OF THE BCA (VOLUME 2) AND AS 2870-2011 (RESIDENTIAL SLABS AND FOOTINGS), AS 3600-2001 (CONCRETE STRUCTURES) AND AS 2159-2009 (PILING-DESIGN AND INSTALLATION).

BRICK & BLOCK CONSTRUCTION (MASONRY):
MASONRY CONSTRUCTION: TO BE IN ACCORDANCE WITH PART 3.3 OF THE BCA (VOLUME 2) AND TO AS 3700-2011 (MASONRY STRUCTURES).
MASONRY UNITS: TO AS/NZS 4455-1997 (MASONRY UNITS AND SEMENTAL PAVERS). CLAY BRICK DURABILITY BELOW DAMP-PROOF COURSE: USE EXPOSURE CATEGORY TO AS/NZS 4456.10-2003 (MASONRY UNITS AND SEGMENTAL PAVERS - METHODS OF TEST-DETERMINING RESISTANCE TO SALT ATTACK) APPENDIX A (SALT ATTACK RESISTANCE CATEGORIES).
GALVANISING:
GALVANISING MILD STEEL COMPONENTS (INCLUDING FASTENERS) TO AS 1214-1983 OR AS/NZS 4680-2006, AS APPROPRIATE, WHERE EXPOSED TO WEATHER, EMBEDDED IN MASONRY OR IN CONTACT WITH CHEMICALLY TREATED TIMBER.
WALL TIES:
WALL TIE TYPE: TO BCA VOLUME 2 CLAUSE 3.3.3.2 (ACCEPTABLE CONSTRUCTION-MASONRY-MASONRY ACCESSORIES-WALL TIES) AND AS/NZS 2699.1-2000 (BUILT-IN COMPONENTS FOR MASONRY CONSTRUCTION-WALL TIES): NON-SEISMIC AREAS: TYPE A; SEISMIC AREAS:TYPE B.
WALL TIE SPACING: TO BCA VOLUME 2 FIGURE 3.3.3.1 (TYPICAL BRICK TIES SPACINGS IN CAVITY AND VENEER CONSTRUCTION).
WALL TIE CORROSION PROTECTION: TO BCA VOLUME 2 TABLE 3.3.3.1 (CORROSION PROTECTION TIES).
LINTELS GENERALL: IN ACCORDANCE WITH PART 3.3.3.4 OF THE BCA (VOLUME 2).

FIRE SAFETY:

FIRE SEPARATION:
TO BE IN ACCORDANCE WITH PART 3.7.1 OF THE BCA (VOLUME 2).
FIRE SEPARATION-SEPARATING WALL CONSTRUCTION: PART 3.7.1.8 OF THE BCA (VOLUME 2).
FIRE SEPARATION-ROOF LIGHTS: PART 3.7.1.10 OF THE BCA (VOLUME 2).
REFER TO ARCHITECTURAL DETAILS OF FIRE SEPARATION METHODS.

SMOKE ALARMS:
TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE BCA (VOLUME 2); AND AS 3786-2014 (SMOKE ALARMS).

LINING:
PLASTERBOARD: TO AS/NZS 2588-1998 (GYPSUM PLASTERBOARD).
PLASTERBOARD INSTALLATION: TO AS/NZS 2589.1-2017 (GYPSUM LININGS IN RESIDENTIAL AND LIGHT COMMERCIAL CONSTRUCTION-APPLICATION AND FINISHING-GYPSUM PLASTERBOARD) LEVEL 4 FINISH.
FIBRE CEMENT: TO AS/NZS 2908.2-2000 (CELLULOSE-CEMENT PRODUCTS-FLAT SHEETS), TYPE B, CATGEORY 2.
FIBROUS PLASTER PRODUCTS: TO AS 2185-1978 (FIBROUS PLASTER PRODUCTS).

TIMBER & STEEL FRAMED CONSTRUCTION:

SUB-FLOOR VENTILATION:
TO BE IN ACCORDANCE WITH PART 3.4.1 OF THE BCA (VOLUME 2).
TIMBER WALL, FLOOR AND ROOF FRAMING:
TIMBER FRAMING: TO BE IN ACCORDANCE WITH PART 3.4 OF THE BCA (VOLUME 2) AND AS 1684.4-2010 (RESIDENTIAL TIMBER-FRAMED CONSTRUCTION-SIMPLIFIED-NON-CYCLONIC) OR AS 1720.1-2010 (TIMBER STRUCTURES-DESIGN METHODS).
STEEL FRAMING AND STRUCTURAL STEEL MEMBERS:
STEEL FRAMING: TO BE IN ACCORDANCE WITH PART 3.4.2 OF THE BCA (VOLUME 2).
ACCEPTABLE CONSTRUCTION PRACTICE (PART 3.4.2.1 OF THE BCA) AND/OR AS 4100-1998 (STEEL STRUCTURES)
COLD-FORMED STEEL FRAMING: PROVIDE A PROPRIETRY SYSTEM DESIGNED TO AS 3623-1993 (DOMESTIC METAL FRAMING).

ROOF AND WALL CLADDING:

ROOF TILING:
TO BE IN ACCORDANCE WITH PARTS 3.5.1.1 & 3.5.1.2 OF THE BCA (VOLUME 2) AND AS 2049-2002 (ROOF TILES).
ROOF TILE INSTALLATION: TO AS 2050-2002 (INSTALLATION OF ROOFING TILES).
METAL ROOF SHEETING:
TO BE IN ACCORDANCE WITH PARTS 3.5.1.1 & 3.5.1.3 OF THE BCA (VOLUME 2).
METAL ROOFING DESIGN AND INSTALLATION: TO AS 1562.1-1992 (DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING-METAL).

ROOF PLUMBING:
TO BE IN ACCORDANCE WITH PART 3.5.2 OF THE BCA (VOLUME 2) AND AS/NZS 3500-2003 (PART 3-STORMWATER DRAINAGE) AND AS/NZS 3500-2000 (PART 5-DOMESTIC INSTALLATION-SECTION 5-STORMWATER DRAINAGE).
WALL CLADDING:
TO BE IN ACCORDANCE WITH PART 3.5.3 OF THE BCA (VOLUME 2).

INSTALLATION AND SARKING:
BULK INSTALLATION: TO AS/NZS 4859.1-2002 (MATERIALS FOR THE THERMAL INSULATION OF BUILDINGS-GENERAL CRITERIA AND TECHNICAL PROVISIONS), SECTION 5.
REFLECTIVE INSULATION: TO AS/NZS 4859.1- 2002, SECTION 9
SARKING MATERIAL: TO AS/NZS 4200.1-1994 (PLIABLE BUILDING MATERIALS AND UNDERLAYS-MATERIAL(S)).

WINDOWS AND DOORS:
GLAZING TO BE IN ACCORDANCE WITH PART 3.6 OF THE BCA (VOLUME 2).
GLASS SELECTION AND INSTALLATIONS: TO AS 1288-2006 (GLASS IN BUILDINGS-SELECTION AND INSTALLATION).
TIMBER DOORSETS: TO AS 2688-1984 (TIMBER DOORS).
TIMBER FRAMES AND JAMB LININGS: TO AS 2689-1984 (TIMBER DOORSETS).
SECURITY SCREEN DOORS AND WINDOW GRILLES: TO AS 5039-2008 (SECURITY SCREEN DOORS AND SECURITY WINDOW GRILLES).
WINDOW SELECTION AND INSTALLATION: TO AS 2047-2014 (WINDOWS IN BUILDINGS-SELECTION AND INSTALLATION).
DOORSET INSTALLATION: TO AS 1909-1984 (INSTALLATION OF TIMBER DOORSETS).
GARAGE DOORS: TO AS/NZS 4505-2012 (DOMESTIC GARAGE DOORS).

HEALTH AND AMENITY:

WET AREAS:
REFER TO 'WATERPROOFING'.
ROOM HEIGHTS:
TO BE IN ACCORDANCE WITH PART 3.8.2 OF THE BCA (VOLUME 2).
KITCHEN, SANITARY AND WASHING FACILITIES:
TO BE IN ACCORDANCE WITH PART 3.8.3.2 AND 3.8.3.3 OF THE BCA (VOLUME 2).
NATURAL AND ARTIFICIAL LIGHT:
TO BE IN ACCORDANCE WITH PARTS 3.8.4.2 AND 3.8.4.3 OF THE BCA (VOLUME 2).
VENTILATION:
TO BE IN ACCORDANCE WITH PART 3.8.5 OF THE BCA (VOLUME 2).
NATURAL VENTILATION: PARTS 3.8.5.2 AND 3.8.5.3 OF THE BCA (VOLUME 2).
MECHANICAL VENTILATION: PARTS 3.8.5.0 AND 3.8.5.3 OF THE BCA (VOLUME 2).
SOUND INSULATION:
TO BE IN ACCORDANCE WITH PART 3.8.6.1 OF THE BCA (VOLUME 2).

SAFE MOVEMENT AND ACCESS:

STAIR CONSTRUCTION:
TO BE IN ACCORDANCE WITH PART 3.9.1.1 OF THE BCA (VOLUME 2) - ACCEPTABLE CONSTRUCTION PRACTICE.
BALUSTRADES:
TO BE IN ACCORDANCE WITH PART 3.9.2.1 OF THE BCA (VOLUME 2) - ACCEPTABLE CONSTRUCTION PRATICE.
BLOCK AND TILE FINISHES:
CERAMIC TILING: FOLLOW THE GUIDANCE PROVIDED BY AS 3958.1-2007 (CERAMIC TILES - GUIDE TO THE INSTALLATION OF CERAMIC TILES) AND AS 3958.2-1992 (CERAMIC TILES - GUIDE TO THE SELECTION OF A CERAMIC TILING SYSTEM).
ADHESIVES: TO AS 2358-1992 (ADHESIVES - FOR FIXING CERAMIC TILES).

WATERPROOFING:
TO BE IN ACCORDANCE WITH PART 3.8.1 OF THE BCA (VOLUME 2).
WATERPROOFING: TO AS 3740-2010 (WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS).
REFER TO ARCHITECTURAL DETAILS OF WATERPROOFING.

FLOOR COATINGS AND COVERINGS:
CARPETING: TO AS/NZS 2455.1-2007 (TEXTILE FLOOR COVERINGS - INSTALLATION PRACTICE - GENERAL).
RESILLENT FINISHES: TO AS 1884-2012 (FLOOR COVERINGS - RESILIENT SHEET AND TILES - LAYING AND MAINTENANCE PRACTICES).

PAINTING:
PAINTING GENERALLY: FOLLOW THE GUIDANCE PROVIDED BY AS/NZS 2311-2017 (GUIDE TO THE PAINTING OF BUILDINGS) AND AS/NZS 2312-2002 (GUIDE TO THE PROTECTION OF THE STRUCTURAL STEEL AGAINST ATMOSPHERIC CORROSION BY THE USE OF PROTECTIVE COATINGS).
PLUMBING INSTALLATIONS:
WHERE A DISCREPANCY ARISES THE HYDRAULIC CONSULTANT'S LOCA OR STATUTORY AUTHORITY'S REQUIREMENTS TAKE PRECENDENCE OVER THE FOLLOWING STANDARDS TO THE EXTENT OF THE DISCREPANCY.
PLUMBING AND DRAINING PRODUCTS: TO SAA MPS2-2001 (MANUAL OF AUTHORIZATION PROCEDURES FOR PLUMBING AND DRAINAGE PRODUCTS) AND AS/NZS 3718-2005 (WATER SUPPLY - TAP WARE).
STORMWATER: TO AS/NZS 3500.3-2003 (PLUMBING AND DRAINAGE - STORMWATER DRAINAGE) OR AS/NZS 3500.5-2012 (NATIONAL PLUMBING AND DRAINAGE - DOMESTIC INSTALLATIONS).
WASTEWATER: TO AS/NZS 3500.2-2015 (PLUMBING AND DRAINAGE - WASTE SERVICES) AND AS/NZS 3500.4-2015 (PLUMBING AND DRAINAGE - HEATED WATER SERVICES) OR AS/NZS 3500.5-2012
GAS: TO AS 5601-2013 (GAS INSTALLATION CODE).
ELECTRICAL INSTALLATIONS:
WHERE A DISCREPANCY ARRISES THE ELECTRICAL CONSULTANTS, LOCAL OR STATUTORY AUTHORITY'S REQUIREMENTS TAKE PRECEDENCE OVER THE FOLLOWING STANDARDS TO THE EXTEN OF THE DISCREPANCY
ELECTRICAL INSTALLATION: TO AS/NZS 3018-2001 (ELECTRICAL INSTALLATION - DOMESTIC INSTALLATIONS).
SMOKE DETECTORS: REFER TO "FIRE SAFETY, SMOKE ALARMS"
SMOKE DETECTION INSTALLATION AND TESTING:
TO AS 1670.1-2004 (FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS - SYSTEM DESIGN, INSTALLATION, AND COMMISSIONING - FIRE) IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE TO MAINS POWER.
TEST ELECTRICAL INSTALLATIONS: TO AS/NZS 3017-2007 (ELECTRICAL INSTALLATIONS - TESTING GUIDELINES). CERTIFY COMPLIANCE WITH AS/NZS 3018-2007.

MECHANICAL INSTALLATIONS:
MECHANICAL VENTILATION: TO AS 1668.2-2012 (THE USE OF VENTILATION AND AIR CONDITIONING IN BUILDINGS - MECHANICAL VENTILATION FOR ACCEPTABLE INDOOR QUALITY) - GRADE 2 AMENITY.

SHEET NAME: NOTES		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2:	SHEET NO: 002

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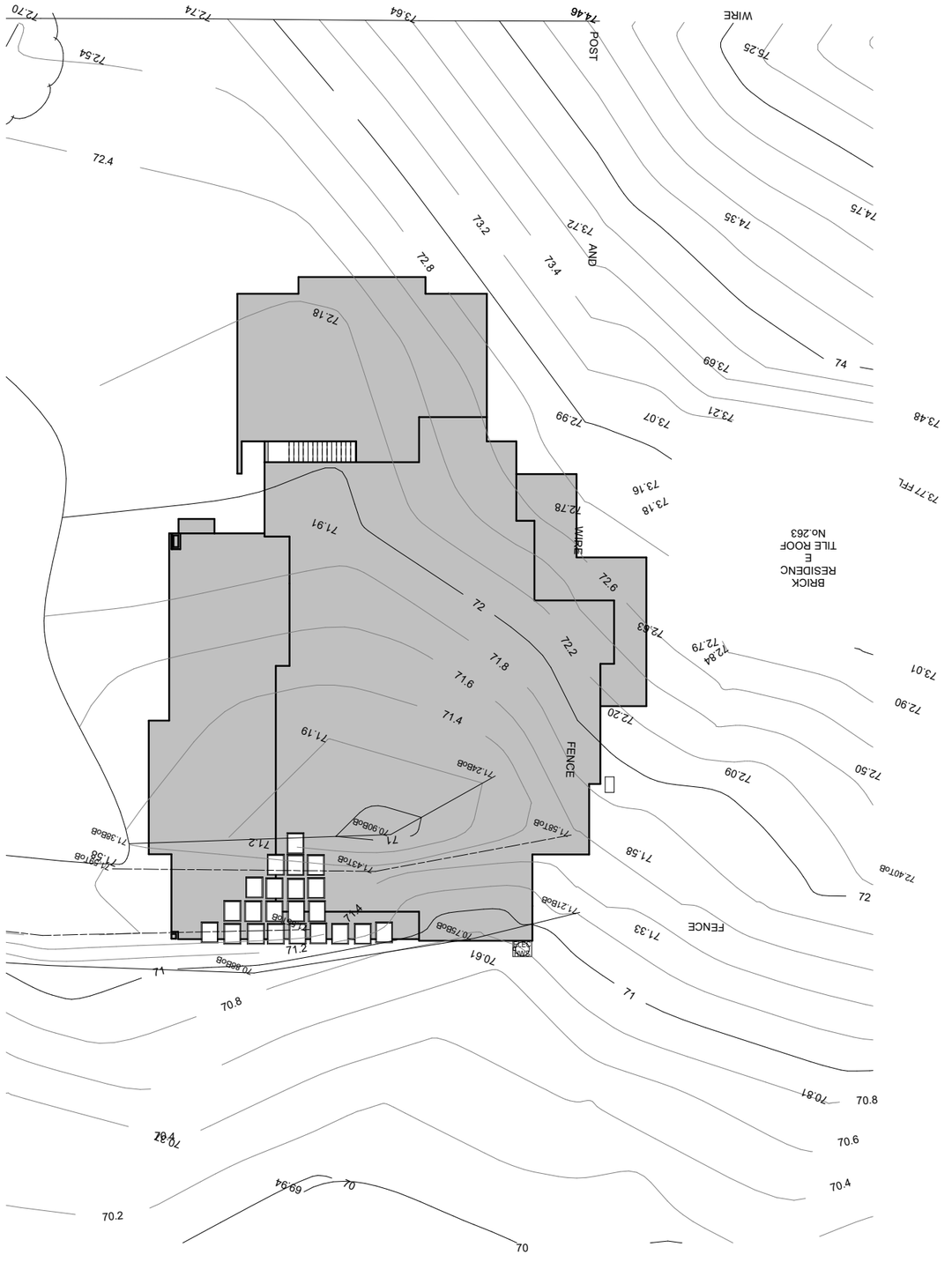
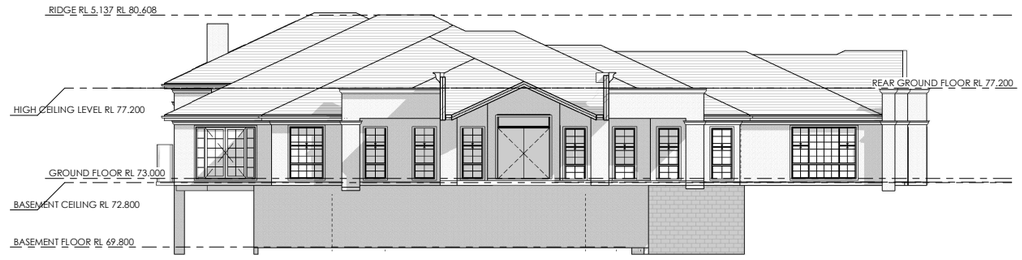


SITE PLAN
1 : 200



EAST ELEVATION

WEST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

SHEET NAME: NOTIFICATION PLAN		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2: 1 : 200	SHEET NO: 030

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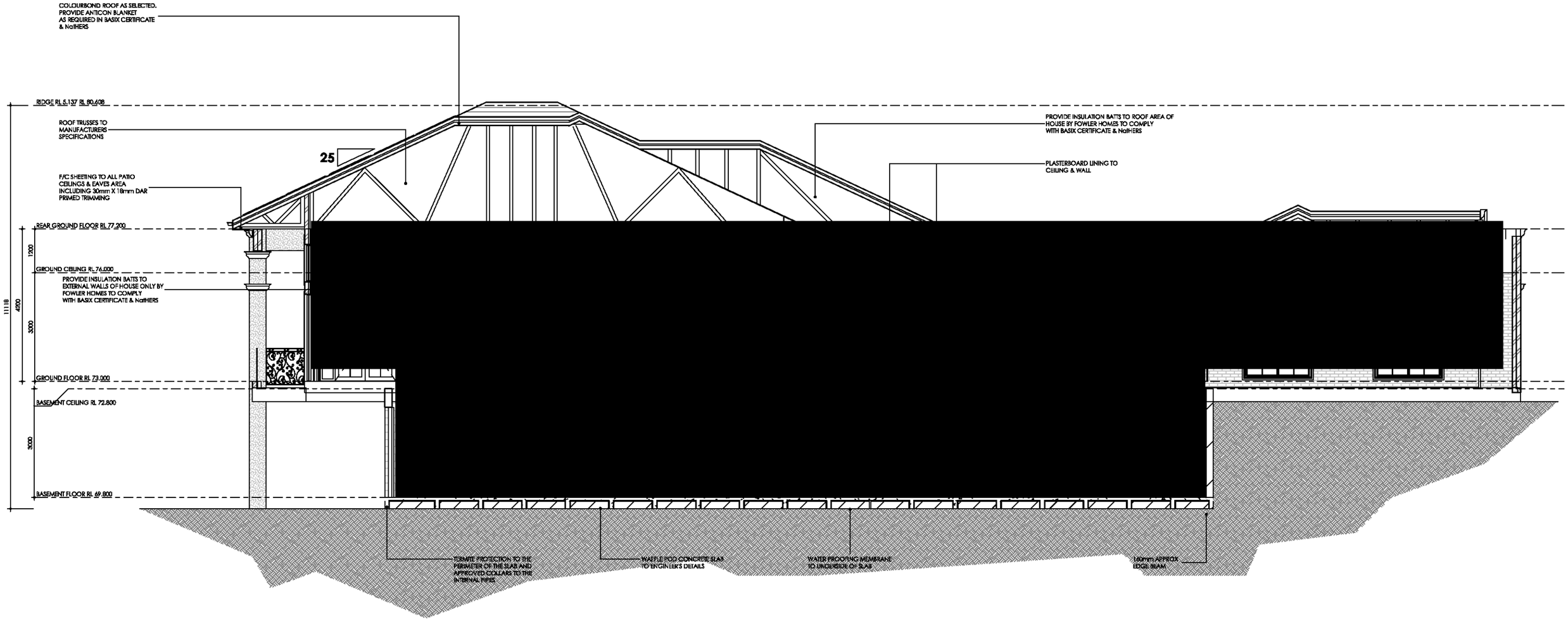

SECTION AA
1 : 75

SHEET NAME: SECTION AA		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2: 1 : 75	SHEET NO: 020

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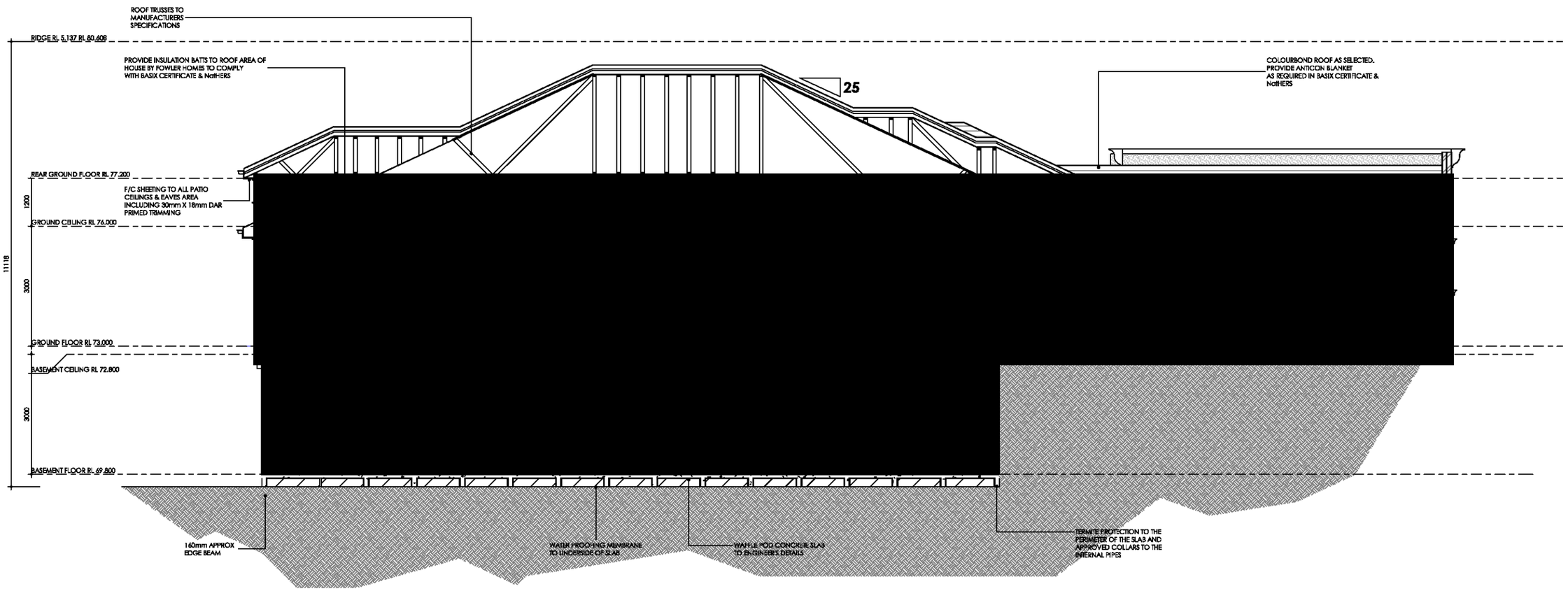

SECTION BB
1 : 75

SHEET NAME: SECTION BB		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2: 1 : 75	SHEET NO: 020.1

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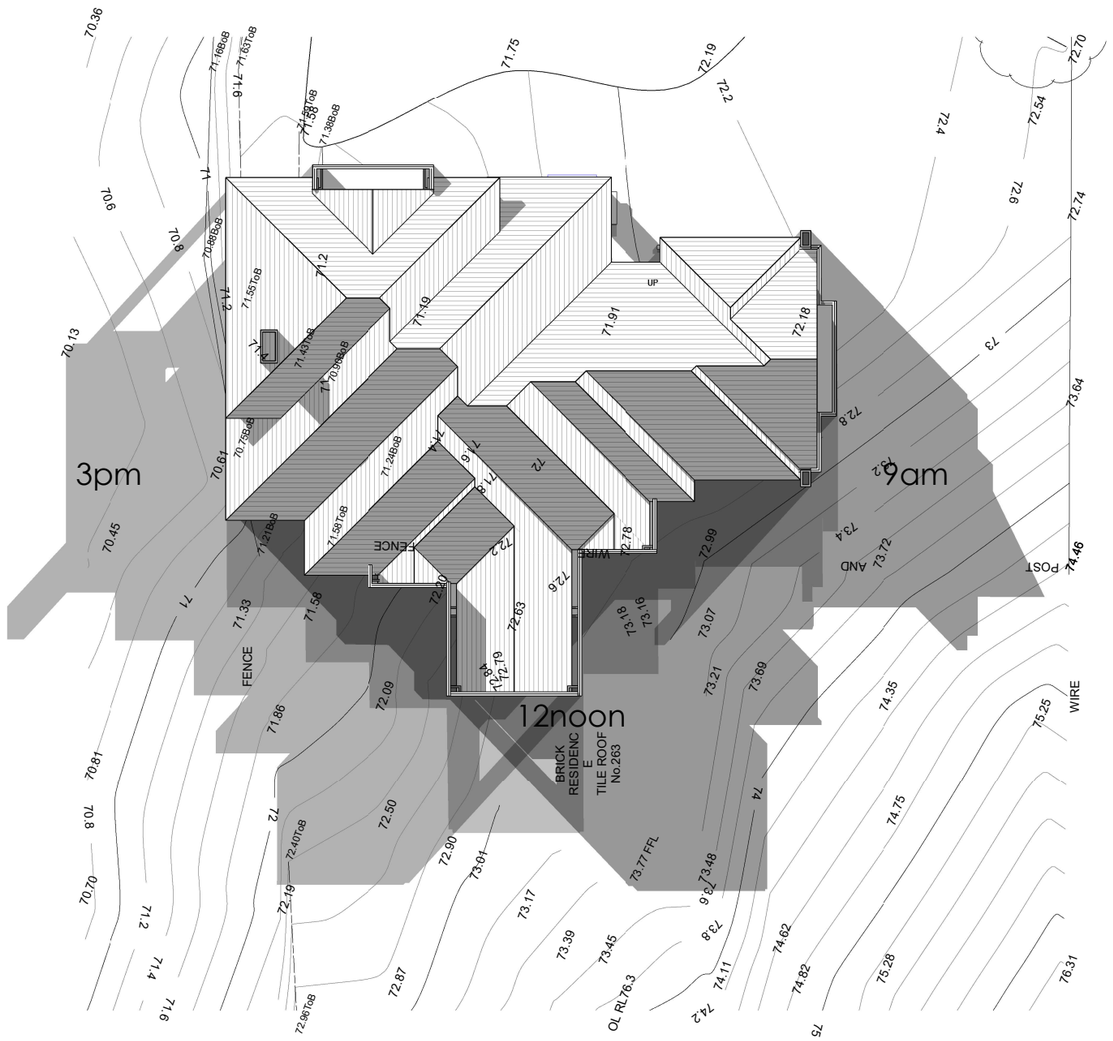

SHEET NAME: SHADOW DIAGRAMS, 21st JUNE		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2: 1 : 250	SHEET NO: 025

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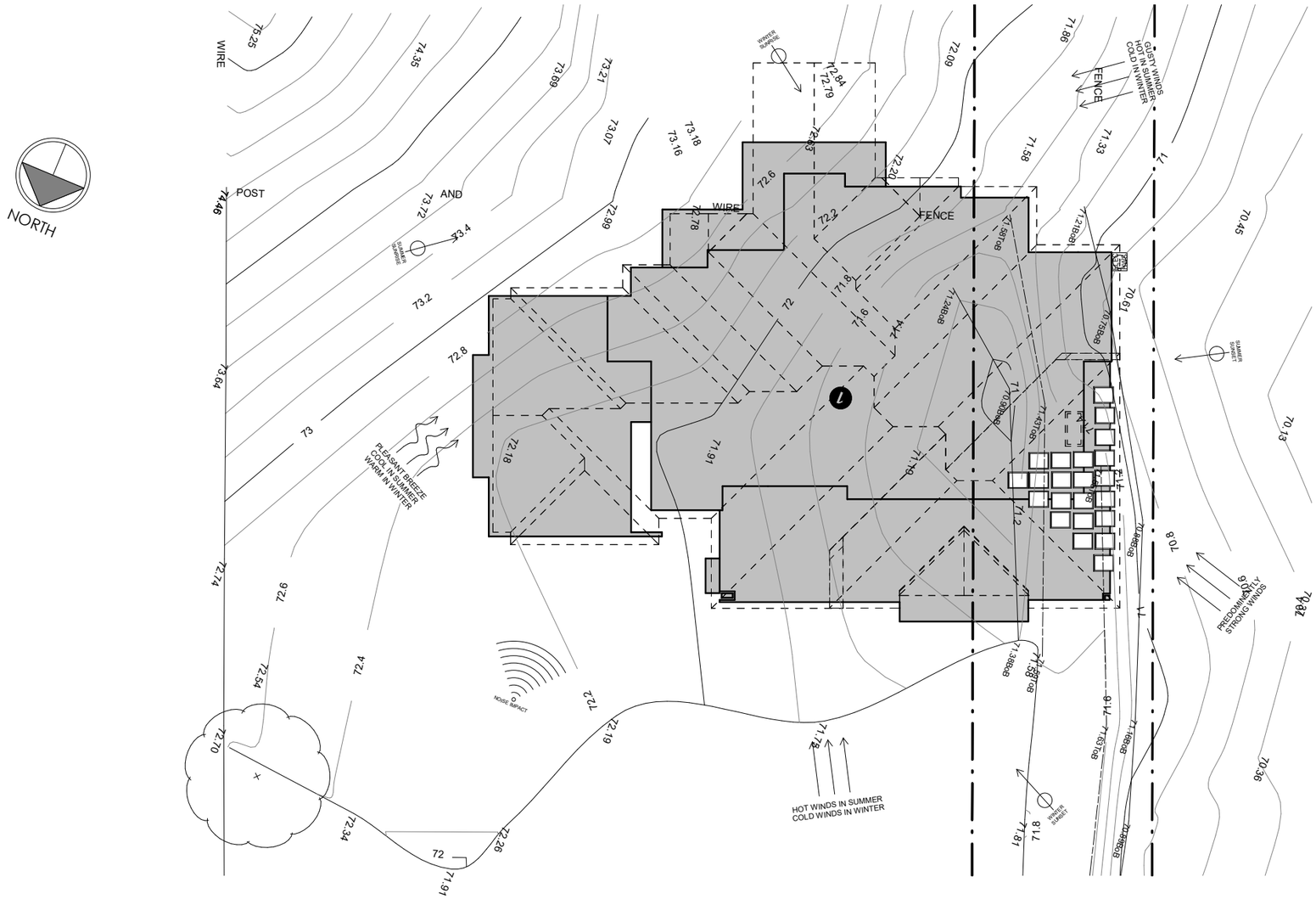

SHEET NAME: SITE ANALYSIS		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2: 1 : 200	SHEET NO: 029

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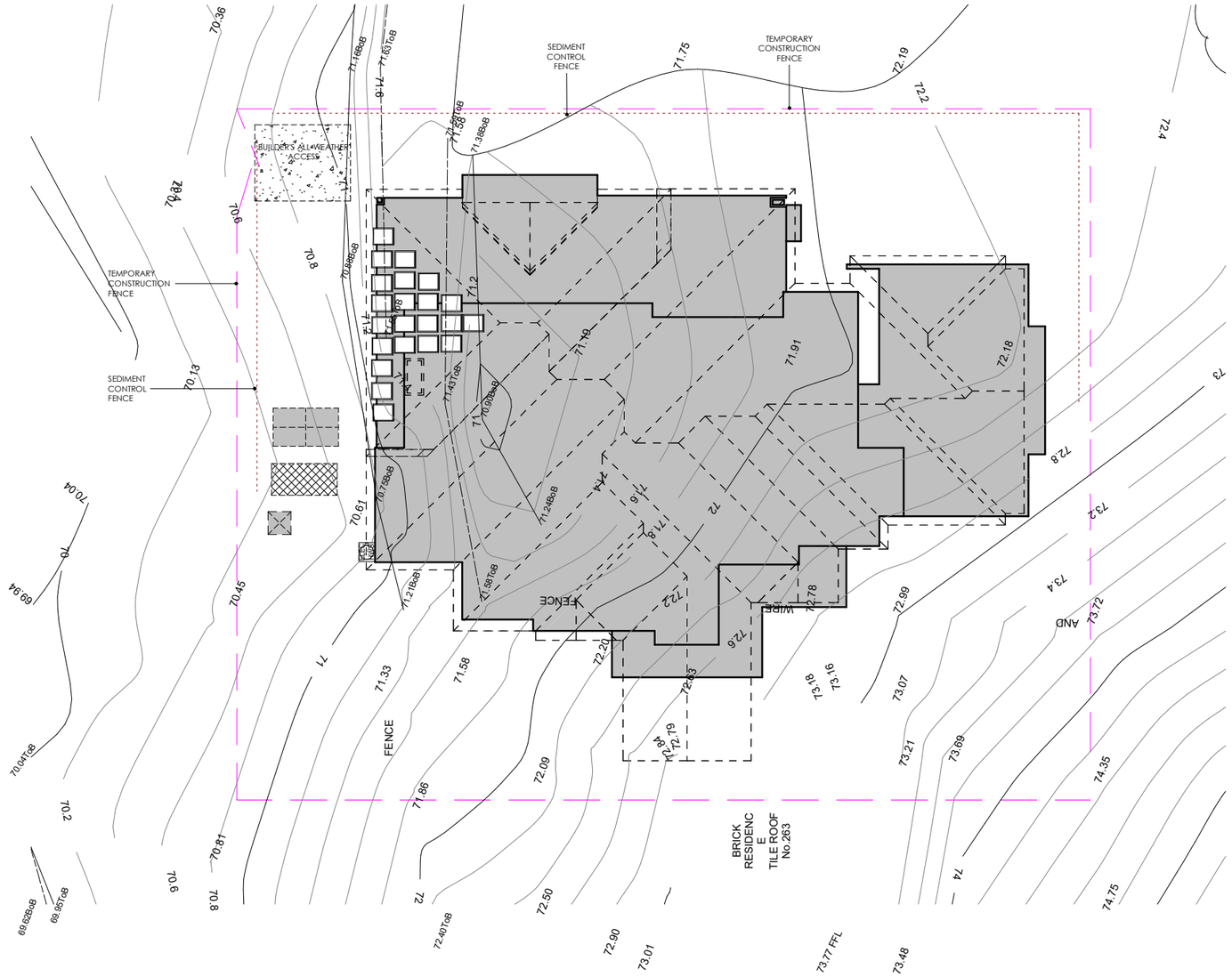


NOISE AND VIBRATION CONTROL:

-BOREHOLE REPORT SHOWS NO ROCK WITHIN SITE. MINIMAL VIBRATION AND NOISE DURING PIER HOLE DRILLING.

- SITE PLAN INDICATES MINIMAL CUT AND FILL. PLANT USE WILL BE LOW IMPACT AND FOR MINIMAL TIMBERFRAMES.

SEDIMENT CONTROL NOTES

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.

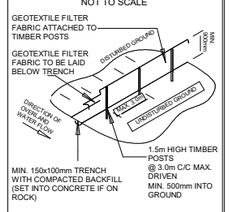
5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEPT 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.

SEDIMENT FENCE
NOT TO SCALE



LEGEND

	CONSTRUCTION FENCE
	SEDIMENT CONTROL FENCE
	WASTE STOCKPILE
	BUILDERS WASTE
	ALL WEATHER ACCESS
	ONSITE PORTABLE TOILET

SHEET NAME: SITE MANAGEMENT PLAN		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2: As indicated	SHEET NO: 012

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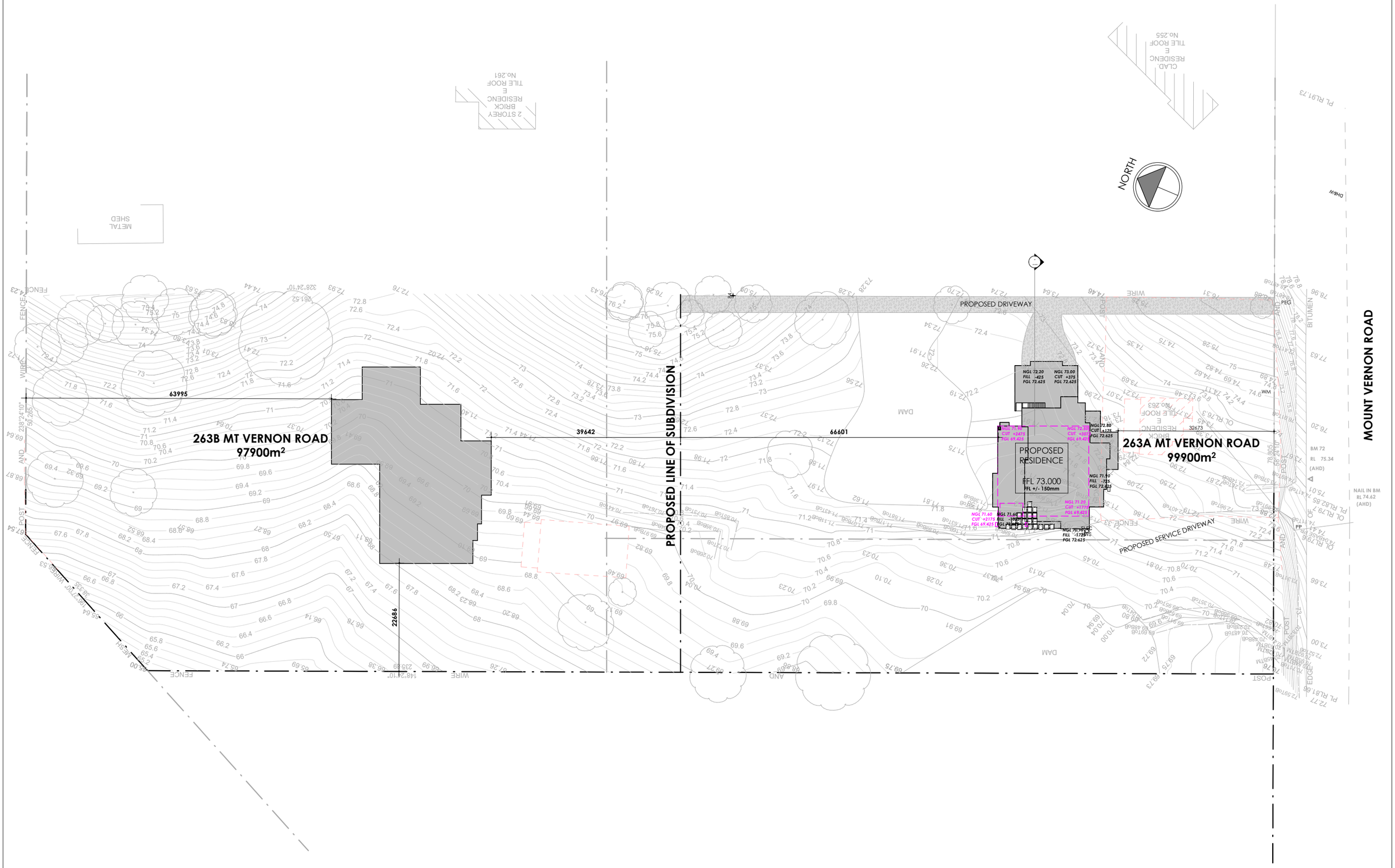

SHEET NAME: SITE PLAN		JOB NO: 20-1072	
NEW SINGLE DWELLING DESIGN NAME: CUSTOM ACREAGE		REV: B-02	DATE: 23.03.21
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A2: 1 : 500	SHEET NO: 005

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MR. FRANK GRIPPAUDO
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WINDOW & SLIDING DOOR SCHEDULE

TYPE	MARK	CODE	HEIGHT	WIDTH	STYLE	FRAME TYPE	OBSCURED GLAZING
W	01	AD 24/30	2400	3010	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	02	AD 24/10	2400	970	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	03	AD 24/10	2400	970	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	04	AD 24/10	2400	970	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	05	AD 24/10	2400	970	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	06	AD 24/12	2400	1210	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	07	AD 24/12	2400	1210	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	08	AFW 06/24	600	2450	FIXED	STANDARD ALUMINIUM	No
W	09	AD 24/10	2400	970	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	10	AD 24/10	2400	970	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	11	AD 24/10	2400	970	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	12	AD 24/15	2400	1570	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	13	AD 24/15	2400	1570	DOUBLE HUNG	STANDARD ALUMINIUM	No
SD	14	QH 24/19	2400	2761	STACKING	STANDARD ALUMINIUM	No
W	15	AFW 10/25	1030	2530	FIXED	STANDARD ALUMINIUM	No
W	16	AFW 10/25	1030	2530	FIXED	STANDARD ALUMINIUM	No
SD	17	QH 24/17	2400	2530	STACKING	STANDARD ALUMINIUM	No
SD	18	ASSD 24/53	2400	5650	STACKING	STANDARD ALUMINIUM	No
W	19	AFW 10/24	1030	2410	FIXED	STANDARD ALUMINIUM	No
SD	20	ASD 24/36	2400	3612	SLIDING	STANDARD ALUMINIUM	No
W	22	AFW 24/27	2400	2650	FIXED	STANDARD ALUMINIUM	No
W	23	AFW 20/08	2035	850	FIXED	STANDARD ALUMINIUM	No
W	24	AA 20/18T	2035	1810	AWNING	STANDARD ALUMINIUM	No
W	25	AA 20/18T	2035	1810	AWNING	STANDARD ALUMINIUM	No
W	26	AFW 10/25	1030	2530	FIXED	STANDARD ALUMINIUM	No
W	27	AD 12/24	1200	2410	DOUBLE HUNG	STANDARD ALUMINIUM	No
SD	28	QH 24/17	2400	2530	STACKING	STANDARD ALUMINIUM	No
SD	29	QH 24/17	2400	2530	STACKING	STANDARD ALUMINIUM	No
W	30	AFW 10/25	1030	2530	FIXED	STANDARD ALUMINIUM	No
W	31	AFW 10/25	1030	2530	FIXED	STANDARD ALUMINIUM	No
W	99	AA 06/27	600	2650	AWNING	STANDARD ALUMINIUM	No

DOOR SCHEDULE

MARK	TYPE	HEIGHT	WIDTH	TO ROOM
01	Garage_Door: 2400x 2410 PLD	2486	2410	GARAGE
02	Garage_Door: 2486 x 4810_PLD	2486	4810	GARAGE
03	Garage_Door: 2400x 2410 PLD	2486	2410	GARAGE
04	Entry_Double_Door: 2 x 1200 #	2340	2450	KITCHEN
05	Entry_Door_1SL: 1200 1SL * 2	2340	1210	LAUNDRY
06	Internal_Door: 820 *	2340	820	BATHROOM
07	Internal_Door: 820 *	2340	820	GARAGE
08	Internal_Double_Door: 2 x 820 *	2340	1640	GARAGE
09	Cavitiy_Sliding_Door: 820 CSD *	2340	820	BED 3
10	Internal_Double_Door: 2 x 820 *	2340	1640	KITCHEN
11	Internal_Door: 820 *	2340	820	KITCHEN
12	Internal_Door: 820 *	2340	820	BATHROOM
13	Internal_Door: 820 *	2340	820	BED 3
14	Internal_Door: 820 *	2340	820	BED 2
15	Cavitiy_Sliding_Door: 820 CSD *	2340	820	WIR
16	Cavitiy_Sliding_Door: 920 CSD *	2340	920	LAUNDRY
17	Internal_Double_Door: 2 x 920 *	2340	1840	ENTRY
18	Internal_Double_Door: 2 x 720 *	2340	1440	KITCHEN
19	Internal_Double_Door: 2 x 720 *	2340	1440	LIVING
20	Internal_Door: 820 *	2340	820	GYM/ THEATRE
21	Internal_Door: 820 *	2340	820	B'PANTRY
22	Cavitiy_Sliding_Door: 920 CSD *	2340	920	B'PANTRY
23	Garage_Door: 2486 x 4810_PLD	2486	4810	
24	Garage_Door: 2486 x 4810_PLD	2486	4810	
26	Internal_Door: 820 *	2340	820	KITCHEN
28	Internal_Door: 820 *	2340	820	

SHEET NAME: WINDOWS & DOORS SCHEDULES

JOB NO: 20-1072

NEW SINGLE DWELLING
DESIGN NAME: CUSTOM ACREAGE

REV: B-02

DATE: 23.03.21

FACADE NAME: CUSTOM

PACKAGE: ELEGANCE

SCALE @ A2:

SHEET NO: 021

FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MR. PETER GRIPPAUDO
MRS. GABRIELLA GRIPPAUDO

SIGNATURE: DATE:

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SITE ADDRESS:
LOT - 72 DP: - 32140

263 MOUNT VERNON ROAD STREET

MOUNT VERNON, NSW 2178

Document Set ID: 9762043
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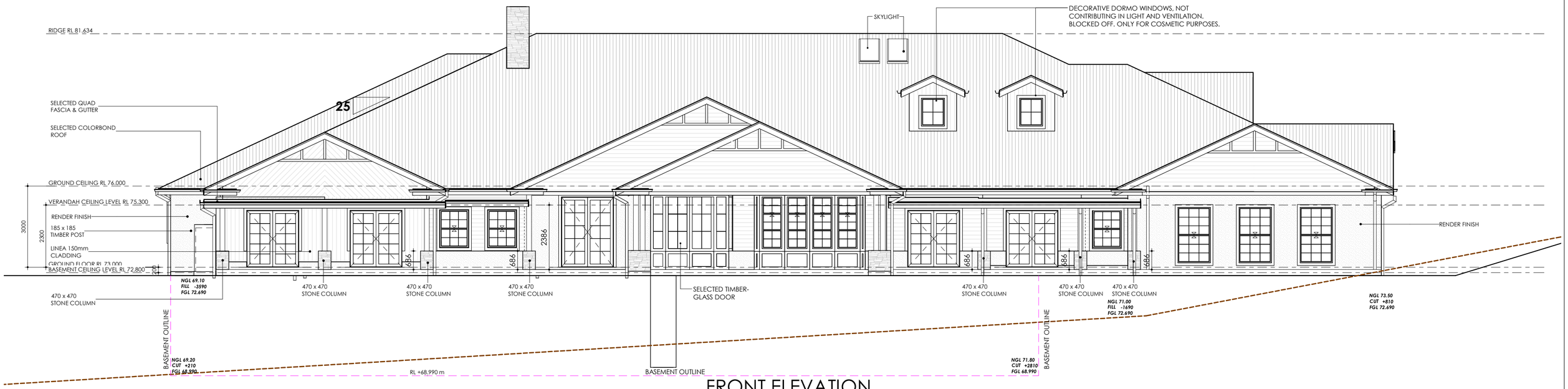

FRONT ELEVATION

SOUTH-EAST ELEVATION

1 : 100

SHEET NAME: ELEVATIONS		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-06	DATE: 23.04.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 100	SHEET NO: 018

FOWLER
YOUR HOME. OUR PASSION.

CLIENTS NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:

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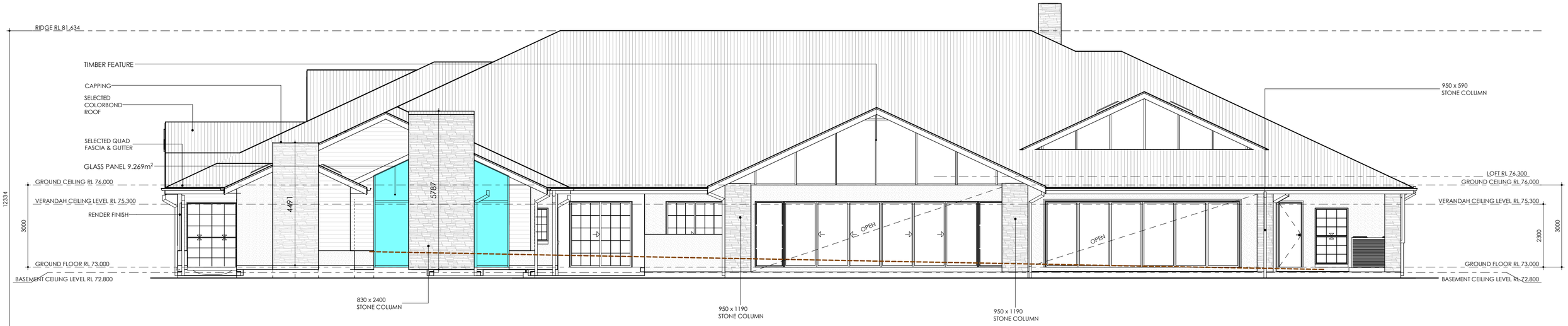
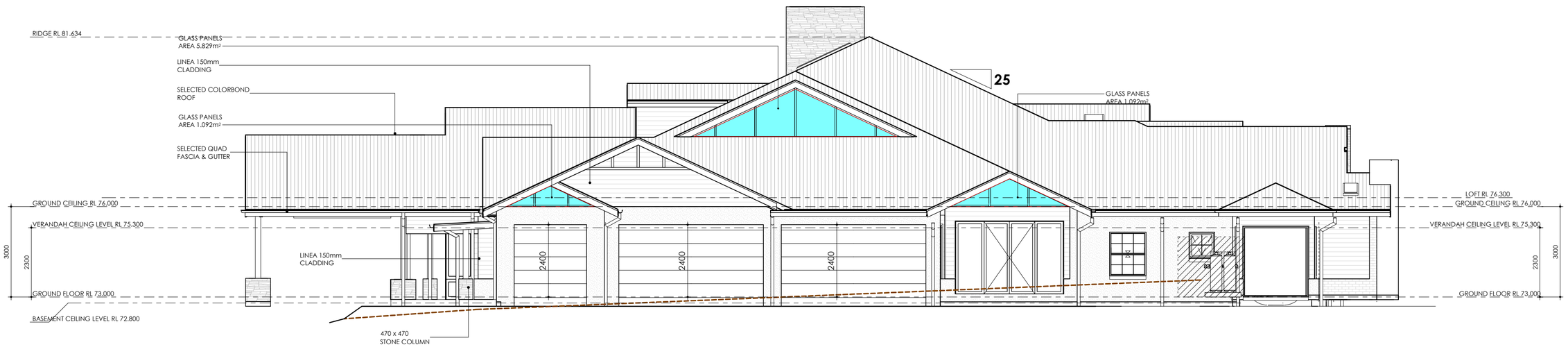
Version: 1, Version Date: 11/10/2021



S-W ELEVATION
1 : 100



N-W ELEVATION
1 : 100

SHEET NAME: ELEVATIONS		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-06	DATE: 23.04.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 100	SHEET NO: 019

FOWLER
YOUR HOME. OUR PASSION.

CLIENTS NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:
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SITE ADDRESS:
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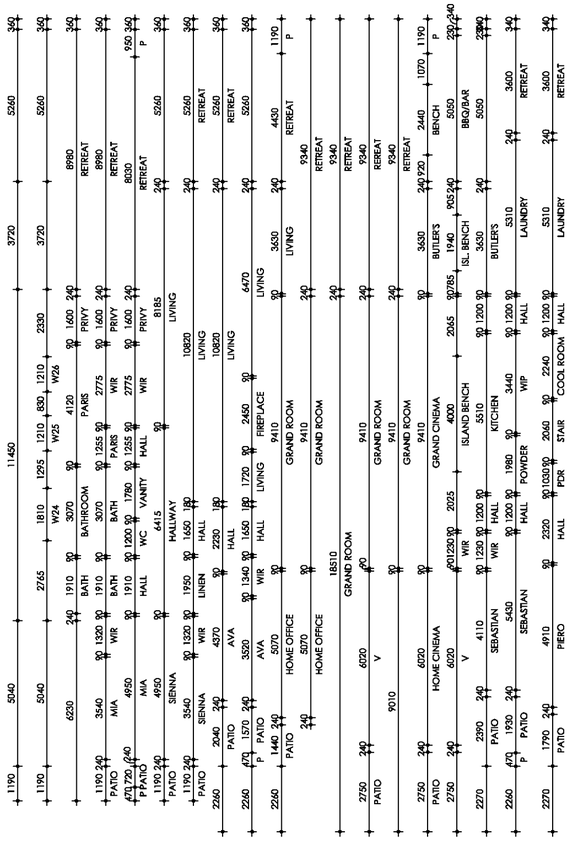
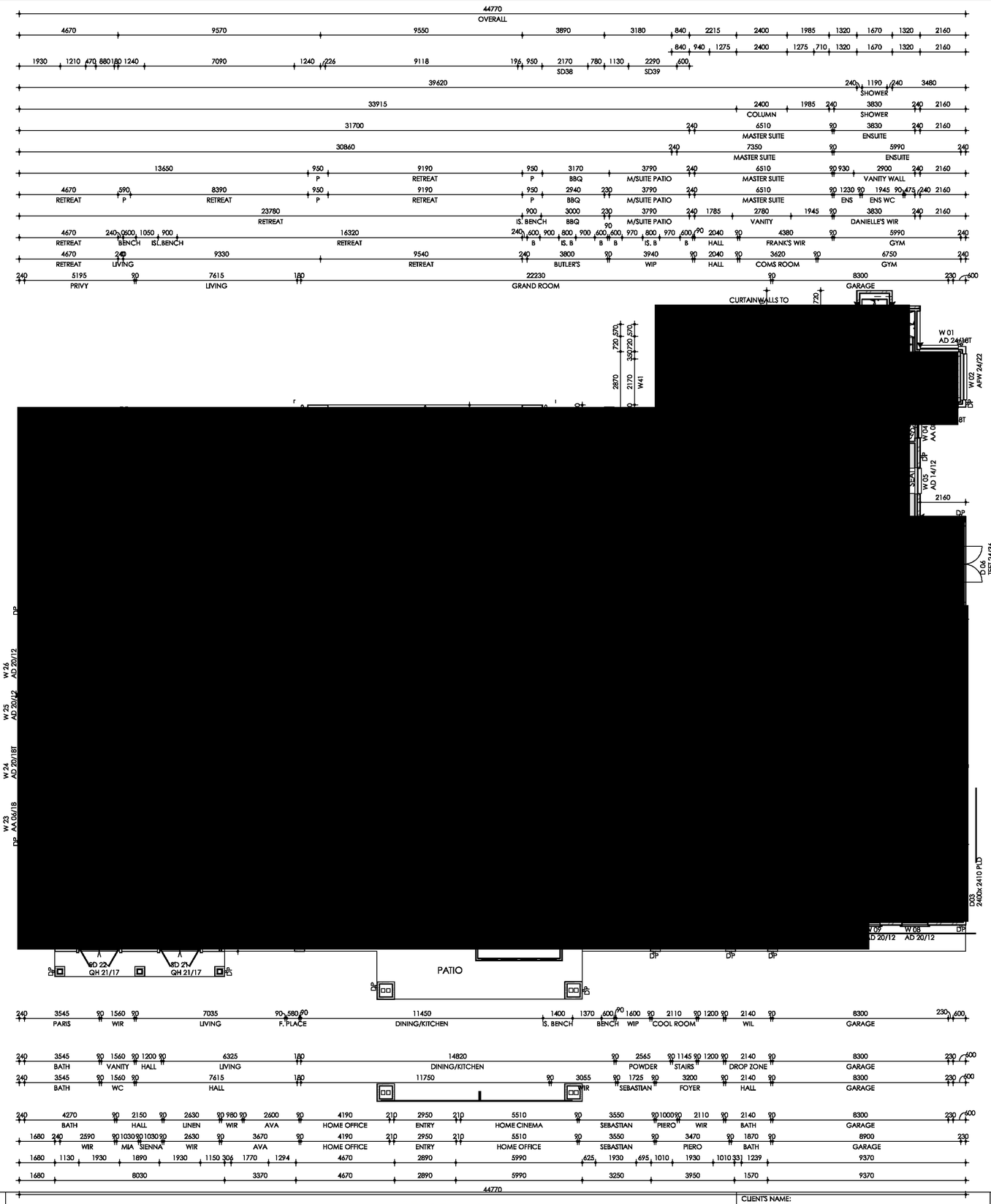
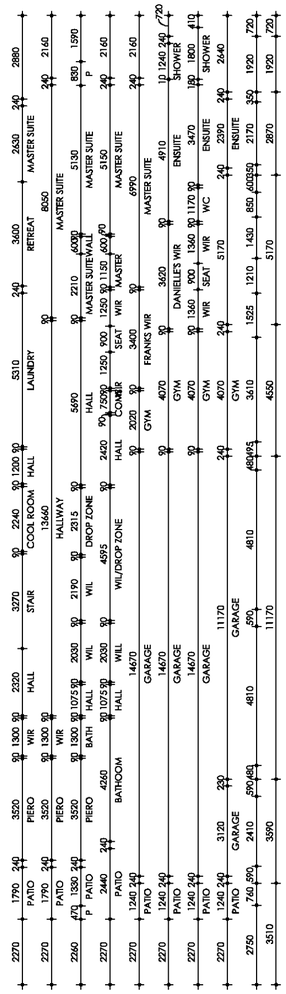
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178

Document Set ID: 9762043
Version: 1, Version Date: 11/10/2021







LOT B AREAS

BASEMENT	1271.36 m²
GARAGE	139.87 m²
PATIO	81.56 m²
OUTDOOR RETREAT	216.98 m²
STAIR VOID	7.87 m²
TOTAL	1717.64 m²

SHEET NAME: GROUND FLOOR PLAN W/ DIMENSIONS		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-06	DATE: 23.04.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 150	SHEET NO: 013.1

FOWLER
YOUR HOME. OUR PASSION.

CLIENTS NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:
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SITE ADDRESS:
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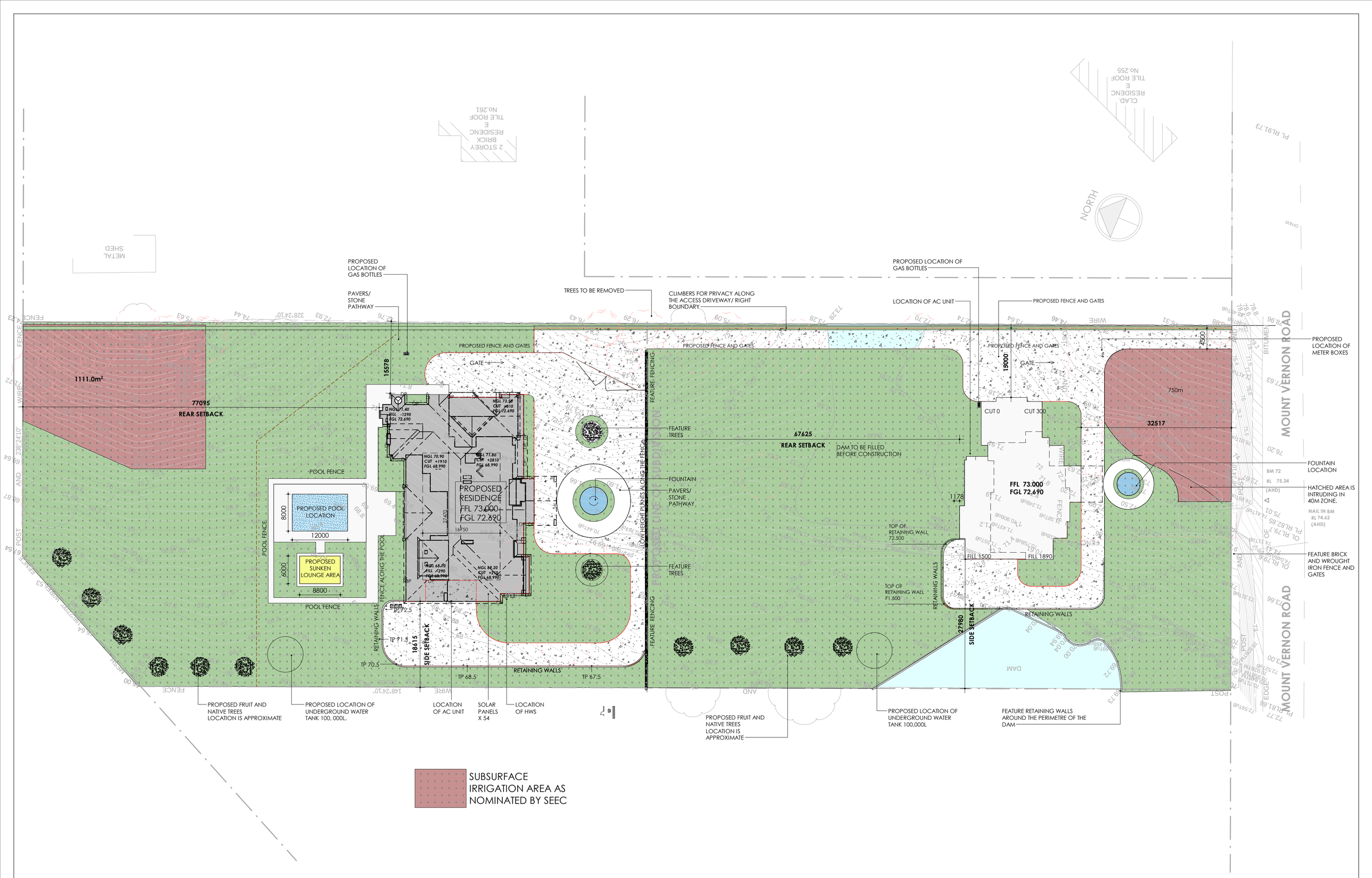
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178

Document Set ID: 9782043
Version: 1, Version Date: 11/10/2021



SHEET NAME: LANDSCAPE PLAN		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-06	DATE: 23.04.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 500	SHEET NO: 027

FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
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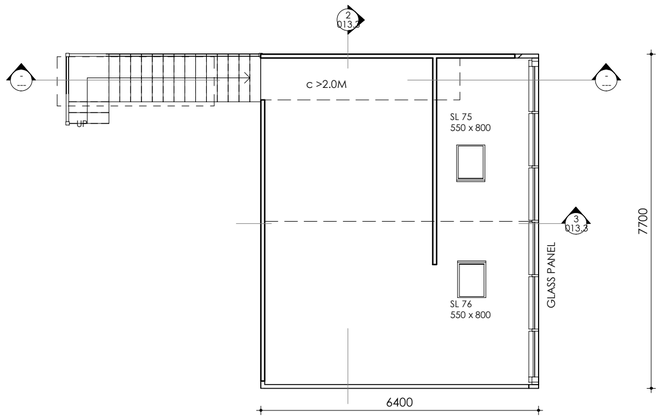
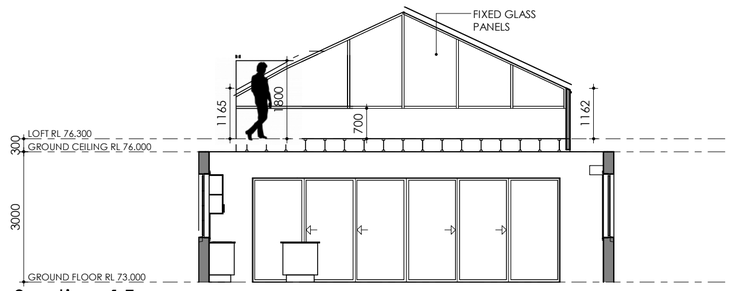
MOUNT VERNON, NSW, 2178

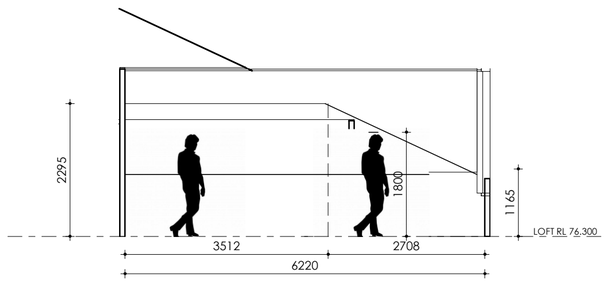
Document Set ID: 9762043
Version: 1, Version Date: 11/10/2021



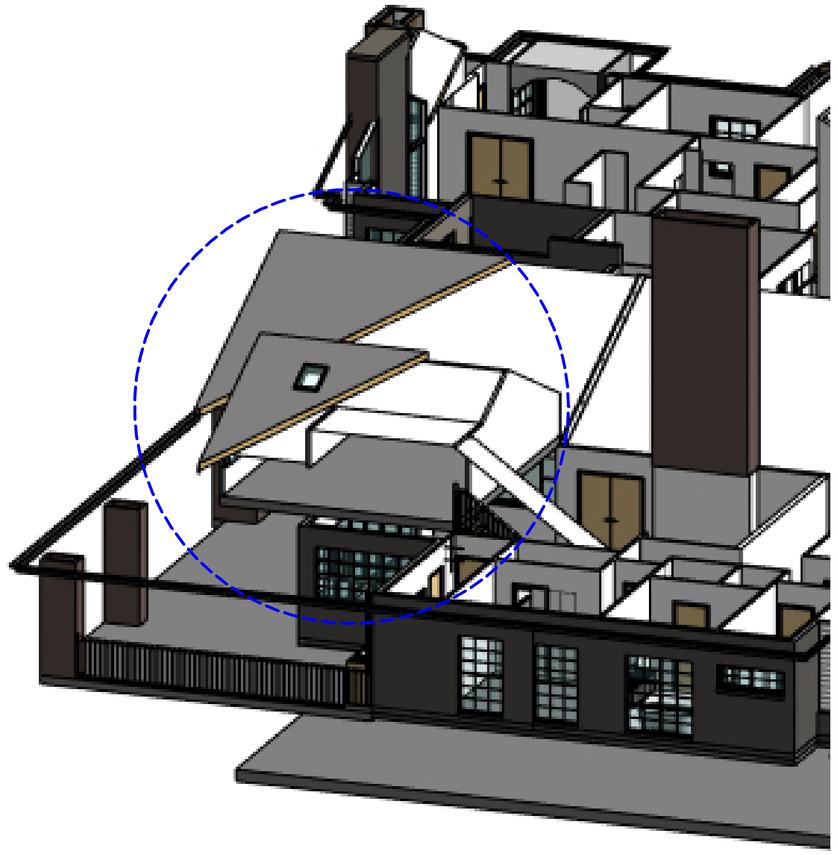
LOFT
1 : 100



Section 15
1 : 100



Section 14
1 : 75



SHEET NAME: LOFT PLAN AND ELEVATIONS		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-06	DATE: 23.04.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: As indicated	SHEET NO: 013.3

FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178

Document Set ID: 9762043
Version: 1, Version Date: 11/10/2021

Nationwide House Energy Rating Scheme
NatHERS Certificate No. 0005290259-01

Generated on 25 Mar 2021 using BERS Pro v4.4.0.2 (3.21)

Property

Address	Unit 1, 263 Mount Vernon Road Street , Mount Vernon , NSW, 2178
Lot/DP	72/32140
NCC Class*	1A
Type	New Dwelling

Plans

Main Plan	Grippaudo 20-1072
Prepared by	0

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	328.0	Suburban
Unconditioned*	485.0	**NatHERS climate zone**
Total	813.0	28
Garage	457.0	

Accredited assessor

Name	Ian Fry
Business name	Frys Energywise
Email	comply@frysenergywise.com.au
Phone	02 9899 2825
Accreditation No.	DMN/12/1441
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	Declaration completed: no conflicts

5.9
The more stars the more energy efficient
NATIONWIDE HOUSE ENERGY RATING SCHEME
91.7 MJ/m²
Predicted annual energy load for heating and cooling based on standard occupancy assumptions.
For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance

Heating	Cooling
54.3 MJ/m²	**37.4** MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=rbKCSNrOm. When using either link, ensure you are visiting hstar.com.au

National Construction Code (NCC) requirements

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

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

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

Certificate check

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

Genuine certificate

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

Ceiling penetrations*

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

Windows

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

Apartment entrance doors

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

Exposure*

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

Provisional* values

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

Additional notes

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
TIM-004-03 W	TIM-004-03 W Timber B DG Air Fill High Solar Gain low-E -Clear	2.3	0.32	0.32	0.32

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
TND-002-01 A	TND-002-01 A Trend Al Awning Window SG 3Clr	6.5	0.66	0.63	0.69
TND-024-01 A	TND-024-01 A Trend Al Internal offset glazed window SG 5Clr	6.1	0.75	0.71	0.79
TND-020-01 A	TND-020-01 A Trend Al Double Hung Window SG 3Clr	6.1	0.75	0.71	0.79
TND-026-05 A	TND-026-05 A Trend Al Bi-Fold Door DG LightBridge_ClrS0_4-10-4	3.3	0.40	0.38	0.42
TND-029-05 A	TND-029-05 A Trend Al Double Hung Window DG LightBridge_ClrS0_4-10-4	3.3	0.46	0.44	0.48

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
TND-031-05 A	TND-031-05 A Trend Al Internal offset glazed window DG LightBridge_ClrS0_4-10-4	2.3	0.52	0.49	0.55

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Garage 1	TND-002-01 A	n/a	600	2650	n/a	90	SW	No
Garage 2	TND-024-01 A	n/a	2035	850	n/a	00	NW	No
Garage 2	TND-002-01 A	n/a	2035	1810	n/a	22	NW	No
Garage 2	TND-002-01 A	n/a	2035	1810	n/a	22	NW	No
Garage 2	TND-020-01 A	n/a	2400	3010	n/a	20	SE	No
Garage 2	TND-024-01 A	n/a	1000	4480	n/a	00	NE	No Shading
Bathroom	TND-024-01 A	n/a	2400	2650	n/a	00	NW	No
Laundry	TND-024-01 A	n/a	2340	360	n/a	00	NW	No
Pantry	TND-026-05 A	n/a	2400	3612	n/a	33	NW	No
Ensuite M	TND-020-01 A	n/a	2400	1570	n/a	45	SW	No
Ensuite M	TND-020-01 A	n/a	2400	1570	n/a	45	SE	No
Master Suite	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Master Suite	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Master Suite	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Bedroom 2	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Bedroom 2	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Bedroom 3	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Bedroom 3	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Kitchen/Dining	TND-026-05 A	n/a	2400	2530	n/a	90	SW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	SW	No
Kitchen/Dining	TND-026-05 A	n/a	2400	2530	n/a	90	SW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	SW	No
Kitchen/Dining	TND-026-05 A	n/a	2400	5650	n/a	45	NW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	NW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	NW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2410	n/a	00	NW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	NW	No
Kitchen/Dining	TND-026-05 A	n/a	2400	2530	n/a	90	NW	No
Kitchen/Dining	TND-024-01 A	n/a	650	2800	n/a	00	NW	No Shading
Theatre/Gym	TND-026-05 A	n/a	2400	2761	n/a	90	SE	No
Theatre/Gym	TND-029-05 A	n/a	2400	1570	n/a	45	SW	No
Entry/Hallway	TND-029-05 A	n/a	2400	1210	n/a	45	NE	No

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Entry/Hallway	TND-029-05 A	n/a	2400	1210	n/a	45	NE	No
Entry/Hallway	TIM-004-03 W	n/a	600	2450	n/a	00	SE	No

Roof window *type and performance*

Default* roof windows

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

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
VEL-011-01 W	Glass	2.6	0.24	0.23	0.25

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
WIR M	VEL-011-01 W	n/a	0	600	600	SE	No	No
WIR M	VEL-011-01 W	n/a	0	600	600	SE	No	No

Skylight *type and performance*

Skylight ID	Skylight description
No Data Available	

Skylight *schedule*

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

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage 1	2486	4810	90	SW
Garage 1	2486	4810	90	SW
Garage 2	2400	2410	90	NE
Garage 2	2486	4810	90	NE
Garage 2	2400	2410	90	NE
Bathroom	2340	820	90	SW

Location	Height (mm)	Width (mm)	Opening %	Orientation
Laundry	2340	820	90	NW
Entry/Hallway	2340	2450	90	SE

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Single Skin Brick	0.50	Medium	No insulation	No
EW-2	Brick Veneer	0.50	Medium	No insulation	No
EW-3	Single Skin Brick	0.50	Medium	No insulation	No
EW-4	Fibro Cavity Panel Direct Fix	0.50	Medium	No insulation	No
EW-5	Brick Veneer	0.50	Medium	Reflective foil with bulk no gap R2.5	Yes
EW-6	Brick Veneer	0.50	Medium	Reflective foil with bulk no gap R2.5	Yes
EW-7	Fibro Cavity Panel Direct Fix	0.50	Medium	Reflective foil with bulk no gap R2.5	Yes

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Garage 1	EW-1	3000	17400	NW	100	NO
Garage 1	EW-1	3000	5000	NE	100	YES
Garage 1	EW-1	3000	5100	NW	100	YES
Garage 1	EW-1	3000	7800	NE	7600	NO
Garage 1	EW-1	3000	4900	SE	5100	YES
Garage 1	EW-1	3000	5200	NE	12500	YES
Garage 1	EW-1	3000	17600	SE	3400	NO
Garage 1	EW-1	3000	18000	SW	3800	NO
Garage 2	EW-2	3172	8700	NW	600	NO
Garage 2	EW-3	3172	3200	NE	100	YES
Garage 2	EW-3	3172	800	NW	100	YES
Garage 2	EW-3	3172	6300	NE	100	NO
Garage 2	EW-3	3172	800	SE	100	YES
Garage 2	EW-3	3172	3300	NE	100	YES
Garage 2	EW-4	3172	6295	SE	600	NO
Garage 2	EW-5	3000	1500	SW	400	YES
Bathroom	EW-5	3000	1300	SW	0	YES
Bathroom	EW-5	3000	3695	NW	600	YES
Laundry	EW-5	3000	2690	NW	6900	YES
Pantry	EW-5	3000	3990	NW	6900	NO
Ensuite M	EW-5	3000	3000	SW	500	YES
Ensuite M	EW-5	3000	3695	SE	700	YES

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Master Suite	EW-5	3000	6395	SE	700	YES
Master Suite	EW-5	3000	600	SW	4200	YES
Bedroom 2	EW-5	3000	4195	SE	10800	YES
Bedroom 2	EW-5	3000	1000	NE	4800	YES
Bedroom 3	EW-5	3000	1500	NE	600	YES
Bedroom 3	EW-5	3000	4195	SE	3400	YES
WIR 3	EW-6	3000	1490	SE	600	YES
Kitchen/Dining	EW-5	4900	7395	SW	2400	YES
Kitchen/Dining	EW-5	4900	12700	NW	6200	NO
Kitchen/Dining	EW-5	4900	700	NE	19700	YES
Kitchen/Dining	EW-5	4900	495	NW	6900	YES
Theatre/Gym	EW-7	3000	4495	SE	600	YES
Theatre/Gym	EW-7	3000	3700	SW	600	NO
Theatre/Gym	EW-5	3000	1900	SW	600	NO
Theatre/Gym	EW-5	3000	1400	NW	13600	YES
Entry/Hallway	EW-5	3000	4100	NE	6900	YES
Entry/Hallway	EW-5	3000	2900	SE	6700	NO
Entry/Hallway	EW-5	3000	700	SW	6800	YES

Internal wall *type*

Wall ID	Wall type	Area (m²)	Bulk insulation
IW-1 - Cavity wall, direct fix plasterboard, single gap		41.00	Bulk Insulation, No Air Gap R2.5
IW-2 - Cavity wall, direct fix plasterboard, single gap		50.00	Bulk Insulation, No Air Gap R2
IW-3 - Cavity wall, direct fix plasterboard, single gap		262.00	No insulation

Floor *type*

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage 1	Concrete Slab on Ground 100mm	354.00	None	No Insulation	Bare
Garage 2/Garage 1	Concrete Above Plasterboard 150mm	9.30		Bulk Insulation R2.5	Bare
Garage 2	Suspended Concrete Slab 150mm	98.60	Very Open	No Insulation	Bare
Bathroom/Garage 1	Concrete Above Plasterboard 150mm	15.10		Bulk Insulation R2.5	Ceramic Tiles 8mm
Laundry/Garage 1	Concrete Above Plasterboard 150mm	13.20		Bulk Insulation R2.5	Ceramic Tiles 8mm
Pantry/Garage 1	Concrete Above Plasterboard 150mm	19.80		Bulk Insulation R2.5	Ceramic Tiles 8mm
Cool Room/Garage 1	Concrete Above Plasterboard 150mm	3.60		Bulk Insulation R2.5	Ceramic Tiles 8mm
Ensuite M/Garage 1	Concrete Above Plasterboard 100mm	4.30		Bulk Insulation R2.5	Ceramic Tiles 8mm

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Ensuite M	Concrete Slab on Ground 100mm	13.00	None	No Insulation	Ceramic Tiles 8mm
WIR M/Garage 1	Concrete Above Plasterboard 150mm	27.10		Bulk Insulation R2.5	Carpet+ Rubber Underlay 18mm
Master Suite/Garage 1	Concrete Above Plasterboard 100mm	14.00		Bulk Insulation R2.5	Carpet+ Rubber Underlay 18mm
Master Suite	Concrete Slab on Ground 100mm	26.20	None	No Insulation	Carpet+ Rubber Underlay 18mm
Bedroom 2/Garage 1	Concrete Above Plasterboard 100mm	14.90		Bulk Insulation R2.5	Carpet+ Rubber Underlay 18mm
Bedroom 2	Concrete Slab on Ground 100mm	5.20	None	No Insulation	Carpet+ Rubber Underlay 18mm
Bedroom 3	Concrete Slab on Ground 100mm	19.60	None	No Insulation	Carpet+ Rubber Underlay 18mm
WIR 3	Suspended Concrete Slab 150mm	4.60	Very Open	No Insulation	Ceramic Tiles 8mm
WIR 2/Garage 1	Concrete Above Plasterboard 150mm	3.30		Bulk Insulation R2.5	Carpet+ Rubber Underlay 18mm
Kitchen/Dining/Garage 1	Concrete Above Plasterboard 150mm	84.30		Bulk Insulation R2.5	Ceramic Tiles 8mm
Kitchen/Dining	Suspended Concrete Slab 150mm	16.90	Very Open	Bulk Insulation in Contact with Floor R2.5	60/40 Carpet 10mm/Ceramic
Theatre/Gym/Garage 1	Concrete Above Plasterboard 150mm	3.90		Bulk Insulation R2.5	Carpet+ Rubber Underlay 18mm
Theatre/Gym	Suspended Concrete Slab 150mm	20.90	Very Open	Bulk Insulation in Contact with Floor R2.5	Carpet+ Rubber Underlay 18mm
Entry/Hallway/Garage 1	Concrete Above Plasterboard 100mm	32.00		Bulk Insulation R2.5	Ceramic Tiles 8mm
Entry/Hallway	Concrete Slab on Ground 100mm	14.40	None	No Insulation	Carpet+ Rubber Underlay 18mm

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage 1	Plasterboard	No insulation	No
Garage 1	Concrete Above Plasterboard	Bulk Insulation R2.5	No
Garage 2	Plasterboard	No insulation	No
Bathroom	Plasterboard	Bulk Insulation R5	No
Laundry	Plasterboard	Bulk Insulation R5	No
Pantry	Plasterboard	Bulk Insulation R5	No
Cool Room	Plasterboard	Bulk Insulation R5	No
Ensuite M	Plasterboard	Bulk Insulation R5	No
WIR M	Plasterboard	Bulk Insulation R5	No
Master Suite	Plasterboard	Bulk Insulation R5	No
Bedroom 2	Plasterboard	Bulk Insulation R5	No
Bedroom 3	Plasterboard	Bulk Insulation R5	No
WIR 3	Plasterboard	Bulk Insulation R5	No
WIR 2	Plasterboard	Bulk Insulation R5	No
Kitchen/Dining	Plasterboard	Bulk Insulation R5	No
Theatre/Gym	Plasterboard	Bulk Insulation R5	No

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Entry/Hallway	Plasterboard	Bulk Insulation R5	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm²)	Sealed/unsealed
Bathroom	1	Exhaust Fans	300	Sealed
Ensuite M	1	Exhaust Fans	300	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
No Data Available		

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Waterproofing Membrane	No Insulation, Only an Air Gap	0.85	Dark
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.3	0.85	Dark

SHEET NAME: NaTHERS		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-06	DATE: 23.04.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2:	SHEET NO: 05.1

FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178

Document Set ID: 9762043
Version: 1, Version Date: 11/10/2021

GENERAL NOTES:

COORDINATION:
REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS, AND THE DOCUMENTATION OF OTHER CONSULTANTS. NOTIFY ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND/OR OTHER CONSULTANTS DOCUMENTATION PRIOR TO PROCEEDING WITH THE WORKS.

SPECIFICATIONS AND SCHEDULES:
REFER TO AND COORDINATE WITH APPLICABLE SPECIFICATIONS AND SCHEDULES, NOTIFY ANY DISCREPANCIES BETWEEN DOCUMENTS PRIOR TO PROCEEDING WITH THE WORKS.

DETAIL DRAWINGS:
DRAWINGS AT LARGER SCALES TAKE PRECEDENCE OVER DRAWINGS AT SMALLER SCALES. NOTIFY ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORKS.

EXECUTION OF THE WORKS:
EXECUTE THE WORKS IN ACCORDANCE AND COMPLIANCE WITH:
-THE APPROVED DEVELOPMENT APPLICATION AND IN ACCORDANCE WITH THE RELEVANT CONDITIONS OF CONSENT AND OTHER RELEVANT LOCAL AUTHORITY REQUIREMENTS;
-THE REQUIREMENTS SCHEDULES BY A CURRENT BASIX CERTIFICATE CONSISTENT WITH THE WORKS.
-THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA (AS AMENDED): AND
-CURRENT EDITIONS OF THE RELEVANT AUSTRALIAN AND OTHER APPLICABLE PUBLISHED STANDARDS RELEVANT TO THE EXECUTION OF THE WORKS.
UNITS OF MEASUREMENT:
DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS NOTED OTHERWISE.

MATERIALS HANDLING AND STORAGE:
MATERIAL, FIXTURES AND FITTINGS ARE TO BE HANDLED, STORED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S CURRENT WRITTEN INSTRUCTIONS.

STRUCTURE:
FOUNDATIONS, FOOTINGS, REINFORCED CONCRETE SLABS, RETAINING WALLS, FRAMING, BRACING, TIE-DOWN AND OTHER STRUCTURAL ELEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS.

HYDRAULICS:
STORMWATER DRAINAGE, WASTE WATER DRAINAGE, FRESH WATER, GAS SUPPLY AND OTHER HYDRAULIC SERVICES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AUTHORITY AND HYDRAULIC ENGINEER'S REQUIREMENTS.

SLAB REBATES:
ALL SLAB REBATES TO BE 160mm UNLESS OTHERWISE NOTED.
GARAGE REBATES ARE 280mm WIDE X 15mm RECESS.
ALL DIMENSIONS ARE TAKEN FROM EXTERNAL EDGE OF BRICK WALL.

WET AREAS:
FIXTURES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY. ALL SIZES DEPICTED MAY VARY DEPENDING ON AVAILABILITY AND PRODUCT SELECTION. HEIGHT OF TILES MAY VARY ACCORDING TO SELECTION OF TILES.
F.W. LOCATION IS DIAGRAMATIC ONLY AND POSITION MAY VARY. ALL FIXTURES SHOWN ARE BASED ON STANDARD INCLUSIONS. MEASUREMENTS MAY VARY AS PER THE AVAILABILITY AND PRODUCT SELECTION.

MEASUREMENTS:
ALL MEASUREMENTS ARE TAKEN FRAME TO FRAME AND TO FINISH FLOOR LEVEL. NO CONSIDERATION OF FLOOR FINISH HAVE BEEN TAKEN. WHERE NEEDED, MEASUREMENTS MAY NEED TO BE ACCOUNTED FOR FINISH ONTOP OF CURRENT DIMENSION.

CONSULTANTS:
ALL RELEVANT CONSULTANT DRAWINGS TO BE REFFERED BACK TO ORIGINAL DRAWINGS PROVIDED.

DOOR JAMBS:
MINIMUM 105mm BETWEEN DOOR JAMB AND WALL.
WHERE MINIMUM DIMENSION CANNOT BE ACHIEVED, DOOR TO BE CENTERED BETWEEN WALLS.

STAIRS:
BALUSTRADES AND HANDRAILS, NEWEL POST, TREADS AND RISERS TO STAIR MANUFACTURER'S SPECIFICATIONS.

ROOF PLANS:
TRADESMAN TO ENSURE THE CORRECT INSTALLATION OF ROOF FLASHING TO JUNCTION OF BRICKWORK AND CLADDING

CUT/ FILL PLAN:
REFER TO ENGINEER'S DETAILS FOR DROP EDGE BEAMS IF APPLICABLE.

BALUSTRADES
ALL BALUSTRADES TO BE 1.1m FROM THE FINISHED FLOOR LEVEL.

SITE PLAN:
BEARINGS AND DISTANCES ARE BY TITLE AND/OR DEED ONLY.

THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYORS ACT 1929. IF ANY CONSTRUCTION IS PLANNED IT WOULD BE ADVISABLE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY, EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT REPRESENT THE EXCAT LEVEL AT ANY PARTICULAR POINT.

SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.

AUSTRALIAN HEIGHT DATUM WAS ESTABLISH FROM SSM 168755 RL 69.056.

TREE LOCATIONS ARE ACCURATE TO +/- 0.30m.

THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:200m.

SITE SPECIFIC HAZARDS:
OVERHEAD POWERLINES
NO STREET PARKING
LIMITED SPACE FOR MATERIAL STOCK PILE
EXISTING POOL
CLOSE TO SCHOOL
FOOTPATH / PEDESTRIAN TRAFFIC
TRAFFIC CONTROL REQUIRED
EXISTING TREES / OVERHEAD CONSTRUCTION
DROP EDGE BEAM
ELECTRICAL TURRET / INSTALLATION
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.

GENERAL SPECIFICATIONS:
EXECUTE THE WORKS IN COMPLIANCE WITH THE RELEVANT DEEMED-TO-SATISFY PROVISIONS OF THE BUILDING CODE OF AUSTRALIA (BCA) (VOLUME 2), CURRENT EDITIONS OF RELEVANT AUSTRALIAN AND OTHER APPLICABLE PUBLISHED STANDARDS AND THE RELEVANT REQUIREMENTS OF LOCAL AND/OR STATUTORY AUTHORITIES APPLICABLE TO THE EXECUTION OF THE WORKS. THIS SCHEDULE OF CODES AND STANDARDS OUTLINES THE MINIMUM ACCEPTABLE STANDARDS.
TERMITE PROTECTION:
PROVIDE TERMITE PROTECTION: IN ACCORDANCE WITH PART 3.1.3 - TERMITE RISK MANAGEMENT OF THE BCA (VOLUME 2) AND TO AS 3660.1-200 TERMITE MANAGEMENT - NEW BUILDING WORK)
PROVIDE PROFESSIONAL CERTIFICATION OF THE TERMITE PROTECTION MEASURES TO THE PRINCIPAL CERTIFTYING AUTHORITY, CONFIRMING COMPLIANCE WITH THE PROVISIONS OF THE BCA AND AUSTRALIAN STANDARD.

FLASHING AND DAMP - PROOF COURSES:
FLASHING AND DAMP - PROOF COURSES: TO AS/NZS 2904-199S (DAMP PROOF COURSES AND FLASHINGS).

FASTENERS:
STEEL NAILS: HOT-DIP GALVANISED TO AS/NZS 4680-1999 (HOT-DIP GALVANISED (ZINC) COATINGS ON FABRICATED FERROUS ARTICIES), SELF-DRILLING SCREWS: TO AS 3566.1-2002 (SELF-DRILLING SCREWS FOR THE BUILDING AND CONSTRUCTION INDUSTRIES)
METAL FINISHES:
CORROSION PROTECTION: TO BCA VOLUME 2 CLAUSE 3.4.2.2 (ACCEPTABLE CONSTRUCTION-FRAMING-STEEL FRAMING-GENERAL)

SITE PREPARATION:

DEMOLITION:
DEMOLISH EXISTING STRUCTURES AS SHOWN: TO AS2601-2001 (DEMOLITION OF STRUCTURES).

EARTHWORKS:
TO BE CARRIED OUT IN ACCORDANCE WITH:
THE REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979;
RELEVANT CONDITIONS OF THE DEVELOPMENT CONSENT; AND THE RELEVANT REQUIREMENTS OF PART 3.1.1 OF THE BCA (VOLUME 2).

STORMWATER DRAINAGE:
PART 3.1.2 OF THE BCA (VOLUME 2) AND AS/NZS 3500-2000 (PART 5-DOMESTIC INSTALLATIONS-SECTION 5-STORMWATER DRAINAGE).

STRUCTURAL DESIGN:
FOR DETAILS OF STRUCTURAL FOOTINGS, SLABS, FRAMING AND THE LIKE REFER TO STRUCTURAL ENGINEERING DETAILS, TO BE PREPARED BY A QUALIFIED STRUCTURAL ENGINEER. STRUCTURAL DESIGN IS TO BE IN ACCORDANCE WITH THE RELEVANT STRUCTURAL DESIGN MANUALS.

DRIVEWAY:
DRIVEWAY TO BE IN ACCORDANCE WITH AS 2890.1.2004

SITE CLASSIFICATION:
TO BE IN ACCORDANCE WITH PART 3.2.4 OF THE BCA (VOLUME 2)

STRUCTURAL DESIGN MANUALS:
AS 1170.1-2002 (DEAD AND LIVE LOADS AND LOAD COMBINATIONS)
AS 1170.2-2002 (AS 4055 (1992) - WIND LOADS)
AS 1170.4- 2007 (EARTHQUAKE LOADS)
AS 1720.1-2010 (TIMBER STRUCTURES CODE)
AS 2159-2009 (PILING-DESIGN AND INSTALLATION)
AS 2327.1-2017 (COMPOSITE STRUCTURES)
AS 3600-2009 (CONCRETE STRUCTURES)
AS 4100-1998 (STEEL STRUCTURES)
STRUCTURAL DESIGN CERTIFICATION:
SUBMIT STRUCTURAL ENGINEER'S DESIGN CERTIFICATION, IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS, THE PRINCIPAL CERTIFYING AUTHORITY PRIOR TO THE COMMENCEMENT OF WORKS.

CONCRETE CONSTRUCTION:
CONCRETE STRUCTURES GENERALLY: TO AS 3600-2009 (CONCRETE STRUCTURES), GROUND SLABS AND FOOTINGS: TO AS 2870-2011 (RESIDENTIAL SLABS AND FOOTINGS-CONSTRUCTION).
READY MIXED SUPPLY: TO AS 1379-2007 (SPECIFICATION AND SUPPLY OF CRETE).

SPECIFICATION NOTES:

FOOTINGS AND SLABS:
DESIGN AND CONSTRUCT FOOTINGS AND SLABS:
IN ACCORDANCE WITH PART 3.2 OF THE BCA (VOLUME 2) AND AS 2870-2011 (RESIDENTIAL SLABS AND FOOTINGS), AS 3600-2001 (CONCRETE STRUCTURES) AND AS 2159-2009 (PILING-DESIGN AND INSTALLATION).

BRICK & BLOCK CONSTRUCTION (MASONRY):
MASONRY CONSTRUCTION: TO BE IN ACCORDANCE WITH PART 3.3 OF THE BCA (VOLUME 2) AND TO AS 3700-2011 (MASONRY STRUCTURES).
MASONRY UNITS: TO AS/NZS 4455-1997 (MASONRY UNITS AND SEMENTAL PAVERS). CLAY BRICK DURABILITY BELOW DAMP-PROOF COURSE: USE EXPOSURE CATEGORY TO AS/NZS 4456.10-2003 (MASONRY UNITS AND SEGMENTAL PAVERS - METHODS OF TEST-DETERMINING RESISTANCE TO SALT ATTACK) APPENDIX A (SALT ATTACK RESISTANCE CATEGORIES).
GALVANISING:
GALVANISING MILD STEEL COMPONENTS (INCLUDING FASTENERS) TO AS 1214-1983 OR AS/NZS 4680-2006, AS APPROPRIATE, WHERE EXPOSED TO WEATHER, EMBEDDED IN MASONRY OR IN CONTACT WITH CHEMICALLY TREATED TIMBER.
WALL TIES:
WALL TIE TYPE: TO BCA VOLUME 2 CLAUSE 3.3.3.2 (ACCEPTABLE CONSTRUCTION-MASONRY-MASONRY ACCESSORIES-WALL TIES) AND AS/NZS 2699.1-2000 (BUILT-IN COMPONENTS FOR MASONRY CONSTRUCTION-WALL TIES);
NON-SEISMIC AREAS: TYPE A; SEISMIC AREAS:TYPE B.
WALL TIE SPACING: TO BCA VOLUME 2 FIGURE 3.3.3.1 (TYPICAL BRICK TIES SPACINGS IN CAVITY AND VENEER CONSTRUCTION).
WALL TIE CORROSION PROTECTION: TO BCA VOLUME 2 TABLE 3.3.3.1 (CORROSION PROTECTION TIES).
LINTELS GENERALL: IN ACCORDANCE WITH PART 3.3.3.4 OF THE BCA (VOLUME 2).

FIRE SAFETY:

FIRE SEPARATION:
TO BE IN ACCORDANCE WITH PART 3.7.1 OF THE BCA (VOLUME 2).
FIRE SEPARATION-SEPARATING WALL CONSTRUCTION: PART 3.7.1.8 OF THE BCA (VOLUME 2).
FIRE SEPARATION-ROOF LIGHTS: PART 3.7.1.10 OF THE BCA (VOLUME 2).
REFER TO ARCHITECTURAL DETAILS OF FIRE SEPARATION METHODS.

SMOKE ALARMS:
TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE BCA (VOLME 2); AND AS 3786-2014 (SMOKE ALARMS).

LINING:
PLASTERBOARD: TO AS/NZS 2588-1998 (GYPSUM PLASTERBOARD).
PLASTERBOARD INSTALLATION: TO AS/NZS 2589.1-2017 (GYPSUM LININGS IN RESIDENTIAL AND LIGHT COMMERCIAL CONSTRUCTION-APPLICATION AND FINISHING-GYPSUM PLASTERBOARD) LEVEL 4 FINISH.
FIBRE CEMENT: TO AS/NZS 2908.2-2000 (CELLULOSE-CEMENT PRODUCTS-FLAT SHEETS), TYPE B, CATGEORY 2.
FIBROUS PLASTER PRODUCTS: TO AS 2185-1978 (FIBROUS PLASTER PRODUCTS).

TIMBER & STEEL FRAMED CONSTRUCTION:

SUB-FLOOR VENTILATION:
TO BE IN ACCORDANCE WITH PART 3.4.1 OF THE BCA (VOLUME 2).
TIMBER WALL, FLOOR AND ROOF FRAMING:
TIMBER FRAMING: TO BE IN ACCORDANCE WITH PART 3.4 OF THE BCA (VOLUME 2) AND AS 1684.4-2010 (RESIDENTIAL TIMBER-FRAMED CONSTRUCTION-SIMPLIFIED-NON-CYCLONIC) OR AS 1720.1-2010 (TIMBER STRUCTURES-DESIGN METHODS).
STEEL FRAMING AND STRUCTURAL STEEL MEMBERS:
STEEL FRAMING: TO BE IN ACCORDANCE WITH PART 3.4.2 OF THE BCA (VOLUME 2).
ACCEPTABLE CONSTRUCTION PRACTICE (PART 3.4.2.1 OF THE BCA) AND/OR AS 4100-1998 (STEEL STRUCTURES)
COLD-FORMED STEEL FRAMING: PROVIDE A PROPRIETRY SYSTEM DESIGNED TO AS 3623-1993 (DOMESTIC METAL FRAMING).

ROOF AND WALL CLADDING:

ROOF TILING:
TO BE IN ACCORDANCE WITH PARTS 3.5.1.1 & 3.5.1.2 OF THE BCA (VOLUME 2) AND AS 2049-2002 (ROOF TILES).
ROOF TILE INSTALLATION: TO AS 2050-2002 (INSTALLATION OF ROOFING TILES).
METAL ROOF SHEETING:
TO BE IN ACCORDANCE WITH PARTS 3.5.1.1 & 3.5.1.3 OF THE BCA (VOLUME 2).
METAL ROOFING DESIGN AND INSTALLATION: TO AS 1562.1-1992 (DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING-METAL).

ROOF PLUMBING:
TO BE IN ACCORDANCE WITH PART 3.5.2 OF THE BCA (VOLUME 2) AND AS/NZS 3500-2003 (PART 3-STORMWATER DRAINAGE) AND AS/NZS 3500-2000 (PART 5-DOMESTIC INSTALLATION-SECTION 5-STORMWATER DRAINAGE).
WALL CLADDING:
TO BE IN ACCORDANCE WITH PART 3.5.3 OF THE BCA (VOLUME 2).

INSTALLATION AND SARKING:
BULK INSTALLATION: TO AS/NZS 4859.1-2002 (MATERIALS FOR THE THERMAL INSULATION OF BUILDINGS-GENERAL CRITERIA AND TECHNICAL PROVISIONS), SECTION 5.
REFLECTIVE INSULATION: TO AS/NZS 4859.1- 2002, SECTION 9
SARKING MATERIAL: TO AS/NZS 4200.1-1994 (PLIABLE BUILDING MATERIALS AND UNDERLAYS-MATERIAL(S)).

WINDOWS AND DOORS:
GLAZING TO BE IN ACCORDANCE WITH PART 3.6 OF THE BCA (VOLUME 2).
GLASS SELECTION AND INSTALLATIONS: TO AS 1288-2006 (GLASS IN BUILDINGS-SELECTION AND INSTALLATION).
TIMBER DOORSETS: TO AS 2688-1984 (TIMBER DOORS).
TIMBER FRAMES AND JAMB LININGS: TO AS 2689-1984 (TIMBER DOORSETS).
SECURITY SCREEN DOORS AND WINDOW GRILLES: TO AS 5039-2008 (SECURITY SCREEN DOORS AND SECURITY WINDOW GRILLES).
WINDOW SELECTION AND INSTALLATION: TO AS 2047-2014 (WINDOWS IN BUILDINGS-SELECTION AND INSTALLATION).
DOORSET INSTALLATION: TO AS 1909-1984 (INSTALLATION OF TIMBER DOORSETS).
GARAGE DOORS: TO AS/NZS 4505-2012 (DOMESTIC GARAGE DOORS).

HEALTH AND AMENITY:

WET AREAS:
REFER TO 'WATERPROOFING'.

ROOM HEIGHTS:
TO BE IN ACCORDANCE WITH PART 3.8.2 OF THE BCA (VOLUME 2).
KITCHEN, SANITARY AND WASHING FACILITIES:
TO BE IN ACCORDANCE WITH PART 3.8.3.2 AND 3.8.3.3 OF THE BCA (VOLUME 2).

NATURAL AND ARTIFICIAL LIGHT:
TO BE IN ACCORDANCE WITH PARTS 3.8.4.2 AND 3.8.4.3 OF THE BCA (VOLUME 2).

VENTILATION:
TO BE IN ACCORDANCE WITH PART 3.8.5 OF THE BCA (VOLUME 2).
NATURAL VENTILATION: PARTS 3.8.5.2 AND 3.8.5.3 OF THE BCA (VOLUME 2).
MECHANICAL VENTILATION: PARTS 3.8.5.0 AND 3.8.5.3 OF THE BCA (VOLUME 2).
SOUND INSULATION:
TO BE IN ACCORDANCE WITH PART 3.8.6.1 OF THE BCA (VOLUME 2).

SAFE MOVEMENT AND ACCESS:

STAIR CONSTRUCTION:
TO BE IN ACCORDANCE WITH PART 3.9.1.1 OF THE BCA (VOLUME 2) - ACCEPTABLE CONSTRUCTION PRACTICE.

BALUSTRADES:
TO BE IN ACCORDANCE WITH PART 3.9.2.1 OF THE BCA (VOLUME 2) - ACCEPTABLE CONSTRUCTION PRATICE.

BLOCK AND TILE FINISHES:
CERAMIC TILING: FOLLOW THE GUIDANCE PROVIDED BY AS 3958.1-2007 (CERAMIC TILES - GUIDE TO THE INSTALLATION OF CERAMIC TILES) AND AS 3958.2-1992 (CERAMIC TILES - GUIDE TO THE SELECTION OF A CERAMIC TILING SYSTEM).
ADHESIVES: TO AS 2358-1992 (ADHESIVES - FOR FIXING CERAMIC TILES).

WATERPROOFING:
TO BE IN ACCORDANCE WITH PART 3.8.1 OF THE BCA (VOLUME 2).
WATERPROOFING: TO AS 3740-2010 (WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS).
REFER TO ARCHITECTURAL DETAILS OF WATERPROOFING.

FLOOR COATINGS AND COVERINGS:
CARPETING: TO AS/NZS 2455.1-2007 (TEXTILE FLOOR COVERINGS - INSTALLATION PRACTICE - GENERAL).
RESILLENT FINISHES: TO AS 1884-2012 (FLOOR COVERINGS - RESILIENT SHEET AND TILES - LAYING AND MAINTENANCE PRACTICES).

PAINTING:
PAINTING GENERALLY: FOLLOW THE GUIDANCE PROVIDED BY AS/NZS 2311-2017 (GUIDE TO THE PAINTING OF BUILDINGS) AND AS/NZS 2312-2002 (GUIDE TO THE PROTECTION OF THE STRUCTURAL STEEL AGAINST ATMOSPHERIC CORROSION BY THE USE OF PROTECTIVE COATINGS).
PLUMBING INSTALLATIONS:
WHERE A DISCREPANCY ARISES THE HYDRAULIC CONSULTANT'S LOCA OR STATUTORY AUTHORITY'S REQUIREMENTS TAKE PRECENDENCE OVER THE FOLLOWING STANDARDS TO THE EXTENT OF THE DISCREPANCY.
PLUMBING AND DRAINING PRODUCTS: TO SAA MPS2-2001 (MANUAL OF AUTHORIZATION PROCEDURES FOR PLUMBING AND DRAINAGE PRODUCTS) AND AS/NZS 3718-2005 (WATER SUPPLY - TAP WARE).
STORMWATER: TO AS/NZS 3500.3-2003 (PLUMBING AND DRAINAGE - STORMWATER DRAINAGE) OR AS/NZS 3500.5-2012 (NATIONAL PLUMBING AND DRAINAGE - DOMESTIC INSTALLATIONS).
WASTEWATER: TO AS/NZS 3500.2-2015 (PLUMBING AND DRAINAGE - WASTE SERVICES) AND AS/NZS 3500.4-2015 (PLUMBING AND DRAINAGE - HEATED WATER SERVICES) OR AS/NZS 3500.5-2012
GAS: TO AS 5601-2013 (GAS INSTALLATION CODE).
ELECTRICAL INSTALLATIONS:
WHERE A DISCREPANCY ARRISES THE ELECTRICAL CONSULTANT'S, LOCAL OR STATUTORY AUTHORITY'S REQUIREMENTS TAKE PRECEDENCE OVER THE FOLLOWING STANDARDS TO THE EXTEN OF THE DISCREPANCY
ELECTRICAL INSTALLATION: TO AS/NZS 3018-2001 (ELECTRICAL INSTALLATION - DOMESTIC INSTALLATIONS).
SMOKE DETECTORS: REFER TO "FIRE SAFETY, SMOKE ALARMS"
SMOKE DETECTION INSTALLATION AND TESTING:
TO AS 1670.1-2004 (FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS - SYSTEM DESIGN, INSTALLATION, AND COMMISSIONING - FIRE) IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE TO MAINS POWER. TEST ELECTRICAL INSTALLATIONS: TO AS/NZS 3017-2007 (ELECTRICAL INSTALLATIONS - TESTING GUIDELINES). CERTIFY COMPLIANCE WITH AS/NZS 3018-2007.

MECHANICAL INSTALLATIONS:
MECHANICAL VENTILATION: TO AS 1668.2-2012 (THE USE OF VENTILATION AND AIR CONDITIONING IN BUILDINGS - MECHANICAL VENTILATION FOR ACCEPTABLE INDOOR QUALITY) - GRADE 2 AMENITY.

SHEET NAME: NOTES		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-06	DATE: 23.04.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2:	SHEET NO: 002

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CLIENT'S NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

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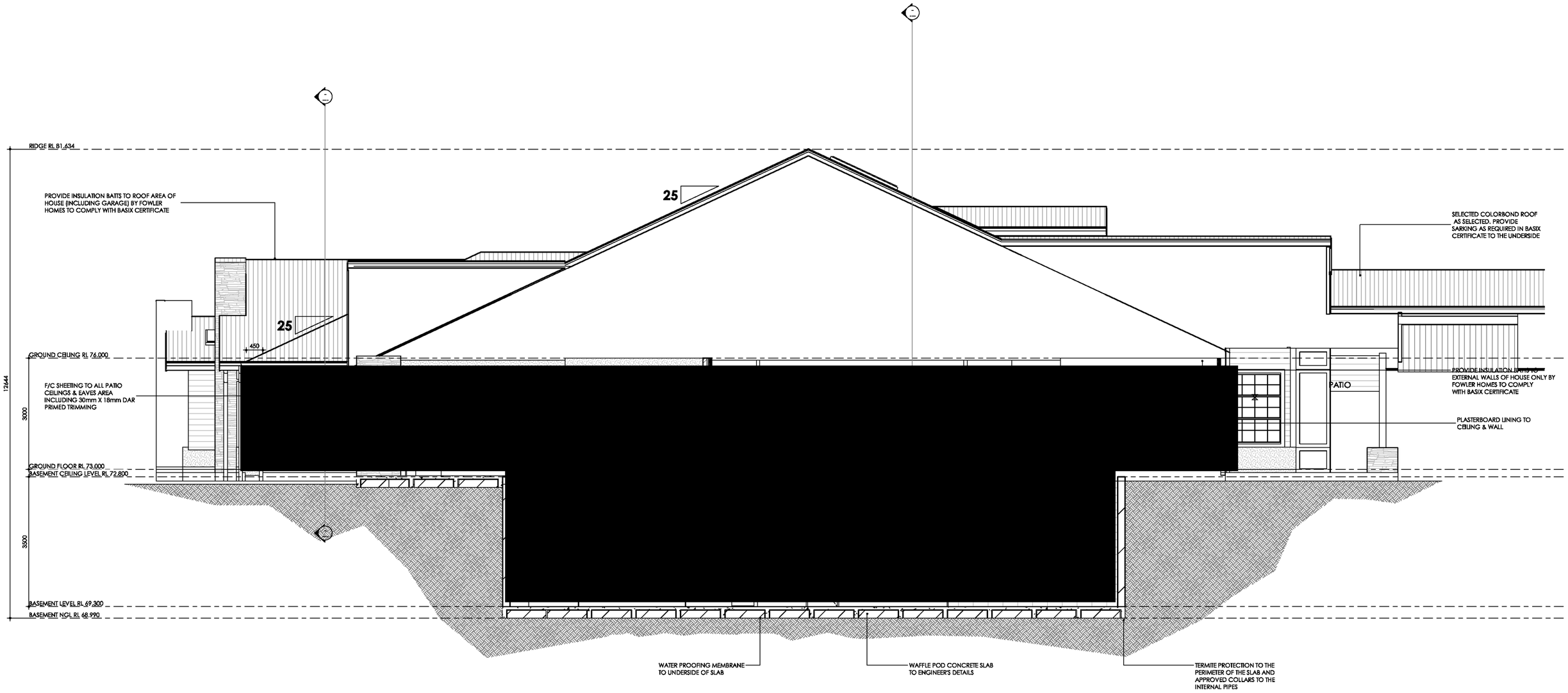

SHEET NAME: SECTION AA		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-06	DATE: 23.04.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 75	SHEET NO: 020

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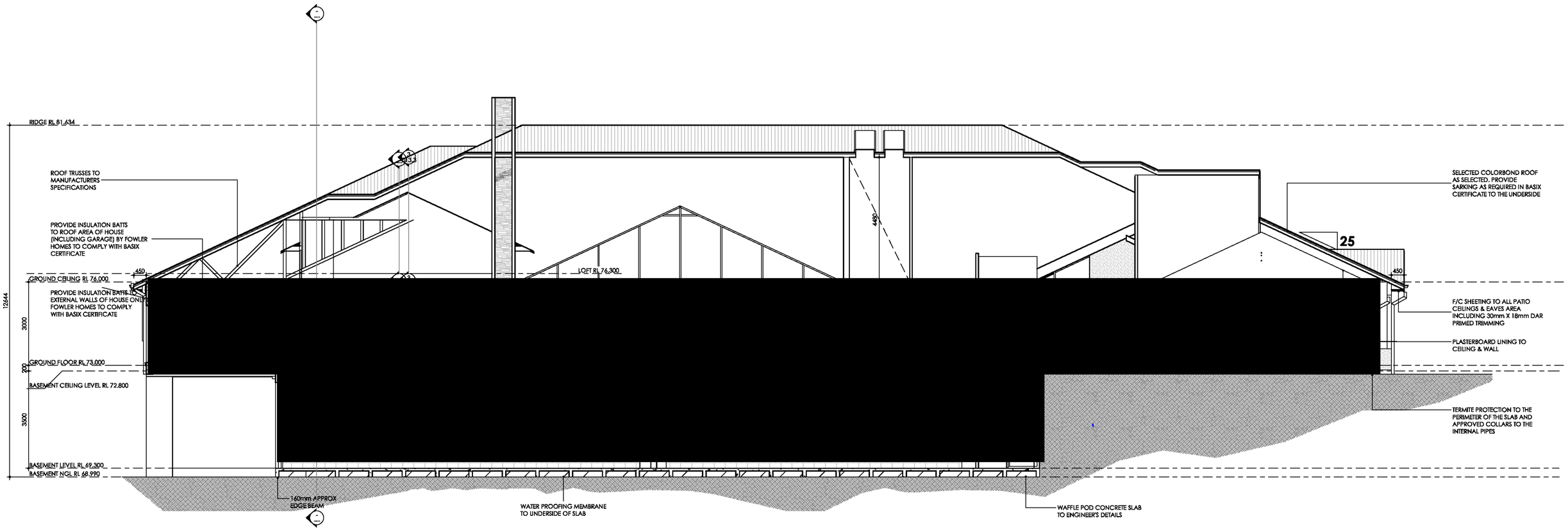

SHEET NAME: SECTION BB		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-06	DATE: 23.04.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 100	SHEET NO: 020.1

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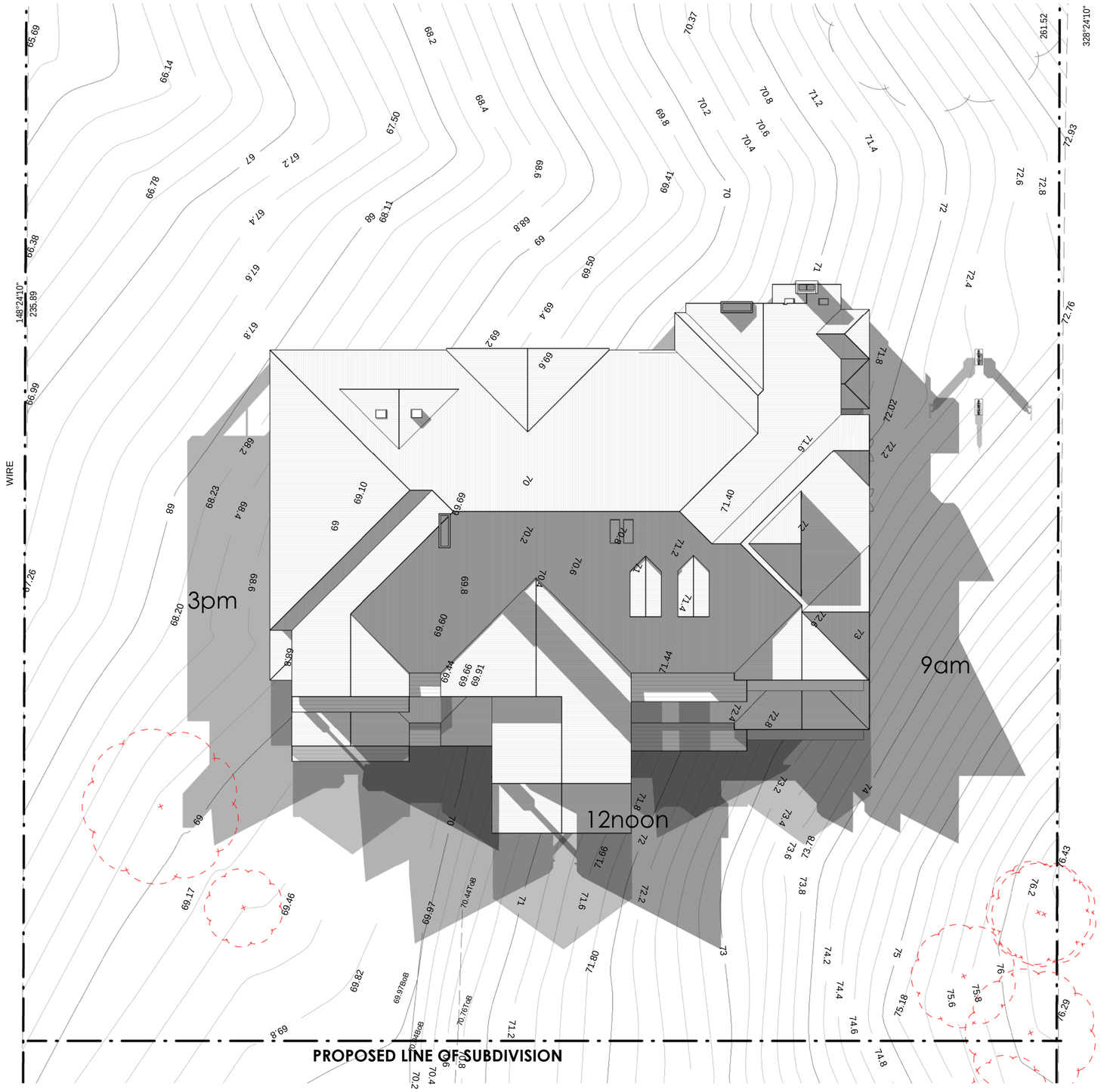

SHEET NAME: SHADOW DIAGRAMS, 21st JUNE		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-06	DATE: 23.04.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 250	SHEET NO: 025

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MS. DANIELLE LUCEY

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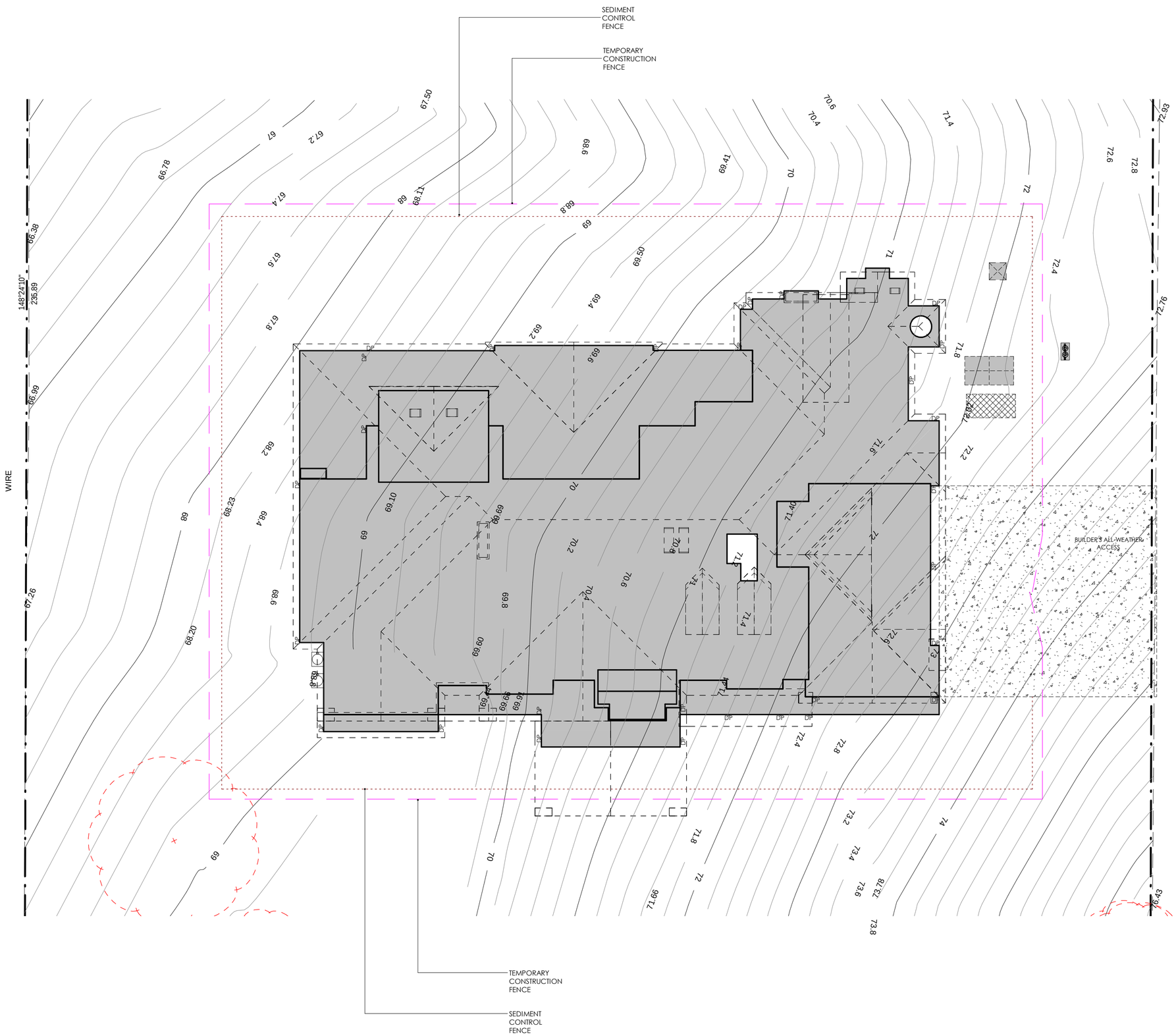
Version: 1, Version Date: 11/10/2021



NOISE AND VIBRATION CONTROL:

-BOREHOLE REPORT SHOWS NO ROCK WITHIN SITE. MINIMAL VIBRATION AND NOISE DURING PIER HOLE DRILLING.

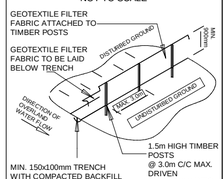
- SITE PLAN INDICATES MINIMAL CUT AND FILL. PLANT USE WILL BE LOW IMPACT AND FOR MINIMAL TIMBERFRAMES.

SEDIMENT CONTROL NOTES

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 REVEGITATED 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 SWEPT 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.

SEDIMENT FENCE

NOT TO SCALE



LEGEND

	CONSTRUCTION FENCE
	SEDIMENT CONTROL FENCE
	WASTE STOCKPILE
	BUILDERS WASTE
	ALL WEATHER ACCESS
	ONSITE PORTABLE TOILET

SHEET NAME: SITE MANAGEMENT PLAN		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-06	DATE: 23.04.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: As indicated	SHEET NO: 012

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MOUNT VERNON, NSW, 2178

Document Set ID: 9782043
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DOOR SCHEDULE

MARK	TYPE	HEIGHT	WIDTH	TO ROOM
01	Garage_Door: 2400 x 4810_PLD	2400	4810	GARAGE
02	Garage_Door: 2400 x 4810_PLD	2400	4810	GARAGE
03	Garage_Door: 2400x 2410 PLD	2400	2410	GARAGE
04	Internal_Door: 820 *	2340	820	BATHROOM
05	Cavitiy_Sliding_Door: 820 CSD *	2340	820	KITCHEN
06	Cavitiy_Sliding_Door: 820 CSD *	2340	820	GARAGE
07	Cavitiy_Sliding_Door: 820 CSD *	2340	820	TRIPLE GARAGE
08	Internal_Door: 820 *	2340	820	TRIPLE GARAGE
09	Internal_Door: 820 *	2340	820	SEBASTIAN
10	Cavitiy_Sliding_Door: 820 CSD *	2340	820	MUD ROOM
11	Internal_Double_Door: 2 x 820 *	2340	1640	HOME CINEMA
12	Internal_Double_Door: 2 x 820 *	2340	1640	HOME OFFICE
13	Cavitiy_Sliding_Door: 820 CSD *	2340	820	WIR
14	Internal_Door: 820 *	2340	820	AVA'S ROOM
15	Cavitiy_Sliding_Door: 820 CSD *	2340	820	SIENNA'S ROOM
16	Internal_Door: 820 *	2340	820	SIENNA'S ROOM
17	Internal_Door: 820 *	2340	820	LINEN
18	Internal_Door: 820 *	2340	820	MIA'S ROOM
19	Cavitiy_Sliding_Door: 820 CSD *	2340	820	MIA'S ROOM
20	Internal_Door: 820 *	2340	820	BATHROOM
21	Internal_Door: 820 *	2340	820	WC
22	Internal_Door: 820 *	2340	820	BATHROOM
23	Internal_Door: 820 *	2340	820	PARIS' ROOM
24	Cavitiy_Sliding_Door: 820 CSD *	2340	820	PARIS' ROOM
26	Internal_Door: 820 *	2340	820	PRIVY
27	Internal_Double_Door: 2 x 820 *	2340	1640	LIVING
28	Cavitiy_Sliding_Door: 1200 CSD *	2340	1200	BUTTLER'S PANTRY
29	Cavitiy_Sliding_Door: 1200 CSD *	2340	1200	LAUNDRY
30	Internal_Double_Door: 2 x 820 *	2340	1640	MASTER SUITE
31	Internal_Double_Door: 2 x 820 *	2340	1640	ENSUITE
32	Internal_Door: 820 *	2340	820	ENSUITE
33	Internal_Door: 820 *	2340	820	ENSUITE
34	Internal_Door: 820 *	2340	820	WC
35	Cavitiy_Sliding_Door: 820 CSD *	2340	820	DANIELLE'S WIR
36	Cavitiy_Sliding_Door: 820 CSD *	2340	820	MASTER SUITE
37	Internal_Door: 820 *	2340	820	GYM
38	Internal_Door: 820 *	2340	820	GYM
39	Internal_Double_Door: 2 x 820	2040	1640	KITCHEN
40	Internal_Double_Door: 2 x 820	2040	1640	KITCHEN
41	Internal_Door: 820 *	2340	820	GARAGE
42	Internal_Door: 820 *	2340	820	WIL
43	Internal_Door: 820 *	2340	820	COOL ROOM
44	Cavitiy_Sliding_Door: 920 CSD	2340	920	KITCHEN
45	Internal_Door: 820 *	2340	820	PDR
46	Internal_Door: 820 *	2340	820	PRIVY
263	Cavitiy_Sliding_Door: 1200 CSD *	2340	1200	KIDS ZONE
363	Internal_Door: 820 *	2340	820	GARAGE
365	Garage_Door: 3400x 4810_PLD	3086	4810	BASEMENT GARAGE
366	Garage_Door: 3400x 4810_PLD	3086	4810	BASEMENT GARAGE
370	Entry Door: 820 *	2340	820	PDR
371	Entry Door: 820 *	2340	820	BASEMENT GARAGE
372	Entry Door: 820 *	2340	820	BASEMENT GARAGE

WINDOW & SLIDING DOOR SCHEDULE

TYPE	MARK	CODE	HEIGHT	WIDTH	STYLE	FRAME TYPE	OBSCURED GLAZING
W	01	AD 24/18T	2340	1810	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	02	AFW 24/22	2340	2170	FIXED	STANDARD ALUMINIUM	No
W	03	AD 24/18T	2340	1810	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	04	AA 08/08	857	850	AWNING	STANDARD ALUMINIUM	No
W	05	AD 14/12	1457	1210	DOUBLE HUNG	STANDARD ALUMINIUM	No
D	06	TEFT 24/36	2400	3610	FRENCH	STANDARD ALUMINIUM	
W	08	AD 20/12	2050	1210	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	09	AD 20/12	2050	1210	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	10	AD 20/12	2050	1210	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	11	AD 13/10	1370	1040	DOUBLE HUNG	STANDARD ALUMINIUM	No
SD	12	QH 21/17	2105	1930	STACKING	STANDARD ALUMINIUM	No
SD	13	QH 21/17	2105	1930	STACKING	STANDARD ALUMINIUM	No
W	16	AD 20/14	1910	1450	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	19	AD 13/10	1370	1040	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	20	AD 13/10	1370	1040	DOUBLE HUNG	STANDARD ALUMINIUM	No
SD	21	QH 21/17	2105	1930	STACKING	STANDARD ALUMINIUM	No
SD	22	QH 21/17	2105	1930	STACKING	STANDARD ALUMINIUM	No
W	23	AA 06/18	600	1810	AWNING	STANDARD ALUMINIUM	No
W	24	AD 20/18T	2035	1810	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	25	AD 20/12	2050	1210	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	26	AD 20/12	2050	1210	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	27	AD 20/12	2050	1210	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	30	AD 14/32	1457	3250	DOUBLE HUNG	STANDARD ALUMINIUM	No
SD	32	ASSD 24/70	2400	7090	STACKING	STANDARD ALUMINIUM	No
W	34	AD 24/10T	2400	1040	DOUBLE HUNG	STANDARD ALUMINIUM	No
SD	35	ASSD 24/70	2400	7090	STACKING	STANDARD ALUMINIUM	No
W	36	AD 24/10T	2400	1040	DOUBLE HUNG	STANDARD ALUMINIUM	No
BF	37	ABD 7/26-4L	686	2564	BI-FOLD DOOR	STANDARD ALUMINIUM	
SD	38	ASD 24/22	2400	2170	SLIDING	STANDARD ALUMINIUM	No
SD	39	ASD 24/23	2400	2290	SLIDING	STANDARD ALUMINIUM	No
W	41	AD 12/22	1200	2170	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	42	AFW 12/05	1200	490	FIXED	STANDARD ALUMINIUM	No
W	43	AD 14/32	1457	3250	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	48	AD 20/07T	1910	730	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	53	AD 20/07T	1910	730	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	56	AD 20/07T	1910	730	DOUBLE HUNG	STANDARD ALUMINIUM	No
W	57	AD 20/07T	1910	730	DOUBLE HUNG	STANDARD ALUMINIUM	No
SD	61	QH 26/17	2600	1930	STACKING	STANDARD ALUMINIUM	No
SD	74	ASD 24/23	2400	2290	SLIDING	STANDARD ALUMINIUM	No
SL	75	550 x 800	800	550	SKYLIGHT	STANDARD ALUMINIUM	
SL	76	550 x 800	800	550	SKYLIGHT	STANDARD ALUMINIUM	
W	257	AFW 10/08	1030	850	FIXED	STANDARD ALUMINIUM	No
W	258	AFW 10/08	1030	850	FIXED	STANDARD ALUMINIUM	No
SL	276	400 x 700	700	400	SKYLIGHT	STANDARD ALUMINIUM	
SL	277	400 x 700	700	400	SKYLIGHT	STANDARD ALUMINIUM	
SL	286	665 X 1885	1885	665	SKYLIGHT	STANDARD ALUMINIUM	
SL	287	665 X 1885	1885	665	SKYLIGHT	STANDARD ALUMINIUM	

SHEET NAME: WINDOWS & DOORS SCHEDULES

JOB NO: 20-1087

NEW SINGLE DWELLING

DESIGN NAME: OAKDALE 63 CUSTOM

REV: B-06

DATE: 23.04.21

FACADE NAME: HAMPTON

PACKAGE: CUSTOM

SCALE @ A2:

SHEET NO: 021

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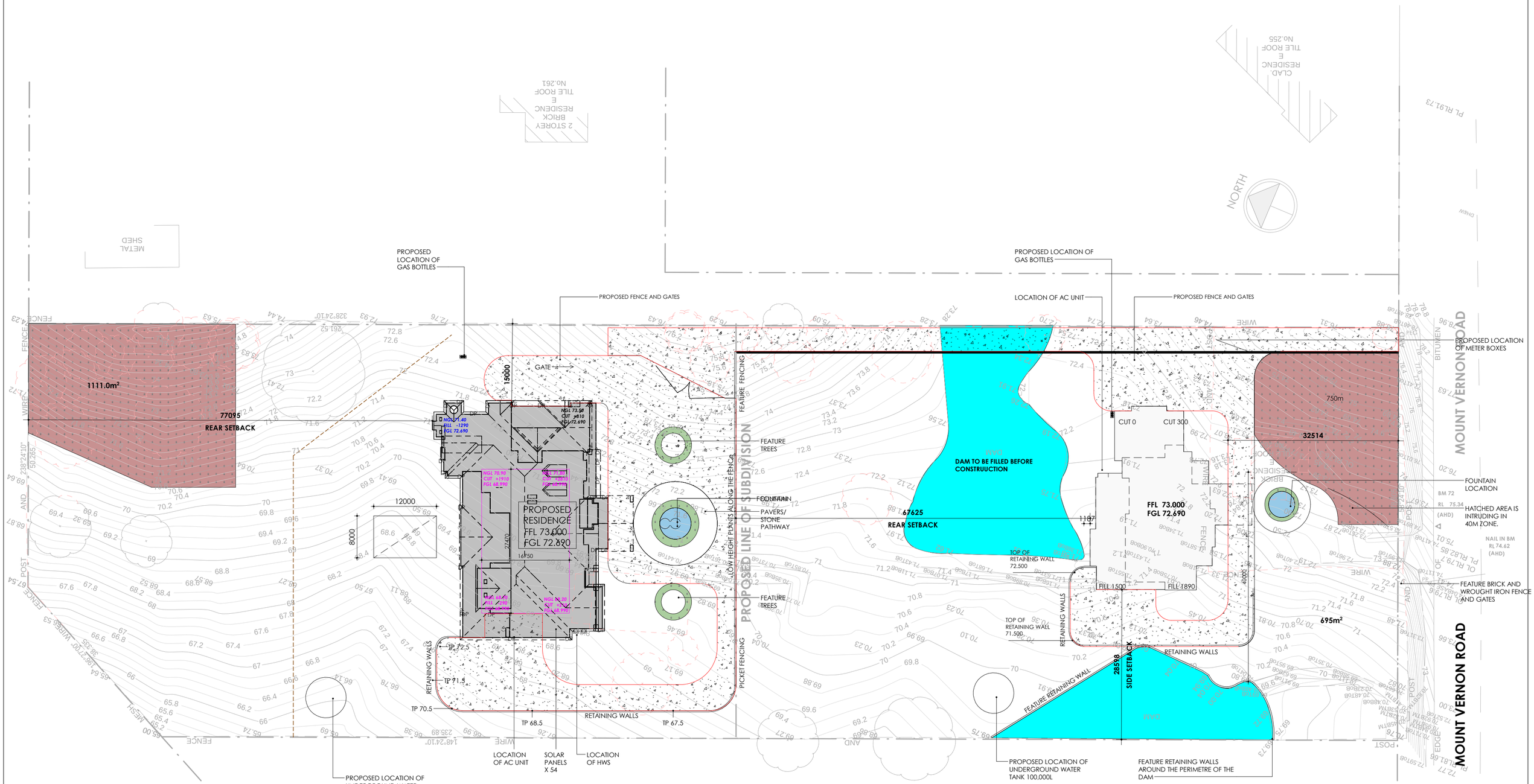

SUBSURFACE IRRIGATION AREA AS NOMINATED BY SEEC

AREA LOT B 10000m²

LOT B AREAS

BASEMENT	1271.36 m²
GARAGE	139.87 m²
PATIO	81.56 m²
OUTDOOR RETREAT	216.98 m²
STAIR VOID	7.87 m²
TOTAL	1717.64 m²
DRIVEWAY AREA	1650m²

AREA LOT A 9361.0m²

LOT A AREAS

BASEMENT	371.20m²
GARAGE	108.38m²
PATIO	36.76m²
OUTDOOR RETREAT	143.87m²
STAIR VOID	8.0m²
TOTAL	1052.39m²
DRIVEWAY AREA	1664.0m²

AREA ACCESS HANDLE 1002.6m²

SHEET NAME: SITE PLAN		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-06	DATE: 23.04.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 500	SHEET NO: 005

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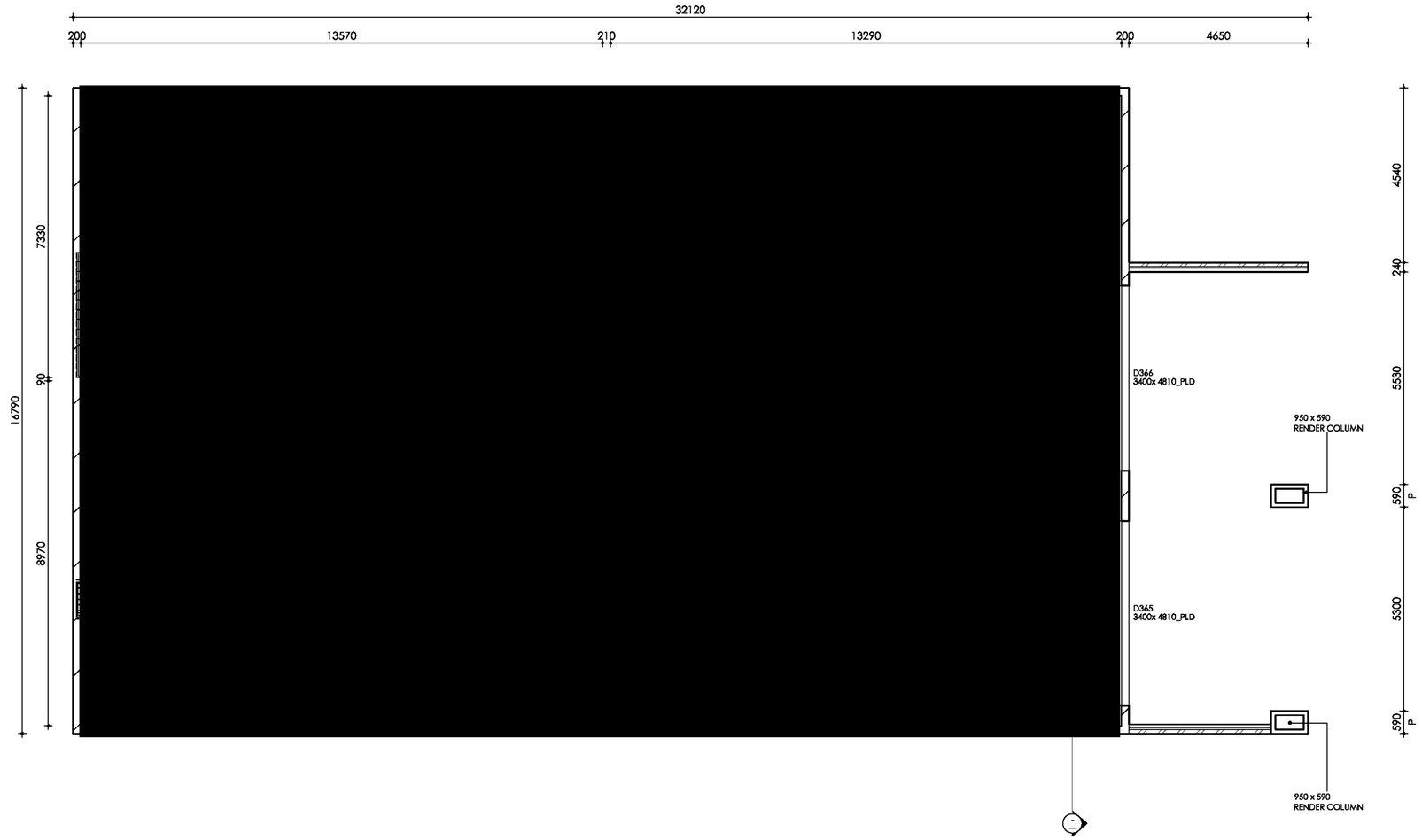

SHEET NAME: BASEMENT PLAN		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-06	DATE: 23.04.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 100	SHEET NO: 013.2

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Version: 1, Version Date: 11/10/2021

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 (> 4.5 but <= 6 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 700 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to: • all toilets in the development		✔	✔
• the cold water tap that supplies each clothes washer in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Energy Commitments	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: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
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 heating system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, not ducted; 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 7 of the bedrooms / study;		✔	✔

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

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 6 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 6 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 5 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

SHEET NAME: BASIX		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-06	DATE: 23.04.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2:	SHEET NO: 003

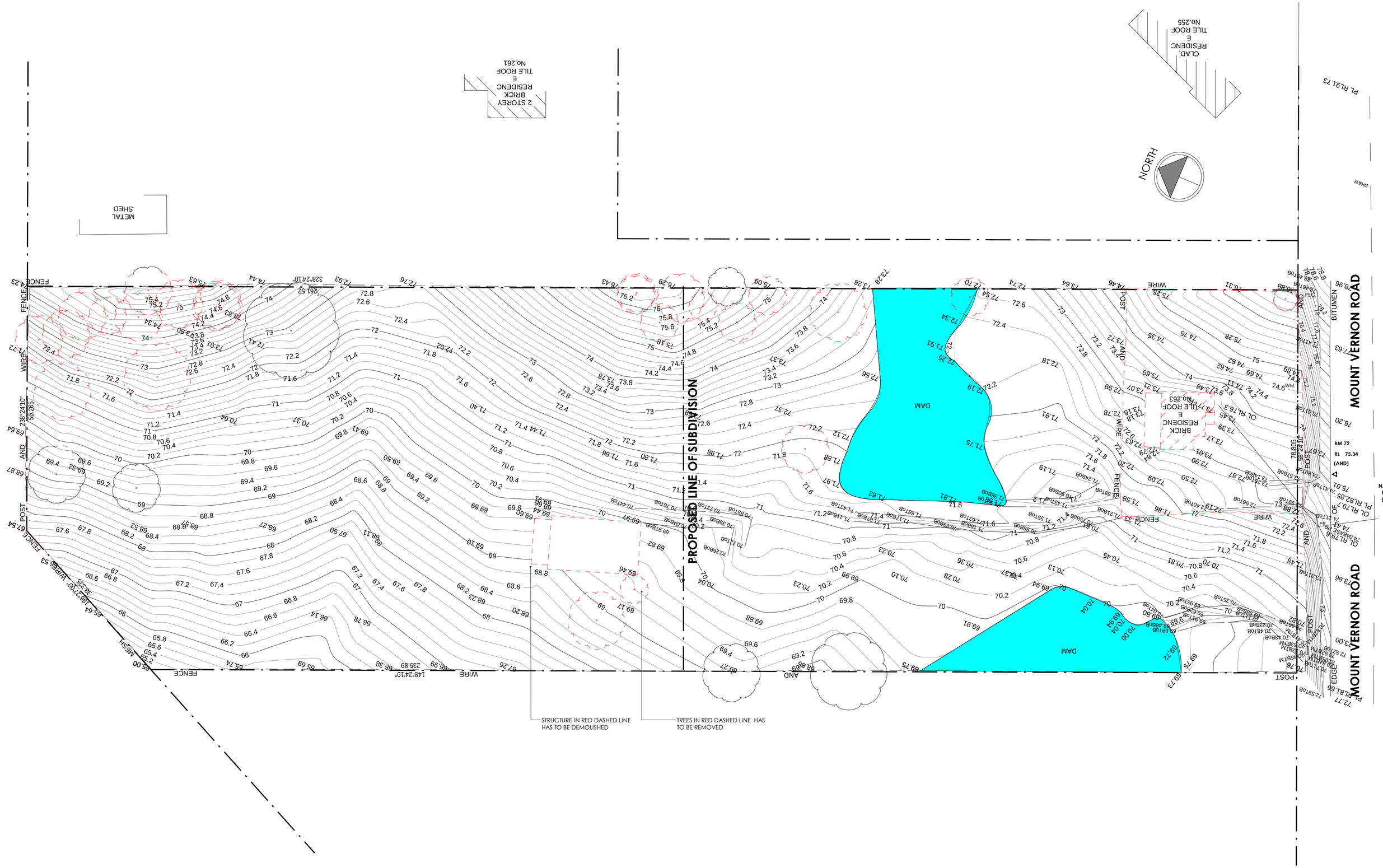
FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT 72 , DP 32140
(No.263) MOUNT VERNON ROAD
MOUNT VERNON, NSW, 2178

Document Set ID: 9762043
Version: 1, Version Date: 11/10/2021



SHEET NAME: DEMOLITION PLAN		JOB NO: 20-1087	
NEW SINGLE DWELLING DESIGN NAME: OAKDALE 63 CUSTOM		REV: B-06	DATE: 23.04.21
FACADE NAME: HAMPTON	PACKAGE: CUSTOM	SCALE @ A2: 1 : 500	SHEET NO: 005.1

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CLIENT'S NAME:
MR. FRANK GRIPPAUDO
MS. DANIELLE LUCEY

SIGNATURE: DATE:

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standards

for asset protection zones

protection

NSW RURAL FIRE SERVICE

Document Set ID: 9762043
Version: 1, Version Date: 11/10/2021

STANDARDS FOR ASSET PROTECTION ZONES

Document Set ID: 9762043
Version: 1, Version Date: 11/10/2021

INTRODUCTION

For thousands of years bush fires have been a natural part of the Australian landscape. They are inevitable and essential, as many Australian plants and animals have adapted to fire as part of their life cycle.

In recent years developments in bushland areas have increased the risk of bush fires harming people and their homes and property. But landowners can significantly reduce the impact of bush fires on their property by identifying and minimising bush fire hazards. There are a number of ways to reduce the level of hazard to your property, but one of the most important is the creation and maintenance of an Asset Protection Zone (APZ).

A well located and maintained APZ should be used in conjunction with other preparations such as good property maintenance, appropriate building materials and developing a family action plan.

WHAT IS AN ASSET PROTECTION ZONE?

An Asset Protection Zone (APZ) is a fuel reduced area surrounding a built asset or structure. This can include any residential building or major building such as farm and machinery sheds, or industrial, commercial or heritage buildings.

An APZ provides:

- a buffer zone between a bush fire hazard and an asset;
- an area of reduced bush fire fuel that allows suppression of fire;
- an area from which backburning may be conducted; and
- an area which allows emergency services access and provides a relatively safe area for firefighters and home owners to defend their property.

Potential bush fire fuels should be minimised within an APZ. This is so that the vegetation within the planned zone does not provide a path for the transfer of fire to the asset either from the ground level or through the tree canopy.

WHAT WILL THE APZ DO?

An APZ, if designed correctly and maintained regularly, will reduce the risk of:

- direct flame contact on the asset;
- damage to the built asset from intense radiant heat; and
- ember attack on the asset.

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WHERE SHOULD I PUT AN APZ?

An APZ is located between an asset and a bush fire hazard.

The APZ should be located wholly within your land. You cannot undertake any clearing of vegetation on a neighbour's property, including National Park estate, Crown land or land under the management of your local council, unless you have written approval.

If you believe that the land adjacent to your property is a bush fire hazard and should be part of an APZ, you can have the matter investigated by contacting the NSW Rural Fire Service (RFS).

There are six steps to creating and maintaining an APZ. These are:

1. Determine if an APZ is required;
2. Determine what approvals are required for constructing your APZ;
3. Determine the APZ width required;
4. Determine what hazard reduction method is required to reduce bush fire fuel in your APZ;
5. Take measures to prevent soil erosion in your APZ; and
6. Landscape and regularly monitor in your APZ for fuel regrowth.

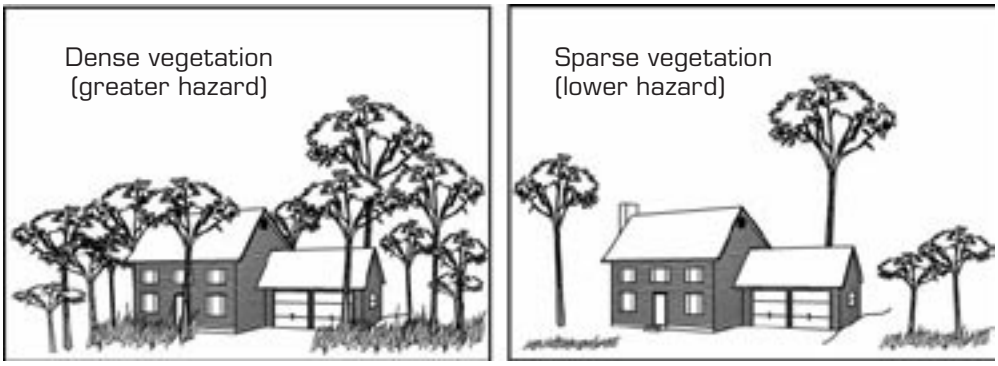
STEP 1. DETERMINE IF AN APZ IS REQUIRED

Recognising that a bush fire hazard exists is the first step in developing an APZ for your property.

If you have vegetation close to your asset and you live in a bush fire prone or high risk area, you should consider creating and maintaining an APZ.

Generally, the more flammable and dense the vegetation, the greater the hazard will be. However, the hazard potential is also influenced by factors such as slope.

- A large area of continuous vegetation on sloping land may increase the potential bush fire hazard.
- The amount of vegetation around a house will influence the intensity and severity of a bush fire.
- The higher the available fuel the more intense a fire will be.



Isolated areas of vegetation are generally not a bush fire hazard, as they are not large enough to produce fire of an intensity that will threaten dwellings.

This includes:

- bushland areas of less than one hectare that are isolated from large bushland areas; and
- narrow strips of vegetation along road and river corridors.

If you are not sure if there is a bush fire hazard in or around your property, contact your local NSW Rural Fire Service Fire Control Centre or your local council for advice.

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STEP 2. DETERMINE WHAT APPROVALS ARE REQUIRED FOR CONSTRUCTING YOUR APZ

If you intend to undertake bush fire hazard reduction works to create or maintain an APZ you must gain the written consent of the landowner.

Subdivided land or construction of a new dwelling
If you are constructing an APZ for a new dwelling you will need to comply with the requirements in *Planning for Bushfire Protection*. Any approvals required will have to be obtained as part of the Development Application process.

Existing asset
If you wish to create or maintain an APZ for an existing structure you may need to obtain an environmental approval. The RFS offers a free environmental assessment and certificate issuing service for essential hazard reduction works. For more information see the RFS document *Application Instructions for a Bush Fire Hazard Reduction Certificate* or contact your local RFS Fire Control Centre to determine if you can use this approval process.

Bear in mind that all work undertaken must be consistent with any existing land management agreements (e.g. a conservation agreement, or property vegetation plan) entered into by the property owner.

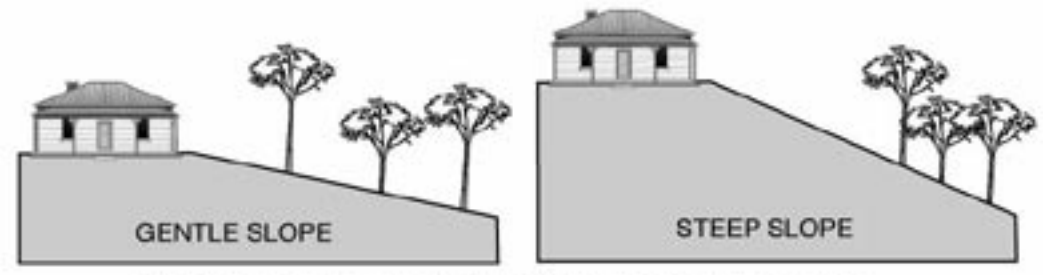
If your current development consent provides for an APZ, you do not need further approvals for works that are consistent with this consent.

If you intend to burn off to reduce fuel levels on your property you may also need to obtain a Fire Permit through the RFS or NSW Fire Brigades. See the RFS document *Before You Light That Fire* for an explanation of when a permit is required.

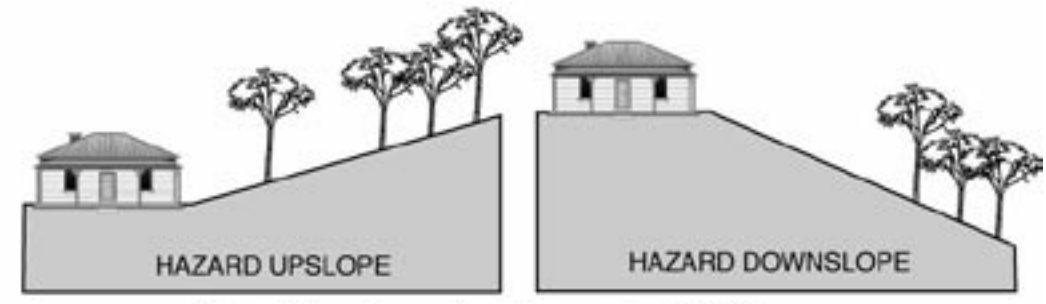
STEP 3. DETERMINE THE APZ WIDTH

The size of the APZ required around your asset depends on the nature of the asset, the slope of the area, the type and structure of nearby vegetation and whether the vegetation is managed.

Fires burn faster uphill than downhill, so the APZ will need to be larger if the hazard is downslope of the asset.



Gentle slopes require a smaller APZ distance than steep slopes



A hazard downslope will require a greater APZ distance then a hazard upslope of the asset

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Different types of vegetation (for example, forests, rainforests, woodlands, grasslands) behave differently during a bush fire. For example, a forest with shrubby understorey is likely to result in a higher intensity fire than a woodland with a grassy understorey and would therefore require a greater APZ width.

A key benefit of an APZ is that it reduces radiant heat and the potential for direct flame contact on homes and other buildings. Residential dwellings require a wider APZ than sheds or stockyards because the dwelling is more likely to be used as a refuge during bush fire.

Subdivided land or construction of a new dwelling
If you are constructing a new asset, the principles of *Planning for Bushfire Protection* should be applied. Your Development Application approval will detail the exact APZ distance required.

Existing asset
If you wish to create an APZ around an existing asset and you require environmental approval, the Bush Fire Environmental Assessment Code provides a streamlined assessment process. Your Bush Fire Hazard Reduction Certificate (or alternate environmental approval) will specify the maximum APZ width allowed.

For further information on APZ widths see *Planning for Bushfire Protection* or the *Bush Fire Environmental Assessment Code* (available on the RFS website), or contact your local RFS Fire Control Centre.

STEP 4. DETERMINE WHAT HAZARD REDUCTION METHOD IS REQUIRED TO REDUCE BUSH FIRE FUEL IN YOUR APZ

The intensity of bush fires can be greatly reduced where there is little to no available fuel for burning. In order to control bush fire fuels you can reduce, remove or change the state of the fuel through several means.

Reduction of fuel does not require removal of all vegetation, which would cause environmental damage. Also, trees and plants can provide you with some bush fire protection from strong winds, intense heat and flying embers (by filtering embers) and changing wind patterns. Some ground cover is also needed to prevent soil erosion.

Fuels can be controlled by:

1. raking or manual removal of fine fuels
Ground fuels such as fallen leaves, twigs (less than 6 mm in diameter) and bark should be removed on a regular basis. This is fuel that burns quickly and increases the intensity of a fire.

Fine fuels can be removed by hand or with tools such as rakes, hoes and shovels.

2. mowing or grazing of grass
Grass needs to be kept short and, where possible, green.

3. removal or pruning of trees, shrubs and understorey
The control of existing vegetation involves both selective fuel reduction (removal, thinning and pruning) and the retention of vegetation.

Prune or remove trees so that you do not have a continuous tree canopy leading from the hazard to the asset. Separate tree crowns by two to five metres. A canopy should not overhang within two to five metres of a dwelling.

Native trees and shrubs should be retained as clumps or islands and should maintain a covering of no more than 20% of the area.

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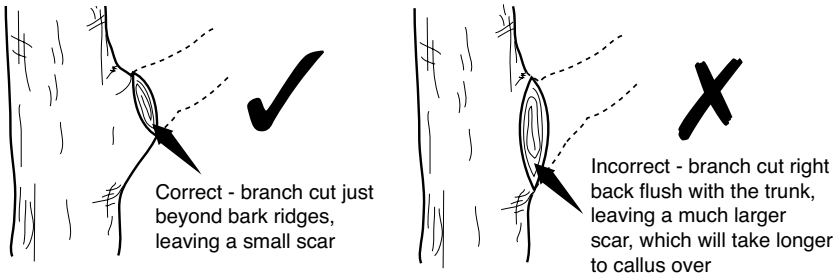
When choosing plants for removal, the following basic rules should be followed:

1. Remove noxious and environmental weeds first. Your local council can provide you with a list of environmental weeds or 'undesirable species'. Alternatively, a list of noxious weeds can be obtained at **www.agric.nsw.gov.au/noxweed/;**
2. Remove more flammable species such as those with rough, flaky or stringy bark; and
3 Remove or thin understorey plants, trees and shrubs less than three metres in height

The removal of significant native species should be avoided.

Prune in acordance with the following standards:

- Use sharp tools. These will enable clean cuts and will minimise damage to the tree.
- Decide which branches are to be removed before commencing work. Ensure that you maintain a balanced, natural distribution of foliage and branches.
- Remove only what is necessary.
- Cut branches just beyond bark ridges, leaving a small scar.
- Remove smaller branches and deadwood first.



There are three primary methods of pruning trees in APZs:

1. Crown lifting (skirting)
Remove the lowest branches (up to two metres from the ground). Crown lifting may inhibit the transfer of fire between the ground fuel and the tree canopy.

2. Thinning
Remove smaller secondary branches whilst retaining the main structural branches of the tree. Thinning may minimise the intensity of a fire.

3. Selective pruning
Remove branches that are specifically identified as creating a bush fire hazard (such as those overhanging assets or those which create a continuous tree canopy). Selective pruning can be used to prevent direct flame contact between trees and assets.

Your Bush Fire Hazard Reduction Certificate or local council may restrict the amount or method of pruning allowed in your APZ.

See the *Australian Standard 4373 (Pruning of Amenity Trees*) for more information on tree pruning.

4. Slashing and trittering
Slashing and trittering are economical methods of fuel reduction for large APZs that have good access. However, these methods may leave large amounts of slashed fuels (grass clippings etc) which, when dry, may become a fire hazard. For slashing or trittering to be effective, the cut material must be removed or allowed to decompose well before summer starts.

If clippings are removed, dispose of them in a green waste bin if available or compost on site (dumping clippings in the bush is illegal and it increases the bush fire hazard on your or your neighbour's property).

Although slashing and trittering are effective in inhibiting the growth of weeds, it is preferable that weeds are completely removed.

Care must be taken not to leave sharp stakes and stumps that may be a safety hazard.

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5. Ploughing and grading
Ploughing and grading can produce effective firebreaks. However, in areas where this method is applied, frequent maintenance may be required to minimise the potential for erosion. Loose soil from ploughed or graded ground may erode in steep areas, particularly where there is high rainfall and strong winds.

6. Burning (hazard reduction burning)
Hazard reduction burning is a method of removing ground litter and fine fuels by fire. Hazard reduction burning of vegetation is often used by land management agencies for broad area bush fire control, or to provide a fuel reduced buffer around urban areas.

Any hazard reduction burning, including pile burns, must be planned carefully and carried out with extreme caution under correct weather conditions. Otherwise there is a real danger that the fire will become out of control. More bush fires result from escaped burning off work than from any other single cause.

It is YOUR responsibility to contain any fire lit on your property. If the fire escapes your property boundaries you may be liable for the damage it causes.

Hazard reduction burns must therefore be carefully planned to ensure that they are safe, controlled, effective and environmentally sound. There are many factors that need to be considered in a burn plan. These include smoke control, scorch height, frequency of burning and cut off points (or control lines) for the fire. For further information see the RFS document *Standards for Low Intensity Bush Fire Hazard Reduction Burning,* or contact your local RFS for advice.

7. Burning (pile burning)
In some cases, where fuel removal is impractical due to the terrain, or where material cannot be disposed of by the normal garbage collection or composted on site, you may use pile burning to dispose of material that has been removed in creating or maintaining an APZ.

For further information on pile burning, see the RFS document *Standards for Pile Burning.*

In areas where smoke regulations control burning in the open, you will need to obtain a Bush Fire Hazard Reduction Certificate or written approval from Council for burning. During the bush fire danger period a Fire Permit will also be required. See the RFS document *Before You Light that Fire* for further details.

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STEP 5. TAKE MEASURES TO PREVENT SOIL EROSION

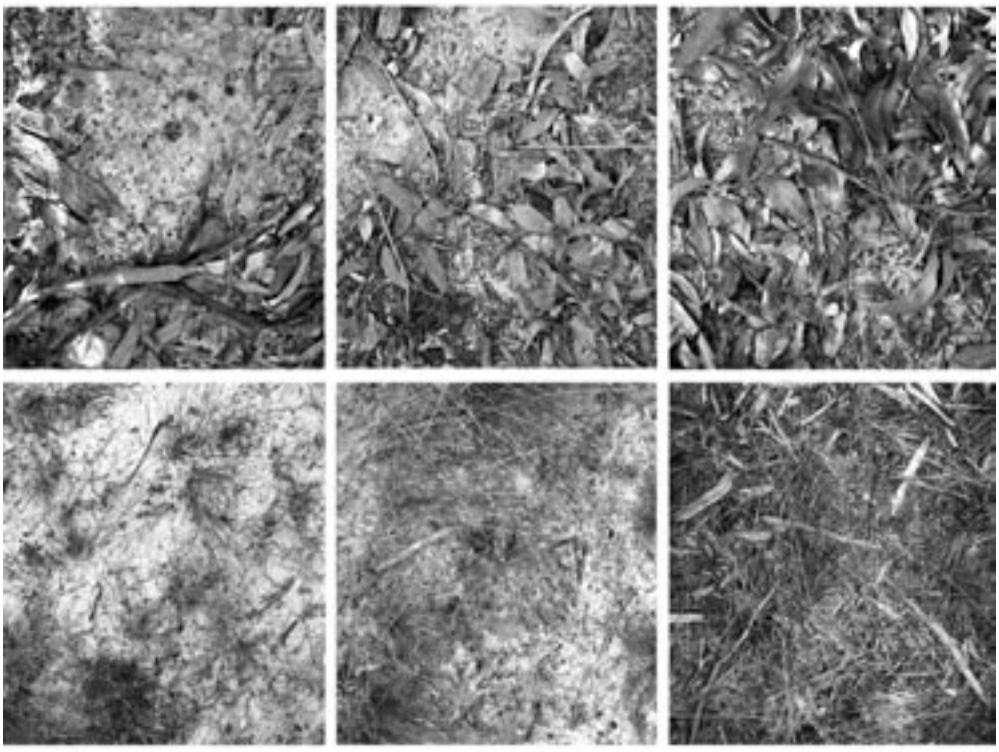
While the removal of fuel is necessary to reduce a bush fire hazard, you also need to consider soil stability, particularly on sloping areas.

Soil erosion can greatly reduce the quality of your land through:

- loss of top soil, nutrients, vegetation and seeds
- reduced soil structure, stability and quality
- blocking and polluting water courses and drainage lines

A small amount of ground cover can greatly improve soil stability and does not constitute a significant bush fire hazard. Ground cover includes any material which directly covers the soil surface such as vegetation, twigs, leaf litter, clippings or rocks. A permanent ground cover should be established (for example, short grass). This will provide an area that is easy to maintain and prevent soil erosion.

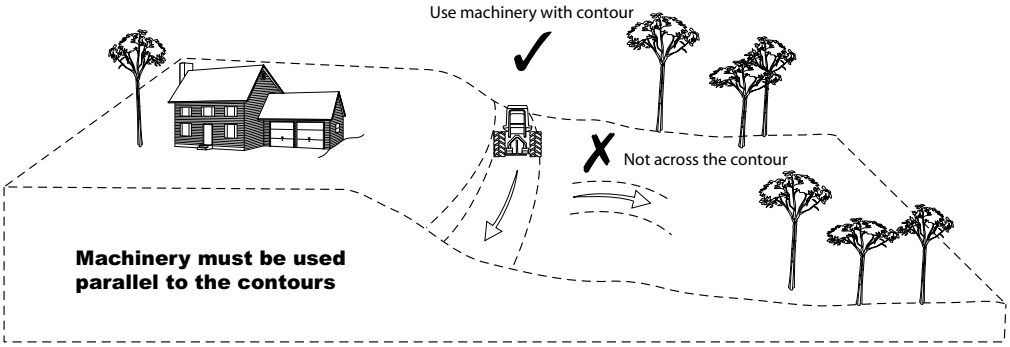
When using mechanical hazard reduction methods, you should retain a ground cover of at least 75% to prevent soil erosion. However, if your area is particularly susceptible to soil erosion, your Hazard Reduction Certificate may require that 90% ground cover be retained.



50% **75%** **100%**

Ground Cover

To reduce the incidence of soil erosion caused by the use of heavy machinery such as ploughs, dozers and graders, machinery must be used parallel to the contours. Vegetation should be allowed to regenerate, but be managed to maintain a low fuel load.



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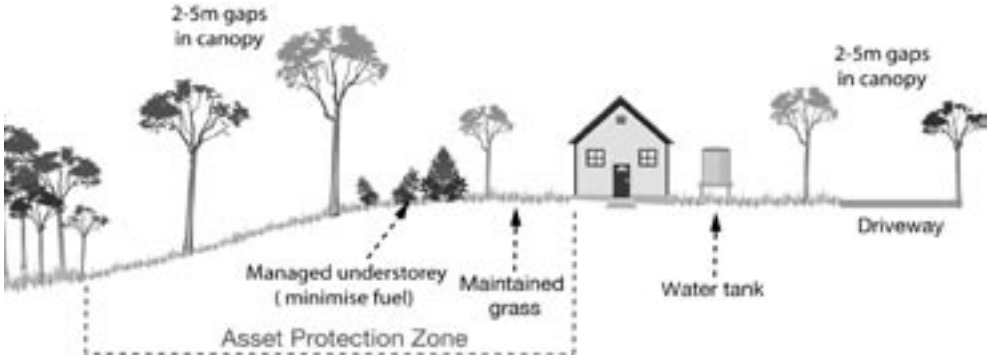
STEP 6. ONGOING MANAGEMENT AND LANDSCAPING

Your home and garden can blend with the natural environment and be landscaped to minimise the impact of fire at the same time. To provide an effective APZ, you need to plan the layout of your garden to include features such as fire resistant plants, radiant heat barriers and windbreaks.

Layout of gardens in an APZ
When creating and maintaining a garden that is part of an APZ you should:

- ensure that vegetation does not provide a continuous path to the house;
- remove all noxious and environmental weeds;
- plant or clear vegetation into clumps rather than continuous rows;
- prune low branches two metres from the ground to prevent a ground fire from spreading into trees;
- locate vegetation far enough away from the asset so that plants will not ignite the asset by direct flame contact or radiant heat emission;
- plant and maintain short green grass around the house as this will slow the fire and reduce fire intensity. Alternatively, provide non-flammable pathways directly around the dwelling;
- ensure that shrubs and other plants do not directly abut the dwelling. Where this does occur, gardens should contain low-flammability plants and non flammable ground cover such as pebbles and crush tile; and
- avoid erecting brush type fencing and planting “pencil pine” type trees next to buildings, as these are highly flammable.



Removal of other materials
Woodpiles, wooden sheds, combustible material, storage areas, large quantities of garden mulch, stacked flammable building materials etc. should be located away from the house. These items should preferably be located in a designated cleared location with no direct contact with bush fire hazard vegetation.

Other protective features
You can also take advantage of existing or proposed protective features such as fire trails, gravel paths, rows of trees, dams, creeks, swimming pools, tennis courts and vegetable gardens as part of the property’s APZ.

PLANTS FOR BUSH FIRE PRONE GARDENS

When designing your garden it is important to consider the type of plant species and their flammability as well as their placement and arrangement.

Given the right conditions, all plants will burn. However, some plants are less flammable than others.

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Trees with loose, fibrous or stringy bark should be avoided. These trees can easily ignite and encourage the ground fire to spread up to, and then through, the crown of the trees.

Plants that are less flammable, have the following features:

- high moisture content
- high levels of salt
- low volatile oil content of leaves
- smooth barks without "ribbons" hanging from branches or trunks; and
- dense crown and elevated branches.

When choosing less flammable plants, be sure not to introduce noxious or environmental weed species into your garden that can cause greater long-term environmental damage.

For further information on appropriate plant species for your locality, contact your local council, plant nurseries or plant society.

If you require information on how to care for fire damaged trees, refer to the Firewise brochure *Trees and Fire Resistance; Regeneration and care of fire damaged trees.*

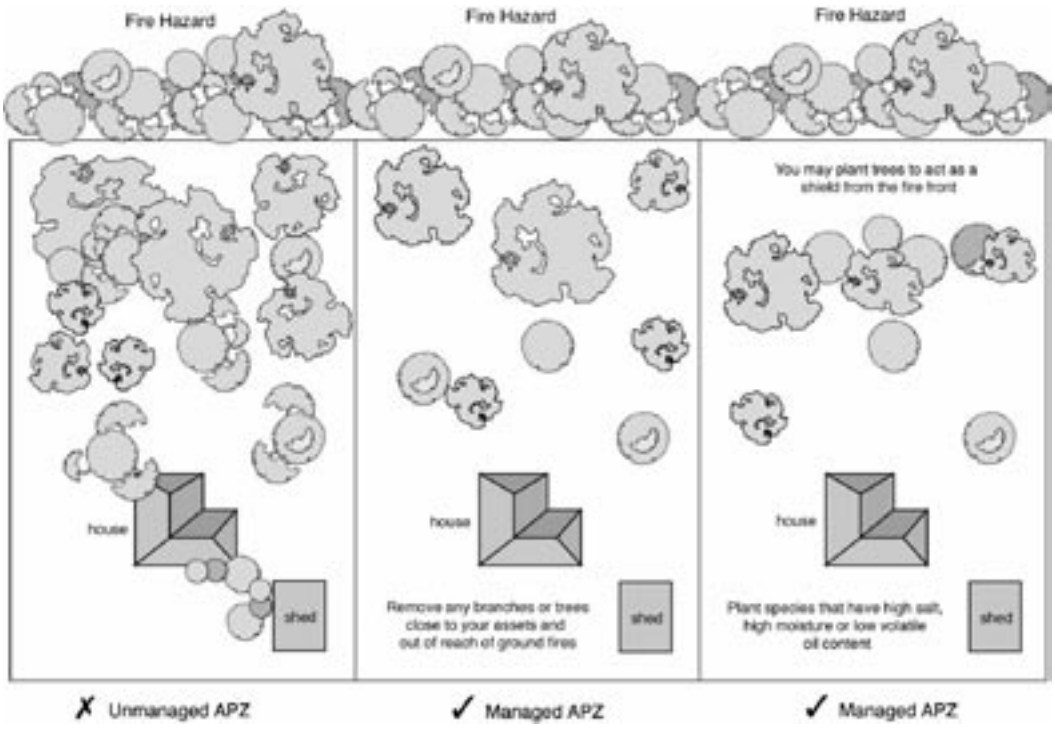
WIND BREAKS

Rows of trees can provide a wind break to trap embers and flying debris that could otherwise reach the house or asset.

You need to be aware of local wind conditions associated with bush fires and position the wind break accordingly. Your local RFS Fire Control Centre can provide you with further advice.

When choosing trees and shrubs, make sure you seek advice as to their maximum height. Their height may vary depending on location of planting and local conditions. As a general rule, plant trees at the same distance away from the asset as their maximum height.

When creating a wind break, remember that the object is to slow the wind and to catch embers rather than trying to block the wind. In trying to block the wind, turbulence is created on both sides of the wind break making fire behaviour erratic.



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HOW CAN I FIND OUT MORE?

The following documents are available from your local Fire Control Centre and from the NSW RFS website at **www.rfs.nsw.gov.au.**

- Before You Light That Fire
- Standards for Low Intensity Bush Fire Hazard Reduction Burning
- Standards for Pile Burning
- Application Instructions for a Bush Fire Hazard Reduction Certificate

If you require any further information please contact:

- your local NSW Rural Fire Service Fire Control Centre. Location details are available on the RFS website or
- call the NSW RFS Enquiry Line 1800 679 737 (Monday to Friday, 9am to 5pm), or
- the NSW RFS website at **www.rfs.nsw.gov.au.**

Produced by the NSW Rural Fire Service, Locked Mail Bag 17, GRANVILLE, NSW 2142. Ph. 1800 679 737
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Printed on 100% Recycled Cyclus Offset paper.

Document Set ID: 9762043
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