

# PROPOSED ATTACHED DUAL OCCUPANCY WITH CABANAS AT 601 HENRY LAWSON DRIVE, EAST HILLS

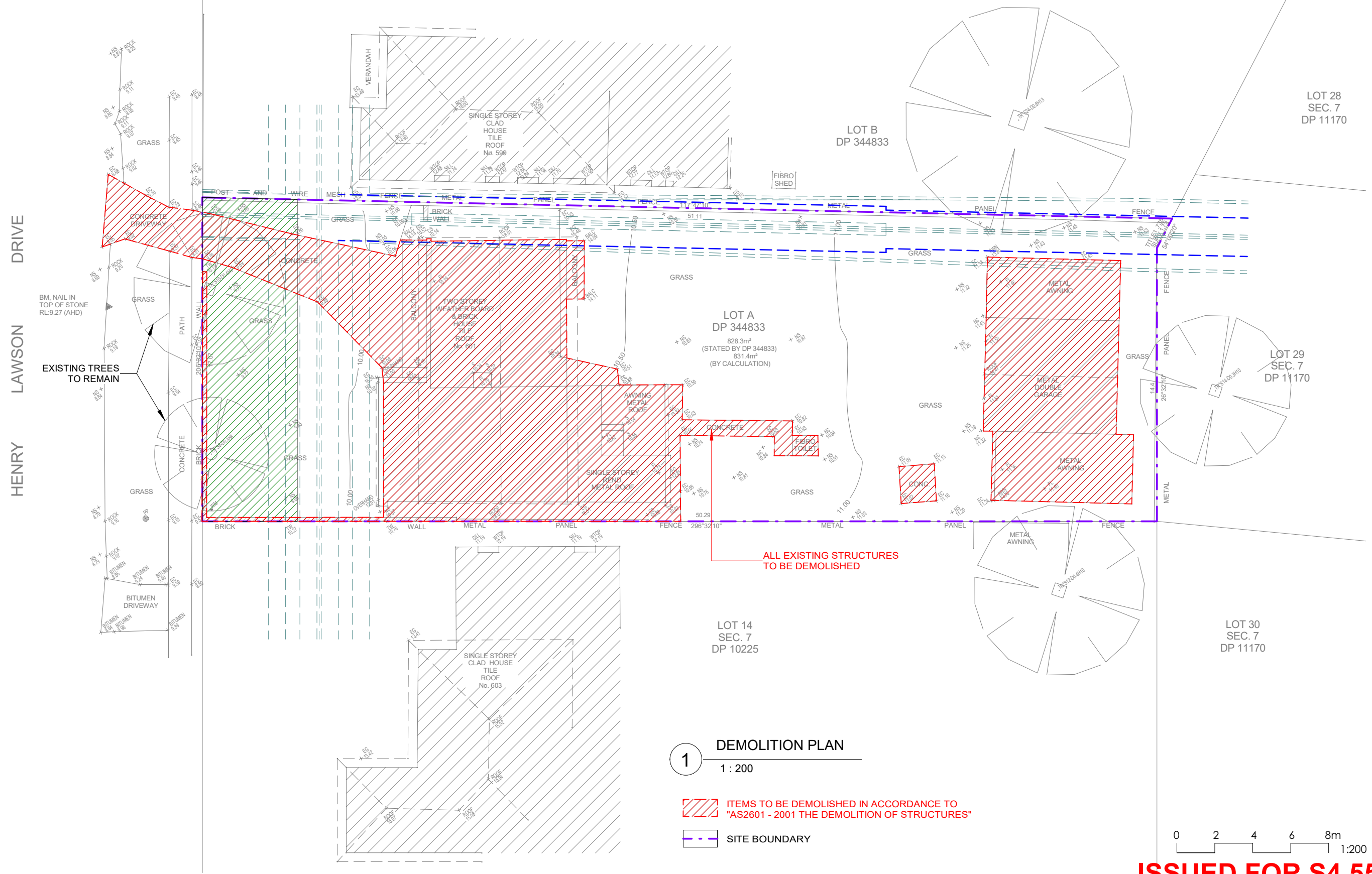
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A00	COVER SHEET
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A01.02	SUBDIVISION PLAN
A01.03	SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN
A01.04	WASTE MANAGEMENT PLAN & SEDIMENT & EROSION CONTROL PLAN
A01.05	LANDSCAPING PLAN
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A01.07	PROPOSED DRIVEWAY DETAILS
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A14.05	3 HOURS OF SUNLIGHT TO 50% POS - 20TH MARCH EQUINOX
A16	A4 NOTIFICATION PLANS



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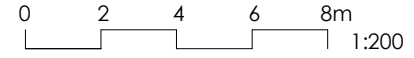
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C	16.06.2022	ISSUED FOR CC	DK						DESIGNED BY: A.N.	DATE: <b>19.07.2021</b>	
B	06.05.2022	AMENDED FOR DA	DK				<b>COVER SHEET</b>		DRAWN BY: A.N.	SCALE: AS SHOWN	
A	19.10.2021	ISSUED FOR DA	DK								
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1 DEMOLITION PLAN  
1 : 200

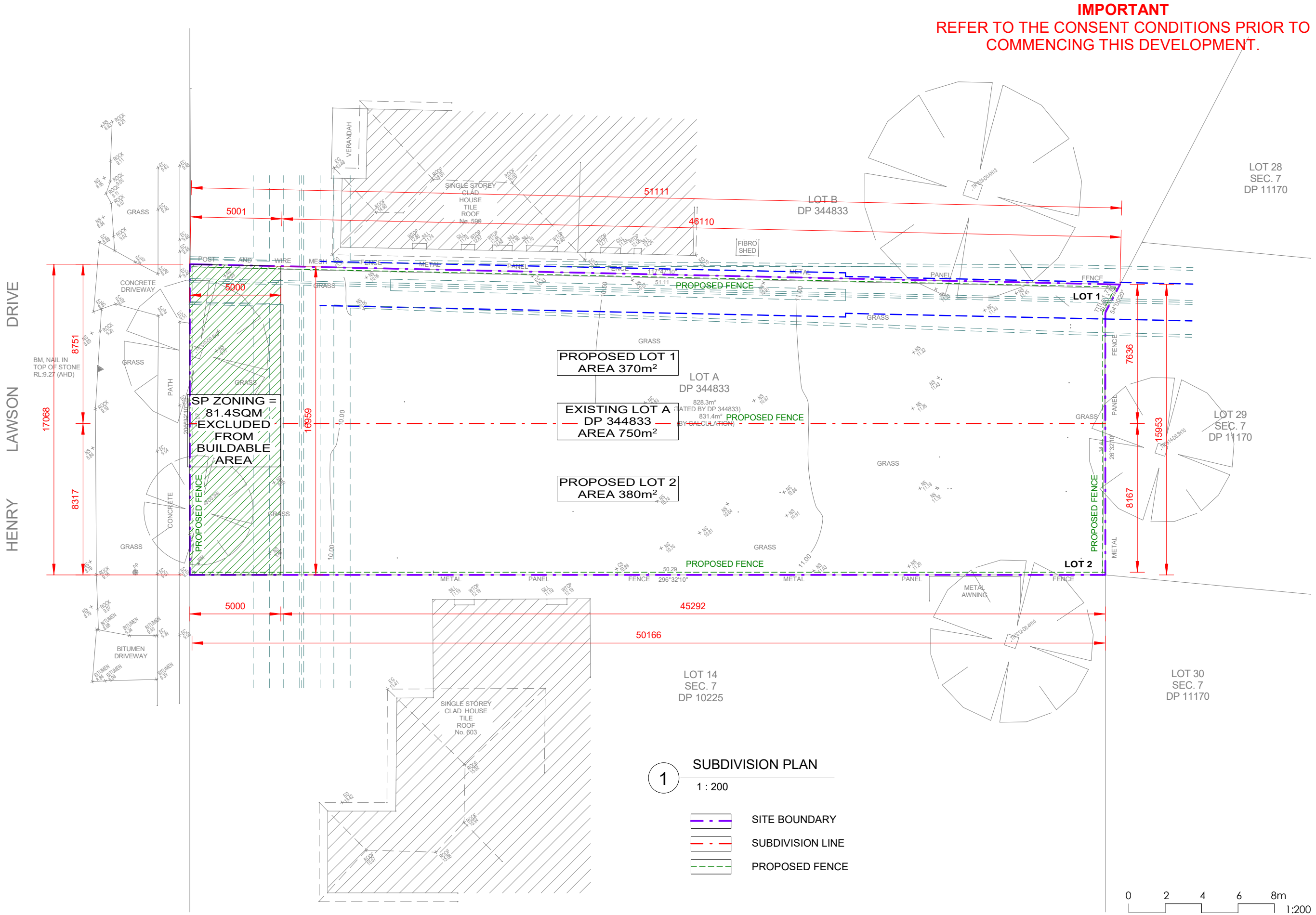
ITEMS TO BE DEMOLISHED IN ACCORDANCE TO  
"AS2601 - 2001 THE DEMOLITION OF STRUCTURES"  
 SITE BOUNDARY



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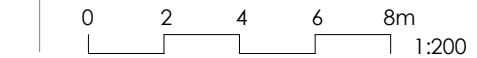
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1 SUBDIVISION PLAN  
1 : 200

--- SITE BOUNDARY  
--- SUBDIVISION LINE  
--- PROPOSED FENCE



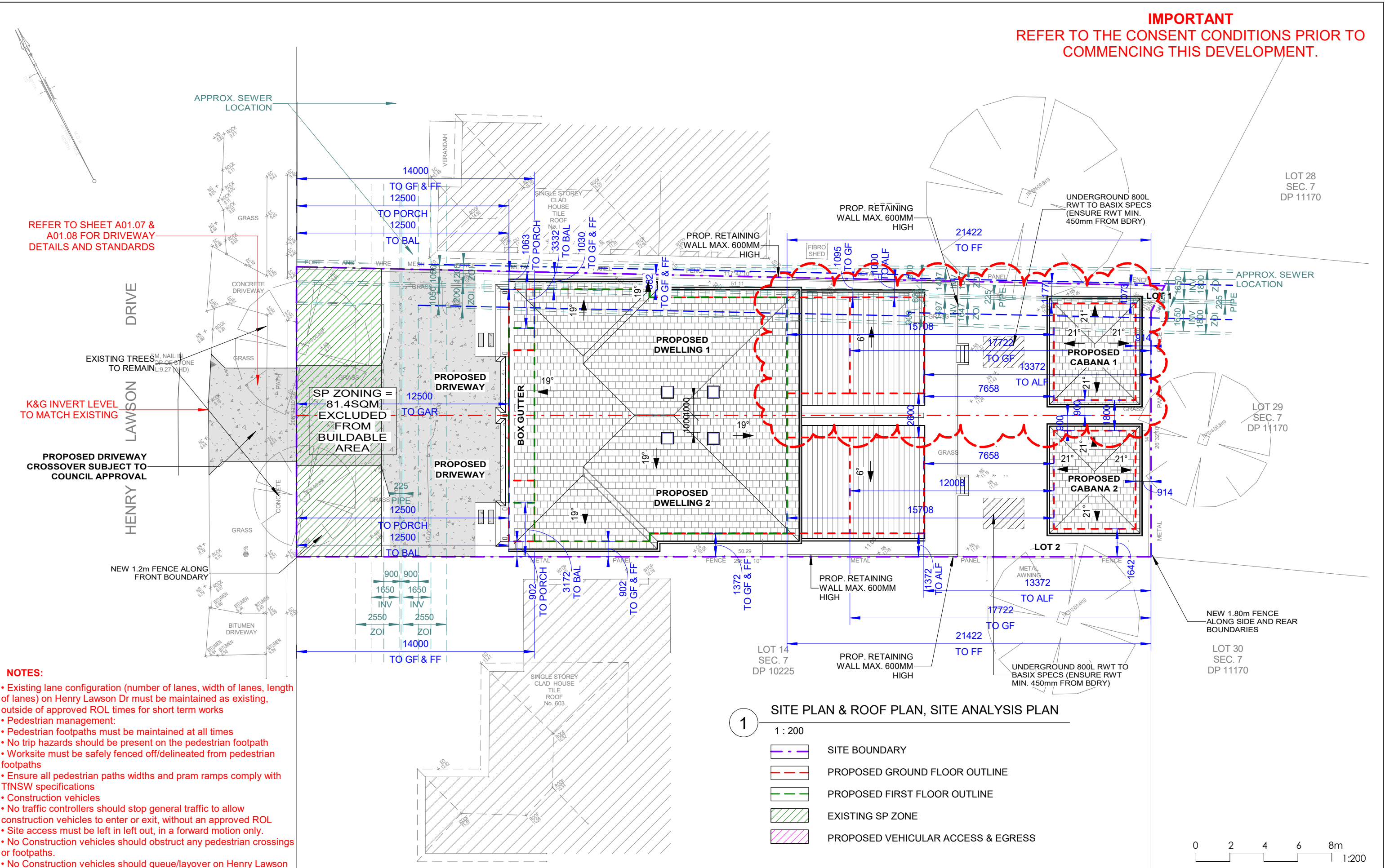
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- NOTES:**
- Existing lane configuration (number of lanes, width of lanes, length of lanes) on Henry Lawson Dr must be maintained as existing, outside of approved ROL times for short term works
  - Pedestrian management:
    - Pedestrian footpaths must be maintained at all times
    - No trip hazards should be present on the pedestrian footpath
    - Worksite must be safely fenced off/delineated from pedestrian footpaths
    - Ensure all pedestrian paths widths and pram ramps comply with TfNSW specifications
  - Construction vehicles
    - No traffic controllers should stop general traffic to allow construction vehicles to enter or exit, without an approved ROL
    - Site access must be left in left out, in a forward motion only.
    - No Construction vehicles should obstruct any pedestrian crossings or footpaths.
    - No Construction vehicles should queue/layover on Henry Lawson Dr without an approved ROL
  - Road Occupancy Licenses
    - Date and time of lane closures will be as per approved ROL
    - All ROLAs to be submitted 10 business days in advance
    - All activation and deactivation of ROLs for work shifts must use the web application system and not call the CJM.
    - Local Business & Resident access must be maintained at all times
    - Access to bus stops for both buses and passengers must be maintained, including bus draw in and draw out distances

**1 SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN**

1 : 200

- SITE BOUNDARY
- PROPOSED GROUND FLOOR OUTLINE
- PROPOSED FIRST FLOOR OUTLINE
- EXISTING SP ZONE
- PROPOSED VEHICULAR ACCESS & EGRESS

0 2 4 6 8m 1:200

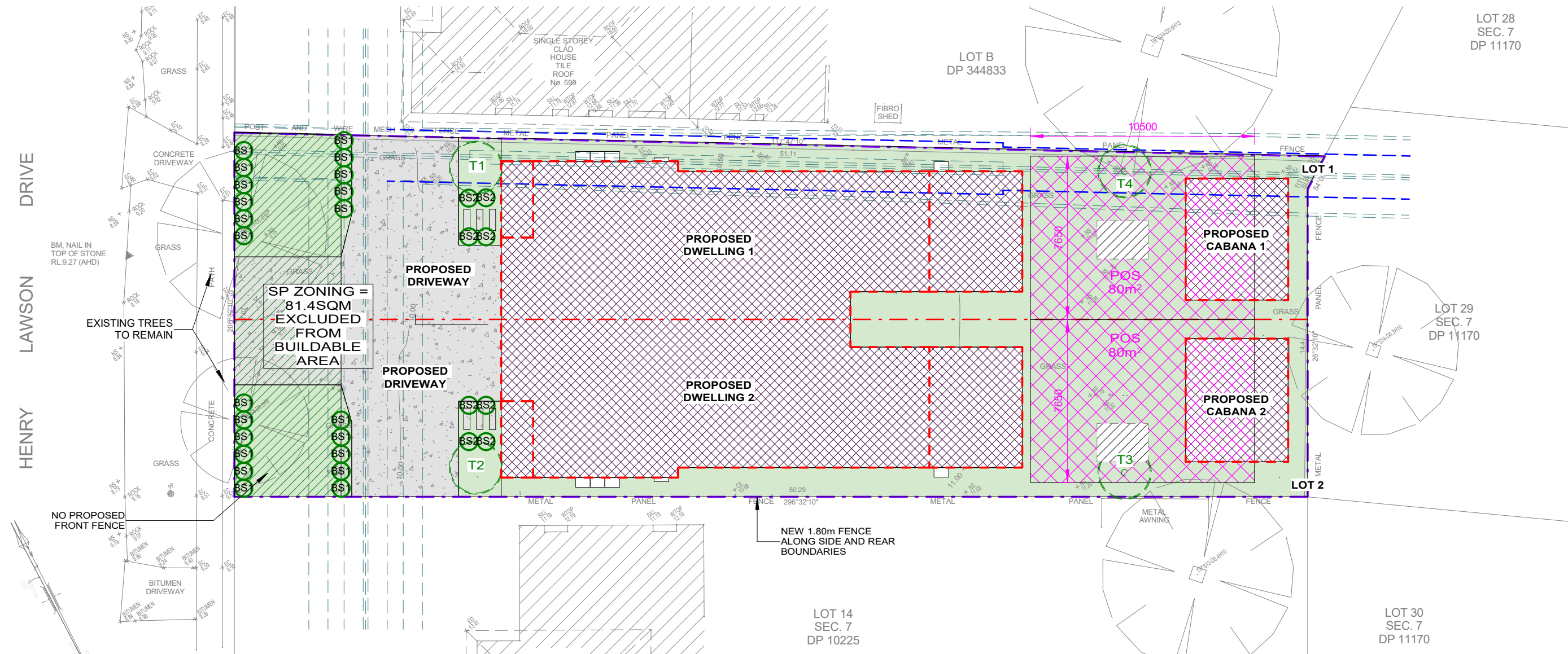
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**1 LANDSCAPING PLAN**  
1 : 200

**LEGEND:**

- SITE BOUNDARY
- PROPOSED DWELLING
- PROPOSED DRIVEWAY & CONCRETE AREAS
- PROPOSED LANDSCAPING
- POS 80m<sup>2</sup>

- BS1** PROPOSED SHRUB  
*Syzygium Resilience (Lilly Pilly) 1m*
- BS2** PROPOSED SHRUB  
*Buxus sempervirens (Common Boxwood) 1m*
- T1-2** PROPOSED TREE  
LAGERSTROEMIA (*Crepe myrtle*) 5m  
SIZE: MIN. 75 LTR
- T3-4** PROPOSED TREE  
LAGERSTROEMIA (*Crepe myrtle*) 8m  
SIZE: MIN. 75 LTR

0 2 4 6 8m  
1:200

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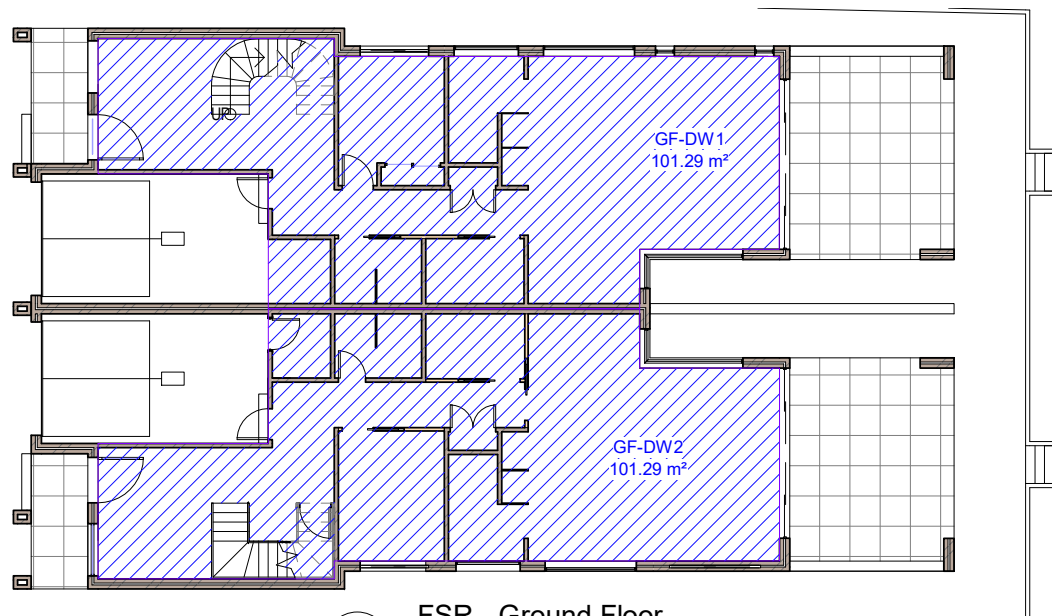
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**PROPOSED ATTACHED DUAL OCCUPANCY  
WITH CABANAS**  
601 HENRY LAWSON DRIVE, EAST HILLS  
LOT A, DP 344833

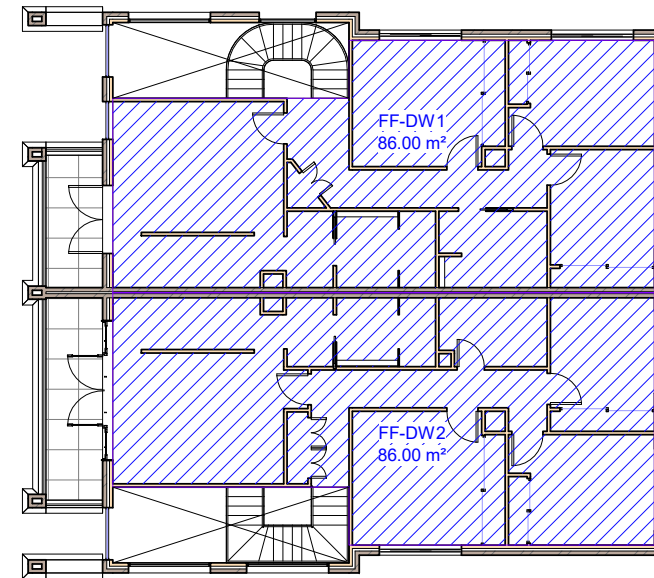
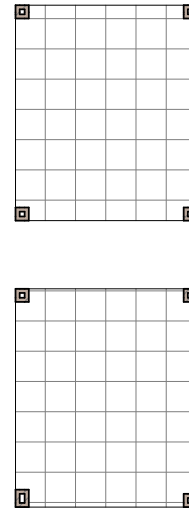
**LANDSCAPING PLAN**

JOB NUMBER: <b>21338</b>	DWG NUMBER: <b>A01.05</b>	ORIGINAL SIZE: A3
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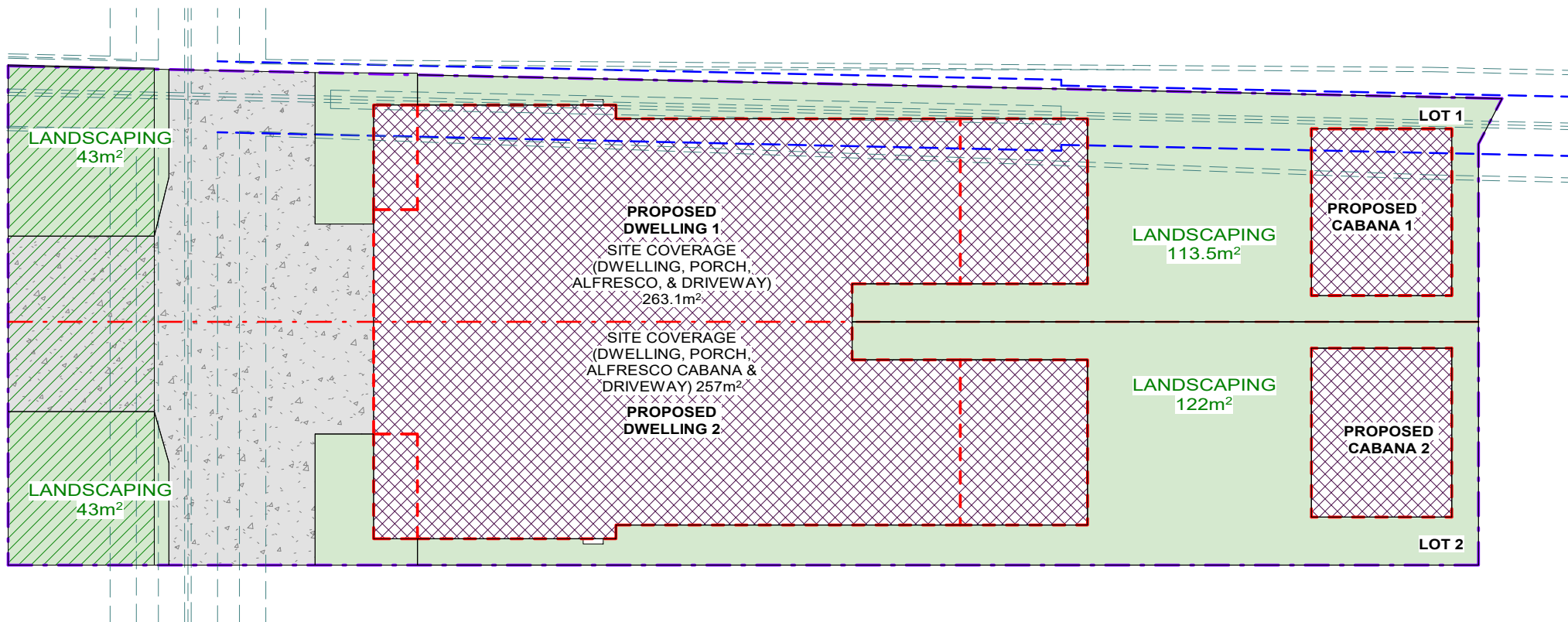
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1 FSR - Ground Floor  
1 : 200



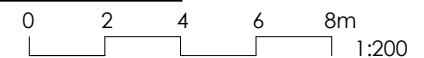
2 FSR - First Floor  
1 : 200



3 LANDSCAPING  
1 : 200

SITE CALCULATIONS FOR LOT 1	
FLOOR AREA CALCULATIONS	
SITE AREA:	370m <sup>2</sup>
AREA OF THE PROPOSED GROUND FLOOR:	101.3m <sup>2</sup>
AREA OF THE PROPOSED FIRST FLOOR:	86m <sup>2</sup>
MAX. TOTAL FLOOR AREA	185m <sup>2</sup>
50% OF SITE AREA = 0.5 x 370m <sup>2</sup> =	
PROPOSED TOTAL FLOOR AREA:	187.3m <sup>2</sup> > 185m <sup>2</sup>
SITE COVERAGE CALCULATIONS	
PROPOSED SITE COVERAGE:	263.1m <sup>2</sup> = (71.1%)
(INC. DWELLING, PORCH, ALFRESCO & CONCRETE AREAS)	
LANDSCAPING CALCULATIONS	
MIN. LANDSC. FORWARD OF BUILDING LINE:	45.9m <sup>2</sup>
45% OF THE FORWARD AREA = 0.45 x 102m <sup>2</sup>	
PROPOSED LANDSCAPING AT FRONT:	43m <sup>2</sup> < 45.9m <sup>2</sup>
PROPOSED LANDSCAPING AT REAR:	113.5m <sup>2</sup>
PROPOSED TOTAL LANDSCAPED AREA:	156.5m <sup>2</sup> (42.3%)

SITE CALCULATIONS FOR LOT 2	
FLOOR AREA CALCULATIONS	
SITE AREA:	380m <sup>2</sup>
AREA OF THE PROPOSED GROUND FLOOR:	101.3m <sup>2</sup>
AREA OF THE PROPOSED FIRST FLOOR:	86m <sup>2</sup>
MAX. TOTAL FLOOR AREA	190m <sup>2</sup>
50% OF SITE AREA = 0.5 x 380m <sup>2</sup> =	
PROPOSED TOTAL FLOOR AREA:	187.3m <sup>2</sup> < 190m <sup>2</sup>
SITE COVERAGE CALCULATIONS	
PROPOSED SITE COVERAGE:	257m <sup>2</sup> = (67.6%)
(INC. DWELLING, PORCH, ALFRESCO & CONCRETE AREAS)	
LANDSCAPING CALCULATIONS	
MIN. LANDSC. FORWARD OF BUILDING LINE:	45.9m <sup>2</sup>
45% OF THE FORWARD AREA = 0.45 x 102m <sup>2</sup>	
PROPOSED LANDSCAPING AT FRONT:	43m <sup>2</sup> < 45.9m <sup>2</sup>
PROPOSED LANDSCAPING AT REAR:	122m <sup>2</sup>
PROPOSED TOTAL LANDSCAPED AREA:	165m <sup>2</sup> (43%)



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**PROPOSED ATTACHED DUAL OCCUPANCY  
WITH CABANAS**  
601 HENRY LAWSON DRIVE, EAST HILLS  
LOT A, DP 344833

**SITE CALCULATIONS**

JOB NUMBER: 21338	DWG NUMBER: A01.06	ORIGINAL SIZE: A3
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DRAWN BY: A.N.	SCALE: AS SHOWN	

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50mm ON A3 SIZE ORIGINAL

TYPE	TYPICAL USE	VOLUME m <sup>3</sup> / m	PROFILE AND DIMENSIONS
SA	BARRIER KERB AND CHANNEL ADJACENT TO FOOTWAY	0.154	
SB	DISHED CROSSING	VARIABLE MINIMUM 0.170	
SE	RAISED MEDIANS AND TRAFFIC ISLANDS	0.098	
SF	RAISED MEDIANS AND TRAFFIC ISLANDS	0.043	
SFM	RAISED MEDIANS AND TRAFFIC ISLANDS WITH MOWING STRIP	0.092	
SK	CHANNEL ADJACENT TO SHOULDERS IN CUTTINGS	VARIABLE MINIMUM 0.276	

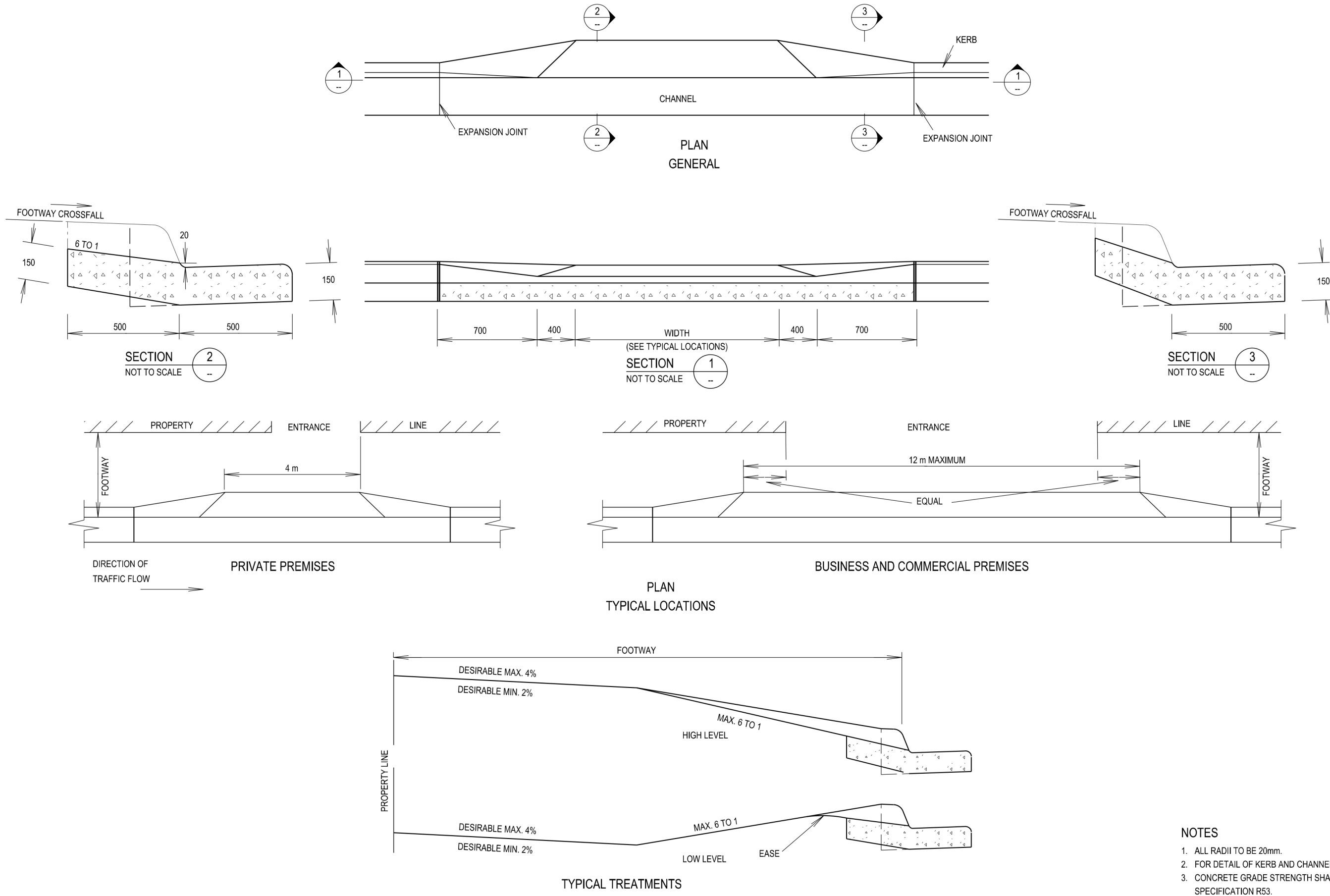
TYPE	TYPICAL USE	VOLUME m <sup>3</sup> / m	PROFILE AND DIMENSIONS
SL	BARRIER KERB AT TRAFFIC ISLANDS	0.102	
SM	BARRIER KERB AT TRAFFIC ISLANDS	0.043	
SO	DISHED CROSSING, INCREASED WATERWAY	VARIABLE MINIMUM 0.200	
RT	URBAN, ALLOWS VERGE / FOOTWAY PARKING	0.138	
F	MEDIAN BARRIER  FOR APPROVED BARRIERS REFER TO ROADS AND MARITIME SERVICES SAFETY BARRIER ACCEPTED PRODUCT LIST	0.294	

NOTES

- ALL EXPOSED EDGES, EXCEPT TYPE F BARRIER, TO BE ROUNDED TO 5 mm RADIUS MAXIMUM.
  - EDGES OF TYPE F BARRIER TO BE ROUNDED TO 25mm RADIUS.
  - FOR KERB CONSTRUCTED ON CONCRETE PAVEMENT, REFER TO ROADS AND MARITIME SERVICES RIGID PAVEMENT STANDARD DRAWINGS.
- \* RECESS AT BASE OF KERB MAY BE REQUIRED FOR SUBBASE LAYER.

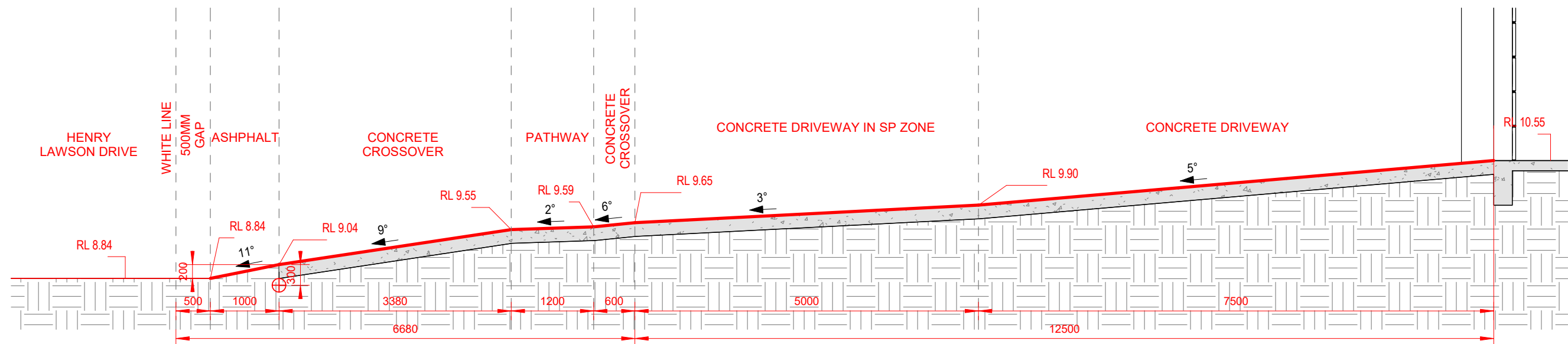
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QR CODE		SCAN TO CHECK DOCUMENT VER.		REV		DATE		AMENDMENT / REVISION DESCRIPTION		WVR No.											APPROVAL		SCALES ON A3 SIZE DRAWING		CONTACT DETAILS		ISSUED				
				1		2.2.2017		Dimension errors corrected				SFR						SEND FEEDBACK ON THIS STANDARD DRAWING TO : technologystandards@rms.nsw.gov.au		SFR		MANAGER ROAD POLICY, SPECIFICATIONS & TECHNOLOGY		DATE 20.01.17							
				2		24/11/17		Dimension lines of SF and SFM kerbs amended				SFR																			
																						PREPARED BY ENGINEERING SERVICES ROAD POLICY, SPECIFICATIONS AND TECHNOLOGY		STANDARD DRAWING No. <b>R0300-01</b>		STATUS ISSUED		EDMS No. DS2014/005889		ORIGINAL ISSUE DATE JANUARY 2017	

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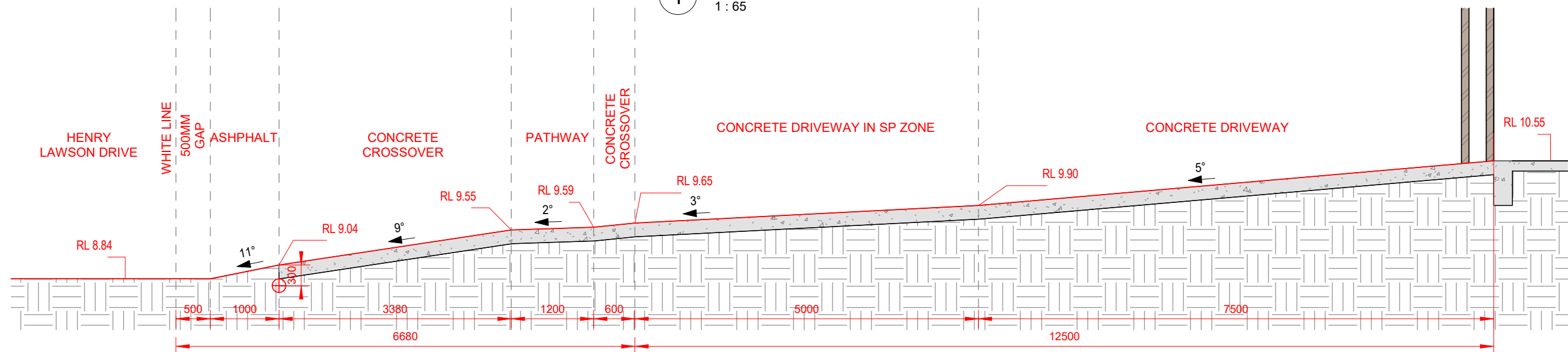


- NOTES
1. ALL RADII TO BE 20mm.
  2. FOR DETAIL OF KERB AND CHANNEL SEE R0300-01
  3. CONCRETE GRADE STRENGTH SHALL BE IN ACCORDANCE WITH RMS SPECIFICATION R53.

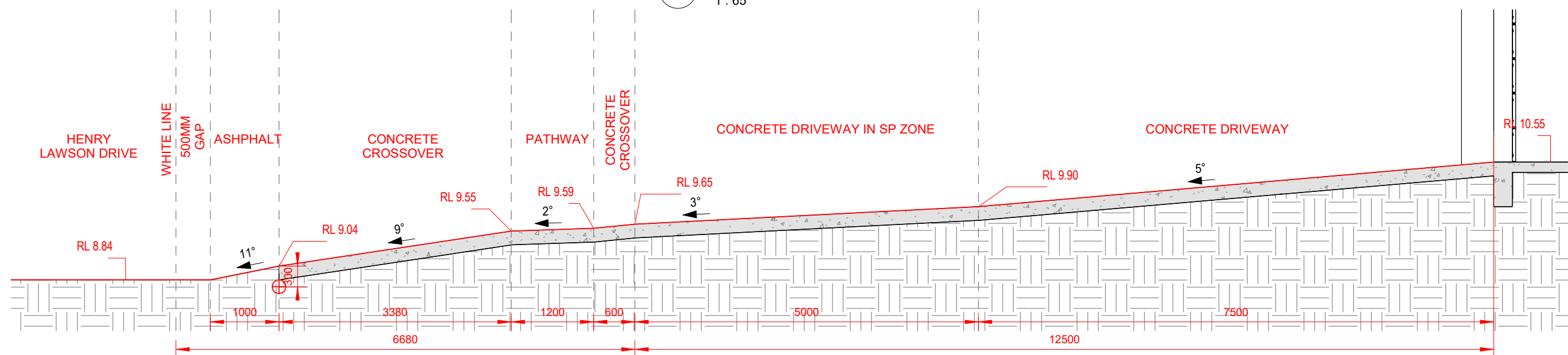
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AMENDMENT / REVISION DESCRIPTION						MANAGER ROAD POLICY, SPECIFICATIONS & TECHNOLOGY						DATE 20.01.17		PREPARED BY		ORIGINAL ISSUE DATE	
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1 DRIVEWAY SECTION LEFT SIDE  
1 : 65



2 DRIVEWAY SECTION CENTRE  
1 : 65



3 DRIVEWAY SECTION RIGHT SIDE  
1 : 65

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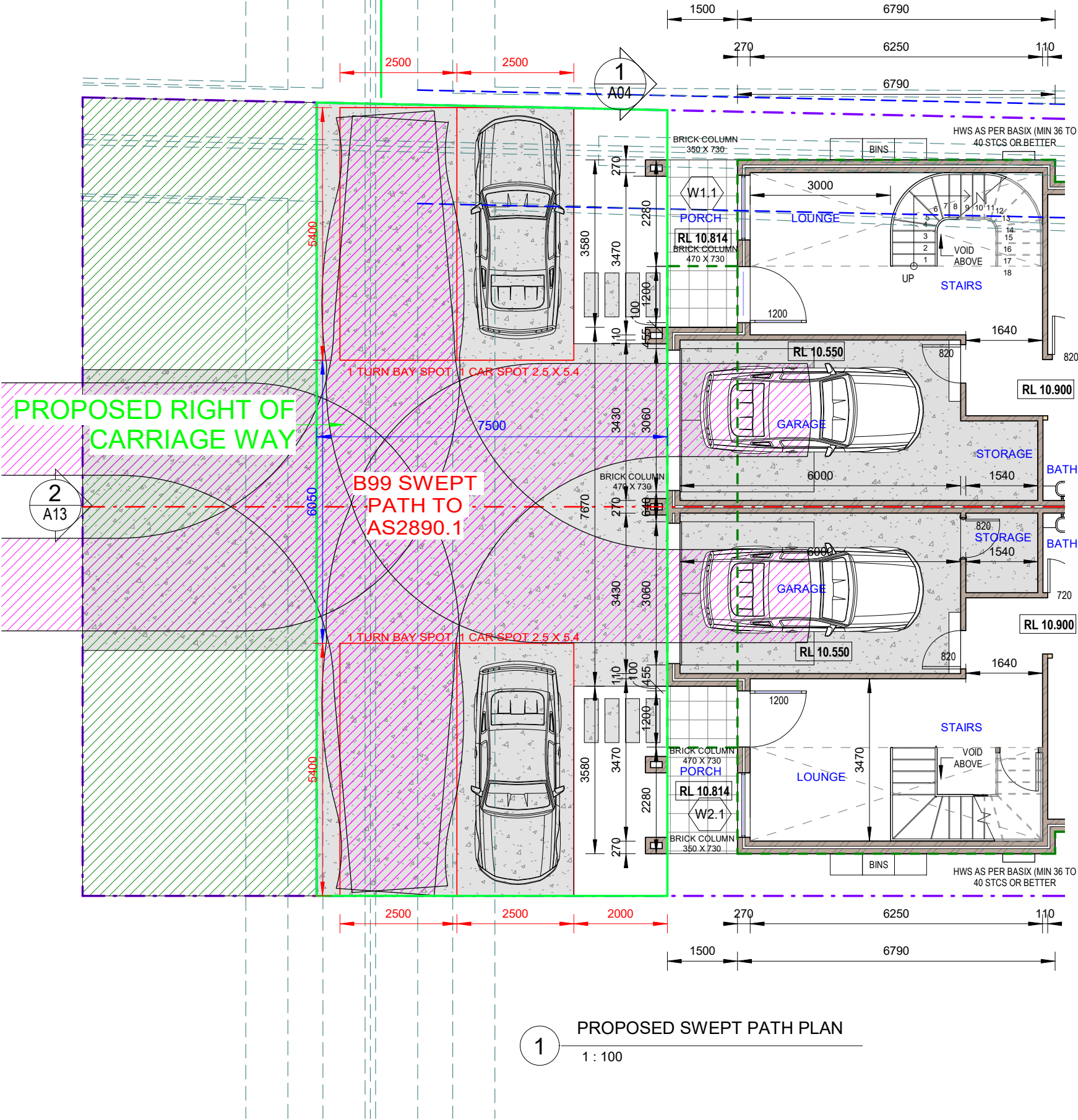
**PROPOSED ATTACHED DUAL OCCUPANCY  
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601 HENRY LAWSON DRIVE, EAST HILLS  
LOT A, DP 344833  
**PROPOSED DRIVEWAY SECTIONS**

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REFER TO THE CONSENT CONDITIONS PRIOR TO COMMENCING THIS DEVELOPMENT.



**1** PROPOSED SWEEP PATH PLAN  
1 : 100

- Existing lane configuration (number of lanes, width of lanes, length of lanes) on Henry Lawson Dr must be maintained as existing, outside of approved ROL times for short term works
- Pedestrian management:
- Pedestrian footpaths must be maintained at all times
- No trip hazards should be present on the pedestrian footpath
- Worksite must be safely fenced off/delineated from pedestrian footpaths
- Ensure all pedestrian paths widths and pram ramps comply with TfNSW specifications
- Construction vehicles
- No traffic controllers should stop general traffic to allow construction vehicles to enter or exit, without an approved ROL
- Site access must be left in left out, in a forward motion only.
- No Construction vehicles should obstruct any pedestrian crossings or footpaths.
- No Construction vehicles should queue/layover on Henry Lawson Dr without an approved ROL
- Road Occupancy Licenses
- Date and time of lane closures will be as per approved ROL
- All ROLAs to be submitted 10 business days in advance
- All activation and deactivation of ROLs for work shifts must use the web application system and not call the CJM.
- Local Business & Resident access must be maintained at all times
- Access to bus stops for both buses and passengers must be maintained, including bus draw in and draw out distances

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REV	DATE	DESCRIPTION	BY
D	30.06.2023	ISSUED FOR CC	DK
C	16.06.2022	ISSUED FOR CC	DK
B	06.05.2022	AMENDED FOR DA	DK
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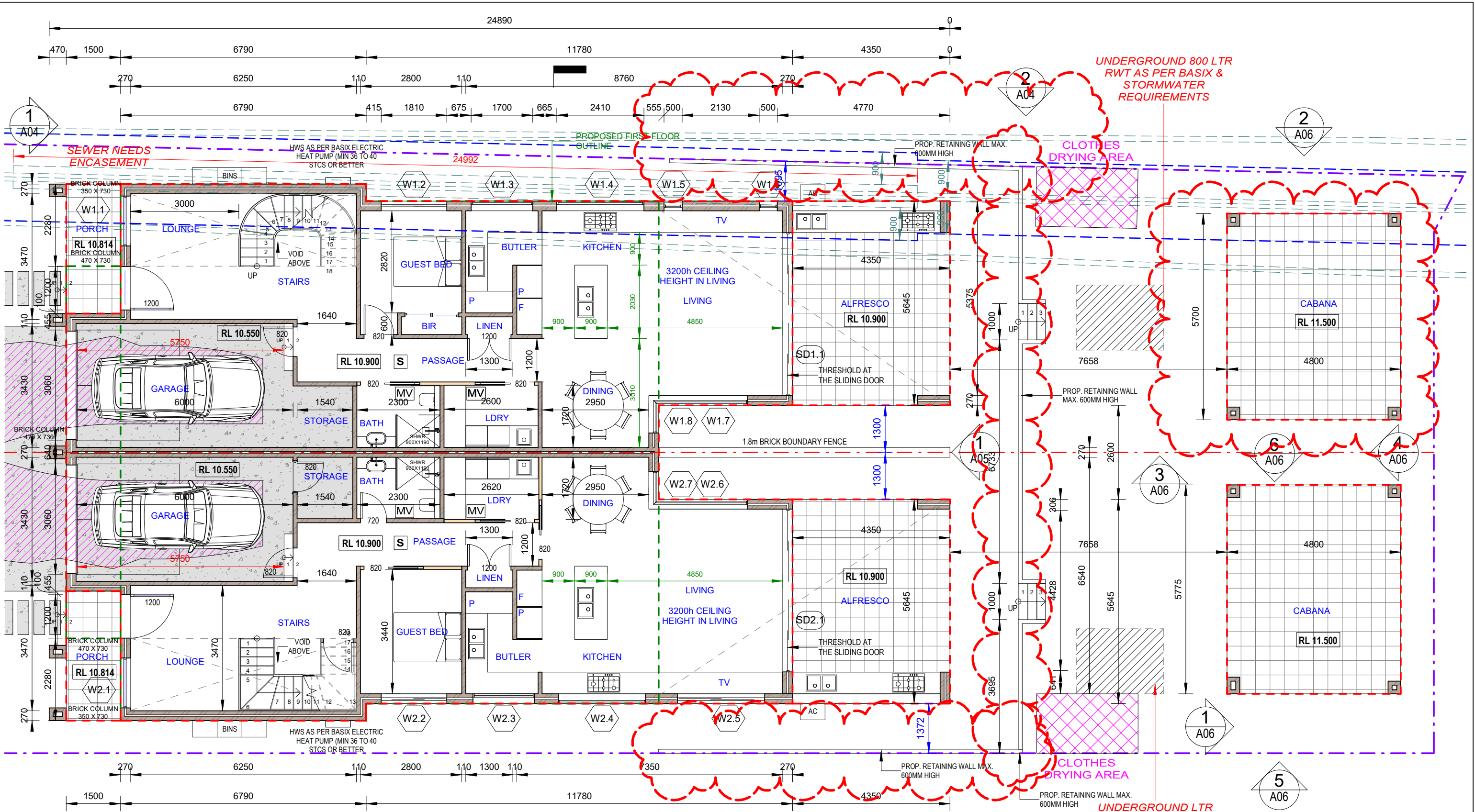
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**PROPOSED ATTACHED DUAL OCCUPANCY WITH CABANAS**  
601 HENRY LAWSON DRIVE, EAST HILLS  
LOT A, DP 344833

**PROPOSED SWEEP PATH PLAN**

JOB NUMBER: <b>21338</b>	DWG NUMBER: <b>A01.10</b>	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: <b>01/20/22</b>	
DRAWN BY: A.N.	SCALE: AS SHOWN	



**CC NOTES:**

- STAIR FLOOR FINISHES ARE REQUIRED TO COMPLY WITH PART 3.9.1.4 OF THE NCCS (BCA) – SLIP RESISTANCE (IN ACCORDANCE WITH AS 4586).
- OPERABLE WINDOWS TO HAVE MAXIMUM WINDOW OPENING OF 125MM AT ANY POINT. TO COMPLY WITH PART 3.9.2.5 OF BUILDING CODE OF AUSTRALIA.
- STAIR TO COMPLY WITH PART 3.9.1.2 OF THE NCCS (BCA) 2019.
- HANDRAILS TO COMPLY WITH PART 3.9.2.4 OF THE NCCS (BCA) 2019.
- 1M HIGH GLASS BALUSTRADE TO COMPLY WITH REQUIREMENTS OF PART 3.9.2.3 OF THE NCCS (BCA) 2019.
- ALL SHOWER SCREENS AND WET AREA WINDOWS TO HAVE TOUGHENED GLASS.
- ALL FIRST FLOOR BATHROOM WINDOWS TO HAVE OBSCURED GLASS.

**IMPORTANT**  
REFER TO THE CONSENT CONDITIONS PRIOR TO COMMENCING THIS DEVELOPMENT.

**1** PROPOSED GROUND FLOOR PLAN  
1 : 100

- [S] SMOKE ALARM SYSTEM
- [MV] MECHANICAL VENTILATION
- - - GROUND FLOOR OUTLINE



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**PROPOSED ATTACHED DUAL OCCUPANCY  
WITH CABANAS**  
601 HENRY LAWSON DRIVE, EAST HILLS  
LOT A, DP 344833

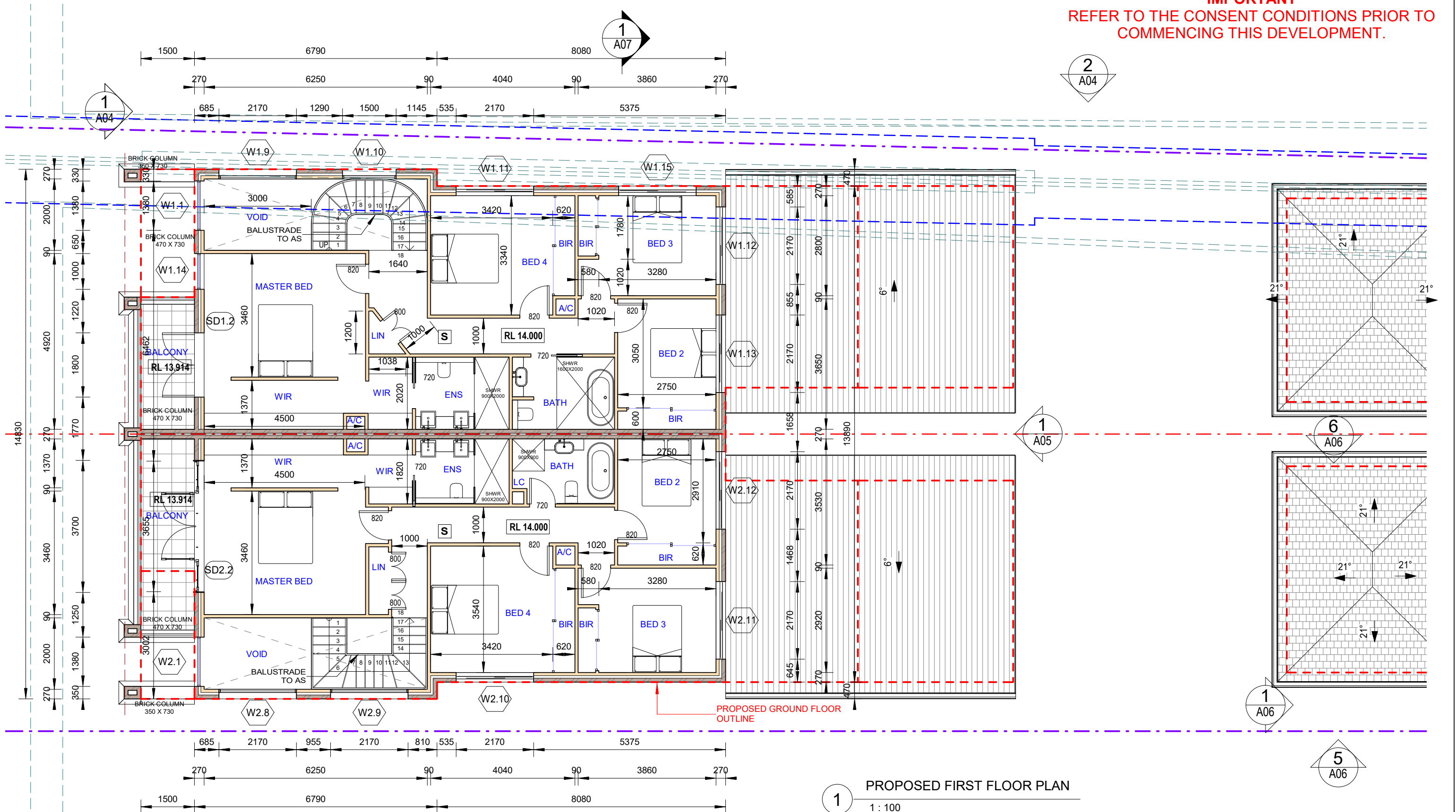
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DESIGNED BY: A.N.	DATE: <b>19.07.2021</b>	
DRAWN BY: A.N.	SCALE: AS SHOWN	

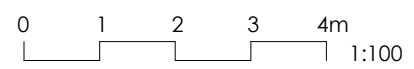
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1 PROPOSED FIRST FLOOR PLAN  
1 : 100  
[S] SMOKE ALARM SYSTEM  
[MV] MECHANICAL VENTILATION  
- - - GROUND FLOOR OUTLINE



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**PROPOSED ATTACHED DUAL OCCUPANCY  
WITH CABANAS**  
601 HENRY LAWSON DRIVE, EAST HILLS  
LOT A, DP 344833  
  
**PROPOSED FIRST FLOOR PLAN**

JOB NUMBER: <b>21338</b>	DWG NUMBER: <b>A03</b>	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: <b>19.07.2021</b>	
DRAWN BY: A.N.	SCALE: AS SHOWN	

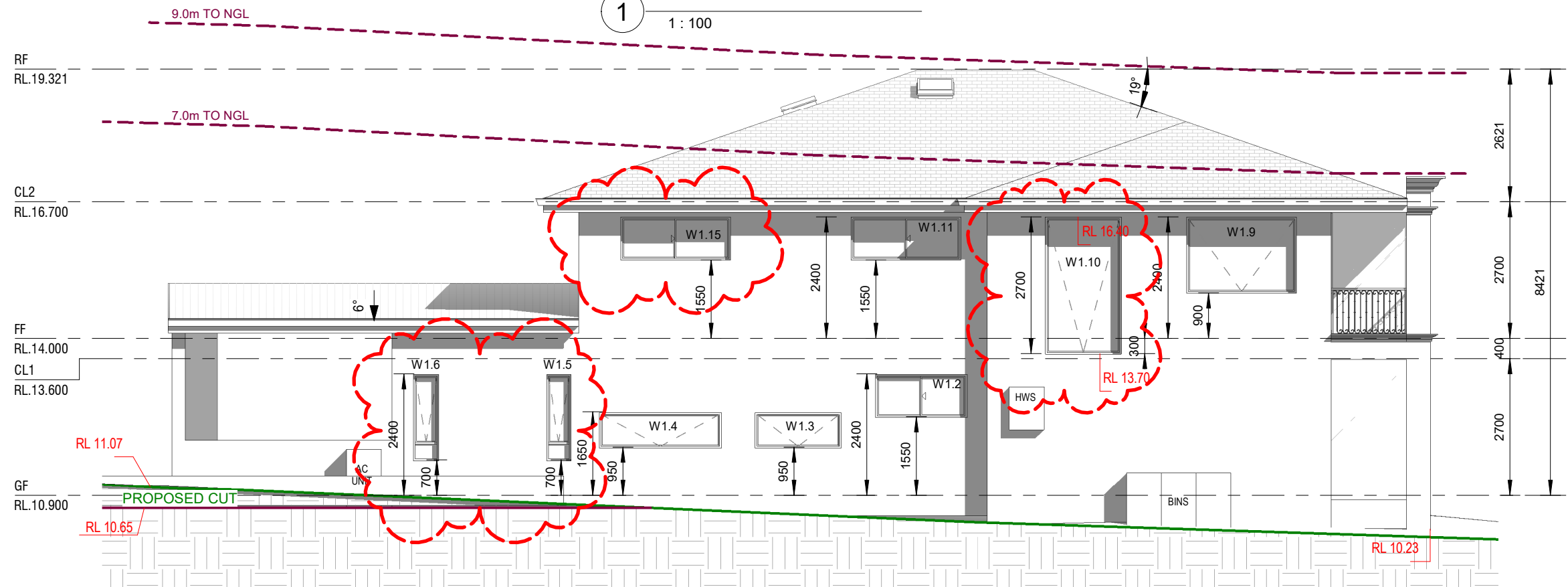
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1 NORTH - WEST ELEVATION  
1 : 100



2 NORTH - EAST ELEVATION  
1 : 100

0 1 2 3 4m  
1:100

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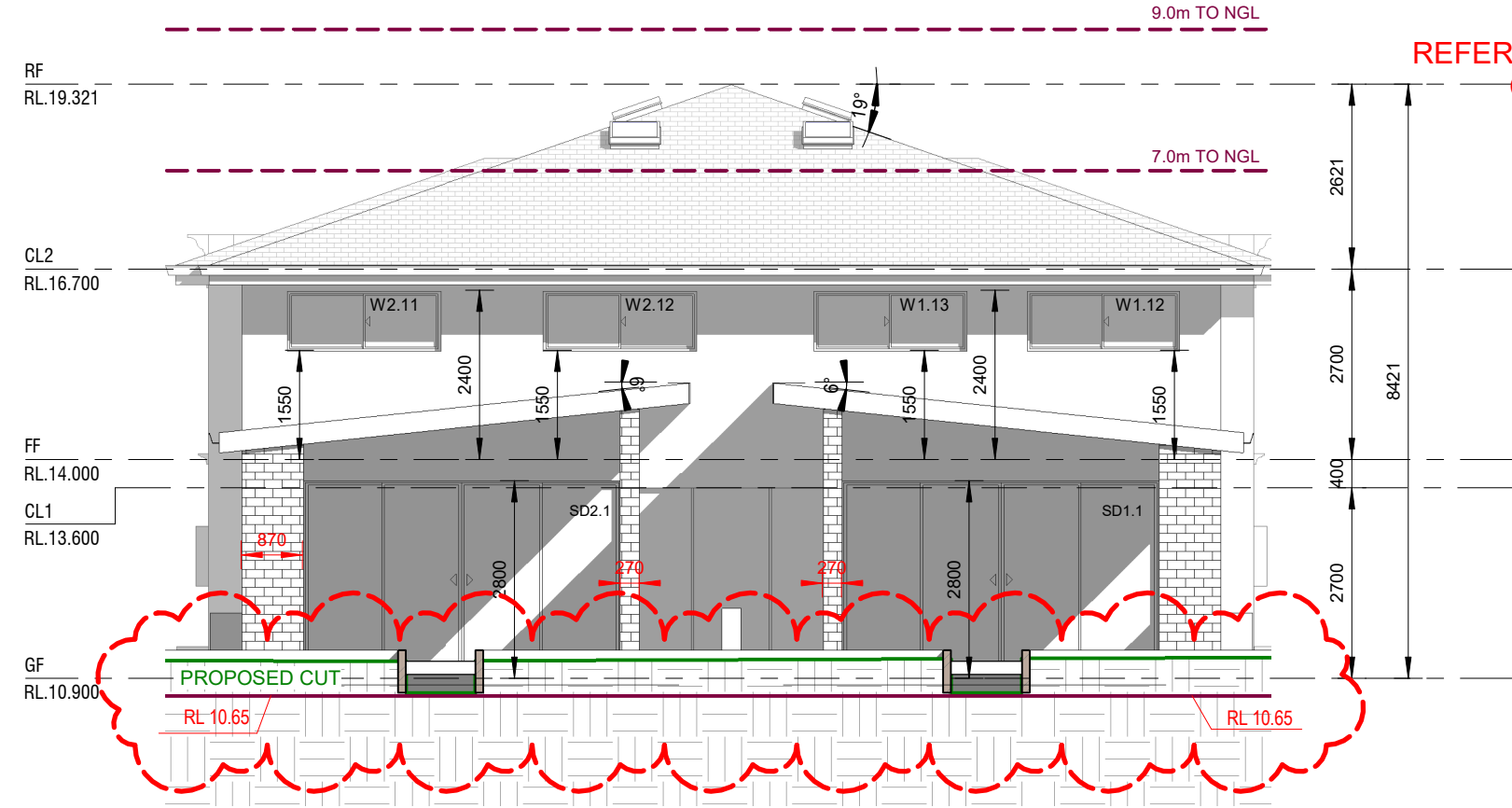
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WITH CABANAS**  
601 HENRY LAWSON DRIVE, EAST HILLS  
LOT A, DP 344833

**ELEVATIONS - PART 1**

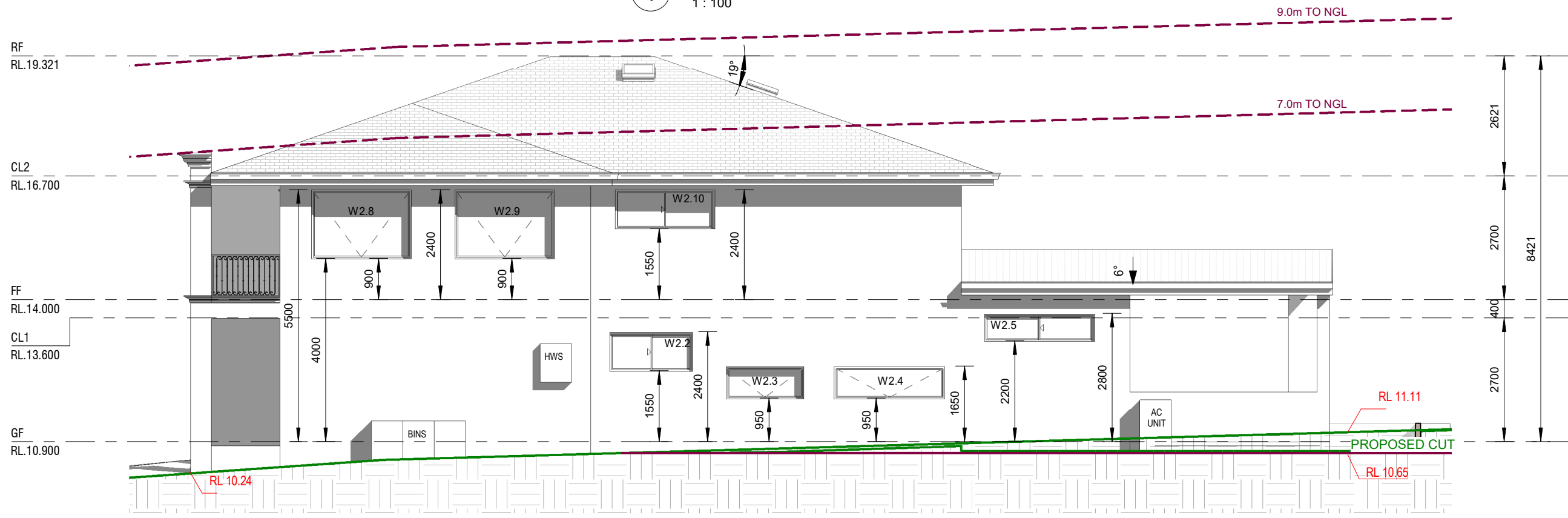
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DESIGNED BY: A.N.	DATE: 19.07.2021	
DRAWN BY: A.N.	SCALE: AS SHOWN	

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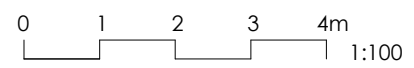
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**1** SOUTH - EAST ELEVATION  
1 : 100



**2** SOUTH - WEST ELEVATION  
1 : 100



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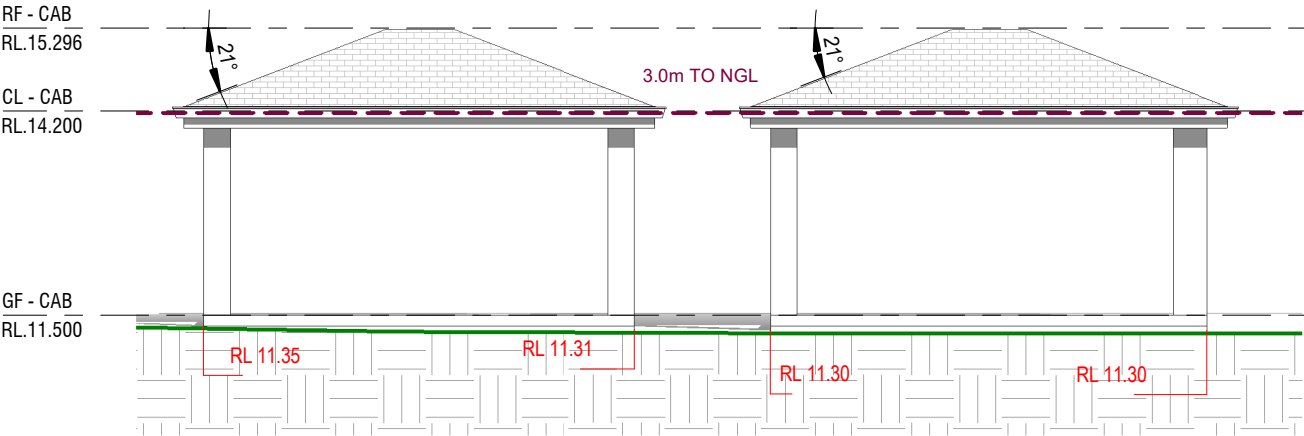
**PROPOSED ATTACHED DUAL OCCUPANCY  
WITH CABANAS**  
601 HENRY LAWSON DRIVE, EAST HILLS  
LOT A, DP 344833

**ELEVATIONS - PART 2**

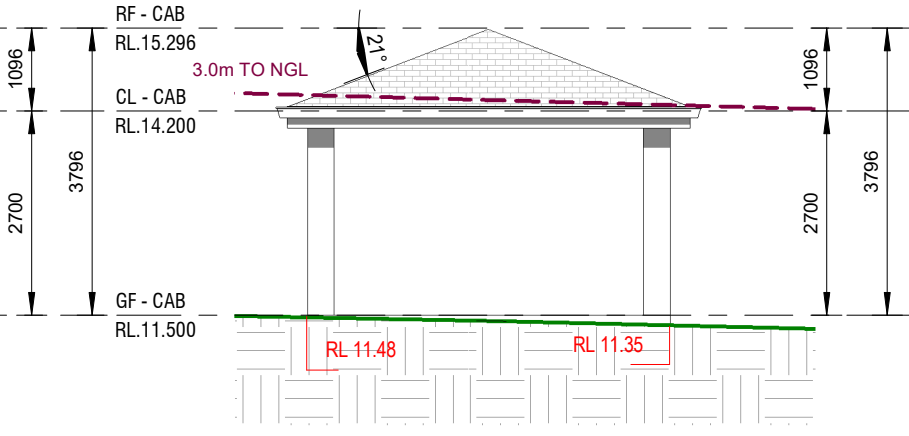
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DESIGNED BY: A.N.	DATE: <b>19.07.2021</b>	
DRAWN BY: A.N.	SCALE: AS SHOWN	

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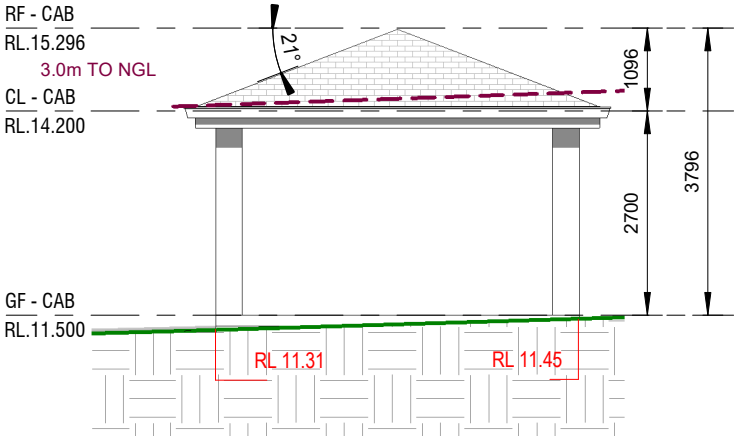
**IMPORTANT**  
REFER TO THE CONSENT CONDITIONS PRIOR TO  
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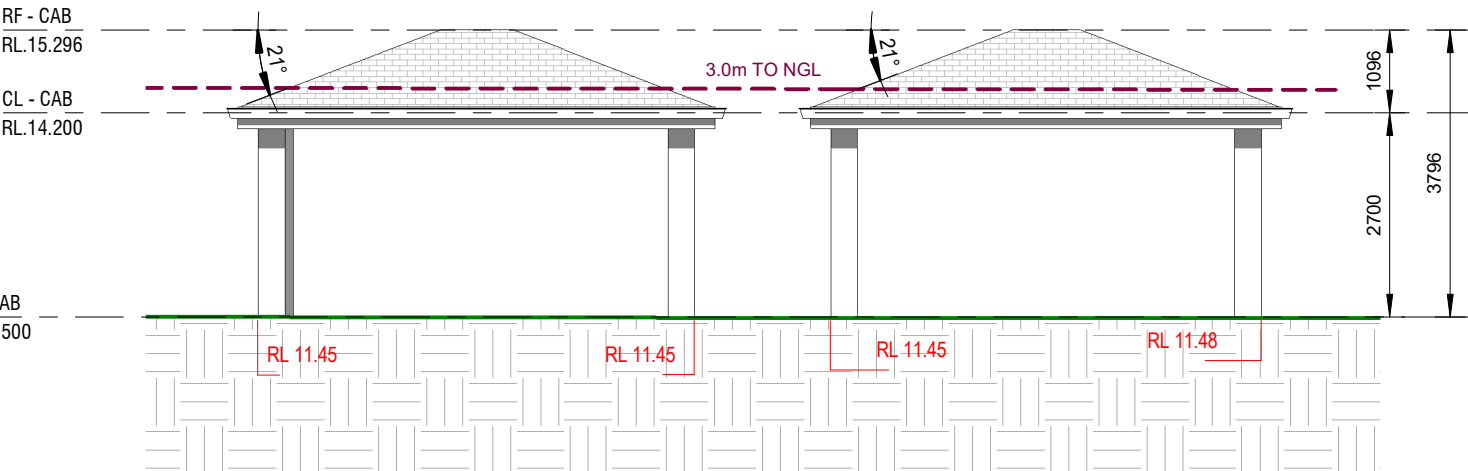
1 NORTH - WEST ELEVATION - CABANA 1 & 2  
1 : 100



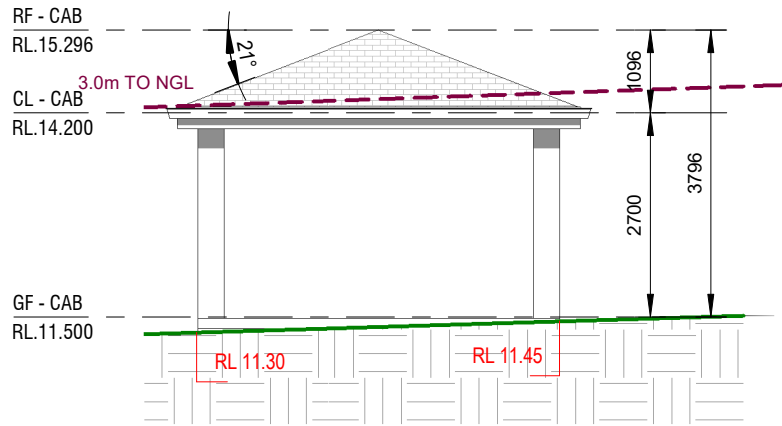
2 NORTH - EAST ELEVATION - CABANA 1  
1 : 100



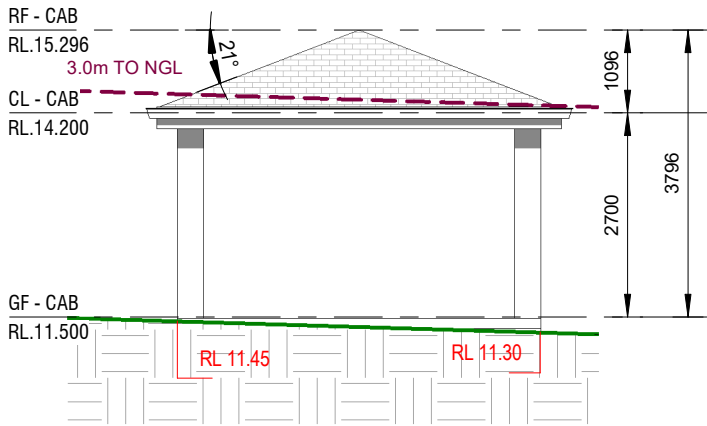
3 SOUTH - WEST ELEVATION - CABANA 1  
1 : 100



4 SOUTH - EAST ELEVATION - CABANA 1 & 2  
1 : 100



5 SOUTH - WEST ELEVATION - CABANA 2  
1 : 100



6 NORTH - EAST ELEVATION - CABANA 2  
1 : 100

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601 HENRY LAWSON DRIVE, EAST HILLS  
LOT A, DP 344833

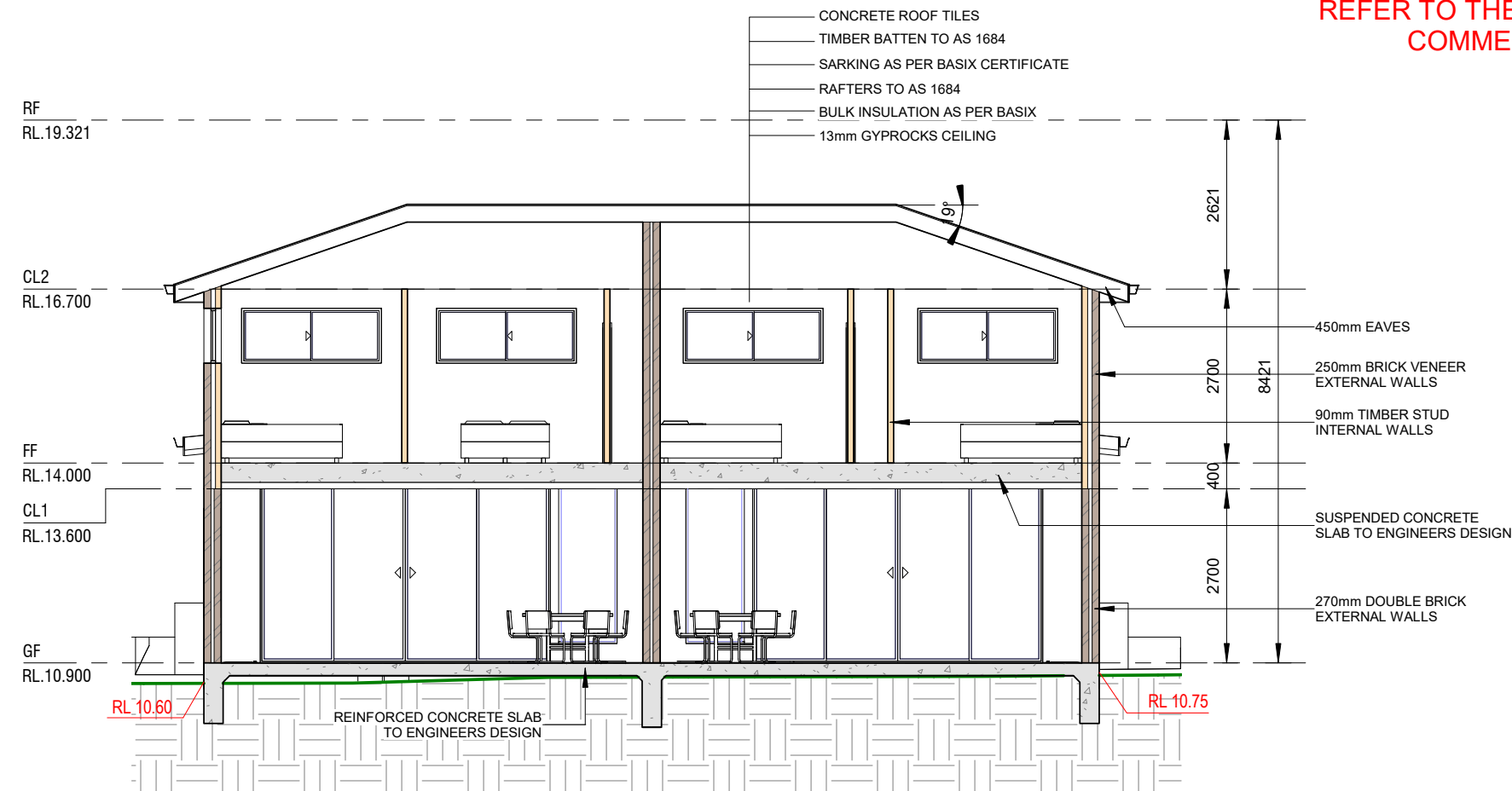
**ELEVATIONS - PART 3**

JOB NUMBER: 21338	DWG NUMBER: A06	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 19.07.2021	
DRAWN BY: A.N.	SCALE: AS SHOWN	

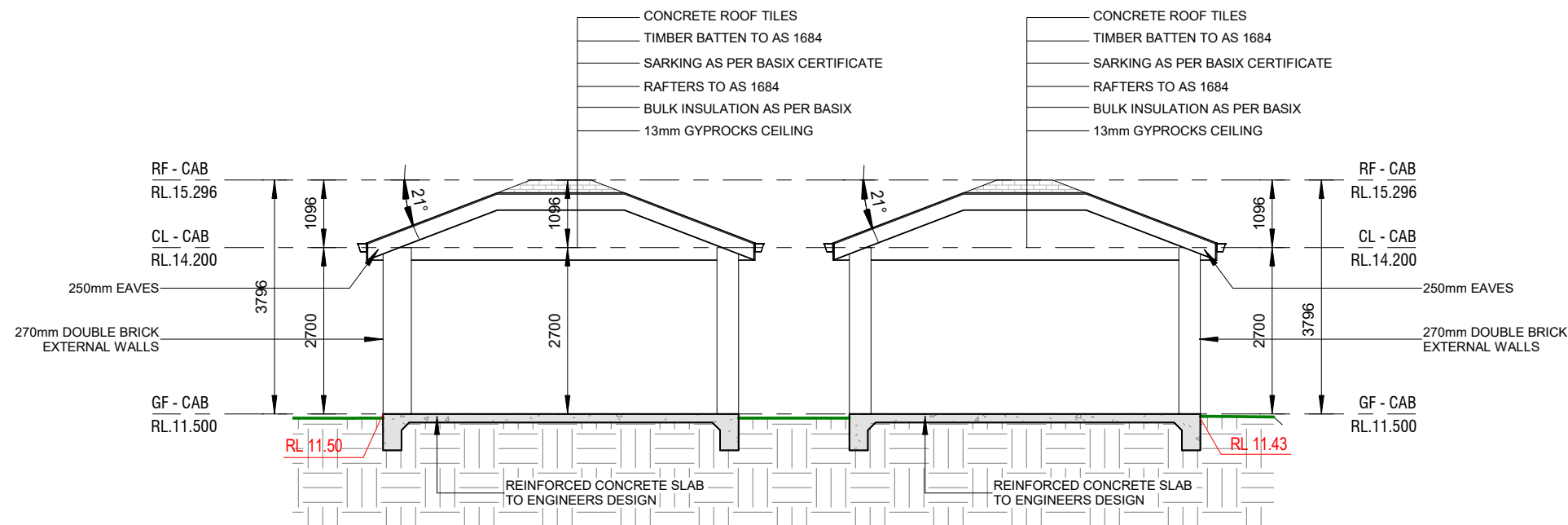
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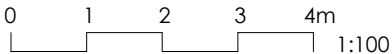
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1 SECTION 1  
1 : 100



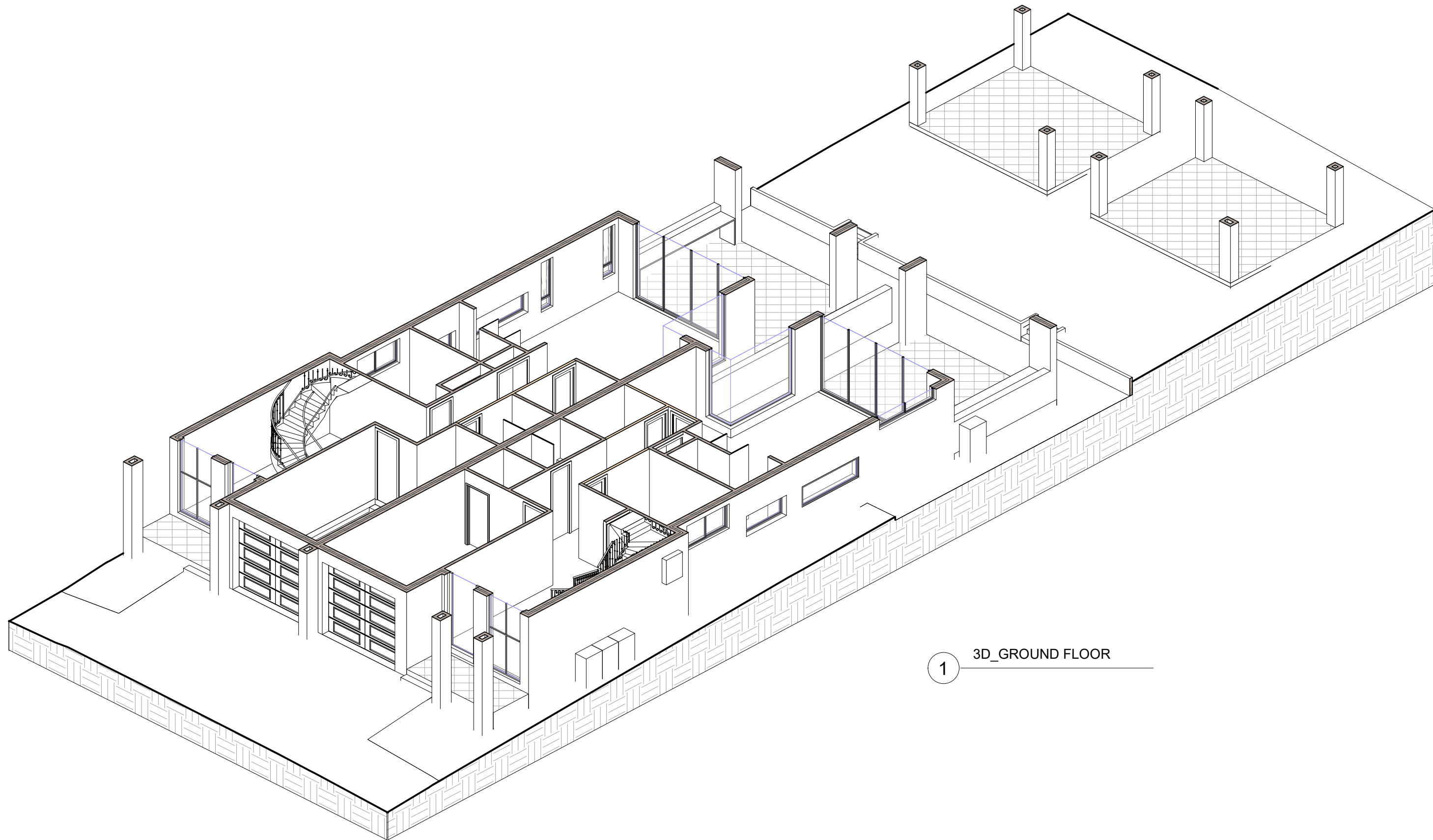
2 SECTION 2  
1 : 100



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REV	DATE	DESCRIPTION	BY						

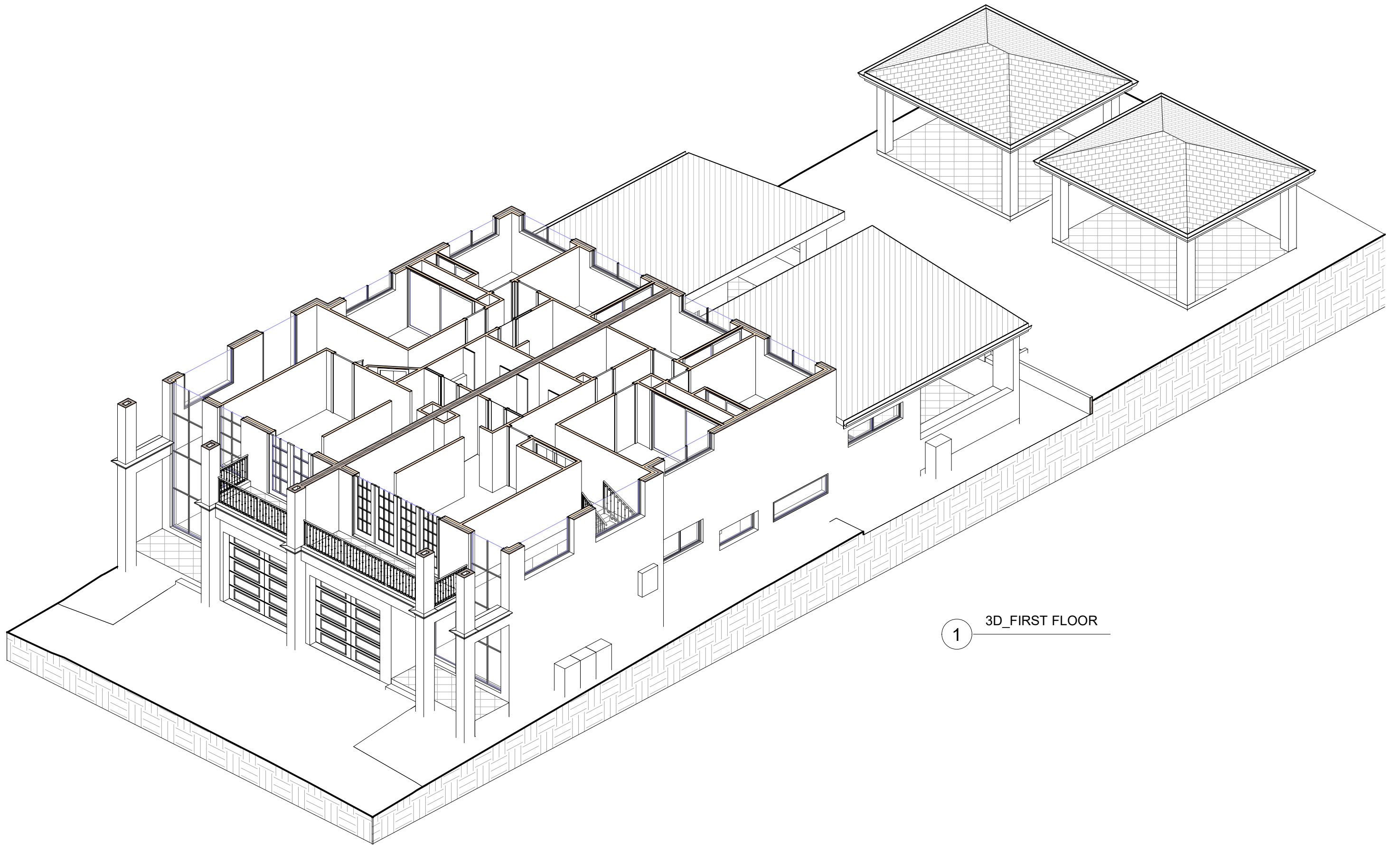
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1 3D\_GROUND FLOOR

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1 3D\_FIRST FLOOR

ISSUED FOR S4.55

REV	DATE	DESCRIPTION	BY
D	30.06.2023	ISSUED FOR CC	DK
C	16.06.2022	ISSUED FOR CC	DK
B	06.05.2022	AMENDED FOR DA	DK
A	19.10.2021	ISSUED FOR DA	DK

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ADDRESS:  
SUITE 4, LEVEL 1,  
402-410 CHAPEL RD, BANKSTOWN,  
NSW 2200  
P: 9709 5555 M: 0422 606 228  
E: [abraham@nemcodesign.com.au](mailto:abraham@nemcodesign.com.au)

**PROPOSED ATTACHED DUAL OCCUPANCY  
WITH CABANAS**  
**601 HENRY LAWSON DRIVE, EAST HILLS  
LOT A, DP 344833**  
**3D\_FIRST FLOOR**

JOB NUMBER: <b>21338</b>	DWG NUMBER: <b>A09</b>	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: <b>19.07.2021</b>	
DRAWN BY: A.N.	SCALE: AS SHOWN	



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										PROPOSED ATTACHED DUAL OCCUPANCY WITH CABANAS 601 HENRY LAWSON DRIVE, EAST HILLS LOT A, DP 344833		JOB NUMBER: 21338		DWG NUMBER: A10		ORIGINAL SIZE: A3	
D	30.06.2023	ISSUED FOR CC	DK	<p><b>COPYRIGHT</b> All rights reserved. These drawings, plans and specifications and the copyright are the property of Nemco Design and must not be used, reproduced or copied wholly or in part without the written permission of Nemco Design.</p> <div><p><b>NEMCO DESIGN</b> PTY LTD</p><p>STRUCTURAL ENGINEERING &amp; ARCHITECTURAL DESIGN</p></div> <p>ADDRESS: SUITE 4, LEVEL 1, 402-410 CHAPEL RD, BANKSTOWN, NSW 2200 P: 9709 5556 M: 0422 606 228 E: abraham@nemcodesign.com.au</p>		<p><b>3D_MODEL</b></p>		DESIGNED BY: A.N.		DATE: 19.07.2021							
C	16.06.2022	ISSUED FOR CC	DK														
B	06.05.2022	AMENDED FOR DA	DK														
A	19.10.2021	ISSUED FOR DA	DK														
REV	DATE	DESCRIPTION	BY									DRAWN BY: A.N.		SCALE: AS SHOWN			



WINDOW SCHEDULE - DW1				
Mark	Height	Width	Area	Level
W1.1	5400	1380	7.45 m <sup>2</sup>	GF
W1.2	850	1810	1.54 m <sup>2</sup>	GF
W1.3	700	1700	1.19 m <sup>2</sup>	GF
W1.4	700	2410	1.69 m <sup>2</sup>	GF
W1.5	1700	500	0.85 m <sup>2</sup>	GF
W1.6	1700	500	0.85 m <sup>2</sup>	GF
W1.7	2500	2600	6.50 m <sup>2</sup>	GF
W1.8	2500	905	2.26 m <sup>2</sup>	GF
W1.9	1500	2170	3.26 m <sup>2</sup>	FF
W1.10	2700	1500	4.05 m <sup>2</sup>	FF
W1.11	850	2170	1.84 m <sup>2</sup>	FF
W1.12	850	2170	1.84 m <sup>2</sup>	FF
W1.13	850	2170	1.84 m <sup>2</sup>	FF
W1.14	2400	1000	2.40 m <sup>2</sup>	FF
W1.15	850	2170	1.84 m <sup>2</sup>	FF
Grand total: 15			39.41 m <sup>2</sup>	

GLASS DOOR SCHEDULE - DW1				
Mark	Height	Width	Area	Level
SD1.1	2800	4500	12.60 m²	GF
SD1.2	2400	1800	4.32 m²	FF
Grand total: 2			16.92 m²	

SKYLIGHT SCHEDULE - DW1				
Mark	Height	Width	Area	Level
SK1.1	680	680	0.46 m <sup>2</sup>	CL2
SK1.2	680	680	0.46 m <sup>2</sup>	CL2
Grand total: 2			0.92 m <sup>2</sup>	

WINDOW SCHEDULE - DW2				
Mark	Height	Width	Area	Level
W2.1	5400	1380	7.45 m <sup>2</sup>	GF
W2.2	850	1810	1.54 m <sup>2</sup>	GF
W2.3	700	1700	1.19 m <sup>2</sup>	GF
W2.4	700	2410	1.69 m <sup>2</sup>	GF
W2.5	600	2410	1.45 m <sup>2</sup>	GF
W2.6	2500	2600	6.50 m <sup>2</sup>	GF
W2.7	2500	905	2.26 m <sup>2</sup>	GF
W2.8	1500	2170	3.26 m <sup>2</sup>	FF
W2.9	1500	2170	3.26 m <sup>2</sup>	FF
W2.10	850	2170	1.84 m <sup>2</sup>	FF
W2.11	850	2170	1.84 m <sup>2</sup>	FF
W2.12	850	2170	1.84 m <sup>2</sup>	FF
Grand total: 12			34.12 m <sup>2</sup>	

GLASS DOOR SCHEDULE - DW2				
Mark	Height	Width	Area	Level
SD2.1	2800	4500	12.60 m <sup>2</sup>	GF
SD2.2	2400	3700	8.88 m <sup>2</sup>	FF
Grand total: 2			21.48 m <sup>2</sup>	

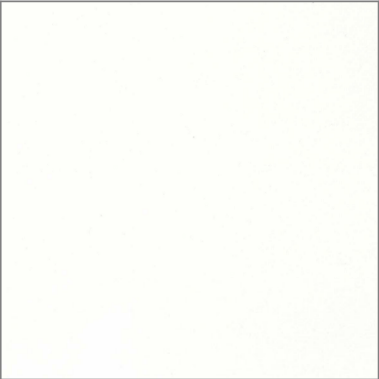
SKYLIGHT SCHEDULE - DW2				
Mark	Height	Width	Area	Level
SK2.1	680	680	0.46 m <sup>2</sup>	CL2
SK2.2	680	680	0.46 m <sup>2</sup>	CL2
Grand total: 2			0.92 m <sup>2</sup>	



1 SCHEDULE OF FINISHES



01: CREAM RENDER



02: GARAGE DOOR



03: ALUMINIUM WINDOWS & DOORS



04: BALUSTER & RAILING



05: FASCIA & GUTTER



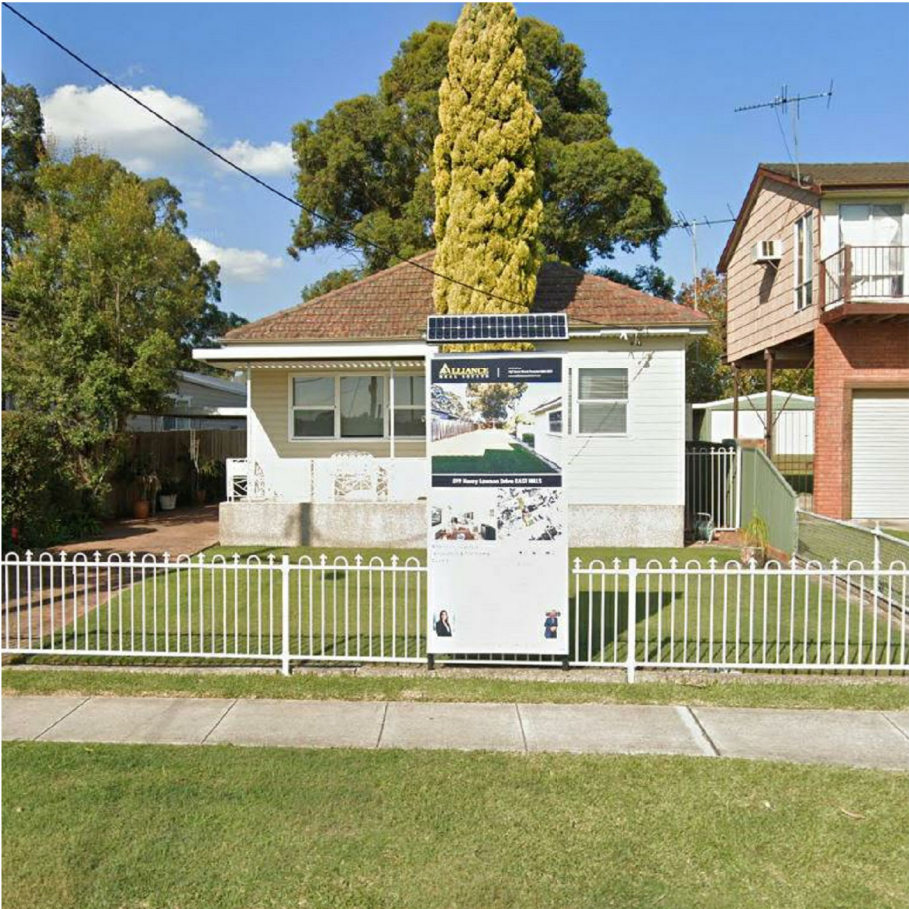
06: CONCRETE ROOF TILES

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D	30.06.2023	ISSUED FOR CC	DK		<p>DESIGNED BY: A.N.</p>	<p>DATE: <b>19.07.2021</b></p>			
C	16.06.2022	ISSUED FOR CC	DK		<p>DRAWN BY: A.N.</p>	<p>SCALE: AS SHOWN</p>			
B	06.05.2022	AMENDED FOR DA	DK						
A	19.10.2021	ISSUED FOR DA	DK						
REV	DATE	DESCRIPTION	BY						



No 599



No 601



1 STREETScape VIEW

HENRY LAWSON DR

No 603



2 NO FRONT FENCE ELEVATION  
1 : 100

0 1 2 3 4m  
1:100

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D	30.06.2023	ISSUED FOR CC	DK
C	16.06.2022	ISSUED FOR CC	DK
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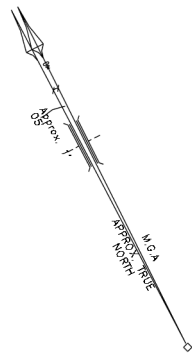
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SUITE 4, LEVEL 1,  
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NSW 2200  
P: 9709 5555 M: 0422 606 228  
E: abraham@nemcodesign.com.au

**PROPOSED ATTACHED DUAL OCCUPANCY  
WITH CABANAS**  
601 HENRY LAWSON DRIVE, EAST HILLS  
LOT A, DP 344833  
  
**STREETSCAPE VIEW & FRONT FENCE  
ELEVATION**

JOB NUMBER: <b>21338</b>	DWG NUMBER: <b>A13</b>	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: <b>19.07.2021</b>	
DRAWN BY: A.N.	SCALE: AS SHOWN	





LOT 28  
SEC. 7  
DP 11170

LOT B  
DP 344833

LOT 29  
SEC. 7  
DP 11170

LOT 30  
SEC. 7  
DP 11170

LOT 14  
SEC. 7  
DP 10225

SHADOW DIAGRAM - 21ST JUN AT 8AM

1:200

0 2 4 6 8m  
1:200

ISSUED FOR S4.55

REV	DATE	DESCRIPTION	BY
D	30.06.2023	ISSUED FOR CC	DK
C	16.06.2022	ISSUED FOR CC	DK
B	06.05.2022	AMENDED FOR DA	DK
A	19.10.2021	ISSUED FOR DA	DK

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STRUCTURAL ENGINEERING  
& ARCHITECTURAL DESIGN

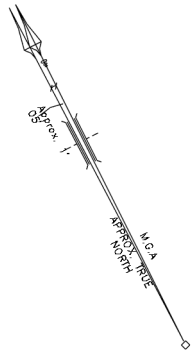
**PROPOSED ATTACHED DUAL OCCUPANCY  
WITH CABANAS**  
601 HENRY LAWSON DRIVE, EAST HILLS  
LOT A, DP 344833

SHADOW DIAGRAM - 21ST JUN - PART 1

JOB NUMBER: 21338	DWG NUMBER: A14.01	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 19.07.2021	
DRAWN BY: A.N.	SCALE: AS SHOWN	

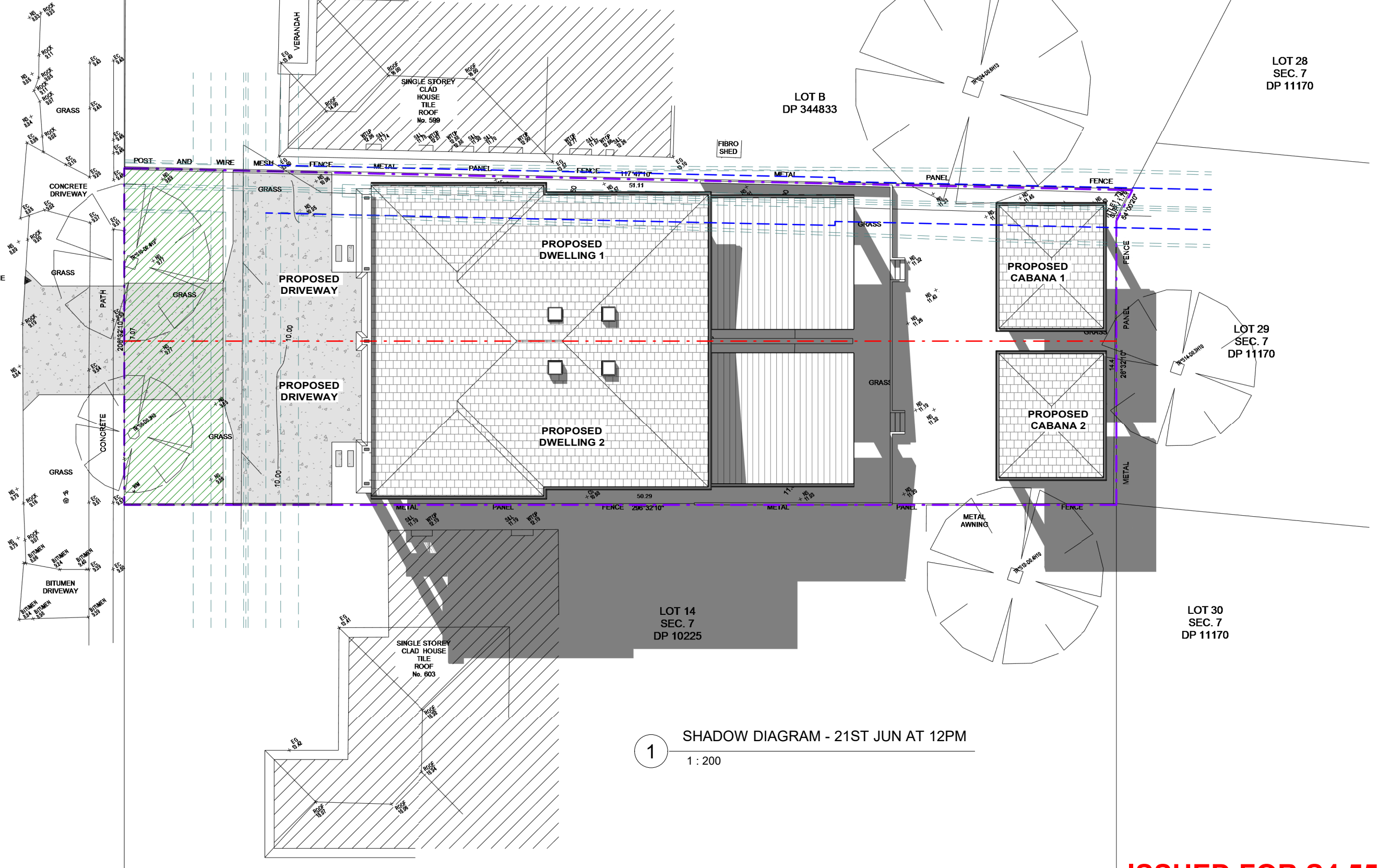
18/12/2023 10:06:39 AM





HENRY LAWSON DRIVE

BM, NAIL IN  
TOP OF STONE  
RL:9.27 (AHD)



1 SHADOW DIAGRAM - 21ST JUN AT 12PM  
1 : 200

ISSUED FOR S4.55

REV	DATE	DESCRIPTION	BY
D	30.06.2023	ISSUED FOR CC	DK
C	16.06.2022	ISSUED FOR CC	DK
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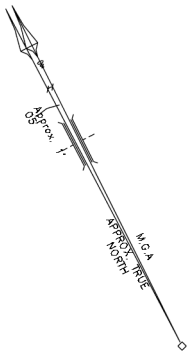
ADDRESS:  
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E: abraham@nemcodesign.com.au

**PROPOSED ATTACHED DUAL OCCUPANCY  
WITH CABANAS**  
601 HENRY LAWSON DRIVE, EAST HILLS  
LOT A, DP 344833

**SHADOW DIAGRAM - 21ST JUN - PART 2**

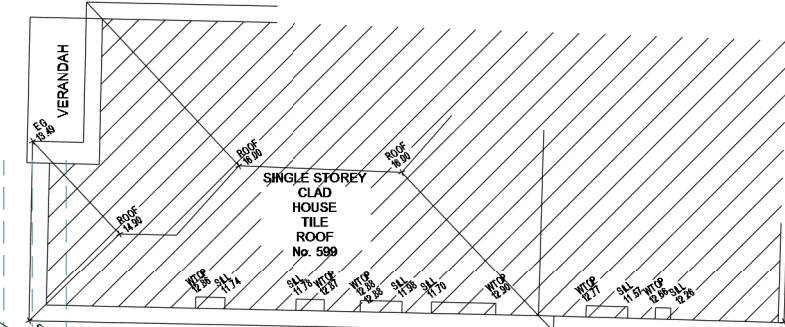
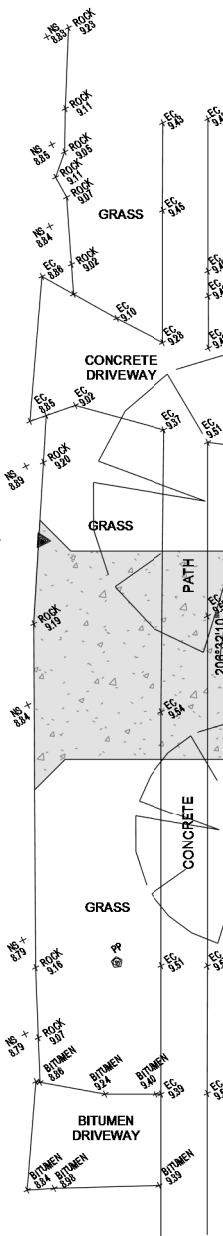
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DESIGNED BY: A.N.	DATE: <b>19.07.2021</b>	
DRAWN BY: A.N.	SCALE: AS SHOWN	

18/12/2023 10:06:43 AM



HENRY LAWSON DRIVE

BM, NAIL IN TOP OF STONE RL:9.27 (AHD)



LOT B  
DP 344833

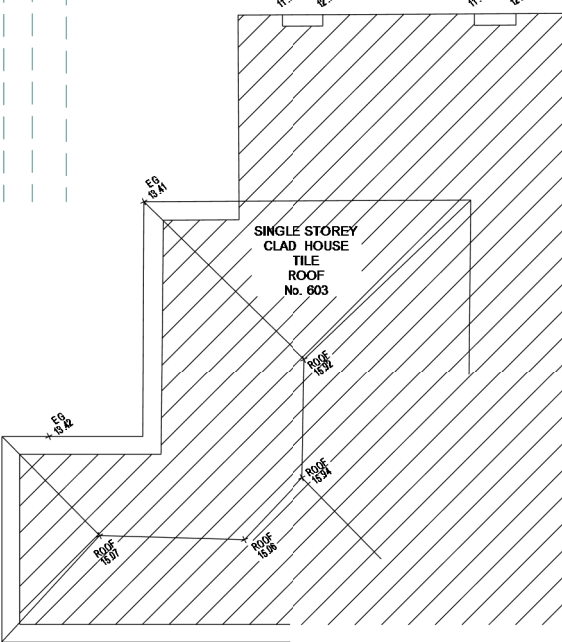
LOT 28  
SEC. 7  
DP 11170

LOT 29  
SEC. 7  
DP 11170

LOT 30  
SEC. 7  
DP 11170

LOT 14  
SEC. 7  
DP 10225

1 SHADOW DIAGRAM - 21ST JUN AT 4PM  
1 : 200



ISSUED FOR S4.55

REV	DATE	DESCRIPTION	BY
D	30.06.2023	ISSUED FOR CC	DK
C	16.06.2022	ISSUED FOR CC	DK
B	06.05.2022	AMENDED FOR DA	DK
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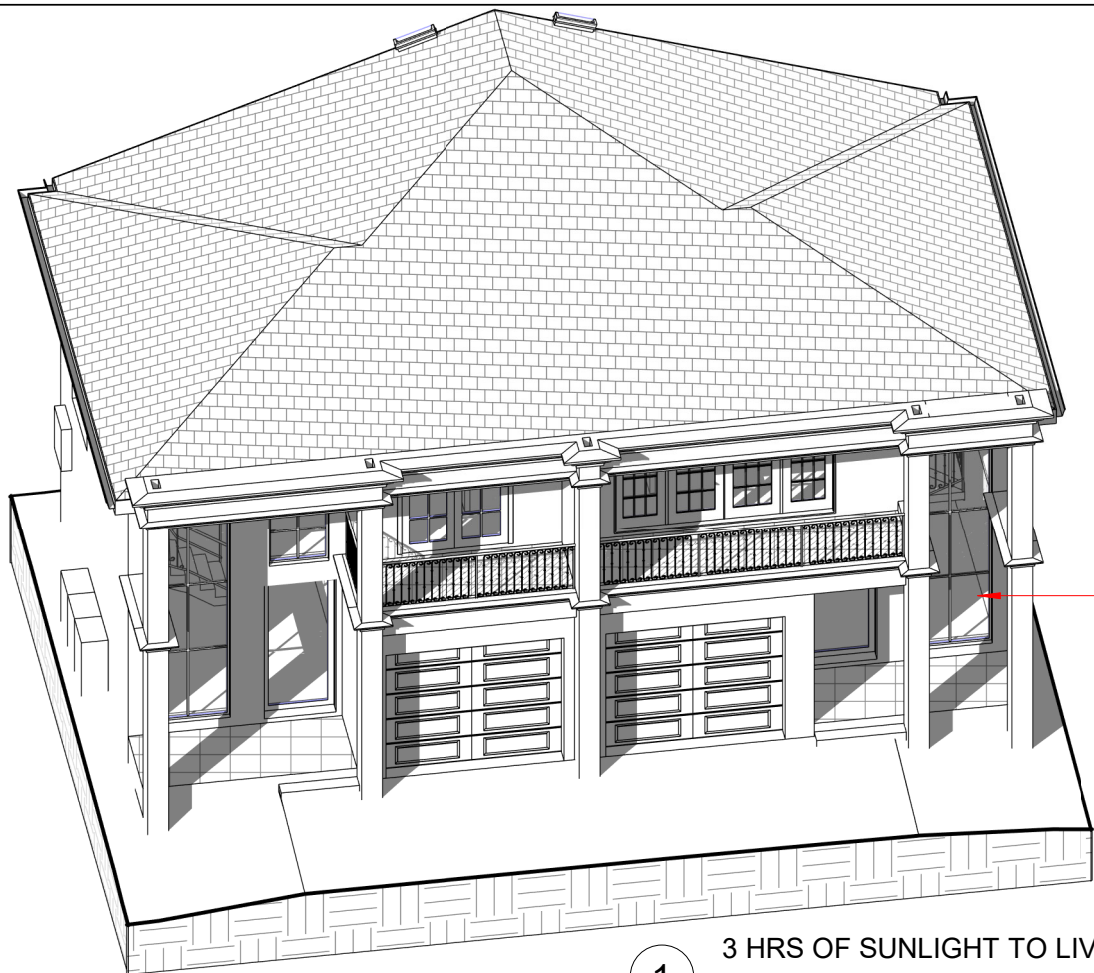
**PROPOSED ATTACHED DUAL OCCUPANCY  
WITH CABANAS**  
601 HENRY LAWSON DRIVE, EAST HILLS  
LOT A, DP 344833

**SHADOW DIAGRAM - 21ST JUN - PART 3**

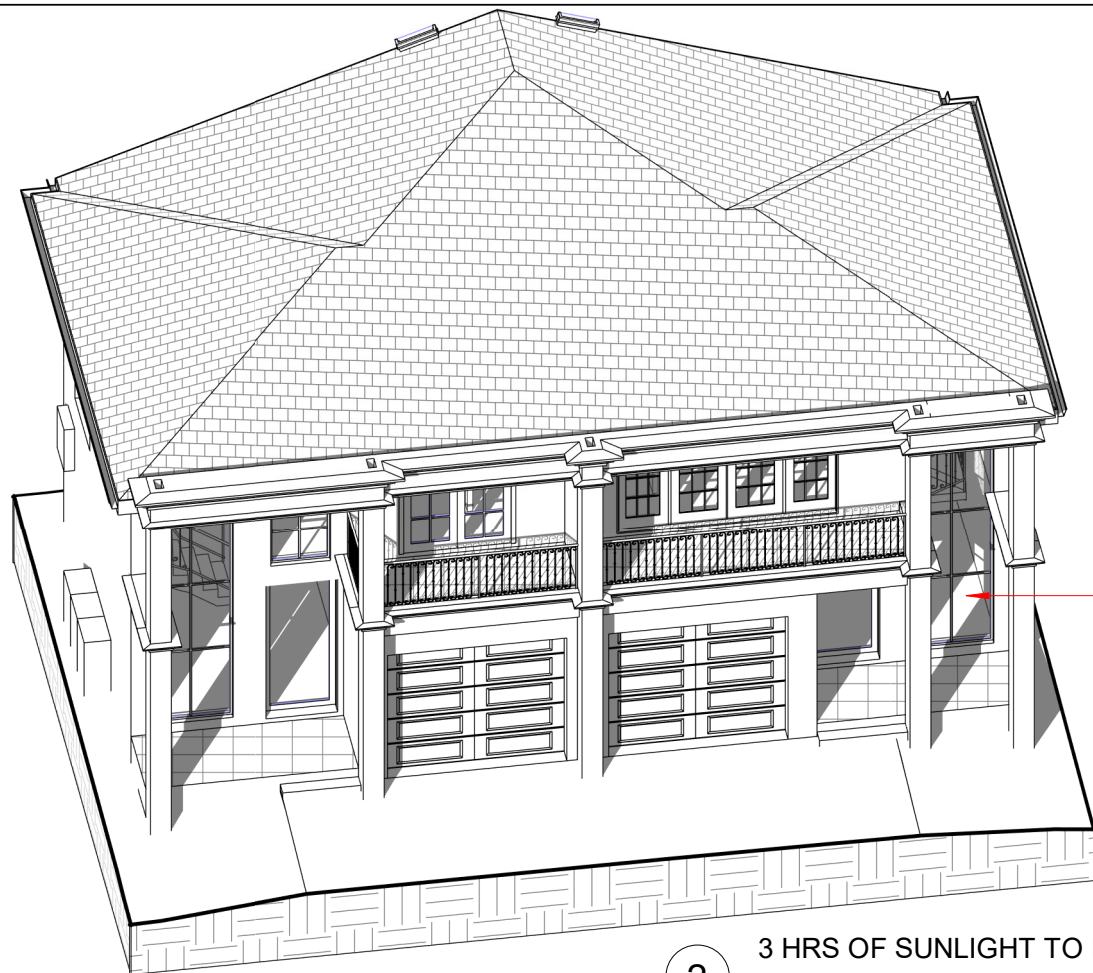
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DESIGNED BY: A.N.	DATE: <b>19.07.2021</b>	
DRAWN BY: A.N.	SCALE: AS SHOWN	

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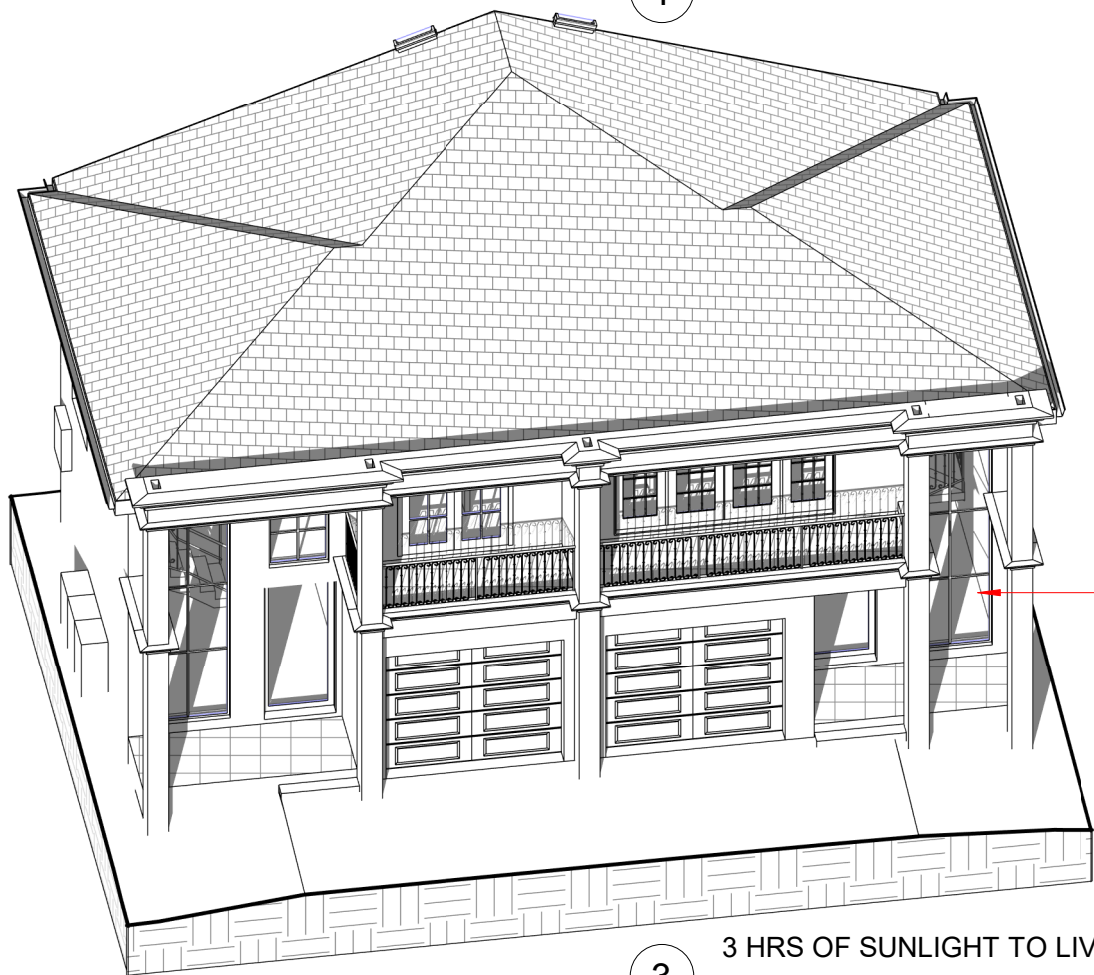




1 3 HRS OF SUNLIGHT TO LIVING - 21ST JUN 1PM



2 3 HRS OF SUNLIGHT TO LIVING - 21ST JUN 2PM



3 3 HRS OF SUNLIGHT TO LIVING - 21ST JUN 3PM



4 3 HRS OF SUNLIGHT TO LIVING - 21ST JUN 4PM

ISSUED FOR \$4.55

REV	DATE	DESCRIPTION	BY
D	30.06.2023	ISSUED FOR CC	DK
C	16.06.2022	ISSUED FOR CC	DK
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A	19.10.2021	ISSUED FOR DA	DK

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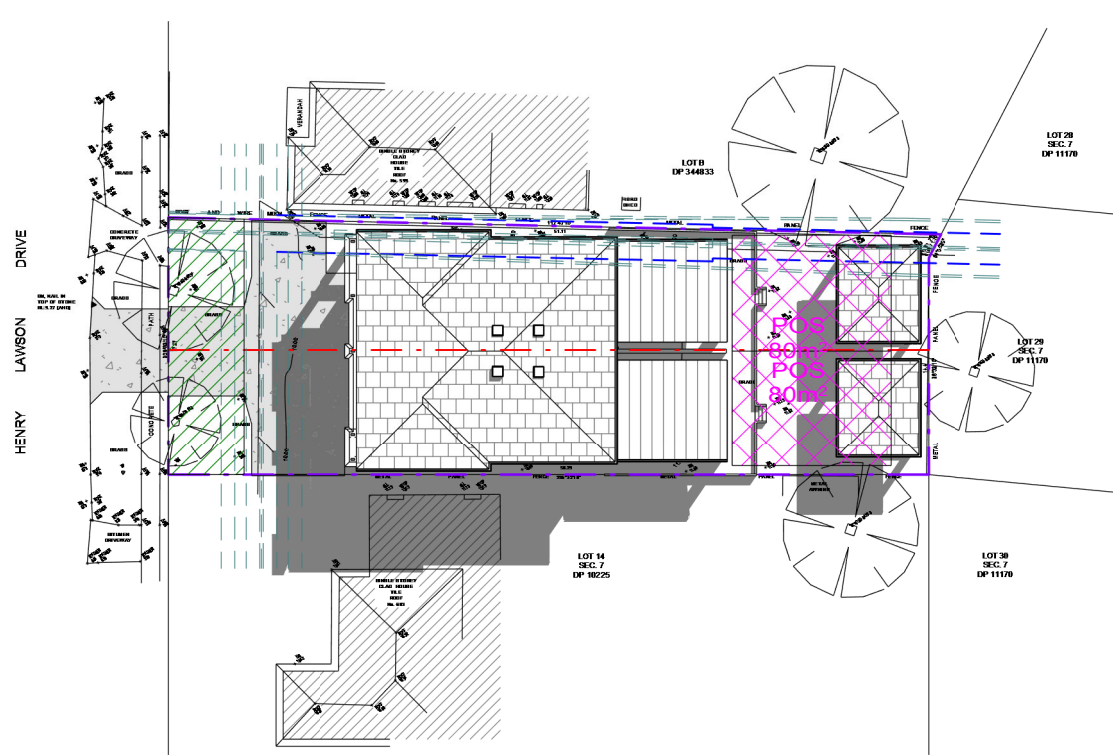
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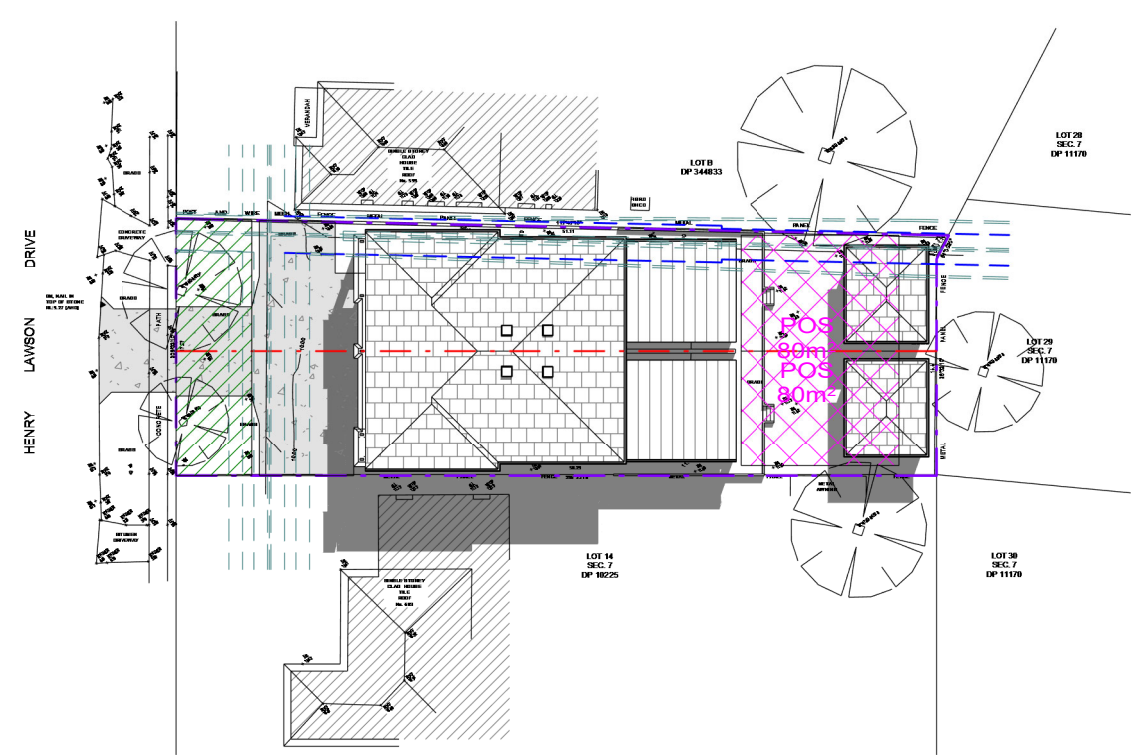
**PROPOSED ATTACHED DUAL OCCUPANCY  
WITH CABANAS**  
**601 HENRY LAWSON DRIVE, EAST HILLS  
LOT A, DP 344833**  
**3 HOURS OF SUNLIGHT TO LIVING - 21ST  
JUN**

JOB NUMBER: <b>21338</b>	DWG NUMBER: <b>A14.04</b>	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: <b>19.07.2021</b>	
DRAWN BY: A.N.	SCALE: AS SHOWN	

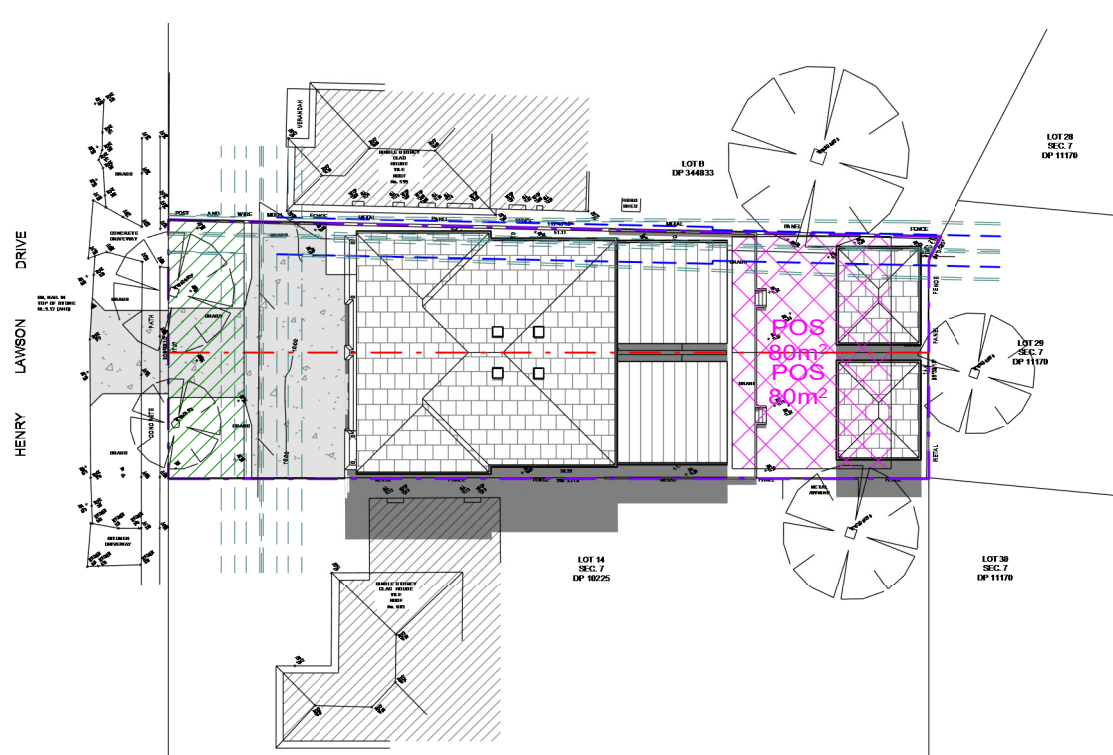




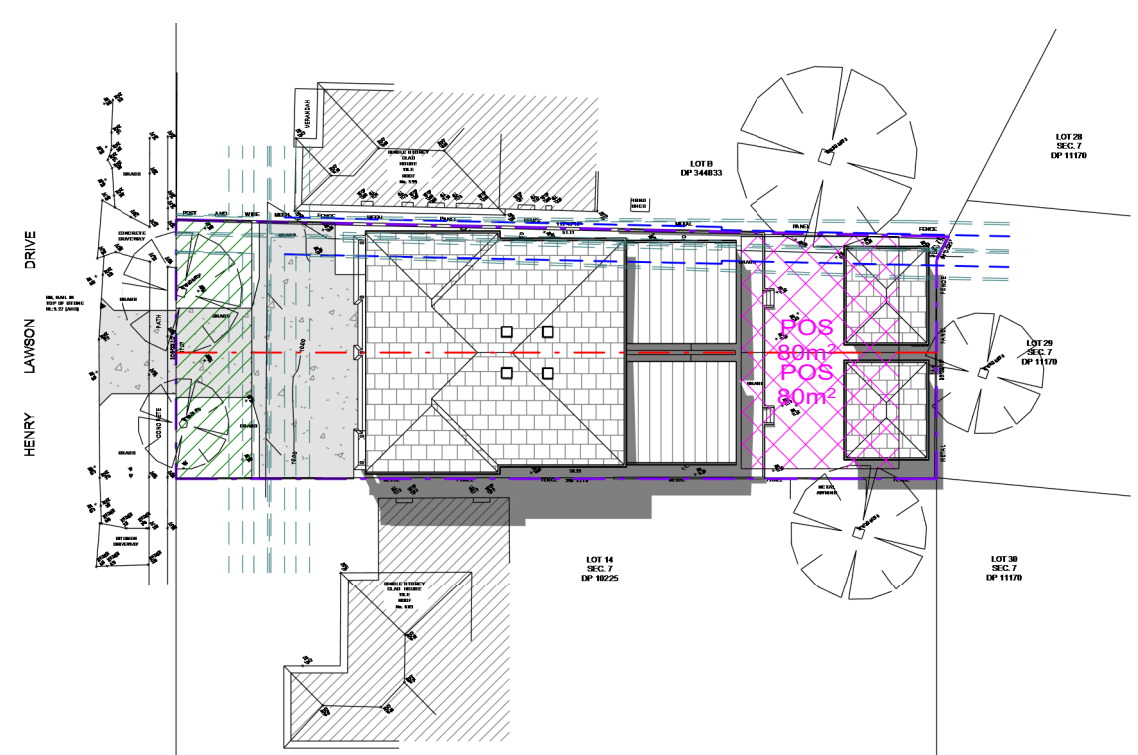
1 3 HOURS OF SUNLIGHT TO 50% POS - 20TH MARCH EQUINOX 9AM  
1 : 500



2 3 HOURS OF SUNLIGHT TO 50% POS - 20TH MARCH EQUINOX 10AM  
1 : 500



3 3 HOURS OF SUNLIGHT TO 50% POS - 20TH MARCH EQUINOX 11AM  
1 : 500



4 3 HOURS OF SUNLIGHT TO 50% POS - 20TH MARCH EQUINOX 12PM  
1 : 500

ISSUED FOR S4.55

REV	DATE	DESCRIPTION	BY
D	30.06.2023	ISSUED FOR CC	DK
C	16.06.2022	ISSUED FOR CC	DK
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**PROPOSED ATTACHED DUAL OCCUPANCY  
WITH CABANAS**  
**601 HENRY LAWSON DRIVE, EAST HILLS**  
**LOT A, DP 344833**  
**3 HOURS OF SUNLIGHT TO 50% POS -  
20TH MARCH EQUINOX**

JOB NUMBER: <b>21338</b>	DWG NUMBER: <b>A14.05</b>	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: <b>19.07.2021</b>	
DRAWN BY: A.N.	SCALE: AS SHOWN	

18/12/2023 10:07:13 AM



Single Dwelling

Certificate number: 1225854S\_05

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: Tuesday, 08 March 2022  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	601 Henry Lawson Dr, East Hills - DW1_05	
Street address	601 Henry Lawson Drive East Hills 2213	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 344833	
Lot no.	A	
Section no.	-	
Project type	attached dwelling house	
No. of bedrooms	5	
Project score		
Water	✔ 43	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 51	Target 50

Certificate Prepared by

Name / Company Name: Nemco Design

ABN (if applicable): 46166160505

Description of project

Project address		Assessor details and thermal loads		
Project name	601 Henry Lawson Dr, East Hills - DW1_05	Assessor number	n/a	
Street address	601 Henry Lawson Drive East Hills 2213	Certificate number	n/a	
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a	
Plan type and plan number	Deposited Plan 344833	Area adjusted cooling load (MJ/m² year)	n/a	
Lot no.	A	Area adjusted heating load (MJ/m² year)	n/a	
Section no.	-	Ceiling fan in at least one bedroom	n/a	
Project type		Ceiling fan in at least one living room or other conditioned area	n/a	
		Project score		
Project type		attached dwelling house		
No. of bedrooms		5		
Site details				
Site area (m²)	417	Water	✔ 43	Target 40
Roof area (m²)	191	Thermal Comfort	✔ Pass	Target Pass
Conditioned floor area (m2)	171.69	Energy	✔ 51	Target 50
Unconditioned floor area (m2)	15.34			
Total area of garden and lawn (m2)	100			

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 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 800 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 183.63 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		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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, 101.95 square metres	nil		
floor - above habitable rooms or mezzanine, 85.08 square metres, concrete	nil		
floor - suspended floor above garage, concrete	nil		
external wall - cavity brick	0.50 (or 1.17 including construction)		
external wall - brick veneer	1.86 (or 2.40 including construction)		
internal wall shared with garage - plasterboard	nil		
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.75 (up), roof: foil/sarking		unventilated; light (solar absorbance < 0.475)
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 2.82 (up), roof: foil/sarking		framed; light (solar absorbance < 0.475)
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.		

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.		✓	✓	✓	
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).		✓	✓	✓	
Skylight no.	Maximum area (square metres)	Type	Shading device		
S01	0.46	aluminium, moulded plastic single clear	no shading		
S02	0.46	aluminium, moulded plastic single clear	no shading		
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North-East facing					
W1.4	600	3000	aluminium, single, clear	none	>4 m high, 2-5 m away
W1.2	850	1810	aluminium, single, clear	none	>4 m high, 2-5 m away

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W1.9	850	2170	aluminium, single, clear	eave 600 mm, 90 mm above head of window or glazed door	>4 m high, 2-5 m away
W1.7	1500	2170	aluminium, single, clear	eave 600 mm, 90 mm above head of window or glazed door	>4 m high, 2-5 m away
W1.8	1500	2170	aluminium, single, clear	eave 600 mm, 90 mm above head of window or glazed door	>4 m high, 2-5 m away
W1.3	600	1700	aluminium, single, clear	none	>4 m high, 2-5 m away
South-East facing					
W1.11	850	2170	aluminium, single, clear	eave 600 mm, 90 mm above head of window or glazed door	not overshadowed
SD1.1	2400	4500	aluminium, single, clear	eave 4500 mm, 900 mm above head of window or glazed door	not overshadowed
W1.10	850	2170	aluminium, single, clear	eave 600 mm, 90 mm above head of window or glazed door	not overshadowed
South-West facing					
W1.5	600	2170	aluminium, single, clear	none	>4 m high, <2 m away
North-West facing					
W1.1	5400	1000	aluminium, single, clear	eave 770 mm, 50 mm above head of window or glazed door	not overshadowed
SD1.2	2400	3700	aluminium, single, clear	eave 500 mm, 210 mm above head of window or glazed door	not overshadowed

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: electric heat pump with a performance of 36 to 40 STCs or better.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning. Energy rating: 4.5 Star (old label)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning. Energy rating: 4.5 Star (old label)		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning. Energy rating: 4.5 Star (old label)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning. Energy rating: 4.5 Star (old label)		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 5 of the bedrooms / study; dedicated		✓	✓
• at least 2 of the living / dining rooms; dedicated		✓	✓
• the kitchen; dedicated		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• all bathrooms/toilets; dedicated		✓	✓
• the laundry; dedicated		✓	✓
• all hallways; dedicated		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
Other			
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	

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.

REV	DATE	DESCRIPTION	BY
D	30.06.2023	ISSUED FOR CC	DK
C	16.06.2022	ISSUED FOR CC	DK
B	06.05.2022	AMENDED FOR DA	DK
A	19.10.2021	ISSUED FOR DA	DK

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NSW 2200  
P: 9709 5556 M: 9422 606 228  
E: abraham@nemcodesign.com.au

**PROPOSED ATTACHED DUAL OCCUPANCY  
WITH CABANAS  
601 HENRY LAWSON DRIVE, EAST HILLS  
LOT A, DP 344833**

**BASIX REQUIREMENTS - DWELLING 1**

JOB NUMBER:  
**21338**

DESIGNED BY:  
A.N.

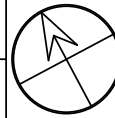
DRAWN BY:  
A.N.

DWG NUMBER:  
**A15.01**

DATE:  
**07/23/21**

SCALE:  
AS SHOWN

ORIGINAL SIZE:  
A3



**ISSUED FOR \$4.55**

18/12/2023 10:07:17 AM

Single Dwelling

Certificate number: 1225891S\_03

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: Tuesday, 08 March 2022  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,  
Industry &  
Environment

Project summary		
Project name	601 Henry Lawson Dr, East Hills - DW2_03	
Street address	601 Henry Lawson Drive East Hills 2213	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 344833	
Lot no.	A	
Section no.	-	
Project type	attached dwelling house	
No. of bedrooms	5	
Project score		
Water	✓ 43	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 51	Target 50

Certificate Prepared by	
Name / Company Name:	Nemco Design
ABN (if applicable):	46166160505

Description of project

Project address		Assessor details and thermal loads	
Project name	601 Henry Lawson Dr, East Hills - DW2_03	Assessor number	n/a
Street address	601 Henry Lawson Drive East Hills 2213	Certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 344833	Area adjusted cooling load (MJ/m <sup>2</sup> .year)	n/a
Lot no.	A	Area adjusted heating load (MJ/m <sup>2</sup> .year)	n/a
Section no.	-	Ceiling fan in at least one bedroom	n/a
		Ceiling fan in at least one living room or other conditioned area	n/a
Project type		Project score	
Project type	attached dwelling house	Water	✓ 43 Target 40
No. of bedrooms	5	Thermal Comfort	✓ Pass Target Pass
Site details		Energy	✓ 51 Target 50
Site area (m <sup>2</sup> )	415		
Roof area (m <sup>2</sup> )	191		
Conditioned floor area (m2)	171.69		
Unconditioned floor area (m2)	15.34		
Total area of garden and lawn (m2)	100		

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 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 800 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 191.27 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		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Comfort Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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, 101.95 square metres	nil			
floor - above habitable rooms or mezzanine, 85.08 square metres, concrete	nil			
floor - suspended floor above garage, concrete	nil			
external wall - cavity brick	0.50 (or 1.17 including construction)			
external wall - brick veneer	1.86 (or 2.40 including construction)			
internal wall shared with garage - plasterboard	nil			
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.75 (up), roof: foil/sarking	unventilated; light (solar absorptance < 0.475)		
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 2.82 (up), roof: foil/sarking	framed; light (solar absorptance < 0.475)		
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.			

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.		✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).		✓	✓	✓

Skylight no.	Maximum area (square metres)	Type	Shading device
S01	0.46	aluminium, moulded plastic single clear	no shading
S02	0.46	aluminium, moulded plastic single clear	no shading

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North-East facing					
W2.5	600	2170	aluminium, single, clear	none	>4 m high, <2 m away
South-East facing					

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
SD2.1	2400	4500	aluminium, single, clear	eave 4500 mm, 900 mm above head of window or glazed door	not overshadowed
W2.11	850	2170	aluminium, single, clear	eave 600 mm, 90 mm above head of window or glazed door	not overshadowed
W2.10	850	2170	aluminium, single, clear	eave 600 mm, 90 mm above head of window or glazed door	not overshadowed
South-West facing					
W2.2	850	1810	aluminium, single, clear	none	>4 m high, 2-5 m away
W2.7	1500	2170	aluminium, single, clear	eave 600 mm, 90 mm above head of window or glazed door	>4 m high, 2-5 m away
W2.3	600	1700	aluminium, single, clear	none	>4 m high, 2-5 m away
W2.4	600	3000	aluminium, single, clear	none	>4 m high, 2-5 m away
W2.9	850	2170	aluminium, single, clear	eave 600 mm, 90 mm above head of window or glazed door	>4 m high, 2-5 m away
W2.8	1500	2170	aluminium, single, clear	eave 600 mm, 90 mm above head of window or glazed door	>4 m high, 2-5 m away
North-West facing					
W2.1	5400	1000	aluminium, single, clear	eave 770 mm, 50 mm above head of window or glazed door	not overshadowed
SD2.2	2400	3700	aluminium, single, clear	eave 500 mm, 210 mm above head of window or glazed door	not overshadowed

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: electric heat pump with a performance of 36 to 40 STCs or better.		✓	✓	✓
Cooling system				
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 4.5 Star (old label)			✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 4.5 Star (old label)			✓	✓
Heating system				
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 4.5 Star (old label)			✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 4.5 Star (old label)			✓	✓
Ventilation				
The applicant must install the following exhaust systems in the development:				
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off			✓	✓
Kitchen: individual fan, not ducted; Operation control: manual switch on/off			✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off			✓	✓
Artificial lighting				
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:				
• at least 4 of the bedrooms / study; dedicated			✓	✓
• at least 2 of the living / dining rooms; dedicated			✓	✓
• the kitchen; dedicated			✓	✓

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• all bathrooms/toilets; dedicated				✓
• the laundry; dedicated			✓	✓
• all hallways; dedicated			✓	✓
Natural lighting				
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.		✓	✓	✓
Other				
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.			✓	

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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C	16.06.2022	ISSUED FOR CC	DK	
B	06.05.2022	AMENDED FOR DA	DK	
A	19.10.2021	ISSUED FOR DA	DK	
REV	DATE	DESCRIPTION	BY	

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STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN

ADDRESS:  
SUITE 4, LEVEL 1,  
402-410 CHAPEL RD, BANKSTOWN,  
NSW 2200  
P: 9709 5556 M: 9422 606 228  
E: abraham@nemcodesign.com.au

**PROPOSED ATTACHED DUAL OCCUPANCY  
WITH CABANAS**  
**601 HENRY LAWSON DRIVE, EAST HILLS  
LOT A, DP 344833**

**BASIX REQUIREMENTS - DWELLING 2**

JOB NUMBER: <b>21338</b>	DWG NUMBER: <b>A15.02</b>	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: <b>07/23/21</b>	
DRAWN BY: A.N.	SCALE: AS SHOWN	

**ISSUED FOR \$4.55**

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