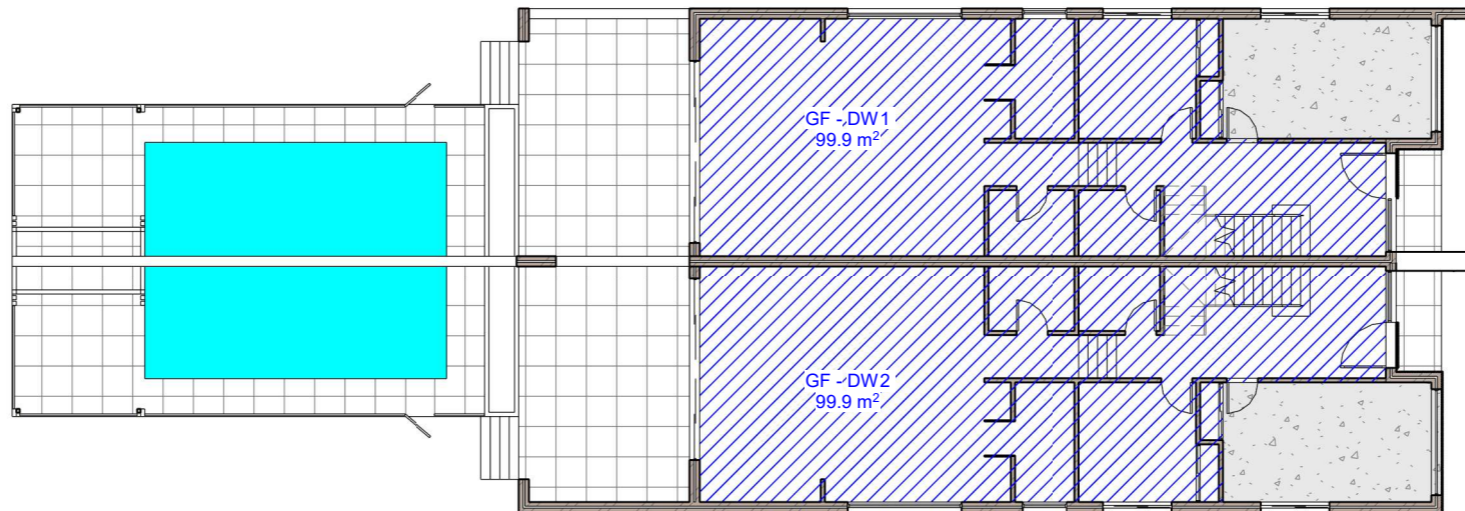
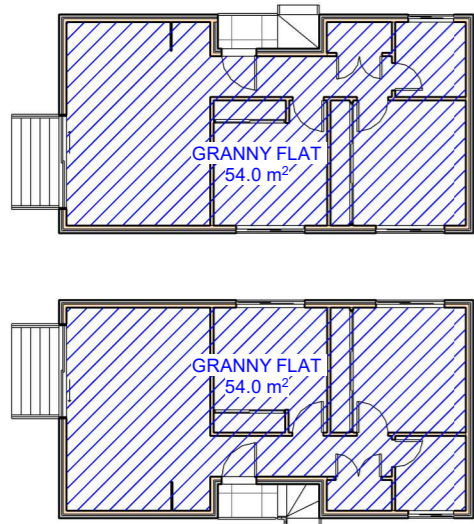


PROPOSED ATTACHED DUAL OCCUPANCY WITH GRANNY FLATS & POOLS AT 38 VIRGINIUS STREET, PADSTOW

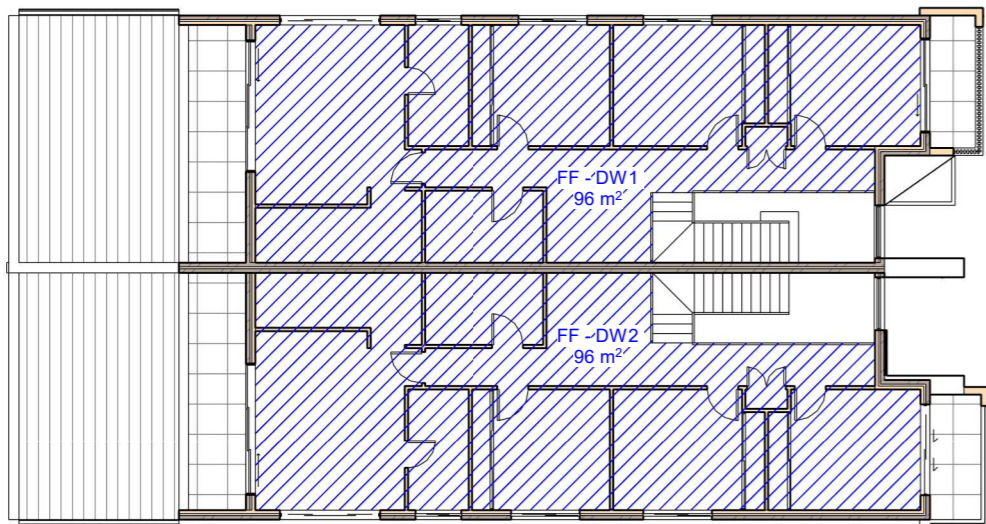
DRAWING LIST	
Sheet Number	Sheet Name
A00	COVER SHEET
A01.01	DEMOLITION PLAN
A01.02	SUBDIVISION PLAN
A01.03	SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN
A01.04	WASTE MANAGEMENT PLAN & SEDIMENT & EROSION CONTROL PLAN
A01.05	LANDSCAPING PLAN
A01.06	SITE CALCULATIONS
A02	PROPOSED GROUND FLOOR PLAN
A03	PROPOSED FIRST FLOOR PLAN
A04	PROPOSED GRANNY FLAT PLAN
A05	ELEVATIONS - PART 1
A06	ELEVATIONS - PART 2
A07	ELEVATIONS - PART 3
A08	SECTION 1, 2 & POOL SECTION
A09	3D_GROUND FLOOR
A10	3D_FIRST FLOOR
A11	3D_MODEL
A12	3D_MODEL
A13	WINDOWS & DOOR SCHEDULE
A14	SCHEDULE OF FINISHES
A15	STREETSCAPE VIEW & FRONT FENCE ELEVATION
A16.01	SHADOW DIAGRAM - 21ST JUN - PART 1
A16.02	3 HOURS OF SUNLIGHT TO LIVING - 21ST JUN
A16.03	3 HOURS OF SUNLIGHT TO 50% POS - 20TH MARCH EQUINOX
A17.01	BASIX CERTIFICATE - DW1
A17.02	BASIX CERTIFICATE - DW2
A17.03	BASIX REQUIREMENTS - DW1 GRANNY FLAT
A17.04	BASIX REQUIREMENTS - DW2 GRANNY FLAT
A19	A4 NOTIFICATION PLANS - 1
A20	A4 NOTIFICATION PLANS - 2



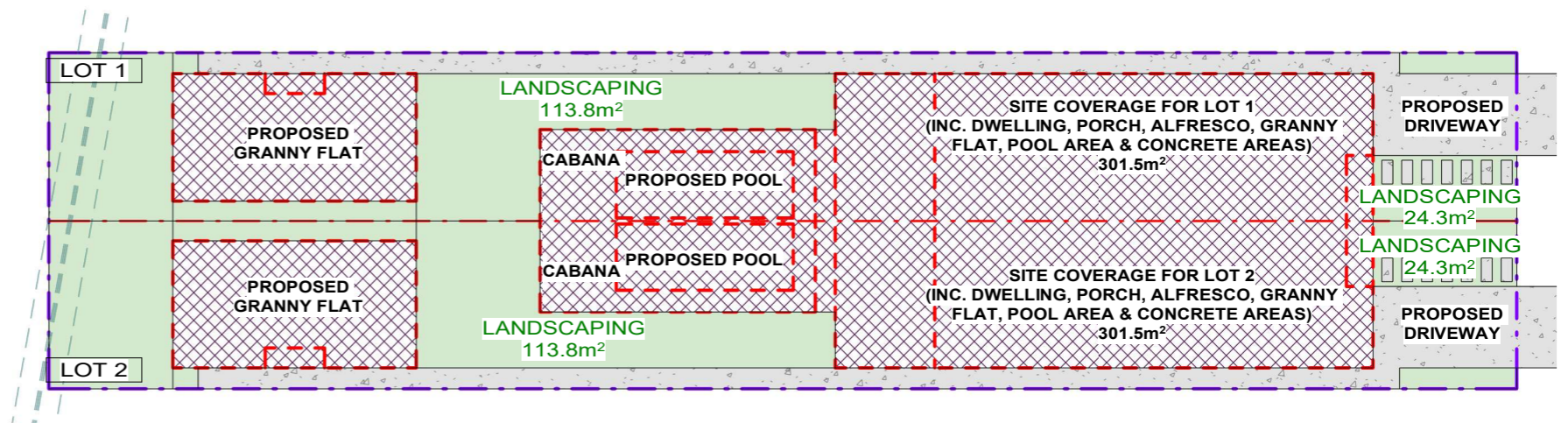
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										DESIGNED BY: A.N.	DATE: 07.11.2022	
A	07.11.2022	ISSUED FOR DA	DK							DRAWN BY: A.N.	SCALE: AS SHOWN	
REV	DATE	DESCRIPTION	BY									



1 FSR - Ground Floor
1 : 200



2 FSR - First Floor
1 : 200



3 LANDSCAPING
1 : 300

SITE CALCULATIONS FOR LOT 1	
FLOOR AREA CALCULATIONS	
SITE AREA:	505.85m ²
AREA OF THE PROPOSED GROUND FLOOR:	99.9m ²
AREA OF THE PROPOSED FIRST FLOOR:	96m ²
AREA OF THE PROPOSED GRANNY FLAT:	54m ²
MAX. TOTAL FLOOR AREA	253m ²
50% OF SITE AREA = 0.5 x 505.85m ² =	
PROPOSED TOTAL FLOOR AREA:	249.9m ² < 253m ²
SITE COVERAGE CALCULATIONS	
PROPOSED SITE COVERAGE:	301.5m ² = 59.6%
(INC. DWELLING, PORCH, ALFRESCO & CONCRETE AREAS)	
LANDSCAPING CALCULATIONS	
MIN. LANDSC. FORWARD OF BUILDING LINE:	22.3m ²
45% OF THE FORWARD AREA = 0.45 x 49.5m ²	
PROPOSED LANDSCAPING AT FRONT:	24.3m ² > 22.3m ²
PROPOSED LANDSCAPING AT REAR:	113.8m ²
PROPOSED TOTAL LANDSCAPED AREA:	138.1m ² (27%)

SITE CALCULATIONS FOR LOT 2	
FLOOR AREA CALCULATIONS	
SITE AREA:	505.85m ²
AREA OF THE PROPOSED GROUND FLOOR:	99.9m ²
AREA OF THE PROPOSED FIRST FLOOR:	96m ²
AREA OF THE PROPOSED GRANNY FLAT:	54m ²
MAX. TOTAL FLOOR AREA	253m ²
50% OF SITE AREA = 0.5 x 505.85m ² =	
PROPOSED TOTAL FLOOR AREA:	249.9m ² < 253m ²
SITE COVERAGE CALCULATIONS	
PROPOSED SITE COVERAGE:	301.5m ² = 59.6%
(INC. DWELLING, PORCH, ALFRESCO & CONCRETE AREAS)	
LANDSCAPING CALCULATIONS	
MIN. LANDSC. FORWARD OF BUILDING LINE:	22.3m ²
45% OF THE FORWARD AREA = 0.45 x 49.5m ²	
PROPOSED LANDSCAPING AT FRONT:	24.3m ² > 22.3m ²
PROPOSED LANDSCAPING AT REAR:	113.8m ²
PROPOSED TOTAL LANDSCAPED AREA:	138.1m ² (27%)



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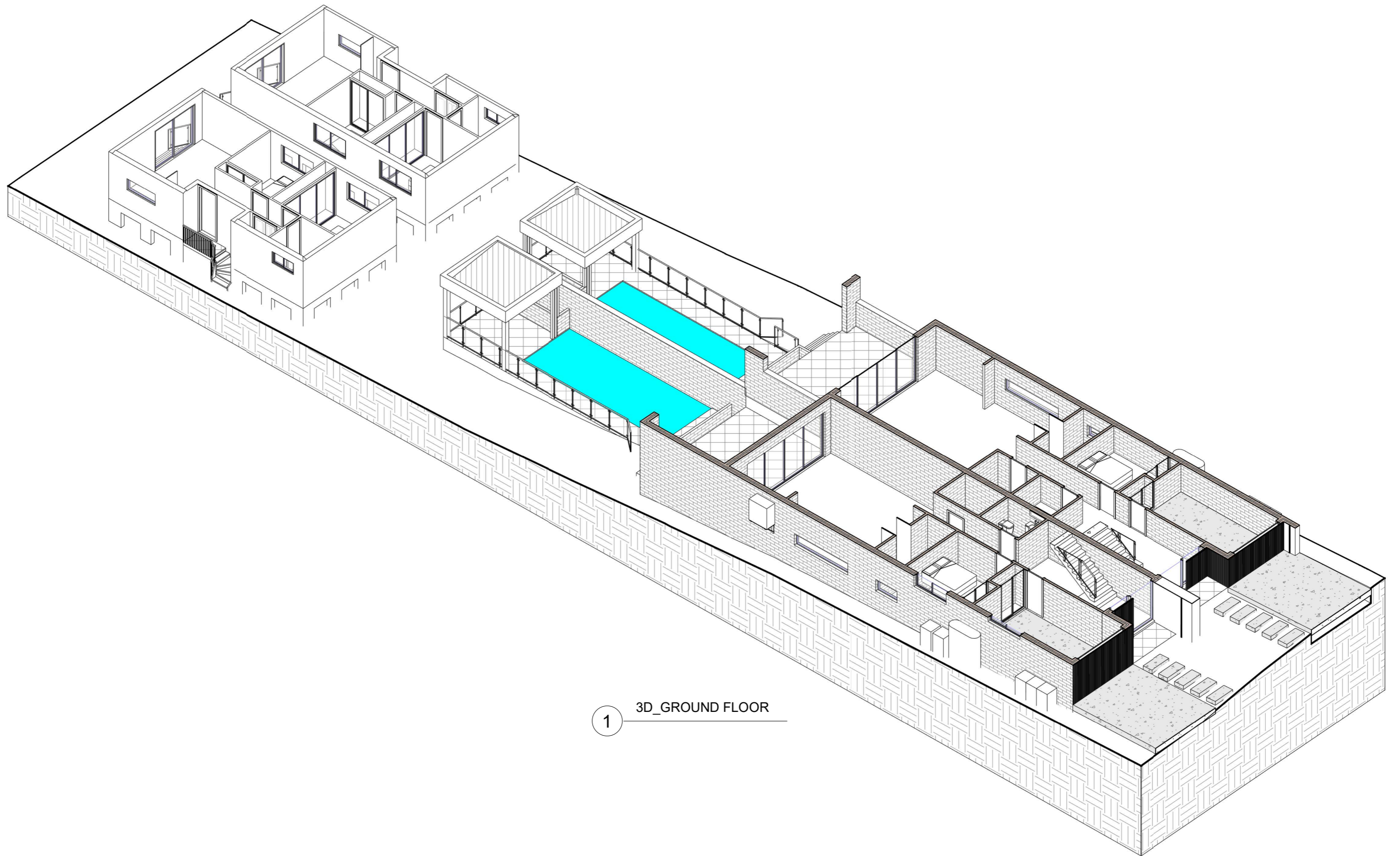
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**PROPOSED ATTACHED DUAL OCCUPANCY
WITH GRANNY FLATS & POOLS**
38 VIRGINIUS ST, PADSTOW
LOT 19, DP 1528, SECTION C

SITE CALCULATIONS

JOB NUMBER: 22713	DWG NUMBER: A01.06	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 07.11.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	



1 3D_GROUND FLOOR

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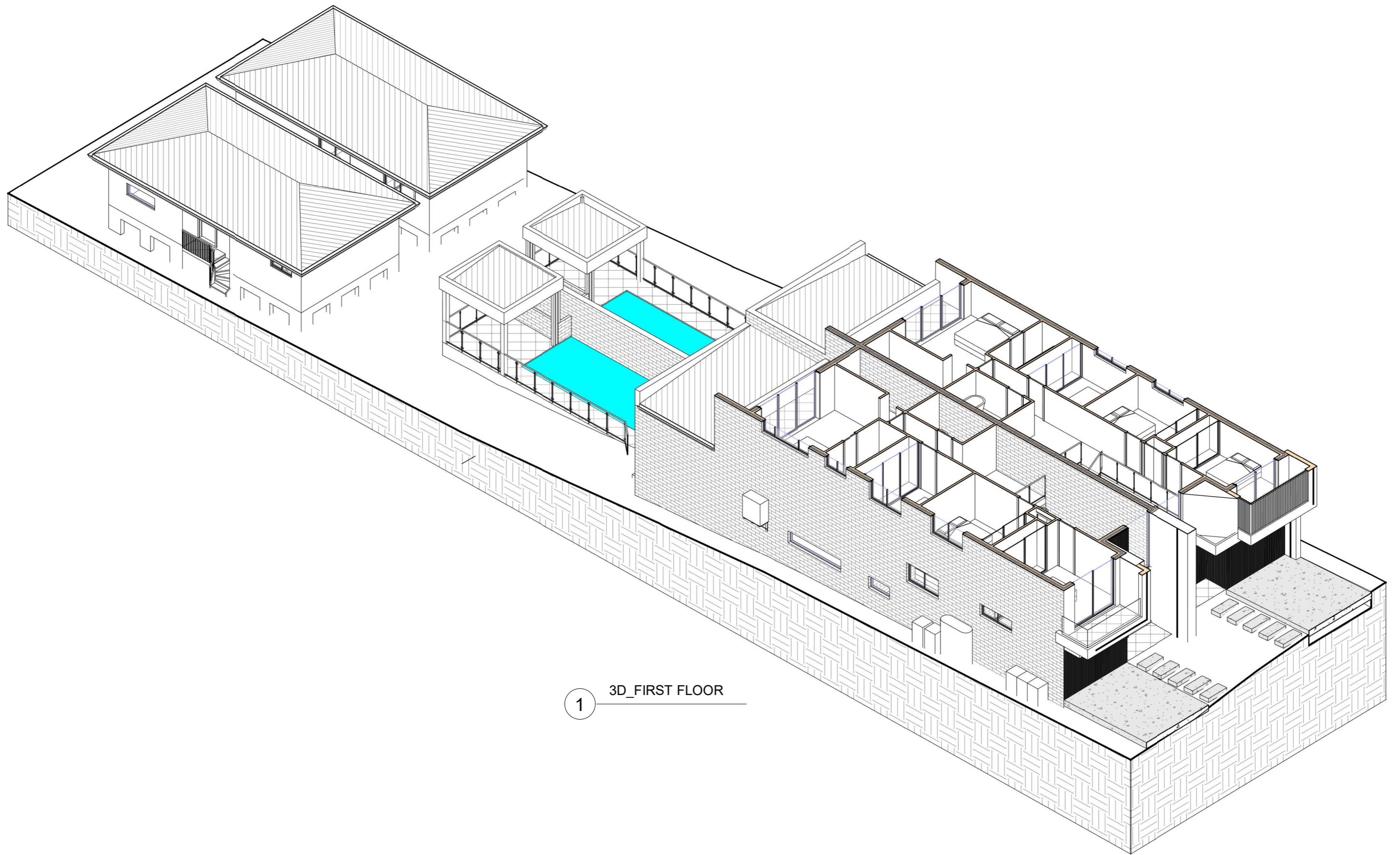
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**PROPOSED ATTACHED DUAL OCCUPANCY
WITH GRANNY FLATS & POOLS**
38 VIRGINIUS ST, PADSTOW
LOT 19, DP 1528, SECTION C

3D_GROUND FLOOR

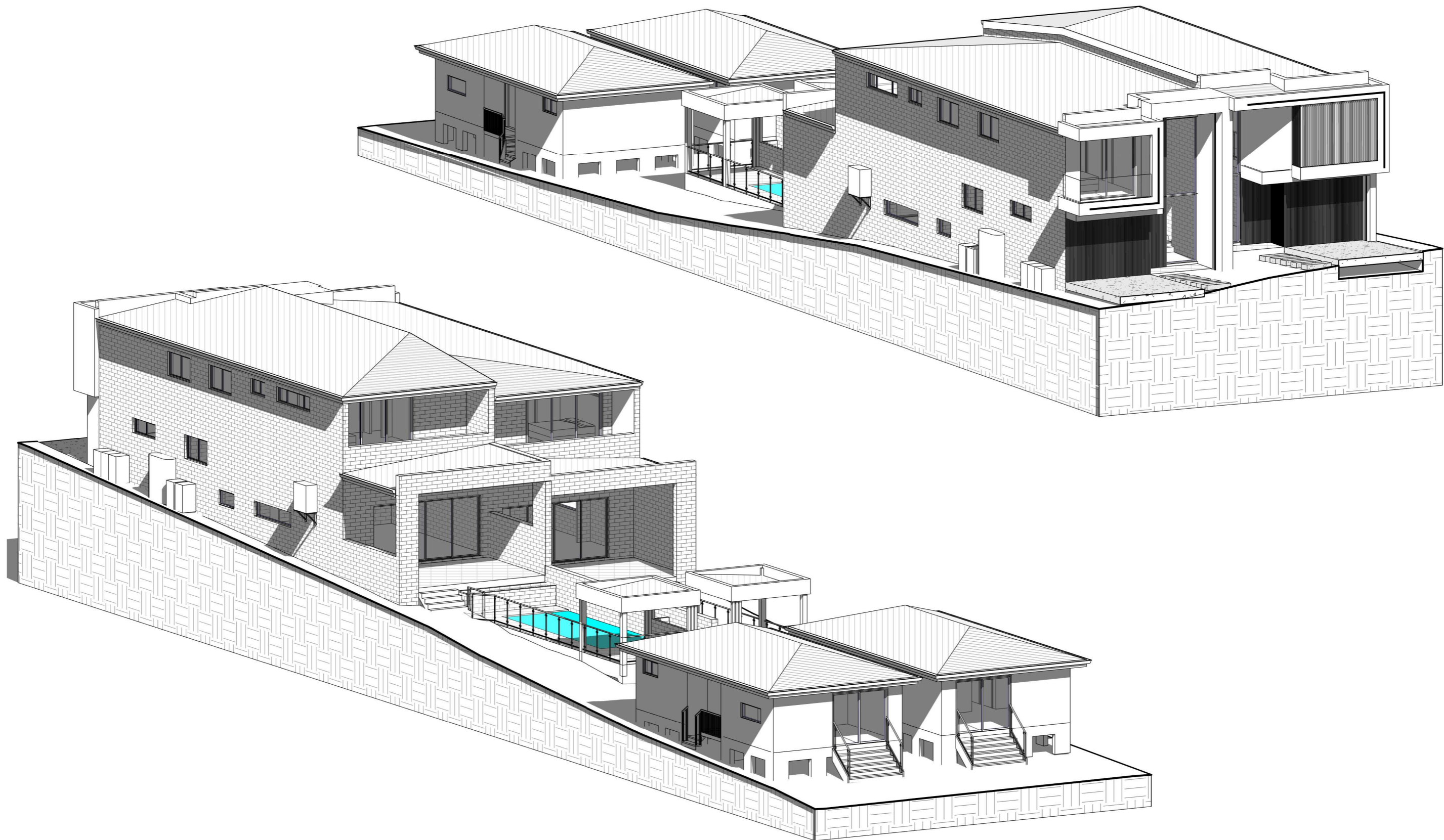
JOB NUMBER: 22713	DWG NUMBER: A09	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 07.11.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	

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1 3D_FIRST FLOOR

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REV	DATE	DESCRIPTION	BY						DESIGNED BY: A.N.	DATE: 07.11.2022	
A	07.11.2022	ISSUED FOR DA	DK				3D_FIRST FLOOR		DRAWN BY: A.N.	SCALE: AS SHOWN	



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**PROPOSED ATTACHED DUAL OCCUPANCY
WITH GRANNY FLATS & POOLS**
38 VIRGINIUS ST, PADSTOW
LOT 19, DP 1528, SECTION C

3D_MODEL

JOB NUMBER: 22713	DWG NUMBER: A11	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 07.11.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	

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**PROPOSED ATTACHED DUAL OCCUPANCY
WITH GRANNY FLATS & POOLS**
38 VIRGINIUS ST, PADSTOW
LOT 19, DP 1528, SECTION C

3D_MODEL

JOB NUMBER: 22713	DWG NUMBER: A12	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 07.11.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	

WINDOW SCHEDULE - DW1				
Mark	Height	Width	Area	Level
W1.1	2700	1400	3.78 m²	GF
W1.2	600	1810	1.09 m²	GF
W1.3	970	1810	1.76 m²	GF
W1.4	600	1200	0.72 m²	LGF
W1.5	600	3000	1.80 m²	LGF
W1.6	3100	1400	4.34 m²	FF
W1.7	970	1810	1.76 m²	FF
W1.8	970	1810	1.76 m²	FF
W1.9	600	1210	0.73 m²	FF
W1.10	600	2650	1.59 m²	FF
W1.11	600	1210	0.73 m²	GF - GRANNY
W1.12	600	1600	0.96 m²	GF - GRANNY
W1.13	970	1810	1.76 m²	GF - GRANNY
W1.14	970	1810	1.76 m²	GF - GRANNY
Grand total: 14			24.51 m²	

WINDOW SCHEDULE - DW2				
Mark	Height	Width	Area	Level
W2.1	2700	1400	3.78 m²	GF - DW2
W2.2	600	1810	1.09 m²	GF - DW2
W2.3	970	1810	1.76 m²	GF - DW2
W2.4	600	1200	0.72 m²	LGF - DW2
W2.5	600	3000	1.80 m²	LGF - DW2
W2.6	3100	1400	4.34 m²	FF - DW2
W2.7	970	1810	1.76 m²	FF - DW2
W2.8	970	1810	1.76 m²	FF - DW2
W2.9	600	1210	0.73 m²	FF - DW2
W2.10	600	2650	1.59 m²	FF - DW2
W2.11	600	1210	0.73 m²	GF - GRANNY
W2.12	600	1600	0.96 m²	GF - GRANNY
W2.13	970	1810	1.76 m²	GF - GRANNY
W2.14	970	1810	1.76 m²	GF - GRANNY
Grand total: 14			24.51 m²	

GLASS DOOR SCHEDULE - DW1				
Mark	Height	Width	Area	Level
SD1.1	2400	4800	11.52 m²	LGF
SD1.2	2400	2410	5.78 m²	FF
SD1.3	2400	3400	8.16 m²	FF
SD1.4	2100	2410	5.06 m²	GF - GRANNY
Grand total: 4			30.53 m²	

GLASS DOOR SCHEDULE - DW2				
Mark	Height	Width	Area	Level
SD2.1	2400	4800	11.52 m²	LGF - DW2
SD2.2	2700	2410	6.51 m²	FF - DW2
SD2.3	2400	3400	8.16 m²	FF - DW2
SD2.4	2100	2410	5.06 m²	GF - GRANNY
Grand total: 4			31.25 m²	

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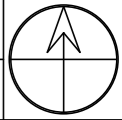
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**PROPOSED ATTACHED DUAL OCCUPANCY
WITH GRANNY FLATS & POOLS**
38 VIRGINIUS ST, PADSTOW
LOT 19, DP 1528, SECTION C

WINDOWS & DOOR SCHEDULE

JOB NUMBER: 22713	DWG NUMBER: A13	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 07.11.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	

Single Dwelling

Certificate number: 13511715

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: Thursday, 27 October 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary			
Project name	38 Virginius St, Padstow - DW1		
Street address	38 Virginius Street Padstow 2211		
Local Government Area	Canterbury-Bankstown Council		
Plan type and plan number	deposited 1528		
Lot no.	19		
Section no.	C		
Project type	attached dwelling house		
No. of bedrooms	5		
Project score			
Water	✓ 41	Target 40	
Thermal Comfort	✓ Pass	Target Pass	
Energy	✓ 50	Target 50	

Certificate Prepared by

Name / Company Name: Nemco Design

ABN (if applicable): 46166160505

Description of project

Project address		Assessor details and thermal loads	
Project name	38 Virginius St, Padstow - DW1	Assessor number	n/a
Street address	38 Virginius Street Padstow 2211	Certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 1528	Area adjusted cooling load (MJ/m²/year)	n/a
Lot no.	19	Area adjusted heating load (MJ/m²/year)	n/a
Section no.	C	Ceiling fan in at least one bedroom	n/a
Project type		Ceiling fan in at least one living room or other conditioned area	n/a
Project type	attached dwelling house	Project score	
No. of bedrooms	5	Water	✓ 41 Target 40
Site details		Thermal Comfort	✓ Pass Target Pass
Site area (m²)	506	Energy	✓ 50 Target 50
Roof area (m²)	191		
Conditioned floor area (m2)	182.4		
Unconditioned floor area (m2)	13.9		
Total area of garden and lawn (m2)	100		

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 800 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 190.6 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: <ul style="list-style-type: none">all toilets in the developmentat least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
Swimming pool			
The swimming pool must not have a volume greater than 18 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	
The swimming pool must be outdoors.	✓	✓	

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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, 99.9 square metres	nil		
floor - above habitable rooms or mezzanine, 96 square metres, concrete	nil		
floor - suspended floor above garage, concrete	nil		
external wall - cavity brick	0.50 (or 1.17 including construction)		
external wall - brick veneer	1.86 (or 2.40 including construction)		
internal wall shared with garage - single skin masonry	nil		
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 3.5 (up), roof: foil/sarking	framed; 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/PVC/fibreglass single clear					
• Timber/PVC/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					
W1.2	600	1810	aluminium, single, clear	none	not overshadowed
W1.3	970	1810	aluminium, single, clear	none	not overshadowed
W1.4	600	1200	aluminium, single, clear	none	not overshadowed
W1.5	600	3000	aluminium, single, clear	none	not overshadowed
W1.7	970	1810	aluminium, single, clear	none	not overshadowed
W1.8	970	1810	aluminium, single, clear	none	not overshadowed
W1.9	600	1210	aluminium, single, clear	none	not overshadowed
W1.10	600	2650	aluminium, single, clear	none	not overshadowed
East facing					

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W1.1	2700	1400	aluminium, single, clear	eave 2100 mm, 3600 mm above head of window or glazed door	not overshadowed
W1.6	3100	1400	aluminium, single, clear	eave 2100 mm, 500 mm above head of window or glazed door	not overshadowed
SD1.2	2400	2410	aluminium, single, clear	eave 1400 mm, 0 mm above head of window or glazed door	not overshadowed
West facing					
SD1.1	2400	4800	aluminium, single, clear	eave 4500 mm, 1250 mm above head of window or glazed door	>4 m high, <2 m away
SD1.3	2400	3400	aluminium, single, clear	eave 1800 mm, 150 mm above head of window or glazed door	>4 m high, <2 m away

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: electric heat pump with a performance of 31 to 35 STCs or better.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning. Energy rating: 4.5 Star (old label)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning. Energy rating: 4.5 Star (old label)		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning. Energy rating: 4.5 Star (old label)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning. Energy rating: 4.5 Star (old label)		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: <ul style="list-style-type: none">At least 1 Bathroom: individual fan, ducted to façade or roof. Operation control: manual switch on/offKitchen: individual fan, ducted to façade or roof. Operation control: manual switch on/offLaundry: individual fan, ducted to façade 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: <ul style="list-style-type: none">at least 5 of the bedrooms / study; dedicatedat least 1 of the living / dining rooms; dedicatedthe kitchen; dedicated		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none">all bathrooms/toilets; dedicatedthe laundry; dedicatedall 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 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Swimming pool			
The development must not incorporate any heating system for the swimming pool.		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Other			
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

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.

A	07.11.2022	ISSUED FOR DA	DK
REV	DATE	DESCRIPTION	BY

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STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN

ADDRESS:
SUITE 4, LEVEL 1,
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NSW 2200
P: 9709 9556 M: 9422 686 228
E: abraham@nemcodesign.com.au

**PROPOSED ATTACHED DUAL OCCUPANCY
WITH GRANNY FLATS & POOLS**
**38 VIRGINIUS ST, PADSTOW
LOT 19, DP 1528, SECTION C**

BASIX CERTIFICATE - DW1

JOB NUMBER: 22713	DWG NUMBER: A17.01	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 07.11.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	

Single Dwelling

Certificate number: 13512025

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: Thursday, 27 October 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	38 Virginius St, Padstow - DW2	
Street address	38 Virginius Street Padstow 2211	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 1528	
Lot no.	19	
Section no.	C	
Project type	attached dwelling house	
No. of bedrooms	5	
Project score		
Water	✓ 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 50	Target 50

Certificate Prepared by

Name / Company Name: Nemco Design

ABN (if applicable): 46166160505

Description of project

Project address	
Project name	38 Virginius St, Padstow - DW1
Street address	38 Virginius Street Padstow 2211
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan 1528
Lot no.	19
Section no.	C
Project type	
Project type	attached dwelling house
No. of bedrooms	5
Site details	
Site area (m²)	506
Roof area (m²)	191
Conditioned floor area (m2)	182.4
Unconditioned floor area (m2)	13.9
Total area of garden and lawn (m2)	100

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m²·year)	n/a	
Area adjusted heating load (MJ/m²·year)	n/a	
Ceiling fan in at least one bedroom	n/a	
Ceiling fan in at least one living room or other conditioned area	n/a	
Project score		
Water	✔ 41	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 800 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 190.6 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: <ul style="list-style-type: none">all toilets in the development		✓	✓
<ul style="list-style-type: none">at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
Swimming pool			
The swimming pool must not have a volume greater than 18 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	
The swimming pool must be outdoors.	✓	✓	

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BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 13511715 Thursday, 27 October 2022 page 2/9

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 13511715 Thursday, 27 October 2022 page 3/9

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, 99.9 square metres	nil			
floor - above habitable rooms or mezzanine, 96 square metres, concrete	nil			
floor - suspended floor above garage, concrete	nil			
external wall - cavity brick	0.50 (or 1.17 including construction)			
external wall - brick veneer	1.86 (or 2.40 including construction)			
internal wall shared with garage - single skin masonry	nil			
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 3.5 (up), roof: foil/sarking	framed; 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.			

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 13511715 Thursday, 27 October 2022 page 4/9

Thermal Comfort Commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights						
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.				✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.				✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:				✓	✓	✓
<ul style="list-style-type: none">For the following glass and frame types, the certifier check can be performed by visual inspection.						✓
<ul style="list-style-type: none">- Aluminium single clear- Aluminium double (air) clear- Timber/PVC/fibreglass single clear- Timber/PVC/fibreglass double (air) clear						
<ul style="list-style-type: none">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					
W1.2	600	1610	aluminium, single, clear	none	not overshadowed
W1.3	970	1610	aluminium, single, clear	none	not overshadowed
W1.4	600	1200	aluminium, single, clear	none	not overshadowed
W1.5	600	3000	aluminium, single, clear	none	not overshadowed
W1.7	970	1610	aluminium, single, clear	none	not overshadowed
W1.8	970	1610	aluminium, single, clear	none	not overshadowed
W1.9	600	1210	aluminium, single, clear	none	not overshadowed
W1.10	600	2650	aluminium, single, clear	none	not overshadowed
East facing					

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Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W2.5	600	3000	aluminium, single, clear	none	not overshadowed
W2.7	970	1610	aluminium, single, clear	none	not overshadowed
W2.8	970	1610	aluminium, single, clear	none	not overshadowed
W2.9	600	1210	aluminium, single, clear	none	not overshadowed
W2.10	600	2650	aluminium, single, clear	none	not overshadowed
West facing					
SD2.1	2400	4800	aluminium, single, clear	eaves 4500 mm, 1200 mm above head of window or glazed door	>4 m high, 2-5 m away
SD2.3	2400	3400	aluminium, single, clear	eaves 1800 mm, 200 mm above head of window or glazed door	>4 m high, 2-5 m away

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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: electric heat pump with a performance of 31 to 35 STCs or better.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 4.5 Star (old label)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 4.5 Star (old label)		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 4.5 Star (old label)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 4.5 Star (old label)		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: <ul style="list-style-type: none">At least 1 Bathroom: individual fan, ducted to façade or roof. Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof. Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade 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: <ul style="list-style-type: none">at least 5 of the bedrooms / study; dedicatedat least 1 of the living / dining rooms; dedicatedthe kitchen; dedicated		✓	✓

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 13511715 Thursday, 27 October 2022 page 7/9

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none">all bathrooms/toilets; dedicatedthe laundry; dedicatedall 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 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Swimming pool			
The development must not incorporate any heating system for the swimming pool.		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Other			
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

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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 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.

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REV	DATE	DESCRIPTION	BY

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STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN

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NSW 2200
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E: abraham@nemcodesign.com.au

**PROPOSED ATTACHED DUAL OCCUPANCY
WITH GRANNY FLATS & POOLS**
38 VIRGINIUS ST, PADSTOW
LOT 19, DP 1528, SECTION C

BASIX CERTIFICATE - DW2

JOB NUMBER:
22713DESIGNED BY:
A.N.DRAWN BY:
A.N.DWG NUMBER:
A17.02DATE:
07.11.2022SCALE:
AS SHOWNORIGINAL SIZE:
A3

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: Monday, 17 October 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	LOT 1-GRANNY FLAT- 38 Virginus Street, Padstow	
Street address	38 Virginus Street Street Padstow 2211	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 1528	
Lot no.	19	
Section no.	C	
Project type	separate dwelling house - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 54	Target 50

Certificate Prepared by

Name / Company Name: Nemco Design

ABN (if applicable): 46166160505

Description of project

Project address

Project name	LOT 1-GRANNY FLAT- 38 Virginus Street, Padstow
Street address	38 Virginus Street Street Padstow 2211
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan 1528
Lot no.	19
Section no.	C
Project type	
Project type	separate dwelling house - secondary dwelling
No. of bedrooms	2
Site details	
Site area (m²)	506
Roof area (m²)	70
Conditioned floor area (m2)	46.84
Unconditioned floor area (m2)	4.85
Total area of garden and lawn (m2)	100
Roof area (m2) of the existing dwelling	140
No. of bedrooms in the existing dwelling	2

Assessor details and thermal loads

Assessor number	n/a		
Certificate number	n/a		
Climate zone	n/a		
Area adjusted cooling load (MJ/m²·year)	n/a		
Area adjusted heating load (MJ/m²·year)	n/a		
Ceiling fan in at least one bedroom	n/a		
Ceiling fan in at least one living room or other conditioned area	n/a		
Project score			
Water	✔ 40	Target 40	
Thermal Comfort	✔ Pass	Target Pass	
Energy	✔ 54	Target 50	

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 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 70 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: • all toilets in the development • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

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				
Construction	Additional insulation required (R-Value)	Other specifications		
floor - concrete slab on ground	nil			
external wall - cavity brick	0.50 (or 1.17 including construction)			
ceiling and roof - flat ceiling / pitched roof	ceiling: 4.5 (up), roof: foil/sarking	gable end vents; 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				

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W1.10	600	1210	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W1.11	600	1600	aluminium, single, clear	eave 450 mm, 1100 mm above head of window or glazed door	not overshadowed
South facing					
W1.12	970	1810	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W1.13	970	1810	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
West facing					
SD1.4	2400	2410	aluminium, single, clear	eave 450 mm, 300 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: electric heat pump with a performance of 36 to 40 STCo or better.	✓	✓	✓
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 airconditioning. 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 airconditioning. Energy rating: EER > 4.0		✓	✓
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 airconditioning. 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 airconditioning. Energy rating: EER > 4.0		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, not ducted; Operation control: manual on / timer off Kitchen: individual fan, not ducted; Operation control: manual on / timer off Laundry: individual fan, not ducted; Operation control: manual on / timer 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 2 of the bedrooms / study; dedicated • at least 1 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 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
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.

A	07.11.2022	ISSUED FOR DA		DK
REV	DATE	DESCRIPTION		BY

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STRUCTURAL ENGINEERING
& ARCHITECTURAL DESIGN

**PROPOSED ATTACHED DUAL OCCUPANCY
WITH GRANNY FLATS & POOLS**
38 VIRGINIUS ST, PADSTOW
LOT 19, DP 1528, SECTION C

**BASIX REQUIREMENTS - DW1 GRANNY
FLAT**

JOB NUMBER:
22713

DESIGNED BY:
A.N.

DRAWN BY:
A.N.

DWG NUMBER:
A17.03

DATE:
07.11.2022

SCALE:
AS SHOWN

ORIGINAL SIZE:
A3



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: Monday, 17 October 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	LOT 2- GRANNY FLAT-38 Virginius Street, padstow	
Street address	38 Virginius Street Street Padstow 2211	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 1528	
Lot no.	19	
Section no.	C	
Project type	separate dwelling house - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 57	Target 50

Certificate Prepared by	
Name / Company Name:	Nemco Design
ABN (if applicable):	46186160505

Description of project

Project address		Assessor details and thermal loads	
Project name	LOT 2- GRANNY FLAT-38 Virginius Street, padstow	Assessor number	n/a
Street address	38 Virginius Street Street Padstow 2211	Certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 1528	Area adjusted cooling load (MJ/m² year)	n/a
Lot no.	19	Area adjusted heating load (MJ/m² year)	n/a
Section no.	C	Ceiling fan in at least one bedroom	n/a
Project type	separate dwelling house - secondary dwelling	Ceiling fan in at least one living room or other conditioned area	n/a
Project type		Project score	
Project type	separate dwelling house - secondary dwelling	Water	✓ 40 Target 40
No. of bedrooms	2	Thermal Comfort	✓ Pass Target Pass
Energy		Energy	✓ 57 Target 50
Site details			
Site area (m²)	506		
Roof area (m²)	70		
Conditioned floor area (m2)	46.84		
Unconditioned floor area (m2)	4.85		
Total area of garden and lawn (m2)	100		
Roof area (m2) of the existing dwelling	130		
No. of bedrooms in the existing dwelling	5		

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 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 70 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: <ul style="list-style-type: none">all toilets in the development		✓	✓
<ul style="list-style-type: none">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)		
floor - concrete slab on ground		nil		
external wall - cavity brick		0.50 (or 1.17 including construction)		
ceiling and roof - flat ceiling / pitched roof		ceiling: 4.5 (up), roof: foil/sarking		
		gable end vents; 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: <ul style="list-style-type: none">For the following glass and frame types, the certifier check can be performed by visual inspection.<ul style="list-style-type: none">Aluminium single clearAluminium double (air) clearTimber/uPVC/fibreglass single clearTimber/uPVC/fibreglass double (air) clear	✓	✓	✓
Window/glazed door no.			
Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)
North facing			
W2.12	970	1810	aluminium, single, clear
W2.13	970	1810	aluminium, single, clear
South facing			
W2.11	600	1600	aluminium, single, clear
W2.10	600	1210	aluminium, single, clear
West facing			
SD2.4	2400	2410	aluminium, single, clear

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: electric heat pump with a performance of 36 to 40 STCs or better.	✓	✓	✓
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 airconditioning; 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 airconditioning; Energy rating: EER > 4.0		✓	✓
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 airconditioning; 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 airconditioning; Energy rating: EER > 4.0		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, not ducted; Operation control: manual on / timer off		✓	✓
Kitchen: individual fan, not ducted; Operation control: manual on / timer off		✓	✓
Laundry: individual fan, not ducted; Operation control: manual on / timer 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: <ul style="list-style-type: none">at least 2 of the bedrooms / study; dedicatedat least 1 of the living / dining rooms; dedicatedthe 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 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.		✓	
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.

A	07.11.2022	ISSUED FOR DA	DK
REV	DATE	DESCRIPTION	BY

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**PROPOSED ATTACHED DUAL OCCUPANCY
WITH GRANNY FLATS & POOLS**
38 VIRGINIUS ST, PADSTOW
LOT 19, DP 1528, SECTION C

**BASIX REQUIREMENTS - DW2 GRANNY
FLAT**

JOB NUMBER: 22713	DWG NUMBER: A17.04	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 07.11.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	