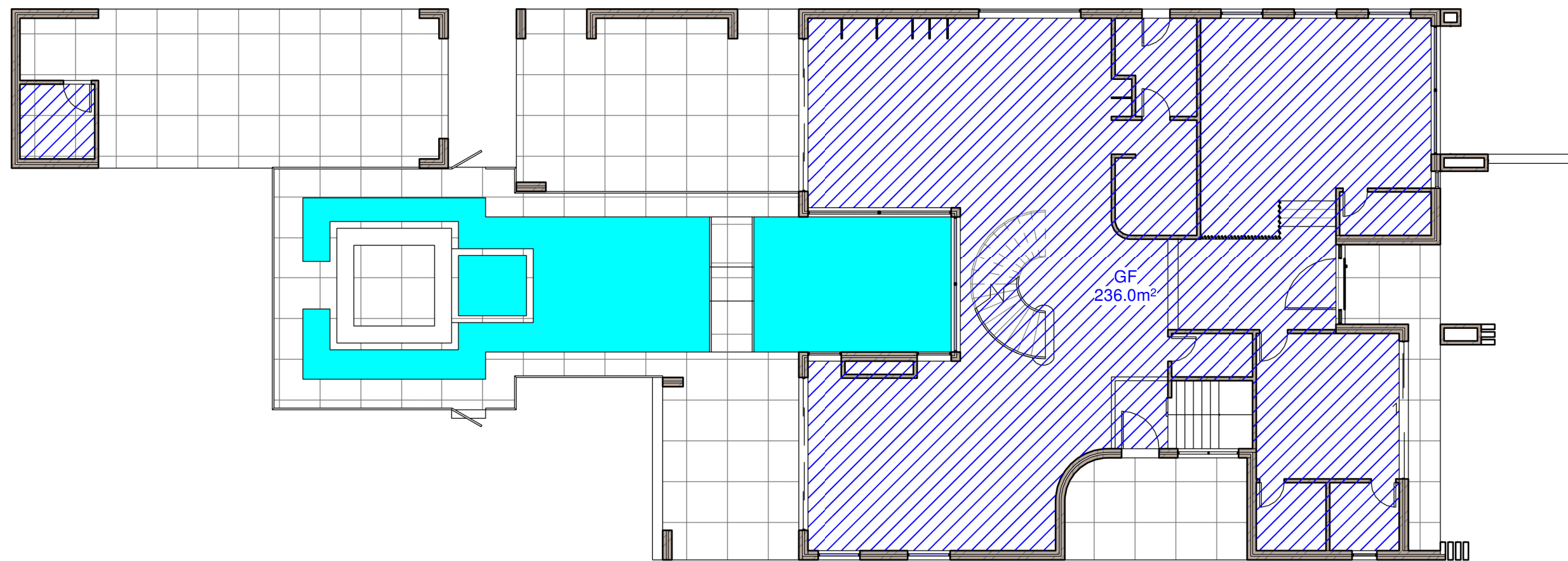


PROPOSED TWO STOREY DWELLING WITH BASEMENT & POOL AT 50 CHASELING ST, GREENACRE

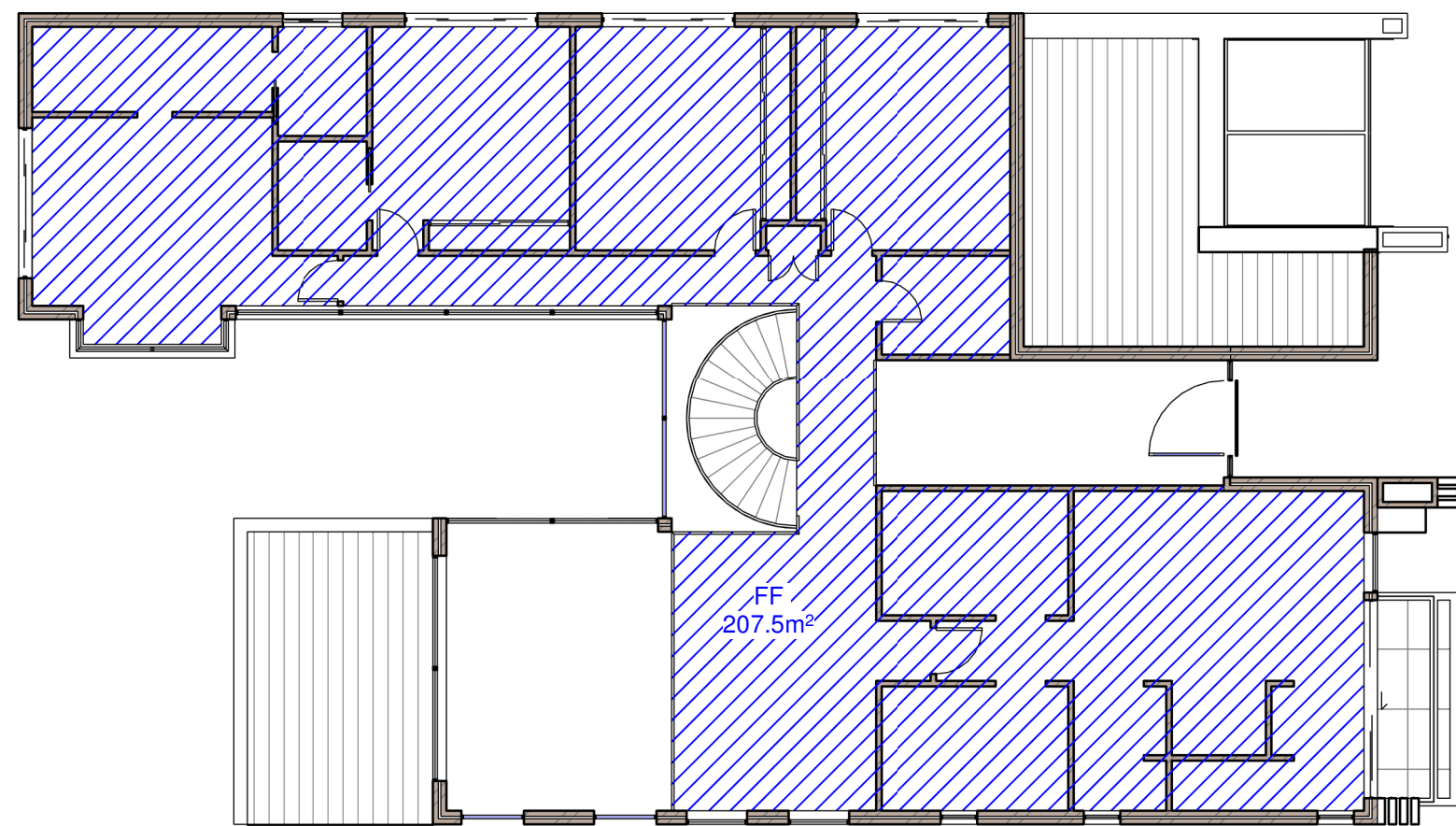
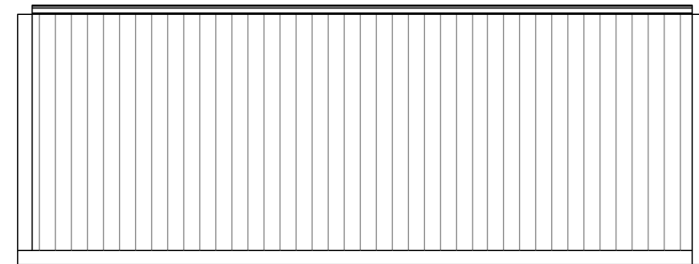
DRAWING LIST	
Sheet Number	Sheet Name
A00	COVER SHEET
A01.01	DEMOLITION PLAN
A01.02	SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN
A01.03	WASTE MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN
A01.04	LANDSCAPING PLAN
A01.05	SITE CALCULATIONS
A02	PROPOSED BASEMENT FLOOR PLAN
A03	PROPOSED GROUND FLOOR PLAN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



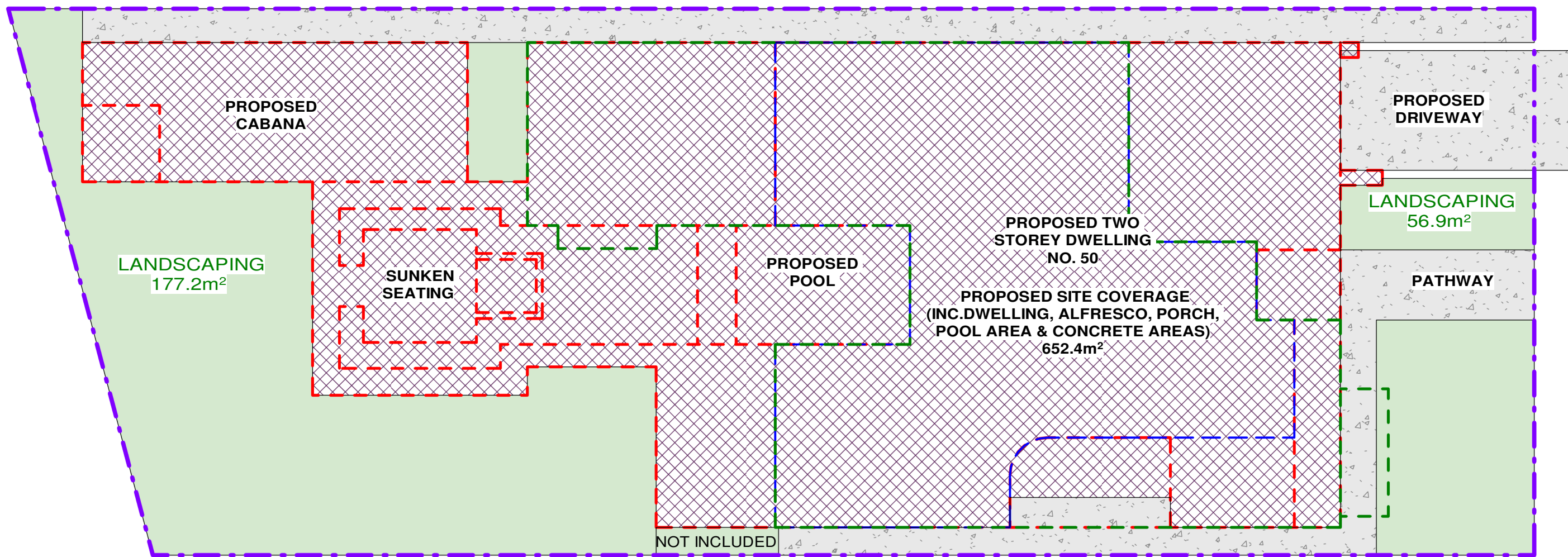
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									<p>COVER SHEET</p>		<p>DESIGNED BY: A.N.</p>		<p>DATE: 03.02.2023</p>			
											<p>DRAWN BY: A.N.</p>		<p>SCALE: AS SHOWN</p>			



1 FSR - Ground Floor
1 : 200



2 FSR - First Floor
1 : 200



3 LANDSCAPING
1 : 200

SITE CALCULATIONS	
FLOOR AREA CALCULATIONS	
SITE AREA:	890.2m ²
AREA OF THE PROPOSED GROUND FLOOR:	236.0m ²
AREA OF THE PROPOSED FIRST FLOOR:	207.5m ²
MAX. TOTAL FLOOR AREA	445.1m ²
50% OF SITE AREA = 0.50 x 890.2m ²	
PROPOSED TOTAL FLOOR AREA:	443.5m ² < 445.1m ²
SITE COVERAGE CALCULATIONS	
PROPOSED SITE COVERAGE: (INC. DWELLING, PORCH, ALFRESCO, POOL AREA & CONCRETE)	652.4m ² (73.3%)
LANDSCAPING CALCULATIONS	
MIN. LANDSC. FORWARD OF BUILDING LINE: 45% OF THE AREA OF THE LOT FORWARD OF THE BUILDING LINE= 0.45 x 120.9m ²	54.4m ²
PROPOSED LANDSCAPING AT FRONT:	56.9m ² > 54.4m ²
PROPOSED LANDSCAPING AT REAR:	177.2m ²
PROPOSED TOTAL LANDSCAPING AREA:	234.1m ² (26.3%)

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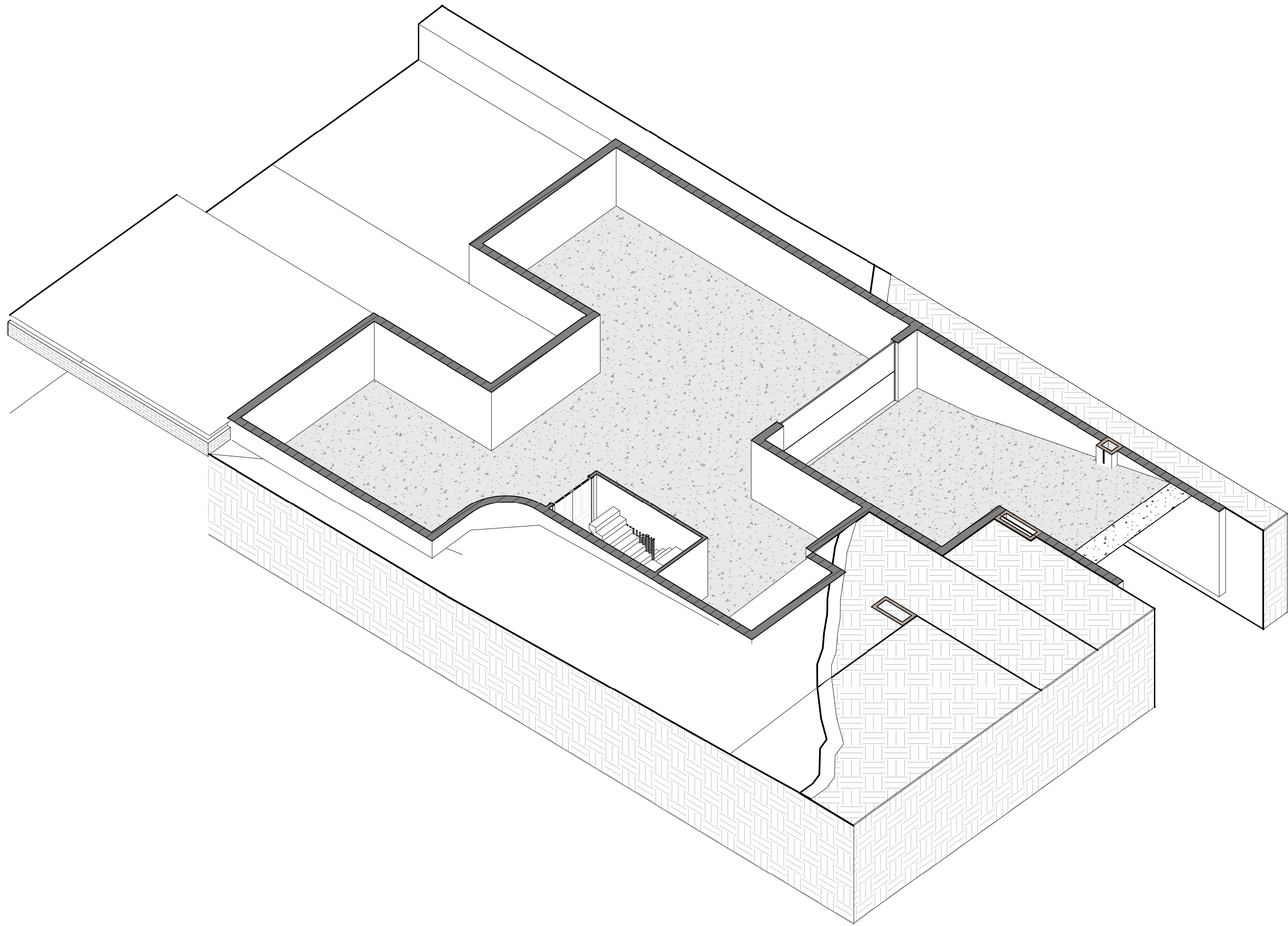
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**PROPOSED TWO STOREY DWELLING WITH
BASEMENT & POOL**
50 CHASELING ST, GREENACRE
LOT 75, DP 35156

JOB NUMBER:
22808
DESIGNED BY:
A.N.
DRAWN BY:
A.N.

DWG NUMBER:
A01.05
DATE:
03.02.2023
SCALE:
AS SHOWN






1 3D_BASEMENT FLOOR

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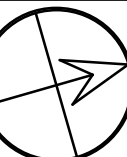
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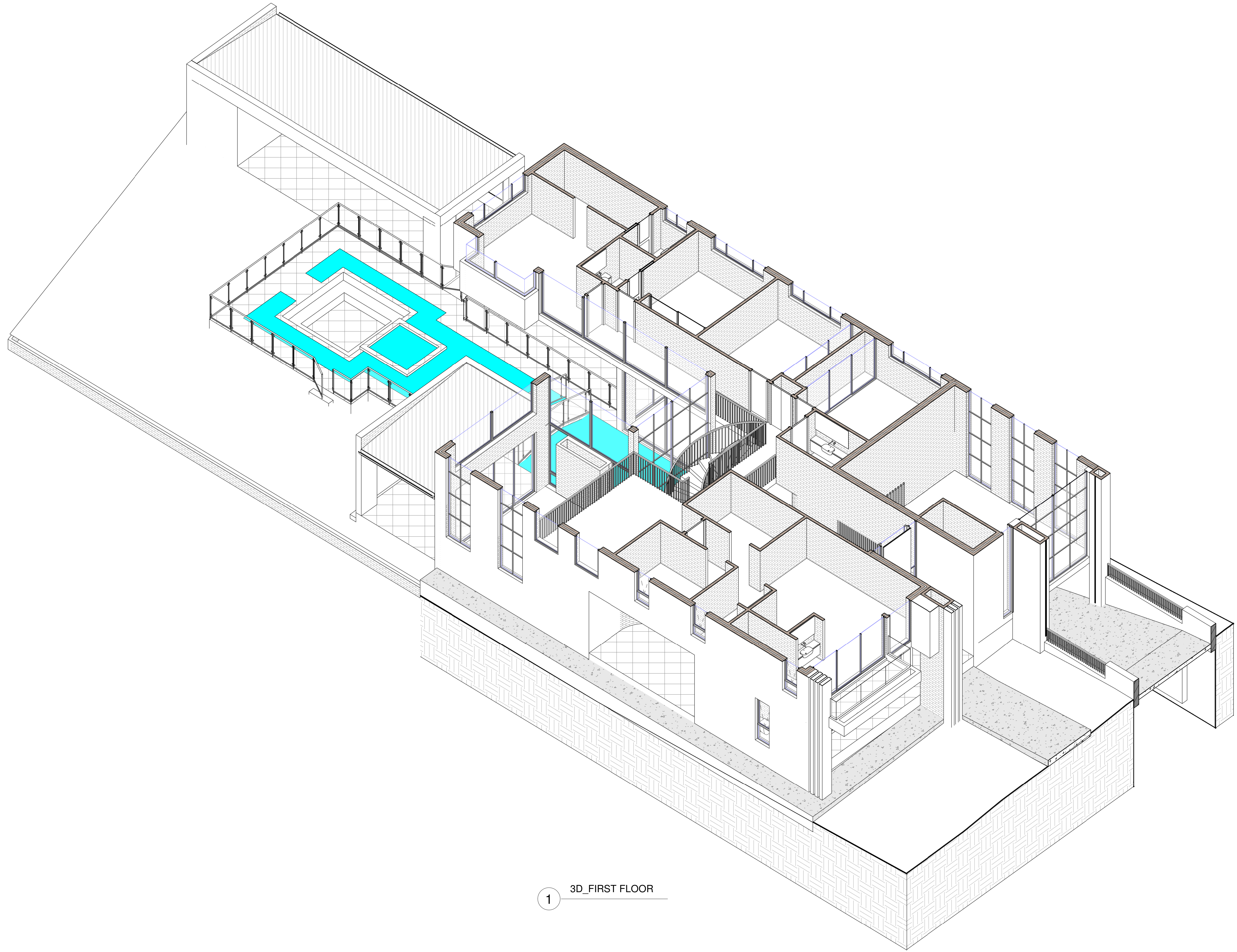
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**PROPOSED TWO STOREY DWELLING WITH
BASEMENT & POOL**
50 CHASELING ST, GREENACRE
LOT 75, DP 35156

3D_BASEMENT FLOOR

JOB NUMBER: 22808	DWG NUMBER: A07	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 03.02.2023	
DRAWN BY: A.N.	SCALE: AS SHOWN	



1 3D_FIRST FLOOR

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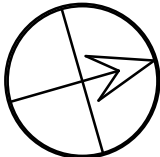
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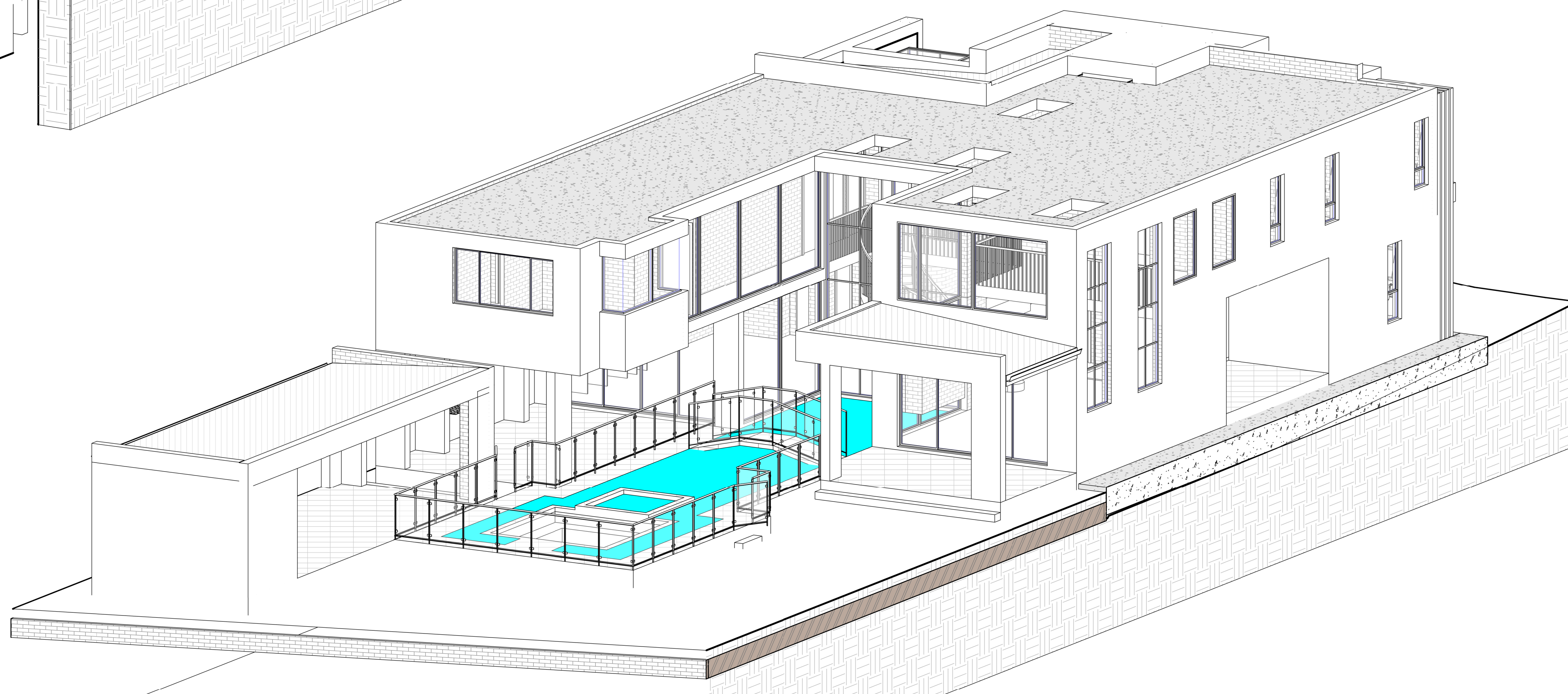
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**PROPOSED TWO STOREY DWELLING WITH
BASEMENT & POOL**
50 CHASELING ST, GREENACRE
LOT 75, DP 35156



3D_FIRST FLOOR

JOB NUMBER: 22808	DWG NUMBER: A09	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 03.02.2023	
DRAWN BY: A.N.	SCALE: AS SHOWN	



JOB NUMBER: 22808	DWG NUMBER: A10	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 03.02.2023	
DRAWN BY: A.N.	SCALE: AS SHOWN	



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A 03.02.2023 ISSUED FOR DA			DK						DESIGNED BY: A.N.		DATE: 03.02.2023					
REV DATE DESCRIPTION			BY						DRAWN BY: A.N.		SCALE: AS SHOWN					

WINDOWS SCHEDULE - DWELLING

Mark	Height	Width	Area	Level
------	--------	-------	------	-------

W1	6000	435	2.61 m ²	HGF1
W2	6000	435	2.61 m ²	HGF1
W3	4600	500	2.30 m ²	HGF2
W4	4600	1885	8.67 m ²	HGF2
W5	4600	1885	8.67 m ²	HGF2
W6	4300	1250	5.38 m ²	HGF2
W7	4300	1250	5.38 m ²	HGF2
W8	4300	1250	5.38 m ²	HGF2
W9	600	3000	1.80 m ²	GF
W10	3000	2115	6.35 m ²	GF
W11	3000	2115	6.35 m ²	GF
W12	6000	2000	12.00 m ²	GF
W13	6000	2000	12.00 m ²	GF
W14	2400	1000	2.40 m ²	GF
W15	2400	1000	2.40 m ²	GF
W16	600	2115	1.27 m ²	GF
W17	600	2115	1.27 m ²	GF
W18	4300	1250	5.38 m ²	FF
W19	4300	1250	5.38 m ²	FF
W20	2100	1810	3.80 m ²	GF
W21	2100	730	1.53 m ²	HGF1
W22	2400	1200	2.88 m ²	FF
W23	970	2650	2.57 m ²	FF
W24	970	2650	2.57 m ²	FF
W25	970	2650	2.57 m ²	FF
W26	970	1210	1.17 m ²	FF
W27	1500	640	0.96 m ²	FF
W28	1500	1520	2.28 m ²	FF
W29	1500	1520	2.28 m ²	FF
W30	1500	640	0.96 m ²	FF
W31	2700	2115	5.71 m ²	FF
W32	2700	2115	5.71 m ²	FF
W33	2700	2115	5.71 m ²	FF
W34	2700	2115	5.71 m ²	FF
W35	3000	2115	6.35 m ²	FF
W36	3000	2115	6.35 m ²	FF
W37	2100	2250	4.73 m ²	FF
W38	2100	2250	4.73 m ²	FF
W39	1800	1210	2.18 m ²	FF
W40	1800	1210	2.18 m ²	FF
W41	1800	730	1.31 m ²	FF
W42	1800	730	1.31 m ²	FF
W43	1800	730	1.31 m ²	FF
W44	1500	3000	4.50 m ²	FF

Grand total: 44

178.92 m²

GLASS DOORS SCHEDULE - DWELLING

Mark	Height	Width	Area	Level
------	--------	-------	------	-------

SD1	2700	4050	10.94 m ²	HGF1
SD2	3000	4495	13.49 m ²	GF
SD3	3000	4495	13.49 m ²	GF
SD4	2400	3960	9.50 m ²	FF

Grand total: 4

47.41 m²

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**PROPOSED TWO STOREY DWELLING WITH
BASEMENT & POOL**
50 CHASELING ST, GREENACRE
LOT 75, DP 35156

WINDOWS & DOORS SCHEDULE

JOB NUMBER:

22808

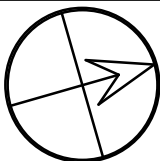
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DWG NUMBER

A12

ORIGINAL SIZE:

A3



No. 48



No. 50

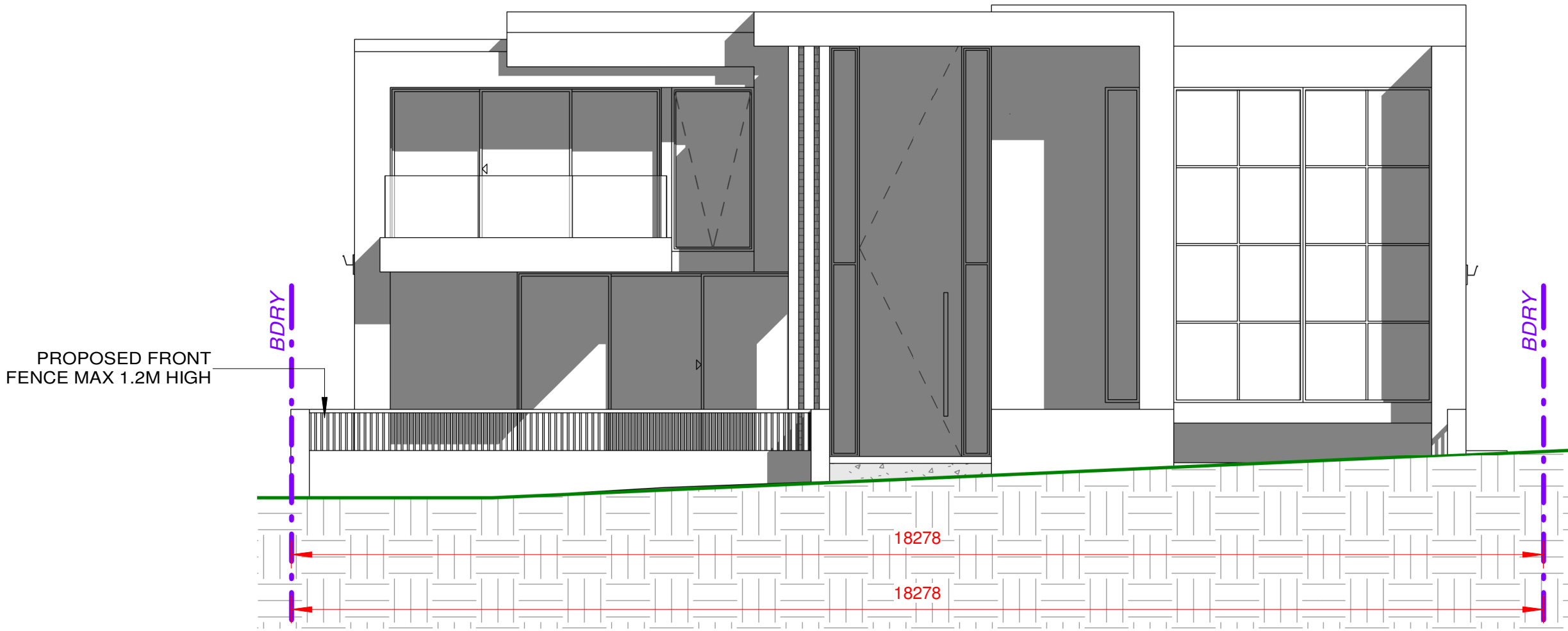


No. 52



1 STREETScape VIEW


CHASELING STREET



2 FRONT FENCE ELEVATION
1 : 100

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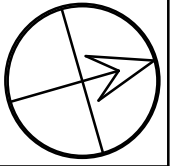
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**PROPOSED TWO STOREY DWELLING WITH
BASEMENT & POOL**
50 CHASELING ST, GREENACRE
LOT 75, DP 35156

**STREETSCAPE VIEW & FRONT FENCE
ELEVATION**

JOB NUMBER: 22808	DWG NUMBER: A14	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 03.02.2023	
DRAWN BY: A.N.	SCALE: AS SHOWN	

Single Dwelling

Certificate number: 1367246S

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: Tuesday, 24 January 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	50 Chaseling St, Greenacre	
Street address	50 Chaseling Street Greenacre 2190	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 35156	
Lot no.	75	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	6	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

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

Description of project

Project address		Assessor details and thermal loads											
Project name	50 Chaseling St, Greenacre	Assessor number	n/a										
Street address	50 Chaseling Street Greenacre 2190	Certificate number	n/a										
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a										
Plan type and plan number	Deposited Plan 35156	Area adjusted cooling load (MJ/m²·year)	n/a										
Lot no.	75	Area adjusted heating load (MJ/m²·year)	n/a										
Section no.	-	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	separate dwelling house	<div>Project score</div> <table><tr><td>Water</td><td><div>✔ 40</div></td><td>Target 40</td></tr><tr><td>Thermal Comfort</td><td><div>✔ Pass</div></td><td>Target Pass</td></tr><tr><td>Energy</td><td><div>✔ 50</div></td><td>Target 50</td></tr></table>			Water	<div>✔ 40</div>	Target 40	Thermal Comfort	<div>✔ Pass</div>	Target Pass	Energy	<div>✔ 50</div>	Target 50
Water	<div>✔ 40</div>				Target 40								
Thermal Comfort	<div>✔ Pass</div>	Target Pass											
Energy	<div>✔ 50</div>	Target 50											
No. of bedrooms	6												
Site details													
Site area (m²)	890												
Roof area (m²)	421												
Conditioned floor area (m2)	299.9												
Unconditioned floor area (m2)	18.48												
Total area of garden and lawn (m2)	100												

Schedule of BASIX commitments

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

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 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 375.6 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">all toilets in the development		✓	✓
<ul style="list-style-type: none">at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
Swimming pool			
The swimming pool must not have a volume greater than 100 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	
The swimming pool must be outdoors.	✓	✓	

Thermal Comfort Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features				
The dwelling must not have more than 2 storeys.		✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.		✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.		✓	✓	✓
The dwelling must not contain third level habitable attic room.		✓	✓	✓
Floor, walls and ceiling/roof				
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.		✓	✓	✓
Construction	Additional insulation required (R-Value)	Other specifications		
floor - concrete slab on ground, 218.7 square metres	nil			
floor - above habitable rooms or mezzanine, 81.19 square metres, concrete	nil			
floor - suspended floor above garage, concrete	nil			
external wall - cavity brick	0.50 (or 1.17 including construction)			
external wall - other/undecided	3.40 (including construction)			
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 4.5 (up), roof: foil/sarking	framed; medium (solar absorptance 0.475-0.70)		
Note	Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.			
Note	In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.			

Thermal Comfort Commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights						
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.				✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.				✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:						
• For the following glass and frame types, the certifier check can be performed by visual inspection.				✓	✓	✓
- Aluminium single clear						
- Aluminium double (air) clear						
- Timber/UPVC/fibreglass single clear						
- Timber/UPVC/fibreglass double (air) clear						✓
• Vertical external louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.					✓	
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.				✓	✓	✓
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing	
North facing						
W1	6000	435	aluminium, single, clear	eave 3000 mm, 100 mm above head of window or glazed door	>4 m high, <2 m away	
W2	6000	435	aluminium, single, clear	eave 3000 mm, 100 mm above head of window or glazed door	>4 m high, <2 m away	
W3	4600	1885	aluminium, single, clear	eave 3000 mm, 100 mm above head of window or glazed door	>4 m high, <2 m away	
SD1	2700	4050	aluminium, single, clear	solid overhang 1540 mm, 225 mm above head of window or glazed door	>4 m high, 5-8 m away	

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
SD4	2400	3960	aluminium, single, clear	eave 1200 mm, 325 mm above head of window or glazed door	2-4 m high, 2-5 m away
W22	2400	1200	aluminium, single, clear	external louvre/vertical blind (fixed)	>4 m high, 5-8 m away
East facing					
W20	2100	1810	aluminium, single, clear	solid overhang 3000 mm, 600 mm above head of window or glazed door	2-4 m high, 2-5 m away
W21	2100	730	aluminium, single, clear	none	2-4 m high, 2-5 m away
W39	1800	1210	aluminium, single, clear	none	>4 m high, 2-5 m away
W40	1800	1210	aluminium, single, clear	none	2-4 m high, 2-5 m away
W41	1800	730	aluminium, single, clear	none	2-4 m high, 2-5 m away
W42	1800	730	aluminium, single, clear	none	2-4 m high, 2-5 m away
W43	1800	730	aluminium, single, clear	none	2-4 m high, 2-5 m away
South facing					
W37	2100	2250	aluminium, single, clear	none	>4 m high, <2 m away
W38	2100	2250	aluminium, single, clear	none	>4 m high, 2-5 m away
SD2	3000	4495	aluminium, single, clear	verandah 9900 mm, 2975 mm above base of window or glazed door	2-4 m high, 2-5 m away
SD3	3000	4495	aluminium, single, clear	verandah 9900 mm, 2975 mm above base of window or glazed door	2-4 m high, 2-5 m away
SD5	2400	3600	aluminium, single, clear	eave 830 mm, 340 mm above head of window or glazed door	2-4 m high, 2-5 m away
West facing					
W9	600	3000	aluminium, single, clear	none	>4 m high, 2-5 m away
W23	970	2650	aluminium, single, clear	none	>4 m high, <2 m away
W24	970	2650	aluminium, single, clear	none	>4 m high, <2 m away
W25	970	2650	aluminium, single, clear	none	>4 m high, 2-5 m away
W26	970	1210	aluminium, single, clear	none	>4 m high, 5-8 m away

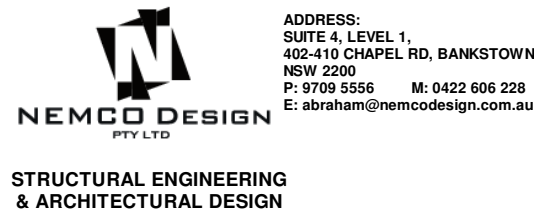
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of more than 45 STCs.	✓	✓	✓
Cooling system			
The 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: 6 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: 6 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: 6 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: 6 Star (old label)		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: <ul style="list-style-type: none">At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: <ul style="list-style-type: none">at least 6 of the bedrooms / study; dedicatedat least 2 of the living / dining rooms; dedicatedthe kitchen; dedicated		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none">all bathrooms/toilets; dedicatedthe laundry; dedicatedall hallways; dedicated		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 4 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.		✓	
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 0.6 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

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

A	03.02.2023	ISSUED FOR DA	DK
REV	DATE	DESCRIPTION	BY

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PROPOSED TWO STOREY DWELLING WITH BASEMENT & POOL	
50 CHASELING ST, GREENACRE LOT 75, DP 35156	
BASIX REQUIREMENTS	

JOB NUMBER: 22808	DWG NUMBER: A16	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 03.02.2023	
DRAWN BY: A.N.	SCALE: AS SHOWN	