

**BASIX & THERMAL COMMITMENTS**



Date 8 March 2024 - 4:04pm

Lot Number	House Number	Street	Suburb	Post Code	State
57	37	Noble Avenue	Punchbowl	2196	NSW

**FLOORS**

Basement	Ground	1st Floor
Slab on ground	Slab on ground	Suspended concrete

**WALLS**

Basement	Ground	1st Floor
Concrete Tilt Up or similar	Brick Veneer	Brick Veneer
<b>Insulation External Walls</b> R2.7, Reflective wall wrap to brick veneer		<b>Internal Walls to be Insulated</b> Garage internal walls, Bathroom, Laundry, Powder
		<b>Insulation Internal Walls</b> R2.5

**External Colours**

Not yet selected

**CEILINGS**

Ceilings with cavity to roof	Ceiling between Basement and Ground	Ceiling between Ground and 1st Floor
R6.0	R2.0	R2.0

**Areas requiring insulation between levels**

Cantilevered floors to outside air, R2.0 throughout. 50mm concrete Alpha Floor to 1st floor

**ROOF AREA**

Colours	Material	Insulation
Not yet selected	Metal (Colourbond)	Anticon 50mm (R1.3)

**WINDOWS** (Refer to NatHERS Certificate for more detail)

Upgraded windows, refer to NatHERS Certificate

**WATER**

Landscape Area	Rainwater Tank	Rainwater Tank Size	Roof Area to Tank
150m <sup>2</sup>	Garden, WC, Laundry	3,000 L	100% of Roof
<b>Showerheads</b> 3 Star > 7.5 but less < or = 9.0 litres per minute		<b>Toilets</b> 4 Star	<b>Basin Taps</b> 4 Star
<b>Swimming Pool</b> Yes	<b>Swimming Pool Inclusions</b> Gas Heater		<b>Swimming Pool Capacity</b> 35000
			<b>Kitchen Taps</b> 4 Star

**ENERGY**

Hot Water	Air Conditioning	Air Conditioner EER
Gas Instantaneous 6 Star	3 Phase	Cooling 3.0 - 3.5 - Heating 3.5 - 4.0

**VENTILATION**

Laundry	Bathroom	Kitchen
Natural Ventilation (has external window/door)	Ducted	Ducted

**OTHER**

Solar Photovoltaic System	Size (kw)	Cooking
Yes	3.5kw	Gas Cooktop/Electric Oven
Living Room Ceiling Fans	Bedroom Ceiling Fans	Other
No	Yes	Outdoor Clothes Line, Air Conditioning Zoned

**ADDITIONAL NOTES**

Ceiling fans as per NatHERS Certificate

The project has been assessed under the simulation method of the BASIX Protocol. Downlights fitted after the assessment must be IC Rated and non-ventilated. All new residential buildings must be constructed in accordance with Building BCA Part 3. 12. 1, Build Sealing BCA Part 3. 12. 3. Insulation must be installed in accordance with AS3995.

Frys Building Consultancy Pty Ltd Trading as Frys Energywise are Accredited Thermal Energy Assessors ABSA 20856, BDAV 12/1441, COLA 2011291

**Certificate No. 0009273350-01**

HOUSE Scan QR code or follow website link for rating details.

Assessor name Ian Fry

Accreditation No. DMN/12/1441

Property Address 37 Noble Avenue, Punchbowl NSW, 2196

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**DAWSONVU**

po box 1152 hunters hill nsw 2110  
www.dawsonvu.com.au  
info@dawsonvu.com.au  
frang@dawsonvu.com.au  
0438 297 973  
michael@dawsonvu.com.au  
0438 297 962

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04.03.24	A	DA submission			
date	revision	issue	date	revision	issue

address: **Lot 57 Sec 3 DP 182909, 37 Noble Avenue, Punchbowl**

drawing : **Cover Page**

drawing no. : **0**

date: 04.03.24

revision: **A**

scale: nts @ A2

**GENERAL NOTES:**

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO DAWSONVU BEFORE PROCEEDING WITH THE WORK.
- CONSTRUCTION FROM THESE DRAWINGS AND THEIR ASSOCIATED CONSULTANTS DRAWINGS IS NOT TO COMMENCE UNTIL APPROVED BY LOCAL AUTHORITY.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT AUSTRALIAN STANDARDS AND WITH BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.
  - BUILDER SHALL BE RESPONSIBLE FOR MAINTAINING A STABLE CONDITION OF THE SITE WITHOUT ADVERSELY EFFECTING SURROUNDING PROPERTIES INCLUDING SERVICES. ALL DIMENSIONS SHOWN ON THE DRAWING SHALL BE VERIFIED BY THE BUILDER ON-SITE. ALL DRAWING SHALL NOT BE SCALED FOR DIMENSIONS.
  - FIREPLACE TO BE SELECTED BY OWNER/INTERIOR DESIGNER TO COMPLY AS/NZS 2918.2001 & MANUFACTURER'S SPECIFICATIONS.
  - ALL WINDOW/DOOR DIMENSIONS ARE SHOWN AS STRUCTURAL OPENINGS. IT IS THE RESPONSIBILITY OF THE BUILDER/ SUPPLIER/ MANUFACTURER TO ENSURE THE MANUFACTURER'S SIZE PLUS ANY REVEALS WILL WORK FOR THESE OPENINGS & TO MANUFACTURER'S SPECIFICATION. ANY DISCREPANCIES, CONTACT DAWSONVU BEFORE ORDERING DOORS/WINDOWS.
  - BUILDER/CONTRACTOR SHOULD VERIFY PLANS IN ACCORDANCE WITH SITE CONSTRAINTS & SITE SURVEY BEFORE EXECUTING THE DRAWINGS. CONTACT ENGINEERS/DAWSONVU IN CASE OF ANY DISCREPANCIES.
  - BUILDER/ CONTRACTOR'S RESPONSIBILITY TO COORDINATE/ON SITE CHECKING EFFECTIVE DIMENSIONS OF STEEL STRUCTURE TO ACCOMMODATE ARCHITECTURAL HEIGHT UPON FINALISING STEEL STRUCTURE DRAWING AS PER SUPPLIER OR MANUFACTURE.

**SURVEY:**

- THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.
- SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

**NCC & AUSTRALIA STANDARD NOTES:**

- PROTECTION OF OPERABLE WINDOWS PROVIDED IN ACCORDANCE WITH CLAUSE 11.3.7 OF THE NCC VOLUME TWO 2022.
- ALL MASONRY WALLS TO HAVE EXPANSION JOINTS TO COMPLY WITH CLAUSE 5.6.8 OF THE NCC VOLUME TWO 2022.
- TERMITE CONTROL TO AS 3660.1.
- A HIGH IMPACT VAPOR BARRIER TO COMPLY AS PER THE REQUIREMENTS OF CLAUSE 4.2.8 OF THE NCC VOLUME TWO 2022.
- MASONRY CONSTRUCTION TO COMPLY WITH AUSTRALIAN STANDARD 3700.
- GUTTERS AND DOWNPIPES TO COMPLY WITH AUSTRALIAN STANDARD 3500.3 OR 3500.5.
- WET AREA CONSTRUCTION TO COMPLY WITH AUSTRALIAN STANDARD 3740.
- ALL ENCLOSED WATER CLOSET DOORS ARE TO SWING OUT OR TO BE PROVIDED WITH LIFT OFF HINGES OR THE LIKE IF THE DOOR IS WITHIN 1200MM OF THE PAN IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 10.4.2 OF THE NCC VOLUME TWO 2022.
- SMOKE ALARMS WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENT OF CLAUSE 9.5 OF THE NCC VOLUME TWO 2022.
- ALL STAIRS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 11.2.2 OF THE NCC VOLUME TWO 2022.
- THE FINISH OF ALL OF THE STAIRS WILL MEET THE REQUIREMENTS OF CLAUSE 11.2.4 OF THE NCC VOLUME TWO 2022.
- ALL LANDINGS PROVIDED WILL MEET THE REQUIREMENTS OF CLAUSE 11.2.5 OF THE NCC VOLUME TWO 2022.
- ALL BALUSTRADES SERVICING THE STAIRS WILL MEET THE REQUIREMENTS OF CLAUSE 11.3.4 OF THE NCC VOLUME TWO 2022.
- ALL HANDRAILS TO THE STAIRS IN ACCORDANCE WITH CLAUSE 11.3.5 OF THE NCC VOLUME TWO 2022.
- REQUIREMENTS FOR NEW SWIMMING POOLS/SPAS OR EXISTING SWIMMING POOLS/SPAS AFFECTED BY BUILDING WORKS.
  - CHILD RESISTANT FENCING IS TO BE PROVIDED TO ANY SWIMMING POOL OR LOCKABLE COVER TO ANY SPA CONTAINING WATER AND IS TO BE CONSISTENT WITH THE FOLLOWING:
    - RELEVANT LEGISLATIVE REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS (INCLUDING BUT NOT LIMITED) TO:
      - SWIMMING POOLS ACT 1992
      - SWIMMING POOLS AMENDMENT ACT 2009
      - SWIMMING POOLS REGULATION 2018
      - AUSTRALIAN STANDARD AS1926 SWIMMING POOL SAFETY
      - AUSTRALIAN STANDARD AS1926.1 PART 1:
      - SAFETY BARRIERS FOR SWIMMING POOLS
      - AUSTRALIAN STANDARD AS1926.2 PART 2:
    - LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS.
- LAUNDRY, BATHROOMS & POWDER ROOMS WITHOUT NATURAL VENTILATION MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH CLAUSE 10.6.2 OF THE NCC VOLUME 2022


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Scan QR code or follow website link for rating details.

Assessor name Ian Fry

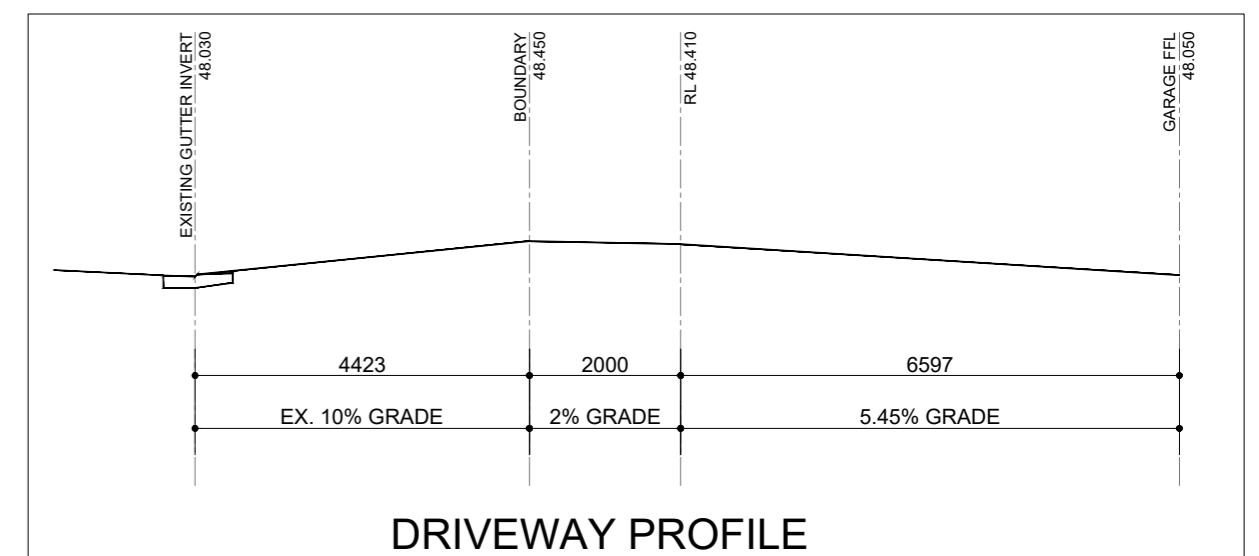
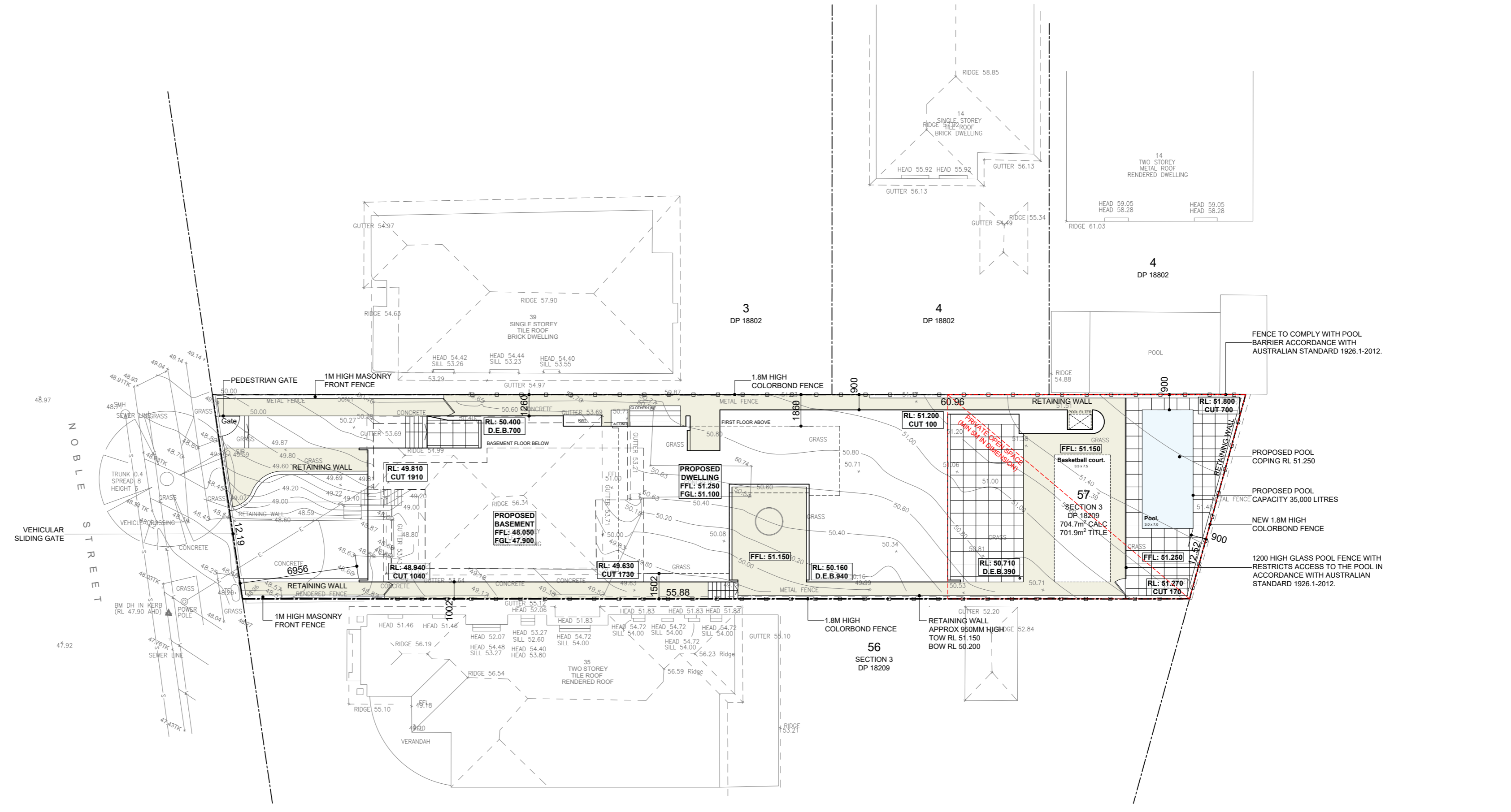
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Property Address 37 Noble Avenue, Punchbowl NSW, 2196



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LEP & DCP REQUIREMENTS		
	MIN. AND MAX. ALLOWABLE	PROPOSAL
SITE AREA :		701.9 m <sup>2</sup>
FSR :	MAX. 0.5 TO 1 (350.95 m <sup>2</sup> )	333.43 m <sup>2</sup>
POS (MIN. 5M IN DIMENSION)	MIN. 80 m <sup>2</sup>	192.05 m <sup>2</sup>



po box 1152 hunters hill nsw 2110  
 www.dawsonvu.com.au  
 info@dawsonvu.com.au  
 frang@dawsonvu.com.au  
 0438 297 973  
 michael@dawsonvu.com.au  
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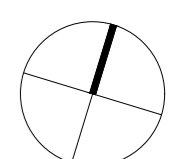
drawing: **Site Plan**

drawing no.: **1**

date: 04.03.24

revision: **A**


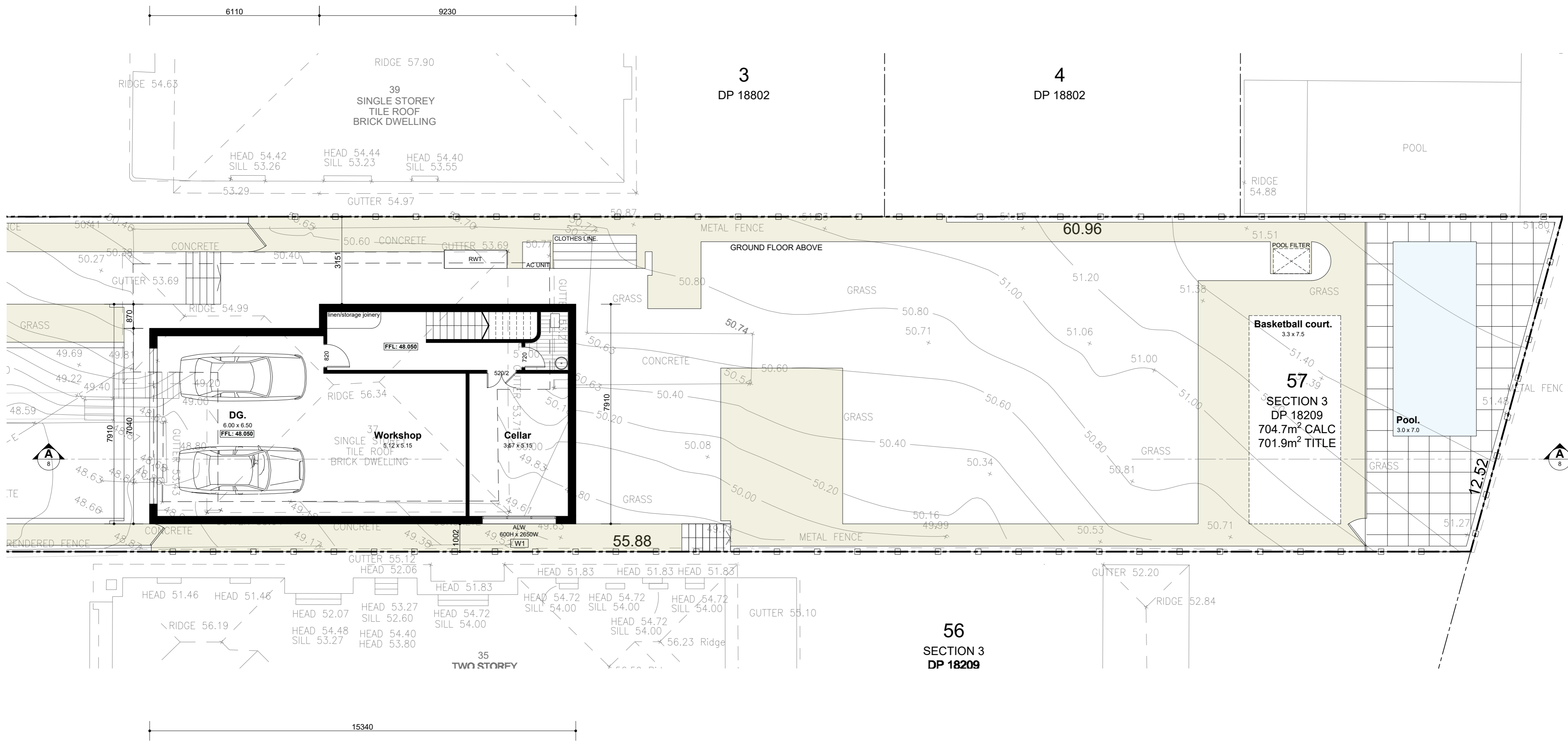
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**AREAS CALCULATION**

Living Area (LF)	116.02 sqm
Living Area (GF)	296.79 sqm
Living Area (FF)	82.84 sqm
Porch	5.75 sqm
Alfresco	48.47 sqm
Total	549.87 sqm
	59.19 sq

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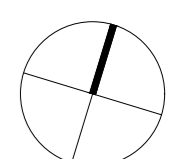
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 info@dawsonvu.com.au  
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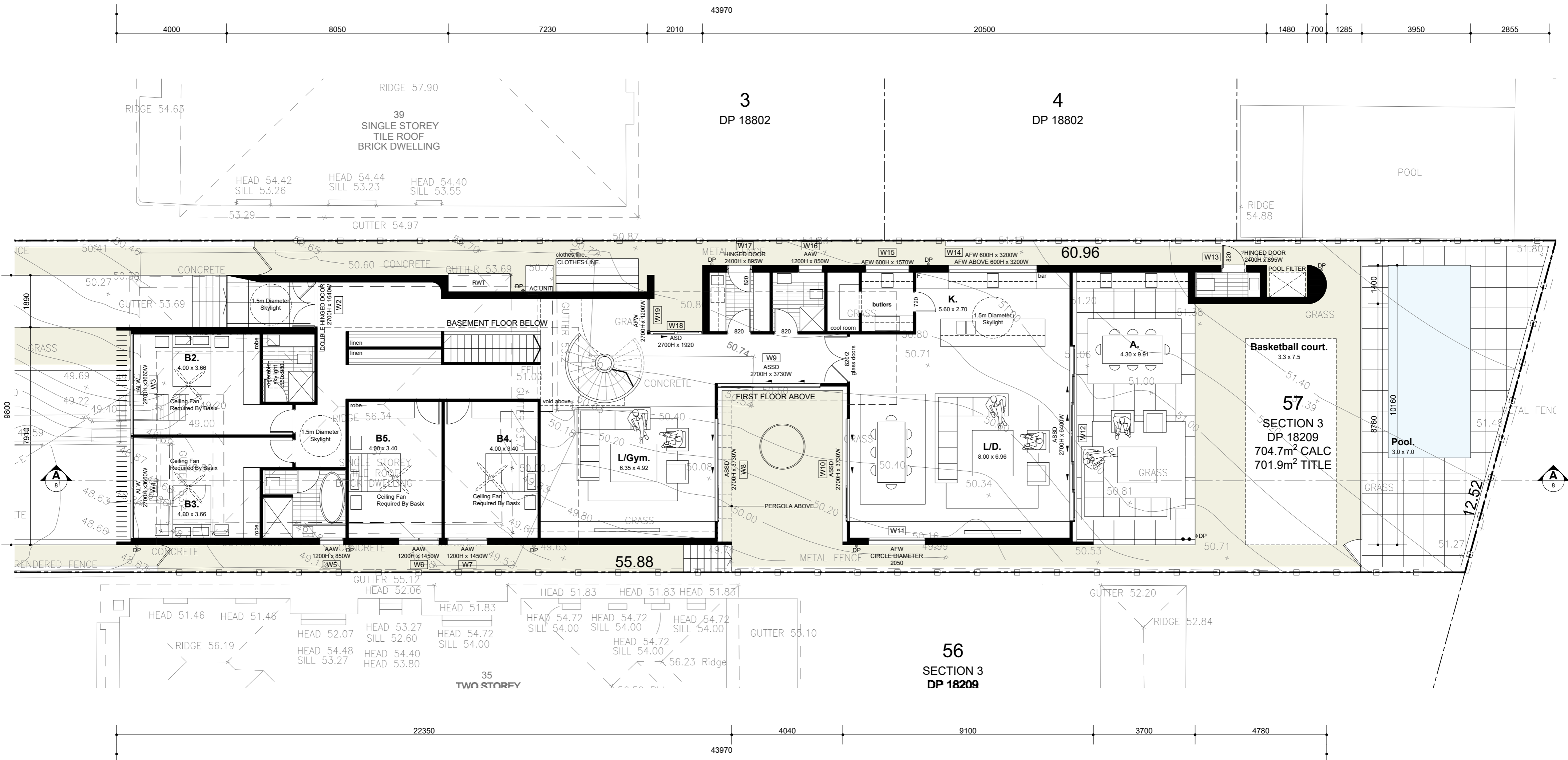
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address: **Lot 57 Sec 3 DP 182909, 37 Noble Avenue, Punchbowl**  
 drawing: **Basement Floor Plan**  
 drawing no.: **2**  
 date: 04.03.24

revision: **A**  
 scale: 1:100 @ A2



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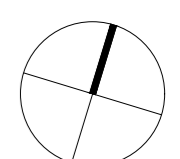
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po box 1152 hunters hill nsw 2110  
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 0438 297 973  
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 0438 297 962

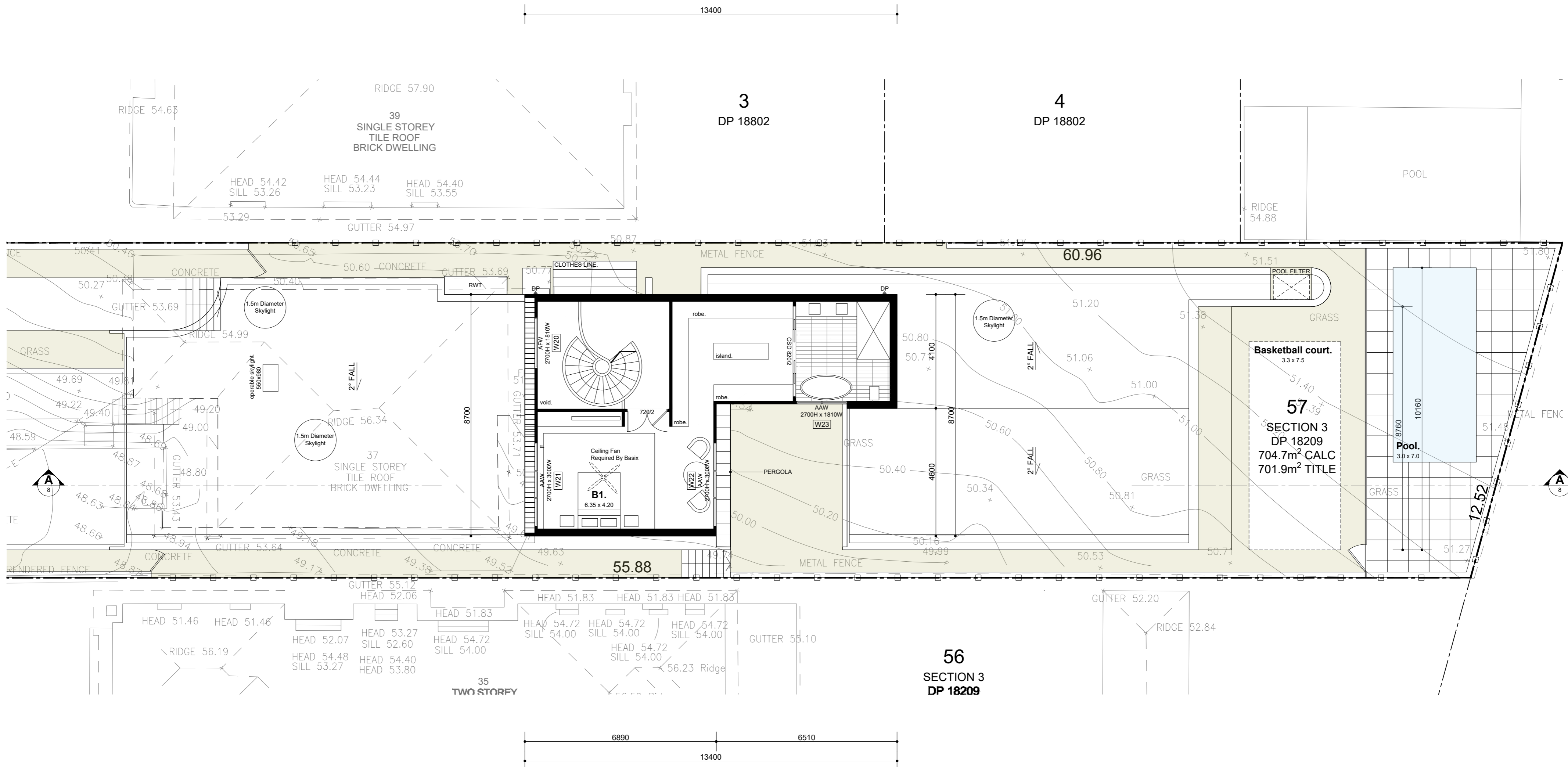
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04.03.24	A	DA submission			

address: **Lot 57 Sec 3 DP 182909, 37 Noble Avenue, Punchbowl**  
 drawing: **Ground Floor Plan**  
 drawing no.: **3**  
 date: 04.03.24  
 revision: **A**  
 scale: 1:100 @ A2



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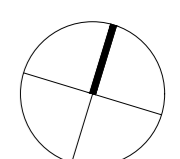
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 info@dawsonvu.com.au  
 frang@dawsonvu.com.au  
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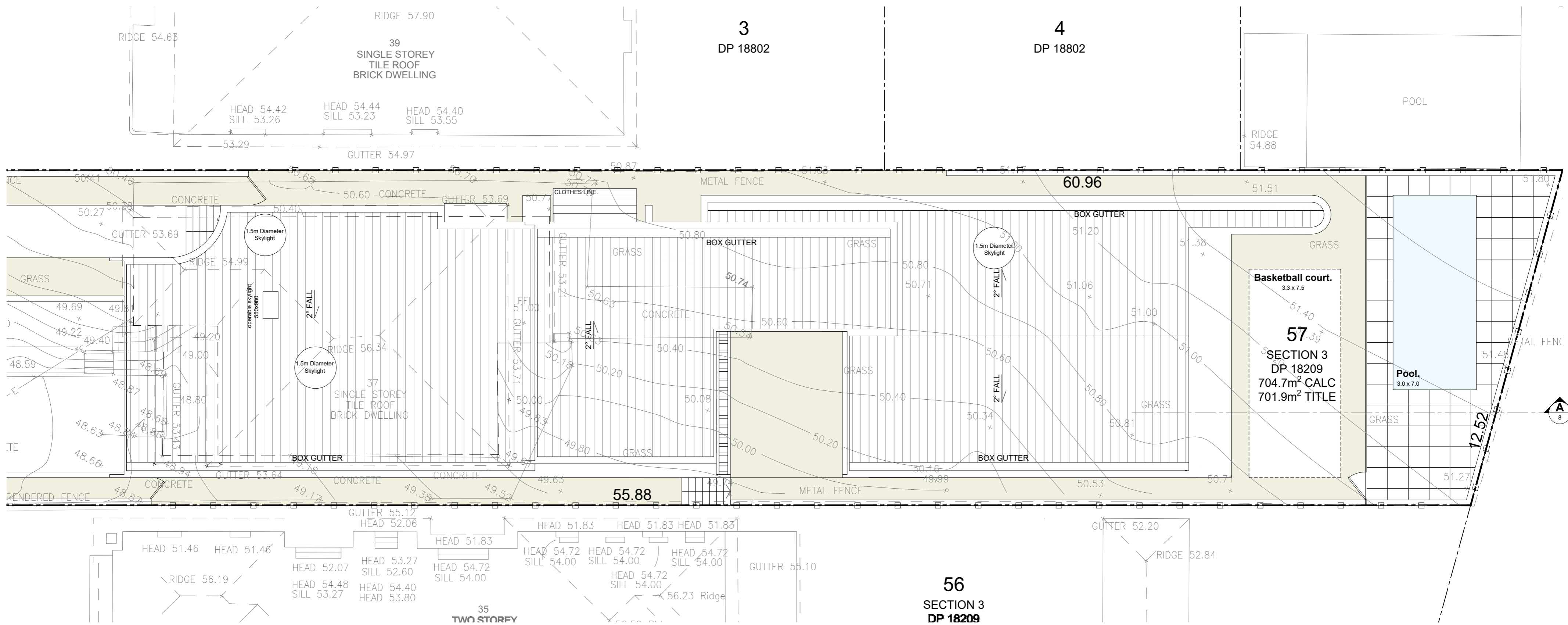
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date	revision	issue	date	revision	issue

address: **Lot 57 Sec 3 DP 182909, 37 Noble Avenue, Punchbowl**  
 drawing: **First Floor Plan**  
 drawing no.: **4**  
 date: 04.03.24

revision: **A**  
 scale: 1:100 @ A2



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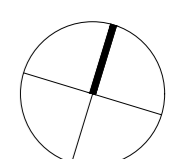
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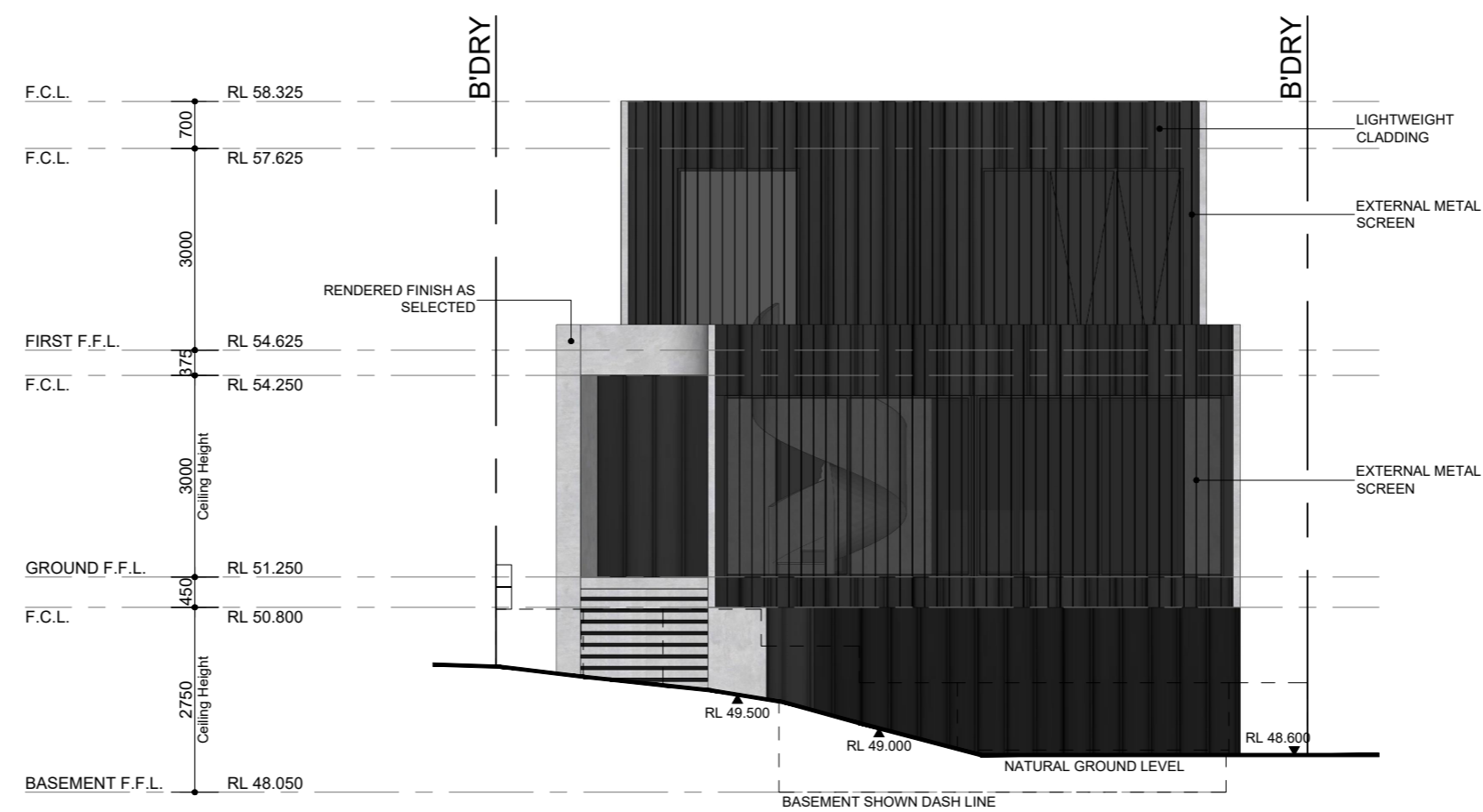
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 drawing no.: **5**  
 date: 04.03.24

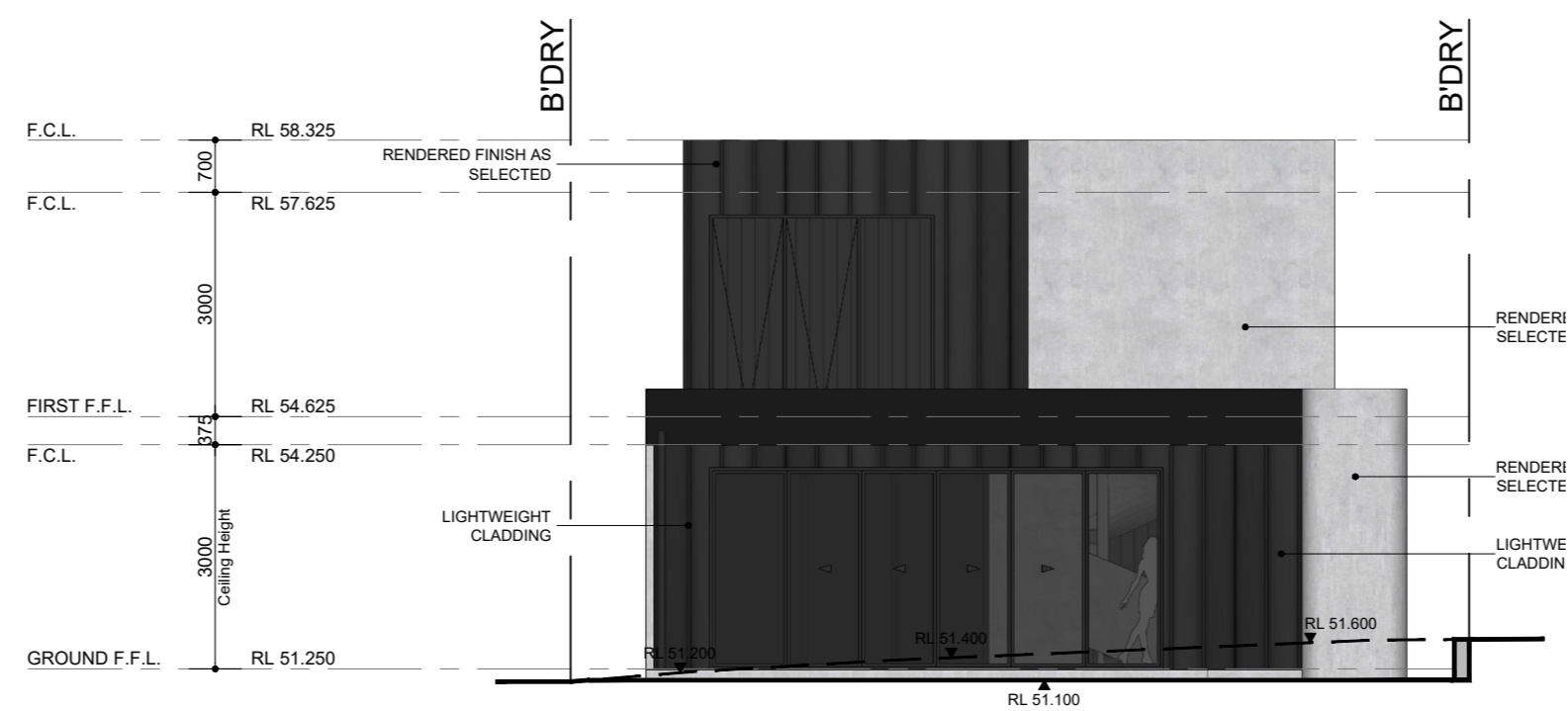
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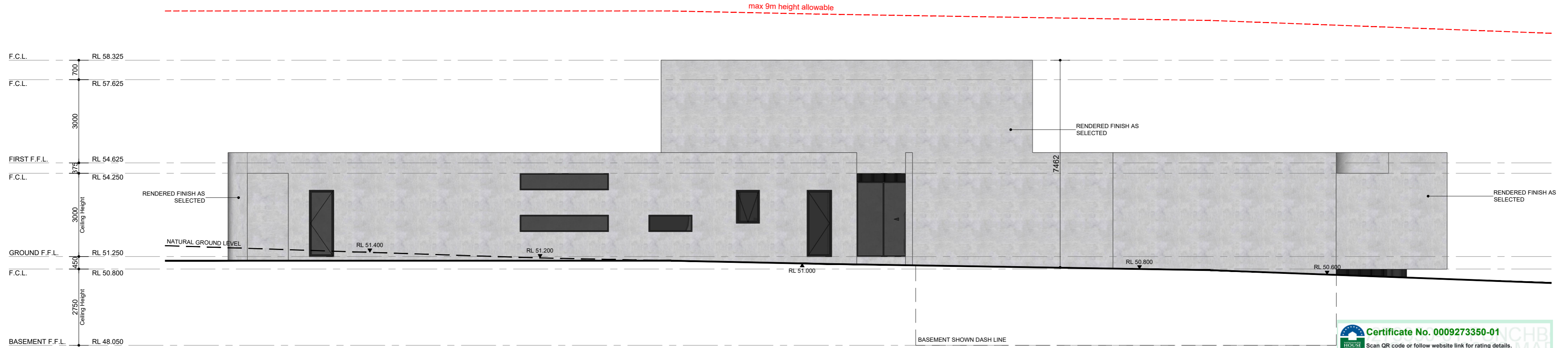
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**South West Elevation**

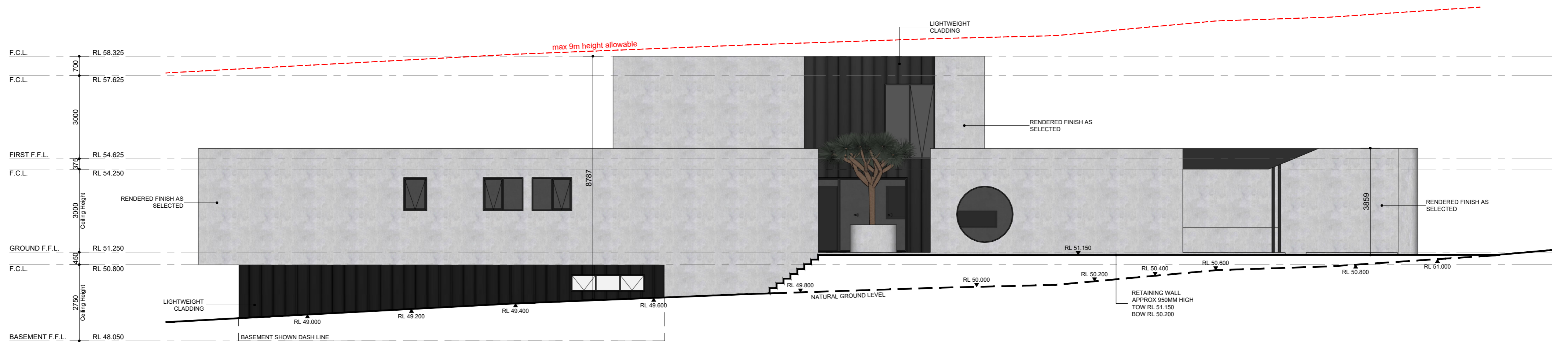


**North East Elevation**



North West Elevation

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South East Elevation



po box 1152 hunters hill nsw 2110  
 www.dawsonvu.com.au  
 info@dawsonvu.com.au  
 trang@dawsonvu.com.au  
 0438 297 973  
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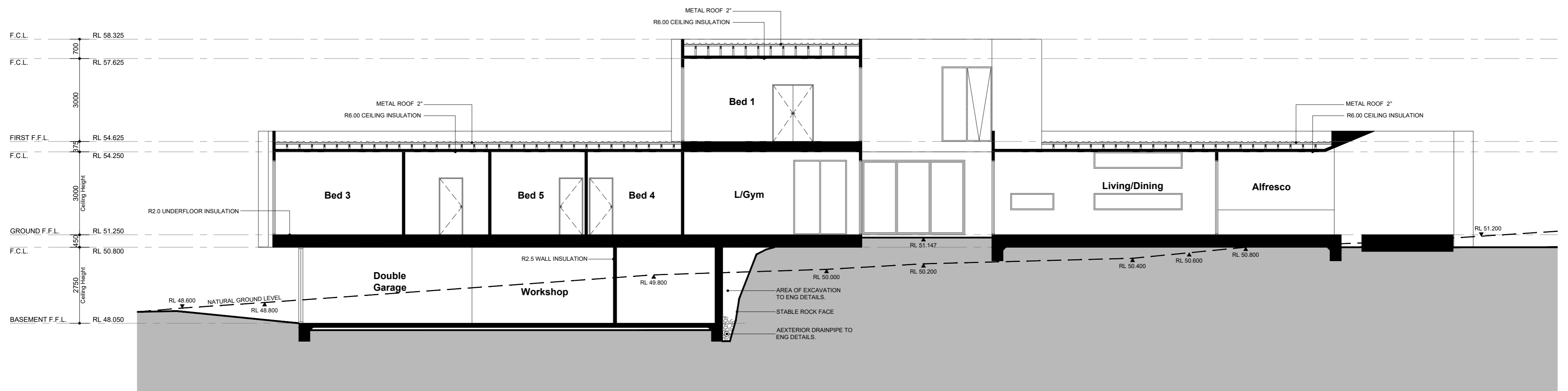
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address: **Lot 57 Sec 3 DP 182909, 37 Noble Avenue, Punchbowl**  
 drawing: **Elevations**  
 drawing no.: **7**  
 date: 04.03.24

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 scale: 1:100 @ A2



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Section A



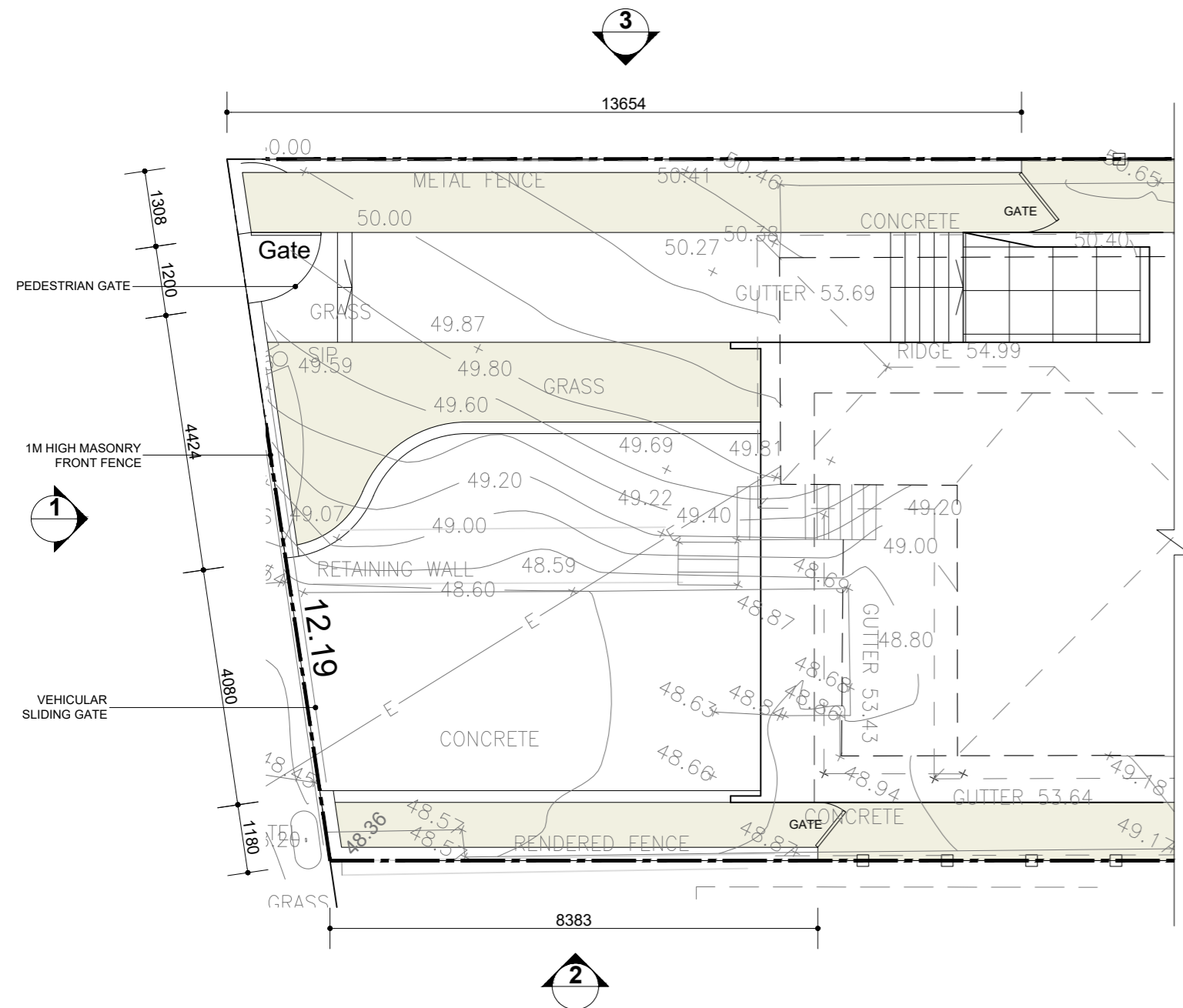
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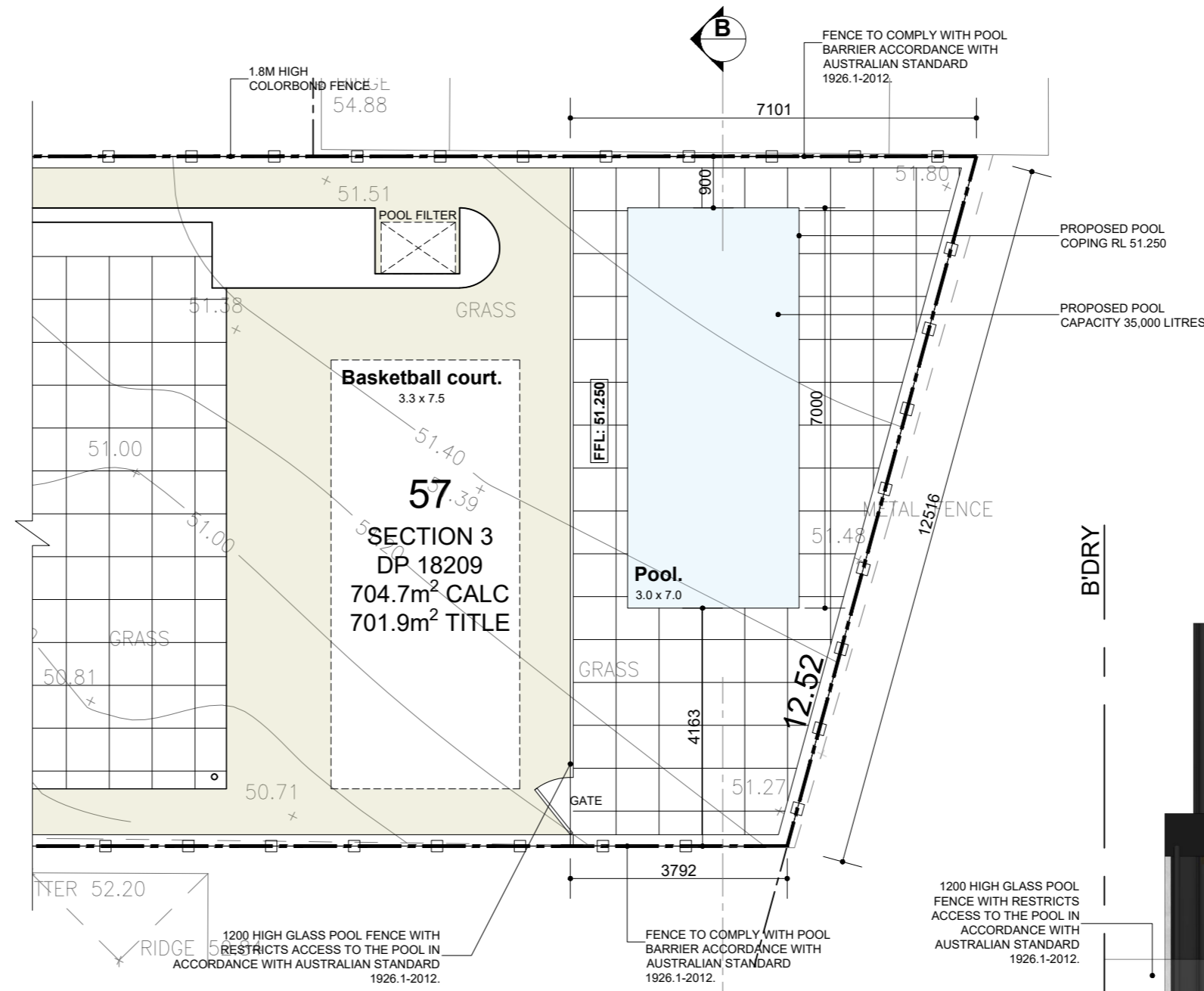
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 drawing : **Section**  
 drawing no. : **8**  
 date: 04.03.24

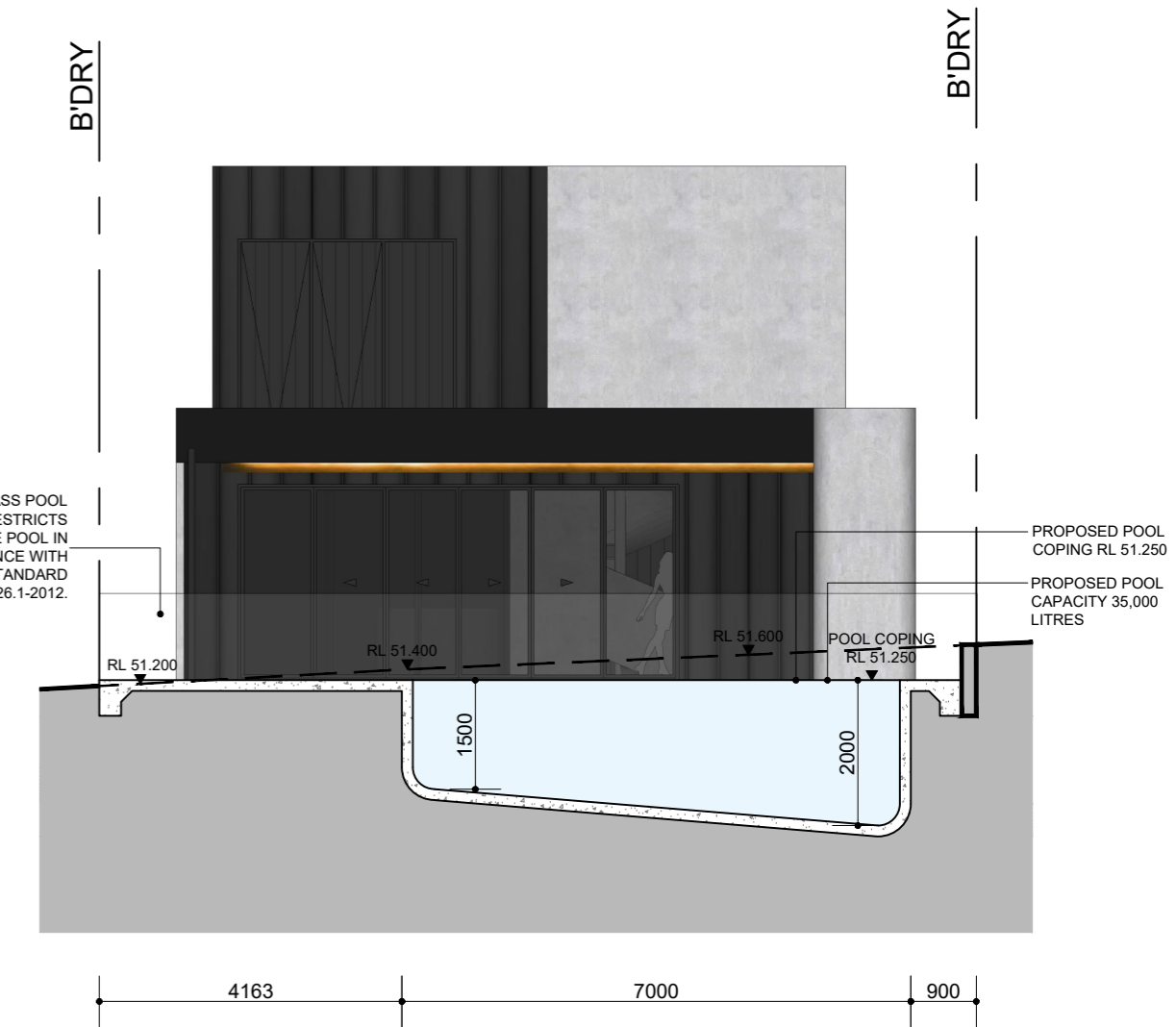
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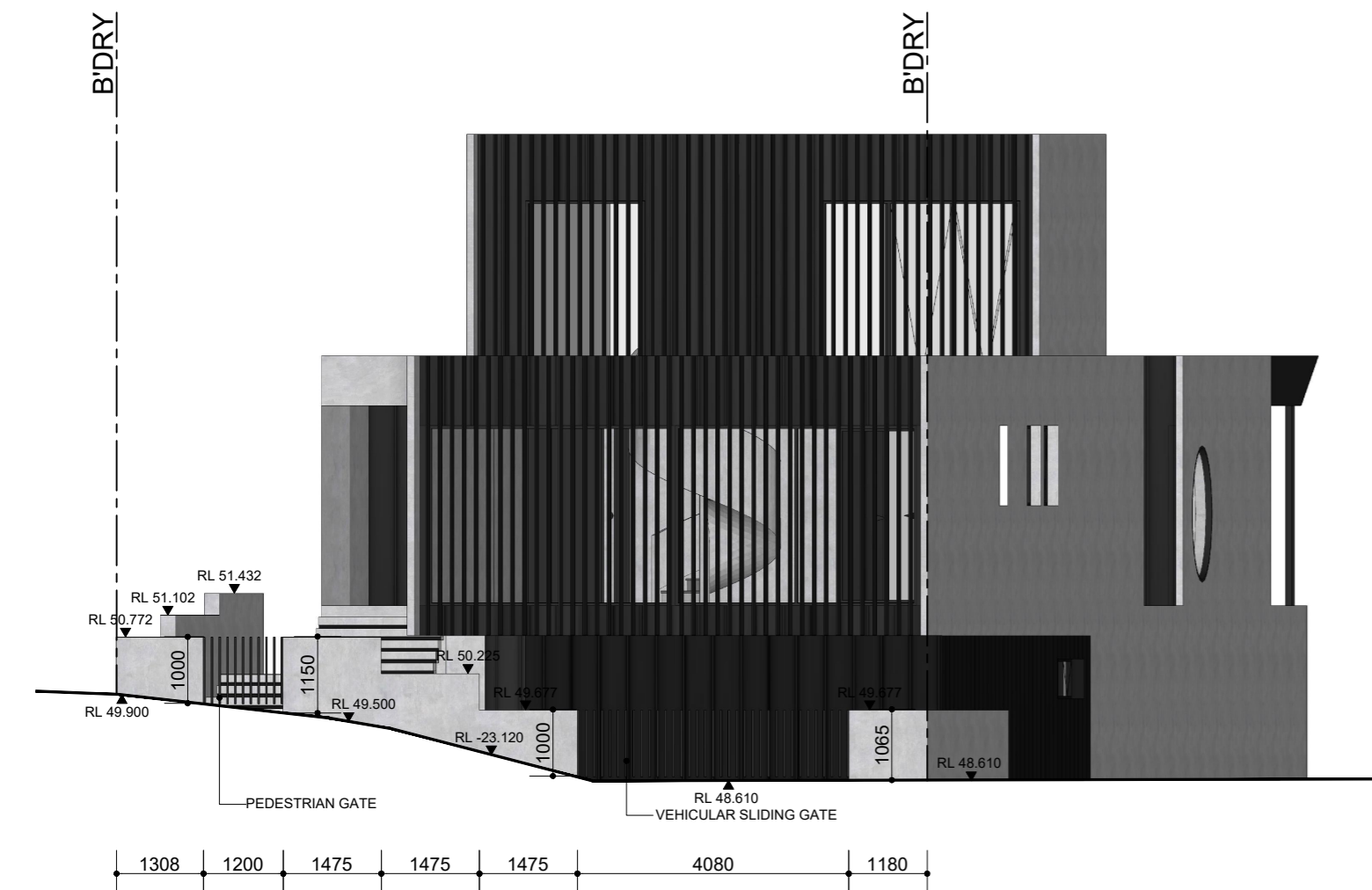
Fence Detail - Plan



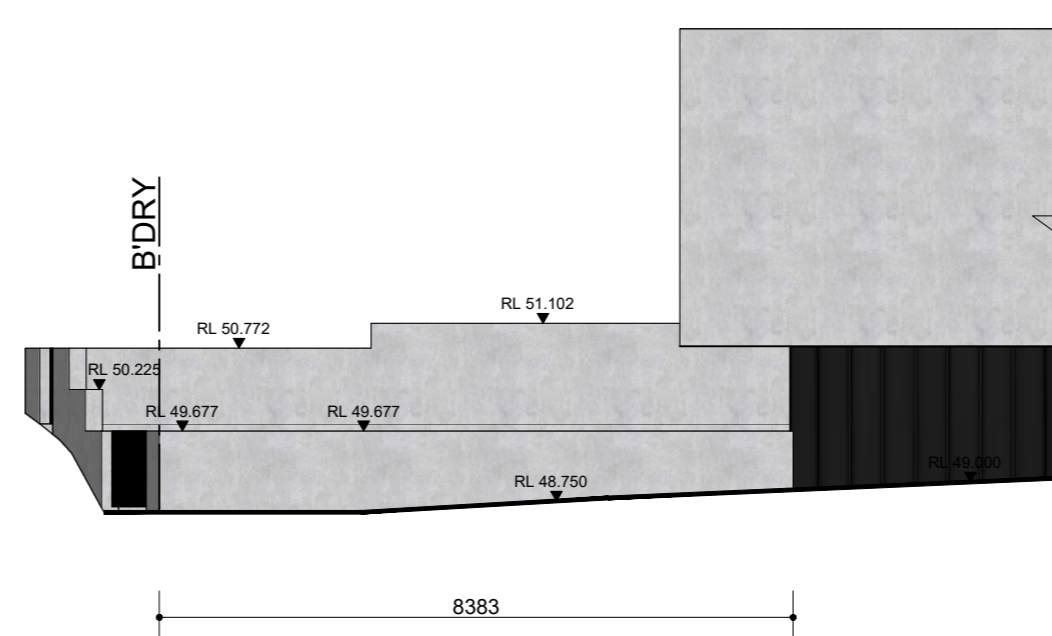
Pool Detail - Plan



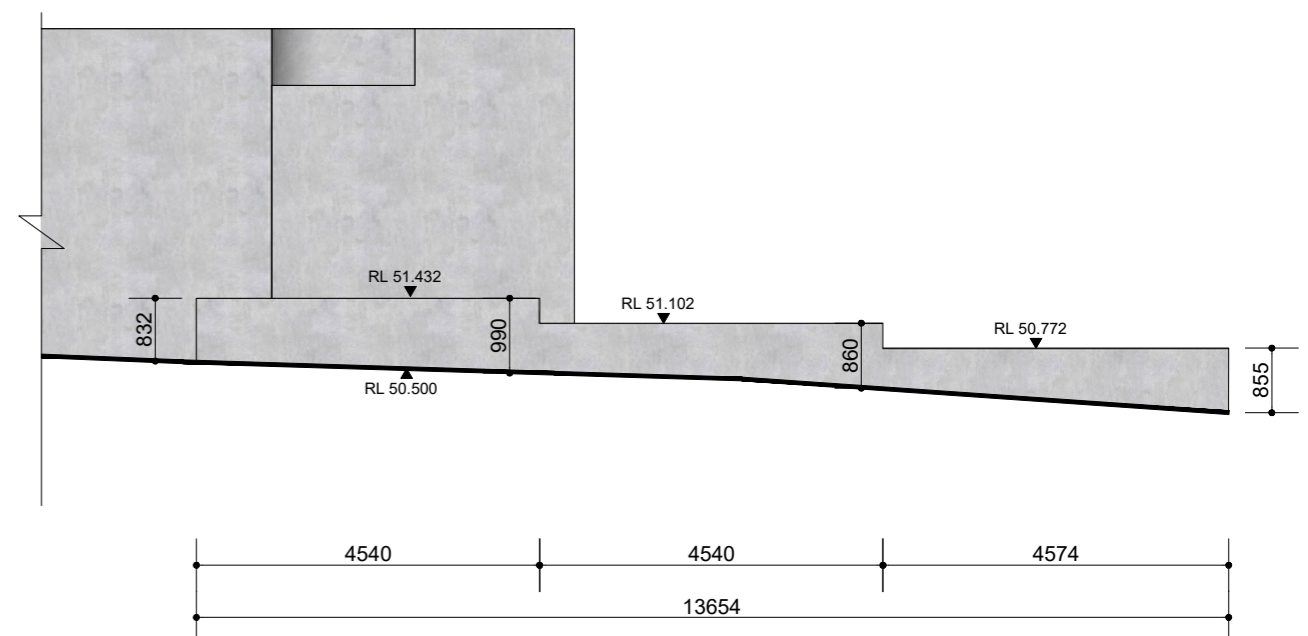
Pool Detail - Section B



1 Fence Detail - Elevation



2 Fence Detail - Elevation



3 Fence Detail - Elevation

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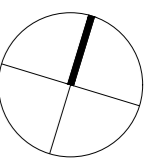
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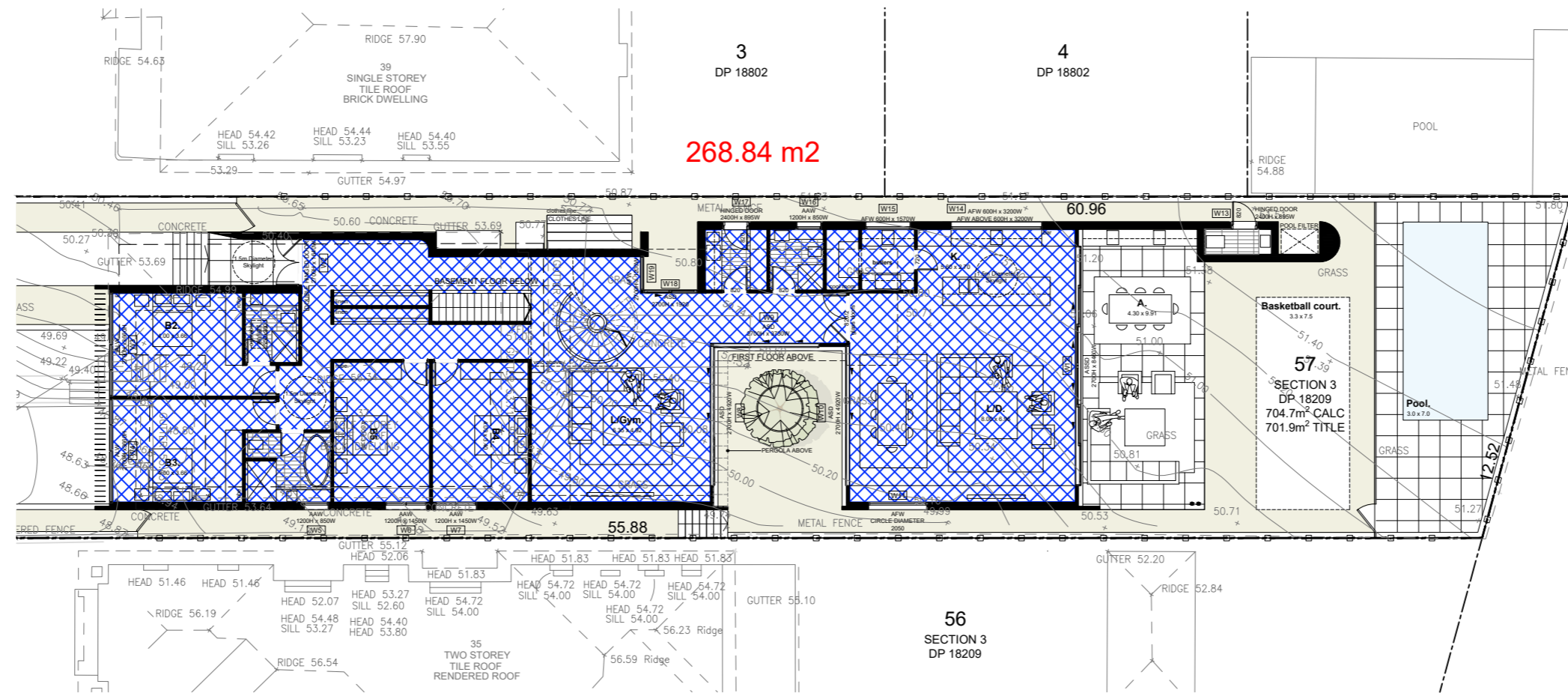
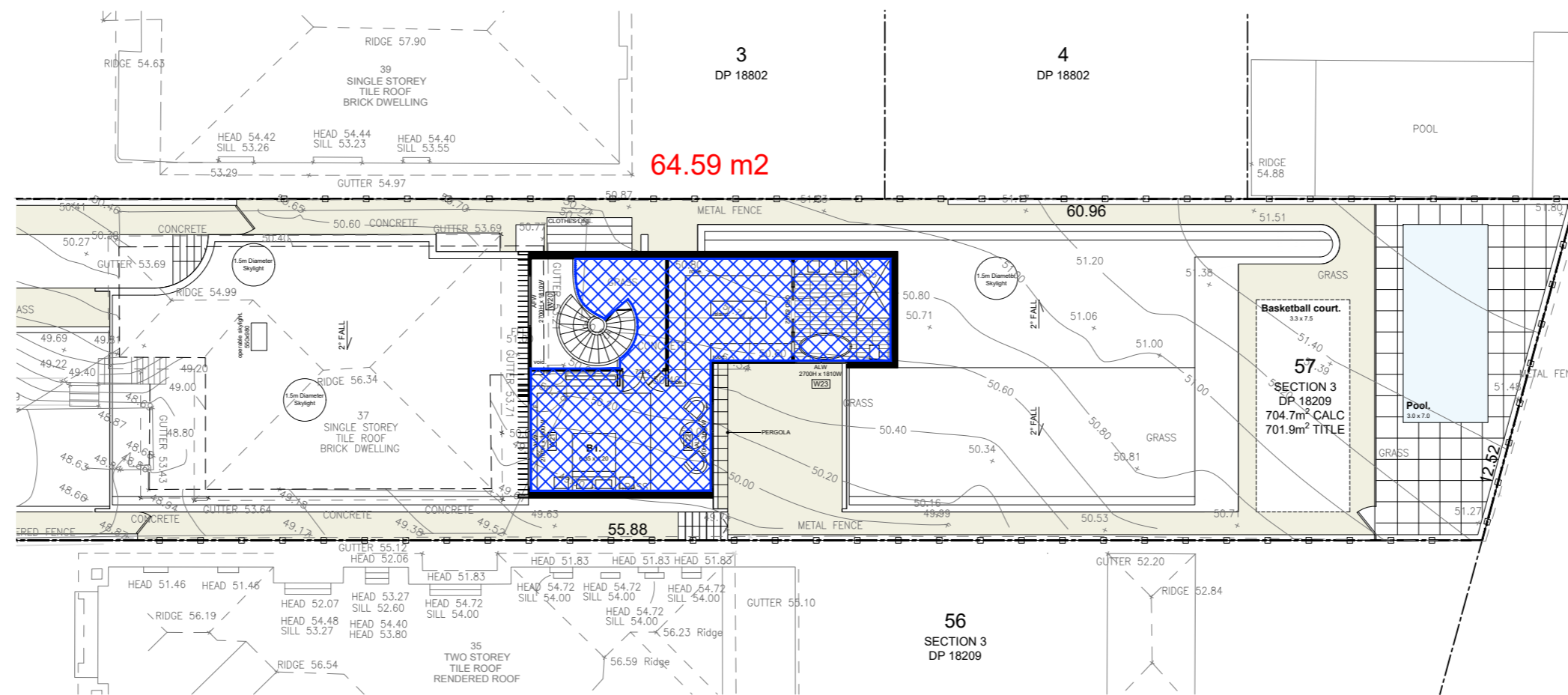
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 drawing: **Pool & Fence Details**  
 drawing no.: **9**  
 date: 04.03.24

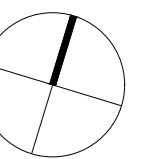
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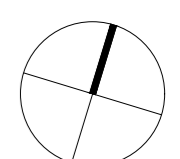
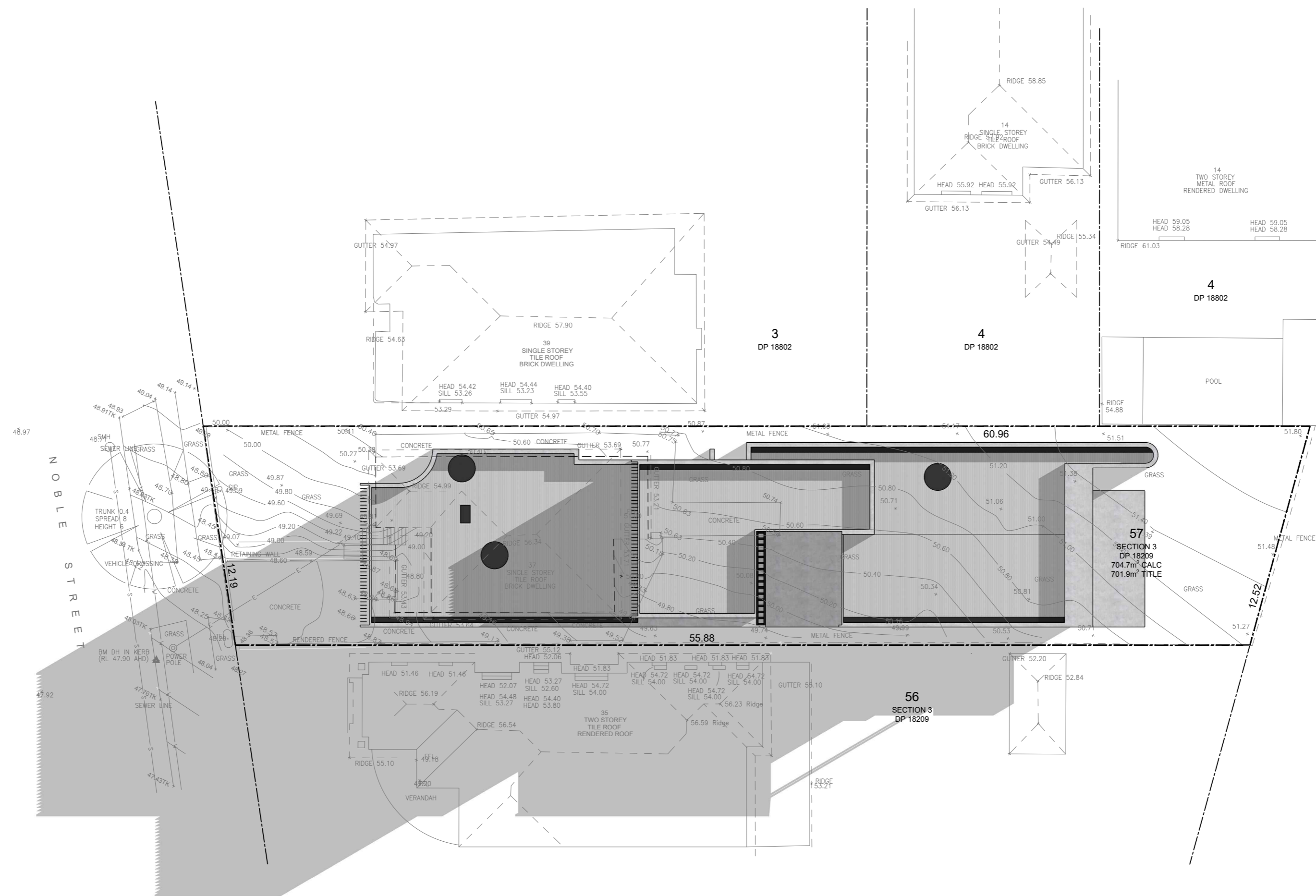
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SITE AREA :		701.9 m <sup>2</sup>
FSR :	MAX. 0.5 TO 1 (350.95 m <sup>2</sup> )	333.43 m <sup>2</sup>

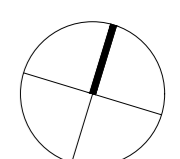
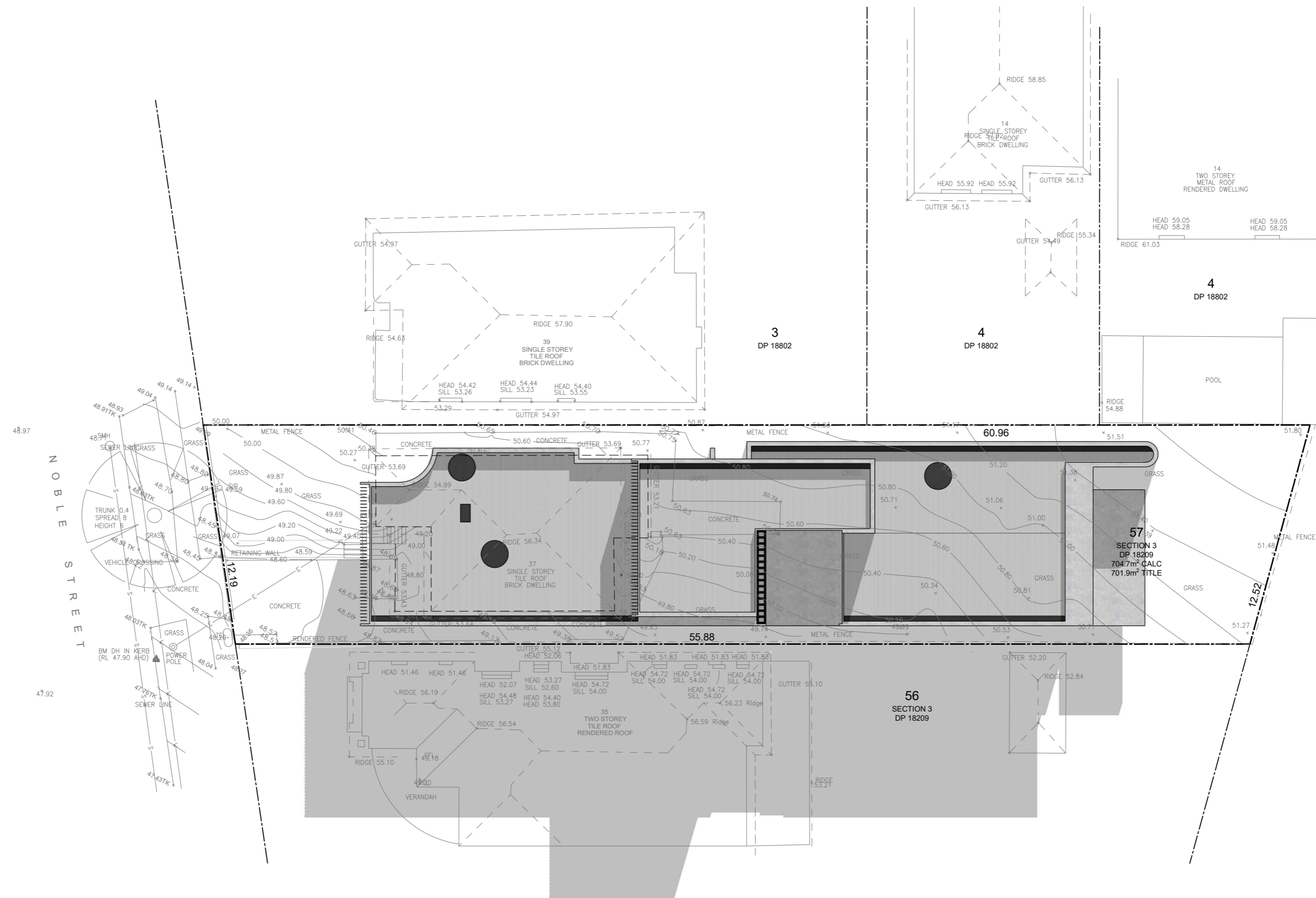


**Certificate No. 0009273350-01**  
 Scan QR code or follow website link for rating details.  
 Assessor name: Ian Fry  
 Accreditation No. DMN/12/1441  
 Property Address: 37 Noble Avenue, Punchbowl NSW 2196  
 hstar.com.au/QR/Generate?p=kTuxbMmi


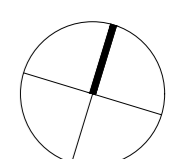
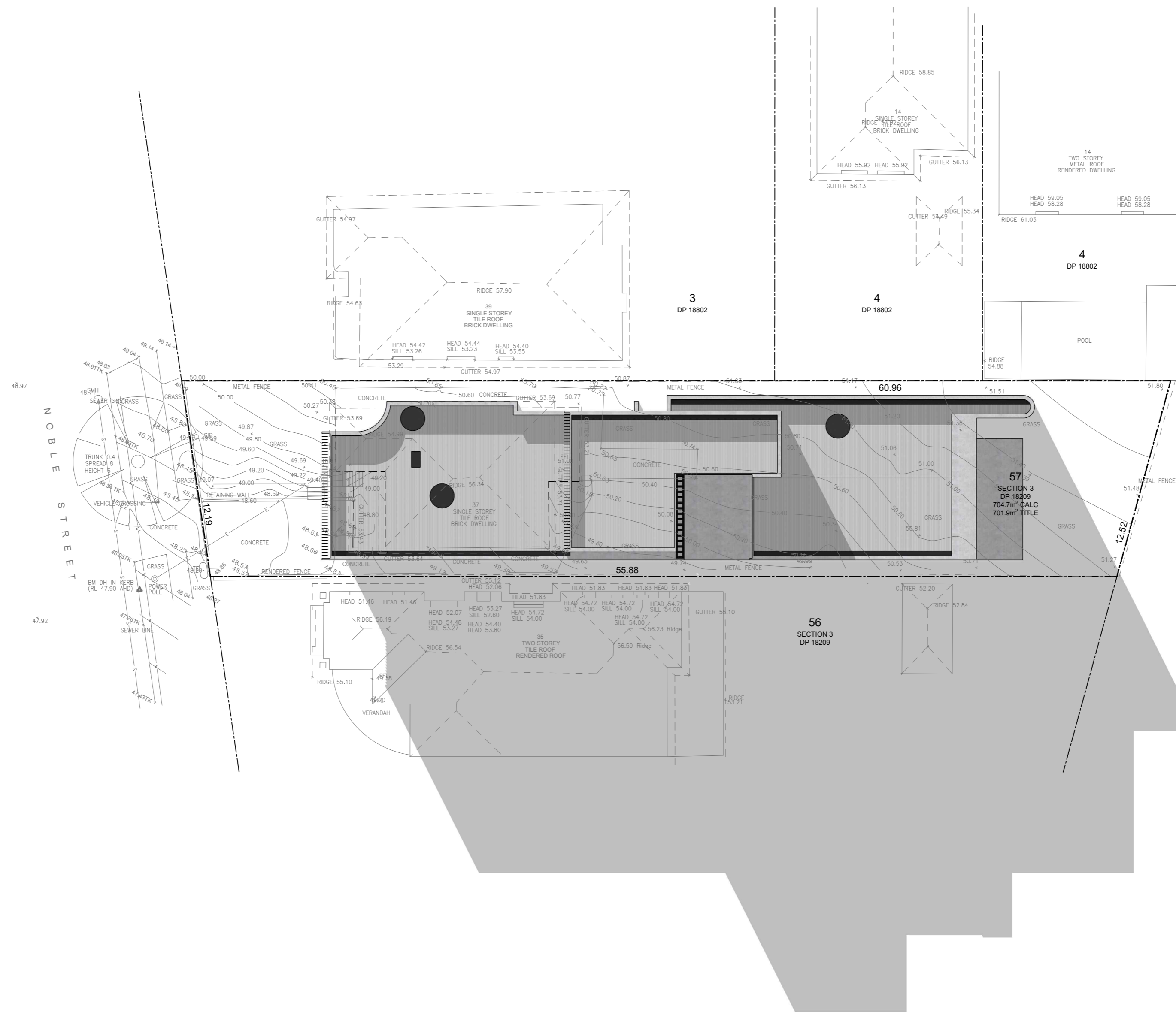



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 hstar.com.au/QR/Generate?pk=TuxbMmi















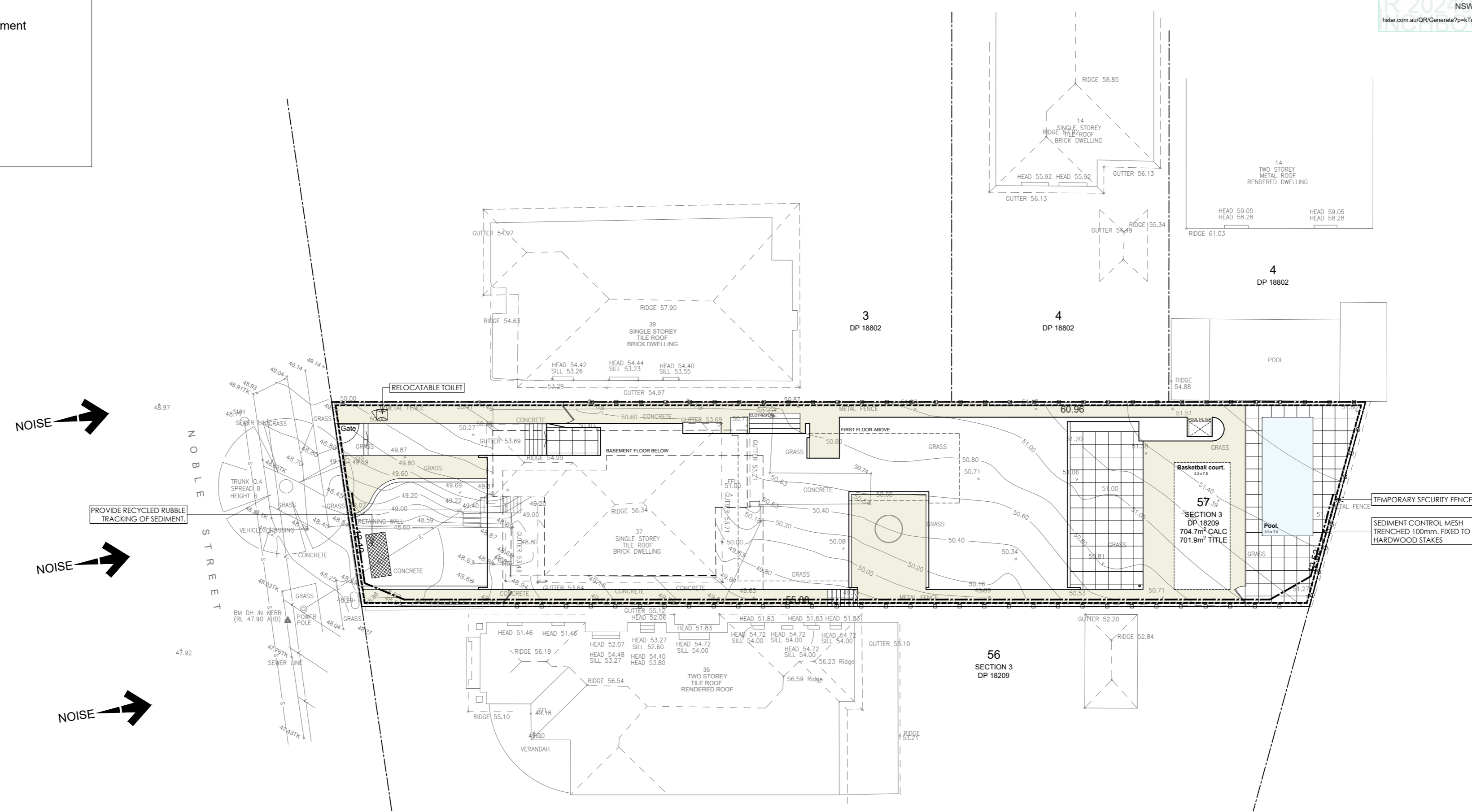
**Certificate No. 0009273350-01**  
 Scan QR code or follow website link for rating details.  
 Assessor name: Ian Fry  
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 Property Address: 37 Noble Avenue, Punchbowl NSW, 2196  
 hstar.com.au/QR/Generate?pk=TuxbMmi

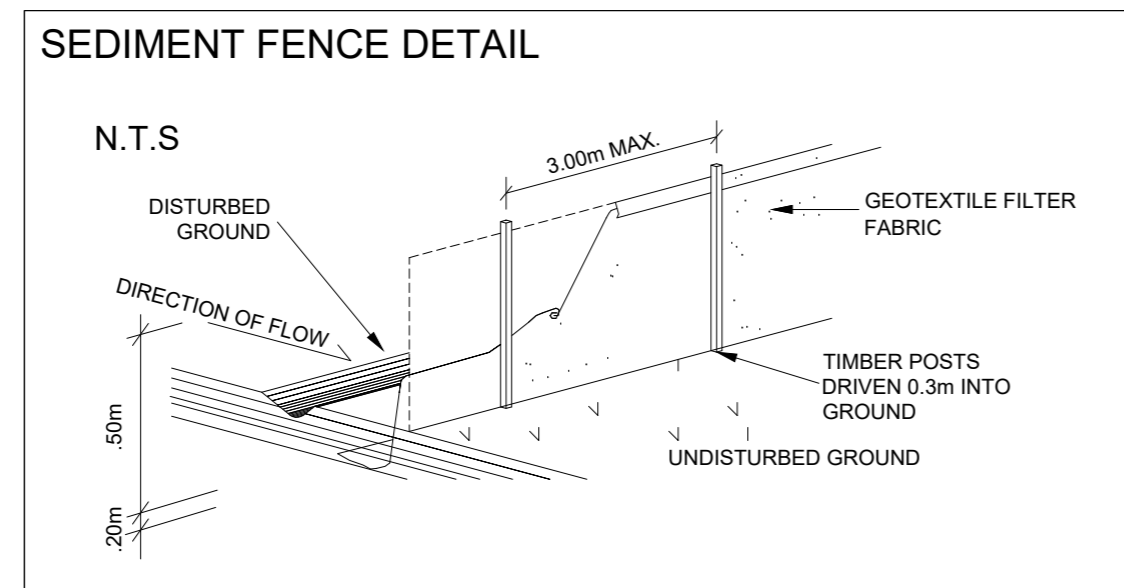
**Legend:**

-  Existing Tree To Be Removed
-  Temporary Security Fence
-  Contour Lines
-  Sediment Control
-  Ongoing Waste Management
-  Relocatable Toilet
-  Construction Pile
-  Construction Waste Pile

**Certificate No. 0009273350-01**  
 Scan QR code or follow website link for rating details.  
 Assessor name: Ian Fry  
 Accreditation No. DMN/12/1441  
 Property Address: 37 Noble Avenue, Punchbowl NSW 2196  
 hstar.com.au/QR/Generate?pk=TuxbMmi

- SEDIMENT CONTROL NOTES**
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
  2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
  3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
  4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
  5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
  6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
  7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.



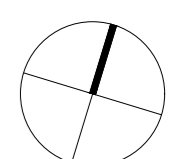
po box 1152 hunters hill nsw 2110  
 www.dawsonvu.com.au  
 info@dawsonvu.com.au  
 frang@dawsonvu.com.au  
 0438 297 973  
 michael@dawsonvu.com.au  
 0438 297 962

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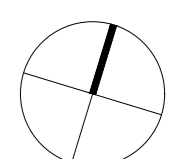
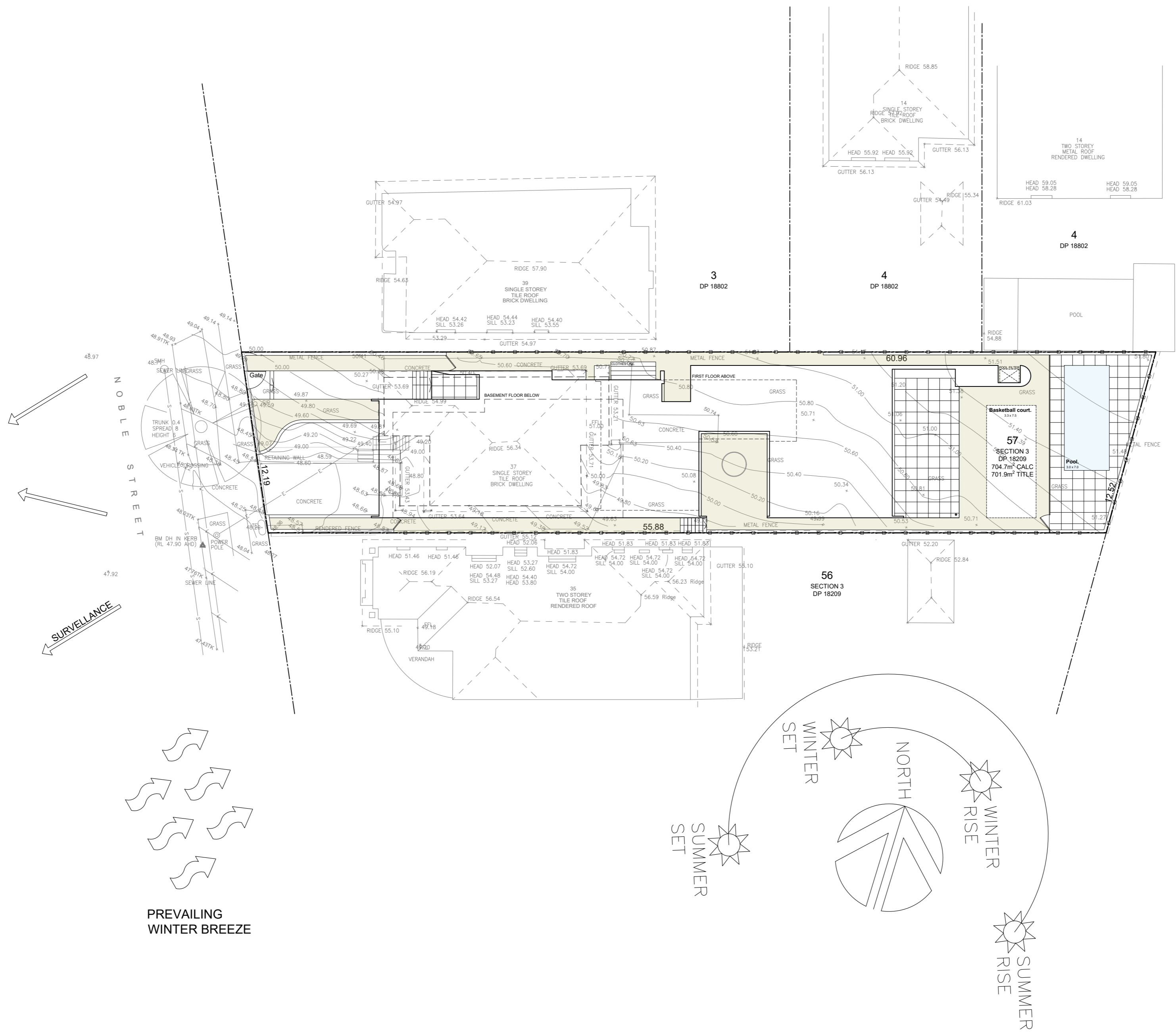
04.03.24	A	DA submission			
date	revision	issue	date	revision	issue

address: **Lot 57 Sec 3 DP 182909, 37 Noble Avenue, Punchbowl**  
 drawing: **Erosion & Sediment Control Plan**  
 drawing no.: **13**  
 date: 04.03.24

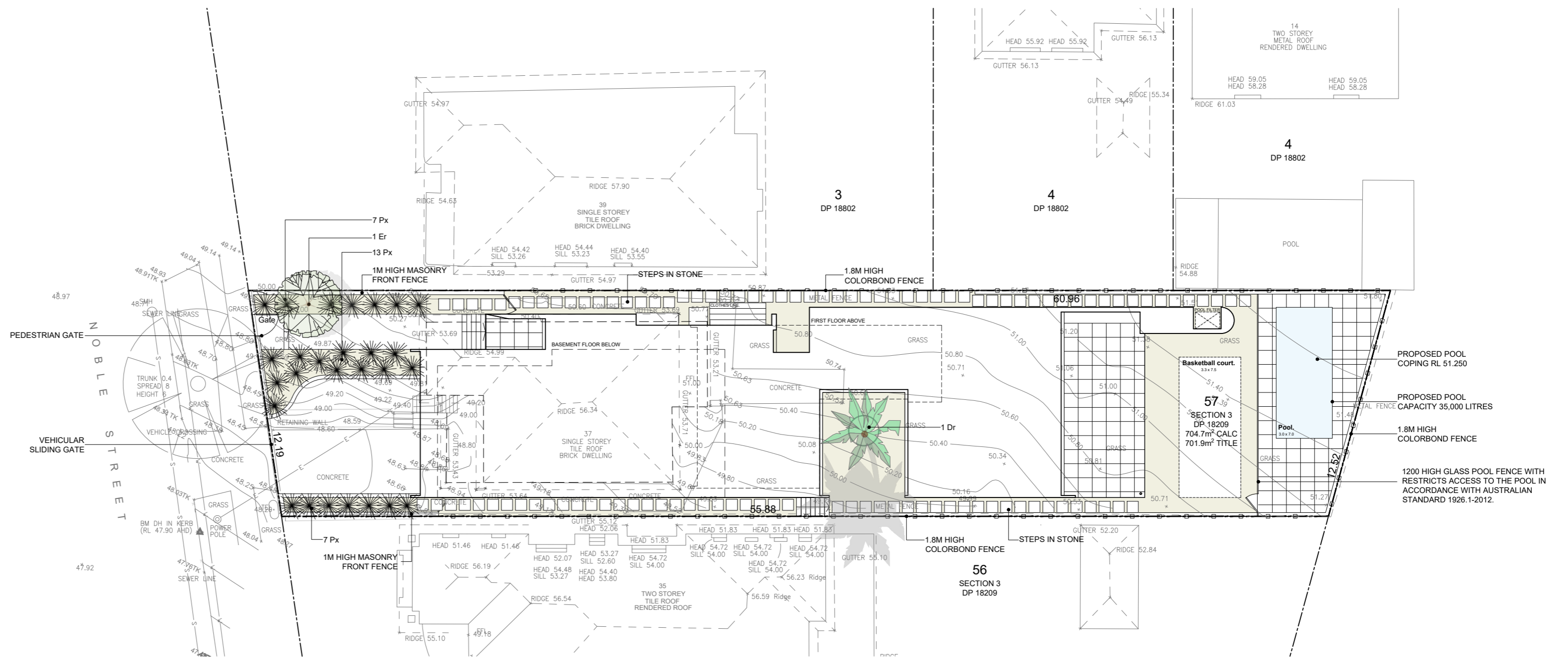
revision: **A**  
 scale: 1:200 @ A2



**Certificate No. 0009273350-01**  
 Scan QR code or follow website link for rating details.  
 Assessor name: Ian Fry  
 Accreditation No. DMN/12/1441  
 Property Address: 37 Noble Avenue, Punchbowl NSW 2196  
 hstar.com.au/QR/Generate?pk=KluxbMmi





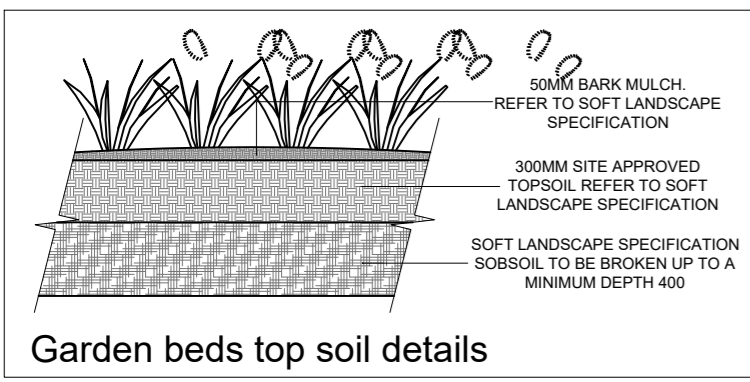
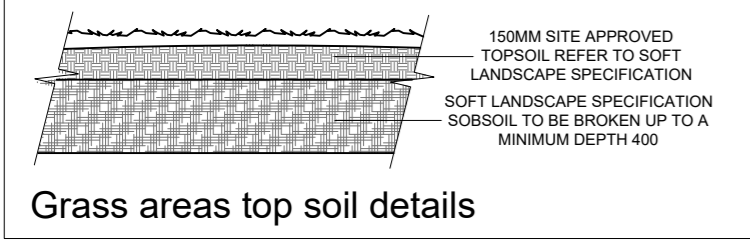
ARTIST IMPRESSION FOR COUNCIL APPROVAL ONLY. NOT TO BE USED FOR CONSTRUCTION

1. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS AND SITE SURVEY PLAN.
2. IT IS RECOMMENDED THAT DRIP IRRIGATION BE PROVIDED TO ASSIST IN FIRE RETARDANCE OF LANDSCAPED AREAS.
3. DO NOT SCALE DRAWING.
4. ALL MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT.
5. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE RELEVANT REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, AND APPLICABLE DEVELOPMENT APPROVAL AUTHORITIES.

CODE	BOTANICAL NAME	COMMON NAME	QTY	POT SIZE	MATURE HEIGHT	STAKE
Drd	Dracaena Draco	Dragon Tree	1	75Lit	6-9M	Y
<b>SHRUBS</b>						
Px	Philodendron Xanadu	Xanadu	27	300MM	0.8M	N
Er	Elaeocarpus reticulatus	Blueberry Ash	1	75Lit	10-15M	Y

**NOTE:**  
 PLANT QUANTITIES SHOWN ON PLANTING PLAN TO BE USED AS A GUIDE ONLY. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT CORRECT QUANTITIES ARE INSTALLED AS PER PLANTING PLAN.

**PLANTING INSTRUCTIONS & SPECIFICATION :**  
 REMOVE ALL BUILDING RUBBLE AND WEEDS FROM GARDEN BEDS.  
 FILL GARDEN BEDS WITH 300MM ORGANIC GARDEN MIX.  
 STAND PLANT THE POTS IN THEIR POSITION ACCORDING TO THE PLANTING PLAN.  
 DIG HOLE SAME SIZE AS THE POT. REMOVE THE PLANT FROM THE POT. PLANT SO THAT THE TOP OF THE ROOT BALL IS LEVEL WITH THE SOIL.  
 SPRINKLE GRANULAR WETTING AGENT AND FERTILIZER ACCORDING TO DIRECTIONS ON THE PACK. WATER IN WELL.  
 RUN IRRIGATION TUBING OVER THE SOIL.  
 COVER THE ENTIRE SOIL SURFACE WITH 75MM MULCH.  
 NEW TURF: EXCAVATE/GRADE AREAS TO BE TURFED TO 120MM BELOW REQUIRED FINISHED LEVEL. ENSURE ALL SURFACE WATER RUN-OFF IS DIRECTED TOWARDS INLET PIT, KERBS ETC AND AWAY FROM BUILDING. FURTHER RIP THE SUBGRADE TO 150MM. INSTALL 100MM DEPTH OF TURF  
 UNDERLAY, LAY 'SIR WALTER BUFFALO' TURF ROLLS CLOSELY BUTTED. FILL ANY SMALL GAPS WITH TOPSOIL. WATER THOROUGHLY.



FEATURE PLANT - DRAGON TREE



FEATURE PLANT - BLUEBERRY ASH



BORDER PLANT - PHILODENDRON XANADU DWARF

**Certificate No. 0009273350-01**

Scan QR code or follow website link for rating details.

Assessor name: Ian Fry  
 Accreditation No. DMN/12/1441  
 Property Address: 37 Noble Avenue, Punchbowl NSW, 2196  
 hstar.com.au/QR/Generate?pk=KtuxbmMmi



po box 1152 hunters hill nsw 2110  
 www.dawsonvu.com.au  
 info@dawsonvu.com.au  
 frang@dawsonvu.com.au  
 0438 297 973  
 michael@dawsonvu.com.au  
 0438 297 962

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04.03.24	A	DA submission			
date	revision	issue	date	revision	issue

address: **Lot 57 Sec 3 DP 182909, 37 Noble Avenue, Punchbowl**  
 drawing: **Landscape Plan**  
 drawing no.: **15**  
 date: 04.03.24

revision: **A**  
 scale: 1:200 @ A2

Single Dwelling

Certificate number: 1739083S

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, 08 March 2024  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	37 Noble Avenue Punchbowl 2196	
Street address	37 NOBLE Avenue PUNCHBOWL 2196	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	Deposited Plan DP18209	
Lot no.	57	
Section no.	3	
Project type	dwelling house (detached)	
No. of bedrooms	5	
Project score		
Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 75	Target 72
Materials	✓ -50	Target n/a

Description of project

Project address	
Project name	37 Noble Avenue Punchbowl 2196
Street address	37 NOBLE Avenue PUNCHBOWL 2196
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan DP18209
Lot no.	57
Section no.	3
Project type	
Project type	dwelling house (detached)
No. of bedrooms	5
Site details	
Site area (m <sup>2</sup> )	702
Roof area (m <sup>2</sup> )	277
Conditioned floor area (m <sup>2</sup> )	347.9
Unconditioned floor area (m <sup>2</sup> )	16.5
Total area of garden and lawn (m <sup>2</sup> )	150
Roof area of the existing dwelling (m <sup>2</sup> )	0

Assessor details and thermal loads		
Assessor number	DMN/12/1441	
Certificate number	0009273350-01	
Climate zone	56	
Area adjusted cooling load (MJ/m <sup>2</sup> .year)	15	
Area adjusted heating load (MJ/m <sup>2</sup> .year)	15	
Project score		
Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 75	Target 72
Materials	✓ -50	Target n/a

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
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 3000 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 220 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
<b>Swimming Pool</b>			

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must not have a volume greater than 35 kilolitres.	✓	✓	
The swimming pool must be outdoors.	✓	✓	

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Simulation Method</b>			
<b>Assessor details and thermal loads</b>			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Construction</b>			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m <sup>2</sup>	Insulation
floor - concrete slab on ground, conventional slab.	194.9	not specified
floor - suspended floor above enclosed subfloor, concrete - suspended; frame: timber - H2 treated softwood.	5.4	none
floor - above habitable rooms or mezzanine, concrete - suspended; frame: timber - H2 treated softwood..	102.1	none
floor - suspended floor above garage, concrete - suspended; frame: timber - H2 treated softwood.	62	none
garage floor - concrete slab on ground, 40% cement substitute.	65.5	none
external wall: concrete panel/plasterboard; frame: timber - H2 treated softwood.	all external walls	none
external garage wall: concrete block/plasterboard; frame: timber - H2 treated softwood.	19.2	none
internal wall: plasterboard; frame: timber - H2 treated softwood.	174.1	none
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	276.6	ceiling: fibreglass batts or roll; roof: foil backed blanket.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Glazing</b>			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✓	✓	✓

Frames	Maximum area - m2
aluminium	121.3
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	0
double	121.3
triple	0



po box 1152 hunters hill nsw 2110  
www.dawsonvu.com.au  
info@dawsonvu.com.au  
trang@dawsonvu.com.au  
0438 297 973  
michael@dawsonvu.com.au  
0438 297 962

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04.03.24 A DA submission  
date revision issue

address: **Lot 57 Sec 3 DP 182909, 37 Noble Avenue, Punchbowl**  
drawing: **Basix Commitments**  
drawing no.: **16a**  
date: 04.03.24  
revision: **A**  
scale: nts @ A3

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Hot water</b>			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✔	✔	✔
<b>Cooling system</b>			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
<b>Heating system</b>			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		✔	✔
<b>Ventilation</b>			
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		✔	✔
<b>Artificial lighting</b>			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
<b>Natural lighting</b>			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
<b>Swimming pool</b>			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): gas		✔	
The applicant must install the following pump for the swimming pool in the development, or a pump with a higher energy rating: multi-speed with a performance of 6 stars.		✔	
The applicant must install a timer for the swimming pool pump in the development.		✔	
<b>Alternative energy</b>			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
The photovoltaic system must consist of: • photovoltaic collectors with the capacity to generate at least 3.5 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing north east	✔	✔	✔
<b>Other</b>			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

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.

### Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Cellar	DOW-021-05 B	W1	600	2650	Awning	60	S	No
Bed 2	DOW-021-07 B	W3	2700	3660	Awning	10	W	Yes
Hallway	BRD-109-05 A	W2	2400	1640	Casement	90	W	No
Living/Gym	DOW-021-05 B	W19	2700	1200	Awning	60	E	No
Living/Gym	BRD-101-09 A	W18	2700	1920	Sliding	45	N	No
Living/Gym	BRD-101-09 A	W9	2700	3730	Sliding	60	S	No
Living/Gym	BRD-101-09 A	W8	2700	3730	Sliding	60	E	Yes
Laundry	BRD-109-09 A	W17	2400	895	Casement	90	N	No
Powder	DOW-021-05 B	W16	1200	850	Awning	90	N	No
Butlers	DOW-023-14 B	W15	600	1570	Fixed	00	N	No
Kitchen/Living	DOW-023-14 B	W14	600	3200	Fixed	00	N	No
Kitchen/Living	DOW-023-14 B	W14	600	3200	Fixed	00	N	No
Kitchen/Living	BRD-101-09 A	W12	2700	6400	Sliding	60	E	No
Kitchen/Living	DOW-023-14 B	W11	2050	2050	Fixed	00	S	No
Kitchen/Living	BRD-101-09 A	W10	2700	3730	Sliding	30	W	No
Bed 5	DOW-021-05 B	W6	1200	1450	Awning	45	S	No
Bed 4	DOW-021-05 B	W7	1200	1450	Awning	45	S	No
Bath	DOW-021-05 B	W5	1200	850	Awning	90	S	No
Bed 3	DOW-021-07 B	W4	2700	3660	Awning	10	W	Yes
Stairwell	DOW-023-14 B	W20	2700	1810	Fixed	00	W	Yes
Ensuite Bed 1	DOW-021-07 B	W23	2700	1810	Awning	45	S	No
Bed 1	DOW-021-07 B	W22	2700	3000	Louvre	10	E	No
Bed 1	DOW-021-07 B	W21	2700	3650	Awning	10	W	Yes

### Roof window\* schedule

Location	Window ID	Window no.	Opening %	Height [mm]	Width [mm]	Orientation	Outdoor shade	Indoor shade
Ensuite Bed 2	VEL-011-01 W	S2	0	980	550	N	No	No
Hallway	VEL-011-01 W	S3	0	1500	1500	N	No	No
Kitchen/Living	VEL-011-01 W	S1	0	1500	1500	N	No	No

## CHANGE TO PLAN NOTIFICATION

PLEASE AMEND YOUR PLANS TO SHOW THE FOLLOWING INCLUSIONS FOR STAMPING

PLEASE ENSURE YOU READ THE NATHERS CERTIFICATE FOR COMPLIANCE. THIS DOCUMENT IS A GUIDE ONLY. SOME ADDITIONAL ITEMS MAYBE NOTED ON THE CERTIFICATE. THE NATHERS CERTIFICATE SHOULD ALWAYS BE REFERENCED FOR CORRECT SPECIFICATION.



JOB NUMBER CLIENT Date: 050324

SITE ADDRESS 37 Noble Avenue Punchbowl

ITEM	DESCRIPTIONS / NOTES
ADDED UNDERFLOOR INSULATION	<input checked="" type="checkbox"/> R2.0 to 1st floor (50mm concrete Alpha Floor)
ADDED INSULATION TO CANTILEVERED FLOOR	<input type="checkbox"/>
INCREASE BULK WALL INSULATION	<input checked="" type="checkbox"/> R2.7 excluding garage
ADD REFLECTIVE FOIL TO EXTERNAL WALLS	<input checked="" type="checkbox"/> Reflective wall wrap to brick veneer
CHANGE WALL COLOURS	<input type="checkbox"/>
INCREASE CEILING INSULATION TO ROOF SPACE	<input checked="" type="checkbox"/> R6.0
ADD INSULATION TO BETWEEN LEVELS	<input checked="" type="checkbox"/> R2.0 throughout. 50mm concrete Alpha Floor to 1st floor
CHANGE ROOF COLOUR	<input type="checkbox"/>
ADDED ROOF INSULATION	<input type="checkbox"/>
ADDED ROOF VENTILATION	<input type="checkbox"/>
IMPROVED WINDOWS TO LOW E GLAZING	<input type="checkbox"/>
IMPROVED WINDOWS TO DOUBLE GLAZING	<input checked="" type="checkbox"/> Thermally broken throughout as per NatHERS.
IMPROVED HOT WATER SYSTEM	<input type="checkbox"/> Change all Louvres to awning windows.
ADDED DEDICATED LED/CFL LIGHTING	<input type="checkbox"/>
ADDED SOLAR PV SYSTEM	<input type="checkbox"/> Reduce all 3 ASD doors to courtyard to 3730 Wide
INDOOR CLOTHES LINE REQUIRED	<input type="checkbox"/> Reduce ASD to alfresco to 6400 Wide
WELL VENTILATED FRIDGE SPACE REQUIRED	<input type="checkbox"/>
ADDED SHADING STRUCTURES	<input type="checkbox"/>
CHANGED LANDSCAPING AREA	<input type="checkbox"/> ADD 2.0 KW SOLAR PV SYSTEM
INCLUDED LOW WATER PLANTS	<input type="checkbox"/>
CHANGED SIZE OF RAINWATER TANK	<input type="checkbox"/>
CHANGED WATER FITTING RATINGS	<input type="checkbox"/> 1x ceiling fan to all Beds
OTHER	<input checked="" type="checkbox"/> R2.5 to internal walls of Bath, Ldry, Powder, Garage

**DAWSONVU**

po box 1152 hunters hill nsw 2110  
www.dawsonvu.com.au  
info@dawsonvu.com.au  
trang@dawsonvu.com.au  
0438 297 973  
michael@dawsonvu.com.au  
0438 297 962

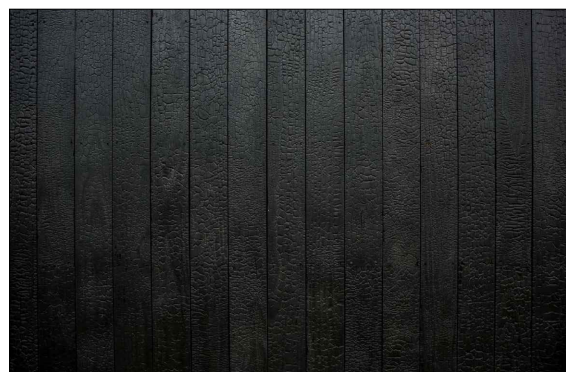
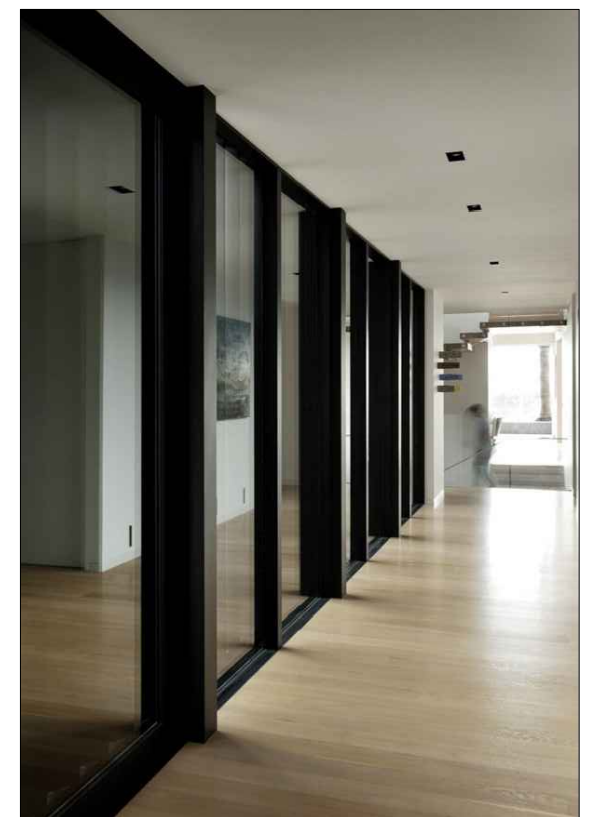
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04.03.24 A DA submission  
date revision issue

address: Lot 57 Sec 3 DP 182909, 37 Noble Avenue, Punchbowl  
drawing: Basix Commitments  
drawing no.: 16b  
date: 04.03.24  
revision: A  
scale: nts @ A3



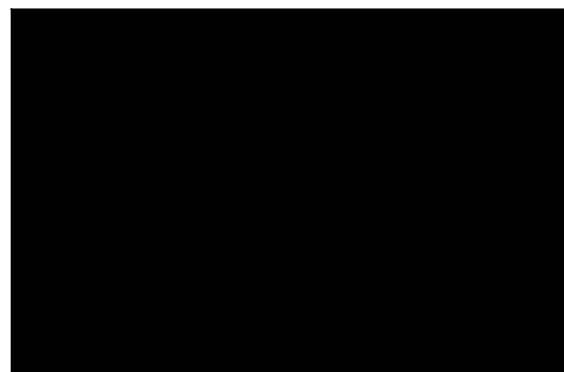
**Certificate No. 0009273350-01**  
 Scan QR code or follow website link for rating details.  
 Assessor name: Ian Fry  
 Accreditation No.: DMN/12/1441  
 Property Address: 37 Noble Avenue, Punchbowl NSW, 2196  
 hstar.com.au/QR/Generate?p=kTuxbmMmi

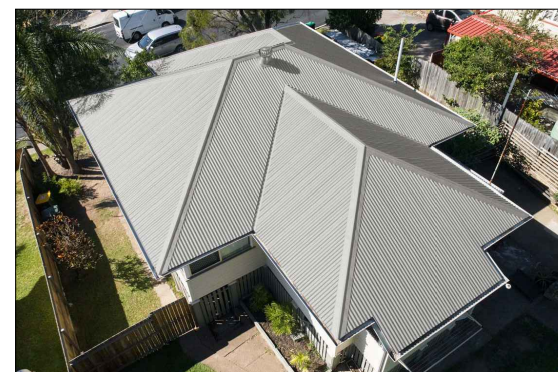
GARAGE DOOR  
 CEDAR CLADDING  
 COLOUR: BLACK



RENDERED FINISH AS SELECTED  
 COLOUR: GREY



GUTTER/ FASCIA  
 COLOUR: BLACK




METAL ROOF  
 COLOUR: SHALE GREY

DOORS & WINDOWS  
 COLOUR: BLACK



**Certificate No. 0009273350-01**  
 Scan QR code or follow website link for rating details.  
 Assessor name: Ian Fry  
 Accreditation No. DMN/12/1441  
 Property Address: 37 Noble Avenue, Punchbowl NSW 2196  
 R 2024/182909/32/7350/01  
 https://www.nsw.gov.au/qr/Generate?pk=K1uXdeMell

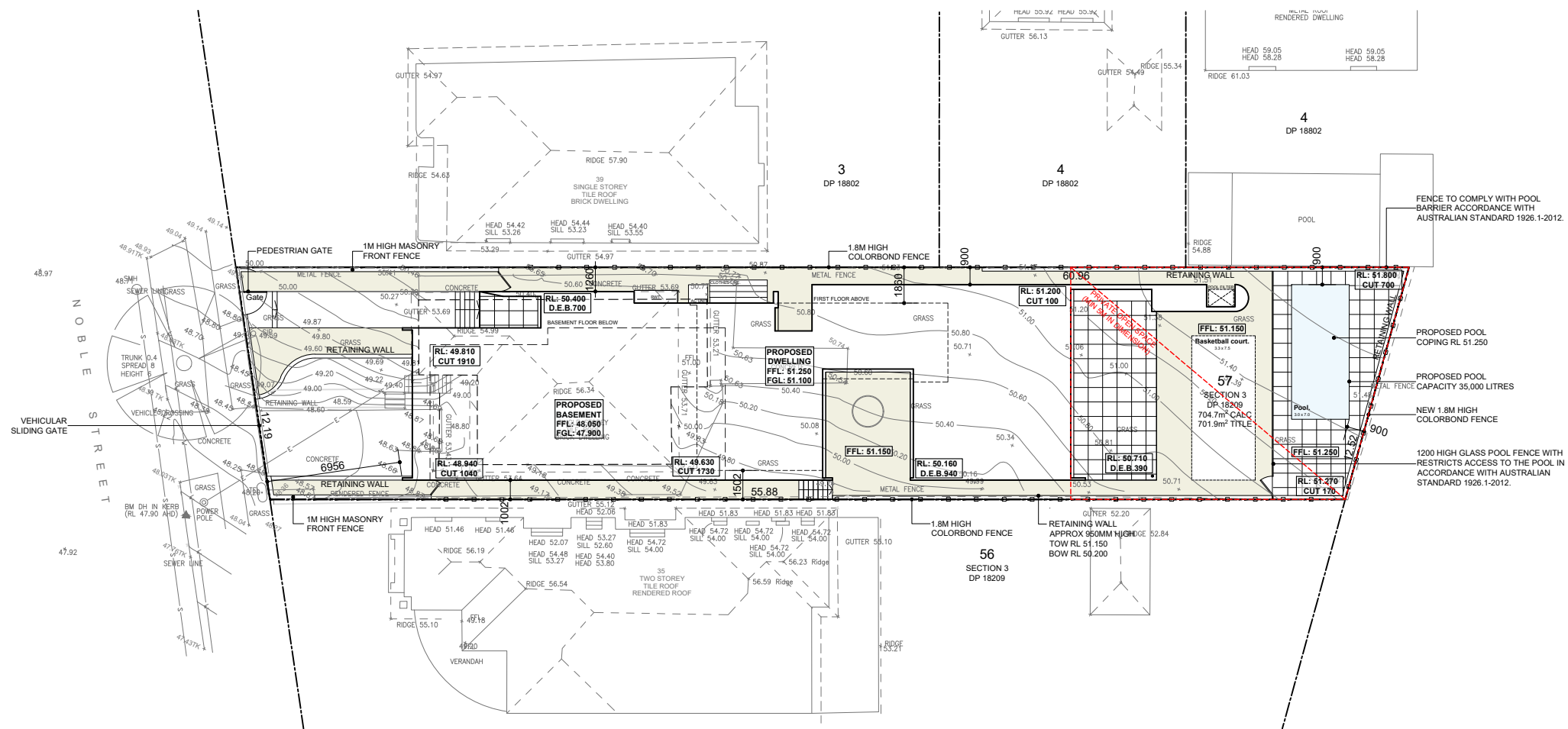



po box 1152 hunters hill nsw 2110  
 www.dawsonvu.com.au  
 info@dawsonvu.com.au  
 trang@dawsonvu.com.au  
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 michael@dawsonvu.com.au  
 0438 297 962

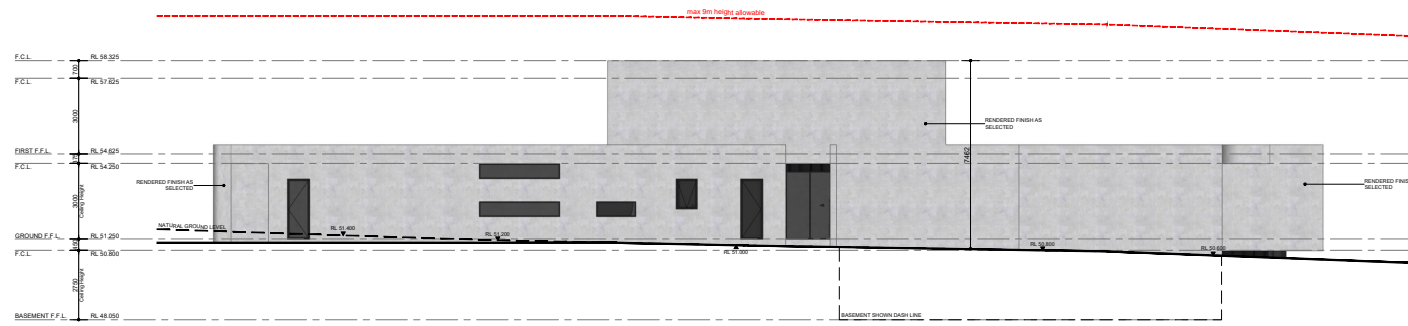
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date	revision	issue	date	revision	issue
04.03.24	A	DA submission			

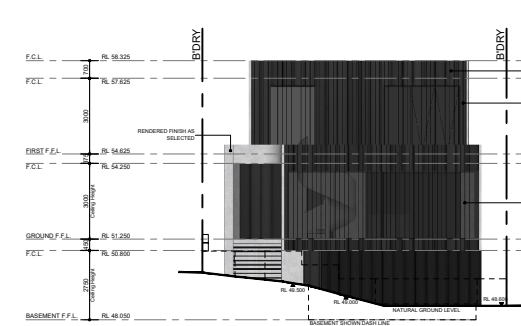
address: **Lot 57 Sec 3 DP 182909, 37 Noble Avenue, Punchbowl**  
 drawing: **Images**  
 drawing no.: **18**  
 date: 04.03.24  
 revision: **A**  
 scale: 1:100 @ A2



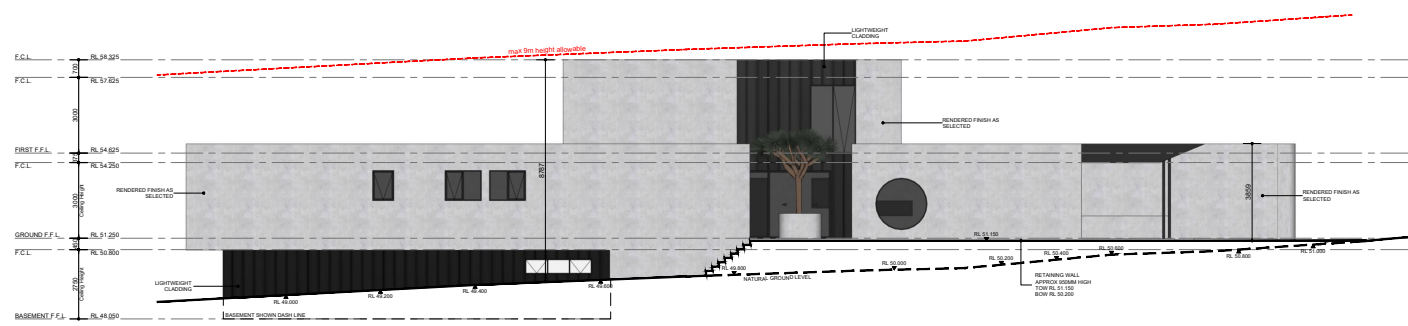
**Certificate No. 0009273350-01**  
 Scan QR code or follow website link for rating details.  
 Assessor name: Ian Fry  
 Accreditation No. DMN/12/1441  
 Property Address: 37 Noble Avenue, Punchbowl NSW, 2196  
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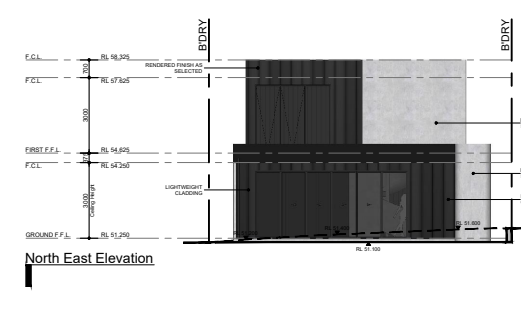
North West Elevation



South West Elevation



South East Elevation



North East Elevation

**DAWSONVU**

po box 1152 hunters hill nsw 2110  
 www.dawsonvu.com.au  
 info@dawsonvu.com.au  
 frang@dawsonvu.com.au  
 0438 297 973  
 michael@dawsonvu.com.au  
 0438 297 962

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04.03.24	A	DA submission			
date	revision	issue	date	revision	issue

address: **Lot 57 Sec 3 DP 182909, 37 Noble Avenue, Punchbowl**  
 drawing: **Notification**  
 drawing no.:  
 date: 04.03.24

revision: **A**  
 scale: nts @ A4

