Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

No.	Drawing/ document	Prepared by	Date	Reference number	Version
1.	Access & Servicing strategy	Crossco Consulting Pty Ltd	15/04/2024	R:/2685	Rev 2
2.	Memorandum Brookfield Lakes Stormwater Management	Crossco Consultation Pty Ltd	15/04/2024	-	Rev 2
3.	Landscape Plan for Town Planning Approval	Liz Filmer Landscaping	15/04/2024	Drawing 1	-
4.	Community Facilities Landscape Concept Plan	Liz Filmer Landscaping	10/04/2024	Drawing 2	-
5.	Dwelling Landscape Concept Plan	Liz Filmer Landscaping	10/04/2024	Drawing 3	-.
6	Planning Report	The Planning Professionals	Amended 07/2023	-	-
7	Traffic Engineering	Traffix Group	03/2024	G333393R-01C	-
8	Market Assessment	One Fell Swoop	10/2022	-	-
9	Concept Sketch Turnaround Area at End of Sheaok View	Traffix Group	13/03/2024	Sheet 1	Rev A
10	Site Plan and Layout	Thomas O'Malley	15/01/2025		Rev 4
11	Façade and House Plans	Thomas O'Malley	30/11/2023		Rev 1
12	Structural Engineering requirements for footing	Intrax Housing	10/07/2024		
13	Energy Assessment Rating	Arrow Energy Rating	10/09/2024		

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Date: 22 January 2025

Proposed Lifestyle Village
19 Lomandra Boulevard, Lucknow

Town Planning Report -

Access & Servicing Strategy

Prepared for:
Bennett Williams Pty Ltd

Prepared by:
Crossco Consulting Pty Ltd
PO Box 858
Bairnsdale Vic 3875

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Document revision

Version	Date	Prepared by	Comments
DRAFT	30/09/2022	Crossco	Distributed to Bennett Williams by email
Rev 1	15/11/2022	Crossco	Update to reflect planning consent required
Rev 2	15/04/2024	Crossco	Update layout (Tomas O'Malley Architect, (23035, Rev 1 30/11/2023)

Notice:

This Access & Servicing Strategy:

1. ***Has been prepared by Crossco Consulting Pty Ltd for Bennett Williams Pty Ltd.***
2. ***Is for the use by Bennett Williams Pty Ltd in seeking planning approval for the proposed lifestyle village at 19 Lomandra Boulevard, Lucknow.***
3. ***Is for the use of East Gippsland Shire in assessing any application for an amendment to the Development Plan submitted on behalf of Bennett Williams Pty Ltd for the proposed development at 19 Lomandra Boulevard, Lucknow.***

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1. Background

Crossco Consulting Pty Ltd has been engaged by Bennett Williams Pty Ltd to prepare an Access & Servicing Strategy to accompany a Development Plan application that will be submitted to East Gippsland Shire Council for a Lifestyle Village at 19 Lomandra Boulevard, Lucknow.

The site is subject to the East Gippsland Shire Planning Scheme and is zoned GRZ1 (General Residential Zone – Schedule 1) and more exclusively DPO3 (Clause 43.04 Development Plan Overlay, Schedule 3, Brookfield Lakes Development Plan Area).

2. Site Overview

2.1 Property Details

Lot / Plan No.	Lot 2 on PS 643132
Property Address	19 Lomandra Boulevard, Lucknow 3875
Boundaries	Reserve (Goose Gully waterway) to the west (Res 1 on PS643132) Existing Dwellings & vacant land to the north Great Alpine Road (arterial road) to the east Substation to the south

2.2 Site Location

The site is located in Lucknow, within the Brookfield Lakes subdivision / development plan area (East Gippsland Planning Scheme DPO3) and adjacent to the Great Alpine Road. Refer to Appendix 2 (Property Report).

Land to the north is developed for residential purposes with existing dwellings that have the following services available:

- Municipal Road access & drainage
- Sewer & Water (East Gippsland Water)
- Electricity
- Natural gas
- Communications

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Figure 1: Locality Plan

Figure 1 provides an overview of the location of the site in relation to existing development at Brookfield Lakes. The waterways and wetlands associated with the town are also shown.

Figure 2 and Figure 3 show the site in the context of the abutting land and infrastructure.



Figure 2: Aerial Overview

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Figure 3: Site Aerial

3. Proposal

19 Lomandra Boulevard, Lucknow is proposed to be developed for the use and development of a Lifestyle Village.

The development creates:

- Approximately 157 sites, and
- Community facilities

This report and attached Crossco Drawings are based on the following information provided by Bennett Williams:

- Subject Site Feature survey by Miller Merigan (16 June 2021)
- Proposed site plan by Tomas O'Malley Architect (23035, Rev 1 30/11/2023)

4. Services

4.1 Building Development

Proposed sites can be developed to provide for vehicle access and drainage. This report does not consider excavation and alteration of site levels for construction and/or placement of buildings including foundations.

4.2 Roads & Drainage

The information below is based on engineering design completed to a concept / indicative design stage and based on survey and reports by Others.

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Refer to separate report/s by Others for details regarding road hierarchy / traffic management and vmpd assessments.

4.2.1 Roads

New roads are proposed to be constructed to access the proposed development as follows:

Northern access & egress	Access & egress through the northern part of the site will be provided by connection to existing road, Lomandra Boulevard. The connection to Lomandra Boulevard is proposed to be divided (splitter island) before entry to the 6m wide "proposed new road".
Western egress	An additional egress from the Lifestyle Village will be provided via a proposed cul-de-sac termination of Sheoak View that incorporates a private road into the Lifestyle Village (refer to layout by Others). This will enable vehicles travelling along Sheoak View to safely turn at the proposed termination of Sheoak View prior to the private Lifestyle Village access road.

Road and drainage design are proposed to be generally consistent with the planning scheme and other relevant design standards. All internal road and drainage assets will be retained in private ownership.

4.2.2 Site Drainage

The "Feature and Level Plan" (2 sheets) by Miller Merigan at Appendix 3 shows site contours and illustrates that:

- the land generally grades to the west, into the Reserve and constructed stormwater treatment system in Goose Gully Creek (by Others).
- the entry locations to the subdivision have an elevation of:
    - Lomandra Boulevard 33 m AHD
    - Sheoak View 24m AHD
- consistent with best practice drainage will be an integral aspect of the design of the road network.

Three sub-catchments have been identified with drainage outfalling into the existing stormwater treatment system at 3 locations:

Sub-catchment A (north-west):

- drain into the existing wetland to the north-west of the existing allotments, north of the Cultural Heritage Site via stormwater drains.

Sub-catchment east:

- drain to an existing sediment pond to the west of the site, south of the Cultural Heritage Site, via stormwater drains.

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Sub-catchment south:

- drain into the existing wetland to the southwest of the site via stormwater drains.

The stormwater outfall locations are shown on Crossco Drawings at Appendix 1.

4.3 Stormwater Treatment and Detention

The Brookfield Lakes Stormwater Management solution has been designed and constructed by Others.

A separate memorandum has been prepared by Crossco Consulting Pty Ltd and is not duplicated in this report.

4.4 Sewer & Water

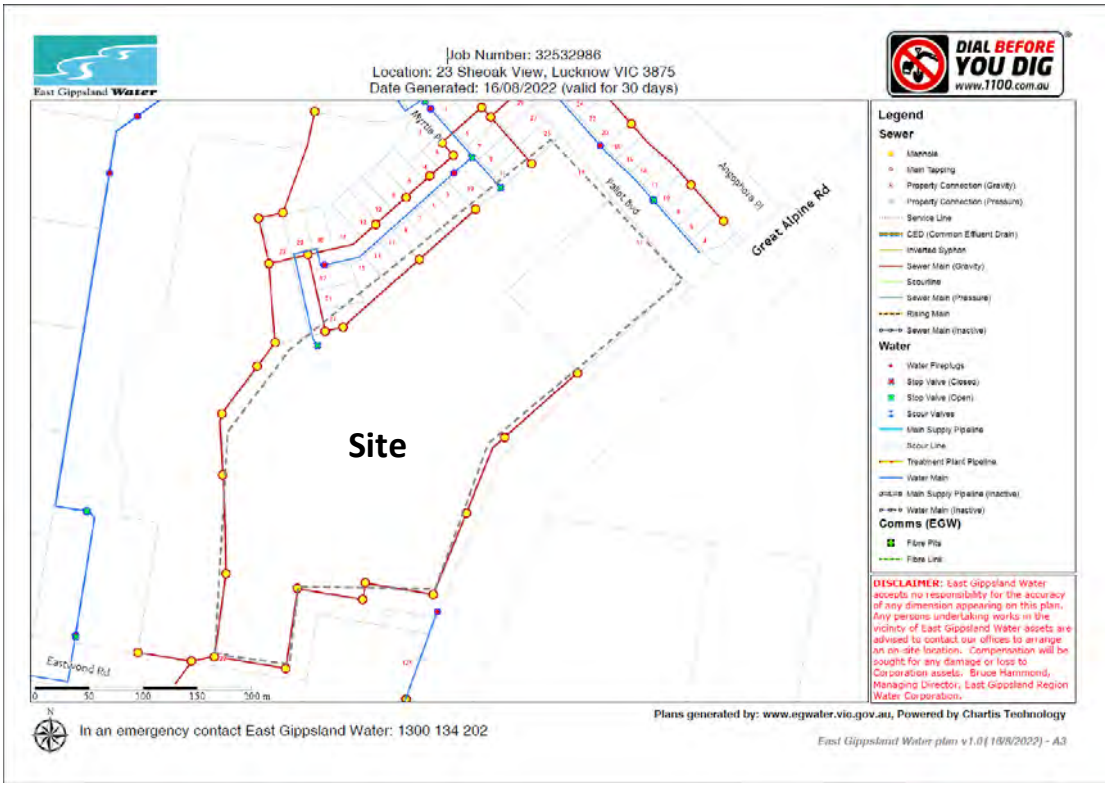


Figure 4: EGW Assets[1]

[1] DBYD

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4.4.1 Sewer

Authority	East Gippsland Water (EGW)
Existing sewer system	The general arrangement of sewer and water assets in the area are shown at Figure 5, with additional information provided at: - Crossco Drawings at Appendix 1 - DBYD plans at Appendix 3. Sewer Gravity Main: There is a sewer gravity main (225mm diameter) to the east, south and west borders of the site. Reticulated sewer: Wastewater generated at existing properties to the north of the proposed development outfall to an existing EGW sewer (c150mm and 225mm dia) within the adjacent subdivision.

In summary wastewater management is provided as follows:

- Part - outfall to an existing 225 dia sewer gravity main to the west of the site by proposed internal sewer.
- Part - outfall to an existing 225 dia sewer gravity main to the east and south of the site by proposed internal.
- Part - outfall to an existing 225 dia sewer gravity main to the west of the site by proposed internal.

All internal sewers are proposed to be privately owned assets and will be constructed to AS3500. All connections / outfalls to EGW assets will be constructed to EGW standards (WSAA).

4.4.2 Water

Authority	East Gippsland Water
Existing reticulated potable water	The general arrangement of sewer and water assets in the area are shown at Figure 5, with additional information provided at: - Crossco Drawings at Appendix 1 Existing properties at: - Myrtle Place and Lomandra Boulevard are serviced by a 150mm dia watermain. - Sheoak View are serviced by a 100mm dia watermain that terminates at the cul-de-sac of Sheoak View.

The proposed Lifestyle Village sites will be serviced by the extension of the existing reticulated watermain in the adjacent subdivision. The surrounding development was completed with

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provision for this future subdivision, and as such there are available watermains to connect to at Lomandra Boulevard and Sheoak View as shown on Crossco Drawings at Appendix 1.

All internal watermains are proposed to be privately owned assets and will be constructed to AS3500.

All connections to EGW assets will be constructed to EGW standards (WSAA).

4.5 Electrical

Figure 6 shows existing Ausnet assets in the area, with overhead services shown in blue and underground shown in maroon. The supply terminates at both the cul-de-sac of Sheoak View and the south-east end of Myrtle Place.



Figure 5: Ausnet Assets

Authority	Ausnet
Existing electrical infrastructure	The general arrangement of Ausnet (electricity mains) assets in the area are shown at Figure 6, with additional information provided at: - Crossco Drawings at Appendix 1 Existing surrounding properties connected to mains electricity.

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The electricity supply will be constructed underground.
An indicative / concept electrical layout is shown on Crossco Drawing 2685/004-006.

Public / street lighting will be included in the detailed electricity design.

- Where Road Reserve is vested in Council (ie. intersection at Lomandra Boulevard and cul-de-sac termination of Sheoak View), street lighting is proposed to be provided on the "street circuit" and will be designed, approved and constructed in accordance with Ausnet requirements. Street lighting design will apply Ausnet and EGSC approved poles and LED technology.
- Internal / Private road street lighting will be "behind the meter".

4.6 Communications

Authority	Telstra and NBN Co
Existing communications infrastructure	The general arrangement of Telstra assets in the area are shown at Figure 8, with additional information provided at: - Crossco Drawings at Appendix 1 All Telstra and NBN assets are located in existing road reserves. Existing surrounding properties are serviced by both Telstra and NBN.

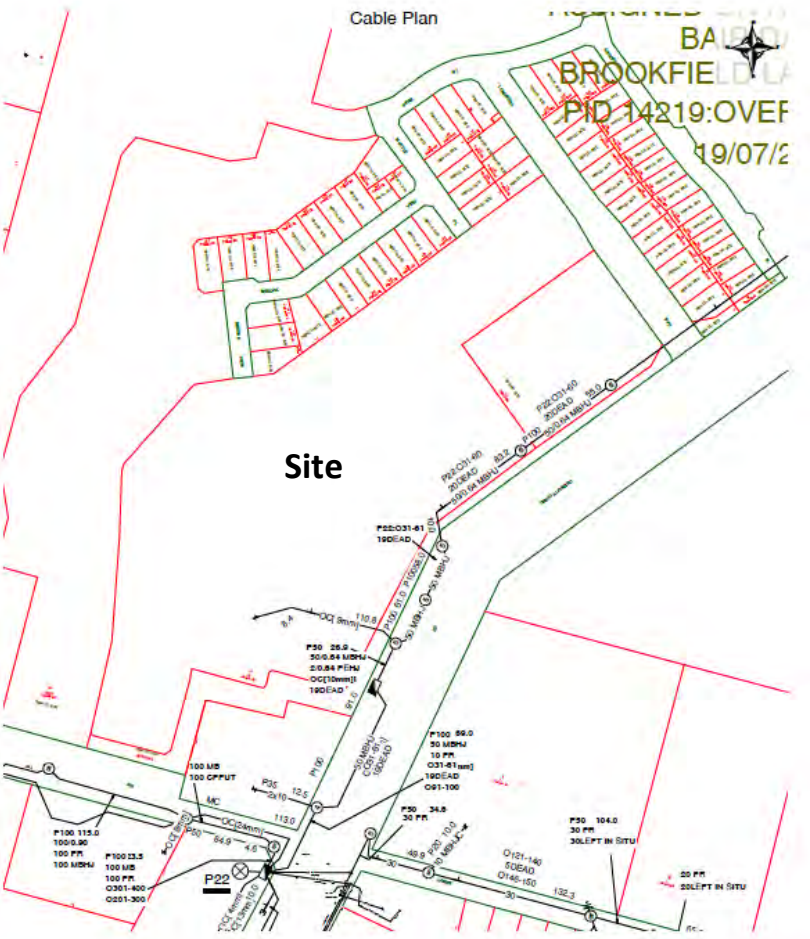


Figure 6: Telstra Assets

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Telstra and NBN existing cables are proposed to be extended to service the proposed development as shown on the Crossco Drawings at Appendix 1.

All communications assets are proposed to be constructed underground within proposed access road corridors.

5. Environmental Management

5.1 Construction Phase

Construction of the access and servicing infrastructure outlined in this report will require management to ensure there is no off-site impact.

Compliance with EPA publication 1834 through ***all*** phases of construction works is strongly recommended. The publication cover page and excerpt of table of contents is included at Figure 9.

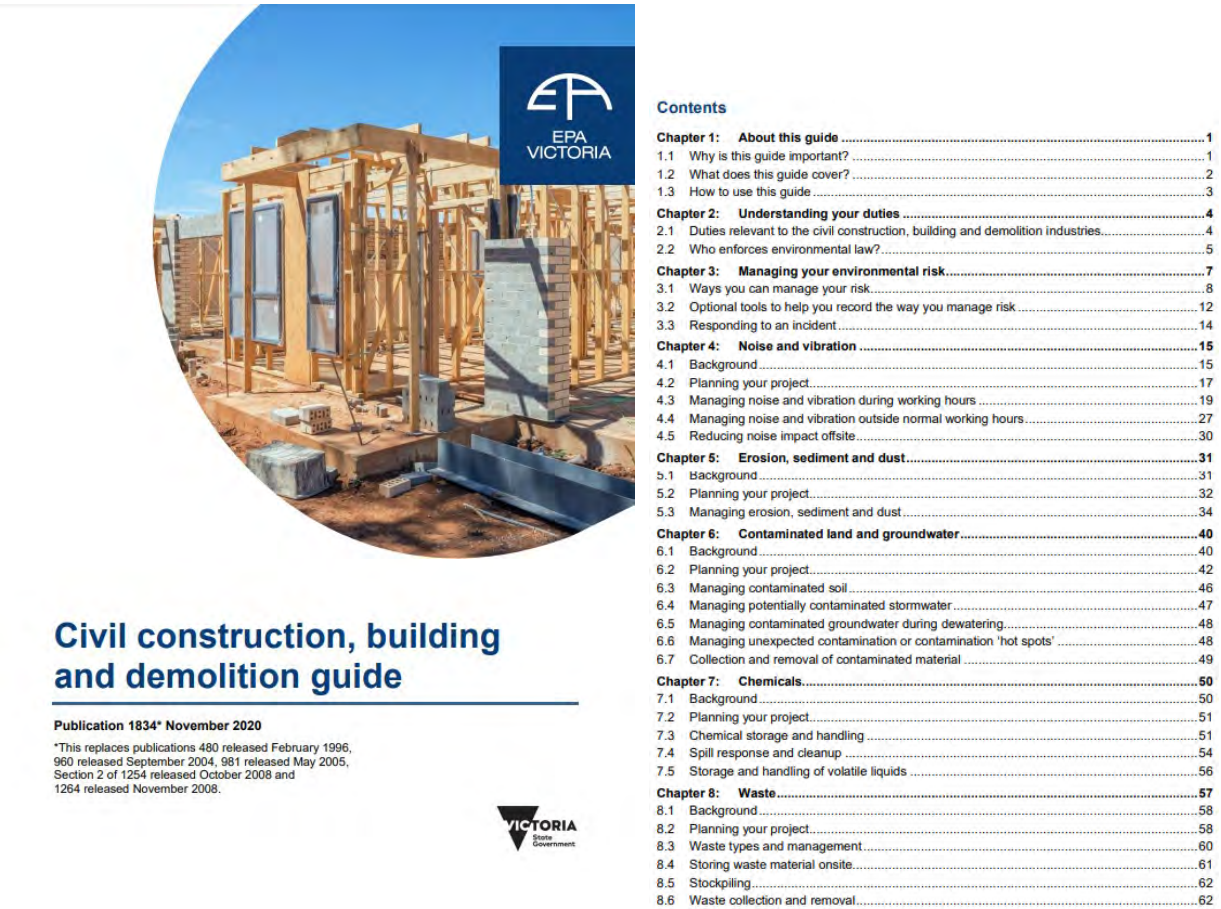


Figure 7: EPA Publication 1834 cover & ToC excerpt

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6. Summary

Key issues are:

- A northern access to the proposed development is from Lomandra Boulevard.
- A west access to the proposed development is from Sheoak View.
- Three drainage outfalls are proposed to the existing stormwater management system (constructed by Others).
- All internal services including roads, sewer, watermain, electricity and communications are proposed to remain in private ownership. All connections to public roads, and assets in utility ownership are proposed to be constructed to the relevant asset manager / owner standards.
- Compliance with EPA Publication 1834 during all phases of construction will ensure environmental risk are managed.

M Supplitt
MIEAust CPEng NER

15/04/2024

Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate

Appendix

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East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
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Appendix 1 – Crossco Drawings

2685/004 Overall Design

2685/005 Service Layout Plan Sheet 1 of 2

2685/006 Service Layout Plan Sheet 2 of 2

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MYRTLE PLACE
SHEOAK VIEW
SHEOAK VIEW
LOMANDRA BOULAVARD
GREAT ALPINE ROAD
GREAT ALPINE ROAD
EASTWOOD ROAD
COURT BOWL DETAILS (BY OTHERS)
COMMUNITY CENTRE
CULTURAL HERITAGE SITE
ELECTRICAL SUBSTATION
LOT 1
268.07m
64.01m
81.05m
101.0m
(123.43m)
63.33m
N



LEGEND:

- PROPOSED STORMWATER
- PROPOSED STORMWATER PIT
- PROPOSED HOUSE DRAIN
- PROPOSED KERB
- PROPOSED SEWER RETICULATION
- PROPOSED WATER RETICULATION
- PROPOSED FIRE SERVICE
- PROPOSED COMMUNICATION
- PROPOSED ELECTRICITY
- PROPOSED WATER/GAS CONDUIT
- PROPOSED ELECTRICITY CONDUIT
- PROPOSED COMMUNICATION CONDUIT
- EXISTING CONTOURS (1.0m INTERVAL)
- EXISTING KERB
- EXISTING STORMWATER DRAINAGE
- EXISTING SEWER
- EXISTING WATERMAIN
- EXISTING GASMAIN
- EXISTING ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY
- EXISTING TELSTRA
- EXISTING TREES

20 10 0 20 40 60 80
1 : 1000 AT A1
1 : 2000 AT A3

LOCALITY PLAN
NOT TO SCALE

Crossco Consulting Pty Ltd
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154 Macleod St
P.O. Box 858
Bairnsdale Vic 3875
Tel:(03) 51526298
Fax (03) 51527222
Email: consult@crossco.com.au

BENNETT WILLIAMS PTY. LTD.

BROOKFIELD LAKES RESIDENTIAL VILLAGE

OVERALL DESIGN

DRAWING No.

2685/004-A

PRELIMINARY ISSUE -
NOT FOR CONSTRUCTION

DATE: 15 APRIL 2024

Development Plan
19 Lomandra Boulevard Lucknow
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Signed: Caris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

COURT BOWL DETAILS (BY OTHERS)
COMMUNITY CENTRE
CULTURAL HERITAGE SITE
GREAT ALPINE ROAD
EASTWOOD ROAD
ELECTRICAL SUBSTATION

LEGEND:

- PROPOSED STORMWATER
- PROPOSED STORMWATER PIT
- PROPOSED HOUSE DRAIN
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- EXISTING WATERMAIN
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- EXISTING TELSTRA
- EXISTING TREES

10 5 0 10 20 30 40
1 : 500 AT A1
1 : 1000 AT A3

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DETAIL LAYOUT PLAN - SHEET 1 OF 2

DRAWING No.

2685/005-A

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SHEOAK VIEW
LOMANDRA BOULAVARD
GREAT ALPINE ROAD
COMMUNITY CENTRE
LOT 1
268.07m
101.0m
(123.43m)
32m
33m
31m
30m
29m
28m
27m
0.50m COMMS
100m ELECTRICITY
6.0m SEWERMAIN
2.0m/0.6m
4.8m
1.0m FIRE SERVICE
0.5m WATERMAIN
0.6m/2.0m
0.5m COMMS
1.0m ELECTRICITY
4.0m SEWERMAIN
2.0m/0.6m
1.0m DRAINAGE
2.6m SEWERMAIN
3.0m DRAINAGE
2.4m DRAINAGE
3.0m Ex. EASEMENT
2.5m Ex. SEWERMAIN
2.0m DRAINAGE
5.5m Ex. FIRE SERVICE
NBN
SWD
S
W
G
C
E
HD
OHS

10 5 0 10 20 30 40
1 : 500 AT A1
1 : 1000 AT A3

LEGEND:

- PROPOSED STORMWATER
- PROPOSED STORMWATER PIT
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DETAIL LAYOUT PLAN - SHEET 2 OF 2

DRAWING No.

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Appendix 2 – Property Report

PROPERTY REPORT

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General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 05 September 2022 03:45 PM

PROPERTY DETAILS

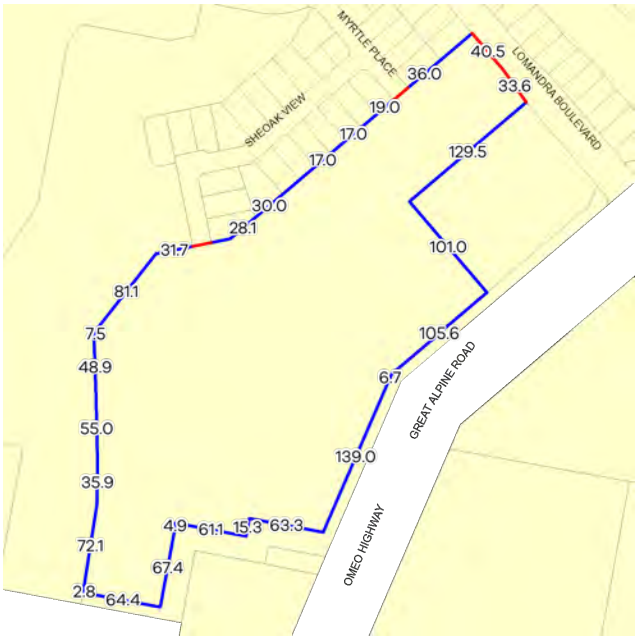
Lot and Plan Number:	**Lot 2 PS643132**
Address:	**19 LOMANDRA BOULEVARD LUCKNOW 3875**
Standard Parcel Identifier (SPI):	**2\PS643132**
Local Government Area (Council):	**EAST GIPPSLAND** www.eastgippsland.vic.gov.au
Council Property Number:	**99810**
Directory Reference:	**Vicroads 689 N3**

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 81715 sq. m (8.17 ha)
Perimeter: 1470 m
For this property:
— Site boundaries
— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

9 overlapping dimension labels are not being displayed

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at Title and Property Certificates

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Urban Water Corporation:	**East Gippsland Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**AUSNET**

STATE ELECTORATES

Legislative Council:	**EASTERN VICTORIA**
Legislative Assembly:	**GIPPSLAND EAST**

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Read the full disclaimer at https://www2.delwp.vic.gov.au/disclaimer

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

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Date: 22 January 2025

PROPERTY REPORT

Environment, Land, Water and Planning

PLANNING INFORMATION

Planning Zone

COMMERCIAL 1 ZONE (C1Z)
SCHEDULE TO THE COMMERCIAL 1 ZONE (C1Z)
GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)
TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK (TRZ2)

Planning Overlay

DEVELOPMENT PLAN OVERLAY (DPO)
DEVELOPMENT PLAN OVERLAY - SCHEDULE 3 (DPO3)
EROSION MANAGEMENT OVERLAY (EMO)
EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)

Areas of Aboriginal Cultural Heritage Sensitivity:

All or part of this parcel is an 'area of cultural heritage sensitivity'.

Planning scheme data last updated on 31 August 2022.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.
This report provides information about the zone and overlay provisions that apply to the selected land.
Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.vic.gov.au/vicplan

For other information about planning in Victoria visit https://www.planning.vic.gov.au

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to http://www.aav.nrms.net.au/aavQuestion1.aspx

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation

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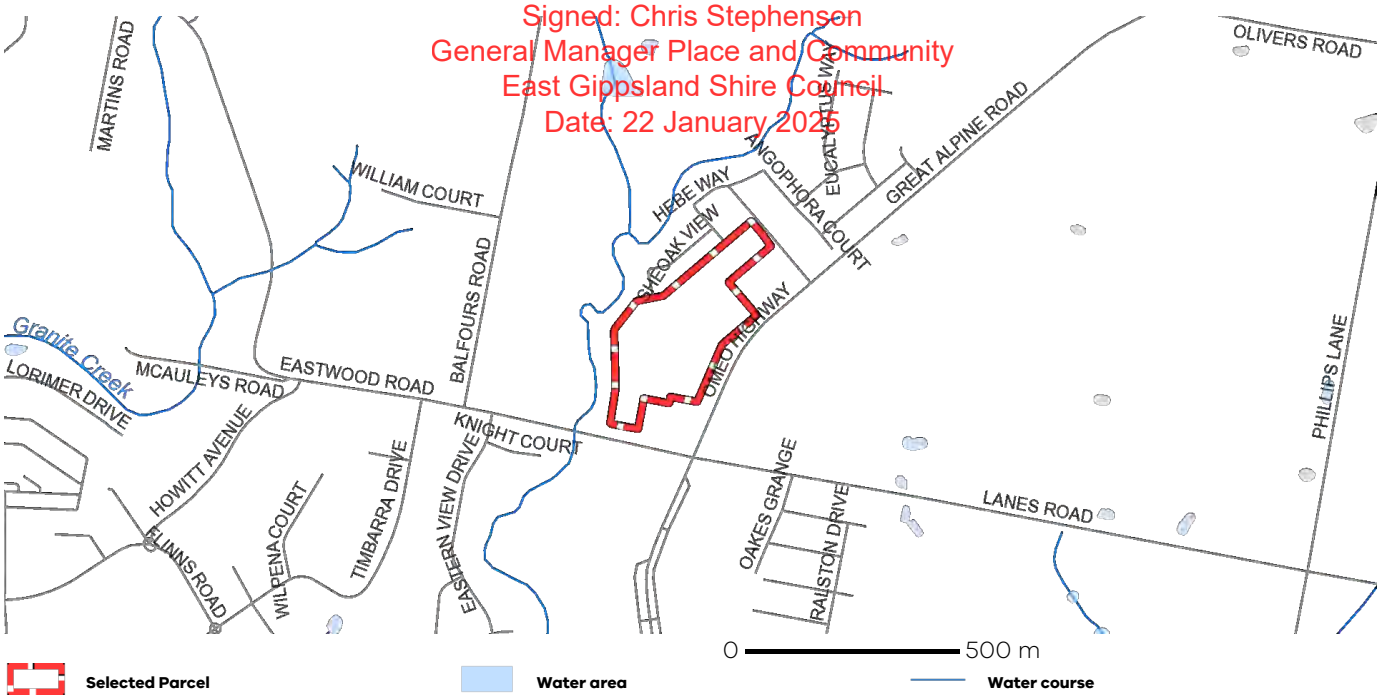
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PROPERTY REPORT

Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

Environment, Land, Water and Planning

Area Map



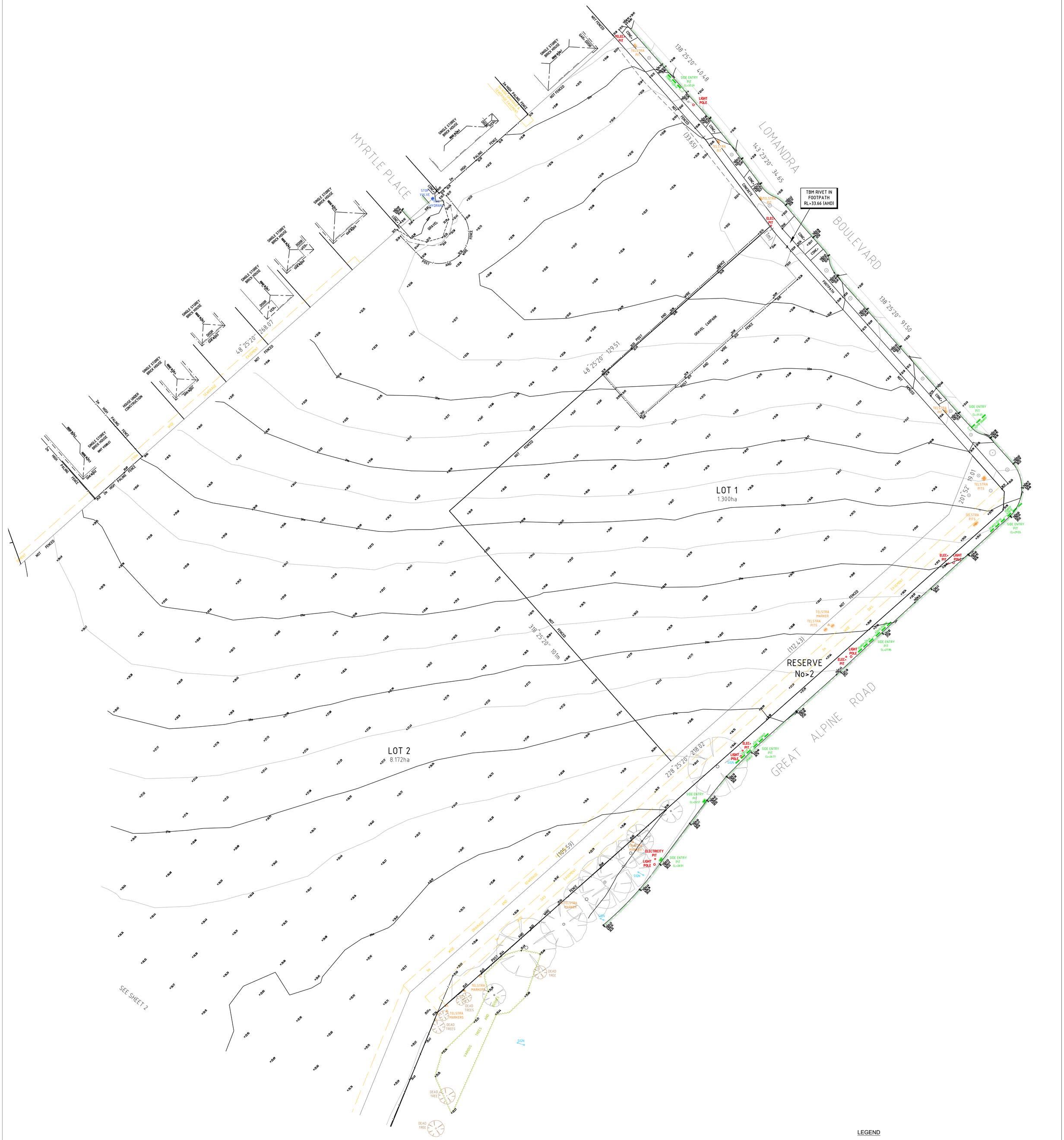
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East Gippsland Shire Council
Date: 22 January 2025

Appendix 3 – Feature & Level Plan

Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025



LEGEND

- TOP OF BANK
- TOE OF BANK
- GATE
- BACK, INVERT AND LIP OF CONCRETE
- ROLLOVER KERB AND CHANNEL

NOTES

1. THE TITLE BOUNDARIES SHOWN ON THIS PLAN HAVE NOT BEEN DETERMINED BY THIS SURVEY. THE LOCATION OF THOSE BOUNDARIES SHOULD NOT BE RELIED UPON FOR ANY PURPOSE UNLESS THEY ARE VERIFIED BY A TITLE RE-ESTABLISHMENT SURVEY CARRIED OUT UNDER THE DIRECTION OF A LICENSED SURVEYOR.
2. THE LOCATION OF SURFACE PITS, VALVE COVERS, ETC. SHOWN HEREON HAVE BEEN DETERMINED BY THIS SURVEY.
3. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ASCERTAIN THE POSSIBLE LOCATIONS OF FURTHER SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
4. LEVELS SHOWN THUS 27.29 ARE IN METRES TO THE AUSTRALIAN HEIGHT DATUM.
5. DATUM FOR LEVELS BEING WY-YUNG PM 12 (RL.22.298 AHD) & WY-YUNG PM 43 (RL.19.334 AHD).
6. CONTOUR VERTICAL INTERVAL 0.50 METRES.
7. MILLAR & MERRIGAN PTY. LTD. ACCEPT NO RESPONSIBILITY FOR ANY MANIPULATION OF THE DIGITAL INFORMATION ASSOCIATED WITH THIS PLAN BY OTHERS.

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	Initials	Date
Surveyed	MZ	13.05.2021
Drafted	DT	09.06.2021
Checked	SC	16.06.2021

FINAL PLAN

Millar | Merrigan
Land Development Consultants
Civil Engineering
Land Surveying
Landscape Architecture
Project Management
Town Planning
Urban Design
SAI GLOBAL Quality ISO 9001
Millar & Merrigan Pty Ltd ACN 005 541 668
Metro 2/126 Merrindale Drive, Croydon 3136
Regional 156 Commercial Road, Morwell 3840
Mail PO Box 247 Croydon, Victoria 3136
M(03) 8720 9500 R(03) 5134 8611
www.millarmerrigan.com.au
survey@millarmerrigan.com.au

NORTH
8 4 0 8 16
1:400
Original sheet size A0

FEATURE & LEVEL PLAN
13 & 19 LOMANDRA BOULEVARD
LUCKNOW, 3875
LOTS 1 & 2 ON PS643132V
VOL.12170 FOL.602 & FOL.603
27433F1
TOTAL SITE AREA: 9.472ha
VICROADS: 84 C-6
VERSION 1
SHEET 1 OF 2

Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
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General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

SHEOAK VIEW

RESERVE
No>1

77°20'40" 64.01

48°25'20" 268.07

SEE SHEET 1

36°52'40" 81.06

16°33'
7.53

356°49'20" 49.86

357°30'55.01

356°28'35.90

LOT 2
8.172ha

RESERVE
No>1

RESERVE
No>2

TBM
STAR PICKET
RL>26.43 (AHD)

TBM RIVET IN
PIT SURROUND
RL>15.77 (AHD)

279°23'20" 61.07

279°23'20" 64.39

279°23'20" 63.33

189°23'20" 15.25

179°
4.88

202°11'20" 145.68

7°41'20" 72.12

GREAT ALPINE ROAD

EASTWOOD ROAD

ELECTRICAL
SUBSTATION

SEWER ACCESS CHAMBER
SIDE ENTRY PIT
JUNCTION PIT
STOP VALVE
FIRE HYDRANT
ELECTRICITY POLE
STAY
TELSTRA MARKER
TELSTRA PIT
TELSTRA PITx2
WATER METER
SIGN
DEAD TREE
SHED
FIBRO HOUSE
OFFICE
CHICKEN COOP
GALVANISED IRON SHED
CATTLE CRUSH
ROOF OVER
SEWER INSPECTION SHAFT
GRAVEL PATH
GRAVEL DRIVEWAY
FENCE
HIGH CHAIN WIRE MESH FENCE
HIGH PALING FENCE
POST AND WIRE FENCE
POST AND WIRE
EASEMENT
SEWERAGE
WIRE
KERB

LEGEND

- TOP OF BANK
- TOE OF BANK
- GATE
- BACK, INVERT AND LIP OF CONCRETE ROLLOVER KERB AND CHANNEL

NOTES

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FINAL PLAN

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Land Development Consultants
Civil Engineering
Land Surveying
Landscape Architecture
Project Management
Town Planning
Urban Design
SAI GLOBAL Quality ISO 9001

Millar & Merrigan Pty Ltd ACN 005 541 668
Metro 2/126 Merrindale Drive, Croydon 3136
Regional 156 Commercial Road, Morwell 3840
Mail PO Box 247 Croydon, Victoria 3136
M (03) 8720 9500 R (03) 5134 8611
www.millarmerrigan.com.au
survey@millarmerrigan.com.au

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1:400
Original sheet size A0

FEATURE & LEVEL PLAN
13 & 19 LOMANDRA BOULEVARD
LUCKNOW, 3875
LOTS 1 & 2 ON PS643132V
VOL.12170 FOL.602
27433F1
TOTAL SITE AREA: 9.472ha
VICROADS: 84 C-6
VERSION 1
SHEET 2 OF 2

Appendix 4 – Dial before you dig

Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

APA Group
PO Box 6014 Halifax Street
South Australia 5000

For your immediate information THERE IS A GAS DISTRIBUTION PIPELINE AND/OR ASSOCIATED INFRASTRUCTURE in the area of your works.

16/08/2022

Company: Crossco Consulting
Narelle Gibbons
154 Macleod Street
Bairnsdale
VIC 3875

consult@crossco.com.au

Dear Narelle Gibbons

Sequence Number: 214840782
Worksite Address: 23 Sheoak View
Lucknow
VIC 3875

You are hereby notified that the attached Duty of Care requirements apply to any activity in the vicinity of Gas Assets operated by APA, please ensure you read and comply with all the relevant requirements.

Should you have any questions with regards to the attached information please contact our Dial Before You Dig officer - 1800 085 628.

Caution - Damage to gas assets could result in possible explosion and fire with the risk of personal injury.
For Gas Emergencies please call 1800 GAS LEAK (1800 427 532).

Please find enclosed the following information:

- APA's Duty of Care, If you are unclear of your obligations under these requirements please contact the APA Representative listed above immediately
- An overview map with your requested area highlighted to assist in identifying the location of APA's Gas Assets
- A map(s) showing APA's Gas Assets in the requested area, this information is valid for 30 days from the date of this response, **please check this represents the area you requested**, if it does not, please contact the APA Representative listed above immediately

Please Note: For some DBYD enquiries, you might receive 2 responses from the APA Group. Please read both responses carefully as they will relate to different assets. It is your responsibility to action all requirements set out in APA Group responses.

Please take some time to review the entire response document and check the information supplied and please let us have any feedback by sending an email to DBYDNetworksAPA@apa.com.au or contacting us direct on 1800 085 628.

Yours Faithfully,

Dial Before You Dig Officer
APA Group
Email: DBYDNetworksAPA@apa.com.au

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General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

Duty of Care - Working Around Gas Assets

General Conditions

- This location enquiry is valid for 30 days from the date of this response
- Expired locations, i.e., over 30 days from the date of this response, require a new Dial Before You Dig request to validate location information
- The location information supplied in this document shall be used as a guide only. APA Group shall not be liable or responsible for the accuracy of any such information supplied pursuant to this request
- It is the responsibility of the excavator to expose all Gas Assets, including Gas Service pipes (see below), **by hand.** Gas Asset depths may vary according to ground conditions
- Gas Service (inlet service) connecting Gas Assets in the street to the gas meter on the property are typically **not** marked on the map
- Generally, a map of the inlet service connection installation may be found inside the gas meter box
- The use of Non Destructive Digging (hydro-excavation) is permitted only if the following are adhered to:
  a) maximum water pressure of 1000psi
  b) impacting the gas asset must be prevented at all times
  c) vertical movements in the vicinity of the gas asset such as pushing the pressure wand nozzle or vacuum tube into the soil to break it up is prohibited
  d) the use of root cutting heads/turbo nozzles is prohibited at all times
  e) a minimum distance o 100mm shall be maintained between the end of the pressure wand nozzle and the gas asset. Aiming directly at the gas asset shall be avoided at all times
  f) a dead man trigger or similar, shall be installed on the wand
  g) once a gas asset has been exposed via hydro-excavation methods, a visual check must be undertaken to ensure no damage has occurred to the pipe or it's coating
- This information has been generated by an automated system based on the area highlighted in your DBYD request and has not been independently verified. **It is your responsibility** to ensure that the information supplied in this response matches the dig site you defined when submitting your Dial Before You Dig enquiry. If the information does not match the dig site or you have any question, please contact APA immediately using the details listed on the first page and / or please resubmit your enquiry

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East Gippsland Shire Council
Date: 22 January 2025

- If you still require an on-site visit from an APA representative for location or site watch support, this can be provided. A minimum of 5 business days are required to arrange attendance by an APA Group representative.
- **The following rates are applicable to APA on-site representation for supervision or location:**

Item	Rate
Site Watch - Normal Hours	$143.42 (hr)
Site Watch - After Hours	$175.06 (hr)
Electronic Locate – Normal Hours	$143.42 (hr)
Electronic Locate – After Hours	$175.06 (hr)
Cancellation	2 hrs (where less than 1 business day notice is provided)
Mains Proving	As quoted by APA

Notes:
- All prices are exclusive of GST
- All partial hours will be charged at a full hour rate for the first hour, 1hr minimum charge.
- Cancellations must be received 1 business day prior to the booked supervision otherwise a 2hr charge will be incurred
- Contact us for State specific hours of business.

- For **Gas Emergencies** please call 1800 GAS LEAK (1800 427 532).

APA CHANGE NOTIFICATION

The map below may have different symbols to those you are familiar with.

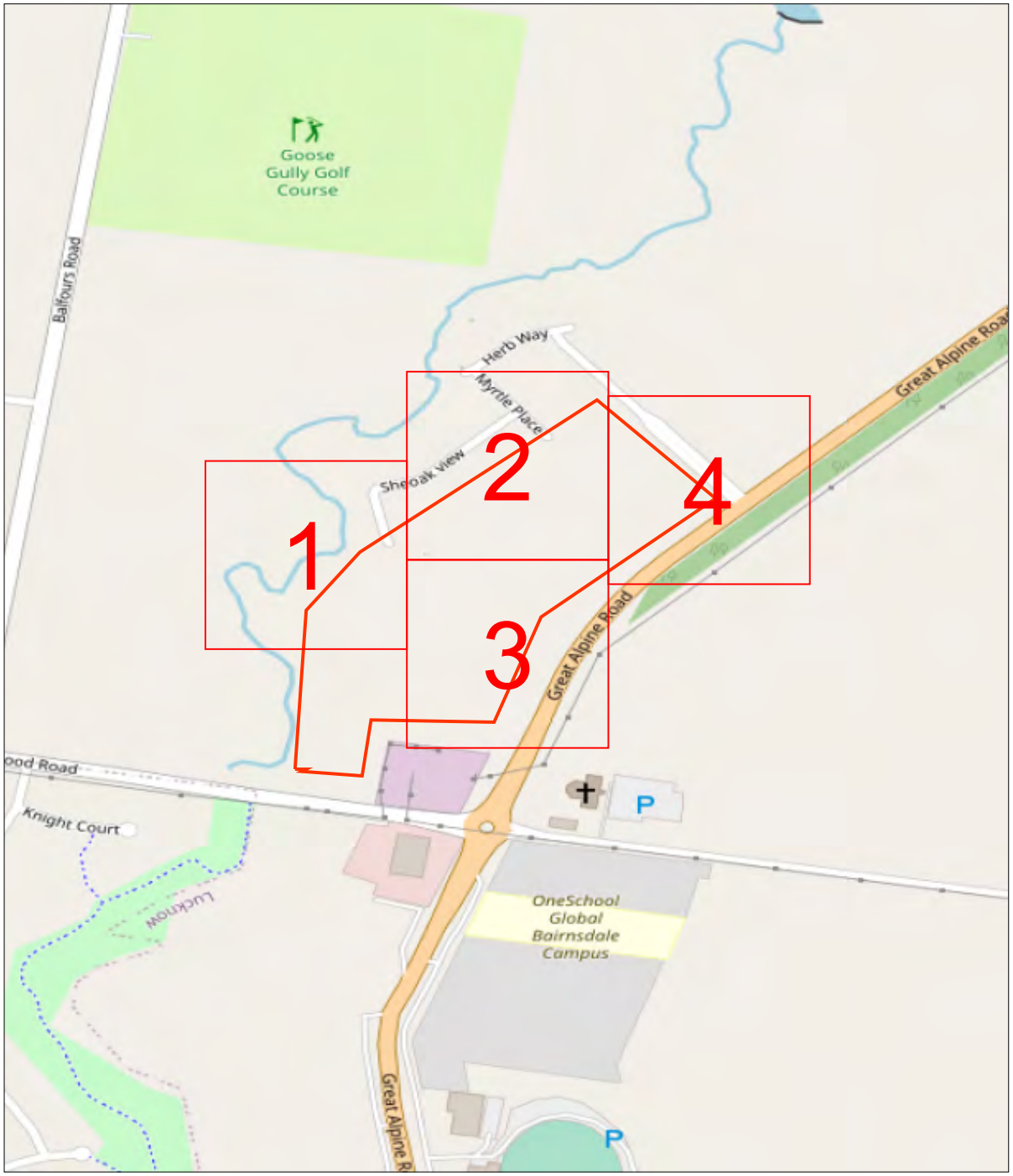
APA recently upgraded the asset mapping software utilised for Dial Before You Dig requests.

To avoid confusion, please carefully review the legend along with the map.

Please direct any questions to DBYDNetworksAPA@apa.com.au

Development Plan
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Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

Site Address	23 Sheoak View Lucknow 3875	**Sequence No**	214840782
Name	Narelle Gibbons		
Email	consult@crossco.com.au		



Scale 1: 6000	N	Enquiry Area / Map Key Area

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East Gippsland Shire Council
Date: 22 January 2025

Site Address	23 Sheoak View Lucknow 3875	**Sequence No**	214840782

1



LEGEND

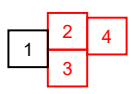
PIPE AND BOUNDARIES		PIPE CODE / MATERIALS		OBJECTS or TERMS	
LOW PRESSURES		C# *(e.g. C2)*	Cast Iron	VALVES	
MEDIUM PRESSURES		CU	Copper	BURIED VALVES	
HIGH PRESSURES		N2	Nylon	REGULATORS	
TRANSMISSION PRESSURES		P# *(e.g. P6)*	Polyethylene (PE)	GAS SUPPLIED = YES	
PRIORITY MAIN (BEHIND PIPE)		P6,P7,P9-P12	Medium Density PE	CP RECTIFIER UNIT	
PROPOSED (COLOUR BY PRESSURE)		P2,P4,P8	High Density PE	CP TEST POINT/ ANODE	/
LPG (COLOUR BY PRESSURE)		S# *(e.g. S8)*	Steel	SYPHON	
ABANDONED		W2	Wrought Galv. Iron	TRACE WIRE POINT	
IDLE		W3	Poly Coat Wrought Galv. Iron	PIPELINE MARKER	
SLEEVE		*Pipe diameter in millimetres is shown before pipe code* *e.g. 40P6 = 40mm nominal diameter*		NOT TIED IN	N.T.I.
CASING / SPLIT (BEHIND PIPE)	/			DEPTH OF COVER	C
EASEMENT/ JURISDICTION				BACK / FRONT OF KERB	Bok Fok

EXAMPLES
40P6 in 80C2 — 40mm High Pressure Medium Density Polyethylene in an 80mm Cast Iron Casing
63S8 — 63mm Medium Pressure Steel

Line / Polygon Request

This map is created in colour and shall be printed in colour

Map Key



Scale 1:700

0 0.008km

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East Gippsland Shire Council
Date: 22 January 2025

operated by apa

Site Address	23 Sheoak View Lucknow 3875		Sequence No	214840782



LEGEND

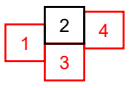
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LOW PRESSURES	C# *(e.g. C2)*	Cast Iron	VALVES	
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HIGH PRESSURES	N2	Nylon	REGULATORS	
TRANSMISSION PRESSURES	P# *(e.g. P6)*	Polyethylene (PE)	GAS SUPPLIED = YES	
PRIORITY MAIN (BEHIND PIPE)	P6,P7,P9-P12	Medium Density PE	CP RECTIFIER UNIT	
PROPOSED (COLOUR BY PRESSURE)	P2,P4,P8	High Density PE	CP TEST POINT/ ANODE	T / A
LPG (COLOUR BY PRESSURE)	S# *(e.g. S8)*	Steel	SYPHON	
ABANDONED	W2	Wrought Galv. Iron	TRACE WIRE POINT	
IDLE	W3	Poly Coat Wrought Galv. Iron	PIPELINE MARKER	
SLEEVE	*Pipe diameter in millimetres is shown before pipe code* *e.g. 40P6 = 40mm nominal diameter*		NOT TIED IN	N.T.I.
CASING / SPLIT (BEHIND PIPE)			DEPTH OF COVER	C
EASEMENT/ JURISDICTION			BACK / FRONT OF KERB	Bok Fok

EXAMPLES
40P6 in 80C2 — 40mm High Pressure Medium Density Polyethylene in an 80mm Cast Iron Casing
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Line / Polygon Request

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Map Key



Scale 1:700

0 0.008km

N

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East Gippsland Shire Council
Date: 22 January 2025

Site Address	23 Sheoak View Lucknow 3875	Sequence No	214840782

3



LEGEND

PIPE AND BOUNDARIES	PIPE CODE / MATERIALS		OBJECTS or TERMS	
LOW PRESSURES	C# *(e.g. C2)*	Cast Iron	VALVES	
MEDIUM PRESSURES	CU	Copper	BURIED VALVES	
HIGH PRESSURES	N2	Nylon	REGULATORS	
TRANSMISSION PRESSURES	P# *(e.g. P6)*	Polyethylene (PE)	GAS SUPPLIED = YES	
PRIORITY MAIN (BEHIND PIPE)	P6,P7,P9-P12	Medium Density PE	CP RECTIFIER UNIT	
PROPOSED (COLOUR BY PRESSURE)	P2,P4,P8	High Density PE	CP TEST POINT/ ANODE	T / A
LPG (COLOUR BY PRESSURE)	S# *(e.g. S8)*	Steel	SYPHON	S
ABANDONED	W2	Wrought Galv. Iron	TRACE WIRE POINT	
IDLE	W3	Poly Coat Wrought Galv. Iron	PIPELINE MARKER	
SLEEVE	*Pipe diameter in millimetres is shown before pipe code*		NOT TIED IN	N.T.I.
CASING / SPLIT (BEHIND PIPE)	*e.g. 40P6 = 40mm nominal diameter*		DEPTH OF COVER	C
EASEMENT/ JURISDICTION			BACK / FRONT OF KERB	Bok Fok

EXAMPLES

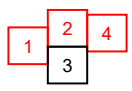
40P6 in 80C2 — 40mm High Pressure Medium Density Polyethylene in an 80mm Cast Iron Casing

63S8 — 63mm Medium Pressure Steel

Line / Polygon Request

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Map Key



Scale 1:700

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PIPE AND BOUNDARIES		PIPE CODE / MATERIALS		OBJECTS or TERMS	
LOW PRESSURES		C# *(e.g. C2)*	Cast Iron	VALVES	
MEDIUM PRESSURES		CU	Copper	BURIED VALVES	
HIGH PRESSURES		N2	Nylon	REGULATORS	
TRANSMISSION PRESSURES		P# *(e.g. P6)*	Polyethylene (PE)	GAS SUPPLIED = YES	
PRIORITY MAIN (BEHIND PIPE)		P6,P7,P9-P12	Medium Density PE	CP RECTIFIER UNIT	
PROPOSED (COLOUR BY PRESSURE)		P2,P4,P8	High Density PE	CP TEST POINT/ ANODE	T / A
LPG (COLOUR BY PRESSURE)		S# *(e.g. S8)*	Steel	SYPHON	S
ABANDONED		W2	Wrought Galv. Iron	TRACE WIRE POINT	
IDLE		W3	Poly Coat Wrought Galv. Iron	PIPELINE MARKER	
SLEEVE		*Pipe diameter in millimetres is shown before pipe code* *e.g. 40P6 = 40mm nominal diameter*		NOT TIED IN	N.T.I.
CASING / SPLIT (BEHIND PIPE)	/			DEPTH OF COVER	C
EASEMENT/ JURISDICTION				BACK / FRONT OF KERB	Bok Fok

EXAMPLES

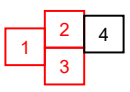
40P6 in 80C2 — 40mm High Pressure Medium Density Polyethylene in an 80mm Cast Iron Casing

63S8 — 63mm Medium Pressure Steel

Line / Polygon Request

This map is created in colour and shall be printed in colour

Map Key



Scale 1:700

0 0.008km

N

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Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

MEMORANDUM

PROJECT: Brookfield Lakes Lifestyle Village, 19 Lomandra Boulevard, Lucknow

To: Tristan Layton, The Planning Professionals

CC: Craig Trembath, Bennett Williams Pty Ltd

From: Crossco

Revision / Date: Rev 2 15/04/2024

Re: Brookfield Lakes Stormwater Management

1 PURPOSE

The purpose of this memorandum is to document desktop investigations undertaken by Crossco regarding the stormwater management strategy adopted for the Brookfield Lakes development, and in particular assumptions made regarding the development of the area of the subject proposed Lifestyle Village[1].

This memorandum has been prepared in lieu of a Stormwater Management Strategy as the Responsible Authority has received and approved design stormwater management at the site.

It is noted that there has been no material change to “best practice” requirements for stormwater detention or treatment since the time reports and designs previously approved by the Responsible Authority (RA) were prepared. Various amendments to the planning scheme have been made but the “best practice” requirements set out in CSIRO 1999 are unchanged. Previous reports were completed when ARR 1987 was in place and since ARR 2016 has been introduced along with updates to IFD information and the potential implications of this is considered in this memorandum.

[1] Ref: Tomas O’Malley Architect site plan (23035, Rev 1 30/11/2023)

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2 PREVIOUS REPORTS

Crossco understands that the RA has approved a range of documents relevant to stormwater design, management and construction at the Brookfield Lakes development. Crossco is in specifically in receipt of the documents outlined in Table 1.

Table 1: Previous Reports

Document	Comment / Purpose
Brookfield Lakes Development Bairnsdale, Water Technology Final 1, April 2008 (WT2008)	*This report has been formed to address the following objectives:* *· Surface Water Management Assessment – Analyse existing surface water conditions and develop management strategies. The analysis will be in accordance with the current Concept Development Plan and will satisfy the Council's and CMA's relevant Water Quality requirements and guidelines.* *· Stormwater Management Plan – Assess stormwater yield and quality issues that arise through the development of the site and provide conceptual design advice on the sizing and location of suitable stormwater treatment measures.* *· Erosion management plan – Analyse the development areas for erosion potential and propose mitigation measures and strategies to minimise/eliminate this risk.*
Brookfield Lakes WSUD Functional Design Technical Report V01, Water Technology, May 2011	*…This study follows from the Stormwater Management Plan prepared by Water Technology in 2008. The functional design will consist of major waterway improvement for the Goose Gully Creek within the study site, 3 offline wetlands, 3 sedimentation ponds and 1 online lake. This design meets both the CMA's and Council's requirements and follows Melbourne Waters design guidelines. This report will outline the key design considerations and it is recommended to be viewed along with the Brookfield Lakes WSUD Functional Design Drawings.*
Brookfield Lakes Waterway Management Plan V4, Water Technology, April 2012	*This Waterway Management Plan has been prepared in response to a requirement of the East Gippsland Catchment Management Authority (EGCMA) prior to the development of Brookfield Lakes, a proposed new suburb of Bairnsdale north of Lucknow, …. The development adjoins Goose Gully, an ephemeral watercourse that extends from Deptford Road to the north to the Mitchell River in the south*
Brookfield Lakes Erosion Management Report (Supplement to Stormwater Management Plan) V02, Water Technology, August 2012	*…. Further to the Erosion Management Plan completed in April 2008 by Water Technology, this report outlines the erosion control requirements and risks for potential impacts that the Brookfield Lakes development may present to the rea whilst in its 'Construction Phase'.*

The above documents have been provided to Crossco by Town Planners, and we understand these can be relied on for the purpose of the planning submission.

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3 EXISTING CONSTRUCTION

Construction Stage 1 has been completed with further stages currently under construction.

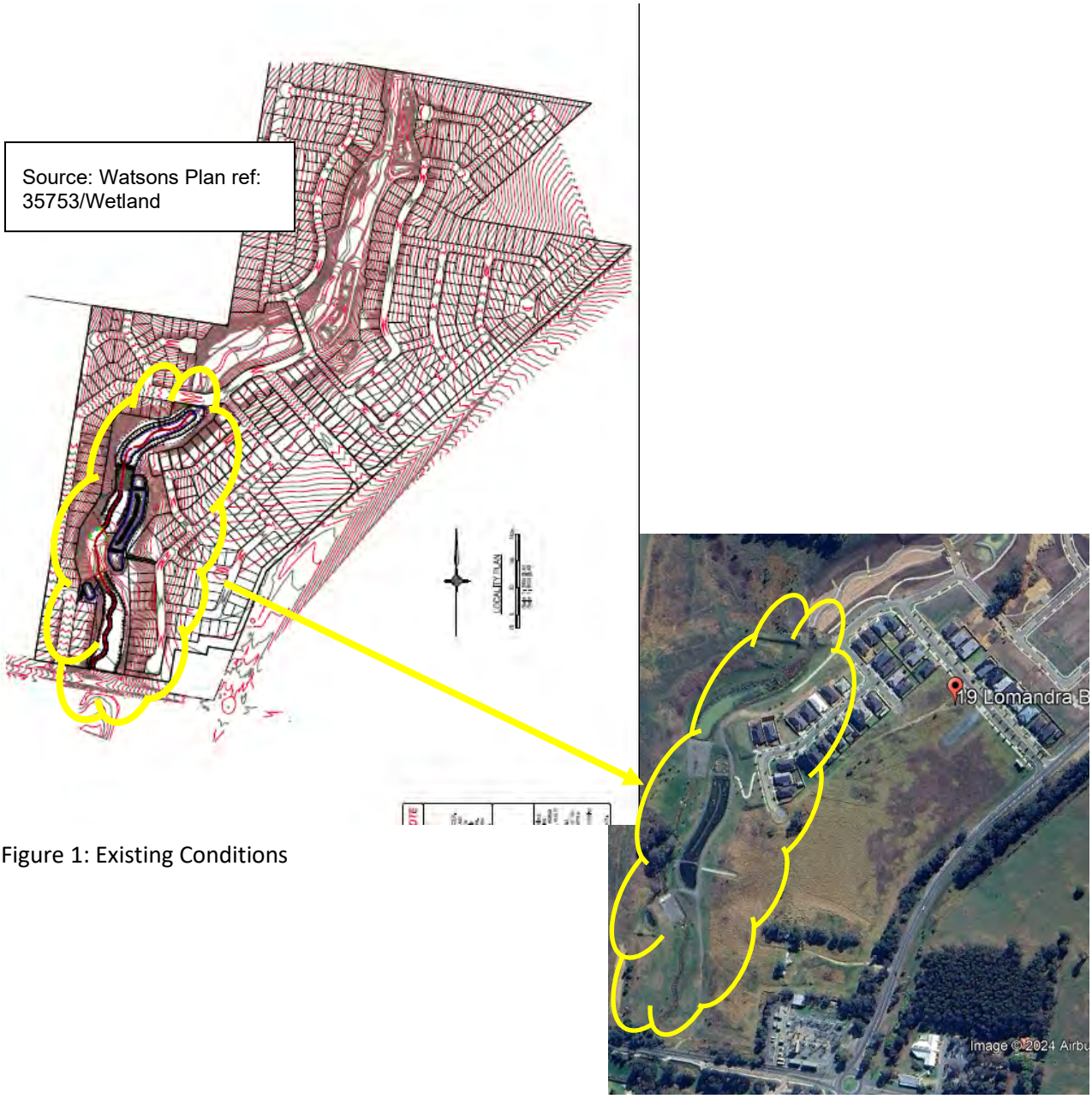


Figure 1: Existing Conditions

Construction of Brookfield Lakes has commenced with Stage 1 of the stormwater management wetlands completed. Figure 1 shows:

- Layout of stage 1 stormwater management works in the waterway.
- Current “google earth” image showing constructed wetlands.

Construction of future stages has commenced including upstream (of Stage 1) waterway and stormwater treatment elements.

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Date: 22 January 2025

4 WT2008 V SUBJECT PROPOSAL

Referring to reports summarised in Table 1, the Functional Design (May 2011) is based on the analysis documented in the April 2008 report. Therefore, the underlying assumptions and findings of the April 2008 report are compared to ensure consistency with the subject proposal.

> Consistent with advice from Town Planners who have engaged in discussions and obtained reports from the RA, stormwater management design and construction at Brookfield Lakes is based on WT2008.

4.1 Extent of WT2008 Study

The WT2008 report identifies the area shown below as the "study site" which is a total area of the "Brookfield Lakes" development which is 62.8 ha in total or which 48.4 ha will be developed[2].

> The current extent of the Brookfield Lakes development project is consistent with the WT 2008 report.



Figure 2: WT2008 Study Site



Figure 3: WT2008 Figure 2-4

[2] WT2008 p 9

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4.2 Extent and Use of subject area

The WT 2008 report was based on a preliminary development plan (except at Figure 3), which shows a "Retirement Village" over an area of 8.2 ha.



Figure 4: Proposed[3]

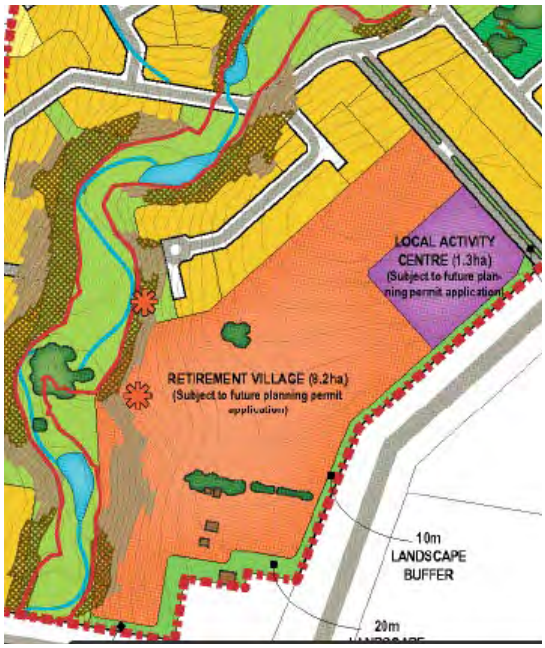


Figure 5: WT2008

The subject proposed development (refer to Figure 2) is a proposed Lifestyle Village over an area of 8.17 ha (refer to property report at Attachment 1).

> The proposed Lifestyle Village *use* and area are consistent with the WT2008 report.

4.3 Stormwater Detention

4.3.1 Upstream / Contributing Catchment

The WT2008 report considers the contributing catchment and notes that:

> *The Goose Gully catchment comprises the proposed Brookfield Lakes study site, 121 hectares of localised catchment that drains through the site from the west and east, and an upstream catchment of 609 hectares. The predominant land use for the catchment is grazing.*
> *The localised catchment was split into 14 sub-catchments of approximately equal size.*
> *These sub catchments were based on the topography of the site and also the proposed land use under developed conditions. The sub-catchment delineation is shown in Figure 5-1. Flows entering the creek upstream of Doyles Road were not included in the local runoff model. These flows were based on previous modelling (Earthtech, 2007).*[4]

[3] Ref: Proposed site plan by Tomas O'Malley Architect (23035, rev 1 30/11/2023)
[4] Water Technology report J791/R01, April 2008 (WT2008) p 10.

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Flows from the upstream catchment are in the order of 32 m3/s for the 100Year ARI flood event, where most of the drainage reserve will be inundated (as shown by the red extent in Figure 2-4). Currently a majority of the upstream catchment is undeveloped, so any potential future development should be taken into account.[5]

Crossco understands that the "Earthtech 2007" report is the source of the pre and post-development flows north of Doyles Road (upstream contributing catchment) that are relied on by WT2008, EGCMA and the RA as the basis of the Functional and Detailed Design for storage and treatment of stormwater in the Brookfield Lakes development.

Since 2008 some areas of the contributing catchment have been rezoned (to Rural Living c 2016) which should have been considered by Earthtech 2007 (subject to the scope of work). The purpose of the Earthtech 2007 report appears to be consideration of the 2 x 3m box culverts at Eastwood Road, with the Earthtech 2007 study confirming that these would not overtop in a 100 year ARI flood event.[6]

WT2008 adopted Earthtech 2007 modelling upstream of Brookfield Lakes which considered post-development conditions. Some upstream areas have been rezoned to RL since 2008.

4.3.2 Subject site

WT2008 identified 14 subcatchments (refer to Figure 6), with the proposed Lifestyle Village occupying the subcatchment identified as 13. This subcatchment 13 area is consistent with the area of the subject proposed Lifestyle Village.

WT2008 then provides RORB model output (refer to Figure 7 for diagrammatic representation) which provides a prediction of "the effect of development of existing hydrology within Goose Gully Creek"[7]. The RORB node and reach network modelled clearly includes the area of the subject proposed Lifestyle Village.

The required storage to attenuate flows in a 100 year ARI storm and 1 year ARI storm are discussed.

It is understood that this storage data was adopted for detailed design (by Others) and relied on by EGCMA and the RA when considering design documentation for approval and therefore "as constructed" meets all requirements.

[5] Water Technology report J791/R01, April 2008 (WT2008) p 6.
[6] Water Technology report J791/R01, April 2008 (WT2008) p 3
[7] WT2008, p17.

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Figure 5-1– Catchment Delineation- 14 sub catchments.

Figure 6: WT2008 subcatchment delineation

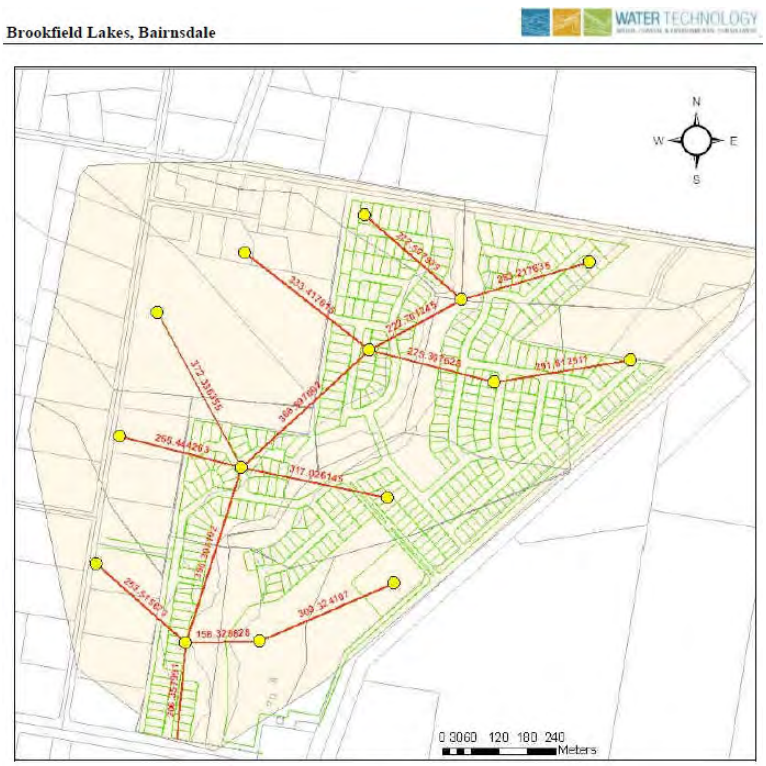


Figure 5-2– RORB node and reach network

Figure 7: WT2008 RORB figure

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4.4 Stormwater Treatment Model

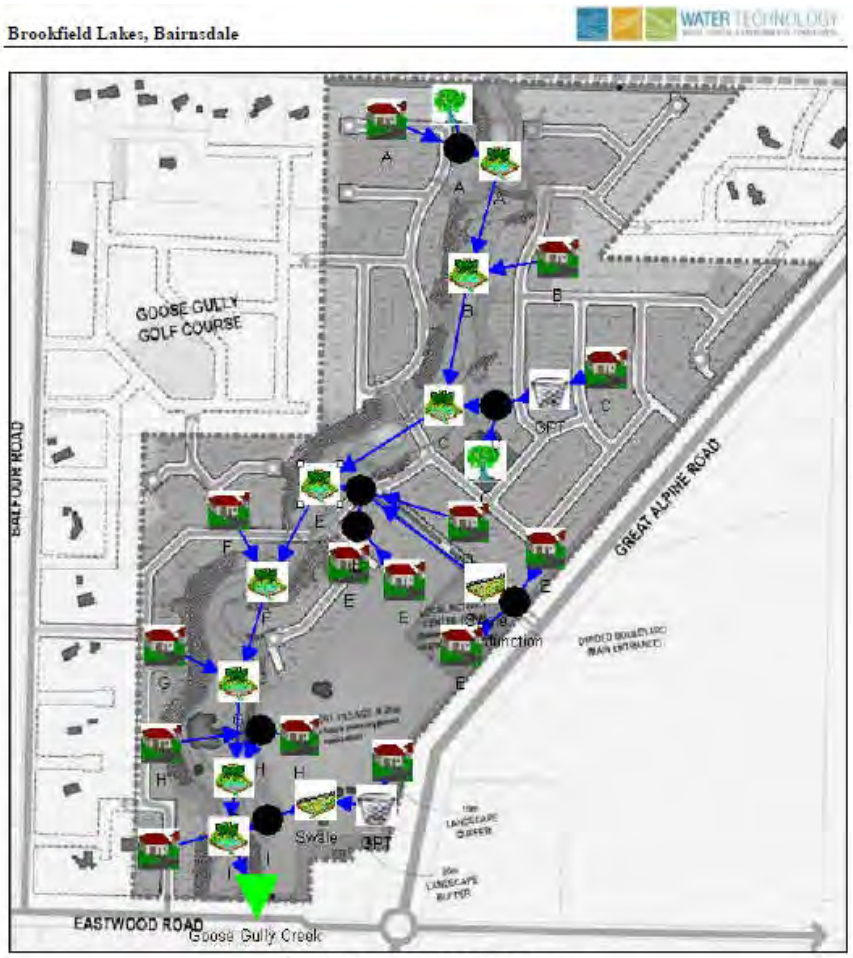


Figure 6-1– MUSIC Model Layout

Figure 8: WT2008 Treatment Model layout

The treatment model layout included in WT2008 shows the subject proposal area is included in the treatment model, with a GPT / Swale included in the model, and that “best practice” treatment is achieved.

It is understood that this treatment model has been updated (by Others) to demonstrate detailed design (by Others) meets all treatment requirements and supports the approval of detailed design (constructed and under construction) by EGCMA and the RA.

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5 PROPOSED STORMWATER MANAGEMENT

The development of the subject 8.17ha area does not propose stormwater storage or treatment additional to that proposed for the Brookfield Lakes development.

The approved stormwater design and Waterway Management Plan (by Others) have been developed to provide for the development of the Brookfield Lakes development area as described in WT2008.

Stormwater generated at the proposed development (8.17 ha) is proposed to outfall to an existing sediment pond (refer to attached Crossco Drawing No 2685/004-006 Services Layout Plan), to the north-west of the subject 8.17 ha area.

> Stormwater detention and treatment is provided for in the existing treatment system as approved by EGCMA and the RA consistent with WT2008 as amended.

6 LIMITATIONS

This memorandum has been prepared by Crossco based on information provided by Town Planners that Crossco understands was sourced by Town Planners from the RA, including:

- Brookfield Lakes Development, Water Technology Report J791/R01, April 2008 (WT2008).
- Brookfield Lakes WSUD Functional Design Technical Report, May 2001.
- Brookfield Lakes Waterway Management Plan, April 2012.
- Brookfield Lakes Erosion Management Report (Supplement to Stormwater Management Plan), August 2012.

Crossco are not a party to and have not been provided with detailed design reports or confirmation that the Water Technology reports have been carried forward and form the basis of detailed design. As the above reports were provided by the RA, Crossco has no reason to doubt that the ongoing approvals provided by the EGCMA and RA for works undertaken (by Others) at Brookfield Lakes are consistent with the above reports prepared by Water Technology.

7 ATTACHMENTS

Attachment 1 – Property Report
Attachment 2 – Crossco Drawing No 2685/004-006

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Attachment 1 – Property Report

PROPERTY REPORT

Development Plan
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Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 05 September 2022 03:45 PM

PROPERTY DETAILS

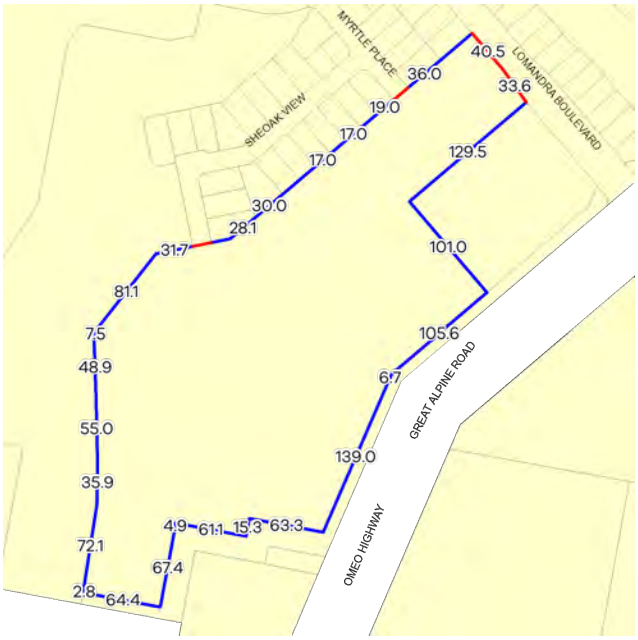
Lot and Plan Number:	**Lot 2 PS643132**
Address:	**19 LOMANDRA BOULEVARD LUCKNOW 3875**
Standard Parcel Identifier (SPI):	**2\PS643132**
Local Government Area (Council):	**EAST GIPPSLAND** www.eastgippsland.vic.gov.au
Council Property Number:	**99810**
Directory Reference:	**Vicroads 689 N3**

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 81715 sq. m (8.17 ha)
Perimeter: 1470 m
For this property:
— Site boundaries
— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

9 overlapping dimension labels are not being displayed

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at Title and Property Certificates

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Urban Water Corporation:	**East Gippsland Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**AUSNET**

STATE ELECTORATES

Legislative Council:	**EASTERN VICTORIA**
Legislative Assembly:	**GIPPSLAND EAST**

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PROPERTY REPORT

Environment, Land, Water and Planning

PLANNING INFORMATION

Planning Zone

COMMERCIAL 1 ZONE (C1Z)
SCHEDULE TO THE COMMERCIAL 1 ZONE (C1Z)
GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)
TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK (TRZ2)

Planning Overlay

DEVELOPMENT PLAN OVERLAY (DPO)
DEVELOPMENT PLAN OVERLAY - SCHEDULE 3 (DPO3)
EROSION MANAGEMENT OVERLAY (EMO)
EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)

Areas of Aboriginal Cultural Heritage Sensitivity:

All or part of this parcel is an 'area of cultural heritage sensitivity'.

Planning scheme data last updated on 31 August 2022.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.
This report provides information about the zone and overlay provisions that apply to the selected land.
Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.vic.gov.au/vicplan

For other information about planning in Victoria visit https://www.planning.vic.gov.au

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to http://www.aav.nrms.net.au/aavQuestion1.aspx

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation

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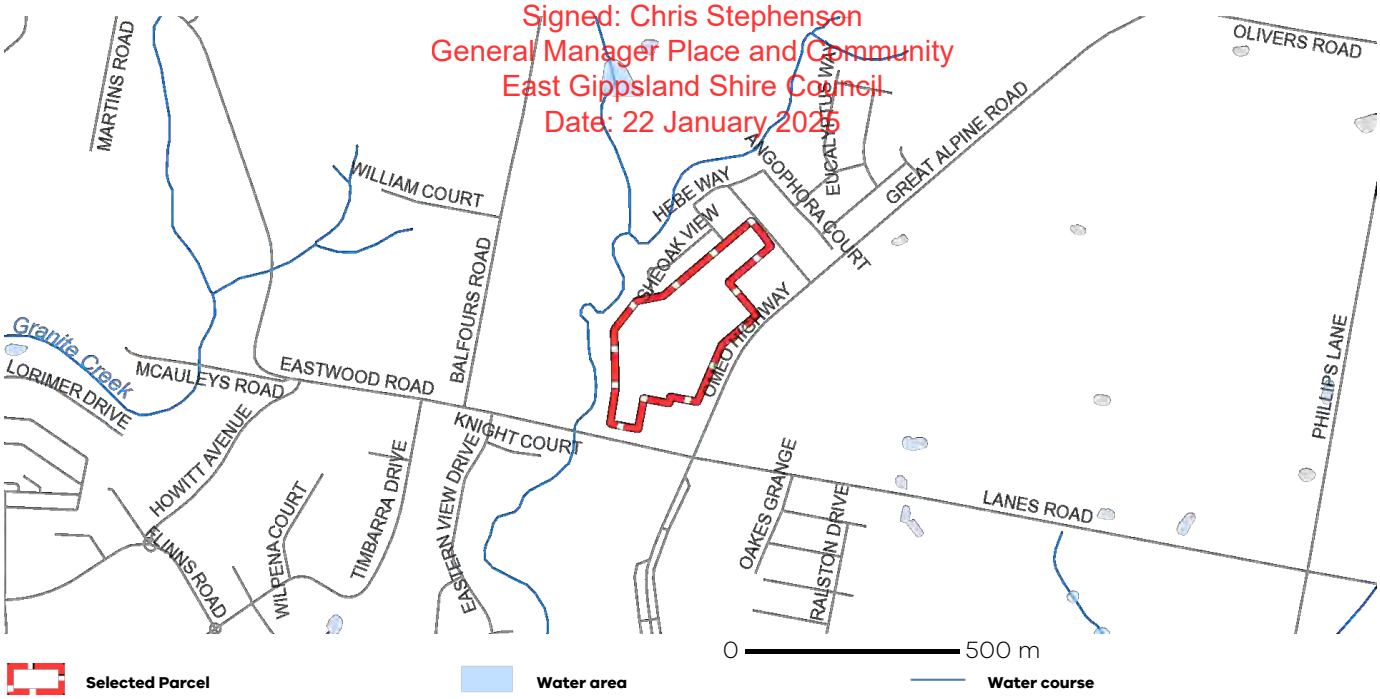
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PROPERTY REPORT

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Area Map



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Attachment 2 – Crossco Drawing No 2685/004-006

Development Plan
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General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

MYRTLE PLACE
SHEOAK VIEW
SHEOAK VIEW
LOMANDRA BOULAVARD
GREAT ALPINE ROAD
GREAT ALPINE ROAD
EASTWOOD ROAD
COURT BOWL DETAILS (BY OTHERS)
COMMUNITY CENTRE
CULTURAL HERITAGE SITE
ELECTRICAL SUBSTATION
LOT 1
268.07m
64.01m
81.05m
101.0m
(123.43m)
63.33m
N



LEGEND:

- PROPOSED STORMWATER
- PROPOSED STORMWATER PIT
- PROPOSED HOUSE DRAIN
- PROPOSED KERB
- PROPOSED SEWER RETICULATION
- PROPOSED WATER RETICULATION
- PROPOSED FIRE SERVICE
- PROPOSED COMMUNICATION
- PROPOSED ELECTRICITY
- PROPOSED WATER/GAS CONDUIT
- PROPOSED ELECTRICITY CONDUIT
- PROPOSED COMMUNICATION CONDUIT
- EXISTING CONTOURS (1.0m INTERVAL)
- EXISTING KERB
- EXISTING STORMWATER DRAINAGE
- EXISTING SEWER
- EXISTING WATERMAIN
- EXISTING GASMAIN
- EXISTING ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY
- EXISTING TELSTRA
- EXISTING TREES

20 10 0 20 40 60 80
1 : 1000 AT A1
1 : 2000 AT A3

LOCALITY PLAN
NOT TO SCALE

Crossco Consulting Pty Ltd
ABN: 88 135 548 110
154 Macleod St
P.O. Box 858
Bairnsdale Vic 3875
Tel:(03) 51526298
Fax (03) 51527222
Email: consult@crossco.com.au

BENNETT WILLIAMS PTY. LTD.

BROOKFIELD LAKES RESIDENTIAL VILLAGE

OVERALL DESIGN

DRAWING No.

2685/004-A

PRELIMINARY ISSUE -
NOT FOR CONSTRUCTION

DATE: 15 APRIL 2024

Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Caris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

COURT BOWL DETAILS (BY OTHERS)
COMMUNITY CENTRE
CULTURAL HERITAGE SITE
GREAT ALPINE ROAD
EASTWOOD ROAD
ELECTRICAL SUBSTATION

LEGEND:

- PROPOSED STORMWATER
- PROPOSED STORMWATER PIT
- PROPOSED HOUSE DRAIN
- PROPOSED KERB
- PROPOSED SEWER RETICULATION
- PROPOSED WATER RETICULATION
- PROPOSED FIRE SERVICE
- PROPOSED COMMUNICATION
- PROPOSED ELECTRICITY
- PROPOSED WATER/GAS CONDUIT
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- PROPOSED COMMUNICATION CONDUIT
- EXISTING CONTOURS (1.0m INTERVAL)
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- EXISTING SEWER
- EXISTING WATERMAIN
- EXISTING FIRE SERVICE
- EXISTING ELECTRICITY
- EXISTING TELSTRA
- EXISTING TREES

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1 : 500 AT A1
1 : 1000 AT A3

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Fax (03) 51527222
Email: consult@crossco.com.au

BENNETT WILLIAMS PTY. LTD.

BROOKFIELD LAKES RESIDENTIAL VILLAGE

DETAIL LAYOUT PLAN - SHEET 1 OF 2

DRAWING No.

2685/005-A

PRELIMINARY ISSUE - NOT FOR CONSTRUCTION

DATE: 15 APRIL 2024

Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

MYRTLE PLACE
SHEOAK VIEW
LOMANDRA BOULAVARD
GREAT ALPINE ROAD
COMMUNITY CENTRE
LOT 1
268.07m
101.0m
(123.43m)
32m
33m
31m
30m
29m
28m
27m
0.50m COMMS
100m ELECTRICITY
6.0m SEWERMAIN
2.0m/0.6m
4.8m
1.0m FIRE SERVICE
0.5m WATERMAIN
0.6m/2.0m
0.5m COMMS
1.0m ELECTRICITY
4.0m SEWERMAIN
2.0m/0.6m
1.0m DRAINAGE
2.6m SEWERMAIN
3.0m DRAINAGE
2.4m DRAINAGE
3.0m Ex. EASEMENT
2.5m Ex. SEWERMAIN
2.0m DRAINAGE
5.5m Ex. FIRE SERVICE
NBN
SWD
S
W
G
C
E
HD
OHS

10 5 0 10 20 30 40
1 : 500 AT A1
1 : 1000 AT A3

LEGEND:

- PROPOSED STORMWATER
- PROPOSED STORMWATER PIT
- PROPOSED HOUSE DRAIN
- PROPOSED KERB
- PROPOSED SEWER RETICULATION
- PROPOSED WATER RETICULATION
- PROPOSED FIRE SERVICE
- PROPOSED COMMUNICATION
- PROPOSED ELECTRICITY
- PROPOSED WATER/GAS CONDUIT
- PROPOSED ELECTRICITY CONDUIT
- PROPOSED COMMUNICATION CONDUIT
- EXISTING CONTOURS (1.0m INTERVAL)
- EXISTING KERB
- EXISTING STORMWATER DRAINAGE
- EXISTING SEWER
- EXISTING WATERMAIN
- EXISTING FIRE SERVICE
- EXISTING ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY
- EXISTING TELSTRA
- EXISTING TREES

CROSSCO ENGINEERING & ENVIRONMENTAL CONSULTANTS
Crossco Consulting Pty Ltd
ABN: 88 135 548 110
154 Macleod St
P.O. Box 858
Bairnsdale Vic 3875
Tel:(03) 51526298
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BENNETT WILLIAMS PTY. LTD.

BROOKFIELD LAKES RESIDENTIAL VILLAGE

DETAIL LAYOUT PLAN - SHEET 2 OF 2

DRAWING No.

2685/006-A

PRELIMINARY ISSUE - NOT FOR CONSTRUCTION

DATE: 15 APRIL 2024

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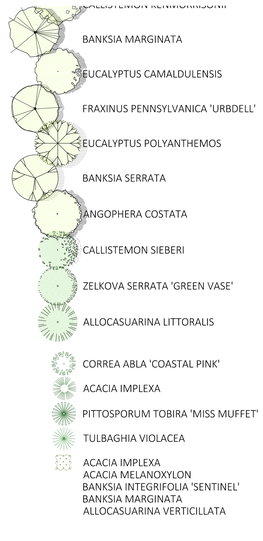
LANDSCAPE SPECIFICATIONS:

1. **EXCAVATION**
   ALL BUILDERS RUBBLE AND WEEDS TO BE THOROUGHLY REMOVED PRIOR TO SOIL PREPARATION.
2. **SOIL PREPARATION**
   RIP SUBGRADE TO 200mm DEPTH AND INCORPORATE GYPSUM AT RATE OF 1.5KG PER SQUARE METRE. INCORPORATE "REVIVE" ORGANIC COMPOST INTO SITE TOPSOIL AT RATE OF 50KG PER SQUARE METRE. ENSURE A DEPTH OF 200mm TOPSOIL TO GARDEN AND LAWN AREAS. PREVENT COMPACTION OF PREPARED SOIL.
3. **MULCH**
   75mm THICK LAYER OF BARK MULCH TO BE APPLIED TO ALL GARDEN BEDS AFTER PLANTING, (NOTE: TUBESTOCK PLANTING TO BE INSTALLED AFTER MULCHING).
4. **FERTILISING**
   APPLY 25G PER PLANT "GROW SAFE" SPREADABLE MICROBES (OR SIMILAR APPROVED) TO PLANTING HOLE AT TIME OF PLANTING.
5. **PLANT MATERIAL**
   TO BE VIGOROUS, WELL-ESTABLISHED OF GOOD FORM AND NOT ROOT BOUND.
6. **PLANTING**
   BEFORE PLANTING, THOROUGHLY WATER PLANTS AND PLANTING AREA. WATER AGAIN IMMEDIATELY AFTER PLANTING ENSURING WATER PENETRATES GROUND AROUND ROOT BALL.
   ALL TREES LOCATED IN LAWN AREAS TO HAVE A 1m RADIUS X 75mmDEPTH BARK MULCH SURROUNDS, KEEPING TRUNK CLEAR OF MULCH. ALL HEDGE SCREENING PLANTINGS TO BE IN MULCHED GARDEN BEDS. STAKE TREES WITH 3 EACH 38mmX 38mmX 1800mmHARDWOOD STAKES AND TIE WITH 50mm FABRIC TIE ALLOWING TREE TO SWAY.
7. **EDGING**
   100mm X 6mm STEEL GARDEN EDGING TO BE INSTALLED BETWEEN INTERFACE OF LAWN AND GARDEN BEDS (EXCLUDING REGENERATION ZONES).
8. **DRAINAGE**
   INSTALL SUB- SURFACE AGG DRAINAGE TO REAR AND FRONT YARDS OF RESIDENCES, COMMUNITY FACILITY AND BEHIND ALL RETAINING WALLS. ALL PAVED AREAS TO DRAIN TO PITS AND NOT GARDEN AREAS.
9. **IRRIGATION**
   A FULLY AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO COMMUNITY FACILITY AND ENTRY GATE LANDSCAPING CONSISTING OF DRIPPER IRRIGATION TO GARDEN BEDS AND POP-UPS SPRINKLERS TO LAWNS.

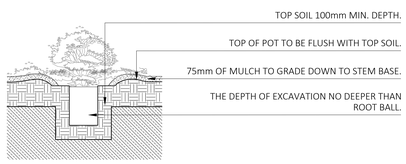
PLANT SCHEDULE

Code	Botanical Name	Common name	Qty.	Pot Size	H x W
TREES (STREETSCAPE)					
AI	Acacia implexa	Lightwood	20	45ltr	8mx7m
AL	Allocasuarina littoralis	Black sheoak	61	45ltr	8mx4m
AV	Allocasuarina verticillata	Drooping sheoak	12	45ltr	9mx6m
AC	Angophera costata	Smoothbark apple myrtle	17	45ltr	15mx8m
EC	Eucalyptus camaldulensis	River red gum	11	45ltr	30mx15m
BS	Banksia serrata	Old man banksia	30	45ltr	10mx6m
BM	Banksia marginata	Silver banksia	113	45ltr	5mx4m
BI	Banksia integrifolia 'Sentinel'	Sentinel banksia	100	45ltr	2.5mx2m
CK	Callistemon kenmoriensis	Betka bottlebrush	67	45ltr	3mx2m
CS	Callistemon sieberi	River bottlebrush	431	45ltr	3mx2m
FP	Fraxinus pennsylvanica 'Urbdell'	Urbanite ash	22	45ltr	15mx8m
OL	Zelkova serrata 'Green Vase'	Japanese elm	72	45ltr	14mx10m
SHRUBS, GRASSES, GROUNDCOVERS & CLIMBERS					
TV	Tulbaghia violacea	Society garlic	80	140mm	0.5mx0.5m
PT	Pittosporum tobira 'Miss Muffet'	Dwarf pittosporum	30	200mm	1mx1m
CA	Correa alba 'Coastal Pink'	Coastal pink correa	30	140mm	1.5mx1.5m
TREES (SWALLINGS)					
LI	Lagerstoemia indica 'Tuscarora'	Crape myrtle	68	45ltr	6mx8m
GB	Ginkgo 'Lemonlime spire'	Dwarf maidenhair tree	164	45ltr	5mx1m
BJ	Betula utilis 'Jacquemontii'	Himalayan birch	174	45ltr	10mx5m
AP	Acer palmatum	Japanese maple	60	45ltr	4mx4m
BM	Banksia marginata	Silver Banksia	12	45ltr	5mx4m
SHRUBS, GRASSES, GROUNDCOVERS & CLIMBERS					
CA	Correa alba 'Coastal Pink'	Coastal pink correa	407	140mm	1.5mx1.5m
PM	Prostanthera 'Minty'	Native mint bush	55	200mm	0.7mx0.7m
CM	Clivia miniata	Kaffir lily	1,067	200mm	0.7mx0.7m
AN	Anigozanthos 'Gold Velvet'	Kangaroo paw	500	140mm	1.2mx0m
DO	Daphne odora	Daphne	436	140mm	1mx1m
AG	Agave gemniflora	Twin flowered agave	170	200mm	0.8mx0.8m
PL	Poa labillardieresi	Tussock grass	1,790	140mm	0.6mx0.6m
NF	Nepeta faassinii	Catmint	1,060	140mm	0.4mx0.6m
GR	Grevillea 'Winter Delight'	Prostrate grevillea	1,609	140mm	0.3mx1m
NA	Nyssa australis	Australian bugle	1,495	140mm	0.1mx1m
VH	Viola hederacea	Native violet	1,650	tubestock	0.1mx1m
TREES (COMMUNITY FACILITIES)					
LI	Lagerstoemia indica 'Tuscarora'	Crape myrtle	2	45ltr	6mx8m
BI	Banksia integrifolia 'Sentinel'	Sentinel banksia	100	45ltr	2.5mx2m
BS	Banksia serrata	Old Man Banksia	18	45ltr	10mx5m
SS	Sapium sebiferum	Chinese tallow tree	2	45ltr	8mx8m
FP	Fraxinus pennsylvanica 'Urbdell'	Urbanite ash	12	45ltr	15mx8m
SHRUBS, GRASSES, GROUNDCOVERS & CLIMBERS					
DR	Dichondra repens	Kidney weed	200	tubestock	0.1mx2m
RO	Rosemary 'Jackmans Prostrate'	Prostate rosemary	50	140mm	0.3mx1.5m
AC	Arthropodium cirratum	Renga lily	100	140mm	0.8mx0.8m
GF	Gardenia florida	Gardenia	18	200mm	1mx1m
CA	Correa alba 'Coastal Pink'	Coastal pink correa	102	140mm	1.5mx1.5m
PT	Pittosporum tobira 'Miss Muffet'	Dwarf pittosporum	35	200mm	1mx1m
TV	Tulbaghia violacea	Society garlic	95	140mm	0.5mx0.5m
TREES (REVEGETATION ZONE)					
AI	Acacia implexa	Lightwood	270	tubestock	8mx7m
AM	Acacia melanoxylon	Blackwood	300	tubestock	13mx5m
AL	Allocasuarina littoralis	Black sheoak	158	tubestock	8mx4m
AV	Allocasuarina verticillata	Drooping sheoak	180	tubestock	9mx5m
EC	Eucalyptus camaldulensis	River red gum	28	tubestock	30mx15m
EP	Eucalyptus polyanthemos	Pink poplar	80	tubestock	13mx6m
BS	Banksia serrata	Old man banksia	83	tubestock	10mx5m
BM	Banksia marginata	Silver banksia	180	tubestock	5mx4m
BI	Banksia integrifolia	Coast banksia	150	tubestock	15mx8m
SHRUBS & GRASSES (to be planted as mixed understorey to *tree plantings in mulched garden beds)					
PL	Poa labillardieresi	Tussock grass	990	tubestock	0.6mx0.6m
CH	Chrysocephalum semipapposum	Clustered everlasting	990	tubestock	0.5mx0.5m
EI	Epacris impressa	Common heath	990	tubestock	0.5mx0.3m
CR	Correa reflexa	Native fuchsia	990	tubestock	1mx1m
DO	Dzotrhamnus obcordatus	Grey everlasting	900	tubestock	1mx1m
MS	Microlaena stipoides	Weeping grass	990	tubestock	1mx0.6m
GI	Stylidium graminifolium	Triggerplant	990	tubestock	0.5mx0.5m
EROSION CONTROL (mixed species to be planted as required on disturbed sloping areas with jute matting)					
DO	Dzotrhamnus obcordatus	Grey everlasting		tubestock	1mx1m
PL	Poa labillardieresi	Tussock grass		tubestock	0.6mx0.6m
MS	Microlaena stipoides	Weeping grass		tubestock	1mx0.6m
HV	Hardenbergia violacea	Purple coral pea		tubestock	0.6mx2m
DA	Dianella admixta	Black anther flax-lily		tubestock	0.6mx0.6m
LM	Linum marginale	Native flax		tubestock	0.6mx0.6m
LF	Lomandra filiformis	Wattle mat-rush		tubestock	0.6mx0.6m
PA	Paragonium australe	Austral storks-bill		tubestock	0.6mx0.2m
BR	Billardiera scandens	Apple berry		tubestock	0.5mx2m

KEY TO SYMBOLS



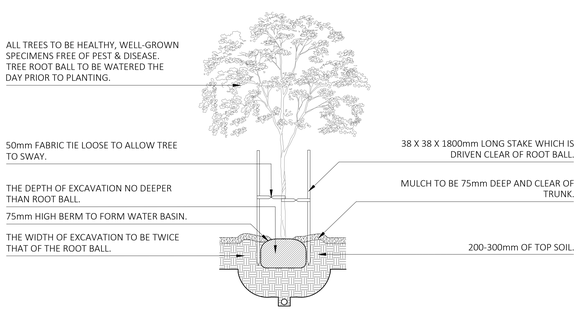




NOTES:

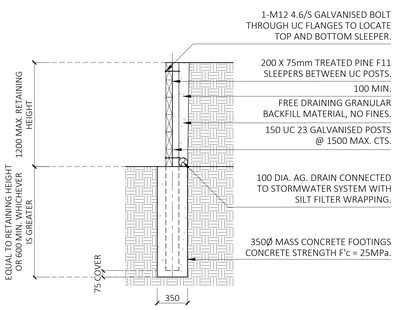
1. ERADICATE WEEDS BY SPRAYING WITH GLYPHOSATE OR REMOVING BY HAND.
2. LOOSELY BREAK UP SOIL WITH A FORK AND COMBINE WITH A 75mm DEPTH OF ORGANIC MATTER.
3. DIG A HOLE TWICE THE WIDTH AND ONE AND A HALF THE DEPTH OF THE POT SIZE.
4. FILL THE HOLE WITH WATER BEFORE PLANTING AND ALLOW TO DRAIN THOROUGHLY.
5. PLACE THE PLANT IN THE HOLE & BACKFILL WITH FRESH TOPSOIL.
6. SPREAD WITH A 40MM LAYER OF FINE COMPOSTED MULCH AND WATER DEEPLY AFTER PLANTING.
7. IF PLANTING IS TALLER THAT 1M, SUPPORT PLANT WITH 750mm LONG X 25 X 25 HARDWOOD STAKE TIED WITH JUTE WEBBING TIES.
8. GARDEN BEDS TO BE WELL DRAINED WITH GEO-FABRIC SOCKED AGRICULTURAL DRAINS WITH SCREENINGS SURROUNDING CONNECTED TO SILT PIT PRIOR TO STORMWATER SYSTEM.

1 SHRUB PLANTING DETAIL
SECTION NTS

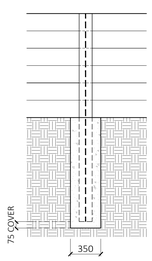


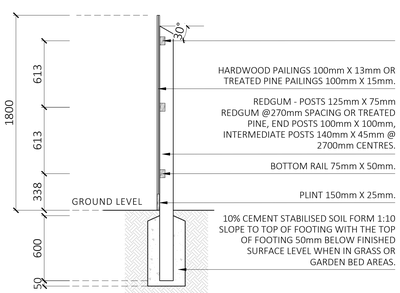
NOTES:
GARDEN BED TO BE WELL DRAINED WITH DRAINAGE AS PER DRAWING. BEFORE PLANTING, THOROUGHLY WATER TREES TO BE TRANSPLANTED. AFTER PLANTING WATER IS TO BE CONCENTRATED WITH DIPPERS PLACED DIRECTLY ON TOP OF ROOT BALL. AFTER PLANTING IT IS ESSENTIAL MOISTURE LEVELS OF ROOTBALL ARE REGULARLY CHECKED TO ENSURE ROOTBALL DOES NOT DRY OUT.

2 TREE PLANTING DETAIL
SECTION NTS



3 RETAINING WALL DETAIL
SECTION NTS

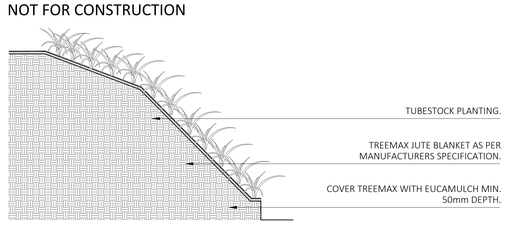




NOTES:
FENCE TO BE BUILT IN HARDWOOD OR TREATED PINE AS REQUIRED. ALL SIZES APPLY TO BOTH TIMBERS UNLESS OTHERWISE SPECIFIED ON THE DRAWING. HARDWOOD FENCE TO HAVE REDGUM POSTS.

4 BOUNDARY FENCE DETAIL
SECTION NTS

NOT FOR CONSTRUCTION



NOTES:
UNDULATING GROUND DISTURBED OR FORMED DURING CONSTRUCTION IS TO HAVE EROSION CONTROL MEASURES APPLIED. THIS MAY BE MEANS OF HYDROSEEDING WITH AUSTRALIAN NATIVE GRASS MIX OR NATIVE PLANTINGS AS SPECIFIED WITH JUTE MATTING AND MULCH.

5 TYPICAL SECTION FOR EROSION PLANTING
SECTION NTS

0 10 30 50 70 100
SCALE 1:1000

BROOKFIELD LAKES	SCALE: 1:1000@A0	LIZ FILMER LANDSCAPING	
SITE ADDRESS: Great Alpine Road	DATE: 15 April 2024	8 Raglan Street | Sale Victoria 3850	
DRAWING TITLE	DRAWING NO. 1 / REV. -	T: 1300 795 363	
LANDSCAPE PLAN FOR TOWN PLANNING APPROVAL		W: www.lizfilmerlandscaping.com.au	
		E: info@lizfilmerlandscaping.com.au	Filmer

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Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

PLANT SCHEDULE

Code	Botanical Name	Common name	Qty.	Pot Size	H x W
TREES (COMMUNITY FACILITIES)					
LI	Lagerstoemia indica 'Tuscarora'	Crepe myrtle	2	45ltr	6mx3m
BI	Banksia integrifolia 'Sentinel'	Sentinel banksia	100	45ltr	2.5mx1m
BS	Banksia serrata	Old Man Banksia	18	45ltr	10mx5m
SS	Sapium sebiferum	Chinese tallow tree	2	45ltr	8mx8m
FP	Fraxinus pennsylvanica 'Urbdell'	Urbanite ash	12	45ltr	15mx8m
SHRUBS, GRASSES, GROUNDCOVERS & CLIMBERS					
DR	Dichondra repens	Kidney weed	200	tubestock	0.1mx1m
RO	Rosemary 'Jackmans Prostrate'	Prostate rosemary	50	140mm	0.3mx1.5m
AC	Arthropodium cirratum	Renga lily	100	140mm	0.8mx0.8m
GF	Gardenia florida	Gardenia	18	200mm	1mx1m
CA	Correa abla 'Coastal Pink'	Coastal pink correa	102	140mm	1.5mx1.5m
PT	Pittosporum tobira 'Miss Muffet'	Dwarf pittosporum	35	200mm	1mx1m
TV	Tulbaghia violacea	Society garlic	95	140mm	0.5mx0.5m

KEY TO SYMBOLS

EXISTING TREE

LAGERSTOEMIA INDICA 'TUSCARORA'

SAPIUM SEBIFERUM

FRAXINUS PENNSYLVANICA 'URBDELL'

BANKSIA INTEGRIFOLIA 'SENTINEL'

BANKSIA SERRATA

CORREA ABLA 'COASTAL PINK'

PITTOSPORUM TOBIRA 'MISS MUFFET'

ROSEMARY 'JACKMANS PROSTRATE'

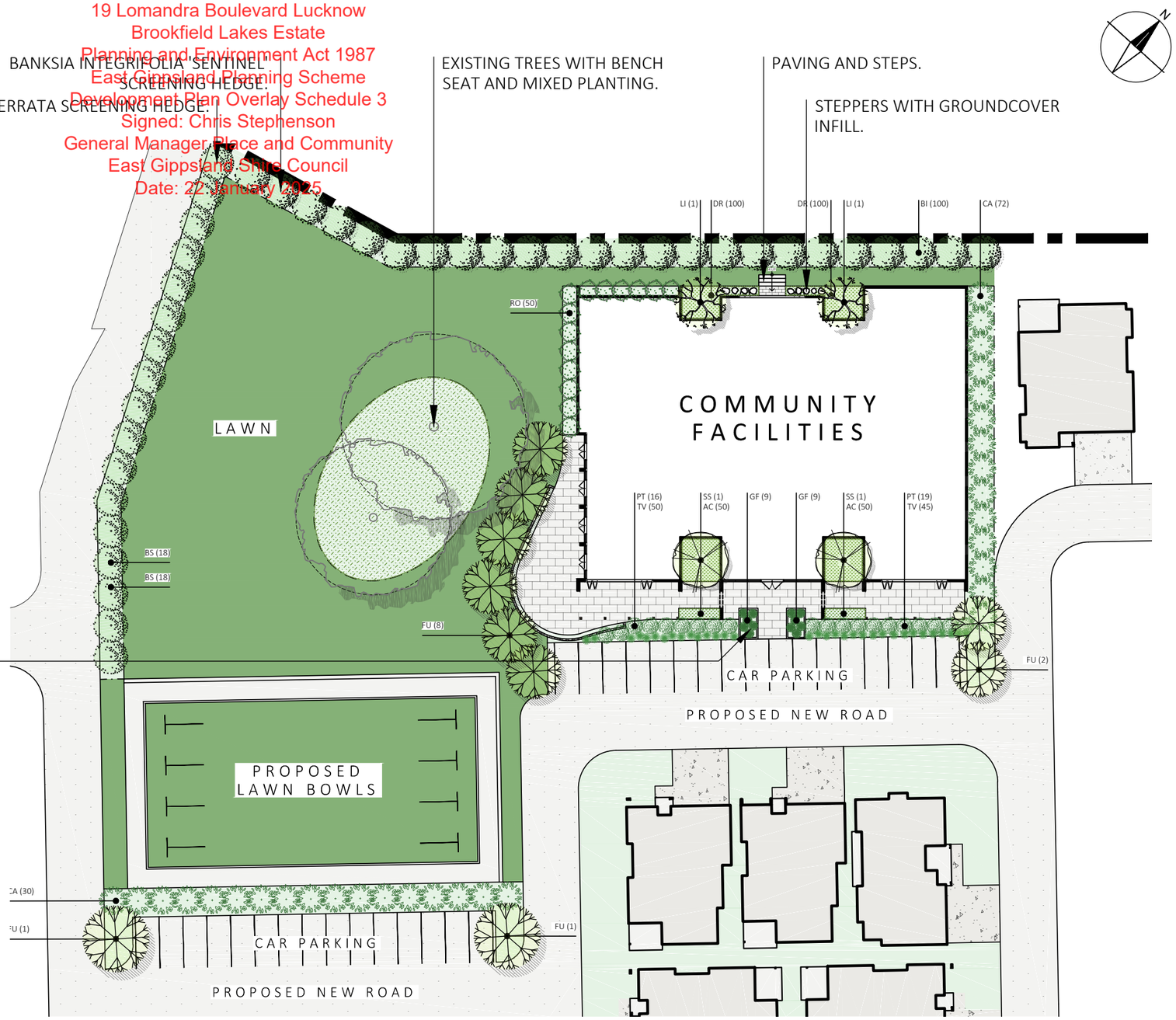
GARDENIA FLORIDA

TULBAGHIA VIOLACEA

DICHONDRA REPENS

ARTHROPODIUM CIRRATUM

RAISED PLANTER BOX ON BOTH SIDES.



0 10 20 30 50 100m

SCALE 1:500

BROOKFIELD LAKES SITE ADDRESS: Great Alpine Road	DWG TITLE: COMMUNITY FACILITIES **LANDSCAPE CONCEPT PLAN**	DWG NO. **2**	REV. -	SCALE: 1:500@A3 DATE: 10 April 2024	**LIZ FILMER LANDSCAPING** 8 Raglan Street | Sale Victoria 3850 T: 1300 795 363 W: www.lizfilmerlandscaping.com.au E: info@lizfilmerlandscaping.com.au

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General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

PLANT SCHEDULE

Code	Botanical Name	Common name	Qty.	Pot Size	H x W
TREES (SAMPLE OXYURA 'HAMPTON' DWELLING)					
LI	Lagerstoemia indica 'Tuscarora'	Crepe myrtle	2	45ltr	6mx5m
GB	Ginkgo 'Lemonlime spire'	Dwarf maidenhair tree	1	45ltr	5mx2m
BM	Banksia marginata	Silver Banksia	1	45ltr	5mx4m
SHRUBS, GRASSES, GROUNDCOVERS & CLIMBERS					
CM	Clivia miniata	Kaffir lily	7	200mm	0.7mx0.7m
AN	Anigozanthos 'Gold Velvet'	Kangaroo paw	5	140mm	1.2mx1m
DO	Daphne odora	Daphne	4	140mm	1mx1m
NF	Nepeta faassii	Catmint	25	140mm	0.4mx0.6m
VH	Viola hederacea	Native violet	50	tubestock	0.1mx1m

KEY TO SYMBOLS

BANKSIA MARGINATA

LAGERSTOEMIA INDICA 'TUSCARORA'

GINKGO 'LEMONLIME SPIRE'

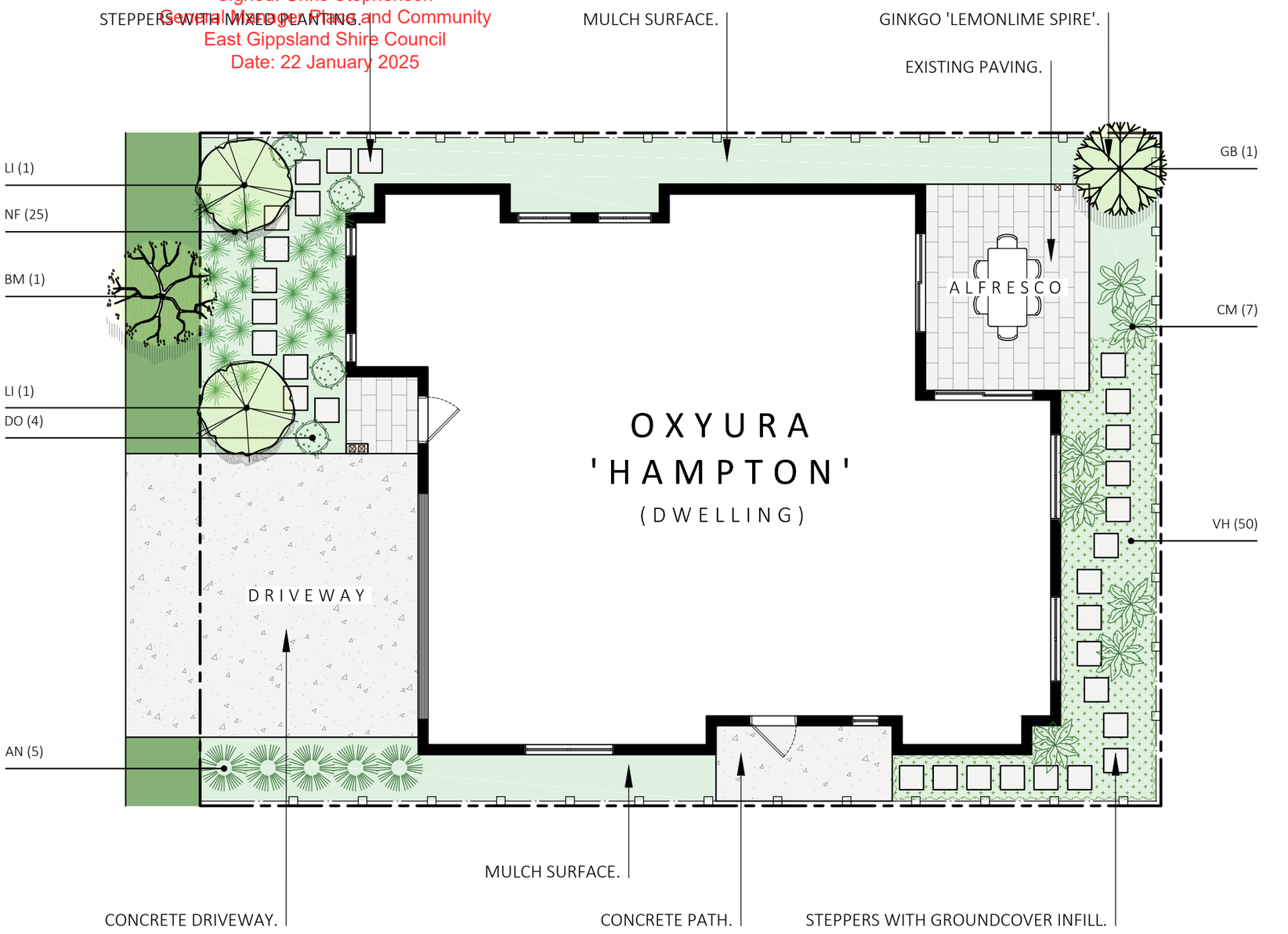
ANIGOZANTHOS 'GOLD VELVET'

DAPHNE ODORA

CLIVIA MINIATA

NEPETA FAASSINII

VIOLA HEDERACEA



BROOKFIELD LAKES SITE ADDRESS: Great Alpine Road	DWG TITLE: DWELLING LANDSCAPE CONCEPT PLAN	DWG NO. 3	REV. -	SCALE: 1:100@A3 DATE: 10 April 2024	LIZ FILMER LANDSCAPING 8 Raglan Street | Sale Victoria 3850 T: 1300 795 363 W: www.lizfilmerlandscaping.com.au E: info@lizfilmerlandscaping.com.au

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General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

The Planning Professionals

Planning Report

Amendment to a Development Plan for the use and development the subject land for a "residential village"

19 Lomandra Boulevard, Lucknow

Amended July 2023

po box 7076
geelong west
vic 3218
info@theplanningprofessinals.com.au

Office 1
396 Latrobe Terrace
Newtown VIC 3220

PIA Registered Planner
Planning Institute Australia

MEMBER
THE ROYAL AUSTRALIAN INSTITUTE OF ARCHITECTS

Introduction and Background

This is an application to amend a Development Plan as it affects the subject land, being 19 Lomandra Boulevard, Lucknow for a "residential village".

A Development Plan has been prepared and endorsed for the subject land, including adjoining and adjacent land within the "Brookfield Lakes" Development Plan area for typical suburban residential purposes. The adjacent land is currently under development generally in accordance with the endorsed Development Plan.

This amendment applies to the subject land only and is the precursor to a detailed planning permit application to follow. We make this application on the basis of Clause 43.04 of the East Gippsland Planning Scheme, where:
"A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority…a permit granted must be generally in accordance with the development plan.".
A residential village is not considered to be generally in accordance with the existing development plan.

The proposal is for the use and development of the subject land for a "residential village" which is defined by the Scheme as:
"Land, in one ownership, containing a number of dwellings, used to provide permanent accommodation and which includes communal, recreation, or medical facilities for residents of the village."

"Residential Villages" are often referred to "lifestyle communities" or "residential land lease communities". For the purposes of this report we will refer to the land use by its definition within the Scheme - a "residential village".

Why is the application made?
The market has seen a dramatic increase in demand for these types of housing outcomes in recent history, particularly in regional areas. This is due to a multitude of factors, which are explored in detail in the following report, but in crude summary have been highly influenced by:
- an ageing population,
- the social aspiration for support and a community,
- the desire to downsize from a typical suburban sized dwelling and land areas to smaller, lower maintenance housing options, and
- the social aspiration to 'age in place'

This is particularly the case for Bairnsdale where there is a high share of an ageing demographic and limited housing options within the municipality of any variation that would serve to transition people into semi-retirement and beyond. There are few available sites within the township

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boundaries that have the capacity to accommodate a housing outcome such as the proposed and this application represents a rare opportunity.

What is a residential village?

Residential villages are owned and managed by a single entity and each house site is leased on a long term agreements to the occupants of the village. The villages are often occupied by an ageing population seeking to downsize their dwelling type and a lower maintenance ,community oriented living arrangement. We would make the distinction that a residential village is seperate and distinct from a retirement village as defined by the Planning Scheme. Whilst it is expected that a large majority of occupants may be retired, the village would not make that distinction.

The village would include a community centre building and village green. The centre may include facilities such as meeting rooms for clubs and social gatherings, a cafe, and a gymnasium. It is intended to be the gathering place and the centre for social gatherings within the village.

Sites within the village would be more compact than the dimensions of a typical residential subdivision. Housing may be provided with a certain design theme or a series of housing “types”. This is to achieve a high standard of housing within the village and establish a uniform character throughout.

This amendment includes an amended access and servicing strategy and stormwater management review undertaken by Crossco Consulting. The remainder of the servicing of the land would be generally in accordance with the Development Plan endorsed and accompanying technical reports.

The following consist of the application documents:
- Planing Report (The Planning Professionals)
- Site Analysis Plan (The Planning Professionals)
- Landscape Masterplan (Filmer Landscaping)
- Community Centre Landscape Concept (Filmer Landscaping)
- Dwelling site landscape concept (Filmer Landscaping)
- Bairnsdale Residential Land Lease Community Market Assessment (One Fell Swoop)
- Access and Servicing Strategy (Crossco Consulting)
- Stormwater Management memorandum (Crossco)

Background Technical Reports
- Brookfield Lakes Erosion Management Report (Water Technology 2012)
- Brookfield Lakes stormwater, waste water and Erosion Management Plan (Water Technology 2008)
- Brookfield Lakes Functional Design Report (Water Technology 2011)
- Brookfield Lakes Wetland Management Plan (Water Technology 2012)

The accompanying plans and attachments describe the proposal in greater detail.

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1. The locality and site analysis

1.1. The subject land is known as 19 Lomandra Boulevard, Lucknow and is generally described by the accompanying plans and generally below:



Figure 1. Subject land identified in read (google maps 2020)

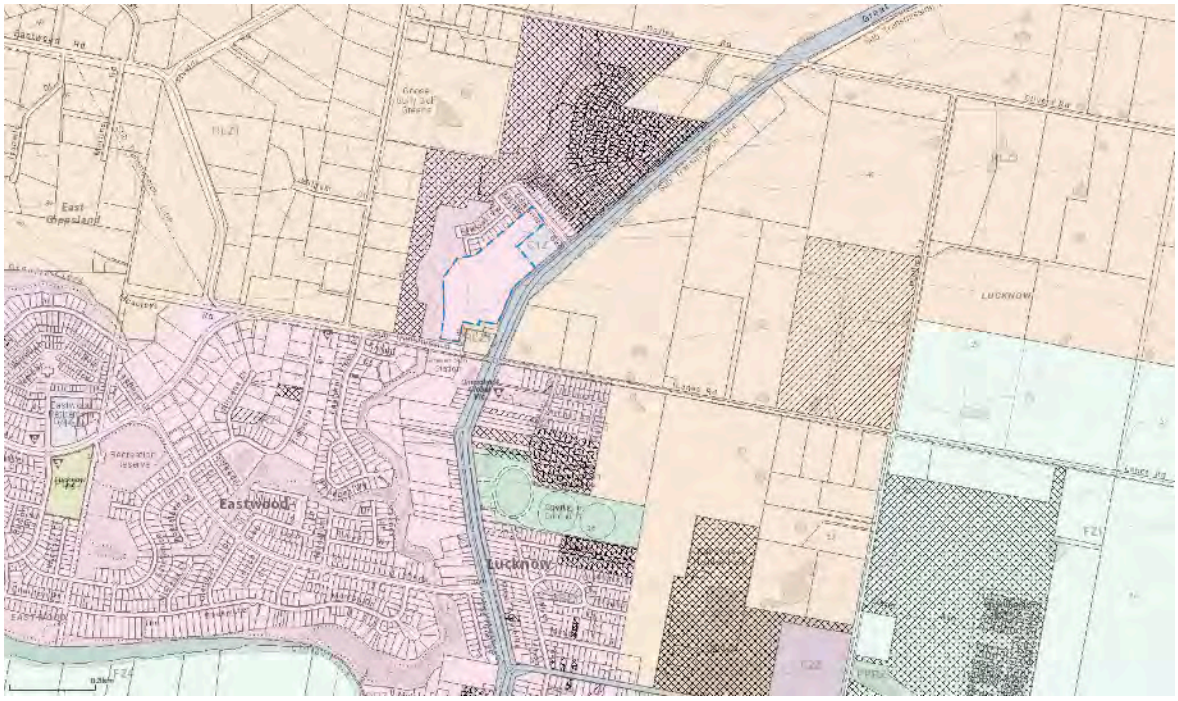


Figure 2. Subject land within its surrounding context (VicPlan)

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1.2. The subject land consists of a single parcel of land located at the north western intersection of the Great Alpine and Eastwood Roads.

1.3. The subject land is located within the south eastern corner of what is known as the Brookfield Lakes Development Plan area. The subject land is bounded on the west by Goose Gully Creek to Sheoak View, where the subject land adjoins 11 parcels of residential suburban land. The land is bounded to the north by Lomandra Boulevard and wraps around the commercially zoned land with a frontage to both Lomandra Boulevard and the Great Alpine Road. A reservation buffers the subject land between the Great Alpine Road and the electrical substation on the north western corner of Eastwood Road and Great Alpine Road.

1.4. The subject land contains an old single dwelling and a number of outbuildings.

1.5. The topography of the land slopes from the northern boundary from a contour of 33 metres falling to the southern boundary and Goose Gully Creek to the west to a contour of approximately 16 metres. A consistent gentle slope covers the vast majority of the land to the north, east and south with steeper grades experienced on the western boundary with an interface to Goose Gully Creek.

1.6. The land contains a sewerage easement on the eastern and southern boundaries .

1.7. Neighbouring land to the west and north has commenced development for a typical suburban suburban greenfield subdivision.

1.8. Development has commenced for the subdivision and in some circumstances has been completed with a number of dwellings on Lomandra Boulevard and Sheoak Way.

1.9. Drainage and wetland systems on Goose Gully Creek have commenced, and have been completed in some areas. The previously endorsed Development Plan had nominated this as the principle drainage and water treatment system for the Brookfield Lakes precinct.

1.10. The activity centre and main commercial core of Bairnsdale is located some 2.4 kilometres south of the subject land.

1.11. The Bairnsdale train station is located some 2.8 kilometres south of the subject land.

1.12. A CHMP has been completed and endorsed for the subject land (AAV 10290). An aboriginal heritage site was found during excavations and has since been registered (8422-0502 as identified by the CHMP). Recommendations of the CHMP for the site include:

- No significant ground disturbance to occur within the site
- temporary fencing to enclose the site for the duration of any development
- any revegetation of the site must be undertaken under supervision of the Registered Aboriginal Party.

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- *Ongoing weed management*

1.13. The Development Plan has considered these recommendations and avoided any potential conflict with the site of Significance.

1.14. The subject land is formally described as:
Lot 2 on Plan of Subdivision 643132V 19 Lomandra Bvd, Lucknow

2. Zones & Overlays

2.1. The subject land is affected by the following zones and overlays:

- General Residential Zone
  - Schedule 1 to the GRZ
- Commercial 1 Zone
  - Schedule to the C1Z
- Transport Zone 2
- Development Plan Overlay
  - Schedule 3 to the DPO
- Erosion Management Overlay
  - Schedule to the EMO

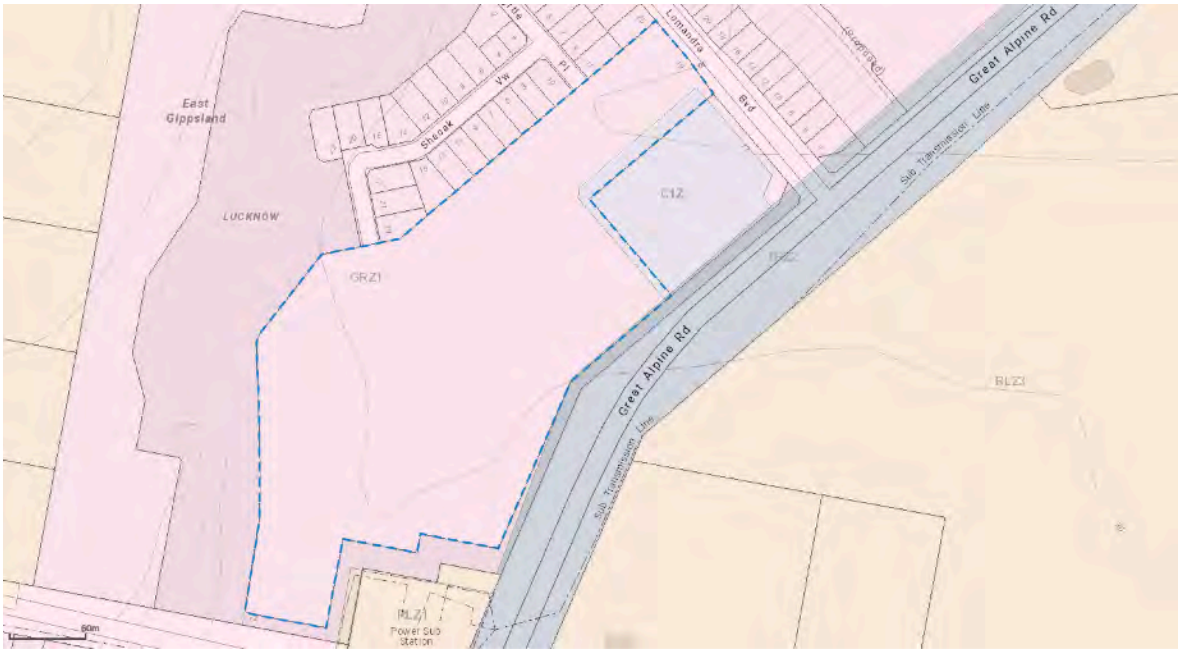


Figure 3. Vicplan mapping

2.2. The vast majority of land is located within the General Residential Zone. There appears to be some anomalous mapping errors that identify small and marginal strips of land within the Transport Zone 2 and the Commercial 1 Zone on its eastern and northern boundaries. Neither zoning anomalies creates any opportunity for prohibited land uses under the proposal.

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3. The Development Plan and the Proposed Amendment

Operation of the Development Plan Overlay and this application

3.1. The accompanying plans describe the proposed amendment in more detail and provides a clear framework for the proposed development of the land and future planning permit applications.

3.2. It is our understanding that the entire Brookfield Lakes Development Plan area had a Development Plan prepared and endorsed for a "retirement village" (Miller Merrigan, August 2021). Subsequently, prior to the permit applicant acquiring the land, an Amendment to the Development Plan was lodged and endorsed which nominated the subject land for a traditional residential subdivision.

3.3. The Development Plan overlay states: *"A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority."* Subsequently any planning permit granted must be generally in accordance with the development plan.
The proposed residential village is not considered to be *"generally in accordance with"* a traditional suburban subdivision and this is the reason for this application.

3.4. This amendment applies only to the subject land being 19 Lomandra Boulevard, Lucknow. The application has no bearing on the existing Development Plan, which would remain in place with this residential village option substituting the previously endorsed plan as it relates to the subject land only.

Residential Village - The Model

3.5. The proposal is for the use and development of the subject land for a "residential village" which is defined by the Scheme as:
"Land, in one ownership, containing a number of dwellings, used to provide permanent accommodation and which includes communal, recreation, or medical facilities for residents of the village."

3.6. The village would include a community centre building and village green. The centre may include facilities such as meeting rooms for clubs and social gatherings, a cafe, and a gymnasium. It is intended to be the gathering place and the centre for social and community purposes within the village.

3.7. "Residential Villages" are often referred to "lifestyle communities" or "residential land lease communities".

3.8. Residential villages are owned and managed by a single entity and each housing site is leased on a long term agreements to the occupants of the village under the Residential Tenancies Act 1997.

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3.9. The villages are often occupied by an ageing population seeking to downsize their dwelling type to a lower maintenance community oriented living arrangement.

3.10. Due to the target market demographic of the villages, dwellings within a residential village are typically smaller one and two bedroom dwellings within minimal secluded private open space to reduce site maintenance and upkeep.

3.11. There would be no on site primary healthcare or critical care offered within the village as would typically be offered in a “retirement village”.

3.12. Due to distinct management and market opportunities for the owners and occupants of the village, residential villages are often, upon completion of development, registered with the Council as a Caravan Park. This is for a multitude of reasons but primarily that the village can be occupied with Unregistrable Moveable Dwellings (UMD’s) and that occupants are afforded benefits from occupation within the village.

3.13. It's important to note that despite being a registered caravan park, the land would not operate as a typical tourist park, nor would it allow any camping on the subject land. All sites would have a constructed UMD on them in a consistent design theme.

3.14. The dwellings would typically be purchased simultaneously with entering into tenancy agreements within the village by the occupants. The dwelling would be owned by the occupant with the land leased on a tenancy agreement under Part 4A of the Residential Tenancies Act 1997.

3.15. This is the way in which Residential Villages operate throughout the industry by large operators such as Stockland, Lifestyle Communities and Ingenia. Registration as a caravan park does not alter its definition under the East Gippsland Planning Scheme.

3.16. UMDs are often constructed in-situ on site and to a very high quality commensurate with the quality one would expect from a newly constructed dwelling. Whilst moveable, a UMD often only leaves the site at the end of its useful lifespan.

3.17. Providing a high quality housing outcome is critical to the proposal. For reference some examples of UMDs within a residential village context have been provided below.

3.18. As is evidenced there is a consistent built form theme and construction standard both of which would be developer led in order to achieve a consistent outcome and quality within the village.

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Figure 4. Typical Residential Village streetscape



Figure 5. Typical Residential Village streetscape

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Figure 6. Residential Village on dual road fronted sites

3.19. The benefits of being being a registered caravan park extend financially to the residents. Many residents typically qualify for rental assistance from Centrelink that, depending on the circumstance, is not means tested. This further contributes to the affordability of residential villages as occupants enter different stages of their life after full time work.

3.20. The village would have its own set of operational rules which would seek to control and mitigate the potential for adverse amenity such as noise, pets, the keeping of caravans and vehicles, and parking.

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4. Planning policy and land use

4.1. This section discusses the relevant planning policy and strategic planning context in detail and offers a response to the relevant planning provisions.

CLAUSE 11 - SETTLEMENT - PPF

Clause 11.01-1S Settlement

Objective

- *To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.*

Strategies

- *Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.*
- *Support sustainable development of the regional centres of … Bairnsdale…*
- *Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.*

CLAUSE 11.01-1R - SETTLEMENT - GIPPSLAND

Strategies

- *Support urban growth in Latrobe City as Gippsland's regional city, at Bairnsdale…as regional centres, and in sub-regional networks of towns.*
- *Provide regional social infrastructure in the regional city and regional centres.*



4.2. ***Response***

State and Regional policy is broad in its application but offers strong strategic support for the development of suitably zoned and strategically identified urban land for residential purposes. The proximity of the subject land to what will be a future activity centre supports the notion of more intensive residential development at higher densities than typical greenfield suburban subdivisions.

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The regional settlement strategy has identified Bairnsdale as a Regional Centre where growth should be supported and the Responsible Authority should *"proactively encourage and facilitate opportunities for major-scale development in areas identified for 'significant growth'" (Gippsland Regional Growth Plan 2014)*

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CLAUSE 12 - ENVIRONMENTAL AND LANDSCAPE VALUES - PPF

Clause 12.03-1S River Corridors, waterways, lakes and wetlands

Objective

To protect and enhance river corridors, waterways, lakes and wetlands

Strategies

Ensure development does not compromise bank stability, increase erosion or impact on a water body or wetland's natural capacity to manage flood flow.

4.3. **Response:**

The existing approved Development Plan has considered the neighbouring creek corridor in detail (see background documents lodged with this application.) The wetland and water treatment system has been designed accordingly.

An updated stormwater treatment and management memorandum has been lodged with this application and confirms the drainage and stormwater treatment associated with the Brookfield Lakes Development Plan area already under development is sufficient for the demands expected by the proposed development.

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CLAUSE 15 - BUILT ENVIRONMENT- PPF

Clause 15.01-1S Urban Design

Objective

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

…Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 15.01-5S Neighbourhood Character

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.

- Underlying natural landscape character and significant vegetation.

- Neighbourhood character values and built form that reflect community identity.

4.4. ***Response:***

Whilst not a level of detail that is required to be provided at the stage of a Development Plan, the quality of housing and the character of the community which the proponent is seeking to provide is important. A number of examples of comparable residential villages have been provided in the report above.

A subsequent permit application may include plans for the different housing types to be endorsed or may include a set of design guidelines in which all housing would need to comply.

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CLAUSE 16 - HOUSING - VPP'S

Clause 16.01-1S Housing Supply

Objective

- *To facilitate well-located, integrated and diverse housing that meets community needs.*

Strategies

- *Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and **other housing suitable for older people**,…*
- *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*
- *Facilitate diverse housing that offers choice and **meets changing household needs** by widening housing diversity through a mix of housing types.*
- *Encourage the development of well-designed housing that:*
  Provides a high level of internal and external amenity.
  Incorporates universal design and adaptable internal dwelling design.
- *Support opportunities for a range of income groups to choose housing in well-serviced locations.*
- *Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres….*

Clause 16.01-2S Housing Affordability

Objective

To deliver more affordable housing closer to jobs, transport and services.

Strategies

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.

*- **Increasing choice in housing type, tenure and cost** to meet the needs of households as they move through life cycle changes and to support diverse communities.*

- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.

- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

4.5. **Response:**

State policy is clear in its intended outcome which is entirely consistent with the proposal.

The proposed village would contribute to an offering of housing and social facilities that are *"suitable for older people".*

The market need and economic assessment is addressed in greater detail in this report to follow but in short, the proposal offers a choice of product that would provide variety in the market to a growing demographic that *"meets the changing household needs".*

The proposal responds positively to the objectives and strategies outlined above.

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CLAUSE 21 - MUNICIPAL STRATEGIC STATEMENT

Clause 21.02 Municipal Overview

This Municipal Strategic Statement provides a vision and clear strategic directions for land use and development in East Gippsland Shire, in a way which helps achieve economic, social and environmental goals.

Clause 21.03-1 Planning for Growth Areas

Objective 1 - Main Towns

To make best use of the community's investment in urban infrastructure and to provide support for community and commercial services.

..Strategy 1.3

Ensure a range of lot sizes and dwelling types to provide diversity and choice in new residential areas.

Objective 3 - Bairnsdale

To provide for a fifteen year land supply to accommodate the future population growth within Bairnsdale.

Strategy 3.4

Support the future orderly and sequential development of designated urban growth for Bairnsdale within significant growth areas as identified in the Bairnsdale Growth Strategy, November (2009) and at Plan 3 Revitalisation and Growth Strategy.

4.6. **Response:**

Brookfield Lakes was identified in the Bairnsdale Growth Strategy as a future growth site. The Brookfield Lakes Development Plan and this amendment are a part of the realisation of that strategy. Local policy, above, calls upon the Responsible Authority to *"ensure a range of lot sizes, dwelling types and provide diversity and choice in new residential areas".* The proposal responds directly and positively to that policy and would achieve precisely that in comparison to the surrounding residential land. A residential village is a new housing option directed at a growing demographic within the municipality.

The proposal provides an opportunity to provide an alternative form of housing to an ageing population that is not currently supplied in the developments surrounding the subject land, allowing that population to age in place and continue to live in their local community. Merely providing more greenfield residential subdivisions in the same form and function as they have traditionally been supplied is at odds with the above strategic statements.

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CLAUSE 21 - MUNICIPAL STRATEGIC STATEMENT

Clause 21.07-1 Built Environment and Heritage

East Gippsland is renowned for its natural beauty. We will link this to the built environment through encouraging high standards of design across the Shire, ensuring that developments are in keeping with the character of the natural landscape and supports the social and economic wellbeing of our many towns…

Clause 21.07 Urban Design

Objective 1

To ensure that future development contributes to, reinforces and enhances East Gippsland's identity, aesthetic quality, and economic diversity.

Strategy 1.1

Encourage high standards of design in all new developments, with special emphasis on urban areas, coastal and lakeside areas and other localities of high landscape quality, and land adjacent to parks and reserves.

4.7. ***Response:***

The proposed village would provide a consistent built theme and environment that can and would be controlled at developer level and via permit conditions if deemed necessary.

A subsequent permit application would address the specific design solutions in detail if necessary. A Development Plan is not intended to address design detail.

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CLAUSE 21 - MUNICIPAL STRATEGIC STATEMENT

Clause 21.08 Housing

Over 43,000 people live in East Gippsland and the population is growing as inward migration increases. We need to cater for the housing needs and preferences of ***all*** *members of our community – young and* ***old****. To achieve this we will promote quality housing which is* ***diverse, accessible, and affordable.*** *We will also expand* ***flexible housing and support accommodation for those who may be more vulnerable, such as our seniors*** *and young people…*

Clause 21.07 Residential Development

Objective 1

To cater for the housing needs and preferences of all segments of the community.

Strategy 1.1

Encourage the supply of elderly persons' housing in the main centres and facilitate development of community housing…

Strategy 1.3

Encourage the building and construction sector to provide a range of housing types and styles including higher density dwellings in town centres, to provide choice for consumers.

Strategy 1.4

Encourage development of East Gippsland as a retirement destination.

Strategy 1.7

Facilitate urban development for Bairnsdale within the existing town boundary identified in the Bairnsdale Growth Strategy, November (2009) and on Plan 3 Revitalisation and Growth Strategy.

Objective 2

To ensure social considerations are taken into account when considering applications for residential development.

4.8. **Response:**

Accompanying this submission is a market assessment of the residential land lease ????? communities with specific reference to the local economy and market. In short the market assessment demonstrates that:

- The Bairnsdale catchment supports a higher than average population of the 65+ cohort
- The 65+ cohort is projected to grow by 23.1% in the next ten years
- The catchment has a lower than average "*need for assisted living*" in the 65+ cohort
- There is limited supply of comparable living arrangements in the catchment
- Median house price has increased to $550,000 in the catchment supporting the notion of alternative affordable housing is low in low and high in demand
- The market gap within the catchment based on both high and low scenarios is expected to show a significant undersupply of retirement living accommodation continuing for at least the next decade

Market conditions reflect the policy imperatives outlined above. There is a demonstrable need for a greater supply of smaller and different housing options within the municipality and Bairnsdale in particular. The policy above calls for "*support*", "*encouragement*" and "*facilitation*" of the housing outcomes anticipated. Such positive language requires more than simple, passive assessment, it requires the Responsible Authority to adopt a role that actively seeks to implement opportunities that meet the stated criteria, opportunities.

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CLAUSE 21 - MUNICIPAL STRATEGIC STATEMENT

Clause 21.09 Economic Development

The Council will continue to play an important role in developing the region's economy. We will encourage businesses to invest in niche commercial markets and will encourage industry to locate (or relocate) to strategic locations close to major towns. We will encourage our traditional industries to remain competitive and to source new markets thereby expanding the number and range of jobs on offer…

Clause 21.09 Commercial

Objective 1

To ensure that future development contributes to and enhances East Gippsland's identity, aesthetic quality, and economic diversity.

Strategy 1.1

Encourage development of recreational and personal services, 'lifestyle' industries and other niche market opportunities targeting active retirees.

4.9. **Response:**

There will be demonstrable direct and indirect economic benefits realised as a result of the proposal, during the development phase of the village and ongoing after the village commences operation. Obviously during development phase there will be opportunities for local trades, services industries and construction to provide services.

Perhaps more importantly, there will be an ongoing economic impact and benefit as the village is occupied. In the absence of an alternative and realistic housing option that facilitates the growing ageing population to 'age in place', net spend is otherwise captured by municipalities that are providing these housing options. The proposal allows a population that would otherwise be lost, to continue to spend and service the local economy. Such expenditure would, obviously include the weekly groceries and fuel as well as ancillary services such as medical health care services.

The provision of up to 151 sites will provide additional support for these service industries and an opportunity for a greater and more localised market base. It is not an uncommon practice for service industries to undertake in home visits on a specified weekly basis to a number of patients within the one residential community. This outcome is not unanticipated by the MSS above and calls upon *"encouragement of recreational and personal services, 'lifestyle' industries and other niche market opportunities targeting active retirees.".*

The proposal is well supported by the above objectives and strategies.

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CLAUSE 32.08 - GENERAL RESIDENTIAL ZONE - VPP'S

Purpose

…To encourage development that respects the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations

Clause 32.07-2 Table of uses

Section 2 use - Permit required

Use	***Condition***
Accommodation	

4.10. **Response:**

The proposal is entirely consistent with the purpose of the zone.

The proposal provides a diversity of housing types and outcomes that would service the largest and highest growing demographic within the municipality. 53% of the population are aged 50 and over and of those cohorts, the two fastest growing demographics are the "Seniors" aged 70-84 and the "empty nesters" aged 60-69. This is precisely the target market for the proposal (id Community, 2022)

In the local context, the proposal is providing for a different housing outcome than is provided elsewhere within the township and offers convenient access to services, transport and the emerging Brookfield Lakes town centre.

The provisions of the zone would be addressed in greater detail in the subsequent planning permit application.

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CLAUSE 43.04 - DEVELOPMENT PLAN OVERLAY - VPP'S

Purpose

To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.

To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

SCHEDULE 3 TO CLAUSE 43.04 - DEVELOPMENT PLAN OVERLAY
BROOKFIELD LAKES DEVELOPMENT PLAN AREA

4.0 Requirements for developments plan

There must be only one Development Plan for the whole of the land to which this Schedule applies. The Development Plan must not exclude any parts of the property or separate parcels of land. Unless otherwise directed by the responsible authority the Development Plan must contain:

Development Principles

- *Measures to implement the following development principles:*

- A subdivision layout which responds to the features of the land as identified in the Site Analysis Plan.

- A subdivision layout which is sympathetic to remnant native vegetation, particularly mature indigenous trees and vegetation, within the abutting road reserves.

- A network of open space across the site.

- Usable and attractive open space nodes along Goose Gully reserve.

- That new development incorporates water sensitive urban design principles for appropriate drainage solutions.

- That indigenous plant species should be used for landscaping of public open space reserves and for revegetation in accordance with the Department of Environment, Land, Water and Planning's Revegetation Planting Standards.

- That the subdivision layout is designed to facilitate the provision of efficient and effective pedestrian, bicycle and vehicle movements, and to ensure connectivity with the existing public transport network.

- The subdivision provides appropriate linkages and interfaces with adjoining land.

- Development of land in a manner that protects areas prone to erosion, landslip or other land degradation process.

- No direct access for individual lots being provided to the Great Alpine Road.

4.11. **Response:**

The proposal is for the use of the land for a "Residential Village". The majority of the above has been provided for in the existing development plan as endorsed by the Responsible Authority. The proposal does not make any changes to the way in which stormwater is to be treated.. The proposed amendment makes no alteration to the public open space network within the Brookfield Lakes DP area.

The proposal meets the above requirements.

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SCHEDULE 5 TO CLAUSE 43.04 - DEVELOPMENT PLAN OVERLAY

Residential Growth Areas

4.0 Requirements for developments plan

Cultural Heritage Management Plan

- *Details of any required Cultural Heritage Management Plan required under the Aboriginal Heritage Act 2006.*

Site Analysis Plan

- *A Site Analysis Plan which shows the topography of the land, areas prone to erosion or inundation, the location of any existing:*

- Vegetation.
- Drainage lines.
- Access points.
- Water bodies.
- Buildings.
- Easements.
- Sites of conservation, heritage or archaeological significance and other significant features.

4.12. **Response:**

A Cultural Heritage Management Plan has been prepared for the entire Brookfield Lakes Development Plan area including the subject land for a "retirement village". The intent of the proposed land use is consistent with the CHMP and that the recommendations of the approved CHMP can and would be fulfilled under the proposal.

A site analysis plan has been prepared for this particular site and is attached to this submission in accordance with the requirement above.

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SCHEDULE 5 TO CLAUSE 43.04 - DEVELOPMENT PLAN OVERLAY

Residential Growth Areas

4.0 Requirements for developments plan

Erosion Management Plan

- *An Erosion Management Plan prepared by a suitably qualified person that:*

- Details the extent of all earthworks.
- Details the means to stabilise disturbed areas.
- Identifies the means by which soils prone to erosion will be managed.
- Includes appropriate measures for erosion mitigation.
- Identifies any impacts of the proposed residential development.
- Identifies the means by which soils prone to erosion will be managed. A geotechnical report, by a suitably qualified person, must be submitted including appropriation measures for erosion mitigation and impacts on proposed residential development.

Public Open Space Plan

- *A Public Open Space Plan which:*

- Provides an open space linear linkage along Goose Gully that connects the site to existing urban areas.
- Concentrates usable and attractive open space nodes along the Goose Gully linear linkage.
- Includes details of the function and maintenance of any wetland system, including for drainage purposes.
- Includes a Landscape Concept Plan showing proposed landscaping for all public areas forming part of the Development Plan area. Plant species indigenous to the site should be used for landscaping of public open space reserves. Plant species indigenous to the site must be used for revegetation, in accordance with the Department of Environment, Land, Water and Planning's Revegetation Planting Standards.
- Incorporates water sensitive urban design principles including recycling infrastructure and use of treated water.
- Provides a landscaped vegetation/tree reserve along the Great Alpine Road, and Doyles and Eastwood Roads.

4.13. **Response:**

The previously endorsed Development Plan included an Erosion Management Plan and Strategy that is attached to this amendment. The design solution has considered erosion management holistically in siting and layout. A subsequent planning permit application will be required to include a geotechnical risk assessment which will include recommendations that will inform functional measures to mitigate any associated risk.

The proposed concept sets aside considerable public open space to connect the land through to the Linear Goose Gully Creek open space network. The internal footpath network has also been integrated with both the adjoining subdivision allowing connectivity with the linear park network and within the neighbouring subdivision.

A landscaped reserve has already been implemented and vested to the council.

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SCHEDULE 5 TO CLAUSE 43.04 - DEVELOPMENT PLAN OVERLAY
Residential Growth Areas

4.0 Requirements for developments plan
Stormwater Management Plan
• *A Stormwater Management Plan including:*
- Construction and maintenance requirements for water bodies and wetlands.
- Details of stormwater management measures.
- Details of how the development will comply with best practice environmental management for urban stormwater.
- Any other matters as required by the responsible authority and the relevant water authority.
Traffic Management Plan
• *A Traffic Management Plan which:*
- Describes the internal road network including traffic volumes, pedestrian and cyclist pathways and internal road hierarchy.
- Provides a vehicular and pedestrian connection to Eastwood Road.
- Describes the provision of public transport services and facilities.
- Identifies appropriate linkages to adjoining land.
- Restricts direct vehicular access to the Great Alpine Road by means of a landscaped vegetation/tree reserve.
Infrastructure Plan
- A plan, or explanation, which identifies the physical infrastructure to be provided, detailing how it is to be funded and when it is to be provided.

4.14. **Response:**

All of the above has been addressed in detail by the current Development Plan.

Notwithstanding that, further work by Crossco has been undertaken and lodged with this application regarding access and servicing and stormwater management for the proposal at hand.

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5. Strategic Context

5.1. There are a number of relevant local strategic plans and strategies that speak to the proposal. The following outlines some relevant strategies that support the proposal.

5.2. East Gippsland Shire Council is currently preparing a housing strategy that is not yet publicly available. For that reason the strategy has not been reviewed or discussed in this submission.

BAIRNSDALE GROWTH STRATEGY, VOLUME 1 - 2009

6. Managing Growth

6.1 Overview

This population is forecast to age at a rate greater than the Victorian average and as such will require diversity in housing types and a strengthened base of core health and community services to meet their ongoing needs. The housing profile of Bairnsdale will need to respond by providing opportunities to age in place of independent or assisted care living in central and non CBD based locations proximate to key services…

7.1 Promoting Housing Diversity

Housing diversity aims to respond as much to the needs of residents entering the housing market for the first time in growth areas, as to the needs of older residents re-thinking their living arrangements. At present, opportunities to downsize from the traditional family home into a unit or smaller house in town, near key services, are limited. This situation should be addressed through a specific project and policy statement prepared by Council to direct and facilitate development of housing and support services to enable the community to age in place.

It is important for older residents to be provided the opportunity to 'age in place' in order for them to maintain established social, recreation and medical networks, which help to improve overall quality of life. For many, the limited supply of smaller independent or assisted care housing types in town is forcing people to remain in houses that no longer suit their needs and are located a distance from town. As such, opportunities for increasing the offer of medium density housing and assisted care facilities is important as part of the overall housing mix.

5.3. It is abundantly clear that proposals such as this are anticipated by strategy to respond to the distinct market opportunities and demands. The proposal is market led and is certainly consistent with the housing and demographic themes identified in 2009 and which have continued to grow in the intervening period.

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5.4. The proposal represents a tangible opportunity for the Responsible Authority to respond to the strategic drivers and would be in achievement of the following objectives and strategies:

BAIRNSDALE GROWTH STRATEGY, VOLUME 1 - 2009

7. Promoting Housing Diversity

7.2 Objectives

- *Encourage a mix of housing types and lot sizes near the CBD to meet the needs of the changing population*
- *Encourage evolution of housing stock to meet the needs of a changing population.*

7.3 Strategies

- *Apply a DPO to land in the northern portion of the north-east growth area to include design, layout and density requirements to achieve overall housing diversity in this area.*
- *Re-visit existing development plans in north Bairnsdale to ensure that they reflect current planning policy in regard to housing diversity as required by Clause 56.*
- *Encourage the development of housing for retired people in various formats to suit lifestyle, financial and mobility needs. Retirement villages, or similar housing arrangements, should be located in accord with the following criteria:*
  - *Near community and health services.*
  - *Within walking distance of a local shop.*
  - *On, or within walking distance to, a bus route*

5.5. The subject land is situated at the interface of what will be a future neighbourhood level activity centre and contributes to the notion of a "*retirement village, or similar housing arrangement*" near community and health services and within a walkable catchment of future local shops and commercial services.

5.6. The proposal is well supported by and would serve to work towards, the achievement of a number of residential growth and housing diversity strategies for the Responsible Authority.

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6. Merits of the proposal

6.1. The proposed amendment to the Development Plan is extremely well supported by State and local planning policy.

6.2. The subject land is located within a walkable catchment of a future Activity Centre.

6.3. The proposal anticipates the development of smaller and more accessible housing types than is currently provided for within the Municipality.

6.4. There is a higher than Regional Victoria average of the 65+ year old cohort within the immediate catchment and that cohort is expected to grow by more than 23% in the next 10 years. There is an objective need for additional dwelling types to support this demographic.

6.5. The proposal *"ensures a range of lot sizes, dwelling types and provide diversity and choice in new residential areas"* consistent with local policy statements and imperatives.

6.6. The proposal provides opportunities to "age in place" within the municipality consistent with strategy.

6.7. The proposal would provide a direct, immediate, and ongoing economic benefit to the Municipality than otherwise would be the case if the subject land were to be developed for a traditional suburban subdivision.

6.8. Previous iterations of the Development Plan have considered the use of the land albeit for a "retirement village". The proposal is not a considerable departure from that expectation.

6.9. An appropriately detailed planning permit application, in due course, would ensure the proper management of the site and proposed activities.

6.10. The proposal is consistent with planning policy, and the relevant detailed provisions of the scheme, as far as can reasonably be applied to the proposal.

6.11. The proposal would not result in off-site amenity impacts or cause material detriment to any party.

7. Conclusions

7.1. The proposal is consistent with planning policy, and responds well to relevant policies.

7.2. The proposal would not result in off-site amenity impacts or cause material detriment to any party.

7.3. For these reasons and the reasons contained in the body of this submission it is respectfully submitted that the amendment to development plan should be endorsed.

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Traffix Group

Traffic Engineering Assessment

Proposed Amendment to Development Plan

19 Lomandra Boulevard, Lucknow

Prepared for
Bairnsdale Lifestyle Village Pty Ltd

March 2024

G33393R-01C

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Document Control

Our Reference: G33393R-01C

Issue No.	Type	Date	Prepared By	Approved By
A	Draft	26/05/2023	J. Young	L. Furness
B	Final	30/05/2023	J. Young	L. Furness
C	Final	04/03/2024	J. Young	L. Furness

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1. Introduction

Traffix Group has been engaged by Bairnsdale Lifestyle Village Pty Ltd to undertake a traffic engineering assessment for the proposed amendment to the Development Plan at 19 Lomandra Boulevard, Lucknow.

2. Proposal

The proposal is for an amendment to the Brookfield Lakes Development Plan, to allow for a residential village at 19 Lomandra Boulevard, Lucknow.

It is proposed to provide a total of 152 dwellings within the residential village, which will also include shared communal facilities (including a bowling green, pool/gym and open spaces).

This will replace 97 residential lots on the site, which is part of the current Development Plan. Concept plans of the proposed residential village are attached at Appendix A. A plan extract of the residential village is shown in Figure 1 below.



Figure 1: Proposed Residential Village

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No changes are proposed to the Activity Centre on the corner of Lomandra Boulevard or remainder of the site being developed for residential purposes.

Vehicle access and arrangements and the internal road network will be largely unchanged. Access to the site will be via Lomandra Boulevard, and an exit only point to Sheoak View. No changes are proposed to Great Alpine Road and its intersection with Lomnadra Boulevard, other nearby roads or the approved package of works approved under the Development Plan.

3. Background

The original endorsed Brookfield Lakes Development Plan included the following uses within the overall area:

- 413 residential lots
- A retirement village with:
  - 180 independent living units
  - 30 apartments
- A 3,560m^2 local activity centre

An amendment to this development plans was lodged in March, 2011, which converted the retirement village to 97 additional residential lots. The proposed amendment resulted in:

- 510 residential lots
- A 3,560m^2 local activity centre (unchanged)

This amendment was subsequently incorporated into the Development Plan.

An assessment of this amendment was undertaken by our office (Report Ref: 09519L#1, dated 18th March, 2011), which is attached at Appendix B of this report.

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4. Existing Conditions

4.1. Subject Site

The subject site is 19 Lomandra Boulevard, Lucknow. The site is located within the Brookfield Lakes Development Plan area, which is subject to Schedule 3 to Clause 43.04 (Development Plan Overlay).

The table below summarises the key characteristics of the subject site.

Table 1: Subject Site Description

Characteristic	Description
Address	19 Lomandra Bourlevard, Lucknow
Area	8.17 Ha
Frontages	Lomandra Boulevard along the site's north-eastern boundary
Zoning	General Residential - GRZ1

A Development Plan area, locality plan, aerial photograph and land use zoning map is provided at Figure 2 to Figure 5, respectively.

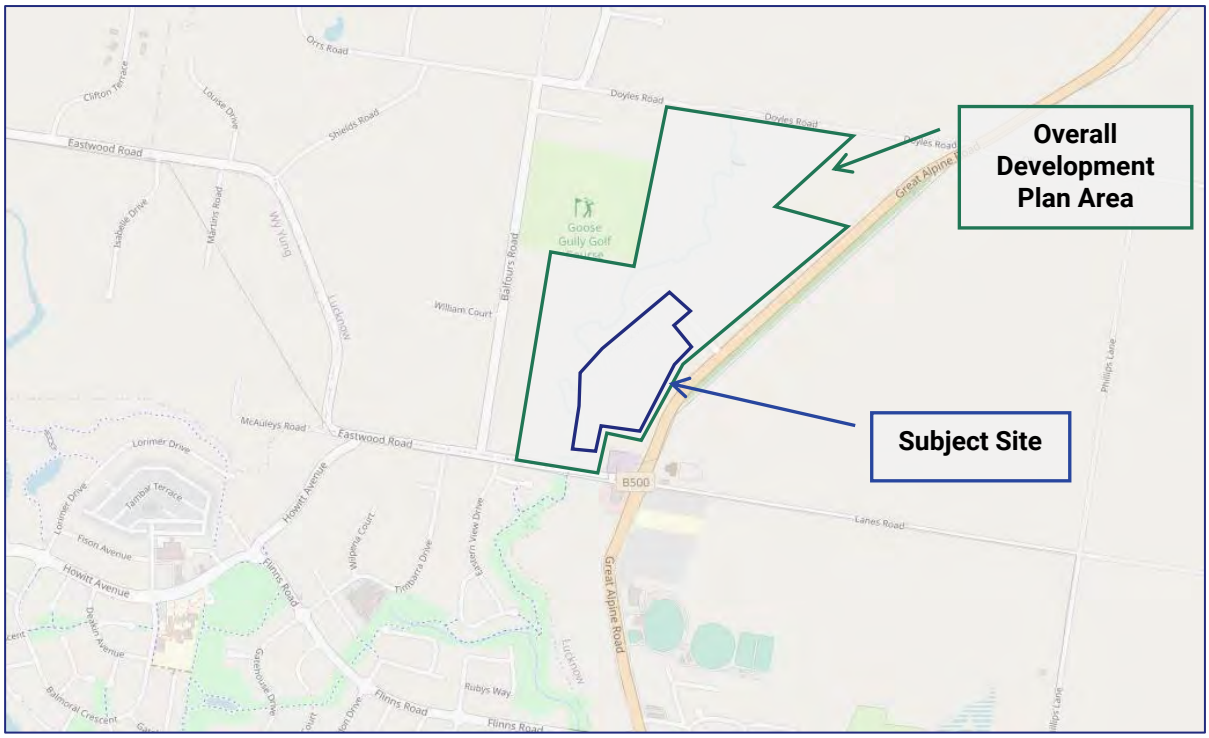


Figure 2: Overall Development Plan Area (Source: Melway Online)

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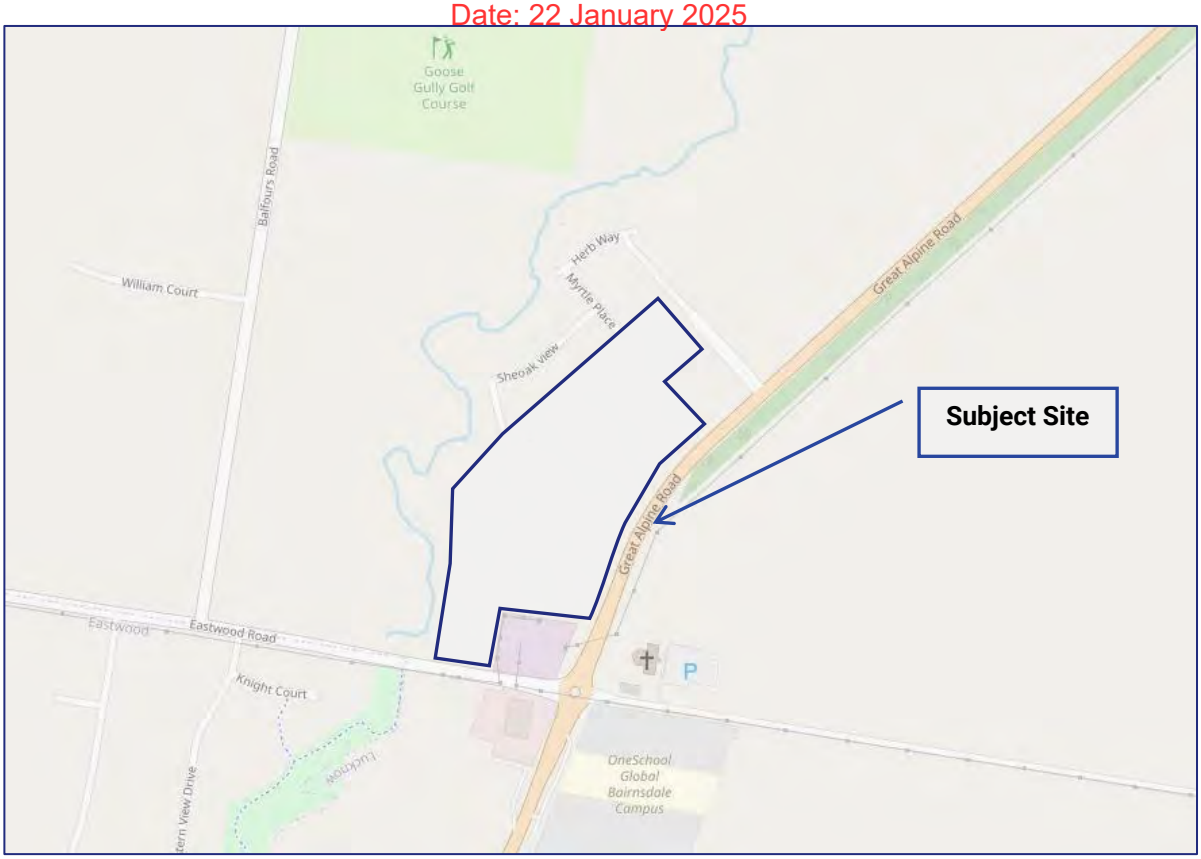


Figure 3: Locality Plan (Source: Melway Online)

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Figure 4: Aerial Photograph (Source: Nearmap)

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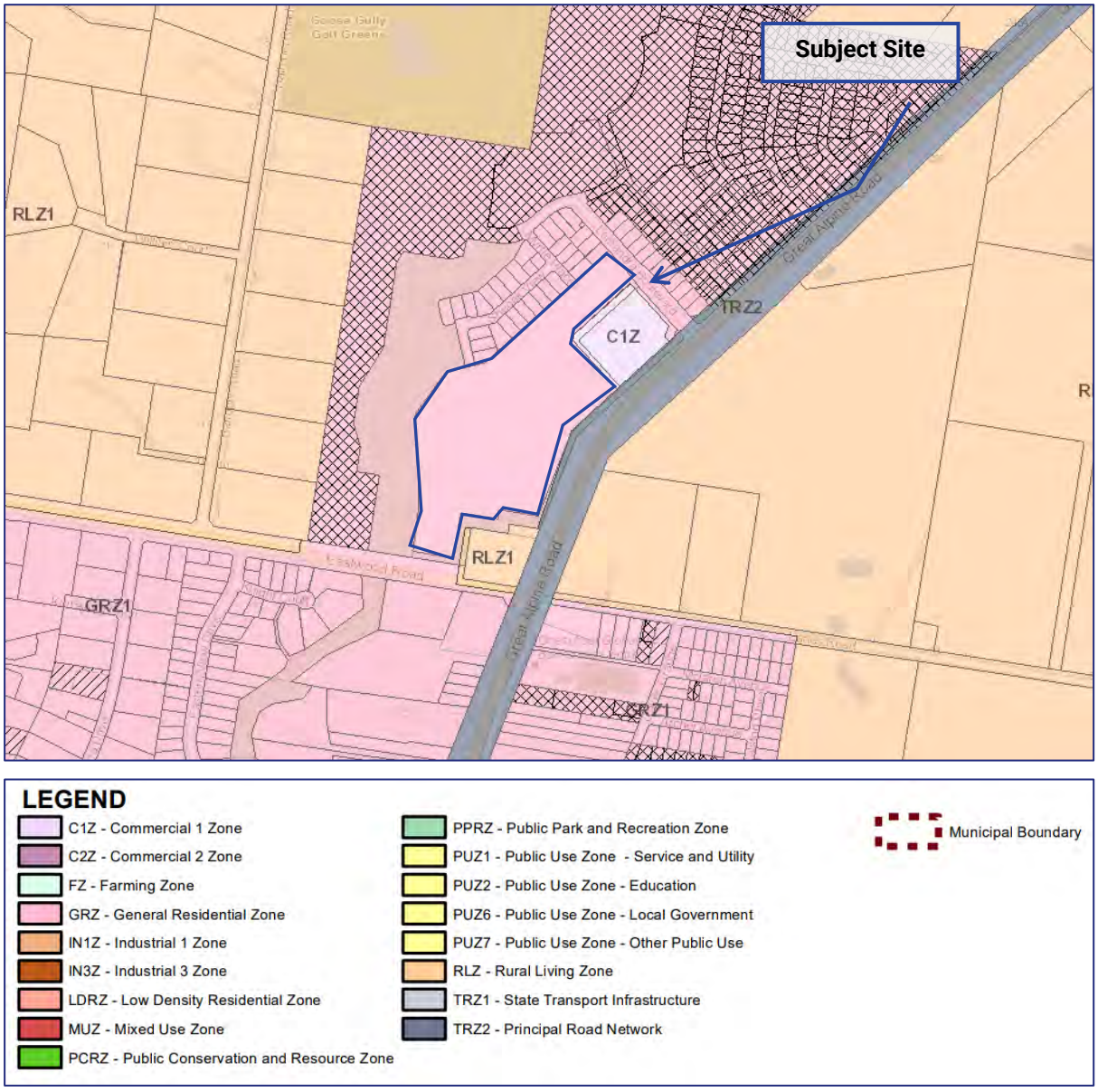


Figure 5: Land Use Zoning Map (Source: Planning Schemes Online)

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4.2. Transport Network

A summary of the local road network is provided in the table below.

Table 2: Local Road Network

Road Name	Agency	Classif-ication	Transport Zone	Configuration	Speed Limit	Parking
Great Alpine Road	DTP	Arterial Road	TRZ2	2 traffic lanes Undivided carriageway	70km/h from 100m south of Lomandra Boulevard, 100km/h to the north	None
Lomandra Boulevard	Council	Collector Road[1]	No	Divided carriageway with a central median	50km/h	Indented parking on both sides
Sheoak View, Myrtle Place & Hebe Way	Council	Access[1]	No	Single carriageway	50km/h	Unrestricted on both sides
Eastwood Road	Council	Link Road[1]	No	2 traffic lanes Undivided carriageway	N/A	None

Notes:

1. As referenced in the East Gippsland Shire Council's Road Register (dated 20th September, 2022)

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5. Traffic Engineering Assessment

5.1. Traffic Generation and Impacts

The traffic report prepared by our office for the original amendment application in 2011 (see Appendix B) applied the following traffic generation rates for residential lots:

- 10 daily vehicle trip ends per dwelling
- 1 peak hour vehicle trip ends per dwelling

We consider that this rate remains appropriate for the lower-density, 'standard' residential lots on the northern portion of Brookfield Lakes Development Plan, but would be too high for the dwellings proposed in the residential village. This is due to the following reasons:

- The dwellings in the residential village are smaller, which would have a smaller number of residents per dwelling and unlikely to include families. Accordingly, dwellings would be expected to generate less traffic than the larger 'standard' sized lots.
- The residential village will generally cater towards older and retired residents who may not need to travel to/from work each day.
- The residential village includes on-site shared community facilities (such as a clubhouse/gym, bowling green, and open spaces). Accordingly, there are facilities for residents to do on-site, which would reduce the need for residents to leave.
- The site is located adjacent to a future local activities centre, which residents can readily walk to. The close proximity of this activity centre means that residents may not require a car for many day-to-day trips.

Based on the above, we consider that a rate of approximately 6.0 vehicle trips per dwelling is an appropriate rate for the dwellings within the residential village. We also consider that 10% of this traffic will occur during each peak hour period.

The table below compares the traffic generation of the approved use of the site, compared to what is proposed under the amendment.

Table 3: Comparison of Traffic Volumes

Land Use	Approved Development Plan			Proposed Amendment		
	No.	Daily Trips	Peak Hour Trips	No.	Daily Trips	Peak Hour Trips
Residential lots	97	970	97	-	-	-
Residential village	-	-	-	152	912	91

Based on the above, the traffic generation of the proposed amendment is expected to be similar, albeit slightly lower than the current Development Plan.

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Given that the expected traffic is lower than what is currently approved, we are satisfied that the traffic can be readily accommodated by Lomandra Boulevard, Great Alpine Road, and the surrounding road network.

5.2. Review of Road Layout, Capacity and Access Arrangements

The proposed plans are generally consistent with the approved Development Plan including both the internal road layout and external site access arrangements.

The concept plans detail the proposed road layout, which connects to Lomandra Boulevard and Sheoak View (exit only). This road will be a private road for residents and visitors of the village, and not the general public. The concept plans detail a security gate that will ensure that unauthorised personnel do not access the site.

A 10m road reserve is provided through the site, which can accommodate a 5.5m wide road carriageway, landscaping strip on one side, and landscaping plus a pedestrian path on the other.

A 5.5m wide carriageway allows two vehicles to pass each other simultaneously and allows on-street parking on one side of the road. If this occurs, traffic is reduced to a single lane for two-way traffic. This carriageway width and parking configuration is consistent with an Access Place under Clause 56.06-8[1], which has a capacity of 300-1,000 vehicles per day. The entire site is expected to generate less than 1,000 vehicles per day, spread over multiple streets and access points. Accordingly, we are satisfied that the road network can accommodate the development traffic proposed.

The individual dwellings have not been designed at this stage, however this will be undertaken at a later point during the Planning Permit process. We are satisfied that the proposed plans will facilitate adequate access to each individual dwelling for car parking etc.

The proposed 10m road reserve would allow for a pedestrian path on one side of the carriageway throughout the site. We are satisfied that this will facilitate adequate internal pedestrian circulation.

Pedestrians will be able to access the site via paths connecting to Lomandra Boulevard and Sheoak View.

We understand a pedestrian path is provided through to Eastwood Road, and we consider these arrangements appropriate.

[1] Whilst not proposed as a public road, Clause 56.06 provides useful reference as to the capacity of the private road to accommodate the development traffic.

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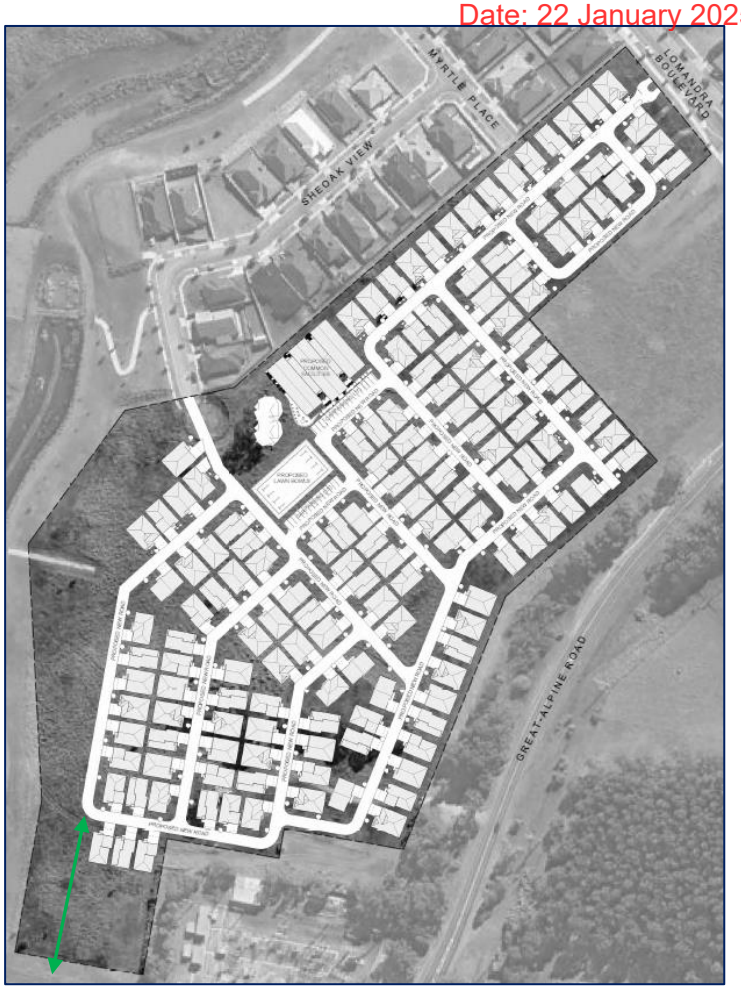


Figure 6: Proposed pedestrian connection

The plans do not detail dedicated bicycle paths through the site, and we do not consider the provision of these paths to be necessary. A 5.5m wide carriageway will allow the road to be shared between both cars and bicycles. This is consistent with the road arrangements throughout the rest of the Development Plan, and we consider this to be appropriate.

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6. Review of Development Plan Requirements

Clause 4 of Schedule 3 to Clause 43.04 includes a number of requirements for land within the Brookfield Lakes Development Plan area. Table 4 provides a review of the traffic engineering related requirements of the Development Plan.

Table 4: Review of Development Plan Requirements

Requirement	Response
There must be only one Development Plan for the whole of the land to which this Schedule applies. The Development Plan must not exclude any parts of the property or separate parcels of land. Unless otherwise directed by the responsible authority the Development Plan must contain: *A Traffic Management Plan which:* • *Describes the internal road network including traffic volumes, pedestrian and cyclist pathways and internal road hierarchy.*	A review of the local roads connecting to the site is provided at Section 4.2. Internally to the site, the road network will be private, for use by residents and visitors of the residential village. A review of the traffic volumes is provided at Section 5.1. Overall, the level of traffic generation expected from the site is lower than what is currently approved in the Development Plan, and we consider these arrangements to be acceptable. The pedestrian and cyclist facilities are discussed in Section 5.2. We are satisfied that the proposed arrangements are appropriate.
• *Provides a vehicular and pedestrian connection to Eastwood Road.*	There is no direct connection to Eastwood Road from the subject site, however a connection from the overall Development Plan area is proposed along its western boundary. These arrangements are consistent with the approved Development Plan. We understand that a pedestrian connection will be provided from Eastwood Road to the site. We consider these arrangements acceptable.
• *Describes the provision of public transport services and facilities.*	The proposed development does not seek to alter any public transport service or facilities from the approved Development Plan.
• *Identifies appropriate linkages to adjoining land.*	The amended Development Plan maintains the vehicle linkages to adjoining land shown in the approved scheme. Access to the site will continue to be to Lomandra Boulevard, and the local road network to the east via Sheoak View.
• *Restricts direct vehicular access to the Great Alpine Road by means of a landscaped vegetation/tree reserve.*	The amendment to the Development Plan does not seek access to Great Alpine Road. A landscaped reserve is provided along the site's eastern boundary separating it from Great Alpine Road. This is consistent with the approved Development Plan.

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Date: 22 January 2025

7. Conclusions

Having undertaken a detailed traffic engineering assessment of the proposed amendment to the Development Plan at 19 Lomandra Boulevard, Lucknow, we are of the opinion that:

a) the proposed amendment to the Development Plan will result in a lower level of traffic being generated when compared to the approved scheme,

b) the proposed vehicle access arrangements are consistent with the approved Development Plan and are appropriate,

c) the proposed internal road network will provide for appropriate access by vehicles, cyclists and pedestrians, and

d) the proposed amendment will continue to comply with the requirements of the Development Plan.

Development Plan
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Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

Appendix A

Development Plans

Development Plan
19 Lomandra Boulevard Lucknow
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Planning and Environment Act 1987
East Gippsland Planning Scheme
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Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025





Architect
TOMAS O'MALLEY ARCHITECT
Level 1, 7 Barolin Street Bundaberg, QLD 4670
t 07 41536420 | e info@to-architect.com.au | ABN 96 632 830 954

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Nominated Architect: Tomas O'Malley (4395)

Consultants

Revisions

No	Date	Description	Drawn	Aprv
1	30.11.23	For Discussion	DB	

Client
Bennett Williams Lifestyle Communities

Project Address
13&19 LOMANDRA BOULEVARD,
LUCKNOW, VIC 3875

Project
Bairnsdale LLC

Proj. No. 23035

Drawing Title
SITE PLAN

Drawing Status
CONCEPT

Scale @ A1
1 : 1000

Drawing No.
A1000

Issue
1

0 12.5 25 50m
1:1000

PLOT DATE & TIME: 30/11/2023 1:07:45 PM
PLOTTED & CHECKED BY: Author
REF: C:\Users\Dan\Baun\Tomas O'Malley Architect\Revit Projects - Bairnsdale LLC\01_BIM\23035_Base.rvt

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Appendix B

Previous Traffic Assessment

Development Plan
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East Gippsland Shire Council
Date: 22 January 2025

TraffixGroup
Traffic Engineers and Transport Planners

Traffix Group Pty Ltd
ABN 32 100 481 570

Address
Suite 8, 431 Burke Road
Glen Iris Victoria 3146

Contact
Telephone 03 9822 2888
Facsimile 03 9822 7444
admin@traffixgroup.com.au
www.traffixgroup.com.au

Our Ref.: GRP09519L#1.doc

18th March, 2011

Watsons Pty Ltd
PO Box 171
MORNINGTON VIC 3931

Attention: Mr Scott Torrington

Dear Mr Torrington,

TRAFFIC ENGINEERING ASSISTANCE: AMENDMENT TO PLANNING PERMIT
PROPOSED RESIDENTIAL DEVELOPMENT: BROOKFIELD LAKES, BAIRNSDALE

We refer to your request for a traffic engineering review of a proposed amendment to the existing Planning Permit No. 547/2009/P for the proposed residential development at Brookfield Lakes, Bairnsdale.

We note that this amendment relates to the revised plans titled 'Subdivision Concept Plan, Brookfield Lakes Bairnsdale' Rev Q dated 10 March 2011 prepared by Smec Urban.

The following letter provides our review of the proposed amendment plans, compared to the Planning Permit No. 547/2009/P endorsed plans and our previous traffic report dated March 2011 (our ref. GRP09519#2)

Amended Proposal

The subject site is generally bounded by Doyles Road, Great Alpine Road, Eastwood Road and Balfours Road, north-east of Bairnsdale. Planning Permit No. 547/2009/P is for the development of a subdivision including 413 residential lots, a retirement village with 180 independent living units and 30 aged care suites and a local activity centre of 3,560m^2 including a 1,500m^2 supermarket, 1,000m^2 of speciality shops, 700m^2 of Office/medical and 360m^2 of Restaurant.

A breakdown of the Planning Permit Endorsed Plans compared to the amendment Proposed Plans, is provided in Table 1.

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Table 1: Development Breakdown

Land Use	Planning Permit Endorsed Plans	Amendment Proposed Plans
	Size/Number	Size/Number
Residential Lots	413	510
Retirement Village	180 independent living units 30 apartments	-
Local Activity Centre	3,560m^2	3,560m^2

The net change in the proposed development is to remove the Retirement Village and replace with an additional 97 residential lots. No change to the internal road network is proposed, with access to the external road network to continue to occur via access points to Great Alpine Road and Eastwood Road.

Traffic Generation:

Traffic generation rates have been adopted as per the endorsed Planning Permit submission. The assessed traffic generation and amended proposed traffic generation are presented in Table 2.

Table 2: Summary of Traffic Generation Rates

Development Component	Traffic Generation Rate	Planning Permit Endorsed Plans			Amended Proposed Plans		
		Size/No.	Daily	Peak Hour	Size/No.	Daily	Peak Hour
Residential Lots	-10 trip end per household per day -1 vehicle trip end per household per day in each of the peak hours	413	4,130	413	510	5,100	510
Retirement Village (Independent living units)	-4 trip ends per unit per day -10% of daily traffic generated in each peak hour	180	720	72	-	-	-
Retirement Village (Aged care suites)	-3 trip ends per suite per day -10% of daily traffic generated in each peak hour	30	90	9	-	-	-
Local Activity Centre	-Based on the type of retail premises within the Activity Centre -Negligible traffic generated in the AM peak hour -70% of total traffic trip linking (as part of a trip already generated by the development into or out of the site	3,560m^2	906	94 PM	3,560m^2	906	94 PM
TOTAL		-	5,846	494 AM 588 PM	-	6,006	510 AM 604 PM

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Table 2 indicates that the amended development will produce an additional 160 trips per day and an additional 16 trips in each of the peak hours compared to the endorsed planning permit plan.

Traffic Distribution:

The generated traffic volumes for the amended proposal have been distributed amongst the two access points of Great Alpine Road and Eastwood Road.

The traffic distribution assumptions are the same as those adopted for the endorsed planning permit submission as follows:

- Southbound – 90% (to Bairnsdale)
- Northbound – 10% (to Bruthen, Omeo etc).
- Of the southbound traffic it has been assumed that 90% will use Great Alpine Road (south of Eastwood Road) and 10% will use Eastwood Road (west of Balfours Road).
- Of the traffic using Great Alpine Road to head to Bairnsdale, it has been assumed that 70% will use the Great Alpine Road access point and 30% will use the Eastwood Road access point.
- Of the traffic using Eastwood Road to head to Bairnsdale, it has been assumed that 90% will use the Eastwood Road access point and 10% will use the Great Alpine Road access point.
- All of the traffic heading to the north (Bruthen, Omeo etc.) has been assumed to use the Great Alpine Road access point.

Table 3 and Table 4 present the expected peak hour traffic generation at each of the access points under the endorsed conditions and the amended proposal conditions.

Table 3: Expected Peak Hour Traffic Generation at Each Access Point – Endorsed Proposal

Direction	AM Peak			PM Peak		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Great Alpine Road Access	102	237	338	242	161	403
Eastwood Road Access	47	109	156	111	74	185
Total	148	346	494	312	208	588

Note: Based on directional splits of 30% in/70% out of subdivision in the AM Peak and 60% in/40% out in the PM Peak.

Table 4: Expected Peak Hour Traffic Generation at Each Access Point – Amended Proposed

Direction	AM Peak			PM Peak		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Great Alpine Road Access	105	245	349	248	165	414
Eastwood Road Access	48	112	161	114	76	190
Total	153	357	510	362	241	604

Note: Based on directional splits of 30% in/70% out of subdivision in the AM Peak and 60% in/40% out in the PM Peak.

Access Arrangements to the Site:

Based on the requirements in Austroads 'Guide to Traffic Engineering Practice, Part 4A – Unsignalised and Signalised Intersections' the access arrangements to the subject site are unchanged from the Planning Permit Endorsed Plans, and are to be provided as follows:

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- Great Alpine Road
  - Channelised right turn lane (CHR), and
  - Auxiliary left turn lane (AUL).
- Eastwood Road
  - Auxiliary right turn lane (AUR), and
  - Basic left turn lane (BAL).

Intersection Analysis:

The previous Traffix Group report (our ref. GRP09519#2) Sidra analysis of the endorsed planning permit plans indicated that the intersections of the subdivision access points as well as the intersection of Great Alpine Road and Eastwood Road will provide good operating conditions with little or no delays or queues. In addition, the results also indicated that these intersections will continue to provide good operating conditions with little or no delays or queues into the future (10 years) when allowing for 2% growth per annum.

The volume of additional traffic generated by the amended proposal (160 extra trips per day and 16 extra trips in each peak hour) will be negligible and will have no significant impact on the operation of the proposed access points or the key intersection surrounding the subject site.

Conclusion:

Having reviewed the amended proposal for the residential subdivision at Brookfield Lakes, Bairnsdale, we are of the opinion that:

(a) the net change in use between the planning permit endorsed plans and the amended proposal are the removal of the retirement village (180 independent living units and 30 aged care suites) and the inclusion of an additional 97 residential lots,

(b) the amended proposal is likely to generate in the order of 6,006 trips per day (160 additional trips per day) with 510 trips in the AM peak period (additional 16 trips per hour) and 604 trips in the PM peak period (additional 16 trips per hour),

(c) following the distribution of the predicted volumes between the two access points, the access arrangements to the subject site will remain unchanged from the planning permit endorsed plans,

(d) the impact of the additional traffic on the access points and the surrounding key intersection will be negligible and will have no significant impact on the operation of these intersections,

(e) there are no traffic engineering reasons why a planning permit should not be issued for the amended residential subdivision at Brookfield Lakes, Bairnsdale.

We trust this assessment satisfies the information requirements of Council. Should you have any further queries regarding our assessment, please contact Will de Waard or Brent Hodges at Traffix Group on 9822 2888.

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Yours faithfully,
TRAFFIX GROUP PTY LTD



WILL DE WAARD
Director

Attachment A: Revision 'Q' Development Plans

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ATTACHMENT A

REV. 'P' DEVELOPMENT PLANS

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DOYLES ROAD

BALFOUR ROAD

GOOSE GULLY
GOLF COURSE

10m
LANDSCAPE
BUFFER

ROCKA GROVE

LIGHTWOOD
PLACE

MELIA COURT

GREAT ALPINE ROAD

DIVIDED BOULEVARD
(MAIN ENTRANCE)

LOCAL ACTIVITY
CENTRE

10m
LANDSCAPE
BUFFER

20m
LANDSCAPE
BUFFER

10m
LANDSCAPE
BUFFER

EASTWOOD ROAD

TO BAIRNSDALE

HEBE CLOSE
CYPRESS COURT
BOTTLEBRUSH PLACE
LOMANDRA WAY
EUCALYPTUS PARADE
REVOLUTA COURT
OVATA CLOSE
SERRATA WAY
CAMDEN WAY
NERIUM STREET
REFLEXA PLACE
ARGYLE PLACE
GOLF COURSE
HERB WAY
MYRTILE PLACE
KANOOKA WAY
PALLOT BOULEVARD
FICUS GROVE
SHEOAK WAY
BOTTLE TREE AVENUE
FUSCHIA PLACE
TORQUATA VIEW GROVE
PEPPERCORN CLOSE
CORAL GUM CLOSE

1	145 Lots	
1a	23 Lots	
1b	22 Lots	
1c	25 Lots	
1d	30 Lots	
2	17 Lots	
3	33 Lots	
4	40 Lots	
5	30 Lots	
6	35 Lots	
7	30 Lots	
8	27 Lots	
9	39 Lots	
10	30 Lots	
11	33 Lots	
12	27 Lots	
13	21 Lots	

LEGEND
- Subject Site
- Stage Boundary
- Road Network
- 100 Year Flood Boundary
- Existing Watercourse
- Existing Buildings
- Potential Location of Retarding Basins (subject to further investigation)
- Local Activity Centre
- Retirement Village
- Standard Density Residential Lots (<1000sqm)
- Lower Density Residential Lots (1000-2000sqm)
- Public Open Space - Gully/Drainage
- Public Open Space - Tree & Artefact Retention
- Public Open Space - Landscape Buffer
- Existing Trees

PRELIMINARY
FOR DISCUSSION PURPOSES

Subdivision Concept Plan, Brookfield Lakes
Bairnsdale

Scale: 1:2,500m @ A1
1:5,000m @ A3
0 25 50 75m

please note:
This plan is based on preliminary information only and may be subject to change as a result of formal Council/Authority advice, detailed site investigations and confirmation by survey

ref.: 3420503P
date: 10 March 2011
rev.: Q
drawn: RG
checked: HW

planning & urban design
melbourne - tel 9869 0800
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abn 99 124 206 819
trading as smec urban

smec urban consulting group

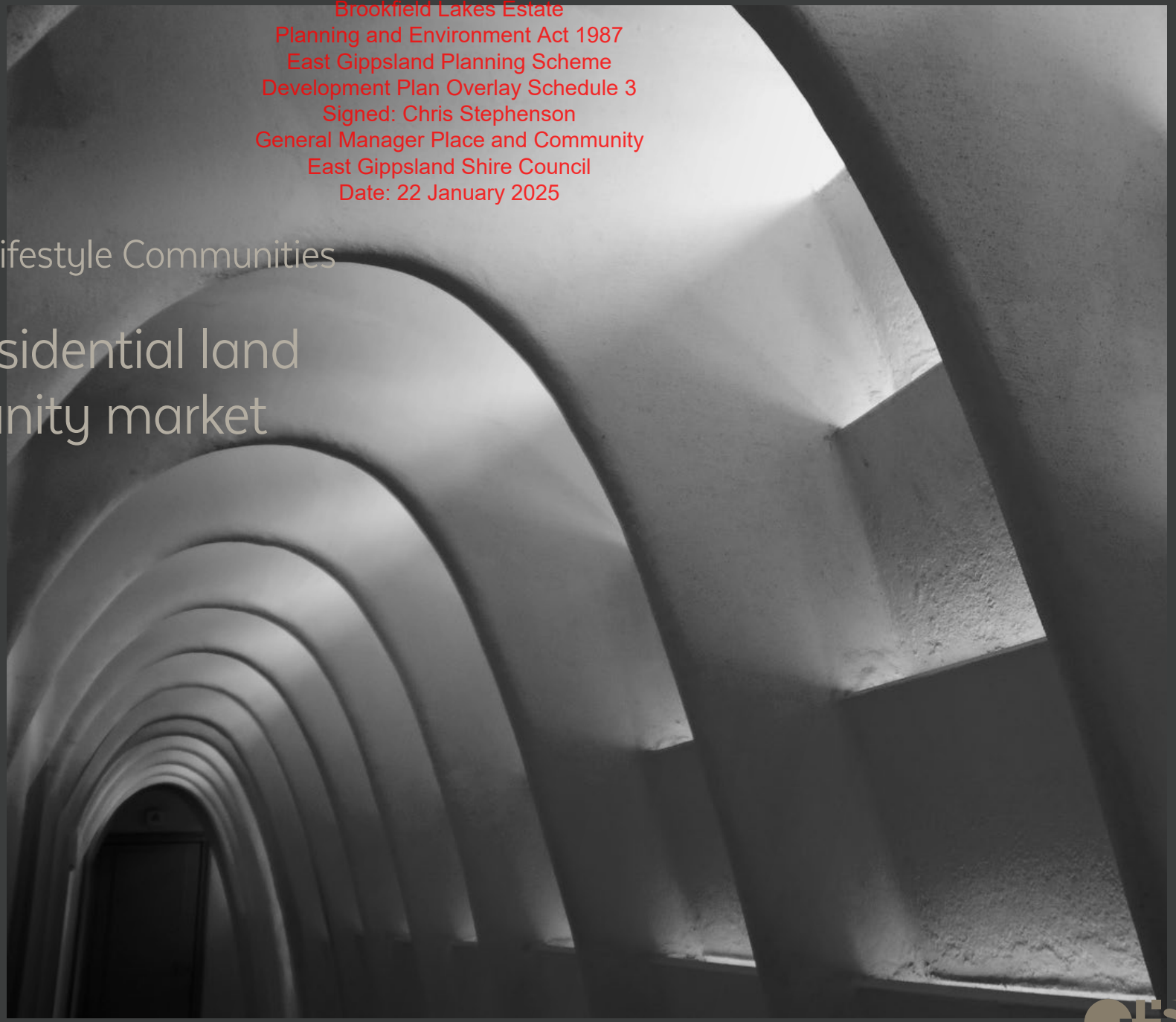
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Bennett Williams Lifestyle Communities

Bairnsdale residential land lease community market assessment

October 2022

One Fell Swoop



One Fell Swoop

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One Fell Swoop is the leading provider of research, advisory, marketing, advertising, sales and operations services for Australasia's retirement living, land lease, assisted living and aged care sectors. Our comprehensive market, competitor and customer knowledge and insights deliver a smooth and highly successful development journey and conclusion.

onefellswoop.com.au

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Overview

Background

Bennett Williams Lifestyle Communities (BWLC) has engaged One Fell Swoop (OFS) to conduct a market assessment to understand the potential opportunity for a residential land lease community (RLLC) at Bairnsdale, Victoria.

The primary objectives of the market assessment are outlined below.

Objectives

- To provide an up to date, in-depth understanding of the 65+ population in the catchment, including demographic profiling and projected demand for seniors' living products
- 65+ data has been used as although the legislated entry age for RLLC is 50+, the actual average age of seniors entering the RLLC is much higher. As per one Victorian land lease developer, the average age of its resident is 73[1].
- Also, as per 2016 ABS census 60-69 population is the biggest cohort for RLLC residents and the second biggest cohort is the 70-79 population
- To review current and future supply of seniors' living community within the catchment
- To identify current residential pricing within the catchment
- To provide recommendations on pricing for the proposed RLLC development.

Approach

The following approach has been used in the preparation of this market assessment:

- A primary catchment area has been defined
- Demographic characteristics of the 65+ cohort within the defined primary catchment have been identified and benchmarked against the broader geographical area (Regional Victoria)
- A sector scan for existing and pipeline product within the catchment has been conducted
- Calculation of demand, supply, and any market gaps for senior' living and RLLC have been identified
- Analysis of the residential housing market pricing within the catchment, in the preceding five-year period, including median prices and quartile analysis has been conducted

Data sources

Key data sources used to prepare this market assessment include:

- Australian Bureau of Statistics (ABS)
  - 2021 and 2016 Census
  - Household Income and Wealth, Australia, 2015-16
  - Residential Property Price Indexes: Eight Capital Cities
- Census 2016 Social Trends Report: Long term residents Caravan Parks and MHEs
- Downsizing.com.au
- Australian Government Department of Health
- Cordell Connect
- CoreLogic – Home Value Index
- Department of Social Services
- Knight Frank - Retirement Living Insight, September 2017
- McCrindle Baynes - Villages Census Report 2013-2014
- myagedcare.gov.au
- OFS Pulse 65+ quarterly online survey
- OFS Retirement Living Communities database
- PriceFinder
- Residential land lease community and Retirement living community operator websites
- village.com.au

1. Downsizing.com.au: average age of RLLC resident is 73.

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The site

The site is located off the 135 Great Alpine Road, Lucknow. It is approximately 1.85 km on the west of Eastwood Village Shopping Centre, Victoria. The site area is approximately 64,670 sqm and it is currently vacant.

The table below lists the key amenities and their distance from the site:

Table 1. Amenities and distances from the site

Distance (km)	Category	Name
2.7km	Supermarket	Coles, Woolworths (Bairnsdale)
2.7km	Post Office	Australian Post (Bairnsdale)
2.9km	Banks	CBA, ANZ, NAB, Westpac, Bendigo
2.9km	Bakery	Bairnsdale's Bakehouse
3.1km	Fast Food	McDonalds
3.2km	Café	Noweyung Café (Bairnsdale)
3.7km	Medical	Gippsland Medicare Local (Bairnsdale)
3.9km	Pharmacy	Amcal Pharmacy (Bairnsdale)
4.7km	Hospital	Bairnsdale Regional Health Service

Map 1. The site



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Catchment

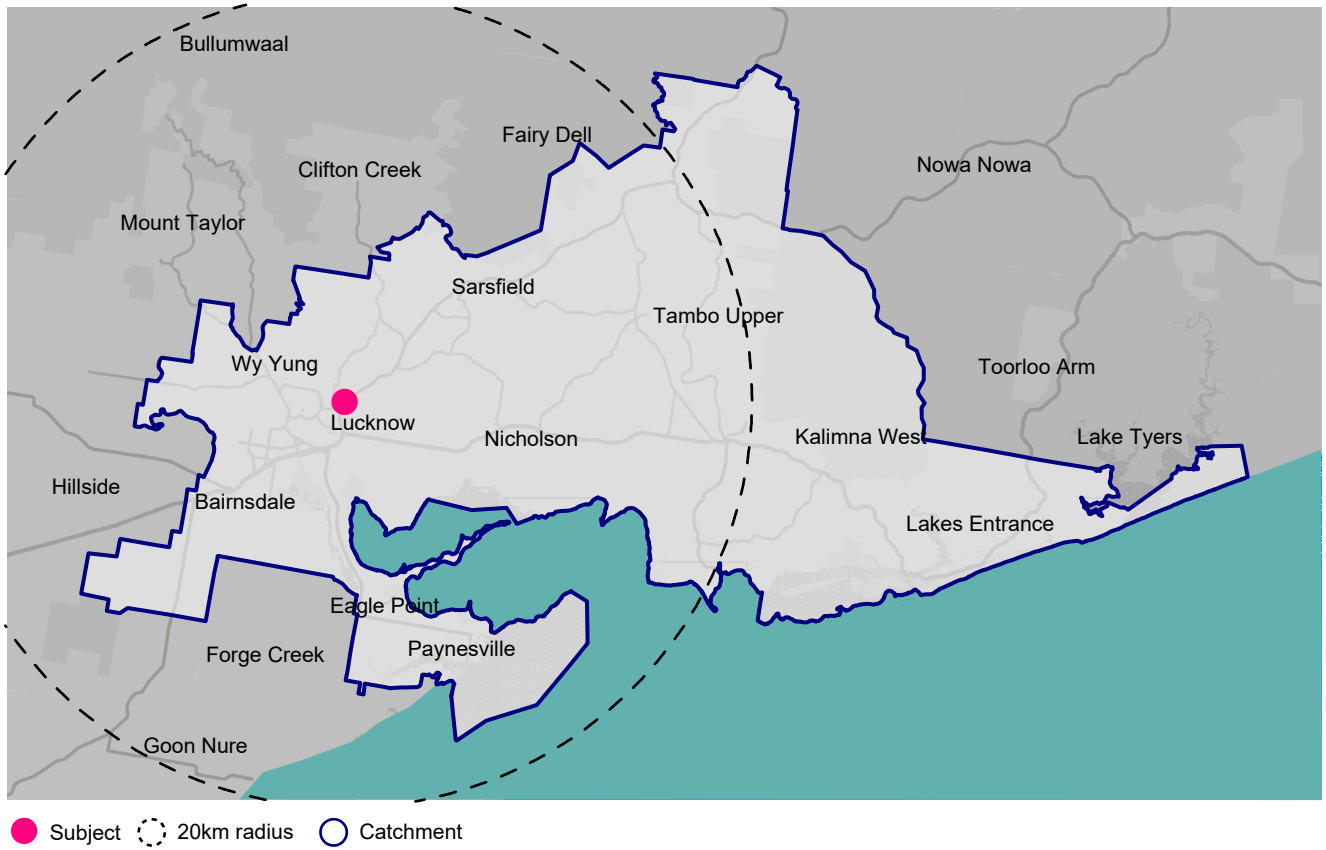
Definition

In defining the catchment, the following factors are typically considered:

- Proximity to current residence and existing social networks
- Drive-time and radius from the location - kilometres/15 minute drive in metropolitan areas, 20 kilometres in regional areas
- Migration patterns of people aged 65+ into the SA2 where the subject site is located
- Median house prices
- Consideration of natural and man-made barriers (major roads, public transport, waterways etc)

Considering this combination of data sources, we have defined the catchment as shown on map two opposite. It covers approximately 727 square kilometres, with an estimated population of 42,265, of which 12,766 (30.2%) are aged 65+.

Map 2. The catchment



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Catchment

Drive-time and radius from the site

Proximity to the prospect's existing home and social networks is an important consideration when modelling the catchment for seniors' living, including RLLC[2].

In capital cities on the east coast, we typically use a drive time of 15 minutes, or eight kilometres, and for regional areas we extend this to 20 minutes as home and social networks tend to be more spread out. Consequently, we have used a 20 kilometre radius for the Lucknow site.

Map three shows the 20 kilometre radius and 20 minute drive-times from the site as the start point in defining the catchment.

Map 3. 20-kilometre radius and 20 minute drive-times from site



2. McDoughall and Barrie, SA Retirement Village Survey 2016, University of Adelaide, May 2017: majority (63%) of participants moved less than ten kilometres from previous address to current retirement village.

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Catchment

Migration

ABS Census data indicates that in the period between 2011 and 2016, 861 people aged 65+ either moved into (or within) the catchment.

Of these, at least 543 or 63.1% moved within the catchment, supporting the notion that people like to stay close to their previous home when moving to a new one.

We note there were total 64 people in the catchment who moved home and didn't state where they moved from.

This means the catchment could potentially capture a higher number of people aged 65+ who moved within the catchment, rather than into it.

Table 2. Migration aged 65+ into or within the catchment

SA2	Number of people aged 65+	%
Within the catchment	**543**	**63.1%**
Bairnsdale	323	37.5%
Bruthen - Omeo	117	13.6%
Paynesville	62	7.2%
Lakes Entrance	41	4.8%
Outside catchment but within VIC		
Outside catchment but within VIC	138	16.0%
Within VIC with SA2 not stated	64	7.4%
Other states	**110**	**12.8%**
Other states with SA2 not stated	**6**	**0.7%**
Total	**861**	**100.0%**

Source: ABS Census 2016

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Catchment

Median house price

Median house prices in Lucknow and the surrounding suburbs are detailed in map four, opposite.

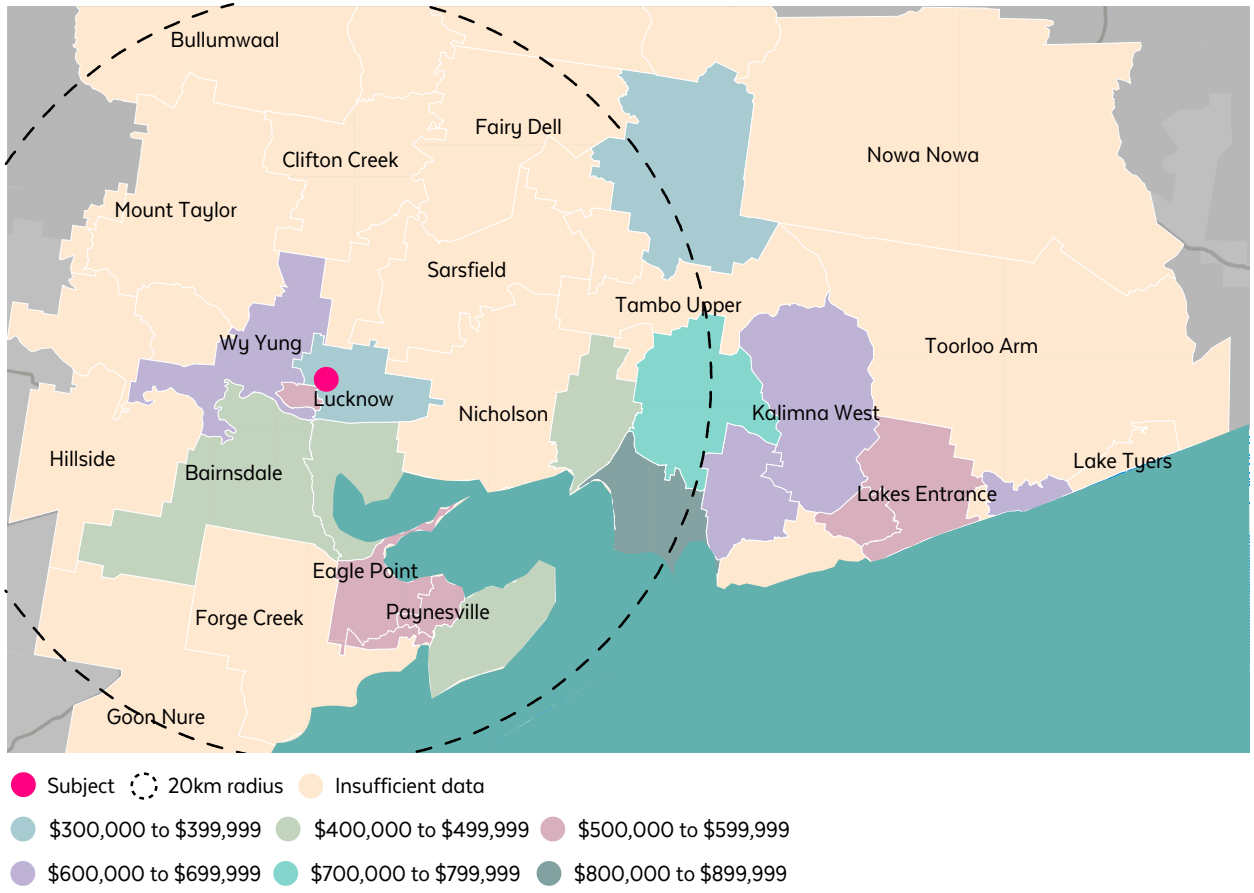
House prices and home ownership levels are of interest as they are regarded as a key determinant of capacity to pay the ingoing contribution to enter seniors' living/ RLLC.

This information also provides an indication of the standard of accommodation which individuals have become accustomed to and what their likely expectations will be in choosing their next residence[3].

Within a 20-kilometre radius of the site, the median house prices range from $389,000 in Bruthen to $805,000 in Metung.

The subject site is located in the suburb of Lucknow, which has a median house price of $395,000

Map 4. Suburb median house prices



3. OFS Pulse 65+ survey indicates that 76% of seniors living in metropolitan areas are willing to pay up to 80% of their house value as a retirement living in-going contribution.

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Demographics

A higher than average aged population with lower than average forecast growth

The catchment has a total population of 42,265 in a 727 square kilometre area, representing a density of 58 people per square kilometre vs. seven people for Regional VIC.

Within the catchment, those aged 65+ account for 30.2% of the population (12,766); this is higher than Regional VIC where the 65+ population accounts for 22.1%.

The 65+ cohort in the catchment is forecast to grow by 23.1% in the ten years to 2032. This is lower than the forecast growth rate for Regional VIC of 26.4% but would still represent a significant increase in absolute numbers of the 65+cohort.

Please note: At the time of writing, a limited amount of data from the 2021 Census is available. Wherever possible, 2021 data is used, where it is not yet available, data from the 2016 Census is used instead.

Table 3. Catchment population projections

Catchment population	2022	2027	2032	Total change 2022 - 2032
Total population	42,265	44,169	45,449	7.5%
People aged 65+	12,766	14,470	15,719	23.1%
Proportion aged 65+ (%)	30.2%	32.8%	34.6%	
Regional Victoria				
Total population	1,565,476	1,636,858	1,691,153	8.0%
People aged 65+	346,150	398,627	437,664	26.4%
Proportion aged 65+ (%)	22.1%	24.4%	25.9%	

Source: ABS for Australian Government Department of Health: 2017 (base) to 2032 at Statistical Area Level 2 (SA2).

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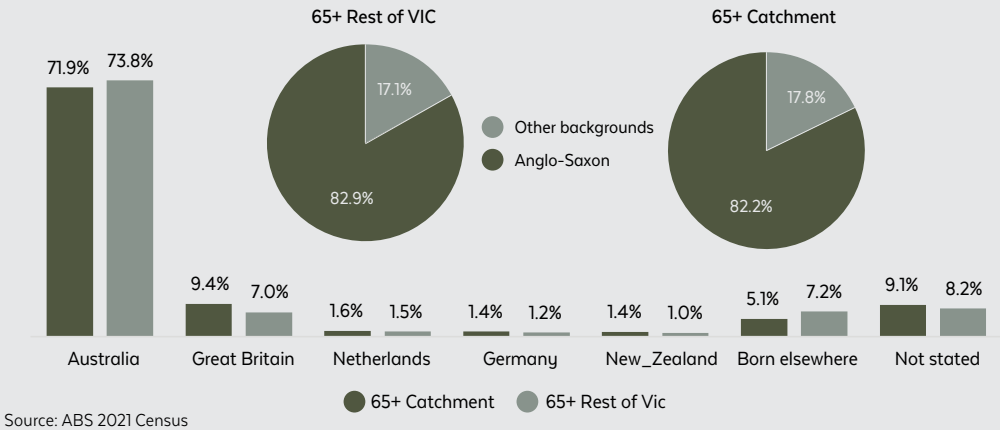
Predominately Anglo-Saxon and comparable education levels

Those of an Anglo-Saxon background living in the catchment account for 82.9% of the cohort, which is on par with Regional VIC (82.2%).

A person's ethnicity is of interest because data indicates that Anglo-Saxons are more pre-disposed towards choosing to live in seniors' living communities[4]. This is generally because many other cultures have a more familial approach to taking care of older family members.

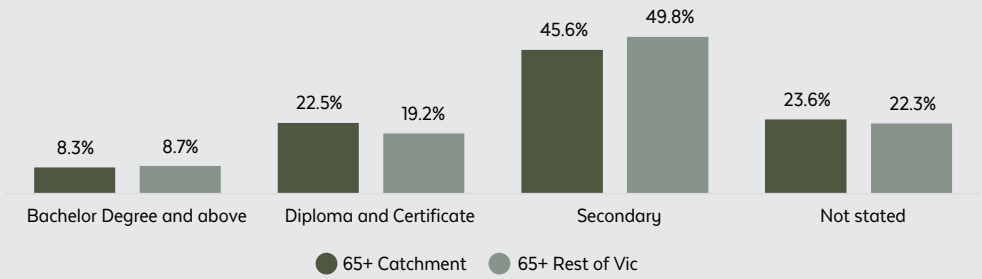
Levels of educational attainment for the catchment cohort are on par with Regional VIC. Within the catchment, 8.3% of the cohort attained a degree or higher education level compared to 8.7% in Regional VIC. Lower levels of educational attainment typically indicate potentially below average levels of wealth, income, and health in later years[5].

Figure 1. Place of birth



Source: ABS 2021 Census

Figure 2. Highest level of education achieved



Source: ABS 2016 Census

4. 2016 ABS Census indicates 81.5% of retirement village residents in Australia are of an Anglo-Saxon background. Overall, 69.3% of the 65+ population in Australia of Anglo-Saxon background.
5. 2016 ABS Census indicates 34% of people aged 65+ with a degree have a weekly income greater than $1,000 vs 8% of those without a degree. It also indicates that 9.9% of the 65+ cohort with a degree need assistance with core activities vs 20.8% without a degree.

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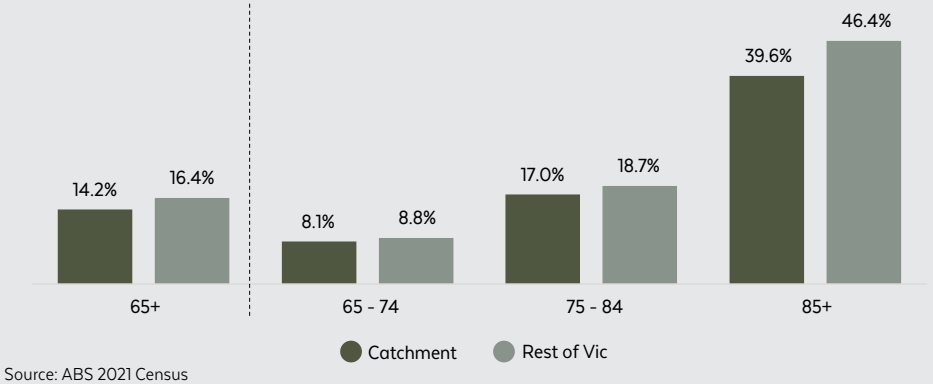
Below average need for assistance

Of the 65+ cohort in the catchment, 14.2% have a need for assistance with core living activities, i.e., they need assistance in their day to day lives with one or more of the core activities of self-care, body movement and communication. This is slightly lower than the Regional VIC average of 16.4%. A healthier cohort could indicate a higher demand for lifestyle facilities such as a swimming pool, cinema, and more active community spaces as they are physically capable to enjoy independent living.

Within the catchment 26.5% of the 65+ cohort live alone, which is on par with the Regional VIC average of 25.8%. Seniors in lone person households can have limited human contact which puts them at a higher risk of isolation, loneliness and associated adverse mental health; organisations providing home care have reported that as many as 41% of their new clients identify as lonely[6].

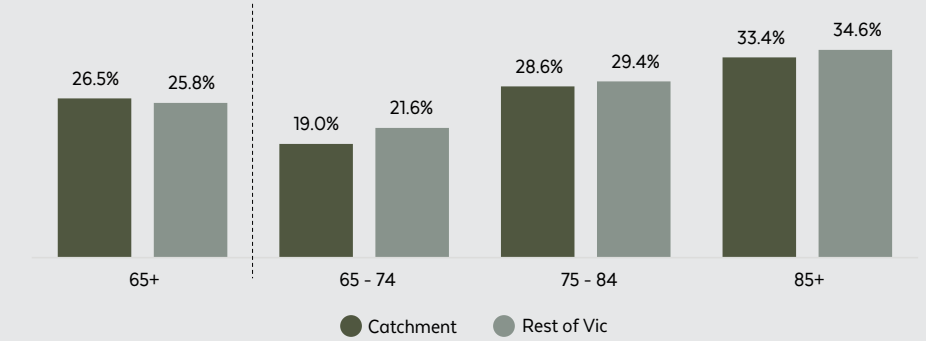
Because of this, seniors' living alone may be more inclined to move into a RLLC, where they can live independently yet alongside peers.

Figure 3. Need for assistance with daily living activities, by age



Source: ABS 2021 Census

Figure 4. Lone person households, by age



Source: ABS 2016 Census

6. ACSA (2015) Social isolation and loneliness among older Australians Issues Paper #1, October 2015.

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Socio-Economic Indexes for Areas (SEIFA)

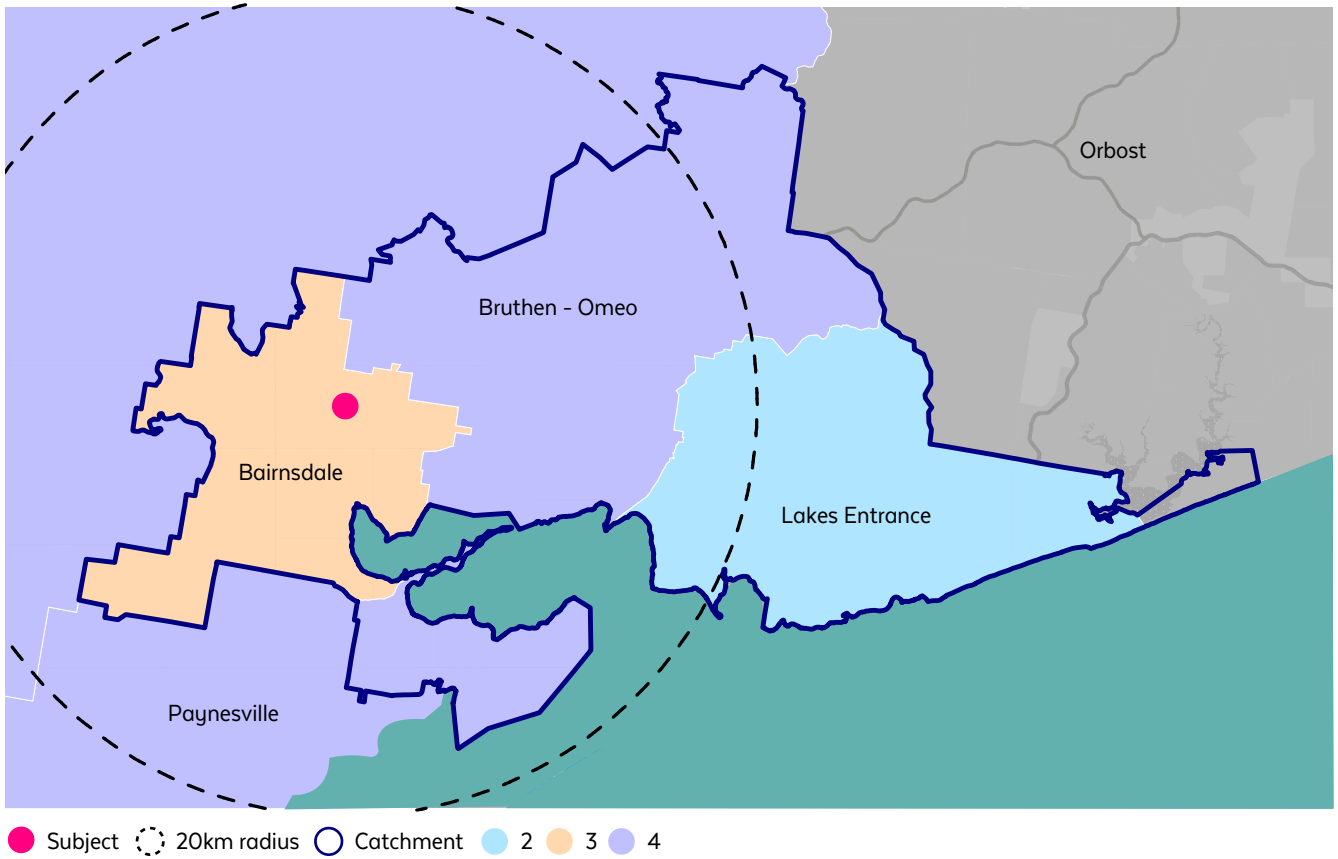
Socio-Economic Indexes for Areas (SEIFA) has been developed by the ABS to rank areas in Australia according to relative socio-economic advantage and disadvantage. The Index of Relative Socio-Economic Advantage and Disadvantage (IRSAD) is one of the SEIFA with which we can identify areas with greater and lesser socio-economic advantage.

A higher index (out of ten) indicates greater socio-economic advantage, meaning greater access to material and social resources and ability to participate in society; and vice versa.

Within the catchment, in general, the SA2 areas to the east along the coastline have a higher in SEIFA index. The SA2s in which the site is located have scores of 3.

This indicates that the catchment generally represents relatively low social economic conditions.

Map 5. IRSAD by SA2



1 = Most disadvantaged; 10 = Most advantaged

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Household net worth

Household net worth is the wealth possessed by a family including all assets (primarily formed by home, investment properties, businesses, vehicles, shareholdings, superannuation balances, cash at bank) after deducting the total liabilities the household holds (primarily formed by outstanding loan amounts, mortgages, and credit card balances).

It provides an indication of the equity a household possesses which they can draw from to fund their retirement land lease communities (RLLC) and associated service provision. A greater net worth means more equity and a stronger financial position to support a higher standard of living and potentially life in a RLLC.

The average household net worth in the catchment ranges from $602,200 in SA2 of Bairnsdale, to $937,900 in the Paynesville SA2.

The subject site sits in Bairnsdale SA2 where the household net worth is $602,200, which is towards the lower end of the range in the catchment.

Table 4. Household net worth by SA2

SA2	Average household net worth ($'000)
Paynesville	937.9
Bruthen - Omeo	863.2
Lakes Entrance	781.4
Bairnsdale	602.2

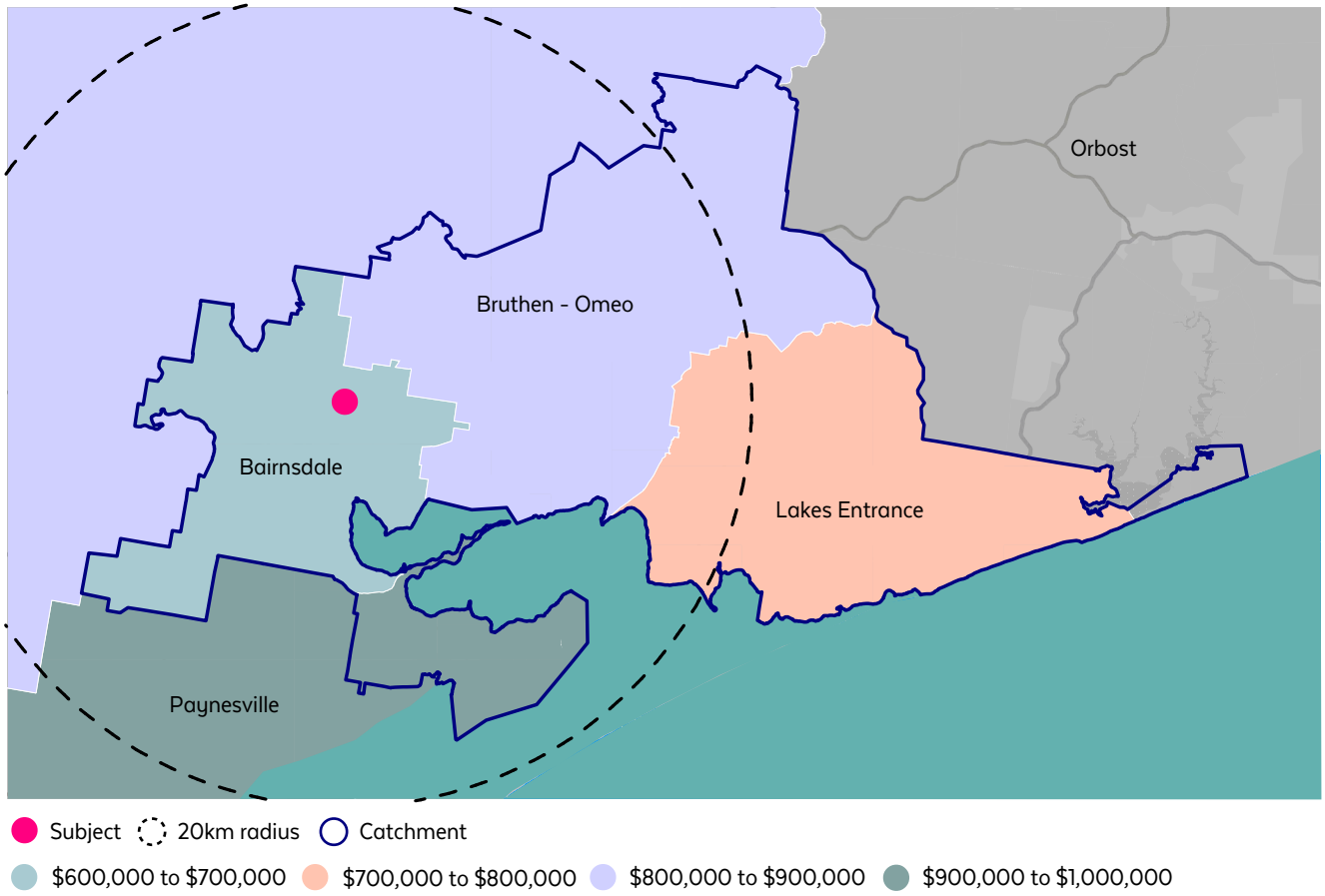
Source: ABS, Survey of Income and Housing (2015-16)

Please note: House prices have increased significantly since data was collected in 2016, meaning household net worth is most likely considerably higher.

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Map 6. Household net worth by SA2



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Average capacity to afford seniors living and RLLC

The family home is often the largest asset that an individual or couple own. Sale of the home is typically the main source of funding for those moving into a retirement community. Note that only part of the proceeds of sale is usually reinvested in this way, leaving a portion of proceeds to fund ongoing services, care, and lifestyle[7].

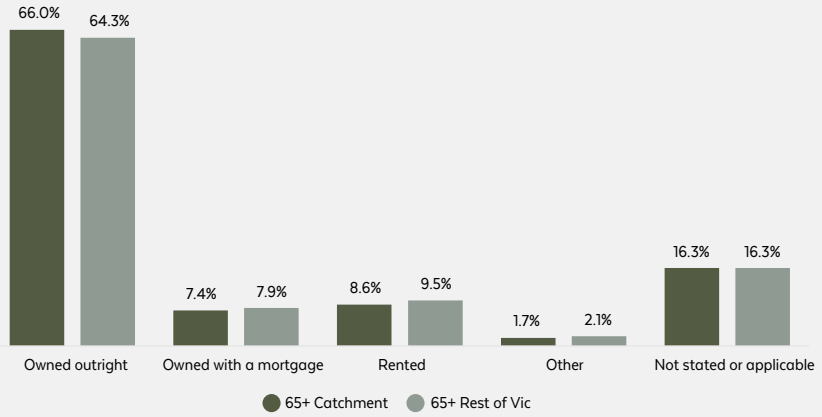
Of the 65+ cohort in the catchment 66.0% have achieved the Australian dream of owning their own home, slightly higher than in Regional VIC (64.3%). A further 7.4% are still paying down their mortgage which is slightly lower than Regional VIC (7.9%).

This indicates an average capacity to buy into senior' living and to also afford ongoing fee-based care services.

While the sale of the family home frees up valuable housing stock for the community, older homeowners receiving the full-rate age pension can be wary of doing so for fear of losing their pension entitlement or seeing it significantly reduced if the equity released becomes an asset outside their principal place of residence.

Of the cohort 8.6% are renters, compared to 9.5% in Regional VIC. Those renting, and assuming they have no significant assets or savings, are unlikely to be able to afford the ingoing price to move to RLLC.

Figure 5. Tenure: 65+ cohort Catchment vs Regional VIC



Source: ABS 2016 Census

7. McCrindle Baynes Villages Census Report 2013-2014 notes 90% of village residents funded their ingoing contribution through sale of their current home.

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Moderate capacity to afford ongoing care services

The level of income within the catchment is on par with Regional VIC, with 52.4% of the cohort having a weekly income of equal to, or less than, $500 compared to 50.8% in Regional VIC.

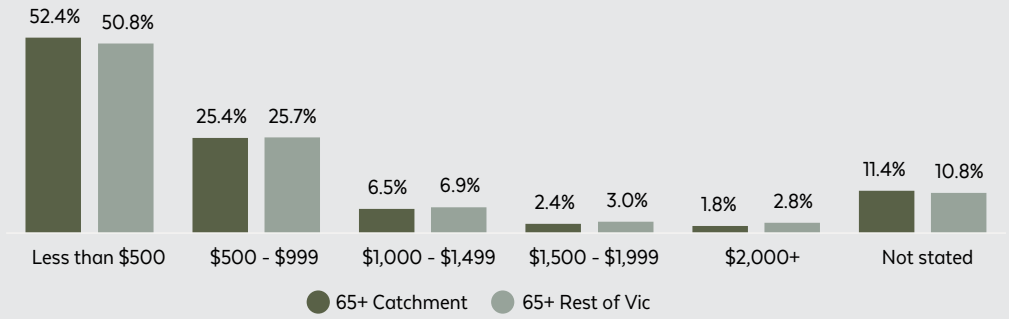
The proportion of the cohort receiving all, or part of the age pension is higher than that in Regional VIC – 46.0% of the cohort receive the full age pension and 22.5% a partial pension (68.5%), vs 43.2% and 20.9% in Regional VIC (64.1%).

This indicates a below average capacity to afford ongoing support and care costs.

It may also indicate the 65+ cohort in the catchment would potentially spend a comparably lower portion of the capital unlocked from the sale of their home to pay for the ingoing contribution to a seniors' living community, as a higher portion of their liquidity is kept for their ongoing living costs.

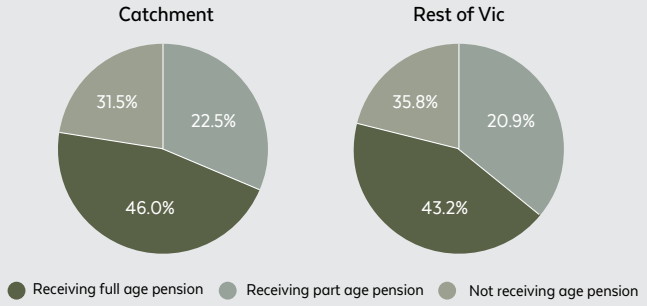
However, the RLLC model favours locations where a larger portion of the 65+ population receives a full or part age pension. Commonwealth rental assistance is available to those recipients that can be applied against site rental fees associated with RLLC. This isn't a benefit available to retirement living residents.

Figure 6. Income (weekly)



Source: ABS 2021 Census

Figure 7. Age pension recipients



Source: Department of Social Services, February 2021, Data is only available for 65+ years

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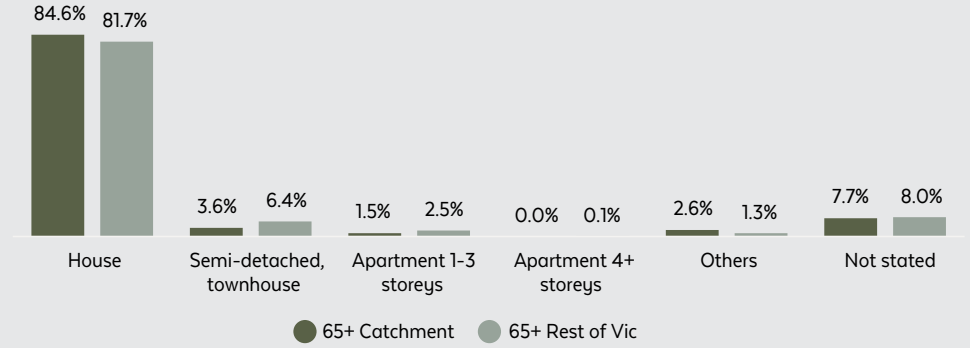
Demographics

House dwellers with rooms to spare

Of the cohort, 84.6% live in a standalone house, which is in line with Regional VIC (81.7%). This suggests that this group may be more comfortable with villa style accommodation. However, given the Lucknow location of the subject site, low-rise apartments might provide more residents with the opportunity accessing the water view from their home.

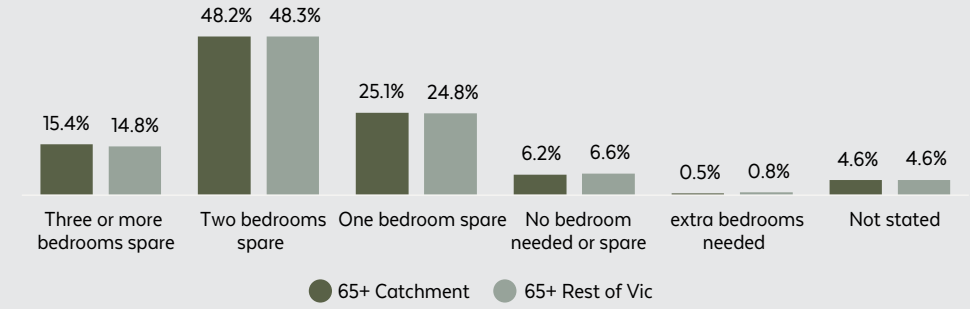
Additionally, 25.1% of the cohort have at least one spare bedroom in their current home, which is slightly higher than Regional VIC (24.8%). This indicates an opportunity exists to downsize to a smaller property within the catchment.

Figure 8. Dwelling structures



Source: ABS 2016 Census

Figure 9. Excess bedrooms



Source: ABS 2016 Census

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Residential land lease communities

Within the catchment there are two residential land lease communities (RLLC), as detailed in Table five.

RLLC are different to retirement communities yet are clearly positioned as a seniors' living option. From the consumers' perspective, they are not always differentiated from traditional retirement villages. The standard of RLLC varies significantly, from caravan parks with truly relocatable homes or cabins, to more premium standard accommodation and community facilities.

RLLC is an evolving category with interesting times ahead, as evidenced by Stockland's recent jettisoning of its retirement living portfolio to pursue RLLC.

An example of RLLC within the catchment is Lakes Entrance Village operated by Hampshire Villages. It positioned itself as affordable retirement solution for 50+ with the option "Shared equity" for the residents who can choose to pay a minimum of 75% of the unit price and share the ownership with the operator by holding the same percentage. The community is fully occupied and the indicative price for a unit is around $250,000.

Another example in the catchment is Broadlands View, which is a new RLLC with Stage 1 comprises 31 units already sold out. Further stages will comprise another 91 RLLC units and a tourist park for short term tourism accommodation. The unit price for a RLLC is around $320,000.

Table 5 Existing residential land lease communities in the catchment

Map ID	Distance (km)	Name	Operator	Address	Product overview	Ingoing contribution/price
1	2.6	Broadlands View	Broadlands View	43 Phillips Lane, Lucknow	122	$320,000 - $330,000
2	33.1	Lakes Entrance Village	Hampshire Villages	86 Golf Links Road, Lakes Entrance	50	$250,000 - $290,000
				TOTAL	**172**	

Source: Cordell

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Residential land lease communities

Ingoing contributions

The chart opposite shows the ingoing contributions for all two residential land lease communities in the catchment.

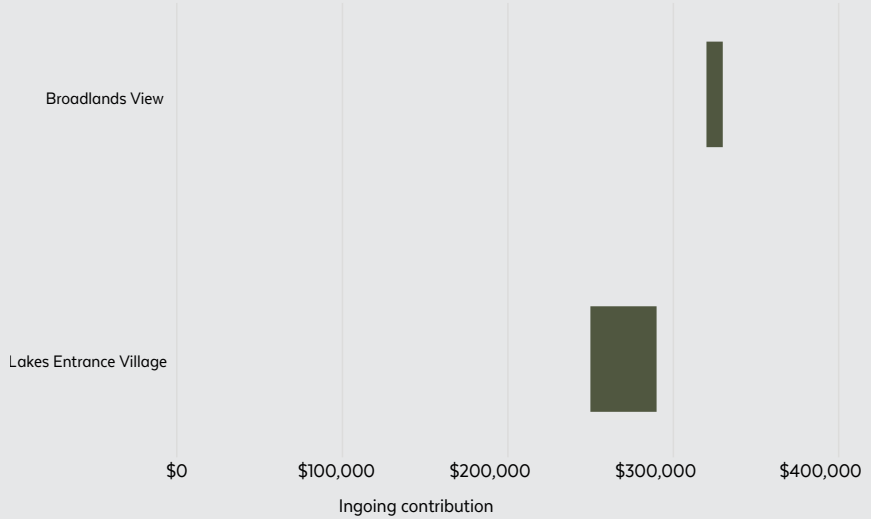
To provide greater context, we typically compare the ingoing contributions with local house prices to better understand affordability. We work with the assumption that someone downsizing to independent living will use up to 80% of the sale of their current home to fund their entry to seniors' living, leaving 20% to go towards other expenses and/or savings[8].

To arrive at a pricing affordability range for the catchment cohort, we base our calculations on 80% of the median house price as the lower range and 80% of the quartile four price as the upper range. In this catchment.

- The median house price in the catchment is $550,000
- Fourth quartile average price is $914,775
- Adopting the 80% rule results in a pricing range for independent living of **$440,000 to $731,820**

However we believe that this approach may not hold completely true for Bairnsdale, with a competitor set priced well below this band. Therefore we recommend taking a slightly more conservative approach and adopt the median house price for Lucknow (the suburb) which would provide a band of **$328,000 - $572,200** based on the above calculation. This would see an ingoing contribution starting at the top/premium end of the RLLC set in the area – but still within reach for prospective purchasers.

Figure 10. Catchment RLLC by ingoing contribution



8. OFS Pulse 65+ (Apr 2021) survey indicates that 76% of seniors living in metropolitan areas are willing to pay up to 80% of their house value as a retirement living in-going contribution.

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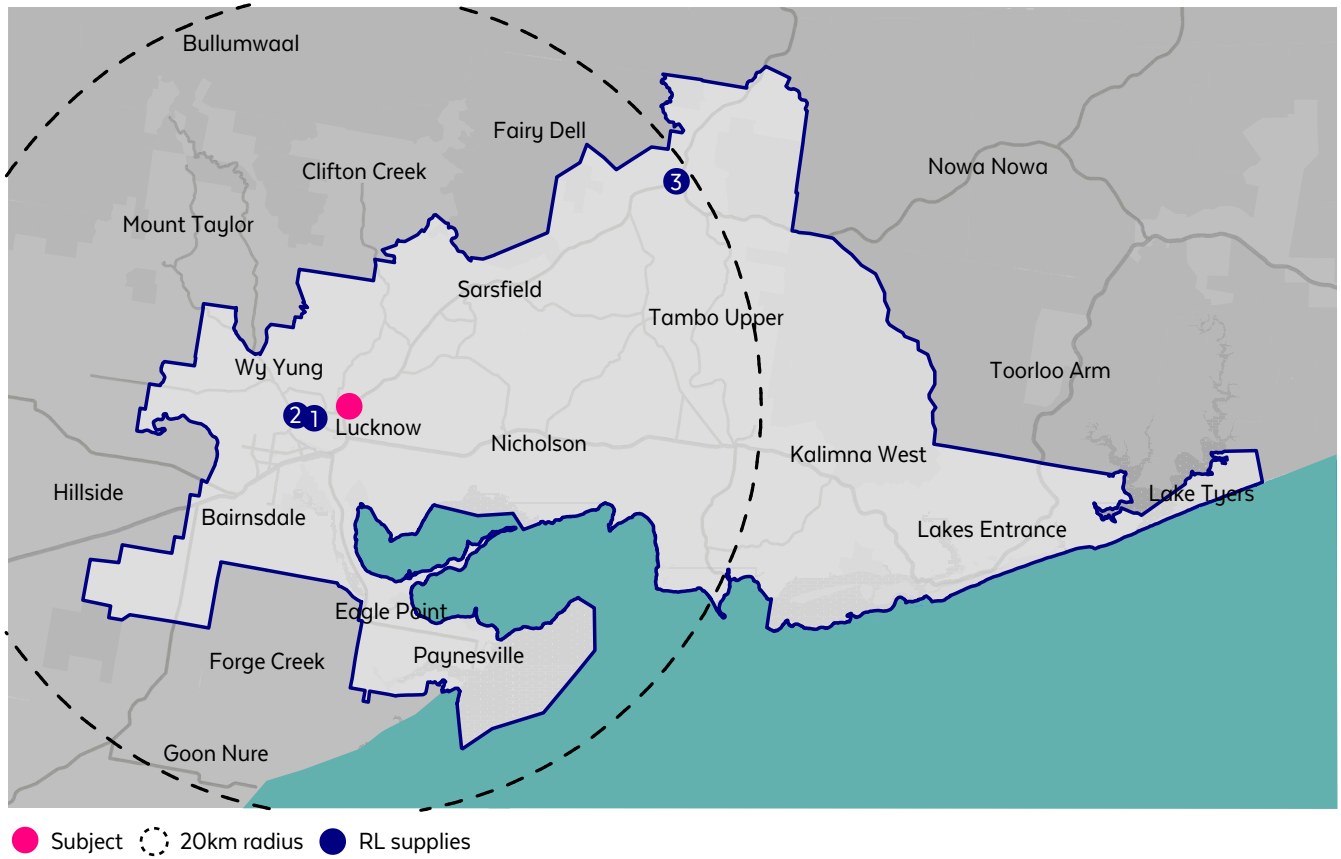
Retirement livng

There are currently three retirement living communities in the catchment, with a total of 264 (Independent living units) ILU.

The locations of the communities are shown on map and further details in table six below.

OFS considers the two of three communities to be below market standard. Eastwood Retirement Village is the only community in the catchment considered as of at market standard.

Map 7. Retirement living communities in the catchment



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Table 6. Existing retirement living supplies in the catchment

Map ID	Distance (km)	Name	Operator	Address	Product overview	Standard	Co-located with RAC/AL	Ingoing contribution/ price/ rental
1	1.8	Eastwood Retirement Village	Eastwood Retirement	20 Evergreen Way, Eastwood	158 ILU	At market	No	$500,000 - $600,000
2	2.5	Clifton Waters Retirement Village	Clifton Waters Retirement Village	3 Douglas Drive, Wy Yung	91 ILU	Below market	No	$165,000 - $249,000
3	19.2	Daniel Gunson Memorial Village	Uniting	14 Church Street, Bruthen	15 ILU	Below market	No	$20,000 - $60,000
				TOTAL	264			

Source: village.com.au and OFS RV Database

Retirement livng

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Retirement living in the pipeline

Data indicates there is one pipeline retirement living communities providing an estimated 93 independent living dwellings in the catchment.

The DA of development has been granted.

Further details on the pipeline can be found in table seven following and in appendix 2.

Map 8. The retirement living pipeline in the catchment



Retirement livng

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Table 7. Retirement living pipeline in the catchment

Map ID	Distance (km)	Name	Developer	Address	Product overview	Status	Forecast completion
1	12.9	Coast Avenue Retirement Village	Paynsville Park Pty Ltd	91 Coast Avenue, Paynesville	93 ILU	Development Approval	2023
				TOTAL	**93**		

Source: Cordell

Retirement livng

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Ingoing contributions

The chart opposite shows the ingoing contributions for all three retirement living communities in the catchment.

To provide greater context, we typically compare the ingoing contributions with local house prices to better understand affordability. We work with the assumption that someone downsizing to independent living will use up to 80% of the sale of their current home to fund their entry to seniors' living, leaving 20% to go towards other expenses and/or savings[9].

To arrive at a pricing affordability range for the catchment cohort, we base our calculations on 80% of the median house price as the lower range and 80% of the quartile four price as the upper range. In this catchment:

- The median house price in the catchment is $550,000
- Fourth quartile average price is $914,775
- Adopting the 80% rule results in a pricing range for independent living of **$440,000 to $731,820**

Figure 11. Catchment retirement living communities by ingoing contribution



Source: Operator websites and sales team, OFS research

9. OFS Pulse 65+ (Apr 2021) survey indicates that 76% of seniors living in metropolitan areas are willing to pay up to 80% of their house value as a retirement living in-going contribution.

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Retirement livng

Estimated demand gap for retirement living communities in the catchment

The penetration of retirement living communities among the population aged 65+, as indicated by 2016 Census data, in the catchment is 12.5%, which is significantly higher than the national average of 6.0% or the VIC average of 4.7%[10].

To establish the demand for senior' living in the catchment, the catchment average rate of 12.5% is used for a high demand scenario and the national average penetration rate of 6.0% for a low demand scenario. Using a ratio of occupants per dwelling of 1.3 people, the demand for retirement living dwellings is forecast in the table opposite.

To forecast the supply, we have adopted the existing total supply of 264 retirement living dwellings and added the identified development pipeline of 93 dwellings over the ten-year period to 2032 with the assumptions that all the 93 pipeline dwellings will be completed by 2027 as expected by Cordell.

The market gap within the catchment based on both high and low scenarios is expected to show a significant undersupply of retirement living accommodation continuing for at least the next decade.; see Table eight.

While we don't have access to RLLC penetration figures we note that such a significant mismatch of supply and demand for seniors' accommodation is likely to impact on increased demand for all seniors' accommodation product (including RLLC) over the next decade.

Table 8. OFS forecast of total market gap for retirement living

Year	2022		2027		2032	
Scenario	Low	High	Low	High	Low	High
Target market (people aged 65+)	12,766		14,470		15,719	
Penetration rate	6.0%	12.5%	6.0%	12.5%	6.0%	12.5%
Estimated population demand	766	1,596	868	1,809	943	1,965
Estimated dwelling demand	589	1,228	668	1,391	725	1,511
Supply^	264		357		357	
Market gap - (supply surplus)	325	964	311	1,034	368	1,154

^ Supply in forecasted years 2027 and 2032 are based on estimated construction completion dates and should be considered as general guidance only.

10. ABS 2016 Census shows 5,728 out of 45,899 people aged 65+ in the catchment living in retirement living communities.

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Residential market overview

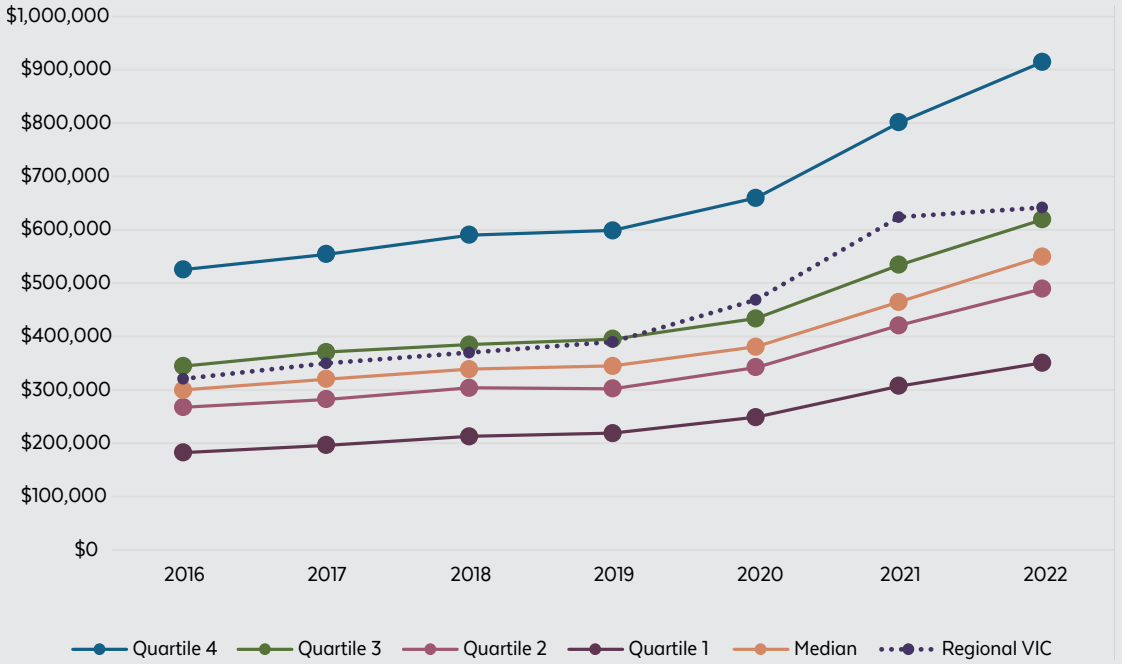
Catchment residential house market

Residential house prices in the catchment have been lower than in Regional VIC since at least 2016, with only quartile four remaining higher than the Regional VIC median over this period. However, higher levels of growth in the catchment since 2020 has seen the gap in residential prices between Regional VIC and those in the catchment converge.

At present in the catchment median is $550,000 while in Regional VIC it is $642,000.

In the first half of 2022 while the price in Regional VIC increased based on the expectation, the median house price in the catchment increased a further 18.3% from $465,000 in December 2021. However, it remains questionable whether the strong growth trend in the catchment will continue over the next 12 months especially with the likelihood of further interest rate hikes on the horizon.

Figure 12. Trimmed mean prices (house) within each quartile and median price movements (catchment)



Source: OFS calculations using house sales records sourced from PriceFinder (2022).

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Residential market overview

Table 9. Residential house market movements in the catchment

Year		2016	2017	2018	2019	2020	2021	Jan - Aug	% Change 2021 - 2022	% Change 2016 - 2022
Mean	Quartile 4	$525,578	$554,249	$590,240	$599,102	$659,724	$801,742	$914,775	14.1%	74.1%
	Quartile 3	$344,562	$370,739	$384,953	$395,442	$433,729	$534,468	$619,324	15.9%	79.7%
	Quartile 2	$267,415	$282,312	$303,573	$302,523	$342,265	$420,648	$489,583	16.4%	83.1%
	Quartile 1	$182,368	$196,309	$212,870	$218,690	$248,799	$307,497	$350,911	14.1%	92.4%
Median		$300,000	$320,500	$339,000	$345,000	$381,000	$465,000	$550,000	18.3%	83.3%
Regional VIC		$320,800	$350,000	$370,000	$390,000	$469,000	$624,000	$642,000	2.9%	100.1%
Houses sold		800	920	940	835	910	1,133	459		

Source: OFS calculations based on data sourced from PriceFinder (2022). Quartile prices (affordable, mid-lower, mid-upper, premium) indicate trimmed mean of the mid-96% range of prices within overall transactions with a recorded price.

Residential house prices are used as a proxy for capacity to buy into retirement accommodation.

When downsizing to retirement living, the cohort will typically use up to 80% of the proceeds from the sale of their home to fund their entry, leaving 20% to go towards other living expenses, care costs and/or savings.

To determine the capacity within the catchment to buy into retirement living we adopt 80% of the median house price ($550,000) as the lower range and 80% of the quartile 4 price point ($914,775) as the upper range, with the resultant pricing range of **$440,000 to $731,820 .**

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East Gippsland Shire Council
Date: 22 January 2025

Residential market overview

Lucknow residential house market

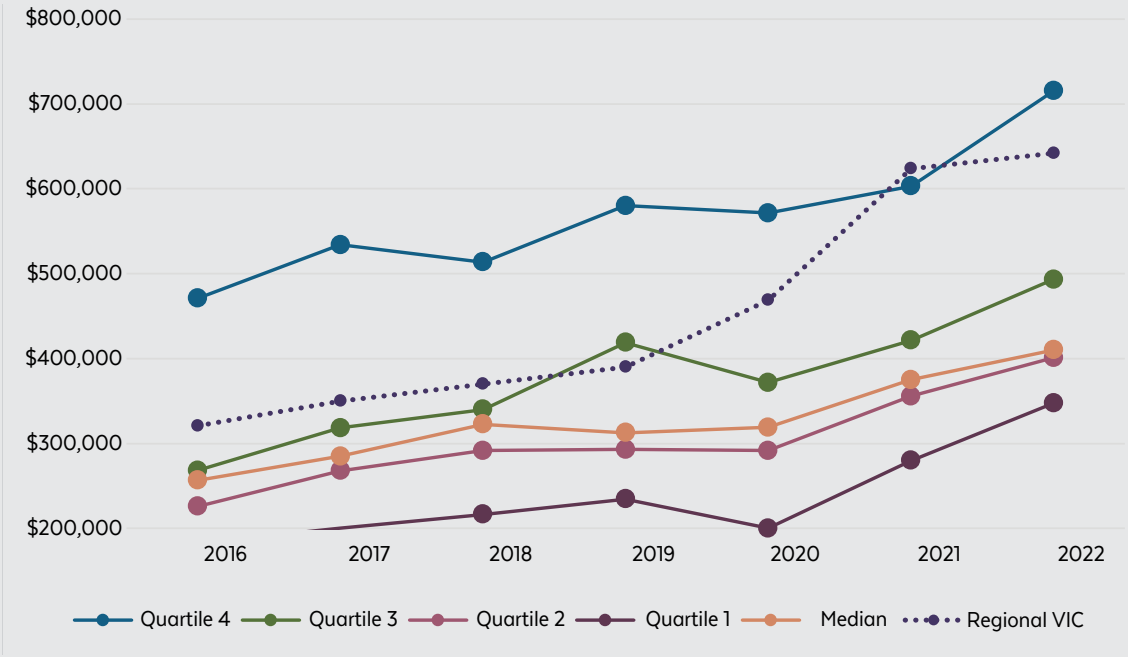
Residential house prices in Lucknow have been lower than in Regional VIC since at least 2016, with only quartile four remaining higher than the Regional VIC median over this period.

However, higher levels of growth in the suburb since 2020 has seen the gap in residential prices between Regional VIC and those in the catchment converge.

At present in the suburb median is $410,000 while in Regional VIC it is $642,000.

In the first half of 2022 while the price in Regional VIC increased based on the expectation, the median house price in the suburb increased a further 9.3% from $375,000 in December 2021. However, it remains questionable whether the strong growth trend in Lucknow will continue over the next 12 months especially with the likelihood of further interest rate hikes on the horizon.

Figure 13. Trimmed mean prices (house) within each quartile and median price movements (Lucknow)



Source: OFS calculations using house sales records sourced from PriceFinder (2022).

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Residential market overview

Table 10. Residential house market movements in Lucknow

Year		2016	2017	2018	2019	2020	2021	Jan - Aug	% Change 2021 - 2022	% Change 2016 - 2022
Mean	Quartile 4	$471,000	$534,143	$513,500	$580,000	$571,400	$603,000	$715,250	18.6%	33.9%
	Quartile 3	$268,286	$318,167	$340,042	$418,750	$371,600	$421,600	$493,333	17.0%	55.1%
	Quartile 2	$225,750	$267,750	$291,583	$292,833	$291,500	$355,600	$401,000	12.8%	49.8%
	Quartile 1	$182,563	$199,889	$216,357	$234,375	$200,000	$279,857	$347,400	24.1%	73.8%
Median		$256,500	$285,000	$322,500	$312,500	$319,000	$375,000	$410,000	9.3%	43.9%
Regional VIC		$320,800	$350,000	$370,000	$390,000	$469,000	$624,000	$642,000	2.9%	83.4%
Houses sold		27	32	26	27	23	23	12		

Source: OFS calculations based on data sourced from PriceFinder (2022). Quartile prices (affordable, mid-lower, mid-upper, premium) indicate trimmed mean of the mid-96% range of prices within overall transactions with a recorded price.

Residential house prices are used as a proxy for capacity to buy into retirement accommodation.

When downsizing to retirement living, the cohort will typically use up to 80% of the proceeds from the sale of their home to fund their entry, leaving 20% to go towards other living expenses, care costs and/or savings.

To determine the capacity within the catchment to buy into retirement living we adopt 80% of the median house price ($410,000) as the lower range and 80% of the quartile 4 price point ($715,250) as the upper range, with the resultant pricing range of **$328,000 to $572,200.**

One Fell Swoop

Appendices

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Appendix 1: RLLC- competitor and pipeline details

Broadlands View

Operator	Broadlands View
Address	43 Phillips Lane, Lucknow
Website	www.broadlandsview.com.au/
Contract type	Lease

Accommodation	No.	Price range
One/Two bedroom	122	$320,000 - $330,000
Total	**122**	

*Estimated

The Operator	Broadlands View is a private residential land lease community operator in Lucknow VIC
The location	5 minutes from Bairnsdale town centre (Woolworths, Coles and other retail and services). 20 minutes to Paynesville Beach.
Year built	
The community	122 villas in 28 acres land located in prime position. Broadlands view also owns 80 acres of the surrounding farmlands. Facilities and services include: Community centre, gym, indoor heated swimming pool, a consulting suite for visiting local professionals like hairdresser, medical or perhaps craft, book clubs, community kitchen garden, community workshops. Retirement style living with no exit fees.

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Appendix 1: RLLC- competitor and pipeline details

Broadlands View











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Appendix 1: RLLC- competitor and pipeline details

Lakes Entrance Village

Operator	Hampshire Villages
Address	86 Golf Links Road, Lakes Entrance
Website	www.hampshirevillages.com.au/
Contract type	Lease

Accommodation	No.	Service fee (per week)	Price range
Two bedroom	50	$165	$250,000 - 290,000
Total	**50**		

*Estimated

The Operator	Lakes Entrance Village is a private residential land lease community operator in Lucknow VIC
The location	5 minutes into town centre for all shopping, dining and healthcare needs. (Woolworths, Coles and other retail and services). 15 minutes to Bairnsdale Hospital.
Year built	
The community	50 villas, relaxed coastal lifestyle with pristine beaches and lakes right on the doorstep. Facilities and services include: community centre, outdoor entertaining/ BBQ area, secure gated access, onsite live-in manager, pet friendly. Golf course right next door. Financial Benefits: No stamp duty, no council rates or taxes, no exit fees, shared equity.

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Appendix 1: RLLC - competitor and pipeline details

Lakes Entrance Village



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Appendix 1: RLLC - competitor and pipeline details

75 Paynesville Road Residential Village

Address	75 Paynesville Road, Paynesville	**Status**	Development Approval
The Operator	Palm Lake Resorts		
The development	Use and development of the land for a residential land lease community comprising 195 units. A more centralised clubhouse facility that includes a gymnasium, bowling alley, indoor pool and spa, yoga studio, golf simulator, library, cinema and lawn bowls. The clubhouse facility is proposed to have a maximum building height of 9 metres and will be setback approximately 4 metres from the east boundary, being the closest interface to existing dwellings. Seven different dwellings types predominantly single storey in height with some double storey dwellings. Each dwelling will comprise three bedrooms, two or three bathrooms, an open planned kitchen /living area and a secure double garage. Each dwelling is provided with either two outdoor entertaining areas with different orientations or one larger outdoor entertaining area typically with a north, west or east orientation.		

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Appendix 2 Retirement living – competitor and pipeline details

Eastwood Retirement Village

Operator	Eastwood Retirement
Address	20 Evergreen Way, Eastwood
Website	www.eastwoodretirement.com.au/
Contract type	Lease

Accommodation	No.	Size range (internal)	Service fee (per week)	Price range
Two bedroom	158	146.5- 191.27	$139.73	$500,000 - $600,000
Total	**158**			

Exit fee

DMF	Charged on ingoing/outgoing	Ingoing
About	Applicable on all apartments	
Rate	Year one to seven	5% p.a
	Maximum	20%
Capital gain share	50% capital gain	

DMF: Deferred Management Fee

The Operator	Eastwood Retirement is a private retirement living operator in Eastwood VIC
The location	1.8 kilometres from Bairnsdale town centre (Woolworths, Coles and other retail and services). 510m to bus stop. 3km to Bairnsdale Regional Health Service (hospitals).
Year built	Construction started 2010
The community	158 villas and apartments. Facilities and services include: arts and crafts room, a consulting suite for visiting podiatrist and hairdresser, a workshop, cinema, entertainment area, billards room, games and bar room, table tennis, darts, library, 11 metre inground pool, showers and changerooms, Village transport is available for transport into the town centre on a regular basis, or to organize outings, tours or trips. A residents' vegetable garden, fruit trees and communal barbeque area are situated throughout the village for your use. There are 18 waterfront apartments in a two-storey building with the view of Kincumber Broadwater. 230 residents residing in the village (158 villas occupied) and the average age is 74.

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Appendix 2 Retirement living – competitor and pipeline details

Eastwood Retirement Village











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Appendix 2 Retirement living – competitor and pipeline details

Coast Avenue Retirement Village

Address	91 Coast Avenue, Paynesville	**Status**	Development Approval
The Operator	Paynsville Park Pty Ltd		
The development	Construction of a retirement village with 93 villas in duplex and detached formation and a separate community centre and mens shed. 34 x 2 bedroom and 59 x 3 bedroom villas each with double garages. Community centre with billiard room and function room with dining and lounge area to accommodate 109 people, multi purpose room, commercial kitchen. Outdoor terrace with barbecue and alfresco dining area. Car parking for 213 vehicles. Caravan and boat storage area. Associated landscaping.		

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Terminology and definitions

Residential Land Lease Community

Residential Land Lease Community (RLLC) or Manufactured Home Estate (MHE)	A collection of independent living units (ILU) or apartments (ILA), typically ranging in number from 25 to 300 with central community facilities for residents to use to socialise or to receive a range of services including wellness and health. These communities are restricted by law (State Retirement Villages Acts) to those aged 55 and above. They are typically administered by a Village Manager who will co-ordinate services and activities that are central to the low-maintenance, connected and sup-ported living lifestyle proposition.
Retirement community (or village)	Retirement accommodation in a low, medium or high rise development designed for independent, active retirees who typically do not require assistance with day-to-day living, or at least do not at the time of entry.
Ingoing contribution or entry fee	A different form of retirement accommodation comprising a compact one or two bedroom apart-ment with en suite, occasionally a second bathroom or powder room, lounge/dining area, kitchen-ette and European laundry with access to a full suite of shared facilities including lounges, dining room, cinema, arts & crafts and wellness facilities, with a base service level of concierge, hospitality and domestic services and care tailored to individual resident needs.
Service or recurrent fee	This is essentially the purchase price a retirement community resident pays the operator at the commencement of the loan/lease agreement.
Departure, exit or deferred management fee (DMF)	The amount paid by the resident, typically monthly, that covers the costs associated with operating the community. Costs covered include staff, maintenance, insurance, cleaning, etc., and levied by the operator on a cost recovery basis.

Residential aged care

Residential aged care	Residential aged care is for older Australians who can no longer live safely in their own home. It includes accommodation and personal care, delivered 24 hours a day, as well as access to nursing and general health care services, including memory support. Residential aged care facilities are registered with and overseen by the Commonwealth Department of Health. Funding is generally by both resident (accommodation) and government (care services). Income and asset tests apply.
Refundable accommodation deposit (RAD):	The lump-sum paid for the room by a resident entering an aged care home and refunded in full when leaving the home.
Daily accommodation payment (DAP):	The rental -style daily payments (a daily accommodation charge) for the room paid by a resident for the residential care facility room
Basic daily fee	A maximum amount that everyone pays for the day-to-day services they will receive at the care facility
Additional services	Fees for services that go beyond the minimum care and service requirements. However, a resident will only be charged for additional services that he/she can make use of or benefit from.
Extra services	Some aged care homes offer extra service rooms and provide upgraded hotel-type services. These services are charged with extra service fees

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Terminology and definitions

Classification of retirement/ residential care accommodation and community facilities

Premium	Accommodation and facilities are new, architecturally designed and with a premium standard of fittings and finishes. Offering a wide range of five-star standard communal amenities. Grounds are immaculate with landscaped, manicured gardens and spaces.
Above market	Accommodation and facilities have been recently established or renovated so that they are modern and of a premium standard. Offering a smaller range of communal amenities of an above average standard. Well-kept grounds with manicured gardens.
At market	Accommodation and facilities are older and/or of a regular standard of fittings and finishes. Offering limited communal facilities of an average standard. Grounds are tidy.
Below market	Accommodation and facilities are old and are below average standard. Limited/tired communal facilities.

Other

Statistical Area Level 2 (SA2)	A medium-sized general-purpose area built up by Australian Bureau of Statistics for the purpose of representing a community that interacts together socially and economically. SA2s were designed using a number of criteria, the most important of which include population, function of the area, growth, gazetted suburbs and localities, and Local Government Area (LGA).
House / unit quartile analysis	To assess the residential market performance in the catchment, historical sales data of houses/units in the catchment suburbs have been adopted. All transactions with no transaction price recorded are excluded from the analysis. The outliers, defined as the 2% of the transactions with the highest prices and the 2% with the lowest prices are trimmed off from analysis. The remaining data is cut into four quartiles, each with an equal number of transactions and sorted by sales prices with Quartile 1 having the lowest sales prices and Quartile 4 the highest. A trimmed mean price of a quartile is the average price of all the transactions in the quartile
Low-rise building	A building of 2-4 storeys in height
Mid-rise building	A building of 5-12 storeys in height
Medium/high rise building	A building of 13-19 storeys in height
High-rise building	A building of 20 or more storeys in height

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Terminology and definitions

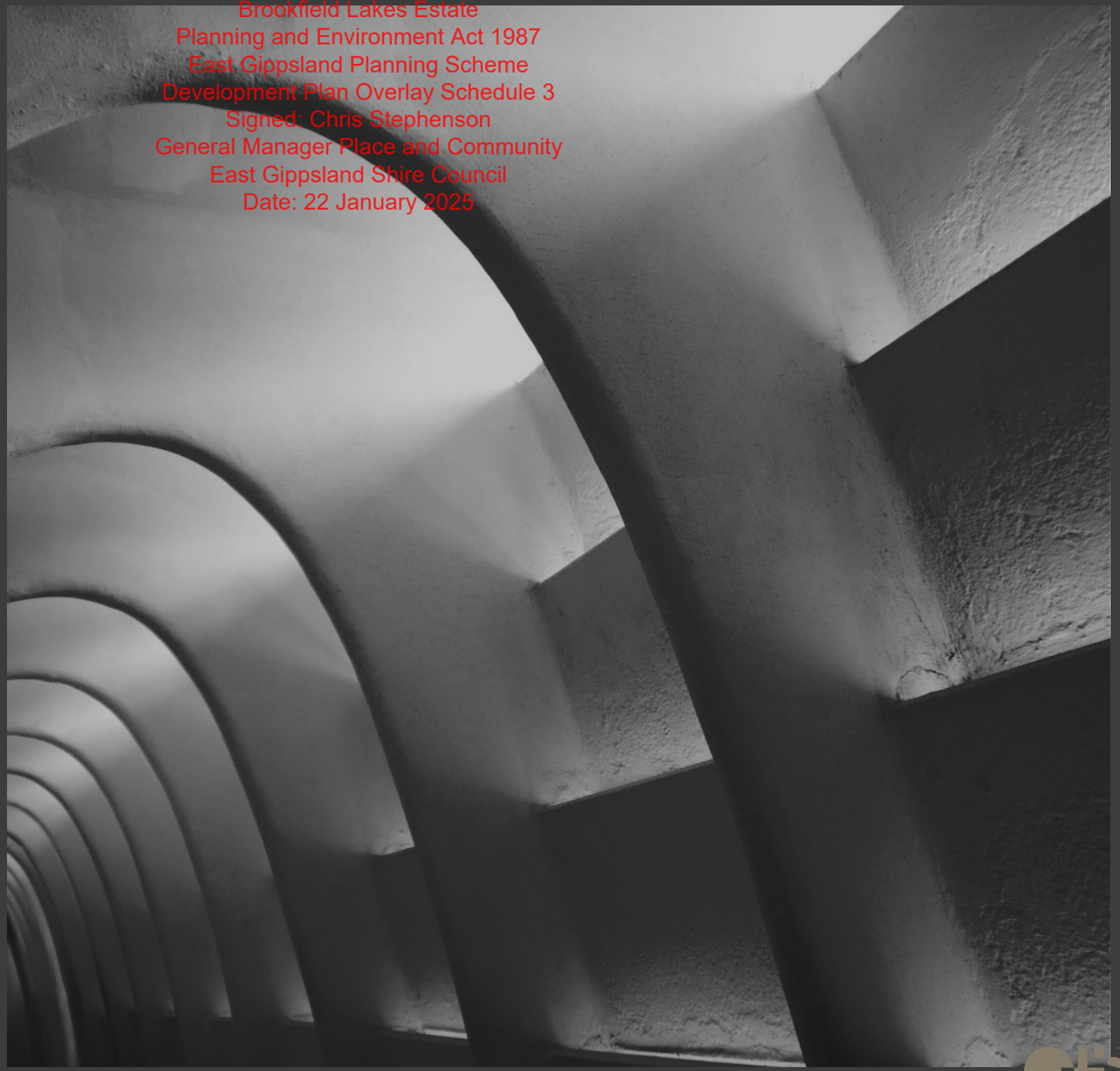
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CONCEPT SKETCH OF TURNAROUND AREA AT END OF SHEOAK VIEW

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REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	13/03/2024	CONCEPT SKETCH	J. YOUNG	L. FURNESS

19 LOMANDRA BOULEVARD, LUCKNOW
PROPOSED DEVELOPMENT PLAN AMENDMENT

GENERAL NOTES:

BASE INFORMATION FROM: 23035_A1000 (1).dwg
PREPARED BY Thomas O'Malley Architect

FILE NAME: G33393-01
SHEET NO.: 01

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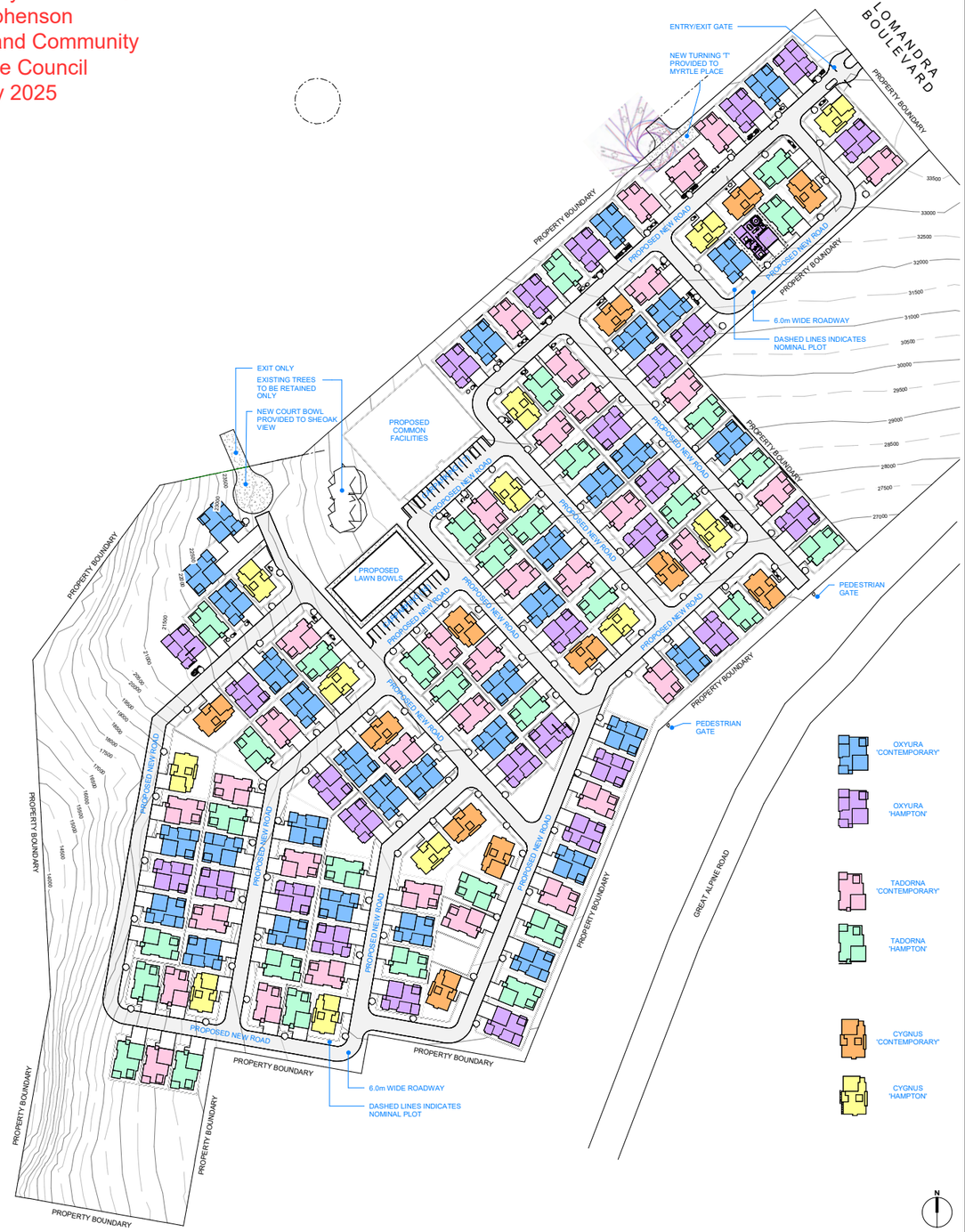
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Nominated Architect: Tomas O'Malley (4395)

Consultants

Revisions

No	Date	Description	Drawn	Aprv
4	15.01.25	TP Revision	BR	
3	13.01.25	TP Revision	BR	
2	10.10.24	TP Response	BR	
1	30.11.23	For Discussion	DB	

Client
Bennett Williams Lifestyle Communities

Project Address
13&19 LOMANDRA BOULEVARD, LUCKNOW, VIC 3875

Project
Bairnsdale LLC

Proj. No. 24001

Drawing Title
SITE PLAN

Drawing Status
CONCEPT

Scale @ A1
1 : 1000

Drawing No.
A101

Issue
4

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2 TYPICAL STREETSCAPE
1 : 200



1 TYPICAL UNIT LAYOUT
1 : 200

Note That:

Unit Layouts and streetscapes are compliant in relation to the CFA requirements for emergency access/egress and fire separation.

Architect
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Consultants

Revisions

No	Date	Description	Drawn	Aprv
1	10.10.24	TP Response	BR	

Client
Bennett Williams Lifestyle Communities

Project Address
13&19 LOMANDRA BOULEVARD, LUCKNOW, VIC 3875

Project
Bairnsdale LLC

Proj. No. 24001

Drawing Title
TYPICAL UNIT LAYOUT

Drawing Status
CONCEPT

Scale @ A1: 1 : 200
Drawing No.: A101
Issue: 1

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6 ORIGINAL FACADE DESIGNS

Artist Impressions



CYGNUS CONTEMPORARY



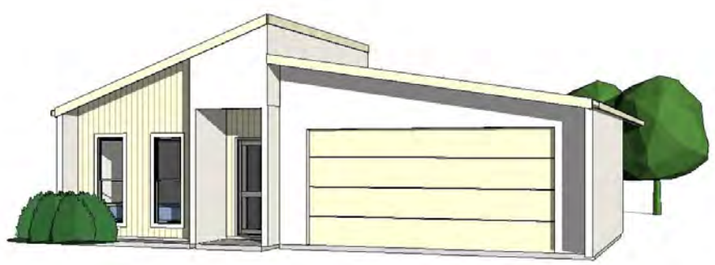
CYGNUS HAMPTON



OXYURA CONTEMPORARY



OXYURA HAMPTON



TADORNA CONTEMPORARY



TADORNA HAMPTON

4 EXTERIOR COLOUR SCHEME CHOICES

1.

Exterior Trim	- Vivid White
FC Wall Cladding	- Soft Grey
Rendered 75mm Board	- Off White
Metal Roof Cladding	- Basalt
Window Frames	- Charcoal
Door Frames	- Charcoal

2.

Exterior Trim	- Eggshell
FC Wall Cladding	- Sepia
Rendered 75mm Board	- Cool Grey
Metal Roof Cladding	- Shale Grey
Window Frames	- Charcoal
Door Frames	- Charcoal

3.

Exterior Trim	- White Duck
FC Wall Cladding	- Moorland
Rendered 75mm Board	- Warm Grey
Metal Roof Cladding	- ironstone
Window Frames	- Charcoal
Door Frames	- Charcoal

4.

Exterior Trim	- Cream
FC Wall Cladding	- Mint
Rendered 75mm Board	- Surfmist
Metal Roof Cladding	- Charcoal
Window Frames	- Charcoal
Door Frames	- Charcoal

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Nominated Architect: Tomas O'Malley (4395)

Consultants

Revisions

No	Date	Description	Drawn	Aprv
1	10.10.24	TP Response	BR	

Client: Bennett Williams Lifestyle Communities

Project Address: 13&19 LOMANDRA BOULEVARD, LUCKNOW, VIC 3875

Project: Bairnsdale LLC

Proj. No. 24001

Drawing Title: UNIT TYPES 'ORIGINAL'

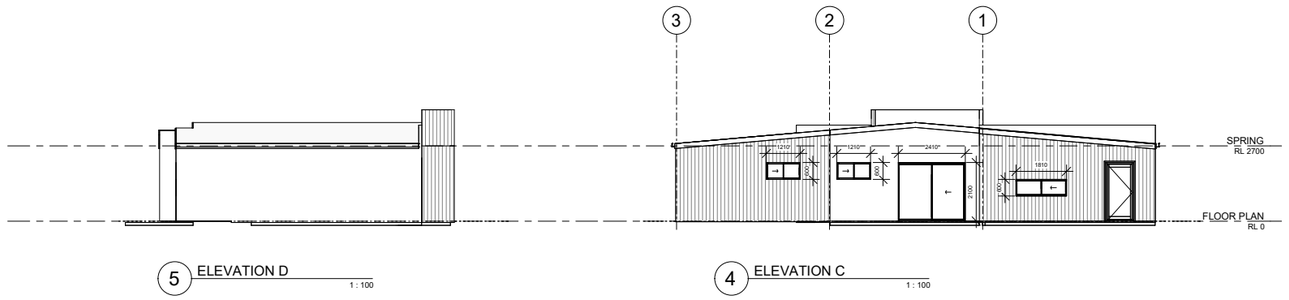
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Scale @ A1 | Drawing No. A200 | Issue 1

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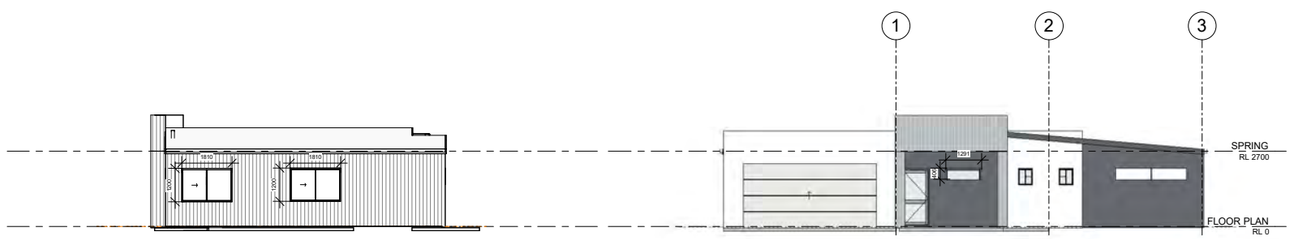
Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025





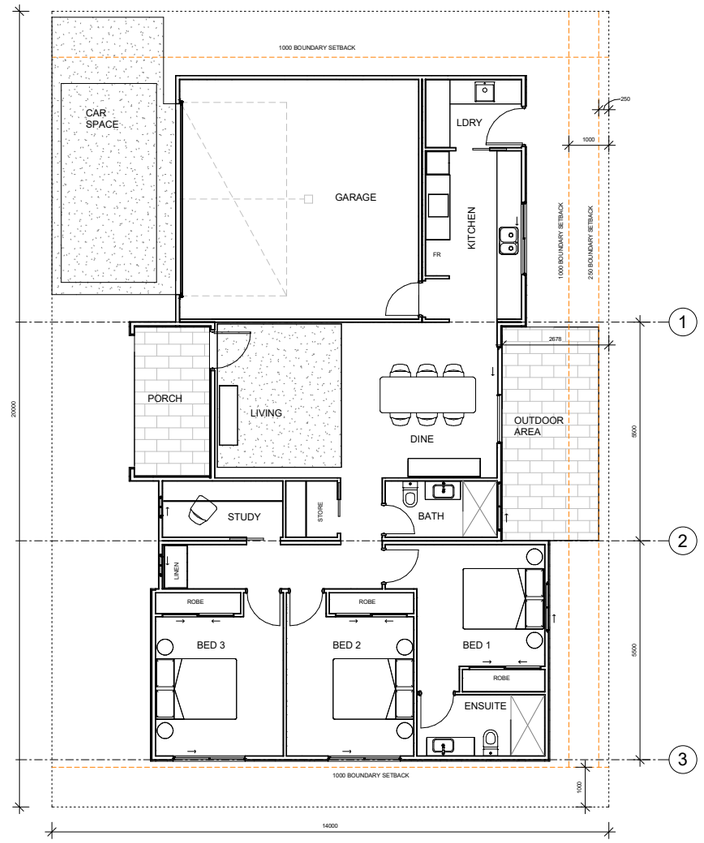
5 ELEVATION D
1 : 100

4 ELEVATION C
1 : 100



3 ELEVATION B
1 : 100

2 ELEVATION A
1 : 100



CYGNUS CONTEMPORARY

AREA PORCH	7 sqm
AREA GARAGE	36 sqm
AREA OUTDOOR AREA	13 sqm
AREA INTERIOR	108 sqm
TOTAL	164 sqm

1 FLOOR PLAN
1 : 70

Architect
TOMAS O'MALLEY ARCHITECT
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Nominated Architect: Tomas O'Malley (4395)

Consultants

Revisions

No	Date	Description	Drawn	Aprv
1	10.10.24	TP Response	BR	

Client
BENNETT WILLIAMS LIFESTYLE COMMUNITIES
Project Address
13&19 LOMANDRA BOULEVARD, LUCKNOW, VIC 3875

Project
BAIRNSDALE
Proj. No. 24001

Drawing Title
CYGNUS 'CONTEMPORARY" ORIGINAL

Drawing Status
CONCEPT

Scale @ A1
As indicated

Drawing No.
A201

Issue
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1:100

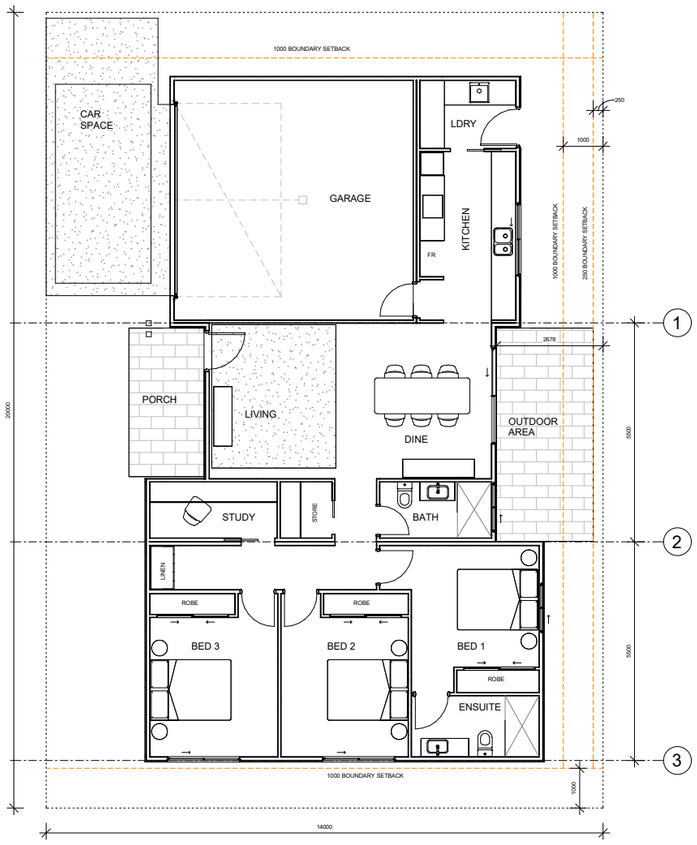
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PLOTTED & CHECKED BY: Admin

PLOTTED DATE & TIME: 9/10/2024 7:03:43 PM

Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

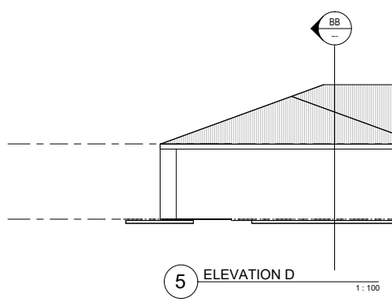




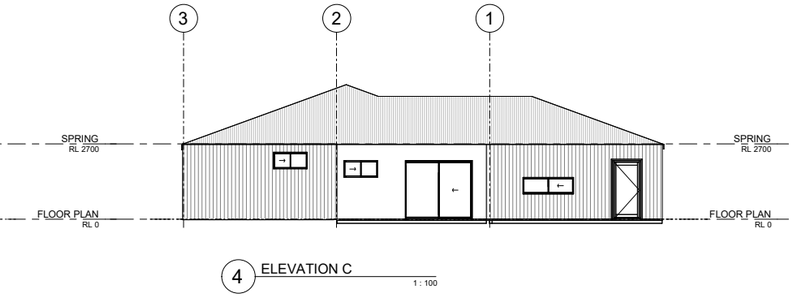
CYGNUS CONTEMPORARY

AREA PORCH	7 sqm
AREA GARAGE	36 sqm
AREA OUTDOOR AREA	13 sqm
AREA INTERIOR	108 sqm
TOTAL	164 sqm

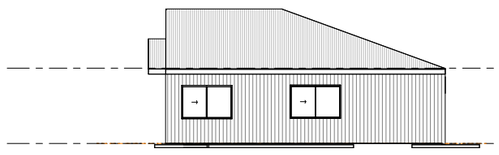
1 FLOOR PLAN
1 : 70



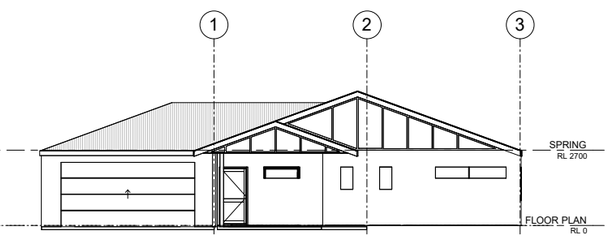
5 ELEVATION D
1 : 100



4 ELEVATION C
1 : 100



3 ELEVATION B
1 : 100



2 ELEVATION A
1 : 100

Architect
TOMAS O'MALLEY ARCHITECT
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Nominated Architect: Tomas O'Malley (4395)

Consultants

Revisions

No	Date	Description	Drawn	Aprv
1	30.11.23	For Discussion	DB	

Client
BENNETT WILLIAMS LIFESTYLE COMMUNITIES

Project Address
13&19 LOMANDRA BOULEVARD, LUCKNOW, VIC 3875

Project
BAIRNSDALE

Proj. No. 24001

Drawing Title
CYGNUS 'HAMPTON' ORIGINAL

Drawing Status
CONCEPT

Scale @ A1
As indicated

Drawing No.
A202

Issue
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1:100

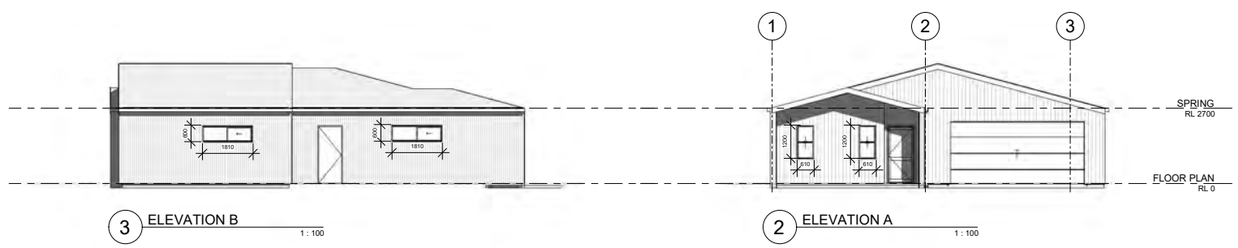
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Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025



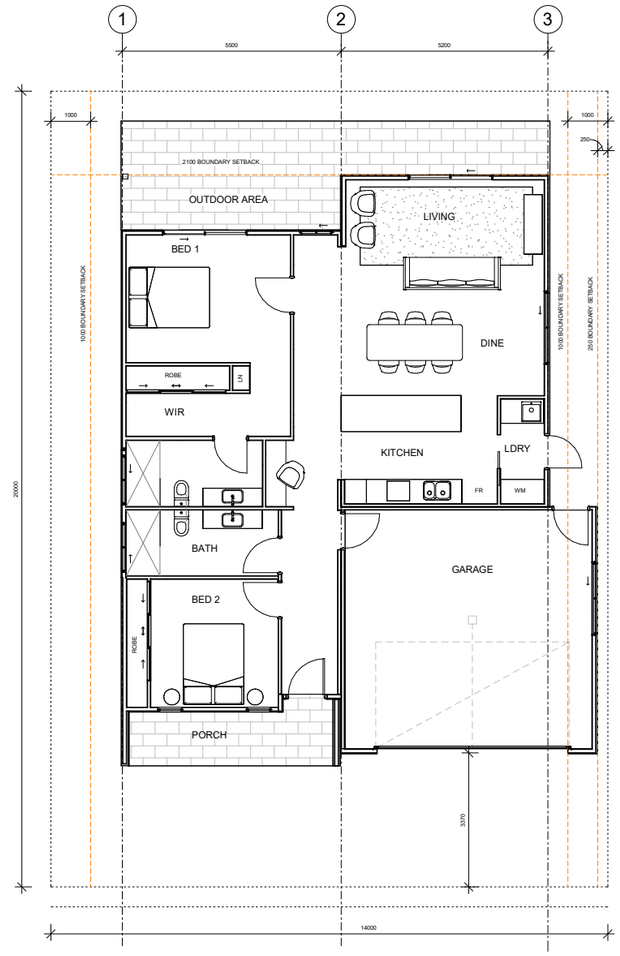
5 ELEVATION D
1 : 100

4 ELEVATION C
1 : 100



3 ELEVATION B
1 : 100

2 ELEVATION A
1 : 100



OXYURA CONTEMPORARY

AREA OUTDOOR SPACE	22 sqm
AREA PORCH	8 sqm
AREA GARAGE	37 sqm
AREA INTERNAL	104 sqm
TOTAL	163 sqm

1 FLOOR PLAN
1 : 70

Architect
TOMAS O'MALLEY ARCHITECT
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t 07 41536420 | e info@to-architect.com.au | ABN 96 632 830 954

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Nominated Architect: Tomas O'Malley (4395)

Consultants

Revisions

No	Date	Description	Drawn	Aprv
1	30.11.23	For Discussion	DB	

Client
BENNETT WILLIAMS LIFESTYLE COMMUNITIES

Project Address
13&19 LOMANDRA BOULEVARD, LUCKNOW, VIC 3875

Project
BAIRNSDALE

Proj. No. 24001

Drawing Title
OXYURA 'CONTEMPORARY' ORIGINAL

Drawing Status
CONCEPT

Scale @ A1
As indicated

Drawing No.
A203

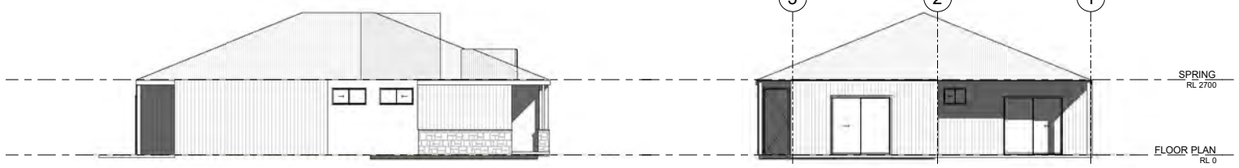
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Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025





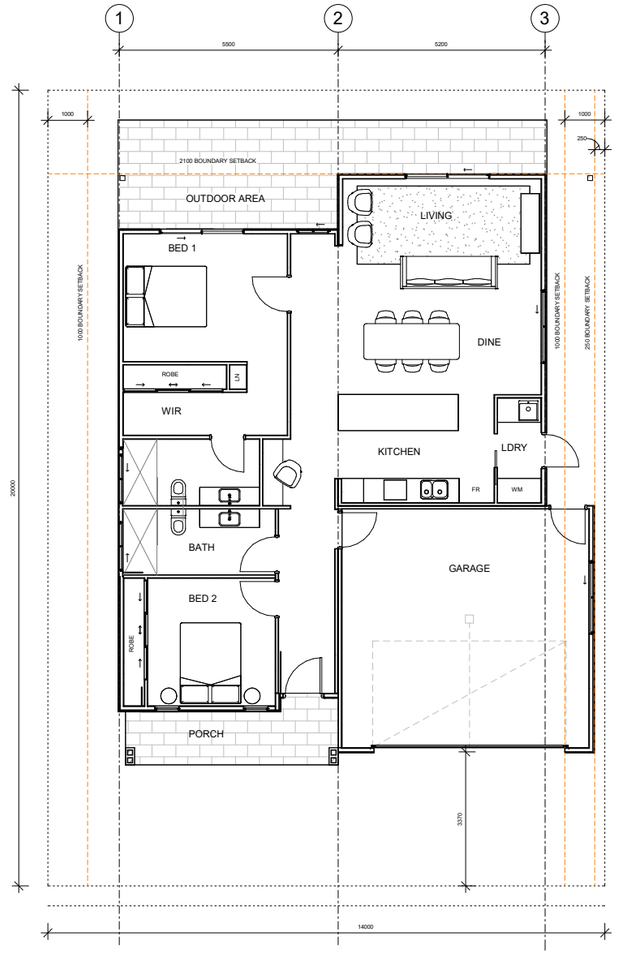
5 ELEVATION D
1 : 100

4 ELEVATION C
1 : 100



3 ELEVATION B
1 : 100

2 ELEVATION A
1 : 100



OXYURA CONTEMPORARY

1 FLOOR PLAN
1 : 70

AREA OUTDOOR SPACE	22 sqm
AREA PORCH	8 sqm
AREA GARAGE	37 sqm
AREA INTERNAL	104 sqm
TOTAL	163 sqm

Architect
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Nominated Architect: Tomas O'Malley (4395)

Consultants

Revisions

No	Date	Description	Drawn	Aprv
1	10.10.24	TP Response	BR	

Client
BENNETT WILLIAMS LIFESTYLE COMMUNITIES

Project Address
13&19 LOMANDRA BOULEVARD, LUCKNOW, VIC 3875

Project
BAIRNSDALE

Proj. No. 24001

Drawing Title
OXYURA 'HAMPTON' ORIGINAL

Drawing Status
CONCEPT

Scale @ A1
As indicated

Drawing No.
A204

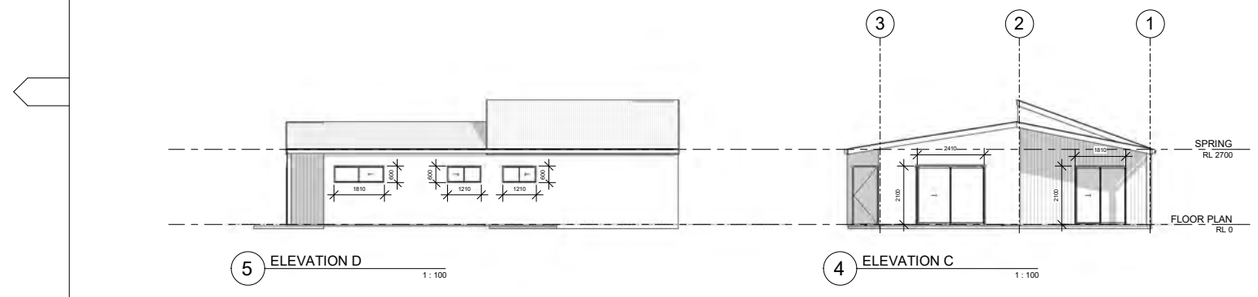
Issue
1

0 1.25 2.5 5m
1:100

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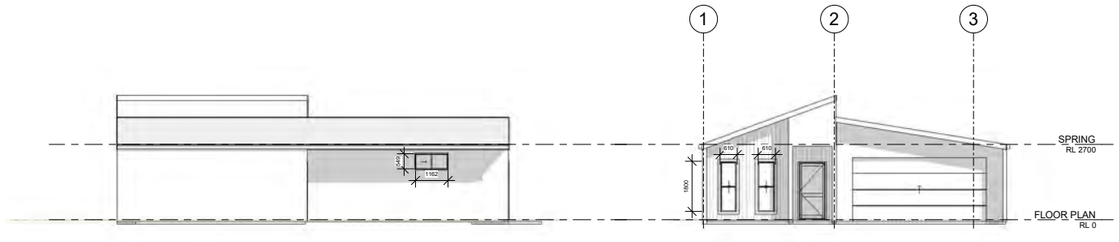
Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025





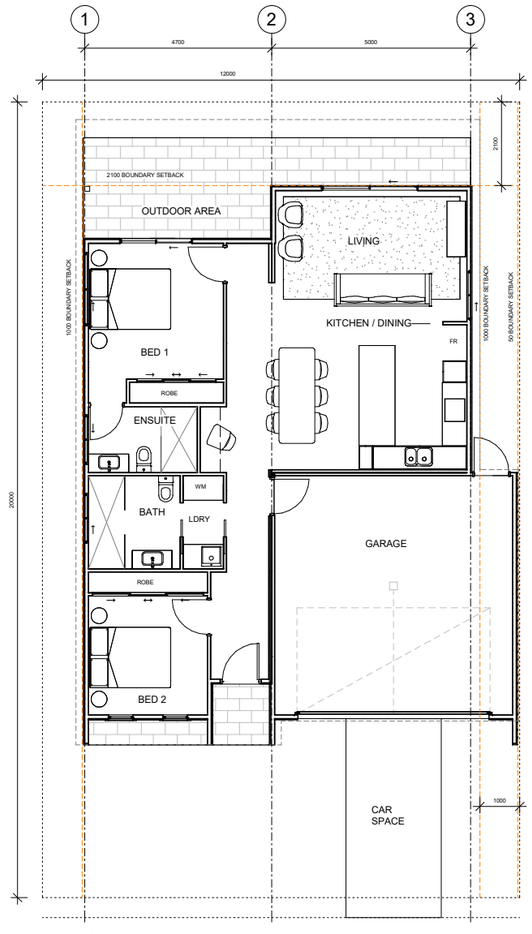
5 ELEVATION D
1 : 100

4 ELEVATION C
1 : 100



3 ELEVATION B
1 : 100

2 ELEVATION A
1 : 100



TADORNA CONTEMPORARY

AREA GARAGE	36 sqm
AREA PORCH	4 sqm
AREA OUTDOOR SPACE	18 sqm
AREA INTERIOR	87 sqm
TOTAL	145 sqm

1 FLOOR PLAN
1 : 70

Architect
TOMAS O'MALLEY ARCHITECT
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t 07 41536420 | e info@to-architect.com.au | ABN 96 632 830 954

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Nominated Architect: Tomas O'Malley (4395)

Consultants

Revisions

No	Date	Description	Drawn	Aprv
1	10.10.24	TP Response	BR	

Client
BENNETT WILLIAMS LIFESTYLE COMMUNITIES

Project Address
13&19 LOMANDRA BOULEVARD, LUCKNOW, VIC 3875

Project
BAIRNSDALE

Proj. No. 24001

Drawing Title
TADORNA 'CONTEMPORARY' ORIGINAL

Drawing Status
CONCEPT

Scale @ A1
As indicated

Drawing No.
A205

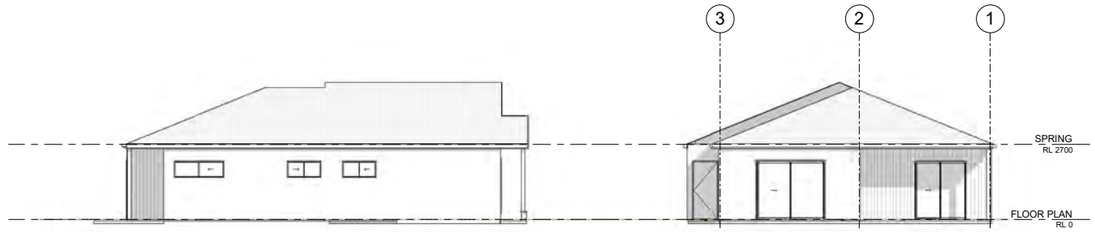
Issue
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1:100

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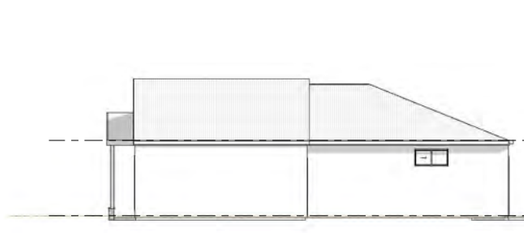
Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025



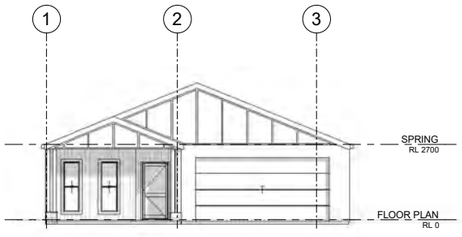


5 ELEVATION D
1 : 100

4 ELEVATION C
1 : 100



3 ELEVATION B
1 : 100



2 ELEVATION A
1 : 100



TADORNA CONTEMPORARY

AREA GARAGE	36 sqm
AREA PORCH	4 sqm
AREA OUTDOOR SPACE	18 sqm
AREA INTERIOR	87 sqm
TOTAL	145 sqm

1 FLOOR PLAN
1 : 70

Architect
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Nominated Architect: Tomas O'Malley (4395)

Consultants

Revisions

No	Date	Description	Drawn	Aprv
1	10.10.24	TP REsponse	BR	

Client
BENNETT WILLIAMS LIFESTYLE COMMUNITIES

Project Address
13&19 LOMANDRA BOULEVARD, LUCKNOW, VIC 3875

Project
BAIRNSDALE

Proj. No. 24001

Drawing Title
TADORNA 'HAMPTON' ORIGINAL

Drawing Status
CONCEPT

Scale @ A1
As indicated

Drawing No.
A206

Issue
1

0 1.25 2.5 5m
1:100

PLOTTED & TIME: 9/10/2024 7:15:31 PM
PLOTTED & CHECKED BY: Author
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Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

6 OPTIONAL FACADE DESIGNS

Artist Impressions



CYGNUS CONTEMPORARY



CYGNUS HAMPTON



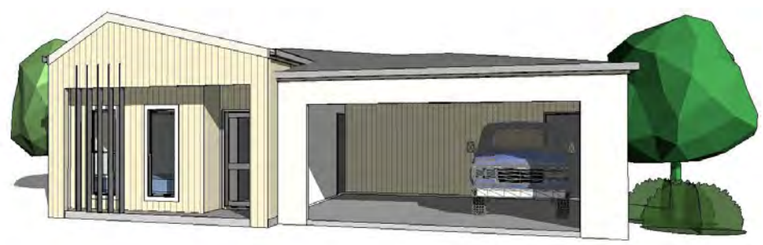
OXYURA CONTEMPORARY



OXYURA HAMPTON



TADORNA CONTEMPORARY



TADORNA HAMPTON

4 EXTERIOR COLOUR SCHEME CHOICES

1.

Exterior Trim	- Vivid White
FC Wall Cladding	- Soft Grey
Rendered 75mm Board	- Off White
Metal Roof Cladding	- Basalt
Window Frames	- Charcoal
Door Frames	- Charcoal

2.

Exterior Trim	- Eggshell
FC Wall Cladding	- Sepia
Rendered 75mm Board	- Cool Grey
Metal Roof Cladding	- Shale Grey
Window Frames	- Charcoal
Door Frames	- Charcoal

3.

Exterior Trim	- White Duck
FC Wall Cladding	- Moorland
Rendered 75mm Board	- Warm Grey
Metal Roof Cladding	- ironstone
Window Frames	- Charcoal
Door Frames	- Charcoal

4.

Exterior Trim	- Cream
FC Wall Cladding	- Mint
Rendered 75mm Board	- Surfmist
Metal Roof Cladding	- Charcoal
Window Frames	- Charcoal
Door Frames	- Charcoal

Architect
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Nominated Architect: Tomas O'Malley (4395)

Consultants

Revisions

No	Date	Description	Drawn	Aprv
1	10.10.24	TP Response	BR	

Client: Bennett Williams Lifestyle Communities

Project Address: 13&19 LOMANDRA BOULEVARD, LUCKNOW, VIC 3875

Project: Bairnsdale LLC

Proj. No. 24001

Drawing Title: UNIT IMAGES OPTIONAL

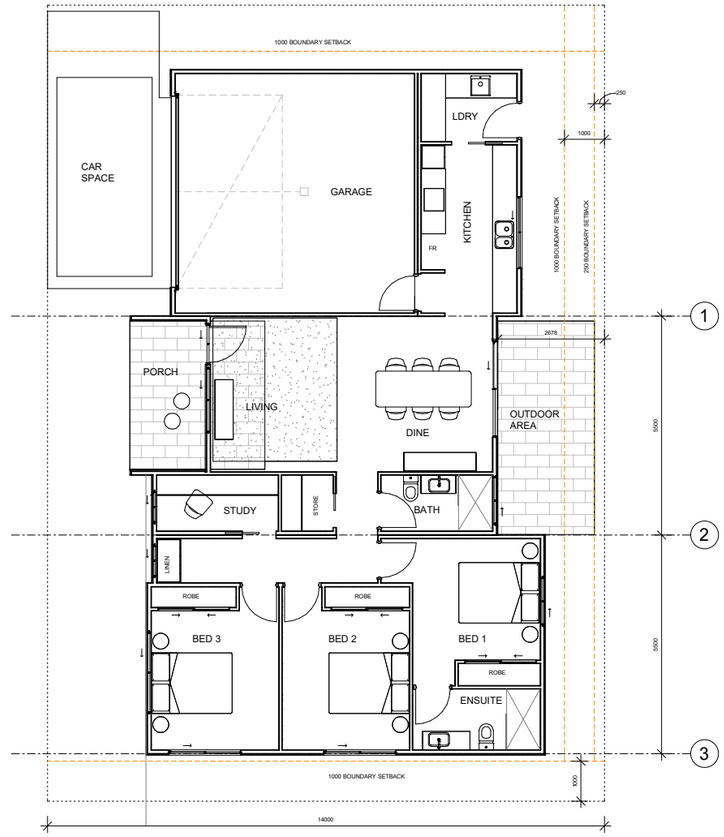
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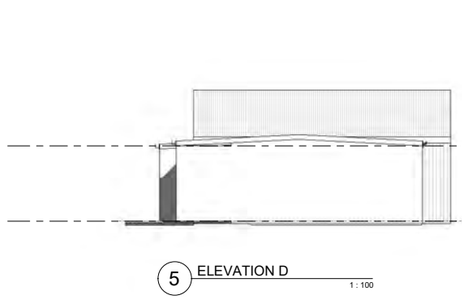
Scale @ A1 | Drawing No. A300 | Issue 1

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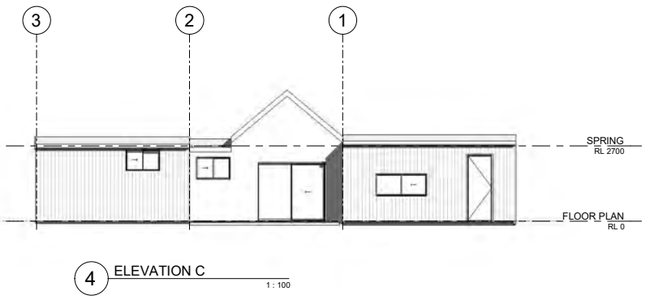
Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
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Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025



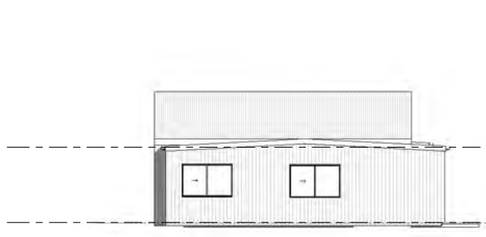


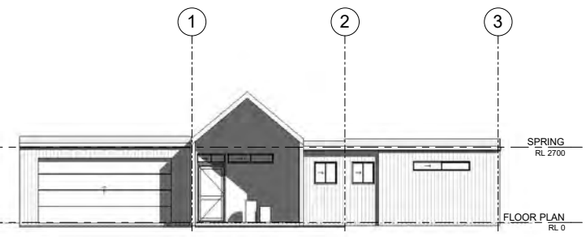


5 ELEVATION D
1 : 100



4 ELEVATION C
1 : 100





2 ELEVATION A
1 : 100

CYGNUS CONTEMPORARY

AREA PORCH	7 sqm
AREA GARAGE	36 sqm
AREA OUTDOOR AREA	13 sqm
AREA INTERIOR	108 sqm
TOTAL	164 sqm

1 FLOOR PLAN
1 : 70

Architect
TOMAS O'MALLEY ARCHITECT
Level 1, 7 Barolin Street Bundaberg, QLD 4670
t 07 41536420 | e info@to-architect.com.au | ABN 96 632 830 954

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Nominated Architect: Tomas O'Malley (4395)

Consultants

Revisions

No	Date	Description	Drawn	Aprv
1	10.10.24	TP Response	BR	

Client
BENNETT WILLIAMS LIFESTYLE COMMUNITIES

Project Address
13&19 LOMANDRA BOULEVARD, LUCKNOW, VIC 3875

Project
BAIRNSDALE

Proj. No. 24001

Drawing Title
CYGNUS 'CONTEMPORARY' OPTIONAL

Drawing Status
CONCEPT

Scale @ A1
As indicated

Drawing No.
A301

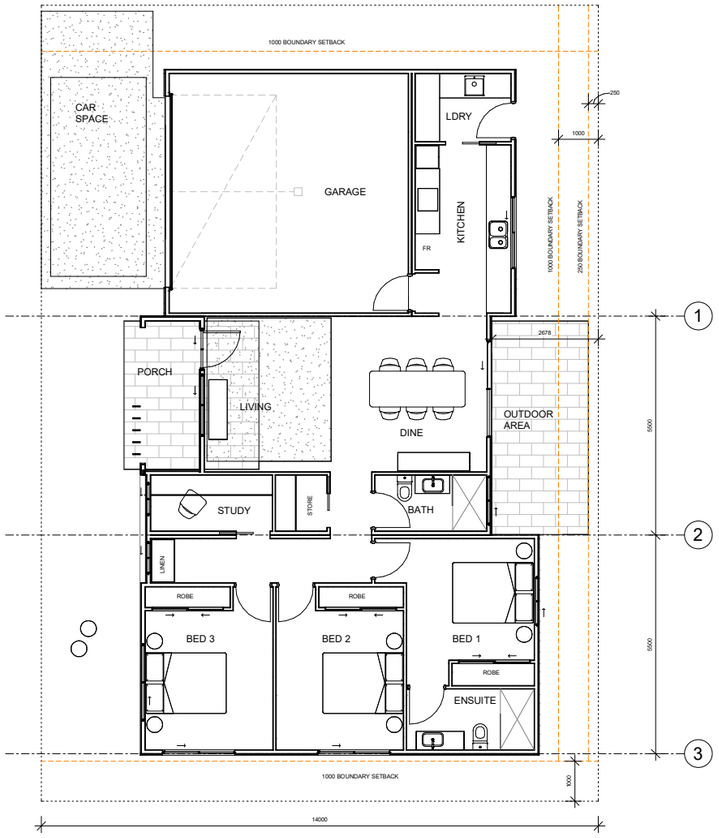
Issue
1

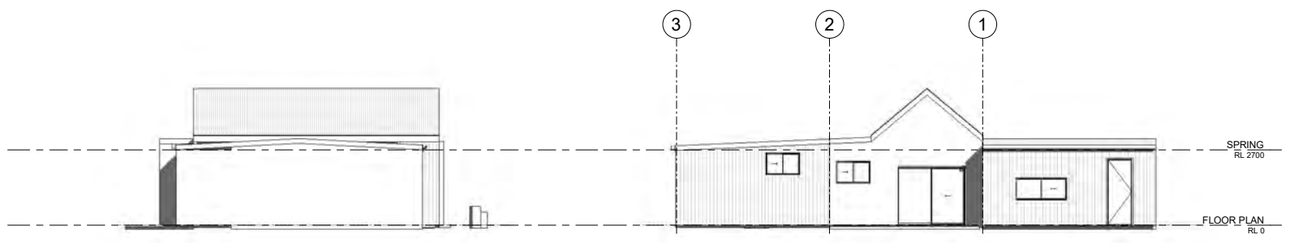
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1:100

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PLOTTED & CHECKED BY: Author
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BAIRNSDALE_OPTIONAL CONTEMPORARY_CENTRAL_v24_to-user.rvt

Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

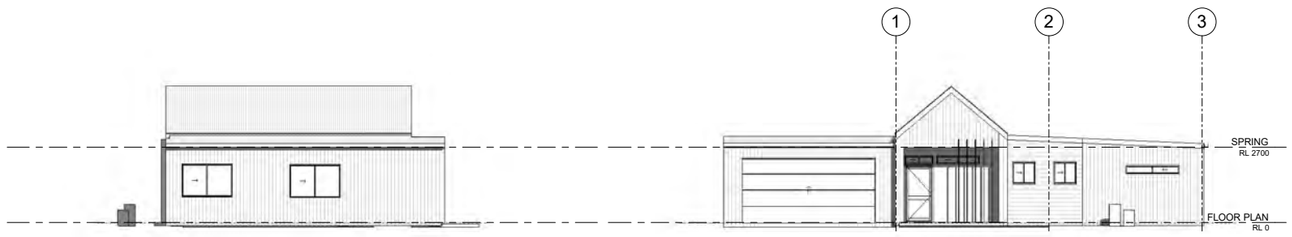






5 ELEVATION D
1 : 100

4 ELEVATION C
1 : 100



3 ELEVATION B
1 : 100

2 ELEVATION A
1 : 100

CYGNUS CONTEMPORARY

AREA PORCH	7 sqm
AREA GARAGE	36 sqm
AREA OUTDOOR AREA	13 sqm
AREA INTERIOR	108 sqm
TOTAL	164 sqm

1 FLOOR PLAN
1 : 70

Architect
TOMAS O'MALLEY ARCHITECT
Level 1, 7 Barolin Street Bundaberg, QLD 4670
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Nominated Architect: Tomas O'Malley (4395)

Consultants

Revisions

No	Date	Description	Drawn	Aprv
1	10.10.24	TP Response	BR	

Client
BENNETT WILLIAMS LIFESTYLE COMMUNITIES

Project Address
13&19 LOMANDRA BOULEVARD, LUCKNOW, VIC 3875

Project
BAIRNSDALE

Proj. No. 24001

Drawing Title
CYGNUS 'HAMPTON' OPTIONAL

Drawing Status
CONCEPT

Scale @ A1
As indicated

Drawing No.
A302

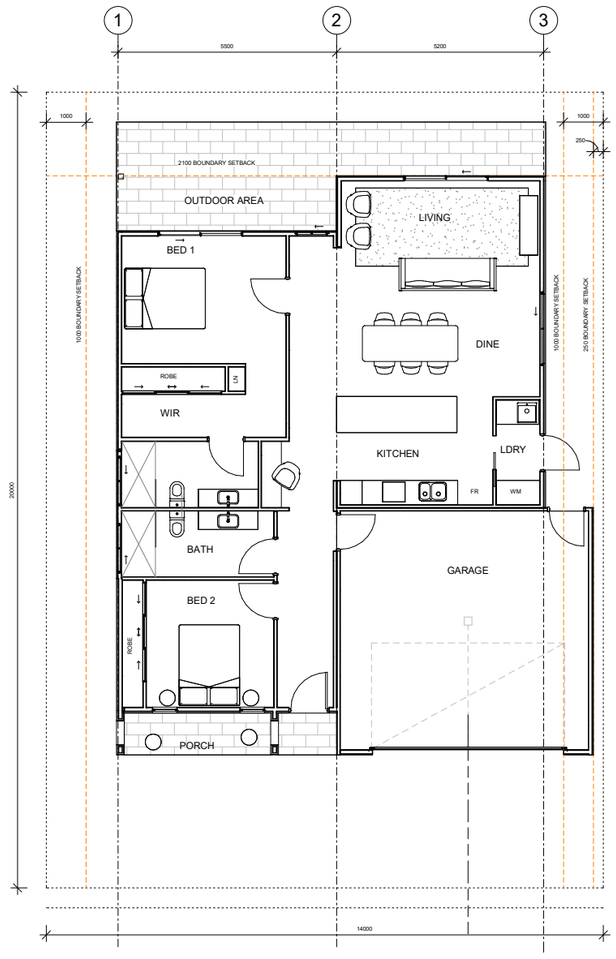
Issue
1

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1:100

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PLOT DATE & TIME: 9/10/2024 7:05:06 PM

Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

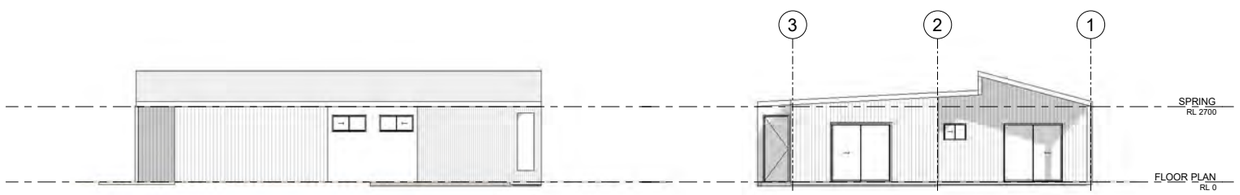




OXYURA CONTEMPORARY

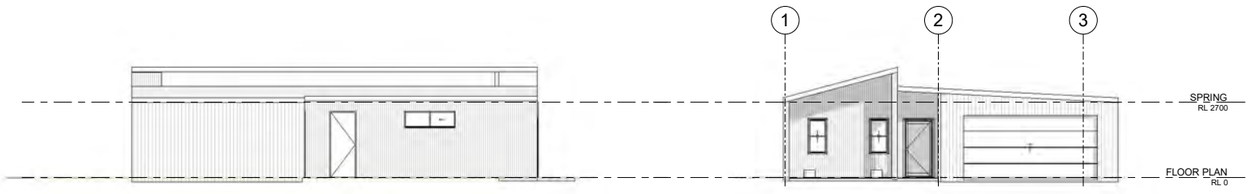
AREA OUTDOOR SPACE	22 sqm
AREA PORCH	8 sqm
AREA GARAGE	37 sqm
AREA INTERNAL	104 sqm
TOTAL	163 sqm

1 FLOOR PLAN
1 : 70



5 ELEVATION D
1 : 100

4 ELEVATION C
1 : 100



3 ELEVATION B
1 : 100

2 ELEVATION A
1 : 100

Architect
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Nominated Architect: Tomas O'Malley (4395)

Consultants

Revisions

No	Date	Description	Drawn	Aprv
1	10.10.24	TP Response	BR	

Client
BENNETT WILLIAMS LIFESTYLE COMMUNITIES
Project Address
13&19 LOMANDRA BOULEVARD, LUCKNOW, VIC 3875

Project
BAIRNSDALE
Proj. No. 24001

Drawing Title
OXYURA 'CONTEMPORARY' OPTIONAL

Drawing Status
CONCEPT

Scale @ A1
As indicated

Drawing No.
A303

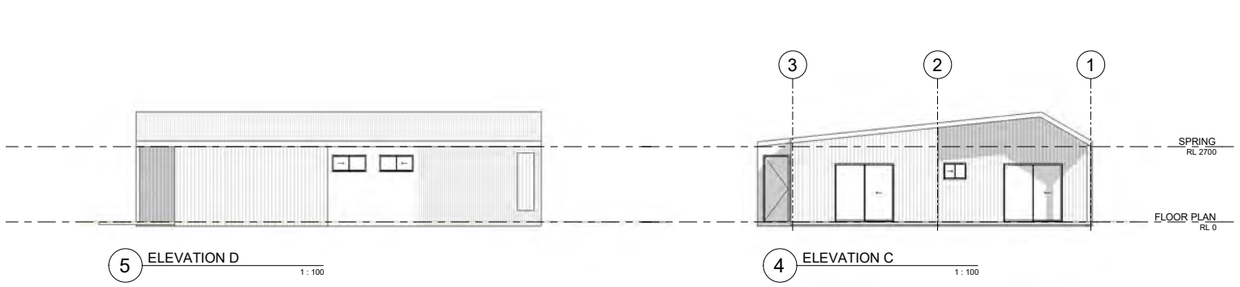
Issue
1

0 1.25 2.5 5m
1:100

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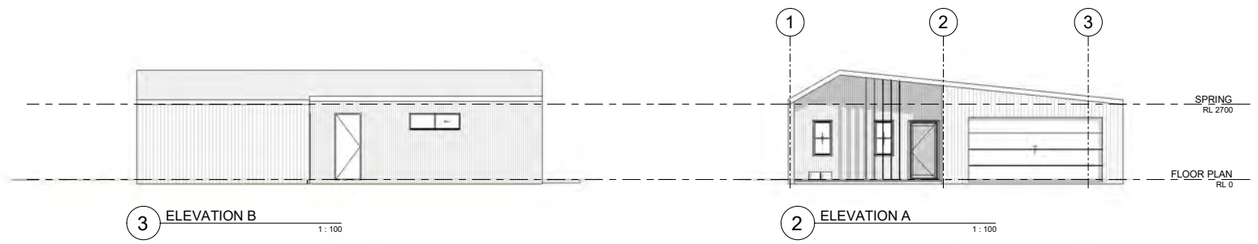
Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025





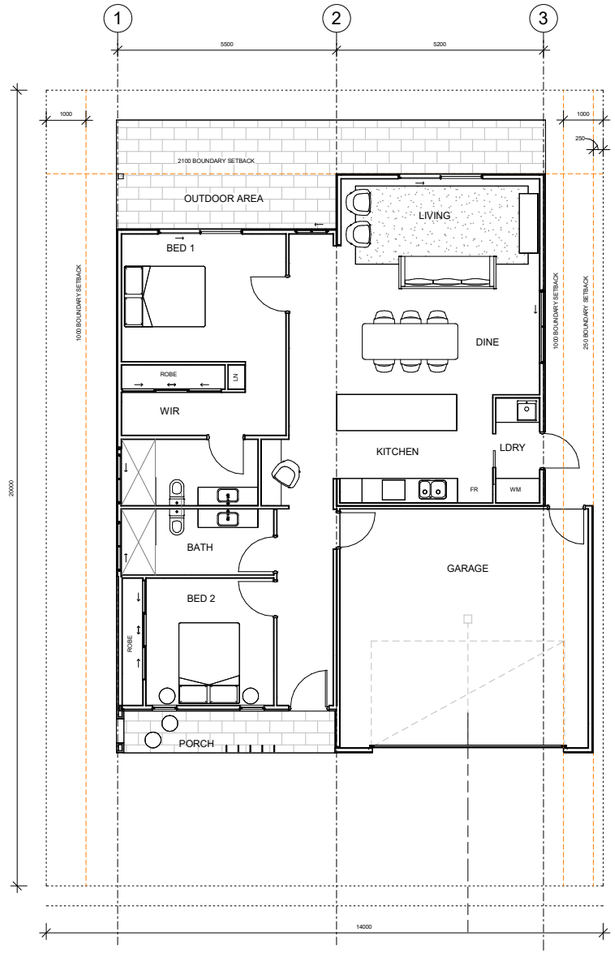
5 ELEVATION D
1 : 100

4 ELEVATION C
1 : 100



3 ELEVATION B
1 : 100

2 ELEVATION A
1 : 100



OXYURA CONTEMPORARY

1 FLOOR PLAN
1 : 70

AREA OUTDOOR SPACE	22 sqm
AREA PORCH	8 sqm
AREA GARAGE	37 sqm
AREA INTERNAL	104 sqm
TOTAL	163 sqm

Architect
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t 07 41536420 | e info@to-architect.com.au | ABN 96 632 830 954

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Nominated Architect: Tomas O'Malley (4395)

Consultants

Revisions

No	Date	Description	Drawn	Aprv
1	10.10.24	TP Response	BR	

Client
BENNETT WILLIAMS LIFESTYLE COMMUNITIES

Project Address
13&19 LOMANDRA BOULEVARD, LUCKNOW, VIC 3875

Project
BAIRNSDALE

Proj. No. 24001

Drawing Title
OXYURA 'HAMPTON' OPTIONAL

Drawing Status
CONCEPT

Scale @ A1
As indicated

Drawing No.
A304

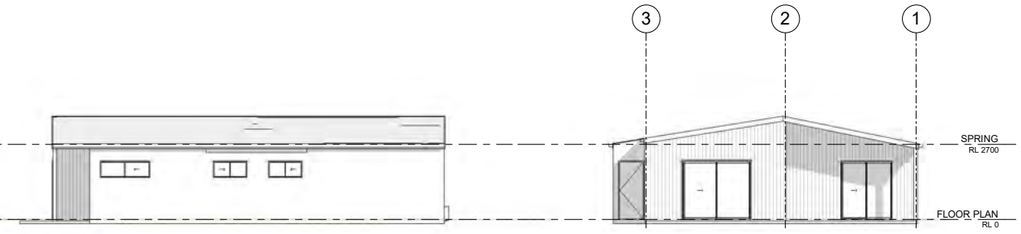
Issue
1

0 1.25 2.5 5m
1:100

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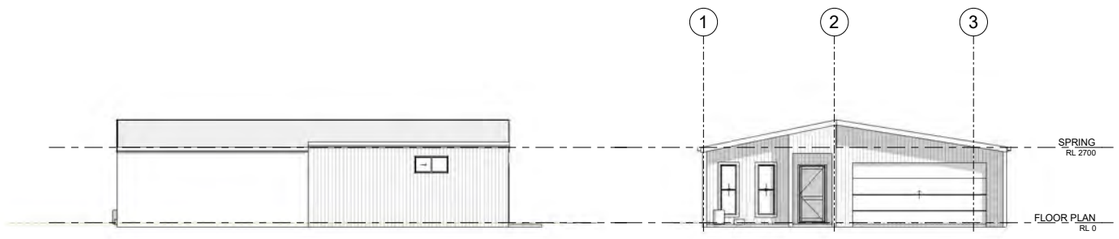
Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025





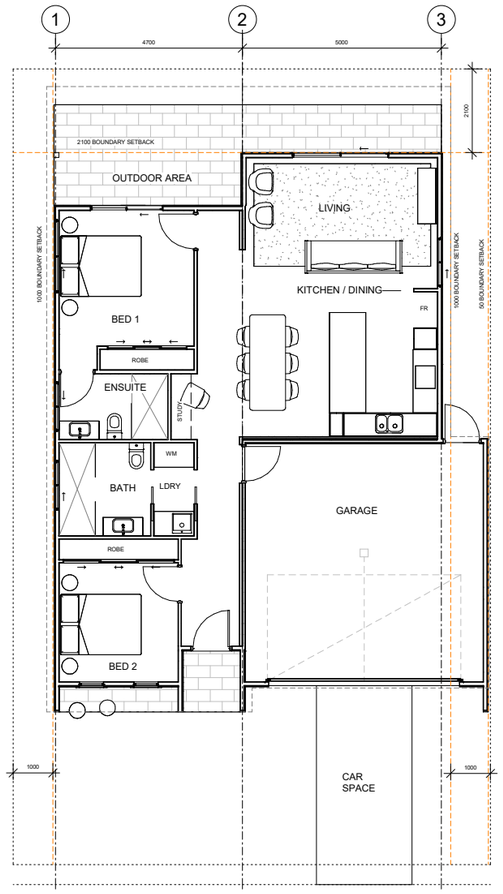
5 ELEVATION D
1 : 100

4 ELEVATION C
1 : 100



3 ELEVATION B
1 : 100

2 ELEVATION A
1 : 100



TADORNA CONTEMPORARY

AREA GARAGE	36 sqm
AREA PORCH	4 sqm
AREA OUTDOOR SPACE	18 sqm
AREA INTERIOR	87 sqm
TOTAL	145 sqm

1 FLOOR PLAN
1 : 70

Architect
TOMAS O'MALLEY ARCHITECT
Level 1, 7 Barolin Street Bundaberg, QLD 4670
t 07 41536420 | e info@to-architect.com.au | ABN 96 632 830 954

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Nominated Architect: Tomas O'Malley (4395)

Consultants

Revisions

No	Date	Description	Drawn	Aprv
1	10.10.24	TP Response	BR	

Client
BENNETT WILLIAMS LIFESTYLE COMMUNITIES

Project Address
13&19 LOMANDRA BOULEVARD, LUCKNOW, VIC 3875

Project
BAIRNSDALE

Proj. No. 24001

Drawing Title
TADORNA 'CONTEMPORARY' OPTIONAL

Drawing Status
CONCEPT

Scale @ A1
As indicated

Drawing No.
A305

Issue
1

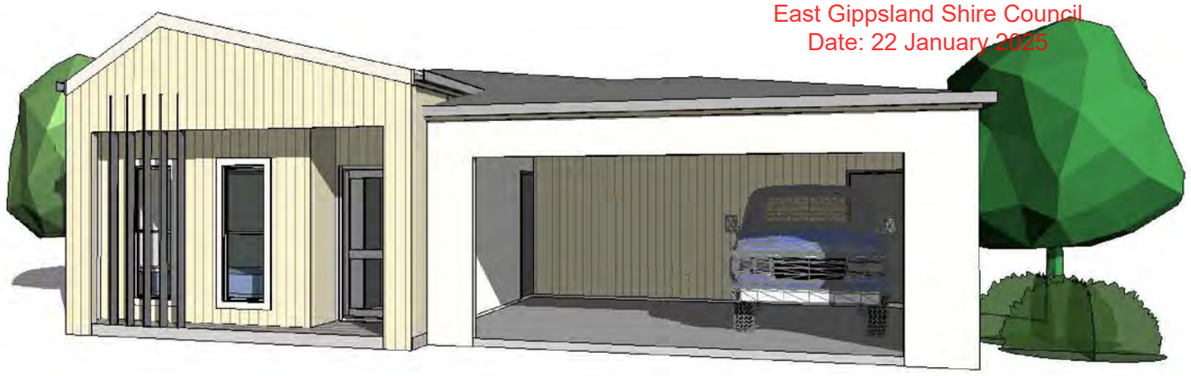
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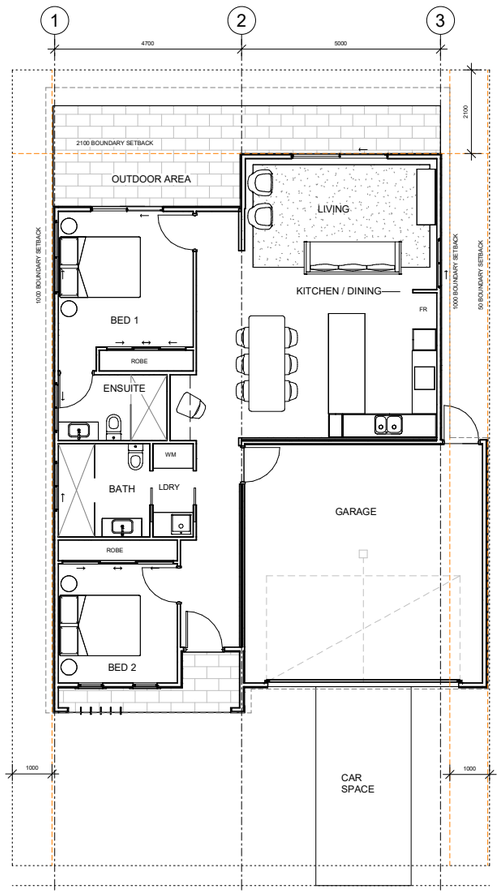
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PLOTTED & CHECKED BY: Admin

PLOT DATE & TIME: 9/10/2024 7:33:39 PM

Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

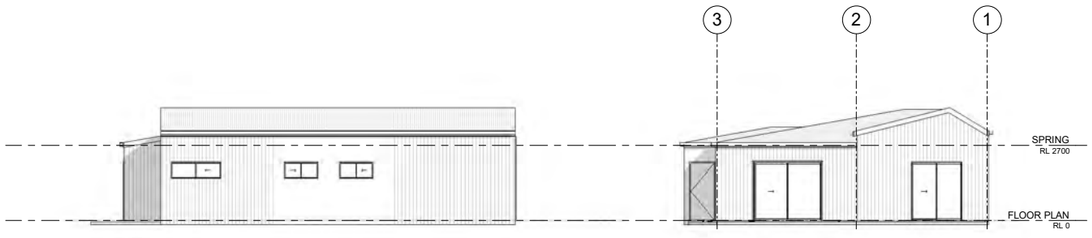




TADORNA CONTEMPORARY

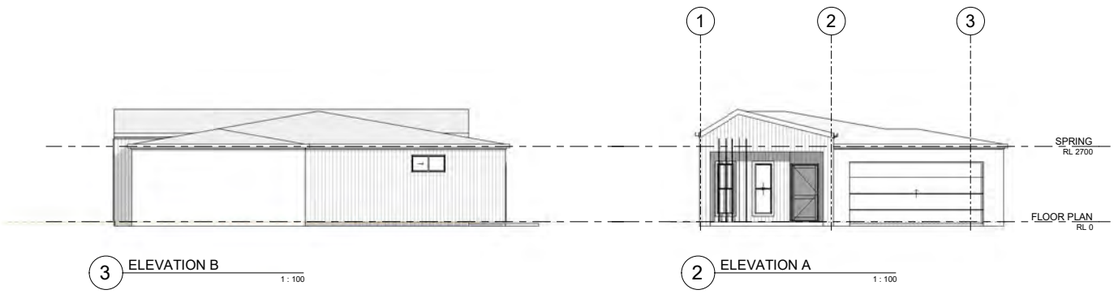
AREA GARAGE	36 sqm
AREA PORCH	4 sqm
AREA OUTDOOR SPACE	18 sqm
AREA INTERIOR	87 sqm
TOTAL	145 sqm

1 FLOOR PLAN
1 : 70



5 ELEVATION D
1 : 100

4 ELEVATION C
1 : 100



3 ELEVATION B
1 : 100

2 ELEVATION A
1 : 100

Architect
TOMAS O'MALLEY ARCHITECT
Level 1, 7 Barolin Street Bundaberg, QLD 4670
t 07 41536420 | e info@to-architect.com.au | ABN 96 632 830 954

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Nominated Architect: Tomas O'Malley (4395)

Consultants

Revisions
No 1 Date 30.11.23 Description For Discussion Drawn DB Aprv

Client
BENNETT WILLIAMS LIFESTYLE COMMUNITIES
Project Address
13&19 LOMANDRA BOULEVARD, LUCKNOW, VIC 3875

Project
BAIRNSDALE
Proj. No. 24001

Drawing Title
TADORNA 'HAMPTON' OPTIONAL

Drawing Status
CONCEPT

Scale @ A1
As indicated

Drawing No.
A306

Issue
1

0 1.25 2.5 5m
1:100

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PLOTTED & CHECKED BY Aprv
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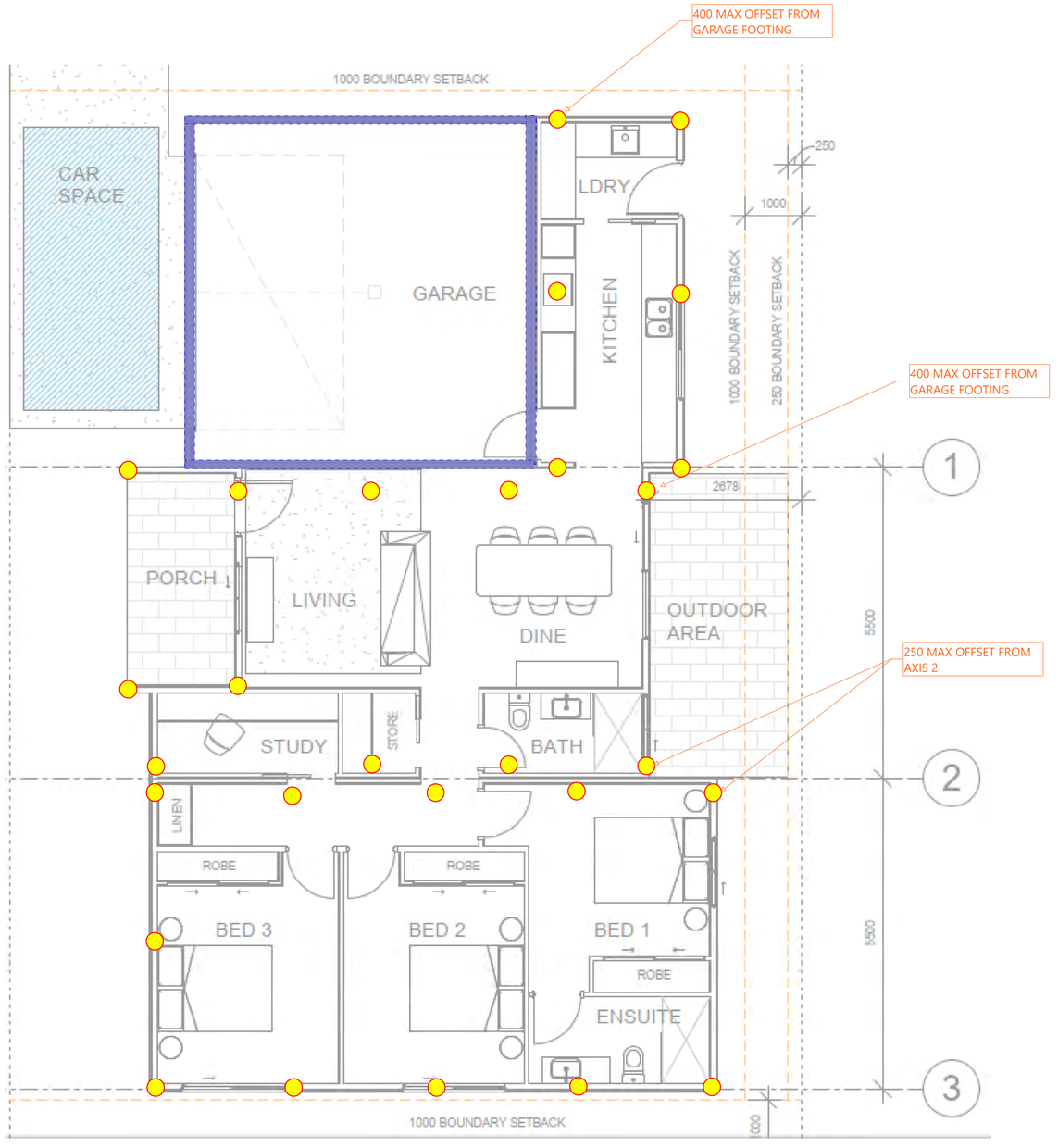
Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

STRUCTURAL SCHEMATIC DESIGN

PROJECT: PROPOSED RESIDENCE - CYGNUS CONTEMPORARY A
ADDRESS: Lot. 13 & 19 Lomandra Boulevard, Lucknow, VIC 3875
CLIENT: Bairnsdale Lifestyle Village P/L

PROJECT NO.: 1297666
DATE: 07.10.2024
REVISION: A
ENGINEER: HORMOZ SHAMS
REVIEWED: EDITH MOK

Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025



WAFFLE SCHEDULE
OVERALL SLAB DEPTH - 385mm
VOID FORM HEIGHT - 300mm
SLAB THICKNESS - 85mm
INTERNAL RIB WIDTH - 110mm
EXTERNAL RIB WIDTH - 300mm
STEM WIDTH - 150mm
TOP REINFORCEMENT
SLAB FABRIC - SL82
INTERNAL RIB - 1-N12 BAR - REFER PLAN
EXTERNAL RIB - 3-L11TM - REFER PLAN
BOTTOM REINFORCEMENT
INTERNAL RIB -
EXTERNAL RIB - 3-L11TM
CONCRETE STRENGTH - 20 MPa

LEGEND

- TYPICAL EXTERNAL BEAM (INTERNAL TO MATCH)

- 75kN SAFE WORKING LOAD SCREW PILES
FORCED MIN 2300mm BELOW NGL
(FINAL DEPTH TO BE DETERMINED BASED ON SOIL REPORT)
INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

SUBFLOOR FOOTING PLAN

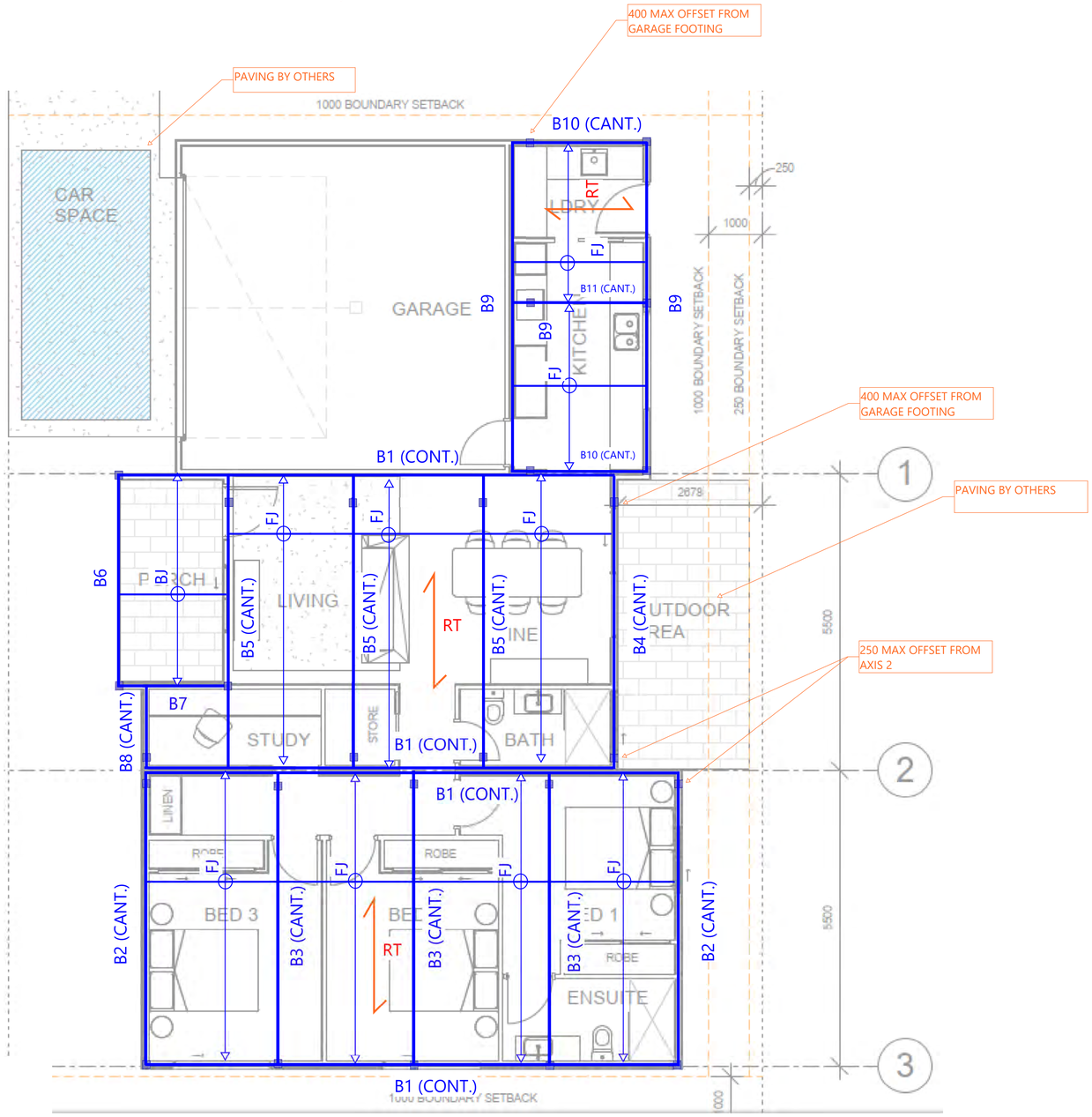
SCALE - NTS

NOTE: THIS DESIGN IS PRELIMINARY SUBJECT TO CHANGE UPON FULL ENGINEERING

NOTE: H1 SOIL REACTIVITY HAS BEEN CONSIDERED FOR DESGN OF SLAB WITH NO TREE AFFECT. WAFFLE FOOTING DESIGN AND SCREW PILE FOUND DEPTH ARE SUBJECT TO CHANGE BASED ON SOIL REPORT.

SK2

Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025



MEMBER SCHEDULE

B1 - C300-24 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 2500 MAX CONT. SPAN
B2 - C300-30 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 250 MAX CANT. SPAN
B3 - 2-C300-30 BACK TO BACK LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 250 MAX CANT. SPAN
B4 - 2-C300-30 BOXED LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 400 MAX CANT. SPAN
B5 - 2-C300-30 BACK TO BACK LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 400 MAX CANT. SPAN
B6 - C200-24 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION)
B7 - C200-24 LYSAGHT BEARER
B8 - C200-24 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 250 MAX CANT. SPAN
B9 - C250-24 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 3000 MAX CONT. SPAN
B10 - C250-19 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 400 MAX CANT. SPAN
B11 - 2-C250-19 BACK TO BACK LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 400 MAX CANT. SPAN
FJ - C150-12 LYSAGHT JOISTS (OR EQUIVALENT STRAMIT SECTION), 450 CRS MAX, 2500 MAX SINGLE SPAN
BJ - C100-12 LYSAGHT JOISTS (OR EQUIVALENT STRAMIT SECTION). 450 CRS MAX. 2500 MAX SINGLE SPAN

LEGEND

- STEEL BEARER/JOIST
- SUPPORT UNDER REFER FOOTING PLAN
- RT - ROOF TRUSS DIRECTION

SUBFLOOR FRAMING PLAN

SCALE - NTS

NOTE: THIS DESIGN IS PRELIMINARY SUBJECT TO CHANGE UPON FULL ENGINEERING

NOTE: ROOF BRACING BY TRUSS MANUFACTURER

NOTE: FRAMING BY OTHERS

NOTE: MAX 1.5KPa DISTRIBUTED LIVE LOAD AND 1.8KN CONCENTRATED LIVE LOAD, N3 WIND CATEGORY, SHEET ROOF AND LIGHT CLADDING WALL HAS BEEN CONSIDERED FOR DESIGN AS PER AS/NZS 1170.1:2002 and AS/NZS 1170.2:2011

SK3

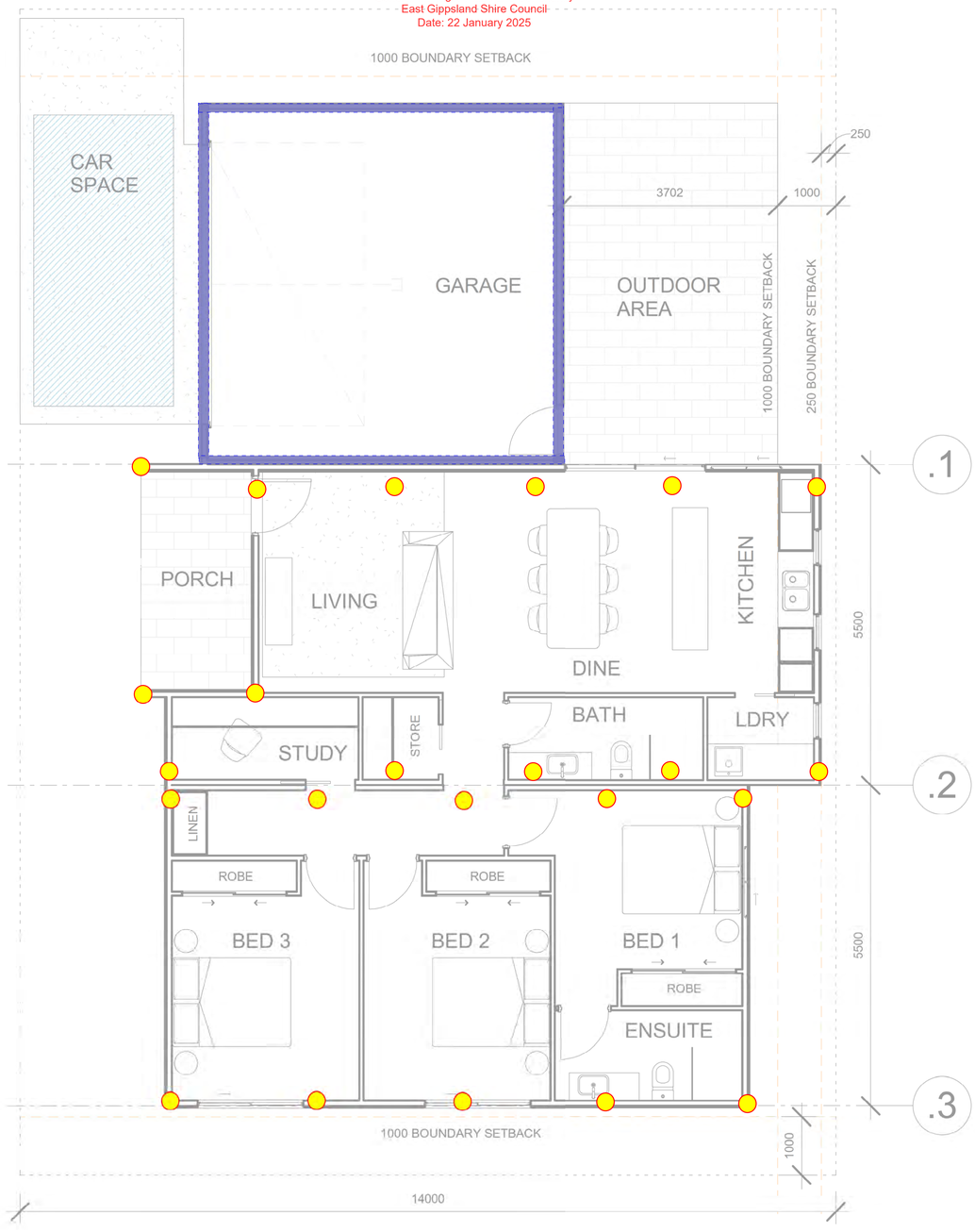
Development Plan
19 Lomandra Boulevard Lucknow
Brookfield Lakes Estate
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

STRUCTURAL SCHEMATIC DESIGN

PROJECT: PROPOSED RESIDENCE - CYGNUS CONTEMPORARY B
ADDRESS: Lot. 13 & 19 Lomandra Boulevard, Lucknow, VIC 3875
CLIENT: Bairnsdale Lifestyle Village P/L

PROJECT NO.: 1297666
DATE: 07.10.2024
REVISION: A
ENGINEER: HORMOZ SHAMS
REVIEWED: EDITH MOK

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General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025



WAFFLE SCHEDULE
OVERALL SLAB DEPTH - 385mm
VOID FORM HEIGHT - 300mm
SLAB THICKNESS - 85mm
INTERNAL RIB WIDTH - 110mm
EXTERNAL RIB WIDTH - 300mm
STEM WIDTH - 150mm
TOP REINFORCEMENT
SLAB FABRIC - SL82
INTERNAL RIB - 1-N12 BAR - REFER PLAN
EXTERNAL RIB - 3-L11TM - REFER PLAN
BOTTOM REINFORCEMENT
INTERNAL RIB -
EXTERNAL RIB - 3-L11TM
CONCRETE STRENGTH - 20 MPa

LEGEND
- TYPICAL EXTERNAL BEAM (INTERNAL TO MATCH)
- 600 MAX STEP DOWN
- 75kN SAFE WORKING LOAD SCREW PILES
FORCED MIN 2300mm BELOW NGL
(FINAL DEPTH TO BE DETERMINED BASED ON SOIL REPORT)
INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

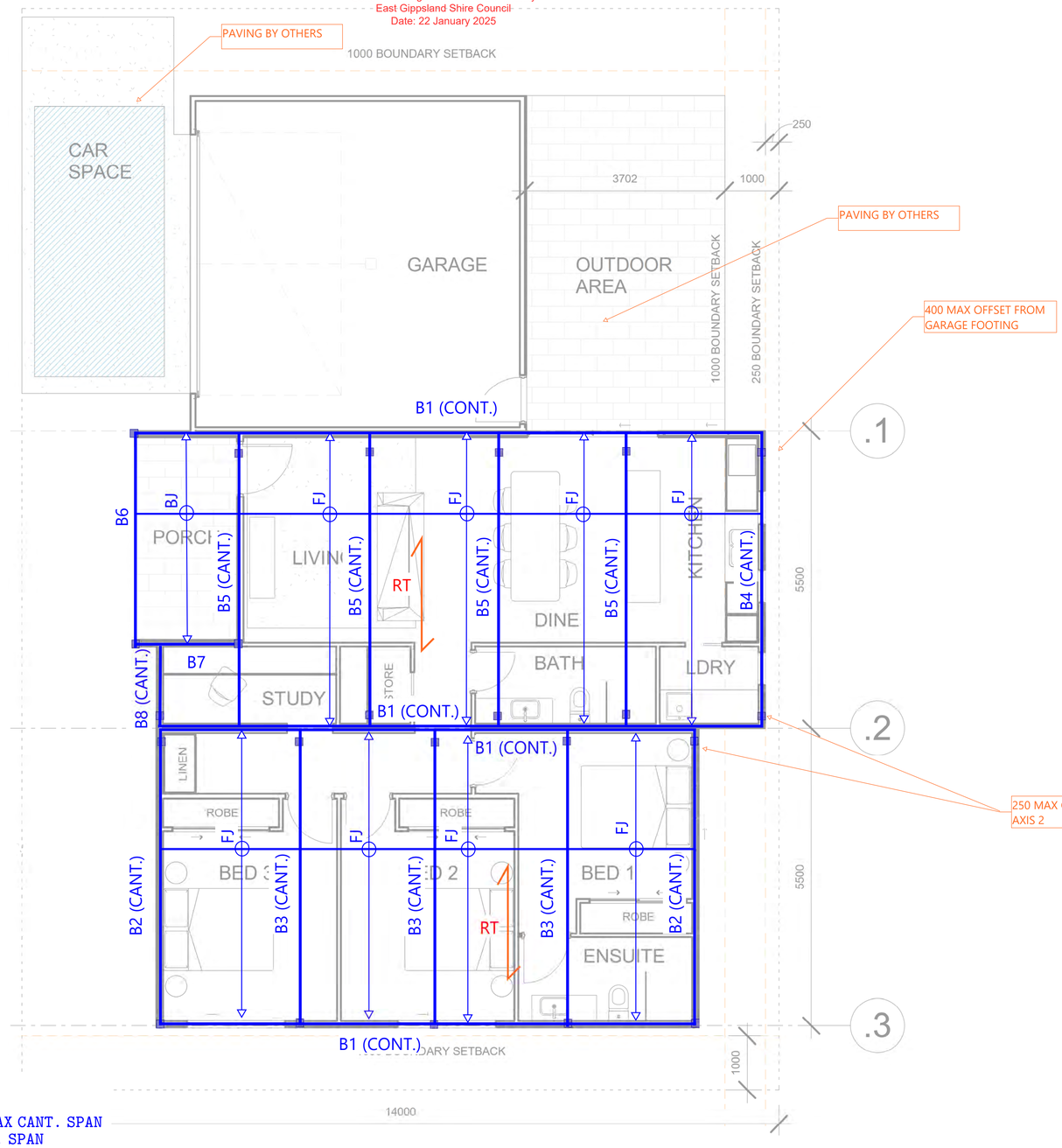
SUBFLOOR FOOTING PLAN
SCALE - NTS

NOTE: THIS DESIGN IS PRELIMINARY SUBJECT TO CHANGE UPON FULL ENGINEERING

NOTE: H1 SOIL REACTIVITY HAS BEEN CONSIDERED FOR DESGN OF SLAB WITH NO TREE AFFECT. WAFFLE FOOTING DESIGN AND SCREW PILE FOUND DEPTH ARE SUBJECT TO CHANGE BASED ON SOIL REPORT.

SK2

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Brookfield Lakes Estate
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General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025



MEMBER SCHEDULE

B1 - C300-24 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 2500 MAX CONT. SPAN
B2 - C300-30 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 250 MAX CANT. SPAN
B3 - 2-C300-30 BACK TO BACK LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 250 MAX CANT. SPAN
B4 - 2-C300-30 BOXED LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 400 MAX CANT. SPAN
B5 - 2-C300-30 BACK TO BACK LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 400 MAX CANT. SPAN
B6 - C200-24 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION)
B7 - C200-24 LYSAGHT BEARER
B8 - C200-24 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 250 MAX CANT. SPAN
FJ - C150-12 LYSAGHT JOISTS (OR EQUIVALENT STRAMIT SECTION), 450 CRS MAX, 2500 MAX SINGLE SPAN
BJ - C100-12 LYSAGHT JOISTS (OR EQUIVALENT STRAMIT SECTION), 450 CRS MAX, 2500 MAX SINGLE SPAN

LEGEND

- STEEL BEARER/JOIST
- SUPPORT UNDER REFER FOOTING PLAN
- ROOF TRUSS DIRECTION (RT)

SUBFLOOR FRAMING PLAN

SCALE - NTS

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NOTE: FRAMING BY OTHERS

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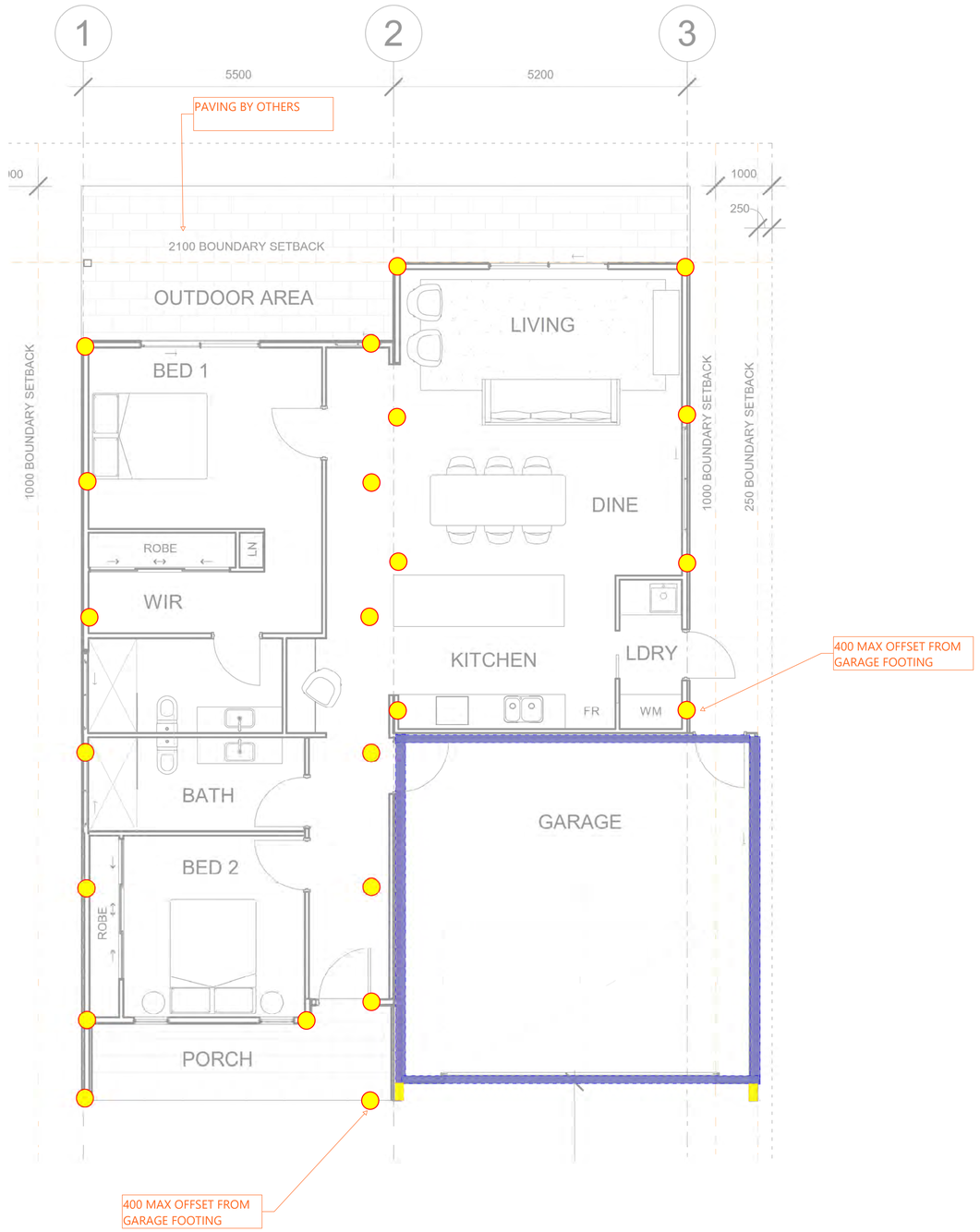
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STRUCTURAL SCHEMATIC DESIGN

PROJECT: PROPOSED RESIDENCE - OXYURA CONTEMPORARY
ADDRESS: Lot. 13 & 19 Lomandra Boulevard, Lucknow, VIC 3875
CLIENT: Bairnsdale Lifestyle Village P/L

PROJECT NO.: 1297666
DATE: 07.10.2024
REVISION: A
ENGINEER: HORMOZ SHAMS
REVIEWED: EDITH MOK

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General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025



WAFFLE SCHEDULE

OVERALL SLAB DEPTH - 385mm
VOID FORM HEIGHT - 300mm
SLAB THICKNESS - 85mm
INTERNAL RIB WIDTH - 110mm
EXTERNAL RIB WIDTH - 300mm
STEM WIDTH - 150mm
TOP REINFORCEMENT
SLAB FABRIC - SL82
INTERNAL RIB - 1-N12 BAR - REFER PLAN
EXTERNAL RIB - 3-L11TM - REFER PLAN
BOTTOM REINFORCEMENT
INTERNAL RIB -
EXTERNAL RIB - 3-L11TM
CONCRETE STRENGTH - 20 MPa

LEGEND

- TYPICAL EXTERNAL BEAM (INTERNAL TO MATCH)
- 600 MAX STEP DOWN
- 300 WIDE x 500 DEEP STRIP FOOTING WITH 3-L11TM TOP AND BTM FOUNDING DEPTH TBC BASED ON SOIL REPORT
- 75kN SAFE WORKING LOAD SCREW PILES
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SUBFLOOR FOOTING PLAN

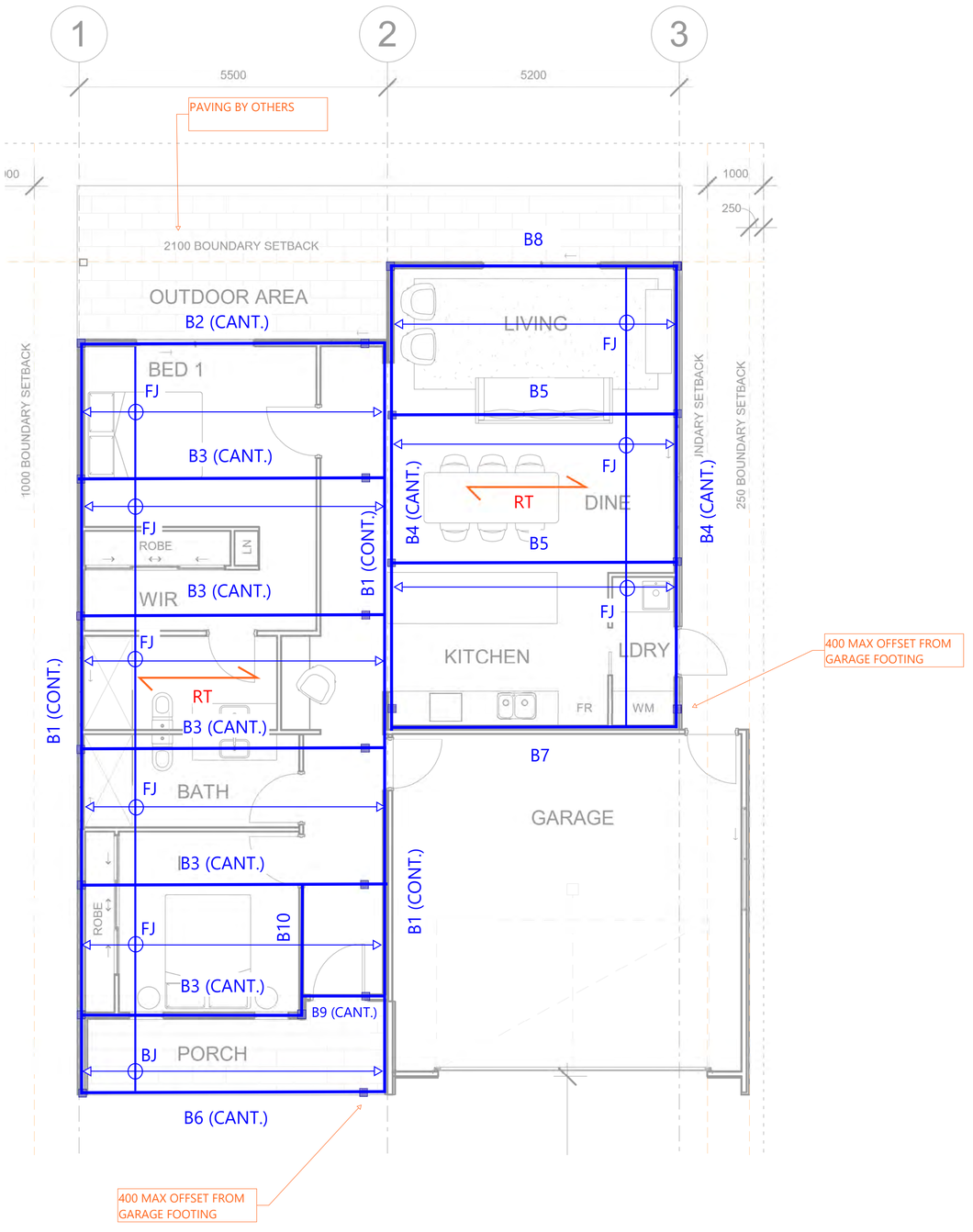
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Date: 22 January 2025



MEMBER SCHEDULE

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B2 - 2-C300-24 BOXED LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 400 MAX CANT. SPAN
B3 - 2-C300-30 BACK TO BACK LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 400 MAX CANT. SPAN
B4 - 2-C300-30 BOXED LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 400 MAX CANT. SPAN, 2650 MAX CONT. SPAN
B5 - 2-C300-30 BACK TO BACK LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION)
B6 - 2-C300-30 BOXED LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 400 MAX CANT. SPAN
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B8 - C300-24 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION)
B9 - C200-24 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 400 MAX CANT. SPAN
B10 - C200-24 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION)
FJ - C150-12 LYSAGHT JOISTS (OR EQUIVALENT STRAMIT SECTION), 450 CRS MAX, 3050 MAX SINGLE SPAN
BJ - C100-12 LYSAGHT JOISTS (OR EQUIVALENT STRAMIT SECTION), 450 CRS MAX, 1800 MAX SINGLE SPAN

LEGEND

- STEEL BEARER/JOIST
- SUPPORT UNDER REFER FOOTING PLAN
- ROOF TRUSS DIRECTION

SUBFLOOR FRAMING PLAN

SCALE - NTS

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NOTE: FRAMING BY OTHERS

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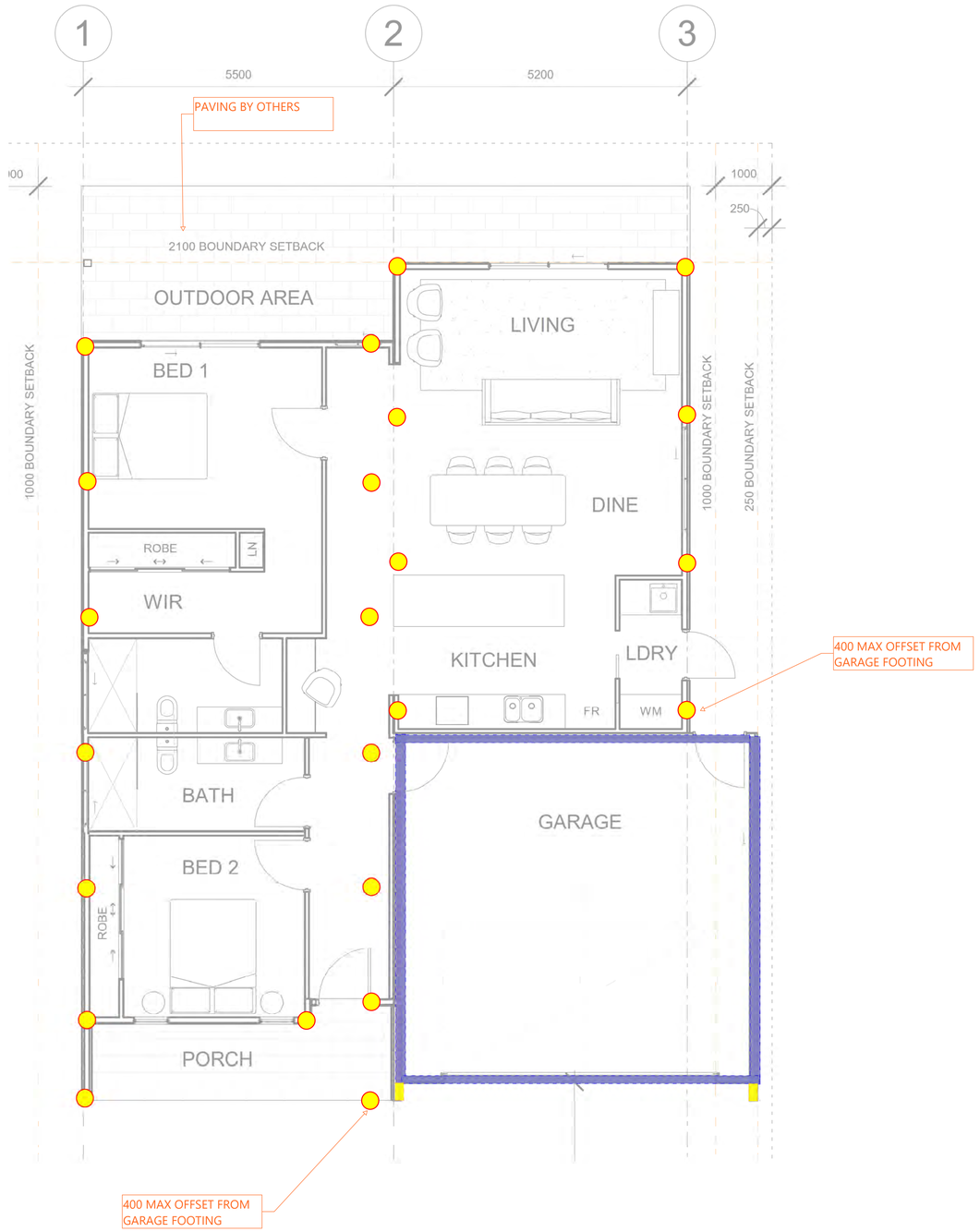
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STRUCTURAL SCHEMATIC DESIGN

PROJECT: PROPOSED RESIDENCE - OXYURA CONTEMPORARY
ADDRESS: Lot. 13 & 19 Lomandra Boulevard, Lucknow, VIC 3875
CLIENT: Bairnsdale Lifestyle Village P/L

PROJECT NO.: 1297666
DATE: 07.10.2024
REVISION: A
ENGINEER: HORMOZ SHAMS
REVIEWED: EDITH MOK

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General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025



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EXTERNAL RIB - 3-L11TM - REFER PLAN
BOTTOM REINFORCEMENT
INTERNAL RIB -
EXTERNAL RIB - 3-L11TM
CONCRETE STRENGTH - 20 MPa

LEGEND

- TYPICAL EXTERNAL BEAM (INTERNAL TO MATCH)
- 600 MAX STEP DOWN
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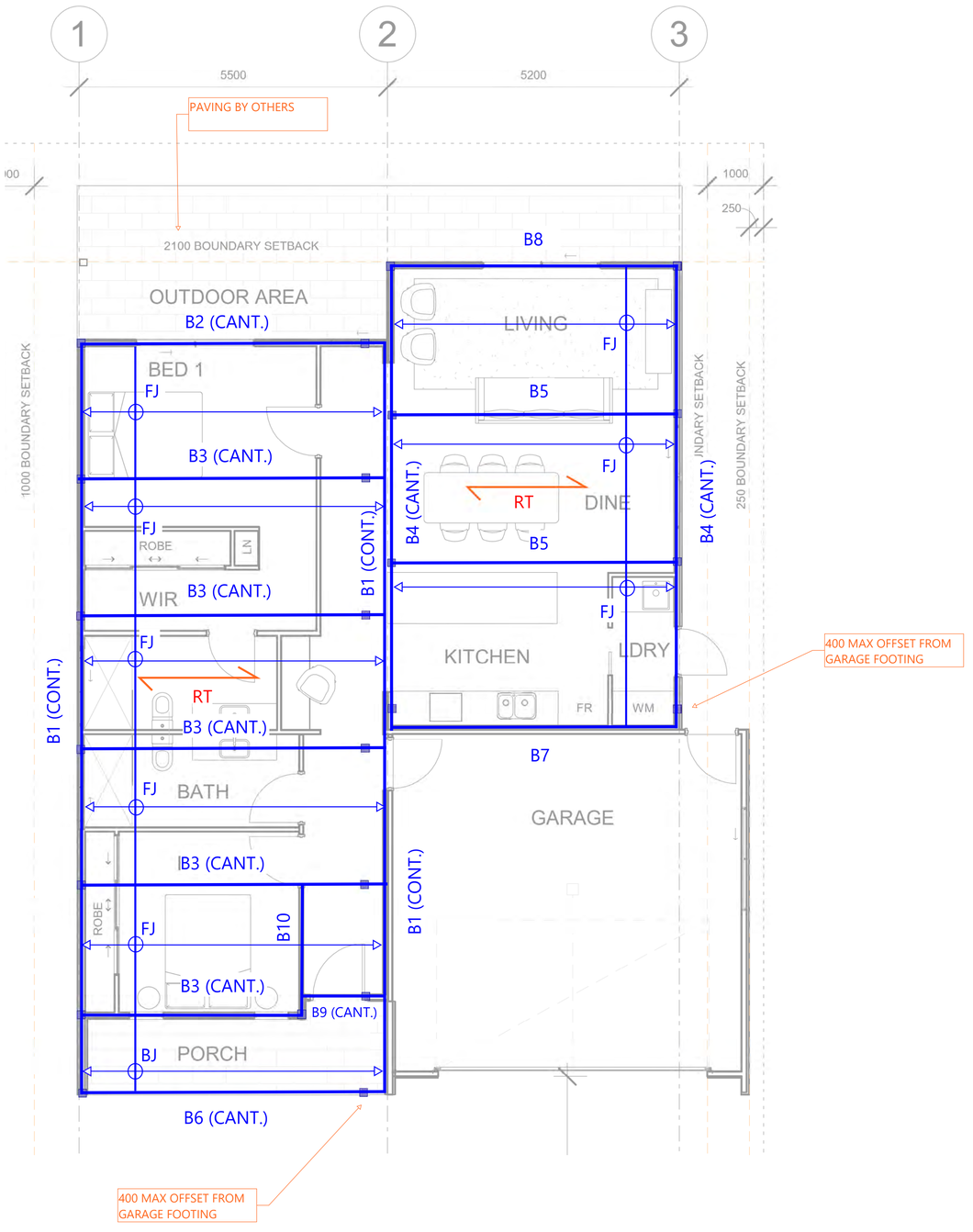
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B4 - 2-C300-30 BOXED LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 400 MAX CANT. SPAN, 2650 MAX CONT. SPAN
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B6 - 2-C300-30 BOXED LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 400 MAX CANT. SPAN
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B8 - C300-24 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION)
B9 - C200-24 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 400 MAX CANT. SPAN
B10 - C200-24 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION)
FJ - C150-12 LYSAGHT JOISTS (OR EQUIVALENT STRAMIT SECTION), 450 CRS MAX, 3050 MAX SINGLE SPAN
BJ - C100-12 LYSAGHT JOISTS (OR EQUIVALENT STRAMIT SECTION), 450 CRS MAX, 1800 MAX SINGLE SPAN

LEGEND

- STEEL BEARER/JOIST
- SUPPORT UNDER REFER FOOTING PLAN
- ROOF TRUSS DIRECTION

SUBFLOOR FRAMING PLAN

SCALE - NTS

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NOTE: FRAMING BY OTHERS

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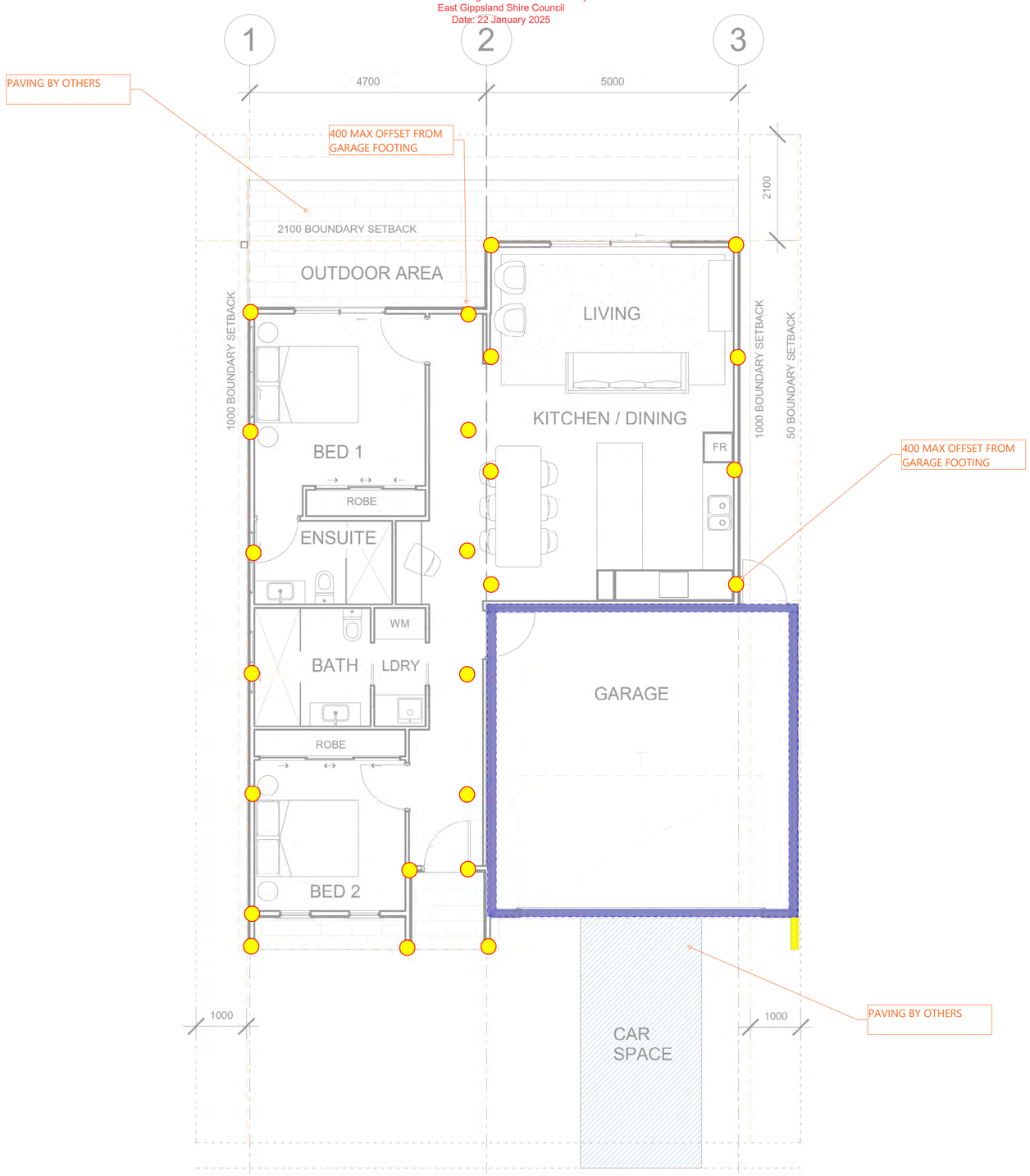
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Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

STRUCTURAL SCHEMATIC DESIGN

PROJECT: PROPOSED RESIDENCE - TANDORNA CONTEMPORARY
ADDRESS: Lot. 13 & 19 Lomandra Boulevard, Lucknow, VIC 3875
CLIENT: Bairnsdale Lifestyle Village P/L

PROJECT NO.: 1297666
DATE: 07.10.2024
REVISION: A
ENGINEER: HORMOZ SHAMS
REVIEWED: EDITH MOK

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General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025



WAFFLE SCHEDULE

OVERALL SLAB DEPTH - 385mm
VOID FORM HEIGHT - 300mm
SLAB THICKNESS - 85mm
INTERNAL RIB WIDTH - 110mm
EXTERNAL RIB WIDTH - 300mm
STEM WIDTH - 150mm
TOP REINFORCEMENT
SLAB FABRIC - SL82
INTERNAL RIB - 1-N12 BAR - REFER PLAN
EXTERNAL RIB - 3-L11TM - REFER PLAN
BOTTOM REINFORCEMENT
INTERNAL RIB -
EXTERNAL RIB - 3-L11TM
CONCRETE STRENGTH - 20 MPa

LEGEND

- TYPICAL EXTERNAL BEAM (INTERNAL TO MATCH)
- 600 MAX STEP DOWN
- 300 WIDE x 500 DEEP STRIP FOOTING WITH 3-L11TM TOP AND BTM FOUNDING DEPTH TBC BASED ON SOIL REPORT
- 75kN SAFE WORKING LOAD SCREW PILES
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SUBFLOOR FOOTING PLAN

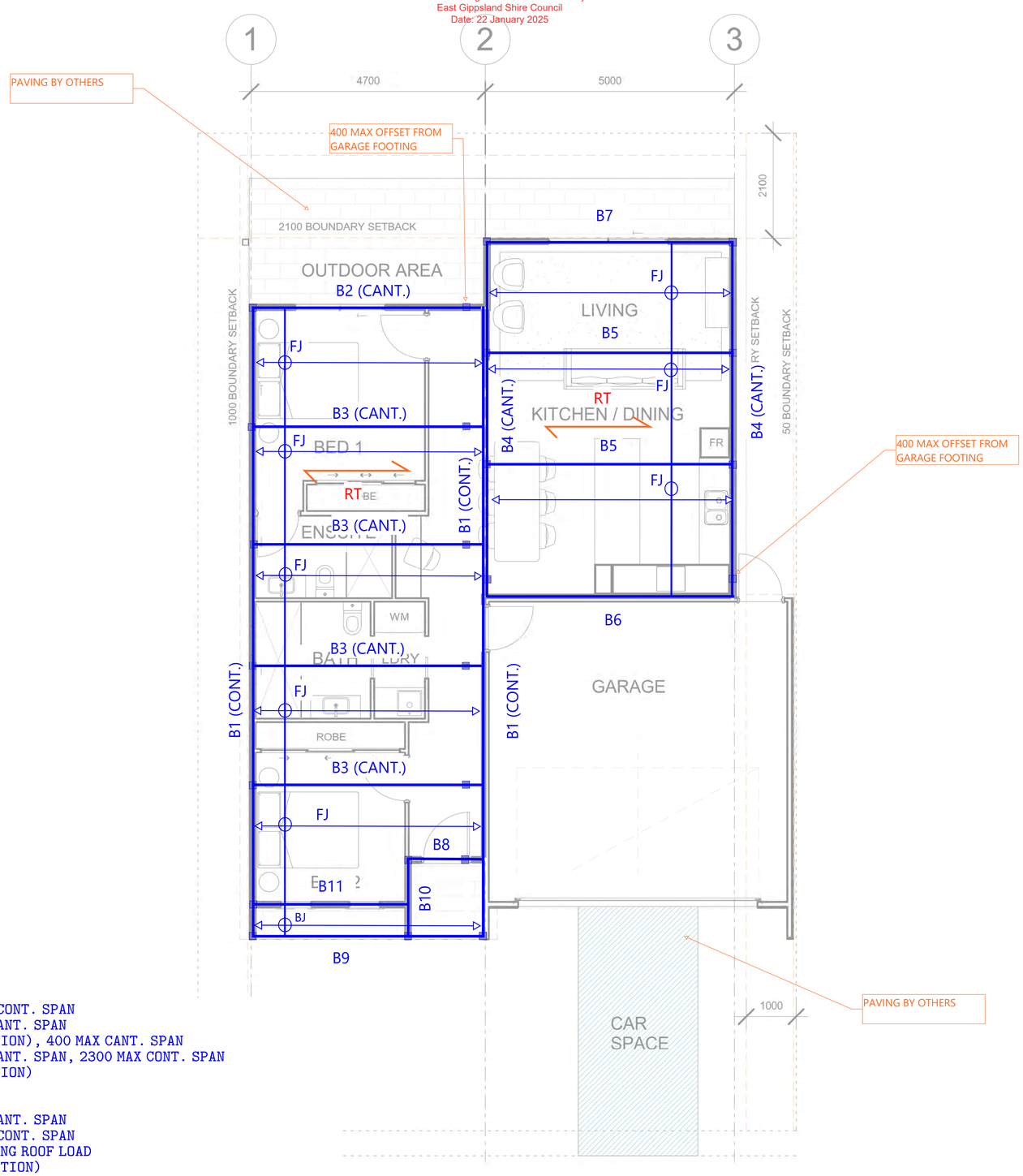
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General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025



MEMBER SCHEDULE

B1 - C250-19 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 2400 MAX CONT. SPAN
B2 - C250-24 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 400 MAX CANT. SPAN
B3 - 2-C250-19 BACK TO BACK LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 400 MAX CANT. SPAN
B4 - C250-24 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 400 MAX CANT. SPAN, 2300 MAX CONT. SPAN
B5 - 2-C250-24 BACK TO BACK LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION)
B6 - 2-C250-24 LYSAGHT BOX BEARER (OR EQUIVALENT STRAMIT SECTION)
B7 - C250-19 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION)
B8 - C250-24 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 400 MAX CANT. SPAN
B9 - C250-19 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), 3150 MAX CONT. SPAN
B10 - C250-24 LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION), NOT TAKING ROOF LOAD
B11 - 2-C250-19 BACK TO BACK LYSAGHT BEARER (OR EQUIVALENT STRAMIT SECTION)
FJ - C150-12 LYSAGHT JOISTS (OR EQUIVALENT STRAMIT SECTION), 450 CRS MAX, 2700 MAX SINGLE SPAN
BJ - C100-12 LYSAGHT JOISTS (OR EQUIVALENT STRAMIT SECTION), 450 CRS MAX, 1550 MAX SINGLE SPAN

LEGEND

- STEEL BEARER/JOIST
- SUPPORT UNDER REFER FOOTING PLAN
- ROOF TRUSS DIRECTION (RT)

SUBFLOOR FRAMING PLAN

SCALE - NTS

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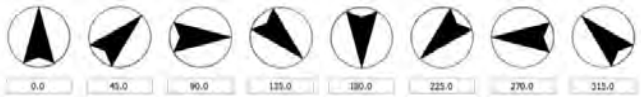
SK3

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Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

House Design: Cygnus Contemporary
Current Orientation: Front door facing West
Storey's: Single

Base Specifications		
Ground Floor	Steel joist. Default values for frame: Joist 150 x 50mm, Joist spacing 450mm, Flange width 50mm, base metal thickness 1.5mm.	R1.4 Expol insulation.
External Wall	75mm EPS, FC Clad (Medium)	R2.5
Internal Wall	90mm timber stud	R2.5 to internal garage walls
Roof / Ceiling	Metal Clad (Medium)	R5.0
Windows / Doors	Alumimium, Double Glazed (Medium)	Rylock 4-12Ar-4



	Base Ratings in 8 Orientations		*Heating Load Limit: 105*	*Cooling Load Limit: 18*	*Total Load Limit: 100*
FD = Front Door Facing	**Insulation Requirements**	**Stars**	**Heating Load Actual:**	**Cooling Load Actual:**	**Total Load Actual:**
FD North (90)	**Base Specifications**	7.1	82.6	13.9	96.5
FD North East (135)	**Base Specifications**	7	85.9	12.8	98.7
FD East (180)	**Base Specifications**	7.1	83.2	12.4	95.6
FD South East (225)	**Base Specifications**	7	86.8	11.7	98.5
FD South (270)	**Add R2.5 to Laundry and bath internal walls**	7.1	87.3	10.6	97.9
FD South West (315)	**Add R2.5 to Laundry and bath internal walls , R6.0 to ceiling**	7.1	86.9	11	97.9
FD West (0)	**Add R2.5 to Laundry and bath internal walls**	7	87.3	11.6	98.9
FD North West (45)	**Base Specifications**	7	85.9	13	98.9

Rating for Worst Performing Orientation		*Heating Load Limit: 105*	*Cooling Load Limit: 18*	*Total Load Limit: 100*
	Stars	**Heating Load Actual:**	**Cooling Load Actual:**	**Total Load Actual:**
FD South West (315)	7.1	86.8	11	97.8

Please Note: Assessment based on a concept floorplan not a specific lot or site address within the community, using default values as specified in NatHERS Technincal Note 20240501. Some defaults represent worst case scenario and the rating may be adversely affected.
The ratings are a predicted outcome and are not specific to an individual site.
The Assessments were completed using the latest version of First Rate 5 endorsed by Sustainability Victoria and comply with NCC 2022.

Ratings in 8 Orientations with Worst Orientation specifications applied to all.

Azimuth	Heating	Cooling	Total	Stars
0.0	84.6	11.4	96.0	7.1
45.0	79.8	12.7	92.5	7.2
90.0	76.3	12.4	89.8	7.3
135.0	79.0	12.8	91.8	7.3
180.0	76.0	11.9	87.9	7.4
225.0	79.3	11.4	90.7	7.3
270.0	84.5	10.3	94.8	7.2
315.0	86.8	11.0	97.8	7.1

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General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

Nationwide House Energy Rating Scheme®
NatHERS® Certificate No. 0GDVL3JOR4

Generated on 9 Oct 2024 using FirstRate5: 5.5.5a (3.22)

Property

Address	Cygnus Contemporary, 13 & 19 Lomandra Boulevard, Lucknow, VIC, 3875
Lot/DP	-
NCC Class*	Class 1a
Floor/all Floors	
Type	New Home

Plans

Main plan	23035/30.11.23
Prepared by	Tomas O'Malley Architect

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	95.7	suburban
Unconditioned*	44.1	**NatHERS climate zone**
Total	139.8	22 East Sale AMO
Garage	36.1	

Accredited assessor

Name	Amy Gedge
Business name	Arrow Energy Ratings
Email	amy@arrowenergyratings.com.au
Phone	0412808258
Accreditation No.	DMN/21/2022
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 2
State/Territory variation	No

National Construction Code (NCC) requirements

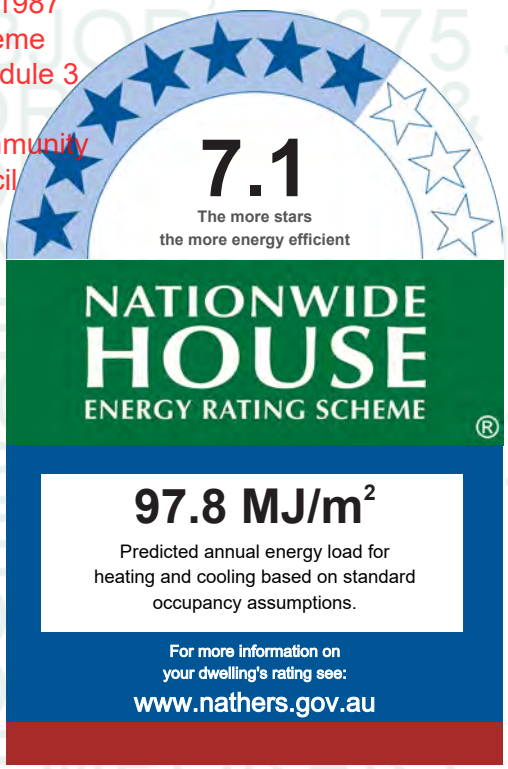
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

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

Thermal performance star rating



Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	**Cooling**
Modelled	86.8	11
Load limits	105	18

Features determining load limits

Floor type	Suspended Floor
(lowest conditioned area)	
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

*Refer to glossary.

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General Manager Place and Community
East Gippsland Shire Council
Date: 22 January 2025

To verify this certificate, scan the QR code or visit https://www.fr5.com.au/QRCodeLanding?PublicId=0GDVL3JOR4
When using either link, ensure you are visiting www.fr5.com.au.

CYGNUS CONTEMPORARY, 13 & 19 LUCKNOW VIC 09/10/2024 0GDVL3JOR4 3875 -

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About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

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Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

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Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

Assessment is on concept floorplan only, not site specific for the purposes of demonstrating compliance with NCC 2022.

This certificate is based on worst case orientation for this concept floorplan.

*Refer to glossary.

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Room *schedule*

Room	Zone Type	Area [m²]
Entry/Living	living	27.6
Hallway	dayTime	7.9
Store	dayTime	1.8
Bath	unconditioned	3.9
Study	dayTime	4.5
Bed 1	bedroom	12.7
Ensuite	nightTime	4.9
Bed 2	bedroom	13.1
Bed 3	bedroom	13.1
Kitchen	kitchen	10.1
Laundry	unconditioned	4.1
Garage	garage	36.1

Window and glazed door *type and performance*

Default* windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
RYL-362-601 A	AA Series Sliding Door DG 4-12Ar-4	3.82	0.61	0.58	0.64
RYL-372-701 A	AA Series Hinged Door DG 4-12Ar-4	3.84	0.47	0.45	0.49
RYL-332-301 A	AA Series Superlite Window DG 4-12Ar-4	3.66	0.63	0.6	0.66
RYL-342-401 A	AA Series Sliding Window in-line reveal DG 4-12Ar-4	3.73	0.59	0.56	0.62

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Entry/Living	RYL-362-601 A	Dining SD	806	2410	sliding	45.0	SE	No
Entry/Living	RYL-372-701 A	Entry	2100	920	casement	100.0	NW	No
Entry/Living	RYL-332-301 A	Living	406	1291	fixed	0.0	NW	No
Hallway	RYL-342-401 A	Hallway	806	437	sliding	45.0	NW	No

*Refer to glossary.

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Bath	RYL-342-401 A	Bath	600	1210	sliding	45.0	SE	No
Study	RYL-342-401 A	Study	806	437	sliding	45.0	NW	No
Bed 1	RYL-342-401 A	Bed 1	600	1210	sliding	45.0	SE	No
Bed 2	RYL-342-401 A	Bed 2	1200	1810	sliding	45.0	SW	No
Bed 3	RYL-332-301 A	Bed 3	406	2522	fixed	0.0	NW	No
Bed 3	RYL-342-401 A	Bed 3	1200	1810	sliding	45.0	SW	No
Kitchen	RYL-342-401 A	Kitchen	600	1810	sliding	45.0	SE	No
Laundry	RYL-372-701 A	Laundry	2100	920	casement	100.0	SE	No

Roof window* *type and performance value*

Default* roof windows

				Substitution tolerance ranges	
Window ID	**Window description**	**Maximum U-value***	**SHGC***	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

				Substitution tolerance ranges	
Window ID	**Window description**	**Maximum U-value***	**SHGC***	SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
Garage	2100	4800	100.0	NW

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*

*Refer to glossary.

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1	FR5 - 75mm Expanded Polystyrene Clad	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
2	FR5 - Fibro Clad Framed	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Entry/Living	1	2700	3901	SE	0	Yes
Entry/Living	1	2700	3901	NW	1900	Yes
Hallway	1	2700	1100	NW	0	Yes
Bath	1	2700	1400	SE	0	Yes
Study	1	2700	1400	NW	0	Yes
Study	2	2700	1489	NE	3750	Yes
Bed 1	2	2700	1198	NE	0	Yes
Bed 1	2	2700	3685	SE	0	Yes
Ensuite	2	2700	3195	SW	0	Yes
Ensuite	2	2700	1526	SE	0	Yes
Bed 2	2	2700	3190	SW	0	Yes
Bed 3	1	2700	4091	NW	0	No
Bed 3	2	2700	3200	SW	0	Yes
Kitchen	2	2700	612	SW	0	Yes
Kitchen	2	2700	4221	SE	0	Yes
Laundry	2	2700	1700	SE	0	Yes
Laundry	1	2700	2402	NE	0	Yes
Garage	1	2790	6001	NE	0	Yes
Garage	1	2790	6011	NW	0	Yes
Garage	2	2790	885	SW	3810	Yes

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	73.7	
2	1 - Double Internal Wall	12.1	
3	FR5 - Internal Plasterboard Stud Wall	17.9	Glass fibre batt: R2.5 (R2.5)
4	1 - Double Internal Wall	7.6	Glass fibre batt: R2.5 (R2.5)
5	1 - Internal Garage Wall	13.8	Glass fibre batt: R2.5 (R2.5)
6	1 - Internal Garage Wall	16	Glass fibre batt: R2.5 (R2.5)

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering

*Refer to glossary.

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Entry/Living	1 - Particle Board	27.6	Enclosed Disconnected	R1.4	Carpet
Hallway	1 - Particle Board	7.9	Enclosed Disconnected	R1.4	Carpet
Store	1 - Particle Board	1.8	Enclosed Disconnected	R1.4	Carpet
Bath	1 - Particle Board	3.9	Enclosed Disconnected	R1.4	Tiles
Study	1 - Particle Board	4.5	Enclosed Disconnected	R1.4	Carpet
Bed 1	1 - Particle Board	12.7	Enclosed Disconnected	R1.4	Carpet
Ensuite	1 - Particle Board	4.9	Enclosed Disconnected	R1.4	Tiles
Bed 2	1 - Particle Board	13.1	Enclosed Disconnected	R1.4	Carpet
Bed 3	1 - Particle Board	13.1	Enclosed Disconnected	R1.4	Carpet
Kitchen	1 - Particle Board	10.1	Enclosed Disconnected	R1.4	Tiles
Laundry	1 - Particle Board	4.1	Enclosed Disconnected	R1.4	Tiles
Garage	FR5 - CSOG: Slab on Ground	36.1	Enclosed	R0.0	none

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Entry/Living	Plasterboard	R6.0	No
Hallway	Plasterboard	R6.0	No
Store	Plasterboard	R6.0	No
Bath	Plasterboard	R6.0	No
Study	Plasterboard	R6.0	No
Bed 1	Plasterboard	R6.0	No
Ensuite	Plasterboard	R6.0	No
Bed 2	Plasterboard	R6.0	No
Bed 3	Plasterboard	R6.0	No
Kitchen	Plasterboard	R6.0	No
Laundry	Plasterboard	R6.0	No
Garage	Plasterboard	R6.0	No

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed

*Refer to glossary.

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Bath	1	Exhaust Fans	250	250	Sealed
Ensuite	1	Exhaust Fans	250	250	Sealed
Kitchen	1	Exhaust Fans	250	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
Floor	100 x 50	450	1.50	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

*Refer to glossary.

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System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

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Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

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

*Refer to glossary.

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STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

*Refer to glossary.

Provisional Diagnostic Information

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FirstRate® Provisional Diagnostic Information

Project Information

Mode	New Home
Climate	22 East Sale AMO
Site Exposure	suburban
Client Name	Bennett Williams Lifestyle Communites
Rated Address	Cygnus Contemporary, 13 & 19 Lomandra Boulevard Lucknow
Accredited Rater	Amy Gedge
Date	07/10/2024
Reference	1319CYGN

Energy Usage

Type	Energy MJ/m²
Total	97.8
Heating	86.8
Cooling	11.0

Areas

Area	Size (m²)
Net Conditioned Floor Area (NCFA)	95.7
Unconditioned Room Area	44.1
Garage Area	36.1
Basement Car Park Area	0.0
Glazed Common Area	0.0

Zones

Zone	Area (m²)	Conditioning Type	Conditioned
Entry/Living	27.6	living	Y
Hallway	7.9	dayTime	Y
Store	1.8	dayTime	Y
Bath	3.9	unconditioned	N
Study	4.5	dayTime	Y
Bed 1	12.7	bedroom	Y
Ensuite	4.9	nightTime	Y
Bed 2	13.1	bedroom	Y
Bed 3	13.1	bedroom	Y
Kitchen	10.1	kitchen	Y
Laundry	4.1	unconditioned	N

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Garage	36.1	garage	N

Walls

Type	Bulk Insulation (R)	Num Reflective Airgaps	Area (m²)
75mm Expanded Polystyrene Clad	4.4	0	82.6
Internal Plasterboard Stud Wall	0.0	0	73.7
Double Internal Wall	0.0	0	12.1
Internal Plasterboard Stud Wall	2.5	0	17.8
Fibro Clad Framed	2.5	0	67.3
Double Internal Wall	2.5	0	7.6
Internal Garage Wall	2.5	0	29.8

Floors

Type	Bulk Insulation (R)	Slab edge insulation (R)	Ventilation	Area (m²)
Particle Board	1.4	0.0	encldisc	103.7
CSOG: Slab on Ground	0.0	0.0	encl	36.1

Roofs/Ceilings

Type	Bulk Ceiling Insulation (R)	Bulk Roof Insulation (R)	Area (m²)
Framed:Flat - Flat Framed (Metal Deck)	6.0	0.0	139.7

Windows

Type	U-Value	SHGC	Area (m²)
RYL-362-601 A AA Series Sliding Door DG 4-12Ar-4	3.82	0.61	1.94
RYL-372-701 A AA Series Hinged Door DG 4-12Ar-4	3.84	0.47	3.86
RYL-332-301 A AA Series Superlite Window DG 4-12Ar-4	3.66	0.63	1.55
RYL-342-401 A AA Series Sliding Window in-line reveal DG 4-12Ar-4	3.73	0.59	7.59

Window Directions

Direction	Area (m²)
SE	6.4
NW	4.2
SW	4.3

Window to Floor Ratios

Zone	Window Area (m²)	Floor Area (m²)	Window to Floor Area Ratio (%)
Entry/Living	4.4	27.6	15.9
Hallway	0.4	7.9	4.4
Store	0.0	1.8	0.0
Bath	0.7	3.9	18.5
Study	0.4	4.5	7.9

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Bed 1	0.7	12.7	5.7
Ensuite	0.0	4.9	0.0
Bed 2	2.2	13.1	16.6
Bed 3	3.2	13.1	24.4
Kitchen	1.1	10.1	10.7
Laundry	1.9	4.1	47.3
Garage	0.0	36.1	0.0

Air leakage

Item	Sealed	Unsealed
Generic Vent	-	0
Unflued Gas Heater	-	0
Exhaust Fan	3	0
Downlight	0	0
Chimney	0	0
Heater Flue	-	0

Zone Energy Loads

Zone	Heating (MJ/m2)	Total Heating (MJ)	Cooling (MJ/m2)	Total Cooling (MJ)
Store	136.8	248.3	0.7	1.3
Kitchen	70.3	712.4	74.7	757.2
Entry/Living	108.7	3004.0	8.7	241.1
Hallway	176.9	1405.8	8.5	67.5
Study	170.7	761.1	7.5	33.3
Bed 1	87.5	1107.4	2.8	35.9
Bed 3	93.7	1226.9	7.5	97.8
Bed 2	81.1	1058.5	4.4	56.9
Ensuite	175.8	857.4	3.9	18.9

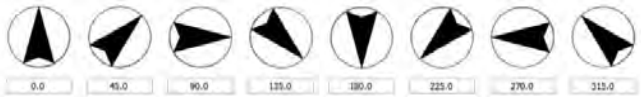
Provisional Diagnostic Information 09-10-2024 15:01:49 Ver:5.5.5a (3.22) Engine Ver:3.22 Accredited Rater:Amy Gedge Assessor's Accreditation Number:DMN/21/2022

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House Design: Cygnus Contemporary
Current Orientation: Front door facing West
Storey's: Single

Base Specifications		
Ground Floor	Steel joist. Default values for frame: Joist 150 x 50mm, Joist spacing 450mm, Flange width 50mm, base metal thickness 1.5mm.	R1.4 Expol insulation.
External Wall	75mm EPS, FC Clad (Medium)	R2.5
Internal Wall	90mm timber stud	R2.5 to internal garage walls
Roof / Ceiling	Metal Clad (Medium)	R5.0
Windows / Doors	Alumimium, Double Glazed (Medium)	Rylock 4-12Ar-4



	Base Ratings in 8 Orientations		*Heating Load Limit: 105*	*Cooling Load Limit: 18*	*Total Load Limit: 100*
FD = Front Door Facing	**Insulation Requirements**	**Stars**	**Heating Load Actual:**	**Cooling Load Actual:**	**Total Load Actual:**
FD North (90)	**Base Specifications**	7.1	82.6	13.9	96.5
FD North East (135)	**Base Specifications**	7	85.9	12.8	98.7
FD East (180)	**Base Specifications**	7.1	83.2	12.4	95.6
FD South East (225)	**Base Specifications**	7	86.8	11.7	98.5
FD South (270)	**Add R2.5 to Laundry and bath internal walls**	7.1	87.3	10.6	97.9
FD South West (315)	**Add R2.5 to Laundry and bath internal walls , R6.0 to ceiling**	7.1	86.9	11	97.9
FD West (0)	**Add R2.5 to Laundry and bath internal walls**	7	87.3	11.6	98.9
FD North West (45)	**Base Specifications**	7	85.9	13	98.9

Rating for Worst Performing Orientation		*Heating Load Limit: 105*	*Cooling Load Limit: 18*	*Total Load Limit: 100*
	Stars	**Heating Load Actual:**	**Cooling Load Actual:**	**Total Load Actual:**
FD South West (315)	7.1	86.8	11	97.8

Please Note: Assessment based on a concept floorplan not a specific lot or site address within the community, using default values as specified in NatHERS Technincal Note 20240501. Some defaults represent worst case scenario and the rating may be adversely affected.
The ratings are a predicted outcome and are not specific to an individual site.
The Assessments were completed using the latest version of First Rate 5 endorsed by Sustainability Victoria and comply with NCC 2022.

Ratings in 8 Orientations with Worst Orientation specifications applied to all.

Azimuth	Heating	Cooling	Total	Stars
0.0	84.6	11.4	96.0	7.1
45.0	79.8	12.7	92.5	7.2
90.0	76.3	12.4	89.8	7.3
135.0	79.0	12.8	91.8	7.3
180.0	76.0	11.9	87.9	7.4
225.0	79.3	11.4	90.7	7.3
270.0	84.5	10.3	94.8	7.2
315.0	86.8	11.0	97.8	7.1

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Nationwide House Energy Rating Scheme®
NatHERS® Certificate No. 0GDVL3JOR4

Generated on 9 Oct 2024 using FirstRate5: 5.5.5a (3.22)

Property

Address	Cygnus Contemporary, 13 & 19 Lomandra Boulevard, Lucknow, VIC, 3875
Lot/DP	-
NCC Class*	Class 1a
Floor/all Floors	
Type	New Home

Plans

Main plan	23035/30.11.23
Prepared by	Tomas O'Malley Architect

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	95.7	suburban
Unconditioned*	44.1	**NatHERS climate zone**
Total	139.8	22 East Sale AMO
Garage	36.1	

Accredited assessor

Name	Amy Gedge
Business name	Arrow Energy Ratings
Email	amy@arrowenergyratings.com.au
Phone	0412808258
Accreditation No.	DMN/21/2022
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 2
State/Territory variation	No

National Construction Code (NCC) requirements

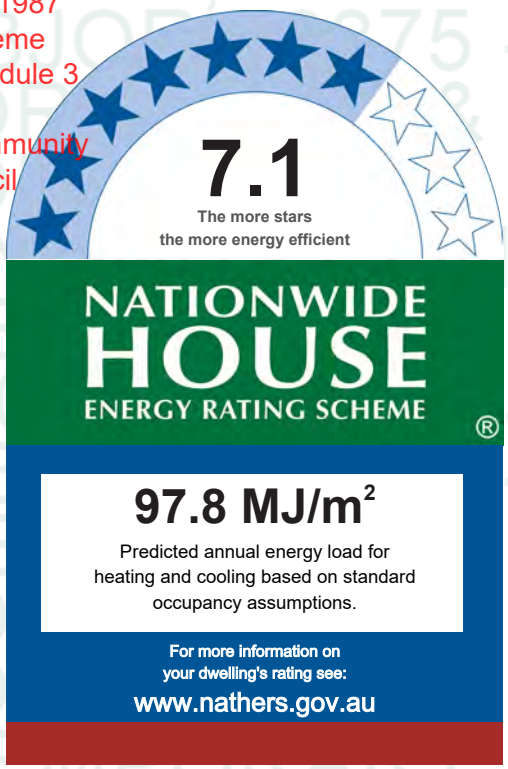
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

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

Thermal performance star rating



Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	**Cooling**
Modelled	86.8	11
Load limits	105	18

Features determining load limits

Floor type	Suspended Floor
(lowest conditioned area)	
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

*Refer to glossary.

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To verify this certificate, scan the QR code or visit https://www.fr5.com.au/QRCodeLanding?PublicId=0GDVL3JOR4
When using either link, ensure you are visiting www.fr5.com.au.

CYGNUS CONTEMPORARY, 13 & 19 LUCKNOW VIC 09/10/2024 0GDVL3JOR4 3875 -

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About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

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Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

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Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

Assessment is on concept floorplan only, not site specific for the purposes of demonstrating compliance with NCC 2022.

This certificate is based on worst case orientation for this concept floorplan.

*Refer to glossary.

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Room *schedule*

Room	Zone Type	Area [m²]
Entry/Living	living	27.6
Hallway	dayTime	7.9
Store	dayTime	1.8
Bath	unconditioned	3.9
Study	dayTime	4.5
Bed 1	bedroom	12.7
Ensuite	nightTime	4.9
Bed 2	bedroom	13.1
Bed 3	bedroom	13.1
Kitchen	kitchen	10.1
Laundry	unconditioned	4.1
Garage	garage	36.1

Window and glazed door *type and performance*

Default* windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
RYL-362-601 A	AA Series Sliding Door DG 4-12Ar-4	3.82	0.61	0.58	0.64
RYL-372-701 A	AA Series Hinged Door DG 4-12Ar-4	3.84	0.47	0.45	0.49
RYL-332-301 A	AA Series Superlite Window DG 4-12Ar-4	3.66	0.63	0.6	0.66
RYL-342-401 A	AA Series Sliding Window in-line reveal DG 4-12Ar-4	3.73	0.59	0.56	0.62

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Entry/Living	RYL-362-601 A	Dining SD	806	2410	sliding	45.0	SE	No
Entry/Living	RYL-372-701 A	Entry	2100	920	casement	100.0	NW	No
Entry/Living	RYL-332-301 A	Living	406	1291	fixed	0.0	NW	No
Hallway	RYL-342-401 A	Hallway	806	437	sliding	45.0	NW	No

*Refer to glossary.

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Bath	RYL-342-401 A	Bath	600	1210	sliding	45.0	SE	No
Study	RYL-342-401 A	Study	806	437	sliding	45.0	NW	No
Bed 1	RYL-342-401 A	Bed 1	600	1210	sliding	45.0	SE	No
Bed 2	RYL-342-401 A	Bed 2	1200	1810	sliding	45.0	SW	No
Bed 3	RYL-332-301 A	Bed 3	406	2522	fixed	0.0	NW	No
Bed 3	RYL-342-401 A	Bed 3	1200	1810	sliding	45.0	SW	No
Kitchen	RYL-342-401 A	Kitchen	600	1810	sliding	45.0	SE	No
Laundry	RYL-372-701 A	Laundry	2100	920	casement	100.0	SE	No

Roof window* *type and performance value*

Default* roof windows

				Substitution tolerance ranges	
Window ID	**Window description**	**Maximum U-value***	**SHGC***	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

				Substitution tolerance ranges	
Window ID	**Window description**	**Maximum U-value***	**SHGC***	SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
Garage	2100	4800	100.0	NW

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*

*Refer to glossary.

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1	FR5 - 75mm Expanded Polystyrene Clad	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
2	FR5 - Fibro Clad Framed	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Entry/Living	1	2700	3901	SE	0	Yes
Entry/Living	1	2700	3901	NW	1900	Yes
Hallway	1	2700	1100	NW	0	Yes
Bath	1	2700	1400	SE	0	Yes
Study	1	2700	1400	NW	0	Yes
Study	2	2700	1489	NE	3750	Yes
Bed 1	2	2700	1198	NE	0	Yes
Bed 1	2	2700	3685	SE	0	Yes
Ensuite	2	2700	3195	SW	0	Yes
Ensuite	2	2700	1526	SE	0	Yes
Bed 2	2	2700	3190	SW	0	Yes
Bed 3	1	2700	4091	NW	0	No
Bed 3	2	2700	3200	SW	0	Yes
Kitchen	2	2700	612	SW	0	Yes
Kitchen	2	2700	4221	SE	0	Yes
Laundry	2	2700	1700	SE	0	Yes
Laundry	1	2700	2402	NE	0	Yes
Garage	1	2790	6001	NE	0	Yes
Garage	1	2790	6011	NW	0	Yes
Garage	2	2790	885	SW	3810	Yes

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	73.7	
2	1 - Double Internal Wall	12.1	
3	FR5 - Internal Plasterboard Stud Wall	17.9	Glass fibre batt: R2.5 (R2.5)
4	1 - Double Internal Wall	7.6	Glass fibre batt: R2.5 (R2.5)
5	1 - Internal Garage Wall	13.8	Glass fibre batt: R2.5 (R2.5)
6	1 - Internal Garage Wall	16	Glass fibre batt: R2.5 (R2.5)

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering

*Refer to glossary.

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Entry/Living	1 - Particle Board	27.6	Enclosed Disconnected	R1.4	Carpet
Hallway	1 - Particle Board	7.9	Enclosed Disconnected	R1.4	Carpet
Store	1 - Particle Board	1.8	Enclosed Disconnected	R1.4	Carpet
Bath	1 - Particle Board	3.9	Enclosed Disconnected	R1.4	Tiles
Study	1 - Particle Board	4.5	Enclosed Disconnected	R1.4	Carpet
Bed 1	1 - Particle Board	12.7	Enclosed Disconnected	R1.4	Carpet
Ensuite	1 - Particle Board	4.9	Enclosed Disconnected	R1.4	Tiles
Bed 2	1 - Particle Board	13.1	Enclosed Disconnected	R1.4	Carpet
Bed 3	1 - Particle Board	13.1	Enclosed Disconnected	R1.4	Carpet
Kitchen	1 - Particle Board	10.1	Enclosed Disconnected	R1.4	Tiles
Laundry	1 - Particle Board	4.1	Enclosed Disconnected	R1.4	Tiles
Garage	FR5 - CSOG: Slab on Ground	36.1	Enclosed	R0.0	none

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Entry/Living	Plasterboard	R6.0	No
Hallway	Plasterboard	R6.0	No
Store	Plasterboard	R6.0	No
Bath	Plasterboard	R6.0	No
Study	Plasterboard	R6.0	No
Bed 1	Plasterboard	R6.0	No
Ensuite	Plasterboard	R6.0	No
Bed 2	Plasterboard	R6.0	No
Bed 3	Plasterboard	R6.0	No
Kitchen	Plasterboard	R6.0	No
Laundry	Plasterboard	R6.0	No
Garage	Plasterboard	R6.0	No

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed

*Refer to glossary.

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Bath	1	Exhaust Fans	250	250	Sealed
Ensuite	1	Exhaust Fans	250	250	Sealed
Kitchen	1	Exhaust Fans	250	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
Floor	100 x 50	450	1.50	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

*Refer to glossary.

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System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

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Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

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

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STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

*Refer to glossary.

Provisional Diagnostic Information

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FirstRate® Provisional Diagnostic Information

Project Information

Mode	New Home
Climate	22 East Sale AMO
Site Exposure	suburban
Client Name	Bennett Williams Lifestyle Communites
Rated Address	Cygnus Contemporary, 13 & 19 Lomandra Boulevard Lucknow
Accredited Rater	Amy Gedge
Date	07/10/2024
Reference	1319CYGN

Energy Usage

Type	Energy MJ/m²
Total	97.8
Heating	86.8
Cooling	11.0

Areas

Area	Size (m²)
Net Conditioned Floor Area (NCFA)	95.7
Unconditioned Room Area	44.1
Garage Area	36.1
Basement Car Park Area	0.0
Glazed Common Area	0.0

Zones

Zone	Area (m²)	Conditioning Type	Conditioned
Entry/Living	27.6	living	Y
Hallway	7.9	dayTime	Y
Store	1.8	dayTime	Y
Bath	3.9	unconditioned	N
Study	4.5	dayTime	Y
Bed 1	12.7	bedroom	Y
Ensuite	4.9	nightTime	Y
Bed 2	13.1	bedroom	Y
Bed 3	13.1	bedroom	Y
Kitchen	10.1	kitchen	Y
Laundry	4.1	unconditioned	N

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Garage	36.1	garage	N

Walls

Type	Bulk Insulation (R)	Num Reflective Airgaps	Area (m²)
75mm Expanded Polystyrene Clad	4.4	0	82.6
Internal Plasterboard Stud Wall	0.0	0	73.7
Double Internal Wall	0.0	0	12.1
Internal Plasterboard Stud Wall	2.5	0	17.8
Fibro Clad Framed	2.5	0	67.3
Double Internal Wall	2.5	0	7.6
Internal Garage Wall	2.5	0	29.8

Floors

Type	Bulk Insulation (R)	Slab edge insulation (R)	Ventilation	Area (m²)
Particle Board	1.4	0.0	encldisc	103.7
CSOG: Slab on Ground	0.0	0.0	encl	36.1

Roofs/Ceilings

Type	Bulk Ceiling Insulation (R)	Bulk Roof Insulation (R)	Area (m²)
Framed:Flat - Flat Framed (Metal Deck)	6.0	0.0	139.7

Windows

Type	U-Value	SHGC	Area (m²)
RYL-362-601 A AA Series Sliding Door DG 4-12Ar-4	3.82	0.61	1.94
RYL-372-701 A AA Series Hinged Door DG 4-12Ar-4	3.84	0.47	3.86
RYL-332-301 A AA Series Superlite Window DG 4-12Ar-4	3.66	0.63	1.55
RYL-342-401 A AA Series Sliding Window in-line reveal DG 4-12Ar-4	3.73	0.59	7.59

Window Directions

Direction	Area (m²)
SE	6.4
NW	4.2
SW	4.3

Window to Floor Ratios

Zone	Window Area (m²)	Floor Area (m²)	Window to Floor Area Ratio (%)
Entry/Living	4.4	27.6	15.9
Hallway	0.4	7.9	4.4
Store	0.0	1.8	0.0
Bath	0.7	3.9	18.5
Study	0.4	4.5	7.9

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Bed 1	0.7	12.7	5.7
Ensuite	0.0	4.9	0.0
Bed 2	2.2	13.1	16.6
Bed 3	3.2	13.1	24.4
Kitchen	1.1	10.1	10.7
Laundry	1.9	4.1	47.3
Garage	0.0	36.1	0.0

Air leakage

Item	Sealed	Unsealed
Generic Vent	-	0
Unflued Gas Heater	-	0
Exhaust Fan	3	0
Downlight	0	0
Chimney	0	0
Heater Flue	-	0

Zone Energy Loads

Zone	Heating (MJ/m2)	Total Heating (MJ)	Cooling (MJ/m2)	Total Cooling (MJ)
Store	136.8	248.3	0.7	1.3
Kitchen	70.3	712.4	74.7	757.2
Entry/Living	108.7	3004.0	8.7	241.1
Hallway	176.9	1405.8	8.5	67.5
Study	170.7	761.1	7.5	33.3
Bed 1	87.5	1107.4	2.8	35.9
Bed 3	93.7	1226.9	7.5	97.8
Bed 2	81.1	1058.5	4.4	56.9
Ensuite	175.8	857.4	3.9	18.9

Provisional Diagnostic Information 09-10-2024 15:01:49 Ver:5.5.5a (3.22) Engine Ver:3.22 Accredited Rater:Amy Gedge Assessor's Accreditation Number:DMN/21/2022

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House Design: Oxyura Contemporary
Current Orientation: Front door facing South
Storey's: Single

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Base Specifications		
Ground Floor	Steel joist. Default values for frame: Joist 150 50mm, Joist spacing 450mm, Flange width 50mm, base metal thickness 1.5mm.	R1.4 Expol insulation.
External Wall	75mm EPS, FC Clad (Medium)	R2.5 (Ex Garage)
Internal Wall	90mm timber stud	R2.5 to internal Garage walls
Roof / Ceiling	Metal Clad (Medium)	R4.0 (Ex Garage)
Windows / Doors	Alumimium, Double Glazed (Medium)	Rylock 4-12Ar-4 (Ex Garage)



	Base Ratings in 8 Orientations		*Heating Load Limit: 105*	*Cooling Load Limit: 18*	*Total Load Limit: 100*
FD = Front Door Facing	**Insulation Requirements**	**Stars**	**Heating Load Actual:**	**Cooling Load Actual:**	**Total Load Actual:**
FD North (180)	**Add R2.5 to laundry and bath internal walls , R6.0 to dwelling ceiling**	7.1	90.6	5.7	96.2
FD North East (225)	**Add R6.0 to ceiling (Ex Garage)**	7	91	7.8	98.8
FD East (270)	**Base Specifications**	7.1	86.3	11	97.3
FD South East (315)	**Base Specifications**	7.2	82.7	12.2	94.9
FD South (0)	**Base Specifications**	7.1	85.8	12.5	98.2
FD South West (45)	**Add R6.0 to ceiling (Ex Garage)**	7	86.6	13.3	99.8
FD West (90)	**Add R2.5 to laundry and bath internal walls , R6.0 to dwelling ceiling**	7.1	83.7	13.2	96.9
FD North West (135)	**Add R2.5 to laundry and bath internal walls , R6.0 to dwelling ceiling**	7.1	89	8.2	97.2

Rating for Worst Performing Orientation		*Heating Load Limit: 105*	*Cooling Load Limit: 18*	*Total Load Limit: 100*
	Stars	**Heating Load Actual:**	**Cooling Load Actual:**	**Total Load Actual:**
FD North West (135)	7.1	89	8.2	97.2

Please Note: Assessment based on a concept floorplan not a specific lot or site address within the community, using default values as specified in NatHERS Technincal Note 20240501. Some defaults represent worst case scenario and the rating may be adversely affected.
The ratings are a predicted outcome and are not specific to an individual site.
The Assessments were completed using the latest version of First Rate 5 endorsed by Sustainability Victoria and comply with NCC 2022.

Ratings in 8 Orientations with Worst Orientation specifications applied to all.

Azimuth	Heating	Cooling	Total	Stars
0.0	74.3	12.2	86.5	7.4
45.0	81.6	13.2	94.8	7.2
90.0	83.7	13.2	96.9	7.1
135.0	89.0	8.2	97.2	7.1
180.0	90.6	5.7	96.3	7.1
225.0	85.8	9.0	93.7	7.2
270.0	75.0	11.0	86.0	7.4
315.0	72.1	11.7	83.8	7.5

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Nationwide House Energy Rating Scheme®

NatHERS® Certificate No. TZSUBBPQL6

Generated on 9 Oct 2024 using FirstRate5: 5.5.5a (3.22)

Property

Address	Oxyura Contemporary, 13 & 19 Lomandra Boulevard, Lucknow, VIC, 3875
Lot/DP	-
NCC Class*	Class 1a
Floor/all Floors Type	New Home

Plans

Main plan	23035/30.11.23
Prepared by	Tomas O'Malley Architect

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	92.2	suburban
Unconditioned*	46.4	**NatHERS climate zone**
Total	138.6	22 East Sale AMO
Garage	37.2	

Accredited assessor

Name	Amy Gedge
Business name	Arrow Energy Ratings
Email	amy@arrowenergyratings.com.au
Phone	0412808258
Accreditation No.	DMN/21/2022
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 2
State/Territory variation	No

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

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

Thermal performance star rating



NATIONWIDE HOUSE ENERGY RATING SCHEME®

97.2 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

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

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	**Cooling**
Modelled	89	8.2
Load limits	105	18

Features determining load limits

Floor type (lowest conditioned area)	Suspended Floor
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

*Refer to glossary.

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To verify this certificate, scan the QR code or visit https://www.fr5.com.au/QRCodeLanding?PublicId=TZSUBBPQL6
When using either link, ensure you are visiting www.fr5.com.au.

3875 - OXYURA CONTEMPORARY, 13 & 19 LUCKNOW VIC 09/10/2024 TZSUBBPQL6

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Development Plan Overlay Schedule 3
Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
Date: 29 January 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:



Greenhouse gas emissions:



Cost:



Graph key:

*Refer to glossary.

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Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

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Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

Assessment is on concept floorplan only, not site specific for the purposes of demonstrating compliance with NCC 2022.

This certificate is based on worst case orientation for this concept floorplan.

*Refer to glossary.

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Room *schedule*

Room	Zone Type	Area [m²]
Entry	dayTime	6.5
Bed 2	bedroom	12.2
Bath	unconditioned	6.3
Kitchen/Living	kitchen	47.4
Bed 1	bedroom	13.2
WIR	nightTime	7.3
Ensuite	nightTime	5.7
Laundry	unconditioned	2.9
Garage	garage	37.2

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
RYL-352-501 A	AA Series Double Hung Win inline reveal DG 4-12Ar-4	3.75	0.59	0.56	0.62
RYL-342-401 A	AA Series Sliding Window in-line reveal DG 4-12Ar-4	3.73	0.59	0.56	0.62
RYL-362-601 A	AA Series Sliding Door DG 4-12Ar-4	3.82	0.61	0.58	0.64
RYL-641-707 A	SG Series Sliding Window SG 5Clr	6.16	0.65	0.62	0.68

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bed 2	RYL-352-501 A	Bed 2	1200	610	double_hung	45.0	NE	No
Bed 2	RYL-352-501 A	Bed 2	1200	610	double_hung	45.0	NE	No
Bath	RYL-342-401 A	Bath	600	1210	sliding	45.0	SE	No
Kitchen/Living	RYL-342-401 A	Dining	600	1810	sliding	45.0	NW	No
Kitchen/Living	RYL-362-601 A	Living SD	2150	2110	sliding	45.0	SW	No
Kitchen/Living	RYL-342-401 A	Living	600	800	sliding	45.0	SW	No
Bed 1	RYL-362-601 A	Bed 1 SD	2100	2110	sliding	45.0	SW	No

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Ensuite	RYL-342-401 A	Ensuite	600	1210	sliding	45.0	SE	No
Garage	RYL-641-707 A	Garage	600	1810	sliding	45.0	NW	No

Roof window* *type and performance value*

Default* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
Entry	2100	920	100.0	NE
Laundry	2100	820	100.0	NW
Garage	2100	820	100.0	SW
Garage	2100	4800	100.0	NE

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	FR5 - Fibro Clad Framed	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
2	FR5 - 75mm Expanded Polystyrene Clad	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No

*Refer to glossary.

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3	FR5 - 75mm Expanded Polystyrene Clad	0.5	Medium	No
4	FR5 - Fibro Clad Framed	0.5	Medium	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Entry	1	2700	1405	NE	1666	Yes
Bed 2	1	2700	3210	SE	0	Yes
Bed 2	1	2700	3800	NE	1346	Yes
Bed 2	1	2700	320	NW	1332	Yes
Bath	2	2700	1650	SE	0	Yes
Kitchen/Living	1	2700	5415	NW	0	Yes
Kitchen/Living	1	2700	4981	SW	0	Yes
Kitchen/Living	1	2700	1382	SE	0	Yes
Kitchen/Living	1	2700	1310	SW	0	Yes
Bed 1	1	2700	3200	SE	0	Yes
Bed 1	1	2700	4120	SW	0	Yes
WIR	1	2700	1760	SE	0	Yes
Ensuite	2	2700	1660	SE	0	Yes
Laundry	1	2700	2630	NW	0	Yes
Garage	3	2970	1201	SW	0	Yes
Garage	4	2970	1370	SE	5403	Yes
Garage	4	2970	6201	NE	0	No
Garage	4	2970	6001	NW	0	Yes

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	51.4	
2	FR5 - Internal Plasterboard Stud Wall	34.8	Glass fibre batt: R2.5 (R2.5)
3	1 - Internal Garage Wall	25.7	Glass fibre batt: R2.5 (R2.5)

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Entry	1 - Particle Board	6.5	Enclosed Disconnected	R1.4	Carpet
Bed 2	1 - Particle Board	12.2	Enclosed Disconnected	R1.4	Carpet
Bath	1 - Particle Board	6.3	Enclosed Disconnected	R1.4	Tiles

*Refer to glossary.

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Kitchen/Living	1 - Particle Board	12.1	Enclosed Disconnected	R1.4	Tiles
Kitchen/Living	1 - Particle Board	35.3	Enclosed Disconnected	R1.4	Carpet
Bed 1	1 - Particle Board	13.2	Enclosed Disconnected	R1.4	Carpet
WIR	1 - Particle Board	7.3	Enclosed Disconnected	R1.4	Carpet
Ensuite	1 - Particle Board	5.7	Enclosed Disconnected	R1.4	Tiles
Laundry	1 - Particle Board	2.9	Enclosed Disconnected	R1.4	Tiles
Garage	FR5 - CSOG: Slab on Ground	37.2	Enclosed	R0.0	none

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Entry	Plasterboard	R6.0	No
Bed 2	Plasterboard	R6.0	No
Bath	Plasterboard	R6.0	No
Kitchen/Living	Plasterboard	R6.0	No
Kitchen/Living	Plasterboard	R6.0	No
Bed 1	Plasterboard	R6.0	No
WIR	Plasterboard	R6.0	No
Ensuite	Plasterboard	R6.0	No
Laundry	Plasterboard	R6.0	No
Garage	Plasterboard	R0.0	No

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bath	1	Exhaust Fans	250	250	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed
Ensuite	1	Exhaust Fans	250	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Cont:Attic-Continuous	0.0	0.5	Medium

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Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
Floor	100 x 50	450	1.50	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

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Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

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

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STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

*Refer to glossary.

Provisional Diagnostic Information

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FirstRate® Provisional Diagnostic Information

Project Information

Mode	New Home
Climate	22 East Sale AMO
Site Exposure	suburban
Client Name	Bennett Williams Lifestyle Communites
Rated Address	Oxyura Contemporary, 13 & 19 Lomandra Boulevard Lucknow
Accredited Rater	Amy Gedge
Date	08/10/2024
Reference	1319OXYU

Energy Usage

Type	Energy MJ/m²
Total	97.2
Heating	89.0
Cooling	8.2

Areas

Area	Size (m²)
Net Conditioned Floor Area (NCFA)	92.2
Unconditioned Room Area	46.4
Garage Area	37.2
Basement Car Park Area	0.0
Glazed Common Area	0.0

Zones

Zone	Area (m²)	Conditioning Type	Conditioned
Entry	6.5	dayTime	Y
Bed 2	12.2	bedroom	Y
Bath	6.3	unconditioned	N
Kitchen/Living	47.4	kitchen	Y
Bed 1	13.2	bedroom	Y
WIR	7.3	nightTime	Y
Ensuite	5.7	nightTime	Y
Laundry	2.9	unconditioned	N
Garage	37.2	garage	N

Walls

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Type	Bulk Insulation (R)	Num Reflective Airgaps	Area (m²)
Fibro Clad Framed	2.5	0	90.5
Internal Plasterboard Stud Wall	0.0	0	51.5
Internal Plasterboard Stud Wall	2.5	0	34.9
75mm Expanded Polystyrene Clad	4.4	0	8.9
75mm Expanded Polystyrene Clad	1.9	0	3.6
Internal Garage Wall	2.5	0	25.8
Fibro Clad Framed	0.0	0	40.3

Floors

Type	Bulk Insulation (R)	Slab edge insulation (R)	Ventilation	Area (m²)
Particle Board	1.4	0.0	encldisc	101.4
CSOG: Slab on Ground	0.0	0.0	encl	37.2

Roofs/Ceilings

Type	Bulk Ceiling Insulation (R)	Bulk Roof Insulation (R)	Area (m²)
Cont:Attic-Continuous	6.0	0.0	101.4
Cont:Attic-Continuous	0.0	0.0	37.2

Windows

Type	U-Value	SHGC	Area (m²)
RYL-352-501 A AA Series Double Hung Win inline reveal DG 4-12Ar-4	3.75	0.59	1.46
RYL-342-401 A AA Series Sliding Window in-line reveal DG 4-12Ar-4	3.73	0.59	3.02
RYL-362-601 A AA Series Sliding Door DG 4-12Ar-4	3.82	0.61	8.97
RYL-641-707 A SG Series Sliding Window SG 5Clr	6.16	0.65	1.09

Window Directions

Direction	Area (m²)
NE	1.5
SE	1.5
NW	2.2
SW	9.4

Window to Floor Ratios

Zone	Window Area (m²)	Floor Area (m²)	Window to Floor Area Ratio (%)
Entry	0.0	6.5	0.0
Bed 2	1.5	12.2	12.0
Bath	0.7	6.3	11.5
Kitchen/Living	6.1	47.4	12.9
Bed 1	4.4	13.2	33.6
WIR	0.0	7.3	0.0

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Ensuite	0.7	5.7	12.8
Laundry	0.0	2.9	0.0
Garage	1.1	37.2	2.9

Air leakage

Item	Sealed	Unsealed
Generic Vent	-	0
Unflued Gas Heater	-	0
Exhaust Fan	3	0
Downlight	0	0
Chimney	0	0
Heater Flue	-	0

Zone Energy Loads

Zone	Heating (MJ/m2)	Total Heating (MJ)	Cooling (MJ/m2)	Total Cooling (MJ)
Entry	251.7	1637.5	7.7	50.2
WIR	56.9	412.9	5.8	41.9
Bed 1	116.2	1534.0	8.5	112.5
Ensuite	108.0	613.1	5.0	28.2
Bed 2	83.5	1019.4	3.5	43.1
Kitchen/Living	108.3	5131.4	14.3	675.8

Provisional Diagnostic Information 08-10-2024 19:35:37 Ver:5.5.5a (3.22) Engine Ver:3.22 Accredited Rater:Amy Gedge Assessor's Accreditation Number:DMN/21/2022

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House Design: Oxyura Contemporary
Current Orientation: Front door facing South
Storey's: Single

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Base Specifications		
Ground Floor	Steel joist. Default values for frame: Joist 150 50mm, Joist spacing 450mm, Flange width 50mm, base metal thickness 1.5mm.	R1.4 Expol insulation.
External Wall	75mm EPS, FC Clad (Medium)	R2.5 (Ex Garage)
Internal Wall	90mm timber stud	R2.5 to internal Garage walls
Roof / Ceiling	Metal Clad (Medium)	R4.0 (Ex Garage)
Windows / Doors	Alumimium, Double Glazed (Medium)	Rylock 4-12Ar-4 (Ex Garage)



	Base Ratings in 8 Orientations		*Heating Load Limit: 105*	*Cooling Load Limit: 18*	*Total Load Limit: 100*
FD = Front Door Facing	**Insulation Requirements**	**Stars**	**Heating Load Actual:**	**Cooling Load Actual:**	**Total Load Actual:**
FD North (180)	**Add R2.5 to laundry and bath internal walls , R6.0 to dwelling ceiling**	7.1	90.6	5.7	96.2
FD North East (225)	**Add R6.0 to ceiling (Ex Garage)**	7	91	7.8	98.8
FD East (270)	**Base Specifications**	7.1	86.3	11	97.3
FD South East (315)	**Base Specifications**	7.2	82.7	12.2	94.9
FD South (0)	**Base Specifications**	7.1	85.8	12.5	98.2
FD South West (45)	**Add R6.0 to ceiling (Ex Garage)**	7	86.6	13.3	99.8
FD West (90)	**Add R2.5 to laundry and bath internal walls , R6.0 to dwelling ceiling**	7.1	83.7	13.2	96.9
FD North West (135)	**Add R2.5 to laundry and bath internal walls , R6.0 to dwelling ceiling**	7.1	89	8.2	97.2

Rating for Worst Performing Orientation		*Heating Load Limit: 105*	*Cooling Load Limit: 18*	*Total Load Limit: 100*
	Stars	**Heating Load Actual:**	**Cooling Load Actual:**	**Total Load Actual:**
FD North West (135)	7.1	89	8.2	97.2

Please Note: Assessment based on a concept floorplan not a specific lot or site address within the community, using default values as specified in NatHERS Technincal Note 20240501. Some defaults represent worst case scenario and the rating may be adversely affected.
The ratings are a predicted outcome and are not specific to an individual site.
The Assessments were completed using the latest version of First Rate 5 endorsed by Sustainability Victoria and comply with NCC 2022.

Ratings in 8 Orientations with Worst Orientation specifications applied to all.

Azimuth	Heating	Cooling	Total	Stars
0.0	74.3	12.2	86.5	7.4
45.0	81.6	13.2	94.8	7.2
90.0	83.7	13.2	96.9	7.1
135.0	89.0	8.2	97.2	7.1
180.0	90.6	5.7	96.3	7.1
225.0	85.8	9.0	93.7	7.2
270.0	75.0	11.0	86.0	7.4
315.0	72.1	11.7	83.8	7.5

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Nationwide House Energy Rating Scheme®

NatHERS® Certificate No. TZSUBBPQL6

Generated on 9 Oct 2024 using FirstRate5: 5.5.5a (3.22)

Property

Address	Oxyura Contemporary, 13 & 19 Lomandra Boulevard, Lucknow, VIC, 3875
Lot/DP	-
NCC Class*	Class 1a
Floor/all Floors Type	New Home

Plans

Main plan	23035/30.11.23
Prepared by	Tomas O'Malley Architect

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	92.2	suburban
Unconditioned*	46.4	**NatHERS climate zone**
Total	138.6	22 East Sale AMO
Garage	37.2	

Accredited assessor

Name	Amy Gedge
Business name	Arrow Energy Ratings
Email	amy@arrowenergyratings.com.au
Phone	0412808258
Accreditation No.	DMN/21/2022
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 2
State/Territory variation	No

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

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

Thermal performance star rating



NATIONWIDE HOUSE ENERGY RATING SCHEME®

97.2 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

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

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	**Cooling**
Modelled	89	8.2
Load limits	105	18

Features determining load limits

Floor type (lowest conditioned area)	Suspended Floor
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

*Refer to glossary.

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To verify this certificate, scan the QR code or visit https://www.fr5.com.au/QRCodeLanding?PublicId=TZSUBBPQL6
When using either link, ensure you are visiting www.fr5.com.au.

3875 - OXYURA CONTEMPORARY, 13 & 19 LUCKNOW VIC 09/10/2024 TZSUBBPQL6

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About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:



Greenhouse gas emissions:



Cost:



Graph key:

*Refer to glossary.

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Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

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Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

Assessment is on concept floorplan only, not site specific for the purposes of demonstrating compliance with NCC 2022.

This certificate is based on worst case orientation for this concept floorplan.

*Refer to glossary.

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Room *schedule*

Room	Zone Type	Area [m²]
Entry	dayTime	6.5
Bed 2	bedroom	12.2
Bath	unconditioned	6.3
Kitchen/Living	kitchen	47.4
Bed 1	bedroom	13.2
WIR	nightTime	7.3
Ensuite	nightTime	5.7
Laundry	unconditioned	2.9
Garage	garage	37.2

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
RYL-352-501 A	AA Series Double Hung Win inline reveal DG 4-12Ar-4	3.75	0.59	0.56	0.62
RYL-342-401 A	AA Series Sliding Window in-line reveal DG 4-12Ar-4	3.73	0.59	0.56	0.62
RYL-362-601 A	AA Series Sliding Door DG 4-12Ar-4	3.82	0.61	0.58	0.64
RYL-641-707 A	SG Series Sliding Window SG 5Clr	6.16	0.65	0.62	0.68

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bed 2	RYL-352-501 A	Bed 2	1200	610	double_hung	45.0	NE	No
Bed 2	RYL-352-501 A	Bed 2	1200	610	double_hung	45.0	NE	No
Bath	RYL-342-401 A	Bath	600	1210	sliding	45.0	SE	No
Kitchen/Living	RYL-342-401 A	Dining	600	1810	sliding	45.0	NW	No
Kitchen/Living	RYL-362-601 A	Living SD	2150	2110	sliding	45.0	SW	No
Kitchen/Living	RYL-342-401 A	Living	600	800	sliding	45.0	SW	No
Bed 1	RYL-362-601 A	Bed 1 SD	2100	2110	sliding	45.0	SW	No

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Ensuite	RYL-342-401 A	Ensuite	600	1210	sliding	45.0	SE	No
Garage	RYL-641-707 A	Garage	600	1810	sliding	45.0	NW	No

Roof window* *type and performance value*

Default* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
Entry	2100	920	100.0	NE
Laundry	2100	820	100.0	NW
Garage	2100	820	100.0	SW
Garage	2100	4800	100.0	NE

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	FR5 - Fibro Clad Framed	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
2	FR5 - 75mm Expanded Polystyrene Clad	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No

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3	FR5 - 75mm Expanded Polystyrene Clad	0.5	Medium	No
4	FR5 - Fibro Clad Framed	0.5	Medium	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Entry	1	2700	1405	NE	1666	Yes
Bed 2	1	2700	3210	SE	0	Yes
Bed 2	1	2700	3800	NE	1346	Yes
Bed 2	1	2700	320	NW	1332	Yes
Bath	2	2700	1650	SE	0	Yes
Kitchen/Living	1	2700	5415	NW	0	Yes
Kitchen/Living	1	2700	4981	SW	0	Yes
Kitchen/Living	1	2700	1382	SE	0	Yes
Kitchen/Living	1	2700	1310	SW	0	Yes
Bed 1	1	2700	3200	SE	0	Yes
Bed 1	1	2700	4120	SW	0	Yes
WIR	1	2700	1760	SE	0	Yes
Ensuite	2	2700	1660	SE	0	Yes
Laundry	1	2700	2630	NW	0	Yes
Garage	3	2970	1201	SW	0	Yes
Garage	4	2970	1370	SE	5403	Yes
Garage	4	2970	6201	NE	0	No
Garage	4	2970	6001	NW	0	Yes

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	51.4	
2	FR5 - Internal Plasterboard Stud Wall	34.8	Glass fibre batt: R2.5 (R2.5)
3	1 - Internal Garage Wall	25.7	Glass fibre batt: R2.5 (R2.5)

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Entry	1 - Particle Board	6.5	Enclosed Disconnected	R1.4	Carpet
Bed 2	1 - Particle Board	12.2	Enclosed Disconnected	R1.4	Carpet
Bath	1 - Particle Board	6.3	Enclosed Disconnected	R1.4	Tiles

*Refer to glossary.

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Kitchen/Living	1 - Particle Board	12.1	Enclosed Disconnected	R1.4	Tiles
Kitchen/Living	1 - Particle Board	35.3	Enclosed Disconnected	R1.4	Carpet
Bed 1	1 - Particle Board	13.2	Enclosed Disconnected	R1.4	Carpet
WIR	1 - Particle Board	7.3	Enclosed Disconnected	R1.4	Carpet
Ensuite	1 - Particle Board	5.7	Enclosed Disconnected	R1.4	Tiles
Laundry	1 - Particle Board	2.9	Enclosed Disconnected	R1.4	Tiles
Garage	FR5 - CSOG: Slab on Ground	37.2	Enclosed	R0.0	none

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Entry	Plasterboard	R6.0	No
Bed 2	Plasterboard	R6.0	No
Bath	Plasterboard	R6.0	No
Kitchen/Living	Plasterboard	R6.0	No
Kitchen/Living	Plasterboard	R6.0	No
Bed 1	Plasterboard	R6.0	No
WIR	Plasterboard	R6.0	No
Ensuite	Plasterboard	R6.0	No
Laundry	Plasterboard	R6.0	No
Garage	Plasterboard	R0.0	No

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bath	1	Exhaust Fans	250	250	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed
Ensuite	1	Exhaust Fans	250	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Cont:Attic-Continuous	0.0	0.5	Medium

*Refer to glossary.

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General Manager Place and Community
East Gippsland Shire Council
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Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
Floor	100 x 50	450	1.50	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

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Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

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

*Refer to glossary.

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STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

*Refer to glossary.

Provisional Diagnostic Information

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FirstRate® Provisional Diagnostic Information

Project Information

Mode	New Home
Climate	22 East Sale AMO
Site Exposure	suburban
Client Name	Bennett Williams Lifestyle Communites
Rated Address	Oxyura Contemporary, 13 & 19 Lomandra Boulevard Lucknow
Accredited Rater	Amy Gedge
Date	08/10/2024
Reference	1319OXYU

Energy Usage

Type	Energy MJ/m²
Total	97.2
Heating	89.0
Cooling	8.2

Areas

Area	Size (m²)
Net Conditioned Floor Area (NCFA)	92.2
Unconditioned Room Area	46.4
Garage Area	37.2
Basement Car Park Area	0.0
Glazed Common Area	0.0

Zones

Zone	Area (m²)	Conditioning Type	Conditioned
Entry	6.5	dayTime	Y
Bed 2	12.2	bedroom	Y
Bath	6.3	unconditioned	N
Kitchen/Living	47.4	kitchen	Y
Bed 1	13.2	bedroom	Y
WIR	7.3	nightTime	Y
Ensuite	5.7	nightTime	Y
Laundry	2.9	unconditioned	N
Garage	37.2	garage	N

Walls

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Type	Bulk Insulation (R)	Num Reflective Airgaps	Area (m²)
Fibro Clad Framed	2.5	0	90.5
Internal Plasterboard Stud Wall	0.0	0	51.5
Internal Plasterboard Stud Wall	2.5	0	34.9
75mm Expanded Polystyrene Clad	4.4	0	8.9
75mm Expanded Polystyrene Clad	1.9	0	3.6
Internal Garage Wall	2.5	0	25.8
Fibro Clad Framed	0.0	0	40.3

Floors

Type	Bulk Insulation (R)	Slab edge insulation (R)	Ventilation	Area (m²)
Particle Board	1.4	0.0	encldisc	101.4
CSOG: Slab on Ground	0.0	0.0	encl	37.2

Roofs/Ceilings

Type	Bulk Ceiling Insulation (R)	Bulk Roof Insulation (R)	Area (m²)
Cont:Attic-Continuous	6.0	0.0	101.4
Cont:Attic-Continuous	0.0	0.0	37.2

Windows

Type	U-Value	SHGC	Area (m²)
RYL-352-501 A AA Series Double Hung Win inline reveal DG 4-12Ar-4	3.75	0.59	1.46
RYL-342-401 A AA Series Sliding Window in-line reveal DG 4-12Ar-4	3.73	0.59	3.02
RYL-362-601 A AA Series Sliding Door DG 4-12Ar-4	3.82	0.61	8.97
RYL-641-707 A SG Series Sliding Window SG 5Clr	6.16	0.65	1.09

Window Directions

Direction	Area (m²)
NE	1.5
SE	1.5
NW	2.2
SW	9.4

Window to Floor Ratios

Zone	Window Area (m²)	Floor Area (m²)	Window to Floor Area Ratio (%)
Entry	0.0	6.5	0.0
Bed 2	1.5	12.2	12.0
Bath	0.7	6.3	11.5
Kitchen/Living	6.1	47.4	12.9
Bed 1	4.4	13.2	33.6
WIR	0.0	7.3	0.0

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Ensuite	0.7	5.7	12.8
Laundry	0.0	2.9	0.0
Garage	1.1	37.2	2.9

Air leakage

Item	Sealed	Unsealed
Generic Vent	-	0
Unflued Gas Heater	-	0
Exhaust Fan	3	0
Downlight	0	0
Chimney	0	0
Heater Flue	-	0

Zone Energy Loads

Zone	Heating (MJ/m2)	Total Heating (MJ)	Cooling (MJ/m2)	Total Cooling (MJ)
Entry	251.7	1637.5	7.7	50.2
WIR	56.9	412.9	5.8	41.9
Bed 1	116.2	1534.0	8.5	112.5
Ensuite	108.0	613.1	5.0	28.2
Bed 2	83.5	1019.4	3.5	43.1
Kitchen/Living	108.3	5131.4	14.3	675.8

Provisional Diagnostic Information 08-10-2024 19:35:37 Ver:5.5.5a (3.22) Engine Ver:3.22 Accredited Rater:Amy Gedge Assessor's Accreditation Number:DMN/21/2022

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House Design: Tadoma Contemporary
Current Orientation: Front door facing South
Storey's: Single

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Base Specifications		
Ground Floor	Steel joist: Default values for frame: Joist depth 50mm, joist spacing 450mm, Flange width 50mm, base metal thickness 1.15mm	R1.4 Expol insulation.
External Wall	75mm EPS, FC Clad (Medium)	R2.5 (Ex Garage)
Internal Wall	90mm timber stud	R2.5 to internal Garage walls
Roof / Ceiling	Metal Clad (Medium)	R4.0 (Ex Garage)
Windows / Doors	Alumimium, Double Glazed (Medium)	Rylock 4-12Ar-4



	Base Ratings in 8 Orientations		*Heating Load Limit: 105*	*Cooling Load Limit: 18*	*Total Load Limit: 100*
FD = Front Door Facing	**Insulation Requirements**	**Stars**	**Heating Load Actual:**	**Cooling Load Actual:**	**Total Load Actual:**
FD North (180)	**Add R2.5 to bath internal walls, R6.0 to dwelling ceiling**	7.1	92.2	5.8	98
FD North East (225)	**Add R6.0 to ceiling (Ex Garage)**	7.1	88.8	8.6	97.4
FD East (270)	**Base Specifications**	7	86.6	12.9	99.6
FD South East (315)	**Base Specifications**	7	86.5	13.2	99.7
FD South (0)	**Add R5.0 to ceiling (Ex garage)**	7.1	85	12.5	97.5
FD South West (45)	**Add R2.5 to bath internal walls, R6.0 to dwelling ceiling**	7.1	88.2	10.2	98.4
FD West (90)	**Add R2.5 to bath internal walls, R6.0 to dwelling ceiling**	7	88.3	11	99.3
FD North West (135)	**Add R2.5 to bath internal walls, R6.0 to all ceiling**	7	91.7	8	99.7

Rating for Worst Performing Orientation		*Heating Load Limit: 105*	*Cooling Load Limit: 18*	*Total Load Limit: 100*
	Stars	**Heating Load Actual:**	**Cooling Load Actual:**	**Total Load Actual:**
FD North West (135)	7	91.7	8	99.7

Please Note: Assessment based on a concept floorplan not a specific lot or site address within the community, using default values as specified in NatHERS Technincal Note 20240501. Some defaults represent worst case scenario and the rating may be adversely affected.
The ratings are a predicted outcome and are not specific to an individual site.
The Assessments were completed using the latest version of First Rate 5 endorsed by Sustainability Victoria and comply with NCC 2022.

Ratings in 8 Orientations with Worst Orientation specifications applied to all.

Azimuth	Heating	Cooling	Total	Stars
0.0	79.1	11.5	90.5	7.3
45.0	87.5	10.0	97.5	7.1
90.0	87.6	10.6	98.2	7.1
135.0	91.7	8.0	99.7	7.0
180.0	91.3	5.9	97.1	7.1
225.0	86.0	8.2	94.2	7.2
270.0	77.2	11.1	88.4	7.4
315.0	76.8	11.7	88.5	7.4

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Nationwide House Energy Rating Scheme®
NatHERS® Certificate No. 4U7RWDFWGX

Generated on 9 Oct 2024 using FirstRate5: 5.5.5a (3.22)

Property

Address	Tadorna Contemporary, 13 & 19 Lomandra Boulevard, Lucknow, VIC, 3875
Lot/DP	-
NCC Class*	Class 1a
Floor/all Floors Type	New Home

Plans

Main plan	23035/30.11.23
Prepared by	Tomas O'Malley Architect

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	79.1	suburban
Unconditioned*	41.1	**NatHERS climate zone**
Total	120.2	22 East Sale AMO
Garage	35.8	

Accredited assessor

Name	Amy Gedge
Business name	Arrow Energy Ratings
Email	amy@arrowenergyratings.com.au
Phone	0412808258
Accreditation No.	DMN/21/2022
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 2
State/Territory variation	No

National Construction Code (NCC) requirements

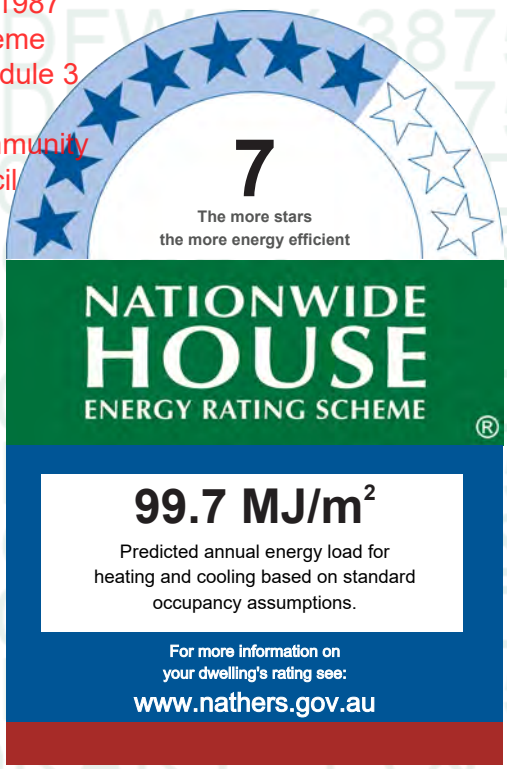
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

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

Thermal performance star rating



Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	91.7	8
Load limits	105	18

Features determining load limits

Floor type (lowest conditioned area)	Suspended Floor
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

*Refer to glossary.

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To verify this certificate, scan the QR code or visit https://www.fr5.com.au/QRCodeLanding?PublicId=4U7RWDFWGX When using either link, ensure you are visiting www.fr5.com.au.

TADORNA CONTEMPORARY, 13 & 19 LUCKNOW VIC 09/10/2024 4U7RWDFWGX 3875 -

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About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

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Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

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Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

Assessment is on concept floorplan only, not site specific for the purposes of demonstrating compliance with NCC 2022.

This certificate is based on worst case orientation for this concept floorplan.

*Refer to glossary.

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Room *schedule*

Room	Zone Type	Area [m²]
Entry	dayTime	6.4
Bed 2	bedroom	10.6
Bath	unconditioned	5.3
Kitchen/Living	kitchen	41.7
Bed 1	bedroom	13.5
Ensuite	nightTime	4.5
Garage	garage	35.8
Laundry	dayTime	2.3

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
RYL-352-501 A	AA Series Double Hung Win inline reveal DG 4-12Ar-4	3.75	0.59	0.56	0.62
RYL-342-401 A	AA Series Sliding Window in-line reveal DG 4-12Ar-4	3.73	0.59	0.56	0.62
RYL-362-601 A	AA Series Sliding Door DG 4-12Ar-4	3.82	0.61	0.58	0.64

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bed 2	RYL-352-501 A	Bed 2	1800	610	double_hung	45.0	NE	No
Bed 2	RYL-352-501 A	Bed 2	1800	610	double_hung	45.0	NE	No
Bath	RYL-342-401 A	Bath	600	1210	sliding	45.0	SE	No
Kitchen/Living	RYL-342-401 A	Living	549	1162	sliding	45.0	NW	No
Kitchen/Living	RYL-362-601 A	Living SD	2100	2410	sliding	45.0	SW	No
Bed 1	RYL-362-601 A	Bed 1	600	1810	sliding	45.0	SE	No
Bed 1	RYL-362-601 A	Bed 1 SD	2100	1810	sliding	45.0	SW	No
Ensuite	RYL-342-401 A	Ensuite	600	1210	sliding	45.0	SE	No

*Refer to glossary.

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Roof window* *type and performance value*

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
Entry	2100	920	100.0	NE
Garage	2100	820	100.0	SW
Garage	2100	4800	100.0	NE

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	FR5 - Fibro Clad Framed	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
2	FR5 - 75mm Expanded Polystyrene Clad	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
3	FR5 - 75mm Expanded Polystyrene Clad	0.5	Medium		No

External wall *schedule*

*Refer to glossary.

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Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Entry	1	2700	1453	NE	1542	Yes
Bed 2	2	2700	3575	SE	0	Yes
Bed 2	1	2700	2980	NE	641	Yes
Bed 2	1	2700	899	NW	1527	Yes
Bath	2	2700	2331	SE	0	Yes
Kitchen/Living	2	2700	7006	NW	1078	Yes
Kitchen/Living	2	2700	4800	SW	0	Yes
Kitchen/Living	1	2700	1323	SE	4700	Yes
Kitchen/Living	1	2700	1233	SW	1354	Yes
Bed 1	2	2700	3998	SE	0	Yes
Bed 1	1	2700	3378	SW	1350	Yes
Ensuite	2	2700	1635	SE	0	Yes
Garage	3	2970	1152	SW	0	Yes
Garage	3	2970	899	SE	1430	Yes
Garage	3	2970	5973	NE	528	Yes
Garage	3	2970	5989	NW	0	Yes

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	44.9	
2	FR5 - Internal Plasterboard Stud Wall	19.3	Glass fibre batt: R2.5 (R2.5)
3	1 - Internal Garage Wall	15.1	Glass fibre batt: R2.5 (R2.5)
4	1 - Internal Garage Wall	13	Glass fibre batt: R2.5 (R2.5)

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Entry	1 - Particle Board	6.4	Enclosed Disconnected	R1.4	Carpet
Bed 2	1 - Particle Board	10.6	Enclosed Disconnected	R1.4	Carpet
Bath	1 - Particle Board	5.3	Enclosed Disconnected	R1.4	Tiles
Kitchen/Living	1 - Particle Board	11	Enclosed Disconnected	R1.4	Tiles
Kitchen/Living	1 - Particle Board	23	Enclosed Disconnected	R1.4	Carpet
Kitchen/Living	1 - Particle Board	7.6	Enclosed Disconnected	R1.4	Carpet

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Bed 1	1 - Particle Board	13.5	Enclosed Disconnected	R1.4	Carpet
Ensuite	1 - Particle Board	4.5	Enclosed Disconnected	R1.4	Tiles
Garage	FR5 - CSOG: Slab on Ground	35.8	Enclosed	R0.0	none
Laundry	1 - Particle Board	2.3	Enclosed Disconnected	R1.4	Tiles

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Entry	Plasterboard	R6.0	No
Bed 2	Plasterboard	R6.0	No
Bath	Plasterboard	R6.0	No
Kitchen/Living	Plasterboard	R6.0	No
Kitchen/Living	Plasterboard	R6.0	No
Kitchen/Living	Plasterboard	R6.0	No
Bed 1	Plasterboard	R6.0	No
Ensuite	Plasterboard	R6.0	No
Garage	Plasterboard	R6.0	No
Laundry	Plasterboard	R6.0	No

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bath	1	Exhaust Fans	250	250	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed
Ensuite	1	Exhaust Fans	250	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Cont:Attic-Continuous	0.0	0.5	Medium
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]

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Floor	100 x 50	450	1.50	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

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Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

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

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STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

*Refer to glossary.

Provisional Diagnostic Information

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FirstRate® Provisional Diagnostic Information

Project Information

Mode	New Home
Climate	22 East Sale AMO
Site Exposure	suburban
Client Name	Bennett Williams Lifestyle Communites
Rated Address	Tadorna Contemporary, 13 & 19 Lomandra Boulevard Lucknow
Accredited Rater	Amy Gedge
Date	08/10/2024
Reference	1319TADO

Energy Usage

Type	Energy MJ/m²
Total	99.7
Heating	91.7
Cooling	8.0

Areas

Area	Size (m²)
Net Conditioned Floor Area (NCFA)	79.1
Unconditioned Room Area	41.1
Garage Area	35.8
Basement Car Park Area	0.0
Glazed Common Area	0.0

Zones

Zone	Area (m²)	Conditioning Type	Conditioned
Entry	6.4	dayTime	Y
Bed 2	10.6	bedroom	Y
Bath	5.3	unconditioned	N
Kitchen/Living	41.7	kitchen	Y
Bed 1	13.5	bedroom	Y
Ensuite	4.5	nightTime	Y
Garage	35.8	garage	N
Laundry	2.3	dayTime	Y

Walls

Type	Bulk Insulation (R)	Num Reflective Airgaps	Area (m²)

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Fibro Clad Framed	2.5	0	30.4
75mm Expanded Polystyrene Clad	4.4	0	63.0
Internal Plasterboard Stud Wall	0.0	0	45.0
Internal Plasterboard Stud Wall	2.5	0	19.3
Internal Garage Wall	2.5	0	28.1
75mm Expanded Polystyrene Clad	1.9	0	41.6

Floors

Type	Bulk Insulation (R)	Slab edge insulation (R)	Ventilation	Area (m²)
Particle Board	1.4	0.0	encldisc	84.4
CSOG: Slab on Ground	0.0	0.0	encl	35.8

Roofs/Ceilings

Type	Bulk Ceiling Insulation (R)	Bulk Roof Insulation (R)	Area (m²)
Cont:Attic-Continuous	6.0	0.0	24.7
Framed:Flat - Flat Framed (Metal Deck)	6.0	0.0	95.4

Windows

Type	U-Value	SHGC	Area (m²)
RYL-352-501 A AA Series Double Hung Win inline reveal DG 4-12Ar-4	3.75	0.59	2.20
RYL-342-401 A AA Series Sliding Window in-line reveal DG 4-12Ar-4	3.73	0.59	2.09
RYL-362-601 A AA Series Sliding Door DG 4-12Ar-4	3.82	0.61	9.95

Window Directions

Direction	Area (m²)
NE	2.2
SE	2.5
NW	0.6
SW	8.9

Window to Floor Ratios

Zone	Window Area (m²)	Floor Area (m²)	Window to Floor Area Ratio (%)
Entry	0.0	6.4	0.0
Bed 2	2.2	10.6	20.6
Bath	0.7	5.3	13.6
Kitchen/Living	5.7	41.7	13.7
Bed 1	4.9	13.5	36.2
Ensuite	0.7	4.5	16.3
Garage	0.0	35.8	0.0
Laundry	0.0	2.3	0.0

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Air leakage

Item	Sealed	Unsealed
Generic Vent	-	0
Unflued Gas Heater	-	0
Exhaust Fan	3	0
Downlight	0	0
Chimney	0	0
Heater Flue	-	0

Zone Energy Loads

Zone	Heating (MJ/m2)	Total Heating (MJ)	Cooling (MJ/m2)	Total Cooling (MJ)
Entry	247.1	1589.1	8.8	56.7
Bed 1	116.2	1568.5	5.0	67.2
Laundry	240.8	561.2	1.5	3.4
Bed 2	77.1	821.5	7.5	79.9
Ensuite	105.4	469.9	4.9	22.0
Kitchen/Living	107.1	4463.8	14.3	594.3

Provisional Diagnostic Information 08-10-2024 20:34:13 Ver:5.5.5a (3.22) Engine Ver:3.22 Accredited Rater:Amy Gedge Assessor's Accreditation Number:DMN/21/2022

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House Design: Tadoma Contemporary
Current Orientation: Front door facing South
Storey's: Single

Signed: Chris Stephenson
General Manager Place and Community
East Gippsland Shire Council
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Base Specifications		
Ground Floor	Steel joist: Default values for frame: Joist depth 50mm, joist spacing 450mm, Flange width 50mm, base metal thickness 1.15mm	R1.4 Expol insulation.
External Wall	75mm EPS, FC Clad (Medium)	R2.5 (Ex Garage)
Internal Wall	90mm timber stud	R2.5 to internal Garage walls
Roof / Ceiling	Metal Clad (Medium)	R4.0 (Ex Garage)
Windows / Doors	Alumimium, Double Glazed (Medium)	Rylock 4-12Ar-4



	Base Ratings in 8 Orientations		*Heating Load Limit: 105*	*Cooling Load Limit: 18*	*Total Load Limit: 100*
FD = Front Door Facing	**Insulation Requirements**	**Stars**	**Heating Load Actual:**	**Cooling Load Actual:**	**Total Load Actual:**
FD North (180)	**Add R2.5 to bath internal walls, R6.0 to dwelling ceiling**	7.1	92.2	5.8	98
FD North East (225)	**Add R6.0 to ceiling (Ex Garage)**	7.1	88.8	8.6	97.4
FD East (270)	**Base Specifications**	7	86.6	12.9	99.6
FD South East (315)	**Base Specifications**	7	86.5	13.2	99.7
FD South (0)	**Add R5.0 to ceiling (Ex garage)**	7.1	85	12.5	97.5
FD South West (45)	**Add R2.5 to bath internal walls, R6.0 to dwelling ceiling**	7.1	88.2	10.2	98.4
FD West (90)	**Add R2.5 to bath internal walls, R6.0 to dwelling ceiling**	7	88.3	11	99.3
FD North West (135)	**Add R2.5 to bath internal walls, R6.0 to all ceiling**	7	91.7	8	99.7

Rating for Worst Performing Orientation		*Heating Load Limit: 105*	*Cooling Load Limit: 18*	*Total Load Limit: 100*
	Stars	**Heating Load Actual:**	**Cooling Load Actual:**	**Total Load Actual:**
FD North West (135)	7	91.7	8	99.7

Please Note: Assessment based on a concept floorplan not a specific lot or site address within the community, using default values as specified in NatHERS Technincal Note 20240501. Some defaults represent worst case scenario and the rating may be adversely affected.
The ratings are a predicted outcome and are not specific to an individual site.
The Assessments were completed using the latest version of First Rate 5 endorsed by Sustainability Victoria and comply with NCC 2022.

Ratings in 8 Orientations with Worst Orientation specifications applied to all.

Azimuth	Heating	Cooling	Total	Stars
0.0	79.1	11.5	90.5	7.3
45.0	87.5	10.0	97.5	7.1
90.0	87.6	10.6	98.2	7.1
135.0	91.7	8.0	99.7	7.0
180.0	91.3	5.9	97.1	7.1
225.0	86.0	8.2	94.2	7.2
270.0	77.2	11.1	88.4	7.4
315.0	76.8	11.7	88.5	7.4

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East Gippsland Shire Council
Date: 22 January 2025

Nationwide House Energy Rating Scheme®
NatHERS® Certificate No. 4U7RWDFWGX

Generated on 9 Oct 2024 using FirstRate5: 5.5.5a (3.22)

Property

Address	Tadorna Contemporary, 13 & 19 Lomandra Boulevard, Lucknow, VIC, 3875
Lot/DP	-
NCC Class*	Class 1a
Floor/all Floors Type	New Home

Plans

Main plan	23035/30.11.23
Prepared by	Tomas O'Malley Architect

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	79.1	suburban
Unconditioned*	41.1	**NatHERS climate zone**
Total	120.2	22 East Sale AMO
Garage	35.8	

Accredited assessor

Name	Amy Gedge
Business name	Arrow Energy Ratings
Email	amy@arrowenergyratings.com.au
Phone	0412808258
Accreditation No.	DMN/21/2022
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 2
State/Territory variation	No

National Construction Code (NCC) requirements

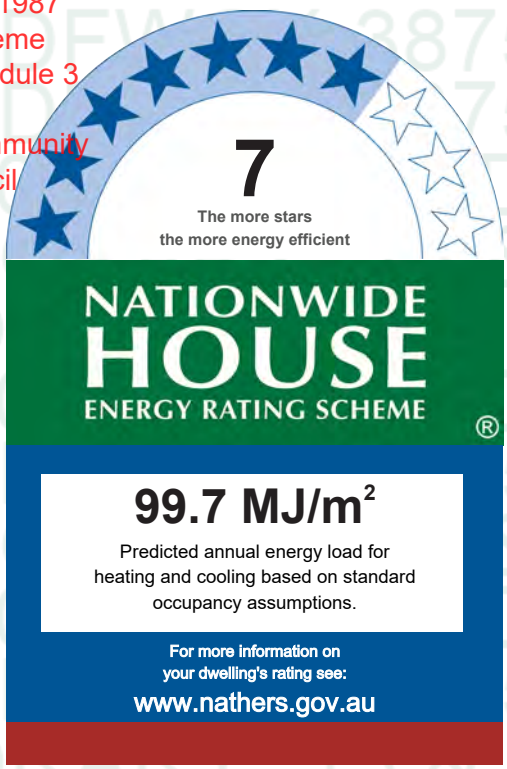
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

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

Thermal performance star rating



Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	91.7	8
Load limits	105	18

Features determining load limits

Floor type (lowest conditioned area)	Suspended Floor
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

*Refer to glossary.

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To verify this certificate, scan the QR code or visit https://www.fr5.com.au/QRCodeLanding?PublicId=4U7RWDFWGX When using either link, ensure you are visiting www.fr5.com.au.

TADORNA CONTEMPORARY, 13 & 19 LUCKNOW VIC 09/10/2024 4U7RWDFWGX 3875 -

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About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:
- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:
- Yes
- No
- NA – not applicable

Outdoor living area:
- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:
- Yes
- No
- NA – not applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

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Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

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Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

Assessment is on concept floorplan only, not site specific for the purposes of demonstrating compliance with NCC 2022.

This certificate is based on worst case orientation for this concept floorplan.

*Refer to glossary.

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Room *schedule*

Room	Zone Type	Area [m²]
Entry	dayTime	6.4
Bed 2	bedroom	10.6
Bath	unconditioned	5.3
Kitchen/Living	kitchen	41.7
Bed 1	bedroom	13.5
Ensuite	nightTime	4.5
Garage	garage	35.8
Laundry	dayTime	2.3

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
RYL-352-501 A	AA Series Double Hung Win inline reveal DG 4-12Ar-4	3.75	0.59	0.56	0.62
RYL-342-401 A	AA Series Sliding Window in-line reveal DG 4-12Ar-4	3.73	0.59	0.56	0.62
RYL-362-601 A	AA Series Sliding Door DG 4-12Ar-4	3.82	0.61	0.58	0.64

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bed 2	RYL-352-501 A	Bed 2	1800	610	double_hung	45.0	NE	No
Bed 2	RYL-352-501 A	Bed 2	1800	610	double_hung	45.0	NE	No
Bath	RYL-342-401 A	Bath	600	1210	sliding	45.0	SE	No
Kitchen/Living	RYL-342-401 A	Living	549	1162	sliding	45.0	NW	No
Kitchen/Living	RYL-362-601 A	Living SD	2100	2410	sliding	45.0	SW	No
Bed 1	RYL-362-601 A	Bed 1	600	1810	sliding	45.0	SE	No
Bed 1	RYL-362-601 A	Bed 1 SD	2100	1810	sliding	45.0	SW	No
Ensuite	RYL-342-401 A	Ensuite	600	1210	sliding	45.0	SE	No

*Refer to glossary.

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Roof window* *type and performance value*

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
Entry	2100	920	100.0	NE
Garage	2100	820	100.0	SW
Garage	2100	4800	100.0	NE

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	FR5 - Fibro Clad Framed	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
2	FR5 - 75mm Expanded Polystyrene Clad	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
3	FR5 - 75mm Expanded Polystyrene Clad	0.5	Medium		No

External wall *schedule*

*Refer to glossary.

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Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Entry	1	2700	1453	NE	1542	Yes
Bed 2	2	2700	3575	SE	0	Yes
Bed 2	1	2700	2980	NE	641	Yes
Bed 2	1	2700	899	NW	1527	Yes
Bath	2	2700	2331	SE	0	Yes
Kitchen/Living	2	2700	7006	NW	1078	Yes
Kitchen/Living	2	2700	4800	SW	0	Yes
Kitchen/Living	1	2700	1323	SE	4700	Yes
Kitchen/Living	1	2700	1233	SW	1354	Yes
Bed 1	2	2700	3998	SE	0	Yes
Bed 1	1	2700	3378	SW	1350	Yes
Ensuite	2	2700	1635	SE	0	Yes
Garage	3	2970	1152	SW	0	Yes
Garage	3	2970	899	SE	1430	Yes
Garage	3	2970	5973	NE	528	Yes
Garage	3	2970	5989	NW	0	Yes

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	44.9	
2	FR5 - Internal Plasterboard Stud Wall	19.3	Glass fibre batt: R2.5 (R2.5)
3	1 - Internal Garage Wall	15.1	Glass fibre batt: R2.5 (R2.5)
4	1 - Internal Garage Wall	13	Glass fibre batt: R2.5 (R2.5)

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Entry	1 - Particle Board	6.4	Enclosed Disconnected	R1.4	Carpet
Bed 2	1 - Particle Board	10.6	Enclosed Disconnected	R1.4	Carpet
Bath	1 - Particle Board	5.3	Enclosed Disconnected	R1.4	Tiles
Kitchen/Living	1 - Particle Board	11	Enclosed Disconnected	R1.4	Tiles
Kitchen/Living	1 - Particle Board	23	Enclosed Disconnected	R1.4	Carpet
Kitchen/Living	1 - Particle Board	7.6	Enclosed Disconnected	R1.4	Carpet

*Refer to glossary.

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Bed 1	1 - Particle Board	13.5	Enclosed Disconnected	R1.4	Carpet
Ensuite	1 - Particle Board	4.5	Enclosed Disconnected	R1.4	Tiles
Garage	FR5 - CSOG: Slab on Ground	35.8	Enclosed	R0.0	none
Laundry	1 - Particle Board	2.3	Enclosed Disconnected	R1.4	Tiles

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Entry	Plasterboard	R6.0	No
Bed 2	Plasterboard	R6.0	No
Bath	Plasterboard	R6.0	No
Kitchen/Living	Plasterboard	R6.0	No
Kitchen/Living	Plasterboard	R6.0	No
Kitchen/Living	Plasterboard	R6.0	No
Bed 1	Plasterboard	R6.0	No
Ensuite	Plasterboard	R6.0	No
Garage	Plasterboard	R6.0	No
Laundry	Plasterboard	R6.0	No

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bath	1	Exhaust Fans	250	250	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed
Ensuite	1	Exhaust Fans	250	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Cont:Attic-Continuous	0.0	0.5	Medium
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]

*Refer to glossary.

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Floor	100 x 50	450	1.50	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

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Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

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

*Refer to glossary.

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STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

*Refer to glossary.

Provisional Diagnostic Information

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FirstRate® Provisional Diagnostic Information

Project Information

Mode	New Home
Climate	22 East Sale AMO
Site Exposure	suburban
Client Name	Bennett Williams Lifestyle Communites
Rated Address	Tadorna Contemporary, 13 & 19 Lomandra Boulevard Lucknow
Accredited Rater	Amy Gedge
Date	08/10/2024
Reference	1319TADO

Energy Usage

Type	Energy MJ/m²
Total	99.7
Heating	91.7
Cooling	8.0

Areas

Area	Size (m²)
Net Conditioned Floor Area (NCFA)	79.1
Unconditioned Room Area	41.1
Garage Area	35.8
Basement Car Park Area	0.0
Glazed Common Area	0.0

Zones

Zone	Area (m²)	Conditioning Type	Conditioned
Entry	6.4	dayTime	Y
Bed 2	10.6	bedroom	Y
Bath	5.3	unconditioned	N
Kitchen/Living	41.7	kitchen	Y
Bed 1	13.5	bedroom	Y
Ensuite	4.5	nightTime	Y
Garage	35.8	garage	N
Laundry	2.3	dayTime	Y

Walls

Type	Bulk Insulation (R)	Num Reflective Airgaps	Area (m²)

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Fibro Clad Framed	2.5	0	30.4
75mm Expanded Polystyrene Clad	4.4	0	63.0
Internal Plasterboard Stud Wall	0.0	0	45.0
Internal Plasterboard Stud Wall	2.5	0	19.3
Internal Garage Wall	2.5	0	28.1
75mm Expanded Polystyrene Clad	1.9	0	41.6

Floors

Type	Bulk Insulation (R)	Slab edge insulation (R)	Ventilation	Area (m²)
Particle Board	1.4	0.0	encldisc	84.4
CSOG: Slab on Ground	0.0	0.0	encl	35.8

Roofs/Ceilings

Type	Bulk Ceiling Insulation (R)	Bulk Roof Insulation (R)	Area (m²)
Cont:Attic-Continuous	6.0	0.0	24.7
Framed:Flat - Flat Framed (Metal Deck)	6.0	0.0	95.4

Windows

Type	U-Value	SHGC	Area (m²)
RYL-352-501 A AA Series Double Hung Win inline reveal DG 4-12Ar-4	3.75	0.59	2.20
RYL-342-401 A AA Series Sliding Window in-line reveal DG 4-12Ar-4	3.73	0.59	2.09
RYL-362-601 A AA Series Sliding Door DG 4-12Ar-4	3.82	0.61	9.95

Window Directions

Direction	Area (m²)
NE	2.2
SE	2.5
NW	0.6
SW	8.9

Window to Floor Ratios

Zone	Window Area (m²)	Floor Area (m²)	Window to Floor Area Ratio (%)
Entry	0.0	6.4	0.0
Bed 2	2.2	10.6	20.6
Bath	0.7	5.3	13.6
Kitchen/Living	5.7	41.7	13.7
Bed 1	4.9	13.5	36.2
Ensuite	0.7	4.5	16.3
Garage	0.0	35.8	0.0
Laundry	0.0	2.3	0.0

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Air leakage

Item	Sealed	Unsealed
Generic Vent	-	0
Unflued Gas Heater	-	0
Exhaust Fan	3	0
Downlight	0	0
Chimney	0	0
Heater Flue	-	0

Zone Energy Loads

Zone	Heating (MJ/m2)	Total Heating (MJ)	Cooling (MJ/m2)	Total Cooling (MJ)
Entry	247.1	1589.1	8.8	56.7
Bed 1	116.2	1568.5	5.0	67.2
Laundry	240.8	561.2	1.5	3.4
Bed 2	77.1	821.5	7.5	79.9
Ensuite	105.4	469.9	4.9	22.0
Kitchen/Living	107.1	4463.8	14.3	594.3

Provisional Diagnostic Information 08-10-2024 20:34:13 Ver:5.5.5a (3.22) Engine Ver:3.22 Accredited Rater:Amy Gedge Assessor's Accreditation Number:DMN/21/2022