

No. 23-001 | 92 & 94 Lancaster Ave Punchbowl NSW

RESIDENTIAL DEVELOPMENT

DA SUBMISSION



COMPLIANCE TABLE - BANKSTOWN LEP & DCP (SUBDIVISION)			
LOT SIZE (In Total)	1872.4 m ² (No.92: 936.2m ² ;No.94: 936.2m ²)		
	REQUIREMENT	PROPOSED	COMPLY
LOT SIZE (DUAL OCCUPANCY)	MIN 500m ² & 15m FRONTAGE (ATTACHED) OR MIN 700m ² & 20m FRONTAGE (DETACHED)	LOT A: 714m ² , 20.78m FRONTAGE;	YES
LOT SIZE (SINGLE DWELLING)	MIN 450 m ²	LOT B: 450m ² ; LOT C: 500m ²	YES

COMPLIANCE TABLE - BANKSTOWN LEP & DCP (DUAL- OCCUPANCY - Lot A)			
LOT SIZE (In Total)	714.0 m ²		
	REQUIREMENT	PROPOSED	COMPLY
FSR: 0.5:1	MAX 357 m ²	350 m ²	YES
HEIGHT	MAX 9 m	<8.5m	YES
LANDSCAPE FORWARD OF BUILDING LINE: 45% of the area of the lot forward of the building line	MIN 51.7 m ²	77 m ²	YES
PRIMARY ROAD SETBACK	MIN 5.5m for GF 6.5m for FF	5.5m GF; 6.5m FF	YES
SIDE SETBACK	MIN 0.9m, WALL<7m 1.5m, WALL>7m	0.9m & 1.5m	YES
POS	MIN 80 m ² & MIN 5m WIDTH	160 m ²	YES
CAR SPACES	2 SPACES > 3 BEDROOMS	2	YES


COMPLIANCE TABLE - BANKSTOWN LEP & DCP (SINGLE DWELLING - Lot B)			
LOT SIZE (In Total)	450.0 m ²		
	REQUIREMENT	PROPOSED	COMPLY
FSR: 0.5:1	MAX 225 m ²	156 m ²	YES
HEIGHT	MAX 9 m	<9m	YES
LANDSCAPE FORWARD OF BUILDING LINE: 45% of the area of the lot forward of the building line	MIN 26.8 m ²	46 m ²	YES
PRIMARY ROAD SETBACK	MIN 5.5m for GF 6.5m for FF	N/A	
SIDE SETBACK	MIN 0.9m, WALL<7m 1.5m, WALL>7m	0.9m; 1.5m	YES
POS	MIN 80 m ² & MIN 5m WIDTH	80 m ²	YES
CAR SPACES	2	2	YES

COMPLIANCE TABLE - BANKSTOWN LEP & DCP (SINGLE DWELLING - Lot C)			
LOT SIZE (In Total)	500.0 m ²		
	REQUIREMENT	PROPOSED	COMPLY
FSR: 0.5:1	MAX 250 m ²	164 m ²	YES
HEIGHT	MAX 9 m	<9m	YES
LANDSCAPE FORWARD OF BUILDING LINE: 45% of the area of the lot forward of the building line	MIN 64.9 m ²	74 m ²	YES
PRIMARY ROAD SETBACK	MIN 5.5m for GF 6.5m for FF	N/A	
SIDE SETBACK	MIN 0.9m, WALL<7m 1.5m, WALL>7m	1.5 m	YES
POS	MIN 80 m ² & MIN 5m WIDTH	103 m ²	YES
CAR SPACES	2	2	YES

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Notes

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DEVELOPMENT APPLICATION			
Layout Name			Revision
SITE			
DA-0000	COVER		B
DA-0001	SITE PLAN & ANALYSIS		B
DA-0002	DEMOLITION PLAN		B
DA-0003	SUBDIVISION PLAN		B
DA-0004	SUBDIVISION PLAN - STORMWATER DRAINAGE EASEMENT		B
FLOOR PLANS			
DA-0101	GROUND FLOOR		B
DA-0102	LEVEL 1		B
DA-0103	ROOF		B
ELEVATIONS			
DA-0201	ELEVATIONS 01 - DUAL OCCUPANCY		B
DA-0202	ELEVATIONS 02 - DUAL OCCUPANCY		B
DA-0203	ELEVATIONS 03 - DWELLINGS		B
DA-0204	ELEVATIONS 04 - DWELLINGS		B
DA-0205	STREET SCAPE		B
SECTIONS			
DA-0301	SECTIONS - DUAL OCCUPANCY		B
DA-0302	SECTIONS - DWELLINGS		B
DA-0303	SECTIONS - ACCESS HANDEL		B
COMPLIENCE			
DA-0401	GFA DIAGRAMS		B
DA-0402	SHADOW DIAGRAMS WINTER		B
DA-0403	VIEW FROM THE SUN 01		B
DA-0404	VIEW FROM THE SUN 02		B
DA-0405	BASIX COMMITMENTS 01		B
DA-0406	BASIX COMMITMENTS 02		B
DA-0407	BASIX COMMITMENTS 03		B
DA-0408	BASIX COMMITMENTS 04		B
DA-0409	NEIGHBOUR NOTIFICATION PLAN		B
EXTERNAL FINISHES			
DA-0501	FINISHES SCHEDULE		B

B	DA SUBMISSION	5/10/2023	ZB
A	CONCEPT DESIGN	20/06/2023	ZB
Rev	Description	Date	App'd

Project

RESIDENTIAL DEVELOPMENT

92 & 94 Lancaster Ave

Punchbowl NSW #Site Postcode Australia



URBAN LINK
ARCHITECTS

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architects:

Ziad Boumelhem Reg no 8008
Georges Jreije Reg no 10993

Drawing Title

SITE
COVER

Scale

NTS

@A1 Sheet Size



Project Number

23-001

Status

Drawing Number

DA-0000

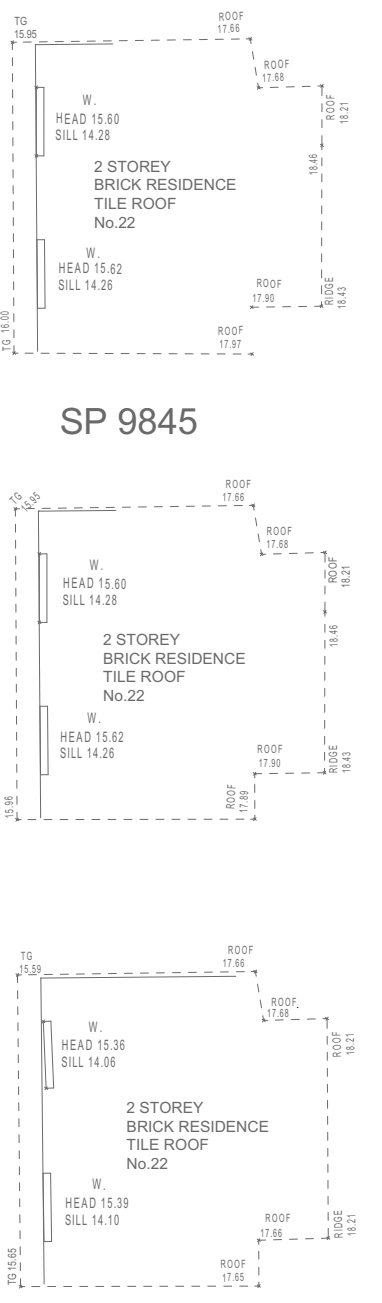
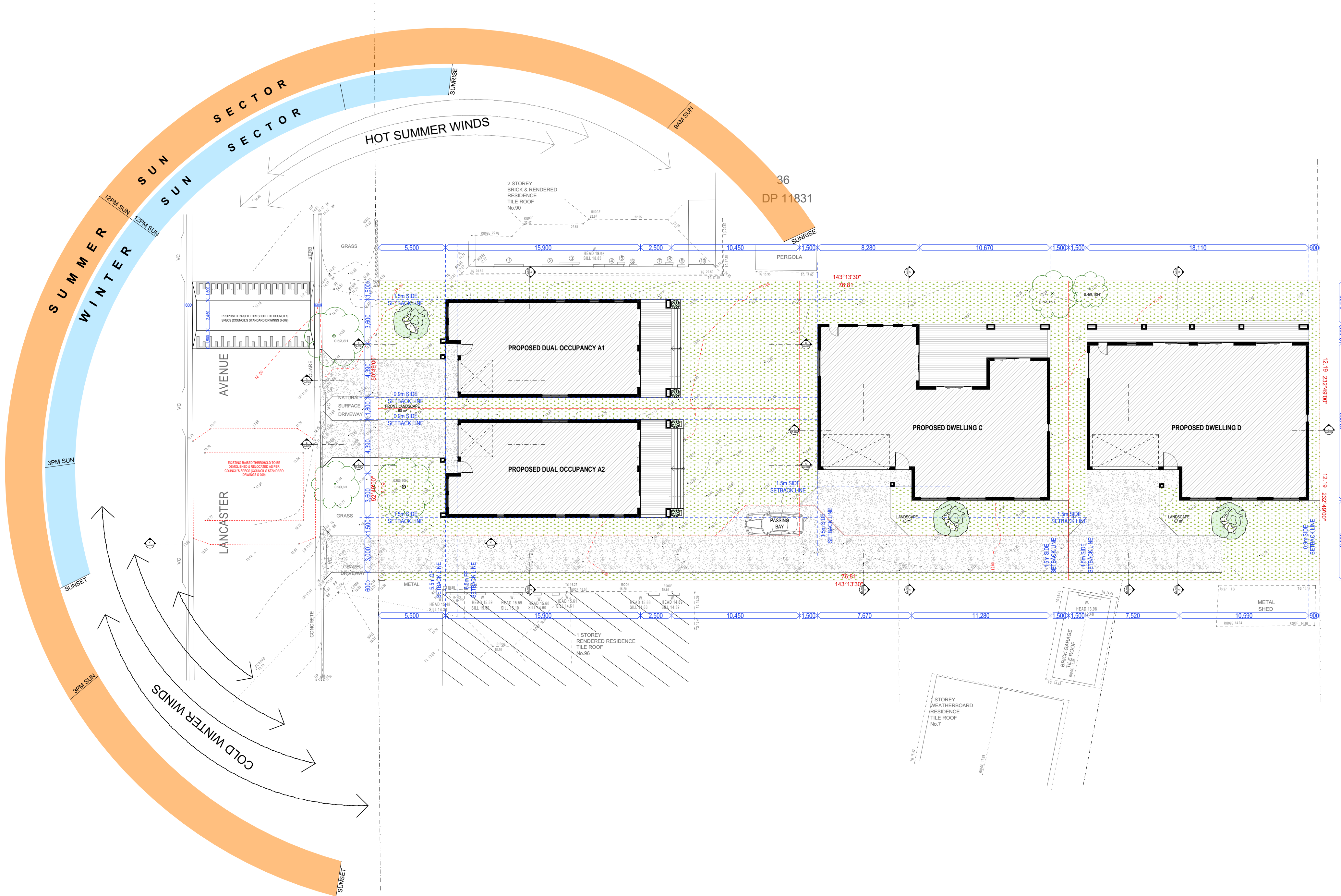
Revision

B

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SITE PLAN
SCALE 1:200



B	DA SUBMISSION	5/10/2023	ZB
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RESIDENTIAL DEVELOPMENT

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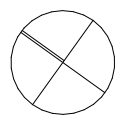
URBAN LINK
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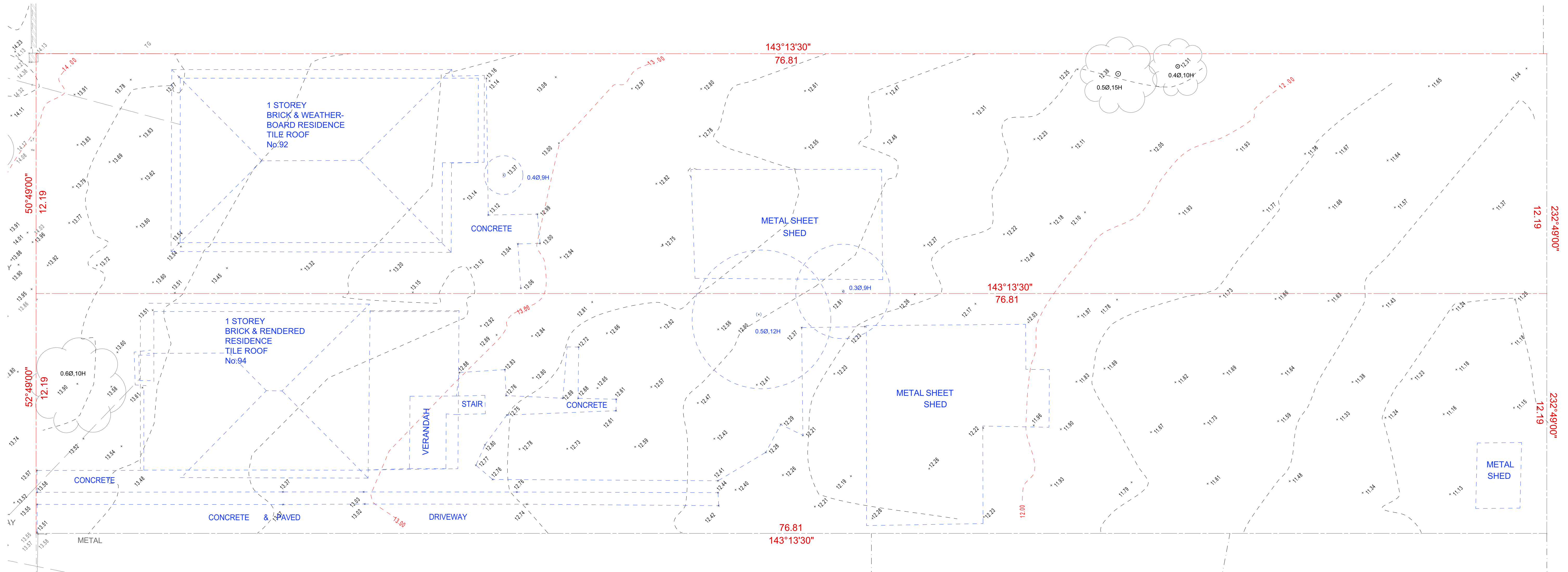
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SITE PLAN & ANALYSIS

Scale
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@A1 Sheet Size



Project Number 23-001 Status	Drawing Number DA-0001	Revision B
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Demolition Plan
SCALE 1:100

EXISTING STRUCTURES & TREES TO BE DEMOLISHED

B	DA SUBMISSION	5/10/2023	ZB
A	CONCEPT DESIGN	20/06/2023	ZB
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Nominated Architects:
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Drawing Title
SITE
DEMOLITION PLAN

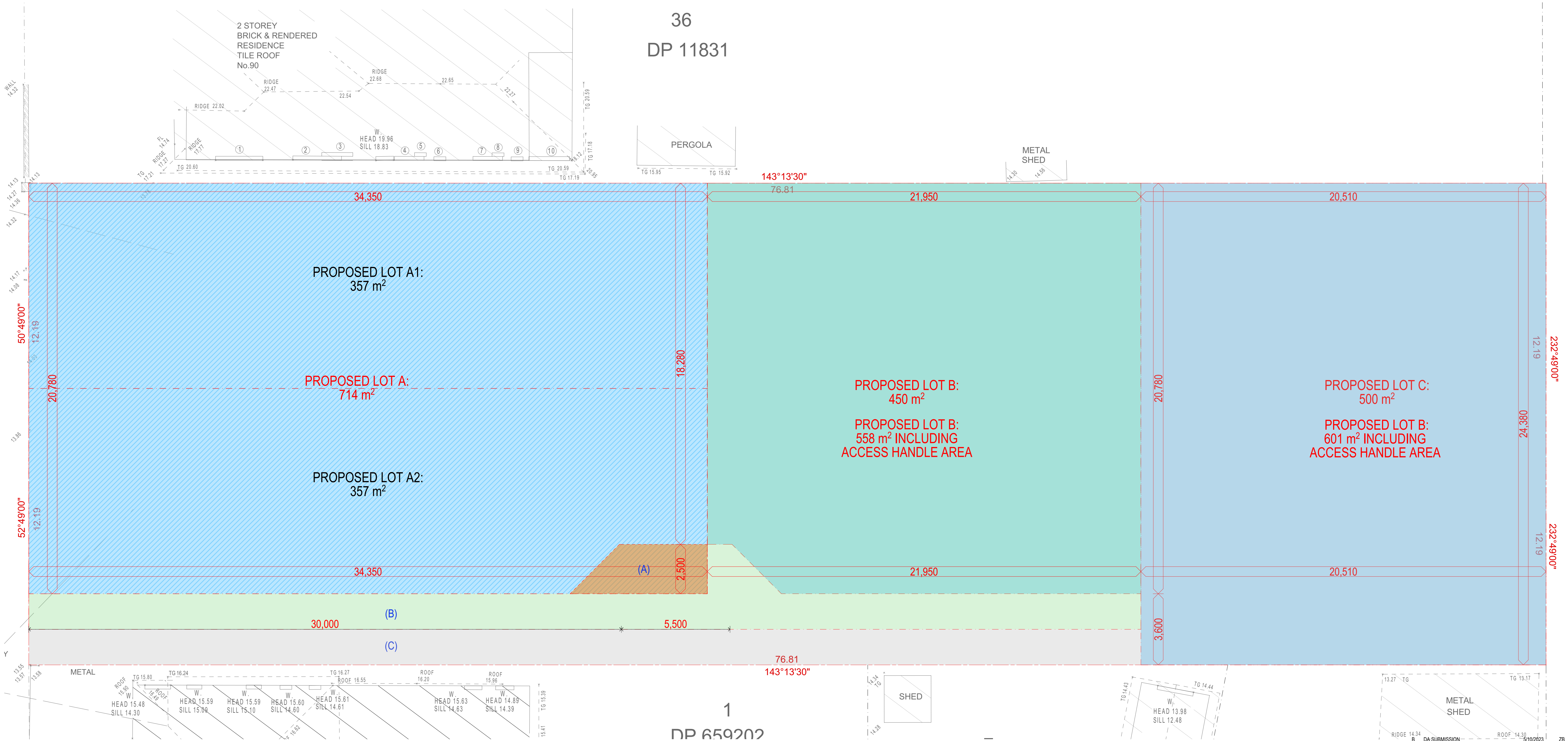
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Project Number
23-001
Status

Drawing Number
DA-0002

Revision
B

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Subdivision Plan
SCALE 1:100

- PROPOSED ROW EASEMENT (A):**
BENEFITTING LOT B & C FOR PASSING BAY
- PROPOSED ROW & SERVICES EASEMENT (B):**
BENEFITTING LOT C
- PROPOSED ROW & SERVICES EASEMENT (C):**
BENEFITTING LOT B

Rev	Description	Date	App'd
A	CONCEPT DESIGN	20/06/2023	ZB

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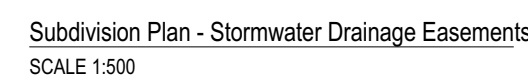
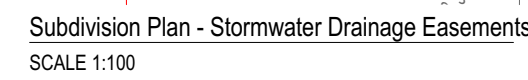
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SITE
SUBDIVISION PLAN

Scale
1:100
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Project Number
23-001
Status

Drawing Number
DA-0003

Revision
B



- PROPOSED DRAINAGE EASEMENT (D):
BENEFITTING LOT A, B & C AND BURDENING LOT 6 DP 200543
(DEFERRED COMMENCEMENT CONDITION)

Project

Project

RESIDENTIAL DEVELOPMENT



Drawing Title

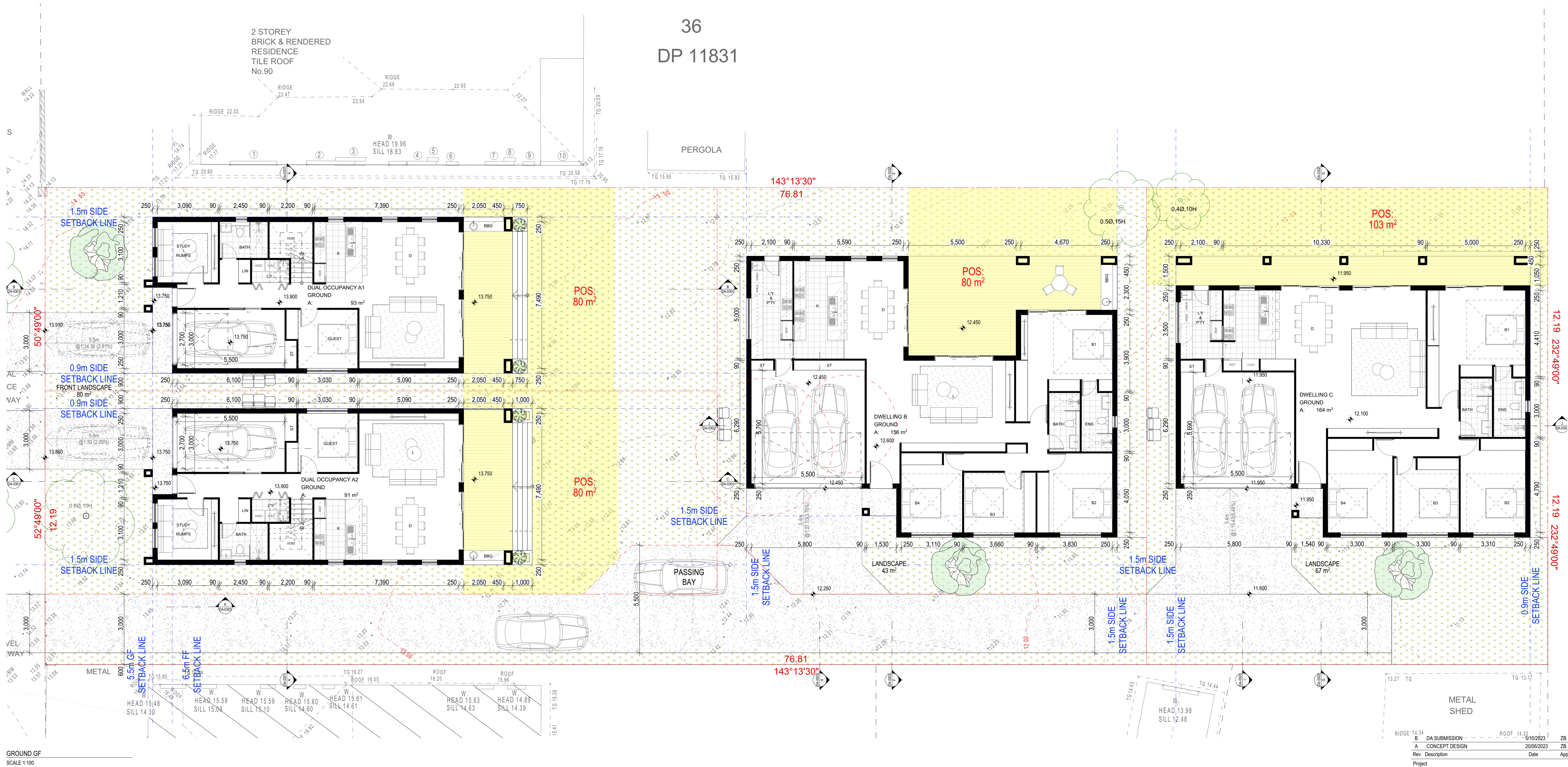
SITE

SUBDIVISION PLAN STORMWATER

SUBDIVISION PLAN - STORMWATER DRAINAGE EASEMENT

100

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GROUND GF
 SCALE 1:100

Rev	Description	Date	App'd
A	CONCEPT DESIGN	20/06/2023	ZB
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Nominated Architects:
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 Georges Jreije Reg no 10993

Drawing Title
FLOOR PLANS
GROUND FLOOR

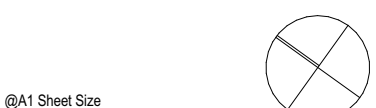
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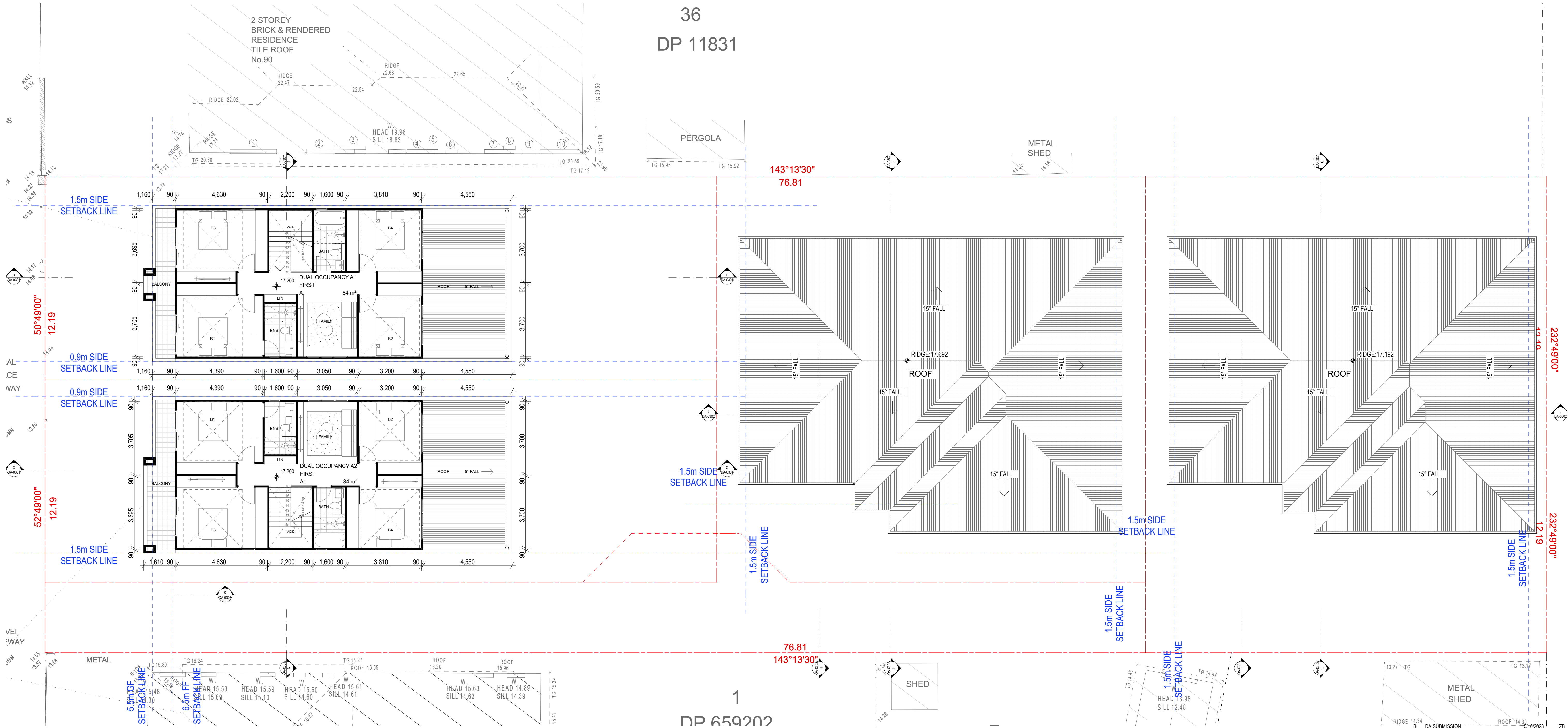
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23-001
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Drawing Number
DA-0101

Revision
B



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VEL 1
ALE 1:100

Rev	Description	Date	App'd
A	CONCEPT DESIGN	20/06/2023	ZB
B	DA SUBMISSION	9/10/2023	ZB

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Nominated Architects:
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Georges Jreije Reg no 10993

Drawing Title
FLOOR PLANS
LEVEL 1

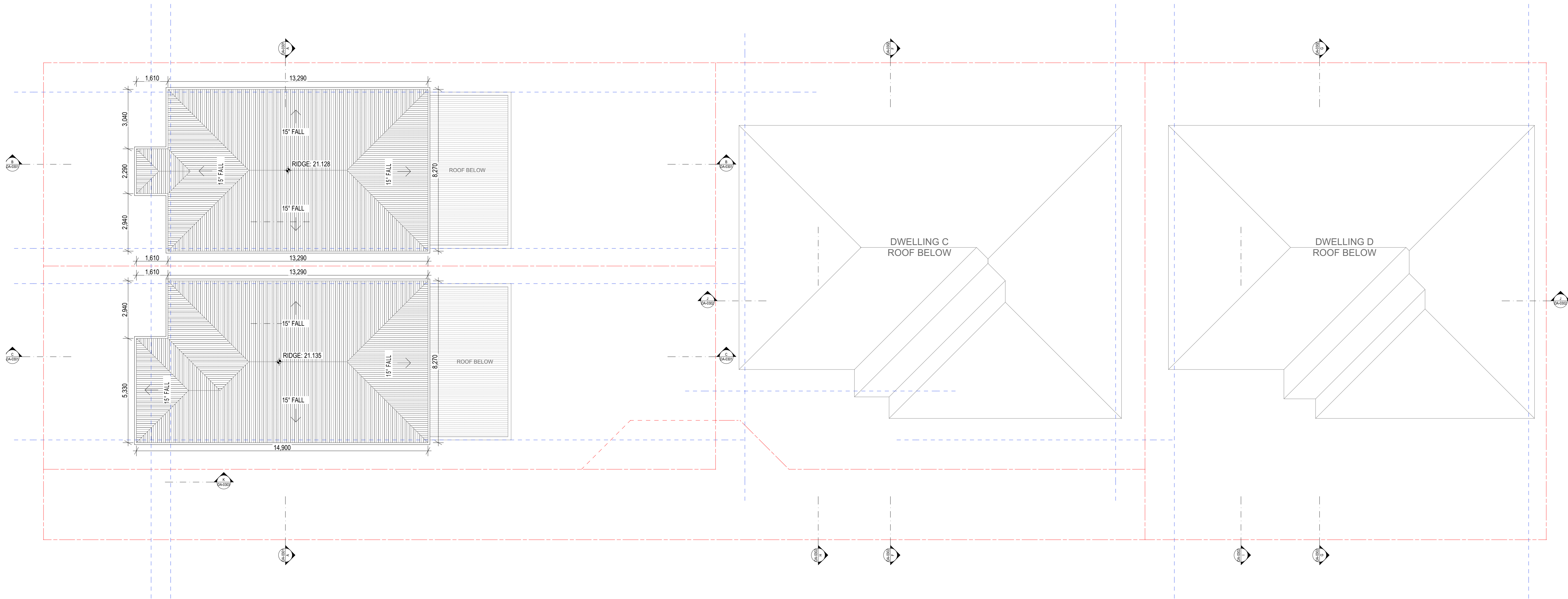
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Project Number
23-001
Status

Drawing Number
DA-0102

Revision
B

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ROOF
SCALE 1:100

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Rev	Description	Date	App'd

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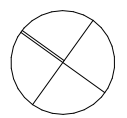
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Phone Number: +61 2 9745 2014

Nominated Architects:
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Georges Jreije Reg no 10993

Drawing Title
FLOOR PLANS
ROOF

Scale
1:100

@A1 Sheet Size



Project Number 23-001 Status	Drawing Number DA-0103	Revision B
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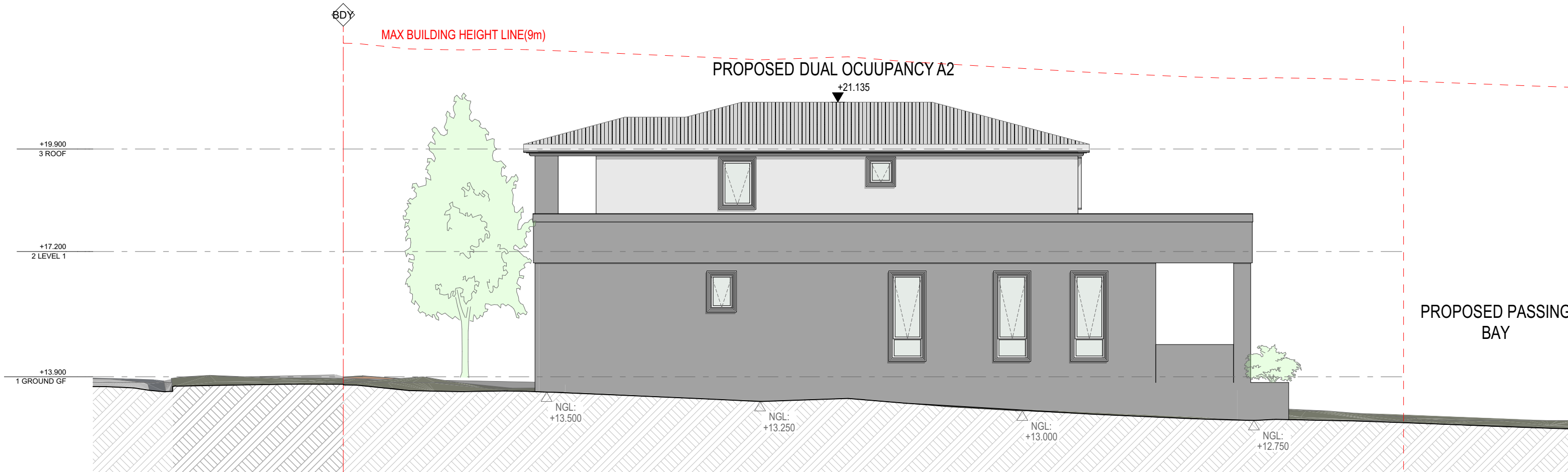
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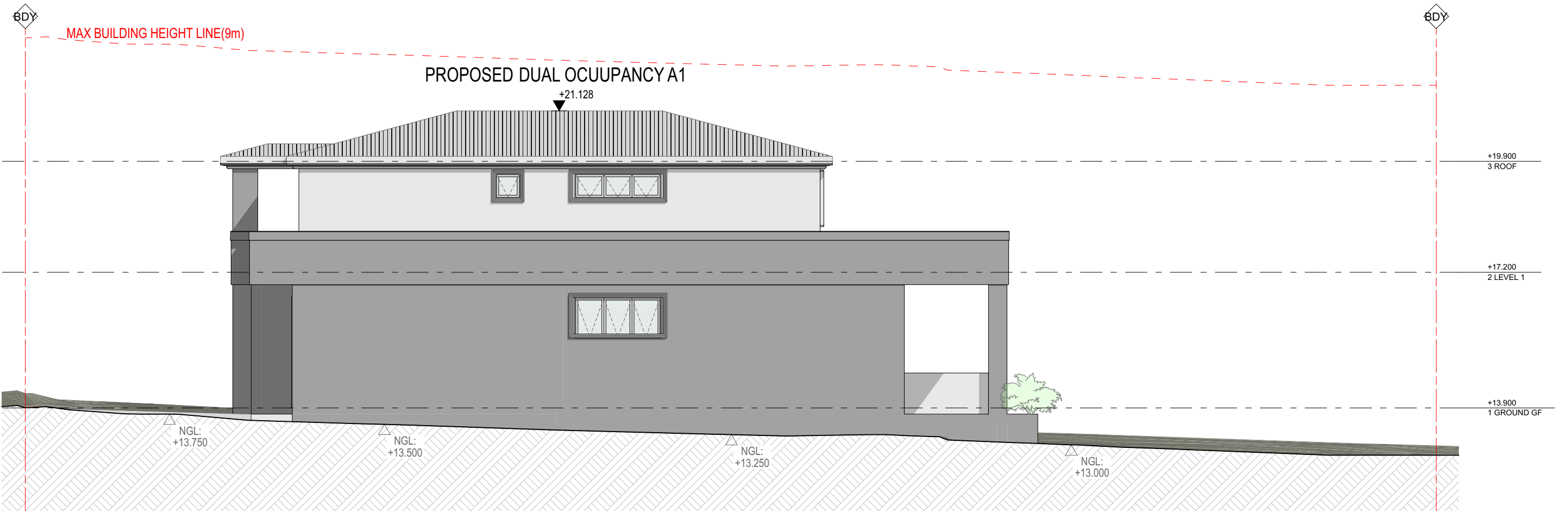
NORTH ELEVATION - PROPOSED DUAL OCCUPANCY
SCALE 1:100



SOUTH ELEVATION - PROPOSED DUAL OCCUPANCY
SCALE 1:100



WEST ELEVATION
SCALE 1:100



WEST ELEVATION - PROPOSED DUAL OCCUPANCY A1
SCALE 1:100

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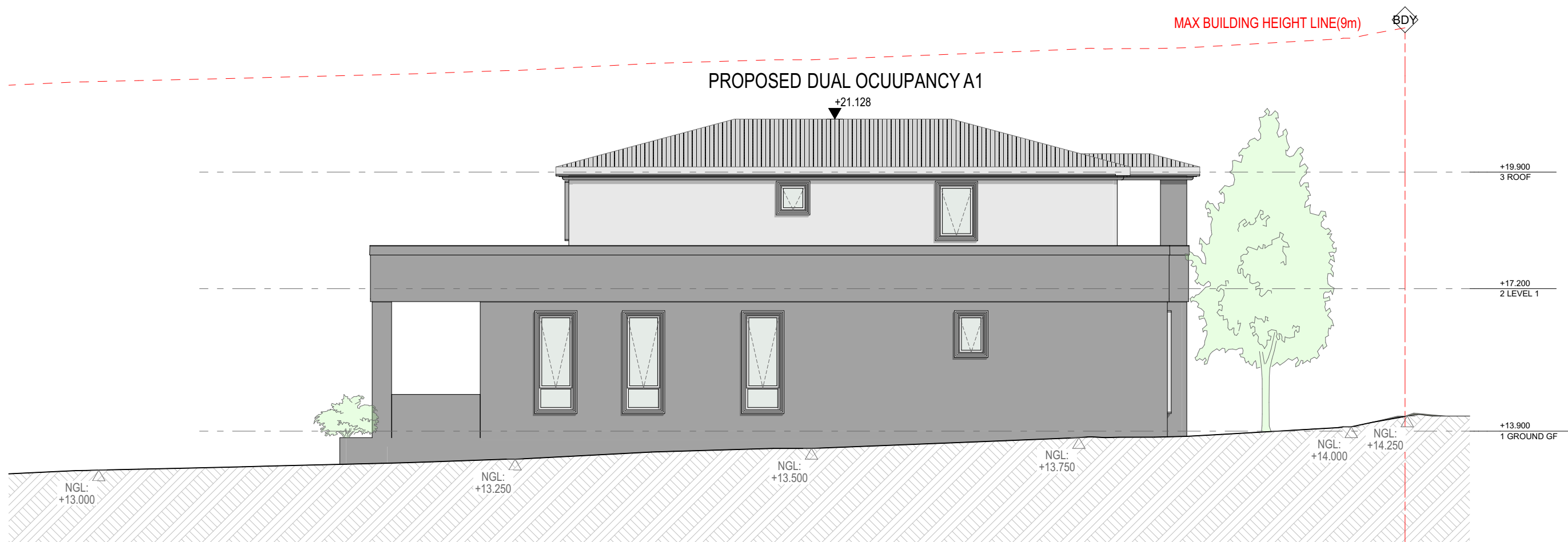
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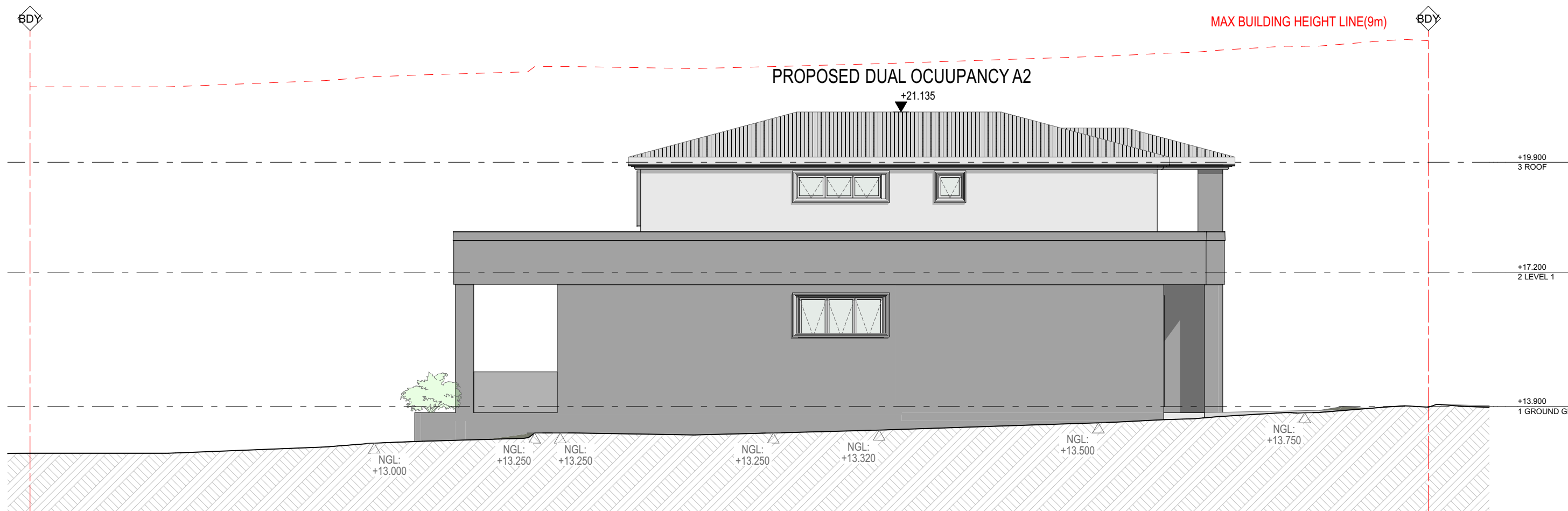
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ELEVATIONS
ELEVATIONS 01 - DUAL
OCCUPANCY

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Project Number 23-001	Drawing Number DA-0201	Revision B
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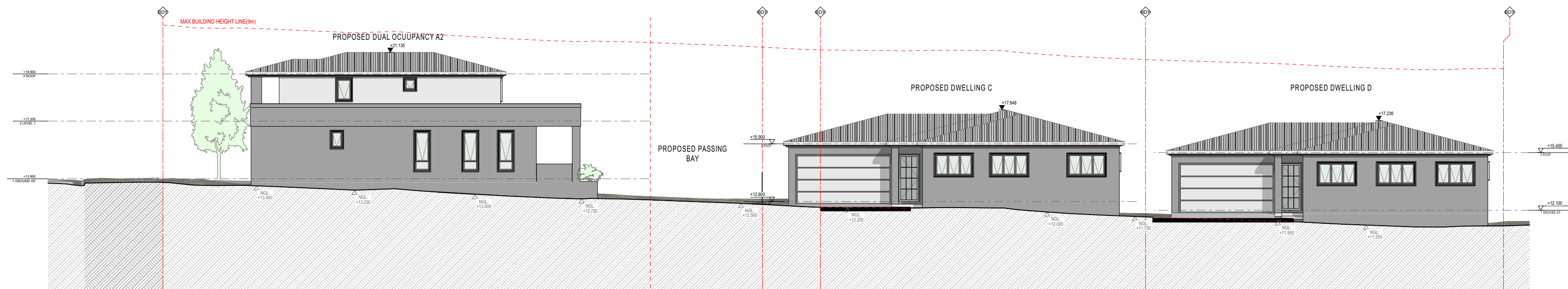
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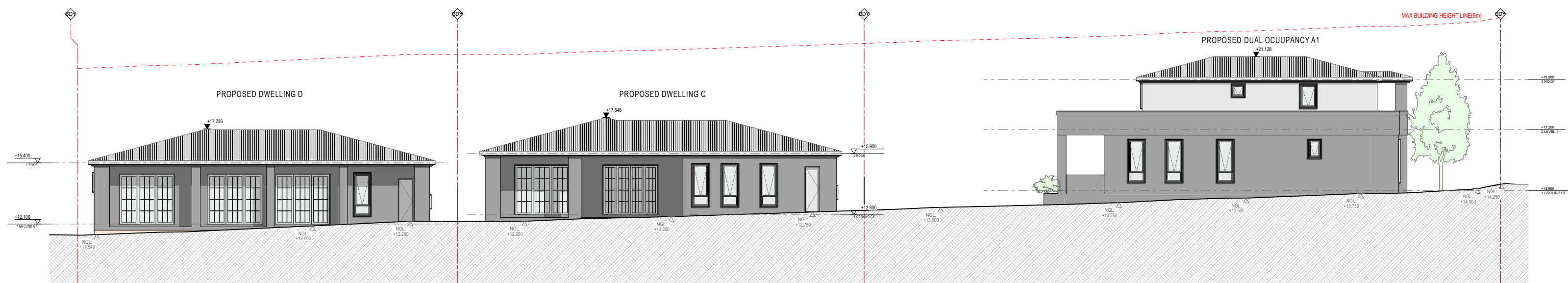
EAST ELEVATION
SCALE 1:100



EAST ELEVATION - PROPOSED DUAL OCCUPANCY A2
SCALE 1:100



WEST ELEVATION
SCALE 1:200



EAST ELEVATION
SCALE 1:200

B	DA SUBMISSION	5/10/2023	ZB
A	CONCEPT DESIGN	20/06/2023	ZB
Rev	Description	Date	App'd

Project

RESIDENTIAL DEVELOPMENT

92 & 94 Lancaster Ave
Punchbowl NSW #Site Postcode Australia

URBAN LINK
ARCHITECTS
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Nominated Architects:
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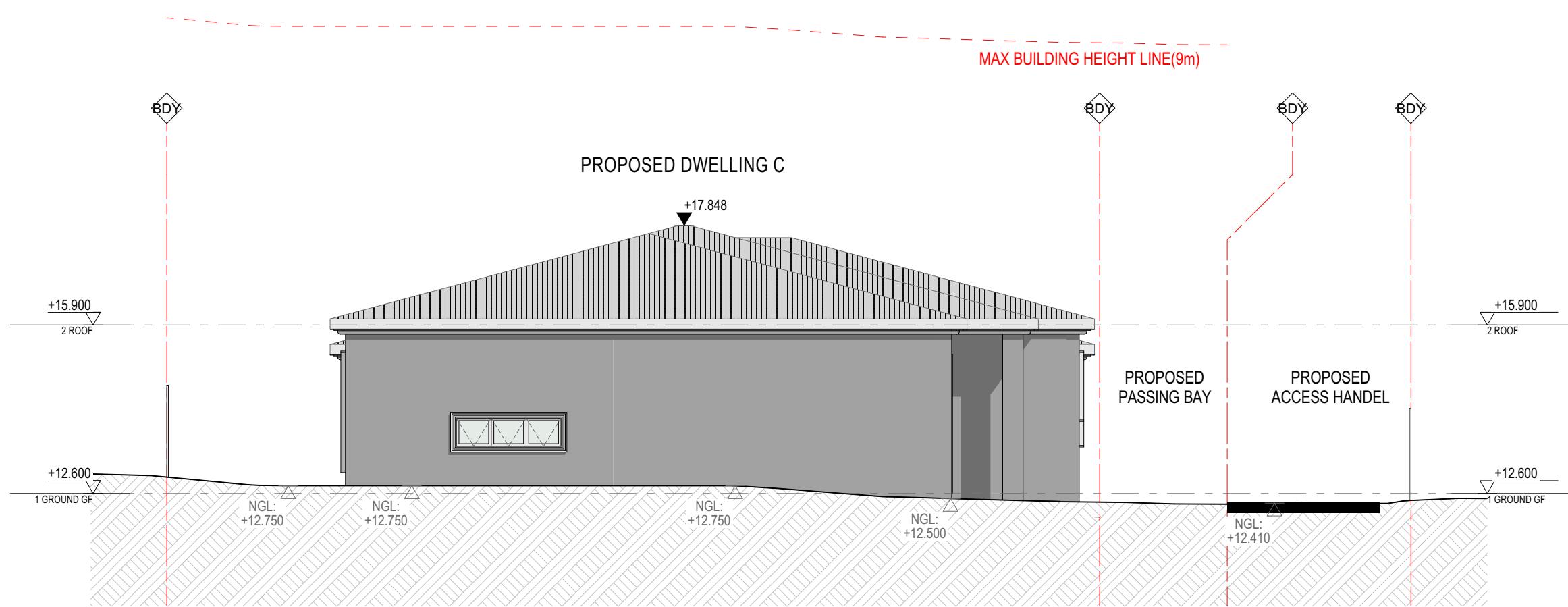
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ELEVATIONS
ELEVATIONS 02 - DUAL
OCCUPANCY

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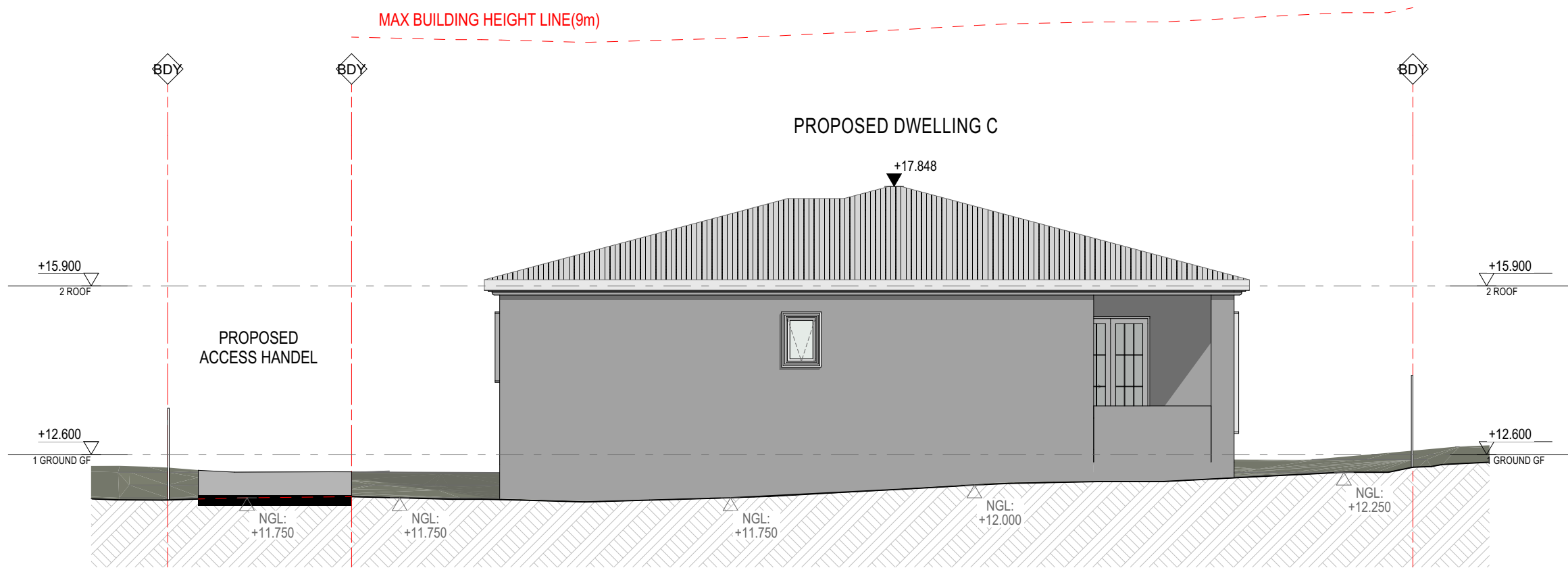
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Project Number 23-001 Status	Drawing Number DA-0202	Revision B
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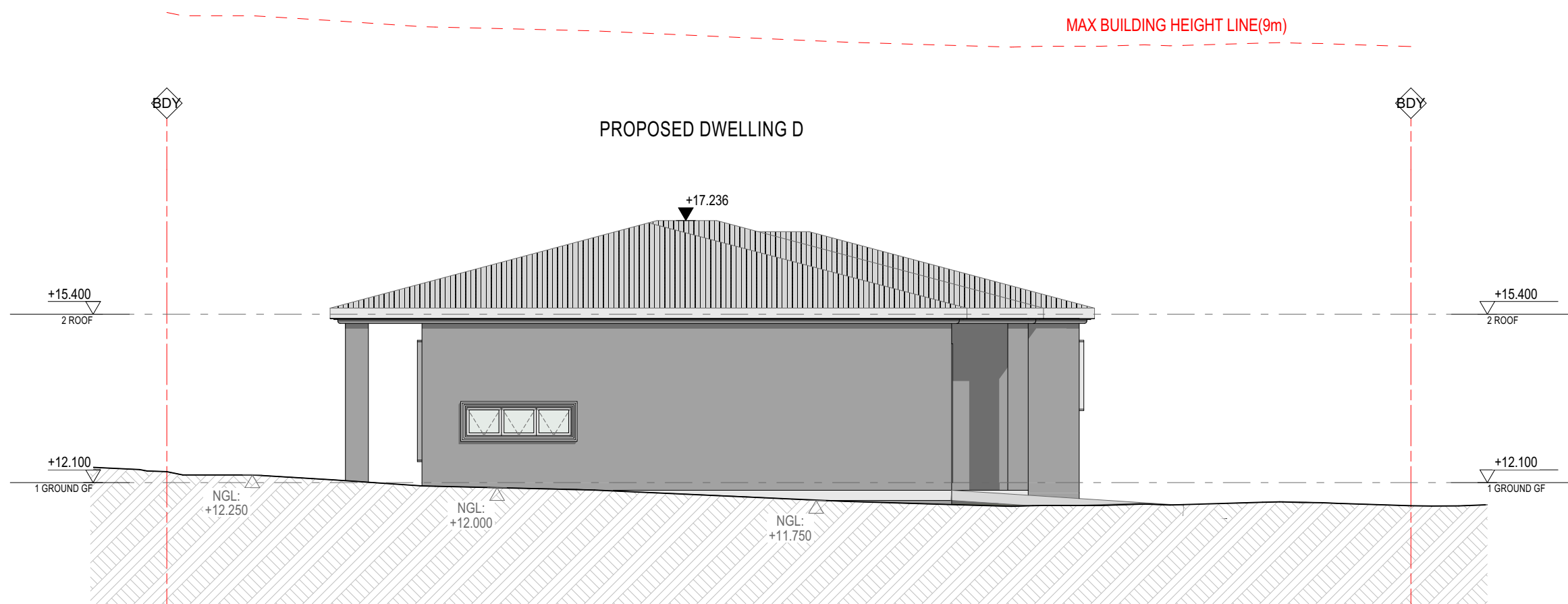
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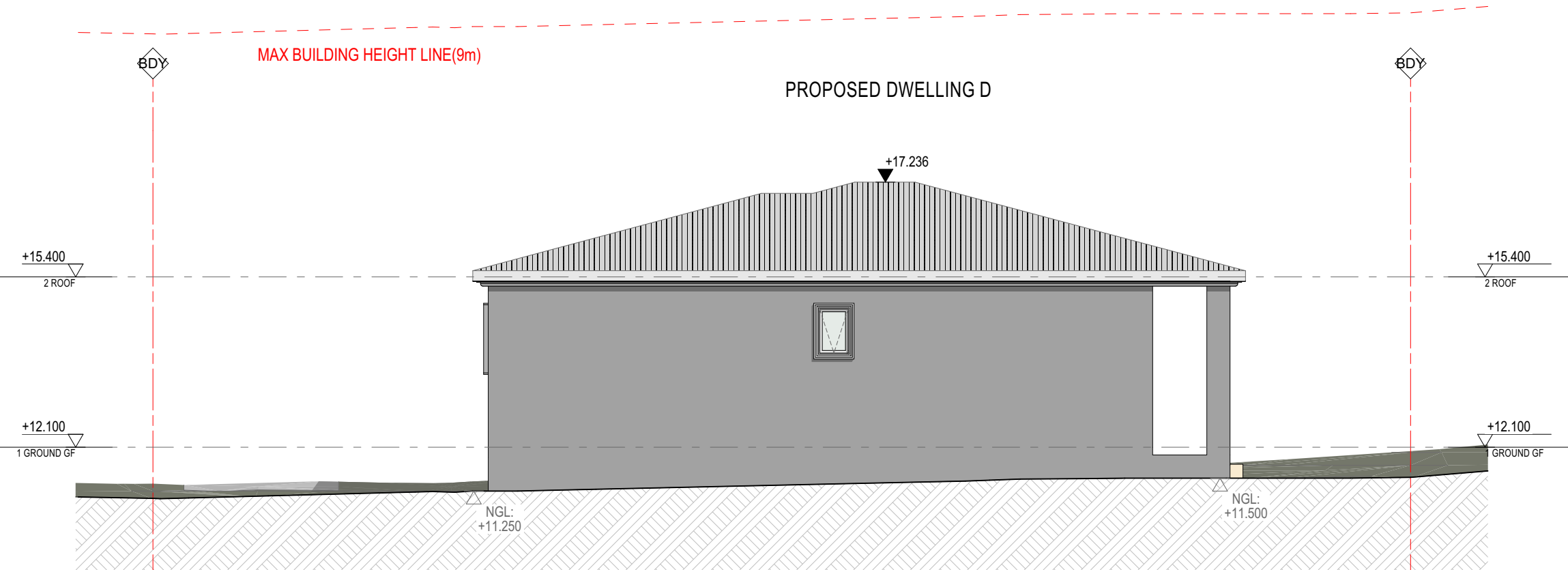
NORTH ELEVATION - PROPOSED DWELLING C
SCALE 1:100



SOUTH ELEVATION - PROPOSED DWELLING C
SCALE 1:100



NORTH ELEVATION - PROPOSED DWELLING D
SCALE 1:100



SOUTH ELEVATION - PROPOSED DWELLING D
SCALE 1:100

B	DA SUBMISSION	5/10/2023	ZB
A	CONCEPT DESIGN	20/06/2023	ZB
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Project
RESIDENTIAL DEVELOPMENT

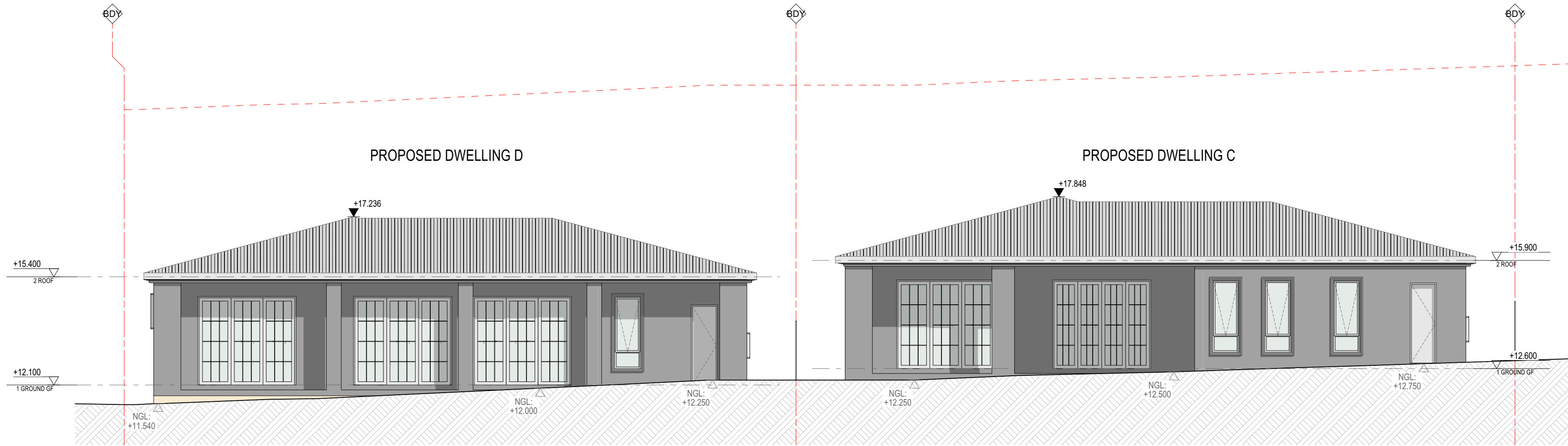
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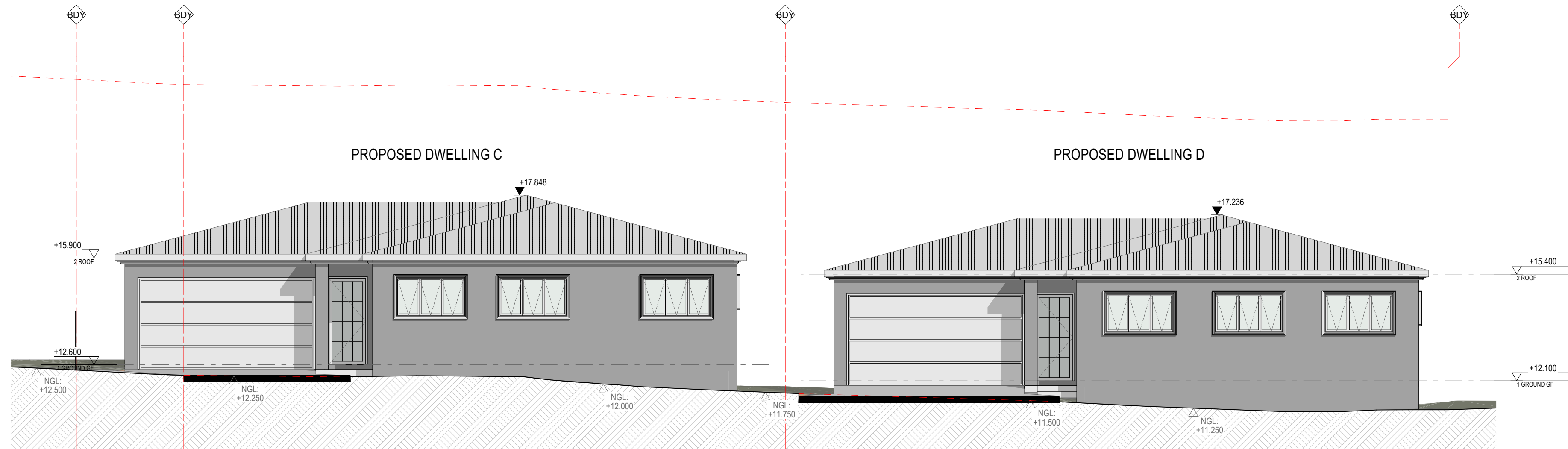
Nominated Architects:
Ziad Boumalhem Reg no 8008
Georges Jreije Reg no 10993

Drawing Title
ELEVATIONS
ELEVATIONS 03 - DWELLINGS

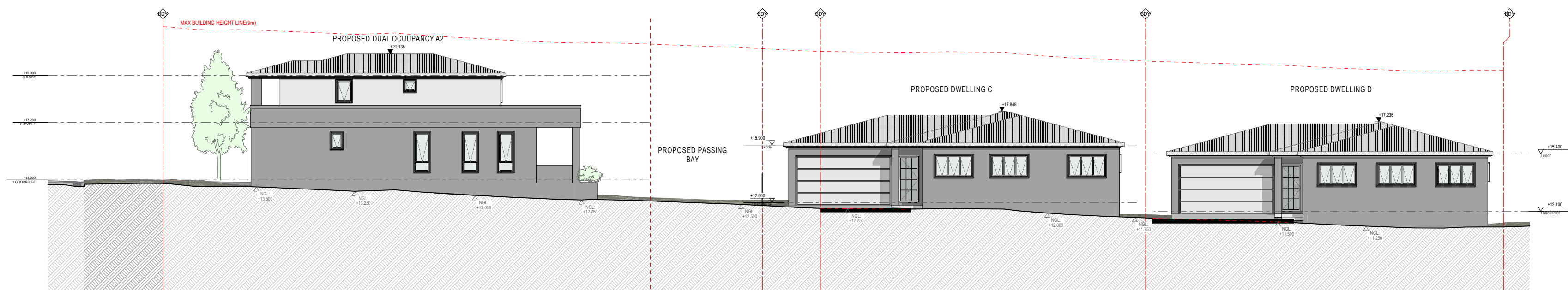
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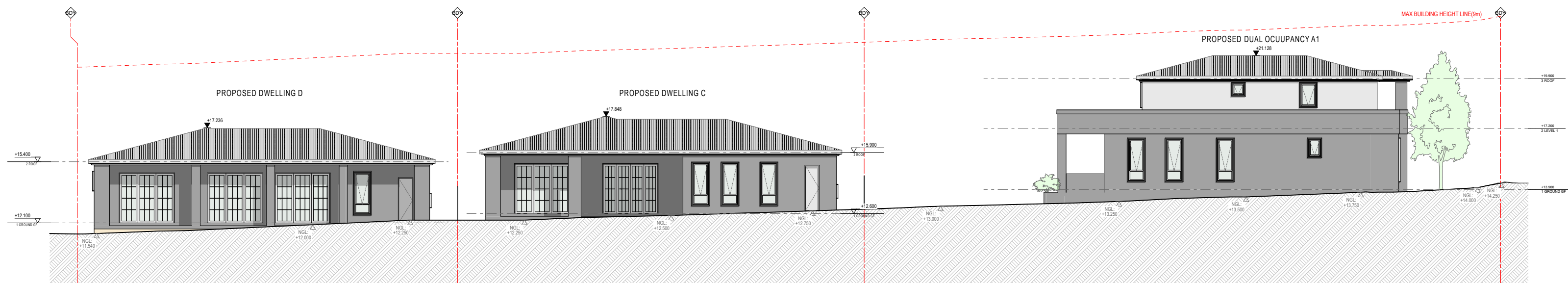
EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:200



EAST ELEVATION
SCALE 1:200

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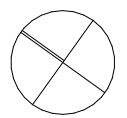
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Drawing Title
ELEVATIONS
ELEVATIONS 04 - DWELLINGS

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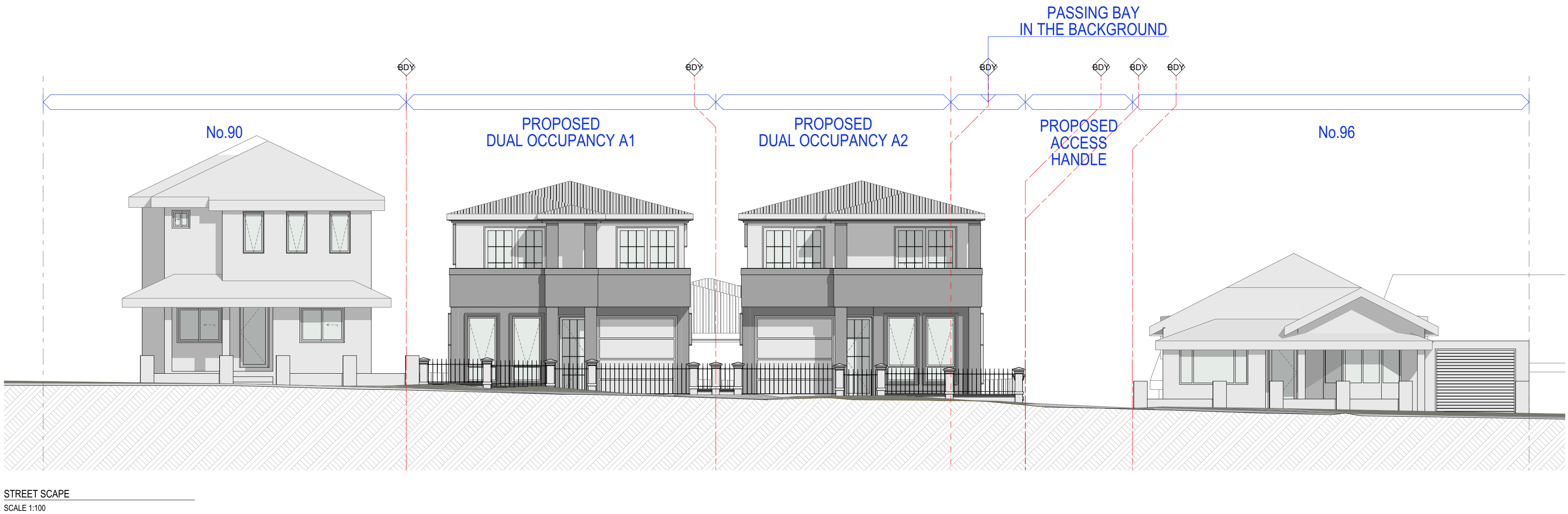
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Project Number
23-001
Status

Drawing Number
DA-0204

Revision
B



B	DA SUBMISSION	5/10/2023	ZB
A	CONCEPT DESIGN	20/06/2023	ZB
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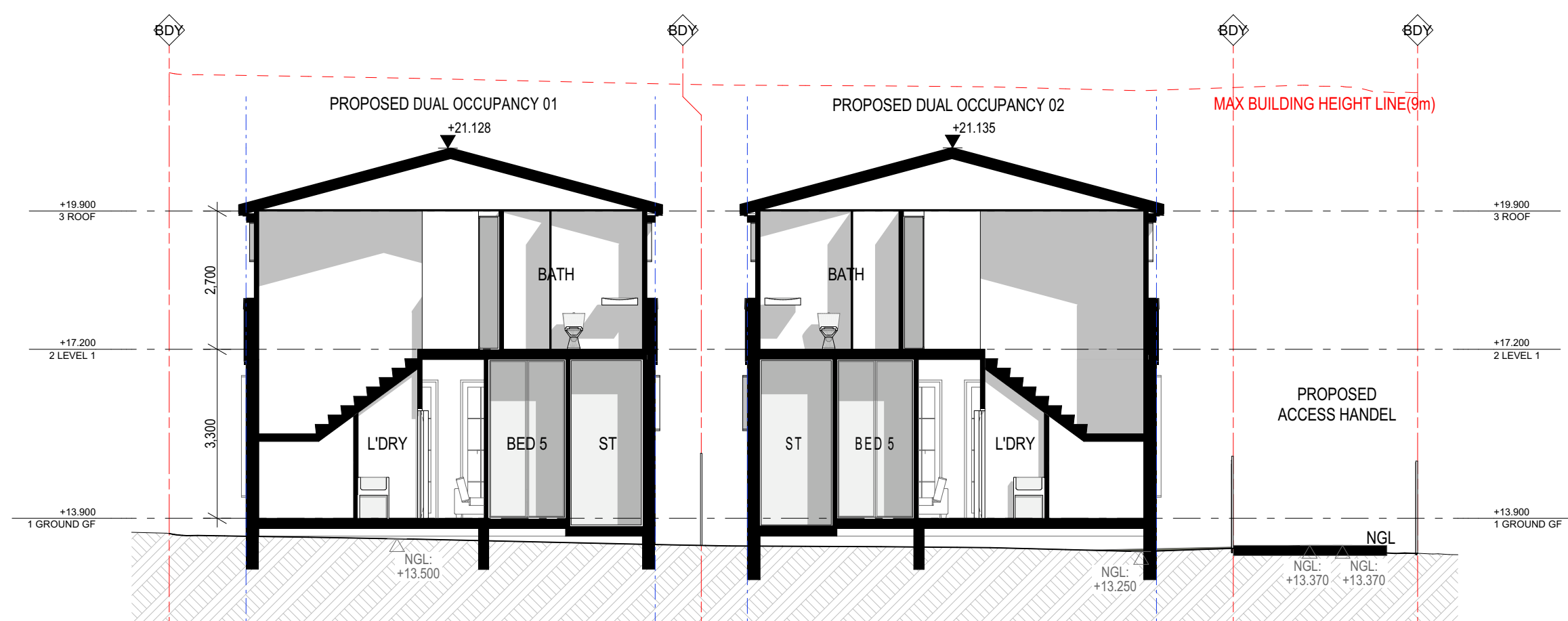
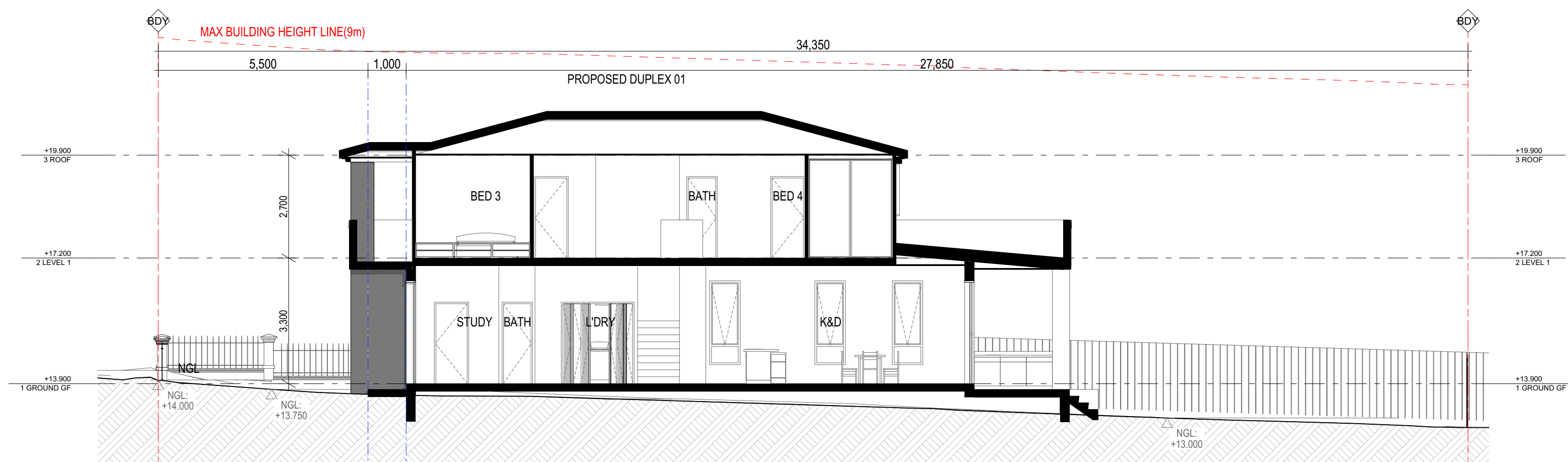
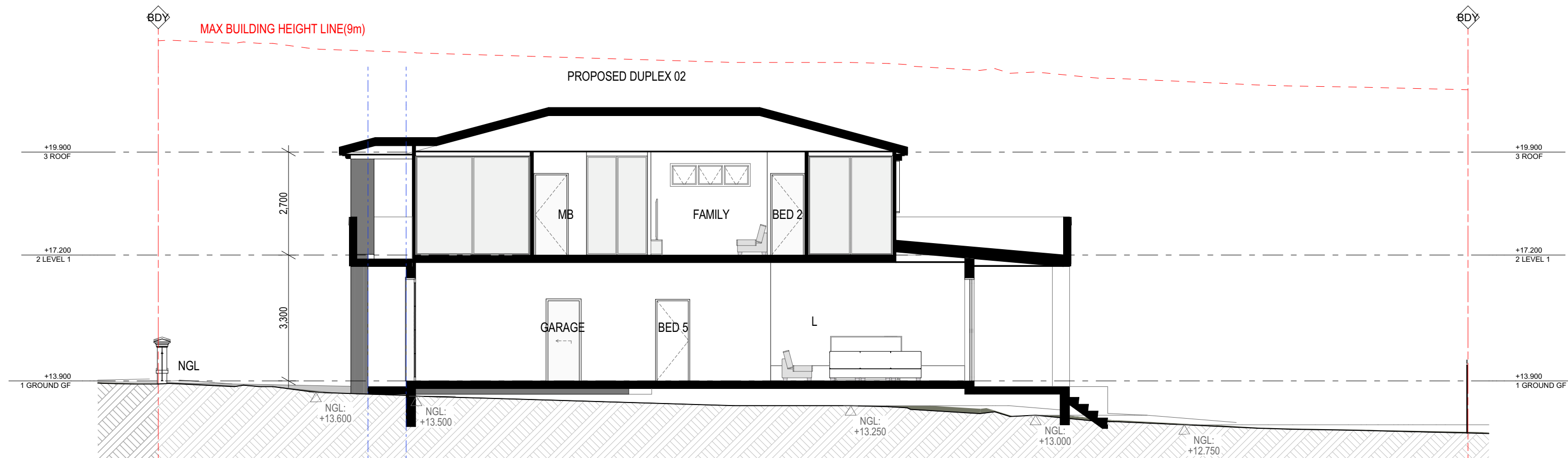
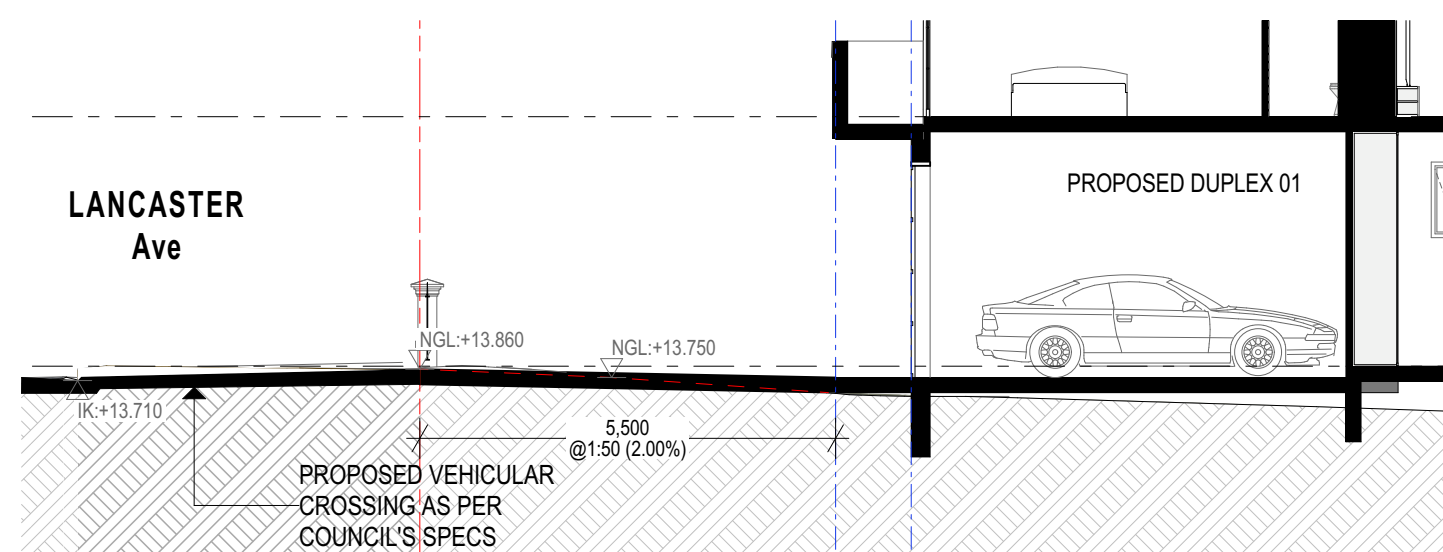
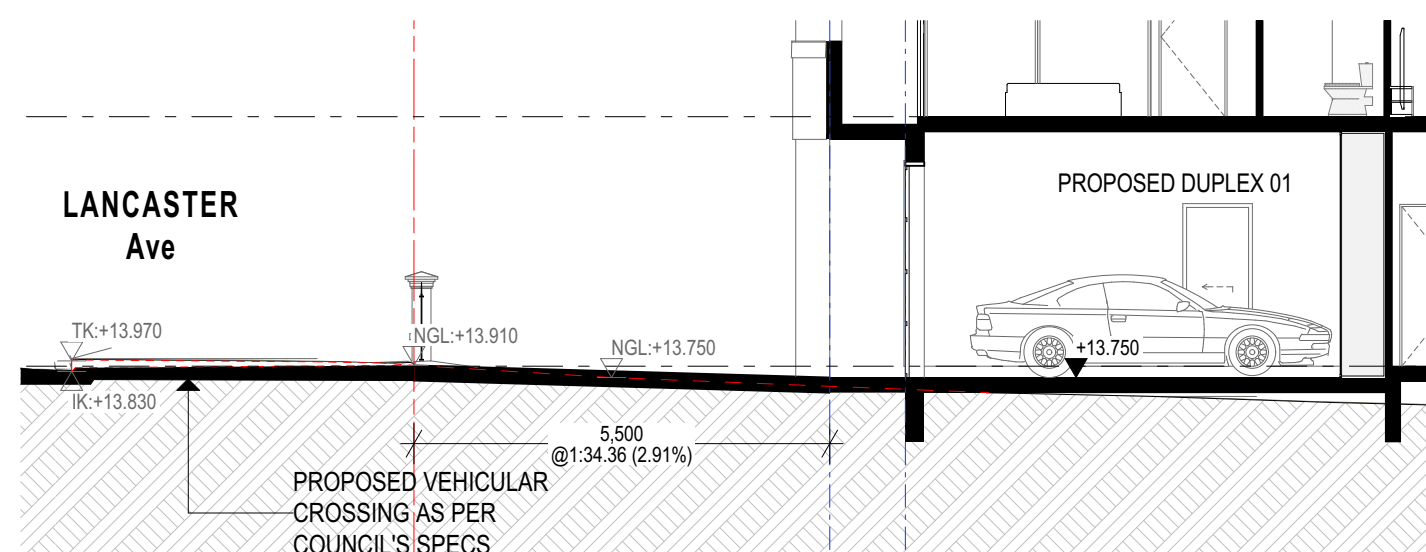
Nominated Architects:
Ziad Boumalhem Reg no 8008
Georges Jreije Reg no 10993

Drawing Title
ELEVATIONS
STREET SCAPE

Scale			
1:100	@A1 Sheet Size		
Project Number	Drawing Number	Revision	
23-001	DA-0205	B	
Status			

Notes

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
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SECTION A
SCALE 1:100SECTION B
SCALE 1:100SECTION C
SCALE 1:100SECTION D
SCALE 1:100SECTION E
SCALE 1:100

B	DA SUBMISSION	5/10/2023	ZB
A	CONCEPT DESIGN	20/06/2023	ZB
Rev	Description	Date	App'd

Project

RESIDENTIAL DEVELOPMENT

92 & 94 Lancaster Ave
Punchbowl NSW #Site Postcode Australia

URBAN LINK
ARCHITECTS
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architects:
Ziad Baunilhem Reg no 8008
Georges Jreije Reg no 10993

Drawing Title

SECTIONS
SECTIONS - DUAL OCCUPANCY

Scale

1:100

@A1 Sheet Size

Project Number

23-001

Status

Drawing Number

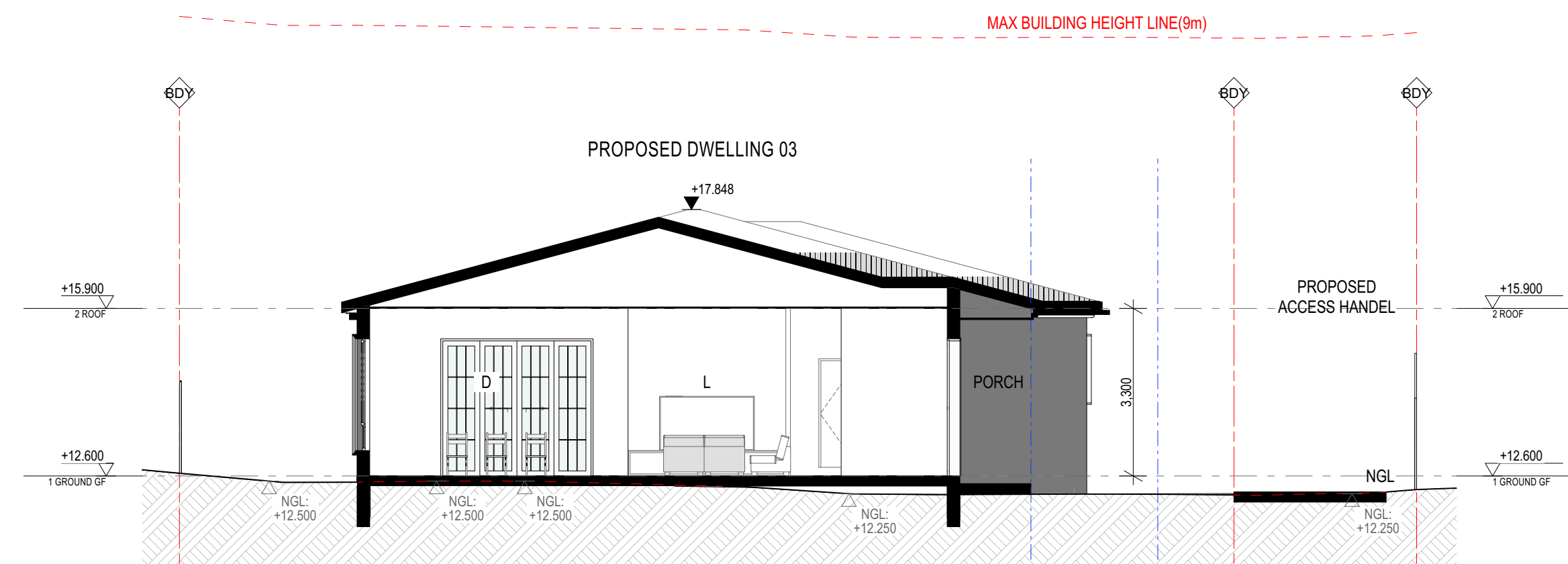
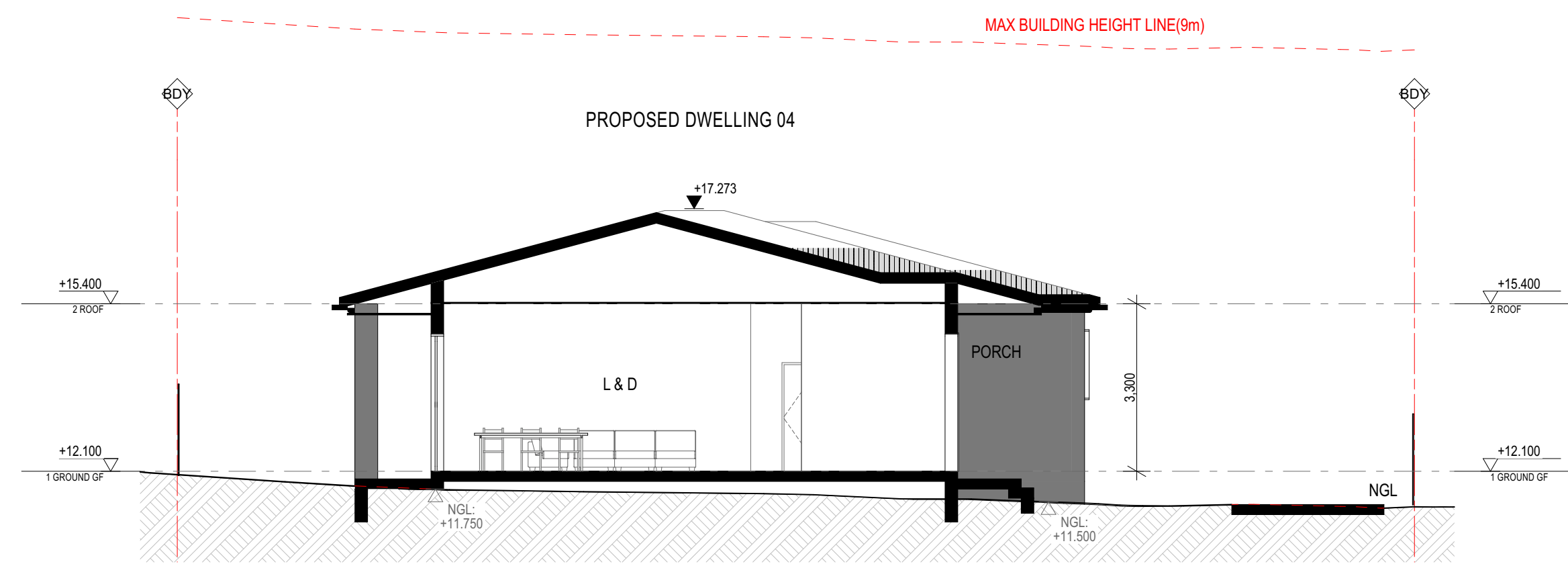
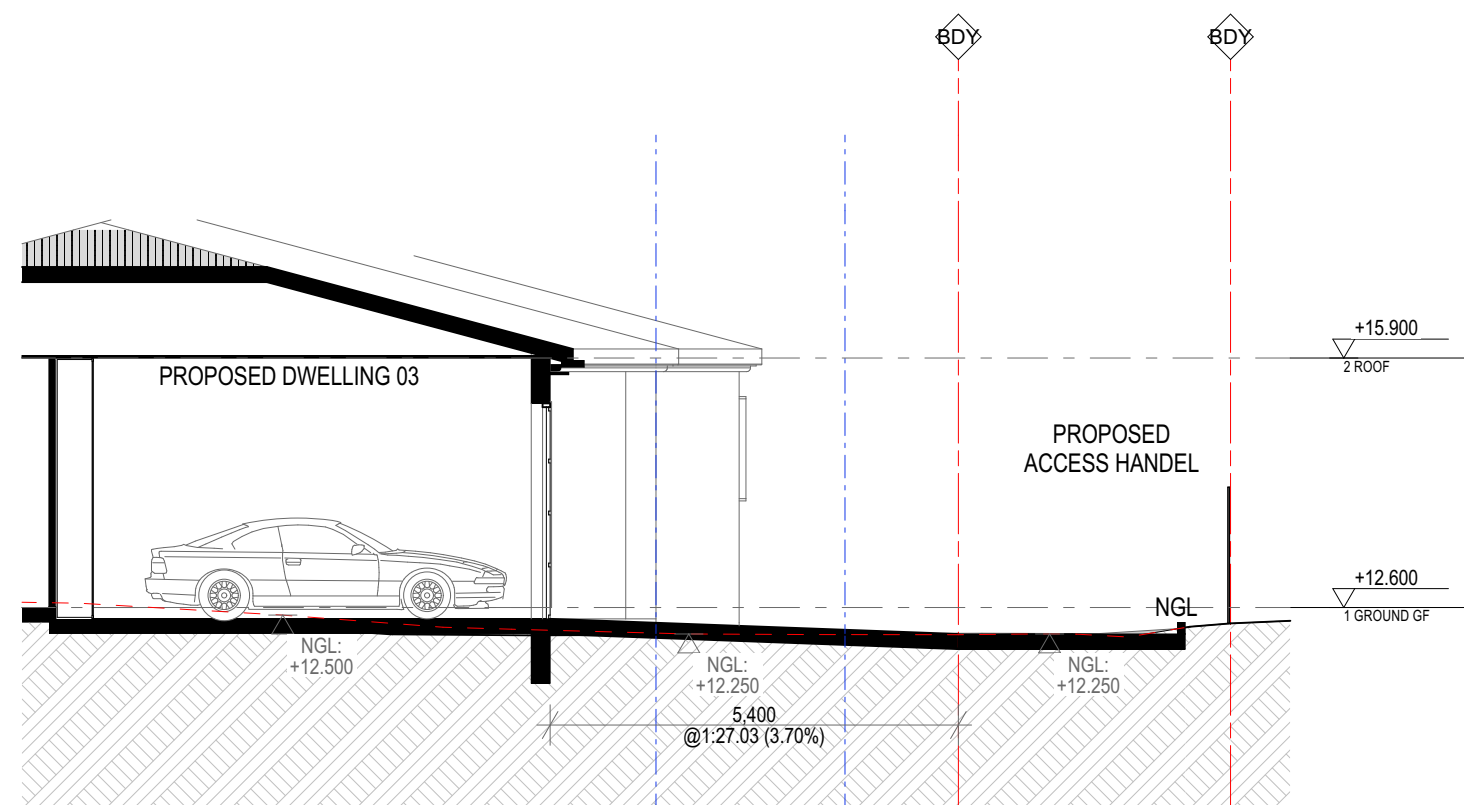
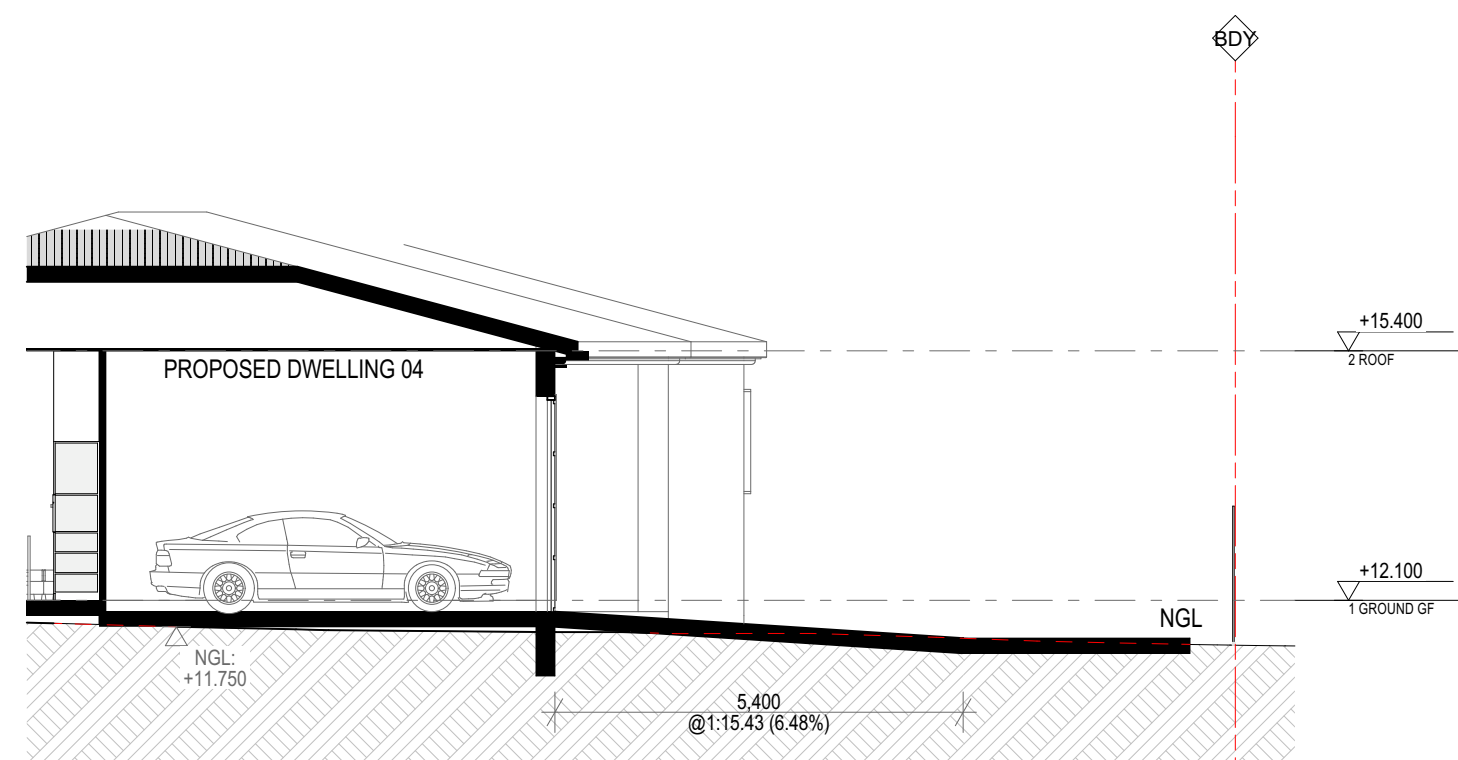
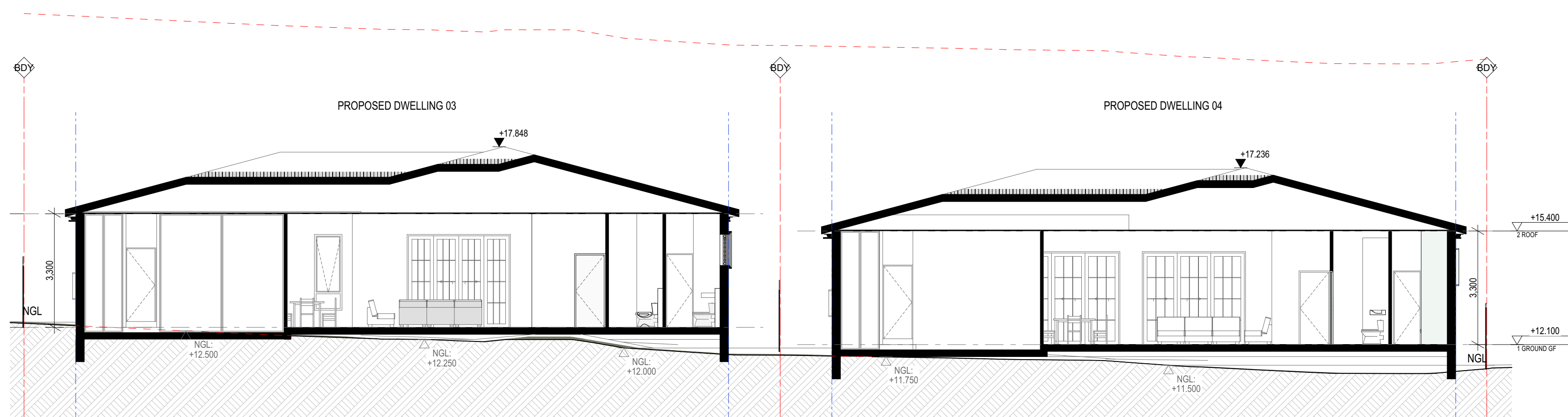
DA-0301

Revision

B

Notes

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SECTION F
SCALE 1:100SECTION G
SCALE 1:100SECTION H
SCALE 1:100SECTION I
SCALE 1:100SECTION J
SCALE 1:100

B	DA SUBMISSION	5/10/2023	ZB
A	CONCEPT DESIGN	20/06/2023	ZB
Rev	Description	Date	App'd

Project

RESIDENTIAL DEVELOPMENT

92 & 94 Lancaster Ave
Punchbowl NSW #Site Postcode Australia

URBAN LINK
ARCHITECTS
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Phone Number: +61 2 9745 2014

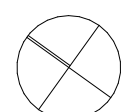
Nominated Architects:
Ziad Boumalhem Reg no 8008
Georges Jreije Reg no 10993

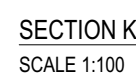
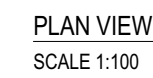
Drawing Title

SECTIONS
SECTIONS - DWELLINGS

Scale
1:100

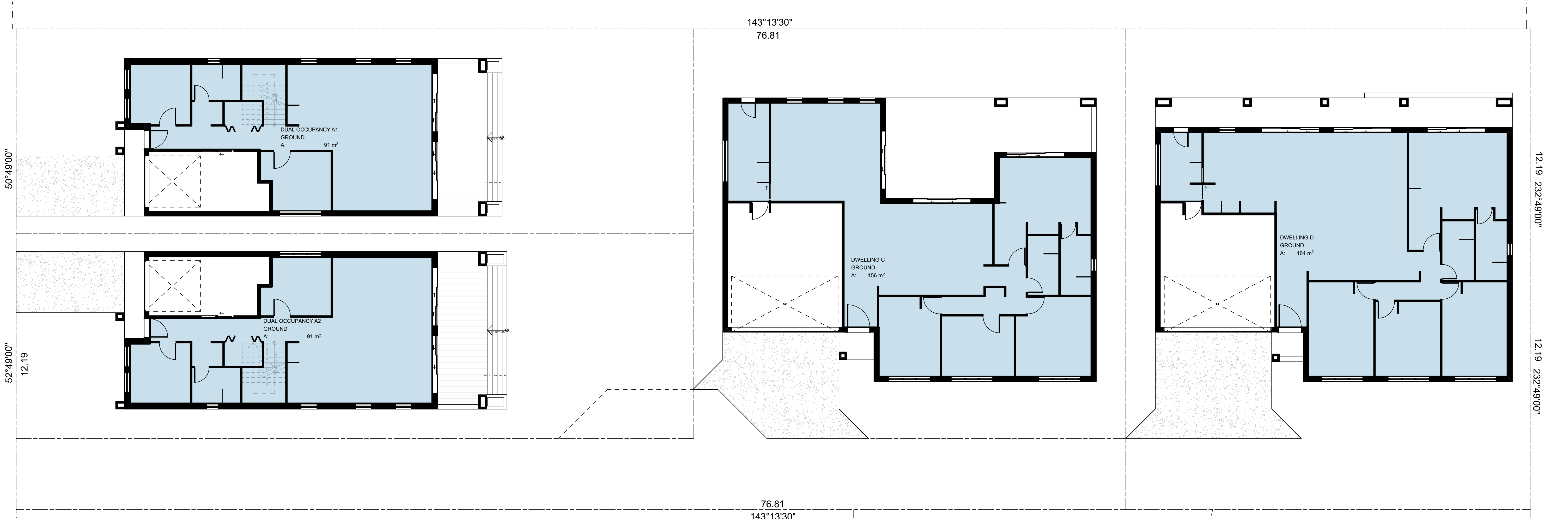
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Project Number
23-001
StatusDrawing Number
DA-0302Revision
B

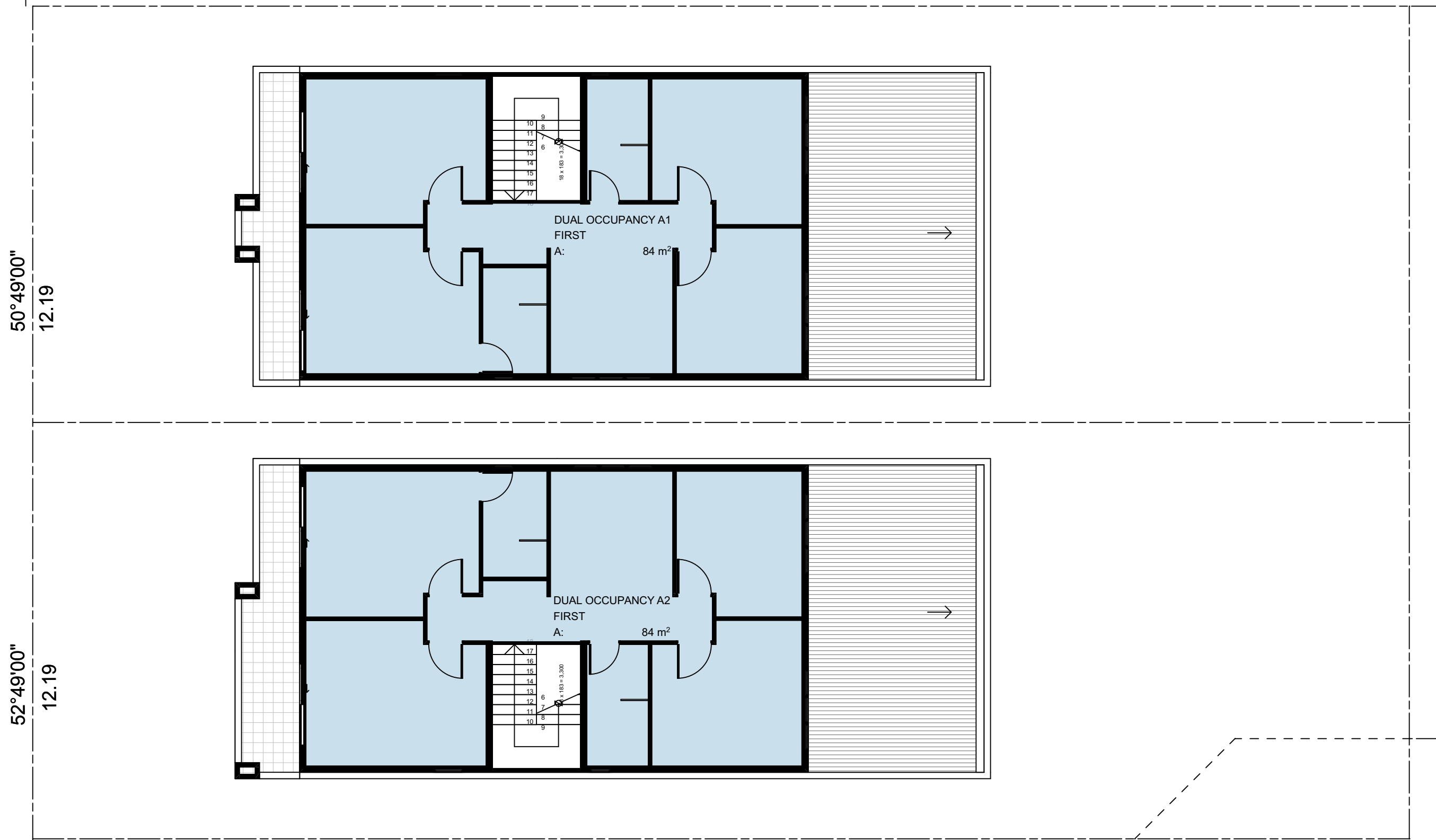


Project Number	Drawing Number	Revision
23-001	DA-0303	E
Status		

Notes
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GROUND GF
SCALE 1:100



LEVEL 1
SCALE 1:100

GFA		
Home Story Name	Area	
DUAL OCCUPANCY A1		
GROUND GF	91	
LEVEL 1	84	
	175 m²	
DUAL OCCUPANCY A2		
GROUND GF	91	
LEVEL 1	84	
	175 m²	
DWELLING C		
GROUND GF	156	
	156 m²	
DWELLING D		
GROUND GF	164	
	164 m²	
	670 m²	

B	DA SUBMISSION	5/10/2023	ZB
A	CONCEPT DESIGN	20/06/2023	ZB
Rev	Description	Date	App'd

Project
RESIDENTIAL DEVELOPMENT

92 & 94 Lancaster Ave
Punchbowl NSW #Site Postcode Australia

URBAN LINK
ARCHITECTS
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architects:
Ziad Boumalhem Reg no 8008
Georges Jreije Reg no 10993

Drawing Title
COMPLIANCE
GFA DIAGRAMS

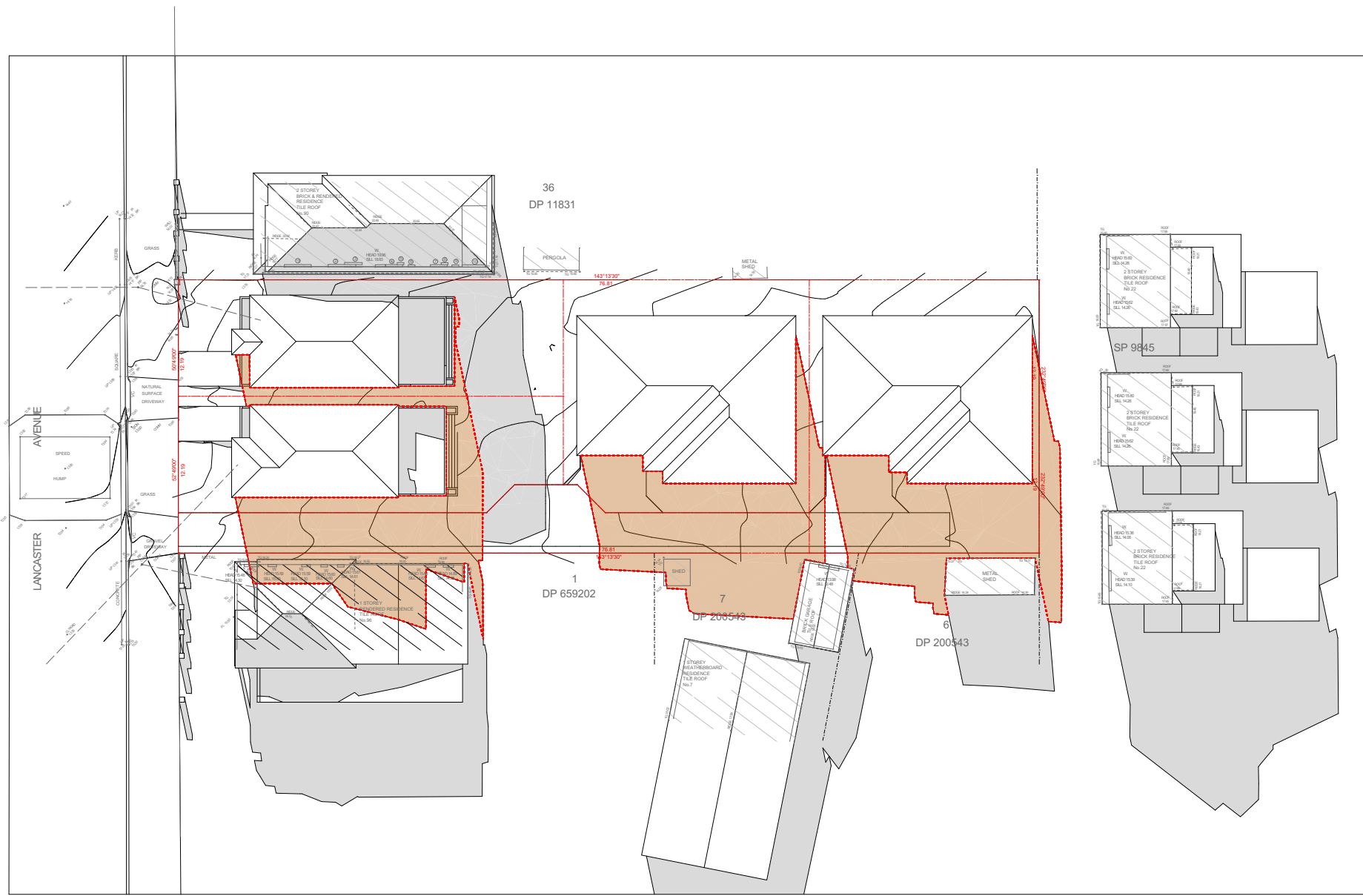
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Project Number
23-001
Status

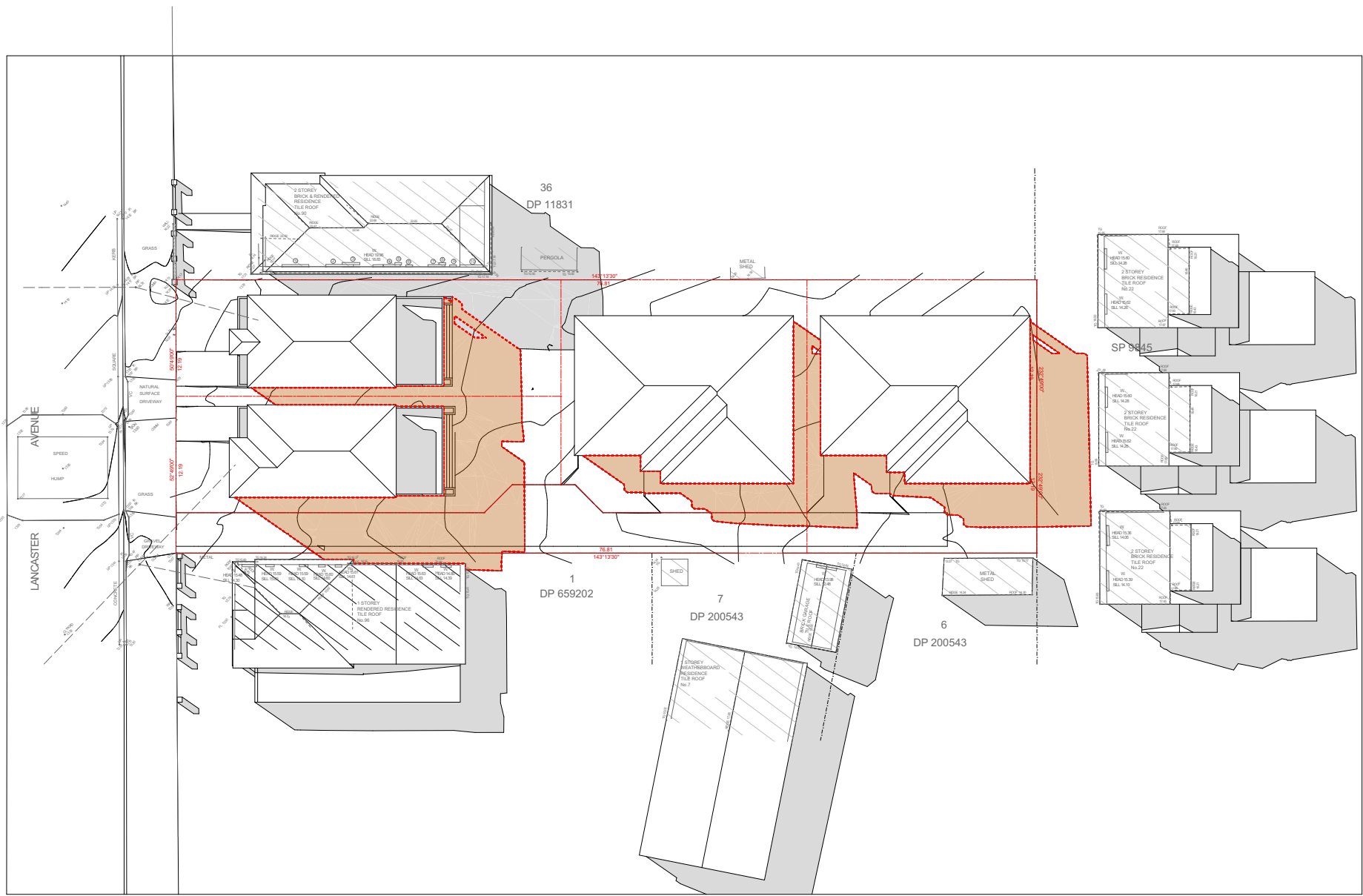
Drawing Number
DA-0401

Revision
B

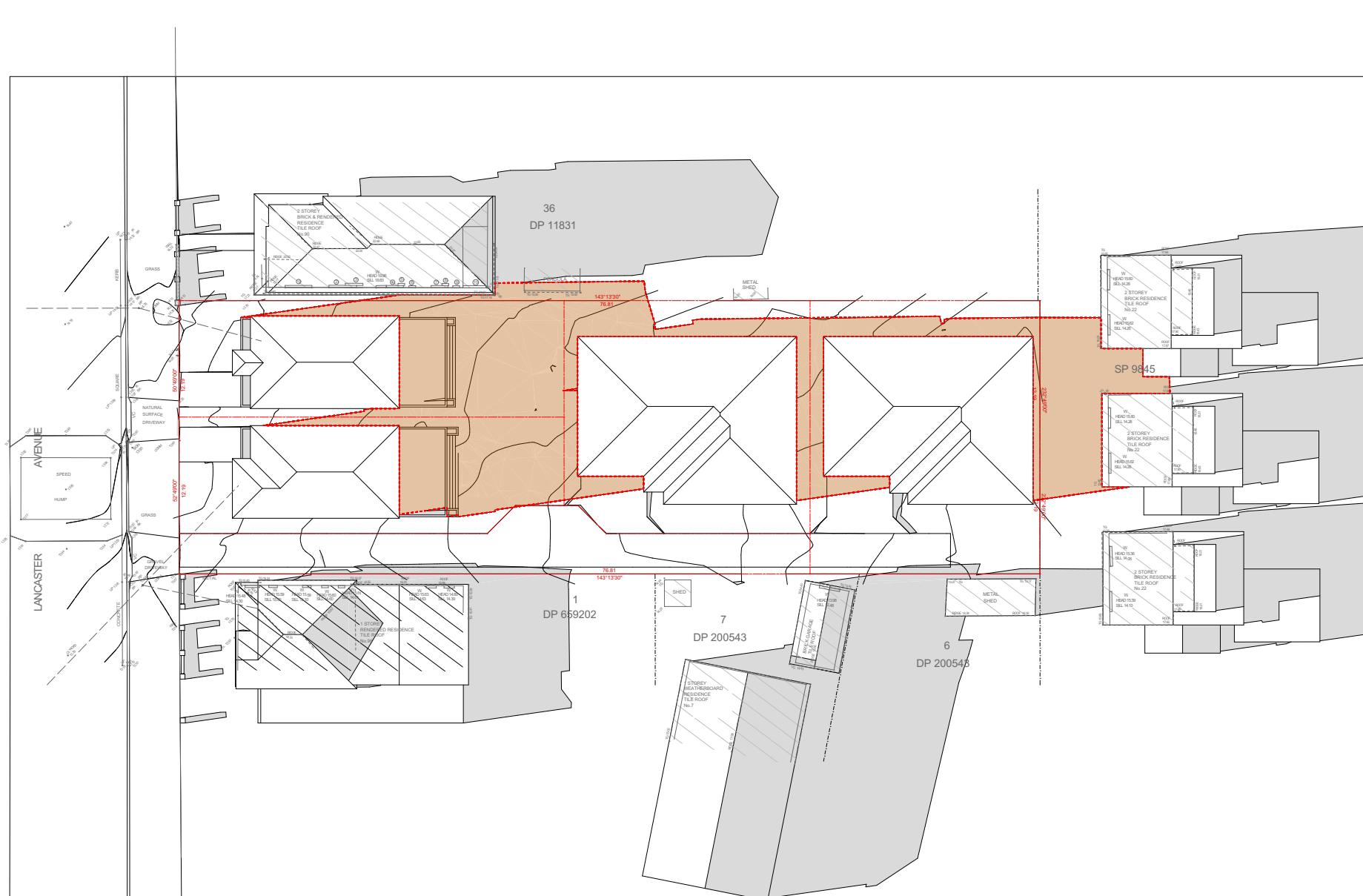
Notes
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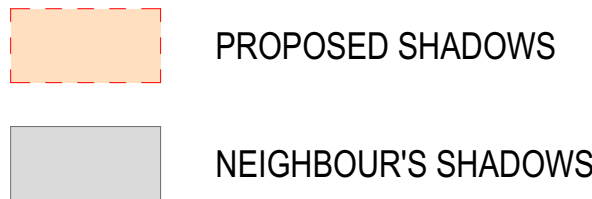
Shadow Diagram 21 June 9am
SCALE 1:500



Shadow Diagram 21 June 12pm
SCALE 1:500



Shadow Diagram 21 June 3pm
SCALE 1:500



B	DA SUBMISSION	5/10/2023	ZB
A	CONCEPT DESIGN	20/06/2023	ZB
Rev	Description	Date	App'd

Project
RESIDENTIAL DEVELOPMENT

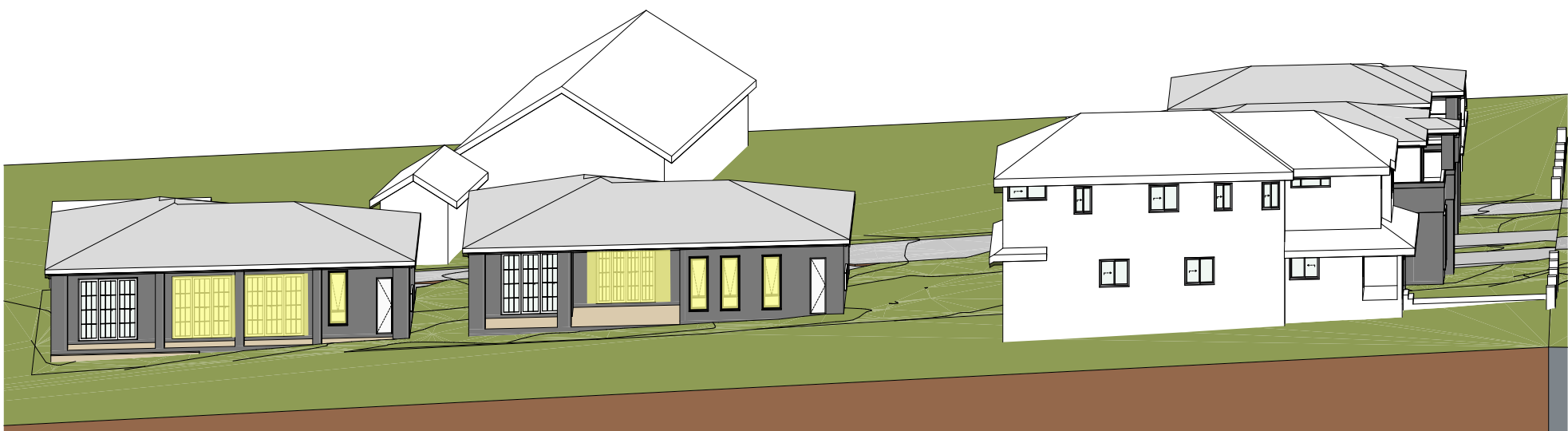
92 & 94 Lancaster Ave
Punchbowl NSW #Site Postcode Australia

URBAN LINK
ARCHITECTS
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Phone Number: +61 2 9745 2014

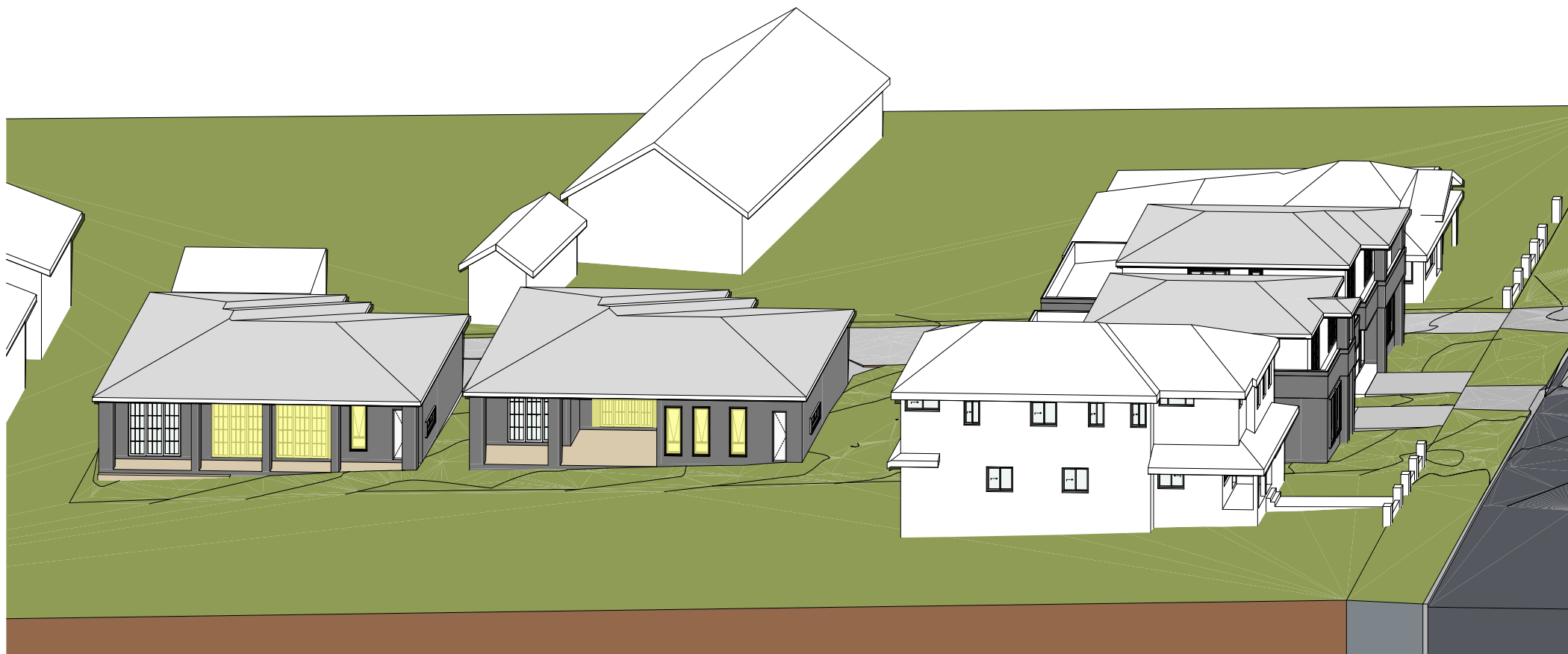
Nominated Architects:
Ziad Boumalhem Reg no 8008
Georges Jreije Reg no 10993

Drawing Title
COMPLIANCE
SHADOW DIAGRAMS WINTER

Scale 1:500	@A1 Sheet Size	Project Number 23-001 Status	Drawing Number DA-0402	Revision B
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JUNE 21 - 8am
SCALE 1:300



JUNE 21 - 9am
SCALE 1:300



JUNE 21 - 10am
SCALE 1:300



JUNE 21 - 11am
SCALE 1:300



JUNE 21 - 12pm
SCALE 1:300



JUNE 21 - 1pm
SCALE 1:300

B	DA SUBMISSION	5/10/2023	ZB
A	CONCEPT DESIGN	20/06/2023	ZB
Rev	Description	Date	App'd

Project
RESIDENTIAL DEVELOPMENT

92 & 94 Lancaster Ave
Punchbowl NSW #Site Postcode Australia

URBAN LINK
ARCHITECTS
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architects:
Ziad Boumalhem Reg no 8008
Georges Jreije Reg no 10993

Drawing Title
COMPLIANCE
VIEW FROM THE SUN 01

Scale
1:300

@A1 Sheet Size

Project Number
23-001
Status

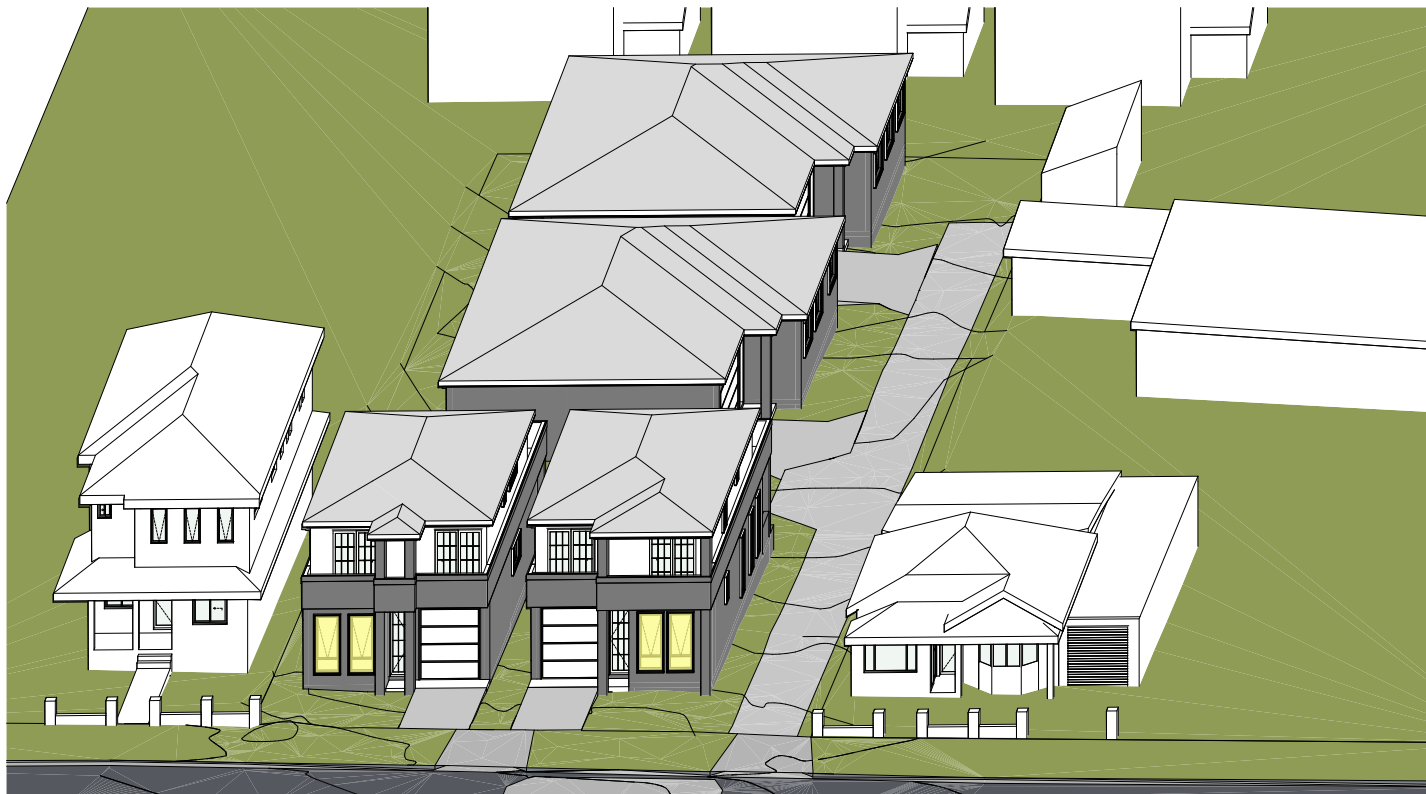
Drawing Number
DA-0403

Revision
B

Notes
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JUNE 21 - 2pm
SCALE 1:300



JUNE 21 - 3pm
SCALE 1:300



JUNE 21 - 4pm
SCALE 1:300

B	DA SUBMISSION	5/10/2023	ZB
A	CONCEPT DESIGN	20/06/2023	ZB
Rev	Description	Date	App'd

Project
RESIDENTIAL DEVELOPMENT

92 & 94 Lancaster Ave
Punchbowl NSW #Site Postcode Australia

 **URBAN LINK**
ARCHITECTS
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architects:
Ziad Boumalhem Reg no 8008
Georges Jreije Reg no 10993

Drawing Title
COMPLIANCE
VIEW FROM THE SUN 02

Scale 1:300	@A1 Sheet Size	
Project Number 23-001 Status	Drawing Number DA-0404	Revision B

BASIX COMMITMENTS 01 - LOT A1, DUAL OCCUPANCY A1

BASIX® Certificate

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

Single Dwelling

Certificate number: 1402046S

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: Wednesday, 27 September 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Lancaster Ave DWELLING 1(LOTA.1)	
Street address	92-94 Lancaster Avenue Punchbowl 2196	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 11831	
Lot no.	37&38	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	5	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

Certificate Prepared by

Name / Company Name: archtek

ABN (if applicable): 79446186147

Description of project

Project address	
Project name	Lancaster Ave DWELLING 1(LOTA.1)
Street address	92-94 Lancaster Avenue Punchbowl 2196
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan 11831
Lot no.	37&38
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	5
Site details	
Site area (m²)	359
Roof area (m²)	146
Conditioned floor area (m2)	150.0
Unconditioned floor area (m2)	25.0
Total area of garden and lawn (m2)	125

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m ² ·year)	n/a	
Area adjusted heating load (MJ/m ² ·year)	n/a	
Ceiling fan in at least one bedroom	n/a	
Ceiling fan in at least one living room or other conditioned area	n/a	
Project score		
Water	✔	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

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 3 star (> 4.5 but <= 6 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.		✓	✓
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.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3200 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 145 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">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.)		✓	✓

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402046S Wednesday, 27 September 2023 page 1/9

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BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402046S Wednesday, 27 September 2023 page 3/9

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, 90 square metres		nil		
floor - above habitable rooms or mezzanine, 65 square metres, framed		nil		
floor - suspended floor above garage, framed		nil		
external wall - cavity brick		0.50 (or 1.17 including construction)		
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)		
internal wall shared with garage - plasterboard		nil		
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)
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.			

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402046S Wednesday, 27 September 2023 page 4/9

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				✓
• 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					
N01-RUM	2200	1000	aluminium, single, clear	none	not overshadowed
N02-RUM	2200	1000	aluminium, single, clear	none	not overshadowed
N03-B1	2400	2100	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
N03-B3	2400	2100	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
East facing					
E01-BATH	900	600	aluminium, single, clear	none	not overshadowed
E02-KIT	2200	800	aluminium, single, clear	none	not overshadowed
E03-DIN	2200	800	aluminium, single, clear	none	not overshadowed

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402046S Wednesday, 27 September 2023 page 5/9

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
E04-DIN	2200	800	aluminium, single, clear	none	not overshadowed
E05-B3	1200	800	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
E06-BATH	600	600	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
South facing					
S01-LIV	3000	2700	aluminium, single, clear	verandah 2500 mm, 2700 mm above base of window or glazed door	not overshadowed
S02-DIN	3000	2700	aluminium, single, clear	verandah 2500 mm, 2700 mm above base of window or glazed door	not overshadowed
S03-B2	1200	2100	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
S04-B4	1200	2100	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
West facing					
W01-GUEST	1000	2100	aluminium, single, clear	none	2-4 m high, 2-5 m away
W02-BATH	600	600	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	2-4 m high, 2-5 m away
W03-FAMILY	600	2100	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	2-4 m high, 2-5 m away

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402046S Wednesday, 27 September 2023 page 6/9

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 3 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: 3-phase airconditioning. Energy rating: EER 3.0 - 3.5			✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning. Energy rating: EER 3.0 - 3.5			✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.			✓	✓
Heating system				
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.			✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.			✓	✓
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: interlocked to light			✓	✓
Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a			✓	✓
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 5 of the bedrooms / study;			✓	✓
Natural lighting				

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402046S Wednesday, 27 September 2023 page 7/9

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 3 bathroom(s)/toilet(s) in the development for natural lighting.				
		✓	✓	✓
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.				
			✓	

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402046S Wednesday, 27 September 2023 page 8/9

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.	

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402046S Wednesday, 27 September 2023 page 9/9

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Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



B DA SUBMISSION 5/10/2023 ZB

Rev Description Date App'd

Project

RESIDENTIAL DEVELOPMENT

92 & 94 Lancaster Ave
Punchbowl NSW Site Postcode Australia

URBAN LINK
ARCHITECTS
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architects:
Ziad Boumihem Reg no 8008
Georges Jreije Reg no 10993

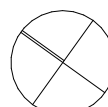
Drawing Title

COMPLIANCE BASIX COMMITMENTS 01

Scale

1:1.30

@A1 Sheet Size



Project Number

23-001

Status

Drawing Number

DA-0405

Revision

B

2301_92 & 94 Lancaster Ave Punchbowl_23 September_2023 9:30 AM 01/10/2023 15:19

BASIX COMMITMENTS 02 - LOT A2, DUAL OCCUPANCY A2

BASIX[®] Certificate

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

Single Dwelling

Certificate number: 1402106S

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: Wednesday, 27 September 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Lancaster Ave DWELLIN 2 (LOTA 2)	
Street address	92-94 Lancaster Avenue Punchbowl 2196	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 11831	
Lot no.	37&38	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	5	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

Certificate Prepared by

Name / Company Name: archtek

ABN (if applicable): 79446186147

Description of project

Project address		Assessor details and thermal loads	
Project name	Lancaster Ave DWELLIN 2 (LOTA.2)	Assessor number	n/a
Street address	92-94 Lancaster Avenue Punchbowl 2196	Certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 11831	Area adjusted cooling load (MJ/m² year)	n/a
Lot no.	37&38	Area adjusted heating load (MJ/m² year)	n/a
Section no.	-	Ceiling fan in at least one bedroom or other conditioned area	n/a
Project type		Project score	
Project type	separate dwelling house	Water	✓ 40 Target 40
No. of bedrooms	5	Thermal Comfort	✓ Pass Target Pass
Site details		Energy	✓ 50 Target 50
Site area (m²)	341		
Roof area (m²)	146		
Conditioned floor area (m2)	150.0		
Unconditioned floor area (m2)	25.0		
Total area of garden and lawn (m2)	120		

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 3 star (> 4.5 but <= 6 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.		✓	✓
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.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3200 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 145 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">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.)		✓	✓

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402106S Wednesday, 27 September 2023 page 1/9

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402106S Wednesday, 27 September 2023 page 2/9

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402106S Wednesday, 27 September 2023 page 3/9

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				
Construction	Additional insulation required (R-Value)	Other specifications		
floor - concrete slab on ground, 90 square metres	nil			
floor - above habitable rooms or mezzanine, 65 square metres, framed	nil			
floor - suspended floor above garage, framed	nil			
external wall - cavity brick	0.50 (or 1.17 including construction)			
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)			
internal wall shared with garage - plasterboard	nil			
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)		
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.			

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402106S Wednesday, 27 September 2023 page 4/9

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:				✓	✓	✓
<ul style="list-style-type: none">For the following glass and frame types, the certifier check can be performed by visual inspection.<ul style="list-style-type: none">Aluminium single clearAluminium double (air) clearTimber/uPVC/fibreglass single clearTimber/uPVC/fibreglass double (air) clearOvershadowing 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						
N03-B1	2400	2100	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed	
N02-RUM	2200	1000	aluminium, single, clear	none	not overshadowed	
N01-RUM	2200	1000	aluminium, single, clear	none	not overshadowed	
N03-B3	2400	2100	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed	
East facing						
E01-QUEST	1000	2100	aluminium, single, clear	none	2-4 m high, 2-5 m away	
E03-FAMILY	600	2100	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	2-4 m high, 2-5 m away	

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402106S Wednesday, 27 September 2023 page 5/9

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
E02-ENS	600	600	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	2-4 m high, 2-5 m away
South facing					
S04-B4	1200	2100	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
S01-LIV	3000	2700	aluminium, single, clear	verandah 2500 mm, 2700 mm above base of window or glazed door	not overshadowed
S02-DIN	3000	2700	aluminium, single, clear	verandah 2500 mm, 2700 mm above base of window or glazed door	not overshadowed
S03-B2	1200	2100	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
West facing					
W01-BATH	900	600	aluminium, single, clear	none	not overshadowed
W02-KIT	2200	800	aluminium, single, clear	none	not overshadowed
W03-DIN	2200	800	aluminium, single, clear	none	not overshadowed
W04-DIN	2200	800	aluminium, single, clear	none	not overshadowed
W05-B3	1200	800	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
W06-BATH	900	600	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402106S Wednesday, 27 September 2023 page 6/9

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 3 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: 3-phase airconditioning. Energy rating: EER 3.0 - 3.5			✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning. Energy rating: EER 3.0 - 3.5			✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.			✓	✓
Heating system				
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.			✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.			✓	✓
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: interlocked to light			✓	✓
Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a			✓	✓
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 5 of the bedrooms / study;			✓	✓
Natural lighting				

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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 3 bathroom(s)/toilet(s) in the development for natural lighting.		✓	✓	✓
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.			✓	

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402106S Wednesday, 27 September 2023 page 8/9

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.	

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Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



B DA SUBMISSION 5/10/2023 ZB

Rev Description Date App'd

Project

RESIDENTIAL DEVELOPMENT

92 & 94 Lancaster Ave
Punchbowl NSW Site Postcode Australia



Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architects:
Ziad Boumihem Reg no 8008
Georges Jreije Reg no 10993

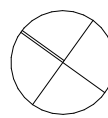
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COMPLIANCE BASIX COMMITMENTS 02

Scale

1:1.30

@A1 Sheet Size



Project Number

23-001

Status

Drawing Number

DA-0406

Revision

B

2301_92 & 94 Lancaster Ave Punchbowl 24 September 2023 9:30 AM 01/10/2023 15:19

BASIX COMMITMENTS 03 - LOT B, DWELLING B

BASIX[®] Certificate

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




Single Dwelling

Certificate number: 1402126S

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: Wednesday, 27 September 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Lancaster Ave DWELLING 3 (LOTB)	
Street address	92-94 Lancaster Avenue Punchbowl 2196	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 11831	
Lot no.	37&38	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	5	
Project score		
Water	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 50	Target 50

Certificate Prepared by

Name / Company Name: archtek

ABN (if applicable): 79446186147

Description of project

Project address	
Project name	Lancaster Ave DWELLING 3 (LOTB)
Street address	92-94 Lancaster Avenue Punchbowl 2196
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan 11831
Lot no.	37&38
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	5
Site details	
Site area (m²)	572
Roof area (m²)	275
Conditioned floor area (m2)	135.0
Unconditioned floor area (m2)	20.0
Total area of garden and lawn (m2)	125

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m²·year)	n/a	
Area adjusted heating load (MJ/m²·year)	n/a	
Ceiling fan in at least one bedroom	n/a	
Ceiling fan in at least one living room or other conditioned area	n/a	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

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 3 star (> 4.5 but <= 6 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.		✓	✓
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.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3200 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 200 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">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.)		✓	✓

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BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402126S Wednesday, 27 September 2023 page 2/9

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402126S Wednesday, 27 September 2023 page 3/9

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	nil			
external wall - cavity brick	0.50 (or 1.17 including construction)			
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)			
internal wall shared with garage - plasterboard	nil			
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)		
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.			

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402126S Wednesday, 27 September 2023 page 4/9

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:				✓		✓
<ul style="list-style-type: none">For the following glass and frame types, the certifier check can be performed by visual inspection.<ul style="list-style-type: none">Aluminium single clearAluminium double (air) clearTimber/uPVC/fibreglass single clearTimber/uPVC/fibreglass double (air) clear						✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
N01-BUTTLER	600	2100	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
East facing					
E01-KIT	2200	800	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
E02-DIN	2200	800	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
E03-DIN	2200	800	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
E04-LIV 5000	2700	3000	aluminium, single, clear	verandah 5000 mm, 2700 mm above base of window or glazed door	not overshadowed
E05-B1 2700	2700	3000	aluminium, single, clear	verandah 2700 mm, 2700 mm above base of window or glazed door	not overshadowed

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Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
South facing					
S01-ENS	900	600	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
West facing					
W01-B2	1200	2100	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
W02-B3	1200	2100	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
W03-B4	1200	2100	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402126S Wednesday, 27 September 2023 page 6/9

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 3 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: 3-phase airconditioning. Energy rating: EER 3.0 - 3.5			✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning. Energy rating: EER 3.0 - 3.5			✓	✓
The cooling system must provide for daylight zoning between living areas and bedrooms.			✓	✓
Heating system				
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.			✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.			✓	✓
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: interlocked to light Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a 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 4 of the bedrooms / study;			✓	✓
Natural lighting				

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402126S Wednesday, 27 September 2023 page 7/9

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.		✓	✓	✓
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.			✓	

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1402126S Wednesday, 27 September 2023 page 8/9

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.	

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Notes
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2. DO NOT SCALE DRAWINGS.
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B DA SUBMISSION 5/10/2023 ZB
Rev Description Date App'd

Project
RESIDENTIAL DEVELOPMENT

92 & 94 Lancaster Ave
Punchbowl NSW Site Postcode Australia

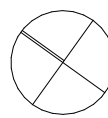
URBAN LINK
ARCHITECTS
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architects:
Ziad Boumleham Reg no 8008
Georges Jreije Reg no 10993

Drawing Title
COMPLIANCE
BASIX COMMITMENTS 03

Scale
1:1.30

@A1 Sheet Size



Project Number
23-001
Status

Drawing Number
DA-0407

Revision
B

(2301)_92 & 94 Lancaster Ave Punchbowl_23 September_2023 13:36 PM 01/10/2023 15:19

BASIX COMMITMENTS 04 - LOT C, DWELLING C

BASIX® Certificate

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

Single Dwelling

Certificate number: 1402157S

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: Wednesday, 27 September 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Lancaster Ave DWELLING 4 (LOTC)	
Street address	92-94 Lancaster Avenue Punchbowl 2196	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 11831	
Lot no.	37&38	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	5	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

Certificate Prepared by

Name / Company Name: architek

ABN (if applicable): 79446186147

Description of project

Project address	
Project name	Lancaster Ave DWELLING 4 (LOTC)
Street address	92-94 Lancaster Avenue Punchbowl 2196
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan 11831
Lot no.	37&38
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	5
Site details	
Site area (m²)	601
Roof area (m²)	270
Conditioned floor area (m2)	143.0
Unconditioned floor area (m2)	20.0
Total area of garden and lawn (m2)	120

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m²·year)	n/a	
Area adjusted heating load (MJ/m²·year)	n/a	
Ceiling fan in at least one bedroom	n/a	
Ceiling fan in at least one living room or other conditioned area	n/a	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

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 3 star (> 4.5 but <= 6 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.		✓	✓
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.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3200 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 200 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">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.)		✓	✓

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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		nil			
external wall - cavity brick		0.50 (or 1.17 including construction)			
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)			
internal wall shared with garage - plasterboard		nil			
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)
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.				

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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. <ul style="list-style-type: none">• Aluminium single clear• Aluminium double (air) clear• Timber/uPVC/fibreglass single clear• Timber/uPVC/fibreglass double (air) clear		✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
N01-BUTTLER	600	2100	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
East facing					
E01-KIT 1500	2200	800	aluminium, single, clear	verandah 1500 mm, 2700 mm above base of window or glazed door	not overshadowed
E03-LIV 1500	2700	3000	aluminium, single, clear	verandah 1500 mm, 2700 mm above base of window or glazed door	not overshadowed
E05-B1 1500	2700	3000	aluminium, single, clear	verandah 1500 mm, 2700 mm above base of window or glazed door	not overshadowed
E02-DIN 1500	2700	3000	aluminium, single, clear	verandah 1500 mm, 2700 mm above base of window or glazed door	not overshadowed
South facing					

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Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
S01-ENS	900	600	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
West facing					
W02-B3	1200	2100	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
W01-B2	1200	2100	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
W03-B4	1200	2100	aluminium, single, clear	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed

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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 3 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: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5			✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5			✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.			✓	✓
Heating system				
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.			✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.			✓	✓
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: interlocked to lightKitchen: no mechanical ventilation (ie. natural); Operation control: n/aLaundry: 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 4 of the bedrooms / study;at least 2 of the living / dining rooms;			✓	✓

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Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 1 bathroom(s)/toilet(s) in the development for natural lighting.		✓	✓	✓
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.			✓	

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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).	
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B DA SUBMISSION 5/10/2023 ZB
Rev Description Date App'd

Project
RESIDENTIAL DEVELOPMENT

92 & 94 Lancaster Ave
Punchbowl NSW Site Postcode Australia

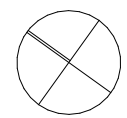
URBAN LINK ARCHITECTS
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architects:
Ziad Boumleham Reg no 8008
Georges Jreije Reg no 10993

Drawing Title
COMPLIANCE
BASIX COMMITMENTS 04

Scale
1:1.30

@A1 Sheet Size



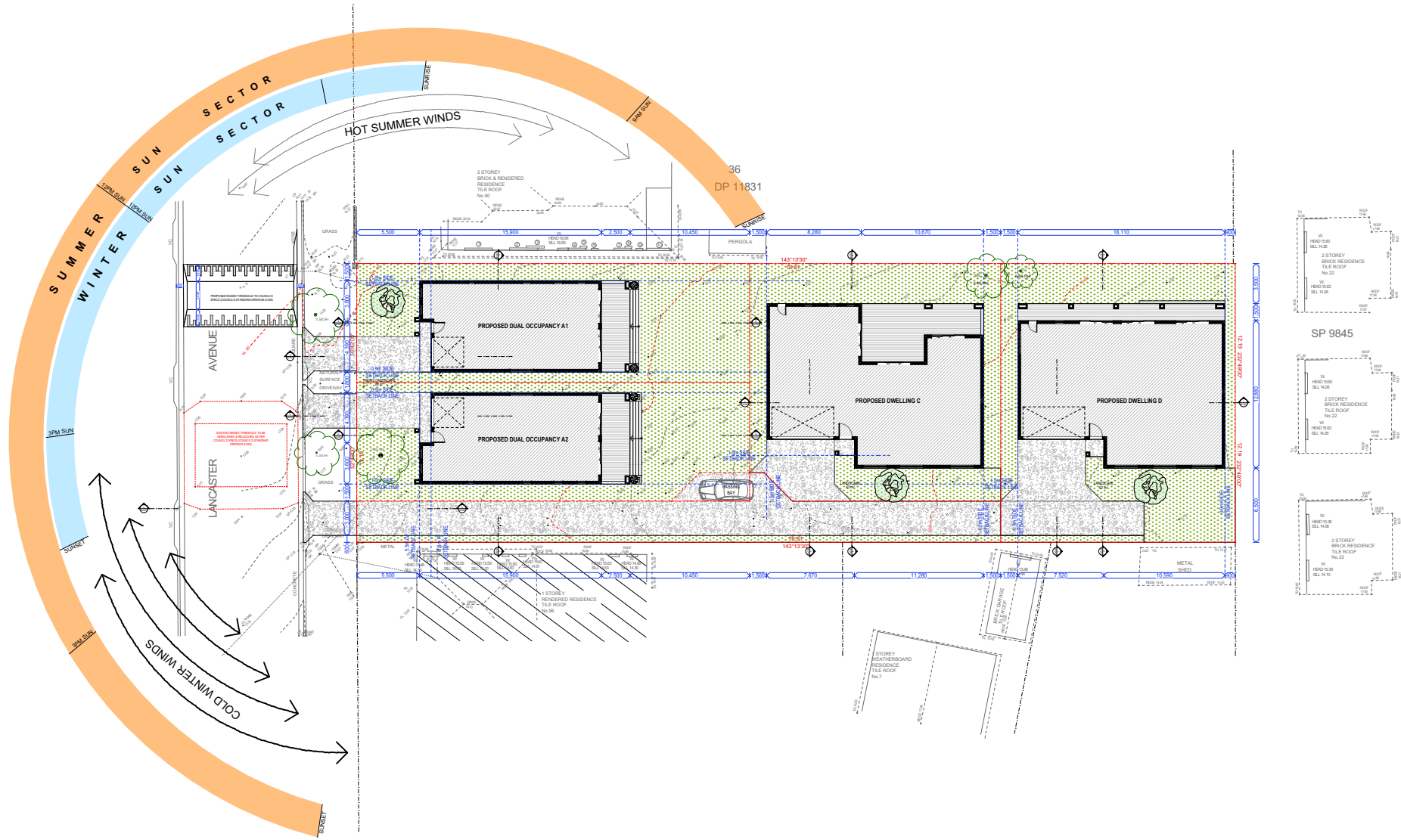
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23-001
Status

Drawing Number
DA-0408

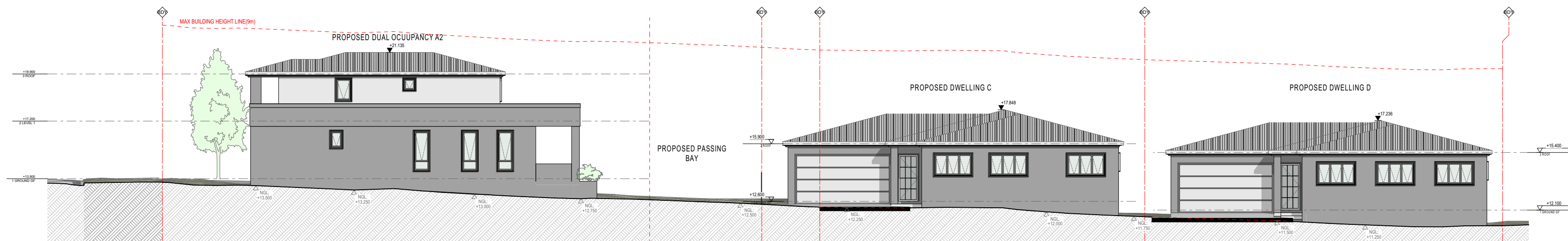
Revision
B

2301_02 94 Lancaster Ave Punchbowl 24 September 2023 13:05 PM 01/10/2023 15:19

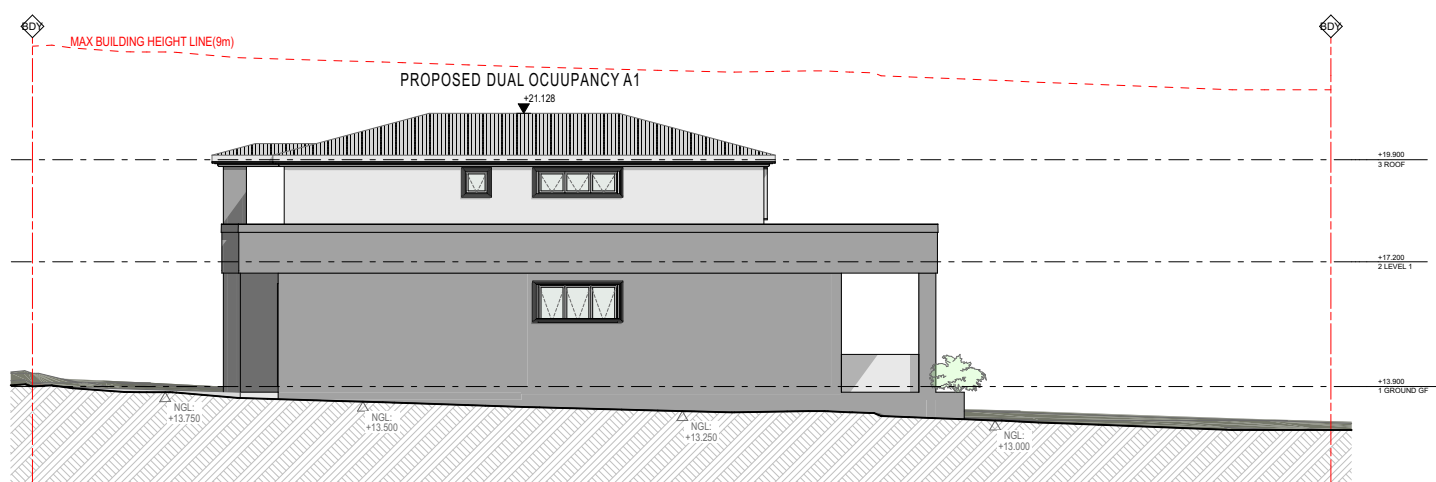
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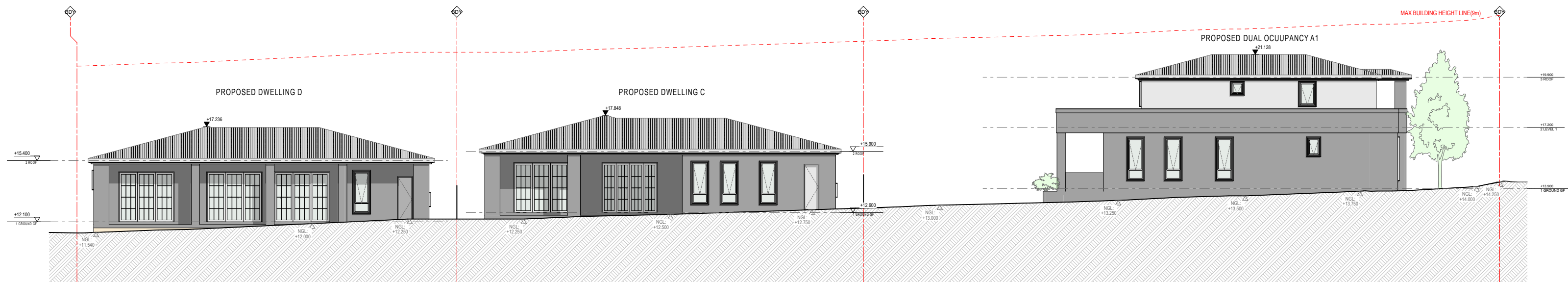
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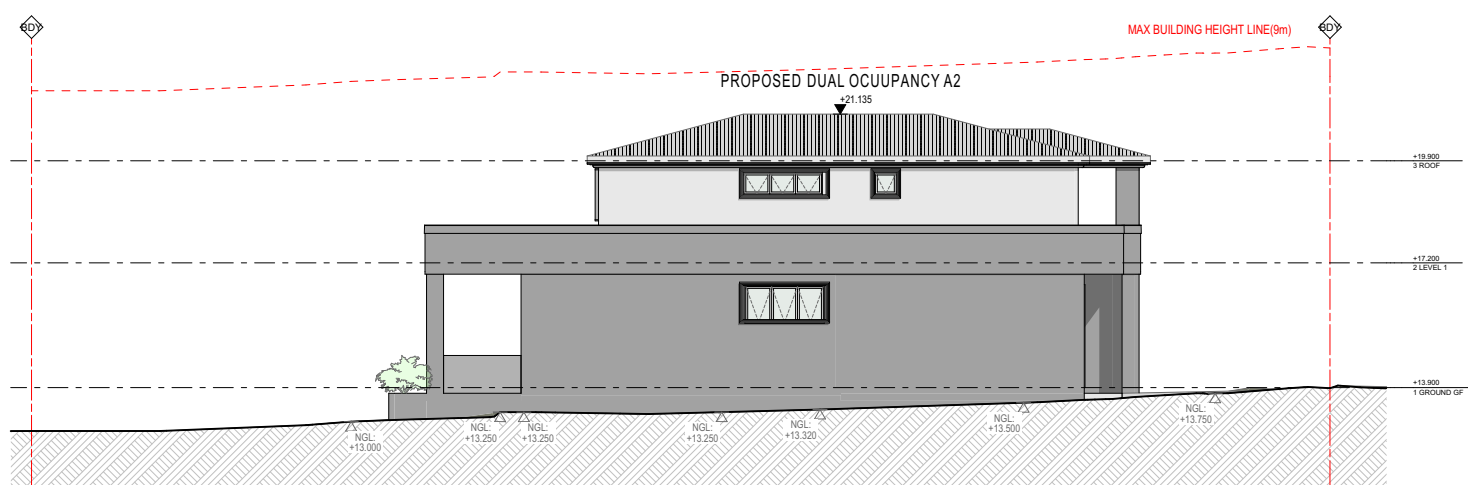
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SCALE 1:200



WEST ELEVATION - PROPOSED DUAL OCCUPANCY A1
SCALE 1:200



EAST ELEVATION
SCALE 1:200



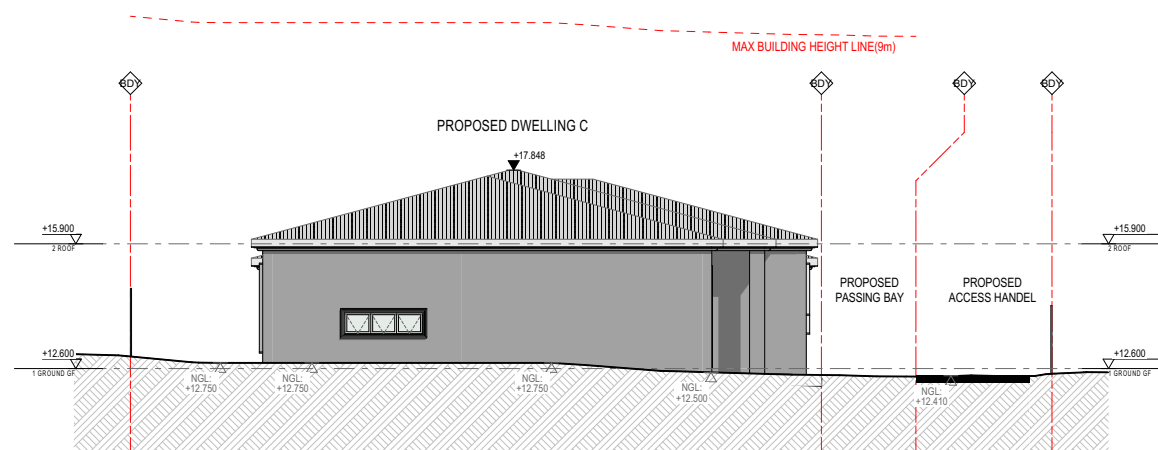
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SCALE 1:200



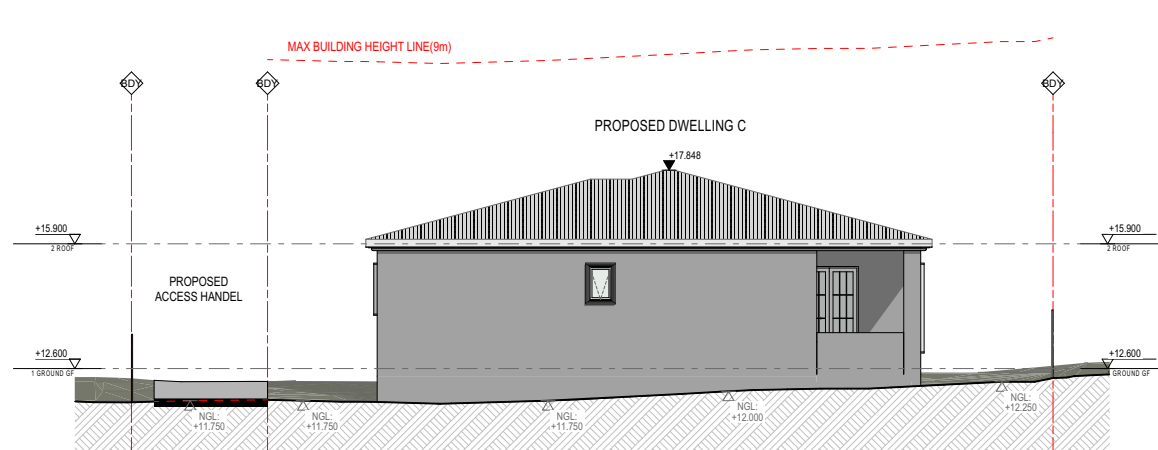
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SCALE 1:200



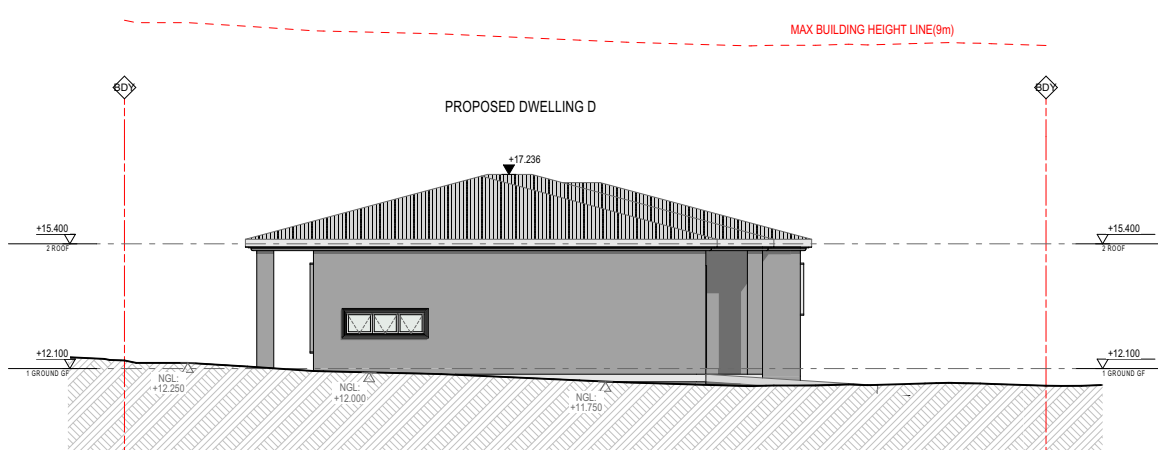
SOUTH ELEVATION - PROPOSED DUAL OCCUPANCY
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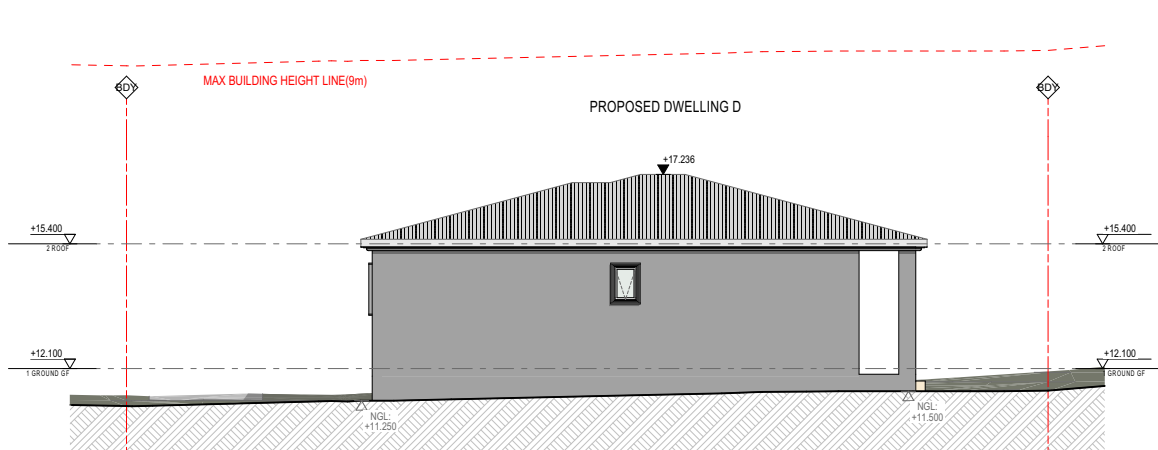
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SCALE 1:200



SOUTH ELEVATION - PROPOSED DWELLING C
SCALE 1:200



NORTH ELEVATION - PROPOSED DWELLING D
SCALE 1:200



SOUTH ELEVATION - PROPOSED DWELLING D
SCALE 1:200

B	DA SUBMISSION	5/10/2023	ZB
A	CONCEPT DESIGN	20/06/2023	ZB
Rev	Description	Date	App'd

Project
RESIDENTIAL DEVELOPMENT

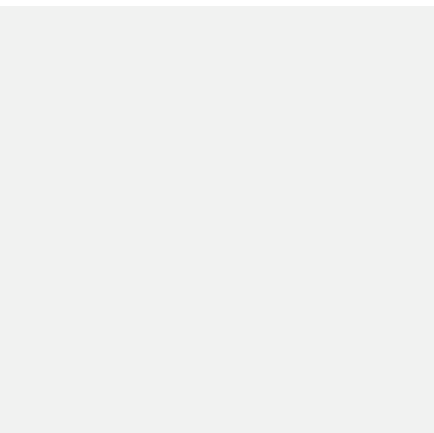
92 & 94 Lancaster Ave
Punchbowl NSW #Site Postcode Australia

URBAN LINK
ARCHITECTS
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architects:
Ziad Baouneh Reg no 8008
Georges Jreijie Reg no 10993

Drawing Title
COMPLIANCE
NEIGHBOUR NOTIFICATION PLAN

Scale 1:200, 1:500 @A1 Sheet Size	Project Number 23-001 Status	Drawing Number DA-0409	Revision B
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A

LEXICON® QUARTER
SW1E1
OR SIMILAR
BY: DULUX



B

TICKING
SG6G7
OR SIMILAR
BY: DULUX



C

SURFMIST® COLORBOND
ROOF
OR SIMILAR
BY: COLORBOND®



LANDSCAPE REFER TO
LANDSCAPE PLAN &
LANDSCAPE SCHEDULE



PLANTER BOX COVERED
WITH REINFORCING MESH
AND COATED WITH
DURABLE FLEXCRETE



ANONDISED ALUMINIUM
FRAME
WINDOWS/DOORS WITH
GLAZING TO BASIX'S
SPECIFICATIONS

B	DA SUBMISSION	5/10/2023	ZB
A	CONCEPT DESIGN	20/06/2023	ZB
Rev	Description	Date	App'd

Project
RESIDENTIAL DEVELOPMENT

92 & 94 Lancaster Ave
Punchbowl NSW #Site Postcode Australia

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ARCHITECTS
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architects:
Ziad Boumalhem Reg no 8008
Georges Jreije Reg no 10993

Drawing Title
EXTERNAL FINISHES
FINISHES SCHEDULE

Scale
@A1 Sheet Size

Project Number
23-001
Status

Drawing Number
DA-0501

Revision
B