

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0084107017 Certificate Date: 12 Aug 2019 ★ Star rating: 5.4

Key construction and insulation materials





(see following pages for details)

Construction: Brick Veneer
Roof Tiles: Waffle pod slab 225 mm
Insulation: R2.5 wall insulation
 R4.0 ceiling insulation
 No floor insulation
 BRD-001-01 A ESS Sliding Window
Glazing: Foil, Gap Above, Reflective Side
 Down, Anti-glare Up
Roof Tiles: Foil, Gap Above, Reflective Side
 Down, Anti-glare Up

BASIX Certificate
 Building Sustainability Index www.basix.nsw.gov.au
 Single Dwelling

Certificate number: 10359585

COLOUR SELECTIONS: TO BE CONFIRMED ON COLOUR SHEETS

	ROOF TILES: CLASSIC COAL		WEATHERTEX 150 SMOOTH: BASALT
	MONUMENT: BRICK RENDER, DOWNPIPES, RAINWATER TANK		PEARL WHITE: GUTTER, FASCIA, WINDOWS, RAFTER TAILS, EAVES, TIMBER COLUMNS, GARAGE DOOR

DEVELOPMENT APPROVAL COMPLIANCE

CONDITION	REQUIRED	PROVIDED	COMPLIES
FRONT SETBACK	4.5m	4.53m	Y
SIDE SETBACK	0.9m	0.95m	Y
REAR SETBACK	GROUND FLOOR	4m	4.02m
	FIRST FLOOR	6m	9.59m
GARAGE SETBACK	5.5m	5.5m	Y
ARTICULATION ZONE	3m	3m	Y
MAXIMUM BUILDING HEIGHT	2 STOREY	2 STOREY	Y
MAXIMUM SITE COVERAGE	GROUND FLOOR	60%/270m²	229.40m²
	FIRST FLOOR	35%/157m²	157m²
LANDSCAPED AREA	MIN.112.5m²	125.15m²	Y
PRINCIPAL PRIVATE OPEN SPACE	20m²	20m²	Y
SOLAR ACCESS TO PPOS	3hrs	3hrs	Y
MAXIMUM GARAGE DOOR WIDTH	6m	4.8m	Y
MAXIMUM CUT & FILL	0.5m/0.5m	0.25m/0.45m	Y
DRIVEWAY GRADIENT			Y
BUSHFIRE COMPLIANCE			NA
FENCES			Y
BUILDING DESIGN			Y

Sheet List

Sheet Number	Sheet Name	Drawn By
1	COVER SHEET	AT
2	SITE PLAN	AT
3	GROUND FLOOR PLAN	AT
4	FIRST FLOOR PLAN	AT
5	SECTION & SCHEDULES	AT
6	ELEVATIONS	AT
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9	WET AREAS-DRY & GUEST ENS.	AT
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17	GROUND FLOOR AIR CONDITIONING	AT
18	FIRST FLOOR AIR CONDITIONING	AT
19	FIRE PLACE DETAILS	AT

NOTE:
 THIS IS A TEMPORARY EXHIBITION HOME
 AND AT THE END OF THE EXHIBITION
 PERIOD THE DWELLING WILL REVERT TO
 A RESIDENTIAL DWELLING

Water Commitments
Fixtures The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development. The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development. The applicant must install taps with a minimum rating of 3 star in the kitchen in the development. The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.
Alternative water Rainwater tank The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities. The applicant must configure the rainwater tank to collect rain water from at least 170 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private cam). The applicant must connect the rainwater tank: <ul style="list-style-type: none"> • all toilets in the development. • the cold water tap that supplies each clothes washer in the development. • at least one outdoor tap in the development. (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)
Thermal Comfort Commitments Simulation Method The applicant must obtain the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also obtain the Assessor Certificate to the application for an occupation certificate for the proposed development. The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol. The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Ceiling and Heating loads shown on the front page of this certificate. The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate or complying development certificate, if applicable, all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications. The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications. The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.
Energy Commitments Hot water The applicant must install the following hot water system in the development, or a system with a higher energy rating, gas instantaneous with a performance of 6 stars. Cooling system The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1 phase air conditioning; Energy rating: EER 3.0 - 3.5 The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1 phase air conditioning; Energy rating: EER 3.0 - 3.5 The cooling system must provide for daylight zoning between living areas and bedrooms. Heating system The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1 phase air conditioning; Energy rating: EER 3.0 - 3.5 The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1 phase air conditioning; Energy rating: EER 3.0 - 3.5 The heating system must provide for daylight zoning between living areas and bedrooms. Ventilation The applicant must install the following exhaust systems in the development: <ul style="list-style-type: none"> • Kitchens: individual fan, ducted to outside; Operation control: manual switch on/off • Laundry: natural ventilation only, or no laundry; Operation control: manual switch on/off
Artificial lighting The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or LED lamps: <ul style="list-style-type: none"> • at least 5 of the bedrooms: study, dedicated • at least 4 of the living / dining rooms, dedicated • the kitchen; dedicated • all bathrooms/toilets; dedicated • the laundry; dedicated • all hallways; dedicated
Natural lighting The applicant must install a window and/or skylight in 3 bedrooms/toilets in the development for natural lighting.
Other The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling. The applicant must construct each refrigerator space in the development so the it is "well ventilated", as defined in the BASIX definitions. The applicant must install a fixed outdoor clothes drying line as part of the development.

SEABROOK. TEMP DISPLAY

SCALE:
 DATE: 13.01.21
 PAGE: 1/19

CLIENT: ANSA HOMES
 ADDRESS: LOT 2054 GITTEL STREET
 BOX HILL

LOT/DP: 2054/1226135
 JOB NO: 1950

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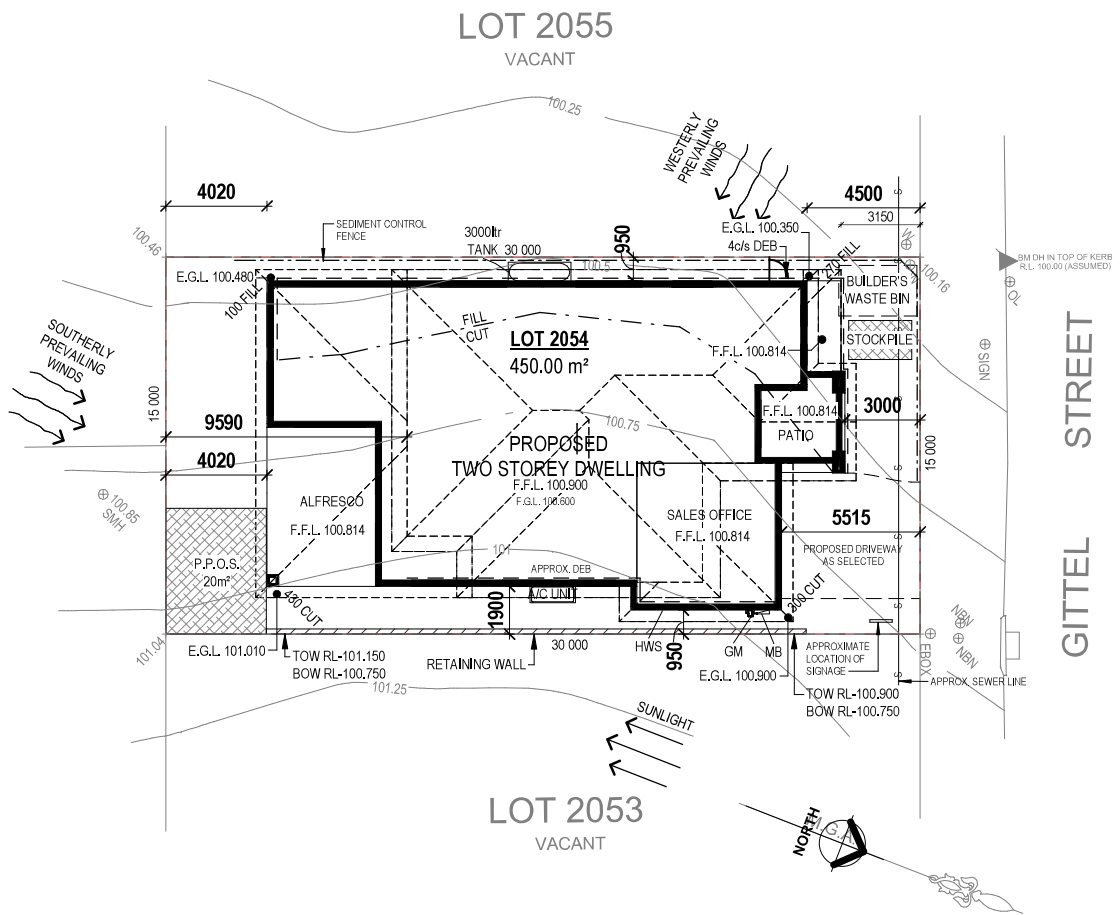
CONSTRUCTION ISSUE 24

COVER SHEET

REV	REASON FOR ISSUE	DATE	DRAWN BY
24	CONSTRUCTION	13.01.21	AT
23	CONSTRUCTION	27-07-20	AT
22	CONSTRUCTION	090722	KH
21	CONSTRUCTION	100620	KH

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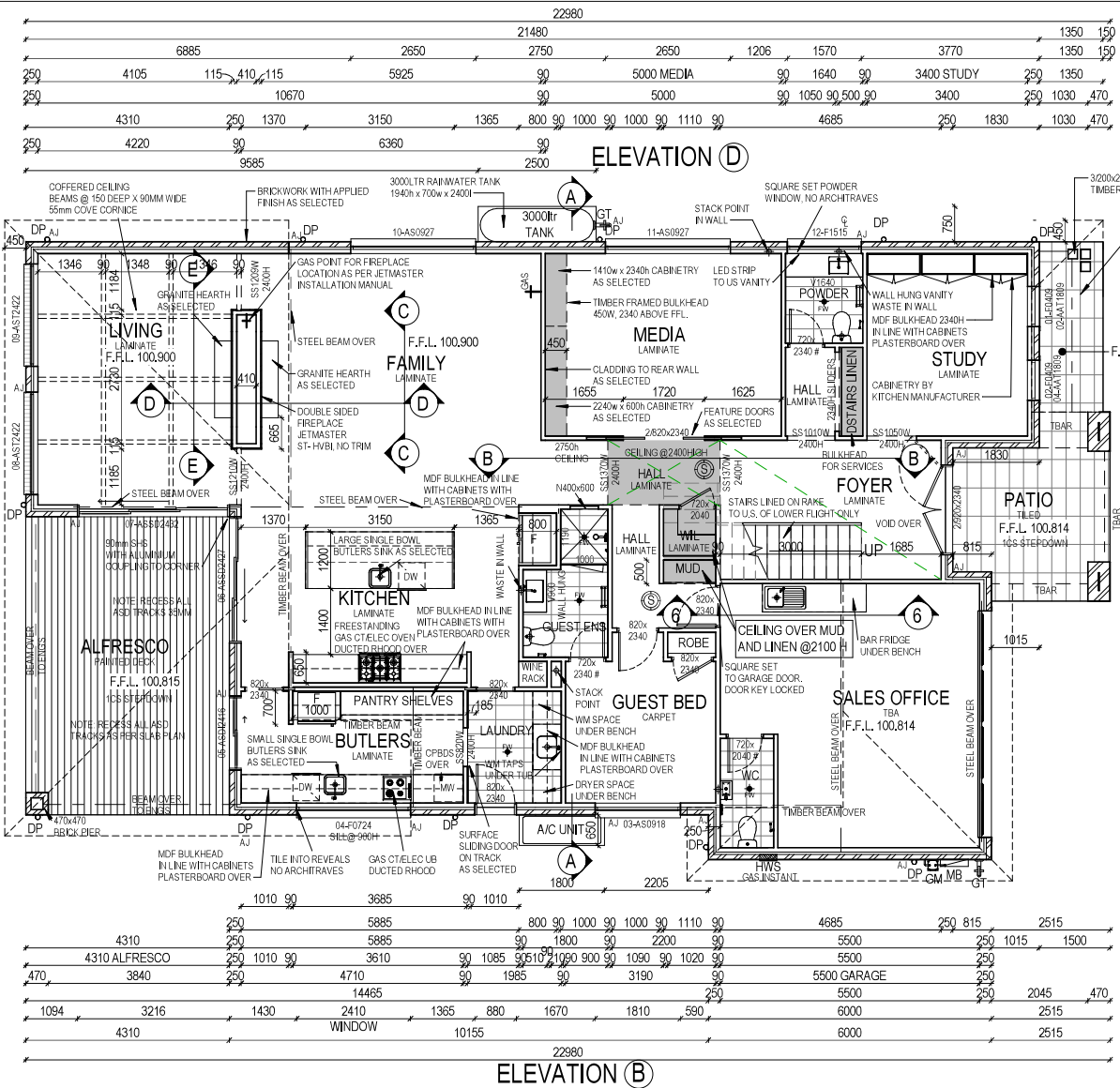
SITE PLAN

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ELEVATION C

ELEVATION D

ELEVATION A

ELEVATION B

FLOOR AREAS

GROUND FLOOR LIVING	195.32 m ²
FIRST FLOOR LIVING	157.00 m ²
GARAGE	34.08 m ²
ALFRESCO	27.24 m ²
PATIO	16.33 m ²
BLACONY	11.44 m ²
ALFRESCO	0.00 m ²
TOTAL AREA	441.41 m²

SEABROOK. TEMP DISPLAY

SCALE: 1 : 100
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PAGE: 3/19

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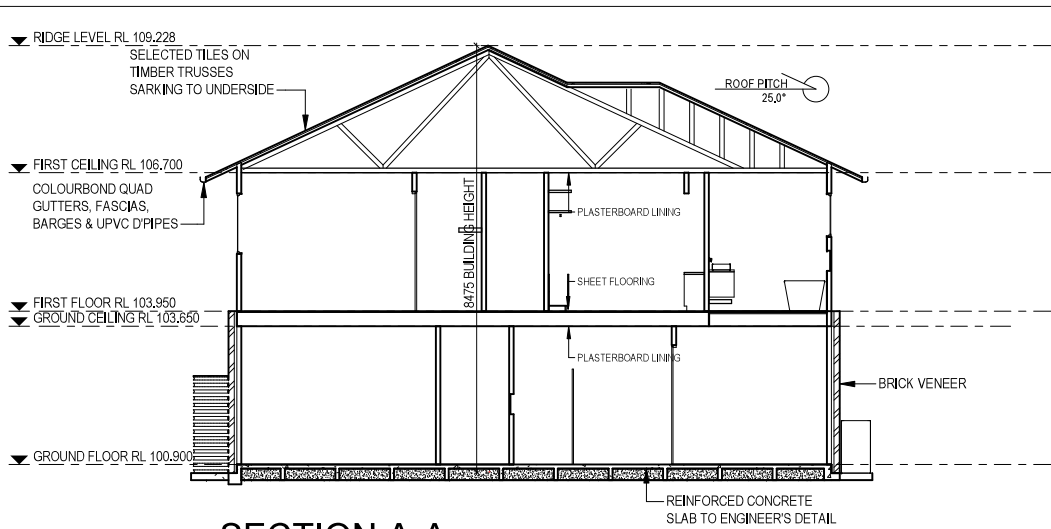
GROUND FLOOR PLAN

24	CONSTRUCTION	13.01.21	AT
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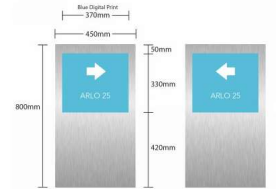
SECTION A-A

1 : 100

DOOR SCHEDULE			
WIDTH	HEIGHT	COUNT	COMMENT
2340	2340	1	
27720	2040	1	
21620	2340	1	
21620	2340	1	
720	2040	2	
720	2340	8	
820	2340	11	
820	2340	1	CAVITY SLIDING
920	2340	1	
4800	2400	1	PANEL-LIFT
TOTAL DOORS: 28			

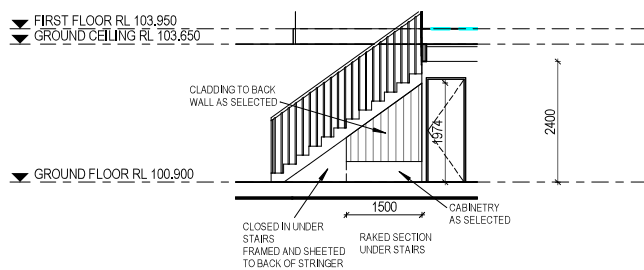
WINDOW SCHEDULE					
TAG	CODE	HEIGHT	WIDTH	STYLE	GLAZING
01	F0409	400	850	FIXED	
02	AAT1809	1800	850	AWNING	
02	F0409	400	850	FIXED	
03	AS0918	860	1810	SLIDING	
04	AAT1809	1800	850	AWNING	
04	F0724	700	2410	FIXED	
05	ASD2416	2400	1570	SLIDING DOOR	
05	F0319	290	1903	FIXED	
06	ASSD2427	2400	2676		
07	ASSD2432	2400	3216	STACKER DOOR	
08	AST2422	2340	2170	SLIDING	
09	AST2422	2340	2170	SLIDING	
10	AS0927	860	2650	SLIDING	
11	AS0927	860	2650	SLIDING	
12	F1515	1560	1570	FIXED	CLEAR
13	AA1509	1460	850	AWNING	
14	AA1509	1460	850	AWNING	
15	1200	1200	1200	FIXED	
16	AA1027	1030	2590	AWNING	
17	AS0916	860	1570	SLIDING	CLEAR
18	AS0922	860	2170	SLIDING	
19	AS1218	1200	1810	SLIDING	
20	AS1218	1200	1810	SLIDING	
21	AS0916	860	1570	SLIDING	CLEAR
22	AS0609	600	790	SLIDING	CLEAR

Double Sided Lot Plates - Brushed Silver ACM



DRIVEWAY SECTION

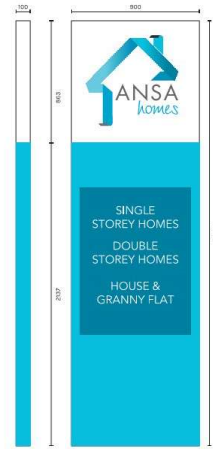
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Section B

1 : 100

Pylon Non-illuminated - 900x3000mm



Production
 Width: 900 Height: 3000 Depth: 100
 Frame: Main - 100 x 100 x 3mm GAL RHS
 - Sub Frame for Cladding - 50 x 25 x 3mm RHS Welded and bolted together.
 - Frame to be concreted 1200mm into the ground
 - Faces to be 3mm ACM Cladding dressed in Digital Print

SIGNAGE DETAILS

SEABROOK. TEMP DISPLAY

SCALE: AS SHOWN
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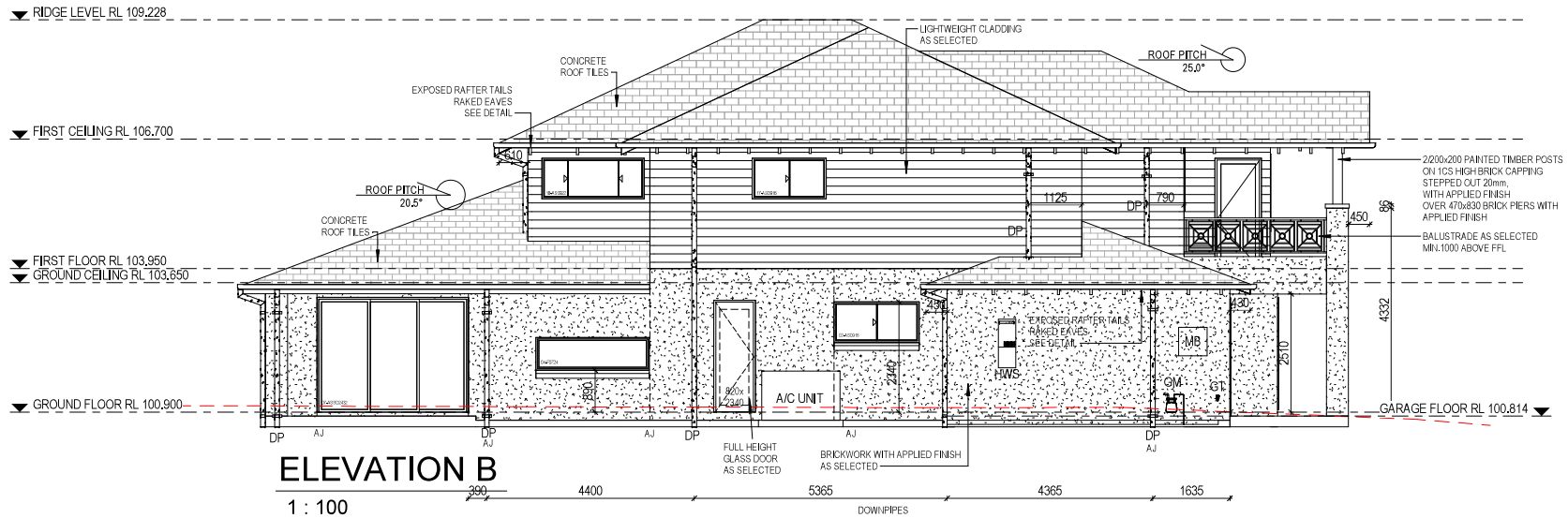
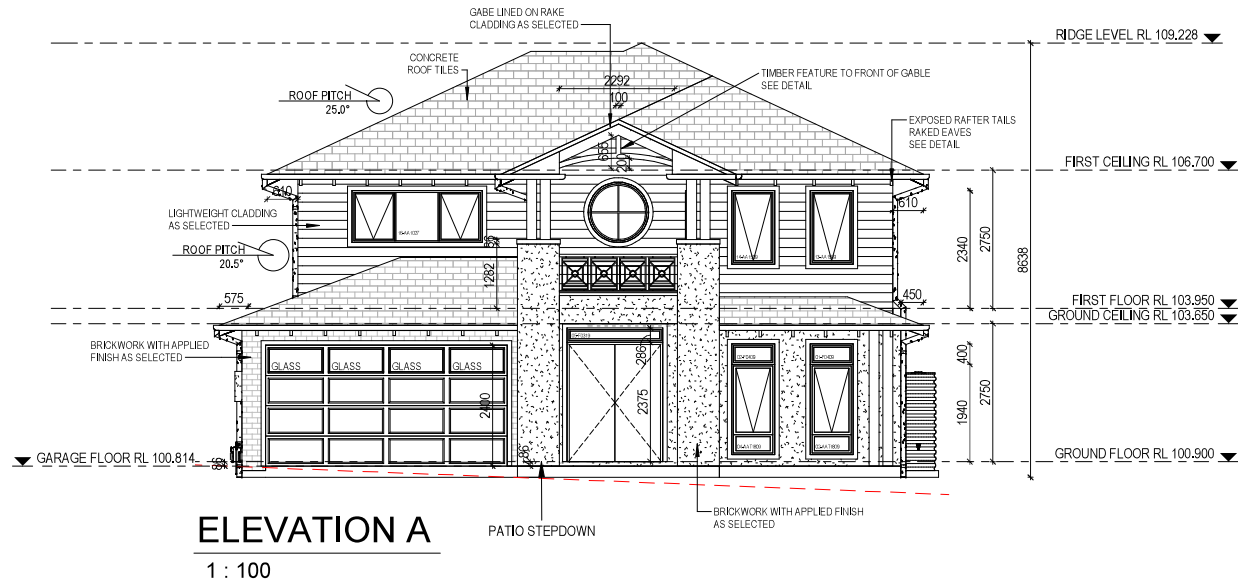
SECTION & SCHEDULES

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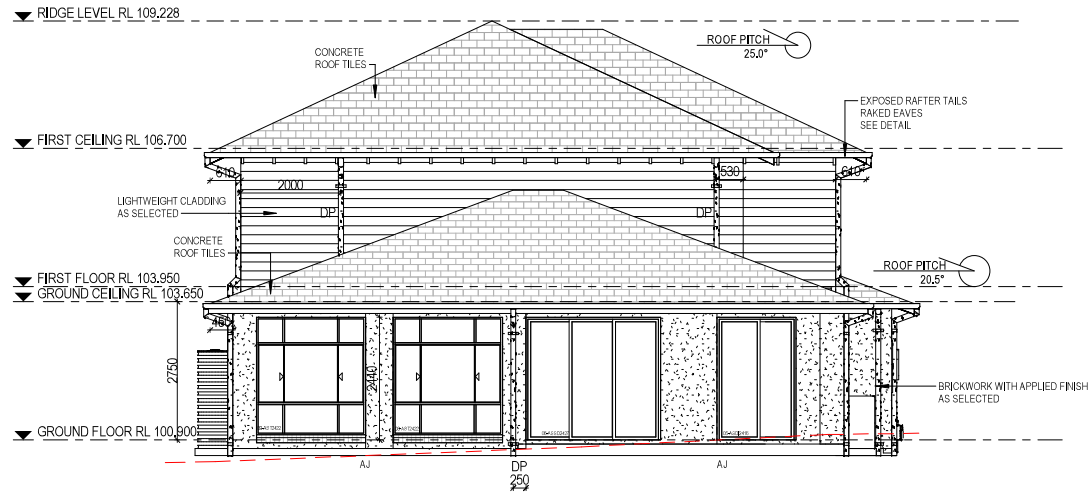
ELEVATIONS

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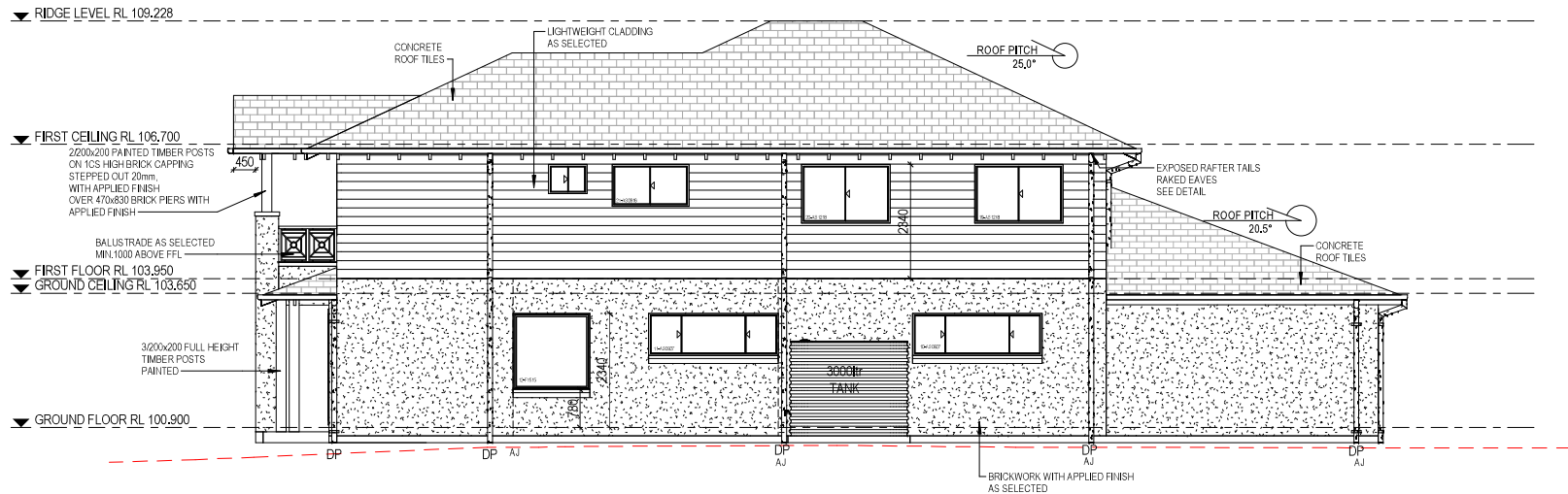
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ELEVATION C

1 : 100



ELEVATION D

1 : 100

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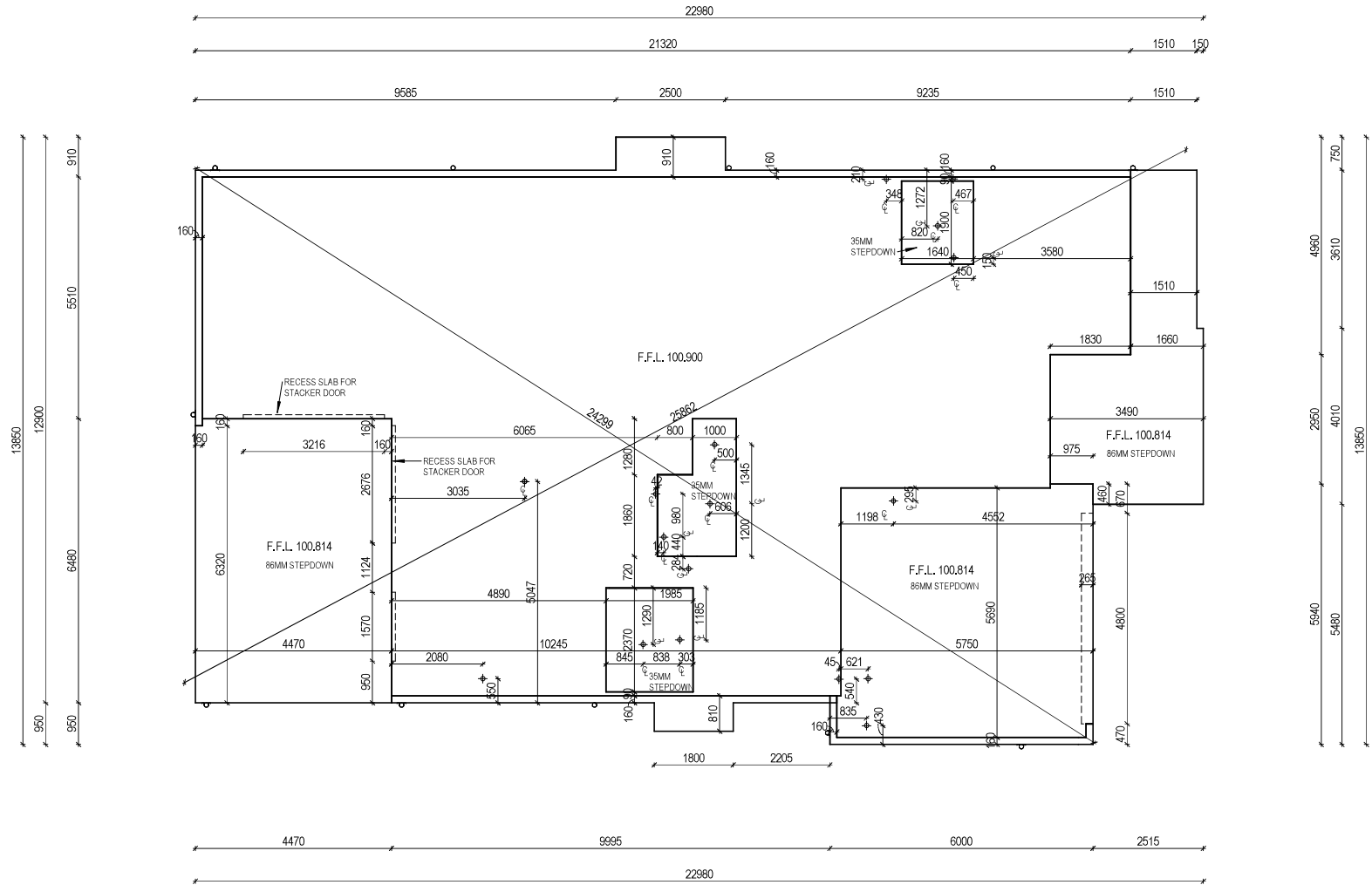
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11 SLAB PLAN

1 : 100

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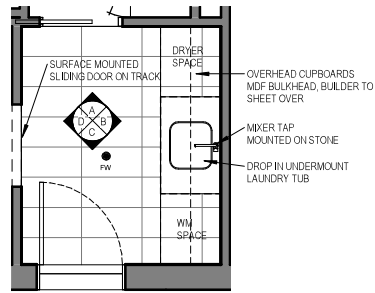
SLAB PLAN

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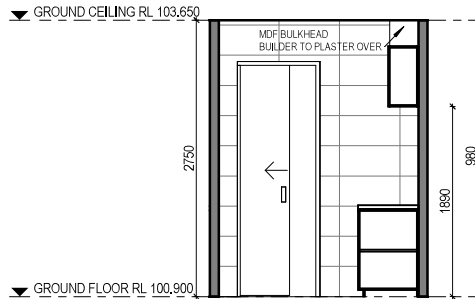
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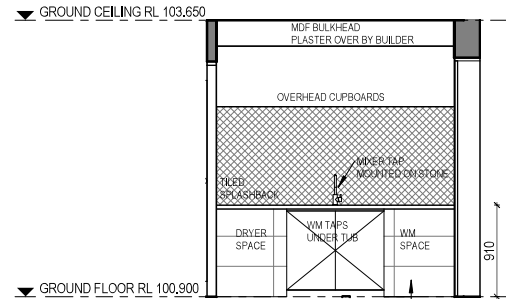
LAUNDRY PLAN

1 : 50



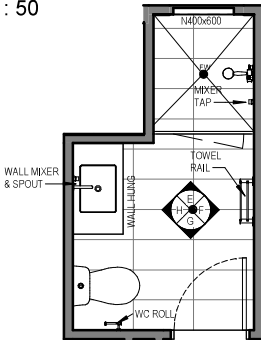
LAUNDRY ELEVATION A

1 : 50



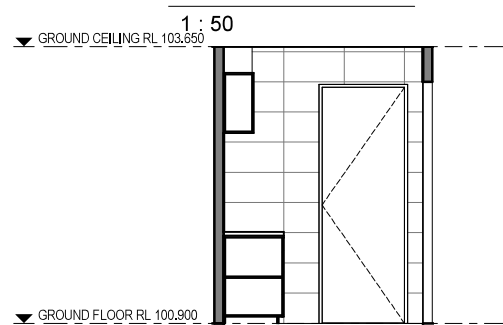
LAUNDRY ELEVATION B

1 : 50



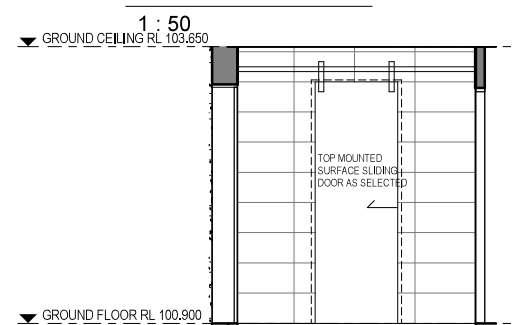
GUEST ENSUITE FLOOR PLAN

1 : 50



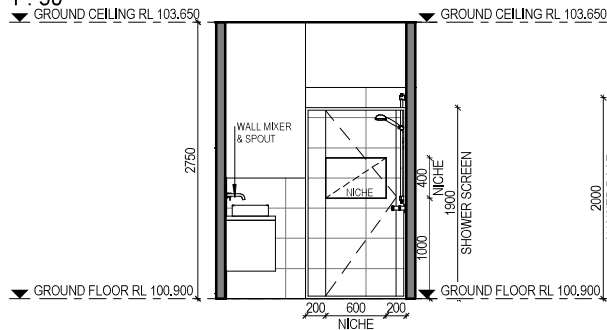
LAUNDRY ELEVATION C

1 : 50



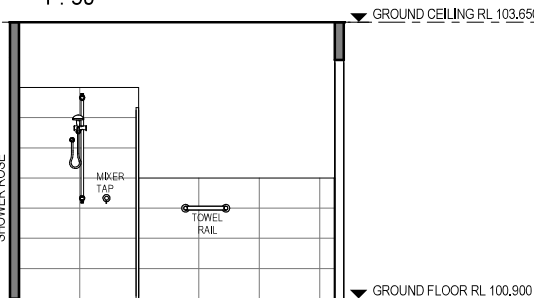
LAUNDRY ELEVATION D

1 : 50



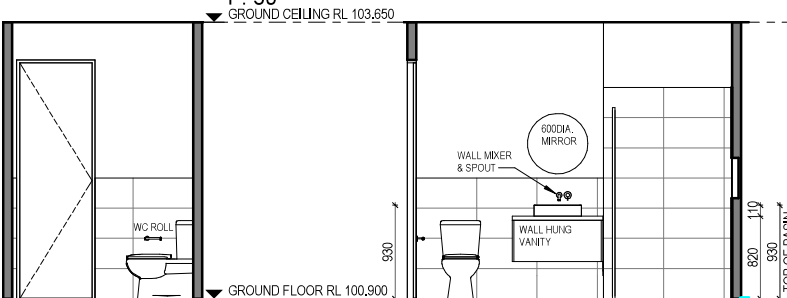
GUEST ENS. ELEVATION E

1 : 50



GUEST ENS. ELEVATION F

1 : 50



GUEST ENS. ELEVATION G GUEST ENS. ELEVATION H

1 : 50

1 : 50

**SEABROOK.
TEMP DISPLAY**

SCALE: 1 : 50
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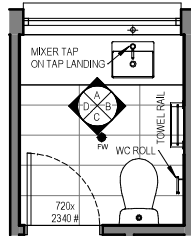
**WET AREAS-LDRY
& GUEST ENS.**



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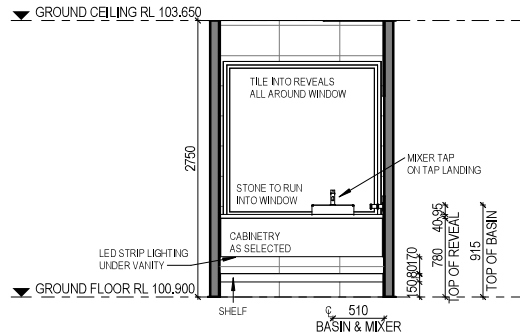
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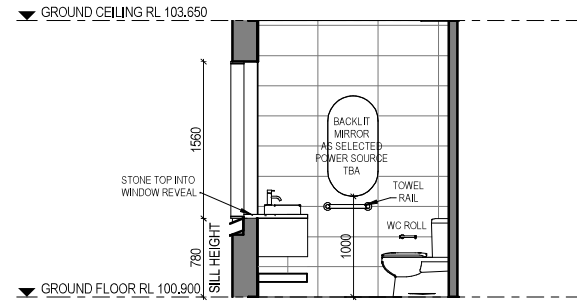
10 POWDER FLOOR PLAN

1 : 50



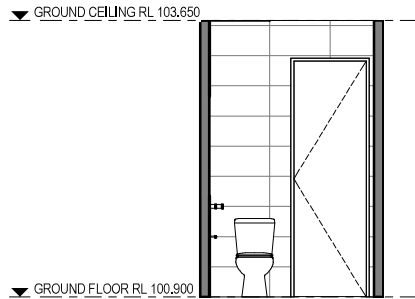
POWDER ELEVATION A

1 : 50



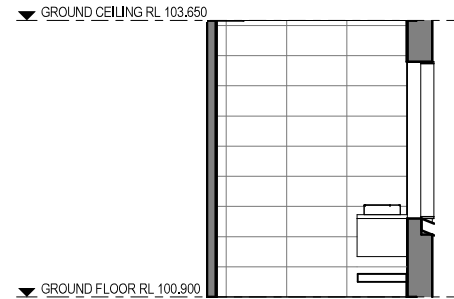
POWDER ELEVATION B

1 : 50



POWDER ELEVATION C

1 : 50



POWDER ELEVATION D

1 : 50

SEABROOK. TEMP DISPLAY

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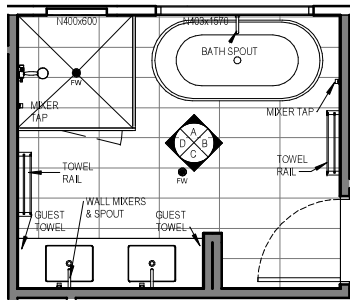
WET AREAS - POWDER

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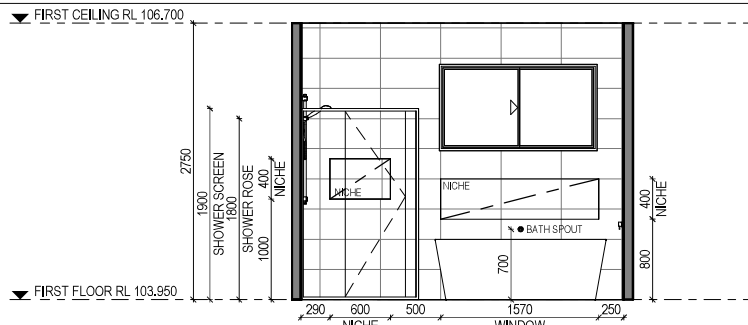
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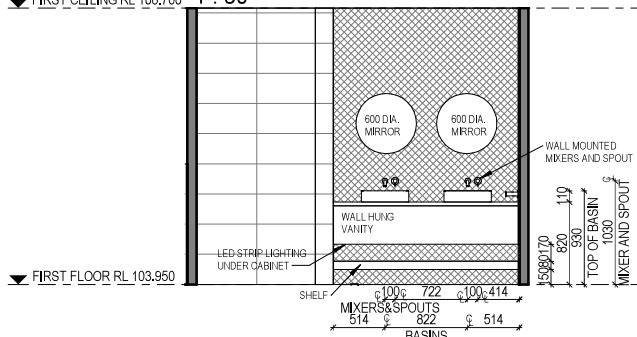
BATHROOM PLAN

1 : 50



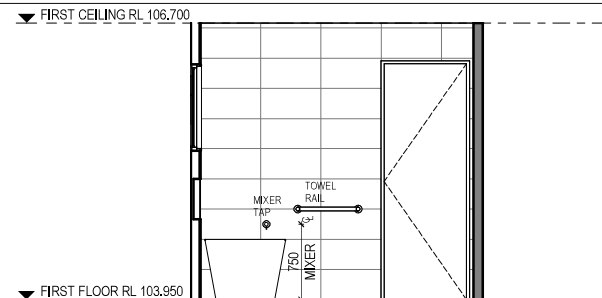
BATHROOM ELEVATION A

1 : 50



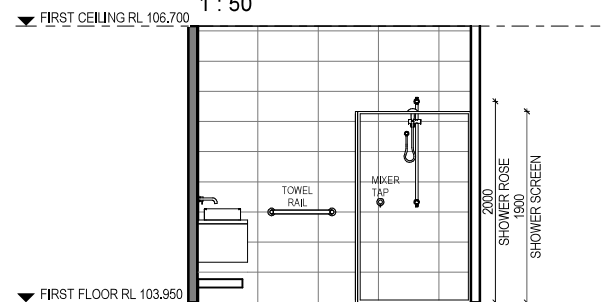
BATHROOM ELEVATION C

1 : 50



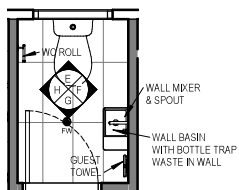
BATHROOM ELEVATION B

1 : 50



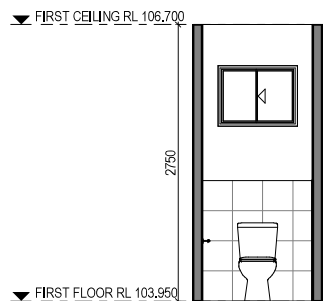
BATHROOM ELEVATION D

1 : 50



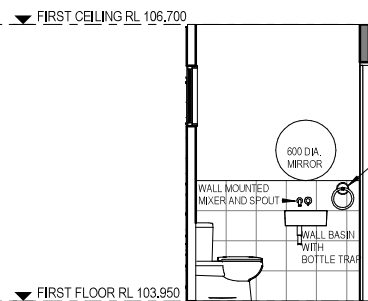
BATHROOM WC PLAN

1 : 50



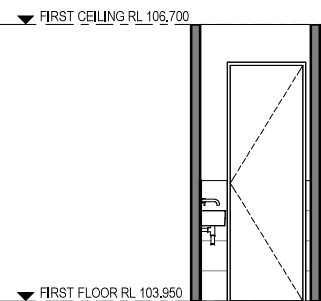
MAIN WC ELEV. E

1 : 50



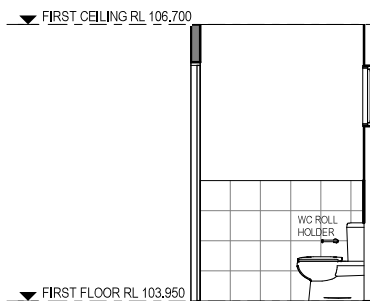
MAIN WC ELEV. F

1 : 50



MAIN WC ELEV. G

1 : 50



MAIN WC ELEV. H

1 : 50

SEABROOK. TEMP DISPLAY

SCALE: 1 : 50
DATE: 13.01.21
PAGE: 11/19

CLIENT: ANSA HOMES
ADDRESS: LOT 2054 GITTEL STREET
BOX HILL
LOT/DP: 2054/1226135
JOB NO: 1950

CONSTRUCTION ISSUE 24

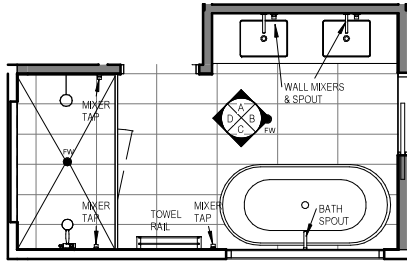
**WET AREAS -
MAIN BATHROOM**



24	CONSTRUCTION	13.01.21	AT
23	CONSTRUCTION	27-07-20	AT
22	CONSTRUCTION	090722	KH
21	CONSTRUCTION	100620	KH
REV	REASON FOR ISSUE	DATE	DRAWN BY

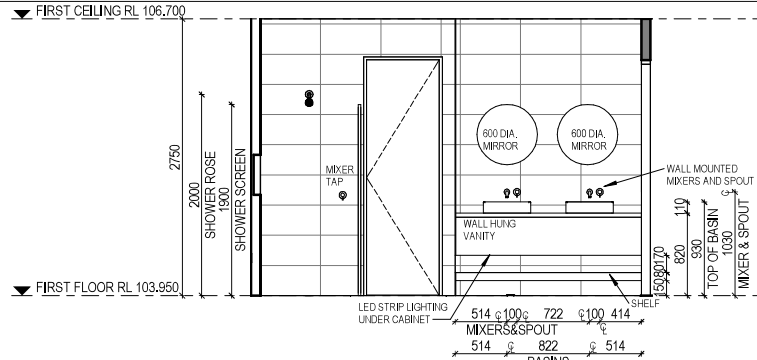
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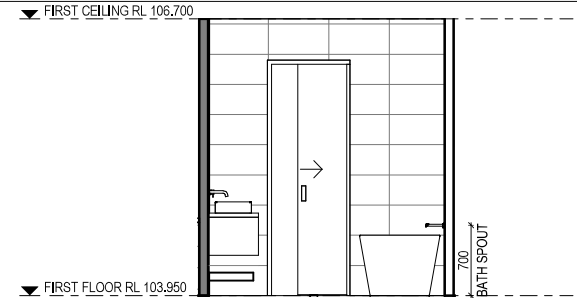
ENSUITE PLAN

1 : 50



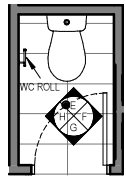
ENSUITE ELEVATION A

1 : 50



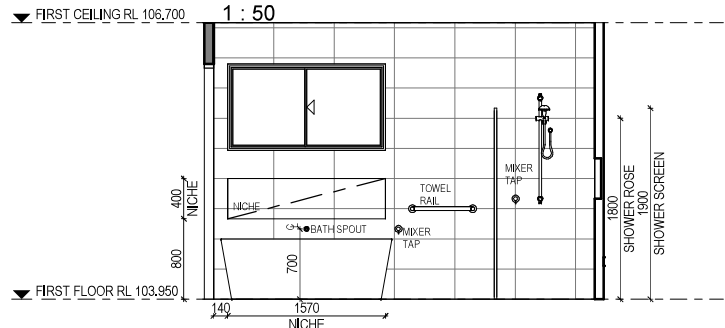
ENSUITE ELEVATION B

1 : 50



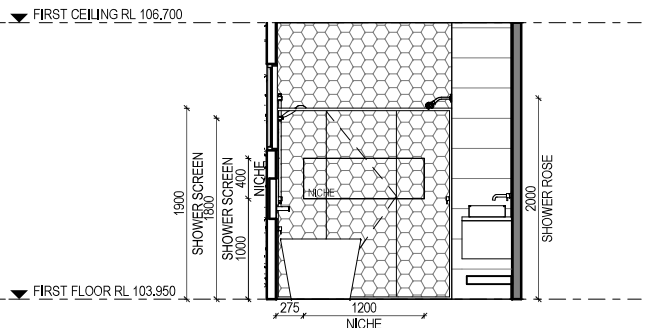
ENSUITE WC PLAN

1 : 50



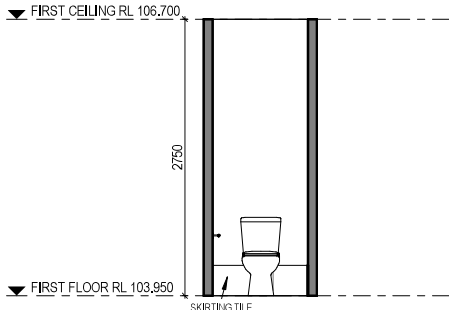
ENSUITE ELEVATION C

1 : 50



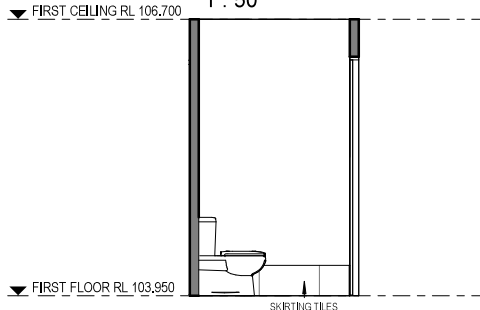
ENSUITE ELEVATION D

1 : 50



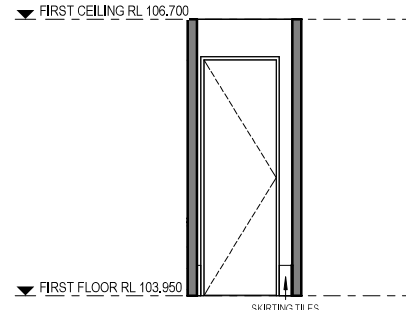
ENSUITE WC ELEVATION E

1 : 50



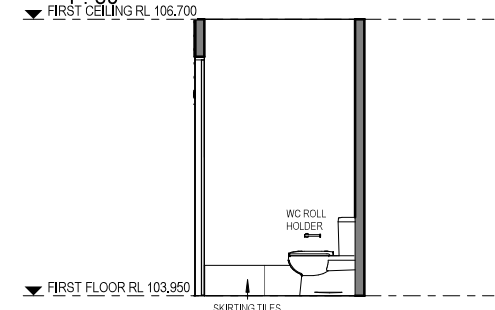
ENSUITE WC ELEVATION F

1 : 50



ENSUITE WC ELEVATION G

1 : 50



ENSUITE WC ELEVATION H

1 : 50

SEABROOK. TEMP DISPLAY

SCALE: 1 : 50
DATE: 13.01.21
PAGE: 12/19

CLIENT: ANSA HOMES
ADDRESS: LOT 2054 GITTEL STREET
BOX HILL

LOT/DP: 2054/1226135
JOB NO: 1950

CONSTRUCTION ISSUE 24

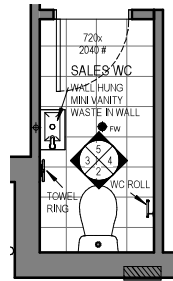
WET AREAS - ENSUITE



24	CONSTRUCTION	13.01.21	AT
23	CONSTRUCTION	27-07-20	AT
22	CONSTRUCTION	090722	KH
21	CONSTRUCTION	100620	KH
REV	REASON FOR ISSUE	DATE	DRAWN BY

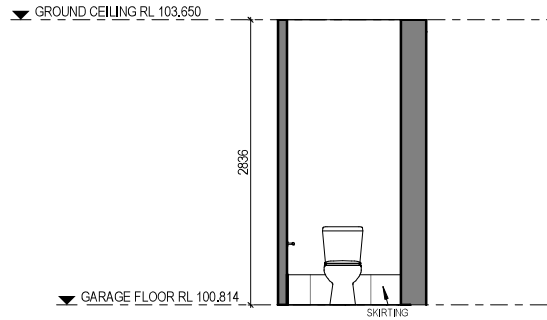
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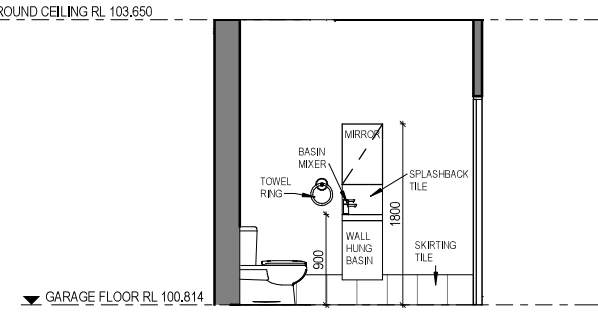
SALES WC PLAN

1 : 50



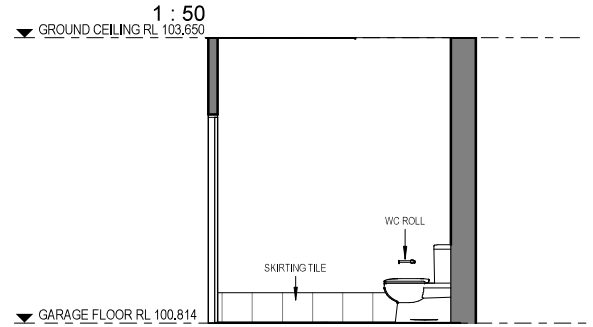
SALES WC ELEVATION A

1 : 50



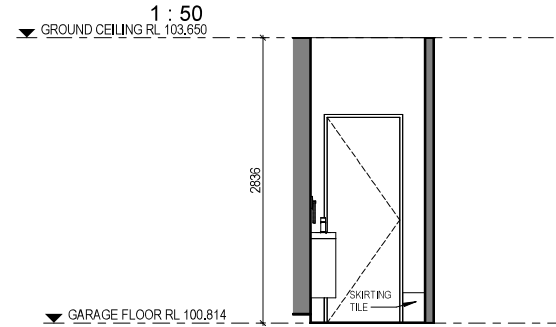
SALES WC ELEVATION B

1 : 50



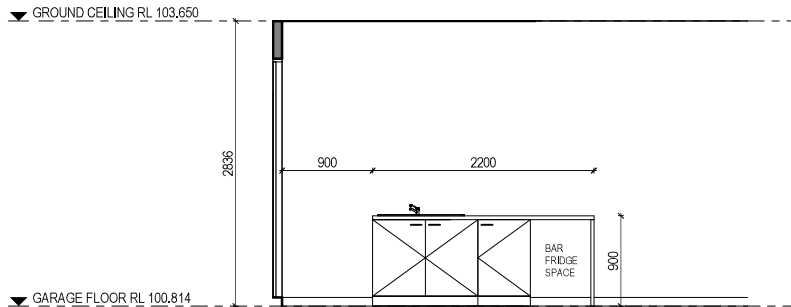
SALES WC ELEVATION D

1 : 50



SALES WC ELEVATION C

1 : 50



SALES KITCHENETTE

1 : 50

**SEABROOK.
TEMP DISPLAY**

SCALE: 1 : 50
DATE: 13.01.21
PAGE: 13/19

CLIENT: ANSA HOMES
ADDRESS: LOT 2054 GITTEL STREET
BOX HILL

CONSTRUCTION ISSUE 24

LOT/DP: 2054/1226135
JOB NO: 1950

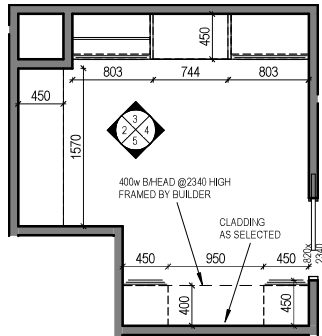
**WET AREAS -
SALES WC**

24	CONSTRUCTION	13.01.21	AT
23	CONSTRUCTION	27-07-20	AT
22	CONSTRUCTION	090722	KH
REV	REASON FOR ISSUE	DATE	DRAWN BY

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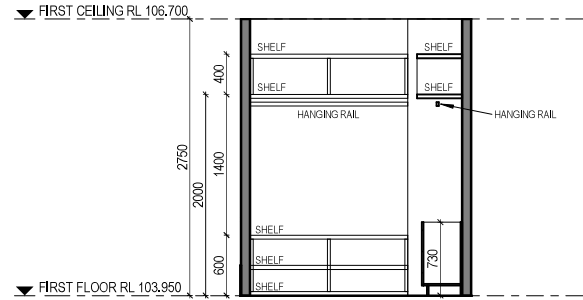
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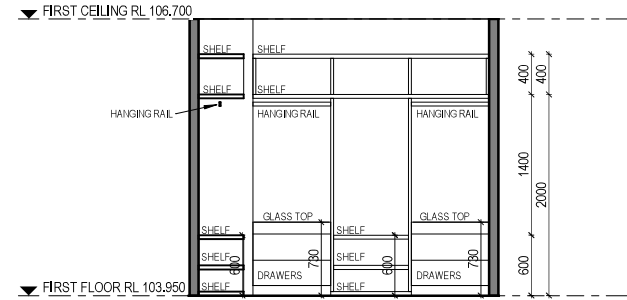
WIR PLAN

1 : 50



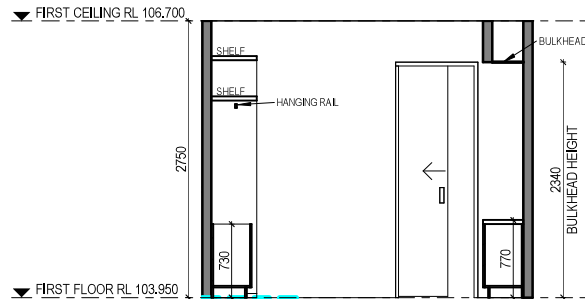
WIR ELEVATION A

1 : 50



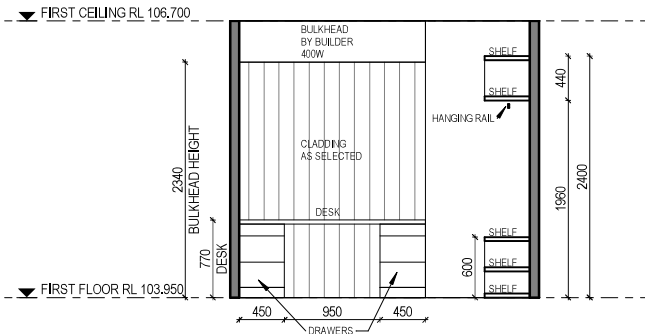
WIR ELEVATION B

1 : 50



WIR ELEVATION C

1 : 50



WIR ELEVATION D

1 : 50

SEABROOK. TEMP DISPLAY

SCALE: 1 : 50
DATE: 13.01.21
PAGE: 14/19

CLIENT: ANSA HOMES
ADDRESS: LOT 2054 GITTEL STREET
BOX HILL

LOT/DP: 2054/1226135
JOB NO: 1950

CONSTRUCTION ISSUE 24

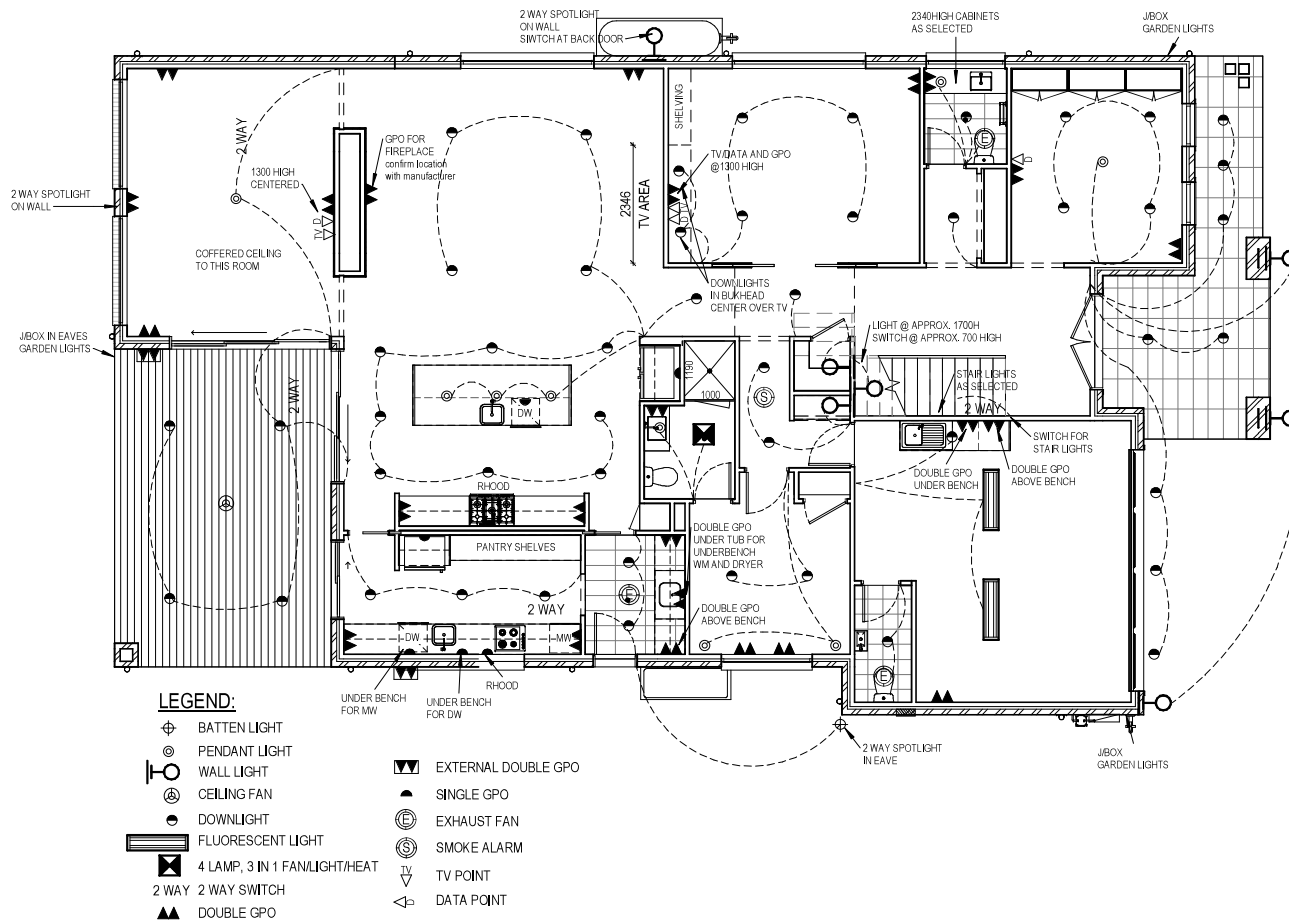
WIR DETAILS

24	CONSTRUCTION	13.01.21	AT
23	CONSTRUCTION	27-07-20	AT
22	CONSTRUCTION	090722	KH
21	CONSTRUCTION	100620	KH
REV	REASON FOR ISSUE	DATE	DRAWN BY

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GROUND FLOOR PLAN

1 : 100

SEABROOK. TEMP DISPLAY

SCALE: 1 : 100
DATE: 13.01.21
PAGE: 15/19

CLIENT: ANSA HOMES
ADDRESS: LOT 2054 GITTEL STREET
BOX HILL

LOT/DP: 2054/1226135
JOB NO: 1950

CONSTRUCTION ISSUE 24

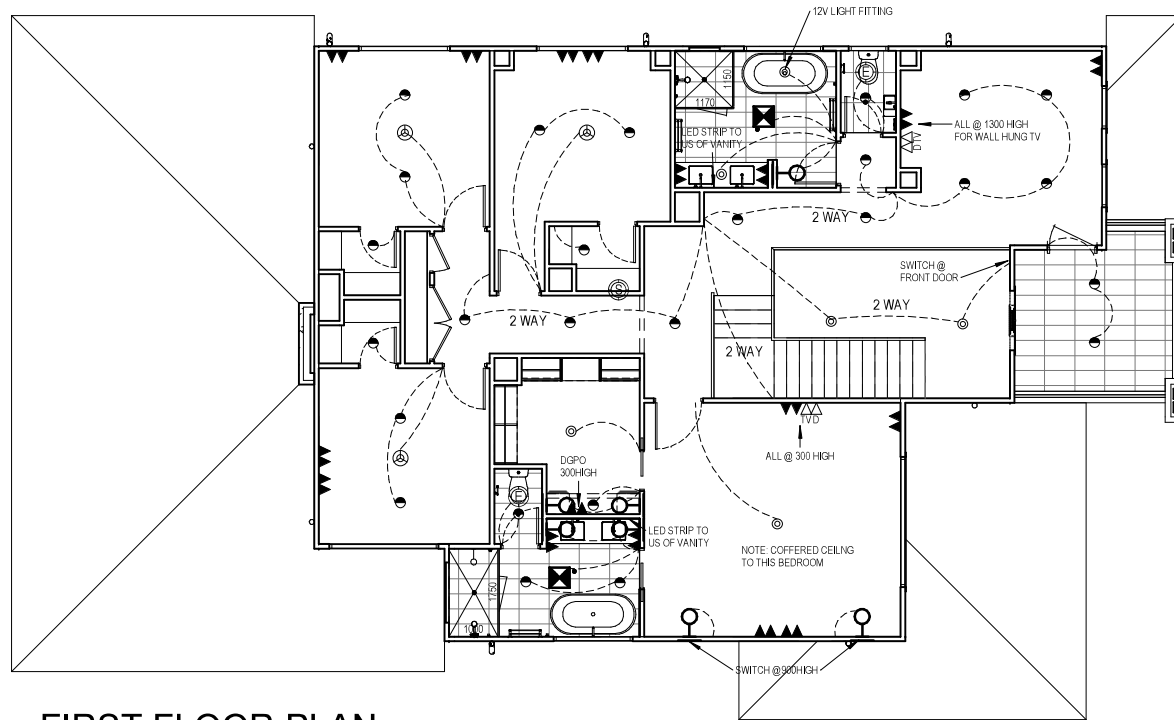
ELECTRICAL GROUND FLOOR

REV	REASON FOR ISSUE	DATE	DRAWN BY
24	CONSTRUCTION	13.01.21	AT
23	CONSTRUCTION	27-07-20	AT
22	CONSTRUCTION	090722	KH
21	CONSTRUCTION	100620	KH

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FIRST FLOOR PLAN

1 : 100

**SEABROOK.
TEMP DISPLAY**

SCALE: 1 : 100
DATE: 13.01.21
PAGE: 16/19

CLIENT: ANSA HOMES
ADDRESS: LOT 2054 GITTEL STREET
BOX HILL

LOT/DP: 2054/1226135
JOB NO: 1950

CONSTRUCTION ISSUE 24

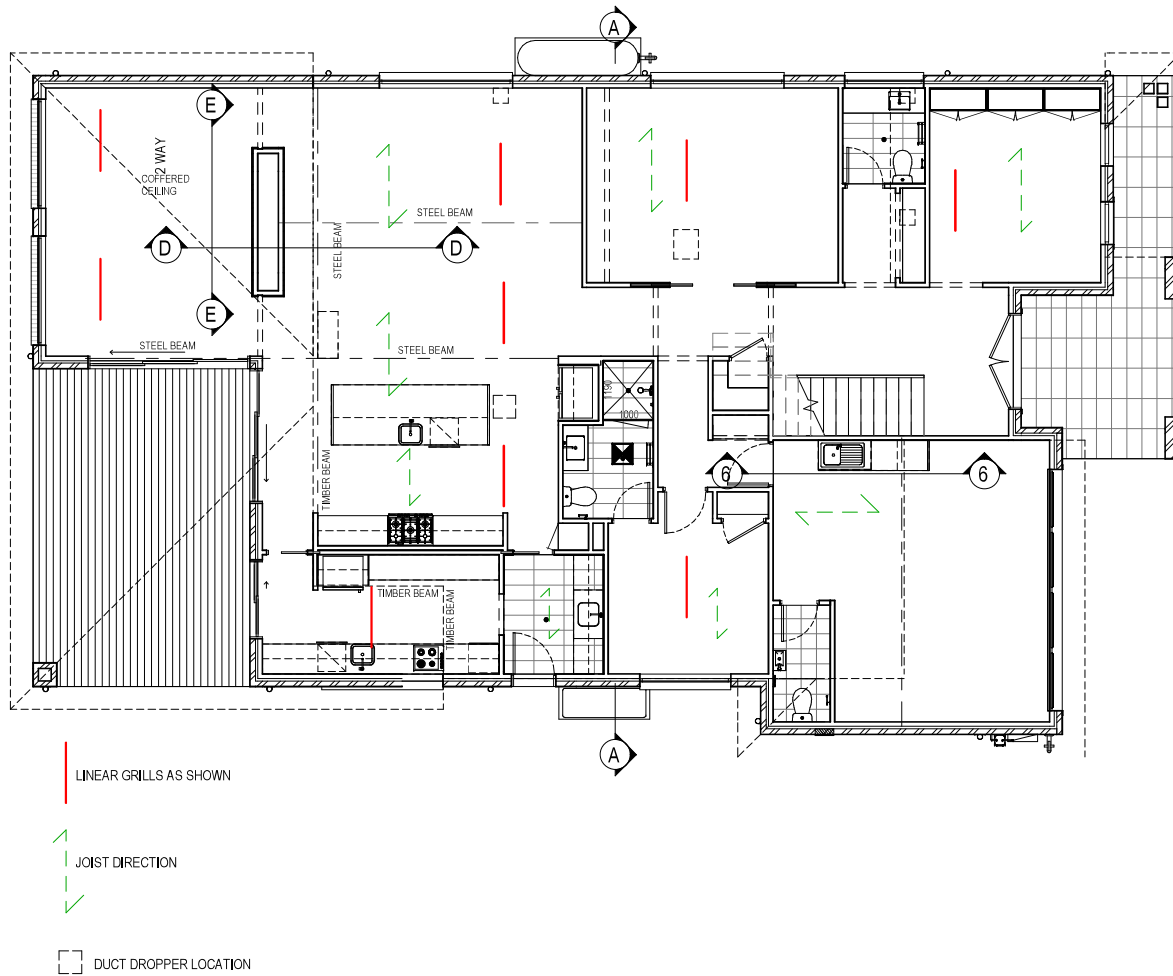
**ELECTRICAL
FIRST FLOOR**

24	CONSTRUCTION	13.01.21	AT
23	CONSTRUCTION	27-07-20	AT
22	CONSTRUCTION	090722	KH
21	CONSTRUCTION	100620	KH
REV	REASON FOR ISSUE	DATE	DRAWN BY

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GROUND FLOOR

1 : 100

SEABROOK. TEMP DISPLAY

SCALE: 1 : 100
DATE: 13.01.21
PAGE: 17/19

CLIENT: ANSA HOMES
ADDRESS: LOT 2054 GITTEL STREET
BOX HILL
LOT/DP: 2054/1226135
JOB NO: 1950

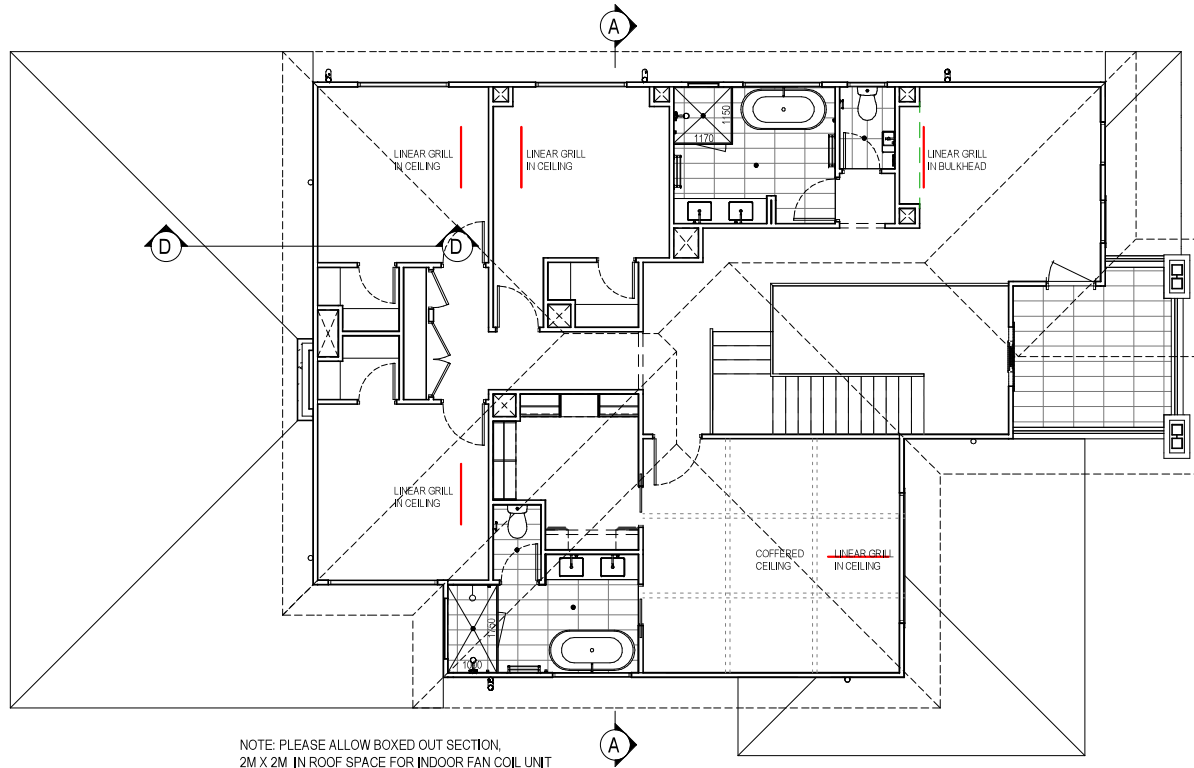
CONSTRUCTION ISSUE 24
**GROUND FLOOR
AIR
CONDITIONING**



24	CONSTRUCTION	13.01.21	AT
23	CONSTRUCTION	27-07-20	AT
22	CONSTRUCTION	090722	KH
21	CONSTRUCTION	100620	KH
REV	REASON FOR ISSUE	DATE	DRAWN BY

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FIRST FLOOR

1 : 100

**SEABROOK.
TEMP DISPLAY**

SCALE: 1 : 100
DATE: 13.01.21
PAGE: 18/19

CLIENT: ANSA HOMES
ADDRESS: LOT 2054 GITTEL STREET
BOX HILL

CONSTRUCTION ISSUE 24

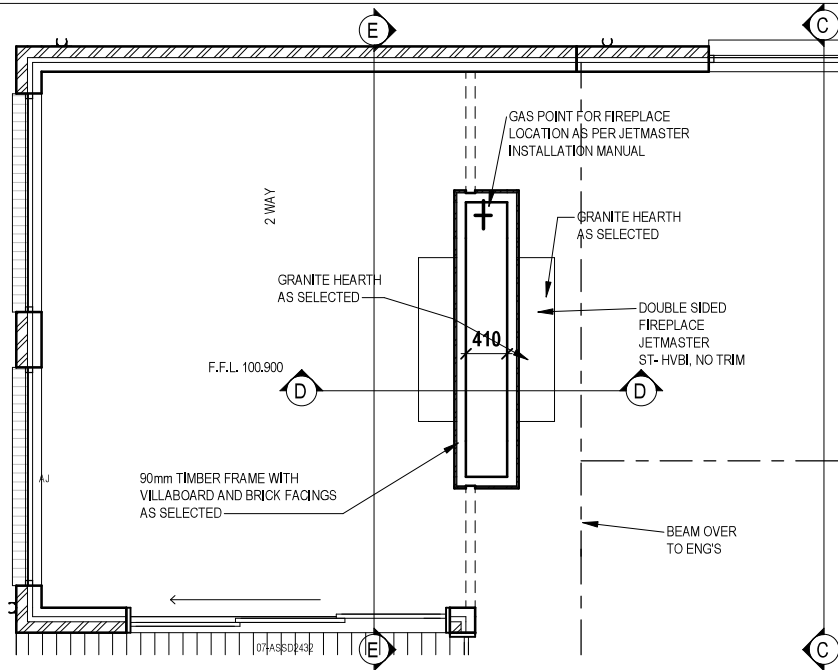
**FIRST FLOOR AIR
CONDITIONING**



24	CONSTRUCTION	13.01.21	AT
23	CONSTRUCTION	27-07-20	AT
22	CONSTRUCTION	090722	KH
21	CONSTRUCTION	100620	KH
REV	REASON FOR ISSUE	DATE	DRAWN BY

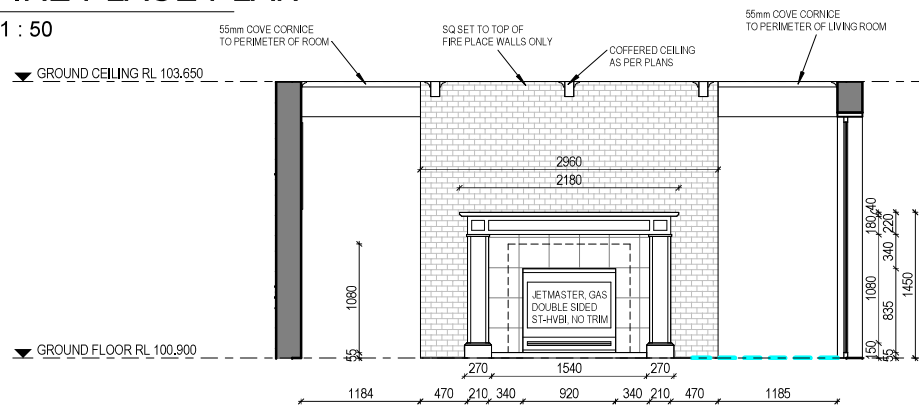
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LOT/DP: 2054/1226135
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FIRE PLACE PLAN

1 : 50

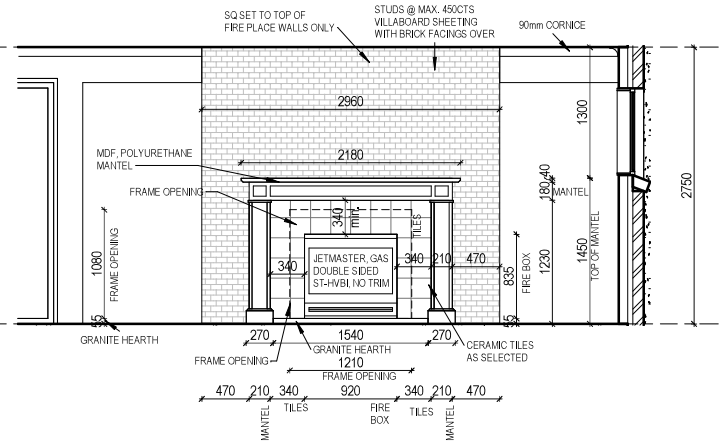


SECTION E

1 : 50

GROUND CEILING RL 103,650

GROUND FLOOR RL 100,900

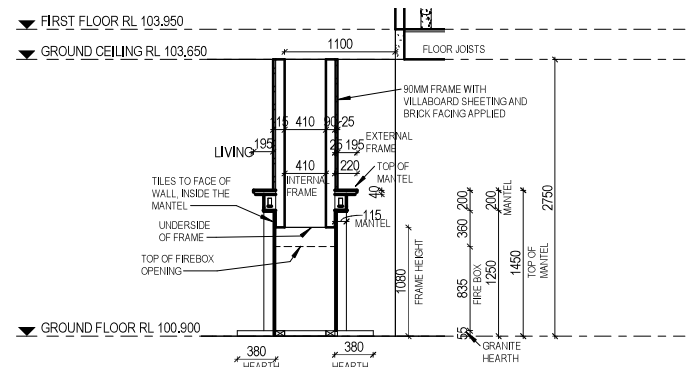


Section C

1 : 50

FIRST FLOOR RL 103,950

GROUND CEILING RL 103,650



Section D

1 : 50

SEABROOK. TEMP DISPLAY

SCALE: 1 : 50
DATE: 13.01.21
PAGE: 19/19

CLIENT: ANSA HOMES
ADDRESS: LOT 2054 GITTEL STREET
BOX HILL

LOT/DP: 2054/1226135
JOB NO: 1950

CONSTRUCTION ISSUE 24

FIRE PLACE DETAILS

REV	REASON FOR ISSUE	DATE	DRAWN BY
24	CONSTRUCTION	13.01.21	AT
23	CONSTRUCTION	27-07-20	AT
22	CONSTRUCTION	090722	KH
21	CONSTRUCTION	100620	KH

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