



SMART CHOICE
GRANNY FLATS

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smartchoicegrannyflats.com.au

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DA SUBMISSION

SUBJECT TO APPROVAL

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PROJECT : PROPOSED SECONDARY DWELLING

58 PARRY AVENUE, NARWEE NSW 2209

LOT 92 DP 210493

DA COMPLIANCE TABLE	
1. LOT TYPE SITE AREA: FRONTAGE	467m² 7.32m OK
2. FLOOR AREA ALLOWED: PRIMARY DWELLING: PROPOSED SECONDARY DWELLING: TOTAL FLOOR AREA:	233.50m² 92.46m² 52.63m² 145.09m² OK
3. WALL HEIGHT MAXIMUM: PROPOSED:	3.000m 2.839m OK
4. SIDE SETBACK REQUIRED: PROPOSED:	0.900m 0.950m OK
5. SIDE SETBACK REQUIRED: PROPOSED:	0.900m 10.201m OK
6. SETBACK FROM MAIN DWELLING MIN. FRONT SETBACK REQ: PROPOSED FRONT SETBACK: WALL TO BE FIRE RATED	1.800m 2.160m OK
7. REAR SETBACK MIN. REAR SETBACK REQ: PROPOSED SIDE SETBACK:	0.900m 0.950m OK
8. PRIVATE OPEN SPACE REQUIRED: PROPOSED:	80m² 95.48m² OK
9. LANDSCAPE (TOTAL) REQUIRED: PROPOSED:	N/A 139.80m² OK

BASIX SCHEDULE
WATER COMMITMENTS
FIXTURES
THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 4 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 3 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 3 STAR IN EACH BATHROOM IN THE DEVELOPMENT.

ALTERNATIVE WATER
RAINWATER TANK
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.
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).
THE APPLICANT MUST CONNECT THE RAINWATER TANK TO:

- ALL TOILETS IN THE DEVELOPMENT
- THE 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.)

THERMAL PERFORMANCE AND MATERIAL COMMITMENTS
SIMULATION METHOD
ASSESSOR DETAILS AND THERMAL LOADS
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 AND THE "CONSTRUCTION" AND "GLAZING" TABLES BELOW.
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 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.

CONSTRUCTION
THE APPLICANT MUST CONSTRUCT THE FLOORS, WALLS, ROOFS, CEILINGS AND GLAZING OF THE DWELLING IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLES BELOW.
THE APPLICANT MUST SHOW THROUGH RECEIPTS THAT THE MATERIALS PURCHASED FOR CONSTRUCTION ARE CONSISTENT WITH THE SPECIFICATIONS LISTED IN THE TABLES BELOW.

GLAZING
THE APPLICANT MUST INSTALL WINDOWS, GLAZED DOORS AND SKYLIGHTS AS DESCRIBED IN THE TABLE BELOW, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE.

ENERGY COMMITMENTS
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 A LEAST 1 LIVING AREA: 1-PHASE AIR-CONDITIONING - NOT DUCTED; ENERGY RATING: 3 STAR (AVERAGE ZONE)

THE BEDROOM MUST NOT INCORPORATE ANY COOLING SYSTEM, OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A HEATING SYSTEM.

HEATING SYSTEM
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)

THE BEDROOM 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, OPEN TO FACADE; OPERATION CONTROL: MANUAL SWITCH
KITCHEN: INDIVIDUAL FAN, OPEN TO FACADE; OPERATION CONTROL: MANUAL SWITCH ON/OFF
LAUNDRY: NATURAL VENTILATION ONLY, OR NO LAUNDRY; OPERATION CONTROL: N/A

ARTIFICIAL LIGHTING
THE APPLICANT MUST ENSURE THAT A MINIMUM OF 80% OF LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTINGDIODE (LED) LAMPS.

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 INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT.



SMART CHOICE
GRANNY FLATS



CLIENT: MANUEL MONTAOS SORIANO & ELIZABETH BORROMELO LUSTRE

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

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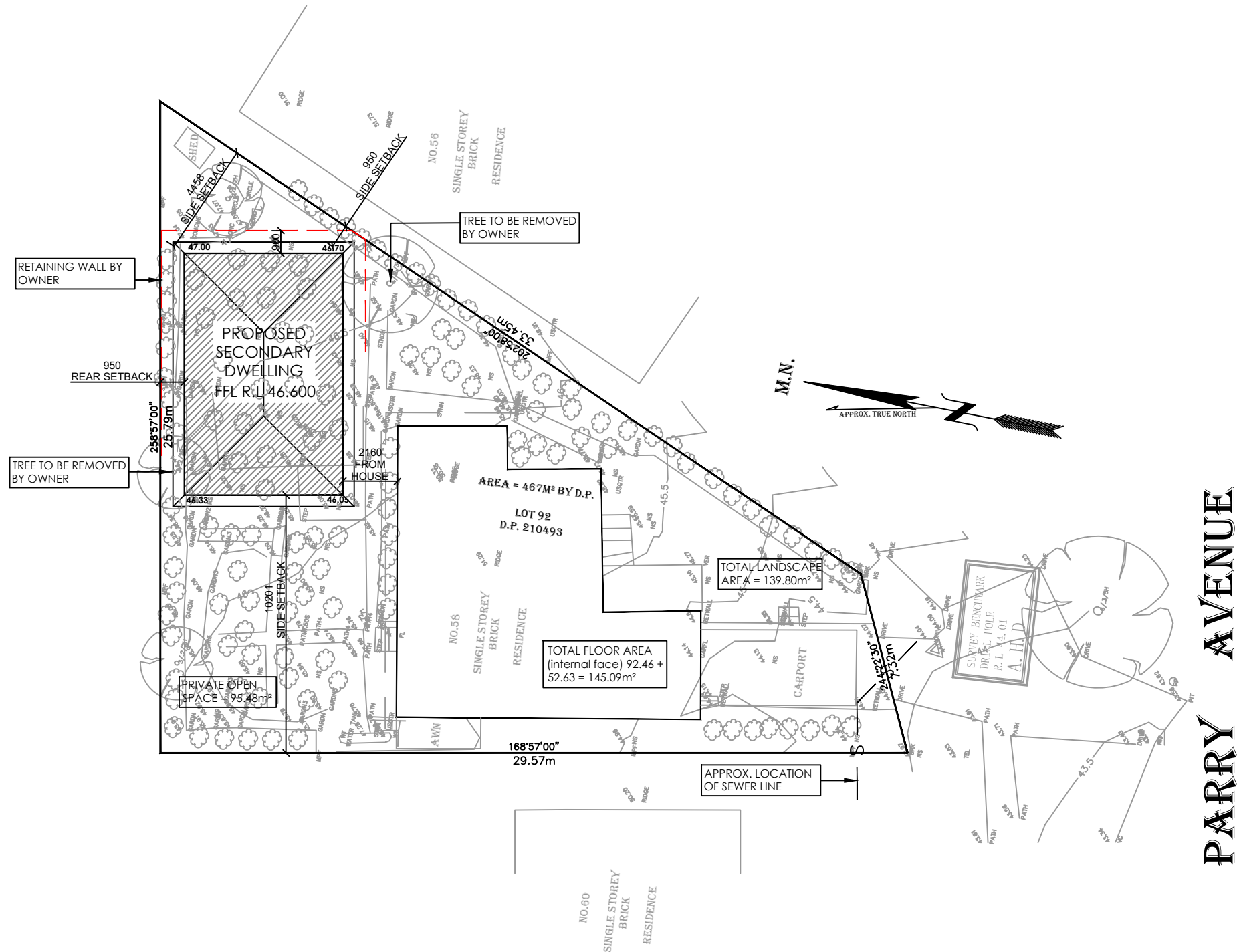
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01

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Date 28.09.2023

TITLE PAGE



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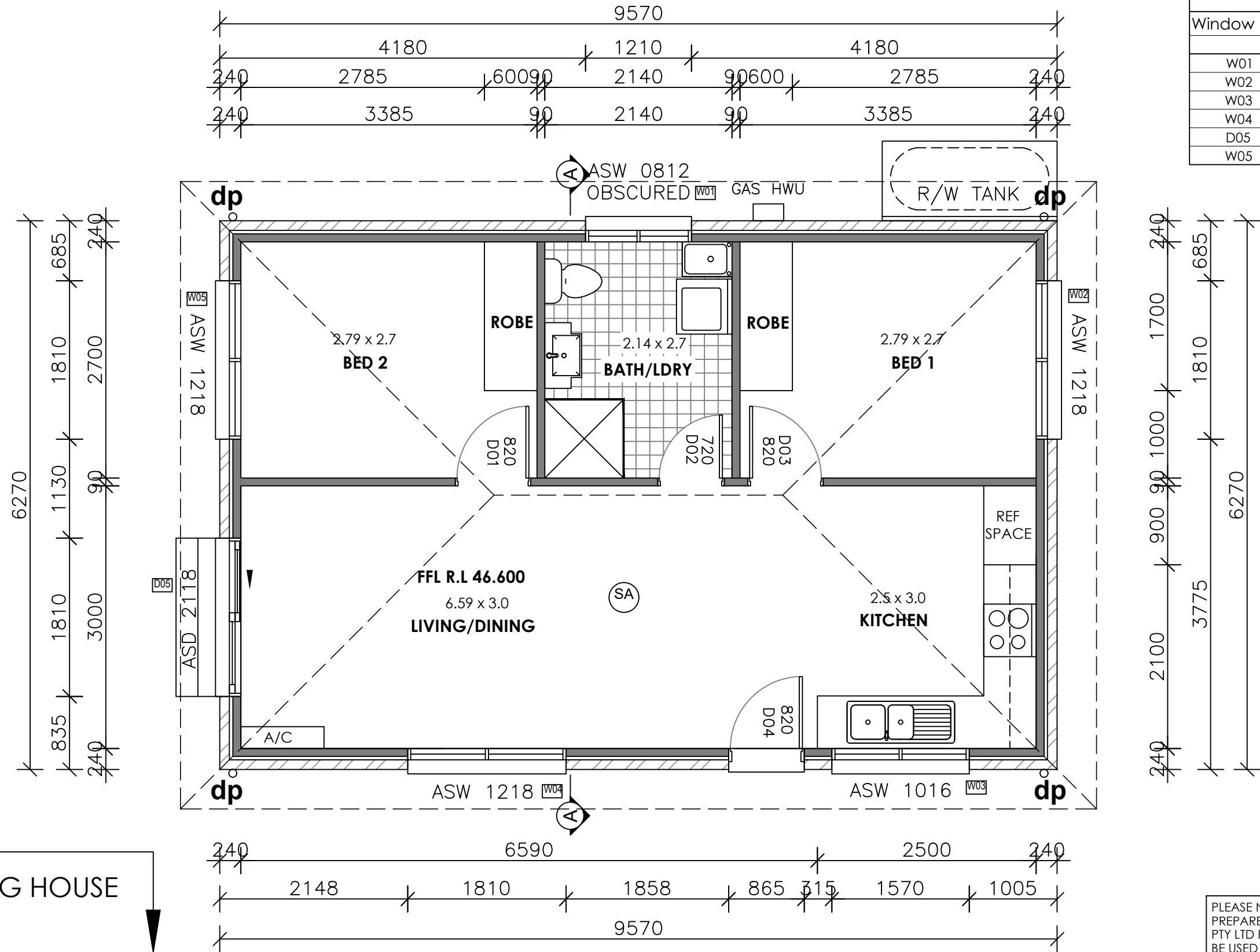
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Date 28.09.2023
Project no.
SITE PLAN

02



WINDOW SCHEDULE			
Window No.	Height	Width	Description
W01	857	1210	Sliding Window
W02	1200	1810	Sliding Window
W03	1029	1570	Sliding Window
W04	1200	1810	Sliding Window
D05	2100	1810	Sliding Door
W05	1200	1810	Sliding Window

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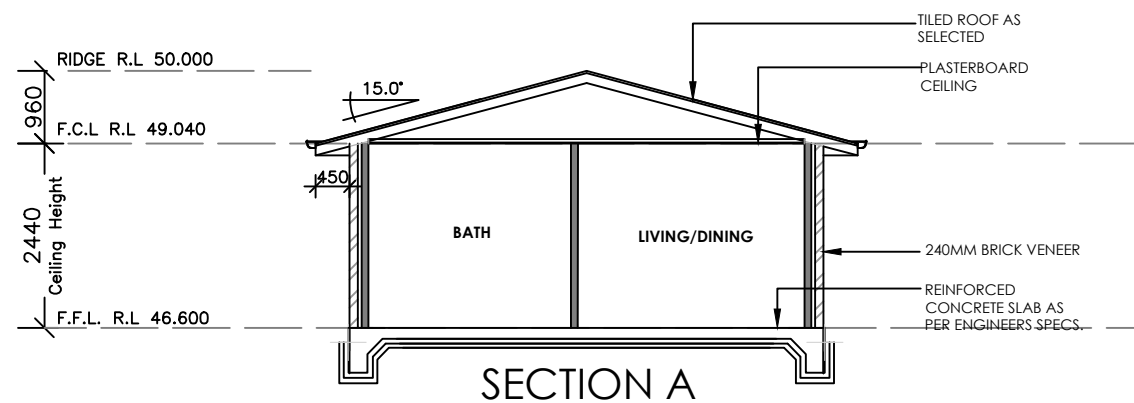
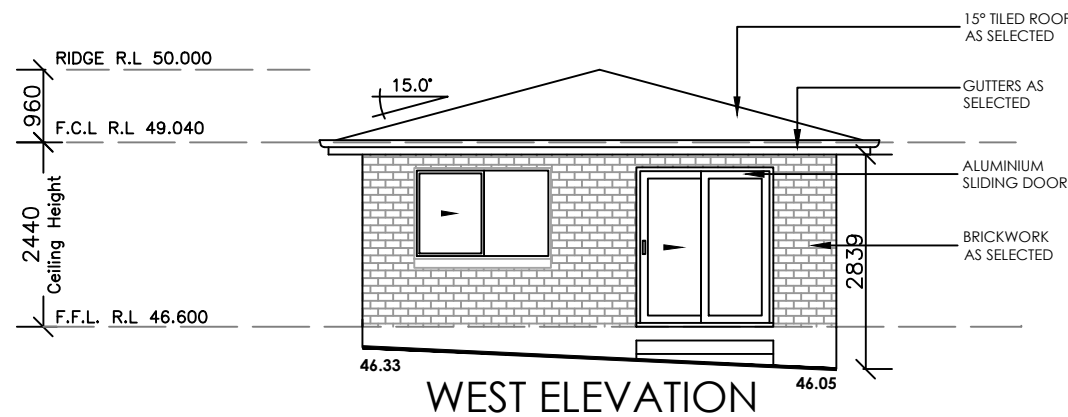
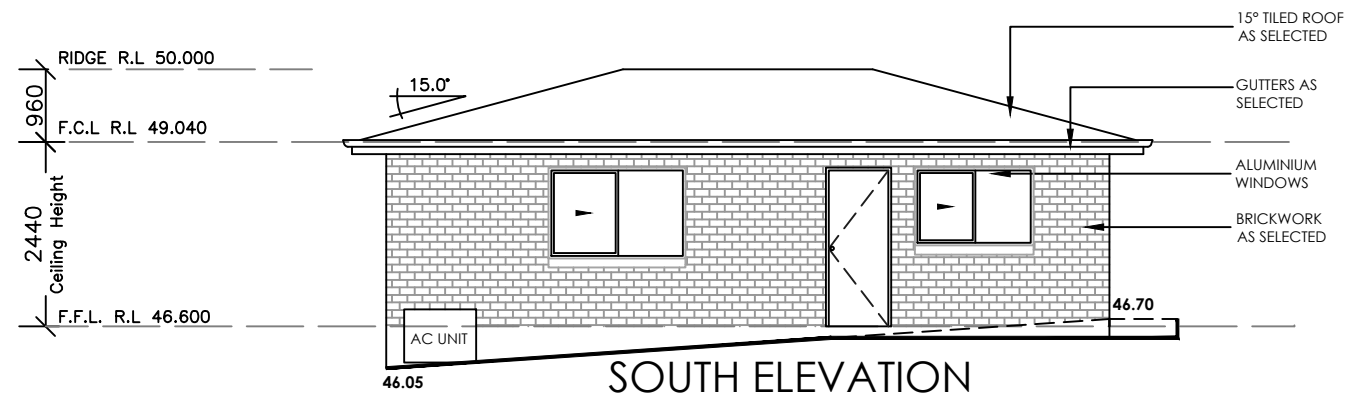
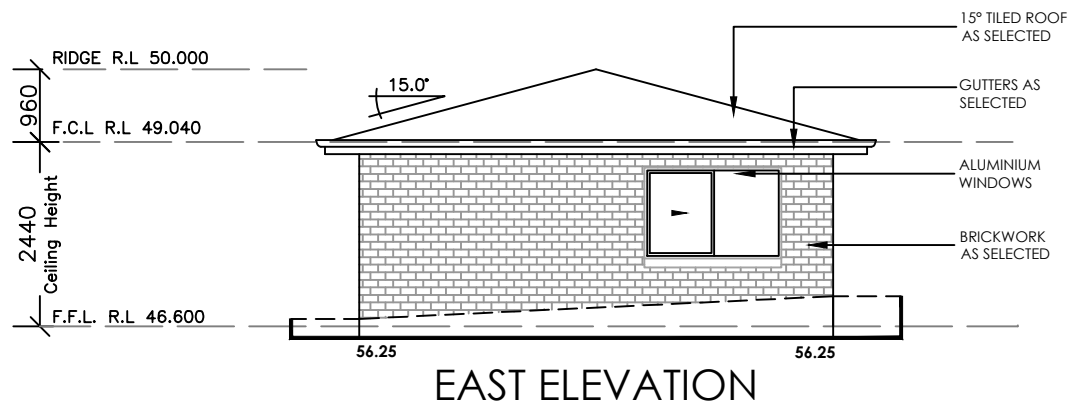


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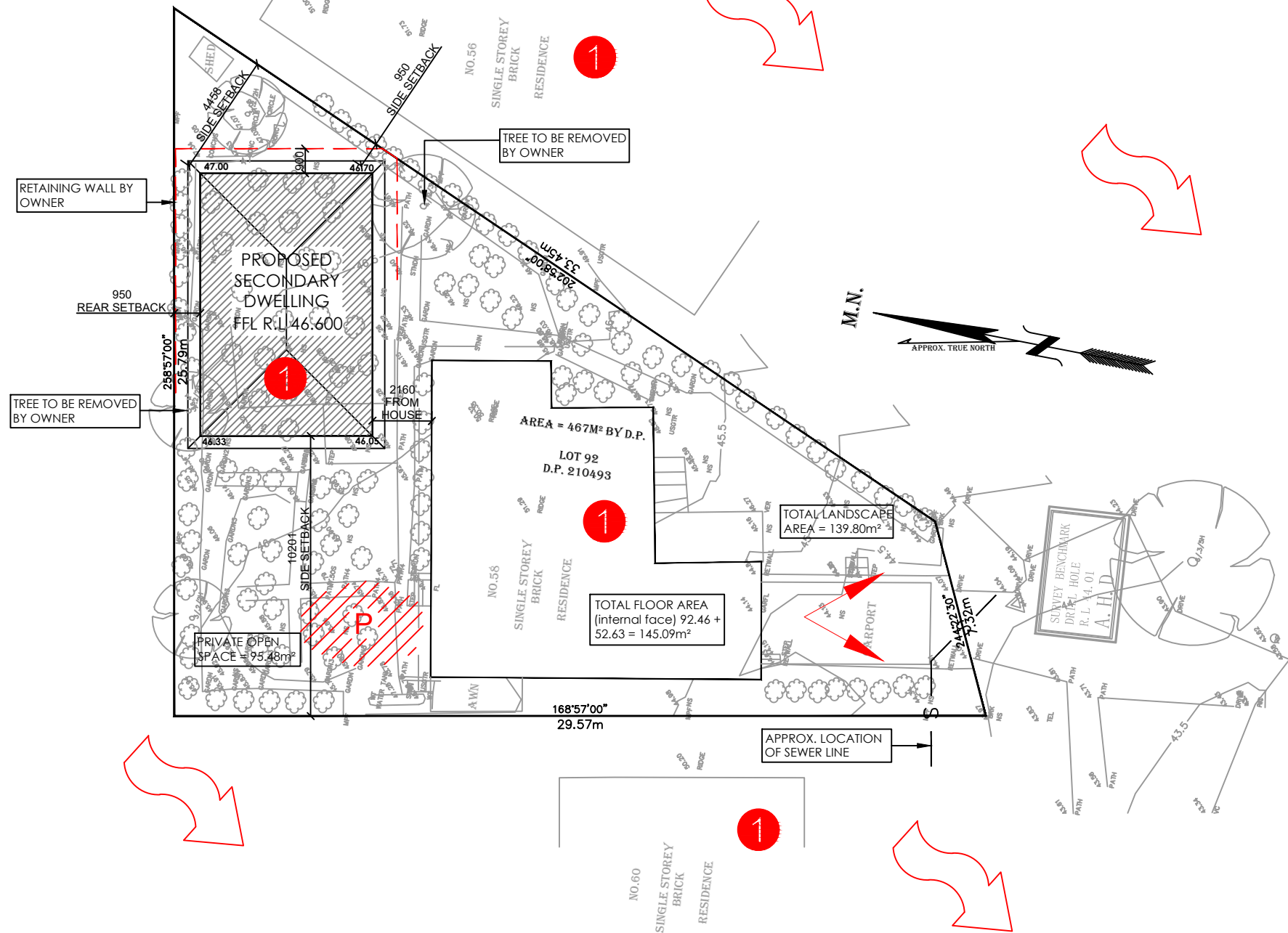
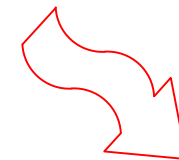
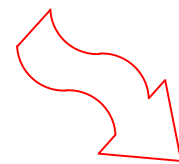
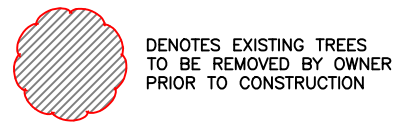
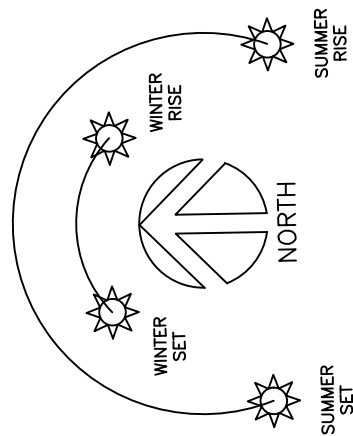
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ELEVATIONS & SECTION A	



PARRY AVENUE

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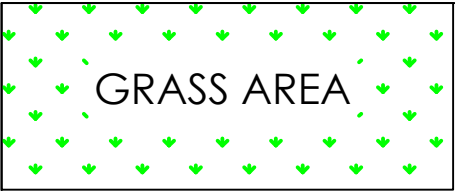
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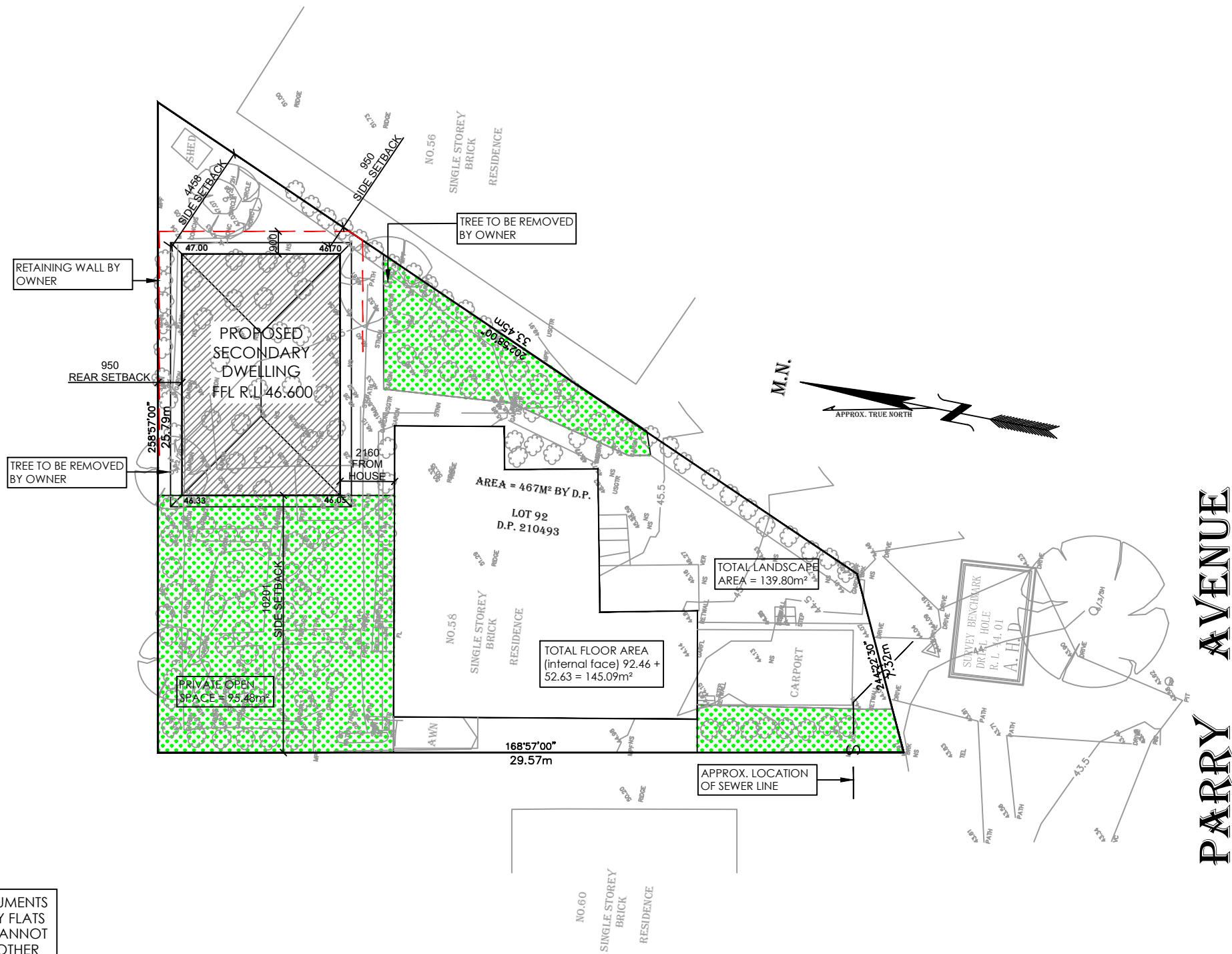
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SITE ANALYSIS



LANDSCAPE (TOTAL)	
REQUIRED:	N/A
PROPOSED:	139.80m²



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