

# Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-NFPJGT-01

Generated on 10 Dec 2025 using Hero 4.1 (Chenath v3.23)

## Property

|                  |  |
|------------------|--|
| Address          | 6 Woodswallow Way, MULLUMBIMBY,<br>NSW, 2482 |
| Lot/DP           | 227  |
| NCC Class*       | 1a   |
| Floor/all Floors | 1 of 2 floors                                |
| Type             | New  |

## Plans

|             |             |
|-------------|-------------|
| Main Plan   | 11043       |
| Prepared by | Perry Homes |

## Construction and environment

|  |                      |
|--|----------------------|
| Assessed floor area (m <sup>2</sup> )* | Exposure Type        |
| Conditioned* 189.3                     | Suburban             |
| Unconditioned* 13.1                    | NatHERS climate zone |
| Total 240.6                            | 10 - Brisbane AMO    |
| Garage 38.1                            |                      |



## Accredited assessor

|                                   |                          |
|-----------------------------------|--------------------------|
| Name                              | Duncan Hope              |
| Business name                     | Senica Consultancy Group |
| Email                             | duncan@senica.com.au     |
| Phone                             | +61 280067784            |
| Accreditation No.                 | DMN/14/1658              |
| Assessor Accrediting Organisation | DMN                      |
| Declaration of interest           | No Conflict of Interest  |

## NCC Requirements

|                           |          |
|---------------------------|----------|
| BCA provisions            | Volume 2 |
| State/Territory variation | Yes      |

### National Construction Code (NCC) requirements

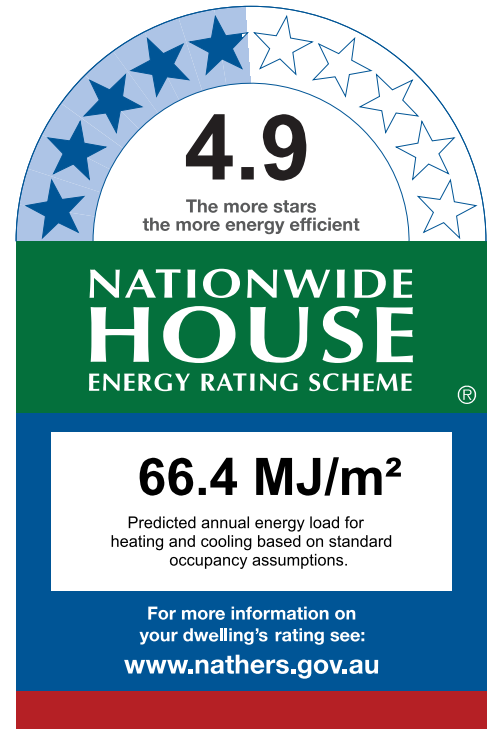
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

## Thermal performance star rating



## Thermal performance (MJ/m<sup>2</sup>)

Limits taken from ABCB Standard 2022

|             | Heating | Cooling |
|-------------|---------|---------|
| Modelled    | 13.5    | 52.9    |
| Load limits | 14      | 55      |

### Features determining load limits

|                                      |      |
|--------------------------------------|------|
| Floor type (lowest conditioned area) | CSOG |
| NCC climate zone 1 or 2              | Y    |
| Outdoor living area                  | N    |
| Outdoor living area ceiling fan      | N    |

## Whole of Home performance rating

No Whole of Home performance rating generated for this certificate.

## Verification

To verify this certificate, scan the QR code or visit

<http://www.hero-software.com.au/pdf/HR-NFPJGT-01>.

When using either link, ensure you are visiting <http://www.hero-software.com.au>



\* Refer to glossary.



## About the ratings

### Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value\* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

## Heating and Cooling Load Limits

### Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

### Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

## Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

### Energy use:

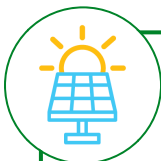
No Whole of Home performance assessment conducted for this certificate.

### Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

### Cost:

No Whole of Home performance assessment conducted for this certificate.



## Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

\* Refer to glossary.



## Certificate check

The checklist covers important items impacting the dwelling's ratings.

It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.

It is not mandatory to complete this checklist.

| Approval stage   |                                    | Construction stage |                                    |                 |  |
|------------------|------------------------------------|--------------------|------------------------------------|-----------------|--|
| Assessor checked | Consent authority/surveyor checked | Builder checked    | Consent authority/surveyor checked | Occupancy/other |  |

### Genuine certificate check

|  |                          |                          |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Does this Certificate match the one available at the web address or QR code verification link on the front page? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

### Thermal performance check

#### Windows and glazed doors

|  |                          |                          |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate? |                          |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

#### External walls

|  |                          |                          |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'External wall type table' on this Certificate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

#### Floor

|   |                          |                          |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

#### Ceiling penetrations\*

|  |                          |                          |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

#### Ceiling

|   |                          |                          |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

#### Roof

|  |                          |                          |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

#### Apartment entrance doors (NCC Class 2 assessments only)

|   |                          |                          |  |                          |                          |
|---|--------------------------|--------------------------|--|--------------------------|--------------------------|
| 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. | <input type="checkbox"/> | <input type="checkbox"/> |  | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|--|--------------------------|--------------------------|

#### Exposure\*

|   |                          |                          |  |                          |                          |
|---|--------------------------|--------------------------|--|--------------------------|--------------------------|
| Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected". | <input type="checkbox"/> | <input type="checkbox"/> |  | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|--|--------------------------|--------------------------|

#### Heating and cooling load limits\*

|   |                          |                          |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

\* Refer to glossary.



## Certificate check

Continued

| Approval stage   |                                    | Construction stage |                                    |                 |
|------------------|------------------------------------|--------------------|------------------------------------|-----------------|
| Assessor checked | Consent authority/surveyor checked | Builder checked    | Consent authority/surveyor checked | Occupancy/other |

### Additional NCC requirements for thermal performance (not included in the NatHERS assessment)

#### Thermal bridging

|  |                          |                          |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the dwelling meet the NCC requirement for thermal bridging? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

#### Insulation installation method

|  |                          |                          |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Has the insulation been installed according to the NCC requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

#### Building sealing

|   |                          |                          |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the dwelling meet the NCC requirements for Building Sealing? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

### Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)

#### Appliances

|   |                          |                          |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|  |                          |                          |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|  |                          |                          |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|   |                          |                          |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|  |                          |                          |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

### Additional NCC Requirements for Services (not included in the NatHERS assessment)

|   |                          |                          |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the lighting meet the artificial lighting requirements specified in the NCC? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|  |                          |                          |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the hot water system meet the additional requirements specified in the NCC? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

#### Provisional values\* check

|  |                          |                          |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

#### Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

\* Refer to glossary.

## Room schedule

| Room          | Zone Type     | Area (m <sup>2</sup> ) |
|---------------|---------------|------------------------|
| BED 4         | Bedroom       | 21.76                  |
| ENS SHR       | Night Time    | 1.58                   |
| ENS           | Night Time    | 2.84                   |
| ENS WC        | Night Time    | 1.61                   |
| ENTRY         | Day Time      | 9.60                   |
| GARAGE        | Garage        | 38.14                  |
| BED 1         | Bedroom       | 14.02                  |
| WIR 1         | Night Time    | 5.54                   |
| ENS WC 1      | Night Time    | 1.61                   |
| ENS 1         | Night Time    | 2.83                   |
| ENS SHR 1     | Night Time    | 1.57                   |
| WIR 2         | Night Time    | 3.50                   |
| BED 2         | Bedroom       | 13.04                  |
| WC            | Unconditioned | 1.62                   |
| VEST          | Day Time      | 3.88                   |
| BATH          | Unconditioned | 6.09                   |
| BED 3         | Bedroom       | 13.08                  |
| WIR 3         | Night Time    | 3.50                   |
| HAMPER        | Day Time      | 3.70                   |
| MEDIA         | Living        | 14.87                  |
| SITTING       | Living        | 16.10                  |
| STAIRS-FF     | Day Time      | 4.30                   |
| BUTLER PANTRY | Day Time      | 6.09                   |
| L'DRY         | Unconditioned | 5.43                   |



## Room schedule

| Room           | Zone Type      | Area (m <sup>2</sup> ) |
|----------------|----------------|------------------------|
| KITCHEN/LIVING | Kitchen/Living | 46.68                  |

## 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 |
| None      |                    |                  |       |                                    |             |

### Custom\* windows

| Window ID   | Window Description                                 | Maximum U-value* | SHGC* | SHGC substitution tolerance ranges |             |
|-------------|--|------------------|-------|------------------------------------|-------------|
|             |  |                  |       | lower limit                        | upper limit |
| TND-001-001 | Trend Synergy Residential Aluminium Sliding Window | 6.5              | 0.73  | 0.70                               | 0.77        |
| TND-001-034 | Trend Synergy Residential Aluminium Sliding Window | 4.6              | 0.58  | 0.56                               | 0.61        |
| TND-017-001 | Trend Residential Aluminium Sliding Door           | 6.4              | 0.73  | 0.70                               | 0.77        |
| TND-071-013 | Windsor Sliding Door                               | 4.4              | 0.40  | 0.38                               | 0.42        |

## Window and glazed door schedule

| Location       | Window ID   | Window no. | Height (mm) | Width (mm) | Window type  | Opening % | Orient-ation | Shading device* |
|----------------|-------------|------------|-------------|------------|--------------|-----------|--------------|-----------------|
| BATH           | TND-001-001 | W07        | 1200        | 1510       | Sliding      | 45        | WSW          | None            |
| BED 1          | TND-001-001 | W11        | 600         | 2110       | Sliding      | 10        | WSW          | None            |
| BED 1          | TND-001-001 | W12        | 1500        | 2410       | Sliding      | 10        | SSE          | None            |
| BED 2          | TND-001-001 | W09        | 1200        | 2110       | Sliding      | 10        | WSW          | None            |
| BED 3          | TND-001-001 | W06        | 1200        | 2110       | Sliding      | 45        | NNW          | None            |
| BED 4          | TND-001-001 | W03        | 600         | 2110       | Sliding      | 45        | WSW          | None            |
| BED 4          | TND-017-001 | W02        | 2100        | 2410       | Sliding Door | 45        | SSE          | None            |
| ENS WC         | TND-001-001 | W04        | 900         | 910        | Sliding      | 45        | WSW          | None            |
| ENS WC 1       | TND-001-001 | W10        | 900         | 910        | Sliding      | 45        | WSW          | None            |
| GARAGE         | TND-001-001 | W18        | 600         | 1810       | Sliding      | 45        | ENE          | None            |
| KITCHEN/LIVING | TND-017-001 | W05-1      | 1780        | 5328       | Sliding Door | 10        | NNW          | None            |

\* Refer to glossary.



## Window and glazed door *schedule*

| Location       | Window ID   | Window no. | Height (mm) | Width (mm) | Window type  | Opening % | Orient-ation | Shading device* |
|----------------|-------------|------------|-------------|------------|--------------|-----------|--------------|-----------------|
| KITCHEN/LIVING | TND-001-034 | W16        | 1200        | 1610       | Sliding      | 45        | ENE          | OP-90%          |
| KITCHEN/LIVING | TND-001-034 | W17        | 1200        | 1610       | Sliding      | 45        | ENE          | OP-90%          |
| KITCHEN/LIVING | TND-071-013 | W05-2      | 320         | 5328       | Sliding Door | 10        | NNW          | OP-90%          |
| L'DRY          | TND-001-001 | W15        | 1500        | 910        | Sliding      | 45        | ENE          | None            |
| MEDIA          | TND-001-034 | W14        | 1500        | 3610       | Sliding      | 10        | SSE          | None            |
| SITTING        | TND-001-034 | W13        | 1500        | 2650       | Sliding      | 10        | SSE          | None            |
| WC             | TND-001-001 | W08        | 900         | 910        | Sliding      | 45        | WSW          | 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 <sup>2</sup> ) | Orient-ation | Outdoor shade | Diffuser | Shaft Reflectance |
|----------|-------------|--------------|----------------------------|------------------------|--------------|---------------|----------|-------------------|
| None     |             |              |                            |                        |              |               |          |                   |

\* Refer to glossary.

## External door *schedule*

| Location | Height (mm) | Width (mm) | Opening % | Orientation |
|----------|-------------|------------|-----------|-------------|
| ENTRY    | 2100        | 1200       | 90        | SSE         |
| GARAGE   | 2100        | 4810       | 90        | SSE         |

## External wall *type*

| Wall ID                                  | Wall Type  | Solar absorptance | Wall Colour | Bulk insulation (R-value) | Reflective wall wrap* |
|--|--|-------------------|-------------|---------------------------|-----------------------|
| BV-NONREFL-CAV-A                         | Brick Veneer Stud Wall with Non-Reflective Sarking | 0.50              | Medium      | 2.50                      | No                    |
| BV-NONREFL-CAV-B                         | Brick Veneer Stud Wall with Non-Reflective Sarking | 0.50              | Medium      | 0.00                      | No                    |
| DBL-BRICK-110-110-EXP                    | Double Brick - 110mm/110mm Exposed                 | 0.50              | Medium      | 0.00                      | No                    |
| James Hardie Linea Weatherboard Cladding | James Hardie Linea Weatherboard Cladding           | 0.50              | Medium      | 2.50                      | Yes                   |

## External wall *schedule*

| Location | Wall ID                                  | Height (mm) | Width (mm) | Orientation | Horizontal shading feature* projection (mm) | Vertical shading feature |
|----------|--|-------------|------------|-------------|---|--------------------------|
| BATH     | James Hardie Linea Weatherboard Cladding | 2260        | 1796       | WSW         | 750   | Yes                      |
| BATH     | BV-NONREFL-CAV-A                         | 320         | 1796       | WSW         | 636   | Yes                      |
| BED 1    | James Hardie Linea Weatherboard Cladding | 2260        | 3697       | WSW         | 750   | Yes                      |
| BED 1    | James Hardie Linea Weatherboard Cladding | 2260        | 3791       | SSE         | 750   | No                       |
| BED 1    | James Hardie Linea Weatherboard Cladding | 2260        | 999        | ENE         | 751   | Yes                      |
| BED 1    | BV-NONREFL-CAV-A                         | 320         | 999        | ENE         | 637   | Yes                      |
| BED 1    | BV-NONREFL-CAV-A                         | 320         | 3697       | WSW         | 636   | Yes                      |
| BED 1    | BV-NONREFL-CAV-A                         | 320         | 3791       | SSE         | 636   | No                       |
| BED 2    | James Hardie Linea Weatherboard Cladding | 2260        | 3741       | WSW         | 750   | Yes                      |
| BED 2    | BV-NONREFL-CAV-A                         | 320         | 3741       | WSW         | 636   | Yes                      |
| BED 3    | James Hardie Linea Weatherboard Cladding | 2260        | 3093       | NNW         | 749   | Yes                      |
| BED 3    | James Hardie Linea Weatherboard Cladding | 2260        | 1038       | ENE         | 750   | Yes                      |
| BED 3    | James Hardie Linea Weatherboard Cladding | 2260        | 3748       | WSW         | 750   | Yes                      |

\* Refer to glossary.

## External wall *schedule*

| Location       | Wall ID                                  | Height (mm) | Width (mm) | Orient-ation | Horizontal shading feature* projection (mm) | Vertical shading feature |
|----------------|--|-------------|------------|--------------|---|--------------------------|
| BED 3          | BV-NONREFL-CAV-A                         | 320         | 3093       | NNW          | 635   | Yes                      |
| BED 3          | BV-NONREFL-CAV-A                         | 320         | 1038       | ENE          | 636   | Yes                      |
| BED 3          | BV-NONREFL-CAV-A                         | 320         | 3748       | WSW          | 636   | Yes                      |
| BED 4          | BV-NONREFL-CAV-A                         | 2430        | 5741       | WSW          |   | Yes                      |
| BED 4          | BV-NONREFL-CAV-A                         | 2430        | 3791       | SSE          | 1626  | Yes                      |
| BED 4          | BV-NONREFL-CAV-A                         | 2430        | 999        | ENE          | 2486  | Yes                      |
| ENS WC         | BV-NONREFL-CAV-A                         | 2430        | 1663       | WSW          |   | Yes                      |
| ENS WC 1       | James Hardie Linea Weatherboard Cladding | 2260        | 1654       | WSW          | 750   | Yes                      |
| ENS WC 1       | BV-NONREFL-CAV-A                         | 320         | 1654       | WSW          | 636   | Yes                      |
| ENTRY          | BV-NONREFL-CAV-A                         | 2430        | 1996       | SSE          | 2185  | Yes                      |
| GARAGE         | BV-NONREFL-CAV-B                         | 2430        | 5996       | ENE          |   | Yes                      |
| GARAGE         | DBL-BRICK-110-110-EXP                    | 2430        | 5997       | SSE          | 2665  | Yes                      |
| HAMPER         | James Hardie Linea Weatherboard Cladding | 2260        | 1036       | ENE          | 750   | Yes                      |
| HAMPER         | BV-NONREFL-CAV-A                         | 320         | 1036       | ENE          | 636   | Yes                      |
| KITCHEN/LIVING | James Hardie Linea Weatherboard Cladding | 2260        | 7356       | NNW          | 751   | Yes                      |
| KITCHEN/LIVING | James Hardie Linea Weatherboard Cladding | 2260        | 6346       | ENE          | 749   | Yes                      |
| KITCHEN/LIVING | BV-NONREFL-CAV-A                         | 320         | 7356       | NNW          | 637   | Yes                      |
| KITCHEN/LIVING | BV-NONREFL-CAV-A                         | 320         | 6346       | ENE          | 635   | Yes                      |
| L'DRY          | James Hardie Linea Weatherboard Cladding | 2260        | 2474       | ENE          | 749   | Yes                      |
| L'DRY          | BV-NONREFL-CAV-A                         | 320         | 2474       | ENE          | 635   | Yes                      |
| MEDIA          | James Hardie Linea Weatherboard Cladding | 2260        | 3435       | ENE          | 749   | Yes                      |
| MEDIA          | James Hardie Linea Weatherboard Cladding | 2260        | 4157       | SSE          | 751   | Yes                      |
| MEDIA          | BV-NONREFL-CAV-A                         | 320         | 3435       | ENE          | 635   | Yes                      |
| MEDIA          | BV-NONREFL-CAV-A                         | 320         | 4157       | SSE          | 637   | Yes                      |
| SITTING        | James Hardie Linea Weatherboard Cladding | 2260        | 3838       | SSE          | 751   | Yes                      |

\* Refer to glossary.

## External wall *schedule*

| Location | Wall ID                                  | Height (mm) | Width (mm) | Orientation | Horizontal shading feature* projection (mm) | Vertical shading feature |
|----------|--|-------------|------------|-------------|---|--------------------------|
| SITTING  | BV-NONREFL-CAV-A                         | 320         | 3838       | SSE         | 637   | Yes                      |
| WC       | James Hardie Linea Weatherboard Cladding | 2260        | 1664       | WSW         | 750   | Yes                      |
| WC       | BV-NONREFL-CAV-A                         | 320         | 1664       | WSW         | 636   | Yes                      |
| WIR 1    | James Hardie Linea Weatherboard Cladding | 2260        | 1462       | WSW         | 750   | Yes                      |
| WIR 1    | BV-NONREFL-CAV-A                         | 320         | 1462       | WSW         | 636   | Yes                      |
| WIR 3    | James Hardie Linea Weatherboard Cladding | 2260        | 1333       | NNW         | 749   | Yes                      |
| WIR 3    | James Hardie Linea Weatherboard Cladding | 2260        | 2624       | ENE         | 750   | Yes                      |
| WIR 3    | BV-NONREFL-CAV-A                         | 320         | 1333       | NNW         | 635   | Yes                      |
| WIR 3    | BV-NONREFL-CAV-A                         | 320         | 2624       | ENE         | 636   | Yes                      |

## Internal wall *type*

| Wall ID     | Wall Type  | Area (m <sup>2</sup> ) | Bulk insulation |
|-------------|--|------------------------|-----------------|
| INT-PB      | Internal Plasterboard Stud Wall                  | 153.3                  | 0.00            |
| INT-PB      | Internal Plasterboard Stud Wall                  | 56.4                   | 2.00            |
| INT-PB-EXP1 | Internal Plasterboard Stud Wall (exposed 1 side) | 29.6                   | 2.00            |

## Floor *type*

| Location      | Construction   | Area (m <sup>2</sup> ) | Sub-floor ventilation | Added insulation (R-value) | Covering   |
|---------------|--|------------------------|-----------------------|----------------------------|------------|
| BATH          | TIMB-001: Suspended Timber Floor                       | 6.1                    | Enclosed (Disc.)      | 3.50                       | Tile (8mm) |
| BED 1         | TIMB-001: Suspended Timber Floor                       | 14.0                   | N/A                   | 0.15                       | Vinyl      |
| BED 2         | TIMB-001: Suspended Timber Floor                       | 1.5                    | N/A                   | 0.15                       | Vinyl      |
| BED 2         | TIMB-001: Suspended Timber Floor                       | 11.4                   | Enclosed (Disc.)      | 3.50                       | Vinyl      |
| BED 3         | TIMB-001: Suspended Timber Floor                       | 13.1                   | Enclosed (Disc.)      | 3.50                       | Vinyl      |
| BED 4         | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 21.8                   | N/A                   | 0.62                       | Vinyl      |
| BUTLER PANTRY | TIMB-001: Suspended Timber Floor                       | 6.1                    | N/A                   | 3.50                       | Tile (8mm) |
| ENS           | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 2.8                    | N/A                   | 0.62                       | Tile (8mm) |

## Floor type

| Location       | Construction   | Area (m <sup>2</sup> ) | Sub-floor ventilation | Added insulation (R-value) | Covering   |
|----------------|--|------------------------|-----------------------|----------------------------|------------|
| ENS 1          | TIMB-001: Suspended Timber Floor                       | 2.9                    | N/A                   | 0.15                       | Tile (8mm) |
| ENS SHR        | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 1.6                    | N/A                   | 0.62                       | Tile (8mm) |
| ENS SHR 1      | TIMB-001: Suspended Timber Floor                       | 1.6                    | N/A                   | 0.15                       | Tile (8mm) |
| ENS WC         | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 1.6                    | N/A                   | 0.62                       | Tile (8mm) |
| ENS WC 1       | TIMB-001: Suspended Timber Floor                       | 1.6                    | N/A                   | 0.15                       | Tile (8mm) |
| ENTRY          | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 9.6                    | N/A                   | 0.62                       | Vinyl      |
| GARAGE         | WAFFLE-110: Concrete Waffle Pod Slab on Ground (110mm) | 38.1                   | N/A                   | 0.62                       | Exposed    |
| HAMPER         | TIMB-001: Suspended Timber Floor                       | 3.7                    | Enclosed (Disc.)      | 3.50                       | Vinyl      |
| KITCHEN/LIVING | TIMB-001: Suspended Timber Floor                       | 46.7                   | Enclosed (Disc.)      | 3.50                       | Vinyl      |
| L'DRY          | TIMB-001: Suspended Timber Floor                       | 5.4                    | N/A                   | 3.50                       | Tile (8mm) |
| MEDIA          | TIMB-001: Suspended Timber Floor                       | 14.9                   | N/A                   | 3.50                       | Vinyl      |
| SITTING        | TIMB-001: Suspended Timber Floor                       | 5.5                    | N/A                   | 0.15                       | Vinyl      |
| SITTING        | TIMB-001: Suspended Timber Floor                       | 10.6                   | N/A                   | 3.50                       | Vinyl      |
| STAIRS-FF      | TIMB-001: Suspended Timber Floor                       | 4.3                    | N/A                   | 0.15                       | Vinyl      |
| VEST           | TIMB-001: Suspended Timber Floor                       | 3.9                    | Enclosed (Disc.)      | 3.50                       | Tile (8mm) |
| WC             | TIMB-001: Suspended Timber Floor                       | 1.6                    | Enclosed (Disc.)      | 3.50                       | Tile (8mm) |
| WIR 1          | TIMB-001: Suspended Timber Floor                       | 5.5                    | N/A                   | 0.15                       | Vinyl      |
| WIR 2          | TIMB-001: Suspended Timber Floor                       | 0.4                    | N/A                   | 0.15                       | Vinyl      |
| WIR 2          | TIMB-001: Suspended Timber Floor                       | 3.1                    | Enclosed (Disc.)      | 3.50                       | Vinyl      |
| WIR 3          | TIMB-001: Suspended Timber Floor                       | 3.5                    | Enclosed (Disc.)      | 3.50                       | Vinyl      |

## Ceiling type

| Location | Construction   | Bulk insulation (R-value) | Reflective wrap* |
|----------|--|---------------------------|------------------|
| BATH     | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 3.00                      | Yes              |
| BATH     | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 5.00                      | Yes              |

## Ceiling type

| Location       | Construction   | Bulk insulation (R-value) | Reflective wrap* |
|----------------|--|---------------------------|------------------|
| BED 1          | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 3.00                      | Yes              |
| BED 1          | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 5.00                      | Yes              |
| BED 2          | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 3.00                      | Yes              |
| BED 2          | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 5.00                      | Yes              |
| BED 3          | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 3.00                      | Yes              |
| BED 3          | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 5.00                      | Yes              |
| BUTLER PANTRY  | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 5.00                      | Yes              |
| ENS 1          | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 5.00                      | Yes              |
| ENS SHR 1      | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 5.00                      | Yes              |
| ENS WC 1       | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 3.00                      | Yes              |
| ENS WC 1       | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 5.00                      | Yes              |
| HAMPER         | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 5.00                      | Yes              |
| HAMPER         | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 3.00                      | Yes              |
| KITCHEN/LIVING | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 5.00                      | Yes              |
| KITCHEN/LIVING | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 3.00                      | Yes              |
| L'DRY          | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 5.00                      | Yes              |
| L'DRY          | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 3.00                      | Yes              |
| MEDIA          | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 3.00                      | Yes              |
| MEDIA          | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 5.00                      | Yes              |
| SITTING        | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 3.00                      | Yes              |
| SITTING        | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 5.00                      | Yes              |
| STAIRS-FF      | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 5.00                      | Yes              |
| VEST           | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 5.00                      | Yes              |
| WC             | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 3.00                      | Yes              |

\* Refer to glossary.

## Ceiling type

| Location | Construction   | Bulk insulation (R-value) | Reflective wrap* |
|----------|--|---------------------------|------------------|
| WC       | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 5.00                      | Yes              |
| WIR 1    | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 3.00                      | Yes              |
| WIR 1    | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 5.00                      | Yes              |
| WIR 2    | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 5.00                      | Yes              |
| WIR 3    | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 5.00                      | Yes              |
| WIR 3    | ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 3.00                      | Yes              |

## Ceiling penetrations\*

| Location       | Quantity | Type        | Diameter (mm) | Sealed /unsealed |
|----------------|----------|-------------|---------------|------------------|
| BATH           | 1        | Downlight   | 200           | Sealed           |
| BED 1          | 2        | Downlight   | 200           | Sealed           |
| BED 4          | 1        | Downlight   | 200           | Sealed           |
| BUTLER PANTRY  | 1        | Downlight   | 200           | Sealed           |
| ENS            | 1        | Downlight   | 200           | Sealed           |
| ENS            | 1        | Exhaust Fan | 350           | Sealed           |
| ENS 1          | 1        | Downlight   | 200           | Sealed           |
| ENS 1          | 1        | Exhaust Fan | 350           | Sealed           |
| ENS WC         | 1        | Downlight   | 200           | Sealed           |
| ENS WC 1       | 1        | Downlight   | 200           | Sealed           |
| ENTRY          | 1        | Downlight   | 200           | Sealed           |
| HAMPER         | 1        | Downlight   | 200           | Sealed           |
| KITCHEN/LIVING | 6        | Downlight   | 200           | Sealed           |
| L'DRY          | 1        | Downlight   | 200           | Sealed           |
| MEDIA          | 2        | Downlight   | 200           | Sealed           |
| SITTING        | 2        | Downlight   | 200           | Sealed           |
| VEST           | 1        | Downlight   | 200           | Sealed           |

\* Refer to glossary.



### Ceiling penetrations\*

| Location | Quantity | Type      | Diameter (mm) | Sealed /unsealed |
|----------|----------|-----------|---------------|------------------|
| WC       | 1        | Downlight | 200           | Sealed           |
| WIR 1    | 1        | Downlight | 200           | Sealed           |
| WIR 2    | 1        | Downlight | 200           | Sealed           |
| WIR 3    | 1        | Downlight | 200           | Sealed           |

### Ceiling fans

| Location       | Quantity | Diameter (mm) |
|----------------|----------|---------------|
| BED 1          | 1        | 1300          |
| BED 2          | 1        | 1300          |
| BED 3          | 1        | 1300          |
| BED 4          | 1        | 1300          |
| KITCHEN/LIVING | 2        | 1500          |
| MEDIA          | 1        | 1300          |

### Roof type

| Construction   | Added insulation (R-value) | Solar absorptance | Roof Colour |
|--|----------------------------|-------------------|-------------|
| ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling | 1.30                       | 0.50              | Medium      |

### Thermal bridging schedule for steel frame elements

| Building element | Steel section dimensions (height x width, mm) | Frame spacing (mm) | Steel thickness (BMT mm) | Thermal Break (R-value) |
|------------------|---|--------------------|--------------------------|-------------------------|
| None             |   |                    |                          |                         |

### Appliance schedule

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

#### Cooling system

| Type                  | Location | Fuel Type | Minimum efficiency / performance | Recommended capacity |
|-----------------------|----------|-----------|----------------------------------|----------------------|
| No Whole of Home Data |          |           |                                  |                      |

#### Heating system

| Type | Location | Fuel Type | Minimum efficiency / performance | Recommended capacity |
|------|----------|-----------|----------------------------------|----------------------|
|------|----------|-----------|----------------------------------|----------------------|

\* Refer to glossary.



### Heating system

| Type                  | Location | Fuel Type | Minimum efficiency / performance | Recommended capacity |
|-----------------------|----------|-----------|----------------------------------|----------------------|
| No Whole of Home Data |          |           |                                  |                      |

### Hot water system

| Type                  | Fuel type | Hot Water CER Zone | Minimum efficiency / STC | Assessed daily load [litres] |
|-----------------------|-----------|--------------------|--------------------------|------------------------------|
| No Whole of Home Data |           |                    |                          |                              |

### Pool / spa equipment

| Type                  | Fuel type | Minimum efficiency / performance | Recommended capacity |
|-----------------------|-----------|----------------------------------|----------------------|
| No Whole of Home Data |           |                                  |                      |

### Onsite Renewable Energy *schedule*

| Type                  | Orientation | Generation Capacity [kW] |
|-----------------------|-------------|--------------------------|
| No Whole of Home Data |             |                          |

### Battery *schedule*

| Type                  | Storage Capacity [kWh] |
|-----------------------|------------------------|
| No Whole of Home Data |                        |

\* Refer to glossary.

## Explanatory Notes

### About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value\* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the home's energy value\*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

### Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and

are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

### Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings 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, behaviour, appliance performance, indoor air temperature and local climate.

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

## Glossary

|   |  |
|---|--|
| <b>Annual energy load</b>                     | the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.  |
| <b>AFRC</b>                                   | Australian Fenestration Rating Council   |
| <b>Assessed floor area</b>                    | 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.   |
| <b>Ceiling penetrations</b>                   | features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, 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.   |
| <b>Conditioned</b>                            | 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.   |
| <b>COP</b>                                    | Coefficient of performance   |
| <b>Custom windows</b>                         | windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.   |
| <b>Default windows</b>                        | windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.  |
| <b>EER</b>                                    | Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input   |
| <b>Energy use</b>                             | This is your home's rating without solar or batteries.   |
| <b>Energy value</b>                           | The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).   |
| <b>Entrance door</b>                          | 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.   |
| <b>Exposure</b>                               | see exposure categories below  |
| <b>Exposure category - exposed</b>            | terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).   |
| <b>Exposure category - open</b>               | 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).  |
| <b>Exposure category - suburban</b>           | terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.  |
| <b>Exposure category - protected</b>          | terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.   |
| <b>Horizontal shading feature</b>             | provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.  |
| <b>National Construction Code (NCC) Class</b> | 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 <a href="http://www.abcb.gov.au">www.abcb.gov.au</a> .  |
| <b>Net zero home</b>                          | a home that achieves a net zero energy value*.   |
| <b>Opening percentage</b>                     | the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.   |
| <b>Provisional value</b>                      | 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 <a href="http://www.nathers.gov.au">www.nathers.gov.au</a> |
| <b>Recommended capacity</b>                   | this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.  |
| <b>Reflective wrap (also known as foil)</b>   | can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.   |
| <b>Roof window</b>                            | 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.   |
| <b>Shading features</b>                       | includes neighbouring buildings, fences, and wing walls, but excludes eaves.   |
| <b>Solar heat gain coefficient (SHGC)</b>     | 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.  |
| <b>Skylight (also known as roof lights)</b>   | for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.   |
| <b>STCs</b>                                   | Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory   |
| <b>Thermal breaks</b>                         | are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.      |
| <b>U-value</b>                                | the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.  |
| <b>Unconditioned</b>                          | a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions  |
| <b>Vertical shading features</b>              | 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).  |
| <b>Window shading device</b>                  | a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)   |

\* Refer to glossary.

**ACOUSTIC TREATMENT REQUIRED - N/A**  
**BUSH FIRE TREATMENT REQUIRED - N/A**

**GENERAL NOTES:**

- BUILDER/CONTRACTOR NOTE, CHECK AND VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF WORK, REPORT ANY DISCREPANCIES TO THE PROPRIETOR'S REPRESENTATIVE. NOTED DIMENSIONS SHALL TAKE PRECEDENCE TO SCALED DIMENSIONS. ALL DIMENSIONS ARE IN MM. ALL LEVELS ARE TO BE VERIFIED ON SITE.
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE NCC VOL. 2-2022, CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS. REPORT ANY DISCREPANCIES TO THE PROPRIETOR'S REPRESENTATIVE.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ASSOCIATED CONSULTANT DRAWINGS.
- ALL BUILDING WORK TO BE TERMITE PROTECTED IN ACCORDANCE WITH AS 3660.1-2014. DURABILITY NOTICE TO BE PLACED IN METER BOX INDICATING TYPE OF BARRIER AND REQ'D PERIODICAL INSPECTIONS AND MAINTENANCE.
- BUILDER/CONTRACTOR TO TAKE ALL STEPS NECESSARY TO ENSURE STABILITY OF EXIST. AND NEW STRUCTURES THROUGHOUT CONSTRUCTION.
- ALL SITE INFORMATION INCLUDING SERVICES AND LEVELS HAVE BEEN TAKEN FROM DISCLOSURE PLAN INFORMATION ONLY AND MUST BE CONFIRMED WITH AN UP-TO-DATE SURVEY AND CHECKED ON SITE PRIOR TO CONSTRUCTION.
- CHECK THE CONSTRUCTION PLAN IS THE MOST RECENT AMENDMENT. IF IN DOUBT, CONFIRM WITH THE RELEVANT CONSULTANT.
- KEEP NON WALL MOUNTED HWS 100 CLEAR OF WALL.

**SPECIFICATION:**

ALL MATERIALS SHALL BE NEW UNLESS SPECIFIED OTHERWISE.

**PLUMBING AND DRAINAGE:**

- ALL PLUMBING WORKS TO BE CONCEALED.
- ALL PLUMBING WORKS TO COMPLY WITH RELEVANT WATER SAVING TARGETS
- KEEP NON-WALL MOUNTED HWS 100 CLEAR OF WALLS

**FOOTINGS AND SLAB:**

- FOOTINGS AND SLAB SHALL BE CONSTRUCTED IN ACCORDANCE WITH ENGINEER'S DETAILS, REFER ENGINEER'S DETAILS FOR SOIL CLASSIFICATION.

**BRICK VENEER:**

- BRICKWORK SHALL BE STRAIGHT, PLUMB AND LEVEL (AS PER AUSTRALIAN STANDARDS)
- MASONRY WEEPHOLES MAX 1200 CTRS. COMPLY TO PROV' PART H1D5 OF NCC VOL.2-2022 & PART 5.7.5 OF ABCB
- BRICK VENEER WALLS TO BE CONSTRUCTED WITH MEDIUM DUTY WALL TIES.
- PROTECTION OF MASONRY WALL TIES TO COMPLY WITH THE PROVISIONS OF PART 5.6.5 ABCB OF THE NCC VOL.2-2022.

**FRAMING:**

- TIMBER CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF PART H1D6 OF THE NCC VOL.2-2022 AND AS1170.2-2021/AS1684-2021.
- PROVIDE TERMITE PROTECTED 'BLUE PINE' TO WALL FRAME.
- FOR ALL CAVITY SLIDING DOORS PROVIDE 90mm TIMBER WALL FRAMES U.N.O.
- NOGGINGS AT 1350mm cts MAXIMUM VERTICALLY

**WALL LININGS:**

- EXTERIOR LININGS AS NOTED ON DRAWINGS
- INTERIOR LININGS, 10mm FLUSH PLASTERBOARD LININGS TO WALLS AND CEILINGS, WALLS TO WET AREAS TO BE 6mm VILLABOARD (U.N.O.)

**WINDOWS AND GLAZING:**

- GLASS INSTALLATION TO COMPLY WITH NCC VOL.2-2022 AND AS1288-2021/AS2047-2014.
- ALL WINDOWS AND SLIDING DOORS TO BE POWDERCOATED ALUMINIUM UNLESS OTHERWISE NOTED AND FIXED TO MANUFACTURER'S DETAILS AND SPECIFICATIONS
- SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES
  - (1) ALL ROOMS - WITHIN 500mm VERTICAL OF THE FLOOR
  - (2) ALL BATHROOMS & ENSUITES
  - (3) FULLY GLAZED DOORS
  - (4) WITHIN 300mm OF A DOOR AND MORE THAN 1200mm ABOVE FLOOR

**ROOF FRAMING:**

- ROOF PITCH AS INDICATED ON DRAWINGS
- PROVIDE TERMITE PROTECTED 'BLUE PINE' TO ROOF TRUSSES.
- PREFABRICATED TIMBER ROOF TRUSSES TO AS4440-2004 SUPPLIED AND FIXED TO MANUFACTURER'S DETAILS AT 600 CRS.
- CEILING BINDERS EVENLY SPACED THROUGHOUT CEILING SPACE
- NO FOIL BACKED INSULATION BLANKET U/S OF METAL ROOF SHEETING U.N.O.
- MANHOLE POSITION APPROX. ONLY, DETERMINE ON SITE

**WATERPROOFING IN WET AREAS:**

- WET AREA FLOOR & SHOWER WASTES TO COMPLY WITH PART H4D3 OF THE NCC VOL.2-2022.
- WET AREA FLOOR FALLS TO COMPLY TO HP 10.2.12 PART H4D2 OF THE NCC VOL.2-2022. WATER STOP MIN. 1500 FROM SHOWER ROSE (UNENCLOSED SHR)

**ROOF CLADDING:**

- SELECTED COLORBOND SHEET ROOF FIXED TO MANUF'S SPECIFICATIONS
- CONCRETE TILE ROOF: ROOF BATTENS FIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- COLORBOND FASCIA AND GUTTER SYSTEM, 90 DIA. PVC DOWNPIPES U.N.O.

# PROPOSED DWELLING at Lot 227, 6 Woodswallow Way , NSW 2482

## SK25-154a PRESTIGE

**N3 - METAL ROOF/90mm EXT. FRAME @600 CRS.**



Artist's impression

**Drawing Index**

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|-------|-------------------------|
| 1     | Cover Sheet             |
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**ABBREVIATIONS**

|         |                                    |
|---------|------------------------------------|
| AFL     | ABOVE FLOOR LEVEL                  |
| AHD     | AUSTRALIAN HEIGHT DATUM            |
| B       | BATH (AS SPECIFIED)                |
| B'BAR   | BREAKFAST BAR OVERHANG             |
| BE      | BEAM TO ENG'S DETAIL               |
| BR      | BROOM CUPBOARD                     |
| CBD     | CUPBOARD                           |
| CD      | CLOTHES DRYER                      |
| CH      | CEILING HEIGHT                     |
| COL     | STEEL COLUMN TO ENG'S DETAIL       |
| CONC    | CONCRETE                           |
| CSD     | CAVITY SLIDING DOOR                |
| CT      | COOK TOP                           |
| DN      | DOWN                               |
| DP      | DOWN PIPE                          |
| DR      | DRAWERS                            |
| DW      | DISHWASHER SPACE                   |
| ENS     | ENSUITE                            |
| FC      | FIBRE CEMENT                       |
| FHT     | FULL HEIGHT TILING                 |
| FOW     | FACE OF WALL SLIDING DOOR          |
| FW      | FLOOR WASTE                        |
| GAS CYL | REPLACEABLE GAS CYLINDERS          |
| H       | TILED HOB 150mm ABOVE BATH         |
| HSR     | HUME SMARTROBE DOOR SYSTEM         |
| LOB     | LINE OF BULKHEAD                   |
| LOH     | LIFT OFF HINGES                    |
| MH      | MANHOLE ROOF ACCESS                |
| MHF     | METAL HEAD FLASHING                |
| MSD     | MIRROR SLIDING DOOR                |
| MVSD    | 1/2 MIRROR & 1/2 VINYL S/DOOR      |
| MW      | SPACE FOR MICROWAVE OVEN           |
| NBN     | NATIONAL BROADBAND NETWORK         |
| OBS     | OBSCURE GLASS                      |
| OHC     | OVERHEAD CUPBOARDS                 |
| PTY     | PANTRY                             |
| RK      | ROBE HOOK                          |
| ROBE    | WARDROBE                           |
| RH      | RANGE HOOD                         |
| REF     | REFRIGERATOR SPACE                 |
| RHS     | RECT. HOLLOW SECT. STEEL POST      |
| S       | SINK                               |
| SD      | SLIDING GLASS DOOR                 |
| S/S     | STAINLESS STEEL                    |
| SH      | SHELVES                            |
| SHR     | SHOWER                             |
| SHS     | SQ. HOLLOW SECTION STEEL POST      |
| SL      | DOOR GLASS SIDE LIGHT              |
| SPR     | SPREADER                           |
| T       | LAUNDRY TUB                        |
| UBO     | UNDER BENCH OVEN                   |
| V       | BATHROOM VANITY UNIT               |
| VSD     | VINYL SLIDING DOOR                 |
| WO      | WALL OVEN                          |
| WC      | TOILET PAN (WATER CLOSET)          |
| WM      | WASHING MACHINE SPACE              |
| WIL     | WALK-IN LINEN CLOSET               |
| WIR     | WALK-IN ROBE                       |
| XO      | GLASS SLIDING (X), GLASS FIXED (O) |
| ☉       | DENOTES WIRED SMOKE DETECTOR       |

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WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**M & J VANDEWINKEL**  
 Lot 227, 6 Woodswallow Way  
 Mullumbimby, NSW 2482  
 client details:

**SK25-154a PRESTIGE RH**  
 Cover Sheet  
 drawing title

| issue | date     | amendment description | by | designed: | drawn: | checked: |
|-------|----------|-----------------------|----|-----------|--------|----------|
| C     | 08.01.26 | PCV-2                 | JM |           |        |          |
| B     | 07.01.26 | RFI                   | MS |           |        |          |
| A     | 11.12.25 | CONTRACT ISSUE        | MS |           |        |          |
| -     | 01.12.25 | PRELIMINARY ISSUE     | MS |           |        |          |

**CONTRACT PLAN 11043**  
 issue no. 8/01/2026  
 as shown dwg scale @ A3  
 1 of 15 sheets in set

N3 - METAL ROOF/90mm EXT. FRAME @600 CRS.

IF IN DOUBT - ASK

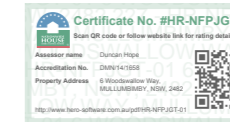
| Number | Chord Bearing | Chord Distance | Arc Length | Radius |
|--------|---------------|----------------|------------|--------|
| 1      | 68°32'30"     | 20.274         | 20.284     | 186.53 |

PROVIDE MIN. 75mm VERTICAL EXPOSED SLAB EDGE (NOTE - EXPOSED EDGES MUST NOT BE RENDERED, TILED, CLAD, CONCEALED BY FLASHINGS, ADJOINING STRUCTURES, PAVING OR SOIL).

**SITE NOTES:**

NOTE: PAD LEVEL TO BE CONFIRMED ON SITE. NOMINATED CUT/FILL HEIGHTS ARE INDICATIVE ONLY. SITE CUT/FILL BATTERS ARE APPROXIMATE ONLY AND MAY VARY TO SOILS AND SITE CONDITIONS. IT IS THE OWNER'S RESPONSIBILITY TO STABILISE THE SITE INCLUDING BATTERS AND PROVIDE SEDIMENTATION CONTROL AFTER HANDOVER IF REQUIRED.

CLIENT SIGN:.....DATE:.....



ALL STORMWATER AND DRAINAGE TO BE IN ACCORDANCE WITH CURRENT NCC PLUMBING CODE OF AUSTRALIA VOL. 3 (SECTION D) IN ADDITION TO AS/NZS. 3500. ENSURE MIN. 150mm FROM GAS BOTTLES TO FIELD GULLIES.

EXTERNAL FINISHED SURFACES SURROUNDING THE BUILDING MUST BE DRAINED TO DISPERSE WATER AWAY FROM THE BUILDING GRADED TO A SLOPE NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE BUILDING.

SPOON DRAIN & EARTH BERM TO DIVERT OVERLAND SURFACE WATER AROUND BUILDING PAD.

THE HEIGHT OF OVERFLOW RELIEF GULLIES (ORG) RELATIVE TO DRAINAGE FITTINGS AND GROUND LEVEL MUST BE A MINIMUM OF 150mm BELOW THE LOWEST SANITARY FIXTURE.

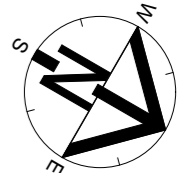
CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 100mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:100. DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.

DISCHARGE STORMWATER TO LOCAL AUTHORITY REQUIREMENTS.

PROVIDE ABELFLEX EXPANSION JOINT FILLER BETWEEN HOUSE AND DRIVEWAY/TERRACE/PORCH SLAB.

FILL BATTER GRADIENT @ 1:2 WHERE ACHIEVABLE (MAX. 1:1.5), CUT BATTER GRADIENT @ 1:1.5

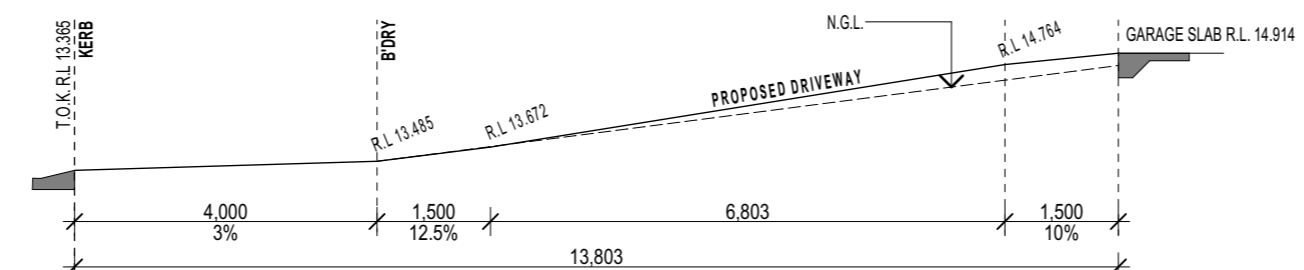
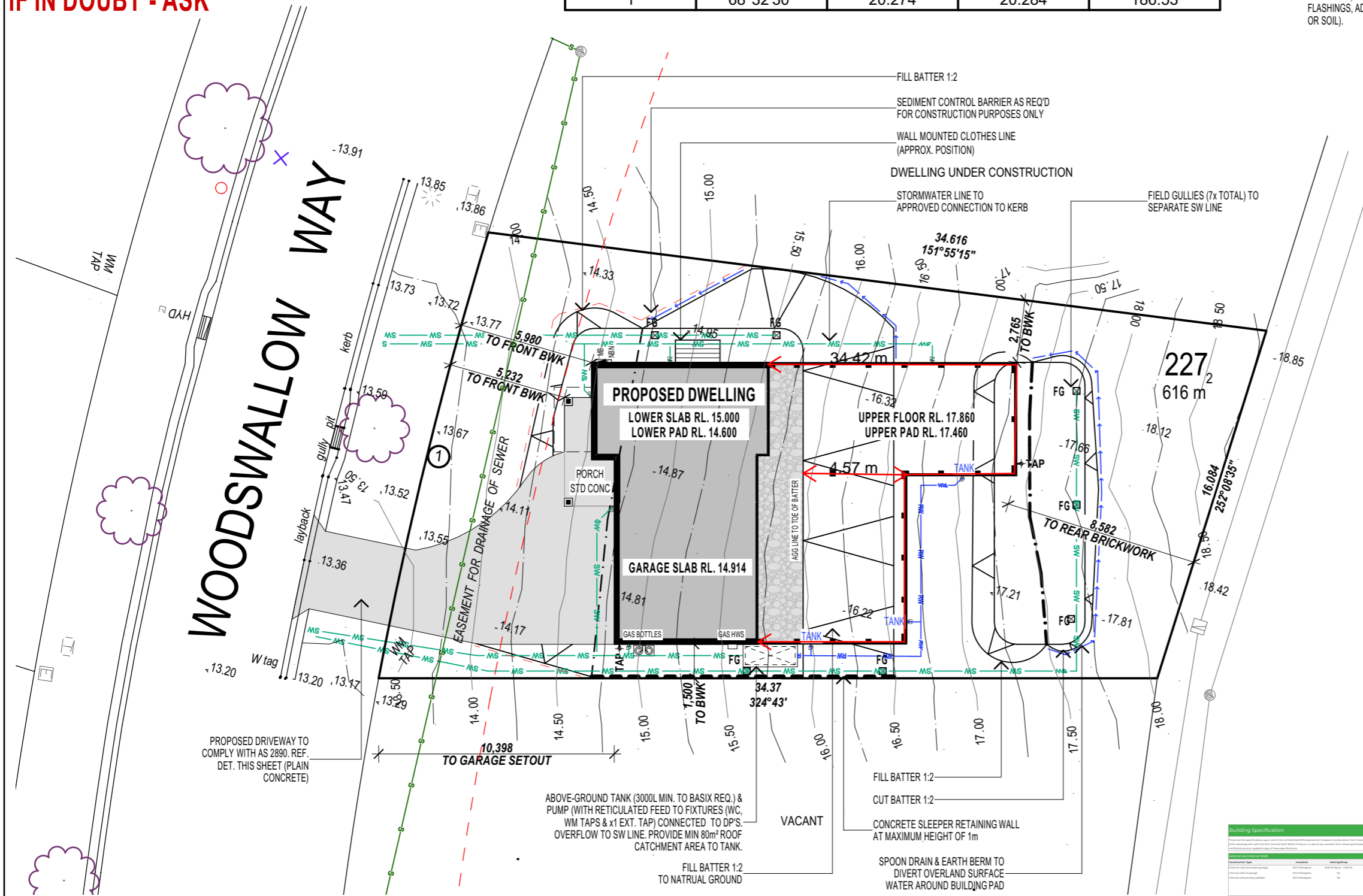
SEDIMENT CONTROL BARRIER AS REQUIRED FOR CONSTRUCTION PURPOSES ONLY



**SERVICES LEGEND**

|         |         |         |  |
|---------|---------|---------|--|
| SW      | SW      | SW      | FIELD GULLY PIT CONNECTED TO STORMWATER LINE APPROX. 6m APART MAX. (5 OFF) |
| S       | S       | S       | SEWER LINE   |
| RW      | RW      | RW      | RAINWATER LINE   |
| E       | E       | E       | UNDERGROUND ELECTRICAL CONDUIT & SERVICE PILLAR                            |
| OH      | OH      | OH      | EXISTING OVERHEAD ELECTRICAL CABLE & POLE                                  |
| W       | W       | W       | WATER RETICULATION LINE & WATER METER                                      |
| GAS     | GAS     | GAS     | GAS RETICULATION LINE  |
| T       | T       | T       | TELSTRA LINE   |
| →       | →       | →       | SPOON DRAIN  |
| ---     | ---     | ---     | EARTH BERM   |
| - - -   | - - -   | - - -   | SEDIMENT FENCE (ON FALL SIDE ONLY)   |
| - - - - | - - - - | - - - - | LEVEL BUILDING PLATFORM  |
| █       | █       | █       | RETAINING WALL   |

| Item | Description   | Quantity | Unit           | Notes       |
|------|---------------|----------|----------------|-------------|
| 1    | Concrete Slab | 1        | m <sup>2</sup> | Garage Slab |
| 2    | Concrete Slab | 1        | m <sup>2</sup> | Lower Slab  |
| 3    | Concrete Slab | 1        | m <sup>2</sup> | Upper Floor |
| 4    | Concrete Slab | 1        | m <sup>2</sup> | Upper Pad   |
| 5    | Concrete Slab | 1        | m <sup>2</sup> | Lower Pad   |
| 6    | Concrete Slab | 1        | m <sup>2</sup> | Garage Slab |
| 7    | Concrete Slab | 1        | m <sup>2</sup> | Garage Slab |
| 8    | Concrete Slab | 1        | m <sup>2</sup> | Garage Slab |
| 9    | Concrete Slab | 1        | m <sup>2</sup> | Garage Slab |
| 10   | Concrete Slab | 1        | m <sup>2</sup> | Garage Slab |
| 11   | Concrete Slab | 1        | m <sup>2</sup> | Garage Slab |
| 12   | Concrete Slab | 1        | m <sup>2</sup> | Garage Slab |
| 13   | Concrete Slab | 1        | m <sup>2</sup> | Garage Slab |
| 14   | Concrete Slab | 1        | m <sup>2</sup> | Garage Slab |
| 15   | Concrete Slab | 1        | m <sup>2</sup> | Garage Slab |
| 16   | Concrete Slab | 1        | m <sup>2</sup> | Garage Slab |
| 17   | Concrete Slab | 1        | m <sup>2</sup> | Garage Slab |
| 18   | Concrete Slab | 1        | m <sup>2</sup> | Garage Slab |
| 19   | Concrete Slab | 1        | m <sup>2</sup> | Garage Slab |
| 20   | Concrete Slab | 1        | m <sup>2</sup> | Garage Slab |



**Site Plan**  
Scale 1:200

**DRIVEWAY SECTION**  
CENTRELINE OF DRIVE ROUND THRU GRADE CHANGES 1:100

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IF WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**M & J VANDEWINKEL**  
Lot 227, 6 Woodswallow Way  
Mullumbimby, NSW 2482  
client details:

**SK25-154a PRESTIGE RH**  
Site Plan  
drawing title

| Issue | Date     | Amendment Description | By | Designed | Drawn | Checked | Contract Number |
|-------|----------|-----------------------|----|----------|-------|---------|-----------------|
| C     | 08.01.26 | PCV-2                 | JM | MS       | MS    | MF      | 11043           |
| B     | 07.01.26 | RFI                   | MS | MS       | MS    | MF      | 11043           |
| A     | 11.12.25 | CONTRACT ISSUE        | MS | MS       | MS    | MF      | 11043           |
| -     | 01.12.25 | PRELIMINARY ISSUE     | MS | MS       | MS    | MF      | 11043           |

**CONTRACT PLAN 11043**  
Issue no. 8/01/2026  
as shown  
dwg scale @ A3  
2 of 15  
sheets in set



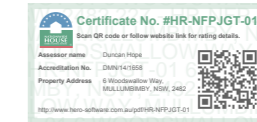
# N3 - METAL ROOF/90mm EXT. FRAME @600 CRS.

- BASIX NOTES:**
- 3 STAR RATED TAPS TO KIT., BATHROOMS, SHOWER HEADS AND WC FLUSHING SYSTEM.
  - R2.5 INSULATION BATTS TO EXTERNAL WALLS (EXCLUDES GARAGE ONLY)
  - R5.0 INSULATION BATTS TO ENTIRE CEILING (EXCLUDES GARAGE ONLY)
  - SARKING TO ALL EXT. WALLS.
  - 60mm THICK FOIL BACKED INSULATION (R1.3) UNDER METAL ROOF
  - R3.5 GLASS WOOL INSULATION BATTS TO SUB FLOOR ABOVE GARAGE
  - R3.5 INSULATION WITH BRADFORD POLYAIR UNICELL TO BEARERS & JOIST SUB FLOOR
  - R2.0 INSULATION WALL BATTS TO THE REAR INTERNAL WALLS OF GARAGE, STAIRS, BED 4 ENSUITE/WC BACKING ONTO SUBFLOOR
  - SUPPLY & INSTALL LOW E SINGLE GLAZING TO THE FAMILY, KITCHEN, MEDIA & SITTING WINDOWS/ GLASS STACKER DOORS
  - 2/300mm ROOF VENTILATORS INCLUDE EAVES VENTS, LOCATIONS BY INSTALLER.
  - GAS HWS, 6 STARS)

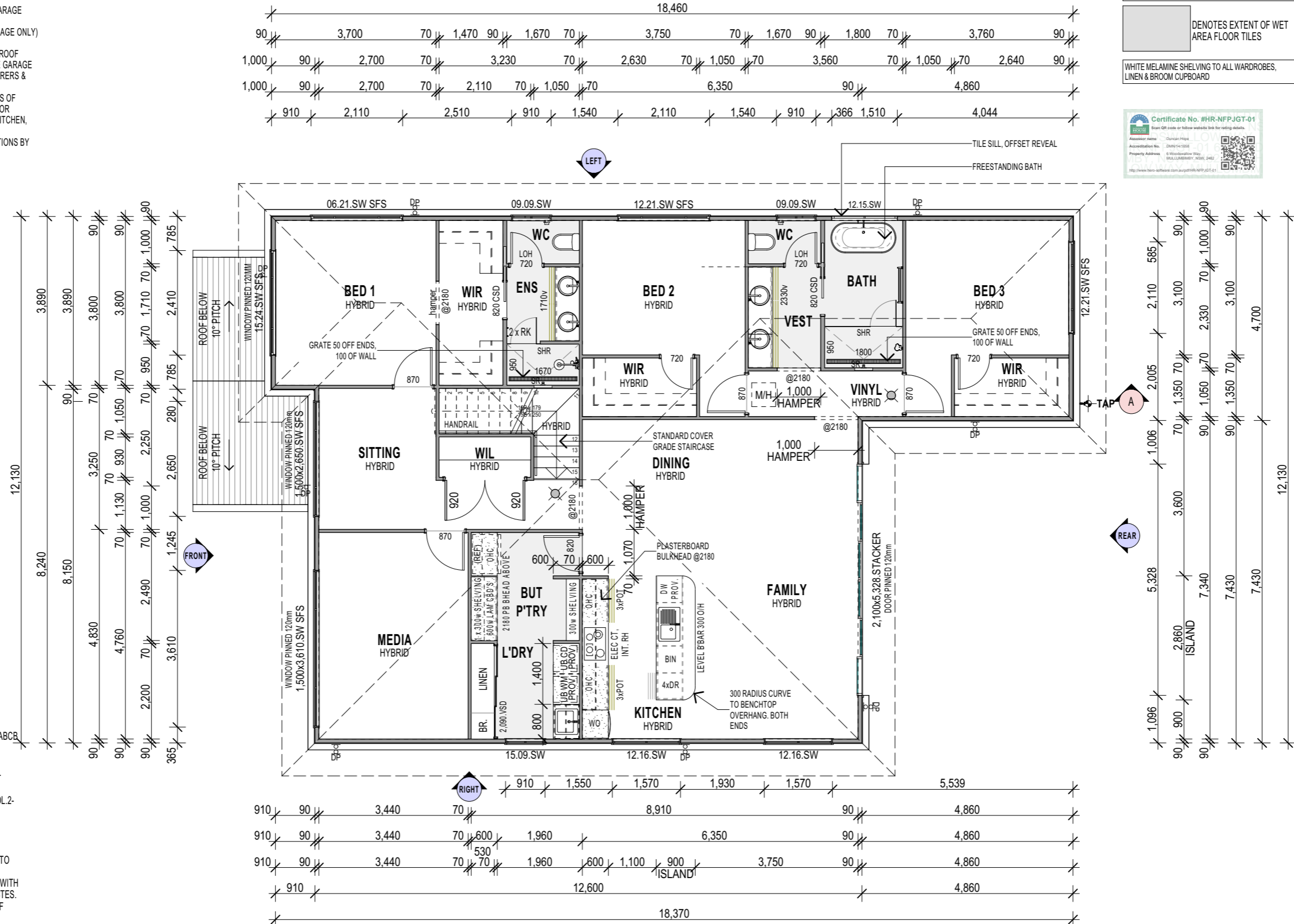
NOTE: SYNERGY - "NOM" SIZES FOR ALL. 2100H WINDOWS ARE 2055 ACTUAL HEIGHT INSIDE REVEALS WITH 2150 TO UNDERSIDE OF TRIMMER. 2400H WINDOWS ARE 2355 ACTUAL HEIGHT INSIDE REVEALS WITH 2450 TO UNDERSIDE OF TRIMMER

■ DENOTES EXTENT OF WET AREA FLOOR TILES

WHITE MELAMINE SHELVING TO ALL WARDROBES, LINEN & BROOM CUPBOARD



- ABBREVIATIONS**
- AFL ABOVE FLOOR LEVEL
  - AHD AUSTRALIAN HEIGHT DATUM
  - B BATH (AS SPECIFIED)
  - B BAR BREAKFAST BAR OVERHANG
  - BE BEAM TO ENG'S DETAIL
  - BR BROOM CUPBOARD
  - CBD CUPBOARD
  - CD CLOTHES DRYER
  - CH CEILING HEIGHT
  - COL STEEL COLUMN TO ENG'S DETAIL
  - CONC CONCRETE
  - CSD CAVITY SLIDING DOOR
  - CT COOK TOP
  - DN DOWN
  - DP DOWN PIPE
  - DR DRAWERS
  - DW DISHWASHER SPACE
  - ENS ENSUITE
  - FC FIBRE CEMENT
  - FHT FULL HEIGHT TILING
  - FOW FACE OF WALL SLIDING DOOR
  - FW FLOOR WASTE
  - GAS CYL REPLACEABLE GAS CYLINDERS
  - H HUME SMARTROBE DOOR SYSTEM
  - HSR LINE OF BULKHEAD
  - LOB LIFT OFF HINGES
  - LOH MANHOLE ROOF ACCESS
  - MH METAL HEAD FLASHING
  - MHF MIRROR SLIDING DOOR
  - MSD 1/2 MIRROR & 1/2 VINYL S/DOOR
  - MVSD SPACE FOR MICROWAVE OVEN
  - NBN NATIONAL BROADBAND NETWORK
  - OBS OBSCURE GLASS
  - OHC OVERHEAD CUPBOARDS
  - PTY PANTRY
  - RK ROBE HOOK
  - ROBE WARDROBE
  - RH RANGE HOOD
  - REF REFRIGERATOR SPACE
  - RHS RECT. HOLLOW SECT. STEEL POST
  - S SINK
  - SD SLIDING GLASS DOOR
  - S/S STAINLESS STEEL
  - SH SHELVES
  - SHR SHOWER
  - SHS SQ. HOLLOW SECTION STEEL POST
  - SL DOOR GLASS SIDE LIGHT
  - SPR SPREADER
  - T LAUNDRY TUB
  - UBO UNDER BENCH OVEN
  - V BATHROOM VANITY UNIT
  - VSD VINYL SLIDING DOOR
  - WO WALL OVEN
  - WC TOILET PAN (WATER CLOSET)
  - WM WASHING MACHINE SPACE
  - WIL WALK-IN LINEN CLOSET
  - WIR WALK-IN ROBE
  - XO GLASS SLIDING (X), GLASS FIXED (O)
  - DENOTES WIRED SMOKE DETECTOR



- NOTE:**
- TERMITE TREATMENT TO COMPLY WITH CLAUSE 3.4.2 ABCB & AS 3660.1-2014.
  - TIMBER CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF NCC VOL.2-2022 PART H1D6 AND AS1720.1-2010/AS1684-2021
  - CONCRETE CONSTRUCTION TO COMPLY WITH NCC VOL.2-2022 CLAUSE H1D4 & AS2870.1-2011/AS 3600-2018.
  - ENSURE FULL ARCHITRAVE OVER WINDOWS UNDER BULKHEAD.
  - PROVIDE NOGGING FOR TOWEL RAIL.
  - W.C. DOORS TO BE FITTED WITH LIFT-OFF HINGES OR TO SWING OUT IN ACCORDANCE WITH NCC VOL.2-2022 H4F3
  - WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH H4D2 OF THE NCC VOL.2-2022. 1:50-80 FALL TO FLOOR WASTES.
  - SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART H3D6 OF THE NCC VOL.2-2022 & PART 9.5 OF ABCB.
  - ALL EXTERNAL WALLS WITHIN 900mm FROM AN ALLOTMENT BOUNDARY TO HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE (NO PROTECTION REQUIRED FOR THE WALL AT RIGHT ANGLES OR MORE TO THE BOUNDARY) AS PER NCC VOL.2-2022 CLAUSE 9.2 ABCB.
  - REFER TO ENGINEER'S DRAWINGS FOR BRICKWORK EXPANSION JOINTS.
  - BARRIERS, STEPS & HANDRAILS TO COMPLY WITH NCC VOL.2-2022 PART 11, AS1657-2018 & AS1684-2021.

## Upper Floor Plan

Scale 1:100

| Main Slab Information |                            |
|-----------------------|----------------------------|
| Perimeter             | Area m2                    |
| 40,580                | 85.29                      |
|                       | <b>85.29 m<sup>2</sup></b> |

| Area Summary |                             |
|--------------|-----------------------------|
| Description  | Area m2                     |
| SUBFLOOR     | 104.26                      |
| UPPER LIVING | 85.29                       |
| LOWER LIVING | 42.89                       |
| GARAGE       | 42.40                       |
| PORCH        | 3.30                        |
|              | <b>278.14 m<sup>2</sup></b> |

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|  |   |  |   |  |   |          |       |    |   |          |     |    |   |          |                |    |   |          |                   |    |   |  |
|--|---|--|---|--|---|----------|-------|----|---|----------|-----|----|---|----------|----------------|----|---|----------|-------------------|----|---|--|
| <p>HEAD OFFICE<br/>49 Mirningal Drive, Tweed Heads South NSW 2486<br/>ph: 07 5569 9400<br/>e: admin@perryhomes.com.au<br/>w: www.perryhomes.com.au<br/>ABN: 53 090 866 630 QBCB Act Lic. 71874E NSW Lic. No. 110970C</p> | <p>THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. PERRY HOMES (AUST) PIL WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.</p> <p>THE WORKS DESCRIBED ON THIS DRAWING ARE COVERED BY COPYRIGHT. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF PERRY HOMES (AUST) PIL.</p> <p>BUILDERS WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER PLAN DETAILS, COLOURS, FITTINGS AND FIXTURES.</p> | <p>WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT</p> <p><b>M &amp; J VANDEWINKEL</b><br/>Lot 227, 6 Woodswallow Way<br/>Mullumbimby, NSW 2482</p> <p>client details:</p> | <p><b>SK25-154a PRESTIGE RH</b><br/>Upper Floor Plan</p> <p>drawing title</p> | <table border="1"> <tr> <td>C</td> <td>08.01.26</td> <td>PCV-2</td> <td>JM</td> </tr> <tr> <td>B</td> <td>07.01.26</td> <td>RFI</td> <td>MS</td> </tr> <tr> <td>A</td> <td>11.12.25</td> <td>CONTRACT ISSUE</td> <td>MS</td> </tr> <tr> <td>-</td> <td>01.12.25</td> <td>PRELIMINARY ISSUE</td> <td>MS</td> </tr> </table> | C | 08.01.26 | PCV-2 | JM | B | 07.01.26 | RFI | MS | A | 11.12.25 | CONTRACT ISSUE | MS | - | 01.12.25 | PRELIMINARY ISSUE | MS | <p><b>CONTRACT PLAN 11043</b></p> <p>plan issue type</p> <p>by: MS designed: MS drawn: MS checked: MF</p> | <p><b>C</b> as shown<br/>issue no. 11043<br/>8/01/2026<br/>contract number<br/>printed date: 4 of 15<br/>sheets in set</p> |
|  | C   | 08.01.26   | PCV-2   | JM   |   |          |       |    |   |          |     |    |   |          |                |    |   |          |                   |    |   |  |
| B  | 07.01.26  | RFI  | MS  |  |   |          |       |    |   |          |     |    |   |          |                |    |   |          |                   |    |   |  |
| A  | 11.12.25  | CONTRACT ISSUE   | MS  |  |   |          |       |    |   |          |     |    |   |          |                |    |   |          |                   |    |   |  |
| -  | 01.12.25  | PRELIMINARY ISSUE  | MS  |  |   |          |       |    |   |          |     |    |   |          |                |    |   |          |                   |    |   |  |

# N3 - METAL ROOF/90mm EXT. FRAME @600 CRS.

## NOTE:

JOINERY HEAD HEIGHT AT 2120mm AFL U.N.O.

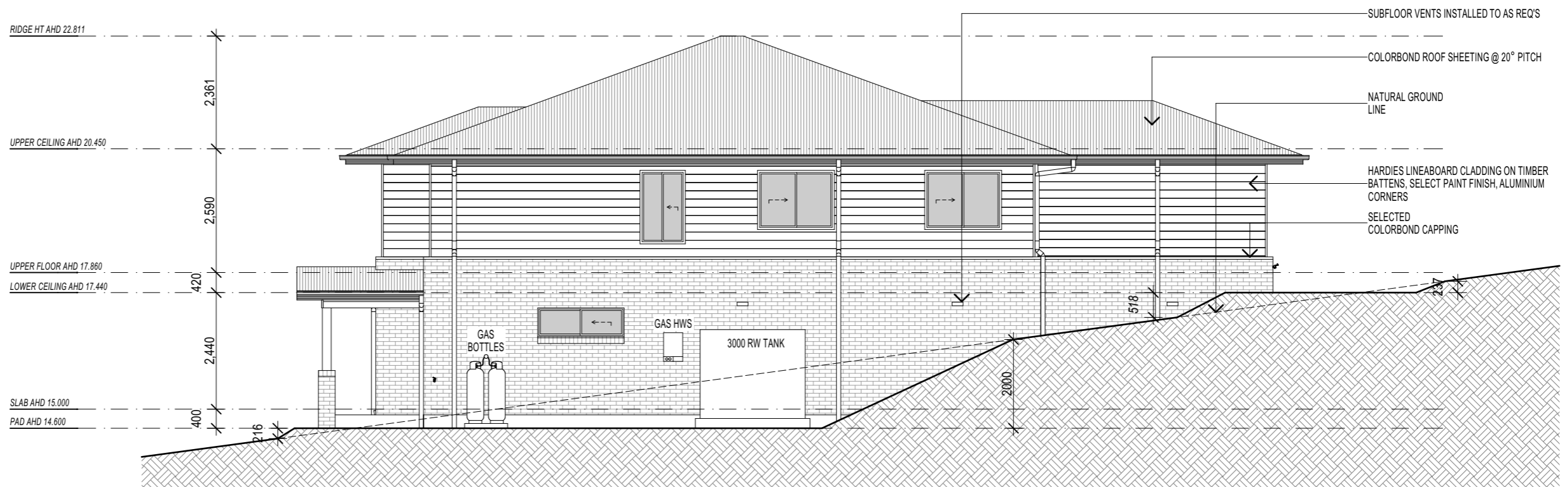
BRICK PATTERN IS SHOWN FOR ILLUSTRATION PURPOSES ONLY - BRICK SETOUT SHALL BE DETERMINED BY THE BRICKLAYER. VERTICAL ARTICULATION JOINTS TO COMPLY WITH THE PROVISIONS OF PART 3.3.5.13 OF THE NCC.

ENSURE FULL ARCHITRAVE OVER WINDOWS TO (2180) BULKHEAD



## FRONT South East Elevation

Scale 1:100



## RIGHT North East Elevation

Scale 1:100

## NOTE:

GUTTER, FASCIA AND DOWNPIPES TO BE INSTALLED TO MANUFACTURER'S DETAILS AND TO COMPLY WITH CURRENT NCC.

ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR N3 - METAL ROOF/90mm EXT. FRAME @600 CRS. CONDITIONS

STEEL ROOFING TO COMPLY WITH H1D7 NCC VOL.2-2022 ABCB PART 7.2 AND AS1562.1-2018

CONCRETE ROOFING TO COMPLY WITH H1D7 NCC VOL.2-2022 ABCB PART 7.3 AS2049-2002/AS2050-2018.

PROVIDE ALCOR BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED.

MASONRY CONSTRUCTION TO COMPLY WITH NCC VOL.2-2022 SECTION 5 ABCB AND AS 3700-2018/AS 4773.1 AND AS 4773.2-2015. WEEPHOLES MAX 1200 CTRS. TO COMPLY TO PROV' CLAUSE H1D5 OF NCC VOL.2-2022 & CLAUSE 5.7.5 OF ABCB.

BRICK PATTERN IS SHOWN FOR ILLUSTRATION PURPOSES ONLY - BRICK SETOUT SHALL BE DETERMINED BY THE BRICKLAYER. VERTICAL ARTICULATION JOINTS TO COMPLY WITH THE PROVISIONS OF PART 5.6.8 ABCB OF THE NCC VOL.2-2022.

PROTECTION OF WALL TIES & LINTELS IN MASONRY TO COMPLY WITH PROVISIONS OF PART 5.6.5 ABCB OF NCC.

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M:\11043\Drawings\11043\54 PRESTIGE M & J VANDEWINKEL BYRON SHIRE COUNCIL\11043\CONTRACT PLANS - JM.jn

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I/WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**M & J VANDEWINKEL**  
 Lot 227, 6 Woodswallow Way  
 Mullumbimby, NSW 2482  
 client details:

**SK25-154a PRESTIGE RH**  
 Elevations 1  
 drawing title

| issue | date     | amendment description | by | designed: | drawn: | checked: | MF |
|-------|----------|-----------------------|----|-----------|--------|----------|----|
| C     | 08.01.26 | PCV-2                 | JM |           |        |          |    |
| B     | 07.01.26 | RFI                   | MS |           |        |          |    |
| A     | 11.12.25 | CONTRACT ISSUE        | MS |           |        |          |    |
| -     | 01.12.25 | PRELIMINARY ISSUE     | MS |           |        |          |    |

**CONTRACT PLAN 11043**  
 issue no. 8/01/2026  
 printed date: 8/01/2026  
 contract number 11043  
 as shown  
 dwg scale @ A3  
 5 of 15  
 sheets in set

# N3 - METAL ROOF/90mm EXT. FRAME @600 CRS.

## NOTE:

JOINERY HEAD HEIGHT AT 2120mm AFL  
U.N.O.

BRICK PATTERN IS SHOWN FOR ILLUSTRATION PURPOSES ONLY - BRICK SETOUT SHALL BE DETERMINED BY THE BRICKLAYER. VERTICAL ARTICULATION JOINTS TO COMPLY WITH THE PROVISIONS OF PART 3.3.5.13 OF THE NCC.

ENSURE FULL ARCHITRAVE OVER WINDOWS TO (2180) BULKHEAD

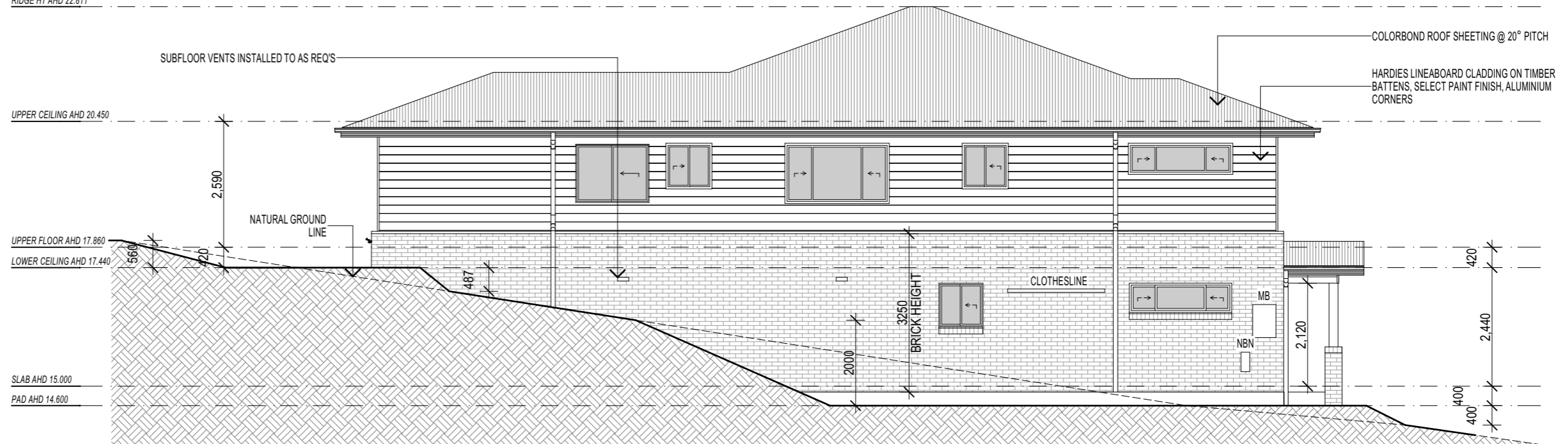
RIDGE HT AHD 22.811



## REAR North West Elevation

Scale 1:100

RIDGE HT AHD 22.811



## LEFT South West Elevation

Scale 1:100

## NOTE:

GUTTER, FASCIA AND DOWNPIPES TO BE INSTALLED TO MANUFACTURER'S DETAILS AND TO COMPLY WITH CURRENT NCC.

ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR N3 - METAL ROOF/90mm EXT. FRAME @600 CRS. CONDITIONS

STEEL ROOFING TO COMPLY WITH H1D7 NCC VOL.2-2022 ABCB PART 7.2 AND AS1562.1-2018

CONCRETE ROOFING TO COMPLY WITH H1D7 NCC VOL.2-2022 ABCB PART 7.3 AS2049-2002/AS2050-2018.

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I/WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**M & J VANDEWINKEL**  
Lot 227, 6 Woodswallow Way  
Mullumbimby, NSW 2482  
client details:

**SK25-154a PRESTIGE RH**  
Elevations 2  
drawing title

| issue | date     | amendment description | by | designed: | drawn: | checked: | MF |
|-------|----------|-----------------------|----|-----------|--------|----------|----|
| C     | 08.01.26 | PCV-2                 | JM |           |        |          |    |
| B     | 07.01.26 | RFI                   | MS |           |        |          |    |
| A     | 11.12.25 | CONTRACT ISSUE        | MS |           |        |          |    |
| -     | 01.12.25 | PRELIMINARY ISSUE     | MS |           |        |          |    |

**CONTRACT PLAN 11043**  
plan issue type  
by designed: MS drawn: MS checked: MF  
contract number  
printed date: 8/01/2026  
issue no. 8/01/2026  
as shown  
dwg scale @ A3  
6 of 15  
sheets in set



**NOTE:**

ALL LIGHT SWITCHES AT 1350mm AFL (TO CENTRE) UNLESS NOTED OTHERWISE (U.N.O.).

WALL LIGHTS AT 1900mm AFL U.N.O.

GPO'S AT 300mm AFL U.N.O.

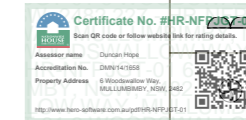
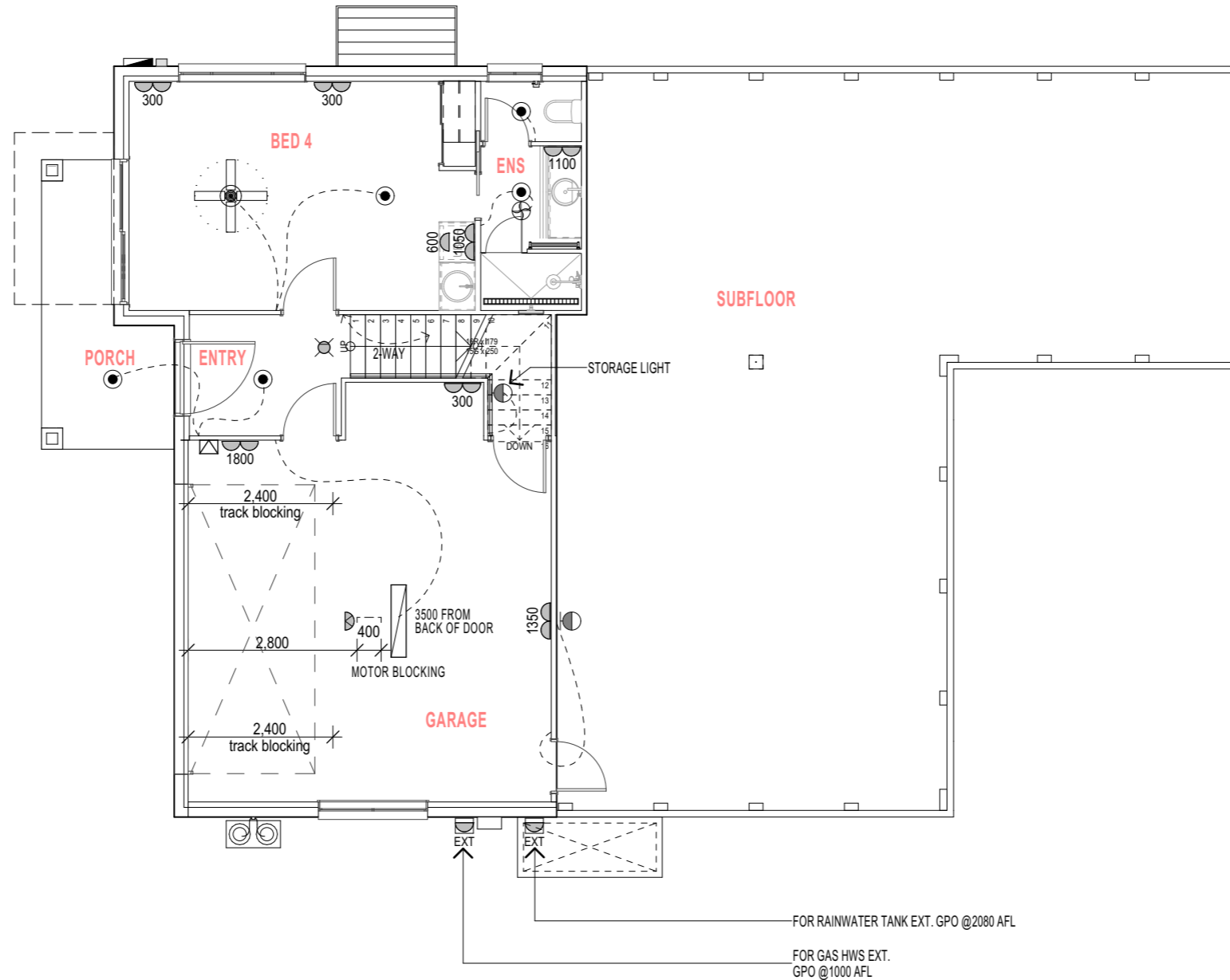
ELECTRICAL POINTS MAY BE RELOCATED ON SITE TO SUIT CURRENT STATUTORY REQUIREMENTS.

SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART H3D6 OF THE NCC VOL.2-2022 & PART 9.5 OF THE ABCB HOUSING PROVISIONS. DESIGN OF SMOKE ALARMS MUST COMPLY WITH AS. 3786. ALL SMOKE ALARMS SHALL BE PHOTOELECTRIC, HARDWIRED AND INTERCONNECTED. A CERTIFICATE OF INSTALLATION FROM A LICENSED ELECTRICAL CONTRACTOR IS REQUIRED AT FINAL INSPECTION.

LOCATION OF A/C UNITS & CONDENSERS ARE INDICATIVE ONLY AND MAY VARY AT TIME OF CONSTRUCTION.

240V ENERGY EFFICIENT INTERNAL LIGHT FITTINGS THROUGHOUT.

EXHAUST FANS ALL DUCTED TO EXTERNAL AIR BY EAVE VENT TO NCC REQUIREMENTS H4D7. FAN/ LIGHT SWITCHES INTEGRATED WITH 10 MIN RUN TIMER.



| Electrical Fittings G.F. |                             |     |
|--------------------------|-----------------------------|-----|
| Symbol                   | Item Description            | Qty |
|                          | Ceiling Fan Light - 4 blade | 1   |
|                          | Ceiling GPO                 | 1   |
|                          | Double GPO                  | 7   |
|                          | Exhaust Fan                 | 1   |
|                          | External SGPO               | 2   |
|                          | Fluorescent Light           | 1   |
|                          | Meter Box.                  | 1   |
|                          | NBN Box                     | 1   |
|                          | Phone&Data Point Combo      | 1   |
|                          | Selected Downlight          | 5   |
|                          | Single GPO                  | 1   |
|                          | Smoke Alarm                 | 1   |
|                          | Wall Mounted Light          | 2   |

**Lower Electrical Plan**  
Scale 1:100

M:\110436\Drawings\110436-154a PRESTIGE RH & J VANDEWINKEL BYRON SHIRE COUNCIL\110436 CONTRACT PLANS - JM.plt

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I/WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**M & J VANDEWINKEL**  
 Lot 227, 6 Woodswallow Way  
 Mullumbimby, NSW 2482  
 client details:

**SK25-154a PRESTIGE RH**  
 Lower Electrical Plan  
 drawing title

|       |          |                       |    |
|-------|----------|-----------------------|----|
| C     | 08.01.26 | PCV-2                 | JM |
| B     | 07.01.26 | RFI                   | MS |
| A     | 11.12.25 | CONTRACT ISSUE        | MS |
| -     | 01.12.25 | PRELIMINARY ISSUE     | MS |
| issue | date     | amendment description | by |

designed: MS drawn: MS checked: MF  
 contract number

**CONTRACT PLAN 11043**  
 issue no. C  
 8/01/2026  
 printed date: 8 of 15 sheets in set  
 as shown dwg scale @ A3

**NOTE:**

ALL LIGHT SWITCHES AT 1350mm AFL (TO CENTRE) UNLESS NOTED OTHERWISE (U.N.O.).

WALL LIGHTS AT 1900mm AFL U.N.O.

GPO'S AT 300mm AFL U.N.O.

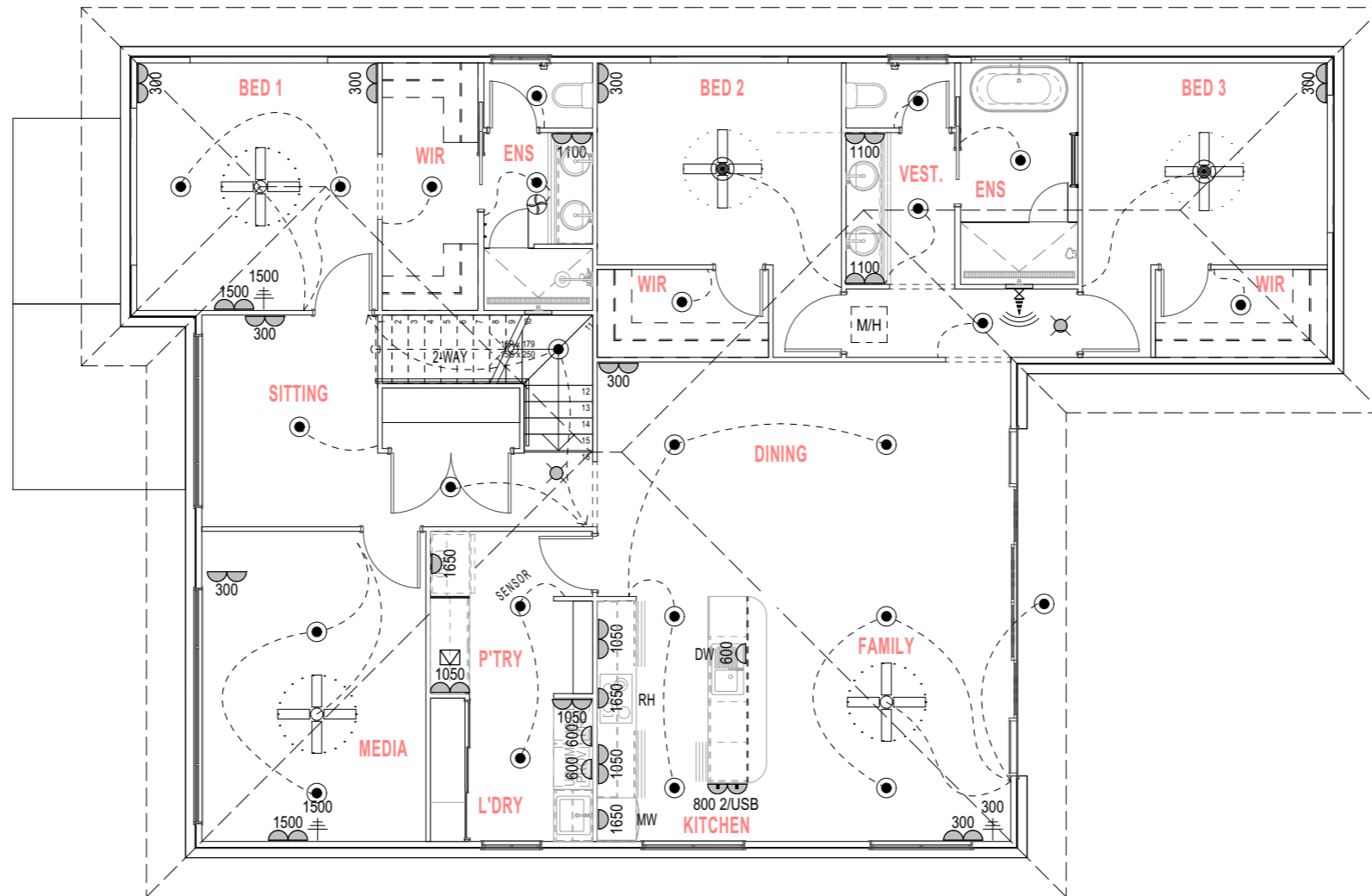
ELECTRICAL POINTS MAY BE RELOCATED ON SITE TO SUIT CURRENT STATUTORY REQUIREMENTS.

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EXHAUST FANS ALL DUCTED TO EXTERNAL AIR BY EAVE VENT TO NCC REQUIREMENTS H4D7. FAN/ LIGHT SWITCHES INTEGRATED WITH 10 MIN RUN TIMER.



| Electrical Fittings F.F. |                             |     |
|--------------------------|-----------------------------|-----|
| Symbol                   | Item Description            | Qty |
|                          | Ceiling Fan                 | 3   |
|                          | Ceiling Fan Light - 4 blade | 2   |
|                          | Double GPO                  | 17  |
|                          | Double GPO DUSB             | 1   |
|                          | Exhaust Fan                 | 1   |
|                          | In-Ceiling AC Unit 2D       | 1   |
|                          | Phone&Data Point Combo      | 1   |
|                          | Return AC Air (small)       | 1   |
|                          | Selected Downlight          | 25  |
|                          | Sensor Light incl. SGPO     | 1   |
|                          | Single GPO                  | 6   |
|                          | Smoke Alarm                 | 2   |
|                          | TV Point                    | 3   |

# Upper Electrical Plan

Scale 1:100

M:\110435\Drawings\110435-154a PRESTIGE RH & J VANDEWINKEL BYRON SHIRE COUNCIL\110435 CONTRACT PLANS - JM.plt


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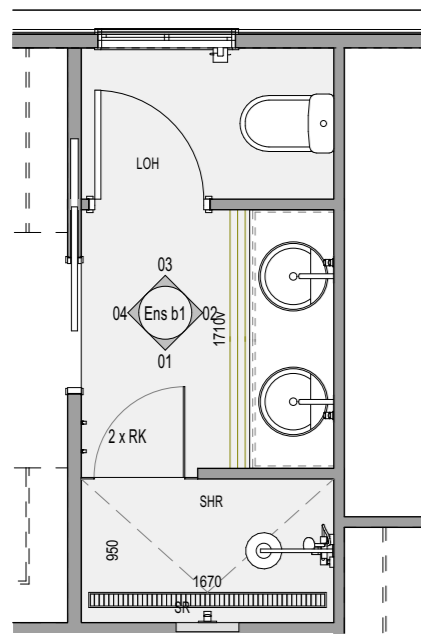
|  |  |  |  |   |   |   |
|--|--|--|--|---|---|---|
| <p>HEAD OFFICE<br/>49 Minjungbal Drive, Tweed Heads South NSW 2486<br/>ph: 07 5569 9400<br/>e: admin@perryhomes.com.au<br/>w: www.perryhomes.com.au<br/>ABN: 53 090 866 630 NSW Lic. No. 110970C</p> | <p>*THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. PERRY HOMES (AUST) P/L WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.<br/>*THE WORKS DESCRIBED ON THIS DRAWING ARE COVERED BY COPYRIGHT. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF PERRY HOMES (AUST) P/L.<br/>*BUILDERS WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER PLAN DETAILS, COLOURS, FITTINGS AND FIXTURES.</p> | <p>I/WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT<br/>Signature: _____ Date: _____<br/>Signature: _____ Date: _____</p> | <p><b>M &amp; J VANDEWINKEL</b><br/>Lot 227, 6 Woodswallow Way<br/>Mullumbimby, NSW 2482<br/>client details:</p> | <p><b>SK25-154a PRESTIGE RH</b><br/>Upper Electrical Plan<br/>drawing title</p> | <p>C 08.01.26 PCV-2 JM</p>  | <p><b>CONTRACT PLAN 11043</b><br/>issue no. C<br/>8/01/2026<br/>printed date: 9 of 15 sheets in set</p> |
|  |  |  |  |   | <p>B 07.01.26 RFI MS</p> <p>A 11.12.25 CONTRACT ISSUE MS</p> <p>- 01.12.25 PRELIMINARY ISSUE MS</p> |   |
| <p>plan issue type by designed: MS drawn: MS checked: MF contract number</p>   |  |  |  |   |   |   |

**STANDARD HEIGHTS (mm AFL)**

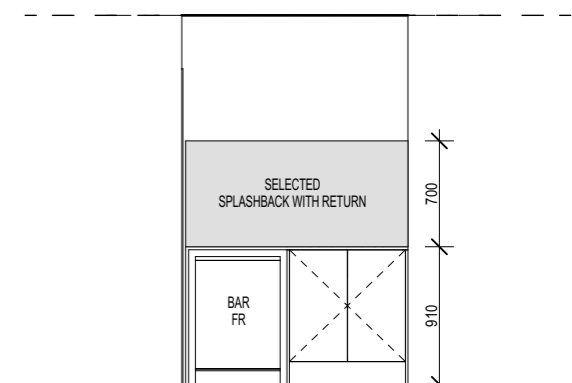
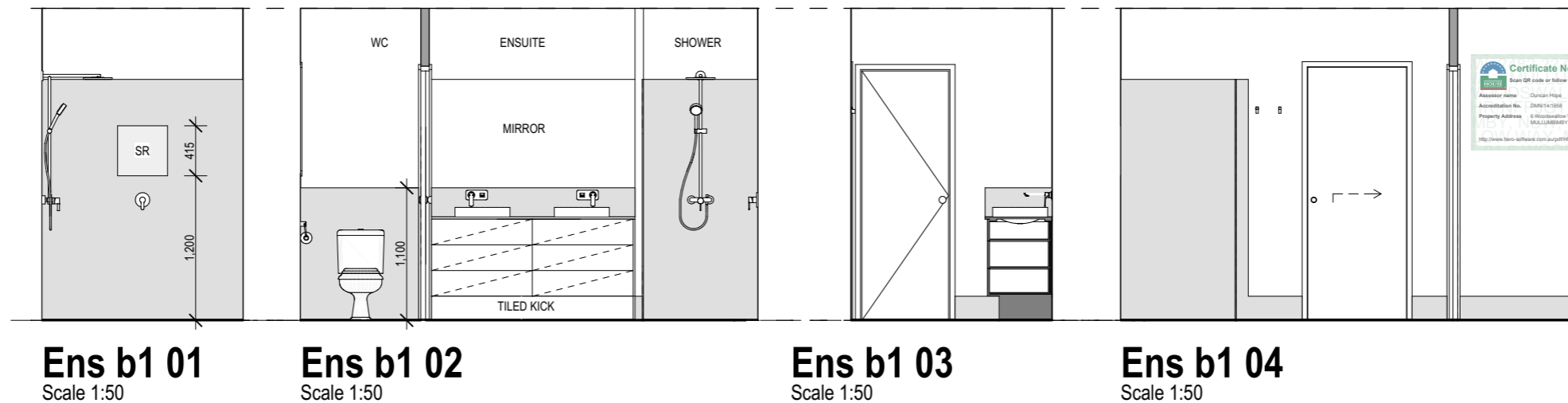
|                                    |      |
|------------------------------------|------|
| SHOWER TAPS                        | 1000 |
| SHOWER INLET HEIGHT TO SUIT        |      |
| SHOWER HEAD @1800                  |      |
| CORNER & ACRYLIC BATH TAPS         | 750  |
| STEEL BATH TAPS                    | 650  |
| TOP STEEL BATH (EXCL. HOB 150mm)   | 500  |
| VANITY & KITCHEN PIPES             | 560  |
| LAUNDRY TUB TAPS                   | 1050 |
| WASHING MACHINE TAPS               | 1250 |
| TOWEL RAIL/RING NOGGING (U.N.O.)   | 1050 |
| TOILET ROLL NOGGING                | 800  |
| ROBE HOOK NOGGING                  | 1700 |
| EDGE TAP                           | 1900 |
| OUTSIDE YARD TAPS (OFF STD REBATE) | 772  |

**NOTE:**  
 - INTERNAL ELEVATIONS REPRESENTED INDICATIVELY ONLY INCLUDING TILE AREAS (SUBJECT TO TILES CHOSEN). CABINET HANDLES NOT SHOWN (TO BE NOMINATED AT COLOUR SELECTION).  
 - DESIGN FUNCTIONALITY IS THE CABINET MAKER'S RESPONSIBILITY. THE EXACT CONFIGURATION OF WALL OVEN TOWER MAY VARY SUBJECT TO OVEN SELECTED.

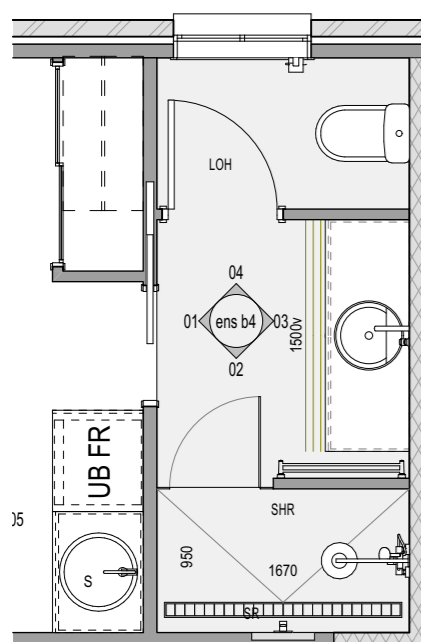
 DENOTES EXTENT OF WALL TILES/SPLASHBACK



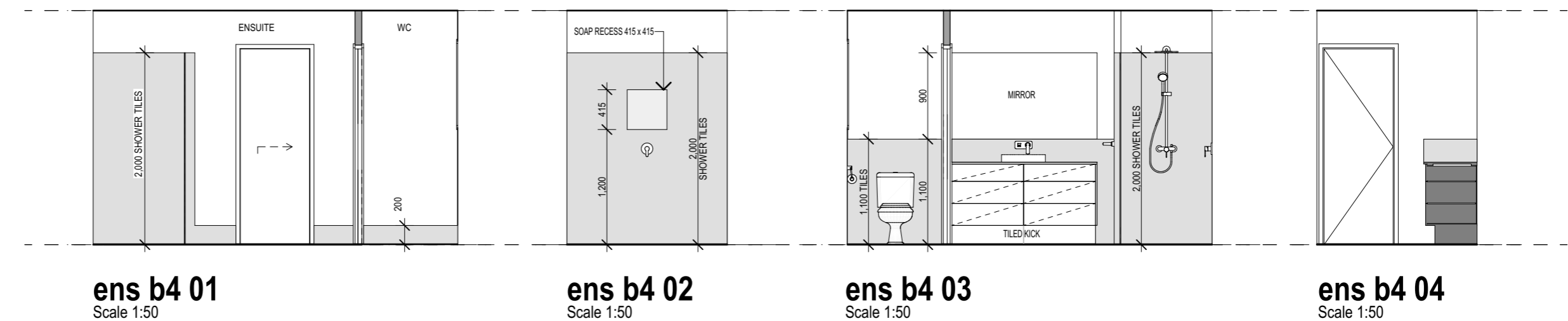
**bed 1 ens**  
Scale 1:50



**bar 05**  
Scale 1:50



**bed 4 ens & bar**  
Scale 1:50



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 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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 Lot 227, 6 Woodswallow Way  
 Mullumbimby, NSW 2482  
 client details:

**SK25-154a PRESTIGE RH**  
 Internal Elevations 1  
 drawing title


|       |          |                       |    |
|-------|----------|-----------------------|----|
| C     | 08.01.26 | PCV-2                 | JM |
| B     | 07.01.26 | RFI                   | MS |
| A     | 11.12.25 | CONTRACT ISSUE        | MS |
| -     | 01.12.25 | PRELIMINARY ISSUE     | MS |
| issue | date     | amendment description | by |

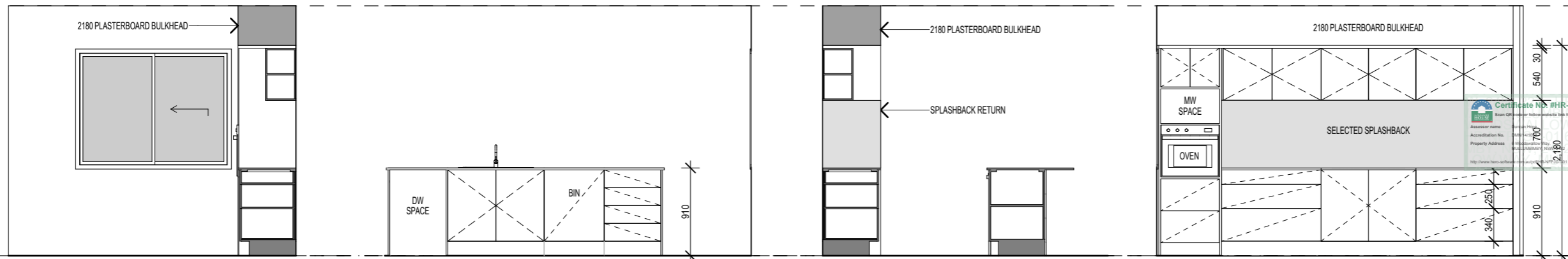
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|----------------------------|-------------------------|------------------------|----------------|
| <b>CONTRACT PLAN 11043</b> |                         | C                      | as shown       |
| plan issue type            |                         | issue no.              | dwg scale @ A3 |
| by                         | designed: MS            | drawn: MS              | checked: MF    |
| contract number            | printed date: 8/01/2026 | 10 of 15 sheets in set |                |

**STANDARD HEIGHTS (mm AFL)**

|                                    |      |
|------------------------------------|------|
| SHOWER TAPS                        | 1000 |
| SHOWER INLET HEIGHT TO SUIT        |      |
| SHOWER HEAD @1800                  |      |
| CORNER & ACRYLIC BATH TAPS         | 750  |
| STEEL BATH TAPS                    | 650  |
| TOP STEEL BATH (EXCL. HOB 150mm)   | 500  |
| VANITY & KITCHEN PIPES             | 560  |
| LAUNDRY TUB TAPS                   | 1050 |
| WASHING MACHINE TAPS               | 1250 |
| TOWEL RAIL/RING NOGGING (U.N.O.)   | 1050 |
| TOILET ROLL NOGGING                | 800  |
| ROBE HOOK NOGGING                  | 1700 |
| EDGE TAP                           | 1900 |
| OUTSIDE YARD TAPS (OFF STD REBATE) | 772  |

**NOTE:**  
 - INTERNAL ELEVATIONS REPRESENTED INDICATIVELY ONLY INCLUDING TILE AREAS (SUBJECT TO TILES CHOSEN). CABINET HANDLES NOT SHOWN (TO BE NOMINATED AT COLOUR SELECTION).  
 - DESIGN FUNCTIONALITY IS THE CABINET MAKER'S RESPONSIBILITY. THE EXACT CONFIGURATION OF WALL OVEN TOWER MAY VARY SUBJECT TO OVEN SELECTED.

 DENOTES EXTENT OF WALL TILES/SPLASHBACK

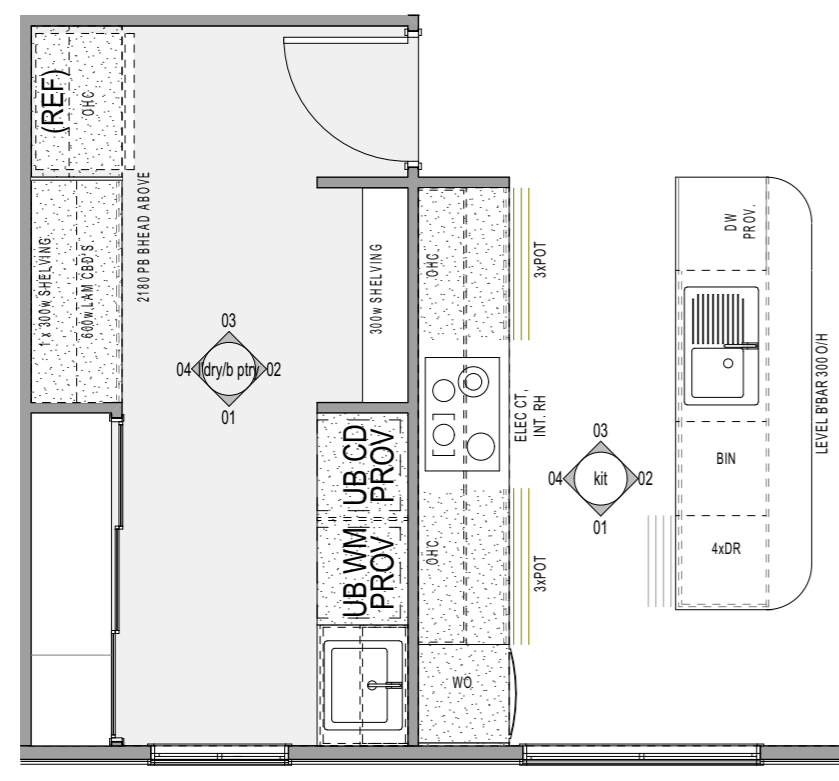


**kit 01**  
Scale 1:50

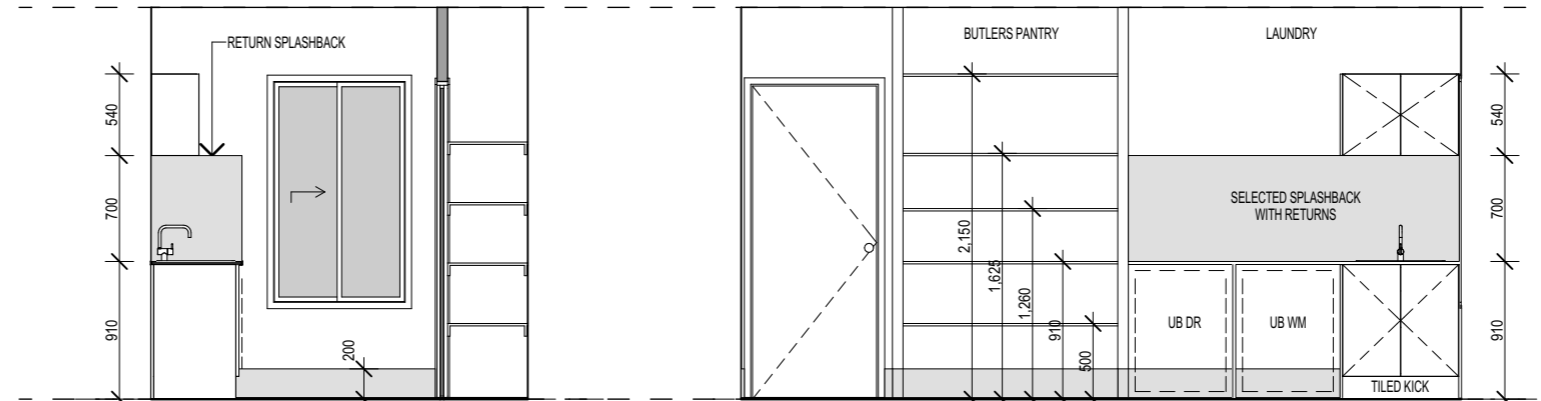
**kit 02**  
Scale 1:50

**kit 03**  
Scale 1:50

**kit 04**  
Scale 1:50

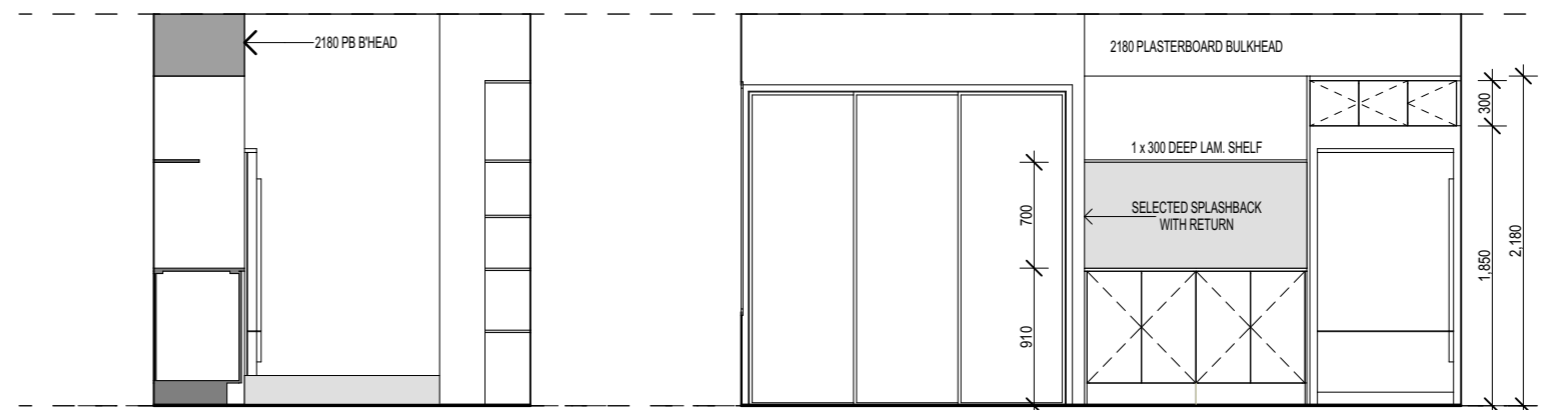


**kitchen/ butlers p'try plan**  
Scale 1:50



**'dry/b p'try 01**  
Scale 1:50

**'dry/b p'try 02**  
Scale 1:50



**'dry/b p'try 03**  
Scale 1:50

**'dry/b p'try 04**  
Scale 1:50

M:\110436\Drawings\110436-154a PRESTIGE M & J VANDEWINKEL BYRON SHIRE COUNCIL\110436 CONTRACT PLANS - JM.jn

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 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**M & J VANDEWINKEL**  
 Lot 227, 6 Woodswallow Way  
 Mullumbimby, NSW 2482  
 client details:

**SK25-154a PRESTIGE RH**  
 Internal Elevations 2  
 drawing title

|       |          |                       |    |
|-------|----------|-----------------------|----|
| C     | 08.01.26 | PCV-2                 | JM |
| B     | 07.01.26 | RFI                   | MS |
| A     | 11.12.25 | CONTRACT ISSUE        | MS |
| -     | 01.12.25 | PRELIMINARY ISSUE     | MS |
| issue | date     | amendment description | by |

**CONTRACT PLAN 11043**  
 issue no. 8/01/2026  
 as shown  
 dwg scale @ A3  
 11 of 15  
 sheets in set

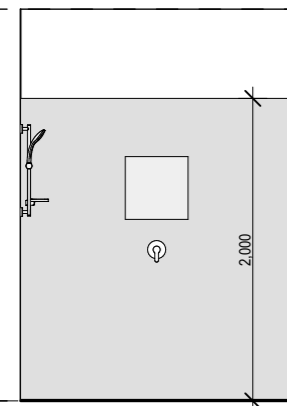
**STANDARD HEIGHTS (mm AFL)**

|                                    |      |
|------------------------------------|------|
| SHOWER TAPS                        | 1000 |
| SHOWER INLET HEIGHT TO SUIT        |      |
| SHOWER HEAD @1800                  |      |
| CORNER & ACRYLIC BATH TAPS         | 750  |
| STEEL BATH TAPS                    | 650  |
| TOP STEEL BATH (EXCL. HOB 150mm)   | 500  |
| VANITY & KITCHEN PIPES             | 560  |
| LAUNDRY TUB TAPS                   | 1050 |
| WASHING MACHINE TAPS               | 1250 |
| TOWEL RAIL/RING NOGGING (U.N.O.)   | 1050 |
| TOILET ROLL NOGGING                | 800  |
| ROBE HOOK NOGGING                  | 1700 |
| FRIDGE TAP                         | 1900 |
| OUTSIDE YARD TAPS (OFF STD REBATE) | 772  |

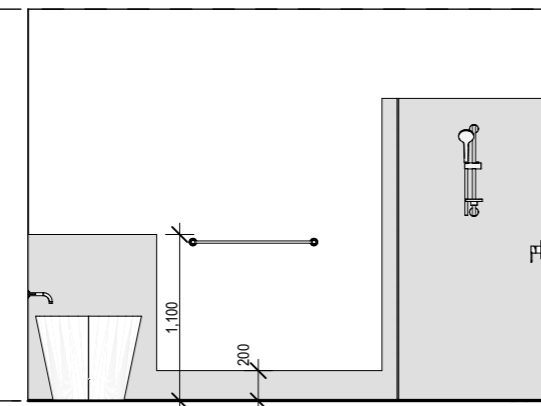


**NOTE:**  
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 - DESIGN FUNCTIONALITY IS THE CABINET MAKER'S RESPONSIBILITY. THE EXACT CONFIGURATION OF WALL OVEN TOWER MAY VARY SUBJECT TO OVEN SELECTED.

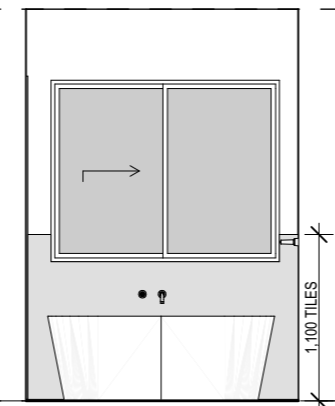
DENOTES EXTENT OF WALL TILES/SPLASHBACK



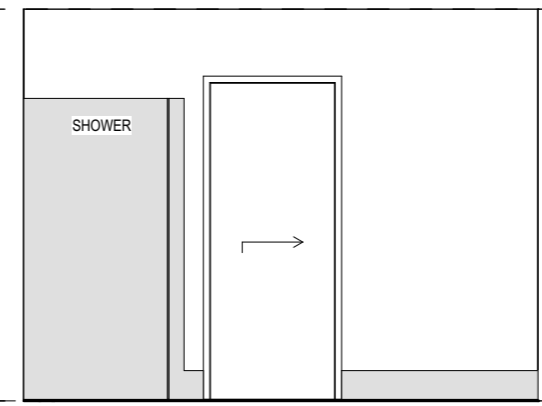
**bath 01**  
Scale 1:50



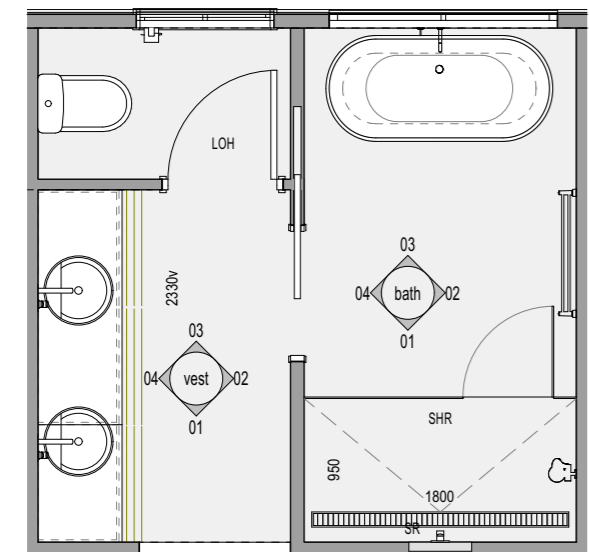
**bath 02**  
Scale 1:50



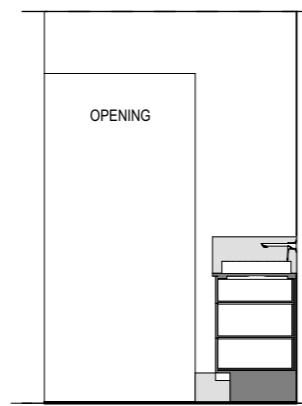
**bath 03**  
Scale 1:50



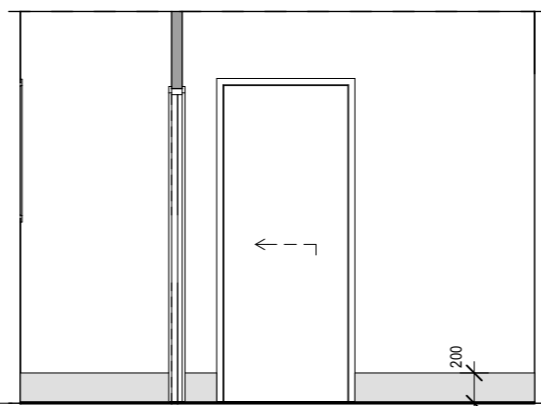
**bath 04**  
Scale 1:50



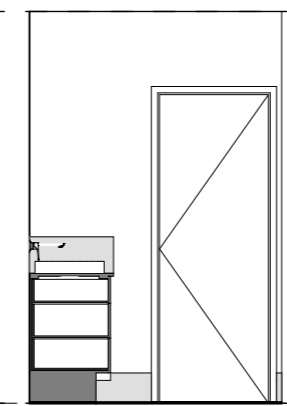
**bath/vest**  
Scale 1:50



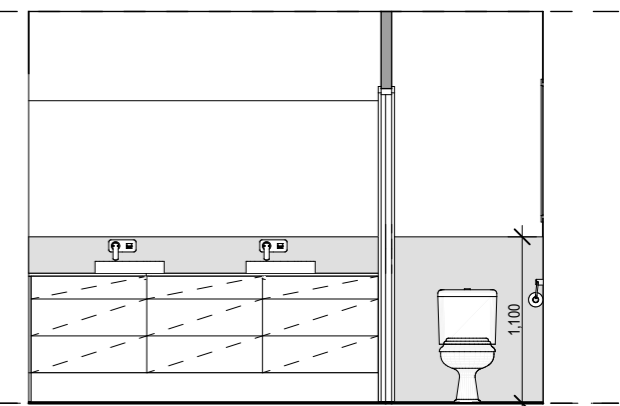
**vest 01**  
Scale 1:50



**vest 02**  
Scale 1:50



**vest 03**  
Scale 1:50



**vest 04**  
Scale 1:50

M:\110435\Drawings\110435-154a PRESTIGE M & J VANDEWINKEL BYRON SHIRE COUNCIL\110435 CONTRACT PLANS - JM.plt PERRY HOMES (AUST) P/L RESERVES THE RIGHT TO MODIFY AND IMPROVE THE DESIGN AT ITS DISCRETION - DO NOT SCALE OFF DRAWINGS, USE ONLY THE WRITTEN DIMENSIONS AND VERIFY ALL DIMENSIONS ON SITE

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 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

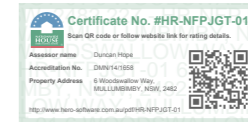
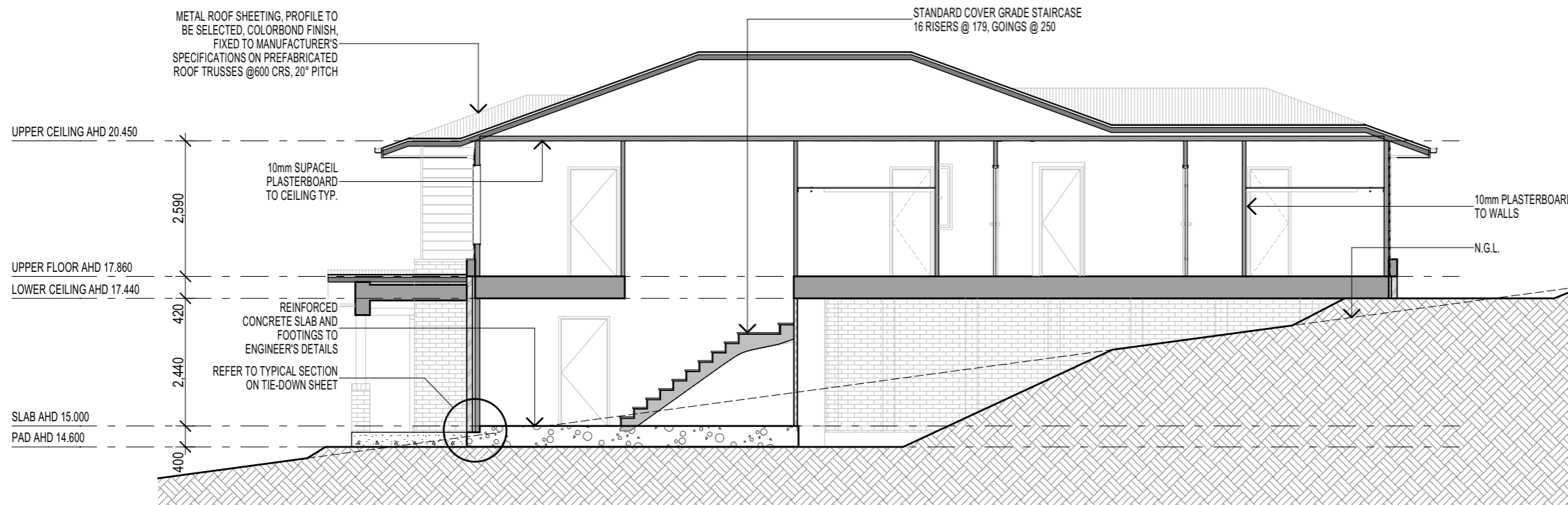
**M & J VANDEWINKEL**  
 Lot 227, 6 Woodswallow Way  
 Mullumbimby, NSW 2482  
 client details:

**SK25-154a PRESTIGE RH**  
 Internal Elevations 3  
 drawing title

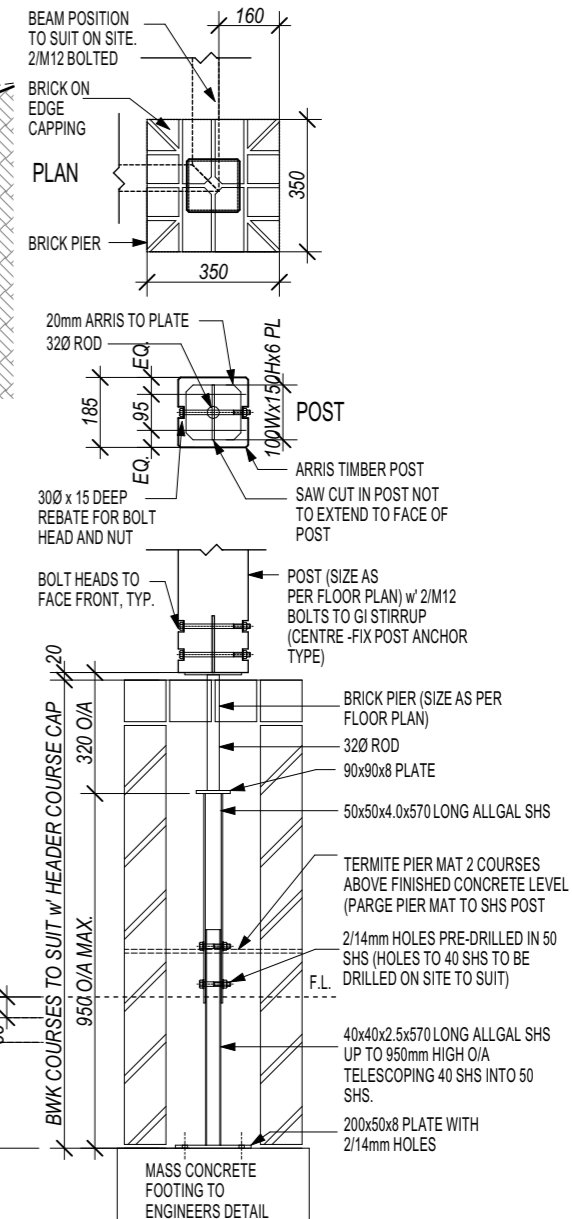
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| C     | 08.01.26 | PCV-2                 | JM |
| B     | 07.01.26 | RFI                   | MS |
| A     | 11.12.25 | CONTRACT ISSUE        | MS |
| -     | 01.12.25 | PRELIMINARY ISSUE     | MS |
| issue | date     | amendment description | by |

**CONTRACT PLAN 11043**  
 issue no. 8/01/2026  
 as shown dwg scale @ A3  
 12 of 15 sheets in set

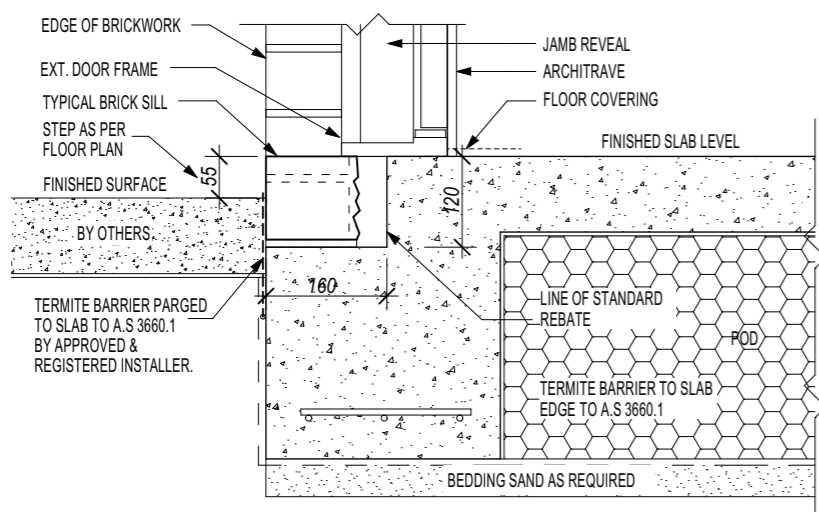
N3 - METAL ROOF/90mm EXT. FRAME @600 CRS.



**SECTION A**  
Scale 1:100



**BRICK PIER/ POST DETAIL**  
Scale 1:20



**ENTRY DOOR SILL DETAIL**  
STANDARD EDGE FINISH - SEPARATE POUR SLAB  
Scale 1:10

M:\110435\Drawings\110435-154a PRESTIGE M & J VANDEWINKEL BYRON SHIRE COUNCIL\110435 CONTRACT PLANS - JM.jph

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

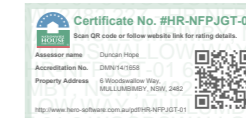
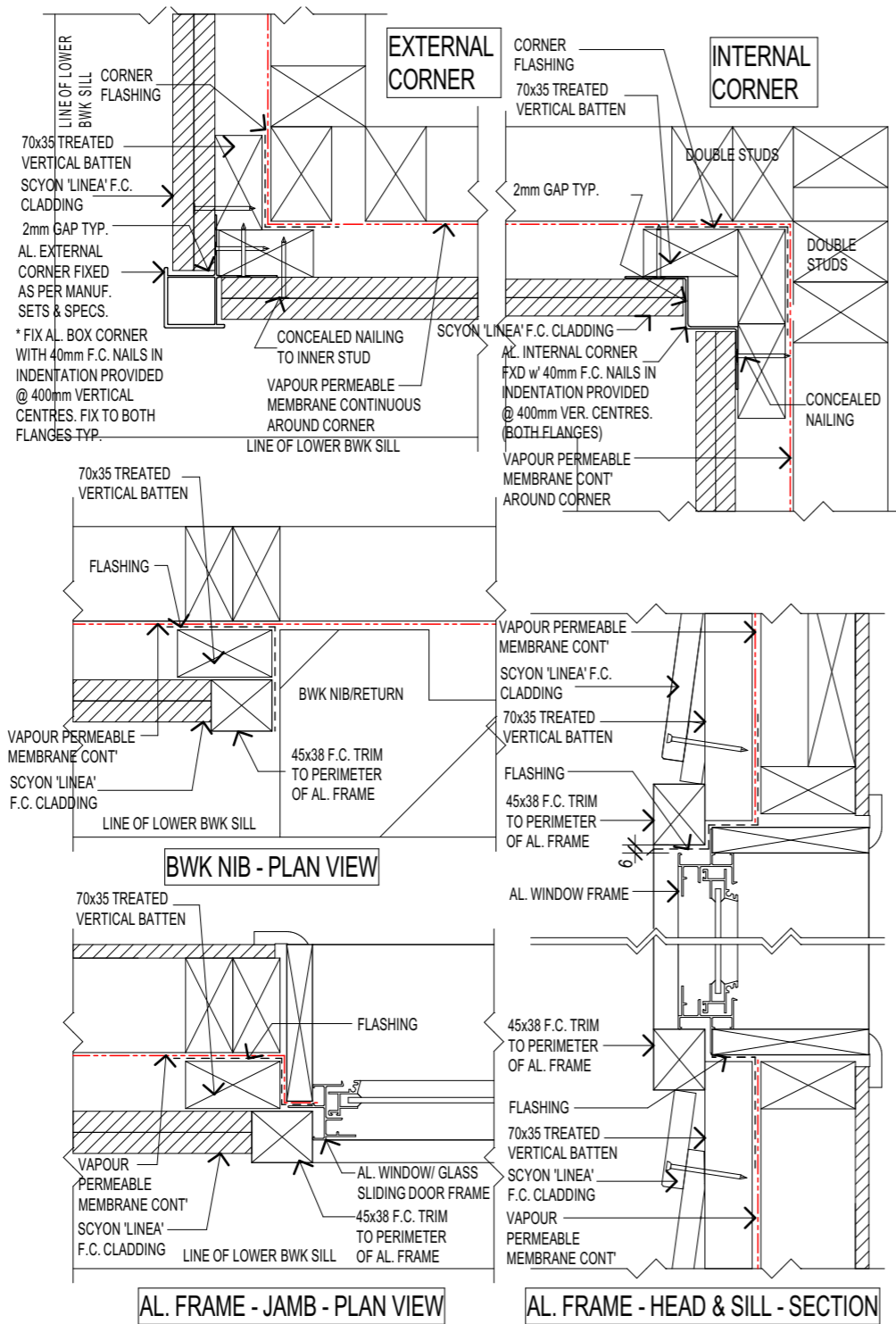
**M & J VANDEWINKEL**  
Lot 227, 6 Woodswallow Way  
Mullumbimby, NSW 2482  
client details:

**SK25-154a PRESTIGE RH**  
Section & Details  
drawing title

|       |          |                       |    |
|-------|----------|-----------------------|----|
| C     | 08.01.26 | PCV-2                 | JM |
| B     | 07.01.26 | RFI                   | MS |
| A     | 11.12.25 | CONTRACT ISSUE        | MS |
| -     | 01.12.25 | PRELIMINARY ISSUE     | MS |
| issue | date     | amendment description | by |

**CONTRACT PLAN 11043**  
plan issue type  
designed: MS drawn: MS checked: MF

**11043**  
contract number  
printed date: 8/01/2026  
as shown  
dwg scale @ A3  
13 of 15  
sheets in set



# Hardies Linea Cladding Details

Scale 1:5

M:\110432\Drawings\110432-154a PRESTIGE M & J VANDEWINKEL BYRON SHIRE COUNCIL\110432 CONTRACT PLANS - JM.plt

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 #BUILDERS WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER PLAN DETAILS, COLOURS, FITTINGS AND FIXTURES.

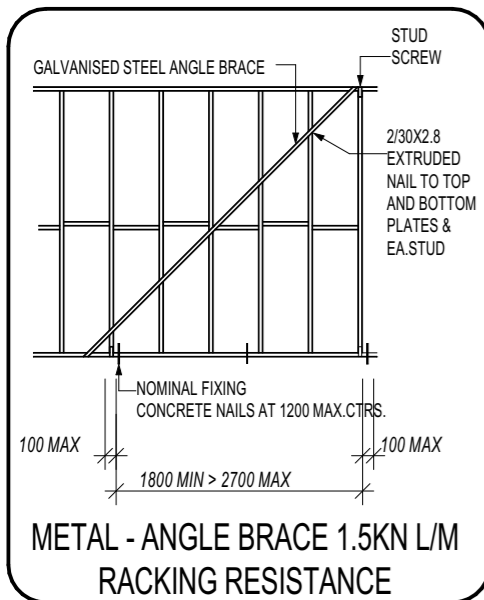
I/WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**M & J VANDEWINKEL**  
 Lot 227, 6 Woodswallow Way  
 Mullumbimby, NSW 2482  
 client details:

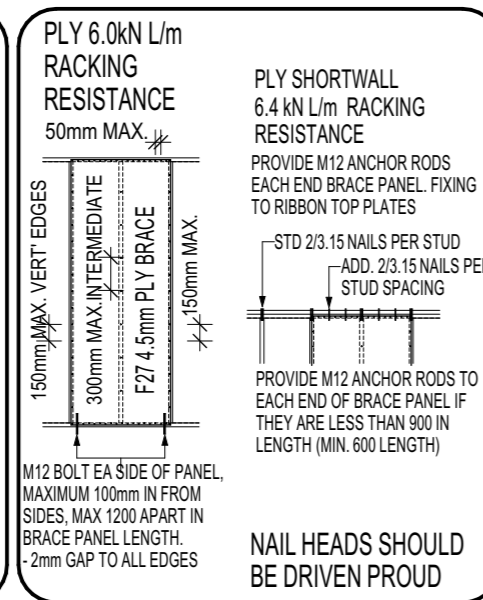
**SK25-154a PRESTIGE RH**  
 Cladding Details  
 drawing title

|       |          |                       |    |
|-------|----------|-----------------------|----|
| C     | 08.01.26 | PCV-2                 | JM |
| B     | 07.01.26 | RFI                   | MS |
| A     | 11.12.25 | CONTRACT ISSUE        | MS |
| -     | 01.12.25 | PRELIMINARY ISSUE     | MS |
| issue | date     | amendment description | by |

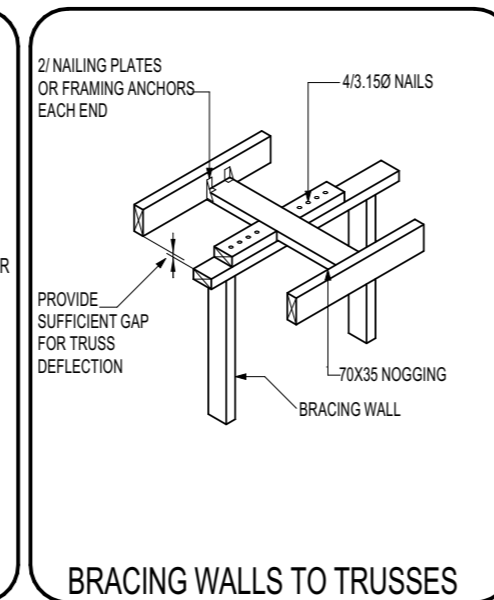
|                            |                 |               |                 |
|----------------------------|-----------------|---------------|-----------------|
| <b>CONTRACT PLAN 11043</b> |                 | <b>C</b>      | <b>as shown</b> |
| plan issue type            | contract number | issue no.     | dwg scale @ A3  |
| designed: MS               | drawn: MS       | checked: MF   | 8/01/2026       |
| printed date:              | 14 of 15        | sheets in set |                 |



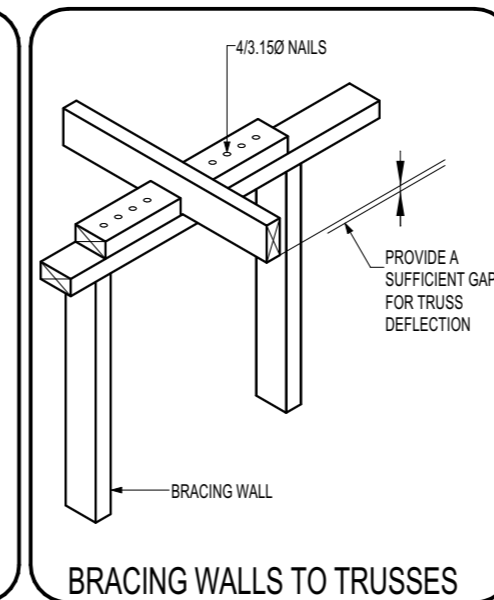
**METAL - ANGLE BRACE 1.5KN L/M RACKING RESISTANCE**



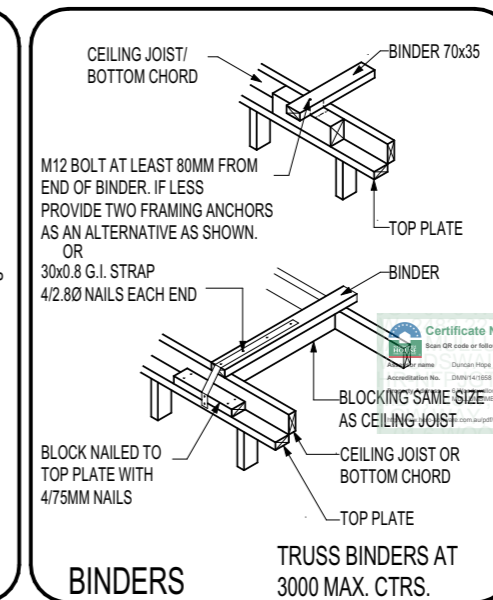
**PLY 6.0kN L/m RACKING RESISTANCE**



**BRACING WALLS TO TRUSSES**

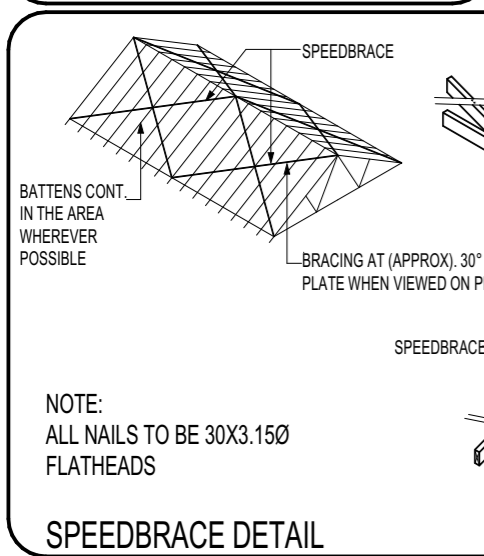


**BRACING WALLS TO TRUSSES**



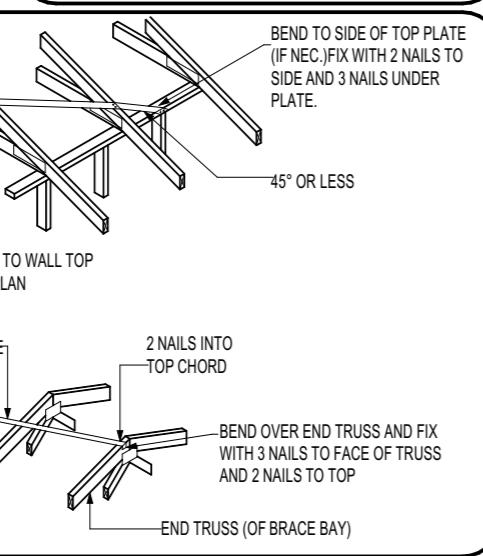
**BINDERS**

- ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH- THE BUILDING CODE OF AUSTRALIA AS 1684-2010
- TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE BCA AND WITH AS3660.1
- CONCRETE CONSTRUCTION TO COMPLY WITH AS2870.1 / AS3600.
- TIMBER CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF PART3.4.3 OF THE BCA AND AS1720.1 /AS1684-2010
- CONCRETE ROOFING TO COMPLY WITH AS2049, AS2050 AND BE FIXED TO MANUFACTURER'S SPEC'S FOR RELEVANT CONDITIONS
- STEEL ROOFING TO COMPLY WITH AS1562.1.
- WEEPHOLES IN MASONRY WALLS AT 900 CTRS.
- VERTICAL ARTICULATION IN MASONRY WALLS TO COMPLY WITH THE PROVISIONS OF PART 3.3.1.8 OF THE BCA.
- SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE BCA.
- WALL BRACING TO COMPLY WITH THE PROVISIONS OF PART 3.4.3.8 OF THE BCA. + AS 1684 - 2006
- ENSURE SHEAR BLOCKS ARE OF A SUFFICIENT LENGTH TO AVOID POSSIBLE SPLITTING.
- GLASS INSTALLATION TO COMPLY WITH AS1288 AND AS2047.

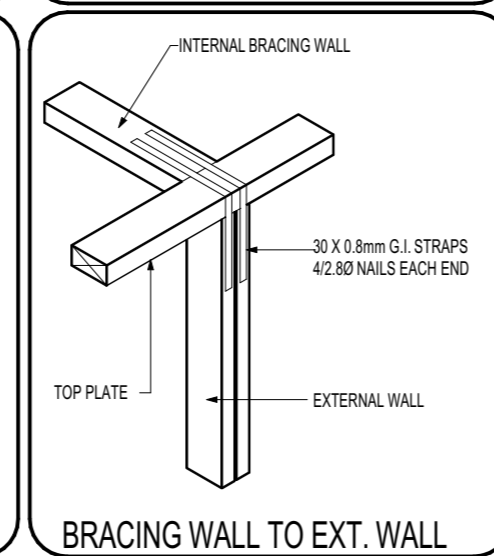


NOTE:  
ALL NAILS TO BE 30X3.15Ø FLATHEADS

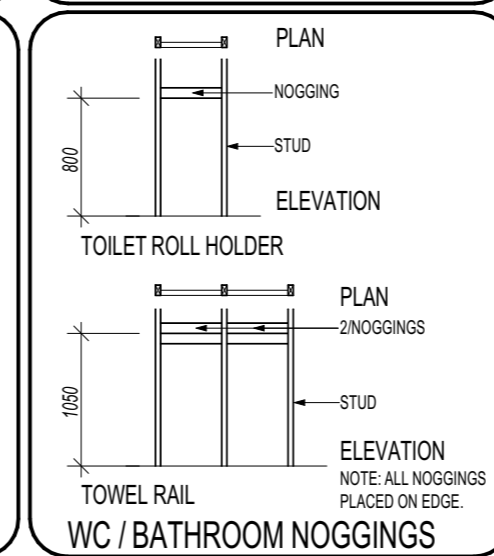
**SPEEDBRACE DETAIL**



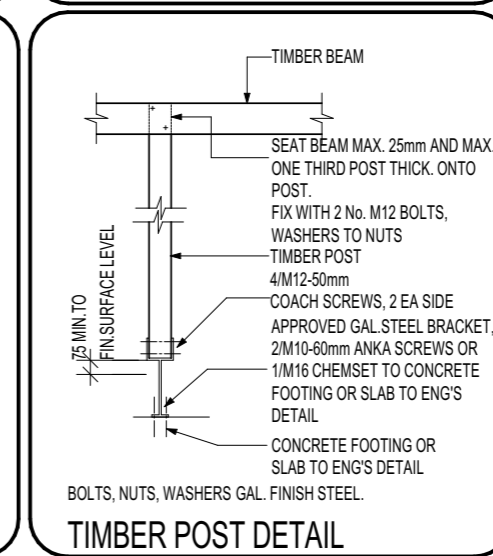
**BRACING WALL TO TRUSSES**



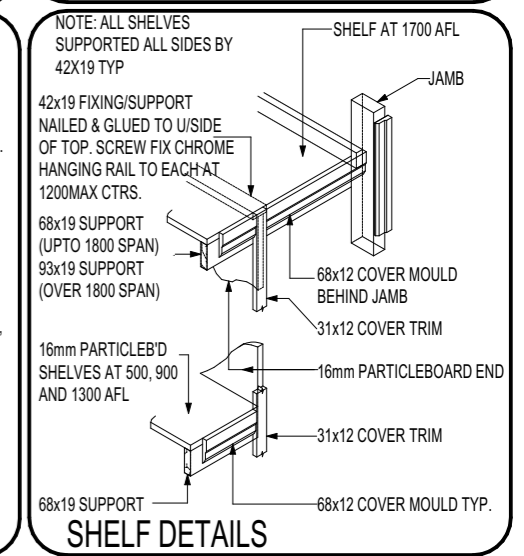
**BRACING WALL TO EXT. WALL**



**WC / BATHROOM NOGGINGS**

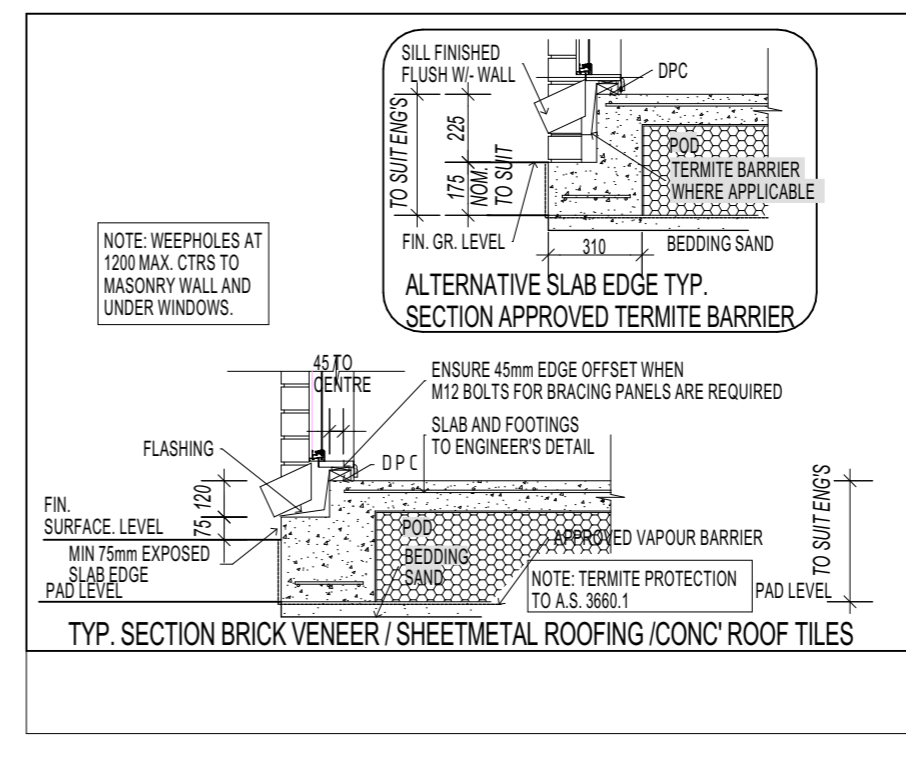


**TIMBER POST DETAIL**

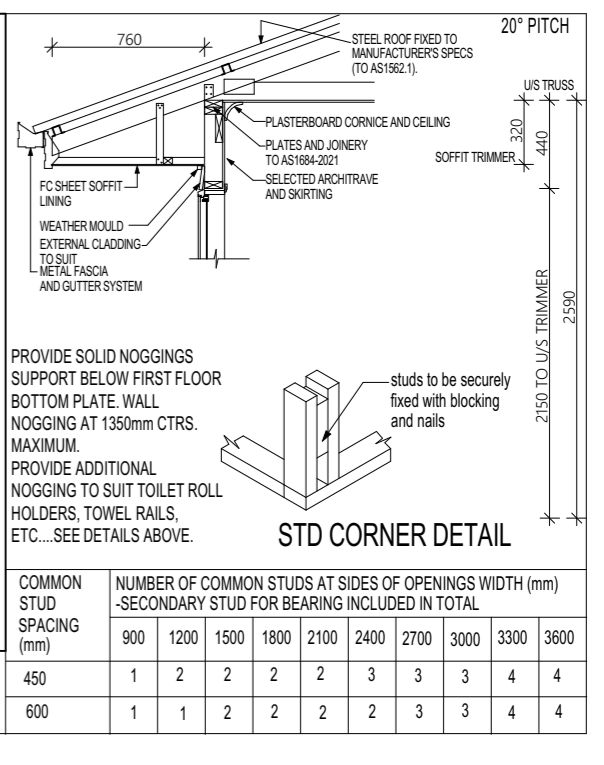


**SHELF DETAILS**

| TIE DOWN CALCULATION - N3 NON- CYCLONIC (ULW=6000)  |                         | AS 1684-2021              | GENERAL NOTES  |
|---|-------------------------|---------------------------|--|
| MEMBER CONNECTION - JD4 TYP. u.n.o  | UPLIFT REQ.             | UPLIFT RESIST             | ROOF FRAMING   |
| METAL ROOF TO BATTENS: TO MANUFACTURER'S SPECIFICATIONS   |                         |                           | METAL ROOF SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS TO SUIT ROOF BATTENS SHALL BE SUPPLIED METAL BATTENS FIXED AS PER MANUFACTURERS SPECIFICATION ENTIRE ROOF SHALL BE TRUSS CONSTRUCTION AT 600 CTRS. MAX. DESIGNED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS TO SUIT N3 CONDITIONS UNLESS NOTED OTHERWISE ON PLANS CEILING BINDERS SHALL BE 70x35 AT 3000 CTRS. MAXIMUM. |
| ROOF BATTENS TO TRUSSES: TO MANUFACTURER'S SPECIFICATIONS   |                         |                           | CONCRETE   |
| ROOF TRUSSES TO TOP PLATE: @ 600 CRS 2 No. FRAMING ANCHOR WITH 3/2.8Ø NAILS MIN. TO EACH LEG AT INTERFACE OR: 2 x MULTI GRIP OR: 1 x CYCLONE STRAP FIXED TO PL. WITH 4/2.8Ø NAILS   | NOM. AS PER Table 9.13  | NOM. AS PER Table 9.21(b) | REFER TO ENGINEER'S DETAILS. PROVIDE CONTINUOUS 200um POLYTHENE VAPOUR BARRIER LAPPED 200 MIN. AND SEALED AT ALL JOINTS AND PENETRATIONS. PROVIDE TERMITE CONTROL IN ACCORDANCE WITH A.S. 3660.1   |
| WALL FRAMING - GROUND FLOOR: TOP AND BOTTOM PLATES TO STUDS: @ 600 CRS. PLATES UP TO 38mm THICK - 2/75mm NAILS PLATES 38-50mm THICK - 2/90mm NAILS NAILS THRU PLATE IN BOTH CASES. NOGGINGS TO STUDS: 2/75mm NAILS SKEW NAILED OR THRU NAILED. BOTTOM PLATES TO CONCRETE SLAB: NAILS AT MAX. 1200 CTRS. | NOM. AS PER TABLE 15    | NOM. AS PER TABLE 15      | BRICKWORK APPROVED BRICK TIES AT 600 x 600 CTRS. MAX. STAGGERED. BRICKWORK SHALL HAVE APPROVED DAMP COURSE NOT LESS THAN 2 COURSES ABOVE GROUND LEVEL. PROVIDE APPROVED CAVITY FLASHING WITH WEEPHOLES AT 900mm CTRS. MAXIMUM.   |
| OR CHEMICAL, EXPANSION OR FIRED PROP. FASTENERS. BOTTOM PLATE TO JOISTS: PLATES UP TO 38mm THICK - 2/75mm NAILS PLATES 38 - 50mm THICK - 2/90mm NAILS RIBBON PLATE TO TOP PLATE - REFER TO AS 1684  | AS 1684, Table 9.11 7.2 | BOLT 12x100-10.8          | SOFFIT LININGS SOFFIT BEARERS @ EACH TRUSS TAIL WITH 4.5mm F.C SHEETS NAILED AT 225 CTRS WITHIN 1200 OF EXTERNAL BUILDING CORNERS AND AT 300 CTRS ELSEWHERE NOTE:- USE 2.0 X 30mm GALV FIBRE CEMENT NAILS  |



| COMMON STUD SPACING (mm) | NUMBER OF COMMON STUDS AT SIDES OF OPENINGS WIDTH (mm) - SECONDARY STUD FOR BEARING INCLUDED IN TOTAL |   |   |   |   |   |   |   |   |   |
|--------------------------|---|---|---|---|---|---|---|---|---|---|
| 900                      | 1   | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 |
| 450                      | 1   | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 |
| 600                      | 1   | 1 | 2 | 2 | 2 | 2 | 3 | 3 | 4 | 4 |



| COMMON STUD SPACING (mm) | NUMBER OF COMMON STUDS AT SIDES OF OPENINGS WIDTH (mm) - SECONDARY STUD FOR BEARING INCLUDED IN TOTAL |   |   |   |   |   |   |   |   |   |
|--------------------------|---|---|---|---|---|---|---|---|---|---|
| 900                      | 1   | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 |
| 450                      | 1   | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 |
| 600                      | 1   | 1 | 2 | 2 | 2 | 2 | 3 | 3 | 4 | 4 |