



CHECKLIST

DA Lodgement

Block(s): 16 & 17 Section: 13 District/Division: MAWSON

Duty Planner: Lodgement Check Date:

Part A: General and requirements under Section 139 of the Act

1. Is the proposed development assessable (i.e. not exempt or prohibited development)?
 Assessable Development Exempt Development Prohibited Development
 Further information required to determine if assessable development
Comments:
2. Does the application state the intended land use?..... Yes No
3. Is the chosen assessment Track specified?..... Yes No
 Indicate specified Track – Code Merit Impact
4. Is the application accompanied by a survey certificate as specified at Section 139 (2)(j) (unless exempt – see Section 25 of Regulations)?..... Exempt Yes No
5. Does Section 205 (Development applications for developments undertaken without approval) apply and if so, is the application accompanied by the survey plan as specified at Section 139(2)(k)?..... N/A Yes No

Part B: Track Specific requirements

1. Is the application accompanied by information and documents in line with the DA form, including entity endorsements and/or required documentation?..... Yes No
2. Also if Merit Track and relevant, does the application include an assessment of the possible environmental effects of the development?..... N/A Yes No
3. Also if Impact Track, is a completed Environmental Impact Statement for the proposal submitted (unless Section 211 applies)? N/A Exempt Yes No

Part C: Mandatory Entity Referrals (for Merit and Impact track DAs only)

Refer to [Work Instruction – Entity Referrals](#) for guidance.

Indicate by checking appropriate entity:

- Asset Acceptance (Territory and Municipal Services) – (Items 1, 2, 3, 4 or 6 below)
- Environment Protection Agency – (Items 9, 10 or 11 below)
- Heritage – (Item 7 below)
- Trees – (Item 8 below)
- ActewAGL – (Items 1 or 2 below)
- Actew Corporation – (Items 1, 2 or 5 below)
- Conservator of Flora and Fauna – declared site only
- Custodian of the Land – unleased land only

Identify Custodian:

Proposed Development Involves:

- | | |
|---|---|
| <ul style="list-style-type: none"> 1. Demolition works – utilities 2. Utilities 3. Waste management for waste facilities management 4. Waste servicing and site management 5. Liquid trade waste 6. Multi-unit housing RZ3 and RZ4 zones – verge crossovers | <ul style="list-style-type: none"> 7. Heritage – Registered Land or Building 8. Protected Tree 9. Noise 10. Erosion and Sediment Control (if site > 0.3 of a hectare) 11. Hazardous Material – Pre 1985 Multi-unit Housing or Pre 2005 commercial / industrial premises |
|---|---|

Impact Track – Mandatory Referrals required for all of the following entities:

ACTEW Corporation Limited
ACTEW / AGL
Conservator of Flora and Fauna
Emergency Services Commissioner
Heritage Council
The Chief Executive of the Administrative Unit Responsible for Health Policy
The Chief Executive of the Administrative Unit Responsible for Municipal Services

Part D: Non- Mandatory Entity Referrals (as required for Merit and Impact track DAs only)

<input type="checkbox"/> ACTION	<input type="checkbox"/> ACT HERITAGE COUNCIL	<input type="checkbox"/> CLIENT SERVICES
<input type="checkbox"/> ACT HEALTH	<input type="checkbox"/> ASSET ACCEPTANCE	<input type="checkbox"/> DEVELOPMENT SERVICES
<input type="checkbox"/> ACT FIRE BRIGADE	<input type="checkbox"/> CITY RANGERS	<input type="checkbox"/> PLANNING SERVICES
<input type="checkbox"/> ACTEWAGL	<input type="checkbox"/> ENVIRONMENT ACT	<input type="checkbox"/> AUSTRALIAN NATIONAL UNIVERSITY
<input type="checkbox"/> ACTEW CORPORATION	<input type="checkbox"/> PARKS & PLACES	<input type="checkbox"/> REGISTRAR GENERAL'S OFFICE
<input type="checkbox"/> ACT WORKCOVER	<input type="checkbox"/> ROADS ACT	<input type="checkbox"/> TELSTRA
<input type="checkbox"/> HOUSING & COMMUNITY SERVICES	<input type="checkbox"/> STORMWATER	<input type="checkbox"/> TRANSACT
<input type="checkbox"/> LAND DEVELOPMENT AGENCY	<input type="checkbox"/> TRANSPORT PLANNING	<input type="checkbox"/> NATIONAL CAPITAL AUTHORITY

Part E: Public Notification Requirements

The Development Requires:

1. No Notification (Code Track only)
2. Notification under Section 153 – Public notice to adjoining premises;
3. Notification under Section 154 – Public notice to registered interest-holders
4. Notification under Section 153 and 155 – Major public notification

NB: Section 155 is subject to the restrictions outlined at Section 411 and 412 of the Act. Limited public notifications for certain Merit Track applications are prescribed in Schedule 2 of the Regulations.

Part F: Leasing Check

1. For all proposed developments, other than single residential, has the DA Leasing Area completed their leasing check? Yes
(N.B. Check for announcement in SharePoint – Do not complete lodgement check until the leasing check is completed. If necessary add notes in Comments field in Part G)

Part G: Comments

The advice provided by Asset Acceptance, TaMS - waste enclosure is required.

The proposal has not provided it.

From: [Ramesh, Meena](#)
To: [Pradhan, Jyoti](#)
Subject: FW: 16+17/13 Mawson
Date: Tuesday, 10 February 2009 11:52:51 AM
Attachments: [ACTEWAGL compliance.pdf](#)

FYI

From: Peter Byfield [mailto:peter@pb-a.com.au]
Sent: Tuesday, 10 February 2009 11:29 AM
To: Ramesh, Meena
Cc: joneshill@bigpond.com.au
Subject: 16+17/13 Mawson

Dear Meena,

Further to our phone call this morning, attached is ACTEWAGL's support for this Application for Reconsideration (the original application was dealt with by Ada).

As mentioned my Client is very keen for a result ASAP given the time wasted due to App Sec not letting me know the application should have been submitted as a reconsideration and not as amendments, any effort to achieve this would be appreciated.

Regards

Peter Byfield

PRINCIPAL

PETER BYFIELD +

Associates pty ltd

34A Taylor Street

Annandale 2038

t. 02 9660 2255

f. 02 9660 2254

m. 0419 479 022

ActewAGL

Water and Sewerage Network

Utility compliance application

Applicant details

Applicant:	PETER BYFIELD.	Certifier's case number (if relevant)
Organisation:		
Postal address	SUITE A 34 TAYLOR ST ANNADALE	
Email address (if required for return)		
Phone:	Business 02 9660 2255	mobile
Signature:		Date of application 29/1/09

NSW
2038

Property owner details (if not the applicant) - mandatory

Owner:	DAVID HILL	
Organisation:	HILLCAP DEVELOPMENTS P/L	
Phone:	()	
Postal address	PO BOX 3671 MANUKA 2603.	

Block:	Nature of proposed works:	
	16, 17	Section: 13
Suburb:	MAWSON	
Street address:	51 AINSWORTH ST.	
Approval requested for:	<input type="checkbox"/> Commercial residential <input checked="" type="checkbox"/> Multi-unit residential <input type="checkbox"/> Dual Occupancy <input type="checkbox"/> Single residential <input type="checkbox"/> New structure <input type="checkbox"/> Alterations & additions <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Minor structures <input type="checkbox"/> Existing structures <input type="checkbox"/> Landscaping <input type="checkbox"/> Pool <input type="checkbox"/> Other <i>specify</i>	

Preferred mode of return: pick-up mail email PDF

Please note: separate applications are required to ActewAGL electricity and other utilities (e.g. gas, stormwater and communications.)

----- for office use only -----

ActewAGL application number:	5	1	5	9	1	
number of drawings in set:	7					
received by:	ROB.					

ActewAGL

STATEMENT OF COMPLIANCE

for

Application N^o: 51591 Drawings in set 7

Block: 16, 17 Section: 13

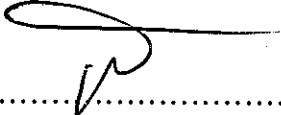
Suburb: MAWSON

The design depicted in this application has been assessed by ActewAGL and complies with ACTEW's water and sewerage network protection and access requirements.

Please note:

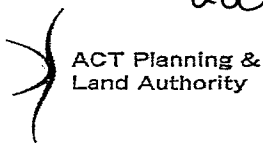
- ❖ Separate applications are required for ActewAGL electricity and gas networks.
- ❖ Any failure to accurately show existing or proposed structures may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to ActewAGL.
- ❖ Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with ActewAGL's Water Division is advised if such structures and landscaping are planned.
- ❖ ActewAGL recommend setbacks provided for equipment access to water or sewerage network assets are kept free of obstruction by the property owner.
- ❖ Construction of works without the approval of ActewAGL may result in connection to ACTEW's water and sewerage networks being denied and /or action being taken to require the property owner to remove non-compliant services (e.g. sanitary drains) or structures.

Comments:

Signed..........Date 6 / 2 / 09

- | | |
|--|---------------------------------------|
| <input checked="" type="checkbox"/> E. Milczarek | <input type="checkbox"/> R. McKee |
| <input checked="" type="checkbox"/> P. Clarke | <input type="checkbox"/> R. Pearce |
| <input type="checkbox"/> R. Cirson | <input type="checkbox"/> G. Manwaring |

For further information please phone ActewAGL 6248 3555 (then 2)



16 - V918 - F11
17 - 986 - F78

INITIAL ADMINISTRATION CHECKLIST

Block: 16+17 Section: 13 Suburb: MAWSON

FORM

- Ensure that ALL parts of the application form have been filled out
- Check public register exemption of the DA Form, if YES has been selected; refer the application to the App Sec team leader to explain the process to the applicant.
- Check that applicant has signed the form. *ON DISC - letter of Authority*

TARQUIN

- Ensure that the lessee details are correct and all lessees have signed the form or have a written authority. *16+17 ✓*

ACTMAPI

- If the block is unleased we require a signature of the government manager of the land as well as a delegate from the Planning Authority. If the driveway question is ticked with a yes, a driveway clearance is required for lodgement.
- Check that the street address matches the block and section in the form.

PALM

	Yes	No
Holding Lease	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unleased	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit Titled	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Heritage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NCA - Designated Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Register Exemption	<input type="checkbox"/>	<input type="checkbox"/>

- If the block is in a Designated Area please consult a duty planner before taking the application in. If the block is Heritage, Bushfire and/or Compliance please use relevant stamps on the application form

CD or DVD

- All required documentation must be provided in an electronic format on CD or DVD. Check that the documents on the disk are loadable and that the CD is labelled. Remind the customer that the documentation provided on the CD or DVD is the documentation that the authority will be using to assess the application if there are hard copies provided.

Processed by: [Signature]

Date: 25/07/2008

LODGEMENT CHECKLIST

Block 16 + 17 Section 13 Suburb Mawson

ORIGINAL DA Number: _____

Please tick relevant box

- Section 144 amendment Section 197 amendment Section 165 conditions

AMENDMENTS – S.144 & S.197

Has the application form been completed & signed by the applicant & lessee? - Lessee signature required for amendment to Land Act approvals only	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Has the applicant listed all amendments on DA Form and clearly identified amendments on plans? - Identified each amendment and clouded area on plan where change to occur	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Date of Original Approval - Check DARTS Note: If original DA lapsed then amendment can not be accepted	_____
Was the original DA notified? - Check DARTS - If so the relevant fee will required to be charged (for S197 Amendments only)	<input type="checkbox"/> NO <input type="checkbox"/> YES
<input type="checkbox"/> Minor/Neighbour <input type="checkbox"/> Major/Full <input type="checkbox"/> Code not notified	
Has work in relation to the approval commenced? (S.197 amendments only) - Check that the applicant has completed the relevant part of the application form and BRIMS if required	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Documentation on CD/DVD checked - Naming convention use and correct orientation	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Has a Section 144 statement been provided specifying what elements of the original proposal have changed? -Only relevant for amendments to DAs lodged but not yet approved	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Not relevant
Has a public register version of residential floor plans been provided?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Not relevant

SATISFYING CONDITIONS OF APPROVAL – S.165

Has the application form been completed & signed by the applicant? - Signature Required	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Has a Section 165 statement been provided specifying what conditions the documentation or plans are seeking to satisfy?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Documentation on CD/DVD checked - Naming convention use and correct orientation	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Has a public register version of residential floor plans been provided?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Not relevant

Officer Name *please print:* Nichole Frame DATE: 19/12/08

Allocate to: CODE TEAM MERIT NORTH MERIT SOUTH

FEES

Amendment Fee \$ _____	Receipt Details _____
Notification Fee \$ _____	Admin Officer _____
Total Due \$ _____	

From: [Troth, Lisa](#) on behalf of [App.Sec](#)
To: [ACTPLA DA Leasing](#)
Subject: New Development Application Leasing Check-200812307- 16 & 17/13 Mawson-01
Date: Monday, 4 August 2008 12:01:40 PM
Attachments: [ObjRef.obr](#)

Block - 16 & 17

Section - 13

Suburb - MAWSON

Proposal - MULTI DWELLING-LEASE VARIATION-CONSOLIDATION-DEMOLITION.

Demolish the existing residences. Consolidate blocks and vary lease to permit 10 two storey residential units

Dear Leasing,

The above mentioned block is awaiting for the completion of the Development Leasing Checklist.

Yours Truly,

App.Sec

Development Application Leasing Check

Application Number: **200812307**

Unit: Block: **16 & 17** Section: **13** Division/District: **mawson**

Volume: **b16 is 918** Folio: **b16 is 11** Units Plan Number (If Applicable): **block 17 - volume is 986 - folio is 78**

Type of Lease: **Residential >5 years** Lessee's Authority Supplied: **Yes**

Proposal is Consistent with all clauses in the Lease: **No**

Type of Lease Variation: **Consolidation** Most Recent Variation Date:

Valuation Report	
Supplied: Yes	Valuation Certificate Supplied: Yes
Information Sufficient:	
Comments:	
Relevant Clauses	
Purpose: Blks 16 & 17 1(e) residential purposes only;	
Gross Floor Area: N/A	
Car Parking: N/A	
Other: N/A	
Units Plan	
Endorsement by Owners Corporation: N/A	
New Schedule of Unit Entitlement required:	
Consolidation	
Existing Lease Details: Yes provided	Issues to be noted:
Subdivision	
Existing Lease Details: N/a	Issues to be noted:
Other Comments: Landuse RZ2; Blk 16 site = 1010.24m ² and 17 = 915.16m ² ; consolidation form does not appear to be included in application ;	

WORDING TO BE USED IN PUBLIC NOTIFICATION: Consolidate Blocks 16 and 17 Section 13 Mawson into a single lease and variation to the consolidated lease to permit ten dwellings.

Checking Officer: **Irma Sare** Date:7.8.08

From: smartforms@act.gov.au
To: [ACTPLA Smartform Payments](#); [Chalam, Eswar](#); [ACTPLA Customer Services](#)
Subject: PRODUCTION Smartform Delivery - Submission ID=99999820080815106104, Multiple Items
Date: Friday, 15 August 2008 10:22:54 AM
Attachments: [99999820080815106104.pdf](#)
[99999820080815106104.xml](#)

PRODUCTION Smartform Delivery - Submission ID=99999820080815106104

References:

MAWSON 13 16 200812307
MAWSON 13 16 200812307
MAWSON 13 16 200812307
MAWSON 13 16 200812307
MAWSON 13 16 200812307

This message has been automatically generated to advise the attached transaction file/s have been successfully completed.

Smartform Server Details

Environment Name: = PRODUCTION

Server Name: = CAL133

IPAddress: = 10.226.2.133



Development Application Payment



13

About this form

Use this form to pay the fees associated with a Development Application to the ACT Planning and Land Authority.

For more information click this button. [i](#)

Items marked with an asterisk (*) must be completed.

How to complete this form



Maximum \$5,000

- Step 1: Enter the DA details.
- Step 2: Enter the payer contact details.
- Step 3: Enter the property details.
- Step 4: Enter the amounts to pay in the appropriate fields.
- Step 5: Click on the 'Pay Now' button to pay the total amount by credit card.

Step 1: - Development Application Details

* Proposal number

Step 2: Payer Contact Details

Organisation name

Name title

* Given name

* Family name

* Address

* Suburb

* State/Territory

* Postcode

* Contact phone number

* Suburb/District * Section * Block Unit

MAWSON 13 16

If you require help with suburb/district, section or block details click this information button

Development fee \$ Crown lease variation fee \$ Public notification fee \$ Lease search fee \$ Home business fee \$

Step 5: 'Pay Now'

* Total fee \$

Receipt / Tax invoice

Your payment has been successful. Please keep a copy of this receipt / tax invoice for your records.

Date and time Form submission ID Payment receipt number

Quantity	Description of service	Unit value	GST	Total
1	Design and Siting	2151.93	0.00	2151.93
1	Crown Lease Variation Fee	1573.50	0.00	1573.50
1	Public Notification	830.00	0.00	830.00
1	Dial a Search	26.36	2.64	29.00

Total amount paid \$ The total amount includes GST of \$

To save or print a copy of the completed form and receipt / tax invoice go to the "File" menu and select "Save as" or "Print".

ACT Planning and
Land Authority
ABN 46 346 672 655GPO Box 1908
Canberra ACT 2601

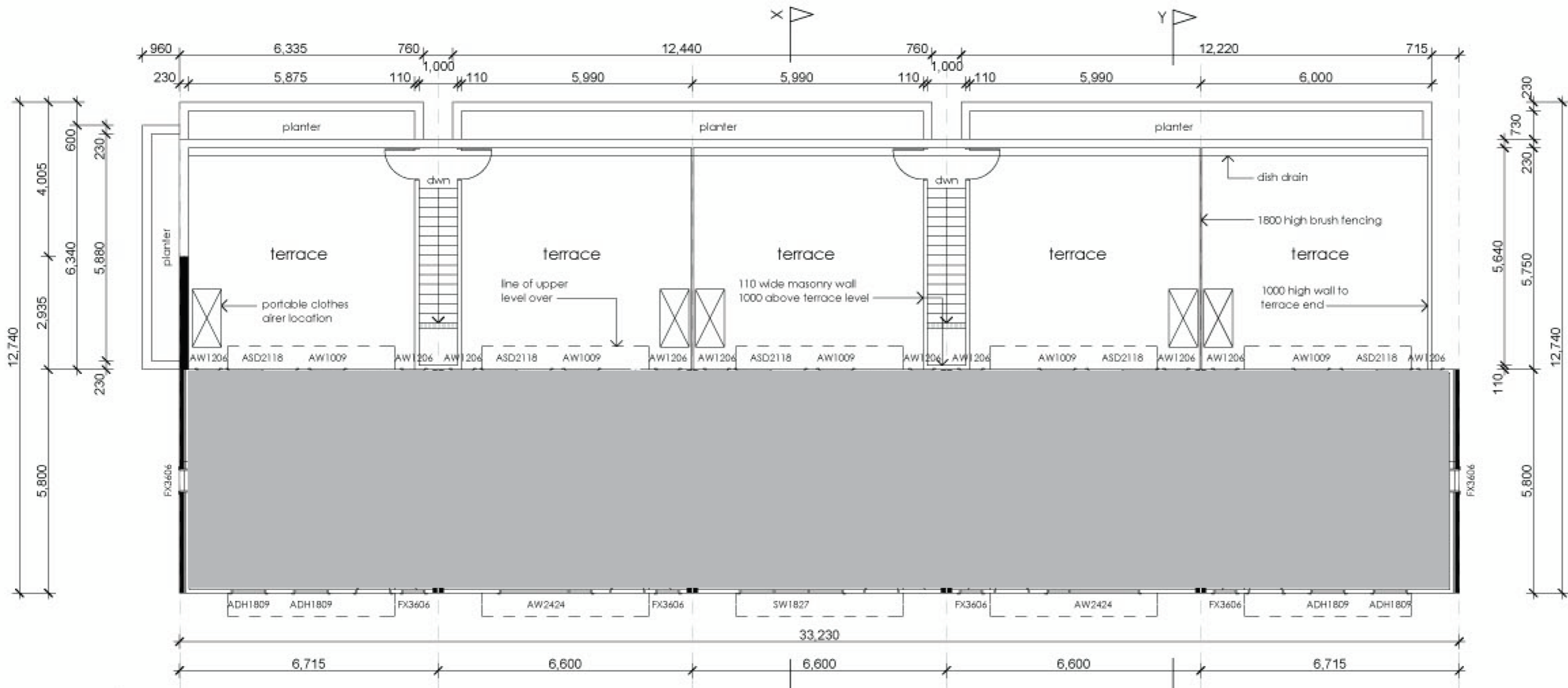
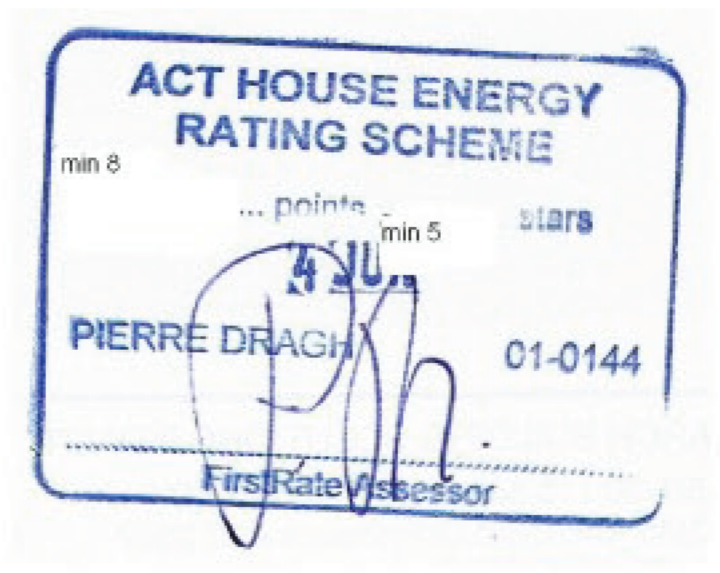
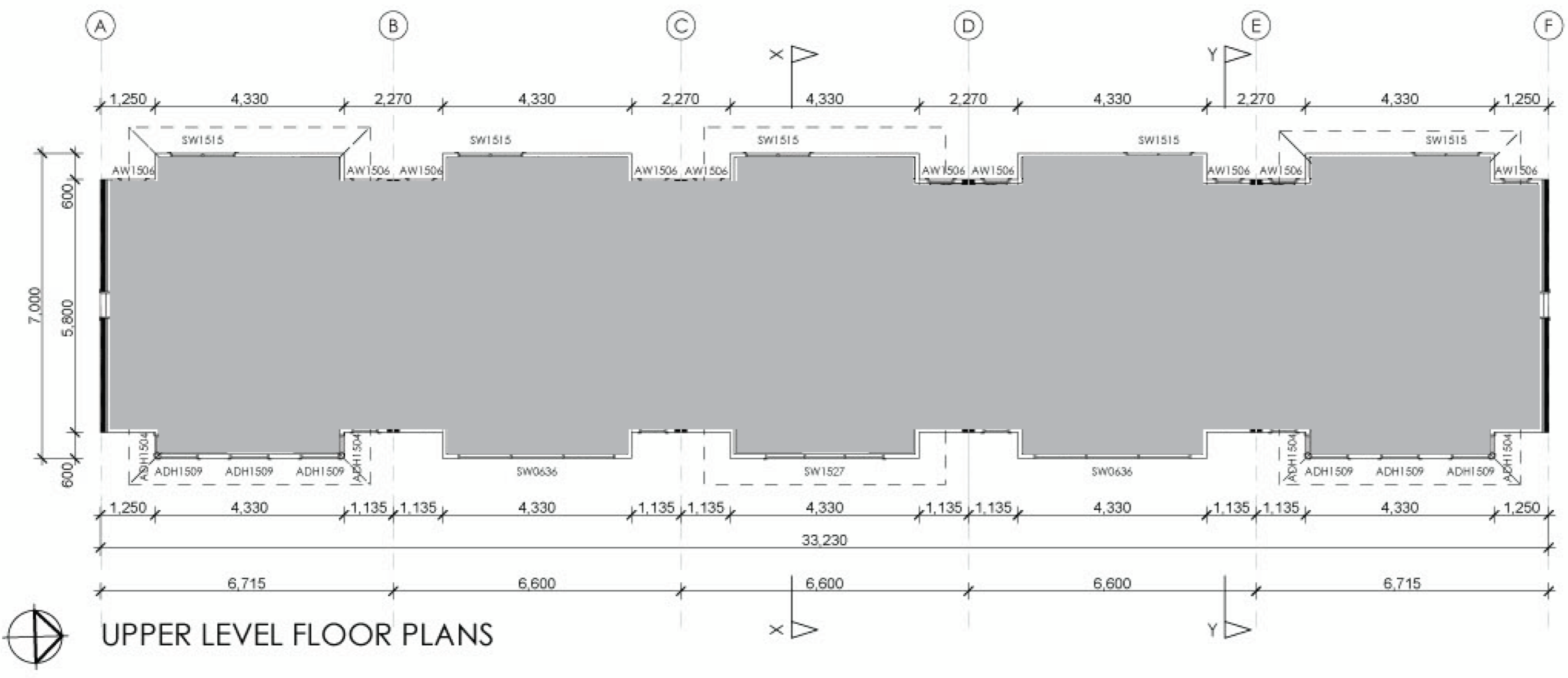
Telephone: 132281

Any personal information will only be used for the purposes of this transaction, and will be disclosed to the relevant area of the ACT Government and to your financial institution to the extent necessary to achieve that purpose. The details of the transaction will be released to you or your financial institution if this transaction is queried, and otherwise will not be disclosed to any third party except in accordance with the Privacy Act 1988 (Cth).

Form ID: 1007

Version: 8

Date: 15 Aug 2008



GROUND LEVEL FLOOR PLANS

UNIT 1 AREAS	UNIT 2 AREAS	UNIT 3 AREAS	UNIT 4 AREAS	UNIT 5 AREAS
ground level living 38.9m ²	ground level living 38.2m ²	ground level living 38.2m ²	ground level living 38.2m ²	ground level living 38.9m ²
upper level living 39.1m ²	upper level living 38.4m ²	upper level living 38.4m ²	upper level living 38.4m ²	upper level living 39.1m ²
terrace 36.9m ²	terrace 36.2m ²	terrace 36.2m ²	terrace 36.2m ²	terrace 36.0m ²
garage 18.6m ²	garage 19.3m ²	garage 19.3m ²	garage 19.3m ²	garage 19.6m ²
Total 133.5m²	Total 132.1m²	Total 132.1m²	Total 132.1m²	Total 133.6m²

Issue	Date	Amendment
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Project
Multi Unit Housing

Site
**blocks 16+17
section 13,
Mawson, ACT.**

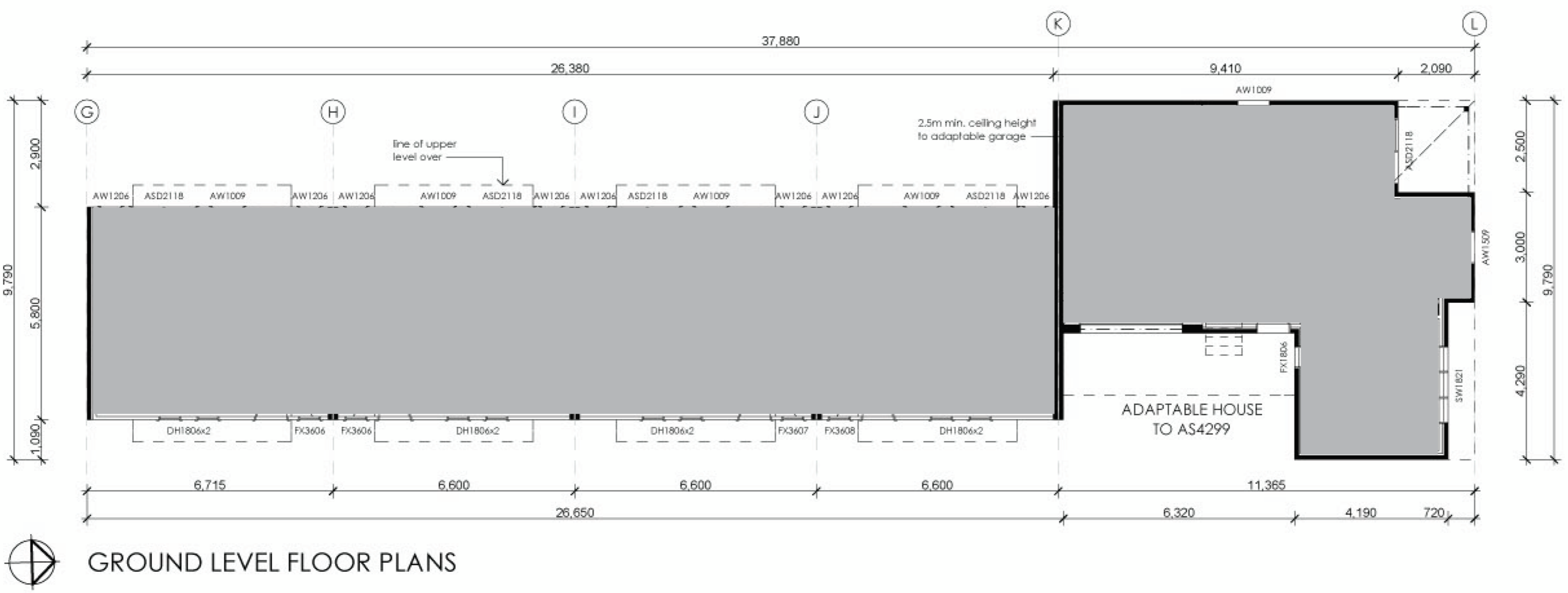
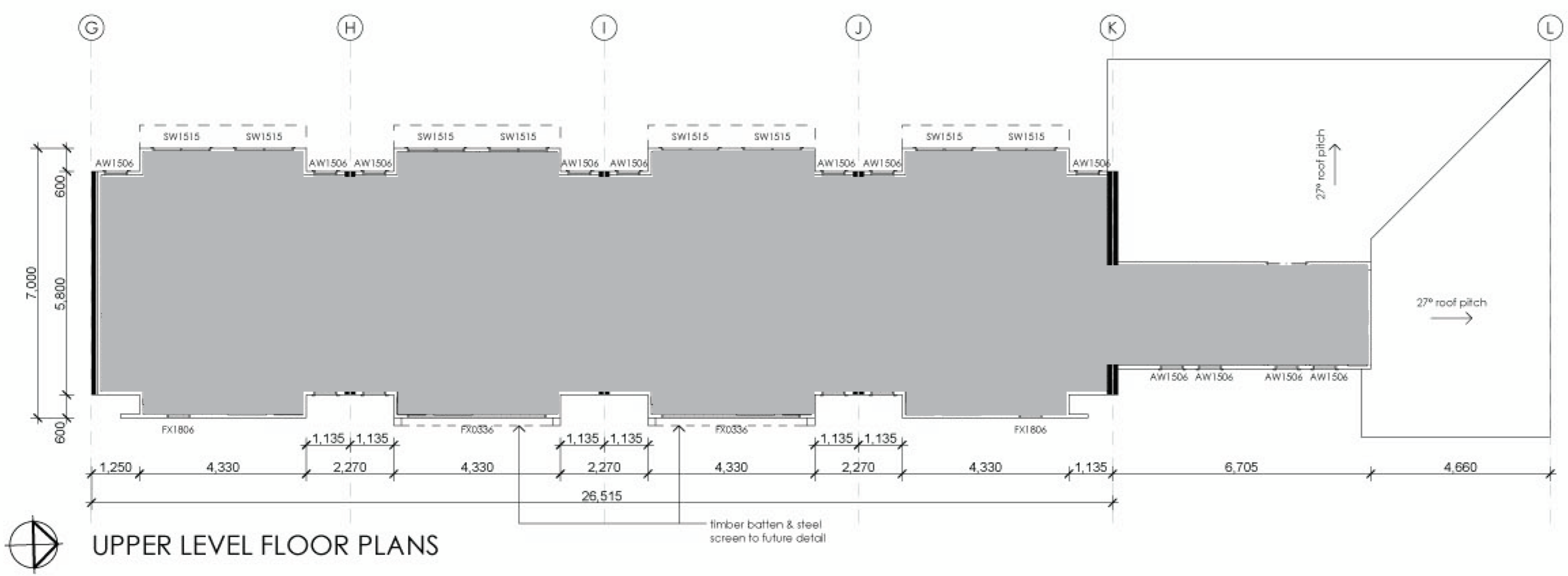
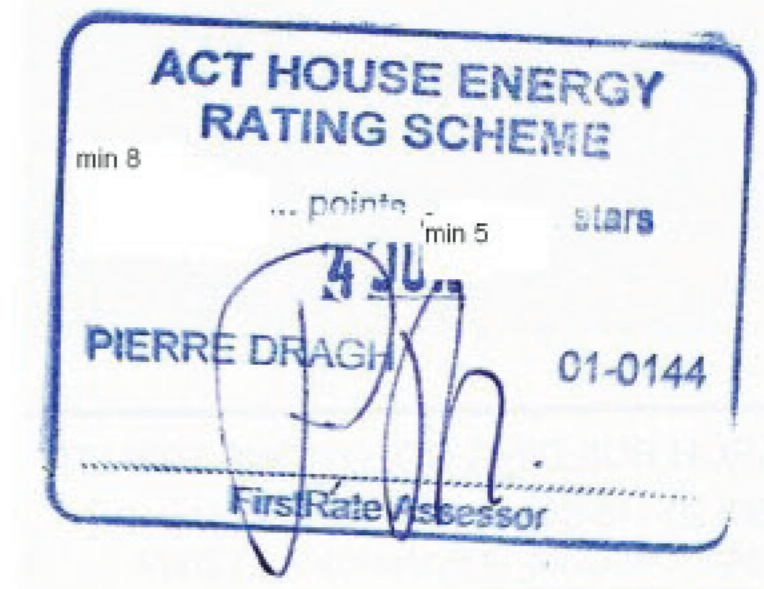
Title
Floor Plans Units 1-5

Scale 1:100	Drawn By SA
----------------	----------------

Date May 2008	Drawing No. 1284 - C
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PETER BYFIELD + Associates
Suite A, 34 Taylor Street, Annandale NSW 2038
Phone 02 9660 2255 Fax 02 9660 2254

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UNIT 6 AREAS	UNIT 7 AREAS	UNIT 8 AREAS	UNIT 9 AREAS	UNIT 10 AREAS
ground level living 38.9m ²	ground level living 38.2m ²	ground level living 38.2m ²	ground level living 38.6m ²	ground level living 55.7m ²
upper level living 39.7m ²	upper level living 39.0m ²	upper level living 39.0m ²	upper level living 39.4m ²	upper level living 14.9m ²
garage 20.0m ²	garage 18.6m ²	garage 18.6m ²	garage 18.6m ²	garage 25.3m ²
Total 98.6m²	Total 95.8m²	Total 95.8m²	Total 96.6m²	Total 97.9m²

Issue	Date	Amendment

Project
Multi Unit Housing

Site
blocks 16+17 section 13, Mawson, ACT.

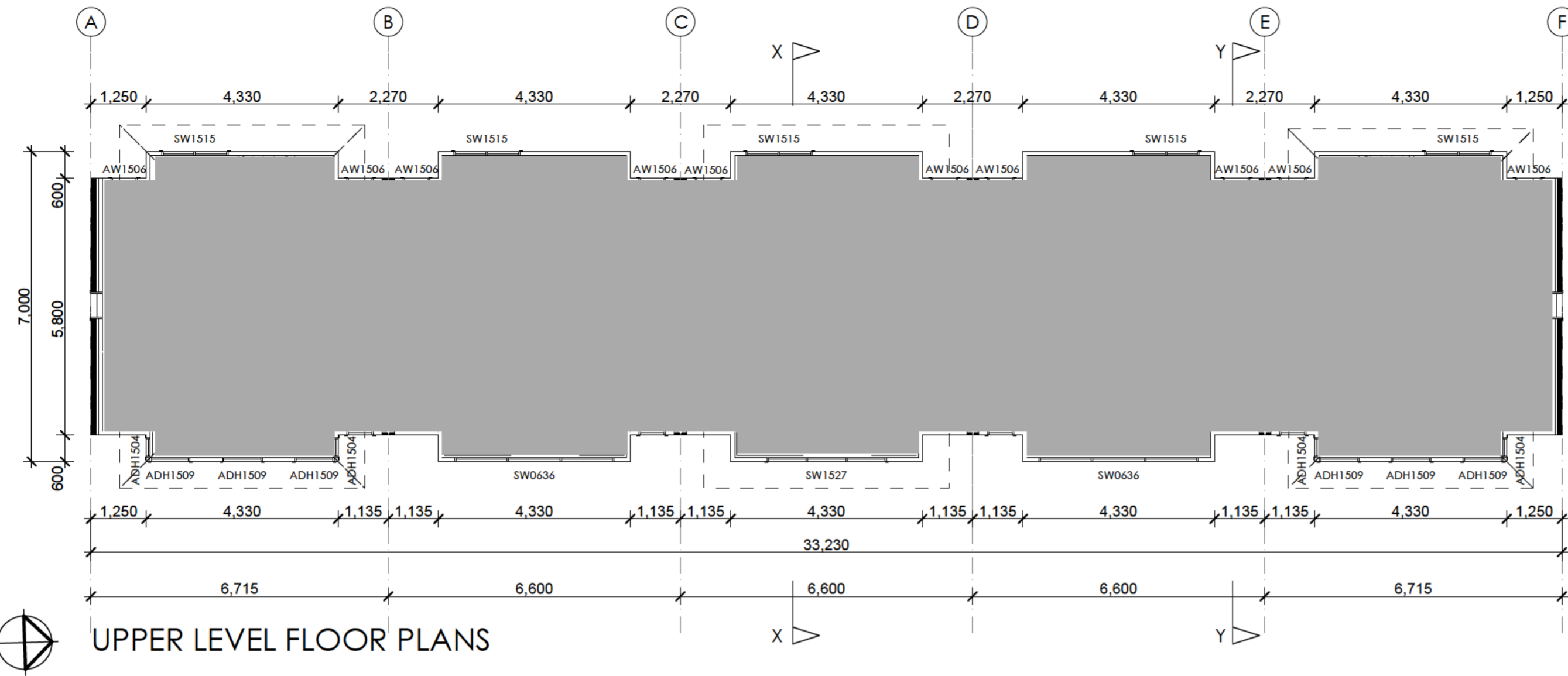
Title
Floor Plans Units 6-10

Scale 1:100
Drawn By SA

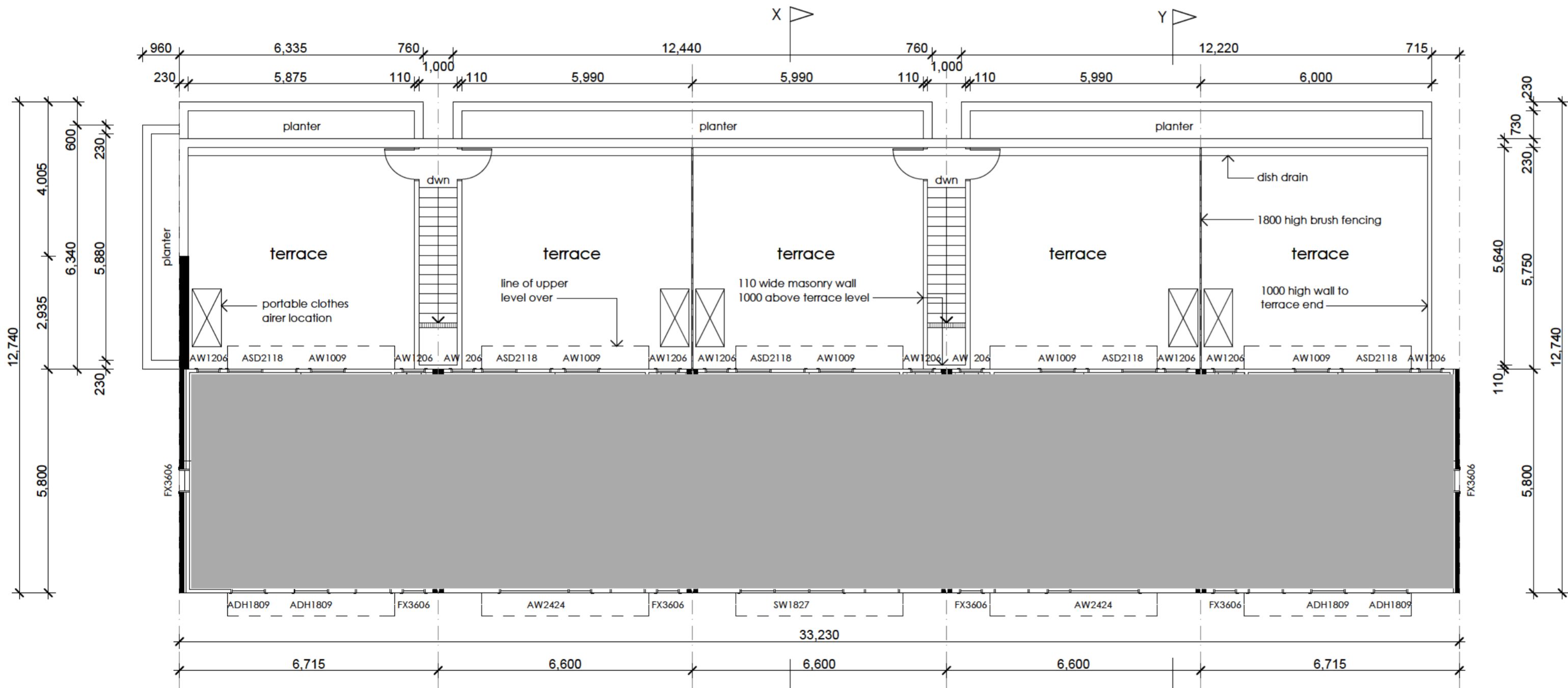
Date May 2008
Drawing No. 1284 - F

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UPPER LEVEL FLOOR PLANS



GROUND LEVEL FLOOR PLANS

UNIT 1 AREAS	UNIT 2 AREAS	UNIT 3 AREAS	UNIT 4 AREAS	UNIT 5 AREAS
ground level living 38.9m ²	ground level living 38.2m ²	ground level living 38.2m ²	ground level living 38.2m ²	ground level living 38.9m ²
upper level living 39.1m ²	upper level living 38.4m ²	upper level living 38.4m ²	upper level living 38.4m ²	upper level living 39.1m ²
terrace 36.9m ²	terrace 36.2m ²	terrace 36.2m ²	terrace 36.2m ²	terrace 36.0m ²
garage 18.6m ²	garage 19.3m ²	garage 19.3m ²	garage 19.3m ²	garage 19.6m ²
Total 133.5m²	Total 132.1m²	Total 132.1m²	Total 132.1m²	Total 133.6m²

Issue Date Amendment

Project
Multi Unit Housing

Site
**blocks 16+17
section 13,
Mawson, ACT.**

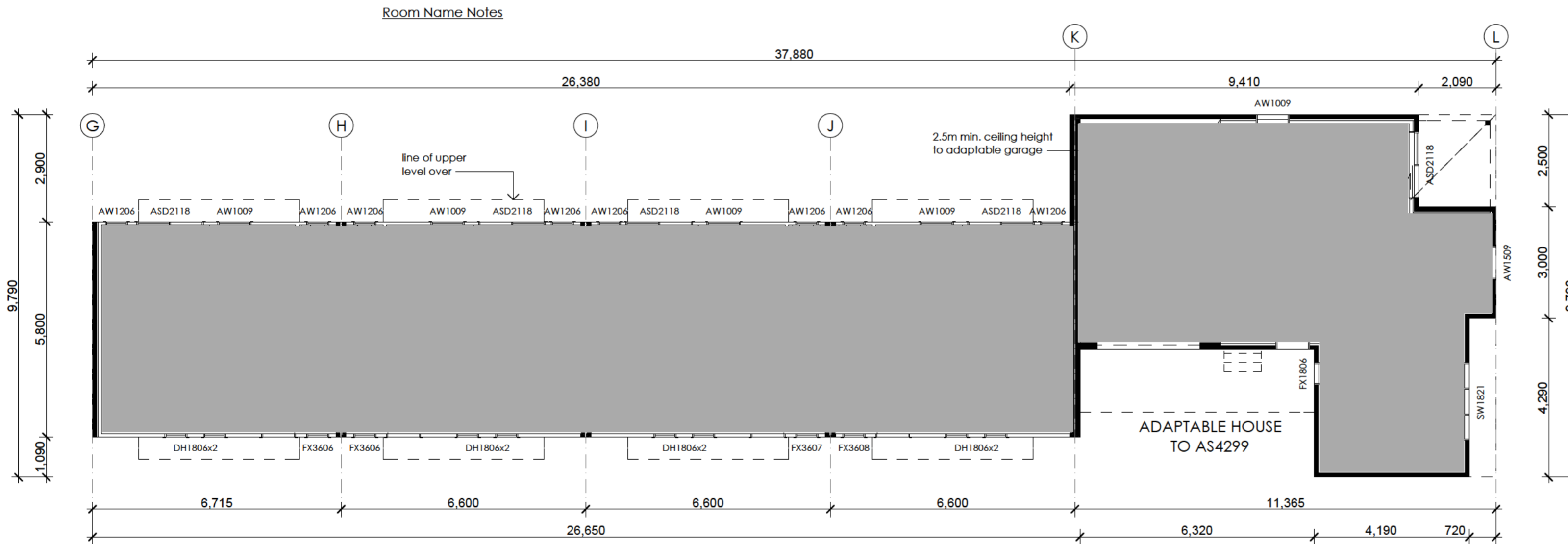
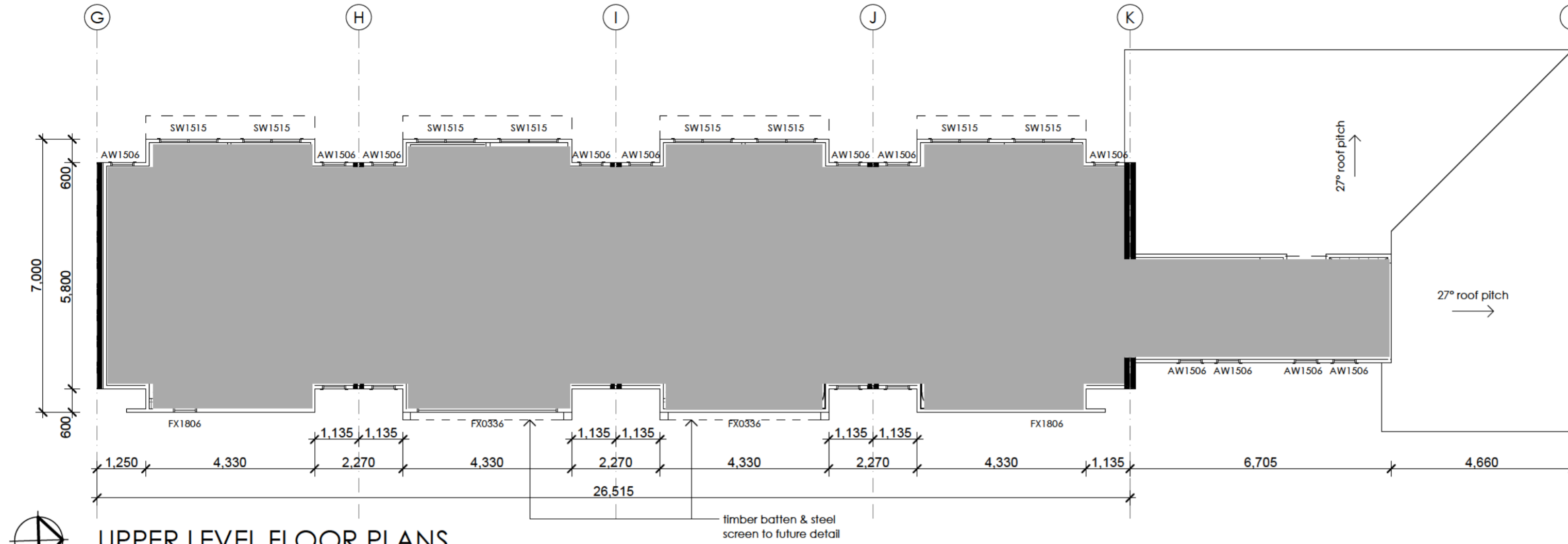
Title
Floor Plans Units 1-5

Scale 1:100 Drawn By SA

Date May 2008 Drawing No. 1284 - C

PETER BYFIELD + Associates
Suite A, 34 Taylor Street, Annandale NSW 2038
Phone 02 9660 2255 Fax 02 9660 2254

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UNIT 6 AREAS

ground level living	38.9m ²
upper level living	39.7m ²
garage	20.0m ²
Total	98.6m²

UNIT 7 AREAS

ground level living	38.2m ²
upper level living	39.0m ²
garage	18.6m ²
Total	95.8m²

UNIT 8 AREAS

ground level living	38.2m ²
upper level living	39.0m ²
garage	18.6m ²
Total	95.8m²

UNIT 9 AREAS

ground level living	38.6m ²
upper level living	39.4m ²
garage	18.6m ²
Total	96.6m²

UNIT 10 AREAS

ground level living	55.7m ²
upper level living	16.9m ²
garage	25.3m ²
Total	97.9m²

Issue	Date	Amendment

Project
Multi Unit Housing

Site
**blocks 16+17
section 13,
Mawson, ACT.**

Title
Floor Plans Units 6-10

Scale
1:100

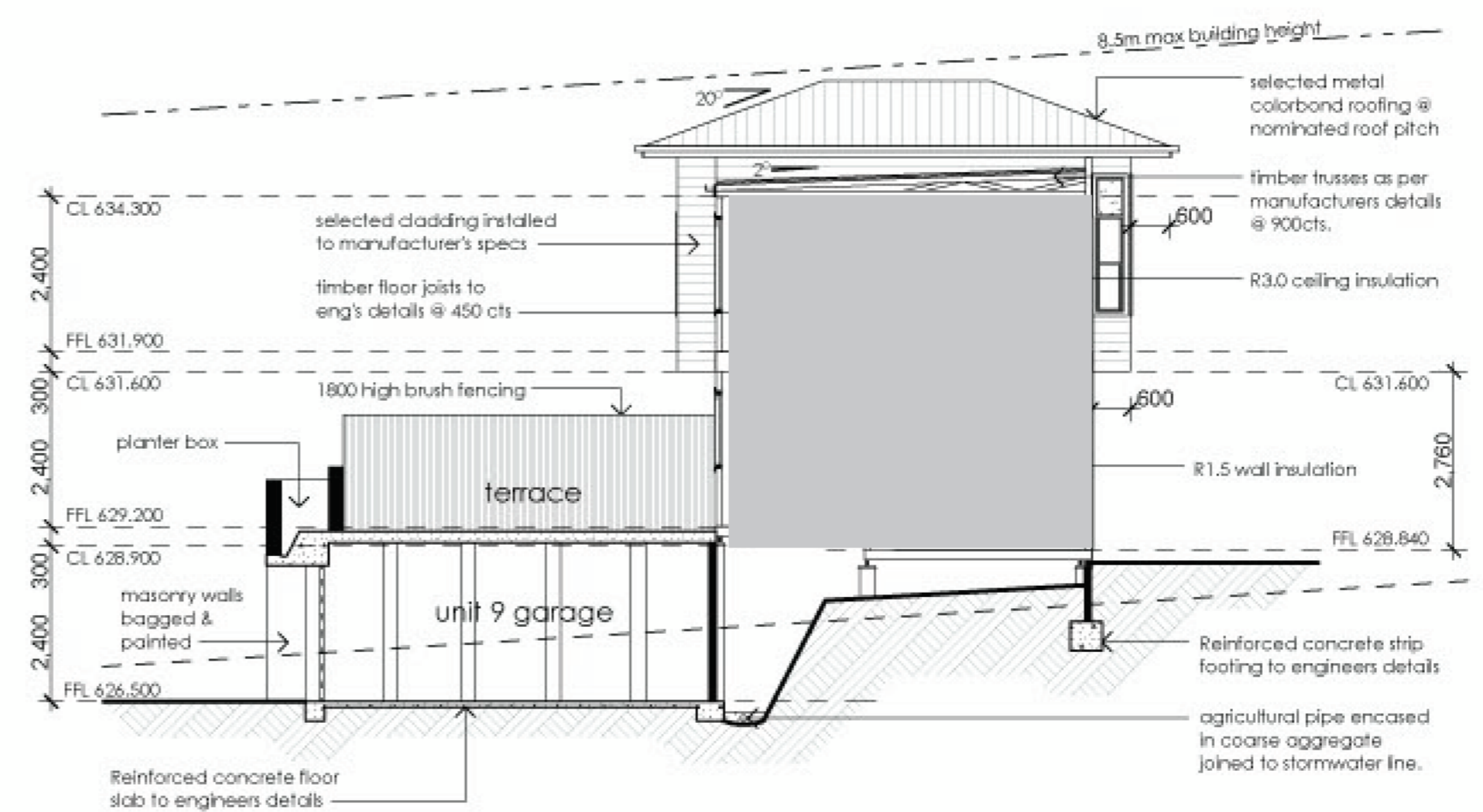
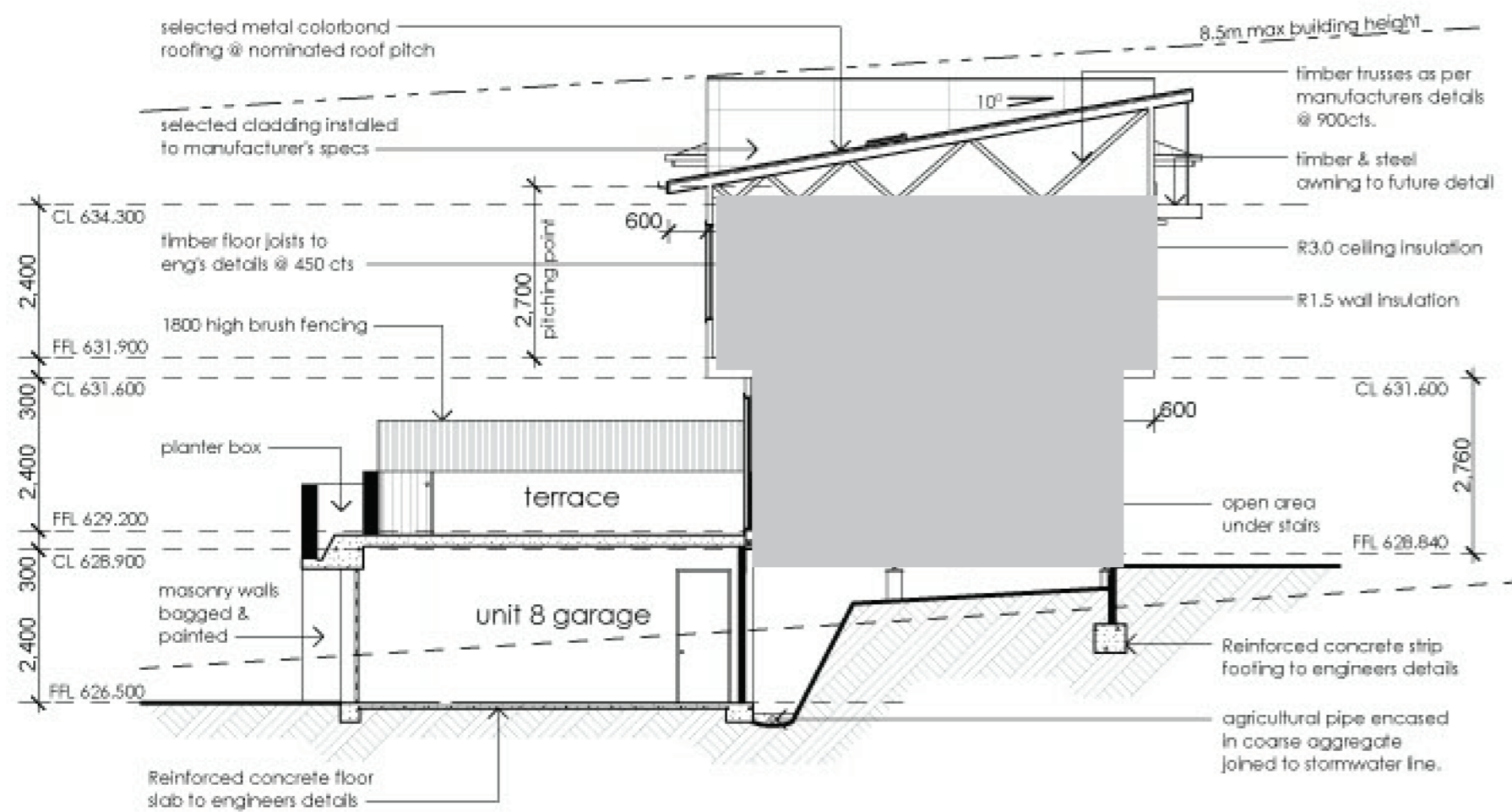
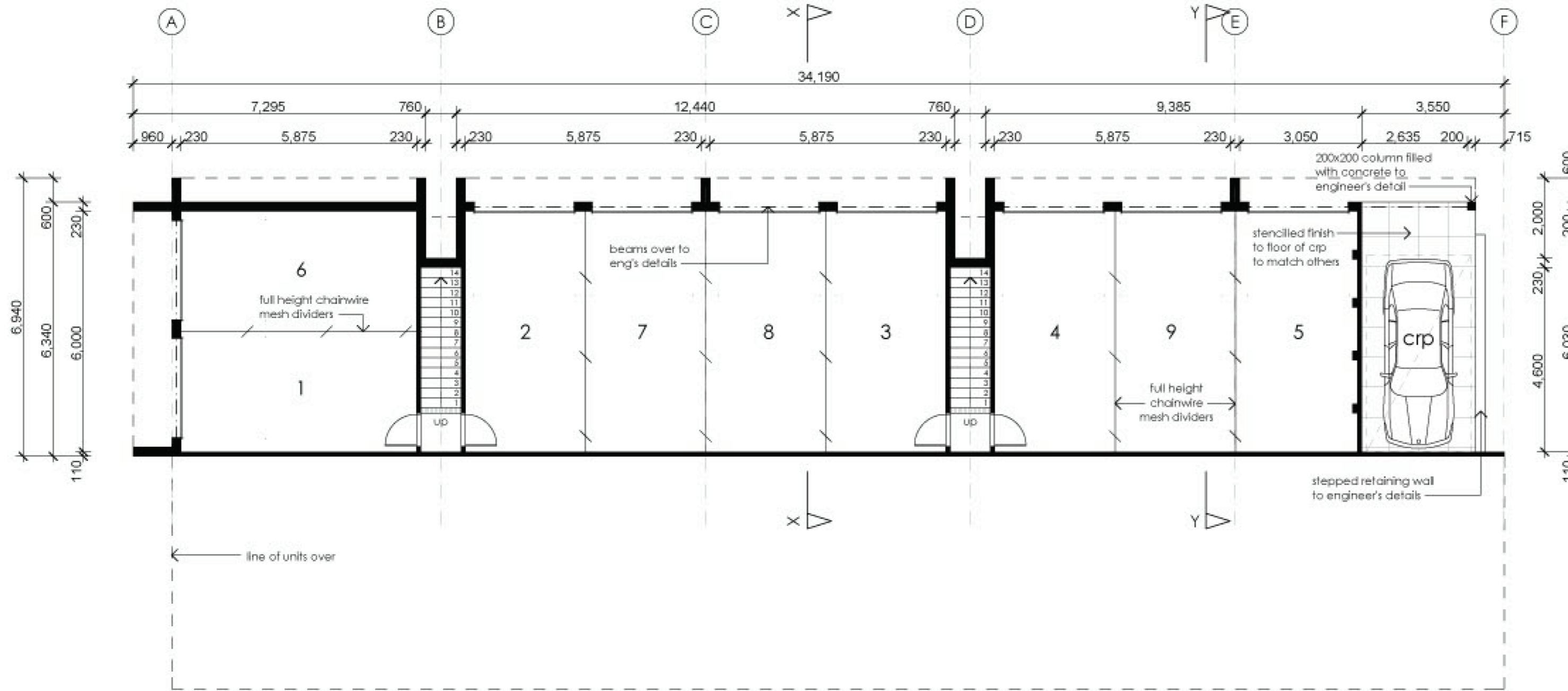
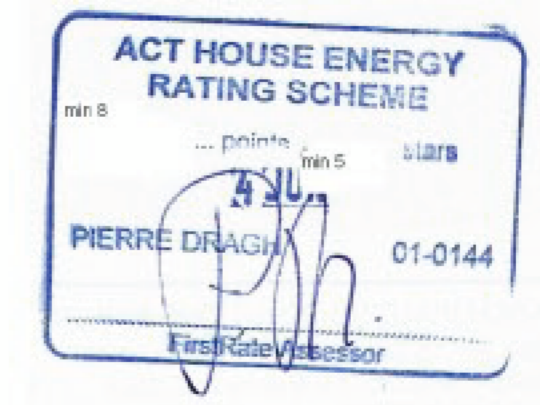
Drawn By
SA

Date
May 2008

Drawing No.
1284 - F

PETER BYFIELD + Associates
Suite A, 34 Taylor Street, Annandale NSW 2038
Phone 02 9660 2255 Fax 02 9660 2254

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Issue	Date	Amendment
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Project
Multi Unit Housing

Site
blocks 16+17
section 13,
Mawson, ACT.

Title
Garage Level Floor Plan
& Sections

Scale
1:100

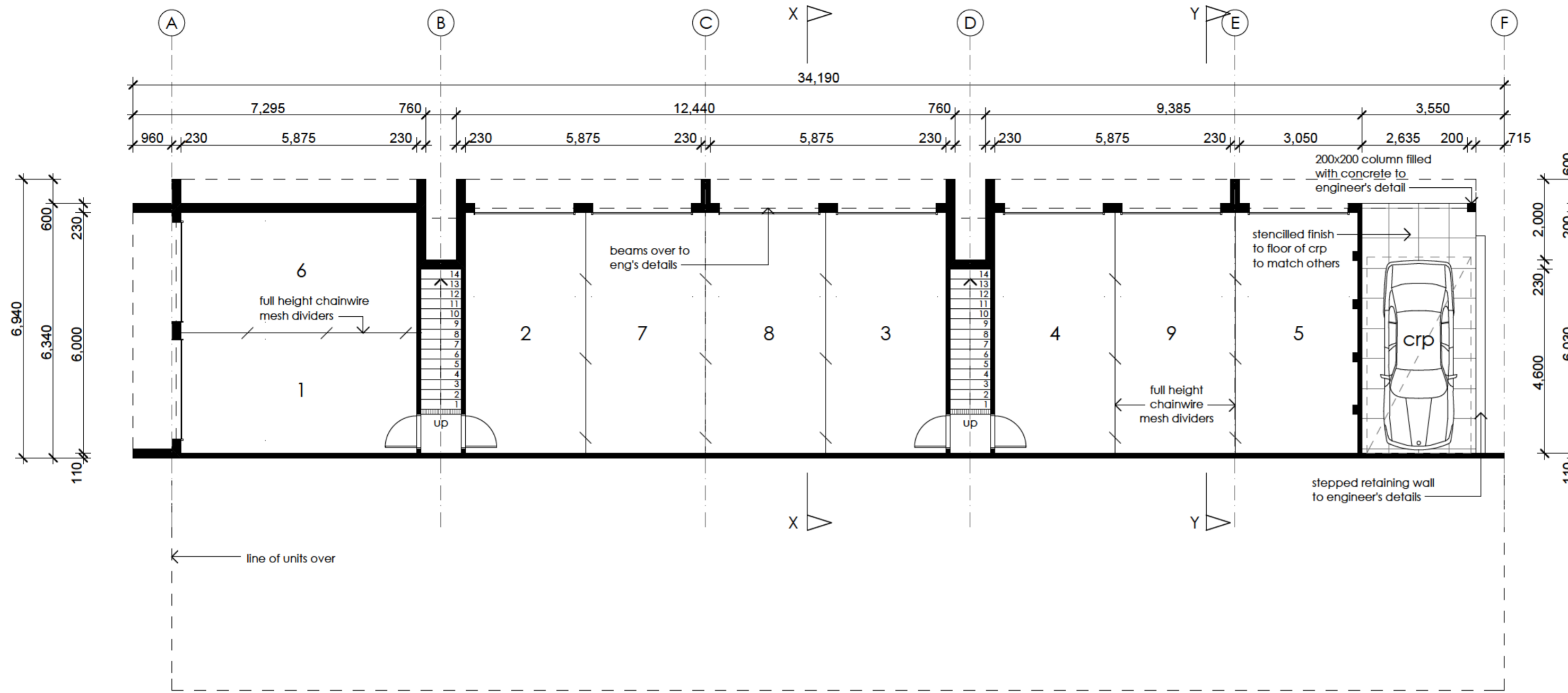
Drawn By
SA

Date
May 2008

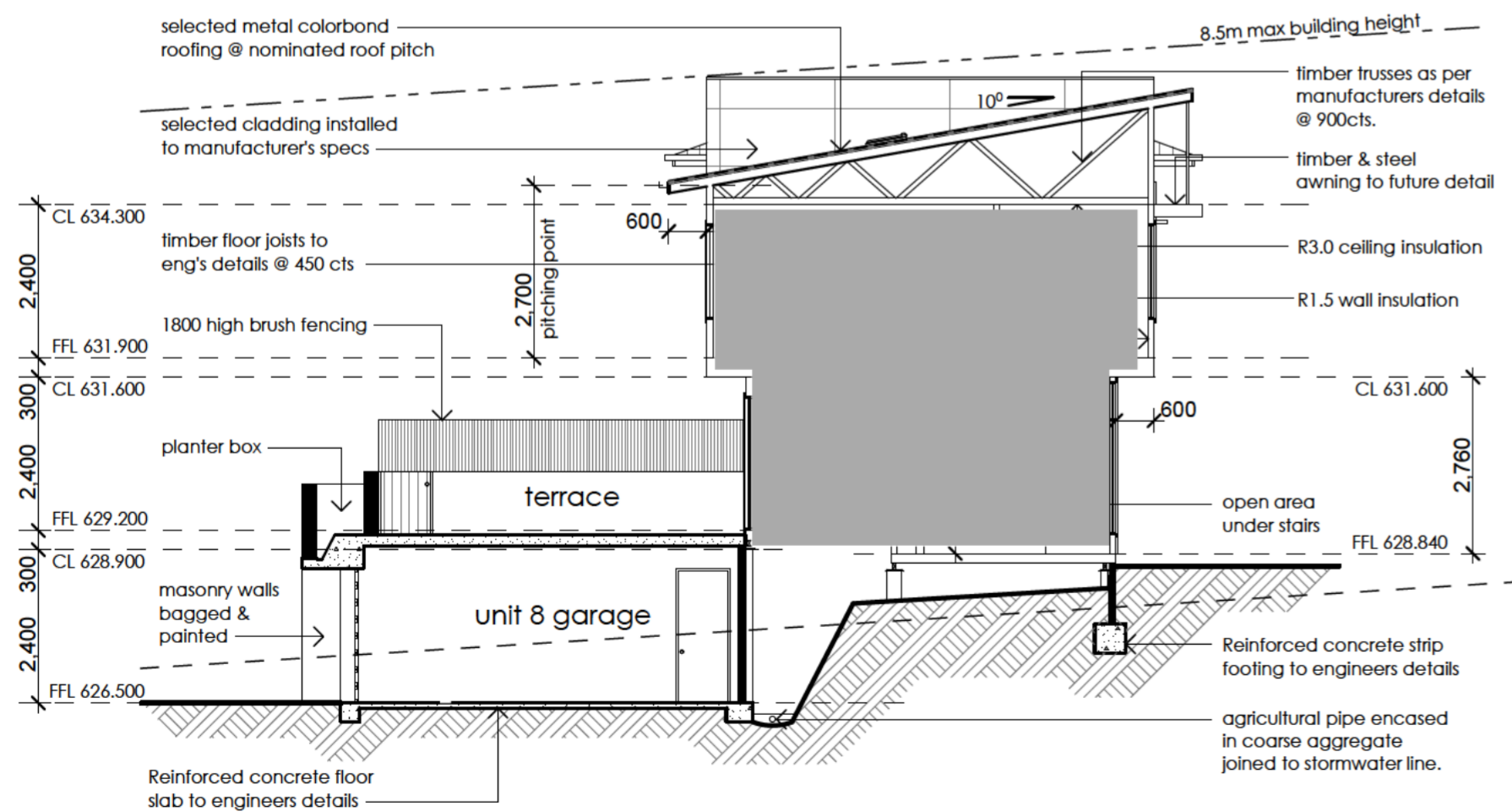
Drawing No.
1284 - E

PETER BYFIELD + Associates
Suite A, 34 Taylor Street, Annandale NSW 2038
Phone 02 9660 2255 Fax 02 9660 2254

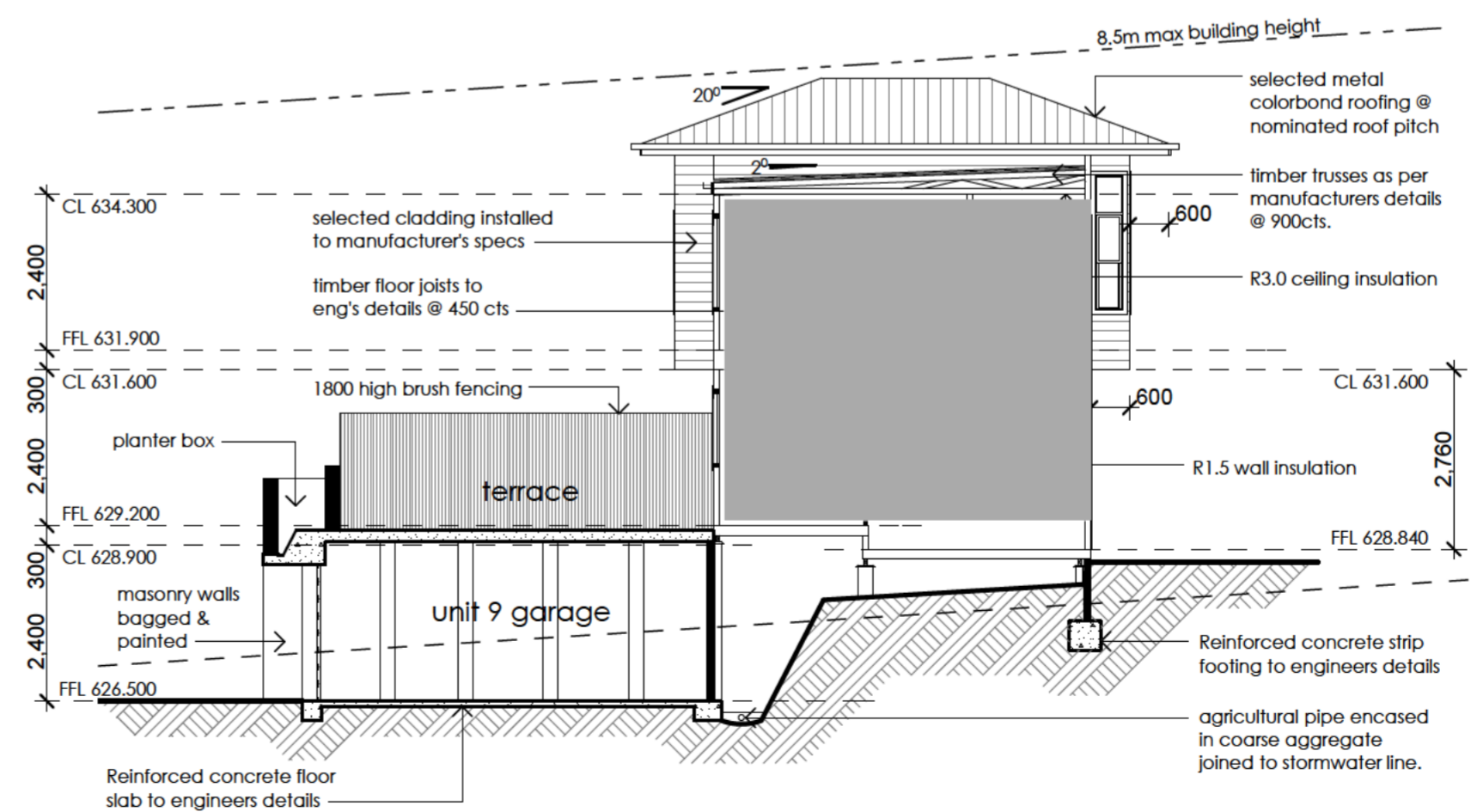
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LOWER LEVEL FLOOR PLAN



SECTION X-X



SECTION Y-Y

Issue	Date	Amendment
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Project
Multi Unit Housing

Site
**blocks 16+17
section 13,
Mawson, ACT.**

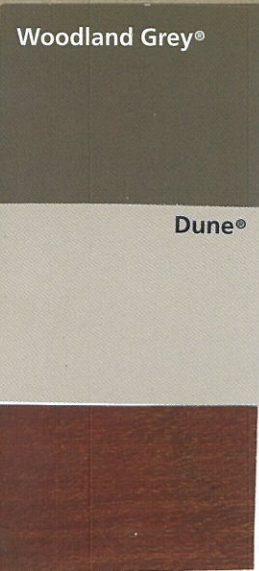
Title
**Garage Level Floor Plan
& Sections**

Scale 1:100	Drawn By SA
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Date May 2008	Drawing No. 1284 - E
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PETER BYFIELD + Associates
Suite A, 34 Taylor Street, Annandale NSW 2038
Phone 02 9660 2255 Fax 02 9660 2254

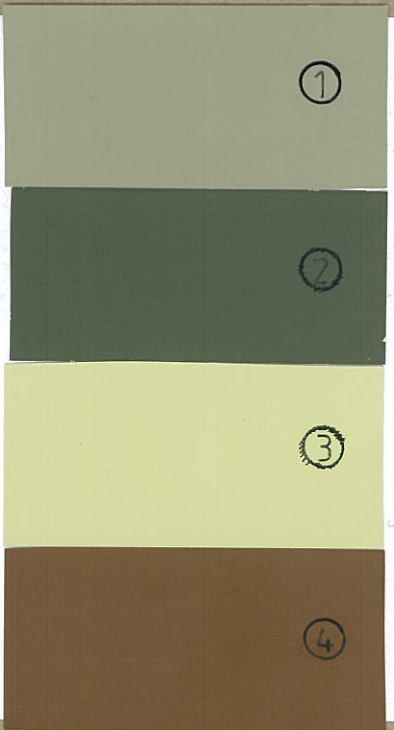
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Roofing, Gutters and window frames
Colorbond 'Woodland Grey'

Facia
Colorbond 'Dune'

Front doors + Awnings
Timber - 'Walnut stain'



Painted wall colours
Primary colour - Main walls
Dulux 'Great Desert'
30YY 33/145

Secondary colour
Dulux 'Cormorant'
40YY 10/101

Secondary colour
Dulux 'Bitters'
70YY 60/282

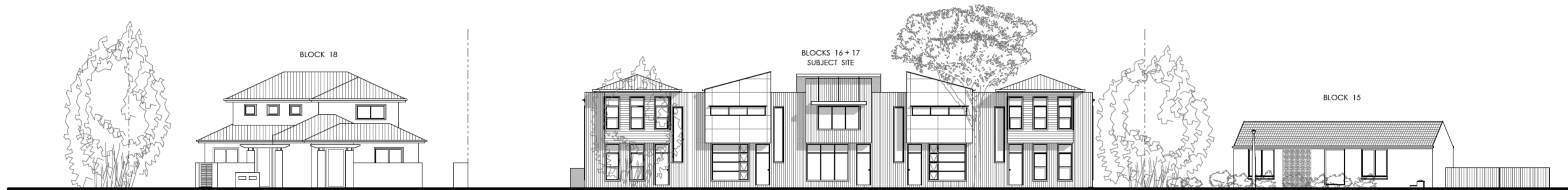
Secondary colour
Dulux 'Timber Trail'
90YR 10/244

**EXTERNAL MATERIALS
SAMPLE BOARD**

Proposed
Multi Unit
Housing

Blocks **16+17**
Section **13**
MAWSON ACT

PETER BYFIELD
+ Associates Pty Ltd
T. 9660 2255
F. 9660 2254
Suite A, 34 Taylor Street
Annandale NSW 2038



COMPOSITE EAST ELEVATION
ALONG AINSWORTH STREET

Issue	Date	Amendment
-------	------	-----------

Project
Multi Unit Housing

Client
Hillcorp

Site
**blocks 16+17
section 13,
Mawson, ACT.**

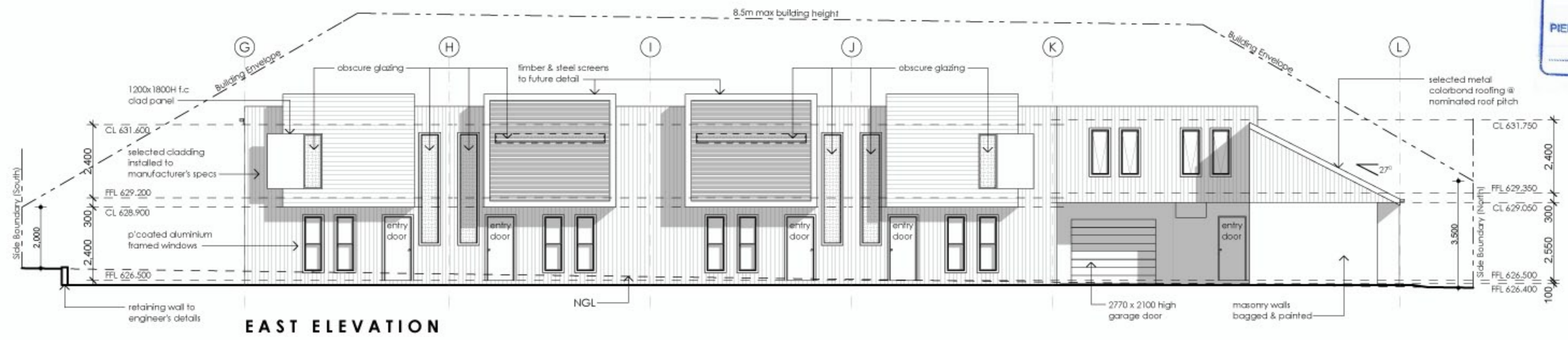
Title
Streetscape

Scale 1:200	Drawn By SA
----------------	----------------

Date May 2008	Drawing No. 1284 - I
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PETER BYFIELD + Associates
Suite A, 34 Taylor Street, Annandale NSW 2038
Phone 02 9660 2255 Fax 02 9660 2254

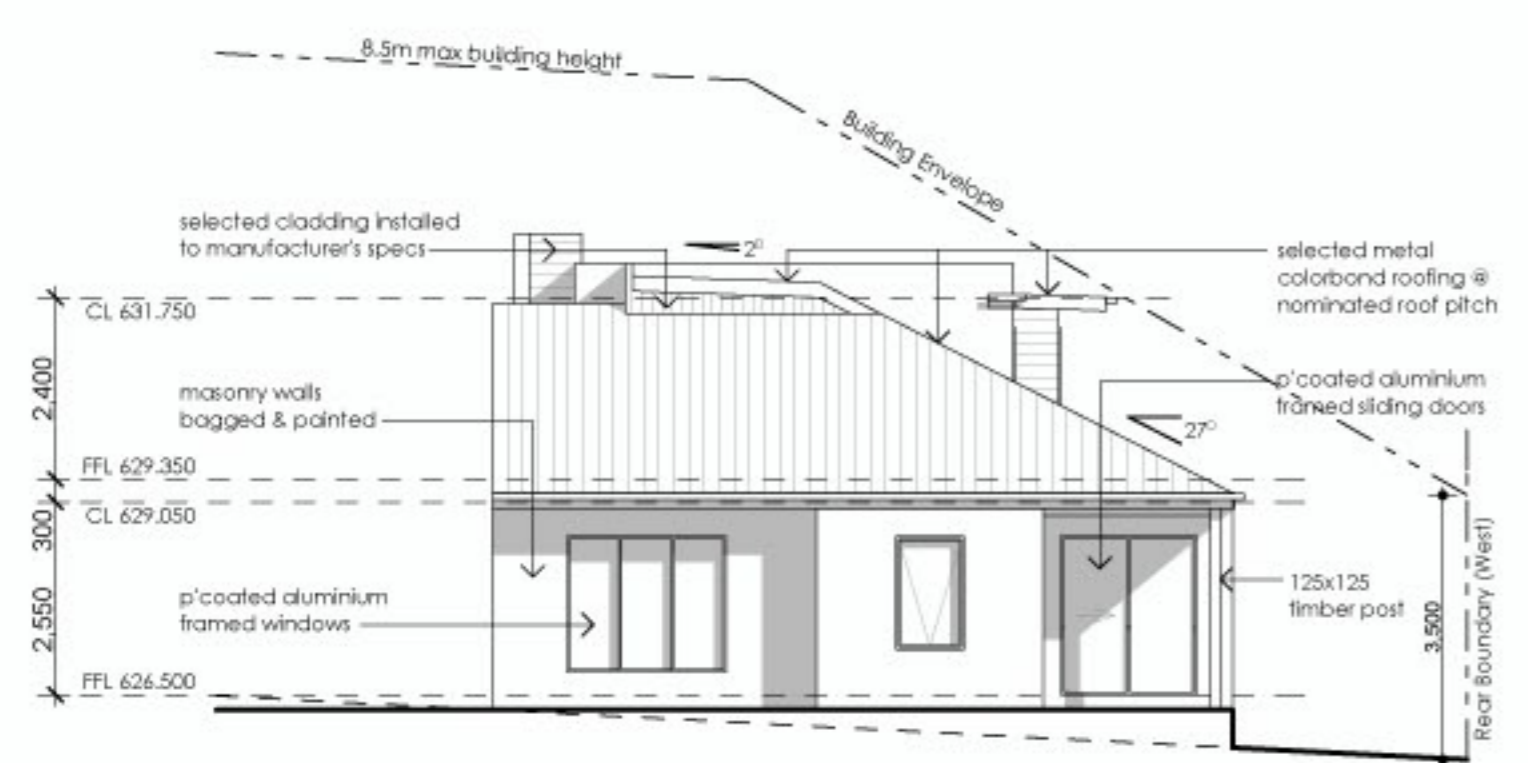
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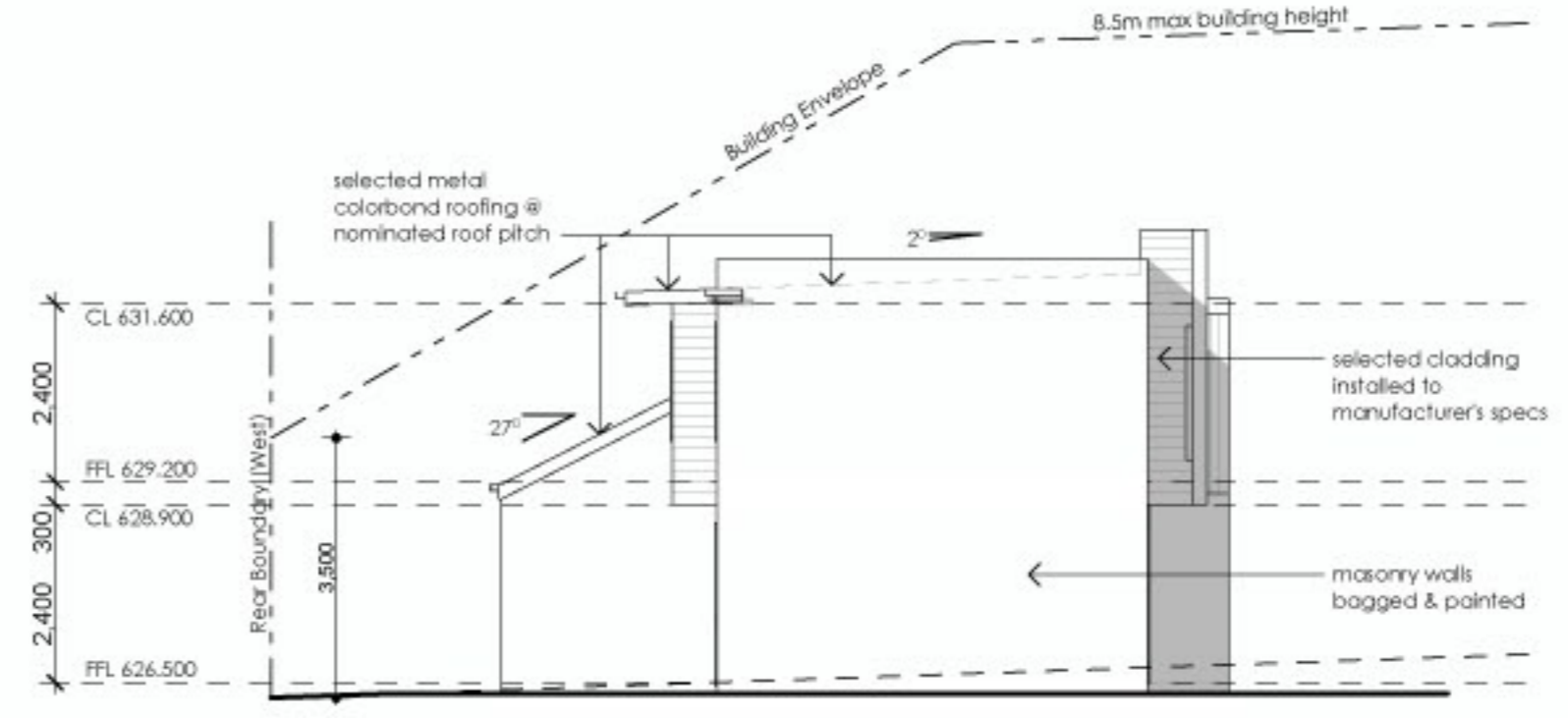
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Issue	Date	Amendment

Project
Multi Unit Housing

Site
**blocks 16+17
section 13,
Mawson, ACT.**

Title
Elevations Units 6-10

Scale
1:100

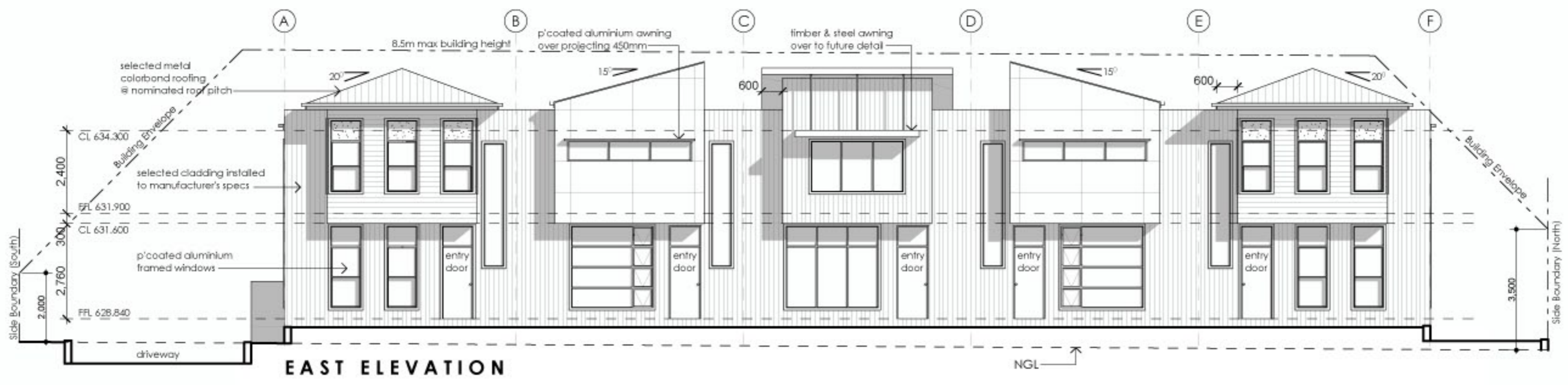
Drawn By
SA

Date
May 2008

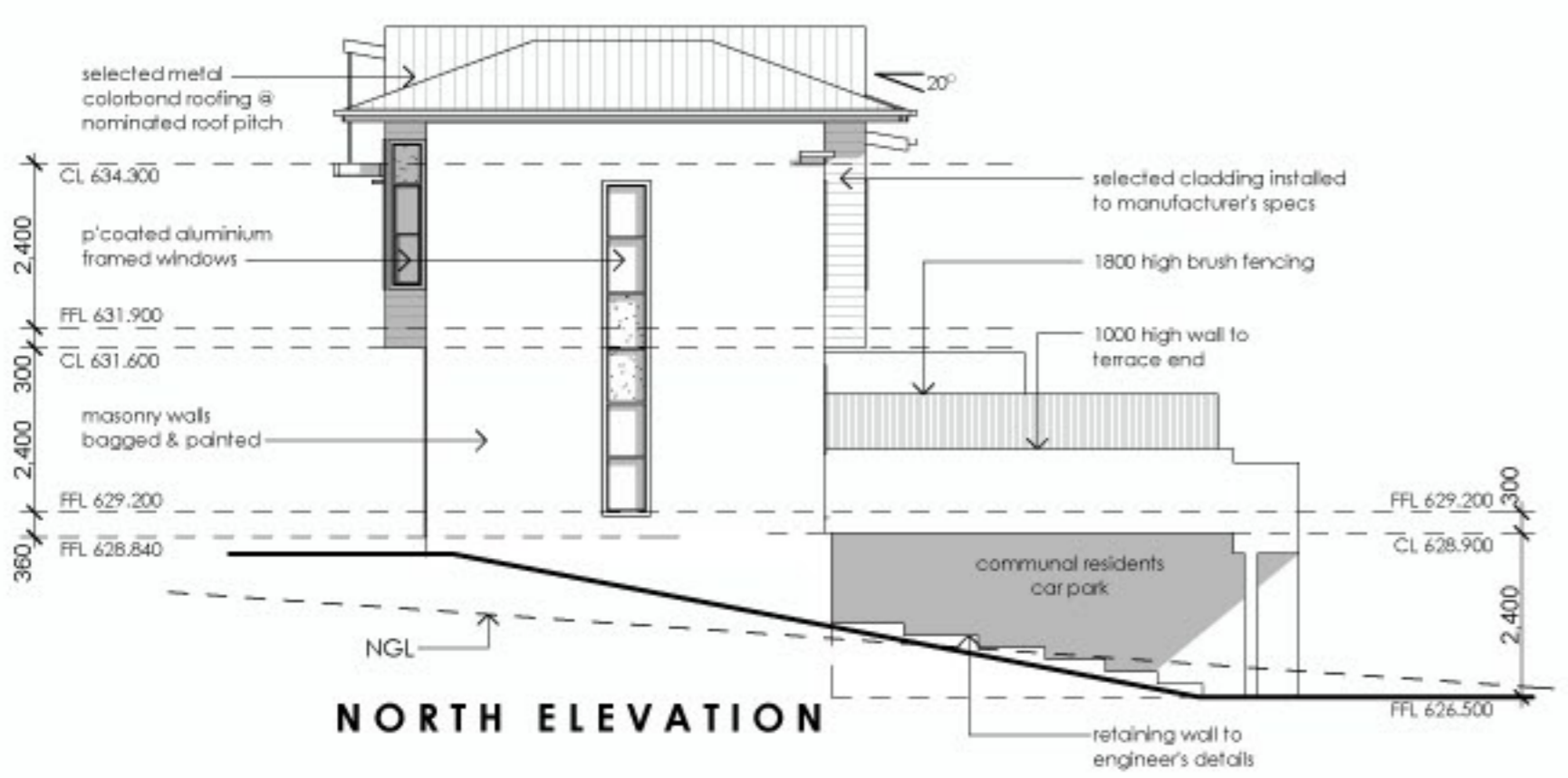
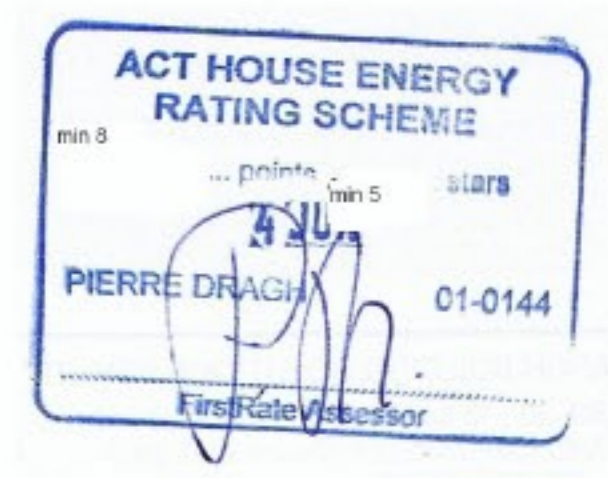
Drawing No.
1284 - G

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Phone 02 9660 2255 Fax 02 9660 2254

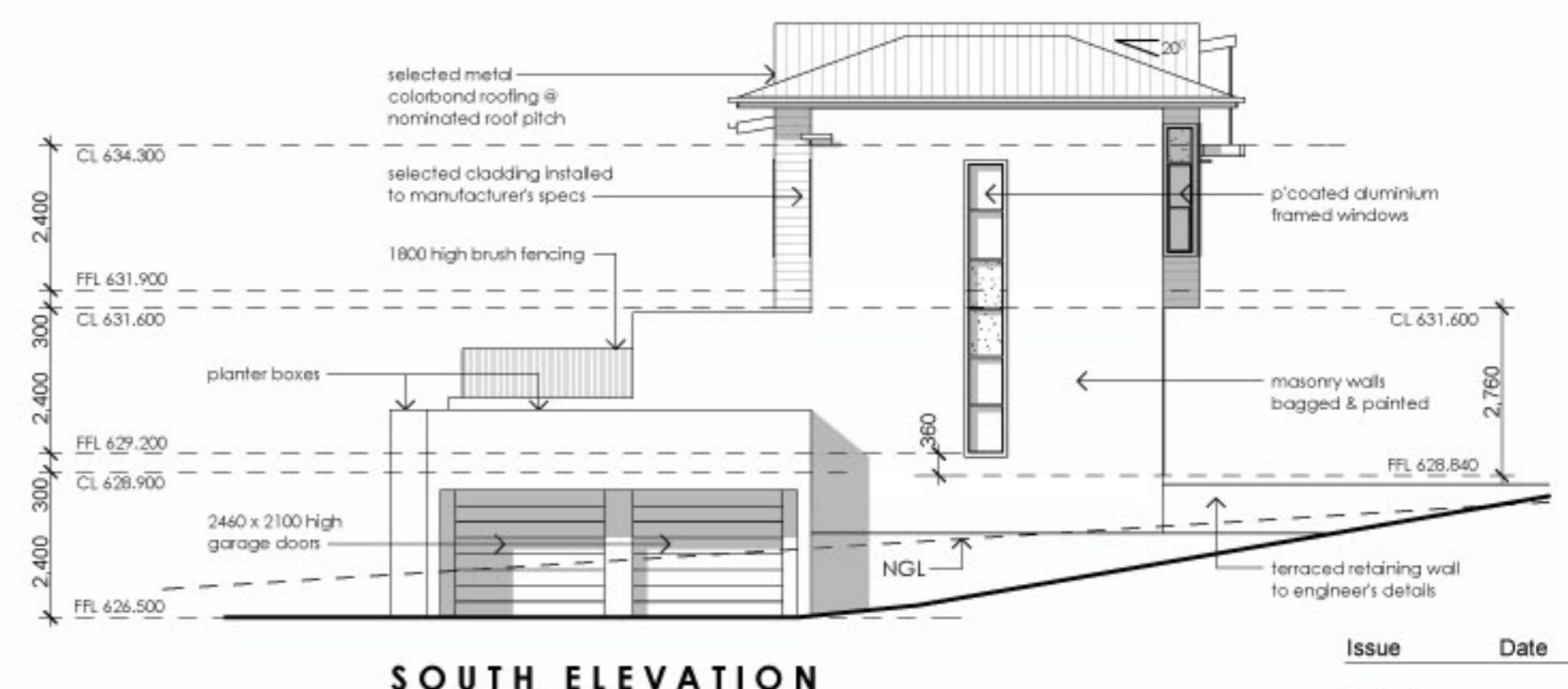
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EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Issue	Date	Amendment

Project
Multi Unit Housing

Site
blocks 16+17
section 13,
Mawson, ACT.

Title
Elevations Units 1-5

Scale
1:100

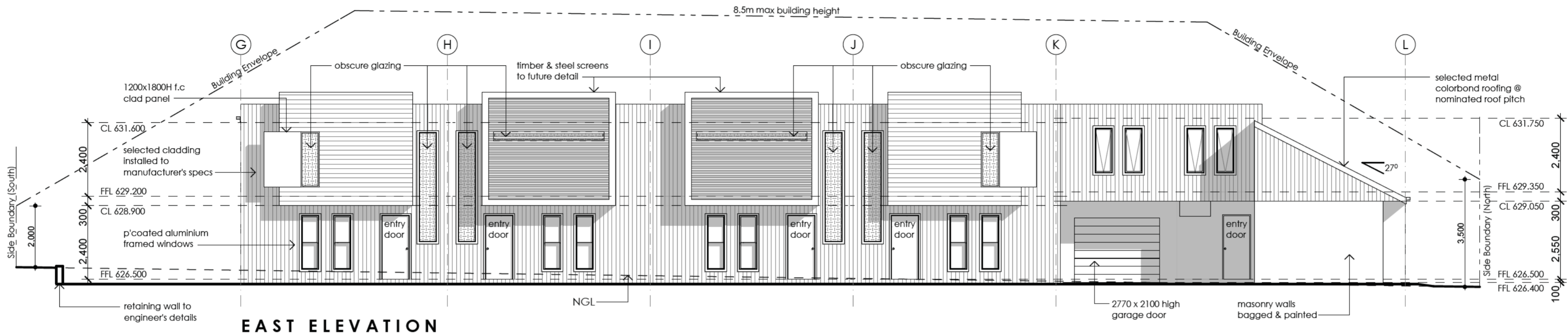
Drawn By
SA

Date
May 2008

Drawing No.
1284 - D

PETER BYFIELD + Associates
Suite A, 34 Taylor Street, Annandale NSW 2038
Phone 02 9660 2255 Fax 02 9660 2254

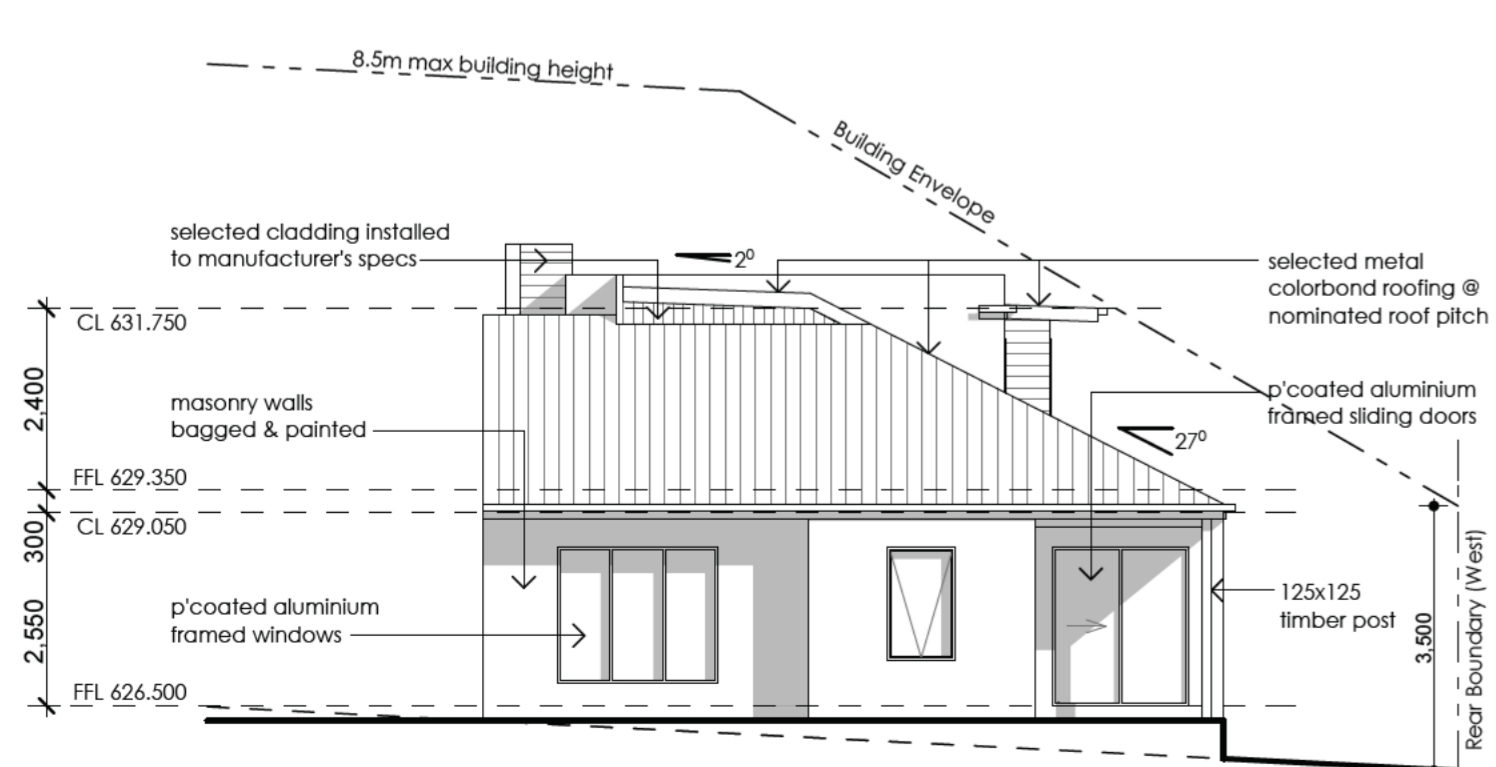
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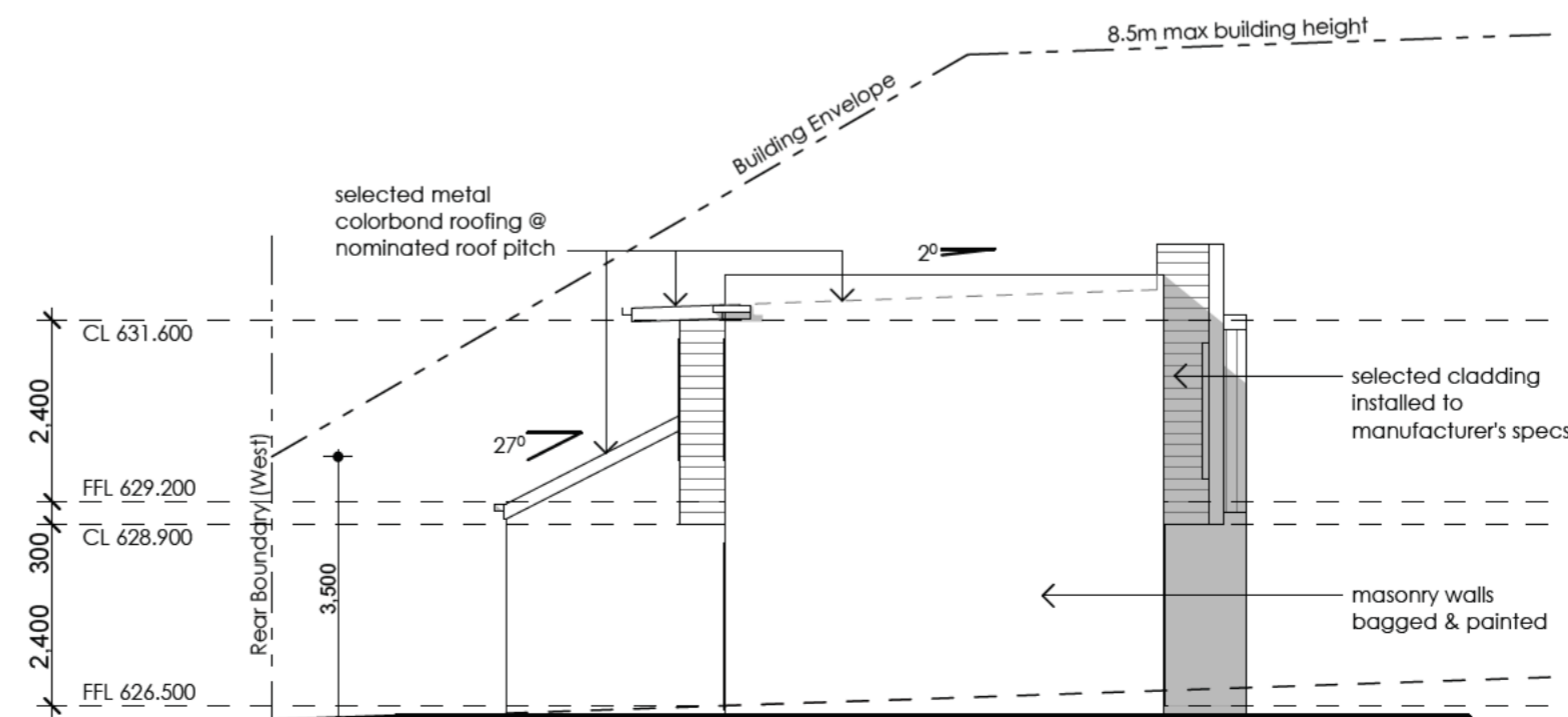
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Issue	Date	Amendment

Project
Multi Unit Housing

Site
**blocks 16+17
section 13,
Mawson, ACT.**

Title
Elevations Units 6-10

Scale
1:100

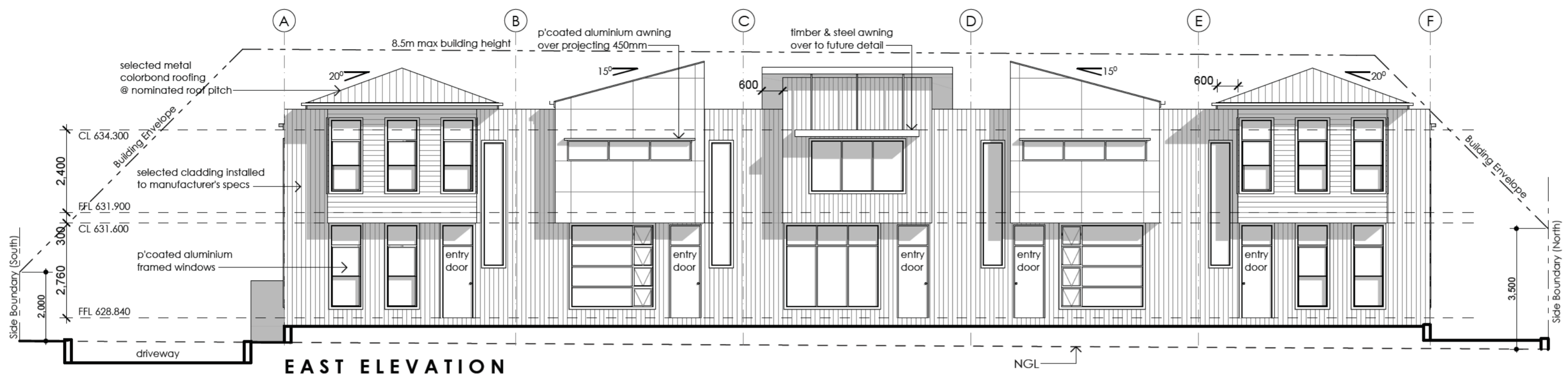
Drawn By
SA

Date
May 2008

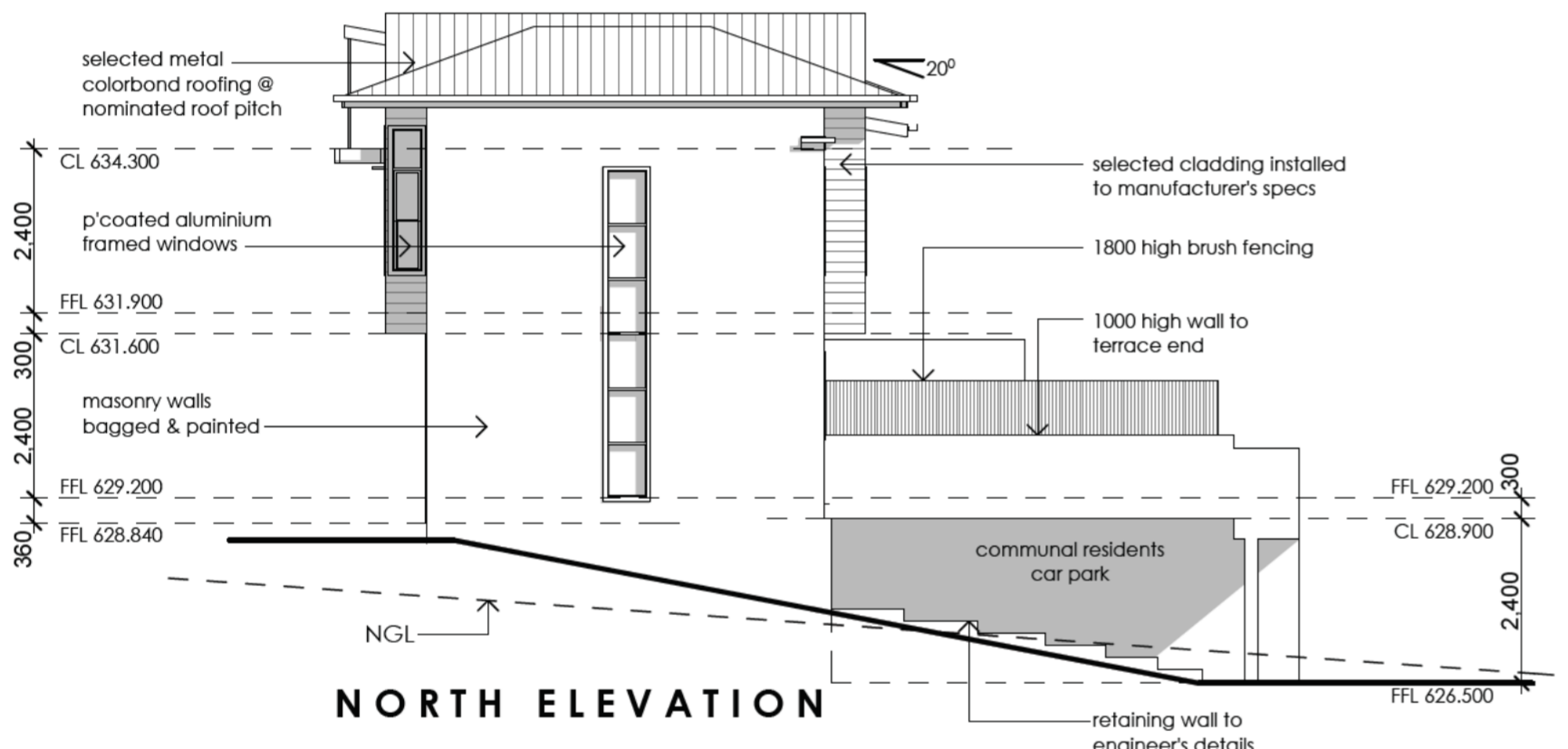
Drawing No.
1284 - G

PETER BYFIELD + Associates
Suite A, 34 Taylor Street, Annandale NSW 2038
Phone 02 9660 2255 Fax 02 9660 2254

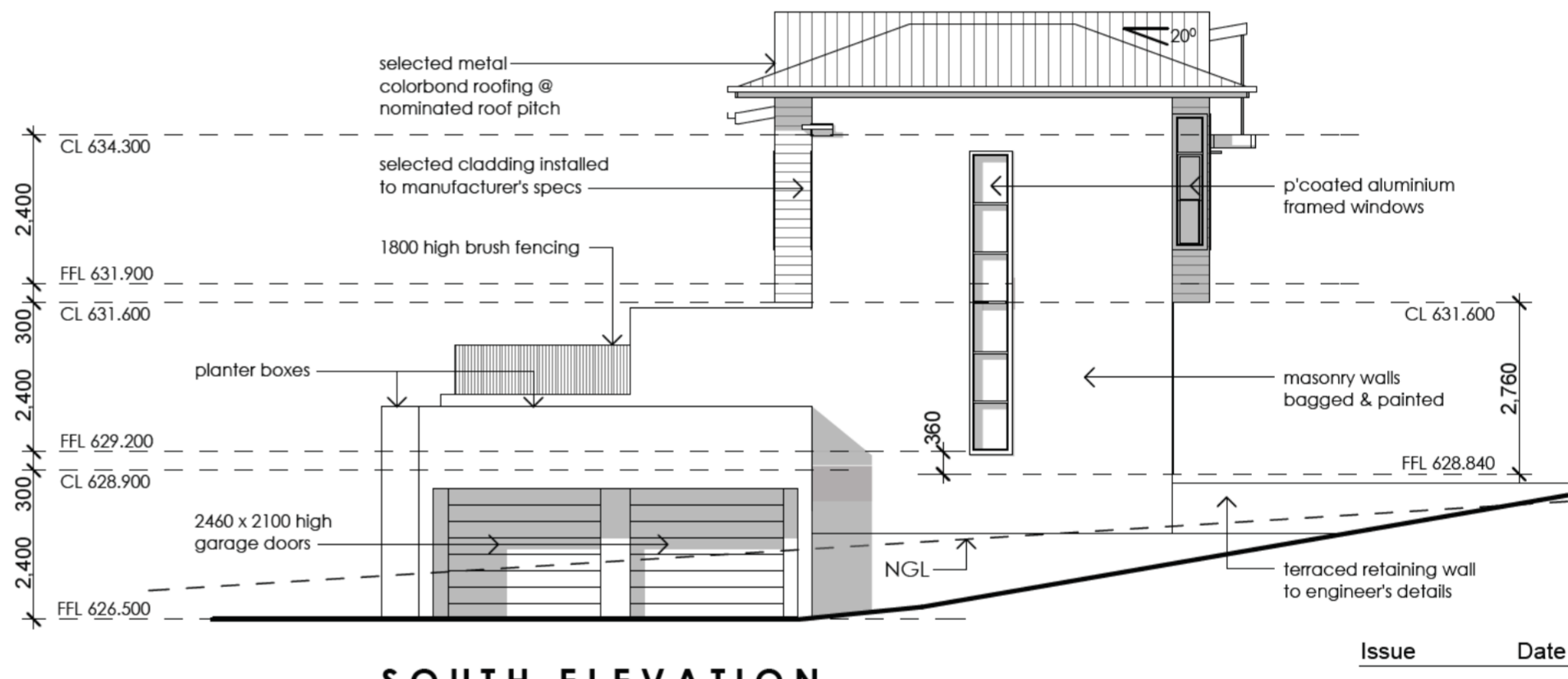
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EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Issue	Date	Amendment

Project
Multi Unit Housing

Site
blocks 16+17
section 13,
Mawson, ACT.

Title
Elevations Units 1-5

Scale
1:100

Drawn By
SA

Date
May 2008

Drawing No.
1284 - D

PETER BYFIELD + Associates
Suite A, 34 Taylor Street, Annandale NSW 2038
Phone 02 9660 2255 Fax 02 9660 2254

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ActewAGL acts as agent for ACTEW Corporation

ActewAGL**STATEMENT OF COMPLIANCE**

for

Application N^o: 048212 Drawings in set 5Block: 16 & 17 Section: 13Suburb: MAWSON.

The design depicted in this application has been assessed by ActewAGL and complies with ACTEW's water and sewerage network protection and access requirements.

Please note:

- ❖ Separate applications are required for ActewAGL electricity and gas networks.
- ❖ Any failure to accurately show existing or proposed structures may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to ActewAGL.
- ❖ Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with ActewAGL's Water Division is advised if such structures and landscaping are planned.
- ❖ ActewAGL recommend setbacks provided for equipment access to water or sewerage network assets are kept free of obstruction by the property owner.
- ❖ Construction of works without the approval of ActewAGL may result in connection to ACTEW's water and sewerage networks being denied and /or action being taken to require the property owner to remove non-compliant services (e.g. sanitary drains) or structures.

Comments: SEWER LIES TO BE CUTTED OFF 3.0M FROM SEWER MAIN AND WATER METERS TO BE STACED AND PARAWEBBED DURING DEMOLITION STAGE.

Signed:  Date 14 / 7 / 08

- | | |
|--|---------------------------------------|
| <input checked="" type="checkbox"/> E. Milczarek | <input type="checkbox"/> R. McKee |
| <input checked="" type="checkbox"/> P. Clarke | <input type="checkbox"/> R. Pearce |
| <input type="checkbox"/> R. Cirson | <input type="checkbox"/> G. Manwaring |


For further information please phone ActewAGL 6248 3555 (then 2).

ActewAGL

Water and Sewerage

Utility compliance application

Applicant details

Applicant:	TIM SMALLCOMBE	Certifier's case number (if relevant)
Organisation:	SELICK CONSULTANTS P/L	
Postal address	PO BOX 5005 BRADLOW ACT 2612	
Email address (if required for return)	TIM@SELICKCONSULTANTS.COM.AU	
Phone:	Business (02) 62010200	mobile
Signature:		Date of application 07/07/2008

Property owner details (if not the applicant) - mandatory

Owner:	DAVID HILL	
Organisation:	HILL CORP P/L	
Phone:	(04) 18491146	
Postal address	PO BOX 3671 MANUKA ACT 2603	

Nature of proposed works:

Block:	16 + 17	Section:	13
Suburb:	MAWSON		
Street number & name	51+53 AINSWORTH STREET		
Approval requested for:	<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Multi-unit residential <input type="checkbox"/> Dual Occupancy <input type="checkbox"/> Single residential <input type="checkbox"/> New structure <input type="checkbox"/> Alterations & additions <input type="checkbox"/> Demolition <input type="checkbox"/> Minor structures <input type="checkbox"/> Existing structures <input type="checkbox"/> Landscaping <input type="checkbox"/> Pool <input type="checkbox"/> Other specify		

Preferred mode of return: pick-up mail email PDF

----- for office use only -----

ActewAGL application number:	4	8	2	1	2	
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number of drawings in set:

5

received by: Ellen

Green, Ellen

From: on behalf of BASubmission_WaterSewer
Subject: FW: B 16 & 17 S 13 Mawson - Application for Statement of Compliance
Attachments: Application.pdf; Elevations.pdf; Site plan.pdf; Survey.pdf; Elevations2.pdf; 80454 C ESP-C201.pdf

From: Tim Smallcombe [mailto:tim@sellickconsultants.com.au]
Sent: Monday, 7 July 2008 3:13 PM
To: Development Applications
Subject: B 16 & 17 S 13 Mawson - Application for Statement of Compliance

Attached is information in regard to proposed multi unit development.

Please advise any further information required.

Kind regards,

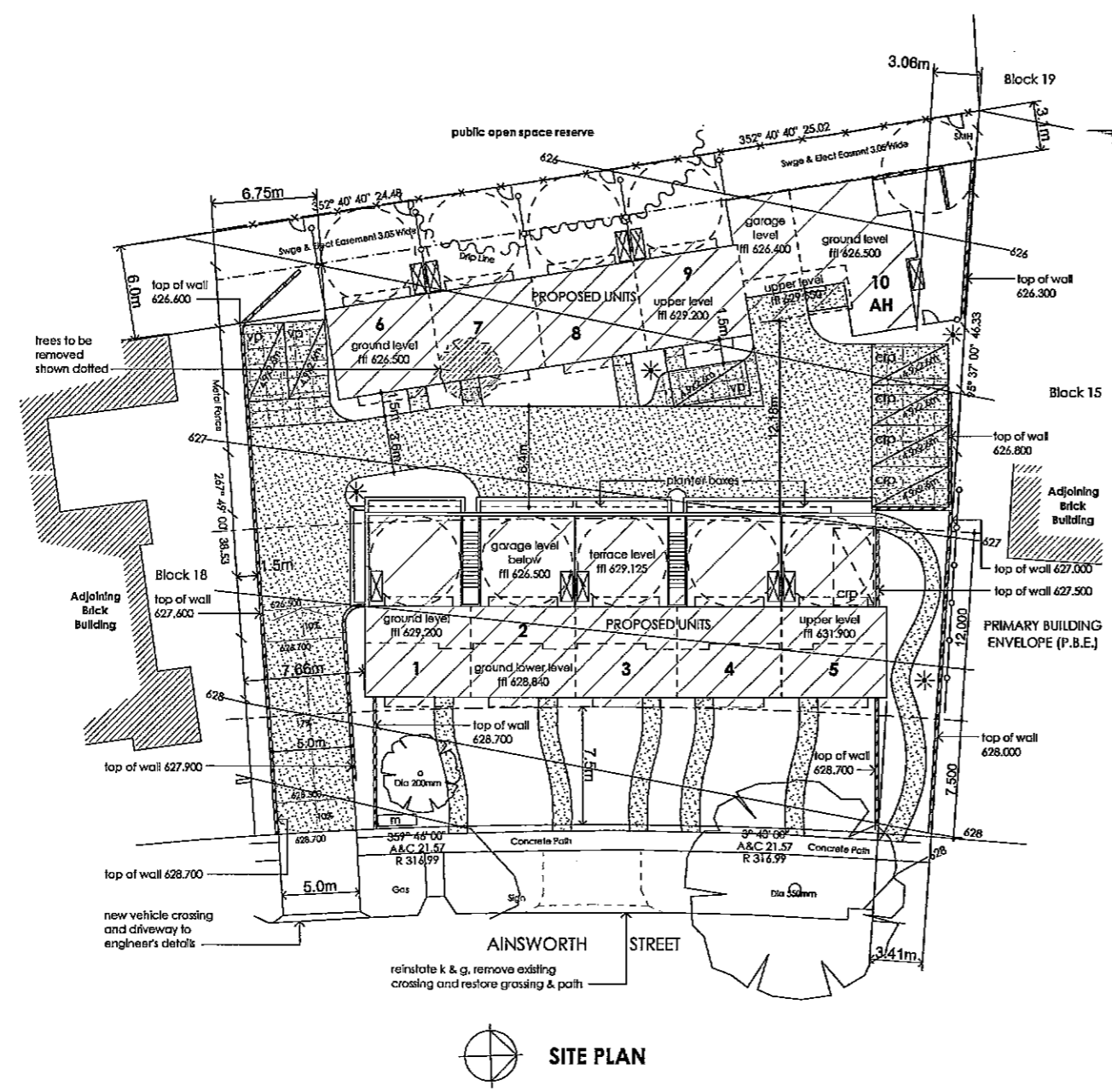
Tim Smallcombe
Sellick Consultants Pty Ltd



T: 02 6201 0200 F: 02 6247 2203
A: 18 Lonsdale St, Braddon ACT 2612
E: tim@sellickconsultants.com.au
W: www.sellickconsultants.com.au

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LEGEND

- existing tree to be retained
- existing tree to be removed
- existing fence to be retained
- 1.8m tall treated pine lapped & capped polling fence & matching gate
- powdercoated metal 'spear fence' & gates 1.8m tall as selected
- 6m min. p.o.s. area
- retaining wall to eng's details
- visitor car parking space
- communal residents parking space
- portable clothes airer locations
- brick mailbox enclosure to detail
- 1.2m tall public areas light filling as selected
- dark grey broom finished concrete driveway
- stenciled coloured concrete to contrast with above to define parking bays
- AH adaptable house

PLOT RATIO CALCULATIONS

Units 1-5	481.9m ²
Units 6-10	484.7m ²
Total Area	966.6m ²
Site Area	1,925.1m ²
Proposed Plot Ratio	0.50 : 1

PARKING CALCULATIONS

10 x 2 Bedroom Units @ 1.5 spaces each	= 15
10 x 0.25 visitor spaces	= 2.5
Total number of spaces required	= 18 (17.5)
Total number provided	= 18
10 (1 per unit) allocated to units	
5 held as communal residents spaces	
3 nominated visitor spaces	

Issue	Date	Amendment
Project		
Multi Unit Housing		
Site		
blocks 16+17		
section 13,		
Mawson, ACT.		
Title		
Site Plan		
Scale	1:200	Drawn By SA
Date	May 2008	Drawing No. 1284 - A
PETER BYFIELD + Associates Suits A, 34 Taylor Street, Ainsworth NSW 2158 Phone 02 9880 2255 Fax 02 9660 2255		

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ActewAGL APPROVED

The design depicted in this document has been assessed by ActewAGL and complies with ACTEW's water and sewerage network protection and access requirements.

Refer to ActewAGL's 'statement of compliance' for additional advice

Signed: _____ Date: 14/7/08

Contact phone: 6248 3555 (then select 2)

PRELIMINARY

ActewAGL agent for ACTEW Corporation

ActewAGL

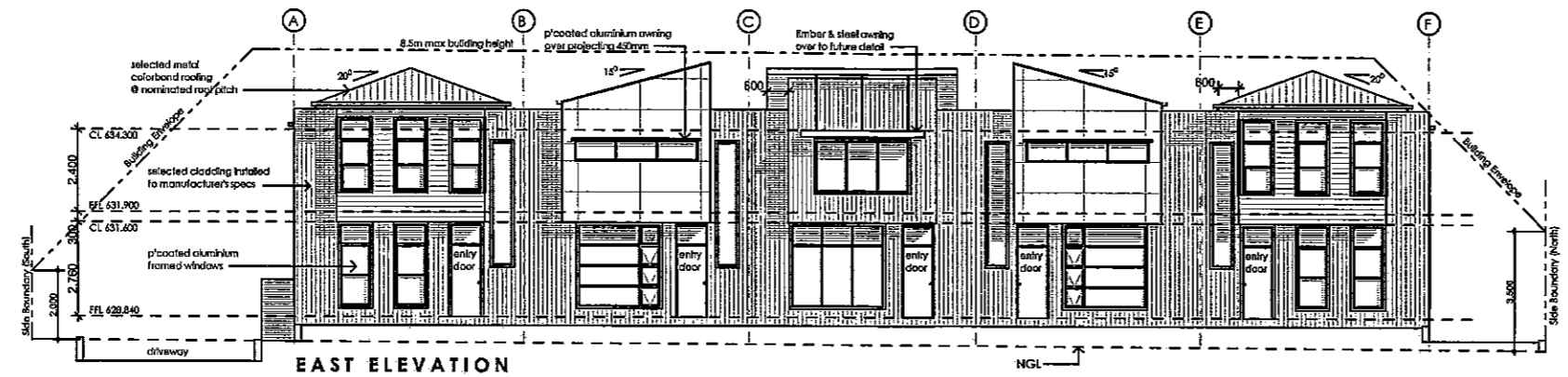
Application number

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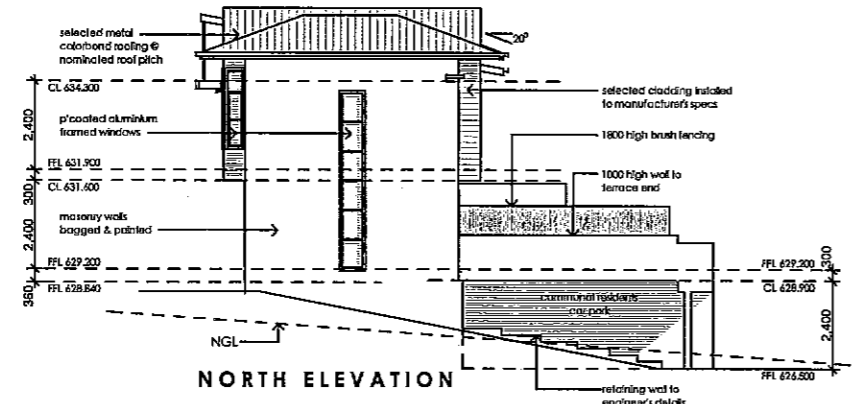
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1	of	5
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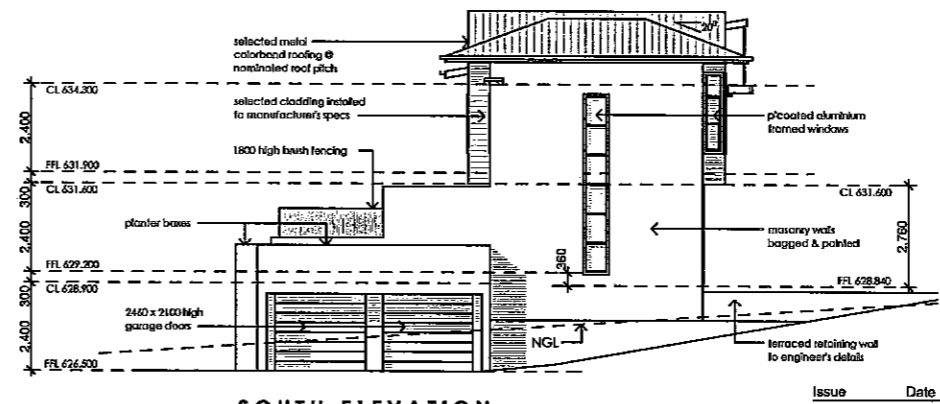
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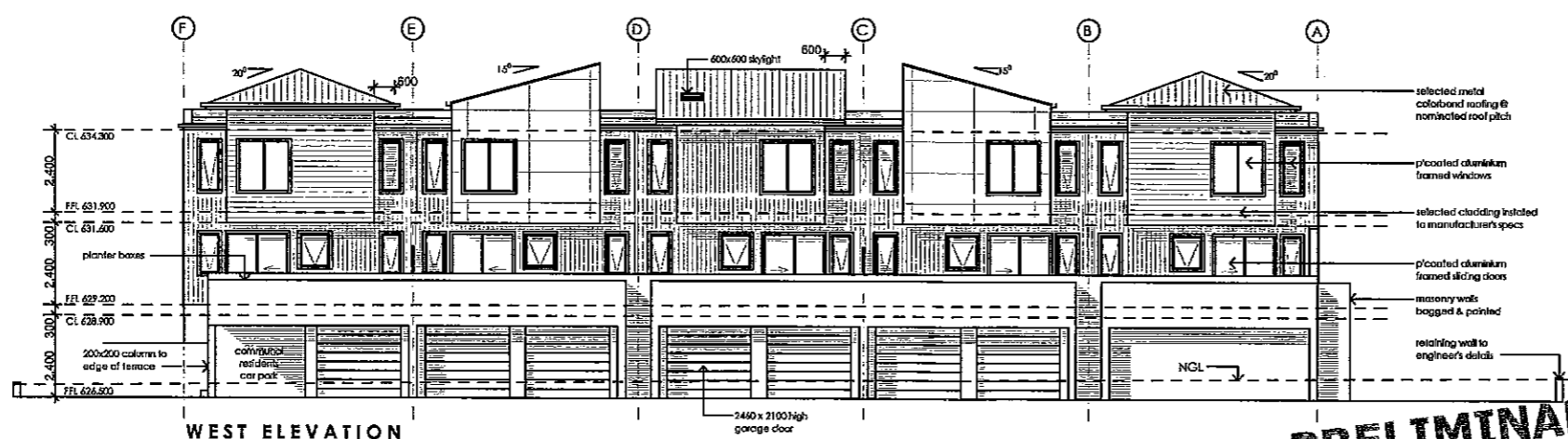
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Issue	Date	Amendment
Project Multi Unit Housing		
Site blocks 16+17 section 13, Mawson, ACT.		
Title Elevations Units 1-5		
Scale 1:100	Drawn By SA	
Date May 2008	Drawing No. 1284 - D	
PETER BYFIELD + Associates Suite A, 34 Taylor Street, Annandale NSW 2038 Phone 02 9650 2255 Fax 02 9650 2254		

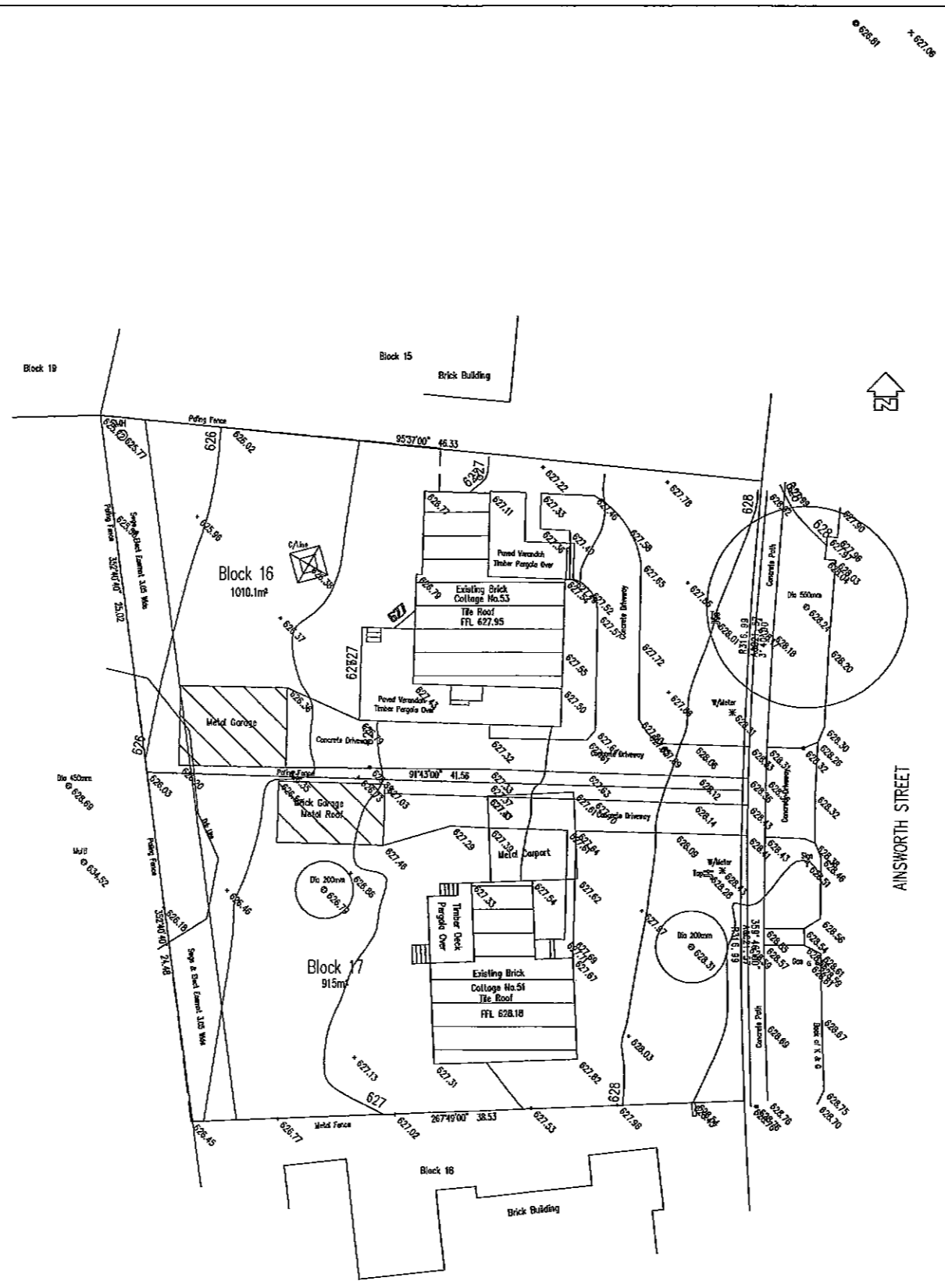
PRELIMINARY

ACTEWAGL is agent for ACTEW Corporation

ACTEWAGL

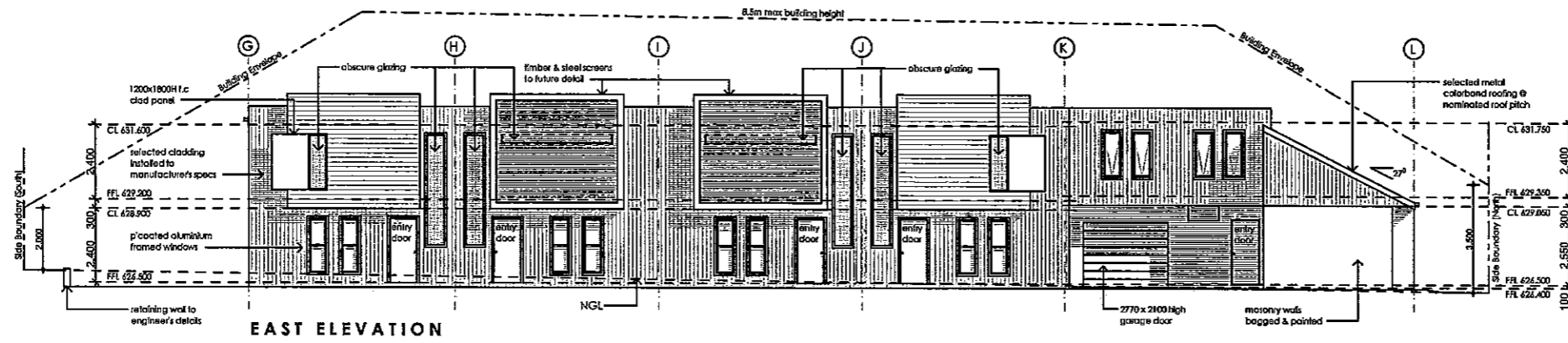
Application number
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Sheet
2 of 5

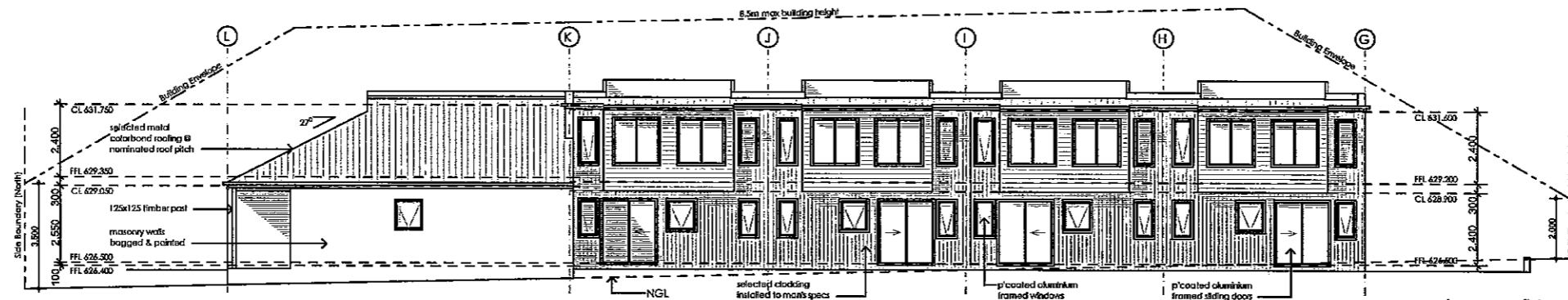


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ActewAGL
 Application number
 4 8 2 1 2
 Sheet
 3 of 5

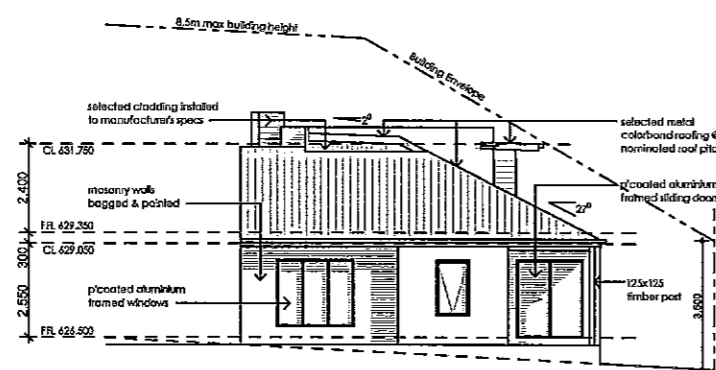
SURVEYOR PS	LEVEL DATUM AHD	M & S SURVEYS PTY LTD Incorporating JOHN RAE & ASSOCIATES UNIT 2/14-16 HUDDART CRT MITCHELL ACT 2911 Ph 6262 2622 Fax 6262 2633	DETAIL & CONTOUR SURVEY BLOCKS 16 & 17 SECTION 13 MAWSON		
DRAWN BY PS	CHECKED BY ML		034401.dwg	8-4-08	DP 1848
REVISION NUMBER			1	1	1:200



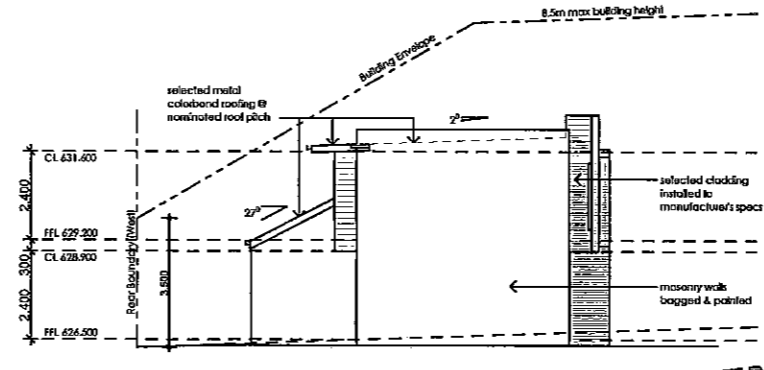
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Issue	Date	Amendment

Project
Multi Unit Housing

Site
blocks 16+17
section 13,
Mawson, ACT.

Title
Elevations Units 6-10

Scale
1:100

Drawn By
SA

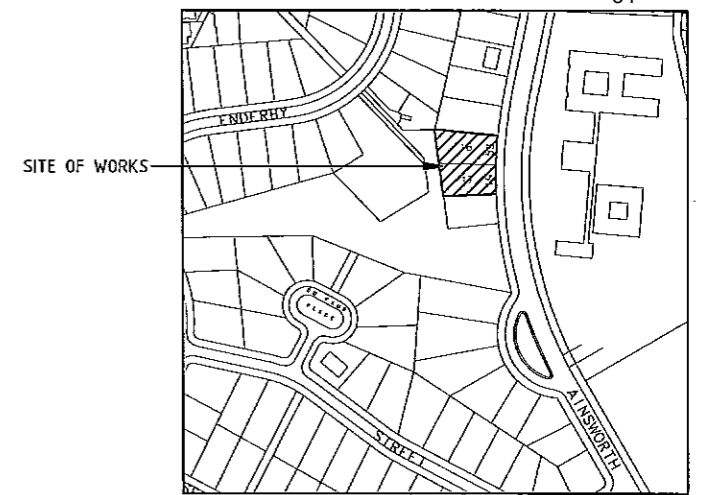
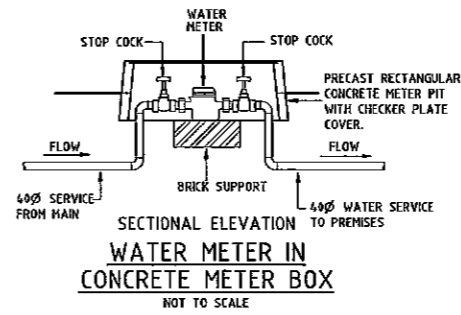
Date
May 2008

Drawing No.
1284 - G

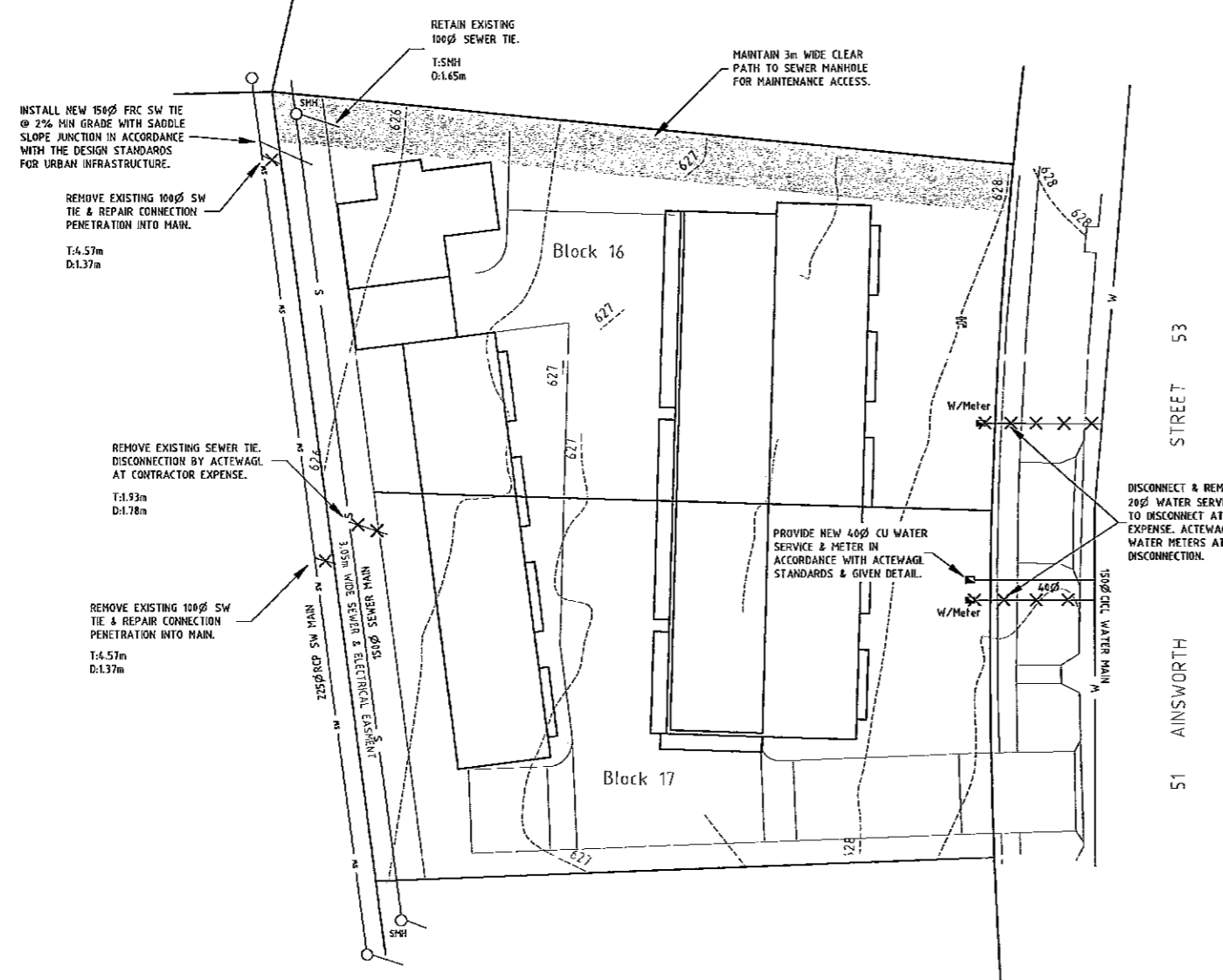
PETER BYFIELD + Associates
Suite A, 34 Taylor Street, Armidale NSW 2870
Phone 02 6621 2222 Fax 02 6621 2224

PRELIMINARY

ACTEW CORPORATION
Application number
4 8 2 1 2
Sheet
4 of 5



LOCATION PLAN
NOT TO SCALE



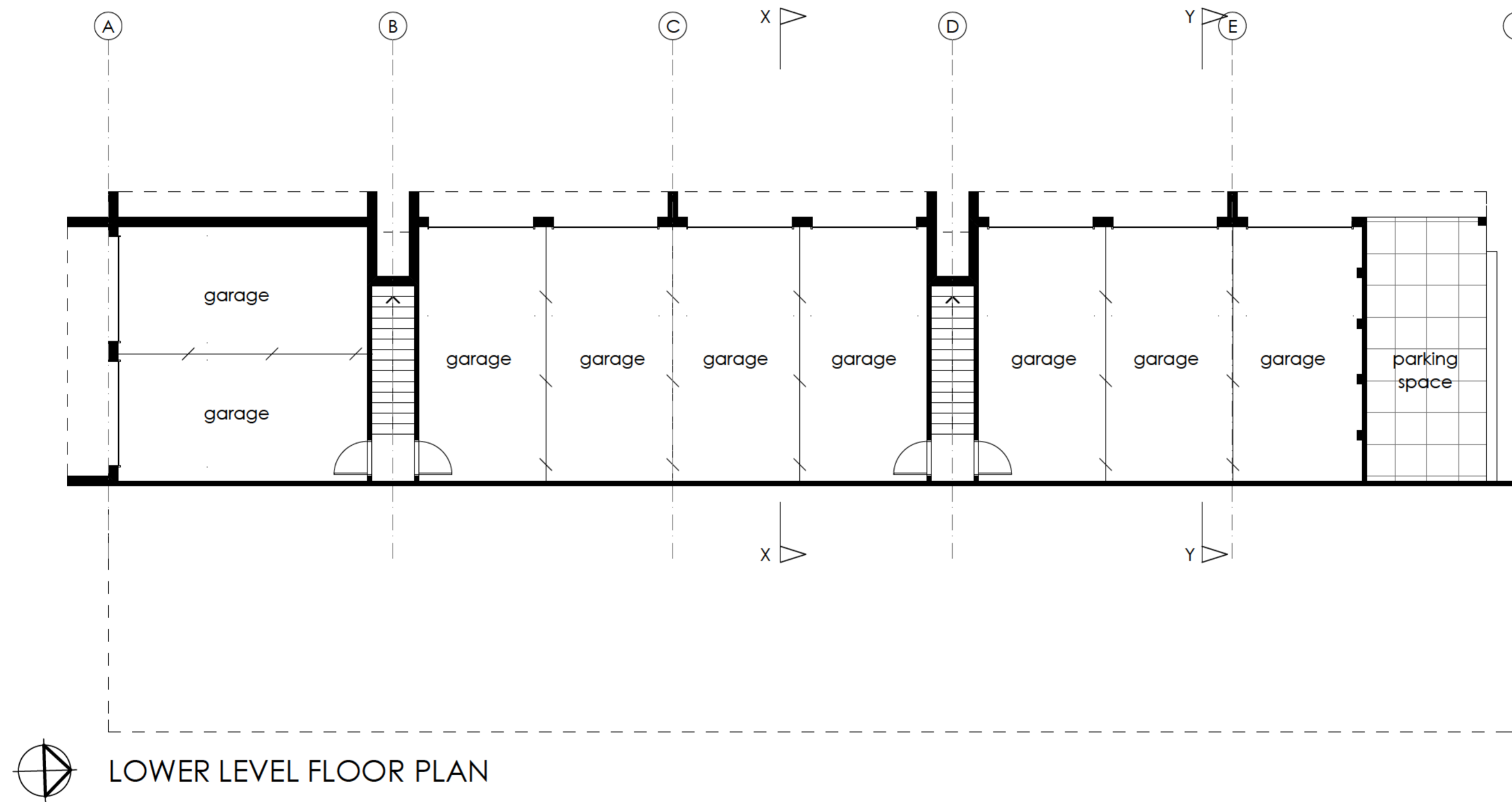
- ### GENERAL NOTES
- ALL WORK ON ACTEW WATER SUPPLY AND SEWER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT ACTEW WATER SUPPLY & SEWERAGE STANDARDS RELEASE 2, AMENDMENT 3 OCTOBER 2006.
 - ALL WORK ON STORMWATER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH DESIGN STANDARDS FOR URBAN INFRASTRUCTURE AND STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS. CONNECTIONS AND OR DISCONNECTIONS OF SEWER AND WATER AT THE MAIN TO BE MADE BY ACTEWAGL AT CONTRACTOR'S EXPENSE. THE CONTRACTOR IS TO EXPOSE THE MAIN AT THE LOCATION OF THE CONNECTION/DISCONNECTION IN PREPARATION FOR THE WORK BY ACTEWAGL. ALL EXCAVATION IN THE VICINITY OF MAINS IS TO BE CARRIED OUT BY HAND.
 - THE CONTRACTOR MUST VISIT THE SITE OF WORKS BEFORE TENDERING AND MAKE ALLOWANCES IN HIS TENDER FOR ALL TOPOGRAPHIC CONSTRAINTS AFFECTING THE EXECUTION OF THE WORKS AND THE RESTORATION OF THE SITE.
 - ALTHOUGH THE POSITIONS OF EXISTING UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS, THE CONTRACTOR SHALL CONFIRM THE DEPTH AND LOCATION OF ALL SERVICES ON SITE BEFORE COMMENCING EXCAVATIONS.
 - ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD). ALL COORDINATES ARE BASED ON THE CANBERRA LOCAL GRID SYSTEM.
 - THE CONTRACTOR MUST SECURE ALL PERMITS, ARRANGE ALL CLEARANCES AND PAY ALL FEES REQUIRED TO COMPLETE THE PROJECT BEFORE COMMENCING WORK.
 - WORK AS EXECUTED DRAWINGS, THE BOOK AND DEPOSITED PLAN MUST BE SUBMITTED BEFORE CONNECTION.
 - ANY NON-METALLIC WATER SERVICE IS TO BE INSTALLED WITH TRACER WIRE AND TESTED.
 - EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED SPOIL AREA.
 - THE CONTRACTOR SHALL REINSTATE ALL DISTURBED SURFACES TO MATCH EXISTING.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF ALL NECESSARY TEMPORARY TRAFFIC MANAGEMENT PLANS AND THEIR APPROVAL.
 - CONTRACTOR TO CONFIRM DEPTH OF SEWER AND STORMWATER TIE POINTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ADVISE DESIGN ENGINEER IF NOT IN ACCORDANCE WITH PLAN.

LEGEND

EXISTING		
SEWER	—	S
STORMWATER	—	SW
WATER	—	W
PROPOSED		
SEWER	—	S
STORMWATER	—	SW
WATER	—	W
ABANDONED		
SEWER	—	S
STORMWATER	—	SW
WATER	—	W
WATER SYSTEM		
	□	FLOW METER/REGULATOR
	○	FIRE HYDRANT (STANDARD CAPACITY)
	⊗	GATE OR SLOVE VALVE OR STOPCOCK
SEWERAGE SYSTEM		
	○	INDISH MANHOLE
STORMWATER SYSTEM		
	○	INDISH MANHOLE
	□	R-TYPE SUPP
	□	US-TYPE SUPP

ActewAGL acts as agent for ACTEW Corporation
ActewAGL
 Application number
 218212
 Sheet
 5 of 5

FOR DEVELOPMENT APPROVAL ONLY		04.07.08	MB			DO NOT SCALE OFF DRAWINGS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.			sellick consultants po box 5005 braddon act 2612 p: 02 6201 0200 f: 02 6247 2203 sellickconsultants.com.au	PROJECT TITLE SERVICES INVESTIGATION	DESIGNED BY BC	DRAWING TITLE EXTERNAL SERVICES PLAN & DETAILS	SCALE 1:200 @A1 1:400 @A3
ISSUE/AMEND/DESCRIPTION	DATE	DRAWN	ISSUE/AMEND/DESCRIPTION	DATE	DRAWN	COPYRIGHT: The concepts and information contained in this document are copyright of Sellick Consultants. Use or copying of this document in whole or in part without written permission constitutes an infringement of copyright.	CLIENT PETER BYFIELD & ASSOC			AUTHORISED BY DATE	PROJECT LOCATION BLOCKS 16 & 17 SECTION 13 MAWSON ACT	JOB NO. 80454	DRAWING NO. C201



Issue Date Amendment

Project
Multi Unit Housing

Site
blocks 16+17
section 13,
Mawson, ACT.

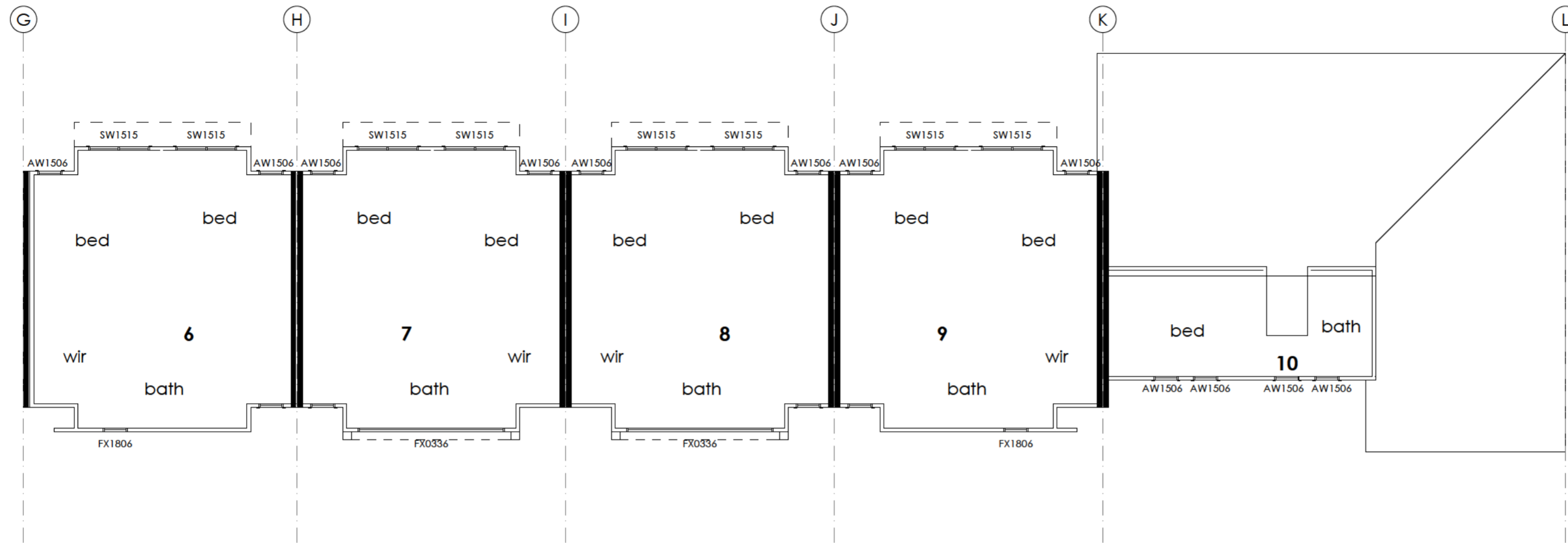
Title
Neighbour Notification Plan
Garage Level

Scale 1:100 Drawn By SA

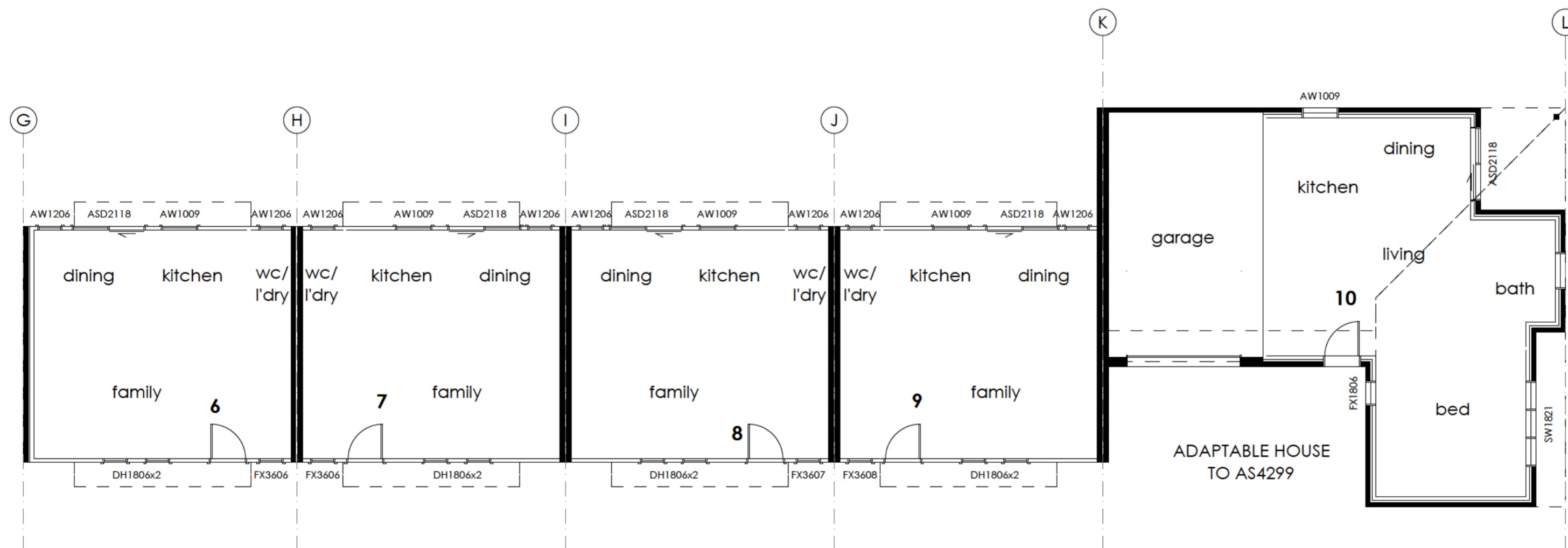
Date May 2008 Drawing No. 1284 - Y

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UPPER LEVEL FLOOR PLANS



GROUND LEVEL FLOOR PLANS

Issue	Date	Amendment

Project
Multi Unit Housing

Site
**blocks 16+17
section 13,
Mawson, ACT.**

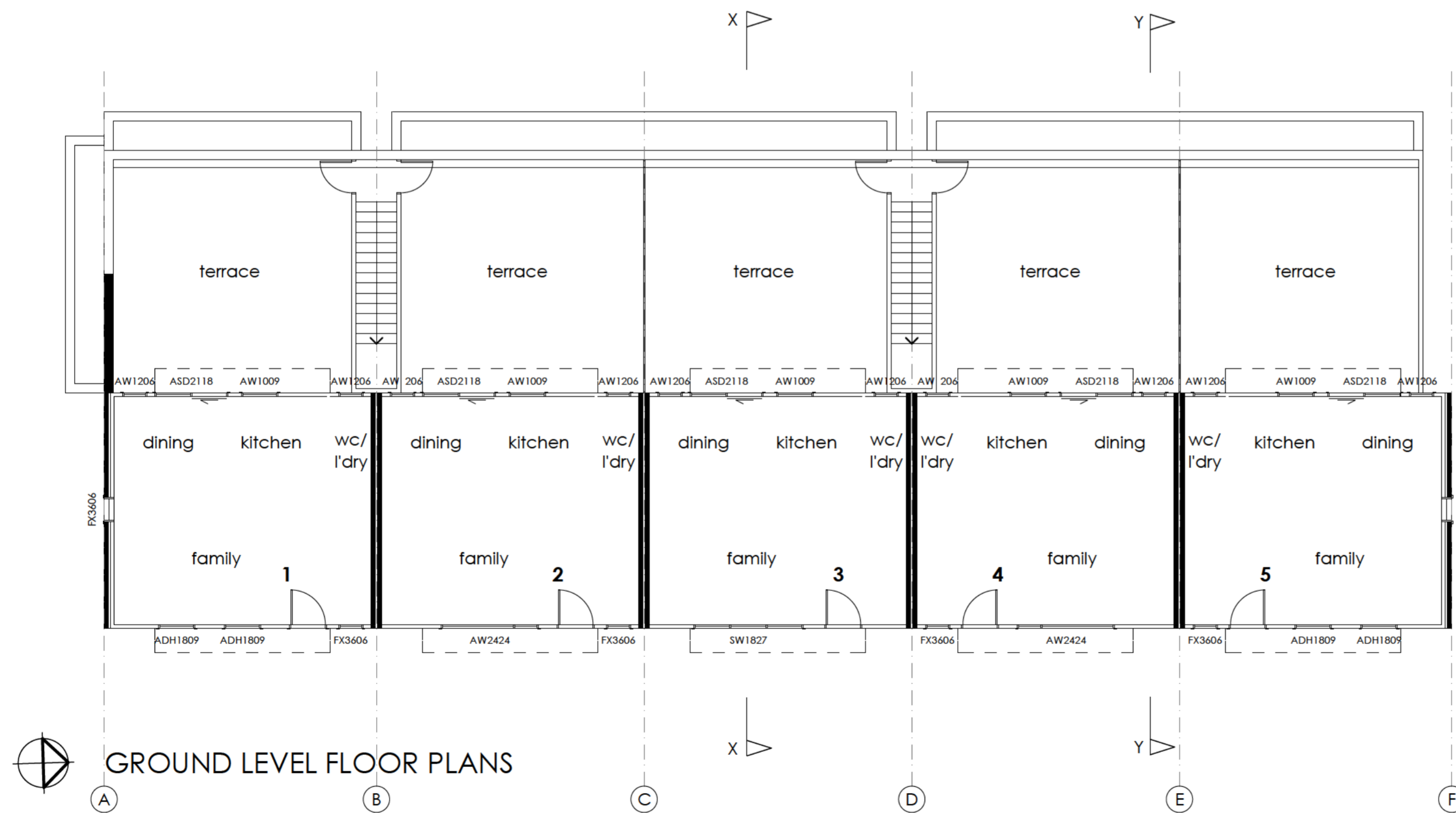
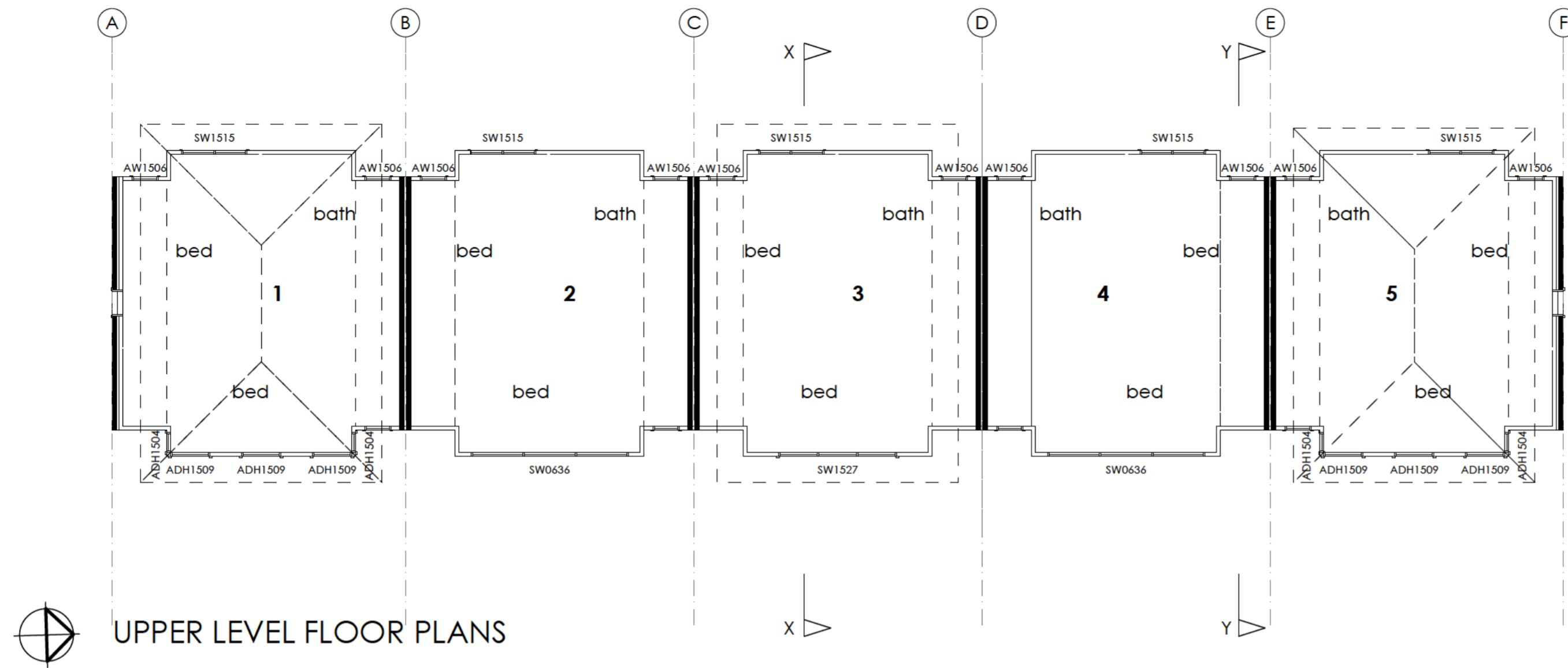
Title
**Neighbour Notification Plan
Units 6-10**

Scale 1:100	Drawn By SA
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Date May 2008	Drawing No. 1284 - Z
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Issue	Date	Amendment

Project
Multi Unit Housing

Site
blocks 16+17
section 13,
Mawson, ACT.

Title
Neighbour Notification Plan
Units 1-5

Scale 1:100	Drawn By SA
----------------	----------------

Date May 2008	Drawing No. 1284 - X
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Development Application – Multi Unit Housing

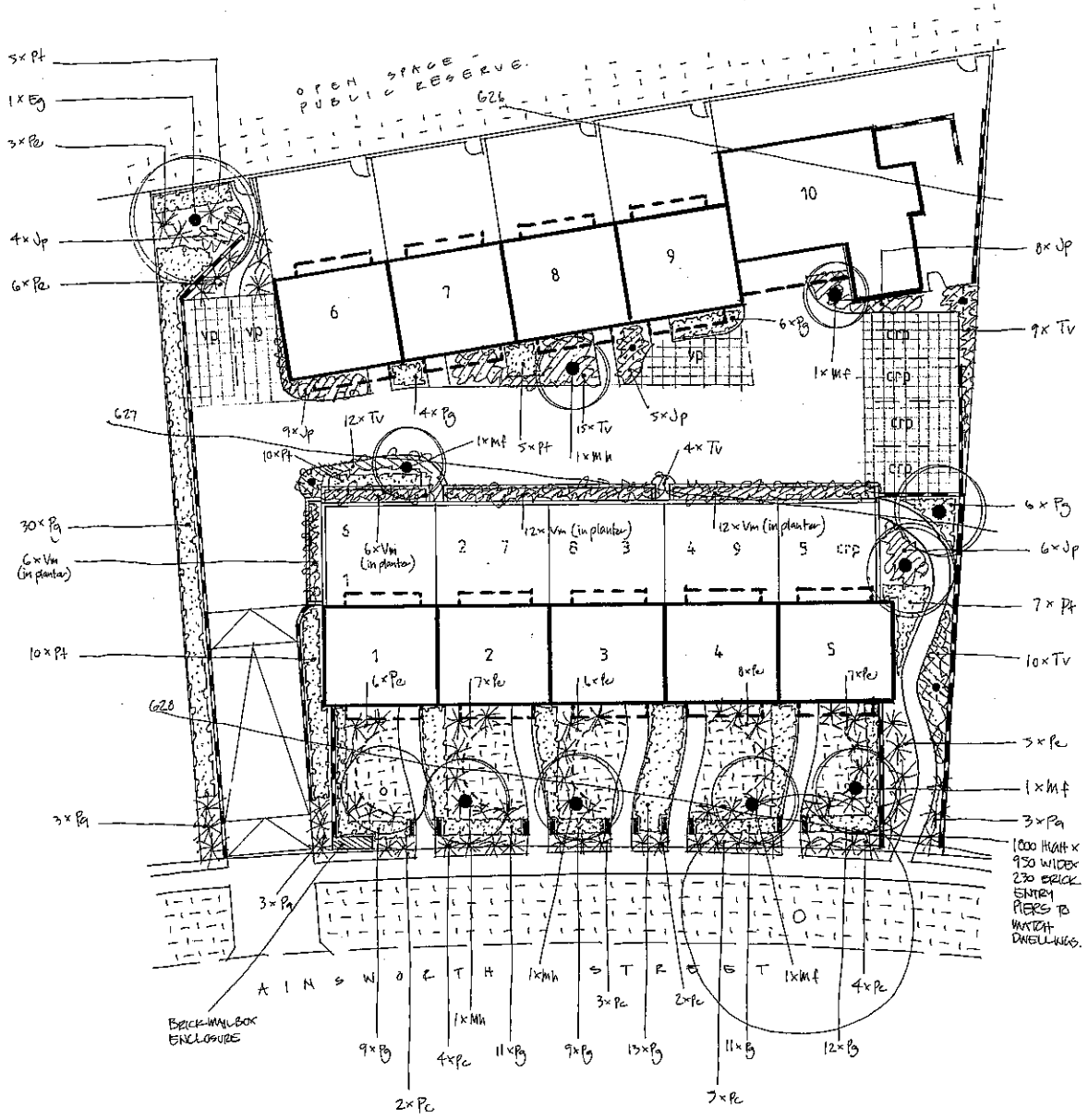
Blocks 16+17

Section 13

MAWSON

LIST OF DRAWINGS AND DOCUMENTS

Access and Mobility Report
Letter of Appointment
Valuation Report
Colour Sample Schedule
Energy Rating Stamped Plans
Energy Rating Certificate / Reports
ACTEWAGL Advice / Support
Public Notification Plans
List of Interested Parties
Landscape Plan
Detailed Floor Plans
Statement Against Criteria
Shadow Diagrams
Site Analysis Details
Survey Plan
Valuation Certificate
Waste Management Plan



PROPOSED PLANTING SCHEDULE

TREES				
Code	No.	Species	Common Name	Size
Eg	1	Eucalyptus gregsonia	Wolgan Snow Gum	1.5m
Mf	4	Malus floribunda	Crab Apple 'Japanese'	1.5m
Mh	3	Malus hopya	Flowering Crab Apple	1.5m
GRASSES				
Code	No.	Species	Common Name	Size
Pe	50	Pennisetum setaceum 'rubrum'	Fountain grass	140mm pot
Pc	20	Phormium cookianum	NZ Flax	140mm pot
Pa	10	Phormium anna red	Red NZ Flax	140mm pot
HEDGING PLANTS				
Code	No.	Species	Common Name	Size
Pg	111	Photinia glabra 'rubens'	Photinia	140mm pot
Pf	37	Pittosporum tenuifolium golden sheen	Pittosporum	140mm pot
GROUND COVERS				
Code	No.	Species	Common Name	Size
Jp	32	Juniperus procumbens 'Nana'	Juniper	tube stock
Tv	50	Thymus vulgaris	Garden Thyme	tube stock
Vm	36	Vinca minor (White)	Vinca	tube stock

LANDSCAPE LEGEND

- Hardscape**
- Masonry retaining walls (max 900 high) to engineers detail.
 - 150 x 25 Treated pine garden / path edging.
 - 1200 high public areas light fixture as selected.
 - Stencilled concrete parking bay to contrast with dark grey coloured driveway
- Softscape**
- Existing tree to be retained and protected during construction.
 - Proposed tree planting.
 - Proposed hedge planting.
 - Proposed grass planting.
 - Proposed ground cover planting.
 - Proposed non irrigated lawn planting.

Issue Date Amendment

Project
Multi Unit Housing

Site
**blocks 16+17
section 13,
Mawson, ACT.**

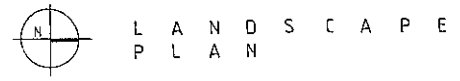
Title
Landscape Plan

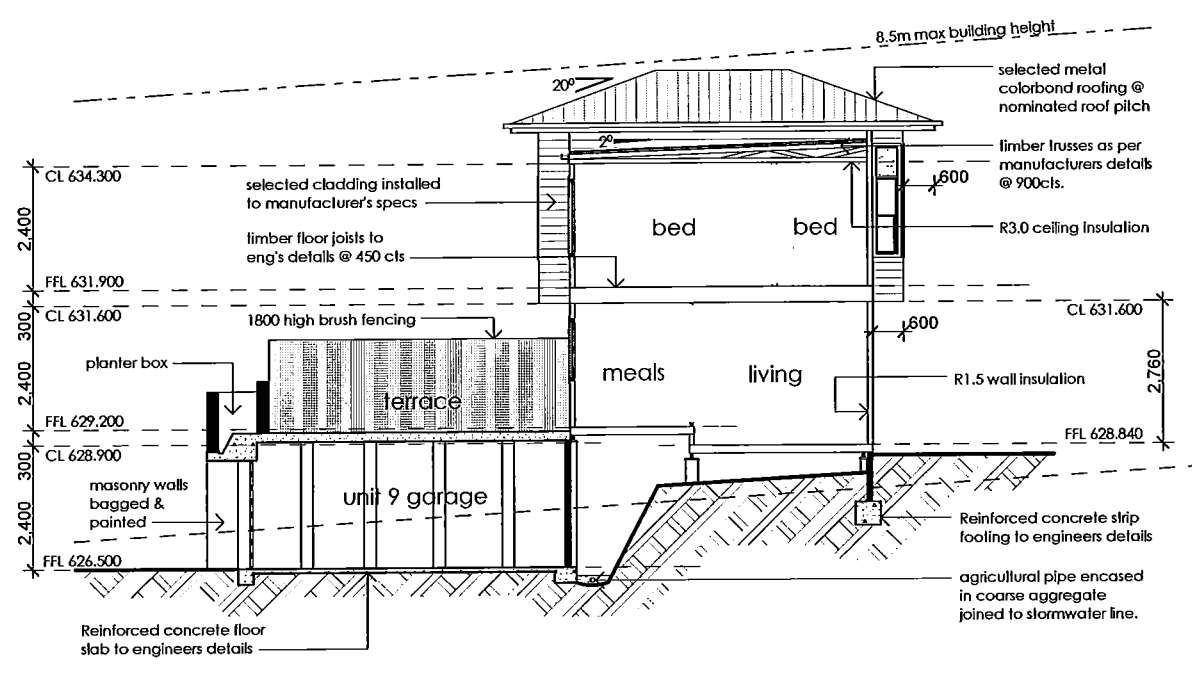
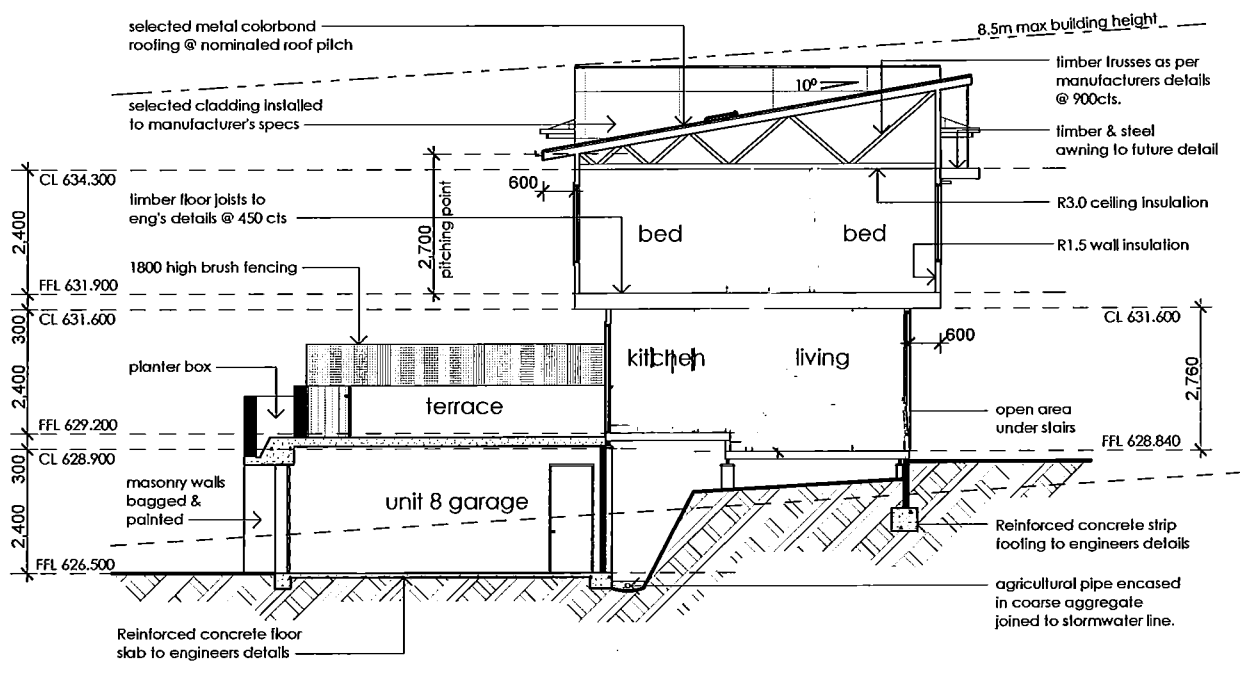
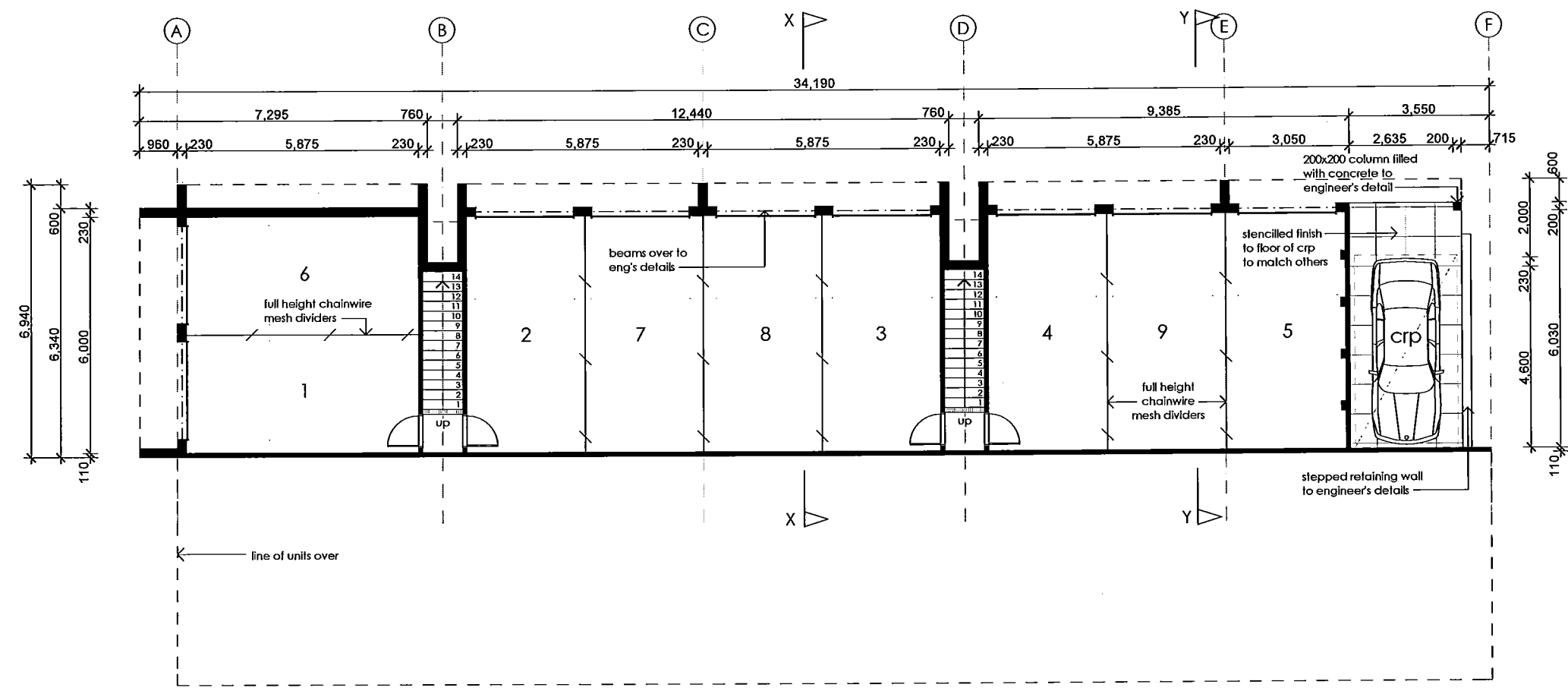
Scale 1:200 Drawn By SA

Date May 2008 Drawing No. 1284 - J

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Issue Date Amendment

Project
Multi Unit Housing

Site
blocks 16+17
section 13,
Mawson, ACT.

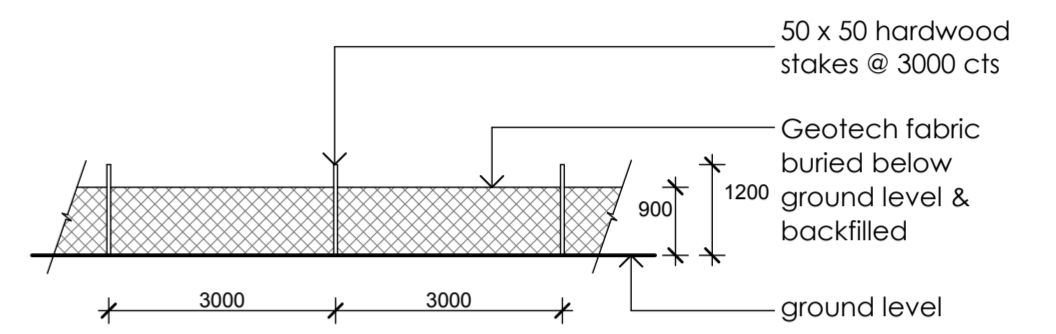
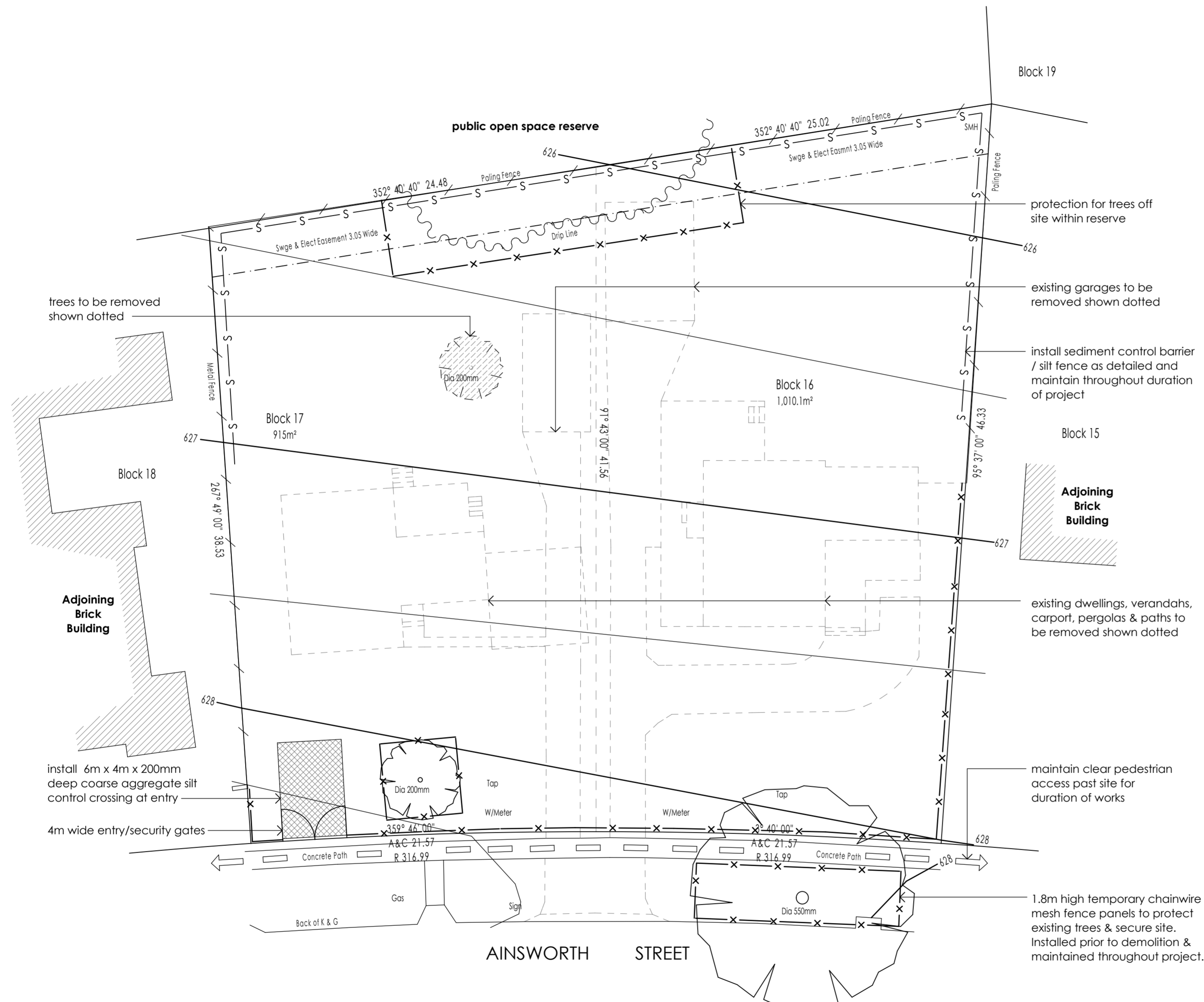
Title
Garage Level Floor Plan
& Sections

Scale 1:100 Drawn By SA

Date May 2008 Drawing No. 1284 - E

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SEDIMENT CONTROL BARRIER DETAIL scale 1:100

Issue	Date	Amendment
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Project
Multi Unit Housing

Site
blocks 16+17 section 13, Mawson, ACT.

Title
Additional Site Plans

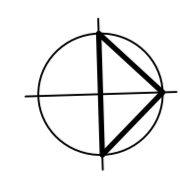
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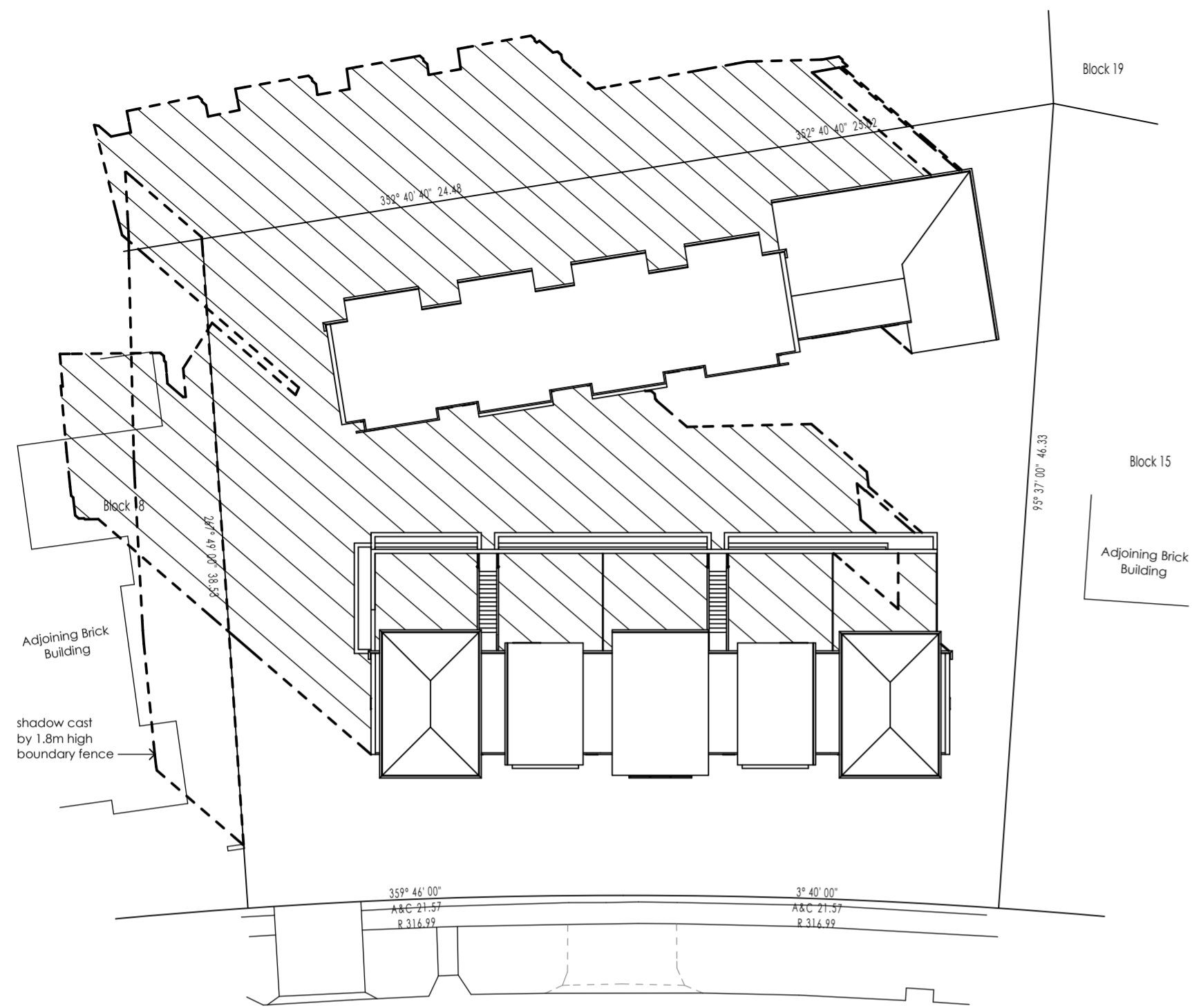
Date May 2008	Drawing No. 1284 - B
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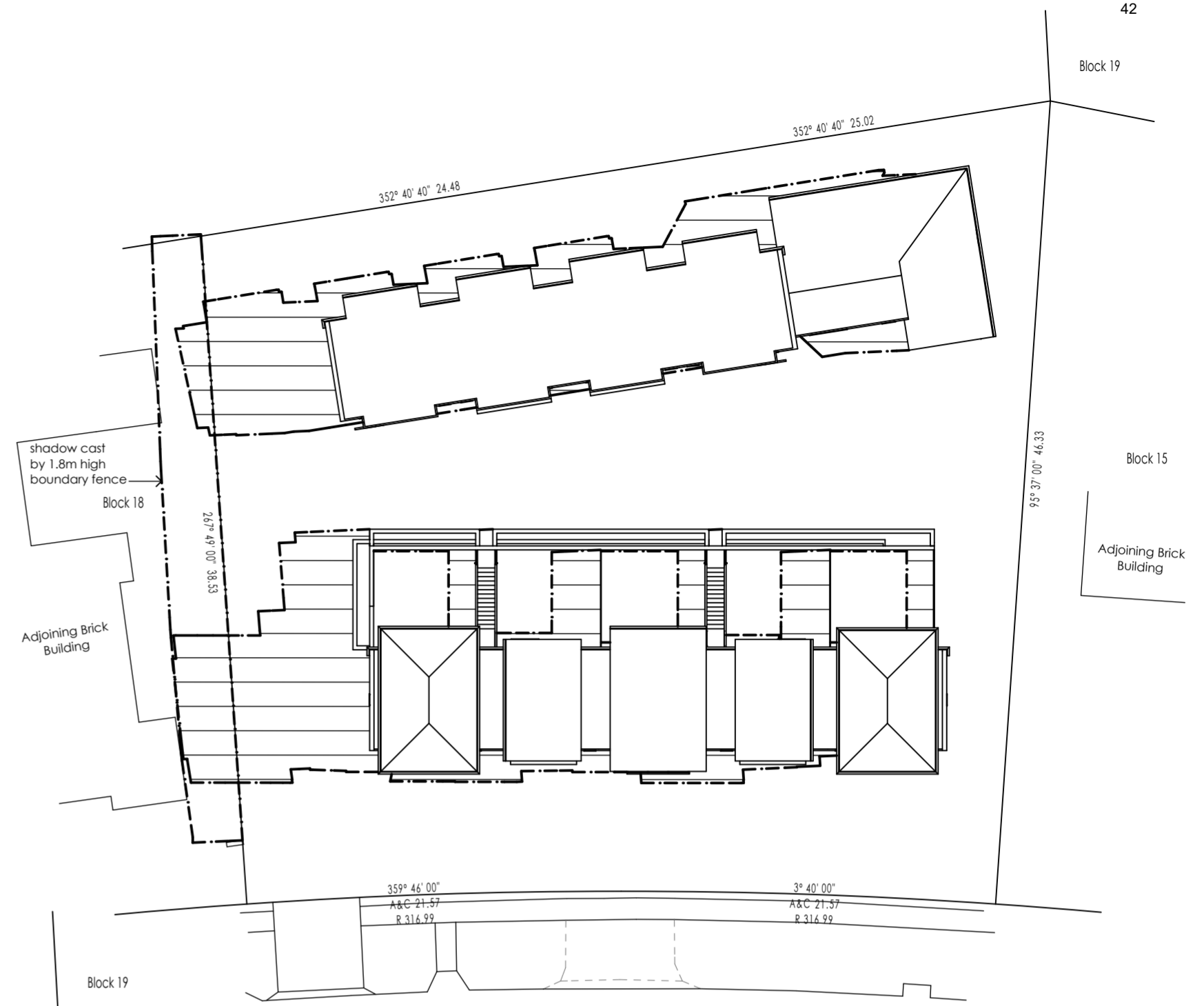
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LANDSCAPE / TREE MANAGEMENT PROTECTION PLAN, DEMOLITION PLAN & SEDIMENT AND EROSION CONTROL PLAN

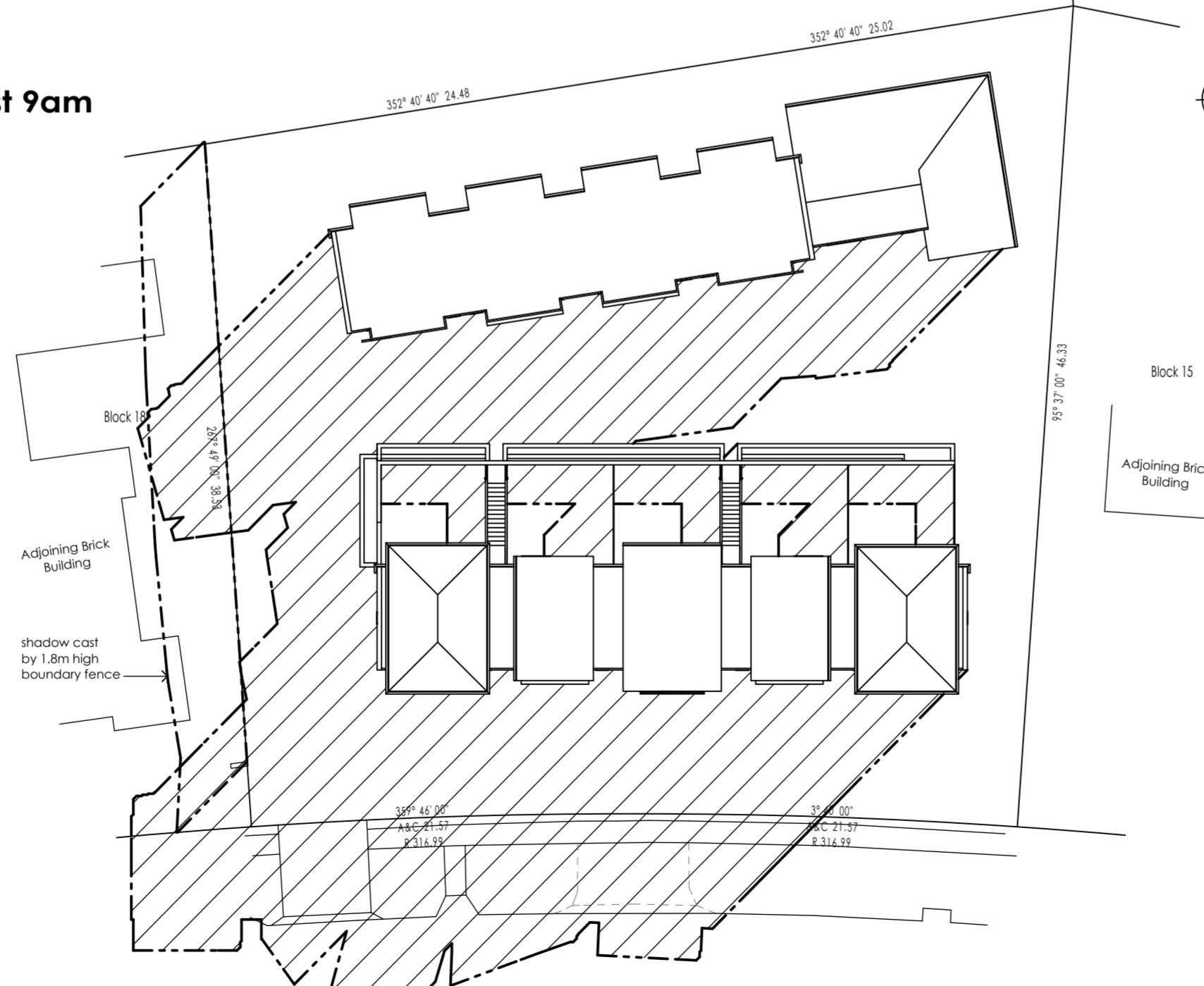




SHADOW DIAGRAM - June 21st 9am



SHADOW DIAGRAM - June 21st 12noon



SHADOW DIAGRAM - June 21st 3pm

Issue	Date	Amendment
Project		
Multi Unit Housing		
Site		
blocks 16+17 section 13, Mawson, ACT.		
Title		
Shadow Diagrams		
Scale	Drawn By	
1:300	SA	
Date	Drawing No.	
May 2008	1284 - H	
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Project
Multi Unit Housing

Site
blocks 16+17
section 13,
Mawson, ACT.

Title
Shadow Diagrams

Scale
1:300

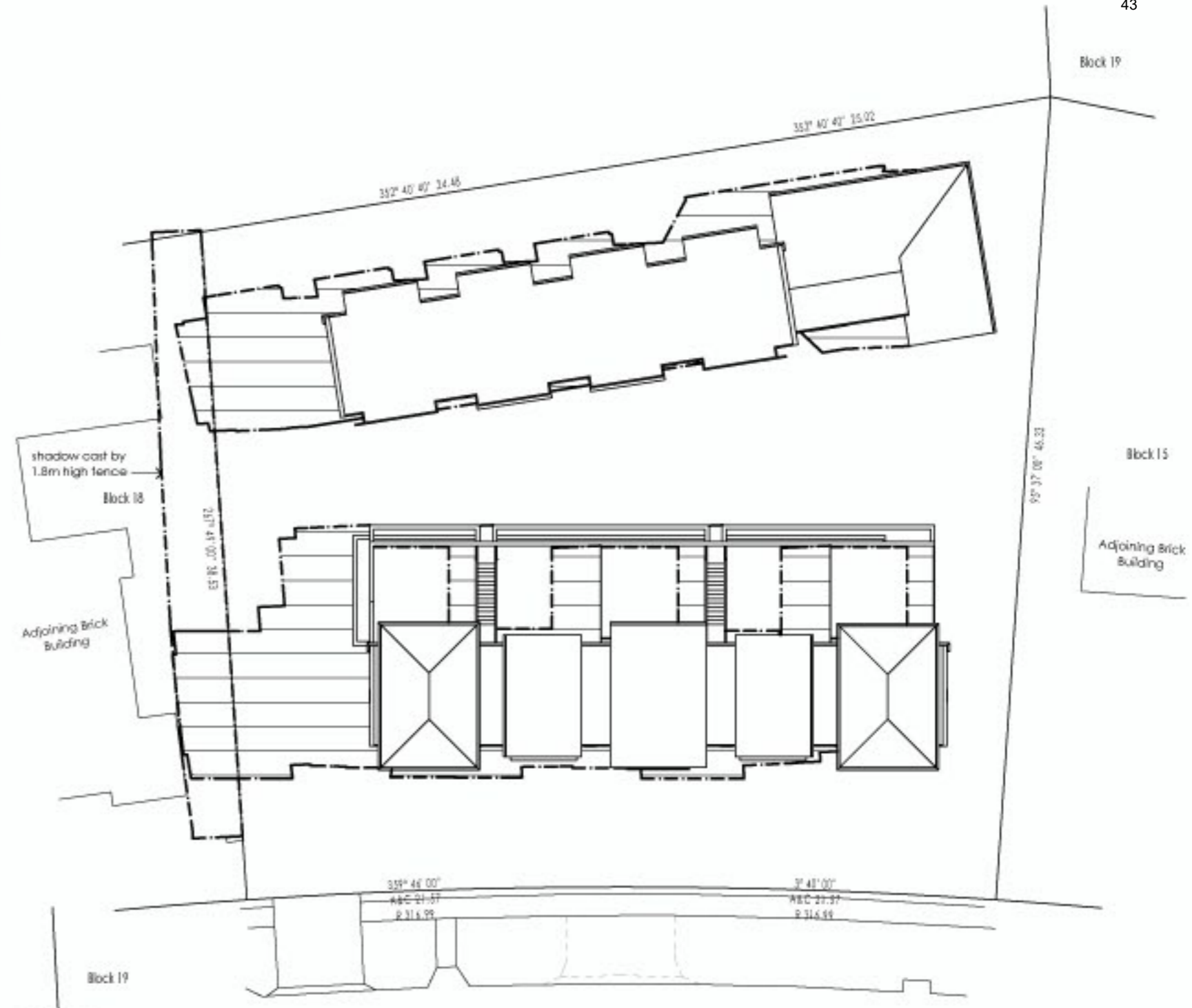
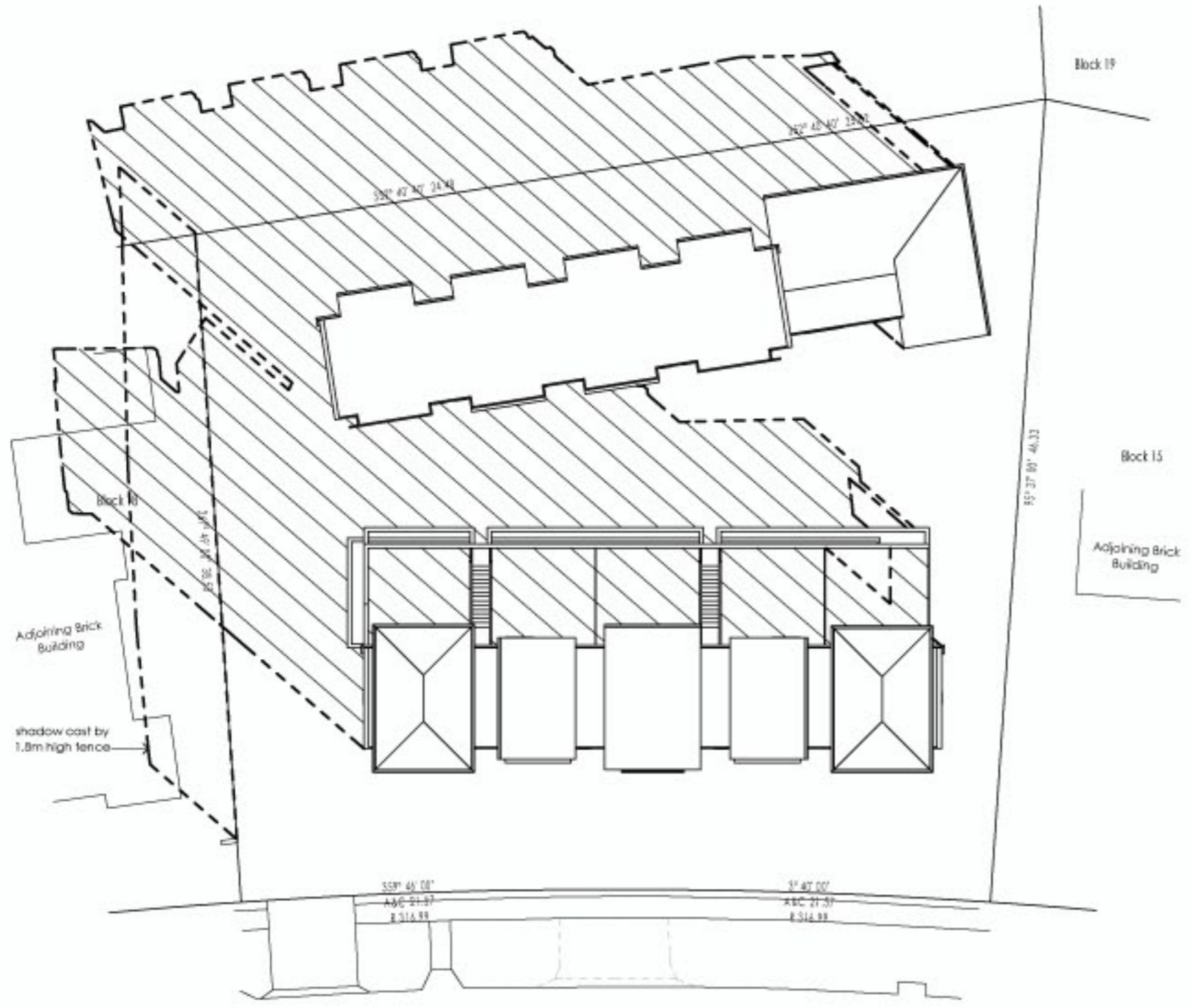
Drawn By
SA

Date
May 2008

Drawing No.
1284 - H

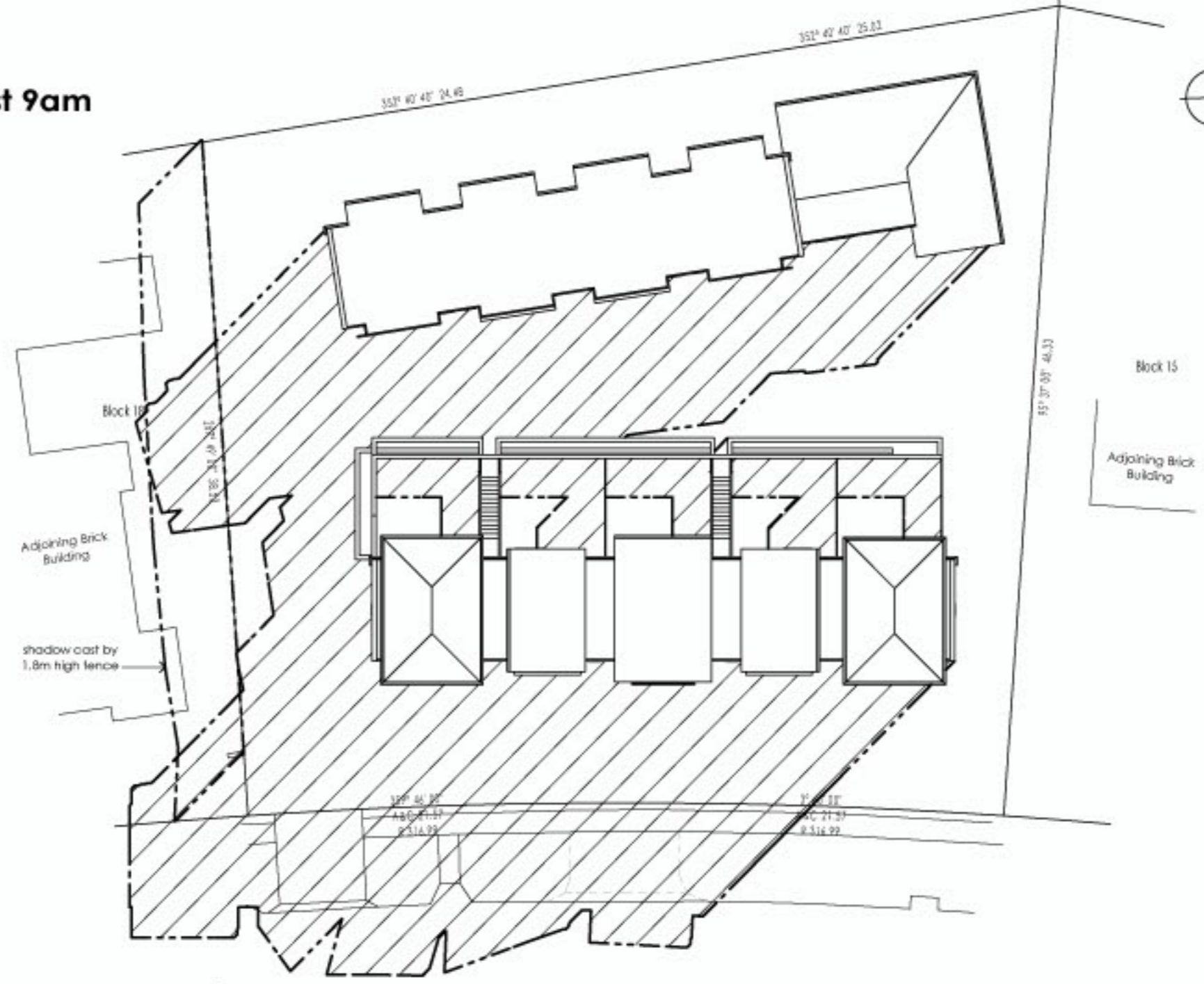
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SHADOW DIAGRAM - June 21st 9am

SHADOW DIAGRAM - June 21st 12noon



SHADOW DIAGRAM - June 21st 3pm

Issue	Date	Amendment
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Project
Multi Unit Housing

Site
blocks 16+17
section 13,
Mawson, ACT.

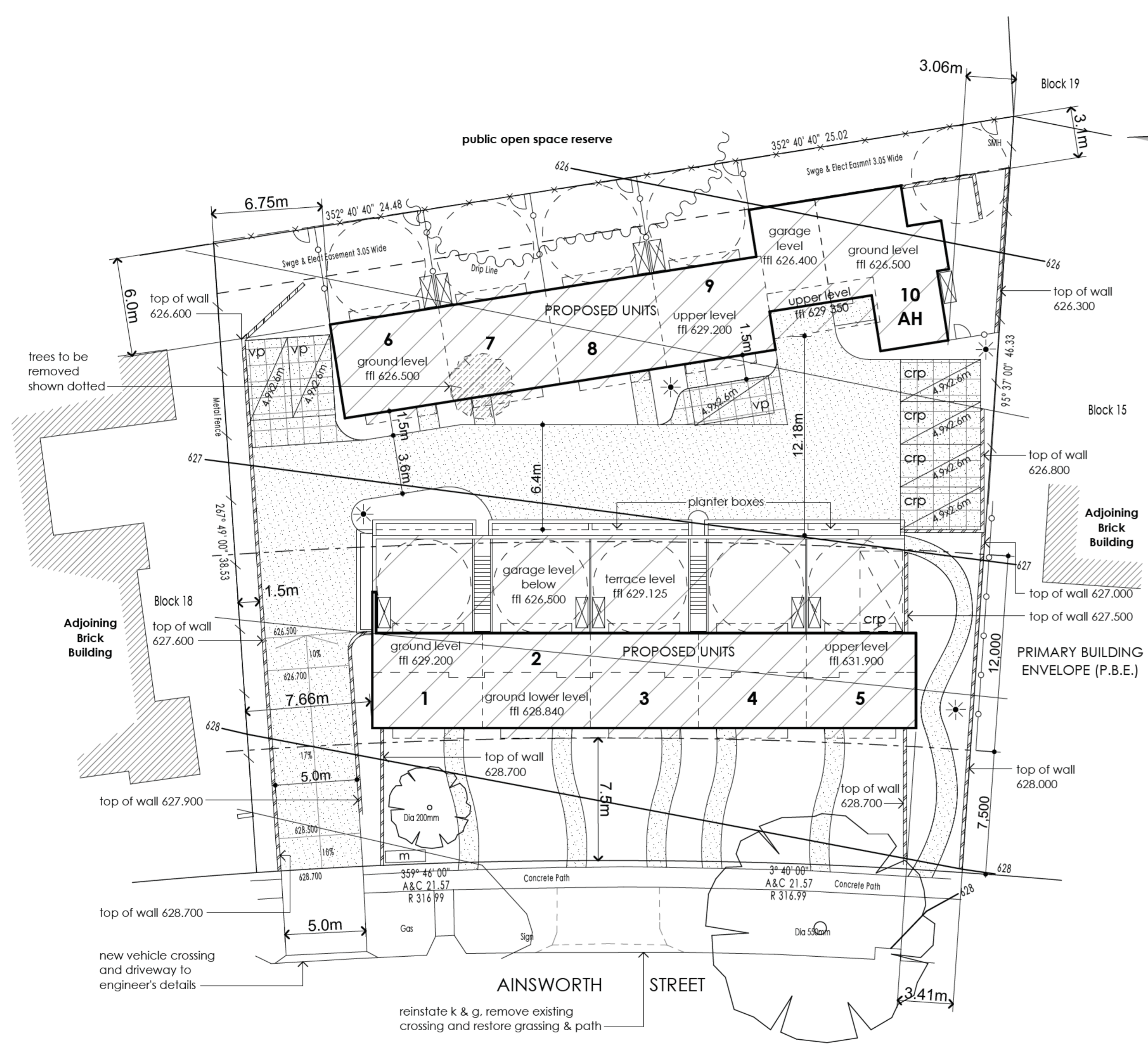
Title
Shadow Diagrams

Scale 1:300	Drawn By SA
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Date May 2008	Drawing No. 1284 - H
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LEGEND

- existing tree to be retained
- existing tree to be removed
- existing fence to be retained
- 1.8m tall treated pine lapped & capped palling fence & matching gate
- powdercoated metal 'spear fence' & gates 1.8m tall as selected
- 6m min. p.o.s. area
- retaining wall to eng's details
- vp visitor car parking space
- crp communal residents parking space
- portable clothes airer locations
- m brick mailbox enclosure to detail
- 1.2m tall public areas light fitting as selected
- dark grey broom finished concrete driveway
- stencilled coloured concrete to contrast with above to define parking bays
- AH** adaptable house

PLOT RATIO CALCULATIONS

Units 1-5	481.9m ²
Units 6-10	484.7m ²
Total Area	966.6m²
Site Area	1,925.1m ²
Proposed Plot Ratio	0.50 : 1

PARKING CALCULATIONS

10 x 2 Bedroom Units @ 1.5 spaces each	= 15
10 x 0.25 visitor spaces	= 2.5
Total number of spaces required	= 18 (17.5)
Total number provided	= 18

10 (1 per unit) allocated to units
 5 held as communal residents spaces
 3 nominated visitor spaces

Issue	Date	Amendment
-------	------	-----------

Project
Multi Unit Housing

Site
**blocks 16+17
 section 13,
 Mawson, ACT.**

Title
Site Plan

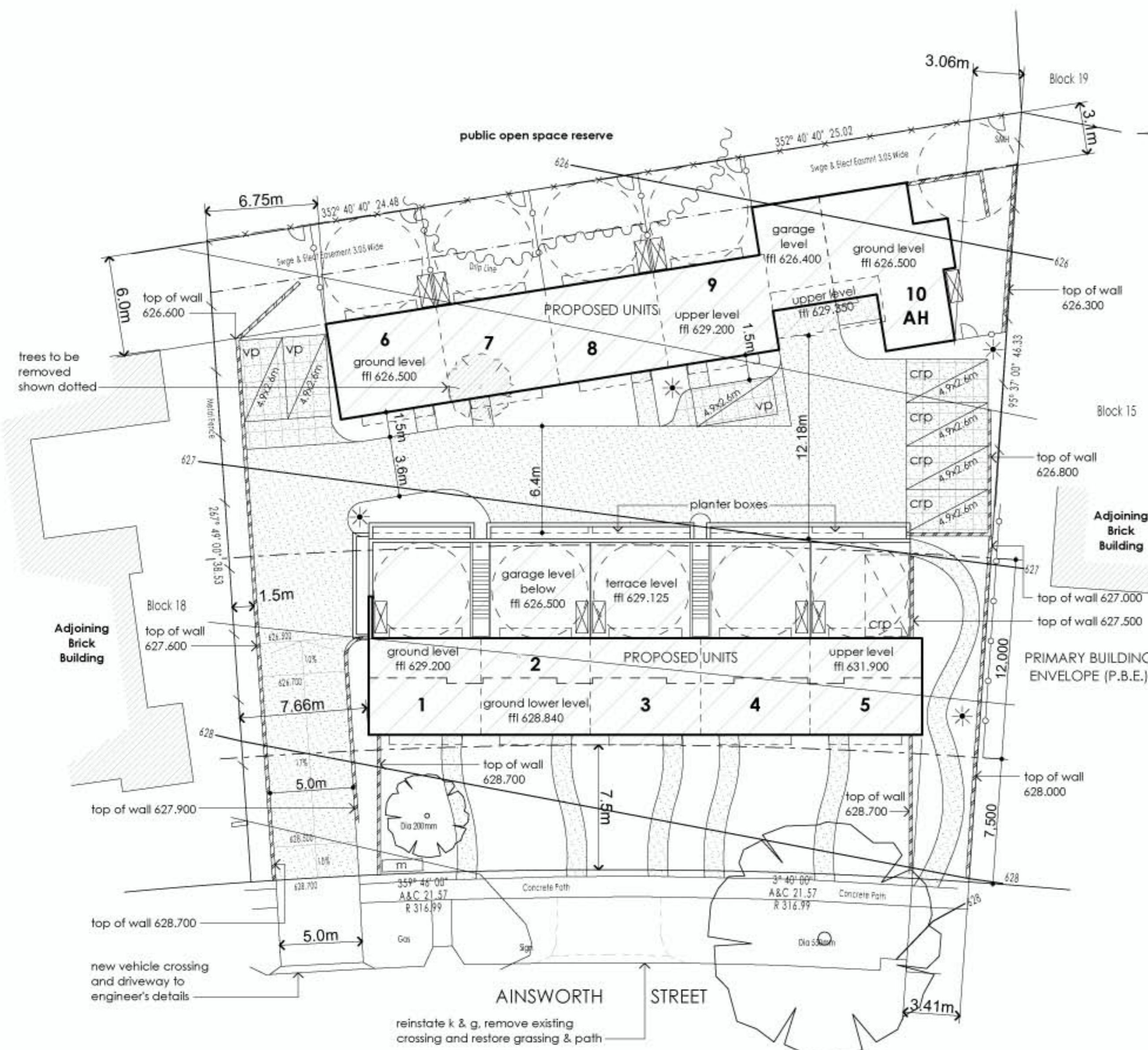
Scale 1:200	Drawn By SA
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Date May 2008	Drawing No. 1284 - A
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SITE PLAN



 **SITE PLAN**

LEGEND

-  existing tree to be retained
-  existing tree to be removed
-  existing fence to be retained
-  1.8m tall treated pine lapped & capped pailing fence & matching gate
-  powdercoated metal 'spear fence' & gates 1.8m tall as selected
-  6m min. p.o.s. area
-  retaining wall to eng's details
-  visitor car parking space
-  communal residents parking space
-  portable clothes airer locations
-  brick mailbox enclosure to detail
-  1.2m tall public areas light fitting as selected
-  dark grey broom finished concrete driveway
-  stencilled coloured concrete to contrast with above to define parking bays
- AH** adaptable house

PLOT RATIO CALCULATIONS

Units 1-5	481.9m ²
Units 6-10	484.7m ²
Total Area	966.6m²
Site Area	1,925.1m ²
Proposed Plot Ratio	0.50 : 1

PARKING CALCULATIONS

10 x 2 Bedroom Units @ 1.5 spaces each = 15
 10 x 0.25 visitor spaces = 2.5
 Total number of spaces required = 18 (17.5)
 Total number provided = 18

10 (1 per unit) allocated to units
 5 held as communal residents spaces
 3 nominated visitor spaces



Issue	Date	Amendment
-------	------	-----------

Project
Multi Unit Housing

Site
**blocks 16+17
section 13,
Mawson, ACT.**

Title
Site Plan

Scale
1:200

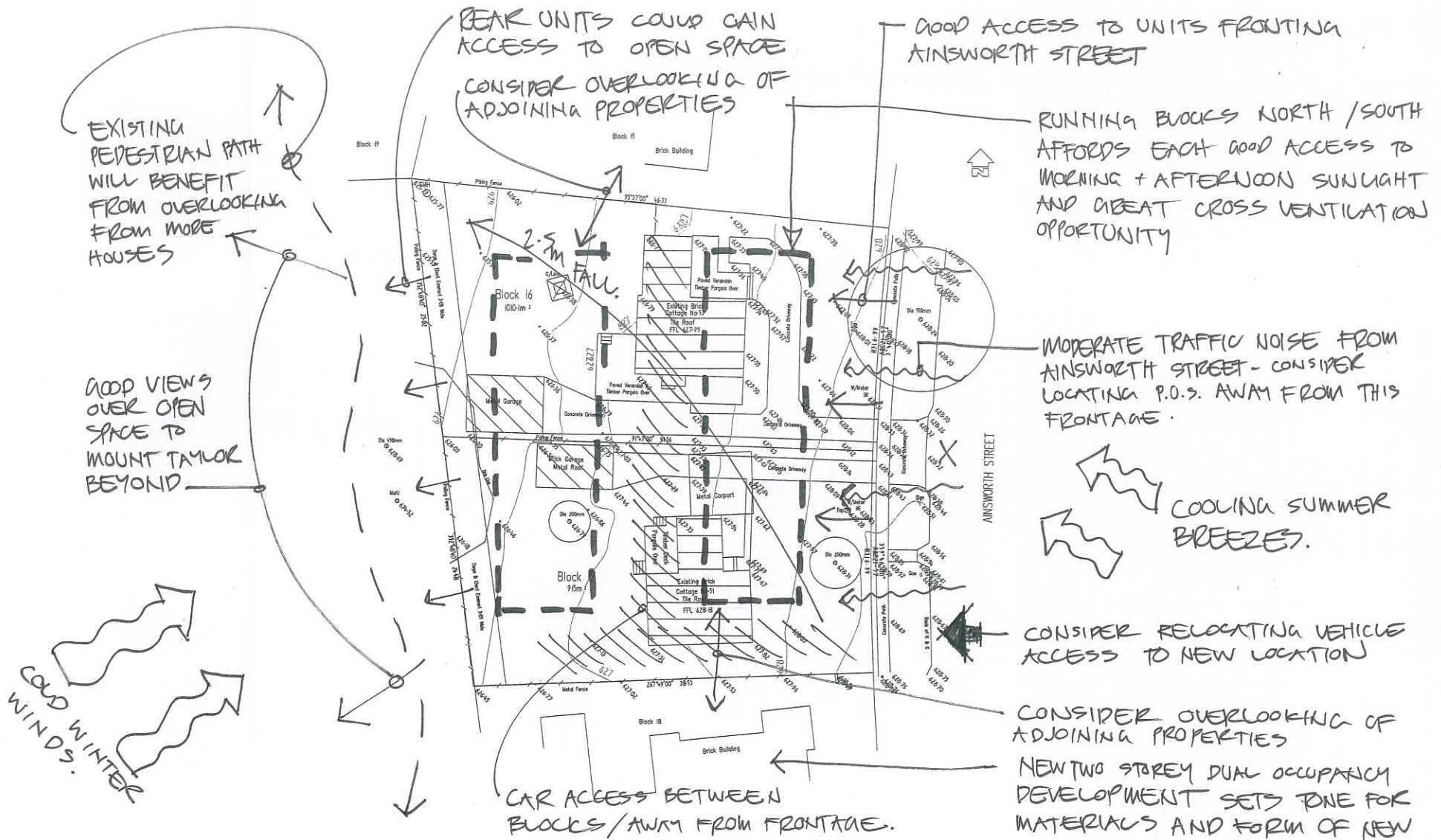
Drawn By
SA

Date
May 2008

Drawing No.
1284 - A

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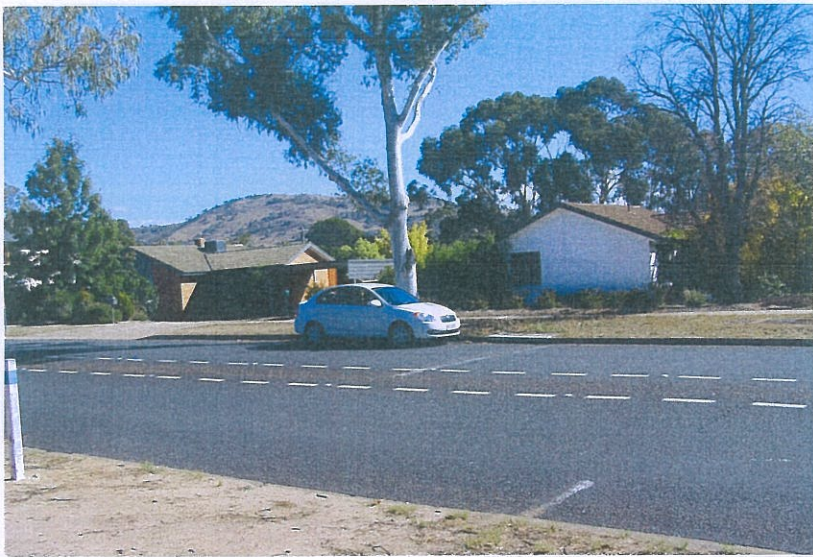


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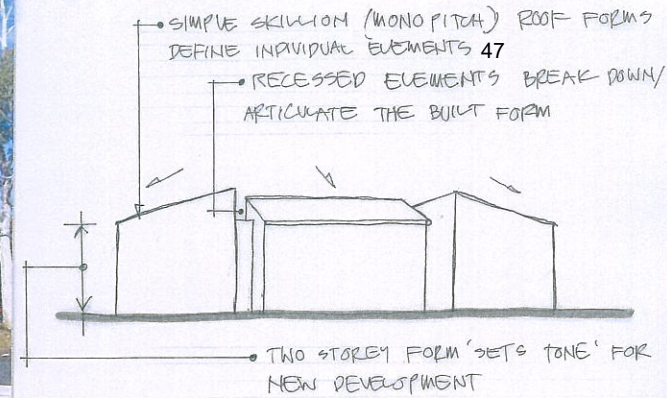
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SITE ANALYSIS
Multi Unit Residential Development
For Hill Corp Developments
B. 16 + 17 S. 13 MAWSON ACT

Scale 1:500 @A3
Date July, 2008
Project # 1284
Dwg# 1 of 2



SUBJECT SITE/S 51+53 AINSWORTH STREET - NOTE VIEWS TO MOUNT TAYLOR TO THE WEST



MOST SIGNIFICANT BUILDING NEAR THE SITE - SCHOOL. PROPOSED DEVELOPMENT TO DRAW FROM THIS BUILT FORM, THE ARTICULATION OF WALLS AND ROOF FORM IS RECALLED WITHIN THE PROPOSED DEVELOPMENT.



NEW DUAL OCCUPANCY TO THE SOUTH (50 AINSWORTH ST) PITCHED COLORBOND HIP ROOF AND PAINTED WALLS TO BE RECALLED WITHIN NEW/PROPOSED DEVELOPMENT.



ADJOINING ORIGINAL HOUSE TO THE NORTH (55 AINSWORTH STREET) PAINTED MASONRY WALLS TO BE RECALLED WITHIN PROPOSED DEVELOPMENT.

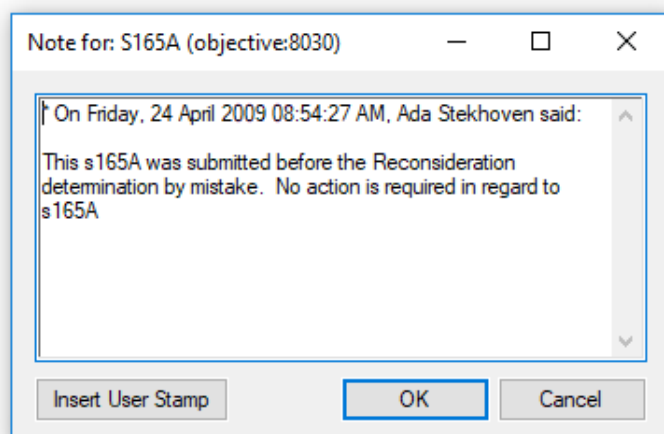


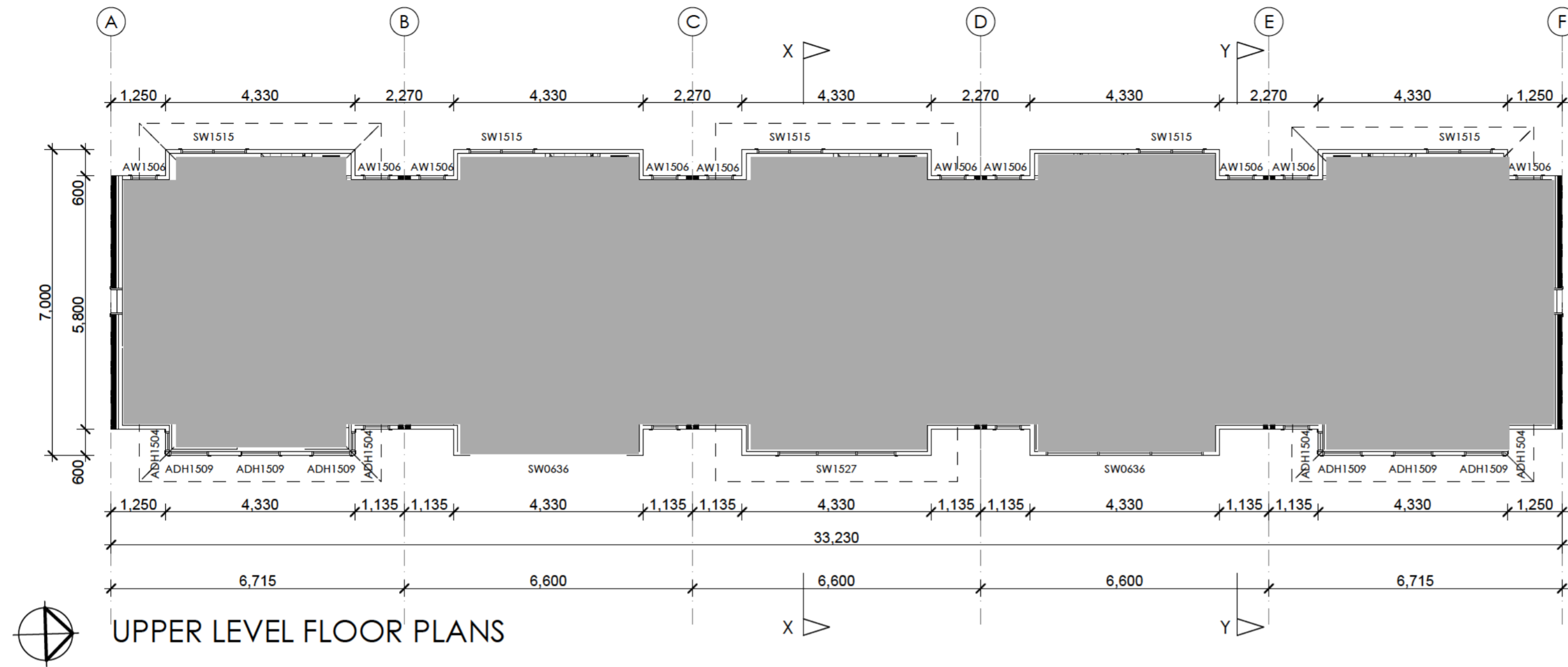
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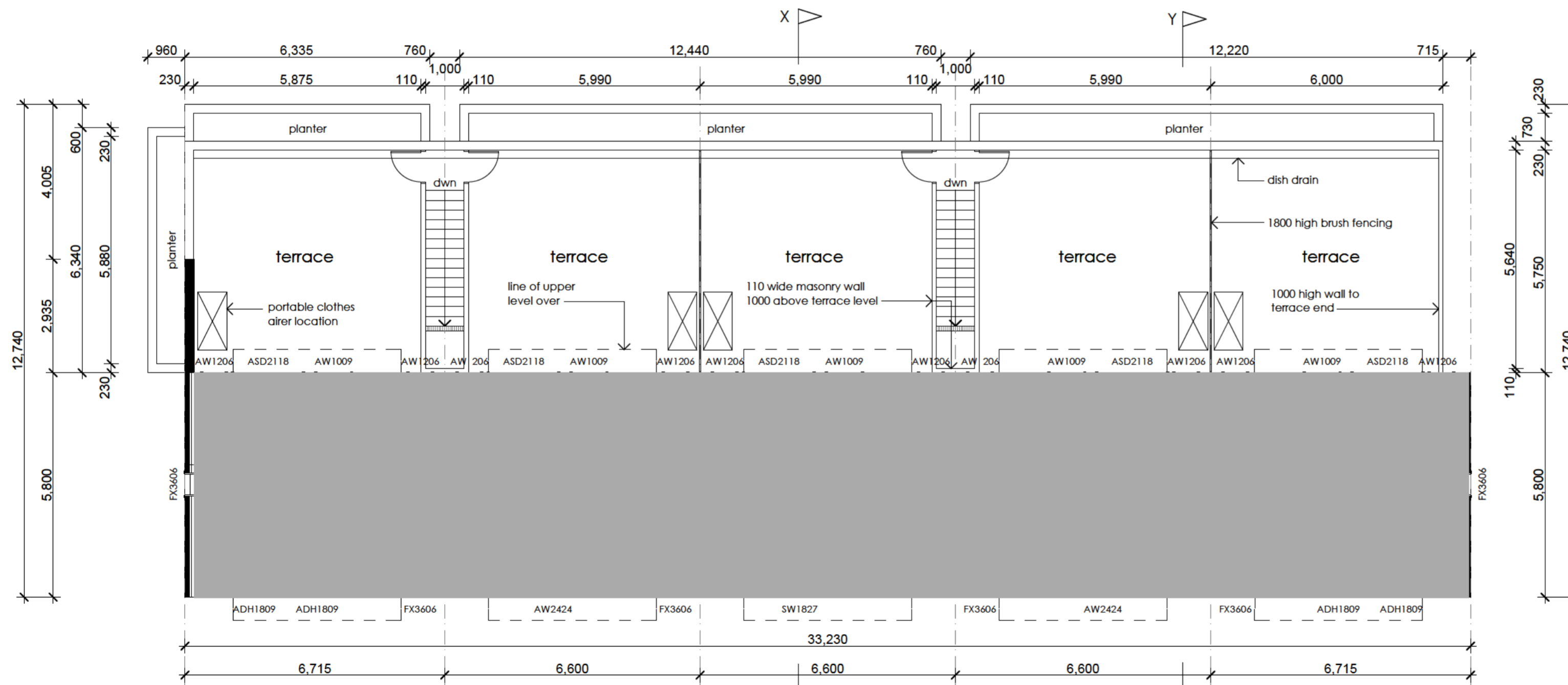
SITE ANALYSIS
Multi Unit Residential Development
For Hill Corp Developments
B. 16 + 17 S. 13 MAWSON ACT

Scale N.T.S.
Date July, 2008
Project # 1284
Dwg# 2 of 2





UPPER LEVEL FLOOR PLANS



GROUND LEVEL FLOOR PLANS

UNIT 1 AREAS	UNIT 2 AREAS	UNIT 3 AREAS	UNIT 4 AREAS	UNIT 5 AREAS
ground level living 38.9m ²	ground level living 38.2m ²	ground level living 38.2m ²	ground level living 38.2m ²	ground level living 38.9m ²
upper level living 39.1m ²	upper level living 38.4m ²	upper level living 38.4m ²	upper level living 38.4m ²	upper level living 39.1m ²
terrace 36.9m ²	terrace 36.2m ²	terrace 36.2m ²	terrace 36.2m ²	terrace 36.0m ²
garage 38.7m ²	garage 38.0m ²	garage 38.0m ²	garage 38.0m ²	garage 19.6m ²
Total 153.6m²	Total 150.8m²	Total 150.8m²	Total 150.8m²	Total 133.6m²

- A** Dec. 2008 Revision
- Increase floor levels of units 6-9 by 700mm.
 - Create basement parking under units 6-9 (9 spaces) accessed via a vehicular ramp.
 - Relocated unit 10 to achieve a rear setback of 4m.
 - Convert car parking under units 1-5 to allow for 2 car spaces per unit (1-5).
 - Relocated 3 visitor car spaces.
 - Provide enclosure for units 6-9 waste bins.
- | Issue | Date | Event |
|-------|------|-------|
| | | |

Project
Multi Unit Housing

Site
**blocks 16+17
 section 13,
 Mawson, ACT.**

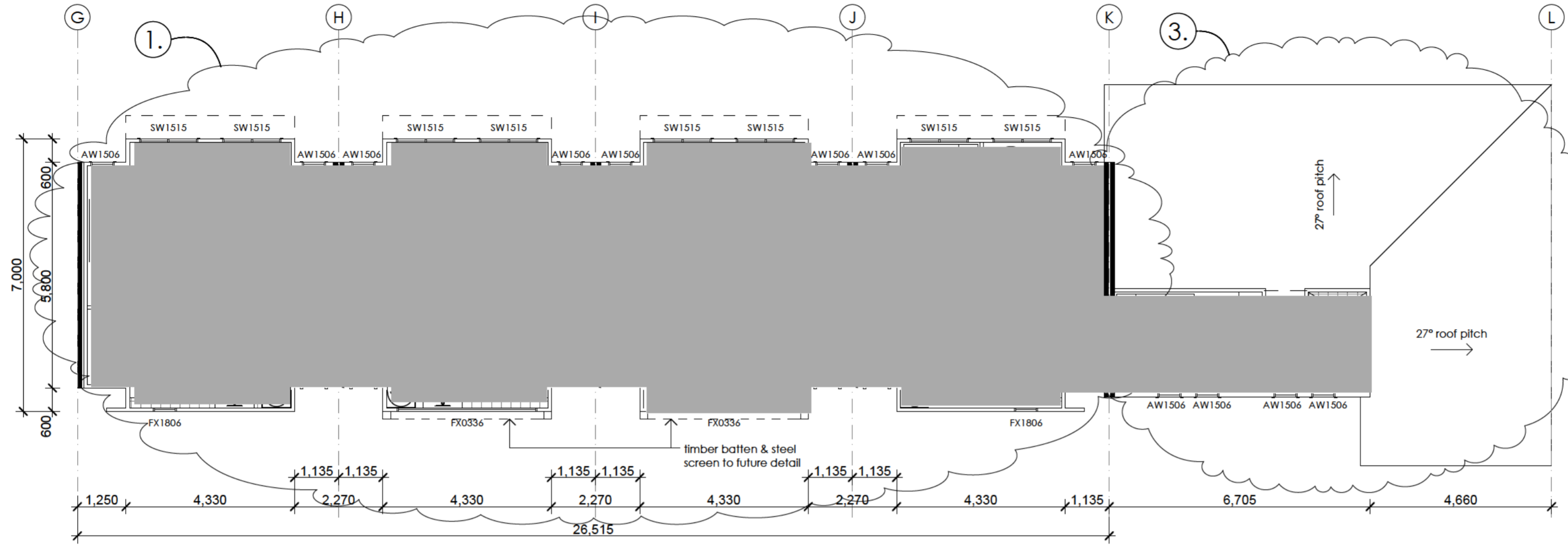
Title
Floor Plans Units 1-5

Scale 1:100 Drawn By SA

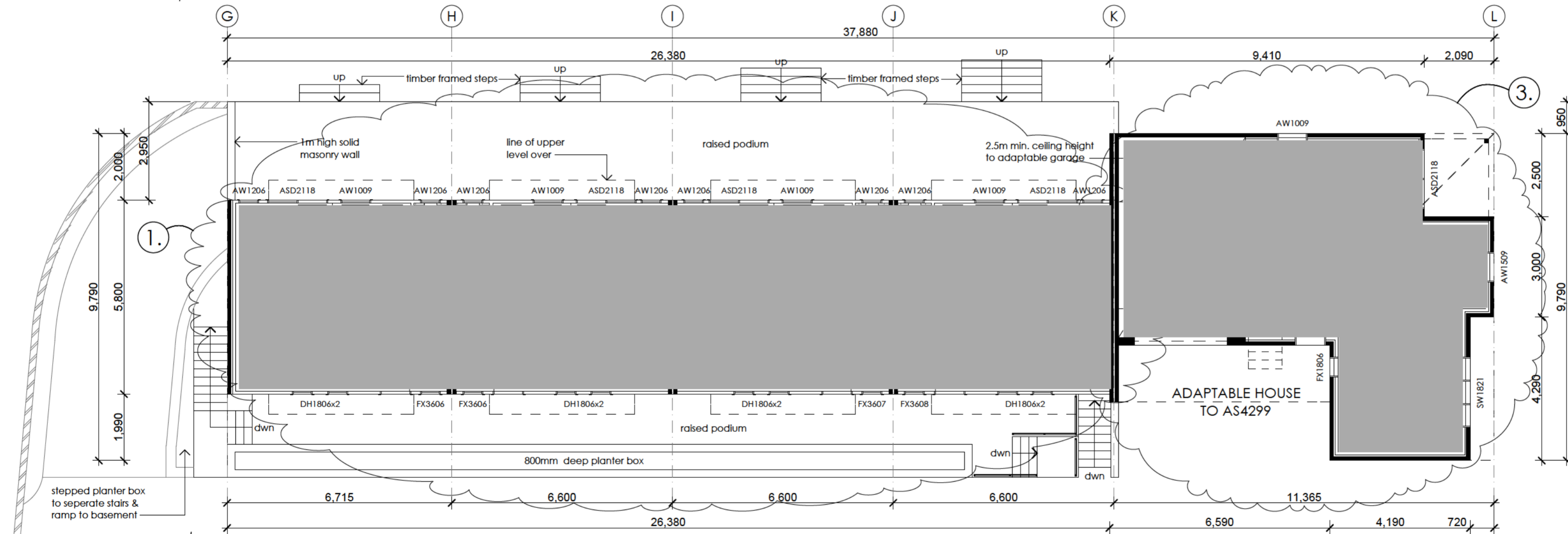
Date May 2008 Drawing No. 1284 - C

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UPPER LEVEL FLOOR PLANS



GROUND LEVEL FLOOR PLANS

UNIT 6 AREAS

ground level living	38.9m ²
upper level living	39.7m ²
Total	78.6m²

UNIT 7 AREAS

ground level living	38.2m ²
upper level living	39.0m ²
Total	77.2m²

UNIT 8 AREAS

ground level living	38.2m ²
upper level living	39.0m ²
Total	77.2m²

UNIT 9 AREAS

ground level living	38.6m ²
upper level living	39.4m ²
Total	78.0m²

UNIT 10 AREAS

ground level living	55.7m ²
upper level living	16.9m ²
garage	25.3m ²
Total	97.9m²

A Dec. 2008 Revision

1. Increase floor levels of units 6-9 by 700mm.
2. Create basement parking under units 6-9 (9 spaces) accessed via a vehicular ramp.
3. Relocated unit 10 to achieve a rear setback of 4m.
4. Convert car parking under units 1-5 to allow for 2 car spaces per unit (1-5).
5. Relocated 3 visitor car spaces.
6. Provide enclosure for units 6-9 waste bins.

Issue	Date	Event

Project
Multi Unit Housing

Site
**blocks 16+17
section 13,
Mawson, ACT.**

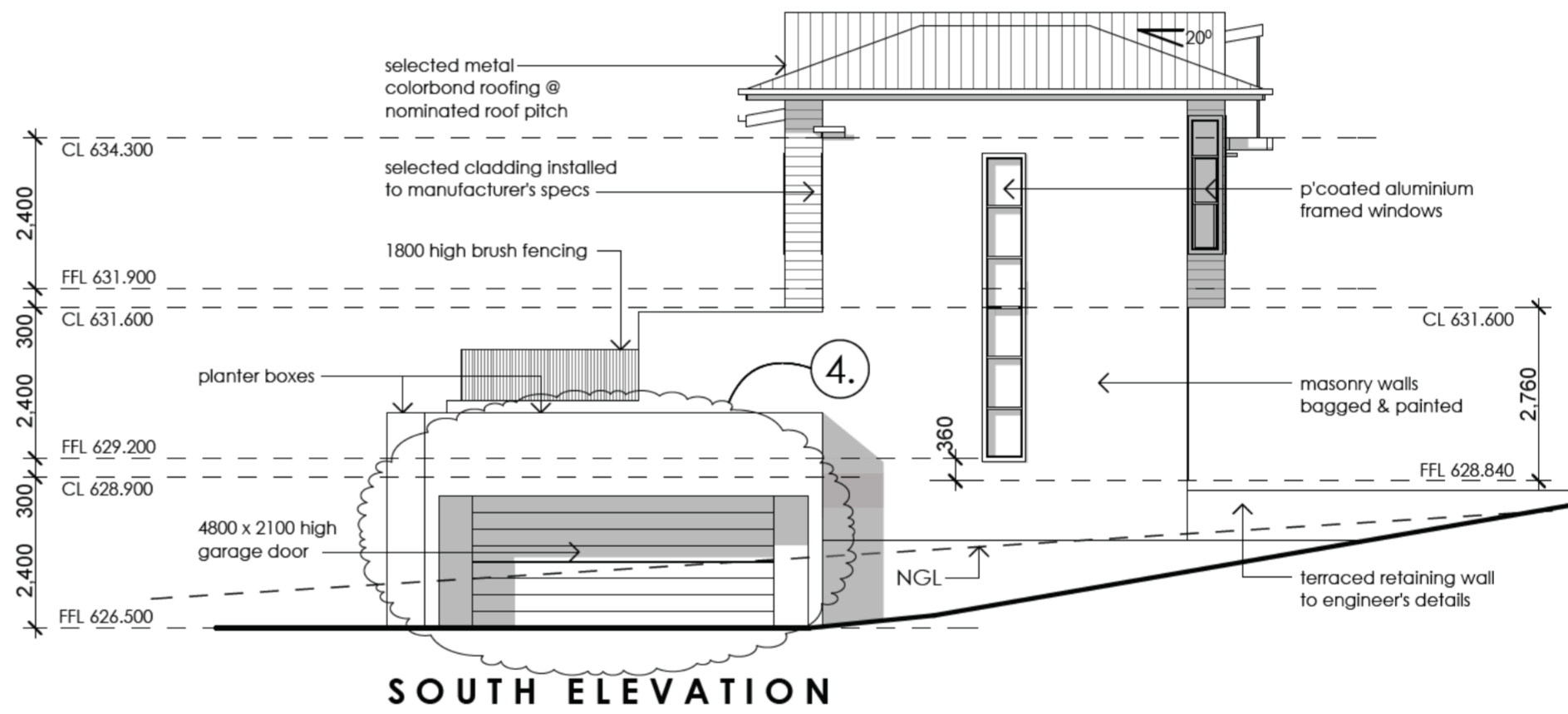
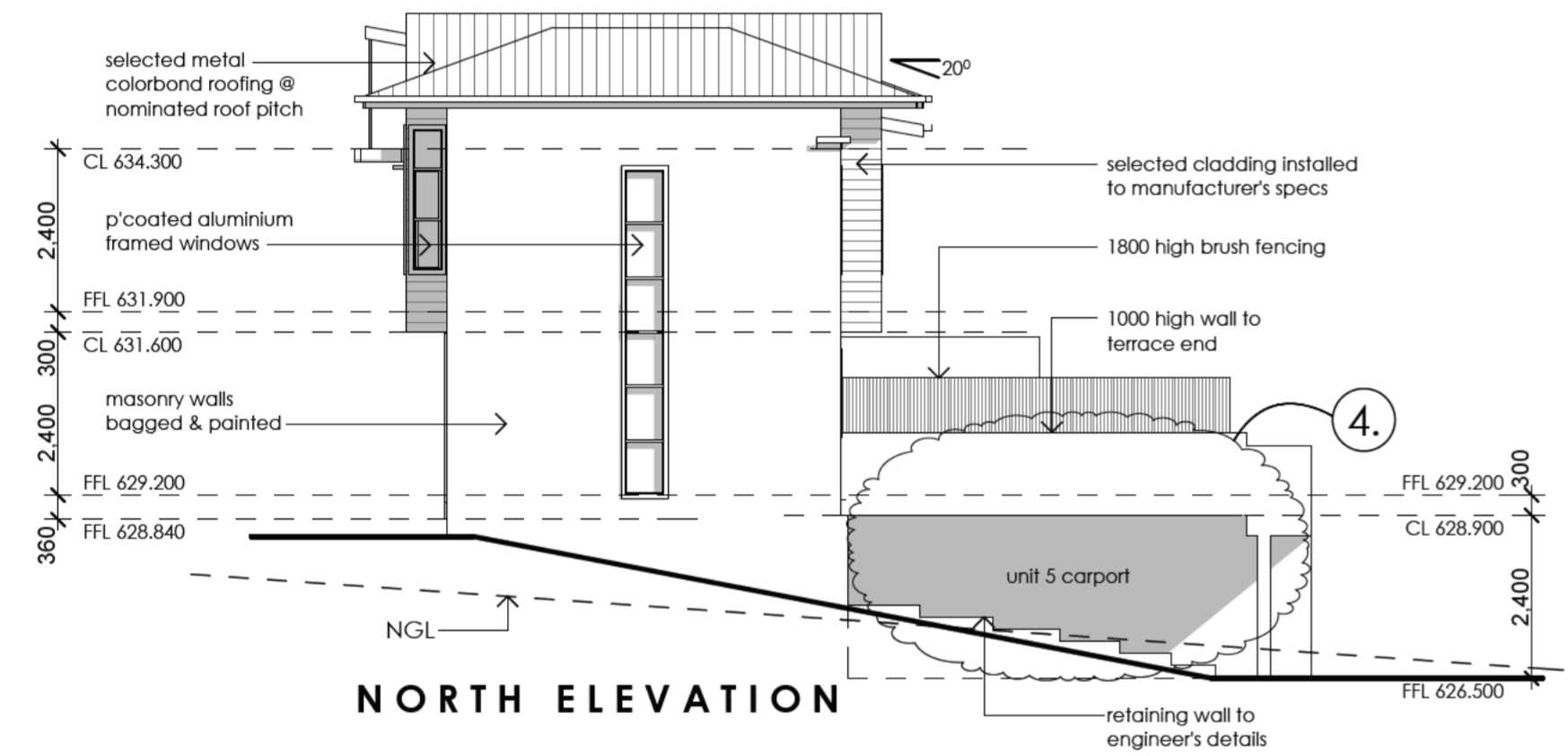
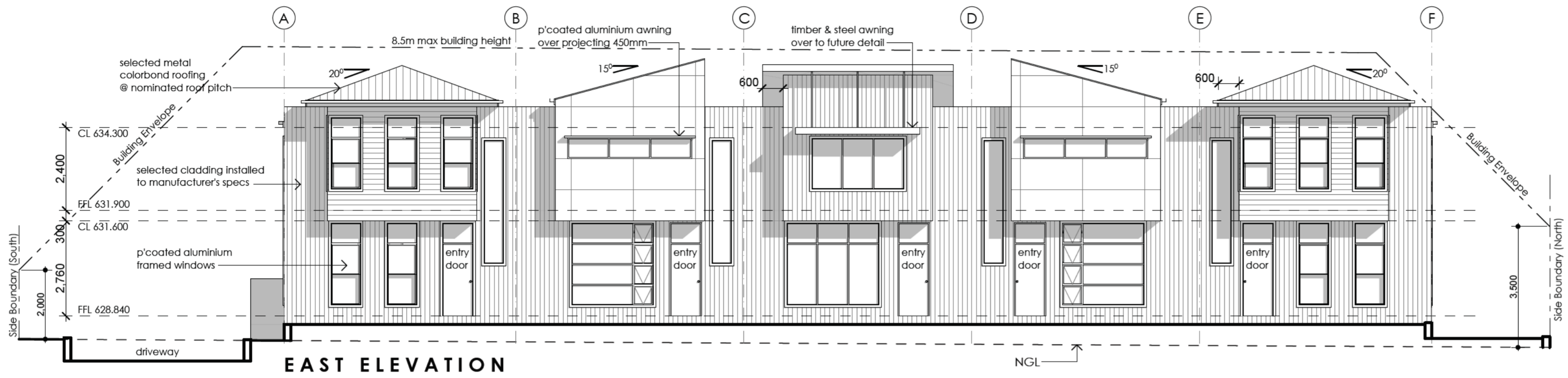
Title
Floor Plans Units 6-10

Scale 1:100 Drawn By SA

Date May 2008 Drawing No. 1284 - F

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- A** Dec. 2008 Revision
1. Increase floor levels of units 6-9 by 700mm.
 2. Create basement parking under units 6-9 (9 spaces) accessed via a vehicular ramp.
 3. Relocated unit 10 to achieve a rear setback of 4m.
 4. Convert car parking under units 1-5 to allow for 2 car spaces per unit (1-5).
 5. Relocated 3 visitor car spaces.
 6. Provide enclosure for units 6-9 waste bins.
- | Issue | Date | Event |
|-------|------|-------|
| | | |

Project
Multi Unit Housing

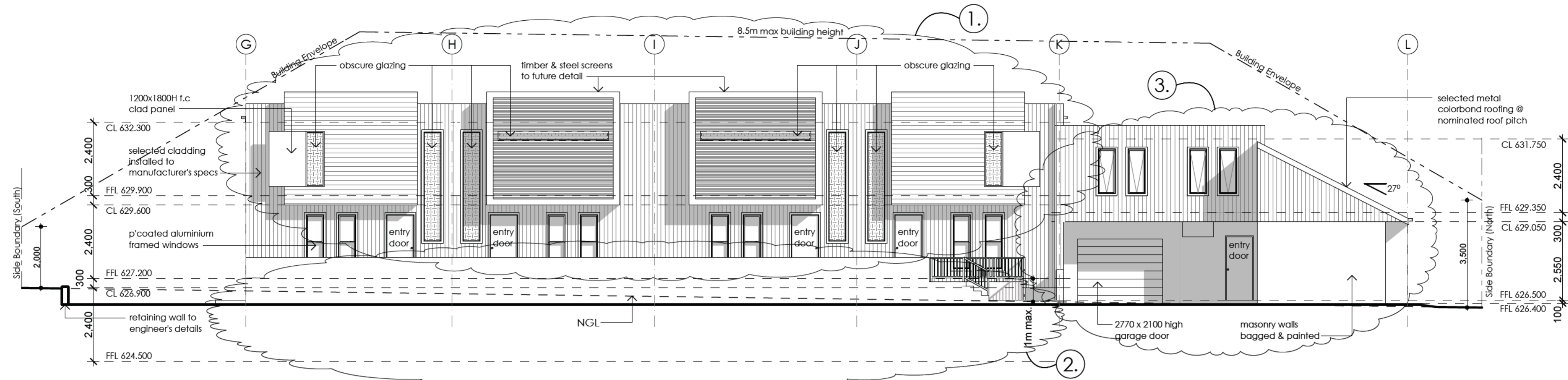
Site
**blocks 16+17
 section 13,
 Mawson, ACT.**

Title
Elevations Units 1-5

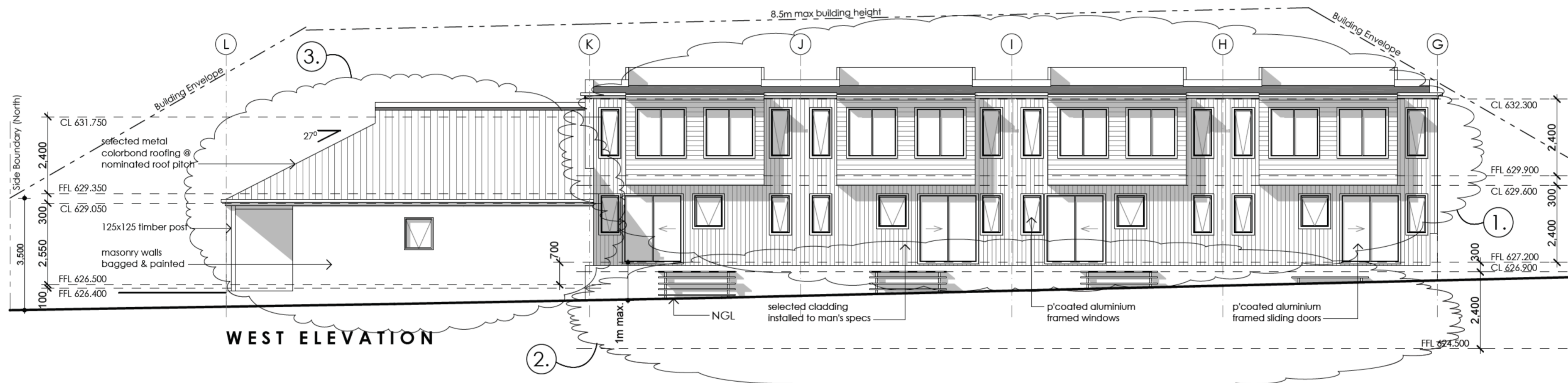
Scale 1:100	Drawn By SA
Date May 2008	Drawing No. 1284 - D

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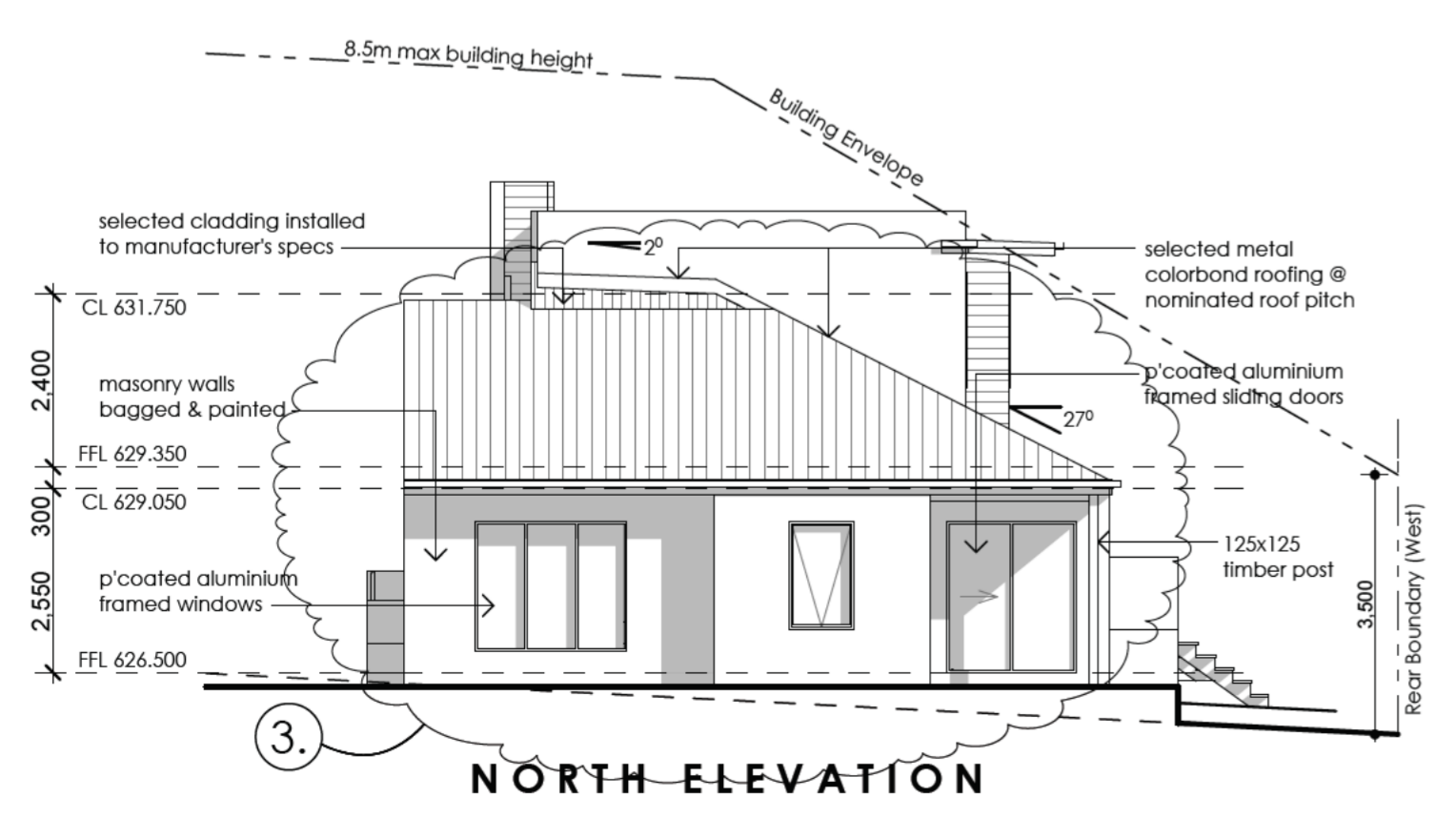
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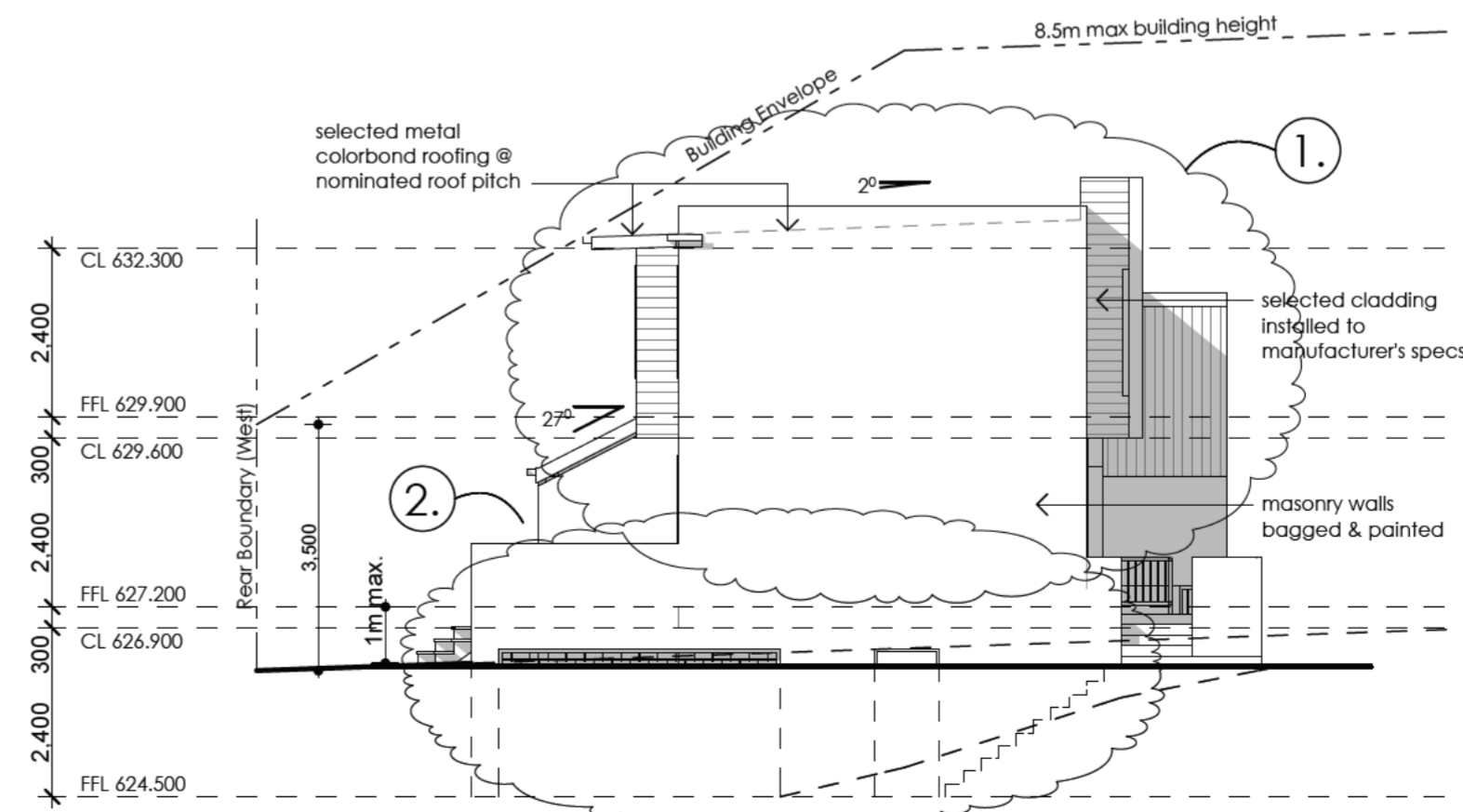
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

- A** Dec. 2008 Revision
1. Increase floor levels of units 6-9 by 700mm.
 2. Create basement parking under units 6-9 (9 spaces) accessed via a vehicular ramp.
 3. Relocated unit 10 to achieve a rear setback of 4m.
 4. Convert car parking under units 1-5 to allow for 2 car spaces per unit (1-5).
 5. Relocated 3 visitor car spaces.
 6. Provide enclosure for units 6-9 waste bins.
- | Issue | Date | Event |
|-------|------|-------|
| | | |

Project
Multi Unit Housing

Site
**blocks 16+17
 section 13,
 Mawson, ACT.**

Title
Elevations Units 6-10

Scale 1:100	Drawn By SA
Date May 2008	Drawing No. 1284 - H

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 Phone 02 9660 2255 Fax 02 9660 2254

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ActewAGL

Water and Sewerage Network

Utility compliance application

Applicant details

Applicant:	PETER BYFIELD.	Certifier's case number (if relevant)
Organisation:		
Postal address	SUITE A 34 TAYLOR ST ANNADALE	
Email address (if required for return)		
Phone:	Business 02 9660 2255	mobile
Signature:		Date of application 29/1/09

NSW
2038

Property owner details (if not the applicant) - mandatory

Owner:	DAVID HILL	
Organisation:	HILLCAP DEVELOPMENTS P/L	
Phone:	()	
Postal address	PO BOX 3671 MANUKA 2603.	

Block:	Nature of proposed works:	
	16, 17	Section: 13
Suburb:	MAWSON	
Street address:	51 AINSWORTH ST.	
Approval requested for:	<input type="checkbox"/> Commercial residential <input checked="" type="checkbox"/> Multi-unit residential <input type="checkbox"/> Dual Occupancy <input type="checkbox"/> Single residential <input type="checkbox"/> New structure <input type="checkbox"/> Alterations & additions <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Minor structures <input type="checkbox"/> Existing structures <input type="checkbox"/> Landscaping <input type="checkbox"/> Pool <input type="checkbox"/> Other specify	

Preferred mode of return: pick-up mail email PDF

Please note: separate applications are required to ActewAGL electricity and other utilities (e.g. gas, stormwater and communications.)

----- for office use only -----

ActewAGL application number:	5	1	5	9	1	
number of drawings in set:	7					

received by: ROB.

ActewAGL

STATEMENT OF COMPLIANCE

for

Application N^o: 51591 Drawings in set 7

Block: 16, 17 Section: 13

Suburb: MAWSON

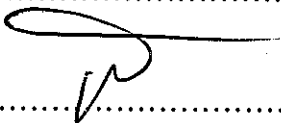
The design depicted in this application has been assessed by ActewAGL and complies with ACTEW's water and sewerage network protection and access requirements.

Please note:

- ❖ Separate applications are required for ActewAGL electricity and gas networks.
- ❖ Any failure to accurately show existing or proposed structures may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to ActewAGL.
- ❖ Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with ActewAGL's Water Division is advised if such structures and landscaping are planned.
- ❖ ActewAGL recommend setbacks provided for equipment access to water or sewerage network assets are kept free of obstruction by the property owner.
- ❖ Construction of works without the approval of ActewAGL may result in connection to ACTEW's water and sewerage networks being denied and /or action being taken to require the property owner to remove non-compliant services (e.g. sanitary drains) or structures.

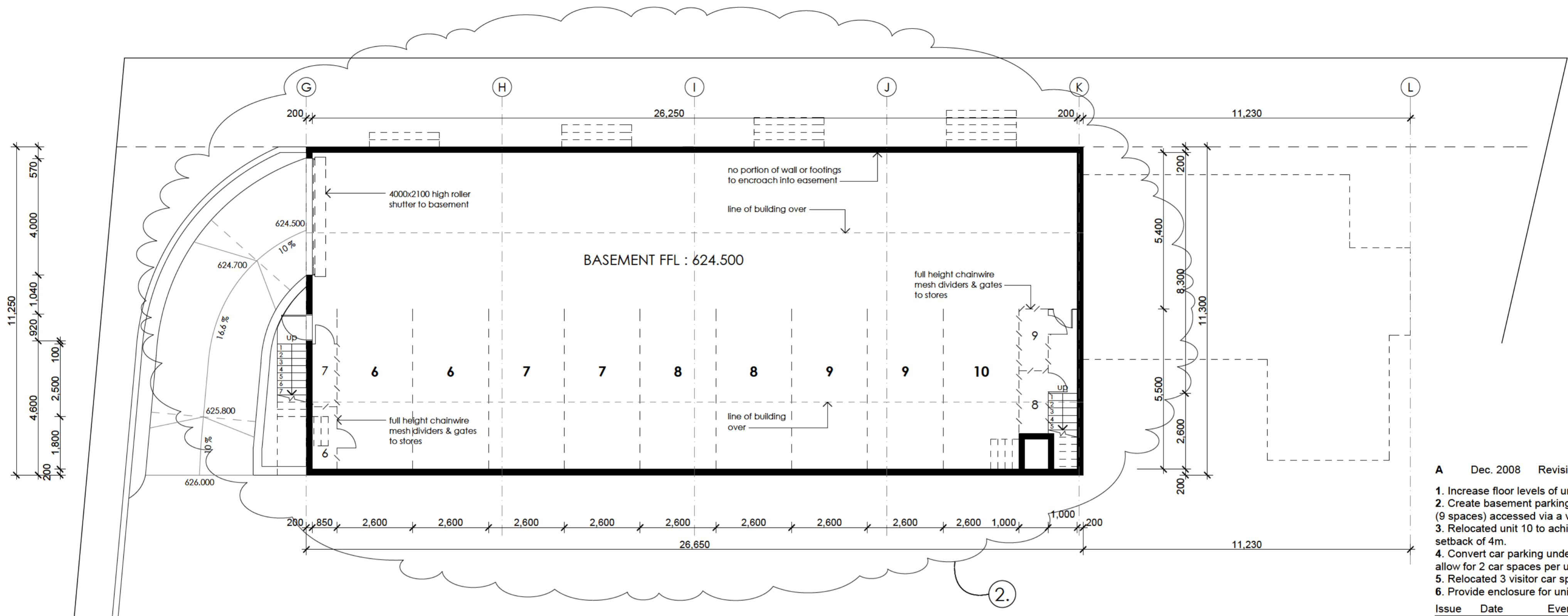
Comments:

.....

Signed..........Date 6 / 2 / 09

- | | |
|--|---------------------------------------|
| <input checked="" type="checkbox"/> E. Milczarek | <input type="checkbox"/> R. McKee |
| <input checked="" type="checkbox"/> P. Clarke | <input type="checkbox"/> R. Pearce |
| <input type="checkbox"/> R. Cirson | <input type="checkbox"/> G. Manwaring |

For further information please phone ActewAGL 6248 3555 (then 2)



 **BASEMENT LEVEL FLOOR PLAN** BASEMENT AREA 299.9m²

A Dec. 2008 Revision

1. Increase floor levels of units 6-9 by 700mm.
2. Create basement parking under units 6-9 (9 spaces) accessed via a vehicular ramp.
3. Relocated unit 10 to achieve a rear setback of 4m.
4. Convert car parking under units 1-5 to allow for 2 car spaces per unit (1-5).
5. Relocated 3 visitor car spaces.
6. Provide enclosure for units 6-9 waste bins.

Issue	Date	Event

Project
Multi Unit Housing

Site
**blocks 16+17
section 13,
Mawson, ACT.**

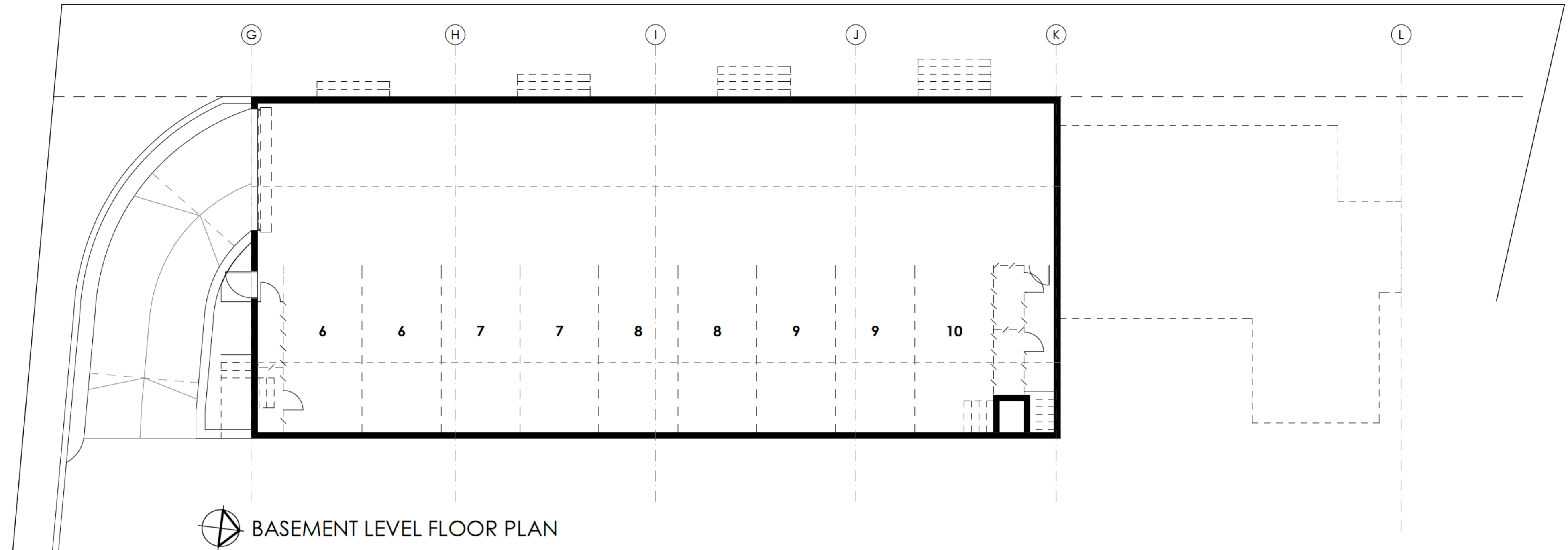
Title
Basement Level Floor Plan

Scale 1:100 Drawn By SA

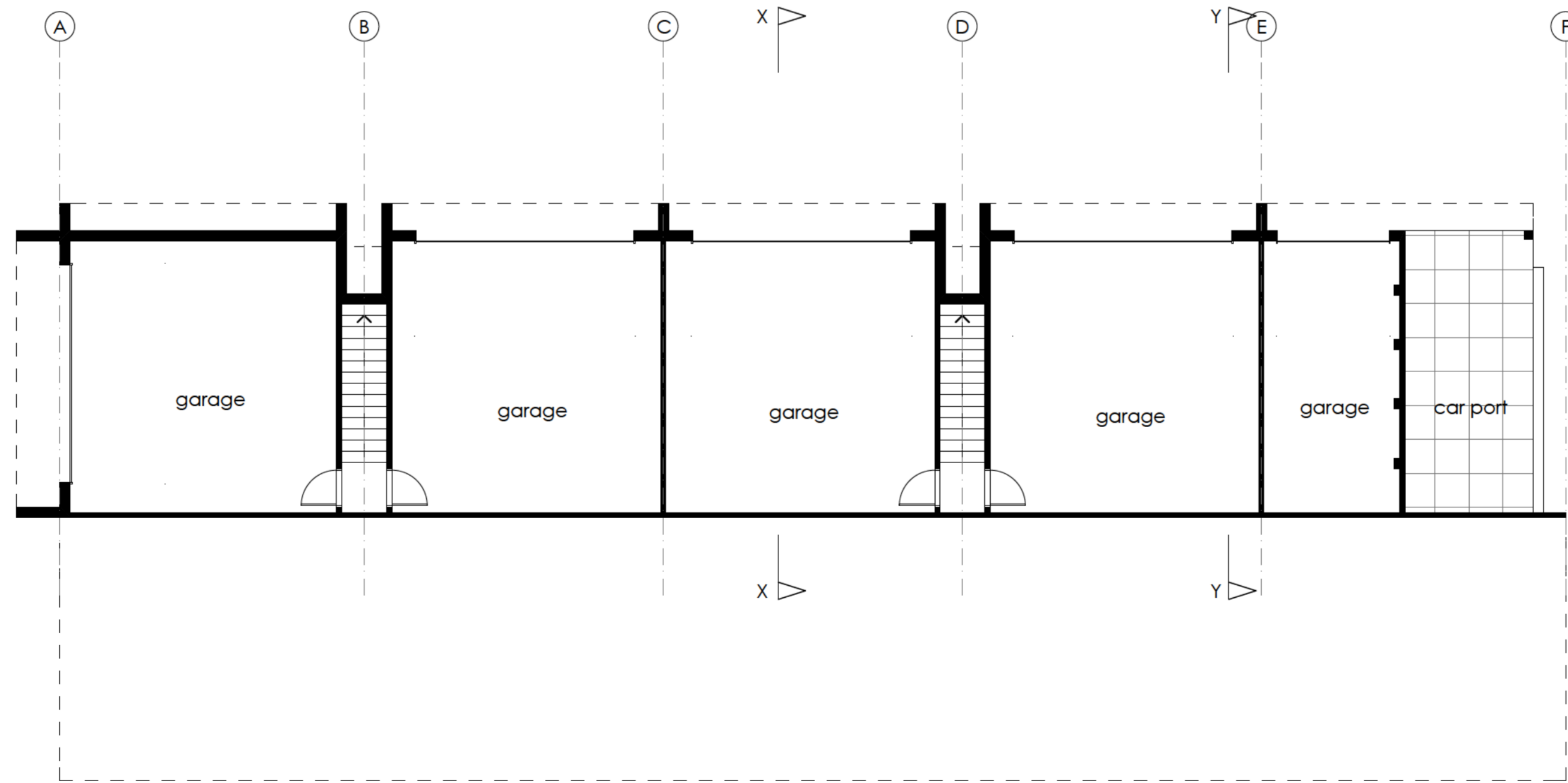
Date May 2008 Drawing No. 1284 - G


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Phone 02 9660 2255 Fax 02 9660 2254

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 BASEMENT LEVEL FLOOR PLAN



 LOWER LEVEL FLOOR PLAN

A Dec. 2008 Revision

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Issue	Date	Event

Project
Multi Unit Housing

Site
blocks 16+17
section 13,
Mawson, ACT.

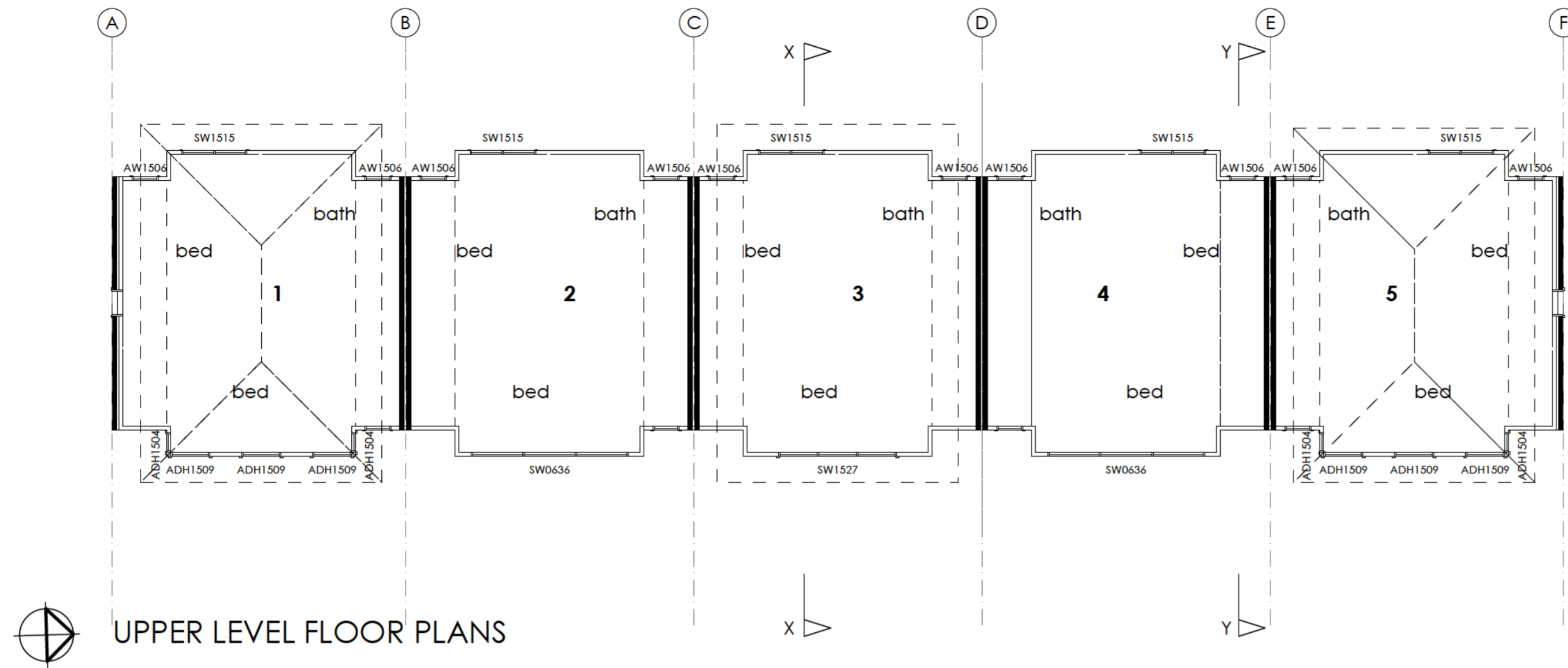
Title
Neighbour Notification Plan
Basement & Garage Level

Scale 1:100
Drawn By SA

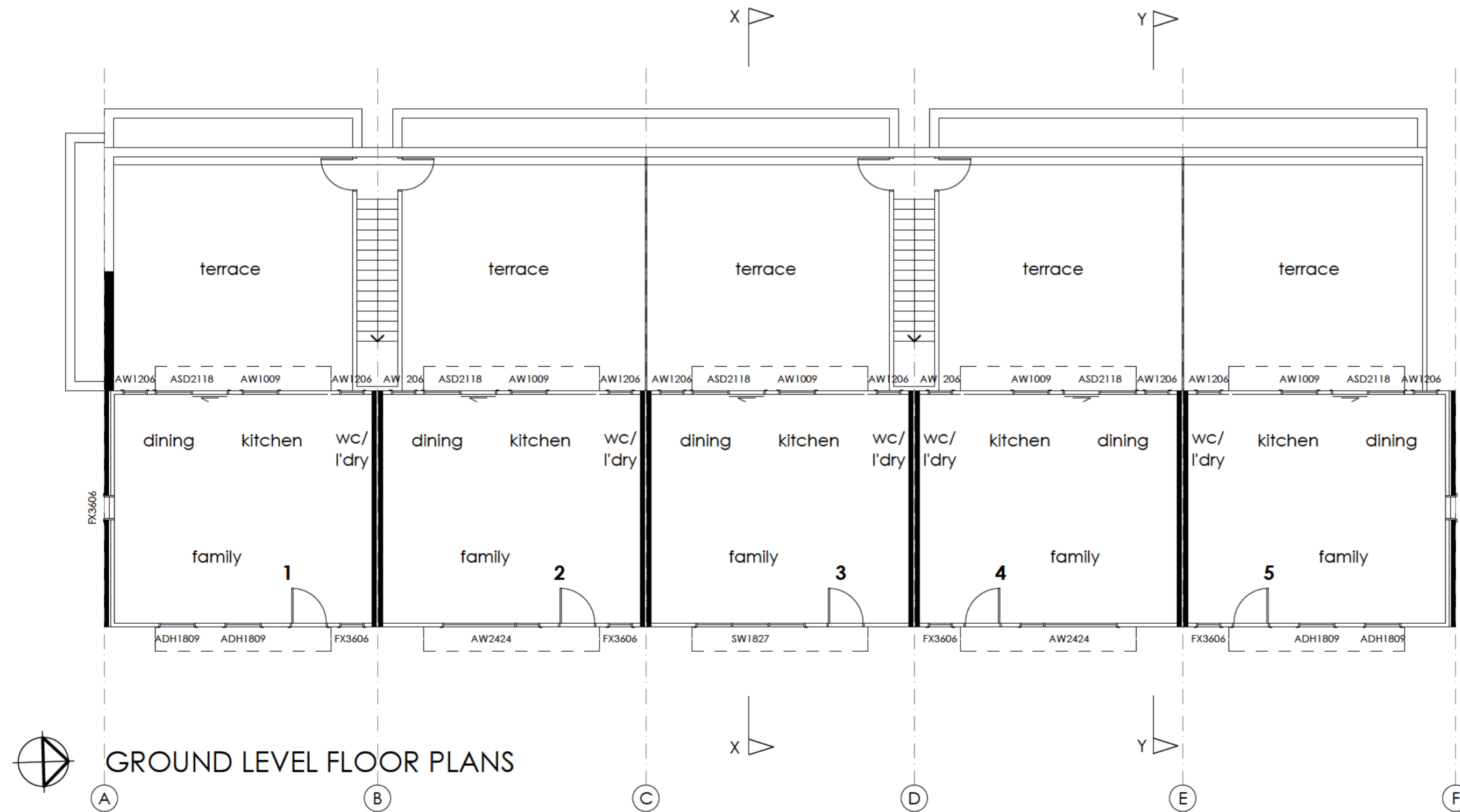
Date May 2008
Drawing No. 1284 - Y

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UPPER LEVEL FLOOR PLANS



GROUND LEVEL FLOOR PLANS

- A** Dec. 2008 Revision
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- | Issue | Date | Event |
|-------|------|-------|
| | | |

Project
Multi Unit Housing

Site
**blocks 16+17
section 13,
Mawson, ACT.**

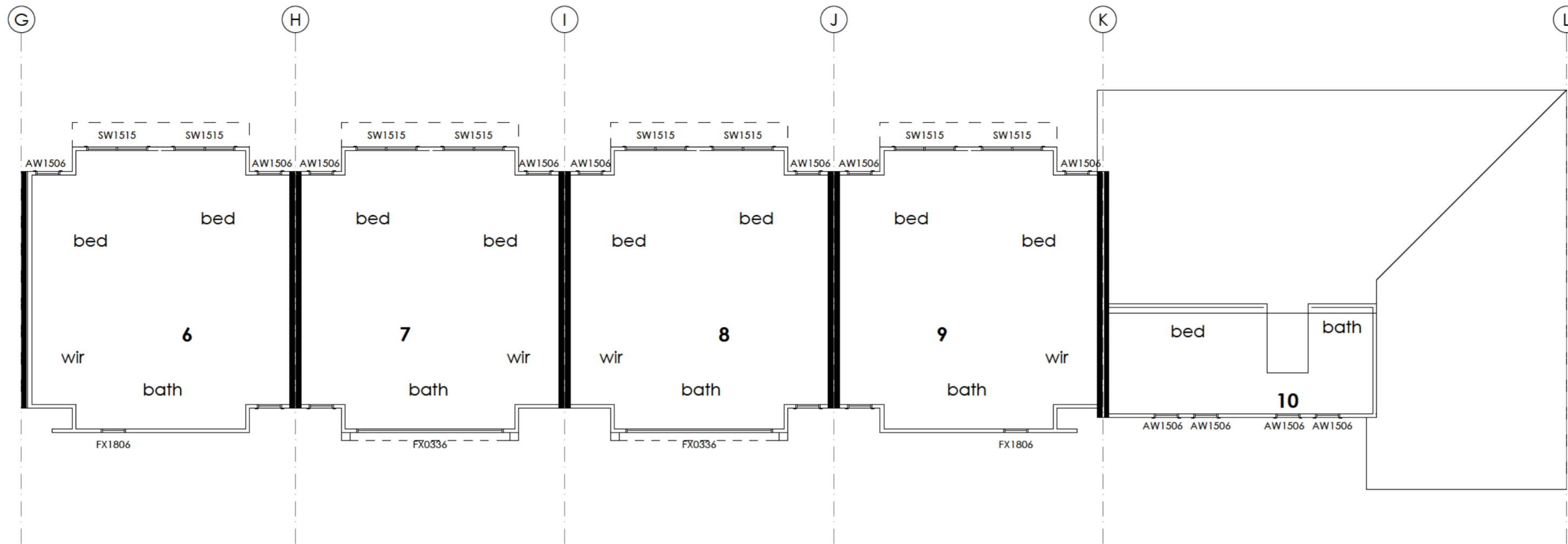
Title
**Neighbour Notification Plan
Units 1-5**

Scale 1:100
Drawn By SA

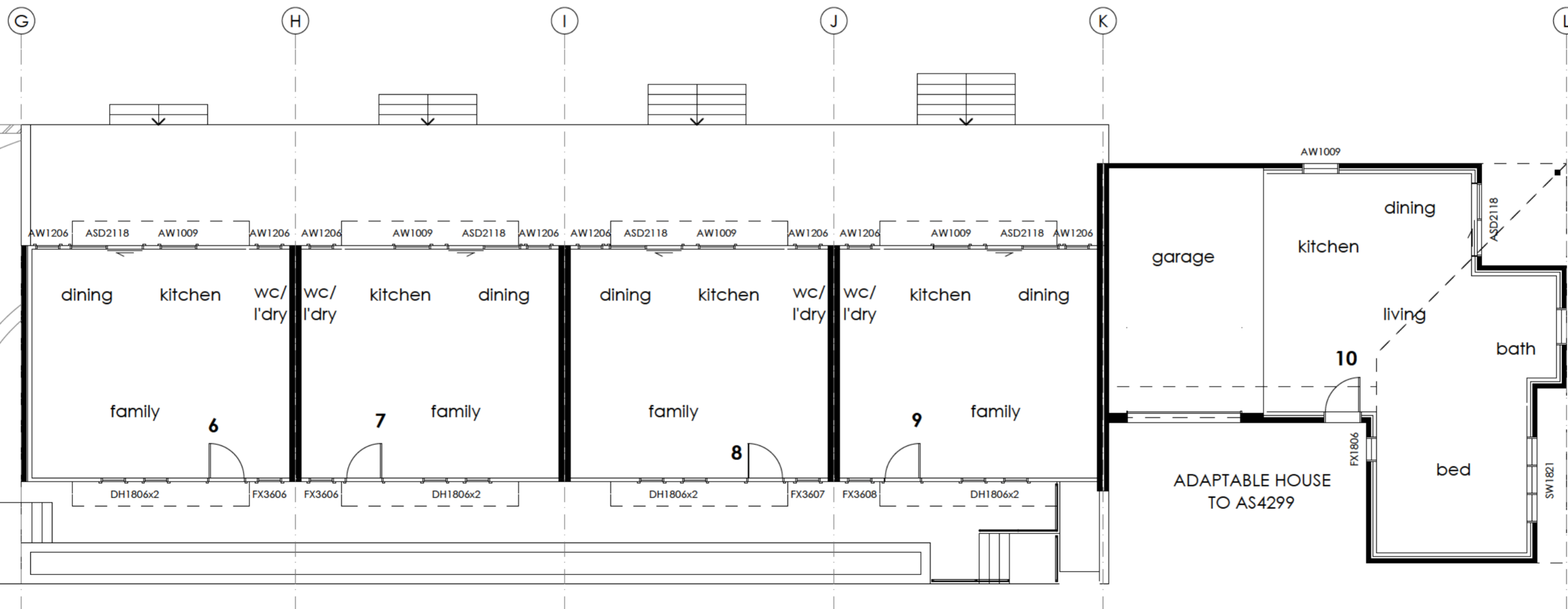
Date May 2008
Drawing No. 1284 - X

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 UPPER LEVEL FLOOR PLANS



 GROUND LEVEL FLOOR PLANS

A Dec. 2008 Revision

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Issue	Date	Event

Project
Multi Unit Housing

Site
**blocks 16+17
section 13,
Mawson, ACT.**

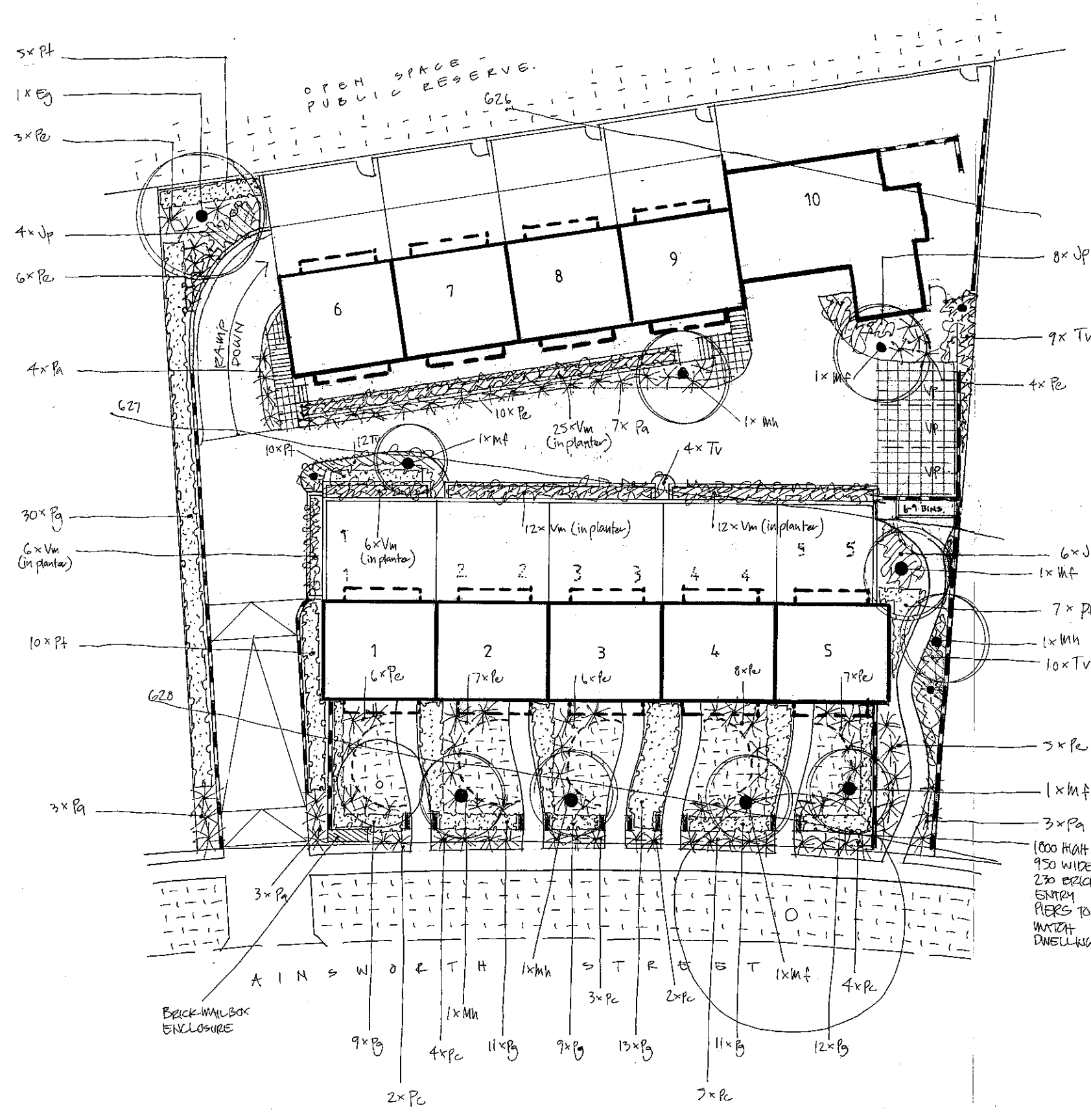
Title
**Neighbour Notification Plan
Units 6-10**

Scale 1:100 Drawn By SA

Date May 2008 Drawing No. 1284 - Z

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LANDSCAPE
PLAN

PROPOSED PLANTING SCHEDULE

TREES				
Code	No.	Species	Common Name	Size
Eg	1	Eucalyptus gregsonia	Woigan Snow Gum	1.5m
Mf	5	Malus floribunda	Crab Apple 'Japanese'	1.5m
Mh	4	Malus hopa	Flowering Crab Apple	1.5m

GRASSES				
Code	No.	Species	Common Name	Size
Pe	62	Pennisetum setacetum 'rubrum'	Fountain grass	140mm pot
Pc	20	Phormium cookianum	NZ Flax	140mm pot
Pa	20	Phormium anna red	Red NZ Flax	140mm pot

HEDGING PLANTS				
Code	No.	Species	Common Name	Size
Pg	95	Photinia glabra 'rubens'	Photinia	140mm pot
Pt	32	Pittosporum tenuifolium golden sheen	Pittosporum	140mm pot

GROUND COVERS				
Code	No.	Species	Common Name	Size
Jp	18	Juniperus procumbens 'Nana'	Juniper	tube stock
Tv	45	Thymus vulgaris	Garden Thyme	tube stock
Vm	61	Vinca minor (White)	Vinca	tube stock

LANDSCAPE LEGEND

- Hardscape**
- Masonry retaining walls (max 900 high) to engineers detail.
 - 150 x 25 Treated pine garden / path edging.
 - 1200 high public areas light fixture as selected.
 - Stencilled concrete parking bay to contrast with dark grey coloured driveway
- Softscape**
- Existing tree to be retained and protected during construction.
 - Proposed tree planting.
 - Proposed hedge planting.
 - Proposed grass planting.
 - Proposed ground cover planting.
 - Proposed non irrigated lawn planting.

Issue DEC-08
Date central parking -
Amendment

Project
Multi Unit Housing

Site
**blocks 16+17
section 13,
Mawson, ACT.**

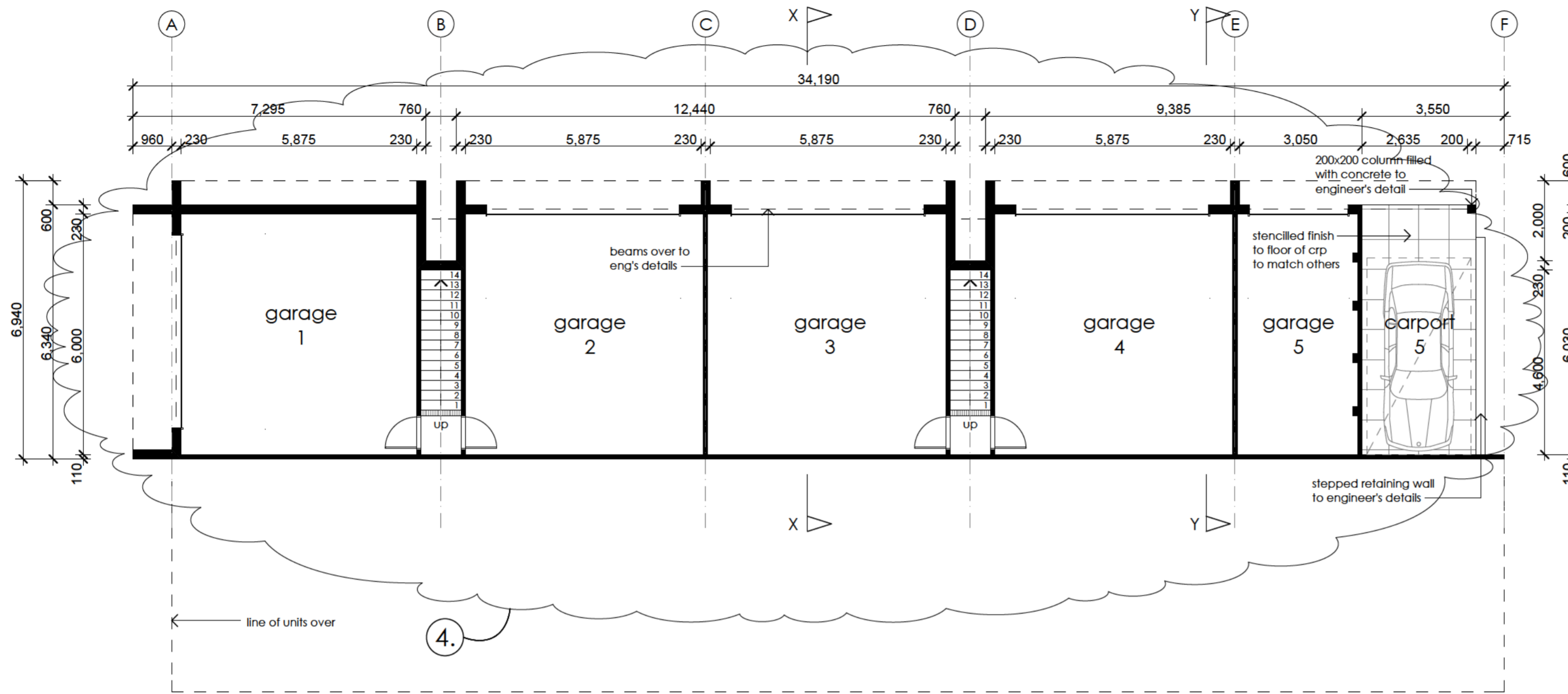
Title
Landscape Plan

Scale 1:200
Drawn By SA

Date May 2008
Drawing No. 1284 - J

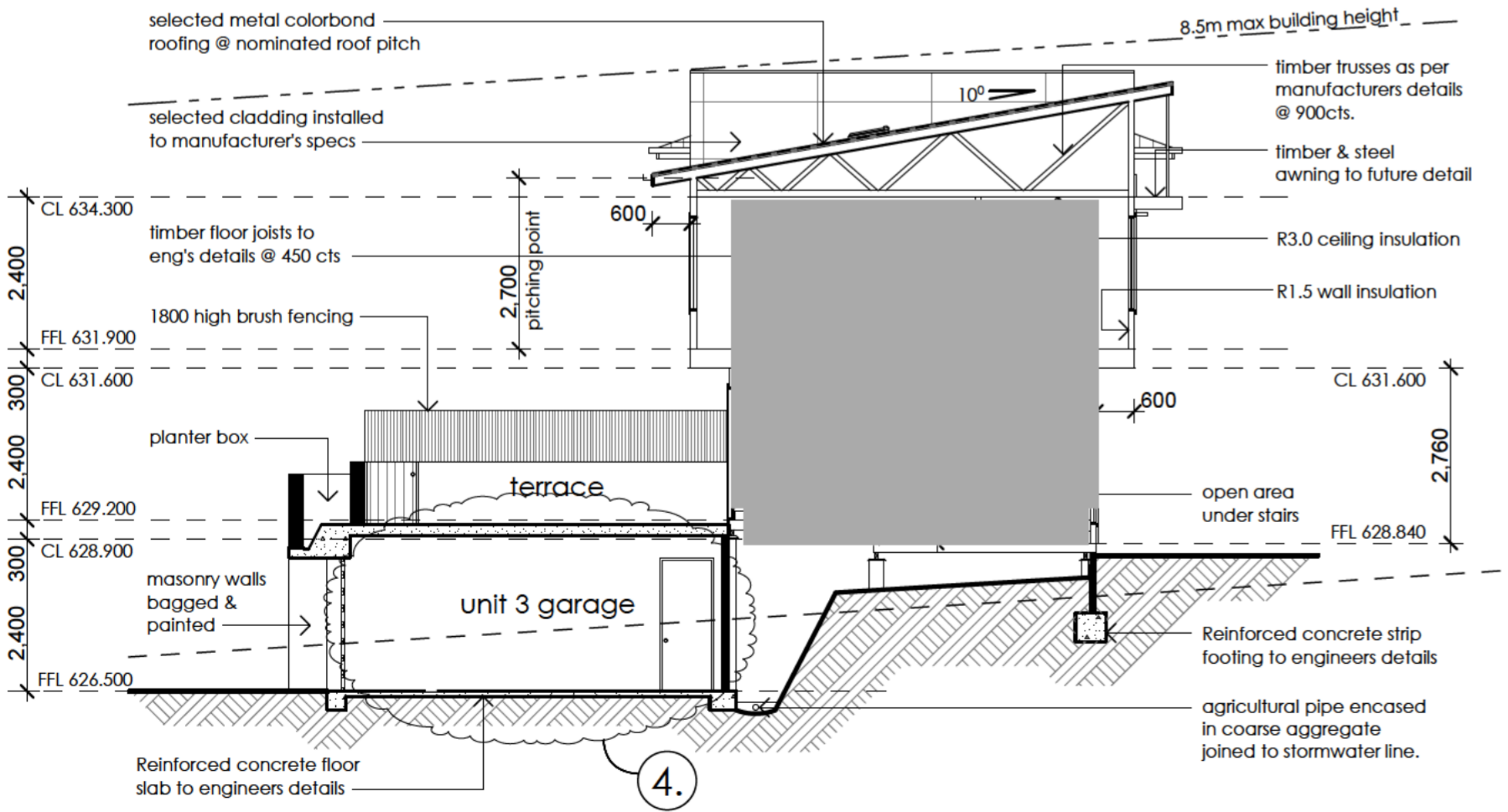
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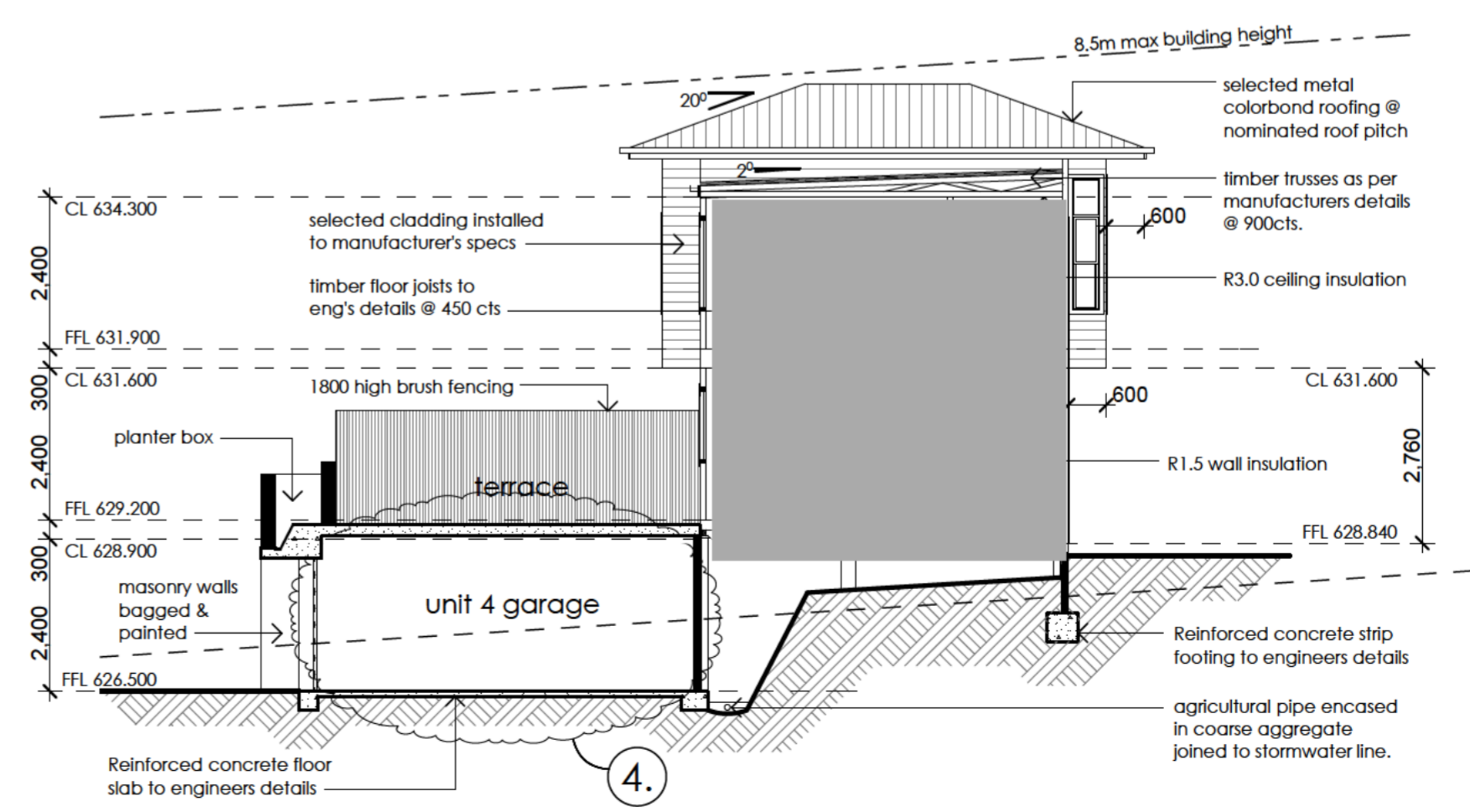


LOWER LEVEL FLOOR PLAN

- A** Dec. 2008 Revision
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- | Issue | Date | Event |
|-------|------|-------|
| | | |



SECTION X-X



SECTION Y-Y

Project
Multi Unit Housing

Site
blocks 16+17 section 13, Mawson, ACT.

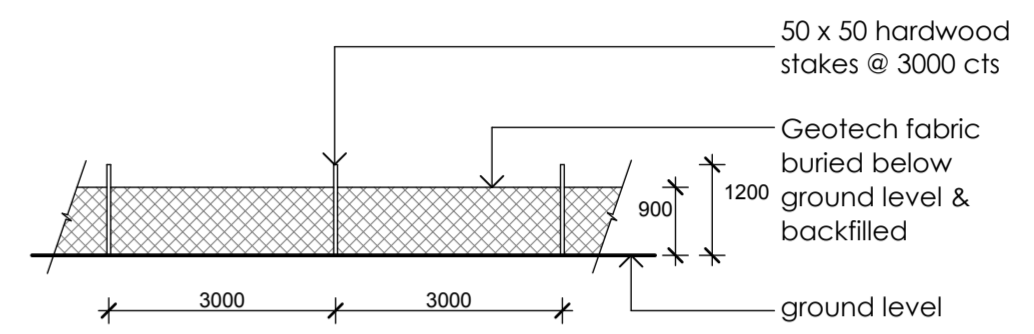
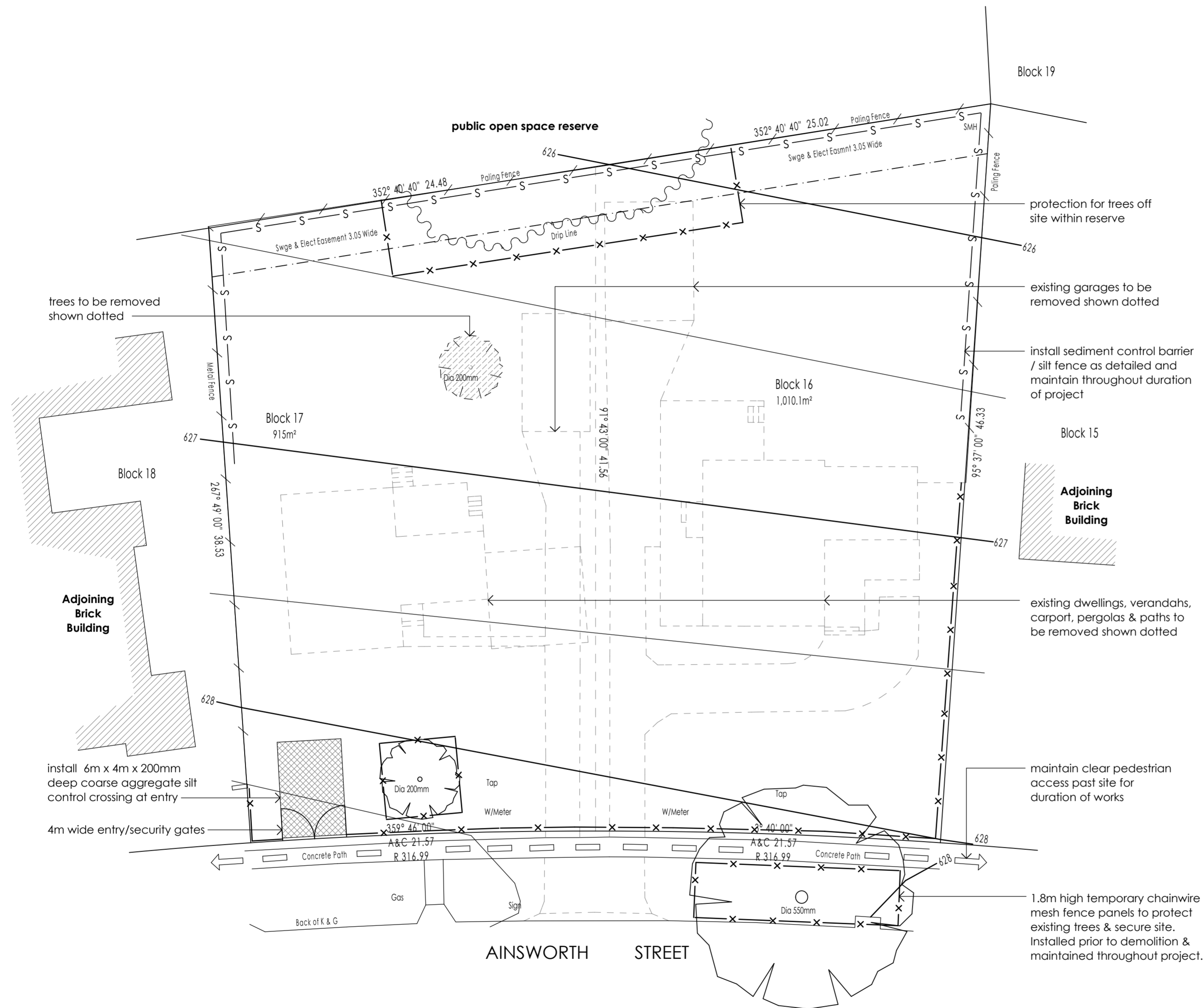
Title
Garage Level Floor Plan & Sections

Scale 1:100 Drawn By SA

Date May 2008 Drawing No. 1284 - E

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SEDIMENT CONTROL BARRIER DETAIL scale 1:100

- A** Dec. 2008 Revision
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- | Issue | Date | Event |
|-------|------|-------|
| | | |

Project
Multi Unit Housing

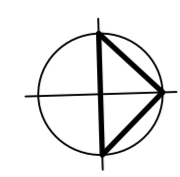
Site
blocks 16+17 section 13, Mawson, ACT.

Title
Additional Site Plans

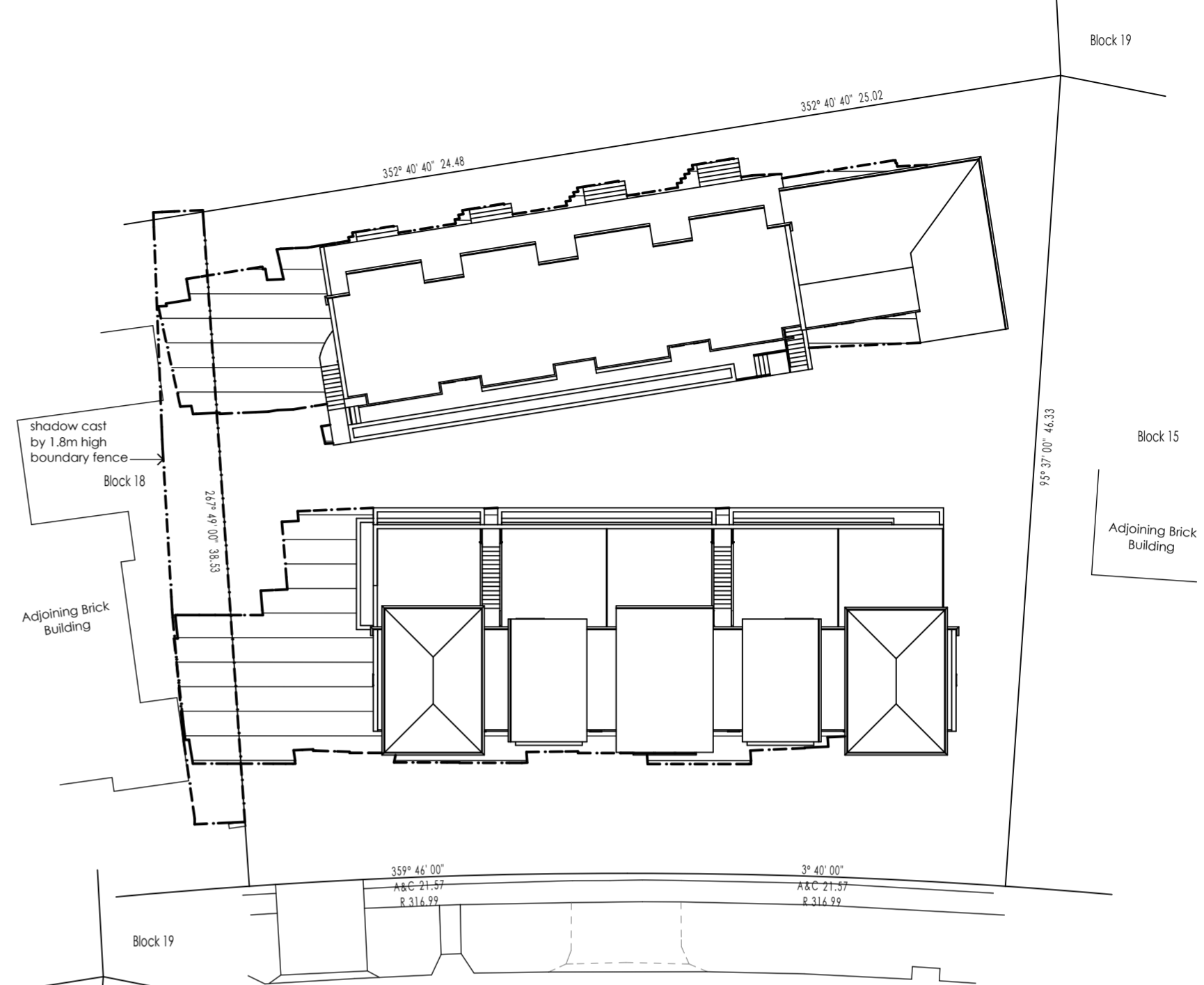
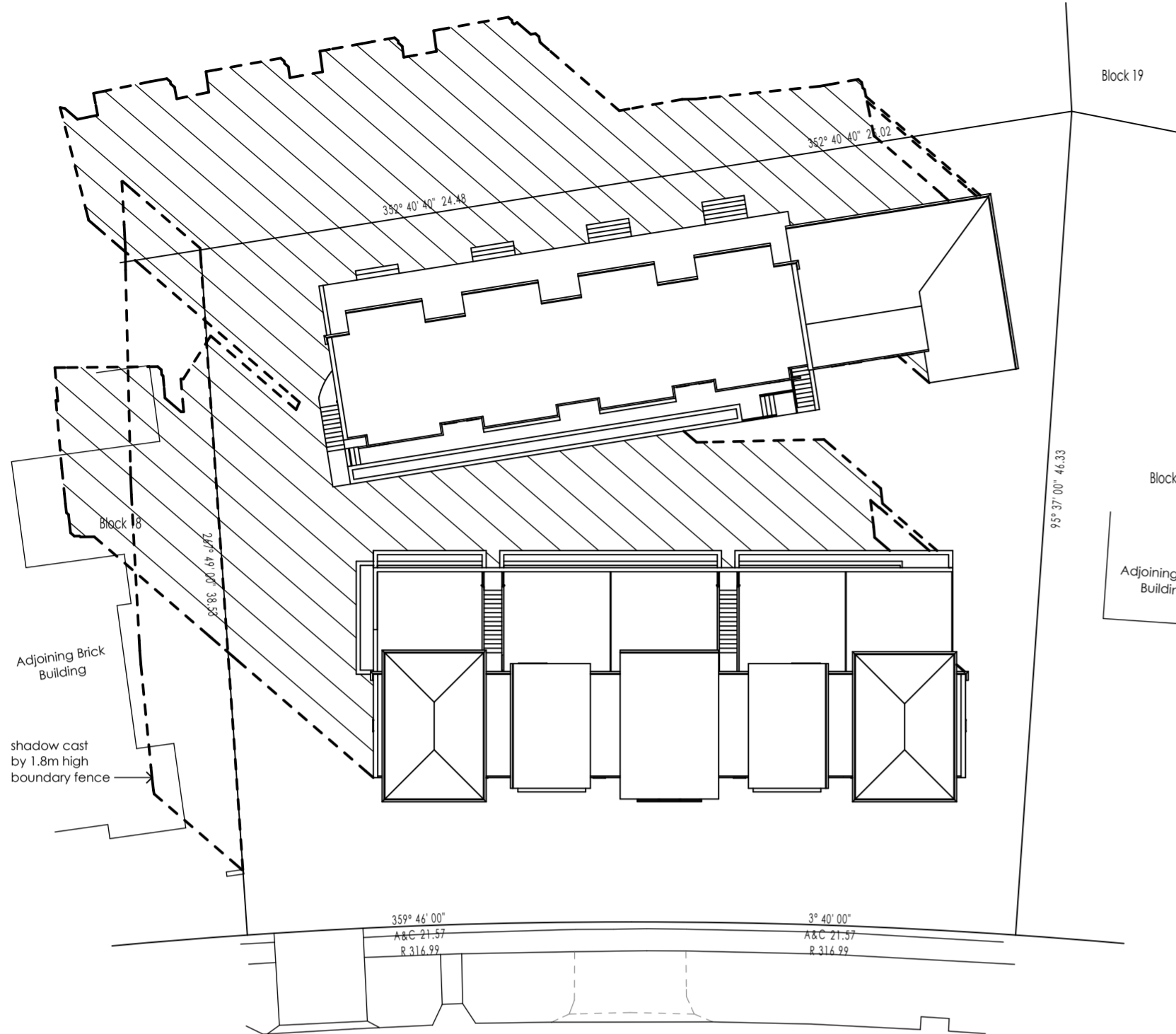
Scale 1:200	Drawn By SA
Date May 2008	Drawing No. 1284 - B

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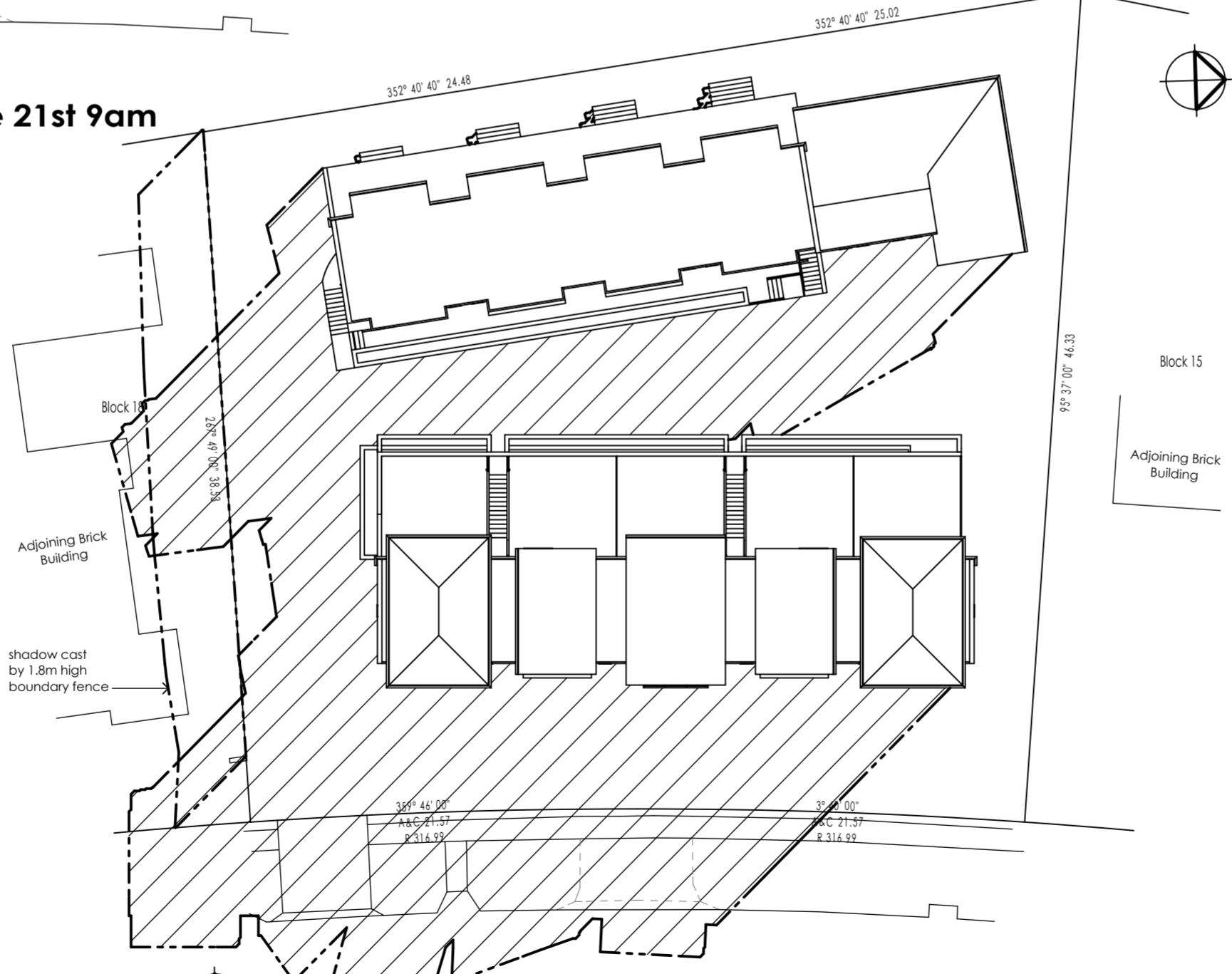
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TREE MANAGEMENT PROTECTION PLAN, DEMOLITION PLAN & SEDIMENT AND EROSION CONTROL PLAN



 **SHADOW DIAGRAM - June 21st 9am**



 **SHADOW DIAGRAM - June 21st 3pm**

 **SHADOW DIAGRAM - June 21st 12noon**

- A** Dec. 2008 Revision
1. Increase floor levels of units 6-9 by 700mm.
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- | Issue | Date | Amendment |
|-------|------|-----------|
| | | |

Project
Multi Unit Housing

Site
**blocks 16+17
 section 13,
 Mawson, ACT.**

Title
Shadow Diagrams

Scale
 1:300

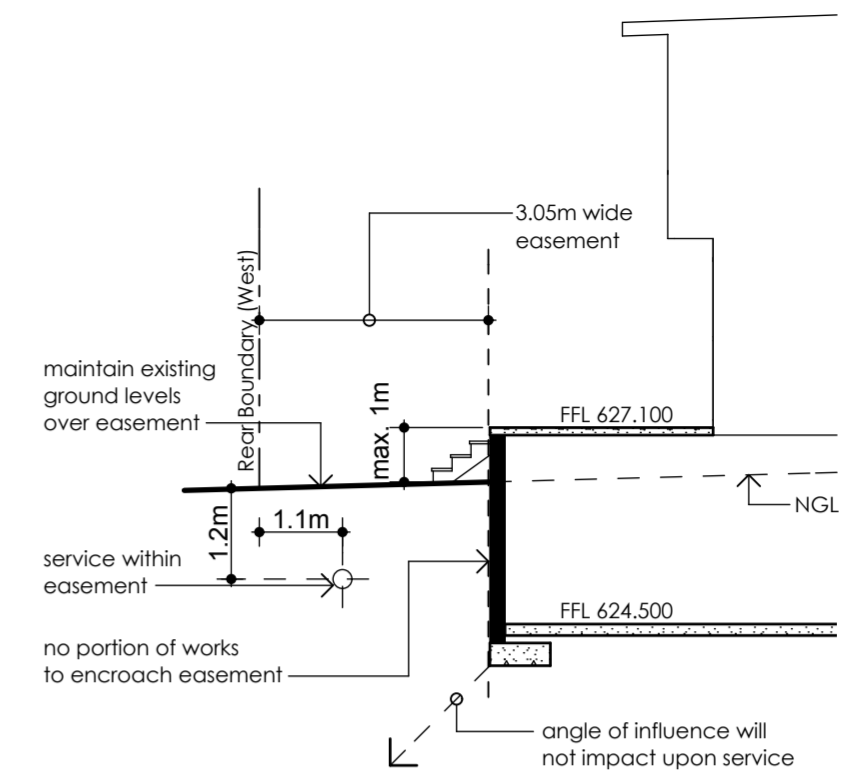
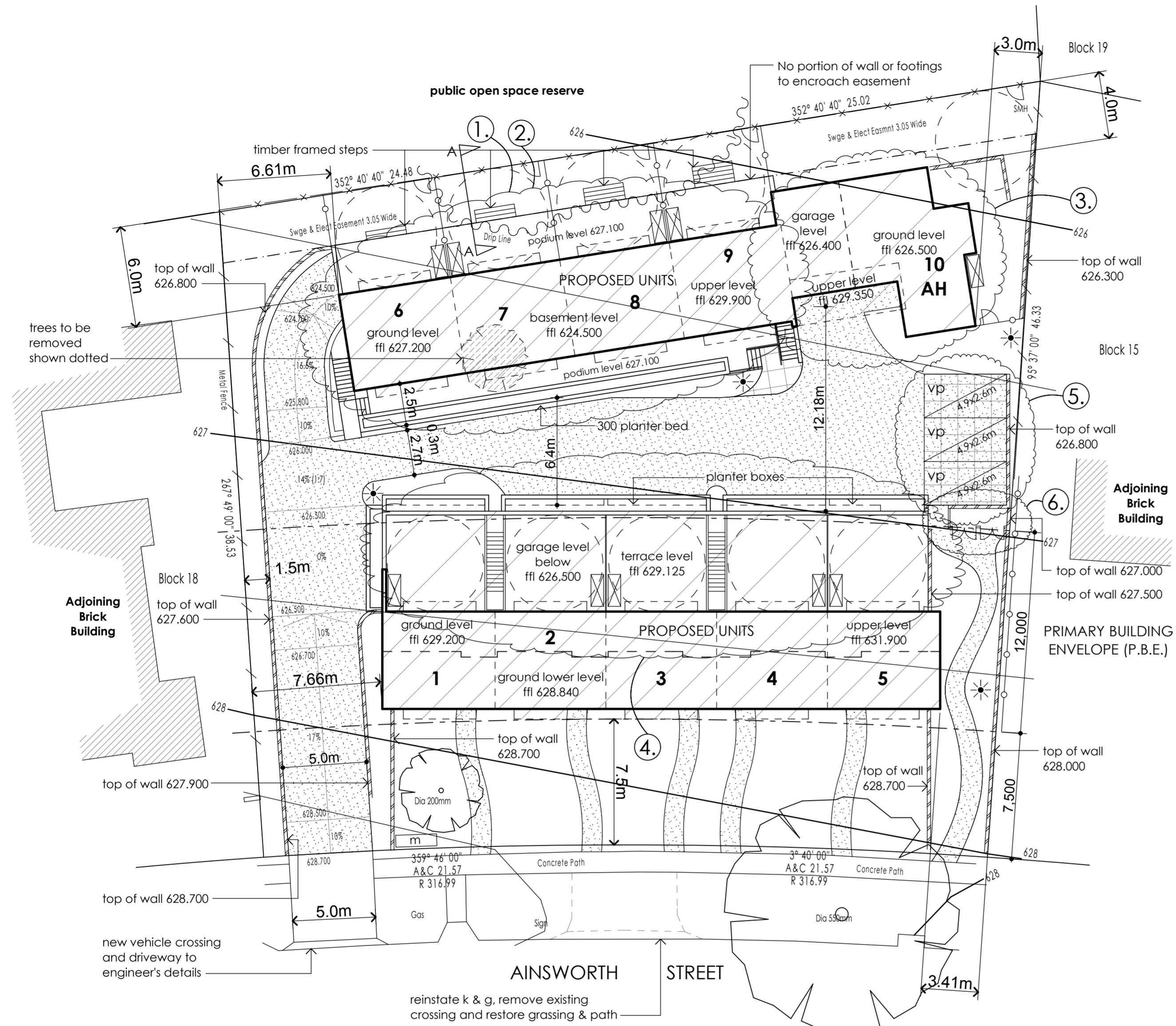
Drawn By
 SA

Date
 May 2008

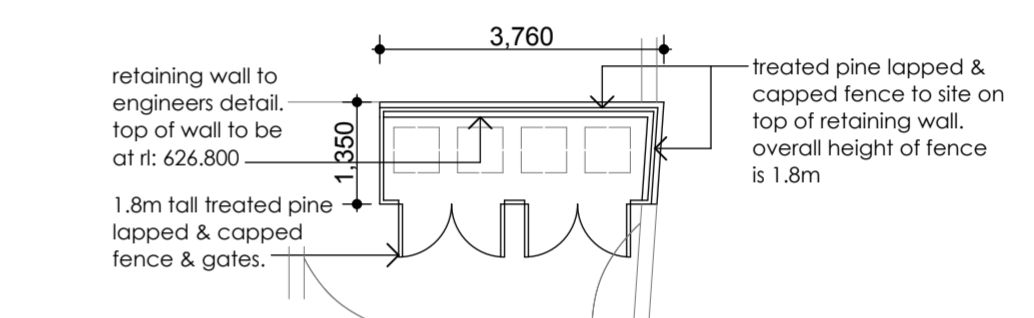
Drawing No.
 1284 - I

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SECTION A-A



BIN ENCLOSURE FOR UNITS 6-9

LEGEND

- existing tree to be retained
- existing tree to be removed
- existing fence to be retained
- 1.8m tall treated pine lapped & capped pailing fence & matching gate
- powdercoated metal 'spear fence' & gates 1.8m tall as selected
- 6m min. p.o.s. area
- retaining wall to eng's details
- visitor car parking space
- portable clothes airer locations
- brick mailbox enclosure to detail
- 1.2m tall public areas light fitting as selected
- dark grey broom finished concrete driveway
- stencilled coloured concrete to contrast with above to define parking bays
- AH** adaptable house

- A Dec. 2008 Revision
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- | Issue | Date | Event |
|-------|------|-------|
| | | |

Project
Multi Unit Housing

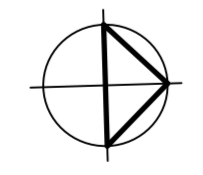
Site
**blocks 16+17
 section 13,
 Mawson, ACT.**

Title
Site Plan

Scale 1:200	Drawn By SA
Date May 2008	Drawing No. 1284 - A

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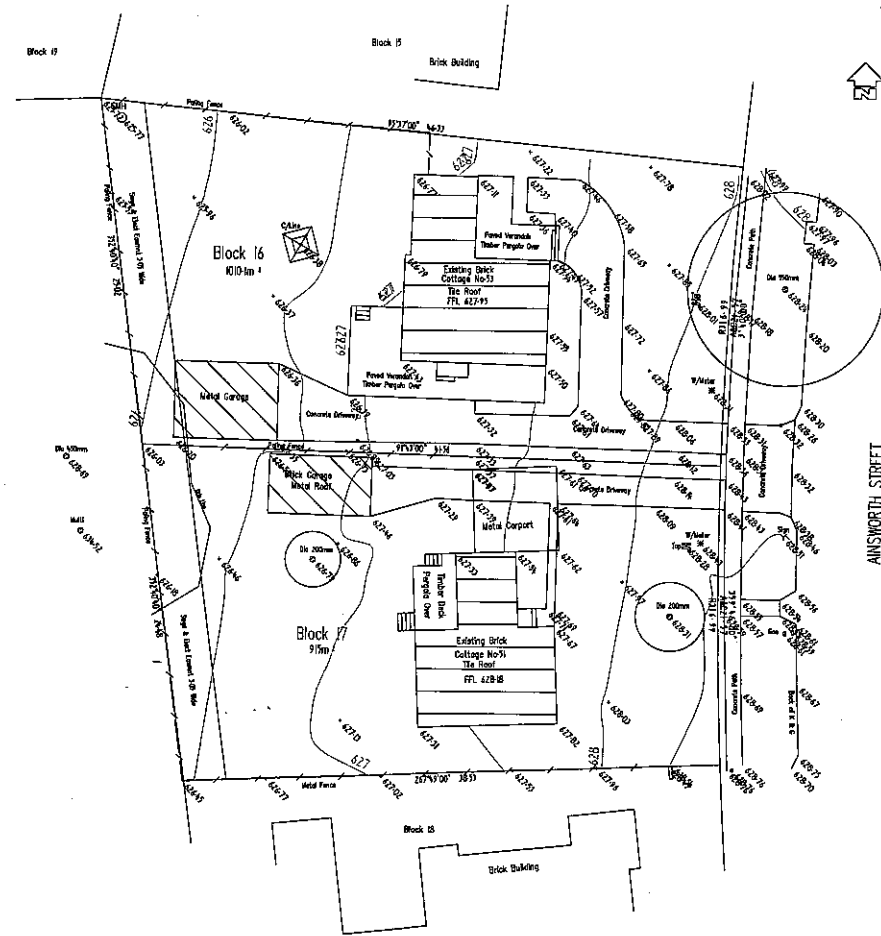
SITE PLAN

PLOT RATIO CALCULATIONS

Units 1-5	385.8m ²
Garages 1-5	172.3m ²
Units 6-10	408.9m ²
Total Area	967.0m ²
Site Area	1,925.1m ²
Proposed Plot Ratio	0.50 : 1

PARKING CALCULATIONS

10 x 2 Bedroom Units @ 2 spaces each	= 20
10 x 0.25 visitor spaces	= 3
Total number of spaces required	= 23
Total number provided	= 23
20 (2 per unit) allocated to units	
3 nominated visitor spaces	



PROJECT NO.	100401-dwg
DATE	6 / 9 / 06
SCALE	AS SHOWN
BY	JRM
CHECKED	JRM
DATE	6 / 9 / 06

M & S SURVEYS PTY LTD
 Incorporating JOHN RAE & ASSOCIATES
 UNIT 2/6-16 HURDART CRT
 MITCHELL ACT 2911
 Ph 4262 2622 Fax 4262 2623

DETAIL & CONTOUR SURVEY
 BLOCKS 16 & 17 SECTION 13
 MAWSON

**ACCESS +
MOBILITY
REPORT**

Multi Unit
Housing

Blocks **16 + 17**
Section **13**
MAWSON ACT

PETER BYFIELD
+ Associates P/I

Suite A, 34 Taylor Street
Annandale NSW 2038
T. 02 9660 2255
F. 02 9660 2254

June 2008

ACCESS + MOBILITY REPORT
Blocks 16 + 17 Section 13 MAWSON

June 2007

Adaptable Unit/s

In accordance with Residential Zones - Multi Unit Development Code – Accessibility, 1in10 (10%) of the proposed units are to be capable of being adapted to satisfy the provisions of AS4299 'Adaptable Housing Code'. As ten dwellings are proposed, one needs to satisfy this requirement. We have nominated unit 10 as the 'adaptable unit' and designed it so as need no adaptation to satisfy the requirements of AS 4299. ***Therefore no pre and post adaptation floor plans have been provided for consideration.***

Accessible Path of Travel

A continuous path of travel is provided around and through the site. A pathway compliant with AS 4299-1995 links the 'adaptable unit' (House 10) to the street.

Site Access

Vehicular access is provided to the site at the communal driveway, access to all units, including the 'adaptable unit' is from this point.

Doorways and doors

All doorways and circulation areas within unit 10, the 'adaptable unit' satisfy AS4299. No internal alterations are required for it to satisfy the requirements of AS 4299 and AS 1428.1.

Car Parking Facilities

Unit 10, the 'adaptable unit' has its own secure garage space of dimensions to satisfy AS 1428.1 and AS 2890.1. Surrounding surfaces and gradients also comply with all relevant Australian Standards.

APPENDIX A
 SCHEDULE OF FEATURES FOR ADAPTABLE HOUSING
 (Normative)

This schedule is a list of essential features to be incorporated into a housing unit for it to be termed an 'Adaptable House'. A higher level of 'Adaptable House' classification may be achieved by incorporating some or all of the desirable elements.

It is intended that this schedule be also used as a checklist to record the features incorporated.

CLASSIFICATION LEVELS

Adaptable house class A All essential and all desirable features incorporated.

Adaptable house class B All essential and 50% desirable features incorporated, including all those notated 'first priority'.

Adaptable house class C All essential features incorporated.

Item No.	Room/Item	Clause No.	Essential		First priority desirable		Desirable	
			Required feature	Certified by	Proposed feature	Certified by	Proposed feature	Certified by
	DRAWINGS							
1	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	✓					
	SITING							
2	A level or gently sloping site with up to 1:14 gradient	3.2.2			⊙			
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1	3.3.2	⊙					
4	Additional paths and walkways to be continuous, slip-resistant and hard-surfaced with gradients complying with AS 1428.1	3.3.2			⊙		✓	
5	Within a residential estate development, common use facilities to be accessible	3.3.3			✓			
6	Within a residential estate development, street names with house numbers at each intersection	3.3.3					⊙	
7	Within a residential estate development, internal roadways to be separate from pedestrian walkways	3.3.3			⊙			
	SECURITY							
8	Pathway lighting shall be positioned at low height to avoid glare and to provide min. 50 lux at ground level	3.6.1			⊙			
9	Clear line of sight from a well-lit vehicle drop-off point to safe pedestrian entry point	3.6.2			⊙			

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Item No.	Room/Item	Clause No.	Essential		First priority desirable		Desirable	
			Required feature	Certified by	Proposed feature	Certified by	Proposed feature	Certified by
	LETTERBOXES IN ESTATE DEVELOPMENTS							
10	Within residential estate developments, letterboxes centrally located adjacent to street entry. Lockable	3.8			☑			
11	Letterboxes to be on hard standing area connected to accessible pathway	3.8	☑					
12	Letterbox area roofed and in a well lit location	3.8			X			
13	Parcel rack included with letterboxes	3.8			☑			
	PRIVATE CAR ACCOMMODATION							
14	Carparking space or garage min. area 6.0 m x 3.8 m	3.7.2	☑					
15	Roof to car parking space	3.7.1			☑			
16	Internal clearance of garage or carport 2.5 m min.	3.7.2					☑	
17	Provision for power-operated roller door to garage	3.7.2					☑	
18	Covered access to dwelling unit	3.7.3					☑	
19	Illumination level min. 50 lux	4.10			☑			
	ACCESSIBLE ENTRY							
20	Accessible entry	4.3.1	☑					
21	Entry protected by porch or similar	4.3.1					☑	
22	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2	☑					
23	Threshold to be low-level	4.3.2	☑					
24	Landing to enable wheelchair manoeuvrability	4.3.2	☑					
25	Accessible entry door to have 850 mm min. clearance	4.3.1	☑					
26	Weatherproofed entry door	4.3.3					☑	
27	Door lever handles and hardware to AS 1428.1	4.3.4	☑					
28	Provision for combined door/security door	4.3.5			☑			
29	Potential min. illumination level 300 lux	4.10			☑			
	EXTERIOR: GENERAL							
30	All external doors to be keyed alike	4.3.4					☑	
31	Provision for security screen to exterior opening or sliding windows and doors	4.7.6			☑			
	INTERIOR: GENERAL							
32	Internal doors to have 820 mm min. clearance	4.3.3	☑					
33	Internal corridors min. width of 1000 mm	4.3.7	☑					
34	Provision for compliance with AS 1428.1 for door approaches	4.3.7	☑					
35	Window sills at max. 730 mm above floor level to living and 600 mm above floor level to bedroom areas	4.7.2. and 4.6.2					☑	

Item No.	Room/Item	Clause No.	Essential		First priority desirable		Desirable	
			Required feature	Certified by	Proposed feature	Certified by	Proposed feature	Certified by
LIVING ROOM & DINING ROOM								
36	Provision for circulation space of min. 2250 mm diameter	4.7.1	✓					
37	Minimum 4 double GPOs	4.7.3			✓			
38	Telephone adjacent to GPO	4.7.4	✓					
39	Telephone outlet location between kitchen and living space, adjacent to GPO	4.7.4					✓	
40	Two TV antenna outlets adjacent to GPO (positioned so viewing from dining and kitchen is achievable)	4.7.5			✓			
41	Potential illumination level min. 300 lux	4.10	✓					
KITCHEN								
42	Minimum width 2.7 m (1550 mm clear between benches)	4.5.2	✓					
43	Provision for circulation at doors to comply with AS 1428.1	4.5.1	✓					
44	Provision for benches planned to include at least one work surface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable. Refer to Figure 4.8	4.5.5	✓					
45	Refrigerator adjacent to work surface	4.5.5	✓					
46	Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable	4.5.6	✓					
47	Kitchen sink bowl max. 150 mm deep	4.5.6	✓					
48	Tap set capstan or lever handles or lever mixer	4.5.6(e)	✓					
49	Tap set located within 300 mm of front of sink	4.5.6(e)	✓					
50	Installation of thermostatic mixing valve	4.5.6(f)			✓			
51	Cooktops to include either front or side controls with raised cross bars	4.5.7	✓					
52	Cooktops to include isolating switch	4.5.7	✓					
53	Work surface min. 800 mm length adjacent to cooktop at same height	4.5.7	✓					
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	✓					
55	Provision for microwave oven at height of 750 mm–1200 mm above floor	4.5.9					✓	
56	Central light with second light over sink. Potential illumination level min. 300 lux with 550 lux over work surfaces	4.10			✓			
57	Adjustable shelving: depth 600 mm max. up to 800 mm above floor; depth 450 mm max. from 800 to 1500 mm above floor; depth 300 mm max. above 1500 mm	4.5.10					✓	

Item No.	Room/Item	Clause No.	Essential		First priority desirable		Desirable	
			Required feature	Certified by	Proposed feature	Certified by	Proposed feature	Certified by
58	Locate handles towards the top of below bench cupboards and towards the bottom of overhead cupboards. Provide 'D' pull handles	4.5.10			✓			
59	GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of worksurface	4.5.11	✓					
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	✓					
61	Slip-resistant floor surface	4.5.4	✓					
	MAIN BEDROOM							
62	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1	✓					
63	Two double GPOs on wall where bedhead is likely to be	4.6.3			✓			
64	Minimum of one GPO on opposite wall	4.6.3					✓	
65	Telephone outlet next to bed on the side closest to door (with GPO adjacent to telephone outlet)	4.6.5			✓			
66	TV antenna point and double GPO on opposite wall to bedhead	4.6.6			✓			
67	2-way light switches, one located above bed. 1000 mm high above floor	4.6.4			✓			
68	Potential illumination level 300 lux	4.10			✓			
69	Sliding doors on wardrobe with full length mirror	4.6.7					✓	
	OTHER BEDROOMS							
70	Two double GPOs on one wall. Minimum of one GPO on opposite wall	4.6.3			✓			
71	Two-way light switch	4.6.4			✓			
72	Telephone outlet next to double GPO	4.6.5			✓			
73	TV antenna point adjacent to one GPO	4.6.6			✓			
74	Potential illumination level 300 lux	4.10			✓			
	BATHROOM							
75	Provision for bathroom area to comply with AS 1428.1	4.4.1	✓					
76	Slip-resistant floor surface	4.4.2	✓					
77	Shower recess-no hob. Minimum size 1160 × 1100 to comply with AS 1428.1. (Refer Figures 4.6 and 4.7)	4.4.4(f)	✓					
78	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4(f)	✓					
79	Recessed soap holder	4.4.4(f)	✓					
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	✓					
81	Shower waste min. 80 mm diameter	4.4.4(f)					✓	

Item No.	Room/Item	Clause No.	Essential		First priority desirable		Desirable	
			Required feature	Certified by	Proposed feature	Certified by	Proposed feature	Certified by
82	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision)	4.4.4(h)	<input checked="" type="checkbox"/>					
83	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1	4.4.4(h)	<input checked="" type="checkbox"/>					
84	Provision for additional grabrail	4.4.4(h)			<input checked="" type="checkbox"/>			
85	Provision for folding seat in shower to comply with AS 1428.1	4.4.4(h)					<input checked="" type="checkbox"/>	
86	Tap sets to be capstan or lever handles with single outlet	4.4.4(c)	<input checked="" type="checkbox"/>					
87	Installation of thermostatic mixing valve	4.4.4(b)			<input checked="" type="checkbox"/>			
88	Provision for washbasin with clearances to comply with AS 1428.1	4.4.4(g)	<input checked="" type="checkbox"/>					
89	Wall cabinet with light over or similar	4.4.4(d)			<input checked="" type="checkbox"/>			
90	Double GPO beside mirror	4.4.4(d)	<input checked="" type="checkbox"/>					
91	Potential illumination level 300 lux generally with 600 lux task lighting	4.10			<input checked="" type="checkbox"/>			
	TOILET							
92	Provision of either 'visitable toilet' or accessible toilet	4.4.3	<input checked="" type="checkbox"/>					
93	Provision to comply with AS 1428.1	4.4.1	<input checked="" type="checkbox"/>					
94	Location of WC pan at correct distance from fixed walls	4.4.3	<input checked="" type="checkbox"/>					
95	Provision for grab rail zone. (Refer Figure 4.6)	4.4.4(h)	<input checked="" type="checkbox"/>					
96	Slip resistant floor surface. (Vitreous tiles or similar)	4.4.2	<input checked="" type="checkbox"/>					
97	Recessed toilet roll holder	4.4.3					<input checked="" type="checkbox"/>	
	LAUNDRY							
98	Circulation at doors to comply with AS 1428.1	4.8	<input checked="" type="checkbox"/>					
99	Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth)	4.8	<input checked="" type="checkbox"/>					
100	Provision for automatic washing machine	4.8(e)	<input checked="" type="checkbox"/>					
101	Provision for drier	4.8(f)			<input checked="" type="checkbox"/>			
102	Where clothes line is provided, an accessible path of travel to this	4.8(a)	<input checked="" type="checkbox"/>					
103	Installation of thermostatic mixing valve	4.8(d)			<input checked="" type="checkbox"/>			
104	Taps positioned at side of tub	4.8(c)					<input checked="" type="checkbox"/>	
105	Double GPO	4.8(g)	<input checked="" type="checkbox"/>					
106	Provision of shelf for soaps and similar, 1200 mm max. height	4.8(h)					<input checked="" type="checkbox"/>	
107	Potential illumination level 300 lux generally with 550 lux task lighting	4.10			<input checked="" type="checkbox"/>			
108	Slip-resistant floor surface	4.9.1	<input checked="" type="checkbox"/>					

Item No.	Room/Item	Clause No.	Essential		First priority desirable		Desirable	
			Required feature	Certified by	Proposed feature	Certified by	Proposed feature	Certified by
	STORAGE							
109	Linen cupboard min. 600 mm wide with adjustable shelving	4.11.5			<input checked="" type="checkbox"/>			
	DOOR LOCKS							
110	Door hardware operable with one hand, located 900–1100 mm above floor	4.3.4	<input checked="" type="checkbox"/>					
	FLOOR COVERINGS							
111	Slip resistant surfaces — balconies and external paved areas. (Vitreous tile or similar)	4.9.1			<input checked="" type="checkbox"/>			
	ANCILLARY ITEMS							
112	Switches located 900–1100 mm above floor in line with door handles	4.11.1			<input checked="" type="checkbox"/>			
113	GPOs located not less than 600 mm above floor	4.11.1			<input checked="" type="checkbox"/>			
114	Electrical distribution board located inside housing unit	4.11.2					<input checked="" type="checkbox"/>	
115	Window controls located in an accessible position	4.11.4					<input checked="" type="checkbox"/>	
	GARBAGE							
116	Provision for bin in an accessible location	4.11.6			<input checked="" type="checkbox"/>			
117	Provision for external wheelchair storage	4.11.6					<input checked="" type="checkbox"/>	
118	Provision for external battery charging facility	4.11.6					<input checked="" type="checkbox"/>	
119	Guide dog accommodation	4.11.6					<input checked="" type="checkbox"/>	

IMPLEMENTATION The Table indicates essential/desirable categories and the level required of the feature noted. All essential items are pre-checked in the 'essential' features column. The independent certifier must initial the second column to confirm the item has been incorporated into the building.

The developer/builder shall indicate which 'first priority desirable' and 'desirable' features are intended to be incorporated in the 'adaptable house' by checking the relevant boxes. The independent certifier must initial the second column to confirm the item has been incorporated into the building.

Upon addition of the number of 'first priority desirable' and 'desirable' features provided, and conversion to a percentage of the total possible desirable features, the classification level can be ascertained.

The certifier should sign the checklist as to the class of adaptable housing achieved.

No. of desirable features incorporated

Add number of first priority desirable features

Total

$$\begin{array}{|c|} \hline 20 \\ \hline 40 \\ \hline 60 \\ \hline \end{array} = 94 \% \text{ of } 64 \text{ possible desirable features}$$

NOTE: Minimum 50% must be achieved for class B certification; 100% must be achieved for class A certification.

Adaptable house class C achieved

Certifier

Adaptable house class B achieved


Certifier

Adaptable house class A achieved

Certifier

ADAPTABLE HOUSE CLASSIFICATION

Information may be used only for the purpose for which it was provided. Distribution or use on network prohibited.



Planning and Development Act 2007, s425

DEVELOPMENT APPLICATION

Form 1B

RESIDENTIAL ZONES -

MULTI UNIT HOUSING DEVELOPMENT CODE

Type of Application



New Application

(If you attended a pre-application meeting or received pre-application written advice - please provide the proposal number)

Insert Proposal Number to which this application relates (if applicable)

20.....

Lease/Site Details *Please Print*

If more than one lease/site, attach the following details for each lease/site

Block

Section Unit (if applicable)

Suburb

District

Street Number

Street Name

Postcode

Applicant Details *Please Print*

Surname First Name

Company Name

Position held in company Australian Company/Business Number (ACN/ABN)

Postal Address

Suburb State Postcode

Phone Number Business Hours Mobile

EMAIL ADDRESS

Lessee (Property Owners) Details Please Print

1st Lessee's Details (or Government Land Custodian)

Surname	<input type="text" value="Hill"/>	First Name	<input type="text" value="David"/>		
Company Name	<input type="text" value="Hillcorp Developments Pty Ltd."/>				
Position held in company	<input type="text"/>	Australian Company/Business Number (ACN/ABN)	<input type="text"/>		
Postal Address	<input type="text" value="PO. BOX 3671"/>				
Suburb	<input type="text" value="MANUKA"/>	State	<input type="text" value="ACT"/>	Postcode	<input type="text" value="2603"/>
Phone Number Business Hours	<input type="text"/>	Mobile	<input type="text" value="0918 491146"/>		
EMAIL ADDRESS	<input type="text" value="joneshill@bigpond.com.au"/>				

2nd Lessee's Details (or Government Land Custodian)

Surname	<input type="text"/>	First Name	<input type="text"/>		
Company Name	<input type="text"/>				
Position held in company	<input type="text"/>	Australian Company/Business Number (ACN/ABN)	<input type="text"/>		
Postal Address	<input type="text"/>				
Suburb	<input type="text"/>	State	<input type="text"/>	Postcode	<input type="text"/>
Phone Number Business Hours	<input type="text"/>	Mobile	<input type="text"/>		
EMAIL ADDRESS	<input type="text"/>				

All lessees **must** sign authorising the lodgement of this development application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

Notice of Decision and Plans

Unless otherwise specified your notice of decision and/or plans will be returned via email

- EMAIL
 POST TO ME
 HOLD FOR COLLECTION

Fully Describe Your Proposal

EXAMPLE: The consolidation of Blocks X & Y Section Z, Suburb, a variation of the lease to permit 7 residential units, the demolition of two detached houses and the erection of one and two storey buildings comprising of 7 residential units

Consolidation of blocks 16 + 17 Section 13 MAWSON, a variation to the crown lease to allow ten residential units, the demolition of two detached houses and the erection of ten, two storey townhouses.

Use of the Land

Describe the proposed use of the land or the proposed use of a building or structure on the land. **Example:** Residential use for a maximum of 7 residential units

Residential use for a maximum of 10 residential units

Is the Use consistent with the current Crown lease? YES NO

Assessment Track, Zone, Development/Precinct Code

Please indicate which assessment track applies to this development application

MERIT IMPACT

NOTE: The Planning and Land Authority may **refuse** to accept a development application made in an incorrect assessment track. If the Planning and Land Authority assesses an application made in the incorrect assessment track it **must refuse** the application (S.114 (3))

Please specify which Zone applies to this application:

RZ2 RESIDENTIAL

Please specify which development/precinct code applies to this application:

RZ2 RESIDENTIAL.

Type of Development

Please indicate which type of development applies to this development application

Multiple Dwelling

New Development

Number of new dwellings to be constructed 10

Total Number of Dwellings 10

Additions/Alterations to existing

Outbuildings (carports, garages, pergolas etc)

Mixed Use

Combined non-residential & residential developments

New Building

Number of non-residential Units _____

Number of residential dwellings _____

Total number of Units _____

Additions/Alterations to existing

Non-Residential

Including commercial and industrial

New Building

Addition/Alteration to existing

Lease Variation

Clause Changes

Consolidation

Subdivision

Encroachment

Other (please specify) _____

Public Works

Includes roads, stormwater drainage, parks, electricity, gas, water, sewerage, telecommunications

Home Business

Additions and alterations associated with application for home business application
(Home Business form also to be completed & submitted with this application)

Community Use

Includes institutional

Rural

Signage

Habitable Suite

Relocatable Unit

Other (please specify) _____

Gross Floor Area and Cost of Works

Gross Floor Area Calculation

A - Gross Floor Area (existing)

280 m²

B - Gross Floor Area to be demolished

280 m²

C - Gross Floor Area to be added

966.6 m²

D - Total Gross Floor Area of development (A-B+C)

966.6 m²

Other Area Calculation (not already included in the areas provided above)

E - Area of other BCA Class 10 structures (e.g. metal garage, metal carport, pergola, deck, verandah, etc...)

— m²

Cost of Associated Works

H - Cost of all associated works such as landscaping

\$ 30,000

I - Cost of all public works and/or off site works

\$ —

The areas provided are used to calculate the estimated cost of the development in accordance with the Building (Cost of Building Work) Declaration 2006 (can be located on the Authority website – www.actpla.act.gov.au).

Entity and/or Referral Requirements

WHERE DA IS FOR A LEASE VARIATION ONLY PLEASE RESPOND TO THE HERITAGE QUESTION ONLY

The Territory Plan requires you to consider the following items in relation to Entity requirements when preparing your development application. If an item is relevant to your proposal you must:

MERIT & IMPACT TRACK APPLICATIONS

- Seek entity endorsement of your proposal prior to lodgement of your development application and submit this with your development application **OR**
- Provide documentation with your application that demonstrates your proposal addresses entity requirements so it can be referred to the relevant entity by the Authority

DEMOLITION	<input checked="" type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input checked="" type="checkbox"/> Required documentation provided for referral to Entity	<input type="checkbox"/> NOT RELEVANT
HERITAGE	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input type="checkbox"/> Required documentation provided for referral to Entity	<input checked="" type="checkbox"/> NOT RELEVANT
TREES	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input type="checkbox"/> Required documentation provided for referral to Entity	<input checked="" type="checkbox"/> NOT RELEVANT
HAZARDOUS MATERIALS	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input type="checkbox"/> Required documentation provided for referral to Entity	<input checked="" type="checkbox"/> NOT RELEVANT
CONTAMINATION	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input type="checkbox"/> Required documentation provided for referral to Entity	<input checked="" type="checkbox"/> NOT RELEVANT
EROSION & SEDIMENT CONTROL For sites less than 0.3 of a hectare	<input checked="" type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input checked="" type="checkbox"/> Required documentation provided for referral to Entity NOTE: For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT, August 2007" is required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required.	<input type="checkbox"/> NOT RELEVANT
EROSION & SEDIMENT CONTROL For sites greater than 0.3 of a hectare	<input checked="" type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input checked="" type="checkbox"/> Required documentation provided for referral to Entity	<input type="checkbox"/> NOT RELEVANT
WASTE MANAGEMENT	<input checked="" type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input checked="" type="checkbox"/> Required documentation provided for referral to Entity	<input type="checkbox"/> NOT RELEVANT

SERVICING & SITE MANAGEMENT	<input checked="" type="checkbox"/> RELEVANT <input checked="" type="checkbox"/> Entity Endorsement provided <input type="checkbox"/> Required documentation provided for referral to Entity	<input type="checkbox"/> NOT RELEVANT
UTILITIES	<input checked="" type="checkbox"/> RELEVANT (please tick relevant entities) <input type="checkbox"/> Water <input checked="" type="checkbox"/> Electricity <input type="checkbox"/> Sewerage <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Stormwater <input checked="" type="checkbox"/> Entity Endorsements provided <input type="checkbox"/> Required documentation provided for referral to Entity/s	<input type="checkbox"/> NOT RELEVANT
VERGE CROSSOVERS	<input checked="" type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input checked="" type="checkbox"/> Required documentation provided for referral to Entity Applies to development applications for multi unit housing in the RZ3 – Urban and RZ4 – Medium Density Zones in Inner North Canberra and the Gungahlin District.	<input type="checkbox"/> NOT RELEVANT

Information Requirements for Development Applications (Non Referral Matters)

Not required for applications for Lease Variations Only

The Territory Plan also requires you to consider the following items when preparing your development application. If an item is relevant to your proposal you must provide documentation that demonstrates how your proposal complies with the requirements of the Territory Plan.

SUBDIVISION (Residential Zones)	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" type="checkbox"/> NOT RELEVANT
NATIONAL CAPITAL PLAN	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" type="checkbox"/> NOT RELEVANT
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN	<input checked="" type="checkbox"/> RELEVANT <input checked="" type="checkbox"/> Required documentation provided	<input type="checkbox"/> NOT RELEVANT
ACCESS & MOBILITY	<input checked="" type="checkbox"/> RELEVANT <input checked="" type="checkbox"/> Required documentation provided	<input type="checkbox"/> NOT RELEVANT
TRAFFIC GENERATION	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" type="checkbox"/> NOT RELEVANT
PARKING (CAR)	<input checked="" type="checkbox"/> RELEVANT <input checked="" type="checkbox"/> Required documentation provided	<input type="checkbox"/> NOT RELEVANT
PARKING(BICYCLE)	<input checked="" type="checkbox"/> RELEVANT <input checked="" type="checkbox"/> Required documentation provided	<input type="checkbox"/> NOT RELEVANT
SIGNS	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" type="checkbox"/> NOT RELEVANT

NEIGHBOURHOOD PLANS	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" type="checkbox"/> NOT RELEVANT
WATER SENSITIVE URBAN DESIGN (Mains Water Consumption)	<input checked="" type="checkbox"/> RELEVANT <input checked="" type="checkbox"/> Required documentation provided	<input type="checkbox"/> NOT RELEVANT
WATER SENSITIVE URBAN DESIGN (Stormwater Quality)	<input checked="" type="checkbox"/> RELEVANT <input checked="" type="checkbox"/> Required documentation provided	<input type="checkbox"/> NOT RELEVANT
WATER SENSITIVE URBAN DESIGN (Stormwater Quantity)	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input type="checkbox"/> NOT RELEVANT

Driveways (for works on verge only)

For proposals that include construction or modification of driveway/s please indicate works to be undertaken:

- Not applicable
 Relocation of existing entrance
 Construction of new driveway
 Construction of additional entrance
 Construction other than plain concrete
 Other (please specify) CLOSE UP EXISTING DRIVEWAY.

PLEASE NOTE: For proposals that include construction or modification of a driveway this form **MUST** be signed by the land custodian (Government Land Custodian - Asset Acceptance) as the works will be undertaken on unleased land.

Survey Requirements - S.139 (2)(J) - P & D Act 2007

If this application is for approval of a development that requires construction work to be carried out on land that has previously been developed and is not leased for rural purposes a survey certificate for the land where the development is to be carried out prepared and signed by a registered surveyor must accompany this application (unless exempt by *Regulation 25 of Planning and Development Regulations 2008*).

Have you provided a survey certificate with this application?

- NOT RELEVANT
 EXEMPT
 YES

Development Applications For Development Undertaken Without Approval - S.205 - P & D Act 2007

Is this application for development undertaken without approval?

- NO
 YES

If YES – Plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application.

Conflict of Interest Declaration

Does the applicant or lessee have any association with ACT Planning and Land Authority staff?

- NO
 YES

If YES - please provide details:

NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the *Planning and Development Act 2007* the ACT Planning and Land Authority must make the details and associated documents relevant to a development application available for public inspection.

If you wish to apply to have all or part of this development application excluded from public inspection you must meet the requirements of Section 411(5) or 412(1) of the Planning and Development Act 2007.

Exclusion from Public Inspection Requested

If Yes – please indicate under which section of Planning & Development Act 2007

YES

NO

S.411(5) Restriction on Public Availability

*S.412(1) Restriction on Public Availability
SECURITY

Please specify the information to be excluded from public inspection and provide reasons for exclusion:

* if exclusion is requested under Section 412(1) a letter, signed by a justice Minister, certifying this request satisfies the requirements Planning and Development Act 2007 **must** accompany this application.

Other Development Application Requirements

LODGEMENT & PAYMENT

A valid development application comprises of a completed development application form accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval.

Proposals in the **Merit track** have the option to comply with the rules or criteria, unless the rule is mandatory. Where it is proposed to meet the criteria, the onus is on the applicant to demonstrate, by supporting plans and written documentation, that the proposed development satisfies the criteria and therefore the intent of the element.

Proposals in the **Impact track** also have the option to justify any non-compliance with the rules and the criteria, unless the rule is mandatory. Where it is proposed to not meet the rules and the criteria, the onus is on the applicant to justify the non-compliance by demonstrating that the proposed development is consistent with the relevant principles of the Statement of Strategic Directions. Supporting plans and written documentation, providing consideration of the relevant Intents of the Code and the Zone objectives, are to accompany the development application.

Once a development application is received, the documentation will be checked to ensure it meets the standard for lodgment. If the documentation provided is acceptable, you will receive written confirmation the application is ready for lodgment and a request for the payment of the application fees. A development application is not lodged until full payment of fees is made.

If the DA documentation is not acceptable for lodgment, you will receive written advice detailing the additional information required and/or any other issues with your application. Once these things are provided the Authority will recommence the documentation check and fee payment process outlined above.

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD and meet the following requirements (DA form to be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the ACTPLA website.
- All plans must be to scale.
- All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 - 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The proposal number included in the naming convention is unique to the application and provided by the ACT Planning and Land Authority. If you have already had dealings with the Authority about your proposal through a pre-application meeting or have requested and received pre application advice, you would already have a proposal number allocated for your development application. If you have not been allocated a proposal number, leave this number out of the file name.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS

In addition to DA documentation being provided on compact disc/DVD a hard copy must also be provided for the following:

- **Any** report required as part of an application over 20 pages in length
- **ALL** development applications that will be assessed in the **IMPACT** assessment track
- Development applications for:
 - a residential building intended to be higher than 3 storeys and consisting of more than 50 units
 - a building where the total floor space of which is intended to be more than 7000m²
 - a building or structure intended to be higher than 25m
 - an application to change a concessional lease into a lease that is not concessional

Changes to a Unit Development

Your building work may have an effect on the Unit Entitlements of the Units Plan. You may require a statement from a certified valuer as to this effect. For further information please contact the Authority.

Applicant and Lessee Declaration

I/we the undersigned, hereby apply for approval to carry out the development described on the land specified in this application;

I/we declare that this application is accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval;

I/we understand that the information submitted with this application form will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the Authority;

I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we understand that if during the assessment of this application it is found to have been submitted in the incorrect assessment track the application will be refused and I/we will not be entitled to a refund or transfer of fees;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for public inspection including via the Internet unless exclusion has been approved;

If the time for deciding the application (prescribed period) has ended and a decision has not been reached I/we understand that the application will be deemed refused and the ACT Planning and Land Authority will not provide written advice of this decision. I/we also understand that the ACT Planning and Land Authority is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the ACT Planning and Land Authority its servants and agents to erect sign/s on the subject property(s) as required;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal (including the inspection of driveways and trees);

I/we the undersigned (lessee) appoint the applicant whose signature appears below to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and securities, liaise with the ACT Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

I understand that costs associated with the relocation of any engineering services (light poles, storm water, sumps etc) will be at my expense and that I will indemnify the ACT Government, its servants and agents against any claims arising during the relocation of these services;


I understand that construction of any driveway associated with this application may not commence until the contractor has received endorsement by the relevant government entity;

I understand that a Certificate of Design Acceptance and a Road Opening Permit and Temporary Management Plan must be obtained from the relevant government agencies prior to the start of construction works;

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s)		Date	<input type="text" value="21-7-08."/>
1 st Lessee's Signature	<input type="text" value="LETTER OF AUTHORITY"/>	Date	<input type="text"/>
2 nd Lessee's Signature	<input type="text" value="ATTACHED."/>	Date	<input type="text"/>
Govt Land Custodian Signature (unleased land only)	<input type="text"/>	Date	<input type="text"/>
Delegate of ACTPLA (unleased land only)	<input type="text"/>	Date	<input type="text"/>

Privacy Notice

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Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. For information about the EPBC, including the referral process and when a referral should be made, contact: Environment Australia's Community Information Unit, GPO Box 787, CANBERRA ACT 2601 Telephone: 1800 803 772

Contact Details:

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Customer Service Centre
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16 Challis Street, Dickson ACT 2602
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923
Fax: (02) 6207 1925
TTY: (02) 6207 2622
Email: actpla.customer.services@act.gov.au
Website: www.actpla.act.gov.au



Planning and Development Act 2007, s425

DEVELOPMENT APPLICATION

Form 11

SECTION 144 & 197 AMENDMENTS

SATISFYING CONDITIONS OF APPROVAL (S.165)

Type of Application

<input type="checkbox"/>	Amendment (S.144)	Amendment to a current application not yet approved	Insert Proposal Number to which this application relates: 20.....
<input type="checkbox"/>	Additional Information as requested		
<input checked="" type="checkbox"/>	Amendment (S.197)	Amendment to a development approval	Insert <u>Development Approval</u> Number to which this application relates: 20..... 0812307
<input type="checkbox"/>	Additional Information as requested		

The following questions must be answered for amendments lodged under S.144 or S.197 of the P & D Act 2007

Will the development applied for after the amendment be substantially the same as the development applied for originally? YES NO

If NO - the Authority must refuse to amend the development application/approval

Will the assessment track for the application change if the application is amended? YES NO

If YES - the Authority must refuse to amend the development application/approval

Please provide the date of the original approval: _____

Has work relating to the original approval commenced? (Required for S197 amendments only) YES NO

If NO - please check the status of your development approval with the Authority

<input checked="" type="checkbox"/>	Satisfying Conditions of Approval (S.165)	Information and documentation to satisfy conditions of development approval	Insert Proposal Number to which this application relates: 20 0812307
-------------------------------------	--	---	--

Lease/Site Details *Please Print*

If more than one lease/site, attach the following details for each lease/site

Block

Section Unit (if applicable)

Suburb

District

Street Number

Street Name

Postcode

Applicant Details *Please Print*

Surname	<input type="text" value="BYFIELD"/>	First Name	<input type="text" value="PETER"/>
Company Name	<input type="text"/>		
Position held in company	<input type="text"/>	Australian Company/Business Number (ACN/ABN)	<input type="text"/>
Postal Address	<input type="text" value="Suite A 24 Taylor St."/>		
Suburb	<input type="text" value="Annandale"/>	State	<input type="text" value="NSW"/>
		Postcode	<input type="text" value="2038"/>
Phone Number Business Hours	<input type="text" value="02-9660 2255"/>	Mobile	<input type="text" value="0419 479 022"/>
EMAIL ADDRESS	<input type="text" value="peter@pb-a-com-au"/>		

Lessee (Property Owners) Details *Please Print*

Lessee's Details (or Government Land Custodian)

Surname	<input type="text" value="Hill"/>	First Name	<input type="text" value="David"/>
Company Name	<input type="text" value="Hillcorp Developments PIC."/>		
Position held in company	<input type="text" value="Director"/>	Australian Company Number (ACN)	<input type="text"/>
Postal Address	<input type="text" value="PO Box 3671"/>		
Suburb	<input type="text" value="MANUKA"/>	State	<input type="text" value="ACT"/>
		Postcode	<input type="text" value="2603"/>
Phone Number Business Hours	<input type="text"/>	Mobile	<input type="text" value="0418 491146"/>
EMAIL ADDRESS	<input type="text" value="joneshill@bigpond-com"/>		

List Amendments or Conditions of Approval Being Satisfied *Please Print*

EXAMPLES:

1. Laundry window being enlarged, roof material changed from tile to colour bond
2. Condition 1 – plan showing revised side setback, Condition 2 – landscape plan provided

1. Increases floor levels of units 6-9 by 700mm
2. Create basement parking under Units 6-9
3. Relocate Unit 10 to achieve a fire near setback
4. Convert parking under units 1-5 to provide 2 cars per unit.
6. Provide waste enclosures for unit 6-9 bins.

Additional space on next page if required

List of Amendments or Conditions of Approval Being Satisfied continued

Entity and/or Referral Requirements (COMPLETE FOR AMENDMENT APPLICATIONS ONLY)

Do the amendments to your proposal impact on entity requirements? NO YES

IF YES

CODE TRACK AMENDMENT APPLICATIONS

- Seek entity endorsement of your amendments prior to lodgement of your amendment application and submit this with your amendment application

MERIT & IMPACT TRACK AMENDMENT APPLICATIONS

- Seek entity endorsement of your amendments prior to lodgement of your amendment application and submit this with your amendment application **OR**
- Provide documentation with your amendment application that demonstrates your proposal addresses entity requirements so it can be referred to the relevant entity by the Authority

- Entity Endorsement provided
- Documentation provided for referral to Entity

Other Requirements

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD and meet the following requirements (Form to be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the ACTPLA website.
- All plans must be to scale.
- All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 - 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

Amendment to Development Application Not Yet Approved (S.144)

When submitting documentation or plans in relation to an amendment to a development application that has not been determined, a written statement specifying what elements of the original proposal have been changed must be provided. Amendment/s to be listed on plans and area on plan clouded where change to occur. The amended application may need to be notified (S.146).

Satisfying Conditions of Approval (S.165)

When submitting documentation or plans to satisfy conditions of approval a written statement detailing which conditions the documentation or plans are seeking to satisfy must be provided.

Amendment to Development Approval (S.197)

When submitting documentation or plans in relation to an amendment to a development approval, a written statement specifying what elements of the original approval have been changed must be provided. Amendment/s to be listed on plans and area on plan clouded where change to occur. The amended application will be notified (S.198) unless exempt by regulation.

Plans for Public Register

When submitting documentation or plans with an amendment application or to satisfy conditions of approval for residential development, a full working set of drawings and a public register set of drawings must be submitted. The Public Register floor plan must not show the interior layout of the development. All windows and doors to be clearly marked to enable identification of the use of the room/space to which they relate or an indication on the floor plan as to what the space will be used for e.g. bedrooms, living area, car accommodation, must be provided.

Applicant Declaration

I/we declare that this application is accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval;

I/we understand that this application will be considered lodged once any relevant application fees have been paid;

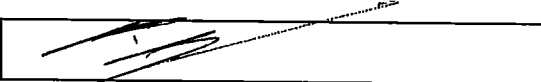
I/we understand that the documentation provided on CD/DVD or via the electronic lodgment process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for public inspection including via the Internet unless exclusion has been approved;

I/we understand that an amendment may be notified in accordance with the requirements of the *Planning and Development Act 2007*.

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s)		Date	16-12-08-
1 st Lessee's Signature	SEE LETTER OF AUTHORITY.	Date	
2 nd Lessee's Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of ACTPLA (unleased land only)		Date	

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Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. For information about the EPBC, including the referral process and when a referral should be made, contact: Environment Australia's Community Information Unit, GPO Box 787, CANBERRA ACT 2601
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Email: actpla.customer.services@act.gov.au Website: www.actpla.act.gov.au

8 July 2008


Hillcorp Developments Pty Ltd
PO Box 3671
Manuka ACT 2603

ACTPLA
Application Secretariat
PO Box 1908
Canberra City ACT 2601

Re: Development Application - blocks 16+17 section 13 Mawson

This letter serves to authorise Peter Byfield, of Peter Byfield + Associates Pty Ltd to make enquiry, attend meetings and submit application/s for the proposed townhouses to replace the existing houses at the properties referred to above.

Signed



PAUL HILL
DIRECTOR
HILLCORP DEVELOPMENTS P/L.

8 July 2008

Hillcorp Developments Pty Ltd
PO Box 3671
Manuka ACT 2603

ACTPLA
Application Secretariat
PO Box 1908
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Signed





Planning and Development Act 2007, s425

DEVELOPMENT APPLICATION

Form 4

LETTER OF APPOINTMENT

Lease/Site Details Please Print

If more than one lease/site, attach the following details for each lease/site

Block	16+17	Section	13	Suburb	MAWSON
Street Address/s	51 Ainsworth Street MAWSON ACT 2607				

Lessee's Declaration

This appointment relates to a development application to the ACT Planning and Land Authority that relates to the abovementioned site/s.

I/we the lessee(s) (insert lessee/s names) DAVID HILL PROPRIETOR OF HILL COVE DEVELOPMENTS PTY
 whose signature/s appears below appoint (insert name of person to be authorised as "the applicant")
PETER BYFIELD whose signature appears below, to act on my/our behalf in relation to a
 development application for the abovementioned site/s. This appointment is made under the Planning and
 Development Act 2007.

This authorises the applicant to pay all application fees, bonds and securities, liaise with the ACT Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application.

This appointment is to remain valid until (enter date) 1-6-09 or until it is expressly withdrawn by written notice to both the applicant and also to the ACT Planning and Land Authority; whichever occurs first.

I/We declare that:

- I/we am/are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses in the Development Application form relevant to my application; and
- I/we declare that all the information given on this form is true and complete.

1 st Lessee's Signature		Date	19.12.08
2 nd Lessee's Signature		Date	

Applicant Declaration

I declare that I am the Applicant shown in the DA Form to be submitted to the ACT Planning and Land Authority in relation to proposed development on the abovementioned site/s.

I declare that all the information given on this form and its attachments is true and complete;

Applicant Signature (s)		Date	19.12.08
-------------------------	--	------	----------

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TTY: (02) 6207 2622

Email: actpla.customer.services@act.gov.au

Website: www.actpla.act.gov.au

8 July 2008

Hillcorp Developments Pty Ltd
PO Box 3671
Manuka ACT 2603

ACTPLA
Application Secretariat
PO Box 1908
Canberra City ACT 2601

Re: Interested Party – blocks 16+17 section 13 Mawson

This letter serves to inform that St George Bank has an interest in the properties referred to above.

Signed

A handwritten signature in black ink, appearing to be 'MLO', written over a horizontal line.

**STATEMENT
AGAINST
RELEVANT
CRITERIA**

Proposed
Multi Unit
Housing

Blocks **16 + 17**
Section **13**
MAWSON ACT
51 & 53 Ainsworth Street

PETER BYFIELD
+ Associates Pty Ltd

Suite A, 34 Taylor Street
Annandale NSW 2038
pb-a.com.au
t. 02 9660 2255
f. 02 9660 2254
m. 0419 470 022

June 2008

1/3

Site – RZ2 – Suburban Core Area

Element 1: Restrictions on Use

The proposed development provides for a moderate level of flexibility to accommodate a variety of housing to meet changing community needs and preferences at the same time respecting and retaining the amenity of adjoining blocks.

- 1.1 The consolidated block's width exceeds 20m, (43m wide) therefore a greater number of dwellings than three is permitted.
- 1.2 N/A Multi Unit Housing, not Dual Occupancy is proposed.
- 1.3 The amalgamated block area exceeds 1400sqm making it suitable for the proposed Multi Unit Housing.

Element 2: Building and Site Controls

The proposed built form takes its cue from the largest, most prominent building in the vicinity, the School opposite, while simultaneously respecting the scale and form of the adjoining single houses and newly built dual occupancy.

Privacy is assured to adjoining properties by running the proposed development along the street, avoiding direct overlooking of adjoining private open spaces.

The site is unique in that it adjoins a public open space reserve at the rear, this affords the opportunity for two rows of terrace type houses with sufficient open space between to allow for adequate light and natural ventilation to each house. The rear row of houses overlooks and interfaces with the adjoining urban open space at the rear of the site, making it safer and more likely to be used and enjoyed. The front row of houses proposes a strong relationship with the street, each dwelling having a clearly legible entry point and individual identity.

By utilising the natural fall of the site, car parking is provided between the rows, away from the public frontage. Compliance with building envelopes and height limits has resulted in overshadowing of adjoining houses not much greater than that cast by a 1.8m tall boundary fence.

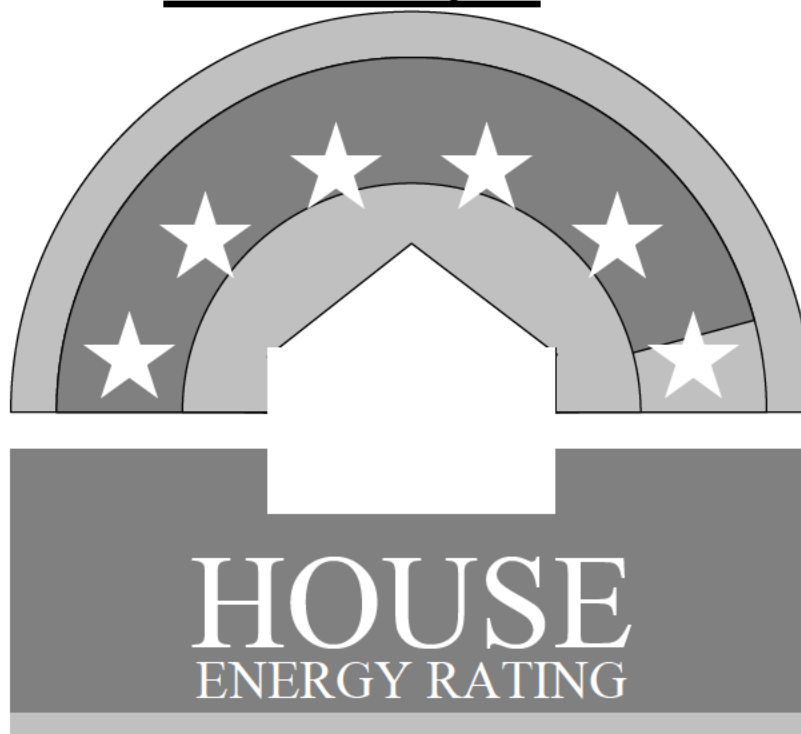
- 2.1 The proposed development does not exceed two storeys in height.
- 2.2 The buildings as proposed are sited wholly within the building envelopes as defined in Figure A2.
- 2.3 A Plot Ratio of 0.5:1 is proposed.

Element 4: Parking and Site Access

The proposed parking and access arrangements, results in a sufficient, convenient, accessible and safe environment for residents and their visitors. It delivers a clearly defined access point with an active communal car space between rows of terrace style housing.

- 4.1 No basement parking is proposed, as well as the fact that the consolidated site is wider than 30m avoids the restriction to limit the access ramp from the front setback.

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★☆☆☆ **5.5 STARS**
in Climate: 21 **SCORE: 15 POINTS**

Name: Peter Byfield

Ref No:

House Title: 16+17 Section 13 Mawson ACT Unit 2

Date: 05-06-2008

Address:

Reference: C:\PROGRAM FILES\...MW 013 16&17 U 00 00 002

This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

Appliance Ratings

Heating: Unknown Heater / Unknown Rating

Cooling: Unknown Cooling / Unknown Rating

HotWater: Unknown Hot Water System / Unknown Rating

The appliance ratings above are based on information provided by the applicant and are included for information purposes only. They do not affect the House Energy Rating of the dwelling.

ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

Current Rating	15	★★★★★☆
-----------------------	-----------	---------------

Largest windows in the dwelling;

Direction : East

Area : 10 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING
1. East	15	★★★★★☆
2. South East	11	★★★★★
3. South	23	★★★★★★
4. South West	15	★★★★★☆
5. West	8	★★★★★
6. North West	11	★★★★★
7. North	24	★★★★★★
8. North East	17	★★★★★☆

FirstRate Mode
Climate: 21

RATING SUMMARY for: 16+17 Section 13 Mawson ACT Unit 2,

Assessor's Name: Pierre Dragh

Net Conditioned Floor Area: 75.3 m²

			Points			
Feature	Winter	Summer	Total			
CEILING	11	1	12			
Surface Area: 5	Insulation: 8					
WALL	3	-3	1			
Surface Area: 1	Insulation: 4	Mass: -4				
FLOOR	10	5	15			
Surface Area: 8	Insulation: -10	Mass: 17				
AIR LEAKAGE (Percentage of score shown for each element)	7	0	7			
Fire Place 0 %	Vented Skylights 0 %					
Fixed Vents 0 %	Windows 38 %					
Exhaust Fans 0 %	Doors 47 %					
Down Lights 0 %	Gaps (around frames) 15 %					
DESIGN FEATURES	0	1	1			
Cross Ventilation 1						
ROOF GLAZING	0	0	0			
Winter Gain 0	Winter Loss 0					
WINDOWS	-13	-29	-42			
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
E	10	13%	-28	23	-18	-23
W	10	14%	-26	18	-11	-19
Total	20	27%	-55	42	-29	-42

* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 6 points

		Winter	Summer	Total
RATING	★ ★ ★ ★ ★ ☆	19	-26	15*

* includes 22 points from Area Adjustment

House Details

ClientName Peter Byfield
 HouseTitle 16+17 Section 13 Mawson ACT Unit 2
 AssessorName Pierre Dragh
 FileCreated 05-06-2008

Climate Details

State VIC
 Town Anglesea
 Postcode 3230
 Zone 21

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	No	R0.0	38.2m ²
2	Timber	NA	Yes	No	No	No	R0.0	38.4m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
2	Brick Cavity	Yes	R0.0	10.0m	5.4m
3	Weatherboard	No	R1.5	11.0m	5.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	Yes	R4.5	38.4m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
2	E	2.4m	2.4m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.0m
3	E	3.6m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	1.0m
6	E	0.6m	3.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
9	W	1.5m	1.5m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
10	W	1.5m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
11	W	1.5m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
12	W	1.2m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	3.0m	0.2m
13	W	1.2m	0.6m	No	SG	ALIMPR	VB	No	0.0m	3.0m	0.2m
14	W	2.1m	1.8m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.2m
15	W	1.0m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.2m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
10	W	1.5m	0.6m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.6m	0.0m
11	W	1.5m	0.6m	0.0m	0.0m	0.0m	0.0m	0.6m	0.0m	0.6m	1.2m
13	W	1.2m	0.6m	0.0m	0.0m	0.0m	0.0m	3.0m	6.5m	0.0m	0.0m
14	W	2.1m	1.8m	0.0m	0.0m	0.0m	0.0m	3.0m	7.5m	0.0m	0.0m

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

Location Suburban

Is there More than One Storey ?	Yes
Is the Stairwell Separated by Doors ?	Yes
Is the Entry open to the Living Area ?	Yes
Is the Entry Door Weather Stripped ?	Yes
Area of Heavyweight Mass	0m ²
Area of Lightweight Mass	0m ²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	0	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	2
External Doors	1	0
Unflued Gas Heaters		0
Percentage of Windows Sealed		100%
Windows - Average Gap		Small
External Doors - Average Gap		Small
Gaps & Cracks Sealed		Yes

Compliance Report

The following table lists those features of house design and construction which have been identified by the software as critical to the achievement of the rating. If there has been any change to these features proposed or during construction the house should be re-rated to ensure that the required star rating has been maintained. 105

This page must be checked and signed by the builder and owner and presented to the Building Surveyor as evidence that the house has been constructed in accordance with the star rating prior to the issuing of an Occupancy Permit. If the house has not been constructed to the standards listed in this table, further ratings must be provided to show that the required rating has been achieved.

Item	Details	Variation	Comments			
Floors						
Total Conditioned Floor Area (NCFA)	75.3 m ²	YES NO				
Main External Floor Construction	Concrete Slab on ground	YES NO				
External Floor Area	38.0 m ²	YES NO				
Shared Floor Area	0.0 %	YES NO				
% Ext Floors Carpeted	0%	YES NO				
Avg. Floor Insulation	R0.0	YES NO				
Walls						
Main External Wall Construction	Weatherboard	YES NO				
External Wall Area	59.0 m ²	YES NO				
Shared Wall Area	91.5 %	YES NO				
Avg. Wall Insulation	R1.5	YES NO				
Ceilings						
Main External Ceiling construction	Attic - Standard	YES NO				
External Ceiling Area	38.0 m ²	YES NO				
Shared Ceiling Area	0.0 %	YES NO				
Avg. Ceiling Insulation	R4.5	YES NO				
Air Leakage						
Location	Suburban	YES NO				
Is there More than One Storey ?	Yes	YES NO				
Is the Stairwell Separated by Doors ?	Yes	YES NO				
Is the Entry open to the Living Area ?	Yes	YES NO				
Is the Entry Door Weather Stripped ?	Yes	YES NO				
Area of Heavyweight Mass	0m ²	YES NO				
Area of Lightweight Mass	0m ²	YES NO				
Unflued Gas Heaters	0	YES NO				
Percentage of Windows Sealed	100%	YES NO				
Windows - Average Gap	Small	YES NO				
External Doors - Average Gap	Small	YES NO				
Gaps & Cracks Sealed	Yes	YES NO				
Items	Sealed Unsealed	YES NO				
Chimneys	0 0	YES NO				
Vents	0	YES NO				
Fans	0 0	YES NO				
Downlights	0	YES NO				
Skylights	0 0	YES NO				
Utility Doors	0 2	YES NO				
External Doors	1 0	YES NO				
Windows						
All Windows Direction	Area (m ²)	Eaves	Blinds	Obst	Variation?	Comments
E	10.1	Yes	No	No		
W	10.2	Yes	No	No		
No Overshadowing of Nthn Windows						

Main glazing used			
Type:	Clear-Aluminium-Improved	YES	NO
Area:	20.3 m ²		
Window U-value:	4.93		
Shading Coeff:	0.99		
Vision Area:	0.88		

Owner _____

Builder _____

Date ___/___/___

These details apply to the dwelling at the following address

Street Address:

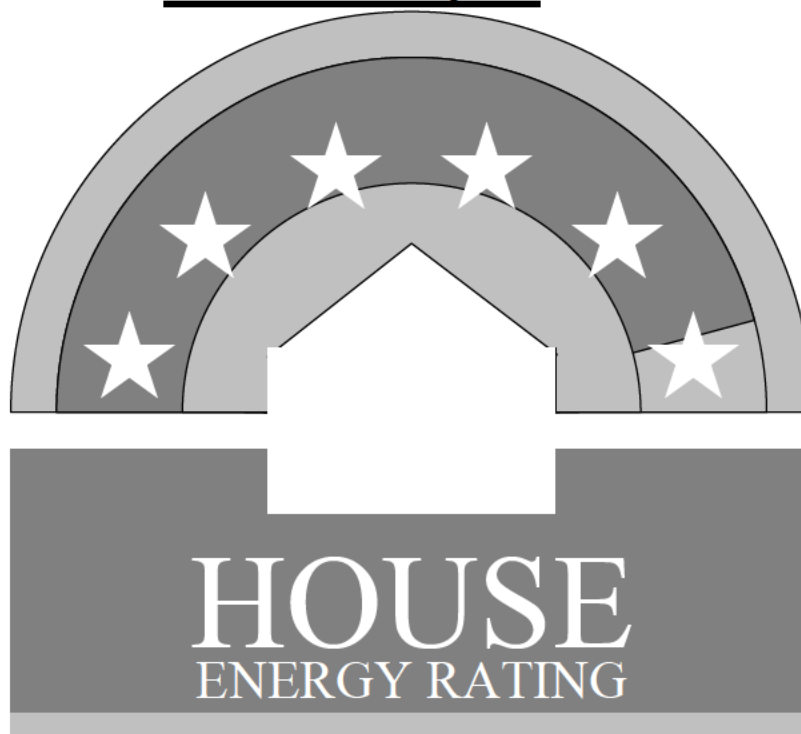
Suburb:

Post Code:

House Details

ClientName	Peter Byfield
HouseTitle	16+17 Section 13 Mawson ACT Unit 2
AssessorName	Pierre Dragh
FileCreated	05-06-2008

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★☆☆☆ **5.5 STARS**
in Climate: 21 **SCORE: 13 POINTS**

Name: Peter Byfield

Ref No:

House Title: 16+17 Section 13 Mawson ACT Unit 3

Date: 05-06-2008

Address:

Reference: C:\PROGRAM FILES\...MW 013 16&17 U 00 00 003

This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

Appliance Ratings

Heating: Unknown Heater / Unknown Rating

Cooling: Unknown Cooling / Unknown Rating

HotWater: Unknown Hot Water System / Unknown Rating

The appliance ratings above are based on information provided by the applicant and are included for information purposes only. They do not affect the House Energy Rating of the dwelling.

ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

Current Rating	13	★★★★★☆
-----------------------	-----------	---------------

Largest windows in the dwelling;

Direction : East

Area : 11 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING
1. East	13	★★★★★☆
2. South East	9	★★★★★
3. South	21	★★★★★★
4. South West	12	★★★★★
5. West	4	★★★★☆
6. North West	8	★★★★★
7. North	23	★★★★★★
8. North East	15	★★★★★☆

FirstRate Mode
Climate: 21

RATING SUMMARY for: 16+17 Section 13 Mawson ACT Unit 3,

Assessor's Name: Pierre Dragh

Net Conditioned Floor Area: 75.3 m²

				Points		
Feature				Winter	Summer	Total
CEILING				11	1	12
Surface Area:	5	Insulation:	8			
WALL				4	-3	1
Surface Area:	1	Insulation:	4	Mass:	-4	
FLOOR				10	5	15
Surface Area:	8	Insulation:	-10	Mass:	17	
AIR LEAKAGE (Percentage of score shown for each element)				7	0	7
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	38 %			
Exhaust Fans	0 %	Doors	47 %			
Down Lights	0 %	Gaps (around frames)	15 %			
DESIGN FEATURES				0	1	1
Cross Ventilation	1					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				-14	-32	-45
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
E	11	15%	-31	26	-20	-26
W	10	14%	-26	18	-11	-19
Total	21	28%	-57	44	-31	-45

* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 7 points

				Winter	Summer	Total
RATING	★ ★ ★ ★ ★ ☆			19	-28	13*

* includes 22 points from Area Adjustment

House Details

ClientName Peter Byfield
 HouseTitle 16+17 Section 13 Mawson ACT Unit 3
 AssessorName Pierre Dragh
 FileCreated 05-06-2008

Climate Details

State VIC
 Town Anglesea
 Postcode 3230
 Zone 21

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	No	R0.0	38.2m ²
2	Timber	NA	Yes	No	No	No	R0.0	38.4m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
2	Brick Cavity	Yes	R0.0	10.0m	5.4m
3	Weatherboard	No	R1.5	11.0m	5.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	Yes	R4.5	38.4m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
2	E	1.8m	2.7m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.0m
3	E	3.6m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	1.0m
6	E	1.5m	2.7m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
9	W	1.5m	1.5m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
10	W	1.5m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
11	W	1.5m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
12	W	1.2m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	3.0m	0.2m
13	W	1.2m	0.6m	No	SG	ALIMPR	VB	No	0.0m	3.0m	0.2m
14	W	2.1m	1.8m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.2m
15	W	1.0m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.2m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
10	W	1.5m	0.6m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.6m	0.0m
11	W	1.5m	0.6m	0.0m	0.0m	0.0m	0.0m	0.6m	0.0m	0.6m	1.2m
13	W	1.2m	0.6m	0.0m	0.0m	0.0m	0.0m	3.0m	6.5m	0.0m	0.0m
14	W	2.1m	1.8m	0.0m	0.0m	0.0m	0.0m	3.0m	7.5m	0.0m	0.0m

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

Location Suburban

Is there More than One Storey ?	Yes
Is the Stairwell Separated by Doors ?	Yes
Is the Entry open to the Living Area ?	Yes
Is the Entry Door Weather Stripped ?	Yes
Area of Heavyweight Mass	0m ²
Area of Lightweight Mass	0m ²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	0	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	2
External Doors	1	0
Unflued Gas Heaters		0
Percentage of Windows Sealed		100%
Windows - Average Gap		Small
External Doors - Average Gap		Small
Gaps & Cracks Sealed		Yes

Compliance Report

The following table lists those features of house design and construction which have been identified by the software as critical to the achievement of the rating. If there has been any change to these features proposed or during construction the house should be re-rated to ensure that the required star rating has been maintained.

This page must be checked and signed by the builder and owner and presented to the Building Surveyor as evidence that the house has been constructed in accordance with the star rating prior to the issuing of an Occupancy Permit. If the house has not been constructed to the standards listed in this table, further ratings must be provided to show that the required rating has been achieved.

Item	Details	Variation	Comments			
Floors						
Total Conditioned Floor Area (NCFA)	75.3 m ²	YES NO				
Main External Floor Construction	Concrete Slab on ground	YES NO				
External Floor Area	38.0 m ²	YES NO				
Shared Floor Area	0.0 %	YES NO				
% Ext Floors Carpeted	0%	YES NO				
Avg. Floor Insulation	R0.0	YES NO				
Walls						
Main External Wall Construction	Weatherboard	YES NO				
External Wall Area	59.0 m ²	YES NO				
Shared Wall Area	91.5 %	YES NO				
Avg. Wall Insulation	R1.5	YES NO				
Ceilings						
Main External Ceiling construction	Attic - Standard	YES NO				
External Ceiling Area	38.0 m ²	YES NO				
Shared Ceiling Area	0.0 %	YES NO				
Avg. Ceiling Insulation	R4.5	YES NO				
Air Leakage						
Location	Suburban	YES NO				
Is there More than One Storey ?	Yes	YES NO				
Is the Stairwell Separated by Doors ?	Yes	YES NO				
Is the Entry open to the Living Area ?	Yes	YES NO				
Is the Entry Door Weather Stripped ?	Yes	YES NO				
Area of Heavyweight Mass	0m ²	YES NO				
Area of Lightweight Mass	0m ²	YES NO				
Unflued Gas Heaters	0	YES NO				
Percentage of Windows Sealed	100%	YES NO				
Windows - Average Gap	Small	YES NO				
External Doors - Average Gap	Small	YES NO				
Gaps & Cracks Sealed	Yes	YES NO				
Items	Sealed Unsealed	YES NO				
Chimneys	0 0	YES NO				
Vents	0	YES NO				
Fans	0 0	YES NO				
Downlights	0	YES NO				
Skylights	0 0	YES NO				
Utility Doors	0 2	YES NO				
External Doors	1 0	YES NO				
Windows						
All Windows Direction	Area (m ²)	Eaves	Blinds	Obst	Variation?	Comments
E	11.1	Yes	No	No		
W	10.2	Yes	No	No		
No Overshadowing of Nthn Windows						

Main glazing used			
Type:	Clear-Aluminium-Improved	YES	NO
Area:	21.2 m ²		
Window U-value:	4.93		
Shading Coeff:	0.99		
Vision Area:	0.88		

Owner _____

Builder _____

Date ___/___/___

These details apply to the dwelling at the following address

Street Address:

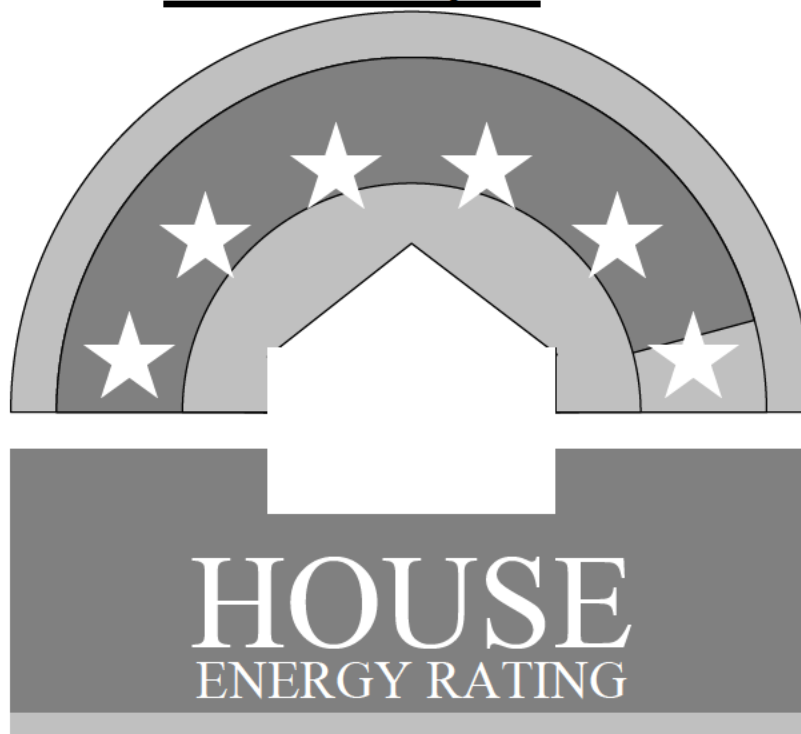
Suburb:

Post Code:

House Details

ClientName	Peter Byfield
HouseTitle	16+17 Section 13 Mawson ACT Unit 3
AssessorName	Pierre Dragh
FileCreated	05-06-2008

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★☆☆☆ **5.5 STARS**
in Climate: 21 **SCORE: 14 POINTS**

Name: Peter Byfield

Ref No:

House Title: 16+17 Section 13 Mawson ACT Unit 5

Date: 05-06-2008

Address:

Reference: C:\PROGRAM FILES\...MW 013 16&17 U 00 00 005

This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

Appliance Ratings

Heating: Unknown Heater / Unknown Rating

Cooling: Unknown Cooling / Unknown Rating

HotWater: Unknown Hot Water System / Unknown Rating

The appliance ratings above are based on information provided by the applicant and are included for information purposes only. They do not affect the House Energy Rating of the dwelling.

ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

Current Rating	14	★★★★★☆
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Largest windows in the dwelling;

Direction : East

Area : 9 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING
1. East	14	★★★★★☆
2. South East	13	★★★★★☆
3. South	21	★★★★★★
4. South West	11	★★★★★
5. West	4	★★★★☆
6. North West	6	★★★★☆
7. North	22	★★★★★★
8. North East	17	★★★★★☆

FirstRate Mode
Climate: 21

RATING SUMMARY for: 16+17 Section 13 Mawson ACT Unit 5,

Assessor's Name: Pierre Dragh

Net Conditioned Floor Area: 75.5 m²

				Points		
Feature				Winter	Summer	Total
CEILING				11	1	12
Surface Area:	5	Insulation:	8			
WALL				5	-1	4
Surface Area:	-2	Insulation:	8	Mass:	-2	
FLOOR				10	4	15
Surface Area:	8	Insulation:	-10	Mass:	17	
AIR LEAKAGE (Percentage of score shown for each element)				7	0	7
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	38 %			
Exhaust Fans	0 %	Doors	47 %			
Down Lights	0 %	Gaps (around frames)	15 %			
DESIGN FEATURES				0	2	2
Cross Ventilation	2					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				-8	-40	-47
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
N	3	4%	-8	13	-3	2
E	9	13%	-26	22	-17	-21
S	1	1%	-2	1	0	-2
W	10	13%	-26	18	-19	-27
Total	23	30%	-62	54	-40	-47

* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 7 points

				Winter	Summer	Total
RATING	★ ★ ★ ★ ★ ☆			26	-34	14*
SCORE				26	-34	14*

* includes 22 points from Area Adjustment

House Details

ClientName Peter Byfield
 HouseTitle 16+17 Section 13 Mawson ACT Unit 5
 AssessorName Pierre Dragh
 FileCreated 05-06-2008

Climate Details

State VIC
 Town Anglesea
 Postcode 3230
 Zone 21

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	No	R0.0	38.9m ²
2	Timber	NA	Yes	No	No	No	R0.0	39.1m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R2.8	5.8m	5.4m
2	Brick Cavity	Yes	R0.0	5.0m	5.4m
3	Weatherboard	No	R2.8	9.0m	5.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	Yes	R4.5	39.1m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	E	1.8m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.0m
2	E	1.8m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.0m
3	E	3.6m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	1.0m
4	E	1.5m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
5	E	1.5m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
6	E	1.5m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
7	N	1.5m	0.4m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
8	S	1.5m	0.4m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
9	W	1.5m	1.5m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
10	W	1.5m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
11	W	1.5m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
12	W	1.2m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	3.0m	0.2m
13	W	1.2m	0.6m	No	SG	ALIMPR	VB	No	0.0m	3.0m	0.2m
14	W	2.1m	1.8m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.2m
15	W	1.0m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.2m
16	N	3.6m	0.6m	No	SG	ALIMPR	NC	No	0.0m	0.0m	0.0m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
7	N	1.5m	0.4m	0.0m	0.0m	0.0m	0.0m	2.2m	0.0m	0.0m	0.0m
8	S	1.5m	0.4m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.2m	0.0m
10	W	1.5m	0.6m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.6m	0.0m
11	W	1.5m	0.6m	0.0m	0.0m	0.0m	0.0m	0.6m	0.0m	0.6m	1.2m

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

Location Suburban
Is there More than One Storey ? Yes
Is the Stairwell Separated by Doors ? Yes
Is the Entry open to the Living Area ? Yes
Is the Entry Door Weather Stripped ? Yes
Area of Heavyweight Mass 0m²
Area of Lightweight Mass 0m²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	0	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	2
External Doors	1	0

Unflued Gas Heaters 0
Percentage of Windows Sealed 100%
Windows - Average Gap Small
External Doors - Average Gap Small
Gaps & Cracks Sealed Yes

Compliance Report

The following table lists those features of house design and construction which have been identified by the software as critical to the achievement of the rating. If there has been any change to these features proposed or during construction the house should be re-rated to ensure that the required star rating has been maintained. 121

This page must be checked and signed by the builder and owner and presented to the Building Surveyor as evidence that the house has been constructed in accordance with the star rating prior to the issuing of an Occupancy Permit. If the house has not been constructed to the standards listed in this table, further ratings must be provided to show that the required rating has been achieved.

Item	Details	Variation	Comments			
Floors						
Total Conditioned Floor Area (NCFA)	75.5 m ²	YES NO				
Main External Floor Construction	Concrete Slab on ground	YES NO				
External Floor Area	39.0 m ²	YES NO				
Shared Floor Area	0.0 %	YES NO				
% Ext Floors Carpeted	0%	YES NO				
Avg. Floor Insulation	R0.0	YES NO				
Walls						
Main External Wall Construction	Weatherboard	YES NO				
External Wall Area	80.0 m ²	YES NO				
Shared Wall Area	33.8 %	YES NO				
Avg. Wall Insulation	R2.8	YES NO				
Ceilings						
Main External Ceiling construction	Attic - Standard	YES NO				
External Ceiling Area	39.0 m ²	YES NO				
Shared Ceiling Area	0.0 %	YES NO				
Avg. Ceiling Insulation	R4.5	YES NO				
Air Leakage						
Location	Suburban	YES NO				
Is there More than One Storey ?	Yes	YES NO				
Is the Stairwell Separated by Doors ?	Yes	YES NO				
Is the Entry open to the Living Area ?	Yes	YES NO				
Is the Entry Door Weather Stripped ?	Yes	YES NO				
Area of Heavyweight Mass	0m ²	YES NO				
Area of Lightweight Mass	0m ²	YES NO				
Unflued Gas Heaters	0	YES NO				
Percentage of Windows Sealed	100%	YES NO				
Windows - Average Gap	Small	YES NO				
External Doors - Average Gap	Small	YES NO				
Gaps & Cracks Sealed	Yes	YES NO				
Items	Sealed Unsealed	YES NO				
Chimneys	0 0	YES NO				
Vents	0	YES NO				
Fans	0 0	YES NO				
Downlights	0	YES NO				
Skylights	0 0	YES NO				
Utility Doors	0 2	YES NO				
External Doors	1 0	YES NO				
Windows						
All Windows Direction	Area (m ²)	Eaves	Blinds	Obst	Variation?	Comments
N	2.8	Yes	No	No		
E	9.5	Yes	No	No		
S	0.6	Yes	No	No		
W	10.2	Yes	No	No		
No Overshadowing of Nthn Windows						

Main glazing used			
Type:	Clear-Aluminium-Improved	YES	NO
Area:	23.0 m ²		
Window U-value:	4.93		
Shading Coeff:	0.99		
Vision Area:	0.88		

Owner _____

Builder _____

Date ___/___/___

These details apply to the dwelling at the following address

Street Address:

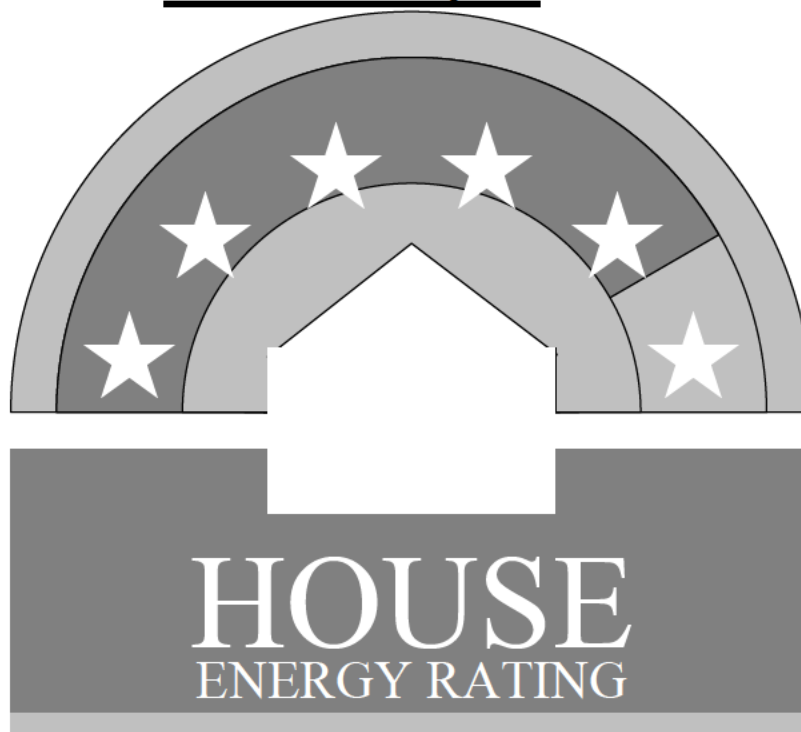
Suburb:

Post Code:

House Details

ClientName	Peter Byfield
HouseTitle	16+17 Section 13 Mawson ACT Unit 5
AssessorName	Pierre Dragh
FileCreated	05-06-2008

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★★★★ **5 STARS**
in Climate: 21 **SCORE: 8 POINTS**

Name: Peter Byfield

Ref No:

House Title: 16+17 Section 13 Mawson ACT Unit 1

Date: 05-06-2008

Address:

Reference: C:\PROGRAM FILES\...MW 013 16&17 U 00 00 001

This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

Appliance Ratings

Heating: Unknown Heater / Unknown Rating

Cooling: Unknown Cooling / Unknown Rating

HotWater: Unknown Hot Water System / Unknown Rating

The appliance ratings above are based on information provided by the applicant and are included for information purposes only. They do not affect the House Energy Rating of the dwelling.

ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

Current Rating	8	★★★★★
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Largest windows in the dwelling;

Direction : East

Area : 9 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING
1. East	8	★★★★★
2. South East	11	★★★★★
3. South	21	★★★★★★
4. South West	16	★★★★★☆
5. West	11	★★★★★
6. North West	14	★★★★★☆
7. North	23	★★★★★★
8. North East	13	★★★★★☆

FirstRate Mode
Climate: 21

RATING SUMMARY for: 16+17 Section 13 Mawson ACT Unit 1,

Assessor's Name: Pierre Dragh

Net Conditioned Floor Area: 75.5 m²

				Points		
Feature				Winter	Summer	Total
CEILING				11	1	12
Surface Area:	5	Insulation:	8			
WALL				5	-1	4
Surface Area:	-2	Insulation:	8	Mass:	-2	
FLOOR				10	4	15
Surface Area:	8	Insulation:	-10	Mass:	17	
AIR LEAKAGE (Percentage of score shown for each element)				7	0	7
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	38 %			
Exhaust Fans	0 %	Doors	47 %			
Down Lights	0 %	Gaps (around frames)	15 %			
DESIGN FEATURES				0	2	2
Cross Ventilation	2					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				-16	-37	-53
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
N	1	1%	-2	2	-1	0
E	9	13%	-26	22	-17	-21
S	3	4%	-8	3	-2	-7
W	10	13%	-26	18	-17	-25
Total	23	30%	-62	45	-37	-53

* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 5 points

				Winter	Summer	Total
RATING	★★★★★			17	-31	8*

* includes 22 points from Area Adjustment

House Details

ClientName Peter Byfield
 HouseTitle 16+17 Section 13 Mawson ACT Unit 1
 AssessorName Pierre Dragh
 FileCreated 05-06-2008

Climate Details

State VIC
 Town Anglesea
 Postcode 3230
 Zone 21

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	No	R0.0	38.9m ²
2	Timber	NA	Yes	No	No	No	R0.0	39.1m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R2.8	5.8m	5.4m
2	Brick Cavity	Yes	R0.0	5.0m	5.4m
3	Weatherboard	No	R2.8	9.0m	5.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	Yes	R4.5	39.1m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	E	1.8m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.0m
2	E	1.8m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.0m
3	E	3.6m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	1.0m
4	E	1.5m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
5	E	1.5m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
6	E	1.5m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
7	N	1.5m	0.4m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
8	S	1.5m	0.4m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
9	W	1.5m	1.5m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
10	W	1.5m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
11	W	1.5m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
12	W	1.2m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	3.0m	0.2m
13	W	1.2m	0.6m	No	SG	ALIMPR	VB	No	0.0m	3.0m	0.2m
14	W	2.1m	1.8m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.2m
15	W	1.0m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.2m
16	S	3.6m	0.6m	No	SG	ALIMPR	NC	No	0.0m	0.0m	0.0m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
7	N	1.5m	0.4m	0.0m	0.0m	0.0m	0.0m	2.2m	0.0m	0.0m	0.0m
8	S	1.5m	0.4m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.2m	0.0m
10	W	1.5m	0.6m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.6m	0.0m
11	W	1.5m	0.6m	0.0m	0.0m	0.0m	0.0m	0.6m	0.0m	0.6m	1.2m
12	W	1.2m	0.6m	0.0m	0.0m	0.0m	0.0m	3.0m	5.0m	0.0m	0.0m

Compliance Report

The following table lists those features of house design and construction which have been identified by the software as critical to the achievement of the rating. If there has been any change to these features proposed or during construction the house should be re-rated to ensure that the required star rating has been maintained.

This page must be checked and signed by the builder and owner and presented to the Building Surveyor as evidence that the house has been constructed in accordance with the star rating prior to the issuing of an Occupancy Permit. If the house has not been constructed to the standards listed in this table, further ratings must be provided to show that the required rating has been achieved.

Item	Details	Variation	Comments			
Floors						
Total Conditioned Floor Area (NCFA)	75.5 m ²	YES NO				
Main External Floor Construction	Concrete Slab on ground	YES NO				
External Floor Area	39.0 m ²	YES NO				
Shared Floor Area	0.0 %	YES NO				
% Ext Floors Carpeted	0%	YES NO				
Avg. Floor Insulation	R0.0	YES NO				
Walls						
Main External Wall Construction	Weatherboard	YES NO				
External Wall Area	80.0 m ²	YES NO				
Shared Wall Area	33.8 %	YES NO				
Avg. Wall Insulation	R2.8	YES NO				
Ceilings						
Main External Ceiling construction	Attic - Standard	YES NO				
External Ceiling Area	39.0 m ²	YES NO				
Shared Ceiling Area	0.0 %	YES NO				
Avg. Ceiling Insulation	R4.5	YES NO				
Air Leakage						
Location	Suburban	YES NO				
Is there More than One Storey ?	Yes	YES NO				
Is the Stairwell Separated by Doors ?	Yes	YES NO				
Is the Entry open to the Living Area ?	Yes	YES NO				
Is the Entry Door Weather Stripped ?	Yes	YES NO				
Area of Heavyweight Mass	0m ²	YES NO				
Area of Lightweight Mass	0m ²	YES NO				
Unflued Gas Heaters	0	YES NO				
Percentage of Windows Sealed	100%	YES NO				
Windows - Average Gap	Small	YES NO				
External Doors - Average Gap	Small	YES NO				
Gaps & Cracks Sealed	Yes	YES NO				
Items	Sealed Unsealed	YES NO				
Chimneys	0 0	YES NO				
Vents	0	YES NO				
Fans	0 0	YES NO				
Downlights	0	YES NO				
Skylights	0 0	YES NO				
Utility Doors	0 2	YES NO				
External Doors	1 0	YES NO				
Windows						
All Windows Direction	Area (m ²)	Eaves	Blinds	Obst	Variation?	Comments
N	0.6	Yes	No	No		
E	9.5	Yes	No	No		
S	2.8	Yes	No	No		
W	10.2	Yes	No	No		
No Overshadowing of Nthn Windows						

Main glazing used			
Type:	Clear-Aluminium-Improved	YES	NO
Area:	23.0 m ²		
Window U-value:	4.93		
Shading Coeff:	0.99		
Vision Area:	0.88		

Owner _____

Builder _____

Date ___/___/___

These details apply to the dwelling at the following address

Street Address:

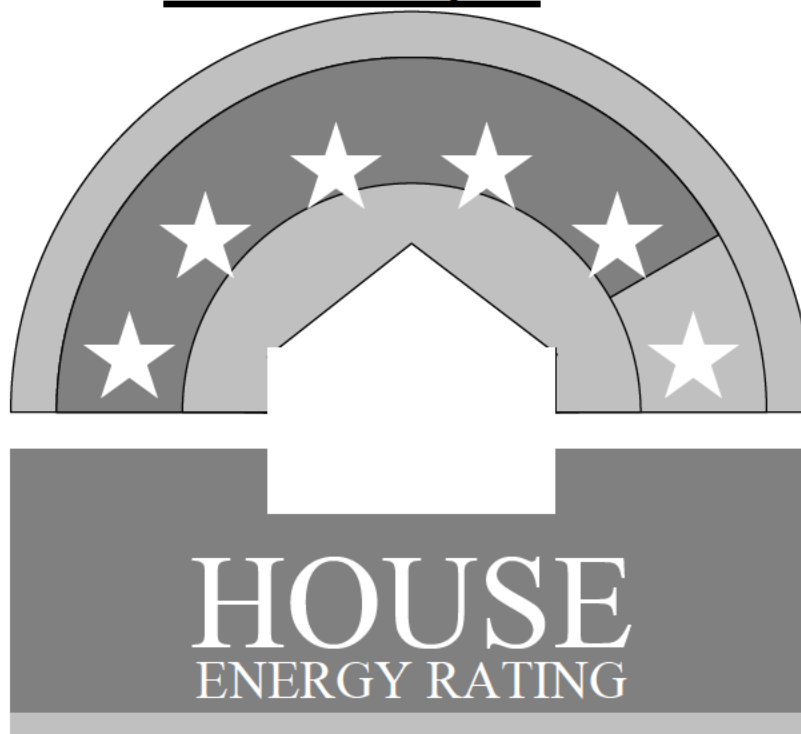
Suburb:

Post Code:

House Details

ClientName	Peter Byfield
HouseTitle	16+17 Section 13 Mawson ACT Unit 1
AssessorName	Pierre Dragh
FileCreated	05-06-2008

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★★★★ **5 STARS**
in Climate: 21 **SCORE: 9 POINTS**

Name: Peter Byfield

Ref No:

House Title: 16+17 Section 13 Mawson ACT Unit 4

Date: 05-06-2008

Address:

Reference: C:\PROGRAM FILES\...MW 013 16&17 U 00 00 004

This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

Appliance Ratings

Heating: Unknown Heater / Unknown Rating

Cooling: Unknown Cooling / Unknown Rating

HotWater: Unknown Hot Water System / Unknown Rating

The appliance ratings above are based on information provided by the applicant and are included for information purposes only. They do not affect the House Energy Rating of the dwelling.

ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

Current Rating	9	★★★★★
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Largest windows in the dwelling;

Direction : East

Area : 10 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING
1. East	9	★★★★★
2. South East	11	★★★★★
3. South	23	★★★★★★
4. South West	15	★★★★★☆
5. West	8	★★★★★
6. North West	11	★★★★★
7. North	24	★★★★★★
8. North East	17	★★★★★☆

FirstRate Mode
Climate: 21

RATING SUMMARY for: 16+17 Section 13 Mawson ACT Unit 4,
Assessor's Name: Pierre Dragh
Net Conditioned Floor Area: 75.3 m²

				Points		
Feature				Winter	Summer	Total
CEILING				11	1	12
Surface Area:	5	Insulation:	8			
WALL				3	-3	1
Surface Area:	1	Insulation:	4	Mass:	-4	
FLOOR				10	5	15
Surface Area:	8	Insulation:	-10	Mass:	17	
AIR LEAKAGE (Percentage of score shown for each element)				7	0	7
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	38 %			
Exhaust Fans	0 %	Doors	47 %			
Down Lights	0 %	Gaps (around frames)	15 %			
DESIGN FEATURES				0	2	2
Cross Ventilation	2					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				-13	-36	-49
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
E	10	13%	-28	23	-18	-23
W	10	14%	-26	18	-18	-26
Total	20	27%	-55	42	-36	-49

* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 9 points

			Winter	Summer	Total
RATING	★★★★★	SCORE	19	-32	9*

* includes 22 points from Area Adjustment

House Details

ClientName Peter Byfield
 HouseTitle 16+17 Section 13 Mawson ACT Unit 4
 AssessorName Pierre Dragh
 FileCreated 05-06-2008

Climate Details

State VIC
 Town Anglesea
 Postcode 3230
 Zone 21

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	No	R0.0	38.2m ²
2	Timber	NA	Yes	No	No	No	R0.0	38.4m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
2	Brick Cavity	Yes	R0.0	10.0m	5.4m
3	Weatherboard	No	R1.5	11.0m	5.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	Yes	R4.5	38.4m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
2	E	2.4m	2.4m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.0m
3	E	3.6m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	1.0m
6	E	0.6m	3.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
9	W	1.5m	1.5m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
10	W	1.5m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
11	W	1.5m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
12	W	1.2m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	3.0m	0.2m
13	W	1.2m	0.6m	No	SG	ALIMPR	VB	No	0.0m	3.0m	0.2m
14	W	2.1m	1.8m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.2m
15	W	1.0m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.2m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
10	W	1.5m	0.6m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.6m	0.0m
11	W	1.5m	0.6m	0.0m	0.0m	0.0m	0.0m	0.6m	0.0m	0.6m	1.2m

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

Location Suburban
 Is there More than One Storey ? Yes
 Is the Stairwell Separated by Doors ? Yes

Is the Entry open to the Living Area ? Yes
 Is the Entry Door Weather Stripped ? Yes
 Area of Heavyweight Mass 0m²
 Area of Lightweight Mass 0m²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	0	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	2
External Doors	1	0
Unflued Gas Heaters		0
Percentage of Windows Sealed		100%
Windows - Average Gap		Small
External Doors - Average Gap		Small
Gaps & Cracks Sealed		Yes

Compliance Report

The following table lists those features of house design and construction which have been identified by the software as critical to the achievement of the rating. If there has been any change to these features proposed or during construction the house should be re-rated to ensure that the required star rating has been maintained. 137

This page must be checked and signed by the builder and owner and presented to the Building Surveyor as evidence that the house has been constructed in accordance with the star rating prior to the issuing of an Occupancy Permit. If the house has not been constructed to the standards listed in this table, further ratings must be provided to show that the required rating has been achieved.

Item	Details	Variation	Comments			
Floors						
Total Conditioned Floor Area (NCFA)	75.3 m ²	YES NO				
Main External Floor Construction	Concrete Slab on ground	YES NO				
External Floor Area	38.0 m ²	YES NO				
Shared Floor Area	0.0 %	YES NO				
% Ext Floors Carpeted	0%	YES NO				
Avg. Floor Insulation	R0.0	YES NO				
Walls						
Main External Wall Construction	Weatherboard	YES NO				
External Wall Area	59.0 m ²	YES NO				
Shared Wall Area	91.5 %	YES NO				
Avg. Wall Insulation	R1.5	YES NO				
Ceilings						
Main External Ceiling construction	Attic - Standard	YES NO				
External Ceiling Area	38.0 m ²	YES NO				
Shared Ceiling Area	0.0 %	YES NO				
Avg. Ceiling Insulation	R4.5	YES NO				
Air Leakage						
Location	Suburban	YES NO				
Is there More than One Storey ?	Yes	YES NO				
Is the Stairwell Separated by Doors ?	Yes	YES NO				
Is the Entry open to the Living Area ?	Yes	YES NO				
Is the Entry Door Weather Stripped ?	Yes	YES NO				
Area of Heavyweight Mass	0m ²	YES NO				
Area of Lightweight Mass	0m ²	YES NO				
Unflued Gas Heaters	0	YES NO				
Percentage of Windows Sealed	100%	YES NO				
Windows - Average Gap	Small	YES NO				
External Doors - Average Gap	Small	YES NO				
Gaps & Cracks Sealed	Yes	YES NO				
Items	Sealed Unsealed	YES NO				
Chimneys	0 0	YES NO				
Vents	0	YES NO				
Fans	0 0	YES NO				
Downlights	0	YES NO				
Skylights	0 0	YES NO				
Utility Doors	0 2	YES NO				
External Doors	1 0	YES NO				
Windows						
All Windows Direction	Area (m ²)	Eaves	Blinds	Obst	Variation?	Comments
E	10.1	Yes	No	No		
W	10.2	Yes	No	No		
No Overshadowing of Nthn Windows						

Main glazing used			
Type:	Clear-Aluminium-Improved	YES	NO
Area:	20.3 m ²		
Window U-value:	4.93		
Shading Coeff:	0.99		
Vision Area:	0.88		

Owner _____

Builder _____

Date ___/___/___

These details apply to the dwelling at the following address

Street Address:

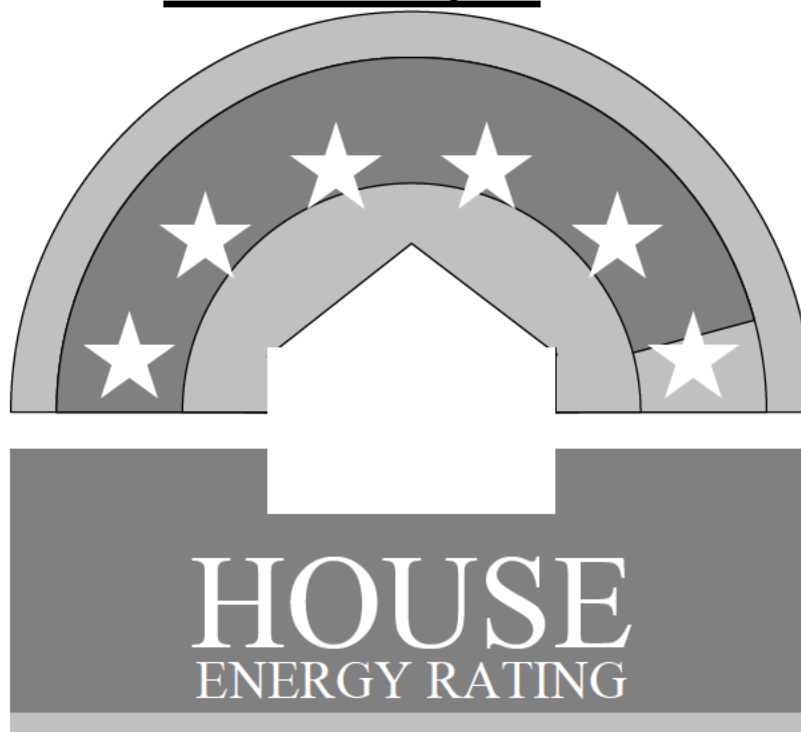
Suburb:

Post Code:

House Details

ClientName	Peter Byfield
HouseTitle	16+17 Section 13 Mawson ACT Unit 4
AssessorName	Pierre Dragh
FileCreated	05-06-2008

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★☆☆☆ **5.5 STARS**
in Climate: 21

SCORE: 16 POINTS

Name: Peter Byfield

Ref No:

House Title: 16+17 Section 13 Mawson ACT Unit 6

Date: 05-06-2008

Address:

Reference: C:\PROGRAM FILES\...MW 013 16&17 U 00 00 006

This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

Appliance Ratings

Heating: Unknown Heater / Unknown Rating

Cooling: Unknown Cooling / Unknown Rating

HotWater: Unknown Hot Water System / Unknown Rating

The appliance ratings above are based on information provided by the applicant and are included for information purposes only. They do not affect the House Energy Rating of the dwelling.

ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

Current Rating	16	★★★★★☆
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Largest windows in the dwelling;

Direction : West

Area : 11 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING
1. West	16	★★★★★☆
2. North West	19	★★★★★★
3. North	33	★★★★★★
4. North East	27	★★★★★★
5. East	20	★★★★★★
6. South East	21	★★★★★★
7. South	29	★★★★★★
8. South West	22	★★★★★★

FirstRate Mode
Climate: 21

RATING SUMMARY for: 16+17 Section 13 Mawson ACT Unit 6,
Assessor's Name: Pierre Dragh
Net Conditioned Floor Area: 75.5 m²

				Points		
Feature				Winter	Summer	Total
CEILING				11	1	12
Surface Area:	5	Insulation:	8			
WALL				4	-1	3
Surface Area:	-2	Insulation:	8	Mass:	-2	
FLOOR				10	4	15
Surface Area:	8	Insulation:	-10	Mass:	17	
AIR LEAKAGE (Percentage of score shown for each element)				7	0	7
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	38 %			
Exhaust Fans	0 %	Doors	47 %			
Down Lights	0 %	Gaps (around frames)	15 %			
DESIGN FEATURES				0	2	2
Cross Ventilation	2					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				-11	-33	-44
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
E	5	7%	-14	12	-7	-8
W	12	16%	-33	23	-26	-36
Total	18	24%	-46	35	-33	-44

* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 6 points

				Winter	Summer	Total
RATING	★ ★ ★ ★ ★ ☆			21	-27	16*

* includes 22 points from Area Adjustment

House Details

ClientName Peter Byfield
 HouseTitle 16+17 Section 13 Mawson ACT Unit 6
 AssessorName Pierre Dragh
 FileCreated 05-06-2008

Climate Details

State VIC
 Town Anglesea
 Postcode 3230
 Zone 21

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	No	R0.0	38.9m ²
2	Timber	NA	Yes	No	No	No	R0.0	39.1m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R2.8	5.8m	5.4m
2	Brick Cavity	Yes	R0.0	5.0m	5.4m
3	Weatherboard	No	R2.8	9.0m	5.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	Yes	R4.5	39.1m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	E	1.8m	0.6m	No	SG	ALSTD	NC	No	0.0m	0.6m	0.0m
2	E	1.8m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.0m
3	E	3.6m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	1.0m
4	E	1.8m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
9	W	1.5m	1.5m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
10	W	1.5m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
11	W	1.5m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
12	W	1.2m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	3.0m	0.2m
13	W	1.2m	0.6m	No	SG	ALIMPR	VB	No	0.0m	3.0m	0.2m
14	W	2.1m	1.8m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.2m
15	W	1.0m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.2m
17	W	1.5m	1.5m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
10	W	1.5m	0.6m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.6m	0.0m
11	W	1.5m	0.6m	0.0m	0.0m	0.0m	0.0m	0.6m	0.0m	0.6m	1.2m

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

Location	Suburban
Is there More than One Storey ?	Yes
Is the Stairwell Separated by Doors ?	Yes
Is the Entry open to the Living Area ?	Yes
Is the Entry Door Weather Stripped ?	Yes
Area of Heavyweight Mass	0m ²
Area of Lightweight Mass	0m ²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	0	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	2
External Doors	1	0
Unflued Gas Heaters		0
Percentage of Windows Sealed		100%
Windows - Average Gap		Small
External Doors - Average Gap		Small
Gaps & Cracks Sealed		Yes

Compliance Report

The following table lists those features of house design and construction which have been identified by the software as critical to the achievement of the rating. If there has been any change to these features proposed or during construction the house should be re-rated to ensure that the required star rating has been maintained. 145

This page must be checked and signed by the builder and owner and presented to the Building Surveyor as evidence that the house has been constructed in accordance with the star rating prior to the issuing of an Occupancy Permit. If the house has not been constructed to the standards listed in this table, further ratings must be provided to show that the required rating has been achieved.

Item	Details		Variation		Comments	
Floors						
Total Conditioned Floor Area (NCFA)	75.5 m ²		YES	NO		
Main External Floor Construction	Concrete Slab on ground		YES	NO		
External Floor Area	39.0 m ²		YES	NO		
Shared Floor Area	0.0 %		YES	NO		
% Ext Floors Carpeted	0%		YES	NO		
Avg. Floor Insulation	R0.0		YES	NO		
Walls						
Main External Wall Construction	Weatherboard		YES	NO		
External Wall Area	80.0 m ²		YES	NO		
Shared Wall Area	33.8 %		YES	NO		
Avg. Wall Insulation	R2.8		YES	NO		
Ceilings						
Main External Ceiling construction	Attic - Standard		YES	NO		
External Ceiling Area	39.0 m ²		YES	NO		
Shared Ceiling Area	0.0 %		YES	NO		
Avg. Ceiling Insulation	R4.5		YES	NO		
Air Leakage						
Location	Suburban		YES	NO		
Is there More than One Storey ?	Yes		YES	NO		
Is the Stairwell Separated by Doors ?	Yes		YES	NO		
Is the Entry open to the Living Area ?	Yes		YES	NO		
Is the Entry Door Weather Stripped ?	Yes		YES	NO		
Area of Heavyweight Mass	0m ²		YES	NO		
Area of Lightweight Mass	0m ²		YES	NO		
Unflued Gas Heaters	0		YES	NO		
Percentage of Windows Sealed	100%		YES	NO		
Windows - Average Gap	Small		YES	NO		
External Doors - Average Gap	Small		YES	NO		
Gaps & Cracks Sealed	Yes		YES	NO		
Items	Sealed	Unsealed	YES	NO		
Chimneys	0	0	YES	NO		
Vents		0	YES	NO		
Fans	0	0	YES	NO		
Downlights		0	YES	NO		
Skylights	0	0	YES	NO		
Utility Doors	0	2	YES	NO		
External Doors	1	0	YES	NO		
Windows						
All Windows Direction	Area (m ²)	Eaves	Blinds	Obst	Variation?	Comments
E	5.4	Yes	No	No		
W	12.4	Yes	No	No		
No Overshadowing of Nthn Windows						

Main glazing used Type: Area: Window U-value: Shading Coeff: Vision Area:	Clear-Aluminium-Improved 16.7 m ² 4.93 0.99 0.88	YES NO	
Other Glazing used Type: Area: Window U-value: Shading Coeff: Vision Area:	Clear-Aluminium Standard 1.1 m ² 5.90 0.99 0.83	YES NO	

Owner _____

Builder _____

Date ___/___/___

These details apply to the dwelling at the following address

Street Address:

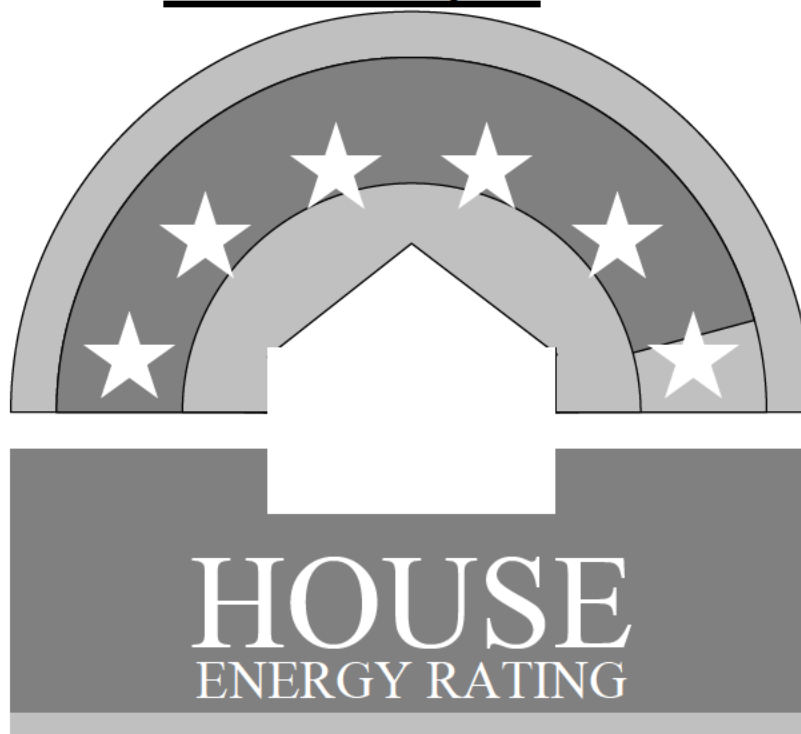
Suburb:

Post Code:

House Details

ClientName	Peter Byfield
HouseTitle	16+17 Section 13 Mawson ACT Unit 6
AssessorName	Pierre Dragh
FileCreated	05-06-2008

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★☆☆☆ **5.5 STARS**
in Climate: 21 **SCORE: 13 POINTS**

Name: Peter Byfield

Ref No:

House Title: 16+17 Section 13 Mawson ACT Unit 7

Date: 05-06-2008

Address:

Reference: C:\PROGRAM FILES\...MW 013 16&17 U 00 00 007

This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

Appliance Ratings

Heating: Unknown Heater / Unknown Rating

Cooling: Unknown Cooling / Unknown Rating

HotWater: Unknown Hot Water System / Unknown Rating

The appliance ratings above are based on information provided by the applicant and are included for information purposes only. They do not affect the House Energy Rating of the dwelling.

ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

Current Rating	13	★★★★★☆
-----------------------	-----------	---------------

Largest windows in the dwelling;

Direction : West

Area : 11 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING
1. West	13	★★★★★☆
2. North West	17	★★★★★☆
3. North	31	★★★★★★
4. North East	24	★★★★★★
5. East	16	★★★★★☆
6. South East	16	★★★★★☆
7. South	24	★★★★★★
8. South West	18	★★★★★☆

FirstRate Mode
Climate: 21

RATING SUMMARY for: 16+17 Section 13 Mawson ACT Unit 7,
Assessor's Name: Pierre Dragh
Net Conditioned Floor Area: 75.9 m²

				Points		
Feature				Winter	Summer	Total
CEILING				11	1	12
Surface Area:	4	Insulation:	8			
WALL				3	-3	0
Surface Area:	0	Insulation:	4	Mass:	-5	
FLOOR				10	5	15
Surface Area:	8	Insulation:	-10	Mass:	17	
AIR LEAKAGE (Percentage of score shown for each element)				7	0	7
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	38 %			
Exhaust Fans	0 %	Doors	47 %			
Down Lights	0 %	Gaps (around frames)	15 %			
DESIGN FEATURES				0	1	1
Cross Ventilation	1					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				-12	-32	-44
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
E	5	7%	-15	13	-8	-10
W	12	16%	-33	23	-24	-34
Total	18	23%	-48	36	-32	-44

* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 8 points

				Winter	Summer	Total
RATING	★ ★ ★ ★ ★ ☆			19	-28	13*

* includes 22 points from Area Adjustment

House Details

ClientName Peter Byfield
 HouseTitle 16+17 Section 13 Mawson ACT Unit 7
 AssessorName Pierre Dragh
 FileCreated 05-06-2008

Climate Details

State VIC
 Town Anglesea
 Postcode 3230
 Zone 21

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	No	R0.0	38.2m ²
2	Timber	NA	Yes	No	No	No	R0.0	39.0m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
2	Brick Cavity	Yes	R0.0	10.0m	5.4m
3	Weatherboard	No	R1.5	11.0m	5.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	Yes	R4.5	39.0m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
2	E	1.8m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.0m
3	E	3.6m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	1.0m
6	E	0.3m	3.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
17	E	1.8m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.0m
9	W	1.5m	1.5m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
10	W	1.5m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
11	W	1.5m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
12	W	1.2m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	3.0m	0.2m
13	W	1.2m	0.6m	No	SG	ALIMPR	VB	No	0.0m	3.0m	0.2m
14	W	2.1m	1.8m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.2m
15	W	1.0m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.2m
16	W	1.5m	1.5m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
10	W	1.5m	0.6m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.6m	0.0m
11	W	1.5m	0.6m	0.0m	0.0m	0.0m	0.0m	0.6m	0.0m	0.6m	1.2m

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

Location Suburban

Is there More than One Storey ?	Yes
Is the Stairwell Separated by Doors ?	Yes
Is the Entry open to the Living Area ?	Yes
Is the Entry Door Weather Stripped ?	Yes
Area of Heavyweight Mass	0m ²
Area of Lightweight Mass	0m ²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	0	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	2
External Doors	1	0
Unflued Gas Heaters		0
Percentage of Windows Sealed		100%
Windows - Average Gap		Small
External Doors - Average Gap		Small
Gaps & Cracks Sealed		Yes

Compliance Report

The following table lists those features of house design and construction which have been identified by the software as critical to the achievement of the rating. If there has been any change to these features proposed or during construction the house should be re-rated to ensure that the required star rating has been maintained. 153

This page must be checked and signed by the builder and owner and presented to the Building Surveyor as evidence that the house has been constructed in accordance with the star rating prior to the issuing of an Occupancy Permit. If the house has not been constructed to the standards listed in this table, further ratings must be provided to show that the required rating has been achieved.

Item	Details		Variation		Comments	
Floors						
Total Conditioned Floor Area (NCFA)	75.9 m ²		YES	NO		
Main External Floor Construction	Concrete Slab on ground		YES	NO		
External Floor Area	38.0 m ²		YES	NO		
Shared Floor Area	0.0 %		YES	NO		
% Ext Floors Carpeted	0%		YES	NO		
Avg. Floor Insulation	R0.0		YES	NO		
Walls						
Main External Wall Construction	Weatherboard		YES	NO		
External Wall Area	59.0 m ²		YES	NO		
Shared Wall Area	91.5 %		YES	NO		
Avg. Wall Insulation	R1.5		YES	NO		
Ceilings						
Main External Ceiling construction	Attic - Standard		YES	NO		
External Ceiling Area	39.0 m ²		YES	NO		
Shared Ceiling Area	0.0 %		YES	NO		
Avg. Ceiling Insulation	R4.5		YES	NO		
Air Leakage						
Location	Suburban		YES	NO		
Is there More than One Storey ?	Yes		YES	NO		
Is the Stairwell Separated by Doors ?	Yes		YES	NO		
Is the Entry open to the Living Area ?	Yes		YES	NO		
Is the Entry Door Weather Stripped ?	Yes		YES	NO		
Area of Heavyweight Mass	0m ²		YES	NO		
Area of Lightweight Mass	0m ²		YES	NO		
Unflued Gas Heaters	0		YES	NO		
Percentage of Windows Sealed	100%		YES	NO		
Windows - Average Gap	Small		YES	NO		
External Doors - Average Gap	Small		YES	NO		
Gaps & Cracks Sealed	Yes		YES	NO		
Items	Sealed	Unsealed	YES	NO		
Chimneys	0	0	YES	NO		
Vents		0	YES	NO		
Fans	0	0	YES	NO		
Downlights		0	YES	NO		
Skylights	0	0	YES	NO		
Utility Doors	0	2	YES	NO		
External Doors	1	0	YES	NO		
Windows						
All Windows Direction	Area (m ²)	Eaves	Blinds	Obst	Variation?	Comments
E	5.4	Yes	No	No		
W	12.4	Yes	No	No		
No Overshadowing of Nthn Windows						

Main glazing used			
Type:	Clear-Aluminium-Improved	YES	NO
Area:	17.8 m ²		
Window U-value:	4.93		
Shading Coeff:	0.99		
Vision Area:	0.88		

Owner _____

Builder _____

Date ___/___/___

These details apply to the dwelling at the following address

Street Address:

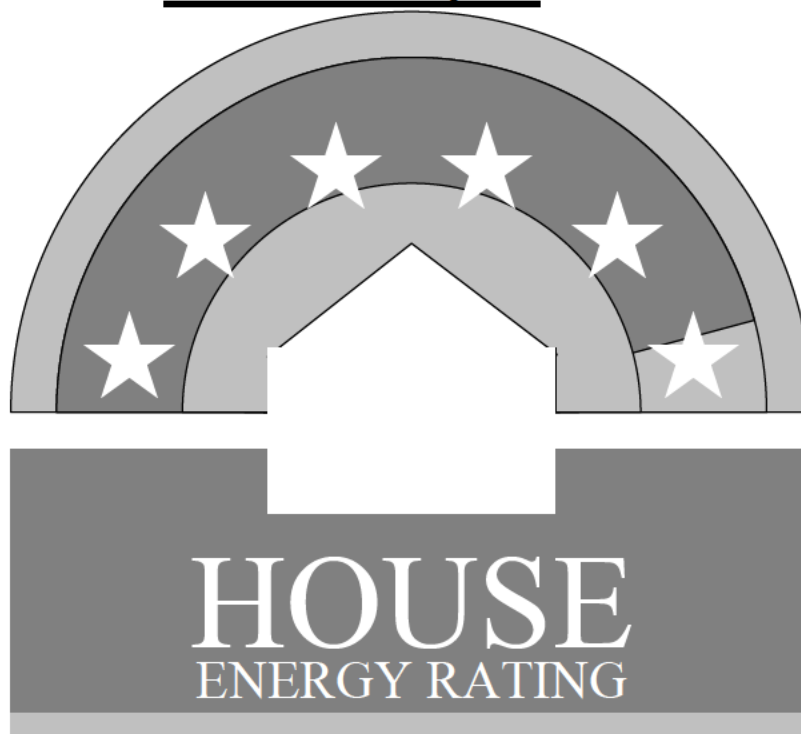
Suburb:

Post Code:

House Details

ClientName	Peter Byfield
HouseTitle	16+17 Section 13 Mawson ACT Unit 7
AssessorName	Pierre Dragh
FileCreated	05-06-2008

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★☆☆☆ **5.5 STARS**
in Climate: 21 **SCORE: 13 POINTS**

Name: Peter Byfield

Ref No:

House Title: 16+17 Section 13 Mawson ACT Unit 8

Date: 05-06-2008

Address:

Reference: C:\PROGRAM FILES\...MW 013 16&17 U 00 00 008

This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

Appliance Ratings

Heating: Unknown Heater / Unknown Rating

Cooling: Unknown Cooling / Unknown Rating

HotWater: Unknown Hot Water System / Unknown Rating

The appliance ratings above are based on information provided by the applicant and are included for information purposes only. They do not affect the House Energy Rating of the dwelling.

ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

Current Rating	13	★★★★★☆
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Largest windows in the dwelling;

Direction : West

Area : 11 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING
1. West	13	★★★★★☆
2. North West	17	★★★★★☆
3. North	31	★★★★★★
4. North East	24	★★★★★★
5. East	16	★★★★★☆
6. South East	16	★★★★★☆
7. South	24	★★★★★★
8. South West	18	★★★★★☆

RATING SUMMARY for: 16+17 Section 13 Mawson ACT Unit 8,

Assessor's Name: Pierre Dragh

Net Conditioned Floor Area: 75.9 m²

				Points		
Feature				Winter	Summer	Total
CEILING				11	1	12
Surface Area:	4	Insulation:	8			
WALL				3	-3	0
Surface Area:	0	Insulation:	4	Mass:	-5	
FLOOR				10	5	15
Surface Area:	8	Insulation:	-10	Mass:	17	
AIR LEAKAGE (Percentage of score shown for each element)				7	0	7
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	38 %			
Exhaust Fans	0 %	Doors	47 %			
Down Lights	0 %	Gaps (around frames)	15 %			
DESIGN FEATURES				0	1	1
Cross Ventilation	1					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				-12	-32	-44
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
E	5	7%	-15	13	-8	-10
W	12	16%	-33	23	-24	-34
Total	18	23%	-48	36	-32	-44

* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 8 points

				Winter	Summer	Total
RATING	★ ★ ★ ★ ★ ☆			19	-28	13*

* includes 22 points from Area Adjustment

House Details

ClientName Peter Byfield
 HouseTitle 16+17 Section 13 Mawson ACT Unit 8
 AssessorName Pierre Dragh
 FileCreated 05-06-2008

Climate Details

State VIC
 Town Anglesea
 Postcode 3230
 Zone 21

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	No	R0.0	38.2m ²
2	Timber	NA	Yes	No	No	No	R0.0	39.0m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
2	Brick Cavity	Yes	R0.0	10.0m	5.4m
3	Weatherboard	No	R1.5	11.0m	5.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	Yes	R4.5	39.0m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
2	E	1.8m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.0m
3	E	3.6m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	1.0m
6	E	0.3m	3.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
17	E	1.8m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.0m
9	W	1.5m	1.5m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
10	W	1.5m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
11	W	1.5m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
12	W	1.2m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	3.0m	0.2m
13	W	1.2m	0.6m	No	SG	ALIMPR	VB	No	0.0m	3.0m	0.2m
14	W	2.1m	1.8m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.2m
15	W	1.0m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.2m
16	W	1.5m	1.5m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
10	W	1.5m	0.6m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.6m	0.0m
11	W	1.5m	0.6m	0.0m	0.0m	0.0m	0.0m	0.6m	0.0m	0.6m	1.2m

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

Location Suburban

Is there More than One Storey ?	Yes
Is the Stairwell Separated by Doors ?	Yes
Is the Entry open to the Living Area ?	Yes
Is the Entry Door Weather Stripped ?	Yes
Area of Heavyweight Mass	0m ²
Area of Lightweight Mass	0m ²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	0	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	2
External Doors	1	0
Unflued Gas Heaters		0
Percentage of Windows Sealed		100%
Windows - Average Gap		Small
External Doors - Average Gap		Small
Gaps & Cracks Sealed		Yes

Compliance Report

The following table lists those features of house design and construction which have been identified by the software as critical to the achievement of the rating. If there has been any change to these features proposed or during construction the house should be re-rated to ensure that the required star rating has been maintained. 161

This page must be checked and signed by the builder and owner and presented to the Building Surveyor as evidence that the house has been constructed in accordance with the star rating prior to the issuing of an Occupancy Permit. If the house has not been constructed to the standards listed in this table, further ratings must be provided to show that the required rating has been achieved.

Item	Details		Variation		Comments	
Floors						
Total Conditioned Floor Area (NCFA)	75.9 m ²		YES	NO		
Main External Floor Construction	Concrete Slab on ground		YES	NO		
External Floor Area	38.0 m ²		YES	NO		
Shared Floor Area	0.0 %		YES	NO		
% Ext Floors Carpeted	0%		YES	NO		
Avg. Floor Insulation	R0.0		YES	NO		
Walls						
Main External Wall Construction	Weatherboard		YES	NO		
External Wall Area	59.0 m ²		YES	NO		
Shared Wall Area	91.5 %		YES	NO		
Avg. Wall Insulation	R1.5		YES	NO		
Ceilings						
Main External Ceiling construction	Attic - Standard		YES	NO		
External Ceiling Area	39.0 m ²		YES	NO		
Shared Ceiling Area	0.0 %		YES	NO		
Avg. Ceiling Insulation	R4.5		YES	NO		
Air Leakage						
Location	Suburban		YES	NO		
Is there More than One Storey ?	Yes		YES	NO		
Is the Stairwell Separated by Doors ?	Yes		YES	NO		
Is the Entry open to the Living Area ?	Yes		YES	NO		
Is the Entry Door Weather Stripped ?	Yes		YES	NO		
Area of Heavyweight Mass	0m ²		YES	NO		
Area of Lightweight Mass	0m ²		YES	NO		
Unflued Gas Heaters	0		YES	NO		
Percentage of Windows Sealed	100%		YES	NO		
Windows - Average Gap	Small		YES	NO		
External Doors - Average Gap	Small		YES	NO		
Gaps & Cracks Sealed	Yes		YES	NO		
Items	Sealed	Unsealed	YES	NO		
Chimneys	0	0	YES	NO		
Vents		0	YES	NO		
Fans	0	0	YES	NO		
Downlights		0	YES	NO		
Skylights	0	0	YES	NO		
Utility Doors	0	2	YES	NO		
External Doors	1	0	YES	NO		
Windows						
All Windows Direction	Area (m ²)	Eaves	Blinds	Obst	Variation?	Comments
E	5.4	Yes	No	No		
W	12.4	Yes	No	No		
No Overshadowing of Nthn Windows						

Main glazing used			
Type:	Clear-Aluminium-Improved	YES	NO
Area:	17.8 m ²		
Window U-value:	4.93		
Shading Coeff:	0.99		
Vision Area:	0.88		

Owner _____

Builder _____

Date ___/___/___

These details apply to the dwelling at the following address

Street Address:

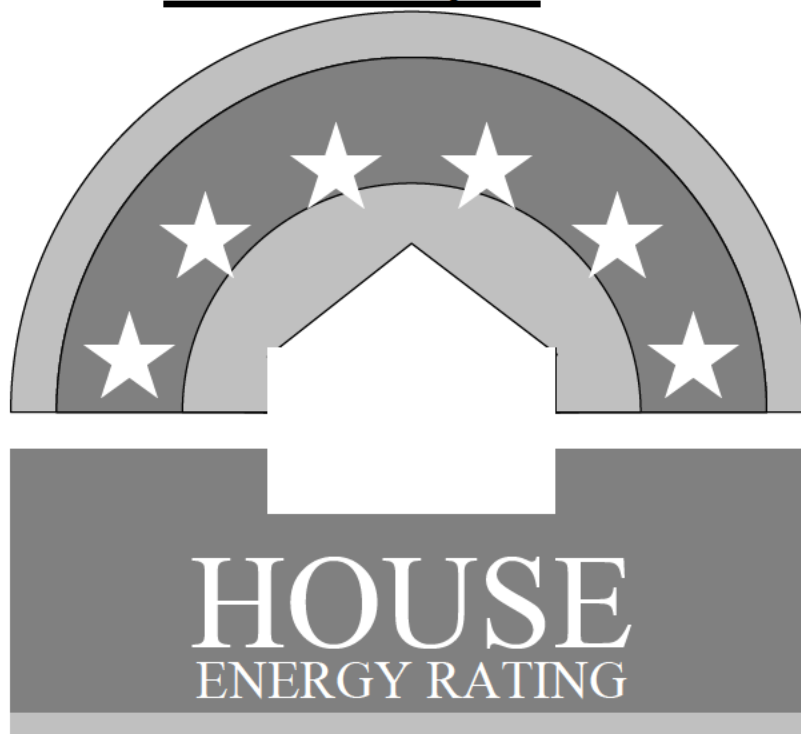
Suburb:

Post Code:

House Details

ClientName	Peter Byfield
HouseTitle	16+17 Section 13 Mawson ACT Unit 8
AssessorName	Pierre Dragh
FileCreated	05-06-2008

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★☆☆☆☆ **6 STARS**
in Climate: 21 **SCORE: 21 POINTS**

Name: Peter Byfield

Ref No:

House Title: 16+17 Section 13 Mawson ACT Unit 9

Date: 05-06-2008

Address:

Reference: C:\PROGRAM FILES\...MW 013 16&17 U 00 00 009

This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

Appliance Ratings

Heating: Unknown Heater / Unknown Rating

Cooling: Unknown Cooling / Unknown Rating

HotWater: Unknown Hot Water System / Unknown Rating

The appliance ratings above are based on information provided by the applicant and are included for information purposes only. They do not affect the House Energy Rating of the dwelling.

ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

Current Rating	21	★★★★★★
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Largest windows in the dwelling;

Direction : West

Area : 11 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING
1. West	21	★★★★★★
2. North West	24	★★★★★★
3. North	38	★★★★★★
4. North East	34	★★★★★★
5. East	24	★★★★★★
6. South East	23	★★★★★★
7. South	31	★★★★★★
8. South West	27	★★★★★★

FirstRate Mode
Climate: 21

RATING SUMMARY for: 16+17 Section 13 Mawson ACT Unit 9,

Assessor's Name: Pierre Dragh

Net Conditioned Floor Area: 75.4 m²

				Points		
Feature				Winter	Summer	Total
CEILING				11	1	12
Surface Area:	5	Insulation:	8			
WALL				4	0	5
Surface Area:	-2	Insulation:	8	Mass:	0	
FLOOR				10	5	15
Surface Area:	8	Insulation:	-10	Mass:	17	
AIR LEAKAGE (Percentage of score shown for each element)				7	0	6
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	36 %			
Exhaust Fans	0 %	Doors	45 %			
Down Lights	0 %	Gaps (around frames)	19 %			
DESIGN FEATURES				0	1	1
Cross Ventilation	1					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				-13	-27	-40
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
E	5	7%	-14	12	-7	-8
W	12	16%	-33	21	-20	-32
Total	18	24%	-47	34	-27	-40

* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 6 points

				Winter	Summer	Total
RATING	★ ★ ★ ★ ★ ★			19	-20	21*
SCORE				19	-20	21*

* includes 22 points from Area Adjustment

House Details

ClientName Peter Byfield
 HouseTitle 16+17 Section 13 Mawson ACT Unit 9
 AssessorName Pierre Dragh
 FileCreated 05-06-2008

Climate Details

State VIC
 Town Anglesea
 Postcode 3230
 Zone 21

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	No	R0.0	38.6m ²
2	Timber	NA	Yes	No	No	No	R0.0	39.4m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Cavity	No	R2.8	5.8m	5.4m
2	Brick Cavity	Yes	R0.0	5.0m	5.4m
3	Weatherboard	No	R2.8	9.0m	5.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	Yes	R4.5	39.4m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	E	1.8m	0.6m	No	SG	ALSTD	NC	No	0.0m	0.6m	0.0m
2	E	1.8m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.0m
3	E	3.6m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	1.0m
4	E	1.8m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
9	W	1.5m	1.5m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
10	W	1.5m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
11	W	1.5m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m
12	W	1.2m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	3.0m	0.2m
13	W	1.2m	0.6m	No	SG	ALIMPR	VB	No	0.0m	3.0m	0.2m
14	W	2.1m	1.8m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.2m
15	W	1.0m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.6m	0.2m
17	W	1.5m	1.5m	No	SG	ALIMPR	VB	No	0.0m	0.5m	0.2m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
10	W	1.5m	0.6m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.6m	0.0m
11	W	1.5m	0.6m	0.0m	0.0m	0.0m	0.0m	0.6m	0.0m	0.6m	1.2m
12	W	1.2m	0.6m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	3.0m	5.5m
13	W	1.2m	0.6m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	3.0m	0.2m
14	W	2.1m	1.8m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	3.0m	1.0m
15	W	1.0m	0.9m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	2.9m	3.0m

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

Location Suburban
Is there More than One Storey ? Yes
Is the Stairwell Separated by Doors ? Yes
Is the Entry open to the Living Area ? Yes
Is the Entry Door Weather Stripped ? Yes
Area of Heavyweight Mass 0m²
Area of Lightweight Mass 0m²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	0	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	2
External Doors	1	0

Unflued Gas Heaters 0
Percentage of Windows Sealed 100%
Windows - Average Gap Small
External Doors - Average Gap Small
Gaps & Cracks Sealed Yes

Compliance Report

The following table lists those features of house design and construction which have been identified by the software as critical to the achievement of the rating. If there has been any change to these features proposed or during construction the house should be re-rated to ensure that the required star rating has been maintained. 169

This page must be checked and signed by the builder and owner and presented to the Building Surveyor as evidence that the house has been constructed in accordance with the star rating prior to the issuing of an Occupancy Permit. If the house has not been constructed to the standards listed in this table, further ratings must be provided to show that the required rating has been achieved.

Item	Details		Variation		Comments	
Floors						
Total Conditioned Floor Area (NCFA)	75.4 m ²		YES	NO		
Main External Floor Construction	Concrete Slab on ground		YES	NO		
External Floor Area	39.0 m ²		YES	NO		
Shared Floor Area	0.0 %		YES	NO		
% Ext Floors Carpeted	0%		YES	NO		
Avg. Floor Insulation	R0.0		YES	NO		
Walls						
Main External Wall Construction	Weatherboard		YES	NO		
External Wall Area	80.0 m ²		YES	NO		
Shared Wall Area	33.8 %		YES	NO		
Avg. Wall Insulation	R2.8		YES	NO		
Ceilings						
Main External Ceiling construction	Attic - Standard		YES	NO		
External Ceiling Area	39.0 m ²		YES	NO		
Shared Ceiling Area	0.0 %		YES	NO		
Avg. Ceiling Insulation	R4.5		YES	NO		
Air Leakage						
Location	Suburban		YES	NO		
Is there More than One Storey ?	Yes		YES	NO		
Is the Stairwell Separated by Doors ?	Yes		YES	NO		
Is the Entry open to the Living Area ?	Yes		YES	NO		
Is the Entry Door Weather Stripped ?	Yes		YES	NO		
Area of Heavyweight Mass	0m ²		YES	NO		
Area of Lightweight Mass	0m ²		YES	NO		
Unflued Gas Heaters	0		YES	NO		
Percentage of Windows Sealed	100%		YES	NO		
Windows - Average Gap	Small		YES	NO		
External Doors - Average Gap	Small		YES	NO		
Gaps & Cracks Sealed	Yes		YES	NO		
Items	Sealed	Unsealed	YES	NO		
Chimneys	0	0	YES	NO		
Vents		0	YES	NO		
Fans	0	0	YES	NO		
Downlights		0	YES	NO		
Skylights	0	0	YES	NO		
Utility Doors	0	2	YES	NO		
External Doors	1	0	YES	NO		
Windows						
All Windows Direction	Area (m ²)	Eaves	Blinds	Obst	Variation?	Comments
E	5.4	Yes	No	No		
W	12.4	Yes	No	No		
No Overshadowing of Nthn Windows						

Main glazing used Type: Area: Window U-value: Shading Coeff: Vision Area:	Clear-Aluminium-Improved 16.7 m ² 4.93 0.99 0.88	YES NO	
Other Glazing used Type: Area: Window U-value: Shading Coeff: Vision Area:	Clear-Aluminium Standard 1.1 m ² 5.90 0.99 0.83	YES NO	

Owner _____

Builder _____

Date ___/___/___

These details apply to the dwelling at the following address

Street Address:

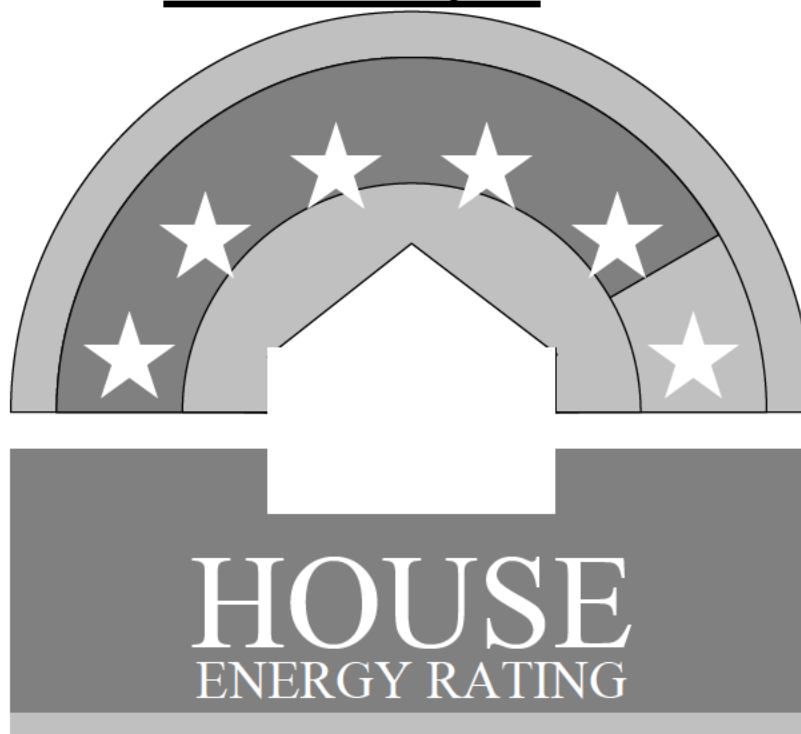
Suburb:

Post Code:

House Details

ClientName	Peter Byfield
HouseTitle	16+17 Section 13 Mawson ACT Unit 9
AssessorName	Pierre Dragh
FileCreated	05-06-2008

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★★★★ **5 STARS**
in Climate: 21 **SCORE: 11 POINTS**

Name: Peter Byfield

Ref No:

House Title: 16+17 Section 13 Mawson ACT Unit 10

Date: 05-06-2008

Address:

Reference: C:\PROGRAM FILES\...MW 013 16&17 U 00 00 010

This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

Appliance Ratings

Heating: Unknown Heater / Unknown Rating

Cooling: Unknown Cooling / Unknown Rating

HotWater: Unknown Hot Water System / Unknown Rating

The appliance ratings above are based on information provided by the applicant and are included for information purposes only. They do not affect the House Energy Rating of the dwelling.

ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

Current Rating	11	★★★★★
-----------------------	----	-------

Largest windows in the dwelling;

Direction : North

Area : 9 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING
1. North	11	★★★★★
2. North East	4	★★★★☆
3. East	-6	★★★★
4. South East	-14	★★★☆☆
5. South	-8	★★★★
6. South West	-5	★★★★
7. West	0	★★★★☆
8. North West	4	★★★★☆

FirstRate Mode
Climate: 21

RATING SUMMARY for: 16+17 Section 13 Mawson ACT Unit 10,
Assessor's Name: Pierre Dragh
Net Conditioned Floor Area: 64.0 m²

				Points		
Feature				Winter	Summer	Total
CEILING				9	1	10
Surface Area:	3	Insulation:	8			
WALL				-15	-2	-17
Surface Area:	-19	Insulation:	2	Mass:	0	
FLOOR				6	3	9
Surface Area:	3	Insulation:	-10	Mass:	17	
AIR LEAKAGE (Percentage of score shown for each element)				6	0	6
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	35 %			
Exhaust Fans	0 %	Doors	49 %			
Down Lights	0 %	Gaps (around frames)	15 %			
DESIGN FEATURES				0	1	1
Cross Ventilation	1					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				-3	-21	-24
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
N	11	17%	-33	33	-14	-15
E	4	6%	-10	11	-5	-3
S	1	2%	-4	0	-1	-5
W	1	1%	-3	3	-1	-1
Total	16	26%	-50	47	-21	-24

* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 9 points

				Winter	Summer	Total
RATING	★★★★★			4	-19	11*
SCORE						

* includes 26 points from Area Adjustment

House Details

ClientName Peter Byfield
 HouseTitle 16+17 Section 13 Mawson ACT Unit 10
 AssessorName Pierre Dragh
 FileCreated 05-06-2008

Climate Details

State VIC
 Town Anglesea
 Postcode 3230
 Zone 21

Floor Details

<u>ID</u>	<u>Construction</u>	<u>Sub Floor</u>	<u>Upper</u>	<u>Shared</u>	<u>Foil</u>	<u>Carpet</u>	<u>Ins RValue</u>	<u>Area</u>
1	Concrete Slab on ground	No Subfloor	No	No	No	No	R0.0	55.7m ²
2	Timber	NA	Yes	No	No	No	R0.0	16.9m ²

Wall Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Ins RValue</u>	<u>Length</u>	<u>Height</u>
2	Brick Veneer	No	R2.0	22.0m	2.7m
3	Weatherboard	No	R1.5	15.0m	2.4m
4	Brick Cavity	No	R0.0	5.0m	2.7m

Ceiling Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Foil</u>	<u>Ins RValue</u>	<u>Area</u>
1	Attic - Standard	No	Yes	R4.5	55.7m ²

Window Details

<u>ID</u>	<u>Dir</u>	<u>Height</u>	<u>Width</u>	<u>Utility</u>	<u>Glass</u>	<u>Frame</u>	<u>Curtain</u>	<u>Blind</u>	<u>Fixed & Adj Eave</u>	<u>Fixed Eave</u>	<u>Head to Eave</u>
2	E	1.5m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.0m	0.0m
3	E	1.5m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.0m	0.0m
4	E	1.5m	0.6m	No	SG	ALIMPR	VB	No	0.0m	0.0m	0.0m
5	E	1.5m	0.6m	Yes	SG	ALIMPR	VB	No	0.0m	0.0m	0.0m
6	W	1.0m	0.9m	No	SG	ALIMPR	VB	No	0.0m	0.0m	0.0m
7	N	1.5m	0.9m	Yes	SG	ALIMPR	VB	No	0.0m	0.0m	0.0m
8	N	2.1m	2.7m	No	SG	ALIMPR	VB	No	0.0m	2.0m	0.0m
9	N	1.8m	2.1m	No	SG	ALIMPR	VB	No	0.0m	0.7m	0.0m
10	S	1.8m	0.6m	No	SG	ALIMPR	VB	No	0.0m	5.0m	0.0m

Window Shading Details

<u>ID</u>	<u>Dir</u>	<u>Height</u>	<u>Width</u>	<u>Obst Height</u>	<u>Obst Dist</u>	<u>Obst Width</u>	<u>Obst Offset</u>	<u>LShape Left Fin</u>	<u>LShape Left Off</u>	<u>LShape Right Fin</u>	<u>LShape Right Off</u>
8	N	2.1m	2.7m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	2.0m	0.3m
9	N	1.8m	2.1m	0.0m	0.0m	0.0m	0.0m	0.8m	1.0m	0.0m	0.0m
10	S	1.8m	0.6m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	6.0m	0.5m

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

Location Suburban
 Is there More than One Storey ? Yes

Is the Stairwell Separated by Doors ? Yes
 Is the Entry open to the Living Area ? Yes
 Is the Entry Door Weather Stripped ? Yes
 Area of Heavyweight Mass 0m²
 Area of Lightweight Mass 0m²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	0	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	2
External Doors	1	0
Unflued Gas Heaters		0
Percentage of Windows Sealed		100%
Windows - Average Gap		Small
External Doors - Average Gap		Small
Gaps & Cracks Sealed		Yes

Compliance Report

The following table lists those features of house design and construction which have been identified by the software as critical to the achievement of the rating. If there has been any change to these features proposed or during construction the house should be re-rated to ensure that the required star rating has been maintained.

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This page must be checked and signed by the builder and owner and presented to the Building Surveyor as evidence that the house has been constructed in accordance with the star rating prior to the issuing of an Occupancy Permit. If the house has not been constructed to the standards listed in this table, further ratings must be provided to show that the required rating has been achieved.

Item	Details		Variation		Comments	
Floors						
Total Conditioned Floor Area (NCFA)	64.0 m ²		YES	NO		
Main External Floor Construction	Concrete Slab on ground		YES	NO		
External Floor Area	56.0 m ²		YES	NO		
Shared Floor Area	0.0 %		YES	NO		
% Ext Floors Carpeted	0%		YES	NO		
Avg. Floor Insulation	R0.0		YES	NO		
Walls						
Main External Wall Construction	Brick Veneer		YES	NO		
External Wall Area	109.0 m ²		YES	NO		
Shared Wall Area	0.0 %		YES	NO		
Avg. Wall Insulation	R1.6		YES	NO		
Ceilings						
Main External Ceiling construction	Attic - Standard		YES	NO		
External Ceiling Area	56.0 m ²		YES	NO		
Shared Ceiling Area	0.0 %		YES	NO		
Avg. Ceiling Insulation	R4.5		YES	NO		
Air Leakage						
Location	Suburban		YES	NO		
Is there More than One Storey ?	Yes		YES	NO		
Is the Stairwell Separated by Doors ?	Yes		YES	NO		
Is the Entry open to the Living Area ?	Yes		YES	NO		
Is the Entry Door Weather Stripped ?	Yes		YES	NO		
Area of Heavyweight Mass	0m ²		YES	NO		
Area of Lightweight Mass	0m ²		YES	NO		
Unflued Gas Heaters	0		YES	NO		
Percentage of Windows Sealed	100%		YES	NO		
Windows - Average Gap	Small		YES	NO		
External Doors - Average Gap	Small		YES	NO		
Gaps & Cracks Sealed	Yes		YES	NO		
Items	Sealed	Unsealed	YES	NO		
Chimneys	0	0	YES	NO		
Vents		0	YES	NO		
Fans	0	0	YES	NO		
Downlights		0	YES	NO		
Skylights	0	0	YES	NO		
Utility Doors	0	2	YES	NO		
External Doors	1	0	YES	NO		
Windows						
All Windows Direction	Area (m ²)	Eaves	Blinds	Obst	Variation?	Comments
N	10.8	Yes	No	No		
E	3.6	No	No	No		
S	1.1	Yes	No	No		
W	0.9	No	No	No		
No Overshadowing of Nthn Windows						

Main glazing used			
Type:	Clear-Aluminium-Improved	YES	NO
Area:	16.4 m ²		
Window U-value:	4.93		
Shading Coeff:	0.99		
Vision Area:	0.88		

Owner _____

Builder _____

Date ___/___/___

These details apply to the dwelling at the following address

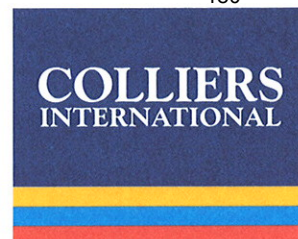
Street Address:

Suburb:

Post Code:

House Details

ClientName	Peter Byfield
HouseTitle	16+17 Section 13 Mawson ACT Unit 10
AssessorName	Pierre Dragh
FileCreated	05-06-2008



20 June 2008

The Director
ACTPLA
Dame Pattie Menzies House
16 Challis Street
Dickson ACT 2602

Colliers International
Consultancy and Valuation Pty Limited
ABN 88076848112
Ground Floor
21 – 23 Marcus Clarke Street
Canberra ACT 2600
Australia
GPO Box 449 Canberra ACT 2601
Tel 61 2 6257 2121 Fax 02 6257 2937

PUBLIC NOTIFICATION

Dear Sir/Madam

**Blocks 16 & 17 Section 13, Mawson
51 & 53 Ainsworth Street, Mawson**

INSTRUCTIONS

We refer to our recent instructions to complete a valuation assessment for Change of Use charge assessment purposes for the abovementioned property.

This valuation report is assessed in accordance with the requirements of Sections 276 & 277 of the Planning and Development Act 2007.

BRIEF DESCRIPTION

The individual block sizes are as follows:

Block 16 Section 13, Mawson	1,010.2 square metres
Block 17 Section 13, Mawson	915.2 square metres

The subject property in the 'after' value scenario will comprise an amalgamated 1,925.4 square metre site which is subject to a development application to allow ten (10) two bedroom townhouses with single car garaging.

The property is situated in the residential core area which allows a plot ratio of 50% with block amalgamation.

The existing Lease Purpose Clause for both Blocks 16 & 17 Section 13 Mawson states:

'To use the said land for residential purposes only.'

Blocks 16 & 17 Section 13, Mawson
 June 2008

CHANGE OF USE CHARGE ASSESSMENT

The Change of Use charge has been assessed in accordance with Sections 276 & 277 of the Planning and Development Act 2007.

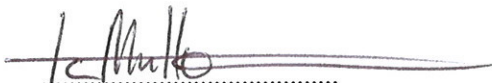
This charge is assessed for leases more than 5 years old, at 75% of the increase in value derived as a result of the Lease Variation, our calculations are set out below:

'After' Value (V1)	\$	1,255,000
Less 'Before' Value (V2)	\$	1,230,000
		<hr/>
Added Value	\$	25,000
Change of Use Charge at 75%	\$	18,750

Our Change of Use charge assessment to allow the variation of the existing residential purpose clause and amalgamate two sites to permit ten (10) townhouses is therefore **\$18,750 (Eighteen Thousand Seven Hundred and Fifty Dollars)**.

If you have any further queries, please do not hesitate to call the writer.

Yours sincerely,
 Colliers International Consultancy and Valuation Pty Limited



T.C. Mutton, M.Com AAPI SA Fin
 Certified Practising Valuer
 Consultancy and Valuation Pty Ltd
 Registered Valuer in N.S.W. No. VAL011650



WASTE MANAGEMENT PLAN

If you are intending to submit a Development Application and/or a Building Application you must complete this waste management plan. One set of supporting drawings must be attached to this document, showing storage location, truck access and turning circles on the site plan (please see last page of the Waste Management Plan).

Sections of the Waste Management Plan you need to complete are detailed in Section 4 Table 1 of the Code.

PROJECT SPECIFIC INFORMATION

PART 1: PROJECT AND APPLICANT DETAILS

PROJECT DESCRIPTION: MULTI UNIT HOUSING - 10 TOWNHOUSES

UNIT No. - BLOCK: 16+17 SECTION: 13 SUBURB: MAWSON

APPLICANT/AGENT: PETER BYFIELD

PHONE: 0419 479 022 FACSIMILE: 02 9660 2254

ADDRESS: Suite A 34 TAYLOR ST. ANNANDALE 2038.

Declaration: I as applicant undertake that the disposal of the waste will take place as per the details of the plan and will ensure that the contractors and sub contractors involved in this application are also responsible for implementing this plan.

SIGNATURE: DATE: 8-7-08
(Applicant/Agent)

PART 2: TYPE OF PROCESS

TYPE OF APPLICATION (tick appropriate box(es))

- Development Application (DA) Lease Variation – with immediate building works
- Building Application (BA) Lease Variation – without immediate building works

TYPES OF DEVELOPMENT (tick the appropriate boxes)

- New
- Existing Redevelopment/Refurbishment/fitout

- Single Residential Dwelling
- Dual Occupancy
- Residential multi unit and cluster developments up to 10 units 10 (No. Of Units)
- Residential multi unit and cluster developments 11 and above _____ (No. Of Units)
- Offices and Non Retail Food
- Retail Food, Cafes Clubs, Restaurants and Takeaways
- Town Centre/Group Centre, Supermarkets, Shopping Centres, Hostels, Hotels, Motels, Serviced Apartments and Institutional Premises
- Estate Development Projects (ie suburban developments)

OTHER (Please specify): _____

DEMOLITION PHASE

Is demolition involved? Yes No
 (If NO go to Part 4)

Will there be more than 5m³ of demolition waste generated? Yes No
 (If YES go to Part 3) (If NO go to Part 4)

CONSTRUCTION PHASE

Part 4 is to be completed for all the following developments:

- Refurbishments/fitouts (Non 1, 2 and 10a developments)
- Residential multi unit and cluster developments 11 and above
- Offices and Non Retail Food
- Retail Food, Cafes Clubs, Restaurants and Takeaways
- Town Centre/Group Centre, Supermarkets, Shopping Centres, Hostels, Hotels, Motels, Serviced Apartments and Institutional Premises
- Estate Development Projects (ie suburban developments)

**WASTE MANAGEMENT PLAN — PART 3
DEMOLITION WASTE PROFORMA**

Unit No: _____ Block: 16 F 17 Section: 13 Suburb: MAWSON Date: 8/17/08
 Applicant's Name: P. BYFLEW Applicant's Signature: _____
 Demolisher Assigned: IRWIN & HARTSHORN P/L Demolisher's Signature: _____ ACT Builder's Licence No: 2974 Date: _____

Type Of Material Generated	Estimated Volume Of Material Generated (m ³)	REUSE/RECYCLING OF DEMOLITION WASTE			DISPOSAL AT LANDFILL		
		ON-SITE	OFF-SITE	Estimated Volume (m ³)	Specify name of receiving recycling outlet(s) and/or reuse site(s)	Estimated Volume (m ³)	Specify landfill site(s)
Excavation Material	NIL						
Green Waste	NIL						
Bricks	30			30	CEL PANGGO		
Concrete	14			14	CEL PANGGO		
Timber (Please Specify)	3			3	AMSER DEPON		
Plasterboard/Gyprock	2					2	CEL PANGGO
Metals (Please Specify)							
Other (Please Specify)							
TOTAL	49			47		2	

OPERATIONAL PHASE

PART 5: GENERATION OF WASTE & RECYCLABLES

		NON-RECYCLABLES (Waste)	RECYCLABLES		
			None All	Metals/plastics/ glass/paperboard	Other (describe)
Generation Rate (e.g. m ³ /100m ² /day)		140L/unit/wk	240L unit/ fortnight	—	—
Gross Floor Area (m ²) or No. of meals/day	meals/day m ²	10 units	10 units	—	—
Waste generation (m ³ per week)		1.40 m ³ /wk	1.20 m ³ /wk	—	—

Note. Refer to Section 6.2 of the code for generation rates of waste and recyclables.

NON-RECYCLABLES (Waste): CONTAINER SIZE

Container Size	No.	Capacity – m ³
140 L	10	1.4 m ³
240 L		
1.5 m ³		
3.0 m ³		
4.5 m ³		
Compactor – Specify Ratio – (..... :1)		
Other Size (Please Specify):		
Number of collections per week		
Weekly capacity		
Weekly generation rate		

Name of Contractor:

RECYCLABLES: CONTAINER SIZE – THIS PROJECT

Container Size	Paper		Metals/Plastics/ Glass/Paperboard		Other (describe below)	
	No.	Capacity	No.	Capacity	No.	Capacity
240 L (120/120L divided – household/flats only)	10	2.4m ³				
240 L						
1.1 m3						
1.5 m3						
3.0 m3						
4.5 m3						
Compactor – Specify Ratio – (.....:1)						
Other Size (Please Specify):						
Number of collections/week						
Weekly capacity						
Weekly generation rate						

Name of Contractor:

PART 6: CHECKLIST FOR ENCLOSURE(S) FOR THIS PROJECT

* Please circle a "YES" or "NO" answer where appropriate.

Enclosures YES/ **NO**

Number of enclosures

	Length	Depth	Height
No. 1	m	m	m
No. 2	m	m	m
No. 3	m	m	m

FLOOR GRADES

Enclosure (2% max) %
 Service area (3% max) %

HEIGHT DETAILS

Clear internal height m
 Sight lines into enclosure m

What is the steepest grade for carting waste/recyclables to enclosure: %

What is the maximum carting distance for carting to storage area? m

Is the development designated for aged persons? YES / NO

WALL DETAILS

Specify wall materials used:
 Are wall buffers provided? YES / NO

ROOF DETAILS

Is a roof provided? YES / NO
 Is roof drainage provided? YES / NO
 Is there 10° overhang?
 (See Figure 1 of code) YES / NO

ACCESS DETAILS

Are gates provided? YES / NO
 Will gate holds open? YES / NO
 Are roller shutters provided? YES / NO
 Is there roller shutter protection? YES / NO
 Is there separate user access provided? YES / NO

HYDRAULICS

Is a water tap provided? YES / NO
 Is there protection provided for water tap? YES / NO
 Is a basket trap provided? YES / NO
 Is there connection to sewer?
 (Note. ACTEW Approval Required) YES / NO
 Are services protected? YES / NO
 Is an environmental protection sign erected? YES / NO
 Can stormwater get into sewer via enclosure? YES / NO

OTHER

Specify ventilation provided:

(Note. Waste and Recyclables must be stored within the property line.)

PART 7: COLLECTION VEHICLE ACCESS AND TURNING PROVISIONS

Item No.	Item	Yes	No	N/A	Comments if response is No
Site Access					
1	Does collection vehicle require access to site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Go to item 16 kerbside collection.
2	Is driveway reinforced concrete to industrial standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Note. Industrial Strength means F82 mesh at 30mm top cover, 150 mm thick and 20 MPa concrete.
3	Is internal access road designed for heavy vehicle axle loads of 7 tonnes per axle?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Note. Application needs to be supported by written certification from consulting engineer confirming 7 tonne axle loading.
4	Has site owner consented to heavy vehicle(s) entering site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5	Can collection vehicle drive straight through the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If no, should provide U-turn within the site. See Item 13.
Collection of Materials					
6	Is collection area clear of likely parked car interference?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7	Are containers to be emptied without manual handling?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If no go to 8. If yes go to 10
8	Are containers 1.5 m ³ or smaller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OH&S problem if bin larger than 1.5 m ³ .
9	Is bin maneuvering area concrete surfaced including area for front wheels of collection vehicle?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other surfaces present OH&S problems. Clause 8,9,10.
10	Is bin maneuvering area slope 3% or less?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Steeper slopes present OH&S problems.
11	Are bin stops provided if the bin can roll away and cause severe damage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
On-site maneuvering					
12	Is access road in accordance with AS2890.1 and AS2890.2?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13	If collection vehicle is to turn on site is the turning area concrete surfaced to prevent pavement damage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14	Does U-turn provision satisfy turning radius of 10.0m to outside of turn and consider swept path?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
15	Apart from U-turn, is reversing on site to be around curves of radius more than 30m and/or for less than 40m?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

PART 7: COLLECTION VEHICLE ACCESS AND TURNING PROVISIONS

Continued

Item No.	Item	Yes	No	N/A	Comments if response is No
Kerbside collection					
16	Has responsibility for placement of MGBs at kerbside been determined?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
17	Is number of MGBs at kerbside 20 or less (including recycling MGBs)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18	Is width at kerbside sufficient to cope with all MGBs in single row? Allow 1200mm per pair of MGBs (waste plus recycling).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
19	Has collection pad been provided for placement of MGBs from properties other than that abutting that portion of the road reserve?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
20	Is overhead clearance greater than 4.2m to a distance of 1m behind kerb?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



WASTE MANAGEMENT PLAN CHECKLIST

If DA, have you ... (please tick)

1. Filled in the relevant parts of the Waste Management Plan
(Refer to section 4 Table 1 Application requirements)
2. Provided a Site Plan showing:
- Enclosure location (if applicable)
 - Driveway entry and internal road layout
 - Traffic conditions – proximity of intersections, traffic calming devices etc.
 - Site contours
 - Temporary waste storage location (if applicable)
3. Provided Plans and Drawings showing:
- Stretch of internal road used by trucks inside the property. (hashed)
 - Turning circles (1:200 scale plan)
 - Side elevation of enclosure(s) – with floor grades – inside and outside
 - Spot levels of collection pad area outside of the enclosure at 1m intervals
 - Hydraulics plan – with tap location and sump with sewer connections in enclosure or other washdown area.
4. Provided Consulting Engineers certification that the pavement is designed for a maximum wheel loading of 7 tonnes per axle, in order to accommodate waste and recycling collection trucks if pavement design is other than F82 mesh, 150mm thick and 20 MPa concrete.

If BA, have you ... (please tick)

- Submitted details of 1, 2, 3 and 4 above

Note 1 Prior to the issuing of a Certificate of Occupancy, a Certificate of Compliance from the Structural Engineer is to be submitted certifying that the pavement was constructed as per the approved plans.

Note 2 Once demolition has been carried out, a compliance certificate from the demolisher should be submitted to ACT Waste.

Note 3 If development has passed through DA process, approved plans should be submitted.

Now please either send to: **PALM** if DA or **Private Certifiers** if BA