



EARTHWORKS	
HOUSE:	FFL: R.L 43.150
(LIVING)	BENCHING: R.L 42.765
GARAGE:	FFL: R.L 43.064
	BENCHING: R.L 42.765
'H1' Class	

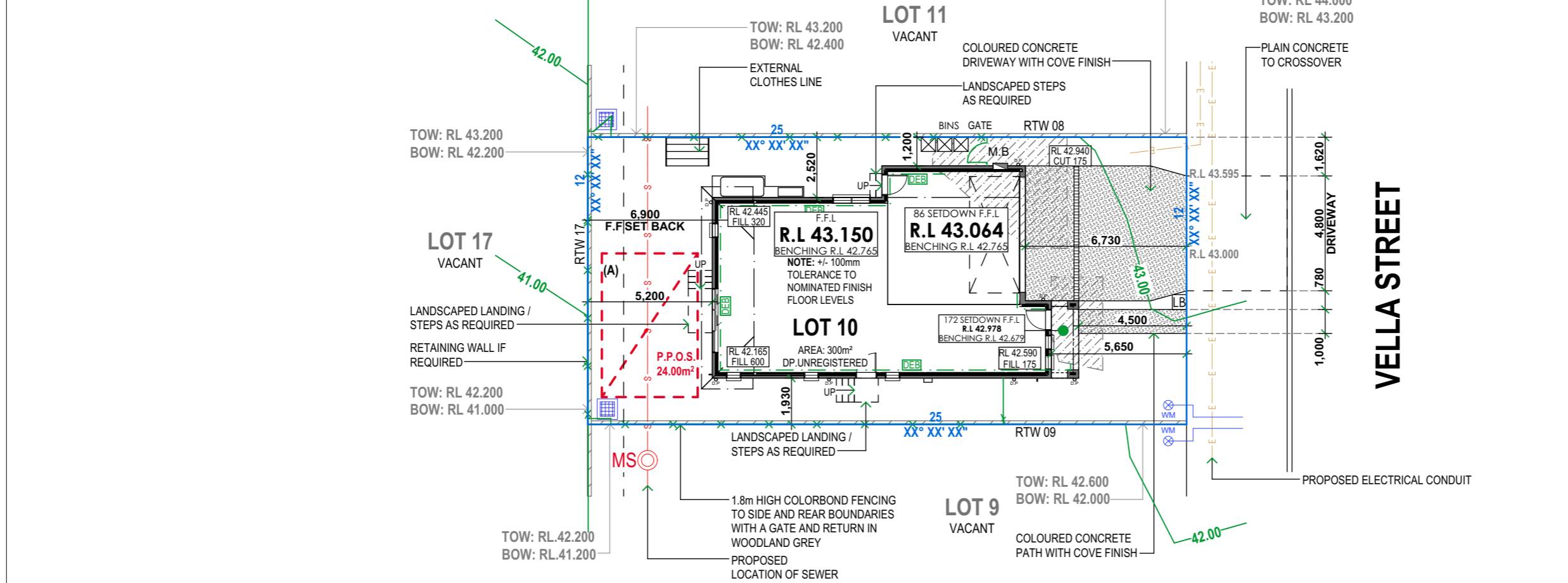
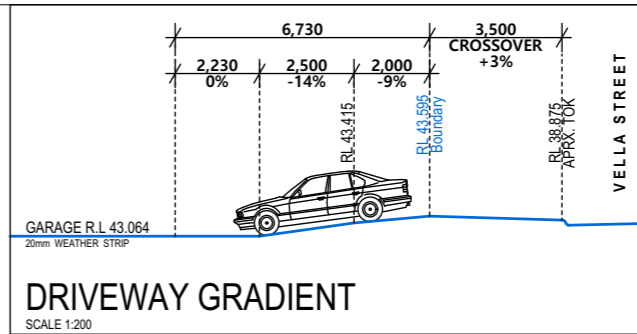
**LOT 10 AREA: 300m<sup>2</sup>**

STORMWATER DRAINAGE TO EASEMENT. (SUBJECT TO HYDRAULIC REPORT IF REQUIRED)

EXCAVATE SITE APPROX. 175mm TO FORM JOB DATUM R.L 42.765. DATUM POINT 385mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

ELECTRICAL CONNECTION TO PROPERTY POLE AND UNDERGROUND TO MB.

SEWER CONNECTION TO TBA.



(A) EASEMENT TO DRAIN WATER 1.5 WIDE

DEVELOPMENT CALCULATIONS	
LOT: 10 SITE AREA: 300m <sup>2</sup>	
Itemised Floor Areas (incl. voids):	Totals:
Ground floor:	76.50m <sup>2</sup>
First Floor:	87.65m <sup>2</sup>
Garage:	33.57m <sup>2</sup>
Porch:	3.71m <sup>2</sup>
Total floor area:	201.43m <sup>2</sup>
GREENFIELD CDC CALCULATIONS	
MAX. GFA:	225m <sup>2</sup> (75%)
Ground floor:	68.67m <sup>2</sup>
First Floor:	76.98m <sup>2</sup>
Garage:	30.64m <sup>2</sup>
ACHIEVED GFA:	158.29m <sup>2</sup>
ALLOWED ARTICULATION AREA:	4.5m <sup>2</sup> (25%)
BUILDING ARTICULATION AREA:	N/A
MIN. LANDSCAPE AREA:	30m <sup>2</sup> (10%)
BUILDING FOOTPRINT AREA:	113.78m <sup>2</sup>
DRIVEWAY AREA:	38.77m <sup>2</sup>
TOTAL IMPERVIOUS AREA:	155.28m <sup>2</sup>
ACHIEVED LANDSCAPE AREA:	124.14m <sup>2</sup> (41.38%)
MIN FRONT YARD LANDSCAPE:	16.95m <sup>2</sup> (25%)
FRONT YARD LANDSCAPE AREA:	23.18m <sup>2</sup> (34.1%)
private open space o/a:	108.96m <sup>2</sup>
principal private open space:	24m <sup>2</sup>
total car spaces:	2 carspace
<b>BAS/BOS: T.B.C.</b>	
<b>SALINITY: T.B.C.</b>	
<b>FLOOD LEVEL: T.B.C.</b>	
<b>BUSHFIRE LEVEL: 12.5</b>	
<b>BUSHFIRE NOTE:</b>	
<ul style="list-style-type: none"> <li>- CONSTRUCTION SHALL COMPLY WITH SECTION 3 "GENERAL CONSTRUCTION" OF AS 3959-2018.</li> <li>- CONSTRUCTION SHALL COMPLY WITH SECTION 5 ATTACK LEVEL 12.5 (BAL-12.5) OF AS 3959-2018.</li> <li>- EXTERNAL WALLS TO COMPLY WITH SECTION 5.4 &amp; 5.4.1 OF AS3959-2018.</li> <li>- VENTS AND WEEPHOLES TO COMPLY WITH SECTION 5.4.3 OF AS3959-2018.</li> <li>- EXTERNAL GLAZED ELEMENTS (WINDOWS), EXTERNAL DOORS &amp; GARAGE DOORS TO COMPLY WITH SECTION 5.5 OF AS3959-2018.</li> <li>- SCREENS FOR WINDOWS &amp; DOORS TO COMPLY WITH SECTION 5.5.1A OF AS3959-2018.</li> <li>- ROOFS (INC. VERANDAH &amp; ATTACHED CARPORT ROOFS, PENETRATIONS, EAVES, FACIAS, GABLES, GUTTERS &amp; DOWNPIPES TO COMPLY WITH SECTION 5.6 OF AS3959-2018.</li> <li>- VERANDAHs, DECKs, STEPs, RAMPs AND LANDINGS TO COMPLY WITH SECTION 5.7 OF AS3959-2018.</li> <li>- WATER &amp; GAS PIPES TO COMPLY WITH SECTION 5.8 OF AS3959-2018.</li> </ul>	

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**creationhomes**  
 Suite 3, 40 Brookhollow Avenue, Baulkham Hills, NSW 2153.  
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**ESTIMATING PLANS**

**CLIENT:** CLIENT FULL NAME  
**JOB N°:** 203122  
**PCA:** DM CERTIFIERS  
 Ph: 02 8428 0828

**SITE PLAN**

**JOB ADDRESS:**  
 LOT 10, DP.UNREGISTERED  
 VELLA STREET, BOX HILL, NSW, 2765.

**CHELSEA - TRADITIONAL**

**COUNCIL:** THE HILL SHIRE  
**SOIL CLASS:** 'H1' Class  
**WIND CLASS:** N2

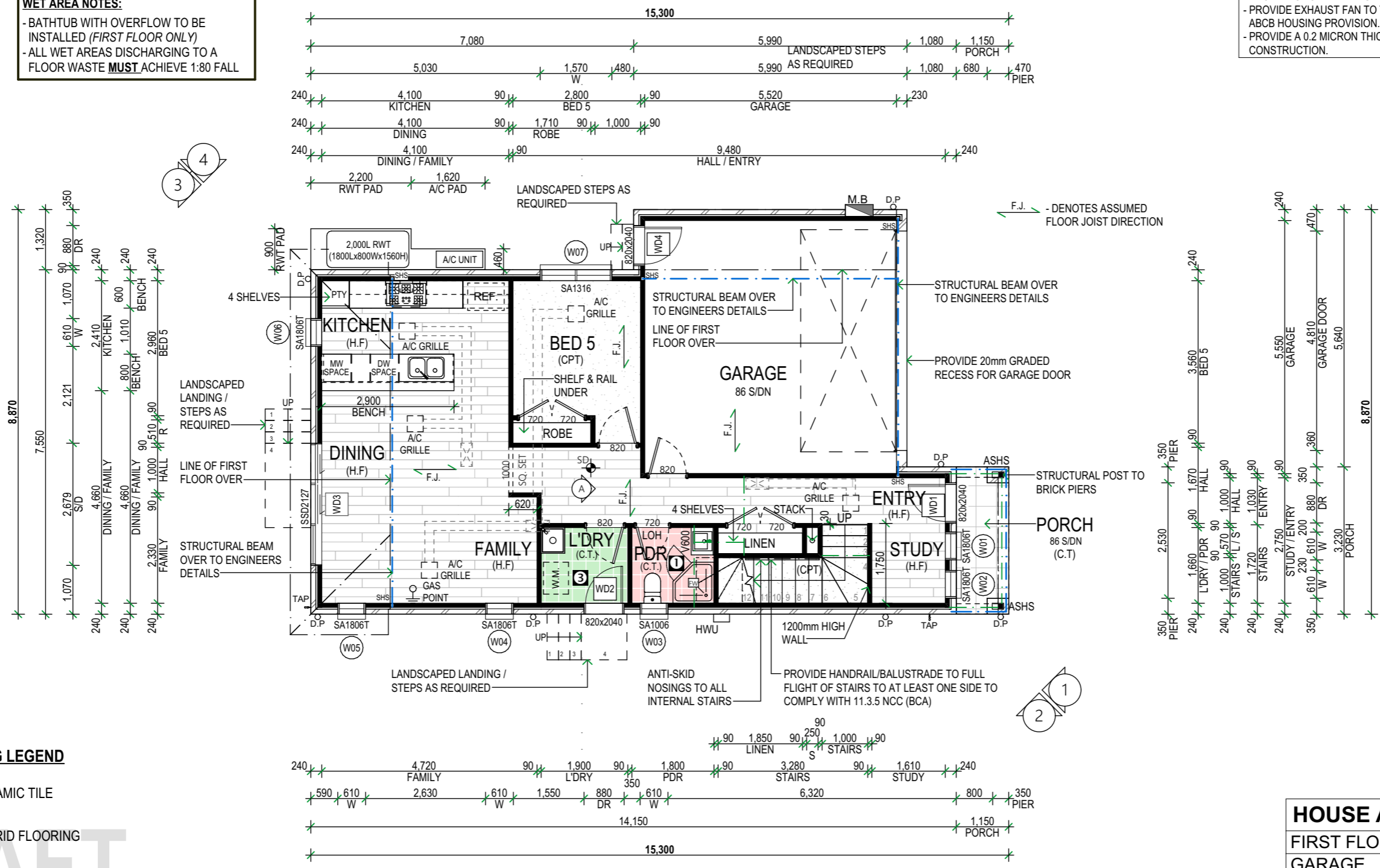
<b>SHEET:</b> 2 OF 9	<b>SCALE:</b> 1:200
<b>DRAWN BY:</b> DV	<b>DATE:</b> 09.07.25
<b>VERSION No.</b> 1	<b>CONSTRUCTION No.</b> -

**BUILDING CONSTRUCTION TO COMPLY WITH NCC 2022**

- ALL CONSTRUCTION TO COMPLY WITH VOLUME 2 OF THE NATIONAL CONSTRUCTION CODE SERIES - BUILDING CODE OF AUSTRALIA (NCCS - BCA) 2022.
- BOX GUTTERS AND DOWNPIPES TO COMPLY WITH AS3500.3.
- PROVIDE ANTI-SKID NOSINGS TO ALL INTERNAL STAIRS THROUGHOUT THE DWELLING TO COMPLY WITH CLAUSE 11.2.4 OF THE ABCB HOUSING PROVISION.
- PROVIDE BALUSTRADES TO INTERNAL STAIRS TO COMPLY WITH CLAUSE 11.3 OF THE ABCB HOUSING PROVISION.
- RESTRICTED WINDOWS WHERE REQUIRED TO COMPLY WITH 11.3.8 OF THE ABCB HOUSING PROVISION. RESTRICTED WINDOWS DENOTED WITH -@W.
- PROVIDE SMOKE ALARMS TO COMPLY WITH PART 9.5.1 OF THE NCC.
- PROVIDE EXHAUST FAN TO THE WC TO COMPLY WITH CLAUSE 10.6 & 10.8.2 OF THE ABCB HOUSING PROVISION.
- PROVIDE A 0.2 MICRON THICK HIGH IMPACT MEMBRANE TO THE SLAB ON GROUND CONSTRUCTION.

- 1** DENOTES 45mm SETDOWN TO SUBSTRATE
- 2** DENOTES 60mm SETDOWN TO SUBSTRATE
- 3** DENOTES DIRECT STICK TILING TO WET AREA

**WET AREA NOTES:**  
 - BATHTUB WITH OVERFLOW TO BE INSTALLED (FIRST FLOOR ONLY)  
 - ALL WET AREAS DISCHARGING TO A FLOOR WASTE **MUST** ACHIEVE 1:80 FALL



**FLOORING LEGEND**

- (C.T.) = CERAMIC TILE
- (H.F.) = HYBRID FLOORING
- (CPT) = CARPET

NOTE: FLOORING LAYOUT IS SHOWN DIAGRAMMATICALLY ONLY. TO BE CONFIRMED ON SITE

HOUSE AREAS	
FIRST FLOOR	87.65
GARAGE	33.57
GROUND FLOOR	76.50
PORCH	3.71
	<b>201.43 m<sup>2</sup></b>

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**JOB N°:** 203122  
**PCA:** DM CERTIFIERS  
 Ph: 02 8428 0828

**GROUND FLOOR PLAN**  
**JOB ADDRESS:**  
 LOT 10, DP.UNREGISTERED  
 VELLA STREET, BOX HILL, NSW, 2765.

**CHELSEA - TRADITIONAL**  
**COUNCIL:** THE HILL SHIRE  
**SOIL CLASS:** 'H1' Class  
**WIND CLASS:** N2

**SHEET:** 3 OF 9  
**SCALE:** 1:100  
**DRAWN BY:** DV  
**DATE:** 09.07.25  
**VERSION No.** 1  
**CONSTRUCTION No.** -

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**PRODUCT INFO**

METAL WHITE EAVE VENT - BAL 40	ALPINE VENT - WHITE STEEL EAVE VENT 400X200MM (MEV2040W) WITH OPENNESS OF <a href="https://alpineventilation.com.au/product/white-metal-eave-vent-400x200mm/">https://alpineventilation.com.au/product/white-metal-eave-vent-400x200mm/</a>	19,008 mm2 / unit
BRADFORD WINDMASTER WHIRLYBIRD - BAL 40	BRADFORD WINDMASTER VENTILATION WITH OPENNESS OF <a href="https://www.bradfordventilation.com.au/home-ventilation/roof-space/windmaster-bal">https://www.bradfordventilation.com.au/home-ventilation/roof-space/windmaster-bal</a>	35,800 mm2 / unit

**CONDENSATION CALCULATOR**

G/F ROOF LONGEST LENGTH	8.45 m
G/F ROOF PITCH	25°
G/F ROOF MATERIAL	TILES
BAL LEVEL	BAL_AFFRECTED
PER METRE VENTILATION SPACE REQ. AT EAVES	7,000 mm2
PER METRE VENTILATION SPACE REQ. AT HIGH LEVEL	5,000 mm2

	PRODUCT	OPENNESS	NO. PROVIDED	REQUIRED OPENESS(mm2)	ACHIEVED OPENESS(mm2)	BALANCE OF OPENESS(mm2)
LOW SIDE	Vent Eave Metal White 400x200mm - up to BAL 40	19,008 mm2/unit	4	59,150	76,032	+16882
HIGH SIDE	Bradford WindMaster BAL Whirlybird - up to BAL 40	35,800 mm2/unit	2	42,250	71,600	+29350

F/F ROOF LONGEST LENGTH	13.46 m
F/F ROOF PITCH	25°
F/F ROOF MATERIAL	TILES
BAL LEVEL	BAL_AFFRECTED
PER METRE VENTILATION SPACE REQ. AT EAVES	7,000 mm2
PER METRE VENTILATION SPACE REQ. AT HIGH LEVEL	5,000 mm2

	PRODUCT	OPENNESS	NO. PROVIDED	REQUIRED OPENESS(mm2)	ACHIEVED OPENESS(mm2)	BALANCE OF OPENESS(mm2)
LOW SIDE	Vent Eave Metal White 400x200mm - up to BAL 40	19,008 mm2/unit	5	94,220	95,040	+820
HIGH SIDE	Bradford WindMaster BAL Whirlybird - up to BAL 40	35,800 mm2/unit	2	67,300	71,600	+4300

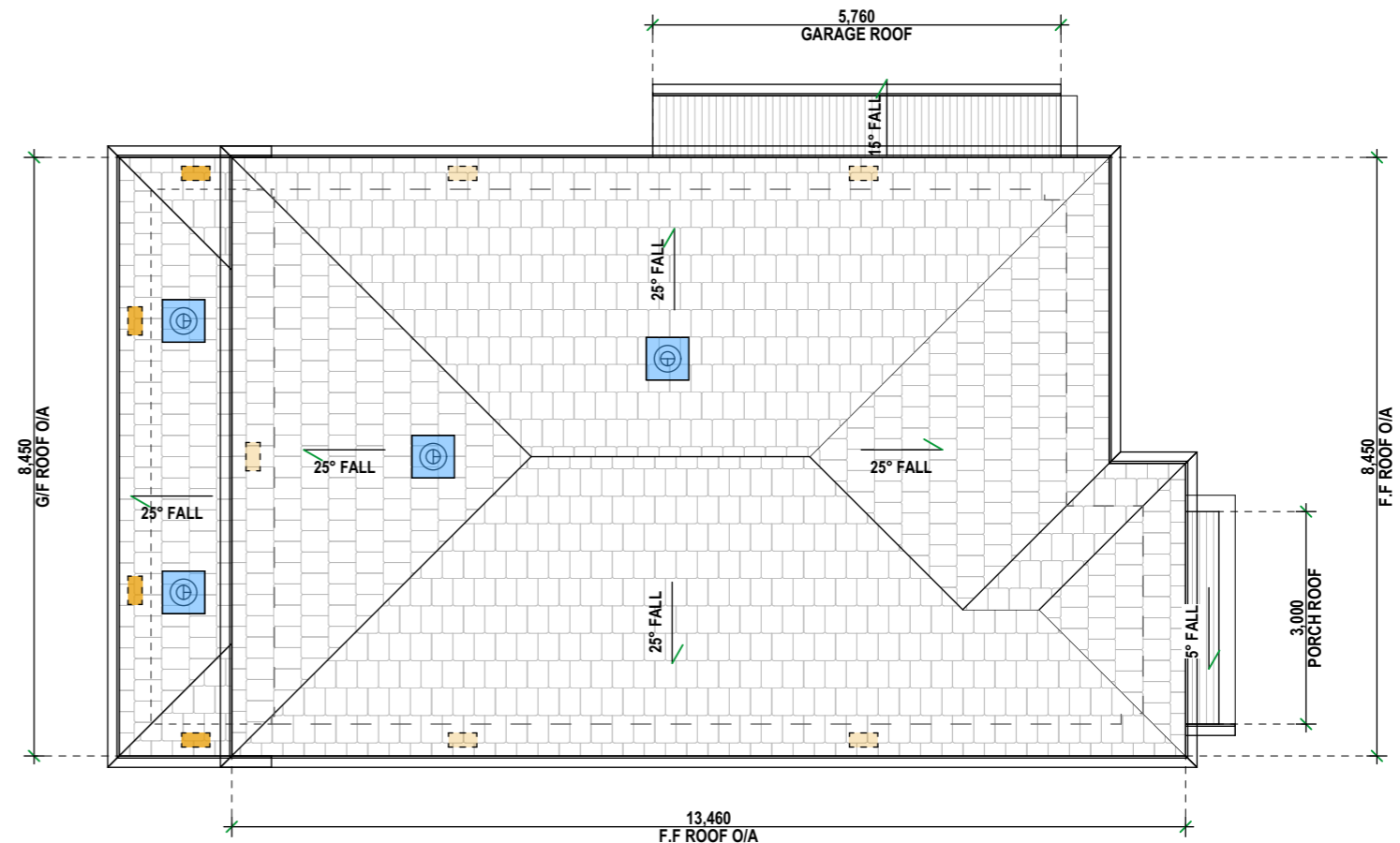
**NCC 2022 10.8 - CONDENSATION MANAGEMENT**

- ALL CONSTRUCTION TO COMPLY WITH NCC 2022 10.8 - CONDENSATION MANAGEMENT REQUIREMENTS, IN RELATION TO LIGHT WEIGHT CLADDING WALLS AND ROOF VENTILATION.
- GROUND FLOOR: x2 WHIRLY BIRDS, x4 EAVE VENTS
- FIRST FLOOR: x2 WHIRLY BIRDS, x5 EAVE VENTS

**BUILDING CONSTRUCTION TO COMPLY WITH NCC 2022**

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- PROVIDE A 0.2 MICRON THICK HIGH IMPACT MEMBRANE TO THE SLAB ON GROUND CONSTRUCTION.

- DENOTES APP. LOCATION OF WHIRLYBIRD
- DENOTES APP. LOCATION OF FIRST FLOOR EAVE VENT
- DENOTES APP. LOCATION OF GROUND FLOOR EAVE VENT
- DENOTES OUTLINE OF FULL-HEIGHT F/F EXTERNAL WALLS BELOW ROOF
- DENOTES OUTLINE OF FULL-HEIGHT G/F EXTERNAL WALLS BELOW ROOF



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Ph: 02 8428 0828

**ROOF PLAN**

**JOB ADDRESS:**  
LOT 10, DP.UNREGISTERED  
VELLA STREET, BOX HILL, NSW, 2765.

**CHELSEA - TRADITIONAL**

**COUNCIL:** THE HILL SHIRE  
**SOIL CLASS:** 'H1' Class  
**WIND CLASS:** N2

**SHEET:**  
5 OF 9

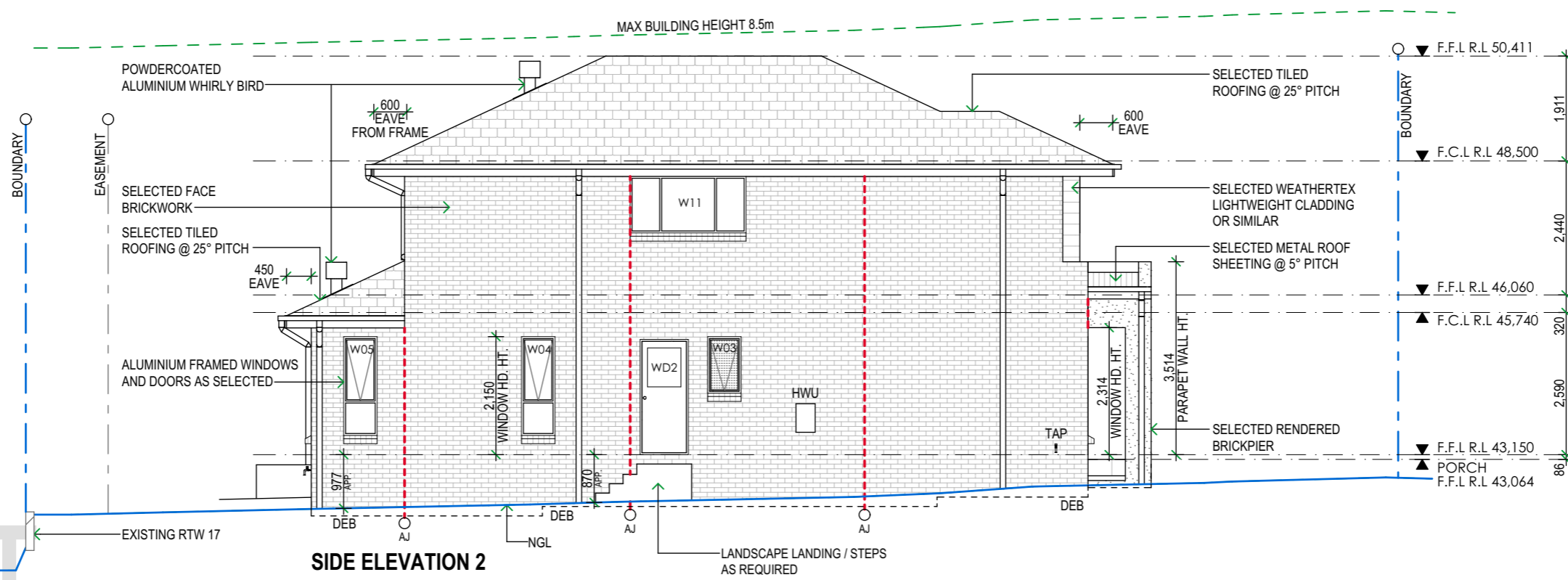
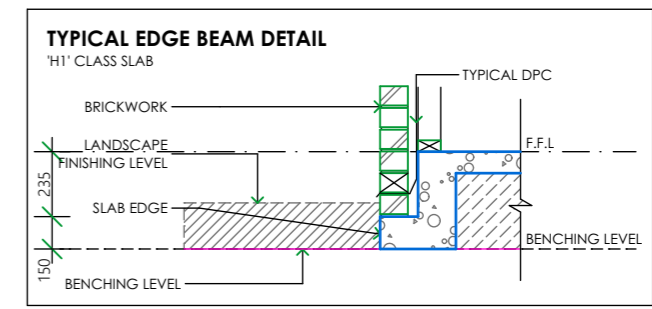
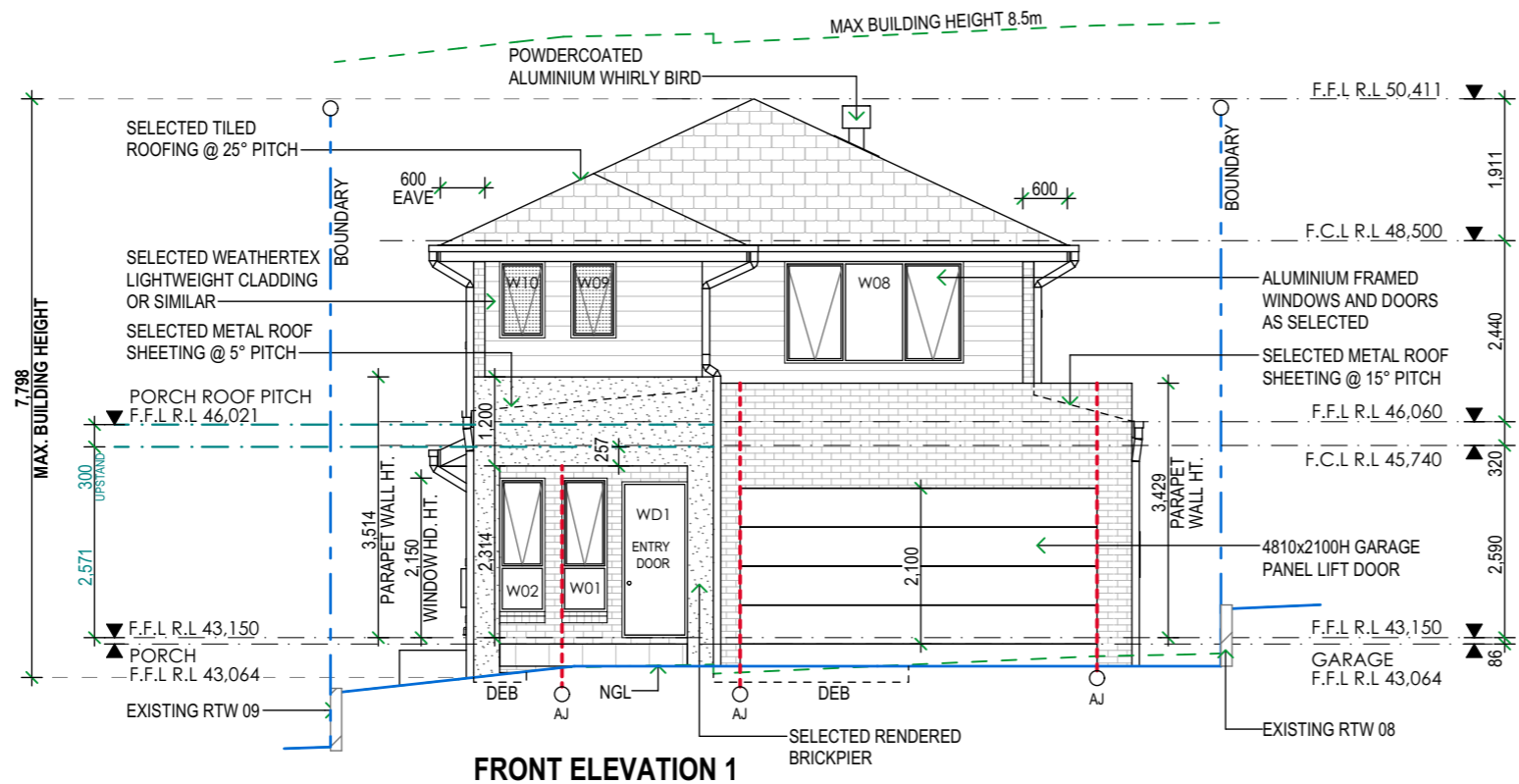
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**VERSION No.**  
1

**SCALE:**  
1:100

**DATE:**  
09.07.25

**CONSTRUCTION No.**  
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NOTE: FRONT ENTRY DOOR SHOWN INDICATIVELY ONLY. REFER TO INCLUSIONS FOR DOOR TYPE.

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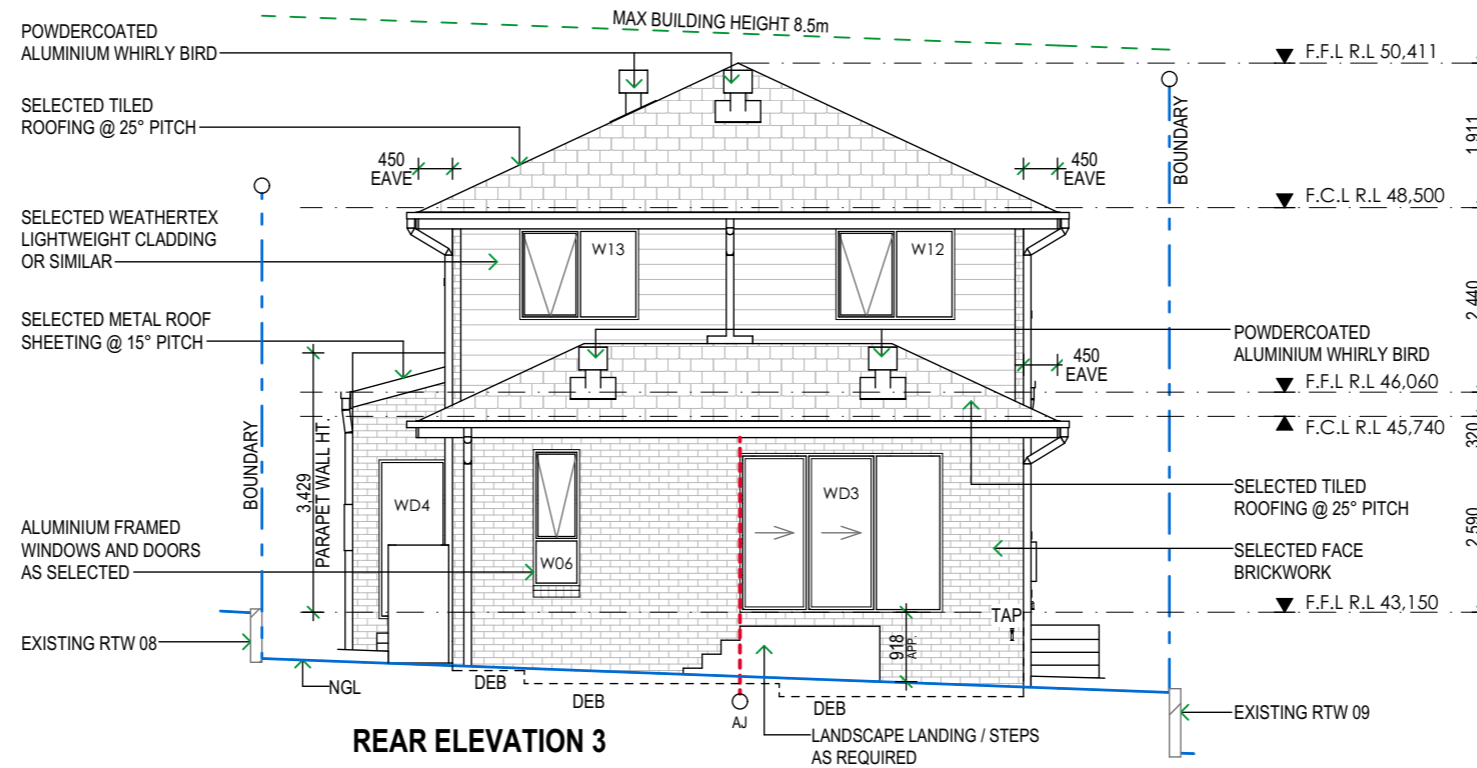
**ELEVATIONS**

**JOB ADDRESS:**  
LOT 10, DP.UNREGISTERED  
VELLA STREET, BOX HILL, NSW, 2765.

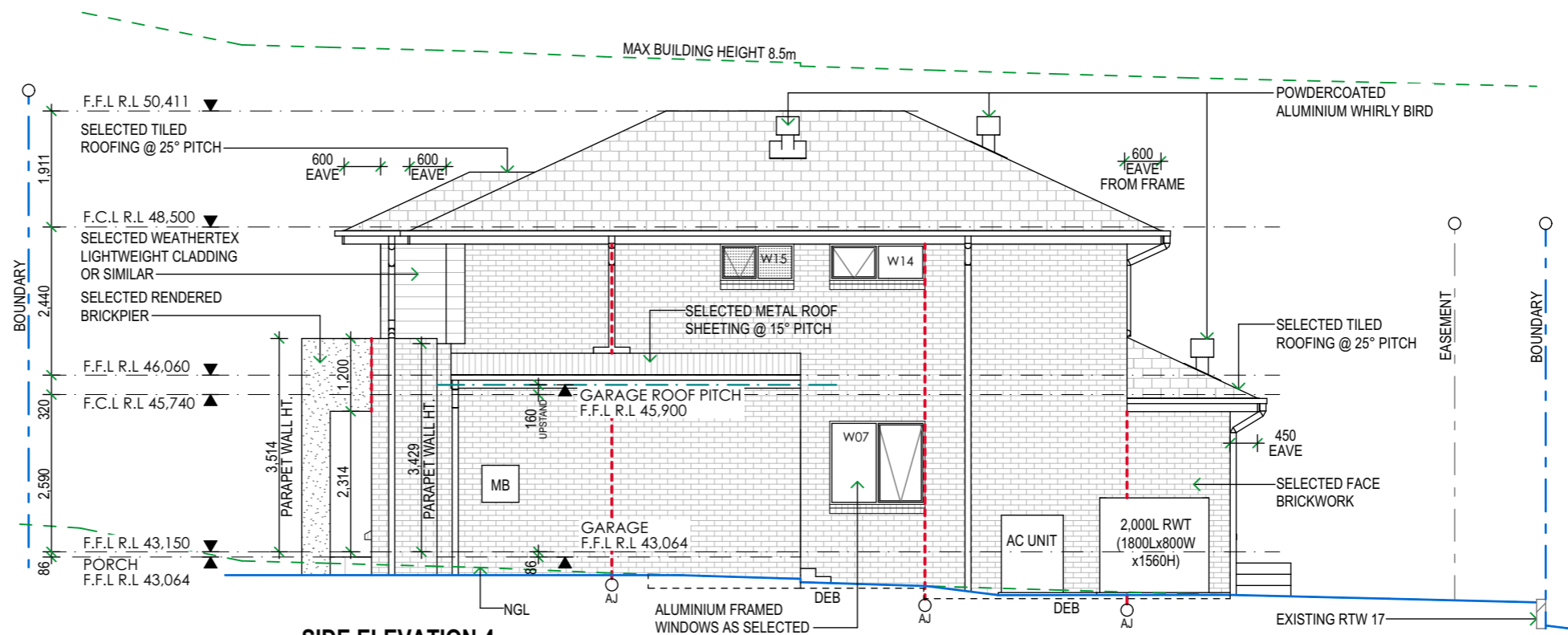
**CHELSEA - TRADITIONAL**

**COUNCIL:** THE HILL SHIRE  
**SOIL CLASS:** 'H1' Class  
**WIND CLASS:** N2

<b>SHEET:</b> 6 OF 9	<b>SCALE:</b> 1:100
<b>DRAWN BY:</b> DV	<b>DATE:</b> 09.07.25
<b>VERSION No.</b> 1	<b>CONSTRUCTION No.</b> -



**REAR ELEVATION 3**



**SIDE ELEVATION 4**

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**ELEVATIONS**

**JOB ADDRESS:**  
LOT 10, DP.UNREGISTERED  
VELLA STREET, BOX HILL, NSW, 2765.

**CHELSEA - TRADITIONAL**

**COUNCIL:** THE HILL SHIRE  
**SOIL CLASS:** 'H1' Class  
**WIND CLASS:** N2

**SHEET:**  
7 OF 9

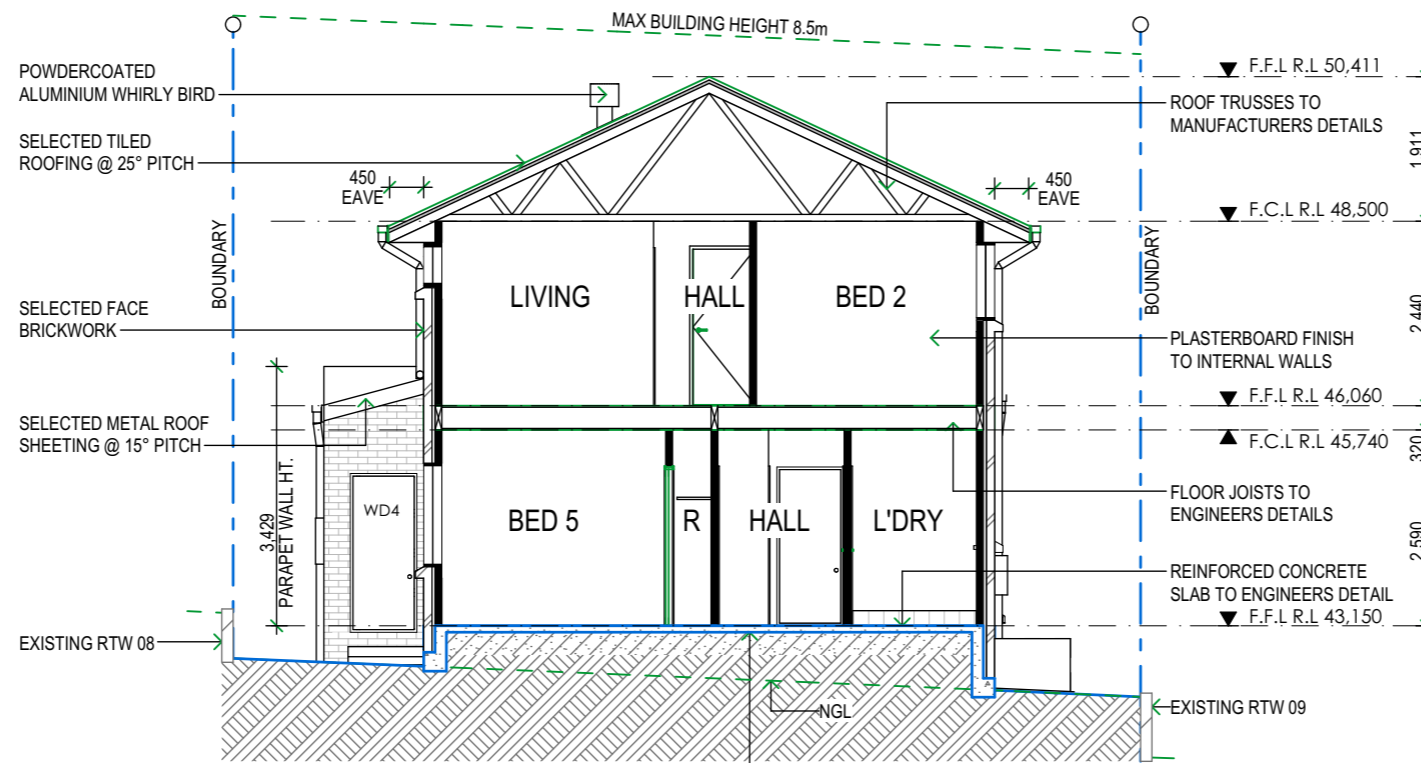
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1

**SCALE:**  
1:100

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09.07.25

**CONSTRUCTION No.**  
-



**SECTION A-A**

**NOTE:**  
 - PROVIDE A 0.2 MICRON THICK HIGH IMPACT MEMBRANE TO THE SLAB ON GROUND CONSTRUCTION.  
 - STAIRS ARE TO BE CONSTRUCTED WITH A NON-SLIP RESISTANCE IN ACCORDANCE WITH AS4586-2013.

**FRAMING NOTES:**

- T2 TERMITE TREATED TIMBER FRAME/TRUSS
- N2 WIND RATING
- SQ SET OPENINGS TO BOTH FLOORS 2160mm HIGH
- TRITHOR TERMITE PROTECTION TREATMENT

**FLOORING NOTES:**

- CERAMIC TILES
- HYBRID TIMBER FLOORING
- CARPET ON FOAM UNDERLAY

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**PCA:** DM CERTIFIERS  
 Ph: 02 8428 0828

**SECTION**

**JOB ADDRESS:**  
 LOT 10, DP.UNREGISTERED  
 VELLA STREET, BOX HILL, NSW, 2765.

**CHELSEA - TRADITIONAL**

**COUNCIL:** THE HILL SHIRE  
**SOIL CLASS:** 'H1' Class  
**WIND CLASS:** N2

**SHEET:**  
8 OF 9

**DRAWN BY:**  
DV

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1

**SCALE:**  
1:100

**DATE:**  
09.07.25

**CONSTRUCTION No.**  
-

## Option 2: Compliance Achieved:(7.0 Stars)

The following upgrades are required, these are inclusive of all the specifications as noted on The Specifications:

Upgrade the existing R2.0 external wall insulation to R2.5 H.P insulation (Incl. Garage internal walls)

Add R2.0 insulation to the PDR, Laundry & Bath internal walls - as per supplied mark-up

Upgrade the ceiling insulation to R6.0 (Excluding Garage) (R3.5 Perimeter batts insulation included)

Add R4.0 insulation throughout the suspended framed floor

Adding a 1200mm ceiling fan to all Bedrooms, Living and Family (Total: 7)

Upgrade all windows to Double Glazing (Excluding W03,W09,W10 and W15)

Upgrade the Stacker door to Single glazing Low-E Glazing (EnergyTech Clear)

### Double Glazing

WID-101-032 Awning Window (U = 4.0, SHGC = 0.58)

WID-102-018 Sliding Window (U = 4.0, SHGC = 0.61)

### Low-E Glazing (EnergyTech Clear)

WID-105-004 Stacker Door (U = 4.5, SHGC = 0.62)

### Window / Door Schedule

Window No.	Code	Window Size		Glazing Type	Other
		Height	Width		
W01	SA1806T	1,800	610	Single Clear	
W02	SA1806T	1,800	610	Single Clear	
W03	SA1006	1,030	610	Single Obscure	
W04	SA1806T	1,800	610	Single Clear	
W05	SA1806T	1,800	610	Single Clear	
W06	SA1806T	1,800	610	Single Clear	
W07	SA1316	1,370	1,570	Single Clear	
W08	SA1324	1,370	2,410	Single Clear	
W09	SA1006	1,030	610	Single Obscure	
W10	SA1006	1,030	610	Single Obscure	
W11	SS1021	1,030	2,110	Single Clear	
W12	SA1216	1,200	1,570	Single Clear	
W13	SA1216	1,200	1,570	Single Clear	
W14	SA0616	1,200	1,570	Single Clear	
W15	SA0612	1,200	1,210	Single Obscure	
WD1	MDF8	2,100	880	N/A	Entry Door (820x2040)
WD2	MDF8	2,100	880	Single Clear	Laundry Door (820x2040)
WD3	SSD2127	2,100	2,679	Single Clear	Stacker Door
WD4	MDF8	2,100	880	N/A	Garage Door (820x2040)

## Energy Section Option 1: Compliance Achieved

The following upgrades are required, these are inclusive of all the specifications as noted on The Specifications:

Nominate showerheads to have a maximum flow of 6.0L/min in lieu of existing

Upgrade the gas instantaneous HWS to have a performance of 7 Stars in lieu of 6 Stars

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Revision May 2021\*

### ESTIMATING PLANS

CLIENT: CLIENT FULL NAME

JOB N°: 203122

PCA: DM CERTIFIERS  
Ph: 02 8428 0828

### WINDOW SCHEDULE & BASIX

JOB ADDRESS:

LOT 10, DP.UNREGISTERED  
VELLA STREET, BOX HILL, NSW, 2765.

### CHELSEA - TRADITIONAL

COUNCIL: THE HILL SHIRE

SOIL CLASS: 'H1' Class

WIND CLASS: N2

SHEET:  
9 OF 9

DRAWN BY:  
DV

VERSION No.  
1

SCALE:  
N/A

DATE:  
09.07.25

CONSTRUCTION No.  
-