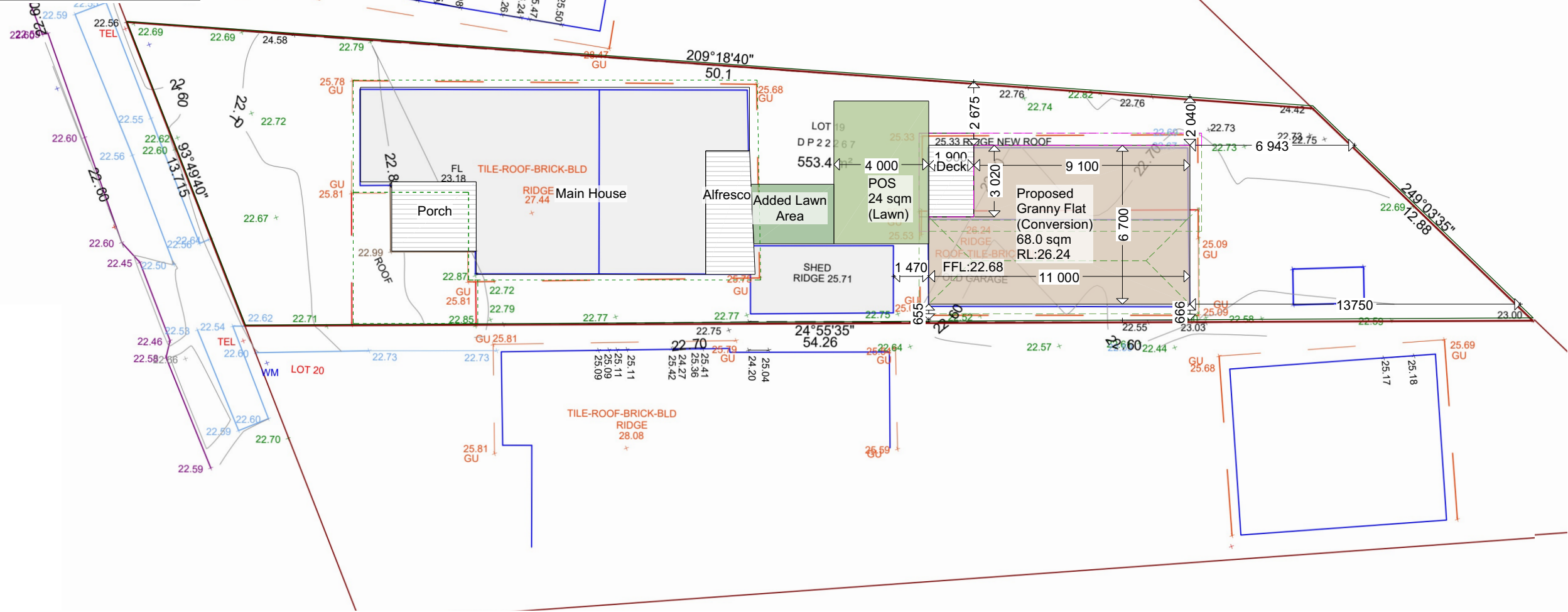


PROJECT DETAILS	
HOME OWNER:	Mr. Mostafa Sehat
ADDRESS:	5 Park Ave, Punchbowl, NSW 2196
LOT/DP	LOT:19, DP:22267
ZONING	R2 LOW DENSITY RESIDENTIAL
FLOOR AREA/SITE COVERAGE CALCULATIONS (SQ.M)	
SITE AREA:	553.40
FLOOR AREA CALCULATION DETAILS (sq.m)	
EXISTING DWELLING FLOOR AREA:	90.00
EXISTING SHED FLOOR AREA:	17.00
FLOOR AREA OF PROPOSED GRANNY FLAT (Conversion from Garage and Extension):	68.00
TOTAL FLOOR AREA	175.00
MAX. FLOOR AREA (330 sqm)	175 < 330
SITE COVERAGE CALCULATION DETAILS	
SITE COVERAGE AREA (EXISTING DWELLING + SHED + PROPOSED GRANNY FLAT):	90+68+17 = 175 sqm
SITE COVERAGE PERCENTAGE (Max. 50%):	175/553 = 31.6%
LANDSCAPED AREA (REAR GARDEN + ADDED LAWN AREA) :	89 + 33 = 122 sqm
LANDSCAPED AREA RATIO (Min. 20%):	122/553 = 22%
PRIVATE OPEN SPACE, GRANNY FLAT (min. 24 sqm)	24 sqm



REVISION TABLE	
NUMBER	DATE

SHEET TITLE:  
**Site Plan**

PROJECT DESCRIPTION:  
Granny Flat Design at  
5 PARK AVENUE, PUNCHBOWL  
LOT 19 DP 22267

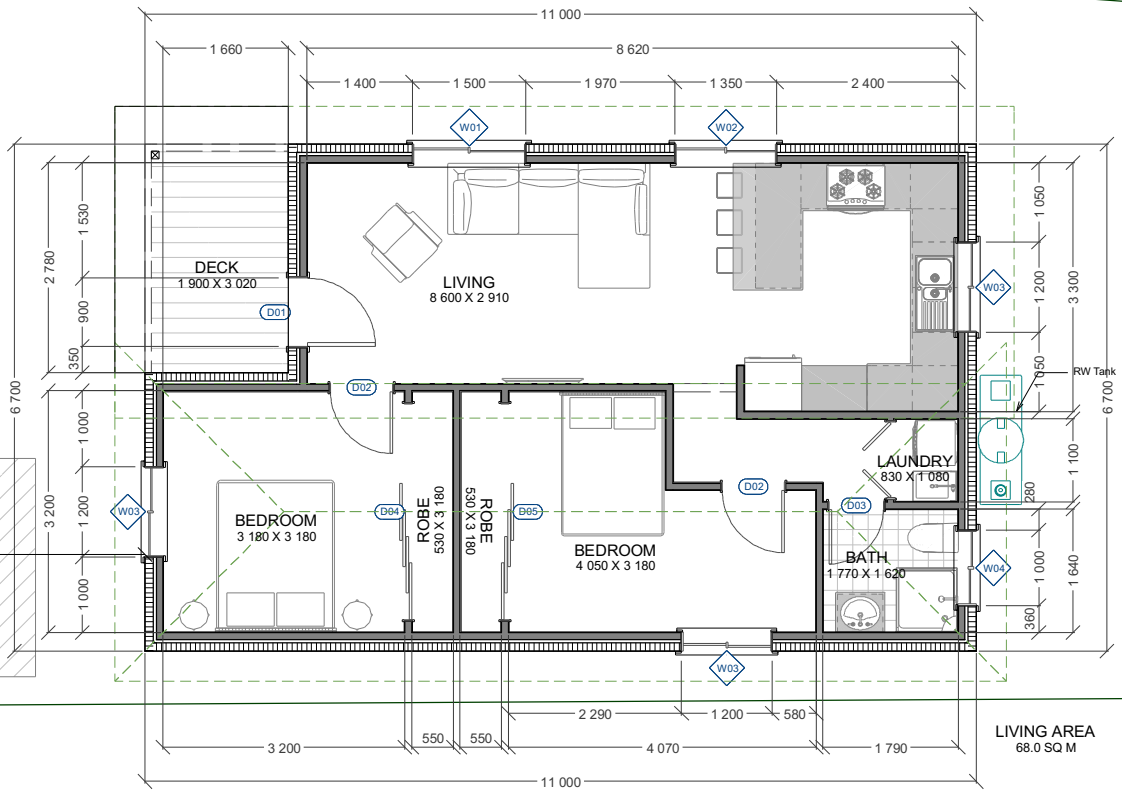
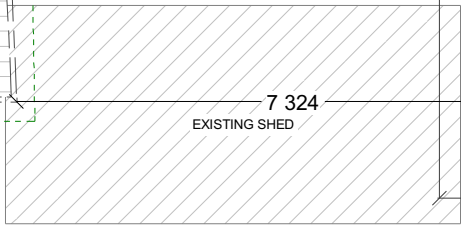
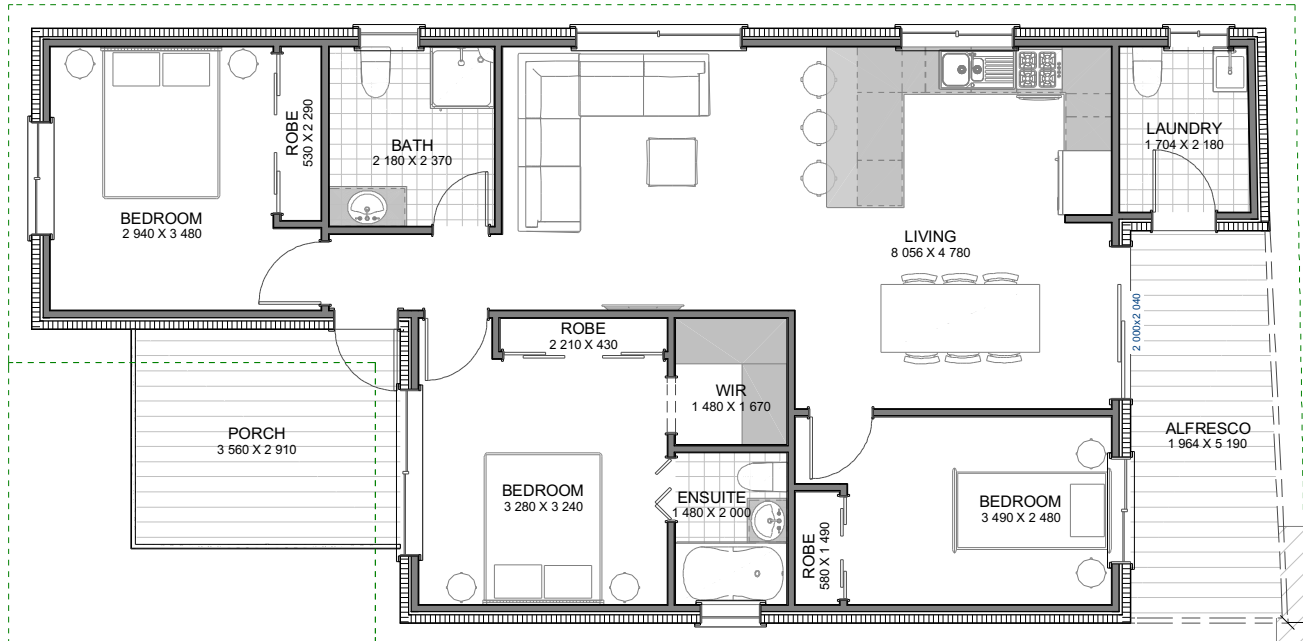
DRAWINGS PROVIDED BY:  
Mark Marsden  
BE (MIEAust.)

DATE:  
21.03.2023

SCALE:

1/200

SHEET:



REVISION TABLE	
NUMBER	DATE

SHEET TITLE:  
**Main House  
Floor Plan**

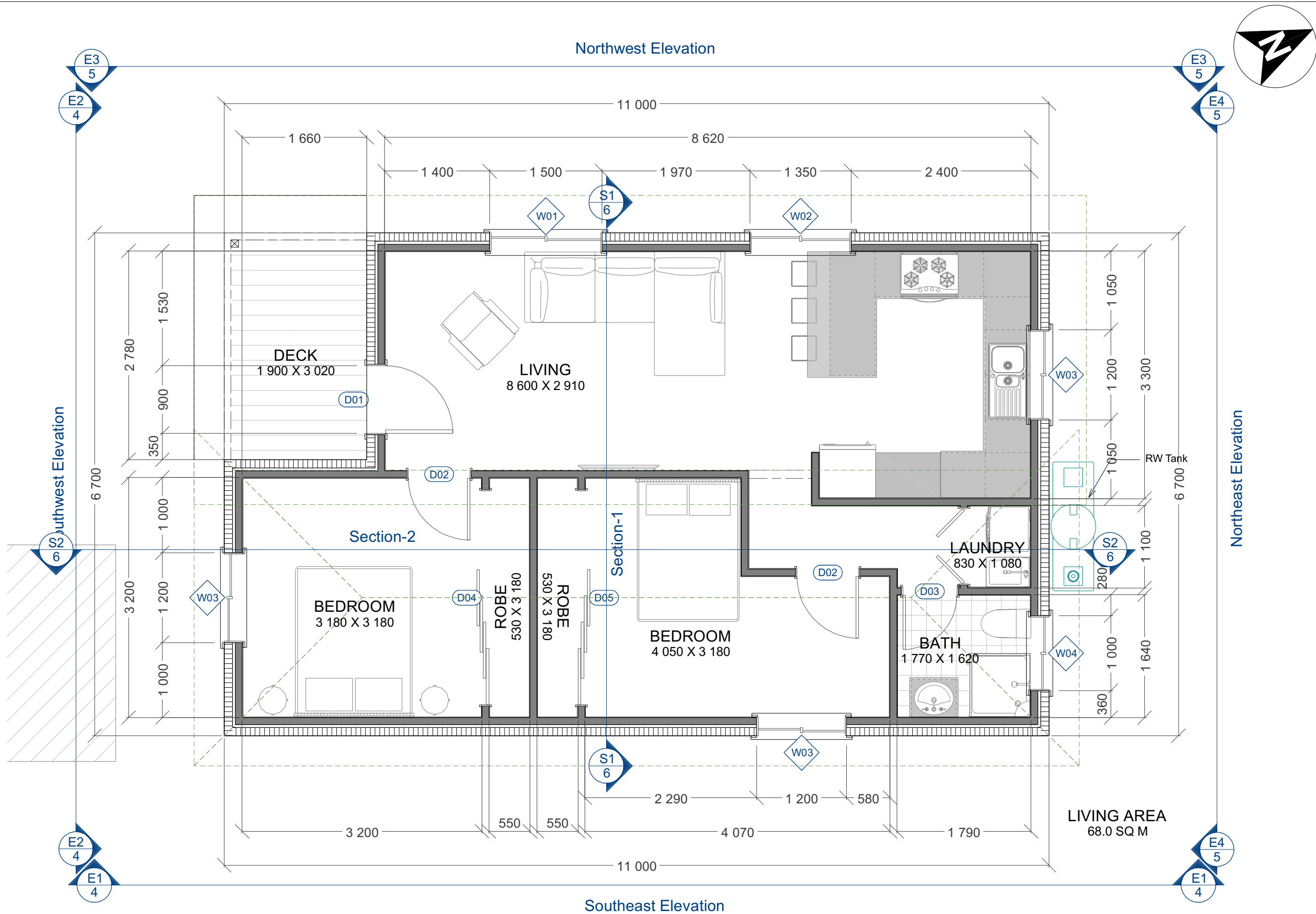
PROJECT DESCRIPTION:  
**Granny Flat Design at  
5 PARK AVENUE, PUNCHBOWL  
LOT 19 DP 22267**

DRAWINGS PROVIDED BY:  
**Mark Marsden  
BE (MIEAust.)**

DATE:  
21.03.2023

SCALE:  
1/100

SHEET:



REVISION TABLE	
NUMBER	DATE

SHEET TITLE:  
**Floor Plan**

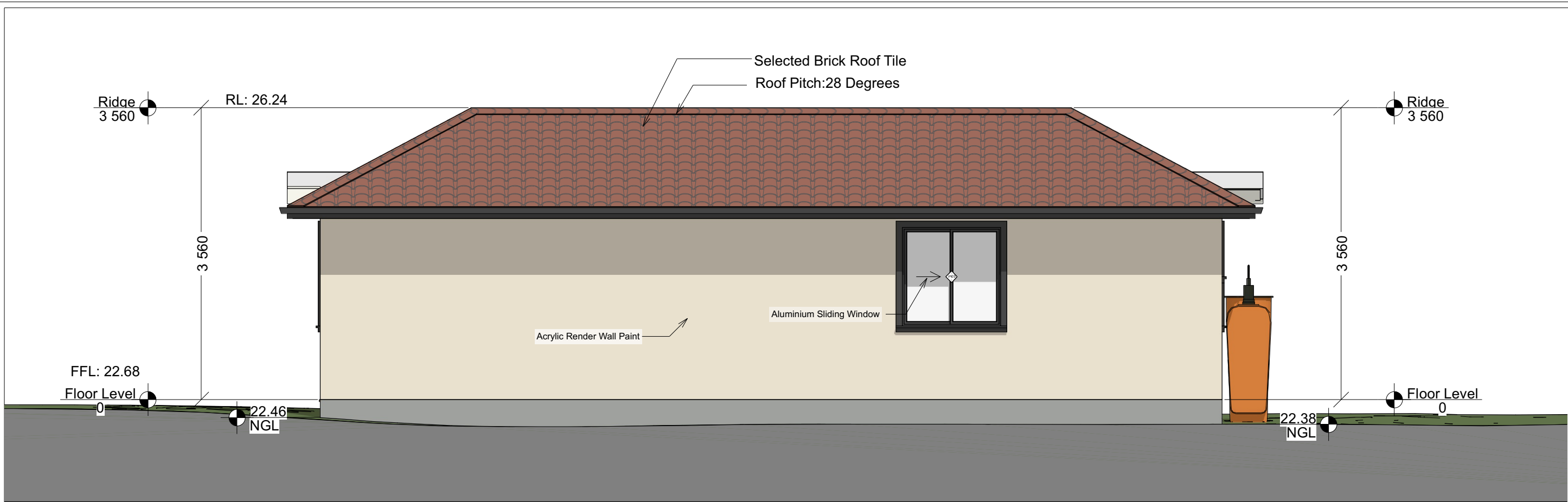
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Granny Flat Design at  
5 PARK AVENUE, PUNCHBOWL  
LOT 19 DP 22267

DRAWINGS PROVIDED BY:  
Mark Marsden  
BE (MIEAust.)

DATE:  
21.03.2023

SCALE:  
1/50

SHEET:  
3



Southeast Elevation



Southwest Elevation

diy

GRANNY FLAT

REVISION TABLE	
NUMBER	DATE

SHEET TITLE:

Elevations

PROJECT DESCRIPTION:

Granny Flat Design at  
5 PARK AVENUE, PUNCHBOWL  
LOT 19 DP 22267

DRAWINGS PROVIDED BY:

Mark Marsden  
BE (MIEAust.)

DATE:

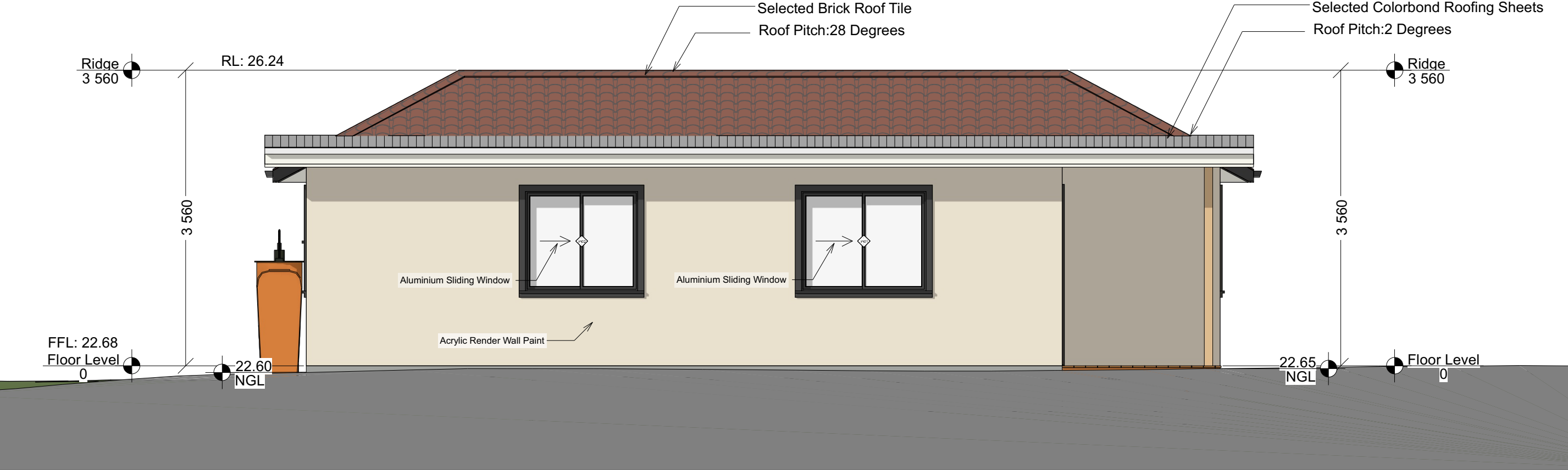
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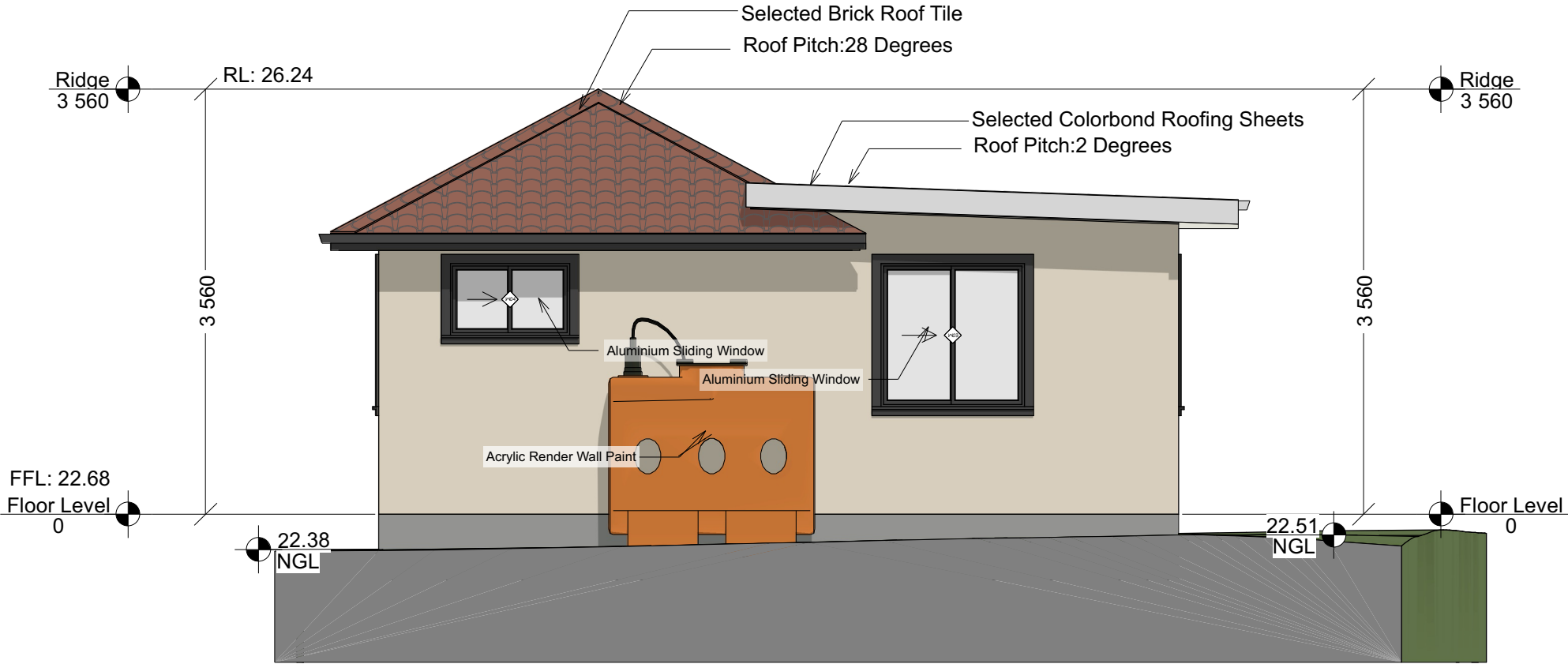
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SHEET:

4



Northwest Elevation



Northeast Elevation



REVISION TABLE	
NUMBER	DATE

SHEET TITLE:  
**Elevations**

PROJECT DESCRIPTION:  
Granny Flat Design at  
5 PARK AVENUE, PUNCHBOWL  
LOT 19 DP 22267

DRAWINGS PROVIDED BY:  
Mark Marsden  
BE (MIEAust.)

DATE:

21.03.2023

SCALE:

1/50

SHEET:

5



REVISION TABLE	
NUMBER	DATE

SHEET TITLE:  
**Sections**

PROJECT DESCRIPTION:  
Granny Flat Design at  
5 PARK AVENUE, PUNCHBOWL  
LOT 19 DP 22267

DRAWINGS PROVIDED BY:  
Mark Marsden  
BE (MIEAust.)

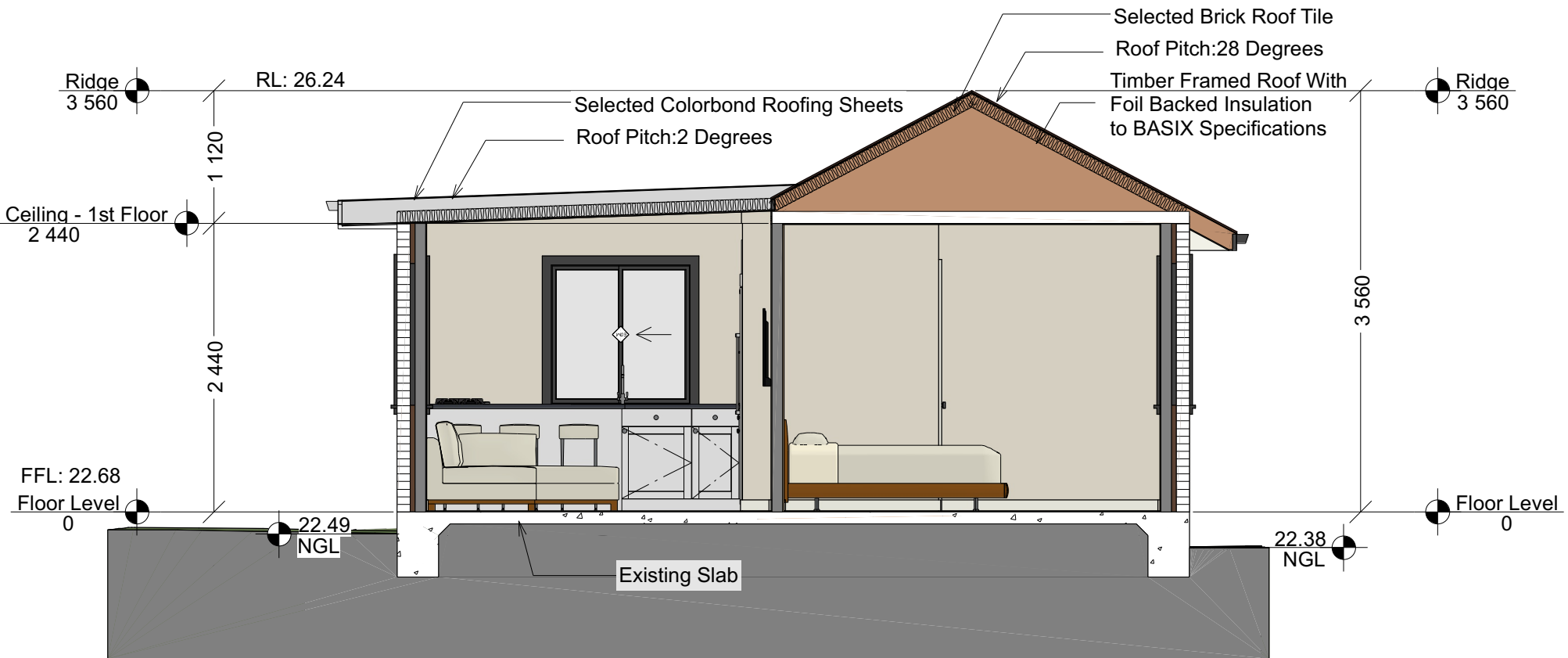
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SCALE:

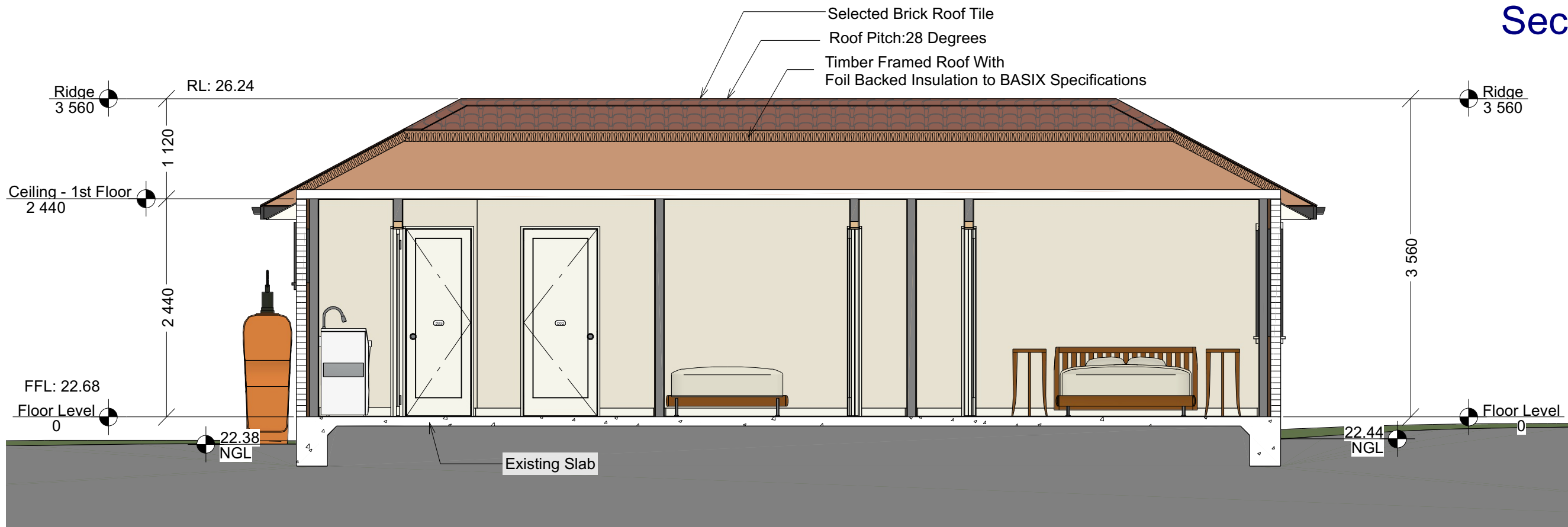
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SHEET:

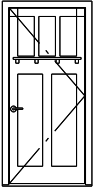
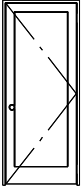
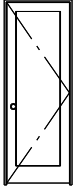
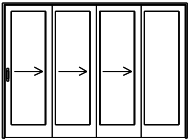
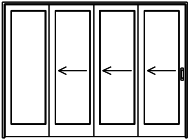
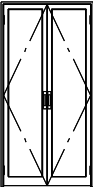
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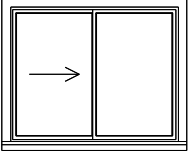
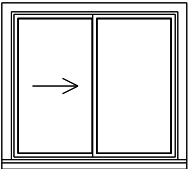
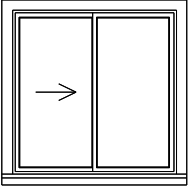
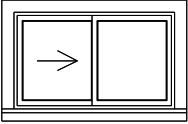


Section-1



Section-2

DOOR SCHEDULE										
NUMBER	3D EXTERIOR ELEVATION	LABEL	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION	HEADER	THICKNESS	HINGE
D01		900X2 100	1	1	900	2100	EXT. HINGED-DOOR E21	38X140X1 026 (2)	45	STANDARD (3)
D02		820X2 100	2	1	820	2100	HINGED-PANEL	38X140X940 (2)	35	STANDARD (2)
D03		720X2 100	1	1	720	2100	HINGED-PANEL	38X140X840 (2)	35	STANDARD (2)
D04		2 850X2 100	1	1	2850	2100	4+0-PANEL SLIDER-PANEL	38X286X2 970 (2)	35	
D05		2 850X2 100	1	1	2850	2100	0+4-PANEL SLIDER-PANEL	38X286X2 970 (2)	35	
D06		1 000X2 100	1	1	1000	2100	1+1 DR. BIFOLD-PANEL	38X140X1 120 (2)	35	STANDARD (4)

WINDOW SCHEDULE										
NUMBER	3D EXTERIOR ELEVATION	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	HEADER	
W01		1 500X1 200LS	1	1	1 500X1 200LS	1500	1200	LEFT SLIDING	38X184X1 626 (2)	
W02		1 350X1 200LS	1	1	1 350X1 200LS	1350	1200	LEFT SLIDING	38X184X1 476 (2)	
W03		1 200X1 200LS	3	1	1 200X1 200LS	1200	1200	LEFT SLIDING	38X184X1 326 (2)	
W04		1 000X600LS	1	1	1 000X600LS	1000	600	LEFT SLIDING	38X140X1 126 (2)	

REVISION TABLE	
NUMBER	DESCRIPTION

SHEET TITLE:	

PROJECT DESCRIPTION:	

DRAWINGS PROVIDED BY:	

DATE:
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21.03.2023
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SCALE:
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SHEET:
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7
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## Single Dwelling

Certificate number: 1337803S\_03




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](http://www.basix.nsw.gov.au)

This certificate is a revision of certificate number 1337803S lodged with the consent authority or certifier on 26 October 2022 with application BIC-10213.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary  
Date of issue: Wednesday, 22 March 2023  
To be valid, this certificate must be lodged within 3 months of the date of issue.

Planning,  
Industry &  
Environment

Project summary		
Project name	Punchbowl_03	
Street address	5 Park Avenue Punchbowl 2196	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 22267	
Lot no.	19	
Section no.	-	
Project type	separate dwelling house - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	 41	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 52	Target 50

<b>Certificate Prepared by</b>
Name / Company Name: DIYGRANNYFLAT
ABN (if applicable): 23722110150

Thermal Comfort Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>General features</b>				
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.		✓	✓	✓
<b>Floor, walls and ceiling/roof</b>				
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.		✓	✓	✓
<b>Construction</b>	<b>Additional insulation required (R-Value)</b>	<b>Other specifications</b>		
floor - concrete slab on ground	nil			
external wall - brick veneer	1.86 (or 2.40 including construction)			
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)			
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.45 (up, roof: foil backed blanket (55 mm)	unventilated; medium (solar absorptance 0.475-0.70)		
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 2.58 (up, roof: foil backed blanket (55 mm)	framed; medium (solar absorptance 0.475-0.70)		
<b>Note</b>	In insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.			
<b>Note</b>	In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.			

Energy Commitments	Show on DA plans	Show on CC/CDCC plans & specs	Certifier check
<b>Hot water</b>			
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.	✓	✓	✓
<b>Cooling system</b>			
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 (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: 5 Star (old label)		✓	✓
<b>Heating system</b>			
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 (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: 5 Star (old label)		✓	✓
<b>Ventilation</b>			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: no mechanical ventilation (ie, natural); Operation control: n/a		✓	✓
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: interlocked to light		✓	✓
<b>Artificial lighting</b>			
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"> <li>at least 2 of the bedrooms / study;</li> <li>at least 1 of the living / dining rooms;</li> </ul>		✓	✓
<b>Natural lighting</b>			

## Description of project

Project address		Assessor details and thermal loads	
Project name	Punchbowl_03	Assessor number	n/a
Street address	5 Park Avenue Punchbowl 2196	Certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 22267	Area adjusted cooling load (MJ/m <sup>2</sup> ·year)	n/a
Lot no.	19	Area adjusted heating load (MJ/m <sup>2</sup> ·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 - secondary dwelling	Project score	
No. of bedrooms	2	Water	<div> <div></div> <div>41</div> <div>Target 40</div> </div>
Site details		Thermal Comfort	<div> <div></div> <div>Pass</div> <div>Target Pass</div> </div>
Site area (m <sup>2</sup> )	553	Energy	<div> <div></div> <div>52</div> <div>Target 50</div> </div>
Roof area (m <sup>2</sup> )	95		
Conditioned floor area (m <sup>2</sup> )	64.2		
Unconditioned floor area (m <sup>2</sup> )	3.8		
Total area of garden and lawn (m <sup>2</sup> )	51		
Roof area (m <sup>2</sup> ) of the existing dwelling	125		
No. of bedrooms in the existing dwelling	3		

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Windows, glazed doors and skylights</b>			
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 style="list-style-type: none"> <li>For the following glass and frame types, the certifier check can be performed by visual inspection.</li> <li>- Aluminium single clear</li> <li>- Aluminium double (air) clear</li> <li>- Timber/uPVC/fibreglass single clear</li> <li>- Timber/uPVC/fibreglass double (air) clear</li> </ul>	✓	✓	✓
<ul style="list-style-type: none"> <li>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.</li> </ul>	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
<b>North-East facing</b>					
W04	600	1000	aluminium, single, clear	eave 500 mm, 100 mm above head of window or glazed door	not overshadowed
W03	1200	1200	aluminium, single, clear	eave 500 mm, 400 mm above head of window or glazed door	not overshadowed
<b>South-East facing</b>					
W03	1200	1200	aluminium, single, clear	eave 400 mm, 100 mm above head of window or glazed door	not overshadowed
<b>South-West facing</b>					
W04	1200	1200	aluminium, single, clear	eave 400 mm, 100 mm above head of window or glazed door	2-4 m high, 2 m away
<b>North-West facing</b>					

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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.	✓	✓	✓
<b>Other</b>			
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.		✓	

### 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
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 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 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 2000 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 45 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		✓	✓
• 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.)		✓	✓


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W02	1200	1350	aluminium, single, clear	eave 500 mm, 250 mm above head of window or glazed door	not overshadowed
W01	1200	1500	aluminium, single, clear	eave 500 mm, 250 mm above head of window or glazed door	not overshadowed

**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/DC 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.

[illegible]

**SHEET TITLE:**

## BASIX Specifications

PROJECT DESCRIPTION:

Granny Flat Design at  
5 PARK AVENUE, PUNCHBOWL  
LOT 19 DP 22267

DRAWINGS PROVIDED BY:

Mark Marsden  
BE (MIEAust.)

DATE:

21.03.2023

SCALE:

SHEET:

8