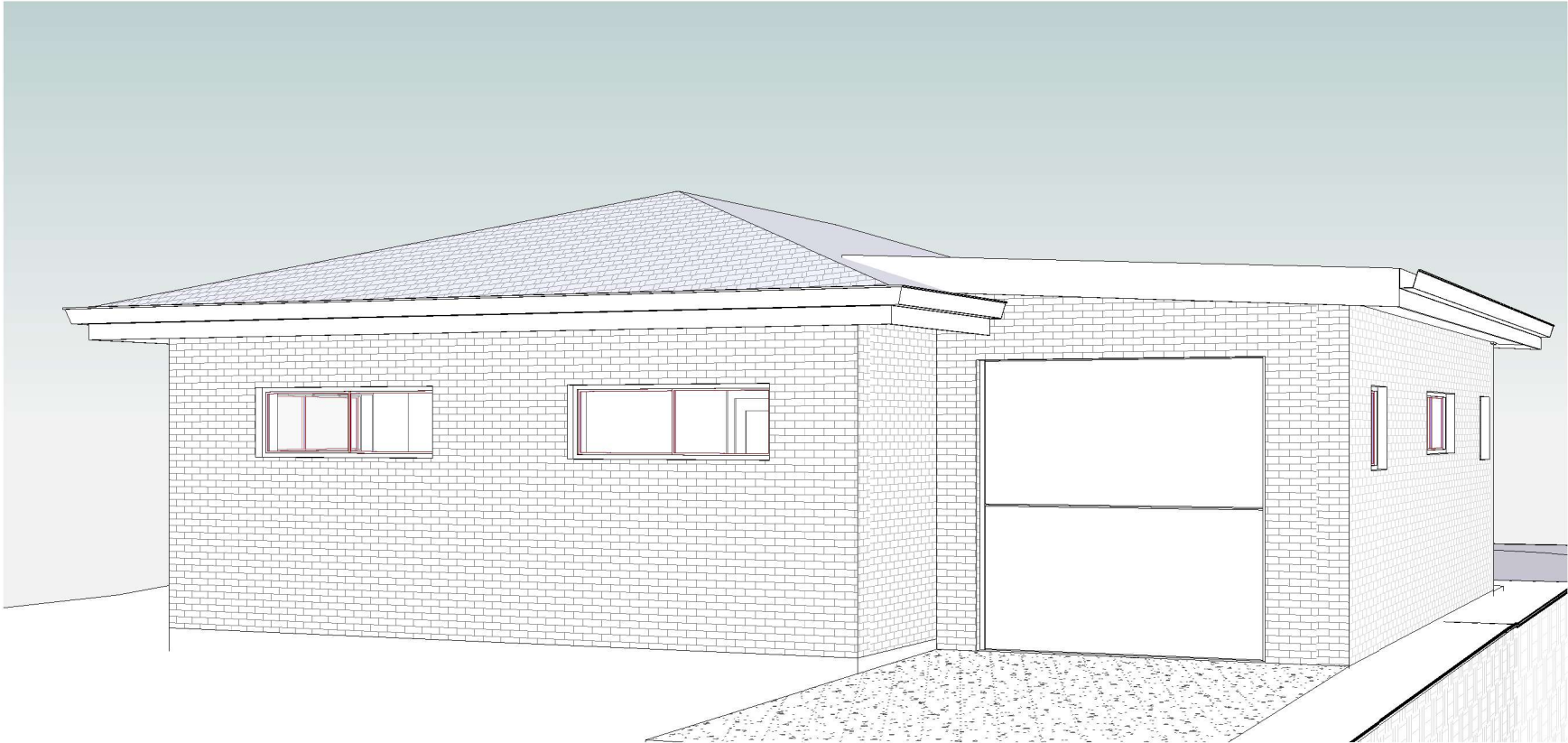


PROPOSED SECONDARY DWELLING WITH ATTACHED GARAGE AT 21 THIRD AVE, CONDELL PARK NSW 2200



DRAWING SHEETS	
Sheet Number	Sheet Name
A00	COVER SHEET
A01	DEMOLITION PLAN, WASTE MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN
A02	SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN. LANDSCAPING PLAN
A03	PROPOSED FLOOR PLAN
A04	ELEVATIONS AND SECTION
A05	3D MODEL
A06	SCHEDULE OF MATERIALS & FINISHES
A07	SHADOW DIAGRAMS - 21st JUN
A08	BASIX REQUIREMENTS - PART 1
A09	BASIX REQUIREMENTS - PART 2
A10	NOTES & SPECIFICATIONS

A	29.01.2024	DA ISSUE	AA
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For:

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ACCREDITED BUILDING DESIGNER

Accreditation No: 6589

PROPOSED SECONDARY DWELLING WITH ATTACHED GARAGE

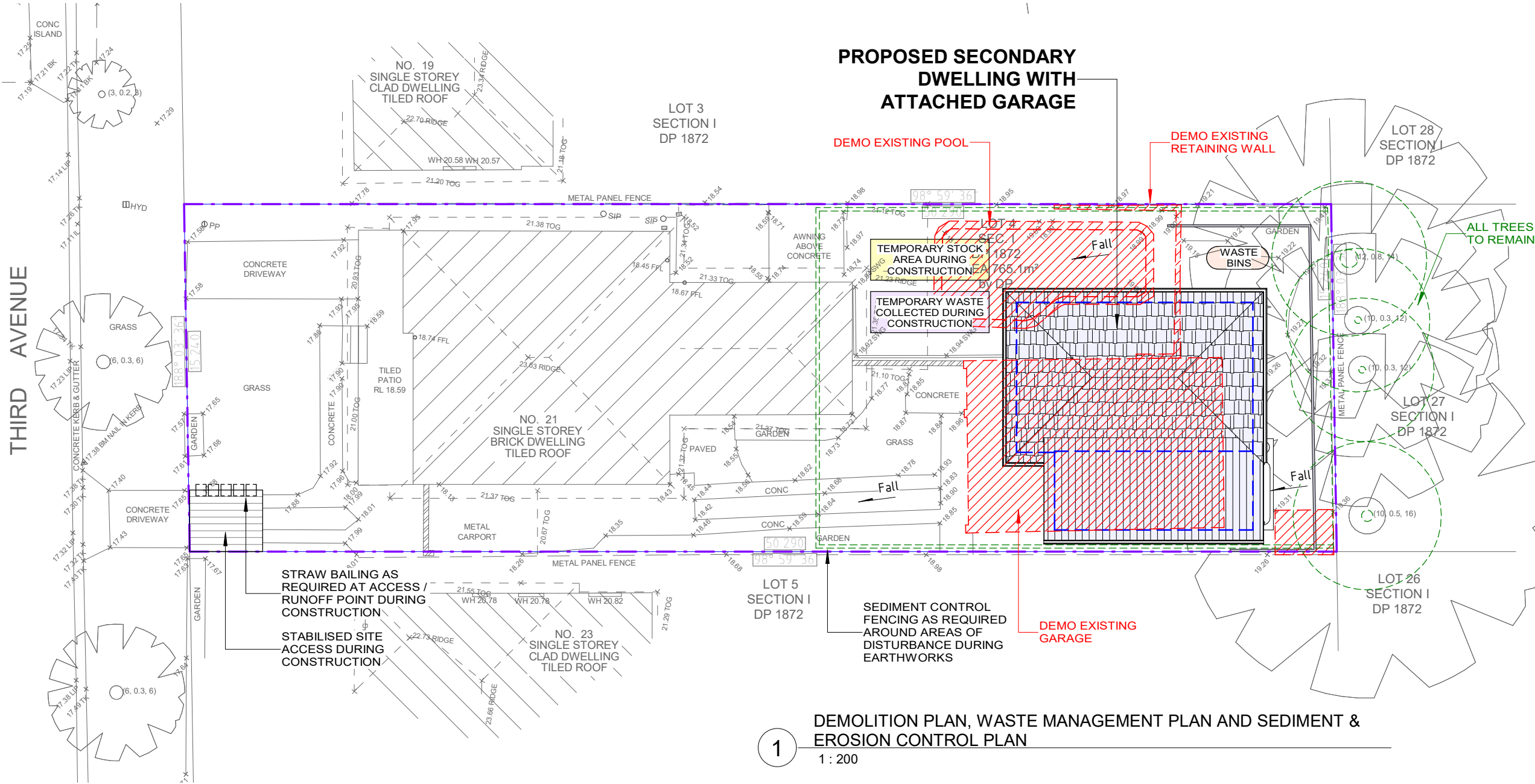
21 THIRD AVE, CONDELL PARK NSW 2200

LOT 4, SEC 1, DP 1872

COVER SHEET

JOB NUMBER: 22082	DWG NUMBER: A00	ORIGINAL SIZE: A3
DESIGNED BY: A.A.	DATE: 08.12.2023	
DRAWN BY: A.A.	SCALE: AS SHOWN	

THIRD AVENUE



DEMOLITION PLAN, WASTE MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN

1
1 : 200

SITE SEDIMENT CONTROL

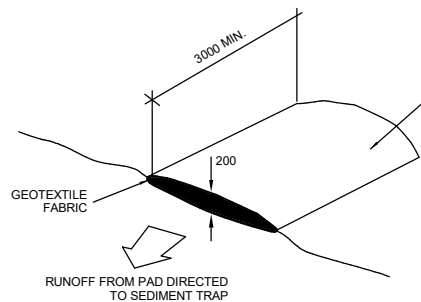
1. Site works will not start until the erosion and sediment control works are installed and functional.
2. Sediment fences and barrier fences will be installed as shown on the attached drawing.
3. Topsoil from the work's area will be stripped and stockpiled for later use in landscaping the site.
4. All stockpiles will be placed in the location shown on the ESCP and at least 2 metres clear of all areas of possible areas of concentrated water flow, including driveways.
5. Lands to the rear of the allotment and on the footpath will not be disturbed during works except where essential. Where works are necessary, they will be undertaken in such a way to minimise the occurrence of soil erosion, even for short periods. They will be rehabilitated (grassed) as soon as possible. Stockpiles will not be placed on these lands and they will not be used as vehicle parking areas.
6. Approved bins for building waste, concrete and mortar slurries, paints, acid washings and litter will be provided and arrangements made for regular collection and disposal.
7. Guttering will be connected to the stormwater system as soon as practicable.
8. Topsoil will be respread and all disturbed areas will be stabilised within 20 working days of the completion of works.
9. All erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.

Builders/developers have the responsibility to manage the following pollution sources:

- air pollution, including dust
- noise that might interfere with neighbouring properties
- waste discharges including erosion leakage or spills of construction materials, soil, sand, gravel slurries and concrete
- trade and domestic rubbish, including litter packaging, off-cuts and spoiled materials
- toxic chemicals, including fuels, paints, solvents, sealants, adhesives, lubricants and pesticides.

LEGEND:

- SITE BOUNDARY
- SEWER LINE
- PROPOSED SECONDARY DWELLING OUTLINE
- ITEMS TO BE DEMOLISHED IN ACCORDANCE WITH "AS2601-2001 THE DEMOLITION OF STRUCTURES"
- SEDIMENT CONTROL FENCE
- TEMPORARY FENCE
- FALL INDICATOR

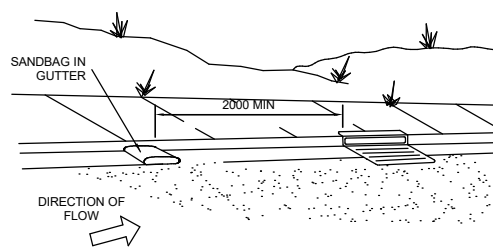


VEHICLE ACCESS TO SITE

NTS
VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.

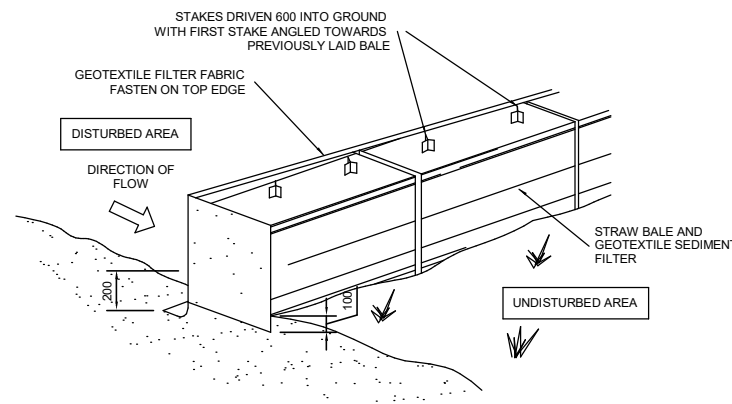
BUILDING MATERIAL STOCKPILES

NTS
ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION.
THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.



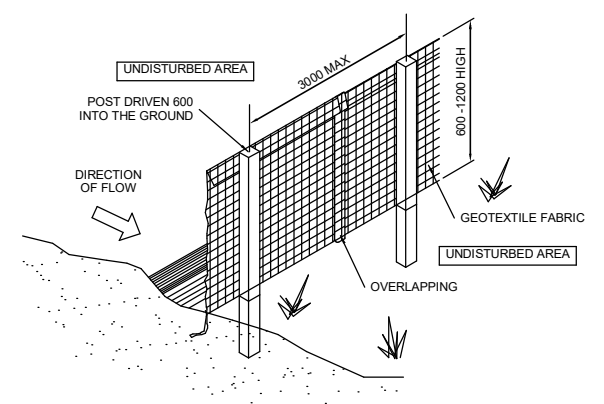
SANDBAG KERB SEDIMENT TRAP

NTS
IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER.



STRAW BALE DETAIL

NTS



SEDIMENT AND EROSION FENCE DETAIL

NTS



1:200

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Accreditation No: 6589

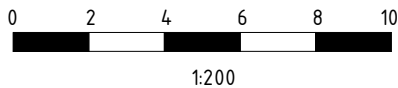
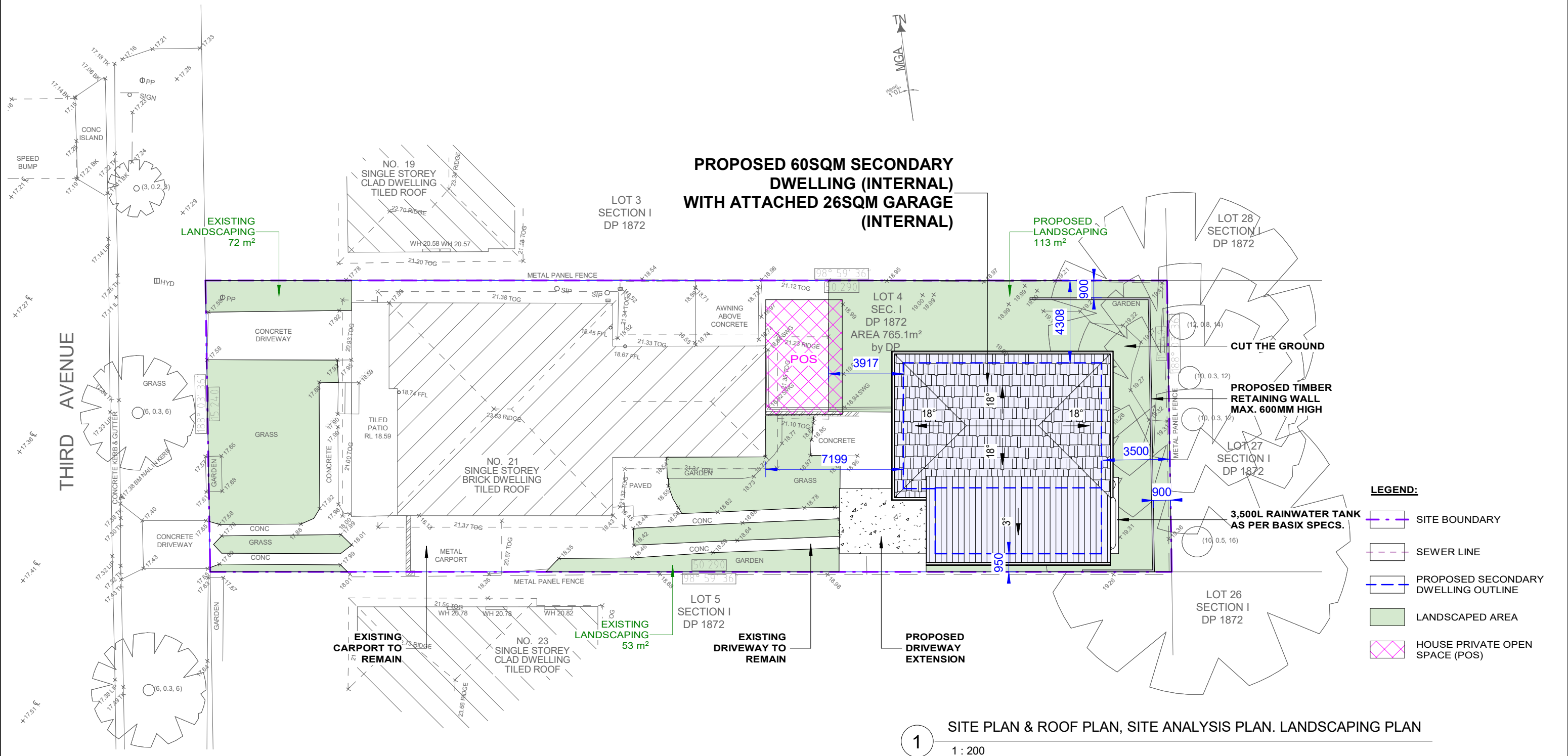
PROPOSED SECONDARY DWELLING WITH
ATTACHED GARAGE
21 THIRD AVE, CONDELL PARK NSW 2200
LOT 4, SEC I, DP 1872
DEMOLITION PLAN, WASTE
MANAGEMENT PLAN AND SEDIMENT &
EROSION CONTROL PLAN

JOB NUMBER: 22082	DWG NUMBER: A01	ORIGINAL SIZE: A3
DESIGNED BY: A.A.	DATE: 08.12.2023	
DRAWN BY: A.A.	SCALE: AS SHOWN	



28/02/2024 4:50:38 PM

SITE CALCULATIONS	
SITE AREA:	765.1m ²
FLOOR AREA CALCULATIONS	
MAX. ALLOWABLE TOTAL FLOOR AREA:	382.6m ²
EXISTING HOUSE AREA:	158.4m ²
PROPOSED SECONDARY DWELLING AREA:	60m ²
PROPOSED TOTAL FLOOR AREA:	218.4m ² < 382.6m ²
LANDSCAPING CALCULATIONS	
PROPOSED TOTAL LANDSCAPED AREA:	238m ² (31%)



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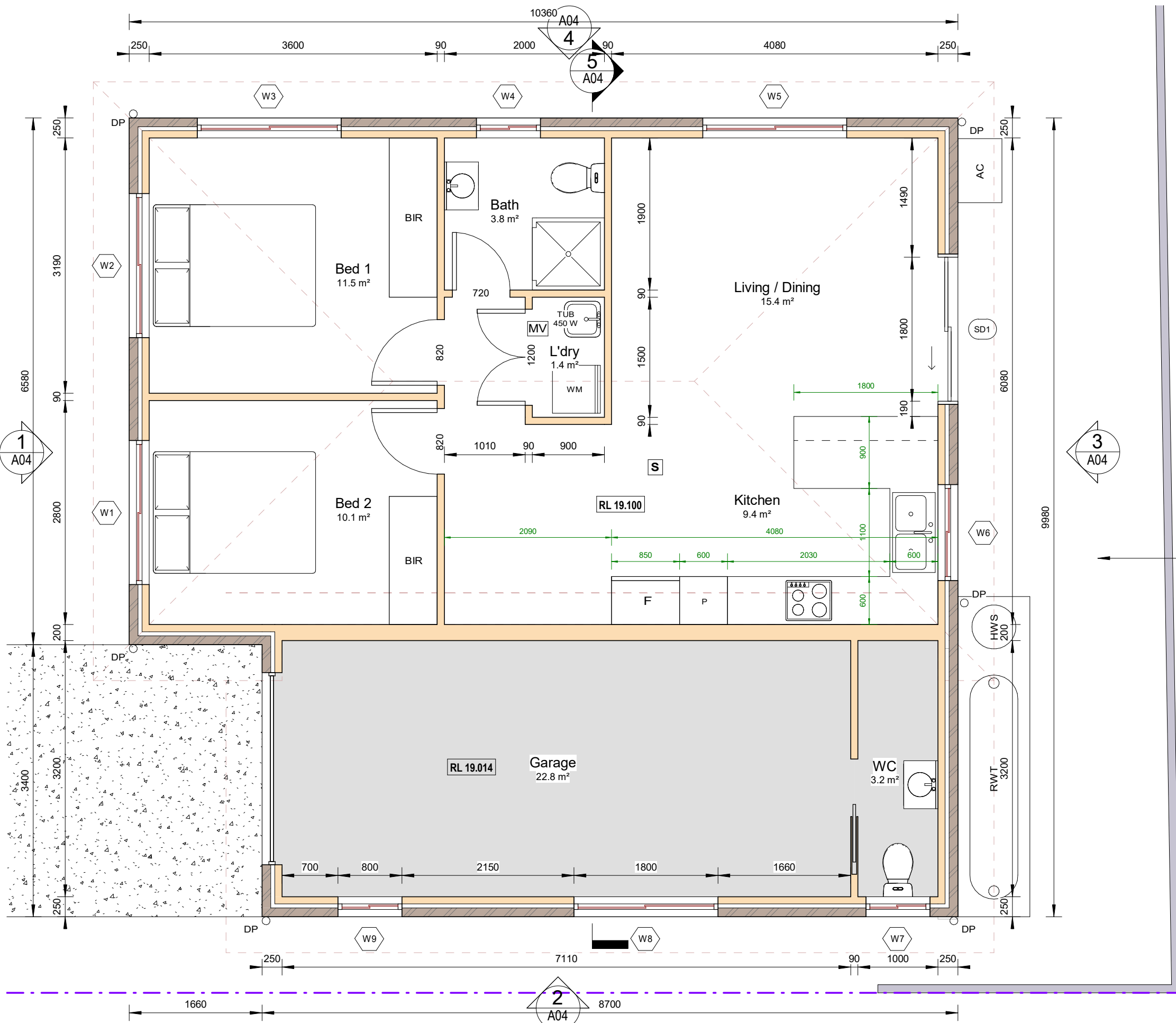
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PROPOSED SECONDARY DWELLING WITH ATTACHED GARAGE
21 THIRD AVE, CONDELL PARK NSW 2200
LOT 4, SEC I, DP 1872
SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN. LANDSCAPING PLAN

JOB NUMBER: 22082	DWG NUMBER: A02	ORIGINAL SIZE: A3
DESIGNED BY: A.A.	DATE: 08.12.2023	
DRAWN BY: A.A.	SCALE: AS SHOWN	

28/02/2024 4:50:38 PM



WINDOWS SCHEDULE				
Mark	Height	Width	Glazed Area	Frame Material

W1	600	1800	1.08 m²	Standard Aluminium
W2	600	1800	1.08 m²	Standard Aluminium
W3	600	1800	1.08 m²	Standard Aluminium
W4	700	800	0.56 m²	Standard Aluminium
W5	600	1800	1.08 m²	Standard Aluminium
W6	1000	1200	1.20 m²	Standard Aluminium
W7	700	800	0.56 m²	Standard Aluminium
W8	600	1800	1.08 m²	Standard Aluminium
W9	700	800	0.56 m²	Standard Aluminium

Grand total: 9 8.28 m²

GLASS DOOR SCHEDULE				
Mark	Height	Width	Glazed Area	Frame Material

SD1	2100	1800	3.78 m²	Standard Aluminium
-----	------	------	---------	--------------------

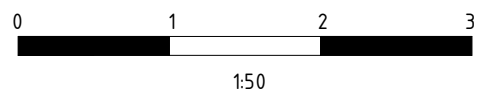
Grand total: 1

CUT THE GROUND TO RL18.95

PROPOSED TIMBER RETAINING WALL MAX. 600MM HIGH

- LEGEND:**
- SITE BOUNDARY
 - POS PRIVATE OPEN SPACE
 - S SMOKE ALARM SYSTEM
 - MV MECHANICAL VENTILATION
 - DP PROPOSED DOWNPIPE

1 PROPOSED FLOOR PLAN
1 : 50



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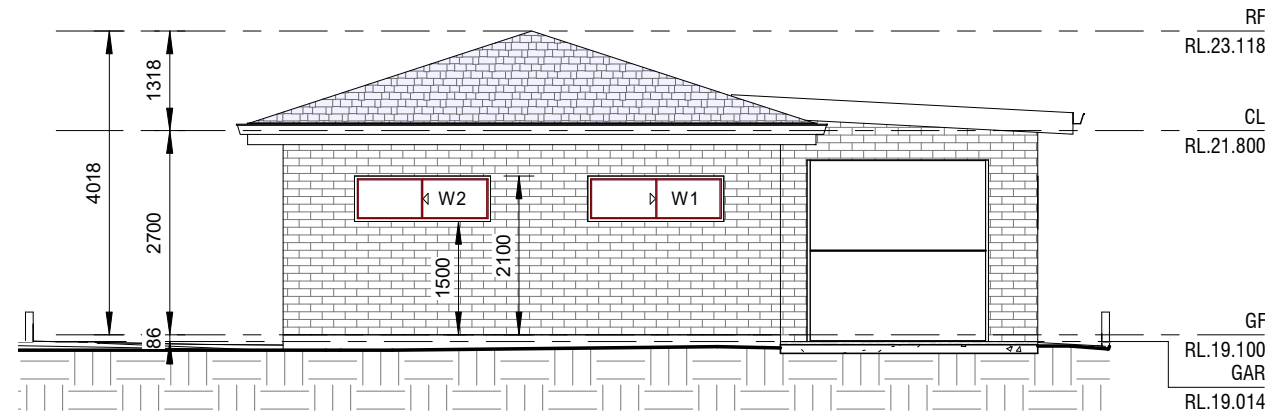
Accreditation No: 6589

PROPOSED SECONDARY DWELLING WITH ATTACHED GARAGE

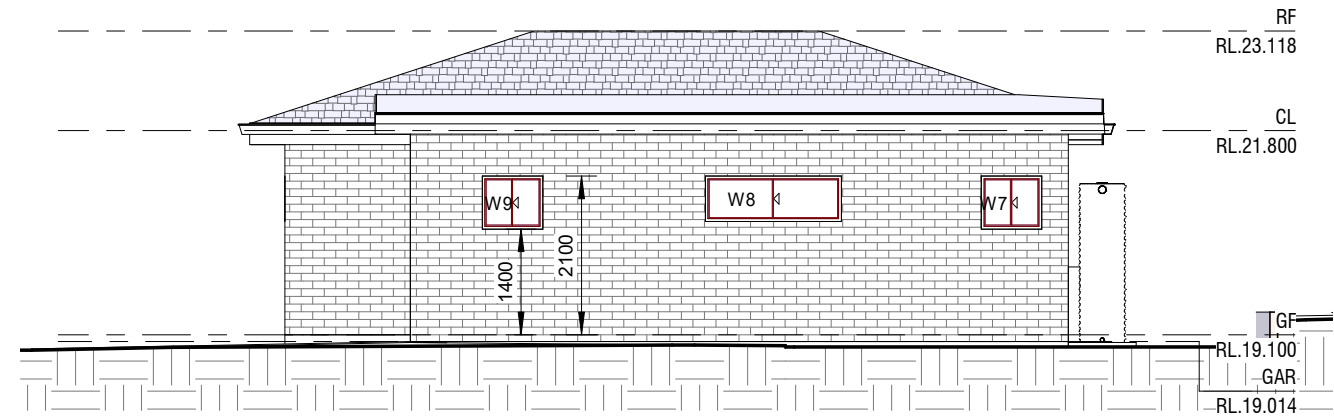
21 THIRD AVE, CONDELL PARK NSW 2200
LOT 4, SEC 1, DP 1872

PROPOSED FLOOR PLAN

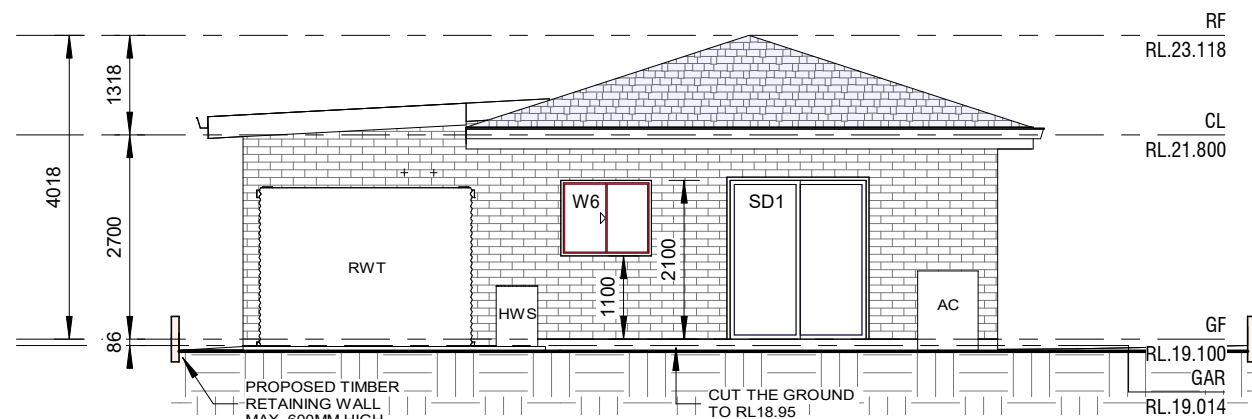
JOB NUMBER: 22082	DWG NUMBER: A03	ORIGINAL SIZE: A3
DESIGNED BY: A.A.	DATE: 08.12.2023	
DRAWN BY: A.A.	SCALE: AS SHOWN	



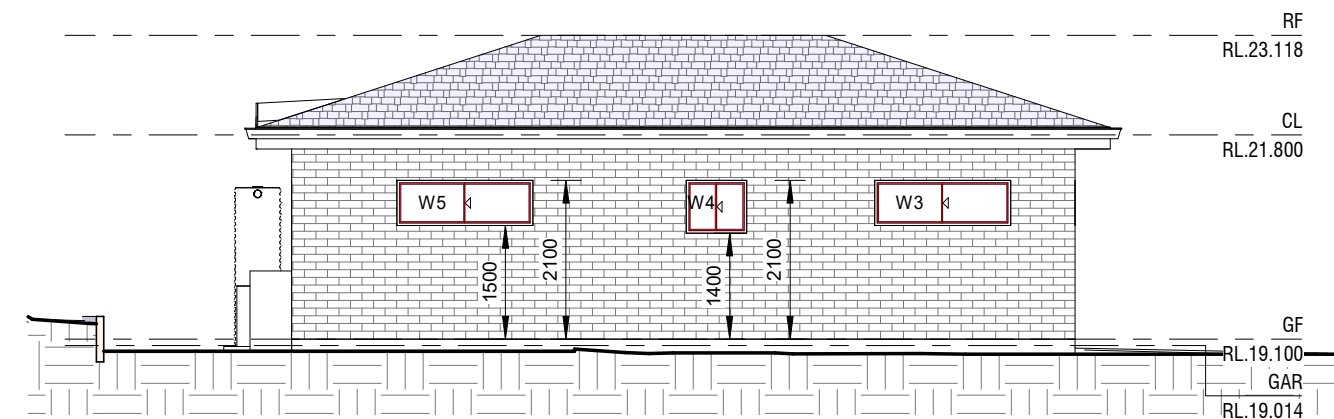
1 WEST ELEVATION
1 : 100



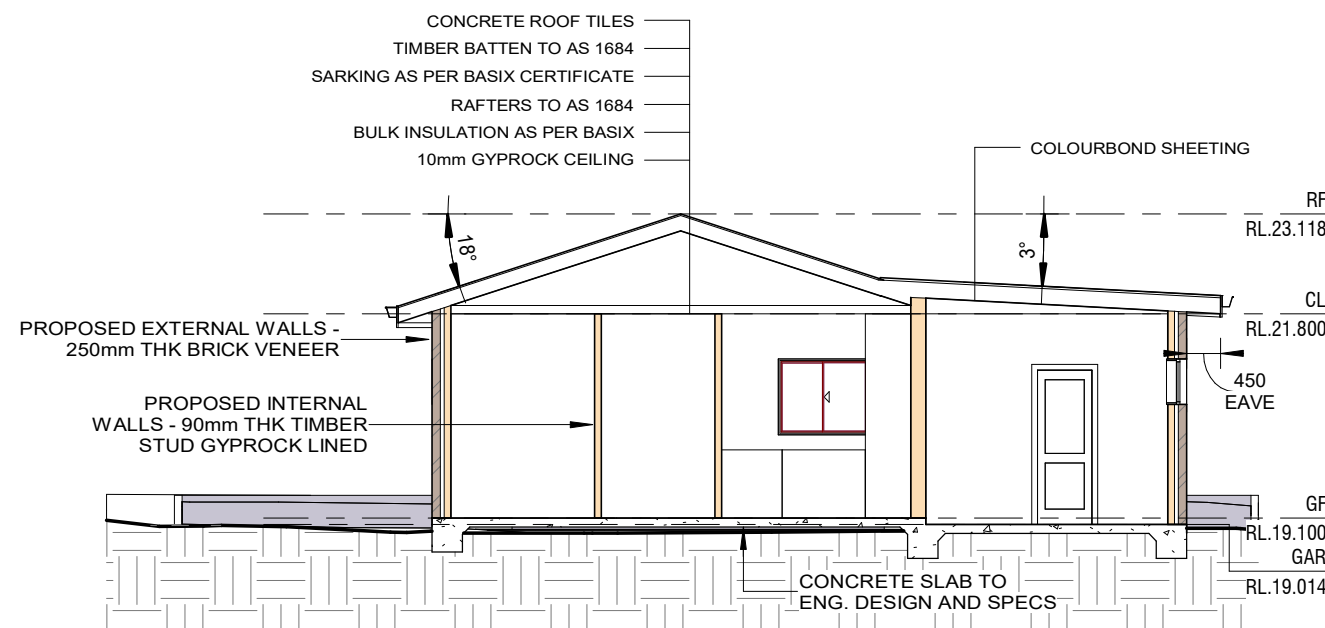
2 SOUTH ELEVATION
1 : 100



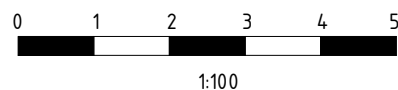
3 EAST ELEVATION
1 : 100



4 NORTH ELEVATION
1 : 100



5 SECTION A-A
1 : 100



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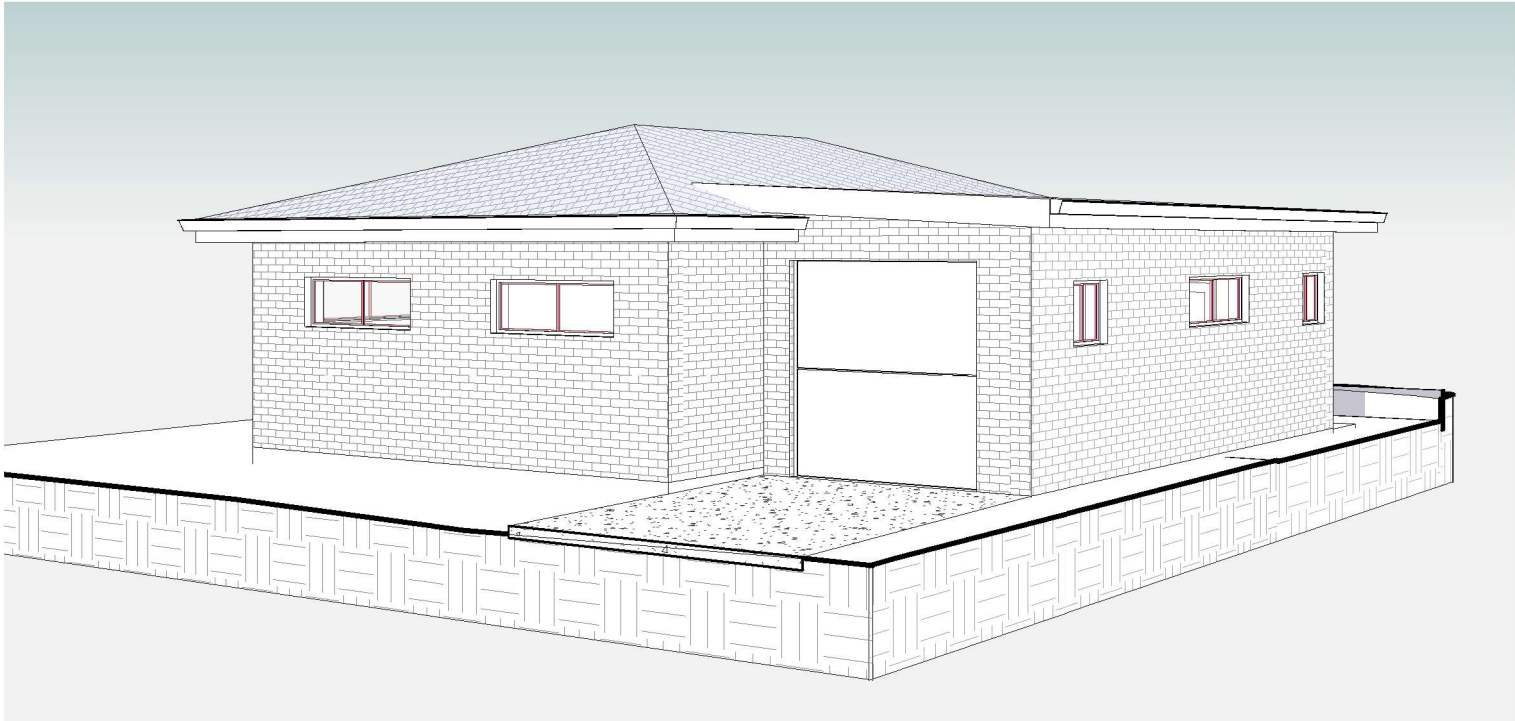
Accreditation No: 6589

PROPOSED SECONDARY DWELLING WITH ATTACHED GARAGE

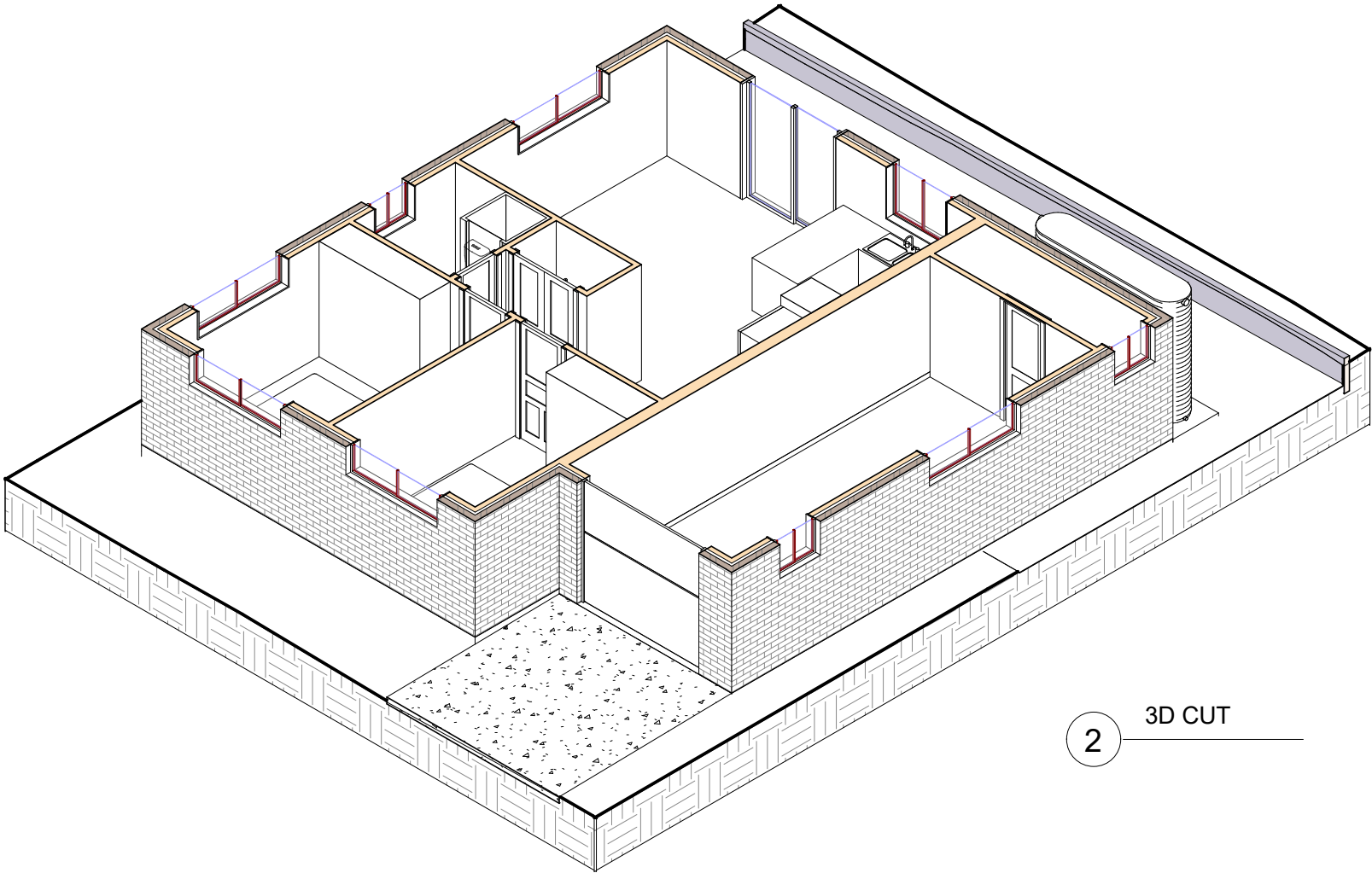
21 THIRD AVE, CONDELL PARK NSW 2200
LOT 4, SEC I, DP 1872

ELEVATIONS AND SECTION

JOB NUMBER: 22082	DWG NUMBER: A04	ORIGINAL SIZE: A3
DESIGNED BY: A.A.	DATE: 08.12.2023	
DRAWN BY: A.A.	SCALE: AS SHOWN	



1 3D VIEW



2 3D CUT

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**PROPOSED SECONDARY DWELLING WITH
ATTACHED GARAGE**
21 THIRD AVE, CONDELL PARK NSW 2200
LOT 4, SEC I, DP 1872

3D MODEL

JOB NUMBER: 22082	DWG NUMBER: A05	ORIGINAL SIZE: A3
DESIGNED BY: A.A.	DATE: 08.12.2023	
DRAWN BY: A.A.	SCALE: AS SHOWN	



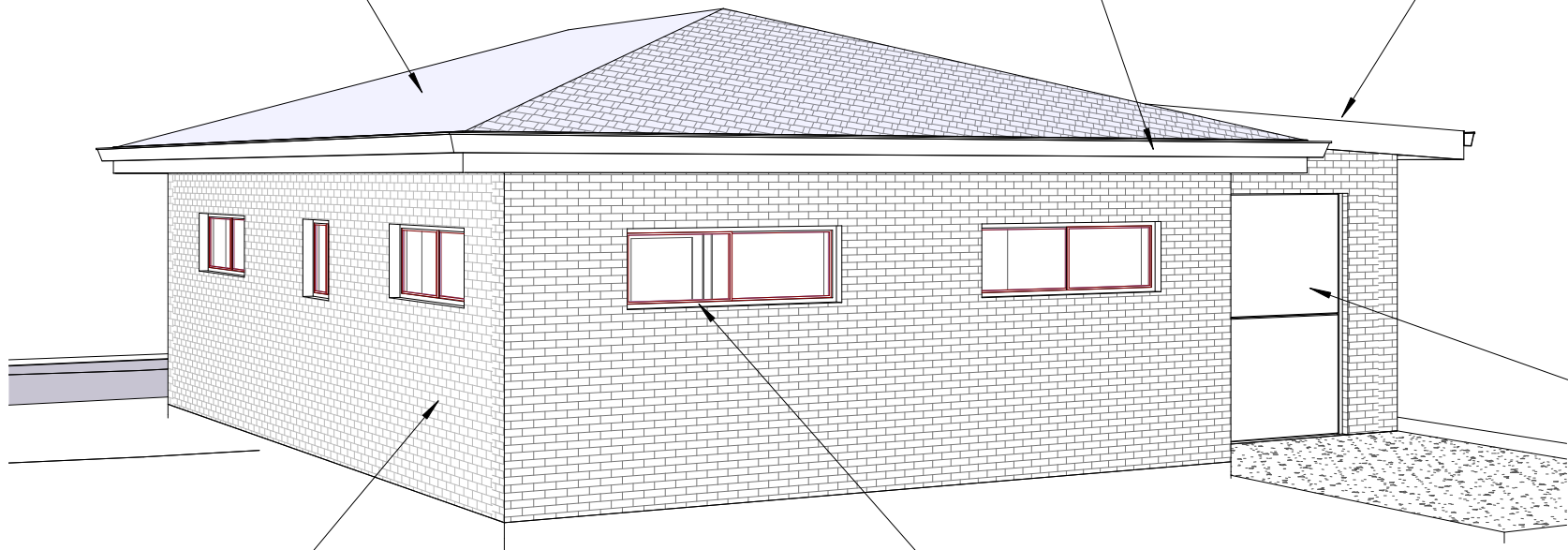
LIMESTONE CONCRETE ROOF TILES.
SOLAR ABSORPTANCE AS PER BASIX



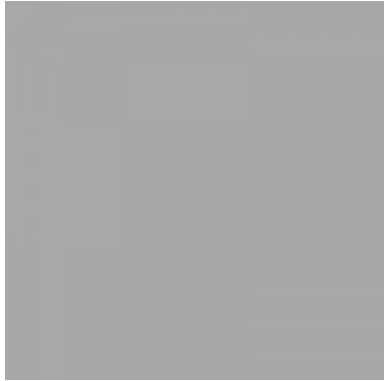
BASALT COLOURBOND FASCIA,
GUTTER & DOWNPIPES



BASALT COLOURBOND SHEETING.
SOLAR ABSORPTANCE AS PER BASIX



VELOUR CREAM BRICK.
SOLAR ABSORPTANCE AS PER BASIX



APO GREY ALUMINIUM WINDOWS
& DOOR FRAMES



NIGHT SKY GARAGE DOOR

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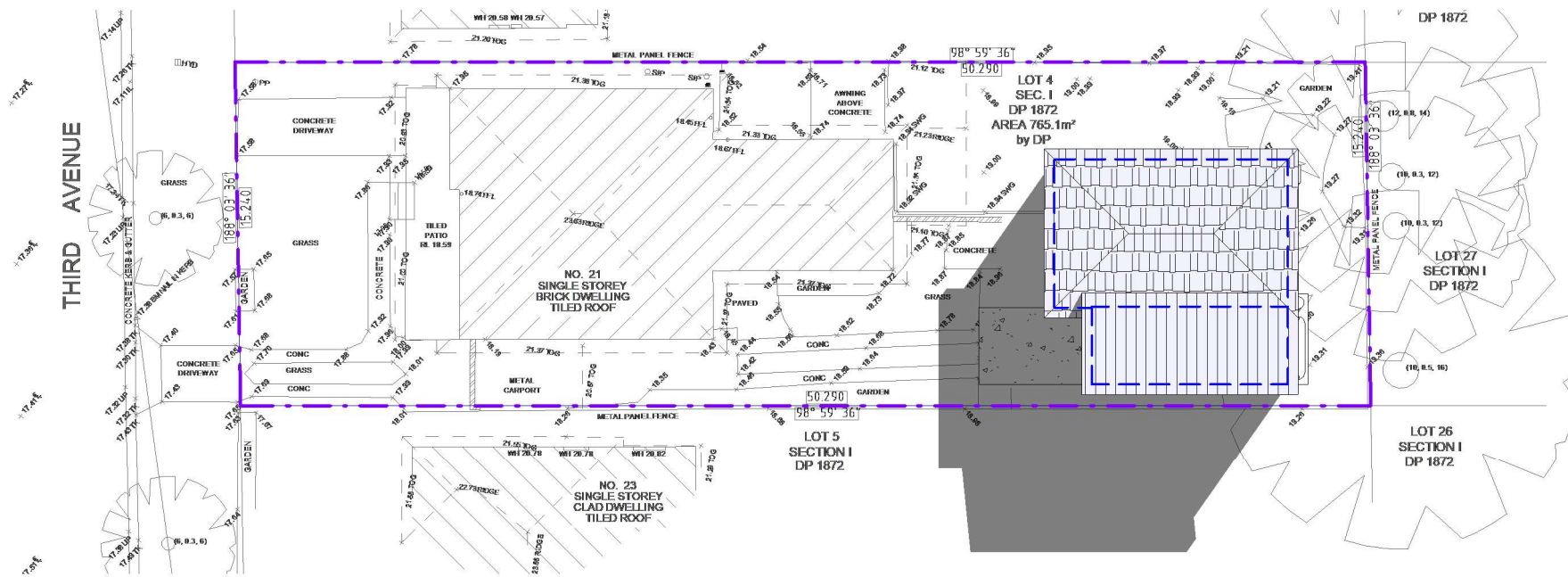

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Accreditation No: 6589

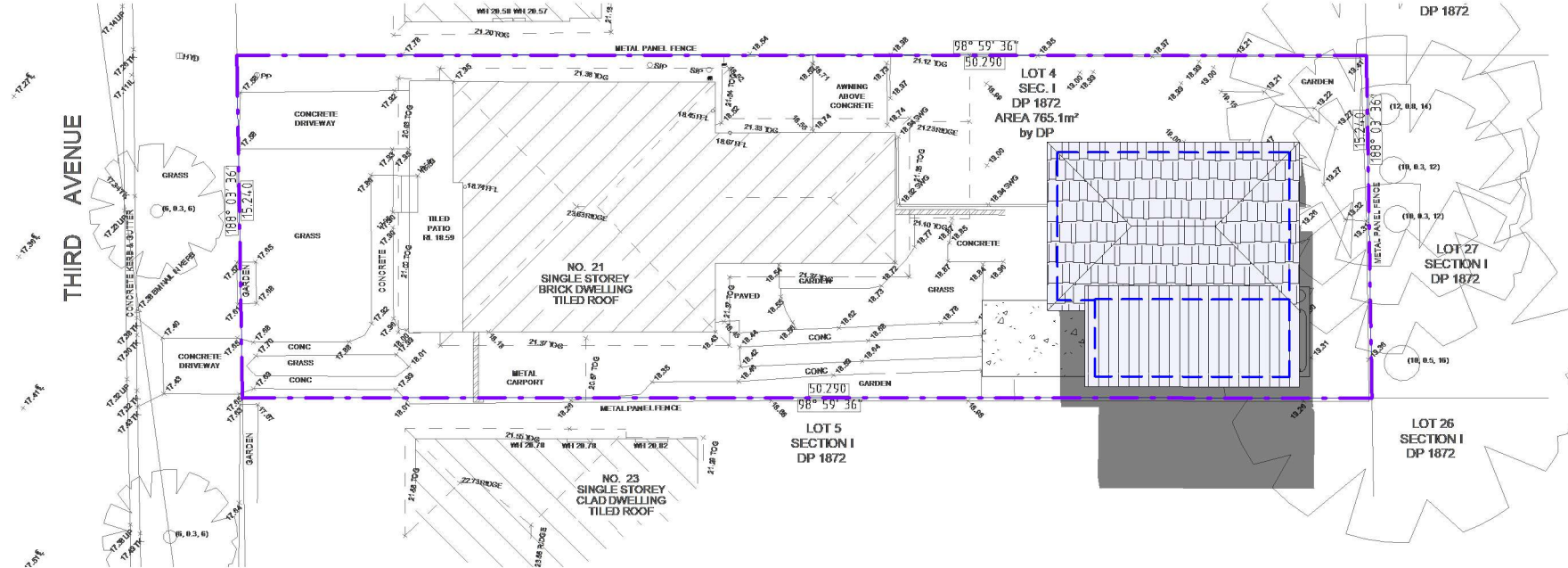
**PROPOSED SECONDARY DWELLING WITH
ATTACHED GARAGE**
21 THIRD AVE, CONDELL PARK NSW 2200
LOT 4, SEC I, DP 1872

SCHEDULE OF MATERIALS & FINISHES

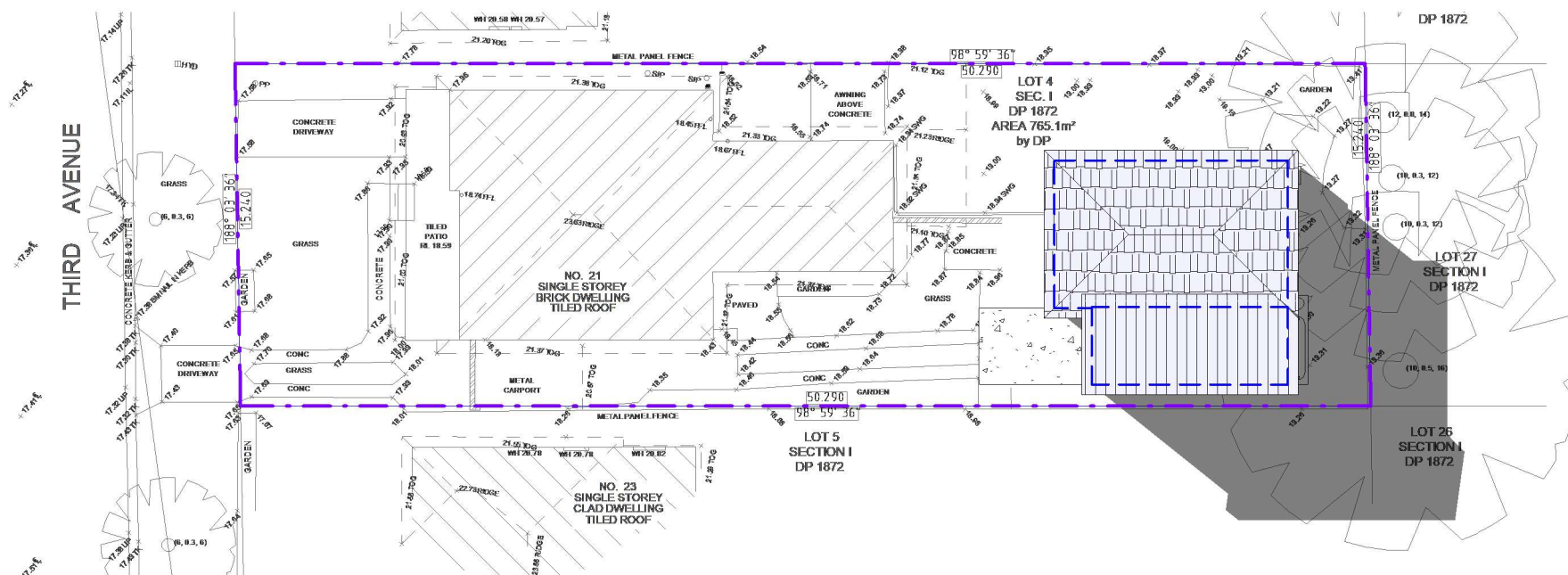
JOB NUMBER: 22082	DWG NUMBER: A06	ORIGINAL SIZE: A3
DESIGNED BY: A.A.	DATE: 08.12.2023	
DRAWN BY: A.A.	SCALE: AS SHOWN	



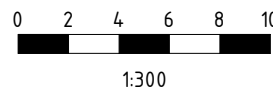
1 21st JUN - 9am
1 : 300



2 21st JUN - 12pm
1 : 300



3 21st JUN - 3pm
1 : 300



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PROPOSED SECONDARY DWELLING WITH ATTACHED GARAGE
21 THIRD AVE, CONDELL PARK NSW 2200
LOT 4, SEC I, DP 1872

SHADOW DIAGRAMS - 21st JUN

JOB NUMBER: 22082	DWG NUMBER: A07	ORIGINAL SIZE: A3
DESIGNED BY: A.A.	DATE: 08.12.2023	
DRAWN BY: A.A.	SCALE: AS SHOWN	

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: Friday, 23 February 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	22082 - 21 Third Ave, CondeLL Park_02	
Street address	21 THIRD AVENUE CONDELL PARK 2200	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	Deposited Plan DP1872	
Lot no.	4	
Section no.	1	
Project type	dwelling house (detached) - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 70	Target 68
Materials	✔ -1	Target n/a

Certificate Prepared by	
Name / Company Name: DESIGN QUEST SYDNEY PTY LTD	
ABN (if applicable): 40662407810	

Description of project

Project address		Assessor details and thermal loads	
Project name	22082 - 21 Third Ave, CondeLL Park_02	Assessor number	n/a
Street address	21 THIRD Avenue CONDELL PARK 2200	Certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan DP1872	Area adjusted cooling load (MJ/ m² year)	n/a
Lot no.	4	Area adjusted heating load (MJ/ m² year)	n/a
Section no.	1		
Project type		Project score	
Project type	dwelling house (detached) - secondary dwelling	Water	✔ 40 Target 40
No. of bedrooms	2	Thermal Performance	✔ Pass Target Pass
Site details		Energy	✔ 70 Target 68
Site area (m²)	765	Materials	✔ -1 Target n/a
Roof area (m²)	123		
Conditioned floor area (m²)	61.6		
Unconditioned floor area (m²)	6.2		
Total area of garden and lawn (m²)	100		
Roof area of the existing dwelling (m²)	279		
Number of bedrooms in the existing dwelling	4		

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 3500 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 122.6 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Performance and Materials commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method				
General features				
The dwelling must be a Class 1 dwelling according to the National Construction Code, and 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.		✔	✔	✔
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.		✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.				✔
Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab.	67.8	nil;not specified	nil	
garage floor - concrete slab on ground, waffle pod slab.	30	not specified	nil	
external wall: brick veneer; frame: timber - untreated softwood.	all external walls	2.44 (or 3.00 including construction);fibreglass batts or roll	nil	wall colour: Light (solar absorbptance < 0.48)

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
internal wall shared with garage: plasterboard; frame: timber - untreated softwood.	23	nil;fibreglass batts or roll	nil	
internal wall: plasterboard; frame: timber - untreated softwood.	49.4	fibreglass batts or roll	nil	
ceiling and roof - flat ceiling / pitched roof, framed - concrete tiles , timber - untreated softwood.	78.5	ceiling: 4 (up), roof: foil/ sarking ;ceiling: fibreglass batts or roll; roof: foilsarking.	nil	roof space ventilation: wind-driven ventilator(s) + eave vents; roof colour: medium (solar absorbptance 0.48-0.59); ceiling area fully insulated
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - untreated softwood.	44.1	ceiling: 4 (up), roof: foil/ sarking ;ceiling: fibreglass batts or roll; roof: foil/sarking.	nil	roof colour: medium (solar absorbptance 0.48-0.59); ceiling area fully insulated
Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.			
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.			
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.			
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.			

Thermal Performance and Materials commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans				
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.		✔	✔	✔
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .		✔	✔	✔

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PROPOSED SECONDARY DWELLING WITH ATTACHED GARAGE
21 THIRD AVE, CONDELL PARK NSW 2200
LOT 4, SEC I, DP 1872

BASIX REQUIREMENTS - PART 1

JOB NUMBER: 22082	DWG NUMBER: A08	ORIGINAL SIZE: A3
DESIGNED BY: A.A.	DATE: 08.12.2023	
DRAWN BY: A.A.	SCALE: AS SHOWN	

Thermal Performance and Materials commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, 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 glazed window and 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:				✔	✔	✔
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.				✔	✔	✔
• Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.					✔	✔
• 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).				✔	✔	✔

Glazed window/door no.	Orientation	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W3	N	600.00	1800.00	aluminium, single glazed (U-value: <=7, SHGC: 0.60 - 0.74)	eave 600 mm, 360 mm above head of window or glazed door	not overshadowed
W4	N	700.00	800.00	aluminium, single glazed (U-value: <=7, SHGC: 0.60 - 0.74)	eave 600 mm, 360 mm above head of window or glazed door	not overshadowed
W5	N	600.00	1800.00	aluminium, single glazed (U-value: <=7, SHGC: 0.60 - 0.74)	eave 600 mm, 360 mm above head of window or glazed door	not overshadowed

Energy Commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.				✔	✔	✔

Glazed window/door no.	Orientation	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W6	E	1000.00	1200.00	aluminium, single glazed (U-value: <=7, SHGC: 0.60 - 0.74)	eave 600 mm, 360 mm above head of window or glazed door	>4 m high, 2-5 m away
SD1	E	2100.00	1800.00	aluminium, single glazed (U-value: <=7, SHGC: 0.60 - 0.74)	eave 600 mm, 360 mm above head of window or glazed door	>4 m high, 2-5 m away
W7	S	700.00	800.00	aluminium, single glazed (U-value: <=7, SHGC: 0.60 - 0.74)	eave 600 mm, 550 mm above head of window or glazed door	not overshadowed
W8	S	600.00	1800.00	aluminium, single glazed (U-value: <=7, SHGC: 0.60 - 0.74)	eave 600 mm, 550 mm above head of window or glazed door	not overshadowed
W9	S	700.00	800.00	aluminium, single glazed (U-value: <=7, SHGC: 0.60 - 0.74)	eave 600 mm, 550 mm above head of window or glazed door	not overshadowed
W1	W	600.00	1800.00	aluminium, single glazed (U-value: <=7, SHGC: 0.60 - 0.74)	eave 600 mm, 360 mm above head of window or glazed door	2-4 m high, 5-8 m away
W2	W	600.00	1800.00	aluminium, single glazed (U-value: <=7, SHGC: 0.60 - 0.74)	eave 600 mm, 360 mm above head of window or glazed door	2-4 m high, 5-8 m away

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.

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 21 to 25 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 - ducted; Energy rating: 5 star (average zone)					✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 5 star (average zone)					✔	✔
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 - ducted; Energy rating: 5 star (average zone)					✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 5 star (average zone)					✔	✔
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, ducted to façade or roof; 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 a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.					✔	✔
Natural lighting						
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.				✔	✔	✔

A	29.01.2024	DA ISSUE	AA
REV	DATE	DESCRIPTION	BY

For:





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Email: office@designquestsydney.com.au
Mobile: 0402 281 574


ACCREDITED
BUILDING DESIGNER
Accreditation No: 6589

PROPOSED SECONDARY DWELLING WITH
ATTACHED GARAGE
21 THIRD AVE, CONDELL PARK NSW 2200
LOT 4, SEC I, DP 1872

BASIX REQUIREMENTS - PART 2

JOB NUMBER: 22082	DWG NUMBER: A09	ORIGINAL SIZE: A3
DESIGNED BY: A.A.	DATE: 08.12.2023	
DRAWN BY: A.A.	SCALE: AS SHOWN	

BUILDING SPECIFICATIONS
National Construction Code – Volume 2 –
Building Code of Australia 2022 and
Housing Provisions Standard 2022

SITE PREPARATION

- PART H1D3 OF THE BCA 2022 - VOLUME 2
- PART 3 OF THE HOUSING PROVISIONS STANDARD 2022

EARTHWORKS

- TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 AND DEVELOPMENT CONSENT CONDITIONS
- PART 3.2 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 4678:2002 - EARTH-RETAINING STRUCTURES

DRAINAGE

- PART 3.3 OF THE HOUSING PROVISIONS STANDARD 2022
- AS/NZS 3500.1:2018 - PLUMBING & DRAINAGE - WATER SERVICES
- AS/NZS 3500.2:2018 - PLUMBING & DRAINAGE - SANITARY PLUMBING & DRAINAGE
- AS/NZS 3500.3:2018 - PLUMBING & DRAINAGE - STORMWATER DRAINAGE
- AS/NZS 3500.4:2018 - PLUMBING & DRAINAGE - HEATED WATER SERVICES

STRUCTURAL WORK

- PART H1 OF THE BCA 2022 - VOLUME 2
- AS 4100-1998– STEEL STRUCTURES CODES
- AS/NZS 1170.0-2002 – GENERAL PRINCIPLES
- ASNZS 1170.1-2002 – PARTS 1 PERMANENT, IMPOSED AND OTHER ACTIONS
- AS/NZS 1170.2-2011 – PART 2 WIND ACTIONS
- AS 3700-2018– SAA MASONRY CODE
- AS 1684.3-2010 - RESIDENTIAL TIMBER FRAMED CONSTRUCTION

FOOTINGS & SLABS

- PART H1D4 OF THE BCA 2022 - VOLUME 2
- PART 4 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 2159:2009 - PILING - DESIGN & INSTALLATION
- AS 2870:2011 - RESIDENTIAL SLABS & FOOTINGS
- AS 3600:2018 - CONCRETE STRUCTURES

MASONRY

- PART H1D5 OF THE BCA 2022 - VOLUME 2
- PART 5 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 3700:2018 - MASONRY STRUCTURES

FRAMING

- PART H1D6 OF THE BCA 2022 - VOLUME 2
- PART 6 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 1684.2:2010 - RESIDENTIAL TIMBER FRAMED CONSTRUCTION - NONCYCLONIC AREAS
- AS 1720.1:2010 - TIMBER STRUCTURES - DESIGN METHODS
- AS 4100:1998 - STEEL STRUCTURES
- AS 3660.1-2014 - TERMITE MANAGEMENT SYSTEM

ROOF & WALL CLADDING

- PART H1D7 OF THE BCA 2022 - VOLUME 2
- PART 7 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 1273:1991 - UNPLASTICIZED PVC (UPVC) DOWNPIPES & FITTINGS FOR RAINWATER
- AS 1562.1:2018 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - METAL
- AS/NZS 1562.2:1999 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - CORRUGATED FIBRE REINFORCED CEMENT
- AS/NZS 1562.3:1996 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - PLASTIC
- AS 2049:2002 - ROOF TILES - AS 2050:2018 - INSTALLATION OF ROOF TILES
- AS 4285:2019 – ROOFLIGHTS

GLAZING

- PART H1D8 OF THE BCA 2022 - VOLUME 2
- PART 8 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 1288:2006 - GLASS IN BUILDINGS - SELECTION & INSTALLATION
- AS 2047:2014 - WINDOWS & EXTERNAL GLAZED DOORS IN BUILDINGS
- AS/NZS 2208:1996 - SAFETY GLAZING MATERIALS IN BUILDINGS

FIRE SAFETY

- PART H3 OF THE BCA 2022 - VOLUME 2
- PART 9 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 3786:2014 - SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONIZATION

HEALTH & AMENITY

- PART H4 OF THE BCA 2022 - VOLUME 2
- PART 10 OF THE HOUSING PROVISIONS STANDARD 2022
- AS/NZS ISO 717.1:2004 - ACOUSTICS - RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS - AIRBORNE SOUND INSULATION
- AS ISO 717.2:2004 - ACOUSTICS - RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS - IMPACT SOUND INSULATION
- AS 1668.2:2012 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS - MECHANICAL VENTILATION IN BUILDINGS
- AS 1668.4:2012 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS - NATURAL VENTILATION OF BUILDINGS
- AS/NZS 1680.0:2009 - INTERIOR LIGHTING
- SAFE MOVEMENT
- AS 3740:2010 - WATERPROOFING OF DOMESTIC WET AREAS
- AS 3000-2018 – ELECTRICAL INSTALLATION

WATERPROOFING

- PART H2 OF THE BCA 2022 - VOLUME 2
- PART 10.2 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 3740-2010 – WATERPROOFING TO WET AREA
- AS 4654-2012 – EXTERNAL WET AREAS

SAFE MOVEMENT & ACCESS

- PART H5 OF THE BCA 2022 - VOLUME 2
- PART 11 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 1428.1:2009 - DESIGN FOR ACCESS & MOBILITY – GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK
- AS 1657:2018 - FIXED PLATFORMS, WALKWAYS, STAIRWAYS & LADDERS - DESIGN, CONSTRUCTION & INSTALLATION

HANDRAILS & BALUSTRADE

- PART H5D3 OF THE BCA 2022 - VOLUME 2
- PART 11.3 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 1170.1-2002 – BALUSTRADE INSTALLATION

PROTECTION OF OPENABLE WINDOW

- PART 11.3.7 & 11.3.8 OF THE HOUSING PROVISIONS STANDARD 2022

DEMOLITION

- AS 2601-2001 – DEMOLITION WORK

SWIMMING POOL

- PART H7F1, H7P1, H7P2 & H7D2 OF THE BCA 2022 - VOLUME 2
- PART 13.7.8 OF THE HOUSING PROVISIONS STANDARD 2022
- AS 1926 PART 1-2012 – SWIMMING POOL SAFETY- SAFETY BARRIERS FOR SWIMMING POOLS
- AS 1926 PART 2-2007 - SWIMMING POOL SAFETY- LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS (INCORPORATING AMENDMENTS 1 AND 2)
- AS 1926 PART 3-2010 – SWIMMING POOL SAFETY- WATER RECIRCULATION SYSTEMS (INCORPORATING AMENDMENT 1)

ENERGY EFFICIENCY

- PART H6 OF THE BCA 2022 - VOLUME 2
- PART 13 OF THE HOUSING PROVISIONS STANDARD 2022 & BASIX CERTIFICATE

General Notes:

- All work to be carried out according to relevant Australian standards / codes and good building practice.
- Builder to verify all measurements and materials before the commencement of any work.
- Builder to verify and maintain any internal load bearing walls where applicable.
- Builder to verify and match existing roof pitch where applicable.
- All fixings, fasteners and connections shall comply with manufacturers / engineers specifications.
- All steel columns, support beams and / or structure shall comply with engineers specifications.
- All framing and bracings shall comply with AS 1684.2-2010 or relevant Australian standards.
- All r.c. concrete slabs and footings to be to engineers specifications.
- All masonry tie down and bonding beams to be to engineers specifications.
- All masonry construction shall comply with current BCA.
- All wet areas and waterproofing shall comply with current BCA.
- Sub-floor ventilation as per current BCA.
- Wind rating to be nominated by engineer / council u.n.o.
- Bushfire zoning and specifications to be nominated by council / RFS u.n.o.
- Mining Subsidence zoning and specifications to be nominated by council u.n.o.
- Waste / stormwater catchment and sewage disposal to local council requirements.
- Smoke Detection units shall be installed as per current BCA.
- Termite protection to local council requirements.
- Refer to additional building specifications for further details where applicable.
- Refer to Basix spec for additional requirements where applicable.
- RL levels nominal design only. Actual Surveyed levels to take precedence.
- Suggested layout only.
- Do not scale.

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REV	DATE	DESCRIPTION	BY

For:



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Mobile: 0402 281 574



ACCREDITED
BUILDING DESIGNER

Accreditation No: 6589

**PROPOSED SECONDARY DWELLING WITH
ATTACHED GARAGE**
21 THIRD AVE, CONDELL PARK NSW 2200
LOT 4, SEC I, DP 1872

NOTES & SPECIFICATIONS

JOB NUMBER: 22082	DWG NUMBER: A10	ORIGINAL SIZE: A3
DESIGNED BY: A.A.	DATE: 08.12.2023	
DRAWN BY: A.A.	SCALE: AS SHOWN	