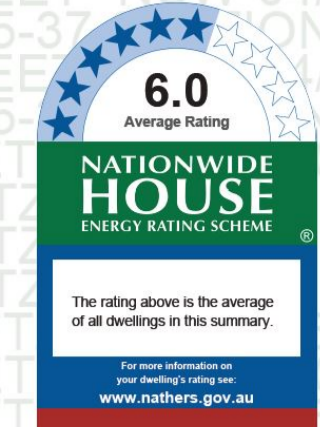


**Nationwide House Energy Rating Scheme — Class 2 summary**

**NATHERS Certificate No. 4G77TZ0KFS**

Generated on 4 Oct 2023 using FirstRate v3.3.2b

**Property**  
 Address 35-37 Station Street, Bowral, NSW, 2576  
 LatchP  
 NATHERS climate zone  
**Accredited assessor**  
 Dimitrios Haralokas  
 AENECC  
 info@aenecc.com.au  
 0416316204  
 Accreditation No. HERA10042  
 Assessor Accrediting Organisation HERA



**Verification**  
 To verify this certificate, scan the QR code or visit  
<https://www.irs.com.au/QRCodeAndVerification/4G77TZ0KFS/S&GrpCert+1>  
 either link, ensure you are visiting www.irs.com.au.

**Summary of all dwellings**

Certificate number and link	Unit number	Heating load (MJ/m <sup>2</sup> .a)	Cooling load (MJ/m <sup>2</sup> .a)	Total load (MJ/m <sup>2</sup> .a)	Star rating
6B1F46BZ-01	1	187.50	14.30	201.80	5.3
MUE3M8QRY-01	10	130.40	18.60	157.00	6.2
ZJ1999PQZM-01	2	195.80	18.50	212.40	5.1
LX4688MVAZ-01	3	140.30	3.30	149.60	5.9
SKGZJ7YHE-01	4	83.90	3.10	96.20	7.6
OW5CC3SMM-01	5	174.90	17.60	192.50	5.4
W0NECCQPR-01	6	141.50	17.50	159.00	6.1

**National Construction Code (NCC) requirements**  
 The NCC's requirements for residential class houses are located in 3.11.2(3)(a) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J1.2 and J5 to J8 of the NCC Volume One.  
 In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NHERS assessment. Requirements additional to the NHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and piping, and artificial lighting requirements.  
 The NCC and NHERS (heating and cooling) load limits (residential building codes) based on the available at [www.irs.com.au](https://www.irs.com.au).  
 State and territory variations and additions to the NCC may also apply.

**4G77TZ0KFS NATHERS Certificate Average 6.0 Star Rating as of 4 Oct 2023**

**Summary of and links to all dwellings (continued)**

Certificate number and link	Unit number	Heating load (MJ/m <sup>2</sup> .a)	Cooling load (MJ/m <sup>2</sup> .a)	Total load (MJ/m <sup>2</sup> .a)	Star rating
SKGAKQVSN-01	7	171.80	9.80	181.60	5.7
9KYSU5AVG-01	8	106.10	10.90	117.00	7.1
QY2FAGPQMS-01	9	190.80	19.60	210.40	5.1
Average		156.5	13.1	169.6	6.0

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

MAIN

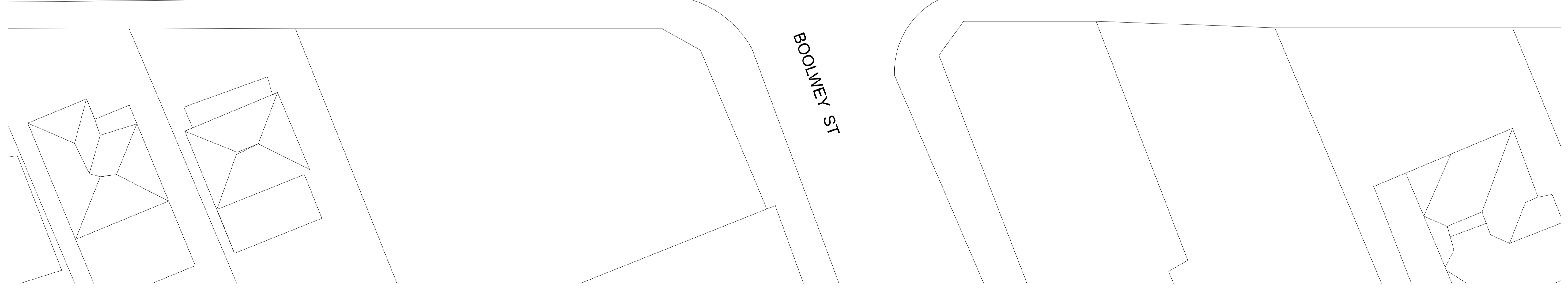
SOUTHERN

RAILWAY

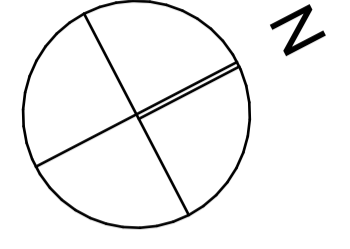


STATION STREET

BOULNEY ST



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 Gary O'Reilly - Registered Architect No. 4796, Nominated Architect  
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**LEGEND**

Issue	Description	Date
E	Development Application Set	26/9/2023
A	Section 34 Submission	28/3/2023
issue amendment		Transmittal Set Date



the Foundry., Studio 1 / 181 Lawson St, Darlington., NSW Australia 2008  
 architects@architecturalprojects.net.au - www.architecturalprojects.net.au  
 Architectural Projects Pty. Ltd. - ABN 20 669 174 994  
 tel +61 (02) 8303 1700 - fax +61(02) 9319 1128 -  
 project

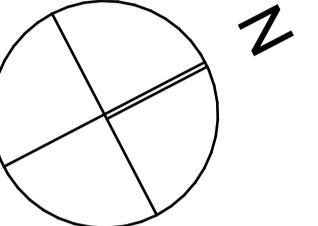
**Proposed Development**  
 35-37 Station Street Bowral

drawing

**Site Plan**

plot date	scale	drawn	checked
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Project No.	drawing No.	revision	
1971	DA.100	E	

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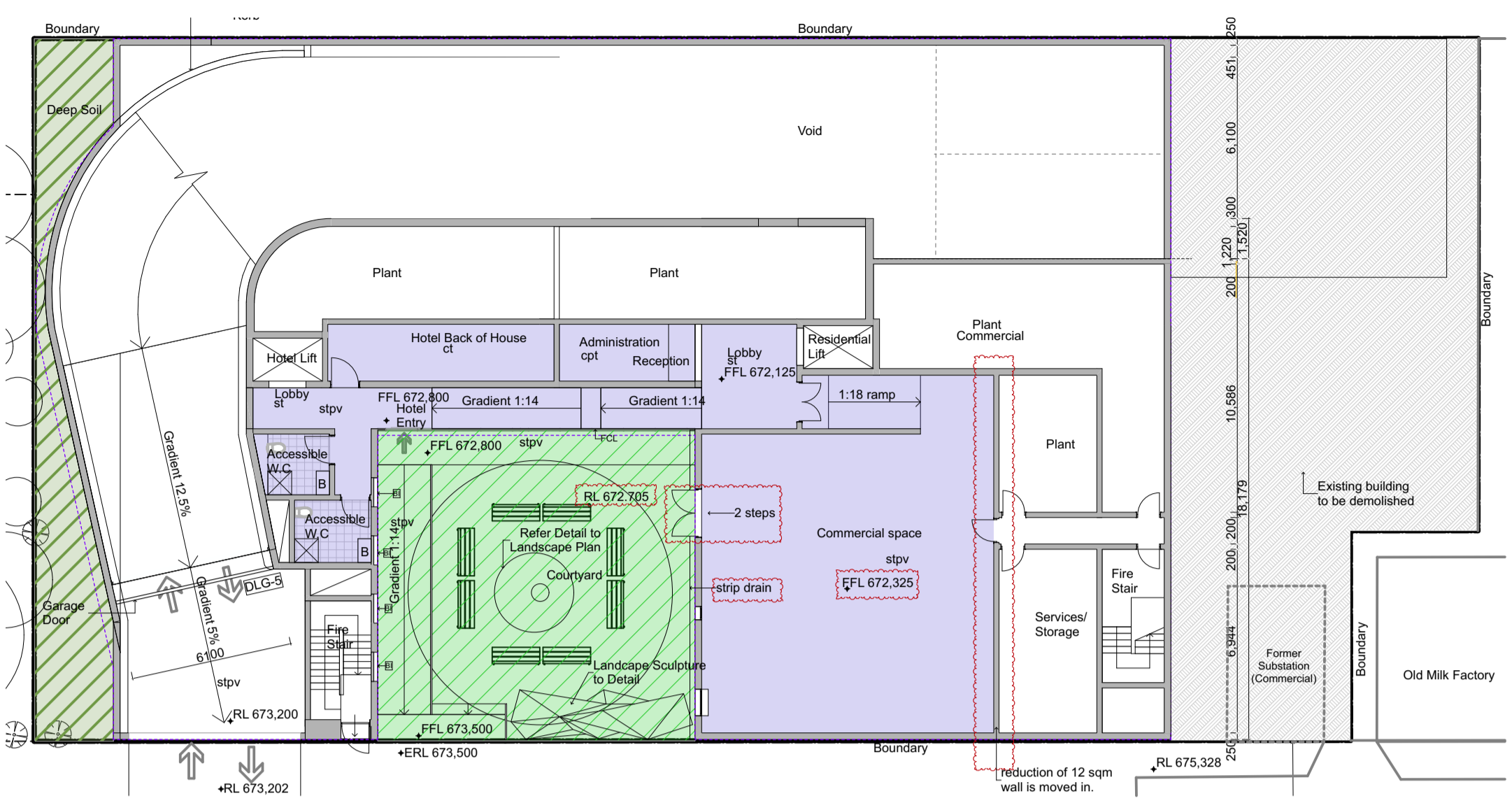
LEGEND

- Proposed residential FSR  
1054.62m<sup>2</sup>
- Proposed hotel FSR  
869.33m<sup>2</sup> (previously 882.03 sqm)
- Proposed commercial FSR  
183.95m<sup>2</sup>
- Proposed deep soil area  
50.82m<sup>2</sup>
- Communal open space  
320.75m<sup>2</sup>
- Public open space  
282.72m<sup>2</sup>

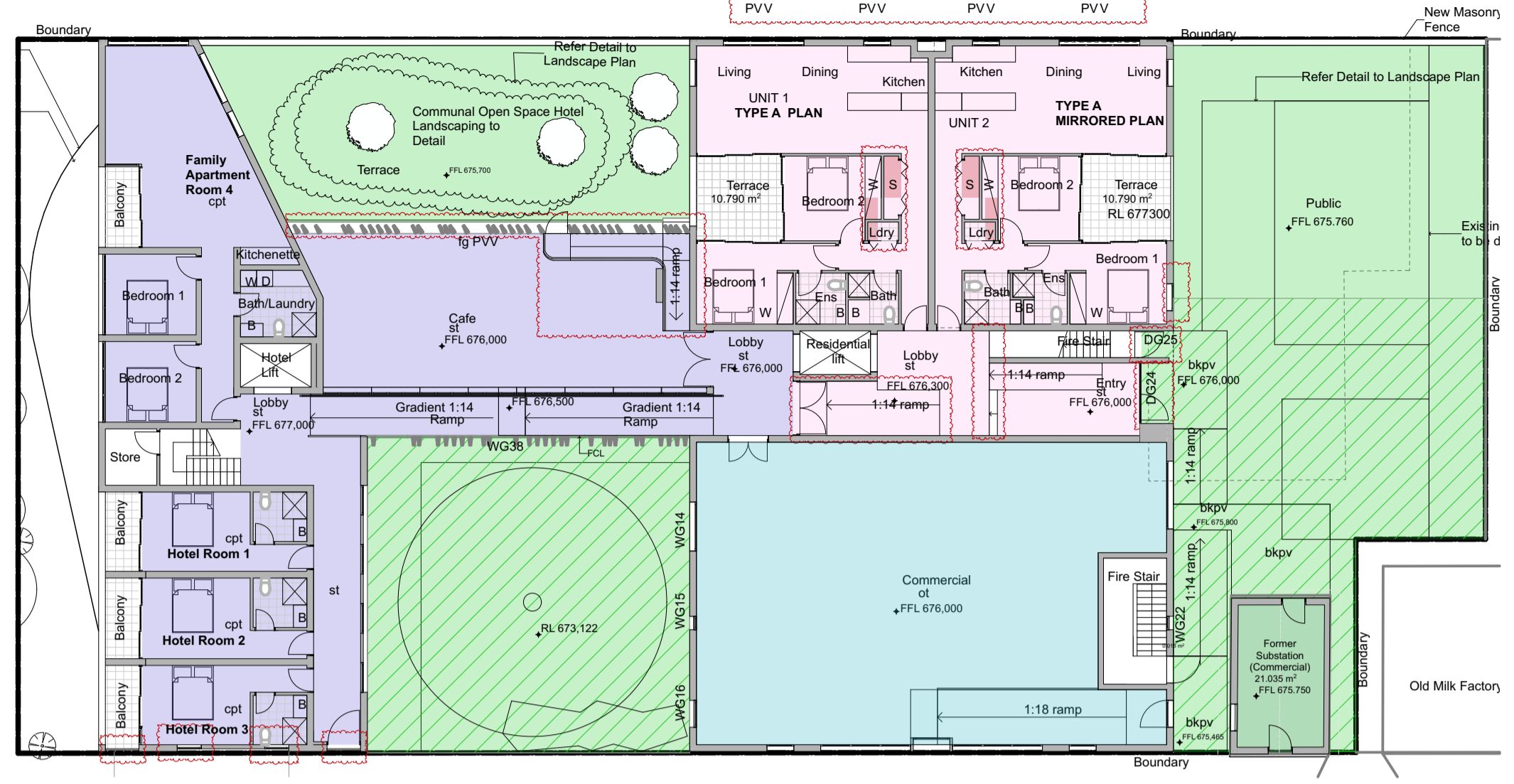
Site area 1408.8m<sup>2</sup>  
 Permitted FSR 1.5:1 2113.2m<sup>2</sup>  
 Proposed FSR 2,107.9m<sup>2</sup>

Home Story Name	Area
Lower ground floor	235.2
Ground floor	670.6
First floor	569.9
Second floor	504.0
Third floor	128.2
<b>Total</b>	<b>2,107.9 m<sup>2</sup></b>

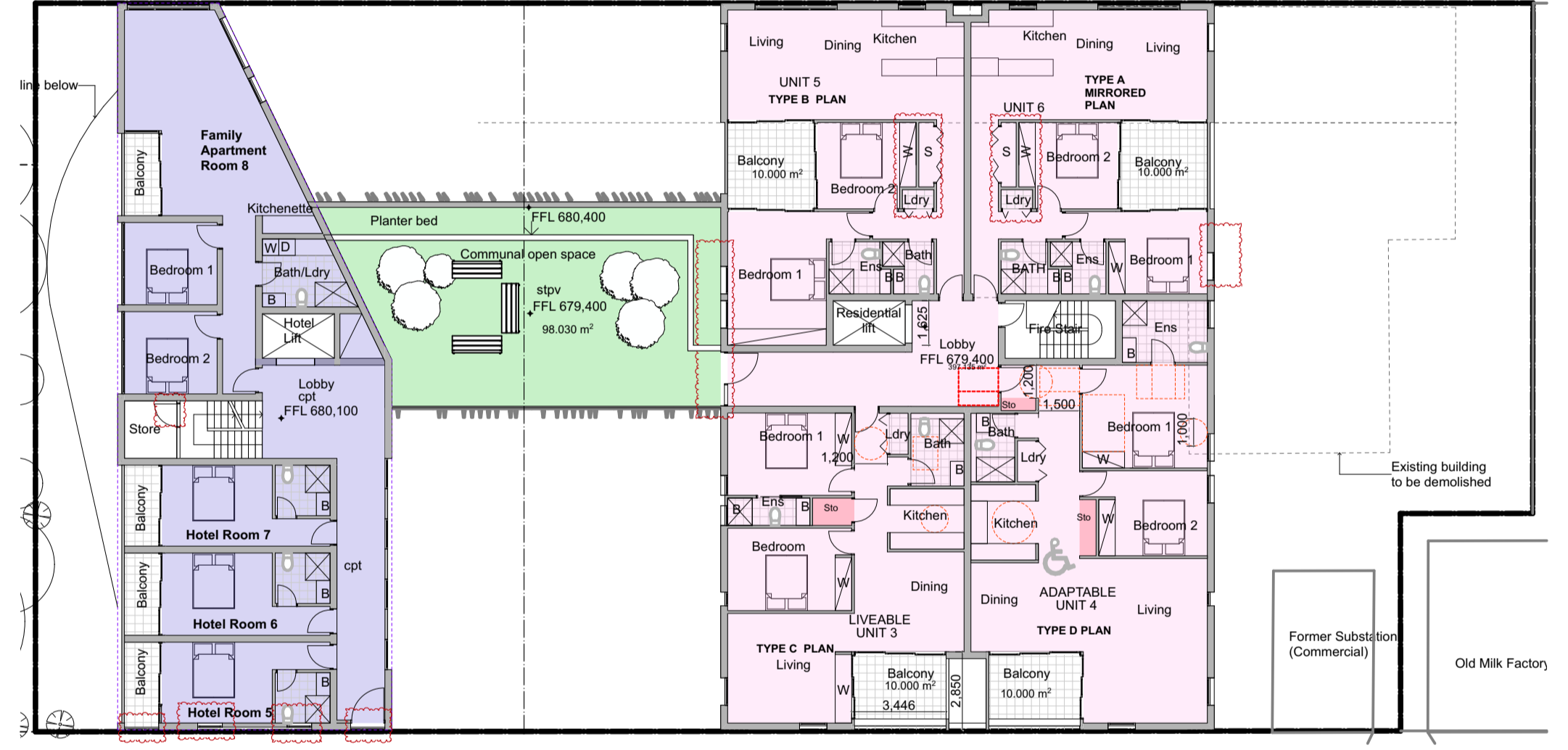
Previously 2120.5 sqm



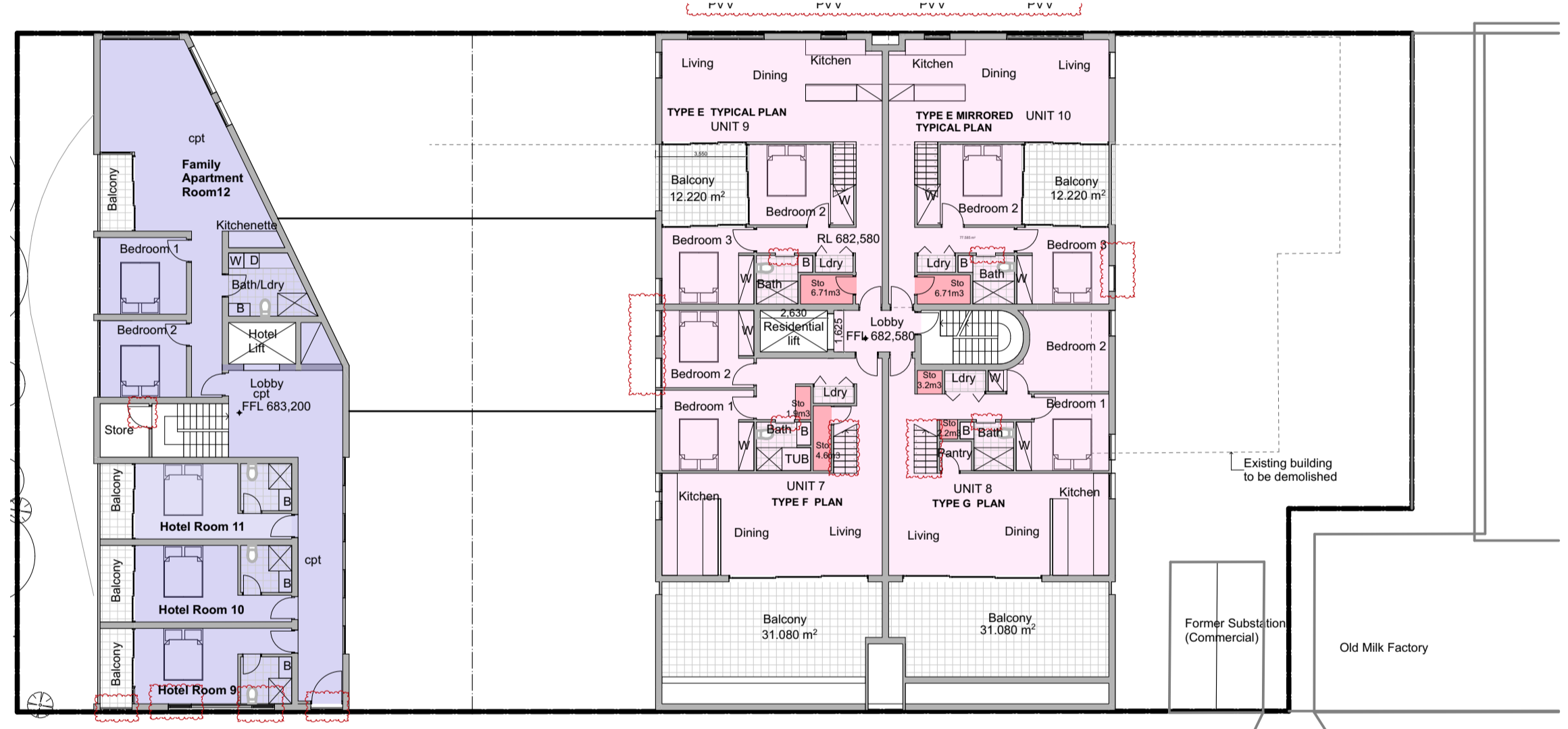
1 Lower Ground Floor Plan



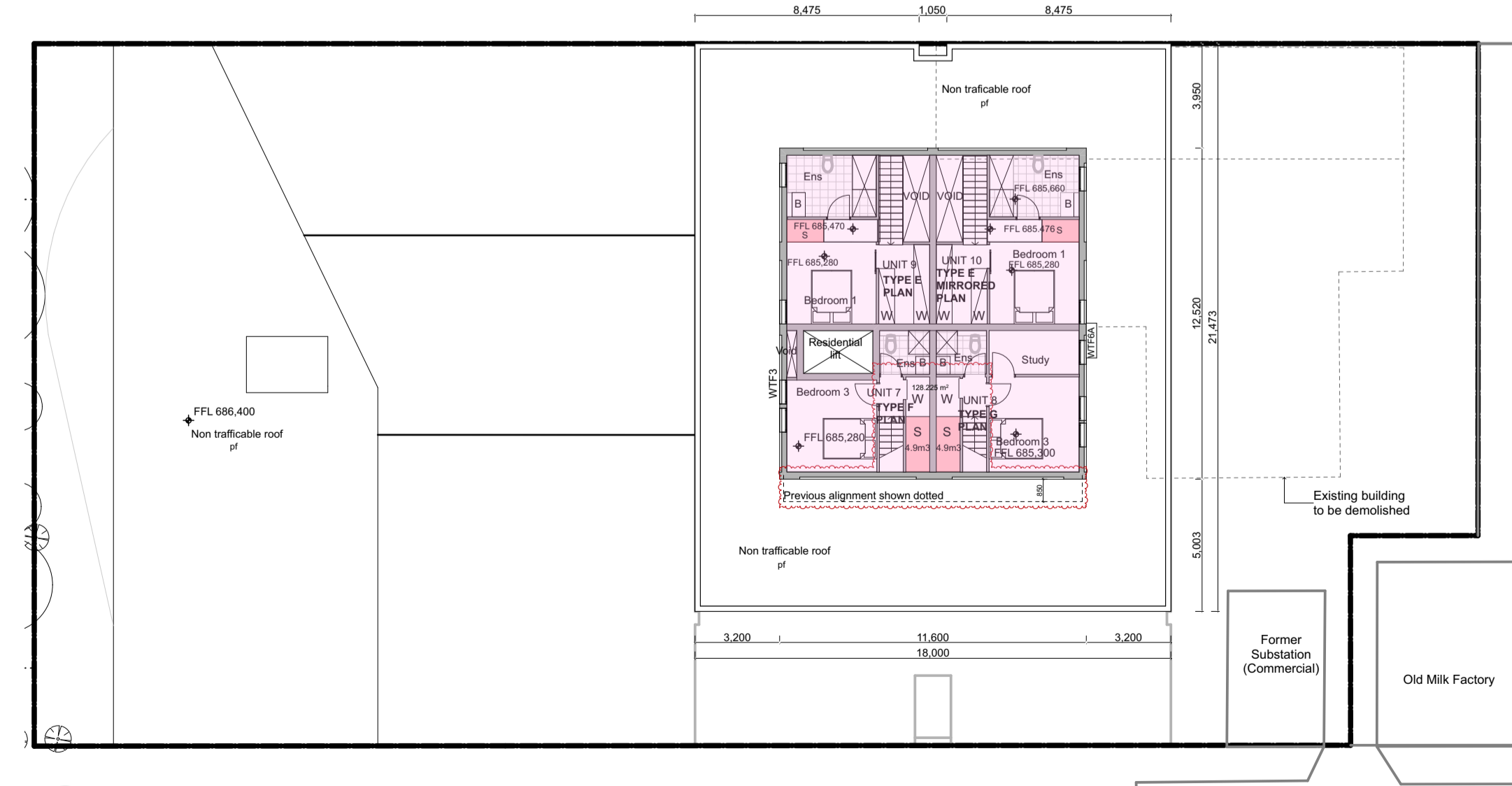
2 Ground floor



3 Level 1



4 Level 2



5 Level 3

E	Development Application Set	26/9/2023
D	Development Application Set	8/8/2023
C	Development Application Set	8/8/2023
B	Development Application Set	8/8/2023
issue amendment		Transmittal Set Date



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project

Proposed Development  
 35-37 Station Street Bowral

drawing

Calculation Plan

plot date	scale	drawn	checked
26/9/2023	1:200	@ A3	GO
Project No.	1:1	@ A1	revision

1971 DA.101 E

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Class 2 summary  
 4G77TZ0KFS 04/10/2023

**6.0**  
 Average star rating

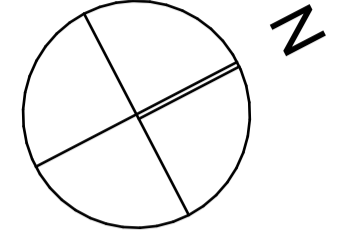
Assessor: Dimitrios Harakidas  
 Accreditation No.: HERA10042  
 Address: 35-37 Station Street, Bowral, NSW, 2576

https://www.frs.com.au/QRCodeLanding/PublicId/4G77TZ0KFS&GrpCert=1

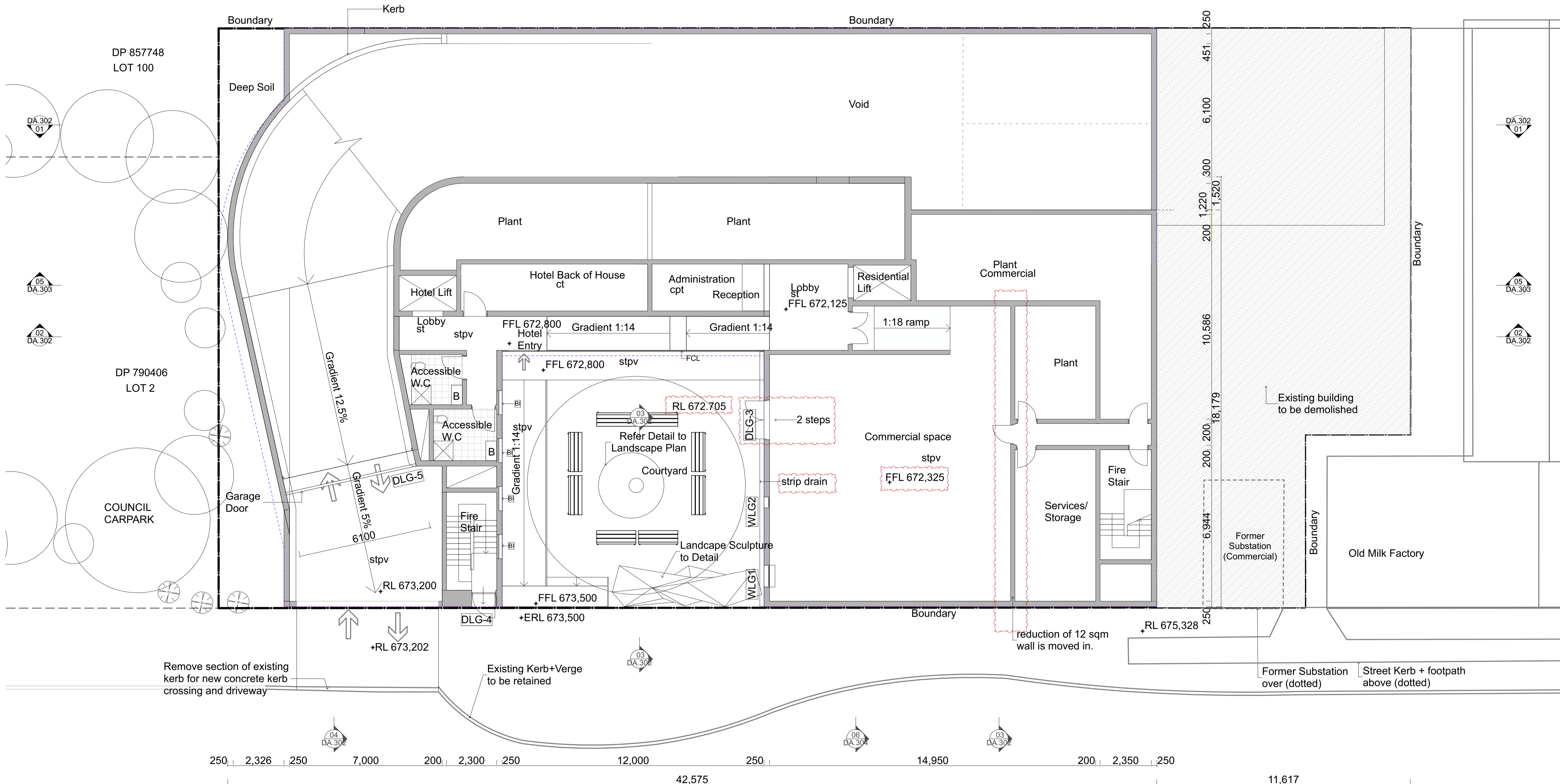




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250 300 6,788 300 300 23,088 42,575 11,550



LEGEND

- bkp** Brick Paving
- b** Basin
- bwk** Brickwork
- cpt** Carpet
- ct** Ceramic Tiles
- ctf** Fixed Glazing
- pf** Pebble Flooring
- st** Stone
- stpv** Stone Paving
- tf** Timber Strip Floor
- Ceramic Tiles External

Issue	Description	Date
E	Development Application Set	26/9/2023
D	Development Application Set	8/8/2023
C	Development Application Set	8/8/2023
B	Development Application Set	8/8/2023
A	Section 34 Submission	28/3/2023
issue	amendment	Transmittal Set Date



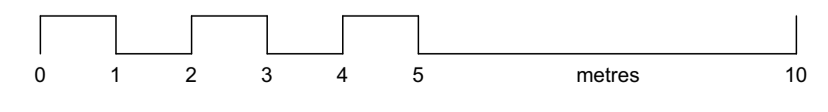
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 project

Proposed Development  
 35-37 Station Street Bowral

Lower Ground Floor

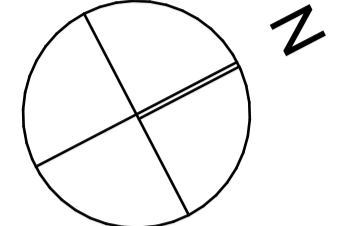
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1971 DA.104 E



**6.0**  
 Average star rating  
 NATIONWIDE HOUSE  
 Class 2 summary  
 4G77TZ0KFS 04/10/2023  
 Assessor: Dimitrios Harakidas  
 Accreditation No: HERA10042  
 Address: 35-37 Station Street, Bowral, NSW, 2576  
 https://www.frp.com.au/QRCode/Landing/PubList/4G77TZ0KFS/4G77TZ0KFS/4G77TZ0KFS

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LEGEND

- bkp** Brick Paving
- b** Basin
- bwk** Brickwork
- cpt** Carpet
- ct** Ceramic Tiles
- fcl** Fixed Glazing
- pf** Pebble Flooring
- st** Stone
- stp** Stone Paving
- tf** Timber Strip Floor
- Ceramic Tiles External



Issue	Description	Date
E	Development Application Set	26/9/2023
D	Development Application Set	8/8/2023
C	Development Application Set	8/8/2023
B	Development Application Set	8/8/2023
A	Section 34 Submission	28/3/2023
issue	amendment	Transmittal Set Date



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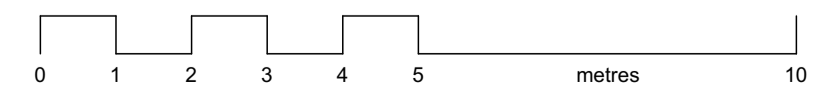
Proposed Development  
 35-37 Station Street Bowral

drawing  
 Ground Floor

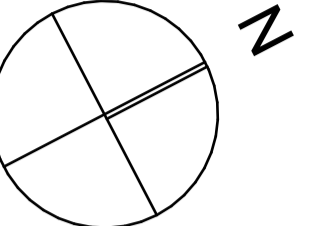
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1971 DA.105 E

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LEGEND

- bkpv** Brick Paving
- b** Basin
- bwk** Brickwork
- cpt** Carpet
- ct** Ceramic Tiles
- fcl** Fixed Glazing
- pf** Pebble Flooring
- st** Stone
- stp** Stone Paving
- tf** Timber Strip Floor
-  Ceramic Tiles External



E	Development Application Set	26/9/2023
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B	Development Application Set	8/8/2023
A	Section 34 Submission	28/3/2023
issue	amendment	Transmittal Set Date



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 project

Proposed Development  
 35-37 Station Street Bowral

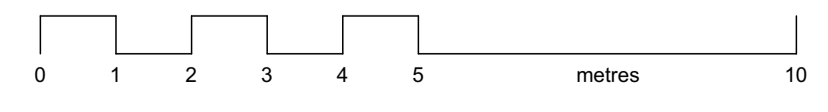
drawing

First Floor

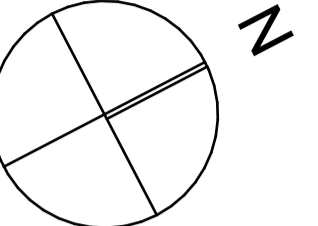
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1971 DA.106 E

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LEGEND

- bkpv** Brick Paving
- b** Basin
- bwk** Brickwork
- cpt** Carpet
- ct** Ceramic Tiles
- icl** Fixed Glazing
- pf** Pebble Flooring
- st** Stone
- stp** Stone Paving
- tf** Timber Strip Floor
-  Ceramic Tiles External



E	Development Application Set	26/9/2023
D	Development Application Set	8/8/2023
C	Development Application Set	8/8/2023
B	Development Application Set	8/8/2023
A	Section 34 Submission	28/3/2023
issue	amendment	Transmittal Set Date



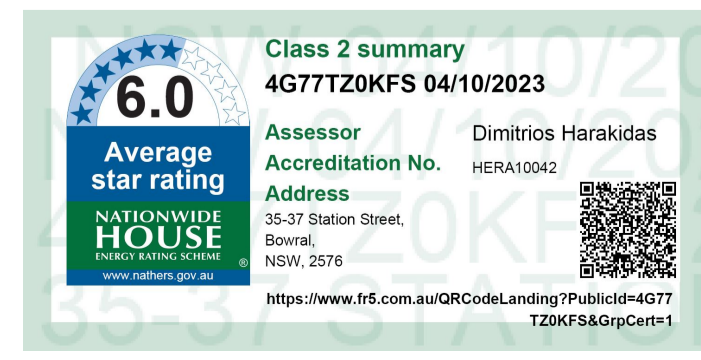
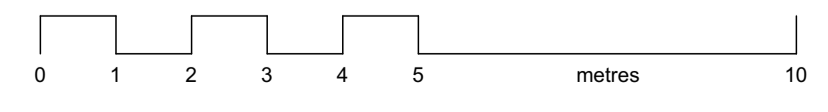
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 project

Proposed Development  
 35-37 Station Street Bowral

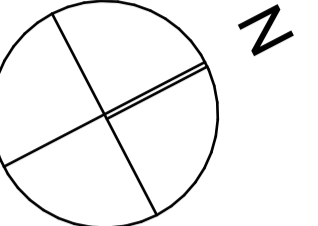
drawing  
 Second Floor

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Project No.	drawing No.	revision	

1971 DA.107 E

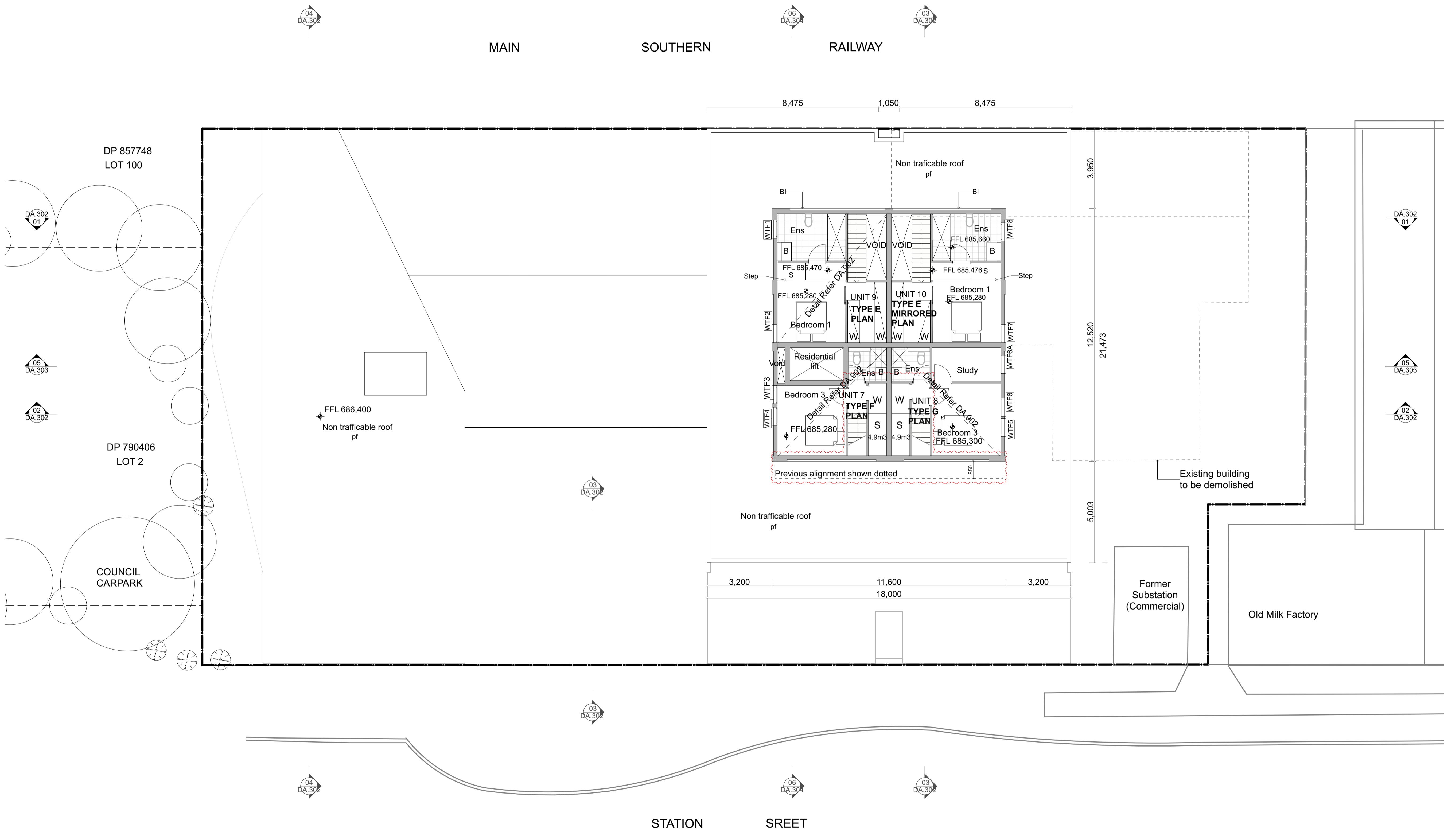


Class 2 summary  
 4G77TZ0KFS 04/10/2023  
 Assessor Dimotrios Harakidas  
 Accreditation No. HERA10042  
 Address 35-37 Station Street, Bowral, NSW, 2576  
<https://www.frq.com.au/QRCode/Landing/Publisher/4G77TZ0KFS/4G77TZ0KFS/4G77TZ0KFS/4G77TZ0KFS>

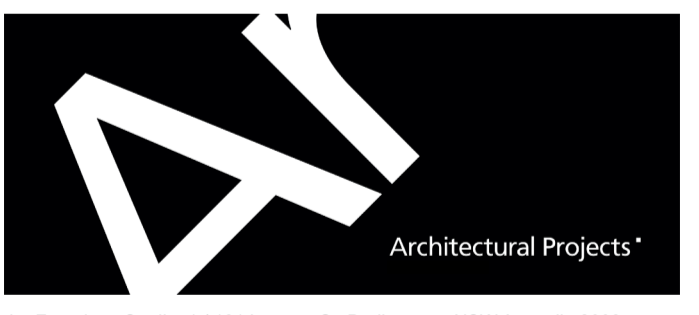


LEGEND

- bkpv** Brick Paving
- b** Basin
- bwk** Brickwork
- cpt** Carpet
- ct** Ceramic Tiles
- ct** Fixed Glazing
- ct** Ceramic Tiles
- ct** Pebble Flooring
- pf** Stone
- st** Stone Paving
- stpv** Timber Strip Floor
- tf** Ceramic Tiles External



Issue	Description	Date
E	Development Application Set	26/9/2023
D	Development Application Set	8/8/2023
C	Development Application Set	8/8/2023
B	Development Application Set	8/8/2023
A	Section 34 Submission	28/3/2023
issue	amendment	Transmittal Set Date



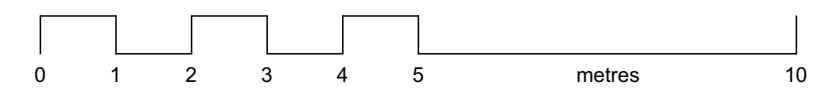
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 project

Proposed Development  
 35-37 Station Street Bowral

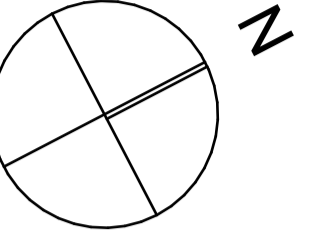
drawing  
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Project No.	drawing No.	revision	

1971 DA.108 E

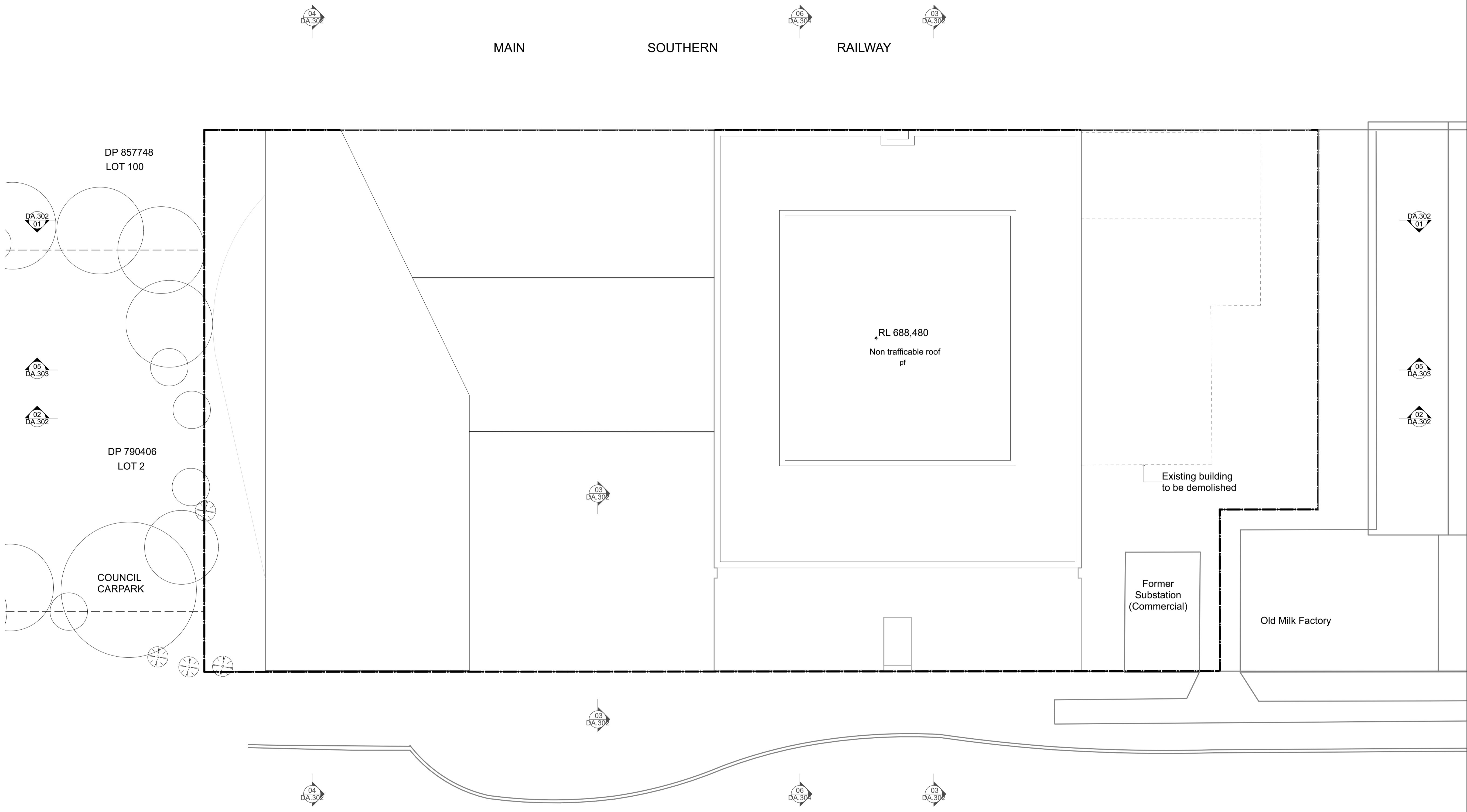


Class 2 summary  
 4G77TZ0KFS 04/10/2023  
 Assessor Dimotrios Harakidas  
 Accreditation No. HERA10042  
 Address 35-37 Station Street, Bowral, NSW, 2576  
<https://www.frs.com.au/QRCodeLanding/Publistid=46777TZ0KFS&qrCode=1>



LEGEND

- bkpv** Brick Paving
- b** Basin
- bwk** Brickwork
- cpt** Carpet
- ct** Ceramic Tiles
- fcI** Fixed Glazing
- pf** Pebble Flooring
- st** Stone
- stpv** Stone Paving
- tf** Timber Strip Floor
-  Ceramic Tiles External



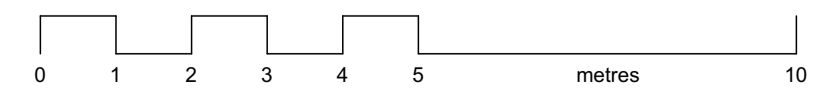
E	Development Application Set	26/9/2023
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B	Development Application Set	8/8/2023
issue	amendment	Transmittal Set Date



Ground Floor	070.0
First Floor	189.0
Second Floor	504.0

Third floor	128.2
<b>Proposed Development</b>	<b>2,107.9 m²</b>
<b>35-37 Station Street Bowral</b>	

Roof Plan			
plot date	scale	drawn	checked
26/9/2023	1:100	@ A3 AH	GO
Project No.	drawing No.	revision	
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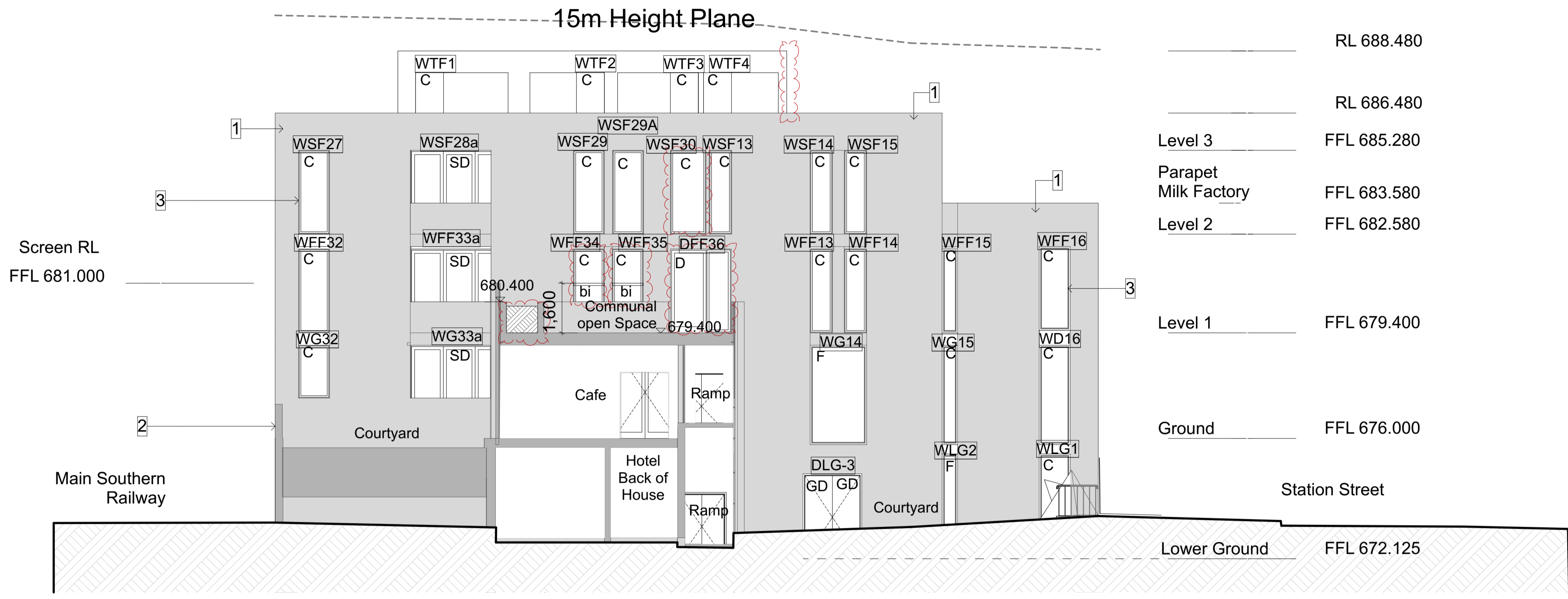
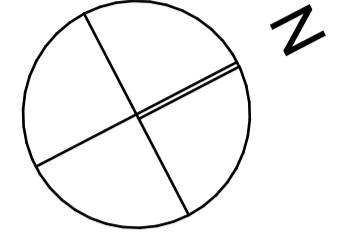


**6.0**  
 Average star rating  
 NATIONWIDE HOUSE  
 Assessor: Dimitrios Harakidas  
 Accreditation No: HERA10042  
 Address: 35-37 Station Street, Bowral, NSW, 2576  
 https://www.frn.com.au/QRCodeLanding?PublicId=46777220F5&qrCode=1

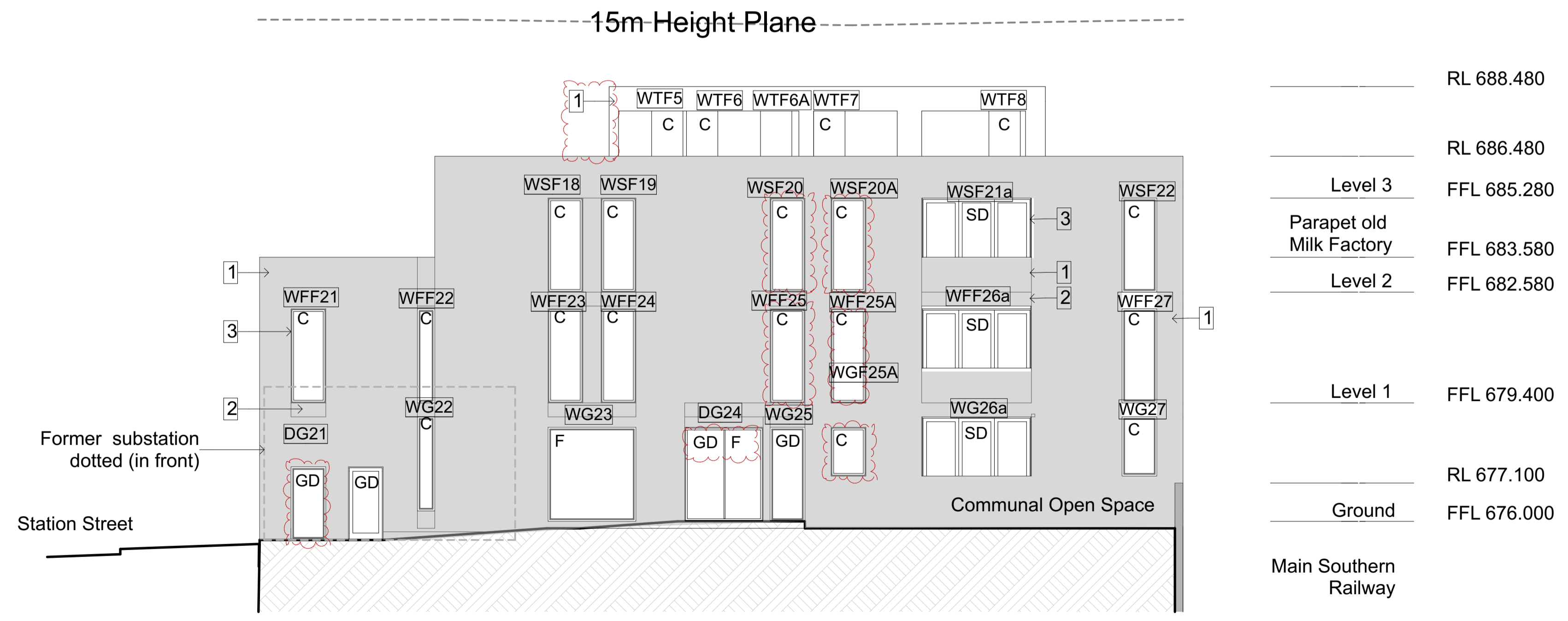


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02 South Elevation Building 1



01 North Elevation Residential

**LEGEND**

<b>C</b>	Casement window
<b>F</b>	Fixed window
<b>S</b>	Sliding window
<b>GD</b>	Glass door
<b>SD</b>	Sliding door
<b>B</b>	External blinds
<b>BI</b>	Brick Infill

**EXTERIOR**

Wall Finish	Dark face brick
Upper Roof Finish	Light Grey concrete
Upper Terrace	Light Grey concrete
Recessed Terrace	Light Grey concrete
Courtyard	Dark face brick
Glazing	Bronze eglass
Blinds	Bronze
Railing	Bronze

**SERVICE**

Airconditioning	Cassette with external
Stormwater	Exhaust fans to bathroom and kitchen Tanks

- 1 - Face brick
- 2 - Face brick soldier course
- 3 - Aluminium Window
- 4 - Aluminium Blade
- 5 - Timber Boarding
- 6 - Brick paving

<b>bkpv</b>	Brick Paving
<b>b</b>	Basin
<b>bwk</b>	Brickwork
<b>cpt</b>	Carpet
<b>ct</b>	Ceramic Tiles
<b>fcl</b>	Fixed Glazing
<b>pf</b>	Pebble Flooring
<b>st</b>	Stone
<b>stpv</b>	Stone Paving
<b>tf</b>	Timber Strip Floor
	Ceramic Tiles External

Issue	Description	Date
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issue amendment		Transmittal Set Date



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 project

Proposed Development  
 35-37 Station Street Bowral

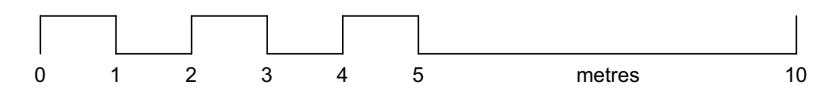
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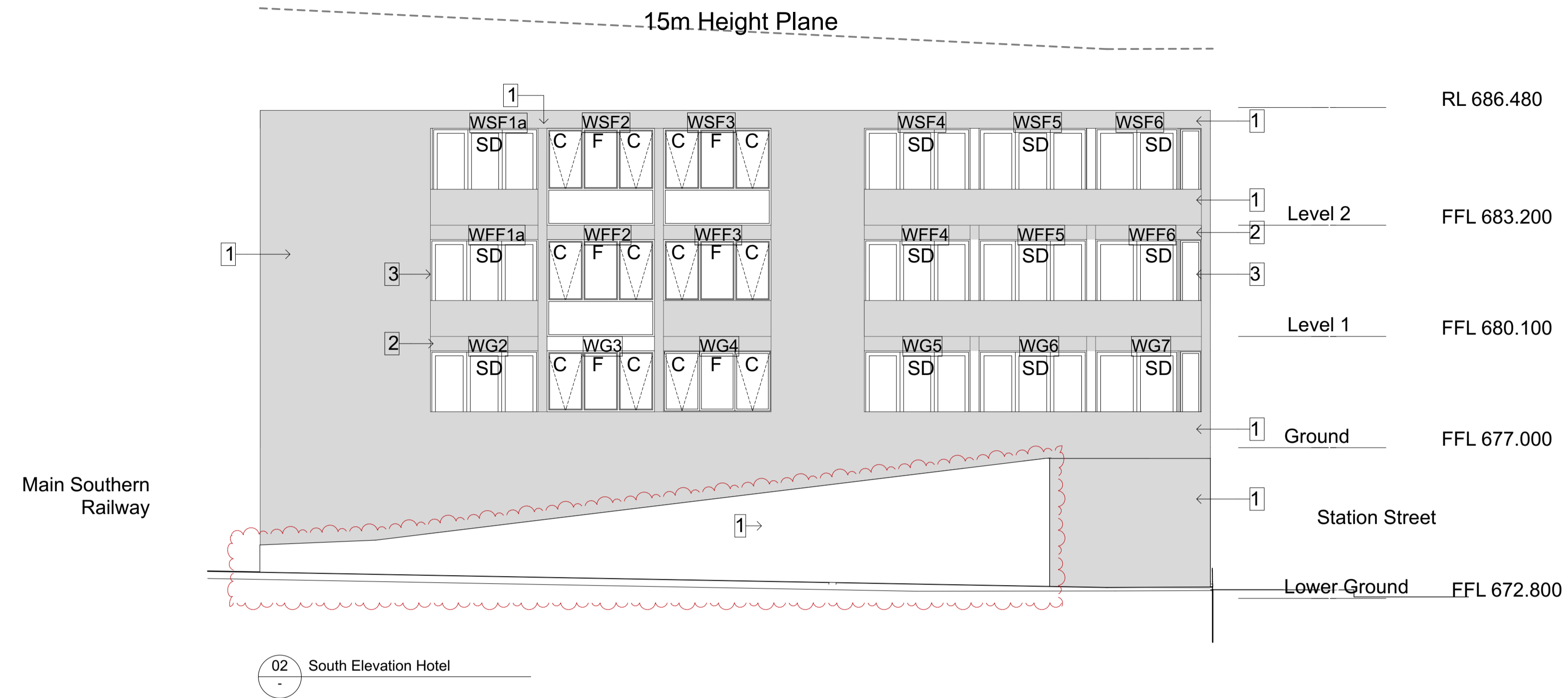
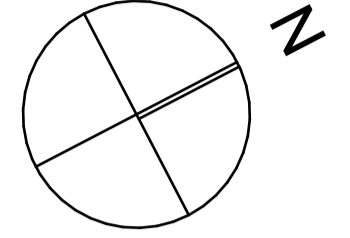
**Elevations 2**

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Project No.	1:50 @ A1	revision	
	drawing No.		

**1971 DA.202 E**

File Path - \\NetworkServer\Files\04\_CAD\Current projects\1971 35-37 Station Street Bowral\2\_Model\230925 1971 35-37 Station Street Bowral\23.mxd





**LEGEND**

<b>C</b>	Casement window
<b>F</b>	Fixed window
<b>S</b>	Sliding window
<b>GD</b>	Glass door
<b>SD</b>	Sliding door
<b>B</b>	External blinds
<b>BI</b>	Brick Infill

**EXTERIOR**

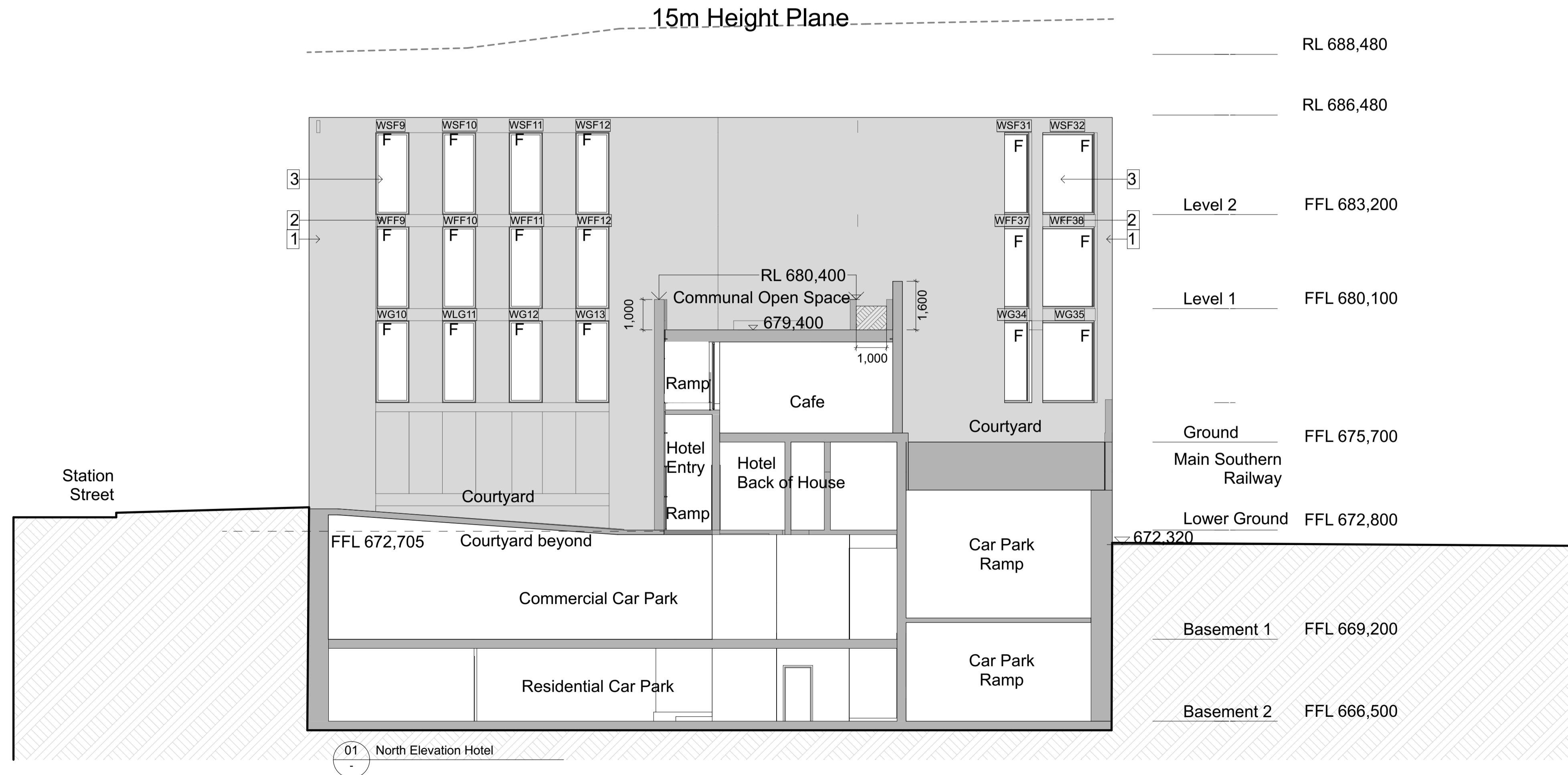
Wall Finish	Dark face brick
Upper Roof Finish	Light Grey concrete
Upper Terrace	Light Grey concrete
Recessed Terrace	Light Grey concrete
Courtyard	Dark face brick
Glazing	Bronze eglass
Blinds	Bronze
Railing	Bronze

**SERVICE**

Airconditioning	Cassette with external
Stormwater	Exhaust fans to bathroom and kitchen Tanks

1 - Face brick  
 2 - Face brick soldier course  
 3 - Aluminium Window  
 4 - Aluminium Blade  
 5 - Timber Boarding  
 6 - Brick paving

<b>bkpv</b>	Brick Paving
<b>b</b>	Basin
<b>bwk</b>	Brickwork
<b>cpt</b>	Carpet
<b>ct</b>	Ceramic Tiles
<b>fcl</b>	Fixed Glazing
<b>pf</b>	Pebble Flooring
<b>st</b>	Stone
<b>stp</b>	Stone Paving
<b>tf</b>	Timber Strip Floor
	Ceramic Tiles External



Issue	Description	Date
E	Development Application Set	26/9/2023
D	Development Application Set	8/8/2023
C	Development Application Set	8/8/2023
B	Development Application Set	8/8/2023
issue	amendment	Transmittal Set Date



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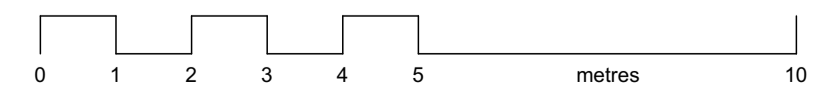
Proposed Development  
 35-37 Station Street Bowral

drawing

Elevations 3

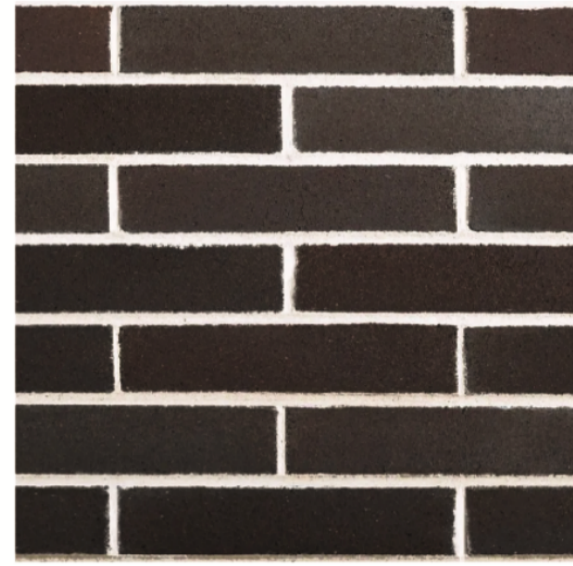
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Project No.	1:50 @ A1	revision	
	drawing No.		

1971 DA.203 E





# MATERIALS & FINISHES SCHEDULE (REFERENCE IMAGES)



1. Bowral Blue



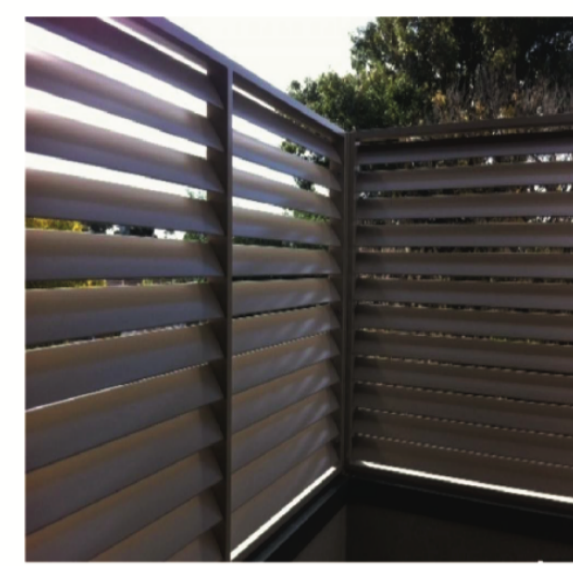
1a. Murray Grey



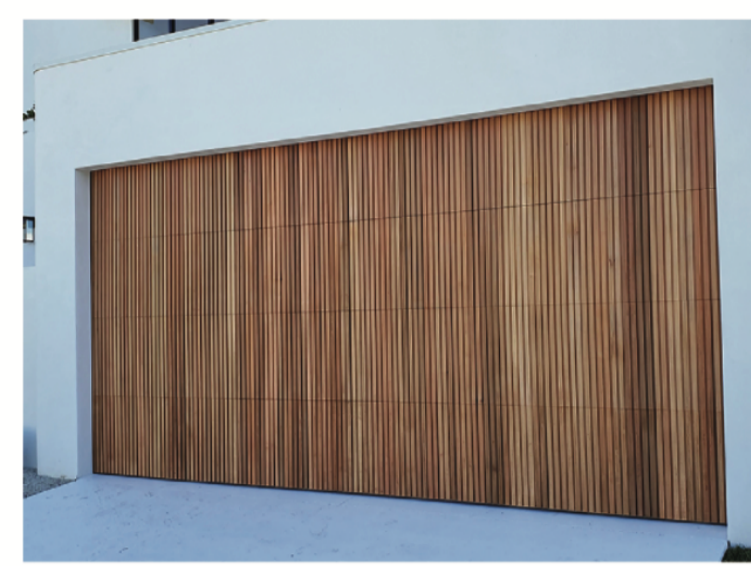
2. Soldier Course Brickwork



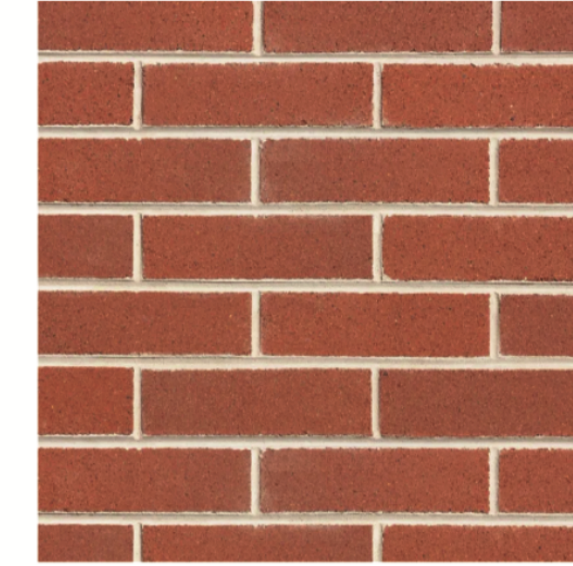
3. Aluminium Windows



4. Aluminium Blades



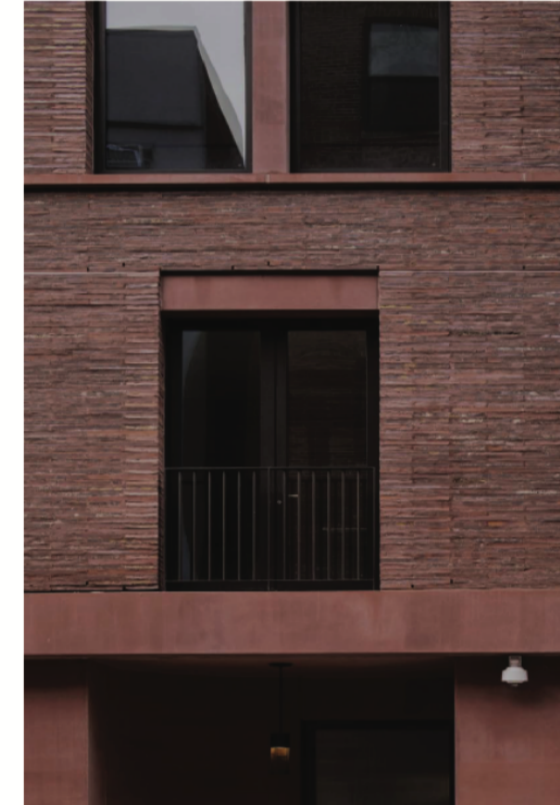
5. Timber Boarding Garage Door



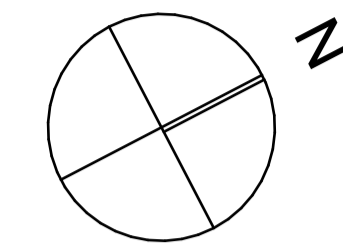
6. Brick Pavement



Railing



## Brick Precedents



## LEGEND

Issue	Description	Date
E	Development Application Set	26/9/2023
issue	amendment	Transmittal Set Date

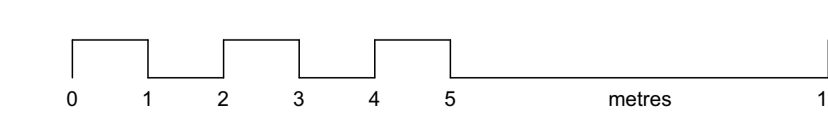


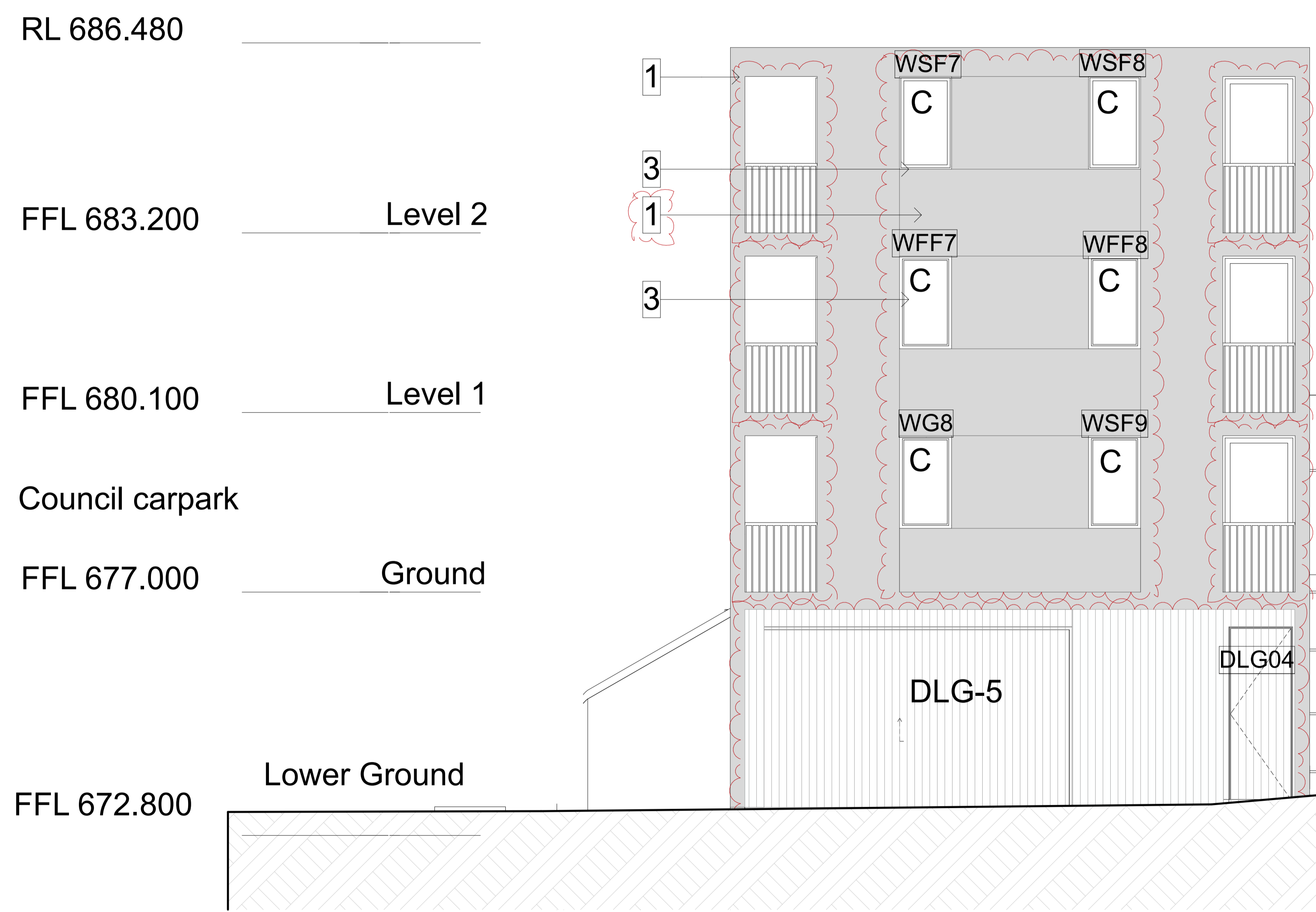
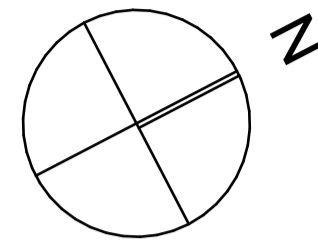
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Proposed Development  
 35-37 Station Street Bowral

## Material Board

plot date	scale	drawn	checked
26/9/2023	@ A3	GO	GO
Project No.	@ A1	AH	revision
1971	DA.205	E	





**LEGEND**

- C** Casement window
- F** Fixed window
- S** Sliding window
- GD** Glass door
- SD** Sliding door
- B** External blinds
- BI** Brick Infill

- EXTERIOR**
- Wall Finish Dark face brick
  - Upper Roof Finish Light Grey concrete
  - Upper Terrace Light Grey concrete
  - Recessed Terrace Light Grey concrete
  - Courtyard Dark face brick
  - Glazing Bronze eglass
  - Blinds Bronze
  - Railing Bronze
- SERVICE**
- Airconditioning Cassette with external
  - Stormwater Exhaust fans to bathroom and kitchen Tanks

- 1 - Face brick
- 2 - Face brick soldier course
- 3 - Aluminium Window
- 4 - Aluminium Blade
- 5 - Timber Boarding
- 6 - Brick paving

- bkp** Brick Paving
- b** Basin
- bwk** Brickwork
- cpt** Carpet
- ct** Ceramic Tiles
- fcl** Fixed Glazing
- pf** Pebble Flooring
- st** Stone
- stp** Stone Paving
- tf** Timber Strip Floor
- Ceramic Tiles External


E	Development Application Set	26/9/2023
issue	amendment	Transmittal Set Date



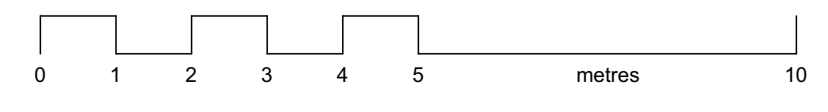
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**Proposed Development**  
 35-37 Station Street Bowral

drawing

**East Elevations**

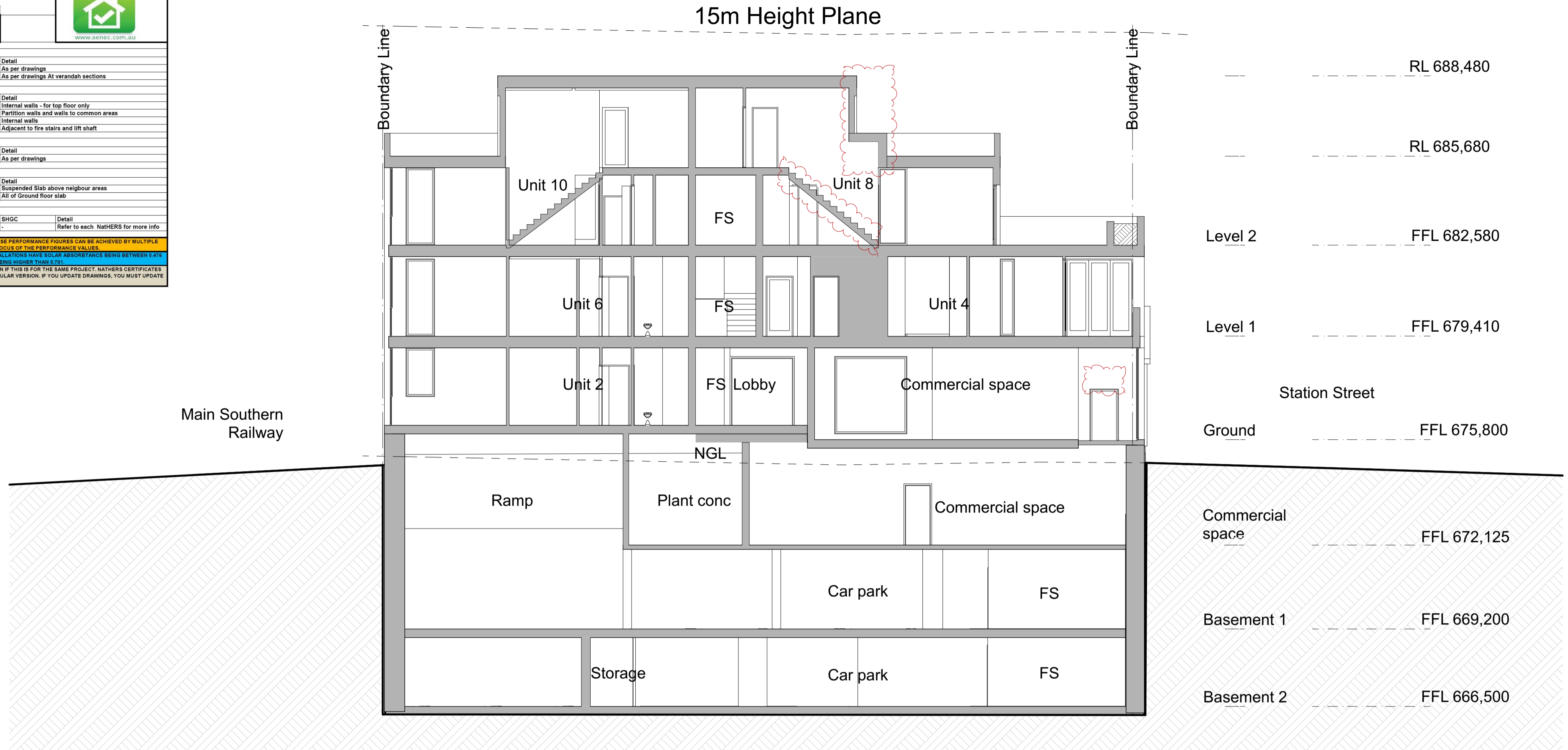
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Project No.	drawing No.	revision	
1971	DA.206	E	



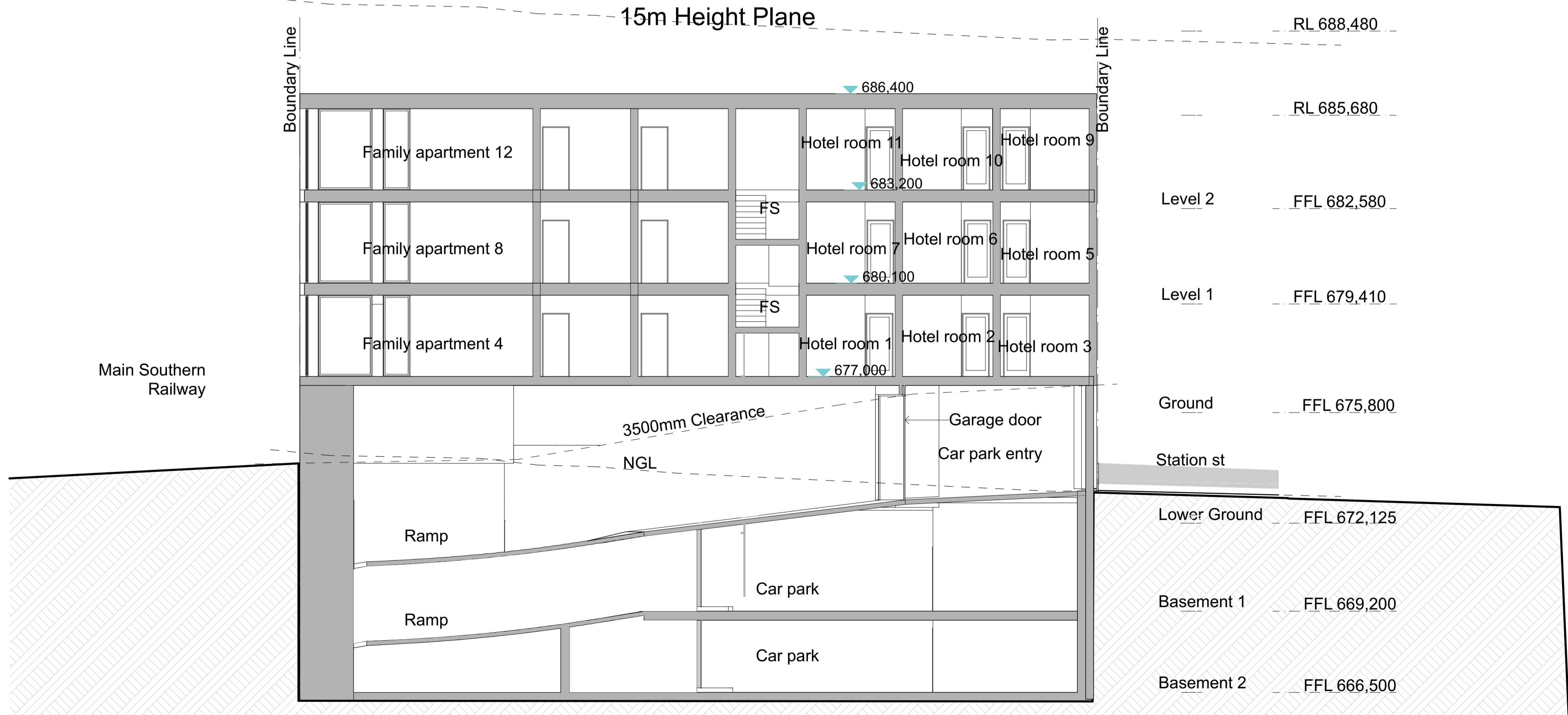
Project Specification		Form # A883		Australian Energy Efficiency Consulting E: info@aeneec.com.au P: 0416 316 204			
Project Address: 35-37 Station Road Bowral NATHERS CERTIFICATION NUMBER: 4G77TZ0KFS							
This Project Specification outlines ONLY some of the NATHERS commitments. For the full list of specifications and construction allocations, you must refer to the corresponding NATHERS document that has been provided.							
External Walls Specification:							
Type	Material	Added Insulation	Colour	Detail			
Masonry	Brick Cavity	R10 (20mm polystyrene)	Medium	As per drawings			
Masonry	Masonry	Nil	Medium	As per drawings At verandah sections			
Internal Walls specification:							
Type	Material	Added Insulation	Colour	Detail			
Frame	Plasterboard	Nil	-	Internal walls - for top floor only			
Masonry	Brick Cavity	Nil	-	Partition walls and walls to common areas			
Brick	Brick	Nil	-	Internal walls			
Masonry	Concrete	Nil	-	Adjacent to fire stairs and lift shaft			
Roof Specification:							
Type	Material	Added Insulation	Colour	Detail			
Masonry	Concrete	R4.00	Medium	As per drawings			
Floors/Ceilings Specification:							
Type	Material	Added Insulation	Covering	Detail			
Masonry	Concrete	Nil	Tiles	Suspended Slab above neighbour areas			
Masonry	Concrete	R1.00	Tiles	All of Ground floor slab			
Window Specification:							
Frame material	Glazing	U Value	SHGC	Detail			
Aluminium	Single	-	-	Refer to each NATHERS for more info			
NOTE: WINDOW PERFORMANCE IS DETERMINED BY U-VALUE AND SHGC NOT THE SYSTEM DESCRIPTION. THESE PERFORMANCE FIGURES CAN BE ACHIEVED BY MULTIPLE WINDOW SYSTEMS AND THEIR DESCRIPTION IN THE NATHERS IS SECONDARY. FOCUS OF THE PERFORMANCE VALUES.							
LIGHT COLOR INSTALLATIONS HAVE SOLAR ABSORBANCE BEING LOWER THAN DARK. MEDIUM COLOR INSTALLATIONS HAVE SOLAR ABSORBANCE BEING BETWEEN 0.41 AND 0.70. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBANCE BEING HIGHER THAN 0.70.							
IT IS ILLEGAL TO COPY/PASTE NATHERS STAMPS FROM STAMPED DRAWINGS TO ANOTHER DRAWING SET, EVEN IF THIS IS FOR THE SAME PROJECT. NATHERS CERTIFICATES ARE ISSUED FOR THE SPECIFIC DRAWING VERSION AND DATE OF ISSUE AND ARE VALID ONLY FOR THIS PARTICULAR VERSION. IF YOU UPDATE DRAWINGS, YOU MUST UPDATE THE NATHERS CERTIFICATE AS WELL.							

CAUTION – ALL OF THE ITEMS BELOW MUST BE ADHERED TO FOR NATHERS TO BE VALID

- NOTES:
- ALL DOWNLIGHTS TO BE:
    - APPROVED NON-VENTILATED
    - WITH FIRE-RATED COVER/SHIELD TO ALLOW CONTINUOUS INSULATION LED TYPE: IF HALOGEN LIGHT ARE TO BE INSTALLED THIS CERTIFICATION IS NOT VALID
  - ALL VENTS AND WALL OPENINGS INSTALLED TO BE "THE SEALED" TYPE
  - ALL INSULATION IS TO BE INSTALLED IN ACCORDANCE NCC PART 3.12.1.1
    - CREATION OF CONTINUOUS THERMAL BARRIER
    - COMPLIANCE WITH AS859
    - MAINTAINING THICKNESS OF BULK INSULATION AND AIR GAPS FOR REFLECTIVE INSULATION
  - BUILDING SEALING AS PER NCC PART 3.12.3
    - WEATHER SEALS AND DRAFT EXCLUDERS
    - DRAFT STOPPER CAPS
  - SERVICES AS PER NCC PART 3.12.5
    - INSULATION OF SERVICES, PIPING AND DUCTWORK

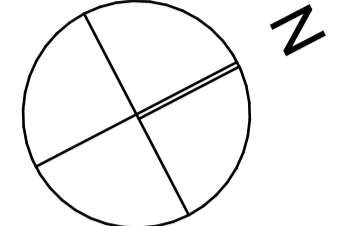


1 Section 3



2 Section 4

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- LEGEND**
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- Airconditioning Cassette with external
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  - Stormwater Tanks

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- bkpv** Brick Paving
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- fcl** Fixed Glazing
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E	Development Application Set	26/9/2023
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B	Development Application Set	8/8/2023
issue	amendment	Transmittal Set Date



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Proposed Development  
35-37 Station Street Bowral

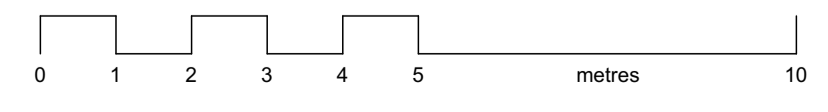
drawing  
Section 1

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Project No.	drawing No.	revision	

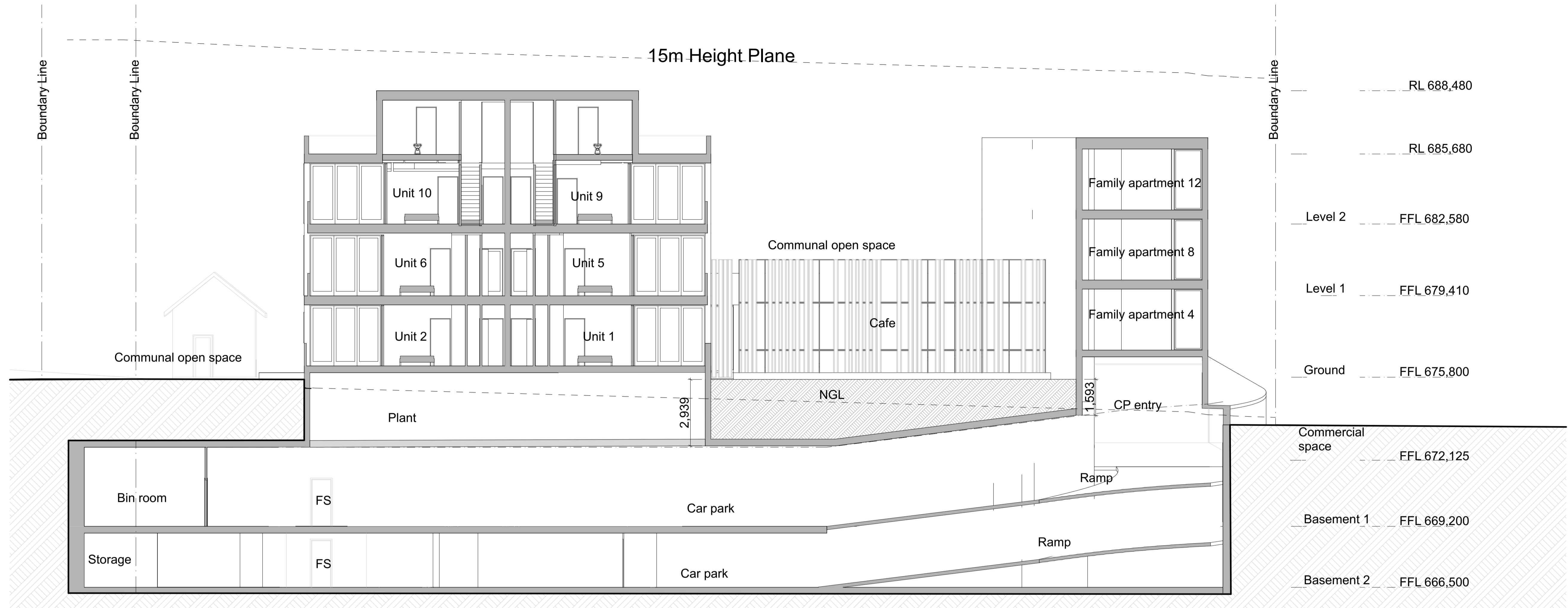
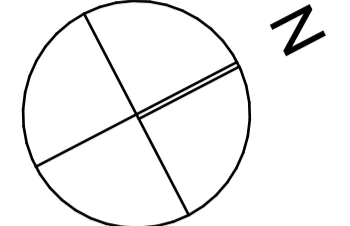
1971 DA.301 E

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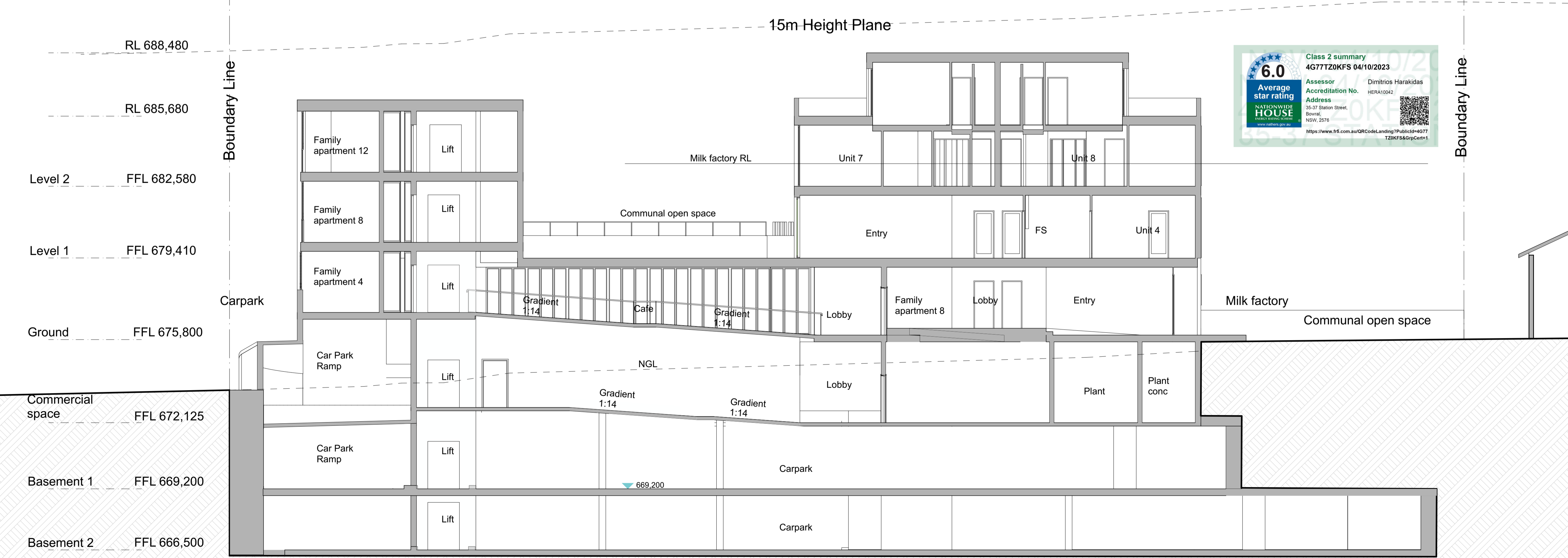
Class 2 summary  
4G77TZ0KFS 04/10/2023  
Assessor Dimitrios Harakidas  
Accreditation No. HERA10042  
Address 35-37 Station Street, Bowral, NSW, 2576



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1 Section 1



2 Section 2

- LEGEND**
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Issue	Description	Date
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issue amendment	Transmittal Set Date	



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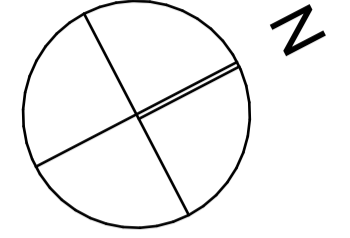
Proposed Development  
 35-37 Station Street Bowral

drawing  
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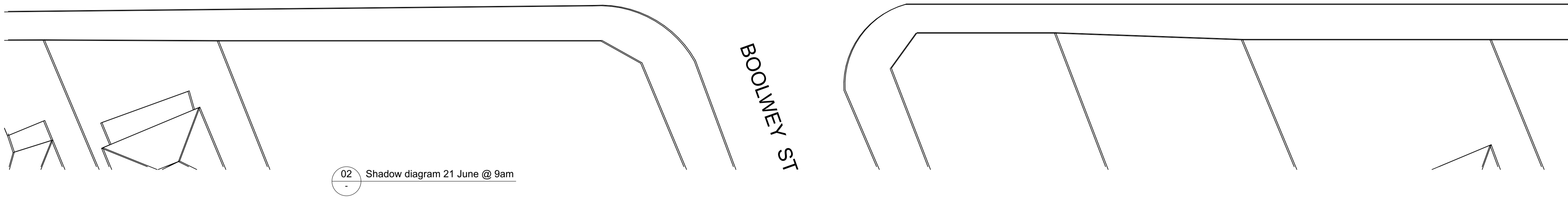
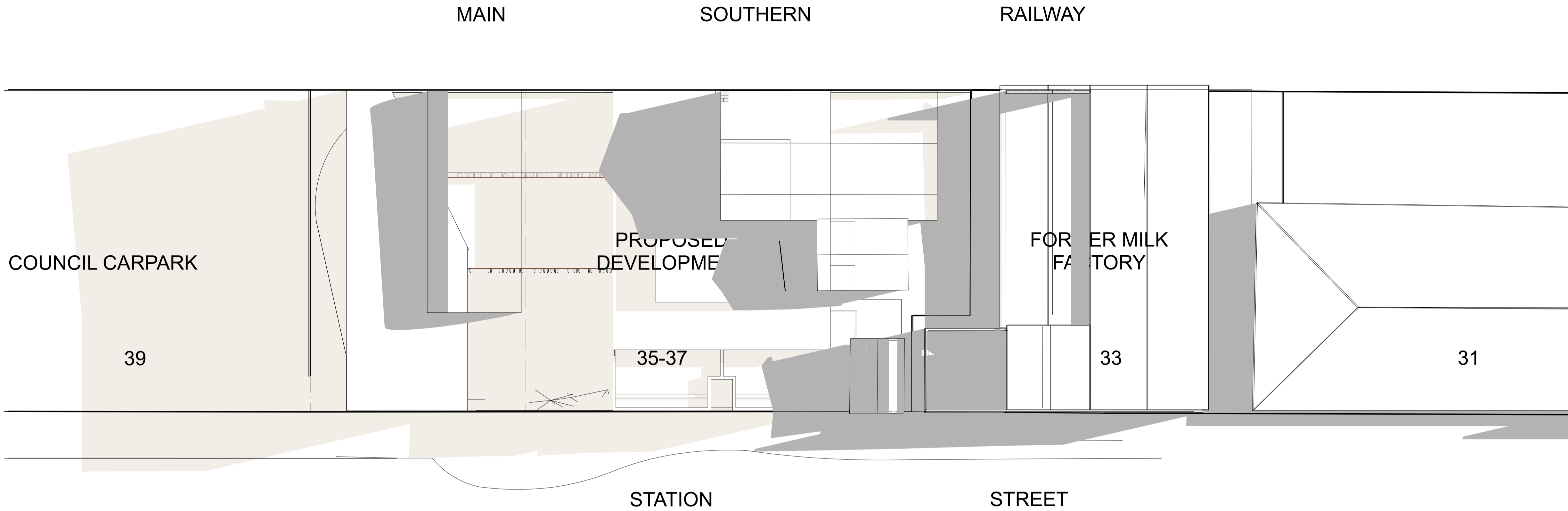
1971 DA.302 E





LEGEND

- Existing shadows
- Additional shadows




E	Development Application Set	26/9/2023
issue	amendment	Transmittal Set Date

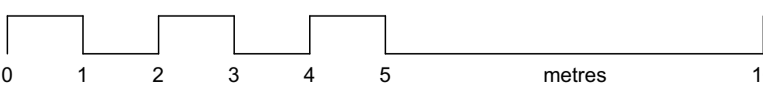


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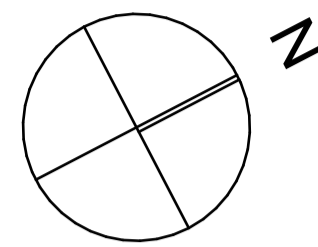
Proposed Development  
 35-37 Station Street Bowral

Shadow diagram 21 June @ 11am

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Project No.	drawing No.	revision	
1971	DA.501	E	

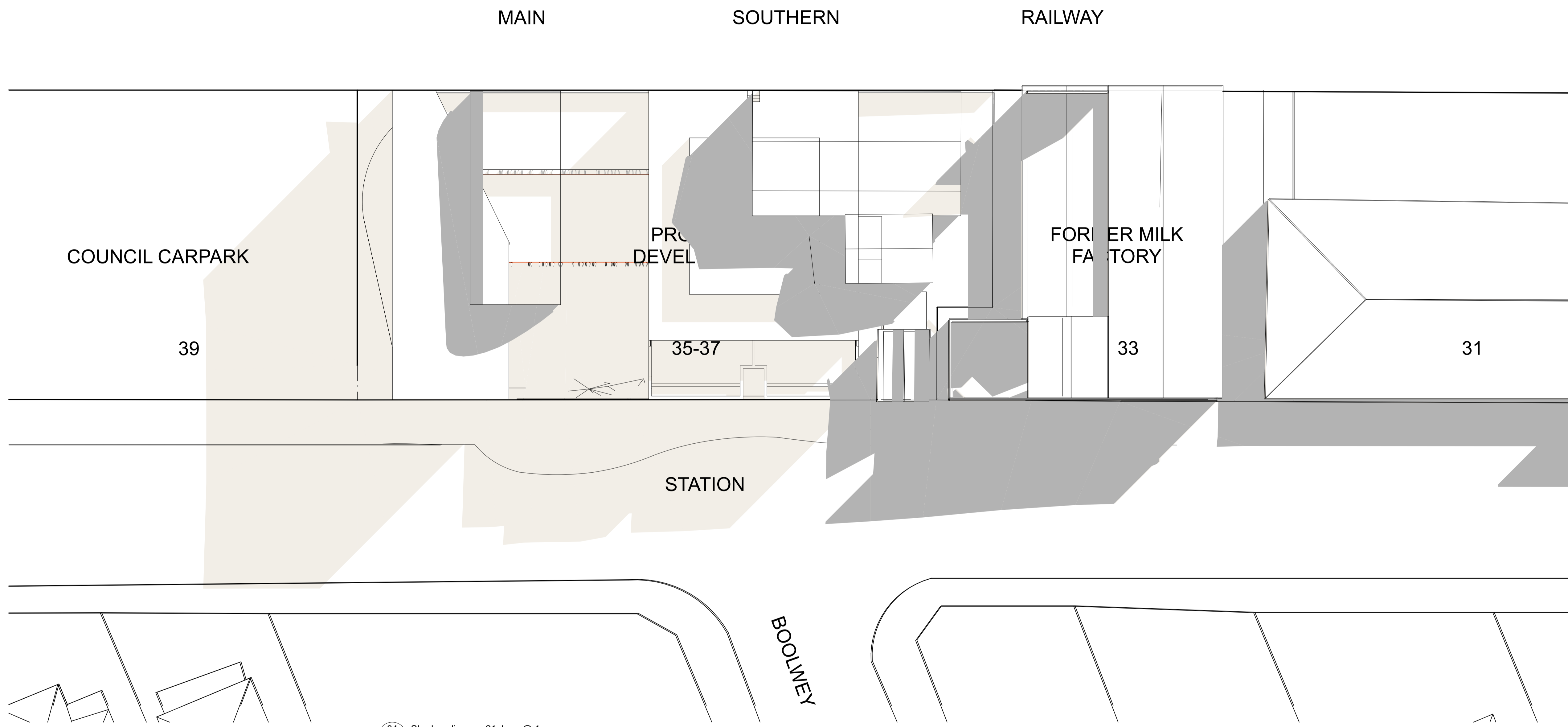






LEGEND

- Existing shadows
- Additional shadows



04 Shadow diagram 21 June @ 1pm


E	Development Application Set	26/9/2023
issue	amendment	Transmittal Set Date

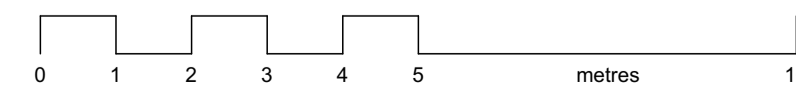


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Shadow diagram 21 June @ 1pm

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1971	DA.503	E	

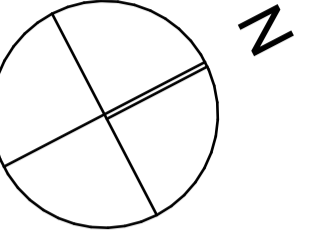






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LEGEND



1 Station Street Streetscape View



2 Station Street Streetscape View

E	Development Application Set	26/9/2023
D	Development Application Set	8/8/2023
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B	Development Application Set	8/8/2023
issue amendment		Transmittal Set Date



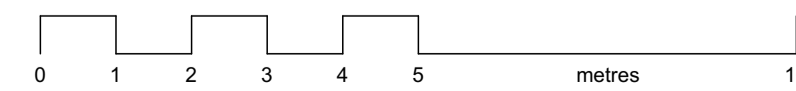
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Proposed Development  
 35-37 Station Street Bowral

drawing

Views

plot date	scale	drawn	checked
26/9/2023	1:10 @ A1	AH	GO
Project No.	drawing No.	revision	
1971	DA.801	E	



Class 2 summary  
 4G77TZ0KFS 04/10/2023

**6.0**  
 Average star rating

Assessor: Dimitrios Harakidas  
 Accreditation No. HERA10042

Address: 35-37 Station Street, Bowral, NSW, 2576

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**6.0**  
 Average star rating  
**NATIONWIDE HOUSE**  
 Quality Standard  
 www.nshaus.gov.au

Class 2 summary  
 4G77TZ0KFS 04/10/2023  
 Assessor Dimitrios Harakidas  
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 https://www.nshaus.gov.au/QRCodeLanding/?PublicId=4G77TZ0KFS&qrCode=1

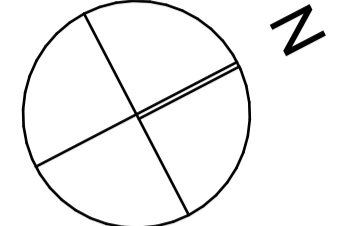


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2 Station Street Streetscape View



LEGEND



1 Station Street Streetscape View

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B	Development Application Set	8/8/2023
issue	amendment	Transmittal Set Date



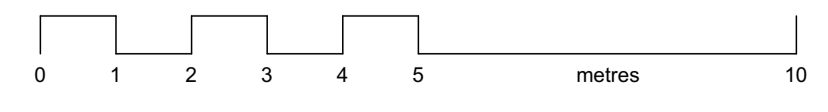
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Proposed Development  
 35-37 Station Street Bowral

drawing  
 Views

plot date	scale	drawn	checked
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Project No.	drawing No.	revision	

1971 DA.802 E



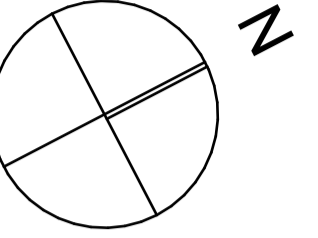
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1 Station Street Streetscape View

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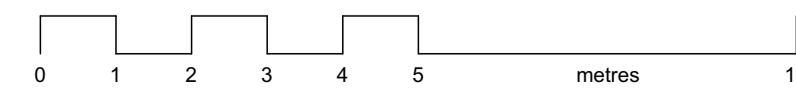
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B	Development Application Set	8/8/2023
C	Development Application Set	8/8/2023
D	Development Application Set	8/8/2023
E	Development Application Set	26/9/2023



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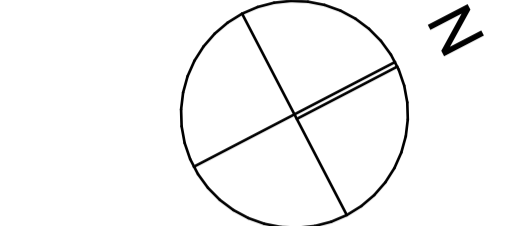
Proposed Development  
 35-37 Station Street Bowral

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		revision	E



Class 2 summary  
 4G77TZ0KFS 04/10/2023  
 Assessor Dimitrios Harakidas  
 Accreditation No. HERA10042  
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LEGEND

- Hotel
- Commercial
- Residential

- C** Casement window
- F** Fixed window
- S** Sliding window
- GD** Glass door
- SD** Sliding door
- B** External blinds
- BI** Brick Infill

- EXTERIOR
- Wall Finish Dark face brick
  - Upper Roof Finish Light Grey concrete
  - Upper Terrace Light Grey concrete
  - Recessed Terrace Light Grey concrete
  - Courtyard Dark face brick
  - Glazing Bronze egress
  - Blinds Bronze
  - Railing Bronze
- SERVICE
- Airconditioning Cassette with external
  - Exhaust fans to bathroom and kitchen
  - Stormwater Tanks

- 1 - Face brick
  - 2 - Face brick soldier cour
  - 3 - Aluminium Window
  - 4 - Aluminium Blade
  - 5 - Timber Boarding
  - 6 - Brick paving
- bkp** Brick Paving
  - b** Basin
  - bwk** Brickwork
  - cpt** Carpet
  - ct** Ceramic Tiles
  - fcl** Fixed Glazing
  - pf** Pebble Flooring
  - st** Stone
  - stp** Stone Paving
  - tf** Timber Strip Floor
  - Ceramic Tiles External

E	Development Application Set	26/9/2023
D	Development Application Set	8/8/2023
C	Development Application Set	8/8/2023
A	Development Application Set	8/8/2023
issue	amendment	Transmittal Set Date



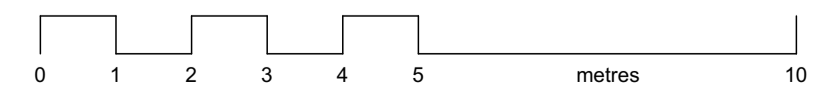
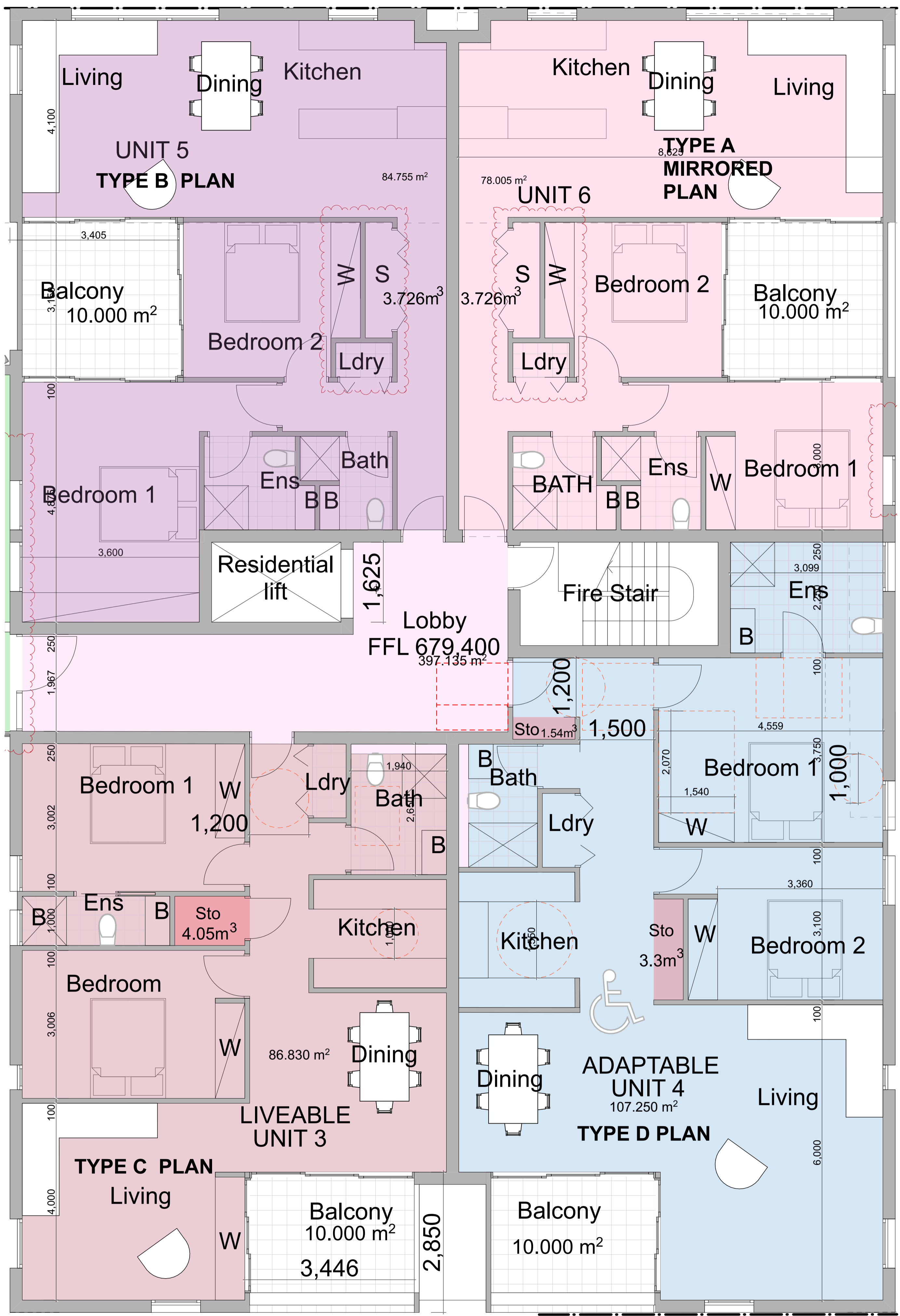
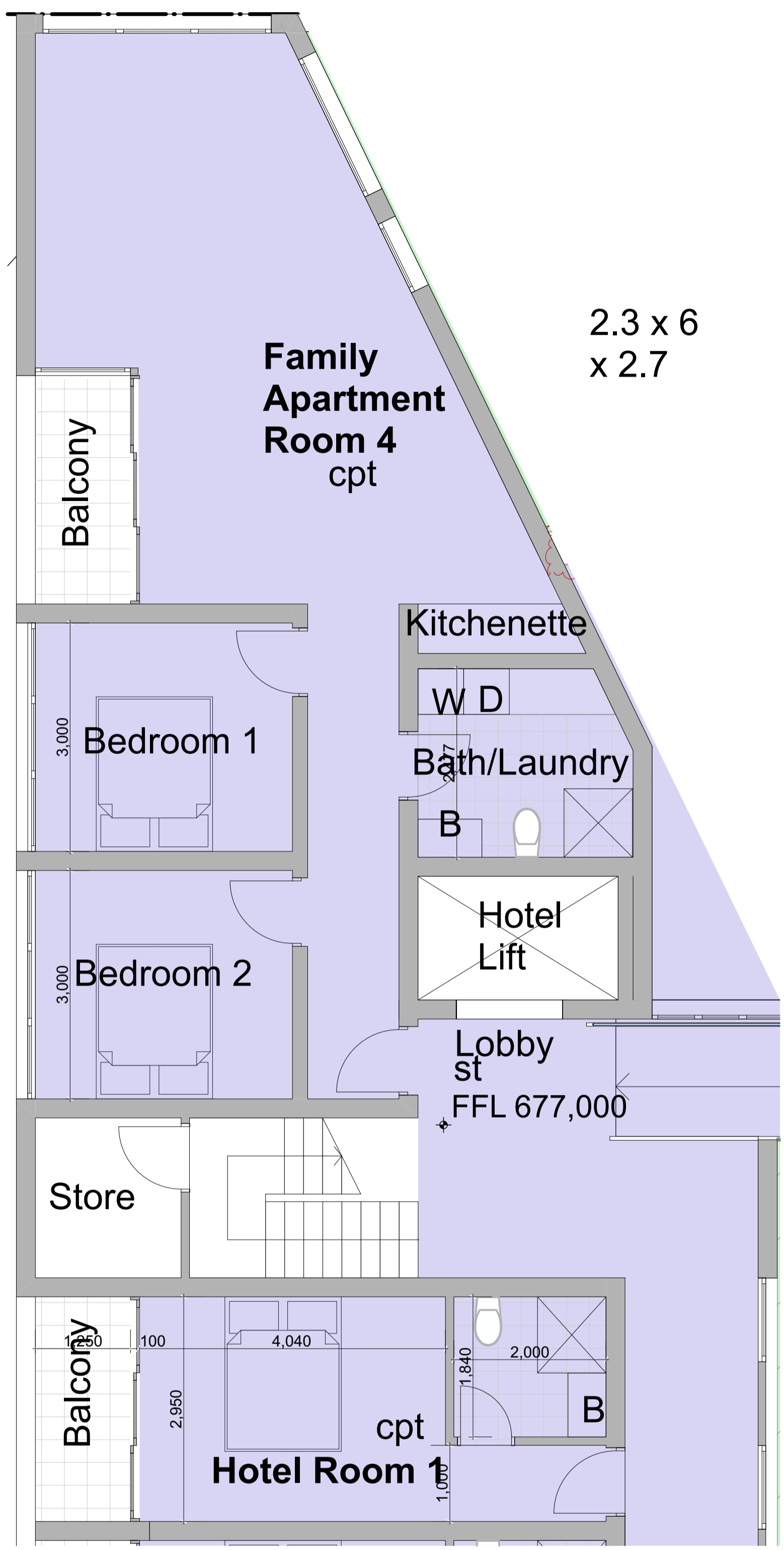
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Proposed Development  
 35-37 Station Street Bowral

drawing  
 Typical Hotel Layout Detail and Type A, B, C  
 and D Detail

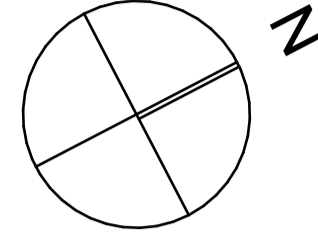
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LEGEND

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  - b** Basin
  - bwk** Brickwork
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  - fcl** Fixed Glazing
  - pf** Pebble Flooring
  - st** Stone
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  - tf** Timber Strip Floor
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E	Development Application Set	26/9/2023
D	Development Application Set	8/8/2023
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A	Development Application Set	8/8/2023
issue	amendment	Transmittal Set Date



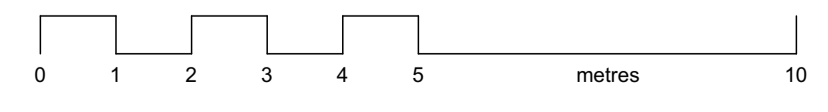
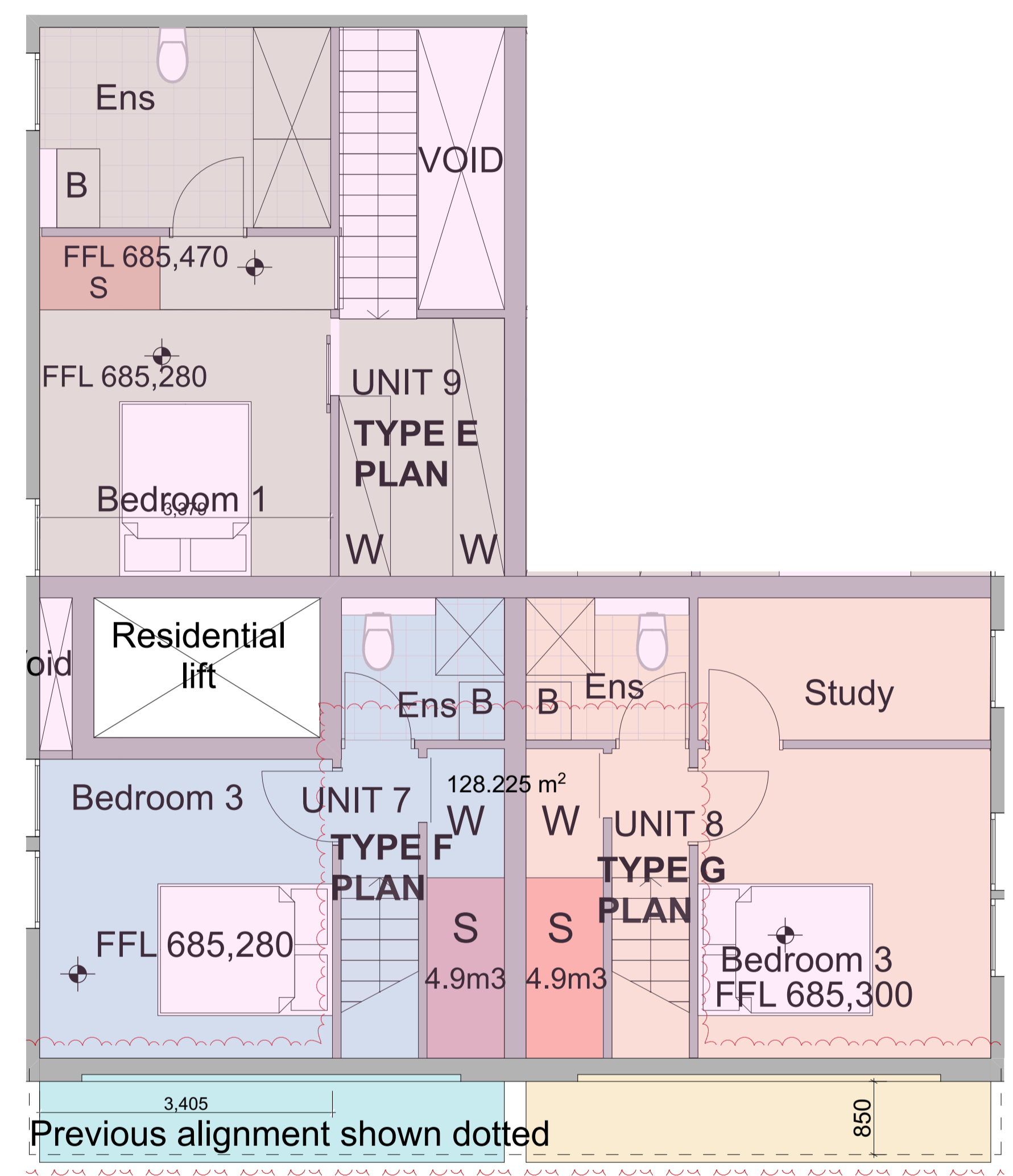
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Proposed Development  
 35-37 Station Street Bowral

Typical Unit Type E, F and G Detail

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Project No.	drawing No.	revision	
1971	DA.902	E	

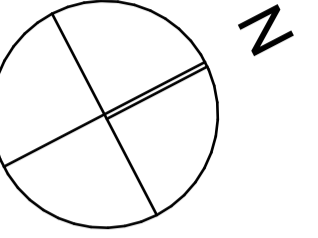
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Class 2 summary  
 4G77TZ0KFS 04/10/2023  
 Assessor Dimotrios Harakidas  
 Accreditation No. HERA10042  
 Address 35-37 Station Street, Bowral, NSW, 2576  
<https://www.frsl.com.au/QRCodeLanding?PublicId=4G77TZ0KFS&qrCode=1>

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LEGEND


E	Development Application Set	26/9/2023
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C	Development Application Set	8/8/2023
A	Development Application Set	8/8/2023
issue	amendment	Transmittal Set Date



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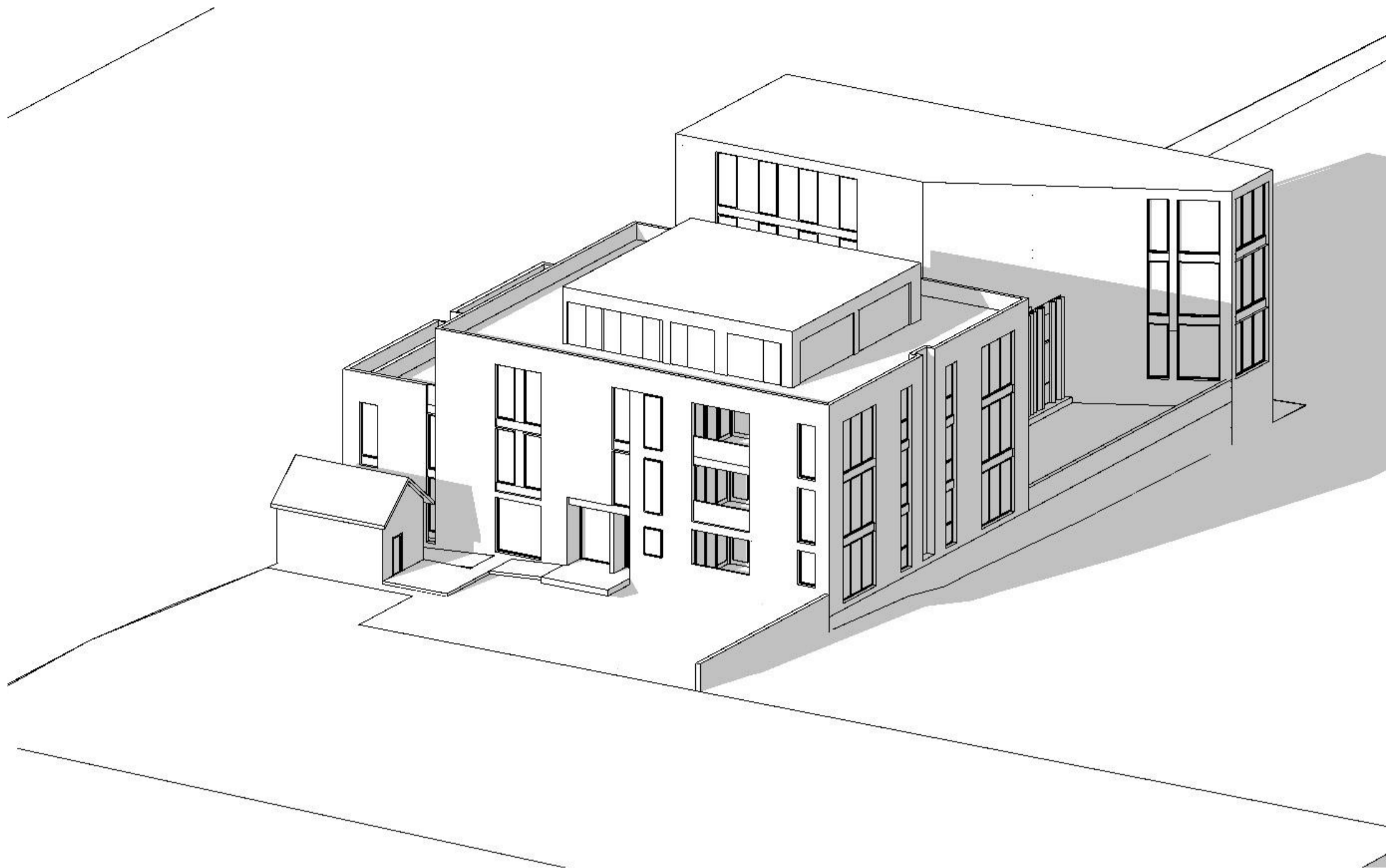
Proposed Development  
 35-37 Station Street Bowral

drawing

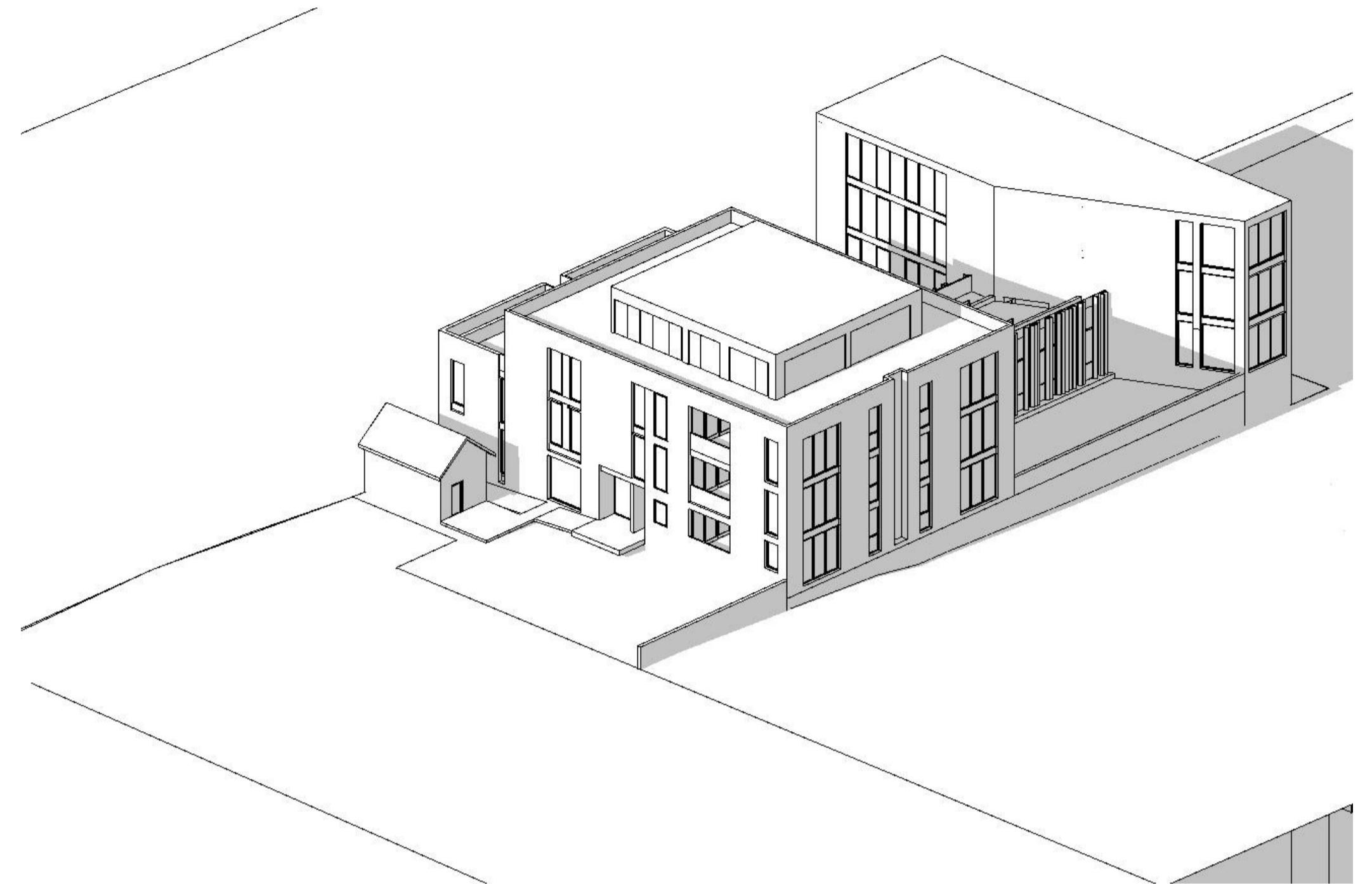
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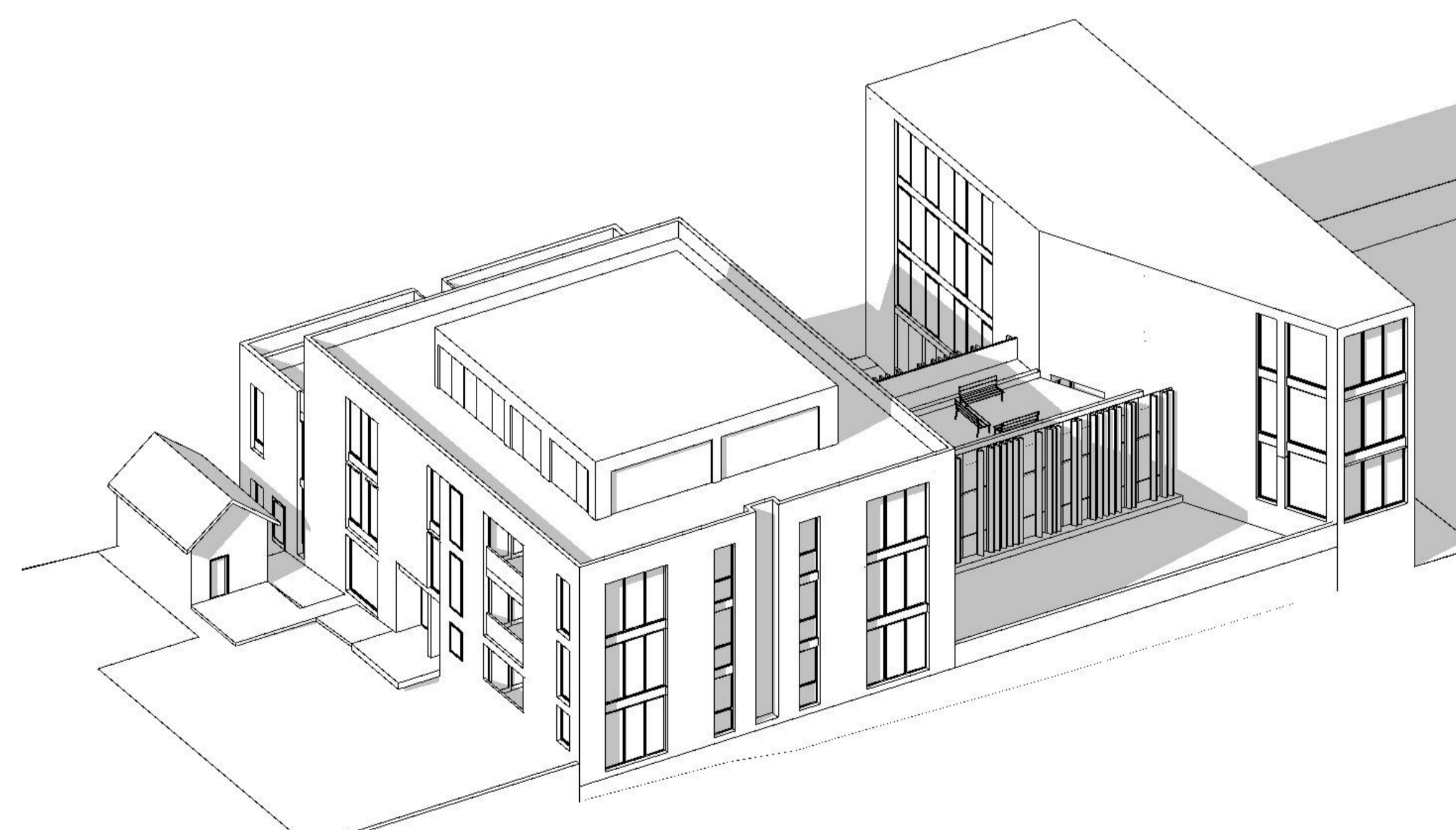
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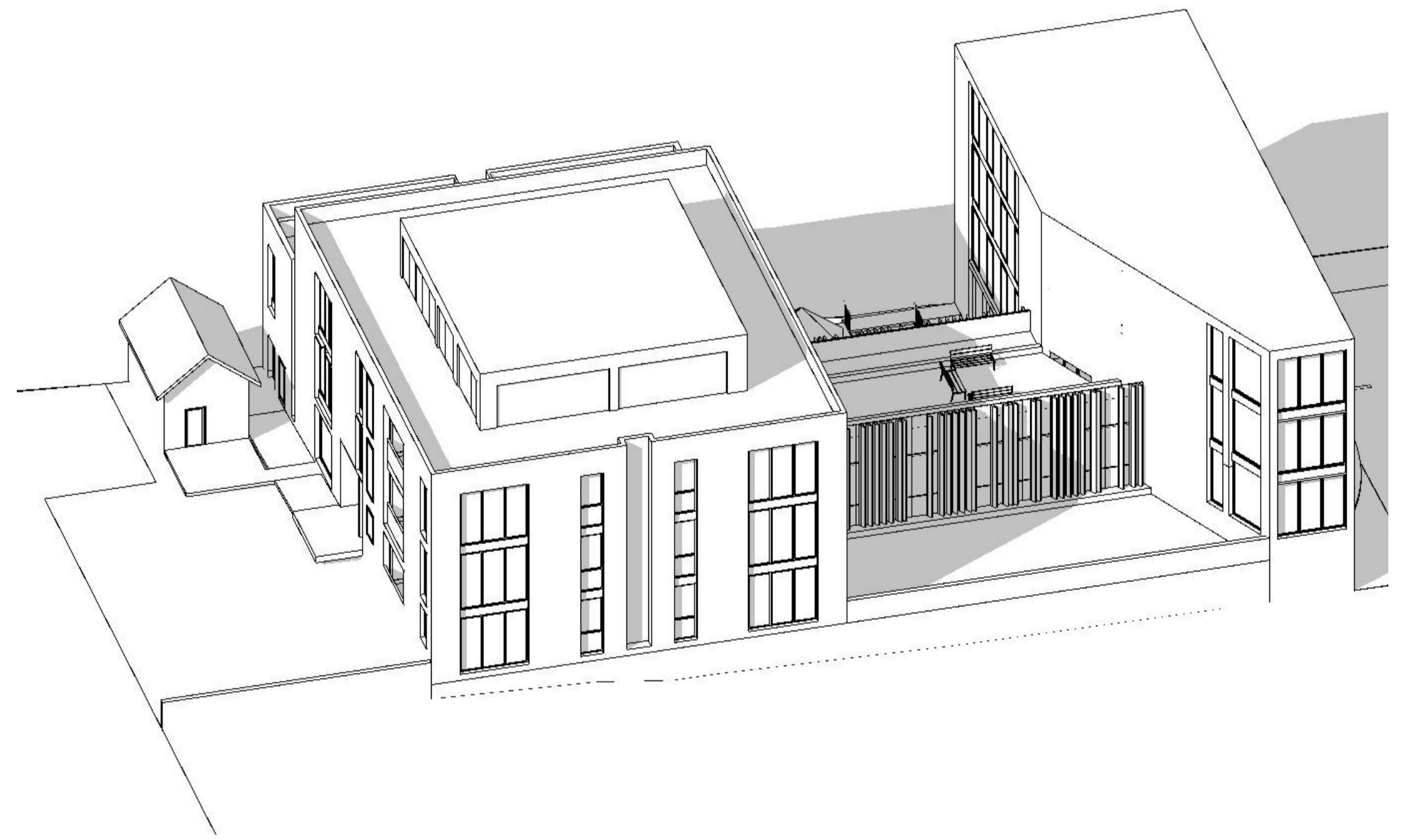
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02 02 June 21 10am



03 03 June 21 11am

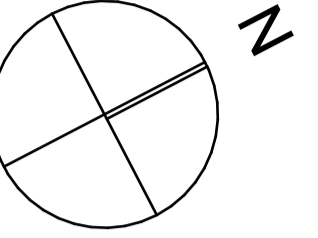


04 04 June 21 12pm



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LEGEND


E	Development Application Set	26/9/2023
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issue	amendment	Transmittal Set Date



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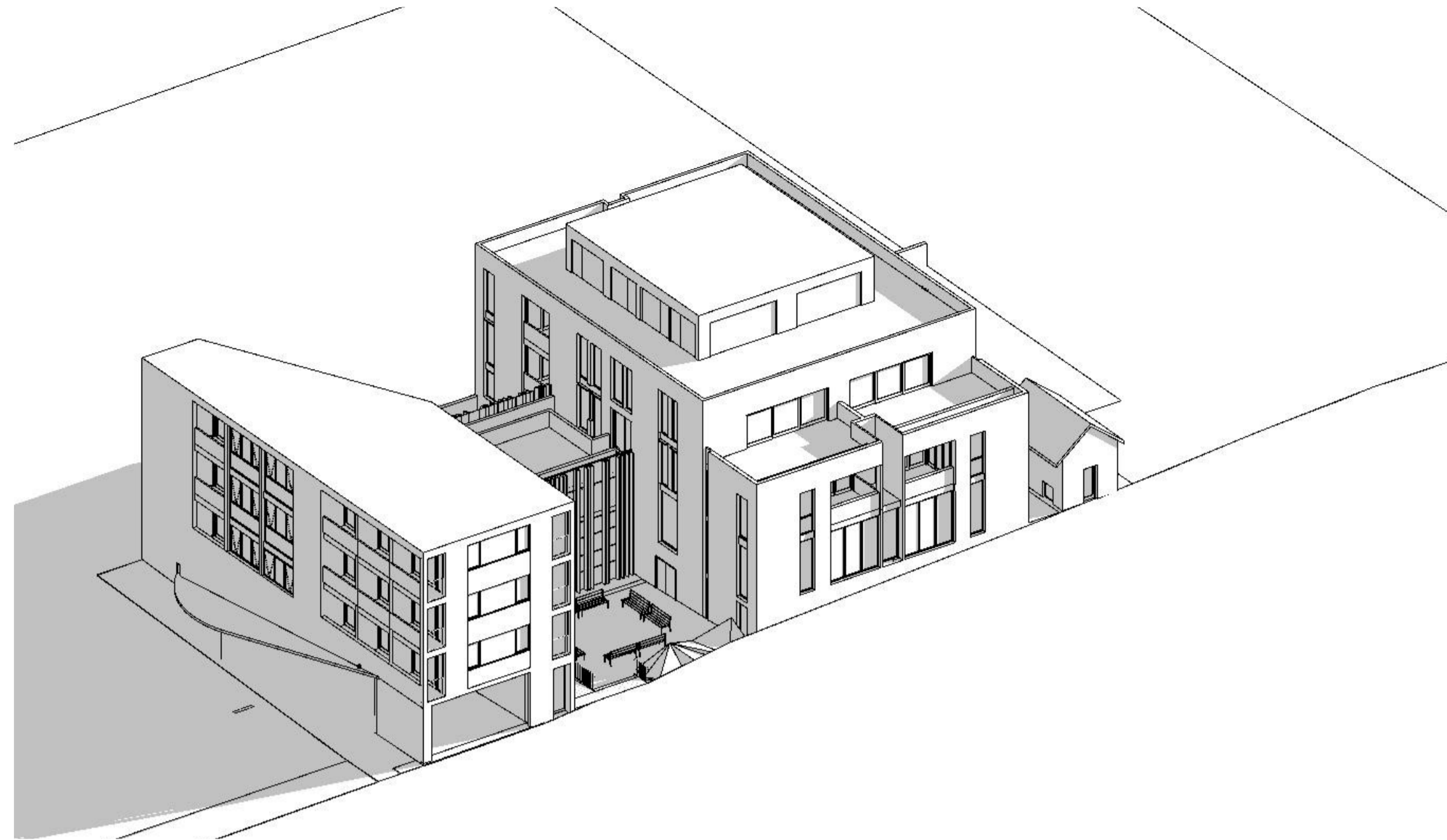
Proposed Development  
 35-37 Station Street Bowral

drawing

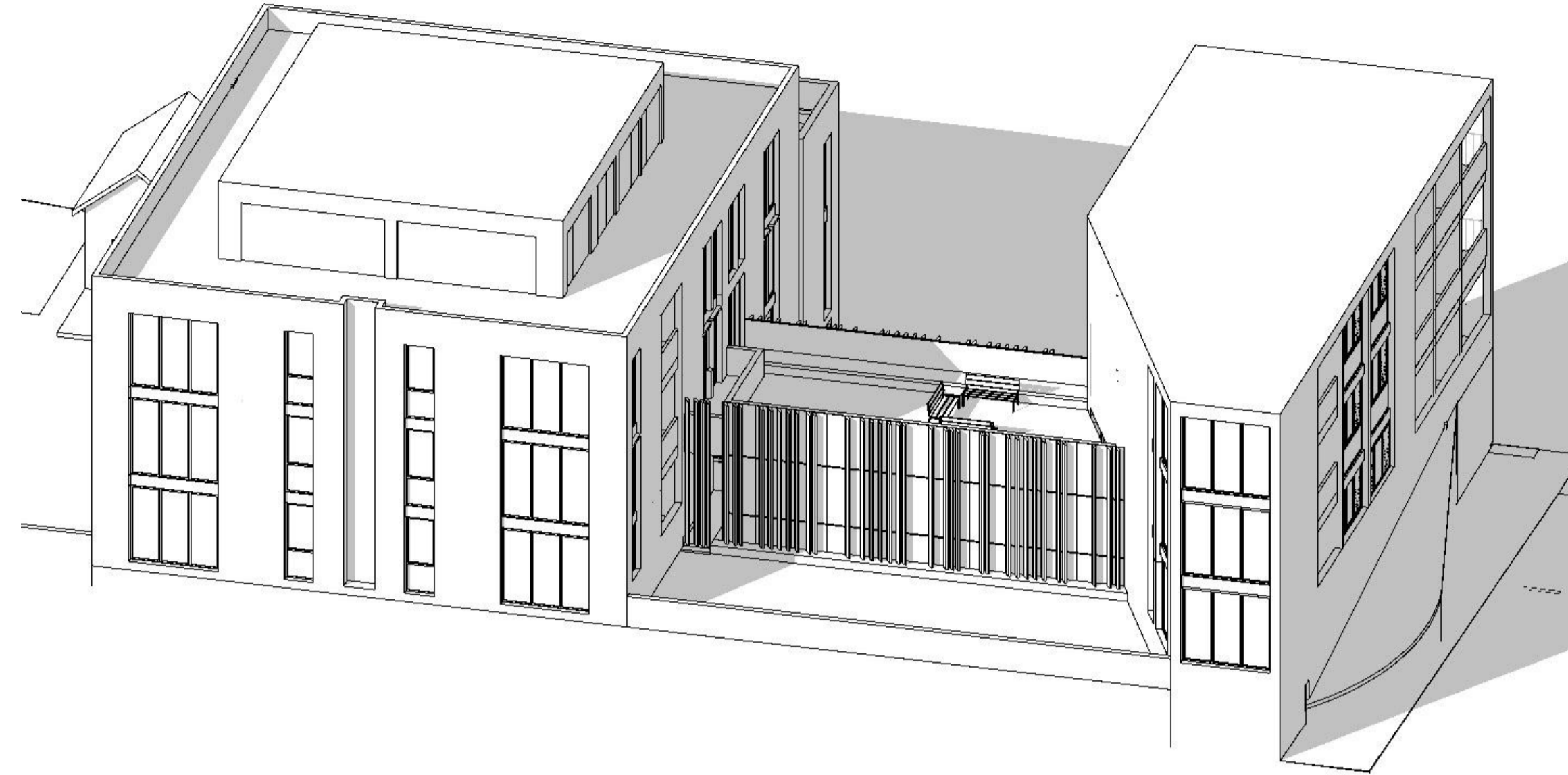
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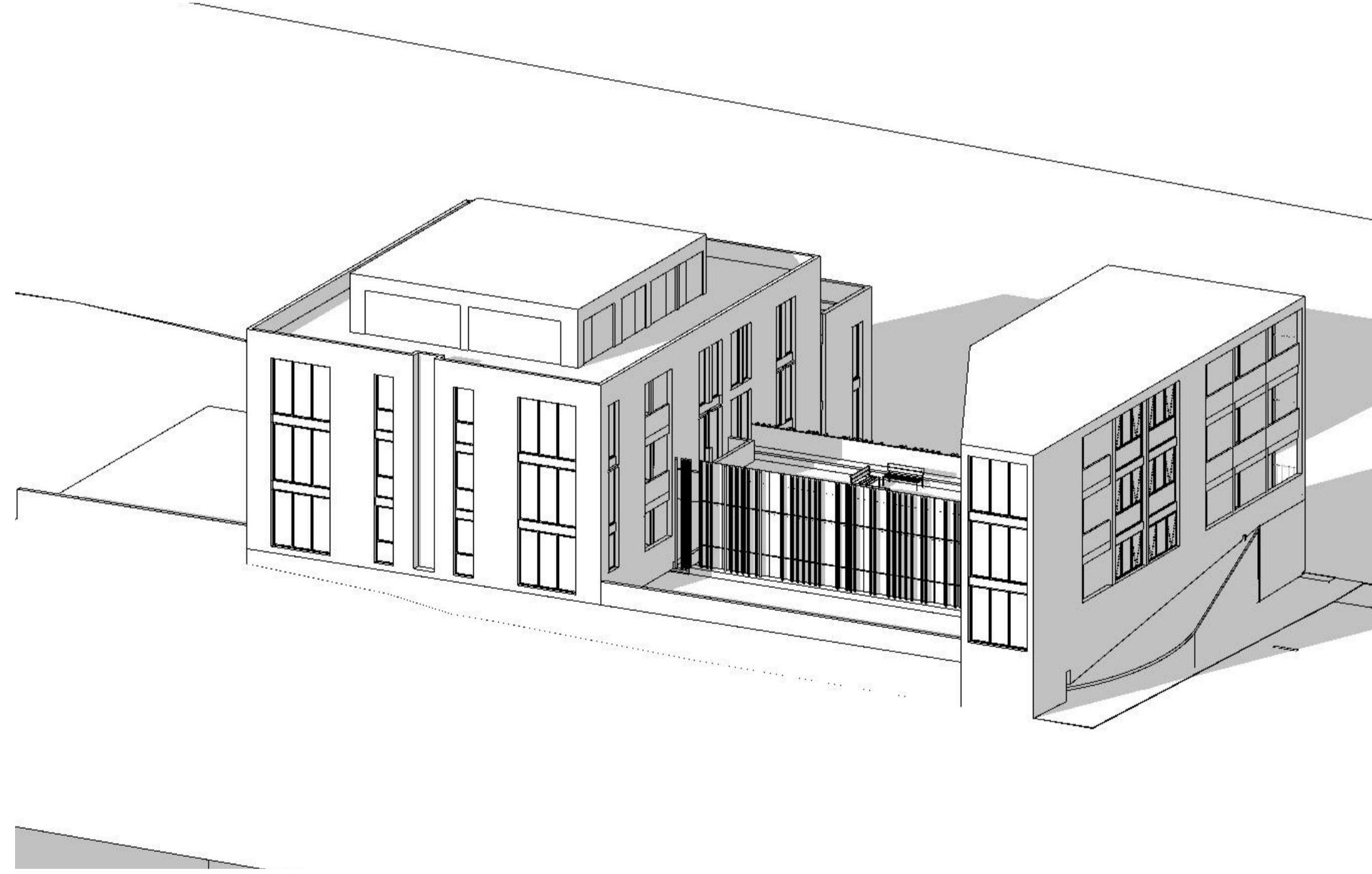
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1 front view 9 am



06 06 June 21 2pm

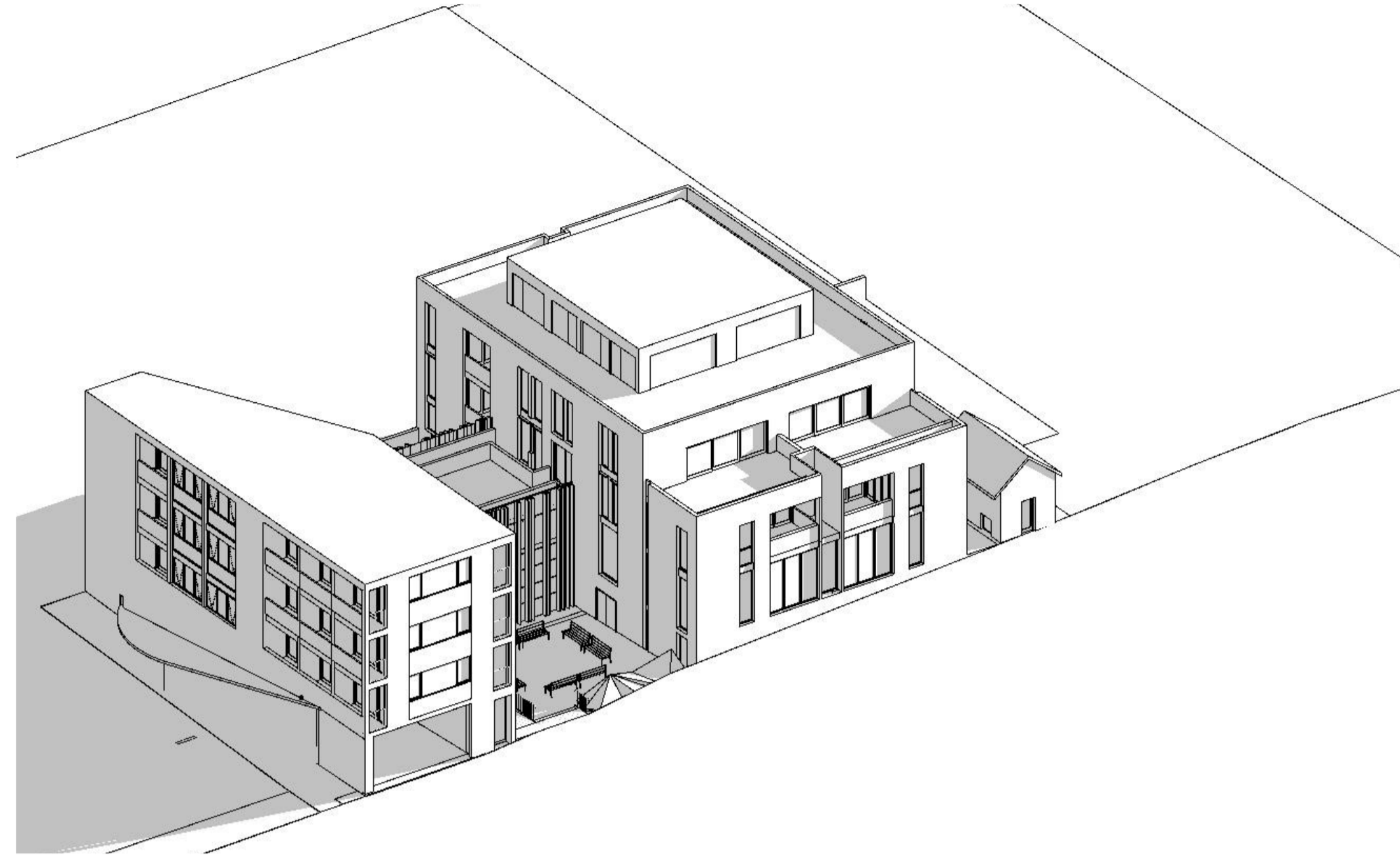
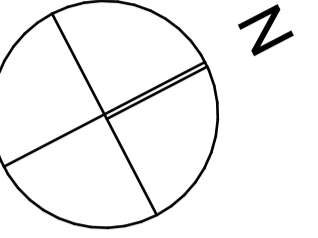


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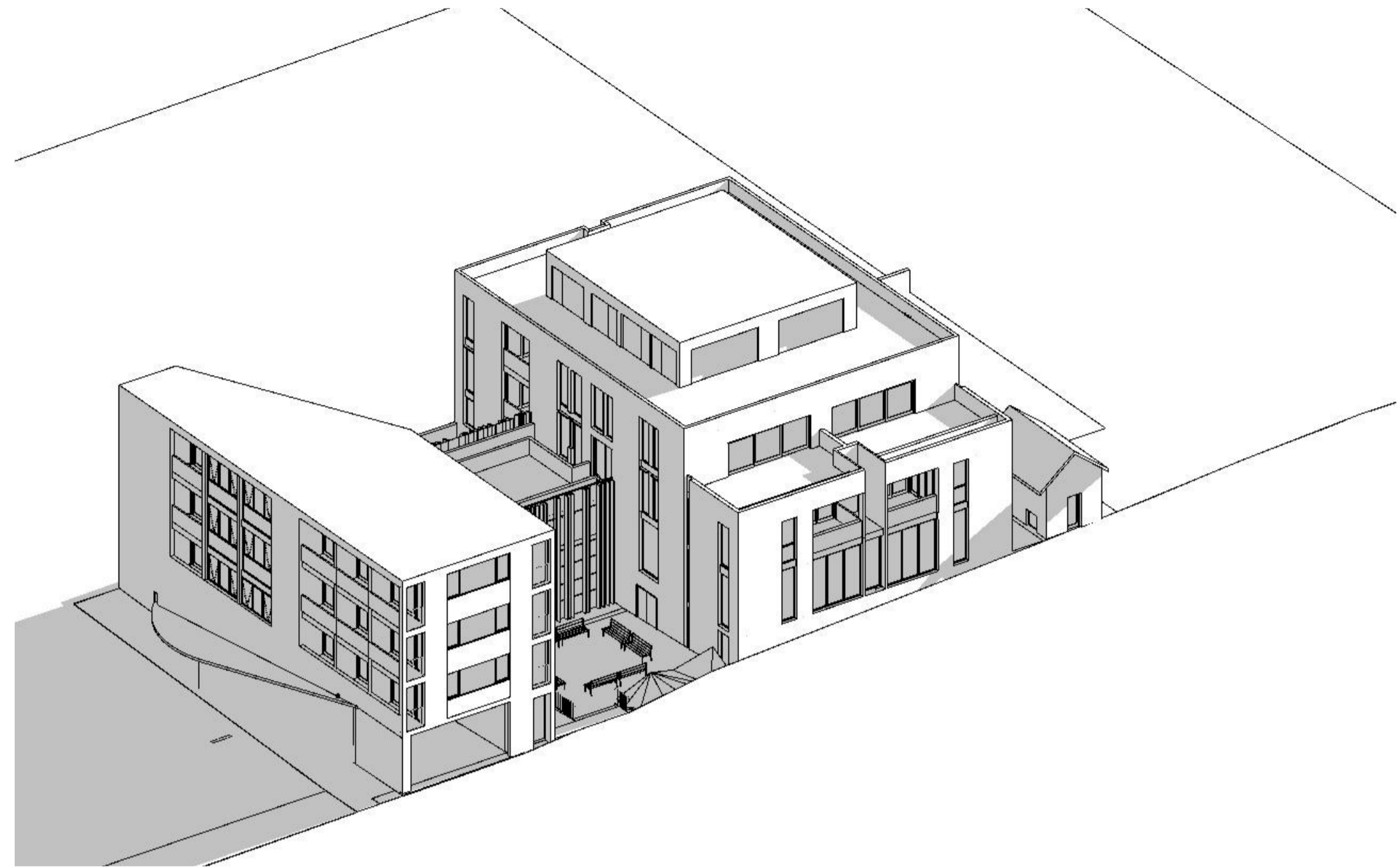


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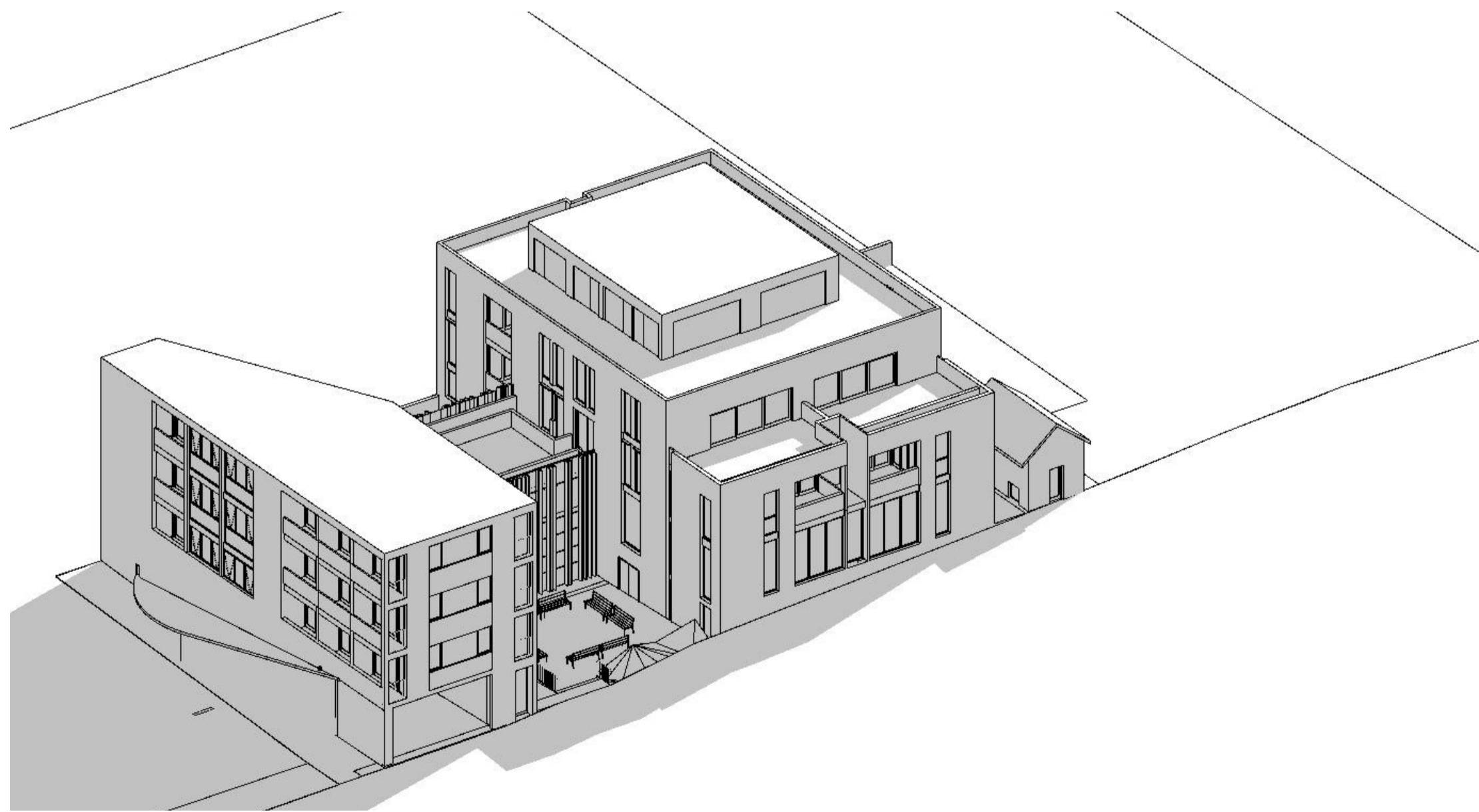
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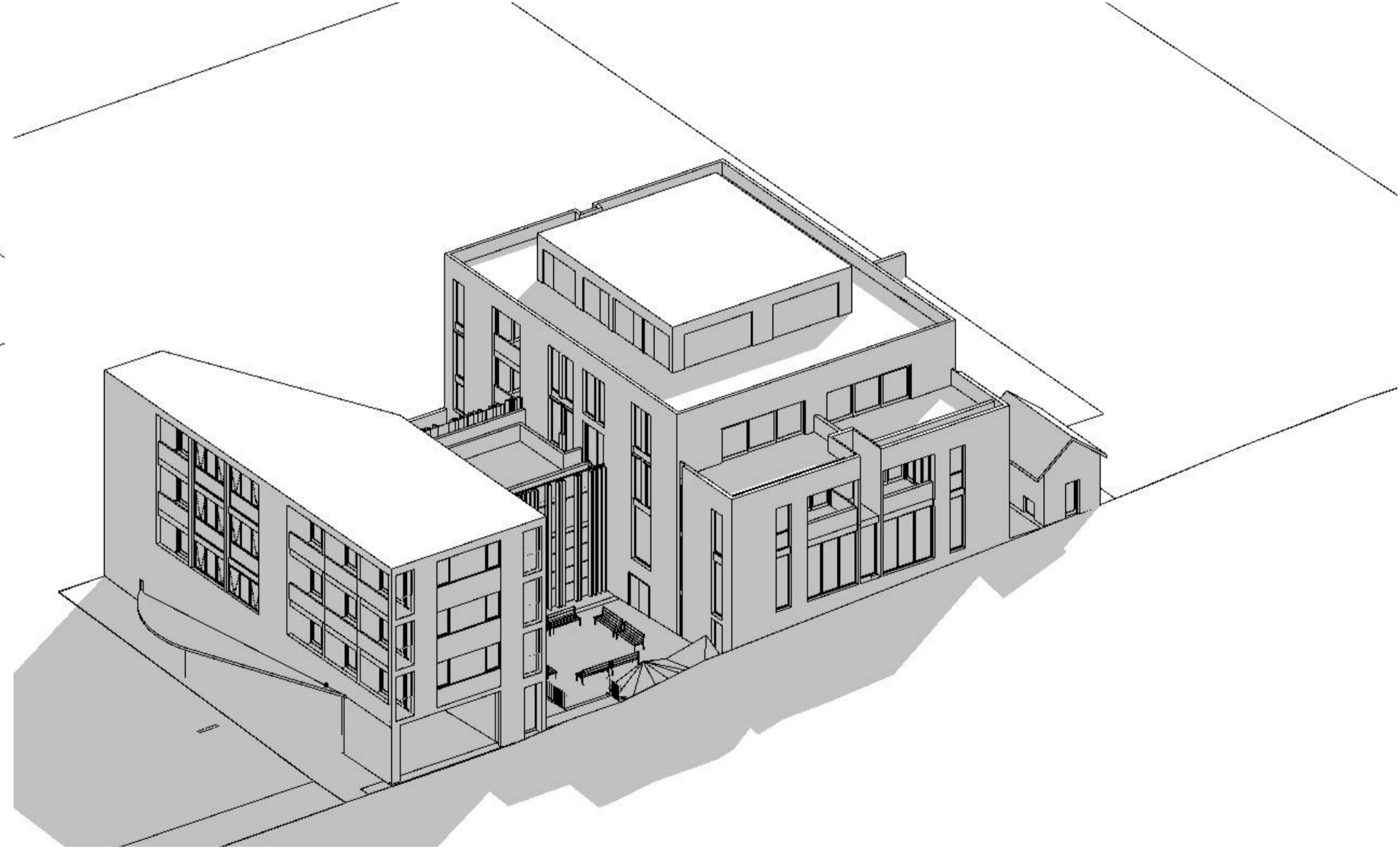
1 front view 9 am



2 front view 10 am



3 front view 11 am



4 front view 12 PM

LEGEND

E	Development Application Set	26/9/2023
01	Development Application Set	8/8/2023
issue	amendment	Transmittal Set Date



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Proposed Development  
 35-37 Station Street Bowral

drawing  
 View From Sun (Front view)

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Project No.	drawing No.	revision	

1971 DA.1003 E

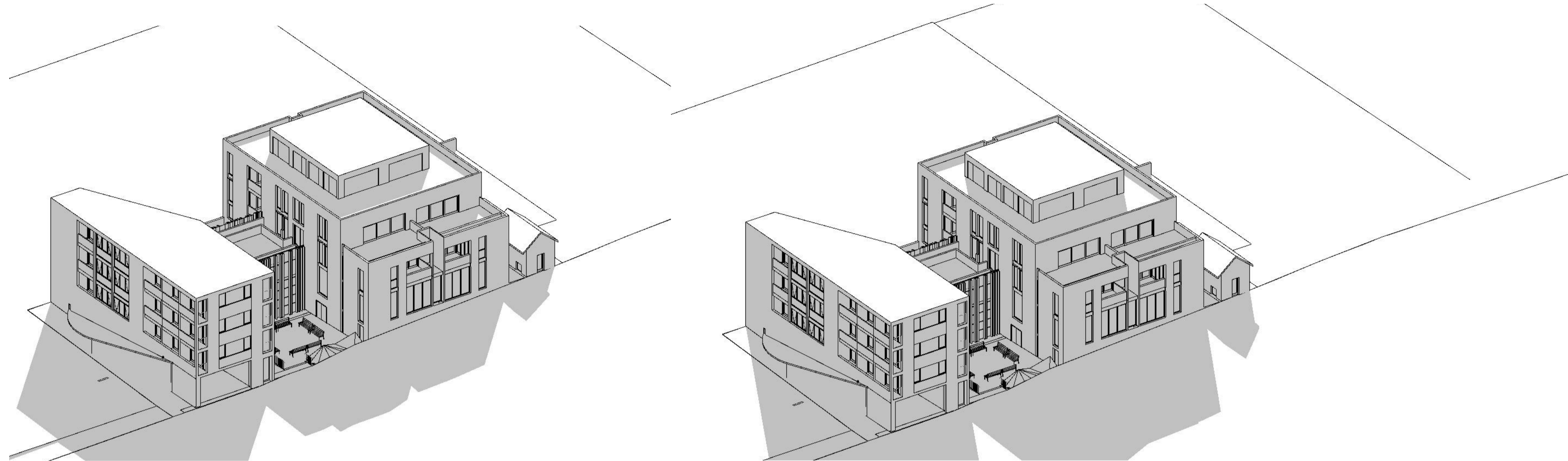
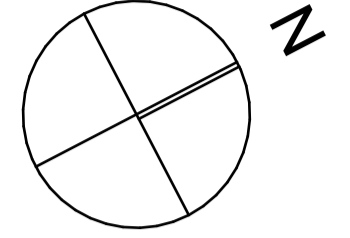
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Class 2 summary  
 4G77TZ0KFS 04/10/2023  
 Assessor Dimitrios Harakidas  
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5 front view 1 PM

6 front view 2 PM



7 front view 3 PM

LEGEND

E	Development Application Set	26/9/2023
01	Development Application Set	8/8/2023
issue	amendment	Transmittal Set Date



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Proposed Development  
 35-37 Station Street Bowral

View From Sun (Front view)

plot date	scale	drawn	checked
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Project No.	drawing No.	revision	
1971	DA.1004	E	

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