

RUSSELL STREET

LEGEND

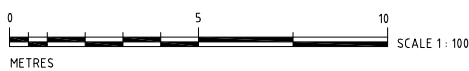
- T:0.3 (TRUNK DIAMETER)
S:3 (CANOPY SPREAD)
H:10 (HEIGHT)
- ▲ BENCH MARK
● COMMUNICATION PIT
M WATER METER
Sv SEWER VENT
PP : POWER POLE
GUT : TOP OF GUTTER
WS : WINDOW SILL
WT : WINDOW TOP
CO : CONCRETE
VC : VEHICLE CROSSING
TK : TOP OF CONCRETE KERB

REVISION	DATE	AMENDMENTS
A	04-10-22	INITIAL USE

URBANEX SURVEYORS
PH: 9786 6734
SHOP 1 103 CANN ST BASS
HILL 2197
EMAIL:
survey@urbanex.net.au

ROSS TREVOR DUNCAN
REGISTERED SURVEYOR
NO.82

DRAWING TITLE
LEVELS & DETAIL OVER LOT 192 IN DP 29412
PROJECT ADDRESS
50 RUSSELL STREET, GREENACRE



CLIENT
Olga Jaajaa
LOCAL GOVERNMENT AREA
CANTERBURY-BANKSTOWN

JOB NUMBER
R456
DWG NUMBER
R456-DET-01
DATE
04-10-22

SHEET
1 OF 1
LEVELS
AHD

NOTES
1. BOUNDARIES HAVE NOT BEEN SURVEYED. 2. DO NOT SCALE THIS DRAWING FOR DIMENSIONS. 3. DIMENSIONS, BEARINGS AND ANGLES HAVE BEEN OBTAINED FROM THE LAND TITLE OFFICE ONLY. 4. ONLY ABOVE GROUND AND VISIBLE SERVICES HAVE BEEN SURVEYED. OTHER SERVICES MAY EXIST HING AND NOT SHOWN. CONFIRMATION OF THESE SERVICES AND POSITIONS SHOULD BE MADE BEFORE ANY EXCAVATION WORK. 5. CONTOUR INTERVALS 0.5M. 6. LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING SSN 141382 R/L. 7. TREE CHARACTERS ARE TO APPROXIMATE SCALE FOR CANOPY SPREAD. 8. ALL UNDER FENCES ARE NOT TO SCALE. 9. ALL KERN LEVELS ARE ON TOP OF THE KERB UNLESS STATED OTHERWISE. 10. THE POINT FOR BUILDING ON ACCORDING LOTS ARE DIAGNOSTIC ONLY.

DESIGNER:

milou
associates

CONTACT:

PLEASE CONTACT MILOU & ASSOCIATES
IF DEEMED NECESSARY IN REGARDS TO
THE DRAWINGS AND THE DEVELOPMENT
APPLICATION IN GENERAL. PH:9587 3572
PH:0411448482

CLIENT:

Prime Holdings NSW Pty Ltd

PROJECT:

PROPOSED DUAL OCCUPANCY

at

50 Russell Street Greenacre NSW 2190
Lot 192, D.P. 29412

TITLE:

SITE SURVEY

FILE:

PLOTTED:

STATUS: DEVELOPMENT APPLICATION

DATE:

18/10/22

SCALE:

1:200

PROJ:

10-2022

STAGE:

DA

DRAWN:

A.M

CHECKED:

APPROVED:

TYPE:

A2

SHEET:

1

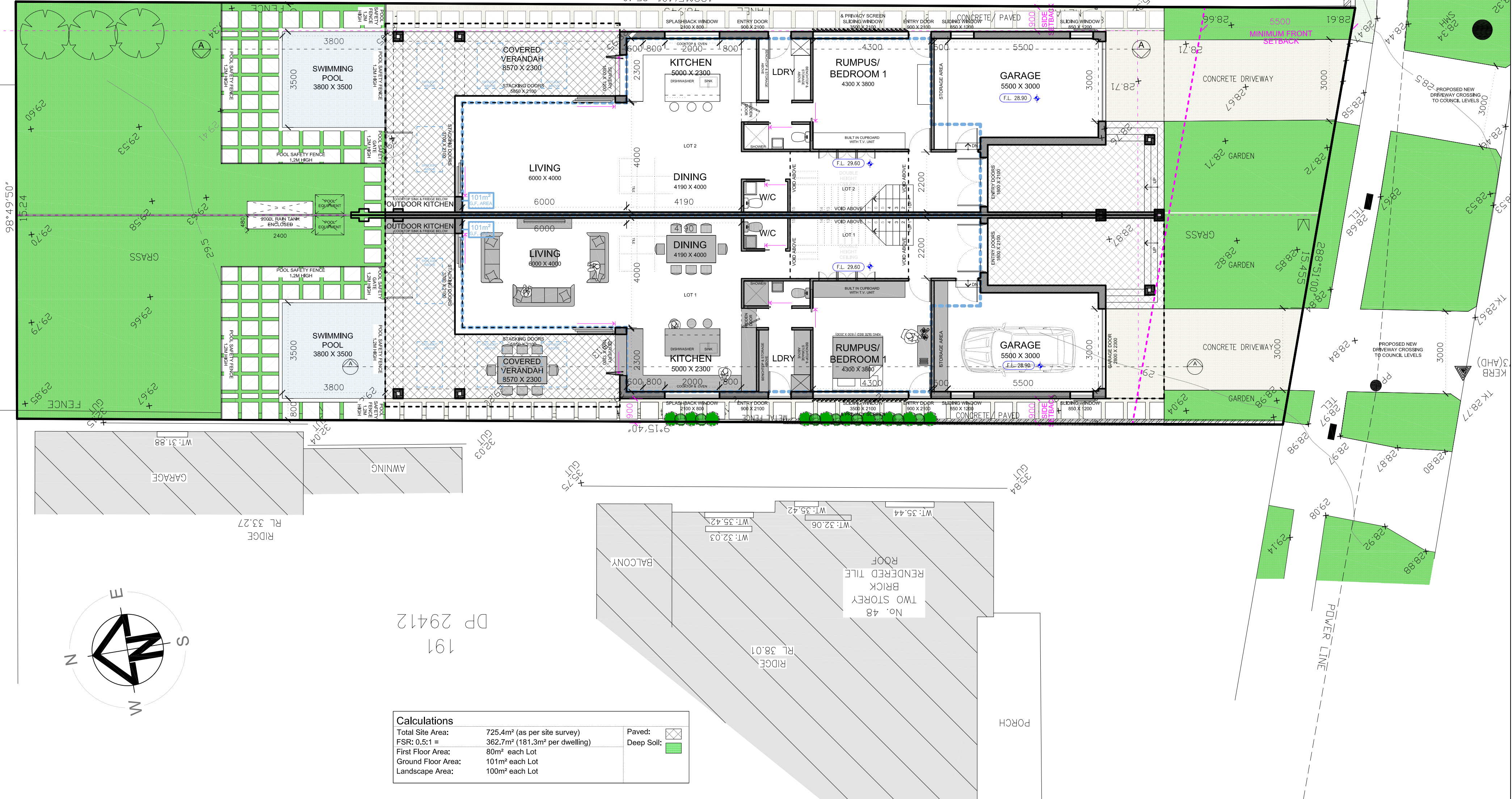
REV:

ABSA

Assr # 20327 Cert # 59346886

Sign *AW*

Date 10.11.22



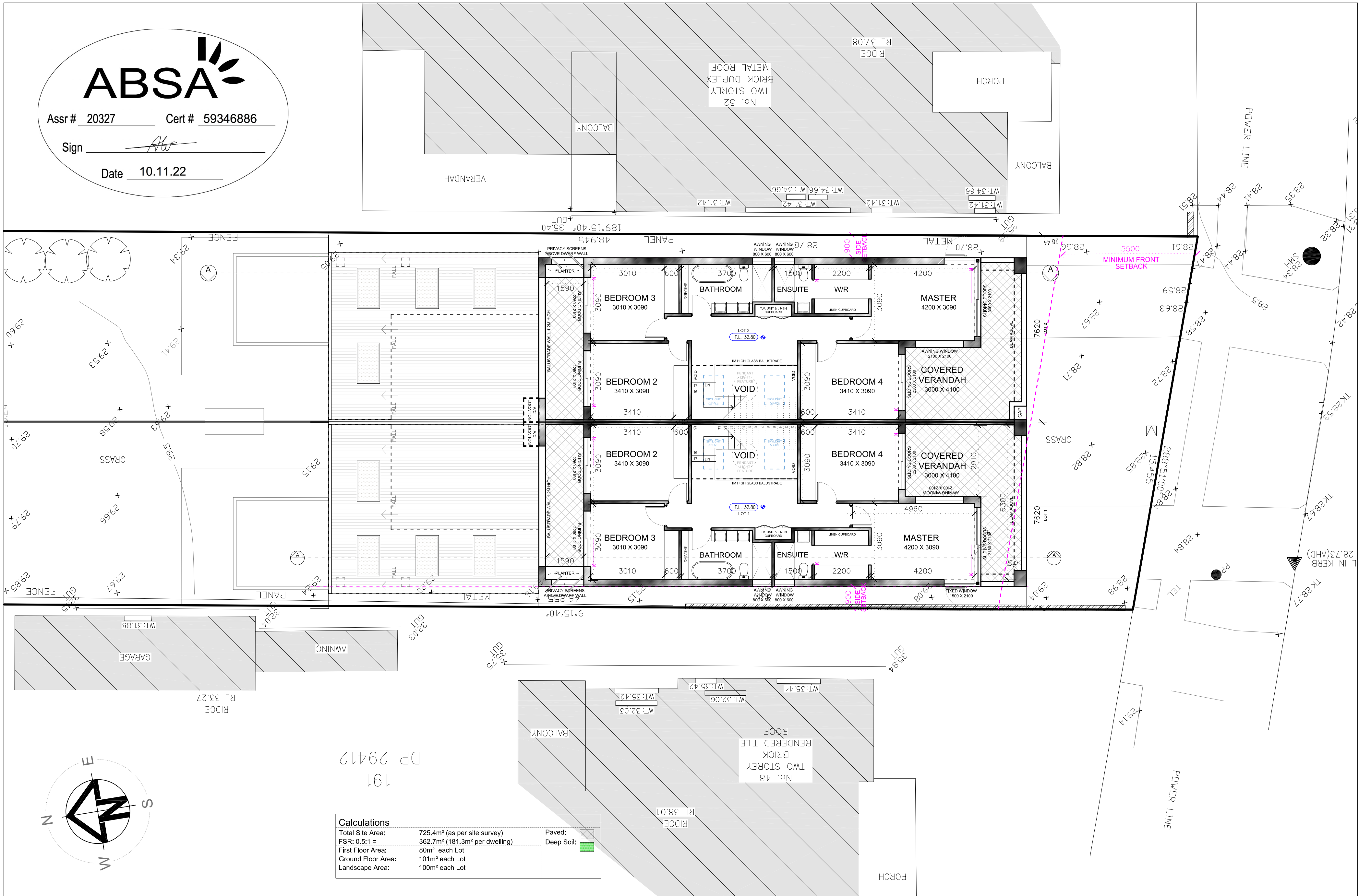
DESIGNER: 	CONTACT: PLEASE CONTACT MILOU & ASSOCIATES IF DEEMED NECESSARY IN REGARDS TO THE DRAWINGS AND THE DEVELOPMENT APPLICATION IN GENERAL. PH:9587 3572 PH:0411448482	CLIENT: Prime Holdings NSW Pty Ltd	PROJECT: PROPOSED DUAL OCCUPANCY at 50 Russell Street Greenacre NSW 2190 Lot 192, D.P. 29412	TITLE: GROUND FLOOR PLAN	STATUS: DEVELOPMENT APPLICATION			
					DATE: 18/10/22	SCALE: 1:100	PROJ: 10-2022	JOB:
					STAGE: DA	DRAWN: A.M	CHECKED:	APPROVED:
					FILE:	PLOTTED:	TYPE: A2	REV:

ABSAL

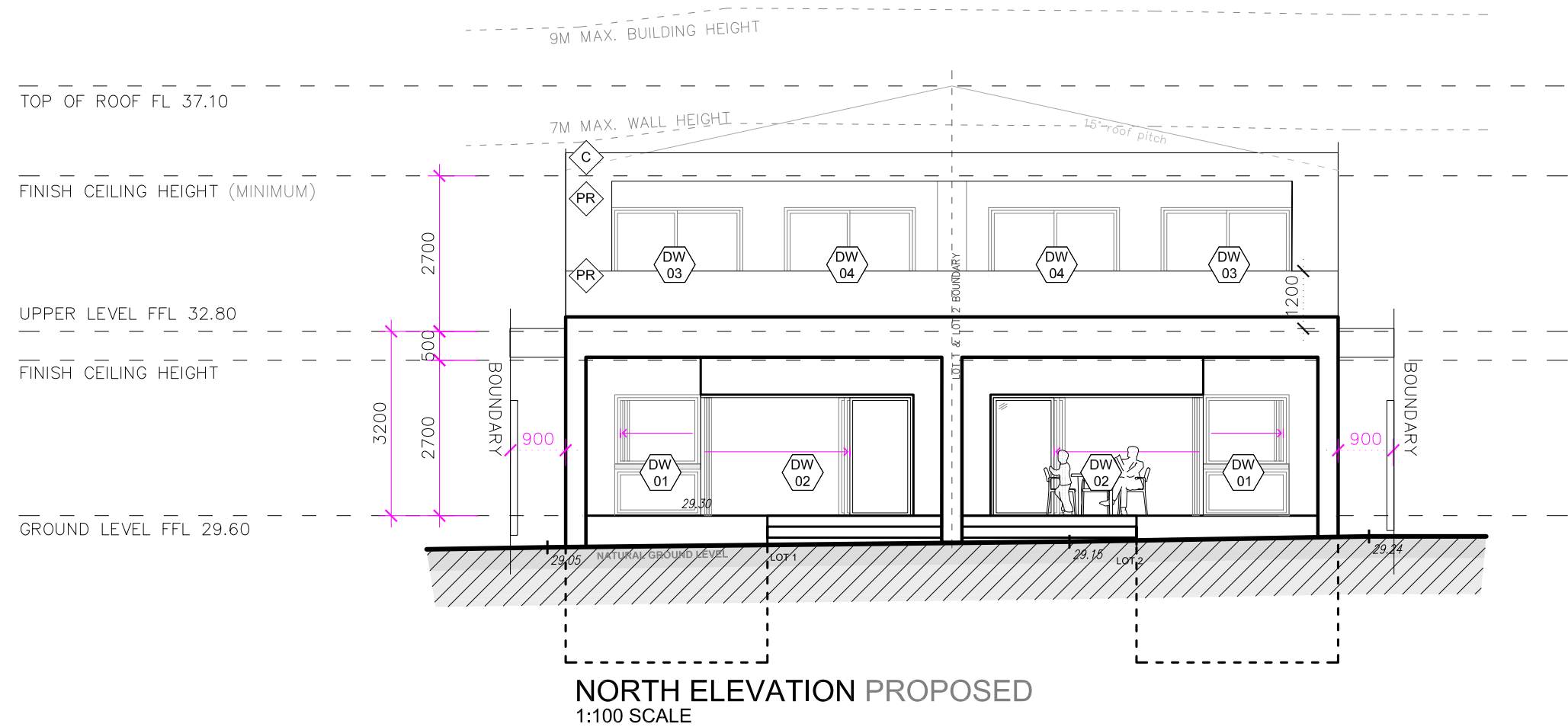
Assr # 20327 Cert # 59346886

Sign 

Date 10.11.22



DESIGNER: 	CONTACT: PLEASE CONTACT MILOU & ASSOCIATES IF DEEMED NECESSARY IN REGARDS TO THE DRAWINGS AND THE DEVELOPMENT APPLICATION IN GENERAL. PH:9587 3572 PH:0411448482	CLIENT: Prime Holdings NSW Pty Ltd	PROJECT: PROPOSED DUAL OCCUPANCY at 50 Russell Street Greenacre NSW 2190 Lot 192, D.P. 29412	TITLE: FIRST FLOOR PLAN	STATUS: DEVELOPMENT APPLICATION			
					DATE:	SCALE:	PROJ:	JOB:
					18/10/22	1:100		10-2022
					STAGE:	DRAWN:	CHECKED:	APPROVED:
					DA	A.M		
					TYPE:	SHEET:		REV:
					A2	3		



 **Celerbend Reef**

Paint & Render

Garage & Front Door

01 **Doors & Windows**

 Garage Door

Hinged TI

 Light gray

☐ Whi

Page 10 of 10

☐ Stegbar light grey

powder coated

 light grey or similar

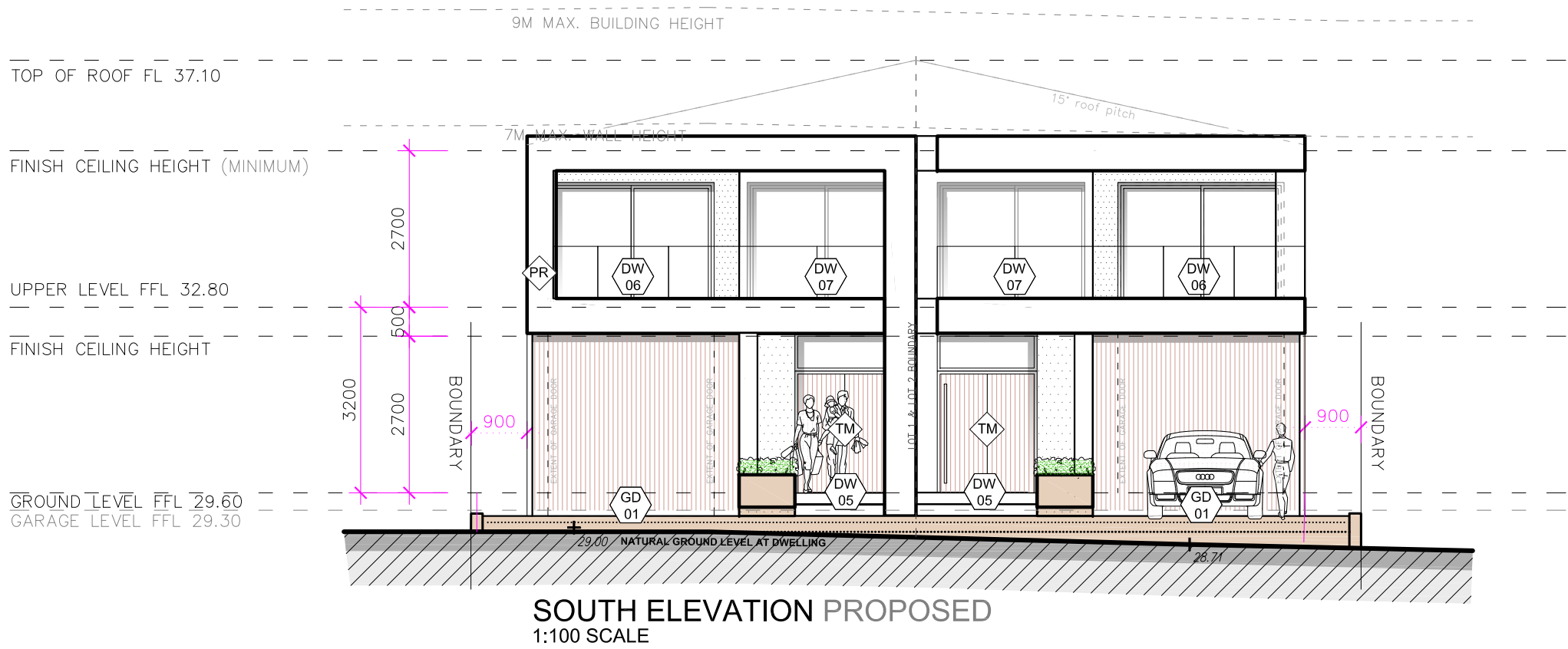
10/10/2016

DESIGNER: 	CONTACT: PLEASE CONTACT MILOU & ASSOCIATES IF DEEMED NECESSARY IN REGARDS TO THE DRAWINGS AND THE DEVELOPMENT APPLICATION IN GENERAL. PH:9587 3572 PH:0411448482	CLIENT: Prime Holdings NSW Pty Ltd	PROJECT: PROPOSED DUAL OCCUPANCY at 50 Russell Street Greenacre NSW 2190 Lot 192, D.P. 29412	TITLE: NORTH ELEVATION		STATUS: DEVELOPMENT APPLICATION			
						DATE: 18/10/22	SCALE: 1:100	PROJ: 10-2022	JOB: 10-2022
				STAGE: DA	DRAWN: A.M	CHECKED:	APPROVED:		
				FILE:	PLOTTED:	TYPE: A2	SHEET: 4	REV:	

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Assr # 20327Cert # 59346886

SignDate 10.11.22



FINISHES LEGEND

- C Colorbond Roof
- PR Paint & Render Finish to Full Brick Walls
- TM Timber Finish to Garage & Front Door
- DW 01 Doors & Windows
- GD 01 Garage Door

DETAILS

Hipped Tile Roof

Light grey or similar

Paint Finish

White or Similar

Aluminium powder coated windows

Stegbar light grey powder coated aluminium windows or similar

Colorbond® powder coat guttering

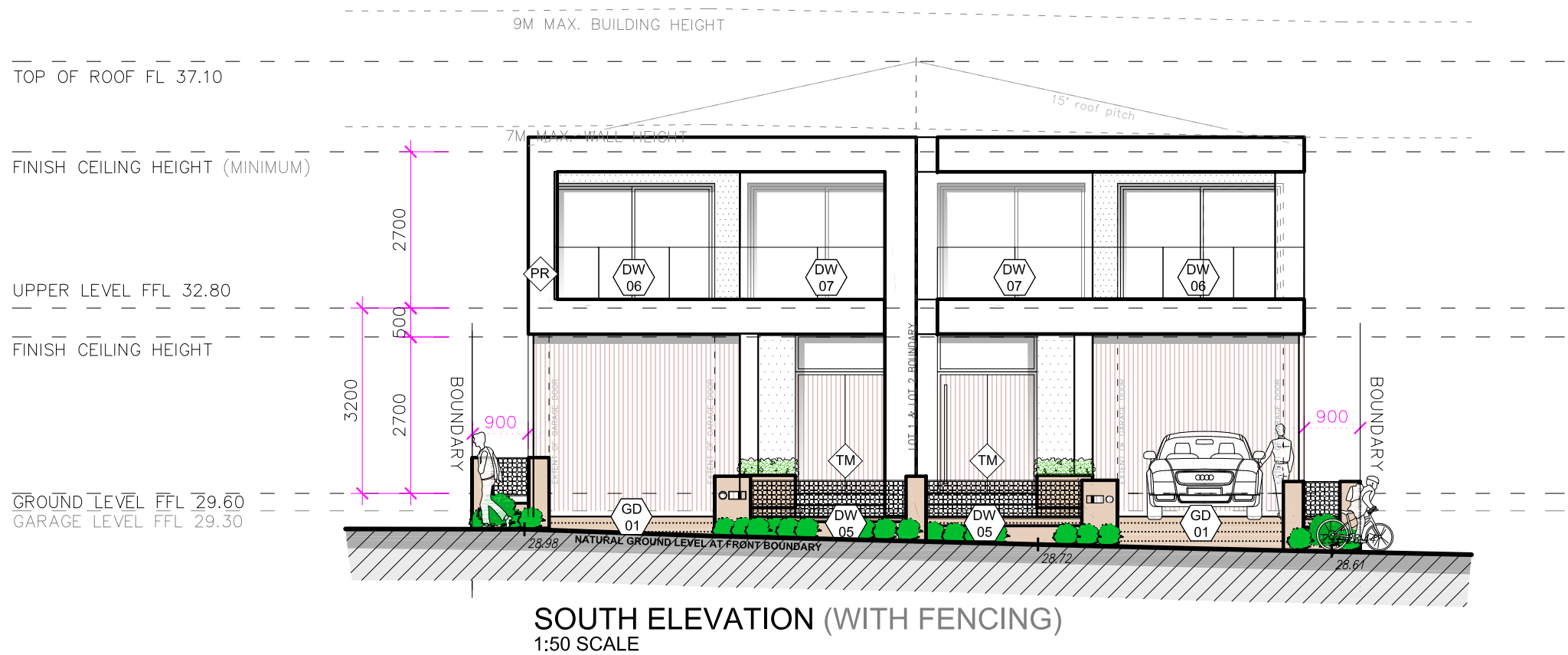
light grey or similar

DESIGNER: milou associates	CONTACT: PLEASE CONTACT MILOU & ASSOCIATES IF DEEMED NECESSARY IN REGARDS TO THE DRAWINGS AND THE DEVELOPMENT APPLICATION IN GENERAL. PH:9587 3572 PH:0411448482	CLIENT: Prime Holdings NSW Pty Ltd	PROJECT: PROPOSED DUAL OCCUPANCY at 50 Russell Street Greenacre NSW 2190 Lot 192, D.P. 29412	TITLE: SOUTH ELEVATION	STATUS: DEVELOPMENT APPLICATION			
					DATE: 18/10/22	SCALE: 1:100	PROJ: 	JOB: 10-2022
					STAGE: DA	DRAWN: A.M	CHECKED: 	APPROVED:
					FILE: 	PLOTTED: 	TYPE: A2	SHEET: 5

ABSAL

Assr # 20327Cert # 59346886

SignDate 10.11.22

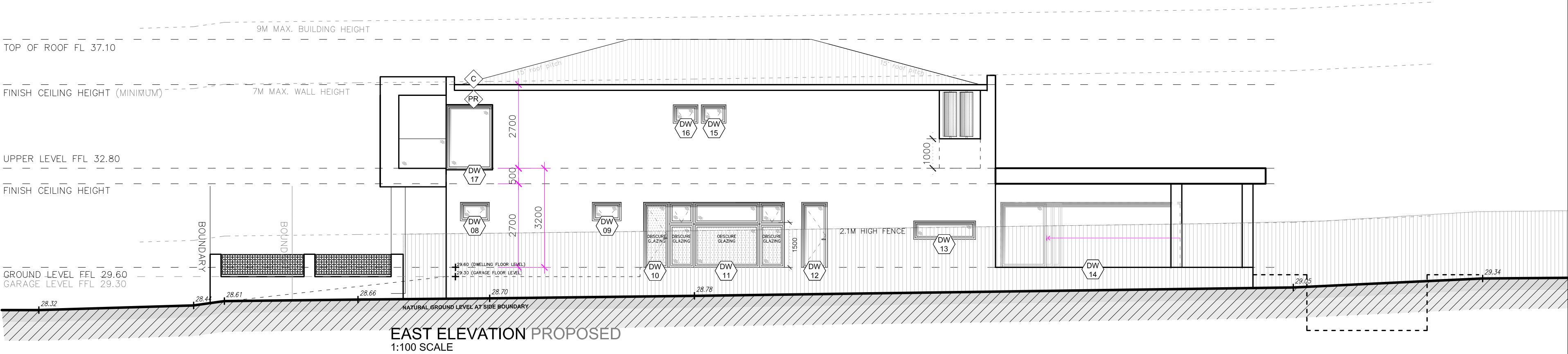


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					DATE: 18/10/22	SCALE: 1:100	PROJ: 	JOB: 10-2022
					STAGE: DA	DRAWN: A.M	CHECKED: 	APPROVED:
					FILE: 	PLOTTED: 	TYPE: A2	SHEET: 6

ABSAL

Assr # 20327Cert # 59346886

SignDate 10.11.22



DESIGNER:

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IF DEEMED NECESSARY IN REGARDS TO
THE DRAWINGS AND THE DEVELOPMENT
APPLICATION IN GENERAL. PH:9587 3572
PH:0411448482

CLIENT:

Prime Holdings NSW Pty Ltd

PROJECT:

PROPOSED DUAL OCCUPANCY

at

50 Russell Street Greenacre NSW 2190
Lot 192, D.P. 29412

TITLE:

EAST ELEVATION

FILE:

PLOTTED:

STATUS:

DEVELOPMENT APPLICATION

DATE:

18/10/22

SCALE:

1:100

PROJ:

JOB:

10-2022

STAGE:

DA

DRAWN:

A.M

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APPROVED:

TYPE:

A2

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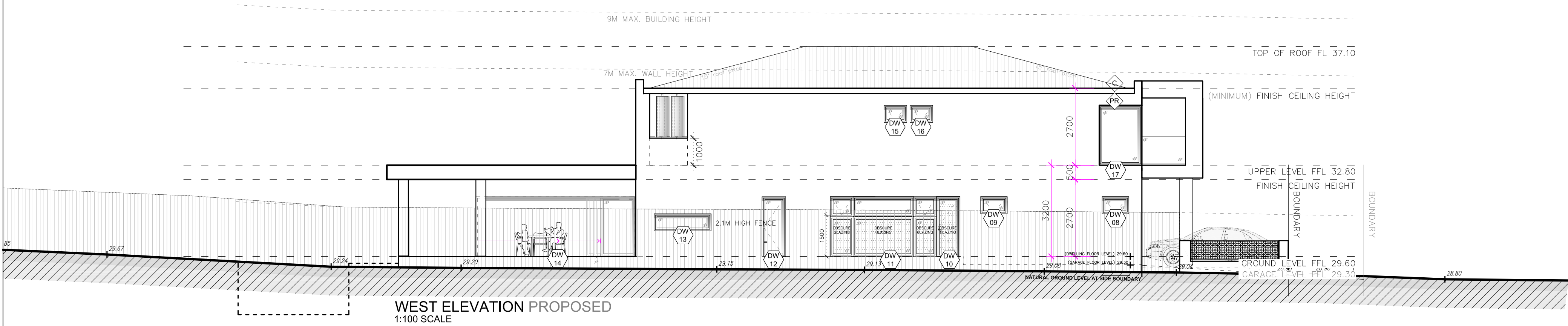
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ABSAL

Assr # 20327 Cert # 59346886

Sign 

Date 10.11.22



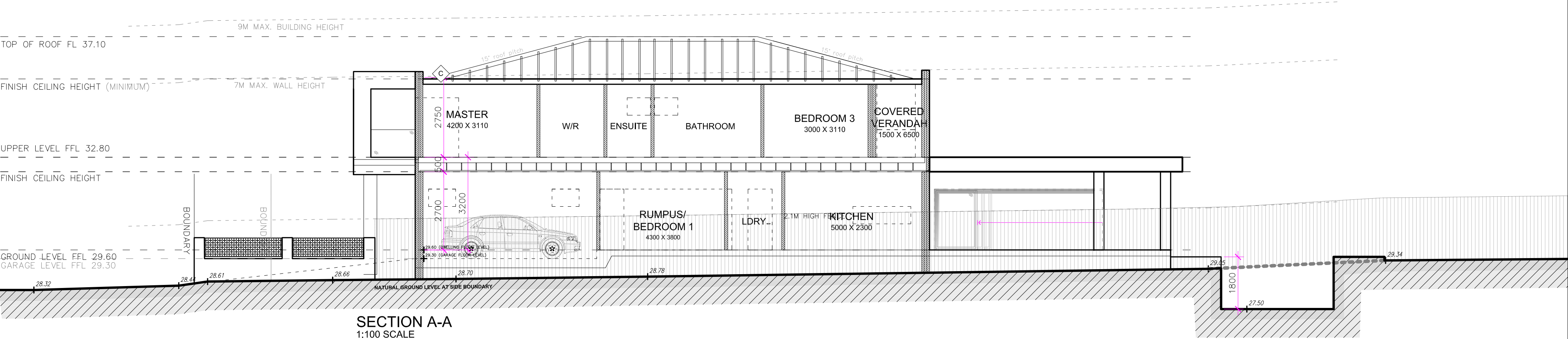
DESIGNER: 	CONTACT: PLEASE CONTACT MILOU & ASSOCIATES IF DEEMED NECESSARY IN REGARDS TO THE DRAWINGS AND THE DEVELOPMENT APPLICATION IN GENERAL. PH:9587 3572 PH:0411448482	CLIENT: Prime Holdings NSW Pty Ltd	PROJECT: PROPOSED DUAL OCCUPANCY at 50 Russell Street Greenacre NSW 2190 Lot 192, D.P. 29412	TITLE: WEST ELEVATION		STATUS: DEVELOPMENT APPLICATION					
						DATE: 18/10/22	SCALE: 1:100	PROJ:	JOB: 10-2022		
						STAGE: DA	DRAWN: A.M	CHECKED:	APPROVED:		
				FILE:		PLOTTED:		TYPE: A2	SHEET: 8		REV:

ABSAL

Assr # 20327 Cert # 59346886

Sign 

Date 10.11.22



DESIGNER:

milou

associates

CONTACT:

PLEASE CONTACT MILOU & ASSOCIATES IF DEEMED NECESSARY IN REGARDS TO THE DRAWINGS AND THE DEVELOPMENT APPLICATION IN GENERAL. PH:9587 3572 PH:0411448482

CLIENT:

Prime Holdings NSW Pty Ltd

PROJECT:

PROPOSED DUAL OCCUPANCY

at

50 Russell Street Greenacre NSW 2190

Lot 192, D.P. 29412

TITLE:

SECTION A-A

FILE:

PLOTTED:

TYPE:

A2

SHEET:

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REV:

STATUS:

DEVELOPMENT APPLICATION

DATE:

18/10/22

SCALE:

1:100

PROJ:

JOB:

10-2022

STAGE:

DA

DRAWN:

A.M

CHECKED:

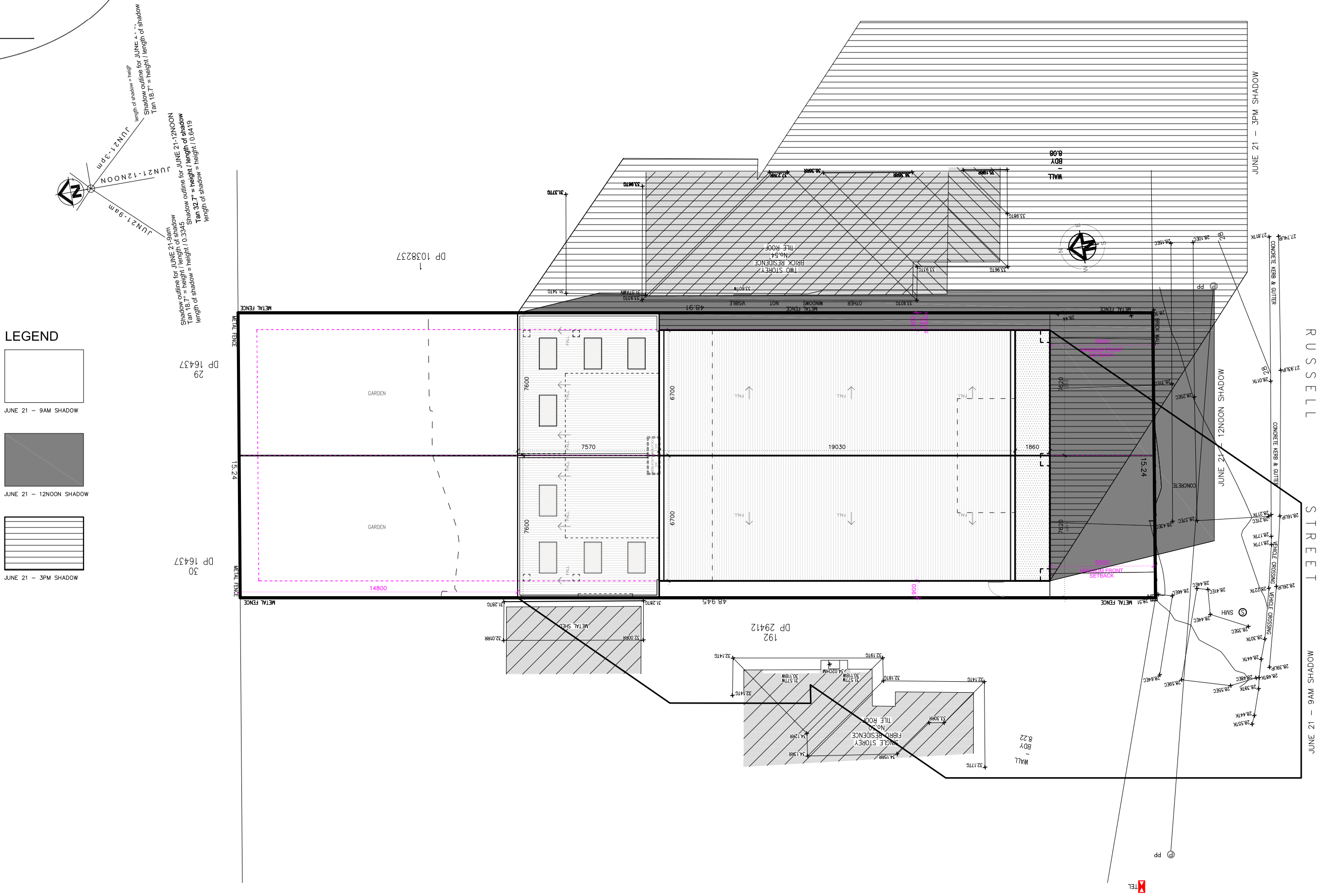
APPROVED:

ABSAL

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Date 10.11.22

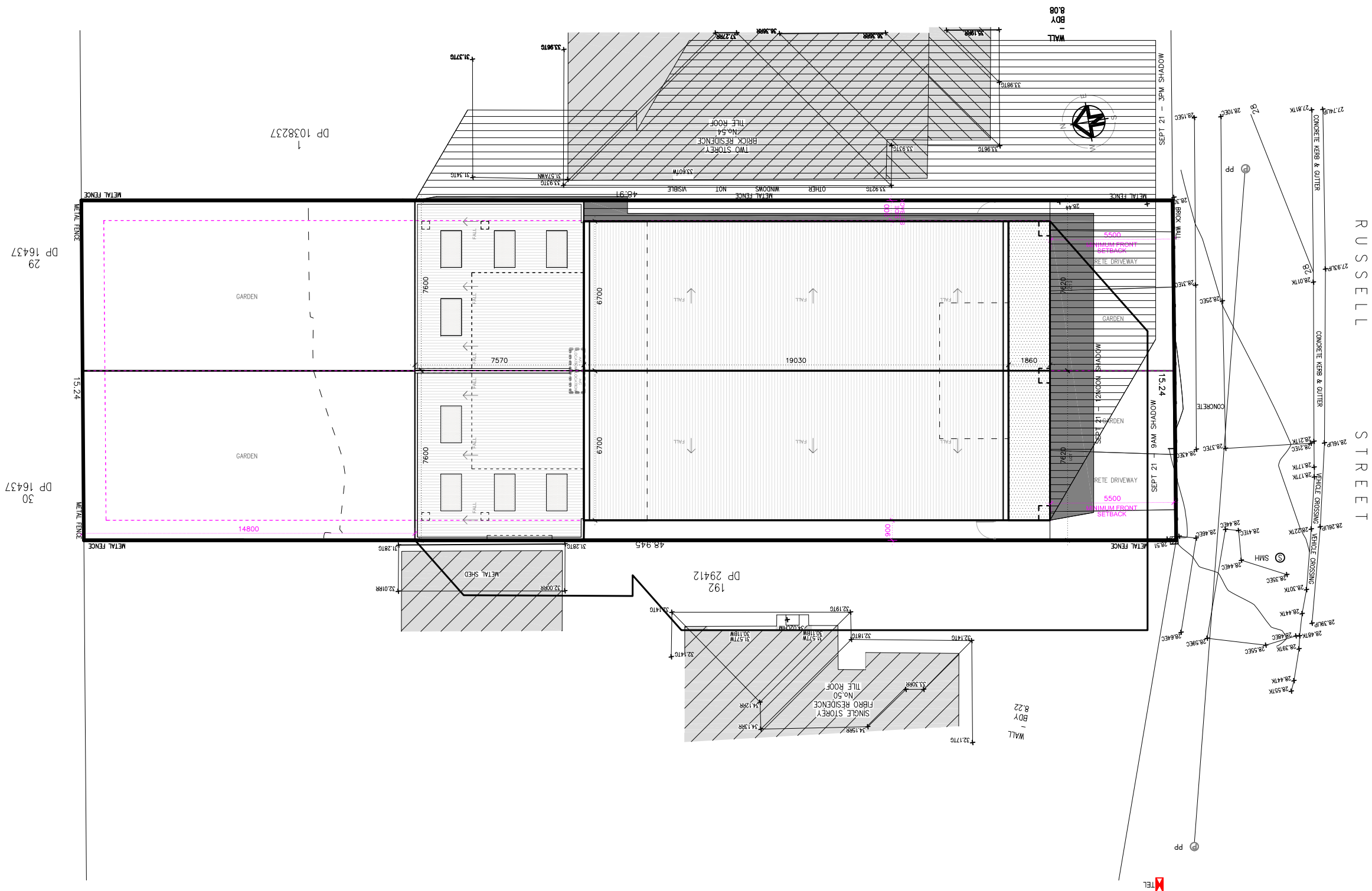


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Assr # 20327 Cert # 59346886

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Date 10.11.22



DESIGNER: 	CONTACT: PLEASE CONTACT MILOU & ASSOCIATES IF DEEMED NECESSARY IN REGARDS TO THE DRAWINGS AND THE DEVELOPMENT APPLICATION IN GENERAL. PH:9587 3572 PH:0411448482	CLIENT: Prime Holdings NSW Pty Ltd	PROJECT: PROPOSED DUAL OCCUPANCY at 50 Russell Street Greenacre NSW 2190 Lot 192, D.P. 29412	TITLE: SHADOW DIAGRAMS 02	STATUS: DEVELOPMENT APPLICATION			
					DATE: 18/10/22	SCALE: 1:200	PROJ: 10-2022	JOB: 10-2022
					STAGE: DA	DRAWN: A.M	CHECKED:	APPROVED:
					FILE:	PLOTTED:	TYPE: A2	SHEET: 11

Compliance:

Neighbour Privacy

The proposed development takes into account neighbour privacy requirements by making sure any windows or openings do not directly face rear yard areas or are highlight & awning windows where possible.

Solar Access

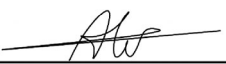
Gilazing is situated to take advantage of the natural sunlight from East to West during the day where possible.

Setbacks & Heights

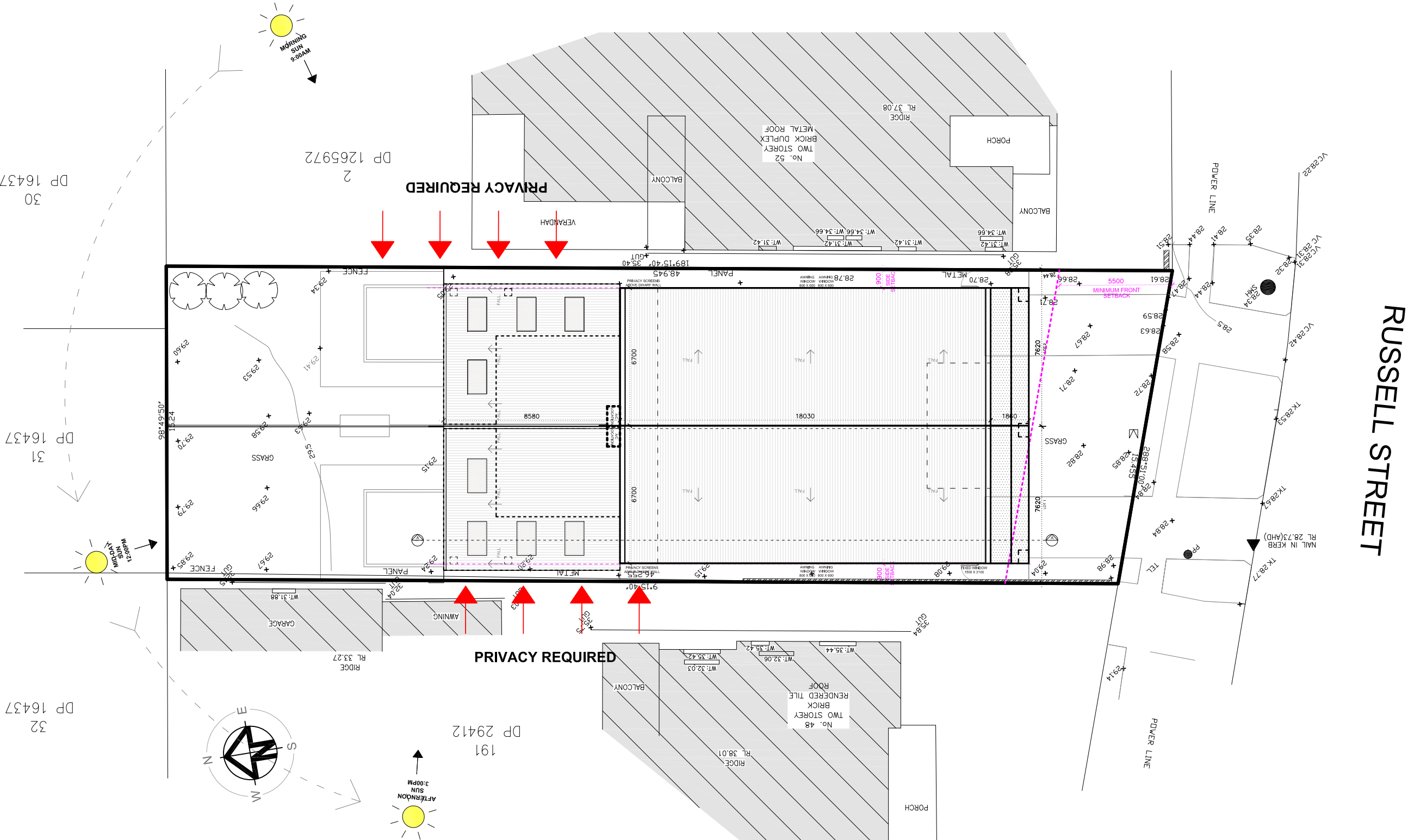
Setbacks are consistent with Council DCP requirements for front and side setbacks. In addition the 7m maximum wall height dimension is shown on all elevations to show all walls are below this height.

ABSAS

Assr # 20327Cert # 59346886

Sign 

Date 10.11.22



DESIGNER:



CONTACT:

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CLIENT:

Prime Holdings NSW Pty Ltd

PROJECT:

PROPOSED DUAL OCCUPANCY

at

50 Russell Street Greenacre NSW 2190

Lot 192, D.P. 29412

TITLE:

SITE ANALYSIS PLAN

FILE:

PLOTTED:

STATUS: DEVELOPMENT APPLICATION

DATE: 18/10/22

SCALE: 1:200

PROJ: 10-2022

JOB:

STAGE: DA

DRAWN: A.M

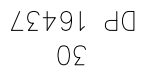
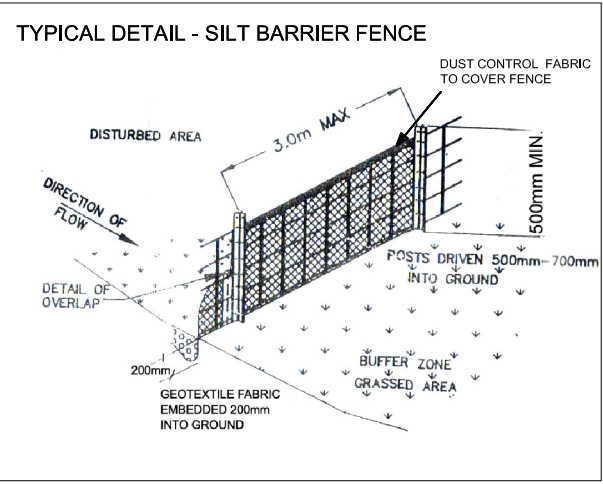
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APPROVED:

TYPE: A2

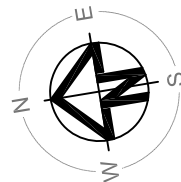
SHEET: 12

REV:



31
DP 16437

32
DP 16437



DESIGNER: 	CONTACT: PLEASE CONTACT MILOU & ASSOCIATES IF DEEMED NECESSARY IN REGARDS TO THE DRAWINGS AND THE DEVELOPMENT APPLICATION IN GENERAL. PH:9587 3572 PH:0411448482	CLIENT: Prime Holdings NSW Pty Ltd	PROJECT: PROPOSED DUAL OCCUPANCY at 50 Russell Street Greenacre NSW 2190 Lot 192, D.P. 29412	TITLE: SITE PLAN		STATUS: DEVELOPMENT APPLICATION			
						DATE: 18/10/22	SCALE: 1:200	PROJ:	JOB: 10-2022
				STAGE: DA	DRAWN: A.M	CHECKED:	APPROVED:		
				FILE:	PLOTTED:	TYPE: A2	SHEET: 13	REV:	

Multi Dwelling

Certificate number: 1357038M

2. Commitments for single dwelling houses

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

Dwelling no.	Fixtures				Appliances			Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	3 star	4 star	4 star	no	-	-	18.0	yes	outdoors	yes	0.0	no	-

Alternative water source								
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	individual water tank (no. 1)	Tank size (min) 2000.0 litres	To collect run-off from at least: 100.0 square metres of roof area; 0.0 square metres of impervious area; 0.0 square metres of garden and lawn area; and 0.0 square metres of planter box area.	yes	yes	no	no	no
All dwellings	individual water tank (no. 2)	Tank size (min) 2000.0 litres	To collect run-off from at least: 100.0 square metres of roof area;	yes	no	no	no	no

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/or at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	✔
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	✔
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

Dwelling no.	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 4 star	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	interlocked to light

Dwelling no.	Cooling		Heating		Artificial lighting					Natural lighting		
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	-	-	5 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	-

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	solar only	yes	-	-	gas cooktop & electric oven	-	yes	-	-	-	yes	yes

Alternative energy	
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	-

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
1	39.0	28.0
All other dwellings	37.0	24.0

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground(m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
All dwellings	89	-	80	16	No

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

DESIGNER: milou associates	CONTACT: PLEASE CONTACT MILOU & ASSOCIATES IF DEEMED NECESSARY IN REGARDS TO THE DRAWINGS AND THE DEVELOPMENT APPLICATION IN GENERAL. PH:9587 3572 PH:0411448482	CLIENT: Prime Holdings NSW Pty Ltd	PROJECT: PROPOSED DUAL OCCUPANCY at 50 Russell Street Greenacre NSW 2190 Lot 192, D.P. 29412	TITLE: BASIX COMMITMENTS FILE: PLOTTED:	STATUS: DEVELOPMENT APPLICATION DATE: 18/10/22 STAGE: DA TYPE: A2 PROJ: 10-2022 CHECKED: SHEET: 14 APPROVED: REV:
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