

# 10 RELIANCE AVENUE, YAGOONA, NSW 2199

Lot 22, DP229453

LGA: CANTERBURY BANKSTOWN COUNCIL

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## BUILDING SPECIFICATIONS & FIRE SAFTEY:

### General Requirements

- Window sizes are approximate and are to be verified on site prior to fabrication.
- All glass thickness to be suitable to current glazing code.
- All frames to windows shall be selected powdercoat aluminum.
- All windows to comply with current wind loads.
- All windows and doors to be complete with weather strips, trims, deadlocks and fly screens to match.
- Do not scale window openings off drawings.
- All steelwork to be hot dipped galvanised as specified by engineer.
- Steelwork 3 tier paint system - 2 pack epoxy system 1. waterproof / hardener; 2. primer / hardener; 3. colour / hardener.
- Expansion joints in brickwork to engineering details.
- All brick ties, lintels and structural steel to be stainless unless otherwise noted.
- All mortar and brickwork to be salt resistant.
- All DA conditions to be complied with.
- Provide falls in all areas to achieve adequate drainage required to outlets.Builder to provide topping to ensure acceptance by structural and hydraulic engineers.
- Waterproofing to all areas to be suitable for purpose. All waterproofing to be confirmed by appointed hydraulic consultant.
- All warranties and guarantees to be provided for all waterproofing.
- Painting to AS2311, builder to discuss and confirm all paint systems and applications with client prior to any work commencing.
- All glass balustrades to comply with Australian Standards, shop drawings to be provided for approval prior to any fabrication. To be confirmed by structural engineer.
- Exposed timber to be selected by builder. All timbers to be suitable for outdoor exposure.
- Sound transmission and insulation - builder to achieve BCA/NCC compliance for sound rating in accordance with relevant BCA/NCC.
- Service ducts and pipes to comply with BCA/NCC requirements.Builder to appoint an acoustic engineer to provide specialist advice for strict compliance.
- All service ducts/rises/penetrations to be fully sound and fire rated to BCA/NCC and Australian standard requirements.
- Mechanical ventilation zones to be constructed in compliance with Part 3.8.5 Ventilation of the BCA/NCC.
- Builder to provide full certificate of roofing material used and warranty of supply and installation.
- All steel lintels to be fire rated. Smoke seals in accordance with BCA/NCC and Australia standards. <Fire seperation to all floor and cavities in accordance to BCA/NCC.
- "Homeguard" termite management barriers to be used to cover all aspects of termite protection to comply with AS 3660.1
- Glazing to sliding doors and areas subject to potential human impact to comply with Part 3.6 Glazing of the BCA/NCC.
- Full compliance with BASIX & Nathers requirements.
- Builder and all trades must register and obtain relevant information from "dial before you dig" <www.1100.com.au> prior to commencing works.
- Steelwork 3 tier paint system - 2 pack epoxy syste. 1. waterproof/hardner 2. primer/hardner 3. colour/hardner.

All Standards and Codes including but not limited to the BCA/ NCC and any referenced AS/NZS standard to apply and be conformed with as required.





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Approved By A Salameh  
B.Des.Architecture | M.Architecture at UTS  
BDAA 6523

NO.	Date	Revision
A	11.03.2022	ISSUE A

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Date	Project no.
11 MARCH 2022	01/2022
Revision no.	Checked by
A	AS
PROPOSED ATTACHED DUAL OCCUPANCY	
10 RELIANCE AVE, YAGOONA, NSW 2199	

Client	SUBERB CONSTRUCTIONS
Drawing title	COVER PAGE
Scale	1 : 1
Drawing no	000

Single Dwelling

Certificate number: 12854195

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

Secretary  
Date of issue: Friday, 04 March 2022  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Outdoor Spa</b>			
The spa must not have a volume greater than 3.4 kilolitres.	✓	✓	
The spa must have a spa cover.		✓	

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
D02	2325	3130	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W01	2400	625	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
D13	2400	2880	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W13	2025	975	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
<b>West facing</b>					
W02	900	2400	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W03	600	1200	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W04	600	2400	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W06	2400	3820	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W15	600	600	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W16	900	1600	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W15	600	600	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W25	900	3521	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed

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.

Description of project

Project address		Assessor details and thermal loads	
Project name	LOT 01 - 10 Reliance Avenue, Yagoona	Assessor number	n/a
Street address	10A Reliance Avenue Yagoona 2199	Certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 229453	Area adjusted cooling load (MJ/m <sup>2</sup> /year)	n/a
Lot no.	22	Area adjusted heating load (MJ/m <sup>2</sup> /year)	n/a
Section no.	-	Ceiling fan in at least one bedroom	n/a
Project type	attached dwelling house	Ceiling fan in at least one living room or other conditioned area	n/a
<b>Project type</b>			
Project type	attached dwelling house	<b>Project score</b>	
No. of bedrooms	4	Water	✓ 42 Target 40
<b>Site details</b>			
Site area (m <sup>2</sup> )	280	Thermal Comfort	✓ Pass Target Pass
Roof area (m <sup>2</sup> )	111	Energy	✓ 50 Target 50
Conditioned floor area (m2)	140.0		
Unconditioned floor area (m2)	14.8		
Total area of garden and lawn (m2)	80		

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>General features</b>			
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.	✓	✓	✓
<b>Floor, walls and ceiling/roof</b>			
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, 81.2 square metres	nil		
floor - above habitable rooms or mezzanine, 59 square metres, concrete	nil		
floor - suspended floor above garage, concrete	nil		
external wall - cavity brick	0.50 (or 1.17 including construction)		
external wall - brick veneer	2.86 (or 3.40 including construction)		
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 4.5 (up), roof: foil/sarking	framed; dark (solar absorbance > 0.70)	
<b>Note</b>	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.		
<b>Note</b>	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Hot water</b>			
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 6 stars.	✓	✓	✓
<b>Cooling system</b>			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a		✓	✓
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
<b>Heating system</b>			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
<b>Ventilation</b>			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
<b>Artificial lighting</b>			
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 5 of the bedrooms / study; dedicated • at least 2 of the living / dining rooms; dedicated the kitchen; dedicated		✓	✓

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 complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Fixtures</b>			
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.		✓	
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 2500 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 100 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: • all toilets in the development • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
<b>Swimming pool</b>			
The swimming pool must not have a volume greater than 22.5 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	
The swimming pool must be outdoors.	✓	✓	

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Windows, glazed doors and skylights</b>			
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/tbreglass single clear - Timber/uPVC/tbreglass double (air) clear • Vertical external louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
<b>North facing</b>					
W05	2400	2115	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W06	900	3080	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W17	600	2400	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W18	600	2400	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
D06	2400	3000	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
<b>South facing</b>					

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• all bathrooms/toilets; dedicated • the laundry; dedicated • all hallways; dedicated		✓	✓
<b>Natural lighting</b>			
The applicant must install a window and/or skylight in the kitchen for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
<b>Swimming pool</b>			
The development must not incorporate any heating system for the swimming pool.		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
<b>Outdoor spa</b>			
The development must not incorporate any heating system for the spa.		✓	
The applicant must install a timer for the spa pump in the development.		✓	
<b>Other</b>			
The applicant must install a gas cooktop & gas 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.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

BANKSTOWN DEVELOPMENT CONTROL PLAN 2015  
LOT 22, D.P 229453, 10 RELIANCE AVE YAGOONA

SITE CALCULATIONS	CRITERIA	PROPOSED
TOTAL SITE AREA	MIN. 500 SQM	560 SQM
SITE AREA FOR EACH LOT	MIN. 250 SQM	280 SQM
ZONE	R2 LOW DENSITY	R2 LOW DENSITY
MAX HEIGHT	9000 MM	7183 MM
NUMBER OF STOREY	MAX. 2 STOREY	2 STOREY
ALLOWED GFA	50% x SITE AREA	280 SQM
GFA FOR EACH LOT	-	140 SQM
<b>LOT 01</b>		
GFA FOR EACH LOT	140 SQM	140 SQM
LANDSCAPE AREA	-	76.45SQM
GF FRONT SETBACK	5500 MM	5500 MM
GF SIDE SETBACK	900 MM	1000 MM
FF FRONT SETBACK	6500 MM	6500 MM
FF SIDE SETBACK	900 MM	1000 MM
POS	MIN. 80 SQM min. dimension 5000 MM	115.22 SQM
<b>LOT 01</b>		
GFA FOR EACH LOT	140 SQM	140 SQM
LANDSCAPE AREA	-	74 SQM
GF FRONT SETBACK	5500 MM	5830 MM
GF SIDE SETBACK	900 MM	1000 MM
FF FRONT SETBACK	6500 MM	6730 MM
FF SIDE SETBACK	900 MM	1000 MM
POS	MIN. 80 SQM min. dimension 5000 MM	113.13 SQM

BUILDING SPECIFICATIONS

- DOUBLE BRICK FOR GROUND AND FIRST FLOOR EXTERIOR WALLS
- SINGLE BRICK WALLS FOR ALL INTERIOR WALLS
- CONCRETE FOR GROUND AND FIRST FLOOR SLAB
- FRAMED COLORBOND ROOF

GENERAL NOTES

- TIMBER FRAME ROOF AS PER LIGHT TIMBER FRAME CODE WITH SELECT ROOF SHEETING AND ROOF TILES
- ALUMINIUM POWDER COATED FASCIA, GUTTERS AND DOWNPIPES
- SELECT FINISH TO TIMBER LOUVERS
- DOUBLE BRICK CONSTRUCTION WITH SELECT PAINT FINISH
- SINGLE BRICK SKIN WITH SELECT PAINT FINISH TO INTERNAL WALLS
- ALUMINIUM POWDER COATED FRAMING TO GLAZED WINDOWS
- ALUMINIUM POWDER COATED BI-FOLD DOORS WITH SELCT GLAZING
- ALUMINIUM POWDER COATED MULLIONS TO CURTAIN WALL WITH SELECT GLAZING
- SELECT TIMBER SOLID CORE WEATHERPROOF ENTRY DOOR
- SELECT GLAZING TO BALCONY BALUSTRADING
- REINFORCED CONCRETE V COLOUMN
- SELECT FINISH TO ROLLER SHUTTER DOORS
- PROVIDE ADEQUATE WATERPROOFING TO ALL WET AREAS
- PROVIDE SELECT FLOOR FINISH
- RC. SLAB, FOOTINGS AND BEAMS
- REFER TO BASIX REPORT FOR THERMAL, GLAZING AND WATER COMMITMENTS
- REFER TO LANDSCAPE PLAN FOR LANDSCAPE DETAILS



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

Secretary  
Date of issue: Friday, 04 March 2022  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary			
Project name	LOT 02 - 10 Reliance Avenue, Yagoona		
Street address	10B Reliance Avenue Yagoona 2199		
Local Government Area	Canterbury-Bankstown Council		
Plan type and plan number	deposited Z29453		
Lot no.	22		
Section no.	-		
Project type	attached dwelling house		
No. of bedrooms	4		
Project score			
Water	✓ 42	Target 40	
Thermal Comfort	✓ Pass	Target Pass	
Energy	✓ 50	Target 50	

**Certificate Prepared by**

Name / Company Name: DEZCON

ABN (if applicable): 96237704131

Description of project

Project address		Assessor details and thermal loads	
Project name	LOT 02 - 10 Reliance Avenue, Yagoona	Assessor number	n/a
Street address	10B Reliance Avenue Yagoona 2199	Certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan Z29453	Area adjusted cooling load (MJ/m <sup>2</sup> /year)	n/a
Lot no.	22	Area adjusted heating load (MJ/m <sup>2</sup> /year)	n/a
Section no.	-	Ceiling fan in at least one bedroom	n/a
Project type		Ceiling fan in at least one living room or other conditioned area	n/a
Project type	attached dwelling house	Project score	
No. of bedrooms	4	Water	✓ 42 Target 40
Site details		Thermal Comfort	✓ Pass Target Pass
Site area (m <sup>2</sup> )	280	Energy	✓ 50 Target 50
Roof area (m <sup>2</sup> )	111		
Conditioned floor area (m <sup>2</sup> )	140.0		
Unconditioned floor area (m <sup>2</sup> )	14.8		
Total area of garden and lawn (m <sup>2</sup> )	80		

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 complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

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 2500 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 100 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
Swimming pool			
The swimming pool must not have a volume greater than 22.5 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	
The swimming pool must be outdoors.	✓	✓	

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Outdoor Spa			
The spa must not have a volume greater than 3.4 kilolitres.	✓	✓	
The spa must have a spa cover.		✓	

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W10	600	1200	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W11	900	2400	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W07	2400	3820	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W22	600	600	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W23	900	2400	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
South facing					
D24	2400	2800	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
D12	3000	3265	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W12	5600	1800	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W24	2000	1200	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed

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.

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			
floor - concrete slab on ground, 81.2 square metres	n/a	Additional insulation required (R-Value)	Other specifications
floor - above habitable rooms or mezzanine, 59 square metres, concrete	n/a		
floor - suspended floor above garage, concrete	n/a		
external wall - cavity brick	0.50 (or 1.17 including construction)		
external wall - brick veneer	2.86 (or 3.40 including construction)		
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 4.5 (up), roof: foil/sarking		framed; dark (solar absorbance > 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.		

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 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans. Energy rating: n/a		✓	✓
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; 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:			
• at least 5 of the bedrooms / study; dedicated		✓	✓
• at least 2 of the living / dining rooms; dedicated		✓	✓
• the kitchen; dedicated		✓	✓

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><li>Vertical external louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.</li></ul>		✓	✓		
Window/glazed door no.					
Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing	
North facing					
W19	600	2400	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W20	600	2400	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W08	2400	2115	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W27	900	3080	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
East facing					
W09	600	2400	aluminium, single, clear	external louvre/vertical blind (adjustable)	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• all bathroom/toilets, dedicated		✓	✓
• the laundry; dedicated		✓	✓
• all hallways, dedicated		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Swimming pool			
The development must not incorporate any heating system for the swimming pool.		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Outdoor spa			
The development must not incorporate any heating system for the spa.		✓	
The applicant must install a timer for the spa pump in the development.		✓	
Other			
The applicant must install a gas cooktop & gas 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.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

**BANKSTOWN DEVELOPMENT CONTROL PLAN 2015  
LOT 22, D.P 229453, 10 RELIANCE AVE YAGOONA**

**SITE CALCULATIONS**

TOTAL SITE AREA  
SITE AREA FOR EACH LOT  
ZONE  
MAX HEIGHT  
NUMBER OF STOREY

**CRITERIA**

MIN. 500 SQM  
MIN. 250 SQM  
R2 LOW DENSITY  
9000 MM  
MAX. 2 STOREY

**PROPOSED**

560 SQM  
280 SQM  
R2 LOW DENSITY  
7183 MM  
2 STOREY

ALLOWED GFA  
GFA FOR EACH LOT

50% x SITE AREA  
-

280 SQM  
140 SQM

**LOT 01**

LANDSCAPE AREA

-

76.45SQM

GF FRONT SETBACK  
GF SIDE SETBACK

5500 MM  
900 MM

5500 MM  
1000 MM

FF FRONT SETBACK  
FF SIDE SETBACK

6500 MM  
900 MM

6500 MM  
1000 MM

POS

MIN. 80 SQM  
min. dimension 5000 MM

115.22 SQM

**LOT 01**

LANDSCAPE AREA

-

74 SQM

GF FRONT SETBACK  
GF SIDE SETBACK

5500 MM  
900 MM

5830 MM  
1000 MM

FF FRONT SETBACK  
FF SIDE SETBACK

6500 MM  
900 MM

6730 MM  
1000 MM

POS

MIN. 80 SQM  
min. dimension 5000 MM

113.13 SQM

**BUILDING SPECIFICATIONS**

- DOUBLE BRICK FOR GROUND AND FIRST FLOOR EXTERIOR WALLS
- SINGLE BRICK WALLS FOR ALL INTERIOR WALLS
- CONCRETE FOR GROUND AND FIRST FLOOR SLAB
- FRAMED COLORBOND ROOF

**GENERAL NOTES**

- TIMBER FRAME ROOF AS PER LIGHT TIMBER FRAME CODE WITH SELECT ROOF SHEETING AND ROOF TILES
- ALUMINIUM POWDER COATED FASCIA, GUTTERS AND DOWNPIPES
- SELECT FINISH TO TIMBER LOUVRES
- DOUBLE BRICK CONSTRUCTION WITH SELECT PAINT FINISH
- SINGLE BRICK SKIN WITH SELECT PAINT FINISH TO INTERNAL WALLS
- ALUMINIUM POWDER COATED FRAMING TO GLAZED WINDOWS
- ALUMINIUM POWDER COATED BI-FOLD DOORS WITH SELECT GLAZING
- ALUMINIUM POWDER COATED MULLIONS TO CURTAIN WALL WITH SELECT GLAZING
- SELECT TIMBER SOLID CORE WEATHERPROOF ENTRY DOOR
- SELECT GLAZING TO BALCONY BALUSTRADING
- REINFORCED CONCRETE V COLOU MN
- SELECT FINISH TO ROLLER SHUTTER DOORS
- PROVIDE ADEQUATE WATERPROOFING TO ALL WET AREAS
- PROVIDE SELECT FLOOR FINISH
- RC. SLAB, FOOTINGS AND BEAMS
- REFER TO BASIX REPORT FOR THERMAL, GLAZING AND WATER COMMITMENTS
- REFER TO LANDSCAPE PLAN FOR LANDSCAPE DETAILS

NO. Date Revision  
A 11.03.2022 ISSUE A

Date Project no.  
11 MARCH 2022 01/2022

Revision no. Checked by

A AS

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OCCUPANCY**

10 RELIANCE AVE, YAGOONA, NSW 2199

Client SUBERB CONSTRUCTIONS

Drawing title SITE SPECIFICATIONS

Scale 1: 100

Drawing no

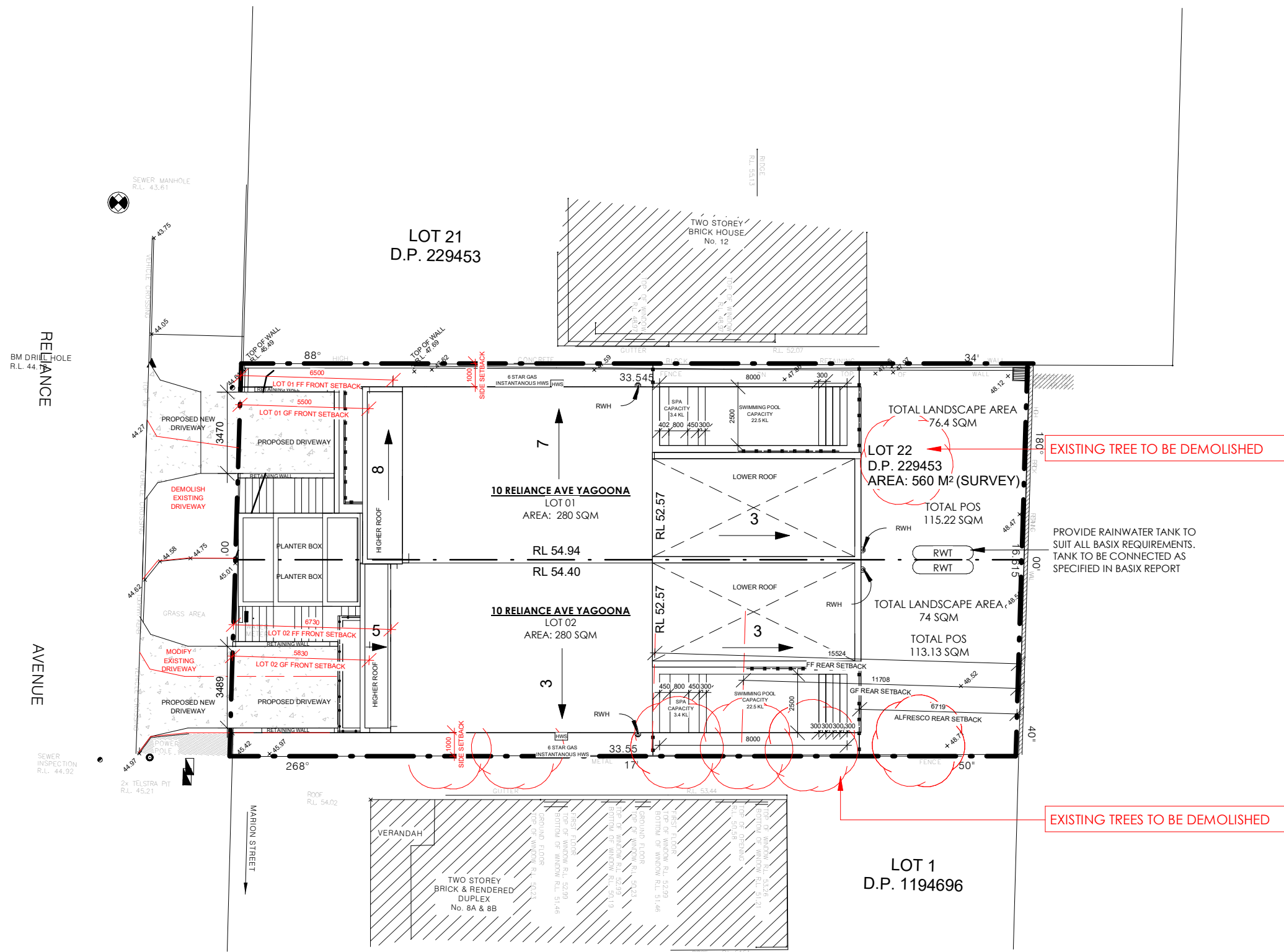
002

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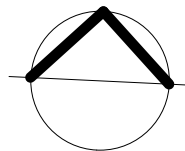
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1

## Site Plan

1 : 200



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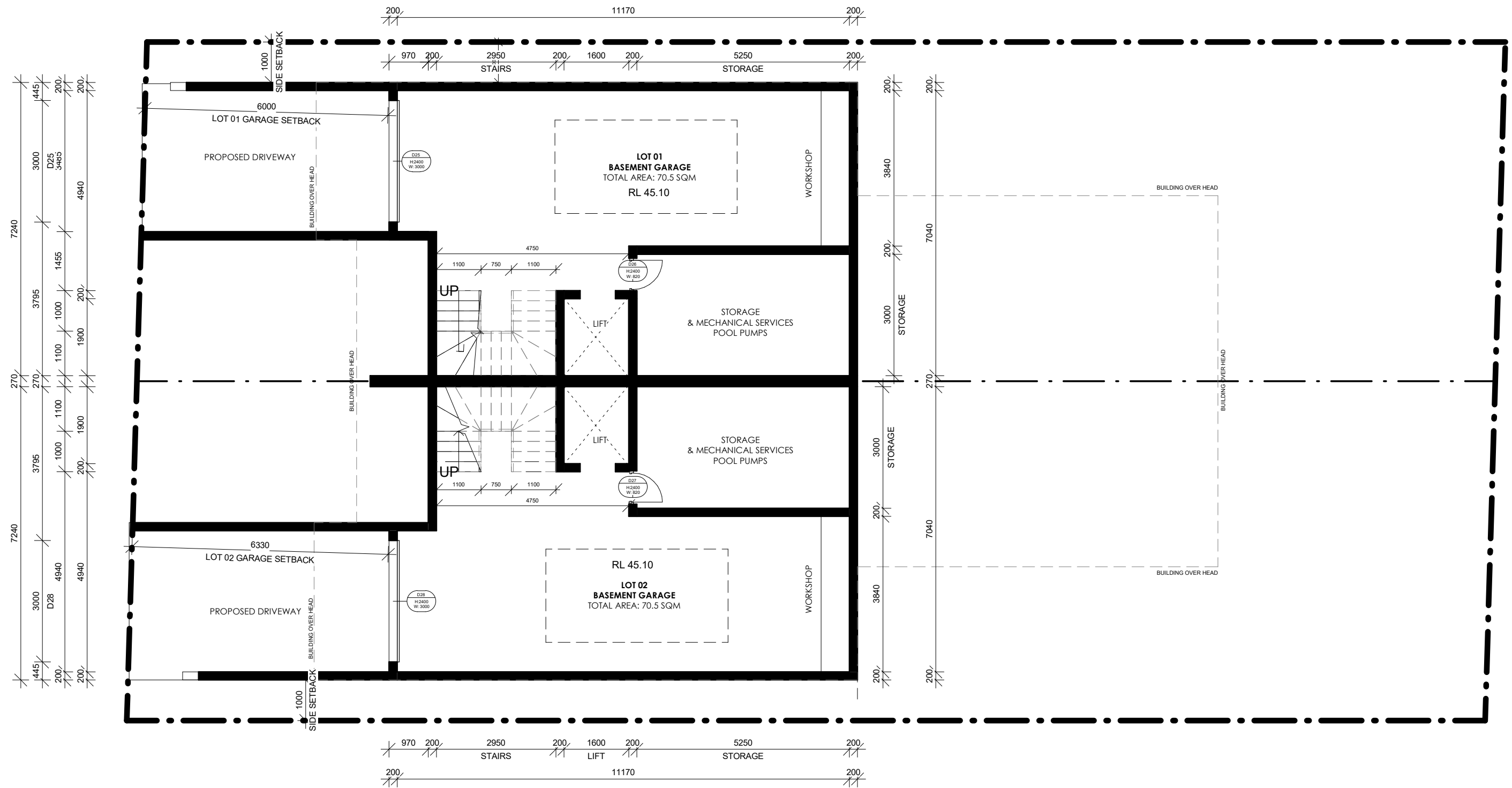
Client SUBERB CONSTRUCTIONS

Drawing title SITE PLAN

Scale 1 : 200

Drawing no

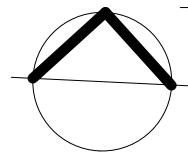
003



1

## Basement Level

1 : 100



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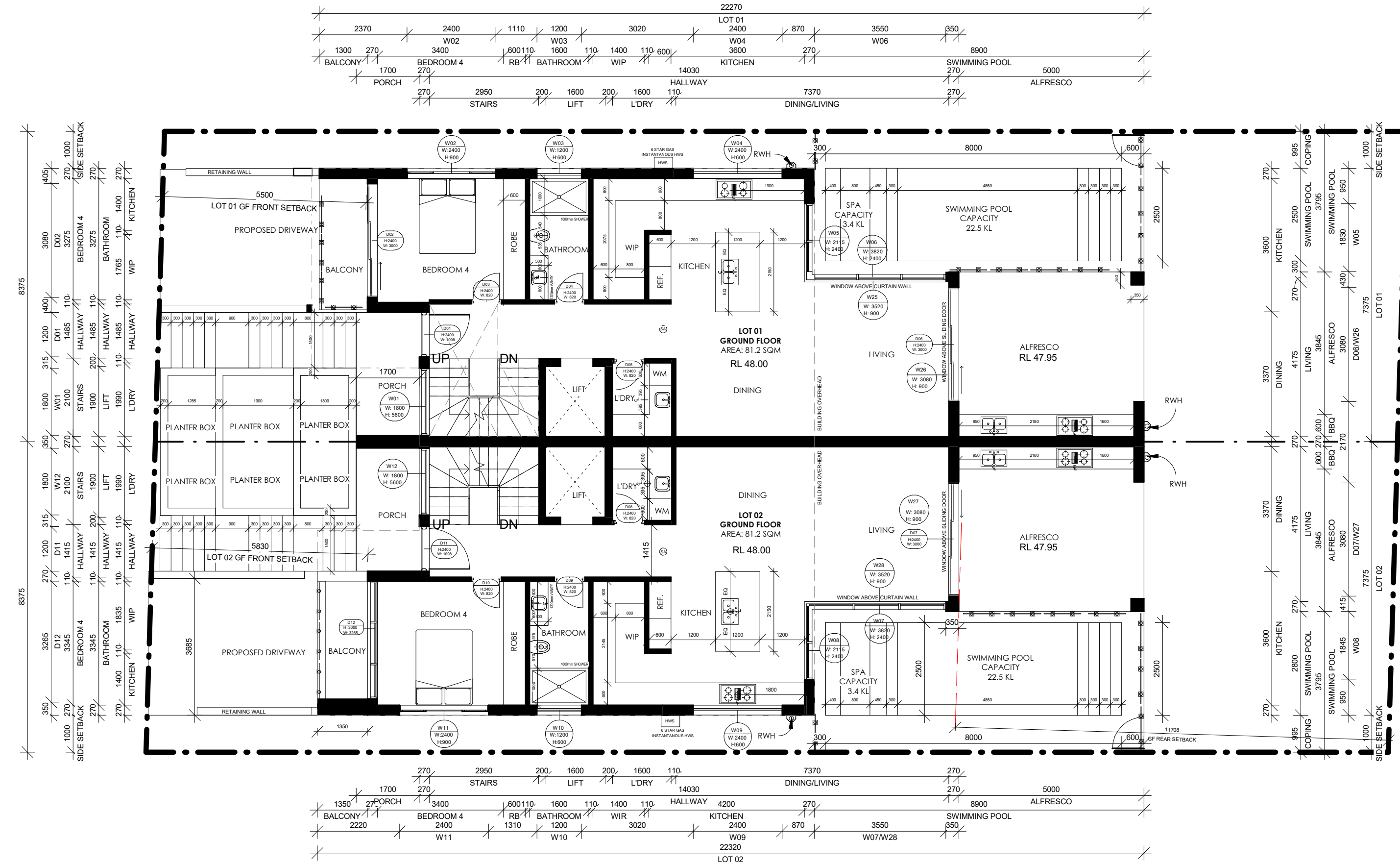
Client SUBERB CONSTRUCTIONS

Drawing title BASEMENT FLOOR PLAN

Scale 1 : 100

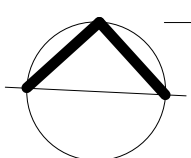
Drawing no

004



# Ground Floor Plan

1 : 100



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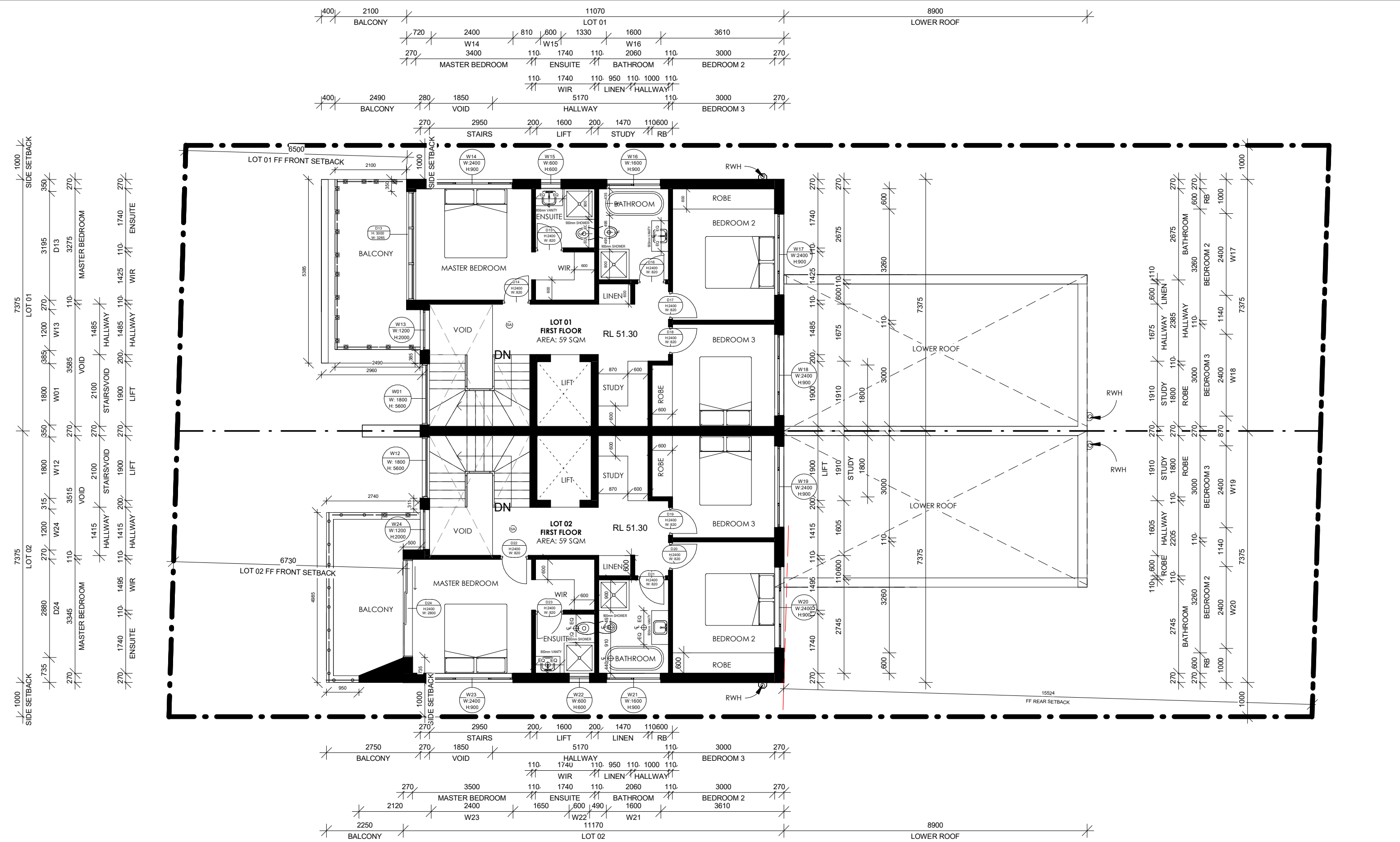
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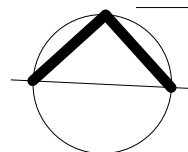
Client	SUBERB CONSTRUCTIONS
Drawing title	GROUND FLOOR PLAN
Scale	1 : 100
Drawing no	005





# First Floor Plan

1 : 100



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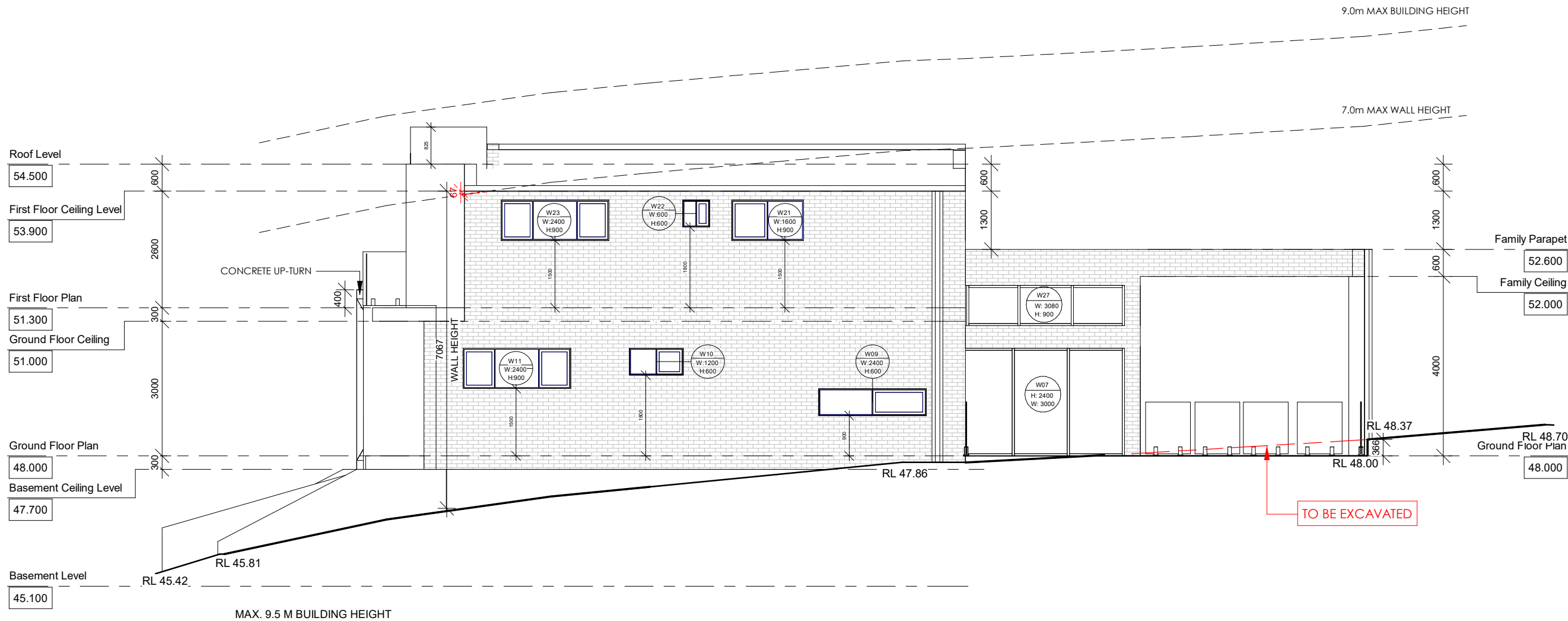
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PROPOSED ATTACHED DUAL OCCUPANCY	
10 RELIANCE AVE, YAGOONA, NSW 2199	

Client	SUBERB CONSTRUCTIONS
Drawing title	FIRST FLOOR PLAN
Scale	1 : 100
Drawing no	006

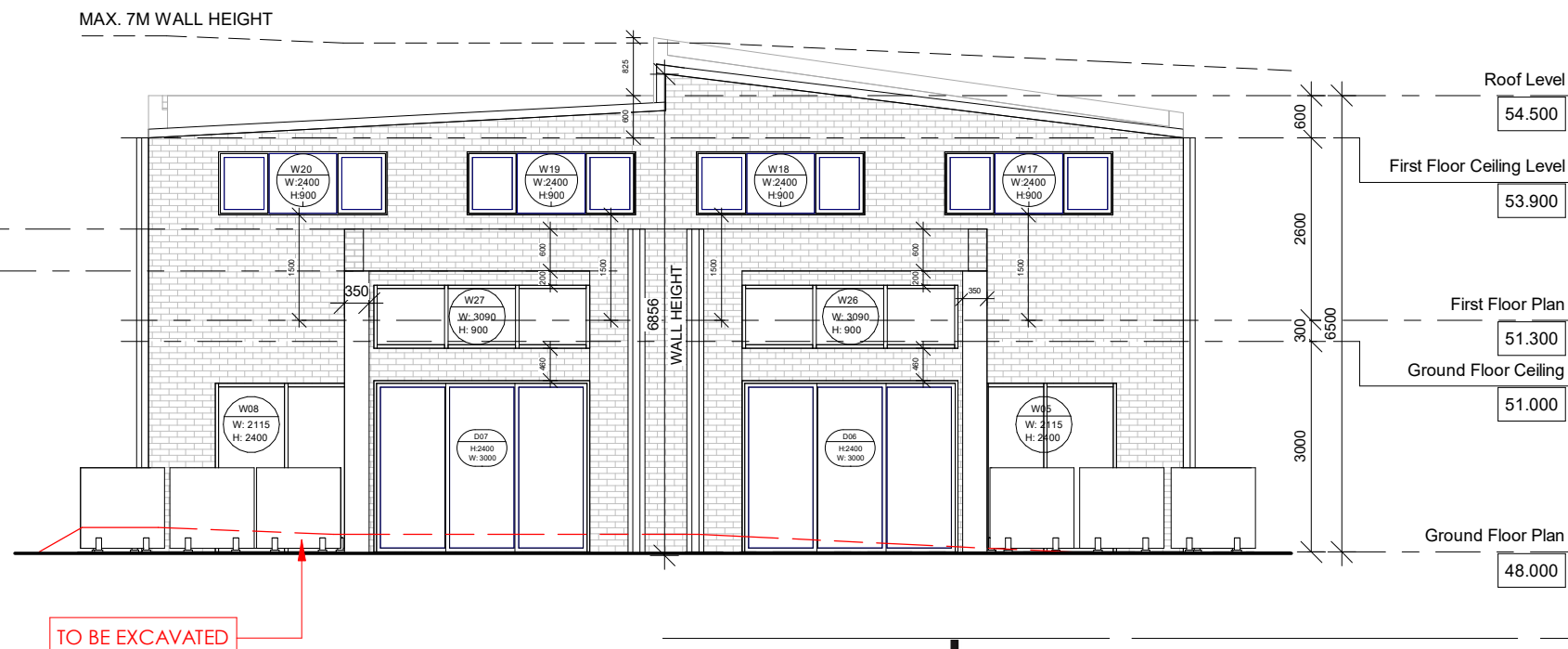






## South Elevation

1 : 100



## East Elevation

1 : 100

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10 RELIANCE AVE, YAGOONA, NSW 2199

Client SUBERB CONSTRUCTIONS

Drawing title ELEVATIONS 1

Scale 1 : 100

Drawing no

008

9.0m MAX BUILDING HEIGHT

7.0m MAX WALL HEIGHT

PLEASE REFER TO CLAUSE 4.6  
FOR WALL HEIGHT VARIATION

Family Parapet

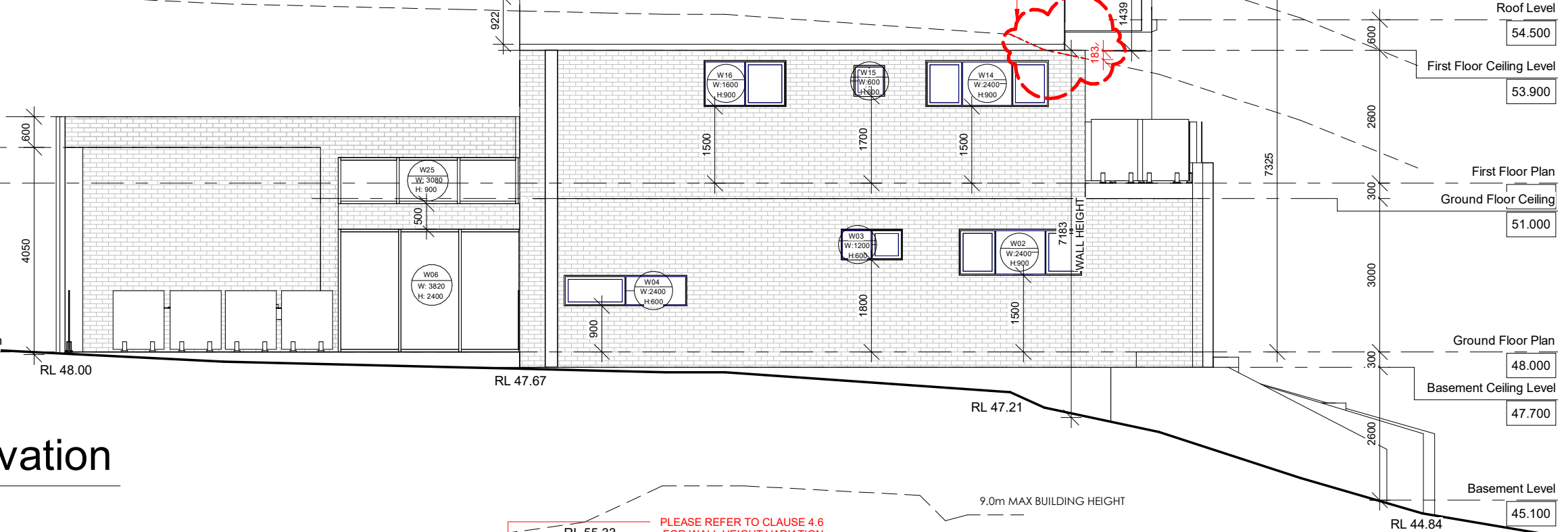
52.600

Family Ceiling

52.000

Ground Floor Plan

48.000



## North Elevation

1

1 : 100

Roof Level

54.500

First Floor Ceiling Level

53.900

First Floor Plan

51.300

Ground Floor Ceiling

51.000

Ground Floor Plan

48.000

Basement Ceiling Level

47.700

Basement Level

45.100

## West Elevation

2

1 : 100

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A	11.03.2022	ISSUE A

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A	AS

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OCCUPANCY

10 RELIANCE AVE, YAGOONA, NSW 2199

Client SUBERB CONSTRUCTIONS

Drawing title ELEVATIONS 2

Scale 1 : 100

Drawing no

009

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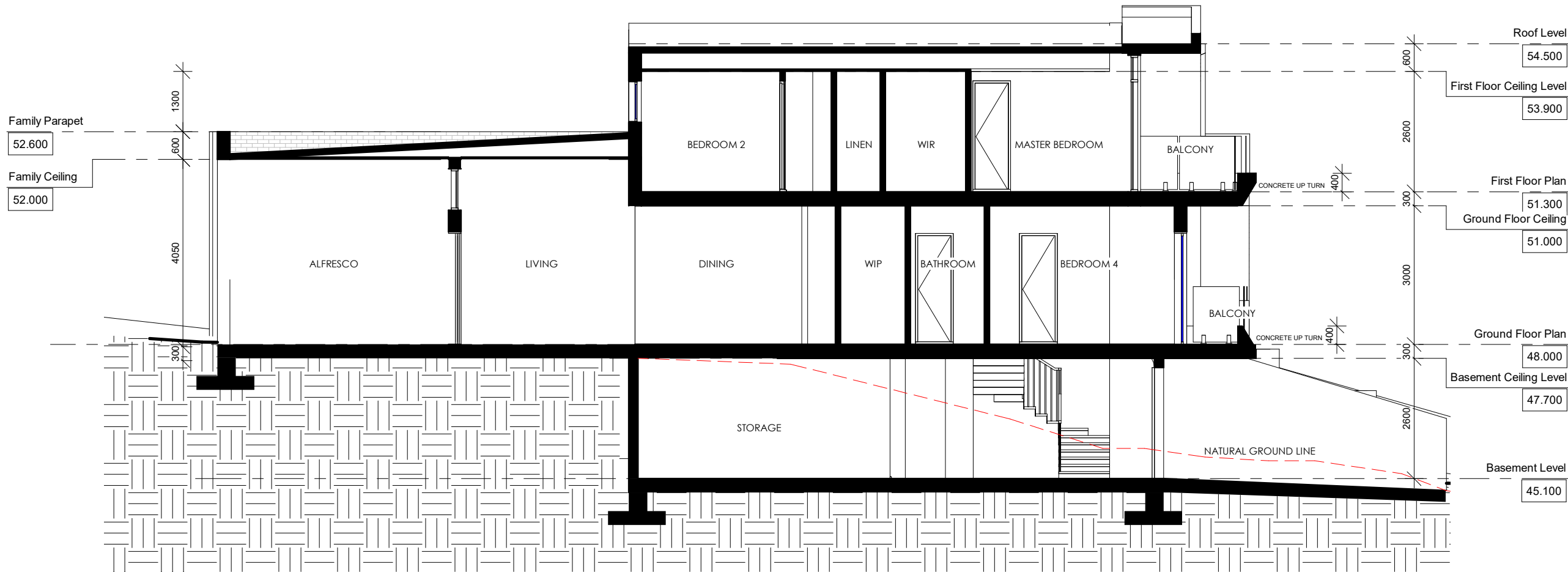
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1 Section Lot 01  
1 : 100

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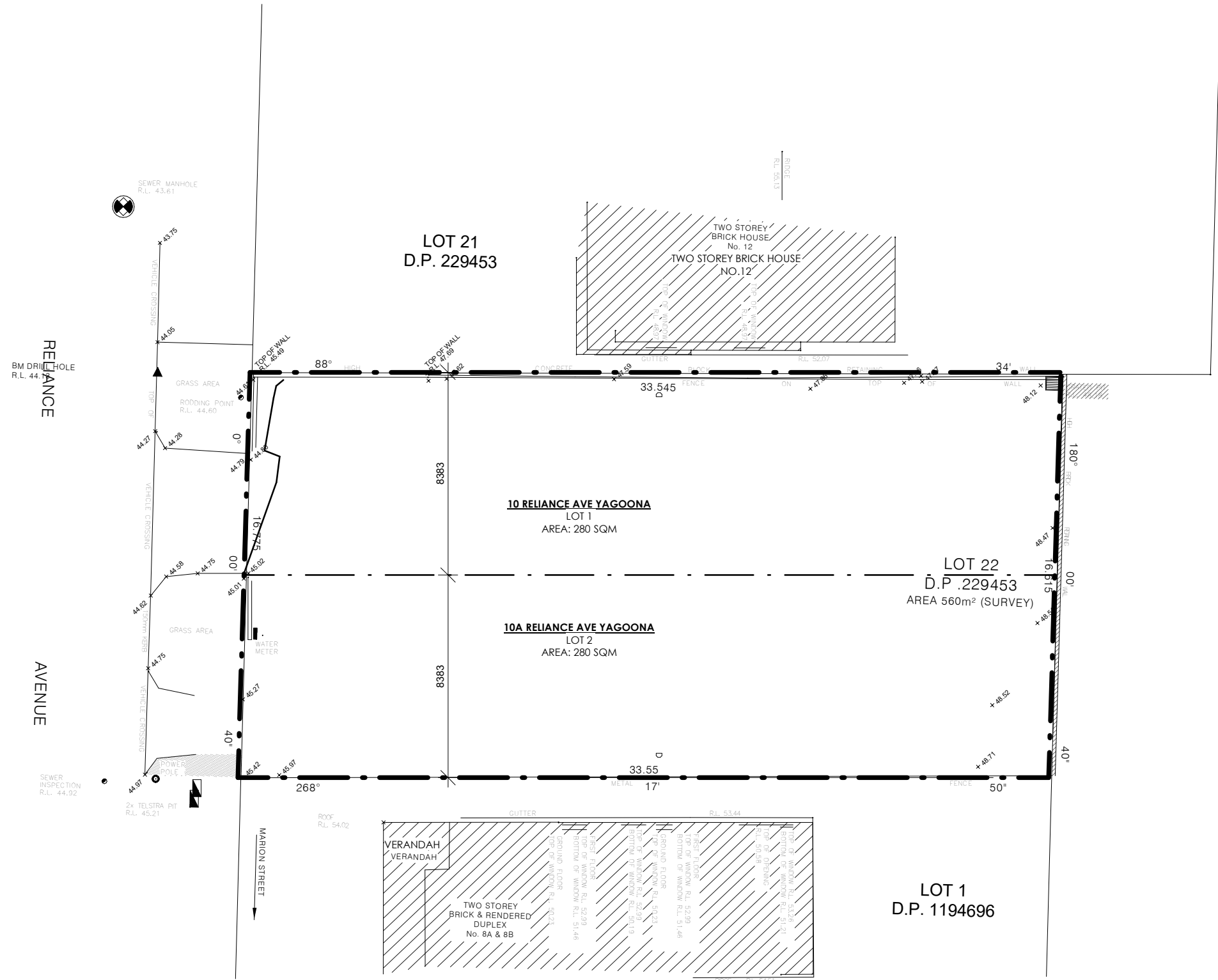
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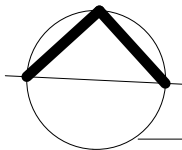
Client	SUBERB CONSTRUCTIONS
Drawing title	SECTIONS
Scale	1 : 100
Drawing no	011



1

# Subdivision Plan

1 : 200



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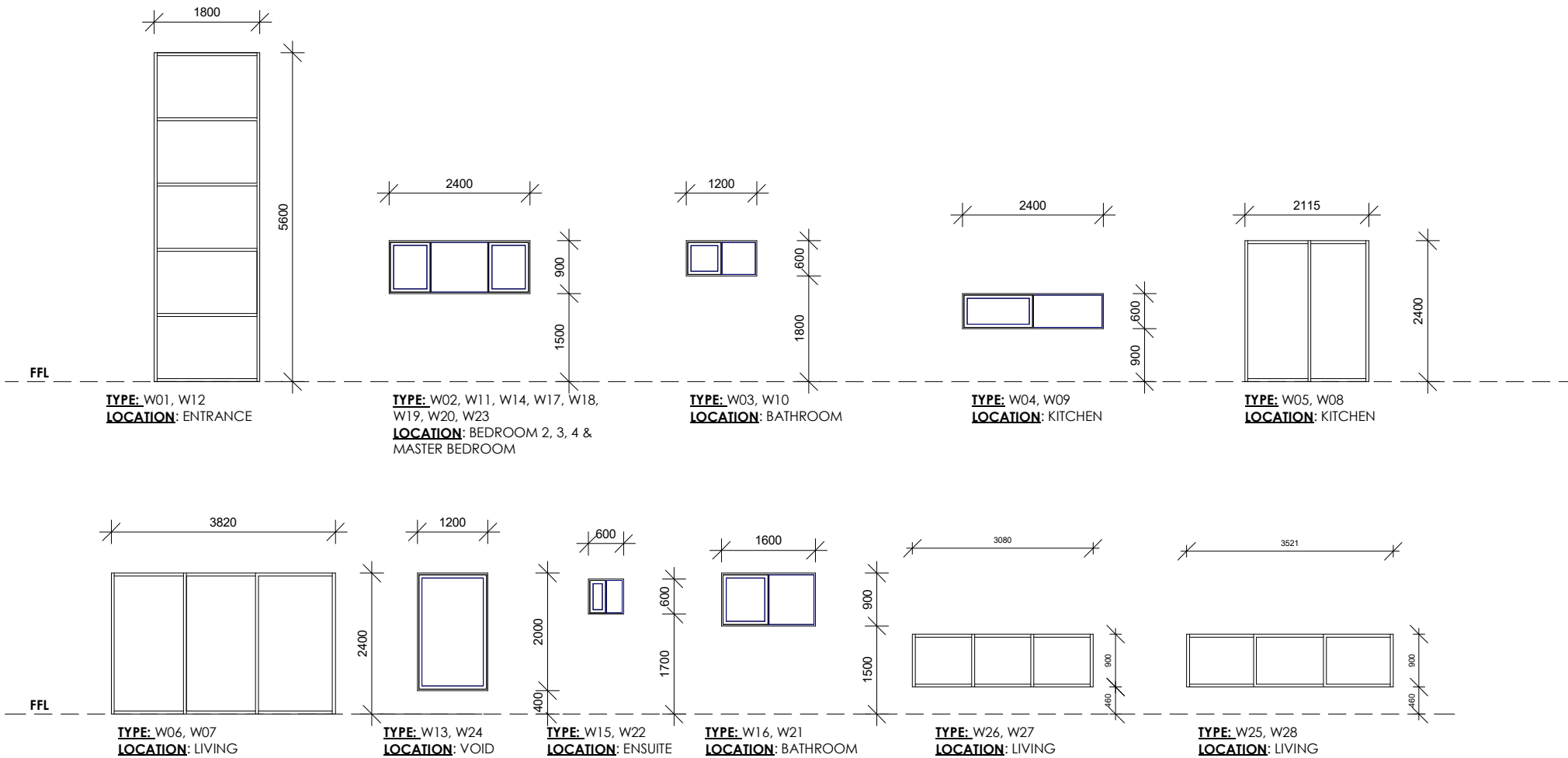
**PROPOSED ATTACHED DUAL OCCUPANCY**

10 RELIANCE AVE, YAGOONA, NSW 2199

Client	SUBERB CONSTRUCTIONS
Drawing title	SUBDIVISION PLAN
Scale	1 : 200
Drawing no	012

Window Schedule				
Mark	Width	Height	Sill Height	Comments
W01	1800	5600	100	
W02	2400	900	1500	
W03	1200	600	1800	
W04	2400	600	900	
W05	2115	2400	-300	
W06	3820	2400	-300	
W07	3820	2400	-300	
W08	2115	2400	-300	
W09	2400	600	900	
W10	1200	600	1800	
W11	2400	900	1500	
W12	1800	5600	-3500	
W13	1200	2000	-300	
W14	2400	900	1500	
W15	600	600	1700	
W16	1600	900	1500	
W17	2400	900	1500	
W18	2400	900	1500	
W19	2400	900	1500	
W20	2400	900	1500	
W21	1600	900	1500	
W22	600	600	1800	
W23	2400	900	1500	
W24	1200	2000	400	
W25	3521	900	1200	
W26	3080	900	1200	
W27	3521	900	1200	
W28	3080	900	1200	

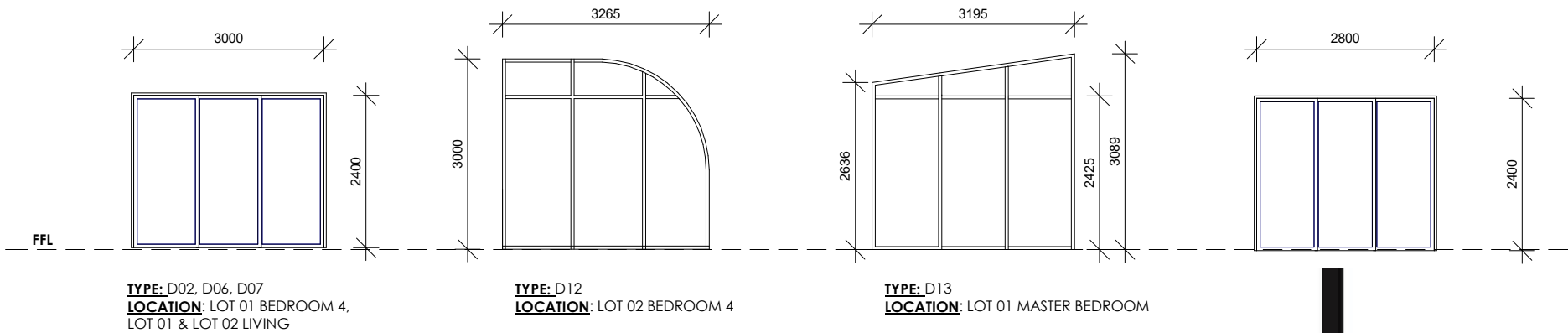
WINDOW SCHEDULE



Door Schedule				
Mark	Height	Width	Description	Finish
D01	2400	1098		
D02	2400	3000		
D03	2400	820	Flush Door	
D04	2400	820	Flush Door	
D05	2400	820	Flush Door	
D06	2400	3000	Three Panel Sliding Door	
D07	2400	3000	Three Panel Sliding Door	
D08	2400	820	Flush Door	
D09	2400	820	Flush Door	
D10	2400	820	Flush Door	
D11	2400	1098		
D12	3000	3265		
D13	3089	3195		
D14	2400	820	Flush Door	
D15	2400	820	Flush Door	
D16	2400	820	Flush Door	
D17	2400	820	Flush Door	
D18	2400	820	Flush Door	
D19	2400	820	Flush Door	
D20	2400	820	Flush Door	
D21	2400	820	Flush Door	
D22	2400	820	Flush Door	
D23	2400	820	Flush Door	
D24	2400	2800		
D25	2400	3000	Garage Roller Door	
D26	2400	820	Flush Door	
D27	2400	820	Flush Door	
D28	2400	3000	Garage Roller Door	

Grand total: 28

DOOR SCHEDULE



LEGEND

- F
- OB
- LV
- FIXED PANEL
- OBSCURE GLASS
- LOUVRE WINDOW
- SLDIING PANEL
- FLUSH PANEL
- AWNING PANEL

GENERAL NOTES:

- EXACT OPENING & WINDOW SIZE TO MANUFACTURERS SPECIFICATIONS AND DETAILS.
- GLAZING & FRAMING TO COMPLY WITH BCA & RELEVANT AUSTRALIAN STANDARDS
- INSTALLATION TO MANUFACTURER'S RECOMMENDATIONS
- TO BE READ IN CONJUNCTIONS WITH PLANS
- COMPLIANCE CERTIFICATES TO BE PROVIDED BY WINDOWS MANUFACTURER.
- TO BE READ IN CONJUNCTION WITH BASIX CERTIFICTE.
- ALL WINDOW FRAME SIZES, FLYSCREENS & GLASS TYPE TO BE CONFIRMED BY THE OWNER OR BUILDER.

- CHECK ALL WINDOS & DOOR OPENINGS ON SITE





BLACK RENDERED FINISH

LA PALOMA CASTELLANA  
WHITE BRICKWORK

CONCRETE RENDERED FINISH

LA PALOMA CASTELLANA  
WHITE BRICKWORK

BLACK FRAME ALUMINIUM  
WINDOWS

FRAMELESS GLASS  
BALUSTRADE

CONCRETE RENDERED FINISH

WHITE RENDERED FINISH

LA PALOMA CASTELLANA WHITE  
BRICKWORK

CONCRETE RENDERED FINISH

BLACK RENDERED FINISH

BLACK FRAME ALUMINIUM  
WINDOWS

INNOWOOD OR SIMILAR  
CLADDING FOR DOOR

INNOWOOD CLADDING FOR  
GARAGE DOOR OR SIMILAR

WHITE RENDERED FINISH

CONCRETE RENDERED FINISH

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OCCUPANCY**

10 RELIANCE AVE, YAGOONA, NSW 2199

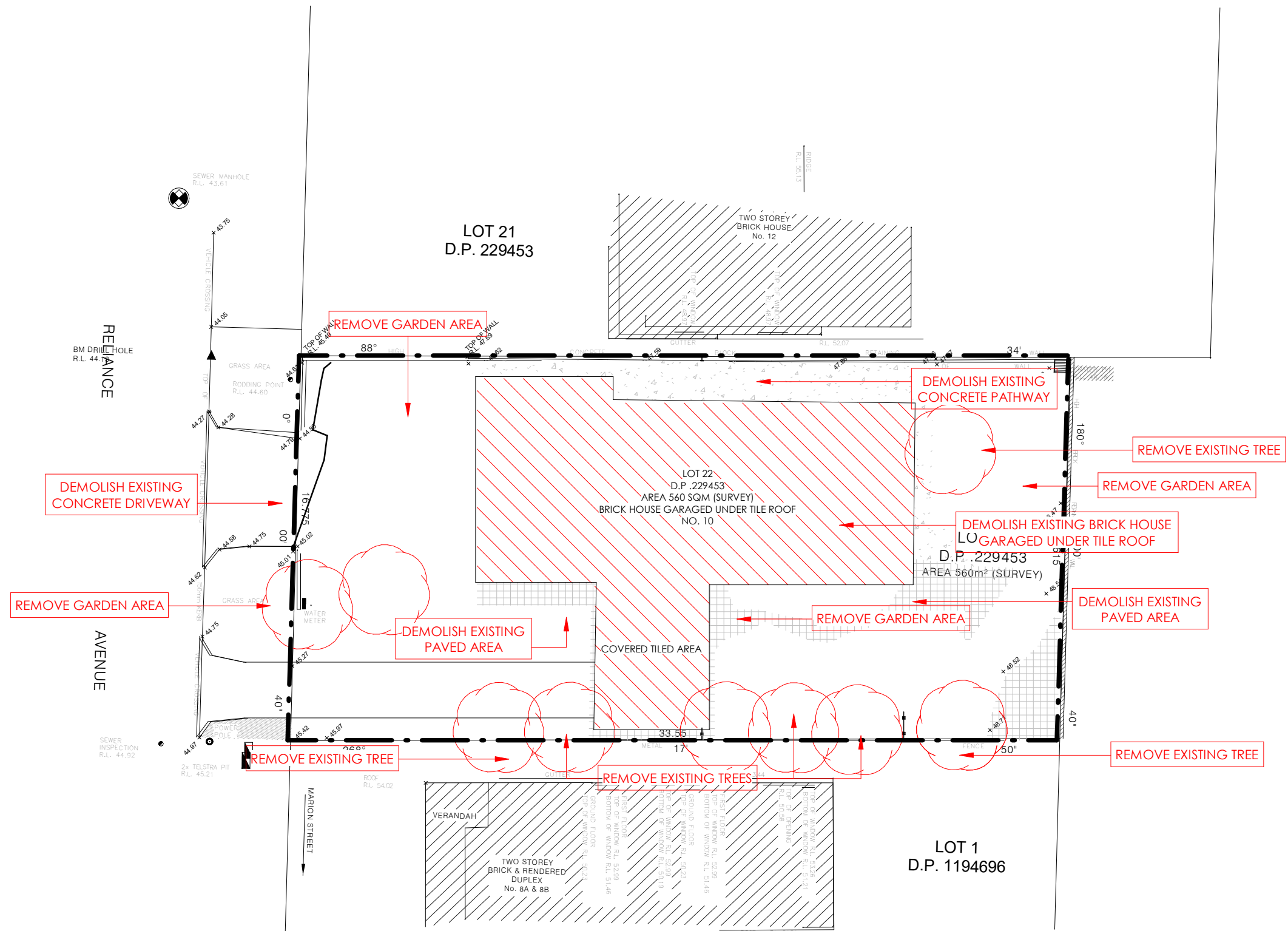
Client SUBERB CONSTRUCTIONS

Drawing title  
SCHEDULE OF COLOURS AND FINISHES

Scale 1:1

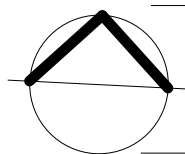
Drawing no

014



# 1 Demolition Plan

1 : 200



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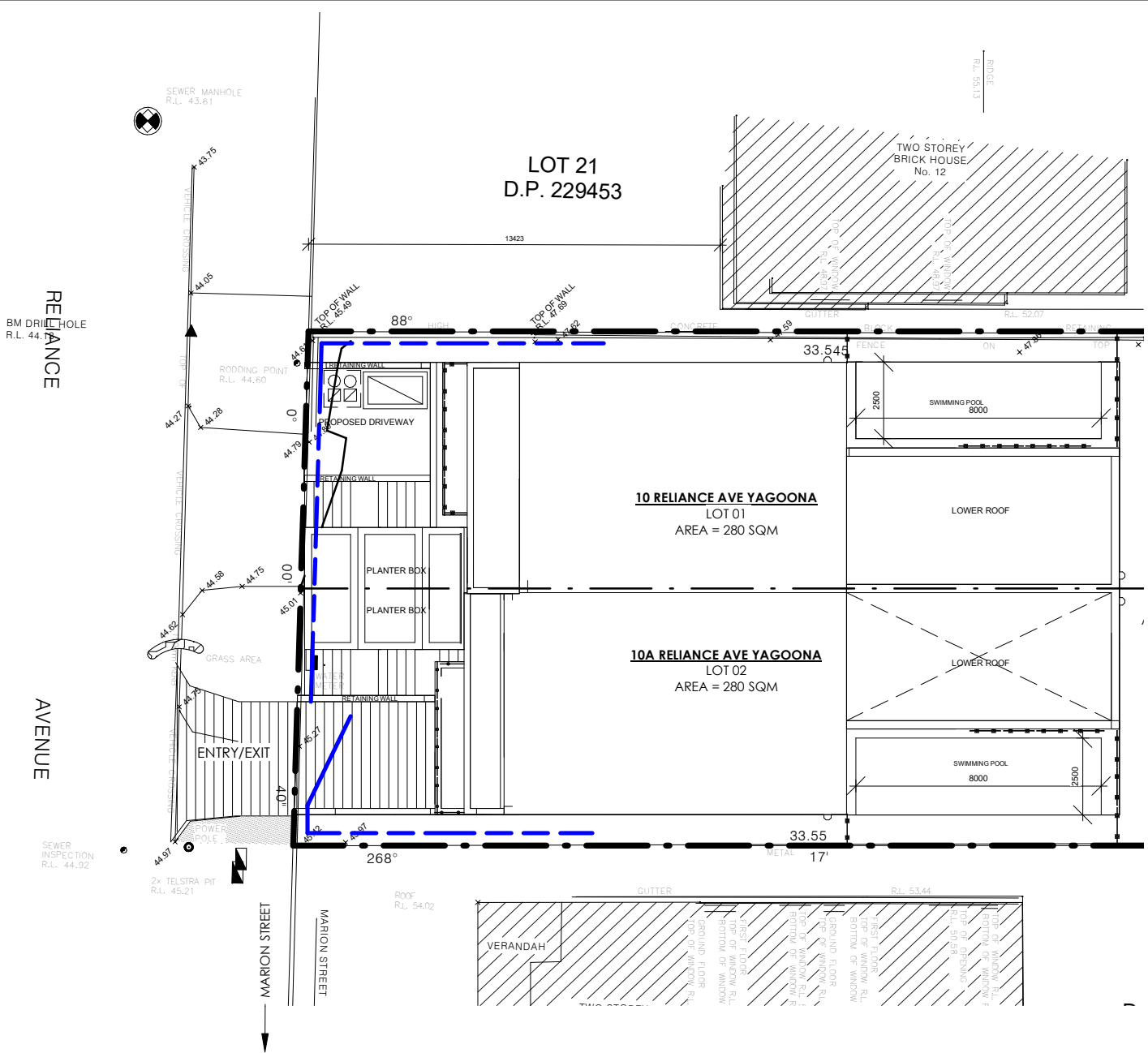
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10 RELIANCE AVE, YAGOONA, NSW 2199

Client	SUBERB CONSTRUCTIONS
Drawing title	DEMOLITION PLAN
Scale	1 : 200
Drawing no	015

1

# Sediment Control Plan

1 : 200



The sediment controls need to be in place prior to the commencement of building works. Remember that the sediment controls will need to be altered as construction occurs and the sites drainage patterns change.

### DUST MANAGEMENT

Good sediment management can alleviate most of the dust problem. Some of the steps that can be taken to minimise dust include:  
Maintain as much vegetation as possible  
Cover materials and stockpiles  
Ensure that all equipment has dust suppressors fitted Dampen the site slightly during excavation or when dust is being raised. Be careful not to wet it to the point of creating polluted runoff.  
Ensure that vehicles only leave via the stabilised site access  
Minimise the amount of the site that is disturbed at any one time

### WASTE MANAGEMENT CONTROL

Skip bins for wastes and recycling should be covered to prevent wind blowing waste off-site but also to prevent rain water from entering and being contaminated by the wastes. Cover the skip any time the site is unattended, over night, at weekends and when it is wet or windy. Provide continuous dust protection for any chutes and conveyors used to load the skip from roof or upper storeys. If skip bins are stored in public areas, notify neighbours and Council inspectors and ask for their help in stopping illegal use.

### VEGETATION CONTROL

Install the 'no go' areas by fencing off these zones. Place red tape or other bright materials around trees and plants to be kept. Ensure staff and subcontractors know not to enter. As you finish earthworks in one part of the site, revegetate it or plant temporary crops like rye to prevent erosion. Revegetation should not be expected to provide complete erosion protection for a soil that is not stable due to its structure, texture or excessive slope. Erosion control matting should be used for revegetation areas on excessive slopes to provide interim protection until the vegetation cover can be fully established.






### STOCK PILES


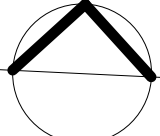
Locate stockpile away from stormwater flow paths, roads and hazard areas - ideally at least 5m away. Place on a level area as a low, flat, elongated mound. Where there is sufficient area topsoil stockpiles shall be less than 2m in height. Construct an earth bank on the upslope side to divert run off around the stockpile and a sediment fence 1 to 2 m downslope of the stockpile or sand bag, gravel sausage. Stockpiles should be covered during windy conditions, rain or unattended site periods. Once the roof has been installed on the frame, move stockpiles inside.

### WASH BAY

The wash down area should have sediment controls around it and be large enough to hold all waste water generated. It should be clearly signposted to alert subcontractors and staff of their responsibilities. Minimise the amount of waste water generated by:  
Sweeping excess dirt and mud off equipment prior to washing.  
With Paint wastes- Spin the rollers and brushes to remove excess paint and return as much as possible to the original container for reuse. For water based paints- wash brushes in small amounts of water over newspaper. This will let the water soak through into the ground and keep the paint residue on the paper. The paper can then be placed in a solid waste bin or taken to a licensed solid waste transfer station. It is illegal to let paint and other liquid wastes contaminate the soil. For oil based paints- wash equipment in a series of solvent baths until clean. The solvent can be reused until it becomes saturated with paint. Solvent should be stored in air tight tins to prevent evaporation and disposed of to a licenced solid waste transfer station. It can not be placed in the bin or on the ground.

### LEGEND

-  GEOTEXTILE FABRIC FILLED WITH GRAVEL
-  SEDIMENT CONTROL & SAFETY SILT FENCE
-  DRIVEWAY HARDWOOD CROSSING
-  SKIP BIN
-  STOCKPILES



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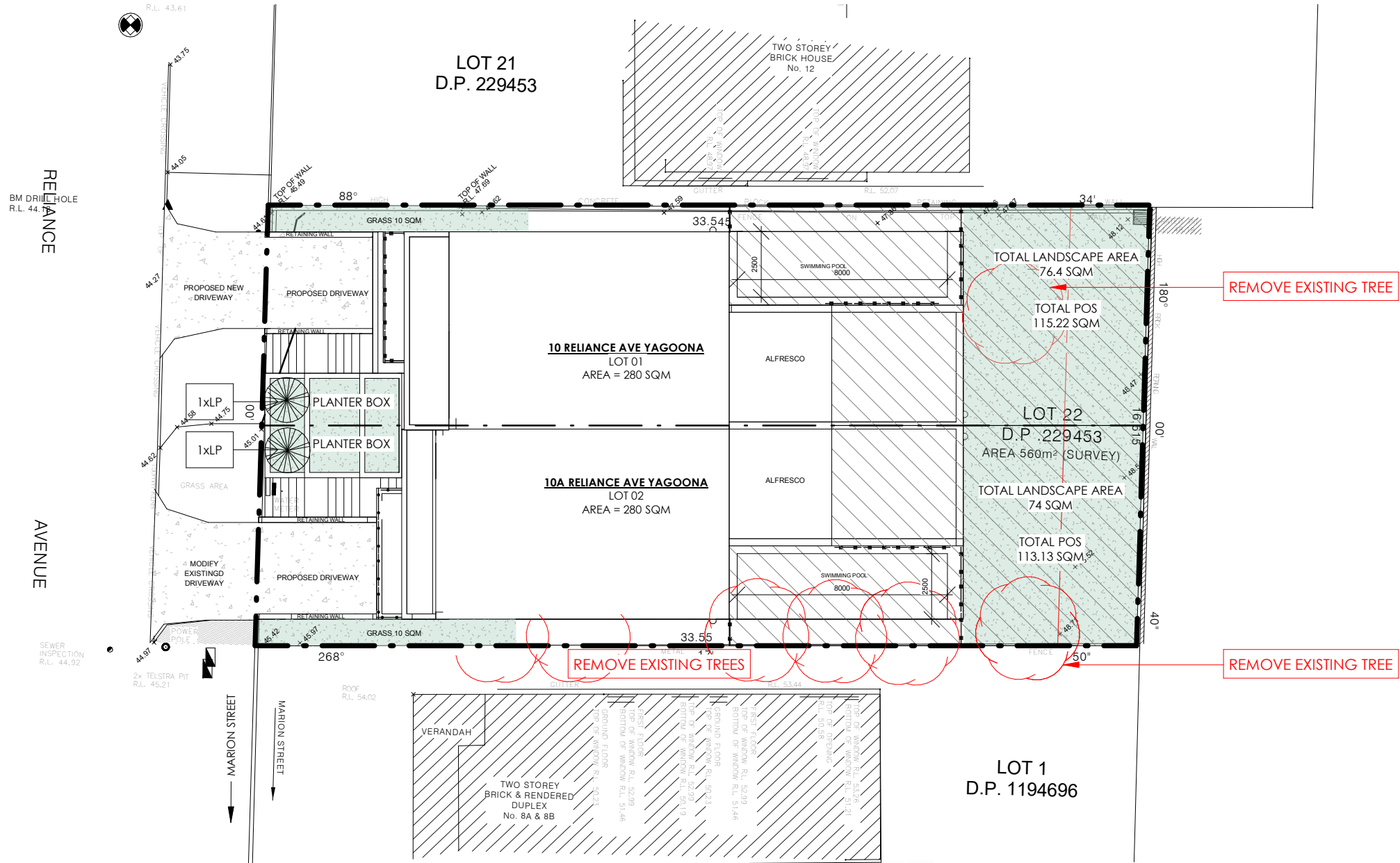
NO.	Date	Revision
A	11.03.2022	ISSUE A

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Date	Project no.
11 MARCH 2022	01/2022
Revision no.	Checked by
A	AS
PROPOSED ATTACHED DUAL OCCUPANCY	
10 RELIANCE AVE, YAGOONA, NSW 2199	

Client	SUBERB CONSTRUCTIONS
Drawing title	SEDIMENT CONTROL PLAN
Scale	1 : 200
Drawing no	016





# 1 Landscape Plan

1 : 200

SYMBOL	BOTANIC NAME	COMMON NAME	WIDTH - m	HEIGHT - m	POT SIZE	NUMBER	COLOUR
LP	ACMENA SMITHLL	LILLY PILLY	4m	5m	1L	2	MIX

**PROPOSED TREE :**  
All tree planting holes are to be excavated 200mm wider and at least 200mm deeper than the rootball size. All trees are to be double staked and secured with hessian ties in figure eight arrangement.

Apply 150mm layer of topsoil to all turfed areas laid over deep soil. Prior to laying turf, contractor to ensure all topsoiled areas are smoothly graded with no surface depressions or other irregularities, large stones or building debris turf used for this site shall be cultivated. Unless specified otherwise, turf shall be laid flush with adjacement finished surface levels.

**PLANT MATERIAL:**  
All plants to be healthy and well developed without being root bound and disease free.

**GARDEN BED/ MULCH:**  
The topsoil to all garden bed areas shall be 1 part site topsoil and 2 parts organic compost thoroughly mixed together prior to placing into position. Where the site topsoil is not suitable imported topsoil meeting the requirements of AS4419-1998 shall be used. Topsoil depth to all garden bed areas to be garden mix 300mm deep.

Mulch consisting of pine bark is to be spread over all planter beds to a depth of 100mm. Reduce depth of mulch around base of plants to form 'watering dsh' to facilitate watering.

**MAINTENANCE:**  
Maintain all landscape areas to ensure plant health and occupant safety for a period of 12 months beginning from date of practical completion to the satisfaction of council. Maintenance will include but not limited to the following activities, mowing, edging, pruning and top dressing of turf areas also all plants to be fed slow release fertilizer according to manufacturer's recommendations. regular ongoing observation and maintenance is required.

**IRRIGATION:**  
Provide one housecock in the front and rear landscape of each unit or the installation of automatic/manual water system as owner choices.

**USE EITHER DAMPFAST OR PLASTIC WATER PROOFING LINERS AS A WATER PROOFING ALSO USE ABOVE WHERE GARDEN BED COME IN CONTACT WITH BRICKWORK**

**GARDEN BED EDGING:**  
No chemically treated timber edging to be used.

**PAVING:**  
All pavement areas including driveways and pathways are to have a stenciled concrete finish. All pavement surfaces to comply with the requirements of AS/NZ 3661.1 1993 Slip resistance of pedestrian surfaces.

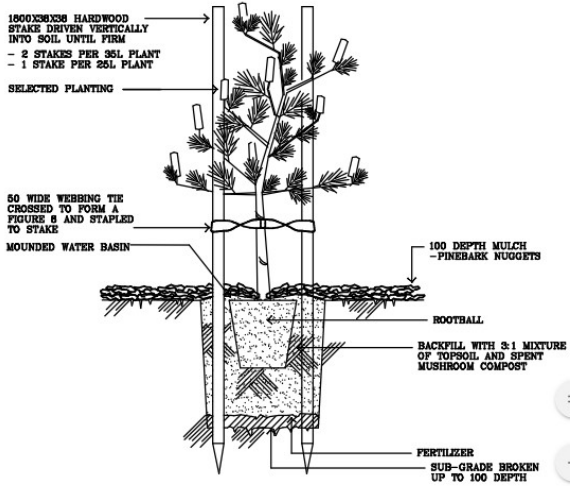
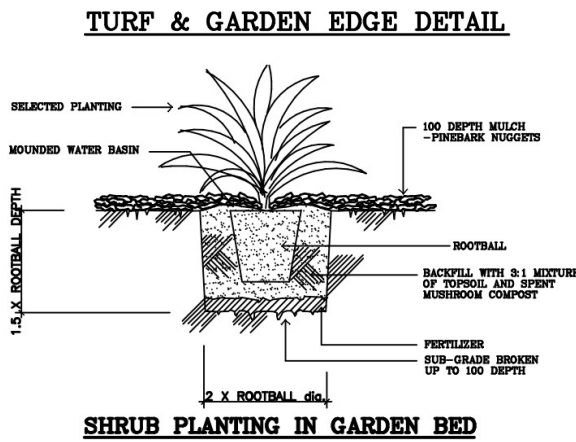
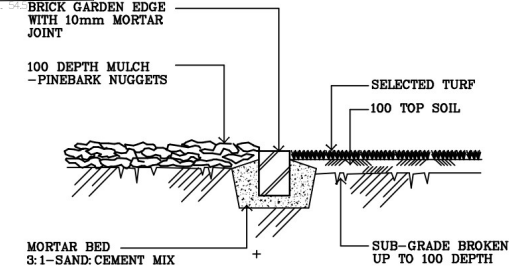
**DISCREPANCIES:**  
Should there be any discrepancies on the drawings and or on site, landscaping contractor to notify the superintendent for resolution prior to the commencement of the works. Where the situation is not readily resolved onsite, the superintendent is to notify the landscape planner immediately for correction.

**STANDARDS:**  
All materials and standards of workmanship used on this project is to comply with the latest revision of the relevant Australian Standards.

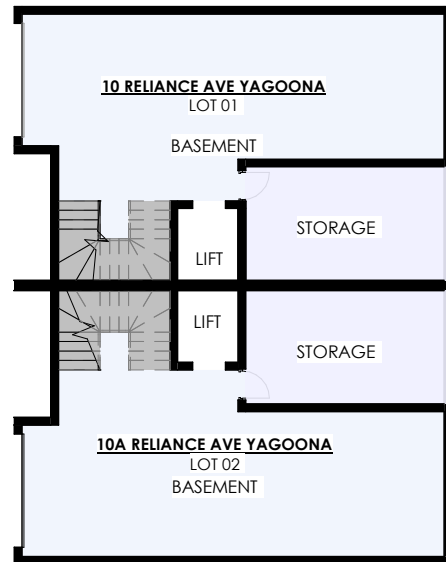
**EXCAVATIONS:**  
Any services drawn on the plan have been indicatively located. Further services may be present prior to any construction or excavation on site. The relevant authorities should be contacted for possible location of further ground services and detailed of all services.

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NO.	Date	Revision	Date	Project no.	Client
A	11.03.2022	ISSUE A	11 MARCH 2022	01/2022	SUBERB CONSTRUCTIONS
			Revision no.	Checked by	Drawing title
			A	AS	LANDSCAPE CALCULATIONS
			PROPOSED ATTACHED DUAL OCCUPANCY		Scale
			10 RELIANCE AVE, YAGOONA, NSW 2199		1 : 200
					Drawing no



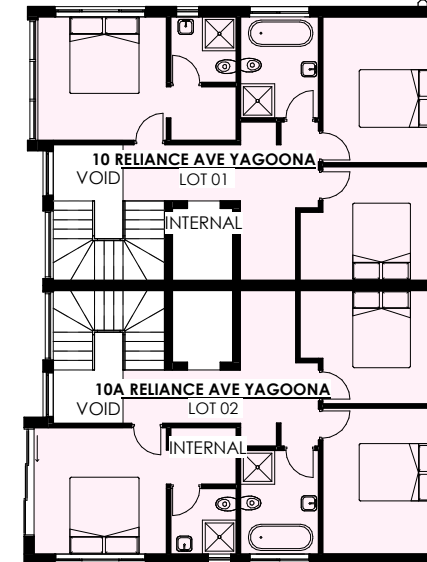
**BASEMENT LEVEL**

LOT 01

BASEMENT 49.5 SQM  
STORAGE 16.3 SQM  
STAIRS 5.6 SQM

LOT 02

BASEMENT 49.5 SQM  
STORAGE 16.3 SQM  
STAIRS 5.6 SQM



**FIRST FLOOR**

LOT 01

INTERNAL 59 SQM

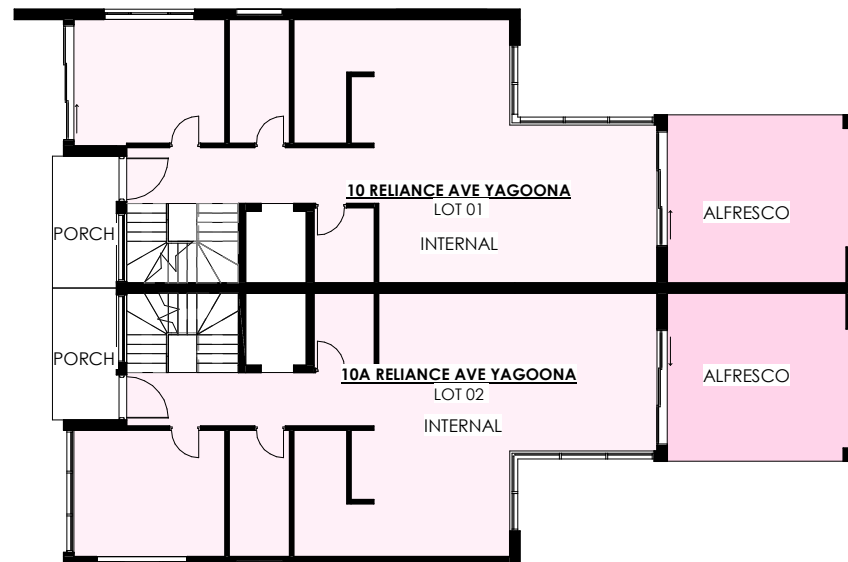
LOT 02

INTERNAL 59 SQM

D  
D

1 BASEMENT FSR  
1 : 200

3 FIRST FSR  
1 : 200



**GROUND FLOOR**

LOT 01

INTERNAL 81.1 SQM  
PORCH 6 SQM  
ALFRECO 28.8 SQM

LOT 02

INTERNAL 81.1 SQM  
PORCH 6 SQM  
ALFRECO 28.8 SQM

**TOTAL CALCULATED FSR**

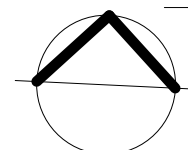
**LOT 01**

GROUND FLOOR 81 SQM  
FIRST FLOOR 59 SQM  
TOTAL FSR 140 SQM

**LOT 02**

GROUND FLOOR 81 SQM  
FIRST FLOOR 59 SQM  
TOTAL FSR 140 SQM

2 GROUND FSR  
1 : 200



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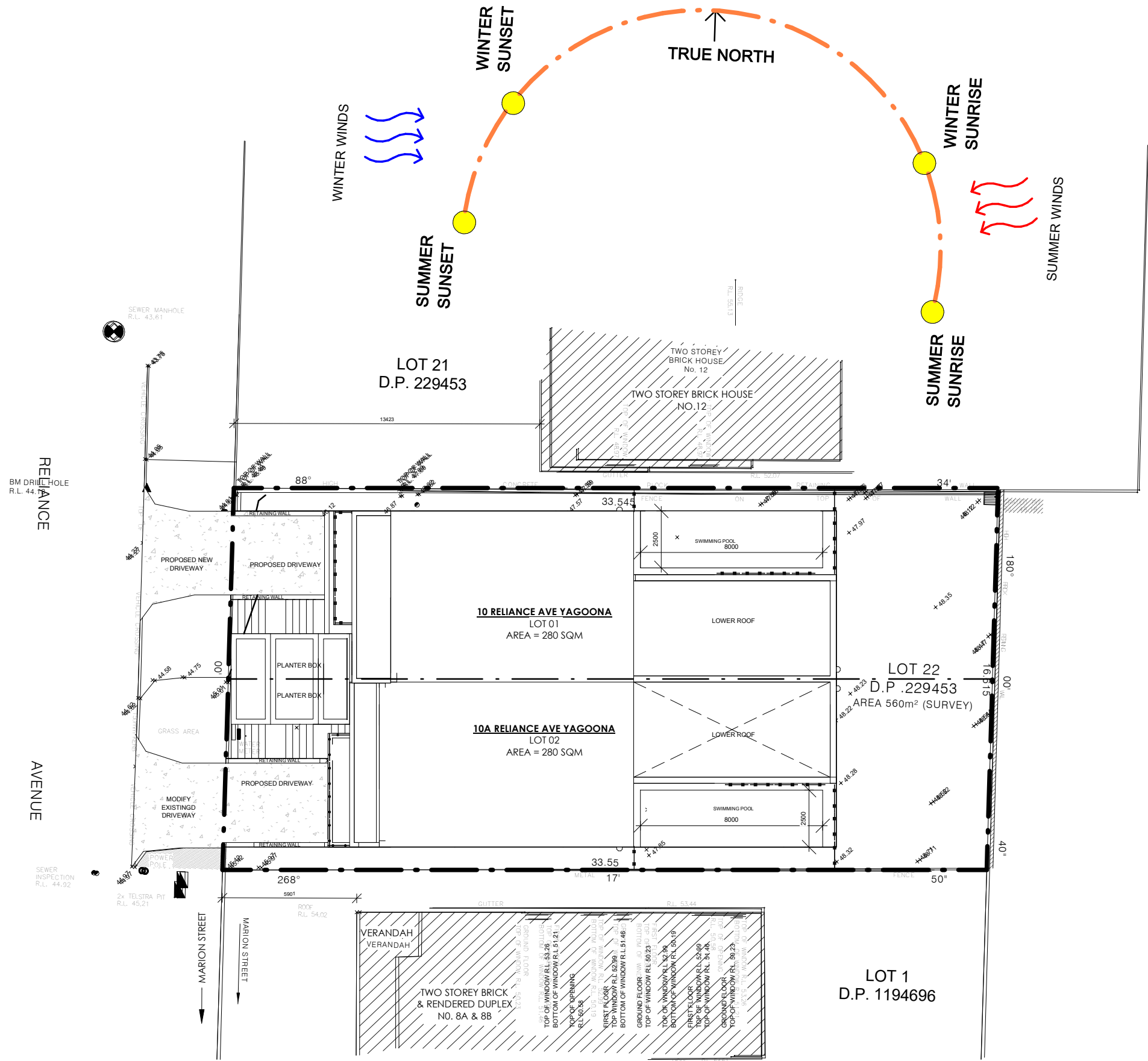
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A	11.03.2022	ISSUE A

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Revision no.	Checked by
A	AS
<b>PROPOSED ATTACHED DUAL OCCUPANCY</b>	
10 RELIANCE AVE, YAGOONA, NSW 2199	

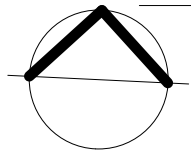
Client	SUBERB CONSTRUCTIONS
Drawing title	FSR CALCULATIONS
Scale	1 : 200
Drawing no	018



1

# Site Analysis Plan

1 : 200



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PROPOSED ATTACHED DUAL  
OCCUPANCY

10 RELIANCE AVE, YAGOONA, NSW 2199

Client SUBERB CONSTRUCTIONS

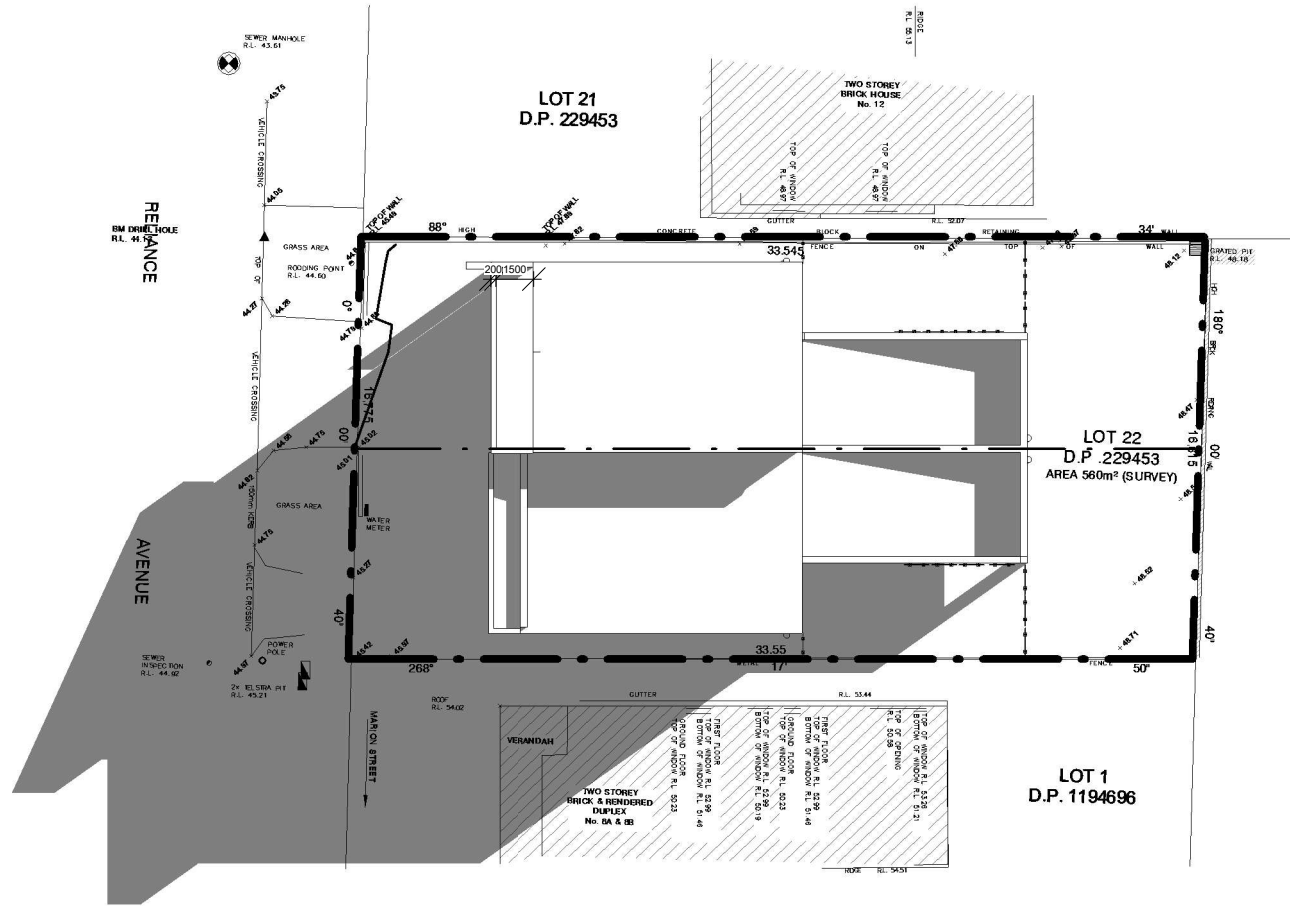
Drawing title SITE ANALYSIS PLAN

Scale 1 : 200

Drawing no

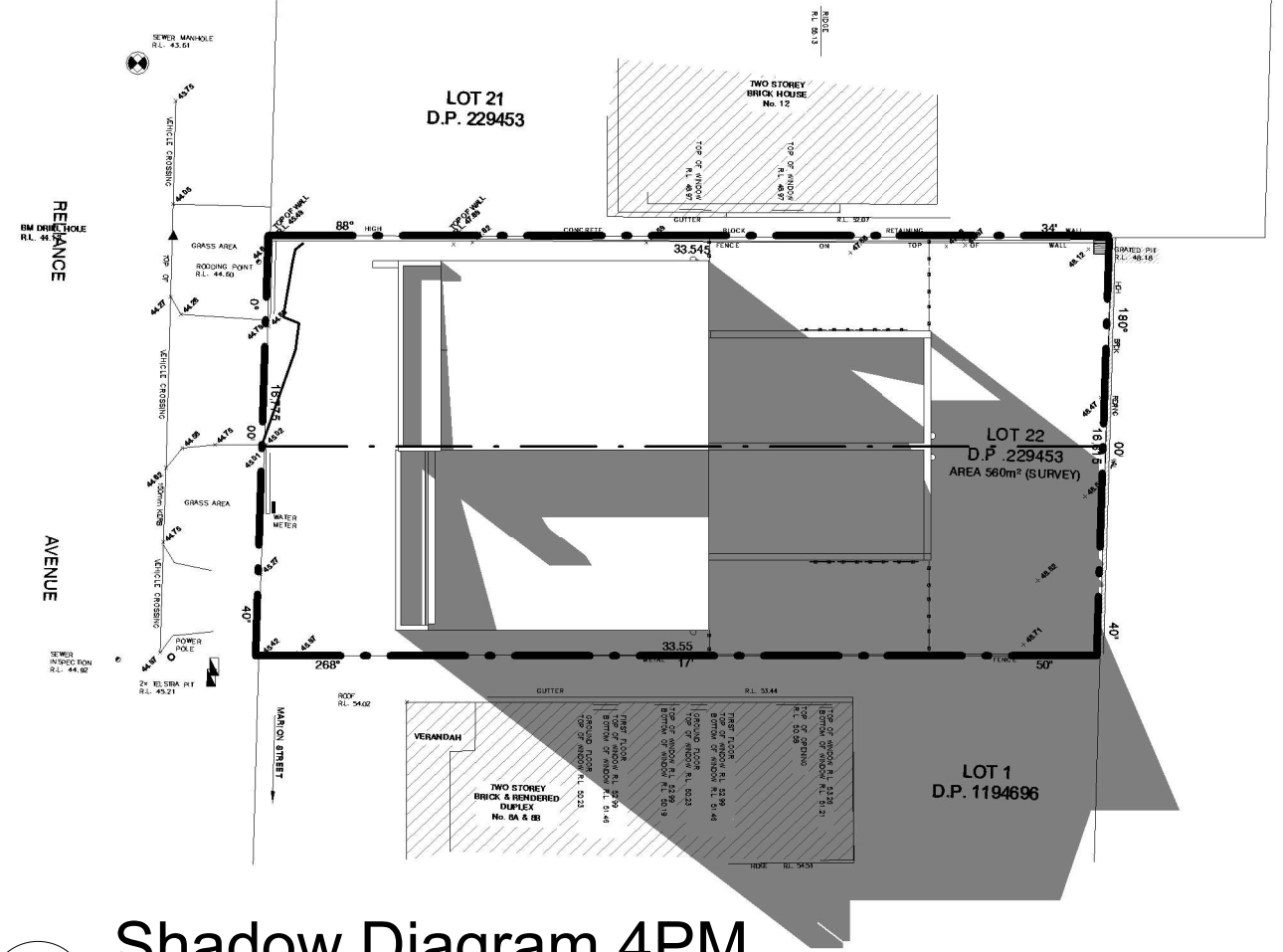
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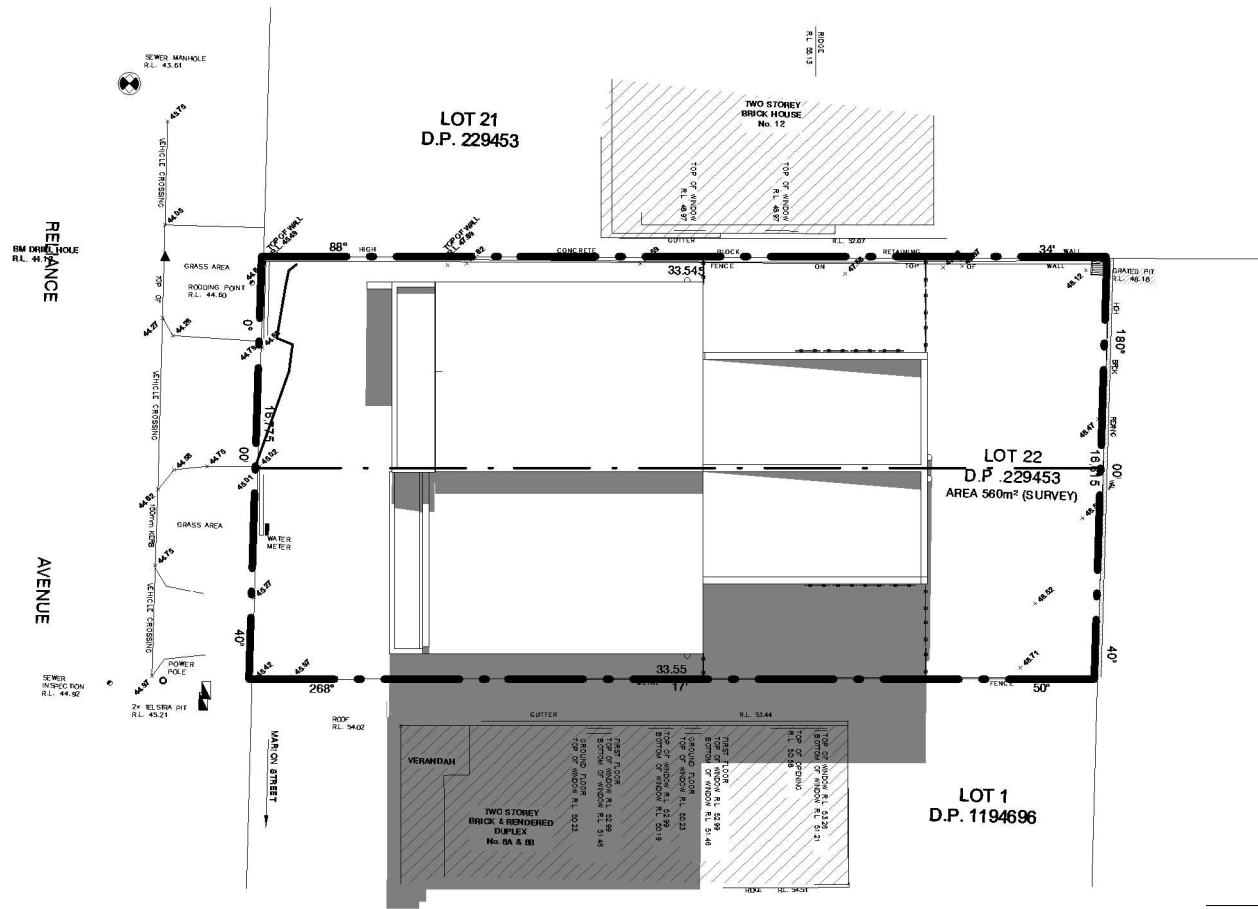
Shadow Diagram 8AM

1 : 300



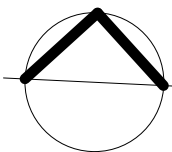
Shadow Diagram 4PM

1 : 300



Shadow Diagram 12PM

1 : 300



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PROPOSED ATTACHED DUAL  
OCCUPANCY

10 RELIANCE AVE, YAGOONA, NSW 2199

Client	SUBERB CONSTRUCTIONS
Drawing title	MID-WINTER SHADOW DIAGRAM
Scale	1 : 300
Drawing no	

020