

Nationwide House Energy Rating Scheme

NatHERS Certificate No. #HR-YZG37G-01

Generated on 25 Mar 2022 using Hero 2.0

Property

Address 2 Stuart Street, MULLUMBIMBY, NSW, 2482
Lot/DP 2//367728
NCC Class* 1a
Type New

Plans

Main Plan Project No.: MUL2
Prepared by Murphy Homes

Construction and environment

Assessed floor area (m²)*		Exposure Type
Conditioned*	84.4	Suburban
Unconditioned*	6.3	NatHERS climate zone
Total	126.5	10 - Brisbane AMO
Garage	35.9	



Accredited assessor

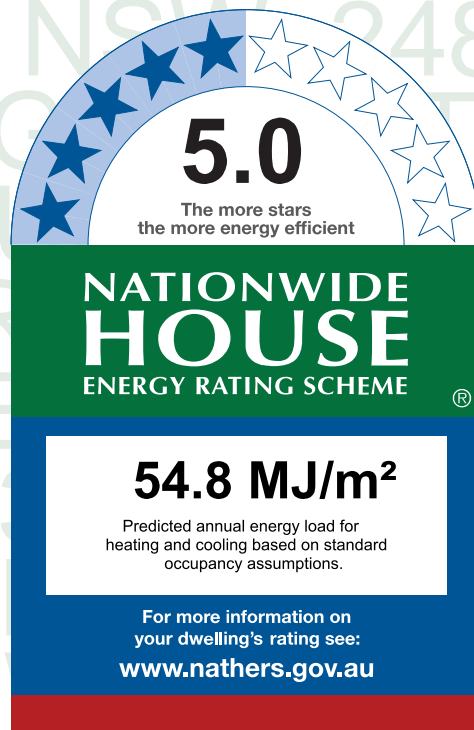
Name Duncan Hope
Business name Senica Consultancy Group
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Phone +61 280067784
Accreditation No. DMN/14/1658
Assessor Accrediting Organisation DMN
Declaration of interest No Conflict of Interest

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.



Thermal Performance

Heating	Cooling
20.9	33.9
MJ/m²	MJ/m²

About the rating

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

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-YZG37G-01>. When using either link, ensure you are visiting <http://www.hero-software.com.au>



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?

Window and glazed door type and performance

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALM-002-01 A	Aluminium B SG Clear	6.70	0.70	0.66	0.73

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Window and glazed door schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bathroom	ALM-002-01 A	W02	600	1500	Sliding	45	W	None
Bedroom 01	ALM-002-01 A	W05	1200	1800	Sliding	45	E	None
Bedroom 02	ALM-002-01 A	W03	1200	1500	Sliding	45	W	None

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bedroom 02	ALM-002-01 A	W04	900	900	Sliding	45	N	None
Bedroom 03	ALM-002-01 A	W01	1200	1500	Sliding	45	W	None
Ensuite	ALM-002-01 A	W06	900	900	Sliding	45	E	None
Kitchen/Dining	ALM-002-01 A	W07	1800	900	Sliding	45	E	None
Kitchen/Dining	ALM-002-01 A	W08	1800	1500	Sliding	45	E	None
Kitchen/Dining	ALM-002-01 A	D01	2100	2400	Sliding	66	S	None
Living	ALM-002-01 A	D01	2100	2400	Sliding	66	E	None
Living	ALM-002-01 A	W09	1200	2100	Sliding	45	S	None

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Entry Hallway	2040	920	90	W
Garage	2040	820	90	W
Garage	2040	5395	90	N

External wall type

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	BV-REFL-CAV: Brick Veneer Stud Wall with Reflective Sarking	0.30	Light	0.00	Yes
WB-REFL-CAV	WB-REFL-CAV: Weatherboard Battened (Refl Cavity) Stud Wall	0.30	Light	2.00	Yes

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bathroom	WB-REFL-CAV	2414	1918	W	600	Yes
Bedroom 01	WB-REFL-CAV	2414	4182	E	600	Yes
Bedroom 02	WB-REFL-CAV	2414	3657	W	600	Yes
Bedroom 02	WB-REFL-CAV	2414	2006	N	2934	Yes
Bedroom 03	WB-REFL-CAV	2414	3627	W	600	Yes
Ensuite	WB-REFL-CAV	2414	1502	E	600	Yes
Entry Hallway	WB-REFL-CAV	2414	1431	W	2305	Yes
Garage	BV-REFL-CAV	2574	6112	W	601	Yes
Garage	BV-REFL-CAV	2574	5866	N	323	Yes
Garage	BV-REFL-CAV	2574	6112	E	600	Yes
Garage	WB-REFL-CAV	2574	554	S	1788	Yes
Kitchen/Dining	WB-REFL-CAV	2414	5492	E	600	Yes
Kitchen/Dining	WB-REFL-CAV	2414	2870	S	3707	Yes
Living	WB-REFL-CAV	2414	3500	W	600	Yes
Living	WB-REFL-CAV	2414	2992	E	3580	Yes
Living	WB-REFL-CAV	2414	4317	S	600	Yes

* Refer to glossary.

Internal wall type

Wall ID	Wall Type	Area (m ²)	Bulk insulation
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	5.1	0.00
INT-PB	Internal Plasterboard Stud Wall	69.6	0.00
INT-PB	Internal Plasterboard Stud Wall	9.0	2.00

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bathroom	TIMB-001: Suspended Timber Floor	6.3	Open	2.00	Tile
Bedroom 01	TIMB-001: Suspended Timber Floor	13.6	Open	2.00	Carpet
Bedroom 02	TIMB-001: Suspended Timber Floor	10.4	Open	2.00	Carpet
Bedroom 03	TIMB-001: Suspended Timber Floor	10.9	Open	2.00	Carpet
Ensuite	TIMB-001: Suspended Timber Floor	4.0	Open	2.00	Tile
Entry Hallway	TIMB-001: Suspended Timber Floor	7.8	Open	2.00	Timber
Garage	CSOG-100: Concrete Slab on Ground (100mm)	35.9	N/A	0.00	Timber
Kitchen/Dining	TIMB-001: Suspended Timber Floor	22.9	Open	2.00	Timber
Living	TIMB-001: Suspended Timber Floor	14.8	Open	2.00	Timber

Ceiling type

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bathroom	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) + Flat PB Ceiling	3.50	Yes
Bedroom 01	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) + Flat PB Ceiling	3.50	Yes
Bedroom 02	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) + Flat PB Ceiling	3.50	Yes
Bedroom 03	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) + Flat PB Ceiling	3.50	Yes
Ensuite	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) + Flat PB Ceiling	3.50	Yes
Entry Hallway	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) + Flat PB Ceiling	3.50	Yes
Garage	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) + Flat PB Ceiling	3.50	Yes
Kitchen/Dining	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) + Flat PB Ceiling	3.50	Yes

Ceiling type

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Living	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) + Flat PB Ceiling	3.50	Yes

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bathroom	1	Downlight	200	Sealed
Bedroom 01	2	Downlight	200	Sealed
Bedroom 02	1	Downlight	200	Sealed
Bedroom 03	2	Downlight	200	Sealed
Ensuite	1	Downlight	200	Sealed
Entry Hallway	1	Downlight	200	Sealed
Kitchen/Dining	3	Downlight	200	Sealed
Kitchen/Dining	1	Exhaust Fan	350	Sealed
Living	2	Downlight	200	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
Bedroom 01	1	1200
Bedroom 02	1	1200
Bedroom 03	1	1200
Kitchen/Dining	1	1200
Living	1	1200

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) + Flat PB Ceiling	1.30	0.85	Dark

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 NatHERS Administrator. 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.

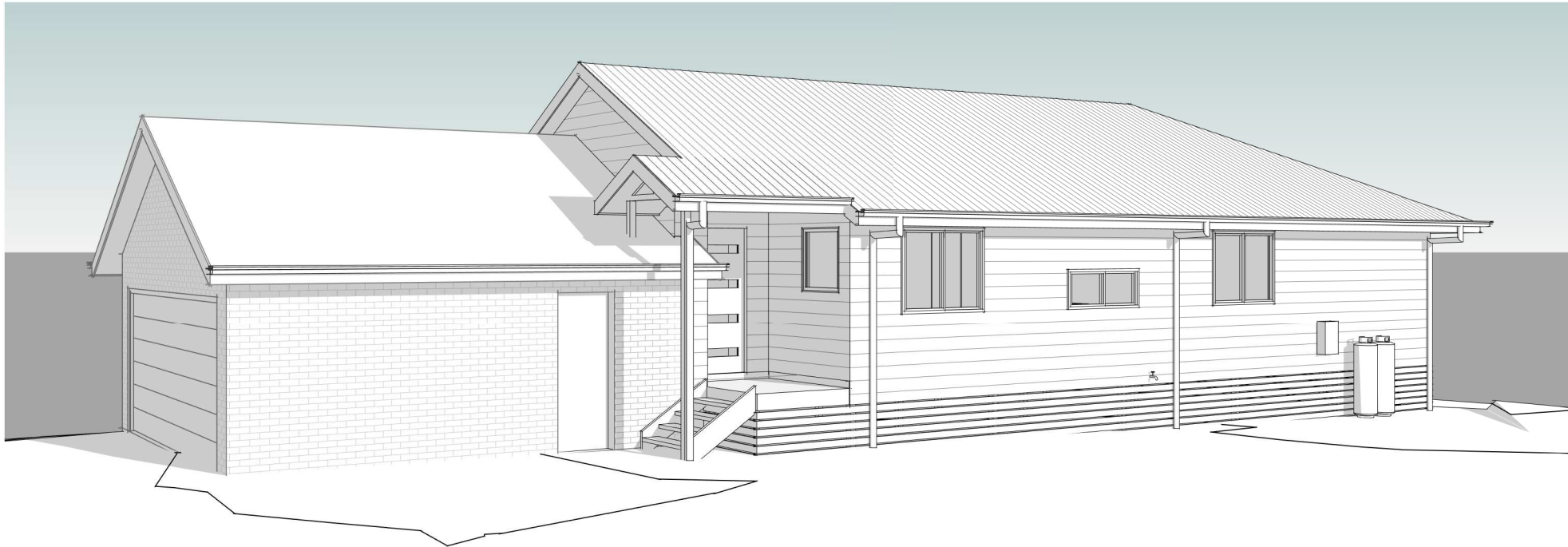
The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way.

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.

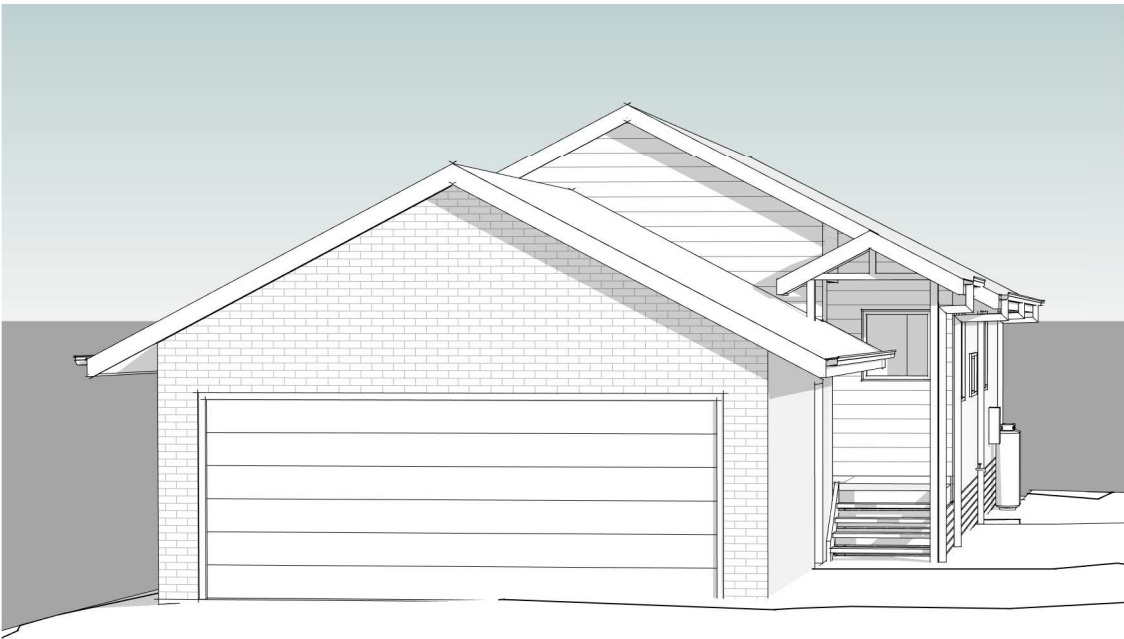
Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

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.
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).



2



1

Sheet Index				
No.	Layout Name	Drawn By	Revision	Date
DA-100	Cover Sheet	PD	DA4	16.02.2022
DA-101	Existing Survey	PD	DA4	16.02.2022
DA-102	Site Plan	PD	DA4	16.02.2022
DA-103	Demolition Plan	DO	DA4	16.02.2022
DA-104	Ground Floor Plan	PD	DA4	16.02.2022
DA-105	Roof Plan	PD	DA4	16.02.2022
DA-200	Elevations	PD	DA4	16.02.2022
DA-201	Elevations	PD	DA4	16.02.2022
DA-300	Sections	PD	DA4	16.02.2022
DA-401	Site Areas	DO	DA4	16.02.2022
DA-402	Site Analysis	DO	DA4	16.02.2022

BASIX Requirements NSW

WATER ALTERNATIVE SUPPLY ROOF COLLECTION AREA TO TANK USED TO SUPPLY WELS STAR RATING	AS PER BASIX REPORT MINIMUM m² AS PER BASIX CERTIFICATE AS PER BASIX REPORT TOILETS, A GARDEN TAP & LAUNDRY WM COLD TAP 3 STAR SHOWERHEADS (7.5 -9.0 L/M) 4 STAR TOILETS 4 STAR KITCHEN TAPS 4 STAR BATHROOM TAPS
EXTERNAL COLOURS	LIGHT WALL COLOURS WITH MEDIUM COLOUR FASCIA NEUTRAL WARM TONES
THERMAL COMFORT INSULATION CEILING INSULATION EXTERNAL WALLS INSULATION INTERNAL WALL INSULATION ROOF INSULATION SUB-FLOOR	R3.0 BATTS R2.0 PLUS PERMEABLE SARKING R2.0 TO INTERNAL GARAGE WALLS R1.3 60 mm ANTICON AS PER BASIX CERTIFICATE (R2.1 FLOOR BATTS)
HEATING AND COOLING CEILING FANS AIR CONDITIONERS	LIVING & ALFRESCO AND BEDS 1-3 LIVING (7.5 kW) = STARS COOLING 2.5 /HEATING 3.0 BED 1 (2.5 kW) = STARS COOLING 4.0 /HEATING 4.0
SOLAR	3.3kW PHOTOVOLTAIC SOLAR PANELS
HOT WATER SYSTEM	26 LITRE GAS INSTANTANEOUS - 6 STAR PROVIDE 2x LPG GAS BOTTLES TO SERVICE
KITCHEN APPLIANCES	GAS COOK TOP, ELECTRIC OVEN, DISHWASHER DUCTED EXHAUST FAN TO OUTSIDE
VENTILATION BATHROOMS KITCHEN	NATURAL &/OR EXHAUST DUCTED TO EXTERNAL AS PER PLANS RECIRCULATING RANGE HOOD WELL VENTILATED FRIDGE SPACE NATURAL &/OR EXHAUST DUCTED TO EXTERNAL AS PER PLANS
LAUNDRY	NATURAL &/OR EXHAUST DUCTED TO EXTERNAL AS PER PLANS
CLOTHES DRYING LINE	YES

Initial here: Initial here:



NOTE:
DO NOT SCALE OFF DRAWINGS.
ALL WORK TO BE IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE.
REFER ENGINEERS AND MANUFACTURERS DRAWINGS FOR DETAILS ON ENGINEERING, TRUSS AND ROOF DESIGN.
CABINETRY, ELECTRICAL APPLIANCES & PLUMBING SYMBOLS ARE DIAGRAMMATIC ONLY. REFER TO BUILDERS SPECIFICATIONS FOR DETAILS OF ALL FIXTURES, FITTINGS AND INCLUSIONS.
DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING, DEVELOPMENT AND COVENANT APPROVAL.

REV	DATE	DESCRIPTION	DRAWN BY
DA1	10.08.21	PRELIMINARY ISSUE	PD
DA2	04.11.21	PRELIMINARY ISSUE	PD
DA3	21.12.21	DEVELOPMENT APPROVAL	DO
DA4	16.02.22	BASIX NOTATIONS ADDED	DO

DEVELOPMENT APPROVAL

REAL PROPERTY DESCRIPTION	ORIENTATION
LOT: 2 PLAN: TBA	
PARISH: TBA	
COUNTY: TBA	
LOCAL AUTHORITY: BYRON	

AREA CALCULATIONS

NOTE:
DRAWINGS ARE CONCEPTUAL. ALL SITE BEARINGS, DIMENSIONS & CONTOURS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY PLAN. FLOOR PLANS AND ELEVATIONS ARE INDICATIVE ONLY AND ARE SUBJECT TO COVENANT AND BUILDING APPROVAL

PROJECT COMMENCED: 09.08.21	PROJECT NO: MUL2
DRAWN BY: PD	DRAWING NO: DA-100
CHECKED BY: TKL	SCALE: 1 : 100 @A3
	ISSUE: DA4

CLIENT MANGLESON
PROJECT ADDRESS LOT 2 MILL STREET, MULLUMBIMBY
DRAWING TITLE: Cover Sheet
HOUSE DESIGN: CUSTOM

- SITE LEGEND:
- AC AIR CONDITIONING UNIT
 - CL CLOTHES LINE
 - GD GRATED DRAIN
 - HWS GAS HOT WATER SYSTEM
 - LB LETTER BOX
 - LP LIGHT POLE
 - LS LANDSCAPE
 - NBN NBN PIT
 - MSB MAIN SWITCH BOARD
 - OMP OUTER MOST PROJECTION
 - *SL EXT. SPOT LEVEL
 - SM SEWER MANHOLE
 - TBM TEMPORARY BENCH MARK
 - PGM PREFERRED GAS METER LOCATION
 - PB POWER BOX
 - POS PRIVATE OPEN SPACE
 - PP POWER POLE
 - RWT RAINWATER TANK 5000L (1150x2600x1860H)
 - WM WATER METER

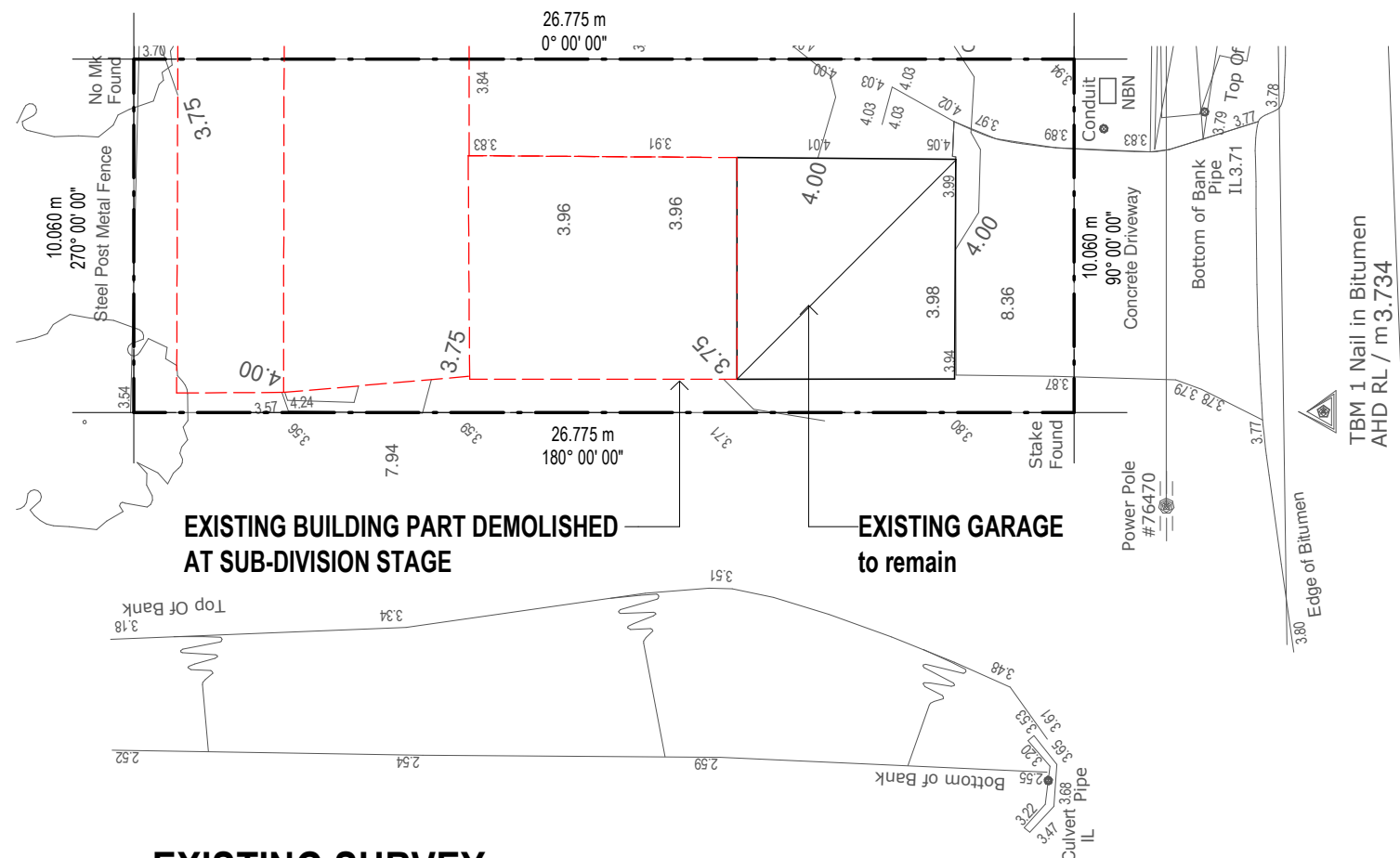
NOTES:

ALL ITEMS AND LEVELS SHOWN ARE INDICATIVE ONLY AND SHOULD BE CONFIRMED ON SITE.

STORMWATER TAKEN TO STREET OR NEAREST PIT AS PER LOCAL AUTHORITIES REQUIREMENTS.

ALL WORKS TO BE IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS, NATIONAL CONSTRUCTIONS CODES AND LOCAL AUTHORITY REGULATIONS.

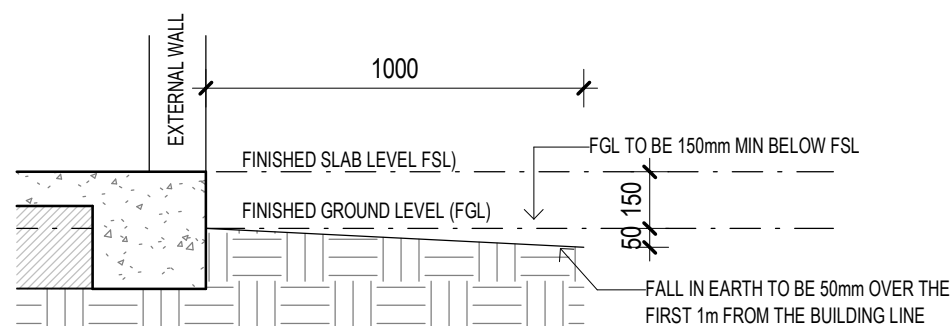
INSTALLATION OF PRODUCTS SHOULD BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.



Mill Street

EXISTING SURVEY

1 : 200



NOTE: SITE DRAINAGE TO BE INSTALLED TO DIVERT SURFACE WATER AND SUBSOIL WATER AWAY FROM BUILDING, FOOTINGS, BASEMENTS AND RETAINING WALLS. DRAINAGE REQUIREMENTS TO BE IN ACCORDANCE WITH NCC 3.1.2 AND AS 3500.

Surface Water Drainage Detail

1 : 20



Initial here: _____ Initial here: _____

REV	DATE	DESCRIPTION	DRAWN BY
DA1	10.08.21	PRELIMINARY ISSUE	PD
DA2	04.11.21	PRELIMINARY ISSUE	PD
DA3	21.12.21	DEVELOPMENT APPROVAL	DO
DA4	16.02.22	BASIX NOTATIONS ADDED	DO

DEVELOPMENT APPROVAL

REAL PROPERTY DESCRIPTION

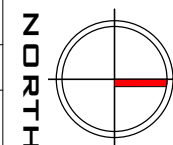
LOT: 2 PLAN: TBA

PARISH: TBA

COUNTY: TBA

LOCAL AUTHORITY:
BYRON

ORIENTATION



AREA CALCULATIONS

NOTE:
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PROJECT COMMENCED:	PROJECT NO:	MUL2
09.08.21	DRAWING NO:	DA-101
DRAWN BY:	SCALE:	As indicated @A3
CHECKED BY:	ISSUE:	DA4

CLIENT MANGLESON

PROJECT ADDRESS
LOT 2 MILL STREET, MULLUMBIMBY

DRAWING TITLE:
Existing Survey

HOUSE DESIGN:
CUSTOM

MURPHY
Homes
EST.1975

NOTE:
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 - HWS GAS HOT WATER SYSTEM
 - LB LETTER BOX
 - LP LIGHT POLE
 - LS LANDSCAPE
 - NBN NBN PIT
 - MSB MAIN SWITCH BOARD
 - OMP OUTER MOST PROJECTION
 - *SL EXT. SPOT LEVEL
 - SM SEWER MANHOLE
 - TBM TEMPORARY BENCH MARK
 - PGM PREFERRED GAS METER LOCATION
 - PB POWER BOX
 - POS PRIVATE OPEN SPACE
 - PP POWER POLE
 - RWT RAINWATER TANK 5000L (1150x2600x1860H)
 - WM WATER METER

NOTES:

ALL ITEMS AND LEVELS SHOWN ARE INDICATIVE ONLY AND SHOULD BE CONFIRMED ON SITE.

STORMWATER TAKEN TO STREET OR NEAREST PIT AS PER LOCAL AUTHORITIES REQUIREMENTS.

ALL WORKS TO BE IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS, NATIONAL CONSTRUCTIONS CODES AND LOCAL AUTHORITY REGULATIONS.

INSTALLATION OF PRODUCTS SHOULD BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

NOTE: THIS PROPERTY IS **NOT** LOCATED IN A BUSHFIRE PRONE AREA.

FLOOD AFFECTED LOT

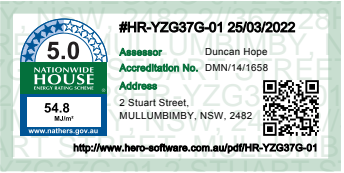
REMOVE ALL EXISTING BOUNDARY FENCES AND REPLACE WITH NEW TIMBER PALING STYLE

LOT 2
269.4m²
SITE COVER
148m2 (55%)

**BUILDING FOOTPRINT
(NEW WORKS)**

REFER DEMOLITION PLAN FOR DEMO WORKS PRIOR TO CONSTRUCTION

SITE PLAN
1 : 200



Initial here: Initial here:



NOTE:
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CABINETRY, ELECTRICAL APPLIANCES & PLUMBING SYMBOLS ARE DIAGRAMMATIC ONLY. REFER TO BUILDERS SPECIFICATIONS FOR DETAILS OF ALL FIXTURES, FITTINGS AND INCLUSIONS.
DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING, DEVELOPMENT AND COVENANT APPROVAL.

REV	DATE	DESCRIPTION	DRAWN BY
DA1	10.08.21	PRELIMINARY ISSUE	PD
DA2	04.11.21	PRELIMINARY ISSUE	PD
DA3	21.12.21	DEVELOPMENT APPROVAL	DO
DA4	16.02.22	BASIX NOTATIONS ADDED	DO

DEVELOPMENT APPROVAL

REAL PROPERTY DESCRIPTION

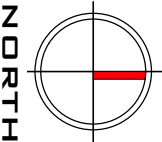
LOT: 2 PLAN: TBA

PARISH: TBA

COUNTY: TBA

LOCAL AUTHORITY:
BYRON

ORIENTATION



AREA CALCULATIONS

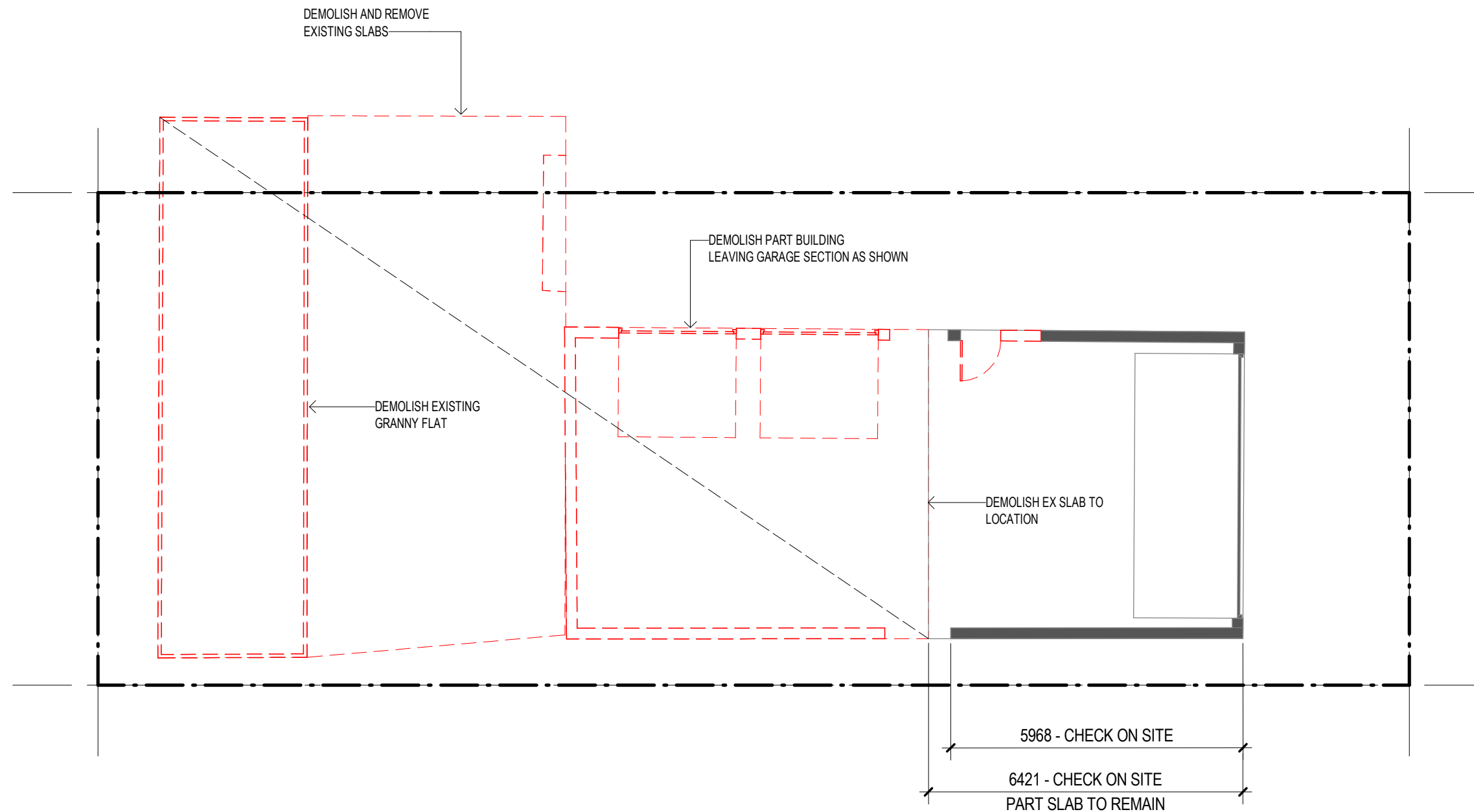
NOTE:
DRAWINGS ARE CONCEPTUAL. ALL SITE BEARINGS, DIMENSIONS & CONTOURS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY PLAN. FLOOR PLANS AND ELEVATIONS ARE INDICATIVE ONLY AND ARE SUBJECT TO COVENANT AND BUILDING APPROVAL

PROJECT COMMENCED:	09.08.21	PROJECT NO:	MUL2
		DRAWING NO:	DA-102
DRAWN BY:	PD	SCALE:	As indicated @A3
CHECKED BY:	TKL	ISSUE:	DA4

CLIENT MANGLESON
PROJECT ADDRESS
LOT 2 MILL STREET, MULLUMBIMBY

DRAWING TITLE:
Site Plan

HOUSE DESIGN:
CUSTOM



DEMOLITION PLAN
1 : 100



Initial here: _____ Initial here: _____



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REV	DATE	DESCRIPTION	DRAWN BY
DA3	21.12.21	DEVELOPMENT APPROVAL	DO
DA4	16.02.2022	BASIX NOTATIONS ADDED	DO

DEVELOPMENT APPROVAL

REAL PROPERTY DESCRIPTION

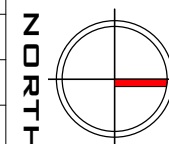
LOT: 2 PLAN: TBA

PARISH: TBA

COUNTY: TBA

LOCAL AUTHORITY:
BYRON

ORIENTATION



AREA CALCULATIONS

NOTE:
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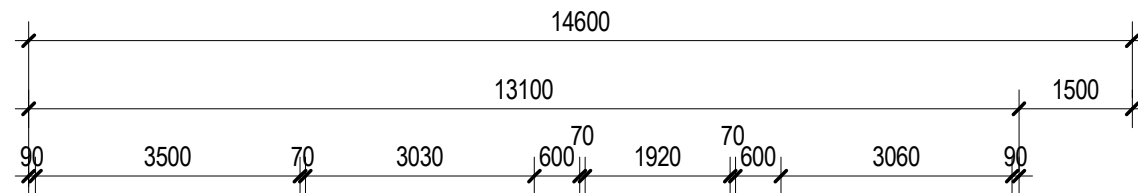
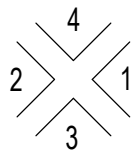
PROJECT COMMENCED:	PROJECT NO:	MUL2
09.08.21	DRAWING NO:	DA-103
DRAWN BY: DO	SCALE:	1 : 100 @A3
CHECKED BY: TKL	ISSUE:	DA4

CLIENT MANGLESON
PROJECT ADDRESS
LOT 2 MILL STREET, MULLUMBIMBY

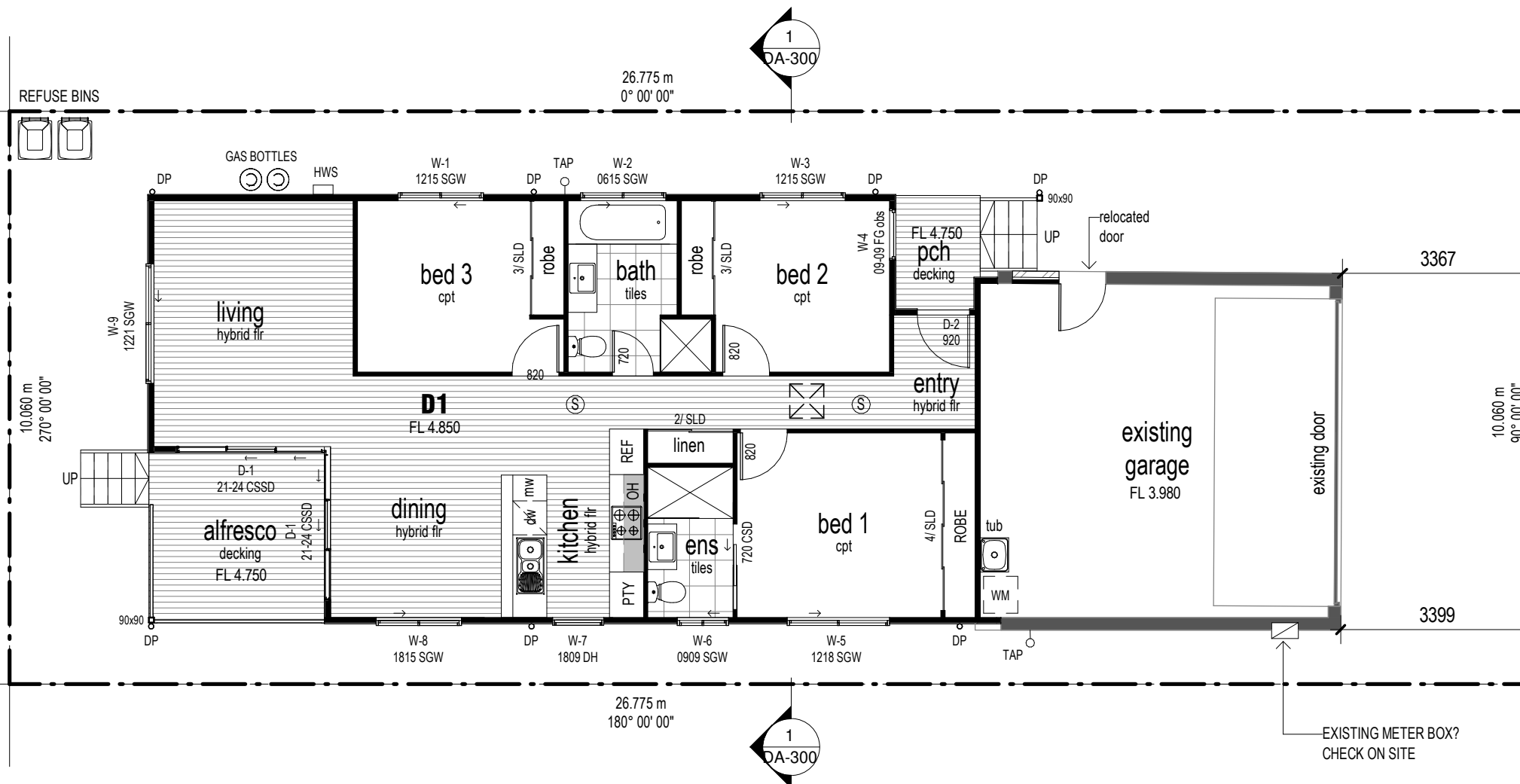
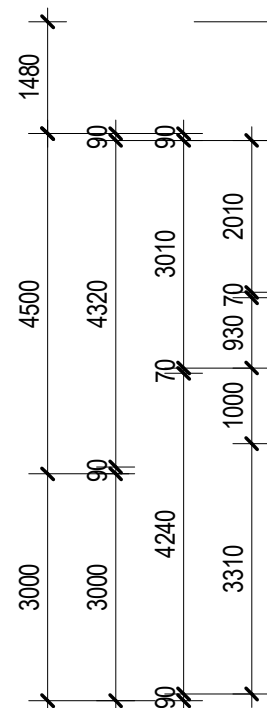
DRAWING TITLE:
Demolition Plan

HOUSE DESIGN:
CUSTOM

ELEVATIONS



FLOOD AFFECTED LOT



GROUND FLOOR PLAN

1 : 100



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REV	DATE	DESCRIPTION	DRAWN BY
DA1	10.08.21	PRELIMINARY ISSUE	PD
DA2	04.11.21	PRELIMINARY ISSUE	PD
DA3	21.12.21	DEVELOPMENT APPROVAL	DO
DA4	16.02.22	BASIS NOTATIONS ADDED	DO

DEVELOPMENT APPROVAL

REAL PROPERTY DESCRIPTION

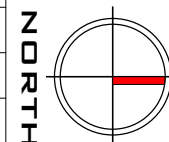
LOT: 2 PLAN: TBA

PARISH: TBA

COUNTY: TBA

LOCAL AUTHORITY:
BYRON

ORIENTATION



AREA CALCULATIONS

GROUND	97.05 m ²
EX GARAGE	39.90 m ²
ALFRESCO	9.30 m ²
PORCH	3.02 m ²
TOTAL:	149.27 m ²

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PROJECT COMMENCED:	09.08.21	PROJECT NO:	MUL2
DRAWN BY:	PD	DRAWING NO:	DA-104
CHECKED BY:	TKL	SCALE:	1 : 100 @A3
		ISSUE:	DA4

LEGEND

AC	AIR CONDITIONING
BRM	BROOM CUPBOARD
CBD	CUPBOARD
DHR	DOUBLE HANGING RAIL
DP	DOWNPIPE
DW	DISHWASHER
DR	DRYER
FW	FLOOR WASTE
HR	SINGLE HANGING RAIL
HWS	GAS HOT WATER SYSTEM
MH	MAN HOLE
MSB	MAIN SWITCH BOARD
MT	MIXER TAP
MW	MICROWAVE
OH	OVER HEAD CUPBOARDS
O/H	OVER HANG
OV	OVEN
PGM	PREFERRED GAS METER LOCATION
PL	PLUMBING DUCT
PTY	PANTRY
RA	HAND RAIL
REF	REFRIGERATOR
RHC	RANGEHOOD CANOPY
RWT	RAINWATER TANK 5000L (1150x2600x1860H)
S	SMOKE ALARM
SB	SUB BOARD
SH	SHELF
SP	SPREADER PIPE
TH	TOILET ROLL HOLDER
TR	TOWEL RAIL/RING
WM	WASHING MACHINE
WB	WALL BASIN
UBO	UNDER BENCH OVEN

Ⓢ SMOKE ALARM. TO BE INTERCONNECTED AND PHOTOELECTRIC.

SMOKE ALARM. TO BE INTERCONNECTED AND PHOTOELECTRIC.

NOTE: SECURE MESH TO UPPER LEVEL OPENABLE WINDOWS.

WHERE THRESHOLDS OF DOORWAYS ARE MORE THAN 230mm ABOVE ADJOINING SURFACE STEPS MUST BE INCORPORATED IN ACCORDANCE WITH NCC SECTION 3.9.1.2.

LIFT OFF HINGES TO DOORS TO SANITARY COMPARTMENTS IN ACCORDANCE WITH NCC 2.4.3.

ALL EXHAUST SYSTEMS TO BE DUCTED EXTERNALLY TO OUTDOOR AIR IN ACCORDANCE WITH N.C.C. - Volume 2 - 3.8.7

NOTE: THIS PROPERTY IS NOT LOCATED IN A BUSHFIRE PRONE AREA.

Initial here: _____ Initial here: _____

CLIENT MANGLESON

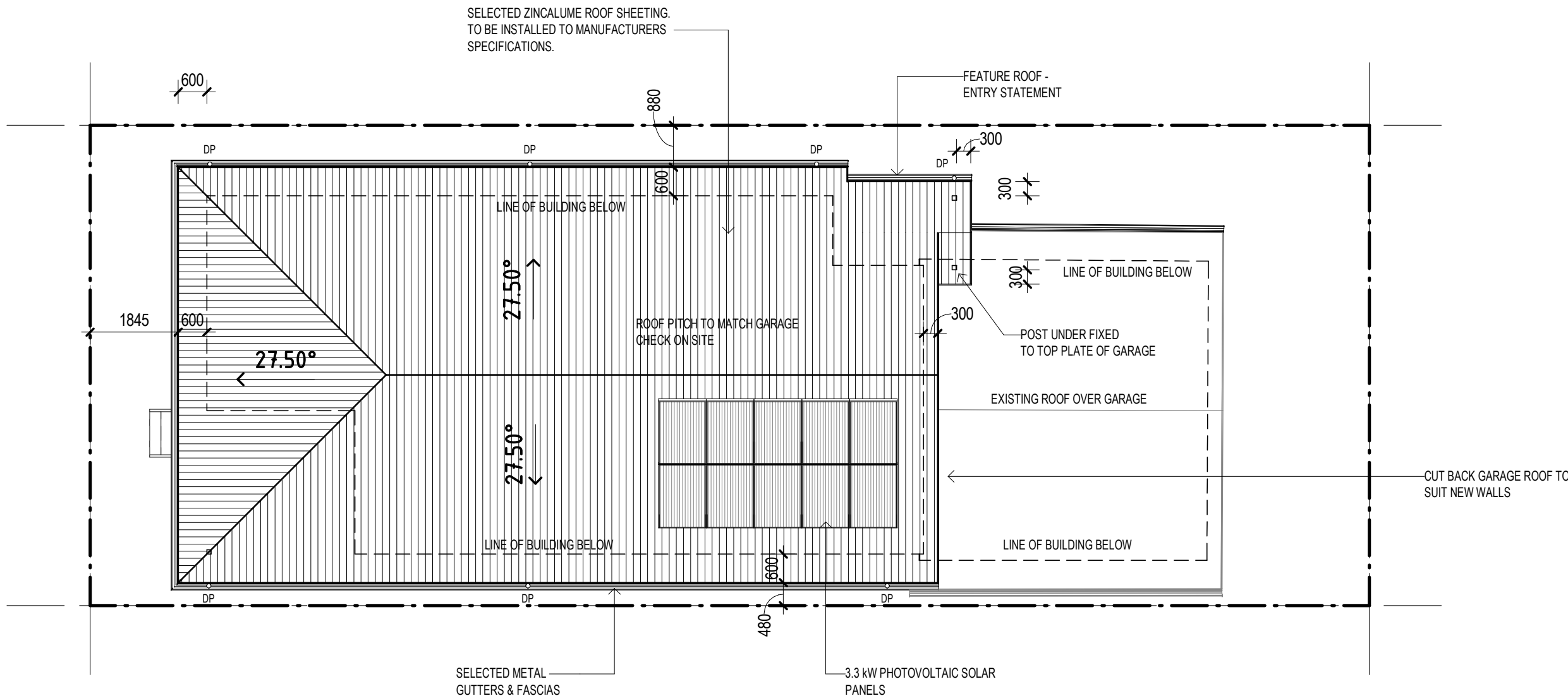
PROJECT ADDRESS
LOT 2 MILL STREET, MULLUMBIMBYDRAWING TITLE:
Ground Floor PlanHOUSE DESIGN:
CUSTOM

ROOF LEGEND

FL	FLASHING
DP	DOWNPIPE
DP/S	DOWNPIPE SPREADER
EG	EAVES GUTTER
RS	ROOF SHEETING
VG	VALLEY GUTTER

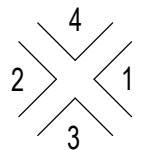
NOTE:
ALL GUTTERS AND DOWNPIPES INSTALLED IN ACCORDANCE WITH NCC VOLUME TWO 3.2.5 AND AS3500. VALLEY GUTTERS ON ROOF WITH PITCH LESS THAN 12.5° MUST BE DESIGNED AS A BOX GUTTER. DOWNPIPES MUST NOT SERVE MORE THAN 12m OF GUTTER & BE LOCATED TO VALLEY GUTTERS AS CLOSE OF POSSIBLE. BOX GUTTER TO HAVE SUMP OR RAINHEAD AND OVERFLOW IN ACCORDANCE WITH AS 3500. 3.7.5.

ALL EXHAUST SYSTEMS TO BE DUCTED EXTERNALLY TO OUTDOOR AIR IN ACCORDANCE WITH N.C.C. – Volume 2 – 3.8.7



ROOF PLAN
1 : 100

ELEVATIONS



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Initial here: Initial here:



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DA2	04.11.21	PRELIMINARY ISSUE	PD
DA3	21.12.21	DEVELOPMENT APPROVAL	DO
DA4	16.02.22	BASIX NOTATIONS ADDED	DO

DEVELOPMENT APPROVAL

REAL PROPERTY DESCRIPTION

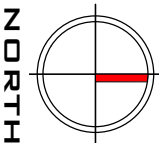
LOT: 2 PLAN: TBA

PARISH: TBA

COUNTY: TBA

LOCAL AUTHORITY:
BYRON

ORIENTATION

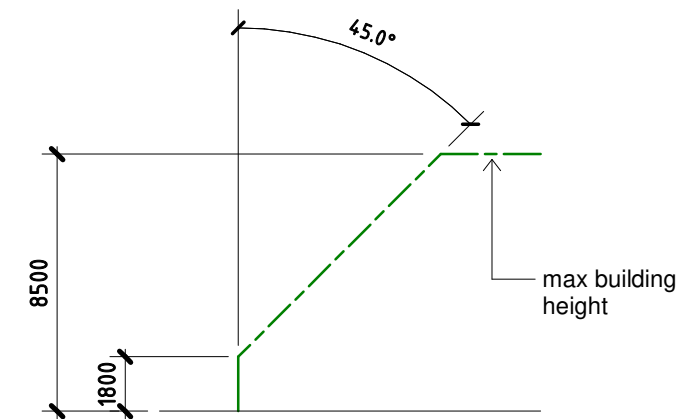
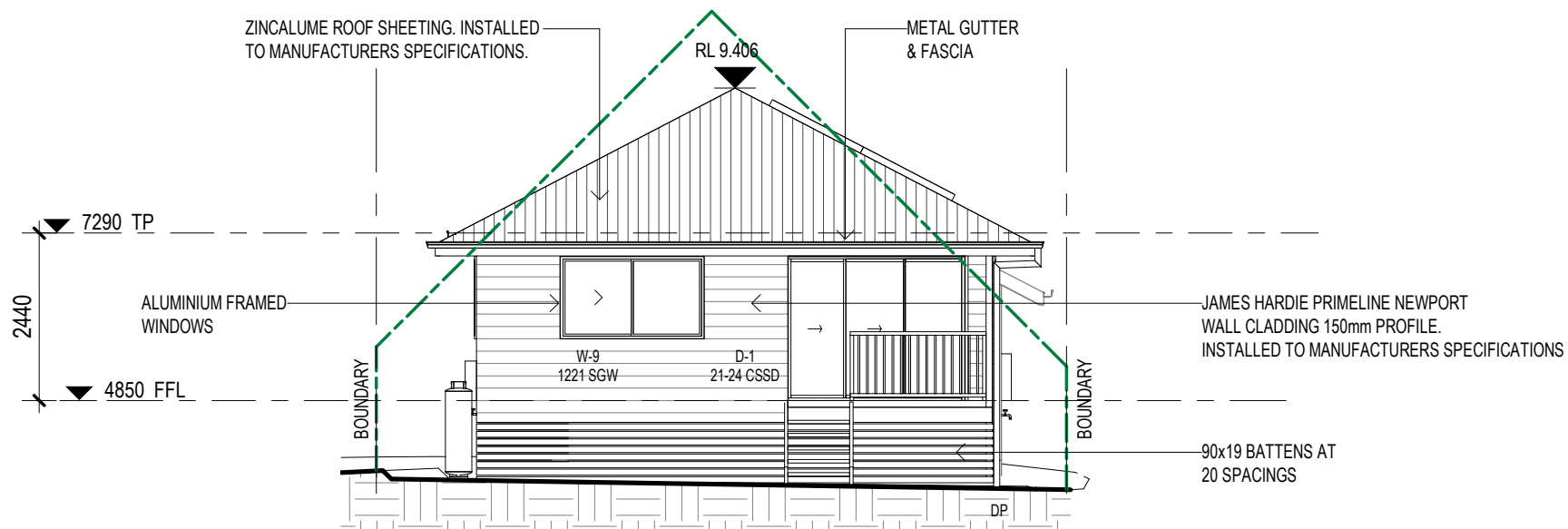


AREA CALCULATIONS

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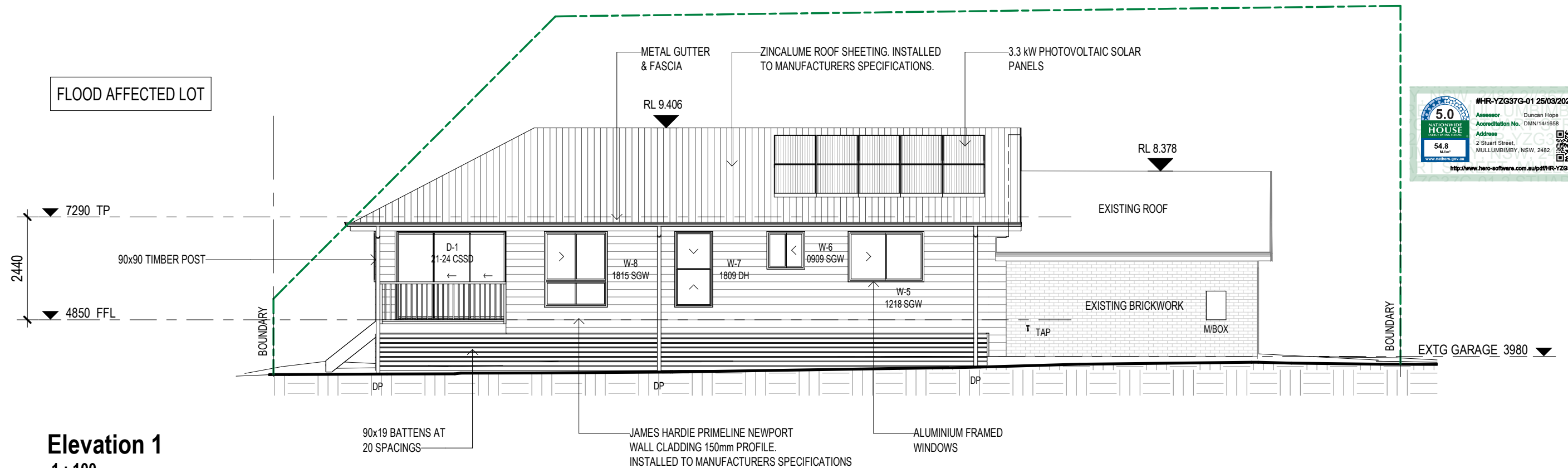
PROJECT COMMENCED: 09.08.21	PROJECT NO: MUL2
DRAWN BY: PD	DRAWING NO: DA-105
CHECKED BY: TKL	SCALE: 1 : 100 @A3
	ISSUE: DA4

CLIENT MANGLESON
PROJECT ADDRESS LOT 2 MILL STREET, MULLUMBIMBY
DRAWING TITLE: Roof Plan
HOUSE DESIGN: CUSTOM



Building Envelope
1 : 250

Elevation 3
1 : 100



Elevation 1
1 : 100

Initial here: _____ Initial here: _____



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DA4	16.02.22	BASIX NOTATIONS ADDED	DO

DEVELOPMENT APPROVAL

REAL PROPERTY DESCRIPTION

LOT: 2 PLAN: TBA

PARISH: TBA

COUNTY: TBA

LOCAL AUTHORITY:
BYRON

AREA CALCULATIONS

ORIENTATION

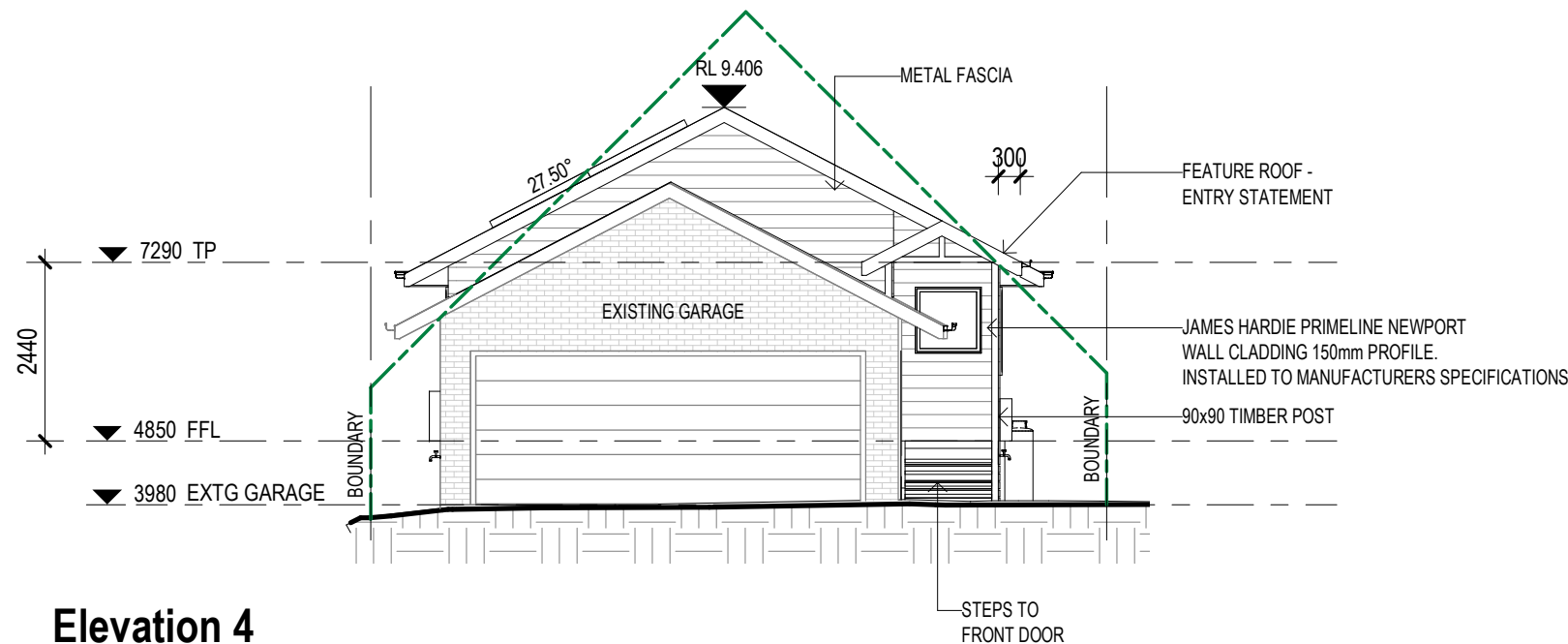
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PROJECT COMMENCED:	PROJECT NO:	MUL2
09.08.21	DRAWING NO:	DA-200
DRAWN BY:	SCALE:	As indicated @A3
CHECKED BY:	ISSUE:	DA4

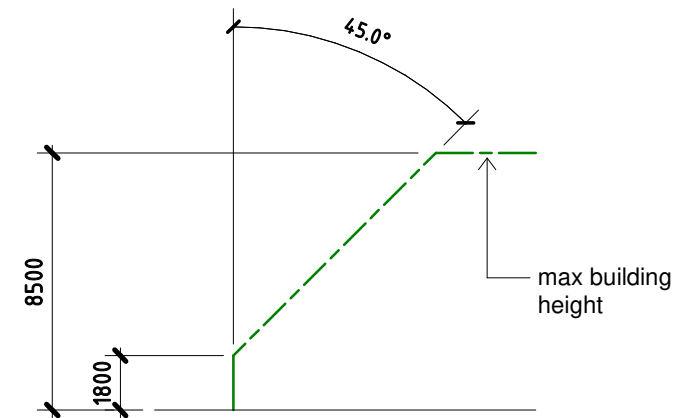
CLIENT MANGLESON
PROJECT ADDRESS
LOT 2 MILL STREET, MULLUMBIMBY

DRAWING TITLE:
Elevations

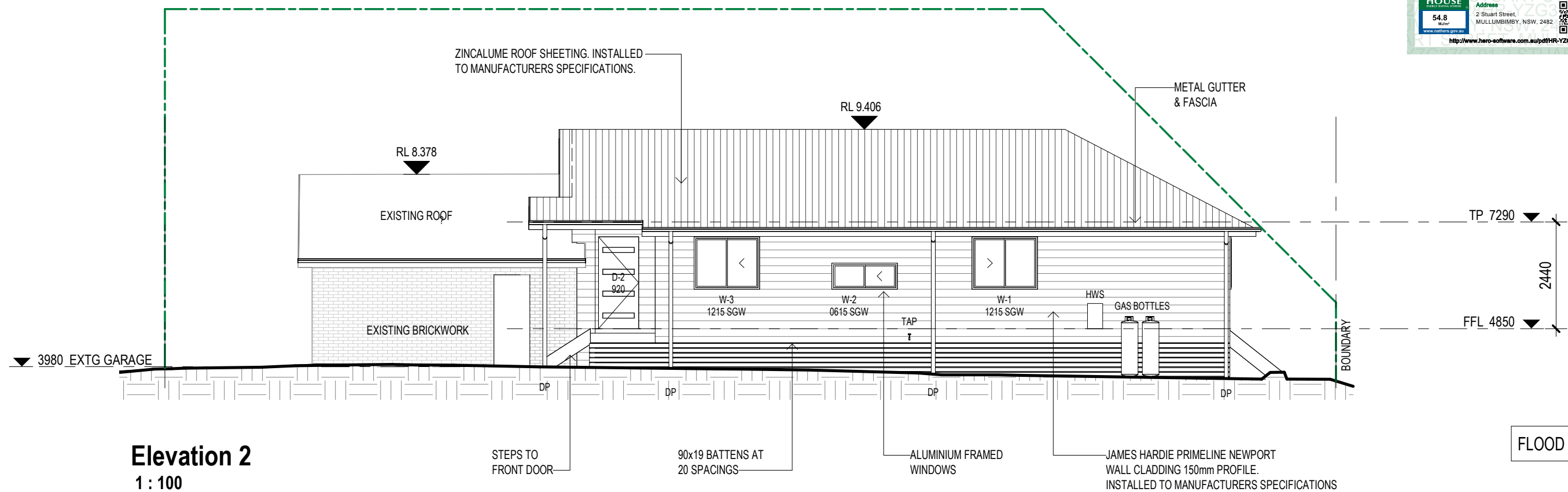
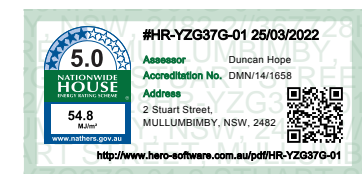
HOUSE DESIGN:
CUSTOM



Elevation 4
1 : 100



building envelope
1 : 250



Elevation 2
1 : 100

FLOOD AFFECTED LOT

Initial here: Initial here:



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DA3	21.12.21	DEVELOPMENT APPROVAL	DO
DA4	16.02.22	BASIX NOTATIONS ADDED	DO

DEVELOPMENT APPROVAL

REAL PROPERTY DESCRIPTION

LOT: 2 PLAN: TBA

PARISH: TBA

COUNTY: TBA

LOCAL AUTHORITY:
BYRON

AREA CALCULATIONS

ORIENTATION

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09.08.21	DRAWING NO:	DA-201
DRAWN BY:	SCALE:	As indicated @A3
CHECKED BY:	ISSUE:	DA4

CLIENT MANGLESON
PROJECT ADDRESS
LOT 2 MILL STREET, MULLUMBIMBY

DRAWING TITLE:
Elevations

HOUSE DESIGN:
CUSTOM

CONSTRUCTION NOTES

THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE CURRENT NATIONAL CONSTRUCTION CODES, BUILDING ACT AMENDMENT & AUSTRALIAN STANDARDS

- FOOTINGS:

CONCRETE SLAB:

SLAB HEIGHT:

TERMITE TREATMENT:

EXTERNAL WALLS:

EXTERNAL WALLS:

INTERNAL LININGS:

CEILING LININGS:

SOFFIT LININGS:

CEILING HEIGHT:

JOINERY HEIGHT:

WINDOW FLASHINGS:

WET AREAS:

ROOFING:

ROOF BRACING:

FASCIA:

GUTTERING:

DOWNPipes:

SMOKE ALARMS:

NOGGINGS:
- TO ENGINEERS DESIGN AND DETAIL

TO ENGINEERS DESIGN AND DETAIL

TO ENGINEERS DESIGN AND DETAIL

IN ACCORDANCE WITH NCC VOL. 2 3.1.4 TERMITE RISK MANAGEMENT. AND A.S. 3660.1-2014

MASONRY CONSTRUCTION TO COMPLY WITH A.S. 3700-2018 'MASONRY CODE'. TIMBER CONSTRUCTION TO COMPLY WITH NCC 70mm OR 90mm TIMBER STUDS AS REQUIRED, WALL TIES IN ACCORDANCE WITH BCA PART 3.3.3 AND AS 1684

10mm PLASTERBOARD, 6mm VILLABOARD TO WET AREAS

10mm PLASTERBOARD

4.5mm HARDIFLEX

2400mm

2100mm

TO ALL WINDOWS

TO COMPLY WITH BCA VOLUME 2, PART 3.8.1 'WET AREAS' TO MANUFACTURER'S SPECIFICATIONS

SELECTED METAL ROOF SHEETING @ NOMINATED PITCH, FIXED TO MANUFACTURER'S SPECIFICATIONS

SPEED BRACE TO CROSS EACH TRUSS & FASTENED TO TOP PLATE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

METAL FASCIA FIXED TO STANDARD RAFTER BRACKET METAL

90mm ROUND PVC DOWNPIPES

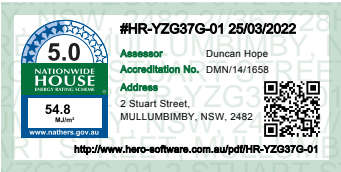
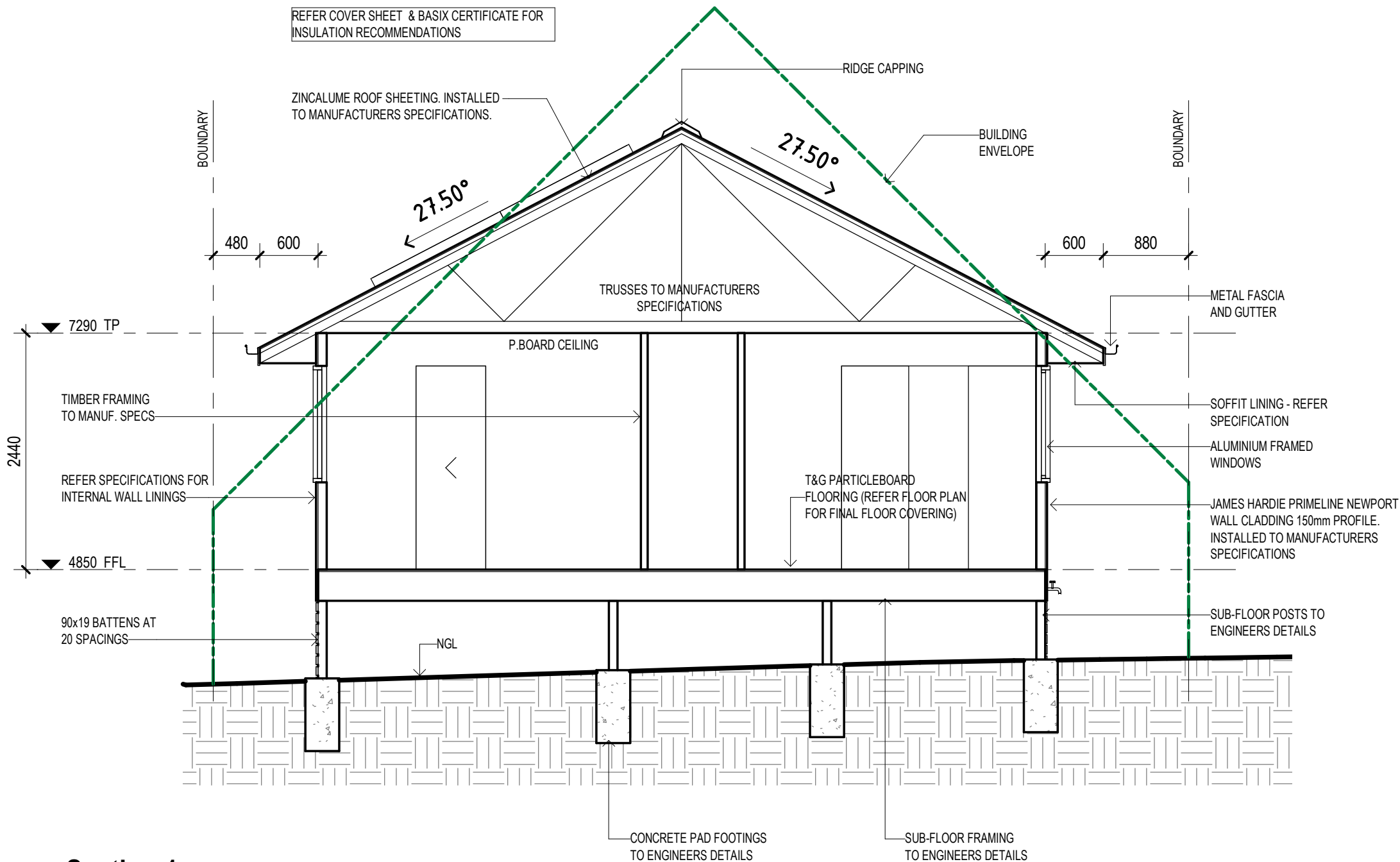
TO BE HARD WIRE INSTALLED IN ACCORDANCE WITH PART 3.7.5 OF THE BCA VOLUME 2. ALL ELECTRICAL WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 3000-2007. SMOKE ALARMS TO BE INTERCONNECTED & PHOTO ELECTRIC.

TO BE PROVIDED WHERE:

TOWEL RAILS SHOWN @ 1200H.

TOILET ROLL HOLDERS @ 800H.

VANITIES @ 360H & 800H (EXTEND LENGTH OF NOGGIN 100 PAST)



FLOOD AFFECTED LOT



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DA4	16.02.22	BASIX NOTATIONS ADDED	DO

DEVELOPMENT APPROVAL

REAL PROPERTY DESCRIPTION

LOT: 2 PLAN: TBA

PARISH: TBA

COUNTY: TBA

LOCAL AUTHORITY:
BYRON

AREA CALCULATIONS

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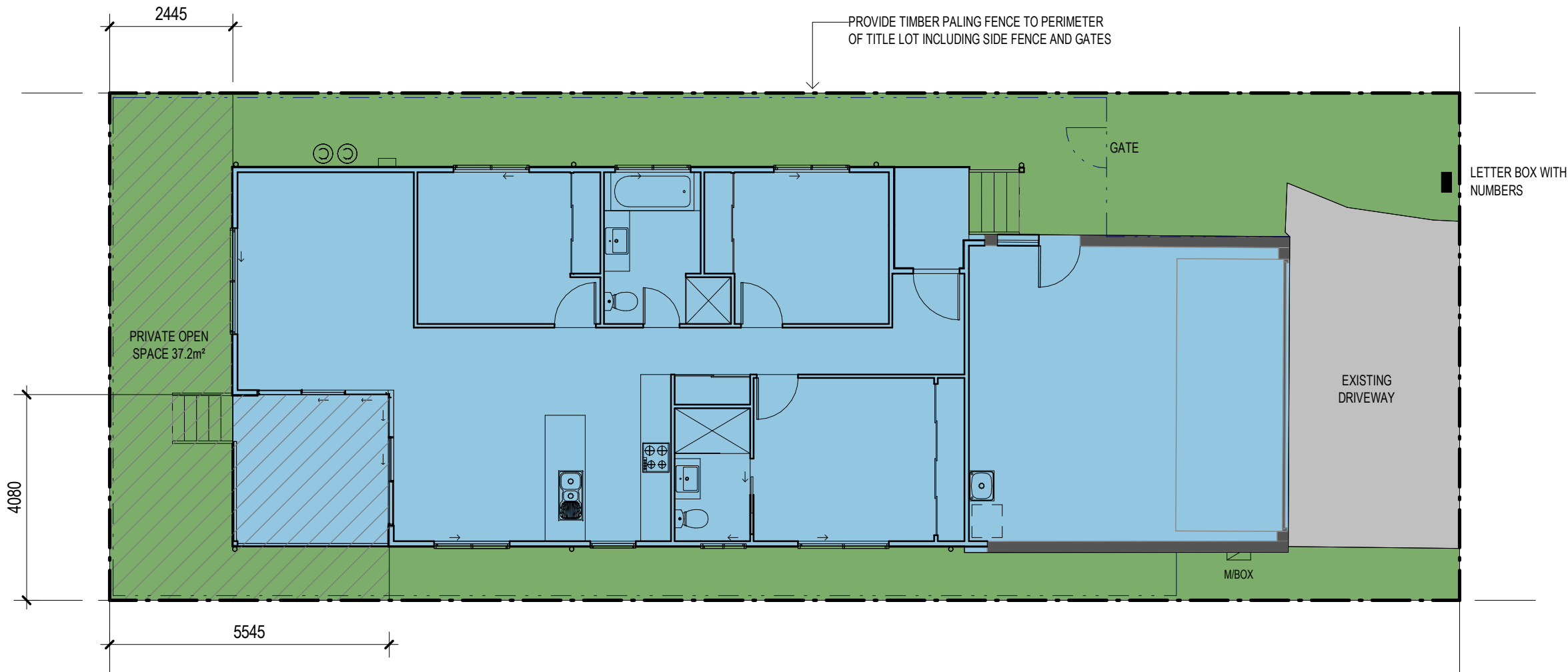
PROJECT COMMENCED:	PROJECT NO:	MUL2
09.08.21	DRAWING NO:	DA-300
DRAWN BY:	SCALE:	As indicated @A3
PD	ISSUE:	DA4
CHECKED BY:		
TKL		

CLIENT MANGLESON

PROJECT ADDRESS
LOT 2 MILL STREET, MULLUMBIMBY

DRAWING TITLE:
Sections

HOUSE DESIGN:
CUSTOM



- outline of buildings (non-permeable surface)
- driveways, paving. (non-permeable surface)
- landscape areas (permeable surfaces)
- private open space

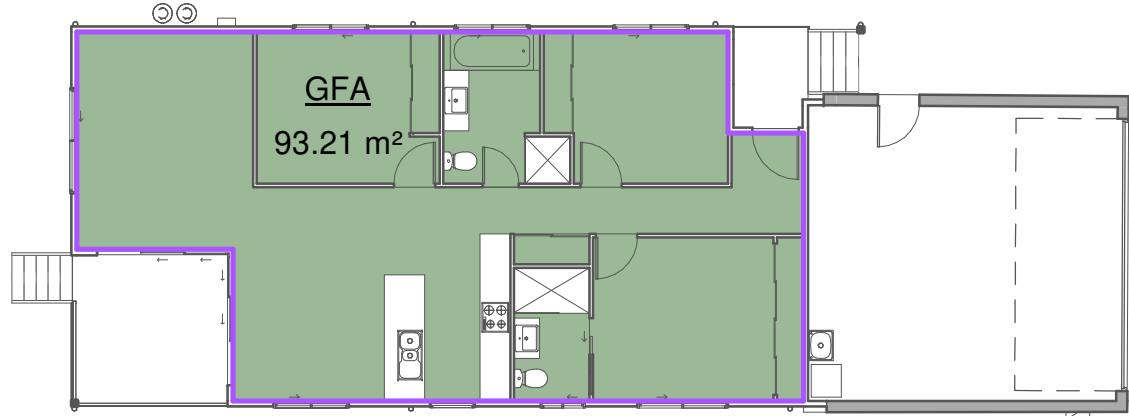
NON-PERMEABLE SURFACES - 269.4m2 x 75% (MAX) = 202 m2

TYPE	AREA	AREA % OF SITE
FOOTPRINT	149.4 m2	55.5 %
DRIVEWAY	22.8 m2	8.4%
TOTAL	172.2 m2	63.9 %

PERMEABLE SURFACES - 269.4m2 x 25% (MIN) = 67.4 m2

LANDSCAPE	97.2 m2	36.1 %
-----------	---------	--------

SITE AREAS
1 : 100



GFA 93.21 m²
TOTAL: 93.21 m²

FLOOR SPACE RATIO = 93.21 m2 / 269.4 m2 = 0.35:1
max FSR 0.5:1 - therefore complies

FLOOR SPACE RATIO
1 : 150

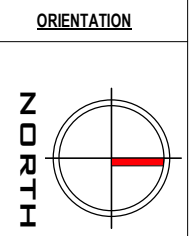


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REV	DATE	DESCRIPTION	DRAWN BY
DA3	21.12.21	DEVELOPMENT APPROVAL	DO
DA4	16.02.2022	BASIX NOTATIONS ADDED	DO

DEVELOPMENT APPROVAL

REAL PROPERTY DESCRIPTION
LOT: 2 PLAN: TBA
PARISH: TBA
COUNTY: TBA
LOCAL AUTHORITY: BYRON



AREA CALCULATIONS

NOTE:
DRAWINGS ARE CONCEPTUAL. ALL SITE BEARINGS, DIMENSIONS & CONTOURS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY PLAN. FLOOR PLANS AND ELEVATIONS ARE INDICATIVE ONLY AND ARE SUBJECT TO COVENANT AND BUILDING APPROVAL

PROJECT COMMENCED:	09.08.21	PROJECT NO:	MUL2
DRAWN BY:	DO	DRAWING NO:	DA-401
CHECKED BY:	TKL	SCALE:	As indicated @A3
		ISSUE:	DA4

CLIENT	MANGLESON
PROJECT ADDRESS	LOT 2 MILL STREET, MULLUMBIMBY
DRAWING TITLE:	Site Areas
HOUSE DESIGN:	CUSTOM

