

ISSUE FOR DA APPROVAL




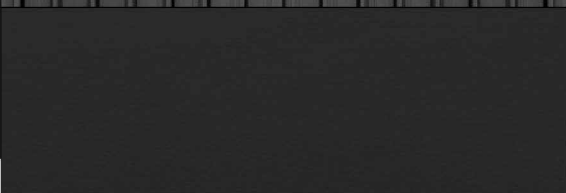
73 BRUNKER ROAD, YAGOONA NSW 2199
LOT 3 / 1 / DP16224

PROPOSED CONSTRUCTION OF SECONDARY DWELLING

CALCULATIONS

	EXISTING	PROPOSED
SITE AREA	531.1m ²	531.1m ²
TOTAL FLOOR AREA	91.7m ²	151.7m ²
FLOOR SPACE RATIO	0.17:1	0.29:1
LANDSCAPE AREA	-	76m ²
PRIVATE OPEN SPACE		94m ²

EXTERNAL FINISHES & MATERIALS SELECTION

AREA	FINISH	SAMPLE
EXTERNAL LIGHT WEIGHT CLADDING FOR FIRST FLOOR	HARDIE AXON CLADDING COLOUR - WHITE ON WHITE	
EXTERNAL DOORS AND WINDOWS	ALUMINIUM FRAMED, PRE-FINISHED COLOUR: MONUMENR OR SIMILAR	
ROOFING	COLORBOND STEEL ROOF COLOUR - MONUMENT	
GUTTERS AND DOWNPIPES	ALUMINIUM, PRE-FINISHED COLOUR: MONUMENT OR SIMILAR	

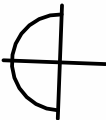
A: LEVEL 1, 1-5 LINK ROAD, 136 EPSOM ROAD
ZETLAND NSW 2017
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DATE
30/04/2024
PROJECT NUMBER
AA137
SCALE
1:100 @ A3

CLIENT
MR MOHAMMAD KHAN
PROJECT ADDRESS
**73 BRUNKER ROAD,
YAGOONA NSW 2199**

DRAWING ISSUE	REVISION	DATE ISSUED
CONCEPT DESIGN	A	04/04/2024
ISSUE FOR DA APPROVAL	B	30/04/2024

DRAWING
PROPOSED FLOOR PLANS

PROJECT
PROPOSED SECONDARY DWELLING

PROJECT STATUS
DA APPROVAL

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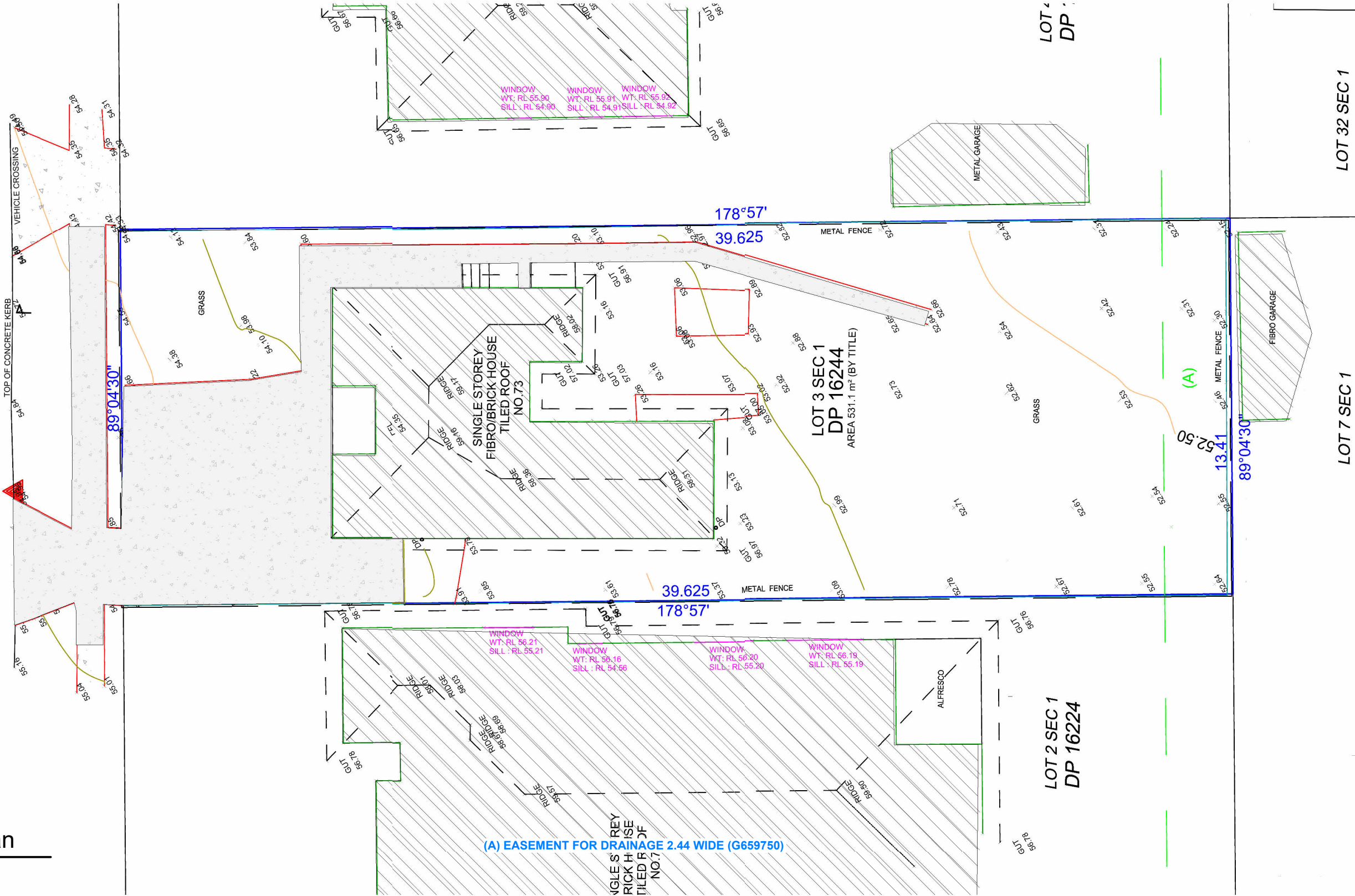
REVISION
B

BRUNKER ROAD

Existing Site Plan

1 : 150

BM NAIL IN KERB
RL 54.96 (AHD)



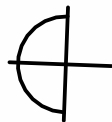
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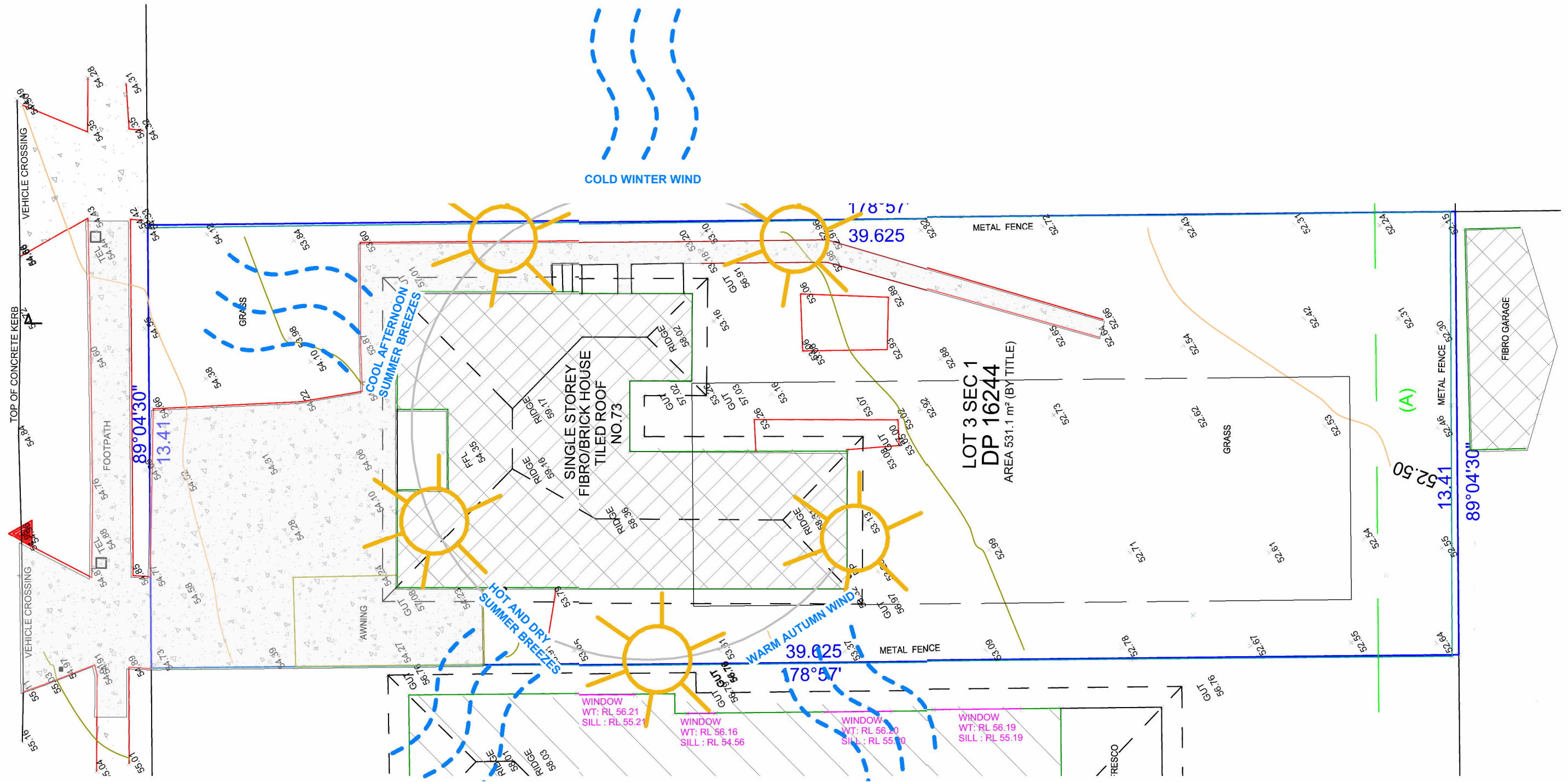
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BRUNKER ROAD



(A) EASEMENT FOR DRAINAGE 2.44 WIDE (G659750)

Site Analysis

1 : 250

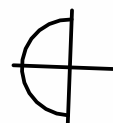
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ROAD

BM NAIL IN KERB
RL 54.96 (AHD)

Proposed Site Plan

1 : 150

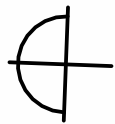
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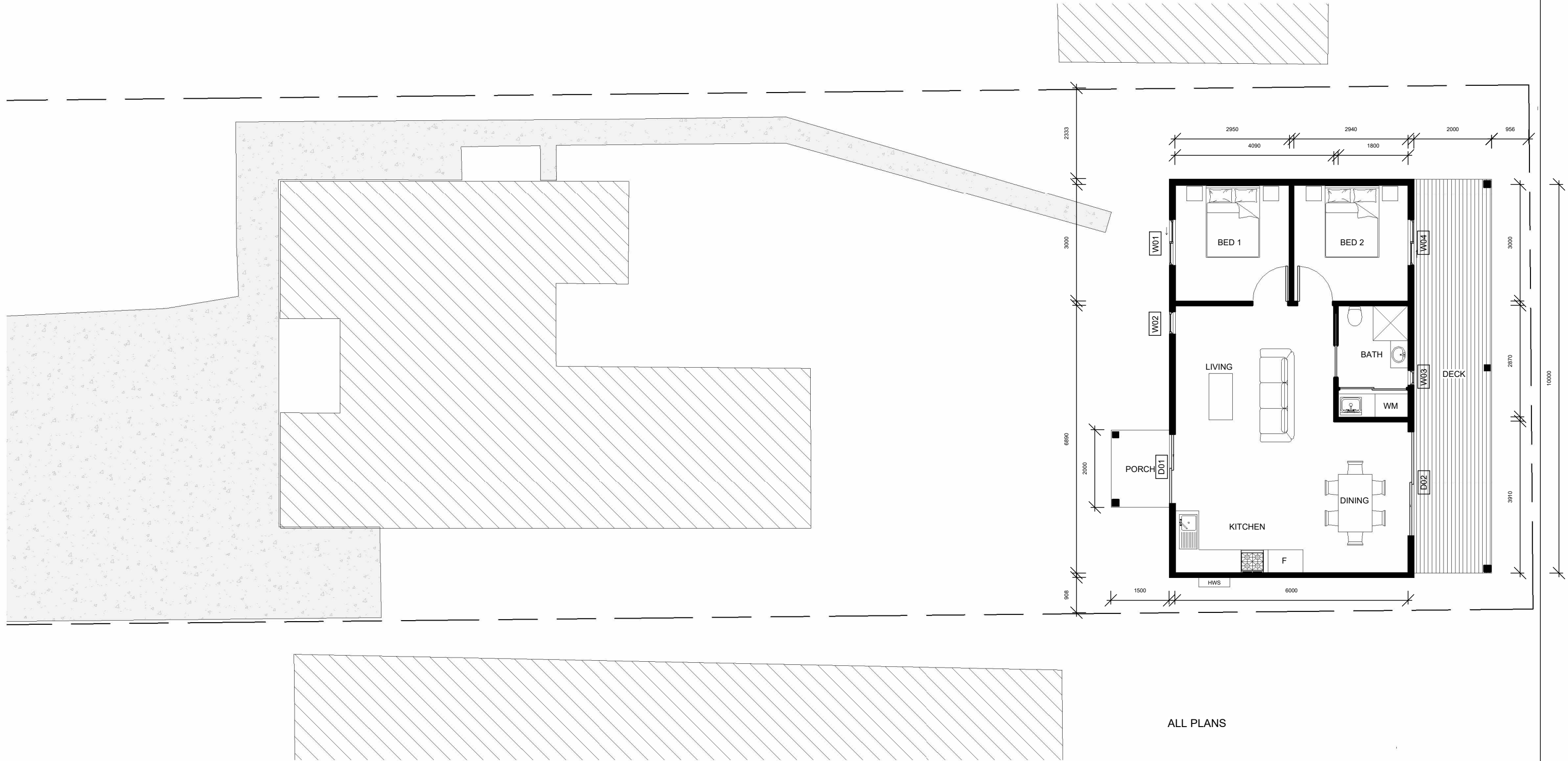
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B



Proposed Floor Plan

1 : 100

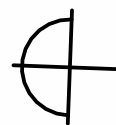
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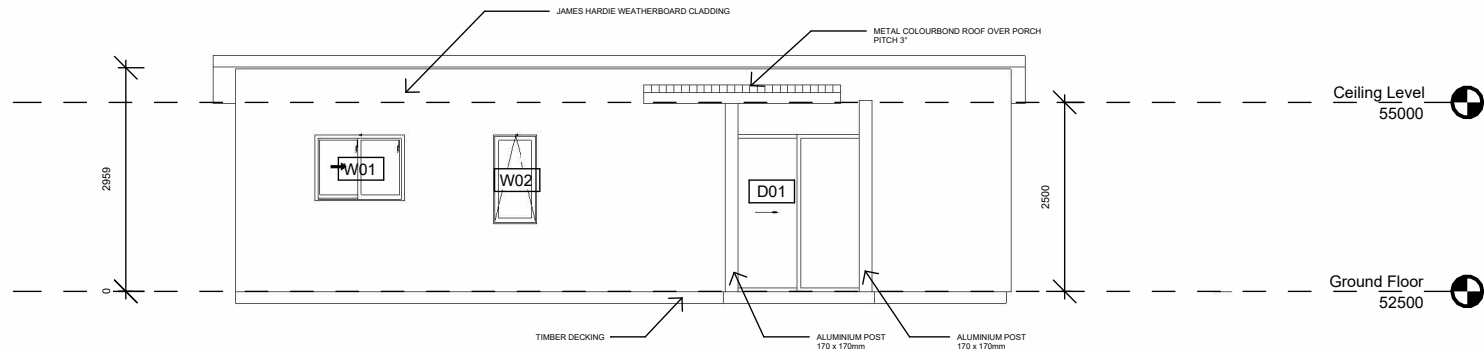
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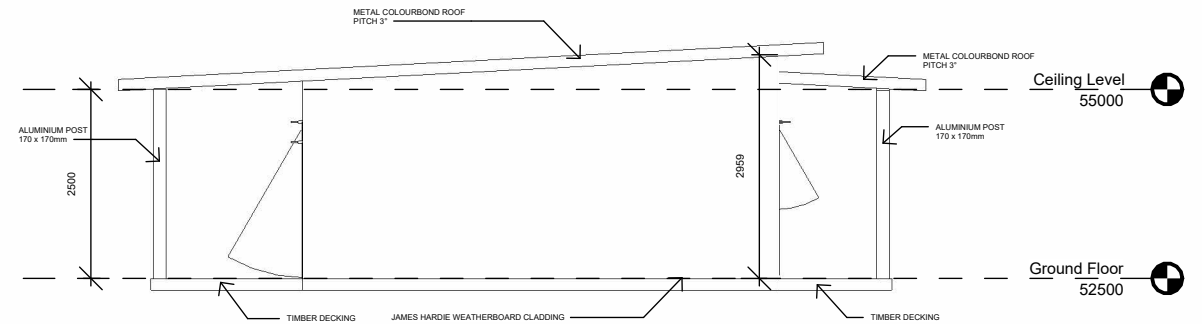
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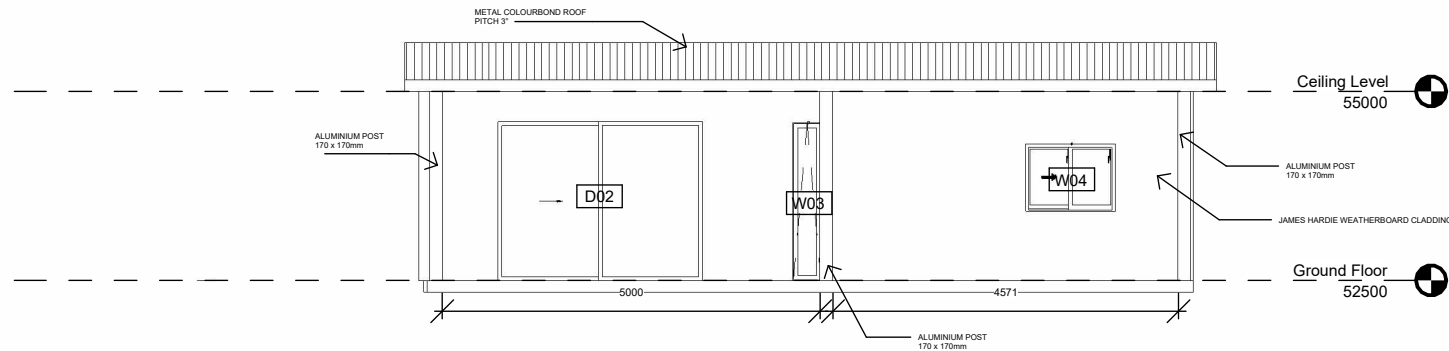
Front Elevation (North)

1 : 100



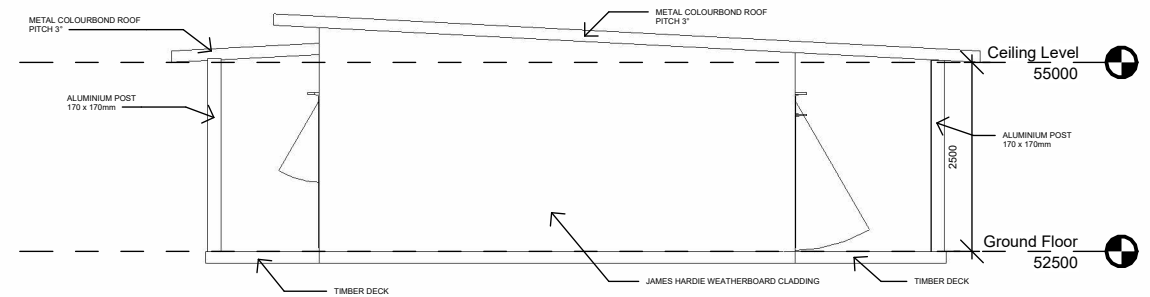
Side Elevation (East)

1 : 100



Rear Elevation (South)

1 : 100



Side Elevation (West)

1 : 100

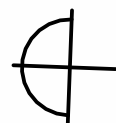
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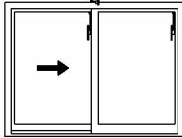

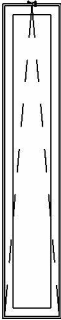
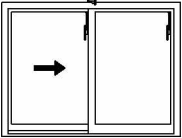
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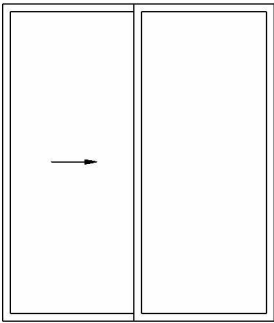
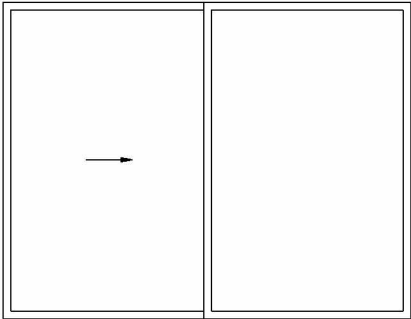
Window Schedule			
Number	Type	Width	Height
W01	Window-Sliding-Double	1200	900
W02	Window-Awning-Single	600	1200
W03	Window-Awning-Single	400	2100
W04	Window-Sliding-Double	1200	900

W01	W02	W03	W04
			

Windows

1 : 50

Door Schedule			
Type Mark	Family	Rough Width	Rough Height
D01	Door-Double-Sliding	1800	2100
D02	Door-Double-Sliding	2700	2100

D01	D02
	

Doors

1 : 50

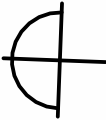
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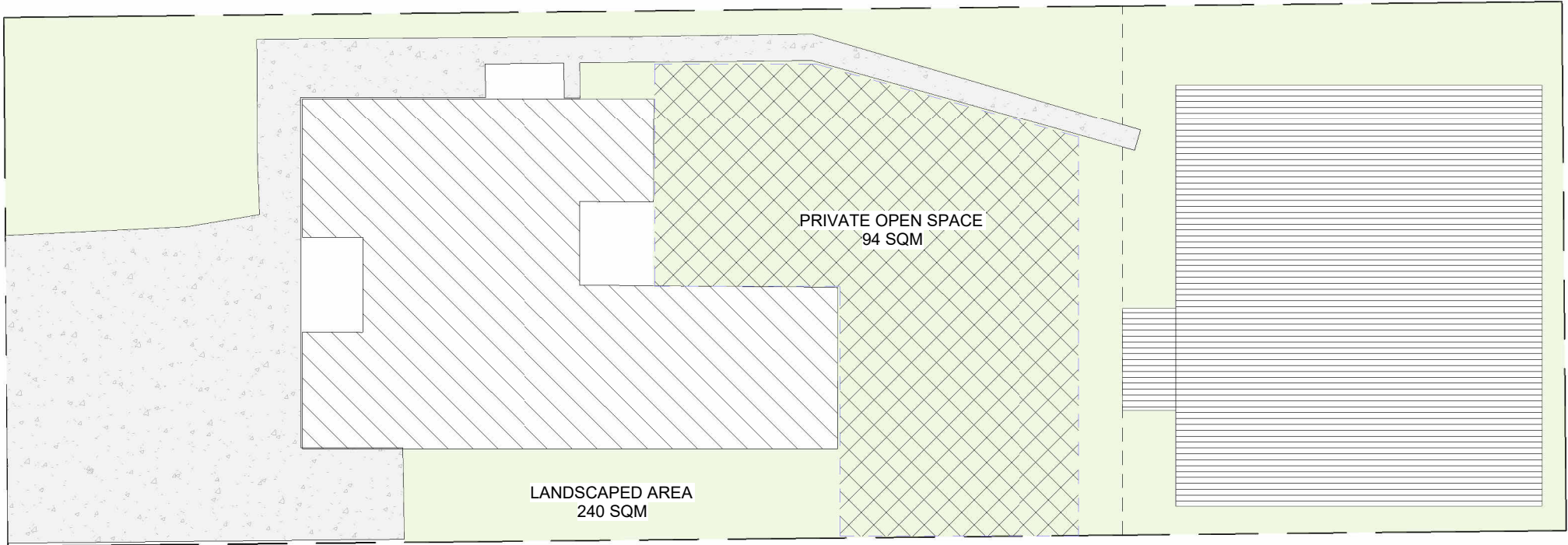
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Proposed Landscape Plan

1 : 150

BUILDING LINE	AREA (SQM)	%
FORWARD	36	6.8
BEHIND	204	38.4
	240	45.2

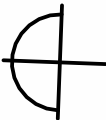
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BASIX Certificate
Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 17475655

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 15/06/2020 published by the Department. This document is available at www.basix.nsw.gov.au.

Secretary
Date of issue: Friday, 17 May 2024

To be valid, this certificate must be submitted with a development application or lodged with a development application certificate application within 3 months of the date of issue.



BASIX Department of Planning, Housing and Infrastructure
www.basix.nsw.gov.au Version: 4.02 / EUCALYPTUS_03_01_0 Certificate No.: 17475655 Friday, 17 May 2024 page 1/11

Project summary			
Project name	AA137 - 73 Brunker Road, Yagoona		
Street address	73 BRUNKER ROAD YAGOONA 2199		
Local Government Area	Canterbury-Bankstown Council		
Plan type and plan number	Deposited Plan DP16224		
Lot no.	3		
Section no.	1		
Project type	dwelling house (detached) - secondary dwelling		
No. of bedrooms	2		
Project score			
Water	42	Target 40	
Thermal Performance	Pass	Target Pass	
Energy	71	Target 68	
Materials	34	Target 35	

Certificate Prepared by

Name / Company Name: APPROVEALL TOWN PLANNING PTY LTD

ABN (if applicable): 9102001002

Description of project

Project address		Assessor details and thermal loads	
Project name	AA137 - 73 Brunker Road, Yagoona	Assessor number	n/a
Street address	73 BRUNKER ROAD YAGOONA 2199	Certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan DP16224	Area adjusted cooling load (MJ/m ² /year)	n/a
Lot no.	3	Area adjusted heating load (MJ/m ² /year)	n/a
Section no.	1		
Project type		Project score	
Project type	Dwelling house (detached) - secondary dwelling	Water	42 Target 40
No. of bedrooms	2	Thermal Performance	Pass Target Pass
		Energy	71 Target 68
		Materials	34 Target 35
Site details			
Site area (m ²)	531		
Roof area (m ²)	154		
Conditioned floor area (m ²)	55.0		
Unconditioned floor area (m ²)	5.0		
Total area of garden and lawn (m ²)	50		
Roof area of the existing dwelling (m ²)	91		
Number of bedrooms in the existing dwelling	2		

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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 CCQDC plans & specs	Certifier check
Landscape The applicant must plant indigenous or low water use species of vegetation throughout 50 square metres of the site.	✓	✓	
Flowers The applicant must install showerheads with a minimum rating of 4 star (> 4.8 but <= 5 Litres 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 5 star in each toilet in the development. The applicant must install taps with a minimum rating of 5 star in the kitchen in the development. The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓

BASIX Department of Planning, Housing and Infrastructure
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Thermal Performance and Materials commitments				Show on DA plans	Show on CCQDC 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 mechanised 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 floors, 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 floors, 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 - m ²	Additional insulation required	Options to address thermal bridging	Other specifications		
Floor - concrete slab on ground, conventional wall.	83	not specified	nil			
external wall framed (fibre cement sheet or boards). Frame timber - <12 treated softwood.	all external walls	3.00 (or 3.80 including construction) Fibreglass bats or nil	nil	wall detail: Light (star absorbance < 0.48)		
internal wall plasterboard frame timber - untreated softwood.	22.4	Fibreglass bats or nil	nil			

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Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
ceiling and roof: flat ceiling / flat roof, framed, metal roof, timber / untreated softwood.	155.0	ceiling: 4.7 (up), roof: flat batts, cavity Fibreglass bats or nil, roof: following.	nil	roof colour: medium colour absorbance 0.5-0.7; 0.8 to < 1.2% of ceiling area untreated
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 R1.0, refer to the ABCB Housing Provisions (Part 13.2.3 (b)) 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.				

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Thermal Performance and Materials commitments				Show on DA plans	Show on CCQDC 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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Thermal Performance and Materials commitments				Show on DA plans	Show on CCQDC 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 overshading 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 type 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) guidelines. - Overshading 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 areas 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).						
				✓	✓	✓
				✓	✓	✓
				✓	✓	✓
				✓	✓	✓
				✓	✓	✓
				✓	✓	✓

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Glazed window/door	Orientation	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
D01	N	2100.00	1800.00	aluminium, single glazed (U-value <1.8, SHGC: 0.40 - 0.46)	venetian 1500 mm, 2100 mm above base of window or glazed door	not overshadowed
W03	S	2100.00	400.00	aluminium, single glazed (U-value <1.8, SHGC: 0.18 - 0.22)	venetian 2000 mm, 400 mm above base of window or glazed door	1.2 m high, <1.8 m away
W04	S	900.00	1200.00	aluminium, single glazed (U-value <1.8, SHGC: 0.18 - 0.22)	venetian 2000 mm, 400 mm above base of window or glazed door	1.2 m high, <1.8 m away
D02	S	2100.00	2100.00	aluminium, single glazed (U-value <1.8, SHGC: 0.18 - 0.22)	venetian 2000 mm, 400 mm above base of window or glazed door	1.2 m high, <1.8 m away

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Energy Commitments				Show on DA plans	Show on CCQDC 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: gas instantaneous with a performance of 5 stars.						
				✓	✓	✓
Cooling system The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase air conditioning, rated, Energy rating: 5 star (average score). The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.						
					✓	✓
					✓	✓
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 air conditioning, rated, Energy rating: 5 star (average score). The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.						
					✓	✓
					✓	✓
Ventilation The applicant must install the following exhaust systems in the development: At least 1 Bathroom: no mechanical ventilation (ie. natural). Operation control: n/a Kitchen: individual fan, ducted to façade or roof. Operation control: interlocked to light Laundry: natural ventilation only, or no laundry. Operation control: n/a						
					✓	✓
					✓	✓
					✓	✓
Artificial lighting The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.						
					✓	✓
Natural lighting The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.						
				✓	✓	✓

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Energy Commitments				Show on DA plans	Show on CCQDC plans & specs	Certifier check
Other The applicant must install a fixed outdoor clothes drying line as part of the development.						
					✓	

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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 CCQDC 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 (after interim or final) for the development may be issued.						

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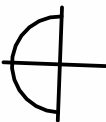
A: LEVEL 1, 1-5 LINK ROAD, 136 EPSOM ROAD
ZETLAND NSW 2017
P: (02) 8000 9150
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W: APPROVEALL.COM.AU



The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by ApproveAll Town Planning and is to be used only for work when authorised in writing by ApproveAll Town Planning.

All boundaries and contours are subject to detailed site survey. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

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DATE
30/04/2024
PROJECT NUMBER
AA137
SCALE
1:100 @ A3

CLIENT
MR MOHAMMAD KHAN
PROJECT ADDRESS
**73 BRUNKER ROAD,
YAGOONA NSW 2199**

DRAWING ISSUE
CONCEPT DESIGN
ISSUE FOR DA APPROVAL
REVISION
A
B
DATE ISSUED
04/04/2024
30/04/2024

DRAWING
PROPOSED FLOOR PLANS
PROJECT
PROPOSED SECONDARY DWELLING

PROJECT STATUS
DA APPROVAL
DRAWING ID

REVISION
B