DA ISSUE

REVISION B

PROPOSED RESIDENCE FOR

GEORGE ILIAS

AT

7 HILLTOP AVE,
PADSTOW HEIGHTS, NSW 2211

SHEET LEGEND

SHEET NO.	DRAWING DESCRIPTION
01	COVER
02	EXIST/DEMO SITE PLAN
03	PROPOSED SITE PLAN
04	FLOOR PLAN BASEMENT
05	FLOOR PLAN LOWER
06	FLOOR PLAN UPPER
07	3D VIEWS
08	ELEVATIONS A & B
09	ELEVATIONS C & D
10	SITE OVERSHADOWING PLAN - JUNE
11	SITE OVERSHADOWING PLAN - SEPT
12	FLOOR SPACE RATIO
13	CROSS SECTION
14	DRIVEWAY GRADIENT
15	ROOF PLAN
16	WASTE MAN. + SITE ANALYSIS
17	SEDIMENT CONTROL
18	LANDSCAPE PLAN
19	FINISHES
20	NOTIFICATION PLAN
21	BASIX COMMITMENTS
22	DRAINAGE PLAN

ARTECH STUDIO
P. 0424631155 E. CONTACT@ARTECHSTUDIO.COM.AU

DATE.
25/03/24

REF. B
ISSUE. DA ISSUE

CLIENT.
GEORGE ILIAS

PROJECT.
PROPOSED RESIDENCE

PROJECT ADDRESS.
7 HILLTOP AVE,
PADSTOW HEIGHTS,
NSW 2211

DRAWN: NC
SCALE AS SHOWN @ A3

DRAWING REFERENCE

01

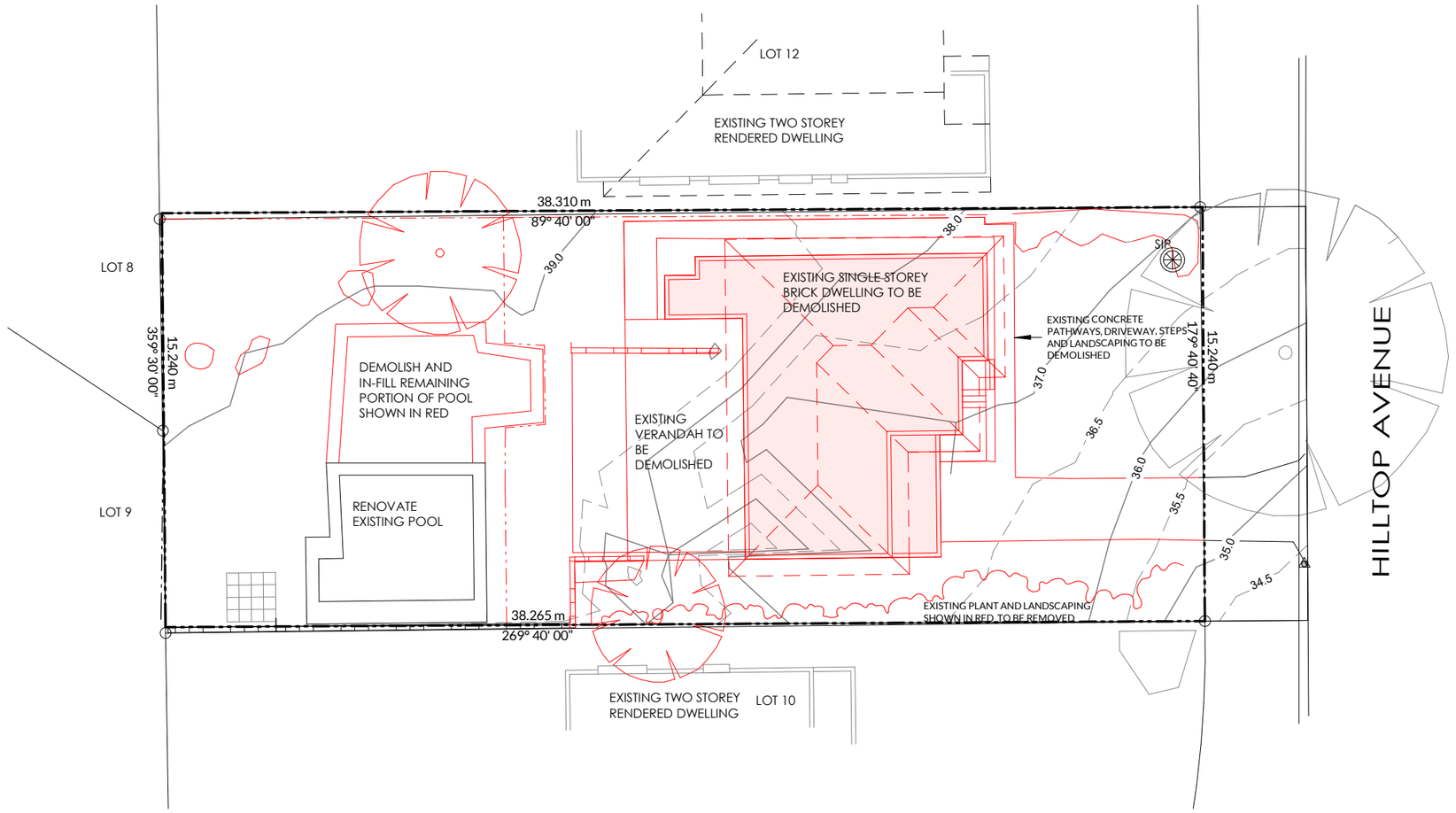
PROPERTY DESCRIPTION

LOT: 11 DP 30948
SUBURB: PADSTOW HEIGHTS
LOCAL AUTHORITY: CANTERBURY - BANKSTOWN

ONLINE MAPPING AERIAL VIEW

LEGEND

- GM — UNDERGROUND GAS MARKER
- H — HYDRANT
- STORM WATER PIT
- W — WATER CONNECTION
- ELECTRICAL TURRET
- T — TELSTRA PIT
- MAN HOLE
- DP — 100mm DOWN PIPE
- PP — POWER POLE
- STREET LIGHT
- SITE BENCH MARK
- SEWER LINE
- CONTOUR LINE
- EXISTING RETAINING
- NEW RETAINING
- ROOF LINE
- STORM WATER LINE
- FENCE
- ELECTRICAL
- TELSTRA COMMUNICATIONS
- WATER LINE



EXIST/DEMO SITE PLAN

SCALE 1 : 200

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02

NOTES:-

SURFACE HEIGHTS
PRESSURE SEWER UNIT TO BE HIGHER THAN SURROUNDING SURFACE MATERIAL.

EXISTING FOOTPATHS
ALL EXISTING FOOTPATHS ARE TO BE RETAINED.

DRIVEWAY CROSSOVER
DRIVEWAY CROSSOVER FROM BOUNDARY TO KERB IS TO BE IN ACCORDANCE WITH **BANKSTOWN CITY COUNCIL'S** SPECIFICATIONS. REFER TO FINISHES SCHEDULE DRG. 19 FOR FINISH TO REMAINDER OF DRIVEWAY.

PROPERTY DESCRIPTION

LOT: 11 DP 30948
SUBURB: PADSTOW HEIGHTS
LOCAL AUTHORITY: CANTERBURY - BANKSTOWN

TOTAL LANDSCAPED AREA - 246.3m² (42.2%)

BUSHFIRE ATTACK LEVEL - LOW

SITE LEVELS:

BASEMENT F.F.L. -	36.800
PORCH F.F.L. -	36.800
LOWER F.F.L. -	39.600
LOWER F.F.L. 2 -	39.100
ALFRESCO F.F.L. -	39.100
UPPER F.F.L. -	42.500

ONLINE MAPPING AERIAL VIEW

LEGEND

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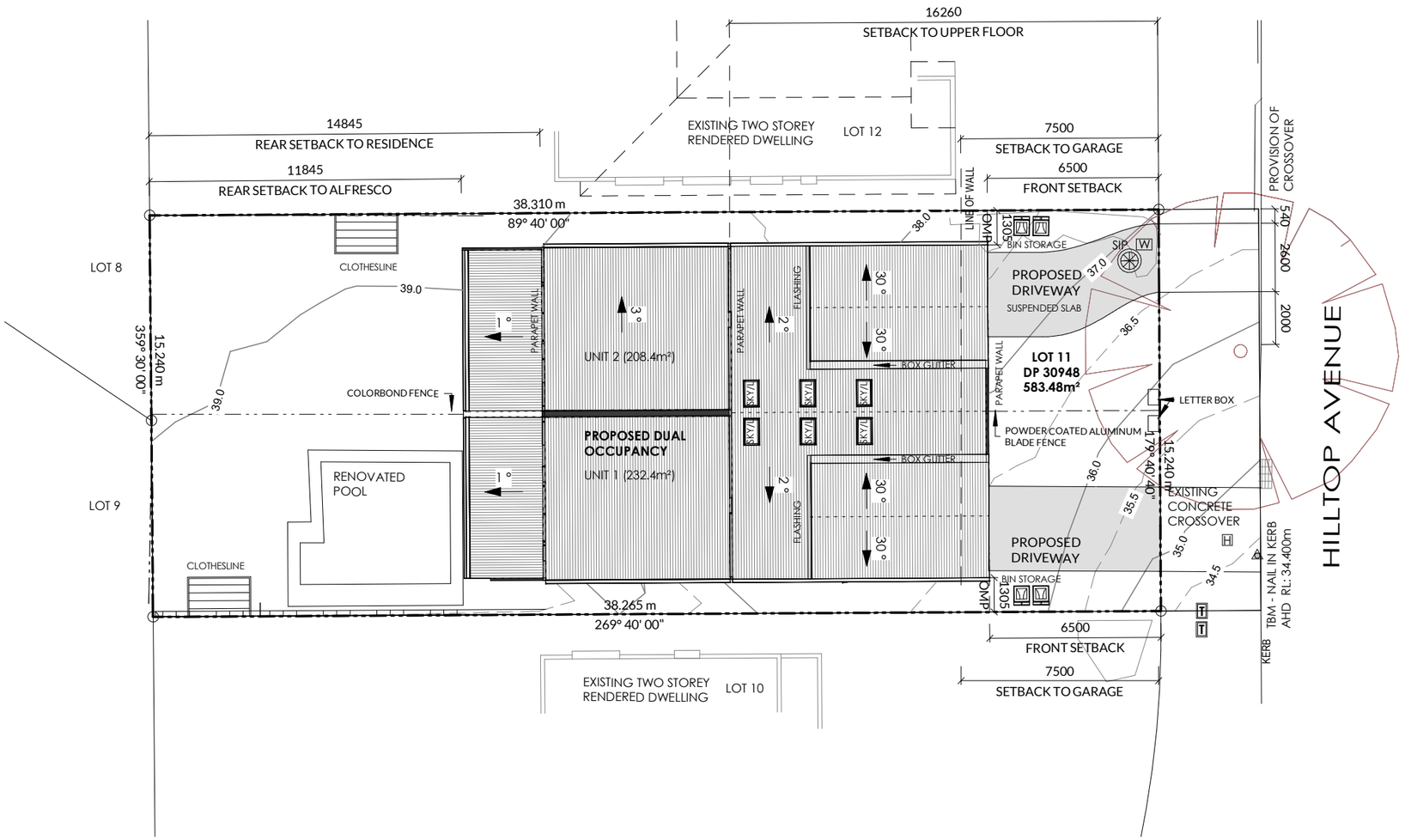
- WATER LINE



PROPOSED SITE PLAN
SCALE 1 : 200

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03

FLOOR AREAS

UNIT 1 - ALFRESCO	18.9 m²
UNIT 1 - BASEMENT	68.0 m²
UNIT 1 - LIVING LOWER	102.7 m²
UNIT 1 - PORCH	2.5 m²
UNIT 1 - UPPER	40.3 m²
UNIT 2 - ALFRESCO	18.9 m²
UNIT 2 - BASEMENT	44.1 m²
UNIT 2 - LIVING LOWER	102.7 m²
UNIT 2 - PORCH	2.5 m²
UNIT 2 - UPPER	40.3 m²
TOTAL	440.8 m²

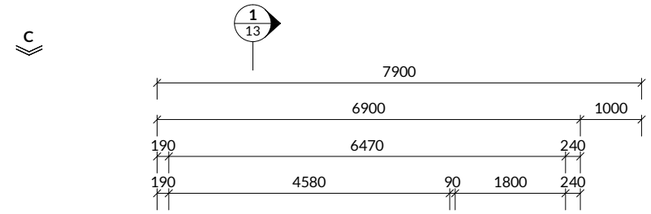
Certificate No. 0009298070
HERS Scan QR code or follow website link for rating details.
Assessor name Terry Chapman
Accreditation No. 20920
Property Address 7 Hilltop Avenue,PADSTOW HEIGHTS NSW 2211
hstar.com.au/QR/Generate?a=20920&s=2211

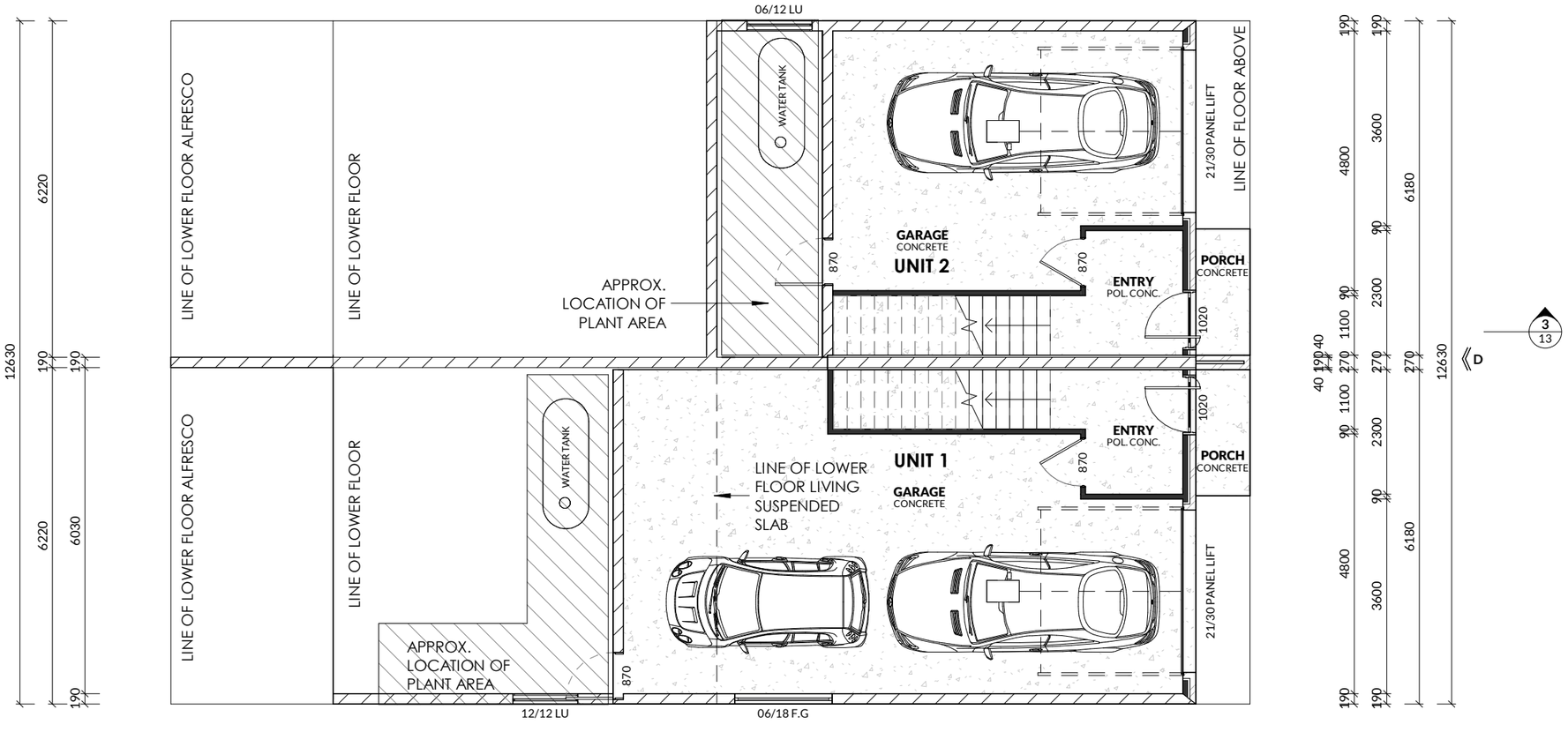
ABSA Assessor Scheme
Accreditation Number: 20920
Assessor Name: Terrence Chapman
Assessor Number: 20920
Assessor Signature:

LEGEND

A AWNING WINDOW
B.D BI-FOLD DOORS
C CASEMENT WINDOW
D.HU DOUBLE HUNG WINDOW
F.G FIXED GLASS WINDOW
HL HIGHLIGHT
LU LOUVRE WINDOW
M.V MECHANICAL VENT
SKL SKYLIGHT
SL SIDELIGHT
SL.G.D SLIDING GLASS DOOR
S.W SLIDING WINDOW

FLOOR WASTE
GAS BOTTLES
HOSE COCK
HOT WATER
ELEC M/BOX
SMOKE ALARM





FLOOR PLAN BASEMENT
SCALE 1 : 100

NOTE: ALL WINDOWS TO FRONT FACADE TO HAVE CLEAR GLAZING.
NOTE: FRONT DOOR TO HAVE CLEAR OR TRANSLUCENT GLAZING.

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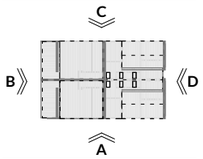

DRAWING REFERENCE

04

FLOOR AREAS

UNIT 1 - ALFRESCO	18.9 m²
UNIT 1 - BASEMENT	68.0 m²
UNIT 1 - LIVING LOWER	102.7 m²
UNIT 1 - PORCH	2.5 m²
UNIT 1 - UPPER	40.3 m²
UNIT 2 - ALFRESCO	18.9 m²
UNIT 2 - BASEMENT	44.1 m²
UNIT 2 - LIVING LOWER	102.7 m²
UNIT 2 - PORCH	2.5 m²
UNIT 2 - UPPER	40.3 m²
TOTAL	440.8 m²

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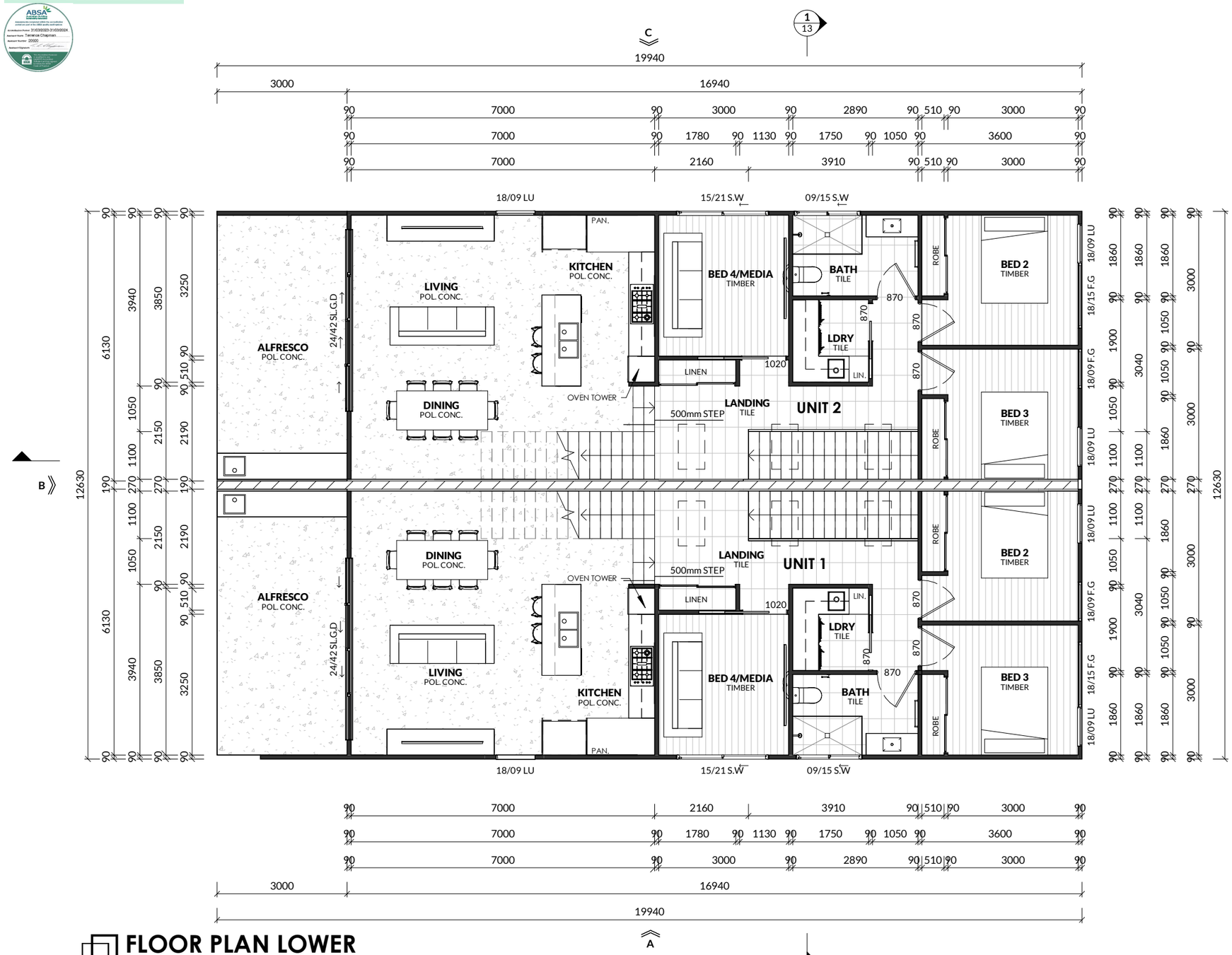
ABSA
Assessor Name Terrence Chapman.
Assessor Number 20920

LEGEND

A AWNING WINDOW
B.D BI-FOLD DOORS
C CASEMENT WINDOW
D.HU DOUBLE HUNG WINDOW
F.G FIXED GLASS WINDOW
HL HIGHLIGHT
LU LOUVRE WINDOW
M.V MECHANICAL VENT
SKL SKYLIGHT
SL SIDELIGHT
SL.G.D SLIDING GLASS DOOR
S.W SLIDING WINDOW

FLOOR WASTE
GAS BOTTLES
HOSE COCK
HOT WATER
ELEC M/BOX
SMOKE ALARM



FLOOR PLAN LOWER

SCALE 1 : 100

NOTE: ALL WINDOWS TO FRONT FACADE TO HAVE CLEAR GLAZING.

NOTE: FRONT DOOR TO HAVE CLEAR OR TRANSLUCENT GLAZING.

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05

FLOOR AREAS

UNIT 1 - ALFRESCO	18.9 m²
UNIT 1 - BASEMENT	68.0 m²
UNIT 1 - LIVING LOWER	102.7 m²
UNIT 1 - PORCH	2.5 m²
UNIT 1 - UPPER	40.3 m²
UNIT 2 - ALFRESCO	18.9 m²
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UNIT 2 - PORCH	2.5 m²
UNIT 2 - UPPER	40.3 m²
TOTAL	440.8 m²

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Accreditation No. 20920
Property Address 7 Hilltop Avenue,PADSTOW HEIGHTS
hstar.com.au/QR/Generate?a=20920&s=2

ABSA Assessor Expert
Assessor Name Terrence Chapman
Assessor Number 20920

LEGEND

A AWNING WINDOW
B.D BI-FOLD DOORS
C CASEMENT WINDOW
D.HU DOUBLE HUNG WINDOW
F.G FIXED GLASS WINDOW
HL HIGHLIGHT
LU LOUVRE WINDOW
M.V MECHANICAL VENT
SKL SKYLIGHT
SL SIDELIGHT
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S.W SLIDING WINDOW

FLOOR WASTE
GAS BOTTLES
HOSE COCK
HOT WATER
ELEC M/BOX
SMOKE ALARM

FLOOR PLAN UPPER

SCALE 1 : 100

NOTE: ALL WINDOWS TO FRONT FACADE TO HAVE CLEAR GLAZING.

NOTE: FRONT DOOR TO HAVE CLEAR OR TRANSLUCENT GLAZING.

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06

Certificate No. 0009298070

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Assessor name Terry Chapman

Accreditation No. 20920

Property Address 7 Hilltop Avenue,PADSTOW HEIGHTS NSW 2211

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ABSA

Accredited No(s): 31/03/0023-31/03/0024

Assessor Name: Terrence Chapman

Assessor Number: 20920

Assessor's Signature:

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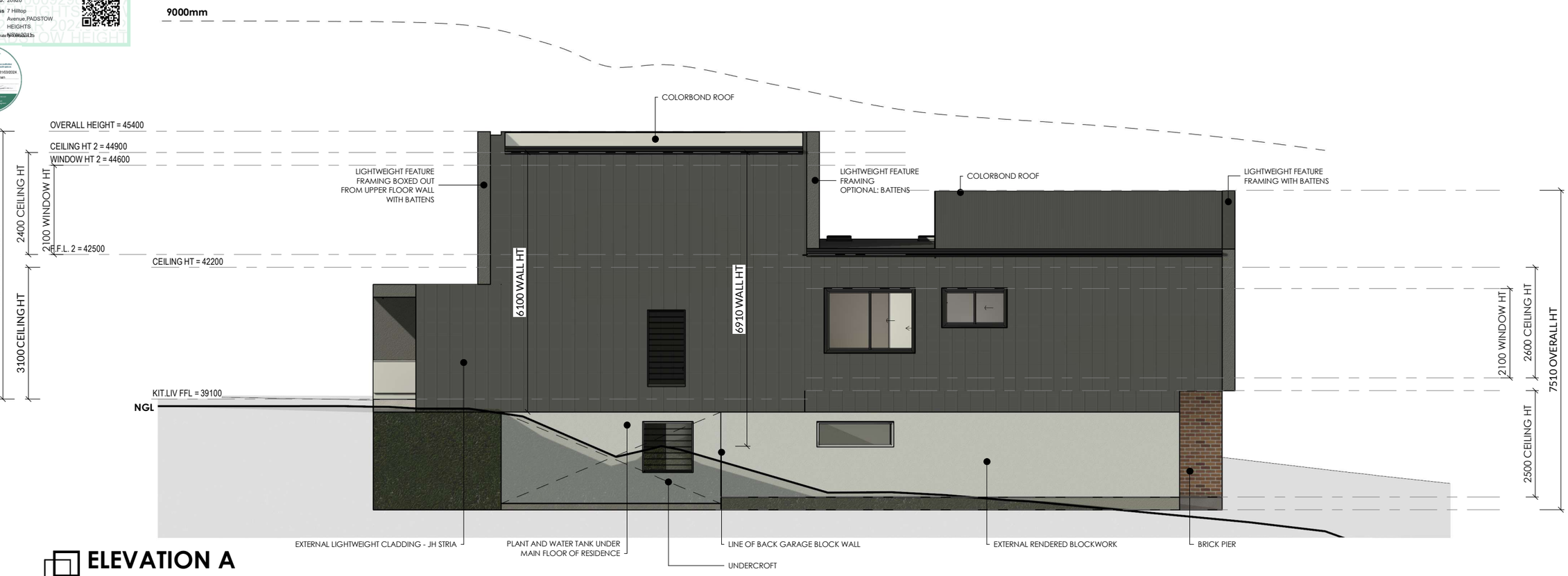
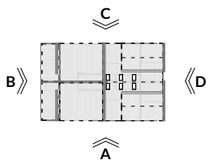
07



ELEVATION A
SCALE 1 : 100



ELEVATION B
SCALE 1 : 100

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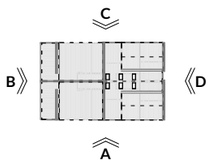
08

ELEVATION C
SCALE 1 : 100

ELEVATION D
SCALE 1 : 100



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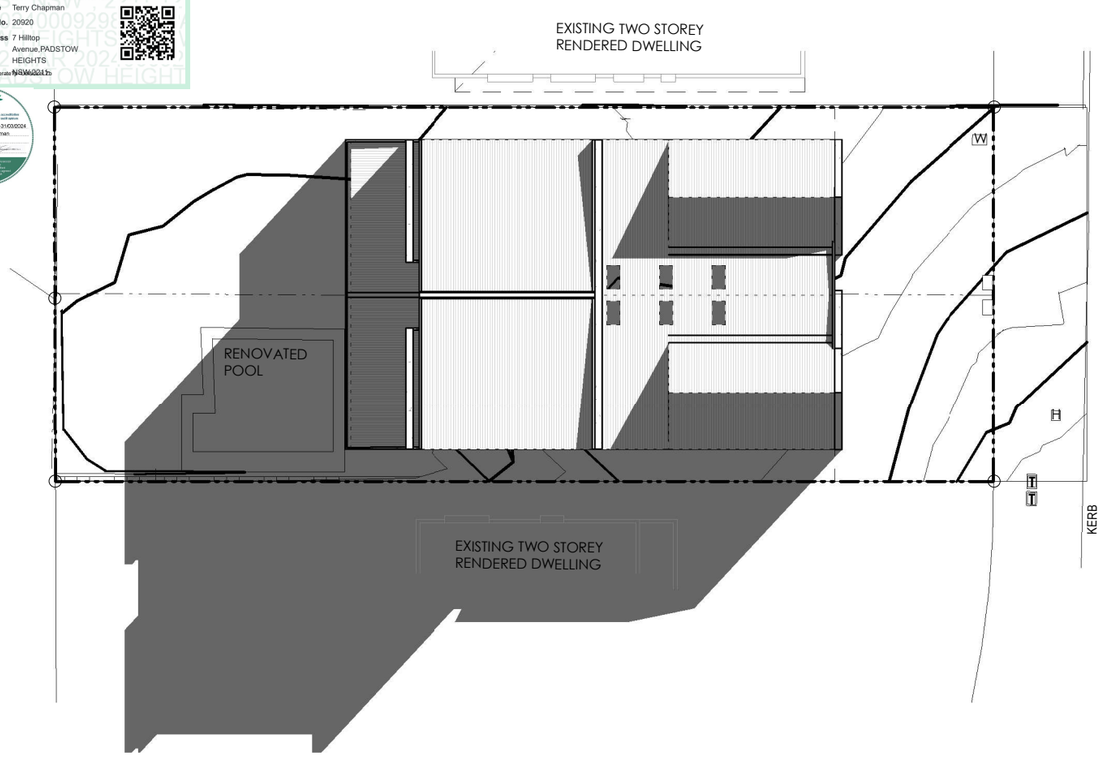
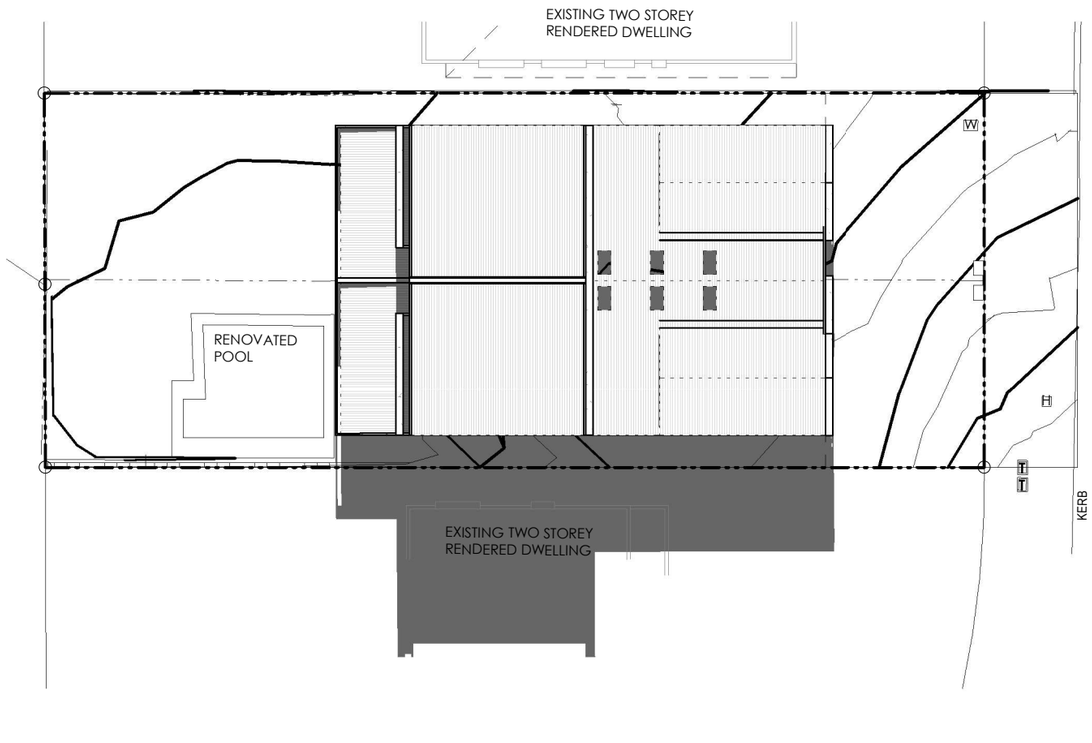
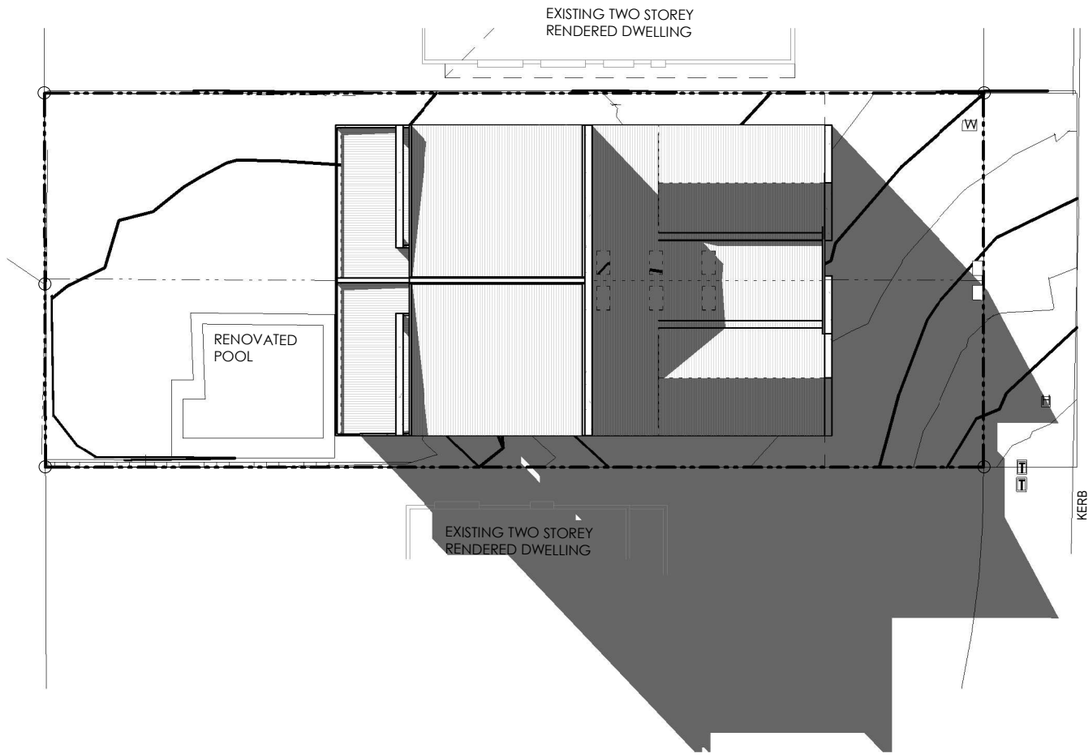
09



SITE OVERSHADOWING 9AM 21 JUNE
SCALE 1 : 250



SITE OVERSHADOWING 12PM 21 JUNE
SCALE 1 : 250



SITE OVERSHADOWING 3PM 21 JUNE
SCALE 1 : 250

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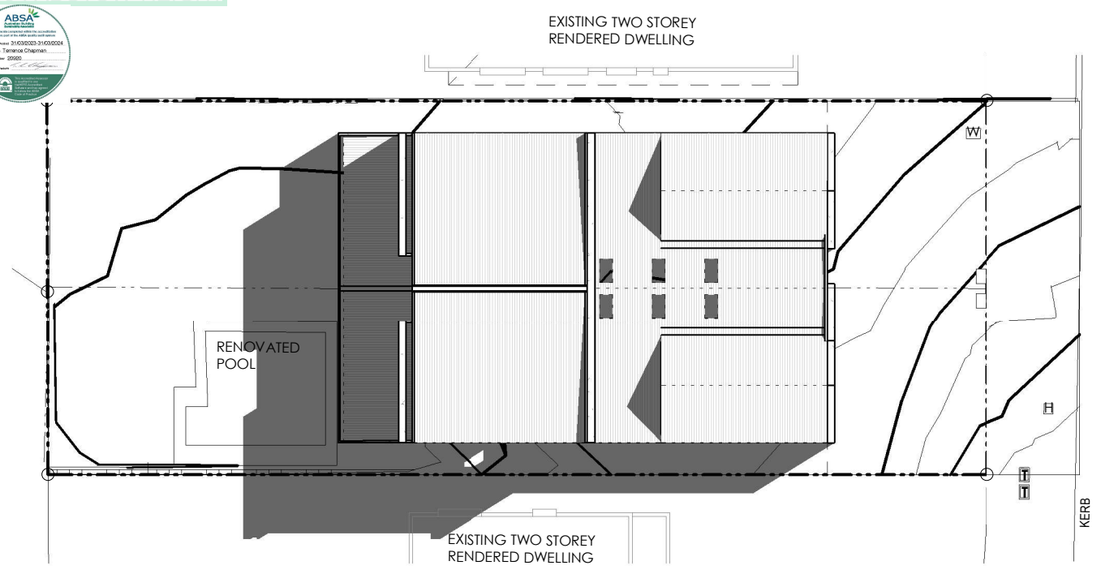
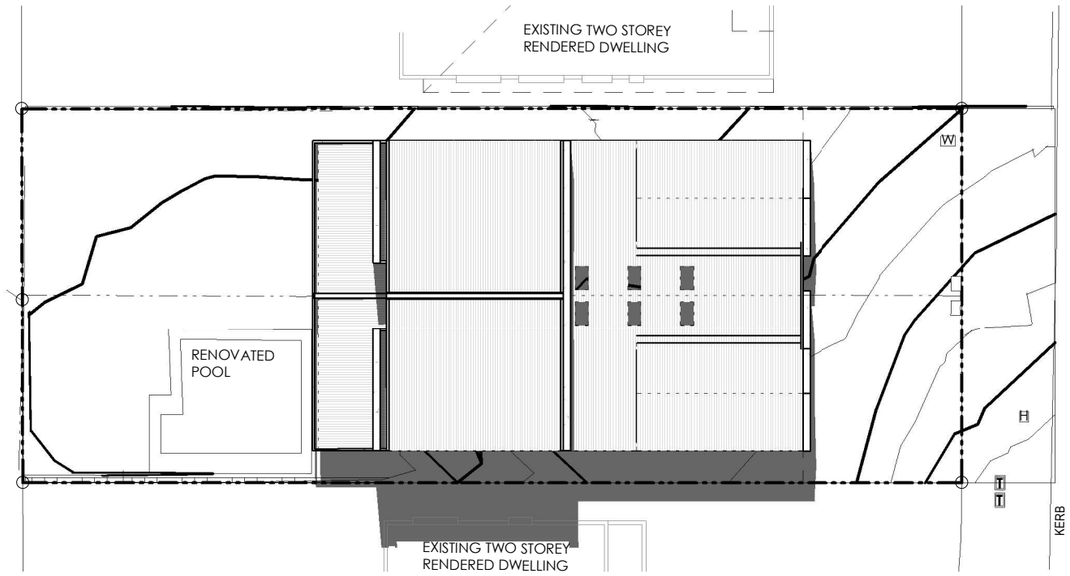
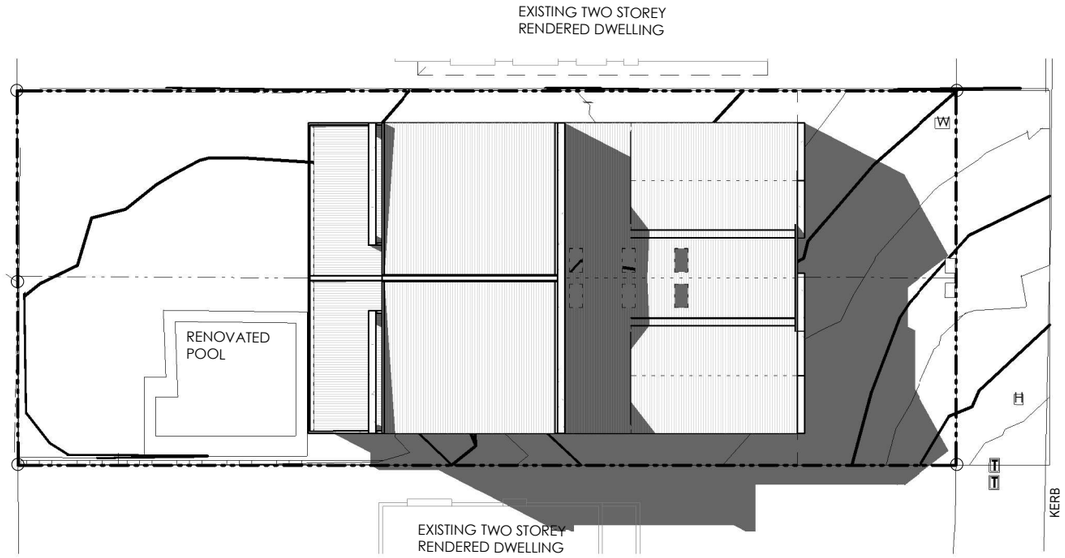
10



SITE OVERSHADOWING 9AM 22 SEPTEMBER
SCALE 1 : 250



SITE OVERSHADOWING 12PM 22 SEPTEMBER
SCALE 1 : 250



SITE OVERSHADOWING 3PM 22 SEPTEMBER
SCALE 1 : 250

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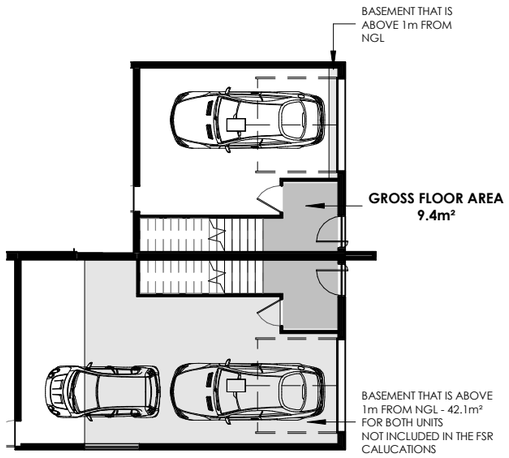
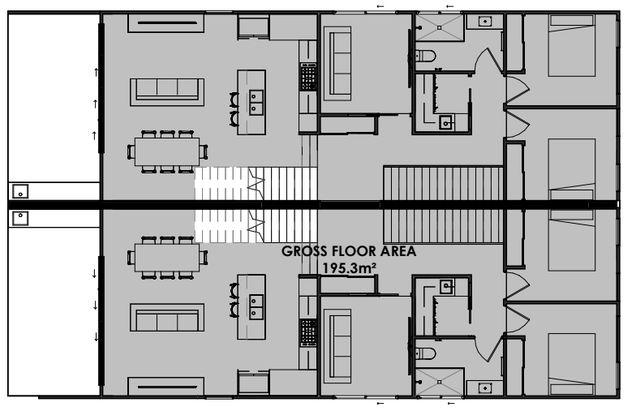
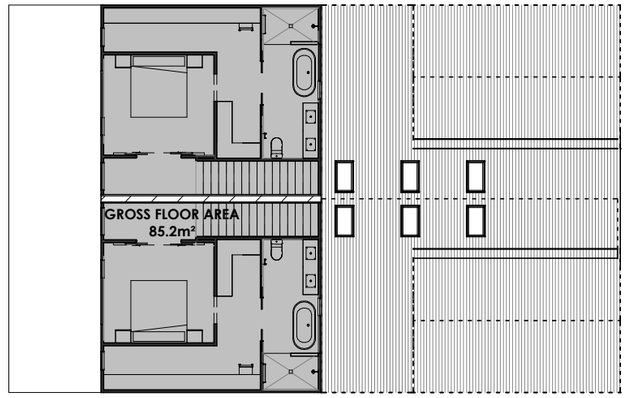
11



FSR - FLOOR PLAN BASEMENT
SCALE 1 : 200



FSR - FLOOR PLAN LOWER
SCALE 1 : 200



FSR - FLOOR PLAN UPPER
SCALE 1 : 200

RATIO OF 0.5:1 = MAXIMUM TOTAL GFA OF 290.86m²

ACTUAL GFA TOTAL = 289.9m²

FSR= 0.5:1

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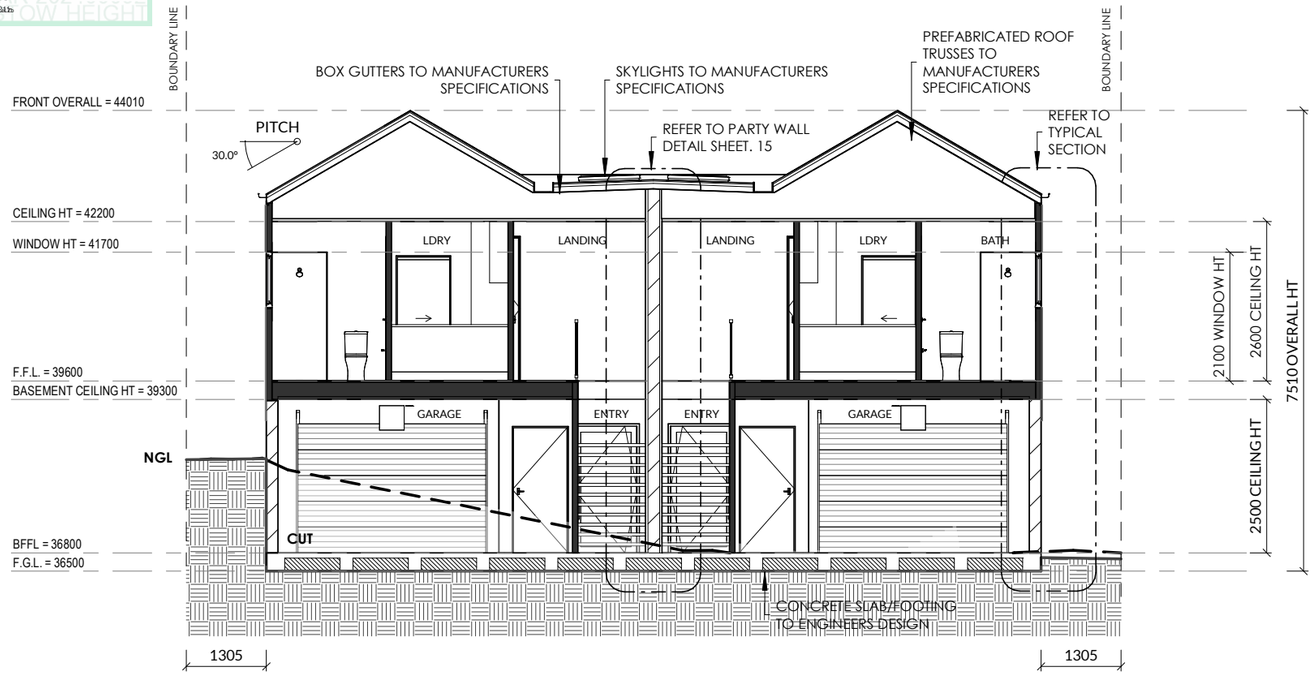
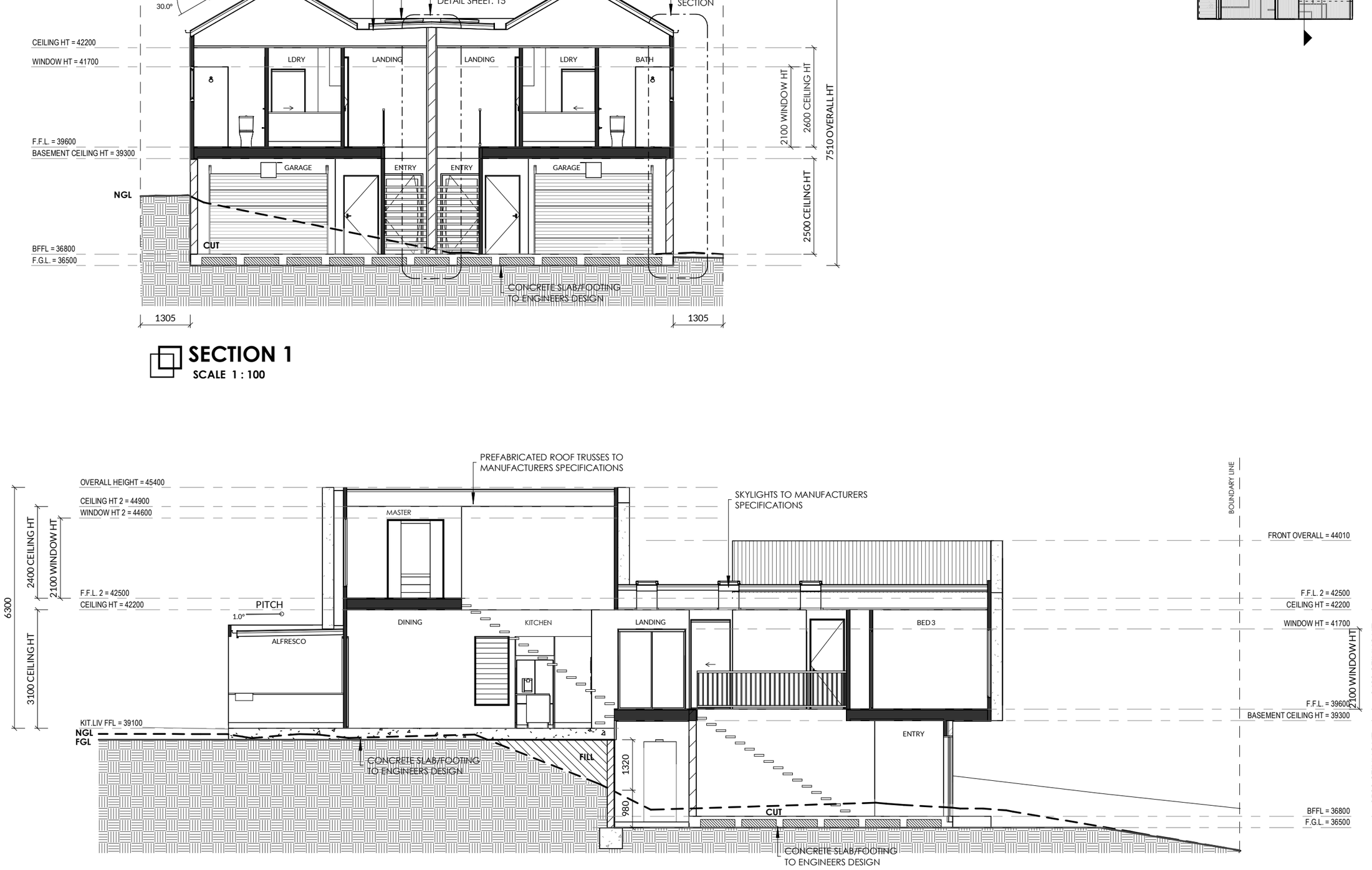
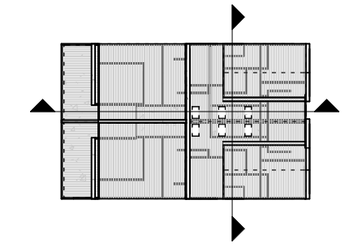
12



SECTION 1
SCALE 1 : 100



SECTION 2
SCALE 1 : 100



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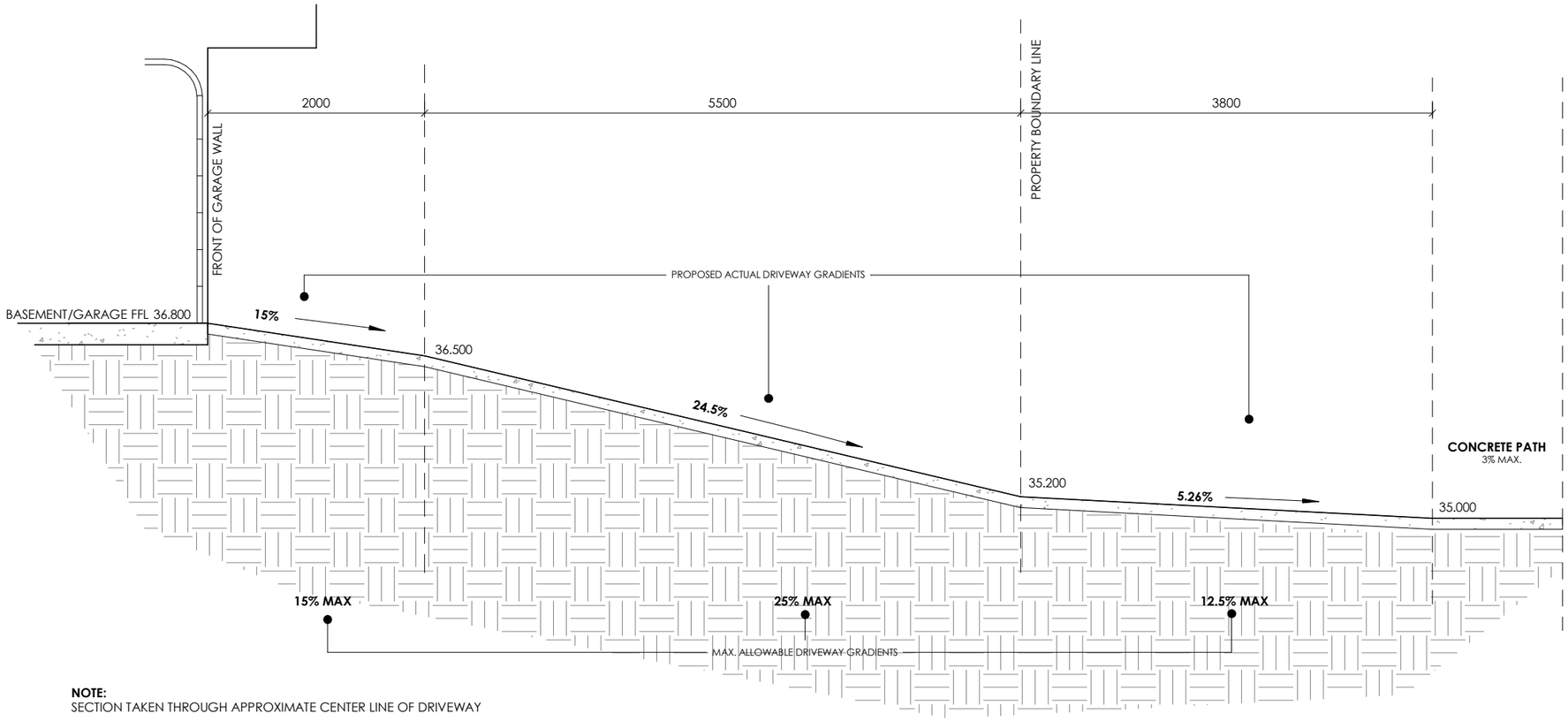

NOTE:
SECTION TAKEN THROUGH APPROXIMATE CENTER LINE OF DRIVEWAY

DRIVEWAY GRADIENT SECTION
SCALE 1 : 50

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14

SANITARY PLUMBING & DRAINAGE -

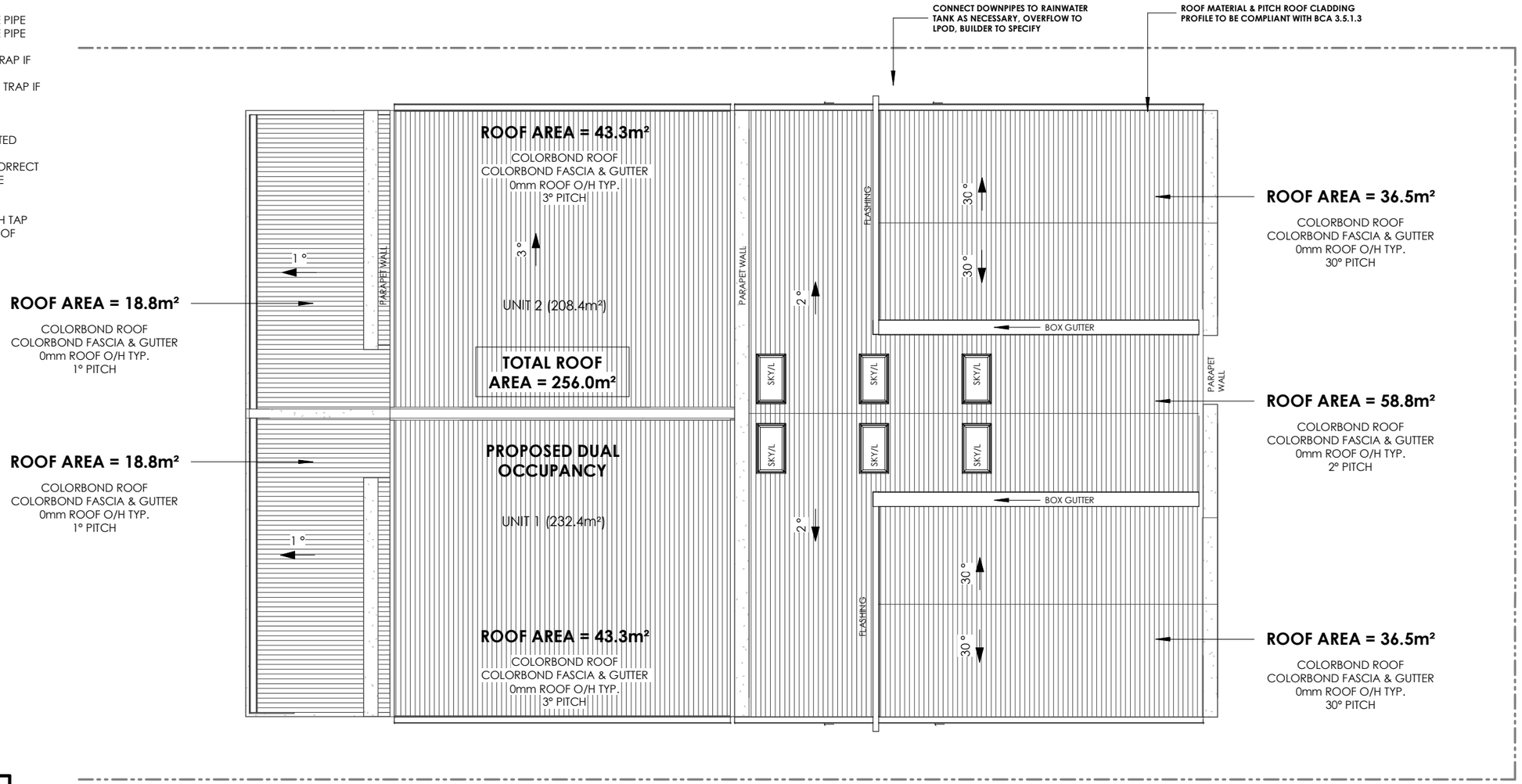
GENERAL
- ALL SANITARY DRAINAGE SHALL BE 100Ø AND SHALL BE LAID AT 1:60 GRADE MIN
- ALL INSPECTION OPENINGS UNDER CONCRETE ARE TO BE TAKEN TO SURFACE LEVEL. UNO. WHERE SUBJECT TO VEHICULAR TRAFFIC, ALL INSPECTION OPENINGS SHALL BE FINISHED WITH A BRASS CLEAR OUT COVER SUITED FOR ANTICIPATED LOADS
- ALL FLOOR WASTE GULLIES SHALL HAVE SCREWED REMOVABLE GRATES, ALL FLOOR WASTE GULLIES AT GROUND LEVEL SHALL BE UNO. 100

MATERIALS
- DRAINAGE: UPVC CLASS DWV TO AS/NZS 1260. SANITARY PLUMBING: UPVC CLASS DWV TO AS/NZS 1260 SOLVENT WELDED JOINTS
- FIXTURE DISCHARGE PIPE SIZES UNO

BASIN = Ø 50mm TRAP AND WASTE PIPE
SINK = Ø 50mm TRAP AND WASTE PIPE
WC = Ø 100mm WASTE PIPE
TD = Ø 50mm WASTE PIPE (AND TRAP IF CONNECTED DIRECT TO WASTE)
SHR = Ø 50mm WASTE PIPE (AND TRAP IF CONNECTED DIRECT TO WASTE)

FIXTURES & FITTINGS
- ALL FIXTURES, FITTINGS AND ASSOCIATED MATERIALS AND INSTALLATION COSTS REQUIRED FOR INSTALLATION AND CORRECT OPERATION SHALL BE SUPPLIED BY THE CONTRACTOR

PROVIDE OVERFLOW RELIEF GULLY WITH TAP OVER. INVERT LEVEL TO BE A MINIMUM OF 150mm BELOW FINISHED FLOOR LEVEL.



TOTAL ROOF AREA = 256.0 m²

ROOF TYPE:	COLORBOND
FASCIA & GUTTER TYPE:	COLORBOND
EAVES (TYP. O/H):	0mm
ROOF PITCH:	3°

DOWNPIPES (DP):

DP MAX. LINEAL SPACING:	12 m
RAINFALL INTENSITY LOCATION:	NSW - NEWCASTLE
ARI ONCE IN 20 YEARS mm/hr:	226 mm
MIN. DP DIAMETER (Ø):	90 mm
MIN. GUTTER CROSS SECTION:	5400 mm²
MAX. ROOF AREA PER DP:	25 m²

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PROPOSED RESIDENCE

PROJECT ADDRESS.
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PADSTOW HEIGHTS,
NSW 2211

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Assessor name Terry Chapman
Accreditation No. 20920
Property Address 7 Hilltop Avenue,PADSTOW HEIGHTS
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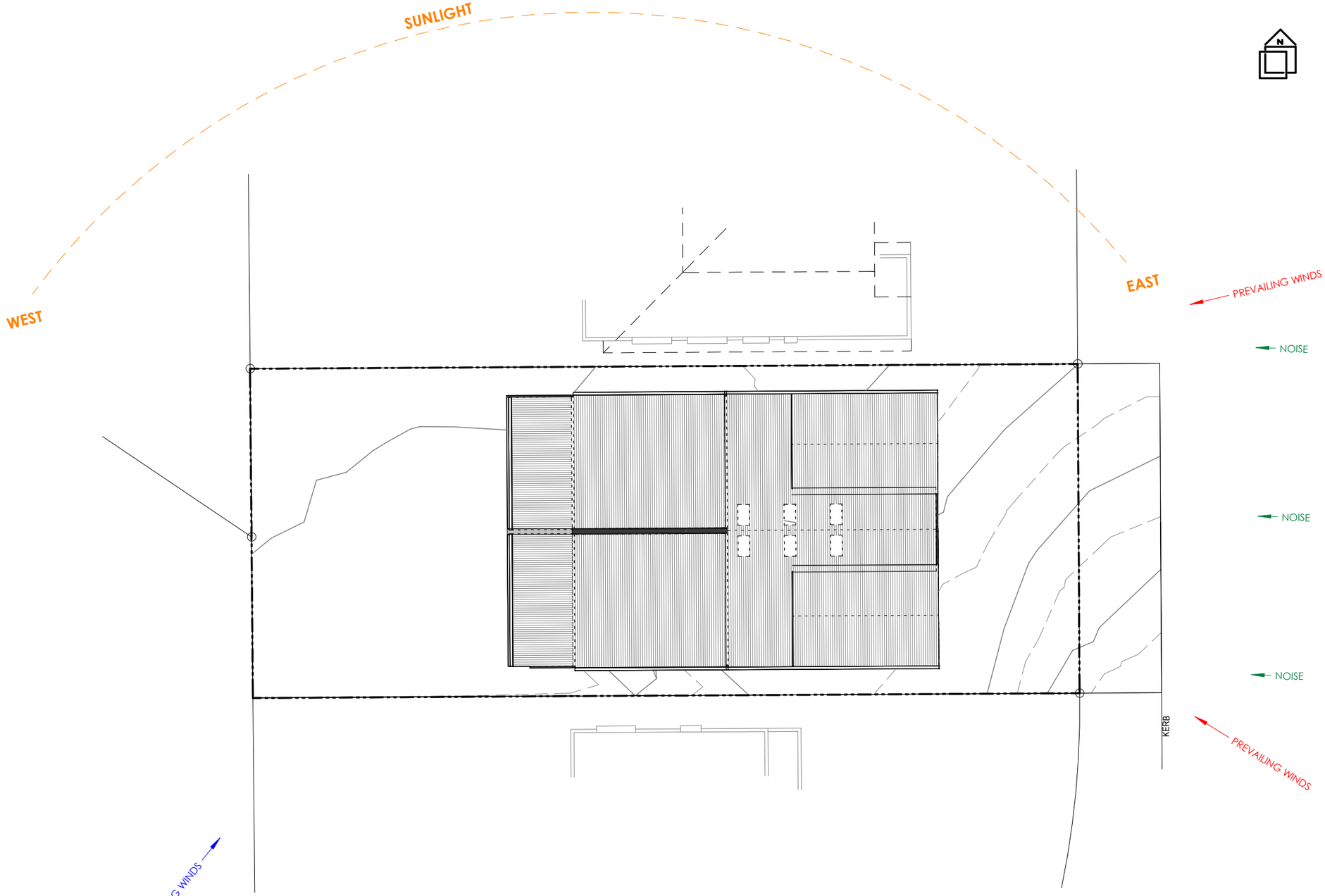
ABSA Assessor Number 20920
Accreditation Period 31/03/2023-31/03/2024
Assessor Name Terrance Chapman
Assessor Number 20920
Assessor Signature



WASTE MAN. + SITE ANALYSIS
SCALE 1 : 200

LEGEND

- PREVAILING WINDS — WINTER PREVAILING BREEZE
- PREVAILING WINDS — SUMMER PREVAILING BREEZE
- SUN PATH
- NOISE — NOISE SOURCE

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GENERAL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY CONTRACTOR/SITE MANAGER.
2. MINIMISE DISTURBED AREAS.
3. ALL STOCKPILES TO BE CLEARED FROM DRAINS, GUTTERS AND FOOTPATHS.
4. DRAINAGE IS TO BE CONNECTED TO STORM WATER SYSTEM AS SOON AS POSSIBLE.
5. ROADS AND FOOTPATH TO BE SWEPT DAILY.

SEDIMENT FENCE INSTALLATION

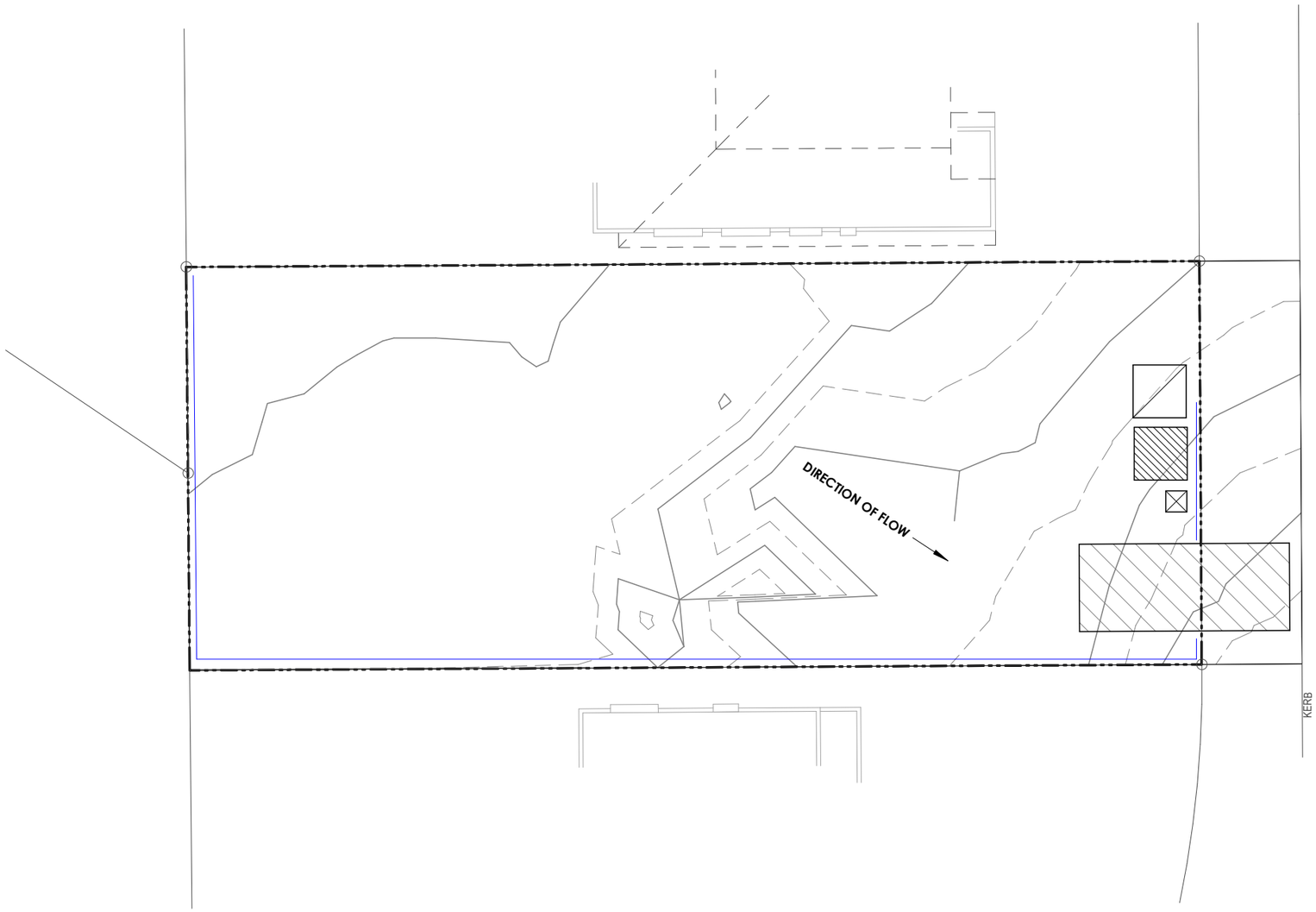
1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE AND PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 m LONG STAR PICKETS INTO GROUND AT MAX 3m CRS.
3. DIG 150 mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE. BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF SUPPORTING GEOTEXILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A MIN. LAP OF 150 mm.

SEDIMENT FENCE INSTALLATION

1. TOPSOIL TO BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RE-SPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. (i.e ALL FOOT-PATHS, BATTERS, SITE, REGRADING AREAS, DRAINAGE RESERVES AND CHANNELS). TOP SOIL SHALL NOT BE SPREAD ON ANY OTHER AREAS
2. WHERE STOCKPILES ARE TO REMAIN FOR LONGER THAN ONE MONTH THEY ARE TO BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING.
3. WHERE POSSIBLE LOCATE BANKS OR DRAINS UPSLOPE TO DIVERT THE RUNOFF AWAY FROM STOCKPILES.
4. IF NECESSARY INSTALL BANKS OR DRAINS DOWN STREAM OF A STOCKPILE TO RETARD SEDIMENT LADEN RUNOFF.
5. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN 60% OF THEIR CAPACITY IS LOST.
6. ALL THE SILT REMOVED TO BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. (NO SILT SHALL BE PLACED OUTSIDE THE LIMITS OF WORKS).
7. DEVICES TO BE MAINTAINED UNTIL ALL DISTURBED AREAS ARE REVEGETATED, OR AS DIRECTED BY THE SUPERINTENDENT OR COUNCIL.

LEGEND:

- VC AND STABILISED ENTRY
- SEDIMENT FENCE
- PROVISIONAL AREA FOR STOCKPILING OF MATERIALS
- GEOTEXTILE TRADE WASTE RECEPTICLE
- PORTABLE W.C.



SEDIMENT CONTROL PLAN

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LAND SCAPE NOTES:

TURF
EXCAVATE/ GRADE AREAS TO BE TURFED TO 120MM BELOW THE REQUIRED FINISHED LEVELS. DO NOT EXCAVATE WITH 1500MM OF ANY EXISTING TREE TO BE RETAINED. ENSURE THAT ALL OF THE SURFACE WATER RUNOFF IS TO BE DIRECTED TOWARDS THE INLET PITS, KERBS ETC. AD AWAY FROM BUILDINGS. ENSURE THAT NO POOLING OR PONDING WILL OCCUR. RIP SUBGRADE TO 150MM DEEP. INSTALL 100MM DEPTH OF IMPORTED TOPSOIL. JUST PRIOR TO SPREADING TURF, SPREAD 'SHIRLEYS NO. 17 LAWN FERTILISER' OVER THE TOPSOIL AT THE RECOMMENED RATE. LAY SIR WALTER BUFFALO TURF ROLLS CLOSELY BUTTED. FILL ANY SMALL GAPS WITH TOPSOIL. WATER THOROUGHLY.
STABILISED CRUSHED SANDSTONE
PATH TO BE CRUSHED SANDSTONE OVER WEEDMAT TO DEPTH OF 50MM. STABILSED WITH 5% CEMENT.

PLANTING AREAS
ENSURE THAT THE MASS PLANTING AREAS HAVE BEEN EXCAVATED TO 300MM BELOW FINISHED LEVELS. RIP TO A FURTHER DEPTH OF 150MM. SUPPLY AND INSTALL 300MM SOIL MIX IF REQUIRED OR IMPROVE EXISTING SOIL WITH COMPOST BLEND. SOIL MIX TO COMPRISE OF ONE PART APPROVED COMPOST TO THREE PARTS TOP SOIL. TOPSOIL SHALL BE EITHER IMPORTED TOPSOIL OR STOCKPILED SITE TOPSOIL (IF SUITABLE IE. NO CLAY). INSTALL 75MM OF SELECTED MULCH. MULCH TO BE ANL 'FOREST BLEND'.

ACOUSTIC ASSESSMENT NOTE:
ALL NOISE GENERATING EQUIPMENT SUCH AS MECHANICAL PLANT OR EQUIPMENT, AIR CONDITIONING UNITS,
SWIMMING POOL FILTERS, FIXED VACUUM SYSTEMS, MECHANICAL VENTILATION FROM CAR PARKS, DRIVEWAY
ENTRY SHUTTERS, GARBAGE COLLECTION AREAS OR SIMILAR MUST BE DESIGNED TO PROTECT THE ACOUSTIC
PRIVACY OF RESIDENTS AND NEIGHBOURS. ALL SUCH NOISE GENERATING EQUIPMENT MUST BE ACOUSTICALLY
SCREENED. THE NOISE LEVEL GENERATED BY ANY EQUIPMENT MUST NOT EXCEED AN LAEQ (15MIN) OF 5DB(A)
ABOVE BACKGROUND NOISE AT THE PROPERTY BOUNDARY.

TIMBER EDGING
TREATED HARDWOOD EDGING. THE EDGES ARE TO BE LAID IN EVEN CURVES AND STRAIGHT LINES AS INDICATED ON THE PLAN. WHERE TIGHT CURVES ARE SHOWN SCORE TIMBER TO ACHIEVE MORE EVEN CURVES. THE TOP OF THE EDGE IS TO FINISH FLUSH WIH THE ADJACENT TURF AND MULCH LEVELS.

GENERAL NOTES:
- PROVIDE 1M HIGH RENDERED LETTER BOX TO FRONT BOUNDARY - TO MATCH HOUSE FACADE DETAILS

LANDSCAPE AREA CALCULATIONS:

PEBBLED AREA - 12.0m²
GRASSED AREA - 146.8m²
GARDEN DEEP SOIL - 87.5m²
TOTAL LANDSCAPED AREA - 246.3m² (42.2% OF SITE)

NOTE: MORE THAN 45% OF THE AREA BETWEEN THE DUAL OCCUPANCY AND THE PRIMARY ROAD FRONTAGE (TOTAL - 115m² - **51.75m² REQUIRED**) IS TO BE LANDSCAPED - **ACTUAL PROPOSED 67.6m²**

BUFFALO TURF

GARDEN DEEP SOIL - NATURAL MULCH WITH MID/DARK COLOUR

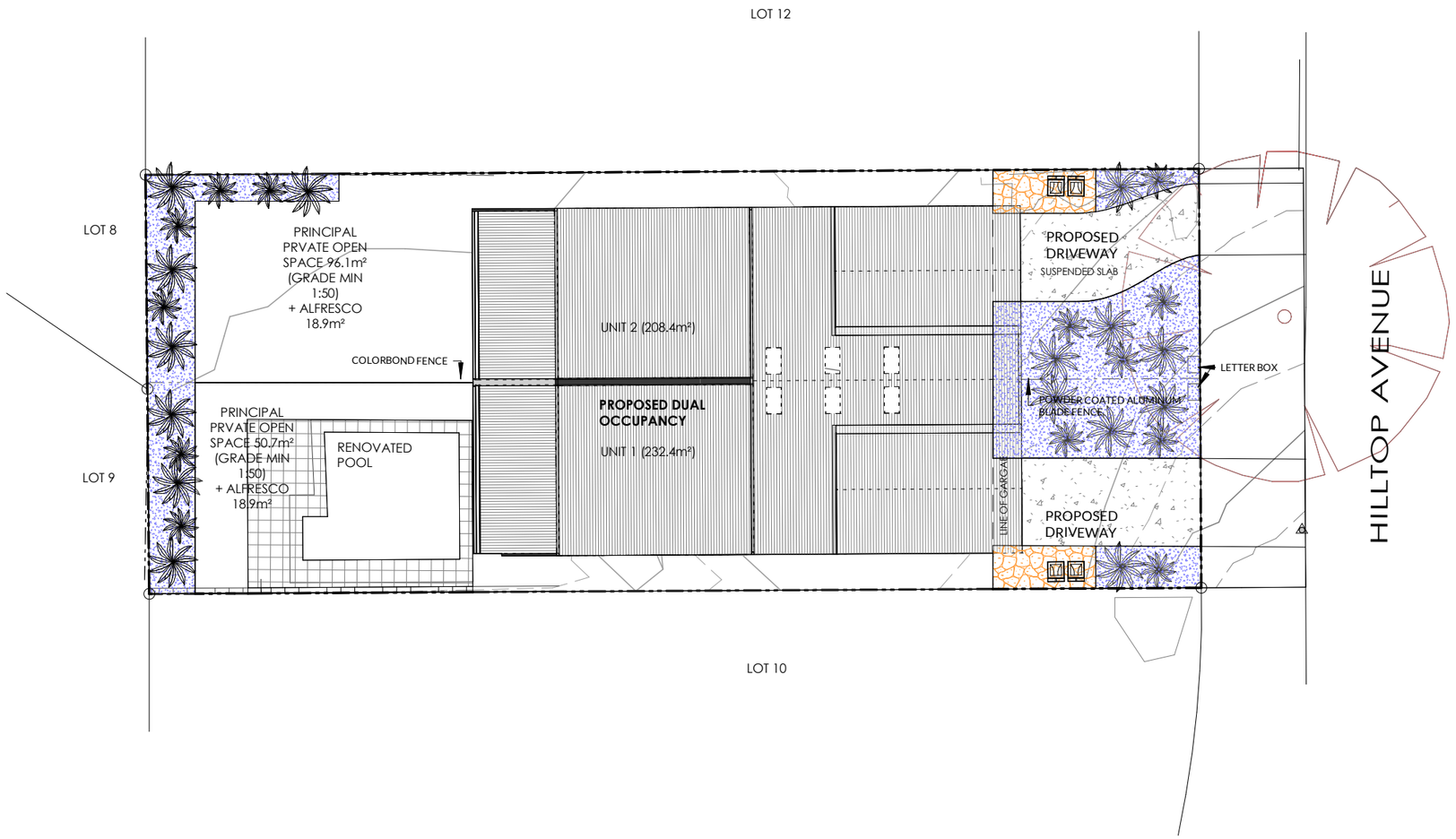
DRIVEWAY/CONCRETE PATH

NATURAL MID/DARK PEBBLES

TILE AROUND POOL

NATIVE PLANTS & TREES - TBC - REFER TO APPENDIX 5 OF THE BANKSTOWN DEVELOPMENT CONSTROL PLAN 2015 FOR A LIST OF SUGGESTED TREES FOR NATIVE LANSCAPING PURPOSES
INCLUDE ONE CANOPY TREE BETWEEN PRIMARY STREET FRONTAGE AND PROPOSED DUAL OCCUPANCY.

BIN STORAGE AREA



LANDSCAPING PLAN
SCALE 1 : 200

PLEASE REFER TO ROOF DRAINAGE PLAN FOR ALL STORMWATER LAYOUT DETAILS

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ELEVATION AA
SCALE 1 : 200

ELEVATION BB
SCALE 1 : 200

ELEVATION CC
SCALE 1 : 200

ELEVATION DD
SCALE 1 : 200

MATERIAL & FINISHES SCHEDULE

MATERIAL	SUPPLIER	COLOUR/SPECS	THUMBNAIL
DRIVEWAY	TBC	TBC	
ROOF	COLORBOND	SURFMIST - UPPER FLOOR ROOF MONUMENT - LOWER FLOOR ROOF	
GUTTER	COLORBOND	SURFMIST - UPPER FLOOR ROOF MONUMENT - LOWER FLOOR ROOF	
FASCIA	COLORBOND	N/A	
DOWNPIPES	TBC	MONUMENT	
EXTERNAL CLADDING	JAMES HARDIE	STRIA CLADDING INSTALLED VERTICALLY- MONUMENT	
EXTERNAL RENDER	TBC	COLORBOND - SHALE GREY - LOWER FLOOR BLOCKWORK	
WINDOWS	BRADNAMS	COLORBIND - NIGHTSKY	
BRICK	TBC	RECLAIMED RED BRICK	
GARAGE DOOR	TBC	TIMBER LOOK - TBC	
TIMBER LIGHWEIGHT FEATURE FRAMING	TBC	AXON CLADDING FINE TEXTURE - MONUMENT	
FEATURE BATTENS	TBC	MONUMENT	
FENCE	TBC	TBC	

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ELEVATION AA
SCALE 1 : 200

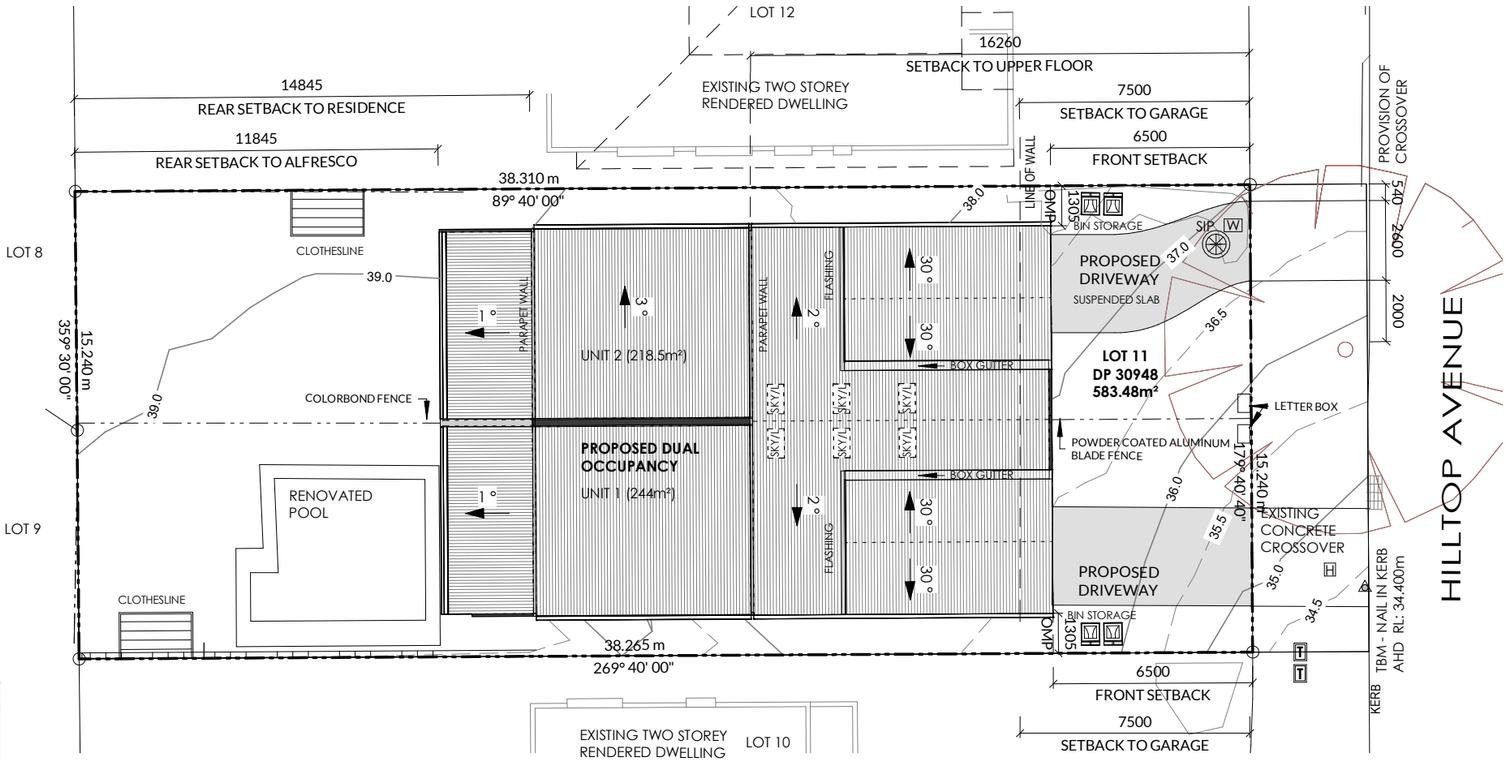
ELEVATION BB
SCALE 1 : 200

ELEVATION CC
SCALE 1 : 200

ELEVATION DD
SCALE 1 : 200

Certificate No. 0009298070
Scan QR code or follow website link for rating details.
Assessor name Terry Chapman
Accreditation No. 20920
Property Address 7 Hilltop Avenue,PADSTOW HEIGHTS

ABSA
Assessor Name: Terrence Chapman
Assessor Number: 20920



PROPOSED SITE PLAN - NOTIF. PLAN
SCALE 1 : 200

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ABSA
Accreditation Number 31/03/2023-31/03/2024
Assessor Name Terrance Chapman
Assessor Number 20920

Basix Requirements Summary - Multi Dwelling

Dual Occupancy
7 Hilltop Avenue
PADSTOW HEIGHTS NSW 2211

Prepared by Chapman Environmental Services
www.basixcertificates.com.au
1300 004 914

CES CHAPMAN ENVIRONMENTAL SERVICES

Water Target	40	Water Score	42		
Energy Target	72	Energy Score	72		
Max H & C Loads are (MJ/m²)	30	Actual H & C Loads are (MJ/m²)	29.1	Star Rating - Dwelling 1	7.1
Max H & C Loads are (MJ/m²)	30	Actual H & C Loads are (MJ/m²)	29.9	Star Rating - Dwelling 2	7

Basix Commitments

Landscaping	Total area of garden & lawn (m²) 124ea		Area of indigenous/low water use plants (m²) 0	
Fixtures	Shower heads 4 star (> 6 but <= 7.5 L/min)		Toilets 4 star	All taps 4 star
Alternative Water	Minimum Rainwater tank size (L) 2000ea		Collect run off from roof area of at least (m²) 50ea	
	Toilet connection Yes	Laundry connection Yes	Landscape connection Yes	Pool top up n/a	Spa top up n/a
Pool and Spa	Max pool volume (kL) n/a			

Energy	Hot water system	Gas instantaneous	Rating	6 star	
	Bathroom ventilation	Individual fan, ducted to facade or roof	with	Manual switch on/off	
	Kitchen ventilation	Individual fan, ducted to facade or roof	with	Manual switch on/off	
	Laundry ventilation	Individual fan, ducted to facade or roof	with	Manual switch on/off	
	Cooling - living areas	Ceiling fans + 1-phase airconditioning	Rating	EER 3.0 - 3.5	Zoned
	Cooling - bedrooms	Ceiling fans + 1-phase airconditioning	Rating	EER 3.0 - 3.5	
	Heating - living areas	1-phase airconditioning	Rating	EER 3.0 - 3.5	
	Heating - bedrooms	1-phase airconditioning	Rating	EER 3.0 - 3.5	
	Alternate Energy	Photovoltaic system able to generate at least	**n/a**	peak kilowatts of electricity	
	Gas cooktop & electric oven	Outdoor clothesline required		No indoor clothesline required	

Thermal Performance Assessment Based on the Following Requirements

Floor Types	Concrete slab on ground	with	R2.3 under slab insulation - Excluding Garage / Store
	Suspended timber	with	R2.5 bulk insulation

Floor Coverings	Tiles	Living / Wet areas	Timber	n/a
	Carpet	Becrooms / Media	Concrete	Garage

External Walls	Concrete block	with	Nil	Colour	Medium
	Brick veneer	with	Sarking and R2.5 bulk insulation	Colour	Medium
	Timber framed Fibro clad	with	Sarking and R2.5 bulk insulation	Colour	Dark

Internal Walls	Plasterboard	with	R2.5 bulk insulation to Entry/Garage internal walls only

Ceiling (floor over)	Timber above plasterboard	with	R3.1 bulk insulation
	Rendered concrete	with	R1.0 underslab insulation *** Ref Notes Below

Ceilings (roof over)	Timber above plasterboard	with	R4.0 bulk insulation

Roof	Metal 2, 3, 30 degrees	with	R1.3 roof blanket	Colour	Surfmist / Monument

Windows and Doors	AF single glazed LowE - Dwelling 2 to all windows and glazed doors unless noted otherwise	Lourves	VAN-004-08	U-Value 4.50 or less	SHGC 0.54 +/- 5%
		Sliding W	AWS-001-19	U-Value 4.52 or less	SHGC 0.59 +/- 5%
		Fixed W	AWS-068-03	U-Value 4.40 or less	SHGC 0.62 +/- 5%
		Sliding D	AWS-024-16	U-Value 4.50 or less	SHGC 0.54 +/- 5%
		Entry D	TIM-001-03	U-Value 4.30 or less	SHGC 0.42 +/- 5%
	AF double glazed LowE - Dwelling 1 to all windows and glazed doors unless noted otherwise	Lourves	VAN-004-08	U-Value 4.50 or less	SHGC 0.54 +/- 5%
		Sliding W	AWS-003-04	U-Value 3.70 or less	SHGC 0.55 +/- 5%
		Fixed W	AWS-069-03	U-Value 3.62 or less	SHGC 0.62 +/- 5%
		Sliding D	AWS-025-04	U-Value 3.50 or less	SHGC 0.55 +/- 5%
		Entry D	TIM-004-01	U-Value 3.00 or less	SHGC 0.56 +/- 5%
	AF TB double glazed argon filled LowE To all skylights both dwellings	Skylights	VEL-011-01	U-Value 2.60 or less	SHGC 0.24 +/- 5%
	AF = Aluminium Framed	TB = Thermally Broken Aluminium Framed		TF = Timber Framed	

If the Universal Certificate indicates downlights, then these are to be non-ventilated LED / fluorescent
Any exhaust fans noted are to be fitted with self-closing dampers or be otherwise sealed
All insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA
If there is a discrepancy between this document and the Nathers Certificate, then the Nathers Certificate shall take precedence

Notes

This document to be read in conjunction with the Basix Certificate and Nathers Universal Certificate

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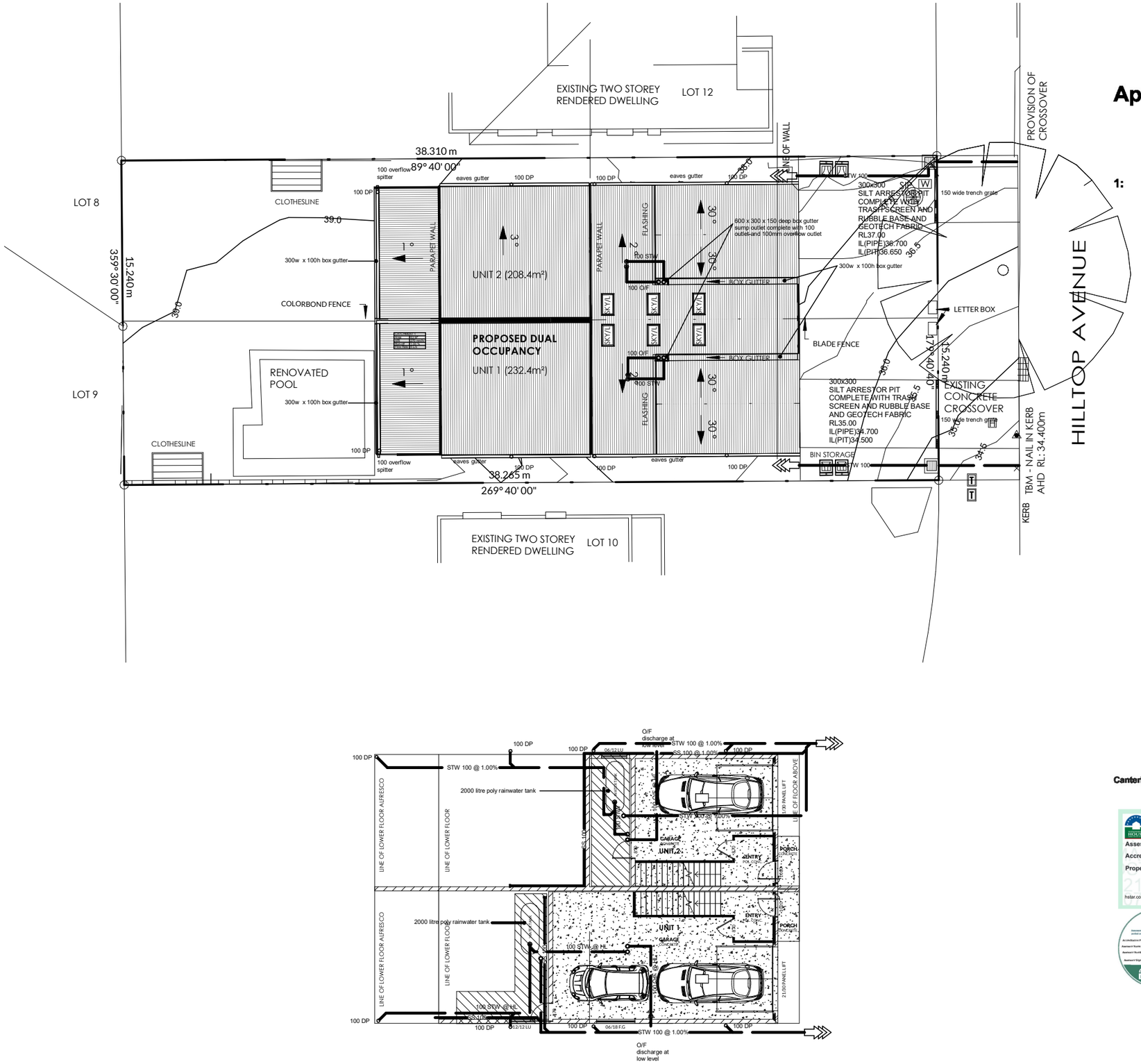

DRAINAGE PLAN & DETAILS

SCALE 1 : 200

Appendix 1 Engineering Specifications

1: On-Site Stormwater Detention (OSD) Checklist

For Dual Occupancy and Single Dwelling including Additions and Alterations

This form is to be used to determine if OSD will be required for residential developments and must be completed before the submission of any Application. Please read the reverse side of this form carefully for its applications and definitions.

Part A. Address and type of proposed development

Lot 11 DP 30948
No. 7 Street Hilltop Avenue
Suburb Padstow Heights

Type of development (tick relevant boxes):

- ■ Dual Occupancy
- □ Single Dwelling
- □ Extensions
- □ Garage, outbuildings and others (specify).....

Part B. Exemption for flood affected areas

Is the subject site located within an established 100 year floodplain and the site also floods in 20 and 50 year storm events (tick one only):

- □ Yes
- ■ No

If yes, **OSD is not required.** If no, go to Part C.

Part C. Exemption for minimum allowable size of site impervious area

Refer to the back of this page for definitions and explanations.

(a) Site area = 581.73 (m²)
(b1) Total existing impervious area = 207 (m²)
(b2) Total remaining existing impervious area = 50 (m2)
(C) Proposed impervious area:
(C1) roofed areas = 251 (m²)
(C2) paved areas = 41 (m²)
(C3) supplementary areas = (m²)
(d) Total post-development impervious area (b2) + (C1 + C2 + C3) = 342 (m²)
(e) Total proposed impervious area (C1 + C2 + C3) x 100 / (a) = 50 (%)
(f) Existing impervious area percentage (b1) x 100 / (a) = 35 (%)
(g) Post-development impervious area percentage (d) x 100 / (a) = 59 (%)

OSD will not be required if either of the following is satisfied:

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ABSA Assessor Number
Accreditation Period 31/03/2023-31/03/2024
Assessor Name Terrence Chapman
Assessor Number 20920
Assessor Signature

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