

GENERAL NOTATION

All work to be carried out in accordance with the requirements of The Principal Certifying Authority and BCA 2016

All demolition work to be carried out in accordance with AS 2601 - 1991

Silt/sediment control measures to be in place prior excavation or construction work

Protection measures are required for each tree being retained on site and shall be established before building operations begin and constructed in accordance with council's requirements

Removal of asbetos cement sheeting must be carried out by licensed contractors & in accordance with Council's information sheets "Demolition of Asbestos Cement Sheeting".

Pedestrian access, including disabled & pram access during road work to be maintained as per AS 1742.3, "Part 3 - Traffic control devices for works on roads".

Builder shall make good all disturbed areas adjacent to the works on council's road. Footpath are to be restored to the satisfaction of the principal certifying authority.

All concrete footings, floor slabs, columns & timber roof framing to structural engineer's detail.

All storm water requirements, external RL and driveway levels to hydraulic engineer's details.

All landscape areas, existing trees, driveway, drying yard and fencing to landscape architect's details.

Carparking ventilation to mechanical engineer's details.

Fire safety layout & schedule refer to fire safety engineer's details.

Ceiling immidiately below the roof to have an 1 hour fire rating.

Safety glass shall be used in every glass door or panel enclosing or partly enclosing a shower or bath.

All Laundry shall be provided with mechanical clothes dryer.

The reflectivity index of glass used in the external facade of the building is not to exceed 20%.

A single master T.V. antenna is to be installed to service each building & provision made for connection to each dwelling unit within the building.

All bathroom and WC windows shall be fitted and maintained with obscure glass.

Unless the door in a sanitary room swings out or slide, where distance between the path of door swing and toilet suit less than 1.2 m, the door must be installed with removable hinges

A door in a required exit, forming part of a required exit or in path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900mm and 1200mm from the floor, and must not comprise a bolt or padlock or a seperately operated deadlock.

The L10 (20 minute) noise level in the dwelling, with windows and external facade doors closed, shall be less than 40 dB(A)

The L10 (20 minute) noise level in the dwelling, with windows and external facade doors normally open, shall be less than 50 dB(A)

BUILDING CODE OF AUSTRALIA COMPLIANCE

SECTION A (General Provisions)

Vol. 2, PART 1.3, Clause 1.3.2: Classifications -

CLASS 1 : one or more buildings, which in association constitute-

- (a) CLASS 1a - a single dwelling being-
 - (i) a detached house; or
 - (ii) one or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit

CLASS 10 : a non-habitable building being a private garage, carport, shed, or the like.

PART 3.7.1, Fire Separation

- 3.7.1.1 Application
- Compliance with this Part satisfies Performance Requirement P2.3.1 for fire separation.
- 3.7.1.2 General Concession - non-combustible materials
- The following materials, though combustible or containing combustible fibres, may be used wherever a non-combustible material is required in the Housing Provisions-
- (a) plasterboard; and
 - (b) perforated gypsum lath with a normal paper finish; and
 - (c) fibrous-plaster sheet; and
 - (d) fibre-reinforced cement sheeting; and
 - (e) pre-finished metal sheeting having a combustible surface finish not exceeding 1mm thick & where the Spread-of-Flame Index of the product is not mre than 0; and
 - (f) bonded laminated materials where-
 - (i) each laminate is non-combustible; and
 - (ii) each adhesive layer is not more than 1mm thick; and
 - (iii) the total thickness of adhesive layers is not more than 2mm; and
 - (iv) the Spread-of-Flame Index and the Smoke-Developed Index of the laminated material as a whole does not exceed 0 and 3 respectively.
- 3.7.1.3 External walls of Class 1 buildings
- An external wall of a Class 1 building, and any openings in that wall, must comply with 3.7.1.5 if the wall is less than-
- (a) 900mm from the allotment boundary other than the boundary adjoining a road alignment or other public space; or
 - (b) 1.8m from another building on the same allotment other than an appurtenant Class 10 building or a detached part of the same Class 1 building.
- 3.7.1.4 Measurement of distances
- (a) The distance from any point on an external wall of a building to an allotment boundary or another building is the distance to that point measured along a line at right angles from the allotment boundary or external wall of the other building which intersects that point without obstructed by a wall complying with 3.7.1.5.
 - (a) Where a wall within a specified distance is required to be constructed in a certain manner, only that part of the wall(including any openings) within the specified distance need be constructed in that manner.

- 3.7.1.5 Construction of external walls
- (a) External walls(including gables) required to be fire resisting(referred to in 3.7.1.3 or 3.7.1.6) must extend to the underside of a non-combustible roof covering or non-combustible eaves lining and must;
 - (i) have an FRL of not less than 60/60/60 when tested from the outside; or
 - (ii) be of masonry-veneer construction in which the external masonry veneer is not less than 90mm thick; or
 - (iii) be of masonry construction not less than 90mm thick.
 - (b) Openings in external walls required to be fire resisting(referred to in 3.7.1.3 or 3.7.1.6) must be protected by-
 - (i) non-operable fire windows or other construction with an FRL of not less than -/60/-; or
 - (ii) self-closing solid core doors not less than 35mm thick.
 - (c) Sub-floor vents, roof vents, weepholes and penetrations for pipes, conduits and the like need not comply with (b).
 - (d) Concessions for non-habitable room windows conduits and the
- Despite the requirements in (b), in a non-habitable room, a window that faces the boundary of an adjoining allotment may be not less than 600mm from that boundary or, where the window faces another building on the same allotment, not less than 1200mm from that building provided that-
- (i) in a bathroom, laundry or toilet, the opening has an area of not more than 1.2 sqm; or
 - (ii) in a room other than referred to in (i), opening has an area of not more than 0.54 sqm and-
 - (A) the window is steel-framed, there are no opening sashes and it is glazed in wired glass; or
 - (B) the opening is enclosed with translucent hollow glass blocks.

- 3.7.1.8 Separating walls
- (a) A wall that separates Class 1 dwellings, or separates a Class 1 building from a Class 10a building which is not appurtenant to that Class 1 building must have an FRL of not less than 60/60/60 and-
 - (i) commence at the footings or ground slab.
 - (ii) extend-
 - (A) if the building has a non-combustible roof covering, to the underside of the roof covering; or
 - (B) if the building has a combustible roof covering, to not less than 450 mm above the roof covering.

PART F1 : Damp and Weatherproofing -

- Stormwater drainage must comply with AS/NZS 3500.3.2.
- Roof covering to comply with F1.5.
- Sarking must comply with AS/NZS 4200 Parts 1 and 2.
- Water proofing of wet areas in buildings, to comply with F1.7.
- Damp-proofing of floors on ground, to comply with F1.10.
- Provision of floor wastes, to comply with F1.11.

PART F4 : Light & Ventilation -

- Ventilation of basement carpark to comply with F4.11 (Public Carparks).
- Other Portion of building not receiving natural ventilation to the standards set out in PART F4, shall be provided with a system of mechanical ventilation complying with F4.5 (Ventilation of Rooms).

PART 3.7 : Fire Safety

- Automatic fire detection & alarm system to be provided in accordance with Part 3.7.2 (General Concesion).

PART 3.7.2 : Smoke Alarms

- Automatic fire detection & alarm system to be provided in accordance with Part 3.7.2.2 Requirements for smoke alarms
 - (a) Smoke alarms must be installed in-
 - (i) any storey containing bedrooms-

PART 3.8 : Health and Amenity

- Wet areas within the proposed building to comply with the requirements of Part 3.8.1 (Wet Areas).

Part 3.8.6 Sound Insulation

3.8.6.1 Application

Compliance with this Part satisfies Performance Requirement P2.4.6 for sound insulation.

3.8.6.2 Sound insulation requirements

- (a) to provide insulation from iarborne and impact sound, a separating wall between two or more Class 1 building must-
 - (i) achieve the weighted sound reduction index with spectrum adaption term (Rw + Ctr) and discontinuous construction requirements, as required by Table 3.8.6.1; and
 - (ii) be installed in accordance with the appropriate requirements of 3.8.6.3 and 3.8.6.4.
- (b) For the purpose of this Part, the Rw + Ctr must be determined in accordance with AS/NZS 1276.2 or ISO717.1, using results from laboratory measurements.

PART 3.9 : Safe Movement and Access

- The treads & risers of the proposed stairs are to comply with Part 3.9.1.2 (General Requirements).

3.9.2.5 Protection of openable windows

- (a) A window opening must be provided with protection, if the floor below the window in a bedroom is 2m or more above the surface beneath.
- (b) Where the lowest level of the window opening is less than 1.7 m above the floor, a window opening covered by (a) must comply with the following:
 - (i) The openable portion of the window must be protected with (A)a device to restrict the window opening; or (B)a screen with secure fittings.

AUSTRALIAN STANDARD COMPLIANCE

- THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS.
- AS/NZS 1664 ALUMINIUM STRUCTURES
 - AS/NZS 1905 COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE RESISTANT WALLS.
 - AS 2050 INSTALLATION OF ROOF TILES
 - AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
 - AS 2159 PILING- DESIGN AND INSTALLATION
 - AS 2293 EMERGENCY EVACUATION LIGHTING IN BUILDINGS
 - AS 2327 COMPOSITE STRUCTURES
 - AS 2870 RESIDENTIAL SLABS AND FOOTINGS CONSTRUCTION
 - AS 1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION
 - AS 3700 MASONRY STRUCTURES
 - AS 3013 ELECTRICAL INSTALLATIONS
 - AS 1668 THE USE OF MECHANICAL VENTILATION AND AIR CONDITIONING IN BUILDINGS
 - AS 2441 INSTALLATION OF HOSE REELS
 - AS 2444 PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS - SELECTION AND LOCATION
 - AS 3786 SMOKE ALARMS
 - AS/NZS 1905 COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE-RESISTANTS WALLS
 - AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
 - AS 2107 ACOUSTICS - RECOMENDED DESIGN SOUND LEVELS AND REVERBERATION TIMES FOR BUILDING INTERIORS
 - AS 3660.1 TERMITE MANAGERMENTS - NEW BUILDING WORKS

ADDITIONAL NOTES

Reference Drawings:

Architectural plan drawings by:



56 HAY ST CROYDON PARK. PH:041041400. Email :michael@dsgbuilt.com.au

Engineering drawings by:

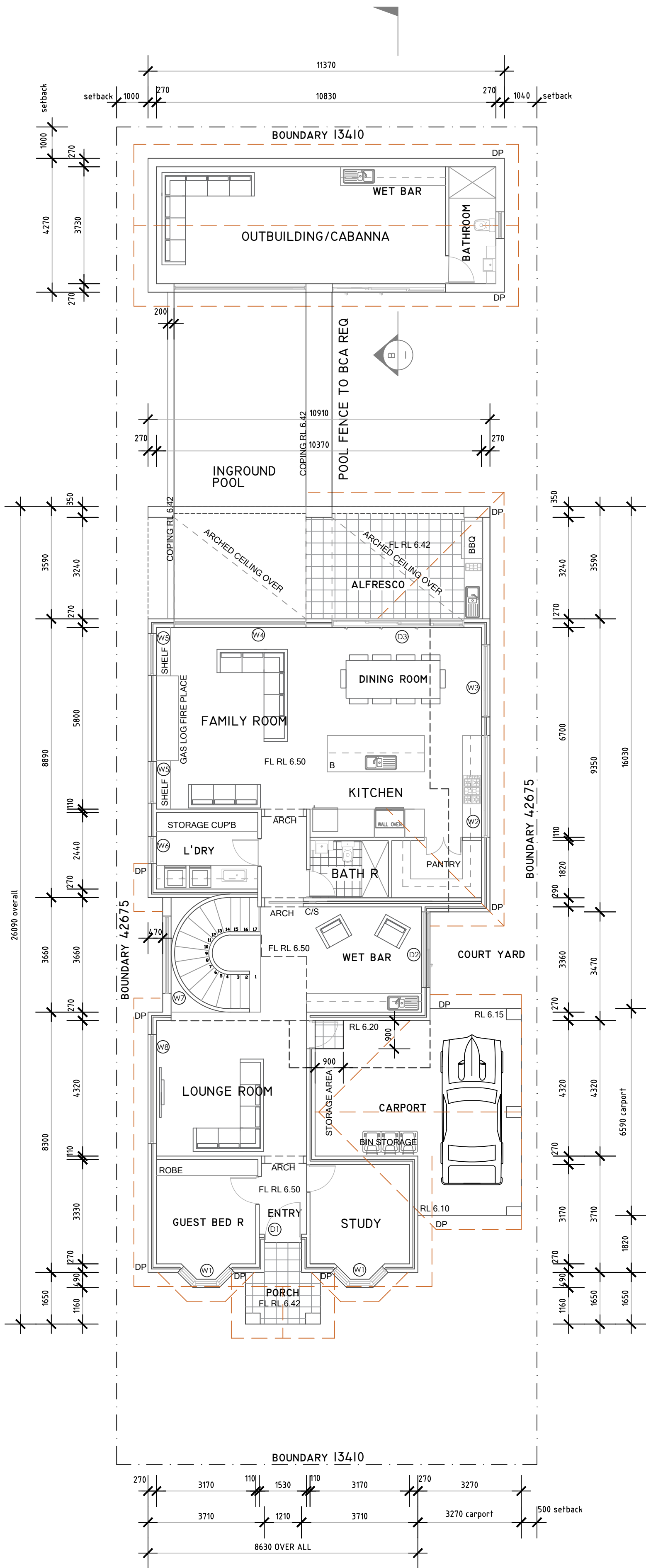
Stormwater drawings by:
ACE CIVIL PTY LTD

Landscape drawings by:
DSG BUILT PTY LTD

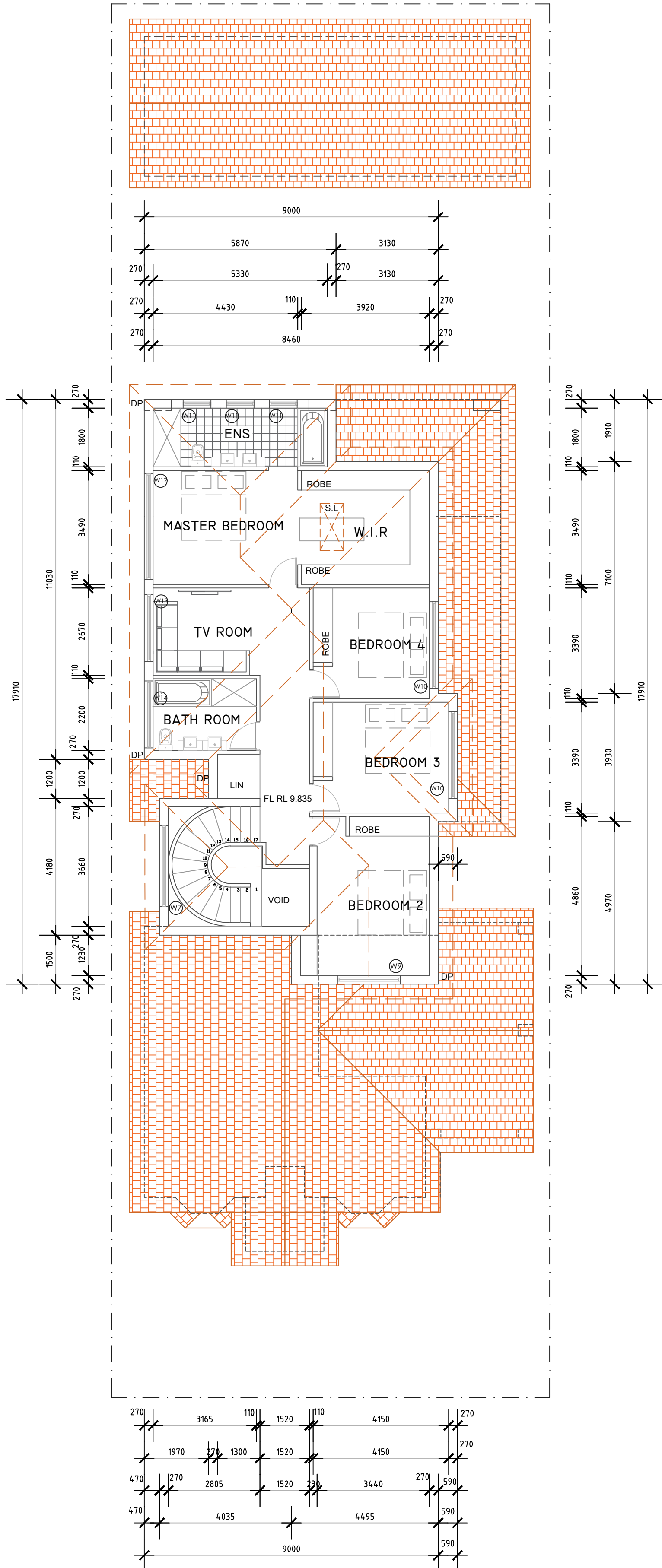
NOTES

- ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS
- ALL CONSTRUCTION TO COMPLY WITH RELEVENT WITH THE RELEVANT SAA BUILDING CODES AND TO LOCAL COUNCIL REQUIREMENTS AND OTHER CONCERNED
- ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY
- FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS
- ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS 1684 - 1992
- ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED BY LOCAL INSPECTORS
- ANY STRUCTURAL DETAILS OR DESIGN IS TO BE SUPPLIED BY AN APPROVED STRUCTURAL ENGINEER
- NEW STORMWATER TO BE DIRECTED TO STREET STORMWATER DRAIN

PLAN SCHEDULE	
SHEET No.	DESCRIPTION
1	TITLE PAGE, BCA NOTES AND PLAN SCHEDULE
2	GROUND FLOOR, FIRST FLOOR AND ROOF PLAN AND WINDOW SCHEDULE
3	ELEVATION PLANS AND CALCULATION TABLE, EXTERNAL COLOR FINISHES
4	SECTIONAL PLAN, SITE PLAN AND STREET CHARACTER ANALYSIS AND LOCATION PLAN
5	LANDSCAPE RATIO PLANS , SOIL,WATER AND WASTE MANAGEMENT PLAN
6	SITE ANALYSIS PLAN , SHADOW DIAGRAM PLAN JUNE 21ST
7	SHADOW DIAGRAM PLAN MARCH 21 AND SEPT 23 , SHADOW DIAGRAM PLAN DEC 22nd
8	BASIX CERTIFICATE

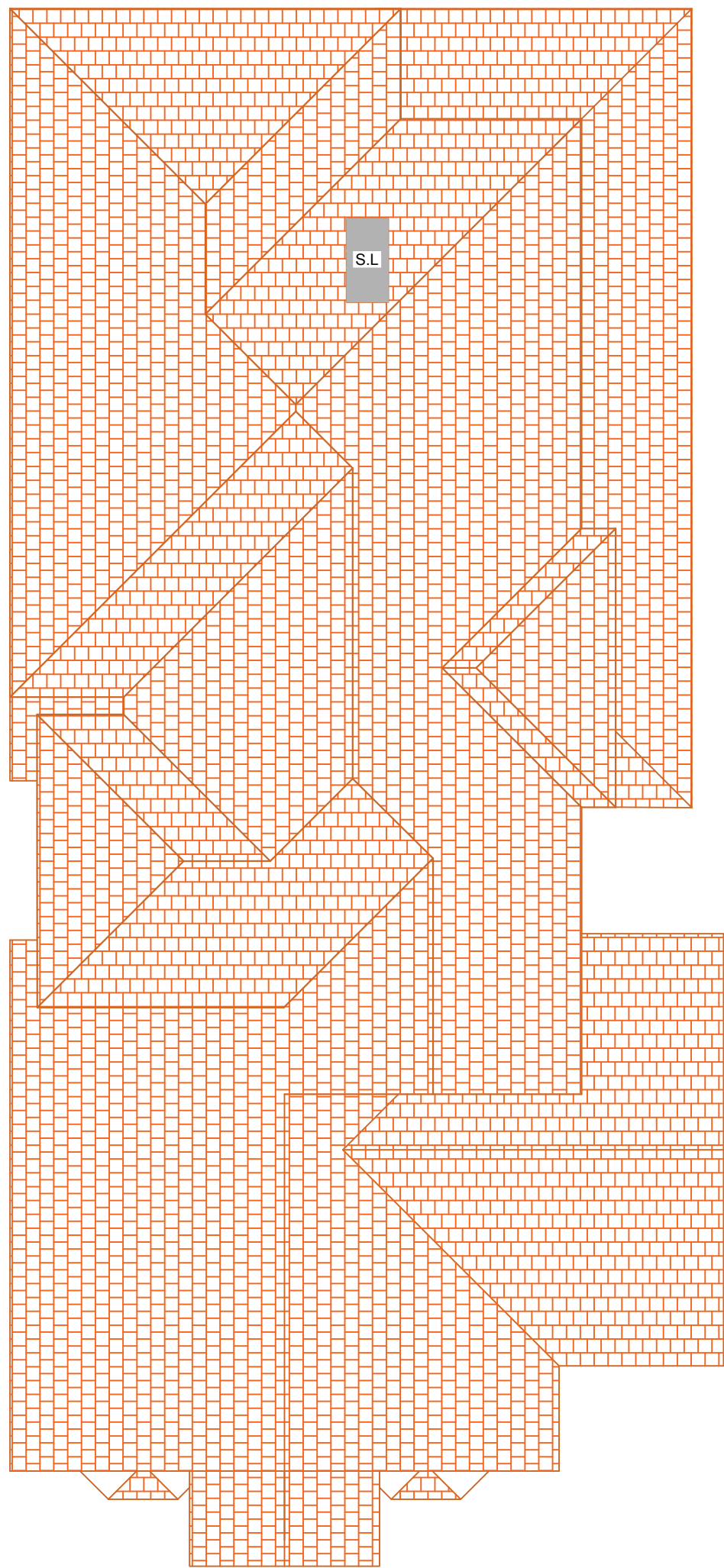


GROUND FLOOR PLAN



FIRST FLOOR PLAN

WINDOW AND DOOR SCHEDULE					
ALL WINDOWS AND DOORS TO BE ALUMINUM SEMI-COMMERCIAL FRAMED SECTION TO MANUFACTURERS SPECIFICATIONS					
WINDOW	LOCATION	QUANTITY	TYPE	SIZE (WIDTH X HEIGHT)	GLAZING
D1	ENTRY	1.	HINGED DOORS	1210 X 2400	SOLID TIMBER CEDER
W1	GUEST BED/ STUDY	2.	BAY WINDOW	CHECK ON-SITE	CLEAR
W2	KITCHEN	1.	FIXED WINDOW	3250X600	CLEAR
D2	WET BAR	1.	SLIDING DOOR	2410 X 2400	CLEAR
W3	DINING ROOM	1.	AWNING WINDOW	2290X 2057	CLEAR
D3	DINING ROOM	1.	SLIDE STACK DOOR	4210 X ARCH SITE CHECK	CLEAR
W4	FAMILY ROOM	1.	FIXED WINDOW	4210 X ARCH SITE CHECK	CLEAR
W5	FAMILY ROOM	2.	AWNING WINDOW	1330 X 2057	CLEAR
W6	LAUNDRY ROOM	1.	AWNING WINDOWS	850 X 2057	OBSCURED
W7	STAIRWELL	1.	FIXED WINDOW	2410X 4880 ARCH SITE C	OBSCURED
W8	LOUNGE ROOM	1.	AWNING WINDOW	3490 X 600	CLEAR
W9	BEDROOM 2	1.	CASEMENT WINDOW	1930 X 1114	CLEAR
W10	BEDROOM 3 AND BEDROOM 4	2.	AWNING WINDOW	2650 X 600	CLEAR
W11	ENSUITE	3.	AWNING WINDOW	850 X 1714	OBSCURED
W12	MASTER BEDROOM	1.	AWNING WINDOW	3250 X 600	CLEAR
W13	TV ROOM	1.	AWNING WINDOW	2050 X 600	CLEAR
W14	BATH ROOM	1.	AWNING WINDOW	2050 X 600	OBSCURED
TOTAL		22.			



ROOF FLOOR PLAN

PROJECT: NORTH

REVISION: DA SUBMISSION

DESIGN + CONSTRUCT

56 HAY ST CROYDON PARK PH:041041400 Email: michael@dsqbuilt.com.au

DATE: 4.6.2021 | DRAWN: MICHAEL | SCALE: 1:100 A1 | NO: 4621

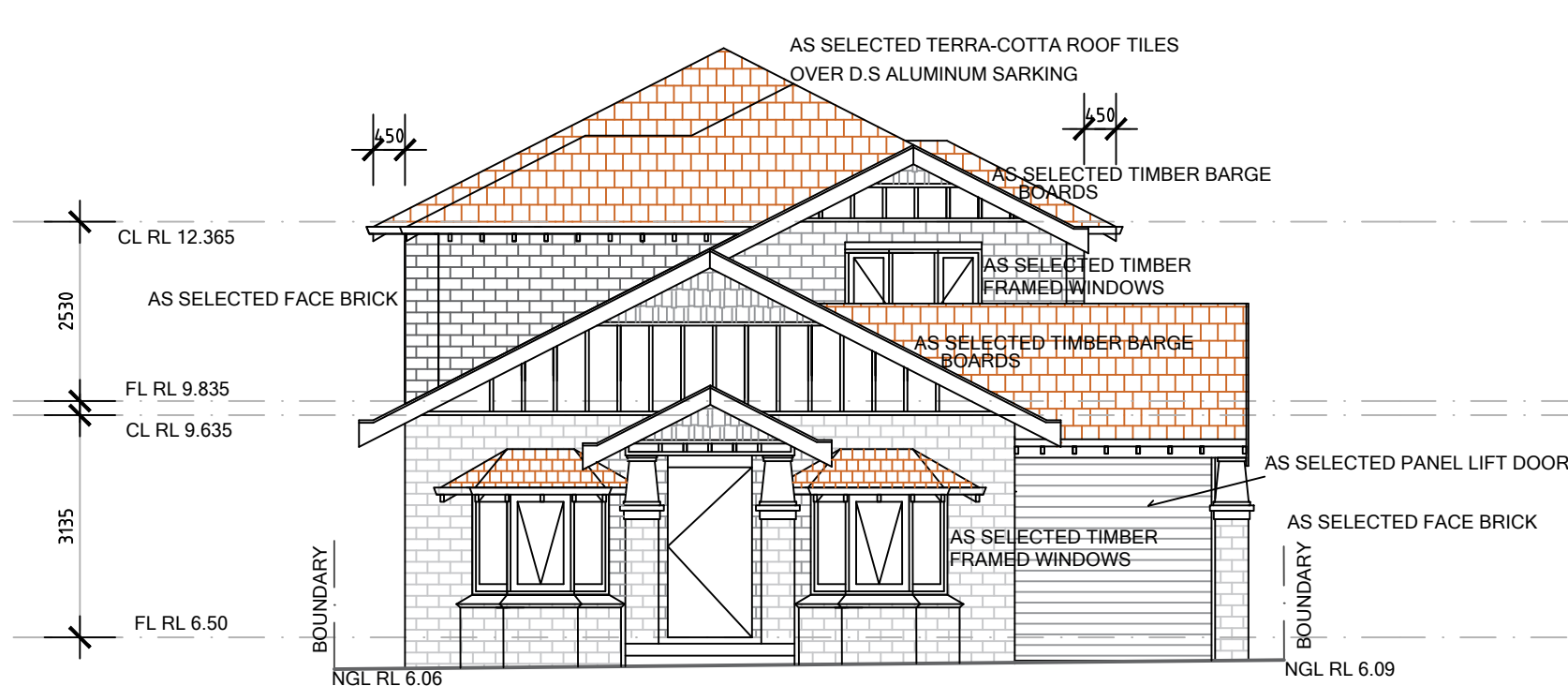
800' TWO STOREY DWELLING, OUTBUILDING & IN GROUND SWIMMING POOL

808' 98 HAY ST ASHBURY, NSW

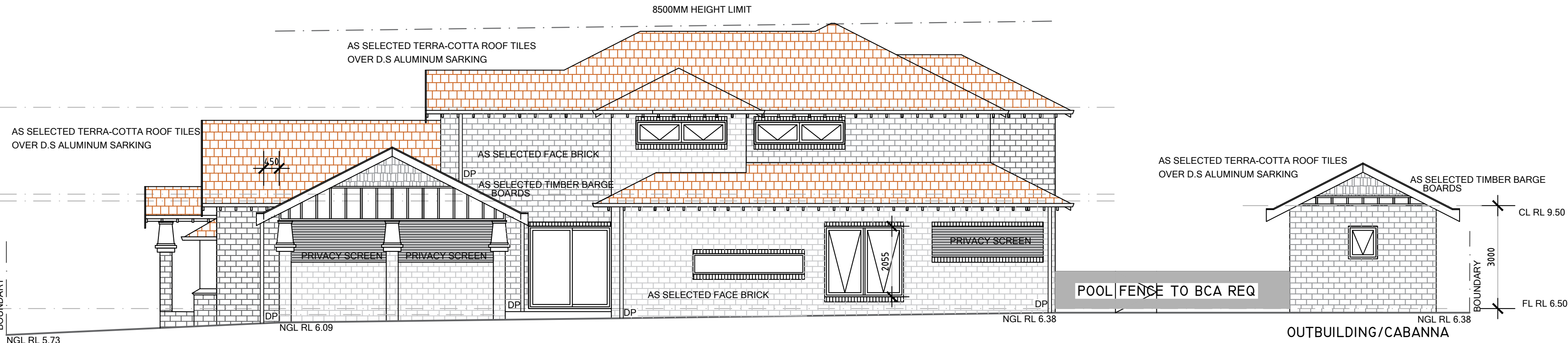
CLIENT: Mr George Zeidan

GENERAL NOTES

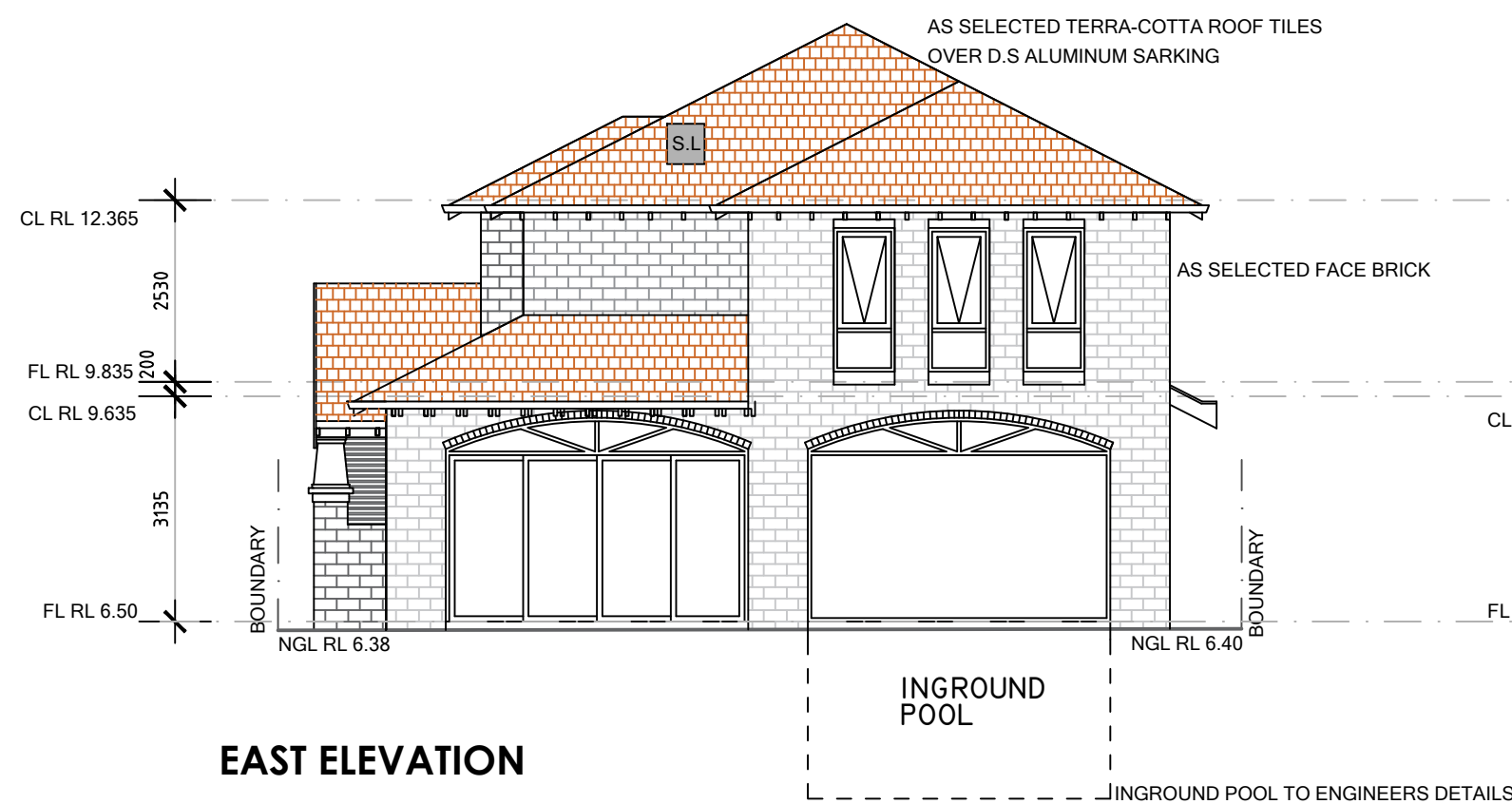
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8. STORMWATER DRAINAGE SHALL BE CONSTRUCTED IN ACCORDANCE TO HYDRAULICS ENGINEERS DETAILS AND LOCAL AUTHORITIES.



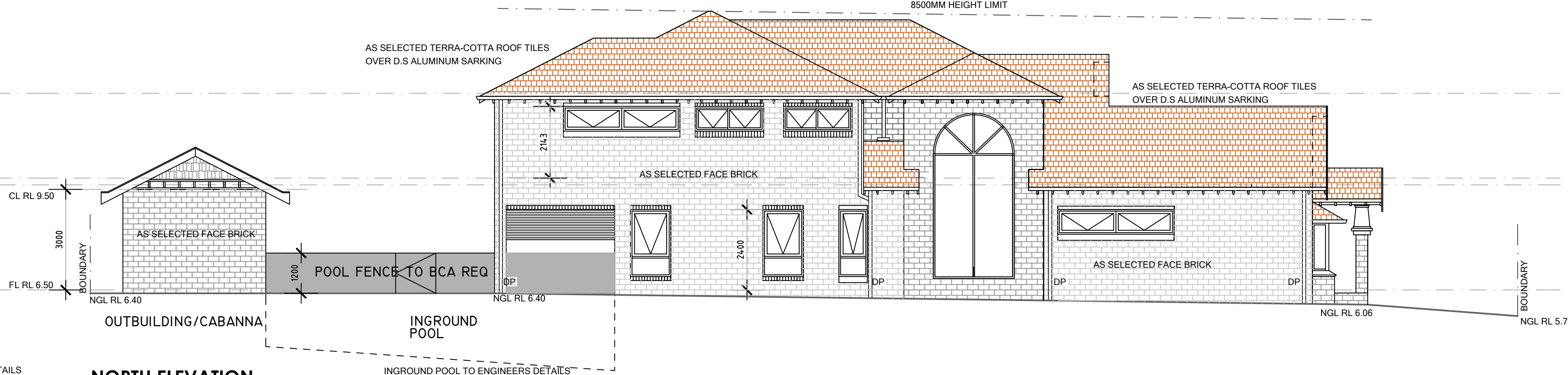
WEST ELEVATION



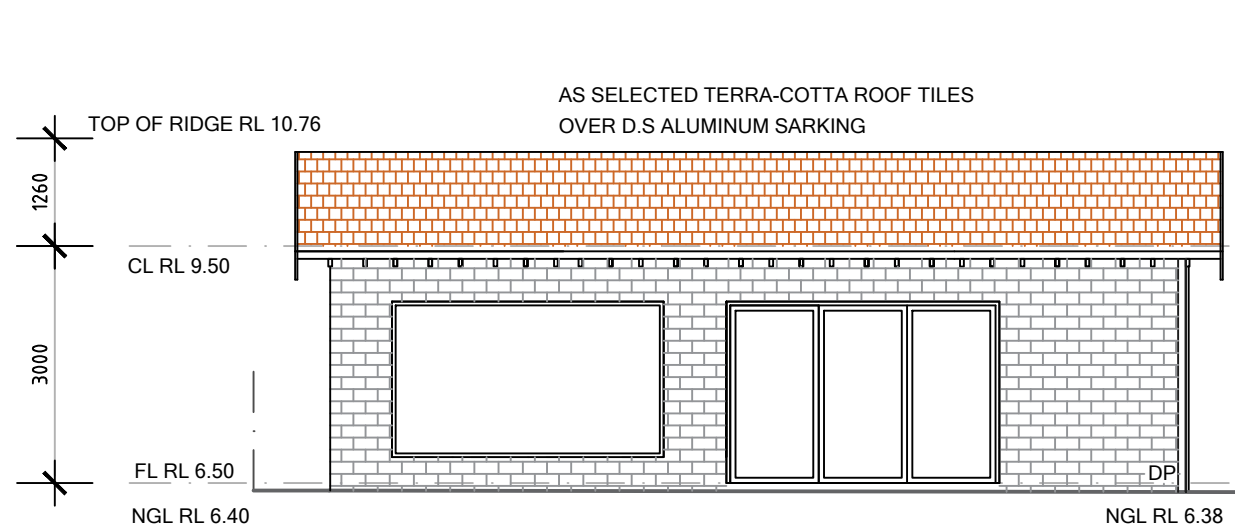
SOUTH ELEVATION



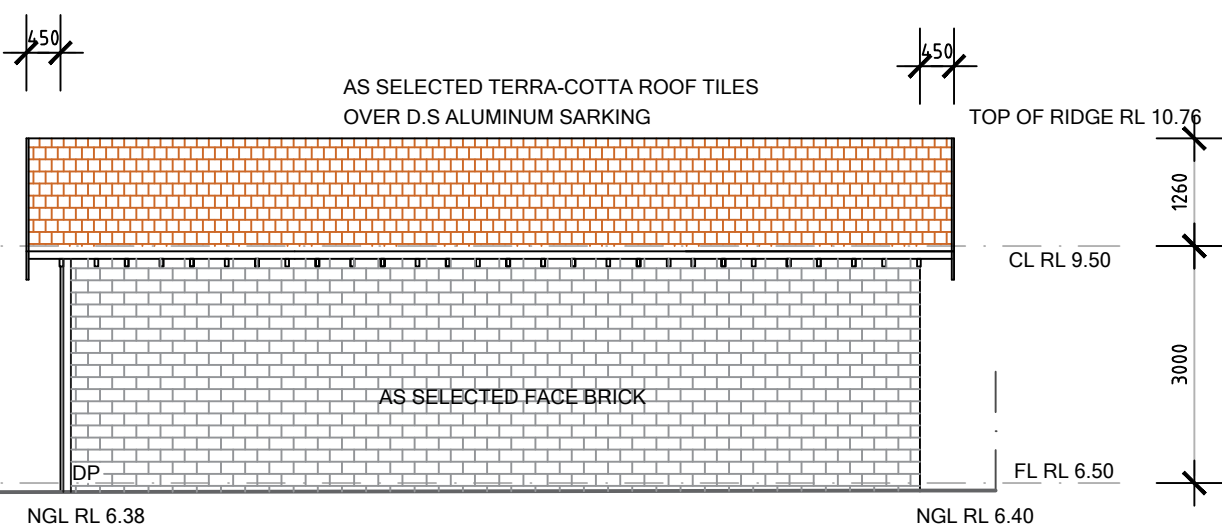
EAST ELEVATION



NORTH ELEVATION



OUTBUILDING/CABANNA
WEST ELEVATION

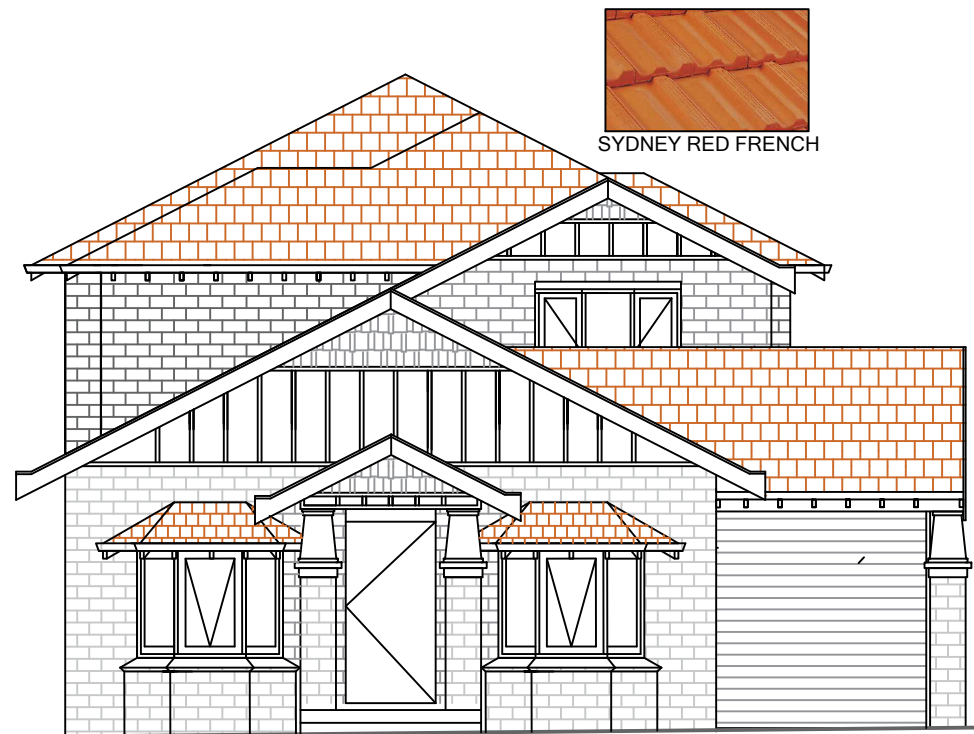


OUTBUILDING/CABANNA
EAST ELEVATION

- FRONT ENTRY DOOR
BAY WINDOWS
BEDROOM WINDOW TO
FRONT FACADE
- BARGE BOARDS
GUTTERS AND DOWN PIPES
CARPORT DOOR
- BRICK WORK TO ALL FACADES
- WINDOWS SIDES AND REAR
EXPOSED RAFTERS
F/C SHEETING GABLES



EXTERNAL COLOR FINISHES



PROJECT CALCULATIONS			
SITE AREA	572.3m2	SOUTH : 1500mm G.Floor/ 2000/9070mm F.Floor/ Carport 200mm.	complies
FLOOR AREA CALCULATIONS		Out Building 1040mm	complies
PROPOSED DWELLING		FRONT SETBACK :	complies
GROSS FLOOR AREA AS PER LEP 55%	314.76m2	Ground floor 6130mm	complies
GROUND FLOOR	174m2	First floor 12660mm	complies
FIRST FLOOR	120m2	Dwelling G.F./F. F 12100mm	complies
TOTAL GROSS FLOOR AREA	294m2	complies	
LANDSCAPE AREA 25 % OR 143m2	190.5m2	complies	
BUILDING HEIGHT 8500		complies	
SIDE SET BACKS	NORTH 1000mm/outbuilding 1000mm	complies	

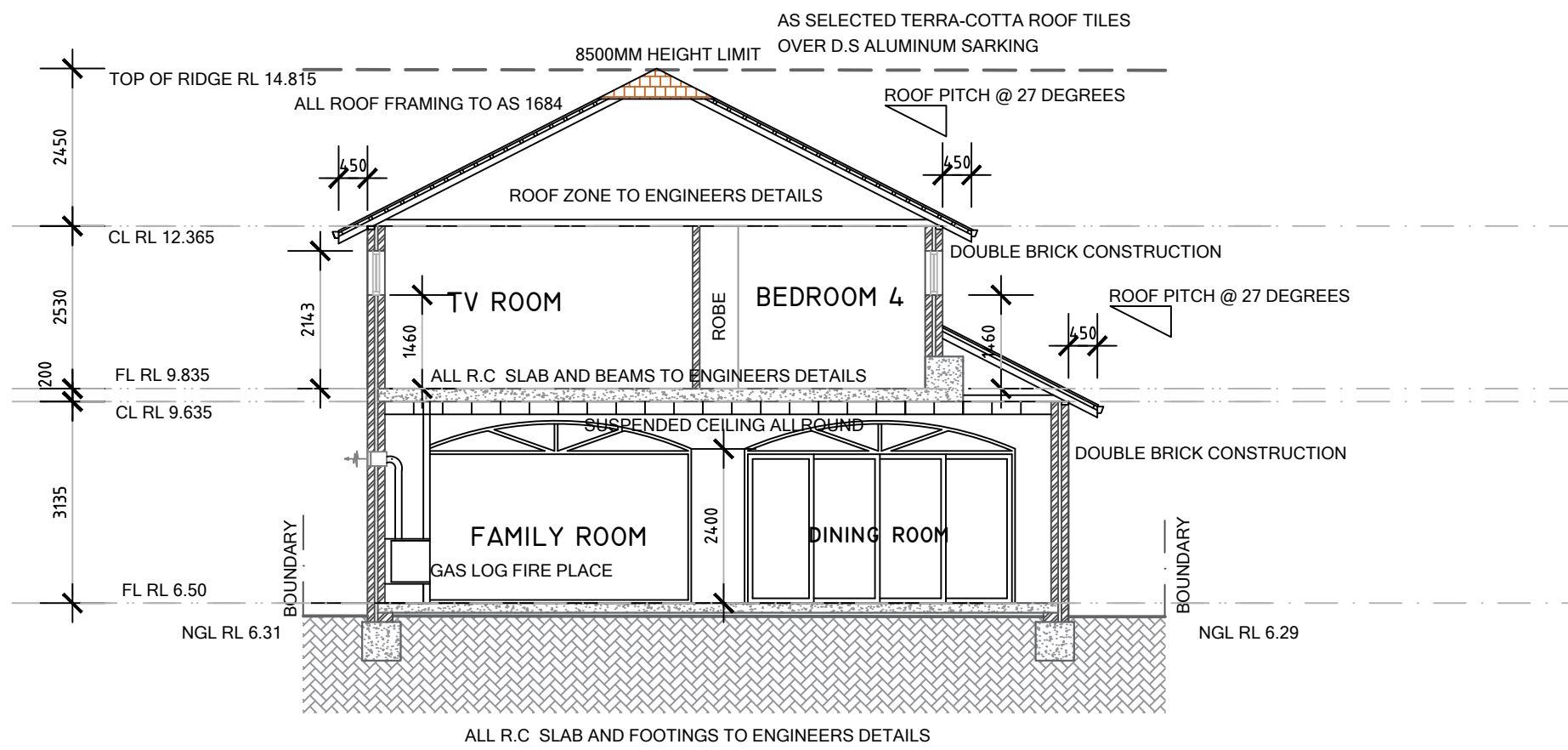


REVISION	DA SUBMISSION

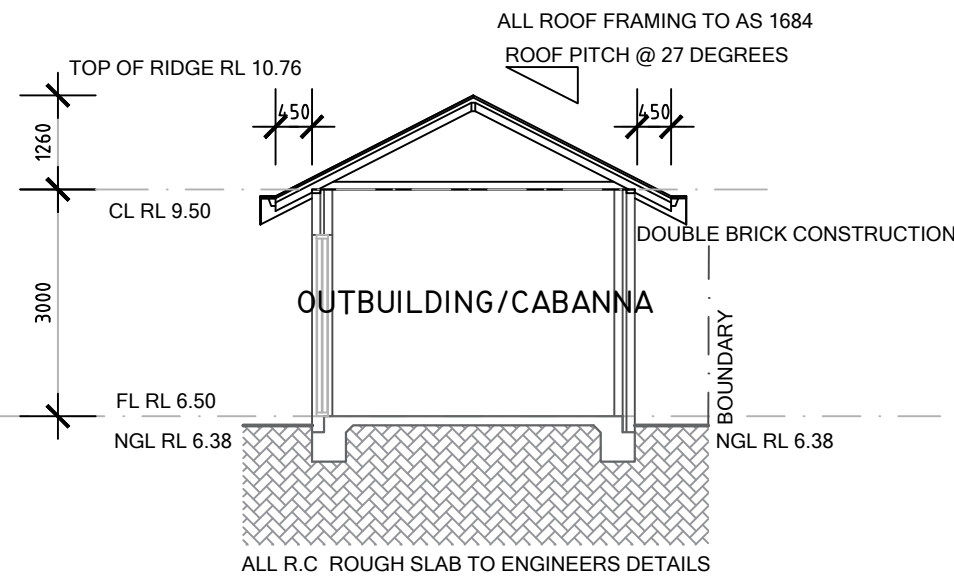


DATE: 4.6.2021 | DRAWN: MICHAEL | SCALE: 1:100 A1 | SHEET 3 OF 3
PROJECT: TWO STOREY DWELLING, OUTBUILDING & IN GROUND SWIMMING POOL
CLIENT: Mr. George Zeldan

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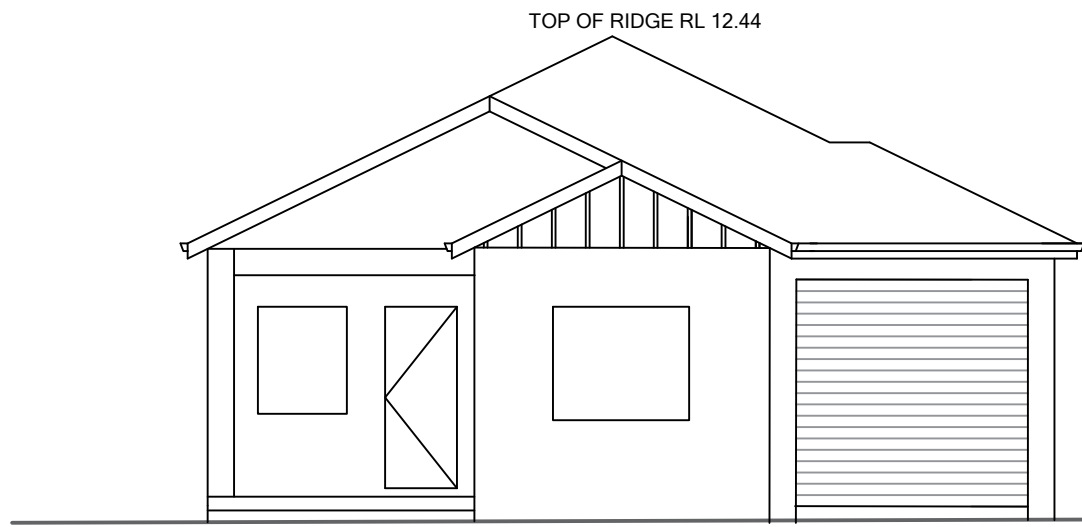


SECTION A ELEVATION

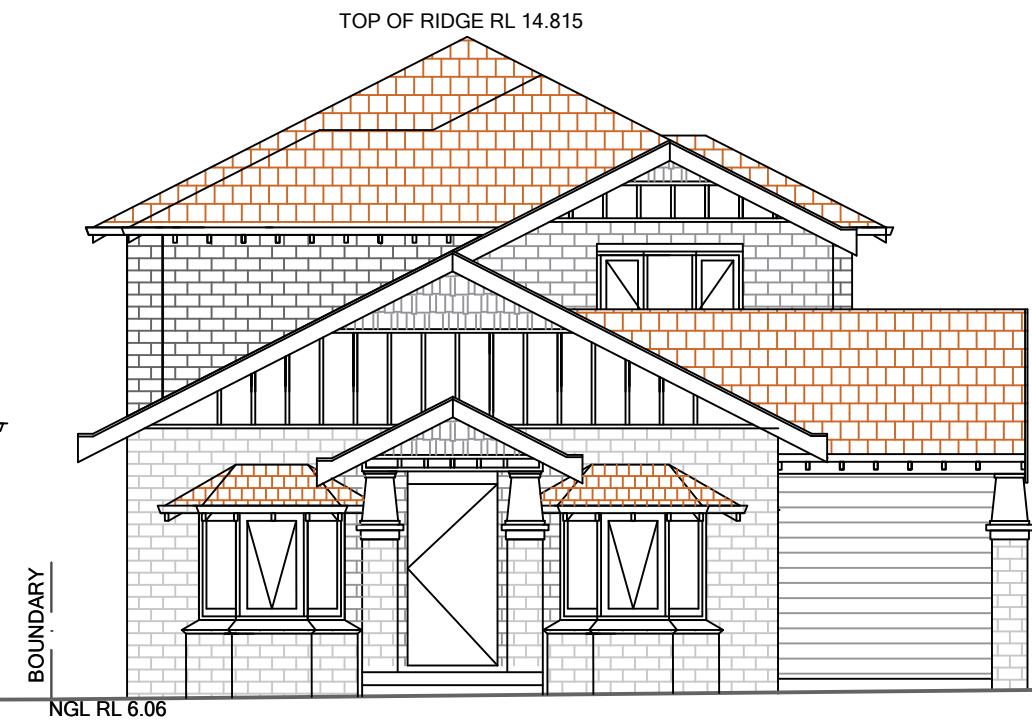


SECTION B ELEVATION

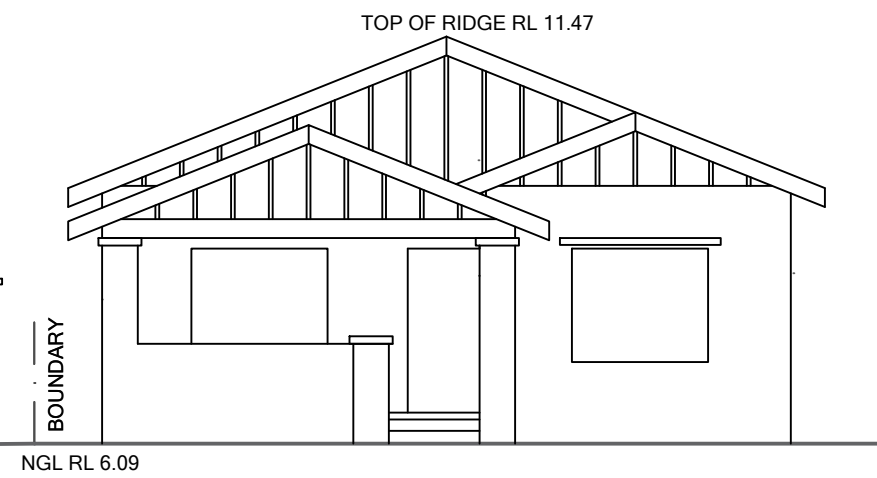
No 96 RENDERED RESIDENCE
TILED ROOF



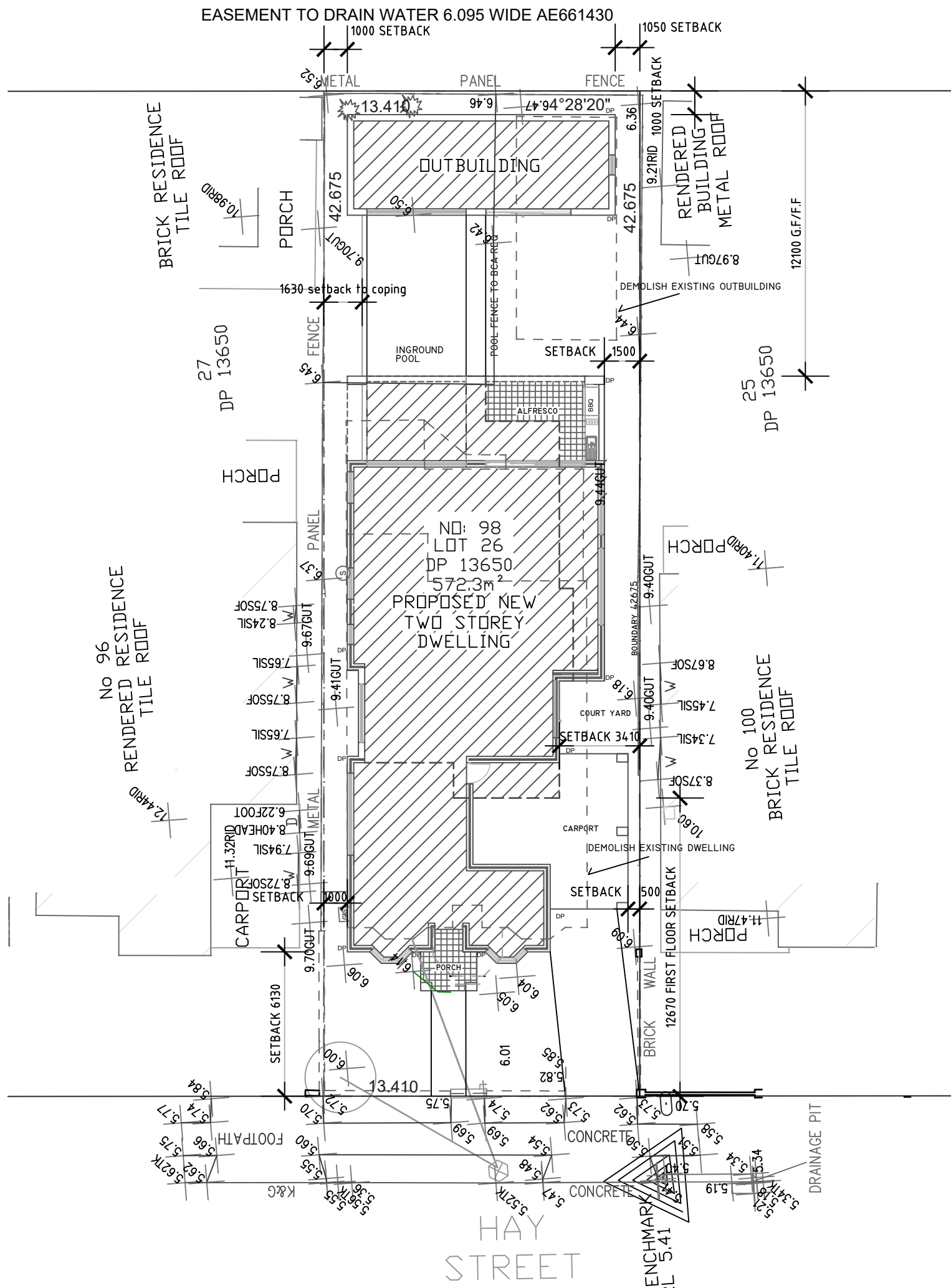
No 98 PROPOSED NEW TWO STOREY DWELLING



No 100 BRICK RESIDENCE
TILED ROOF





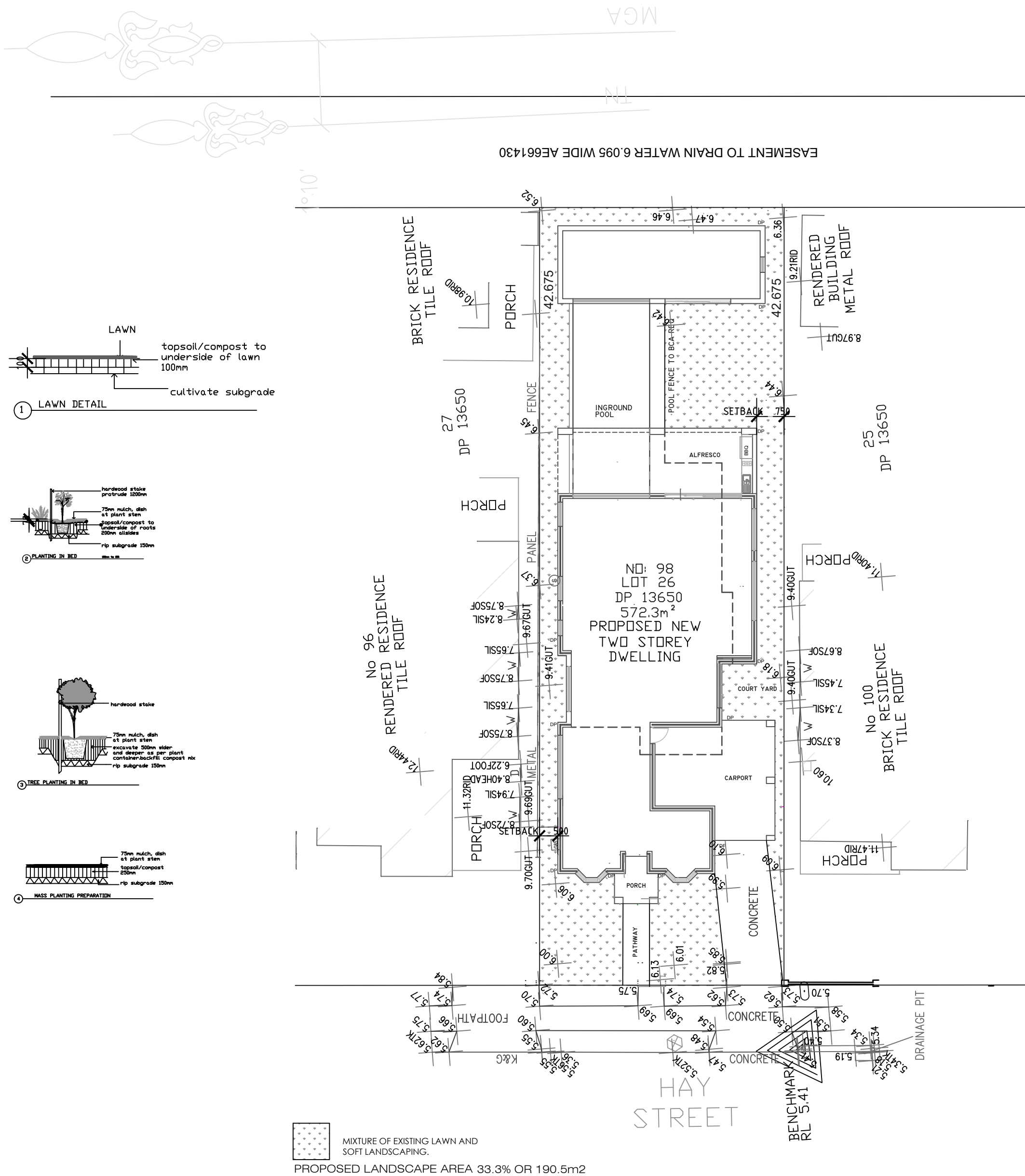
STREETSCAPE CHARACTER ANALYSIS PLAN



SITE and DEMOLITION PLAN. SCALE 1:200

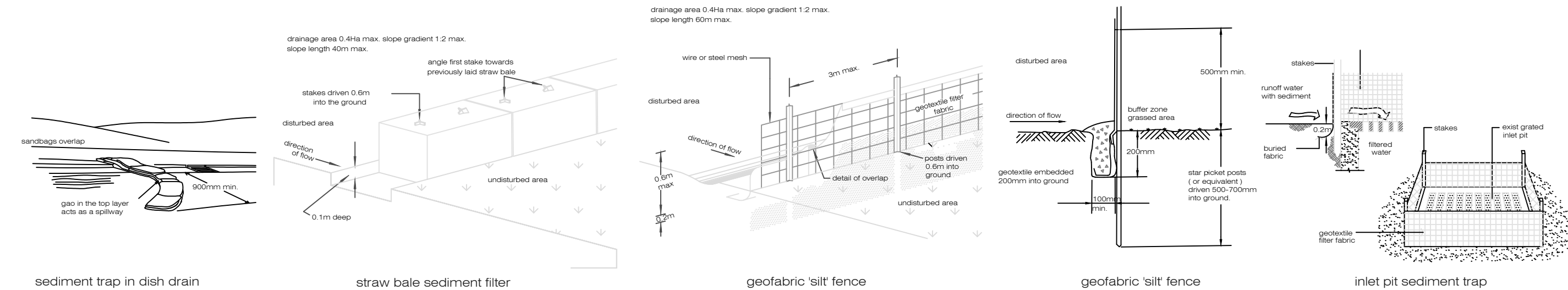
STREETSCAPE CHARACTER ANALYSIS LOCATION PLAN

PROJECT: NORTH	REVISION: DA SUBMISSION	 DSGBUILT DESIGN + CONSTRUCTION 56 HAY ST CROYDON PARK PH 041041400 Email: michael@dsqbuilt.com.au	DATE: 4.6.2021 DRAWN: MICHAEL SCALE: 1:100 A1
			NO 98 TWO STOREY DWELLING, OUTBUILDING & IN GROUND SWIMMING POOL
		98 HAY ST ASHBURY, NSW	
		CLIENT: Mr. George Zeidan	
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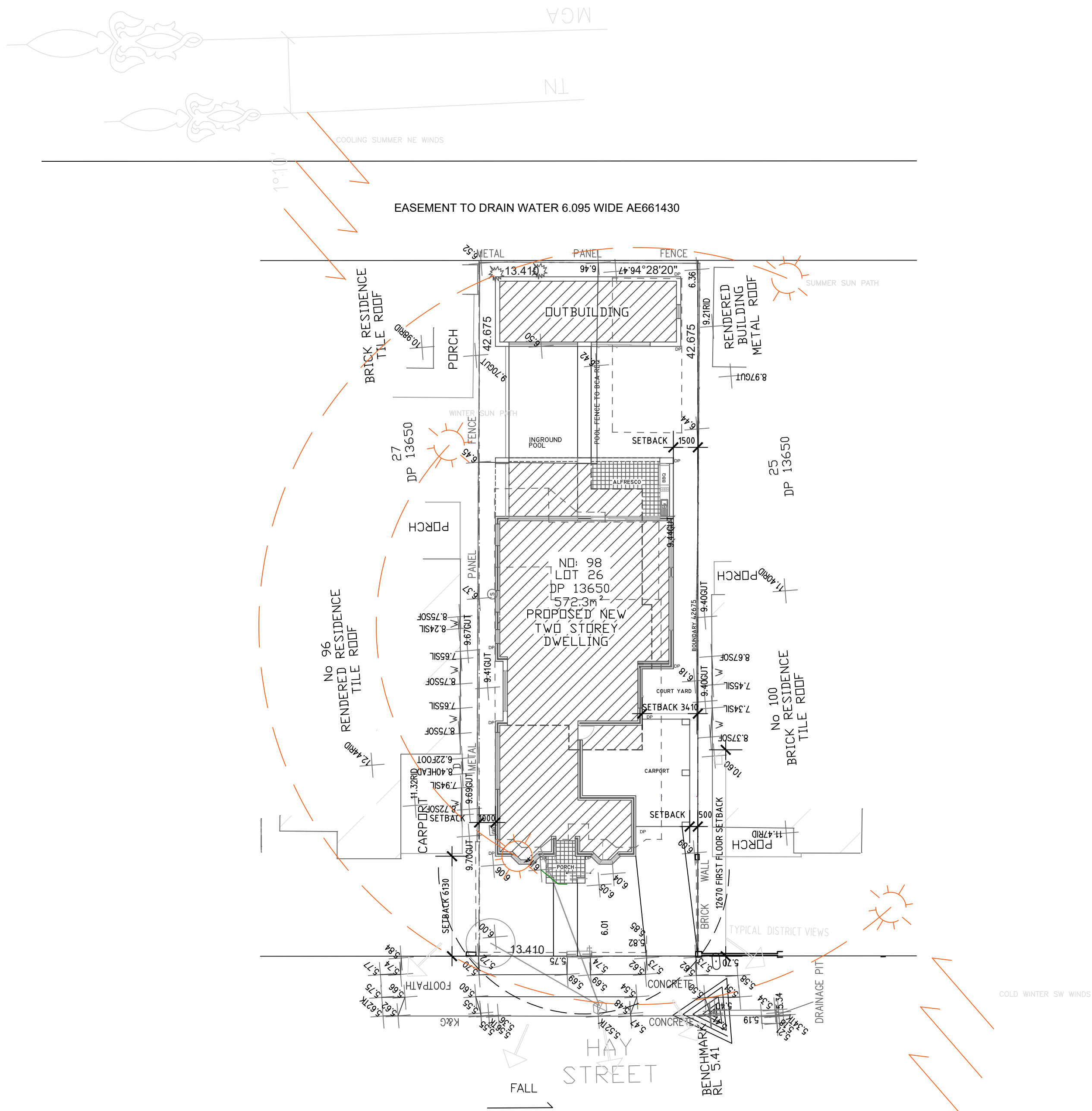
construction management notes

- all demolition work to be carried out in accordance with the provisions of AS6001
 - a copy of the construction certificate, the approved plans and specifications and development consent conditions must be kept on the site at all times and be available to the council officers upon request
 - building and demolition works must be carried out only at the times so specified by the local council in the development conditions of consent
 - the use of rock excavation machinery or any mechanical pile drivers is to be restricted to the times so specified by the local council in the development conditions of consent
 - noise emissions during the construction of the building and associated works must comply with the relevant provisions of the protection of the environment operations act 1987 and the noise control manual published by the environment protection authority
 - building materials, sand, soil, waste materials or construction equipment must not be placed upon the footpath, roadway or nature strip at any time without the prior written consent of the council, in accordance with the local council's authority guidelines and requirements, and the contractor is exempt from any approval under the council's local approvals policy
 - bulk bins and waste containers must not be located upon the footpath, roadway or nature strip at any time without the prior written consent of the council, unless the container is located upon the nature strip and is used for the storage of materials
 - any building/generation works involving asbestos current acts to be carried out in accordance with the workover rule guidelines for practices involving asbestos cement in buildings
 - public access to the site and building works, materials and equipment on the site is to be restricted, when work is not in progress or the site is not occupied
 - a temporary safety fence is to be provided to protect the public, located to the perimeter of the site (unless the site is separated from the adjoining site by existing structurally adequate walls having a minimum height of 1.8m), temporary fence is to have a minimum height of 1.8m and be constructed of cyclone wire fencing, with polycarbonate fabric attached to the inside of the fence to provide dust control, or other material approved by council
 - hoardings or fences are to be structurally adequate and be constructed in a good workable manner and the use of poor quality materials or external reinforcement mesh as fencing is not permissible
- dust control notes**
- dust prone areas will be lightly watered regularly
 - during windy periods, construction work such as earth moving and the use of high-speed abrasive disc saws and sanders will be limited
 - the height of the loader bucket when transferring soil or rubble from trucks and loaders to trucks will be minimised, the unloading speed will also be controlled
 - the speed of dumping from tip trucks will be controlled
 - material transported into and within the construction site will be covered and/or stabilised
 - access roads and tracks will be lightly watered and compacted
 - vehicular traffic on site will be limited to essential vehicles only and slow speeds adopted
- sediment and erosion control notes**
- the contractor shall implement all soil erosion and sediment control measures prior to disturbance of the proposed construction area and to the standards of the new department of housing 'soil and water management for urban development', January 1987 & council's engineer
 - topsoil shall be to be imposed and developed outside hazard areas such as drainage lines, this topsoil is to be replaced later on areas to be revegetated and stabilised
 - the contractor shall regularly maintain all sediment and erosion control devices and remove accumulated silt from such devices within no more than 60% of their capacity is lost and as directed by the superintendent and council's engineer. At the end of the project all devices shall be disposed of as directed by the superintendent and council's engineer
 - no silt is to be placed outside the limit of works, the period for maintaining these devices shall be at least until all disturbed areas are revegetated and further as may be directed by the superintendent and council's engineer
 - the contractor shall provide a full stop behind all kerb and gutter at completion of footpath formation
 - vehicular traffic shall be controlled during construction crossing across where possible to proposed or existing road alignment
 - when any devices are to be handled over to council they shall be in a clean and stable condition as directed by council's inspector
 - all pits to be protected from entry of silt at all times

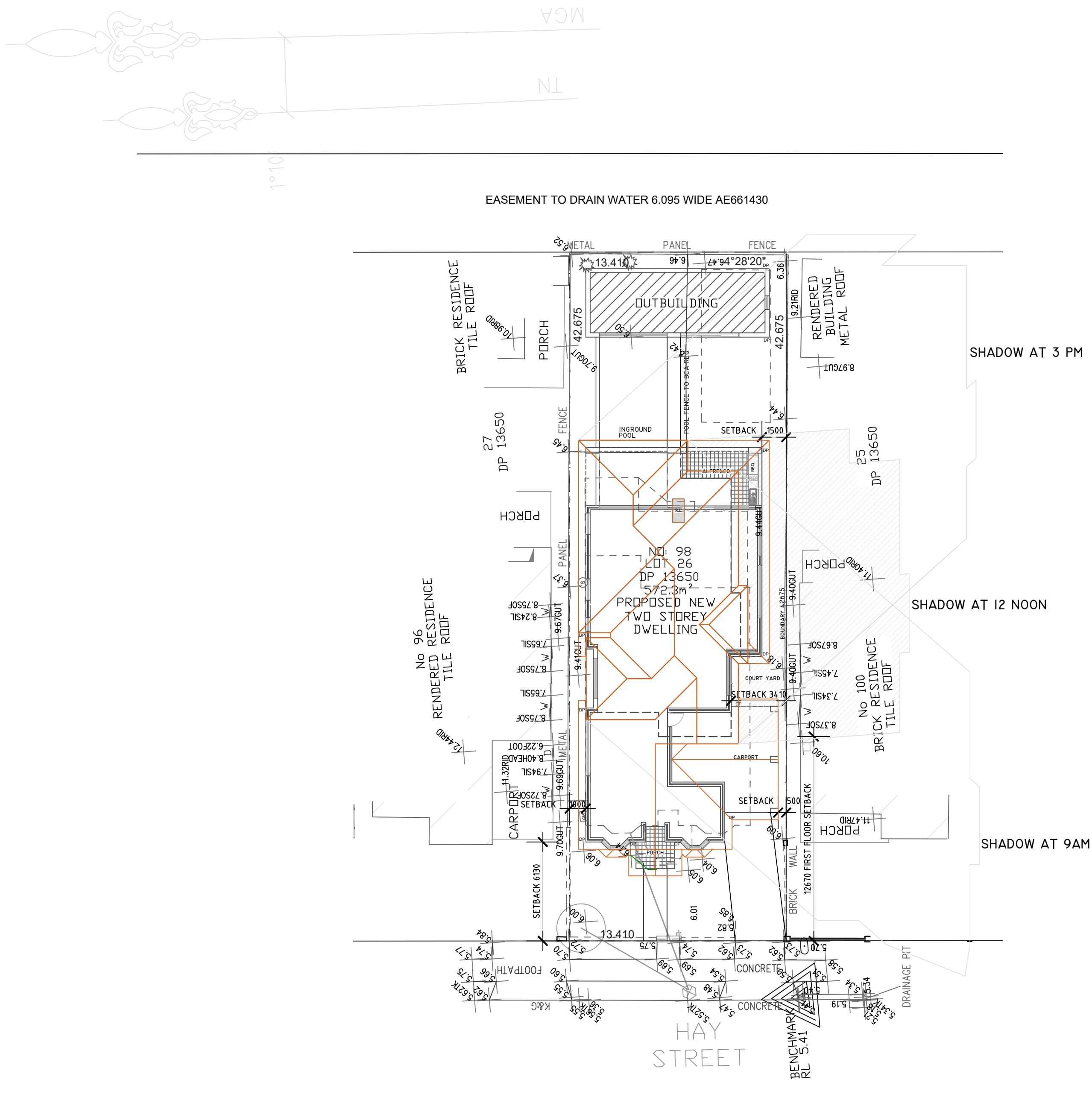


SOIL ,WATER AND WASTE MANAGEMENT PLAN

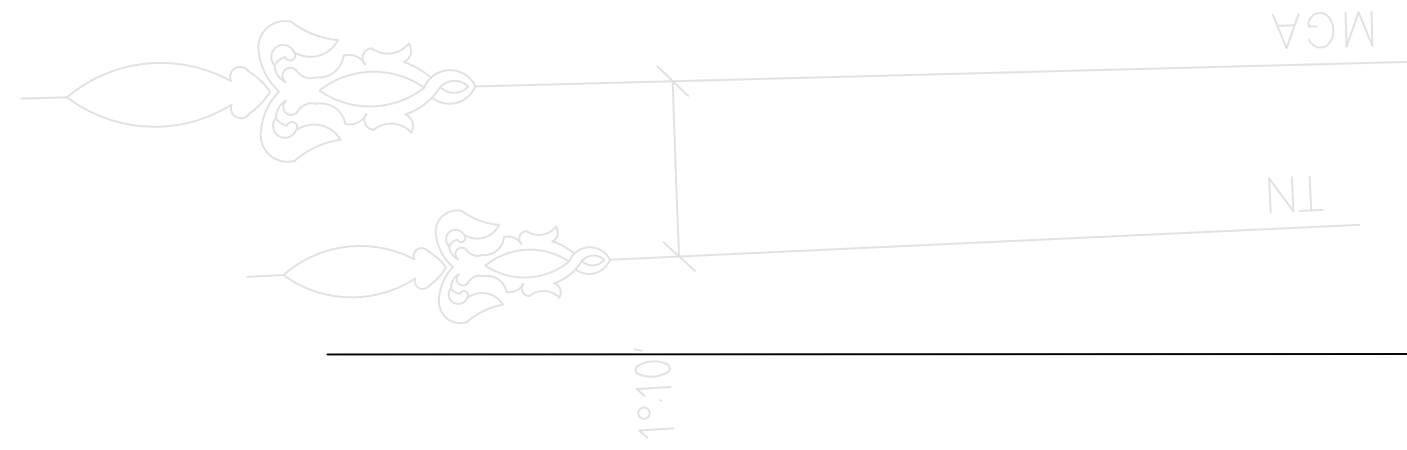
PROJECT: NORTH	REVISION: DA SUBMISSION	DATE: 4.6.2021	DRAWN: MICHAEL	SCALE: 1:100 AT	SHEET 5
		DSGBUILT DESIGN + CONSTRUCT 58 HAY ST CROYDON PARK PH 041041400 Email: michael@dsgebuilt.com.au			
GENERAL NOTES					
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3. ALL DIMENSIONS MARKED (OVERALL) ARE TO BE CHECKED AND VERIFIED ON SITE AND ADJUSTED TO SUIT DIMENSIONS FOUND. THE BUILDER IS TO SET OUT AND MAINTAIN THE WORKS IN ACCORDANCE WITH DRAWINGS. MINIMUM SETBACKS INDICATED ARE TO BE MAINTAINED AND TO REMAIN AS INDICATED.					
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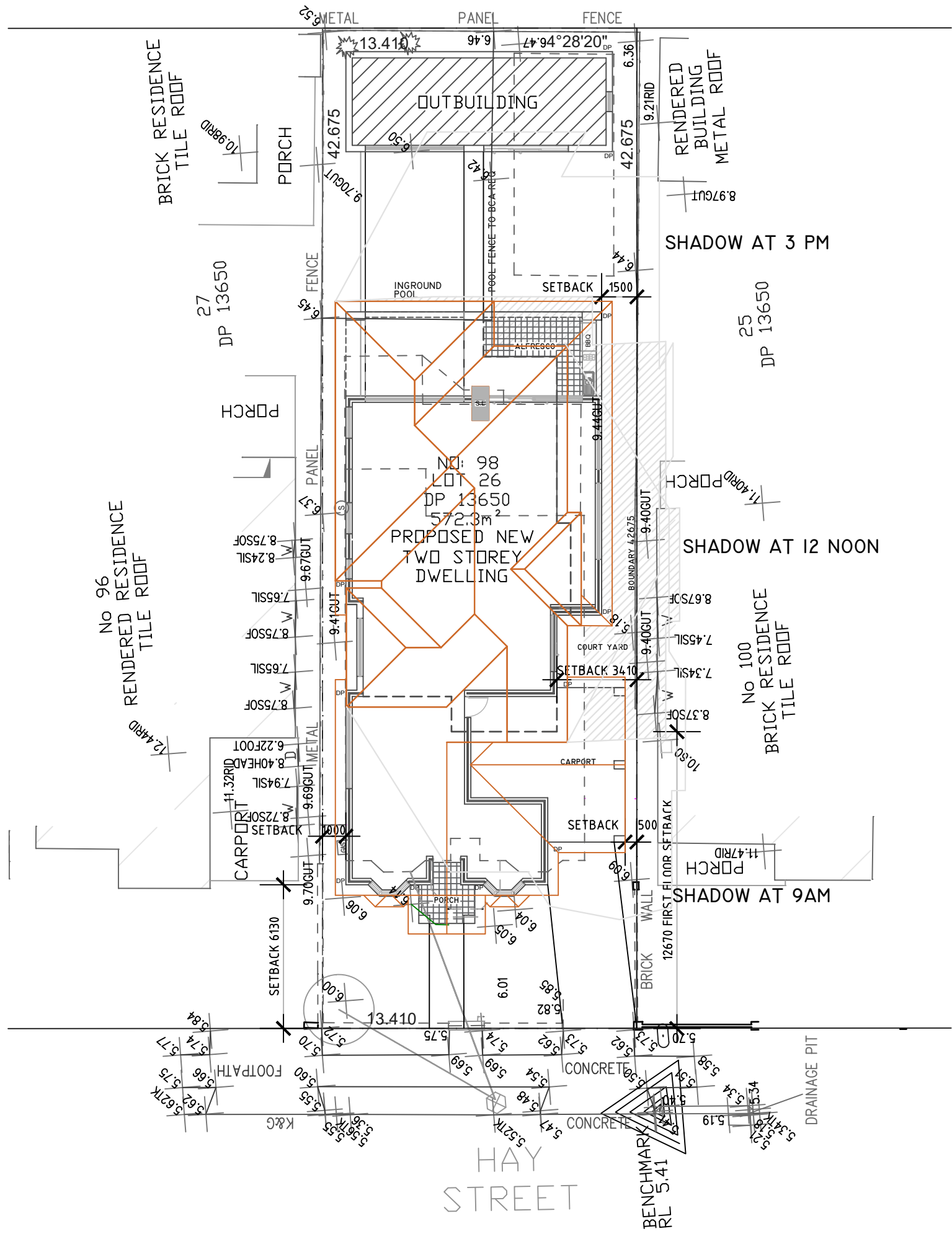
SITE ANALYSIS PLAN SCALE 1:200



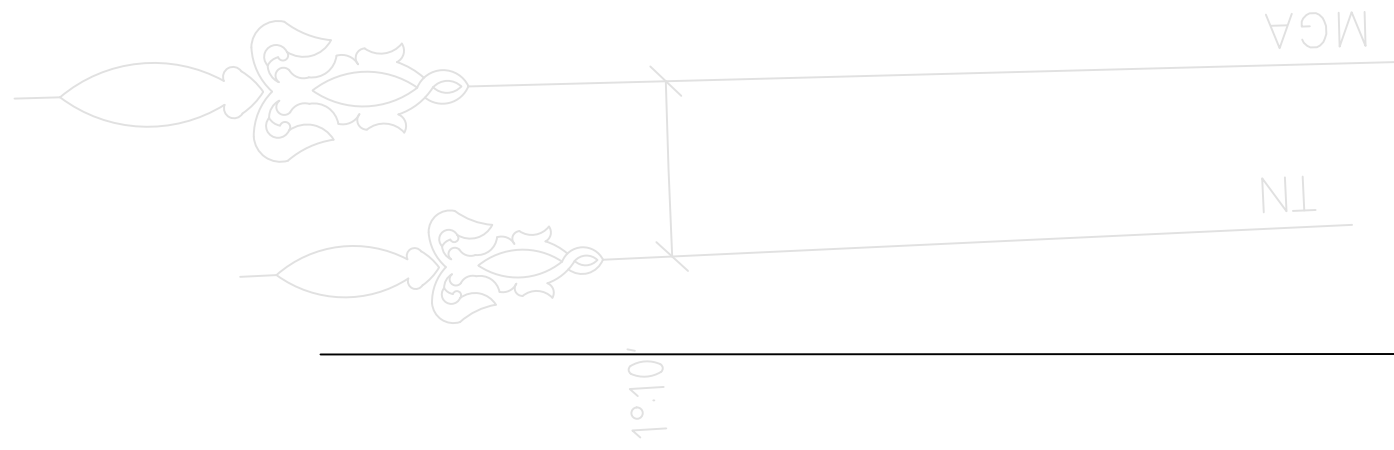
SHADOW DIAGRAM PLAN JUNE 21 SCALE 1:200



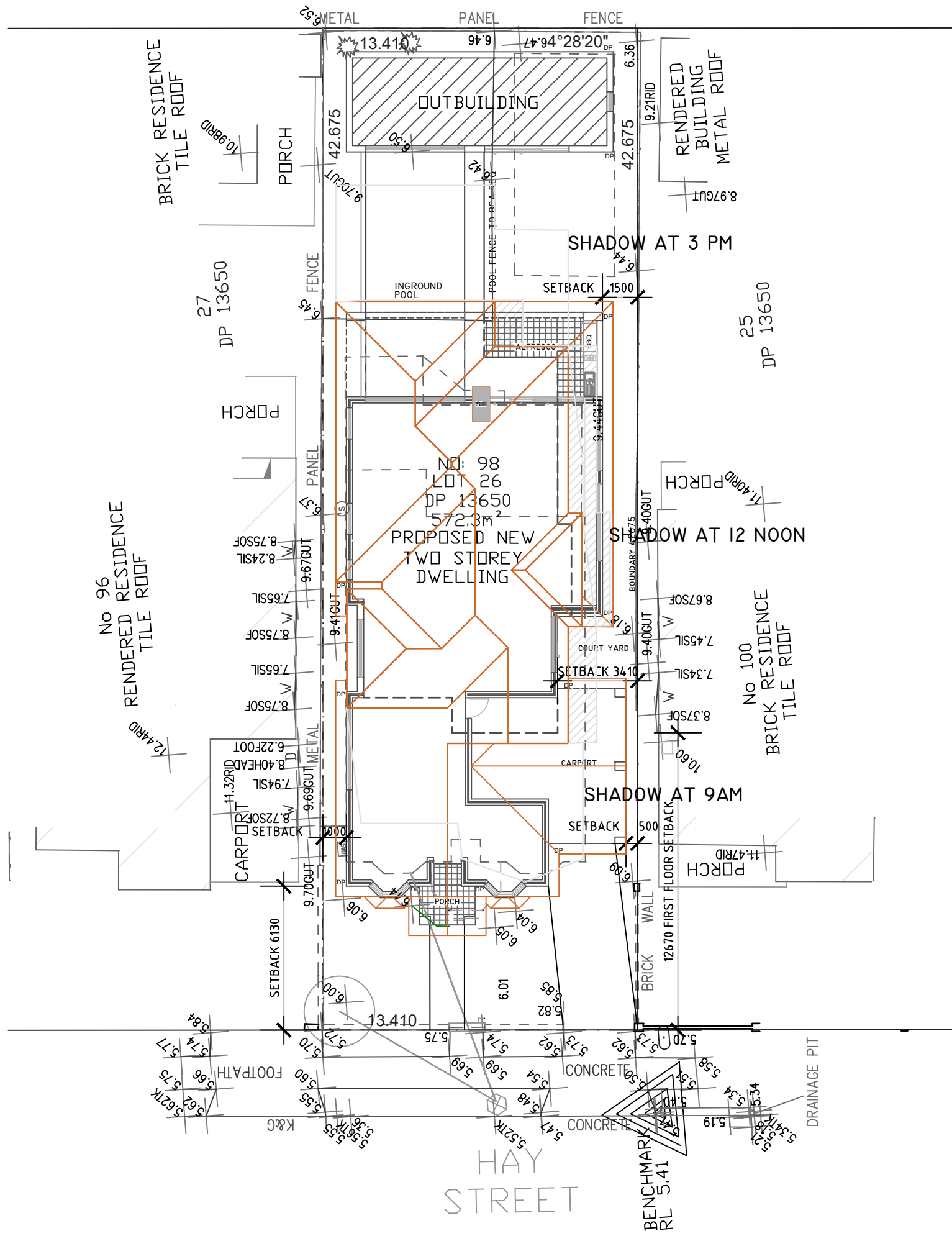
EASEMENT TO DRAIN WATER 6.095 WIDE AE661430



SHADOW DIAGRAM PLAN MARCH 21ST AND SEPT 23RD . SCALE 1:200



EASEMENT TO DRAIN WATER 6.095 WIDE AE661430



SHADOW DIAGRAM PLAN DEC 22ND SCALE 1:200

PROJECT: NORTH



REVISION : DA SUBMISSION

DSGBUILT
DESIGN + CONSTRUCT
56 HAY ST CROYDON PARK PH:0410414100 Email:michael@dsqbuilt.com.au

DATE: 4.6.2021 DRAWN: MICHAEL SCALE: 1:100 AT
888 TWO STOREY DWELLING, OUTBUILDING & IN GROUND SWIMMING POOL SHEET 7
98 HAY ST ASHBURY, NSW
CLIENT: Mr George Zeidan

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BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au




Single Dwelling

Certificate number: 12826485

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 10/05/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Summary
Date of issue: Wednesday, 23 February 2022
To be valid, the certificate must be lodged within 3 months of the date of issue.



Project summary			
Project name	98 Hay St Ashbury		
Street address	98 Hay Street Ashbury 2133		
Local Government Area	Cantebury-Bankstown Council		
Plan type and plan number	deposited 13600		
Lot no.	26		
Section no.	-		
Project type	separate dwelling house		
No. of bedrooms	5		
Project score			
Water	 40	Target 40	
Thermal Comfort	 Pass	Target Pass	
Energy	 52	Target 50	

Certificate Prepared by

Name / Company Name: archwood design

ABN (if applicable): 80791602397

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_16_1 Certificate No.: 12826485 Wednesday, 23 February 2022 page 1/11

Description of project

Project address		Assessor details and thermal loads	
Project name	98 Hay St Ashbury	Assessor number	n/a
Street address	98 Hay Street Ashbury 2133	Certificate number	n/a
Local Government Area	Cumberland Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 13600	Area adjusted cooling load (MJ/m ² /year)	n/a
Lot no.	26	Area adjusted heating load (MJ/m ² /year)	n/a
Section no.	-	Cooling fan in at least one bedroom	n/a
Project type	separate dwelling house	Cooling fan in at least one living room or other conditioned area	n/a
Project score		Project score	
No. of bedrooms	5	Water	40 Target 40
Site details		Thermal Comfort	Pass Target Pass
Site area (m ²)	572	Energy	52 Target 50
Roof area (m ²)	220		
Conditioned floor area (m ²)	223.0		
Unconditioned floor area (m ²)	40.0		
Total area of garden and lawn (m ²)	191		

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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 CCQDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.0 but <= 6.0 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 basin 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 5000 litres on the site. The 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 250 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or grate(s)).		✓	✓
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.)		✓	✓
• a tap that is located within 10 metres of the swimming pool in the development		✓	✓
Swimming pool			
The swimming pool must not have a volume greater than 85 k litres.	✓	✓	
The swimming pool must be shaded.	✓	✓	

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Water Commitments	Show on DA plans	Show on CCQDC plans & specs	Certifier check
The swimming pool must be outdoors.	✓	✓	

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Thermal Comfort Commitments	Show on DA plans	Show on CCQDC 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 areas exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain three level habitable attic rooms.	✓	✓	✓
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, 170 square metres	n/a		
floor - above habitable rooms or mezzanines, 80 square metres, concrete	n/a		
external wall - cavity brick	0.50 (or 1.17 including construction)		
external wall - cavity brick	0.50 (or 1.17 including construction)		
external wall - cavity brick	0.50 (or 1.17 including construction)		
external wall - cavity brick	0.50 (or 1.17 including construction)		
ceiling and roof - flat ceiling / pitched roof	3 wind-driven ventilator(s) + eave vents; medium (polar absorbance 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.

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_16_1 Certificate No.: 12826485 Wednesday, 23 February 2022 page 5/11

Thermal Comfort Commitments	Show on DA plans	Show on CCQDC 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 (not 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/tinted-glass single clear			✓
- Timber/UPVC/tinted-glass double (air) clear			✓
• Overshadowing building/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.	✓	✓	✓
The applicant must install the skylight described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓
Skylight no.	Maximum area (square metres)	Type	Shading device
S01	1.00	timber, low-E double glazing fill	no shading

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W05	2057	1330	aluminium, double (air), clear	none	2.4 m high, 2 m away
W06	2057	1330	aluminium, double (air), clear	none	2.4 m high, 2 m away
W08	2057	850	aluminium, double (air), clear	eave 550 mm, 200 mm above head of window or glazed door	2.4 m high, 2 m away

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Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W07	4500	2410	aluminium, double (air), clear	eave 550 mm, 200 mm above head of window or glazed door	2.4 m high, 2 m away
W08	600	3400	aluminium, double (air), clear	eave 550 mm, 200 mm above head of window or glazed door	2.4 m high, 2 m away
W12	600	3200	aluminium, double (air), clear	eave 550 mm, 100 mm above head of window or glazed door	not overshadowed
W13	600	3050	aluminium, double (air), clear	eave 550 mm, 100 mm above head of window or glazed door	not overshadowed
W14	600	3050	aluminium, double (air), clear	eave 550 mm, 100 mm above head of window or glazed door	not overshadowed
East facing					
D4	2400	4210	aluminium, double (air), clear	verandah 3600 mm, 2400 mm above base of window or glazed door	>4 m high, 5-6 m away
W5	2400	4210	aluminium, double (air), clear	verandah 3600 mm, 2400 mm above base of window or glazed door	>4 m high, 5-6 m away
W11	1714	850	aluminium, double (air), clear	eave 550 mm, 100 mm above head of window or glazed door	>4 m high, 5-6 m away
W11	1714	850	aluminium, double (air), clear	eave 550 mm, 100 mm above head of window or glazed door	>4 m high, 5-6 m away
W11	1714	850	aluminium, double (air), clear	eave 550 mm, 100 mm above head of window or glazed door	>4 m high, 5-6 m away
South facing					
D2	2400	2410	aluminium, double (air), clear	eave 550 mm, 100 mm above head of window or glazed door	not overshadowed
W2	600	3200	aluminium, double (air), clear	eave 550 mm, 100 mm above head of window or glazed door	not overshadowed
W3	2057	2200	aluminium, double (air), clear	eave 550 mm, 100 mm above head of window or glazed door	not overshadowed
W10	600	2650	aluminium, double (air), clear	eave 550 mm, 100 mm above head of window or glazed door	not overshadowed
W10	600	2650	aluminium, double (air), clear	eave 550 mm, 100 mm above head of window or glazed door	not overshadowed

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_16_1 Certificate No.: 12826485 Wednesday, 23 February 2022 page 7/11

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
West facing					
W1	1400	1930	aluminium, double (air), clear	eave 550 mm, 100 mm above head of window or glazed door	not overshadowed
W1	1400	1930	aluminium, double (air), clear	eave 550 mm, 100 mm above head of window or glazed door	not overshadowed
W9	1114	1930	aluminium, double (air), clear	eave 550 mm, 100 mm above head of window or glazed door	not overshadowed

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_16_1 Certificate No.: 12826485 Wednesday, 23 February 2022 page 8/11

Energy Commitments	Show on DA plans	Show on CCQDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5.5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase air conditioning. Energy rating: EER > 4.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase air conditioning. Energy rating: EER > 4.0		✓	✓
The cooling system must provide for daylight zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase air conditioning. Energy rating: EER > 4.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase air conditioning. Energy rating: EER > 4.0		✓	✓
The heating system must provide for daylight zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to terrace or roof. Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to terrace or roof. Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to terrace or roof. 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 6 of the bedrooms / study; dedicated		✓	✓

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_16_1 Certificate No.: 12826485 Wednesday, 23 February 2022 page 9/11

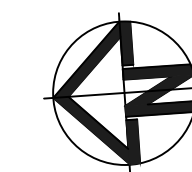
Energy Commitments	Show on DA plans	Show on CCQDC plans & specs	Certifier check
Natural lighting			
The applicant must install a window and/or skylight in the kitchen for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 3 bedroom(s)/study(s) in the development for natural lighting.	✓	✓	✓
Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool, solar only)		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 1.5 peak kilowatts of electricity as part of the development. The applicant must connect the system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is 'well ventilated', as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_16_1 Certificate No.: 12826485 Wednesday, 23 February 2022 page 10/11

Legend
In these commitments, "applicant" means the person carrying out the development.
Comments identified with a 'u' 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).
Comments identified with a 'u' in the 'Show on CCQDC 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.
Comments identified with a 'u' 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.

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_16_1 Certificate No.: 12826485 Wednesday, 23 February 2022 page 11/11

PROJECT: NORTH



REVISION: DA SUBMISSION



DATE: 4.6.2021 | DRAWN: MICHAEL | SCALE: 1:100 AT |
NO. TWO STOREY DWELLING, OUTBUILDING & IN GROUND SWIMMING POOL
98 HAY ST ASHBURY, NSW
CLIENT: Mr George Zeidan

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