







IMPORTANT NOTE:  
ALL DIMENSIONS AND NOTES ON ALL PLANS MUST BE CHECKED AND VERIFIED BY BUILDER AND / OR OWNER PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS TO CLARIFY AND CONFIRM WITH DVYNE DESIGN P/L ANY DISCREPANCIES ON ALL DOCUMENTS AND PLANS PROVIDED FOR CONSTRUCTION. ANY WORK INDICATED ON THE PLAN BUT NOT IN THE SPECIFICATION OR VICE VERSA, AND ANY ITEM NOT SHOWN IN EITHER PLAN OR SPECIFICATION BUT WHICH IS OBVIOUSLY NECESSARY AS PART OF PROPER CONSTRUCTION AND / OR FINISH IS TO BE DONE AS PART OF THE CONTRACT. VARIATIONS TO PLANS SPECIFICATIONS MAY NOT BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER. IT IS THE RESPONSIBILITY OF THE BUILDER / END USER TO VERIFY PLANS AND SPECIFICATIONS AS TO THEIR ACCURACY AND SUITABILITY AND ALL SITE WORKS MUST COMPLY WITH CURRENT BCA AND AUSTRALIAN STANDARDS. WINDOWS TO COMPLY WITH 3.9.2.5 OF THE BCA.

#### NOTE

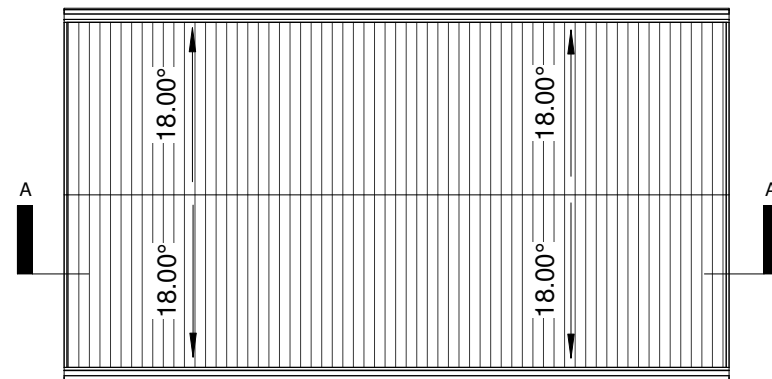
1. all dimensions and notes on all drawings must be checked and verified by client/owner/builder prior to commencement of any building works on site, to clarify any discrepancies between all plans relevant to the proposal/site works.
2. bathrooms and ensuites doors are to be provided with removable hinges.
3. floor waste to all wet floor areas

#### LEGEND

-  Smoke Alarms Clause 3.7.5.5 of the NCC Volume Two 2019
-  Floor Waste
-  Mechanical Ventilation Clause 3.8.5.2(c) of the NCC Volume Two 2019
-  location of hot water system as per BASIX requirements
-  location of air conditioning unit as per BASIX requirements
-  location of rainwater tank as per BASIX requirements
- Protection of Operable Windows Clause 3.9.2.6 of the NCC Volume Two 2019

## 1 Ground floor level

1 : 100



## 2 Roof plan

1 : 100



SHOP 1, 23-27 PATON STREET,  
MERRYLANDS WEST, NSW 2160

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DESIGN | CONSTRUCT | CONSULT

#### JOB DESCRIPTION

CHANGE OF USE TO  
GRANNY FLAT

at

NO. 26 HAMPTON STREET,  
CROYDON PARK

#### DRAWING TITLE

FLOOR PLANS

#### CLIENT DETAILS

ALEXANDRA LALIC

#### GENERAL NOTES

DO NOT SCALE THE DRAWINGS, READ ALL DIMENSIONS SHOWN. ALL DIMENSIONS, NOTES ON ALL PLANS AND CONSENT DOCUMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO ANY COMMENCEMENT OF ANY BUILDING WORKS ON SITE, TO CLARIFY ANY DISCREPANCIES BETWEEN ALL PLAN DRAWINGS AND DOCUMENTATION RELEVANT TO THE PROPOSAL / SITE WORKS. GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS.  
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#### DRAWN

JT

#### DATE

DEC2021

#### CHECKED

JACK

#### SCALE

1 : 100

#### JOB NUMBER

21239-00

#### NUMBER IN SET

A02

#### ISSUE

A

#### NORTH

#### ISSUE

A

#### AMMENDMENT

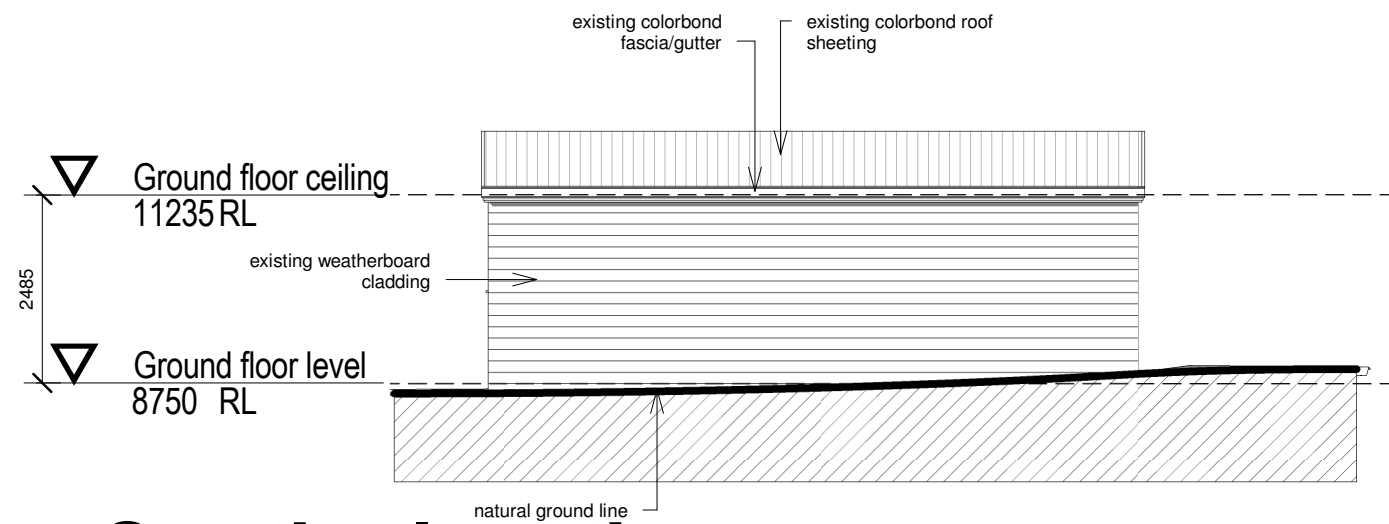
DA SUBMISSION

#### BY

JK

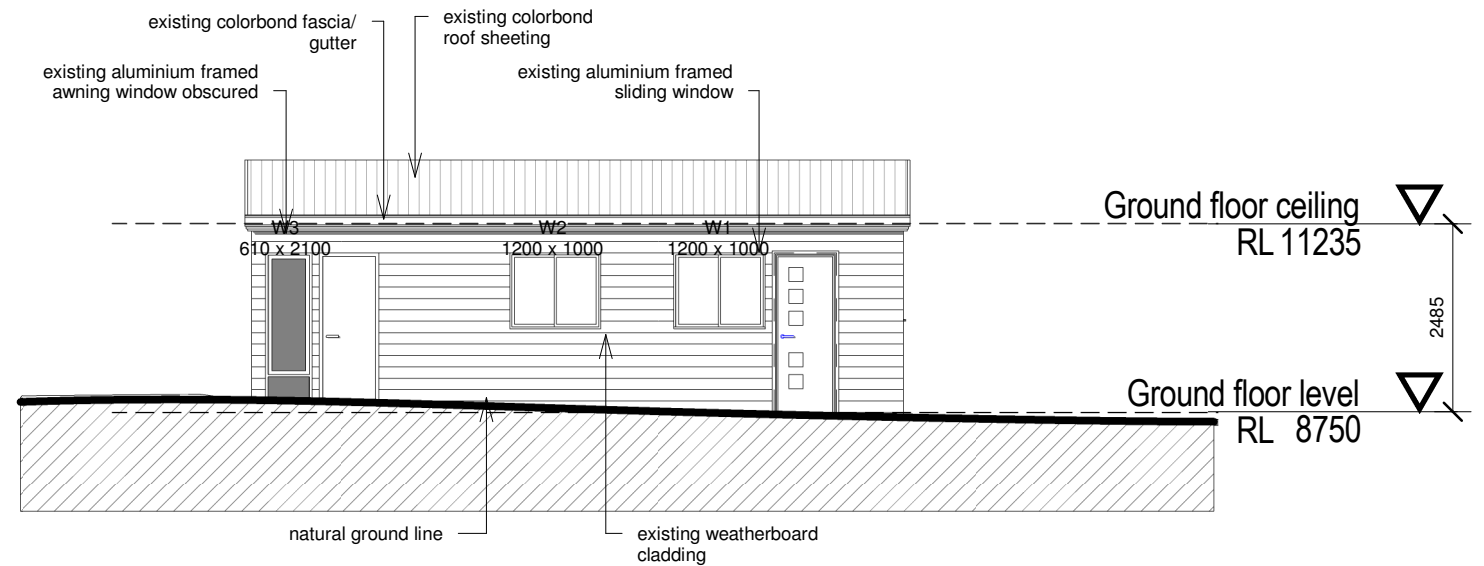
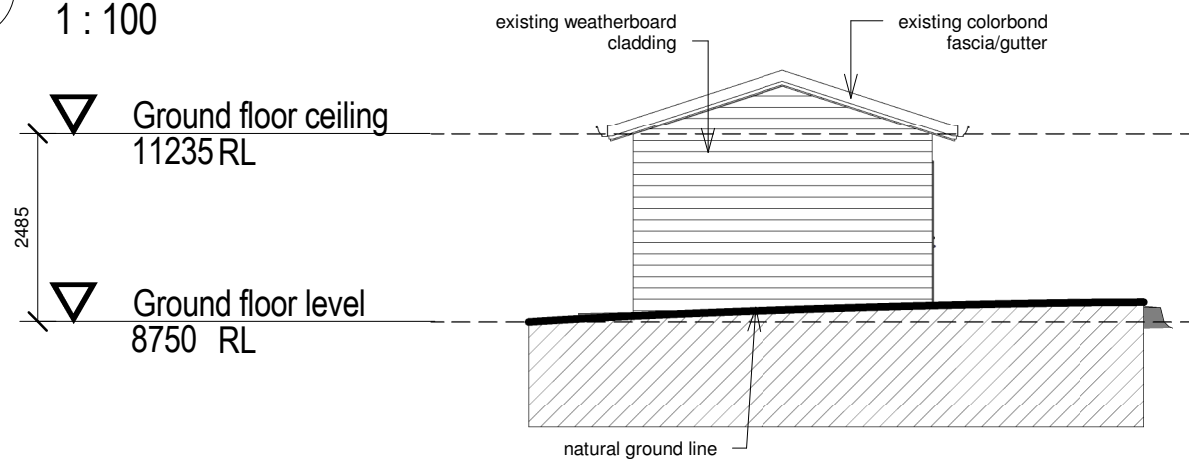
#### DATE

DEC 21



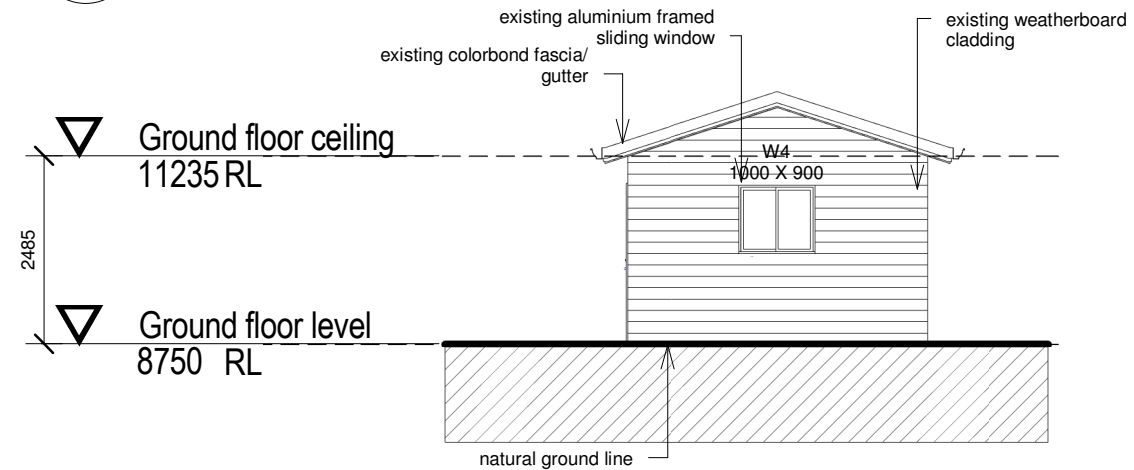
## 1 South elevation

1 : 100



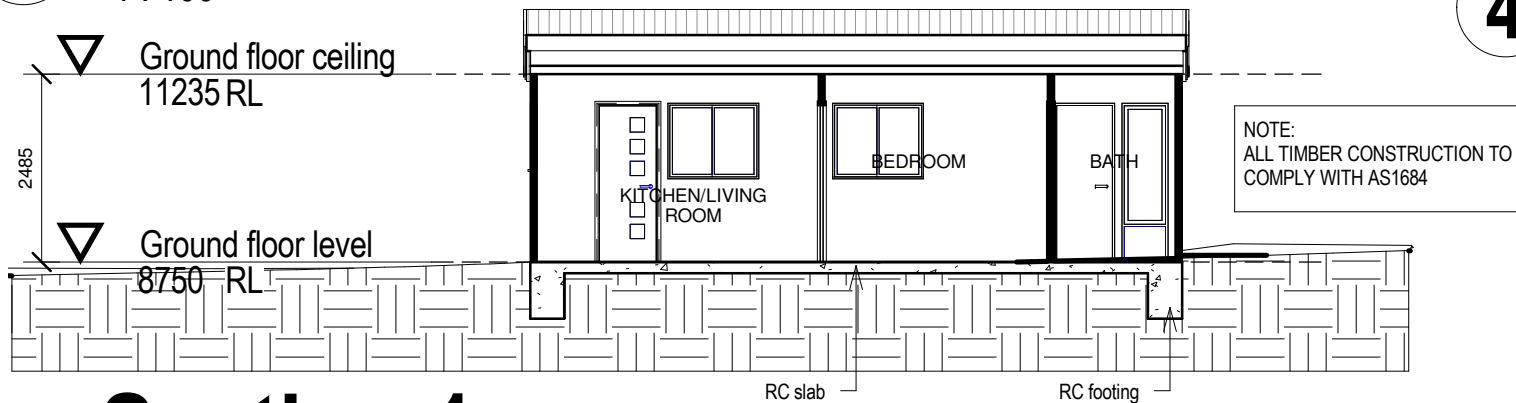
## 2 North elevation

1 : 100



## 3 East elevation

1 : 100



## 4 West elevation

1 : 100

## 5 Section 1

1 : 100



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### JOB DESCRIPTION

CHANGE OF USE TO  
GRANNY FLAT

at

NO. 26 HAMPTON STREET,  
CROYDON PARK

### DRAWING TITLE

ELEVATIONS/SECTION

### CLIENT DETAILS

ALEXANDRA LALIC

### GENERAL NOTES

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### DRAWN

JT

### DATE

NOV 2021

### CHECKED

JACK

### SCALE

1 : 100

### JOB NUMBER

21239-00

### NUMBER IN SET

A03

### ISSUE

A

### NORTH

### ISSUE

A

### AMMENDMENT

DA SUBMISSION

### BY

JK

### DATE

DEC 21



BASIX COMMITMENTS

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 6 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 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 20 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: <ul style="list-style-type: none"><li>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.)</li></ul>		✔	✔

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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.	✔	✔	✔

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3.5 (up), roof: foil/sarking	gable end vents; medium (solar absorptance 0.475-0.70)

Note	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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: <ul style="list-style-type: none"><li>For the following glass and frame types, the certifier check can be performed by visual inspection.<ul style="list-style-type: none"><li>Aluminium single clear</li><li>Aluminium double (air) clear</li><li>Timber/uPVC/fibreglass single clear</li><li>Timber/uPVC/fibreglass double (air) clear</li></ul></li></ul>	✔	✔	✔ ✔

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W02	2100	610	aluminium, single, clear	eave 300 mm, 300 mm above head of window or glazed door	not overshadowed
W01	1000	1200	aluminium, single, clear	eave 300 mm, 300 mm above head of window or glazed door	not overshadowed
West facing					
W03	900	1000	aluminium, single, clear	none	not overshadowed

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: gas instantaneous with a performance of 5.5 stars.	✔	✔	✔
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: <ul style="list-style-type: none"><li>At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off</li></ul>		✔	✔
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		✔	✔
Laundry: individual fan, not ducted; Operation control: manual switch on/off		✔	✔


Artificial lighting			
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: <ul style="list-style-type: none"><li>at least 1 of the bedrooms / study; dedicated</li></ul>		✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 2 of the living / dining rooms; dedicated		✔	✔
• the kitchen; dedicated		✔	✔
• all bathrooms/toilets; 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 1 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔

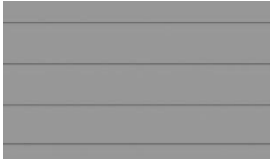
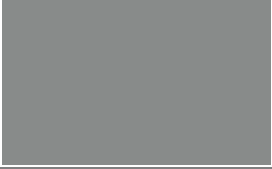
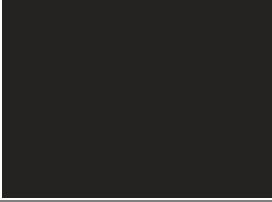
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

Legend			
In these commitments, "applicant" means the person carrying out the development.			
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 a development application is to be lodged for the proposed development).			
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 construction certificate / complying development certificate for the proposed development.			
Commitments identified 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 or final) for the development may be issued.			

 <div>dvyne design</div>	SHOP 1, 23-27 PATON STREET, MERRYLANDS WEST, NSW 2160  (02) 9637 1111  jack@dvyne.com.au  www.dvyne.com.au  DESIGN   CONSTRUCT   CONSULT	JOB DESCRIPTION	DRAWING TITLE	GENERAL NOTES	DRAWN	JT	NORTH	ISSUE	AMMENDMENT	BY	DATE
		CHANGE OF USE TO GRANNY FLAT  at  NO. 26 HAMPTON STREET, CROYDON PARK	BASIX	DO NOT SCALE THE DRAWINGS, READ ALL DIMENSIONS SHOWN. ALL DIMENSIONS, NOTES ON ALL PLANS AND CONSENT DOCUMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO ANY COMMENCEMENT OF ANY BUILDING WORKS ON SITE, TO CLARIFY ANY DISCREPANCIES BETWEEN ALL PLAN DRAWINGS AND DOCUMENTATION RELEVANT TO THE PROPOSAL / SITE WORKS. GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS. COPYRIGHT - THESE DRAWINGS REMAIN THE PROPERTY OF DVYNE DESIGN JT PTY LTD AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN CONSENT.	DATE	DEC 2021		A	DA SUBMISSION	JK	DEC 21
			CLIENT DETAILS		CHECKED	JACK					
					SCALE						
					JOB NUMBER	21239-00					
					NUMBER IN SET	A05					
					ISSUE	A					

DETAILS OF EXTERNAL FINISHES

Material Sample Board  
26 Hampton Street, Croydon Park

I T E M	R A N G E	C O L O U R	I M A G E
Selected Cladding	Weatherboard	Grey	
Colorbond Roof Sheeting	Colorbond	Windspray	
Aluminium framed windows, sliding doors, balusters & horizontal slats	Aluminium	Shale Grey	
Guttering, Downpipes and Fascia	Colorbond	Woodland Grey	