PAGE NO.	SHEET NAME
	TITLE PAGE
01	SITE PLAN
02	GROUND FLOOR PLAN
03	ELEVATIONS
	ELEVATIONS AND SECTIONS
05	SITE ANALYSIS
06	CONCEPT LANDSCAPE PLAN
07	TORRENS TITLE SUB DIVISION

PROJECT : PROPOSED SINGLE & SECONDARY DWELLING TO APPROVED SUBDIVISION LOT B

ADDRESS: 267 MILLER ROAD, BASS HILL NSW 2197

LOT 6 DP 26471

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

Single Dwelling

Certificate number: 1353759S

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifie
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 6 but <= 7.5 L/min) in all showers in the development.		~	~
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		V	V
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		~	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		~	
Alternative water			
Rainwater tank			
he 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.			~
The applicant must configure the rainwater tank to collect rain runoff from at least 70 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		~	V
The applicant must connect the rainwater tank to:			
all tollets in the development			
the cold water tap that supplies each clothes washer in the development.			Ü
 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.) 		V	
Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier
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.	~	~	~
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.		v	~
The following requirements must also be satisfied in relation to each window and glazed door:	· u		
For the following glass and frame types, the certifier check can be performed by visual inspection.	.	_ <u>*</u>	J
- Aluminium single clear			
and the second s			
- Aluminium double (air) clear			
Aluminium double (air) clear TimberluPVC/fibreglass single clear			

Hot water The applicant must install the following hot water system in the development, or a system with a higher energy rating; gas accordance, and the following cooling system. Or a system with a higher energy rating; in at least 1 living area. 1-phase accordance, it is stall the following cooling system, or a system with a higher energy rating, in at least 1 living area. 1-phase accordance, it is stall the following cooling system, or a system with a higher energy rating, in at least 1 living area. 1-phase accordance, it is stall the following cooling system, or a system with a higher energy rating, in at least 1 living area. 1-phase accordance, it is stall the following from must provide for day/ringht zoning between living areas and bedrooms. 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 accordance, it is following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase accordance, it is represented as a system with a higher energy rating, in at least 1 living area: 1-phase accordance, it is represented as a system with a higher energy rating, in at least 1 living area: 1-phase accordance, it is represented as a system with a higher energy rating, in at least 1 living area: 1-phase accordance, it is represented as a system with a higher energy rating, in at least 1 living area: 1-phase accordance, it is represented by a system or a system with a higher energy rating, in at least 1 living area: 1-phase accordance, it is represented by a system or a system with a higher energy rating, in at least 1 living area: 1-phase accordance, in a system with a higher energy rating, in at least 1 living area: 1-phase accordance, in a system with a higher energy rating, in at least 1 living area: 1-phase accordance, in a system with a higher energy rating, in at least 1 living area: 1-phase accordance, and a system with a higher energy rating, in at least 1 living area: 1-phase accord	Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
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The applicant must install a fixed outdoor clothes drying line as part of the development.	The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		~		
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Single Dwelling

Certificate number: 1353750S

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 3 star (> 6 but <= 7.5 L/min) in all showers in the development.		_	v
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		-	Ü
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		-	_
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.	-	~	
Alternative water Rainwater tank			
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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 120 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 foliets in the development			
		_	~
 at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		~	~
Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier
General features			
The dwelling must not have more than 2 storeys.			J
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.	~	~	~
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Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC	Certifie
Windows, glazed doors and skylights	DA pians	piaris & specs	CHECK
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.	T	T	
specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door. The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	-	-	~
	~	~	~
The following requirements must also be satisfied in relation to each window and glazed door:	-	~	-
 For the following glass and frame types, the certifier check can be performed by visual inspection. 			U
- Aluminium single dear			10.00
- Aluminium double (air) clear			
- Timber/uPVC/fibreglass single clear - Timber/uPVC/fibreglass double (air) clear			
Similar and Similar Similar and manager Book Statemer			
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.			
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, 5 star (aiverage zone)	T	U	· ·
		-	•
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; 5 star (average zone) The cooling system must provide for davinight zoning between living areas and bedrooms.	-	-	~
NAME OF TAXABLE PARTY OF TAXABLE PARTY OF TAXABLE PARTY OF TAXABLE PARTY.		-	~
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; 5 star (average zone)		~	V
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; 5 star (average zone)		~	~
The heating system must provide for day/night zoning between living areas and bedrooms.		~	¥
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		V	V
Lauredon individual fan ducted to facado or mot. Consalina control		-	-
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off			
Natural lighting			-
Natural lighting The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	~	V	
Natural lighting	~	,	V
Natural lighting The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.		Show on CC/CDC	
Natural lighting The applicant must restall a window and/or skylight in the kitchen of the dwelling for natural lighting. The applicant must install a window and/or skylight in 2 bathroom(s)/tolet(s) in the development for natural lighting. Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier
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 2 bathroom(s)tolet(s) in the development for natural lighting.		Show on CC/CDC plans & specs	
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 2 bathroom(s)/tolet(s) in the development for natural lighting. Energy Commitments Other		Show on CC/CDC plans & specs	

RI	EVISION:	DATE:	©		
A	DEVELOPMENT APPLICATION		ALL RIGHTS RESERVED This plan is the property of inkon plans # DIMENSIONS TO BE READ IN		
			Any copying or altering of the drawing shall not be undertaken without written		
			permission from inkon plans		
			PROPOSED SINGLE AND SECONDARY DWELLING TO APPROVED SUB DIVISION LOT B (DA-321/2022		



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CLIENTS NAME: MR FADI EL ALI

ADDRESS: 267 MILLER ROAD **SUBURB: BASS HILL** DRAWING TITLE: COVER- BASIX REQUIREMENTS DATE DRAWN: 24.03.2021 **DRAWN**: СН **SCALE:** 1:100 **DRAWING NO:**



JOB NO: 20220025