### 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			



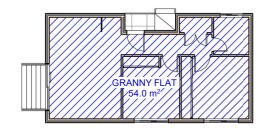
REV	DATE	DESCRIPTION	ву
Α	07.11.2022	ISSUED FOR DA	DK

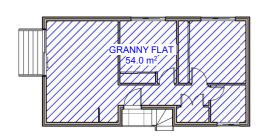


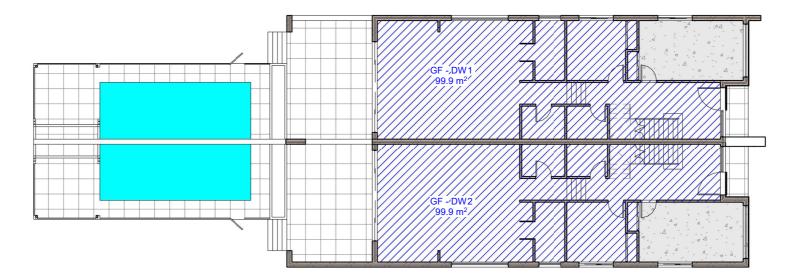
PROPOSED ATTACHED DUAL OCCUPANCY

WITH GRANNY FLATS & POOLS	
38 VIRGINIUS ST, PADSTOW LOT 19, DP 1528, SECTION C	DE
	A.I
COVER SHEET	DR
	Α.

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
22713	A00	A3
DESIGNED BY:	DATE:	
A.N.	07.11.2022	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	

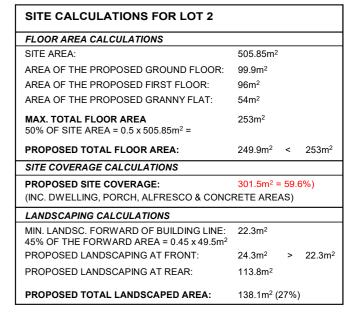


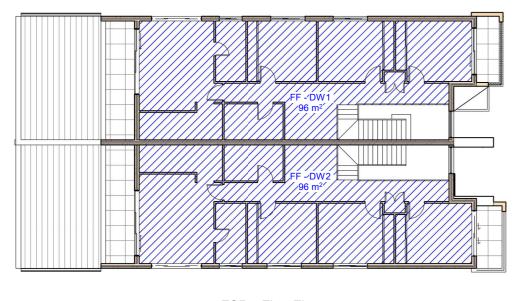




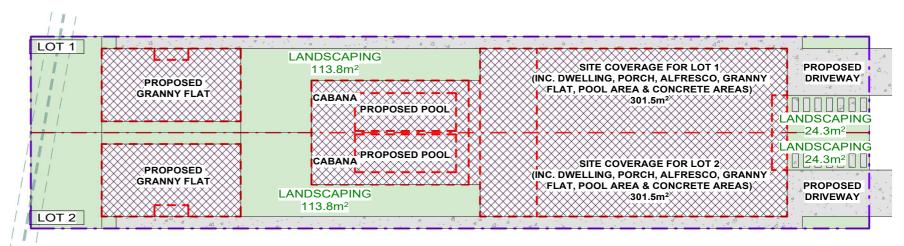
FSR - Ground Floor
1:200

#### SITE CALCULATIONS FOR LOT 1 FLOOR AREA CALCULATIONS SITE AREA: 505.85m<sup>2</sup> AREA OF THE PROPOSED GROUND FLOOR: 99.9m<sup>2</sup> AREA OF THE PROPOSED FIRST FLOOR: 96m<sup>2</sup> AREA OF THE PROPOSED GRANNY FLAT: 54m<sup>2</sup> MAX. TOTAL FLOOR AREA 253m<sup>2</sup> 50% OF SITE AREA = 0.5 x 505.85m<sup>2</sup> = 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<sup>2</sup> 45% OF THE FORWARD AREA = 0.45 x 49.5m PROPOSED LANDSCAPING AT FRONT: 24.3m<sup>2</sup> > 22.3m<sup>2</sup> PROPOSED LANDSCAPING AT REAR: 113.8m<sup>2</sup> PROPOSED TOTAL LANDSCAPED AREA: 138.1m<sup>2</sup> (27%)





PSR - First Floor
1: 200



LANDSCAPING

1:300

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ADDRESS: SUITE 4, LEVEL 1, 402-410 CHAPEL RD, BANKSTOWN, NSW 2200 P: 9709 5556 M: 0422 606 228 E: abraham@nemcodesign.com.au

ROPOSED ATTACHED DUAL OCCUPANCY
WITH GRANNY FLATS & POOLS
38 VIRGINIUS ST, PADSTOW
LOT 19, DP 1528, SECTION C
SITE CALCULATIONS

1:200

CY JOB NUMBER: DWG NUMBER: ORIGINAL SIZE:

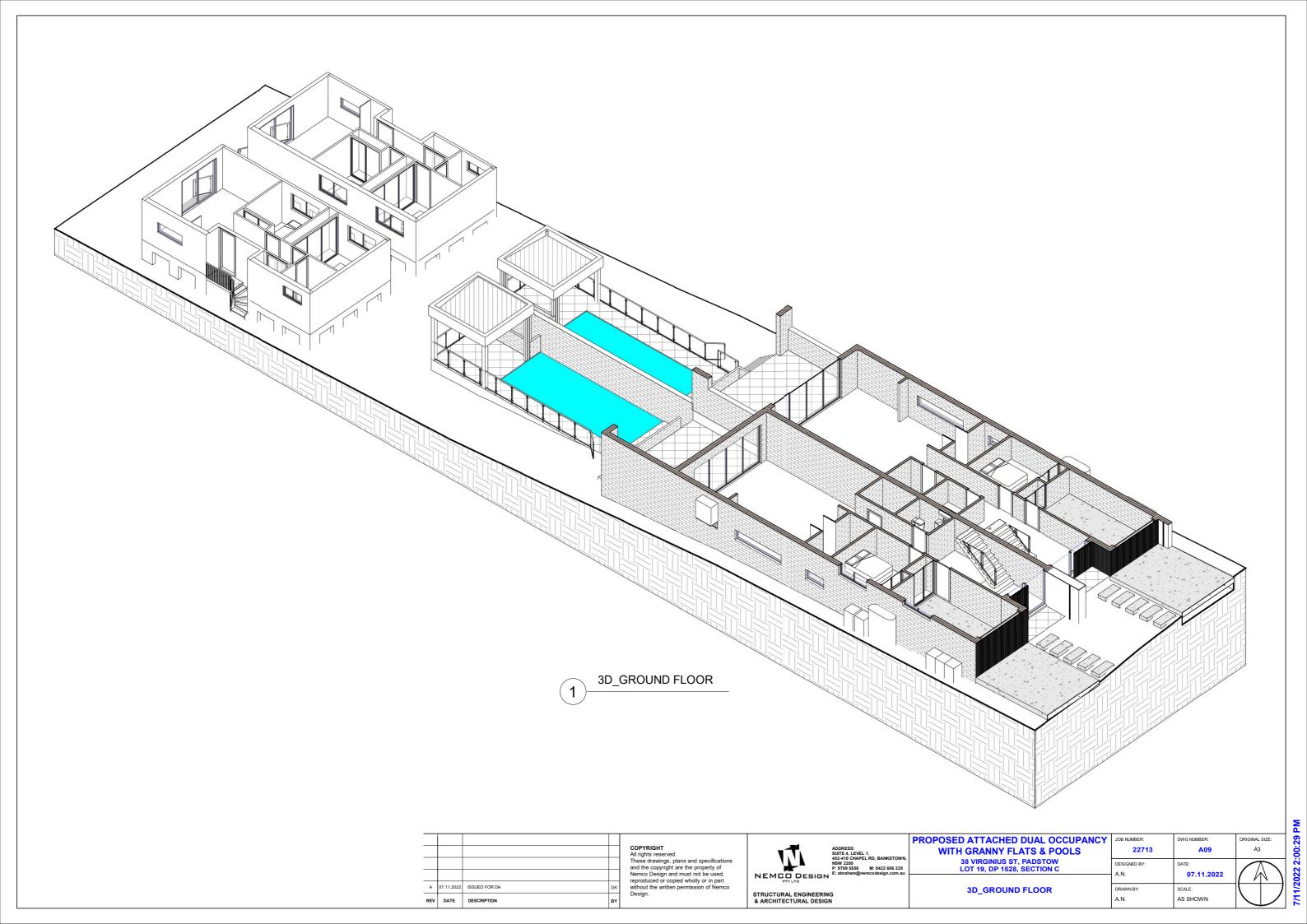
22713 A01.06 A3

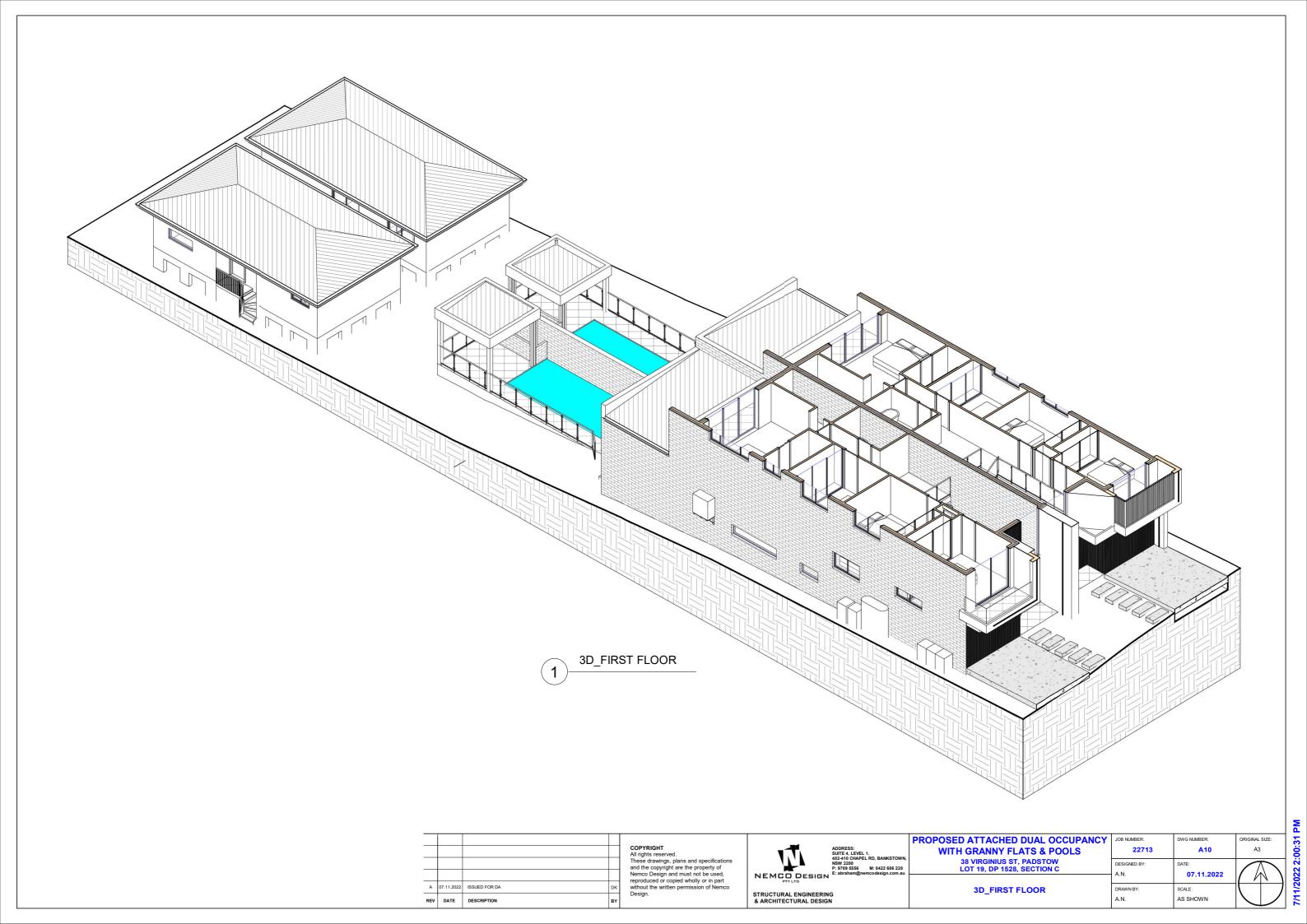
DESIGNED BY: DATE:

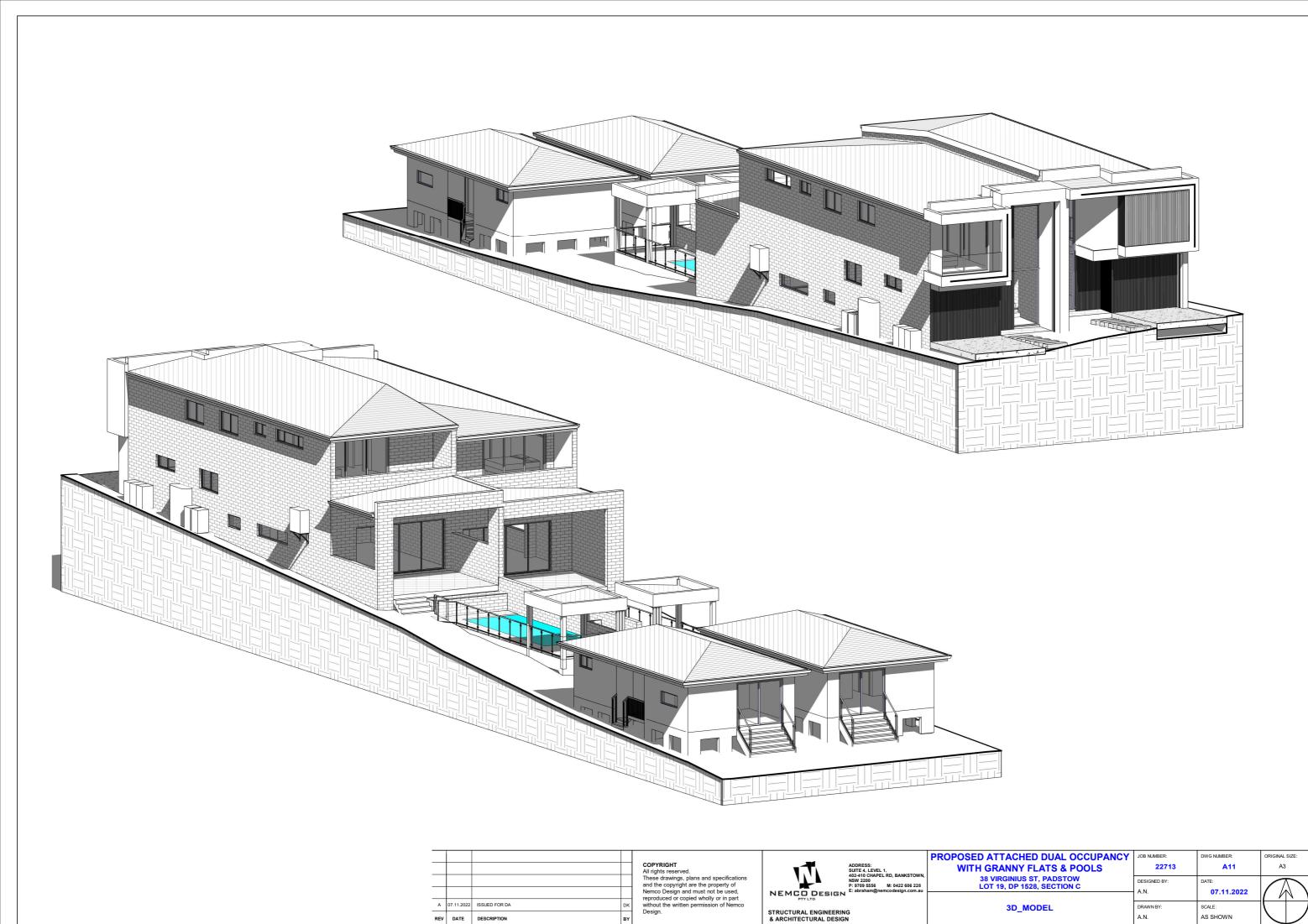
A.N. 07.11.2022

DRAWN BY: SCALE:
A.N. AS SHOWN

8m







REV	DATE	DESCRIPTION	В
Α	07.11.2022	ISSUED FOR DA	D

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## NEMCO DESIGN

STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN

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

3D\_MODEL

Υ	JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
	22713	A12	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 m <sup>2</sup>	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 m <sup>2</sup>	FF	
W1.10	600	2650	1.59 m²	FF	
W1.11	600	1210	0.73 m <sup>2</sup>	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 to	Grand total: 14				

WINDOW SCHEDULE - DW2					
Mark	Height	Width	Area	Level	
W2.1	2700	1400	3.78 m <sup>2</sup>	GF - DW2	
W2.2	600	1810	1.09 m <sup>2</sup>	GF - DW2	
W2.3	970	1810	1.76 m <sup>2</sup>	GF - DW2	
W2.4	600	1200	0.72 m <sup>2</sup>	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 m <sup>2</sup>	FF - DW2	
W2.10	600	2650	1.59 m²	FF - DW2	
W2.11	600	1210	0.73 m <sup>2</sup>	GF - GRANNY	
W2.12	600	1600	0.96 m <sup>2</sup>	GF - GRANNY	
W2.13	970	1810	1.76 m²	GF - GRANNY	
W2.14	970	1810	1.76 m <sup>2</sup>	GF - GRANNY	

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

GLASS DOOR SCHEDULE - DW2						
Mark Height Width Area Level						
IVIGIR	ricigit	VVIGUI	/ (i Ca	LOVOI		
SD2.1	2400	4800	11.52 m²	LGF - DW2		
SD2.1	2700	2410	6.51 m <sup>2</sup>	FF - DW2		
SD2.3	2400	3400	8.16 m <sup>2</sup>	FF - DW2		
SD2.4	2100	2410	5.06 m <sup>2</sup>	GF - GRANNY		
Grand to	otal: 4		31.25 m <sup>2</sup>			

Α	07.11.2022	ISSUED FOR DA	DK
REV	DATE	DESCRIPTION	ву

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PROPOSED ATTACHED DUAL OCCUPANCY
WITH GRANNY FLATS & POOLS
38 VIRGINIUS ST, PADSTOW
LOT 40 DD 4520 SECTION C

38 VIRGINIUS ST, PADSTOW LOT 19, DP 1528, SECTION C	DESIGNED BY:	DATE: 07.11.2022
/INDOWS & DOOR SCHEDULE	DRAWN BY:	SCALE:
	A.N.	AS SHOWN

DWG NUMBER:

A13

JOB NUMBER:

22713

#### **BASIX** Certificate Building Sustainability Index www.basix.nsw.gov.au

#### Single Dwelling

Certificate number: 1351171S

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 1009/2020 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, Pac	dstow - DW1
Street address	38 Virginius Street	Padstow 2211
Local Government Area	Canterbury-Banksti	own Council
Plan type and plan number	deposited 1528	
Lot no.	19	
Section no.	С	
Project type	attached dwelling h	ouse
No. of bedrooms	5	
Project score		
Water	<b>✓</b> 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	<b>✓</b> 50	Target 50

Certificate Prepared by	
Name / Company Name: Nemco Design	
ABN (if applicable): 46166160505	

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifie
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.	_	_	-

onstruction	Additional insulation required (R-Value)	Other specifications
oor - concrete slab on ground, 99.9 square metres	nil	
oor - above habitable rooms or mezzanine, 96 square netres, concrete	nil	
oor - 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)	
nternal 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.

retail the following hot water system in the development, or a system with a higher energy rating: electric heat ance of 3 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)

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 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 entiting diode (LED) larges.

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase acconditioning; Energy rating; 4.5 Star (old label)

The applicant must install the following exhaust systems in the development:

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

· at least 5 of the bedrooms / study; dedicated

the kitchen; dedicated

Show on CC/CDC plans & specs

•

-

V

~

#### 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.	С
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

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	<b>✓</b> 41	Target 40

✓ Pass

Target Pass

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> <li>For the following glass and frame types, the certifier check can be performed by visual inspection.</li> </ul>			~
- Aluminium single clear			
- Aluminium double (air) clear			
- Timber/uPVC/fibreglass single clear			
Torbook PACC Shoredone double (six) along		1	1

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Туре	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

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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.

Energy Commitments	Show on DA plans	plans & specs	Certifier
all bathrooms/toilets; dedicated		_	-
the laundry; dedicated			
all hallways; dedicated		Ü	J
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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NEMCO DESIGN

STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN

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

**BASIX CERTIFICATE - DW1** 

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

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:			
all toilets in the development		~	~
<ul> <li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li> </ul>		~	-
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.	-	_	

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 compiled with.

Schedule of BASIX commitments

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Туре	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	20			10	10
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

Certifier check	Energy Commitments
	all bathrooms/toilets; de
~	the laundry; dedicated
	all hallways; dedicated
~	Natural lighting
~	The applicant must install a
	The applicant must install a
•	Swimming pool
~	The development must not
7.7 3.0	The applicant must install a
	Other
~	The applicant must construe definitions.
~	The applicant must install a
~	The applicant must install a
- 25	
•	
•	
_	

In these commitments, "applicant" means the person carrying out the development.	
Commitments identified with a w in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development application is to be lodged for the proposed development).	elopment (if a
Commitments identified with a w in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for	or a construction
Commitments identified with a 💓 in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificat final) for the development may be issued.	te(either interim o

REV	DATE	DESCRIPTION	BY
Α	07.11.2022	ISSUED FOR DA	DK

Single Dwelling

Certificate number: 1351202S

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 name	38 Virginius St, Pac	dstow - DW2
Street address	38 Virginius Street	Padstow 2211
Local Government Area	Canterbury-Banksto	own Council
Plan type and plan number	deposited 1528	
Lot no.	19	
Section no.	С	
Project type	attached dwelling h	ouse
No. of bedrooms	5	
Project score		
Water	<b>✓</b> 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	<b>✓</b> 50	Target 50

Certificate Prepared by	
Name / Company Name: Nemco Design	
ABN (if applicable): 46166160505	

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
				_

BASIX Plannina Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA 3.20 0 Certificate No.: 1351202S Thursday. 27 October 2022

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.		~	~	V
The dwelling must not contain open mezzanine area exceed	ding 25 square metres.		~	~	~
The dwelling must not contain third level habitable attic roo	m.		~	~	~
Floor, walls and ceiling/roof					
The applicant must construct the floor(s), walls, and ceiling below.	/roof of the dwelling in accordance with the specifications liste	d in the table	~	~	-
Construction	Additional insulation required (R-Value)	Other sp	ecifications		
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)				

exemanal wall - cavity nock 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 nll ceiling and roof - flat ceiling / flat roof, framed ceiling: 3.5 (up), roof. foll/sarking 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.

Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA\_3\_20\_0 Certificate No.: 1351171S Thursday, 27 October 2022

Project name	38 Virginius St, Padstow - DW2			
Street address	38 Virginius Street F	Padstow 2211		
Local Government Area	Canterbury-Banksto	wn Council		
Plan type and plan number	deposited 1528			
Lot no.	19			
Section no.	С			
Project type	attached dwelling h	ouse		
No. of bedrooms	5			
Project score	100			
Water	✓ 41	Target 40		
Thermal Comfort	✓ Pass	Target Pass		

Project address		Assessor details and thermal I	oads	
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.	С	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			
Site details		Water	✓ 41	Target 40
Site area (m²)	506	Thermal Comfort	✓ Pass	Target Pa
Roof area (m²)	191			10.90111
Conditioned floor area (m2)	182.4	Energy	✓ 50	Target 50
Unconditioned floor area (m2)	13.9			
Total area of garden and lawn (m2)	100			

Description of project

ect address		Assessor details and thermal I	oads	
name	38 Virginius St, Padstow - DW1	Assessor number	n/a	
address	38 Virginius Street Padstow 2211	Certificate number	n/a	
Government Area	Canterbury-Bankstown Council	Climate zone	n/a	
pe and plan number	Deposited Plan 1528	Area adjusted cooling load (MJ/m².year)	n/a	
	19	Area adjusted heating load (MJ/m².year)	n/a	
i no.	С	Ceiling fan in at least one bedroom	n/a	
ct type		Ceiling fan in at least one living room or other conditioned area	n/a	
type	attached dwelling house	Project score		
bedrooms	5			
details		Water	✓ 41	Target 40
ia (m²)	506	Thermal Comfort	✓ Pass	Target Pas
ea (m²)	191			10.901100
oned floor area (m2)	182.4	Energy	✓ 50	Target 50
fitioned floor area (m2)	13.9		1	
rea of garden and lawn (m2)	100			

Thermal Comfort Cor	nmitments				Show on DA plans	Show on CC/CDC plans & specs	Certif
Windows, glazed doo	ers and skyligh	nts					
			evices described in the table belo ons must be satisfied for each wir		~	~	
The dwelling may have 1 sk	ylight (<0.7 square	metres) which is not	listed in the table.		~	~	
The following requirements	must also be satisf	fied in relation to each	window and glazed door:			<b>U</b>	
For the following glass a	and frame types, th	e certifier check can b	e performed by visual inspection.				
- Aluminium single cle	ar						
- Aluminium double (a	ir) clear						
- Timber/uPVC/fibregl	ass single clear						
- Timber/uPVC/fibregl	ass double (air) cle		istance from the centre and the h	ase of the window and plazed			
- Timber/uPVC/fibregl	ass double (air) cle s/vegetation must e 'overshadowing'	be of the height and d	istance from the centre and the b	ase of the window and glazed  Shading Device (Dimenton)	nsion within	Overshadowing	
Timber/uPVC/fibregl     Overshadowing building door, as specified in the	ass double (air) cle s/vegetation must e 'overshadowing'	be of the height and d column.  Maximum width		Shading Device (Dimen	-	Overshadowing	
TimberluPVC/fibregli     Overshadowing building door, as specified in th  Windowlglazed door no.	ass double (air) cle s/vegetation must e 'overshadowing'	be of the height and d column.  Maximum width		Shading Device (Dimen	nsion within	Overshadowing not overshadowed	
TimberluPVC/fibregli     Overshadowing building door, as specified in th  Windowlglazed door no.  North facing	ass double (air) cle s/vegetation must e 'overshadowing' Maximum height (mm)	be of the height and d column.  Maximum width (mm)	Туре	Shading Device (Dimer 10%)	nsion within		,
TimberluPVC/fibregi     Overshadowing building door, as specified in th Window/glazed door no.  North facing W1.2	ass double (air) cle s/vegetation must e 'overshadowing'  Maximum height (mm)	be of the height and d column.  Maximum width (mm)	Type  aluminium, single, clear	Shading Device (Dimer 10%)	nsion within	not overshadowed	,
TimberluPVC/fibregl     Overshadowing building door, as specified in th Window/iglazed door no.  North facing W1.2 W1.3	ass double (air) cle s/vegetation must e 'overshadowing'  Maximum height (mm)  600  970	Maximum width (mm)  1810	aluminium, single, clear	Shading Device (Dimer 10%)	nsion within	not overshadowed	
TimberluPVCfibregi     Overshadowing building door, as specified in th Windowiglazed door no.  North facing W1.2 W1.3 W1.4	ass double (air) cle s/vegetation must le 'overshadowing'  Maximum height (mm)  600 970 600	Maximum width (mm)  1810 1810 1200	Type  aluminium, single, clear aluminium, single, clear aluminium, single, clear	Shading Device (Dimer 10%)  none none none	nsion within	not overshadowed not overshadowed not overshadowed	
- TimberluPVCriBregi - Overshadowing building door, as specified in th Window/glazed door no.  North facing W1.2 W1.3 W1.4 W1.5	ass double (air) cle s/vegetation must te overshadowing*  Maximum height (mm)  600 970 600 600	Maximum width (mm)  1810 1810 1200 3000	Type aluminium, single, clear aluminium, single, clear aluminium, single, clear aluminium, single, clear	Shading Device (Dimen 10%)  none none none	nsion within	not overshadowed not overshadowed not overshadowed not overshadowed	
- TimberluPVCribregii - Overshadowing building door, as specified in the Windowigiazed door no.  North facing W1.2 W1.3 W1.4 W1.5 W1.7	ass double (air) cle sivegetation must e overshadowing'  Maximum height (mm)  600 970 600 970	Maximum width (mm)  1810 1200 3000 1810	Type aluminium, single, clear	Shading Device (Dimen 10%)  none none none none none	nsion within	not overshadowed not overshadowed not overshadowed not overshadowed not overshadowed	

t facing				
Planning, Industry & Environment www.basix.nsw.gov.au	Version: 3.0 / DARWINIA_3_20_0	Certificate No.: 1351171S	Thursday, 27 October 2022	pag

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Туре	Shading Device (Dimension within 10%)	Overshadowing
W2.5	600	3000	aluminium, single, clear	none	not overshadowed
W2.7	970	1810	aluminium, single, clear	none	not overshadowed
W2.8	970	1810	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	eave 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	eave 1800 mm, 200 mm above head of window or glazed door	>4 m high, 2-5 m away

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA\_3\_20\_0 Certificate No.: 1351202S Thursday, 27 October 2022

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 compiled with.

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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 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

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).

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.

Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA\_3\_20\_0

Schedule of BASIX commitments

The applicant must connect the rainwater tank to:
- all toilets in the development

The swimming pool must have a pool cover. The swimming pool must be outdoors.

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifie 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:			
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 colling rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or ight emitting doid (LED) lamps:			
at least 5 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	Certific
all bathrooms/toilets; dedicated		~	-
the laundry; dedicated			
all hallways; dedicated		_	•
un nomenaya, acanosica		~	~
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	100		i e
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		~	П
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.		~	

In th	ese commitments, "applicant" means the person carrying or	ut the development.			
	nmitments identified with a 🤳 in the "Show on DA plans" co		companying the development ap	olication for the proposed development	(if a
	elopment application is to be lodged for the proposed development				
	mitments identified with a v in the "Show on CC/CDC platificate / complying development certificate for the proposed		in the plans and specifications a	ccompanying the application for a con-	struction
	nmitments identified with a v in the "Certifier check" column of for the development may be issued.	n must be certified by a certifying auti	nority as having been fulfilled, bet	ore a final occupation certificate(either	interim

REV	DATE	DESCRIPTION	В١
Α	07.11.2022	ISSUED FOR DA	Dk

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PROPOSED ATTACHED DUAL OCCUPANCY	JOB NUMBER:	DWG NUMBER:
WITH GRANNY FLATS & POOLS	22713	A17.0
38 VIRGINIUS ST, PADSTOW LOT 19, DP 1528, SECTION C	DESIGNED BY:	DATE: 07.11.20
	A.N.	07.11.20
BASIX CERTIFICATE - DW2	DRAWN BY:	SCALE:
	A NI	AC CLIOWAN

ORIGINAL SIZE:

A3

A17.02

07.11.2022

AS SHOWN

#### Single Dwelling

Certificate number: 1347740S

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. Term 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.new.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 F Padstow	LAT- 38 Virginius Stre	
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.	С		
Project type	separate dwelling if	nouse - secondary	
No. of bedrooms	2		
Project score			
Water	<b>✓</b> 40	Target 40	
Thermal Comfort	✓ Pass	Target Pass	
Energy	<b>✓</b> 54	Target 50	

ertificate Prepared by ame / Company Name: Nemco Design	
lame / Company Name: Nemco Design	
BN (if applicable): 46166160505	

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 isted in the table	Show on CC/CDC plans & specs	Certifier check
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 celling/roof  The applicant must construct the floor(s), walls, and celling/roof of the dwelling in accordance with the specifications listed in the table below.		
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 issed in the table	~	~
The dwelling must not contain third level habitable aftic 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 is	~	V
Floor, walls and celling/roof The applicant must construct the floor(s), walls, and celling/roof of the dwelling in accordance with the specifications issed in the table	~	~
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table	~	~
below.	~	~

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - 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 • 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.: 1347740S Monday, 17 October 2022

### Description of project

Project address	C-
Project name	LOT 1-GRANNY FLAT- 38 Virginius Stre Padstow
Street address	38 Virginius Street Street Padstow 2211
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan 1528
Lot no.	19
Section no.	С
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 eres (m2)	4.95

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 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
	~	Pass	Target Pas
Thermal Comfort			

nning, Industry & Environment	www.basix.nsw.gov.au	Version: 3.0 / DARWINIA_3_20_0	Certificate No.: 1347740S	Monday, 17 October 2022	

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier
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 certifler 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)	Туре	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

(	Planning, Industry & Environment	www.basix.nsw.gov.au	Version: 3.0 / DARWINIA_3_20_0	Certificate No.: 1347740S	Monday, 17 October 2022	

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	8	~	-
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		~	V
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			V
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			_
as touce a set time trangg a setting acceptance		_	-

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 compiled with.

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The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.

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 devel (excluding the area of the roof which drains to any stormwater tank or private dam).

The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
all bathrooms/toilets; dedicated		~	~
the laundry; dedicated		_	V
all hallways; dedicated		~	~
Natural lighting	100		
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	100		
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.	1	J	

Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA\_3\_20\_0 Certificate No.: 1347740S

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a win 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 win the "Show on CCCIDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construct certificate / complying development certificate for the proposed development.

Commitments identified with a win the "Show on CCCIDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construct certificate / complying development certificate for the proposed development.

Commitments identified with a win the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate(either interfinal) for the development may be issued.

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA, 3, 20, 0 Certificate No.: 1347740S Monday, 17 October 2022

-	Α	07.11.2022	ISSUED FOR DA	DK

REV DATE DESCRIPTION

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ADDRESS: SUITE 4, LEVEL 1, 402-410 CHAPEL RD, BANKSTOWN, NSW 2200 P: 9709 5556 M: 0422 606 228 E: abraham@nemcodesign.com.au

the kitchen; dedicated

Schedule of BASIX commitments

Alternative water

The applicant must connect the rainwater tank to:

• all toilets in the development

STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN

PROPOSED ATTACHED DUAL OCCUPANCY	JOB NUMBER:
WITH GRANNY FLATS & POOLS	2271
38 VIRGINIUS ST, PADSTOW LOT 19. DP 1528. SECTION C	DESIGNED BY:

WITH GRANNY FLATS & POOLS	22713	A17.03	А3
38 VIRGINIUS ST, PADSTOW LOT 19, DP 1528, SECTION C	DESIGNED BY:	DATE: 07.11.2022	
		07.11.2022	
BASIX REQUIREMENTS - DW1 GRANNY	DRAWN BY:	SCALE:	(
FLAT	A.N.	AS SHOWN	

DWG NUMBER:

ORIGINAL SIZE:

### **BASIX**\*Certificate Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1347770S

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 name	LOT 2- GRANNY F padstow	LAT-38 Virginius Street
Street address	38 Virginius Street	Street Padstow 2211
Local Government Area	Canterbury-Banksto	own Council
Plan type and plan number	deposited 1528	
Lot no.	19	
Section no.	С	
Project type	separate dwelling h dwelling	ouse - secondary
No. of bedrooms	2	
Project score		
Water	<b>✓</b> 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	<b>✓</b> 57	Target 50

Certificate Prepared by	
Name / Company Name: Nemco Design	
ABN (if applicable): 46166160505	

A 07.11.2022 ISSUED FOR DA

REV DATE DESCRIPTION

Thern	nal Comfort Commitments			Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Gene	ral features					
The dw	elling 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			90		
The app	plicant must construct the floor(s), walls, and o	ceiling/roof of the dwelling in accordance with the specifications listed	in the table	_	V	-
Constr	uction	Additional insulation required (R-Value)	Other sp	ecifications		
floor - c	oncrete slab on ground	nil				
externa	I wall - cavity brick	0.50 (or 1.17 including construction)				
ceiling a	and roof - flat ceiling / pitched roof	ceiling: 4.5 (up), roof: foil/sarking	gable en	d vents; mediu	ım (solar absorptance 0	.475-0.70)
Note	Insulation specified in this Certificate must I	be installed in accordance with Part 3.12.1.1 of the Building Code of A	kustralia.			
	- In cases alimete source inculation about the	e installed with due consideration of condensation and associated inte				

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifie 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.		V	-
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	_	~	-
Other		i.	
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		V	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the definitions.	BASIX	~	
The applicant must install a fixed outdoor clothes drying line as part of the development.		~	

- GRANNY FLAT	T-38 Virginius Street,	Description o	f project		
ginius Street Stre	eet Padstow 2211	Booon prion o	. project		
rbury-Bankstown	Council				
ited 1528		Project address		Assessor details and thermal	loads
		Project name	LOT 2- GRANNY FLAT-38 Virginius Street,	Assessor number	n/a
		The Control of Control	padstow	Certificate number	n/a
ate dwelling hous	se - secondary	Street address	38 Virginius Street Street Padstow 2211	Climate zone	n/a
-		Local Government Area	Canterbury-Bankstown Council	Area adjusted cooling load (MJ/m²,vear)	n/a
		Plan type and plan number	Deposited Plan 1528	Area adjusted heating load (MJ/m².year)	n/a
		Lot no.	19	Ceiling fan in at least one bedroom	n/a
40	Target 40	Section no.	С	Ceiling fan in at least one living room or	n/a
Pass	Target Pass	Project type		other conditioned area	100
57	Target 50	Project type	separate dwelling house - secondary dwelling	Project score	
24	Talget 50	No. of bedrooms	2	Water	✔ 40
		Site details		Thermal Comfort	✓ Pas
		Site area (m²)	506	-	
		Roof area (m²)	70	Energy	✓ 57
		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		

Thermal Comfort Cor	nmitments				Show on DA plans	Show on CC/CDC plans & specs	Certifie check
Windows, glazed doo	ors and skyligh	its					
			evices described in the table belo ons must be satisfied for each wir		-	~	~
The dwelling may have 1 sk	kylight (<0.7 square	metres) which is not	listed in the table.		_	_	-
The following requirements	must also be satisf	fied in relation to each	window and glazed door:			_	
For the following glass a	and frame types, th	e certifier check can b	e performed by visual inspection.			•	
- Aluminium single cle	ar						
- Aluminium double (a	ir) clear						
- Timber/uPVC/fibregl	ass single clear						
- Timber/uPVC/fibreglass	double (air) clear						
						100	į.
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Туре	Shading Device (Dimer 10%)	nsion within	Overshadowing	
North facing							
W2.12	970	1810	aluminium, single, clear	eave 450 mm, 300 mm a of window or glazed doo		not overshadowed	
W2.13	970	1810	aluminium, single, clear	eave 450 mm, 300 mm a of window or glazed doo		not overshadowed	
South facing							
W2.11	600	1600	aluminium, single, clear	eave 450 mm, 1100 mm of window or glazed doo		not overshadowed	
	600	1210	aluminium, single, clear	eave 450 mm, 300 mm a of window or glazed doo		not overshadowed	
W2.10							
	1						
W2.10 West facing SD2.4	2400	2410	aluminium, single, clear	eave 450 mm, 300 mm a of window or glazed doo		not overshadowed	

Legend	·		<u> </u>	
In these commitments, "applicant" means the person of				
Commitments identified with a v in the "Show on DA development application is to be lodged for the propos		ccompanying the development ap	plication for the proposed development	(if a
Commitments identified with a v in the "Show on CC certificate / complying development certificate for the p		n in the plans and specifications a	accompanying the application for a cons	truction
Commitments identified with a  in the "Certifier checking) for the development may be issued.	k" column must be certified by a certifying au	hority as having been fulfilled, be	fore a final occupation certificate(either	interim or

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#### Schedule of BASIX commitments

Target Pass Target 50

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 compiled with.

ixtures			
eapplicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in showers in the development.	1	_	-
ne applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		~	~
ne applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		~	
ne applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		~	
Iternative water			
ainwater tank			
ne applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in coordance with, the requirements of all applicable regulatory authorities.	~	~	~
ne applicant must configure the rainwater tank to collect rain runoff from at least 70 square metres of the roof area of the developmen xcluding the area of the roof which drains to any stormwater tank or private dam).	it	~	~
ne applicant must connect the rainwater tank to:			
all tollets in the development		~	~
at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human			

BASIX	Planning, Industry & Environment	www.basix.nsw.gov.au	Version: 3.0 / DARWINIA_3_20_0	Certificate No.: 1347770S	Monday, 17 October 2022
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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 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 dook (LED) lamps:			
at least 2 of the bedrooms / study, dedicated		~	~
at least 1 of the living / dining rooms; dedicated		~	~
the kitchen; dedicated			

_2		PROPOSED ATTACHED DU
17.	ADDRESS: SUITE 4, LEVEL 1,	WITH GRANNY FLATS
77.	402-410 CHAPEL RD, BANKSTOWN, NSW 2200 P: 9709 5556 M: 0422 606 228 E: abraham@nemcodesign.com.au	38 VIRGINIUS ST, PA
		LOT 19, DP 1528, SEG
NEMCO DESIGN	L. abraham@nemcodesign.com.au	

STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN

OPOSED ATTACHED DUAL OCCUPANCY	JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
WITH GRANNY FLATS & POOLS	22713	A17.04	A3
38 VIRGINIUS ST, PADSTOW LOT 19, DP 1528, SECTION C	DESIGNED BY:	DATE: 07.11.2022	
	A.N.	07.11.2022	
BASIX REQUIREMENTS - DW2 GRANNY	DRAWN BY:	SCALE:	
FLAT	A.N.	AS SHOWN	\   ノ