

DEVELOPMENT APPLICATION

3 SHELLEY STREET CAMPSIE

PROPOSAL FOR

- DEMOLITION OF EXISTING DWELLING AND ALL STRUCTURES
- BASEMENT PARKING
- PLACE OF WORSHIP
- FRONT FENCE

CLIENT: DINGHUI TEMPLE

DEVELOPMENT APPLICATION			
DRW NO	DRW NAME	ISSUE	Amendment Comment
DA000	COVER PAGE	B	DEVELOPMENT APPLICATION
DA001	BASIX COMMITMENT	B	DEVELOPMENT APPLICATION
DA002	DEMOLITION PLAN	C	DEVELOPMENT APPLICATION
DA003	SITE PLAN	D	DEVELOPMENT APPLICATION
DA004	SITE ANALYSIS PLAN	B	DEVELOPMENT APPLICATION
DA005	CALCULATION PLANS	D	DEVELOPMENT APPLICATION
DA006	3D AXOMETRIC DIAGRAM	D	DEVELOPMENT APPLICATION
DA101	BASEMENT PLAN	D	DEVELOPMENT APPLICATION
DA102	GROUND FLOOR PLAN	D	DEVELOPMENT APPLICATION
DA103	FIRST FLOOR PLAN	D	DEVELOPMENT APPLICATION
DA104	ROOF PLAN	D	DEVELOPMENT APPLICATION
DA105	KITCHEN LAYOUT	B	DEVELOPMENT APPLICATION
DA201	ELEVATIONS	D	DEVELOPMENT APPLICATION
DA202	ELEVATIONS	D	DEVELOPMENT APPLICATION
DA301	SECTIONS	D	DEVELOPMENT APPLICATION
DA701	MATERIAL AND FINISHES	B	DEVELOPMENT APPLICATION
DA801	SHADOW DIAGRAMS - WINTER SOLSTICE	B	DEVELOPMENT APPLICATION
DA802	SHADOW DIAGRAMS - SPRING EQUINOX	B	DEVELOPMENT APPLICATION
DA901	SITE PLAN	B	DEVELOPMENT APPLICATION
DA902	ELEVATIONS	B	DEVELOPMENT APPLICATION



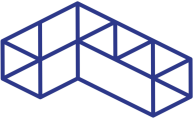
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issue	amendment	date
A	DEVELOPMENT APPLICATION	31/03/2021
B	DEVELOPMENT APPLICATION NO.2	12/07/2023



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DEVELOPMENT APPLICATION NO.2

project	3 SHELLEY STREET CAMPSIE		
drawing	COVER PAGE		
scale	@A2	drawing no.	
drawn	LW		DA000
checked	LW	issue	
project no	2020-03SLY		B

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1363234S_02

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: Friday, 16 December 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	3 Shelley Street, Campsie_02	
Street address	3 Shelley Street Campsie 2194	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 5	
Lot no.	2862	
Section no.	2	
Project type	separate dwelling house	
No. of bedrooms	1	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 51	Target 50

Certificate Prepared by
Name / Company Name: AENEC - Office: 02 9994 8906
ABN (if applicable): 32612556377

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 100 square metres of the site.	✓	✓	
Fixtures			
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 4 star in each toilet in the development.		✓	✓
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			
The applicant must install a rainwater tank of at least 3700 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 190 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">the cold water tap that supplies each clothes washer 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.)		✓	✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
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 an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate 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. 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.	✓	✓	✓
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.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

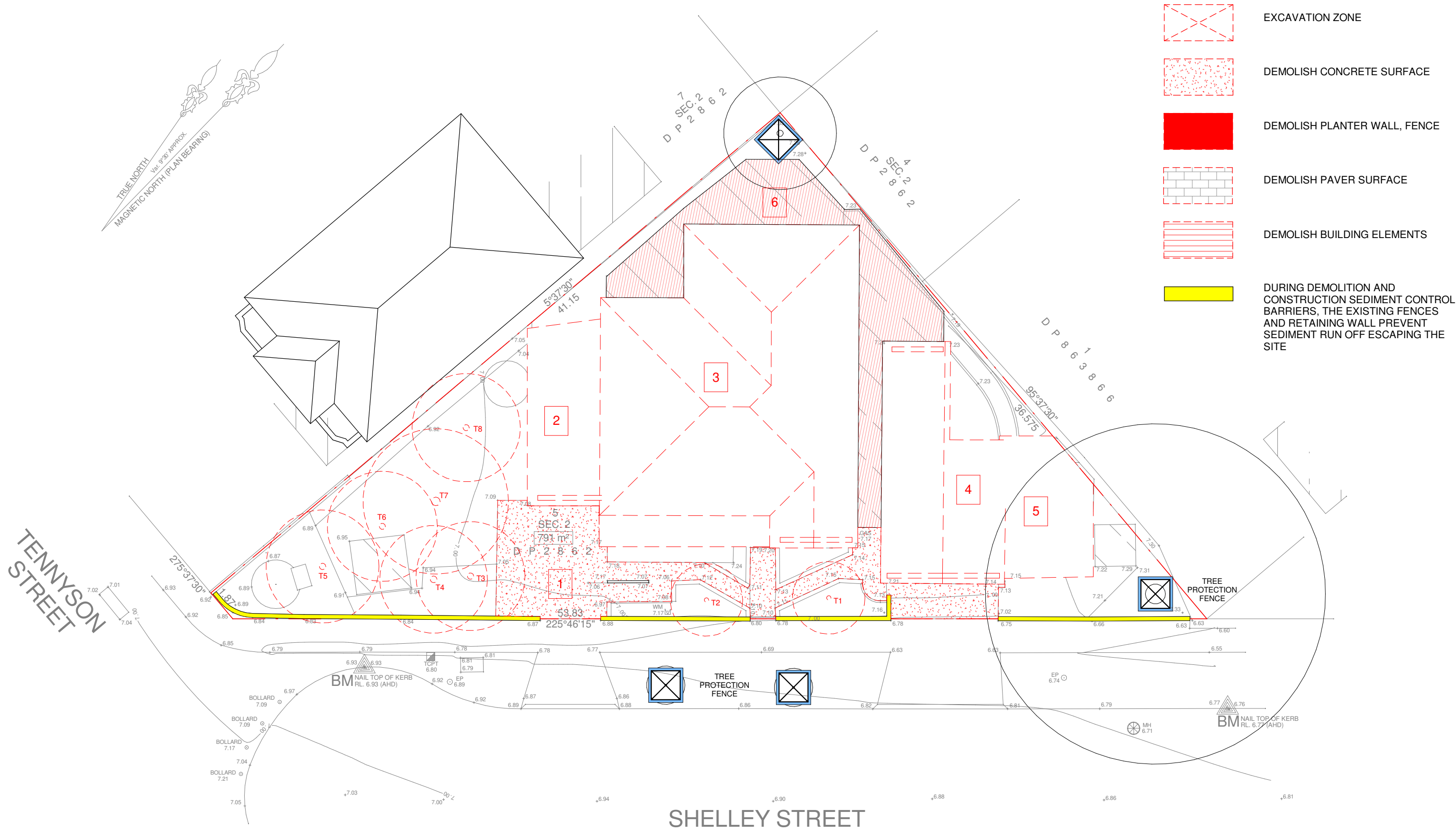
Floor and wall construction	Area
floor - concrete slab on ground	7.0 square metres
floor - suspended floor/enclosed subfloor	164.0 square metres
floor - suspended floor above garage	All or part of floor area

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: 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: 4 star (average zone)		✓	✓
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: 4 star (average zone)		✓	✓
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: 4 star (average zone)		✓	✓
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: 4 star (average zone)		✓	✓
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 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 1 of the bedrooms / study;at least 2 of the living / dining rooms;the kitchen;		✓ ✓ ✓	✓ ✓ ✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none">all bathrooms/toilets;the laundry;all hallways;		✓ ✓ ✓	✓ ✓ ✓
Natural lighting			
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 0.55 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.		✓	

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	A	DEVELOPMENT APPLICATION	31/03/2021		
	B	DEVELOPMENT APPLICATION NO.2	12/07/2023		



1
DA101

DEMOLITION PLAN

Scale: 1 : 200

DEMOLITION NOTES:

- 1 - DEMOLITION OF EXISTING CONCRETE SLAB 76.158m²
- 2 - DEMOLITION OF METAL GARAGE 44.167m²
- 3 - DEMOLITION OF EXISTING BRICK RESIDENCE 256.567m²
- 4 - DEMOLITION OF METAL GARAGE 81.484m²
- 5 - DEMOLITION OF METAL WORKSHOP 37.608m²



GENERAL:

READ IN CONJUNCTION WITH SURVEY. DO NOT SCALE OFF DRAWINGS

DEMOLITION & CONSTRUCTION:

- DEMOLISH EXISTING BUILDINGS AND SITE FACILITIES SHOWN RED DASHED AND SHADED AREA SHOWN ON DEMOLITION WORK PLAN

- TREES UNDER 5M ARE EXEMPT APPLICATION AND TO BE REMOVED

- ASBESTO INSPECTION MUST BE CARRIED PRIOR DEMOLITION BY SUBCONTRACTOR, CAREFUL HANDLE AND DISPOSAL IS ESSENTIAL

- REMOVE EXTERNAL WEATHERBOARD CLADDING MATERIAL

- REMOVE ALL TIMBER WALL FRAME AND ROOF FRAME, CONTRACTOR ENSURE TIMBER TRANSFERRED TO RECYCLE DEPOT.

- REMOVE ALL METAL WORK, INCLUDING HANDRAIL, EAVE GUTTER ALUMINUM FRAME WINDOW, DOWNPIPE.

- REMOVE ALL GLASSES

- ALL WORK MUST BE IN ACCORDANCE WITH AUSTRALIAN STANDARD 2601-2001, THE DEMOLITION OF STRUCTURES. THE WORK HEALTH AND SAFETY REGULATION 2011.

- CONTACT "1100 DIAL BEFORE YOU DIG" PRIOR TO EXCAVATION TO AVOID DAMAGING ANY EXISTING UNDERGROUND SERVICES.

SEDIMENT CONTROL NOTES

ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE. STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT. AND ALL TRAPPED SEDIMENT TO STRUCTURAL DAMAGE BE REMOVED TO A NOMINATED STOCKPILE SITE.

DEVELOPMENT APPLICATION NO.2

3 SHELLEY STREET CAMPSIE

DEMOLITION PLAN

As@A2 drawing no. indicated

checked LW issue

project no 2020-03SLY

DA002

C

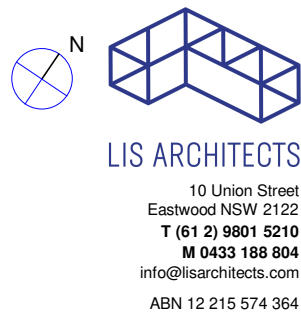
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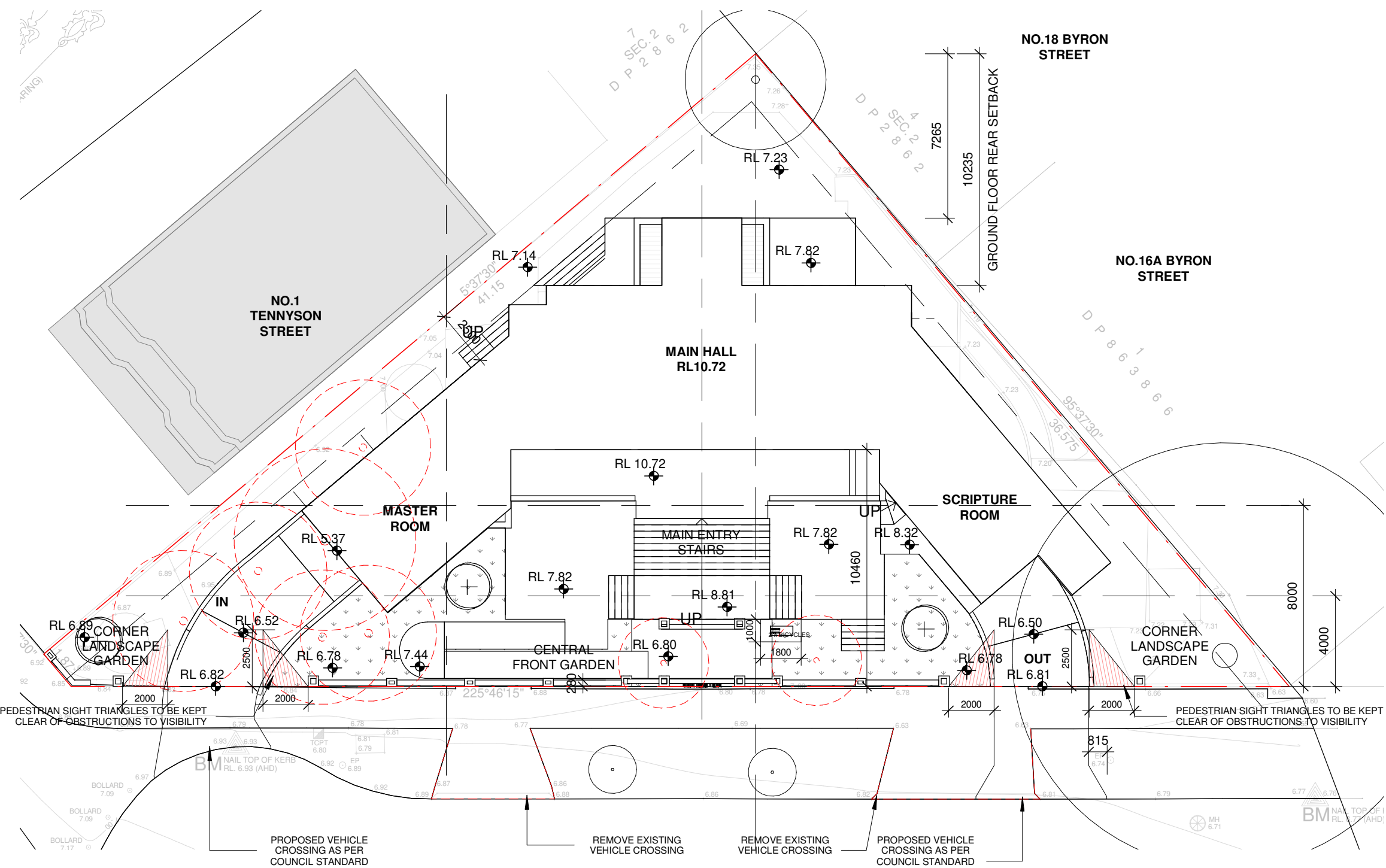
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SITE AREA	790.962 m2
ALLOWABLE FSR	0.5:1
PROPOSED FSR	0.405:1 / 389.60m2
ALLOWABLE BUILDING AREA	395.48 m2
PROPOSED DEEP SOIL ZONE	341.890m2 / 43.2%
BASEMENT GFA	345.70 m2
PROPOSED GROUND FLOOR GFA	223.60 m2
PROPOSED FIRST FLOOR GFA	97.10 m2
TOTAL PROPOSED GFA	320.70m2
BASEMENT PARKING	7 PARKING + 1 ACCESSIBLE

MAIN HALL



1 SITE PLAN
DA101

Scale: 1 : 200



STREET PERSPECTIVE

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N

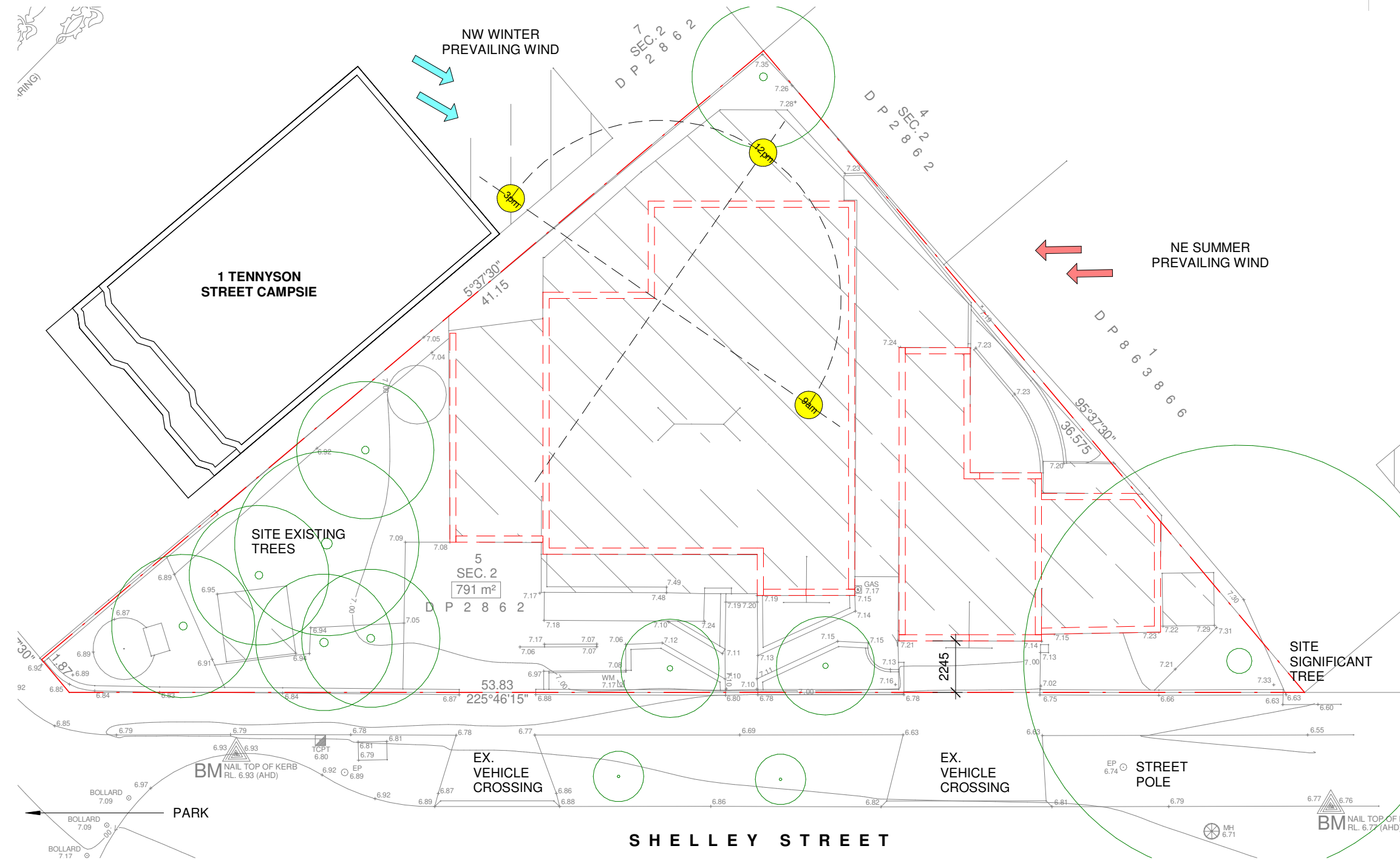
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DEVELOPMENT APPLICATION
NO.2

3 SHELLEY STREET CAMPSIE

drawing	SITE PLAN
scale	1 : 200@A2 drawing no.
drawn	LW DA003
checked	LW issue
project no	2020-03SLY D



SITE CHARACTER AND LOCAL CONTEXT

- NO STREET PREVAILING FROM SETBACK, EXISTING FRONT SETBACK NOTED 2.245M
- ONE SIGNIFICANT GUM TREE TO BE PROTECTED AND RETAINED ONSITE
- TWO EXISTING VEHICLE CROSSING, WIDE FRONTAGE NOTED 53.83M



EXISTING DWELLING USED AS PLACE OF WORSHIP



1 TENNYN SON STREET



PARK



SITE SIGNIFICANT TREE

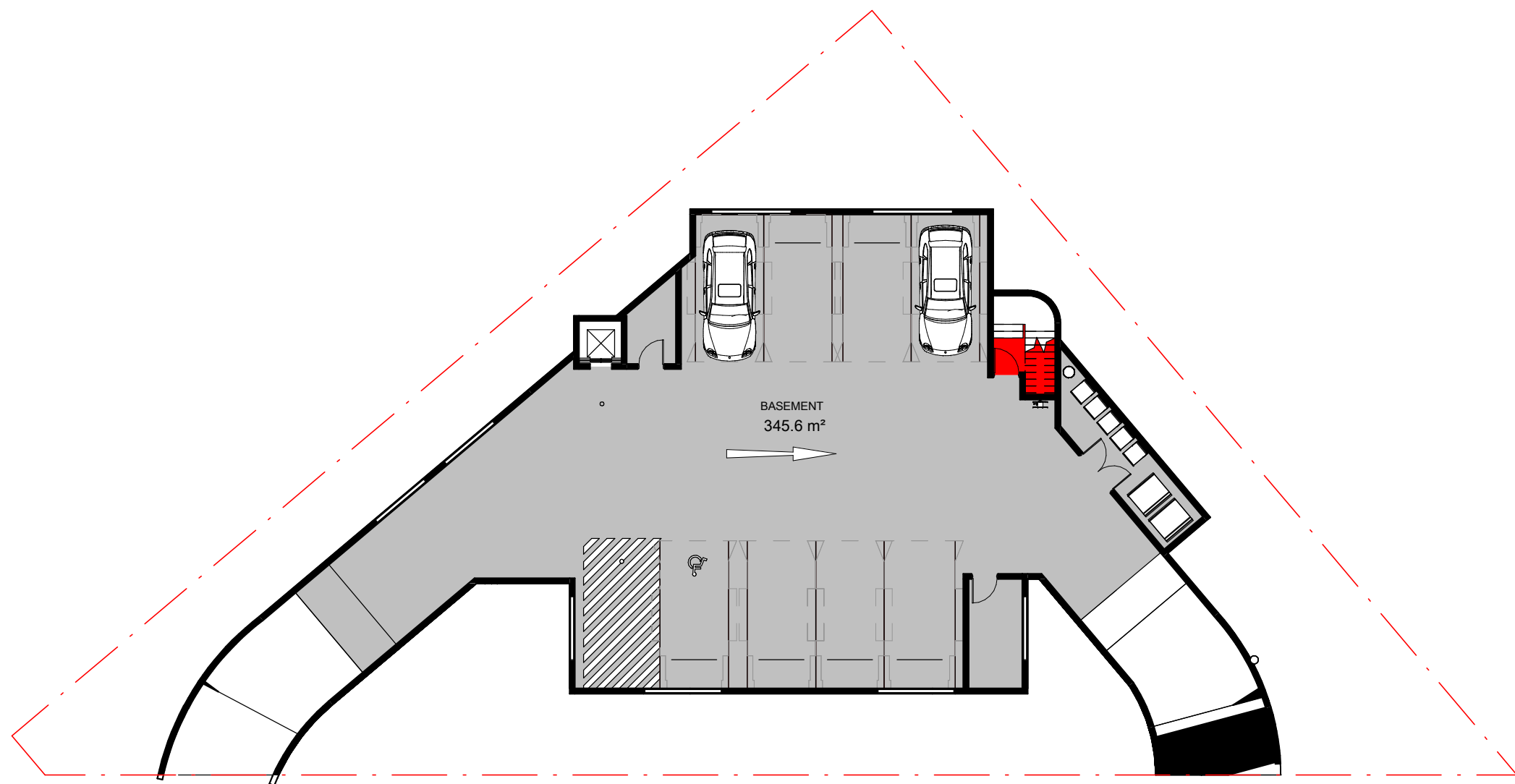
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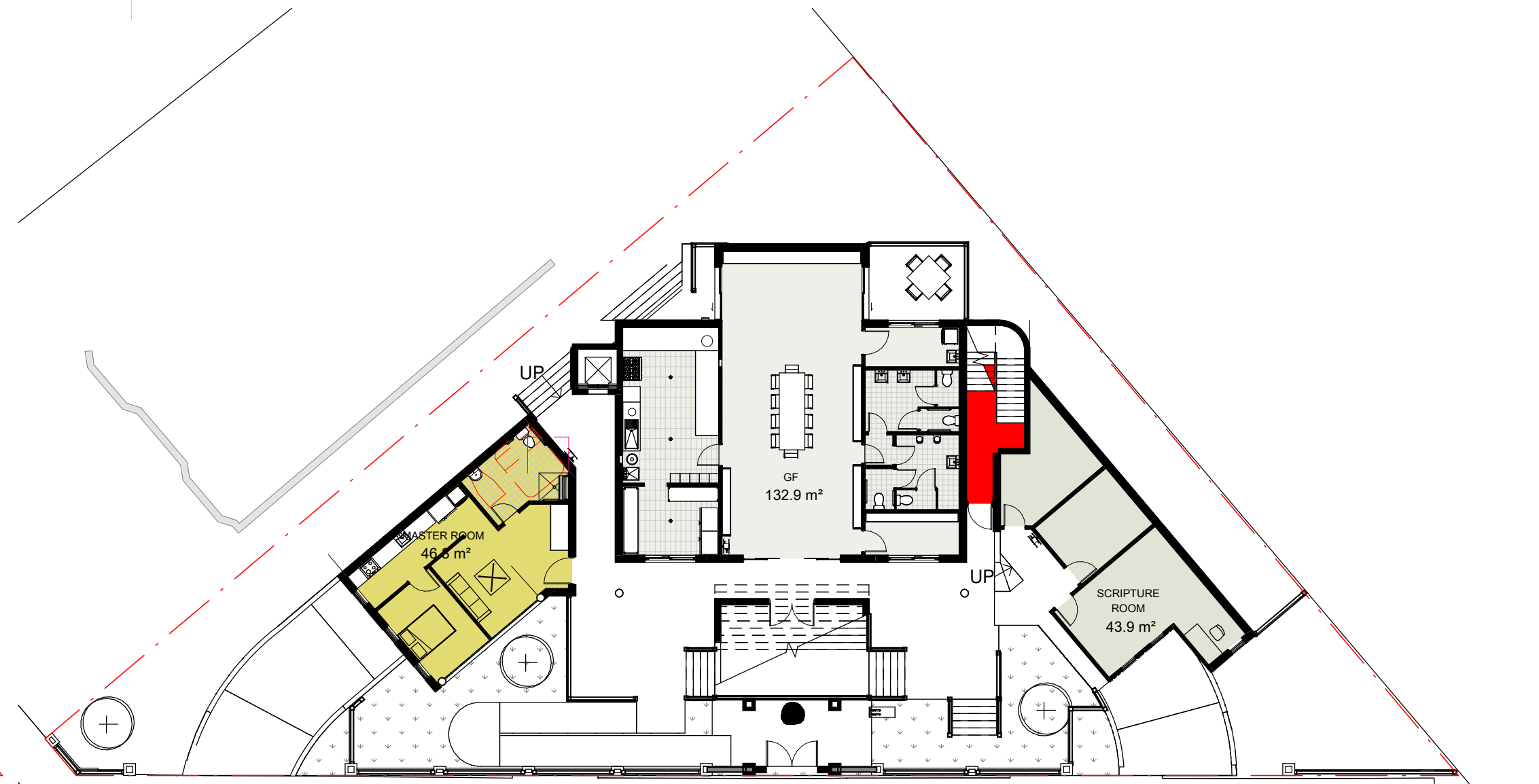


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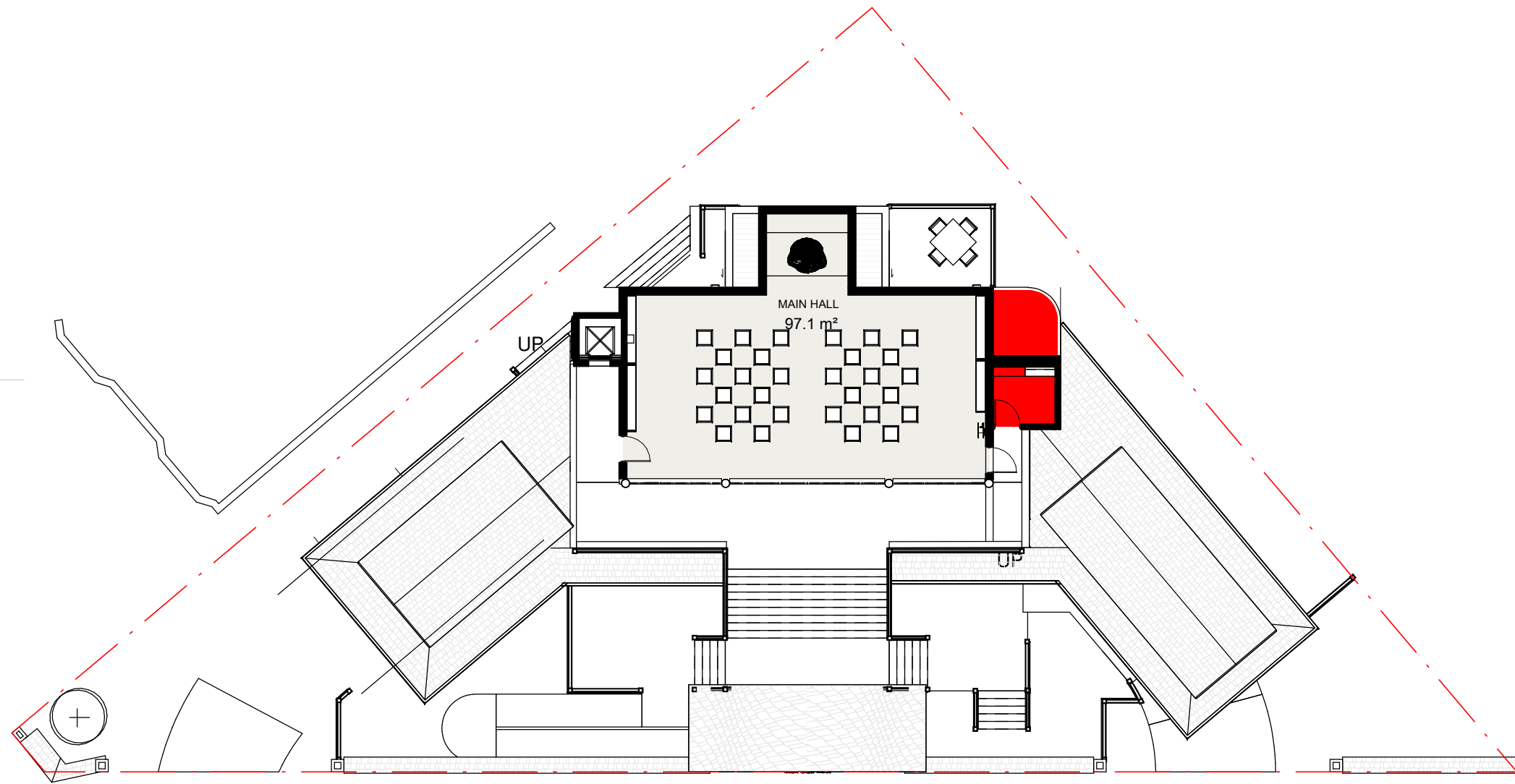
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drawing	SITE ANALYSIS PLAN		
scale	1 : 200@A2	drawing no.	
drawn	LW	DA004	
checked	LW	issue	
project no	2020-03SLY		B



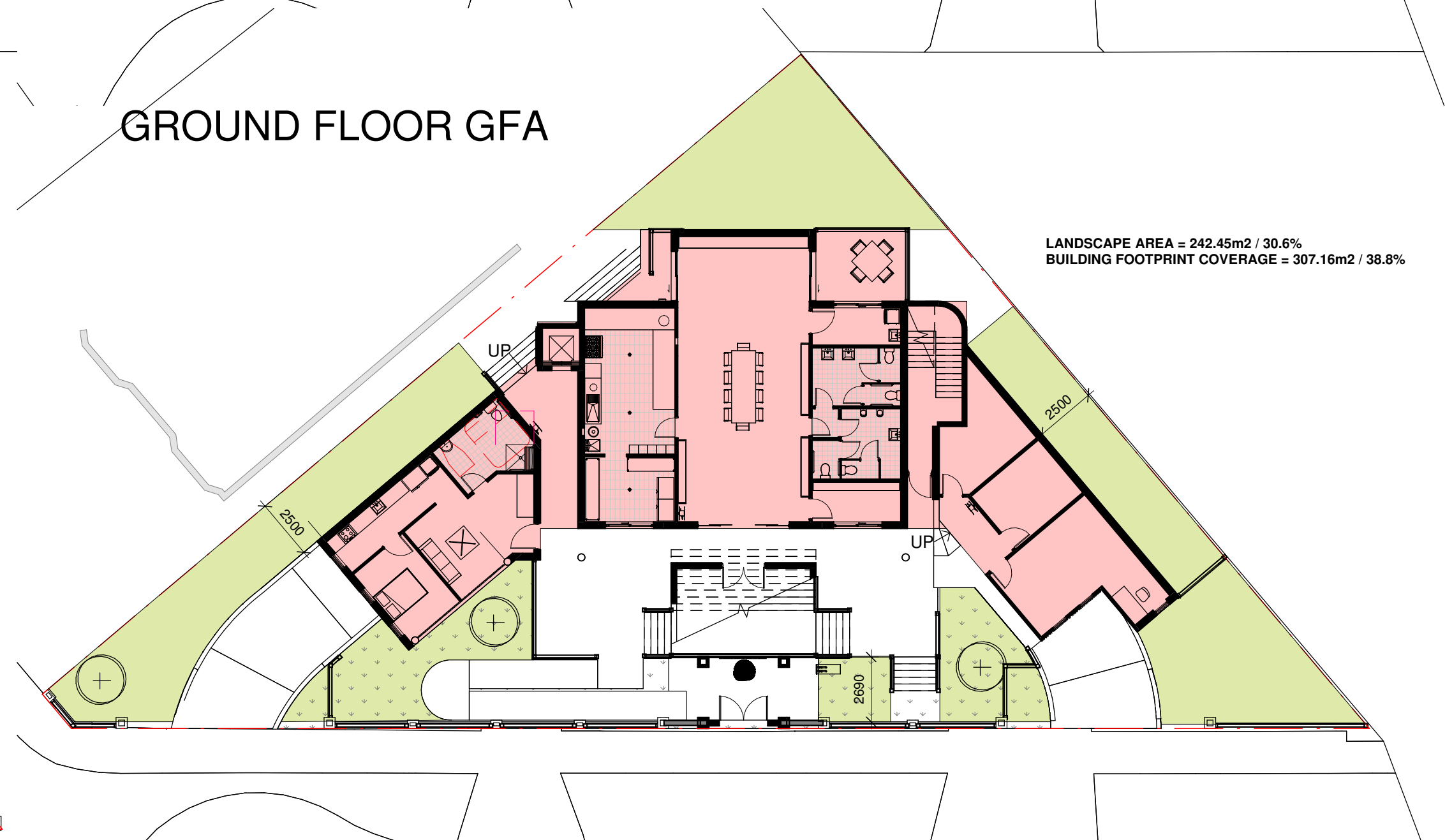
BASEMENT GFA



GROUND FLOOR GFA



FIRST FLOOR GFA



LANDSCAPE PLAN

LANDSCAPE AREA = 242.45m2 / 30.6%
BUILDING FOOTPRINT COVERAGE = 307.16m2 / 38.8%

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PROPOSAL GFA CALCULATION
GROUND FLOOR: 223.60m2
FIRST FLOOR: 97.10m2

TOTAL GFA **320.70m2** - FSR: **0.405:1**

BASEMENT AREA: 345.70m2

N

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DEVELOPMENT APPLICATION
NO.2

3 SHELLEY STREET CAMPSIE

CALCULATION PLANS

DA005

D

project

As@A2

drawing no.

indicated

LW

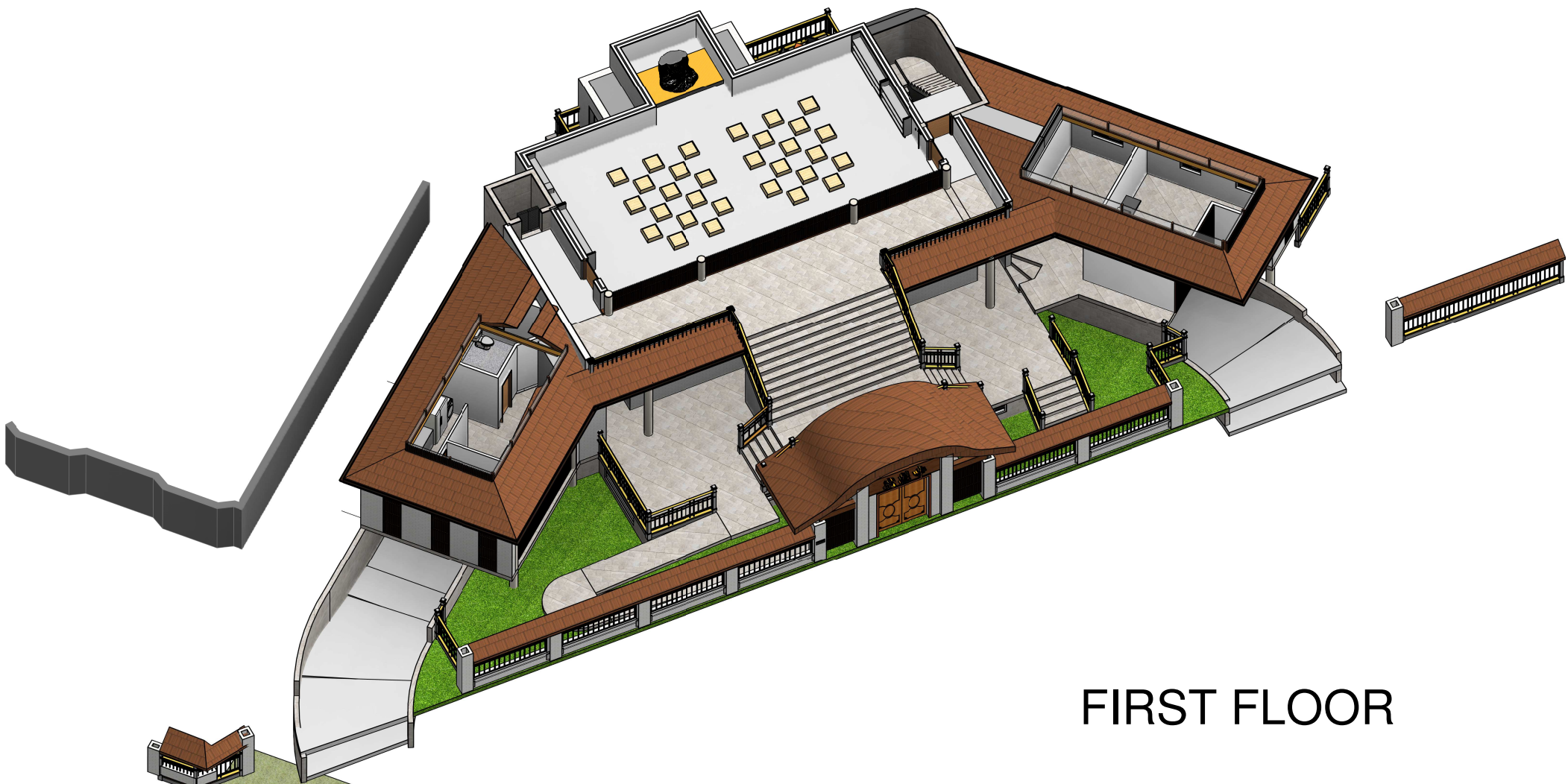
issue

2020-03SLY

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BASEMENT PARKING



FIRST FLOOR



GROUND FLOOR



3D OVERALL

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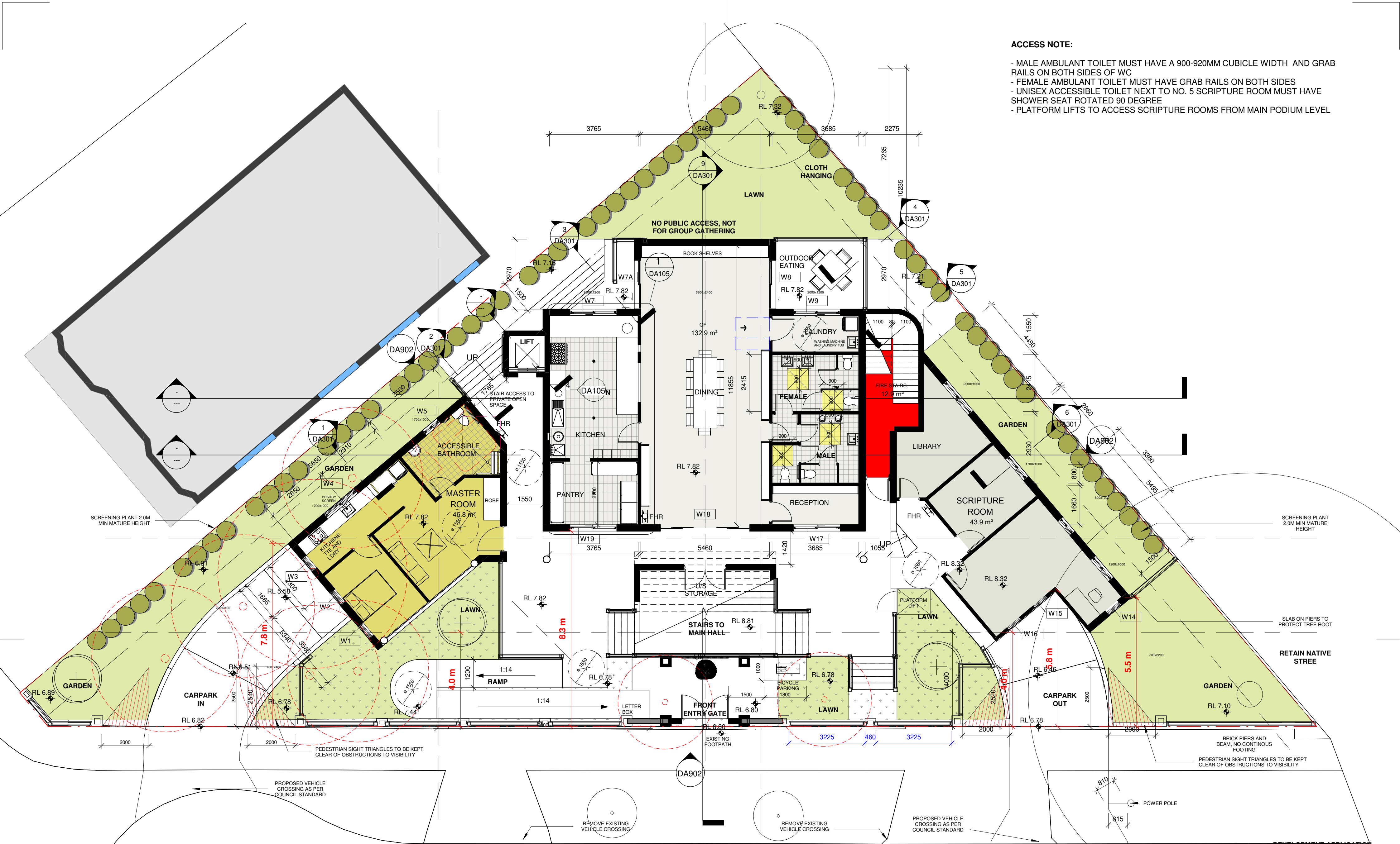
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project	3 SHELLEY STREET CAMPSIE		
drawing	3D AXOMETRIC DIAGRAM		
scale	@A2	drawing no.	
drawn	LW	DA006	
checked	LW	issue	
project no	2020-03SLY		D

ACCESS NOTE:

- MALE AMBULANT TOILET MUST HAVE A 900-920MM CUBICLE WIDTH AND GRAB RAILS ON BOTH SIDES OF WC
- FEMALE AMBULANT TOILET MUST HAVE GRAB RAILS ON BOTH SIDES
- UNISEX ACCESSIBLE TOILET NEXT TO NO. 5 SCRIPTURE ROOM MUST HAVE SHOWER SEAT ROTATED 90 DEGREE
- PLATFORM LIFTS TO ACCESS SCRIPTURE ROOMS FROM MAIN PODIUM LEVEL



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PROPOSAL GFA CALCULATION

GROUND FLOOR: 223.60m2
FIRST FLOOR: 97.10m2

TOTAL GFA **320.70m2 - FSR: 0.405:1**

BASEMENT AREA: 345.70m2

DEVELOPMENT APPLICATION NO.2

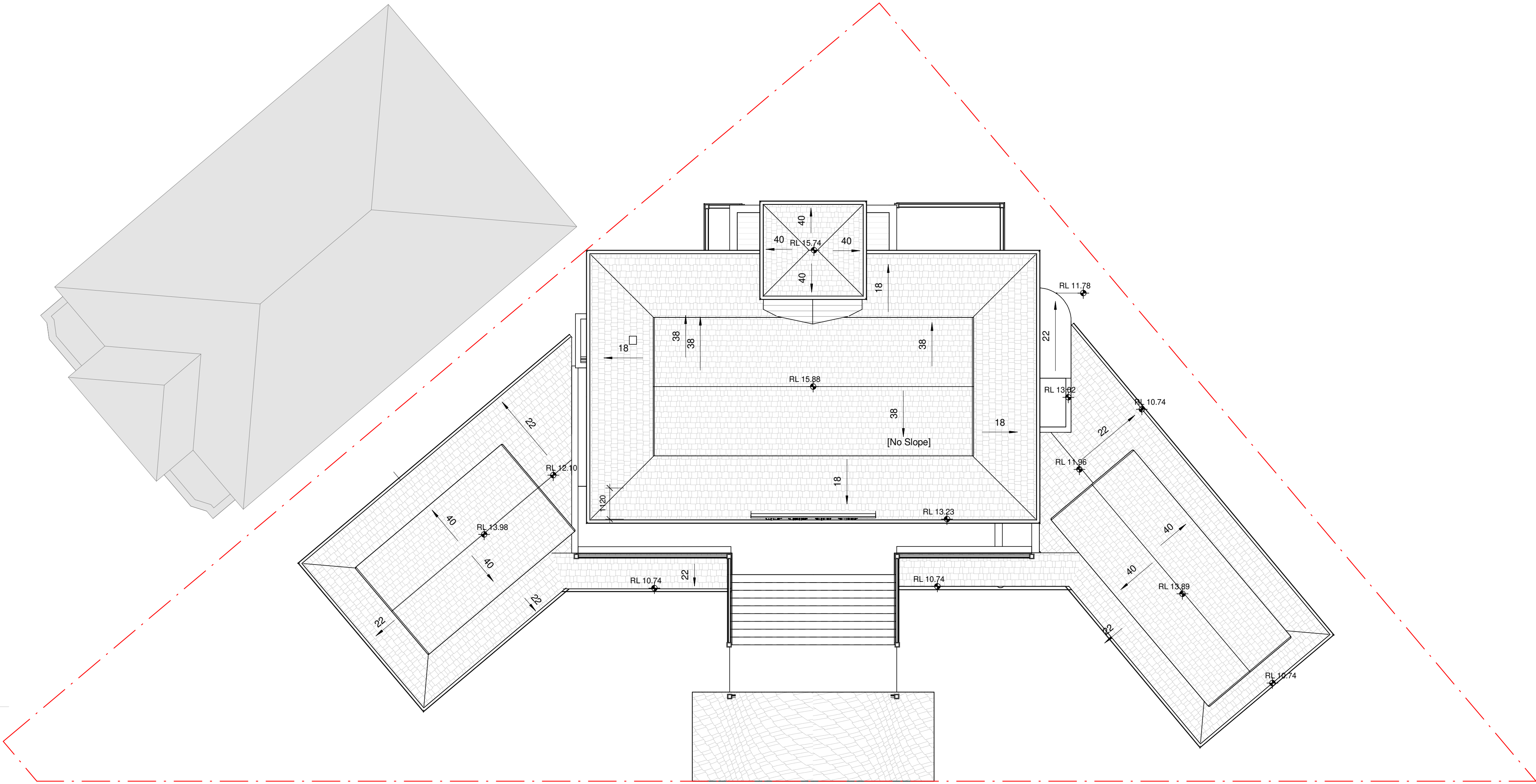
3 SHELLEY STREET CAMPSIE

GROUND FLOOR PLAN

scale 1 : 100@A2 drawing no. DA102
drawn LW
checked LW issue
project no 2020-03SLY D



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3 SHELLEY STREET CAMPSIE

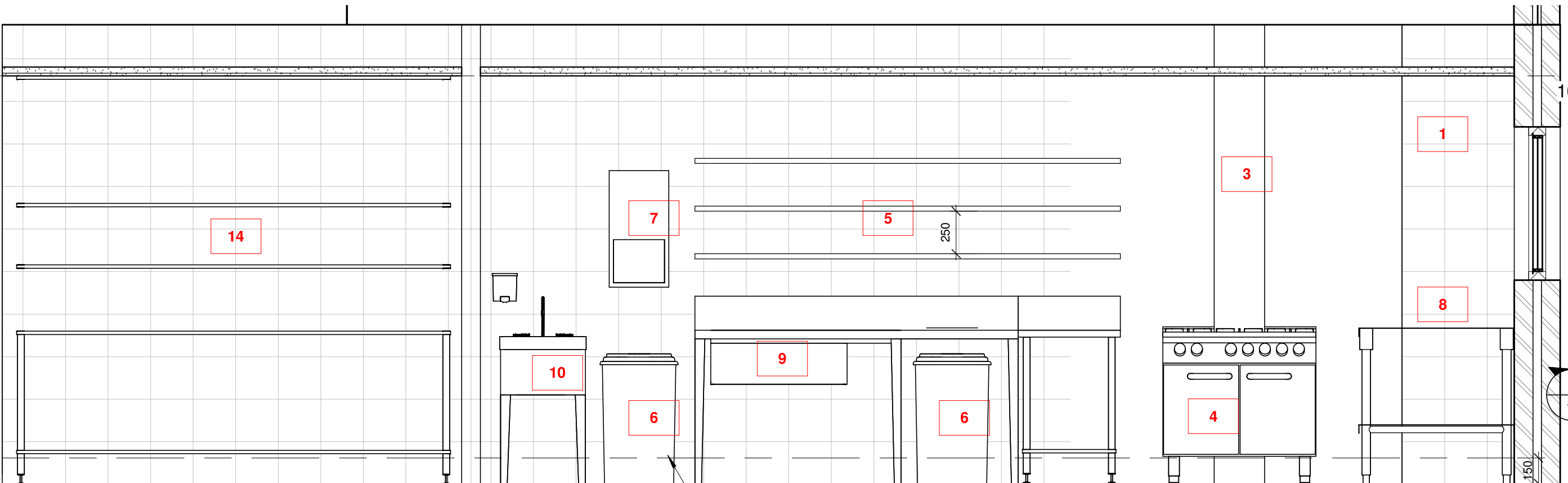
drawing
ROOF PLAN

scale
1 : 100@A2 drawing no.

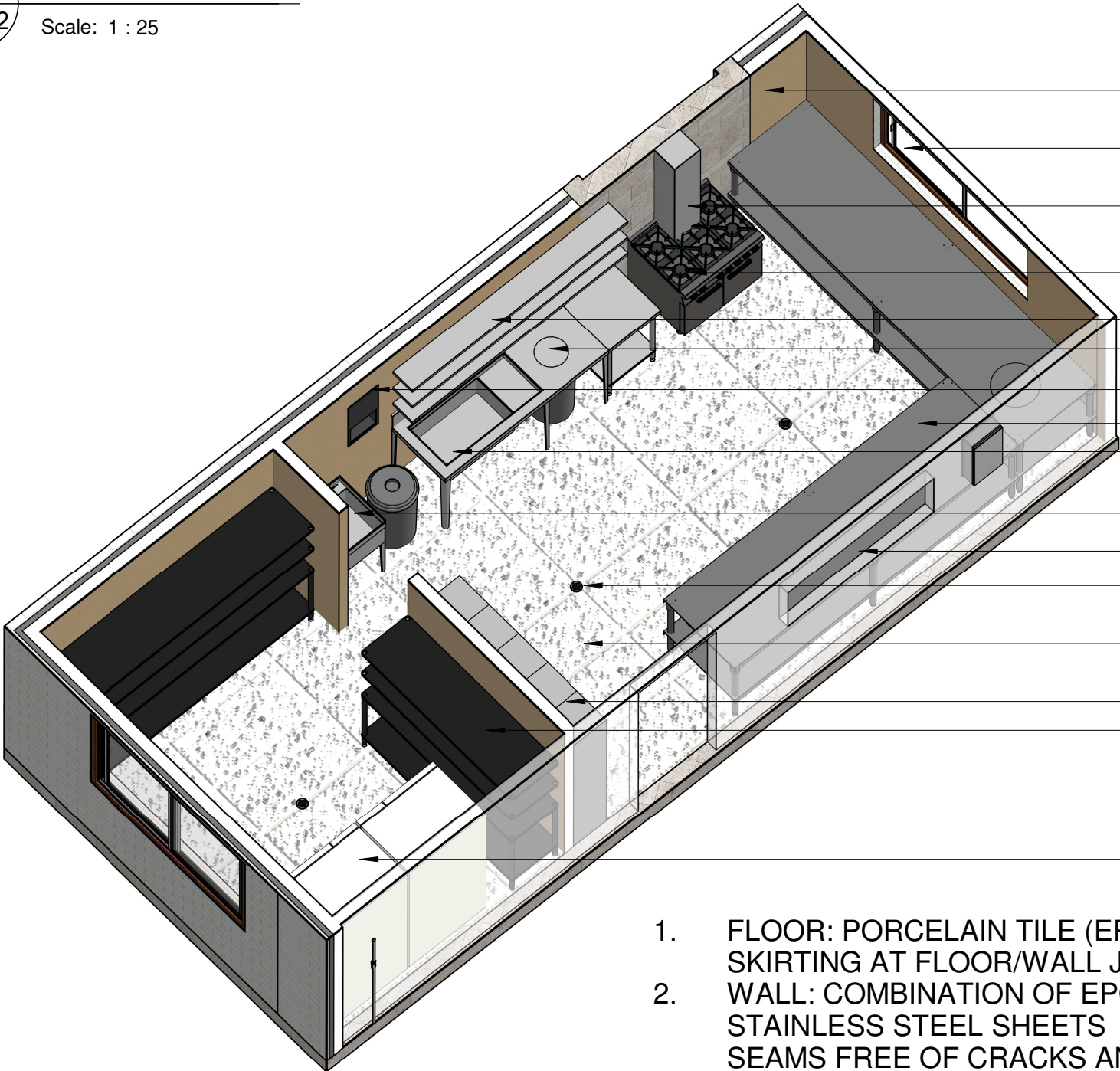
drawn
LW DA104

checked
LW issue

project no
2020-03SLY D

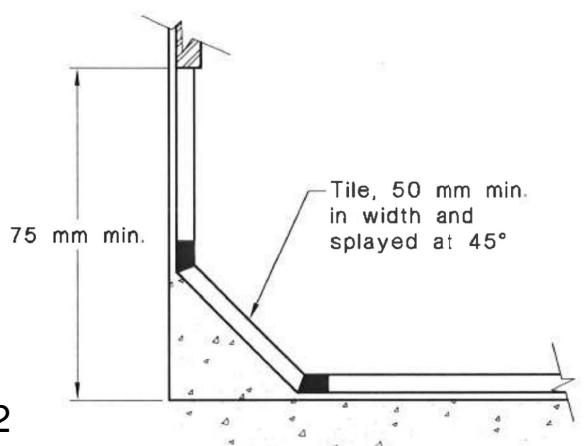


4 Elevation
DA102 Scale: 1 : 25

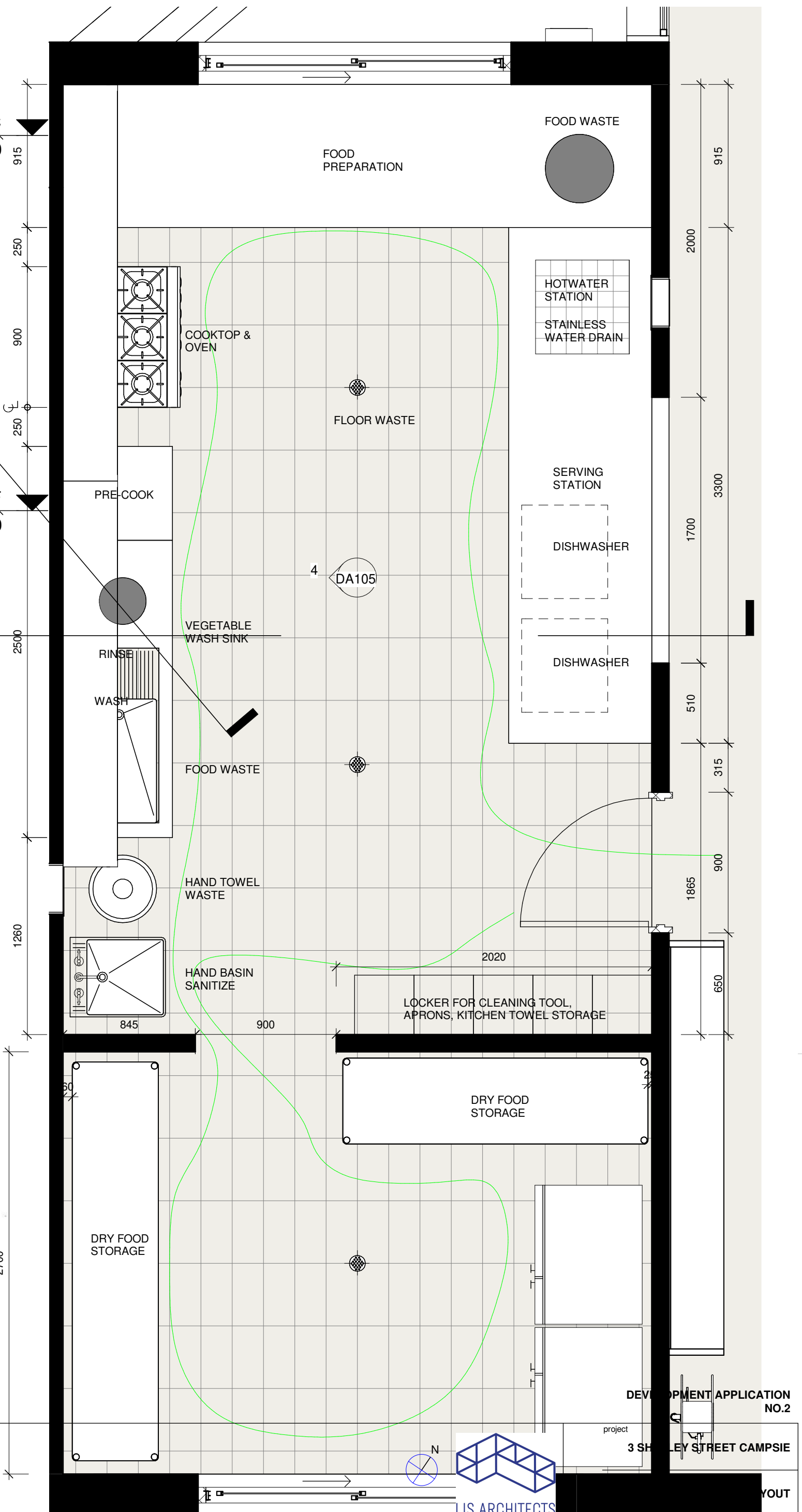


- 1. WALL TILES
- 2. WINDOWS WITH VERMIN SCREEN PROTECTION
- 3. RANGEHOOD DUCTED VIA CEILING
- 4. COOKTOP AND OVEN
- 5. WALL SHELVES WITH 25MM GAP BETWEEN WALL
- 6. FOOD WASTE SLOT
- 7. HAND TOWEL DISPENSER
- 8. PREPARATION
- 9. WASH, RINSE AND DRAIN
- 10. HAND BASIN WITH HOT AND COLD WATER MIX. SOAP DISPENSER
- 11. SERVING OPENING
- 12. FLOOR WASTE
- 13. CERAMIC FLOOR TILES
- 14. LOCKERS
- 15. FOOD STORAGE SHELVES 25MM GAP BETWEEN WALL
- 16. REFRIGERATORS

- 1. FLOOR: PORCELAIN TILE (EPOXY GROUTED) WITH COVE TILE SKIRTING AT FLOOR/WALL JUNCTION
- 2. WALL: COMBINATION OF EPOXY-GROUTED GLAZED TILE, STAINLESS STEEL SHEETS AND POLYVINYL WITH WELDED SEAMS FREE OF CRACKS AND CREVICES.
- 3. CEILING: FLUSH SET PLASTERBOARD PAINT FINISH
- 4. BENCHTOP AND SPLASHBACK: STAINLESS STEEL FINISH.
- 5. WATER SUPPLY AND DRAINAGE TO AS/NZS 3500.1.2
- 6. MECHANICAL VENTILATION AND FILTRATION TO AS/NZS 1668.2



FLOOR AND WALL COVING DETAILS



1 KITCHEN LAYOUT
DA102 Scale: 1 : 25

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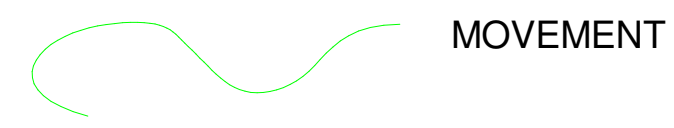
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Verify all dimensions on site

issue	amendment	date
A	DEVELOPMENT APPLICATION	28/10/2021
B	DEVELOPMENT APPLICATION NO.2	30/05/2023

KITCHEN DESIGN AND CONSTRUCT MUST BE COMPLIED WITH AS4674 - 2004 DESIGN, CONSTRUCTION AND FITOUT OF FOOD PREMISES



MOVEMENT

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ABN 12 215 574 364

scale 1 : 25@A2 drawing no. DA105

drawn LW

checked LW

project no 2020-03SLY

issue B

DEVELOPMENT APPLICATION NO.2

3 SHAWLEY STREET CAMPSIE

PROJECT

YOUT



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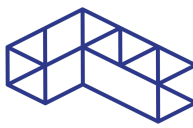
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issue	amendment	date
A	DEVELOPMENT APPLICATION	31/03/2021
B	ADDITIONAL INFORMATION	15/11/2021
C	ADDITIONAL INFORMATION	10/08/2022
D	DEVELOPMENT APPLICATION NO.2	30/05/2023

LEGEND
RT - CONCRETE ROOF TILES (TERRACOTTA)
FB - FACE BRICK (WHITE)
AFW - TIMBER FRAME WINDOW AND DOOR
TC - TIMBER CLADDING AND ENTRY DOOR
TS - TIMBER PRIVACY SCREEN
PC - PREMIX COLOR CONCRETE
SC - SANDSTONE CLADDING
TB - TIMBER BALUSTRADE



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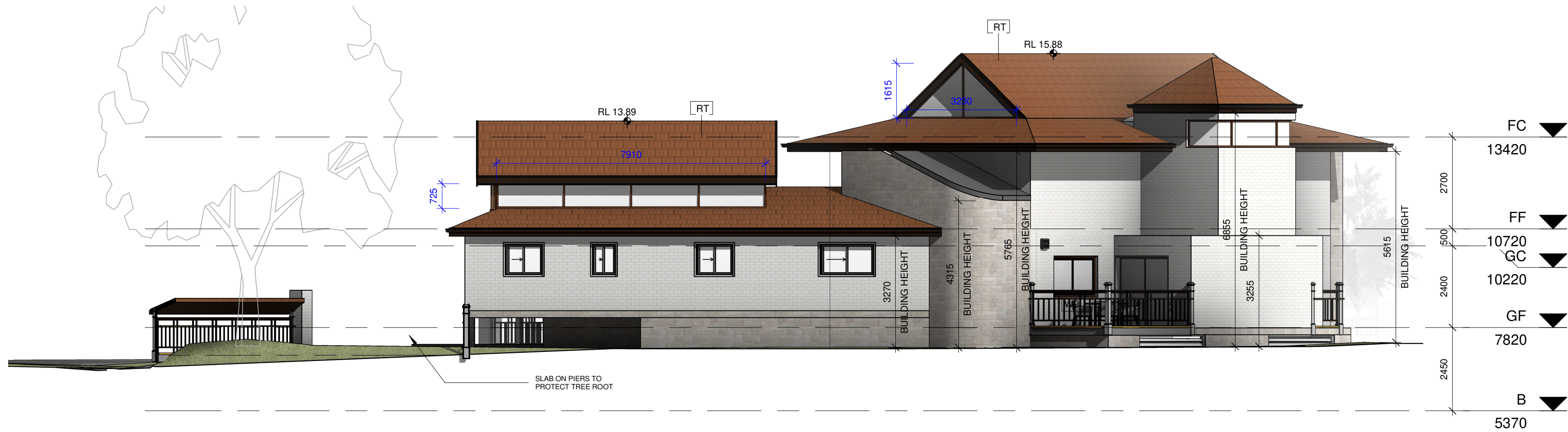
DEVELOPMENT APPLICATION
NO.2

3 SHELLEY STREET CAMPSIE

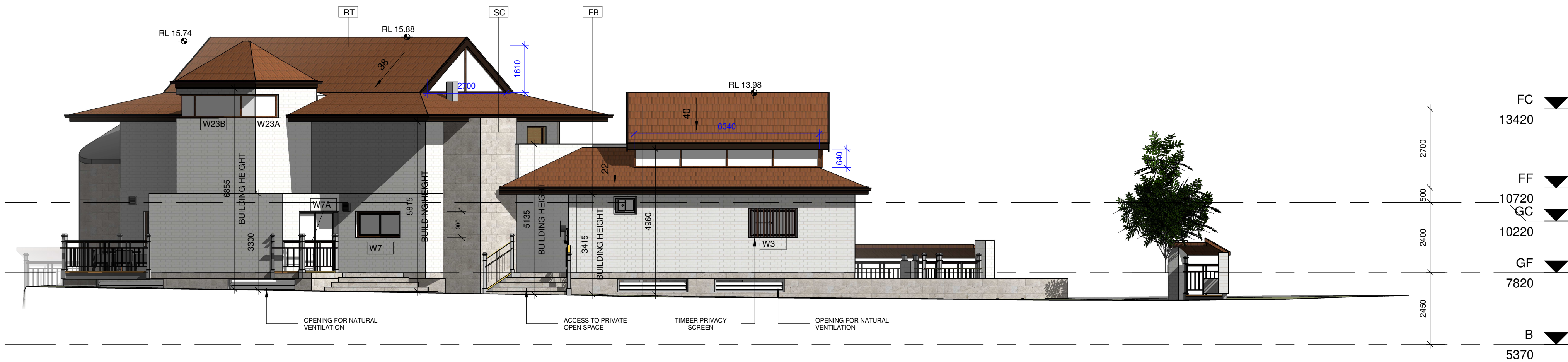
ELEVATIONS

1 : 100@A2 drawing no.
DA201

18/09/2023 4:32:05 PM



1 East Elevation
DA101 Scale: 1 : 100



2 West Elevation
DA101 Scale: 1 : 100

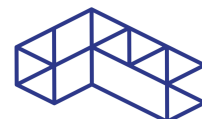
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C	ADDITIONAL INFORMATION	10/08/2022
D	DEVELOPMENT APPLICATION NO.2	30/05/2023



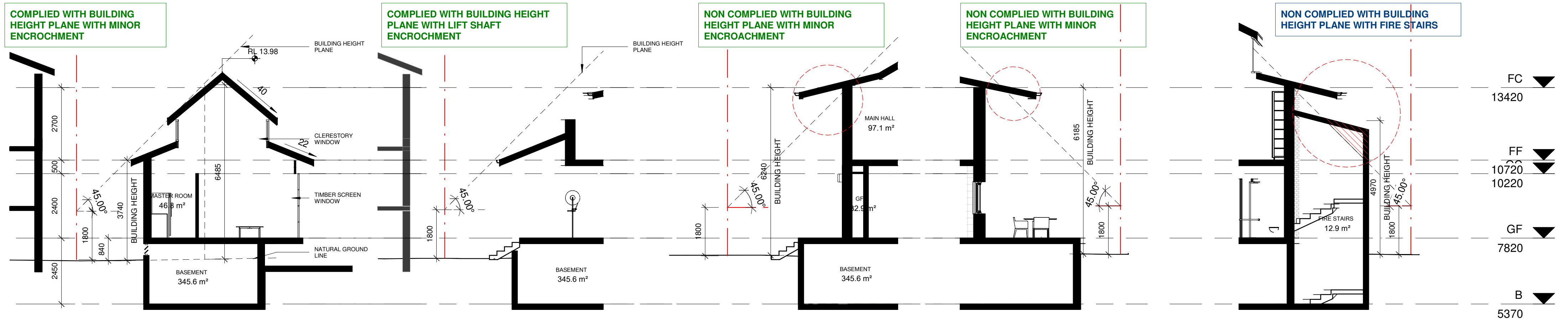
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DEVELOPMENT APPLICATION
NO.2

project
3 SHELLEY STREET CAMPSIE

drawing
ELEVATIONS

scale 1 : 100@A2 drawing no.
drawn LW DA202
checked LW issue
project no 2020-03SLY D



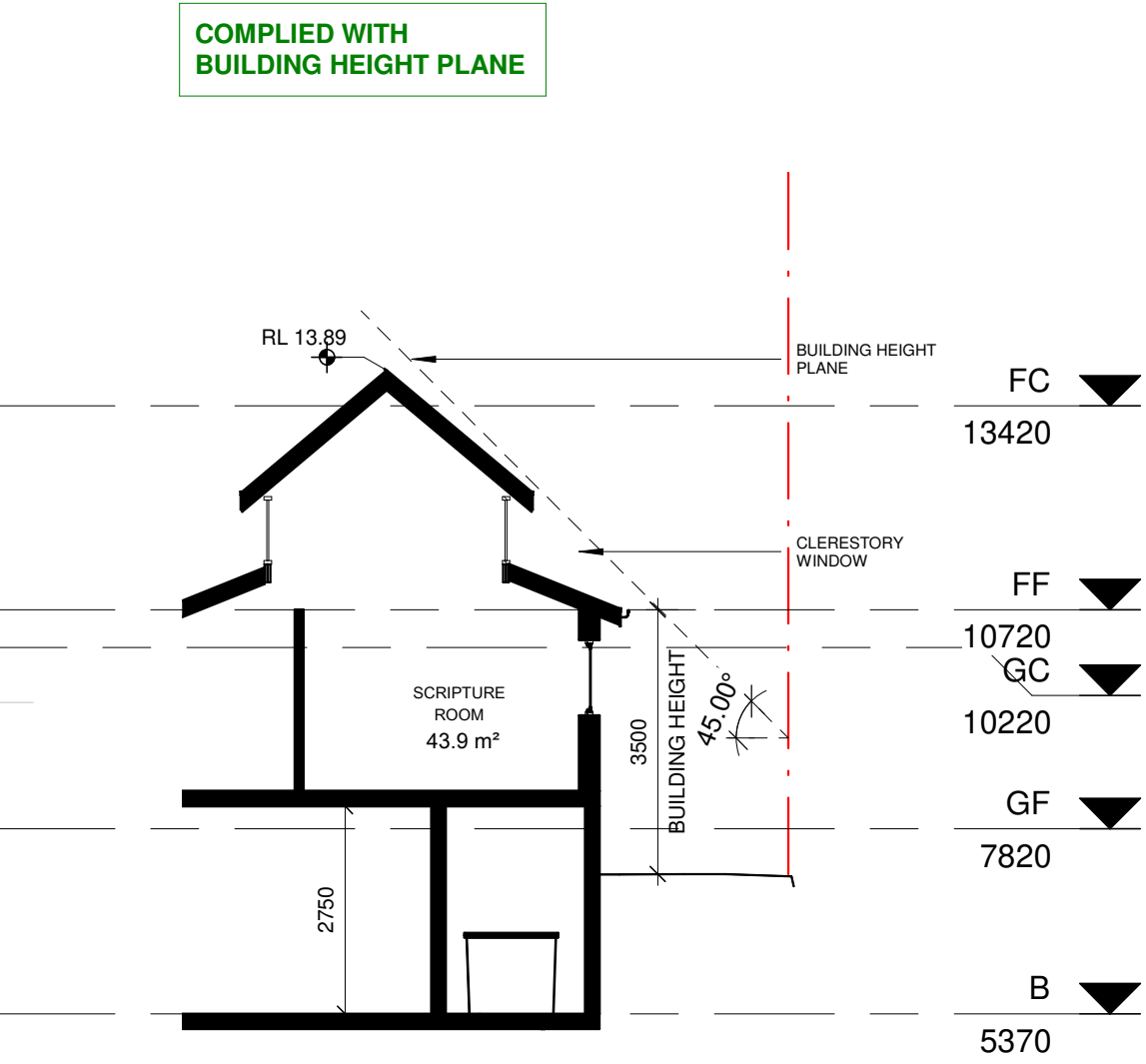
1 Cross Section 1 DA102 Scale: 1 : 100

2 Cross Section 2 DA102 Scale: 1 : 100

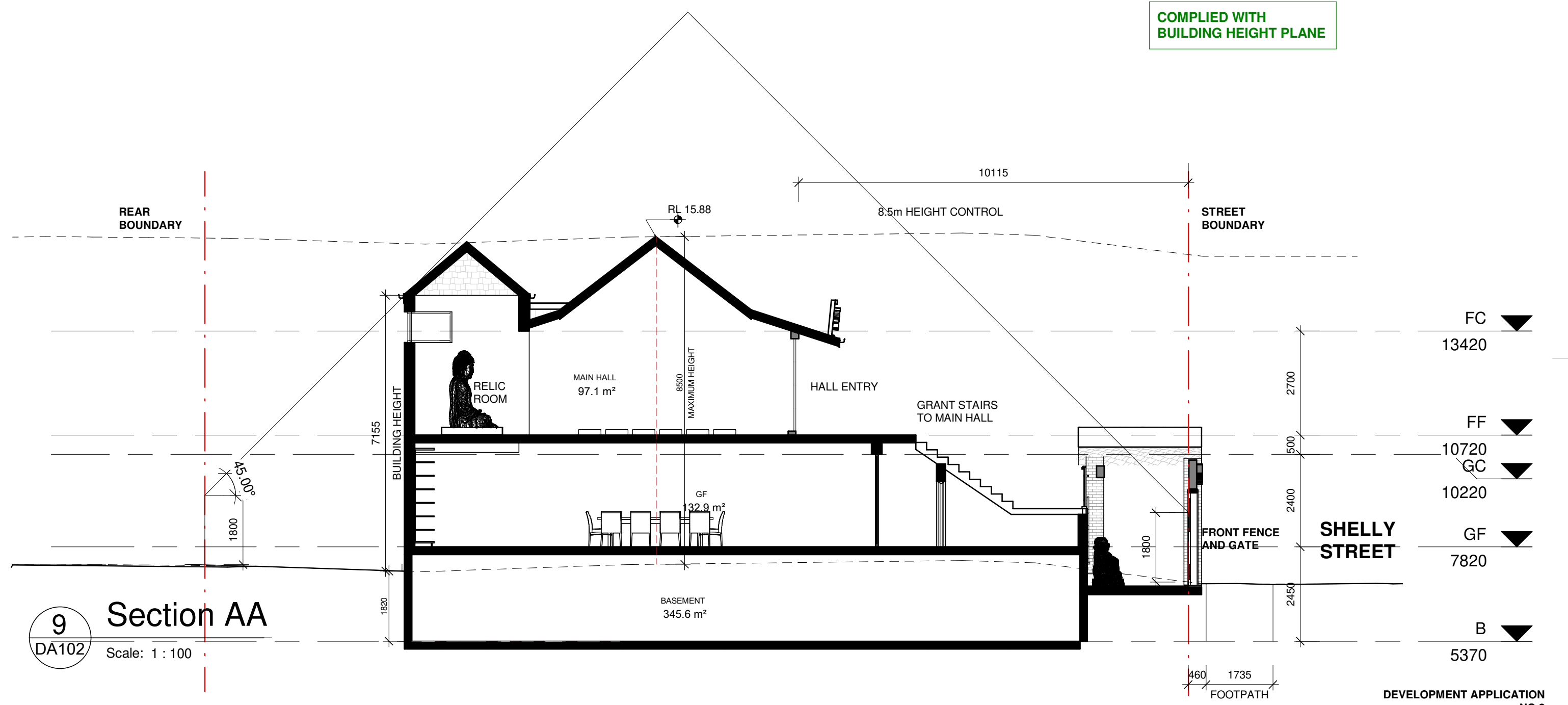
3 Cross Section 3 DA102 Scale: 1 : 100

4 Cross Section 4 DA102 Scale: 1 : 100

5 Cross Section 5 DA102 Scale: 1 : 100



Cross Section 6



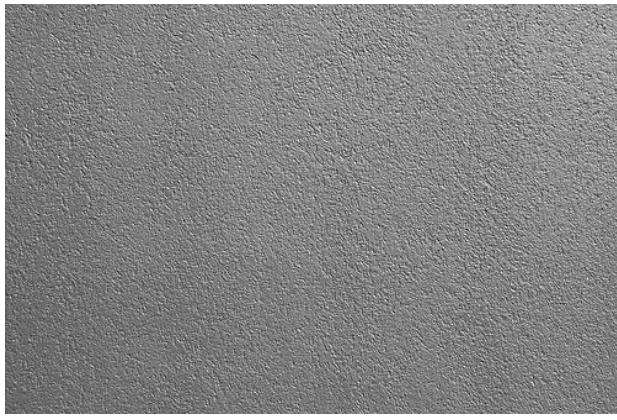
9 Section AA DA102 Scale: 1 : 100



FB



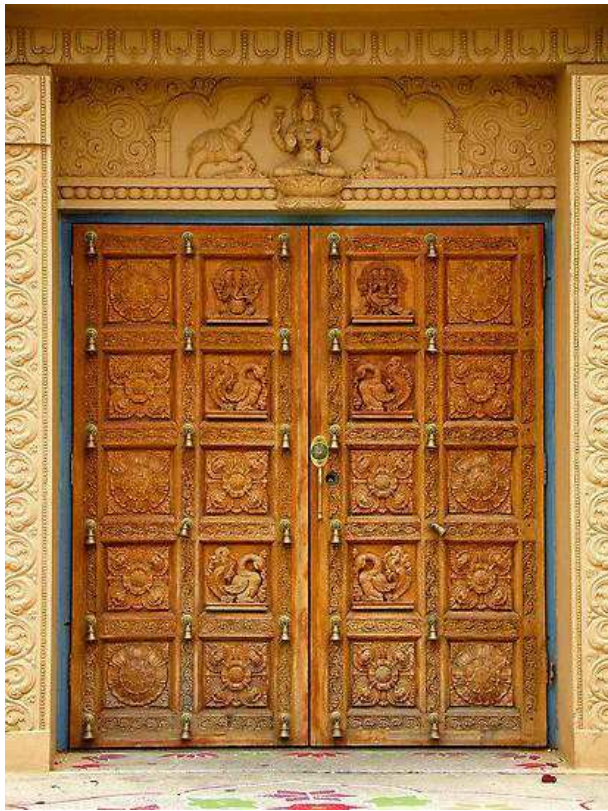
SC



PC



RT



TC



TS

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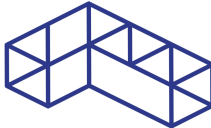
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issue	amendment	date
A	DEVELOPMENT APPLICATION	31/03/2021
B	DEVELOPMENT APPLICATION NO.2	30/05/2023

LEGEND

RT - CONCRETE ROOF TILES (TERRACOTTA)
FB - FACE BRICK (WHITE)
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DEVELOPMENT APPLICATION
NO.2

project
3 SHELLEY STREET CAMPSIE

drawing
MATERIAL AND FINISHES

scale	1 : 100	drawing no.
drawn	LW	DA701
checked	LW	issue
project no	2020-03SLY	B

800am June 22



1200pm June 22



400pm June 22



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Verify all dimensions on site

issue	amendment	date
A	DEVELOPMENT APPLICATION	31/03/2021
B	ADDITIONAL INFORMATION	20/12/2021
C	AMENDMENT	17/10/2022
D	DEVELOPMENT APPLICATION NO.2	12/07/2023



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DEVELOPMENT APPLICATION

project	3 SHELLEY STREET CAMPSIE
drawing	SHADOW DIAGRAMS - WINTER SOLSTICE
scale	1 : 250@A2 drawing no.
drawn	LW DA801
checked	LW issue
project no	2020-03SLY D

800am Sep 22

1200pm Sep 22

400pm Sep 22

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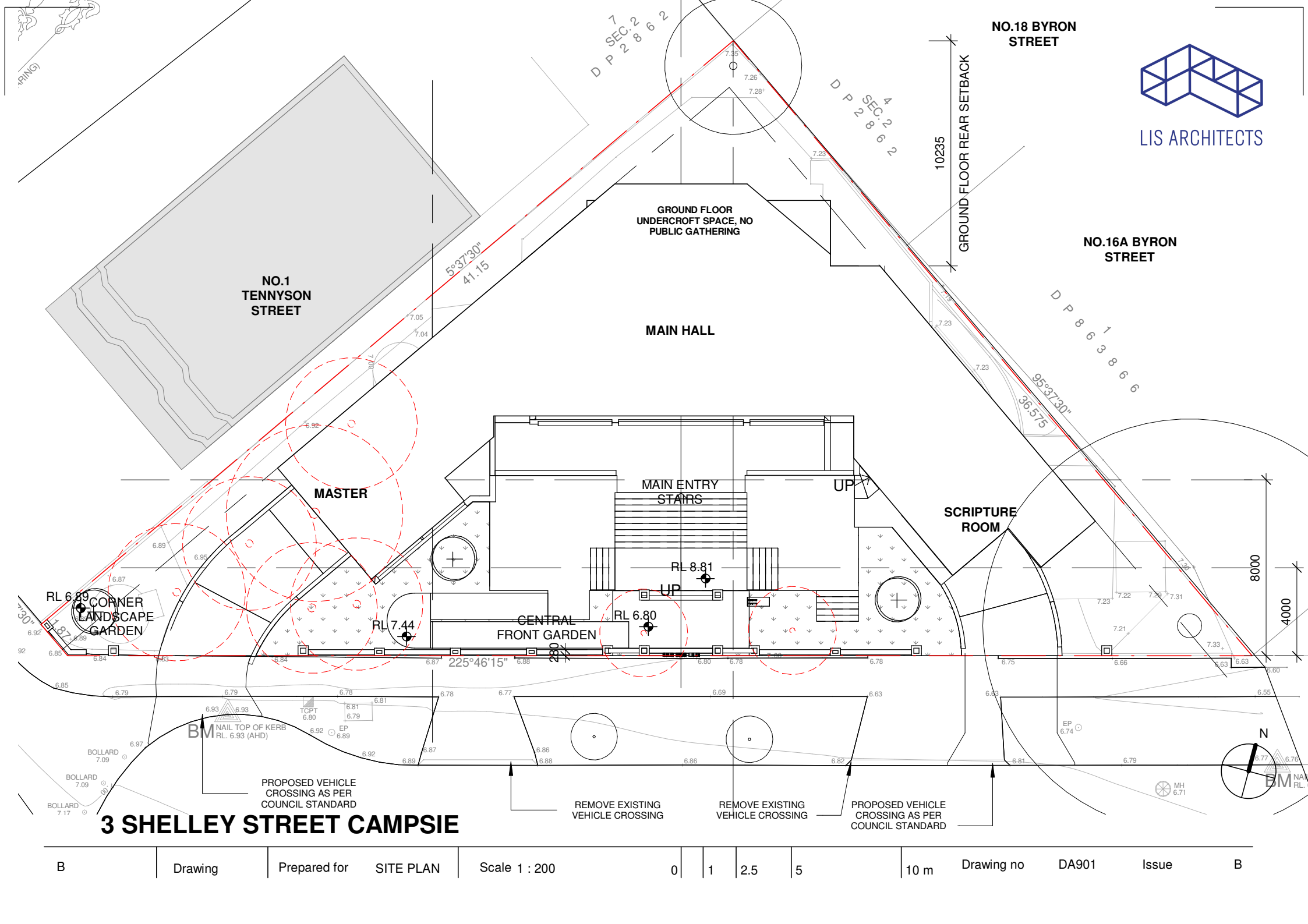
issue	amendment	date
A	DEVELOPMENT APPLICATION	13/03/2020
B	ADDITIONAL INFORMATION	20/12/2021
C	AMENDMENT	17/10/2022
D	DEVELOPMENT APPLICATION NO.2	12/07/2023

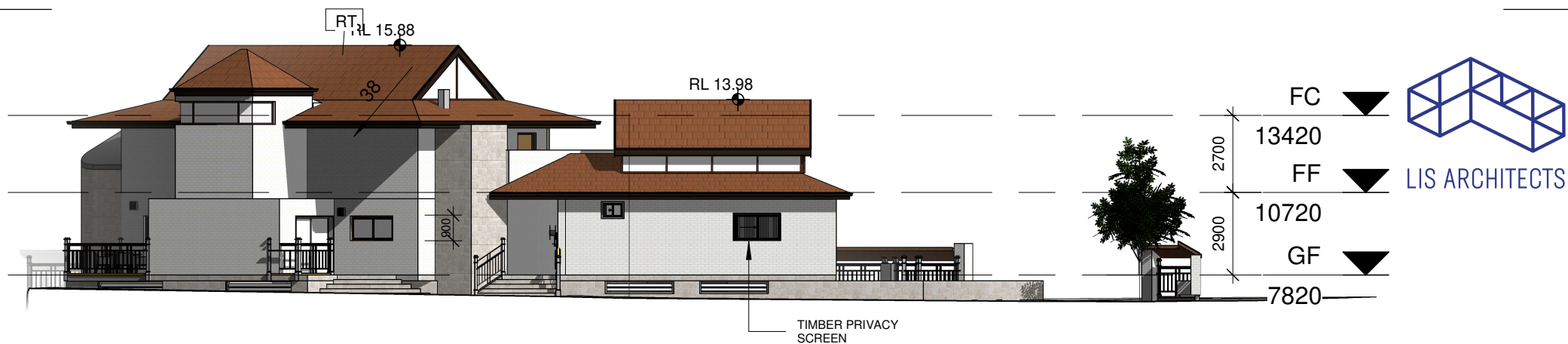
N


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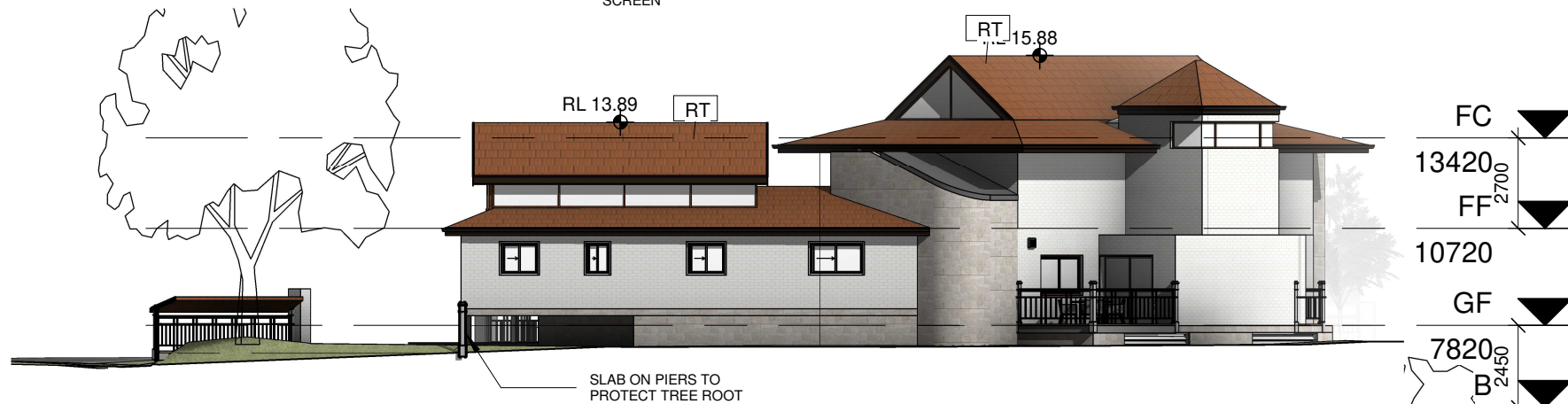
DEVELOPMENT APPLICATION

project	3 SHELLEY STREET CAMPSIE		
drawing	SHADOW DIAGRAMS - SPRING EQUINOX		
scale	1 : 250 @A2	drawing no.	
drawn	LW	DA802	
checked	LW	issue	
project no	2020-03SLY		D

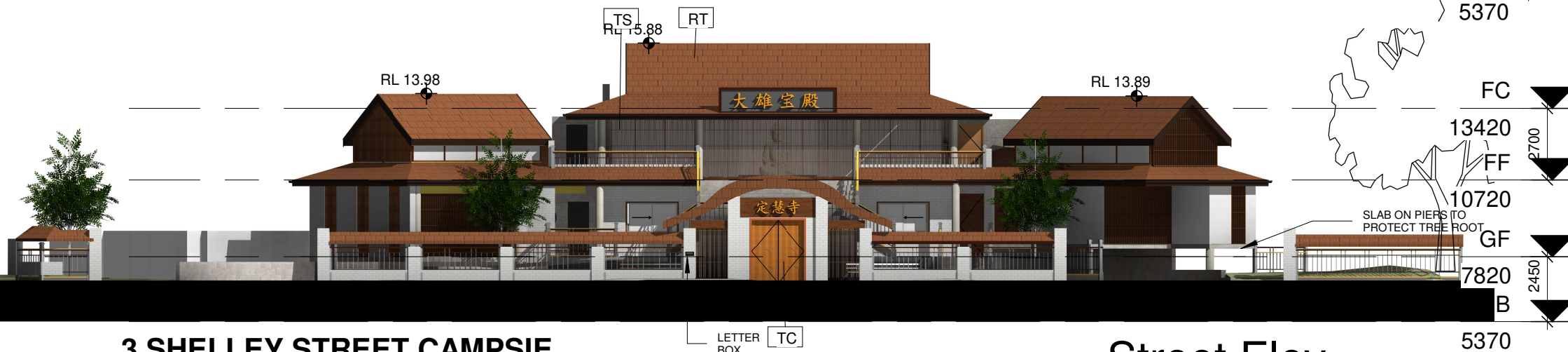




West Elev



East Elev



3 SHELLEY STREET CAMPSIE

Street Elev