



BASIX Notes Cont'd:

Hot water
The applicant must install the following hot water system in the development:
gas instantaneous.

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.

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. 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 water rating. 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.

Windows and glazed doors
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. The following requirements must also be satisfied in relation to each window and glazed door:
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 Fenestration Rating Council (NFRC) conditions. 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. External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed. Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Site Calculations:

Total Site Area	: 597.89m²
Permissible FSR	: 0.5:1
Total Permissible Area	: 298.95m²
Existing Floor Area	: 114.06m²
Additional Floor Area	: 30.27m²
Gym Room	: 14.22m²
Total Floor Area	: 158.55m²
Proposed FSR	: 0.26:1
Single Garage	: 18.00m²
Total Landscaping Area	: 221.51m²
% of Landscaping Area	: 37.05%
Existing Hard Surfaces	: 135.84m²

BASIX Notes:

Insulation:
External Wall: Brick Veneer - R1.16

Flat Ceiling, Pitched Roof:
Ceiling 2.50 (UP), Roof: Foil/Sarking, Unventilated; medium (solar absorptance 0.475-0.70)

THIS PLAN/DRAWING IS IN COMPLIANCE WITH THE BASIX CERTIFICATE NO. A340781 (DA ISSUE) & A340781_02 (CC ISSUE)

BASIX Notes Cont'd:	Thermal Comfort Commitments	SHADING
W/D No.	TYPE	E/V/P/B
W1	Standard Aluminium, Single Toned (U-value: 7.57, SHGC: 0.57)	E/V/P/B >=900mm
W2	Standard Aluminium, Single Toned (U-value: 7.57, SHGC: 0.57)	External Louvre/Blind (Adjustable)
W3	Standard Aluminium, Single Toned (U-value: 7.57, SHGC: 0.57)	E/V/P/B >=450mm
W4	Standard Aluminium, Single Toned (U-value: 7.57, SHGC: 0.57)	E/V/P/B >=450mm
W5	Standard Aluminium, Single Toned (U-value: 7.57, SHGC: 0.57)	E/V/P/B >=450mm
W6	Standard Aluminium, Single Toned (U-value: 7.57, SHGC: 0.57)	E/V/P/B >=450mm
W7	Standard Aluminium, Single Toned (U-value: 7.57, SHGC: 0.57)	E/V/P/B >=900mm
W8	Standard Aluminium, Single Toned (U-value: 7.57, SHGC: 0.57)	External Louvre/Blind (Adjustable)
W9	Standard Aluminium, Single Toned (U-value: 7.57, SHGC: 0.57)	External Louvre/Blind (Adjustable)
W10	Standard Aluminium, Single Toned (U-value: 7.57, SHGC: 0.57)	E/V/P/B >=450mm
W11	Standard Aluminium, Single Toned (U-value: 7.57, SHGC: 0.57)	External Louvre/Blind (Adjustable)
W12	Standard Aluminium, Single Toned (U-value: 7.57, SHGC: 0.57)	E/V/P/B >=900mm
D1	SA,SP Low-e (U-value: 5.7, SHGC:0.47)	E/V/P/B >=900mm
SD2	Standard Aluminium, Single Toned (U-value: 7.57, SHGC: 0.57)	E/V/P/B >=900mm

LAND SURVEYOR	LANDSCAPE ARCHITECT	BCA ASSESSOR
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ISSUE	PURPOSE	DATE
D	Modification Amendment	18.07.2022
C	Construction Certificate	02.05.2019
B	Amended Ground Floor Plan	19.03.2019
A	Development Application (DA)	22.02.2019

General Notes:	© A2 CONCEPTS
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Client	Project
Mr S. & Mrs I. Baghdadi	Residential Alterations & Additions
Site Address & Details	
Lot D, DP 23402, 109 Hillcrest Avenue GREENACRE NSW 2190	

Drawn By:	Status:
A.M.	Mod. of D.A.
Checked By:	Sheet No.:
A.M.	
Signed By:	Scale:
	As noted
Drawing Title:	
Plans - Site	
Project No:	Drawing No.:
19-GH109	A211
Plot Date:	
18/07/2022	