e. energy@greenchoiceconsulting.com.au
t. 1300 864 944

Energy Efficiency Report

Address:
Lot 2 (#8) Allan Street, Lorn NSW 2320

GC Consulting Job Number:
ER1-T4263

Client Job Number:
YHD-885

Building Type and Function:
Class 1 - New Home

Date:
12/08/2025

Assessment Method and Documentation:
NCC 2022 Volume Two - Amendment One

Compliance with Part H6 Energy Efficiency

Comprehensive Report indicating the final compliance outcome as assessed

Thermal Performance

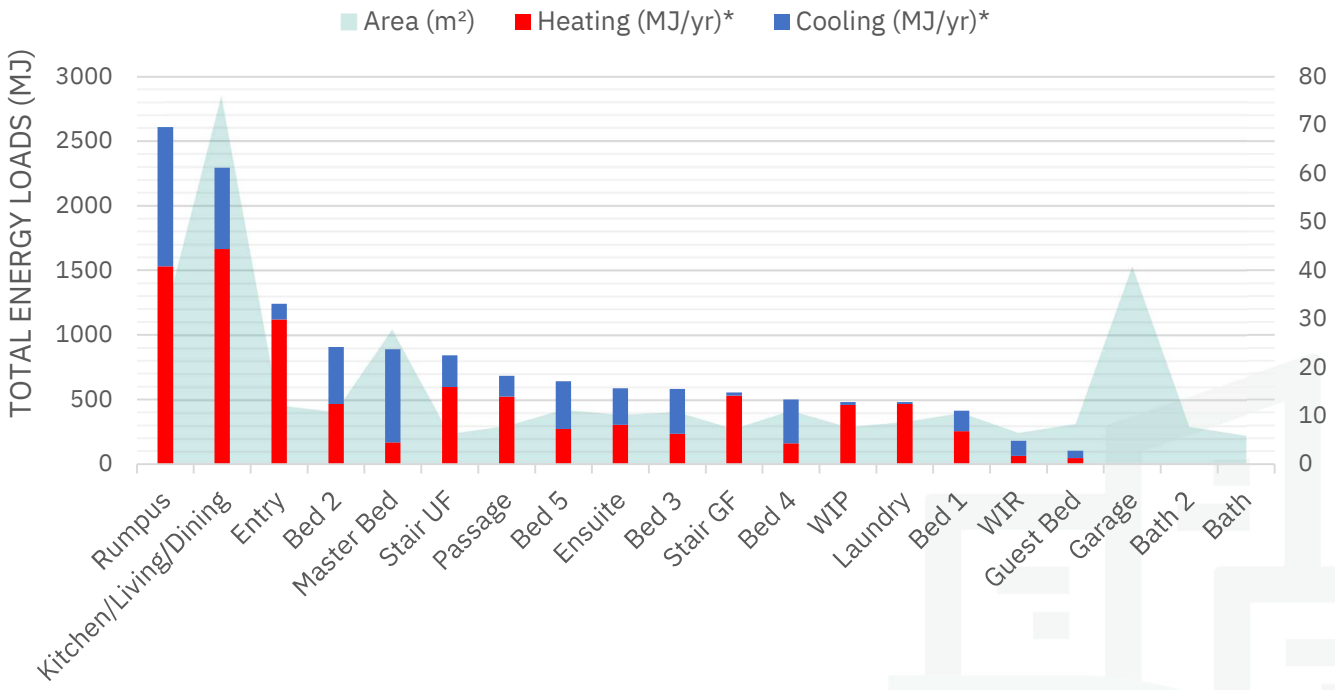
Achieved Rating		Target Rating	
Total (MJ/m²)	59.7	Total (MJ/m²)	60
Heating (MJ/m²)	37.5	Heating (MJ/m²)	56
Cooling (MJ/m²)	22.2	Cooling (MJ/m²)	37.5

7.0 Stars

Compliance is achieved when the following conditions are met:

1. *The heating load must be equal to or lower than the heating load limit.*
2. *The cooling load must be equal to or lower than the cooling load limit.*
3. *The total energy load must be equal to or lower than the total energy limit.*

ZONED ENERGY LOAD DISTRIBUTION TOTALS (MJ)



1300 864 944
energy@greenchoiceconsulting.com.au

greenchoice CONSULTING

Construction Requirements

External Walls

Construction	Insulation	Frame	Notes
Framed	None	Timber Frame	Garage
Framed	R2.7 Insulation	Timber Frame	Remainder

Internal Walls

Construction	Insulation	Notes
Stud Frame	R2.7 Insulation	Garage, Bathrooms and roof space walls
Stud Frame	None	Remainder

Floor/s

Construction	Underfloor Insulation	Slab Edge Insulation	Notes
Waffle Pod 175-85	None	None	Ground Floor
Framed Suspended	None	None	Suspended Floors

Floor coverings as per drawings/client notes (NatHERS Defaults modelled if not specified)

Ceiling/s

Construction	Insulation	Notes
Plasterboard	R6.0 Insulation	Throughout
Plasterboard	R3.0 Insulation	To the ceiling perimeter

Roof/s

Construction	Insulation	Colour
Metal	R1.3 Anticon	Shale Grey

Penetrations

Penetrations
If downlights are installed, they must be IC/IC-F rated
Exhaust fans must be sealed
All ceiling fans have been modelled with a minimum diameter of 1300mm

Glazing

Supplier
Not nominated - NatHERS / WERSLink defaults have been used

Type	Colour	U-Value	SHGC	Glass	Notes
Fixed Windows	White	6.46	0.78	Single Glazed	As per documentation
Double-Hung Windows	White	6.45	0.73	Single Glazed	As per documentation
Sliding Windows	White	6.45	0.73	Single Glazed	As per documentation
Sliding Doors	White	2.00	0.31	DG + Low-E	As per documentation
Double-Hung Windows	White	3.86	0.45	DG + Low-E	As per documentation
Fixed Windows	White	3.47	0.44	DG + Low-E	As per documentation

The U-Value of the supplied product must be equal to or lower than the above nominated values.

A 5% tolerance is permitted to the above nominated SHGC values.

Your NatHERS Certificate may show codes for other suppliers. Suppliers may not have all their windows available in the software.

Contact us if your supplier cannot meet the values above.

Additional Notes

Declaration of Compliance

I certify that the details provided within this energy efficiency report are true, correct, and reflective of the plans and specifications of this dwelling. I certify that I am a specialist in the relevant discipline and compliance has been demonstrated with the requirements of the National Construction Code (NCC) as outlined in this report.

Name of assessor:	Albert Burton
Qualification:	CPP41212 Certificate IV in NatHERS Assessment
Accreditation number:	DMN/21/2045
Signature:	Albert Burton
Company Name:	Green Choice Consulting Pty Ltd (ABN 63 658 893 415)

Additional Provisions

This assessment demonstrates compliance with Part H6 of the NCC. Calculations have been done using Hero and the Chenath Engine (v3.22).

(1) Building must comply with Section 13 of the ABCB Housing Provisions clauses—

- (a) 13.2.2, for building fabric thermal insulation; and
- (b) 13.2.3(7) and 13.2.5(5), for thermal breaks; and
- (c) 13.2.3(5), for compensating for a loss of ceiling insulation, other than where the house energy rating software has compensated for a loss of ceiling insulation; and
- (d) 13.2.6(4), 13.2.6(5) and 13.2.6(6) for floor edge insulation; and
- (e) Part 13.4, for building sealing

(2) To comply with H6P2, in addition to S42C3, a building must comply with Part 13.7 of the ABC Housing Provisions.

Services must be installed as per Part 13.7.

All metal roof framing must have a thermal break, consisting of a material with an R-Value of greater than or equal to 0.2, installed between the metal sheet roofing and its supporting metal purlins, metal rafters or metal battens.

All metal wall framing must have a thermal break, consisting of a material with an R-Value greater than or equal to 0.2, installed between the external cladding and the metal frame.

State-Specific Provisions

QLD only provisions (only applies for projects in QLD)

In accordance with the Queensland Development Code Part 4.1—

For applying S42C2 of Specification 42 of the BCA, a reference to climate zones 1 and 2 is taken to be a reference to climate zones 1, 2, 3 or 5.

Toilet cisterns must have a dual flush function, minimum 4-star WELS rating and be compatible with the size of the toilet bowl to allow for proper functioning of the toilet.

WA only provisions (only applies for projects in WA)

All tap fittings other than bath outlets and garden taps must be a minimum of 4 stars WELS rated.

All showerheads must be a minimum of 3 stars WELS rated.

All sanitary flushing systems must be a minimum of 4 stars WELS rated dual flush.

An outdoor private swimming pool or spa associated with a Class 1 building must be supplied with a cover, blanket or the like that is designed to reduce water evaporation and is accredited under the Smart Approved Watermark Scheme governed by the Australian Water Association, the Irrigation Association of Australia, the Nursery and Garden Industry Australia and the Water Services Association of Australia.

All internal heated water outlets (such as taps, showers and washing machine water supply fittings) must be connected to a heated water system or a re-circulating heated water system with pipes installed and insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services. The pipe from the heated water system or re-circulating heated water system to the furthest heated water outlet must not be more than 20 m in length or 2 liters of internal volume.

NSW only provisions (only applies for projects in NSW)

All requirements in this report are in accordance with the BASIX requirements.

All insulation must be installed as per NSW H6P1.

Building must be sealed as per NSW H6P2.

Domestic services must be selected and have features as per NSW H6P3.

Intellectual Property and Legal Disclaimer

The contents of this report are based on the architectural drawings, specifications, and other materials supplied by the client at the time of assessment. Any modifications to the building design—no matter how minor—may affect the validity of this assessment. If changes occur, a revised assessment will be required to verify ongoing compliance. Additional fees may apply for reassessment.

Green Choice Consulting Pty Ltd holds no responsibility if the project is not constructed in accordance with the requirements of the current National Construction Code (NCC) and/or the requirements detailed in this report. Any deviation from the documented design elements may invalidate this assessment and necessitate recertification.

This report is prepared solely to demonstrate compliance with the energy efficiency provisions of the National Construction Code. It does not account for other aspects of the building code or project-specific compliance requirements. The client is responsible for ensuring that all materials and products used in construction meet the relevant codes and standards. Green Choice Consulting Pty Ltd does not accept liability for the selection or use of non-compliant products.

This document may be updated, amended, or replaced without notice. Hard copies may not reflect the most current information. Where this report is to be used for regulatory or statutory purposes, it is the responsibility of the user to confirm its currency with Green Choice Consulting Pty Ltd.
No liability is accepted for unauthorised modifications or partial reproductions of this report. Any reliance on an altered or incomplete version is at the user's own risk.

All findings are based on the accuracy of client-supplied information. Green Choice Consulting Pty Ltd disclaims liability for any losses or damage/s resulting from inaccuracies in the documentation provided, whether direct or consequential.

This report is intended for the named recipient(s) only. It may contain privileged or confidential information and must not be shared with third parties without written permission. Unauthorised use or disclosure may be unlawful.

To the extent allowed by law, Green Choice Consulting Pty Ltd, including its directors, employees, and subcontractors, shall not be liable for any loss or damage arising from the use of this report. The client and any authorised recipients agree to release Green Choice Consulting Pty Ltd from all claims related to the use or reliance on the contents herein.

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-Z96IVO-01

Generated on 12 Aug 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	Lot 2 (#8) Allan Street, Lorn, NSW, 2320
Lot/DP	2/DP317515
NCC Class*	1a
Floor/all Floors	1 of 2 floors
Type	New

Plans

Main Plan	YHD-885
Prepared by	Your Home Designs

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	257.9	Suburban
Unconditioned*	13.8	**NatHERS climate zone**
Total	312.5	28 - Richmond
Garage	40.8	

Accredited assessor

Name	Albert Burton
Business name	Green Choice Consulting
Email	albert@greenchoiceconsulting.com.au
Phone	+61 045219132
Accreditation No.	DMN/21/2045
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

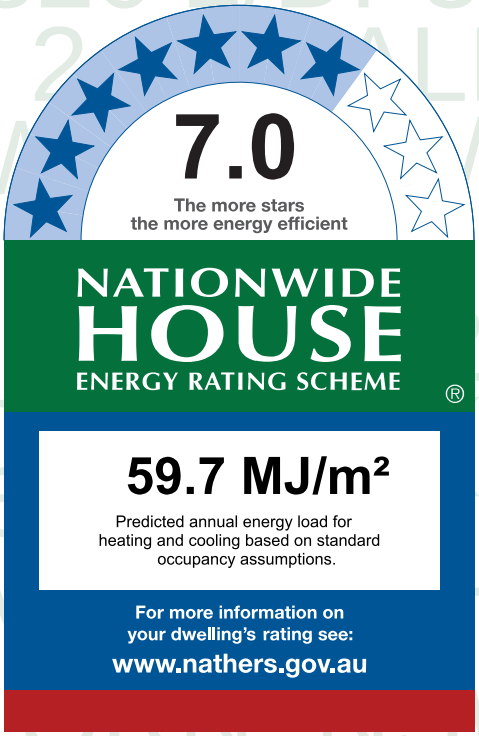
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two.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

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

Thermal performance star rating



Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	37.5	22.2
Load limits	56	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
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-Z96IVO-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 onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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.

* 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?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?			☐	☐	☐
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?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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 Certifi cate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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.	☐	☐		☐	☐
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".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

* 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?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

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 (m²)
Garage	Garage	40.85
WIP	Day Time	7.71
Laundry	Day Time	8.78
Kitchen/Living/Dining	Kitchen/Living	75.93
Guest Bed	Bedroom	8.36
Stair GF	Day Time	7.33
Bed 1	Bedroom	10.56
Entry	Day Time	12.19
Bed 2	Bedroom	10.83
Bed 3	Bedroom	10.80
Bed 4	Bedroom	11.07
Bath 2	Unconditioned	7.81
Master Bed	Bedroom	27.82
WIR	Night Time	6.47
Ensuite	Night Time	10.22
Stair UF	Day Time	6.25
Bed 5	Bedroom	11.34
Rumpus	Living	30.31
Passage	Day Time	7.86
Bath	Unconditioned	5.94

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
HADWD-040-045	Housing Aluminium Double Hung Window Double Glazed	3.9	0.45	0.42	0.47
HADWS-065-077	Housing Aluminium Double Hung Window Single Glazed	6.5	0.73	0.70	0.77
HAFWD-035-045	Housing Aluminium Fixed Window Double Glazed	3.5	0.44	0.42	0.46
HAFWS-065-077	Housing Aluminium Fixed Window Single Glazed	6.5	0.78	0.74	0.82
HASWS-065-077	Housing Aluminium Sliding Window Single Glazed	6.5	0.73	0.70	0.77
TIM-006-03 W	Timber B DG Argon Fill High Solar Gain low-E -Clear	2.0	0.31	0.29	0.33

Custom* windows

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

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bath	HASWS-065-077	W02	600	1570	Sliding	45	SE	None
Bath 2	HASWS-065-077	W15	600	1570	Sliding	45	NW	None
Bath 2	HADWS-065-077	W14	1200	850	Double Hung	10	NE	None
Bed 1	HADWD-040-045	W01-C	860	883	Double Hung	45	SW	None
Bed 1	HADWD-040-045	W01-A	860	883	Double Hung	45	SW	None
Bed 1	HAFWD-035-045	W01-B	860	883	Fixed	0	SW	None
Bed 2	HADWD-040-045	W18-C	860	883	Double Hung	10	SW	None
Bed 2	HADWD-040-045	W18-A	860	883	Double Hung	10	SW	None
Bed 2	HAFWD-035-045	W18-B	860	883	Fixed	0	SW	None
Bed 3	HADWD-040-045	W17-C	860	883	Double Hung	10	NW	None
Bed 3	HADWD-040-045	W17-A	860	883	Double Hung	10	NW	None
Bed 3	HAFWD-035-045	W17-B	860	883	Fixed	0	NW	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*
Bed 4	HADWD-040-045	W16-C	860	883	Double Hung	10	NW	None
Bed 4	HADWD-040-045	W16-A	860	883	Double Hung	10	NW	None
Bed 4	HAFWD-035-045	W16-B	860	883	Fixed	0	NW	None
Bed 5	HADWD-040-045	W10-C	860	883	Double Hung	10	SW	None
Bed 5	HADWD-040-045	W10-A	860	883	Double Hung	10	SW	None
Bed 5	HAFWD-035-045	W10-B	860	883	Fixed	0	SW	None
Ensuite	HADWS-065-077	W12-A	860	783	Double Hung	10	SE	None
Ensuite	HADWS-065-077	W12-C	860	783	Double Hung	10	SE	None
Ensuite	HAFWS-065-077	W12-B	860	783	Fixed	0	SE	None
Entry	HAFWD-035-045	D02	2040	780	Fixed	0	SW	None
Guest Bed	HADWD-040-045	W03	2100	900	Double Hung	45	SE	None
Kitchen/Living/Dining	HAFWD-035-045	W06	600	4390	Fixed	0	NW	None
Kitchen/Living/Dining	TIM-006-03 W	GD03	2100	3230	Sliding Door	60	NE	None
Kitchen/Living/Dining	TIM-006-03 W	GD02	2100	3230	Sliding Door	60	NE	None
Kitchen/Living/Dining	TIM-006-03 W	GD01	2100	3230	Sliding Door	60	NE	None
Kitchen/Living/Dining	HADWD-040-045	W05	1460	850	Double Hung	45	SE	None
Kitchen/Living/Dining	HADWD-040-045	W04	1460	850	Double Hung	45	SE	None
Master Bed	HADWD-040-045	W13-E	1200	900	Double Hung	10	NE	None
Master Bed	HADWD-040-045	W13-A	1200	900	Double Hung	10	NE	None
Master Bed	HAFWD-035-045	W13-B	1200	900	Fixed	0	NE	None
Master Bed	HADWD-040-045	W13-C	1200	900	Double Hung	10	NE	None
Master Bed	HAFWD-035-045	W13-D	1200	900	Fixed	0	NE	None
Rumpus	HADWD-040-045	W09	860	850	Double Hung	45	SW	None
Rumpus	HADWD-040-045	W08	860	850	Double Hung	45	SW	None
Stair UF	HAFWD-035-045	W11	900	1990	Fixed	0	SE	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*
WIP	HAFWD-035-045	W07	600	2300	Fixed	0	NW	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
VEL-011-02 W	FS - Fixed Skylight DG 3mm LoE 366 / 10.5mm Argon Gap / 3mm Clear	2.7	0.24	0.23	0.25

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
WIR	VEL-011-02 W	SKYLT 01	0	923	784	SE	None	None

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

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

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Entry	2040	920	100	SW
Garage	2100	5500	100	SW
Garage	2040	820	100	NW

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*

* Refer to glossary.

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
FC-NONREFL-CAV-A	Fibre-Cement Clad Battened (Non-Refl Cavity) Stud Wall	0.25	Light (White)	0.00	No
FC-NONREFL-CAV-B	Fibre-Cement Clad Battened (Non-Refl Cavity) Stud Wall	0.25	Light (White)	2.70	No
FC-NONREFL-CAV-C	Fibre-Cement Clad Battened (Non-Refl Cavity) Stud Wall	0.50	Medium	2.70	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bath	FC-NONREFL-CAV-B	2740	1712	SE		Yes
Bath 2	FC-NONREFL-CAV-C	2740	1910	NW	520	No
Bath 2	FC-NONREFL-CAV-C	2740	4090	NE	933	Yes
Bed 1	FC-NONREFL-CAV-B	2740	3031	SE	642	Yes
Bed 1	FC-NONREFL-CAV-B	2740	3480	SW	1888	Yes
Bed 2	FC-NONREFL-CAV-C	2740	3611	NW	520	No
Bed 2	FC-NONREFL-CAV-C	2740	3000	SW	934	Yes
Bed 3	FC-NONREFL-CAV-C	2740	3600	NW		Yes
Bed 4	FC-NONREFL-CAV-C	2740	3691	NW	520	Yes
Bed 5	FC-NONREFL-CAV-B	2740	3820	SE		No
Bed 5	FC-NONREFL-CAV-B	2740	2970	SW	447	No
Ensuite	FC-NONREFL-CAV-B	2740	4106	SE	1140	Yes
Entry	FC-NONREFL-CAV-B	2740	2000	SW	1893	Yes
Entry	FC-NONREFL-CAV-B	2740	1000	NW	533	Yes
Garage	FC-NONREFL-CAV-A	3110	6061	SW	2471	Yes
Garage	FC-NONREFL-CAV-A	3110	6001	NW	561	Yes
Guest Bed	FC-NONREFL-CAV-B	2740	2397	SE	648	Yes
Kitchen/Living/Dining	FC-NONREFL-CAV-B	2740	6491	NW	533	Yes
Kitchen/Living/Dining	FC-NONREFL-CAV-B	2740	11738	NE	4064	Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Kitchen/Living/Dining	FC-NONREFL-CAV-B	2740	6452	SE	649	Yes
Master Bed	FC-NONREFL-CAV-B	2740	6247	NE	433	No
Master Bed	FC-NONREFL-CAV-B	2740	3786	SE	647	Yes
Master Bed	FC-NONREFL-CAV-B	2740	500	NW	4700	Yes
Rumpus	FC-NONREFL-CAV-B	2740	4756	SW	441	No
Rumpus	FC-NONREFL-CAV-B	2740	501	NW	3610	Yes
Stair GF	FC-NONREFL-CAV-B	2740	2113	SE	646	Yes
Stair UF	FC-NONREFL-CAV-B	2740	2085	SE	650	Yes
Stair UF	FC-NONREFL-CAV-B	2740	498	NE	8509	Yes
WIP	FC-NONREFL-CAV-B	2740	2400	NW	533	Yes

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	72.7	2.70
INT-PB	Internal Plasterboard Stud Wall	184.0	0.00
INT-PB-EXP1	Internal Plasterboard Stud Wall (exposed 1 side)	5.8	2.70

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	5.9	N/A	0.56	Tile (8mm)
Bath 2	TIMB-001: Suspended Timber Floor	7.8	N/A	0.15	Tile (8mm)
Bed 1	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	10.6	N/A	0.56	Carpet
Bed 2	TIMB-001: Suspended Timber Floor	10.8	N/A	0.15	Carpet
Bed 3	TIMB-001: Suspended Timber Floor	10.8	N/A	0.15	Carpet
Bed 4	TIMB-001: Suspended Timber Floor	11.0	N/A	0.15	Carpet
Bed 5	TIMB-001: Suspended Timber Floor	11.4	N/A	0.15	Carpet

* Refer to glossary.

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Ensuite	TIMB-001: Suspended Timber Floor	10.3	N/A	0.15	Tile (8mm)
Entry	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	12.2	N/A	0.56	Carpet
Garage	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	40.8	N/A	0.56	Exposed
Guest Bed	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	8.4	N/A	0.56	Carpet
Kitchen/Living/Dining	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	75.9	N/A	0.56	Tile (8mm)
Laundry	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	8.8	N/A	0.56	Tile (8mm)
Master Bed	TIMB-001: Suspended Timber Floor	27.9	N/A	0.15	Carpet
Passage	TIMB-001: Suspended Timber Floor	7.9	N/A	0.15	Carpet
Rumpus	TIMB-001: Suspended Timber Floor	30.3	N/A	0.15	Carpet
Stair GF	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	7.3	N/A	0.56	Carpet
Stair UF	TIMB-001: Suspended Timber Floor	6.3	N/A	0.15	Carpet
WIP	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	7.7	N/A	0.56	Tile (8mm)
WIR	TIMB-001: Suspended Timber Floor	6.5	N/A	0.15	Carpet

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bath 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	3.00	Yes
Bath 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Bed 1	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	3.00	Yes
Bed 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	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	6.00	Yes
Bed 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	3.00	Yes
Bed 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes

* Refer to glossary.

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bed 5	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	3.00	Yes
Bed 5	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Ensuite	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Ensuite	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	3.00	Yes
Entry	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	3.00	Yes
Garage	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	3.00	Yes
Guest Bed	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	3.00	Yes
Master Bed	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Master Bed	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	3.00	Yes
Passage	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Rumpus	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	3.00	Yes
Rumpus	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Stair UF	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
Stair UF	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	3.00	Yes
WIP	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	3.00	Yes
WIR	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	0.00	No
WIR	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	1	Exhaust Fan	350	Sealed
Bath	1	Downlight	90	Sealed
Bath 2	1	Exhaust Fan	350	Sealed
Bath 2	2	Downlight	90	Sealed
Bed 1	2	Downlight	90	Sealed

* Refer to glossary.

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bed 2	2	Downlight	90	Sealed
Bed 3	2	Downlight	90	Sealed
Bed 4	3	Downlight	90	Sealed
Bed 5	3	Downlight	90	Sealed
Ensuite	1	Exhaust Fan	350	Sealed
Ensuite	2	Downlight	90	Sealed
Entry	3	Downlight	90	Sealed
Guest Bed	2	Downlight	90	Sealed
Kitchen/Living/Dining	16	Downlight	90	Sealed
Kitchen/Living/Dining	1	Other	800	Sealed
Kitchen/Living/Dining	1	Exhaust Fan	350	Sealed
Laundry	1	Exhaust Fan	350	Sealed
Laundry	2	Downlight	90	Sealed
Master Bed	6	Downlight	90	Sealed
Passage	2	Downlight	90	Sealed
Rumpus	7	Downlight	90	Sealed
Stair UF	2	Downlight	90	Sealed
WIP	2	Downlight	90	Sealed
WIR	2	Downlight	90	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
Kitchen/Living/Dining	2	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	0.44	Medium (Shale Grey)

* Refer to glossary.

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	0.00	0.44	Medium (Shale Grey)

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
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	Orientatation	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 homes 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

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, 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.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	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).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	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.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	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
Thermal breaks	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.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	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.

885 STANFORD

PROPOSED DWELLING FOR:

8 ALLAN STREET LORN LOT 2, DP317515

YOUR HOME DESIGNS

SITE CONTEXT

DEVELOPMENT APPLICATION FOR

8 ALLAN STREET LORN LOT 2, DP317515

PAGE	DRAWING	SCALE
DA.00	COVER PAGE	
DA.01	INDEX & BASIX	
DA.02	SITE PLAN	1:200
DA.03	EROSION & SEDIMENT CONTROL PLAN	1:200
DA.04	STORMWATER PLAN	1:200
DA.05	DEMOLITION PLAN	1:100
DA.06	GROUND FLOOR PLAN	1:100
DA.07	FIRST FLOOR PLAN	1:100
DA.08	ELEVATIONS	1:100
DA.09	ELEVATIONS	1:100
DA.10	SECTIONS	1:100
DA.11	WINDOW & SKYLIGHT SCHEDULES	
DA.12	DOOR SCHEDULE	
DA.13	SHADOW DIAGRAMS	1:500
DA.14	NOTIFICATION PLANS	1:200

BASIX COMMITMENTS
REQUIRED TO BE SHOWN ON
PLANS TBC

Certificate No. #HR-Z96IVO-01
Scan QR code or follow website link for rating details.
Assessor name: Albert Burton
Accreditation No.: DMN/21/2045
Property Address: Lot 2 (#8) Allan Street, Lorn, NSW, 2320
http://www.hero-software.com.au/pdf/HR-Z96IVO-01

YOUR HOME DESIGNS
Building Design
Interior Design
Project Management
Townplanning
design@yourhomedesigns.com.au
0407 749 380
www.yourhomedesigns.com.au
112 Government Rd, Nelson Bay, NSW 2315

LEGEND

APPL	APPLIANCE		Q	QUEEN BED	
BOOKS	BOOKSHELF		REF	REFRIGERATOR	
CPD	CUPBOARD		RL	RELATIVE LEVEL	
CT	COOKTOP		SK	SINK	
DN	DOWN		SHWR	SHOWER	
DP	DOWNPIPE		ST.	STORE	
DR	DRYER		T.O.W	TOP OF WALL	
DW	DISHWASHER		V	VANITY	
FFL	FINISHED FLOOR LEVEL		WC	TOILET	
K	KING BED		WIL	WALK IN LINEN	
OV	OVEN		WIR	WALK IN ROBE	
PTY	PANTRY		WM	WASHING MACHINE	

IF IN DOUBT, ASK!
•DO NOT SCALE DRAWINGS.
•DRAWINGS SHOULD NOT BE USED FOR CONSTRUCTION UNTIL FINAL ISSUE HAS BEEN RELEASED & CERTIFIED BY A STRUCTURAL ENGINEER.
•ALL BOUNDARIES, SETOUTS & CONTOURS ARE SUBJECT TO SURVEY. ALWAYS CHECK & CONFIRM ON SITE PRIOR TO CONSTRUCTION.

BUILDER TO CONFIRM LEVELS & DIMENSIONS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO YHD IMMEDIATELY, PRIOR TO CONSTRUCTION.

ALL STRUCTURAL STEEL SHOULD BE SITE MEASURED PRIOR TO FABRICATION

PROPOSED AREAS

GARAGE	40.8
FIRST FLOOR	141.2
ALFRESCO	48.3
GROUND FLOOR	140.6

Client: STANFORD
Project Address: 8 ALLAN STREET LORN LOT 2, DP317515
Drawing Title: INDEX & BASIX

Revision	Date	Designer	Checked by
1B	19/06/25	SA	ZP
1C	26/06/25	SA	ZP
2A	30/06/25	SA	ZP
2B	14/07/25	SA	ZP
3A	31/07/25	SA	MM
3B	11/08/25	SA	MM

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Scale at A3: 0 1 2 4
Plot Date: 11/08/2025
Job Ref: YHD-885
Page No: DA.01
Rev: 3B

MEASUREMENTS AT 90° TO BOUNDARY
(PARALLEL TO BOUNDARY)

DEVELOPMENT SUMMARY & SITE ANALYSIS

SITE CONDITIONS

ZONING	R2 RESIDENTIAL
ACID SULPHATE SOILS	CLASS 5
BUSHFIRE PRONE (BAL)	NA
FLOOD PRONE	NO MIN FFL
MINES SUBSIDENCE	N/A
COASTAL ENVIRONMENT	N/A
MIN LOT SIZE	450m²
MAX HEIGHT OF BUILDING	8.5m

COUNCIL CALCULATIONS

SITE COVERAGE	60% - 40% UNBUILT
TOTAL GROSS FLOOR AREA	281.77m²
SITE AREA	613.4m²
BUILDING FOOTPRINT	187.71m²
DRIVEWAY AREA	42.79m²
CARPARKING SPACES	4
PRIVATE OPEN SPACE	61.60m²
LANDSCAPE AREA	253.10m²

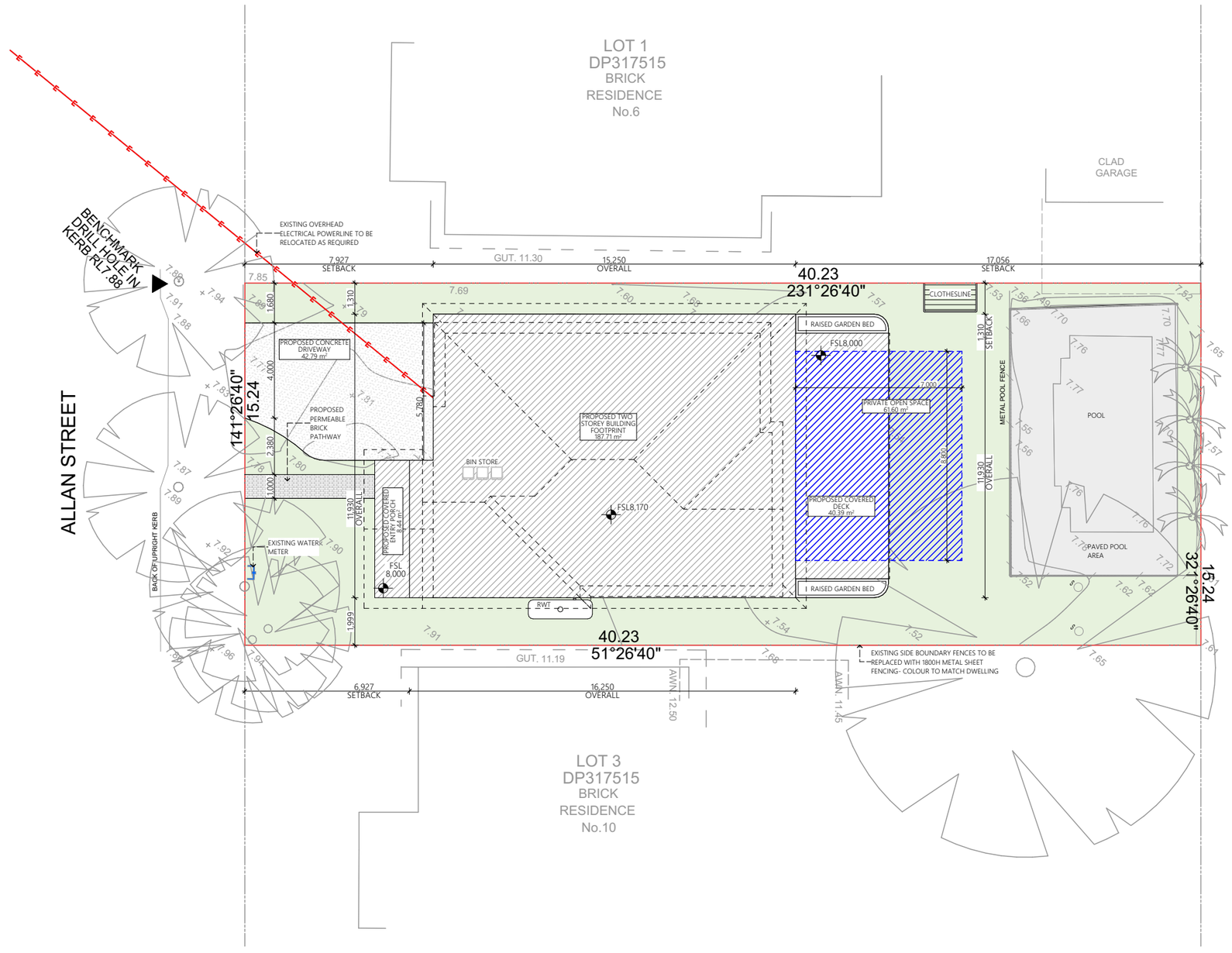
BASIX SUMMARY

CONDITIONED FLOOR AREA	265.44m²
UNCONDITIONED FLOOR AREA	15.14m²
GARDEN & LAWN AREA	253.10m²
ROOF COLOUR SHADE	LIGHT
WALL COLOUR SHADE	LIGHT
HOT WATER SYSTEM	GAS INSTANTANEOUS
COOKTOP	GAS
OVEN	ELECTRIC

BASIX NOTE: CHECK BASIX CERTIFICATE FOR ALL FINAL REQUIREMENTS INCLUDING RAINWATER TANK SIZE, CONNECTIONS, USES, WATER RATES & THERMAL SPECIFICATIONS

SURVEY BY OTHERS

SETBACKS ARE APPROXIMATES ONLY & BASED OFF CURRENT SURVEYORS DOCUMENTATION AT THE TIME OF BEING ISSUED TO THE DESIGNER WITH THE CONCEPT DESIGNS.
ALL SITE BOUNDARIES ARE THE BE CONFIRMED BY THE SURVEYOR PRIOR TO & DURING CONSTRUCTION
ANY SITE/SURVEY DISCREPANCIES ARE TO BE NOTIFIED TO YHD IMMEDIATELY, PRIOR TO CONSTRUCTION.



Certificate No. #HR-Z96IVO-01
Scan QR code or follow website link for rating details.
Assessor name: Albert Burton
Accreditation No.: DMN/21/2045
Property Address: Lot 2 (#8) Allan Street, Lorn, NSW, 2320
http://www.hero-software.com.au/pdf/HR-Z96IVO-01

YOUR HOME DESIGNS

Building Design
Interior Design
Project Management
Townplanning
design@yourhomedesigns.com.au
0407 749 380
www.yourhomedesigns.com.au
112 Government Rd, Nelson Bay, NSW 2315

LEGEND

APPL	APPLIANCE	Q	QUEEN BED
BOOKS	BOOKSHELF	REF	REFRIGERATOR
CPD	CUPBOARD	RL	RELATIVE LEVEL
CT	COOKTOP	SK	SINK
DN	DOWN	SHWR	SHOWER
DP	DOWNPIPE	ST.	STORE
DR	DRYER	T.O.W	TOP OF WALL
DW	DISHWASHER	V	VANITY
FFL	FINISHED FLOOR LEVEL	WC	TOILET
K	KING BED	WIL	WALK IN LINEN
OV	OVEN	WIR	WALK IN ROBE
PTY	PANTRY	WM	WASHING MACHINE

IF IN DOUBT, ASK!
•DO NOT SCALE DRAWINGS.
•DRAWINGS SHOULD NOT BE USED FOR CONSTRUCTION UNTIL FINAL ISSUE HAS BEEN RELEASED & CERTIFIED BY A STRUCTURAL ENGINEER.
•ALL BOUNDARIES, SETOUTS & CONTOURS ARE SUBJECT TO SURVEY. ALWAYS CHECK & CONFIRM ON SITE PRIOR TO CONSTRUCTION.

BUILDER TO CONFIRM LEVELS & DIMENSIONS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO YHD IMMEDIATELY, PRIOR TO CONSTRUCTION.

ALL STRUCTURAL STEEL SHOULD BE SITE MEASURED PRIOR TO FABRICATION

PROPOSED AREAS

GARAGE	40.8
FIRST FLOOR	141.2
ALFRESCO	48.3
GROUND FLOOR	140.6

Client
STANFORD
Project Address
8 ALLAN STREET LORN LOT 2, DP317515

Revision	Date	Designer	Checked by
1B	19/06/25	SA	ZP
1C	26/06/25	SA	ZP
2A	30/06/25	SA	ZP
2B	14/07/25	SA	ZP
3A	31/07/25	SA	MM
3B	11/08/25	SA	MM

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Scale at A3: 1:200 Plot Date: 11/08/2025

Drawing Title: SITE PLAN
Job Ref: YHD-885
Page No: DA.02
Rev: 3B

SEDIMENT CONTROL NOTES

SEDIMENT FENCE
AN EROSION AND SEDIMENT CONTROL PLAN SHOULD BE IMPLEMENTED ON SITE AND PRIOR TO CONSTRUCTION.
1000 WIDE SEDIMENT FENCES SHOULD BE USED WHERE STORMWATER LEAVES THE SITE TO REDUCE SEDIMENT FROM BEING TRACKED OFF SITE AND ONTO ROAD.

DIVERSION DRAINS
APPROX 150MM - TO BE USED TO DIRECT UP-SLOPE WATER AROUND SITE. WATER SHALL BE DIRECTED TO A STABLE AREA FOR ABSORPTION OR TO A PROTECTED SEDIMENT CONTROLLED AREA. A SLOPED VEE DRAIN (MIN 100 FALL) FROM BUILDING AND BOUNDARY SHOULD BE USED TO PROTECT STORMWATER DISCHARGE INTO NEIGHBOURING PROPERTIES

STABILISED ENTRY/EXIT
IT IS RECOMMENDED TO APPLY A SINGLE VEHICLE ENTRY & EXIT PAD TO MINIMISE SEDIMENT BEING TRACKED OFF SITE AND ONTO ROAD. A 'RUMBLE PAD' SHOULD BE USED TO PROTECT SERVICES LOCATED IN THE VERGE, CONSTRUCTED OF A MIN. 150MM LAYER OF 140MM RECYCLED AGGREGATE OR CRUSHED ROCK OVER A GEOTEXTILE FABRIC BASE.

A RAISED AREA ACROSS THE HUMP CAN BE USED TO DIRECT STORMWATER RUNOFF INTO A SEDIMENT CONTROLLED AREA.
CALL DIAL BEFORE YOU DIG TO DETERMINE LOCATION OF SERVICES

WASTE MANAGEMENT
A WASTE MANAGEMENT PLAN SHOULD BE UESD TO SUFFICIENTLY DISPOSE OF ALL WASTE OFF SITE TO ENSURE AGAINST THE CONTAMINATION OF STORMWATER

STOCKPILES
TO BE LOCATED UPHILL TO ENSURE THE PROTECTION FROM STORMWATER RUNOFF & DRAINAGE PATHWAYS - IF UNABLE TO BE STORED UPHILL, A BANK OR DIVERSION DRAIN SHALL BE USED AROUND THE STOCKPILE AREAS.

CONTAMINANTS MANAGEMENT
ALL CONTAMINANTS SHOULD BE PREVENTED FROM DISCHARGING INTO DRAINS. A DEDICATED AREA FOR CONCRETE WASTE, EQUIPMENT & PAINT CLEANING MUST BE UTILIZED. MINIMISE DUST BY USING EQUIPMENT THAT RECYCLES WATER, FILTERS DUST AND CONTAINS SLURRY.

LEGEND

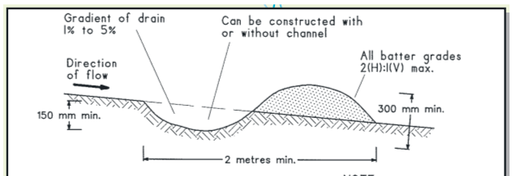
SEDIMENT FENCE
STOCKPILE — S
WASTE MANAGEMENT — W
EXISTING CONTOURS — 16

WARNING

BEWARE OF EXISTING UNDERGROUND SERVICES - CONTRACTOR TO CONFIRM PRIOR TO SITE WORKS

ANY DAMAGE TO THE ROAD VERGE LANDSCAPING OR SERVICES DURING HOUSE AND LANDSCAPE CONSTRUCTION WILL BE RECTIFIED AT CONTRACTORS COST

PLEASE ENSURE BUILDERS USE NOMINATED ACCESS ONLY TO ENTER SITE TO AVOID DAMAGE TO EROSION & SEDIMENT CONTROLS

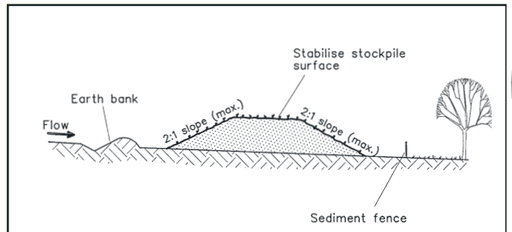


Construction Notes

1. Construct with gradient of 1 per cent to 5 per cent.
2. Avoid removing trees and shrubs if possible.
3. Drains to be of circular, parabolic or trapezoidal cross section not V-shaped.
4. Earth banks to be adequately compacted in order to prevent failure.
5. Permanent or temporary stabilisation of the earth bank to be completed within 10 days of construction.
6. All outlets from disturbed lands are to feed into a sediment basin or similar.
7. Discharge runoff collected from undisturbed lands onto either a stabilised or an undisturbed disposal site within the same subcatchment area from which the water originated.
8. Compact bank with a suitable implement in situations where they are required to function for more than five days.
9. Earth banks to be free of projections or other irregularities that will impede normal flow.

NOTE:
Only to be used as temporary bank where maximum upslope length is 80 metres.

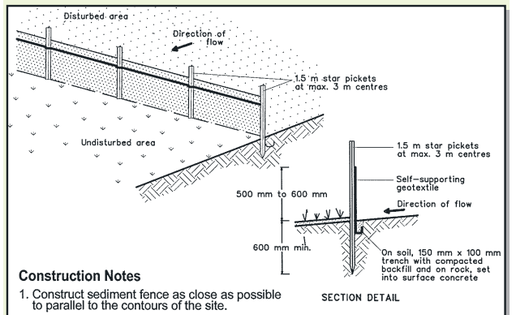
EARTH BANK (LOW FLOW) SD 5-5



Construction Notes

1. Where possible locate stockpile at least 5 metres from existing vegetation, concentrated water flows, roads and hazard areas.
2. Construct on the contour as a low, flat, elongated mound.
3. Where there is sufficient area topsoil stockpiles shall be less than 2 metres in height.
4. Rehabilitate in accordance with the SWMP/ESCP.
5. Construct earth bank (Standard Drawing 5-5) on the upslope side to divert run off around the stockpile and a sediment fence (Standard Drawing 6-8) 1 to 2 metres downslope of stockpile.

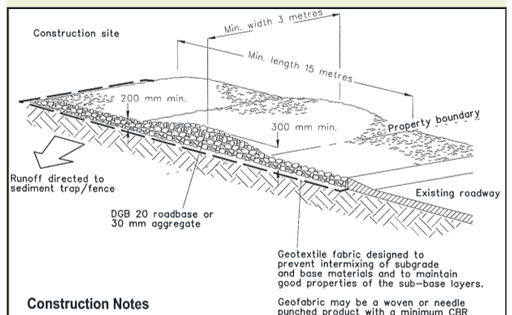
TOPSOIL STOCKPILE SD 4-1



Construction Notes

1. Construct sediment fence as close as possible to parallel to the contours of the site.
2. Drive 1.5 metre long star pickets into ground, 2.5 metres apart (max.).
3. Dig a 150 mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
5. Join sections of fabric at a support post with a 150 mm overlap.
6. Backfill the trenchover the base of the fabric and compact it thoroughly over the geotextile

SEDIMENT FENCE SD 6-8

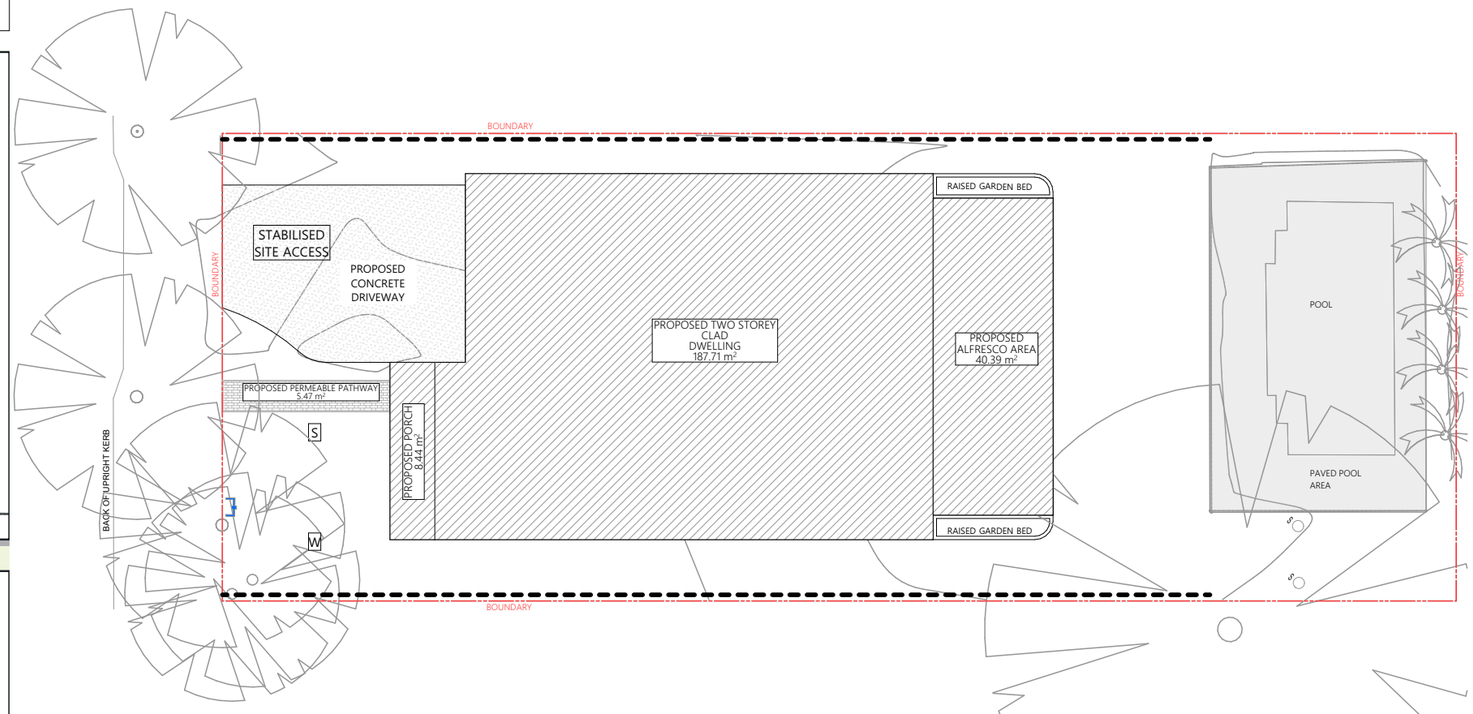


Construction Notes

1. Strip topsoil and level site.
2. Compact subgrade.
3. Cover area with needle-punched geotextile.
4. Construct 200 mm thick pad over geotextile using roadbase or 30 mm aggregate. Minimum length 15 metres or to building alignment. Minimum width 3 metres.
5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

Geofabric may be a woven or needle punched product with a minimum CBR burst strength (AS3706.4–90) of 2500 N

STABILISED SITE ACCESS SD 6-14



Certificate No. #HR-Z96IVO-01
Scan QR code or follow website link for rating details.
Assessor name Albert Burton
Accreditation No. DMN/21/2045
Property Address Lot 2 (48) Allan Street, Lorn, NSW, 2320
http://www.hero-software.com.au/pdf/HR-Z96IVO-01

YOUR HOME DESIGNS
Building Design
Interior Design
Project Management
Townplanning
design@yourhomedesigns.com.au
0407 749 380
www.yourhomedesigns.com.au
112 Government Rd, Nelson Bay, NSW 2315

LEGEND

APPL	APPLIANCE	Q	QUEEN BED
BOOKS	BOOKSHELF	REF	REFRIGERATOR
CPD	CUPBOARD	RL	RELATIVE LEVEL
CT	COOKTOP	SK	SINK
DN	DOWN	SHWR	SHOWER
DP	DOWNPIPE	ST.	STORE
DR	DRYER	T.O.W	TOP OF WALL
DW	DISHWASHER	V	VANITY
FFL	FINISHED FLOOR LEVEL	WC	TOILET
K	KING BED	WIL	WALK IN LINEN
OV	OVEN	WIR	WALK IN ROBE
PTY	PANTRY	WM	WASHING MACHINE

IF IN DOUBT, ASK!
•DO NOT SCALE DRAWINGS.
•DRAWINGS SHOULD NOT BE USED FOR CONSTRUCTION UNTIL FINAL ISSUE HAS BEEN RELEASED & CERTIFIED BY A STRUCTURAL ENGINEER.
•ALL BOUNDARIES, SETOUTS & CONTOURS ARE SUBJECT TO SURVEY. ALWAYS CHECK & CONFIRM ON SITE PRIOR TO CONSTRUCTION.

BUILDER TO CONFIRM LEVELS & DIMENSIONS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO YHD IMMEDIATELY, PRIOR TO CONSTRUCTION.

ALL STRUCTURAL STEEL SHOULD BE SITE MEASURED PRIOR TO FABRICATION

PROPOSED AREAS

GARAGE	40.8
FIRST FLOOR	141.2
ALFRESCO	48.3
GROUND FLOOR	140.6

Client
STANFORD
Project Address
8 ALLAN STREET LORN LOT 2, DP317515

Revision	Date	Designer	Checked by
1B	19/06/25	SA	ZP
1C	26/06/25	SA	ZP
2A	30/06/25	SA	ZP
2B	14/07/25	SA	ZP
3A	31/07/25	SA	MM
3B	11/08/25	SA	MM

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Scale at A3: 1:200 Plot Date: 11/08/2025

Drawing Title:
EROSION & SEDIMENT CONTROL PLAN

Job Ref: YHD-885 Page No: DA.03 Rev 3B

LEGEND

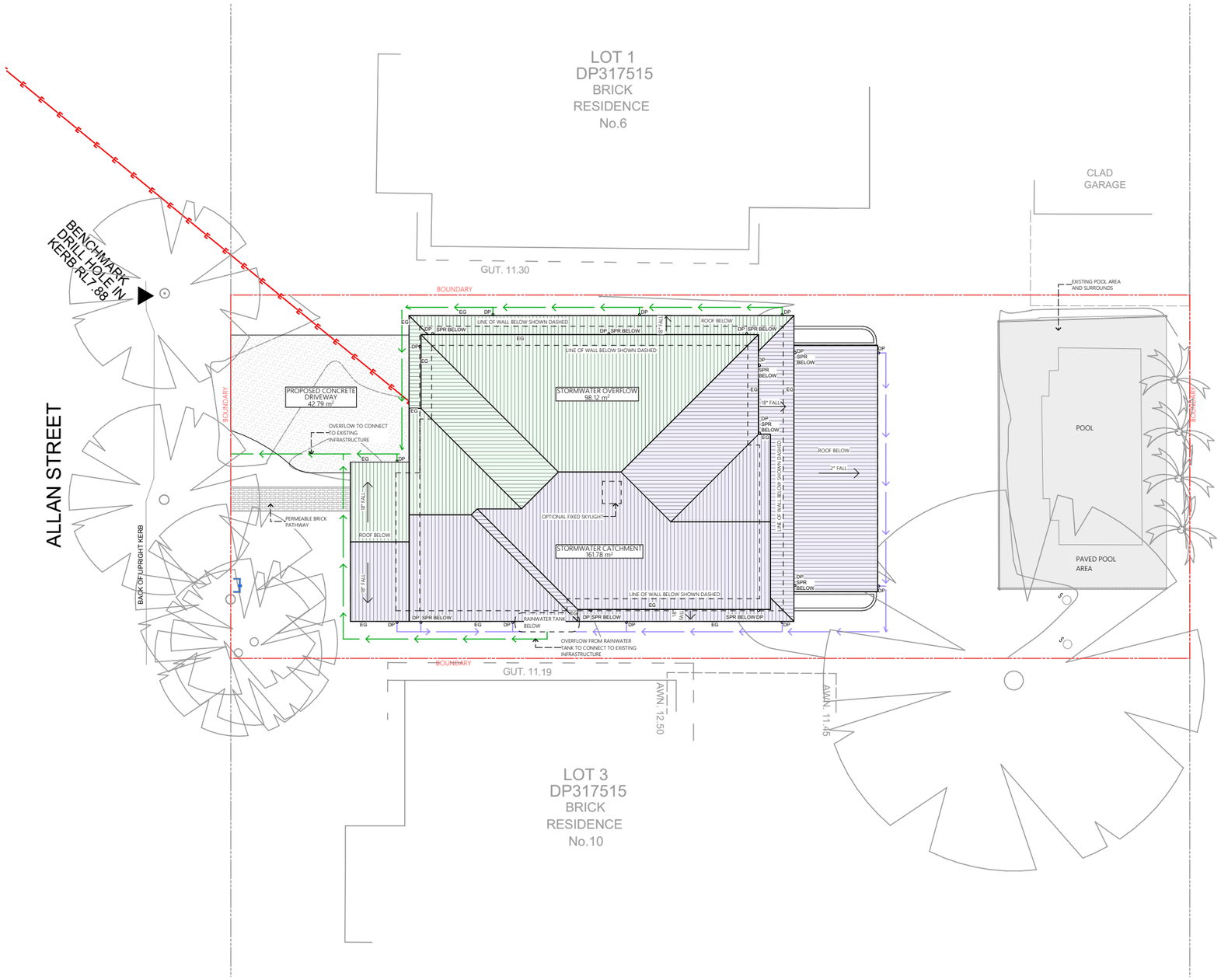
WATER RE-USE LINE	
WATER OVERFLOW LINE	
DOWNPIPE	DP ○
DOWNPIPE SPREADER	SPR
EAVES GUTTER	EG

STORMWATER TREATMENT SUMMARY

SITE AREA:	613.4m²
ROOF AREA:	259.9m²
OTHER HARDSTAND TREATMENT AREA:	123.11m²
TOTAL IMPERVIOUS AREA:	383.01m²
SITE DISCHARGE INDEX:	62.44%
TANK SIZE :	2000 L
ROOF AREA TO TANK:	62%

NOTES:

- ALL DOWNPIPES SHOWN INDICATIVELY. LOCATIONS ON SITE MAY DIFFER FROM SHOWN. DISCREPANCIES TO BE NOTIFIED TO THE DESIGNER IMMEDIATELY.
- ALL STORMWATER WORK TO BE IN ACCORDANCE WITH AS 3500 AND ALL STATUTORY REQUIREMENTS.
- ALL WORK TO BE CARRIED OUT BY A LICENSED PLUMBER
INSTALLATION AND CONNECTION OF RWT TO LOCAL CITY REGULATIONS.
- STORMWATER DETAILS TO COMPLY WITH THE CONDITIONS OF CONSENT



Certificate No. #HR-Z96IVO-01
Scan QR code or follow website link for rating details.
Assessor name: Albert Burton
Accreditation No.: DMN/21/2045
Property Address: Lot 2 (#8) Allan Street, Lorn, NSW, 2320
http://www.hero-software.com.au/pdf/HR-Z96IVO-01

YOUR HOME DESIGNS
Building Design
Interior Design
Project Management
Townplanning
design@yourhomedesigns.com.au
0407 749 380
www.yourhomedesigns.com.au
112 Government Rd, Nelson Bay, NSW 2315

LEGEND

APPL	APPLIANCE	Q	QUEEN BED
BOOKS	BOOKSHELF	REF	REFRIGERATOR
CPD	CUPBOARD	RL	RELATIVE LEVEL
CT	COOKTOP	SK	SINK
DN	DOWN	SHWR	SHOWER
DP	DOWNPIPE	ST	STORE
DR	DRYER	T.O.W	TOP OF WALL
DW	DISHWASHER	V	VANITY
FFL	FINISHED FLOOR LEVEL	WC	TOILET
K	KING BED	WIL	WALK IN LINEN
OV	OVEN	WIR	WALK IN ROBE
PTY	PANTRY	WM	WASHING MACHINE

IF IN DOUBT, ASK!
•DO NOT SCALE DRAWINGS.
•DRAWINGS SHOULD NOT BE USED FOR CONSTRUCTION UNTIL FINAL ISSUE HAS BEEN RELEASED & CERTIFIED BY A STRUCTURAL ENGINEER.
•ALL BOUNDARIES, SETOUTS & CONTOURS ARE SUBJECT TO SURVEY. ALWAYS CHECK & CONFIRM ON SITE PRIOR TO CONSTRUCTION.

BUILDER TO CONFIRM LEVELS & DIMENSIONS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO YHD IMMEDIATELY, PRIOR TO CONSTRUCTION.

ALL STRUCTURAL STEEL SHOULD BE SITE MEASURED PRIOR TO FABRICATION

PROPOSED AREAS

GARAGE	40.8
FIRST FLOOR	141.2
ALFRESCO	48.3
GROUND FLOOR	140.6

Client
STANFORD
Project Address
8 ALLAN STREET LORN LOT 2, DP317515

Revision	Date	Designer	Checked by
1B	19/06/25	SA	ZP
1C	26/06/25	SA	ZP
2A	30/06/25	SA	ZP
2B	14/07/25	SA	ZP
3A	31/07/25	SA	MM
3B	11/08/25	SA	MM

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Scale at A3: 1:200 Plot Date: 11/08/2025

Drawing Title:
STORMWATER PLAN

Job Ref: YHD-885 Page No: DA.04 Rev 3B

CLAD
GARAGE

METAL
AWNING.

GUT. 11.30

EXISTING POWERLINE TO BE
RELOCATED AS REQUIRED

BOUNDARY

SHEET METAL FENCE

EXISTING DWELLING TO
BE DEMOLISHED

EXISTING POOL AND SURROUNDS
TO BE RETAINED

AWN. 10.10

MB

AC

CONC.

GUT. 12.87

TWO STOREY
BRICK RESIDENCE
No.8

GUT. 12.85

STEPS

METAL POOL FENCE

BOUNDARY

BOUNDARY

HEDGE

STAIRS

PORCH
FL 9.51

GUT. 11.95

VERANDAH
FL9.56

AWN. 11.80

BOUNDARY

GUT. 11.19

AWN. 12.50

AWN. 11.45

SHEET METAL FENCE

LOT 3

Certificate No. #HR-Z96IVO-01
Scan QR code or follow website link for rating details.
Assessor name Albert Burton
Accreditation No. DMN/21/2045
Property Address Lot 2 (#8) Allan Street, Lorn, NSW, 2320
http://www.hero-software.com.au/pdf/HR-Z96IVO-01

YOUR HOME DESIGNS

Building Design
Interior Design
Project Management
Townplanning

design@yourhomedesigns.com.au
0407 749 380
www.yourhomedesigns.com.au

112 Government Rd, Nelson Bay, NSW 2315

LEGEND

APPL	APPLIANCE	Q	QUEEN BED
BOOKS	BOOKSHELF	REF	REFRIGERATOR
CPD	CUPBOARD	RL	RELATIVE LEVEL
CT	COOKTOP	SK	SINK
DN	DOWN	SHWR	SHOWER
DP	DOWNPIPE	ST	STORE
DR	DRYER	T.O.W	TOP OF WALL
DW	DISHWASHER	V	VANITY
FFL	FINISHED FLOOR LEVEL	WC	TOILET
K	KING BED	WIL	WALK IN LINEN
OV	OVEN	WIR	WALK IN ROBE
PTY	PANTRY	WM	WASHING MACHINE

IF IN DOUBT, ASK!
- DO NOT SCALE DRAWINGS.
- DRAWINGS SHOULD NOT BE USED FOR CONSTRUCTION UNTIL FINAL ISSUE HAS BEEN RELEASED & CERTIFIED BY A STRUCTURAL ENGINEER.
- ALL BOUNDARIES, SETOUTS & CONTOURS ARE SUBJECT TO SURVEY. ALWAYS CHECK & CONFIRM ON SITE PRIOR TO CONSTRUCTION.

BUILDER TO CONFIRM LEVELS & DIMENSIONS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO YHD IMMEDIATELY, PRIOR TO CONSTRUCTION.

ALL STRUCTURAL STEEL SHOULD BE SITE MEASURED PRIOR TO FABRICATION

PROPOSED AREAS

GARAGE	40.8
FIRST FLOOR	141.2
ALFRESCO	48.3
GROUND FLOOR	140.6

Client
STANFORD

Project Address
8 ALLAN STREET LORN LOT 2, DP317515

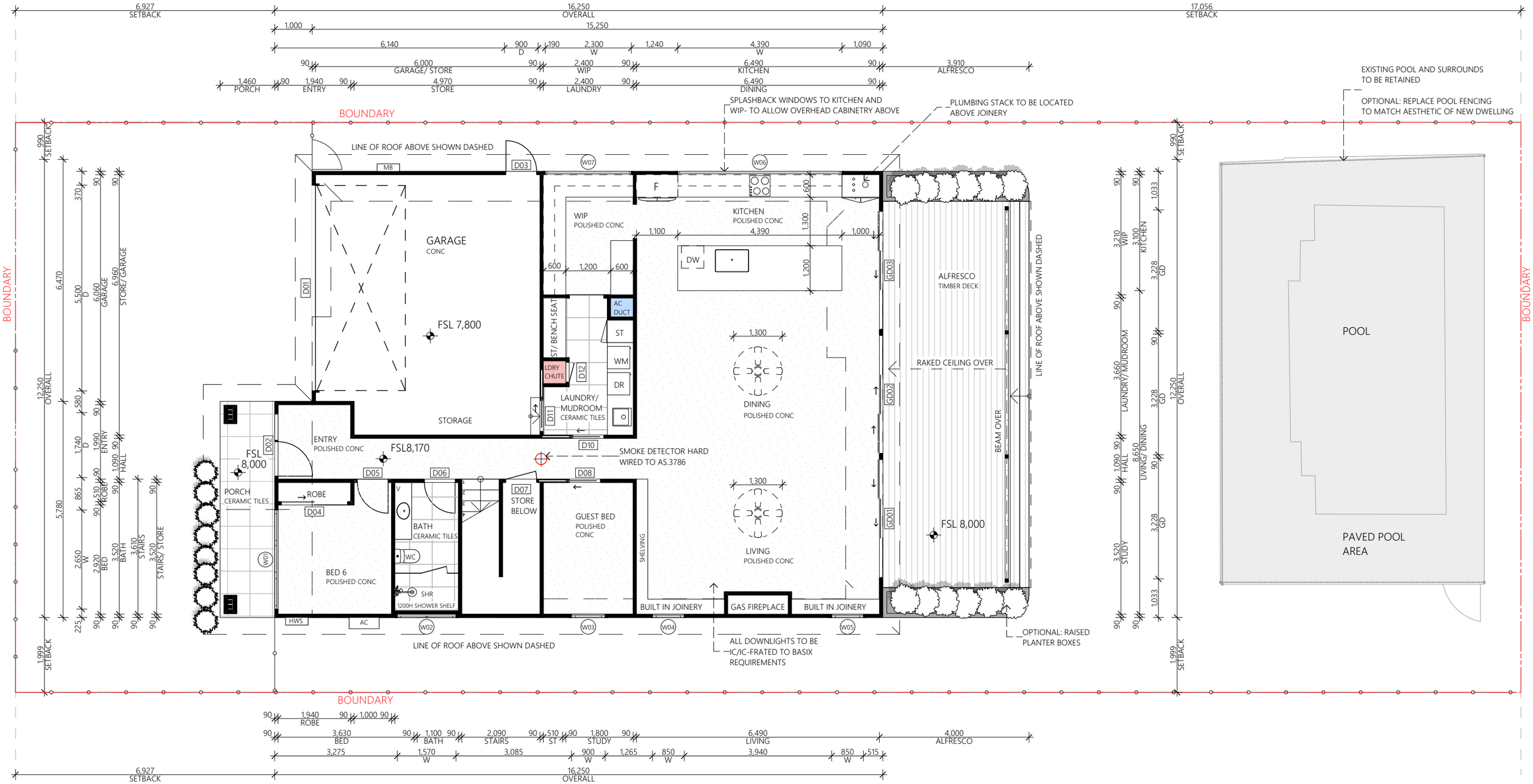
Revision	Date	Designer	Checked by
1B	19/06/25	SA	ZP
1C	26/06/25	SA	ZP
2A	30/06/25	SA	ZP
2B	14/07/25	SA	ZP
3A	31/07/25	SA	MM
3B	11/08/25	SA	MM

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

0 1 2 4
Scale at A3: 1:100 Plot Date: 11/08/2025

Drawing Title:
DEMOLITION PLAN

Job Ref: YHD-885
Page No: DA.05
Rev 3B



YOUR HOME DESIGNS

Building Design
Interior Design
Project Management
Townplanning

design@yourhomedesigns.com.au
0407 749 380
www.yourhomedesigns.com.au
112 Government Rd, Nelson Bay, NSW 2315

LEGEND

APPL	APPLIANCE	Q	QUEEN BED
BOOKS	BOOKSHELF	REF	REFRIGERATOR
CPD	CUPBOARD	RL	RELATIVE LEVEL
CT	COOKTOP	SK	SINK
DN	DOWN	SHWR	SHOWER
DP	DOWNPIPE	ST	STORE
DR	DRYER	T.O.W	TOP OF WALL
DW	DISHWASHER	V	VANITY
FFL	FINISHED FLOOR LEVEL	WC	TOILET
K	KING BED	WIL	WALK IN LINEN
OV	OVEN	WIR	WALK IN ROBE
PTY	PANTRY	WM	WASHING MACHINE

IF IN DOUBT, ASK!
- DO NOT SCALE DRAWINGS.
- DRAWINGS SHOULD NOT BE USED FOR CONSTRUCTION UNTIL FINAL ISSUE HAS BEEN RELEASED & CERTIFIED BY A STRUCTURAL ENGINEER.
- ALL BOUNDARIES, SETOUTS & CONTOURS ARE SUBJECT TO SURVEY. ALWAYS CHECK & CONFIRM ON SITE PRIOR TO CONSTRUCTION.

BUILDER TO CONFIRM LEVELS & DIMENSIONS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO YHD IMMEDIATELY, PRIOR TO CONSTRUCTION.

ALL STRUCTURAL STEEL SHOULD BE SITE MEASURED PRIOR TO FABRICATION

PROPOSED AREAS

GARAGE	40.8
FIRST FLOOR	141.2
ALFRESCO	48.3
GROUND FLOOR	140.6

Client
STANFORD

Project Address
8 ALLAN STREET LORN LOT 2, DP317515

Revision	Date	Designer	Checked by
1B	19/06/25	SA	ZP
1C	26/06/25	SA	ZP
2A	30/06/25	SA	ZP
2B	14/07/25	SA	ZP
3A	31/07/25	SA	MM
3B	11/08/25	SA	MM

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Scale at A3: 1:100 Plot Date: 11/08/2025

Drawing Title:
GROUND FLOOR PLAN

Job Ref: YHD-885
Page No: DA.06
Rev 3B

YOUR HOME DESIGNS
Building Design
Interior Design
Project Management
Townplanning
design@yourhomedesigns.com.au
0407 749 380
www.yourhomedesigns.com.au
112 Government Rd, Nelson Bay, NSW 2315

LEGEND

APPL	APPLIANCE	Q	QUEEN BED
BOOKS	BOOKSHELF	REF	REFRIGERATOR
CPD	CUPBOARD	RL	RELATIVE LEVEL
CT	COOKTOP	SK	SINK
DN	DOWN	SHWR	SHOWER
DP	DOWNPIPE	ST.	STORE
DR	DRYER	T.O.W	TOP OF WALL
DW	DISHWASHER	V	VANITY
FFL	FINISHED FLOOR LEVEL	WC	TOILET
K	KING BED	WIL	WALK IN LINEN
OV	OVEN	WIR	WALK IN ROBE
PTY	PANTRY	WM	WASHING MACHINE

IF IN DOUBT, ASK!
- DO NOT SCALE DRAWINGS.
- DRAWINGS SHOULD NOT BE USED FOR CONSTRUCTION UNTIL FINAL ISSUE HAS BEEN RELEASED & CERTIFIED BY A STRUCTURAL ENGINEER.
- ALL BOUNDARIES, SETOUTS & CONTOURS ARE SUBJECT TO SURVEY. ALWAYS CHECK & CONFIRM ON SITE PRIOR TO CONSTRUCTION.

BUILDER TO CONFIRM LEVELS & DIMENSIONS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO YHD IMMEDIATELY, PRIOR TO CONSTRUCTION.

ALL STRUCTURAL STEEL SHOULD BE SITE MEASURED PRIOR TO FABRICATION

PROPOSED AREAS

GARAGE	40.8
FIRST FLOOR	141.2
ALFRESCO	48.3
GROUND FLOOR	140.6

Client
STANFORD
Project Address
8 ALLAN STREET LORN LOT 2, DP317515

Revision	Date	Designer	Checked by
1B	19/06/25	SA	ZP
1C	26/06/25	SA	ZP
2A	30/06/25	SA	ZP
2B	14/07/25	SA	ZP
3A	31/07/25	SA	MM
3B	11/08/25	SA	MM

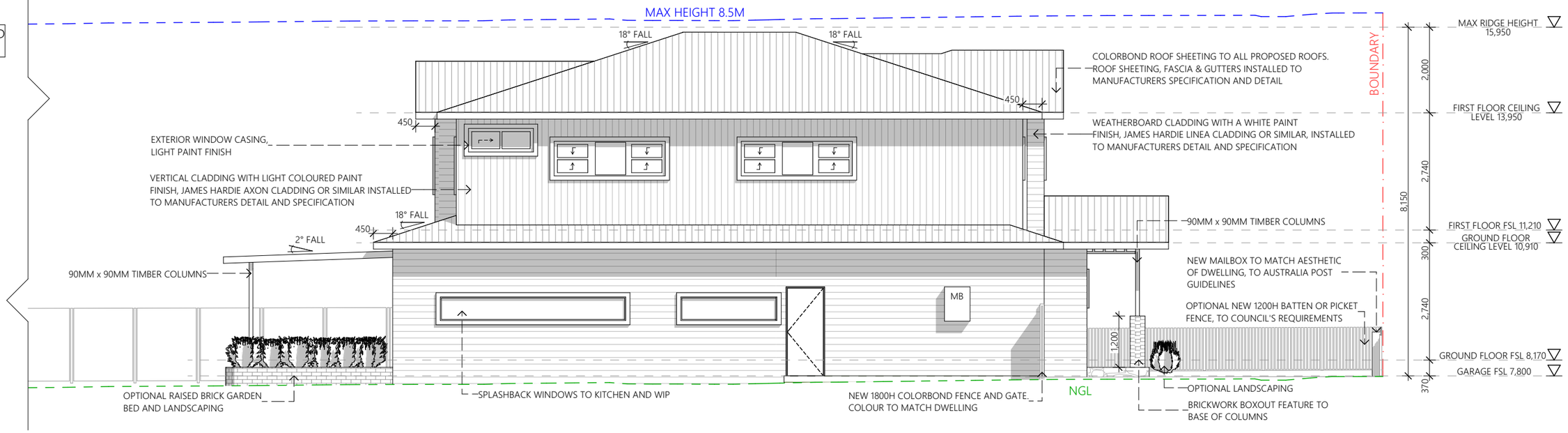
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Scale at A3: 1:100 Plot Date: 11/08/2025

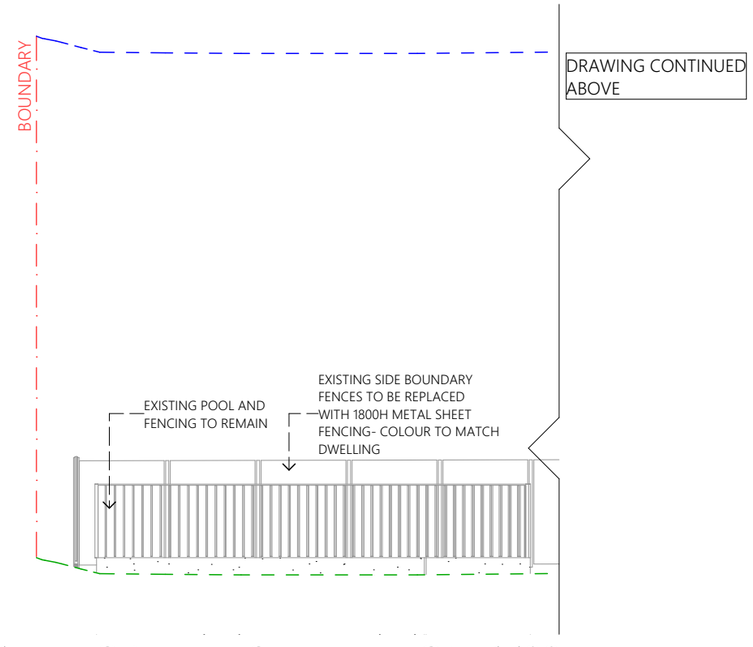
Drawing Title:
FIRST FLOOR PLAN

Job Ref: YHD-885 Page No: DA.07 Rev 3B

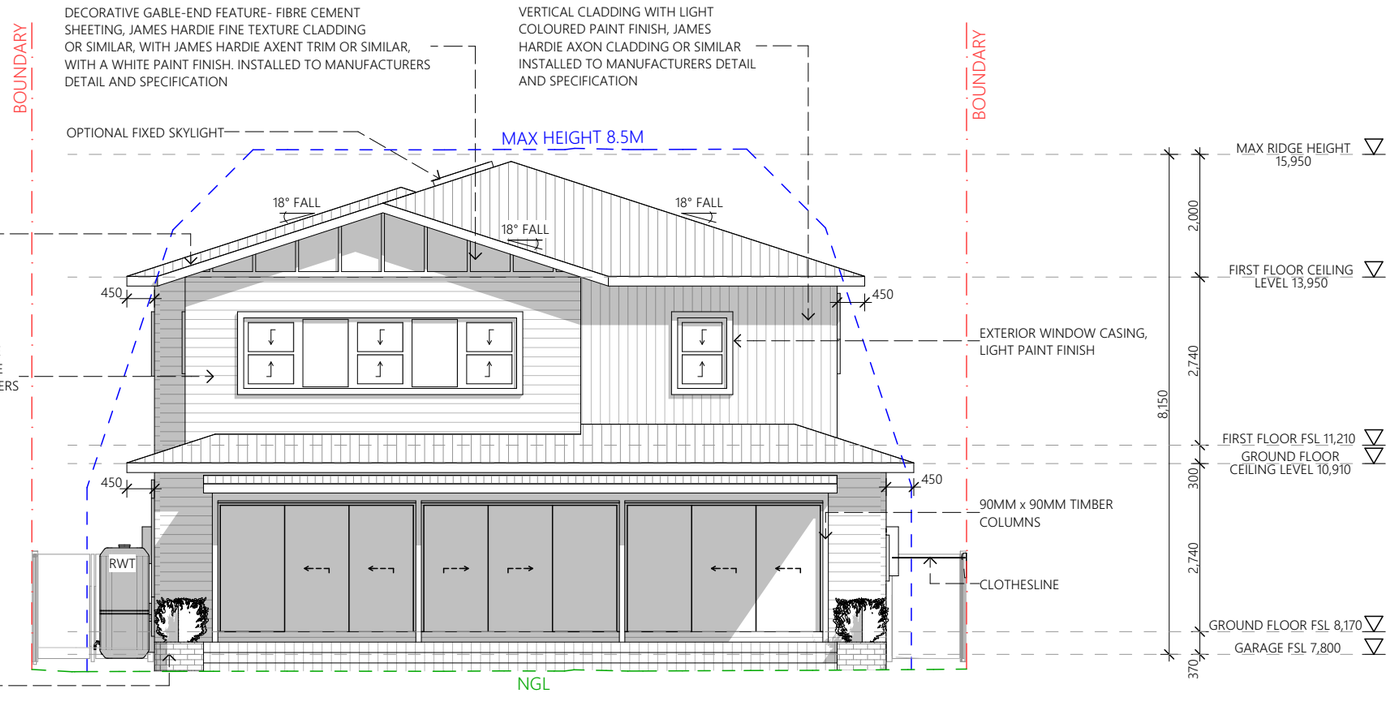
DRAWING CONTINUED BELOW



E1 NORTH-WEST ELEVATION 1:100



E1 NORTH-WEST ELEVATION 1:100



E2 NORTH-EAST ELEVATION 1:100

YOUR HOME DESIGNS
Building Design
Interior Design
Project Management
Townplanning
design@yourhomedesigns.com.au
0407 749 380
www.yourhomedesigns.com.au
112 Government Rd, Nelson Bay, NSW 2315

LEGEND

APPL	APPLIANCE	Q	QUEEN BED
BOOKS	BOOKSHELF	REF	REFRIGERATOR
CPD	CUPBOARD	RL	RELATIVE LEVEL
CT	COOKTOP	SK	SINK
DN	DOWN	SHWR	SHOWER
DP	DOWNPIPE	ST.	STORE
DR	DRYER	T.O.W	TOP OF WALL
DW	DISHWASHER	V	VANITY
FFL	FINISHED FLOOR LEVEL	WC	TOILET
K	KING BED	WIL	WALK IN LINEN
OV	OVEN	WIR	WALK IN ROBE
PTY	PANTRY	WM	WASHING MACHINE

IF IN DOUBT, ASK!
•DO NOT SCALE DRAWINGS.
•DRAWINGS SHOULD NOT BE USED FOR CONSTRUCTION UNTIL FINAL ISSUE HAS BEEN RELEASED & CERTIFIED BY A STRUCTURAL ENGINEER.
•ALL BOUNDARIES, SETOUTS & CONTOURS ARE SUBJECT TO SURVEY. ALWAYS CHECK & CONFIRM ON SITE PRIOR TO CONSTRUCTION.

BUILDER TO CONFIRM LEVELS & DIMENSIONS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO YHD IMMEDIATELY, PRIOR TO CONSTRUCTION.

ALL STRUCTURAL STEEL SHOULD BE SITE MEASURED PRIOR TO FABRICATION

PROPOSED AREAS

GARAGE	40.8
FIRST FLOOR	141.2
ALFRESCO	48.3
GROUND FLOOR	140.6

Client
STANFORD
Project Address
8 ALLAN STREET LORN LOT 2, DP317515

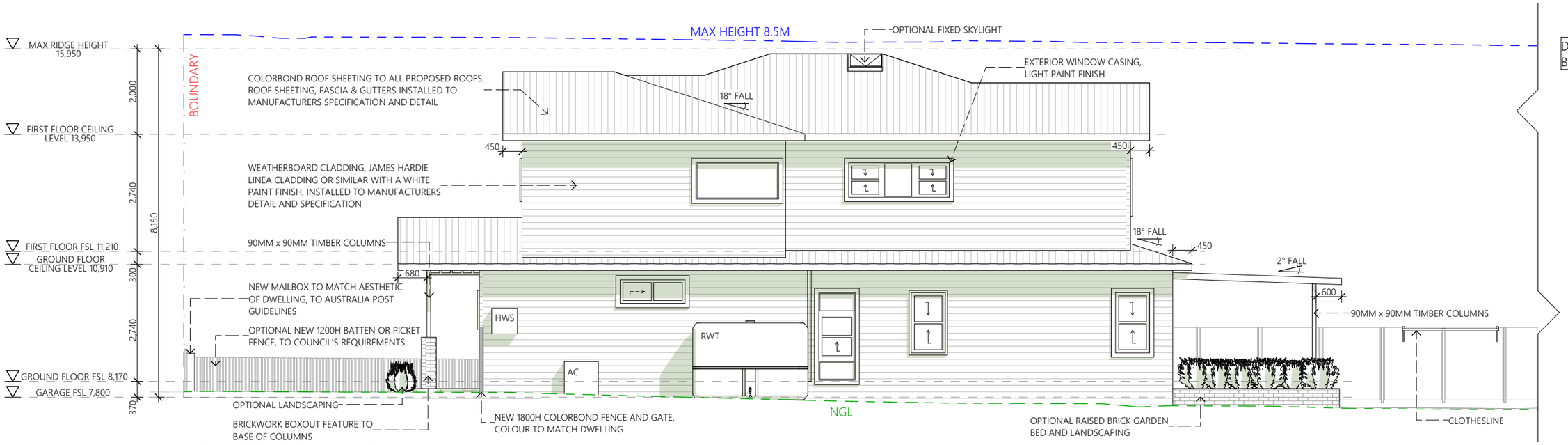
Revision	Date	Designer	Checked by
1B	19/06/25	SA	ZP
1C	26/06/25	SA	ZP
2A	30/06/25	SA	ZP
2B	14/07/25	SA	ZP
3A	31/07/25	SA	MM
3B	11/08/25	SA	MM

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Scale at A3: 1:100 Plot Date: 11/08/2025

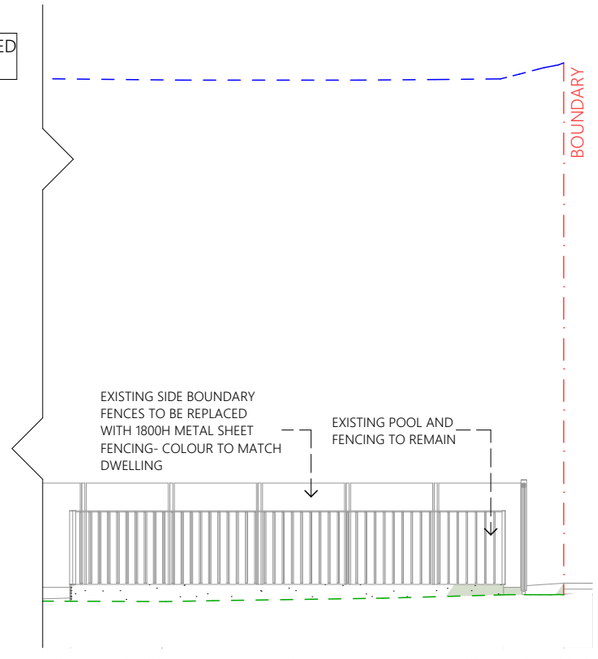
Drawing Title:
ELEVATIONS

Job Ref: YHD-885 Page No: DA.08 Rev 3B

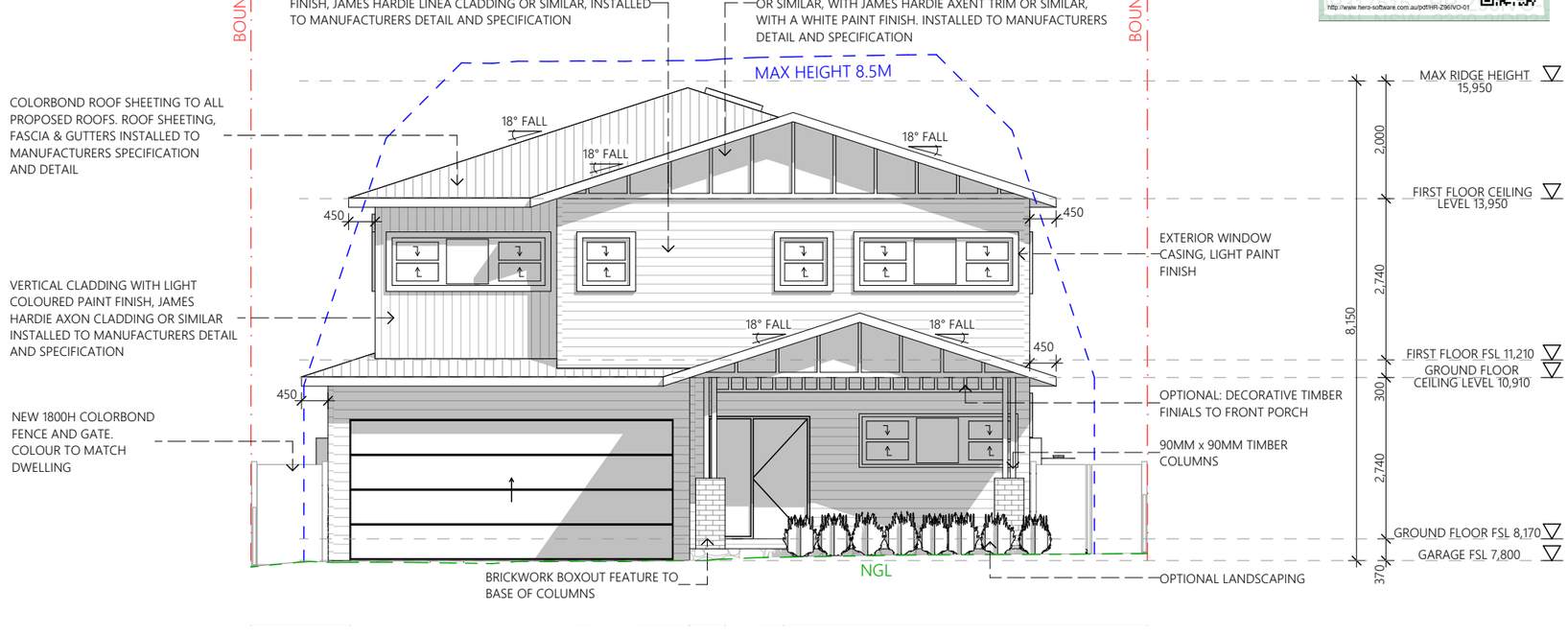


E3 SOUTH-EAST ELEVATION 1:100

DRAWING CONTINUED ABOVE



E3 SOUTH-EAST ELEVATION 1:100



E4 SOUTH-WEST ELEVATION 1:100

YOUR HOME DESIGNS
Building Design
Interior Design
Project Management
Townplanning
design@yourhomedesigns.com.au
0407 749 380
www.yourhomedesigns.com.au
112 Government Rd, Nelson Bay, NSW 2315

LEGEND

APPL	APPLIANCE		Q	QUEEN BED
BOOKS	BOOKSHELF		REF	REFRIGERATOR
CPD	CUPBOARD		RL	RELATIVE LEVEL
CT	COOKTOP		SK	SINK
DN	DOWN		SHWR	SHOWER
DP	DOWNPIPE		ST	STORE
DR	DRYER		T.O.W	TOP OF WALL
DW	DISHWASHER		V	VANITY
FFL	FINISHED FLOOR LEVEL		WC	TOILET
K	KING BED		WIL	WALK IN LINEN
OV	OVEN		WIR	WALK IN ROBE
PTY	PANTRY		WM	WASHING MACHINE

IF IN DOUBT, ASK!
•DO NOT SCALE DRAWINGS.
•DRAWINGS SHOULD NOT BE USED FOR CONSTRUCTION UNTIL FINAL ISSUE HAS BEEN RELEASED & CERTIFIED BY A STRUCTURAL ENGINEER.
•ALL BOUNDARIES, SETOUTS & CONTOURS ARE SUBJECT TO SURVEY. ALWAYS CHECK & CONFIRM ON SITE PRIOR TO CONSTRUCTION.

BUILDER TO CONFIRM LEVELS & DIMENSIONS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO YHD IMMEDIATELY, PRIOR TO CONSTRUCTION.

ALL STRUCTURAL STEEL SHOULD BE SITE MEASURED PRIOR TO FABRICATION

PROPOSED AREAS

GARAGE	40.8
FIRST FLOOR	141.2
ALFRESCO	48.3
GROUND FLOOR	140.6

Client
STANFORD
Project Address
8 ALLAN STREET LORN LOT 2, DP317515

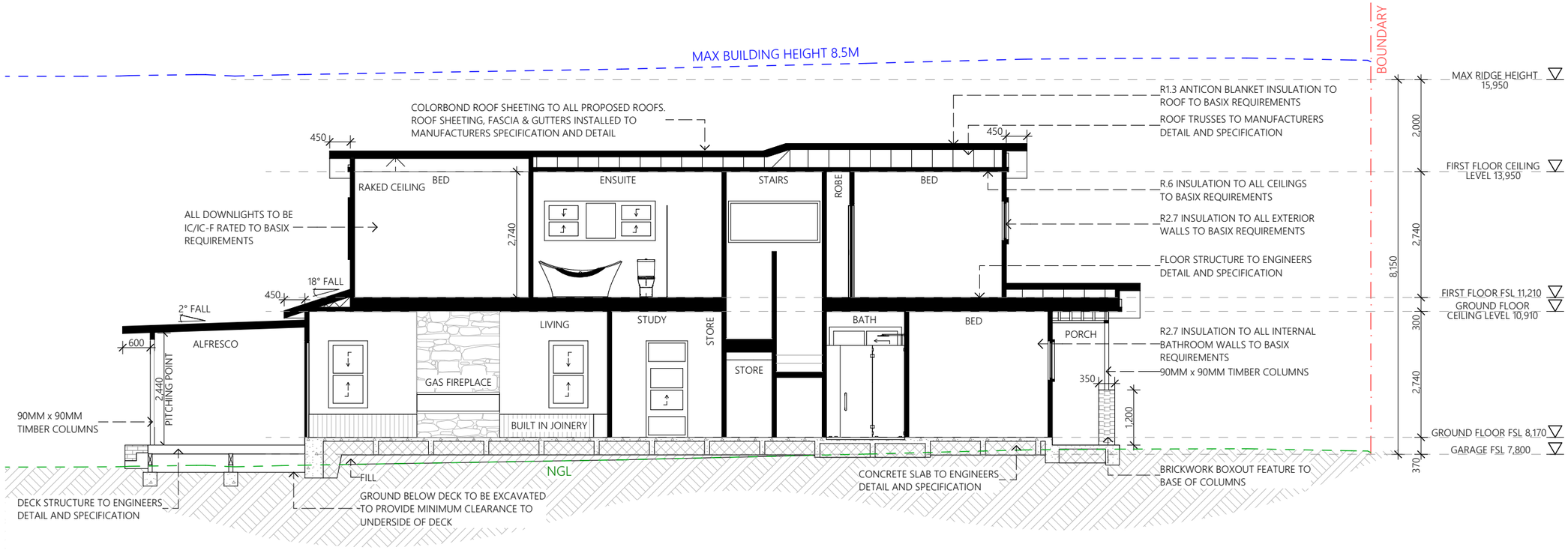
Revision	Date	Designer	Checked by
1B	19/06/25	SA	ZP
1C	26/06/25	SA	ZP
2A	30/06/25	SA	ZP
2B	14/07/25	SA	ZP
3A	31/07/25	SA	MM
3B	11/08/25	SA	MM

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

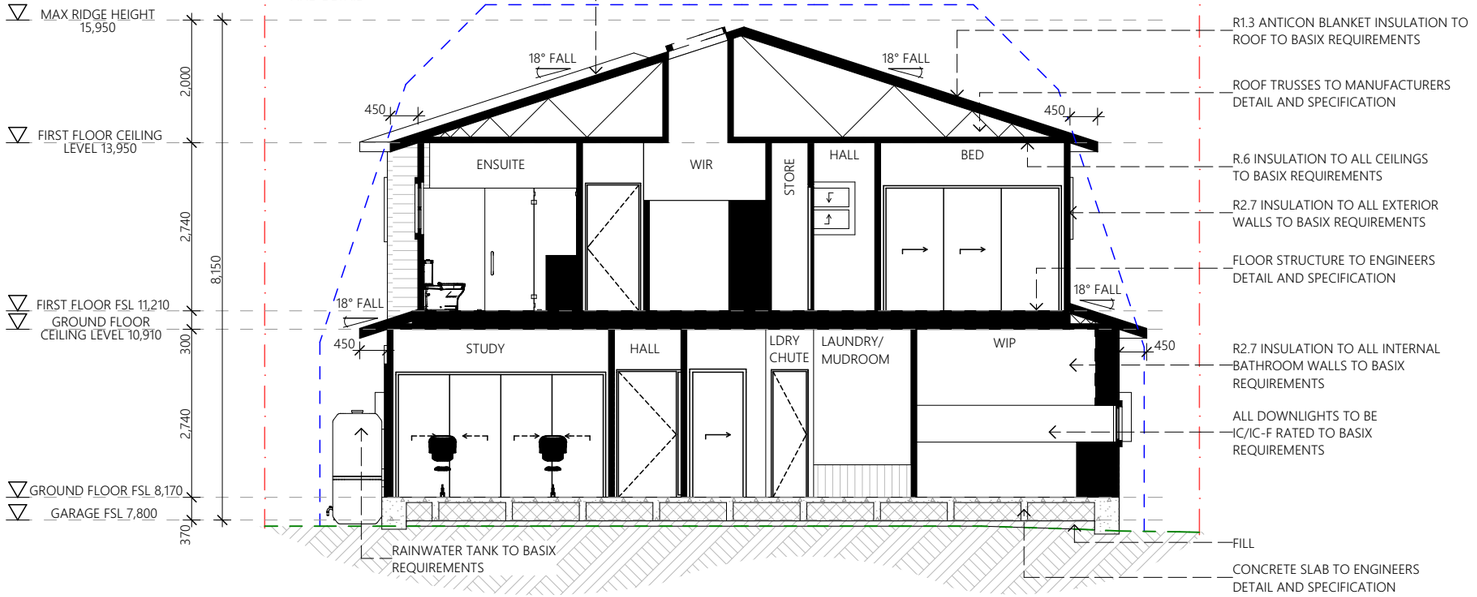
Scale at A3: 1:100 Plot Date: 11/08/2025

Drawing Title:
ELEVATIONS

Job Ref: YHD-885 Page No: DA.09 Rev 3B



S-1 Section 1 1:100



S-2 SECTION 02 1:100

SECTION NOTES:
- ALL TIMBER BEAMS & POSTS EXPOSED TO OUTSIDE ELEMENTS ARE TO BE TREATED PINE OF APPROPRIATE GRADE OR SUITABILITY OF TIMBER WITH A HIGH RESISTANCE TO TERMITES, SEALED & FINISHED CORRECTLY. CHECK LOCAL AUTHORITIES STANDARD OF PRACTICE.
- PRE-FABRICATED FRAME TO MANUFACTURERS SPECIFICATION AND IN ACCORDANCE WITH AS 1684 (NATIONAL TIMBER FRAMING CODE), ALSO BRACED TO CORRECT WIND RATING IN ACCORDANCE WITH AS 4055 (WIND LOADS FOR HOUSING). BUILDER TO DETERMINE WIND RATING.
- INSTALLATION OF WET AREA WATERPROOFING WHERE MOISTURE/WATER ARE CONCERNED INCLUDING ROOF/SHOWER/CONCRETE SLAB IN CONSTRUCTION OF THIS DWELLING ARE TO BE SUITABLY FLASHED AND TREATED IN ACCORDANCE WITH AS 3740 AND RELEVANT STANDARDS.
- ALL TREATMENT IN ACCORDANCE WITH AS 3660.1 NEW BUILDING WORK.
- ALL BEAMS TO PITCHING POINTS e.g BULKHEADS TO FRAMING MANUFACTURERS SPECIFICATION.

GENERAL NOTES
IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO ENSURE COMPLIANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, AUTHORITIES CODES & THE BCA.
TERMITE TREATMENT TO COMPLY WITH AUSTRALIAN STANDARD 3660.1, BCA & RELEVANT LOCAL AUTHORITIES CODES - WHERE PHYSICAL BARRIERS CANNOT BE USED, A SUITABLE CHEMICAL BARRIER IS TO BE EMPLOYED. IF ENGINEERED FLOOR SLAB SYSTEM (AS2870) IS USED, SEAL PENETRATIONS WITH APPROVED COLLARS. HAND SPRAY REQUIRED UNDER MAIN FLOOR SLAB - REFER BUILDING CERTIFIER FOR DETAILED PROCEDURES.
ALL HANDRAILS & BALUSTRADES TO COMPLY WITH THE BCA & RELEVANT AUSTRALIAN STANDARDS.
WHERE ITEMS ARE REQUIRED FOR GOOD BUILDING PRACTICE, BUT NOT INCLUDED WITH SPECIFICATIONS OR DRAWINGS NOT REFERENCED IN EITHER, CONTRACTOR TO INCLUDE.
IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO PHYSICALLY LOCATE THE EXTENT OF EXISTING SERVICES AND ONSITE FEATURES BOTH ABOVE AND BELOW THE GROUND AND NOTIFY PROPRIETOR OF ANY CLASH WITH PROPOSED WORKS PRIOR TO CONSTRUCTION.
ALL FLOOR AREAS SHOWN ARE INDICATIVE AND MAY BE SUBJECT TO CHANGE DUE TO CONSTRUCTION TOLERANCES.
ALL CONTRACTORS ARE TO CHECK DRAWINGS AND NOTIFY AUTHOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
CONTRACTOR TO PREPARE ADDITIONAL CONSTRUCTION DRAWINGS AND DETAILS AS DEEMED NECESSARY - OR TO NOTIFY DESIGNER OR ENGINEER PRIOR TO COMMENCING WORKS.
PLANS ARE COPYRIGHT TO THE OWNER (YOUR HOME DESIGNS) AND CANNOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEDIUM WITHOUT THE WRITTEN PERMISSION.

Certificate No. #HR-Z96IVO-01
Scan QR code or follow website link for rating details.
Assessor name Albert Burton
Accreditation No. DMN/21/2045
Property Address Lot 2 (#8) Allan Street, Lorn, NSW, 2320
http://www.hero-software.com.au/pdf/HR-Z96IVO-01

YOUR HOME DESIGNS

Building Design
Interior Design
Project Management
Townplanning

design@yourhomedesigns.com.au
0407 749 380
www.yourhomedesigns.com.au
112 Government Rd, Nelson Bay, NSW 2315

LEGEND

APPL	APPLIANCE		Q	QUEEN BED
BOOKS	BOOKSHELF		REF	REFRIGERATOR
CPD	CUPBOARD		RL	RELATIVE LEVEL
CT	COOKTOP		SK	SINK
DN	DOWN		SHWR	SHOWER
DP	DOWNPIPE		ST.	STORE
DR	DRYER		T.O.W	TOP OF WALL
DW	DISHWASHER		V	VANITY
FFL	FINISHED FLOOR LEVEL		WC	TOILET
K	KING BED		WIL	WALK IN LINEN
OV	OVEN		WIR	WALK IN ROBE
PTY	PANTRY		WM	WASHING MACHINE

IF IN DOUBT, ASK!
•DO NOT SCALE DRAWINGS.
•DRAWINGS SHOULD NOT BE USED FOR CONSTRUCTION UNTIL FINAL ISSUE HAS BEEN RELEASED & CERTIFIED BY A STRUCTURAL ENGINEER.
•ALL BOUNDARIES, SETOUTS & CONTOURS ARE SUBJECT TO SURVEY. ALWAYS CHECK & CONFIRM ON SITE PRIOR TO CONSTRUCTION.

BUILDER TO CONFIRM LEVELS & DIMENSIONS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO YHD IMMEDIATELY, PRIOR TO CONSTRUCTION.

ALL STRUCTURAL STEEL SHOULD BE SITE MEASURED PRIOR TO FABRICATION

PROPOSED AREAS

GARAGE	40.8
FIRST FLOOR	141.2
ALFRESCO	48.3
GROUND FLOOR	140.6

Client
STANFORD
Project Address
8 ALLAN STREET LORN LOT 2, DP317515

Revision	Date	Designer	Checked by
1B	19/06/25	SA	ZP
1C	26/06/25	SA	ZP
2A	30/06/25	SA	ZP
2B	14/07/25	SA	ZP
3A	31/07/25	SA	MM
3B	11/08/25	SA	MM

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

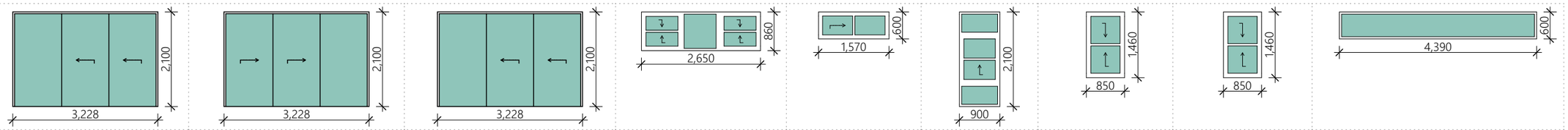
0 1 2 4
Scale at A3: 1:100 Plot Date: 11/08/2025

Drawing Title:
SECTIONS

Job Ref: YHD-885 Page No: DA.10 Rev 3B

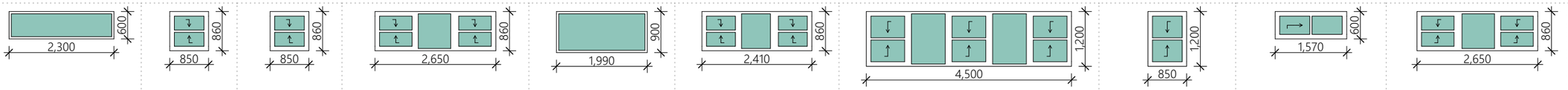
GLAZING SCHEDULE

View from Reveal (External) Side



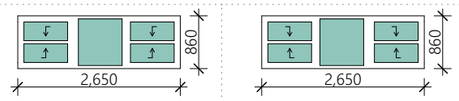
ID	GD01	GD02	GD03	W01	W02	W03	W04	W05	W06
Overall Height (m)	2.10	2.10	2.10	0.86	0.60	2.10	1.46	1.46	0.60
Overall Width (m)	3.23	3.23	3.23	2.65	1.57	0.90	0.85	0.85	4.39
Sill Height (mm)	0	0	0	1,240	1,800	0	640	640	900
Frame Type	Timber	Timber	Timber	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium
Frame Finish	White	White	White	White	White	White	White	White	White
Operation	Hinged	Hinged	Hinged	Double Hung + Fixed	Sliding	Double Hung + Fixed	Double Hung	Double Hung	Fixed
Glazing Requirements	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hardware	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Notes	ALLOW FOR FLYSCREEN DOOR	ALLOW FOR FLYSCREEN DOOR	ALLOW FOR FLYSCREEN DOOR	ALLOW FOR FLYSCREEN	ALLOW FOR FLYSCREEN	ALLOW FOR FLYSCREEN	ALLOW FOR FLYSCREEN	ALLOW FOR FLYSCREEN	
Surface Area (m2)	6.8	6.8	6.8	2.3	0.9	1.9	1.2	1.2	2.6
Orientation	NE	NE	NE	SW	SE	SE	SE	SE	NW

View from Reveal (External) Side



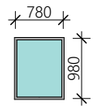
ID	W07	W08	W09	W10	W11	W12	W13	W14	W15	W16
Overall Height (m)	0.60	0.86	0.86	0.86	0.90	0.86	1.20	1.20	0.60	0.86
Overall Width (m)	2.30	0.85	0.85	2.65	1.99	2.41	4.50	0.85	1.57	2.65
Sill Height (mm)	900	1,240	1,240	1,240	1,200	1,240	900	900	1,800	1,240
Frame Type	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium
Frame Finish	White	White	White	White	White	White	White	White	White	White
Operation	Fixed	Double Hung	Double Hung	Double Hung + Fixed	Fixed	Double Hung + Fixed	Double Hung + Fixed	Double Hung	Sliding	Double Hung + Fixed
Glazing Requirements	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hardware	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Notes		ALLOW FOR FLYSCREEN	ALLOW FOR FLYSCREEN	ALLOW FOR FLYSCREEN		ALLOW FOR FLYSCREEN. OBSCURE GLASS	ALLOW FOR FLYSCREEN	ALLOW FOR FLYSCREEN. OBSCURE GLASS	ALLOW FOR FLYSCREEN. OBSCURE GLASS	ALLOW FOR FLYSCREEN
Surface Area (m2)	1.4	0.7	0.7	2.3	1.8	2.1	5.4	1.0	0.9	2.3
Orientation	NW	SW	SW	SW	SE	SE	NE	NE	NW	NW

View from Reveal (External) Side



ID	W17	W18
Overall Height (m)	0.86	0.86
Overall Width (m)	2.65	2.65
Sill Height (mm)	1,240	1,240
Frame Type	Aluminium	Aluminium
Frame Finish	White	White
Operation	Double Hung + Fixed	Double Hung + Fixed
Glazing Requirements	N/A	N/A
Hardware	TBC	TBC
Notes	ALLOW FOR FLYSCREEN	ALLOW FOR FLYSCREEN
Surface Area (m2)	2.3	2.3
Orientation	NW	SW

SKYLIGHT SCHEDULE



ID	SK01
Operation	Fixed
Frame Type	Aluminium
Frame Finish	White
Glazing Requirements	N/A
Hardware	TBC
Notes	

ALL WINDOWS AND GLAZED DOORS TO BE DOUBLE GLAZED + LOW- E (EXCLUDING ENSUITE AND BATHROOM WINDOWS)

NOTE:

- WINDOW SIZES TAKEN FROM "BRADNAMS" WHERE POSSIBLE.
- FINAL SIZES TO BE CHECKED & CONFIRMED BY BUILDER / SUPPLIER AND ANY ALTERATIONS ARE TO BE NOTIFIED TO THE DESIGNER.
-ALL WINDOWS AND GLAZED DOORS TO COMPLY WITH BASIX REQUIREMENTS

YOUR HOME DESIGNS

Building Design
Interior Design
Project Management
Townplanning

design@yourhomedesigns.com.au
0407 749 380
www.yourhomedesigns.com.au
112 Government Rd, Nelson Bay, NSW 2315

LEGEND

APPL	APPLIANCE	Q	QUEEN BED
BOOKS	BOOKSHELF	REF	REFRIGERATOR
CPD	CUPBOARD	RL	RELATIVE LEVEL
CT	COCKTOP	SK	SINK
DN	DOWN	SHWR	SHOWER
DP	DOWNPIPE	ST.	STORE
DR	DRYER	T.O.W	TOP OF WALL
DW	DISHWASHER	V	VANITY
FFL	FINISHED FLOOR LEVEL	WC	TOILET
K	KING BED	WIL	WALK IN LINEN
OV	OVEN	WIR	WALK IN ROBE
PTY	PANTRY	WM	WASHING MACHINE

IF IN DOUBT, ASK!
•DO NOT SCALE DRAWINGS.
•DRAWINGS SHOULD NOT BE USED FOR CONSTRUCTION UNTIL FINAL ISSUE HAS BEEN RELEASED & CERTIFIED BY A STRUCTURAL ENGINEER.
•ALL BOUNDARIES, SETOUTS & CONTOURS ARE SUBJECT TO SURVEY. ALWAYS CHECK & CONFIRM ON SITE PRIOR TO CONSTRUCTION.

BUILDER TO CONFIRM LEVELS & DIMENSIONS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO YHD IMMEDIATELY, PRIOR TO CONSTRUCTION.

ALL STRUCTURAL STEEL SHOULD BE SITE MEASURED PRIOR TO FABRICATION

PROPOSED AREAS

GARAGE	40.8
FIRST FLOOR	141.2
ALFRESCO	48.3
GROUND FLOOR	140.6

Client
STANFORD
Project Address
8 ALLAN STREET LORN LOT 2, DP317515

Revision	Date	Designer	Checked by
1B	19/06/25	SA	ZP
1C	26/06/25	SA	ZP
2A	30/06/25	SA	ZP
2B	14/07/25	SA	ZP
3A	31/07/25	SA	MM
3B	11/08/25	SA	MM

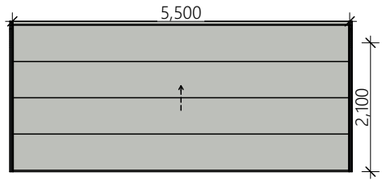
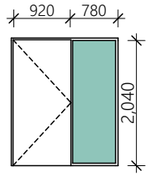
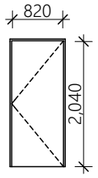
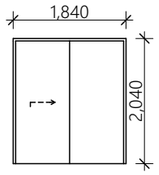
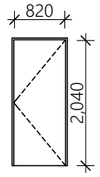
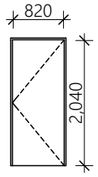
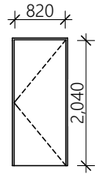
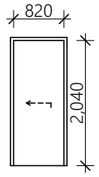
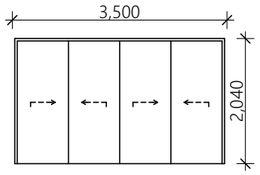
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

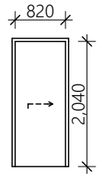
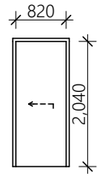
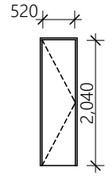
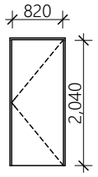
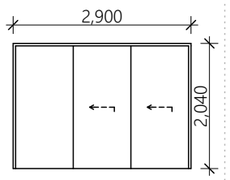
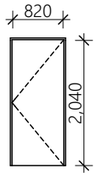
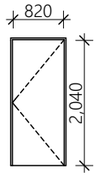
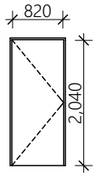
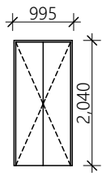
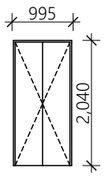
0 1 2 4
Scale at A3: Plot Date: 11/08/2025

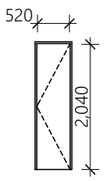
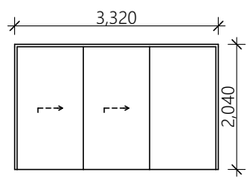
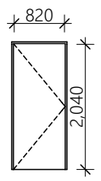
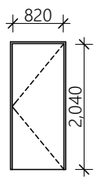
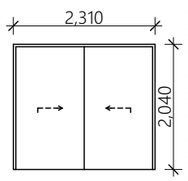
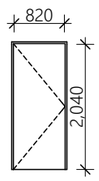
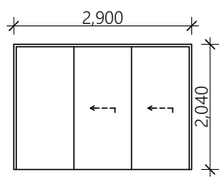
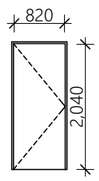
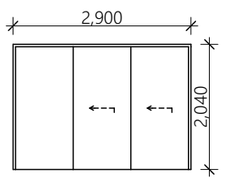
Drawing Title:
WINDOW & SKYLIGHT SCHEDULES

Job Ref: YHD-885 | Page No: DA.11 | Rev 3B

DOOR SCHEDULE

									
ID	D01	D02	D03	D04	D05	D06	D07	D08	D09
Overall width	5,500	920	820	1,840	820	820	820	820	3,420
Overall height	2,400	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040
Operation	Garage - Roller Door	Hinged	Hinged	Sliding	Hinged	Hinged	Hinged	Sliding	Sliding
Frame Type	Steel	Timber	Timber	Aluminium	Timber	Timber	Timber	Timber	Aluminium
Frame Finish	N/A	White	White	White	White	White	White	White	White
Leaf Type	Garage Door	Timber - Solid Core	Timber - Solid Core	Timber - Hollow Core	Timber - Hollow Core	Timber - Hollow Core	Timber - Hollow Core	Timber - Hollow Core	Timber - Hollow Core
Leaf Finish	Light Grey	White	White	White	White	White	White	White	White
Hardware	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Notes	MOTORISED SECTIONAL GARAGE DOOR	EXTERNAL ENTRY DOOR WITH GLAZED SIDELIGHT	EXTERNAL DOOR	SLIDING ROBE DOOR				CAVITY SLIDER	SLIDING ROBE DOOR

										
ID	D10	D11	D12	D13	D14	D15	D16	D17	D18	D19
Overall width	820	820	520	820	2,900	820	820	820	950	950
Overall height	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040
Operation	Sliding	Sliding	Hinged	Hinged	Sliding	Hinged	Hinged	Hinged	Hinged	Hinged
Frame Type	Timber	Timber	Timber	Timber	Timber	Timber	Timber	Timber	Timber	Timber
Frame Finish	White	White	White	White	White	White	White	White	White	White
Leaf Type	Timber - Hollow Core	Timber - Hollow Core	Timber - Hollow Core	Timber - Hollow Core	Timber - Hollow Core	Timber - Hollow Core	Timber - Hollow Core	Timber - Hollow Core	Timber - Hollow Core	Timber - Hollow Core
Leaf Finish	White	White	White	White	White	White	White	White	White	White
Hardware	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Notes	CAVITY SLIDER	CAVITY SLIDER	LAUNDRY CHUTE DOOR		SLIDING ROBE DOOR				LINEN CUPBOARD DOOR	LINEN CUPBOARD DOOR

									
ID	D20	D21	D22	D23	D24	D25	D26	D27	D28
Overall width	520	3,320	820	820	2,310	820	2,900	820	2,900
Overall height	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040
Operation	Hinged	Sliding	Hinged	Hinged	Hinged	Hinged	Sliding	Hinged	Sliding
Frame Type	Timber	Timber	Timber	Timber	Timber	Timber	Timber	Timber	Timber
Frame Finish	White	White	White	White	White	White	White	White	White
Leaf Type	Timber - Hollow Core	Timber - Hollow Core	Timber - Hollow Core	Timber - Hollow Core	Timber - Hollow Core	Timber - Hollow Core	Timber - Hollow Core	Timber - Hollow Core	Timber - Hollow Core
Leaf Finish	White	White	White	White	White	White	White	White	White
Hardware	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Notes	LAUNDRY CHUTE DOOR	SLIDING ROBE DOOR			SLIDING ROBE DOOR		SLIDING ROBE DOOR		SLIDING ROBE DOOR

NOTE:

- FINAL SIZES TO BE CHECKED & CONFIRMED BY BUILDER / SUPPLIER AND ANY ALTERATIONS ARE TO BE NOTIFIED TO THE DESIGNER.

YOUR HOME DESIGNS

Building Design
Interior Design
Project Management
Townplanning

design@yourhomedesigns.com.au
0407 749 380
www.yourhomedesigns.com.au

112 Government Rd, Nelson Bay, NSW 2315

LEGEND

APPL	APPLIANCE	Q	QUEEN BED
BOOKS	BOOKSHELF	REF	REFRIGERATOR
CPD	CUPBOARD	RL	RELATIVE LEVEL
CT	COOKTOP	SK	SINK
DN	DOWN	SHWR	SHOWER
DP	DOWNPIPE	ST.	STORE
DR	DRYER	T.O.W	TOP OF WALL
DW	DISHWASHER	V	VANITY
FFL	FINISHED FLOOR LEVEL	WC	TOILET
K	KING BED	WIL	WALK IN LINEN
OV	OVEN	WIR	WALK IN ROBE
PTY	PANTRY	WM	WASHING MACHINE

IF IN DOUBT, ASK!

- DO NOT SCALE DRAWINGS.
- DRAWINGS SHOULD NOT BE USED FOR CONSTRUCTION UNTIL FINAL ISSUE HAS BEEN RELEASED & CERTIFIED BY A STRUCTURAL ENGINEER.
- ALL BOUNDARIES, SETOUTS & CONTOURS ARE SUBJECT TO SURVEY. ALWAYS CHECK & CONFIRM ON SITE PRIOR TO CONSTRUCTION.

BUILDER TO CONFIRM LEVELS & DIMENSIONS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO YHD IMMEDIATELY, PRIOR TO CONSTRUCTION.

ALL STRUCTURAL STEEL SHOULD BE SITE MEASURED PRIOR TO FABRICATION

PROPOSED AREAS

GARAGE	40.8
FIRST FLOOR	141.2
ALFRESCO	48.3
GROUND FLOOR	140.6

Client
STANFORD
Project Address
8 ALLAN STREET LORN LOT 2, DP317515

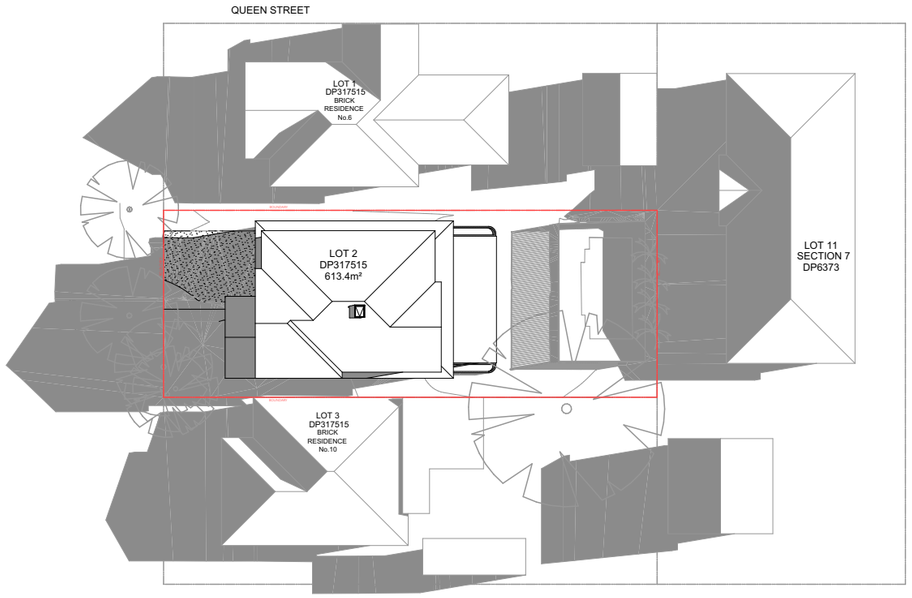
Revision	Date	Designer	Checked by
1B	19/06/25	SA	ZP
1C	26/06/25	SA	ZP
2A	30/06/25	SA	ZP
2B	14/07/25	SA	ZP
3A	31/07/25	SA	MM
3B	11/08/25	SA	MM

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

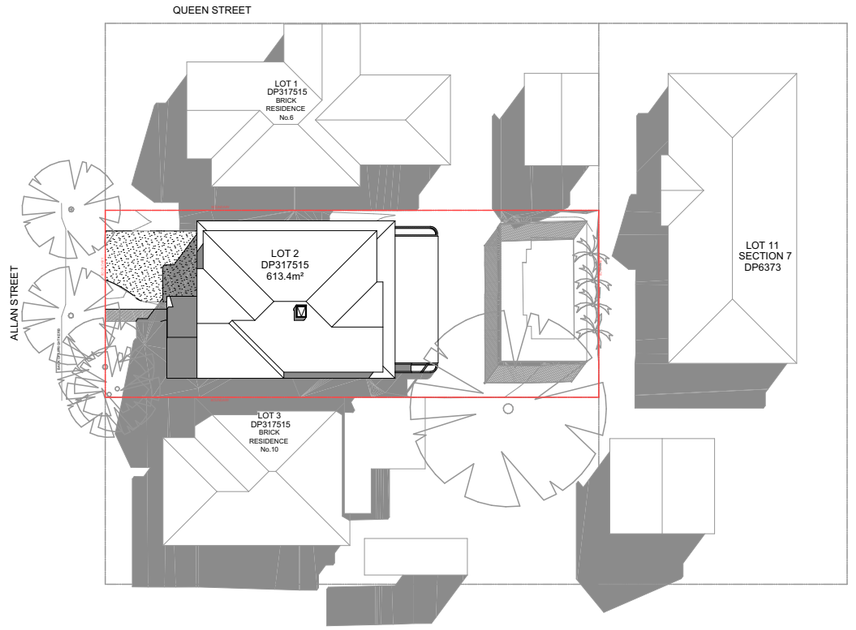
Scale at A3: 0 1 2 4
Plot Date: 11/08/2025

Drawing Title:
DOOR SCHEDULE

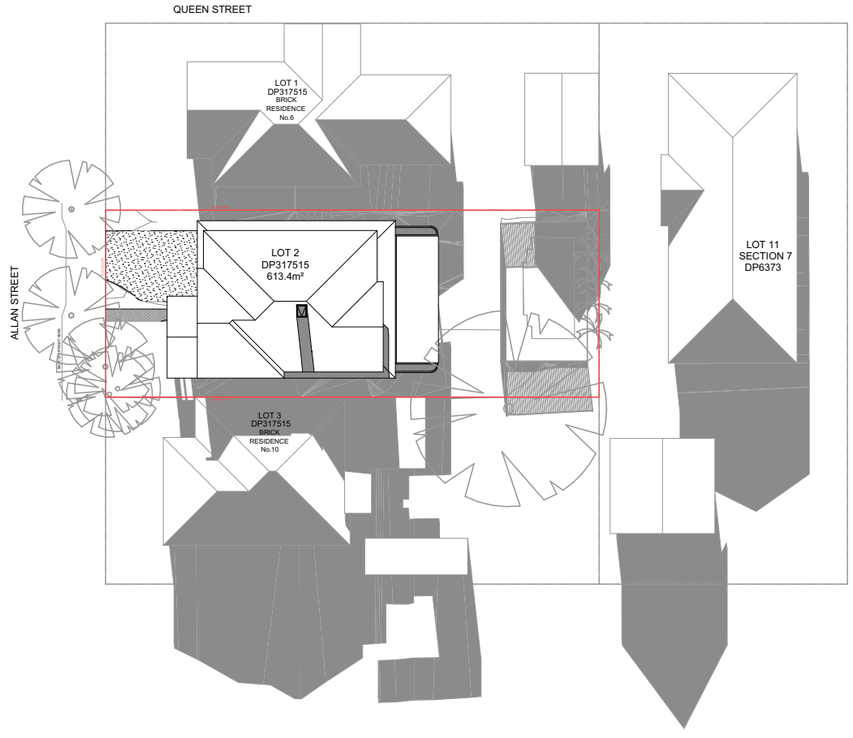
Job Ref: YHD-885
Page No: DA.12
Rev 3B



JUNE 21ST 9AM 1:500



JUNE 21ST 12PM 1:500



JUNE 21ST 3PM 1:500

Certificate No. #HR-Z96IVO-01
Scan QR code or follow website link for rating details.
Assessor name: Albert Burton
Accreditation No.: DMN/21/2045
Property Address: Lot 2 (#8) Allan Street, Lorn, NSW, 2320
http://www.hero-software.com.au/pdf/HR-Z96IVO-01

NOTE:

- FINAL SIZES TO BE CHECKED & CONFIRMED BY BUILDER / SUPPLIER AND ANY ALTERATIONS ARE TO BE NOTIFIED TO THE DESIGNER.

YOUR HOME DESIGNS

Building Design
Interior Design
Project Management
Townplanning

design@yourhomedesigns.com.au
0407 749 380
www.yourhomedesigns.com.au

112 Government Rd, Nelson Bay, NSW 2315

LEGEND

APPL	APPLIANCE	Q	QUEEN BED
BOOKS	BOOKSHELF	REF	REFRIGERATOR
CPD	CUPBOARD	RL	RELATIVE LEVEL
CT	COOKTOP	SK	SINK
DN	DOWN	SHWR	SHOWER
DP	DOWNPIPE	ST.	STORE
DR	DRYER	T.O.W	TOP OF WALL
DW	DISHWASHER	V	VANITY
FFL	FINISHED FLOOR LEVEL	WC	TOILET
K	KING BED	WIL	WALK IN LINEN
OV	OVEN	WIR	WALK IN ROBE
PTY	PANTRY	WM	WASHING MACHINE

IF IN DOUBT, ASK!

- DO NOT SCALE DRAWINGS.
- DRAWINGS SHOULD NOT BE USED FOR CONSTRUCTION UNTIL FINAL ISSUE HAS BEEN RELEASED & CERTIFIED BY A STRUCTURAL ENGINEER.
- ALL BOUNDARIES, SETOUTS & CONTOURS ARE SUBJECT TO SURVEY. ALWAYS CHECK & CONFIRM ON SITE PRIOR TO CONSTRUCTION.

BUILDER TO CONFIRM LEVELS & DIMENSIONS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO YHD IMMEDIATELY, PRIOR TO CONSTRUCTION.

ALL STRUCTURAL STEEL SHOULD BE SITE MEASURED PRIOR TO FABRICATION

PROPOSED AREAS

GARAGE	40.8
FIRST FLOOR	141.2
ALFRESCO	48.3
GROUND FLOOR	140.6

Client: STANFORD
Project Address: 8 ALLAN STREET LORN LOT 2, DP317515

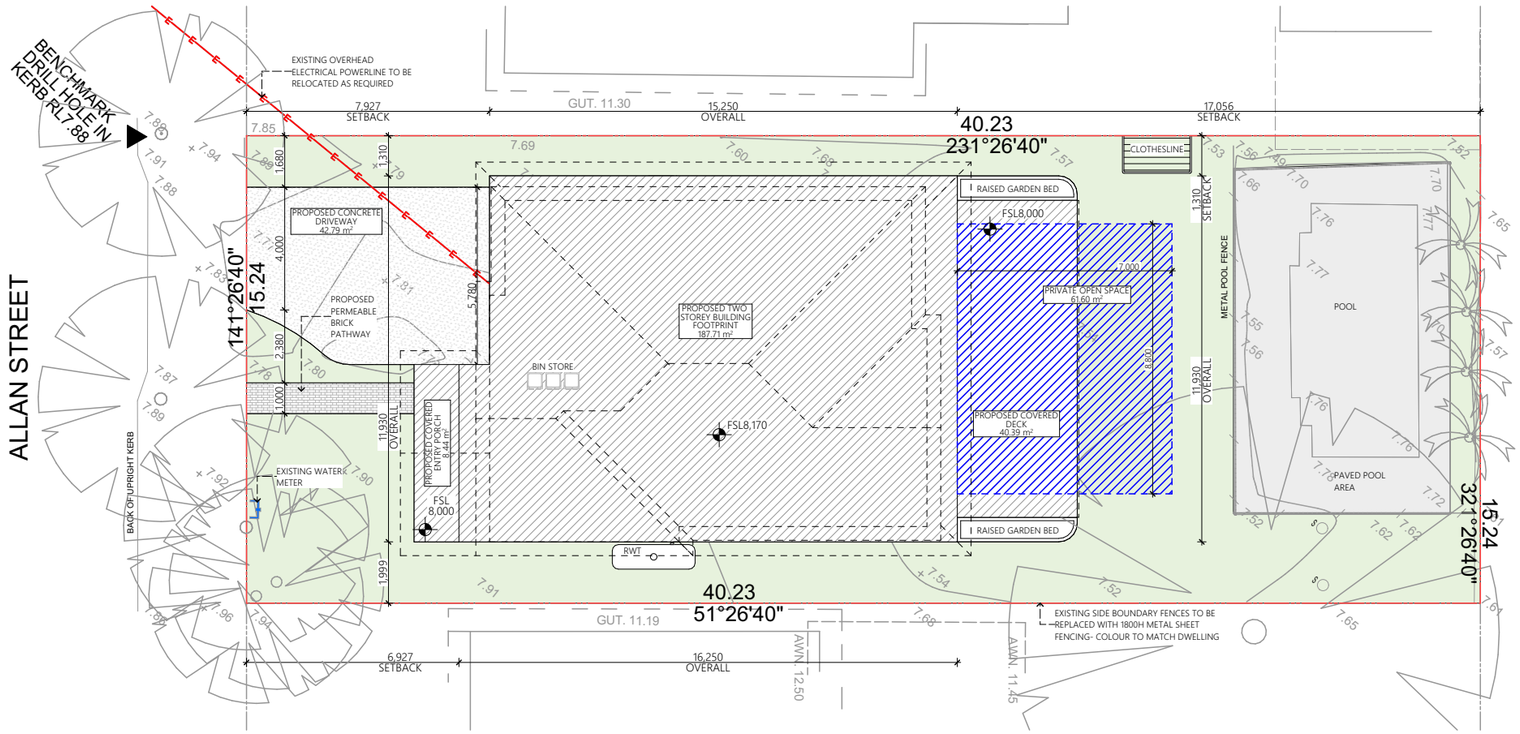
Revision	Date	Designer	Checked by
1B	19/06/25	SA	ZP
1C	26/06/25	SA	ZP
2A	30/06/25	SA	ZP
2B	14/07/25	SA	ZP
3A	31/07/25	SA	MM
3B	11/08/25	SA	MM

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

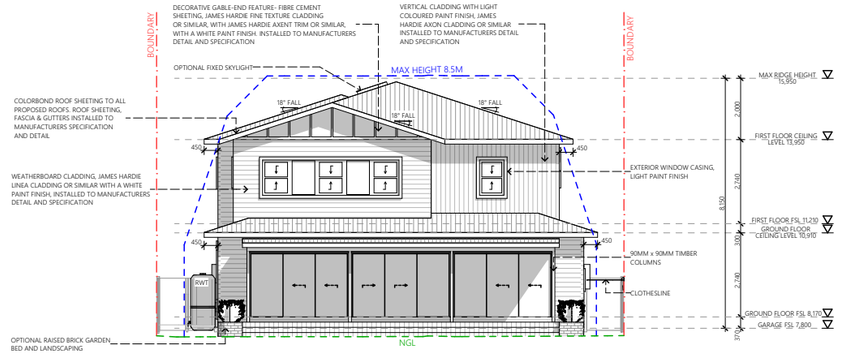
Scale at A3: 1:500 Plot Date: 11/08/2025

Drawing Title: SHADOW DIAGRAMS

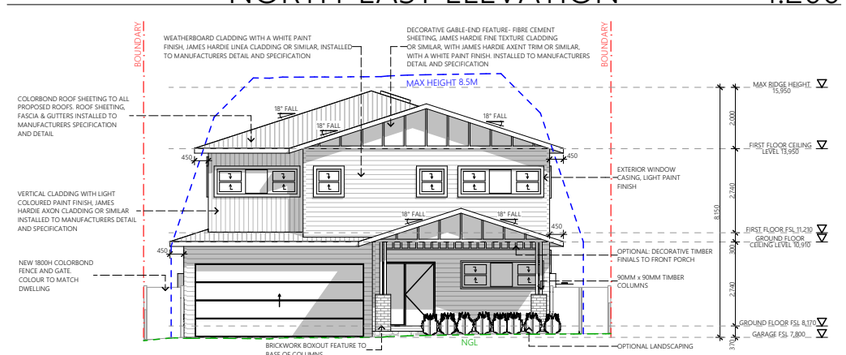
Job Ref: YHD-885 Page No: DA.13 Rev 3B



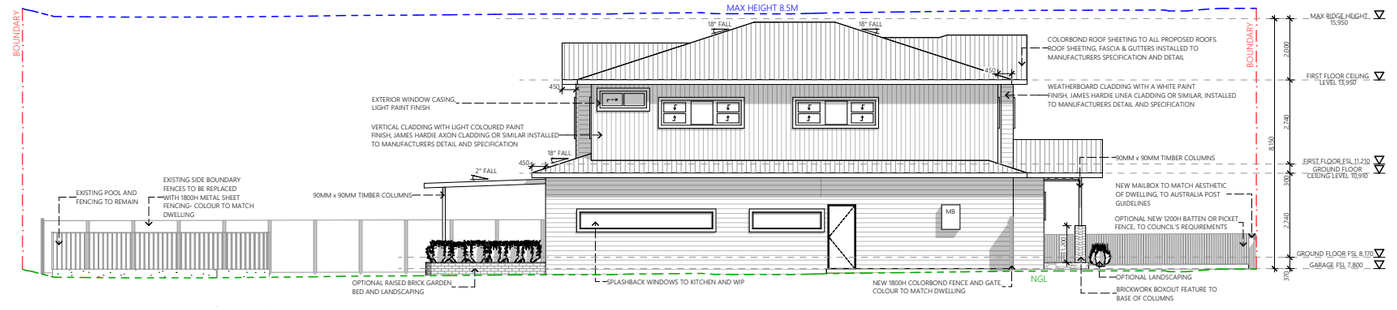
SITE PLAN 1:200



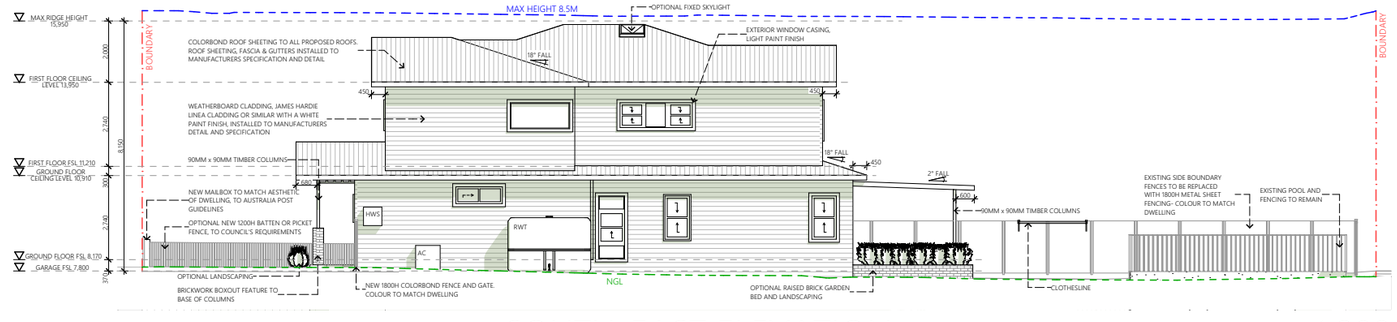
NORTH-EAST ELEVATION 1:200



SOUTH-WEST ELEVATION 1:200



NORTH-WEST ELEVATION 1:200



SOUTH-EAST ELEVATION 1:200

YOUR HOME DESIGNS
Building Design
Interior Design
Project Management
Townplanning
design@yourhomedesigns.com.au
0407 749 380
www.yourhomedesigns.com.au
112 Government Rd, Nelson Bay, NSW 2315

LEGEND

APPL	APPLIANCE	Q	QUEEN BED
BOOKS	BOOKSHELF	REF	REFRIGERATOR
CPD	CUPBOARD	RL	RELATIVE LEVEL
CT	COOKTOP	SK	SINK
DN	DOWN	SHWR	SHOWER
DP	DOWNPIPE	ST.	STORE
DR	DRYER	T.O.W	TOP OF WALL
DW	DISHWASHER	V	VANITY
FFL	FINISHED FLOOR LEVEL	WC	TOILET
K	KING BED	WIL	WALK IN LINEN
OV	OVEN	WIR	WALK IN ROBE
PTY	PANTRY	WM	WASHING MACHINE

IF IN DOUBT, ASK!
- DO NOT SCALE DRAWINGS.
- DRAWINGS SHOULD NOT BE USED FOR CONSTRUCTION UNTIL FINAL ISSUE HAS BEEN RELEASED & CERTIFIED BY A STRUCTURAL ENGINEER.
- ALL BOUNDARIES, SETOUTS & CONTOURS ARE SUBJECT TO SURVEY. ALWAYS CHECK & CONFIRM ON SITE PRIOR TO CONSTRUCTION.

BUILDER TO CONFIRM LEVELS & DIMENSIONS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO YHD IMMEDIATELY, PRIOR TO CONSTRUCTION.

ALL STRUCTURAL STEEL SHOULD BE SITE MEASURED PRIOR TO FABRICATION

PROPOSED AREAS

GARAGE	40.8
FIRST FLOOR	141.2
ALFRESCO	48.3
GROUND FLOOR	140.6

Client
STANFORD
Project Address
8 ALLAN STREET LORN LOT 2, DP317515

Revision	Date	Designer	Checked by
1B	19/06/25	SA	ZP
1C	26/06/25	SA	ZP
2A	30/06/25	SA	ZP
2B	14/07/25	SA	ZP
3A	31/07/25	SA	MM
3B	11/08/25	SA	MM

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Scale at A3: 1:200 Plot Date: 11/08/2025

Drawing Title:
NOTIFICATION PLANS

Job Ref: YHD-885 Page No: DA.14 Rev 3B