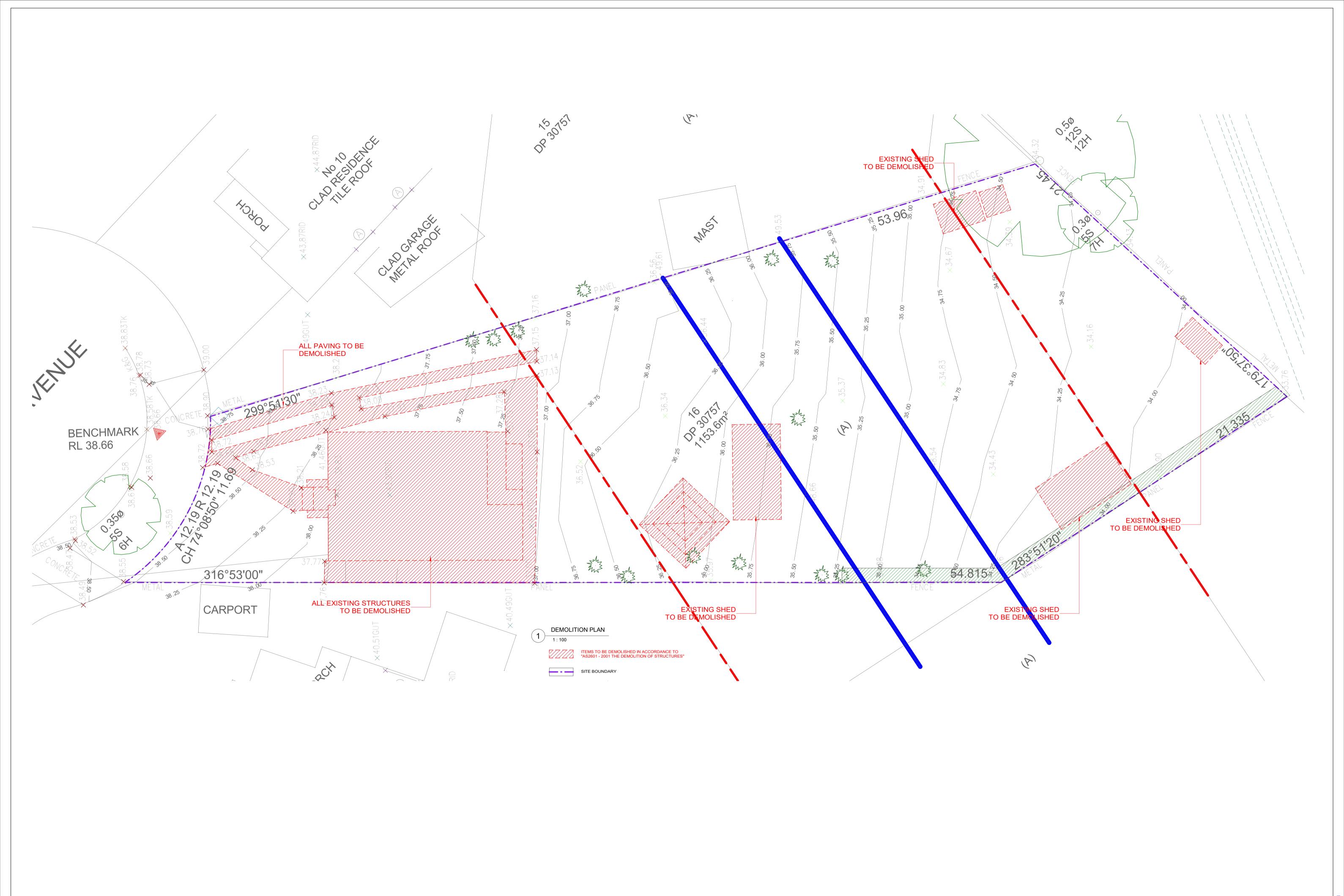
PROPOSED DEMOLITION OF EXISTING STRUCTURES. PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY DWELLING AT THE FRONT AND REAR LOT AT 8 HILLVIEW AVE, BANKSTOWN

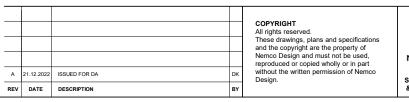




	DRAWING LIST
Sheet Number	Sheet Name
A00	COVER SHEET
A01.01	DEMOLITION PLAN
A01.02	TORRENS TITLE SUBDIVISION PLAN
A01.03	SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN
A01.04	WASTE MANAGEMENT PLAN & SEDIMENT & EROSION CONTROL PLAN
A01.05	LANDSCAPING PLAN
A01.06	SITE CALCULATIONS
A02	PROPOSED GROUND FLOOR PLAN
A03	PROPOSED FIRST FLOOR PLAN
A04	ELEVATIONS
A05	SECTION 1 AND 2
A06	3D_GROUND FLOOR & FIRST FLOOR
A07	3D_MODEL
A08	WINDOWS & DOOR SCHEDULE
A09	SCHEDULE OF FINISHES
A10	STREETSCAPE AND FRONT FENCE ELEVATION
A11.01	SHADOW DIAGRAM - 21ST JUN
A11.02	3 HOURS OF SUNLIGHT TO LIVING DW1, 2 & 3 - 21ST JUN
A11.03	3 HOURS OF SUNLIGHT TO 50% POS - 20TH MAR
A12	PROPOSED DETAILED SITE COVERAGE PLAN
A13	PROPOSED SWEPT PATH PLAN
A14	BASIX REQUIREMENTS

21.12.2022







PROPOSED DEMOLITION OF EXISTING STRUCTURES. PROPOSED BATTLE
AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY
DWELLING AT THE FRONT AND REAR LOT

8 HILL VIEW AVE, BANKSTOWN
LOT 16, DP 30757

DEMOLITION PLAN

DEMOLITION PLAN

DOB NUMBER:

22043

A01.01

A1

DESIGNED BY:

A.N.

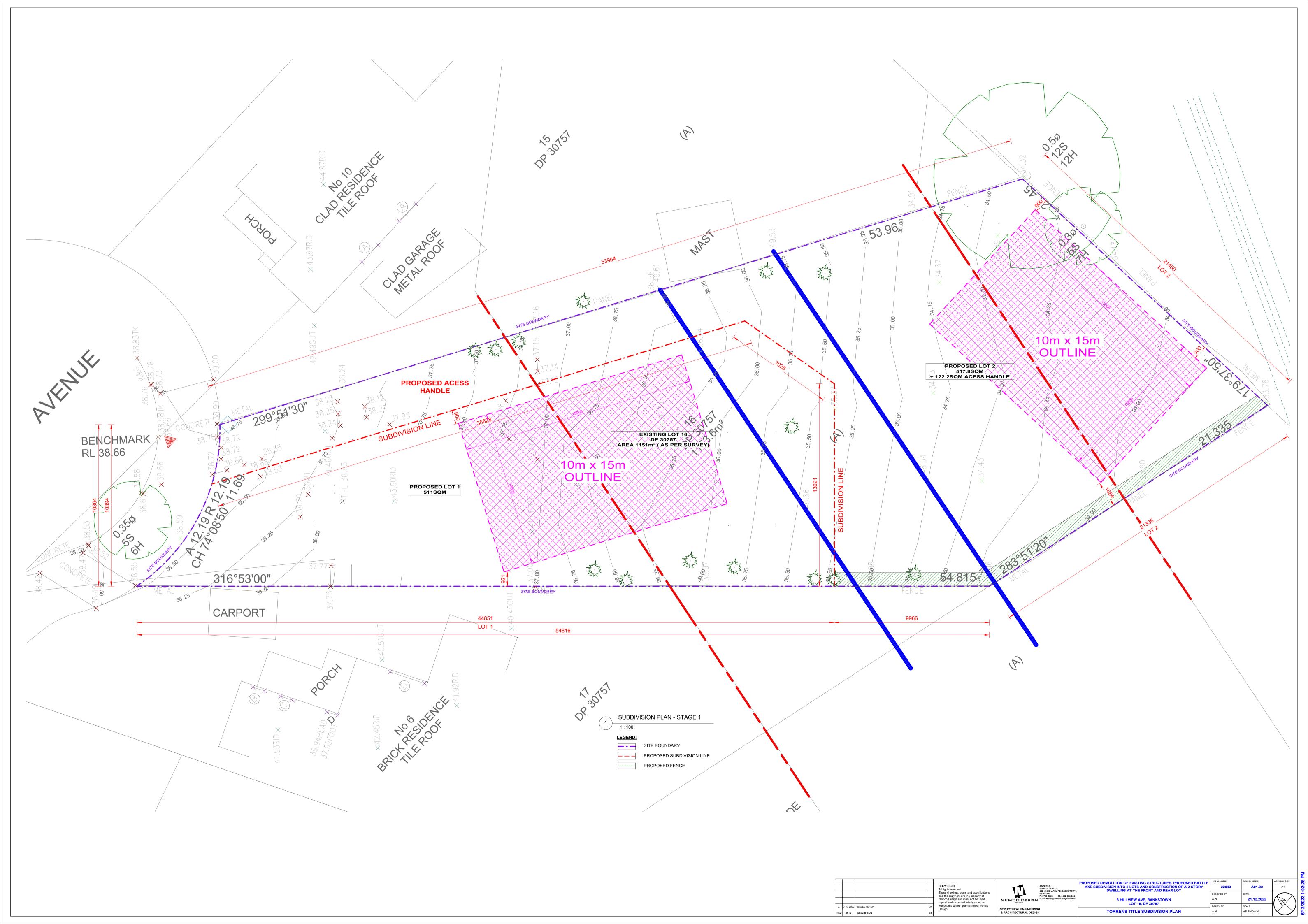
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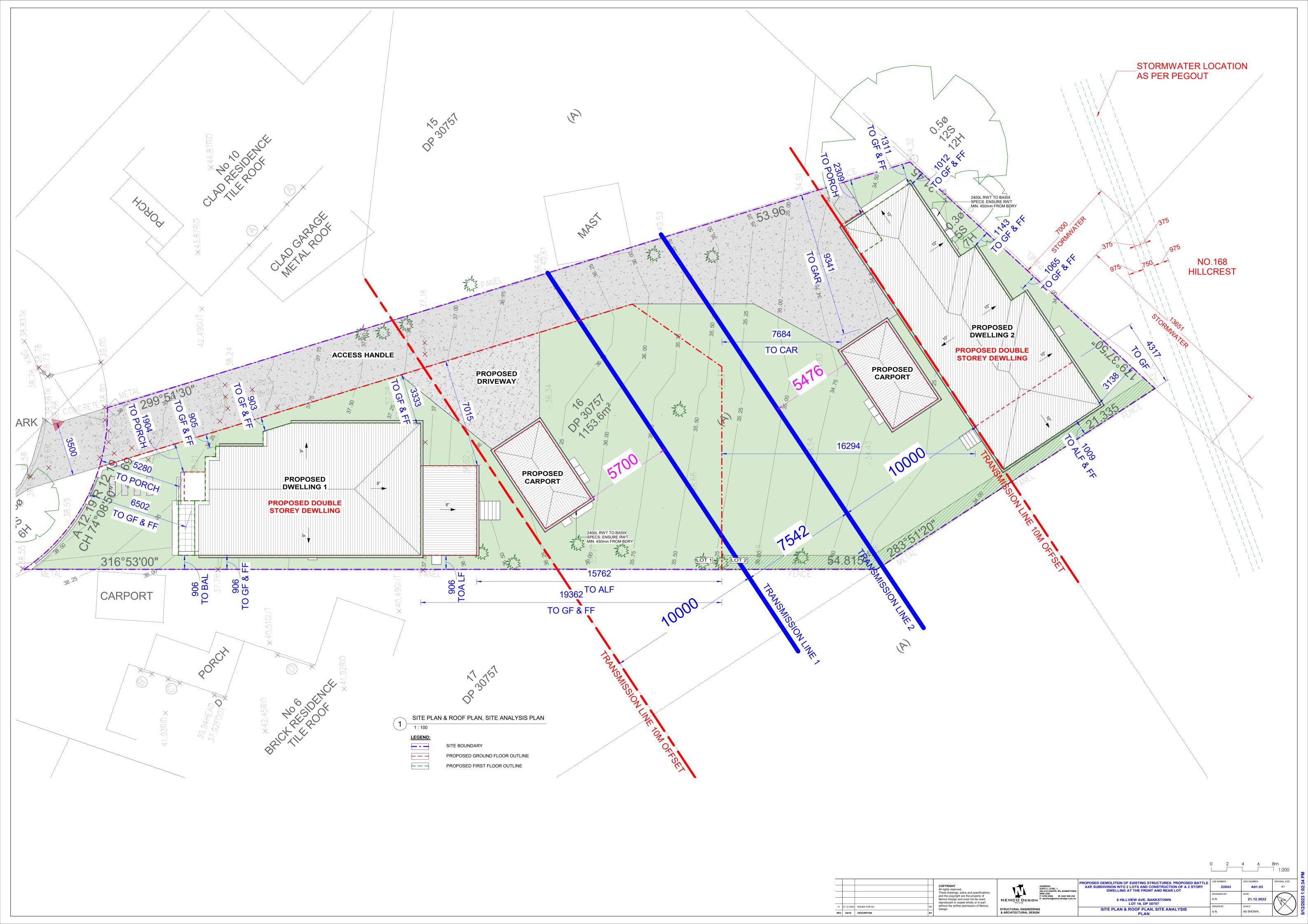
A.N.

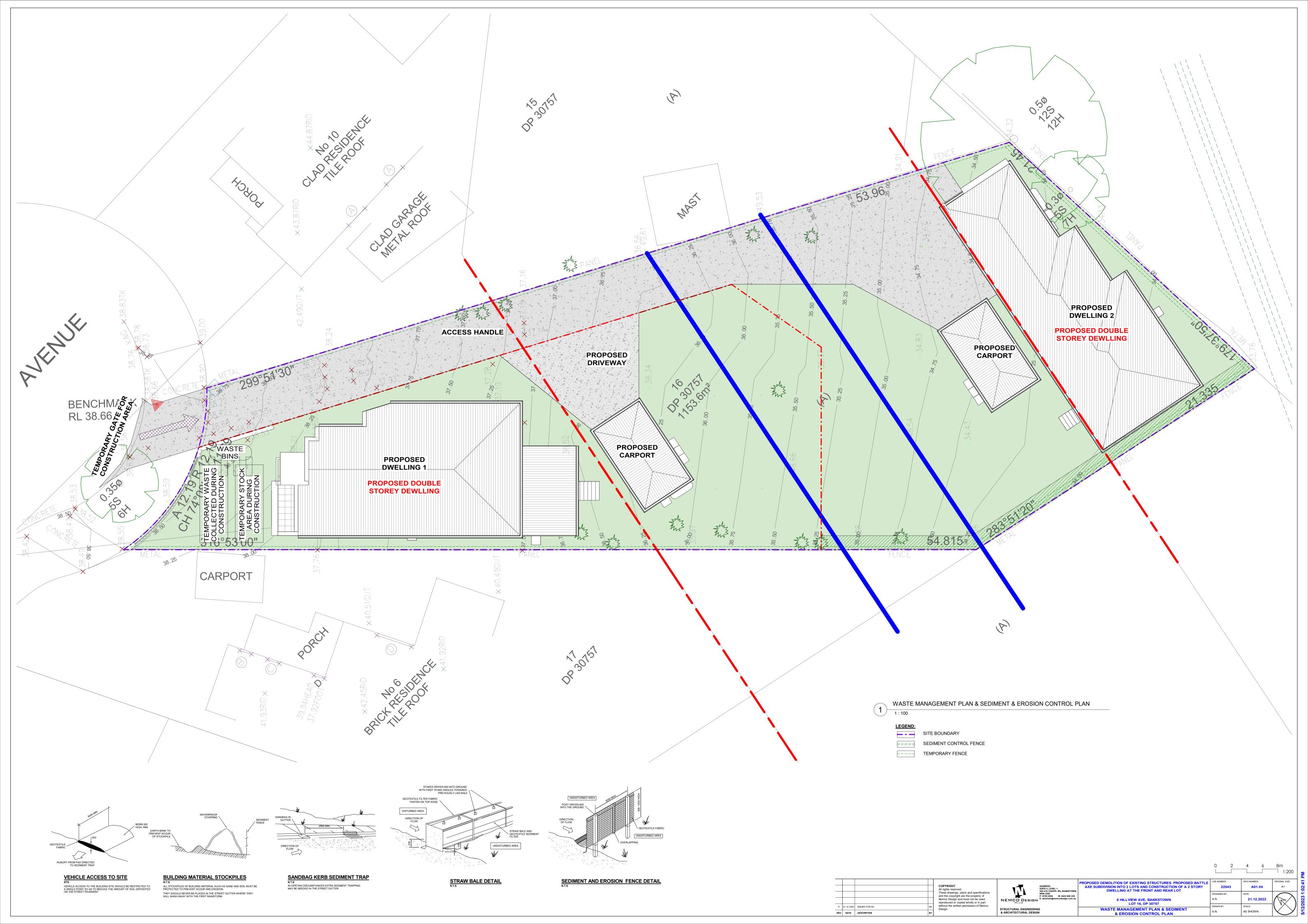
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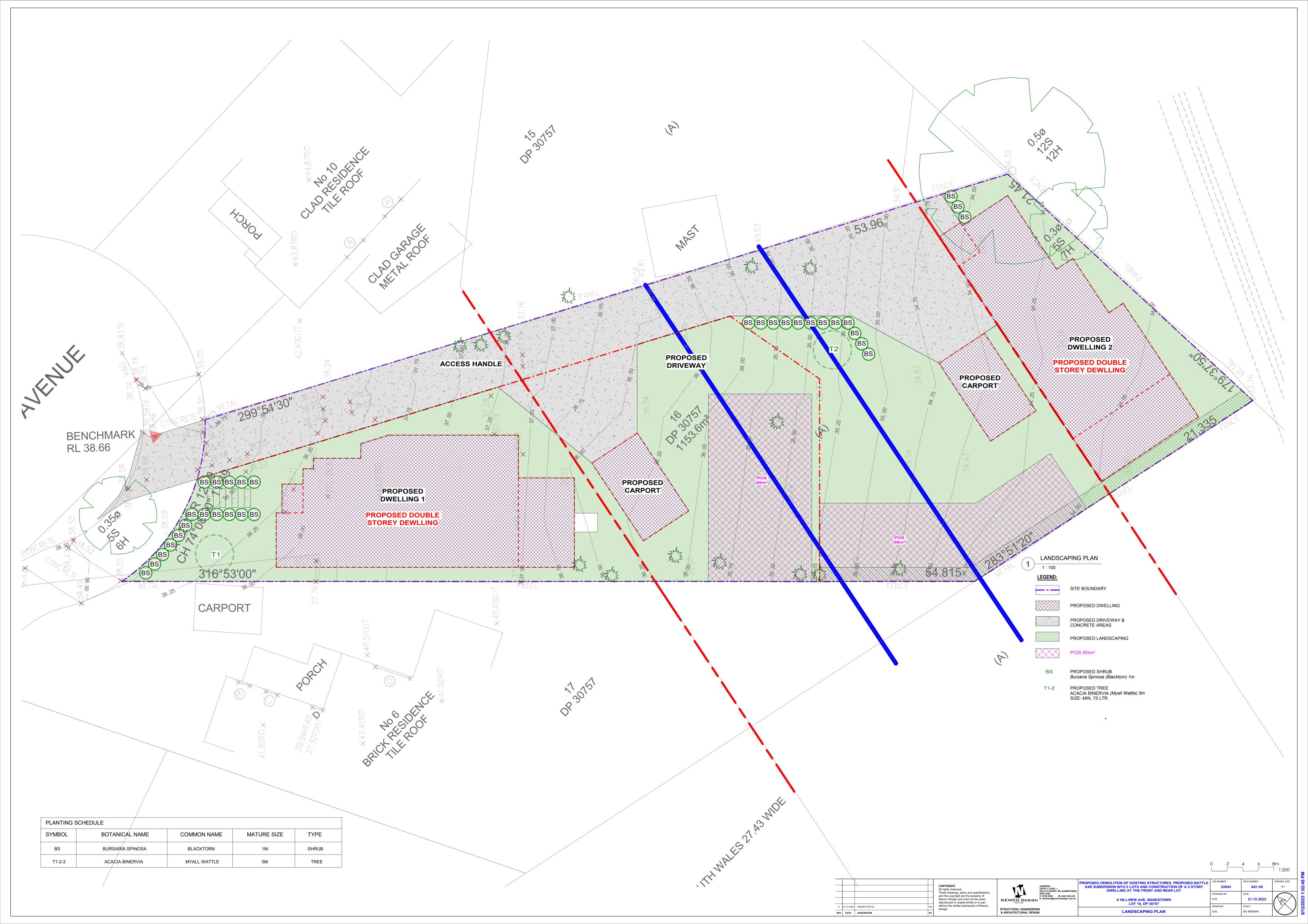
AS SHOWN

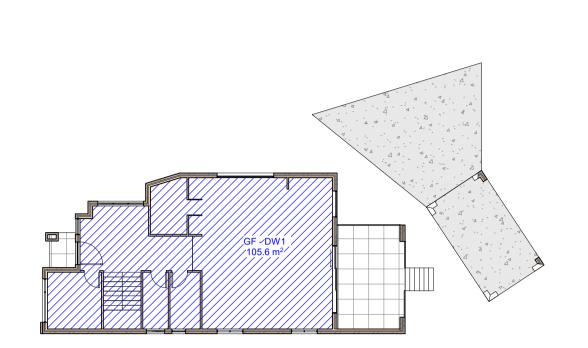
AS SHOWN

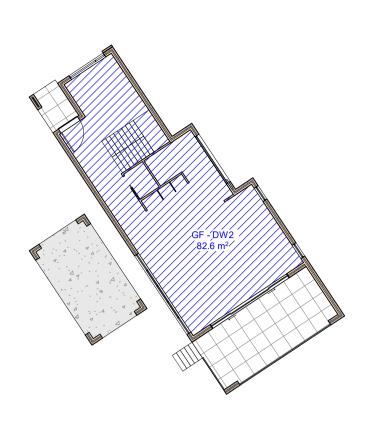




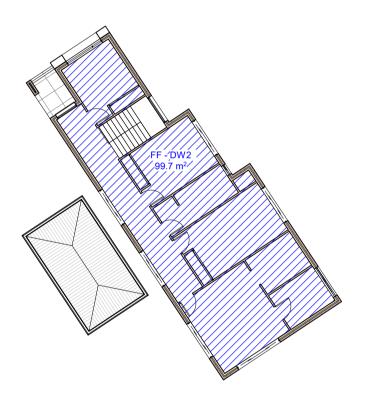


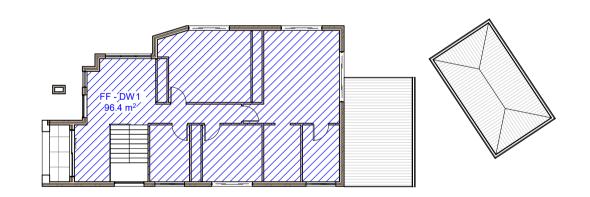




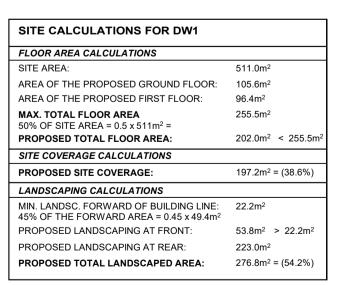




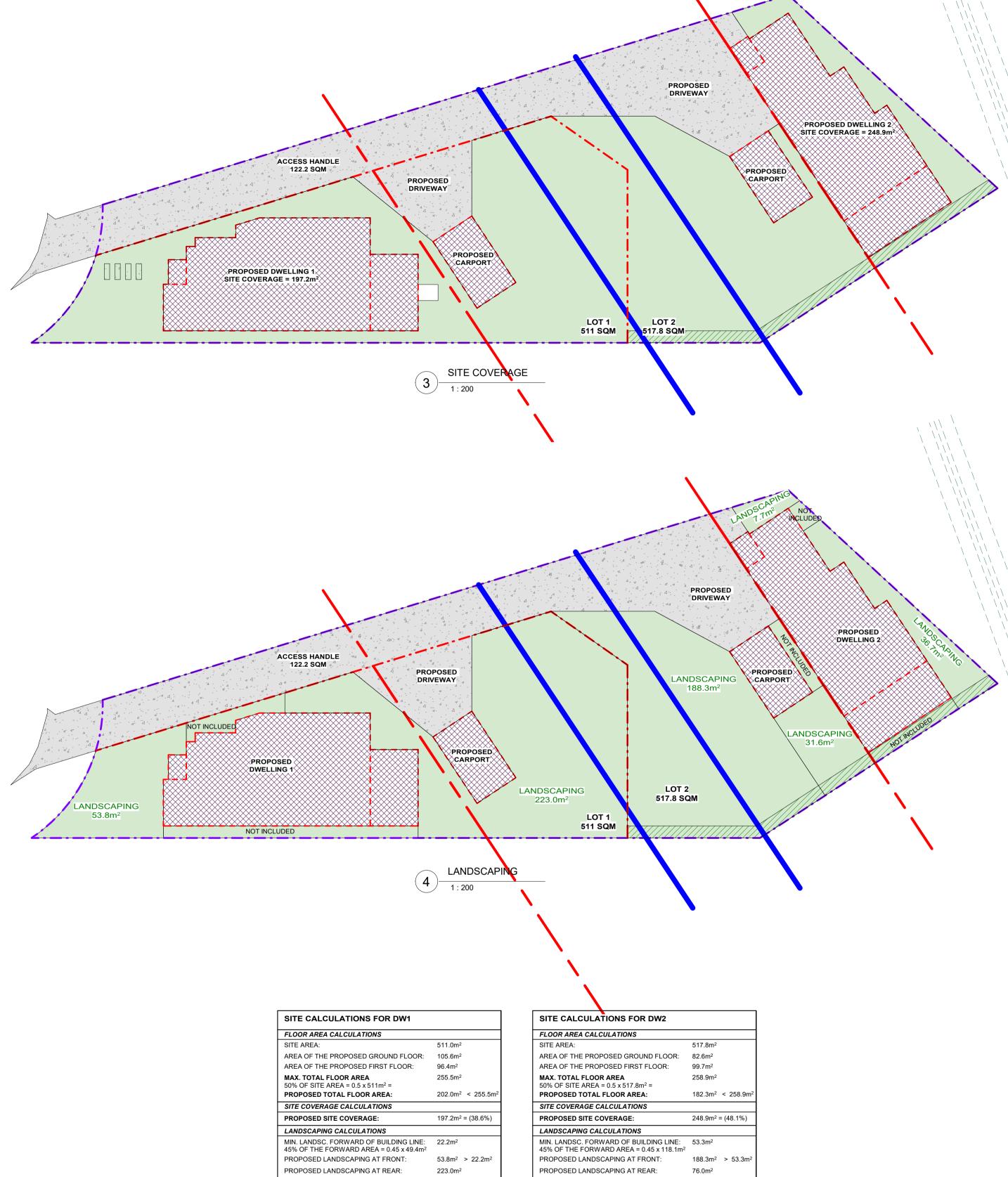






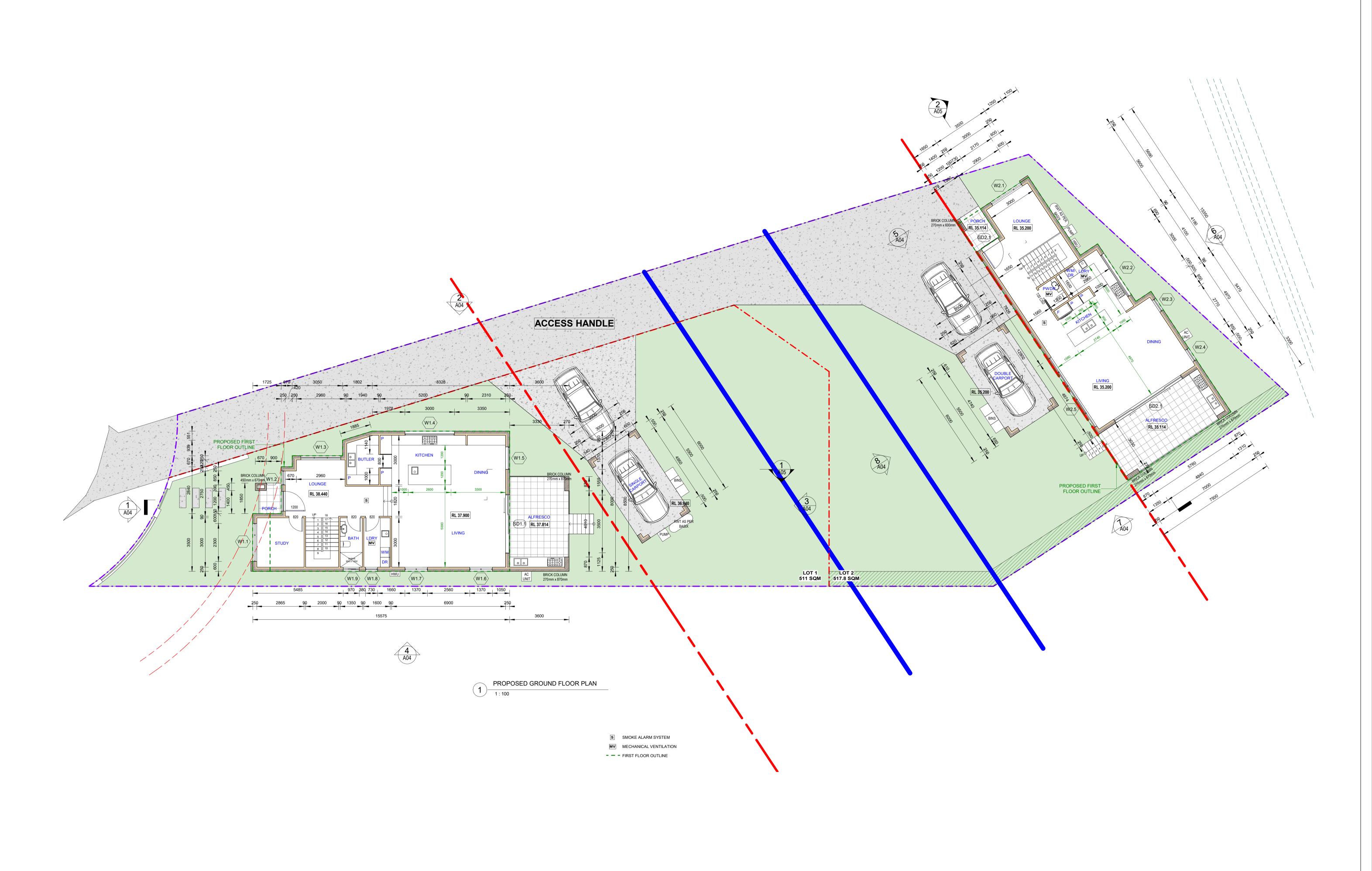


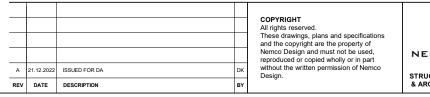
SITE CALCULATIONS FOR DW2	
FLOOR AREA CALCULATIONS	
SITE AREA:	517.8m ²
AREA OF THE PROPOSED GROUND FLOOR:	82.6m ²
AREA OF THE PROPOSED FIRST FLOOR:	99.7m ²
MAX. TOTAL FLOOR AREA 50% OF SITE AREA = 0.5 x 517.8m ² =	258.9m ²
PROPOSED TOTAL FLOOR AREA:	182.3m ² < 258.9m ²
SITE COVERAGE CALCULATIONS	
PROPOSED SITE COVERAGE:	248.9m ² = (48.1%)
LANDSCAPING CALCULATIONS	
MIN. LANDSC. FORWARD OF BUILDING LINE: 45% OF THE FORWARD AREA = 0.45 x 118.1m ²	53.3m ²
PROPOSED LANDSCAPING AT FRONT:	188.3m ² > 53.3m ²
PROPOSED LANDSCAPING AT REAR:	76.0m ²
PROPOSED TOTAL LANDSCAPED AREA:	264.3m ² = (51.0%)



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All rights reserved. These drawings, plans and specifications and the copyright are the property of	
	Т

AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION			
		SUITE 4, LEVEL 1, 402-410 CHAPEL RD, BANKSTOWN, NSW 2200 P: 9709 5556 M: 0422 606 228	PROPOSED DEMOLITION OF EXISTING STRUCTURES AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTI DWELLING AT THE FRONT AND REAF 8 HILLVIEW AVE, BANKSTOWN LOT 16, DP 30757
			SITE CALCULATIONS





ADDRESS:
SUITE4, LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NEW MODEL PROPERTY OF THE PROPERTY OF

PROPOSED DEMOLITION OF EXISTING STRUCTURES. PROPOSED BATTLE
AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY
DWELLING AT THE FRONT AND REAR LOT

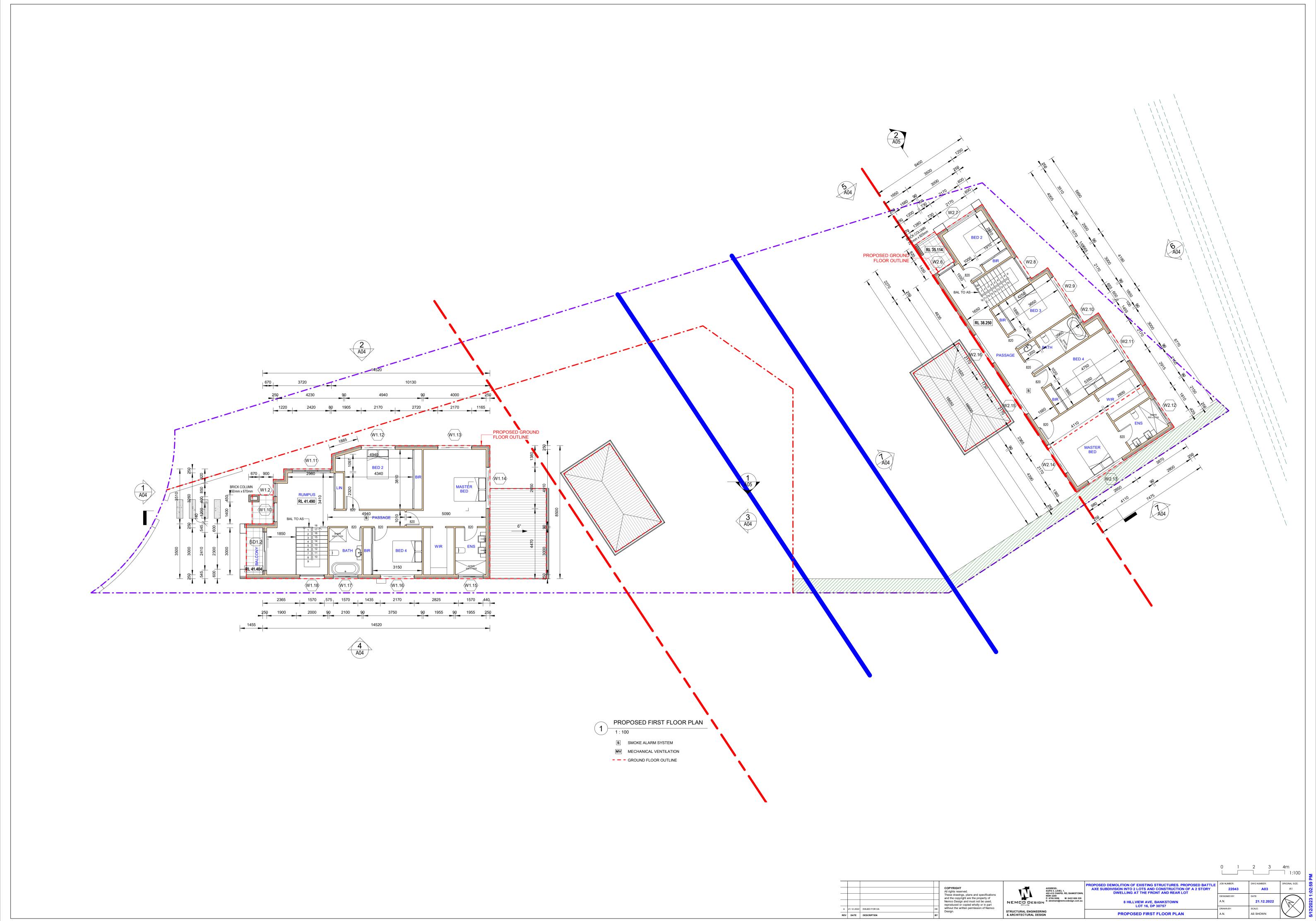
BY:
A.N.

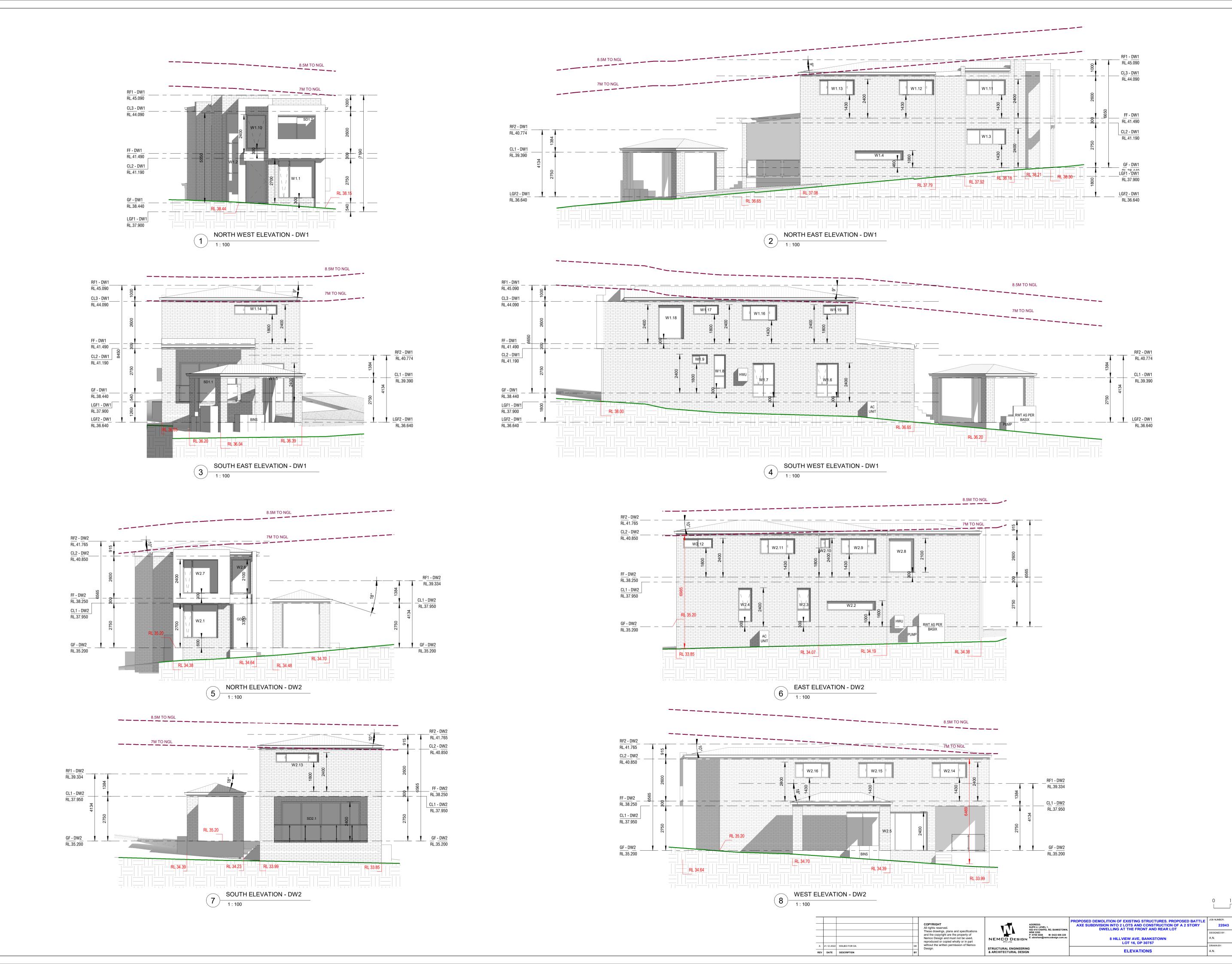
PROPOSED BATTLE
AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY
DWELLING AT THE FRONT AND REAR LOT

DESIGNED BY:
A.N.

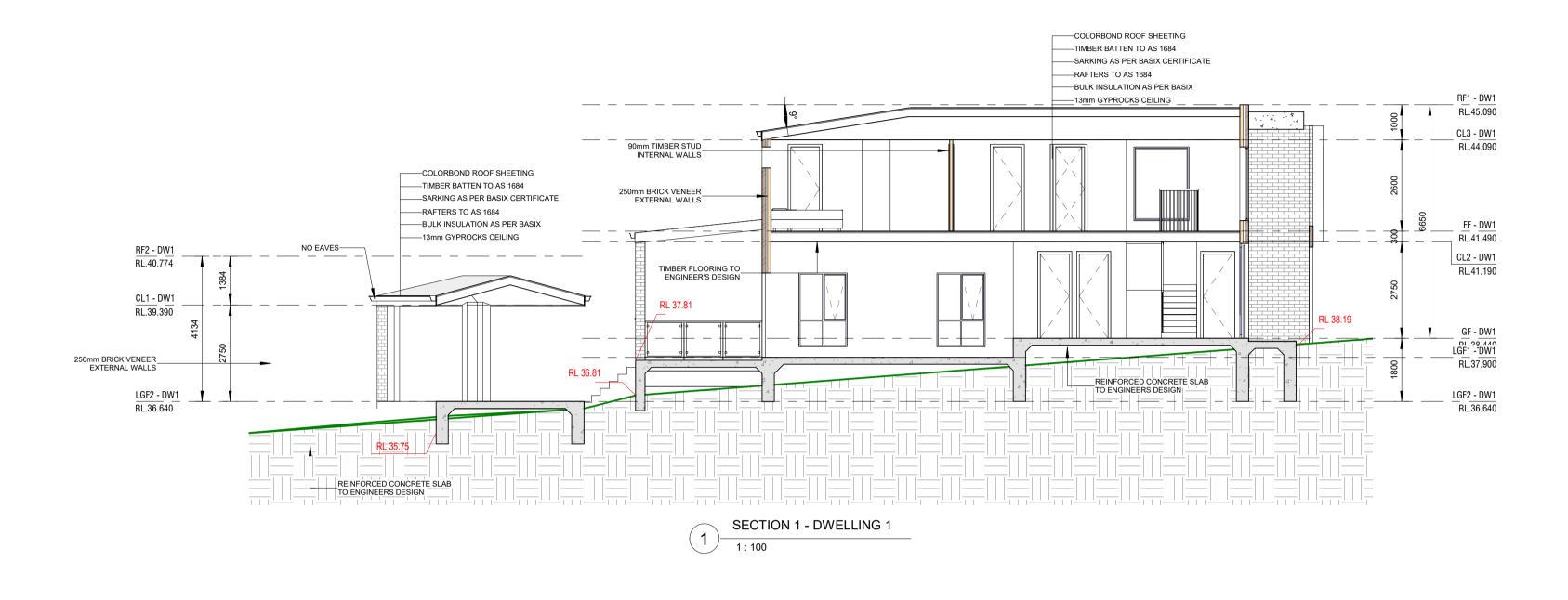
PROPOSED GROUND FLOOR PLAN

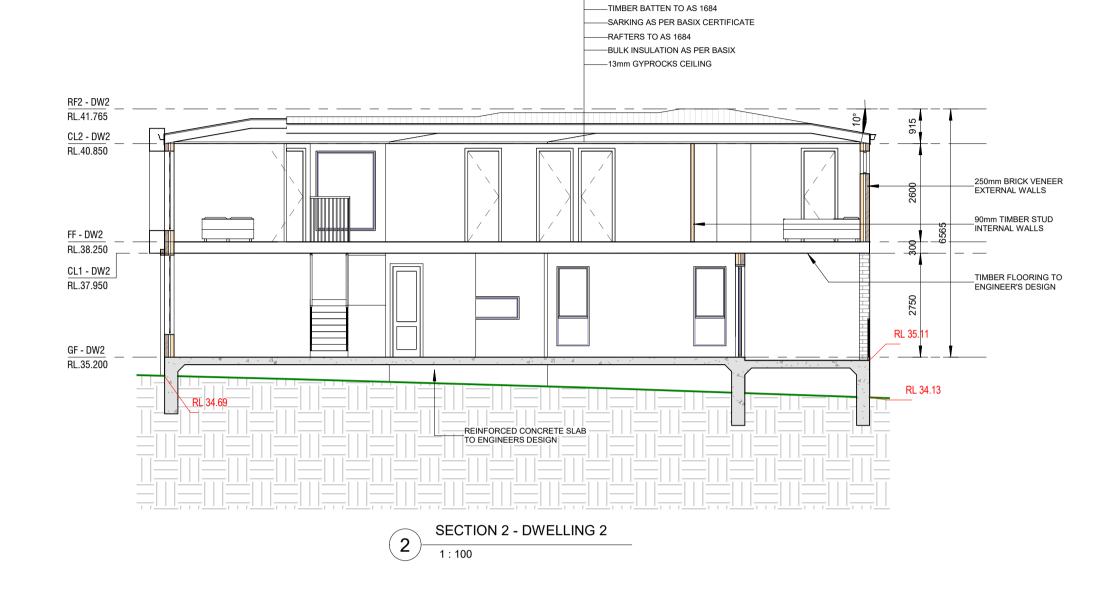
A.N.





21.12.2022





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STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN

COLORBOND ROOF SHEETING

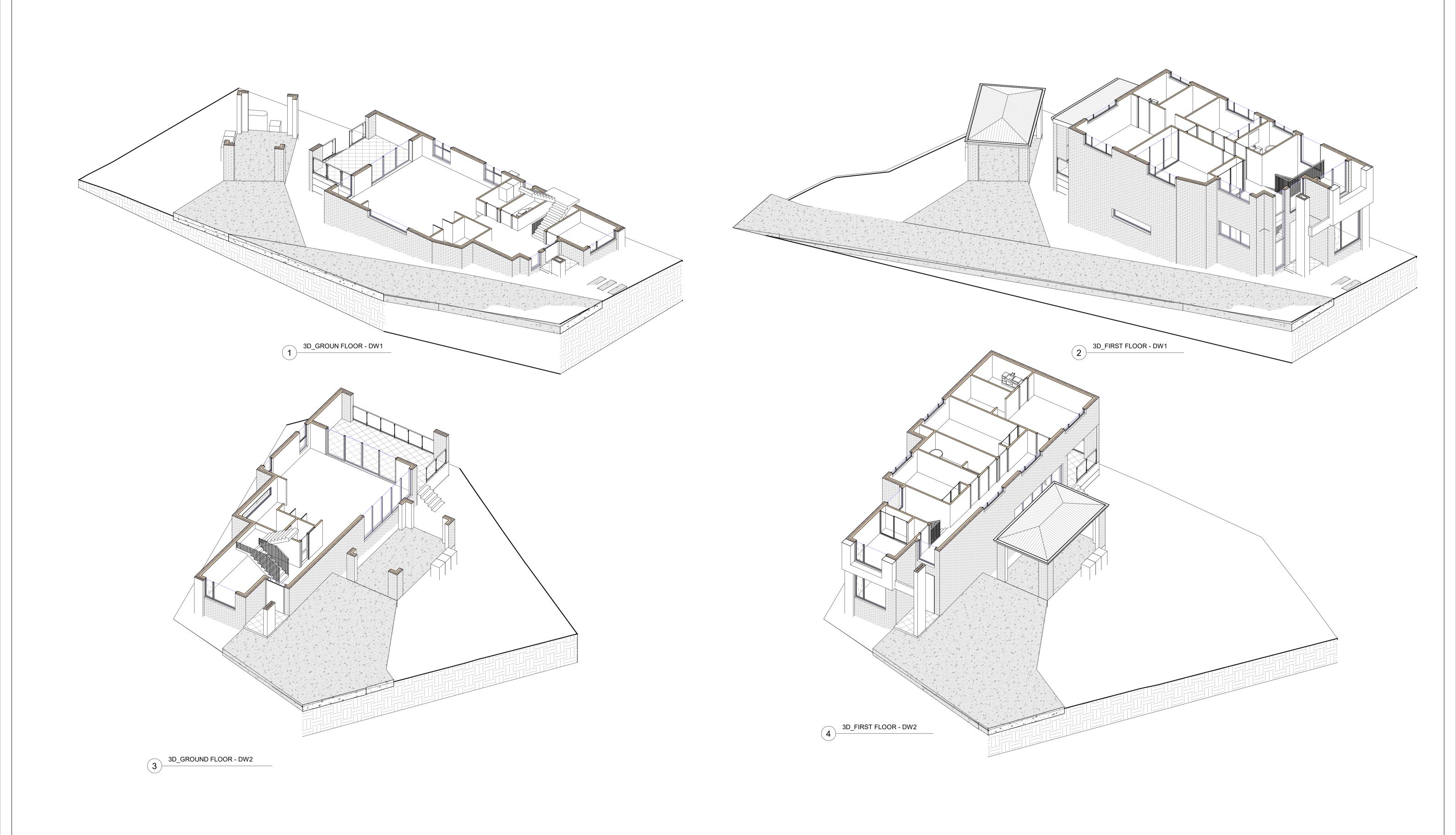
PROPOSED DEMOLITION OF EXISTING STRUCTURES. PROPOSED BATTLE
AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY
DWELLING AT THE FRONT AND REAR LOT

DESIGNED BY:

8 HILLVIEW AVE, BANKSTOWN LOT 16, DP 30757

SECTION 1 AND 2

DATE:
21.12.2022
SCALE:
AS SHOWN



PROPOSED DEMOLITION OF EXISTING STRUCTURES. PROPOSED BATTLE
AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY
DWELLING AT THE FRONT AND REAR LOT

8 HILLVIEW AVE, BANKSTOWN LOT 16, DP 30757

3D_GROUND FLOOR & FIRST FLOOR

A06

DATE:

21.12.2022

SCALE:

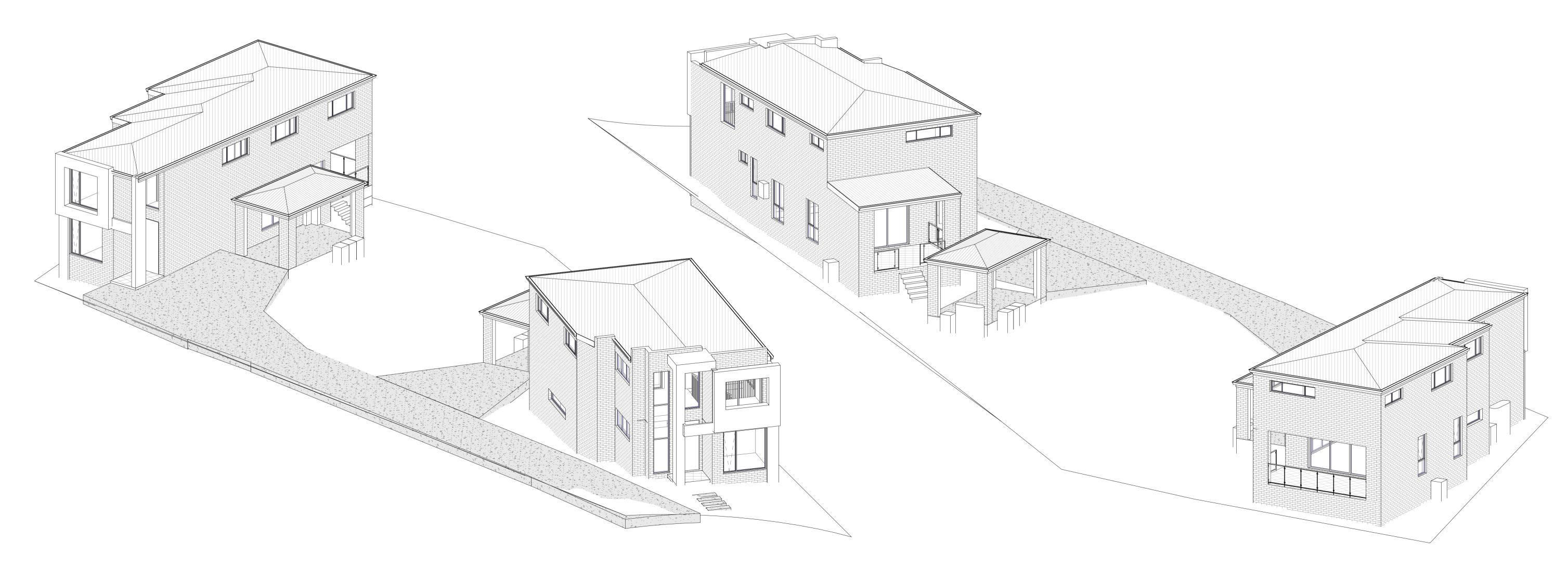
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STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN









ROPOSED DEMOLITION OF EXISTING STRUCTURES. PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY DWELLING AT THE FRONT AND REAR LOT	JOB NUMBER: 22043	DWG
8 HILLVIEW AVE, BANKSTOWN	DESIGNED BY: A.N.	DATE
LOT 16, DP 30757 3D MODEL	DRAWN BY:	SCAL AS S

PROPOSED DEMOLITION OF EXISTING STRUCTURES. PROPOSED BATTLE
AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY
DWELLING AT THE FRONT AND REAR LOT

DESIGNED BY: 8 HILLVIEW AVE, BANKSTOWN LOT 16, DP 30757 WINDOWS & DOOR SCHEDULE

Mark	Height	Width	Area	Level
SD1.1	2400	3500	8.40 m ²	LGF1 - DW1
SD1.2	2340	2410	5.64 m²	FF - DW1
Grand total:	2		14.04 m²	•

GLASS DOOR SCHEDULE - DW1

GLASS DOOR SCHEDULE - DW2							
Mark Height Width Area Level							
GD2.1	2700	1200	3.24 m ²	GF - DW2			
SD2.1	2400	4800	11.52 m²	GF - DW2			
Grand total:	2		14.76 m²	•			

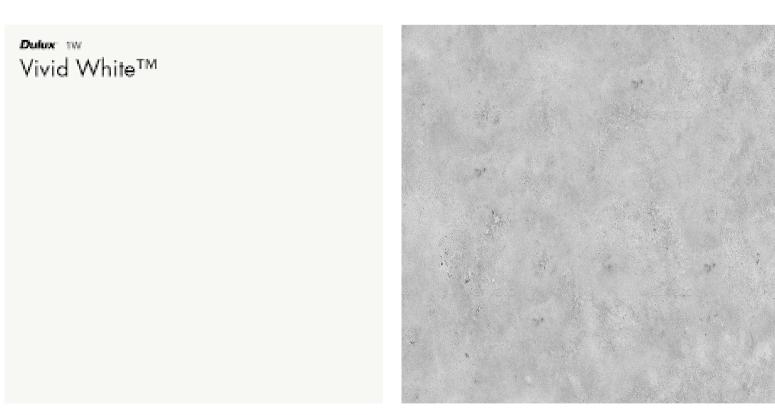
Mark	Height	Width	Area	Leve
W1.1	2400	2300	5.52 m ²	GF - DW1
W1.2	5550	850	4.72 m²	GF - DW1
W1.3	970	2410	2.34 m²	GF - DW1
W1.4	600	3000	1.80 m ²	LGF1 - DW
W1.5	2400	1370	3.29 m ²	LGF1 - DW
W1.6	2100	1370	2.88 m ²	LGF1 - DW
W1.7	2100	1370	2.88 m ²	LGF1 - DW
W1.8	2100	730	1.53 m²	GF - DW1
W1.9	600	970	0.58 m ²	GF - DW1
W1.10	2100	1200	2.52 m ²	FF - DW1
W1.11	970	2410	2.34 m ²	FF - DW1
W1.12	970	2170	2.10 m ²	FF - DW1
W1.13	970	2170	2.10 m ²	FF - DW1
W1.14	600	2650	1.59 m²	FF - DW1
W1.15	600	1570	0.94 m²	FF - DW1
W1.16	970	2170	2.10 m ²	FF - DW1
W1.17	600	1570	0.94 m ²	FF - DW1
W1.18	2100	1570	3.30 m ²	FF - DW1

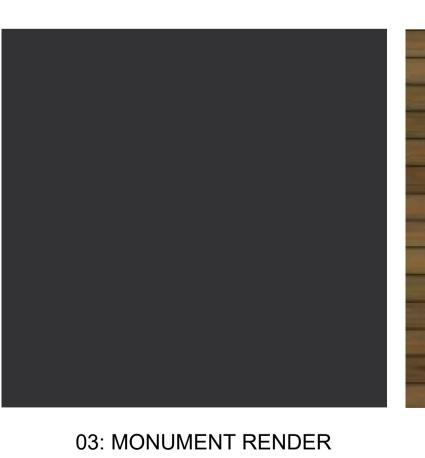
		Т	T	
Mark	Height	Width	Area	Level
W2.1	2100	2170	4.56 m ²	GF - DW2
W2.2	600	3000	1.80 m ²	GF - DW2
W2.3	2100	850	1.79 m²	GF - DW2
W2.4	2100	850	1.79 m²	GF - DW2
W2.5	2400	5000	12.00 m²	GF - DW2
W2.6	2100	1200	2.52 m²	FF - DW2
W2.7	2100	2170	4.56 m²	FF - DW2
W2.8	2100	1570	3.30 m ²	FF - DW2
W2.9	970	2170	2.10 m ²	FF - DW2
W2.10	600	600	0.36 m²	FF - DW2
W2.11	970	2170	2.10 m ²	FF - DW2
W2.12	600	1810	1.09 m²	FF - DW2
W2.13	600	2650	1.59 m²	FF - DW2
W2.14	970	2170	2.10 m ²	FF - DW2
W2.15	970	2170	2.10 m ²	FF - DW2
W2.16	970	2170	2.10 m ²	FF - DW2
W2.18	2400	5000	12.00 m ²	GF - DW2
and total:	17		57.86 m ²	

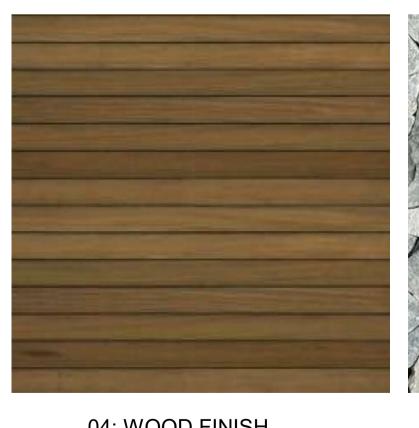


















01: VIVID WHITE RENDER

02: CEMENT FINISH

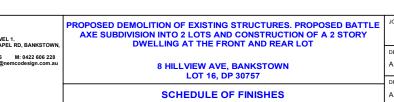
04: WOOD FINISH

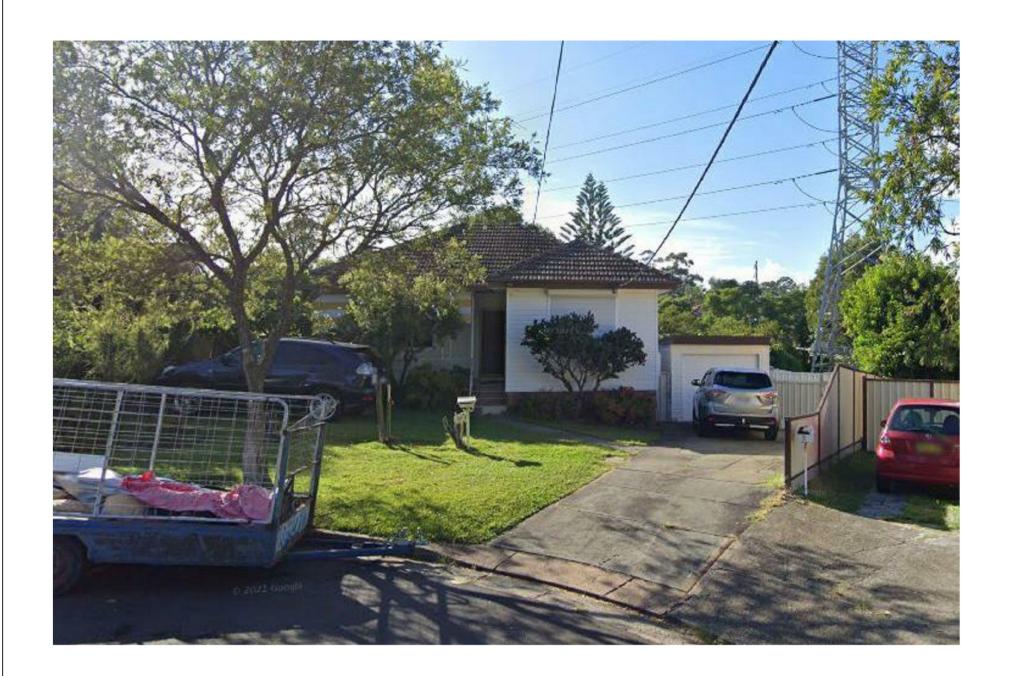
05: STONE FEATURE

06: SELECTED BRICK

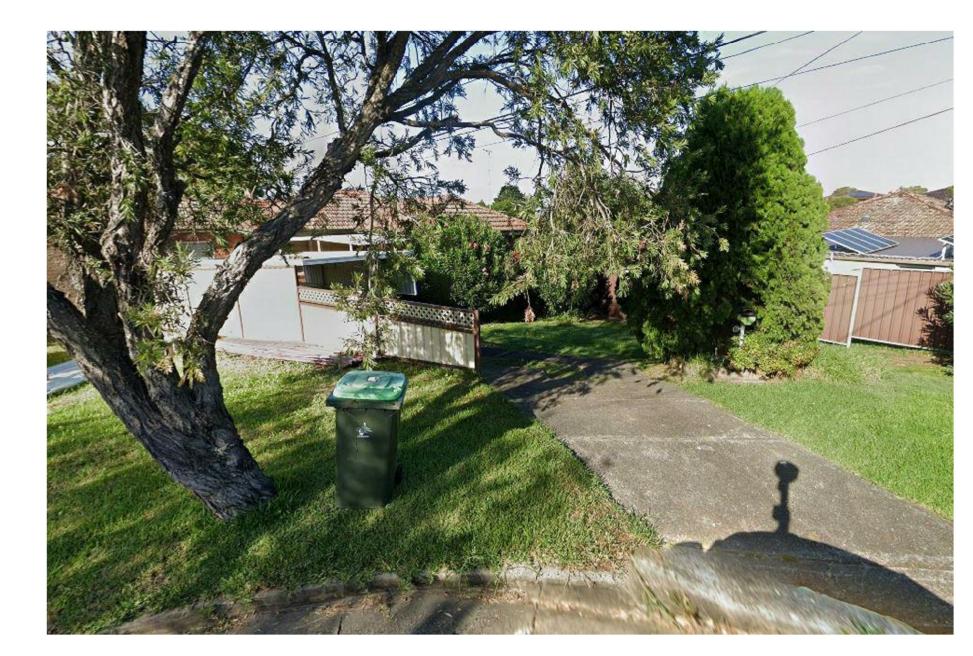
07: ALUMINIUM WINDOWS & DOORS





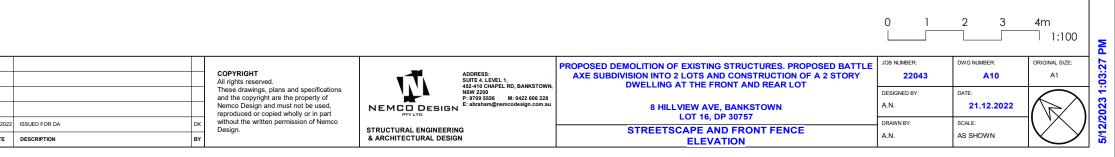


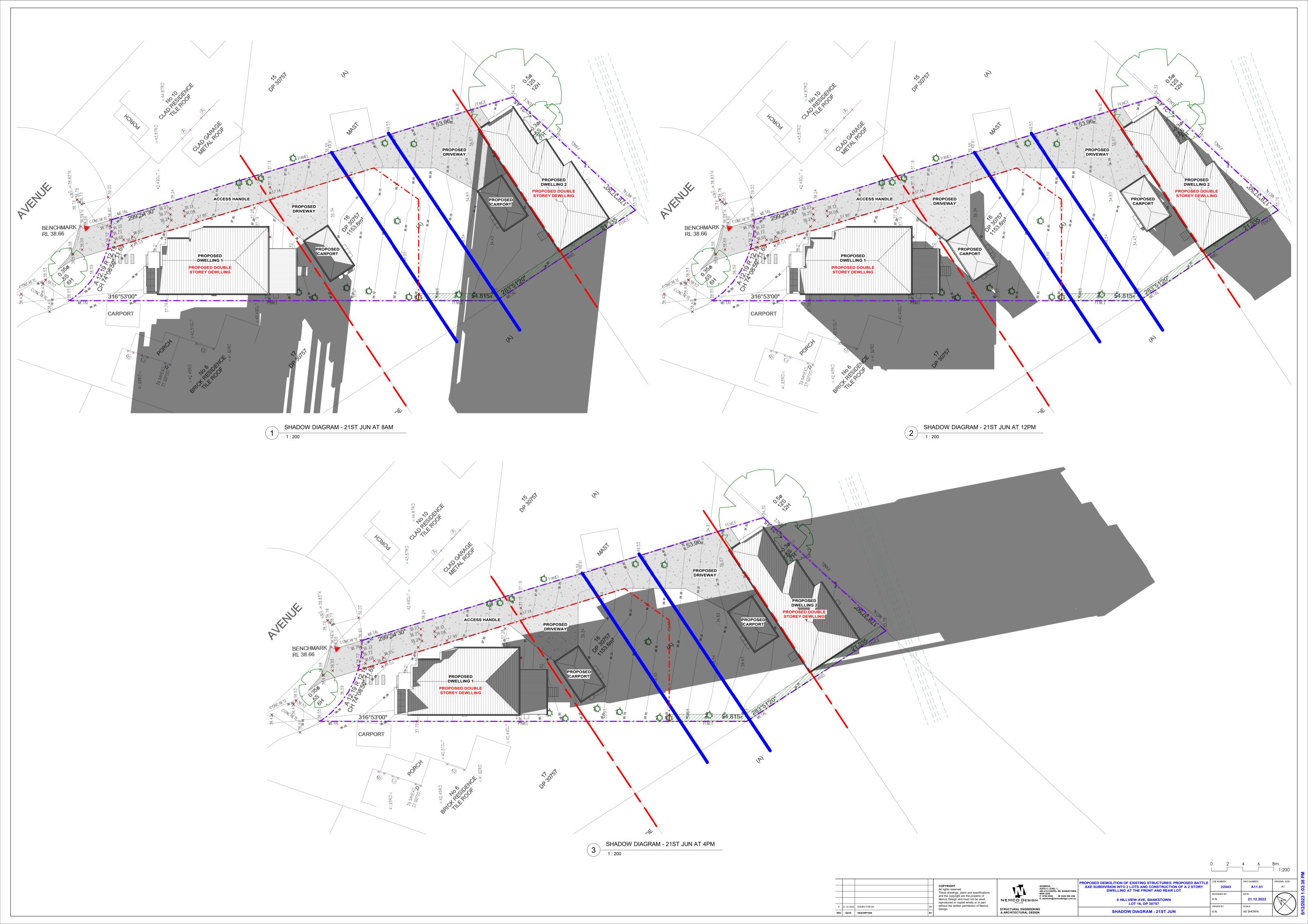


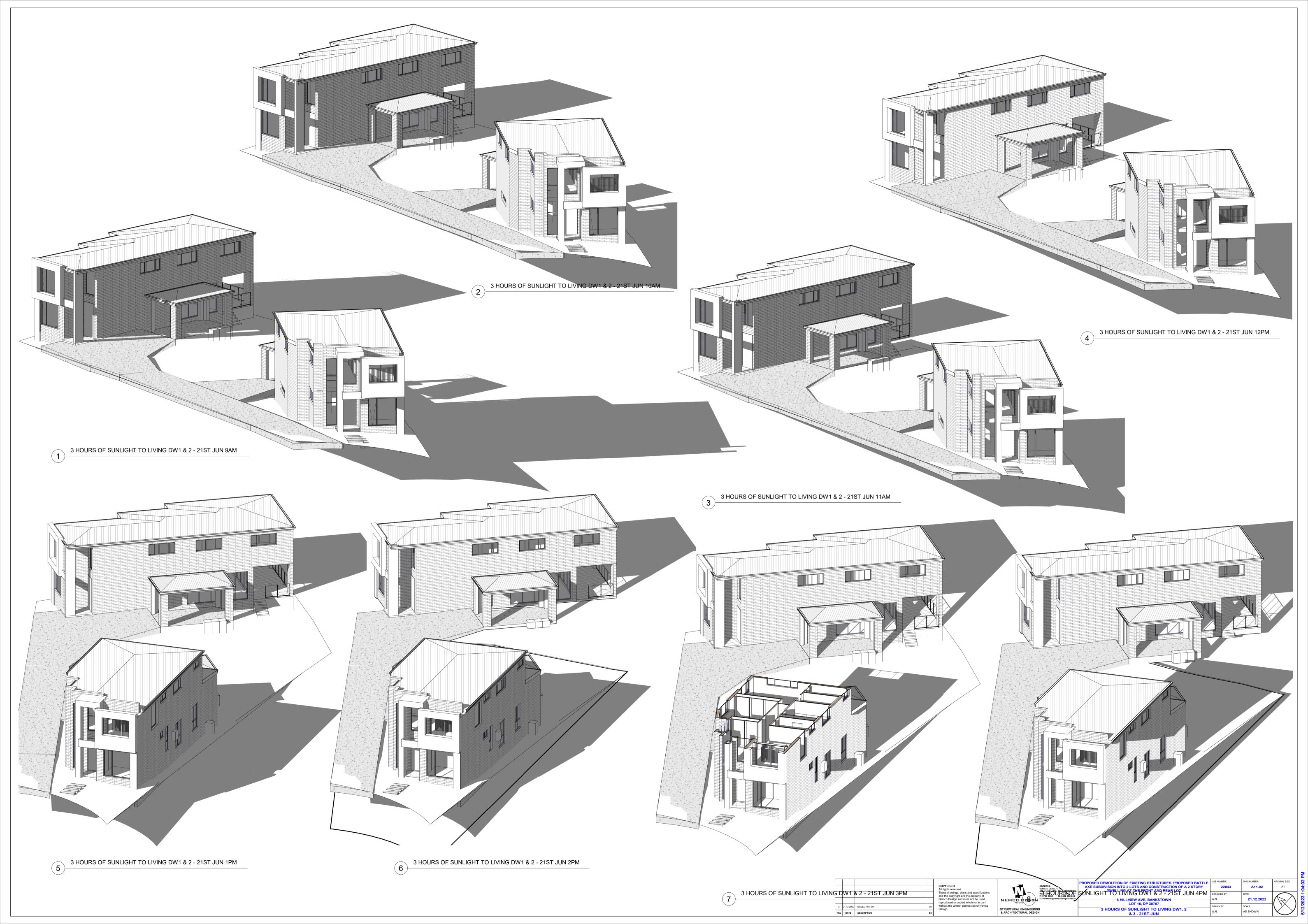


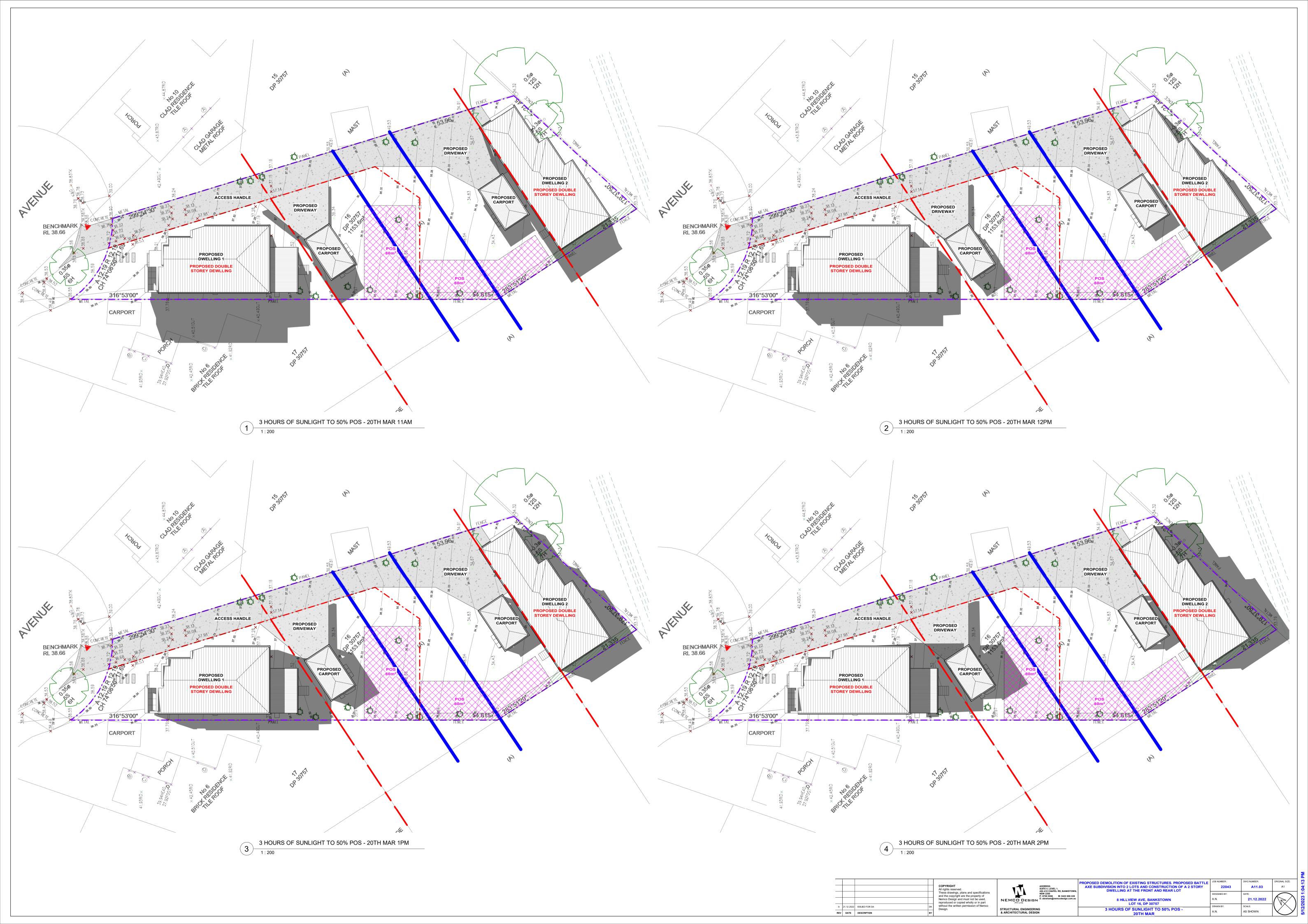
STREETSCAPE VIEW

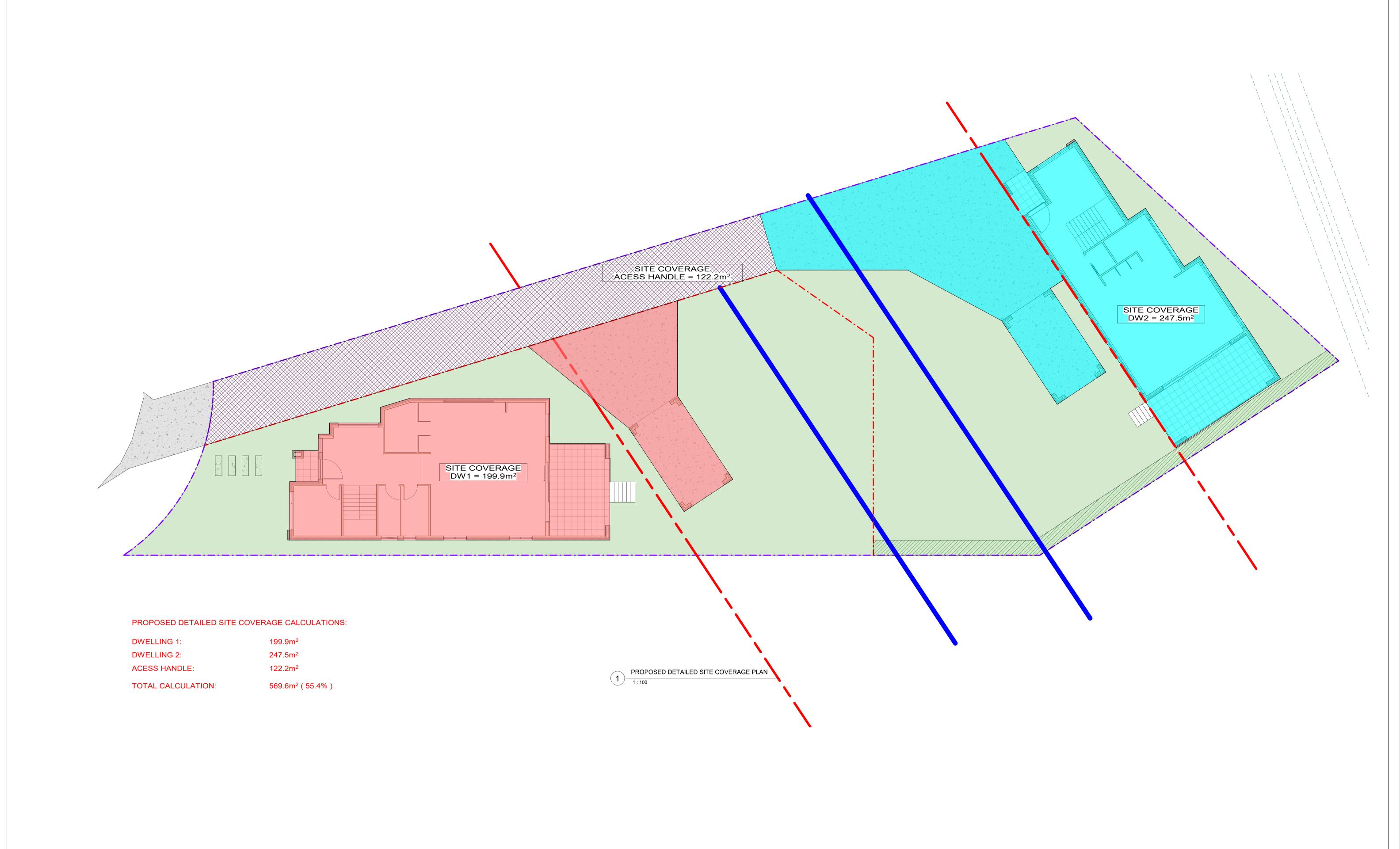


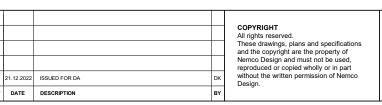














PROPOSED DEMOLITION OF EXISTING STRUCTURES. PROPOSED BATTLE
AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY
DWELLING AT THE FRONT AND REAR LOT

8 HILLVIEW AVE, BANKSTOWN
LOT 16, DP 30757

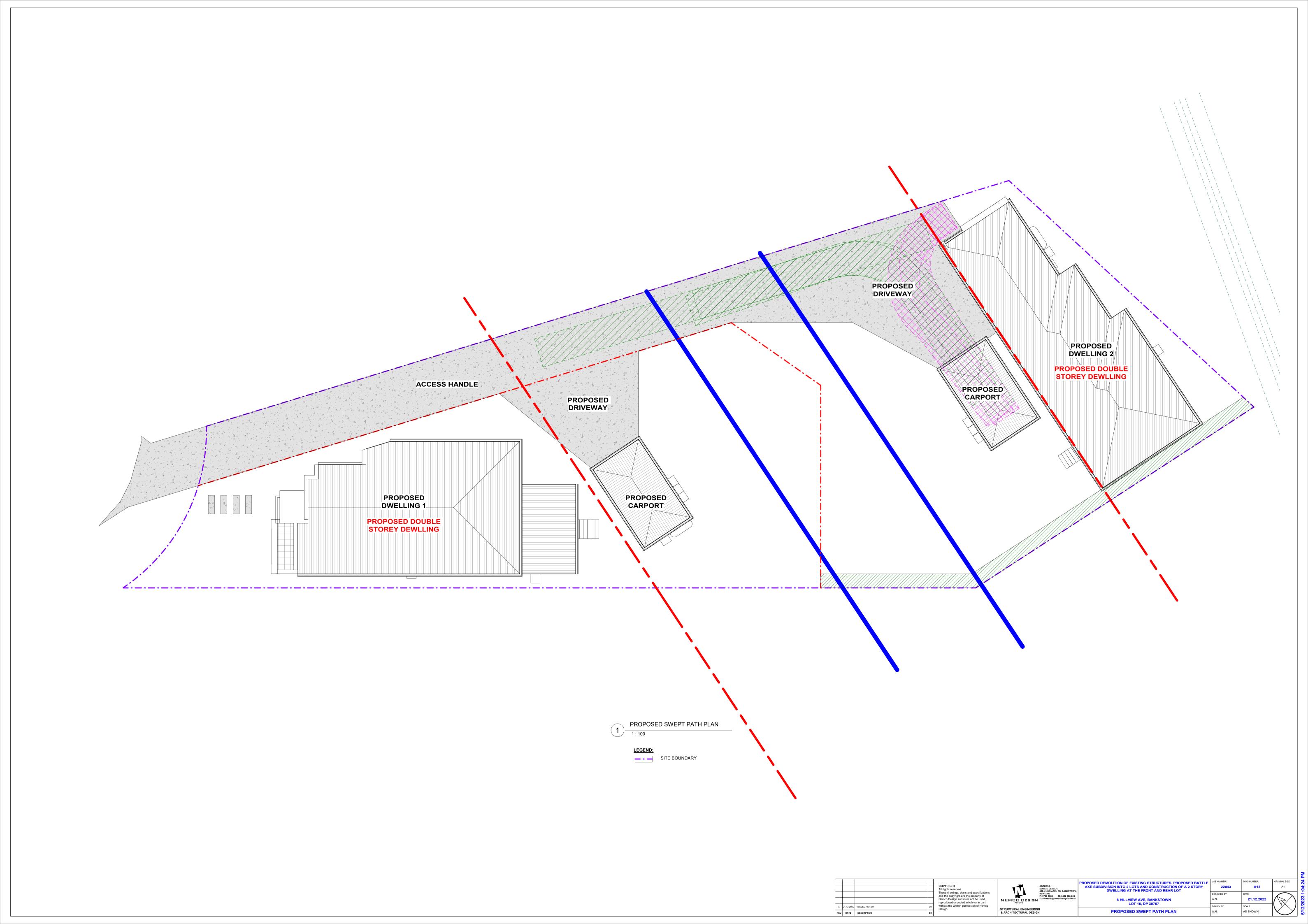
PROPOSED DETAILED SITE COVERAGE
PLAN

DOWN NUMBER:
22043

DESIGNED BY:
A.N.

DATE:
A.N.
21.12.2022
DRAWN BY:
AS SHOWN

AS SHOWN



BASIX Certificate

Single Dwelling

Certificate number: 1333579S_04

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 1333579S_03 lodged with the consent authority or certifier on with application PAN-326890. It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary
Date of issue: Tuesday, 05 December 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Certificate Prepared by
Name / Company Name: NEMCO DESIGN PTY, LTD.

✓ 40

✓ Pass

✓ 50

DW1_8 Hillview Ave, Bankstown_03_04

8 HILLVIEW AVENUE BANKSTOWN 2200

Target 40

Target Pass

Target 50

Deposited Plan 30757

separate dwelling house

Description of project

Conditioned floor area (m²) Unconditioned floor area (m²)

Total area of garden and lawn (m²)

Roof area of the existing dwelling (m²)

DW1_8 Hillview Ave, Bankstown_03_04 8 HILLVIEW AVENUE BANKSTOWN 2200

Climate zone

Area adjusted cooling load (MJ/ n/a m².year)

Ceiling fan in at least one bedroom n/a

Ceiling fan in at least one living room n/a or other conditioned area

✓ 40

✓ Pass

✓ 50

Target Pass

Target 50

Canterbury-Bankstown Council

Deposited Plan 30757

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_03_01_0 Certificate No.: 1333579S_04 Tuesday, 05 December 2023 page 1/9

No. of bedrooms

Project score

ABN (if applicable): 46166160505

Vindow/glazed door no.	Maximum height (mm)	Maximum width (mm)	Туре	Shading Device (Dimension within 10%)	Overshadowing
SD1.1	2400.00	3500.00	aluminium, single, clear	verandah 3600 mm, 2850 mm above base of window or glazed door	>4 m high, 5-8 m away
V1.14	600.00	2650.00	aluminium, single, clear	none	>4 m high, 5-8 m away
outh-West facing					
V1.18	600.00	1570.00	aluminium, single, clear	none	>4 m high, <2 m away
V1.17	970.00	1570.00	aluminium, single, clear	none	>4 m high, <2 m away
V1.6	2100.00	1370.00	aluminium, single, clear	none	>4 m high, <2 m away
V1.16	600.00	2170.00	aluminium, single, clear	none	>4 m high, <2 m away
V1.15	600.00	1570.00	aluminium, single, clear	none	>4 m high, <2 m away
V1.7	2100.00	1370.00	aluminium, single, clear	none	>4 m high, <2 m away
V1.8	2100.00	730.00	aluminium, single, clear	none	>4 m high, <2 m away
V1.9	600.00	970.00	aluminium, single, clear	none	>4 m high, <2 m away
lorth-West facing					
V1.10	2100.00	1200.00	aluminium, single, clear	solid overhang 500 mm, 300 mm above head of window or glazed door	>4 m high, 2-5 m away
V1.1	2400.00	2300.00	aluminium, single, clear	solid overhang 300 mm, 3150 mm above head of window or glazed door	>4 m high, 2-5 m away
V1.2	5550.00	850.00	aluminium, single, clear	none	>4 m high, 2-5 m away
D1.2	2340.00	2410.00	aluminium, single, clear	solid overhang 1570 mm, 270 mm above head of window or glazed door	>4 m high, 2-5 m away

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifie check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 26 to 30 STCs or better.	~	~	~
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 5 Star (old label)		~	~
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 5 Star (old label)		~	~
The cooling system must provide for day/night zoning between living areas and bedrooms.		~	~
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 5 Star (old label)		~	~
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 5 Star (old label)		~	~
The heating system must provide for day/night zoning between living areas and bedrooms.		~	~
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		~	~
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		~	-
Laundry; individual fan, ducted to façade or roof; Operation control: manual switch on/off	1		

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_03_01_0 Certificate No.: 1333579S_04 Tuesday, 05 December 2023

Nater Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
_andscape			
The applicant must plant indigenous or low water use species of vegetation throughout 40 square metres of the site.	>	~	
ixtures			
he applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		~	~
he applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		~	~
he applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		~	
he applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		~	
Alternative water			
Rainwater tank			
he applicant must install a rainwater tank of at least 2400 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	~	~	~
The applicant must configure the rainwater tank to collect rain runoff from at least 172.1 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		~	~
he applicant must connect the rainwater tank to:			
all toilets in the development		~	~
 at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		_	

Fhermal Comfort Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method				
General features				
he dwelling must not have more than 2 storeys.				
The soulding of floor area of the duelling much as a second 2000 arrange makes			<u> </u>	•
The conditioned floor area of the dwelling must not exceed 300 square metres.			~	~
he dwelling must not contain open mezzanine area exce	eding 25 square metres.	~	~	~
he dwelling must not contain third level habitable attic room	om.	~	~	~
Floor, walls and ceiling/roof			,	•
he applicant must construct the floor(s), walls, and ceiling below.	g/roof of the dwelling in accordance with the specifications listed in the	e table		
Construction	Addistrood boods (B.Valor)			
onstruction	Additional insulation required (R-Value)	Other specifications		
loor - concrete slab on ground, 105.6 square metres	nil	Other specifications		
		Other specifications		
loor - concrete slab on ground, 105.6 square metres	nil	Other specifications		
toor - concrete slab on ground, 105.6 square metres toor - above habitable rooms or mezzanine, 96.4 square metres, framed	nil nil	Other specifications		
oor - concrete slab on ground, 105.6 square metres oor - above habitable rooms or mezzanine, 96.4 square metres, framed oor - suspended floor above garage, framed	nil nil nil	Other specifications		
toor - concrete slab on ground, 105.6 square metres toor - above habitable rooms or mezzanine, 96.4 square metres, framed toor - suspended floor above garage, framed toxternal wall - brick veneer	nil nil nil 2.86 (or 3.40 including construction) 3.40 (including construction)		absorptance 0.475-0.70))
toor - concrete slab on ground, 105.6 square metres foor - above habitable rooms or mezzanine, 96.4 square metres, framed foor - suspended floor above garage, framed external wall - brick veneer external wall - other/undecided selling and roof - flat ceiling / flat roof, framed	nil nil nil 2.86 (or 3.40 including construction) 3.40 (including construction)	ramed; medium (solar	absorptance 0.475-0.70))

Thermal Comfort Com	imitments				Show on DA plans	Show on CC/CDC plans & specs	Certifi check
Windows, glazed doors and	skylights						
	e windows, glazed doors and sha able. Relevant overshadowing spe			ie	V	~	-
The dwelling may have 1 sky	ylight (<0.7 square metres) which	is not listed in the table.			~	~	~
The following requirements must also be satisfied in relation to each window and glazed door:					<u> </u>		
For the following glass as Aluminium single clear	nd frame types, the certifier check	can be performed by visual in	spection.				•
- Aluminium double (air) cl	ear						
- Timber/uPVC/fibreglass	single clear			l			
- Timber/uPVC/fibreglass	double (air) clear						
	s/vegetation must be of the height e 'overshadowing' column.	t and distance from the centre	and the base of the window and o	glazed	~	~	-

Maximum height (mm)	Maximum width (mm)	Туре	Shading Device (Dimension within 10%)	Overshadowing
970.00	2170.00	aluminium, single, clear	none	>4 m high, 5-8 m away
970.00	2170.00	aluminium, single, clear	none	>4 m high, 5-8 m away
970.00	2410.00	aluminium, single, clear	none	>4 m high, <2 m away
970.00	2410.00	aluminium, single, clear	none	>4 m high, <2 m away
600.00	3000.00	aluminium, single, clear	none	>4 m high, 5-8 m away
2400.00	1370.00	aluminium, single, clear	none	>4 m high, 5-8 m away
	970.00 970.00 970.00 970.00 970.00 600.00	970.00 2170.00 970.00 2170.00 970.00 2410.00 970.00 2410.00 600.00 3000.00	970.00 2170.00 aluminium, single, clear 970.00 2170.00 aluminium, single, clear 970.00 2410.00 aluminium, single, clear 970.00 2410.00 aluminium, single, clear 970.00 2410.00 aluminium, single, clear 600.00 3000.00 aluminium, single, clear	970.00 2170.00 aluminium, single, clear none 970.00 22170.00 aluminium, single, clear none 970.00 2210.00 aluminium, single, clear none 970.00 2410.00 aluminium, single, clear none 970.00 2410.00 aluminium, single, clear none 600.00 3000.00 aluminium, single, clear none

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_03_01_0 Certificate No.: 1333579S_04 Tuesday, 05 December 2023

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Туре	Shading Device (Dimension within 10%)	Overshadowing
SD1.1	2400.00	3500.00	aluminium, single, clear	verandah 3600 mm, 2850 mm above base of window or glazed door	>4 m high, 5-8 m away
W1.14	600.00	2650.00	aluminium, single, clear	none	>4 m high, 5-8 m away
South-West facing					
W1.18	600.00	1570.00	aluminium, single, clear	none	>4 m high, <2 m away
W1.17	970.00	1570.00	aluminium, single, clear	none	>4 m high, <2 m away
W1.6	2100.00	1370.00	aluminium, single, clear	none	>4 m high, <2 m away
W1.16	600.00	2170.00	aluminium, single, clear	none	>4 m high, <2 m away
W1.15	600.00	1570.00	aluminium, single, clear	none	>4 m high, <2 m away
W1.7	2100.00	1370.00	aluminium, single, clear	none	>4 m high, <2 m away
W1.8	2100.00	730.00	aluminium, single, clear	none	>4 m high, <2 m away
W1.9	600.00	970.00	aluminium, single, clear	none	>4 m high, <2 m away
North-West facing					
W1.10	2100.00	1200.00	aluminium, single, clear	solid overhang 500 mm, 300 mm above head of window or glazed door	>4 m high, 2-5 m away
W1.1	2400.00	2300.00	aluminium, single, clear	solid overhang 300 mm, 3150 mm above head of window or glazed door	>4 m high, 2-5 m away
W1.2	5550.00	850.00	aluminium, single, clear	none	>4 m high, 2-5 m away
SD1.2	2340.00	2410.00	aluminium, single, clear	solid overhang 1570 mm, 270 mm above head of window or glazed door	>4 m high, 2-5 m away

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_03_01_0 Certificate No.: 1333579\$_04 Tuesday, 05 December 2023 page 6/9

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 26 to 30 STCs or better.	~	~	~
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 5 Star (old label)		~	~
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 5 Star (old label)		~	~
The cooling system must provide for day/night zoning between living areas and bedrooms.		~	~
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 5 Star (old label)		~	~
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 5 Star (old label)		~	~
The heating system must provide for day/night zoning between living areas and bedrooms.		~	~
√entilation	·		
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		~	~
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		~	~
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		•	-

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_03_01_0 Certificate No.: 1333579S_04 Tuesday, 05 December 2023 page 7/9

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting loide (LED) lamps:			
at least 3 of the bedrooms / study; dedicated		~	~
at least 2 of the living / dining rooms; dedicated		~	~
the kitchen; dedicated		_	-
all bathrooms/toilets; dedicated		_	~
the laundry; dedicated		_	~
all hallways; dedicated		_	~
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	>	~	~
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	~	~	~
PAU			
Other			
Other The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		~	

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_03_01_0 Certificate No.: 1333579S_04 Tuesday, 05 December 2023 page 8/9

n these commitment	s, "applicant" means the person carrying out the development.
Commitments identifi development applica	ed with a 💅 in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a tion is to be lodged for the proposed development).
Commitments identifi certificate / complyin	ed with a 💅 in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction g development certificate for the proposed development.
	ed with a 💅 in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim ment may be issued.

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_03_01_0 Certificate No.: 13338798_04 Tuesday, 05 December 2023 page 9/9

BASIX®	Certificate
Building Sustainability Ir	ndex www.basix.nsw.gov.au

Single Dwelling Certificate number: 1333585S_04

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 1333585S_03 lodged with the consent authority or certifier on with application PAN-326890. It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary
Date of issue: Tuesday, 05 December 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	DW2_8 Hillview Ave, Bar	nkstown_03_04
Street address	8 HILLVIEW AVENUE BA	NKSTOWN 2200
Local Government Area	Canterbury-Bankstown Co	ouncil
Plan type and plan number	Deposited Plan 30757	
Lot no.	16	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 53	Target 50

Certificate Prepared by Name / Company Name: NEMCO DESIGN PTY. LTD. ABN (if applicable): 46166160505

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Description o	project			
Project address		Assessor details and therm	al loads	
Project name	DW2_8 Hillview Ave, Bankstown_03_04	Assessor number	n/a	
Street address	8 HILLVIEW AVENUE BANKSTOWN 2200	Certificate number	n/a	
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a	
Plan type and plan number	Deposited Plan 30757	Area adjusted cooling load (MJ/	n/a	
Lot no.	16	m².year)		
Section no.	-	Area adjusted heating load (MJ/ m².year)	n/a	
Project type		Ceiling fan in at least one bedroom	n/a	
Project type	separate dwelling house	Ceiling fan in at least one living room	n/a	
No. of bedrooms	4	or other conditioned area		
Site details		Project score		
Site area (m²)	518	Water	✓ 40	Target 40
Roof area (m²)	143	Thermal Comfort		
Conditioned floor area (m²)	169.8	Thermal Comort	✓ Pass	Target Pa
Unconditioned floor area (m²)	12.5	Energy	✓ 53	Target 50
Total area of garden and lawn (m²)	264		• • • •	
Roof area of the existing dwelling (m²)	0			

he commitments set out below regulate how the proposed development is to be carried out. It is a condition of any develop evelopment certificate issued, for the proposed development, that BASIX commitments be complied with.	ment conser	nt granted, or complyi	ng
Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 25 square metres of the site.	~	~	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		~	~
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		~	~
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		~	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		~	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2400 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	~	~	~
The applicant must configure the rainwater tank to collect rain runoff from at least 147.3 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		~	~
The applicant must connect the rainwater tank to:			
all toilets in the development		~	~
 at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		_	-

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
Do-it-yourself Method				
General features				
The dwelling must not have more than 2 storeys.		~	~	~
The conditioned floor area of the dwelling must not exceed 3	300 square metres.		~	~
The dwelling must not contain open mezzanine area exceed	ling 25 square metres.		~	~
The dwelling must not contain third level habitable attic room	1.		~	~
Floor, walls and ceiling/roof			•	
The applicant must construct the floor(s), walls, and ceiling/rebelow.	roof of the dwelling in accordance with the specifications listed in the	e table	~	~
Construction	Additional insulation required (R-Value)	Other specifications		
floor - concrete slab on ground, 82.6 square metres	nil			
floor - above habitable rooms or mezzanine, 99.7 square metres, framed	nil			
floor - suspended floor above garage, framed	nil			
external wall - brick veneer	2.86 (or 3.40 including construction)			
external wall - other/undecided	3.40 (including construction)			
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 4.5 (up), roof: foil/sarking	framed; medium (sola	r absorptance 0.475-0.70))
	alled in accordance with Part 3.12.1.1 of the Building Code of Austr		ding materials.	

Thermal Comfort Con	Show on DA plans	Show on CC/CDC plans & specs					
Windows, glazed doors and	skylights						
			table below, in accordance with for each window and glazed door		~	~	T
The dwelling may have 1 sky	ylight (<0.7 square metres) whic	h is not listed in the table.			~	~	T
The following requirements in	must also be satisfied in relation	to each window and glazed do	por:		~	~	T
For the following glass a	nd frame types, the certifier che	ck can be performed by visual	inspection.				
- Aluminium single clear							
- Aluminium double (air) c	lear						
- Timber/uPVC/fibreglass	single clear						
- Timber/uPVC/fibreglass	double (air) clear						
		ht and distance from the centre	and the base of the window and	glazed	J		$^{+}$
	s/vegetation must be of the heig e 'overshadowing' column.	ht and distance from the centre	and the base of the window and	glazed	~	~	
		ht and distance from the centre	and the base of the window and	Shading	<u> </u>	Overshadow	ing
door, as specified in th	e 'overshadowing' column.			Shading	Device	Overshadow	ing
door, as specified in the	e 'overshadowing' column.			Shading (Dimensi	Device	Overshadow m, 2-4 m high, 5- of	
door, as specified in the Window/glazed door no.	e 'overshadowing' column. Maximum height (mm)	Maximum width (mm)	Туре	Shading (Dimension of Shading (Dimension of Shading (Dimension of Shading of Shading of Shading of Shading of Shading of Shading (Dimension of Shading (Di	Device on within 10 st thang 2250 m n above head or glazed door thang 200 mm re head of wir	Overshadow m, of c, 1, 300 2-4 m high, 5-	8 m

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_03_01_0 Certificate No.: 1333585S_04 Tuesday, 05 December 2023 page 5/9

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Туре	Shading Device (Dimension within 10%)	Overshadowing
W2.6	2100.00	1200.00	aluminium, single, clear	solid overhang 2250 mm, 300 mm above head of window or glazed door	2-4 m high, 5-8 m awa
East facing		·			
W2.3	2100.00	850.00	aluminium, single, clear	none	>4 m high, 5-8 m away
W2.10	600.00	600.00	aluminium, single, clear	none	>4 m high, 5-8 m away
W2.12	600.00	1810.00	aluminium, single, clear	none	>4 m high, 5-8 m away
W2.2	600.00	3000.00	aluminium, single, clear	none	>4 m high, 5-8 m away
W2.8	2100.00	1570.00	aluminium, single, clear	none	>4 m high, <2 m away
W2.4	2100.00	850.00	aluminium, single, clear	none	>4 m high, 5-8 m away
W2.11	970.00	2170.00	aluminium, single, clear	none	>4 m high, 5-8 m awa
W2.9	970.00	2170.00	aluminium, single, clear	none	>4 m high, 5-8 m awa
South facing		`			
SD2.1	2400.00	4800.00	aluminium, single, clear	verandah 3300 mm, 2850 mm above base of window or glazed door	>4 m high, 5-8 m awa
W2.13	600.00	2650.00	aluminium, single, clear	eave 450 mm, 268 mm above head of window or glazed door	>4 m high, 5-8 m awa
West facing					
W2.15	970.00	2170.00	aluminium, single, clear	none	>4 m high, <2 m away
W2.14	970.00	2170.00	aluminium, single, clear	none	>4 m high, <2 m away
W2.16	970.00	2170.00	aluminium, single, clear	none	>4 m high, <2 m away
W2.5	2400.00	5000.00	aluminium, single, clear	none	>4 m high, <2 m away

				(Dimension within 10%)		Energy Commitments	Show on Show on CC/CDC Certifier	DA pla	ns plans & specs	check	Legend
	2100.00	1200.00	aluminium, single, clear	solid overhang 2250 mm, 300 mm above head of	2-4 m high, 5-8 m away	Energy Communents	DA plans plans & specs check	The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or			In these commitments, "applicant" means the person carrying out the development.
				window or glazed door		Hot water		light emitting diode (LED) lamps:			Commitments identified with a 💆 in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if
facing						The applicant must install the following hot water system in the development, or a system with a higher energy to pump with a performance of 26 to 30 STCs or better.	rating: electric heat	at least 4 of the bedrooms / study; dedicated		-	Commitments identified with a vinit ne. Show on DA plans: Column must be shown on the plans accompanying the development application for the proposed development (if it development application is to be lodged for the proposed development).
3	2100.00	850.00	aluminium, single, clear	none	>4 m high, 5-8 m away	Cooling system		at least 2 of the living / dining rooms; dedicated			Commitments identified with a 💆 in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construct
0	600.00	1810.00	aluminium, single, clear	none	>4 m high, 5-8 m away		ng area: 1-phase	the kitchen; dedicated		•	certificate / complying development certificate for the proposed development.
2	600.00	3000.00	aluminium, single, clear	none	>4 m nign, 5-8 m away	The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living airconditioning; Energy rating: 5 Star (old label)	ing area. 1-phase	• the kitchen, dedicated	~	~	Commitments identified with a vin the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either inte
8	2100.00	1570.00	aluminium, single, clear	none	>4 m high, <2 m away	The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bec airconditioning; Energy rating: 5 Star (old label)	droom: 1-phase	all bathrooms/toilets; dedicated			illial) for the development may be issued.
4	2100.00	850.00	aluminium, single, clear	none	>4 m high, 5-8 m away	The cooling system must provide for day/night zoning between living areas and bedrooms.		the laundry; dedicated			
2.11	970.00	2170.00	aluminium, single, clear	none	>4 m high, 5-8 m away	The cooling system must provide for dayringit zoning between itting dieds and bedrooms.		and learning, decideded	~	~	
2.9	970.00	2170.00	aluminium, single, clear	none	>4 m high, 5-8 m away	Heating system		all hallways; dedicated		_	
ıth facing						The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living airconditioning; Energy rating; 5 Star (old label)	ng area: 1-phase	Natural lighting			
2.1	2400.00	4800.00	aluminium, single, clear	verandah 3300 mm, 2850 mm above base of window or glazed door	>4 m high, 5-8 m away	The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 berairconditioning; Energy rating: 5 Star (old label)	droom: 1-phase	The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	~	~	
.13	600.00	2650.00	aluminium, single, clear	eave 450 mm, 268 mm above head of window or	>4 m high, 5-8 m away	The heating system must provide for day/night zoning between living areas and bedrooms.	· · ·	The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	~	~	
				glazed door		Ventilation		Other			
est facing						The applicant must install the following exhaust systems in the development:		The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.			
2.15	970.00	2170.00	aluminium, single, clear	none	>4 m high, <2 m away	At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off	اليناين ا	dominor.			_
2.14	970.00	2170.00	aluminium, single, clear	none	>4 m high, <2 m away	Kitchen: individual fan. not ducted: Operation control: manual switch on/off		The applicant must install a fixed outdoor clothes drying line as part of the development.	~		
2.16	2400.00	5000.00	aluminium, single, clear	none	>4 m high, <2 m away >4 m high, <2 m away	Kitchen, individual fair, not ducted, Operation control, manual switch offon					-
5	2400.00	5000.00	aluminium, single, clear	none	>4 m nign, <2 m away	Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off					
						Artificial lighting					
			0 / DARWINIA_03_01_0 Certificat			BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_03_01_0					

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • at least 4 of the bedrooms / study; dedicated • at least 2 of the living / dining rooms; dedicated • the kitchen; dedicated		•	Ι.
at least 2 of the living / dining rooms; dedicated		~	
the kitchen; dedicated		_	
		V	
all bathrooms/toilets; dedicated		_	
the laundry; dedicated			
all hallways; dedicated		~	
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	~	~	
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	~	~	·
Other			
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		~	
The applicant must install a fixed outdoor clothes drying line as part of the development.		~	

.egend	
n these commitments, "applicant" means the person carrying	out the development.
Commitments identified with a 🏏 in the "Show on DA plans" of development application is to be lodged for the proposed deve	column must be shown on the plans accompanying the development application for the proposed development (if a elopment).
Commitments identified with a vin the "Show on CC/CDC plotertificate / complying development certificate for the propose	ans and specs" column must be shown in the plans and specifications accompanying the application for a construction d development.
Commitments identified with a 🏏 in the "Certifier check" colur final) for the development may be issued.	nn must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or

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STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN	-	

	PROPOSED DEMOLITION OF EXISTING STRUCTURES, PROPOSED BATTLE	JOB NUMBER
N.	AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY DWELLING AT THE FRONT AND REAR LOT	22
ıv,	SWEELING AT THE FRONT AND REAR EST	DESIGNED B
u	8 HILLVIEW AVE, BANKSTOWN LOT 16. DP 30757	A.N.
	LOT 16, DF 30757	DRAWN BY:
	BASIX REQUIREMENTS	A.N.