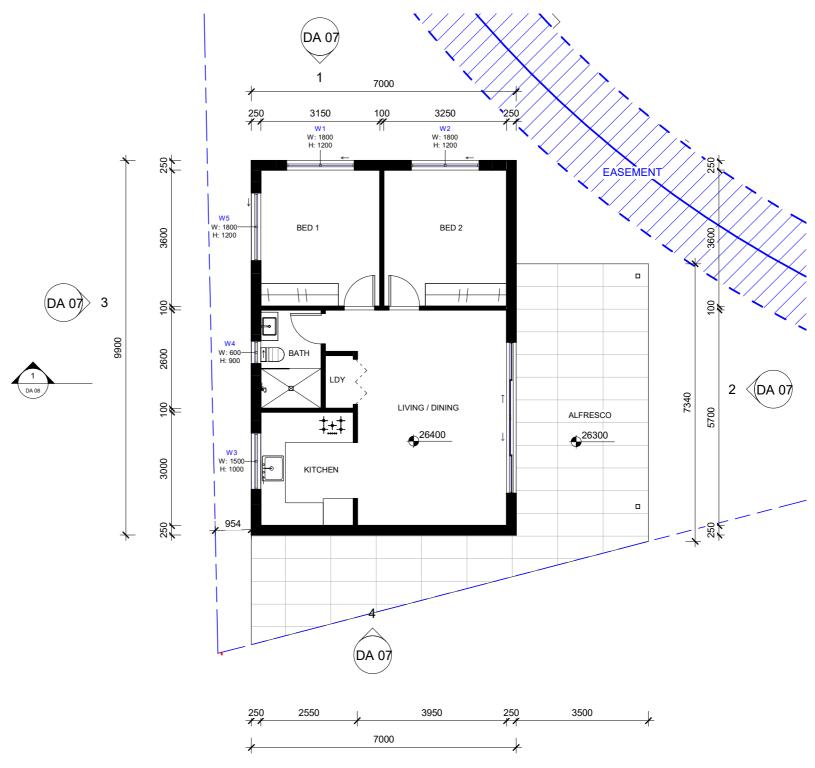
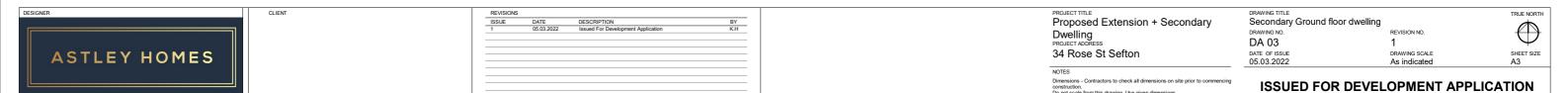


W1	1800	1200
W2	1800	1200
W3	1500	1000
W4	600	900
W5	1800	1200
W6	2400	600
W7	2400	600
W8	1800	1200

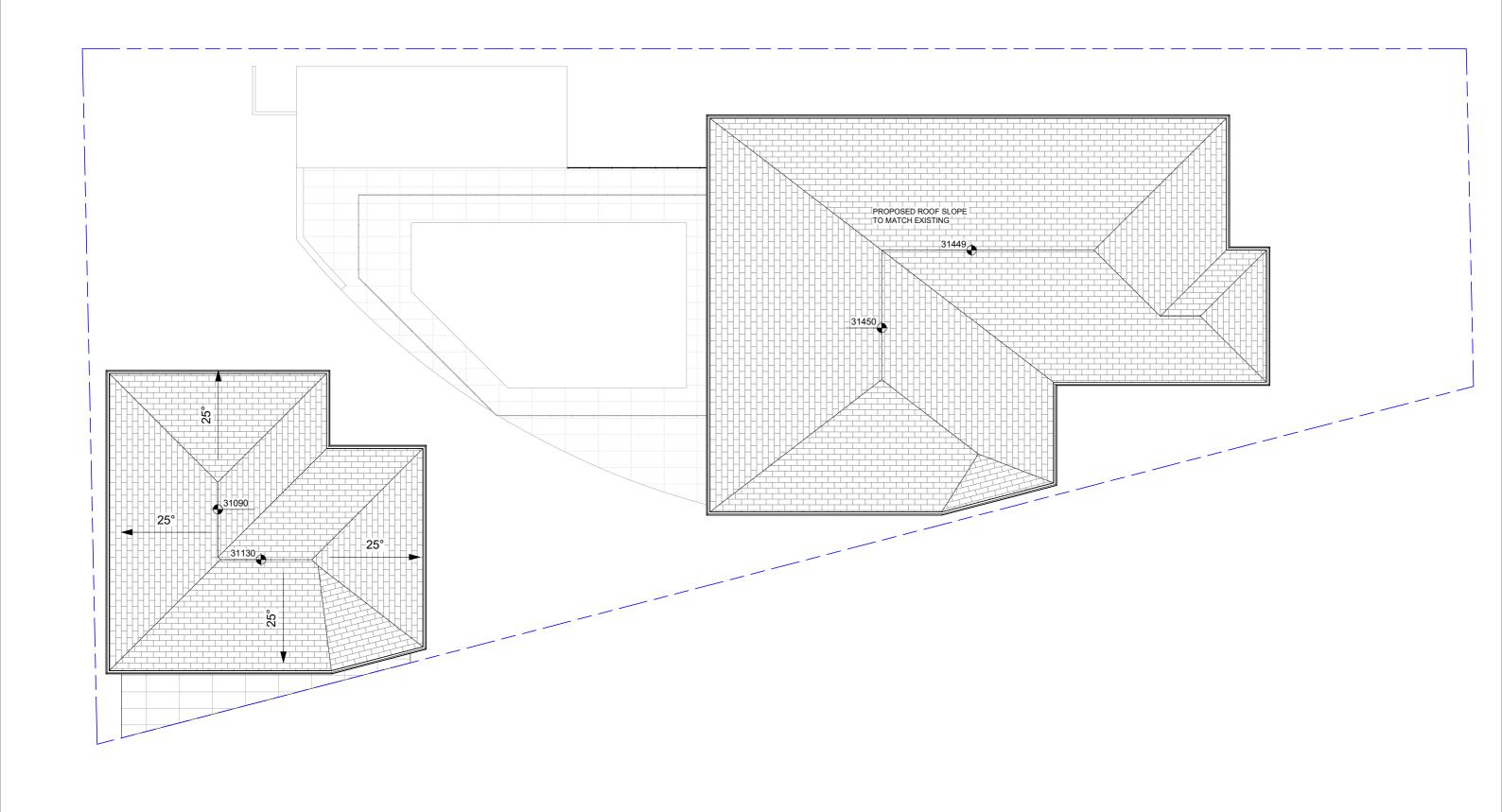


# Ground Floor Secondary Dwelling 1:100

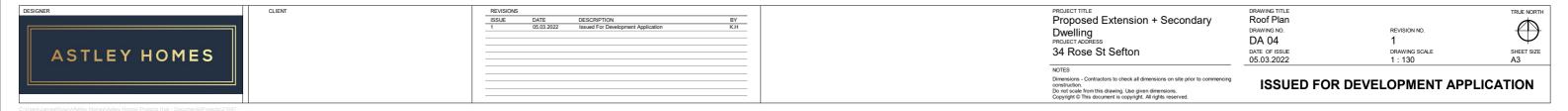
EXISTING WALLS
PROPOSED WALLS

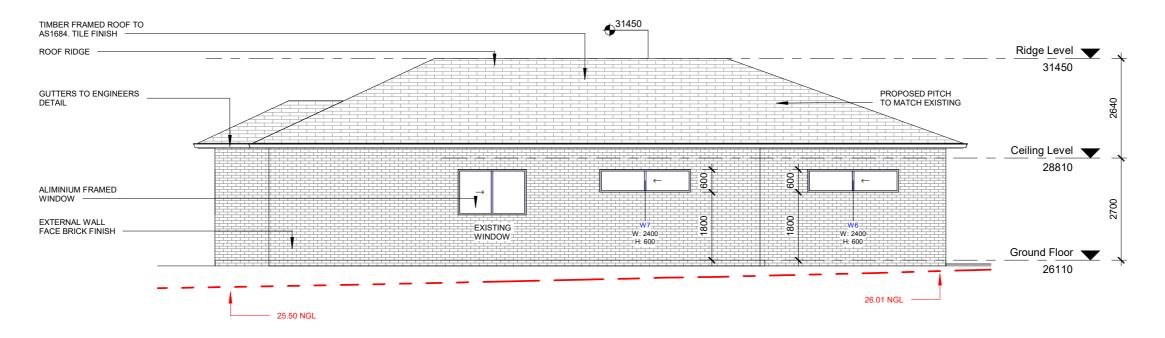


C:\Users\JamesKhoury\Astley Homes\Astley Homes Projects Hub - Documents\Projects\21047 -



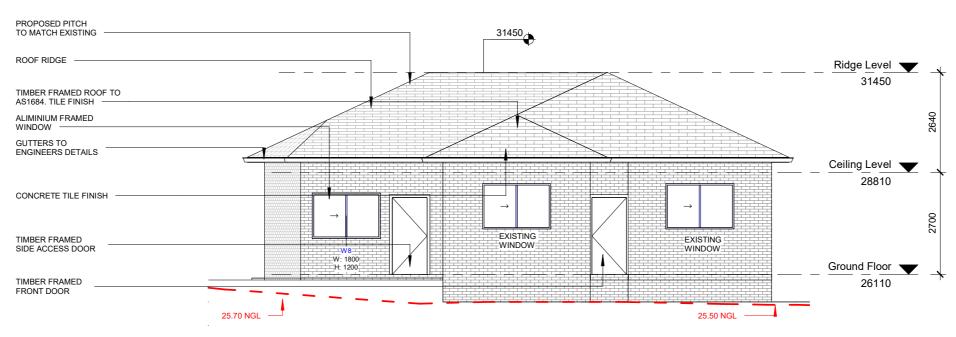






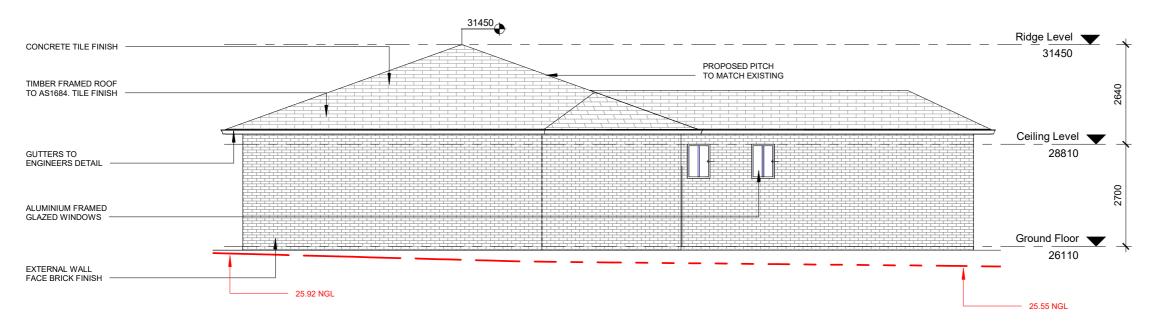
## North Elevation

1:100

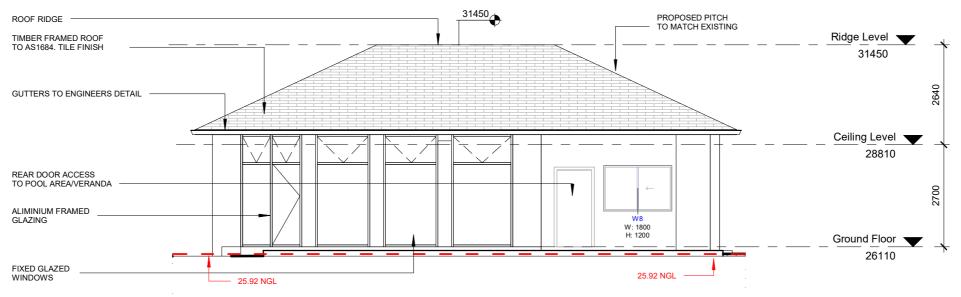


## East Elevation



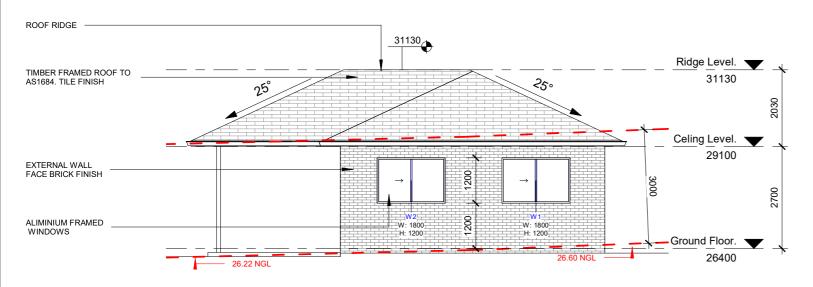


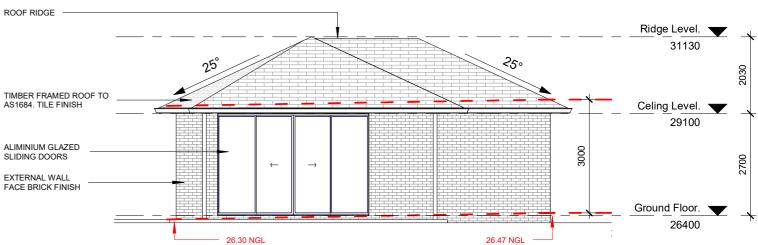
South Elevation
1:100



West Elevation
1:100



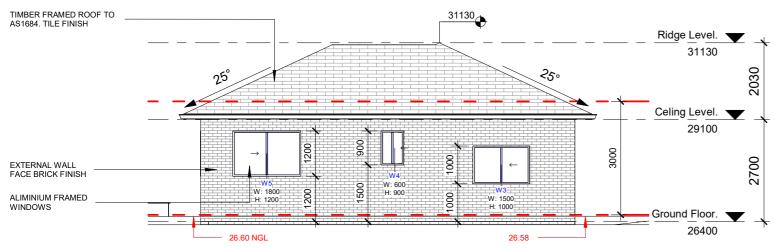


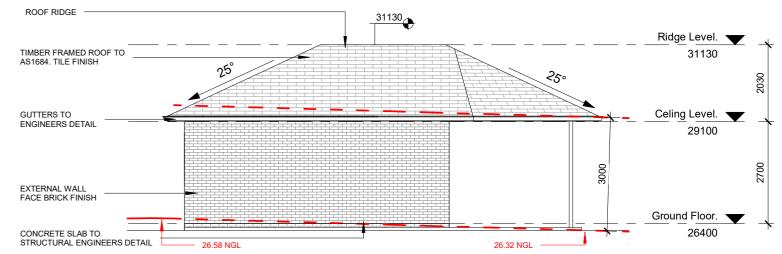


North Elevation.

1:100

2 East Elevation.





South Elevation.

1:100



PROJECT TITLE
Proposed Extension + Secondary
Dwelling
PROJECT ADDRESS
34 Rose St Sefton

Dimensions - Contractors to check all dimensions on site prior to cor construction. Do not scale from this drawing. Use given dimensions. Copyright © This document is copyright. All rights reserved. DRAWING NO.

DA 07

DATE OF ISSUE

05.03.2022

DRAWING SC.

DATE OF ISSUE

05.03.2022

DRAWING SC.

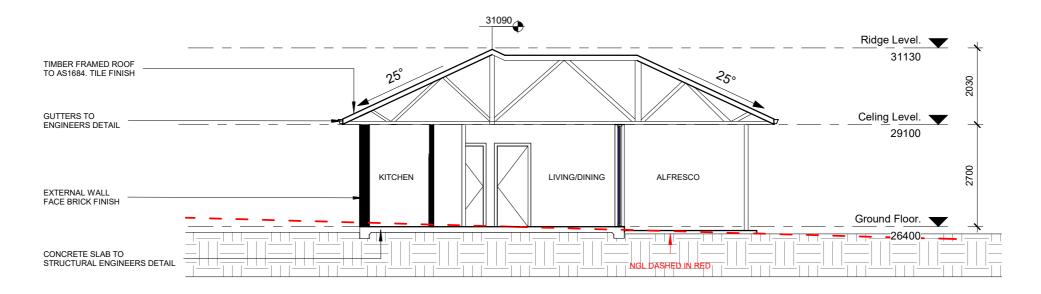
1: 100

ON NO.

ING SCALE SHEET SIZE OO A3

TRUE NORTH

ISSUED FOR DEVELOPMENT APPLICATION



## Secondary Dwelling Section

Ridge Level 

31450

TIMBER FRAMED ROOF
TO AS1684. TILE FINISH

GUTTERS TO
ENGINEERS DETAIL

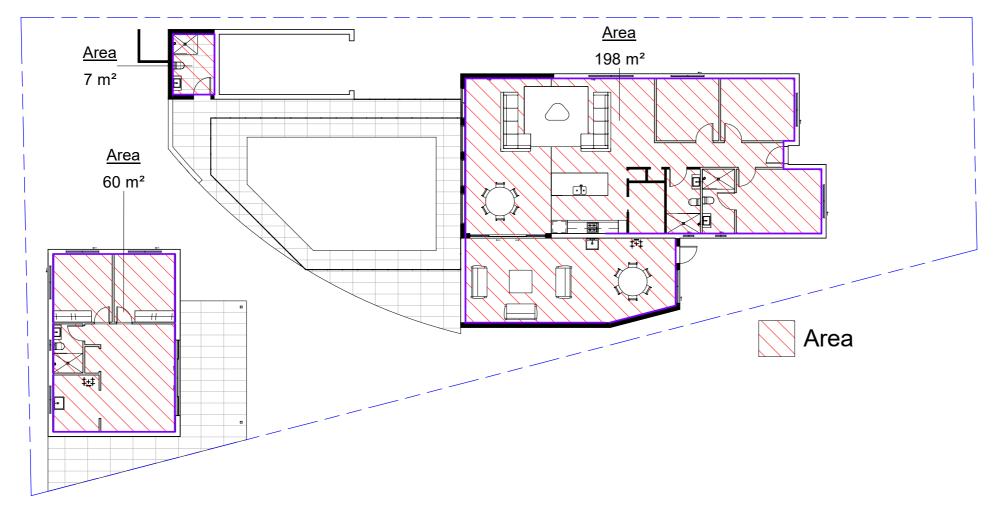
EXISTING
BEDROOM ENS.

CONCRETE SLAB TO
STRUCTURAL ENGINEERS DETAIL

# Principle Dwelling Section 1:100



945 m²	265 m²	0.28
	265 m²	0.28

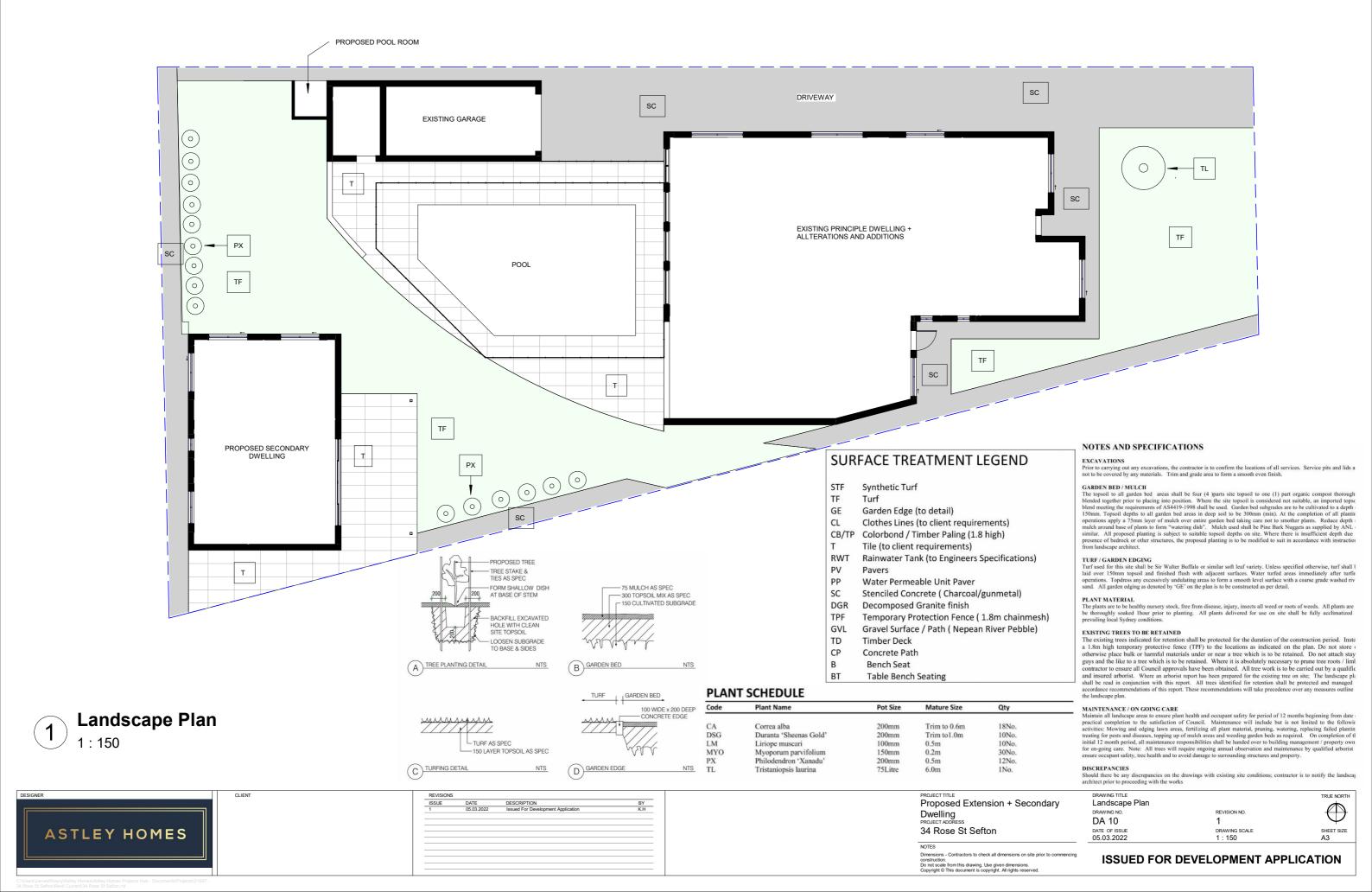


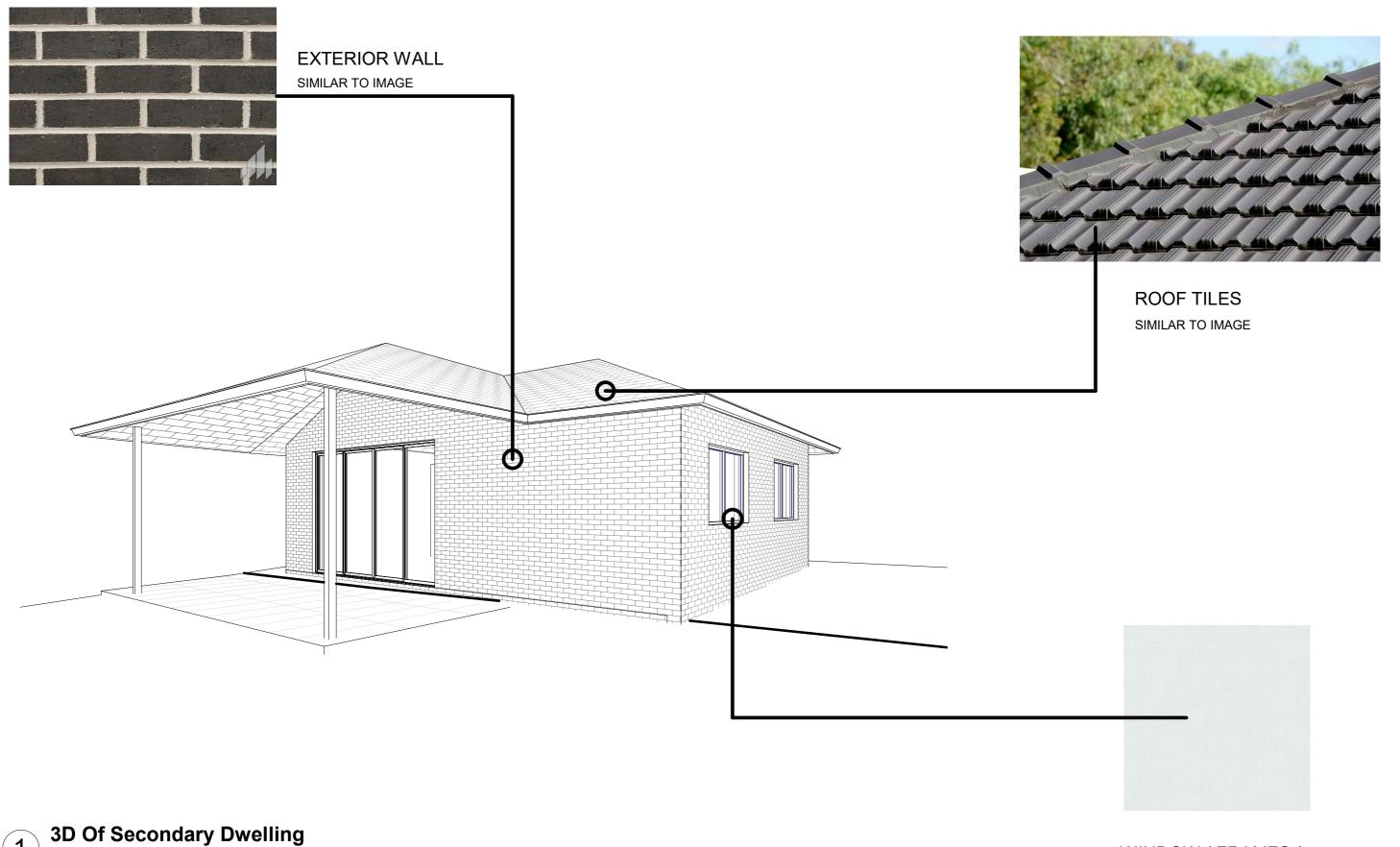
FSR Calculation Plan

1:200

CLIENT

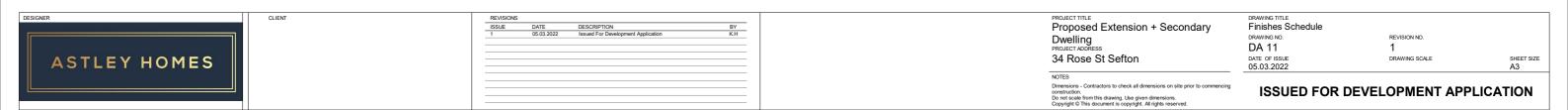
| REVISIONS | SSUE | DATE | DESCRIPTION | BY | DESCRIPTION | DRAWING STILE | Proposed Extension + Secondary | DRAWING TITLE | FSR Calculations | DRAWING NO. | REVISION NO. | DATE of ISSUE | DATE of





#### WINDOW / FRAMES / **DOWNPIPES / GUTTERS**

SIMILAR TO IMAGE



#### **BASIX** Certificate

### Single Dwelling Certificate number: 1288465S

This certificate confirms that the proposed development will meet the NSW government's requirements for sudsimability, if it is built in accordance with the commitments set out below. Term used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/08/2000 published by the Department. This document is available or 10/08/2000 published by the Department. This document is available or 10/08/2000 published by the Department. This document is available or 10/08/2000 published by the Department. This document is available or 10/08/2000 published by the Department. This document is available or 10/08/2000 published by the Department. This document is available or 10/08/2000 published by the Department. This document is available to 10/08/2000 published by the Department.

Date of issue: Monday, 14 March 2022 To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary					
Project name	34 Rose Street Selton 1				
Street address	34 Rose Street Set	ton 2162			
Local Government Area	Canterbury-Bankst	own Council			
Plan type and plan number	deposited 18957				
Lot no.	5				
Section no.					
Project type	separate dwelling house - secondary dwelling				
No. of bedrooms	rooms 2				
Project score					
Water	<b>✓</b> 40	Target 40			
Thermal Comfort	✓ Pass	Target Pas			
Energy	<b>✓</b> 50	Target 50			

Certificate Prepared by	
Name / Company Name: Astley Homes	
ABN (if applicable): 90128616090	

Project address		Assessor details and thermal I	oads		
Project name	34 Rose Street Selton 1	Assessor number	n/a		
Street address	34 Rose Street Selton 2162	Certificate number	n/a		
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a		
Plan type and plan number	Deposited Plan 18957	Area adjusted cooling load (MJIm*, year)	n/a		
Let no.	5	Area adjusted heating load (MJ/m² 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	separate dwelling house - secondary dwelling	Project score			
No. of bedrooms	2	Water	v	40	Tarpet 40
Site details			-		
Site area (m*)	945	Thermal Comfort	~	Pass	Target Pass
Roof area (m²)	112	Energy	v	FO.	Tarpet 50
Conditioned floor area (m2)	56.0	-			- age-or
Unconditioned floor area (m2)	4.0				
Total area of garden and lawn (m2)	254				
Roof area (m2) of the existing dwelling	264				
No. of bedrooms in the existing dwelling	3				

evelopment certificate issued, for the proposed development, that BASIX commitments be compiled with.			
Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifie
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 250 square metres of the site.	~	~	
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) all showers in the development.	n	~	-
The applicant must install a tolet flushing system with a minimum rating of 6 star in each tollet in the development.		~	~
The applicant must install tops 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 2000 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 nainwater tank to collect rain runoff from at least 112 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private darn).		~	~
The applicant must connect the rainwater tank to:			
<ul> <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>		~	-

The confidence on an early the desirge and not excess 200 space menses.  The desirge must not notate on present any excessing 25 space melons.  The desirge must not notate the feet helicities after once.  **The desirge must not contain the feet helicities after once.  **The desirge must not contain the feet helicities after once.  **The desire must not contain the feet helicities after once.  **The desire must not contain the feet helicities after once.  **Additional invasional many productions intend in the later  **Description of the desire	The cheeling must not be more through stories.  The conditioned float are set of the cheeling must also exceed \$20 legate interes.  V  V  V  V  V  V  V  V  V  V  V  V  V	Thermal Comfort Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifie	
The conditioned has are of the desting must not exceed 200 square meless.  V V V  The desting must contain one measures was exceeding 250 square meless. V V V  The desting must contain the other healthaids all contains the desting and account one of the contains th	The conditioned float area of the cheeting must not exceeded \$20 legates meless.  V V V The desting must contain upon reasonance area exceeding \$20 separe meless.  V V V The desting must contain the beat who habited and exceeding \$20 separe meless.  V V V These desting must contain the beat who habited and exceeding \$20 separe meless.  V V V These desting must contain the beat who habited and exceeding \$20 separe meless.  V V V These desting must contain the beat who habited and exceeding \$20 separe meless.  V V V These desting must contain the beat who habited and exceeding the secondaries with the specifications beat in the label who who have been destined and exceeding the secondaries with the specifications beat in the label who who will be a secondaries with the specifications beat of the label who who will be a secondaries with the specifications beat and the specification and the sp	General features					
The desting must not contain spon necessaries was exceeding 25 equies meities.  V V V The desting must not contain their dest health size from.  Profess, reals and contain their dest health size from.  The contain and contain their destination of the feeding is associative with the specification ideal in the table  The contained and containing their destination of the feeding is associative with the specification ideal in the table  The containing their destination of the feeding is associative with the specification ideal in the table  The containing their destination of the feeding is associative with the specification ideal in the table  The containing their destination of the feeding is associative with the specification ideal in the table  The containing the containing the containing the feeding is associated with the specification in the containing the containing the containing is associated in the containing the con	The desting must not contain spen magazine area exceeding 25 spans notices.  **The desting must not contain the lateral habita disc conn.  **The desting must not contain the lateral habita disc conn.  **The desting must not contain the lateral habita disc conn.  **The desting must not contain the lateral habita disc conn.  **The desting must not contain the lateral habita disc conn.  **The desting must not be desting in accordance with the specification lateral in the lateral habita contains the later	The dwelling must not have more than 2 storeys.					-
The shelling must not couldn't gen mazzione anne assenting 28 equies meleis.  The desting must not content their level heldelish site cours.  The desting must not content their level heldelish site cours.  The desting must not content the first level heldelish site cours.  The desting must not content the first level heldelish site cours.  The desting must not content the first level heldelish site cours and their	The dealing must not contain beginned man executed gill signer morbies.  The dealing must not contain beginned below helpful as disc soon.  The dealing must not contain beginned below helpful as disc soon.  The dealing must not contain the Rootils, wells, and desirgation of the dealing in accordance with the specifications timed in the labels below.  The speciment contains the Rootils, wells, and desirgation of the dealing in accordance with the specifications timed in the labels below.  The speciment contains the Rootils, wells, and desirgation of the dealing in accordance with the specifications timed in the labels and the speciment of the Rootils of the State of the Sta	The conditioned floor area of the dwelling must not o					
The death of must or contain tend used habitate after com.  Floor, walls and cellingheed.  Floor, walls and cellingheed.  General contains the four cellingheed of the deathing is assortance with the specifications habitat in ball on the labor.  General contains the contains the four contains the floor contains the contai	The desting point or certain the Event hebitative after some.  Poor results and cellingshood.  The general results contained the Event hebitative after ones.  Additional flamestone with the specifications based in the balts before concerns after one ground and an account on the Pool of the Section Contained to the balts before concerns and on a ground and a section and an account on the Pool of the Section Contained to the Section Contained to the balts of the Section Contained to the Section Section Section Section Contained to the Section Sect	The dwelling must not contain open mezzanine area	-	· .	-		
Floor, walls and cellingstool The applicant and cereming the Stories, walk, and delings for the deeling is accordance with the specifications label in the table  Additional invalidation required of Marketing  Additional invalidation required on the Confidence recurs in required in Additional Part 2 (2.1 of the Building Code of America).	Floor, walls and celling/roof The applicant and command the flooring, walls, and celling/roof at the deeling in accordance with the specifications libed in the label  Authorized instance and an accordance with the specifications libed in the label  Authorized instance and an accordance with the specifications libed in the Command in the specifications and accordance with a specification in the Command in the specification in command in the specification in the Specification in the Command in the Specification in the Specification in the Command in the Specification in the				~	-	-
The applicant must control to fix (only), with, and collegated if the dwelling in accordance with the specifications based in the table  Control Contr	The applicate must accornic the Rootily, walls, and delityroid of the deeling in accordance with the specifications listed in the table section.    Additional installation regarded (i.e., which is a specification regarded (i.e., which is a specific regarded (i.e., which is a specification regarded (i.e., which is a specific regarded	The dwelling must not contain third level habitable a	tic room.		~	~	~
Additional insulation required if Valual  Other specifications  Additional insulation required if Valual  other specifications  of the specifications  of the specification of th	Contraction Additional insulation required (5 Yabus) Other specifications on convents side or ground et eterminal sin-1 fick reverer 2 file (54 En Andréag contraction) contractions of the reverse of th	Floor, walls and ceiling/roof					
Commontors  The commontors  Additional insulation required (it Variety  Additional insulation required (it Var	Commodition from a Additional Seculation Required (8 Values)  floor connects above ground and ground (8 Values)  2.06 (in 2.46 including contraction)  2.06 (in 2.46 including contraction)  color up on or of Seculary physics and ground (8 Values)  color up on or of Seculary physics and ground (8 Values)  color up on or of Seculary physics and ground (8 Values)  color up on or of Seculary physics and ground (8 Values)  color up on or of Seculary physics and ground (8 Values)  color up of Seculary physics and ground (8 Values)  color u	The applicant must construct the floor(s), walls, and	celling/roof of the dwelling in accordance with the specifications	listed in the table	J.		
Non-consistent with the provided of the continued of the	Non-convention laid for ground  48  Continued with Sink retrieve  28 (i) (ii) 3.4 including construction)  coding use from 5-1 face sinkey priched nord  suring 4.5 (sp), and followings  unrevellabled; medium jodier absorptions 0.475-2.70)  WHE   1 face above, specified in this Centificate must be invalided in accordance with Part 3.12.1.1 of the Building Coder of Australia.	Selow.			•		
exhamal salt. Trick vener. 28.6 (or 3.4 including communication)  asking 4.5 (or 3.4 including communication)	exhansi adal. Tuki 4 vener. 28.6 (r 5.4 in Adandaga paranturlan)  odang 4 of 1-6 in Adandaga paranturlan (r 5.4 in Adandaga	Construction	Additional insulation required (R-Value)	Other sp	ecifications		
ooking and mod - fat onling / pitched mod calling 4.5 (sp), mod fail/sunking survertisated, medium (solar absorptions 0.475-0.70)  NME - Insulation specified in this Certificate must be installed in accordance with Parl 3.12.1.1 of the Building Code of Australia.	ooling and not - fat ceiting / pitched not ceiting 4.5 (pip; not followably) unvertilated; medium (octar 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.	floor - concrete slab on ground	ni				
Note   Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.	Note Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.						
		ceiling and roof - flat ceiling / pitched roof	ceiling: 4.5 (up), roof: foll/sarking	unventila	ted; medium (	solar absorptance 0.475	5-0.70)
Note • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.					djoining buildi	ng materials.	

	mmitments				Show on DA plans	Show on CC/CDC plans & specs	Corsfi
Windows, glazed doo	ors and skyligh	nts					
The applicant must install the specifications listed in the till.	he windows, glazeo able. Relevant over	I doors and shading di shadowing specificati	rvices described in the table belo ons must be satisfied for each win	w, in accordance with the dow and glazed door.	~	~	
The dwelling may have 1 st	kylight (<0.7 square	metres) which is not	listed in the table.		~	~	
The following requirements must also be satisfied in relation to each window and glassed door:  For the following glass and frame types, the certifier check can be performed by visual inspection.					~	,	
<ul> <li>Aluminium single ole</li> <li>Aluminium double (r</li> </ul>							
- Timber\/PVC/fibred	lass single clear						
- Timbes\/PVC/fibred	lass double (air) de	nar nar					
Overshadowing building door, as specified in the	ge/vegetation must ne 'overshadowing'	be of the height and d column.	istance from the centre and the b	ase of the window and glazed	~	-	
Windowlylazed door no.	Maximum height (mm)	Maximum width (mm)	Туре	Shading Device (Dimens	sion within	Overshadowing	
Windowlylazed door no.			Туре	Shading Device (Dimens 10%)	sion within	Overshedowing	
			Type	Shading Device (Dimens 18%)  ease 450 mm, 350 mm ab of window or glazed door		Overshadowing not overshadowed	
North facing	height (mm)	(mes)		10%) save 450 mm. 350 mm at	sove head		
North facing	height (mm)	(mm) 1800	atuminium, single, clear	eave 450 mm, 350 mm sh of window or glazed door eave 450 mm, 350 mm sh	sove head	not oversitedowed	
North facing wo1	height (mm)	(mm) 1800	atuminium, single, clear	eave 450 mm, 350 mm sh of window or glazed door eave 450 mm, 350 mm sh	cove head	not oversitedowed	
North facing wo1 wo2 East facing	1200 1200	(mm) 1800 1800	aluminium, single, clear aluminium, single, clear	eave 450 mm, 350 mm all of window or glazed door eave 450 mm, 350 mm all of window or glazed door	cove head	not overshadowed not overshadowed	
North facing wort wee East facing	1200 1200	(mm) 1800 1800	aluminium, single, clear aluminium, single, clear	eave 450 mm, 350 mm all of window or glazed door eave 450 mm, 350 mm all of window or glazed door	cove head	not overshadowed 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 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: airconditioning ducting only; Energy rating: n/a		~	~		
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: n/a		~	~		
Heating system					
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only; Energy rating: n/a		~	~		
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: rula		~	~		
Ventilation					
The applicant must install the following exhaust systems in the development:					
At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a					
Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a	~	~			
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 "declosted" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting door (LED) lamps:					
<ul> <li>at least 2 of the bedrooms / study; dedicated</li> </ul>		~	~		
<ul> <li>at least 1 of the living / dining rooms; dedicated</li> </ul>		~	~		
the kitchen; dedicated					

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
all bathrooms/toilets; dedicated		_	~
the laundry; dedicated			
all halfways; dedicated		Ü	J
latural lighting		•	
he 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.		~	
he applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX lefinitions.		~	
The applicant must install a fixed outdoor clothes drying line as part of the development.		_	

Legeno							
In these	commitments, "applic	ant" means the person o	arrying out the developm	rent.			
		in the "Show on DA ) be lodged for the propose		hown on the plans acc	companying the development	application for the proposed develops	nent (if a
		in the "Show on CC/ ment certificate for the p		olumn must be shown	in the plans and specification	ns accompanying the application for a	construc
	nents identified with a the development may		k" column must be certifi	led by a certifying auth	nority as having been fulfilled,	before a final occupation certificate(ei	ther inte



enning, dustry & vironment	
	Certificate Prepared by (please complete before submitting to Council or PCA)
	Name / Company Name: Astley Homes
	ABN (if applicable): 90129616090

	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 4553 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 rainwater runoff from at least 244 square metres of roof area.		1	1
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		1	1
Outdoor swimming pool			
The swimming pool must be outdoors.	V	V	V
The swimming pool must not have a capacity greater than 70 kilolitres.	1	1	1
The applicant must install a pool pump timer for the swimming pool.		1	1
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		1	1

NASIX Certificate number: Add 1966			page 3		
Fixtures and systems	Show on DA Plans		Certifier Check		
Hot water					
The applicant must install the following hot water system in the development: gas instantaneous.	V	V	V		
Lighting					
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		V	~		
Fixtures					
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		V	~		
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star wat	er rating.	1	1		
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		1			

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifie Check		
Insulation requirements The applicant must construct the near or altered construction (floorig), walls, and college/code) is accordance with the specifications inside 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 extends on the construction is less than 2m2, b) insulation specified in the required for parts of altered construction where insulation already extends the construction where insulation already extends the construction where insulation already extends the construction of t					<b>V</b>
concrete slab on ground floor,	n)	Outer specializations			
external wall: brick veneer	R1.16 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			

Glazing r	equirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifie Check
Windows	and glazed d	oors							
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.								<b>V</b>	~
The following requirements must also be satisfied in relation to each window and glazed door:								~	1
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 Fenestation Rating Council (FHRC) condition.								~	<b>V</b>
have a U-v must be ca	alue and a Sola loulated in acco	r Heat Gair rdance with	n Coefficie h National	nt (SHGC) Fenestratio	no greater than that listed in the tab	ar glazing, or toned/air gap/clear glazing must le below. Total system U-values and SHGCs . The description is provided for information		~	~
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						~	~	~	
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							~	V	
					e window or glazed door above whi ens must not be more than 50 mm.	ch they are situated, unless the pergola also		~	~
Overshadowing buildings or 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 in the table below.						~	<b>✓</b>	V	
Windows	s and glazed	doors g	lazing r	equireme	nts		1		
	door Orientatio			dowing	Shading device	Frame and glass type			
		glass inc. frame (m2)	Height (m)	Distance (m)					
W1	N	1.4	2.7	3.5	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	N	1.4	2.7	3.5	eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value: 7.63. SHGC: 0.75)			

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SIX Certificate number: A451956 page 6 / 7

Glazing requ	irements						Show on DA Plans	Show on CC/CDC Plans & specs	Certi
Window / door	Orientation	Area of	Oversha	dowing	Shading device	Frame and glass type			
		glass inc. frame (m2)	Height (m)	Distance (m)					
W3	W	4.8	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
W4	w	4.2	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
W5	W	4.2	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
W6	w	4.8	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
W7	s	10.8	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W8	E	2.2	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
W9	E	3.6	0	0	eave/verandah/pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			

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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 is to be lodged for the proposed development).

Commitments identified with a "\_/" in the "Show on CC/CDC plans & 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 occuration certificate for the

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REVISIONS

ISSUE DATE DESCRIPTION BY

1 05.03.2022 Issued For Development Application K.H

PROJECT TITLE
Proposed Extension + Secondary
Dwelling
PROJECT ADDRESS
34 Rose St Sefton

DRAWING TITLE
Basix & Front Fence Details
DRAWING NO.
DA 12
DATE OF ISSUE
05.03.2022

REVISION NO.

1

DRAWING SCALE

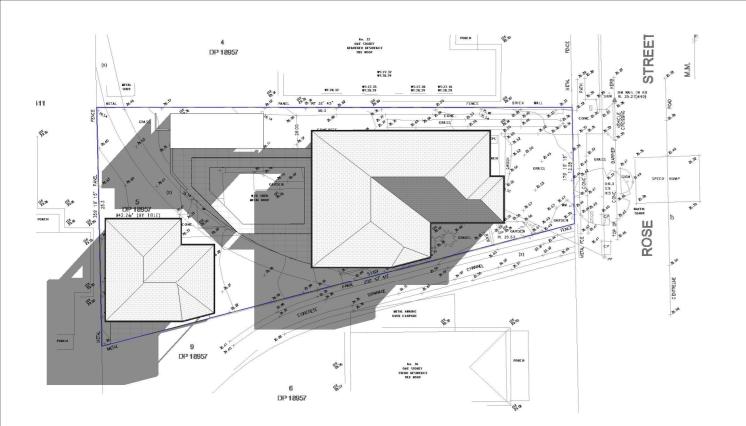
TRUE NORTH

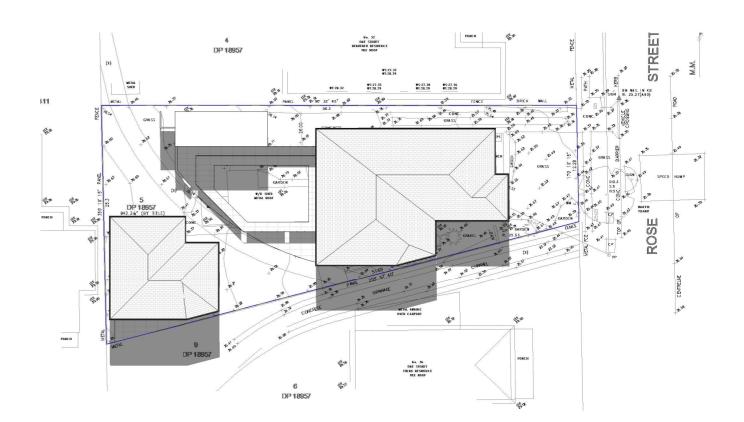
SHEET SIZE A3

Dimensions - Contractors to check all dimensions on site prior to commencing construction.

Do not scale from this drawing, Use given dimensions.

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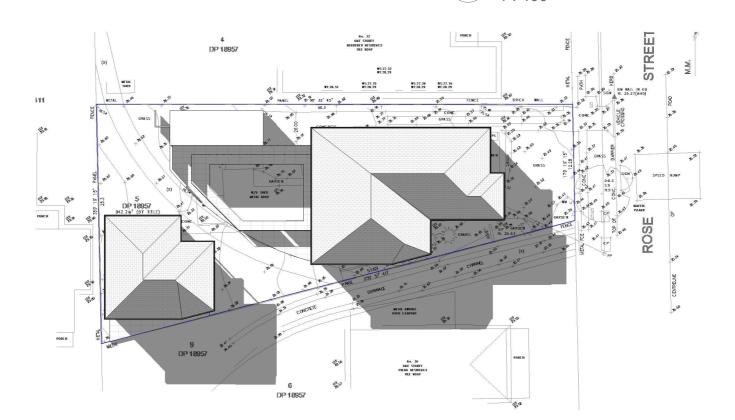




9am winter solstice

1:400

3 12pm winter solstice



3pm winter solstice

