

ALL SMOKE ALARMS TO COMPLY WITH AS 3789 AND BCA 3.7.5.5 HARDWIRED TO THE CONSUMER POWER MAINS AND INTERCONNECTED TO EACH OTHER

ALL WET AREAS TO BE STEPPED DOWN 50mm FROM FFL

NOTE:
1) Weather seals to all external doors and windows.
2) Foil Slatation/sarking to under roof tiles
3) R4.0 Insulation to ceiling
4) R2.0 to all external brick walls

REFER TO BASIX CERTIFICATES FOR FURTHER DETAIL

ALL WORKS TO COMPLY WITH BCA & AUSTRALIAN STANDARDS REFER TO LANDSCAPE PLAN FOR MORE DETAILS

REFER TO HYDRAULIC ENGINEER PLANS FOR FURTHER DETAILS

REFER TO STRUCTURAL ENGINEER PLANS FOR FURTHER DETAILS

BCA General notes:

- Mechanical Ventilation in accordance with Clause 3.8.5.2(c) of the NCC Volume Two 2019
- Balustrades Installation in accordance with Clause 3.9.2.3 of the NCC Volume Two 2019
- Protection of Operable Windows in accordance with Clause 3.9.2.6 of the NCC Volume Two 2019

Designed By:

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY idizin sydney.

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DIAL1100

BEFORE YOU DIG

LEGENDS:

● SMOKE ALARMS TO AS3786

Issue	Amendment	Initials	CCte
A	Issued for DA Approval	A.T	14.11.22

Address:

L01: 16 SEC: 6
DP: 5701
15 Matthews Street
Punchbowl, NSW

Project:

Tree Removal, Construction of 2 Storey attached Dual Occupancy and outbuildings, Torrens Title Subdivision and Front Fence

Title:

Ground Floor Plan

Council:

Canterbury Bankstown Council

DA DRAWINGS

Drawn: Date: Project No.
A.T 14.11.22 34-2022

Checked: Scale:
J.K 1:100 (A2)

Draw. No.
DA-301

Sheet of Issue
04 10 A

UNIT 1 & 2 total storage combined of 10 m³ as per design guidelines #49-50

OUT BUILDING GROUND FLOOR

SCALE 1:100

GROUND FLOOR

SCALE 1:100

BASIX NOTE: MULTI DWELLING
REFER TO BASIX REPORTS FOR
FURTHER DETAILS

COMMITMENTS FOR MULTI-DWELLING HOUSES

- (i) WATER
- 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).

- (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.

- (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, AS ANY EXCLUDING ANY AREA WHICH SUPPLIES ANY OTHER ALTERNATIVE WATER SUPPLY SYSTEM, AND TO DIVERT OVERFLOW AS SPECIFIED. EACH SYSTEM MUST BE CONNECTED AS SPECIFIED, EACH ENERGY.

- (i) ENERGY

- (b) THE APPLICANT MUST INSTALL EACH HOT WATER SYSTEM SPECIFIED FOR THE DWELLINGS IN THE TABLE BELOW, SO THAT THE DWELLINGS 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.

- (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. 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.

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- NOTE:
- 1) Weather seals to all external doors and windows.
 - 2) Fall Staircase/sarking to under roof tiles
 - 3) R4.0 Insulation to ceiling
 - 4) R2.0 to all external brick walls

- BCA General notes:
- Mechanical Ventilation in accordance with Clause 3.8.5.2(c) of the NCC Volume Two 2019 Balustrades Installation in accordance with Clause 3.9.2.3 of the NCC Volume Two 2019 Protection of Operable Windows in accordance with Clause 3.9.2.6 of the NCC Volume Two 2019

SECTION A-A

SCALE 1:100

HOT WATER SYSTEM	EACH BATHROOM	OPERATIONAL CONTROL
gas instantaneous	Individual fan, ducted to facade or roof	manual switch on/off
KITCHEN VENTILATION SYSTEM	LAUNDRY VENTILATION SYSTEM	OPERATION CONTROL
EACH KITCHEN	OPERATION	LAUNDRY
Individual fan, ducted to facade or roof	Individual fan, ducted to facade or roof	manual switch on/off

THERMAL COMFORT

- (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.
- (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.

DWELLING NO.	AREA ADJUSTED HEATING LOAD (in m ² /yr)	AREA ADJUSTED COOLING LOAD (in m ² /yr)
U1	38.0	26.0
ALL OTHER DWELLINGS	38.0	25.0

3. COMMITMENTS FOR COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES FOR THE DEVELOPMENT (NON-BUILDING SPECIFIC)
- (B) COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES

- (i) WATER
- (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. 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.

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
- (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.

R4.0 insulation to all ceilings of roof space

Timber Roof Trusses @ 600 CTS Manufact Details

Timber floor joists at 600mm Clearance to AS standards to all first floor R 2.0 to 250 Brick veneer External Walls

Waterproofing membrane to underside of slab

Rein. Conc. Footing to Eng. Detail

Out Building

REFER TO BASIX CERTIFICATES FOR FURTHER DETAIL

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**Energy Rating**

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

heating **5.4** stars

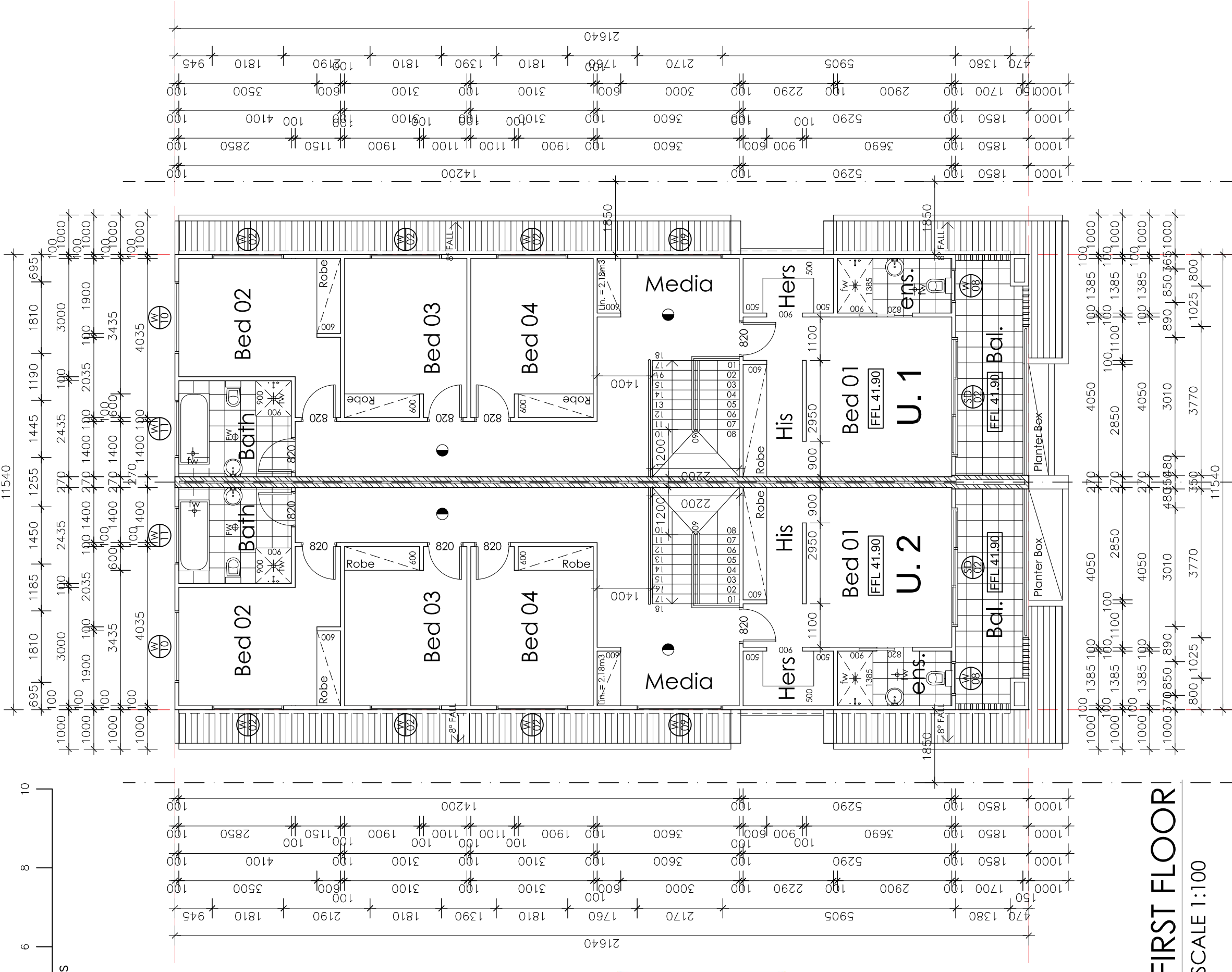
cooling **3.8.5** stars

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name: 10901

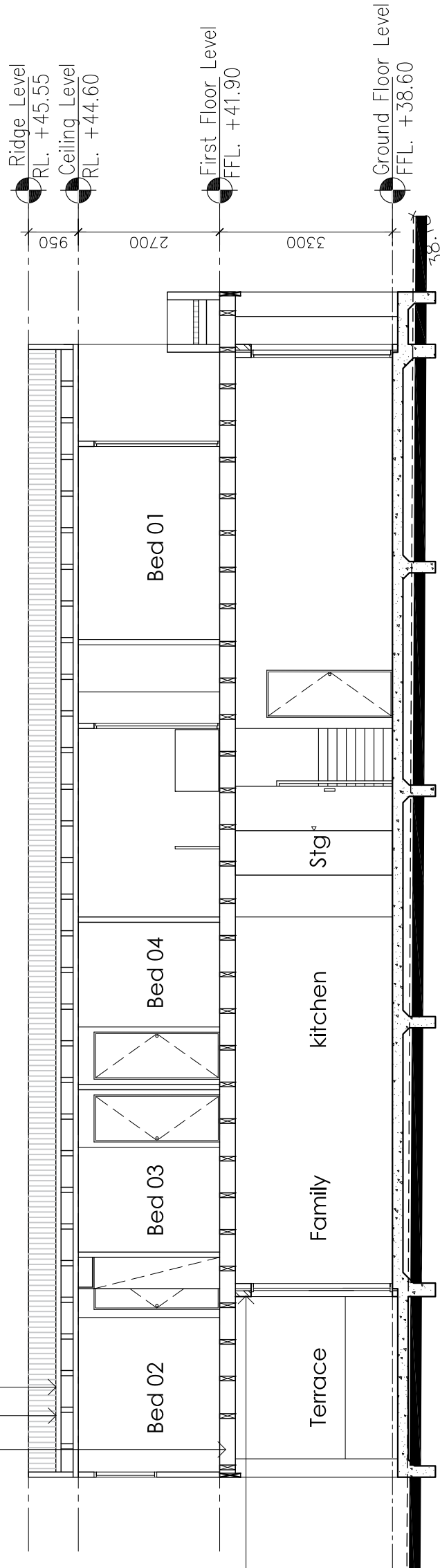
Assessor Signature: _____

Date: 03/08/2022

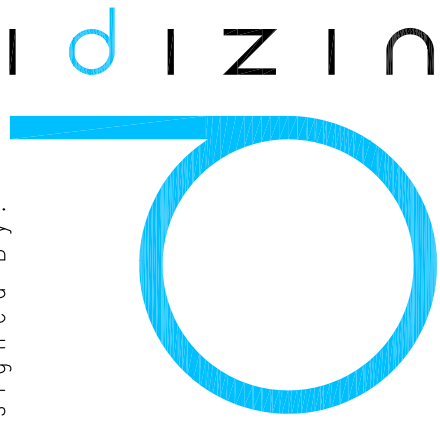


FIRST FLOOR

SCALE 1:100



Designed By:



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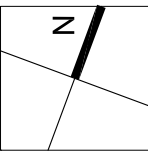
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Address:

L01: 16 SEC: 6

DP: 5701

15 Matthews Street
Punchbowl, NSW



Project:

Tree Removal, Construction of 2
Storey attached Dual Occupancy
and outbuildings, Torrens Title
Subdivision and Front Fence

Title:

First Floor Plan, Section and BASIX

Council:

Canterbury Bankstown
Council

DA DRAWINGS

Drawn: 14.11.22

Date: 14.11.22

Project No. 34-2022

Checked: 1:100 (A2)

Scale: 1:100 (A2)

Draw. No. DA-302

Sheet of 10 A