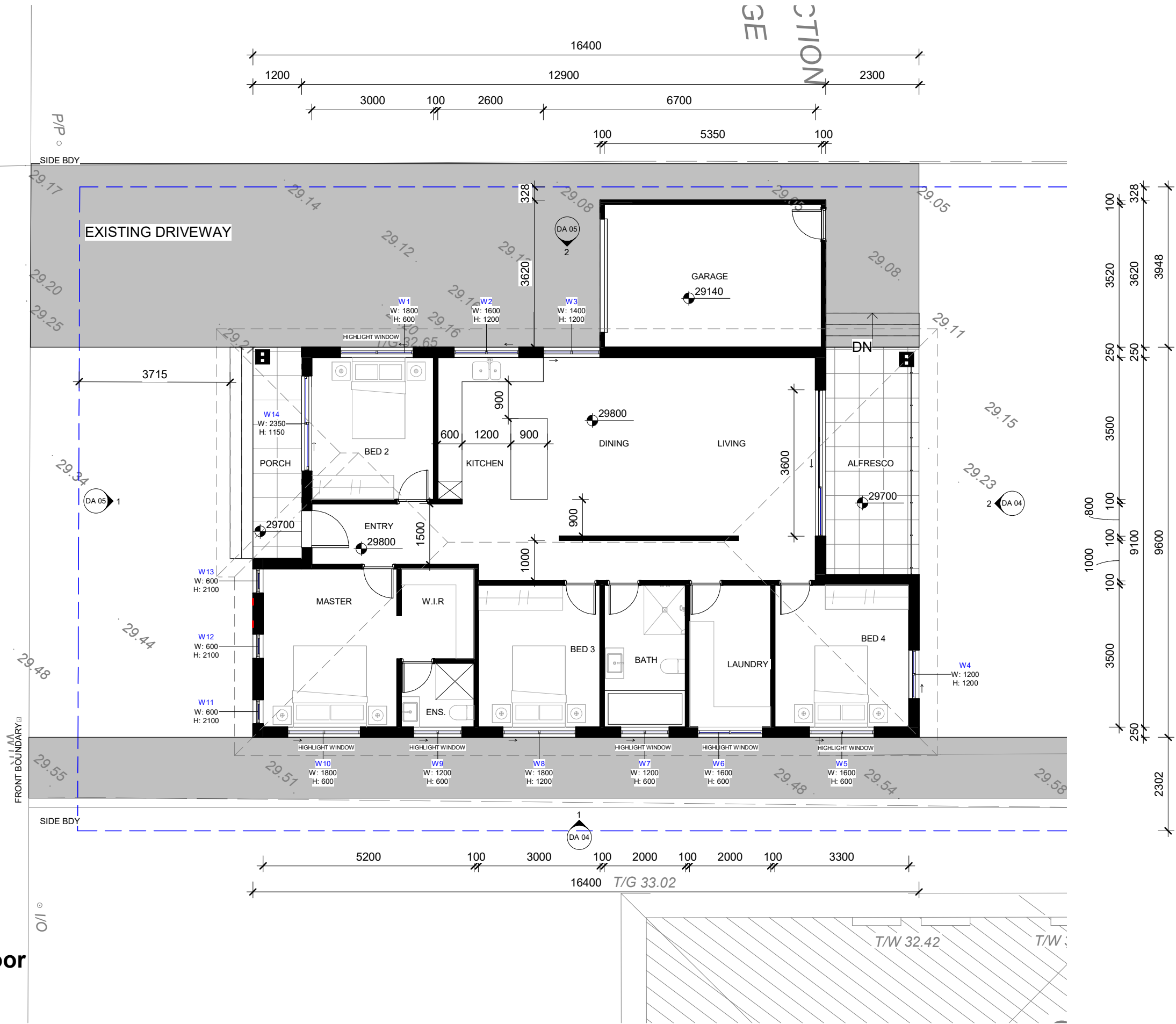


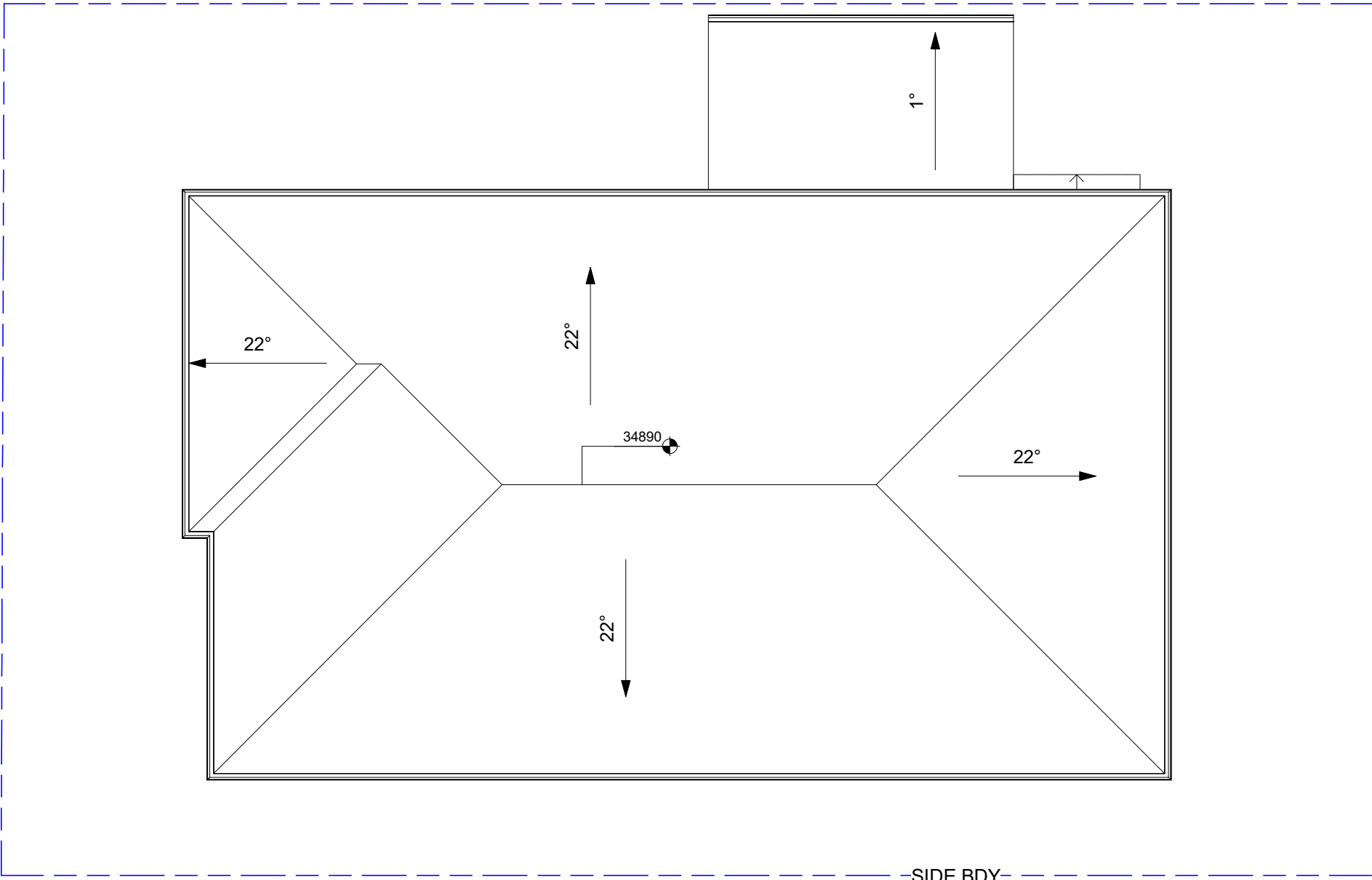
1 Ground Floor
1 : 100



Window Schedule		
Window	Width	Height
W8	1800	1200
W1	1800	600
W10	1800	600
W9	1200	600
W6	1600	600
W13	600	2100
W11	600	2100
W14	2350	1150
W12	600	2100
W7	1200	600
W4	1200	1200
W2	1600	1200
W5	1600	600
W3	1400	1200

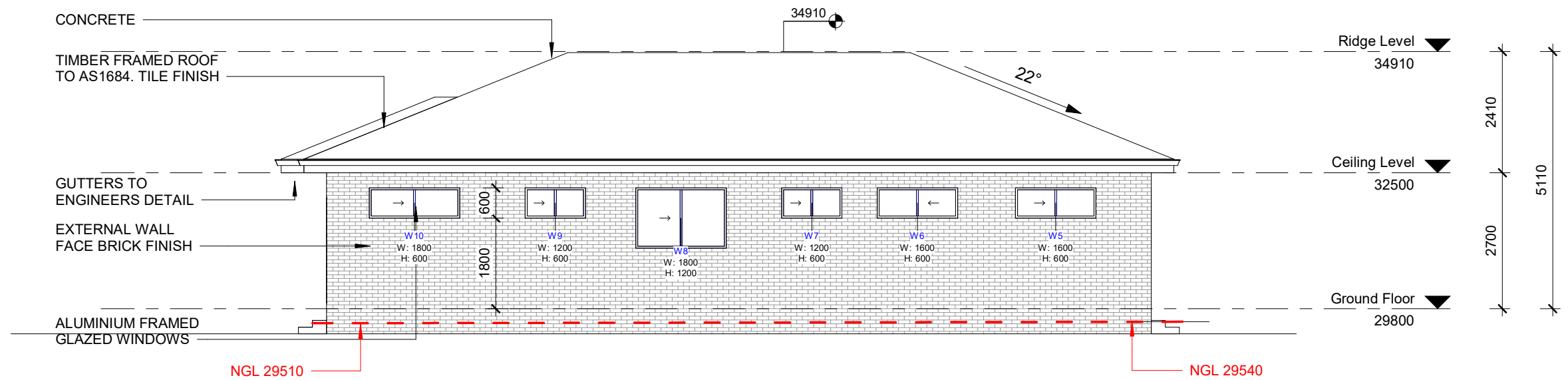
NO 1. WINSTON AV

SIDE BDY

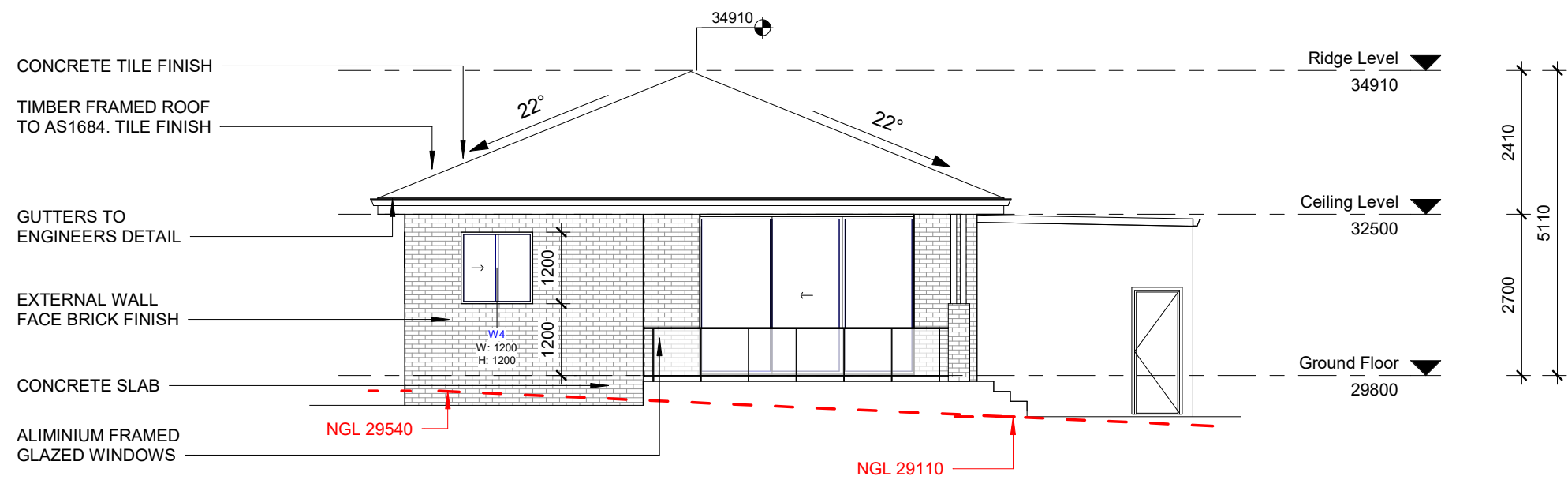


1 Roof Plan
1 : 100

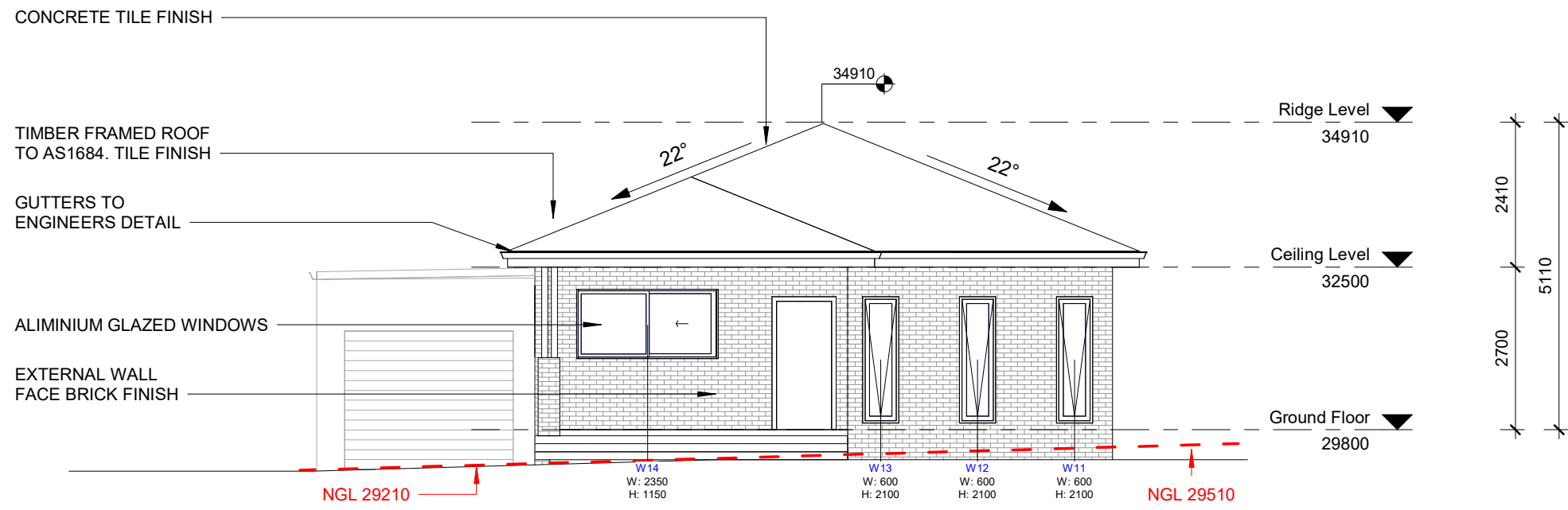
NO 5. WINSTON AV



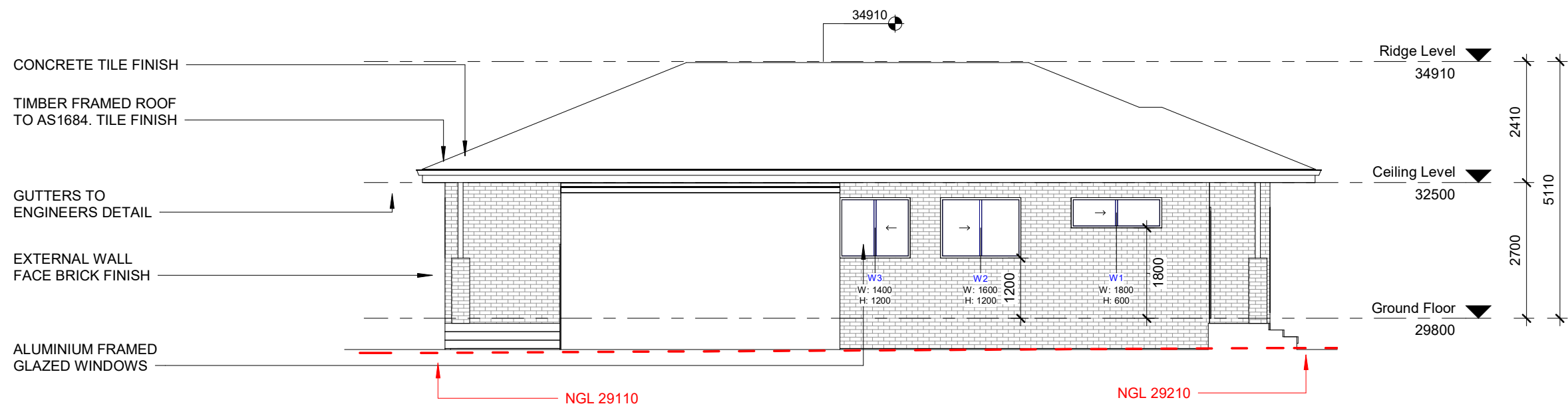
1 **Elevation 1.**
1 : 100



2 **Elevation 2.**
1 : 100

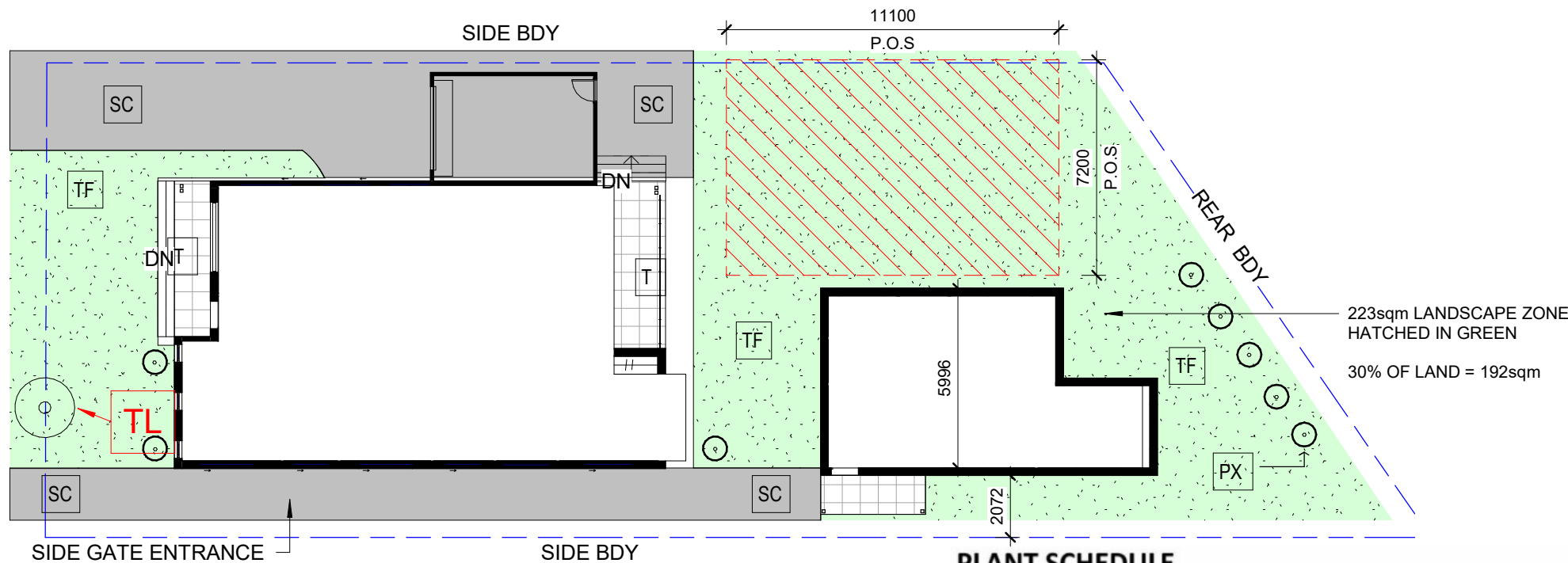


1 Elevation 1
1 : 100



2 Elevation 2
1 : 100

2 Ground Floor Area Plan
1 : 200



1 Landscape Calculation
1 : 200

PLANT SCHEDULE

Code	Plant Name	Pot Size	Mature Size	Qty
CA	Correa alba	200mm	Trim to 0.6m	18No.
DSG	Duranta 'Sheenas Gold'	200mm	Trim to 1.0m	10No.
LM	Liriope muscari	100mm	0.5m	10No.
MYO	Myoporum parvifolium	150mm	0.2m	30No.
PX	Philodendron 'Xanadu'	200mm	0.5m	12No.
TL	Tristanopsis laurina	75Litre	6.0m	1No.

NOTES AND SPECIFICATIONS

EXCAVATIONS

Prior to carrying out any excavations, the contractor is to confirm the locations of all services. Service pits and lids a not to be covered by any materials. Trim and grade area to form a smooth even finish.

GARDEN BED / MULCH

The topsoil to all garden bed areas shall be four (4) parts site topsoil to one (1) part organic compost thorough blended together prior to placing into position. Where the site topsoil is considered not suitable, an imported topsoil blend meeting the requirements of AS4419-1998 shall be used. Garden bed subgrades are to be cultivated to a depth of 150mm. Topsoil depths to all garden bed areas in deep soil to be 300mm (min). At the completion of all planting operations apply a 75mm layer of mulch over entire garden bed taking care not to smother plants. Reduce depth of mulch around base of plants to form "watering dish". Mulch used shall be Pine Bark Nuggets as supplied by ANL. similar. All proposed planting is subject to suitable topsoil depths on site. Where there is insufficient depth due presence of bedrock or other structures, the proposed planting is to be modified to suit in accordance with instruction from landscape architect.

TURF / GARDEN EDGING

Turf used for this site shall be Sir Walter Buffalo or similar soft leaf variety. Unless specified otherwise, turf shall be laid over 150mm topsoil and finished flush with adjacent surfaces. Water turfed areas immediately after turfing operations. Topdress any excessively undulating areas to form a smooth level surface with a coarse grade washed river sand. All garden edging as denoted by 'GE' on the plan is to be constructed as per detail.

PLANT MATERIAL

The plants are to be healthy nursery stock, free from disease, injury, insects all weed or roots of weeds. All plants are to be thoroughly soaked 1hour prior to planting. All plants delivered for use on site shall be fully acclimatized prevailing local Sydney conditions.

EXISTING TREES TO BE RETAINED

The existing trees indicated for retention shall be protected for the duration of the construction period. Install a 1.8m high temporary protective fence (TPF) to the locations as indicated on the plan. Do not store or otherwise place bulk or harmful materials under or near a tree which is to be retained. Do not attach stay guys and the like to a tree which is to be retained. Where it is absolutely necessary to prune tree roots / limit contractor to ensure all Council approvals have been obtained. All tree work is to be carried out by a qualified and insured arborist. Where an arborist report has been prepared for the existing tree on site. The landscape plan shall be read in conjunction with this report. All trees identified for retention shall be protected and managed in accordance with recommendations of this report. These recommendations will take precedence over any measures outlined in the landscape plan.

MAINTENANCE / ON GOING CARE

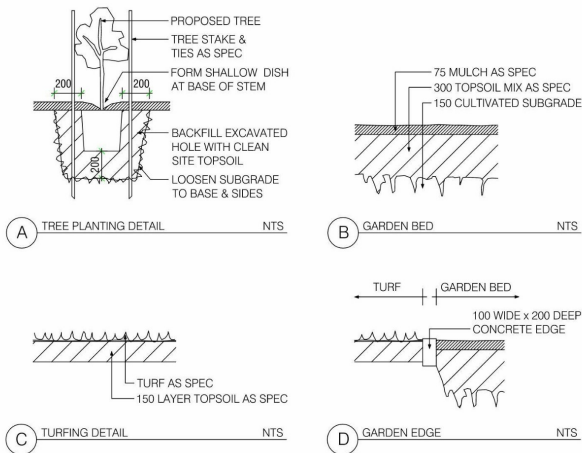
Maintain all landscape areas to ensure plant health and occupant safety for period of 12 months beginning from date of practical completion to the satisfaction of Council. Maintenance will include but is not limited to the following activities: Mowing and edging lawn areas, fertilizing all plant material, pruning, watering, replacing failed plant material treating for pests and diseases, topping up of mulch areas and weeding garden beds as required. On completion of the initial 12 month period, all maintenance responsibilities shall be handed over to building management / property owner for on-going care. Note: All trees will require ongoing annual observation and maintenance by qualified arborist ensure occupant safety, tree health and to avoid damage to surrounding structures and property.

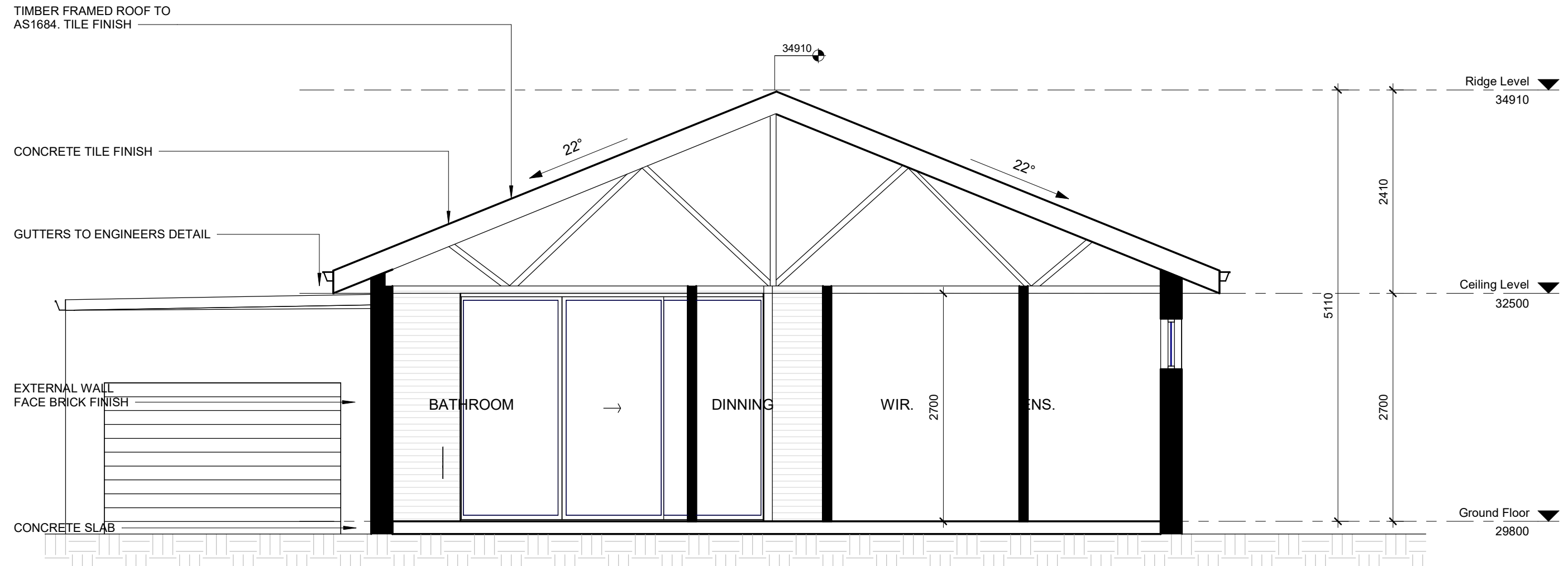
DISCREPANCIES

Should there be any discrepancies on the drawings with existing site conditions; contractor is to notify the landscape architect prior to proceeding with the works

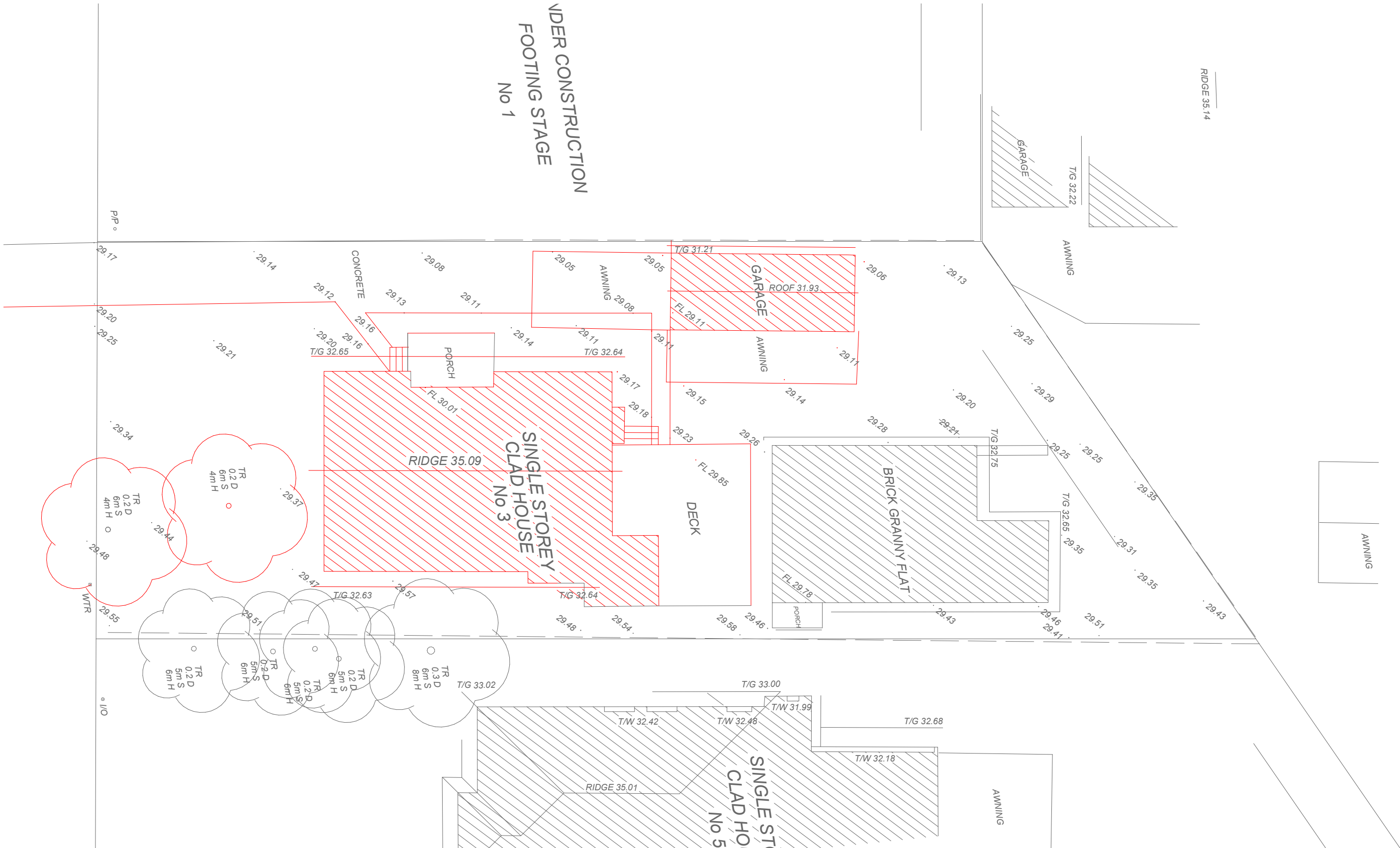
SURFACE TREATMENT LEGEND

STF	Synthetic Turf
TF	Turf
GE	Garden Edge (to detail)
CL	Clothes Lines (to client requirements)
CB/TP	Colorbond / Timber Paling (1.8 high)
T	Tile (to client requirements)
RWT	Rainwater Tank (to Engineers Specifications)
PV	Pavers
PP	Water Permeable Unit Paver
SC	Stenciled Concrete (Charcoal/gunmetal)
DGR	Decomposed Granite finish
TPF	Temporary Protection Fence (1.8m chainmesh)
GVL	Gravel Surface / Path (Nepean River Pebble)
TD	Timber Deck
CP	Concrete Path
B	Bench Seat
BT	Table Bench Seating



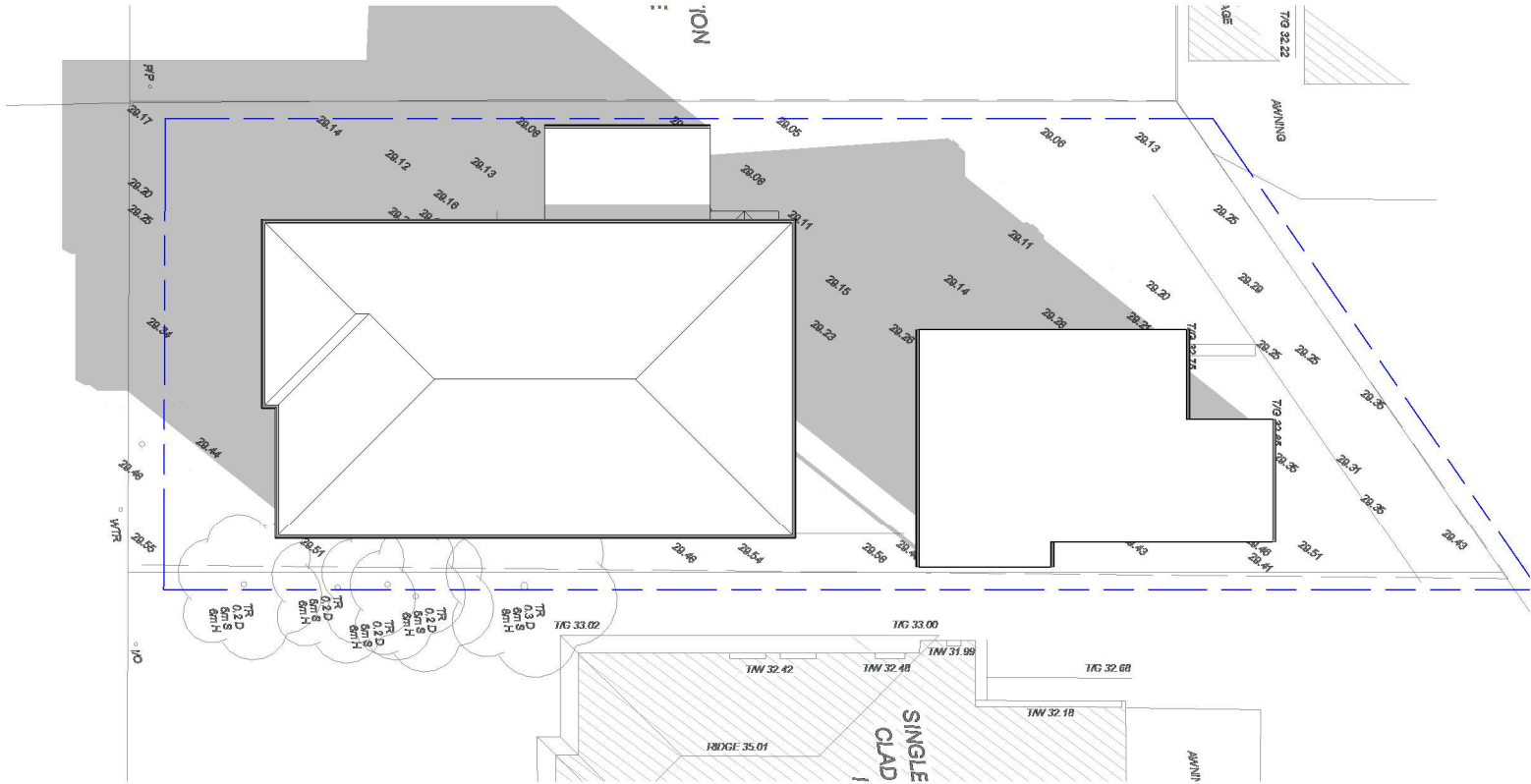


1 Section 1
1 : 50

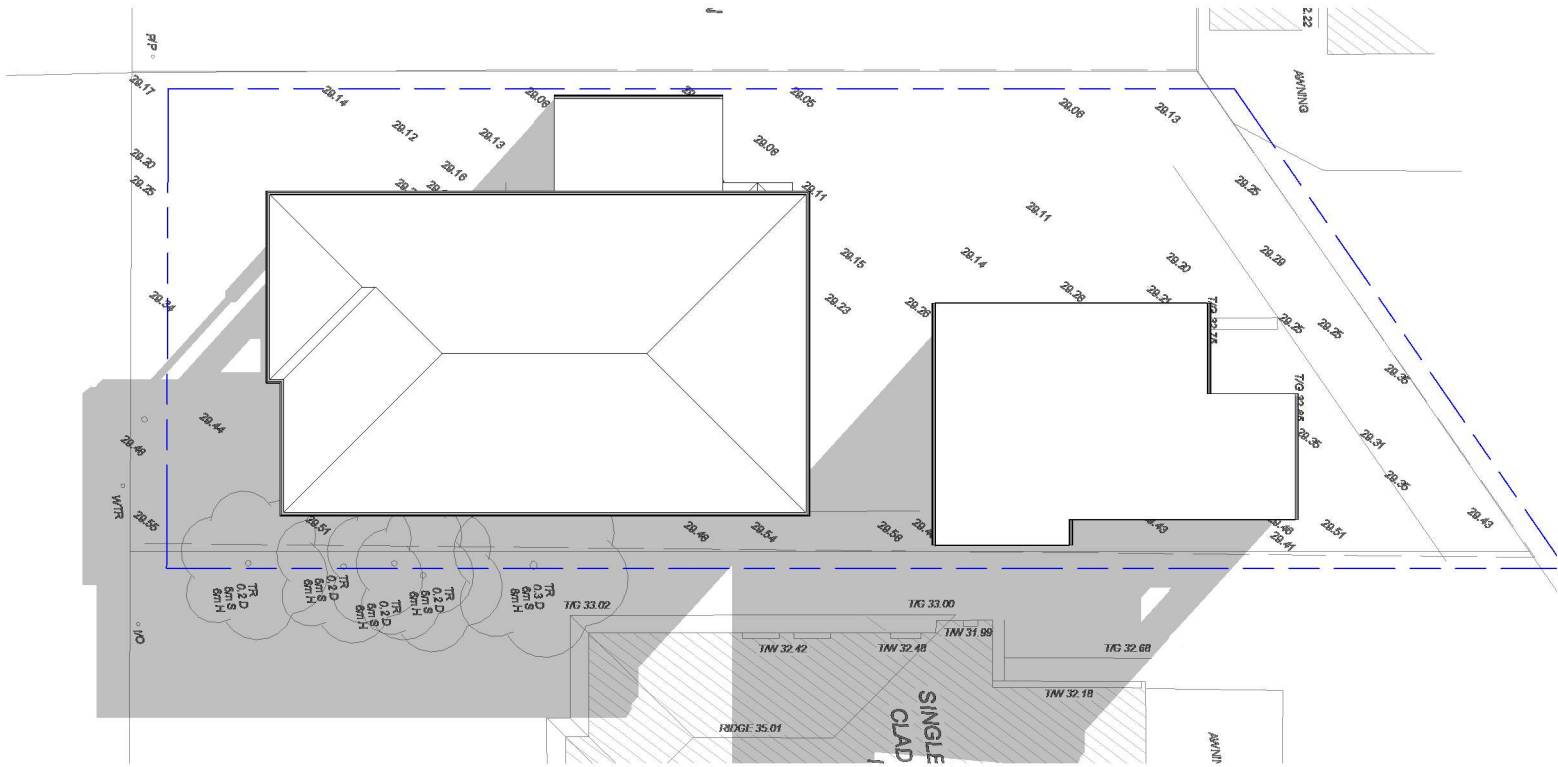


ITEMS IN RED TO
BE DEMOLISHED

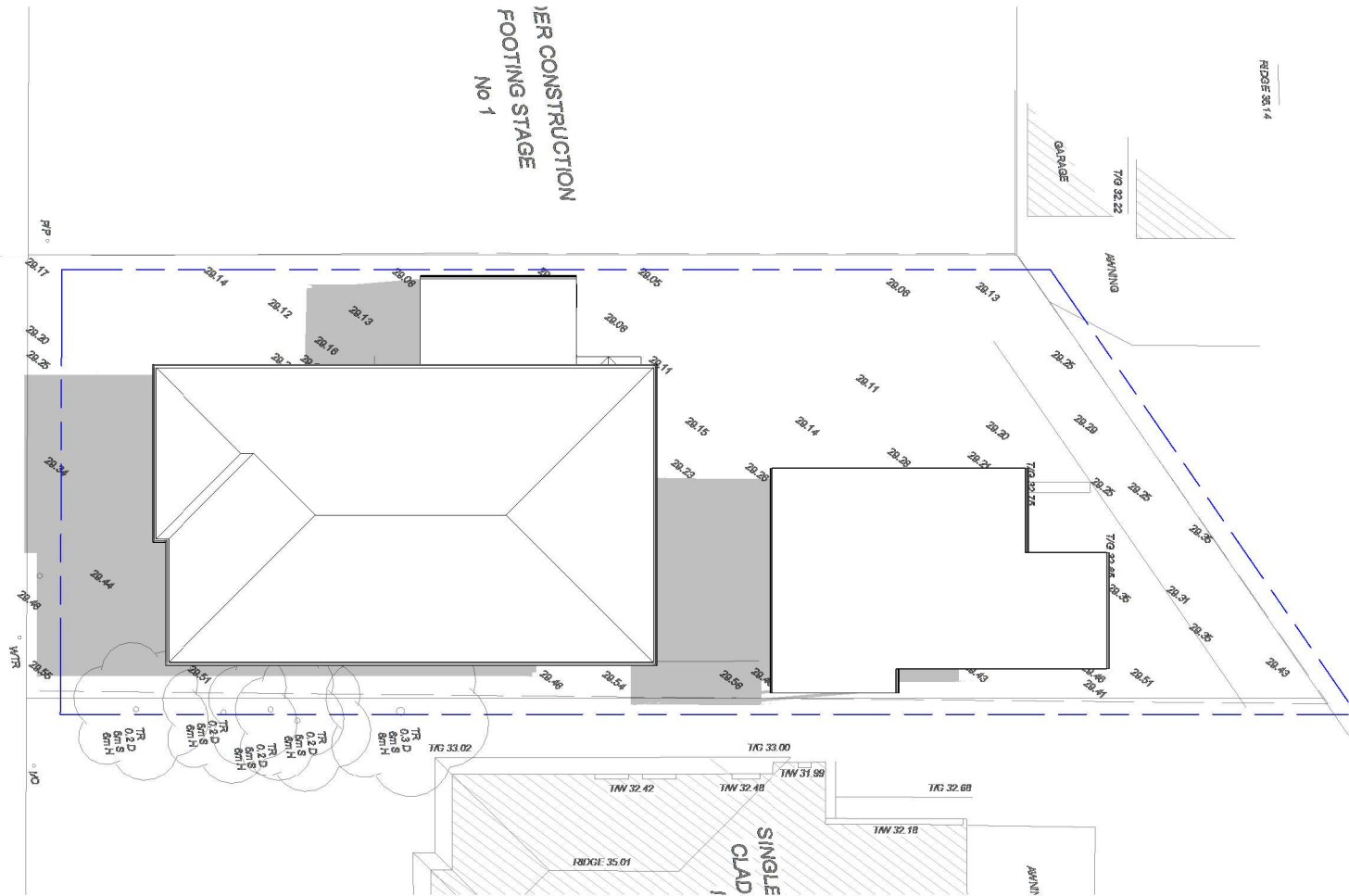
1 Demolition Plan
1 : 150



2 9am Winter Solstice
1 : 250



1 3pm Winter Solstice
1 : 250



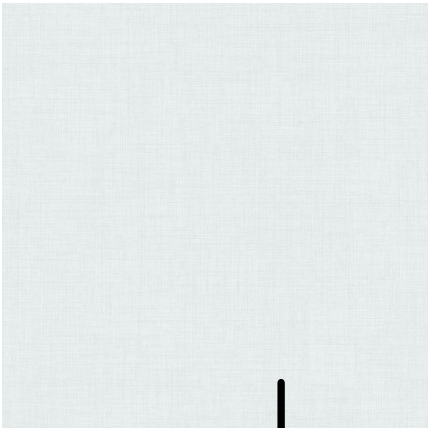
3 12pm Winter Solstice
1 : 250



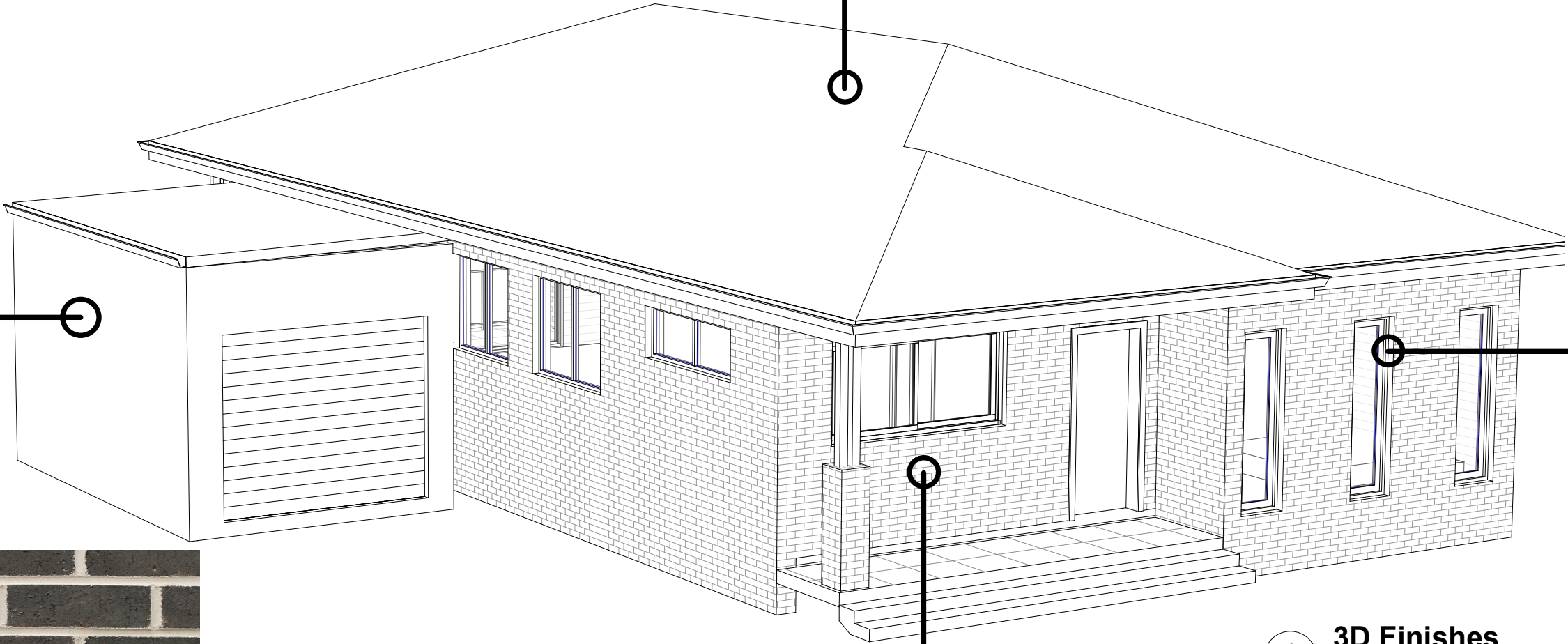
RENDERED BLUEBOARD
SIMILAR TO IMAGE



ROOF TILES
SIMILAR TO IMAGE



WINDOW / FRAMES /
DOWNPIPES / GUTTERS
SIMILAR TO IMAGE



EXTERIOR WALL
SIMILAR TO IMAGE

1 3D Finishes

DESIGNER

ASTLEY HOMES

CLIENT

REVISIONS			
ISSUE	DATE	DESCRIPTION	BY
1	24.03.22	ISSUED FOR DEVELOPMENT APPLICATION	K.H

PROJECT TITLE

Proposed Single Storey Dwelling

PROJECT ADDRESS

3 Winston Avenue, Bass Hill NSW

NOTES

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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DRAWING TITLE

3D Finishes

DRAWING NO.

DA 10

DATE OF ISSUE

24.03.22

REVISION NO.

1

DRAWING SCALE

SHEET SIZE

A3

ISSUED FOR DEVELOPMENT APPLICATION

Single Dwelling

Certificate number: 1293341S

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, 25 March 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	3 Winston Avenue Bass Hill 1	
Street address	3 winston Avenue Bass Hill 2197	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 25625	
Lot no.	10	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✔ 41	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 58	Target 50

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

Description of project

Project address		Assessor details and thermal loads	
Project name	3 Winston Avenue Bass Hill 1	Assessor number	n/a
Street address	3 winston Avenue Bass Hill 2197	Certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 25625	Area adjusted cooling load (MJ/m ² -year)	n/a
Lot no.	10	Area adjusted heating load (MJ/m ² -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	Project score	
No. of bedrooms	4	Water	✔ 41 Target 40
Site details		Thermal Comfort	✔ Pass Target Pass
Site area (m ²)	646	Energy	✔ 58 Target 50
Roof area (m ²)	118		
Conditioned floor area (m2)	111.0		
Unconditioned floor area (m2)	14.0		
Total area of garden and lawn (m2)	270		

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 170 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) 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 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 rainwater tank to collect rain runoff from at least 118 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:			
• 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.)		✔	✔

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 - brick veneer	2.86 (or 3.40 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 4.5 (up), roof: foil/sarking	unventilated; 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:	✔	✔	✔
• For the following glass and frame types, the certifier check can be performed by visual inspection.			✔
• Aluminium single clear			
• Aluminium double (air) clear			
• Timber/uPVC/fibreglass single clear			
• Timber/uPVC/fibreglass double (air) clear			
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.	✔	✔	✔

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
S001	2700	3600	aluminium, single, clear	eave 2750 mm, 100 mm above head of window or glazed door	not overshadowed
W04	1200	1200	aluminium, single, clear	eave 450 mm, 100 mm above head of window or glazed door	not overshadowed
East facing					
W05	600	1600	aluminium, single, clear	eave 450 mm, 100 mm above head of window or glazed door	2-4 m high, 2-5 m away
W06	600	1600	aluminium, single, clear	eave 450 mm, 100 mm above head of window or glazed door	2-4 m high, 2-5 m away
W07	600	1200	aluminium, single, clear	eave 450 mm, 100 mm above head of window or glazed door	2-4 m high, 2-5 m away

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W08	1200	1800	aluminium, single, clear	eave 450 mm, 100 mm above head of window or glazed door	not overshadowed
W09	600	1200	aluminium, single, clear	eave 450 mm, 100 mm above head of window or glazed door	not overshadowed
W10	600	1800	aluminium, single, clear	eave 450 mm, 100 mm above head of window or glazed door	not overshadowed
South facing					
W11	2100	600	aluminium, single, clear	eave 450 mm, 100 mm above head of window or glazed door	not overshadowed
W12	2100	600	aluminium, single, clear	eave 450 mm, 100 mm above head of window or glazed door	not overshadowed
W13	2100	600	aluminium, single, clear	eave 450 mm, 100 mm above head of window or glazed door	not overshadowed
W14	1150	2350	aluminium, single, clear	eave 1650 mm, 100 mm above head of window or glazed door	not overshadowed
West facing					
W01	600	1800	aluminium, single, clear	eave 450 mm, 100 mm above head of window or glazed door	not overshadowed
W02	1200	1600	aluminium, single, clear	eave 450 mm, 100 mm above head of window or glazed door	not overshadowed
W03	1200	1400	aluminium, single, clear	eave 450 mm, 100 mm above head of window or glazed door	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: n/a		✔	✔
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: natural ventilation only, or no laundry; Operation control: n/a		✔	✔
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 4 of the bedrooms / study; dedicated • at least 2 of the living / dining rooms; dedicated • 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 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 2 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
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.		✔	

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.

DESIGNER 	CLIENT	REVISIONS <table><tr><th>ISSUE</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr><tr><td>1</td><td>24.03.22</td><td>ISSUED FOR DEVELOPMENT APPLICATION</td><td>K.H</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	ISSUE	DATE	DESCRIPTION	BY	1	24.03.22	ISSUED FOR DEVELOPMENT APPLICATION	K.H																																					PROJECT TITLE Proposed Single Storey Dwelling PROJECT ADDRESS 3 Winston Avenue, Bass Hill NSW NOTES Dimensions - Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions. Copyright © This document is copyright. All rights reserved.	DRAWING TITLE BASIX DRAWING NO. DA 11 DATE OF ISSUE 24.03.22 REVISION NO. 1 DRAWING SCALE TRUE NORTH SHEET SIZE A3	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	DESCRIPTION	BY																																														
1	24.03.22	ISSUED FOR DEVELOPMENT APPLICATION	K.H																																														