

BASIX COMMITMENTS

SECONDARY DWELLING

13 WALES STREET, GREENACRE  
LOT 159 DP 13421

SITE AFFECTATIONS

SITE AREA	519.328.M <sup>2</sup>
ZONING	R2
FIRE PRONE	YES/NO
FLOOD EFFECTED	YES/NO
SOIL CONTAMINATION	YES/NO
EASEMENTS	YES/NO

Rainwater tank

The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

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 25 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.

Windows, glazed doors and skylights

The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The dwelling may have 1 skylight (<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:

For the following glass and frame types, the certifier check can be performed by visual inspection.

- Aluminium single clear

- Aluminium double (air) clear

- Timber/uPVC/fibreglass single clear

- Timber/uPVC/fibreglass double (air) clear

Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 3 stars.

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 1 bathroom(s)/toilet(s) in the development for natural lighting.

—Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

—“Gross Floor Area” means the sum of the floor plan area of each level of a dwelling and any ancillary structures inclusive of:  
a. The area contained within the external face of any enclosing walls which  
—includes all habitable areas, bathrooms, laundries, kitchens, hallways, the area of any stairwell at each level and the area of any voids at any level;  
b. Garages and any enclosed ancillary structures

—“Floorspace Ratio” means the ratio of the gross floor area of any building or buildings to the area of the site on which the building or buildings is or are to be erected (refers to Part A – Dwelling Houses and Ancillary Structures and Part D – Industrial Development).

BASIX COMMITMENTS

SUNROOM

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	N	4.3	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	W	2.7	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
SD1	W	9.2	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	W	2.7	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	S	4.3	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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LGA: Canterbury Bankstown Council

DESCRIPTION: SECONDARY DWELLING

CLIENT:

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ARCHITECTURAL |CONSULTANT| ENGINEERING  
329/462 Chapel Rd,  
Bankstown 2200

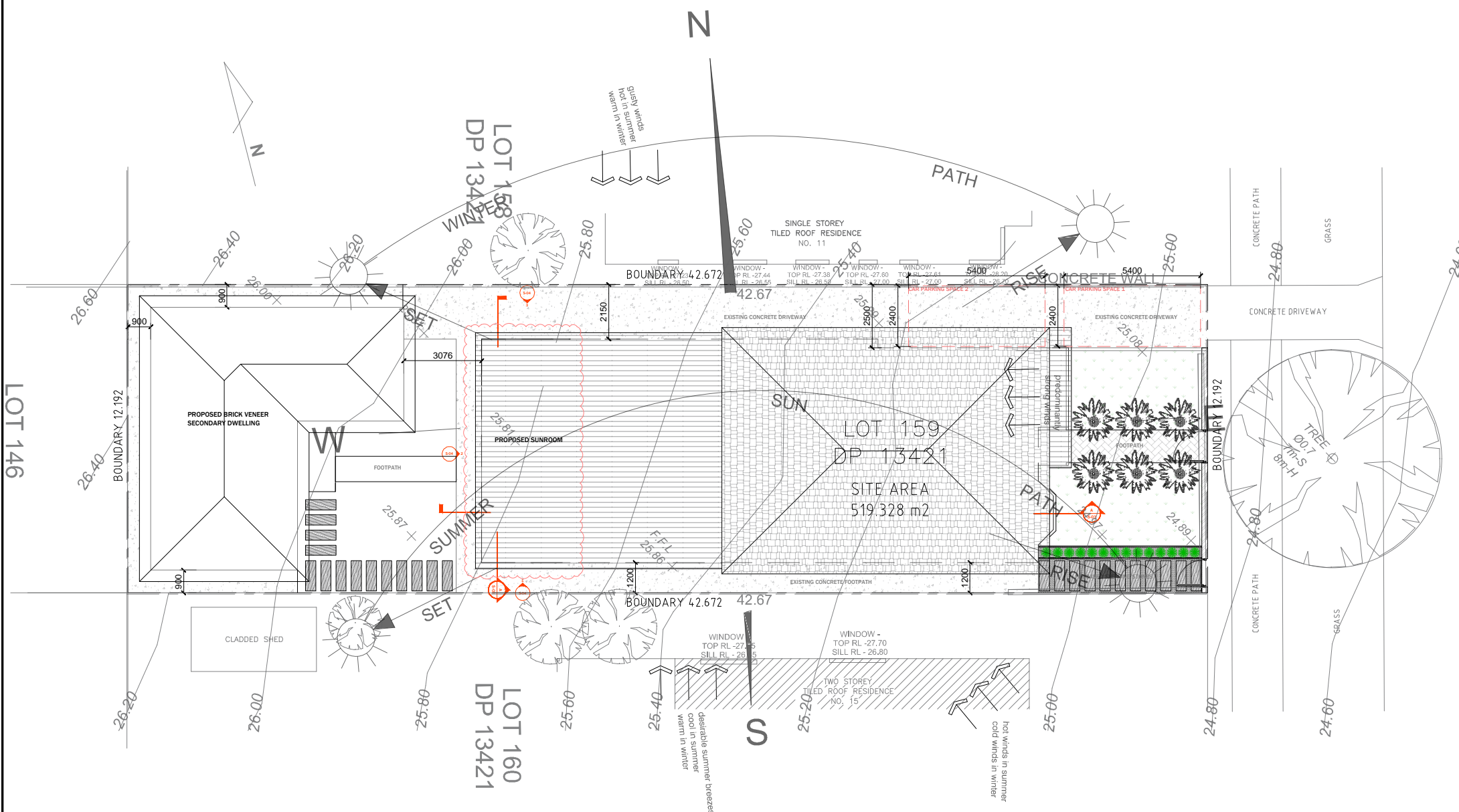
REV:	DESCRIPTION:	DATE:
A	DA SUBMISSION	11/07/23

SUBJECT SITE: 13 WALES ST, GREENACRE

DRAWING TITLE: COVER PAGE

SCALE/ SHEET SIZE 1:100 A3 PREPARED: I.M. SHEET NO. S-00





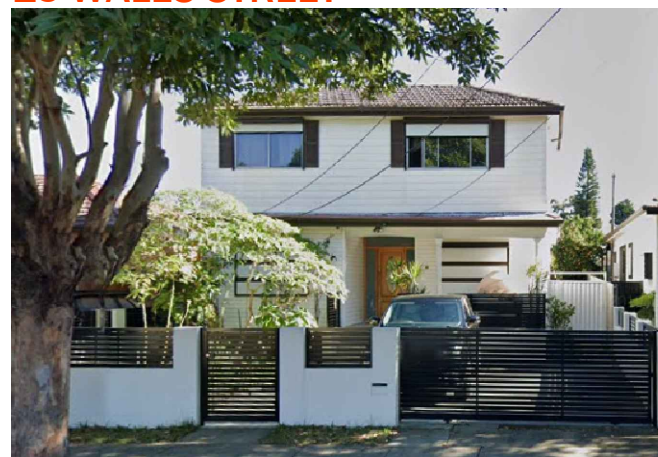
**01. BUILDING CODE OF AUSTRALIA**  
ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, SAA  
CODES AND RELEVANT BY-LAWS.

**02. DEVELOPMENT APPROVAL**  
THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE DEVELOPMENT APPROVAL ,CONSTRUCTION CERTIFICATE AND ANY SHEDULES ATTACHED THERTO. ALL CONDITIONS MUST BE APPLIED TO THE DEVELOPMENT. WHERE ANY VARIATIONS ARE SOUGHT, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO CONTACT COUNCIL TO OBTAIN APPROVAL FOR ANY SUCH VARIATIONS.

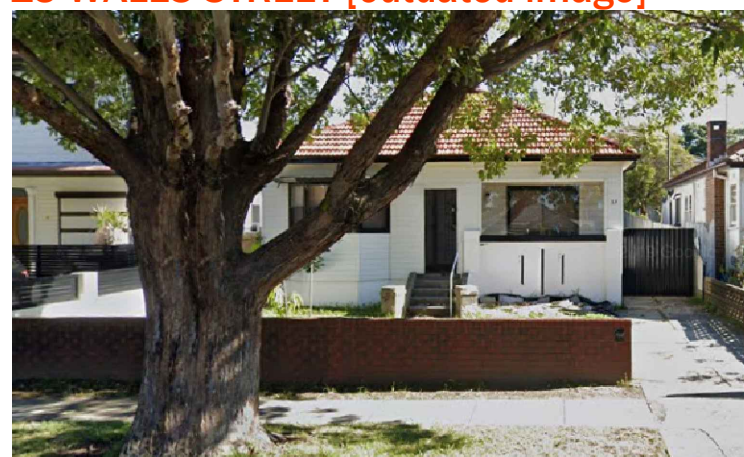
**03. ENGINEERING DRAWINGS AND OTHER CONSULTANTS**  
**THESE DRAWINGS SHALL BE READ AS A SET AND IN CONJUNCTION WITH**  
**ALL SPECIFICATIONS, ENGINEERING PLANS AND CONSULTANTS PLANS**  
**AS SUPPLIED BY THE DEVELOPER. THESE PLANS AND SPECIFICATIONS**  
**MAY INCLUDE BUT ARE NOT LIMITED TO STRUCTURAL PLANS,**  
**STORMWATER PLANS ,LANDSCAPE PLANS, HYDRAULIC PLANS,**  
**ELECTRICAL DRAWINGS, MECHANICAL VENTILLATION PLANS, FIRE**  
**SERVICES PLANS ETC. FINAL COORDINATION OF PLANS BY BUILDER.**

**04. NATHERS ENERGY EFFICIENCY REPORT/BASIX CERTIFICATE  
DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE NATHERS**

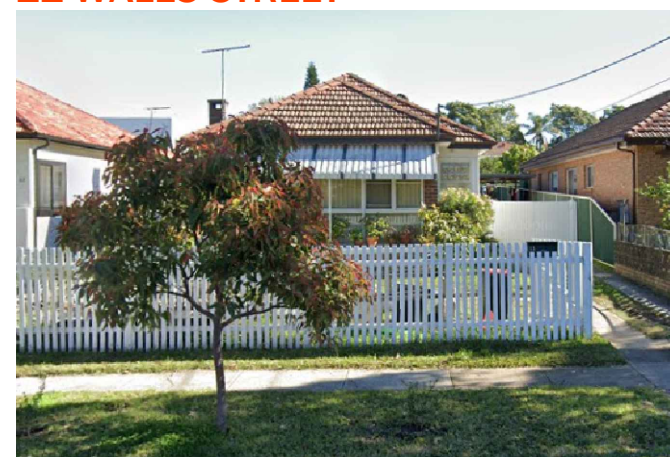
## 15 WALES STREET



**13 WALES STREET [outdated image]**



## 11 WALES STREET



## SITE PLAN AND SITE ANALYSIS

SCALE: 1:200 @ A3

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LGA: *Canterbury Bankstown Council*

DESCRIPTION: **SECONDARY DWELLING**

CLIENT:



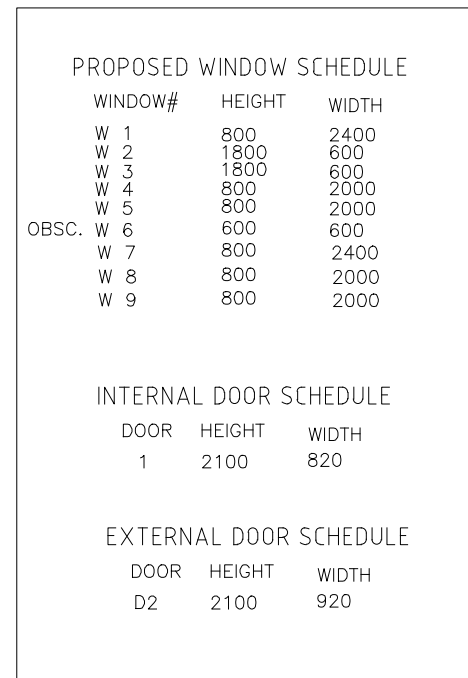
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A	DA SUBMISSION	11/07/23

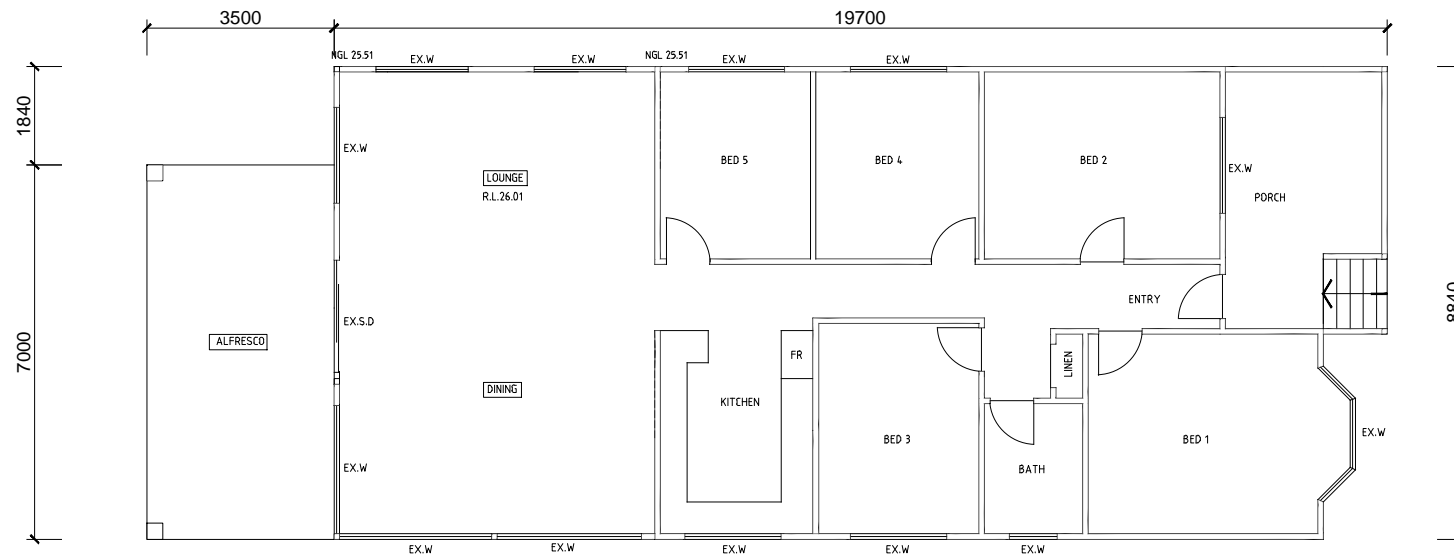
SUBJECT SITE:  
13 WALES ST. GREENACRE

DRAWING TITLE: *SITE PLAN & SITE ANALYSIS*

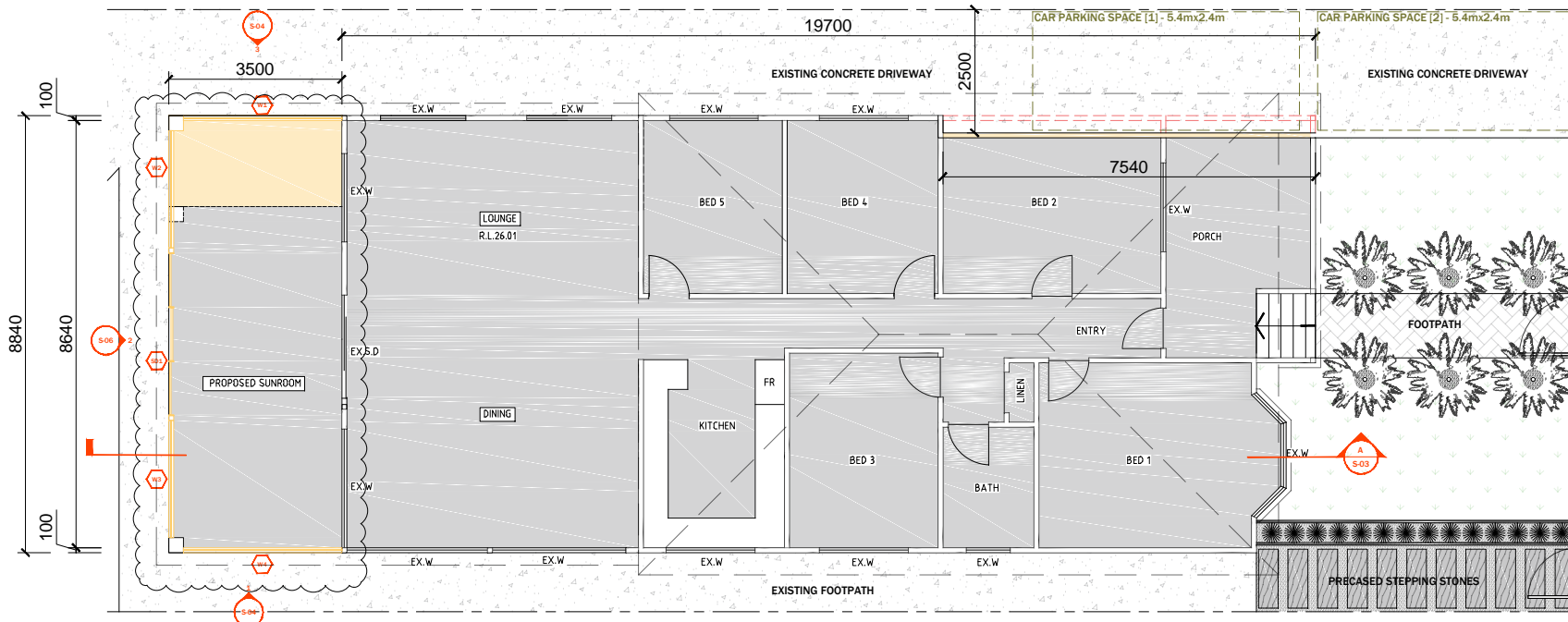
SCALE/ SHEET SIZE	1:100	A3	PREPARED: LM	SHEET NO.	S-01
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**1 FLOOR PLAN (PRIMARY DWELLING [EXISTING])**  
SCALE: 1:100 @ A3



**1 FLOOR PLAN (PRIMARY DWELLING [PROPOSED SUNROOM])**  
SCALE: 1:100 @ A3

LEGEND	
	- EXISTING FLOOR AREA
	- PROPOSED FLOOR AREA
	- EXISTING WALLS
	- PROPOSED WALLS

#### PROPOSED WINDOW SCHEDULE

WINDOW#	HEIGHT	WIDTH
W 1	1500	3150
W 2	1500	2400
W 3	1500	2400
W 4	1500	3150

#### EXTERNAL DOOR SCHEDULE

DOOR	HEIGHT	WIDTH
SD1	2400	3300

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DESCRIPTION: SECONDARY DWELLING

CLIENT:



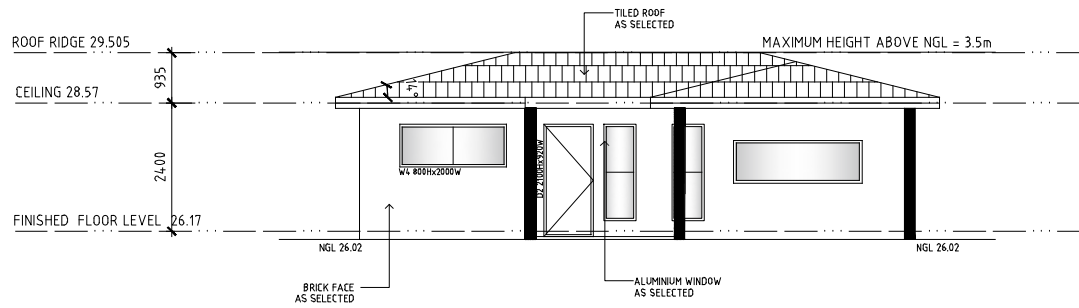
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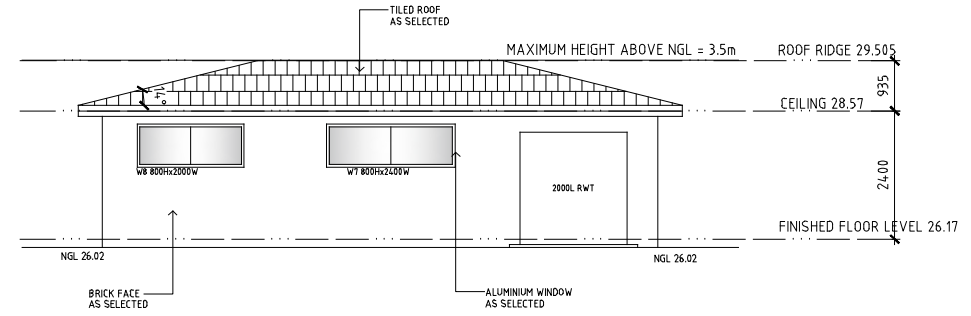
SUBJECT SITE:  
13 WALES ST, GREENACRE

DRAWING TITLE: FLOOR PLAN (Primary Dwelling)

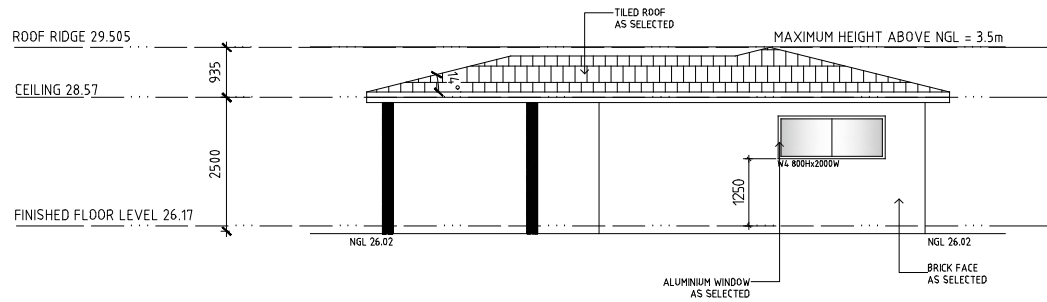
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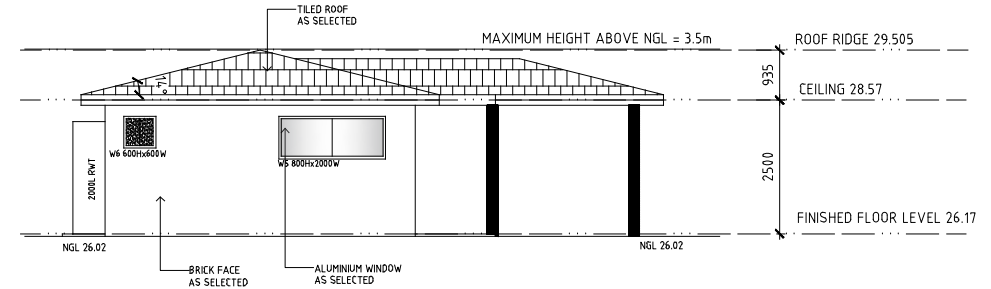
**1 EAST ELEVATION (SECONDARY DWELLING)**  
SCALE: 1:100 @ A3



**3 WEST ELEVATION (SECONDARY DWELLING)**  
SCALE: 1:100 @ A3



**2 NORTH ELEVATION (SECONDARY DWELLING)**  
SCALE: 1:100 @ A3



**4 SOUTH ELEVATION (SECONDARY DWELLING)**  
SCALE: 1:100 @ A3

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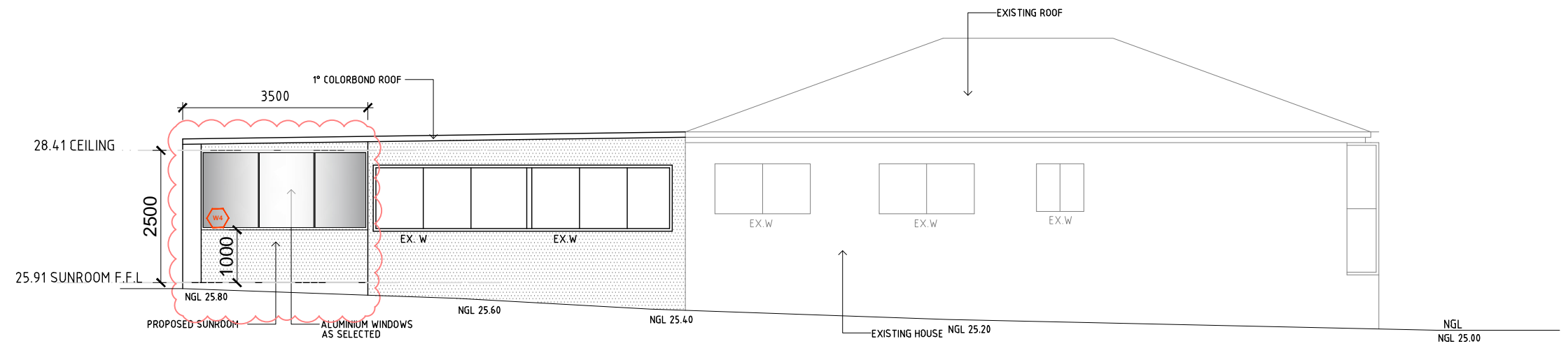
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A	DA SUBMISSION	11/07/23

SUBJECT SITE:  
13 WALES ST, GREENACRE

DRAWING TITLE: Elevations (Secondary Dwelling)

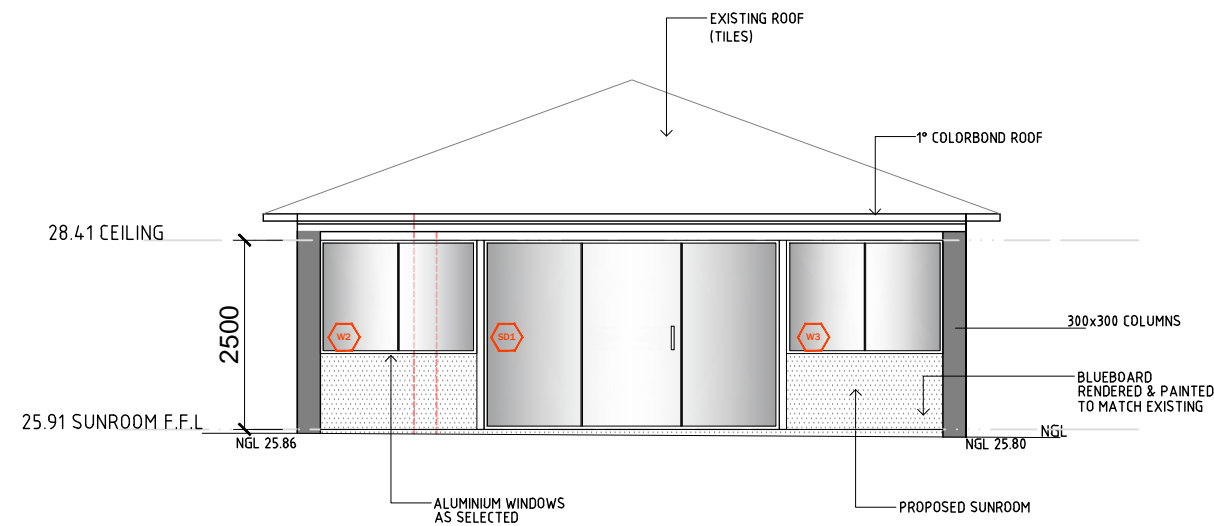
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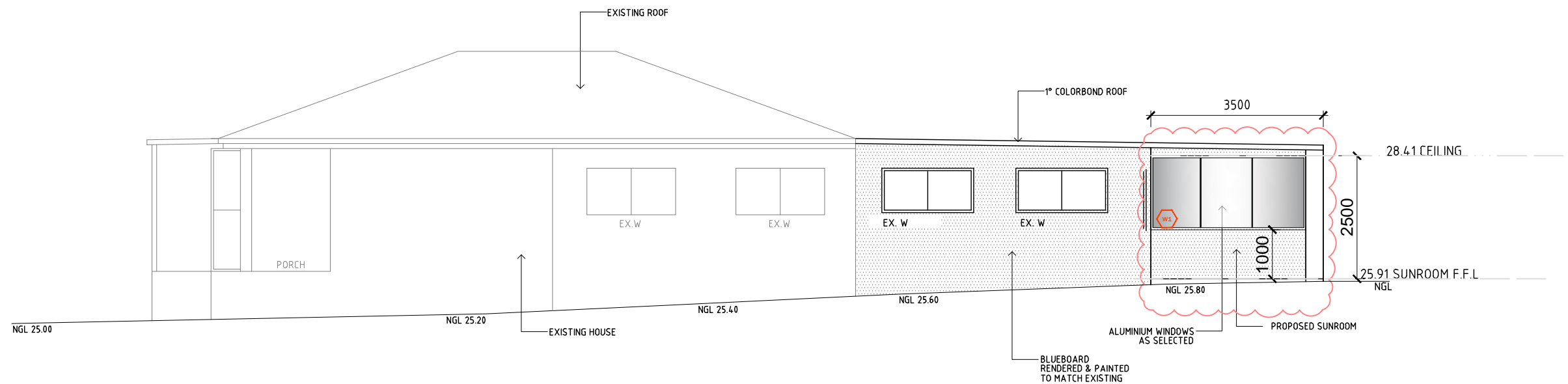
## 1 SOUTH ELEVATION (SECONDARY DWELLING)

SCALE: 1:100 @ A3



## 2 WEST ELEVATION (PRIMARY DWELLING [SUNROOM])

SCALE: 1:100 @ A3



## 3 NORTH ELEVATION (PRIMARY DWELLING [SUNROOM])

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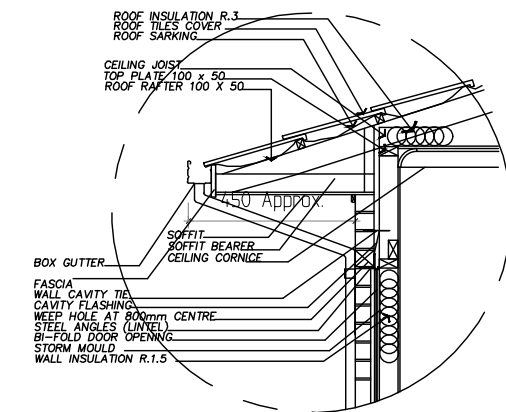
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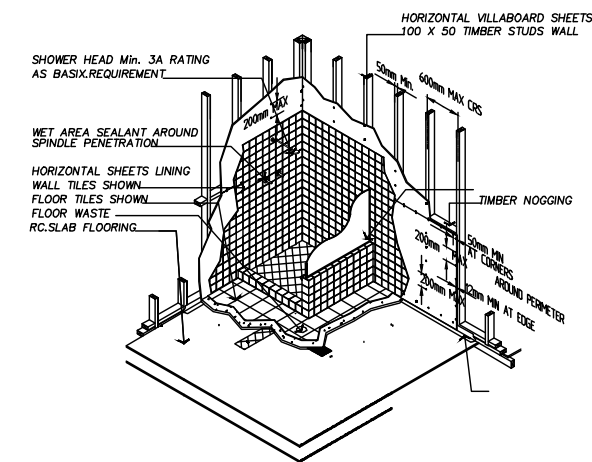
SUBJECT SITE:  
13 WALES ST, GREENACRE

DRAWING TITLE:  
Elevations (Primary Dwelling [sunroom])

SCALE/  
SHEET SIZE 1:100 A3 PREPARED: I.M. SHEET NO. S-05

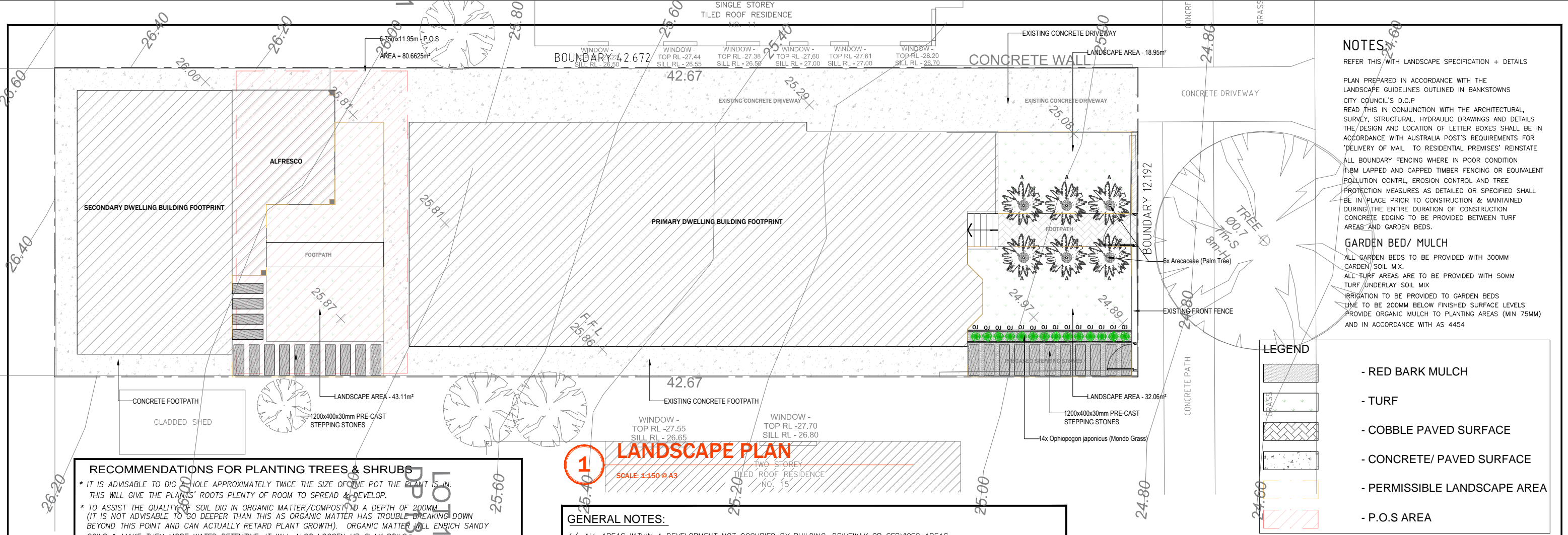


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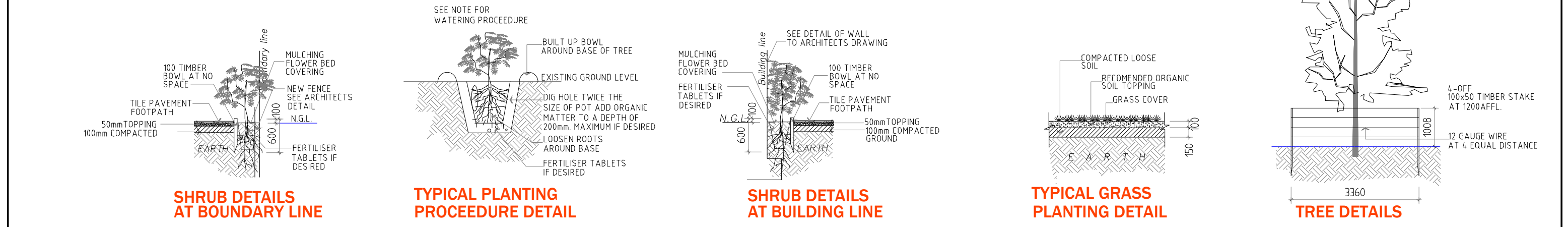


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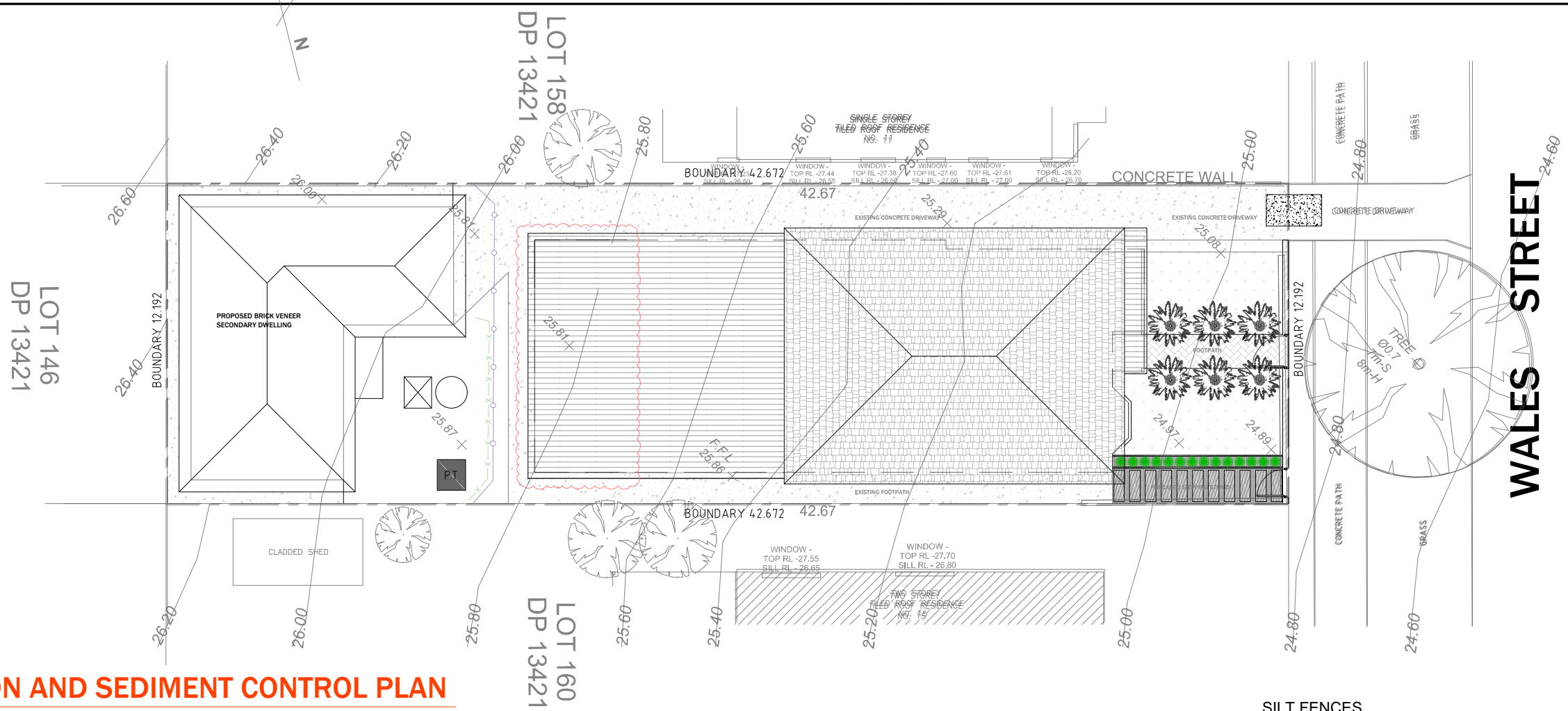
SCALE/ SHEET SIZE	1:100	A3	PREPARED: I.M.	SHEET NO.	S-06
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SYMBOL	PLANT NAME	CONTAINER SIZE (min)	QUANTITY	MATURITY HT/SPREAD
A	Arecaceae (Palm Tree)	75 Litre	6	8m - 2m
OJ	Ophiopogon japonicus (Mondo Grass)	2 Litre	14	0.5m-0.3m
TURF	SOFT LEAF BUFFALO	AS SHOWN		AS SHOWN







# 1 EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1:200 @ A3

LEGEND

PT

- PORTABLE TOILET

- TEMPORARY SITE ACCESS

- TEMPORARY FENCING

X-X

- SILT FENCING

- WASTE AND STOCK PILE

**SILT FENCES**

- FILTERS SILT FROM LOW TO MEDIUM FLOWS OF SURFACE WATER ON GENTLY SLOPING OR STEEP UNEVEN TERRAIN
- CONSIST OF A FILTER FABRIC ('GEOTEXTILE FILLER'), ATTACHED TO A STEEL WIRE OR CABLE, WHICH IS SUPPORTED ON 900mm LONG STEEL OR WOODEN POSTS AT 2.5-3m CENTRES
- THE LOWER END OF THE FABRIC IS EMBEDDED INTO THE GROUND, AS SHOWN IN FIGURE 1
- GENERALLY FOLLOW THE CONTOURS OF THE LAND.

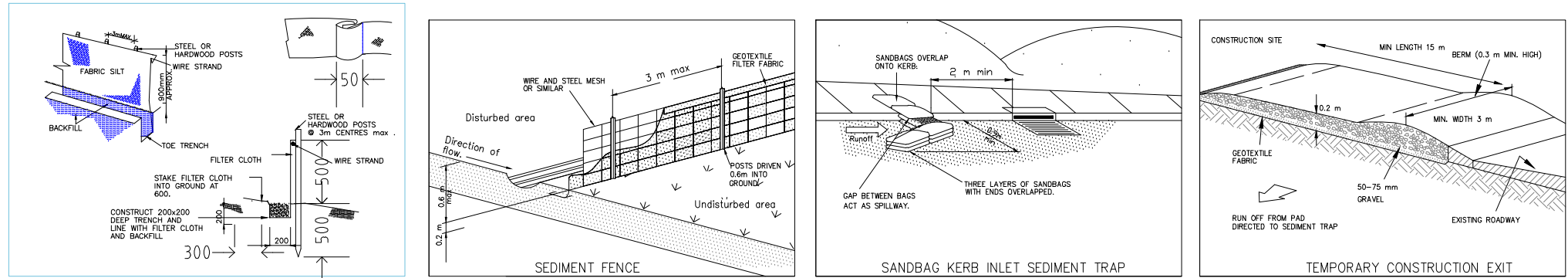
**EROSION CONTROL NOTES:**

1. ALL ERSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE AND TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
2. STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
3. TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED AND TO BE KEPT CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
4. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
5. ROADS AND FOOTPATH TO BE SWEEP DAILY
6. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE.

**SILTATION MANAGEMENT PROCEDURE**

1. ERECT SILT FENCE & GRAVEL DRAIN
2. DEMOLISH EXISTING BUILDING
3. EXCAVATE BASEMENT AND PLACETEMPORARY PUMPOUT SEDIMENT PIT
4. FINISH CONSTRUCTION
5. SILT FENCE AND GRAVEL DRAIN ARE NOT TO BE REMOVED UNTIL CONSTRUCTION IS COMPLETE ANDGARDEN HAS BEEN FULLY RE-VEGETATED.

## SEDIMENT CONTROL MEASURES



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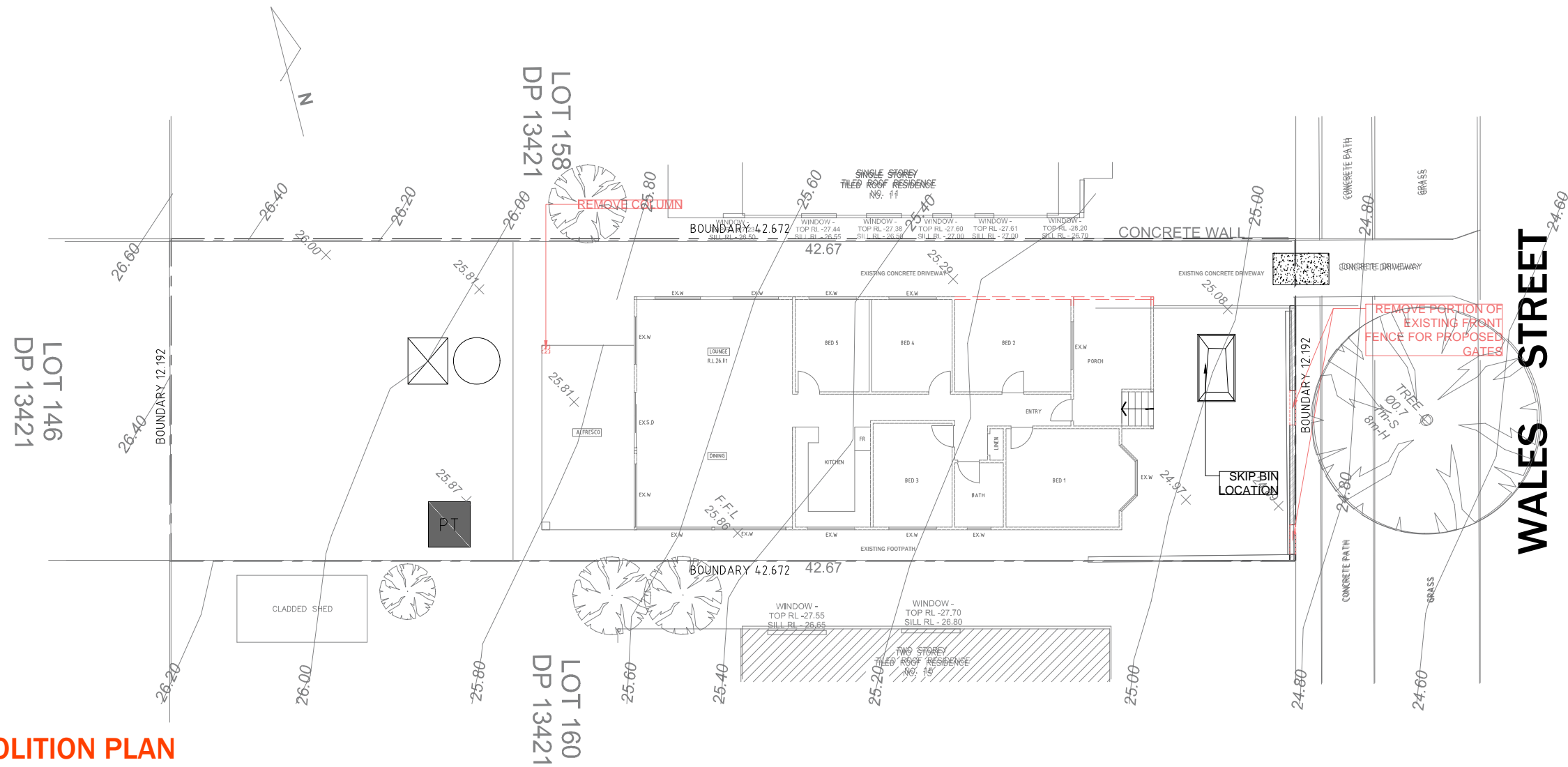
SUBJECT SITE: 13 WALES ST, GREENACRE

DRAWING TITLE: Erosion and Sediment Control Plan

SCALE/ SHEET SIZE 1:100 A3

PREPARED: I.M.

SHEET NO. S-08



**DEMOLITION OPERATION TIMES**

- Demolition activities on site must be limited to the following hours:
- Monday to Friday 7:00am to 6:00pm
- Saturday 8:00am to 1:00pm
- No work on Sunday and Public Holidays

## 1 DEMOLITION PLAN

SCALE: 1:200 @ A3

### LEGEND

-  - PORTABLE TOILET
-  - TEMPORARY SITE ACCESS
-  - WASTE AND STOCK PILE
-  - TO BE REMOVED/ DEMOLISHED

#### GENERAL NOTES:

- DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001
- ALL SAFETY BARRIERS AND PROTECTIVE MEASURES ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORKS
- DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL APPROVAL
- DEMOLITION CONTRACTORS TO PROVIDE EVIDENCE OF ALL INSURANCES PRIOR TO THE COMMENCEMENT OF WORK
- SAFETY AND PROTECTIVE EQUIPMENT TO BE USED IN ACCORDANCE WITH RELEVANT STATUTORY REQUIREMENTS, IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE SAFETY ON SITE
- MATERIAL TO BE REMOVED BY WAY OF WASTE BINS OR TRUCKS FROM SITE AND APPROPRIATELY DISPOSED OF IN WASTE RECYCLING FACILITIES AND OR WASTE MANAGEMENT FACILITIES
- DAMPEN AND HOSE DOWN MATERIAL DURING DEMOLITION STAGES IN ORDER TO REDUCE DUST
- PLACE GEOTECH FABRIC ALONG BOUNDARIES WHERE STRUCTURES ARE TO BE DEMOLISHED IN ORDER TO PROTECT ADJOINING PROPERTIES AND THE PUBLIC

#### DEMOLITION NOTES:

- Demolition must not be conducted in high winds to ensure dust does not spread beyond the site boundaries. High winds are identified as either a strong breeze (39-49km/hr), or near gale (50-61km/hr) under the Beaufort Scale.
- All lead contaminated materials identified in the building must be handled and disposed of in accordance with the NSW Environment Protection Authority's requirements
- Dust Controls must be implemented on site prior to and during demolition
- Asbestos, if identified in the building, must be removed and disposed of in accordance with the requirements of Work Cover. Where the amount or type of asbestos materials to be removed requires a licensed asbestos contractor to undertake the removal and disposal, both Council and the Principle Certifying Authority must be advised in writing of the name, address and asbestos license details of the contractor undertaking that work and the name and address of the facility to which the materials will be taken.
- All trucks/trailers entering or leaving the site must have their loads adequately covered. A sign indicating this should be placed at the entry to and exit from the site.
- Sound pressure levels emanating from the site must not exceed levels established by the NSW Environment Protection Authority.

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Bankstown 2200

REV:	DESCRIPTION:	DATE:
A	DA SUBMISSION	11/07/23

SUBJECT SITE:  
**13 WALES ST, GREENACRE**

DRAWING TITLE:  
**Neighbour Notification Plan**

SCALE/ SHEET SIZE	1:100	A3	PREPARED: I.M.	SHEET NO.	S-09
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