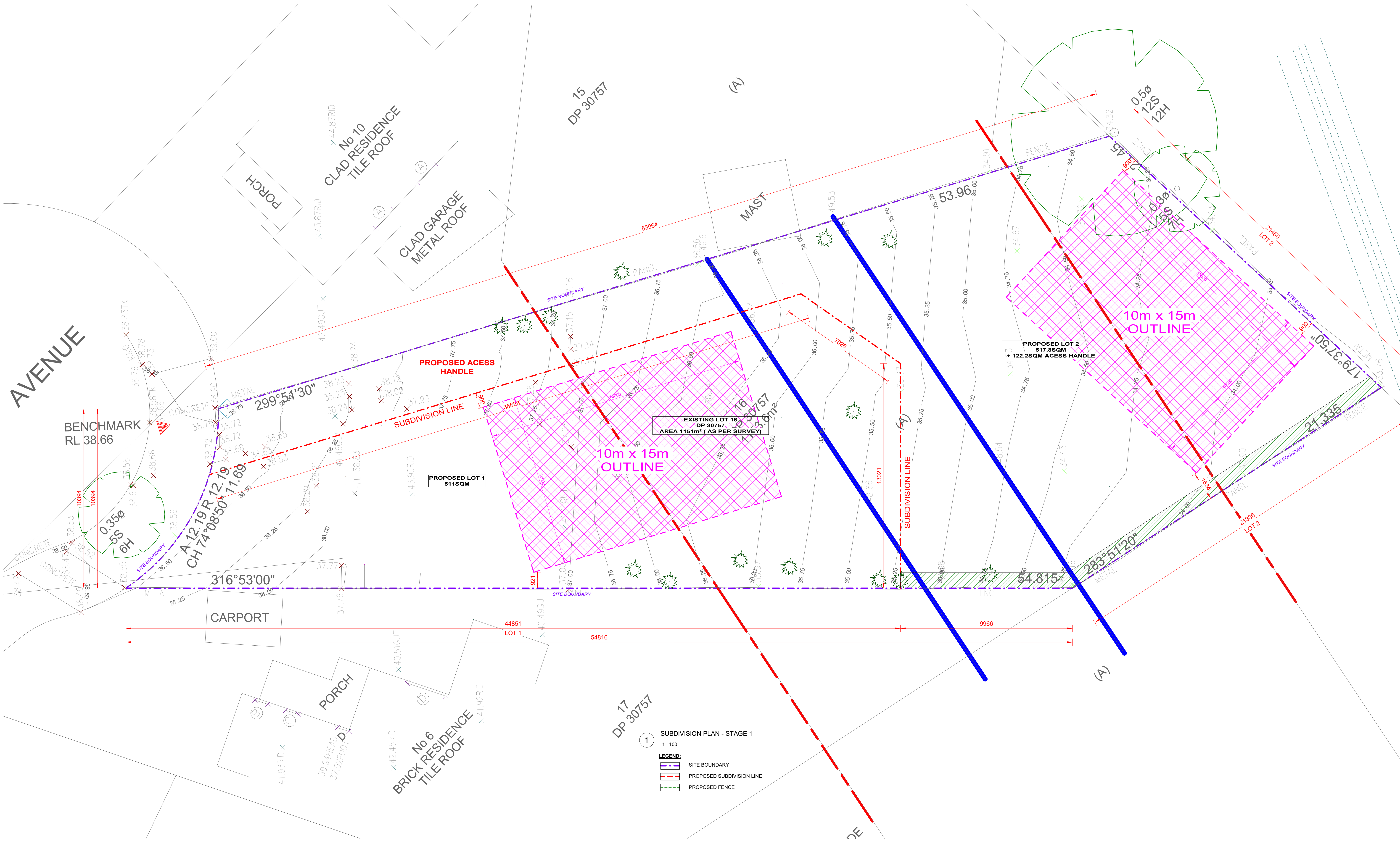


PROPOSED DEMOLITION OF EXISTING STRUCTURES. PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY DWELLING AT THE FRONT AND REAR LOT AT 8 HILLVIEW AVE, BANKSTOWN



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 SWEEP PATH PLAN
A14	BASIX REQUIREMENTS

[illegible]



1 SUBDIVISION PLAN - STAGE 1
1:100

LEGEND:

- SITE BOUNDARY
- PROPOSED SUBDIVISION LINE
- PROPOSED FENCE

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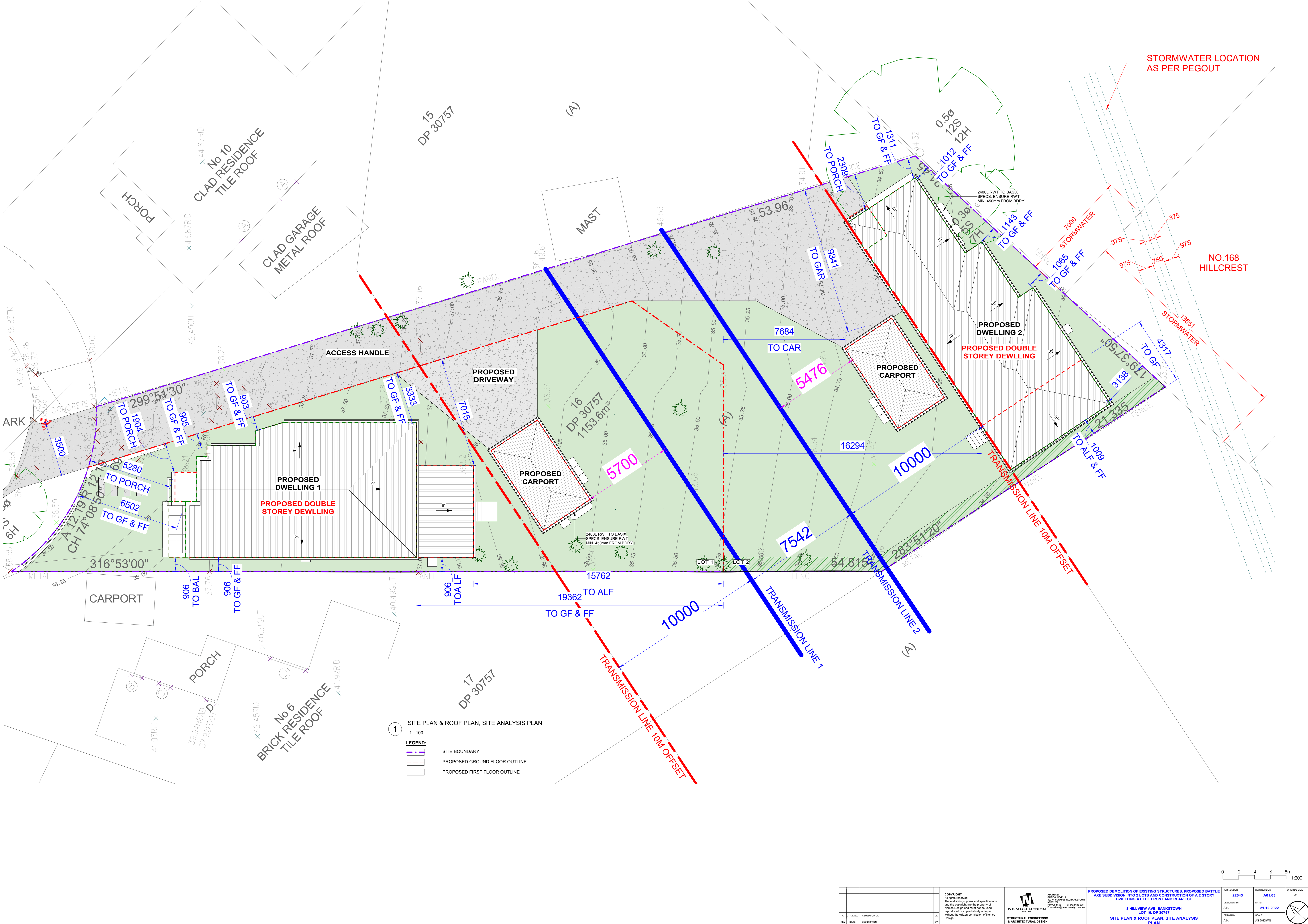
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PH: 02 9628 2200
E: info@nemcodesign.com.au

**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

TORRENS TITLE SUBDIVISION PLAN

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
22043	A01.02	A1
DESIGNED BY:	DATE:	
A.N.L.	21.12.2022	
DRAWN BY:	SCALE:	
A.N.L.	AS SHOWN	



1 SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN
1:100

LEGEND:

- SITE BOUNDARY
- PROPOSED GROUND FLOOR OUTLINE
- PROPOSED FIRST FLOOR OUTLINE

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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

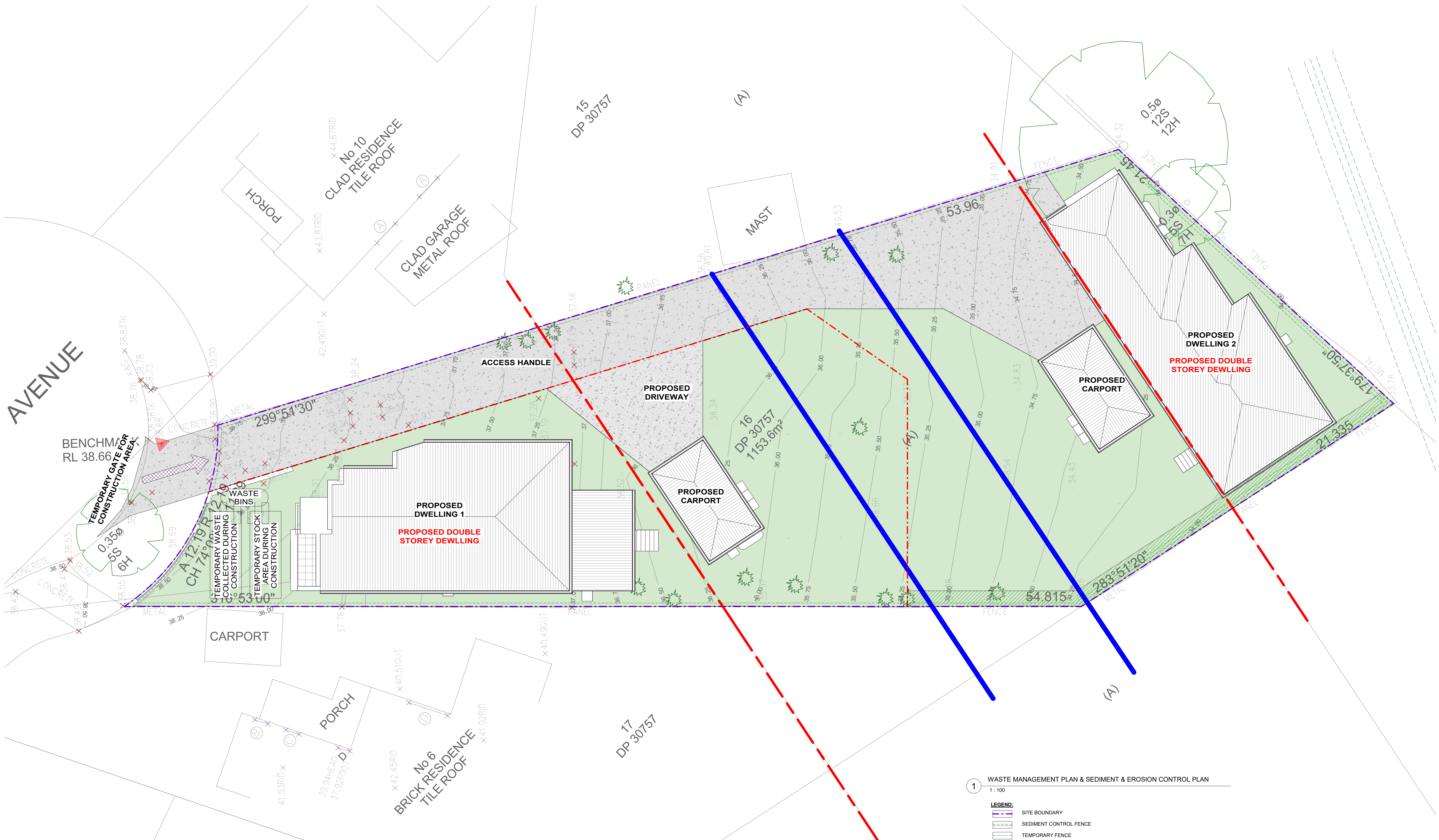
8 HILLVIEW AVE, BANKSTOWN
LOT 16, DP 30757

SITE PLAN & ROOF PLAN, SITE ANALYSIS
PLAN

JOB NUMBER: 22043	DWG NUMBER: A01.03	ORIGINAL SIZE: A1
DESIGNED BY: A.N.L.	DATE: 21.12.2022	
DRAWN BY: A.N.L.	SCALE: AS SHOWN	

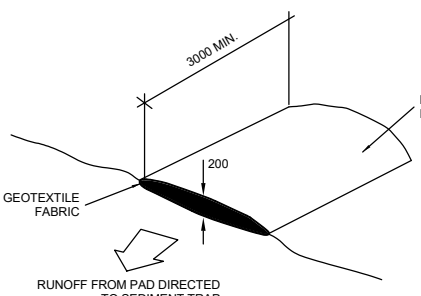
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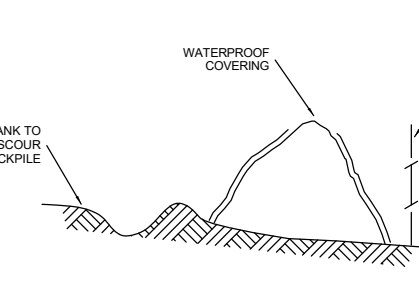


1 WASTE MANAGEMENT PLAN & SEDIMENT & EROSION CONTROL PLAN
1:100

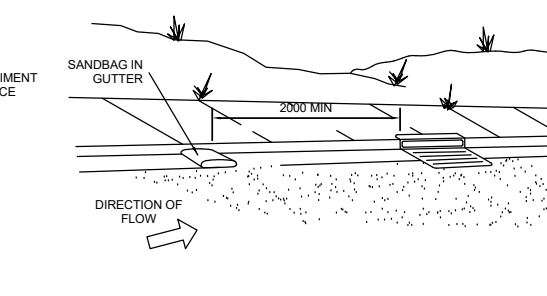
- LEGEND:**
- SITE BOUNDARY
 - SEDIMENT CONTROL FENCE
 - TEMPORARY FENCE



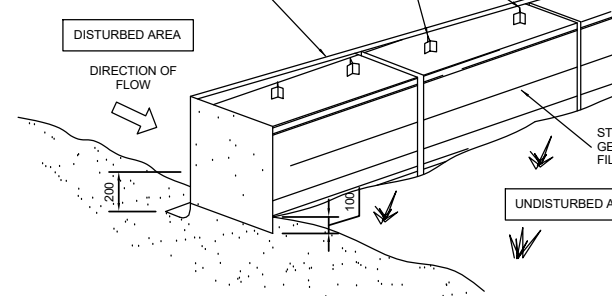
VEHICLE ACCESS TO SITE
NTS
VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT



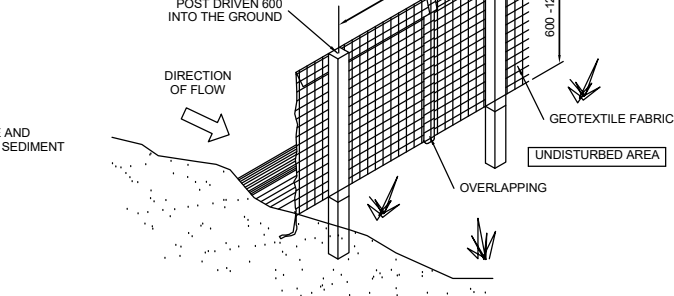
BUILDING MATERIAL STOCKPILES
NTS
ALL STOCKPILES OF BUILDING MATERIAL, SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SOIL AND EROSION. THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM



SANDBAG KERB SEDIMENT TRAP
NTS
IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER



STRAW BALE DETAIL
NTS



SEDIMENT AND EROSION FENCE DETAIL
NTS

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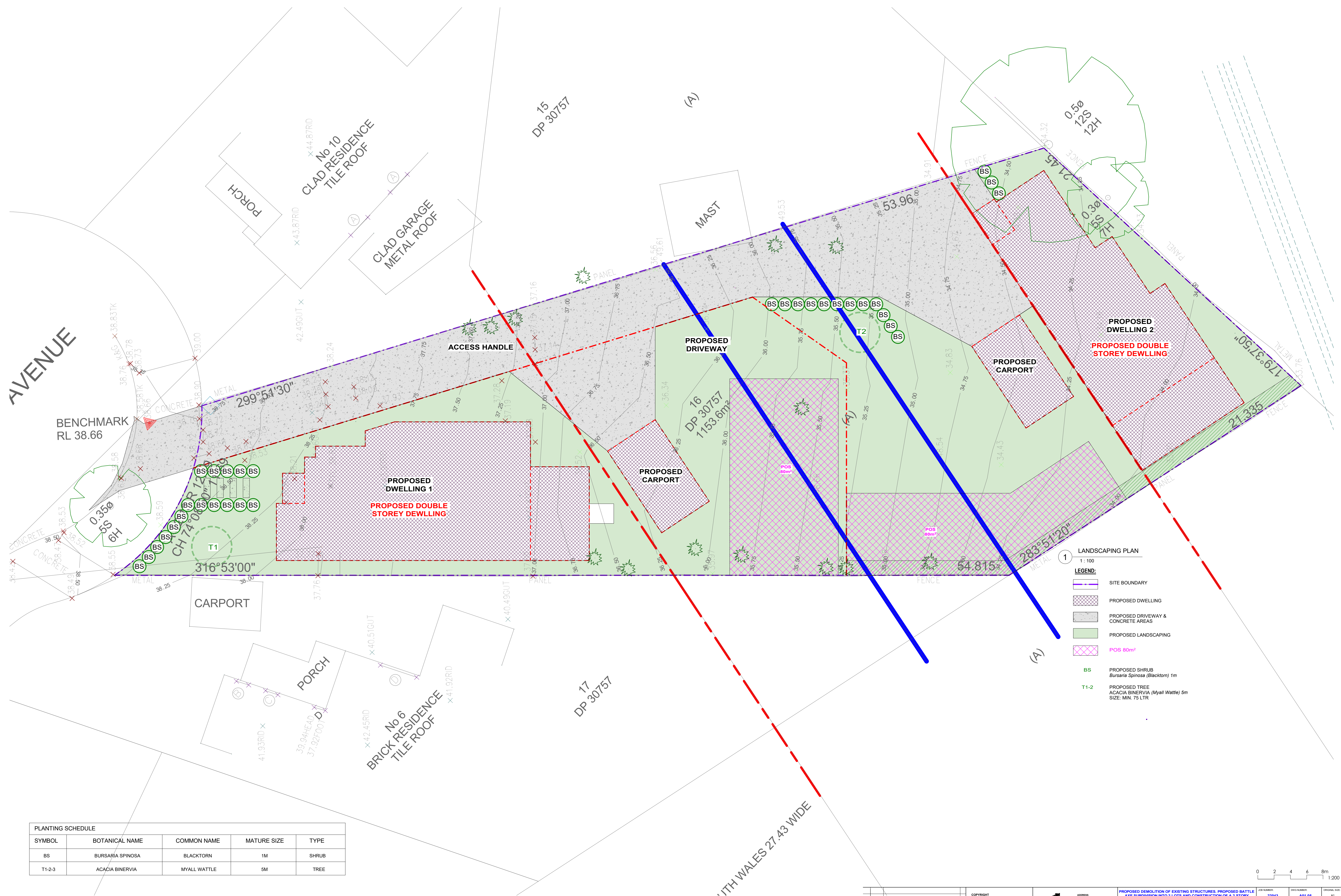
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8 HILLVIEW AVE, BANKSTOWN
LOT 16, DP 30757
WASTE MANAGEMENT PLAN & SEDIMENT & EROSION CONTROL PLAN

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
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DESIGNED BY:	DATE:	
A.N.L.	21.12.2022	
DRAWN BY:	SCALE:	
A.N.L.	AS SHOWN	

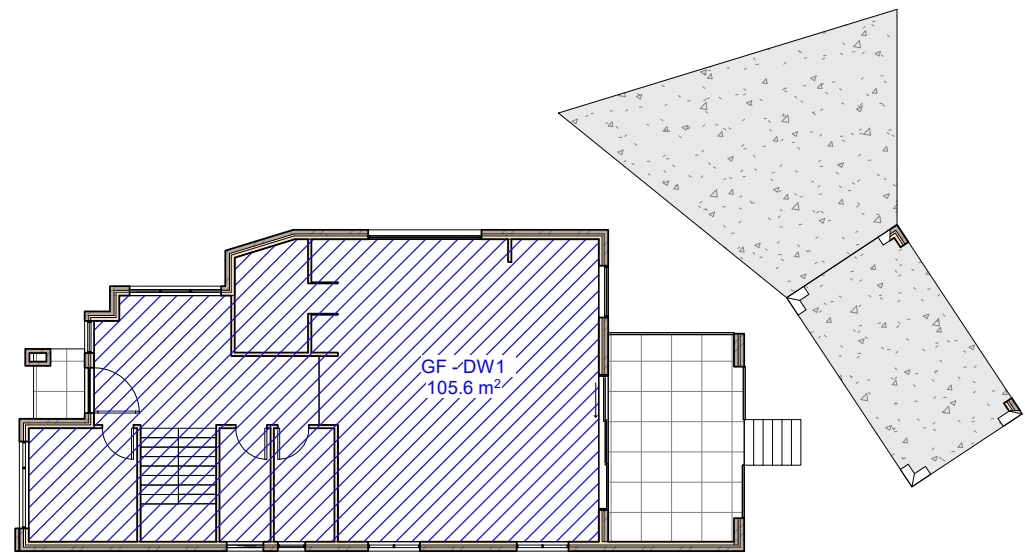


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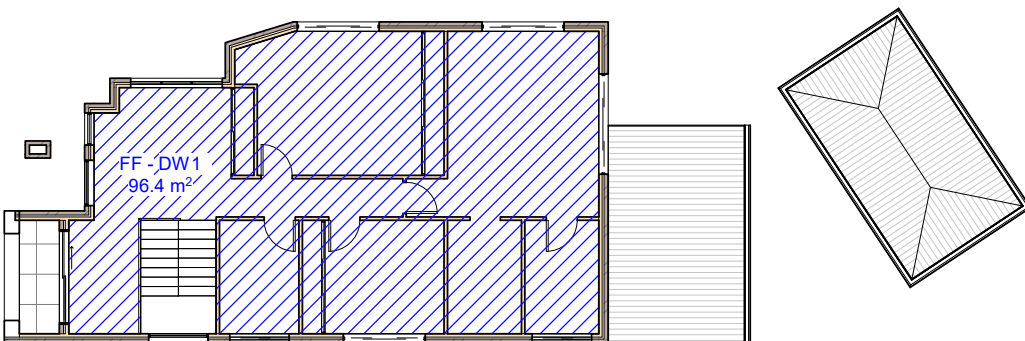
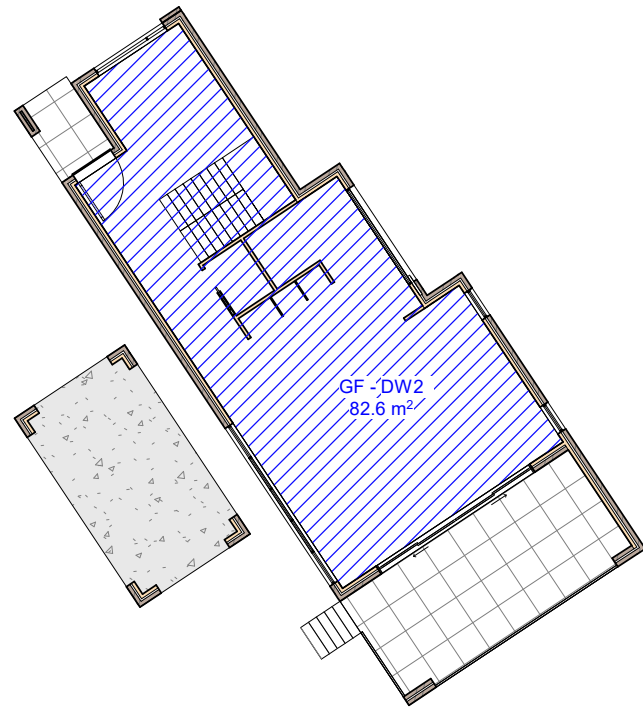


PLANTING SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	TYPE
BS	BURSARIA SPINOSA	BLACKTORN	1M	SHRUB
T1-2-3	ACACIA BINERVIA	MYALL WATTLE	5M	TREE

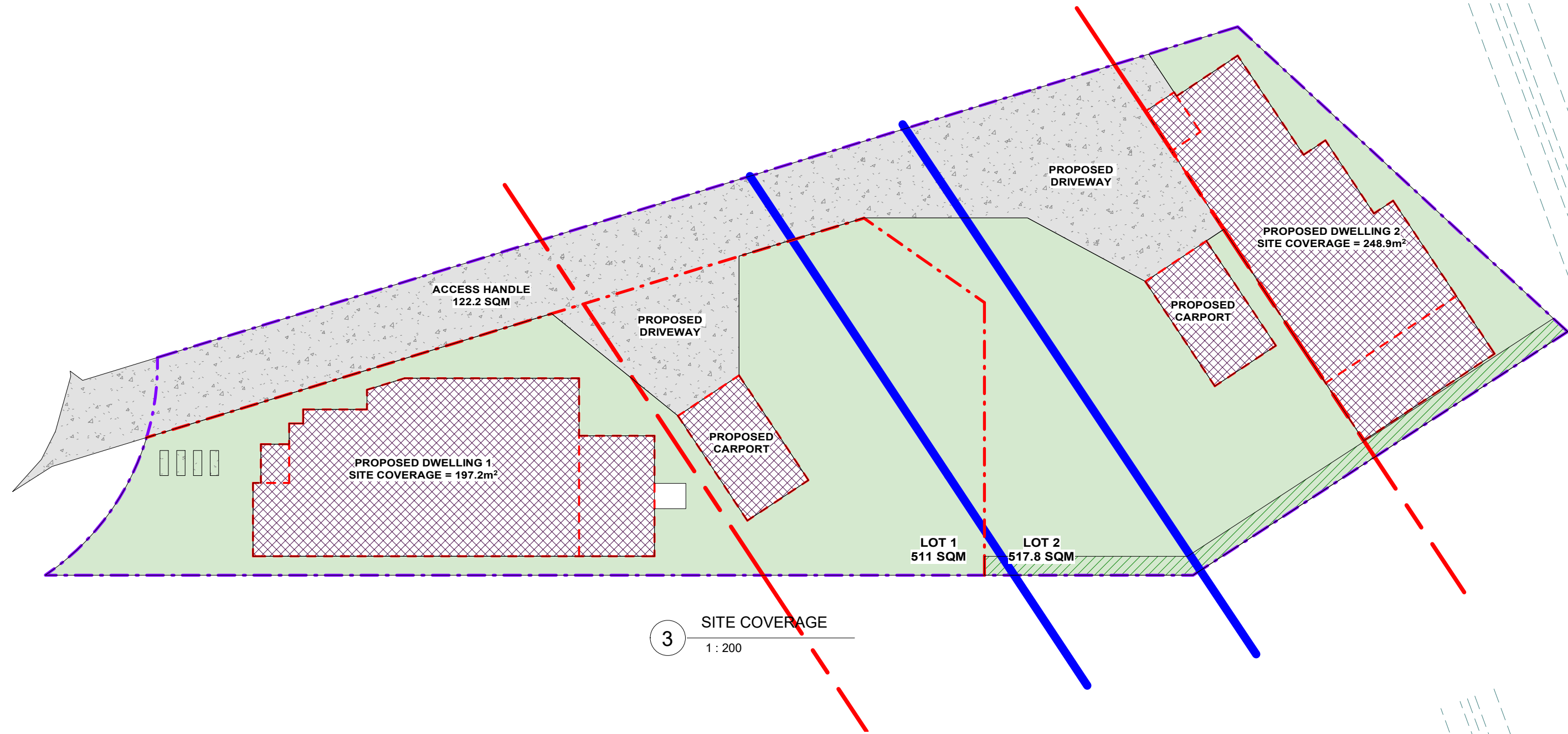
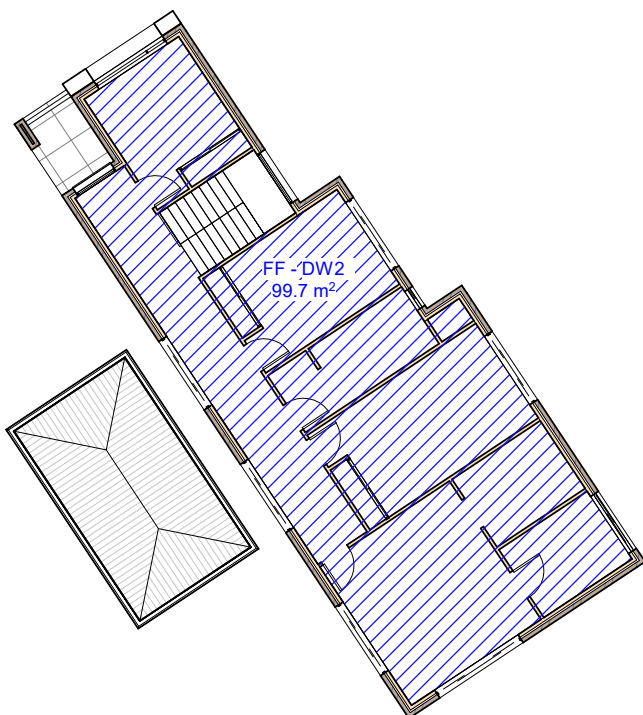
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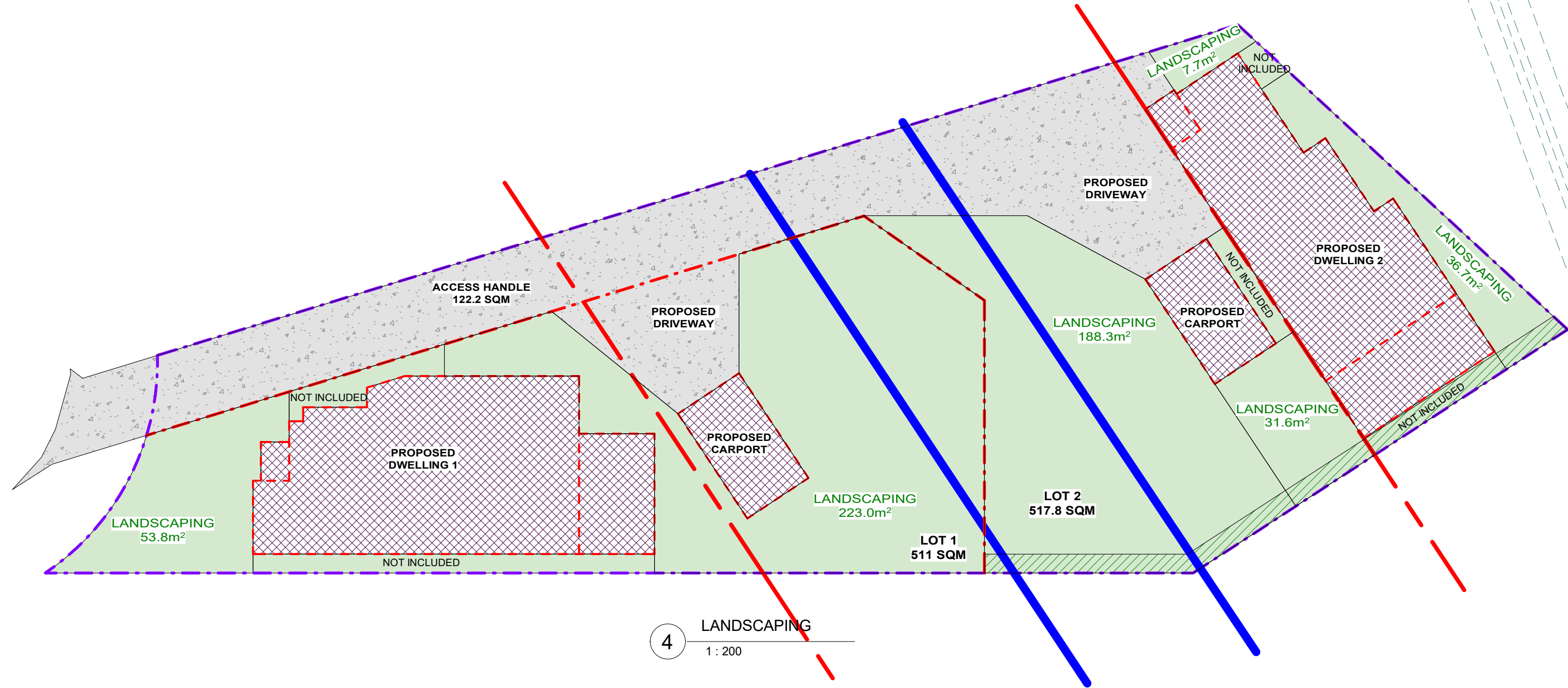
1 FSR - Ground Floor
1:200



2 FSR - First Floor
1:200



3 SITE COVERAGE
1:200



4 LANDSCAPING
1:200

SITE CALCULATIONS FOR DW1	
FLOOR AREA CALCULATIONS	
SITE AREA:	511.0m ²
AREA OF THE PROPOSED GROUND FLOOR:	105.6m ²
AREA OF THE PROPOSED FIRST FLOOR:	96.4m ²
MAX. TOTAL FLOOR AREA	255.5m ²
50% OF SITE AREA = 0.5 x 511m ² =	255.5m ²
PROPOSED TOTAL FLOOR AREA:	202.0m ² < 255.5m ²
SITE COVERAGE CALCULATIONS	
PROPOSED SITE COVERAGE:	197.2m ² = (38.8%)
LANDSCAPING CALCULATIONS	
MIN. LANDSC. FORWARD OF BUILDING LINE:	22.2m ²
45% OF THE FORWARD AREA = 0.45 x 49.4m ²	
PROPOSED LANDSCAPING AT FRONT:	53.8m ² > 22.2m ²
PROPOSED LANDSCAPING AT REAR:	223.0m ²
PROPOSED TOTAL LANDSCAPED AREA:	276.8m ² = (54.2%)

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	258.9m ²
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:	53.3m ²
45% OF THE FORWARD AREA = 0.45 x 118.1m 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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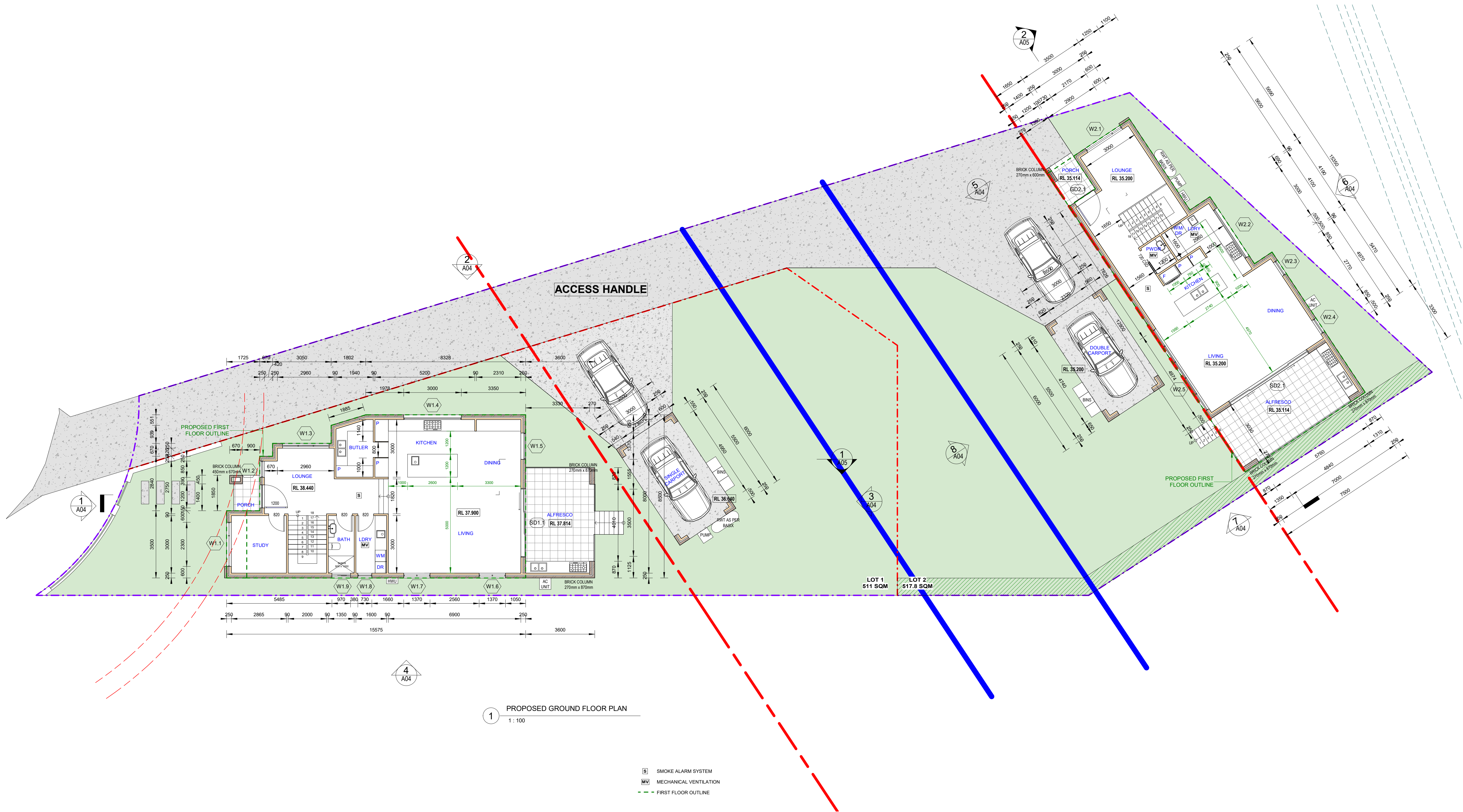
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**PROPOSED DEMOLITION OF EXISTING STRUCTURES, PROPOSED BATTLE
AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY
DWELLING AT THE FRONT AND REAR LOT**

**8 HILLVIEW AVE, BANKSTOWN
LOT 16, DP 38757**

SITE CALCULATIONS

JOB NUMBER: 22043	DWG NUMBER: A01.06	ORIGINAL SIZE: A1
DESIGNED BY: A.N.	DATE: 21.12.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	



1 PROPOSED GROUND FLOOR PLAN
1 : 100

- [S] SMOKE ALARM SYSTEM
[MV] MECHANICAL VENTILATION
--- FIRST FLOOR OUTLINE

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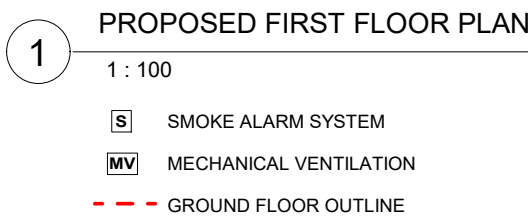
**PROPOSED DEMOLITION OF EXISTING STRUCTURES, PROPOSED BATTLE
AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY
DWELLING AT THE FRONT AND REAR LOT**


8 HILLVIEW AVE, BANKSTOWN
LOT 16, DP 38787

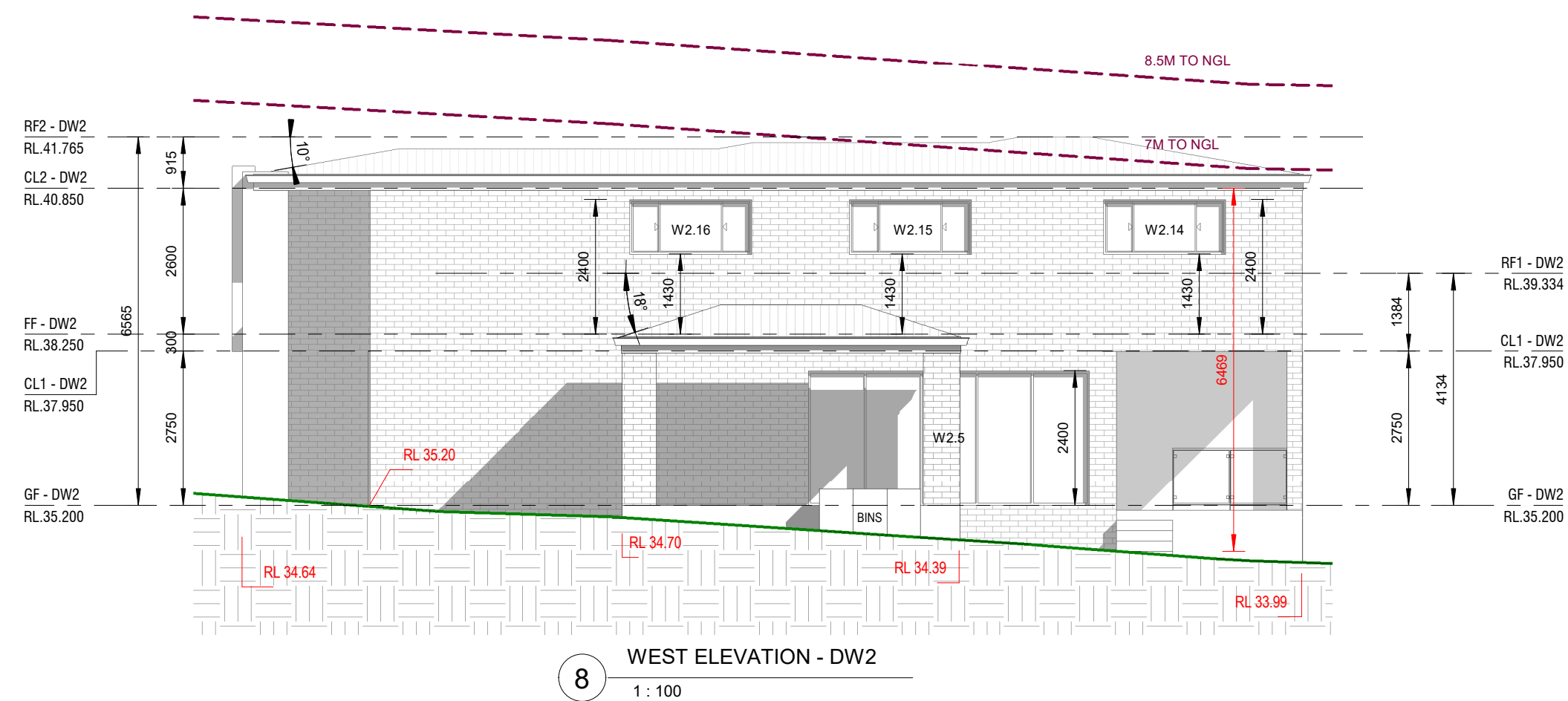
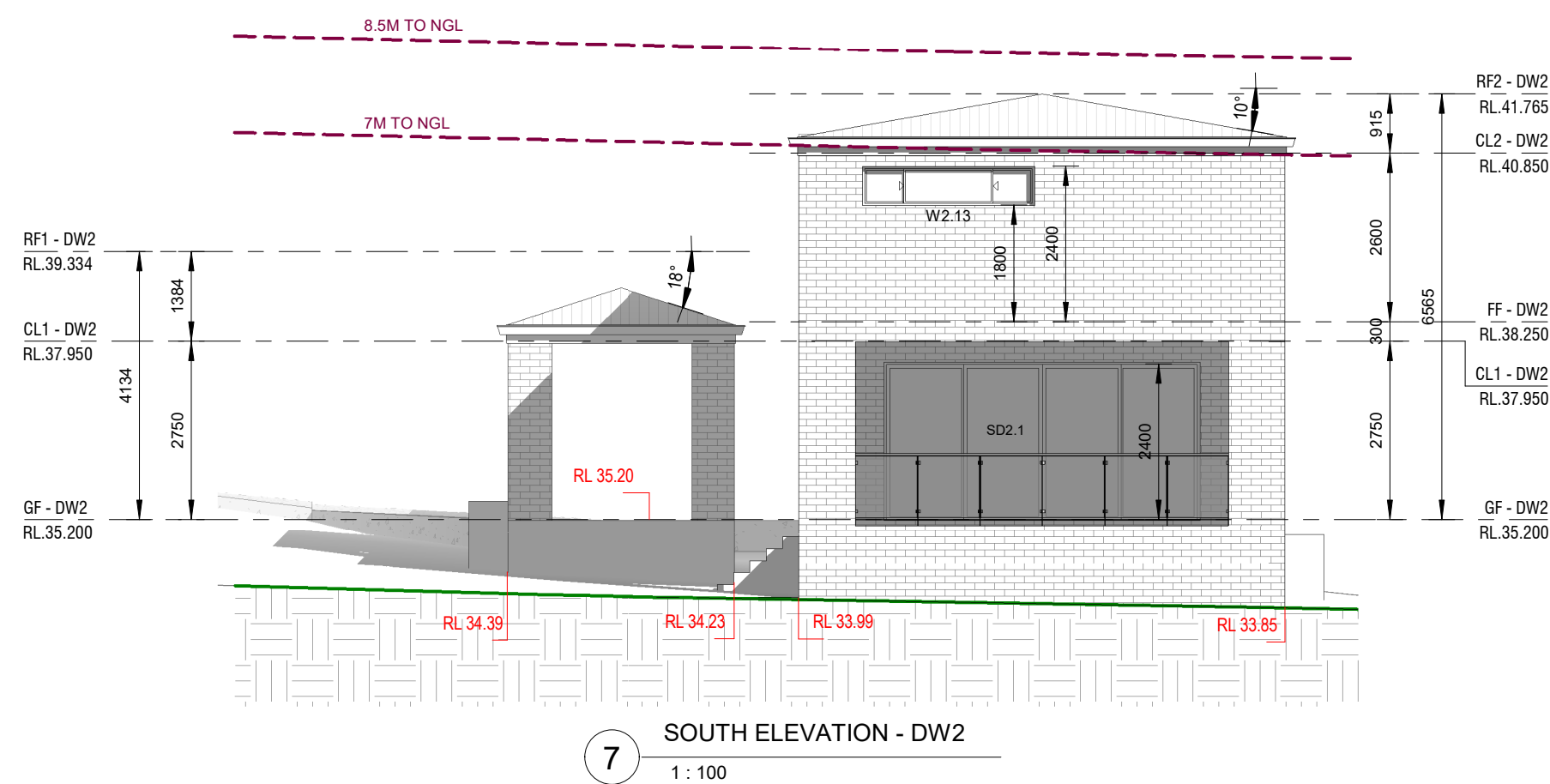
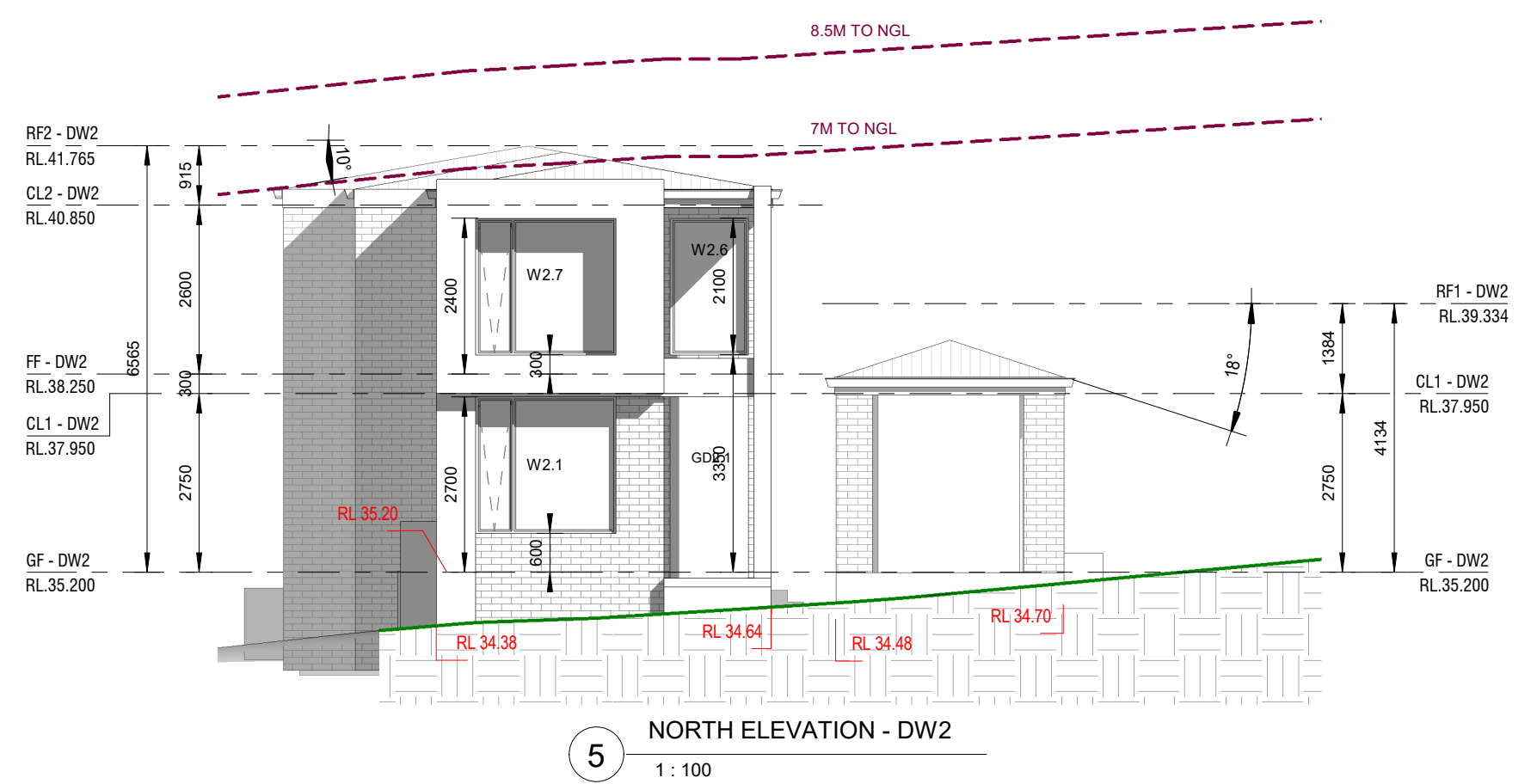
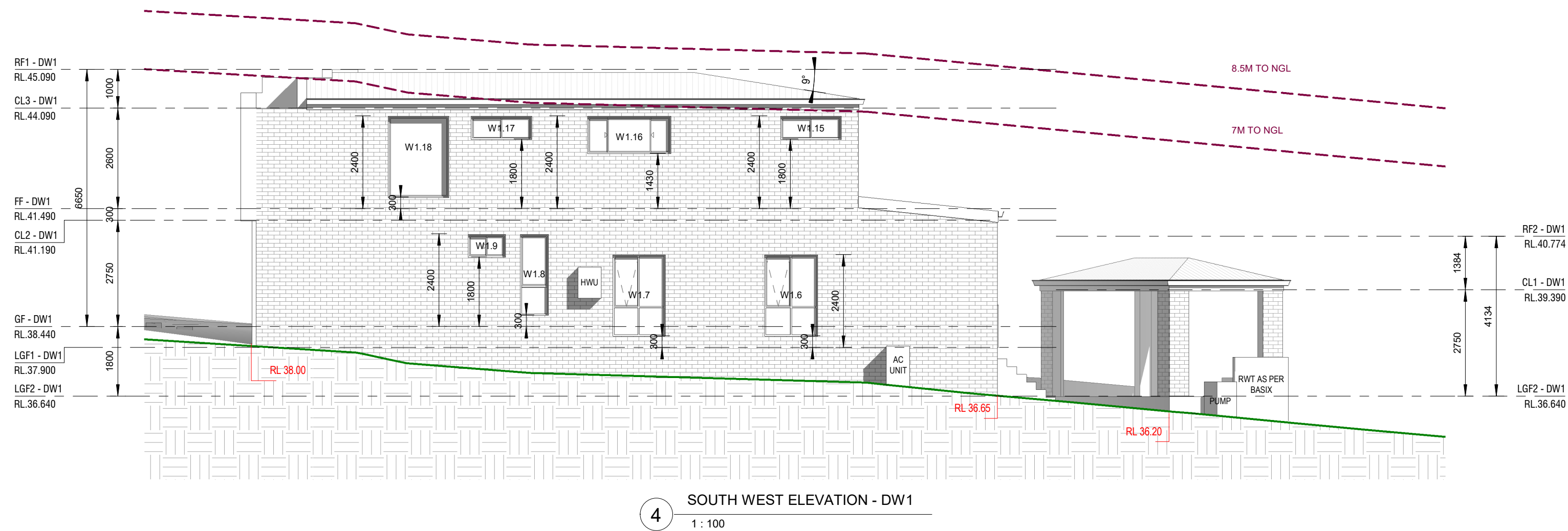
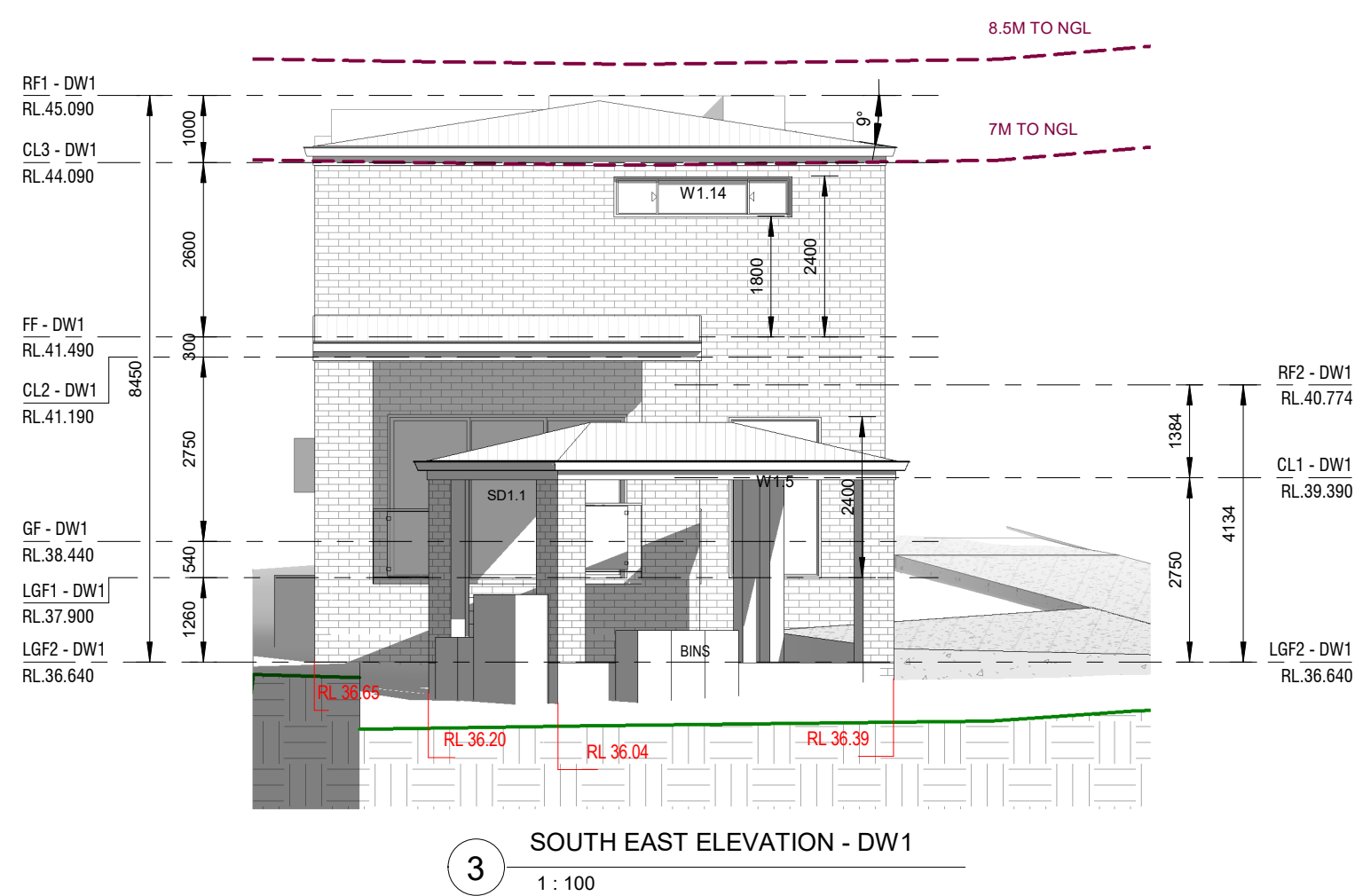
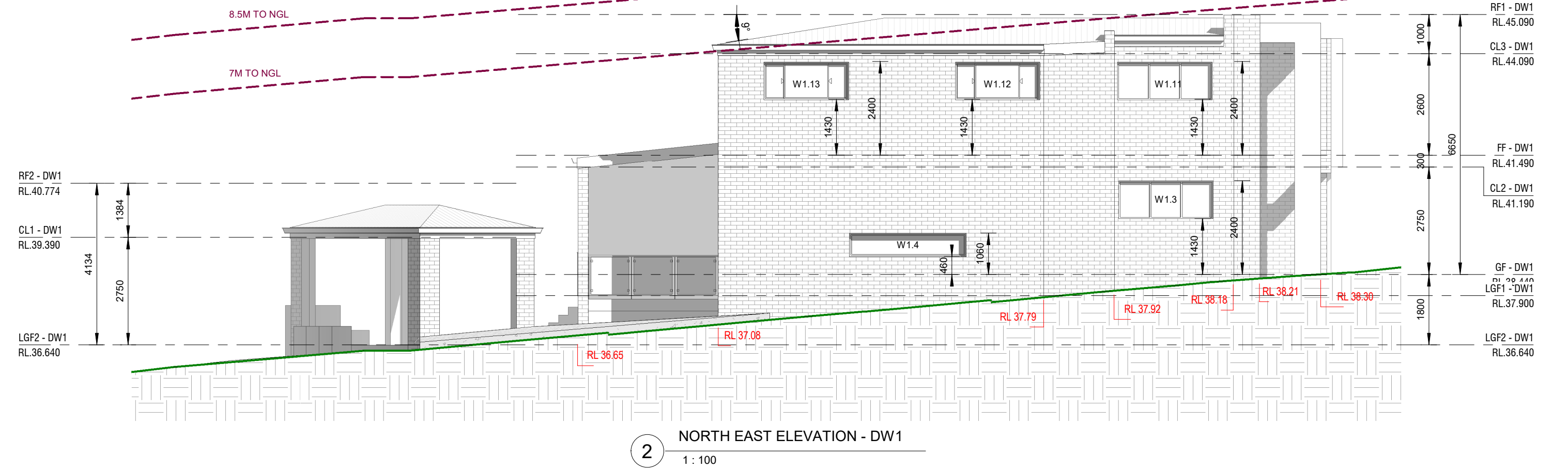
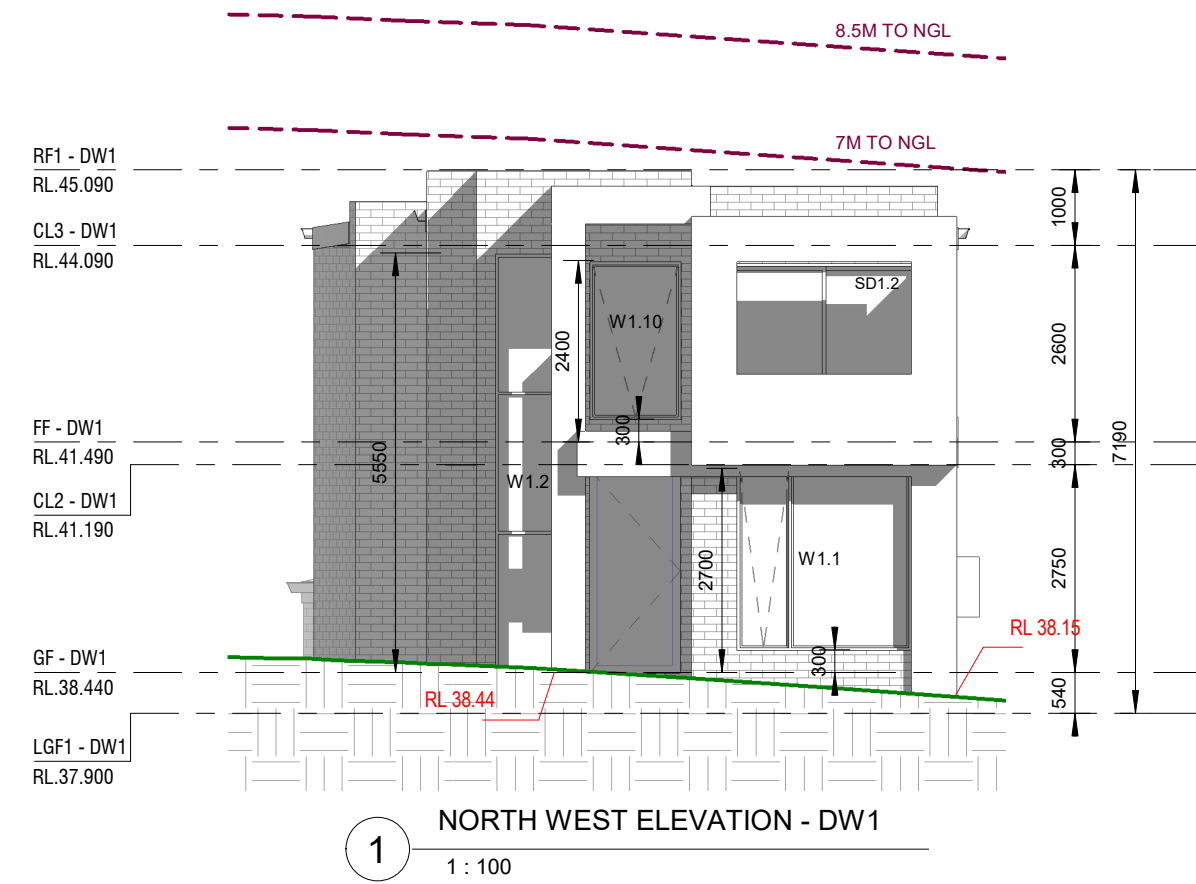
PROPOSED GROUND FLOOR PLAN

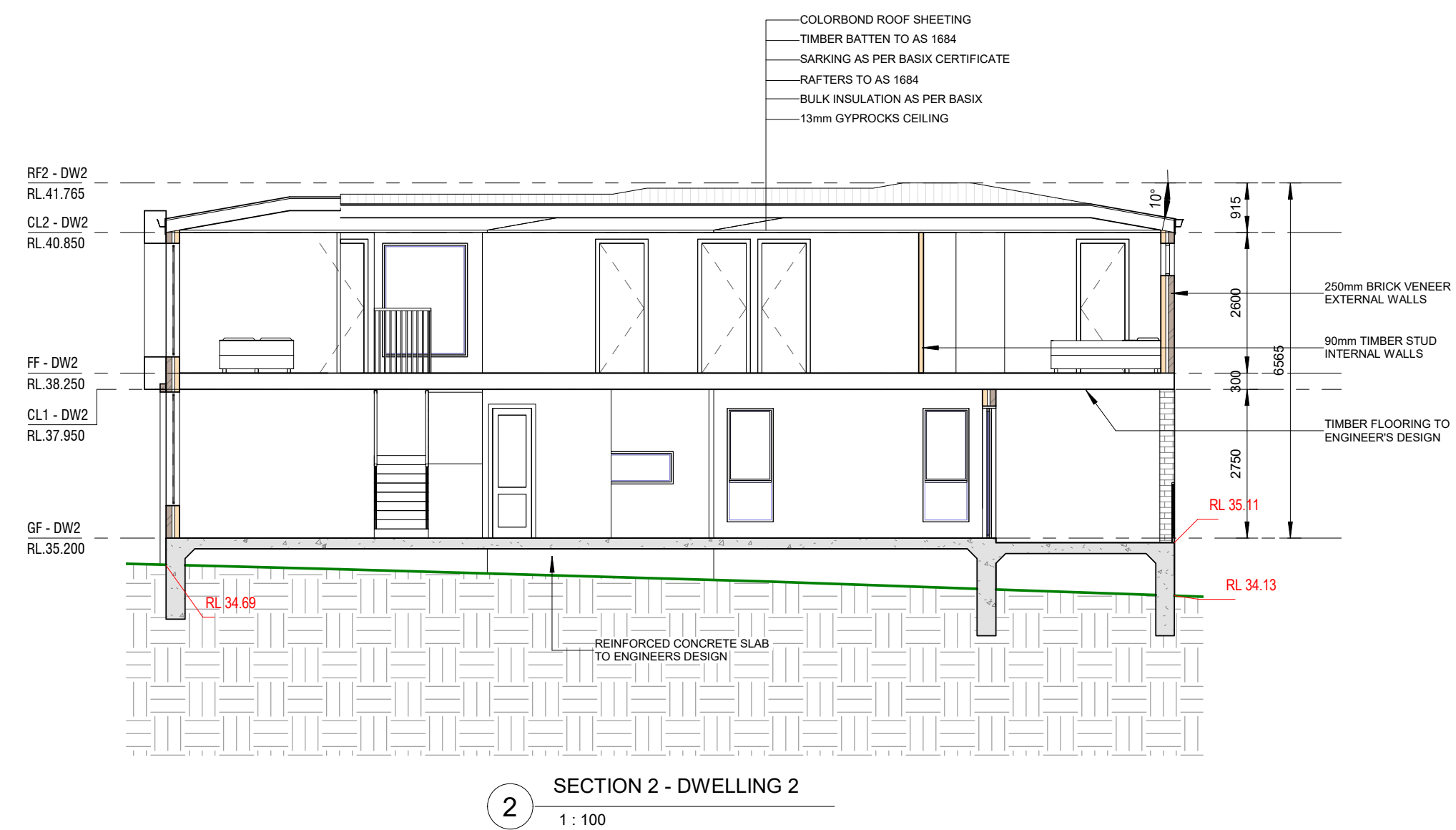
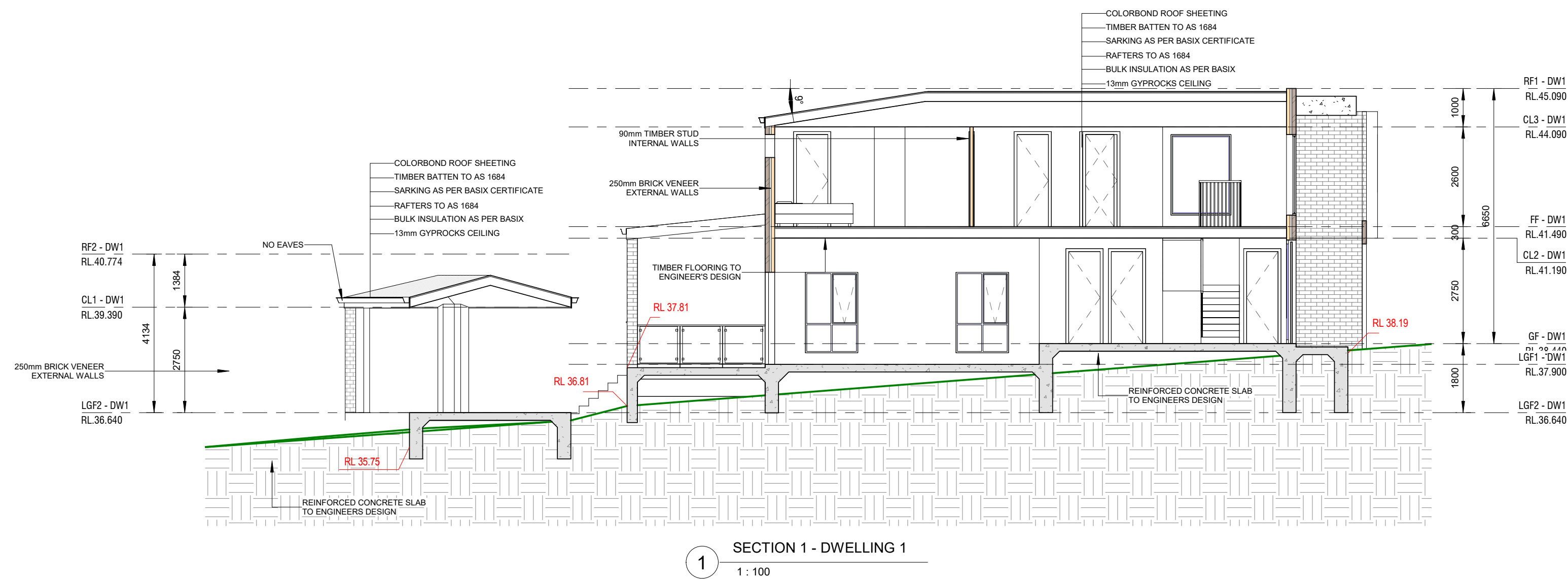
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22043	A02	A1
DESIGNED BY:	DATE:	
A.N.	21.12.2022	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	

5/12/2023 1:02:58 PM



B NUMBER: 22043	DWG NUMBER: A03	ORIGINAL SIZE: A1
SIGNED BY: N.	DATE: 21.12.2022	
DRAWN BY: N.	SCALE: AS SHOWN	





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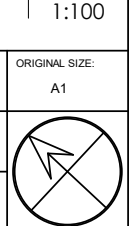
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**PROPOSED DEMOLITION OF EXISTING STRUCTURES, PROPOSED BATTLE
AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY
DWELLING AT THE FRONT AND REAR LOT**

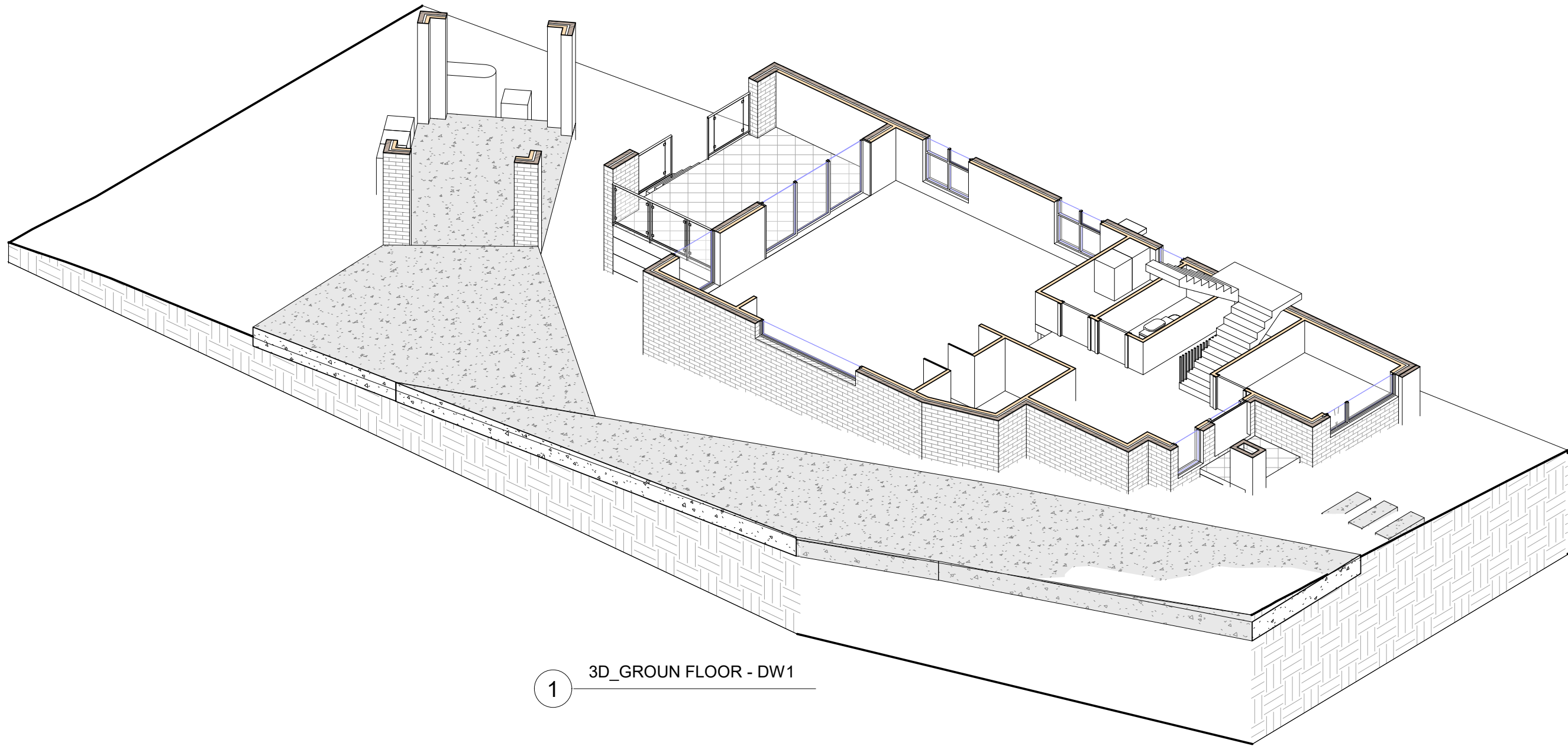
**8 HILLVIEW AVE, BANKSTOWN
LOT 16, DP 38787**
SECTION 1 AND 2

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

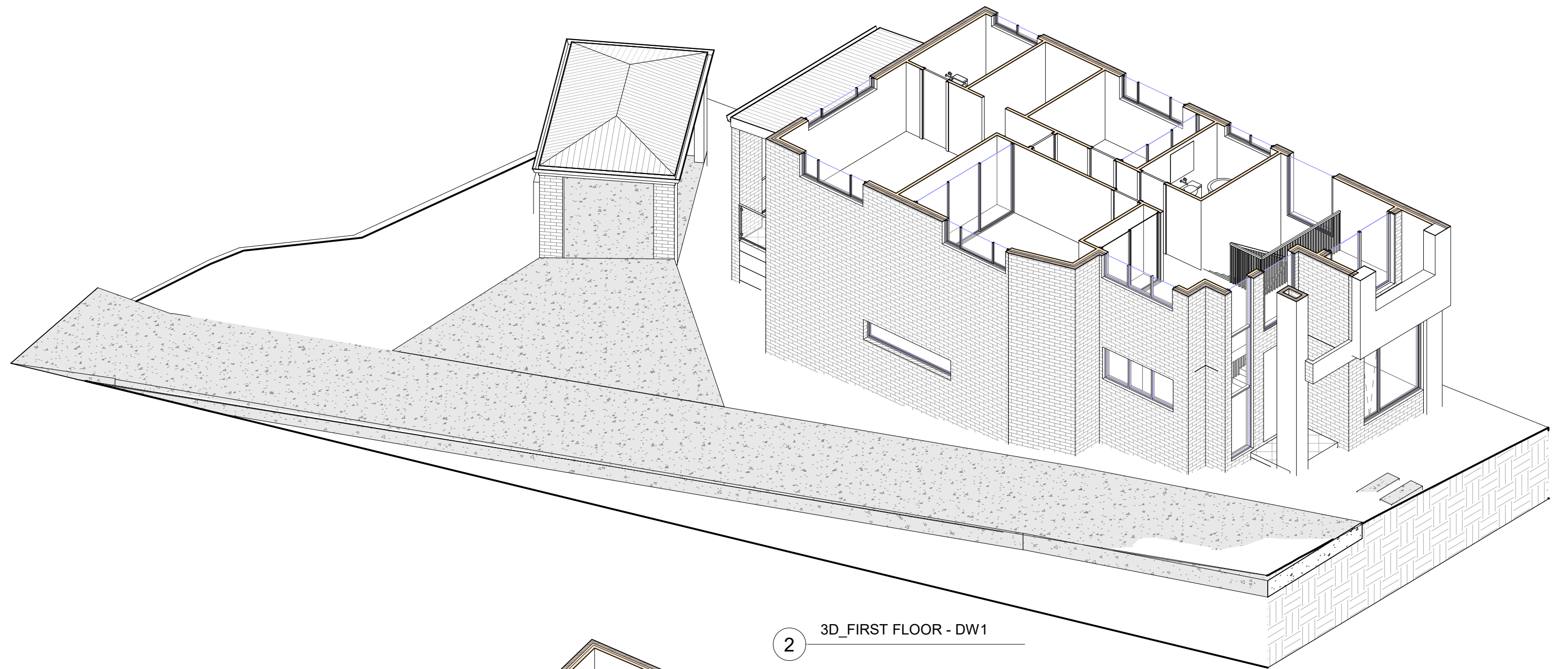
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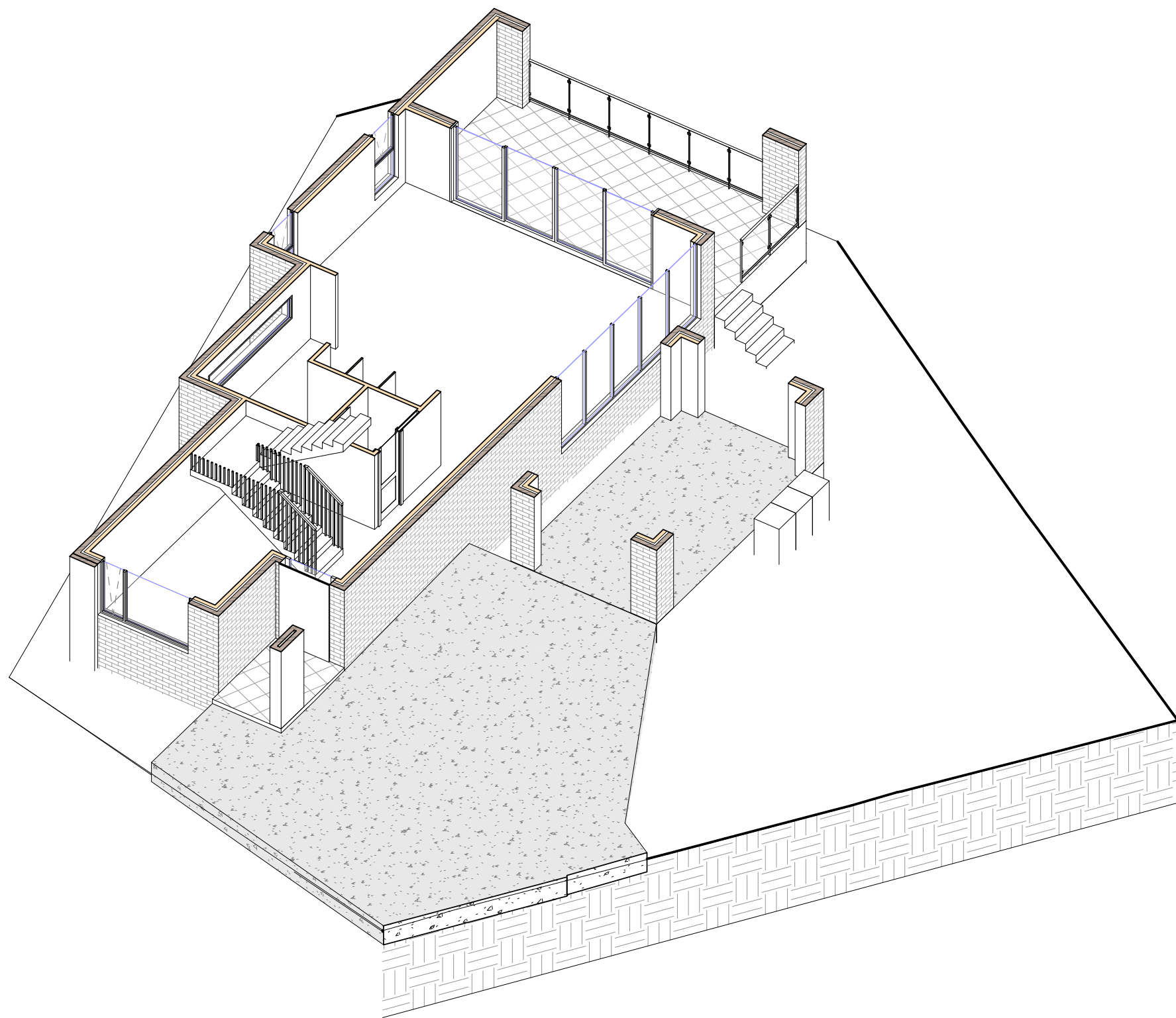
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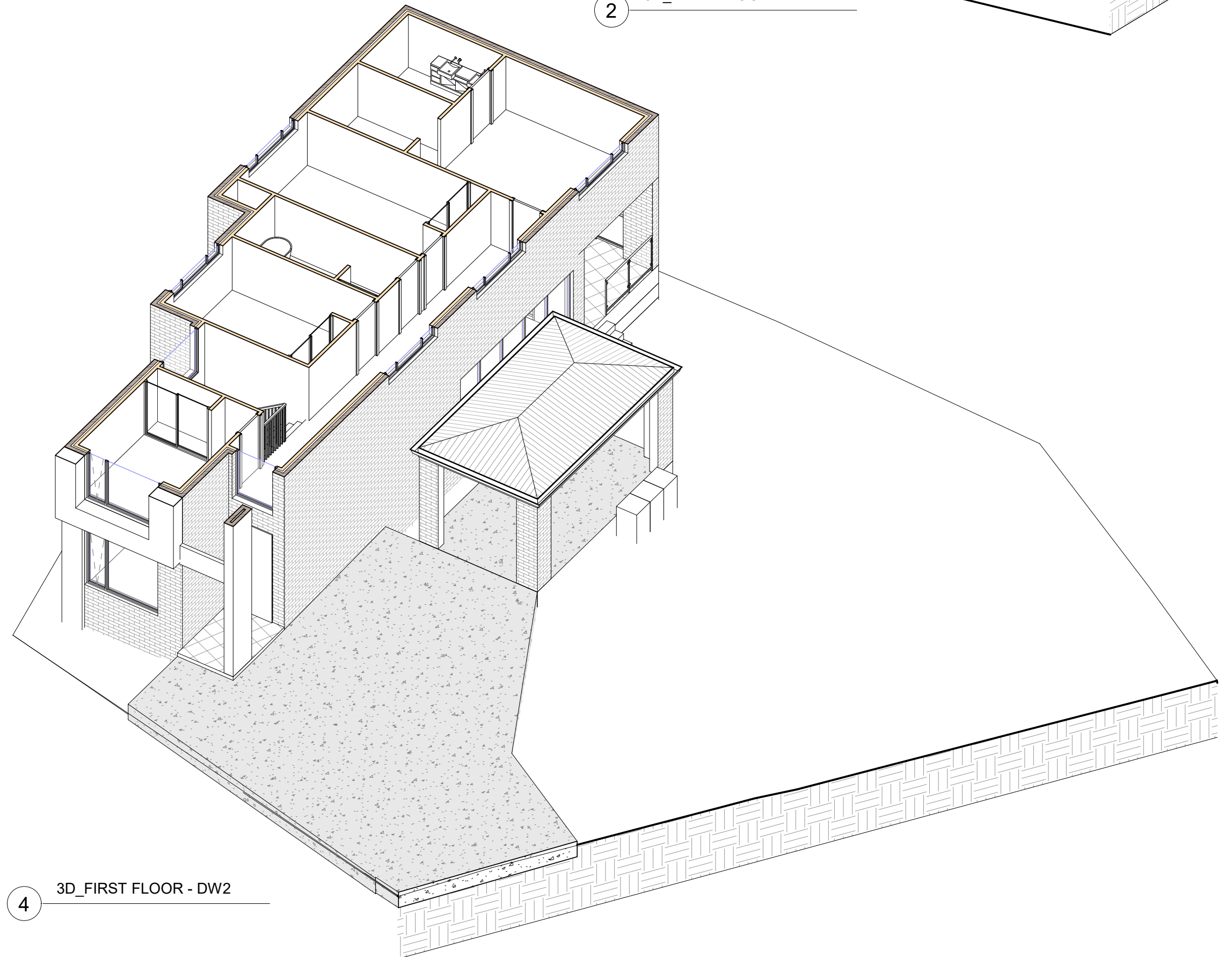
1 3D_GROUN FLOOR - DW1



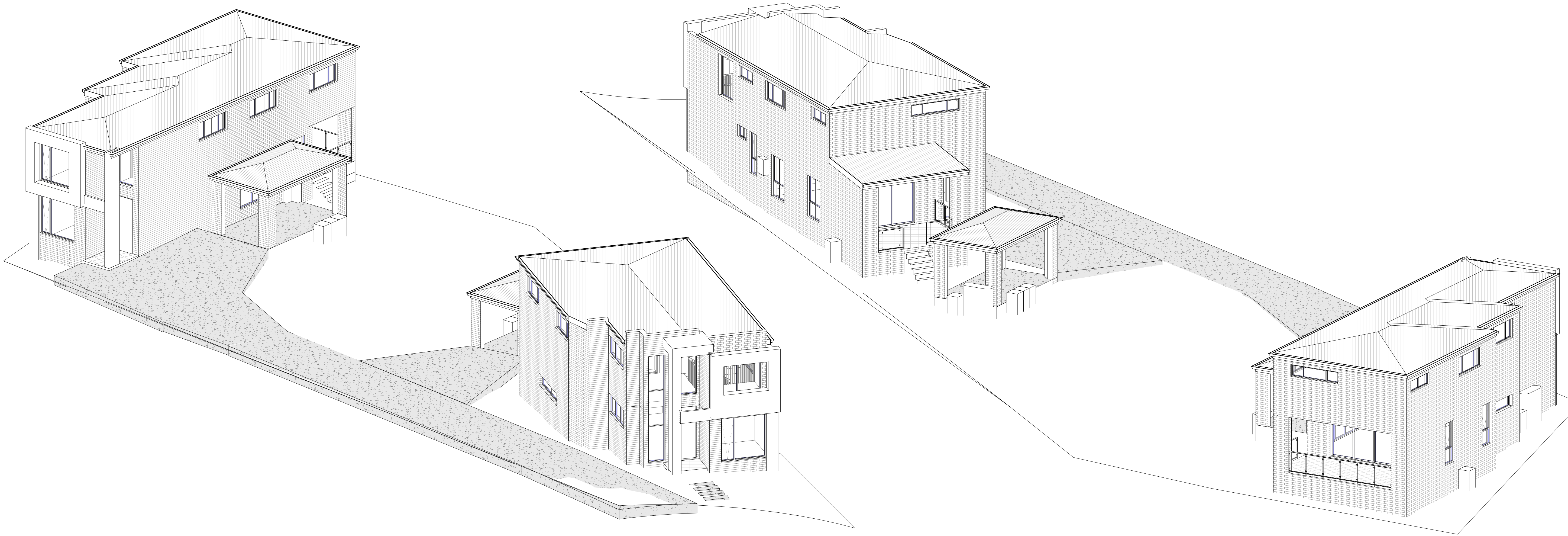
2 3D_FIRST FLOOR - DW1



3 3D_GROUND FLOOR - DW2



4 3D_FIRST FLOOR - DW2





07: ALUMINIUM WINDOWS & DOORS

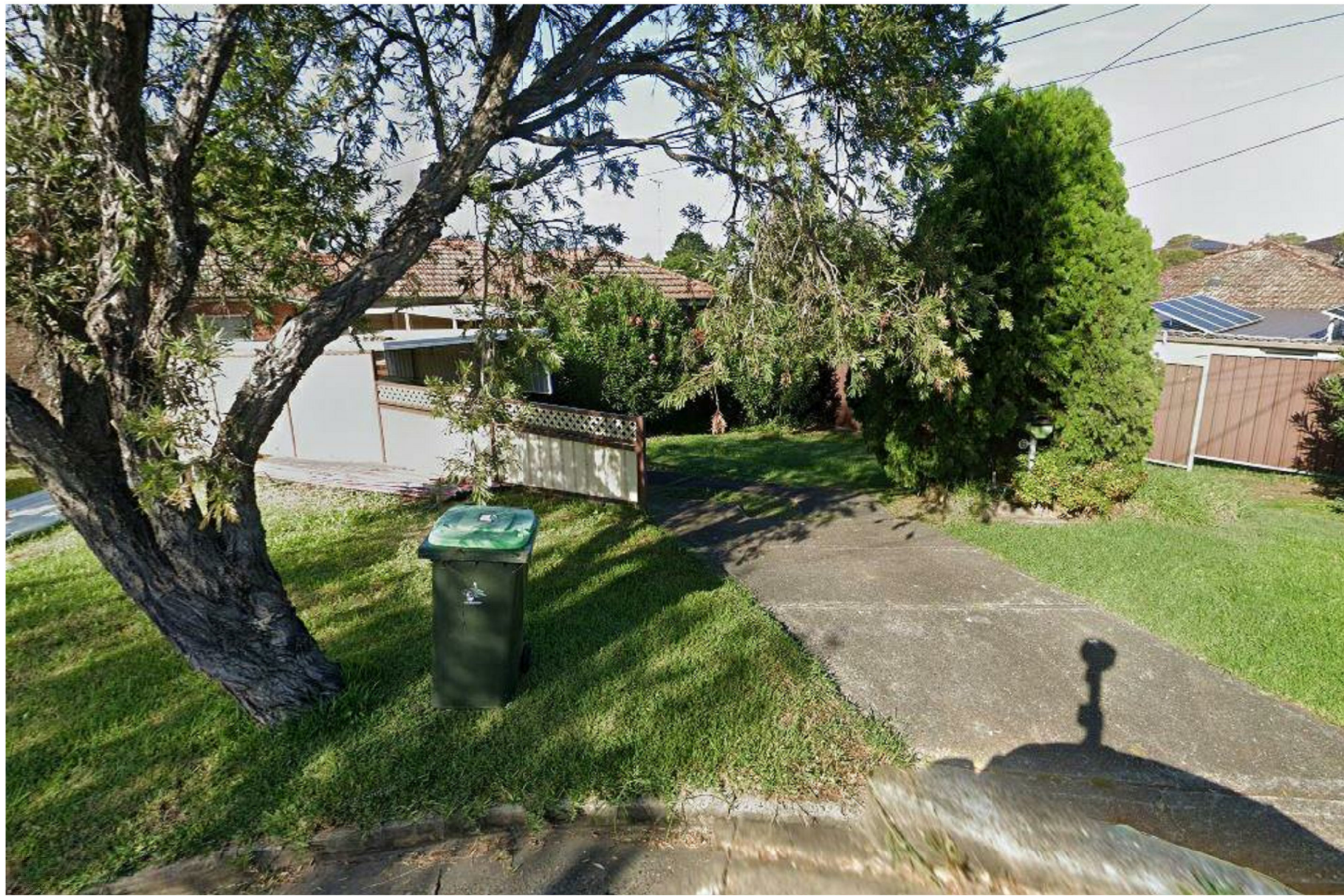
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No 8

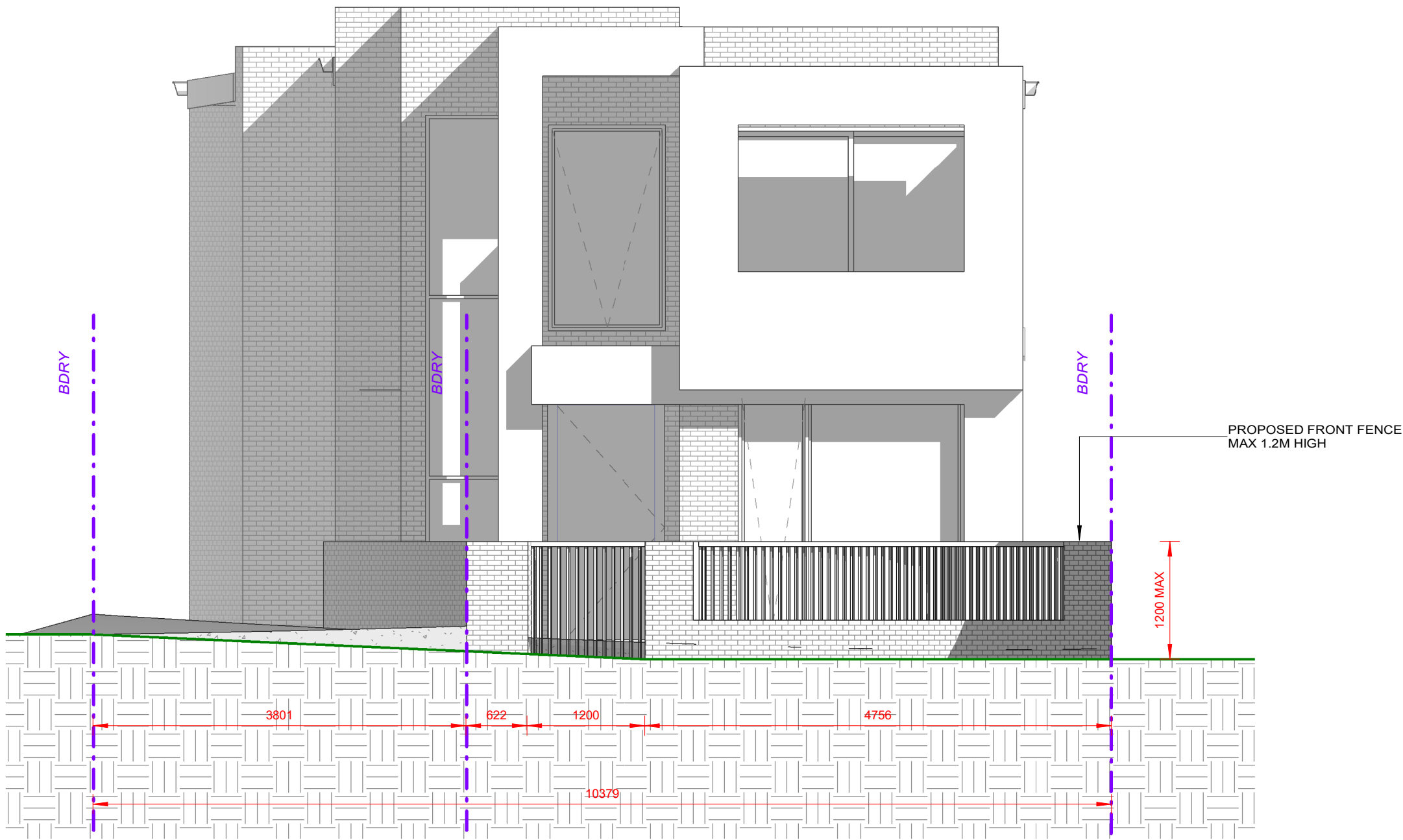


No 6



1 STREETScape VIEW

HILLVIEW AVE



2 FRONT FENCE ELEVATION
1 : 50

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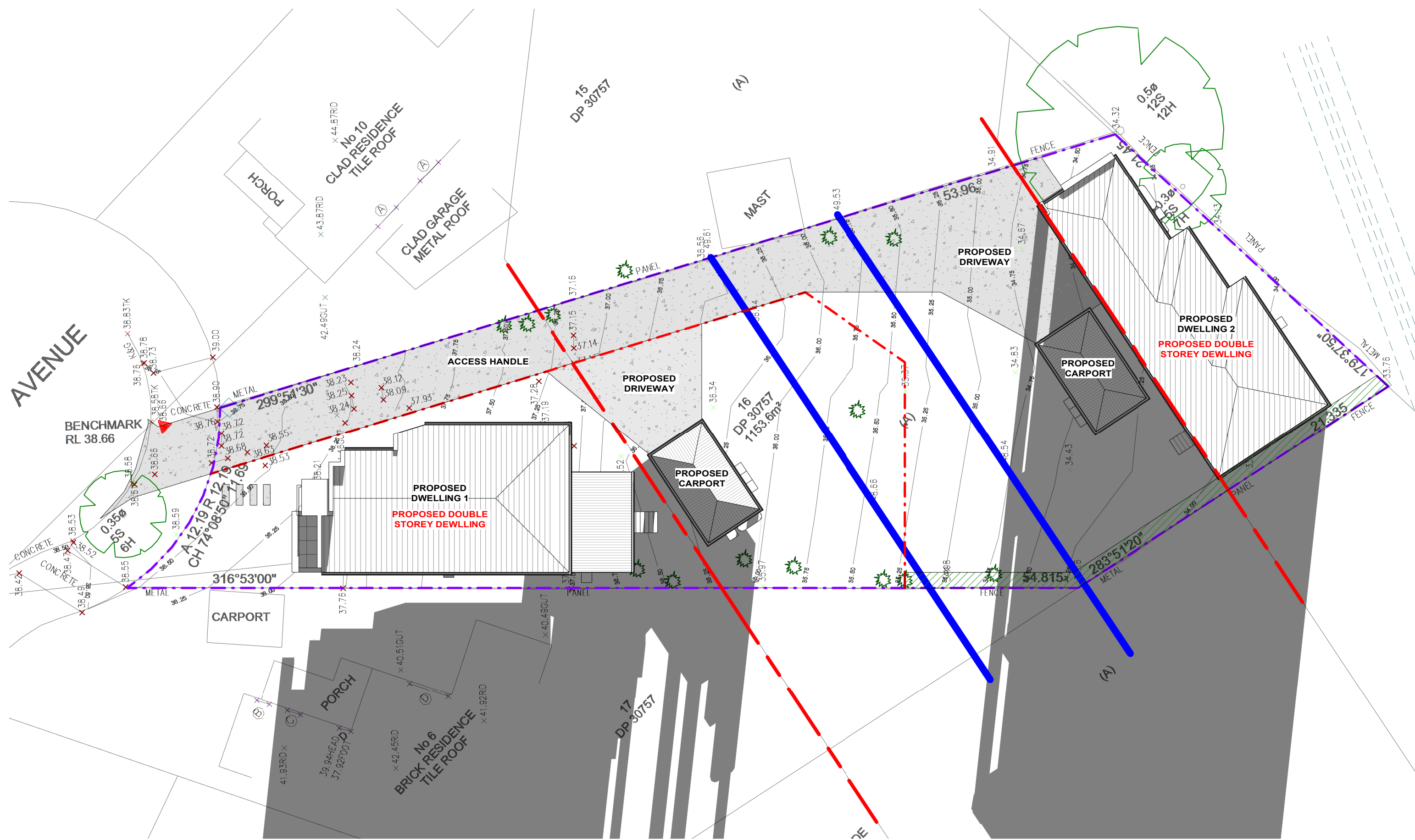
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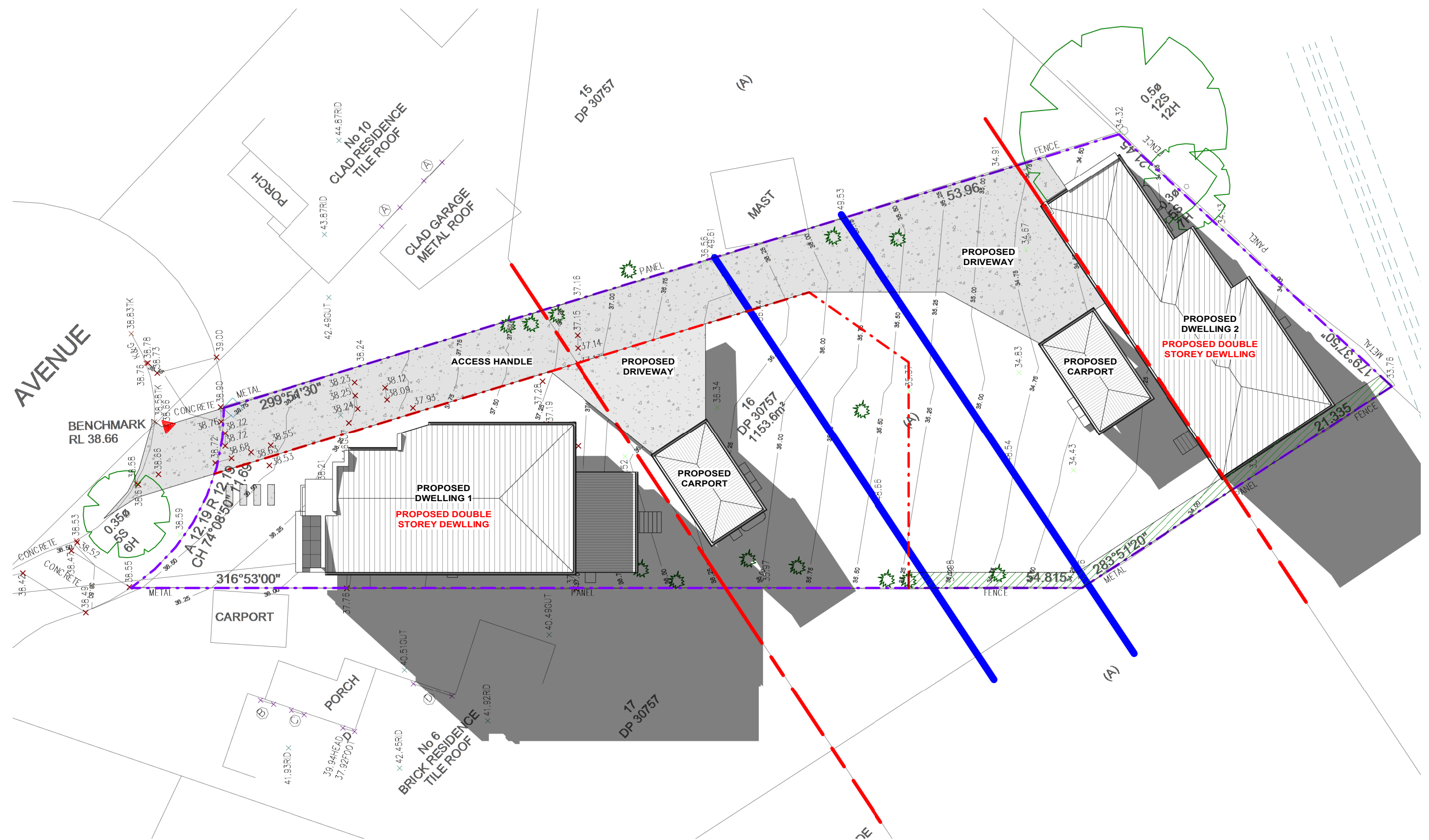
PROPOSED DEMOLITION OF EXISTING STRUCTURES, PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 2 STORY DWELLING AT THE FRONT AND REAR LOT		JOB NUMBER: 22043	DWG NUMBER: A10	ORIGINAL SIZE: A1
8 HILLVIEW AVE, BANKSTOWN LOT 16, DP 30757		DESIGNED BY: A.N.L.	DATE: 21.12.2022	
STREETSCAPE AND FRONT FENCE ELEVATION		DRAWN BY: A.N.L.	SCALE: AS SHOWN	

0 1 2 3 4m
1:100

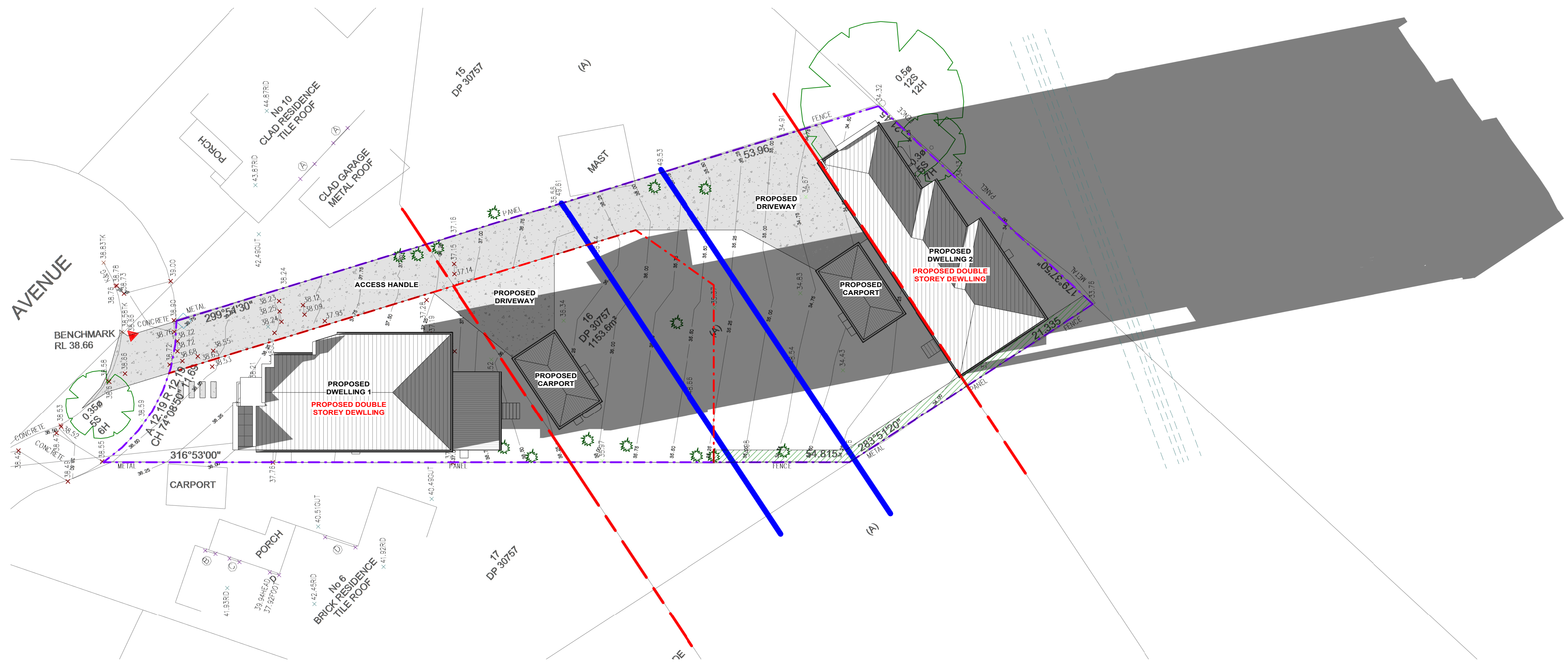
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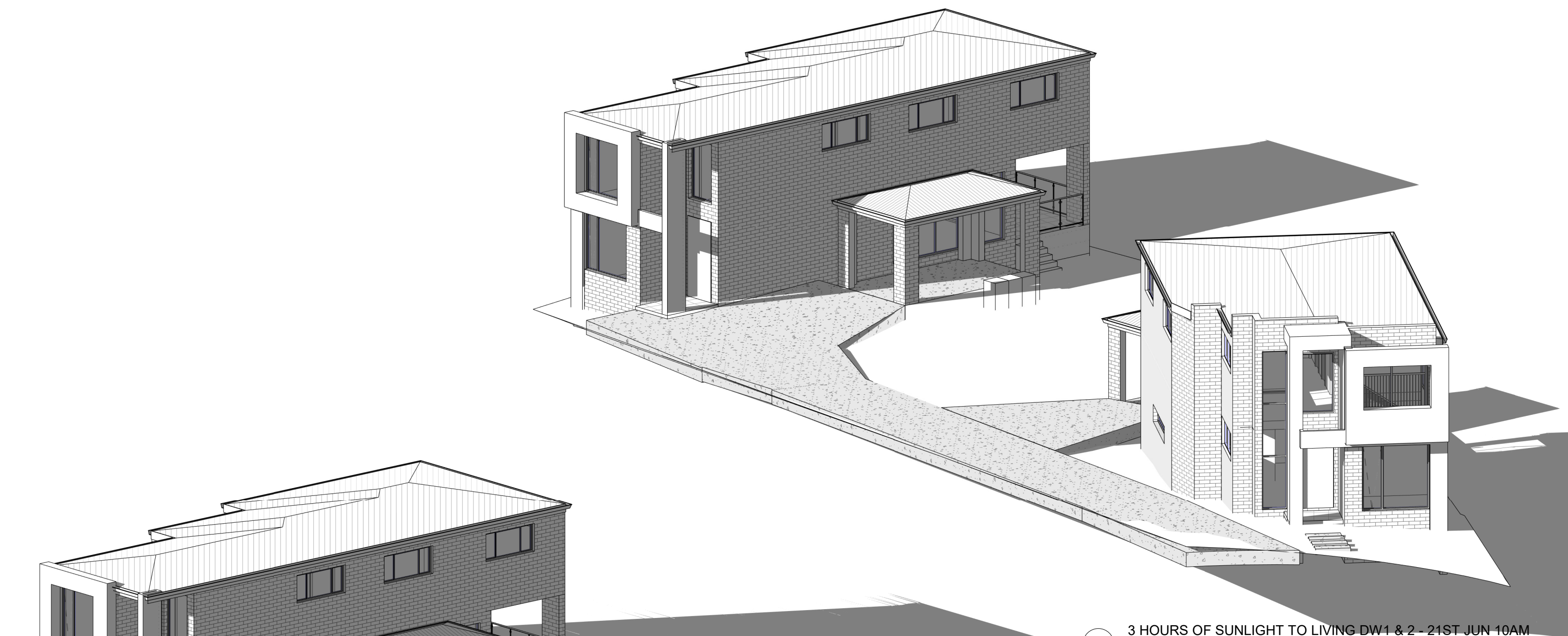
1 SHADOW DIAGRAM - 21ST JUN AT 8AM
1:200



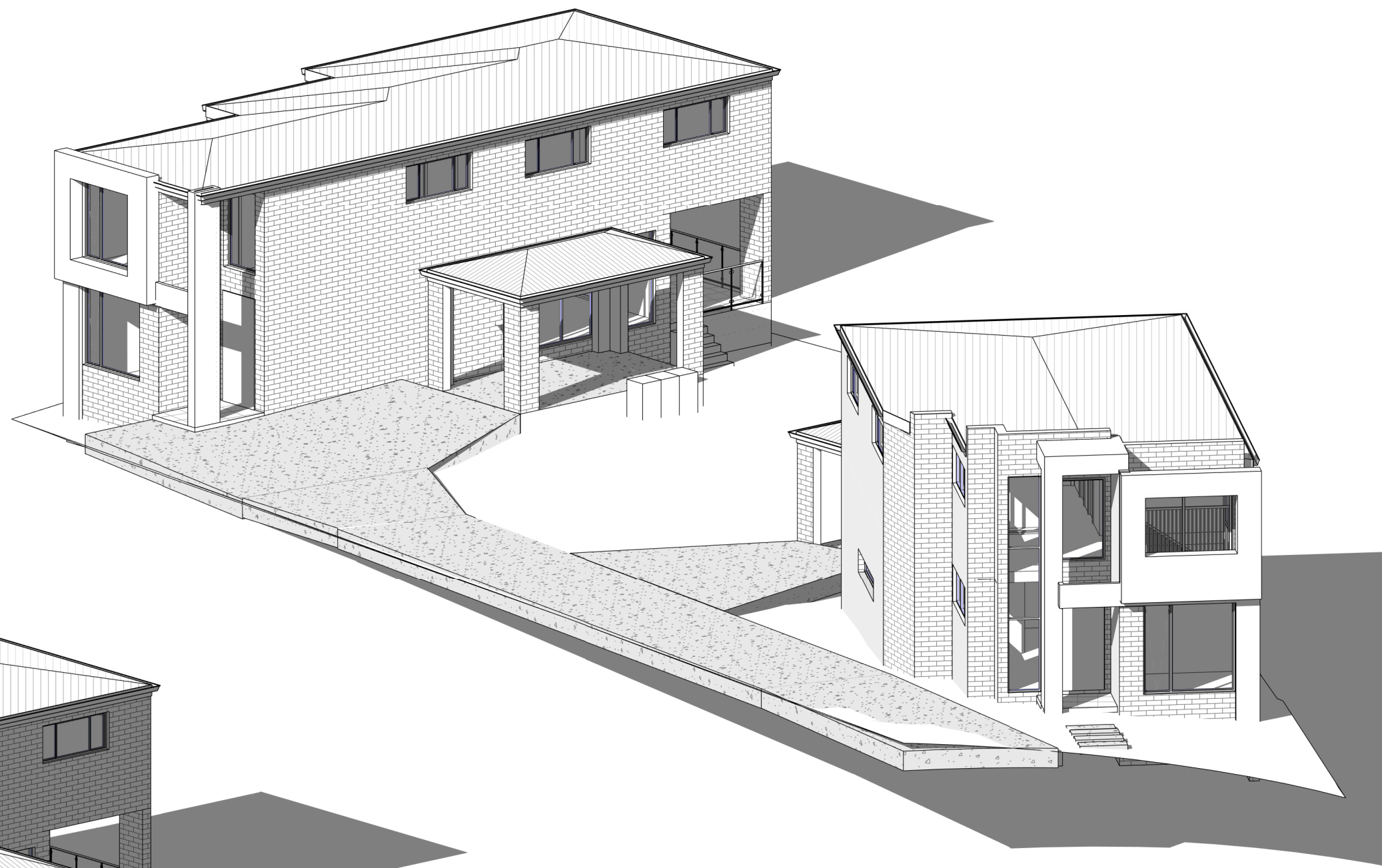
2 SHADOW DIAGRAM - 21ST JUN AT 12PM
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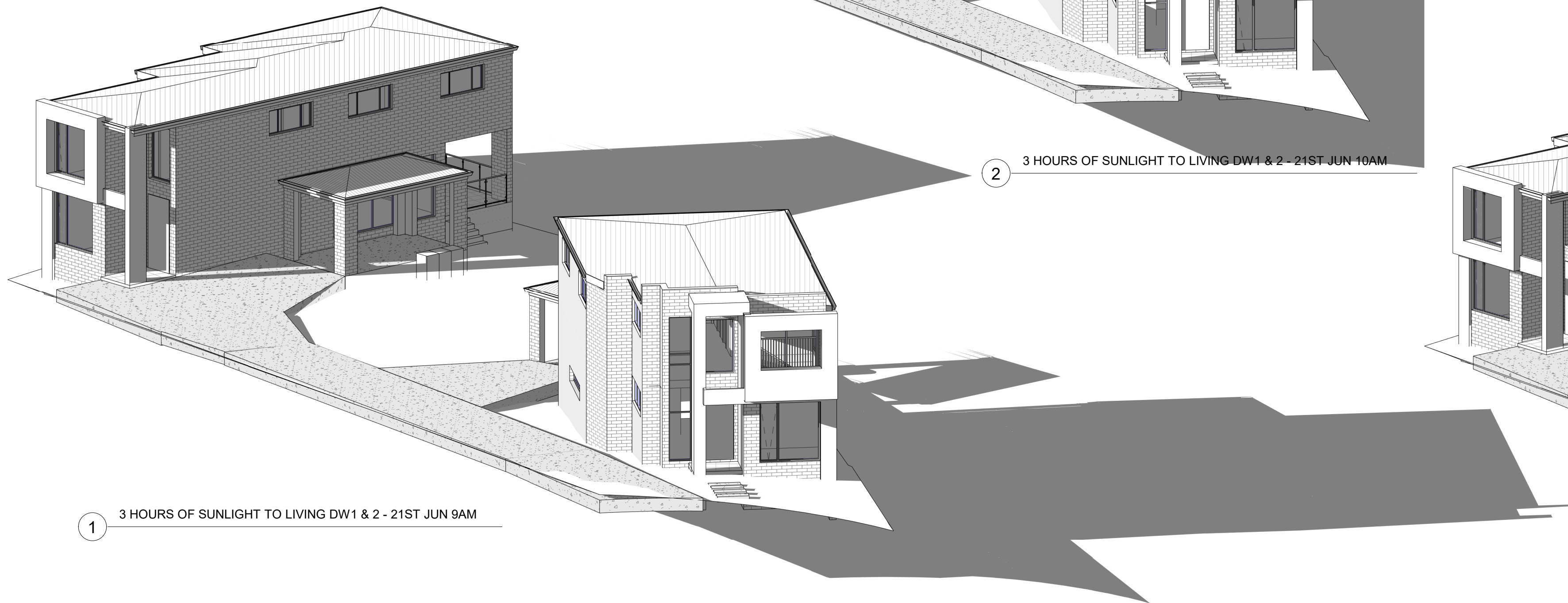
3 SHADOW DIAGRAM - 21ST JUN AT 4PM
1:200



2 3 HOURS OF SUNLIGHT TO LIVING DW1 & 2 - 21ST JUN 10AM



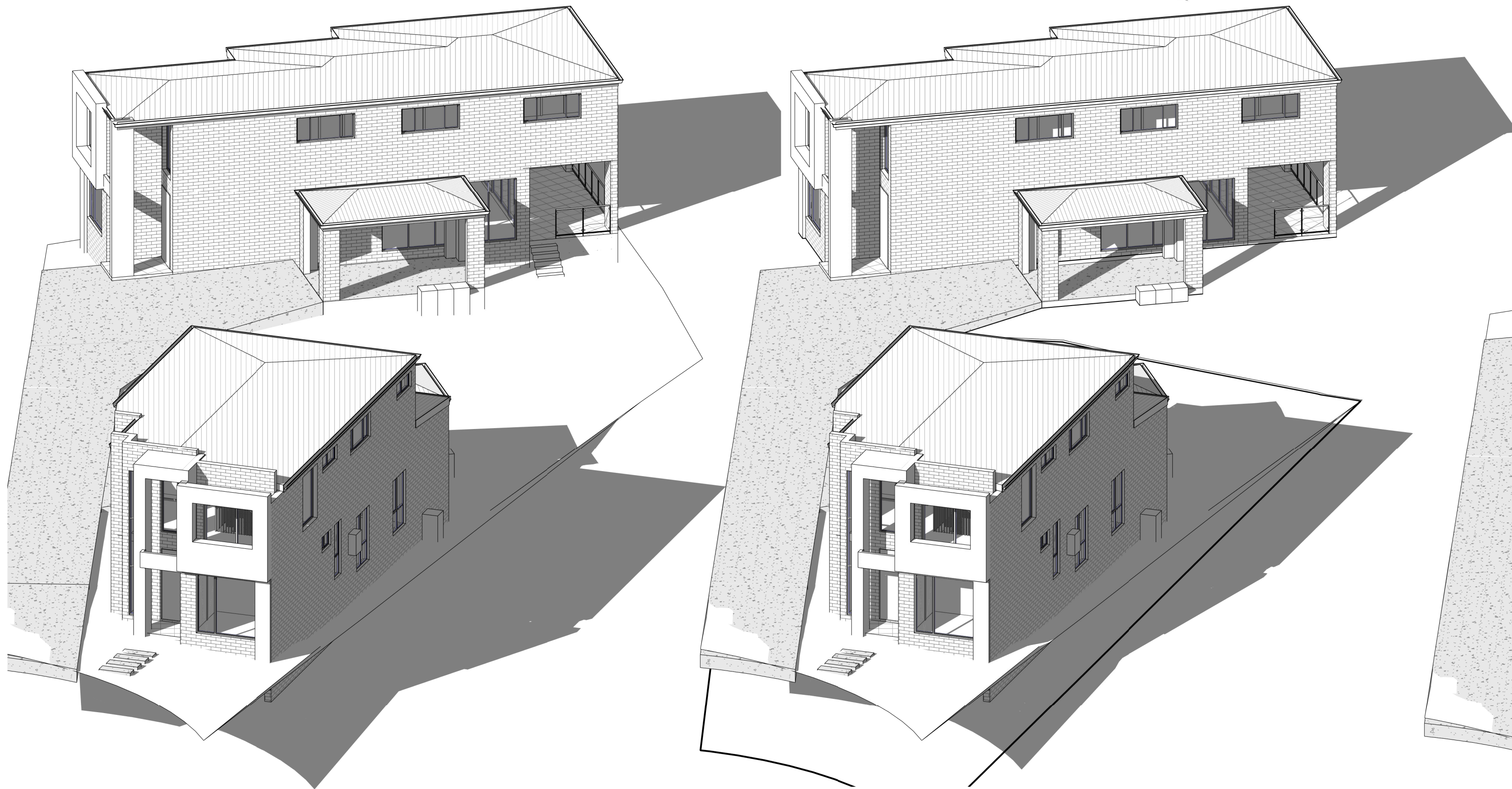
4 3 HOURS OF SUNLIGHT TO LIVING DW1 & 2 - 21ST JUN 12PM



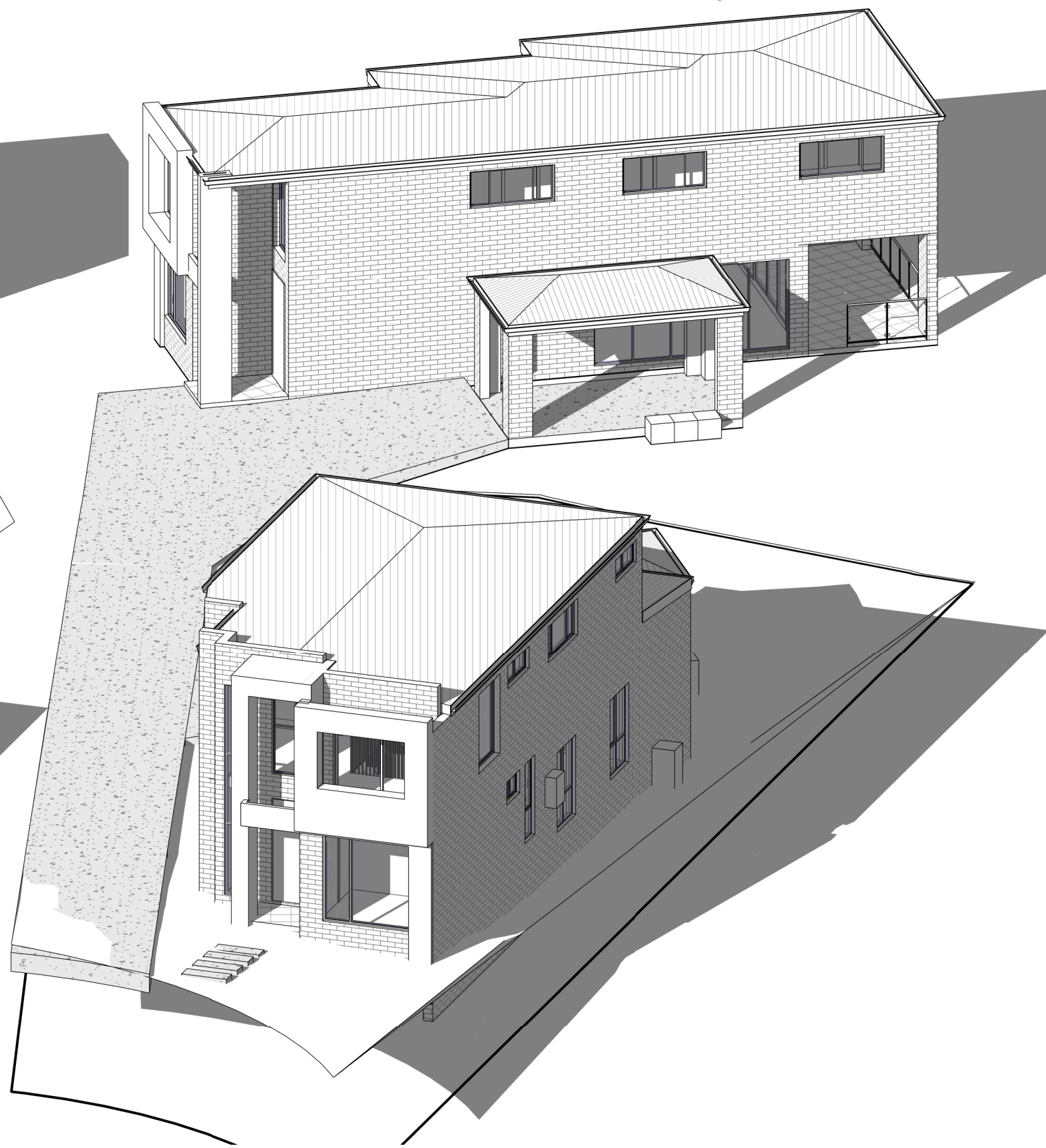
1 3 HOURS OF SUNLIGHT TO LIVING DW1 & 2 - 21ST JUN 9AM



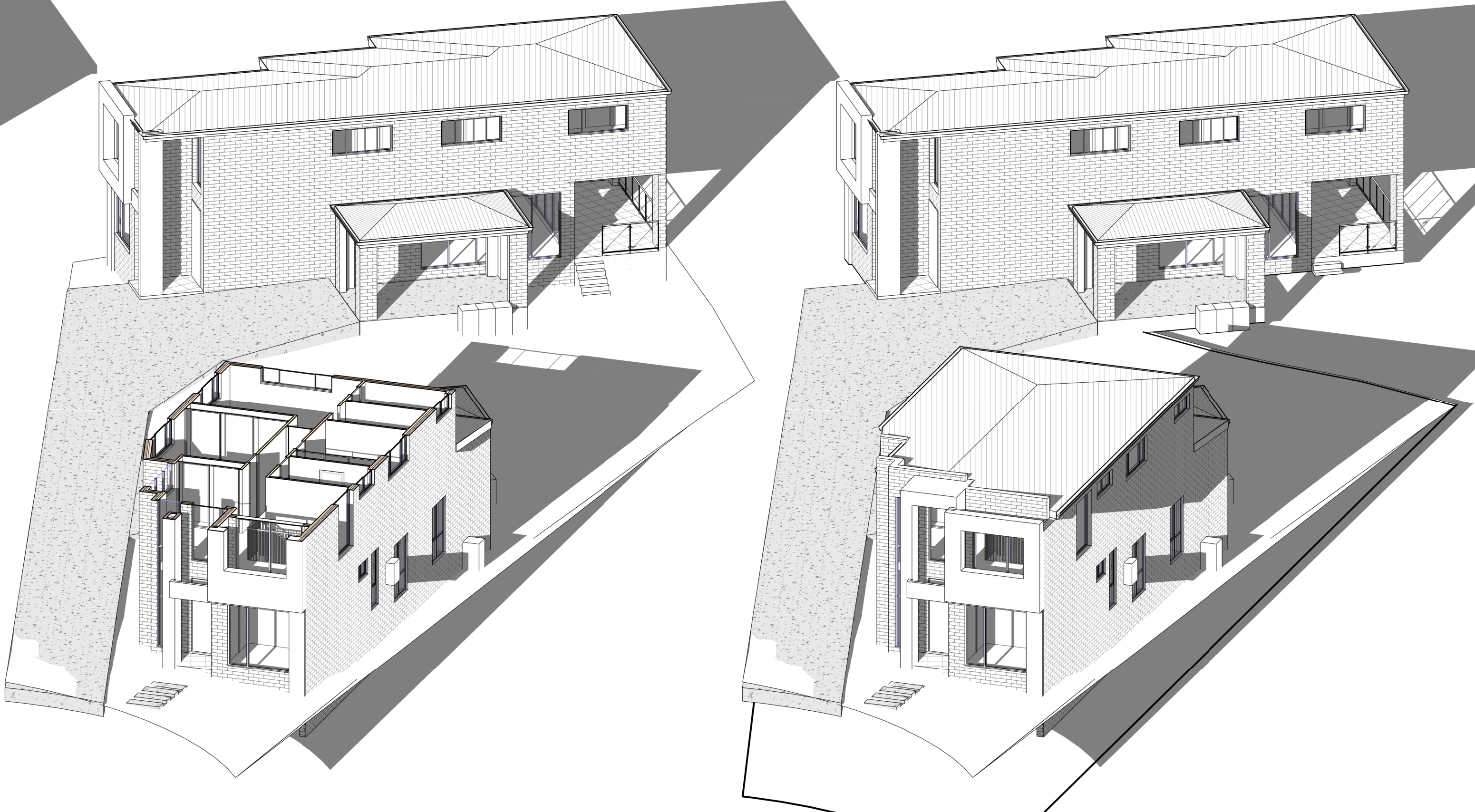
3 3 HOURS OF SUNLIGHT TO LIVING DW1 & 2 - 21ST JUN 11AM



5 3 HOURS OF SUNLIGHT TO LIVING DW1 & 2 - 21ST JUN 1PM



6 3 HOURS OF SUNLIGHT TO LIVING DW1 & 2 - 21ST JUN 2PM



7 3 HOURS OF SUNLIGHT TO LIVING DW1 & 2 - 21ST JUN 3PM

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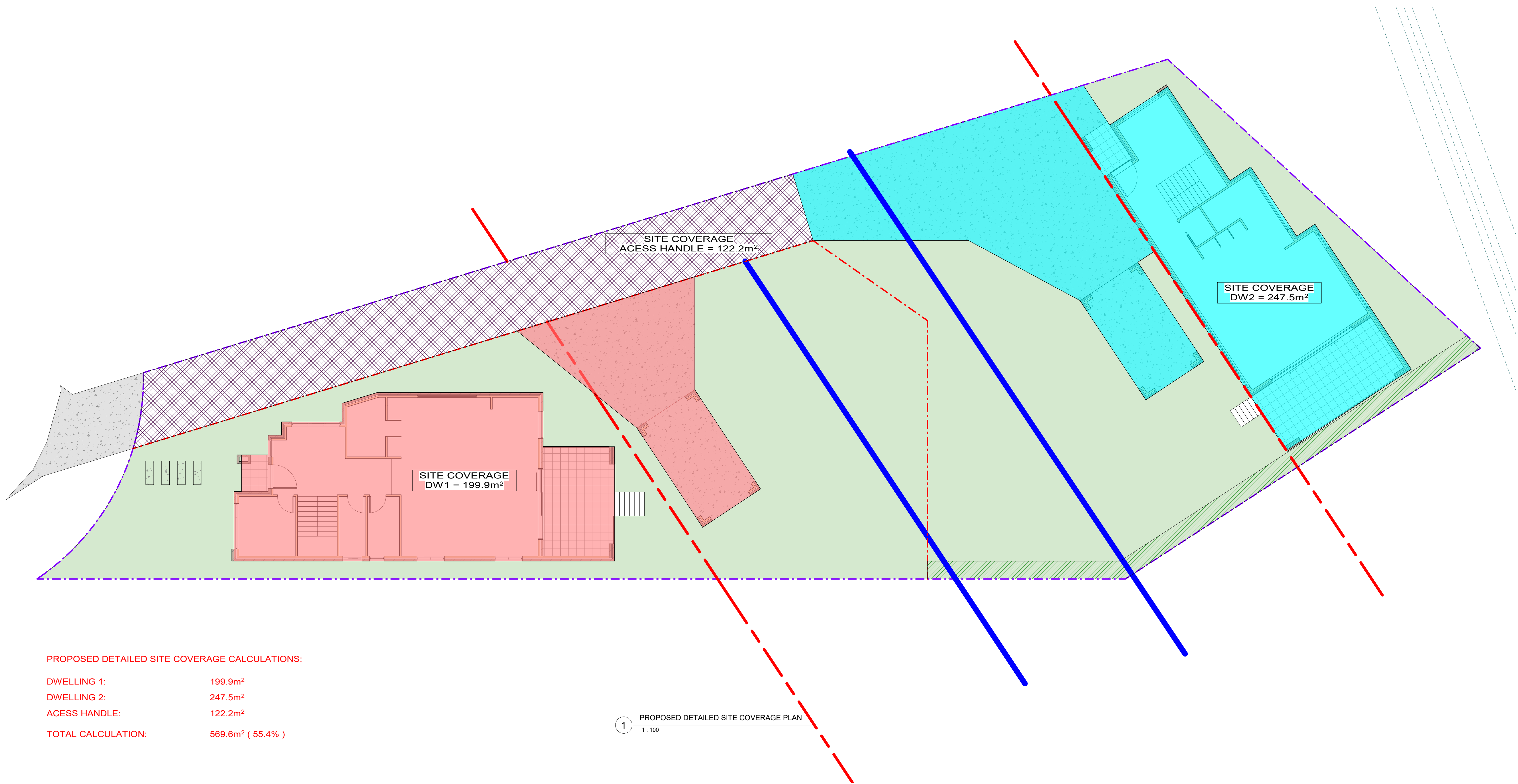
NEMCO DESIGN
STRUCTURAL ENGINEERING
& ARCHITECTURAL DESIGN

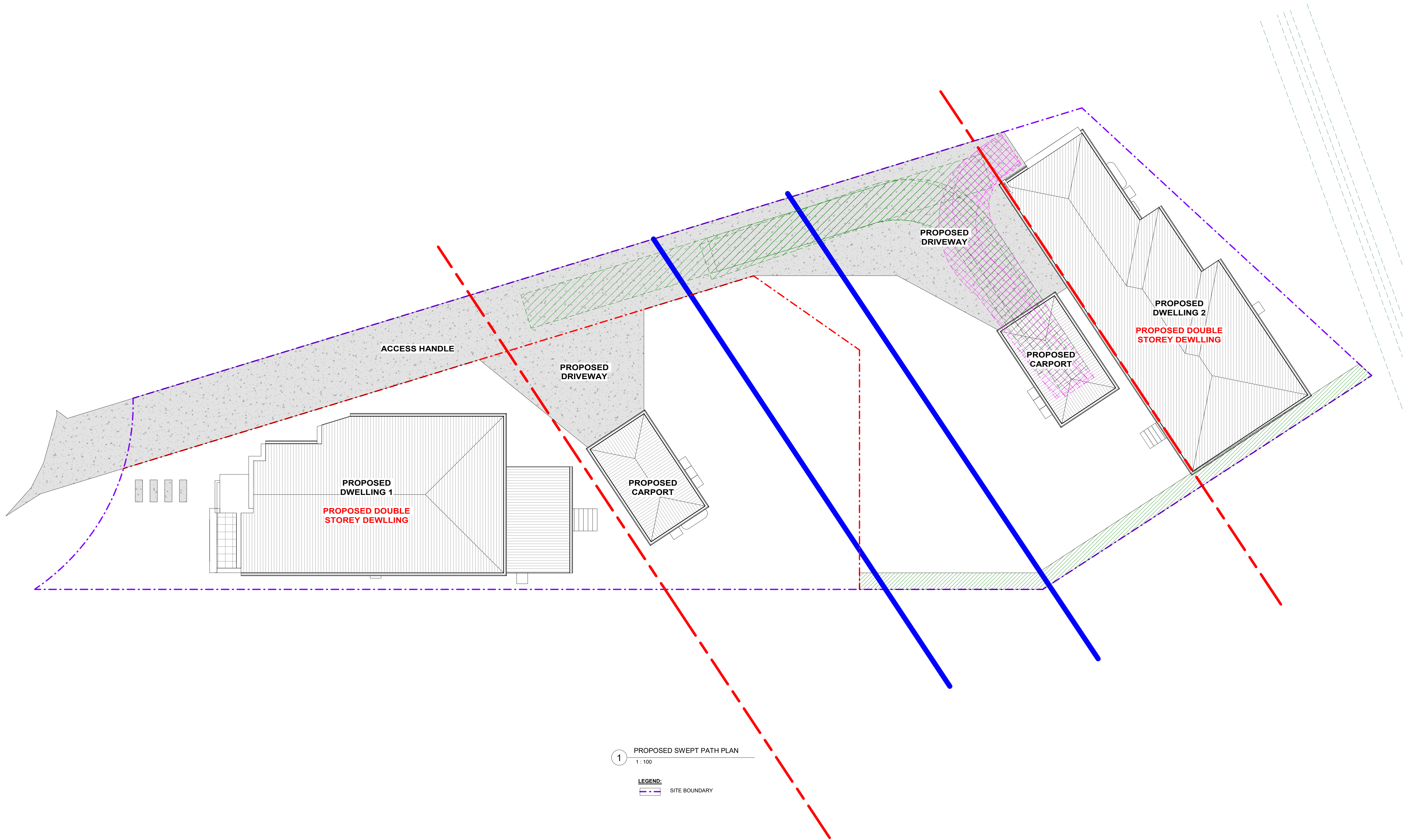
ADDRESS: 8 HILLVIEW AVE, BANKSTOWN
LOT 16, DP 98797
PROJECT NO: 22043

**PROPOSED DEMOLITION OF EXISTING STRUCTURES, PROPOSED BATTLE
AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF A 3 STORY
3 HOURS OF SUNLIGHT TO LIVING DW1 & 2 - 21ST JUN 4PM**
8 HILLVIEW AVE, BANKSTOWN
LOT 16, DP 98797
3 HOURS OF SUNLIGHT TO LIVING DW1, 2
& 3 - 21ST JUN

JOB NUMBER	DWG NUMBER	ORIGINAL SIZE
22043	A11.02	A1
DESIGNED BY	DATE	SCALE
A.N.	21.12.2022	AS SHOWN
DRAWN BY	SCALE	
A.N.	AS SHOWN	

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1 PROPOSED SWEPT PATH PLAN
1 : 100

LEGEND:
--- SITE BOUNDARY

REV	DATE	DESCRIPTION	BY
A	21.12.2022	ISSUED FOR DA	DK

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NEMCO DESIGN
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ADDRESS:
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401-410 CAMPBELL RD, BANKSTOWN,
NSW 2120
TEL: 02 962 686 222
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E: info@nemcodesign.com.au

**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 38757**

PROPOSED SWEPT PATH PLAN

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
22043	A13	A1
DESIGNED BY:	DATE:	
A.N.	21.12.2022	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	

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Single Dwelling

Certificate number: 1333795_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 1333795_03 lodged with the consent authority or certifier on with application PAN-320860.

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.



BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 3.0 | DAPWPA_03_01_0 Certificate No.: 1333795_04 Tuesday, 05 December 2023 page 1/9

Project summary			
Project name	DW1_8 Hillview Ave, Bankstown, 03_04		
Street address	8 HILLVIEW AVENUE BANKSTOWN 2200		
Local Government Area	Canterbury-Bankstown Council		
Plan type and plan number	Deposited Plan 30757		
Lot no.	16		
Section no.	-		
Project type	separate dwelling house		
No. of bedrooms	3		
Project score			
Water	✓ 40		Target 40
Thermal Comfort	✓ Pass		Target Pass
Energy	✓ 50		Target 50

Certificate Prepared by	
Name / Company Name	NEMCO DESIGN PTY. LTD.
ABN (if applicable)	4616616055

Description of project

Project address		Assessor details and thermal loads	
Project name	DW1_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/m ² /year)	n/a
Lot no.	16	Area adjusted heating load (MJ/m ² /year)	n/a
Section no.	-	Cooling fan in at least one bedroom	n/a
Project type	separate dwelling house	Cooling fan in at least one living room or other conditioned area	n/a
Site details			
Site area (m ²)	511	Water	✓ 40 Target 40
Roof area (m ²)	172	Thermal Comfort	✓ Pass Target Pass
Conditioned floor area (m ²)	187.0	Energy	✓ 50 Target 50
Unconditioned floor area (m ²)	15.0		
Total area of garden and lawn (m ²)	270		
Roof area of the existing dwelling (m ²)	0		

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 3.0 | DAPWPA_03_01_0 Certificate No.: 1333795_04 Tuesday, 05 December 2023 page 2/9

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or compelling development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments		Show on DA plans	Show on CCODC plans & specs	Certifier check
Landscape				
The applicant must plant indigenous or low water use species of vegetation throughout 40 square metres of the site.				
Features				
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 4.9 Litres 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 5 star in each toilet in the development.				
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.				
The applicant must install basin taps with a minimum rating of 5 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 172 square metres of the roof area of the development (including 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.)				

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 3.0 | DAPWPA_03_01_0 Certificate No.: 1333795_04 Tuesday, 05 December 2023 page 3/9

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
SD1.1	2400.00	3500.00	aluminium, single, clear	verandah 3000 mm, 2850 mm above head of window or glazed door	>4 m high, 5-8 m away
W1.14	800.00	2650.00	aluminium, single, clear	none	>4 m high, 5-8 m away
South-West facing					
W1.16	800.00	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	800.00	2170.00	aluminium, single, clear	none	>4 m high, <2 m away
W1.15	800.00	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
W1.8	800.00	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, 2-6 m away
W1.1	2400.00	2300.00	aluminium, single, clear	solid overhang 300 mm, 1550 mm above head of window or glazed door	>4 m high, 2-5 m away
W1.2	5550.00	880.00	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 | DAPWPA_03_01_0 Certificate No.: 1333795_04 Tuesday, 05 December 2023 page 6/9

Single Dwelling

Certificate number: 1333585_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 1333585_03 lodged with the consent authority or certifier on with application PAN-320860.

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.



BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 3.0 | DAPWPA_03_01_0 Certificate No.: 1333585_04 Tuesday, 05 December 2023 page 1/9

Project summary			
Project name	DW2_8 Hillview Ave, Bankstown, 03_04		
Street address	8 HILLVIEW AVENUE BANKSTOWN 2200		
Local Government Area	Canterbury-Bankstown Council		
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)	4616616055

Description of project

Project address		Assessor details and thermal 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/m ² /year)	n/a
Lot no.	16	Area adjusted heating load (MJ/m ² /year)	n/a
Section no.	-	Cooling fan in at least one bedroom	n/a
Project type	separate dwelling house	Cooling fan in at least one living room or other conditioned area	n/a
No. of bedrooms	4		
Site details			
Site area (m ²)	510	Water	✓ 40 Target 40
Roof area (m ²)	143	Thermal Comfort	✓ Pass Target Pass
Conditioned floor area (m ²)	189.8	Energy	✓ 53 Target 50
Unconditioned floor area (m ²)	12.2		
Total area of garden and lawn (m ²)	264		
Roof area of the existing dwelling (m ²)	0		

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 3.0 | DAPWPA_03_01_0 Certificate No.: 1333585_04 Tuesday, 05 December 2023 page 2/9

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or compelling development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments		Show on DA plans	Show on CCODC plans & specs	Certifier check
Landscape				
The applicant must plant indigenous or low water use species of vegetation throughout 20 square metres of the site.				
Features				
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 4.9 Litres 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 basin 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 square metres of the roof area of the development (including 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.)				

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 3.0 | DAPWPA_03_01_0 Certificate No.: 1333585_04 Tuesday, 05 December 2023 page 3/9

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	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 away
East facing					
W2.3	2100.00	850.00	aluminium, single, clear	none	>4 m high, 5-8 m away
W2.10	800.00	1570.00	aluminium, single, clear	none	>4 m high, <2 m away
W2.12	800.00	1810.00	aluminium, single, clear	none	>4 m high, <2 m away
W2.2	800.00	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, <2 m away
W2.9	970.00	2170.00	aluminium, single, clear	none	>4 m high, 5-8 m away
South facing					
SD2.1	2400.00	4800.00	aluminium, single, clear	verandah 3300 mm, 2850 mm above head of window or glazed door	>4 m high, 5-8 m away
W2.13	800.00	2650.00	aluminium, single, clear	none	>4 m high, 5-8 m away
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	3000.00	aluminium, single, clear	none	>4 m high, <2 m away

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 3.0 | DAPWPA_03_01_0 Certificate No.: 1333585_04 Tuesday, 05 December 2023 page 6/9

Energy Commitments		Show on DA plans	Show on CCODC 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 20 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 (not table).				
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 (not table).				
The cooling system must provide for daylight 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 (not table).				
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 (not table).				
The heating system must provide for daylight 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 facade or roof; Operation control: manual switch on/off				
Kitchen: individual fan, not ducted; Operation control: manual switch on/off				
Laundry: individual fan, ducted to facade or roof; Operation control: manual switch on/off				
Artificial lighting				

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 3.0 | DAPWPA_03_01_0 Certificate No.: 1333585_04 Tuesday, 05 December 2023 page 7/9

Energy Commitments		Show on DA plans	Show on CCODC plans & specs	Certifier check
Hot water				
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				
• 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 bedrooms/toilets in the development for natural lighting.				
Other				
The applicant must construct each refrigerative 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.				

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 3.0 | DAPWPA_03_01_0 Certificate No.: 1333585_04 Tuesday, 05 December 2023 page 8/9

Thermal Comfort Commitments		Show on DA plans	Show on CCODC plans & specs	Certifier check
Do-yourself Method				
General features				
The dwelling must not have more than 2 storeys.		✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.		✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 20 square metres.		✓	✓	✓
The dwelling must not contain third level habitable attic room.		✓	✓	✓
Floor, walls and ceiling/roof				
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.		✓	✓	✓