DEMOLITION OF EXISTING STRUCTURES AND PROPOSED CONSTRUCTION OF A TWO-STOREY DWELLING AND SWIMMING POOL.

MLR Certified Pty Ltd
Reference: 26-023/01
Date: 13/03/2026

Mark Richardson
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BDC3297

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MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

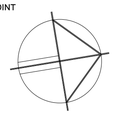
CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT



SCALE AS INDICATED @ A1

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C 17.02.26	REISSUED FOR CONSULTANTS
D 06.03.26	ISSUED FOR CDC APPROVAL
E XXXX	XXXX
F XXXX	XXXX

LEGEND

TITLE
COVER SHEET

CHECKED BY JE

DWG # INHAUS-00
REVISION D

PROJECT # 2604

INHAUS-00	COVER SHEET
INHAUS-01	COMPLIANCE PAGE
INHAUS-02	SITE PLAN
INHAUS-03	GROUND FLOOR PLAN
INHAUS-04	FIRST FLOOR PLAN
INHAUS-05	ROOF PLAN
INHAUS-06	ELEVATIONS
INHAUS-07	AXONOMETRIC
INHAUS-08	SECTIONS
INHAUS-09	POOL SECTIONS/BACKYARD PLAN
INHAUS-10	BACKYARD PLAN
INHAUS-11	WINDOW/ DOOR SCHEDULE
INHAUS-12	WALL SCHEDULE/FENCE - DWELLING A
INHAUS-13	WALL SCHEDULE/FENCE - DWELLING B
INHAUS-14	SITE ANALYSIS
INHAUS-15	SHADOW DIAGRAMS
INHAUS-16	SHADOW DIAGRAMS
INHAUS-17	3D HEIGHT BLANKET PLAN
INHAUS-18	DEMOLITION PLAN
INHAUS-19	PARKING PLAN/DRIVEWAY PROFILE A
INHAUS-20	PARKING PLAN/DRIVEWAY PROFILE B
INHAUS-21	SUBDIVISION PLAN
INHAUS-22	SEDIMENT CONTROL PLAN
INHAUS-23	SCHEDULE OF COLOURS AND FINISHES
INHAUS-24	LANDSCAPE PLAN/MAINTENANCE PLAN
INHAUS-25	BASIX COMMITMENTS
INHAUS-26	NATHERS COMMITMENTS
INHAUS-27	NATHERS COMMITMENTS
INHAUS-28	NCC/AS - GENERAL NOTES
INHAUS-29	NCC/AS - STAIRS
INHAUS-30	AS3740 (WATERPROOFING)
INHAUS-31	AS3740 (WATERPROOFING)

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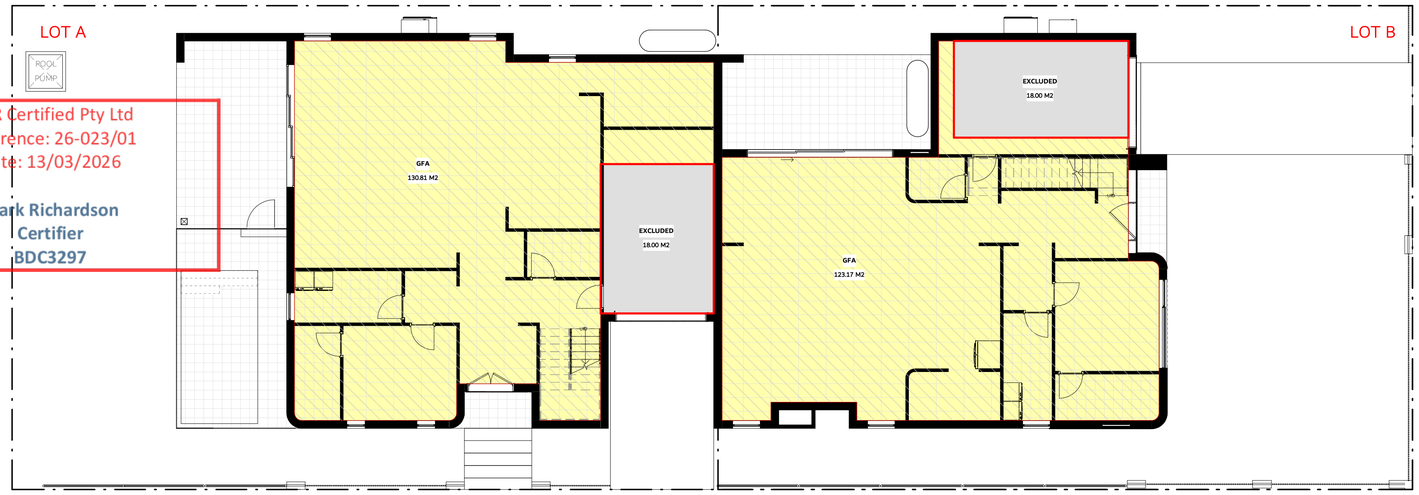
LEGEND
- EXCLUDED AREA
- DEEP SOIL
- GFA
- SWIMMING POOL
- PRIVATE OPEN SPACE
- SITE BOUNDARY
- REGION LIMIT

TITLE
COMPLIANCE PAGE

CHECKED BY JE

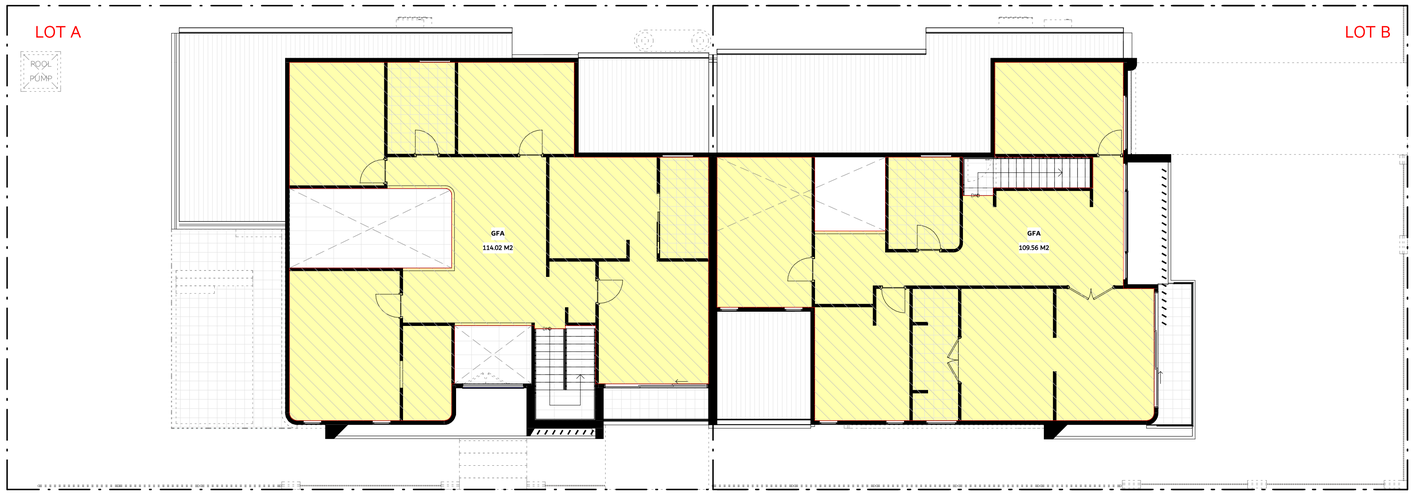
DWG # INHAUS-01 REVISION D

PROJECT # 2604



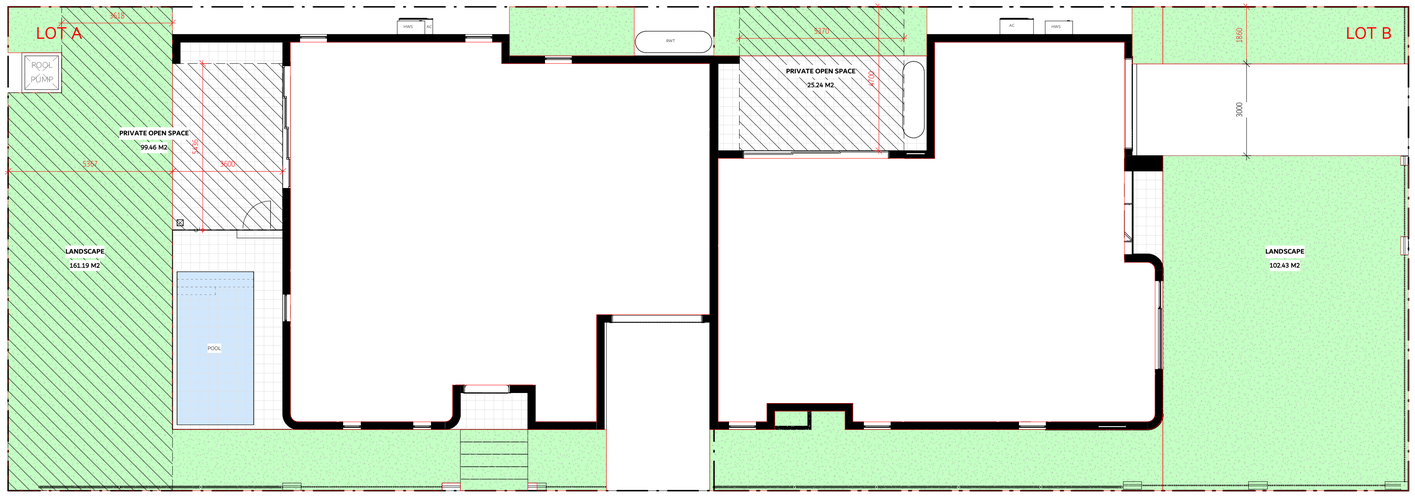
GFA GROUND FLOOR

1 : 100



GFA FIRST FLOOR

1 : 100



DEEP SOIL

1 : 100

COMPLIANCE TABLE

DWELLING (TYPE) - DUAL OCCUPANCY

COUNCIL - CUMBERLAND

DCP/LEP - CUMBERLAND LEP 2021

DP NUMBER - DP628

LOT NUMBER - 127

ZONING - R2 LOW DENSITY RESIDENTIAL

SITE AREA - 722.3 M^2	PERMISSIBLE	PROPOSED	
25% OF LOT AREA + 300M^2	480.575 M^2	477.56 M^2	
TOTAL GFA		LOT A	LOT B
GROUND FLOOR GFA		130.81 M^2	123.17 M^2
FIRST FLOOR GFA		114.02 M^2	109.56 M^2
TOTAL GFA		244.83 M^2	232.73 M^2
MAX HEIGHT	8.5 M	7.1 M	6.996 M
SETBACKS			
GROUND FLOOR FRONT SETBACK	7.494 M	8.02 M	8.02 M
GROUND FLOOR REAR SETBACK	3 M	8.97 M	8.97 M
SECONDARY RD GROUND FLOOR SIDE SETBACK	2 M	2 M	2 M
GROUND FLOOR SIDE SETBACK	0.9 M	0.9 M	0.9 M
FIRST FLOOR FRONT SETBACK	7.494 M	8.02 M	8.02 M
FIRST FLOOR REAR SETBACK	8 M	8.97 M	8.97 M
FIRST FLOOR SIDE SETBACK (BUILDING HEIGHT–4.5M) ÷ 4 = 0.9M	1. 55 M	1.6 M	1.6 M
SECONDARY FIRST FLOOR SIDE SETBACK	2 M	2 M	2 M
GARAGE SETBACK	1 M	5.5 M	9.02 M
PRIVATE OPEN SPACE	16 M^2	99.46 M^2	25.24 M^2
LANDSCAPE / DEEP SOIL	261.15 M^2	263.62 M^2	
50% OF PARENT LOT MINUS 100 M^2			
25% FORWARD OF BUILDING LINE 102.66 X 25 %	25.665 M^2	102.43 M^2	
50% BEHIND OF BUILDING LINE 182.118 X 50%	91.059 M^2	161.19 M^2	

Nationwide House Energy Rating Scheme®
Class 1 Summary
NatHERS® Certificate No. #HR-8B76BD-02

Generated on 09 Mar 2026 using Hero 4.1

Property

Address	16 Henson Street, Merrylands, NSW, 2160
Lot/DP	Lot 127/ DP 628
NatHERS climate zone	56 - Mascot AMO

Accredited assessor

Name	Jamie Bonnefin
Business name	Certified Energy
Email	jobs@certifiedenergy.com.au
Phone	+61 1300 443
Accreditation No.	10056
Assessor Accrediting Organisation	HERA

Verification

To verify this certificate, scan the QR code or visit http://www.hero-software.com.au/pdf/HR-8B76BD-02. When using either link, ensure you are visiting http://www.hero-software.com.au

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 J3D3 and J3D15 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

7.0
Minimum Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME®

The rating above is the minimum of all dwellings in this summary.

For more information on your dwelling's rating see:
www.nathers.gov.au

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate or not completed for all dwellings.

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) ($MJ/m^2.yr$)	Cooling load (load limit) ($MJ/m^2.yr$)	Total load ($MJ/m^2.yr$)	Star Rating	Whole of Home Rating
HR-TVSWBA-02	A	13.9 (26)	16.0 (19)	29.9	7.0	n/a
HR-63WLHM-02	B	12.4 (26)	16.7 (19)	29.2	7.1	n/a

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NORTH POINT

SCALE AS INDICATED @ A1

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LEGEND
- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
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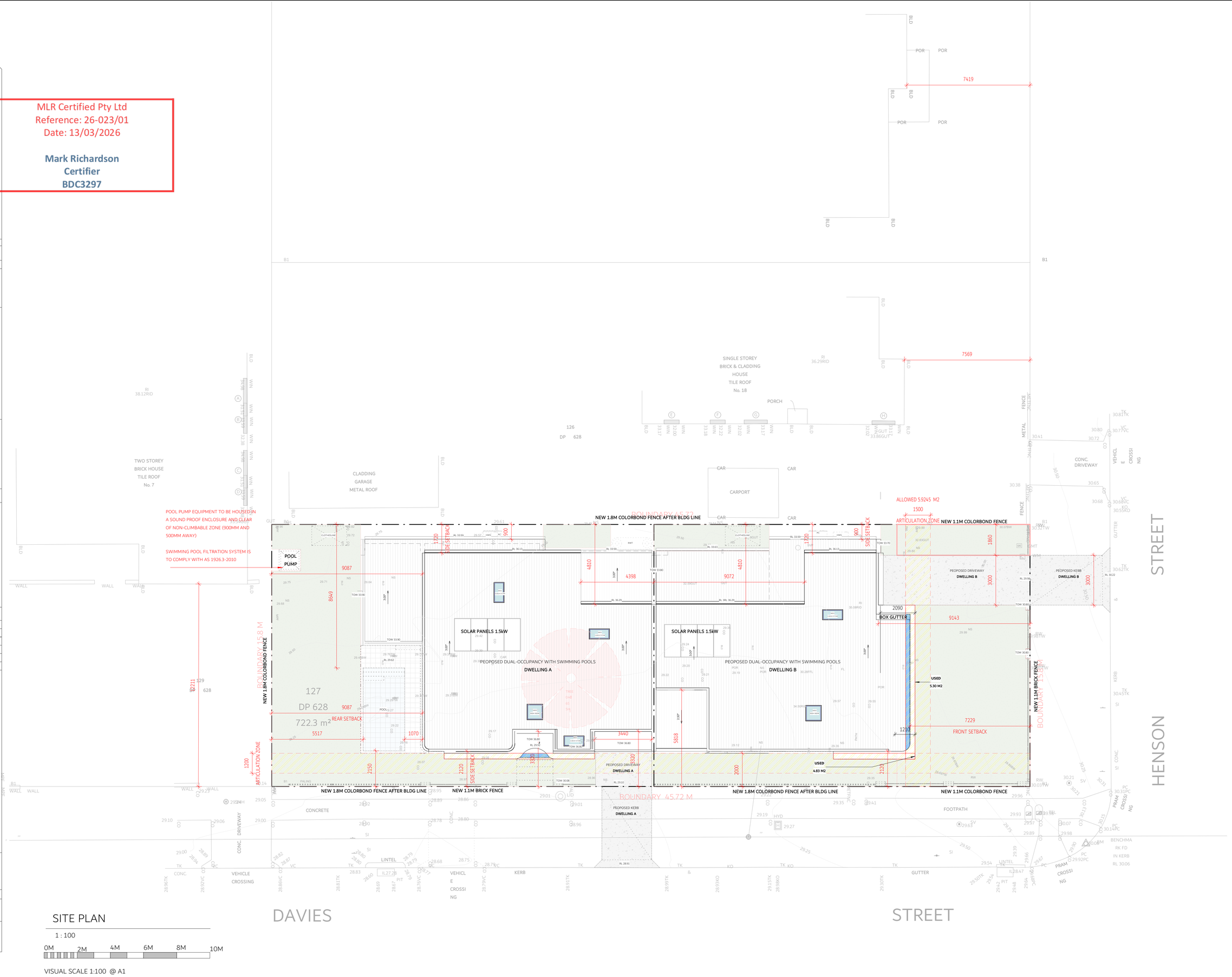
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
SITE PLAN

CHECKED BY JE

DWG # INHAUS-02 REVISION D

PROJECT # 2604



SITE PLAN
1 : 100
0M 2M 4M 6M 8M 10M
VISUAL SCALE 1:100 @ A1

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TITLE
GROUND FLOOR PLAN

CHECKED BY JE

DWG # INHAUS-03

REVISION D

PROJECT # 2604

GROUND FLOOR LEVEL

1 : 100

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

WET AREA IN ACCORDANCE WITH H4D1, H4D2 & H4D3 OF THE NCC VOLUME TWO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740.
MECHANICAL VENTILATION LOCATIONS ARE LOCATED AND NOTED IN ACCORDANCE TO AS 1668.2
SMOKE ALARM LOCATIONS ARE LOCATED AND NOTED IN ACCORDANCE TO AS3786 & NCC HOUSING PROVISIONS CLAUSE 9.5.2
EXTERNAL BALCONIES ARE TO BE WATERPROOFED IN ACCORDANCE PER NCC – H2D8 & AS 4654.1 & 2.
EXTERNAL BALCONIES AND PATIOS/ALFRESCO HAVE A MINIMUM STEPDOWN OF 50MM (N2 WIND) OR 70MM (N3 WIND).
WINDOWS LOCATED WITHIN SHOWER AREA HAVE A SILL HEIGHT OF MINIMUM 1800MM
WET AREA FLOOR WASTE LOCATIONS AND FALLS BETWEEN 1:50 – 1:80 TO ALL FLOOR WASTES IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 10.2.12.
NOMINATED HANDRAILS ARE LOCATED AND NOTED IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 11.3.5.
FIRST FLOOR BEDROOM WINDOWS ARE TO HAVE WINDOW RESTRICTORS OR SCREENS (CRIM-SAFE STYLE MESH) INSTALLED IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 11.3.7.
PROPOSED DISCHARGE LOCATIONS OF MECHANICAL EXHAUSTS ARE EXTERNALLY DUCTED THROUGH WALLS
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SWIMMING POOL FILTRATION SYSTEM IS TO COMPLY WITH AS 1926.3-2010
MASONRY ARTICULATION JOINTS AS PER AS 4773.2 & NCC HOUSING PROVISIONS CLAUSE 5.6.8 (VERTICAL ARTICULATION JOINTS).

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TITLE
FIRST FLOOR PLAN

CHECKED BY JE

DWG # INHAUS-04 REVISION D

PROJECT # 2604

FIRST FLOOR LEVEL

1 : 100

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

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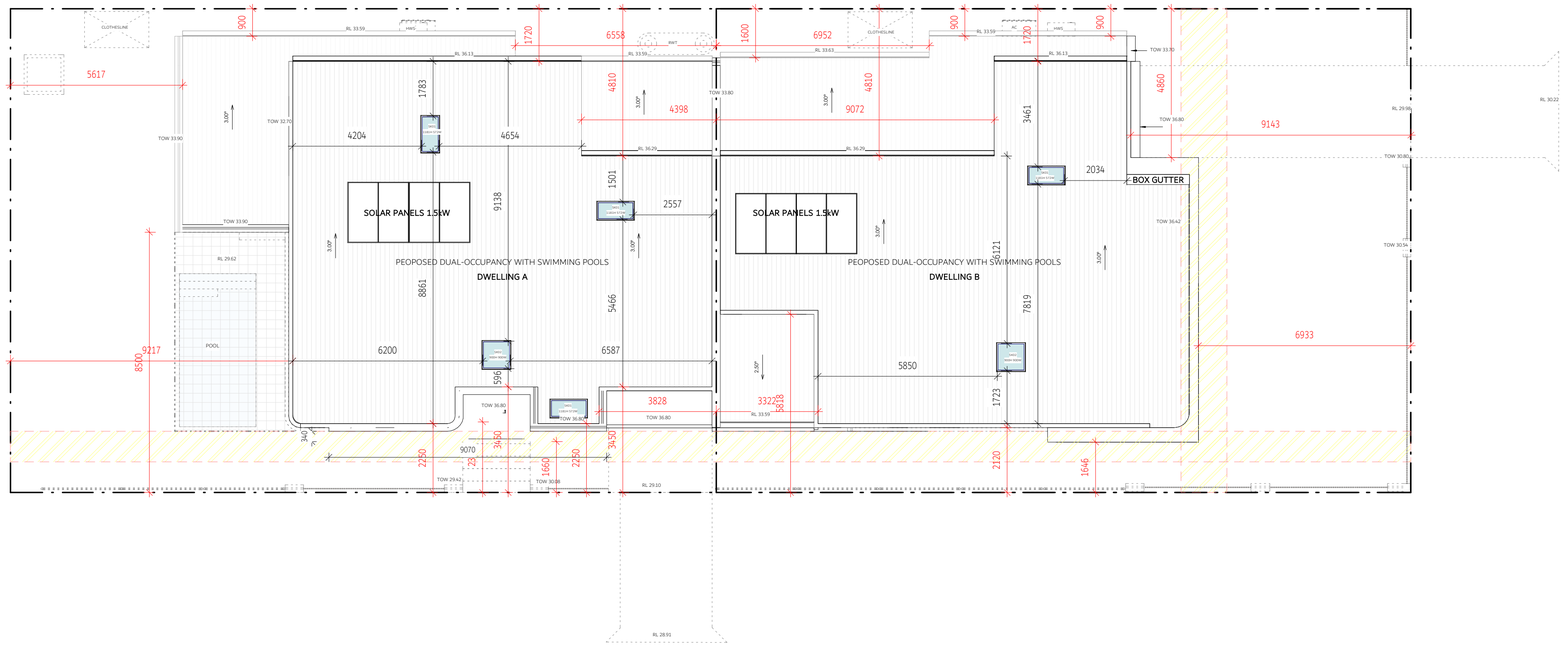
TITLE
ROOF PLAN

CHECKED BY JE

DWG # INHAUS-05
REVISION D

PROJECT # 2604



ROOF PLAN

1 : 100

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

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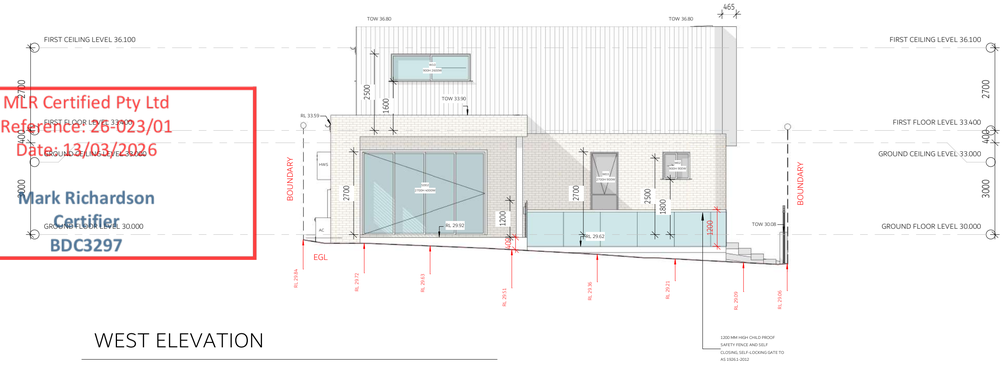
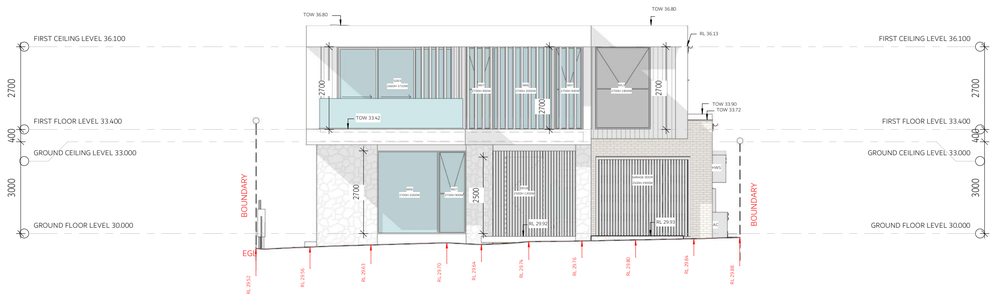


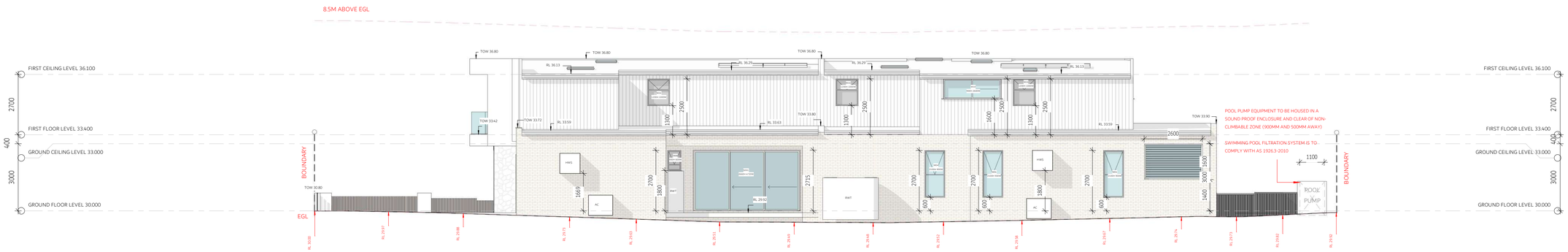
WEST ELEVATION

1 : 100



EAST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100

SOUTH ELEVATION

1 : 100

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

IN HAUS DESIGNS

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RESIDENTIAL / COMMERCIAL / INTERIORS

DESIGNER NAME: JUSTIN ELAZZI
MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT

SCALE AS INDICATED @ A1

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REV/DATE		DESCRIPTION
A	22.01.26	ISSUED FOR CLIENT REVIEW
B	04.02.26	ISSUED FOR CONSULTANTS
C	17.02.26	REISSUED FOR CONSULTANTS
D	06.03.26	ISSUED FOR CDC APPROVAL
E	XXXX	XXXX
F	XXXX	XXXX

LEGEND
- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
ELEVATIONS

CHECKED BY JE

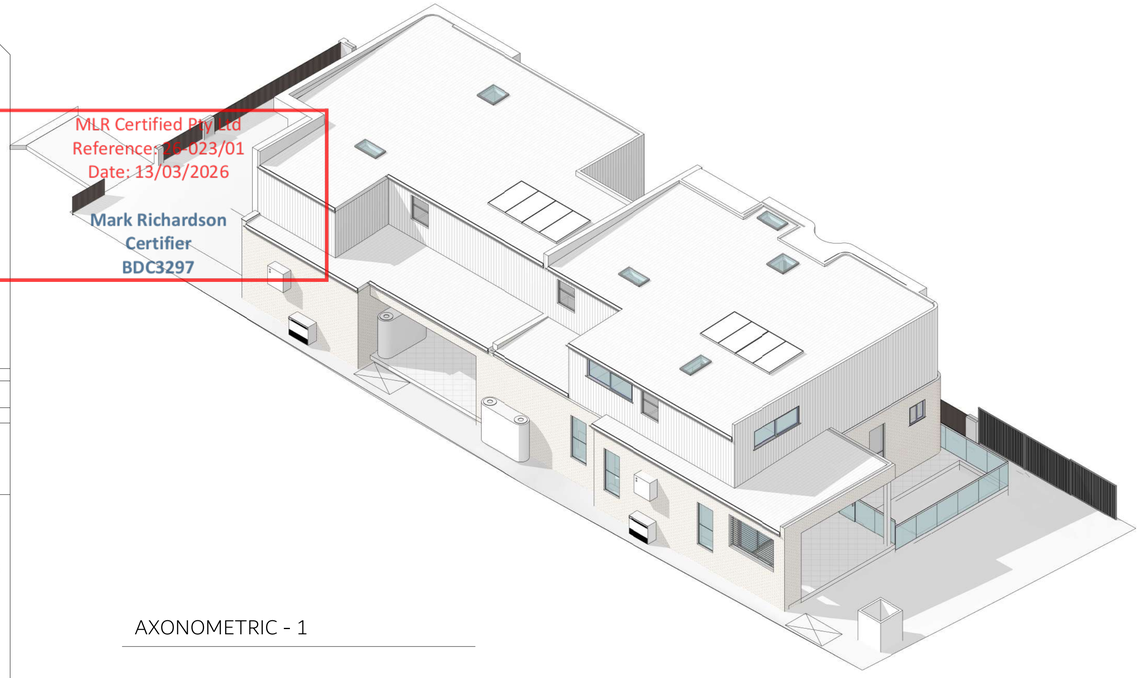
DWG # INHAUS-06

REVISION D

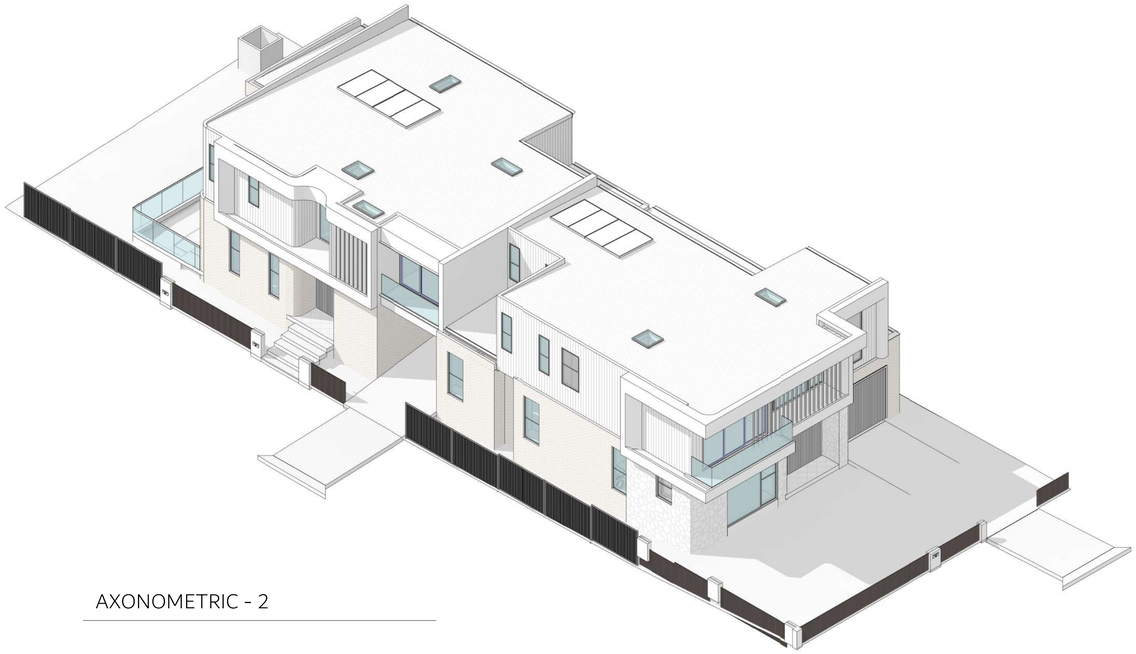
PROJECT # 2604

MLR Certified Pty Ltd
Reference: 1P-023/01
Date: 13/03/2026

Mark Richardson
Certifier
BDC3297

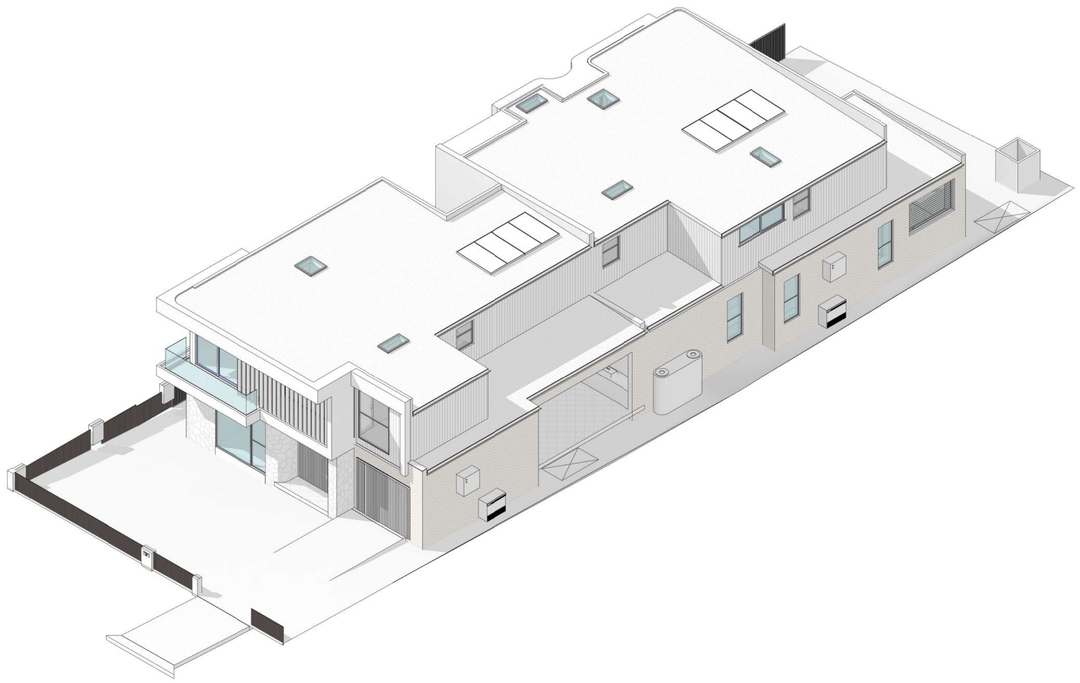


AXONOMETRIC - 1



AXONOMETRIC - 2

AXONOMETRIC - 3



AXONOMETRIC - 4

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CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT

SCALE AS INDICATED @ A1

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F XXXX	XXXX

LEGEND

TITLE
AXONOMETRIC

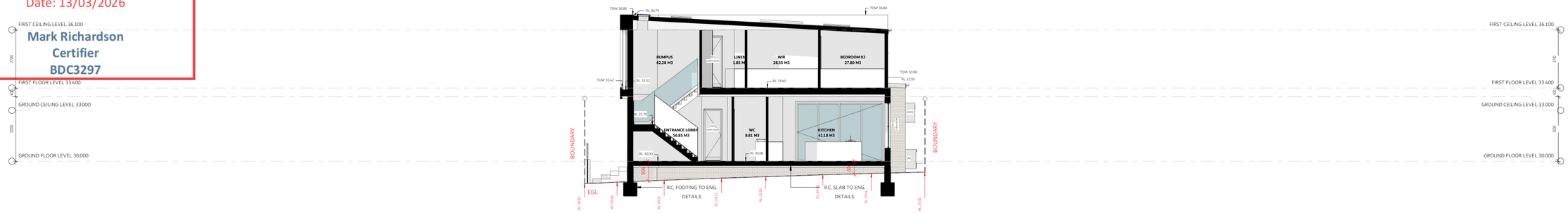
CHECKED BY JE

DWG # INHAUS-07
REVISION D

PROJECT # 2604

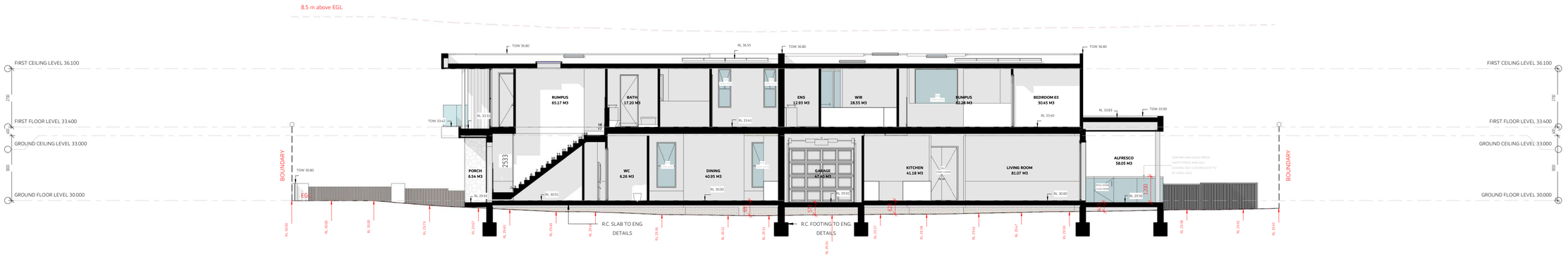
MLR Certified Pty Ltd
Reference: 26-023/01
Date: 13/03/2026

Mark Richardson
Certifier
BDC3297



CROSS SECTION

1 : 100



LONG SECTION

1 : 100

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

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16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT

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LEGEND

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- 130 CLADDING
- 200 HEBEL WALL

TITLE
SECTIONS

CHECKED BY JE

DWG # INHAUS-08

REVISION D

PROJECT # 2604

POOL SAFETY STANDARDS:
- FENCE MUST BE AT LEAST 1200MM HIGH ALL THE WAY AROUND MEASURED FROM THE OUTSIDE OF THE POOL
- IF A BOUNDARY FENCE FORMS PART OF THE POOL FENCE, IT MUST BE AT LEAST 1800MM HIGH MEASURED FROM THE INSIDE OF THE POOL AREA
- THE GAP BETWEEN THE BOTTOM OF THE FENCE AND THE GROUND IS NO MORE THAN 100MM
- THE GAP BETWEEN ALL VERTICAL OR NEAR VERTICAL RAILS ON THE FENCE IS LESS THAN 100MM
- NO POTETIAL HAND HOLDS OR FOOT HOLDS WITHIN 900MM OF THE TOP OF THE POOL FENCE IN ANY DIRECTION
- THERE MUST BE A 300MM CLEARANCE FROM THE BARRIER INSIDE THE POOL AREA
- IF PERFORATED OR MESH FENCING IS USED, THE HOLES MUST BE 13MM OR LESS
- YOUR POOL FENCE MUST BE WELL MAINTAINED AND IN A GOOD STATE OF REPAIR (EG. NO HOLS, BROKEN RAILS OR PAILINGS)
- THE GATE MUST BE SELF CLOSING AND LATCH ITSELF FROM ANY POSITION
- THE GATE LATCH MUST BE WORKING WELL SO THAT THE GATE IS SECURE AND, ONCE CLOSED, CAN'T BE PULLED OPEN
- THE GATE MUST OPEN OUTWARDS, AWAY FROM THE POOL
- THE GAP BETWEEN VERTICAL BARRIERS OF A GATE MUST BE NO MORE THAN 100MM
- THE GATE LATCH MUST BE 150MM ABOVE GROUND LEVEL OR IF LOCATED INSIDE THE GATE, 120MM ABOVE GROUND LEVEL AND AT LEAST 150MM BELOW HE TOP OF THE GATE
- ARE YOU AWARE THAT IT IS DANGEROUS AND AGAINS THE LAW TO PROP THE GATE OPEN
- IF YOUR POOL FENCE HAS NO BARRIER, THERE ARE NO OPENING GREATER THAN 100MM
- ALL WINDOWS CAN ONLY OPEN TO A MAXIMUM OF 100MM OR THE WINDOWS MUST BE TOTALLY COVERED BY BARS OR A METAL SCREEN
- THE HEIGHT FROM THE SILL OF THE LOWEST OPENING PANEL OF A WINDOW (TO THE POOL AREA) HAS TO BE 1800MM FROM THE FLOOR
- THERE MUST BE AN APPROPRIATE WARNING SIGN, INCLUDING DETAILS OF RESUCITATION (CPR) TECHNIQUES, IN THE IMMEDIATE VICINITY OF THE POOL AREA AND WHICH CAN BE EASILY READ FROM A DISTANCE OF 3 METRES
- YOUR POOL FENCE MUST BE CLEAR OF ANY OBJECTS SUCH AS BBQS, TREES, ROCKS, SHRUBS AND DECKCHAIRS THAT COULD HELP A SMALL CHILD CLIMB OVER THE FENCE

Mr Peter Hosier
Certifier
BPC5297

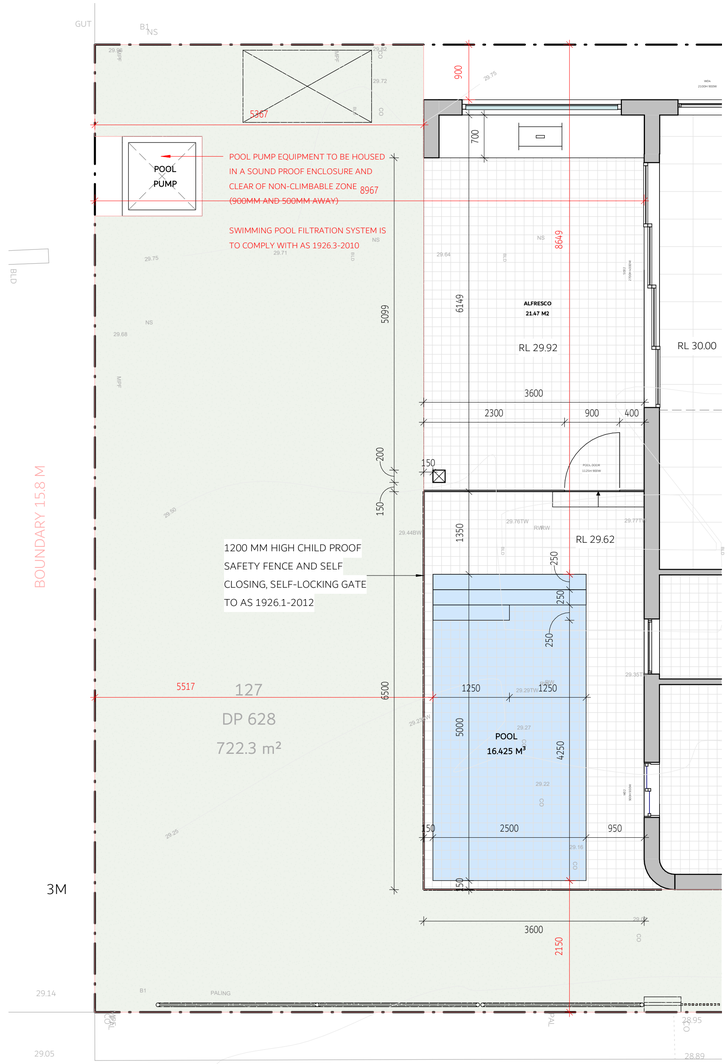
Reference: 20/1230
Date: 17/03/2026

POOL COMPLIANCE NOTES:

• ALL FENCES TO COMPLY WITH AS1926 SWIMMING POOL SAFETY STANDARDS AND THE SWIMMING POOLS ACT
• ENSURE A WARNING/RESUSCITATION SIGN IS DISPLAYED IN ACCORDANCE WITH THE SWIMMING POOLS ACT
• ENSURE GATE FREE OF OBSTRUCTIONS THAT COULD HOLD GATE OPEN AND IS SELF CLOSING AND SELF LATCHING
• ENSURE POOL FENCE IS A MINIMUM OF 1200MM HIGH (MEASURED OUTSIDE POOL AREA)
• ENSURE MAXIMUM 100MM GAP UNDER POOL FENCE
• ENSURE BOUNDARY FENCES ARE 1800MM HIGH WHEN MEASURED POOL SIDE IN ACCORDANCE WITH SWIMMING POOLS ACT
• REMOVE ANY LANDSCAPING THAT INTRUDES INTO THE NON CLIMABLE ZONES IN ACCORDANCE WITH THE SWIMMING POOLS ACT.
• THERE MUST BE AN APPROPRIATE WARNING SIGN, INCLUDING DETAILS OF RESUSCITATION (CPR) TECHNIQUES, IN THE IMMEDIATE VICINITY OF THE POOL AREA AND WHICH CAN BE EASILY READ FROM A DISTANCE OF 3 METRES

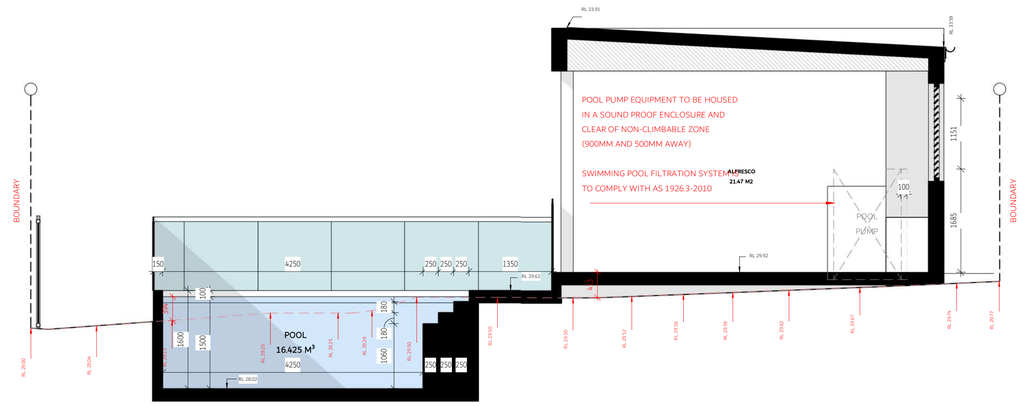
NOTE:
- WATER FROM A SWIMMING POOL MUST BE DISCHARGED IN ACCORDANCE WITH AN APPROVAL UNDER THE LOCAL GOVERNMENT ACT 1993 IF THE LOT IS NOT CONNECTED TO A SEWER MAIN.
- THE PUMP MUST BE HOUSED IN AN ENCLOSURE THAT IS SOUNDPROOFED.

ALL CDC CODES NOW REQUIRE THE EDGE OF POOL (NOT COPING) TO BE BEHIND THE BUILDING LINE OF THE DWELLING TO BOTH THE PRIMARY AND SECONDARY ROADWAY. (THIS IS MEASURED FROM THE CLOSEST POINT OF THE DWELLING TO EITHER ROADWAY. AS ALWAYS IF YOUR UNSURE WITH IRREGULAR SHAPED LOTS WE CAN ASSIST WITH PRELIMINARY REVIEWS SO YOU HAVE CONFIDENCE WHEN SPEAKING WITH CLIENTS IF THEY WANT TO PURSUE THE CDC PATHWAY OF APPROVAL.
CDC SWIMMING POOL PUMP- THE PUMP IS TO BE MINIMUM 450MM FROM THE LOT BOUNDARY AND HOUSED IN A SOUNDPROOFED ENCLOSURE. NOTE: WHERE THE PUMP/FILTER EQUIPMENT IS ADJACENT TO THE POOL BARRIER/FENCE (BOUNDARY AND INTERNAL) THE EQUIPMENT INCLUDING HOUSING IS TO BE MINIMUM 500MM AWAY FROM BARRIER TO NOT REDUCE BARRIER HEIGHT.
CDC SWIMMING POOL HEAT PUMP WATER HEATER – WHERE PROVIDED, A HEAT PUMP WATER HEATER IS TO NOT OPERATE MORE THAN 5 DB(A) ABOVE AMBIENT BACKGROUND MEASURED AT ANY PROPERTY BOUNDARY DURING PEAK TIME AND DURING OFF PEAK TIME—AT A NOISE LEVEL THAT IS AUDIBLE IN HABITABLE ROOMS OF ADJOINING RESIDENCES.



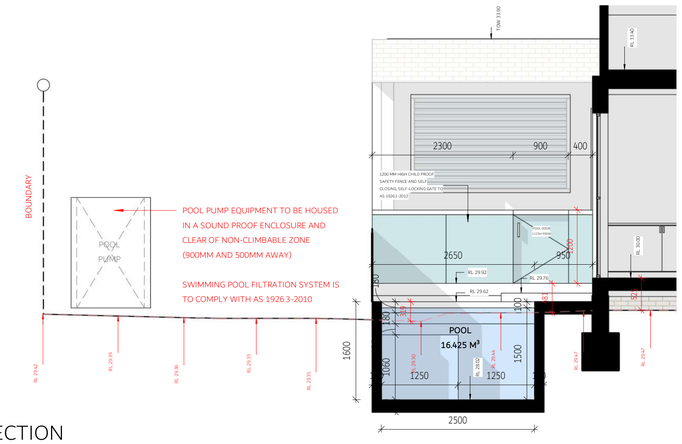
BACKYARD POOL PLAN - DWELLING A

1 : 50



POOL LONG SECTION

1 : 50



POOL CROSS SECTION

1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

IN HAUS DESIGNS

bdaa ACCREDITED BUILDING DESIGNERS

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CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT

SCALE AS INDICATED @ A1

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E XXXX	XXXX
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LEGEND
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- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
POOL SECTIONS/BACKYARD PLAN

CHECKED BY JE

DWG # INHAUS-09

REVISION D

PROJECT # 2604

MLR Certified Pty Ltd
Reference: 26-023/01
Date: 13/03/2026

Mark Richardson
Certifier
BDC3297

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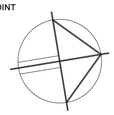
CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT



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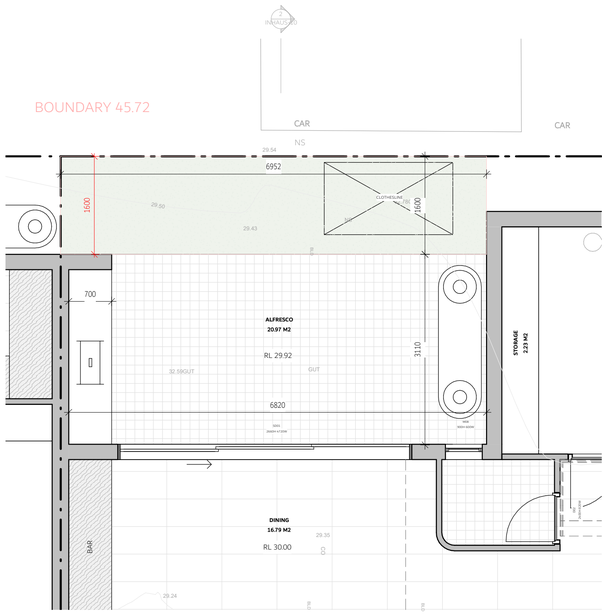
TITLE
BACKYARD PLAN

CHECKED BY JE

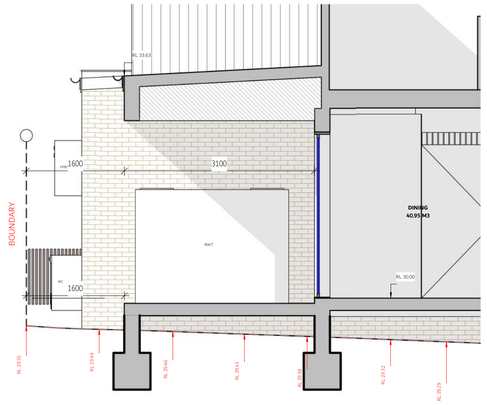
DWG # INHAUS-10 REVISION D

PROJECT # 2604



BACKYARD PLAN - DWELLING B

1 : 50



BACKYARD CROSS SECTION

1 : 50

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

WET AREA IN ACCORDANCE WITH H4D1, H4D2 & H4D3 OF THE NCC VOLUME TWO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740.
MECHANICAL VENTILATION LOCATIONS ARE LOCATED AND NOTED IN ACCORDANCE TO AS 1668.2
SMOKE ALARM LOCATIONS ARE LOCATED AND NOTED IN ACCORDANCE TO AS3786 & NCC HOUSING PROVISIONS CLAUSE 9.5.2
EXTERNAL BALCONIES ARE TO BE WATERPROOFED IN ACCORDANCE PER NCC – H2D8 & AS 4654.1 & 2.
EXTERNAL BALCONIES AND PATIOS/ALFRESCO HAVE A MINIMUM STEPDOWN OF 50MM (N2 WIND) OR 70MM (N3 WIND).
WINDOWS LOCATED WITHIN SHOWER AREA HAVE A SILL HEIGHT OF MINIMUM 1800MM
WET AREA FLOOR WASTE LOCATIONS AND FALLS BETWEEN 1:50 – 1:80 TO ALL FLOOR WASTES IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 10.2.12.
NOMINATED HANDRAILS ARE LOCATED AND NOTED IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 11.3.5.
FIRST FLOOR BEDROOM WINDOWS ARE TO HAVE WINDOW RESTRICTORS OR SCREENS (CRIM-SAFE STYLE MESH) INSTALLED IN ACCORDANCE TO NCC HOUSING PROVISIONS CLAUSE 11.3.7.
PROPOSED DISCHARGE LOCATIONS OF MECHANICAL EXHAUSTS ARE EXTERNALLY DUCTED THROUGH WALLS
POOL PUMP EQUIPMENT TO BE HOUSED IN A SOUND PROOF ENCLOSURE AT 1800MM HIGH (NON-CLIMBABLE) AND CLEAR OF NON-CLIMBABLE ZONE (900MM AND 500MM AWAY)
SWIMMING POOL FILTRATION SYSTEM IS TO COMPLY WITH AS 1926.3-2010
MASONRY ARTICULATION JOINTS AS PER AS 4773.2 & NCC HOUSING PROVISIONS CLAUSE 5.6.8 (VERTICAL ARTICULATION JOINTS).

IN HAUS DESIGNS

MLR Certified Pty Ltd
Reference: 26-023/01
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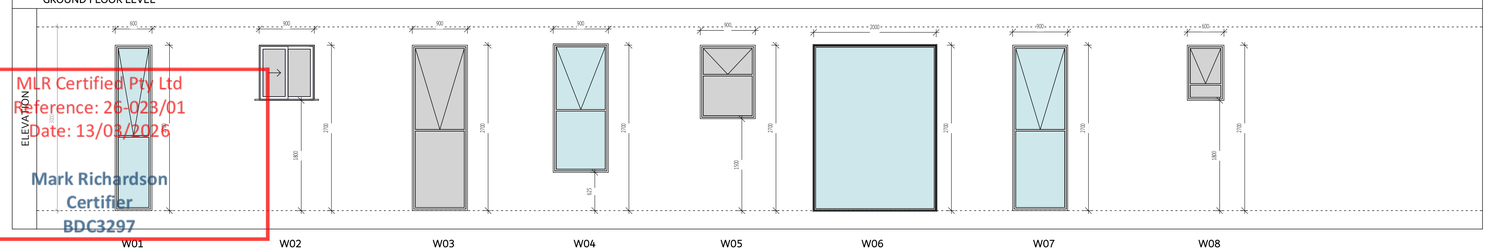
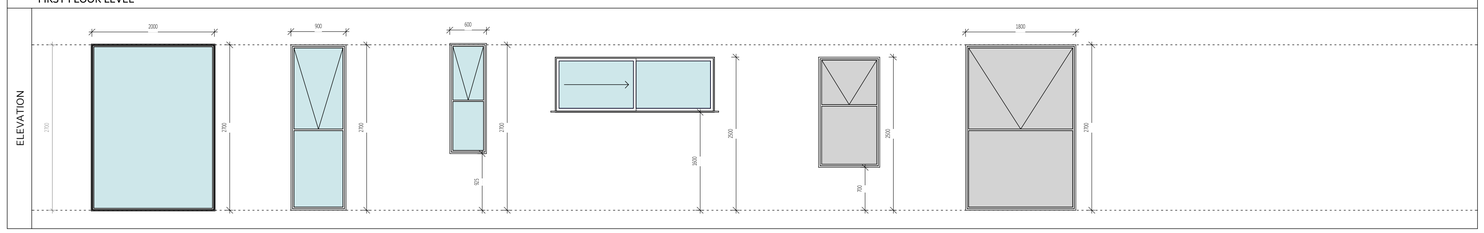
Mark Richardson
Certifier
BDC3297

WINDOW SCHEDULE

GROUND FLOOR LEVEL



FIRST FLOOR LEVEL



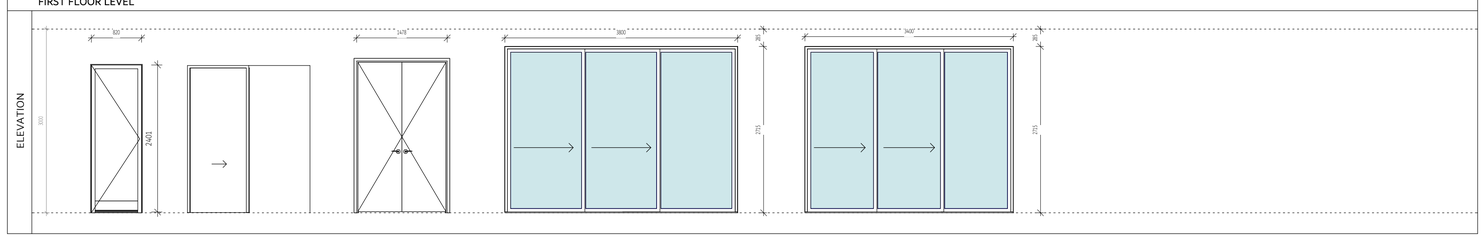
WINDOW SCHEDULE

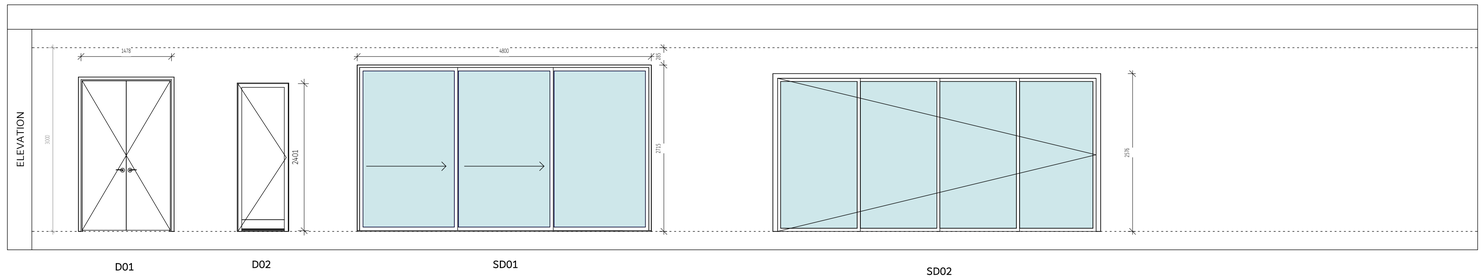
TYPE MARK	COUNT	LEVEL	WIDTH	HEIGHT
W02	1	GROUND FLOOR LEVEL	900	900
W03	1	GROUND FLOOR LEVEL	900	2700
W04	6	GROUND FLOOR LEVEL	900	2100
W05	1	GROUND FLOOR LEVEL	900	1200
W06	1	GROUND FLOOR LEVEL	2000	2700
W07	1	GROUND FLOOR LEVEL	900	2700
W08	1	GROUND FLOOR LEVEL	600	900
W15	2	GROUND FLOOR LEVEL	600	2100
W06	2	FIRST FLOOR LEVEL	2000	2700
W07	2	FIRST FLOOR LEVEL	900	2700
W09	6	FIRST FLOOR LEVEL	600	1800
W10	2	FIRST FLOOR LEVEL	2600	900
W11	1	FIRST FLOOR LEVEL	1000	1800
W13	1	FIRST FLOOR LEVEL	1800	2700
W16	3	FIRST FLOOR LEVEL	1000	1200
SK01	4	FIRST CEILING LEVEL	572	1181
SK02	2	FIRST CEILING LEVEL	900	900

GRAND TOTAL: 37

DOOR SCHEDULE

FIRST FLOOR LEVEL





DOOR SCHEDULE

TYPE MARK	COUNT	LEVEL	WIDTH	HEIGHT
D01	1	GROUND FLOOR LEVEL	1520	2500
D01B	1	GROUND FLOOR LEVEL	1200	2500
D02	10	GROUND FLOOR LEVEL	820	2400
GARAGE DOOR	2	GROUND FLOOR LEVEL	2900	2500
POOL DOOR	1	GROUND FLOOR LEVEL	900	1125
SD01	1	GROUND FLOOR LEVEL	4720	2660
SD02	1	GROUND FLOOR LEVEL	4000	2700
D01	2	FIRST FLOOR LEVEL	1520	2500
D02	9	FIRST FLOOR LEVEL	820	2400
D03	1	FIRST FLOOR LEVEL	1000	2400
SD03	1	FIRST FLOOR LEVEL	3720	2660
SD04	1	FIRST FLOOR LEVEL	3320	2660

GRAND TOTAL: 31

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BROWSE: WWW.INHAUSDESIGNS.COM.AU

CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT

SCALE AS INDICATED @ A1

NOTES

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C 17.02.26	REISSUED FOR CONSULTANTS
D 06.03.26	ISSUED FOR CDC APPROVAL
E XXXX	XXXX
F XXXX	XXXX

LEGEND

- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
WINDOW/ DOOR SCHEDULE

CHECKED BY JE

DWG # INHAUS-11

REVISION D

PROJECT # 2604

MLR Certified Pty Ltd
Reference: 26-023/01
Date: 13/03/2026

Mark Richardson
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CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT

SCALE AS INDICATED @ A1

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LEGEND
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- CONCRETE SURFACE
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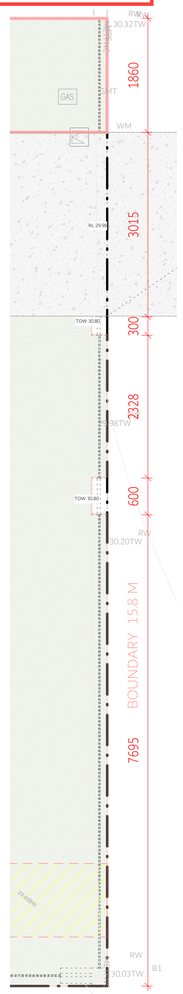
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

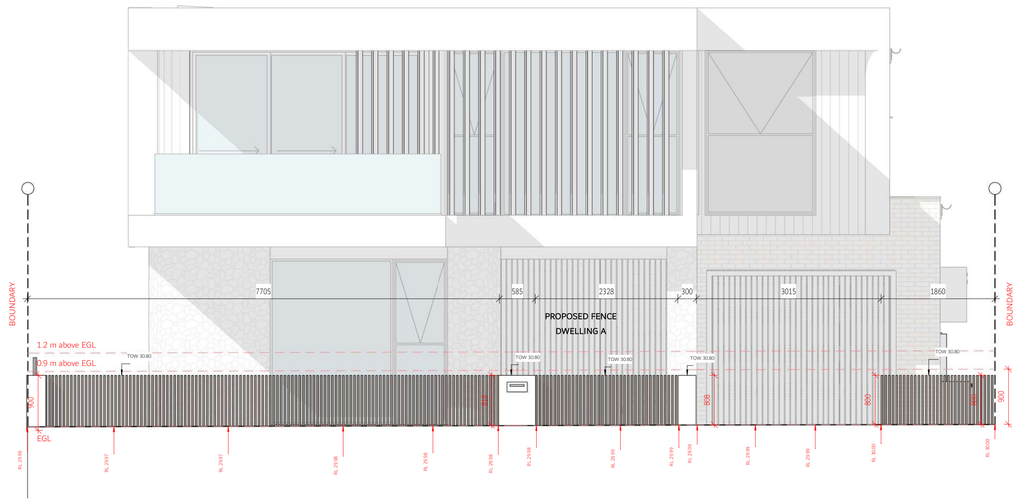
TITLE
WALL SCHEDULE/FENCE - DWELLING A

CHECKED BY JE

DWG # INHAUS-12 REVISION D

PROJECT # 2604





FENCE PLAN - DWELLING A

1 : 50

FENCE ELEVATION - DWELLING A

1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

WALL LEGEND

WALL TYPES	TYPE MARK	DESCRIPTION
	ST-01	STUD WALL - 90 MM INTERNAL WALLS - 90 MM TIMBER FRAME WITH 13 MM PLASTER LINING
	ST-02	STUD CLADDING - 130 MM 40MM CLADDED EXTERNAL WALLS - 90 MM STUD INTERIOR
	ST-03	STEEL FRAME CLADDING - 130 MM 40MM CLADDED EXTERNAL WALLS - 90 MM STEEL FRAME INTERIOR.
	H-01	HEBEL WALL - 200 MM 75MM HEBEL EXTERNAL WALLS - 90 MM TIMBER FRAME INTERIOR .
	CB-150	CONCRETE BLOCKWORK - 200 MM 200MM BLOCK WALL INTERIOR - 20MM RENDER FINISH.
	DIN-110	DINCEL WALL - 110 MM 110MM DINCEL WALL INTERIOR - RENDER FINISH.
	DIN-200	DINCEL WALL - 200 MM 200MM DINCEL WALL EXTERIOR/INTERIOR - RENDER FINISH.
	DIN-275	DINCEL WALL - 275 MM 275MM DINCEL WALL EXTERIOR - RENDER FINISH.
	C-100	CONCRETE WALL - 100 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-150	CONCRETE WALL - 150 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-200	CONCRETE WALL - 200 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	C-300	CONCRETE WALL - 300 MM REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
	BRK-01	BRICK WALL - 110 MM 110 MM THICK WITH A MASS PER UNIT AREA OF NOT LESS THAN 290 KG/M2.
	BRK-02	BRICK VENEER - 250 MM 90 MM TIMBER STUD WALL, MASONRY WALL 110 MM; AND 50 MM THICK MINERAL INSULATION WITH A DENSITY OF 11 KG/M3 POSITIONED BETWEEN STUDS AND BRICK.
	BRK-03	DOUBLE BRICK WALL - 270 MM TWO COURSES OF 110 MM CLAY BRICK MASONRY WITH A CAVITY NOT LESS THAN 50 MM BETWEEN COURSES AND 50 MM THICK INSULATION OR 50 MM THICK POLYESTER INSULATION IN THE CAVITY.
	P-01	PIER WALL - 350 MM MADE OF 110 BRICKS SQAURE, ATTACHED OR DETAHCED FORM.

REFER TO ARCH PLANS FOR DIMENSIONS AND LAYOUT

FENCE COMPLIANCE NOTES:

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TO BE EXEMPT, FENCES MUST MEET THESE DEVELOPMENT REQUIREMENTS:
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• FENCES ALONG THE BOUNDARY WITH, OR WITHIN THE SETBACK AREA TO A SECONDARY ROAD MUST: O BE AT LEAST 20% TRANSPARENT, ABOVE 400 MM. O NOT HAVE SOLID PIERS OR POSTS WIDER THAN 350 MM.
• CORNER SITES CAN, HOWEVER, HAVE SOLID FENCES UP TO 1.8 M IN HEIGHT ALONG THE REAR 50% OF THE SECONDARY FRONTAGE

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Reference: 26-023/01
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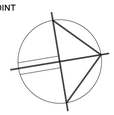
CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT



SCALE AS INDICATED @ A1

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LEGEND
- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
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- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
WALL SCHEDULE/FENCE - DWELLING B

CHECKED BY JE

DWG # INHAUS-13 REVISION D

PROJECT # 2604

FENCE ELEVATION - DWELLING B/A

1 : 100

FENCE PLAN - DWELLING B/A

1 : 100

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

WALL LEGEND

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	ST-01	STUD WALL - 90 MM INTERNAL WALLS - 90 MM TIMBER FRAME WITH 13 MM PLASTER LINING
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CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT

SCALE AS INDICATED @ A1

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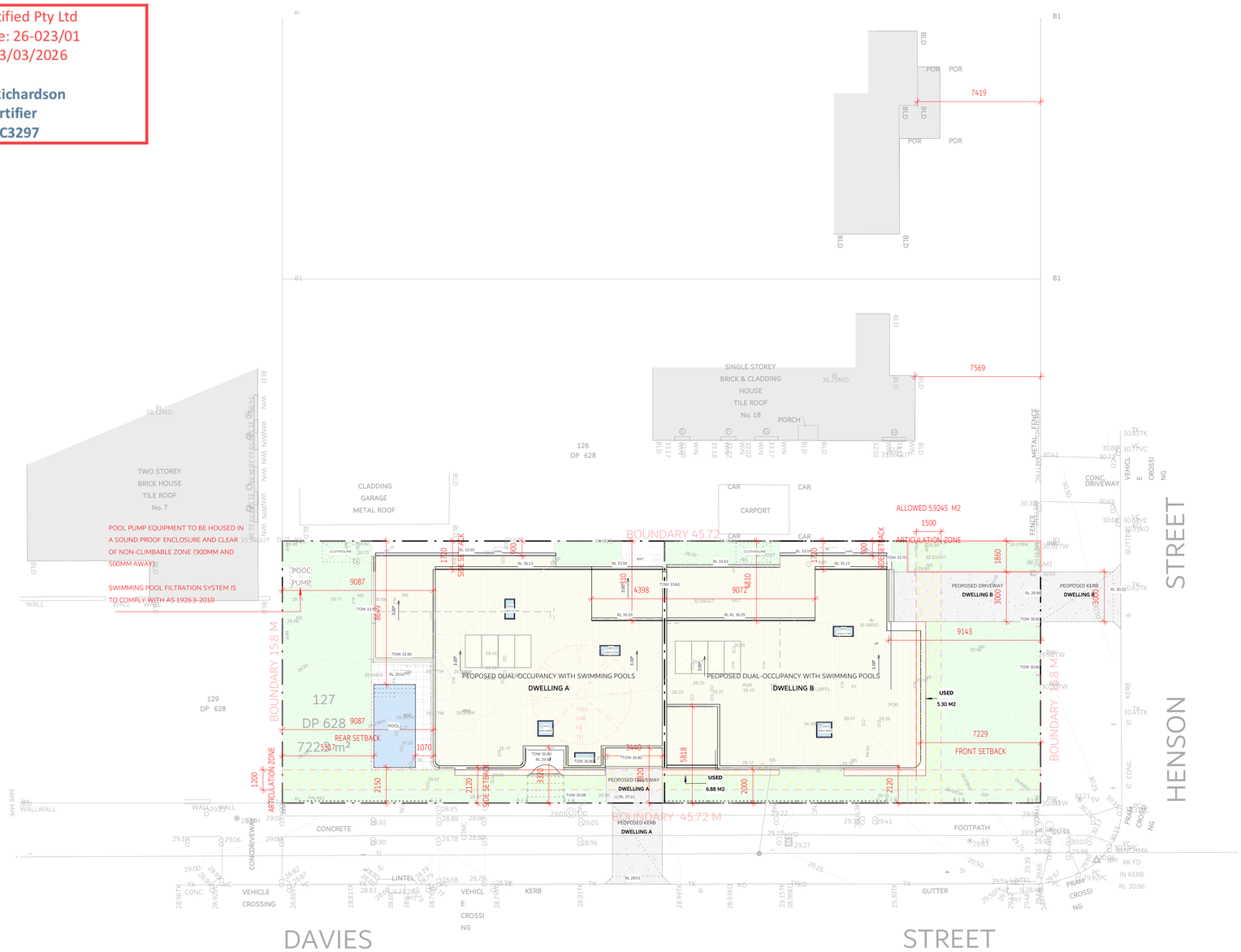
LEGEND
- NEIGHBORS
- LANDSCAPED AREA
- CONCRETE PATH
- PROPOSED DWELLING
- SWIMMING POOL
- TILED FLOOR
- PREVAILING WINDS
- VIEW CORRIDORS FROM ADJOINING BUILDINGS
- VIEWS FROM SUBJECT SITE
- PROPERTY BOUNDARY LINE
- EXISTING OUTLINE
- SUN PATH



SITE ANALYSIS

1 : 150

0M 3M 6M 9M 12M 15M

VISUAL SCALE 1:150 @ A1

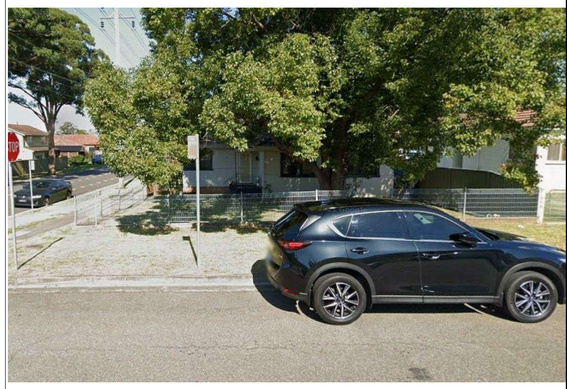
TITLE
SITE ANALYSIS

CHECKED BY JE

DWG # INHAUS-14 REVISION D

PROJECT # 2604

NEIGHBOURING DWELLING



EXISTING DWELLING/ SITE

NEIGHBOURING DWELLING

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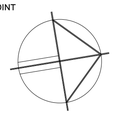
14.01.2026

NORTH POINT



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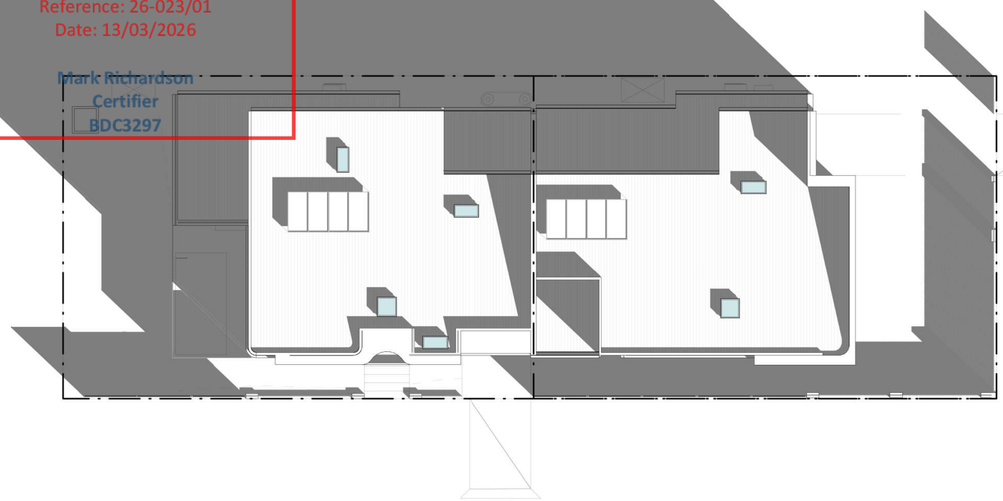
- 130 CLADDING
- 200 HEBEL WALL

TITLE
SHADOW DIAGRAMS

CHECKED BY JE

DWG # INHAUS-15
REVISION D

PROJECT # 2604



9AM 21 JUNE

1 : 150

10AM 21 JUNE

1 : 150

11AM 21 JUNE

1 : 150

12PM 21 JUNE

1 : 150

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

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Reference: 26-023/01
Date: 13/03/2026

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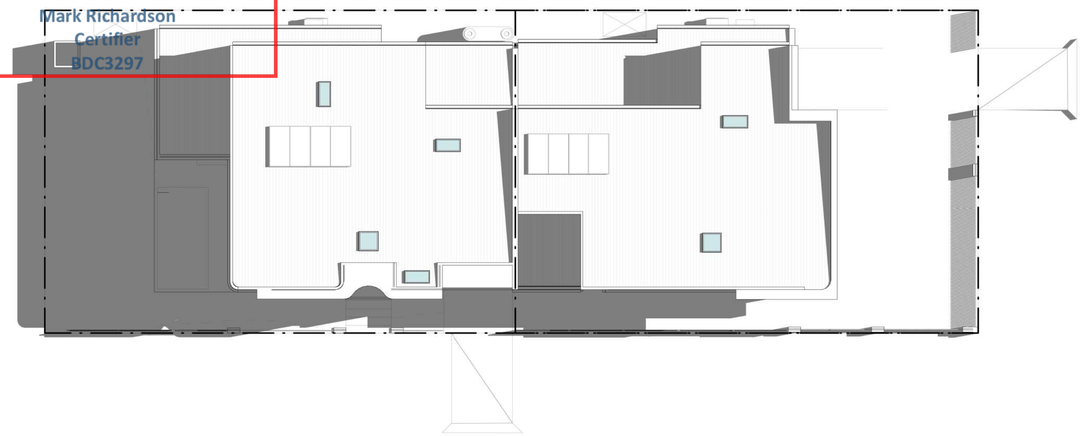
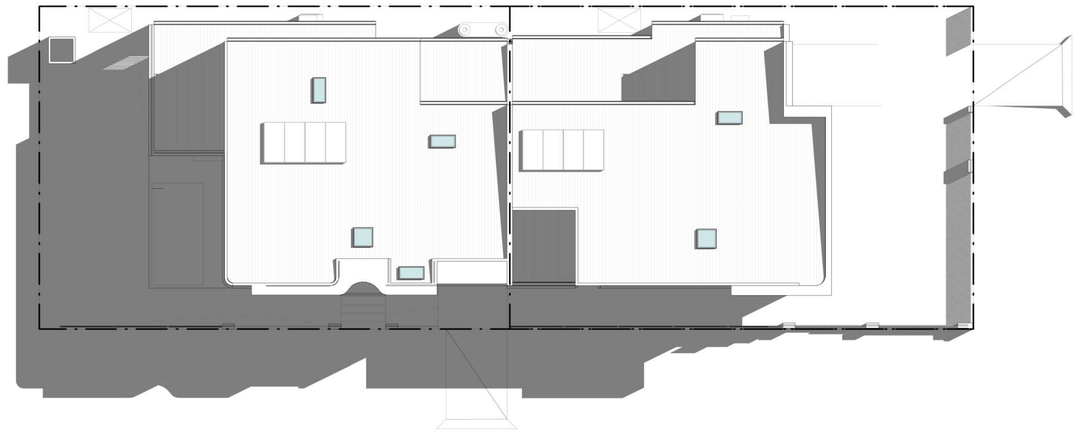


1PM 21 JUNE

1 : 150



2PM 21 JUNE

1 : 150

3PM 21 JUNE

1 : 150

4PM 21 JUNE

1 : 150

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

IN HAUS DESIGNS

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CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT

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- 130 CLADDING
- 200 HEBEL WALL

TITLE
SHADOW DIAGRAMS

CHECKED BY JE

DWG # INHAUS-16

REVISION D

PROJECT # 2604

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Date: 13/03/2026

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CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

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NORTH POINT

SCALE AS INDICATED @ A1

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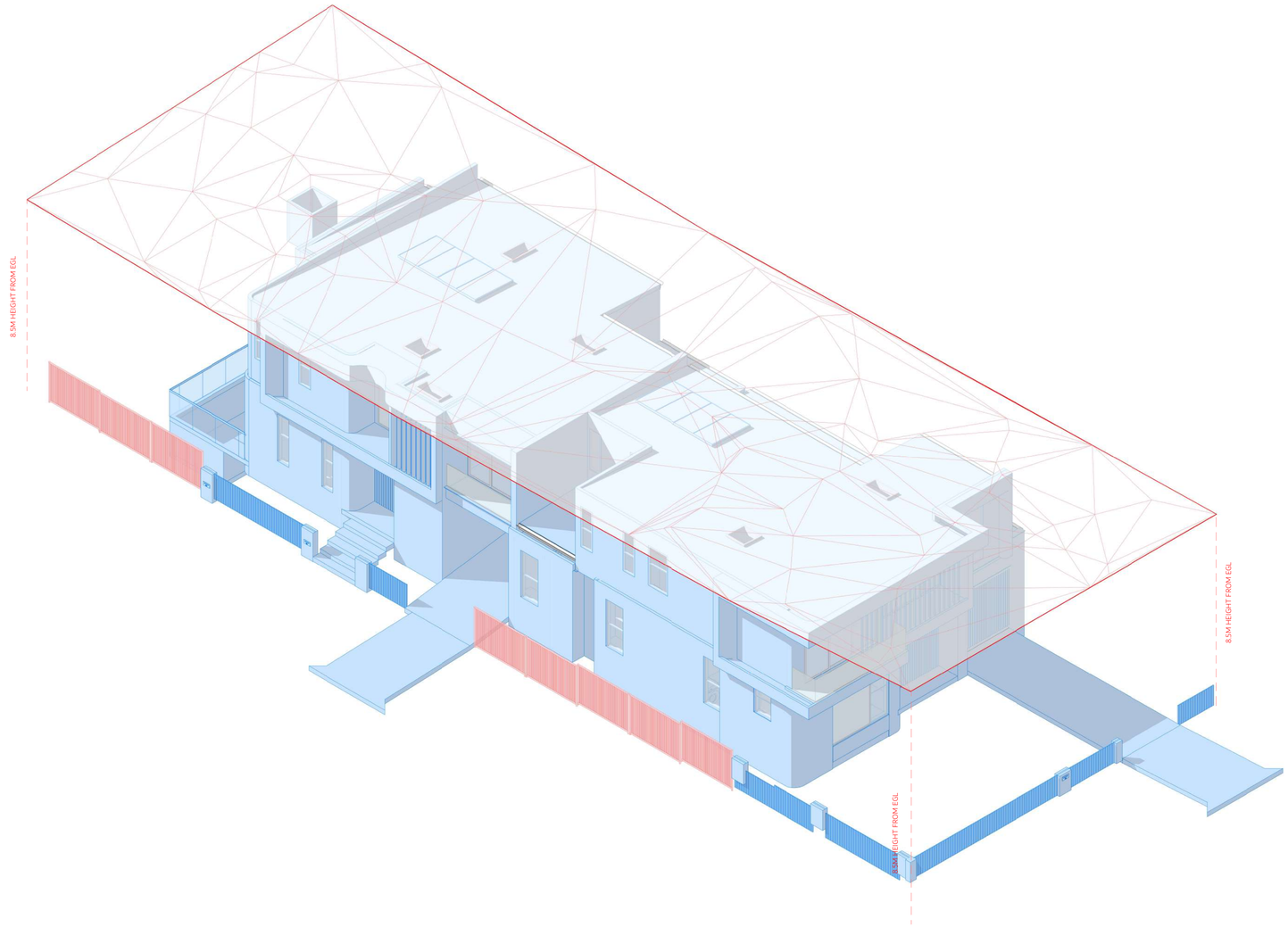
B 04.02.26	ISSUED FOR CONSULTANTS
C 17.02.26	REISSUED FOR CONSULTANTS
D 06.03.26	ISSUED FOR CDC APPROVAL
E XXXX	XXXX
F XXXX	XXXX

LEGEND



8.5M HEIGHT PLANE AXONOMETRIC

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

TITLE
3D HEIGHT BLANKET PLAN

CHECKED BY JE

DWG # INHAUS-17
REVISION D

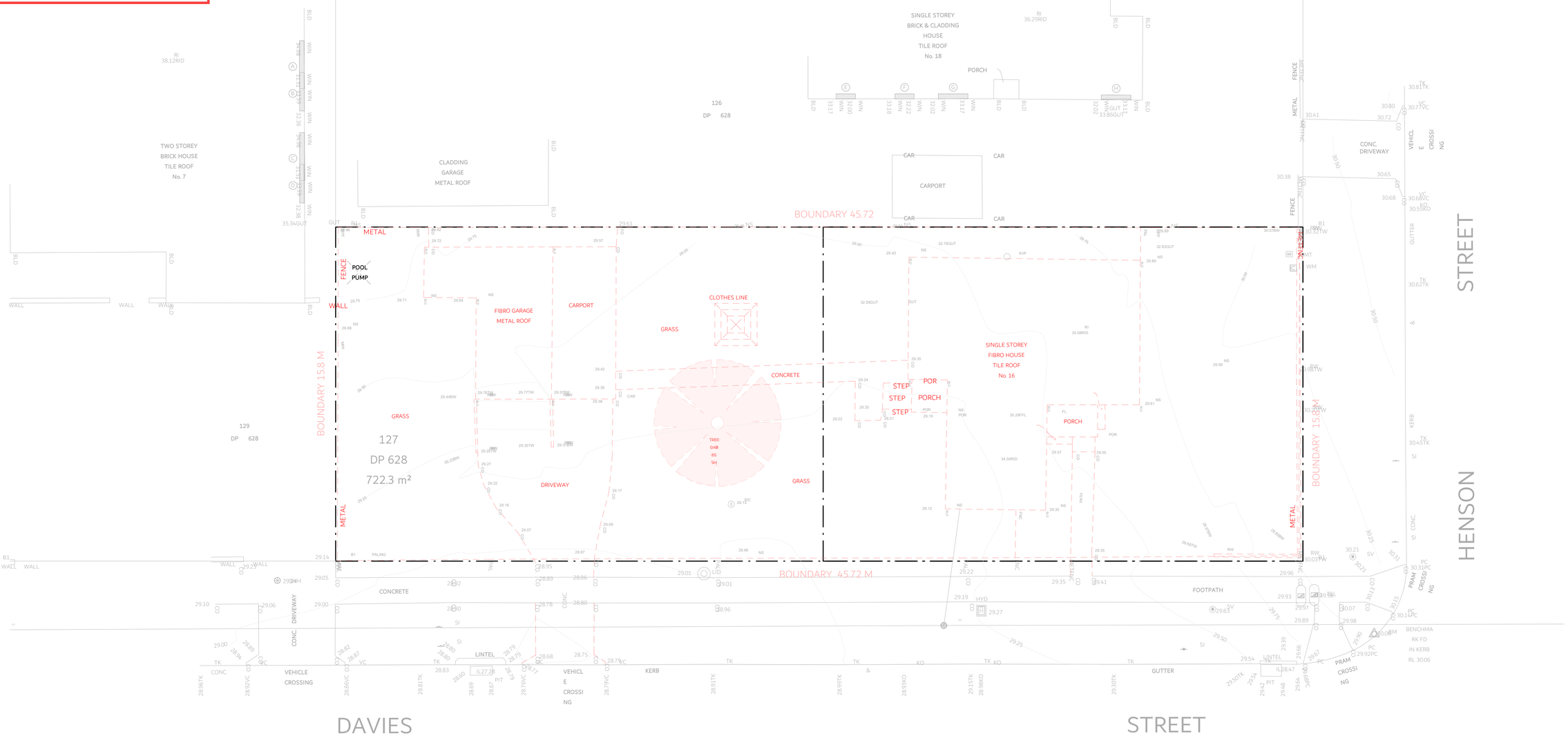
PROJECT # 2604

MLR Certified Pty Ltd
Reference: 26-023/01
Date: 13/03/2026

Mark Richardson
Certifier
BDC3297

DEMOLITION NOTES:

1. ALL DEMOLITION BY CONTRACTOR UNLESS OTHERWISE NOTED.
2. ALL DEMOLITION MATERIAL SHALL BE REMOVED FROM SITE UNLESS OTHERWISE SPECIFIED TO BE RE-USED OR NOMINATED TO BE RETAINED.
3. EXISTING SERVICES TO BE RETAINED AND PROTECTED THROUGHOUT.
4. THE CONTRACTOR SHALL ALLOW FOR THE PROVISION OF HOARDING/SITE FENCING TO THE PERIMETER OF THE SITE FOR THE DURATION OF THE WORKS.
5. THE CONTRACTOR SHALL UNDERTAKE A SURVEY OF ALL EXISTING INGROUND SERVICES.
6. DEMOLITION PLAN CONFIRMING DEMOLITION TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601—2001, THE DEMOLITION OF STRUCTURES.



DEMOLITION PLAN

1 : 100

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

IN HAUS DESIGNS

bdaa ACCREDITED BUILDING DESIGNER

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EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT

SCALE AS INDICATED @ A1

NOTES
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E XXXX	XXXX
F XXXX	XXXX

LEGEND

NOTE: RED DASH LINES INIDICATES WHAT IS TO BE DEMOLISHED

NOTE: DEMOLITION TO BE UNDERTAKEN IN ACCORDANCE WITH AS2601

TITLE
DEMOLITION PLAN

CHECKED BY JE

DWG # INHAUS-18
REVISION D

PROJECT # 2604

MLR Certified Pty Ltd
Reference: 26-023/01
Date: 13/03/2026

Mark Richardson
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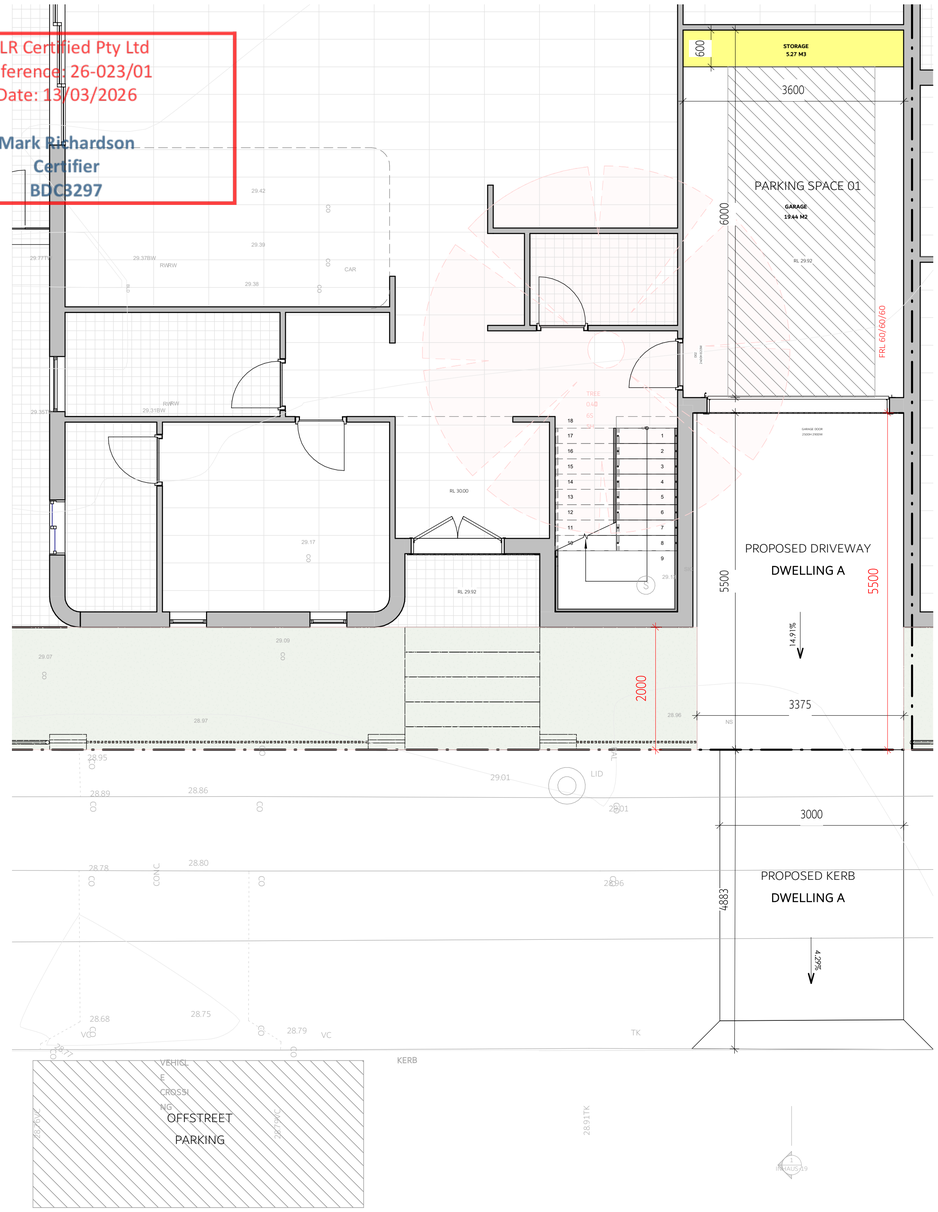
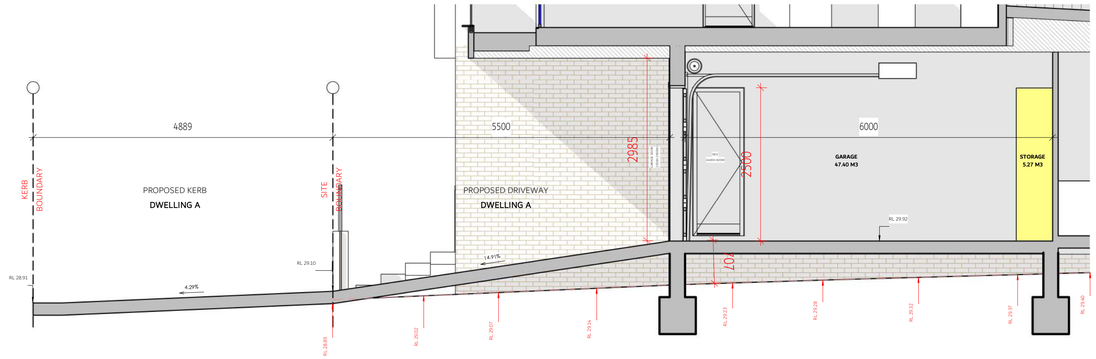


PARKING PLAN - DWELLING A

1 : 50



DRIVEWAY PROFILE - DWELLING A

1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

REFER TO CIVIL ENGINEERING DRAWINGS/ COUNCIL DRIVEWAY APPROVAL FOR ANY CONSTRUCTION LEVELS

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CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT

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F XXXX	XXXX

LEGEND
- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
PARKING PLAN/DRIVEWAY PROFILE A

CHECKED BY JE

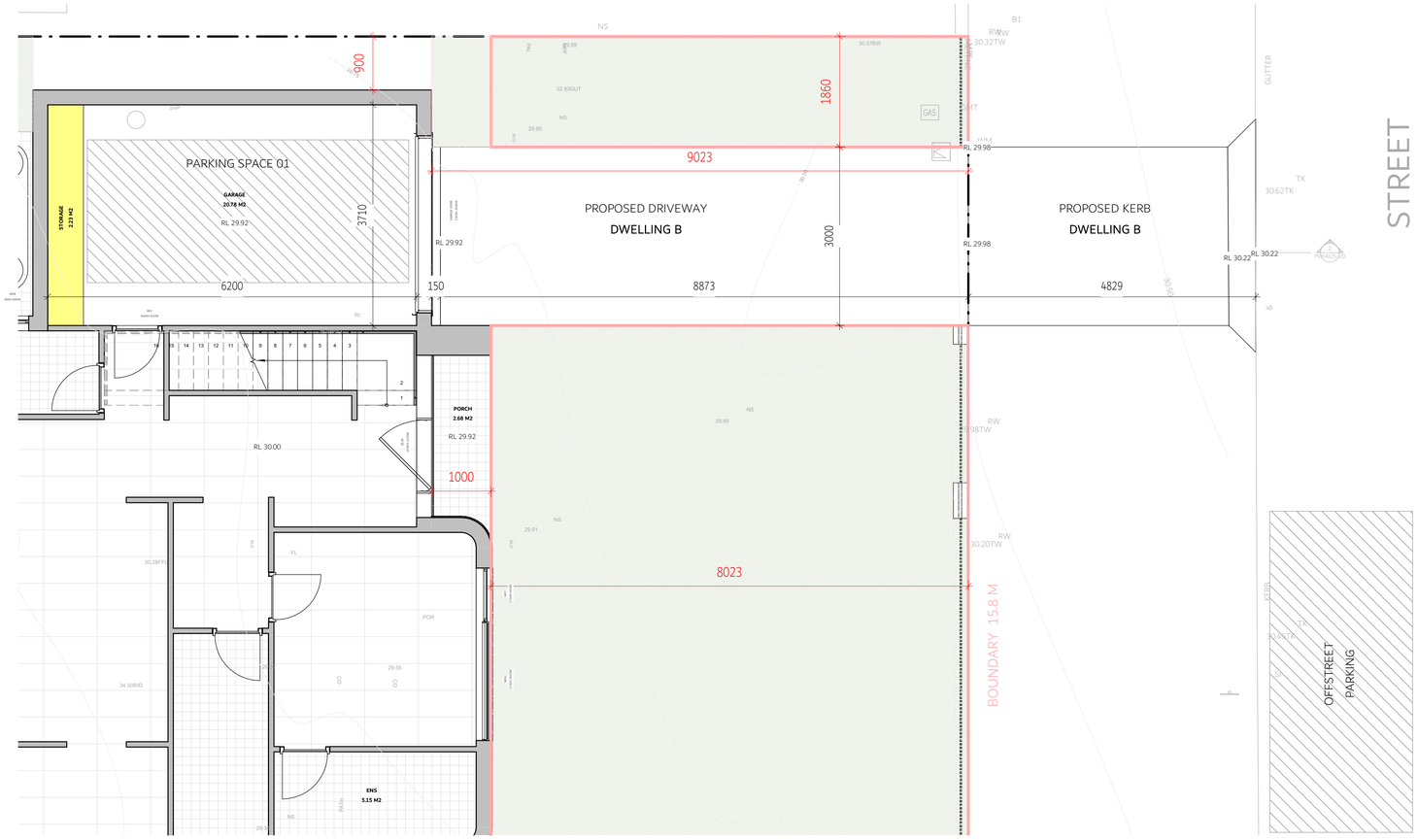
DWG # INHAUS-19

REVISION D

PROJECT # 2604

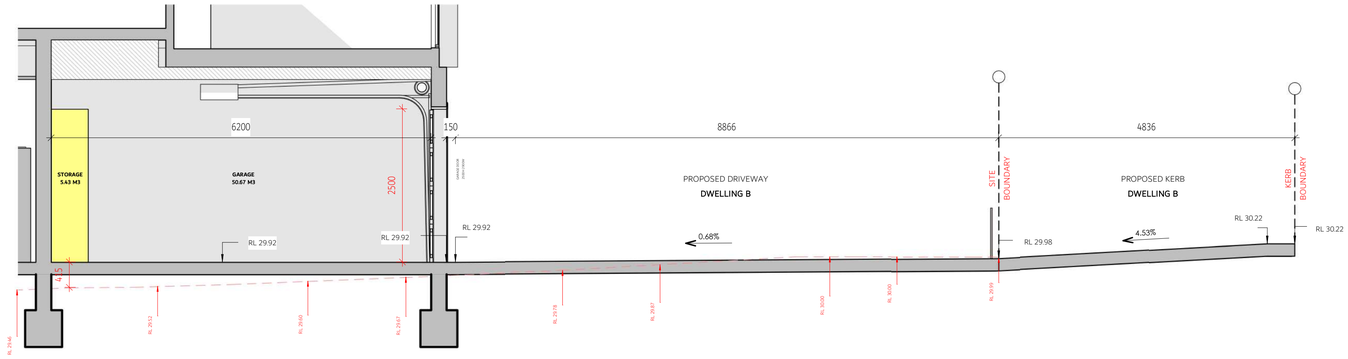
MLR Certified Pty Ltd
Reference: 26-023/01
Date: 13/03/2026

Mark Richardson
Certifier
BDC3297



PARKING PLAN - DWELLING B

1 : 50



DRIVEWAY PROFILE - DWELLING B

1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

REFER TO CIVIL ENGINEERING DRAWINGS/ COUNCIL DRIVEWAY APPROVAL FOR ANY CONSTRUCTION LEVELS

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BROWSE: WWW.INHAUSDESIGNS.COM.AU

CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT

SCALE AS INDICATED @ A1

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LEGEND
- NON-TRAFFICABLE
- LANDSCAPE
- CONCRETE PATH
- CONCRETE SURFACE
- SWIMMING POOL
- TILED FLOOR
- ARTICULATION
- OVERHEAD
- HIDDEN
- SITE BOUNDARY
- SMOKE ALARM
- MECH.VENTILATION
- WET AREA FLOOR WASTE
- 90 STUD WALL
- 110 BRICK
- 250 BRICK VENEER
- 270 DOUBLE BRICK
- 130 CLADDING
- 200 HEBEL WALL

TITLE
PARKING PLAN/DRIVEWAY PROFILE B

CHECKED BY JE

DWG # INHAUS-20
REVISION D

PROJECT # 2604

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Reference: 26-023/01
Date: 13/03/2026

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BDC3297

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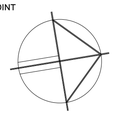
CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT



SCALE AS INDICATED @ A1

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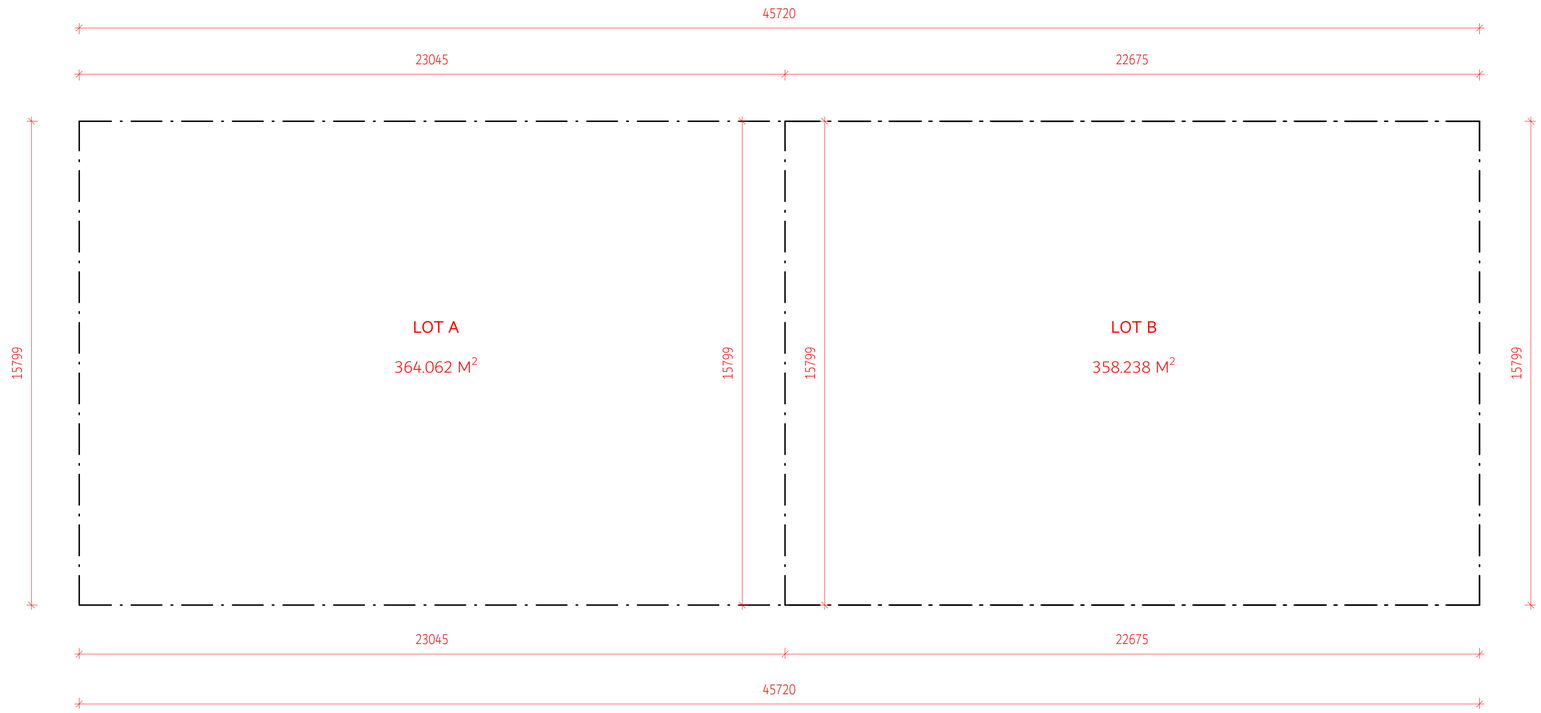
LEGEND



SUBDIVISION PLAN

1 : 100

0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

SUBDIVISION CERTIFCATE DOES NOT FORM PART OF THIS APPROVAL. A SUBDIVISON CERTIFIER WILL NEED TO BE ENGAGED TO FORMALLY RECIEVE SUBDIVISION APPROVAL.

TITLE
SUBDIVISION PLAN

CHECKED BY JE

DWG # INHAUS-21
REVISION D

PROJECT # 2604

MLR Certified Pty Ltd
Reference: 26-023/01
Date: 13/03/2026

Mark Richardson
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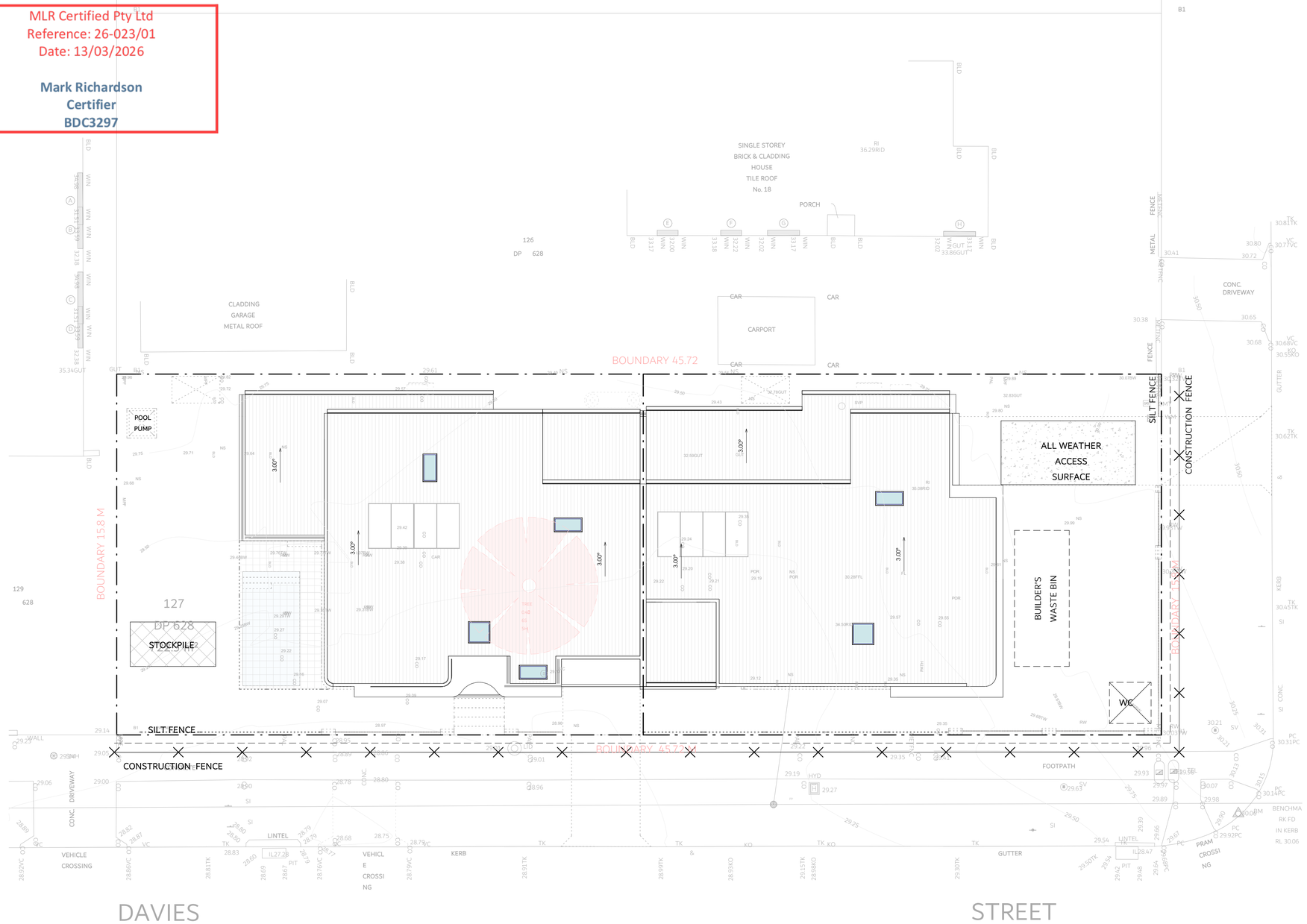


SEDIMENT CONTROL PLAN

1 : 100

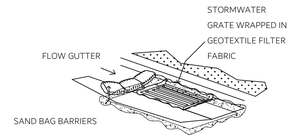
0M 2M 4M 6M 8M 10M

VISUAL SCALE 1:100 @ A1

SEDIMENT CONTROL NOTES

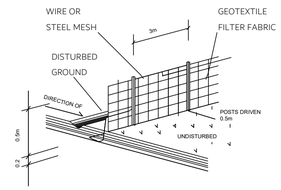
EROSION CONTROL NOTES

1. ALL SEDIMENT DAMS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL & DEBRIS.
2. SAND BAGS SHALL BE WELL PACKED AGAINST ADJOINING BAGS.
3. FILTER SHALL BE CONSTRUCTED BY REMOVING & WRAPPING GRATE IN FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) WITH MINIMUM 75MM FREE FABRIC OUTSIDE ALL EDGES OF GRATE WHEN IT IS REINSTALLED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE



SEDIMENT DAM

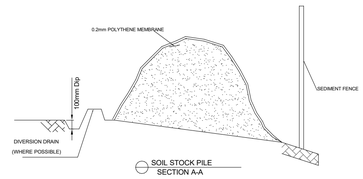
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2.0m CENTRES. FABRIC SHALL BE BURIED 150 ALONG ITS LOWER.



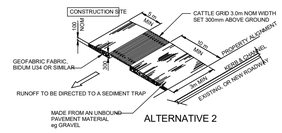
SEDIMENT FENCE

1. ERECT SILT FENCE AND GRAVEL DRAIN.
2. DEMOLISH EXISTING STRUCTURES.
3. EXCAVATE STRIP FOOTINGS, ACCORDING TO ENGINNERS DETAILS.
4. FINISH CONSTRUCTION.
5. FINISH LANDSCAPING.
6. SILT FENCES ARE NOT TO BE REMOVED UNTIL ALL CONSTRUCTION AND VEGATATION HAS BEEN COMPLETED.

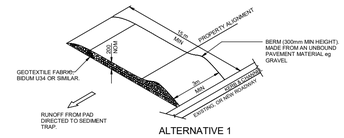
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO ANY SITE DISTURBANCE.
2. ALL CONTROL MEASURE TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
3. STRIPPING OF GRASS AND OTHER VEGETATION SHALL BE KEPT TO A MINIMUM.
4. TOPSOIL FROM ALL AREAS THAT WILL BE THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED, AND TO BE KEPT CLEAR FROM GUTTERS, DRAINS, STORMWATER, AND FOOTPATHS.
5. DRAINAGE TO BE CONNECTED TO STORM WATER AS SOON AS POSSIBLE.
6. ROAD AND FOOTPATH TO BE KEPT CLEAN, AND MUST BE SWEPT DAILY.
7. ALL SEDIMENT CONTROL STRUCTURES MUST BE INSPECTED AFTER RAINFALL FOR ANY STRUCTURAL DAMAGE, ALL TRAPPED SEDIMENT WILL BE REMOVED TO A NOMINATED STOCKPILE.



SOIL STOCK PILE
SECTION A-A



ALTERNATIVE 2



ALTERNATIVE 1

TEMPORARY CONSTRUCTION ENTRY
/ EXIT SEDIMENT TRAP

NOT TO SCALE

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CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT

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LEGEND
- BUILDER'S WASTE BIN
- ALL WEATHER ACCESS SURFACE
- SWIMMING POOL
- SILT FENCE
- CONSTRUCTION FENCE
- STOCKPILE
- PORTALOO

TITLE
SEDIMENT CONTROL PLAN

CHECKED BY JE

DWG # INHAUS-22

REVISION D

PROJECT # 2604

MLR Certified Pty Ltd
Reference: 26-023/01
Date: 13/03/2026

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Certifier
BDC3297

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14.01.2026

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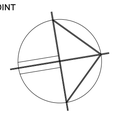

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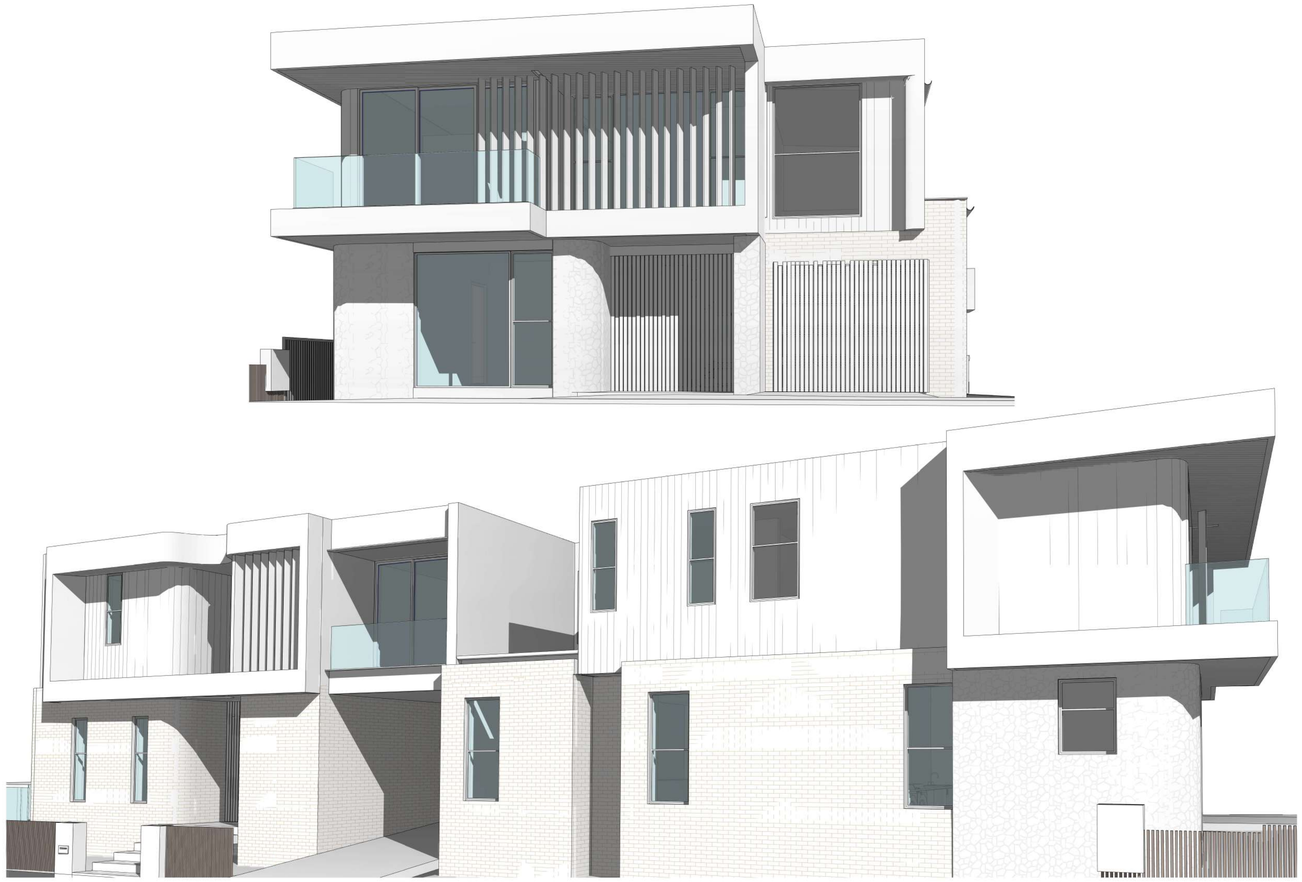
LEGEND

TITLE
SCHEDULE OF COLOURS AND FINISHES

CHECKED BY JE

DWG # INHAUS-23 REVISION D

PROJECT # 2604



SELECTED WINDSPRAY (LIGHT) COLORBOND STEEL FINISH

SELECTED MONUMENT COLORBOND STEEL FINISH

SELECTED CHARRED TIMBER SLATS:
- DARK WOOD
- LIGHT WOOD

SELECTED FRAMELESS GLASS BALUSTRADES AT 1200MM HEIGHT TO AS STANDARDS.

SELECTED MASONRY BRICK PGH OPALINE TOURMALINE BRICKS.

SELECTED WHITE RENDER

SELECTED STONE CLADDING FROM ARMSTONE; LOOSE STONE CLADDING

MONUMENT GREY TRAPEZOIDAL ROOF. (MIN. 2 DEGREE PITCH)

LANDSCAPING DETAILS

MLR Certified Pty Ltd
Reference: 26-023/01
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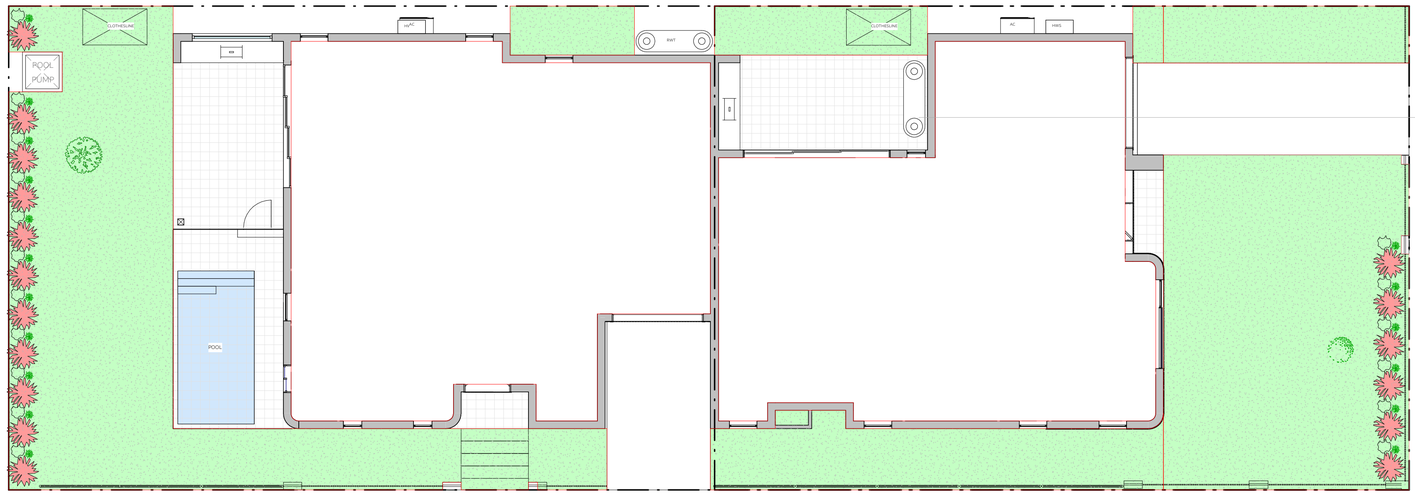
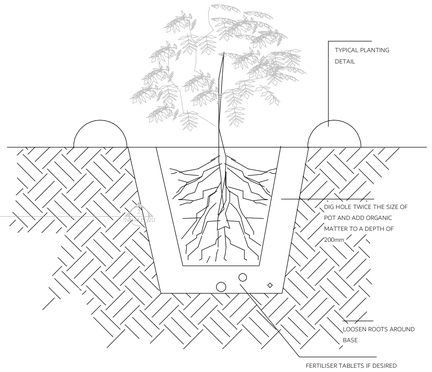
F	XXXX	XXXX

LEGEND

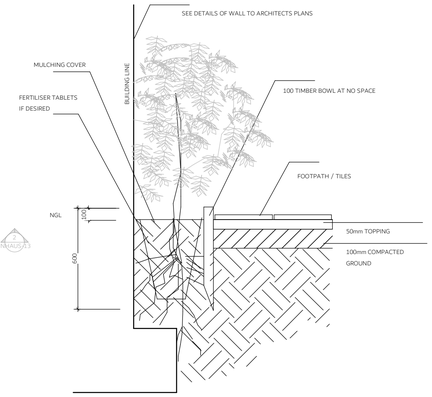


LANDSCAPE PLAN

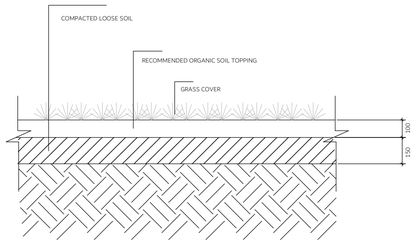
1 : 100



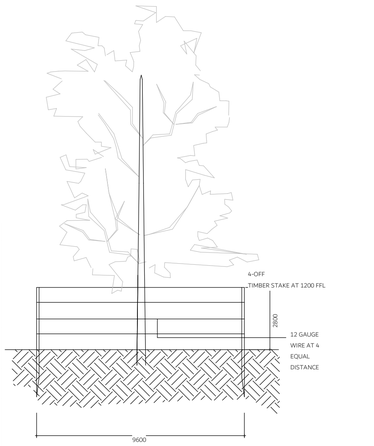
TYPICAL PLANTING DETAIL



PLANT DETAIL AT BUILDING LINE



TYPICAL GRASS DETAIL



TREE DETAIL

MidCoast Council AUS-SPEC
02 SITE, URBAN AND OPEN SPACES *0259 Landscape – maintenance*

Item	Action
	Fertilising for specific nutrient deficiencies
	Thin out planting
	Pruning/trimming
Turf	Returfing
	Seeding
	Treat for disease
	Topdressing
	Weeding
	Mowing/trimming
Soil	Erosion/bank stabilisation
	Additional soil
	Soil conditioner
	Weeding
Mulch	Top up mulch
Rubbish removal	Generally remove bottles, paper, cigarette butts etc.
	Remove leaf, litter from path and paved areas
Irrigation	Replace parts
	Repair
	Clean out
	Adjust
	Clean out subsurface drains
Paving and pathways	Repair dips, hollows, irregularities
	Remove stains and graffiti
	Replace sections of uplift
	Clear main pathway drains of debris
	Weeding
Infant playground	Make sure that all play structures are secure and in working order
Fencing	Repair fencing
Bench/seat	Repair loose or damaged parts
Bollard	Reinstate in original position
Lighting	Replace blown lamps and damaged diffusers
Barriers	Replace broken or dislocated palings or rails

4.3 MAINTENANCE PROCEDURE

Maintenance schedule

WEEK	SPRING (Sept, Oct, Nov)	SUMMER (Dec, Jan, Feb)	AUTUMN (Mar, Apr, May)	WINTER (Jun, Jul, Aug)
1	Mow and trim lawns	Mow lawns; weed	Mow lawns	Weed
2	Weed; trim and	Weed; mow lawns,	Weed; mow lawns,	Mow and trim lawns

MidCoast Council AUS-SPEC
02 SITE, URBAN AND OPEN SPACES *0259 Landscape – maintenance*

WEEK	SPRING (Sept, Oct, Nov)	SUMMER (Dec, Jan, Feb)	AUTUMN (Mar, Apr, May)	WINTER (Jun, Jul, Aug)
	adjust trees and shrubs	trim and adjust trees and shrubs	trim and adjust trees and shrubs	Trim and adjust trees and shrubs
3	Mow and fertilise lawns; treat plant material for insects and disease	Mow lawns; weed; treat plant material for insects and disease	Mow and trim lawn	Weed
4	Weed; topdress, condition lawns and oversow bare patches; issue maintenance report	Weed; mow and trim lawns; issue maintenance report	Weed; mow lawns; issue maintenance report	Mow lawns; issue maintenance report
5	Fertilise all trees and shrubs in garden beds; mow and trim lawns	Mow lawns; weed	Mow lawns	Mow lawns
6	Weed; inspect mulch for deficiencies in cover; check and adjust irrigation	Mow lawns; check and adjust irrigation	Weed; inspect mulch for deficiencies in cover; check and adjust irrigation	Mow and trim lawns; treat for insects and disease; check and adjust irrigation
7	Reinstate mulch as required; treat plant material for insects and disease; mow lawns	Mow lawns; weed	Reinstate mulch as required; mow, trim and fertilise lawns	Weed
8	Weed; inspect condition of paving and furniture; issue maintenance report	Mow and trim lawns; inspect condition of paving & furniture; issue maintenance report	Weed; inspect condition of paving and furniture; issue maintenance report	Mow lawns; Inspect condition of paving and furniture; issue maintenance report
9	Mow and trim lawns	Mow lawns; treat plant material for insects and disease	Mow lawns	Weed
10	Weed; mow lawns	Mow and topdress lawns	Weed; treat plant material for insects and disease	Mow and trim lawns
11	Mow and fertilise lawns; trim and adjust trees and shrubs	Mow lawns; trim and adjust lawns; weed	Mow and trim lawns; trim and adjust trees and shrubs	Prune back trees and shrubs after flowering
12	Weed; mow lawns; treat plant material for insects and disease	Mow, trim & fertilise lawns	Weed	Mow lawns; treat plant material for insects and disease
13	Check and adjust irrigation; mow lawns; issue maintenance report	Check and adjust irrigation; mow lawns; weed; issue maintenance report	Check and adjust irrigation; mow lawns; weed; issue maintenance report	Check and adjust irrigation; weed; issue maintenance report

4.4 IRRIGATION

Irrigation system maintenance schedule

Item	Frequency

MAINTENANCE PLAN

MidCoast Council AUS-SPEC
02 SITE, URBAN AND OPEN SPACES *0259 Landscape – maintenance*

Filters – mainline	Monthly
Electrical source output (auto system)	Monthly
Controller (automatic systems)	Monthly
Operation – progression - Station to Station.	Weekly
Proper activation of valves	Monthly
Proper timing of stations	6 monthly
Proper time and day readings	Weekly
Exterior appearance	6 monthly
Valve operation	6 monthly
Open, close completely (weeping)	Weekly
Sprinkler operation	Weekly
Rotaries – clogged nozzles	2 monthly
Plant obstructed pattern	2 monthly
Arc coverage	2 monthly
Radius adjustment	2 monthly
Pop-up action	2 monthly
Riser seal leaks	2 monthly
Set to grade	2 monthly
Coverage pressure	2 monthly
Rotational speed	2 monthly
Clogged screens	2 monthly
Head damage	2 monthly
Piping	2 monthly
Leaks – broken or cracked pipe	As Needed
Bad solvent welds, bad threaded	As Needed
Connection	As Needed
Clogged pipe	As Needed

4.5 ANNEXURE - REFERENCED DOCUMENTS

The following documents are incorporated into this worksection by reference:

AS 4373	2007	Pruning of amenity trees
AS 4419	2018	Soils for landscaping and garden use
MidCoast Council	2019	Development Engineering Handbook

5 ANNEXURE M – MIDCOAST COUNCIL SPECIFIC CLAUSES

M1.	Variations to or non-conformances with Council's AUS-SPEC are to be evaluated with reference to the procedure in Council's *Development Engineering Handbook*. Acceptance is to be obtained in writing from: a) an authorised representative of Council's Director of Infrastructure and Engineering Services, or b) an accredited certifier where they are the Principal Certifier and hold the relevant accreditation category for the type of work.	**Variation procedure**
M2.	This specification applies in addition to any development consent (DA) conditions. If there is any inconsistency, the conditions of consent shall	**DA conditions**

LANDSCAPE TEMPLATE

SYMBOL															
SPECIES	HYMENOSPORUM FLAVUM	DODONEA 'MR GREEN SHEEN'	PHORMIUM TENAX 'BRONZE BABY'	DIANELLA CAERULEA	MELALEUCA LINARIFOLIA	MAGNOLIA 'LITTLE GEM' (PLEACHED)	LIRIOPE MUSCARI	LEUCOPHYTA BROWNII	PHILODENDRON XANADU	LOMANDRA TANIKA	HELICHRYSUM PETIOLARE 'LIMELIGHT'	SAPPHIRE BUFFALO TURF	DICHONDRA ' SILVER FALLS'	CASUARINA GLAUCA PROSTRATE 'SHAGPILE – SHE-OAK	ELAEOCARPUS RETICULATUS BLUEBERRY ASH
MAXIMUM HEIGHT	15M	2.5M	0.75M	1M	8M	5M	0.3M	1M	1.2M	0.6M	0.6M	-	0.1M	0.2M	8-15M
IMAGE															

TITLE
LANDSCAPE PLAN/MAINTENANCE PLAN

CHECKED BY JE

DWG # INHAUS-24

REVISION D

PROJECT # 2604

IN HAUS DESIGNS

bdaa ACCREDITED BUILDING DESIGNERS

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RESIDENTIAL / COMMERCIAL / INTERIORS

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MEMBERSHIP NO: 6605
EMAIL: ADMIN@INHAUSDESIGNS.COM.AU
BROWSE: WWW.INHAUSDESIGNS.COM.AU

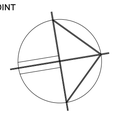
CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT



SCALE AS INDICATED @ A1

NOTES
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. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.
. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 22.01.26	ISSUED FOR CLIENT REVIEW
B 04.02.26	ISSUED FOR CONSULTANTS
C 17.02.26	REISSUED FOR CONSULTANTS
D 06.03.26	ISSUED FOR CDC APPROVAL
E XXXX	XXXX
F XXXX	XXXX

LEGEND

TITLE
BASIX COMMITMENTS

CHECKED BY JE

DWG # INHAUS-25 REVISION D

PROJECT # 2604

MLR Certified Pty Ltd
Reference: 26-023/01
Date: 13/03/2026
Mark Richardson
Certifier
BDC3297

CERTIFIED ENERGY - SUMMARY COMMITMENTS TABLE

1300 443 674
quote@certifiedenergy.com.au
www.certifiedenergy.com.au

Accreditation Number: HERA 10056

Project Details

Proposed:	Dual Occupancy	Address:	16 Henson Street, Merrylands, NSW, 2160
Lot Number:	127	DP Number:	628

NatHERS Certificate Number: #HR-8B76BD-02

Thermal Comfort

Windows

For detailed window specifications please refer to NatHERS Certificate
(NSW BASIX Thermal Protocol allows for ±10% tolerance of SHGC Value & U Value <= than which overrides NatHERS Certificate)

Window (Dwelling or Unit)	Glass Type	Frame Type	Glazing (Dwelling or Unit)	Glass Type	Frame Type
All Dwellings	Single Glazed Clear	Aluminium (Standard)	Dwelling A	Doubled Glazed Clear	Aluminium (Standard)

Skylights		
	Double Glazed Low-E Clear	Wood

External Walls	Requirements	Insulation
Brick Veneer	Light Colour	R2.70 Bulk Insulation
Cavity Brick	Light Colour	R1.70 Bulk Insulation
Metal Clad	Light Colour	R2.70 Bulk Insulation

Internal Walls		
Cavity wall, direct fix plasterboard	R2.50 Bulk Insulation	
Cavity wall, direct fix plasterboard	No Insulation	
Cavity Brick	No Insulation	

Floors		Under Slab Insulation	Slab Edge Insulation	Additional Notes
Suspended concrete slab	All Dwellings	R3.50 Bulk Insulation	N/A	
Suspended timber	Dwelling A	R3.50 Bulk Insulation	N/A	
Suspended timber	Dwelling B	R4.00 Bulk Insulation	N/A	
Suspended timber	Dwelling B	No Insulation	N/A	
Suspended timber	Dwelling B	R2.50 Bulk Insulation	N/A	

Ceiling		Insulation	Additional Notes
External ceiling -	Plasterboard	R6.00 Bulk Insulation	
Internal ceiling -	Plasterboard	No insulation	

Roof	Insulation	Additional Notes
Corrugated iron	Medium Colour (solar absorptance 0.475-0.7) R1.8 Bulk + Reflective side down, No air gap above (Anticon 75, 80mm)	

Ceiling Penetrations	
Lighting specification	Dwelling is rated with Assumed downlight as per NatHERS Tech Note "Ceiling Penetrations 9.4 to 9.8"
Ceiling fans	Ceilings fans of 1200mm & 1400mm must be installed in the rooms mentioned in the NatHERS report
Overshadowing Details	Adjoining units calculated into model calculations

Site	
Orientation of nominal north elevation	As shown on plans

* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration.

Energy & Water

BASIX Certificate Number: 1836261M_02

Fixtures	
Shower head rating	4 star (>6 but <= 7.5 L/min)
Toilet rating	4 star
Kitchen taps rating	4 star
Bathroom Taps rating	4 star

Alternative Water Details			
Rainwater tank size	Individual	2000L	
Connected to Tank/s:	Outdoor Garden Taps	All Toilets	Laundry
	Yes	Yes	No

Hot Water System		
Individual System	Gas instantaneous	6 Star

Lighting	
Refer to NatHERS Certificate for Full Count (If Applicable)	*Light emitting diode*

Ventilation			
Bathroom Exhaust -	Individual fan, ducted to façade or roof	Kitchen Exhaust -	Individual fan, ducted to façade or roof
Control Switch -	Manual switch on/off	Control Switch -	Manual switch on/off
		Laundry Exhaust -	Individual fan, ducted to façade or roof
		Control Switch -	Manual switch on/off

Cooling		
Systems to - Living areas	3-phase airconditioning	EER 3.0 - 3.5
Systems to - Bedroom areas	3-phase airconditioning	EER 3.0 - 3.5

Heating		
Systems to - Living areas	3-phase airconditioning	EER 3.0 - 3.5
Systems to - Bedroom areas	3-phase airconditioning	EER 3.0 - 3.5

Appliances	
Cooktop-	Gas
Oven -	Electric

Alternative Energy
Photovoltaic System (Minimum)
1.5 Peak kW

Pool	
Volume	16.8kL
Heating System	No heating
Pool cover	No
Pool shaded	No
Timer	Yes

Spa	
Volume	N/A
Heating System	No Heating
Pool cover	No
Pool shaded	No
Timer	No

Nationwide House Energy Rating Scheme®
Class 1 Summary
NatHERS® Certificate No. #HR-8B76BD-02

Generated on 09 Mar 2026 using Hero 4.1

Property

Address	16 Henson Street, Merrylands, NSW, 2160
Lot/DP	Lot 127/ DP 628
NatHERS climate zone	56 - Mascot AMO

Accredited assessor

Name	Jamie Bonnefin
Business name	Certified Energy
Email	jobs@certifiedenergy.com.au
Phone	+61 1300 443
Accreditation No.	10056
Assessor Accrediting Organisation	HERA

Verification

To verify this certificate, scan the QR code or visit http://www.hero-software.com.au/pdf/HR-8B76BD-02. When using either link, ensure you are visiting http://www.hero-software.com.au

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 J3D3 and J3D15 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

7.0
Minimum Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME®

The rating above is the minimum of all dwellings in this summary.

For more information on your dwelling's rating see: www.nathers.gov.au

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate or not completed for all dwellings.

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-TVSWBA-02	A	13.9 (26)	16.0 (19)	29.9	7.0	n/a
HR-63WLHM-02	B	12.4 (26)	16.7 (19)	29.2	7.1	n/a

IN HAUS DESIGNS

MLR Certifiers Pty Ltd
Reference: 25-023201
Date: 13/04/2026

Mark Richardson
Certifier
BDC3297

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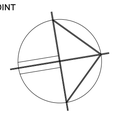

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E XXXX	XXXX
F XXXX	XXXX

LEGEND

TITLE
NATHERS COMMITMENTS

CHECKED BY JE

DWG # INHAUS-26

REVISION D

PROJECT # 2604

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-TVSWBA-02

Generated on 09 Mar 2026 using Hero 4.1 (Chenath v3.23)

Property

Address	A, 16 Henson Street, Merrylands, NSW, 2160
Lot/DP	Lot 1 in DP 628
NCC Class*	1a
Nominal Storeys	1 - 1-2-2-floor
Site Area	1,000
Plans	
Main Plan	Rev D - Issue Date: 06.03.26
Prepared by	In Haus Designs

Construction and environment

	(MJ/m²)	Exposure Type
Conditioned*	220.6	Suburban
Unconditioned*	12.6	NatHERS climate zone
Total	254.8	56 - Mascot AMO
Exempt	21.6	

Accredited assessor

Name	Jamie Bonnefin
Business name	Certified Energy
Email	jobs@certifiedenergy.com.au
Phone	+61 1300 443
Accreditation No.	10056
Assessor Accrediting Organisation	HERA
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 JD2/JD3(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

7.0
The more stars the more energy efficient

NATIONWIDE HOUSE ENERGY RATING SCHEME

29.9 MJ/m²
Predicted annual energy load for heating and cooling based on standard occupancy assumptions

For more information on your dwelling's rating was: www.nathers.gov.au

Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	13.9	16.0
Load limits	26	19

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/verify#HR-TVSWBA-02. When using either link, enter the you are visiting www.hero-software.com.au

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 hot water systems, swimming pool and spa pumps, heater, 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.

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 Certificate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐

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.

Additional Notes

* Obscure glazing has been modelled as clear glass as it has similar thermal properties.
* The dwelling has been assessed with "Assumed" recessed light fittings as NO electrical plan was provided.
* Custom Windows from the NatHERS custom window library have been used.

Room *schedule*

Room	Zone Type	Area (m²)
Kitchen/Living	Kitchen/Living	77.53
Pantry	Day Time	7.59
WC	Day Time	3.61
Stairs_GF	Day Time	9.67
Laundry	Unconditioned	5.97
Linen	Day Time	2.89
Guest Bedroom	Bedroom	11.44
Guest ENS	Night Time	4.62
Garage	Garage	21.60
Bedroom 3	Bedroom	12.48
Bathroom	Unconditioned	6.67
Bedroom 2	Bedroom	11.41
Rumpus	Living	43.74
Bedroom 1	Bedroom	17.55
WIR 1	Night Time	4.95
Stairs_FF	Day Time	6.11
Master WIR	Night Time	11.69
Master ENS	Night Time	5.32
Master Bedroom	Bedroom	14.37

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

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
HAAWS-050-056	Housing Aluminium Awning Window Single Glazed	5.0	0.54	0.52	0.57
HAFWS-040-062	Housing Aluminium Fixed Window Single Glazed	4.0	0.64	0.61	0.67
HASDD-025-024	Housing Aluminium Sliding Door Double Glazed	2.5	0.23	0.22	0.24
HASDS-045-062	Housing Aluminium Sliding Door Single Glazed	4.5	0.61	0.58	0.64
HASWS-045-062	Housing Aluminium Sliding Window Single Glazed	4.5	0.61	0.58	0.64

Custom* windows

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

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bathroom	HAAWS-050-056	W11	1800	1000	Awning	10	W	None
Bedroom 1	HAAWS-050-056	W09	1800	600	Awning	10	E	None
Bedroom 1	HAAWS-050-056	W09	1800	600	Awning	10	E	None
Bedroom 2	HASWS-045-062	W10	900	2600	Sliding	10	W	None
Bedroom 3	HASWS-045-062	W10	900	2600	Sliding	10	S	None
Guest Bedroom	HAAWS-050-056	W01	2700	600	Awning	45	E	None
Guest Bedroom	HAAWS-050-056	W01	2700	600	Awning	45	E	None
Guest ENS	HASWS-045-062	W02	900	900	Sliding	45	S	None
Kitchen/Living	HAAWS-050-056	W04	2100	900	Awning	45	W	None
Kitchen/Living	HAAWS-050-056	W04	2100	900	Awning	45	W	None
Kitchen/Living	HAAWS-050-056	W04	2100	900	Awning	45	W	None
Kitchen/Living	HASDS-045-062	SD02	2700	4000	Sliding Door	68	S	None
Laundry	HAAWS-050-056	W03	2700	900	Awning	45	S	None

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Master Bedroom	HASDD-025-024	SD04	2660	3320	Sliding Door	60	E	None
Master ENS	HAAWS-050-056	W11	1800	1000	Awning	10	W	None
Rumpus	HAFWS-040-062	W06	2700	2000	Fixed	0	E	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-011-01 W	FS - Fixed Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.6	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
Bathroom	VEL-011-01 W	SK01	0	1181	572	W	None	None
Master WIR	VEL-011-01 W	SK01	0	572	1181	W	None	None
Rumpus	VEL-011-01 W	SK02	0	900	900	W	None	None
Stairs_FF	VEL-011-01 W	SK01	0	572	1181	W	None	None

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2500	2900	0	E
Kitchen/Living	2500	1520	90	E

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-NONREFL-CAV	Brick Veneer Stud Wall with Non-Reflective Sarking	0.40	Light (Southerly)	2.70	No
CAV-BRICK-110-110-PB	Cavity Brick Wall - 110mm/110mm Plasterboard Internally	0.40	Light (Southerly)	1.70	No
MC-NONREFL-CAV	Metal Clad Battened (Non-Refl Cavity) Stud Wall	0.25	Light (White)	2.70	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bathroom	MC-NONREFL-CAV	2700	2219	W	150	No
Bedroom 1	MC-NONREFL-CAV	2700	1721	E	500	Yes
Bedroom 1	MC-NONREFL-CAV	2700	4877	S		No
Bedroom 1	MC-NONREFL-CAV	2700	727	E	500	No
Bedroom 1	MC-NONREFL-CAV	2700	1150	E	500	Yes
Bedroom 2	MC-NONREFL-CAV	2700	3798	W	150	No
Bedroom 2	MC-NONREFL-CAV	2700	3004	N		Yes
Bedroom 3	MC-NONREFL-CAV	2700	3095	W	150	No
Bedroom 3	MC-NONREFL-CAV	2700	4032	S		No
Garage	BV-NONREFL-CAV	3000	3598	E	3450	Yes
Garage	CAV-BRICK-110-110-PB	3000	899	N	6800	Yes
Guest Bedroom	BV-NONREFL-CAV	3000	3709	E	300	Yes
Guest Bedroom	BV-NONREFL-CAV	3000	1185	N	4700	Yes
Guest ENS	BV-NONREFL-CAV	3000	1499	E		Yes
Guest ENS	BV-NONREFL-CAV	3000	3085	S		Yes
Kitchen/Living	BV-NONREFL-CAV	3000	6896	W	150	Yes

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Kitchen/Living	BV-NONREFL-CAV	3000	698	N		Yes
Kitchen/Living	BV-NONREFL-CAV	3000	3099	W	150	Yes
Kitchen/Living	BV-NONREFL-CAV	3000	2523	E	1485	Yes
Kitchen/Living	BV-NONREFL-CAV	3000	7417	S	3600	Yes
Laundry	BV-NONREFL-CAV	3000	1703	S	3600	Yes
Master Bedroom	MC-NONREFL-CAV	2700	3598	E	1200	Yes
Master Bedroom	CAV-BRICK-110-110-PB	2700	2492	N		Yes
Master ENS	MC-NONREFL-CAV	2700	1604	W	150	Yes
Master WIR	MC-NONREFL-CAV	2700	2701	W	150	Yes
Pantry	BV-NONREFL-CAV	3000	3598	W	150	Yes
Pantry	CAV-BRICK-110-110-PB	3000	2109	N	6800	Yes
Rumpus	MC-NONREFL-CAV	2700	2523	E	1685	Yes
Rumpus	MC-NONREFL-CAV	2700	2593	S		No
Stairs_FF	MC-NONREFL-CAV	2700	1981	E	500	Yes
Stairs_FF	MC-NONREFL-CAV	2700	1185	S	900	Yes
Stairs_FF	MC-NONREFL-CAV	2700	1185	N	3600	Yes
Stairs_GF	BV-NONREFL-CAV	3000	1981	E	300	Yes
Stairs_GF	BV-NONREFL-CAV	3000	1185	S	6550	Yes
Stairs_GF	BV-NONREFL-CAV	3000	3484	N	3450	Yes
WIR 1	MC-NONREFL-CAV	2700	1605	E	500	No
WIR 1	MC-NONREFL-CAV	2700	1185	N	900	Yes

Internal wall *type*

Wall ID	Wall Type	Area (m²)	Bulk insulation
CAV-BRICK-110-110-PB neighbour	Cavity Brick Wall - 110mm/110mm Plasterboard Internally	28.6	0.00
INT-PB	Internal Plasterboard Stud Wall	74.3	2.50

Internal wall *type*

Wall ID	Wall Type	Area (m²)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	135.8	0.00

Floor *type*

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bathroom	TIMB-001: Suspended Timber Floor	6.7	N/A	3.50	Tile (8mm)
Bedroom 1	TIMB-001: Suspended Timber Floor	17.6	N/A	3.50	Cork
Bedroom 2	TIMB-001: Suspended Timber Floor	11.4	N/A	3.50	Cork
Bedroom 3	TIMB-001: Suspended Timber Floor	12.5	N/A	3.50	Cork
Garage	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	21.6	Enclosed (Disc.)	3.50	Exposed
Guest Bedroom	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	11.4	Enclosed (Disc.)	3.50	Cork
Guest ENS	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	4.6	Enclosed (Disc.)	3.50	Tile (8mm)
Kitchen/Living	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	77.5	Enclosed (Disc.)	3.50	Cork
Laundry	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	6.0	Enclosed (Disc.)	3.50	Tile (8mm)
Linen	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	2.9	Enclosed (Disc.)	3.50	Cork
Master Bedroom	TIMB-001: Suspended Timber Floor	6.1	N/A	3.50	Cork
Master Bedroom	TIMB-002: Suspended Timber Floor - Lined Below	8.3	N/A	3.50	Cork
Master ENS	TIMB-001: Suspended Timber Floor	5.3	N/A	3.50	Tile (8mm)
Master WIR	TIMB-001: Suspended Timber Floor	11.7	N/A	3.50	Cork
Pantry	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	7.6	Enclosed (Disc.)	3.50	Cork
Rumpus	TIMB-001: Suspended Timber Floor	43.7	N/A	3.50	Cork
Stairs_FF	TIMB-001: Suspended Timber Floor	6.1	N/A	3.50	Cork
Stairs_GF	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	9.7	Enclosed (Disc.)	3.50	Cork
WC	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	3.6	Enclosed (Disc.)	3.50	Tile (8mm)
WIR 1	TIMB-001: Suspended Timber Floor	5.0	N/A	3.50	Cork

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bathroom	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Bedroom 1	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Bedroom 2	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Bedroom 3	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Garage	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Kitchen/Living	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Master Bedroom	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Master ENS	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Master WIR	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Pantry	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Rumpus	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Stairs_FF	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
WIR 1	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bathroom	2	Downlight	190	Sealed
Bathroom	1	Exhaust Fan	350	Sealed
Bedroom 1	4	Downlight	190	Sealed
Bedroom 2	3	Downlight	190	Sealed
Bedroom 3	3	Downlight	190	Sealed
Guest Bedroom	3	Downlight	190	Sealed
Guest ENS	1	Downlight	190	Sealed
Guest ENS	1	Exhaust Fan	350	Sealed

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Kitchen/Living	13	Downlight	190	Sealed
Kitchen/Living	1	Exhaust Fan	350	Sealed
Laundry	1	Downlight	190	Sealed
Laundry	1	Exhaust Fan	350	Sealed
Linen	1	Downlight	190	Sealed
Master Bedroom	3	Downlight	190	Sealed
Master ENS	1	Downlight	190	Sealed
Master ENS	1	Exhaust Fan	350	Sealed
Master WIR	3	Downlight	190	Sealed
Pantry	2	Downlight	190	Sealed
Rumpus	9	Downlight	190	Sealed
Stairs_FF	2	Downlight	190	Sealed
Stairs_GF	1	Downlight	190	Sealed
WC	1	Downlight	190	Sealed
WC	1	Exhaust Fan	350	Sealed
WIR 1	1	Downlight	190	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
Bedroom 1	1	1200
Bedroom 2	1	1200
Bedroom 3	1	1200
Guest Bedroom	1	1200
Kitchen/Living	2	1400
Master Bedroom	1	1200
Rumpus	1	1400

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	1.80	0.60	Medium (Windspray)

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

IN HAUS DESIGNS

MLR Certified Pty Ltd
Reference: 26-013-01
Date: 13/03/2026

Mark Richardson
Certifier
BDC3297

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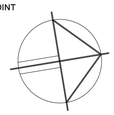
CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT



SCALE AS INDICATED @ A1

NOTES
. ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.
. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE		DESCRIPTION
A	22.01.26	ISSUED FOR CLIENT REVIEW
B	04.02.26	ISSUED FOR CONSULTANTS
C	17.02.26	REISSUED FOR CONSULTANTS
D	06.03.26	ISSUED FOR CDC APPROVAL
E	XXXX	XXXX
F	XXXX	XXXX

LEGEND

TITLE
NATHERS COMMITMENTS

CHECKED BY JE

DWG # INHAUS-27

REVISION D

PROJECT # 2604

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-63WLHM-02

Generated on 09 Mar 2026 using Hero 4.1 (Chenath v3.23)

Property

Address	B, 16 Henson Street, Merrylands, NSW, 2160
Lot/DP	Lot 127/ DP 628
NCC Class*	1a
Storeys Above Ground	1 of 2 floors
Plans	New
Plans Date	Rev D - Issue Date: 06.03.26
Prepared by	In Haus Designs

Construction and environment

Assessed floor area (m²)*		**Exposure type**	
Conditioned*	206.2	Suburban	
Unconditioned*	15.3	**NatHERS climate zone**	
	244.4	56 - Mascot AMO	
Garage	22.9		

Accredited assessor

Business name	Certified Energy
Email	jobs@certifiedenergy.com.au
Phone	+61 1300 443
Accreditation No.	10056
Assessor Accrediting Organisation	HERA
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	12.4	16.7
Load limits	26	19

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/c/HR-63WLHM-02. 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/ lic/engr checked	Builder checked	Consent authority/ lic/engr 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 Certificate?					
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

	Approval stage		Construction stage		
Continued	Assessor checked	Consent authority/ lic/engr checked	Builder checked	Consent authority/ lic/engr 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 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.

Additional Notes

* Obscure glazing has been modelled as clear glass as it has similar thermal properties.
* The dwelling has been assessed with "Assumed" recessed light fittings as NO electrical plan was provided.
* Custom Windows from the NatHERS custom window library have been used.

Room *schedule*

Room	Zone Type	Area (m²)
Kitchen/Living	Kitchen/Living	76.52
WC	Unconditioned	2.59
Stairs_GF	Day Time	4.16
Linen	Day Time	3.37
Guest Bedroom	Bedroom	12.25
Laundry	Unconditioned	5.62
Guest ENS	Night Time	5.17
Pantry	Day Time	4.83
Garage	Garage	22.94
Bedroom 2	Bedroom	15.20
Bathroom	Unconditioned	7.08
Bedroom 3	Bedroom	12.15
Stairs_FF	Day Time	4.16
Rumpus	Living	31.07
Master ENS	Night Time	6.45
Master WIR	Night Time	12.96
Master Bedroom	Bedroom	13.79
Bedroom 1	Bedroom	12.60

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges lower limit	SHGC substitution tolerance ranges upper limit
HAAWS-050-056	Housing Aluminium Awning Window Single Glazed	5.0	0.54	0.52	0.57

* Refer to glossary.

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges lower limit	SHGC substitution tolerance ranges upper limit
HAFWS-040-062	Housing Aluminium Fixed Window Single Glazed	4.0	0.64	0.61	0.67
HASDS-045-062	Housing Aluminium Sliding Door Single Glazed	4.5	0.61	0.58	0.64

Custom* windows

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

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bathroom	HAAWS-050-056	W11	1800	1000	Awning	10	W	None
Bedroom 1	HAAWS-050-056	W13	2700	1800	Awning	10	N	None
Bedroom 2	HAAWS-050-056	W09	1800	600	Awning	10	E	None
Bedroom 2	HAAWS-050-056	W09	1800	600	Awning	10	E	None
Bedroom 3	HAAWS-050-056	W09	1800	600	Awning	10	E	None
Bedroom 3	HAAWS-050-056	W09	1800	600	Awning	10	E	None
Guest Bedroom	HAAWS-050-056	W07	2700	900	Awning	45	N	None
Guest Bedroom	HAFWS-040-062	W06	2700	2000	Fixed	0	N	None
Guest ENS	HAAWS-050-056	W05	1200	900	Awning	30	E	None
Kitchen/Living	HASDS-045-062	SD01	2660	4720	Sliding Door	60	W	None
Kitchen/Living	HAAWS-050-056	W04	2100	900	Awning	45	E	None
Kitchen/Living	HAAWS-050-056	W04	2100	900	Awning	45	E	None
Laundry	HAAWS-050-056	W03	2700	900	Awning	45	E	None
Master Bedroom	HASDS-045-062	SD03	2660	3720	Sliding Door	60	N	None
Master ENS	HAAWS-050-056	W11	1800	1000	Awning	10	E	None
Rumpus	HAAWS-050-056	W07	2700	900	Awning	10	N	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*
Rumpus	HAFWS-040-062	W06	2700	2000	Fixed	0	N	None
Rumpus	HAAWS-050-056	W07	2700	900	Awning	10	N	None
WC	HAAWS-050-056	W08	900	600	Awning	75	W	None

Roof window *type and performance value*

Default* roof windows

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

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges lower limit	SHGC substitution tolerance ranges upper limit
VEL-011-01 W	FS - Fixed Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.6	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
Master WIR	VEL-011-01 W	SK02	0	900	900	W	None	None
Stairs_FF	VEL-011-01 W	SK01	0	572	1181	W	None	None

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2500	2900	0	N
Kitchen/Living	2500	1200	90	N

* Refer to glossary.

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-NONREFL-CAV	Brick Veneer Stud Wall with Non-Reflective Sarking	0.40	Light (Southerly)	2.70	No
CAV-BRICK-110-110-PB	Cavity Brick Wall - 110mm/110mm Plasterboard Internally	0.40	Light (Southerly)	1.70	No
MC-NONREFL-CAV	Metal Clad Battened (Non-Refl Cavity) Stud Wall	0.25	Light (White)	2.70	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bathroom	MC-NONREFL-CAV	2700	2346	W	150	Yes
Bedroom 1	MC-NONREFL-CAV	2700	4204	W	150	No
Bedroom 1	MC-NONREFL-CAV	2700	2998	N	300	Yes
Bedroom 1	MC-NONREFL-CAV	2700	2998	S		Yes
Bedroom 2	MC-NONREFL-CAV	2700	3095	W	150	Yes
Bedroom 2	MC-NONREFL-CAV	2700	3095	E		Yes
Bedroom 2	MC-NONREFL-CAV	2700	102	N		No
Bedroom 3	MC-NONREFL-CAV	2700	3103	E	500	Yes
Bedroom 3	MC-NONREFL-CAV	2700	3704	S	150	Yes
Garage	BV-NONREFL-CAV	3000	3702	S	6800	Yes
Garage	BV-NONREFL-CAV	3000	6198	W	150	Yes
Garage	BV-NONREFL-CAV	3000	3702	N		Yes
Guest Bedroom	BV-NONREFL-CAV	3000	3599	N	1100	Yes
Guest Bedroom	BV-NONREFL-CAV	3000	1004	W	3250	Yes
Guest ENS	BV-NONREFL-CAV	3000	1520	N	1100	Yes
Guest ENS	BV-NONREFL-CAV	3000	3404	E	300	Yes
Kitchen/Living	BV-NONREFL-CAV	3000	5999	W	3250	Yes
Kitchen/Living	BV-NONREFL-CAV	3000	2201	N	1304	Yes
Kitchen/Living	BV-NONREFL-CAV	3000	1600	E	300	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	BV-NONREFL-CAV	3000	597	S	4400	Yes
Kitchen/Living	BV-NONREFL-CAV	3000	597	N		No
Kitchen/Living	BV-NONREFL-CAV	3000	1600	E	300	Yes
Kitchen/Living	CAV-BRICK-110-110-PB	3000	3497	S	3450	Yes
Kitchen/Living	BV-NONREFL-CAV	3000	1359	E	897	Yes
Kitchen/Living	BV-NONREFL-CAV	3000	1440	E		No
Laundry	BV-NONREFL-CAV	3000	1600	E		Yes
Master Bedroom	MC-NONREFL-CAV	2700	4304	N	1200	Yes
Master Bedroom	MC-NONREFL-CAV	2700	3205	E	500	Yes
Master Bedroom	MC-NONREFL-CAV	2700	1004	W	4270	Yes
Master ENS	MC-NONREFL-CAV	2700	1085	E	500	Yes
Master ENS	MC-NONREFL-CAV	2700	414	E	500	No
Master WIR	MC-NONREFL-CAV	2700	3010	E	500	Yes
Pantry	BV-NONREFL-CAV	3000	3002	E	300	Yes
Rumpus	MC-NONREFL-CAV	2700	2311	W	150	Yes
Rumpus	MC-NONREFL-CAV	2700	4208	N	2204	Yes
Stairs_FF	MC-NONREFL-CAV	2700	1045	W	150	Yes
Stairs_GF	BV-NONREFL-CAV	3000	1001	N	1304	Yes
WC	BV-NONREFL-CAV	3000	982	W	3250	Yes

Internal wall *type*

Wall ID	Wall Type	Area (m²)	Bulk insulation
CAV-BRICK-110-110-PB neighbour	Cavity Brick Wall - 110mm/110mm Plasterboard Internally	28.6	0.00
INT-PB	Internal Plasterboard Stud Wall	73.1	2.50
INT-PB	Internal Plasterboard Stud Wall	132.8	0.00

* Refer to glossary.

Floor *type*

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bathroom	TIMB-001: Suspended Timber Floor	7.1	N/A	0.00	Tile (8mm)
Bedroom 1	TIMB-001: Suspended Timber Floor	12.6	N/A	2.50	Cork
Bedroom 2	TIMB-001: Suspended Timber Floor	15.2	N/A	0.00	Cork
Bedroom 3	TIMB-001: Suspended Timber Floor	11.4	N/A	0.00	Cork
Bedroom 3	TIMB-002: Suspended Timber Floor - Lined Below	0.7	N/A	4.00	Cork
Garage	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	22.9	Enclosed (Disc.)	3.50	Exposed
Guest Bedroom	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	12.3	Enclosed (Disc.)	3.50	Cork
Guest ENS	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	5.2	Enclosed (Disc.)	3.50	Tile (8mm)
Kitchen/Living	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	76.5	Enclosed (Disc.)	3.50	Cork
Laundry	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	5.6	Enclosed (Disc.)	3.50	Tile (8mm)
Linen	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	3.4	Enclosed (Disc.)	3.50	Cork
Master Bedroom	TIMB-001: Suspended Timber Floor	13.8	N/A	0.00	Cork
Master ENS	TIMB-001: Suspended Timber Floor	6.4	N/A	0.00	Tile (8mm)
Master WIR	TIMB-001: Suspended Timber Floor	12.9	N/A	0.00	Cork
Pantry	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	4.8	Enclosed (Disc.)	3.50	Cork
Rumpus	TIMB-001: Suspended Timber Floor	31.1	N/A	0.00	Cork
Stairs_FF	TIMB-001: Suspended Timber Floor	4.2	N/A	0.00	Cork
Stairs_GF	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	4.2	Enclosed (Disc.)	3.50	Cork
WC	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	2.6	Enclosed (Disc.)	3.50	Tile (8mm)

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bathroom	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Bedroom 1	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Bedroom 2	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No

* Refer to glossary.

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bedroom 3	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Garage	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Guest Bedroom	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Kitchen/Living	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Laundry	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Linen	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No
Master Bedroom	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	6.00	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bathroom	2	Downlight	190	Sealed
Bathroom	1	Exhaust Fan	350	Sealed
Bedroom 1	3	Downlight	190	Sealed
Bedroom 2	3	Downlight	190	Sealed
Bedroom 3	3	Downlight	190	Sealed
Guest Bedroom	3	Downlight	190	Sealed
Guest ENS	1	Downlight	190	Sealed
Guest ENS	1	Exhaust Fan	350	Sealed
Kitchen/Living	15	Downlight	190	Sealed
Kitchen/Living	1	Exhaust Fan	350	Sealed
Laundry	1	Downlight	190	Sealed
Laundry	1	Exhaust Fan	350	Sealed
Linen	1	Downlight	190	Sealed
Master Bedroom	3	Downlight	190	Sealed

* Refer to glossary.

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Master ENS	2	Downlight	190	Sealed
Master ENS	1	Exhaust Fan	350	Sealed
Master WIR	3	Downlight	190	Sealed
Pantry	1	Downlight	190	Sealed
Rumpus	7	Downlight	190	Sealed
Stairs_FF	1	Downlight	190	Sealed
Stairs_GF	1	Downlight	190	Sealed
WC	1	Downlight	190	Sealed
WC	1	Exhaust Fan	350	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
Bedroom 1	1	1200
Bedroom 2	1	1200
Bedroom 3	1	1200
Guest Bedroom	1	1200
Master Bedroom	1	1200

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	1.80	0.60	Medium (Windspray)

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)

* Refer to glossary.

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 software uses 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, roof

IN HAUS DESIGNS

bdaa ACCREDITED BUILDING DESIGNER

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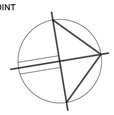
CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT



SCALE AS INDICATED @ A1

NOTES
- ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
- ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.
. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 22.01.26	ISSUED FOR CLIENT REVIEW
B 04.02.26	ISSUED FOR CONSULTANTS
C 17.02.26	REISSUED FOR CONSULTANTS
D 06.03.26	ISSUED FOR CDC APPROVAL
E XXXX	XXXX
F XXXX	XXXX

LEGEND

TITLE
NCC/AS - GENERAL NOTES

CHECKED BY JE

DWG # INHAUS-28 REVISION D

PROJECT # 2604

MBP Certified Pty Ltd
ACCREDITED CERTIFIER
Date: 11/3/2026
Mark Richardson
Certifier
BDC3297

H1 STRUCTURE

STRUCTURE PROVISIONS (DEEMED-TO-SATISFY PROVISIONS H1D2)
- STRUCTURE PROVISIONS TO BE PROVIDED IN ACCORDANCE TO SECTION 2 OF THE HOUSING PROVISIONS OF THE NCC OR RELEVANT PROVISION OF H1D3 TO H1D2 OF HOUSING PROVISIONS OF THE NCC OR ANY COMBINATION THEREOF.

SITE PREPATATION (DEEMED TO SATISFY PROVISION H1D3)
- SITE PREPARATION TO BE IN ACCORDANCE WITH THE FOLLOWING
* PART 3.1 OF HOUSING PROVISIONS OF THE NCC AS SITE CLASSES AS A, S, M, H OR E IN ACCORDANCE TO PART 4.2.2 OF HOUSING PROVISION OF THE NCC FOR EARTHWORKS ASSOCIATED WITH A BUILDING STRUCTURE.
* AS4678 FOR EARTH RETAINING
* PART 3.4 OF HOUSING PROVISIONS OF THE NCC FOR TEMRITE RISK MANAGEMENT

FOOTINGS & SLABS (DEEMED TO SATISFY PROVISION H1D4)
- FOOTINGS & SLABS TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2870, AS3600 WHERE IT FALL IN WITH THE REQUIREMENTS OF SECTION 4 OF HOUSING PROVISIONS OF THE NCC.

MASONARY (DEEMED TO SATISFY PROVISION H1D5)
- MASONARY VENEER TO BE CONSTRUCTED IN ACCORDANCE WITH:
(A) AS3700 OR AS4773.1 & AS4773.2 OR PART 5 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:
(B) WIND CLASS N3 & LESS
(C) COMPLY WITH H1D4 & PRT 5.6 USING COMPONENTS OF PART 5.7 OF THE HOUSING PROVISIONS
(D) SOIL CLASS A, S, M IN ACCORDANCE TO AS2870
(E) TIED MASONARY AS PER H1D6
(F) NOT LOCATED WITHIN ALPINE AREAS
(G) NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS
- CAVITY BRICK UNREINFORCED TO BE CONSTRUCTED IN ACCORDANCE WITHL
(A) AS3700 OR AS4773.1 & AS4773.2 OR PART 3 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:
(B) WIND CLASS N3 & LESS
(C) COMPLY WITH H1D4 & PART 5.6 USING COMPONENTS OF PART 5.6 USING COMPONENTS OF PART 5.7 OF THE HOUSING PROVISIONS
(D) SOIL CLASS A, S, M IN ACCORDANCE O AS2870
(E) TIED MASONARY AS PER H1D6
(F) NOT LOCATED WITHIN ALPINE AREAS
(G) NO EARTHQUAKE AFFECTED ESIGN REQUIREMENTS
- SINGLE LEAF UNREINFORCED MASONARY TO BE CONSTRUCTED IN ACCORDANCE WITH:
(A) AS3700 ORAS4773.1 & AS4773.2 OR PART 4 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:
(B) WIND CLASS N3 & LESS
(C) COMPLY WITH H1D4 & PART 5.6 USING COMPONENTS OF PART 5.7 OF THE HOSING PROVISIONS
(D) SOIL CLASS A, S, M IN ACCORDANCE TO AS2870
(E) TIED MASONARY AS PER H1D6
(F) NOT LOCATED WITHIN ALPINE AREAS
(G) NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS
- REINFORCED MASONARY TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700 EXCL. PIERS OR AS4773.1 & AS4773.2
- ISOLATED MASONARY PIERS TO BE OCNSTRUCTED IN ACCORDANCE WITH:
(A) PART 8.5.1 OF HOUSING PROVISIONS OF THE NCC & SECTION 7 IN ACCORDANCE TO TABLES 10.3 & 4.1 (A)(I)(C) OF AS3700 OR PART 3 OF TH HOUSING PROVISIONS OF THE NCC PROVIDED
(B) AS4773.1 & AS4773.2
(C) PART 5 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED
* WIND CLASS N3 & LESS
* COMPLY WITH H1D4
* COMPLY WITH PART 5.6.2(4) OF THE HOUSING PROVISIONS OF THE NCC AND HAVE 6.2MPA FOR SOLID & CORE UNITS & 15MPA FOR HOLLOW UNITS.
* THE ROOF & WALLS PROVIDE LATERAL BRACING FOR THE TOP OF PIER AS PER PART 8.5.1 OF HOUSING PROVISIONS OF THE NCC & SECTION 7 IN ACCORDANCE TO TABELS 10.3 & 4.1 (A)(I)(C) OF AS3700 OR PART 3 OF THE HOUSING PROVISIONS OF THE NCC PROVIDED:
(D) SOIL CLASS A,S,M IN ACCORDANCE TO AS2870
(E) NOT LOCATED WIHIN ALPINE AREAS
(G) NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS

- MASONARY ACCESSORIES TO BE CONSTRUCTED IN ACCORDANCE WITH:
(A) AS3770 OR
(B) AS4773.1 & AS4773.2
(C) PART 5.6 OF HOUSING PROVISIONS OF THE NCC PROVIDED
* WIND CLASS N3 & LESS
* NOT LOCATED WITHIN ALPINE AREAS
* NO EARTHQUAKE AFFECTED DESIGN REQUIREMENTS

FRAMING (DEEMED TO SATISFY PROVISION (H1D6)
- STEEL FRAMING TO BE CONSTUCTED IN ACCORDANCE WITH NASH STANDARD RESIDENTIAL & LOW RISE STEEL FRAMING PART 1 & 2 AS4100 & AS/NZS4600
- TIMBER FRAMING TO BE CONSTRUCTED IN ACCORDANCE WITH AS1684.2, AS1720.5, AS1684.4 & AS1860.2 IF WITHIN A CYCLONE AREA AS1684.2
- STRUCTURAL STEEL SECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH AS4100, AS/NZS4600 & BE ASSOCIATED WITH PART 6.3.1 TO 6.3.9 OF HOUSING PROVISIONS OF THE NCC (NO RESTRICTIONS APPLY TO 6.3.1 TO 6.3.1)
- SOFTWARE IN ACCORDANCE WITH ABCB PROTOCOL FOR STRUCTURAL SOFTWARE & GEOMETRIC LIMITS, PROGRAMS THAT CONTAIN SIMILAR TABLES TO AS1684 & NASH STANDARD RESIDENTIAL & LOW RISE STEEL FRAMING PART 2 CAN APPLY.

STRUCTURE ROOF & WALL CLADDING (DEEMED TO SATISFY PROVISION H1D7)
- SLATES & SHINGLES AS SELETED TO BE IN ACCORDANCE WITH AS2050 OR AS2049 & BE ASSOCIATED WITH PART 7.3.1 TO 7.3.6 OF HOUSING PROVISIONS OF THE NCC
- METAL SHEET ROOFING AS SELECTED TO BE IN ACCORDANCE WITH AS1562.1 & BE ASSOCIATED CLAUSE 7.2.1 TO 7.2.8 OF HOUSING PROVISIONS OF THE NCC
- TIMBER & COMPOSITE WALL CLADDING TO BE IN ACCORDANCE WITH AS5126.1 FOR AUTOCLAVED AERATED WALL CLADDING OR PART 7.5.1 TO 7.5.8 OF HOUSING PROVISIONS OF THE NCC FOR WALL CLADDING
- METAL WALL CLADDING TO BE IN ACCORDANCE WITH AS1562.1

EARTHQUAKE AREAS (DEEMED TO SATISFY PROVISION H1D9)
- CLASS 1 & 10 BUILDING TO BE IN ACCORDANCE WITH SECTION 2 OF THE HOUSING PROISIONS OF THE NCC SUBJECT TO SEISMIC ACTIVITY

FLOOD HAZARD (DEEMED TO SATISFY PROVISION H1D10)
- CLASS 1 TO BE IN ACCORDANCE WITH HOUSING PROVISIONS OF THE NCC

ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING WALING PLATE (DEEMED TO SATISFY PROVISION H1D11)
- ATTACHMENT OF FRAMED DECKS AND BLACONIES TO EXTERNAL WALLS OF BUILDINGS USING A WAILING PLATE TO BE IN ACCORDANCE WITH PART 12.3 OF HOUSING PROVISIONS OF THE NCC. (SUBJECT TO CONDITIONS)

PILED FOOTINGS (DEEMED TO SATISFY POROVISION H1D12)
- PILED FOOTINGS TO BE IN ACCORDANCE WITH AS2159.

H2 DAMP & WEATHER PROOFING

FOOTINGS & SLABS (DEEMED TO SATISFY H2D2)
- FOOTINGS & SLABS ARE TO BE IN ACCORDANCE WITH AS/NZS3500.3 & PART 3.3 OF THE HOUSING PROVISIONS OF THE NCC FOR
* ROOFS IN AREAS SUBJECT TO 5 MINUTE DURATIONS RAINFALL INTENSITIED OF NOT MORE THAN 225MM PER HOUR OVER AN ANNUAL EXCEEDANCE PROBABILITY OF 5% (AS PERTABLE 7.4.3D OF THE ABCB HOUSING PROVISIONS) WHERE A DRAINAGE SYSTEM REQUIRE: AND
* SUB-SOIL AREAS WHERE EXCESSIVE SOIL MOISTURE PROBLEMS MAY OCCUR
* LAND ADJOINING AND UNDER BUILDINGS

FOOTINGS & SLABS (DEEMS TO SATISFY PROVISION H2D3)
- FOOTINGS & SLABS TO BE PROVIDED IN ACCORDANCE WITH H1D4 (1)(A) OR (B)

MASONARY (DEEMED TO SATISFY PROVISION H2D4)
- MASONARY WALLS TO BE PROVIDED IN ACCORDANCE WITH EITHER AS3700, AS4773.1 & AS4773.2 OR PART 5.7.1 TO 5.7.6 IN ACCORDANCE TO H1D5.

SUBFLOOR VENTILATION (DEEMED TO SATISFY PROISION H2D5)
- FOUNDATION AREAS TO BE PROVIDED WITH ACCESS & SUBFLOOR VENTILATION TO BE IN ACCORDANCE WITH PART 6.2.1 OF HOUSING PROVISIONS OF THE NCC

WEATHER PROOFING ROOF & WALL CLADDING (DEEMED TO SATISFY PROVISION H2D6)
- GUTTERS & DOWNPIPES TO BE IN ACCORDANCE WITH AS/NZS3500.3 & PART 7.4.1 TO 7.4.7 OF HOUSING PROVISIONS OF THE NCC

GLAZING (DEEMED TO SATISFY PROVISIONS H2D7)
- GLAZING TO BE IN ACCORDANCE WITH H1D8(1) OF THE NCC

EXTERNAL WATERPROOFING (DEEMED TO SATISFY PROVISION H2D8)
- EXTERNAL WATERPROOFING TO BE IN ACCORDANCE WITH AS4654.1 & AS465.42 WHICH IS ALSO APPLIED TO ROOFING SYSTEMS WITH H1D7(2) & (3), TERRACES, BALCONIES, SUSPENDEDCONCRETE SLABS & SPACED DECKING IN CONJUNCTION TO FRAMING THAT ARE SUITABLE FOR EXTERNAL USE.

H3 FIRE SAFETY

FIRE HAZARD PROPERITES AND NON-COMBUSTIBLE BUILDING ELEMENTS
- HAZARD PROPERTIED AND NON-COMBUSTIBLE BUILDING ELEMENTS TO BE PROVIDED IN ACCORDANCE TO H3D2
- FLEXIBLE DUCTWORK USED FOR TE TRANSFR OF PRODUCTS INITIATING FROM A HEAT SOURCE THAT CONTAINS A FLAME MUST COMPLY WITH THE FIRE HAZARD PROPERTIES SET OUT IN AS4254.1

FIRE SEPARATION FROM EXTERNAL WALLS (DEEMED TO SATISFY PROVISION H3D4)
- FIRE SEPERATION FROM EXTERNAL WALLS TO BE PROVIDED IN ACCORDANCE TO PART 9.3.1 TO 9.3.4 OF HOUSING PROVISIONS OF THE NCC

FIRE SEPARATION OF GARAGE-TOP-DWELLINGS (DEEMED TO SATISFY PROVISION H3D5)
- FIRE SEPERATION OF GARAGE-TOP-DWELLINGS TO BE PROVIDED IN ACCORDANCE TO PART NSW 9.4.1 TO NSW 9.4.3 OF HOUSING PROVISIONS OF THE NCC

SMOKE ALARMS AND EVACUATION LIGHTING (DEEMED TO SATISFY PROVISION H3D6)
- SMOKE ALARMS AND EVACUATION LIGHTING TO BE PROVIDED IN ACCORDANCE TO PART 9.5.1 TO 9.5.5 OF HOUSING PROVISIONS OF THE NCC AS3786 & AS1670.1

H4 HEALTH & AMENITY

WET AREAS WATERPROOFING (DEEMED TO SATISFY PROVISION H4D2)
- WET AREAS TO BE PROVIDED IN ACCORDANCE WITH PART 10.2.1 TO 10.2.32 OF HOUSING PROVISIONS OF THE NCC

MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS (DEEMED TO SATISFY PROVISIONS H4DE3)
- MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS TO BE PROVIDED IN ACCORDANCE TO PART 10.2.1 TO 10.2.6 OF HOUSING PROVISIONS OF THE NCC & COMPLY WITH WITHER AS3740 & PART 10.2.12 OF HOUSING PROVISIONS OF THE NCC OR PART 10.2.7 TO 10.2.32 OF HOUSING PROVISIONS OF THE NCC

ROOM HEIGHTS (DEEMED TO SATISFY PROVISION H4D4)
- ROOM HEIGHTS TO BE PROVIDED IN ACCORDANCE TO PART 10.3.1 OF HOUSING PROVISIONS OF THE NCC

FACILITIES (DEEMED TO SATSIFY PROVISION H4D55)
- FACILITIES TO BE PROVIDED IN ACORDANCE TO PART 10.4.1 TO 104.2 OF HOUSING PROVISIONS OF THE NCC

LIGHT (DEEMED TO SATISFY PROVISION H4D6)
- LIGHT TO BE PROVIDED IN ACCORDANCE TO PART 10.5.1 TO 10.5.2 OF HOUSING PROVISIONS OF THE NCC

VENTILATION (DEEMED TO SATISFY PROVISION H4D7)
- VENTILATION TO BE PROVIDED IN ACCORDANCE TO PART 10.6.1 TO 10.6.3 OF HOUSING PROVISIONS OF THE NCC

SOUND INSULATION (DEEMED TO SATISFY PROVISION H4D8)
- SOUND INSULATION TO BE INSTALLED IN ACCORDANCE WITH 10.7.1 TO 10.7.8 OF HOUSING PROVISIONS OF THE NCC

CONDENSATION MANAGEMENT (DEEMED TO SATISFY PROVISION H4D9)
- CONDENSAION MANAGEMENT SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH 10.8.1 TO 10.8.3 OF HOUSING PROVISIONS OF THE NCC

H5 SAFE MOVEMENT & ACCESS

STAIRWAY & RAMPS CONSTRUCTION (DEEMED TO SATISFY PROVISION H5D2)
- STAIRS & RAMPS TO BE IN ACCORDANCE TO PART 11.2 OF OUSING PROVISIONS OF THE NCC
- BARRIERS & HANDRAILS TO BE IN ACCORDANCE TO PART 11.3 OF HOUSING PROVISIONS OF THE NCC

WINDOW PROTECTION
- WINDOW PROTECTION TO BEDROOMS & TO OTHER ROOMS OTHER THAT BEDROOMS TO BE IN ACCORDANCE TO HOUSING PROVISION 11.3.7 TO 11.3.8 OF THE NCC

ADDITIONAL

- ALL ASPECTS OF CONSTRUCTION TO BE COMPLIANT WITH RELEVANT PERFORMANCE REQUIREMENTS OF THE NCC AND AUSTRALIAN STANDARDS INCLUDING, BUT NOT LIMITED TO THE FOLLWING:
- GARAGE AND DRIVEWAY PROFILES/GRADES TO COMPLYIN ACCORDANCE WITH ASSOCIATED STANDARD AS2890
- TERMITE CONTROL MEASURES
* RESDTOP PIPE PENETRATIONS
* GRANITE GUARD APPLICATION TO PERIMETER WALLS IN ACCORDANCE WITH AS3660.1 CLAUSE 6.59 & 6.60
- VERTICAL ARTICULATION JOINTS
* VERTICAL ARTICULATION JOINTS TO BE AS PER 5.6.8 OF ABCB HOUSING PROVISIONS
- STAIRS, RAMPS AND BALUSTRADE NOTE
* STAIRS WILL BE CONSTRUCTRED IN ACCORDANCE WITH THE REQUIREMENTS OF TCLAUSE 11.2.2 OF VOLUME 2 OF THE NCC
* FINISHES OF ALL STAIRS WILL MEET THE REQUIREMENTS OF CLAUSE 11.2.4 OF VOLUME 2 OF THE NCC
* ANY LANDINGS WILL MEET THE REQUIREMENTS OF CLAUSE 11.2.5 OF VOLUME 2 OF THE NCC
* RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.2.3 OF VOLUME 2 OF THE NCC
* THRESHOLDS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.2.6 OF VOLUME 2 OF THE NCC
* STAIRS WILLL BE SERVICED BY A HANDRAIL IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.3.1 TO 11.3.6 OF VOLUME 2 OF THE NCC
* THE BALUSTRADES SERVICING THE DWELLING (BOTH INTERNAL & EXTERNAL) TO MEET THE REQUIREMENTS OF CLAUSE 1 VOLUME 2 OF THE NCC
- WET AREA FLASHING
* TO BE IN ACCORDANCE TO AS3740 OR HOUSING PROVISION 10 OF NCC

SITE PREPARATION
TERMITE RISK MANAGEMENT - TERMITE MANAGEMENT SYSTEM TO BE PROVIDED IN ACCORDANCE WITH HP PART 3.5 AND AS 3660.1 AND/OR AS3660.3
DRAINAGE- DRAINAGE TO SITE TO COMPLY WITH HP PART 3.3 OR AS/NZS 3500.3 IN ACCORDANCE WITH NCC 2022 H2D2

MASONRY
VERTICAL ARTICULATION JOINTS- MASONRY ARTICULAITON JOINTS TO BE PROVIDED AS SPECIFIED IN HP 5.6.8 OR AS 4773.2 OR AS 3700.

FRAMING
FRAME - TIMBER FRAMES & TRUSSES- DESIGNED AND CONSTRUCTED TO AS/NZS 1170.1-2002, AS/NZS 1170.2-2021, AS 1684.2-2021, AS 1720.1-2010, AS 1720.5-2015 AND AS 4440-2004 INSTALLATION OF NAILPLATED TIMBER ROOF TRUSSES.
FRAME- STEEL FRAMES - DESIGNED AND CONSTRUCTED TO NASH PART 1&2, AS 4100 & AS/NZS 4600.
SUBFLOOR VENTILATION- SUB-FLOOR VENTILATION AND CLEARANCE COMPLIANCE WITH NCC HOUSIN PROVISIONS PART 6.2

ROOF AND WALL CLADDING
GUTTERS & DOWNPIPES - DOWNPIPES & GUTTERS TO COMPLY WITH NCC HOUSING PROVISIONS PART 7.4 OT AS/NZS 3500.3
TIMBER AND COMPOSITE WALL CLADDING- CLADDING MATERIAL TO BE IN ACCORDANCE WITH HP PART 7.5 OR FOR AAC-AS 5146.1 OR FOR METAL WALL CLADDING AS 1562.1

GLAZING
GLAZING - ALL GLAZING TO BE IN ACCORDANCE WITH H1D8 & H2D7 OF THE NCC VOLUME TWO, SECTION 8 OF THE HOUSING PROVISIONS & AUSTRALIAN STANDARDS AS 1288, 2047, 4055.

HEALTH AND AMENITY
WET AREA WATERPROOFING- WET AREA IN ACCORDANCE WITH H4D1, H4D2 & H4D3 OF THE NCC VOLUME TO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740
FLOOR WASTE - WET AREA - ALL PROVIDED FLOOR WASTE TO HAVE FLOOR FALLS TO THEM BETWEEN 1:50-1:80 AS PER NCC HOUSING PROVISIONS CLAUSE 10.2.12
EXTERNAL WATERPROOFING- EXTERNAL WATERPROOFING FOR ROOFING SYSTEMS ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING COMPLIANT WITH NCC VOLUME 2 H2D8 & AS 4654.1 & 2

CONDENSATION MANAGEMENT
EXTERNAL WALL CONSTRUCTION - WHERE PLIABE BUILDING MEMBRANE IN INSTALLED IN AN EXTERNAL WALL IT IS COMPLY WITH HP 10.8.1 AND AS 4200.1&2
EXHAUST SYSTEMS - THE BATHROOM &/OR SANITY COMPARTMENT/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLIANT NATURAL VENTILATION MUST BE INTERLOCKED TO ROOMS LIGHT SWITCH AND HAVE OFF TIMER SET FOR 10 MINTUES AFTER THE LIGHT IS SWITCHED OFF.
EXHAUST SYSTEMS - THE ROOM/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLIANT NATURAL VENTILATION MUST BE PROVIDED WITH MAKE-UP AIR FROM ADJACENT ROOM OF 14,000MM^2 WHICH IS APPROX. A 20MM UNDERCUT OF A 700MM DOOR OR 18MM FROM AN 820MM DOOR.
EXHAUST SYSTEMS - THE EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF - (A) 25L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND (B)40L/S FOR A KITCHEN OR LAUNDRY.
VENTILATION OF ROOF SPACES - IN CLIMATE ZONES 6,7&8 OF A ROOF SPACE MUST BE VENTILATED IN ACCORDANCE WITH HP PART 10.8.3.

SAFE MOVEMENT AND ACCESS
STAIRWAY AND RAMP CONSTRUCTION- STAIRWAYS AND RAMPS TO BE CONSTRUCTED TO HP PART 11.2
BARRIER AND HANDRAILS- BARRIER AND HANDRAILS TO BE CONSTRUCTED TO HP PART 11.3
BARRIER AND HANDRAILS- HANDRAIL TO STAIRS HAVING A CHNAGE IN ELEVATION EXCEEDING 1M REQUIRED TO BE PROVIDED AT A HEIGHT NOT LESS THAN 865MM TO NCC HOUSING PROVISIONS CLAUSE 11.3.5
BARRIER AND HANDRAILS- BEDROOM WINDOS WHERE FFL IS 2M OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE WINDOW RESTRICTORS OR SCREENS (CRIM-SAFE STYLE MESH) INSTALLED AS PER NCC HOUSING PRIOVISONS CLAUSE 11.3.7
BARRIER AND HANDRAILS- WINDOWS OTHER THAN BEDROOM WITH FFL 4M OR MORE ABOVE ADJACENT SURFACE TO HAVE SILL OR BARRIER MINIMUM 865MM ABOVE FFL AS PER NCC HOUSING PROVISIONS CLAUSE 11.3.8

Certified By Ltd
MLC Referencing
Reference: PC2023/01
Date: 18/03/2026
Mark Richardson
Certifier
BDC3297

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CORNER BLOCK DUAL-OCCUPANCY

16 HENSON STREET, MERRYLANDS

DAVID BOURCHAN

14.01.2026

NORTH POINT

SCALE AS INDICATED @ A1

NOTES
- ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
- ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
- ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
- BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.
- USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 22.01.26	ISSUED FOR CLIENT REVIEW
B 04.02.26	ISSUED FOR CONSULTANTS
C 17.02.26	REISSUED FOR CONSULTANTS
D 06.03.26	ISSUED FOR CDC APPROVAL
E XXXX	XXXX
F XXXX	XXXX

LEGEND

TITLE
NCC/AS - STAIRS

CHECKED BY JE

DWG # INHAUS-29

REVISION D

PROJECT # 2604

11.2.2 Stairway construction

(1) A stairway must be designed to take loading forces in accordance with AS/NZS 1170.1 and must have—

(a) not more than 18 and not less than 2 *risers* in each *flight*; and

(b) *goings* (G), *risers* (R) and a slope relationship quantity (2R + G) in accordance with Table 11.2.2a, except as permitted by (2) and (3); and

(c) constant *goings* and *risers* throughout each *flight*, except as permitted by (3) and (4), and the dimensions of *goings* (G) and *risers* (R) in accordance with Table 11.2.2a, are deemed to be constant if the variation between—

(i) adjacent *risers*, or between adjacent *goings*, is not more than 5 mm; and

(ii) the largest and smallest *riser* within a *flight*, or the largest and smallest *going* within a *flight*, is not more than 10 mm; and

(d) *risers* must not have openings that would allow a 125 mm sphere to pass through between the treads; and

(e) treads of solid construction (not mesh or other perforated material) if the stairway is more than 1.0 m high or connects more than 3 storeys.

(2) In the case of a stairway serving only non-*habitable rooms*, such as attics, storerooms and the like that are not used on a regular or daily basis—

(a) the *going* (G), *riser* (R) and slope relationship quantity (2R + G) in accordance with Table 11.2.2a may be substituted with those in Table 11.2.2b; and

(b) need not comply with (1)(d).

(4) The point of measurement of the *going* (G) in the slope relationship quantity (2R + G) for *tapered treads* and treads in *spiral stairways* as described in Table 11.2.2a (see Figure 11.2.2a, Figure 11.2.2b and Figure 11.2.2c) must be—

(a) for *tapered treads*, other than treads in a *spiral stairway*—

(i) not more than 1 m in width, the middle of the unobstructed width of the stairway (see Figure 11.2.2b); and

(ii) more than 1 m in width, 400 mm from the unobstructed width of each side of the stairway (see Figure 11.2.2c); and

(b) for treads in *spiral stairways*, the point seven tenths of the unobstructed width from the face of the centre pole or support towards the handrail side (see Figure 11.2.2d and Figure 11.2.2e).

(5) *Riser* and *going* dimensions must be measured in accordance with Figure 11.2.2f.

Table 11.2.2a Riser and going dimensions (mm)

Stair type	*Riser* (R) (see Figure 11.2.2f)		*Going* (G) (see Figure 11.2.2f)		Slope relationship (2R+G)	
	Max	Min	Max	Min	Max	Min
Stairs (other than spiral)	190	115	355	240	700	550
Spiral	220	140	370	210	680	590

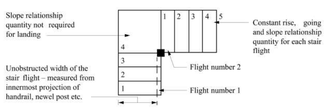
▼ Table Notes

Riser and *going* dimensions must be measured in accordance with Figure 11.2.2f

Table 11.2.2b Riser and going dimensions (mm) — stairways serving

The *going* (G) must be not more than the tread depth plus a maximum gap of 30 mm between the rear edge of one tread and the nosing of the tread above.

Figure 11.2.2a Measurement of slope relationship — Plan view — Stair with 2 flights



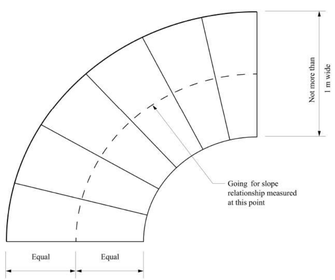


Figure 11.2.2c Measurement of slope relationship — Plan view —Tapered treads more than 1 m wide

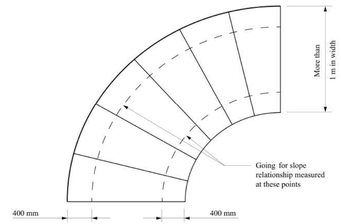
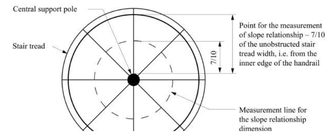


Figure 11.2.2d Spiral stairs — Measurement for slope relationship



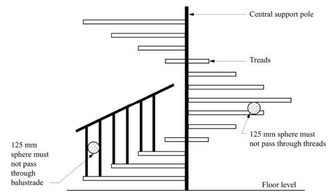
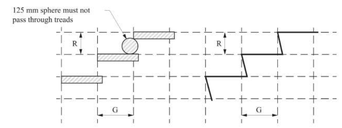


Figure 11.2.2f Riser and going dimensions — Measurement



Explanatory information: Not more than 18 and not less than 2 risers

11.2.2(1)(a) states that a stairway must have not more than 18 and not less than 2 *risers* in each *flight*. Where there are less than 2 *risers* in a *flight*, it

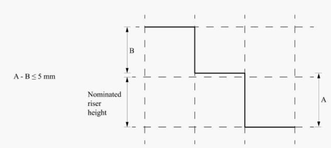
Explanatory information: Going and riser dimensions

The purpose of 11.2.2 is to achieve constant *going* and *riser* dimensions deemed safe for people to walk up and down. This minimises the risk of people overstepping during descent on uneven stairs (due to short *goings*) and tripping on ascent (due to high *risers*). Table 11.2.2a and Table 11.2.2b express ratios between *going* and *riser* dimensions which are considered safe for use. 11.2.2(1)(c) accounts for conditions such as movement of materials due to atmospheric moisture changes or minor deviations related to variations in materials which affect finished stair dimensions.

Explanatory Figure 11.2.2a illustrates adjacent *risers* within a *flight* with minor deviations in the materials affecting the finished stair dimensions. The nominated *riser* height is exceeded by *riser* A. As a consequence *riser* height B is less than the nominated *riser* height. The difference between *riser* A and *riser* B cannot exceed 5 mm.

Explanatory Figure 11.2.2b illustrates an entire *flight* with minor deviations in the materials affecting the finished *riser* dimensions. In addition to the 5 mm difference permitted between adjacent *goings* or *risers*, the maximum difference between the smallest and largest *going* or *riser* within a *flight* must not exceed 10 mm. Despite the deviations shown in both diagrams, the stairs in the *flight* are deemed constant. Irrespective of any minor deviations permitted by 11.2.2(1)(c), finished *going* and *riser* dimensions must not exceed the limitations stipulated in Table 11.2.2a.

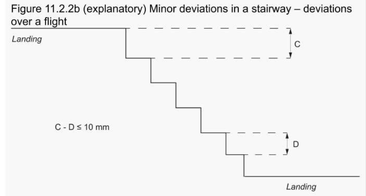
Figure 11.2.2a (explanatory) Minor deviations in a stairway — deviation in adjacent risers



▼ Figure Notes

1. A = larger *riser* of two adjacent *risers*.
2. B = smaller *riser* of two adjacent *risers*.
3. This diagram only shows deviations in *risers*, however the same principle can apply for *goings*.

Figure 11.2.2b (explanatory) Minor deviations in a stairway – deviations over a flight



▼ Figure Notes

1. C = largest *riser* of the *flight*.
2. D = smallest *riser* of the *flight*.
3. This diagram only shows deviations in *risers*, however the same principle can apply for *goings*.

Explanatory information: Openings in stair risers

11.2.2(1)(d) allows the use of open *riser* stairs. However, it limits the openings to 125 mm to minimise the risk of a person (especially a young child) falling through the opening created by the open *riser*.

Explanatory information: Stairways with winders

- 11.2.2(3) allows the use of *winders* in stairways. However, 11.2.2(3) places a restriction on the number of allowable *winders* in a stairway *flight*, this restriction would apply equally to not permit a stairway incorporating a consecutive series of *winders* in a *flight*.
- This also means the maximum number of consecutive *winders* in any stairway

11.3.4 Construction of barriers to prevent falls

(1) A barrier *required* by 11.3.3[14] must comply with (2) to (11).

(2) The height of a barrier must be in accordance with the following:

(a) The height must not be less than 865 mm above the nosings of the stair treads, the floor of a ramp or the like (see Figure 11.3.4a).

(b) The height must not be less than—

(i) 1 m above the floor of any *landing*, corridor, hallway, balcony, deck, verandah, access path, *mezzanine*, access bridge, roof top space or the like to which general access is provided (see Figure 11.3.3b and Figure 11.3.4a); or

(ii) 865 mm above the floor of a *landing* to a stairway or ramp where the barrier is provided along the inside edge of the *landing* and does not exceed a length of 500 mm.

(3) A transition zone may be incorporated where the barrier height changes from 865 mm on the stairway *flight* or ramp to 1 m at the *landing* (see Figure 11.3.4b).

(4) Openings in barriers (including decorative balustrades) must be constructed so that they do not permit a 125 mm sphere to pass through it and for stairways, the opening is measured above the nosing line of the stair treads (see Figure 11.3.4a).

(5) Where a *required* barrier is fixed to the vertical face forming an edge of a *landing*, balcony, deck, stairway or the like, the opening formed between the barrier and the face must not exceed 40 mm.

(6) For the purposes of (5), the opening is measured horizontally from the edge of the trafficable surface to the nearest internal face of the barrier.

(7) A barrier to a stairway serving a non-*habitable room*, such as an attic, storeroom or the like that is not used on a regular or daily basis, need not comply with (4) if—

(8) Restriction on horizontal elements:

(a) Where it is possible to fall more than 4 m, any horizontal elements within the barrier between 150 mm and 760 mm above the floor must not facilitate climbing.

(b) For the purpose of (a), the 4 m is measured from the floor level of the trafficable surface to the surface beneath.

(9) A barrier constructed of wire is deemed to meet the requirements of (4) if it is constructed in accordance with 11.3.6[15].

(10) A glass barrier or *window* serving as a barrier must comply with H1D8[16] and the relevant provisions of this Part.

(11) A barrier, except a *window* serving as a barrier, must be designed to take loading forces in accordance with AS/NZS 1170.1.

Figure 11.3.4a Barrier construction

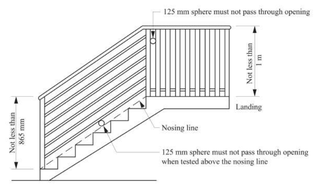
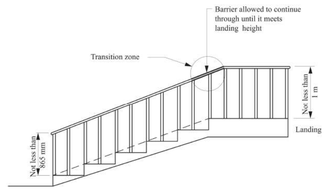


Figure 11.3.4b Measuring heights for barriers and handrails and where transition zones are allowed



Explanatory information

For a *window* forming part of a barrier, any horizontal elements such as a *window* sill, transom or rail between 150 mm and 760 mm above the floor is deemed to facilitate climbing.

Section 8 contains the glazing assembly provisions for glass barriers and

11.3.3 Barriers to prevent falls

(1) A continuous barrier must be provided along the side of a trafficable surface, such as—

(a) a stairway, ramp or the like; and

(b) a floor, corridor, hallway, balcony, deck, verandah, *mezzanine*, access bridge or the like; and

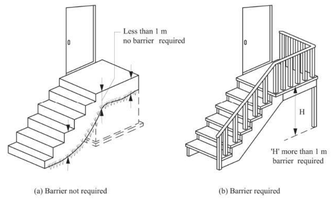
(c) a roof top space or the like to which general access is provided; and

(d) any delineated path of access to a building,

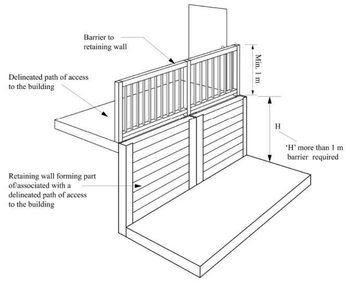
where it is possible to fall 1 m or more measured from the level of the trafficable surface to the surface beneath (see Figure 11.3.3a).

(2) The requirements of (1) do not apply to—

(a) a retaining wall unless the retaining wall forms part of, or is directly associated with, a delineated path of access to a building from the road, or a delineated path of access between buildings (see Figure 11.3.3b); or



(a) Barrier not required (b) Barrier required



Explanatory information: Intent

The intent of the barrier requirements is to prescribe provisions to minimise the risk of a person falling from a stairway, raised floor level (such as a balcony) or the like. 11.3.3 sets out when barriers are *required* to be provided and 11.3.4[13] contains the requirements for the construction of barriers.

Explanatory information: Barriers and children

Children are at particular risk of falling off, over or through ineffectively designed or constructed barriers. Accordingly the requirements of this Part aim to ensure that a barrier reduces the likelihood of children being able to climb over a barrier or fall through a barrier.

11.3.5 Handrails

(1) Handrails to a stairway or ramp must—

(a) be located along at least one side of the stairway *flight* or ramp; and

(b) be located along the full length of the stairway *flight* or ramp, except in the case where a handrail is associated with a barrier the handrail may terminate where the barrier terminates; and

(c) have the top surface of the handrail not less than 865 mm vertically above the nosings of the stair treads or the floor surface of the ramp (see Figure 11.3.4b); and

(d) be continuous and have no obstruction on or above them that will tend to break a handhold, except for newel posts, ball type stanchions, or the like.

(2) The requirements of (1) do not apply to—

(a) a stairway or ramp providing a change in elevation of less than 1 m; or

(b) a *landing*; or

(c) a *winder* where a newel post is installed to provide a handhold.

Explanatory information

(a) 11.3.5 addresses requirements regarding location, height and extent of handrails. Where a barrier and handrail are installed together, 11.3.5 is to be read in conjunction with 11.3.3[17], 11.3.4[18] and 11.3.6[19].

(b) A handrail is *required* on at least one side of the stairway *flight* or ramp. The top rail of a barrier may be suitable as a handrail if it meets 11.3.5 and is able to be grasped by hand to provide support to the person using the stairway or ramp.

(c) 11.3.5(1)(b) requires a continuous handrail which must extend the full length of the stairway *flight* or ramp except where the handrail is associated with the barrier, in which case the handrail can terminate where the barrier is allowed to terminate. This allows for the barriers to geometric stairways such as elliptical, spiral, circular or curved stairways to finish a few treads from the bottom of the stairway.

(d) 11.3.5(1)(c) requires a minimum handrail height of 865 mm. This height provides comfort, stability, support and assistance for most users.

(e) 11.3.5(2) outlines where a handrail need not be provided, this includes—

(i) where a stairway or ramp is providing a change in elevation less than 1 m; or

(ii) a *landing* for a stairway or ramp; or

(iii) a *winder* in a stairway if a newel post is installed to provide a handhold.

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14.01.2026

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NOTES
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- ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
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- BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.
- USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 22.01.26	ISSUED FOR CLIENT REVIEW
B 04.02.26	ISSUED FOR CONSULTANTS
C 17.02.26	REISSUED FOR CONSULTANTS
D 06.03.26	ISSUED FOR CDC APPROVAL
E XXXX	XXXX
F XXXX	XXXX

LEGEND

TITLE
AS3740 (WATERPROOFING)

CHECKED BY JE

DWG # INHAUS-30 REVISION D

PROJECT # 2604

2.2 Shower classification

2.2.1 Enclosed showers

For an enclosed shower, the shower screen shall be designed and installed to prevent the spread of water from the Category 1 area.

2.2.2 Unenclosed showers

2.2.2.1 General

An unenclosed shower shall include —

(a) Type 1 — [illegible] where the shower screen is fitted with seals and deflectors, all of which control the spread of water from the shower area; or

(b) Type 2 — [illegible] shower over bath, wall up to 900 mm fixed glass screen.

(b) Type 2 —

(i) a shower area with a curtain;

(ii) [illegible]

(iii) a shower area with no curtain; or

(iv) an [illegible] screen partitions one side of the shower, the entry to the shower is open, and the spray from the rose can still exit the shower past the screen.

2.3 Requirements for fall

2.3.1 Falls in substrate

Where a floor waste is required in a wet area, the membrane shall be applied to a substrate with a minimum 1:100 fall towards the floor waste.

NOTE This requirement is intended to avoid ponding on the substrate.

2.3.2 Falls in shower area floor finishes (Category 1)

The fall to the floor waste in a shower area shall be a minimum of 1:80.

2.3.5 Whole of bathroom designed as an unenclosed shower

In a whole bathroom designed as an unenclosed shower without a shower screen installed, the floor substrate under the membrane shall have a minimum 1:80 fall.

3.3.2 Water-resistant substrates

For the purposes of this Standard, the following materials used in waterproofing systems, in conjunction with water-resistant surface materials in accordance with Clause 3.3.3, are deemed to be water resistant:

(a) Walls:

(i) Concrete in accordance with AS 3600.

(ii) Cement render.

(iii) Fibre cement sheeting manufactured in accordance with AS/NZS 2908.2.

(iv) Water-resistant plasterboard sheeting manufactured in accordance with AS/NZS 2588.

(v) Masonry in accordance with AS 3700.

(vi) Structural plywood manufactured in accordance with AS/NZS 2269 (series), and installed in accordance with AS 1684.2, AS 1684.3 and AS 1684.4.

(b) Floors:

(i) Concrete in accordance with AS 3600 and AS 2870.

(ii) Compressed fibre cement sheeting manufactured in accordance with AS/NZS 2908.2.

(iii) Fibre cement sheeting manufactured in accordance with AS 2908.2, and supported on a structural floor.

(iv) Structural plywood manufactured in accordance with AS/NZS 2269 (series), and installed in accordance with AS 1684.2, AS 1684.3 and AS 1684.4.

The substrate material shall not degrade when exposed to moisture.

3.7 Adhesives

Adhesives used in a waterproofing system shall be —

(a) waterproof in accordance with AS/NZS 4858, where waterproof to waterproof materials meet; and

NOTE 1 This is particularly important at the laps of sheet membranes.

(b) compatible with the materials to which they are adhered.

4.3 Membrane to drainage connection

4.3.1 Leak control flanges

For a membrane to drainage connection, the following shall apply:

(a) The waterproofing membrane shall be bonded onto the leak control flange. The membrane shall be terminated horizontally or both horizontally and vertically.

NOTE 1 For information regarding selection and installation of leak control flanges, refer to membrane product specifications.

NOTE 2 For typical examples of membrane terminations at drainage outlets, see Figure 4.3.1(A) and Figure 4.3.1(B).

(b) Leak control flanges shall be recessed into the substrate and not protrude above it. Leak control flanges shall be sealed to the riser and be secured to the substrate to prevent movement. The diameter of the leak control flange (DN) shall match the diameter of the riser pipe (DN). The transition from leak control flange to substrate shall have a fillet sealant applied.

(c) Where a shower tray is used, provision shall be made to drain the tile bed and provide a waterproof connection to the drain.

(d) The leak control flange shall not be installed in a location that interferes with bond breakers or wall floor junctions.

NOTE 3 For an example of a generic leak control flange adjacent to a wall, see Figure 4.3.1(C).

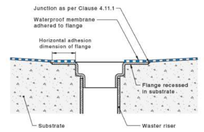

Figure 4.3.1(A) — Typical membrane termination at leak control flange

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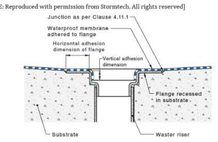


Figure 4.3.1(B) — Typical membrane termination at leak control flange with down leg

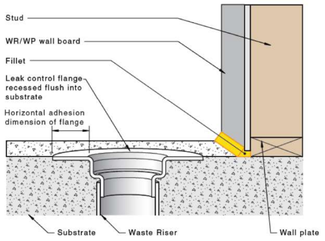


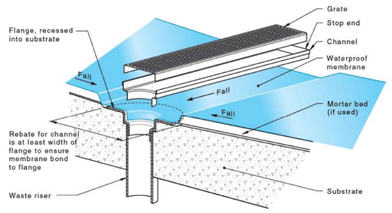
Figure 4.3.1(C) — Generic leak control flange adjacent to a wall

4.3.2 Linear drainage connections

The waterproof drainage shall be continuous for the membrane into the drainage outlet. Where the drainage channel does not have an integral horizontal or vertical surface of 50 mm for termination of the membrane, the membrane shall be continuous underneath the drainage channel, terminating at a recessed leak control flange.

When the drainage channels without integral flanges are installed against a wall, the installation shall conform to the waterproofing requirements of Clause 4.6.3.

NOTE See Figure 4.3.2 for an example of a linear drain with a centrally located single outlet.



NOTE Trim should not restrict substrate drainage at linear drain.

Figure 4.3.2 — Linear drain single outlet centrally located

4.4 Surface preparation

4.4.1 Surface preparation

The preparation of the substrate for membranes shall result in the surface of the substrate being smooth, without protrusions, voids or formwork distortions, and clean, dry, and free from dust and contamination.

Substrates shall be treated in order to eliminate pin-holing caused by substrate degassing during the wet film curing process, and for adhesion to the substrate.

NOTE 1 To aid in adhesion on a concrete or screeded surface, the smoothness of substrate should be at least the equivalent to that of a wood float or light broom finish. Priming may be required for some types of membrane.

NOTE 2 Refer to product specifications for guidance on appropriate treatments.

NOTE 3 All surfaces to which a waterproofing system is to be applied should be treated to improve adhesion of the membrane, with particular emphasis on liquid waterproofing systems. Cured materials should be well bonded to the substrate to prevent subsequent failure through shear, cyclical or elongation stress.

NOTE 4 Surface irregularities may be addressed by grinding, shot blasting, scarification, localized filling, self-levelling topping or any other mechanical means deemed appropriate. The importance of surface irregularities is reflected in the use of a standardized measure of concrete surface roughness known as the Concrete Surface Profile (CSP). For more information regarding CSP, refer to Appendix E of AS 1884:2021.

4.4.4 Wall sheeting preparation

Substrate sheet materials shall be mechanically fastened to the supporting structure.

NOTE 1 Substrate sheet materials should be installed in accordance with the manufacturer's instructions.

NOTE 2 Setting materials should be water resistant.

NOTE 3 Setting materials should not de-bond or de-laminate.

NOTE 4 It is recommended that fibre cement sheeting be a minimum of 6 mm.

NOTE 5 All free edges of sheet materials should be supported.

4.4.5 Render preparation

The surface of the render shall be smooth and uniform.

NOTE Guidance on rendering is provided in AS 3958.1.

4.8 Waterstops

4.8.1 General

Waterstops shall be installed to retain water within the shower area or wet area. Waterstops are an integral part of the waterproofing system and shall conform with Clauses 4.8 and 4.9.

4.8.2 Waterstop for unenclosed showers

An unenclosed shower shall incorporate a waterstop finishing at the perimeter of the shower area.

This clause sets out requirements for waterstops according to the type of unenclosed shower (see Clause 2.2.2.1) as follows:

(a) *Type 1 unenclosed showers* — A waterstop shall be placed under the splash restriction device and across the opening of the shower of a Type 1 shower screen.

NOTE 1 It is advisable to have either the screed drained, or a membrane placed on the top of the screed to prevent water retention in the screed beyond the waterstop.

NOTE 2 Type 1 unenclosed showers have a device that will restrict splashing during use.

(b) *Type 2 unenclosed showers* — The waterstop of a Type 2 shower shall be a minimum of 1 500 mm from the shower rose connection to the wall or the ceiling.

NOTE 3 See Figure 4.8.2(A) for an example of a Type 2 unenclosed shower.

NOTE 4 If using the waterstop at the door threshold for a Type 2 unenclosed shower see Clause 2.3.5.

4.8.3 Waterstops for enclosed showers

An enclosed shower shall incorporate a waterstop under the bottom rail of the shower screen and the opening. See Figure 4.8.2(B), Figure 4.8.2(C) and Figure 4.8.2(D).

4.8.4 Waterstop for enclosed showers without hobs or set-downs

At the extremity of the shower area —

(a) where a shower screen is to be installed, a waterstop shall be positioned so that its vertical leg will finish a minimum of 5 mm above the finished floor level (see Figure 4.8.4); and

(b) where the waterstop intersects with a wall or is joined, the junction shall be waterproof.

NOTE For a typical hobless construction, see Figure 4.8.4.

4.8.5 Showers located near exits to wet areas

Where the extremity of a shower area is located within 200 mm of an exit from a wet area, it shall —

(a) be an enclosed shower area as defined in Clause 1.3.31.

(b) have one of the following:

(i) A waterstop that finishes a minimum of 5 mm above the finished floor level, under the shower screen.

(ii) A hob at the extremity of the shower area.

(iii) A step-down of minimum 15 mm from the finished floor level at the extremity of the shower area.

(c) have a vertical waterstop where the shower screen abuts the wall.

NOTE It is recommended that the floor surface outside the shower area should have fall away from the exit to prevent water escaping from the wet area.

4.9 Door openings

4.9.1 Perimeter flashing at floor level openings

The following requirements apply to perimeter flashing at floor level openings:

(a) Whole wet area floor waterproofing shall incorporate —

(i) a waterstop that has a vertical leg finishing flush with the top of the finished floor level shall be installed at floor level openings; and

(ii) a floor membrane terminated to create a waterproof seal to the waterstop and to the perimeter flashing.

(b) Waterproofing other than whole wet area floor waterproofing shall incorporate a waterstop that —

(i) has a vertical leg finishing flush with the top of the finished floor level installed at floor level openings; and

(ii) is integral with the perimeter flashing.

(c) Perimeter flashing to wall, floor surfaces, and door openings shall —

(i) be continuously sealed to the horizontal surface;

(ii) have a vertical leg of a minimum of 25 mm above the finished floor level, except across doorways; and

(iii) have a horizontal leg with a minimum width of 50 mm.

(d) Waterstops at cavity sliders shall —

(i) be returned across the cavity opening; and

(ii) have a membrane applied to form a continuous perimeter flashing.

NOTE For an example of waterproofing installation, see Figure 4.9.1(B).

4.9.2 Protection of door frames and architraves

The requirements for protection of door frames and architraves are as follows:

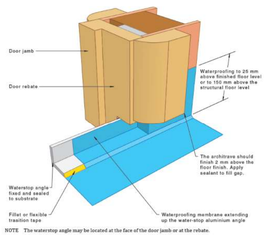
(a) Timber door frames shall not be embedded into the tiles.

(b) There shall be a sealed gap of a minimum of 2 mm between the door architrave and the floor.

(c) The underside of the door jamb and architrave shall be treated to resist moisture.

NOTE Some examples of moisture resistant treatments include paint, sealant, etc.

See examples of waterproofing installations in Figure 4.9.1(A), Figure 4.9.1(B), and Figure 4.9.1(C).



NOTE The waterstop angle may be located at the face of the door jamb or at the rebate.

Figure 4.9.1(A) — Example of liquid waterproofing at door opening framework

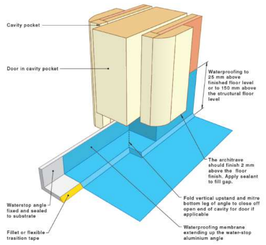


Figure 4.9.1(B) — Waterproofing at door opening cavity slider

4.10 Fillets and bond breakers — bond breaker installation for bonded membranes

At any change of plane or materials, and at movement joints, fillets or bond breakers shall be used where the membrane is bonded to the substrate. Bond breakers shall be of the type compatible with the flexibility class of the membrane to be used in accordance with Table 4.10.

NOTE 1 Typical transition tape details are shown in Figure 4.10.

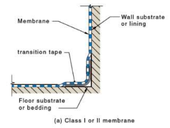
NOTE 2 Additional information on bond breakers is given in Appendix A.

NOTE 3 Fillets or bond breakers are not needed in the internal angle of waterstops.

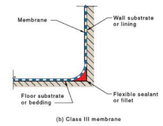
Table 4.10 — Bond breakers

Membrane class	Elongation at break	Minimum bond breaker/tape width
I	10 % to 59 %	100 mm
II	60 % to 299 %	35 mm
III	≥ 300 %	12 mm

NOTE 1 Bond breakers for Class 1 membranes (low extensibility) allow the membrane to flex rather than stretch.



(a) Class I or II membrane



(b) Class III membrane

Figure 4.10 — Typical transition tape details

4.11 Junctions, transitions, and terminations

4.11.1 Types of junctions, transitions, and terminations

The following list specifies the minimum requirements for the treatment for various junctions. Junctions may be either wall to floor or wall to wall. Either the floor or wall may be waterproof, water resistant or have no treatment specified.

The types of junctions that shall be used are as follows:

(a) *Type 1* — Where waterproof to waterproof surfaces meet, the waterproofing shall be continuous across the junctions and shall be deemed to be a waterproof junction.

(b) *Type 2* — Where waterproof to water-resistant surfaces meet, a bead of sealant shall be deemed to be a waterproof junction.

(c) *Type 3* — Where water-resistant to water-resistant surfaces meet, a bead of sealant shall be deemed to be a water-resistant junction.

(d) *Type 4* — Where non-water-resistant or non-waterproof surfaces meet water-resistant surfaces, a bead of sealant shall be deemed to be a water-resistant junction.

NOTE Membrane connections to barrier stops in conjunction with a junction sealant ensures a transition that maintains even, required dry film thickness (DFT).

4.11.2 Vertical flashing for shower wall junctions

Vertical flashing may be external or internal and shall terminate a minimum of 1 800 mm above the finished floor level of the shower or base of the bath or tray, or 50 mm above the shower rose, whichever is the higher.

4.11.2 Vertical flashing for shower wall junctions

Vertical flashing may be external or internal and shall terminate a minimum of 1 800 mm above the finished floor level of the shower or base of the bath or tray, or 50 mm above the shower rose, whichever is the higher.

Vertical flashing shall be used as follows:

(a) External vertical flashing may be used with external membranes systems and installed behind the wall sheeting or render, provided they have legs of sufficient width to allow the wall sheeting or render to overlap by a minimum of 30 mm. The mechanical fastening of the wall sheeting shall not penetrate the flashing.

(b) Internal vertical flashing may be used with both external and internal membrane systems, provided each leg has a minimum overlap of 40 mm to the wall sheeting or render and, where used with —

(i) internal membranes, each leg extends vertically from within the shower tray;

(ii) external membranes, each leg overlaps the top edge of the floor waterproofing system, by a minimum of 20 mm; and

(iii) preformed shower bases or baths, each leg extends to the bottom edge of the wall sheeting or render.

NOTE 1 The membrane should be terminated to a Type 2 junction sealant as per Clause 4.11.1.

NOTE 2 Where a shower rose is ceiling mounted, the membrane should terminate to the full height of the wall to a Type 3 junction sealant as per Clause 4.11.1.

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. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER.
. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

REV/DATE	DESCRIPTION
A 22.01.26	ISSUED FOR CLIENT REVIEW
B 04.02.26	ISSUED FOR CONSULTANTS
C 17.02.26	REISSUED FOR CONSULTANTS
D 06.03.26	ISSUED FOR CDC APPROVAL
E XXXX	XXXX
F XXXX	XXXX

LEGEND

TITLE
AS3740 (WATERPROOFING)

CHECKED BY JE

DWG # INHAUS-31 REVISION D

PROJECT # 2604

4.12 Penetrations

4.12.1 Shower areas

Penetrations for fixtures such as taps, shower nozzles, recessed soap holders and the like, shall be waterproofed by sealing with pre-formed flange systems or a sealant. When sealing the tap body to the wall, allowance shall be made for the servicing of tap washers or ceramic disks without damaging the waterproofing or seal.

NOTE 1 Typical niche detail for shower areas is shown in Figure 4.12.4.

NOTE 2 Where shower roses are ceiling mounted, the penetration should be sealed and sheet fixings should be set with water resistant setting compounds.

NOTE 3 For mixer taps, drainage may be allowed at the base of the cover plate.

NOTE 4 Areas that cannot be incorporated into a waterproofing membrane system and maintain the integrity of that waterproofing system are not addressed in this document.

Any penetrations of mechanical fixings or fastenings through surface materials shall be waterproofed.

4.12.2 Horizontal surface taps

Tap penetrations on horizontal surfaces surrounding baths and spas shall be waterproofed by sealing —

(a) with pre-formed flange systems

(b) the tap body to the membrane; or

(c) the substrate where a membrane is not required.

Connection and sealing to tap bodies shall be treated as a Type 2 termination as per Clause 4.11.1

4.12.3 Other penetrations in Category 1 areas

Penetrations through water-resistant substrates and surface finishes shall be sealed in accordance with Clause 4.11.1.

Where fixings penetrate surfaces required to be waterproof, the flexible sealant shall be compatible with the waterproof membrane material.

4.12.4 Niches, inlaid soap holders, and footrests

The requirements for niches installed in the wall of a shower area are as follows:

(a) Niches shall be lined on all surfaces with a water-resistant substrate material in accordance with Clause 3.3.2.

(b) Internal linings of niches shall be separated from any wall linings on the opposite side of the wall.

(c) Waterproofing shall be applied to all surfaces and fillets or bond breakers shall be applied according to the membrane being used in accordance with Clause 4.10.

(d) The base of a niche shall have a minimum grade fall of 1:100 towards the shower.

4.13 Baths and spas

4.13.1 General

Baths and spas shall be supported to prevent distortion and cracking. Baths and spas that are recessed into the wall shall be installed to allow the water-resistant surface materials of the wall to pass down inside the rim of the bath or spa. The wall substrate shall be connected to the bath with a Type 2 junction sealant, as per Clause 4.11.1, compatible with the membrane.

Where a bath end wall is within a shower area, it shall be treated as a shower area wall.

NOTE 1 For typical bath/spa wall junctions, see Figure 4.13.3(A) to Figure 4.13.3(E).

When installing baths and spas, the integrity of the structure shall be maintained.

For insert baths, a waterstop shall be installed around the periphery.

NOTE 2 Where a Type 1 or 2 unenclosed shower is adjacent to a bath, it should be treated as a shower over bath.

4.13.2 Baths without showers over them

4.13.2.1 Baths without an integral upstand edge — insert baths

There shall be full waterproofing of walls around the bath to 150 mm above any shower rose connection.

4.13.2.2 Baths to be recessed into a wall with no shower over them

Baths recessed into a wall shall have an integral vertical upstand lip along the side of the bath walls to enable a waterproof junction between the bath and walls. There shall be full waterproofing of bath/wall junctions. The walls around the bath shall be water resistant to 150 mm above the bath edge.

Figures 4.13.2.2(A) to 4.13.2.2(E) show examples of baths recessed in to various wall types.

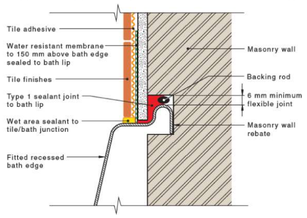

Figure 4.13.2.2(A) — Bath with no shower over it — Fitted bath — Masonry wall

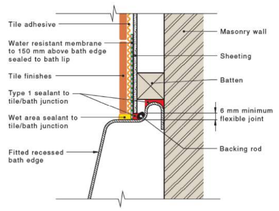

Figure 4.13.2.2(B) — Bath with no shower over it — Fitted bath — Masonry wall with sheet spaced via battens

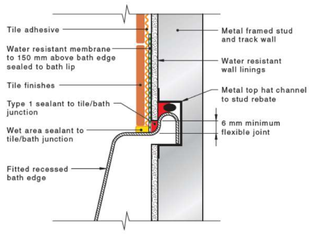

Figure 4.13.2.2(C) — Bath with no shower over it — Fitted bath — Metal framed wall

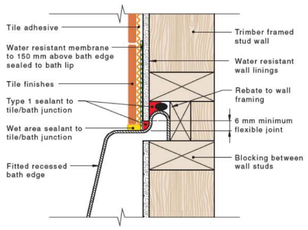

Figure 4.13.2.2(D) — Bath with no shower over it — Fitted bath — Timber-framed wall

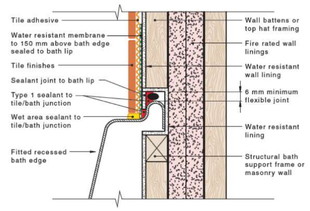

Figure 4.13.2.2(E) — Bath with no shower over it — Fitted bath — Fire rated framed wall

4.13.3 Baths with showers over them

4.13.3.1 Bath adjoining a Type 2 unenclosed shower

A bath installation adjoining a Type 2 unenclosed shower shall be waterproofed as a shower-over-bath installation for fitted or insert baths according to Clauses 4.13.3.2 and 4.13.3.3.

4.13.3.2 Baths recessed into a wall — fitted baths

There shall be full waterproofing of walls around the bath to 150 mm above the edge of the bath. There shall be full waterproofing to junctions and penetrations at a minimum of 1800 mm from the bath floor.

4.13.3.3 Baths without an integral upstand edge — insert baths

There shall be full waterproofing of walls around the bath to 150 mm above the edge of the bath. There shall be full waterproofing to junctions and penetrations at a minimum of 1800 mm from the bath floor.

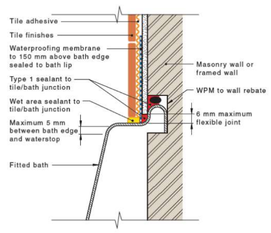

Figure 4.13.3(A) — Shower over bath — Fitted bath — Framed or masonry walls

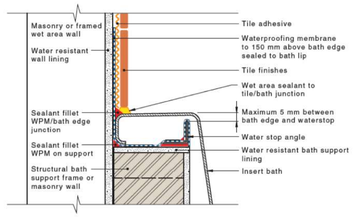

Figure 4.13.3(B) — Shower over bath — Fitted bath — Fitted against wall

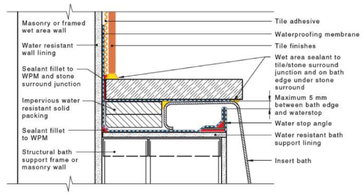

Figure 4.13.3(C) — Shower over bath — Insert bath — Stone surround

Figure 4.13.3(C) — Shower over bath — Insert bath — Stone surround

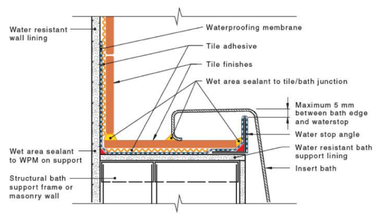

Figure 4.13.3(D) — Insert bath — Tile surround

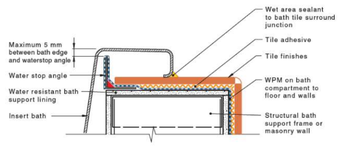

Figure 4.13.3(E) — Shower over bath — Insert bath — Bath compartment wall

4.13.4 Freestanding baths

The extent of waterproofing for freestanding baths with or without a shower over them shall be as for Type 2 unenclosed shower (see Clause 4.8.2 and Figure 4.8.2(A)).

4.13.5 Bath end walls abutting a shower

Where a bath end wall is within a shower area, it shall be treated as a shower area wall.

NOTE Where a Type 1 or 2 unenclosed shower is adjacent to a bath, it should be treated as a shower over bath.

4.13.6 Spa baths

When installing spa baths, the following shall apply:

(a) Waterproofing underneath spa to 150 mm vertical termination to internal spa shell.

(b) Provision of overflow to outer floor to conforming leak control flange to a maximum of 30 mm below waterproofing tanking to spa shell.

NOTE 1 Where drainage is provided under the spa, it should be at membrane level with falls to waste.

(c) Where non-proprietary access to the pump is provided, water is to be excluded from entering the access panel.

(d) Pump mountings to be sealed so as not to perforate the membrane.

(e) Provision of ventilation under spa shell to manage condensation.

(f) Where drainage is provided under the spa, provision of that drainage at membrane level with falls to waste.

NOTE 2 See Figure 4.13.6 for spa bath compartment detail at bath face.

4.15 Enclosed shower screen placement

4.15.1 Showers with hobs

The shower screen shall be installed so as to ensure it is —

(a) flush with the shower area side of the hob; or

(b) overhanging into the shower area; or

(c) inside the hob.

NOTE A self-draining sub-sill is considered to be part of the shower screen.

4.15.2 Showers with step-downs

The shower screen shall be installed so as to ensure it is —

(a) flush with the finished vertical surface of the step-down; or

(b) overhanging into the shower area; or

(c) inside the step-down of the shower area.

4.15.3 Showers without hobs or step-downs

The shower screen shall be positioned —

(a) over the top of the waterstop that defines the shower area; or

(b) inside the waterstop that defines the shower area.

4.17 Polished concrete

Waterproofing systems beneath polished concrete shall be installed in accordance with Clause 4.6, Clause 4.7, Clause 4.8, Clause 4.9, Clause 4.10, Clause 4.11 and their sub-clauses, and the following requirements:

(a) Membrane shall be protected from abrasive damage when placing and vibrating the topping concrete by installing a protective underlayment.

(b) Membrane detail to vertical surfaces and walls are to be protected against damage caused when placing and polishing the concrete and incompatible sealers.

(c) Topping concrete shall be bonded to the protective underlayment with a compatible bond coat.

NOTE Figure 4.17 shows a typical polished concrete floor installation.

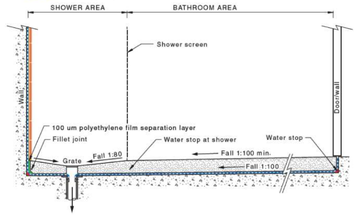

Figure 4.17 — Polished concrete floor for unenclosed shower

4.18 Floor heating

Underfloor heating cables shall not penetrate waterproofing membranes.

Underfloor heating cables shall not penetrate waterstop angles.