

SMART CHOICE

GRANNY FLATS

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smartchoicegrannyflats.com.au

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DA SUBMISSION

SUBJECT TO APPROVAL


PLEASE NOTE THAT ALL PLANS AND ASSOCIATED DOCUMENTS PREPARED OR ARRANGED BY SMART CHOICE GRANNY FLATS PTY LTD REMAIN THE PROPERTY OF THE BUILDER AND CANNOT BE USED OR RELIED UPON BY THE OWNER IN ANYWAY OTHER THAN BUILDING WITH SMART CHOICE GRANNY FLATS PTY LTD. SHOULD A RELEASE OF SUCH MATERIALS BE SOUGHT THEN THE COST OF RELEASE WILL BE APPLIED AND A SEPARATE RELEASE AGREEMENT WILL NEED TO BE ENTERED. SMART CHOICE GRANNY FLATS RESERVES THE RIGHT TO REFUSE SUCH RELEASE REQUESTS.

PROJECT : PROPOSED SECONDARY DWELLING


58 PARRY AVENUE, NARWEE NSW 2209

LOT 92 DP 210493

	<div>DA COMPLIANCE TABLE</div> <table><tr><td>1. LOT TYPE</td><td></td><td></td></tr><tr><td>SITE AREA:</td><td>467m²</td><td rowspan="2">OK</td></tr><tr><td>FRONTAGE</td><td>7.32m</td></tr><tr><td>2. FLOOR AREA</td><td></td><td></td></tr><tr><td>ALLOWED:</td><td>233.50m²</td><td rowspan="4">OK</td></tr><tr><td>PRIMARY DWELLING:</td><td>92.46m²</td></tr><tr><td>PROPOSED SECONDARY DWELLING:</td><td>52.63m²</td></tr><tr><td>TOTAL FLOOR AREA:</td><td>145.09m²</td></tr><tr><td>3. WALL HEIGHT</td><td></td><td></td></tr><tr><td>MAXIMUM:</td><td>3.000m</td><td rowspan="2">OK</td></tr><tr><td>PROPOSED:</td><td>2.839m</td></tr><tr><td>4. SIDE SETBACK</td><td></td><td></td></tr><tr><td>REQUIRED:</td><td>0.900m</td><td rowspan="2">OK</td></tr><tr><td>PROPOSED:</td><td>0.950m</td></tr><tr><td>5. SIDE SETBACK</td><td></td><td></td></tr><tr><td>REQUIRED:</td><td>0.900m</td><td rowspan="2">OK</td></tr><tr><td>PROPOSED:</td><td>10.201m</td></tr><tr><td>6. SETBACK FROM MAIN DWELLING</td><td></td><td></td></tr><tr><td>MIN. FRONT SETBACK REQ:</td><td>1.800m</td><td rowspan="2">OK</td></tr><tr><td>PROPOSED FRONT SETBACK:</td><td>2.160m</td></tr><tr><td>WALL TO BE FIRE RATED</td><td></td><td></td></tr><tr><td>7. REAR SETBACK</td><td></td><td></td></tr><tr><td>MIN. REAR SETBACK REQ:</td><td>0.900m</td><td rowspan="2">OK</td></tr><tr><td>PROPOSED SIDE SETBACK:</td><td>0.950m</td></tr><tr><td>8. PRIVATE OPEN SPACE</td><td></td><td></td></tr><tr><td>REQUIRED:</td><td>80m²</td><td rowspan="2">OK</td></tr><tr><td>PROPOSED:</td><td>95.48m²</td></tr><tr><td>9. LANDSCAPE (TOTAL)</td><td></td><td></td></tr><tr><td>REQUIRED:</td><td>N/A</td><td rowspan="2">OK</td></tr><tr><td>PROPOSED:</td><td>139.80m²</td></tr></table>	1. LOT TYPE			SITE AREA:	467m²	OK	FRONTAGE	7.32m	2. FLOOR AREA			ALLOWED:	233.50m²	OK	PRIMARY DWELLING:	92.46m²	PROPOSED SECONDARY DWELLING:	52.63m²	TOTAL FLOOR AREA:	145.09m²	3. WALL HEIGHT			MAXIMUM:	3.000m	OK	PROPOSED:	2.839m	4. 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LANDSCAPE (TOTAL)			REQUIRED:	N/A	OK	PROPOSED:	139.80m²	<div><div>BASIX SCHEDULE</div><div>BASIX NO. 1373201SS</div><div><div>WATER COMMITMENTS</div><div>FIXTURES</div><div>THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 4 STAR (> 4.5 BUT <= 6 L/MIN) IN ALL SHOWERS IN THE DEVELOPMENT.</div><div>THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 3 STAR IN EACH TOILET IN THE DEVELOPMENT.</div><div>THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM RATING OF 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.</div><div>THE APPLICANT MUST INSTALL BASIN TAPS WITH A MINIMUM RATING OF 3 STAR IN EACH BATHROOM IN THE DEVELOPMENT.</div></div><div><div>ALTERNATIVE WATER</div><div>RAINWATER TANK</div><div>THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 2000 LITRES ON THE SITE. THIS RAINWATER TANK MUST MEET, AND BE INSTALLED IN THE ACCORDANCE WITH, THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES.</div><div>THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST 50 SQUARE METRES OF THE ROOF AREA OF THE DEVELOPMENT (EXCLUDING THE AREA OF THE ROOF WHICH DRAINS TO ANY STORMWATER TANK OR PRIVATE DAM).</div><div>THE APPLICANT MUST CONNECT THE RAINWATER TANK TO:</div><div><ul style="list-style-type: none">ALL TOILETS IN THE DEVELOPMENTTHE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER IN THE DEVELOPMENT.AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT (NOTE: NSW HEALTH DOES NOT RECOMMEND THAT RAINWATER BE USED FOR HUMAN CONSUMPTION IN AREAS WITH POTABLE WATER SUPPLY.)</div><div><div>THERMAL PERFORMANCE AND MATERIAL COMMITMENTS</div><div>SIMULATION METHOD</div><div>ASSESSOR DETAILS AND THERMAL LOADS</div><div>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.</div><div>THE ASSESSOR CERTIFICATE MUST HAVE BEEN ISSUED BY AN ACCREDITED ASSESSOR IN ACCORDANCE WITH THE THERMAL COMFORT PROTOCOL.</div><div>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 AND THE "CONSTRUCTION" AND "GLAZING" TABLES BELOW.</div><div>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.</div><div>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.</div><div>THE APPLICANT MUST SHOW ON THE PLANS ACCOMPANYING THE DEVELOPMENT APPLICATION FOR THE PROPOSED DEVELOPMENT, THE LOCATIONS OF CEILING FANS SET OUT IN THE ASSESSOR CERTIFICATE. THE APPLICANT MUST SHOW ON THE PLANS ACCOMPANYING THE APPLICATION FOR A CONSTRUCTION CERTIFICATE (OR COMPLYING DEVELOPMENT CERTIFICATE, IF APPLICABLE), THE LOCATIONS OF CEILING FANS SET OUT IN THE ASSESSOR CERTIFICATE.</div></div><div><div>CONSTRUCTION</div><div>THE APPLICANT MUST CONSTRUCT THE FLOORS, WALLS, ROOFS, CEILINGS AND GLAZING OF THE DWELLING IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLES BELOW.</div><div>THE APPLICANT MUST SHOW THROUGH RECEIPTS THAT THE MATERIALS PURCHASED FOR CONSTRUCTION ARE CONSISTENT WITH THE SPECIFICATIONS LISTED IN THE TABLES BELOW.</div></div><div><div>GLAZING</div><div>THE APPLICANT MUST INSTALL WINDOWS, GLAZED DOORS AND SKYLIGHTS AS DESCRIBED IN THE TABLE BELOW, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE.</div></div><div><div>ENERGY COMMITMENTS</div><div>HOT WATER</div><div>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.</div></div><div><div>COOLING SYSTEM</div><div>THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN A LEAST 1 LIVING AREA: 1-PHASE AIR-CONDITIONING - NOT DUCTED; ENERGY RATING: 3 STAR (AVERAGE ZONE)</div><div>THE BEDROOM MUST NOT INCORPORATE ANY COOLING SYSTEM, OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A HEATING SYSTEM.</div></div><div><div>HEATING SYSTEM</div><div>THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN A LEAST 1 LIVING AREA: 1-PHASE AIR-CONDITIONING - NOT DUCTED; ENERGY RATING: 3 STAR (AVERAGE ZONE)</div><div>THE BEDROOM MUST NOT INCORPORATE ANY HEATING SYSTEM, OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A HEATING SYSTEM.</div></div><div><div>VENTILATION</div><div>THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:</div><div>AT LEAST 1 BATHROOM: INDIVIDUAL FAN, OPEN TO FACADE; OPERATION CONTROL: MANUAL SWITCH</div><div>KITCHEN: INDIVIDUAL FAN, OPEN TO FACADE; OPERATION CONTROL: MANUAL SWITCH ON/OFF</div><div>LAUNDRY: NATURAL VENTILATION ONLY, OR NO LAUNDRY; OPERATION CONTROL: N/A</div></div><div><div>ARTIFICIAL LIGHTING</div><div>THE APPLICANT MUST ENSURE THAT A MINIMUM OF 80% OF LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTINGDIODE (LED) LAMPS.</div></div><div><div>NATURAL LIGHTING</div><div>THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING.</div><div>THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 1 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.</div></div><div><div>OTHER</div><div>THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.</div><div>THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT.</div></div></div></div>
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Northpoint



CLIENT: MANUEL MONTAOS SORIANO & ELIZABETH BORROMELO LUSTRE

ADDRESS: 58 PARRY AVENUE, NARWEE NSW 2209 LOT 92 DP 210493

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All Measurements on plans are to be in millimeters. Drawings are not to be scaled or guessed. Dimensions on site will be amended if need be accordingly.

NO.	DATE:	PLAN:	BY:	AMENDMENTS:
1	28.09.2023	CONCEPT PLAN 1	MH	
2	03.10.2023	CONCEPT PLAN 2	MH	
3	17.10.2023	DA SUBMISSION	MH	
4				
5				
6				

Scale

01

Drawn by M.HANNA

Project no.

Date 28.09.2023

TITLE PAGE