ENERGY EFFICIENCY REPORT

BASIX® Thermal Comfort Simulation Assessment

SITE ADDRESS
Lot 1 (#150) Church Lane CRANEBROOK 2750

LOCAL GOVERNMENT AUTHORITY
Penrith City Council

DEPOSITED PLAN
1231299

CLIENT
Miranda and Mauro Steffan

DWELLING TYPE
Double Storey

COMMISSIONED BY
G.J. Gardner Homes

REFERENCE NUMBER
:220444

ASSESSMENT DATE
15/03/2021

PROJECT CERTIFICATION SUMMARY

DESIGN AND APPROVED SOFTWARE INFORMATION

SIMULATION ENGINE	Chenath Engine v3.21
EXPOSURE	Suburban
ORIENTATION:	202
NatHERS CLIMATE ZONE:	28
BCA (NCC) CLIMATE ZONE:	6

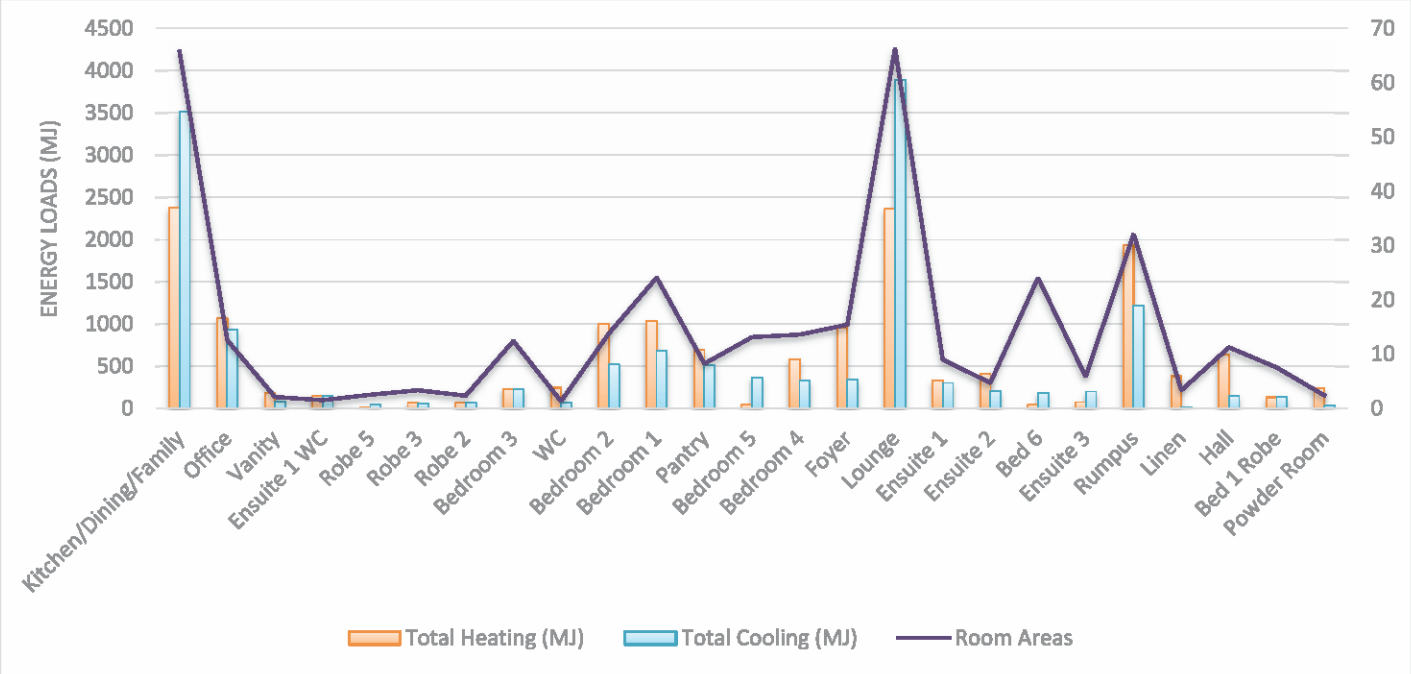
Dwelling Areas (m^2)	
INTERNAL AREAS (m^2)	407.32
OUTDOOR AREAS (m^2)	80.07
GARAGE/CARPORT (m^2)	63.44
TOTAL:	**550.83**

ASSESSMENT CALCULATIONS & SOFTWARE RESULTS

TARGET	($MJ/m^2.pa$)	PROPOSED	($MJ/m^2.pa$)	BUILD EFFICIENCY BENCHMARK	
Heating:	55.7	Heating:	55.6	PASS:	0.2%
Cooling:	56.2	Cooling:	51.8	PASS:	8.1%
Total:	**111.9**	**Total:**	**107.4**		

DWELLING THERMAL PERFORMANCE PER ZONED AREAS

The heating and cooling loads indicated are the simulated annual energy usages (MJ) for this home. The higher the load, the more energy needed to achieve thermal comfort.



STATEMENT OF COMPLIANCE

I / We certify that we are specialists in the relevant discipline and the following design documents comply with the relevant requirements of the National Construction Code (NCC Volume One/Two as applicable) in relation to thermal performance and the relevant Australian Standards specified in this report.

ASSESSOR NAME: [redacted]
SIGNATURE:

RELEVANT QUALIFICATION STATEMENT

Certifiicate IV in NatHERS Assessment (Credential Number: TRF0002560)
Residential Building Thermal Performance Assessment (91318NSW) Course
Assessor Accrediting Organisation (AAO) Accreditation Number: **VIC/BDAV/14/1662 | ABSA/61846**

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BUILDING SPECIFICATION SUMMARY

EXTERNAL WALLS

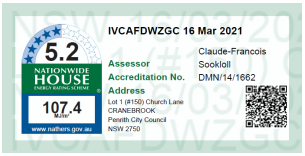
	CONSTRUCTION TYPE	INSULATION	NOTES
EXTERNAL WALLS	Brick Masonry	None	To the Front Elevation Garage wallS (as per drawings)
	Brick Veneer	None	Location as per Drawings
	Brick Veneer	R2.5 Batts	Location as per Drawings
	Framed	R2.5 batts (with wall wrap)	Location as per Drawings

ADDITIONAL NOTES Location of Construction Materials as per drawings | Colours as per attached addenda | No insulation to external Garage walls

INTERNAL WALLS

	CONSTRUCTION TYPE	INSULATION	NOTES
INTERNAL WALLS	Framed	R2.5 Batts	To the Garage internal walls only
	Framed	None	Throughout the remaining internal walls

ADDITIONAL NOTES R2.5 Batts to Internal Garage walls only



ROOF AND CEILING

	CONSTRUCTION TYPE	INSULATION	NOTES
ROOF	Colorbond (un-ventilated)	R1.3 Roof Blanket	Approx. 5"0' Roof Pitch (location as per drawings)
	Colorbond (ventilated)	R1.3 Roof Blanket	Approx. 25"0' Roof Pitch (location as per drawings)
	Metal Deck	R1.3 Roof Blanket	Approx. 3"0' Roof Pitch (location as per drawings)
CEILING	Plasterboard	R6.0 Insulation	Main House Area Only
	Plasterboard	None	To the Garage Only

ADDITIONAL NOTES *Roof has been modelled as unventilated as per NatHERS Tech Notes | Roof Colour: C/B Monument

FLOOR

	CONSTRUCTION TYPE	INSULATION	NOTES
FLOOR	300mm Waffle	85mm Slab	Integrated	Throughout Ground Floor
	Timber Suspended	R4.0 Batts	Throughout Upper Floor

ADDITIONAL NOTES Floor Coverings modelled as per Drawings and NatHERS Protocols | Slab 'H1' Class

GLASS TYPE	COLOUR	FRAME	U_w VALUE	SHGC	NOTES
Standard	Clear	Aluminium	6.43	0.76	Bradnams Sliding Windows
Standard	Clear	Aluminium	6.34	0.75	Bradnams Sliding Doors
Standard	Clear	Aluminium	6.85	0.64	Bradnams Awning Windows
Standard	Clear	Aluminium	6.70	0.57	Laundry door: DG
Standard	Clear	Aluminium	6.15	0.74	Bradnams Fixed Windows
Standard	Clear	Aluminium	6.05	0.62	Bradnams Hinged Doors
Standard	Clear	Aluminium	6.07	0.60	Bradnams Louvre Windows
Double-Glazing	Clear	Aluminium	4.39	0.61	DG4

Note: Only a +/-5% SHGC tolerance is allowed with this rating. NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated in the report. If any of the windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

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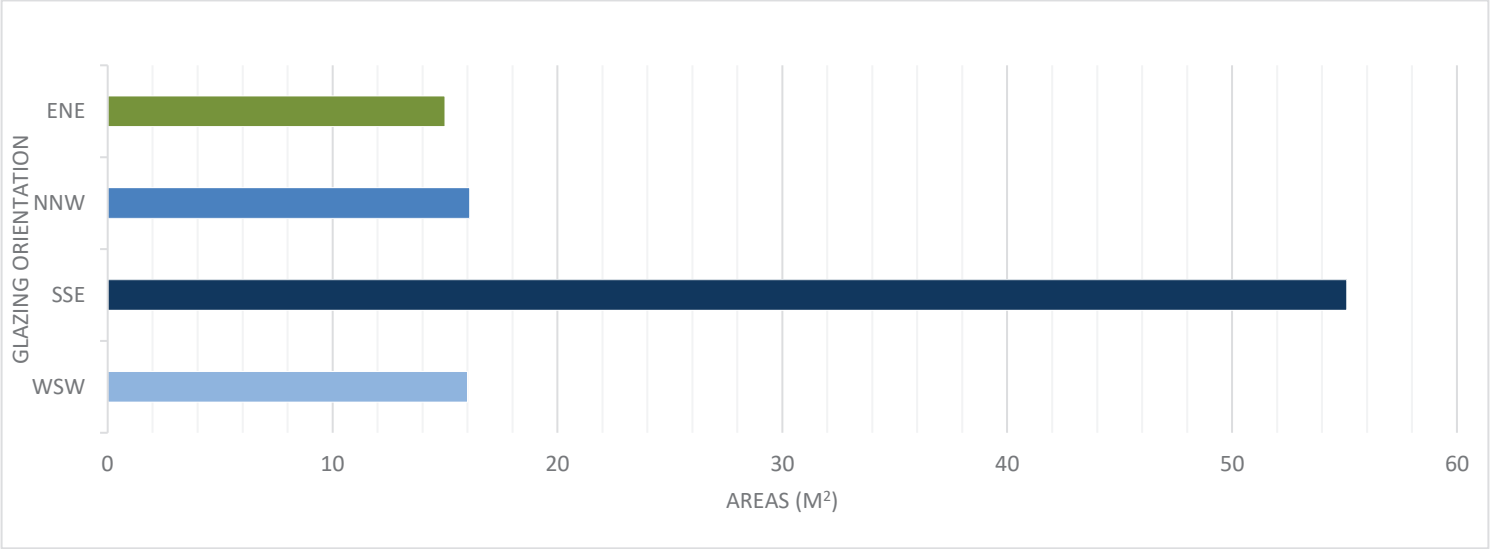
GLAZING AREA DIRECTIONS



The chart above indicates the direction of all glazed doors and windows on the external envelope of the dwelling. To increase the thermal performance of the dwelling:

1. *Maximise unsheltered northern-aspect glazing.*
2. *Keep west-facing glazing as small as possible: total window area should be less than 5% of the home's total floor area.*
3. *Keep south-facing glazing reasonably small: total window area should be less than 5% of the home's total floor area. Maximise the openable area if possible.*
4. *Keep east-facing glazing to a modest size: total window area should be less than 8% of the home's total floor area*

Refer to the floor and elevation plans for shading location

LIGHTING/PENETRATION CALCULATIONS

ARTIFICIAL LIGHTING CALCULATION ALLOWANCES

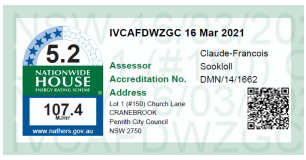
AREA WITHIN THE CLASS 1 BUILDING	**407.32 m²**		
Development Total	2036.6 Watts	Area Wattage Allowance	5.0 W/m²
AREA WITHIN THE CLASS 10 BUILDING	**63.44 m²**		
Development Total	190.3 Watts	Area Wattage Allowance	3.0 W/m²
AREA WITHIN THE OUTDOOR AREAS	**80.07 m²**		
Development Total	320.3 Watts	Area Wattage Allowance	4.0 W/m²

CEILING INSULATION PENETRATION ALLOWANCE

CLASS 1 MAXIMUM PENETRATION ALLOWANCE	CLASS 1 MAXIMUM PENETRATION AREA (m²)
0.5% TOTAL INSULATED CEILING AREA	**2.04**

The clearance required around downlights by "Australian Standard AS/NZS 3000 – 2007 Electrical Installations" (AS/NZS 3000), introduces a significant area of uninsulated ceiling and therefore increases heat loss and gain through the ceiling.

If approved fireproof downlight covers, which can be fully covered by insulation, are specified and noted on the electrical plan by the building designer or architect, then there is no need to allow for the ceiling penetration



NSW ADDITIONS: BUILDING FABRIC THERMAL INSULATION

NSW 3.12.1 APPLICATION OF NSW PART 3.12.1

(a) Compliance with NSW 3.12.1.1 satisfies NSW P2.6.1(a) for thermal insulation and thermal breaks.

(b) NSW PART 3.12.1 only applies to thermal insulation in a Class 1 or 10 building where a development consent specifies that the insulation is to be provided as part of the development.

(c) In (b), the term development consent has the meaning given by the Environmental Planning and Assessment Act 1979.

(d) The Deemed-to-Satisfy Provisions of this Part for thermal breaks apply to all Class 1 buildings and Class 10a buildings with a conditioned space.

NSW 3.12.1.1 COMPLIANCE WITH BCA PROVISIONS

(a) Thermal insulation in a building must comply with the national BCA provisions of 3.12.1.1.

(b) A thermal break must be provided between the external cladding and framing in accordance with national BCA provisions of—

(i) 3.12.1.2(c) for a metal framed roof; and

(ii) 3.12.1.4(b) for a metal framed wall.

(c) Compensation for reduction in ceiling insulation must comply with the national BCA provisions of 3.12.1.2(e).

(d) A floor with an in-slab or in-screed heating or cooling system must comply with the national BCA provisions of—

(i) 3.12.1.5(a)(ii), (iii) and (e) for a suspended floor; or

(ii) 3.12.1.5(c), (d) and (e) for a concrete slab-on-ground.

BUILDING SEALING & SERVICES

NSW 3.12.3 APPLICATION OF NSW PART 3.12.3

(a) Compliance with NSW 3.12.3.1 satisfies NSW P2.6.1(b) for building sealing.

(b) NSW Part 3.12.3 is not applicable to—

(i) existing buildings being relocated; or

(ii) Class 10a buildings—

(A) without a conditioned space; or

(B) for the accommodation of vehicles; or

(iii) parts of buildings that cannot be fully enclosed; or

(iv) a permanent building opening, in a space where a gas appliance is located, that is necessary for the safe operation of a gas appliance; or

(v) a building in climate zones 2 and 5 where the only means of air-conditioning is by using an evaporative cooler.

NSW 3.12.3.1 COMPLIANCE WITH BCA PROVISIONS

The sealing of a building must comply with the national BCA provisions 3.12.3.1 to 3.12.3.6.

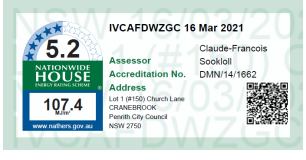
NSW 3.12.5 SERVICES: APPLICATION OF NSW PART 3.12.5

(a) Compliance with NSW 3.12.5.1 satisfies NSW P2.6.2 for services.

(b) NSW Part 3.12.5 is not applicable to existing services associated with existing buildings being relocated.

NSW 3.12.5.1 COMPLIANCE WITH BCA PROVISIONS

Services must comply with the national BCA provisions 3.12.5.0 to 3.12.5.3.



Nationwide House Energy Rating Scheme
NatHERS Certificate No. IVCAFDWZGC

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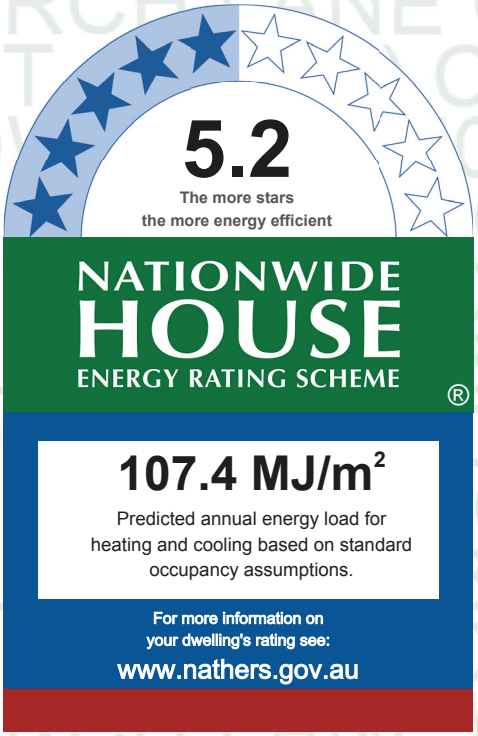


Property

Address	Lot 1 (#150) Church Lane CRANEBROOK, Penrith City Council, NSW, 2750
Lot/DP	1/1231299
NCC Class*	Class 1a
Type	New Home

Plans

Main plan	220444 | 15/03/2021
Prepared by	G.J. Gardner Homes

Construction and environment

Assessed floor area (m²)*		**Exposure type**
Conditioned*	319.4	suburban
Unconditioned*	12	**NatHERS climate zone**
Total	386.9	28, Penrith City Council
Garage	55.5	

Thermal performance

Heating	Cooling
55.6 MJ/m²	51.8 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.

Accredited assessor

Name	Claude-Francois Sookloll
Business name	Energy Advance
Email	energy@energyadvance.com.au
Phone	1300 850 228
Accreditation No.	DMN/14/1662
Assessor Accrediting Organisation	DMN
Declaration of interest	Declaration completed: no conflicts

Verification

To verify this certificate, scan the QR code or visit https://www.fr5.com.au/QRCodeLanding?PublicId=IVCAFDWZGC When using either link, ensure you are visiting www.FR5.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.

* Refer to glossary

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

BCA Climate Zone 6

Eaves indicated by the 'Horizontal shading feature* maximum projection (mm)' may not be directly opposing the respective wall (i.e. some eaves may be horizontally offset)

Perimeter Insulation has not been included in the modelling of this dwelling

Window and glazed door *type and performance*

Default* windows

				Substitution tolerance ranges	
Window ID	**Window description**	**Maximum U-value***	**SHGC***	SHGC lower limit	SHGC upper limit
ALM-001-01 A	Aluminium A SG Clear	6.7	0.57	0.54	0.6

Custom* windows

				Substitution tolerance ranges	
Window ID	**Window description**	**Maximum U-value***	**SHGC***	SHGC lower limit	SHGC upper limit
BRD-081-16 A	Signature Awning Window 100 SG 4Clr	6.85	0.64	0.61	0.67
BRD-020-01 A	Al Sliding Door SG 4Clr	6.34	0.75	0.71	0.79
BRD-001-01 A	ESS Sliding Window (52mm) SG 3Clr	6.43	0.76	0.72	0.8
BRD-030-01 A	ESS Hinged Door (100mm) SG 4Clr	6.05	0.62	0.59	0.65
BRD-022-08 A	Al Sliding Door DG 4/6/4	4.39	0.61	0.58	0.64
BRD-041-01 A	SIG Fixed Lite Externally Glazed (125mm) SG 4Clr	6.15	0.74	0.7	0.78

* Refer to glossary

BRD-043-01 A	SIG Louvre Window (125mm) SG 6Clr	6.07	0.6	0.57	0.63

Window and glazed door *Schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Garage	BRD-081-16 A	W13	2050	850	awning	90.0	WSW	No
Garage	BRD-081-16 A	W14	2050	850	awning	90.0	WSW	No
Garage	BRD-020-01 A	DG6	2110	1810	sliding	45.0	SSE	No
Laundry	BRD-001-01 A	W12	1200	610	sliding	45.0	WSW	No
Laundry	ALM-001-01 A	DG - Glazing	800	820	casement	100.0	WSW	No
Foyer	BRD-081-16 A	W1 (Lower)	1700	750	awning	45.0	NNW	No
Office	BRD-081-16 A	W3	1800	750	awning	90.0	NNW	No
Office	BRD-081-16 A	W4	1800	750	awning	90.0	NNW	No
Office	BRD-081-16 A	W2	1800	750	awning	90.0	WSW	No
Ensuite 3	BRD-081-16 A	W5	1800	600	awning	60.0	NNW	No
Ensuite 3	BRD-081-16 A	W6	1460	600	awning	90.0	ENE	No
Bedroom 5	BRD-030-01 A	DG1	2340	1640	casement	100.0	ENE	No
Media	BRD-081-16 A	W7	600	2410	awning	90.0	ENE	No
Pantry	BRD-001-01 A	W11	1460	1570	sliding	45.0	WSW	No
Rumpus	BRD-081-16 A	W9	2050	850	awning	90.0	WSW	No
Rumpus	BRD-081-16 A	W10	2050	850	awning	9.0	WSW	No
Rumpus	BRD-022-08 A	DG4	2410	3216	sliding	60.0	SSE	No
Kitchen/Dining/-Family	BRD-081-16 A	W8	2040	2410	awning	60.0	ENE	No
Kitchen/Dining/-Family	BRD-020-01 A	DG3	2400	4300	sliding	45.0	SSE	No
Kitchen/Dining/-Family	BRD-020-01 A	DG2	2410	3216	sliding	60.0	SSE	No
Lounge	BRD-041-01 A	W1 (Upper)	1035	750	fixed	0.0	NNW	No
Lounge	BRD-041-01 A	W18	1100	750	fixed	0.0	NNW	No
Lounge	BRD-041-01 A	W19	1460	750	fixed	0.0	NNW	No
Lounge	BRD-041-01 A	W20	1100	750	fixed	0.0	NNW	No
Lounge	BRD-041-01 A	W17	600	1210	fixed	0.0	WSW	No
Lounge	BRD-043-01 A	W29	2400	1050	louvre	60.0	SSE	No
Lounge	BRD-043-01 A	W27	2400	1050	louvre	60.0	SSE	No
Lounge	BRD-041-01 A	W28	2400	2060	fixed	0.0	SSE	No
Bath	BRD-081-16 A	W24	1200	600	awning	90.0	ENE	No
Bath	BRD-081-16 A	W25	1200	600	awning	90.0	ENE	No
Bedroom 3	BRD-081-16 A	W21	1200	750	awning	90.0	NNW	No
Bedroom 3	BRD-081-16 A	W22	1200	750	awning	90.0	NNW	No
Bedroom 3	BRD-081-16 A	W23	600	1810	awning	90.0	ENE	No
Bedroom 2	BRD-081-16 A	W26	600	2410	awning	90.0	ENE	No

* Refer to glossary

Bedroom 2	BRD-020-01 A	DG7	2400	3216	sliding	60.0	SSE	No
Bedroom 4	BRD-030-01 A	DG9	2400	1640	casement	100.0	NNW	No
Bedroom 4	BRD-081-16 A	W16	1200	750	awning	90.0	NNW	No
Ensuite 2	BRD-081-16 A	W15	1200	750	awning	90.0	NNW	No
Ensuite 1	BRD-081-16 A	W31	600	1800	awning	90.0	WSW	No
Ensuite 1 WC	BRD-081-16 A	W32	600	1210	awning	90.0	WSW	No
Bedroom 1	BRD-081-16 A	W30	600	2410	awning	90.0	WSW	No
Bedroom 1	BRD-020-01 A	DG8	2400	3216	sliding	60.0	SSE	No

Roof window *type and performance value*

Default* roof windows

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

Custom* roof windows

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

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
No Data Available							

Skylight *type and performance*

Skylight ID	Skylight description
No Data Available	

Skylight *schedule*

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

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2400	4990	100.0	NNW
Garage	2400	2400	100.0	NNW
Laundry	1240	820	100.0	WSW
Foyer	2300	1200	100.0	NNW

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*

* Refer to glossary

1	STANDARD - Brick Veneer	0.5	Medium		No
2	STANDARD - Double Brick	0.5	Medium		No
3	STANDARD - Brick Veneer - R2.5 Batts	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
4	REFLECTIVE - Framed Slim (Render) - R2.5 Batts + Wrap	0.5	Medium	Glass fibre batt: R2.5 (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	2920	5985	WSW	0	No
Garage	1	2920	3473	SSE	0	Yes
Garage	2	2920	2417	ENE	0	Yes
Garage	2	2920	5701	NNW	0	Yes
Garage	2	2920	607	WSW	0	Yes
Garage	2	2920	3580	NNW	0	Yes
Linen	3	2750	708	WSW	0	Yes
Laundry	3	2750	1697	WSW	0	Yes
Foyer	4	2750	4141	NNW	3850	Yes
Office	3	2750	2788	NNW	362	No
Office	3	2750	3393	WSW	1987	Yes
Office	3	2750	597	ENE	0	Yes
Ensuite 3	3	2750	1961	NNW	0	Yes
Ensuite 3	3	2750	2975	ENE	598	No
Bedroom 5	3	2750	3681	ENE	598	No
Media	3	2750	1507	SSE	0	Yes
Media	3	2750	4518	ENE	595	No
Pantry	3	2750	436	NNW	0	Yes
Pantry	3	2750	2155	WSW	0	Yes
Rumpus	3	2750	5825	WSW	595	Yes
Rumpus	3	2750	957	SSE	595	Yes
Rumpus	3	2750	4654	SSE	3476	Yes
Rumpus	3	2750	1170	NNW	595	Yes
Kitchen/Dining/Family	3	2750	4461	ENE	0	Yes
Kitchen/Dining/Family	3	2750	5182	SSE	3481	Yes
Kitchen/Dining/Family	3	2750	1700	ENE	4093	Yes
Kitchen/Dining/Family	3	2750	4091	SSE	1697	Yes
Lounge	4	2750	4139	NNW	0	No
Lounge	4	2750	3394	WSW	6489	Yes
Lounge	3	2750	5183	SSE	4043	Yes
Lounge	3	2750	1703	ENE	4696	Yes
Lounge	4	2750	1556	ENE	0	Yes

* Refer to glossary

Bath	3	2750	782	ENE	750	No
Bath	4	2750	2056	ENE	703	No
Robe 3	4	2750	1479	ENE	703	No
Bedroom 3	4	2750	3352	NNW	694	Yes
Bedroom 3	4	2750	3482	ENE	731	No
Bedroom 2	3	2750	3476	ENE	750	No
Bedroom 2	4	2750	3968	SSE	2370	Yes
Bedroom 4	4	2750	4129	NNW	2170	Yes
Ensuite 2	4	2750	3294	WSW	694	Yes
Ensuite 2	4	2750	1438	NNW	2163	Yes
Ensuite 1	3	2750	2106	WSW	0	No
Ensuite 1 WC	3	2750	1783	WSW	0	No
Ensuite 1 WC	3	2750	422	NNW	0	Yes
Bedroom 1	3	2750	5083	WSW	0	No
Bedroom 1	4	2750	4440	SSE	3039	No
Bedroom 1	4	2750	1099	ENE	5935	Yes

Internal wall *type*

Wall ID	Wall type	Area (m²)	Bulk insulation
1	STANDARD - Internal Stud Walls -R2.5 Batts	68.5	Glass fibre batt: R2.5 (R2.5)
2	STANDARD - Internal Stud Walls	300.6	

Floor *type*

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	1.3	Enclosed	R0.0	none
Garage	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	8.3	Enclosed	R0.0	none
Garage	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	45.9	Enclosed	R0.0	none
Linen	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	3.3	Enclosed	R0.0	Tiles
Laundry	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	5.7	Enclosed	R0.0	Tiles
Powder Room	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	2.4	Enclosed	R0.0	Tiles
Hall	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	11.2	Enclosed	R0.0	Tiles
Foyer	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	9.9	Enclosed	R0.0	Tiles
Foyer	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	5.5	Enclosed	R0.0	Carpet
Office	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	1	Enclosed	R0.0	Carpet
Office	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	11.5	Enclosed	R0.0	Carpet
Ensuite 3	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	5.8	Enclosed	R0.0	Tiles
Robe 5	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	2.5	Enclosed	R0.0	Carpet
Bedroom 5	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	5.4	Enclosed	R0.0	Carpet
Bedroom 5	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	7.8	Enclosed	R0.0	Carpet
Media	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	17.8	Enclosed	R0.0	Carpet
Media	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	6.4	Enclosed	R0.0	Carpet

* Refer to glossary

Pantry	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	8.2	Enclosed	R0.0	Tiles
Rumpus	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	26.4	Enclosed	R0.0	Tiles
Rumpus	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	5.7	Enclosed	R0.0	Tiles
Kitchen/Dining/F-amily	FR5 - 300mm waffle pod, 85mm concrete (R0.63)	65.7	Enclosed	R0.0	Tiles
Lounge	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	66.4	Enclosed	R4.0	Carpet
Vanity	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	2.1	Enclosed	R4.0	Tiles
WC	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	1.3	Enclosed	R4.0	Tiles
Bath	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	6.3	Enclosed	R4.0	Tiles
Robe 3	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	3.3	Enclosed	R4.0	Carpet
Robe 2	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	2.3	Enclosed	R4.0	Carpet
Bedroom 3	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	12.4	Enclosed	R4.0	Carpet
Bedroom 2	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	13.8	Enclosed	R4.0	Carpet
Bedroom 4	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	13.6	Enclosed	R4.0	Carpet
Ensuite 2	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	4.7	Enclosed	R4.0	Tiles
Bed 1 Robe	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	7.5	Enclosed	R4.0	Carpet
Ensuite 1	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	9	Enclosed	R4.0	Tiles
Ensuite 1 WC	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	1.5	Enclosed	R4.0	Tiles
Bedroom 1	FLOOR - Framed External Suspended Floor (R4.0 Insulation)	3.9	Elevated	R4.0	Carpet
Bedroom 1	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	20.3	Enclosed	R4.0	Carpet

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	R4.0	No
Garage	Plasterboard	R0.0	No
Garage	Plasterboard	R0.0	Yes
Linen	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	R4.0	No
Laundry	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	R4.0	No

* Refer to glossary

Powder Room	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	R4.0	No
Hall	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	R4.0	No
Foyer	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	R4.0	No
Foyer	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	R4.0	No
Office	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	R4.0	No
Office	Plasterboard	R6.0	Yes
Ensuite 3	Plasterboard	R6.0	Yes
Robe 5	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	R4.0	No
Bedroom 5	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	R4.0	No
Bedroom 5	Plasterboard	R6.0	Yes
Media	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	R4.0	No
Media	Plasterboard	R6.0	Yes
Pantry	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	R4.0	No
Rumpus	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	R4.0	No
Rumpus	Plasterboard	R6.0	Yes
Kitchen/Dining/F-amily	FLOOR - Framed Internal Suspended Floor (R4.0 Insulation)	R4.0	No
Lounge	Plasterboard	R6.0	Yes
Vanity	Plasterboard	R6.0	Yes
WC	Plasterboard	R6.0	Yes
Bath	Plasterboard	R6.0	Yes
Robe 3	Plasterboard	R6.0	Yes
Robe 2	Plasterboard	R6.0	Yes
Bedroom 3	Plasterboard	R6.0	Yes
Bedroom 2	Plasterboard	R6.0	Yes
Bedroom 4	Plasterboard	R6.0	Yes
Ensuite 2	Plasterboard	R6.0	Yes
Bed 1 Robe	Plasterboard	R6.0	Yes
Ensuite 1	Plasterboard	R6.0	Yes
Ensuite 1 WC	Plasterboard	R6.0	Yes
Bedroom 1	Plasterboard	R6.0	Yes
Bedroom 1	Plasterboard	R6.0	Yes

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed

* Refer to glossary

Powder Room	1	Exhaust Fans	250	Sealed
Ensuite 3	1	Exhaust Fans	250	Sealed
Kitchen/Dining/Family	1	Exhaust Fans	185	Sealed
WC	1	Exhaust Fans	250	Sealed
Bath	1	Exhaust Fans	250	Sealed
Ensuite 2	1	Exhaust Fans	250	Sealed
Ensuite 1	1	Exhaust Fans	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
No Data Available		

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Ceil: Ceiling	0.0	0.5	Medium
Framed:Flat - Flat Framed (Metal Deck)	1.3	0.73	Dark
Cont:Attic-Continuous	1.3	0.73	Dark

* Refer to glossary

Explanatory Notes

About this report

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

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

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

Accredited assessors

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

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

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

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

Disclaimer

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

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

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

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

* Refer to glossary.

National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Opening Percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

* Refer to glossary

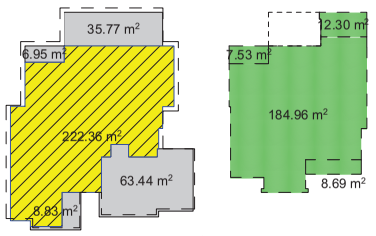
Plans may be subject to the BASIX and or NatHERS Certificate Conditions & Requirements

Suppliers must Refer to Stamped Construction Plans

Area Distribution

Scale

RC TBR TILE
LGF
GROUND FLOOR
FIRST FLOOR
DEMOLITION
ALTERATIONS
ROOF
EXISTING
FSR GFA
ADDITIONS
H/S PERVIOUS
AMENDMENT



roof A = 354.93 m²

Penrith City Council

Lot No 1 St No 150 Church Lane Cranebrook 2750 NSW

New 2 Storey Dwelling

Proposed Front Elevation

LAYOUT INDEX	
LAYOUT ...	LAYOUT NAME
*199820 01	COVER - AREA DISTRIBUTION & SHEET INDEX
*199820 02	STANDARDS AND REGULATIONS
*199820 03	SET OUT PLAN
*199820 04	SITE PLAN & STORMWATER DISPOSAL
*199820 05	SITE BENCHING PLAN
*199820 06	SITE ANALYSIS
*199820 07	SITE CONCEPT LANDSCAPE PLAN
*199820 08	FLOOR SLAB PLAN & STORMWATER DRAINAGE
*199820 09	GF PLAN 150
*199820 10	FIRST FLOOR 150
*199820 11	GROUND FLOOR PLAN
*199820 12	FIRST FLOOR PLAN
*199820 13	ELEVATIONS 01
*199820 14	ELEVATIONS 02
*199820 15	SECTIONS A & B
*199820 16	SECTIONS C & D & BED 4 BALCONY
*199820 17	ROOF PLAN
*199820 18	SLAB PENETRATION PLAN
*199820 19	GF TAP GAS AND BATH LAYOUT
*199820 20	FF TAP GAS AND BATH LAYOUT
*199820 21	Shadow Diagrams June & Dec 21
*199820 22	Window Schedule - Selections
*199820 23	Basix Details

Project Details

DATE OF ISSUE	12.02.2021
PROJECT No	199820 GJG
LOCATION	Lot No 1 St No 150 Church Lane Cranebrook 2750 NSW
ZONING	Lot Zone
SITE AREA	Total Site Area 3.288 ha
STREET No	Street No 150
LOT-s No	Lot No 1
DP No	DP No 1231299
CONTOURS	Contour Intervals .
SURVEY BY	Survey AHD BM xxxx
BASIX CERT No	Basix Cert No
NatHERS CERT No	NatHERS Cert No

Gross Floor Areas: m²

Actual Bldg Site Cover

Building Area

New Ground Floor Area	**222.36	
New Garage	**63.44	
New Portico/Porch	*8.83	
New Alfresco	*35.77	
Rear Patio	*6.95	
	**337.35	
New First Floor Area	184.96	
New Front Balcony 1	8.69	
New Rear Balcony 2	7.53	
New Rear Balcony 3	12.30	
	**213.48	
	**550.83	

New Total Bldg 550.83m2

Total Building Areas on Site: Total Bldg/s 550.83m2

Site Areas:

Total Site Area 3.288 ha

*Actual Bldg Site Cover 337.35m2
Building Site Cover 1.02%
Additional Hardsurface Area 275.00m2
Total Hardsurface & Total Bldg Site Cover 612.35 - 1.8%
Remaining Pervious Area - 98.2%
W/T - Roofwater Retention 100,000 L
Total Roof House Area 354.93m2

building area
Subject Site

Lot No 1 St No 150 Church Lane Cranebrook 2750 NSW

NOTE:
Frame Dimensions - Dimensions on drawings are nominal dimensions to the structural timber frames and DO NOT indicate the finished room sizes or ceiling heights.
Room Dimensions - Allowances of up to, and at times greater than 40mm, must be made for finished room sizes measured between wall linings, with allowances of up to, and at times greater than 80mm, when measured between skirtings
Ceiling Heights - Are nominal dimensions from concrete slab/ timber flooring to underside of roof trusses and/ or first floor joists. Allowances of up to, and at times greater than 80mm, must be made for the finished ceiling height.
Brickwork Dimensions - Dimensions on drawings are dimensioned to bricks only and do not include the thicknesses of any applied finishes. Allowances of up to, and at times greater or less than 40mm must be made when measuring overall brickwork.

Total Site Area 3.288 ha
Contour Intervals .
Level of Construction: AS 3959 BAL 29
Survey AHD BM xxxx
Basix Cert No
NatHERS Cert No
12.02.2021

Preliminaries	×
Office Plans	×
Revision	×
DA	✓
CDC	×
CC	✓
Amendment	×
Const Draw's	×
Other	×

Blue Water
Manor Facade
Classic Inclusions
Lot Zone

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: ..... DATE: .....
OWNER SIGNED: ..... DATE: .....
BUILDER SIGNED: ..... DATE: .....

Level of Construction: AS 3959 BAL 29

Issue:	Details & Date:	
1	*Preliminary Drawings	08.11.2020
2	*Preliminary Drawings	25.11.2020
3	*Preliminary Drawings	09.12.2020
A	*Office Review	28.01.2021
B	*DA plans for Basix	12.02.2021

G.J. Gardner HOMES
Builders Details
Sydney West NSW Lic No. 309650c

Blue Water
Manor Facade
© COPYRIGHT EXCLUSIVE TO G.J. GARDNER HOMES

Prepared by 199820 GJG
Office (02) 4758-6200
Building Designers
Contact: Greg McTavish
McTavishDesign
Accredited NatHERS Assessor

CLIENT: Miranda and Mauro Steffan

DRAWING TITLE: COVER - AREA DISTRIBUTION & SHEET INDEX
SCALE

PROJECT: New 2 Storey Dwelling
Lot Lot No 1 DP No 1231299
Street 150 Church Lane
Suburb Cranebrook NSW

SHEET SIZE: A3
JOB NO: xxxxxx
DRAWN: GM
DATE: 12.02.2021

FLOOR AREAS:

Ground Floor	222.36 m²
Garage	63.44 m²
Porch	8.83 m²
Alfresco	35.77 m²
Rear Patio	6.95 m²
First Floor	184.96 m²
Balc 1	8.69 m²
Balc 2	7.53 m²
Balc 3	12.30 m²
TOTAL:	**550.83 m²**

Suppliers must Refer to Stamped Construction Plans

NCC - Aus Standards & Regulations

Ventilation bca part 3.8.5
where an exhaust fan is required for ventilation the exhaust contaminated air must be extracted directly to outside the building by way of ducts.
a roof spaced may be used provided the roof space is ventilated

light bca part 3.8.41
artificial light per 16m2 of floor area

light bca part 3.8.4
skylights must provide at least 3% of floor area (if no other light source is provided)

Condensation Management
3.8.7.2 Pliable building membrane
(a)
Where a pliable building membrane is installed in an external wall, it must—
(i)
comply with AS/NZS 4200.1; and
(ii)
be installed in accordance with AS 4200.2; and
(iii)
be a vapour permeable membrane for climate zones 6, 7 and 8; and
(iv)
be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.
(b)
Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

installation of wall cladding
in accordance with the NCC vol 2
3.8.7.2 Pliable building membranes

Slow Combustion Fires
3.10.7.5 Installation of free standing heating appliances
The installation of a free standing heating appliance must comply with the following:
(a)The appliance must—
(i)be installed with safety clearances determined by testing in accordance with AS/NZS 2918; or
(ii)
be located not less than 1.2 m from adjoining walls (other than a masonry wall); or
(iii)
have a heat shield between the adjoining wall (other than a masonry wall)

Insert Fire Unit
The insert fireplace must be tested and passed the tests required by AS/NZS 2918.

AS 3959	AS 2870	AS 1684
BLD IN BUSHFIRE PRONE AREAS	RESIDENTIAL SLABS & FOOTINGS	RESIDENTIAL TIMBER FRAMING CONSTRUCTION- CODE

STANDARDS AS/NZS

Construction to AUS Standards & NCC
AS 1860 Install Particleboard
AS 2780 Residential Slabs & Footings
AS 3959 Building in Bushfire Prone Areas
AS/NZS 4357 AS 1684 Laminated Veneer Lumber
AS 3600 Termite Management NCC 3.1.3.3., 3.1.3.4.
AS 2049-AS 2050 Installation of Roof Tiles
AS 1562 Installation of Sheet Roof & Wall Cladding
NCC Part 3.8.7.2 Condensation management
AS 3700 Masonry
AS 3500 National Plumbing Code
AS 1273 UPVC
AS 2780 Residential Slabs & Footings
AS 4060 Wind Loads
AS 3786 Smoke Alarms
AS/NZ 2179 Spec for Rain Goods
AS 3740 Water Proofing

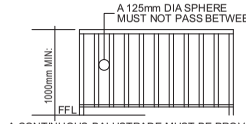
SITING OF WATER TANKS

POSITION OF WATER TANKS-INCL FIRE FIGHTING STORAGE TANKS ARE TO BE ASSESSED ON SITE.

ALL WATER TANKS ARE TO BE A MIN: OF 1.0m FROM SITE BDRYS AND CLEAR OF ALL SERVICES ABOVE AND OR BELOW GROUND.

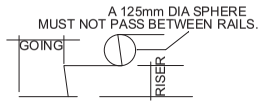
WATER TANKS ARE TO BE LOCATED BEHIND THE FRONT BLDG SETBACK.-UNO.

ALL WATER TANKS ARE TO BE CONNECTED TO A SUITABLY LOCATED DISPOSAL SYSTEM TO COUNCIL REQUIREMENTS AS PROPOSED.



A CONTINUOUS BALUSTRADE MUST BE PROVIDED ALONG THE SIDE OF ANY ROOF TO WHICH ACCESS IS PROVIDED, OR ANY STAIRWAY OR RAMP, ANY FLOOR, CORRIDOR, HALLWAY, BALCONY, VERANDAH, MEZZANINE, ACCESS BRIDGE OR THE LIKE AND ALONG THE SIDE OF ANY PATH OF ACCESS TO A BUILDING IF IT IS NOT BOUNDED BY A WALL AND ANY LEVEL IS MORE THAN ONE METRE ABOVE THE ADJOINING FLOOR OR FININSHED GROUND LEVEL.

BALUSTRADES



RISER		GOING	
MAX	MIN	MAX	MIN
190	115	355	240

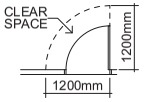
SLOPE RELATIONSHIP
2 x RISER + GOING

MAX	MIN
700	550

STAIR SETOUT BCA Part 3.9.1

STAIRS

3.8.3.3
CONSTRUCTION OF SANITARY COMPARTMENTS
THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST-
(A) OPEN OUTWARDS; OR
(B) SLIDE; OR
(C) BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF
AT LEAST 1.2 M, MEASURED IN ACCORDANCE WITH FIGURE 3.8.3.3, BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE DOORWAY.



NOTE: TOILET DOORS TO BE PROVIDED WITH REMOVABLE HINGES - ON ALL WC WITH A INTERNAL LENGTH OF 1900mm OR LESS.

A HANDRAIL MUST BE LOCATED ALONG AT LEAST ONE SIDE OF THE STAIRWAY FLIGHT

HANDRAILS

HANDRAILS WHERE INSTALLED MUST BE A MIN: OF 1.0m ABOVE A FLOOR OR LANDING AND A MIN: OF 865mm ABOVE THE NOSINGS OF A STAIR OR RAMP.

A HANDRAIL MUST BE LOCATED ALONG AT LEAST ONE SIDE OF THE STAIRWAY FLIGHT OR RAMP AND BE LOCATED ALONG THE FULL LENGTH OF THE FLIGHT OR RAMP EXCEPT IN THE CASE OF A WIDER AND A NEWEL POST IS PROVIDED AND OR WHERE THE HANDRAIL IS ASSOCIATED WITH A BALUSTRADE.
A HANDRAIL WOULD BE NOT REQUIRED WHERE THE FLIGHT CONSIST OF 5 RISERS OR LESS AS THE CHANGE IN ELEVATION IS LESS THAN 1.0m IN Ht.

Important Note - Reference should also be made to the NCC regarding condensation in buildings

NCC 2019 Volume Two

NCC 2019 Guide to Volume One

FALL PROTECTION REQUIREMENTS

A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2 M OR MORE ABOVE THE SURFACE BENEATH.

WHERE THE LOWEST LEVEL OF THE WINDOW OPENING IS LESS THAN 1.7 M ABOVE THE FLOOR.

ADDITIONALLY
A FALL PROTECTION TO A WINDOW MUST BE PROVIDED WHERE A FLOOR LEVEL ABOVE THE SURFACE BENEATH IS MORE THAN 4.0m WHERE A PERSON CAN FALL THROUGH AN OPENABLE WINDOW.

Where supplied & or installed

ACCESS TO SWIMMING POOLS

WHERE A SWIMMING POOL IS PROPOSED

A CHILD-RESISTANT DOORSET MUST NOT BE USED IN A BARRIER FOR AN OUTDOOR SWIMMING POOL.

NOTES:

STORMWATER-DISPOSAL TO EXISTING SERVICES, GRAVEL PITS OR STREET DRAINAGE TO COUNCIL REQUIREMENTS.

AREAS DESIGNATED AS BEING BUSHFIRE PRONE BY COUNCIL, MAY REQUIRE A BUSHFIRE ASSESSMENT REPORT TO DETERMINE THE LEVEL OF RISK, BEING SO, WORK IS TO COMPLY WITH (AS 3959) 'CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS' IN RELATION TO LEVEL OF CONSTRUCTION REQUIRED.

ALL WORK TO AUSTRALIAN STANDARDS:-TIMBER AS 1684 AS 4055 NSW TIMBER FRAMING MANUAL.-STEELWORK AS 4100-FOUNDATIONS AS 2780-CONCRETE AS 3600-MASONRY AS 3700-HANDRAILS TO (BCA)-SMOKE ALARM TO (BCA 3.7.2. AS 3786-WATERPROOFING AS 3740 AS4854 AS 4855-DAMP COURSE + FLASHINGS AS 2904-STAIRS AS 1657-PLUMBING + DRAINAGE AS 3500 AS 1273-GLASS AS 1288-SWIMMING POOLS ACCESS TO SWIMMING POOLS ACT 1992 AS 1926.1

SERVICES: THE BUILDER IS TO VERIFY LOCATIONS OF EXISTING SERVICES PRIOR TO CONSTRUCTION

1. USE BARRIERS AT ALL POINTS WHERE STORMWATER LEAVES THE SITE, TO PREVENT WASHING INTO GUTTERS.
2. INSTALL SEDIMENT BARRIER DOWN SLOPE OF DISTURBED AREA AND RETURN UP HILL.
3. REGULARLY MAINTAIN THESE CONTROLS AT NO LESS THAN 70% CAPACITY.
4. CUT BRICK, TILE OR MASONRY ON PERVIOUS AREA, GRASS OR LOOSENED SOIL WITHIN THE BOUNDARIES.
5. REMOVE CONTROLS ONLY WHEN CONSTRUCTION IS COMPLETE.
6. DISPOSE OF SEDIMENT IN A SUITABLE LOCATION.
7. USE STABILIZED ENTRY CONTROL WHERE REQU: BY COUNCIL.

SEDIMENT CONTROL BARRIER

FOR BUILDING SETOUT AND IN GENERAL ALWAYS USE STAMPED APPROVAL PLANS

NOTE:
Frame Dimensions - Dimensions on drawings are nominal dimensions to the structural timber frames and DO NOT indicate the finished room sizes or ceiling heights.
Room Dimensions - Allowances of up to, and at times greater than 40mm, must be made for finished room sizes measured between wall linings, with allowances of up to, and at times greater than 80mm, when measured between skirtings
Ceiling Heights - Are nominal dimensions from concrete slab/ timber flooring to underside of roof trusses and/ or first floor joists. Allowances of up to, and at times greater than 80mm, must be made for the finished ceiling height.
Brickwork Dimensions - Dimensions on drawings are dimensioned to bricks only and do not include the thicknesses of any applied finishes. Allowances of up to, and at times greater or less than 40mm must be made when measuring overall brickwork.

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: ..... DATE: .....
OWNER SIGNED: ..... DATE: .....
BUILDER SIGNED: ..... DATE: .....

Issue:	Details & Date:	
1	*Preliminary Drawings	08.11.2020
2	*Preliminary Drawings	25.11.2020
3	*Preliminary Drawings	09.12.2020
A	*Office Review	28.01.2021
B	*DA plans for Basix	12.02.2021
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G.J. Gardner HOMES
Builders Details
Sydney West NSW Lic No. 309650c

Blue Water Manor Facade

Prepared by 199820 GJG
Office (02) 4758-6200
Building Designers
Contact: Greg McTavish
McTavishDesign
Accredited NatHERS Assessor

CLIENT: Miranda and Mauro Steffan

DRAWING TITLE: STANDARDS AND REGULATIONS
SCALE

PROJECT: New 2 Storey Dwelling
Lot Lot No 1 DP No 1231299
Street 150 Church Lane
Suburb Cranebrook NSW

SHEET SIZE: A3
JOB NO: xxxxxx
DRAWN: GM
DATE: 12.02.2021

FLOOR AREAS:

Ground Floor	222.36 m²
Garage	63.44 m²
Porch	8.83 m²
Alfresco	35.77 m²
Rear Patio	6.95 m²
First Floor	184.96 m²
Balc 1	8.69 m²
Balc 2	7.53 m²
Balc 3	12.30 m²
TOTAL:	**550.83 m²**

G.J. Gardner HOMES

Builders Details

Sydney West NSW Lic No. 309650c

Blue Water Manor Facade

Prepared by
Office 0447 53-6200
Building Designers
199820 GJG
Contact: Grey McTavish
McTavishDesign
Accredited NatHERS Assessor

CLIENT: Miranda and Mauro Steffan

DRAWING TITLE: SET OUT PLAN

SCALE 1:200, 1:1000

PROJECT: New 2 Storey Dwelling

Lot Lot No 1 DP No 1231299

Street 150 Church Lane

Suburb Cranebrook NSW

JOB NO: xxxxx

SHEET SIZE: A3

DRAWN: G-M

DATE: 12.02.2021

FLOOR AREAS:

Ground Floor 222.36 m²
Garage 63.44 m²
Porch 8.83 m²
Alfresco 35.77 m²
Rear Patio 6.95 m²
First Floor 184.86 m²
Balc 1 6.59 m²
Balc 2 7.53 m²
Balc 3 12.30 m²
TOTAL: 550.83 m²

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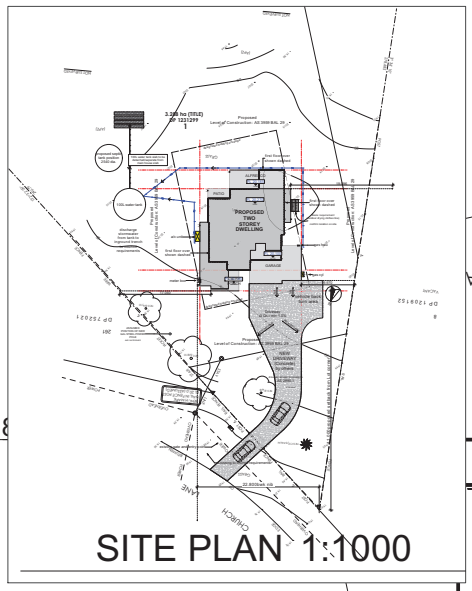

SITE SETOUT PLAN 1:200

first floor over shown dashed
ALFRESCO
PATIO
14.610
PROPOSED TWO STOREY DWELLING
10.970
GARAGE
ENTRY PORCH
9.970
brick nib
15.834 house cnr
17.040
11.712 house cnr
vehicle back turn area
NEW DRIVEWAY (Concrete) by others
42.950 garage corner
46.057
BENCH MARK NAIL IN FENCE POST RL 20.0 (ASSUMED)
GATE
POST
RAIL
FENCE
LINE
OVERHEAD
POWER
BITUMEN
LANE
CHURCH
EDGE
GRASS
STAY
PICKET
TR 0.3/6/10
TR 0.5/8/10
TR 0.3/6/8
TR 0.7/2/5 PALM

Suppliers must Refer to Stamped Construction Plans

G.J. Gardner HOMES
Builders Details
Sydney West NSW Lic No. 309650c

Blue Water Manor Facade

Prepared by:
Office 02 4733 6200
Building Designers
Contact: Grey McTavish
McTavishDesign
Accredited NatHERS Assessor 199820 GJG

CLIENT: Miranda and Mauro Steffan

DRAWING TITLE: SITE PLAN & STORMWATER DISPOSAL

SCALE 1:200

PROJECT: New 2 Storey Dwelling

Lot Lot No 1 DP No 1231299
Street 150 Church Lane
Suburb Cranebrook NSW

JOB NO: xxxxx
SHEET SIZE: A3
DRAWN: GM
DATE: 12.02.2021

FLOOR AREAS:

Ground Floor 222.36 m²
Garage 63.44 m²
Porch 8.83 m²
Alfresco 35.77 m²
Rear Patio 6.95 m²
First Floor 184.96 m²
Balc 1 8.69 m²
Balc 2 7.53 m²
Balc 3 12.30 m²
TOTAL: 550.83 m²

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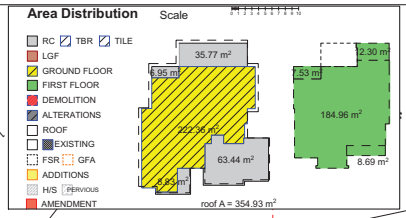


View Elevation 4 Rear

View Elevation 1 Front

SITE PLAN 1:200

Proposed Construction: AS 3959 BAL 29

designated building envelope

first floor over shown dashed

ALFRESCO
FL 20.185
-0.085

PATIO
FL 20.270
0.000

PROPOSED TWO STOREY DWELLING

Basix requirement
(outdoor drying clothes line)
confirm location on site

Proposed Level of Construction: AS 3959 BAL 29

100L water tank

100L water tank slab to be detached/separate from main house slab

discharge stormwater from tank to inground trench to council requirements

a/c unit

gas hwu

FL 20.100
-0.170

GARAGE

gas cyl

ENTRY PORCH

meter box

19.096

9.970

17.040

vehicle back turn area

N

Driveway
G Dn= min 1.0%

fall to pervious

ASSUMED POSITION OF NEW GAL STEEL POWER POLE AND WATERSHED

Proposed Level of Construction: AS 3959 BAL 29

NEW DRIVEWAY (Concrete) by others

driveway access to comply to AS 2890.1

274.44 m²

BENCH MARK NAIL IN FENCE POST RL 20.0 (ASSUMED)

existing gate and entry point

crossing to council requirements

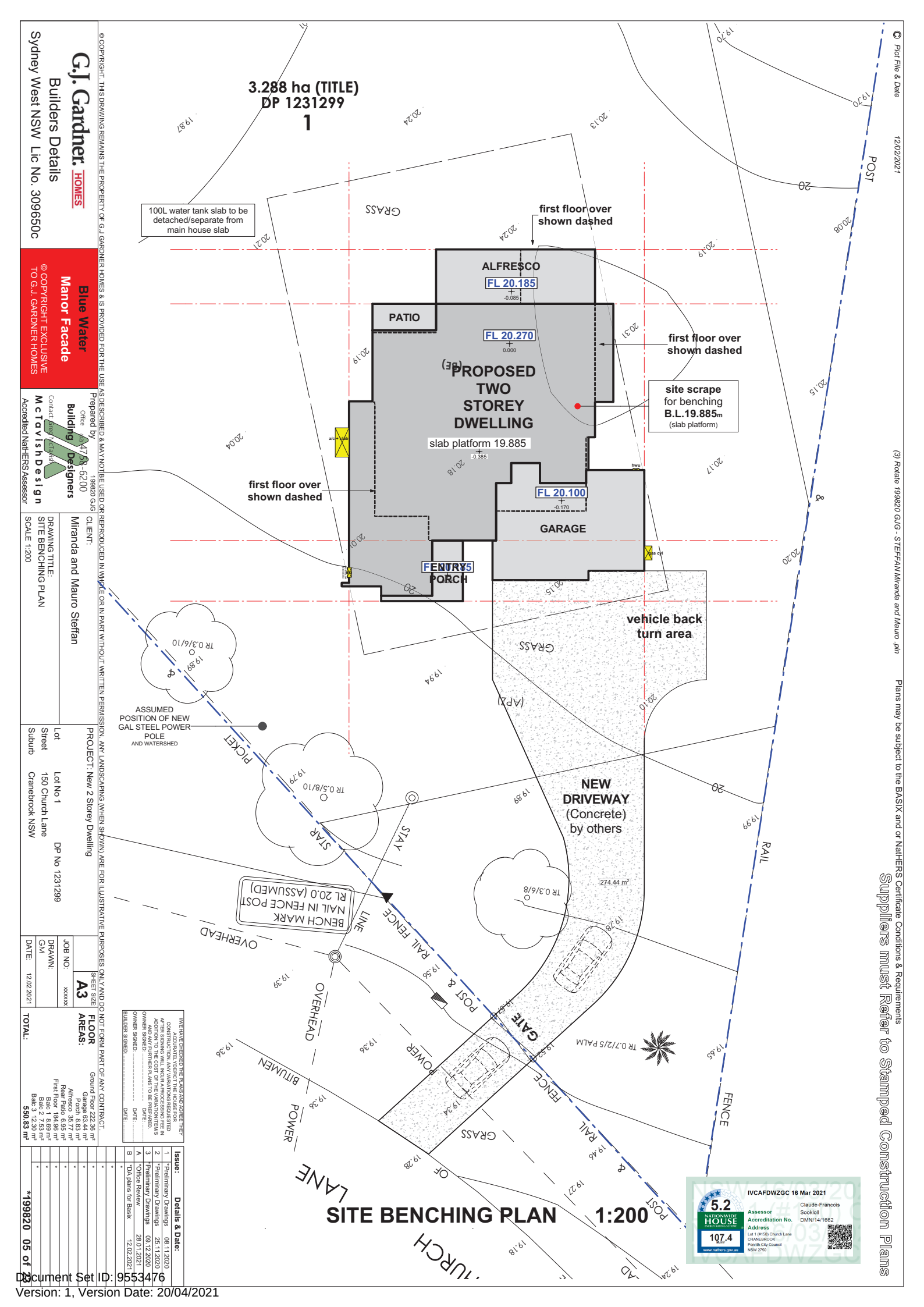
22.800 bwk nib

41.000 proposed setback from Lot corner

IVCAFDWZGC 16 Mar 2021
5.2 NATIONWIDE HOUSE ENERGY RATING SCHEME
Assessor Claude-Francois Sookloll
Accreditation No. DMN/14/1662
Address Lot 1 (#150) Church Lane CRANEBROOK, Penrith City Council NSW 2750
107.4 MJ/m²
www.nathers.gov.au

Suppliers must Refer to Stamped Construction Plans

Plans may be subject to the BASIX and or NatHERS Certificate Conditions & Requirements



G.J. Gardner HOMES
Builders Details
Sydney West NSW Lic No. 309650c

Blue Water Manor Facade
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Prepared by
Office 0447 08-6200
Building Designers
Contact: Grey McTavish
McTavishDesign
Accredited NatHERS Assessor

199820 GJG

CLIENT: Miranda and Mauro Steffan

DRAWING TITLE: SITE BENCHING PLAN
SCALE 1:200

PROJECT: New 2 Storey Dwelling
Lot Lot No 1 DP No 1231299
Street 150 Church Lane
Suburb Cranebrook NSW

JOB NO: xxxxx
SHEET SIZE: A3
DRAWN: G-M
DATE: 12.02.2021

FLOOR AREAS:

Ground Floor	222.36 m²
Garage	63.44 m²
Porch	8.83 m²
Alfresco	35.77 m²
Rear Patio	6.95 m²
First Floor	184.86 m²
Balc 1	16.67 m²
Balc 2	7.53 m²
Balc 3	12.30 m²
TOTAL:	**550.83 m²**

WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INVOLVE AN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.
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IVCAFDWZGC 16 Mar 2021
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107.4 MJ/m²
www.nathers.gov.au
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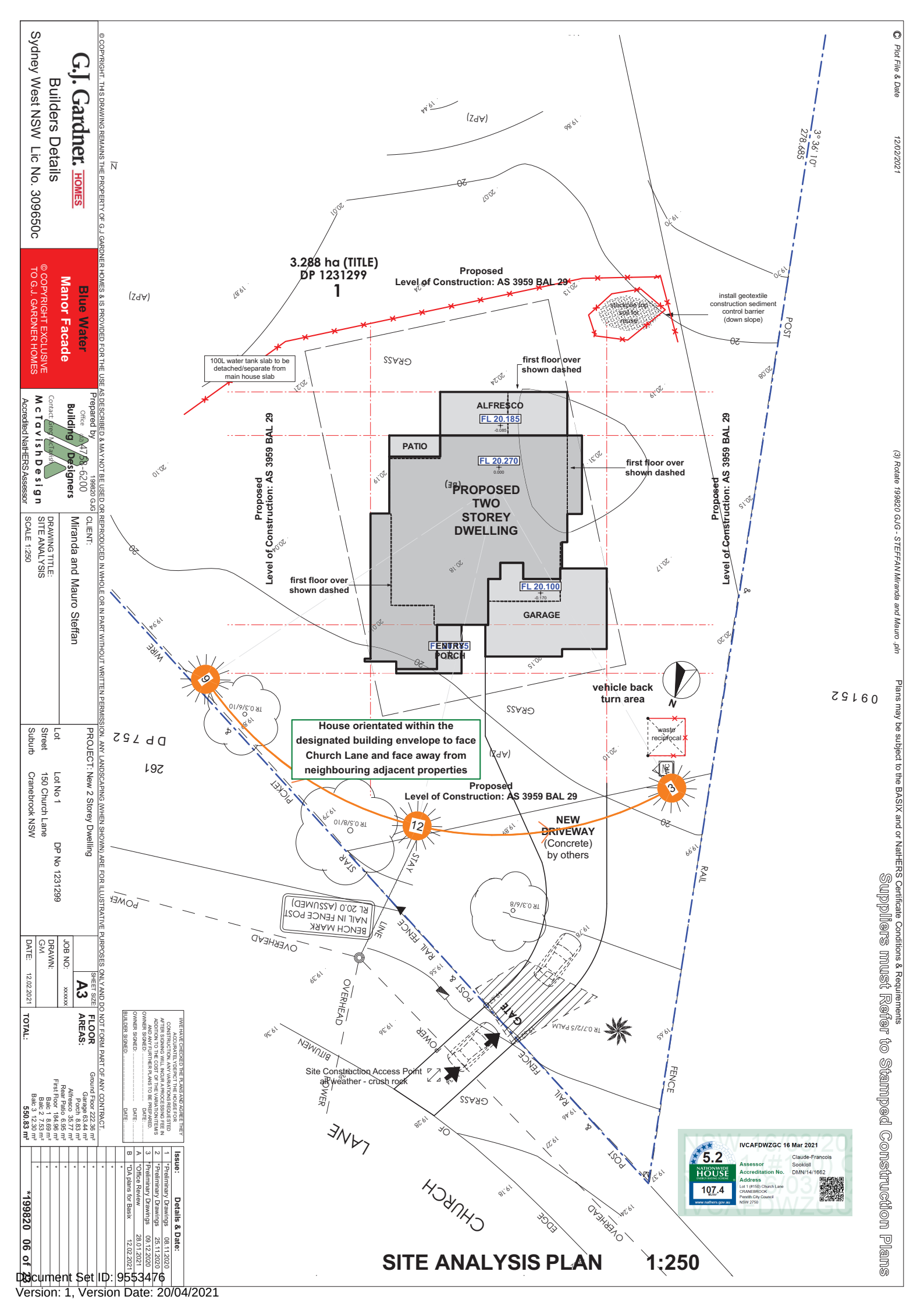
Address: Lot 1 (#150) Church Lane CRANEBROOK Penrith City Council NSW 2750



G.J. Gardner HOMES

Builders Details

Sydney West NSW Lic No. 309650c

Blue Water Manor Facade

Prepared by
Office 02 4733-6200
Building Designers
199820 GJG
Contact: Grey McTavish
McTavishDesign
Accredited NatHERS Assessor

CLIENT: Miranda and Mauro Steffan

DRAWING TITLE: SITE ANALYSIS

SCALE 1:250

PROJECT: New 2 Storey Dwelling

Lot Lot No 1 DP No 1231299

Street 150 Church Lane

Suburb Cranebrook NSW

JOB NO: xxxxx

SHEET SIZE: A3

DRAWN: G-M

DATE: 12.02.2021

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*199820 06 of

IVCAFDWZGC 16 Mar 2021

5.2 NATIONWIDE HOUSE ENERGY RATING SCHEME

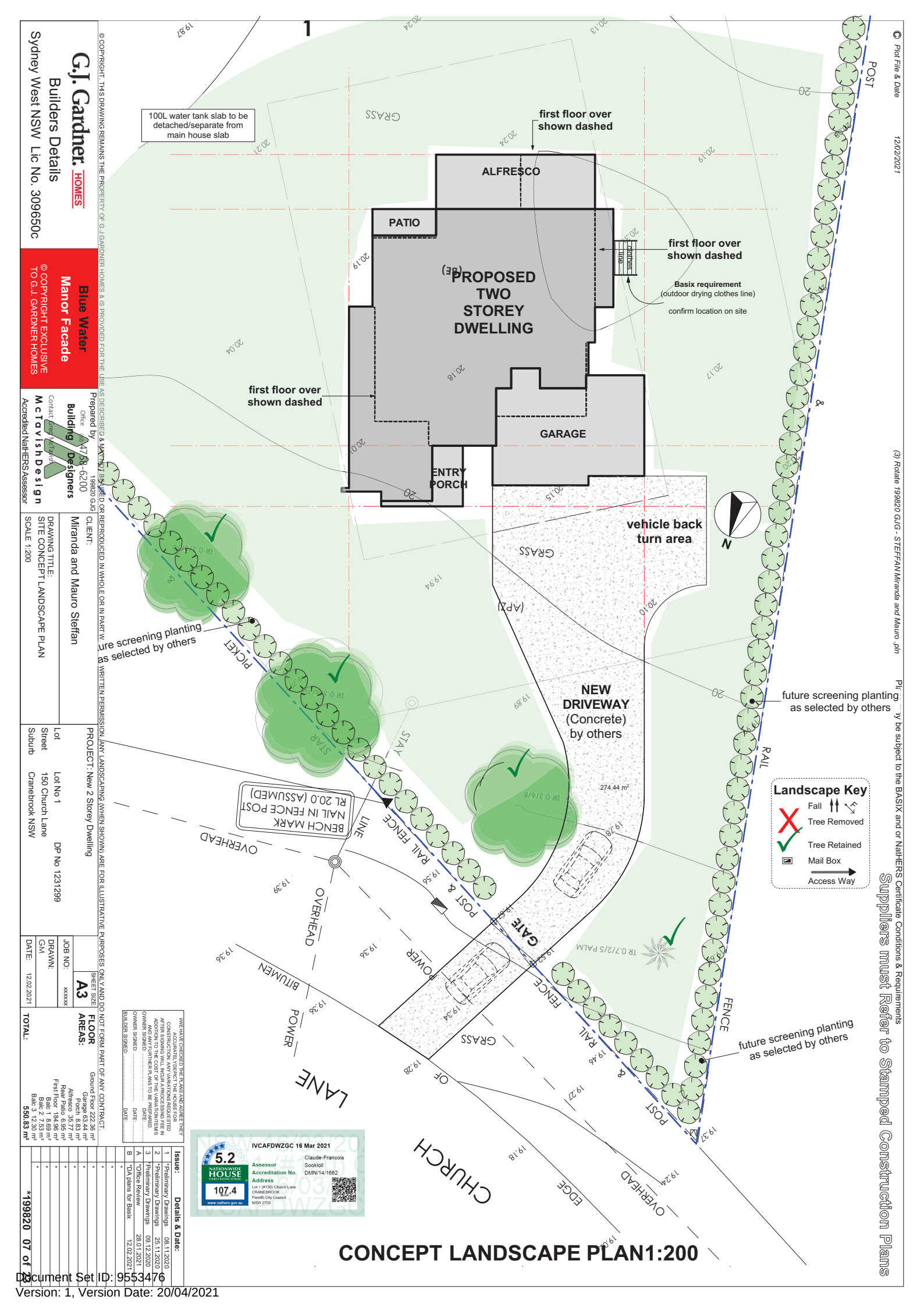
107.4 MJ/m²

www.nathers.gov.au

Assessor: Claude-Francois Sookloll

Accreditation No.: DMN/14/1662

Address: Lot 1 (#150) Church Lane CRANEBROOK Penrith City Council NSW 2750



G.J. Gardner HOMES
Builders Details
Sydney West NSW Lic No. 309650c

Blue Water Manor Facade
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Prepared by:
Office 0417 63-6200
Building Designers
Contact: Grey McTavish
McTavishDesign
Accredited NatHERS Assessor 199820 GJG

CLIENT: Miranda and Mauro Steffan

DRAWING TITLE: SITE CONCEPT LANDSCAPE PLAN
SCALE 1:200

PROJECT: New 2 Storey Dwelling
Lot Lot No 1 DP No 1231299
Street 150 Church Lane
Suburb Cranebrook NSW

JOB NO: xxxxx
SHEET SIZE: A3
DRAWN: GM
DATE: 12.02.2021

FLOOR AREAS:

Ground Floor	222.36 m²
Garage	63.44 m²
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TOTAL:	**550.83 m²**

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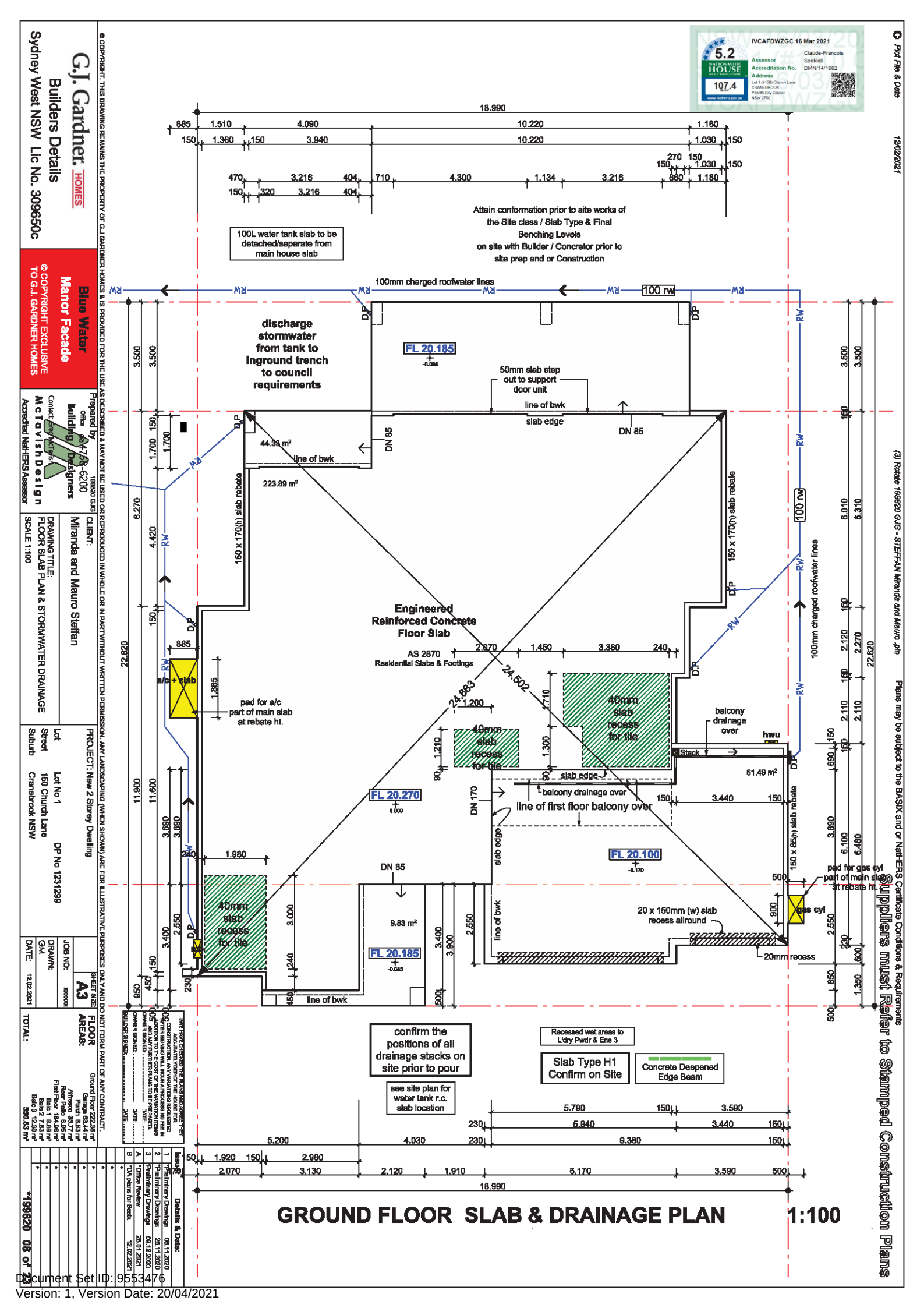
*199820 07 of

© Plot File & Date 12/02/2021
(3) Rotate 199820 GJG - STEFFAN Miranda and Mauro .pln
Plans may be subject to the BASIX and or NatHERS Certificate Conditions & Requirements
Suppliers must Refer to Stamped Construction Plans



Plot File & Date 12/02/2021 (3) Rotate 199820 GJG - STEFFAN Miranda and Mauro .pln

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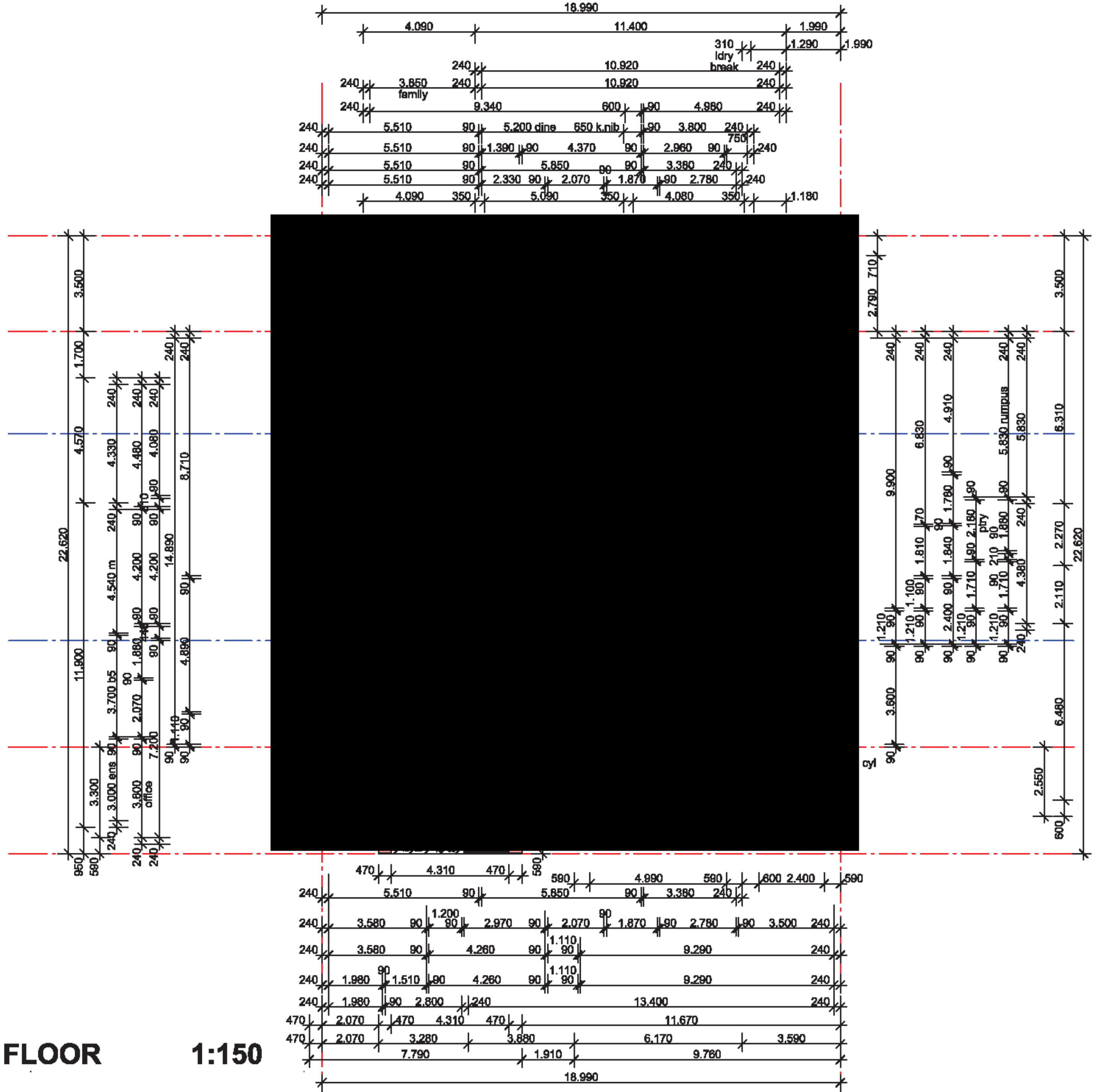

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IVCAFDWZGC 16 Mar 2021
5.2 NATIONWIDE HOUSE
107.4
www.nathers.gov.au
Assessor: Claude-Francois Sookloll
Accreditation No. DMN/14/1662
Address: Lot 1 (#150) Church Lane CRANEBROOK Penrith City Council NSW 2750

GROUND FLOOR

1:150

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.
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BUILDER SIGNED: .... DATE: ....

Plot File & Date 12/02/2021

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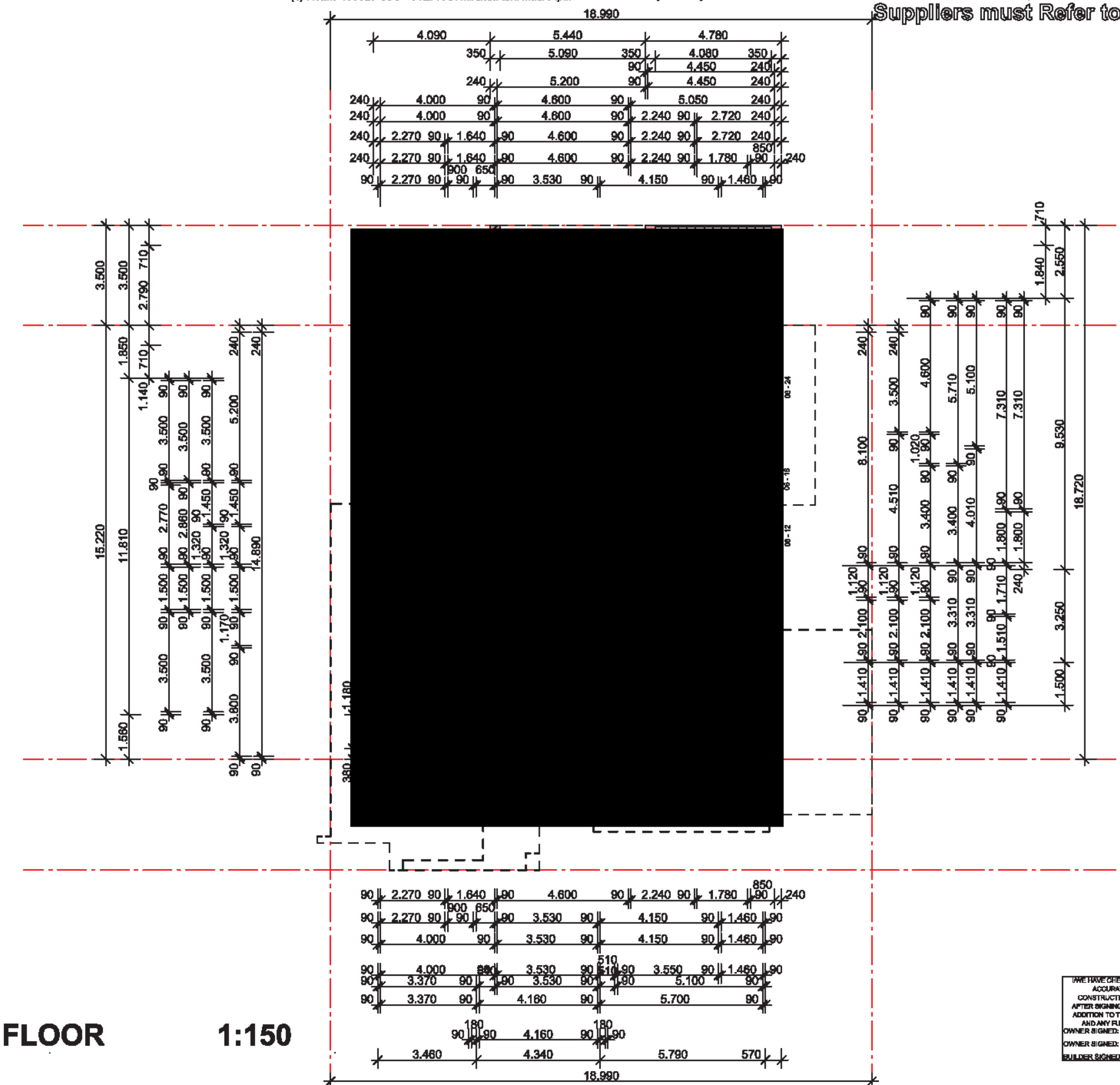

FIRST FLOOR 1:150

IVCAFDWZGC 16 Mar 2021
5.2 NATIONWIDE HOUSE
107.4
Assessor: Claude-Francois Sookloll
Accreditation No.: DMN/14/1662
Address: Lot 1 (#150) Church Lane CRANEBROOK Penrith City Council NSW 2750
www.nathers.gov.au

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G.J. Gardner. HOMES
Builders Details
Sydney West NSW Lic No. 309650c

Blue Water
Manor Facade

Prepared by 199820 GJG
Office (02) 4758-6200
Building Designers
Contact: Greg McTavish
McTavish Design
Accredited NatHERS Assessor

CLIENT: Miranda and Mauro Steffan
DRAWING TITLE: FIRST FLOOR 150
SCALE 1:150

PROJECT: New 2 Storey Dwelling
Lot: Lot No 1 DP No 1231299
Street: 150 Church Lane
Suburb: Cranebrook NSW

SHEET SIZE: A3
JOB NO: xxxxxx
DRAWN: GM
DATE: 12.02.2021

FLOOR AREAS:

Ground Floor	222.36 m²
Garage	63.44 m²
Porch	6.83 m²
Alfresco	35.77 m²
Rear Patio	6.95 m²
First Floor	184.86 m²
Balc 1	8.69 m²
Balc 2	7.53 m²
Balc 3	12.30 m²
TOTAL:	550.83 m²

*199820 10 of 23

G.J. Gardner HOMES
Builders Details
Sydney West NSW Lic No. 309650c

Blue Water Manor Facade

Prepared by
office 02 4758-6200
Building Designers
189820 GJG
Contact: Drew McTavish
McTavishDesign
Accredited NatHERS Assessor

CLIENT: Miranda and Mauro Steffan

DRAWING TITLE: GROUND FLOOR PLAN
SCALE 1:100

PROJECT: New 2 Storey Dwelling
Lot: Lot No 1 DP No 1231299
Street: 150 Church Lane
Suburb: Cranebrook NSW

JOB NO: XXXXX
DRAWN: GM
DATE: 12.02.2021
SHEET SIZE: A3

FLOOR AREAS:
Ground Floor 222.38 m²
Garage 63.44 m²
Porch 8.83 m²
Alfresco 35.77 m²
Rear Patio 6.95 m²
First Floor 184.86 m²
Balc 1 7.53 m²
Balc 2 7.53 m²
Balc 3 12.30 m²
TOTAL: 550.83 m²

Issue:	Details & Date:
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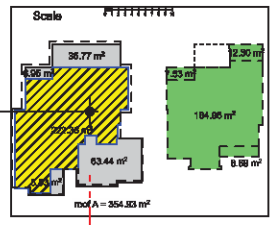
03 - 100

IVCAFDWZGC 16 Mar 2021
5.2 NATIONWIDE HOUSE ENERGY RATING SCHEME
107.4 MJ/m²
www.nathers.gov.au
Assessor: Claude-Francois Sookloll
Accreditation No.: DMN/14/1662
Address: Lot 1 (#150) Church Lane CRANEBROOK Penrith City Council NSW 2750

Scale



Slab Type H1
Confirm on Site

A: = **New Total Bldg 550.83m2**
Incl Alfresco
Incl Entry Porch
Incl Rear Patio
Incl Balconys

T2 Timber Frames throughout

Recessed wet areas to L'dry Pwdr & Ens 3

Standard skirting tile PWD, Ensuite WC. Waa Area outside Bathroom & Separate WC

02 - 100

04 - 100

C

D

BUILDER SIGNED: ..... DATE: .....
OWNER SIGNED: ..... DATE: .....
OWNER SIGNED: ..... DATE: .....

PLEASE CHECK THE PLANS FOR ACCURACY BEFORE THE HOUSE IS SET OUT FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER THIS STAGE MAY INCUR ADDITIONAL COSTS IN ADDITION TO THE COST OF THE VARIATION ITEM AND ANY FURTHER PLANS TO BE PREPARED.

GROUND FLOOR PLAN 01 - 100 1:100

G.J. Gardner HOMES

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Blue Water Manor Facade

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Contact: Andrew McTavish
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Accredited NatHERS Assessor

199820 GJG

CLIENT: Miranda and Mauro Steffan

DRAWING TITLE: FIRST FLOOR PLAN

SCALE 1:100, 1:800

PROJECT: New 2 Storey Dwelling

Lot Lot No 1 DP No 1231299

Street 150 Church Lane

Suburb Cranebrook NSW

JOB NO: XXXXX

DRAWN: GM

DATE: 12.02.2021

SHEET SIZE: A3

FLOOR AREAS:

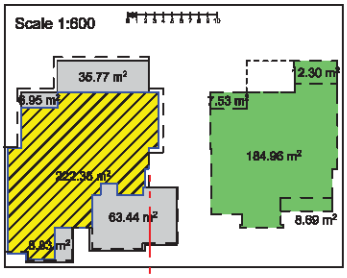
Ground Floor 222.38 m²
Garage 63.44 m²
Porch 8.83 m²
Alfresco 35.77 m²
Rear Patio 6.95 m²
First Floor 184.96 m²
Balc 1 8.69 m²
Balc 2 7.53 m²
Balc 3 12.30 m²
580.83 m²

TOTAL:

Issue:	Details & Date:
1	*Preliminary Drawings 06.11.2020
2	*Preliminary Drawings 26.11.2020
3	*Preliminary Drawings 09.12.2020
A	*Office Review 28.01.2021
B	*DA plans for Desix 12.02.2021

199820 12 of 25

Scale 1:600



03 - 100

IVCAFDWZGC 16 Mar 2021
5.2 NATIONWIDE HOUSE ENERGY RATING SCHEME
107.4
Assessor Claude-Francois Sooklal
Accreditation No. DMN/14/1662
Address Lot 1 (#150) Church Lane CRANEBROOK Penrith City Council NSW 2750
www.nathers.gov.au

02 - 100

04 - 100

01 - 100

ens eave vent

tassy oak treads

Provide 2430 (H) Corinthian Motive Internal doors throughout ground floor of dwelling. First floor Bedroom entry doors & linen (Excludes Media)

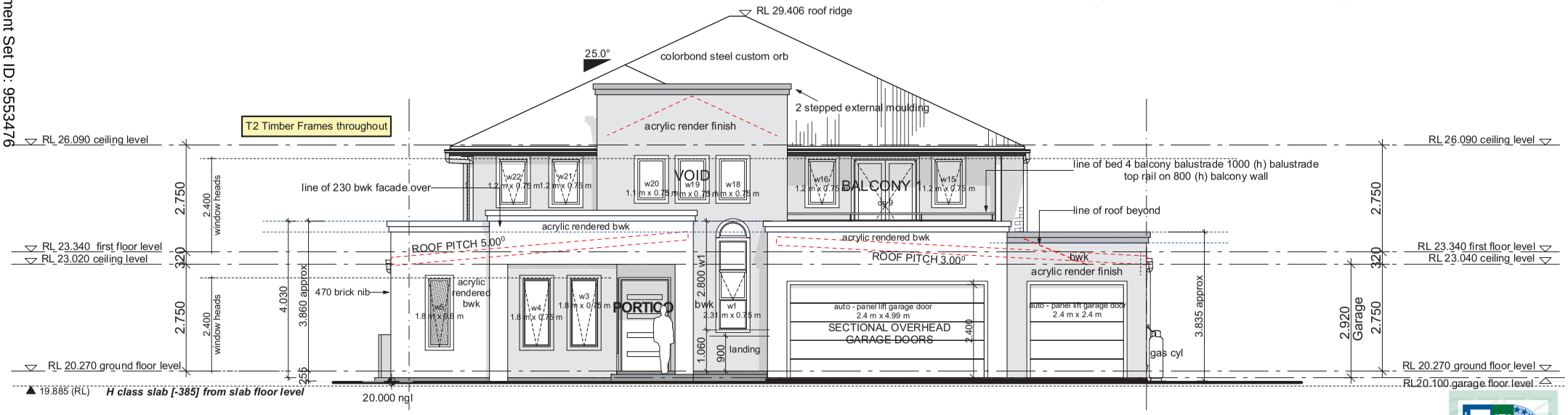
Standard skirting tile PWD, Ensuite WC. Wes Area outside Bathroom & Separate WC

FIRST FLOOR PLAN 1:100

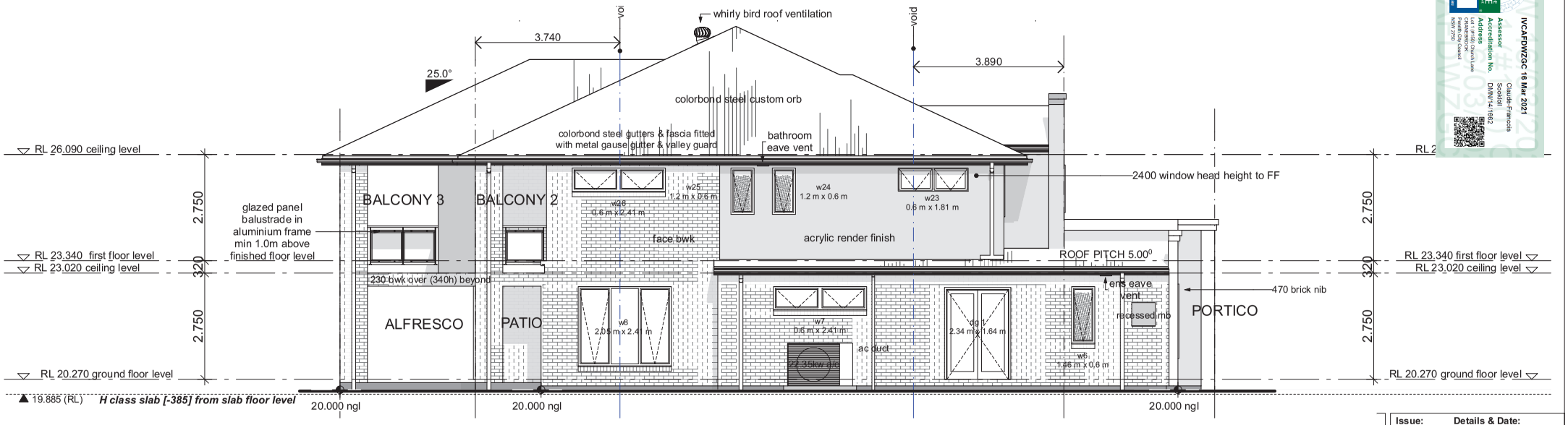
Document Set ID: 9553476
Version: 1, Version Date: 20/04/2021

Plans may be subject to the BASIX and or NatHERS Certificate Conditions & Requirements

Suppliers must Refer to Stamped Construction Plans



FRONT ELEVATION north 1:100



SIDE ELEVATION east 1:100

Issue:	Details & Date:	
1	*Preliminary Drawings	08.11.2020
2	*Preliminary Drawings	25.11.2020
3	*Preliminary Drawings	09.12.2020
A	*Office Review	28.01.2021
B	*DA plans for Basix	12.02.2021

G.J. Gardner HOMES
Builders Details
Sydney West NSW Lic No. 309650c

Blue Water Manor Facade

Prepared by 199820 GJG
Office (02) 4758-6200
Building Designers
Contact: Greg McTavish
McTavishDesign
Accredited NatHERS Assessor

CLIENT: Miranda and Mauro Steffan

DRAWING TITLE: ELEVATIONS 01

SCALE 1:100

PROJECT: New 2 Storey Dwelling

Lot Lot No 1 DP No 1231299
Street 150 Church Lane
Suburb Cranebrook NSW

SHEET SIZE: A3

JOB NO: xxxxxx

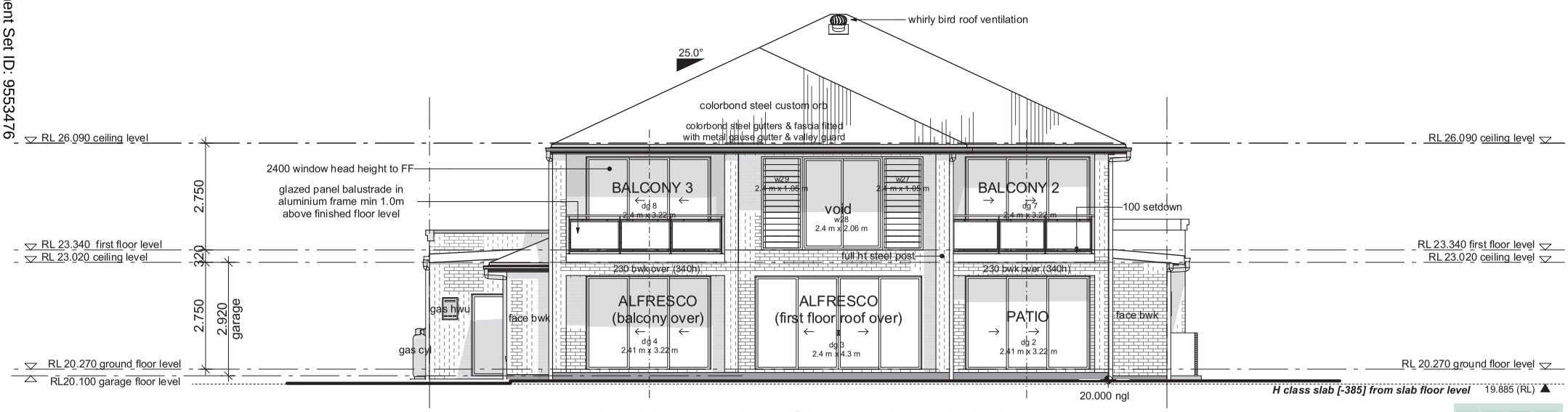
DRAWN: GM

DATE: 12.02.2021

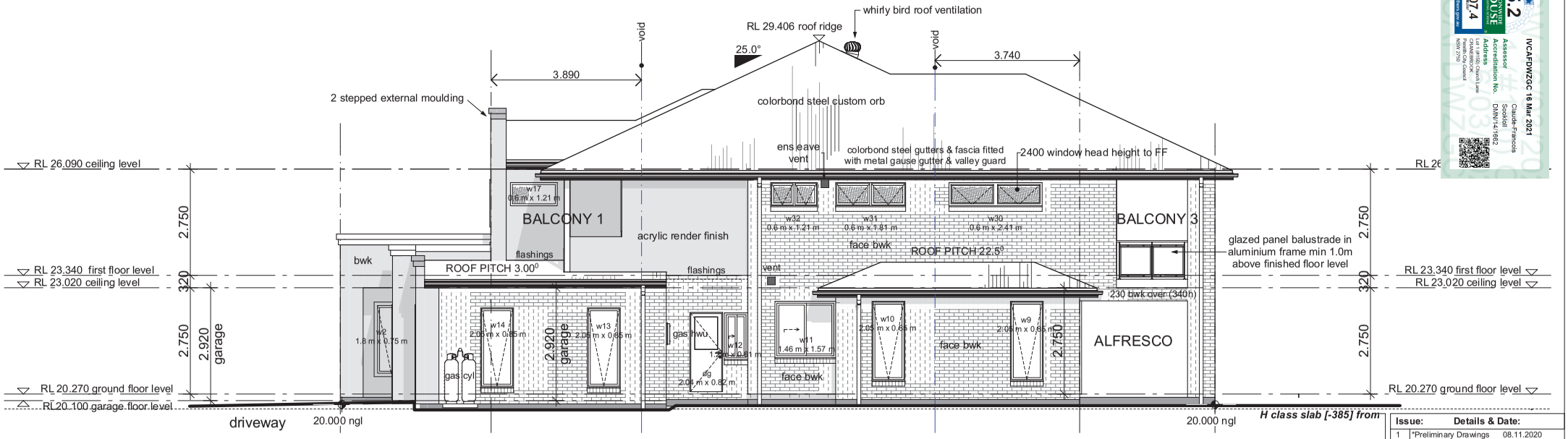
FLOOR AREAS:	
Ground Floor	222.36 m²
Garage	63.44 m²
Porch	8.83 m²
Alfresco	35.77 m²
Rear Patio	6.95 m²
First Floor	184.96 m²
Balc 1	8.69 m²
Balc 2	7.53 m²
Balc 3	12.30 m²
TOTAL:	550.83 m²

Plans may be subject to the BASIX and or NatHERS Certificate Conditions & Requirements

Suppliers must Refer to Stamped Construction Plans



REAR ELEVATION south 1:100



SIDE ELEVATION west 1:100

Issue:	Details & Date:	
1	*Preliminary Drawings	08.11.2020
2	*Preliminary Drawings	25.11.2020
3	*Preliminary Drawings	09.12.2020
A	*Office Review	28.01.2021
B	*DA plans for Basix	12.02.2021

G.J. Gardner HOMES
Builders Details
Sydney West NSW Lic No. 309650c

Blue Water Manor Facade
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Prepared by 199820 GJG
Office (02) 4758-6200
Building Designers
Contact: Greg McTavish
McTavishDesign
Accredited NatHERS Assessor

CLIENT: Miranda and Mauro Steffan

DRAWING TITLE: ELEVATIONS 02

SCALE 1:100

PROJECT: New 2 Storey Dwelling

Lot Lot No 1 DP No 1231299
Street 150 Church Lane
Suburb Cranebrook NSW

SHEET SIZE: A3
JOB NO: xxxxxx
DRAWN: GM
DATE: 12.02.2021

FLOOR AREAS:

Ground Floor	222.36 m²
Garage	63.44 m²
Porch	8.83 m²
Alfresco	35.77 m²
Rear Patio	6.95 m²
First Floor	184.96 m²
Balc 1	8.69 m²
Balc 2	7.53 m²
Balc 3	12.30 m²
TOTAL:	550.83 m²

*199820 14 of 23

Plot File & Date 12/02/2021 (3) Rotate 199820 GJG - STEFFAN Miranda and Mauro .pln

Plans may be subject to the BASIX and or NatHERS Certificate Conditions & Requirements

Suppliers must Refer to Stamped Construction Plans

a stair =>1.0m in rise must be

balustrades & fall protection in accordance with the NCC

restricted window openings to fall protection requirements

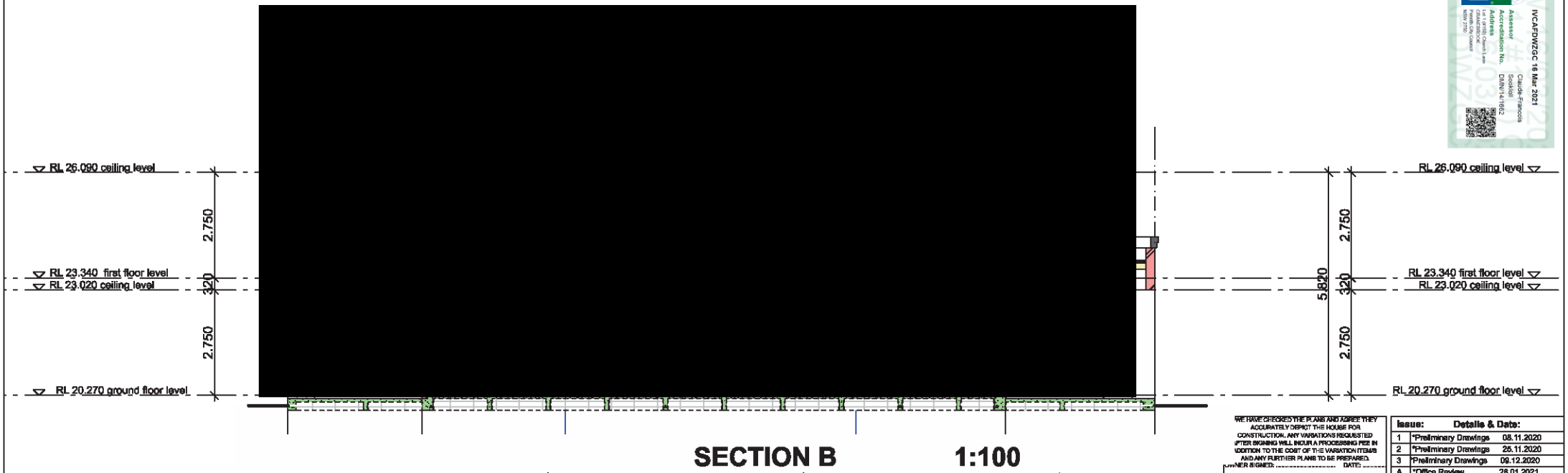
STANDARDS AS/NZS

T2 Timber Frames throughout

Slab Type H1 Confirm on Site

AS 3600 Termite Management NCC 3.1.3.3., 3.1.3.4.

SECTION A 1:100



SECTION B 1:100

<u>Important Note</u> - Reference should also be made to the NCC regarding condensation in buildings

WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: ..... DATE: .....

OWNER SIGNED: ..... DATE: .....

BUILDER SIGNED: ..... DATE: .....

Issue:	Details & Date:	
1	*Preliminary Drawings	08.11.2020
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B	*DA plans for Basix	12.02.2021

G.J. Gardner HOMES
Builders Details
Sydney West NSW Lic No. 309650c

Blue Water Manor Facade
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Prepared by 199820 GJG
Office 0447[illegible]-6200
Building Designers
Contact: Greg McTavish
McTavishDesign
Accredited NatHERS Assessor

CLIENT: Miranda and Mauro Steffan

DRAWING TITLE: SECTIONS A & B

SCALE 1:100

PROJECT: New 2 Storey Dwelling

Lot Lot No 1 DP No 1231299
Street 150 Church Lane
Suburb Cranebrook NSW

SHEET SIZE: A3

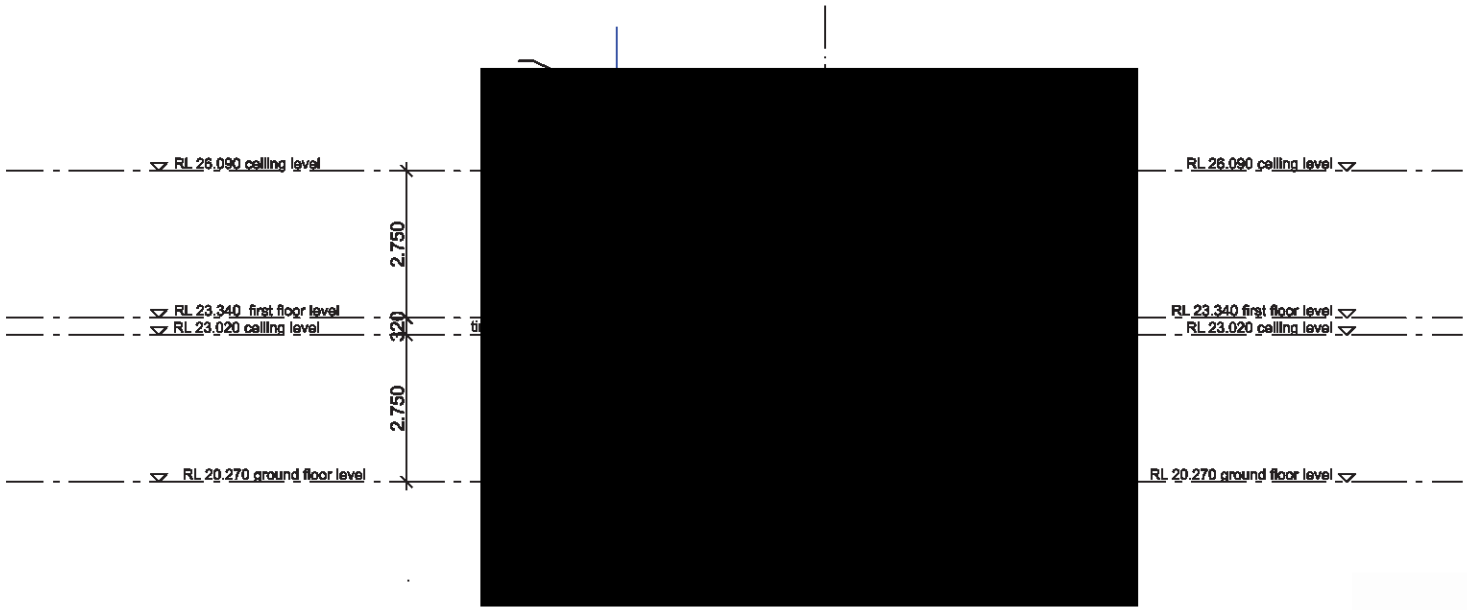
JOB NO: xxxxxx

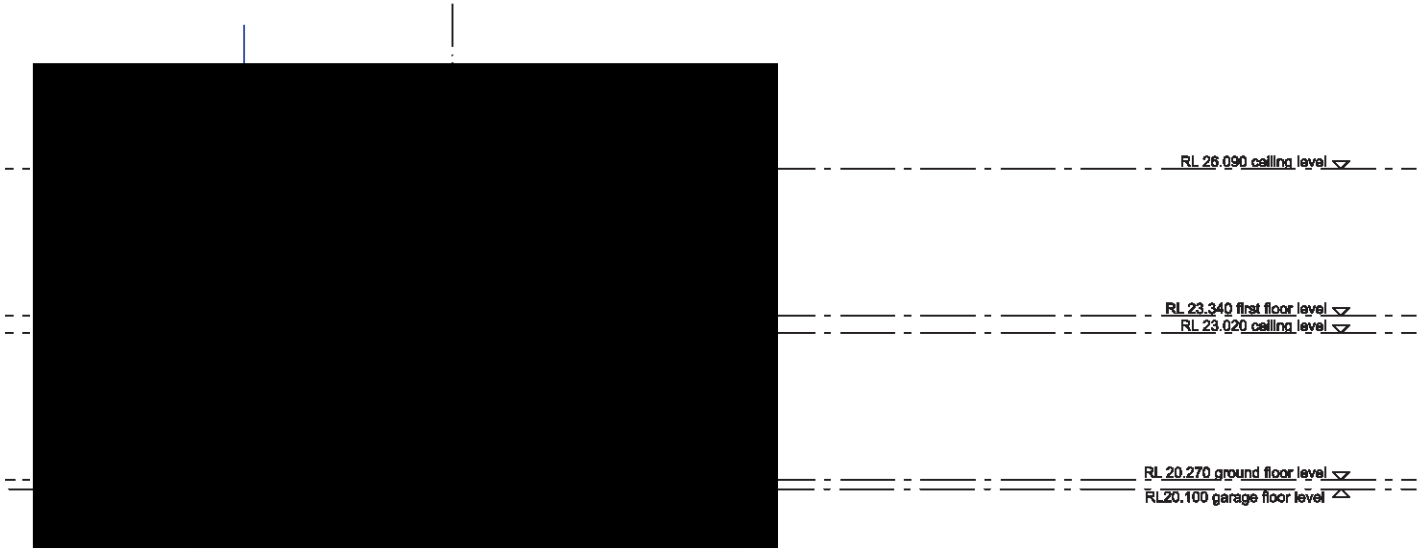
DRAWN: GM

DATE: 12.02.2021

FLOOR AREAS:

Ground Floor	222.36 m²
Garage	53.44 m²
Porch	6.53 m²
Alfresco	35.77 m²
Rear Patio	6.95 m²
First Floor	184.86 m²
Balc 1	6.69 m²
Balc 2	7.53 m²
Balc 3	12.30 m²
TOTAL:	550.63 m²





SECTION D 1:100

Section Bed 4 Balcony 1

WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.
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OWNER SIGNED: ..... DATE: .....
BUILDER SIGNED: ..... DATE: .....

Issue:	Details & Date:	
1	*Preliminary Drawings	08.11.2020
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3	*Preliminary Drawings	09.12.2020
A	*Office Review	28.01.2021
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G.J. Gardner HOMES
Builders Details
Sydney West NSW Lic No. 309650c

Blue Water Manor Facade
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Prepared by 199820 GJG
Office 02 4758-6200
Building Designers
Contact: Greg McTavish
McTavishDesign
Accredited NatHERS Assessor

CLIENT: Miranda and Mauro Steffan

DRAWING TITLE: SECTIONS C & D & BED 4 BALCONY
SCALE 1:100

PROJECT: New 2 Storey Dwelling
Lot Lot No 1 DP No 1231299
Street 150 Church Lane
Suburb Cranebrook NSW

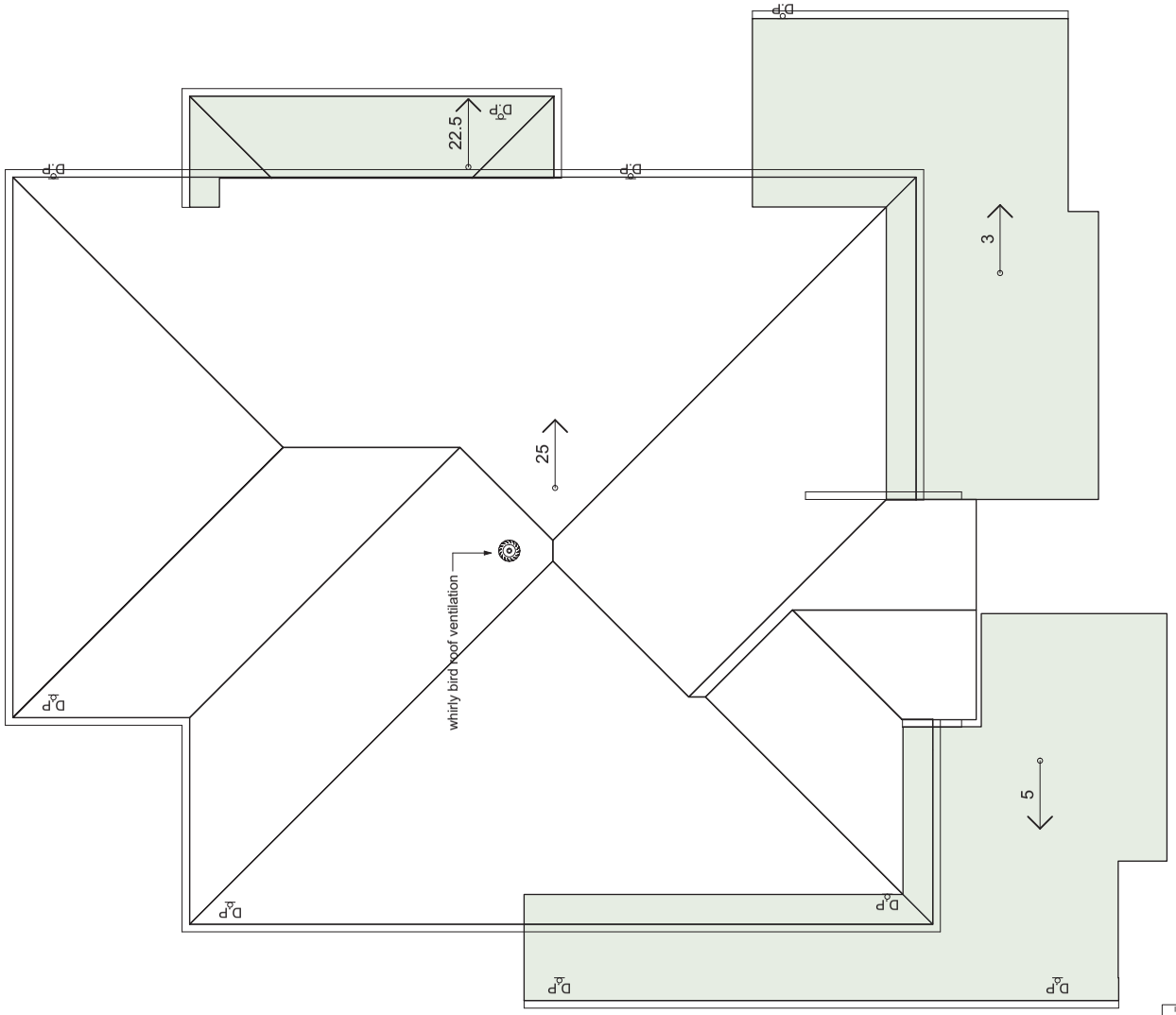
SHEET SIZE: A3
JOB NO: xxxxxx
DRAWN: GM
DATE: 12.02.2021

FLOOR AREAS:

Ground Floor	222.36 m²
Garage	83.44 m²
Porch	6.83 m²
Alfresco	35.77 m²
Rear Patio	6.95 m²
First Floor	184.86 m²
Balc 1	6.69 m²
Balc 2	7.53 m²
Balc 3	12.30 m²
TOTAL:	590.83 m²

Plans may be subject to the BASIX and or NatHERS Certificate Conditions & Requirements

Suppliers must Refer to Stamped Construction Plans



1:100

ROOF PLAN

IVCAFDWZGC 16 Mar 2021
Claude-Francois Soucisse
DMN14/1662
Assessor Accreditation No.
Address
Lot 1 (#150) Church Lane CRANEBROOK Penrith City Council NSW 2750
5.2 NATIONWIDE HOUSE ENERGY RATING
107.4
www.nathers.gov.au

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: ..... DATE: .....
OWNER SIGNED: ..... DATE: .....
BUILDER SIGNED: ..... DATE: .....

Issue:	Details & Date:	
1	*Preliminary Drawings	08.11.2020
2	*Preliminary Drawings	25.11.2020
3	*Preliminary Drawings	09.12.2020
A	*Office Review	28.01.2021
B	*DA plans for Basix	12.02.2021
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	*	
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	*	
	*	
	*	

G.J. Gardner HOMES
Builders Details
Sydney West NSW Lic No. 309650c

Blue Water Manor Facade

Prepared by 199820 GJG
Office (02) 4758-6200
Building Designers
Contact: Greg McTavish
McTavishDesign
Accredited NatHERS Assessor

CLIENT: Miranda and Mauro Steffan

DRAWING TITLE: ROOF PLAN

SCALE 1:100

PROJECT: New 2 Storey Dwelling

Lot Lot No 1 DP No 1231299
Street 150 Church Lane
Suburb Cranebrook NSW

SHEET SIZE: A3

JOB NO: xxxxxx

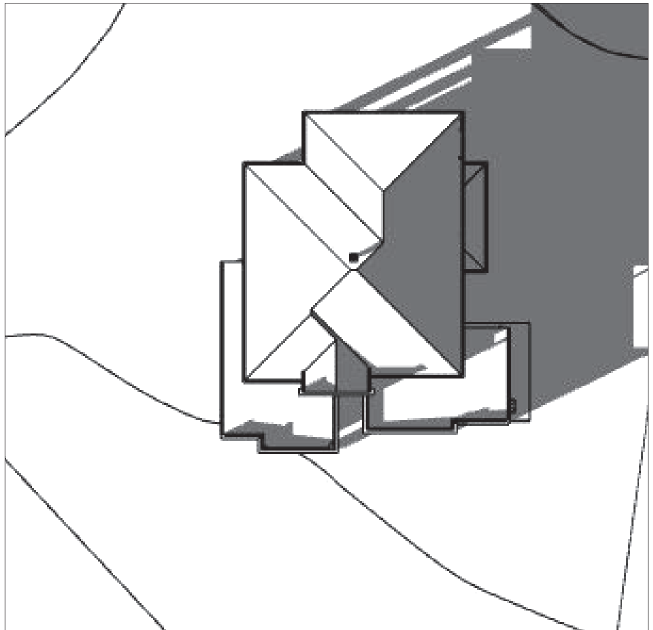
DRAWN: GM

DATE: 12.02.2021

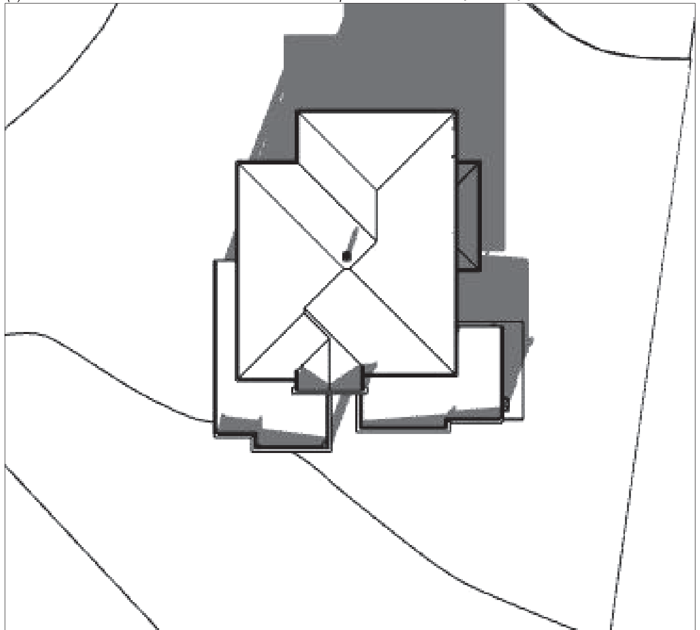
FLOOR AREAS:	
Ground Floor	222.36 m²
Garage	63.44 m²
Porch	8.83 m²
Alfresco	35.77 m²
Rear Patio	6.95 m²
First Floor	184.96 m²
Balc 1	8.69 m²
Balc 2	7.53 m²
Balc 3	12.30 m²
TOTAL:	550.83 m²

Plans may be subject to the BASIX and or NatHERS Certificate Conditions & Requirements

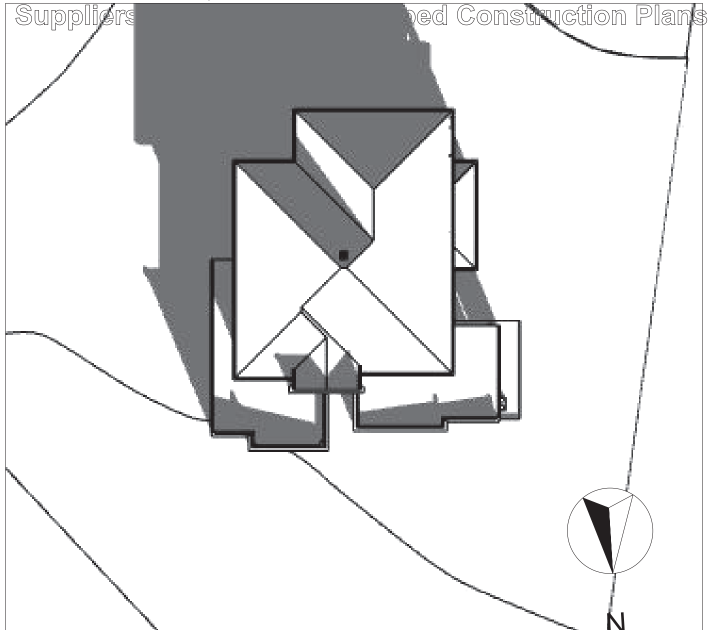
Suppliers … ped Construction Plans



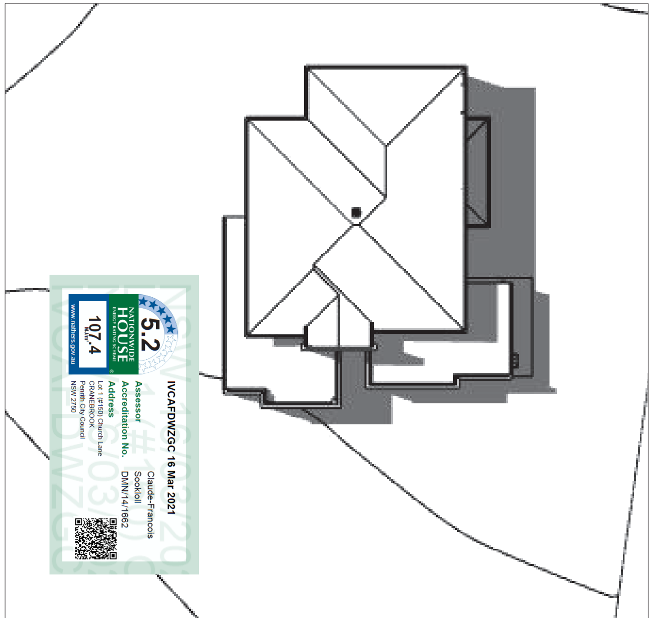
June 21 9.00 1:400



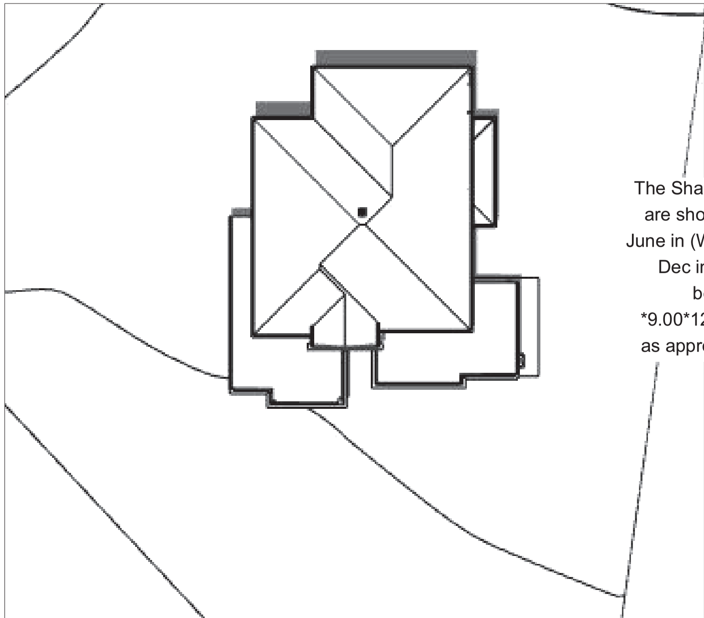
June 21 12.0 1:400



June 21 15.00 1:400

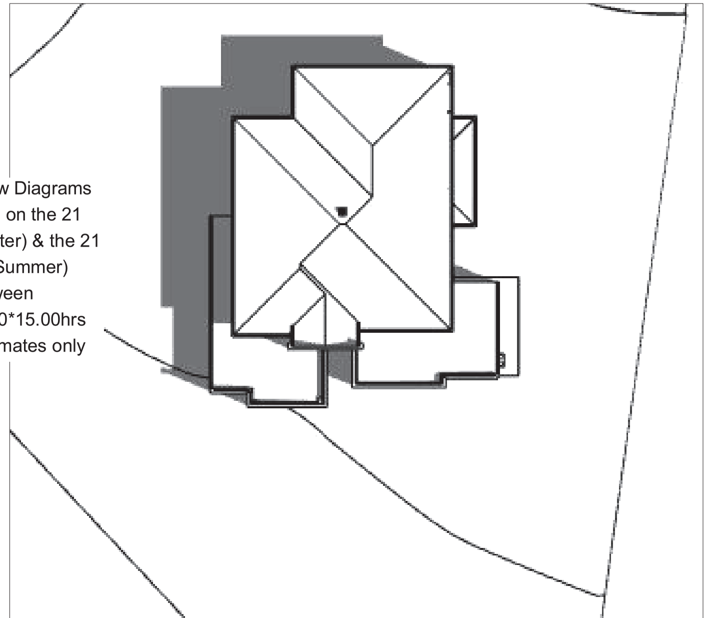


Dec 21 9.00 1:400



Dec 21 12.00 1:400

The Shadow Diagrams are shown on the 21 June in (Winter) & the 21 Dec in (Summer) between *9.00*12.00*15.00hrs as approximates only



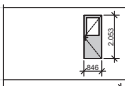
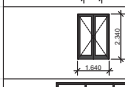
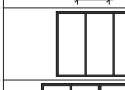
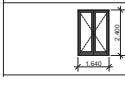
Dec 21 15.00 1:400

IMPORTANT NOTE REGARDING SHADOW DIAGRAMS

THESE COMPUTER GENERATED SHADOW DIAGRAMS INDICATE THE ASSUMED ADJACENT TOPOGRAPHY, APPROXIMATE POSITION OF ADJACENT HOUSES / STRUCTUTES AND EXCLUDE ANY VEGETATION AND EXISTING TREES...........
UNLESS SPECIFICALLY NOTED OTHERWISE FURTHER DETAILS WILL REQUIRE ADDITIONAL SURVEYING OF ADJACENT PROPERTIES

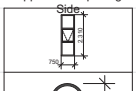
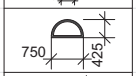
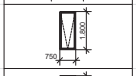
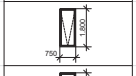
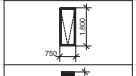
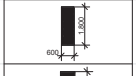
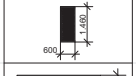
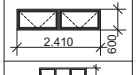
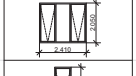
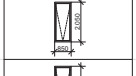
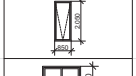
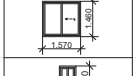
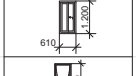
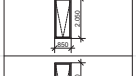
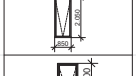
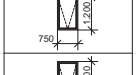
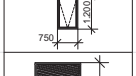
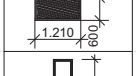
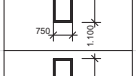
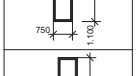
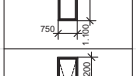
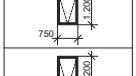
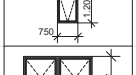
… CHECKED THE PLANS AND AGREE THEY … URATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: .... DATE: ....
OWNER SIGNED: .... DATE: ....
BUILDER SIGNED: .... DATE: ....

Door Glazing Schedule

dg	1.74	Custom	2.040	0.820	
dg 1	3.84		2.340	1.640	
dg 2	7.75	ASD-3	2.410	3.216	
dg 3	10.32	ASD-4	2.400	4.300	
dg 4	7.75	ASD-3	2.410	3.216	
dg 6	3.82	ASD-2	2.110	1.810	
dg 7	7.72	ASD-3	2.400	3.216	
dg 8	7.72	ASD-3	2.400	3.216	
dg 9	3.94		2.400	1.640	

Window Glazing Schedule

FULL WINDOW LIST

ID / ORIENT	AREA	TYPE	H	W	View from Side Opposite to Opening	Glazing Type	Note
w1	1.73		2.310	0.750			
w1 top	0.32	---	0.425	0.750			
w2	1.35		1.800	0.750			
w3	1.35		1.800	0.750			
w4	1.35		1.800	0.750			
w5	1.08		1.800	0.600			
w6	0.88		1.460	0.600			
w7	1.45		0.600	2.410			
w8	4.94		2.050	2.410			
w9	1.74		2.050	0.850			
w10	1.74		2.050	0.850			
w11	2.29		1.460	1.570			
w12	0.73		1.200	0.610			
w13	1.74		2.050	0.850			
w14	1.74		2.050	0.850			
w15	0.90		1.200	0.750			
w16	0.90		1.200	0.750			
w17	0.73		0.600	1.210			
w18	0.83		1.100	0.750			
w19	0.83		1.100	0.750			
w20	0.83		1.100	0.750			
w21	0.90		1.200	0.750			
w22	0.90		1.200	0.750			
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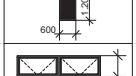
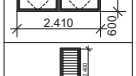
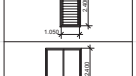
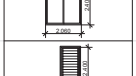
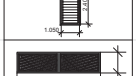
w24	0.72		1.200	0.600			
w25	0.72		1.200	0.600			
w26	1.45		0.600	2.410			
w27	2.52		2.400	1.050			
w28	4.94		2.400	2.060			
w29	2.52		2.400	1.050			
w30	1.45		0.600	2.410			
w31	1.09		0.600	1.810			
w32	0.73		0.600	1.210			

G.J. Gardner HOMES
Builders Details
Sydney West NSW Lic No. 309650c

Blue Water Manor Facade

Prepared by
Office 02 4759-6200
Building Designers
199820 GJG
Contact: Grey McTavish
McTavishDesign
Accredited NatHERS Assessor

CLIENT: Miranda and Mauro Steffan

DRAWING TITLE: Window Schedule - Selections

SCALE

PROJECT: New 2 Storey Dwelling

Lot Lot No 1 DP No 1231299
Street 150 Church Lane
Suburb Cranebrook NSW

SHEET SIZE: A3

JOB NO: xxxxx

DRAWN: G-M

DATE: 12.02.2021

FLOOR AREAS:

Ground Floor 222.36 m²
Garage 63.44 m²
Porch 8.83 m²
Alfresco 35.77 m²
Rear Patio 6.95 m²
First Floor 184.86 m²
Balc 1 6.53 m²
Balc 2 7.53 m²
Balc 3 12.30 m²
TOTAL: 550.83 m²

WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR COSTS FOR THE ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: ..... DATE: .....
OWNER SIGNED: ..... DATE: .....
BUILDER SIGNED: ..... DATE: .....

Issue:	Details & Date:
1	*Preliminary Drawings 08.11.2020
2	*Preliminary Drawings 25.11.2020
3	*Preliminary Drawings 09.12.2020
A	*Office Review 28.01.2021
B	*DA plans for Basix 12.02.2021
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*	

*199820 22 of 23

IVCAFDWZGC 16 Mar 2021
Claude-Francois Sookloll
DMN/14/1662
Assessor Accreditation No.
Address
Lot 1 (#150) Church Lane CRANEBROOK Penrith City Council NSW 2750
5.2 NATIONWIDE HOUSE ENERGY RATING 107.4 www.nathers.gov.au

© Plot File & Date 12/02/2021 (3) Rotate 199820 GJG - STEFFAN Miranda and Mauro .pln

Plans may be subject to the BASIX and or NatHERS Certificate Conditions & Requirements

Suppliers must Refer to Stamped Construction Plans

Plans may be subject to the BASIX and or NatHERS Certificate Conditions & Requirements

Suppliers must Refer to Stamped Construction Plans

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: ..... DATE: .....

OWNER SIGNED: ..... DATE: .....

BUILDER SIGNED: ..... DATE: .....

Issue:	Details & Date:	
1	*Preliminary Drawings	08.11.2020
2	*Preliminary Drawings	25.11.2020
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A	*Office Review	28.01.2021
B	*DA plans for Basix	12.02.2021
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G.J. Gardner HOMES

Builders Details

Sydney West NSW Lic No. 309650c

Blue Water
Manor Facade

Prepared by 199820 GJG

Office (02) 4758-6200

Building Designers

Contact: Greg McTavish

McTavishDesign

Accredited NatHERS Assessor

CLIENT: Miranda and Mauro Steffan

DRAWING TITLE: Basix Details

SCALE

PROJECT: New 2 Storey Dwelling

Lot Lot No 1 DP No 1231299

Street 150 Church Lane

Suburb Cranebrook NSW

SHEET SIZE: **A3**

JOB NO: xxxxxx

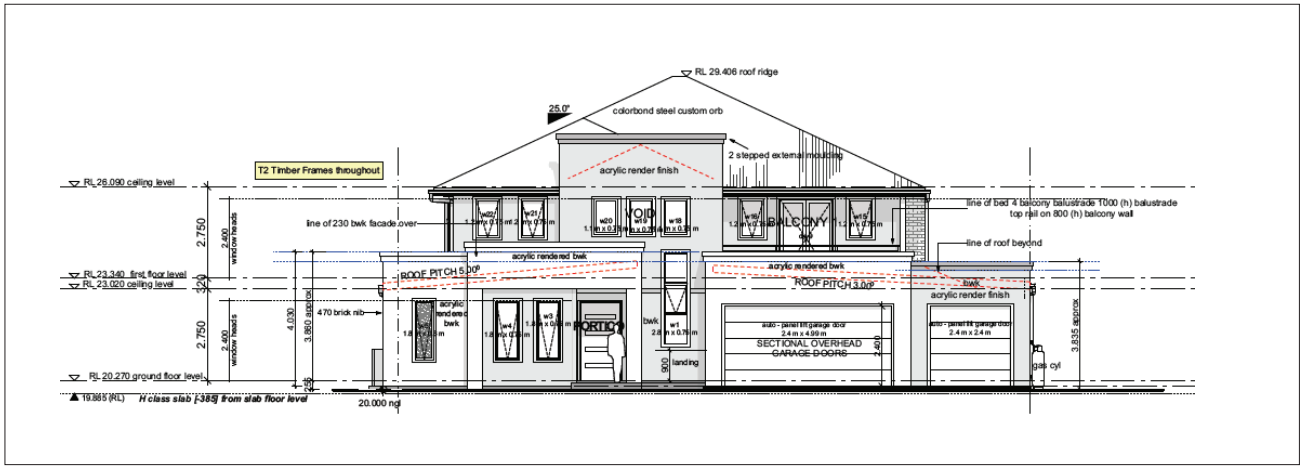
DRAWN: GM

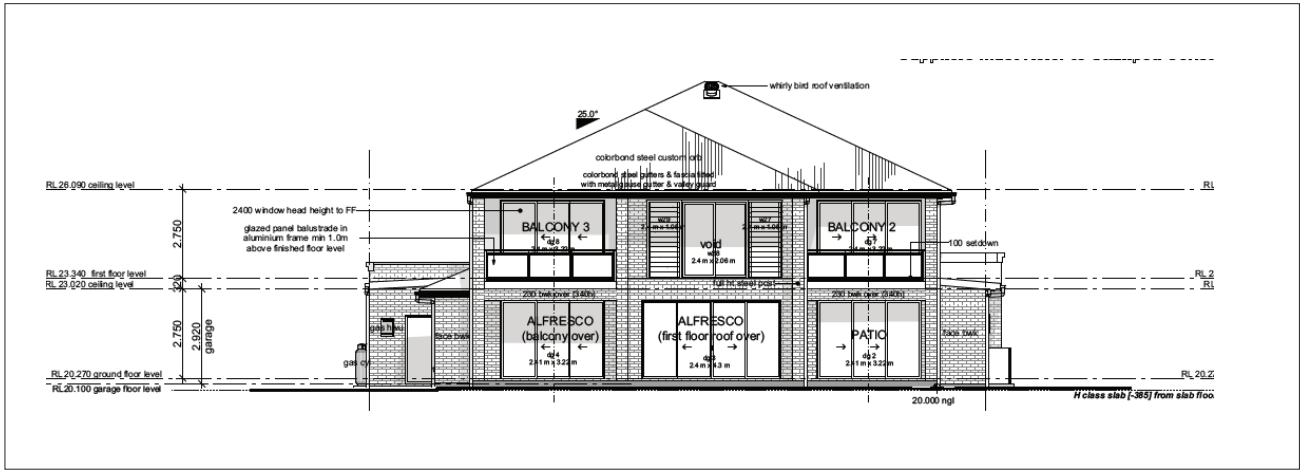
DATE: 12.02.2021

FLOOR AREAS:

Ground Floor	222.36 m²
Garage	63.44 m²
Porch	8.83 m²
Alfresco	35.77 m²
Rear Patio	6.95 m²
First Floor	184.96 m²
Balc 1	8.69 m²
Balc 2	7.53 m²
Balc 3	12.30 m²
TOTAL:	**550.83 m²**

EXTERNAL COLOUR PLAN





G.J. Gardner HOMES
Builders Details
Sydney West NSW Lic No. 309650c

Blue Water Manor Facade

Prepared by
Office 9475-6200
Building Designers
Contact
McTavishDesign
Accredited NatHERS Assessor

CLIENT: Miranda and Mauro Steffan
DRAWING TITLE: ELEVATIONS 02
SCALE 1:100

PROJECT: New 2 Storey Dwelling
Lot Lot No 1 DP No 1231299
Street 150 Church Lane
Suburb Cranebrook NSW

SHEET SIZE: A3
JOB NO: xxxxxx
DRAWN: GM
DATE: 28.01.2021

FLOOR AREAS:
Ground Floor 222.36 m²
Garage 63.44 m²
Porch 8.83 m²
Alfresco 35.77 m²
Rear Patio 6.95 m²
First Floor 184.96 m²
Balc 1 8.69 m²
Balc 2 7.53 m²
Balc 3 12.30 m²
TOTAL: 550.83 m²

AUSTRAL BRICKS
San Selmo, Reclaimed Original
Off White Mortar, Iron joint

METAL ROOFING
Custom Orb, Colorbond Monument

WINDOWS
Wideline, Monument

COLORBOND, MONUMENT
Gutter, Fascia & Water Tank

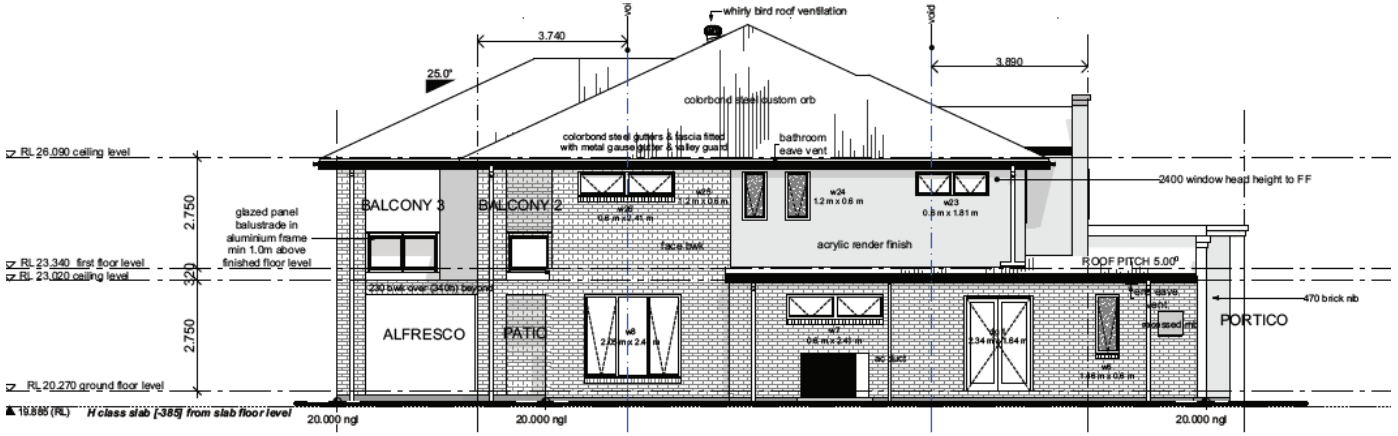
DULUX, DIESKAU
Render to Front Facade of Dwelling

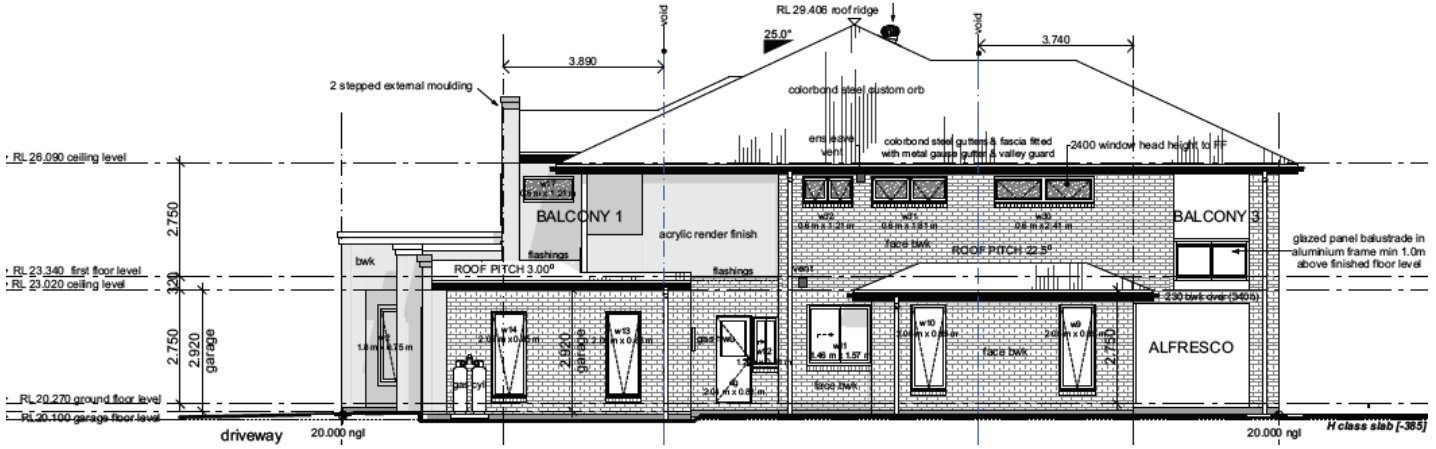
DULUX, MONUMENT
Downpipes, Meter Box, Front Door & Railings

DULUX, LEXICON QUARTER
Eaves, Corbeling & Feature Mouldings

GARAGE DOOR
Grange, monument

BRICKWORKS
BUILDING PRODUCTS





BRICKWORKS
BUILDING PRODUCTS

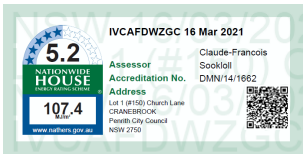
EXTERNAL COLOUR SCHEDULE

With the extensive range of Brickworks products, you can create a beautiful, long lasting home that will give you great pleasure, comfort and durability for a lifetime.

COLOUR CONSULTANT:	Ashley McCarren	**STUDIO/CENTRE:**	**Colour Studio HPK**
CLIENT NAME:	Miranda Steffan	**TODAY'S DATE:**	26/02/2021
EMAIL:	miranda.steffan1@bigpond.com	**PHONE:**	0403 749 242
PROJECT ADDRESS:	Lot 150 Church Lane, Cranebrook NSW 2749	**BUILDER:**	GJ Gardner Penrith
JOB NUMBER/ PACKAGE:	Classic Inclusions	**BUILDING TYPE:**	Double Storey

HOUSE DETAILS			
BRICK SUPPLIER:	Austral		
BRICK RANGE:	San Selmo **(Builder to Raise Variation)** (To Office Projection, Sides & Rear of Dwelling)		
BRICK COLOUR:	Reclaimed Original		
MORTAR:	Off White	**JOINTS:** Ironed	
FEATURE BRICK:	N/A		
MORTAR:	N/A	**JOINTS:** N/A	
ROOF SUPPLIER:	Metal		
ROOF PROFILE:	Custom Orb		
COLOUR:	Colorbond Monument		
PARAPET ROOF:	N/A	**BARGE:**	N/A
PARAPET CAPPING:	N/A	**BARGE CAPPING:**	N/A
FASCIA:	Colorbond Monument		
GUTTER:	Colorbond Monument		
RAINWATER TANK:	Colorbond Monument		
BALCONY RAIL:	Glazed Balustrade with Aluminium Powdered Coated Handrail – Monument		
WINDOWS:	**SUPPLIER:** Bradnams	**COLOUR:** Monument	
PRIVACY SCREEN: (if applicable)	**Aluminium Powder Coated Finish:** N/A	**COLOUR:** N/A	

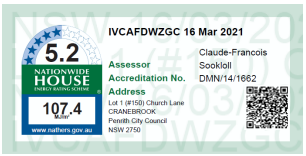
GARAGE DOORS:	**SUPPLER:**	B & D Doors
	PROFILE:	Grange Woodgrain
	COLOUR:	Monument
REAR GARAGE:	**COLOUR:**	N/A
DRIVEWAY:	**SUPPLIER:**	*To Be Discussed with Builder*
	FINISH:	*To Be Discussed with Builder*
	COLOUR:	*To Be Discussed with Builder*

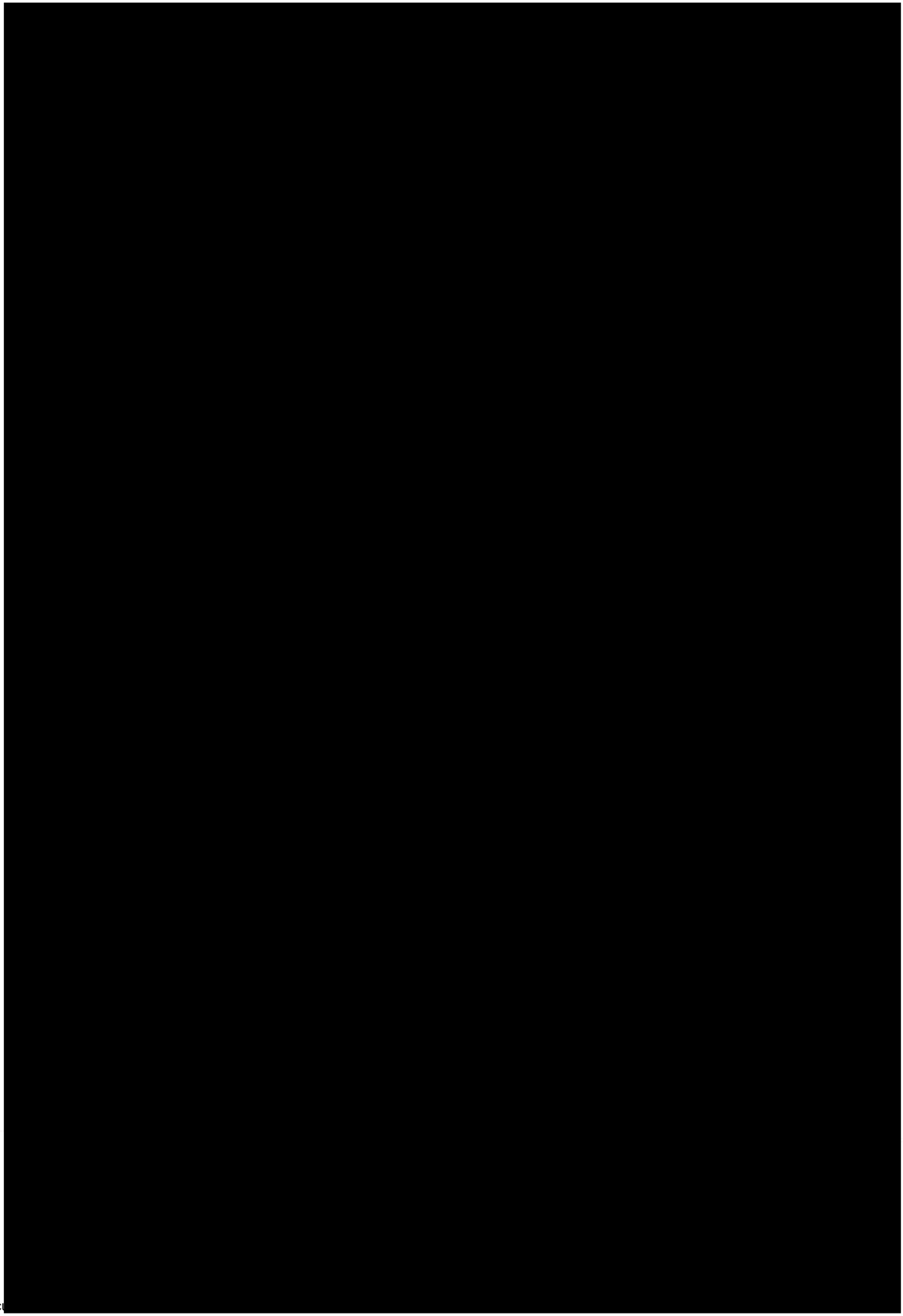


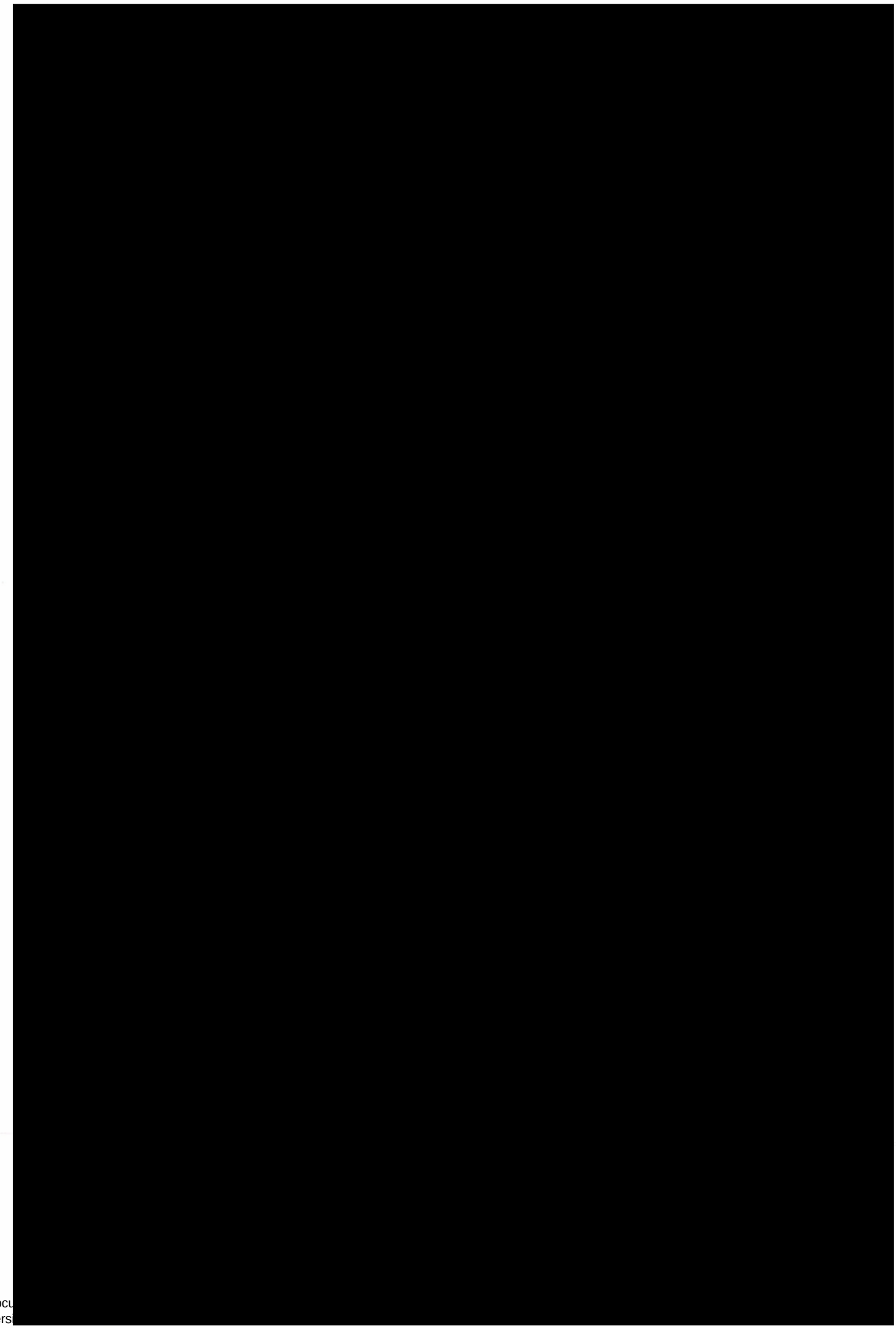
EXTERNAL PAINT	COLOUR SELECTION
FRONT DOOR & FRAME:	Dulux Monument
BALCONY DOOR & FRAME:	Aluminium Sliding & Hinged – Monument
LAUNDRY DOOR:	Dulux Monument
GUEST BED 5 HINGED DOOR:	Aluminium French Style – Monument
GARAGE SLIDING DOOR:	Aluminium Sliding – Monument
PVC DOWNPIPES:	Dulux Monument
METER BOX:	Dulux Monument
EAVES/VERANDAH CEILINGS:	Dulux Lexicon Quarter
AYCRLIC RENDER TO FRONT FAÇADE:	Dulux Dieskau
CORBELLING FEATURES TO FRONT PORCH, MAIN GARAGE & FIRST FLOOR VOID:	Dulux Lexicon Quarter
FEATURE MOULDINGS TO FAÇADE WINDOWS & GARAGE SURROUNDS:	Dulux Lexicon Quarter
OTHER:	-
OTHER:	-

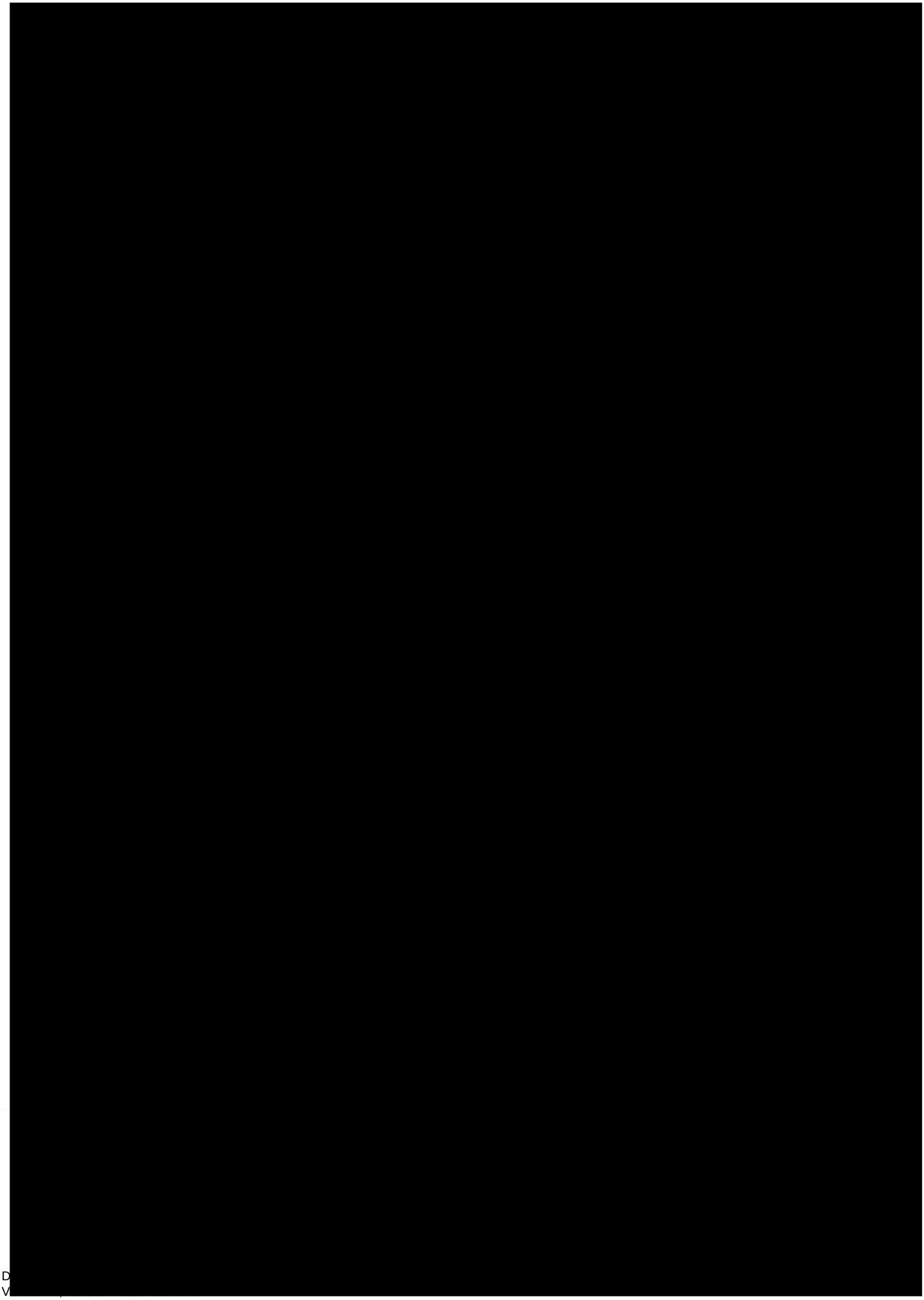
EXTERNAL DOORS				
FRONT DOOR:	PROFILE:	Corinthian Doors – Lumina LUM1S **(Builder to Raise Variation)**	GLAZING:	Clear
LAUNDRY DOOR:	PROFILE:	Corinthian Doors – American Oak AWO21 **(Builder to Raise Variation)**	GLAZING:	Clear
BALCONY DOOR:	PROFILE:	Aluminium Sliding	GLAZING:	Clear
GARAGE HINGED DOOR:	PROFILE:	Aluminium Sliding		

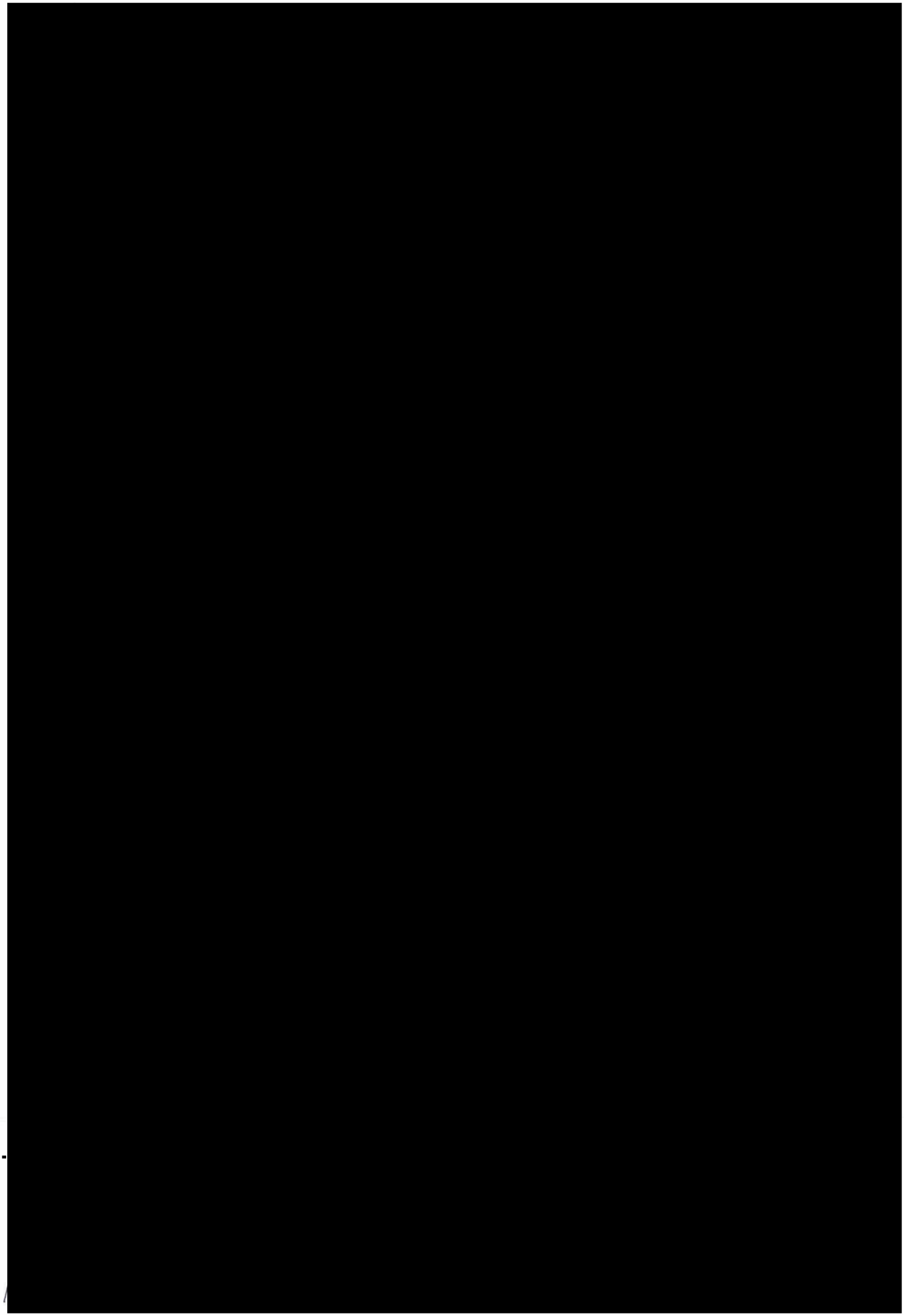
please refer to your builder for final upgrade queries and costing*

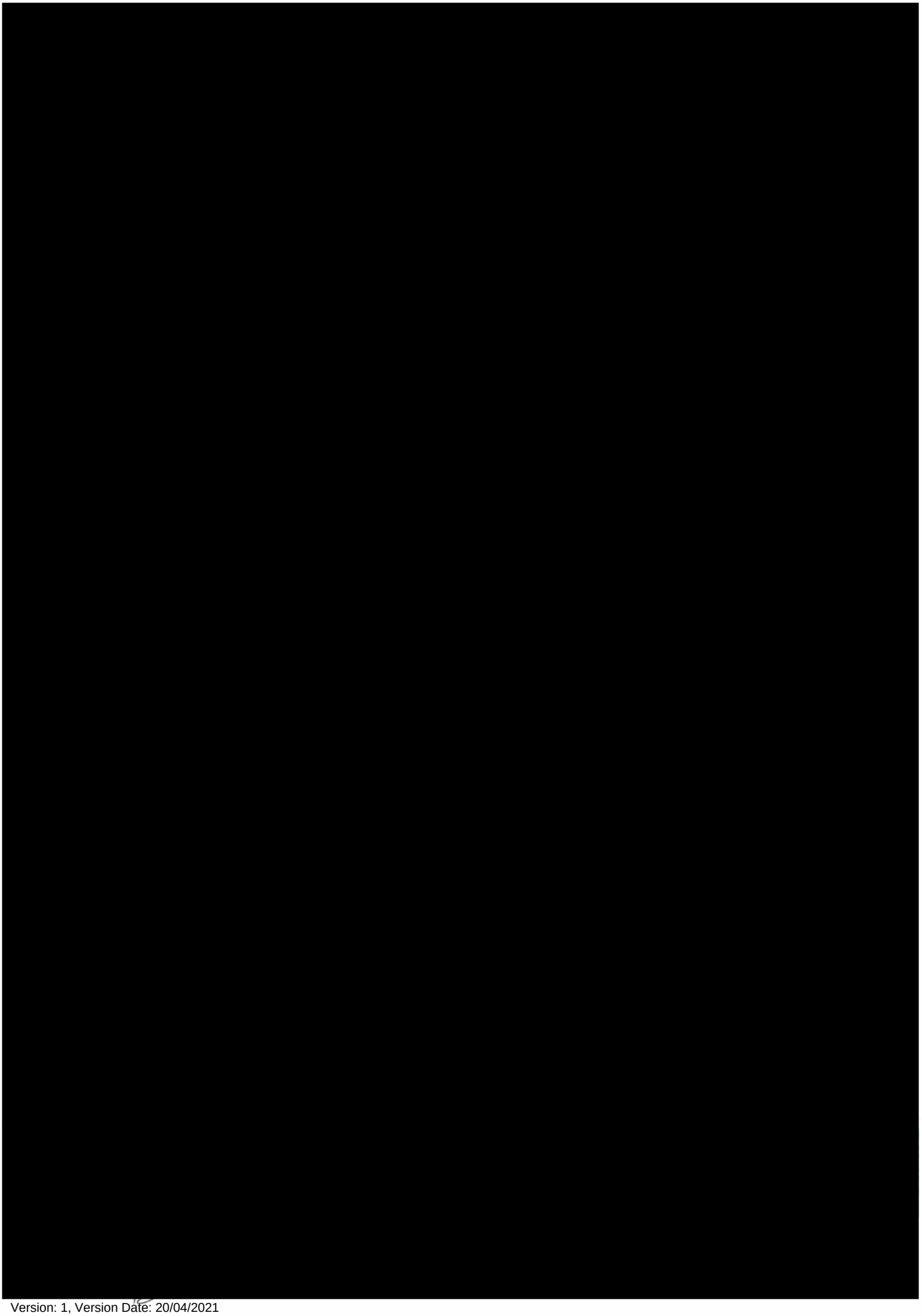












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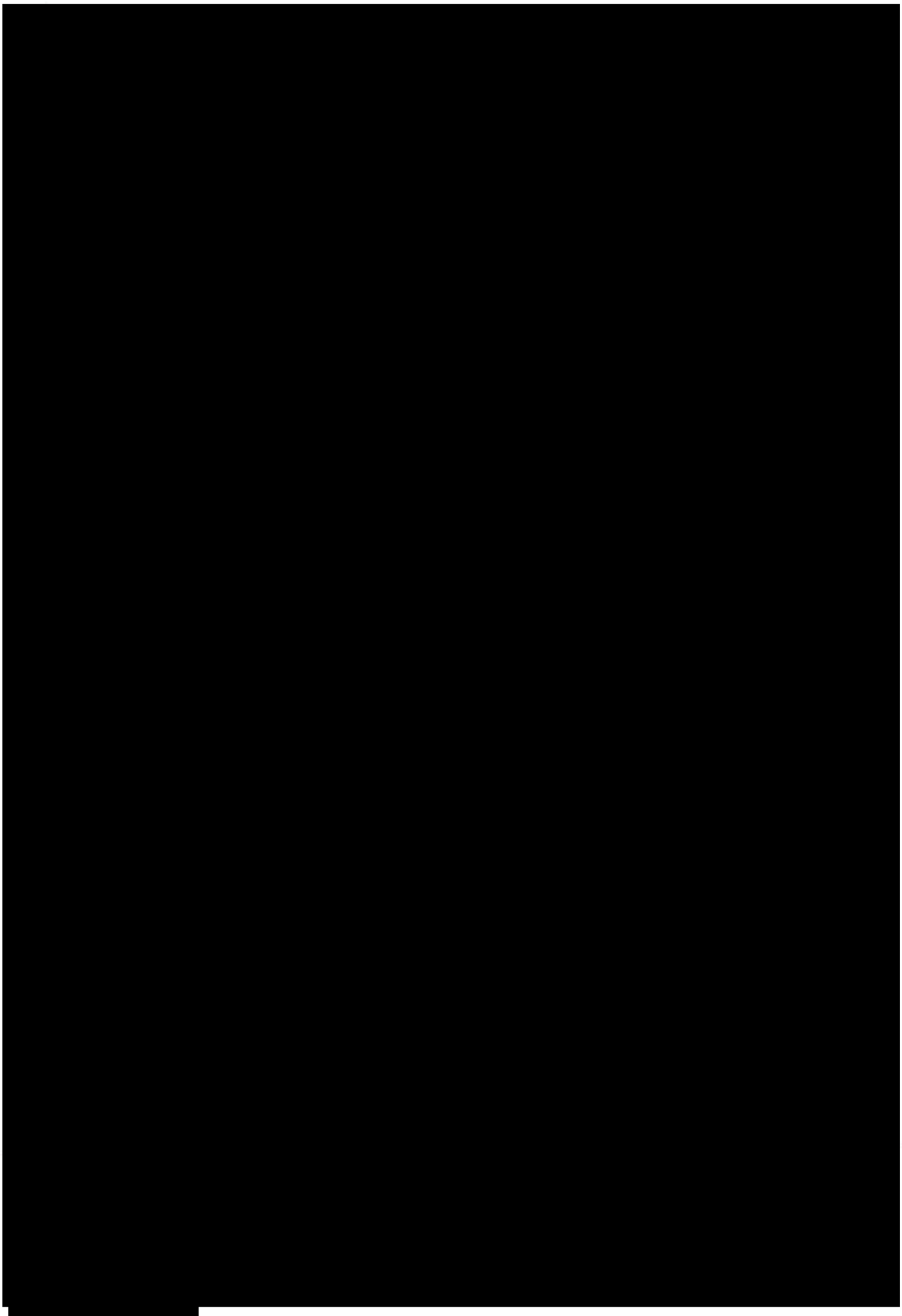

G.J. Gardner. HOMES