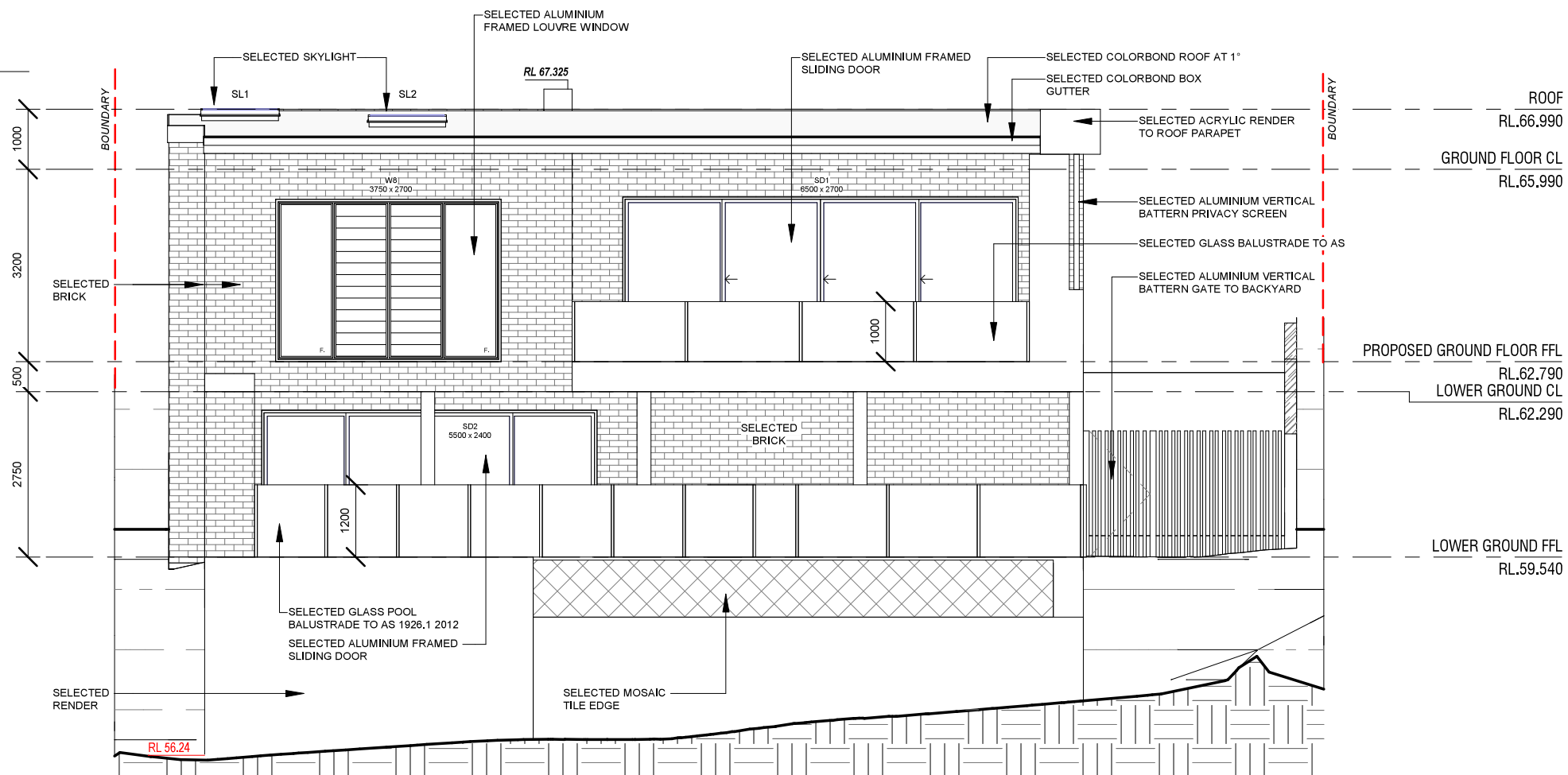
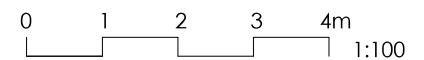


2 West Elevation  
1 : 100

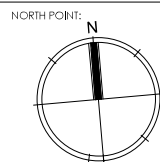


1 East Elevation  
1 : 100



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REV	DATE	DESCRIPTION	BY
A	OCT 24	DA SUBMISSION	MD



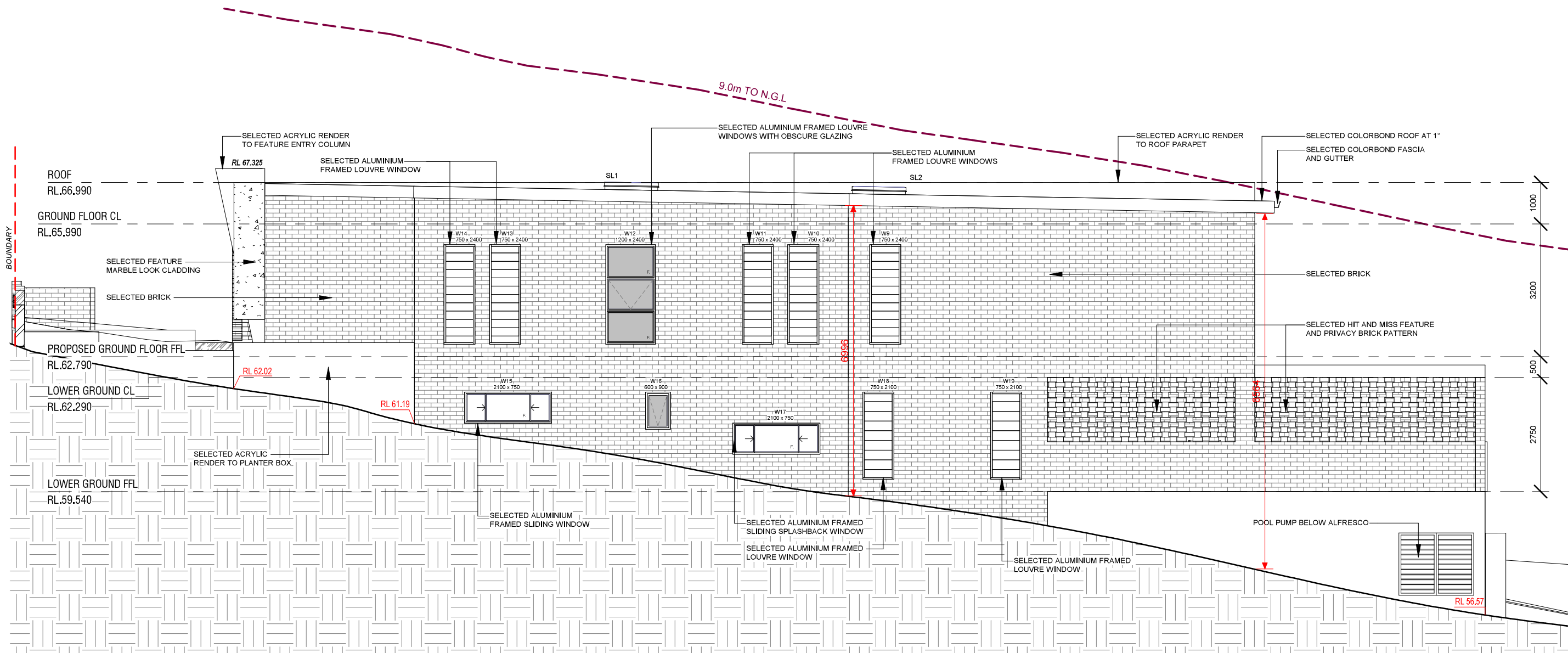
CLIENT:  
**NUCON CONSTRUCTION**

DRAWING TITLE:  
**ELEVATIONS 1**

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
24001	A03.01	A3
DRAWN BY:	REV DATE:	REV:
MD	JAN 24	A
CHECKED BY:	SCALE:	AS SHOWN
MD	AS SHOWN	

JOB DESCRIPTION:  
**PROPOSED 2 STOREY DWELLING**

ADDRESS:  
**73 FENWICK STREET, BANKSTOWN  
LOT 87 DP 9332**



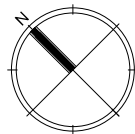
1 South Elevation  
1 : 100



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REV	DATE	DESCRIPTION	BY
A	JAN 23	CONCEPT PLAN SUBMISSION	MD

NORTH POINT:



CLIENT:  
**NUCON CONSTRUCTION**

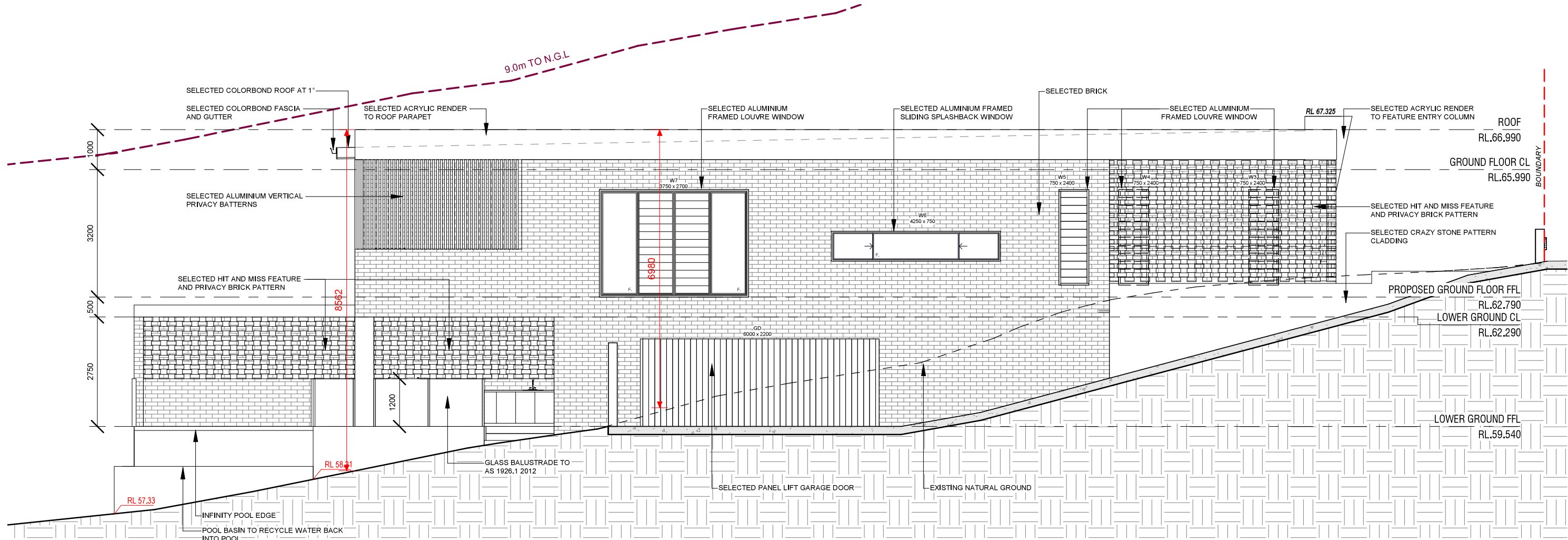
DRAWING TITLE:  
**ELEVATIONS 2**

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
<b>24001</b>	<b>A03.02</b>	A3
DRAWN BY:	REV DATE:	REV:
MD	<b>JAN 24</b>	<b>A</b>
CHECKED BY:	SCALE:	AS SHOWN
MD		

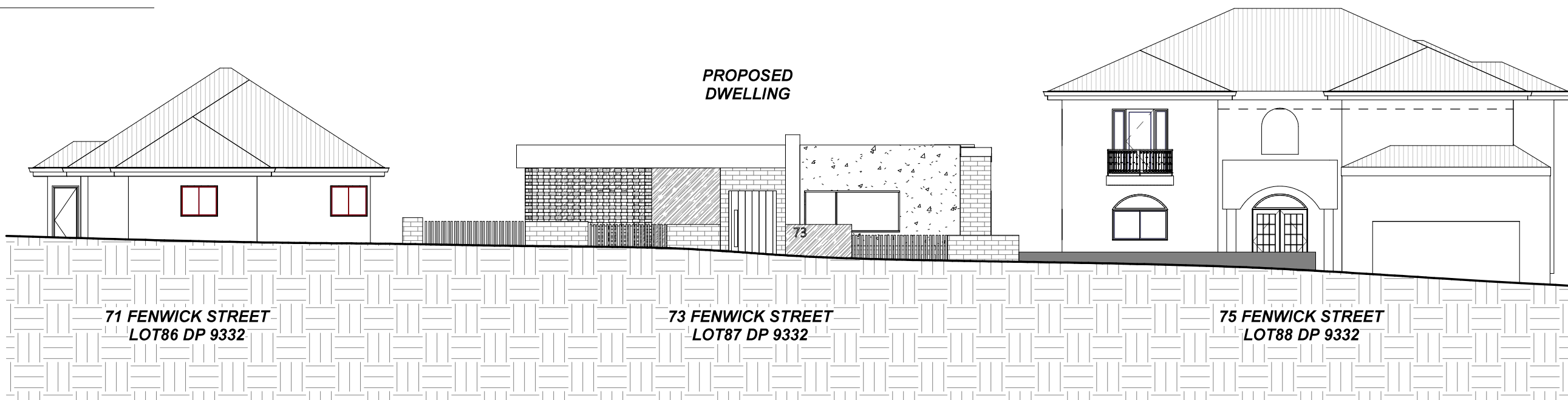
JOB DESCRIPTION:  
**PROPOSED 2 STOREY DWELLING**

ADDRESS:  
**73 FENWICK STREET, BANKSTOWN  
LOT 87 DP 9332**





1 North Elevation  
1 : 100

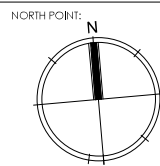


2 Streetscape  
1 : 150



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REV	DATE	DESCRIPTION	BY
A	OCT 24	DA SUBMISSION	MD



CLIENT:  
**NUCON CONSTRUCTION**

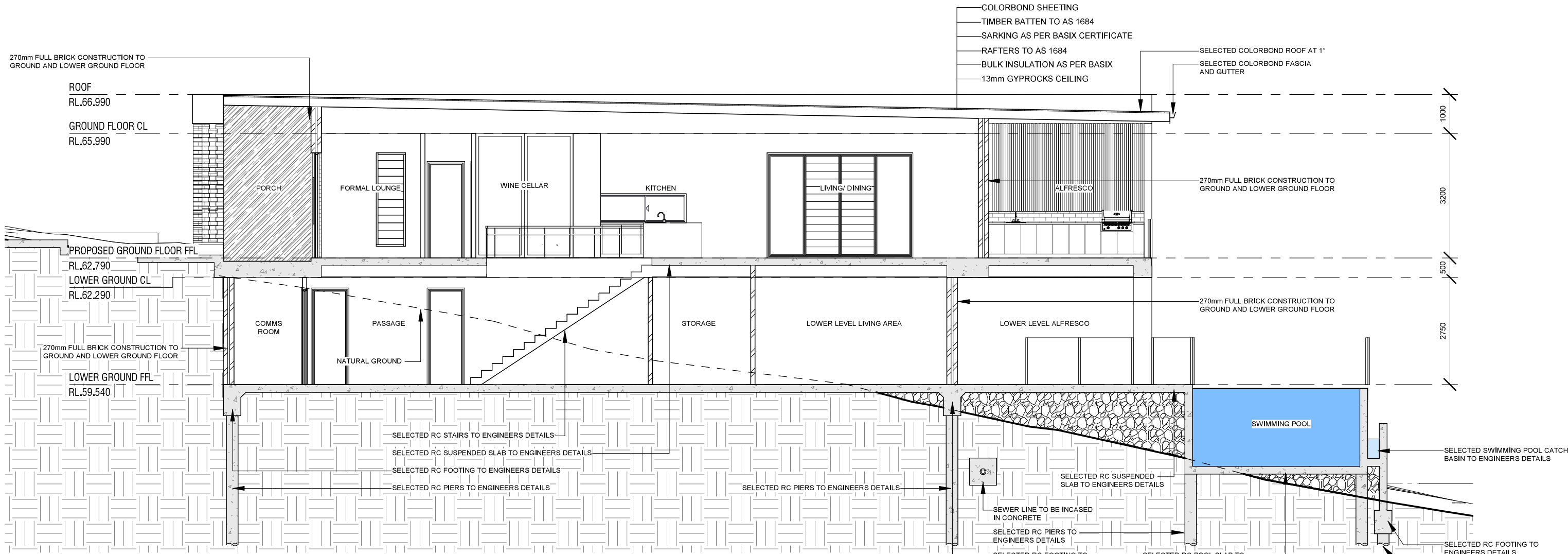
DRAWING TITLE:  
**ELEVATION 3**

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
<b>24001</b>	<b>A03.03</b>	A3
DRAWN BY:	REV DATE:	REV:
MD	<b>JAN 24</b>	<b>A</b>
CHECKED BY:	SCALE:	AS SHOWN
MD		

JOB DESCRIPTION:  
**PROPOSED 2 STOREY DWELLING**

ADDRESS:  
**73 FENWICK STREET, BANKSTOWN  
LOT 87 DP 9332**



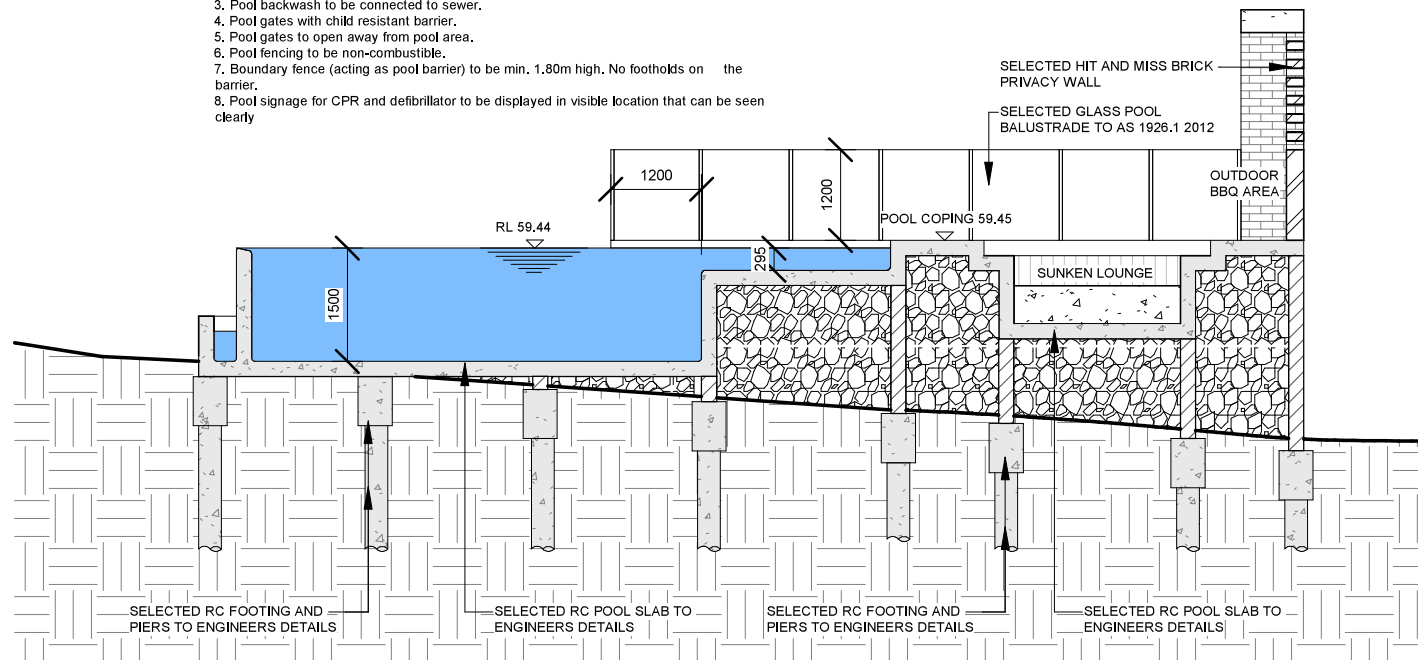


Section A-A

1 : 100

NOTES:

1. Required pool dimensions to be confirmed on site by builder.
2. Proposed pool to comply with AS 1926.1-2012.
3. Pool backwash to be connected to sewer.
4. Pool gates with child resistant barrier.
5. Pool gates to open away from pool area.
6. Pool fencing to be non-combustible.
7. Boundary fence (acting as pool barrier) to be min. 1.80m high. No footholds on the barrier.
8. Pool signage for CPR and defibrillator to be displayed in visible location that can be seen clearly



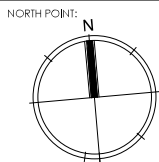
Pool Section

1 : 100



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REV	DATE	DESCRIPTION	BY
A	OCT 24	DA SUBMISSION	MD



CLIENT:  
**NUCON CONSTRUCTION**

DRAWING TITLE:  
**SECTIONS 1**

JOB NUMBER:  
**24001**

DRAWN BY:  
MD

CHECKED BY:  
MD

DWG NUMBER:  
**A04.01**

REV DATE:  
**JAN 24**

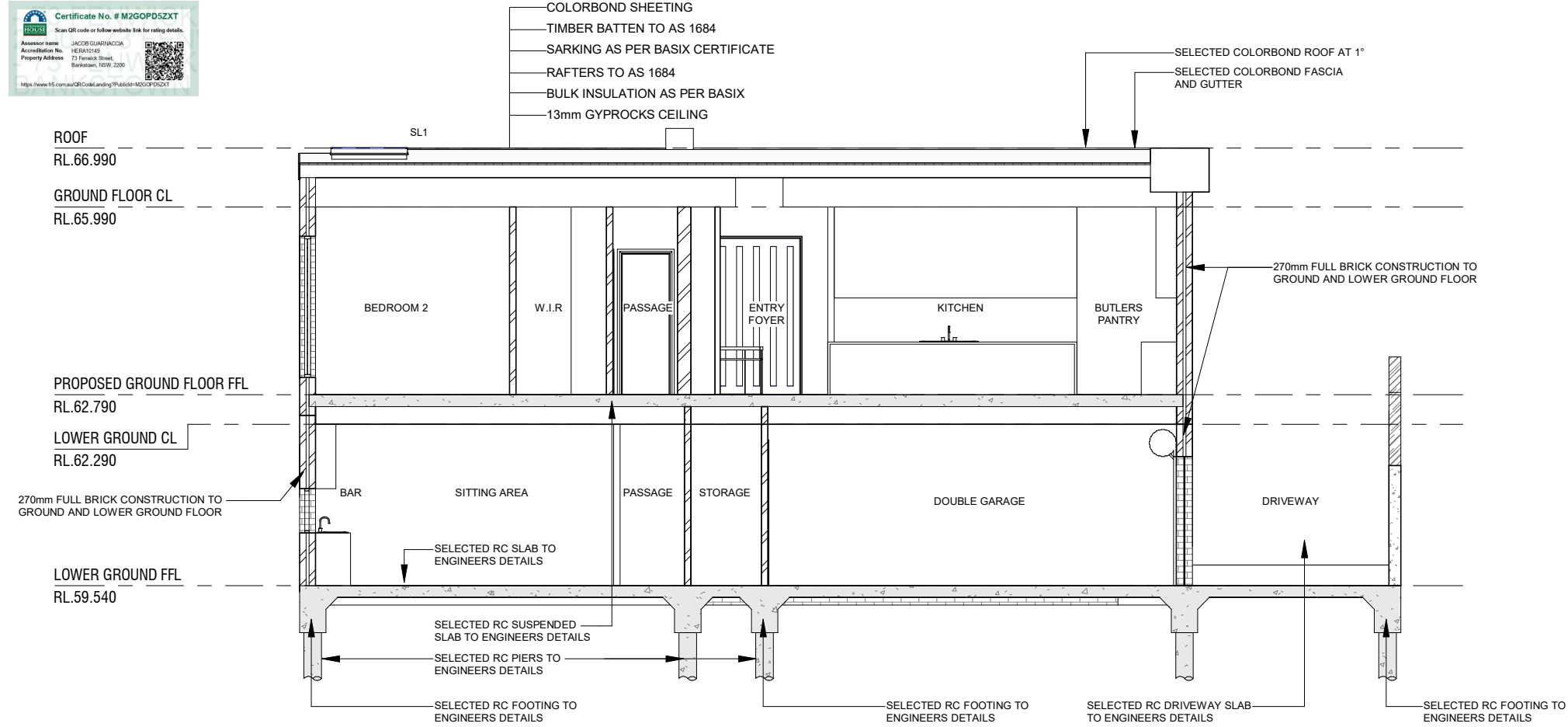
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AS SHOWN

JOB DESCRIPTION:  
**PROPOSED 2 STOREY DWELLING**

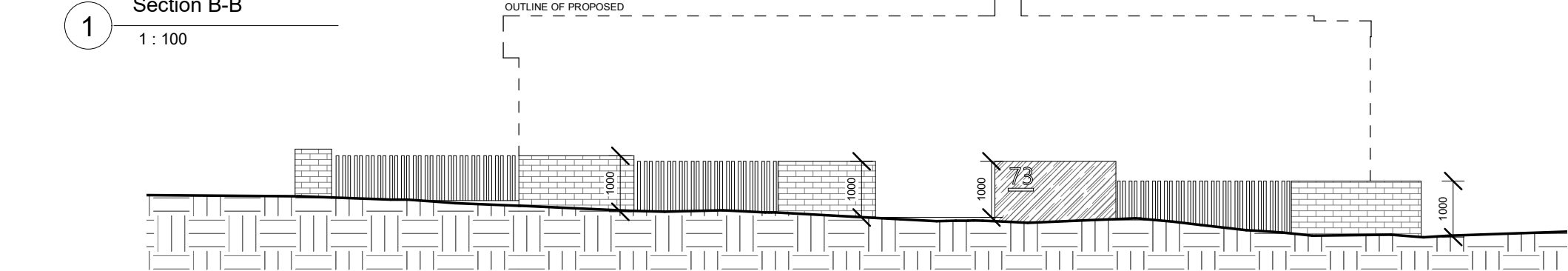
ADDRESS:  
**73 FENWICK STREET, BANKSTOWN  
LOT 87 DP 9332**



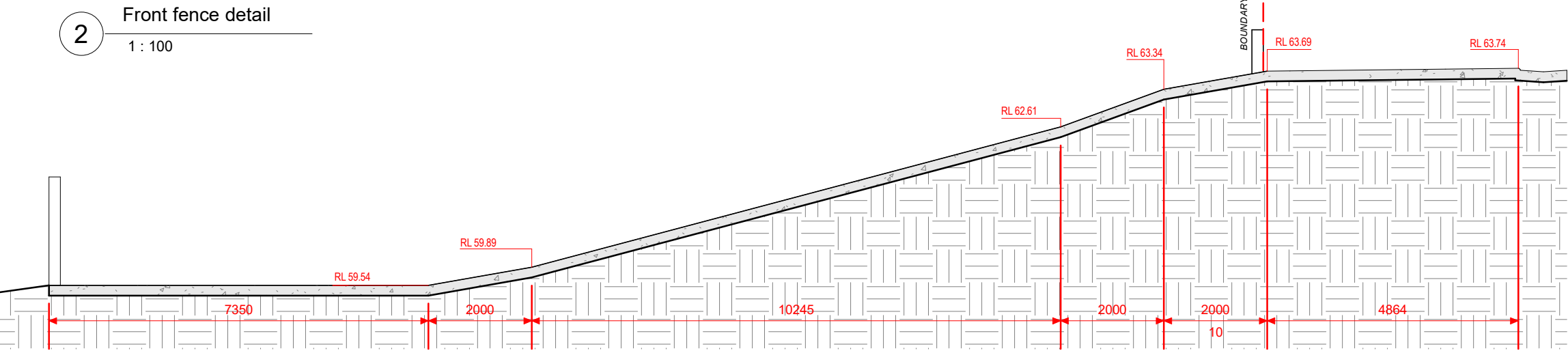




1 Section B-B  
1 : 100



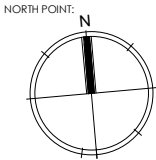
2 Front fence detail  
1 : 100



3 Driveway section  
1 : 100

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REV	DATE	DESCRIPTION	BY
A	OCT 24	DA SUBMISSION	MD



CLIENT:  
**NUCON CONSTRUCTION**

DRAWING TITLE:  
**SECTION/ FENCE DETAIL/ BASIX**

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
<b>24001</b>	<b>A04.02</b>	A3
DRAWN BY:	REV DATE:	REV:
MD	<b>JAN 24</b>	<b>A</b>
CHECKED BY:	SCALE:	
MD	AS SHOWN	

BASIX COMMENTS			
Water Commitments	Show on DA plans	Show on CC/CDG 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 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 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 200 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>			
<b>Water Commitments</b>			
The swimming pool must not have a volume greater than 41.5 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	
The swimming pool must be outdoors.	✓	✓	
<b>Thermal Performance and Materials commitments</b>	Show on DA plans	Show on CC/CDG 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.	✓	✓	✓
<b>Thermal Performance and Materials commitments</b>	Show on DA plans	Show on CC/CDG 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.			✓
<b>Thermal Performance and Materials commitments</b>	Show on DA plans	Show on CC/CDG 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.	✓	✓	✓
<b>Energy Commitments</b>	Show on DA plans	Show on CC/CDG 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: 1-phase airconditioning - ducted, Energy rating: 3 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: 3 star (average zone)		✓	✓
<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: 1-phase airconditioning - ducted, Energy rating: 3 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: 3 star (average zone)		✓	✓
<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: natural ventilation only, or no laundry. Operation control: n/a		✓	✓
<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 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
<b>Energy Commitments</b>	Show on DA plans	Show on CC/CDG plans & specs	Certifier check
<b>Swimming pool</b>			
The development must not incorporate any heating system for the swimming pool.		✓	
The applicant must install a pump for the swimming pool in the development.		✓	
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 2.6 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing east	✓	✓	✓
<b>Other</b>			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
<b>Legend</b>			
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/CDG 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.			

JOB DISCRIPTION:  
**PROPOSED 2 STOREY DWELLING**

ADDRESS:  
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LOT 87 DP 9332**

