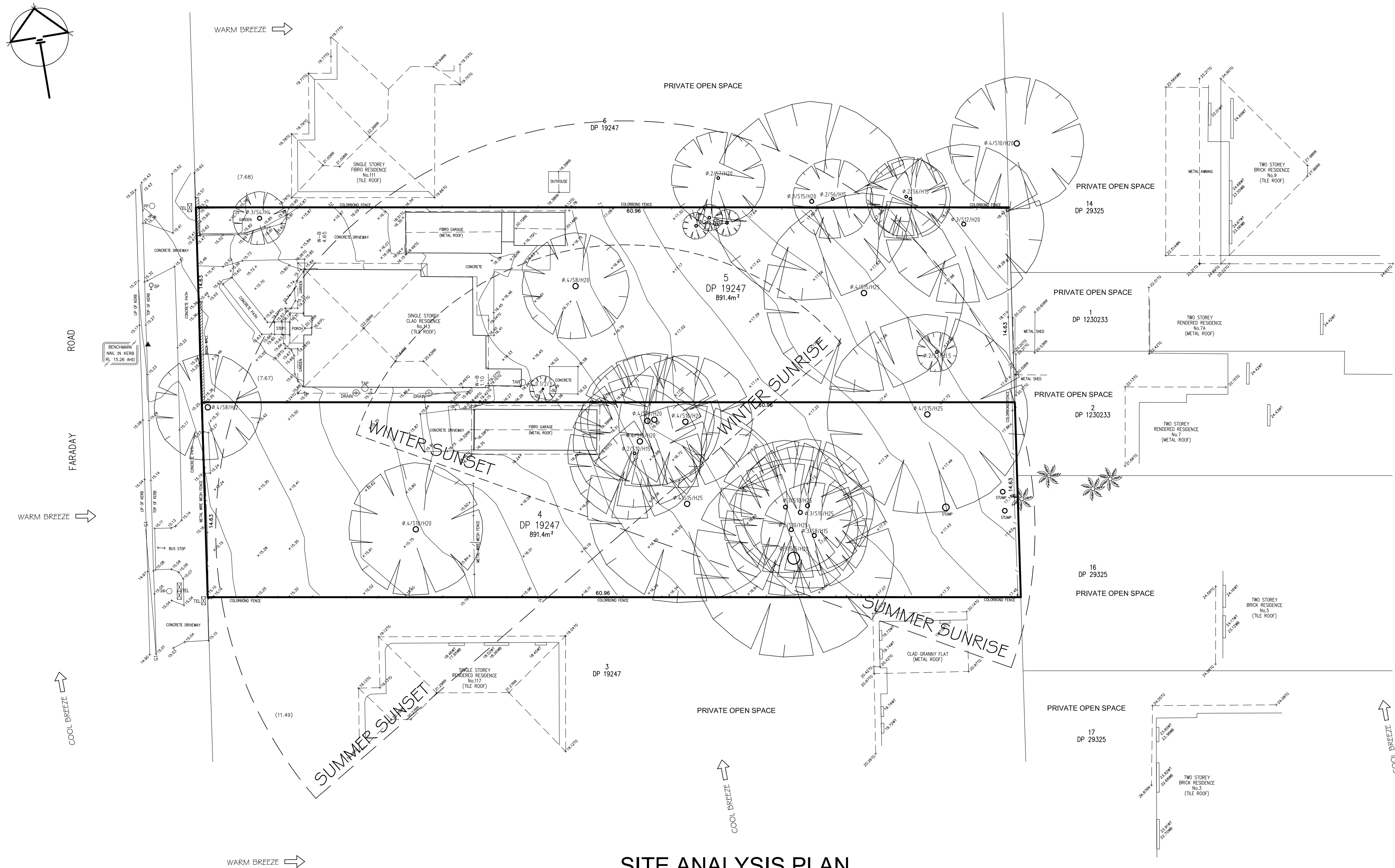






SITE ANALYSIS PLAN



PROUDLY DESIGNED BY NICK NIKOLAIDIS

Suite 1, Level 1, 343 Rocky Point Road, Sans Souci
P.O. Box 562, Sans Souci NSW 2219
M : 0400 599 111
E : nick@nichehomedesigns.com.au
W : nichehomedesigns.com.au
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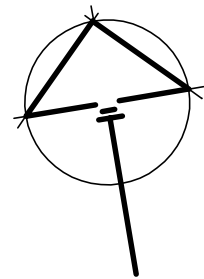
BAR SCALE :
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DUAL OCCUPANCIES

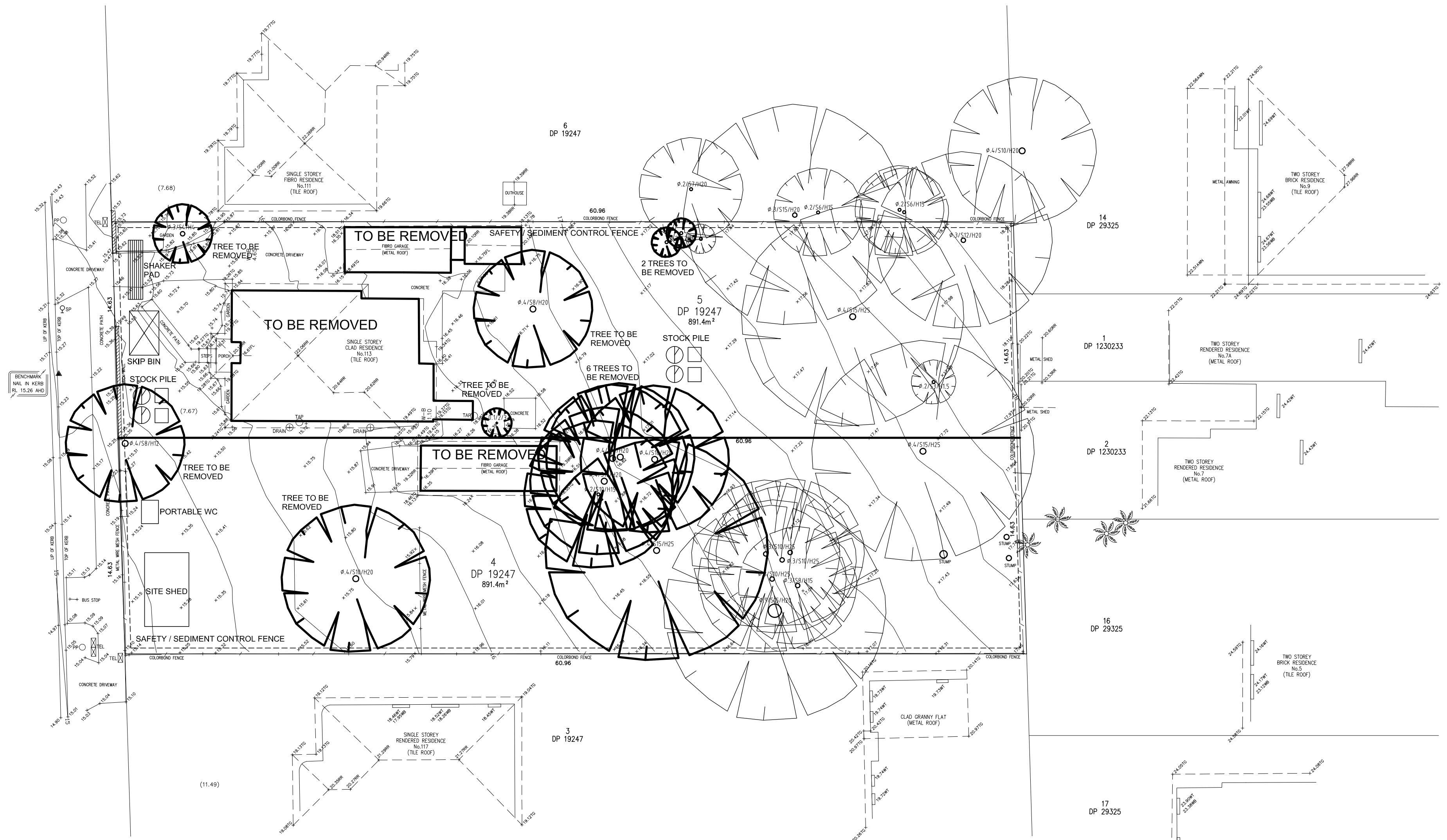
FOR : GIOMPAOLO PTY LTD.
AT : 113 - 115 FARADAY ROAD, PADSTOW.

DATE : 09/11/23
JOB No. : 1349 DA

SCALE : 1:200 @ A2
SHEET : 2 OF 17



ROAD
FARADAY



DEMOLITION PLAN / CONSTRUCTION MANAGEMENT PLAN / EROSION & SEDIMENT CONTROL PLAN

LEGEND

- STOCK PILE
- SAFETY / SEDIMENT CONTROL FENCE
- SHAKER PAD
- PORTABLE WC
- SKIP BIN
- SITE SHED

- EXISTING HOUSE & ALL DETACHED STRUCTURES ARE TO BE DEMOLISHED & REMOVED FROM THE SITE.
- 13 TREES TO BE REMOVED TO MAKE WAY FOR PROPOSAL.
- ENTIRE SITE IS TO BE CLEARED.
- ENTIRE SITE IS TO BE RE-TURFED & LANDSCAPED AS TO THE APPROVED LANDSCAPE PLANS.
- EXISTING FENCES TO ACT AS SILTATION BARRIERS IF IN APPROPRIATE CONDITION.
- THE BUILDER / OWNER BUILDER IS TO DETERMINE AND SUPPLY WHATEVER ELSE MIGHT BE REQUIRED.



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E : nick@nichehomedesigns.com.au
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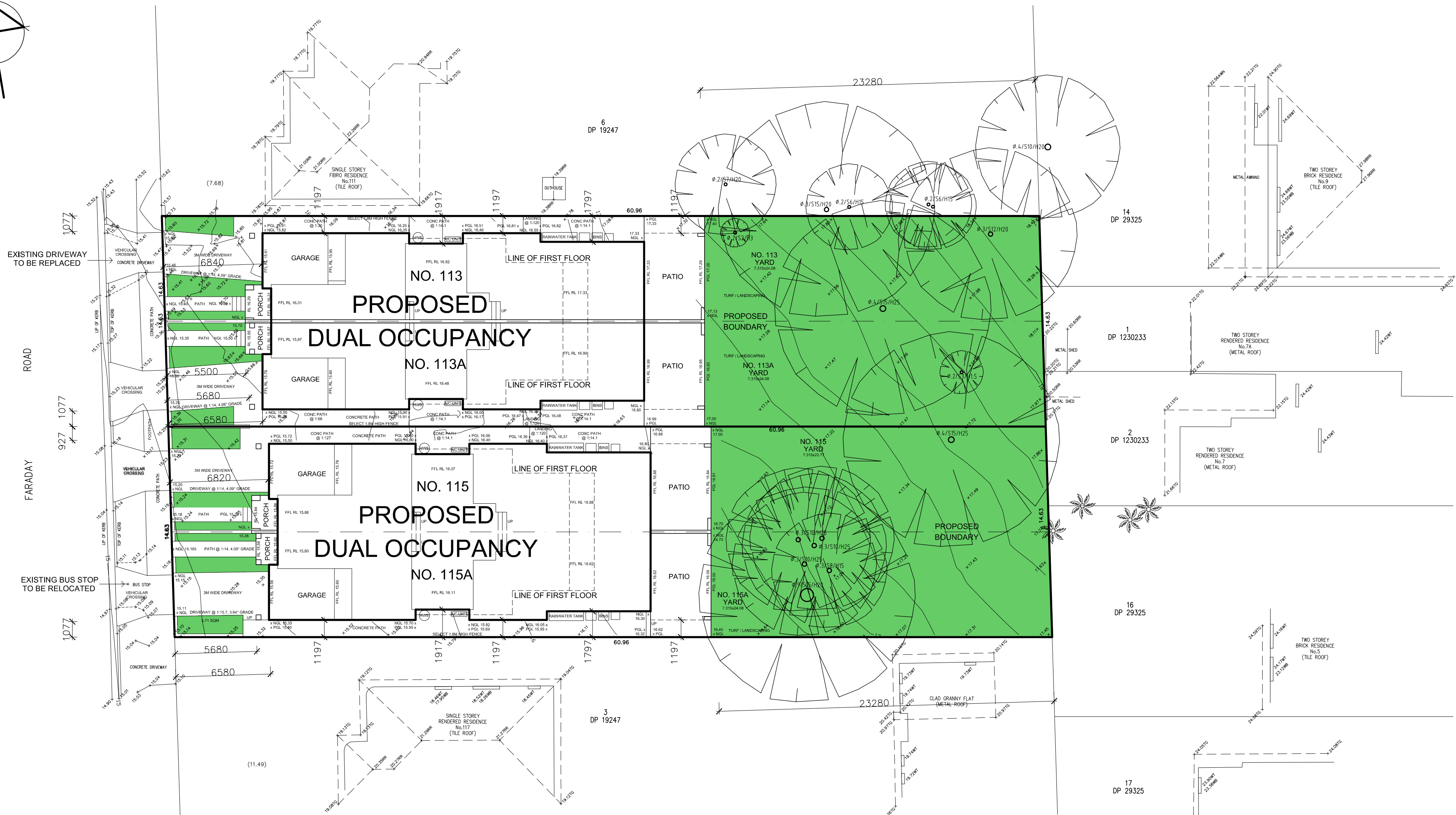
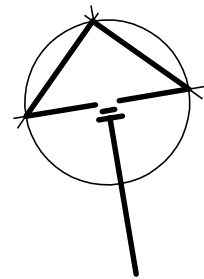
BAR SCALE :
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AT : 113 - 115 FARADAY ROAD, PADSTOW.

DATE : 09/11/23
JOB No. : 1349 DA

SCALE : 1:200 @ A2
SHEET : 3 OF 17



- NOTES :
- ALL STORMWATER REQUIRED TO COMPLY WITH THE SUPPLIED STORMWATER ENGINEERING PLANS.
 - ALL STRUCTURALS REQUIRED TO COMPLY WITH THE SUPPLIED STRUCTURAL ENGINEERING PLANS.
 - BUILDER TO VERIFY WINDOW OPENINGS WITH SELECTED WINDOW MANUFACTURER.
 - ALL BASIX REQUIREMENTS TO COMPLY WITH THE SUPPLIED BASIX CERTIFICATE.
 - ALL DIMENSIONS TO BE VERIFIED ON SITE.
 - ALL BUILDING WORKS TO COMPLY WITH THE COUNCIL CONSENT & BUILDING CODE OF AUSTRALIA / NATIONAL CONSTRUCTION CODE.
 - ALL FIRST FLOOR WINDOWS TO COMPLY WITH WINDOW OPENING RESTRICTIONS.
 - GLASS BALUSTRADES PROTECTING FALLS OF MORE THAN 1M WILL REQUIRE INTERLINKING RAIL.
 - ALL SELECTED INTERNAL FINISHED FLOOR LEVELS TO BE MADE FLUSH, UNLESS INSTRUCTED OTHERWISE.

PROPOSED SITE PLAN

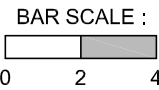


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P.O. Box 562, Sans Souci NSW 2219
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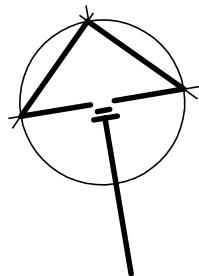
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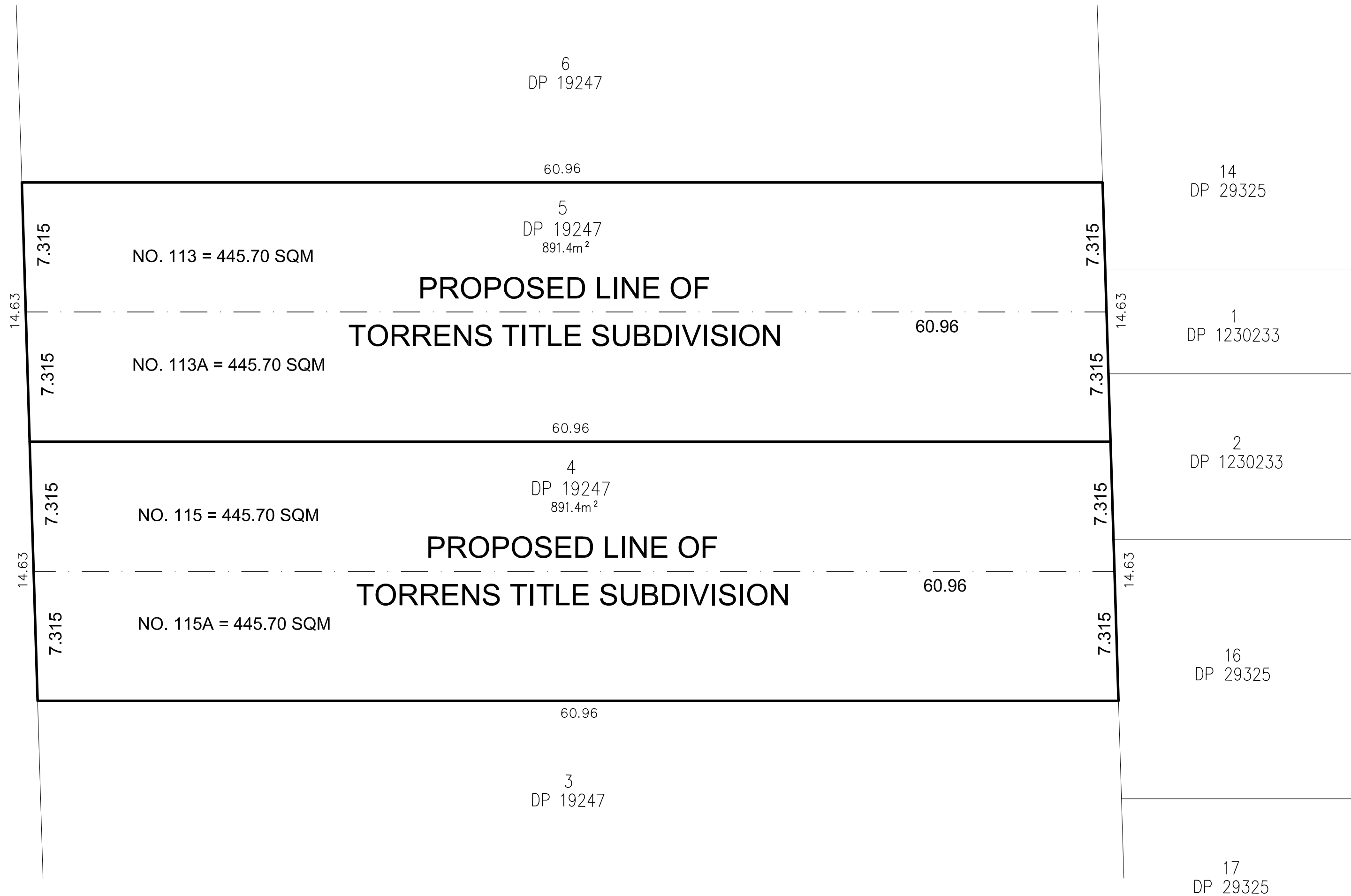
DUAL OCCUPANCIES

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DATE : 09/11/23
JOB No. : 1349 DA
SCALE : 1:200 @ A2
SHEET : 4 OF 17

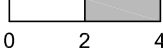


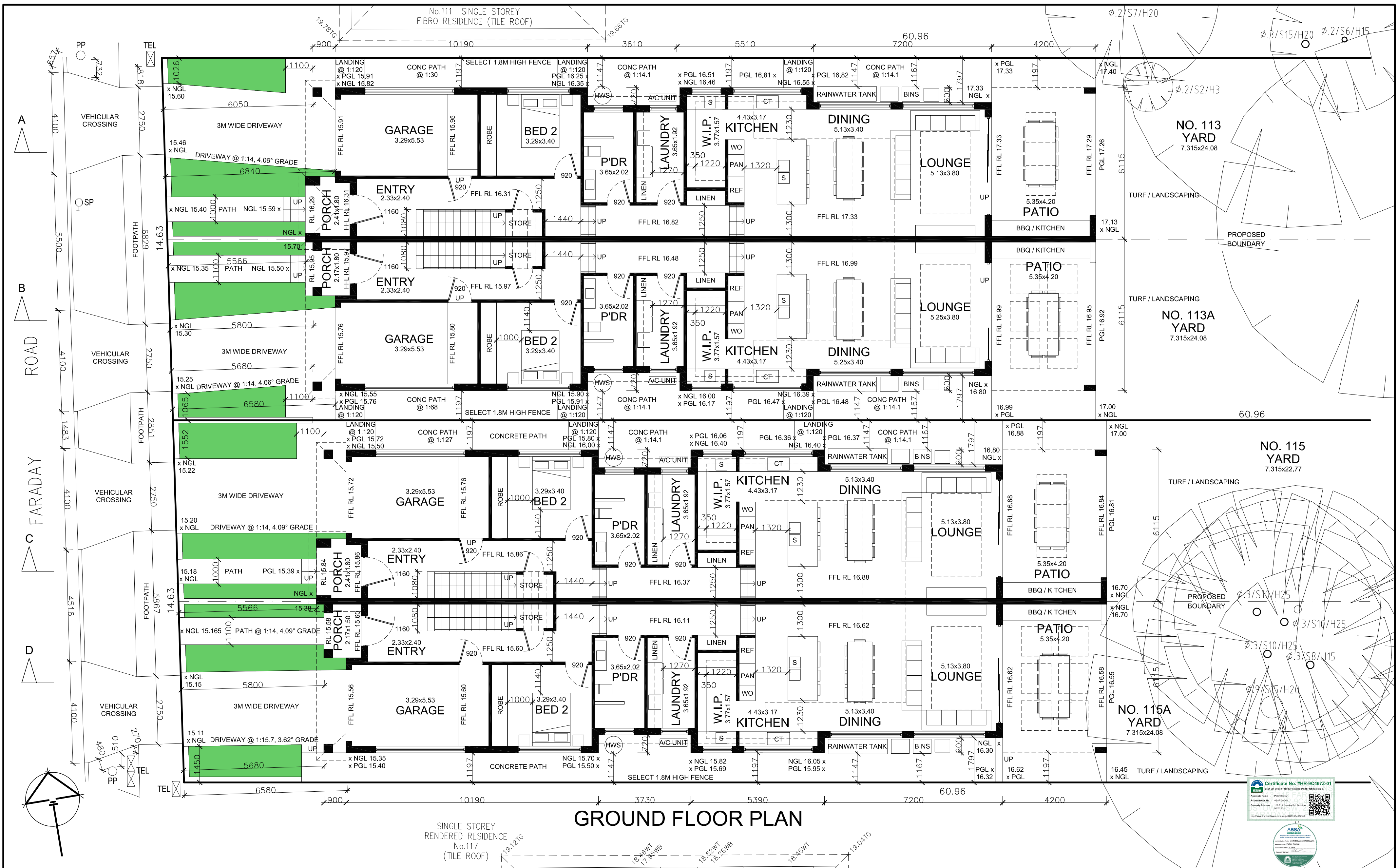


ROAD
FARADAY



SUBDIVISION PLAN

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GROUND FLOOR PLAN



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Suite 1, Level 1, 343 Rocky Point Road, Sans Souci
P.O. Box 562, Sans Souci NSW 2219
M : 0400 599 111
E : nick@nichehomedesigns.com.au
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FIRST FLOOR PLAN



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Suite 1, Level 1, 343 Rocky Point Road, Sans Souci
P.O. Box 562, Sans Souci NSW 2219
M : 0400 599 111
E : nick@nichehomedesigns.com.au
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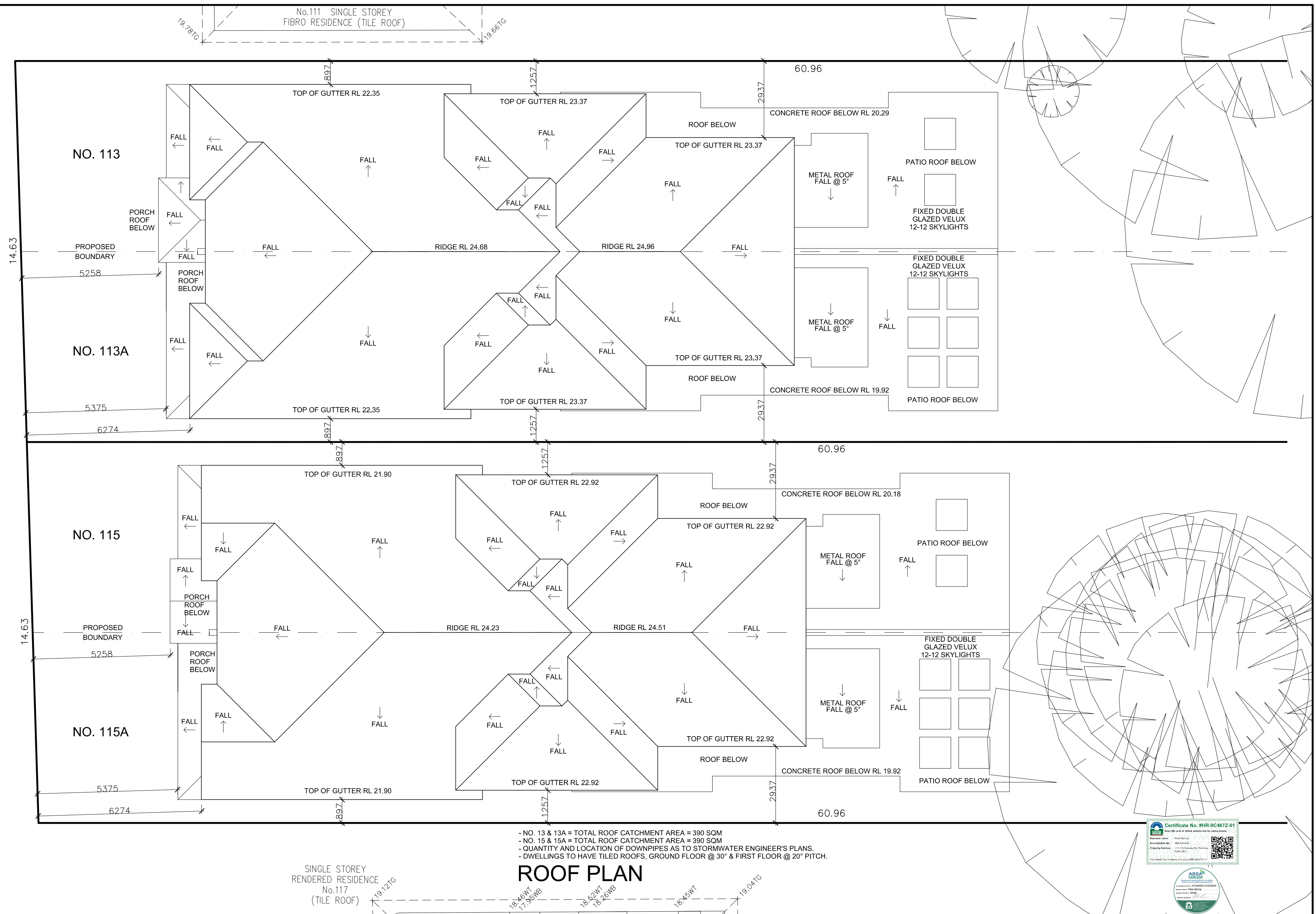
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SHEET : 7 OF 17



- NO. 13 & 13A = TOTAL ROOF CATCHMENT AREA = 390 SQM
- NO. 15 & 15A = TOTAL ROOF CATCHMENT AREA = 390 SQM
- QUANTITY AND LOCATION OF DOWNPIPES AS TO STORMWATER ENGINEER'S PLANS.
- DWELLINGS TO HAVE TILED ROOFS, GROUND FLOOR @ 30° & FIRST FLOOR @ 20° PITCH.

ROOF PLAN

SINGLE STOREY
RENDERED RESIDENCE
No.117
(TILE ROOF)



NICHE
HOME DESIGNS

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Suite 1, Level 1, 343 Rocky Point Road, Sans Souci
P.O. Box 562, Sans Souci NSW 2219
M : 0400 599 111
E : nick@nichehomedesigns.com.au
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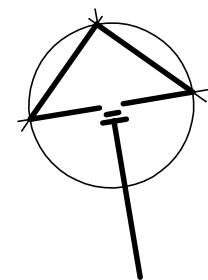
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SHEET : 8 OF 17

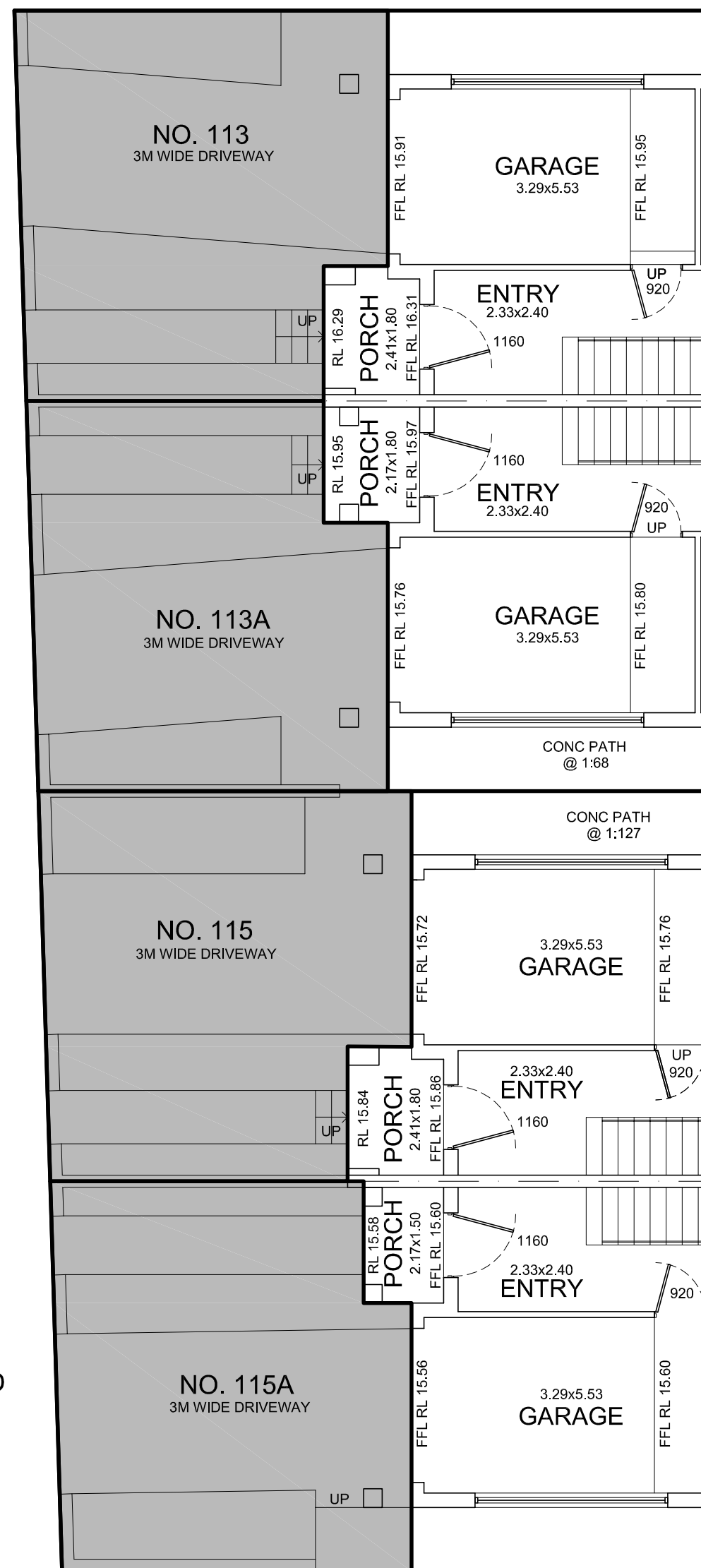


FRONT YARD
= 47.30 SQM

FRONT YARD
= 45.96 SQM

FRONT YARD
= 47.30 SQM

FRONT YARD
= 46.65 SQM



MINIMUM FRONT YARD
LANDSCAPING REQUIRED
= 21.29 SQM @ 45%

PROPOSED FRONT YARD
LANDSCAPING
= 21.36 SQM @ 45%

MINIMUM FRONT YARD
LANDSCAPING REQUIRED
= 20.68 SQM @ 45%

PROPOSED FRONT YARD
LANDSCAPING
= 20.69 SQM @ 45%

MINIMUM FRONT YARD
LANDSCAPING REQUIRED
= 21.29 SQM @ 45%

PROPOSED FRONT YARD
LANDSCAPING
= 21.34 SQM @ 45%

MINIMUM FRONT YARD
LANDSCAPING REQUIRED
= 21 SQM @ 45%

PROPOSED FRONT YARD
LANDSCAPING
= 21.53 SQM @ 46%

5.77 SQM

7.70 SQM

4.73 SQM

3.16 SQM

2.86 SQM

5.43 SQM

7.55 SQM

4.85 SQM

7.20 SQM

5.99 SQM

5.01 SQM

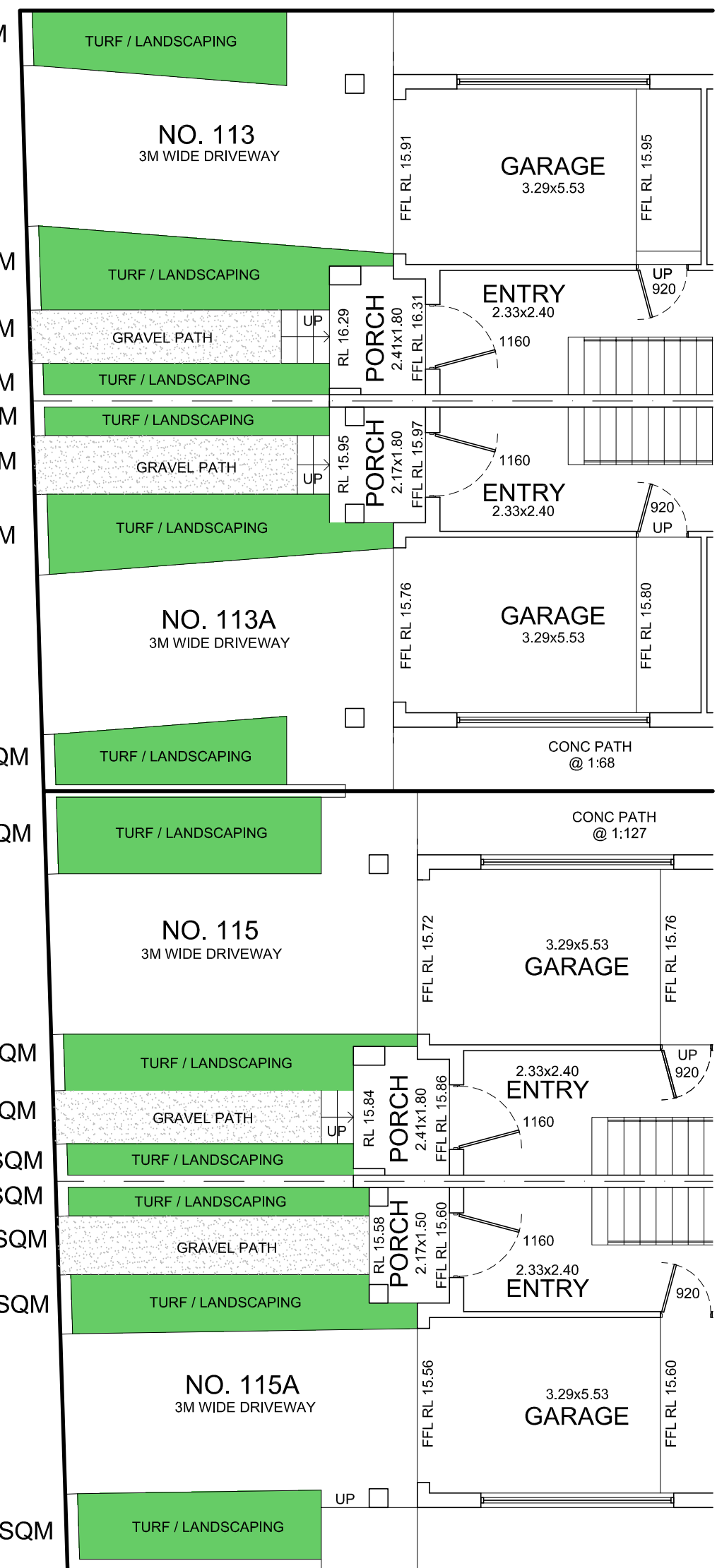
3.14 SQM

3.02 SQM

6.42 SQM

6.36 SQM

5.73 SQM



FRONT YARD LANDSCAPE CALCULATION PLANS



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Suite 1, Level 1, 343 Rocky Point Road, Sans Souci
P.O. Box 562, Sans Souci NSW 2219
M : 0400 599 111
E : nick@nichehomedesigns.com.au
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JOB No. : 1349 DA

SCALE : 1:100 @ A2
SHEET : 9 OF 17

SITE CALCULATIONS

HOUSE IS MEASURED INTERNALLY, EXCLUDES EXTERNAL WALL THICKNESSES,
FIRST FLOOR LEVEL OF STAIRCASE & VOID.
FLOOR SPACE RATIO EXCLUDES 22.8 SQM OF GARAGING FOR DWELLING NO 115.
FLOOR SPACE RATIO EXCLUDES 16.5 SQM OF GARAGING FOR DWELLING NO 115A.

SITE AREA	= 891.40 SQM
MAXIMUM F.S.R	= 445.70 SQM @ 50%
PROPOSED F.S.R	= 444.90 SQM @ 50% 0.80 SQM UNDER
FRONT YARD AREA	= 93.26 SQM
MINIMUM FRONT YARD LANDSCAPING	= 41.96 SQM @ 45%
PROPOSED FRONT YARD LANDSCAPING	= 42.05 SQM @ 45% 0.09 SQM OVER
LANDSCAPING OF TOTAL SITE	= 386.05 SQM @ 43%
GROUND FLOOR DWELLINGS	= 249.60 SQM
FIRST FLOOR DWELLINGS	= 191.92 SQM
GARAGES	= 36.38 SQM
PORCHES	= 8.10 SQM
PATIOS	= 60.44 SQM
BALCONIES	= 13.70 SQM

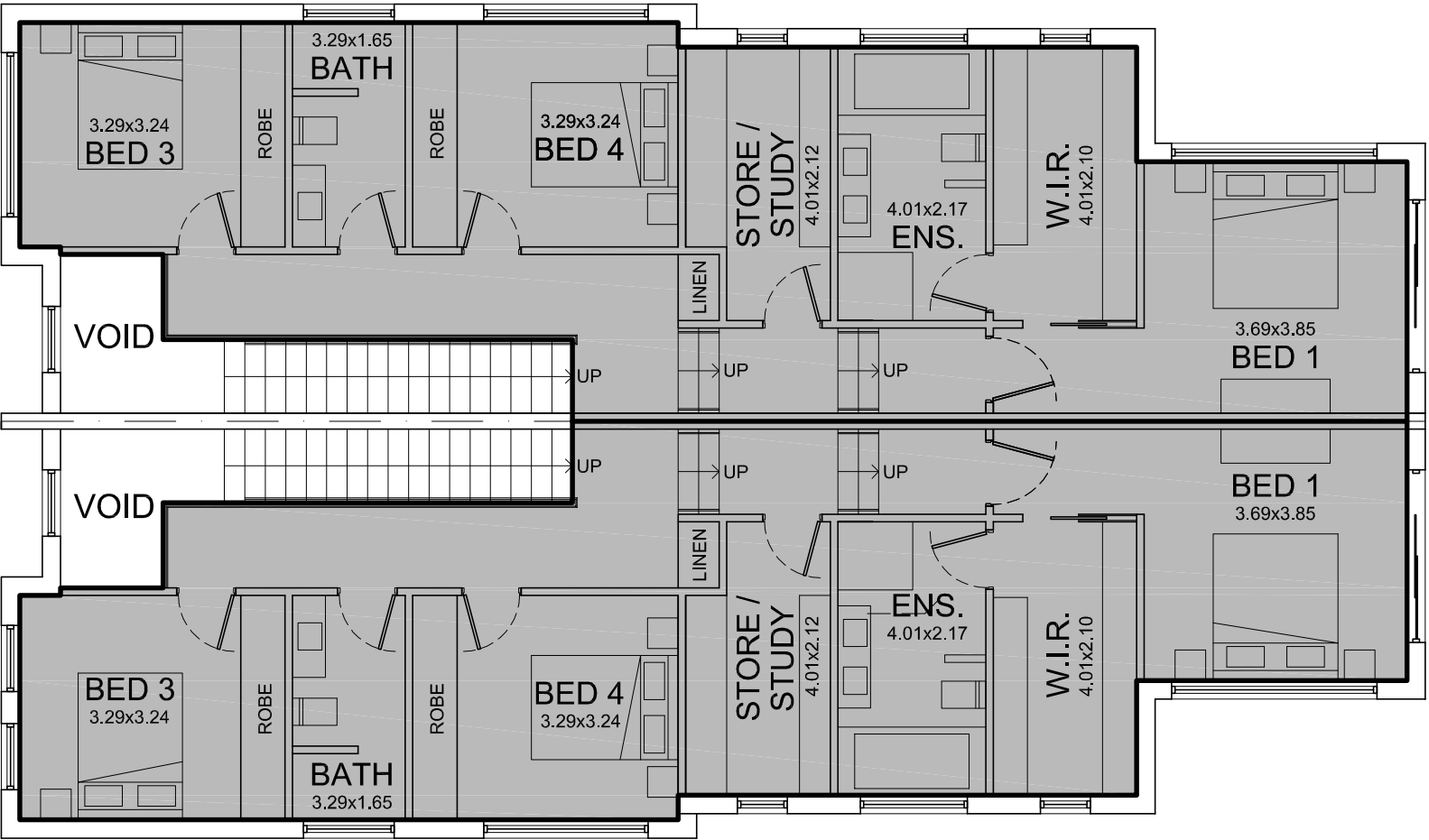
DWELLING NO 13

SITE AREA	= 445.70 SQM
MAXIMUM F.S.R	= 222.85 SQM @ 50%
PROPOSED F.S.R	= 222.45 SQM @ 50% 0.40 SQM UNDER
FRONT YARD AREA	= 47.30 SQM
MINIMUM FRONT YARD LANDSCAPING	= 21.29 SQM @ 45%
PROPOSED FRONT YARD LANDSCAPING	= 21.36 SQM @ 45% 0.07 SQM OVER
LANDSCAPING OF TOTAL SITE	= 193.36 SQM @ 43%
GROUND FLOOR DWELLING	= 124.80 SQM
FIRST FLOOR DWELLING	= 95.96 SQM
GARAGE	= 18.19 SQM
PORCH	= 4.20 SQM
PATIO	= 30.22 SQM
BALCONY	= 6.85 SQM

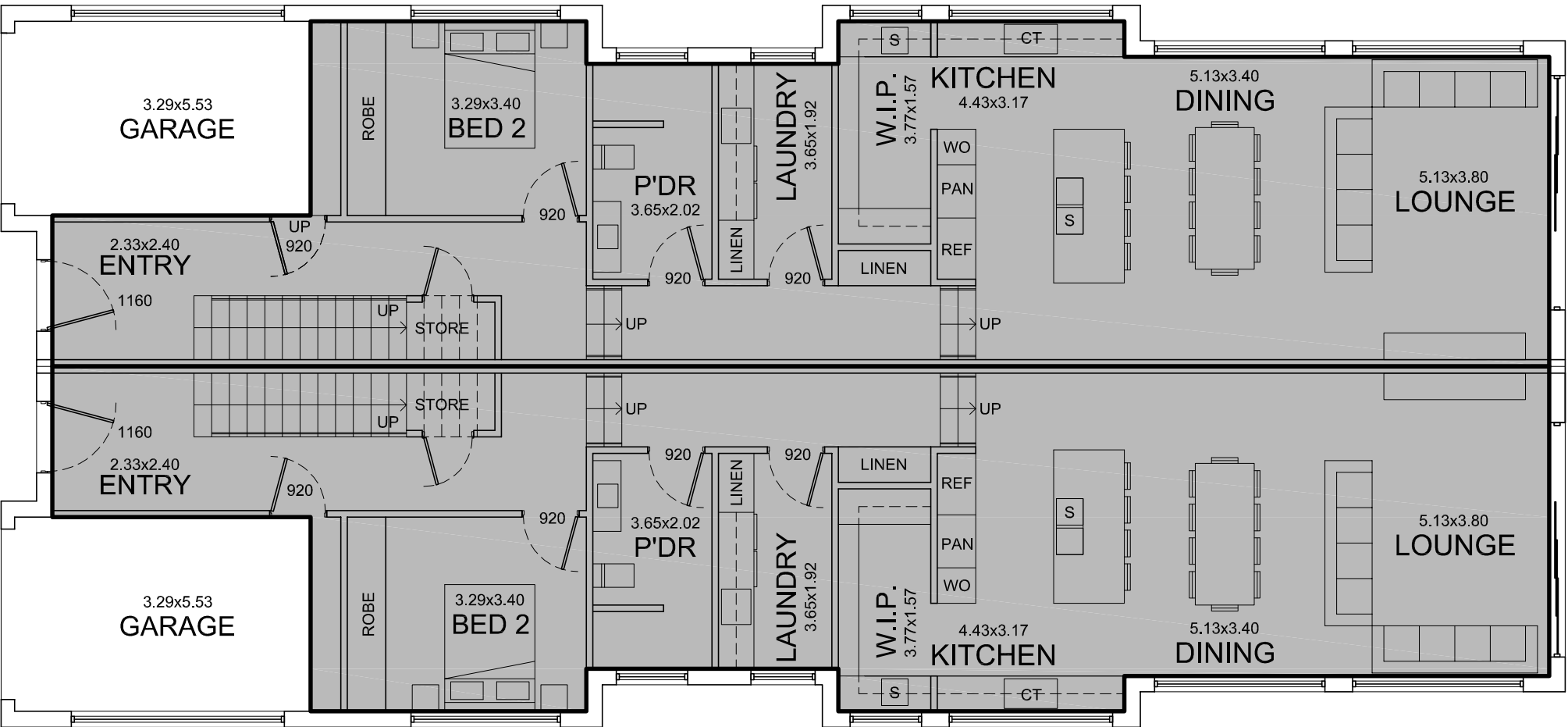
DWELLING NO 13A

SITE AREA	= 445.70 SQM
MAXIMUM F.S.R	= 222.85 SQM @ 50%
PROPOSED F.S.R	= 222.45 SQM @ 50% 0.40 SQM UNDER
FRONT YARD AREA	= 45.96 SQM
MINIMUM FRONT YARD LANDSCAPING	= 20.68 SQM @ 45%
PROPOSED FRONT YARD LANDSCAPING	= 20.69 SQM @ 45% 0.01 SQM OVER
LANDSCAPING OF TOTAL SITE	= 192.69 SQM @ 43%
GROUND FLOOR DWELLING	= 124.80 SQM
FIRST FLOOR DWELLING	= 95.96 SQM
GARAGE	= 18.19 SQM
PORCH	= 3.90 SQM
PATIO	= 30.22 SQM
BALCONY	= 6.85 SQM

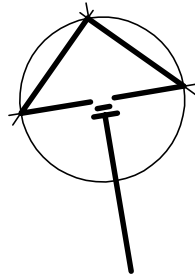
FIRST FLOOR PLAN



GROUND FLOOR PLAN



FLOOR SPACE RATIO CALCULATION PLANS - NO.113 SITE



SITE CALCULATIONS

HOUSE IS MEASURED INTERNALLY, EXCLUDES EXTERNAL WALL THICKNESSES,
FIRST FLOOR LEVEL OF STAIRCASE & VOID.
FLOOR SPACE RATIO EXCLUDES 22.8 SQM OF GARAGING FOR DWELLING NO 115.
FLOOR SPACE RATIO EXCLUDES 16.5 SQM OF GARAGING FOR DWELLING NO 115A.

SITE AREA	= 891.40 SQM
MAXIMUM F.S.R	= 445.70 SQM @ 50%
PROPOSED F.S.R	= 444.90 SQM @ 50% 0.80 SQM UNDER
FRONT YARD AREA	= 93.68 SQM
MINIMUM FRONT YARD LANDSCAPING	= 42.15 SQM @ 45%
PROPOSED FRONT YARD LANDSCAPING	= 42.87 SQM @ 46% 0.72 SQM OVER
LANDSCAPING OF TOTAL SITE	= 386.87 SQM @ 43%
GROUND FLOOR DWELLINGS	= 249.60 SQM
FIRST FLOOR DWELLINGS	= 191.92 SQM
GARAGES	= 36.38 SQM
PORCHES	= 7.45 SQM
PATIOS	= 60.44 SQM
BALCONIES	= 13.70 SQM

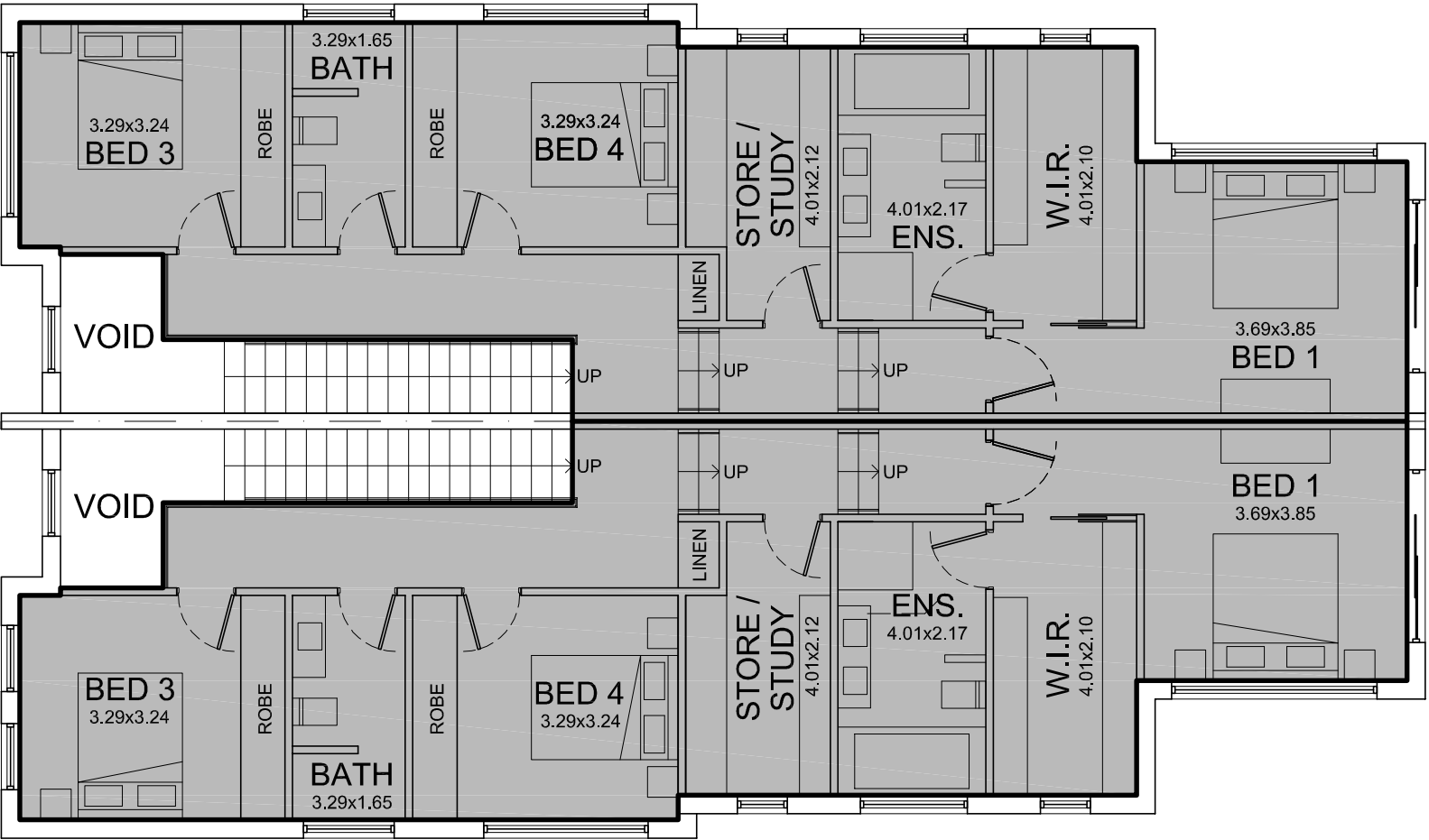
DWELLING NO 15

SITE AREA	= 445.70 SQM
MAXIMUM F.S.R	= 222.85 SQM @ 50%
PROPOSED F.S.R	= 222.45 SQM @ 50% 0.40 SQM UNDER
FRONT YARD AREA	= 47.03 SQM
MINIMUM FRONT YARD LANDSCAPING	= 21.29 SQM @ 45%
PROPOSED FRONT YARD LANDSCAPING	= 21.34 SQM @ 45% 0.05 SQM OVER
LANDSCAPING OF TOTAL SITE	= 193.34 SQM @ 43%
GROUND FLOOR DWELLING	= 124.80 SQM
FIRST FLOOR DWELLING	= 95.96 SQM
GARAGE	= 18.19 SQM
PORCH	= 4.20 SQM
PATIO	= 30.22 SQM
BALCONY	= 6.85 SQM

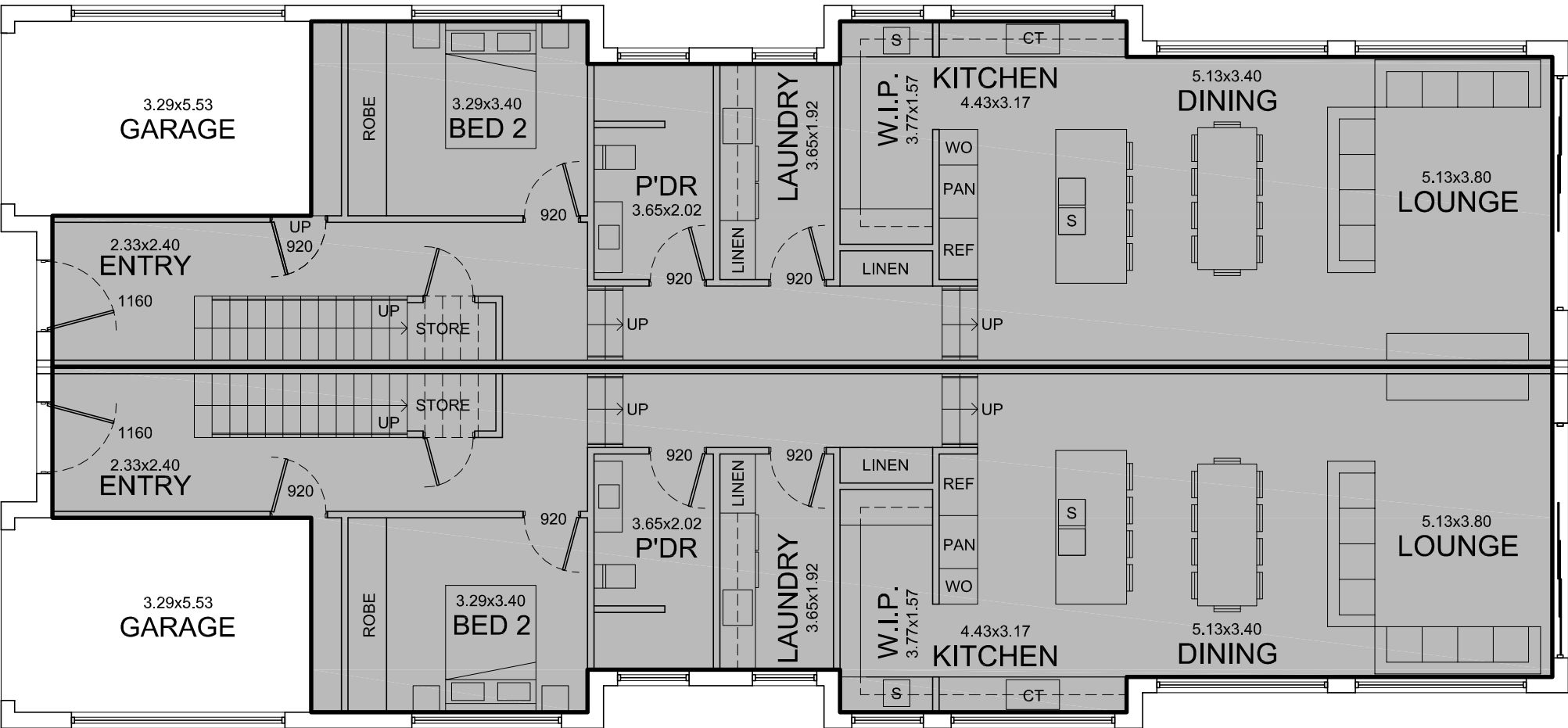
DWELLING NO 15A

SITE AREA	= 445.70 SQM
MAXIMUM F.S.R	= 222.85 SQM @ 50%
PROPOSED F.S.R	= 222.45 SQM @ 50% 0.40 SQM UNDER
FRONT YARD AREA	= 46.65 SQM
MINIMUM FRONT YARD LANDSCAPING	= 21.00 SQM @ 45%
PROPOSED FRONT YARD LANDSCAPING	= 21.53 SQM @ 46% 0.53 SQM OVER
LANDSCAPING OF TOTAL SITE	= 193.53 SQM @ 43%
GROUND FLOOR DWELLING	= 124.80 SQM
FIRST FLOOR DWELLING	= 95.96 SQM
GARAGE	= 18.19 SQM
PORCH	= 3.25 SQM
PATIO	= 30.22 SQM
BALCONY	= 6.85 SQM

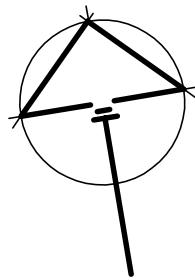
FIRST FLOOR PLAN

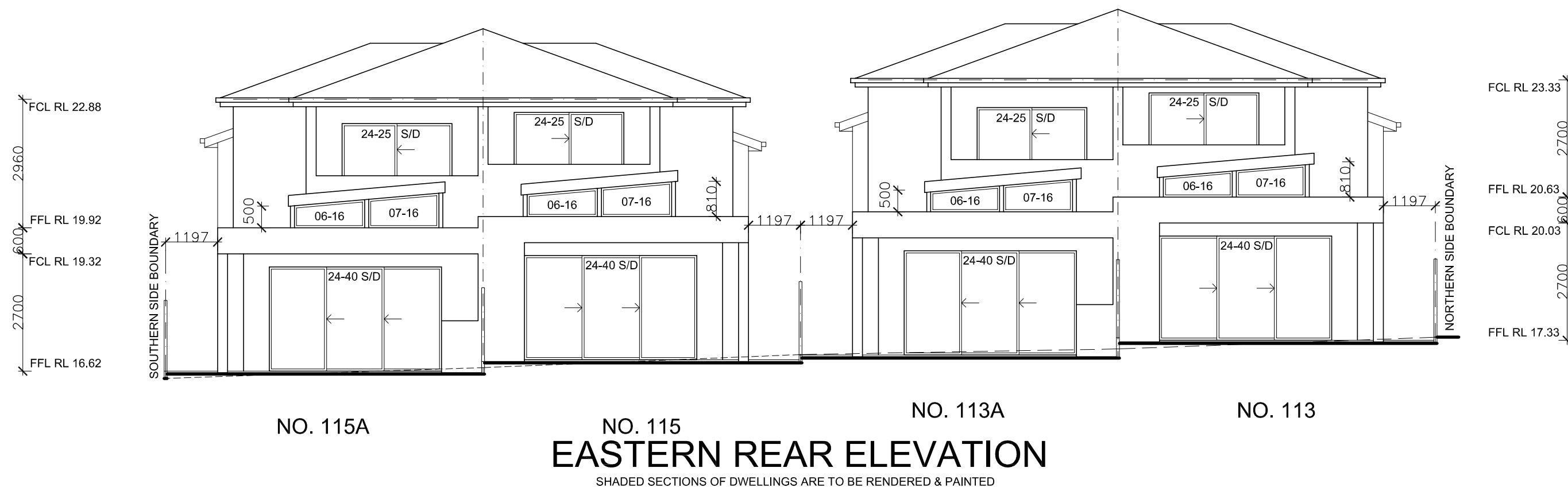


GROUND FLOOR PLAN



FLOOR SPACE RATIO CALCULATION PLANS - NO.115 SITE





PROUDLY DESIGNED BY NICK NIKOLAIDIS

Suite 1, Level 1, 343 Rocky Point Road, Sans Souci
P.O. Box 562, Sans Souci NSW 2219
M : 0400 599 111
E : nick@nichehomedesigns.com.au
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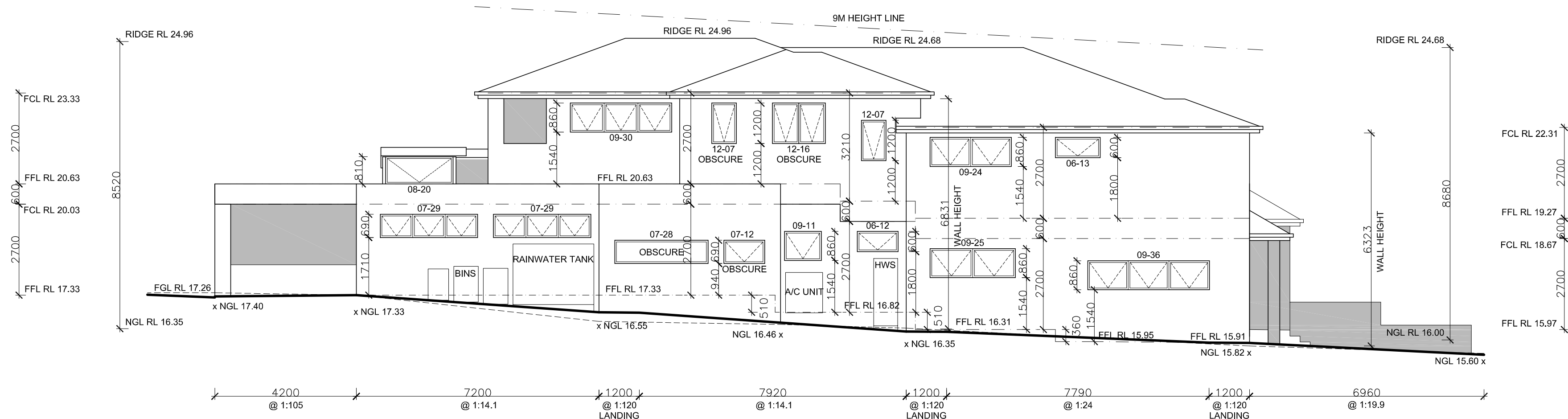
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DUAL OCCUPANCIES

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AT : 113 - 115 FARADAY ROAD, PADSTOW.

DATE : 09/11/23
JOB No. : 1349 DA

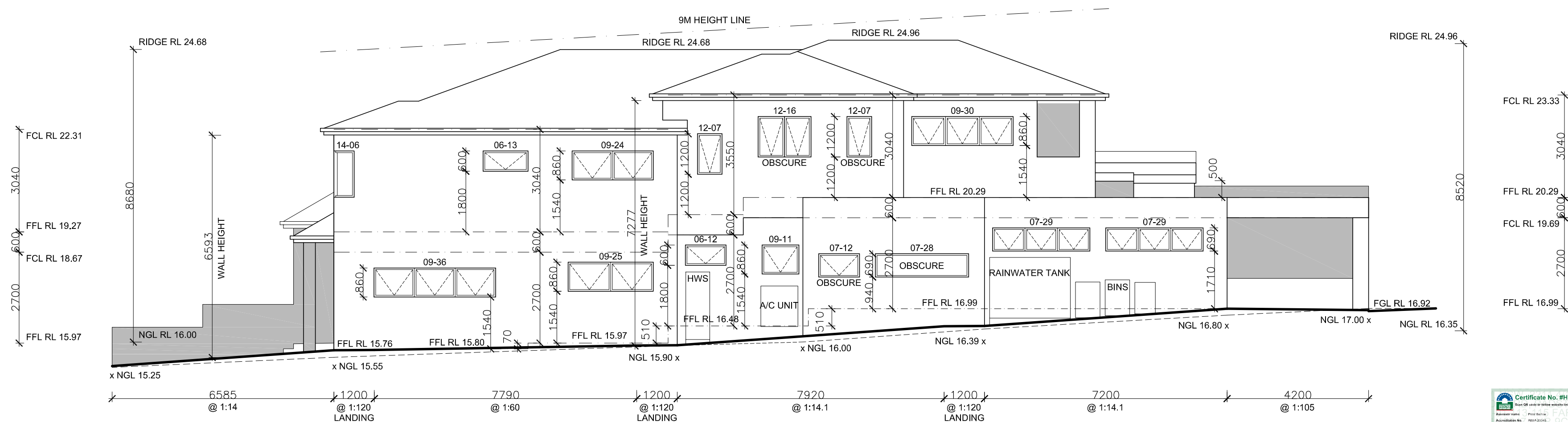
SCALE : 1:100 @ A2
SHEET : 12 OF 17



NORTHERN SIDE ELEVATION

NO. 113

SHADED SECTIONS OF DWELLINGS ARE TO BE RENDERED & PAINTED



SOUTHERN SIDE ELEVATION

NO. 113A

SHADED SECTIONS OF DWELLINGS ARE TO BE RENDERED & PAINTED



PROUDLY DESIGNED BY NICK NIKOLAIDIS

Suite 1, Level 1, 343 Rocky Point Road, Sans Souci
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W : nichehomedesigns.com.au
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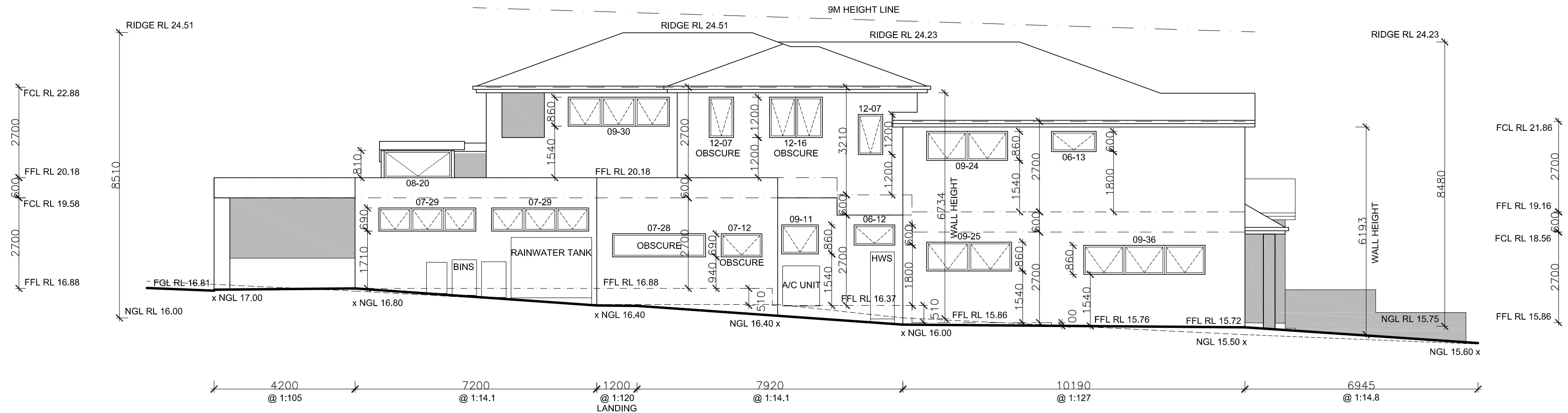
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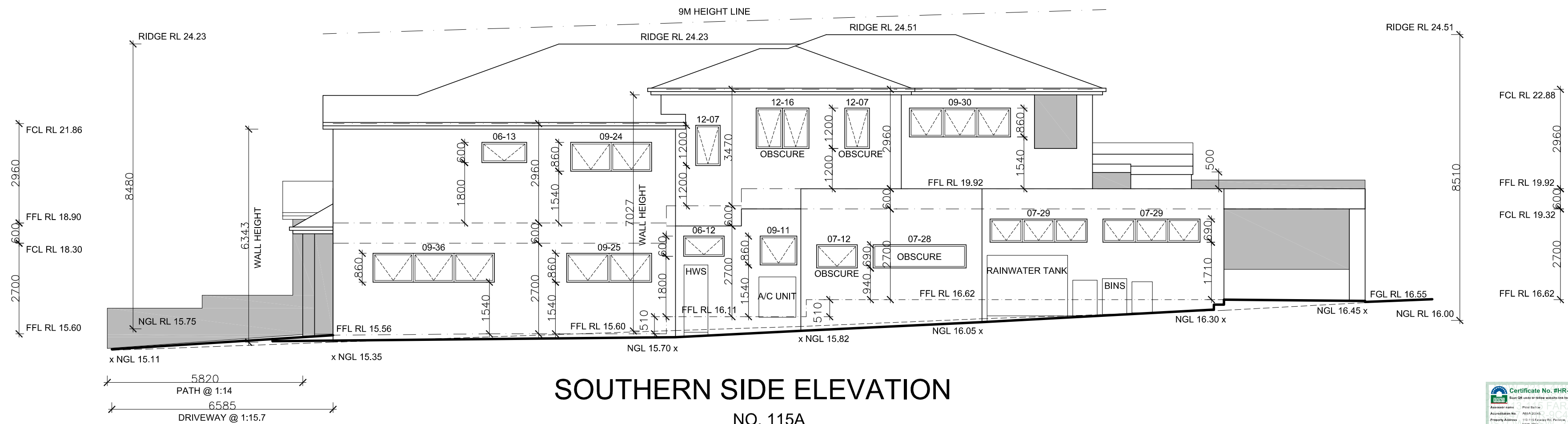
SHEET : 13 OF 17



NORTHERN SIDE ELEVATION

NO. 115

SHADED SECTIONS OF DWELLINGS ARE TO BE RENDERED & PAINTED



SOUTHERN SIDE ELEVATION

NO. 115A

SHADED SECTIONS OF DWELLINGS ARE TO BE RENDERED & PAINTED



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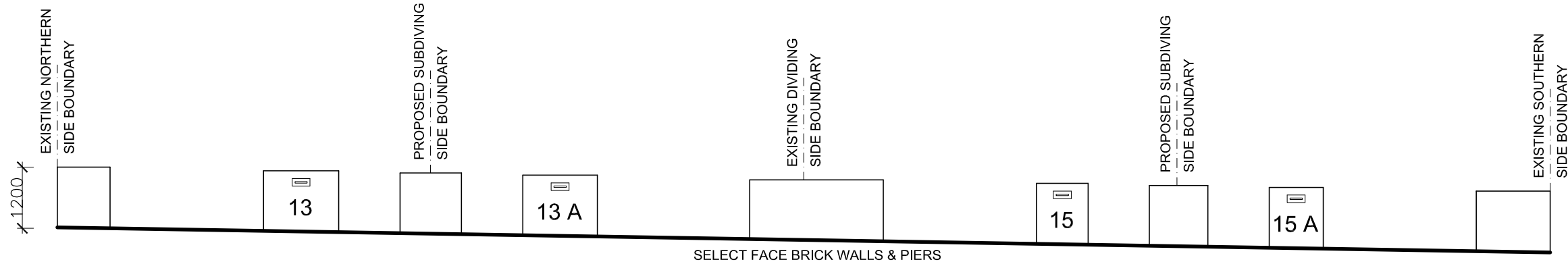
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SCALE : 1:100 @ A2
SHEET : 14 OF 17



STREETSCAPE ELEVATION

- SELECT ROOF TILES
- SELECT FACE BRICK WALLS
- SHADED SECTIONS OF DWELLINGS ARE TO BE RENDERED & PAINTED



FRONT FENCE ELEVATION

BASIX Commitments - No. 113

- Dark coloured tile roof
- Foil sarking under tiles
- R4.0 insulation to all 1st floor ceilings
- R4.0 insulation to kitchen/dining/lounge ceiling with balcony or roof above
- Downlights which penetrate the ceiling to be sealed & rated to be covered with insulation
- Sealed exhaust fans
- R1.0 insulation to all cavity brick external walls
- R2.5 insulation to all brick veneer or lightweight external walls
- Weather stripping to all external doors & windows
- All awning windows to have specs Uw 6.7 or less & SHGCw 0.57 +/-5% (aluminium frame, single glazed, clear glass)*
- All fixed windows & glazed sliding doors to have specs Uw 6.7 or less & SHGCw 0.70 +/-5% (aluminium frame, single glazed, clear glass)*
- Min. 1800 litre rainwater tank collecting water from min. 90 sqm of roof & supplying all toilets, laundry & an outdoor tap
- Electric heat pump hot water unit with performance of 21-25 STCs or better
- There must be a window or skylight in the kitchen & at least 3 bathroom/toilets for natural lighting

BASIX Commitments - No. 113A

- Dark coloured tile roof
- Foil sarking under tiles
- R6.0 insulation to all 1st floor ceilings
- R4.0 insulation to kitchen/dining/lounge ceiling with balcony or roof above
- Downlights which penetrate the ceiling to be sealed & rated to be covered with insulation
- Sealed exhaust fans
- R1.0 insulation to all cavity brick external walls
- R2.5 insulation to all brick veneer or lightweight external walls
- R1.0 insulation to internal walls around garage, powder & laundry
- R2.5 insulation to internal walls around bath
- R2.5 insulation under ground floor slab except garage
- R1.0 slab edge insulation to ground floor slab except garage
- R2.5 insulation to 1st floors with garage beneath (bed 3 & bath floors)
- Weather stripping to all external doors & windows
- All awning windows to have specs Uw 2.91 or less & SHGCw 0.44 +/-5% (aluminium frame, thermal break, double glazed, argon filled, high solar gain low-e/clear glass)*
- All fixed windows & glazed sliding doors to have specs Uw 2.9 or less & SHGCw 0.51 +/-5% (aluminium frame, thermal break, double glazed, argon filled, high solar gain low-e/clear glass)*
- Min. 1800 litre rainwater tank collecting water from min. 90 sqm of roof & supplying all toilets, laundry & an outdoor tap
- Electric heat pump hot water unit with performance of 21-25 STCs or better
- There must be a window or skylight in the kitchen & at least 3 bathroom/toilets for natural lighting

BASIX Commitments - No. 115

- Dark coloured tile roof
- Foil sarking under tiles
- R4.0 insulation to all 1st floor ceilings
- R4.0 insulation to kitchen/dining/lounge ceiling with balcony or roof above
- Downlights which penetrate the ceiling to be sealed & rated to be covered with insulation
- Sealed exhaust fans
- R1.0 insulation to all cavity brick external walls
- R2.5 insulation to all brick veneer or lightweight external walls
- Weather stripping to all external doors & windows
- All awning windows to have specs Uw 4.3 or less & SHGCw 0.47 +/-5% (aluminium frame, double glazed, air filled, high solar gain low-e/clear glass)*
- All fixed windows & glazed sliding doors to have specs Uw 4.3 or less & SHGCw 0.53 +/-5% (aluminium frame, double glazed, air filled, high solar gain low-e/clear glass)*
- Min. 1800 litre rainwater tank collecting water from min. 90 sqm of roof & supplying all toilets, laundry & an outdoor tap
- Electric heat pump hot water unit with performance of 21-25 STCs or better
- There must be a window or skylight in the kitchen & at least 3 bathroom/toilets for natural lighting

BASIX Commitments - No. 115A

- Dark coloured tile roof
- Foil sarking under tiles
- R6.0 insulation to all 1st floor ceilings
- R4.0 insulation to kitchen/dining/lounge ceiling with balcony or roof above
- Downlights which penetrate the ceiling to be sealed & rated to be covered with insulation
- Sealed exhaust fans
- R1.0 insulation to all cavity brick external walls
- R2.5 insulation to all brick veneer or lightweight external walls
- R1.0 insulation to internal walls around garage, powder & laundry
- R2.5 insulation to internal walls around bath
- R2.5 insulation under ground floor slab except garage
- R2.5 insulation to 1st floors with garage beneath (bed 3 & bath floors)
- Weather stripping to all external doors & windows
- All awning windows to have specs Uw 2.91 or less & SHGCw 0.44 +/-5% (aluminium frame, thermal break, double glazed, argon filled, high solar gain low-e/clear glass)*
- All fixed windows & glazed sliding doors to have specs Uw 2.9 or less & SHGCw 0.51 +/-5% (aluminium frame, thermal break, double glazed, argon filled, high solar gain low-e/clear glass)*
- Min. 1800 litre rainwater tank collecting water from min. 90 sqm of roof & supplying all toilets, laundry & an outdoor tap
- Electric heat pump hot water unit with performance of 21-25 STCs or better
- There must be a window or skylight in the kitchen & at least 3 bathroom/toilets for natural lighting

BASIX COMMITMENTS

- REFER TO ENTIRE BASIX CERTIFICATES.



PROUDLY DESIGNED BY NICK NIKOLAIDIS

Suite 1, Level 1, 343 Rocky Point Road, Sans Souci
P.O. Box 562, Sans Souci NSW 2219
M : 0400 599 111
E : nick@nichehomedesigns.com.au
W : nichehomedesigns.com.au
ABN : 97 168 442 126

MULTI AWARD WINNING DESIGNER SINCE 1995

ISSUE

REVISION DESCRIPTION

DATE

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BAR SCALE :
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DUAL OCCUPANCIES

FOR : GIOMPAOLO PTY LTD.

AT : 113 - 115 FARADAY ROAD, PADSTOW.

DATE : 09/11/23

JOB No. : 1349 DA

SCALE : 1:100 @ A2

SHEET : 15 OF 17



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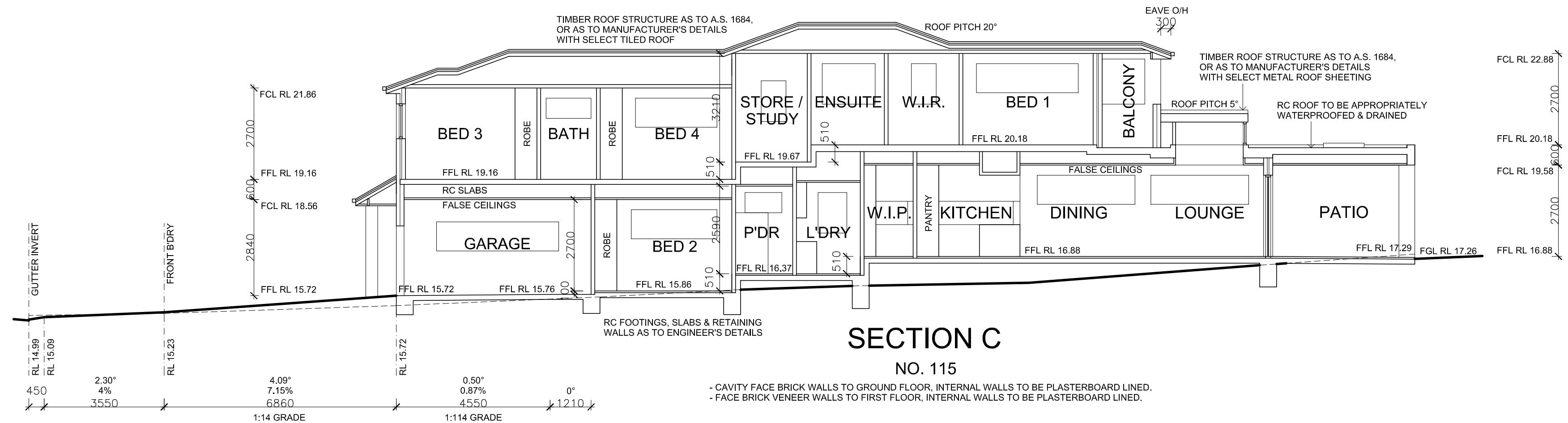
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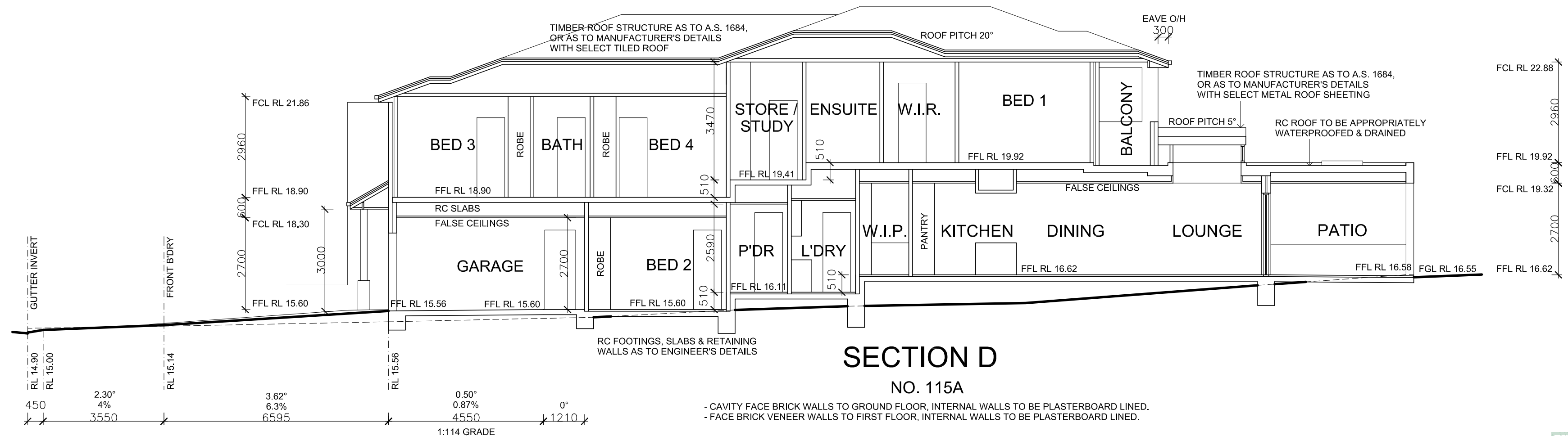
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SHEET : 16 OF 17



DRIVEWAY PROFILE

SOUTHERN EDGE - WORSE CASE

- VEHICULAR CROSSING LEVELS TO BE VERIFIED AS TO COUNCIL ISSUED LEVELS.



DRIVEWAY PROFILE

SOUTHERN EDGE - WORSE CASE

- VEHICULAR CROSSING LEVELS TO BE VERIFIED AS TO COUNCIL ISSUED LEVELS.



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