


CONSTRUCT

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61 Batt Street, Sefton
**SECONDARY DWELLING AND
SWIMMING POOL**
Project no. 24-001

Issued for DA



DEVELOPMENT DATA

LOT SIZE: 575.4m²

COUNCIL COMPLIANCE	ALLOWED	PROVIDED	COMPLY
MIN FRONTAGE	12	37	YES
MAX SITE COVERAGE	N/A	N/A	N/A
FLOOR SPACE RATIO	0.5:1	0.3:1	YES
MAX BUILDING HEIGHT	4.5m	4.3m	YES
FRONT SETBACK	GF= 5.5M	GF= 37m	N/A
SIDE SETBACK 1	0.9m	0.9m	YES
SIDE SETBACK 2	0.9m	0.9m	YES
REAR SETBACK	0.9m	0.9m	YES
CORNER SETBACK	N/A	N/A	N/A
LANDSCAPE AREA	min 20% of site area	20%	YES
PRIVATE OPEN SPACE	80m ²	105m ²	YES

SITE CALCULATION

EXISTING DWELLING	110m ²
PROPOSED GARAGE	N/A
PROPOSED GRANNY FLAT	60m ²

SHEET SCHEDULE

- Cover Page
- Title Page
- Building Specification
- Basix Comments
- Site Plan/Analysis Proposed
- Demolition Plan
- Site Plan/Analysis Existing
- Ground Floor Plan Proposed
- Ground Floor Plan Exisiting
- Sections Proposed
- Elevations
- Elevations Proposed
- Shadow Diagrams - June
- Shadow Diagrams - June
- Shadow Diagrams - June
- Concept Landscap Plan
- Neighbour Notification

STANDARD SPECIFICATION

BE ADVISED : SOME CLAUSES IN THIS SPECIFICATION MAY NOT BE RELEVANT TO THIS PROJECT

1.0 GENERAL

- 1.1
- ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCEMENT ANY WORK.
- 1.2
- ALL MATERIALS SHALL COMPLY WITH RELEVENT CURRENT AUSTRLIAN STANDARDS AND SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KINDS AND SUITABLE FOR THEIR INTENDED PURPOSES.
- 1.3
- ALL WORKMANSHIP SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND TO GOOD TRADE PRACTICES.
- 1.4
- ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE RESPECTIVE AUTHORITY HAVING JURISDICTION OVER THE WORKS.
- 1.5
- THE ARCHITECTURAL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE SPECIFICATION, SCHEDULES AND CONSULTANTS DRAWINGS THAT FORMS PART OF THE CONSTRUCTION DOCUMENTS REFERRED TO IN THE "BUILDING CONTRACT."
- 1.6
- DO NOT SCALE FROM DRAWINGS. NOTIFY OF ANY ERRORS OR OMISSIONS BEFORE PROCEEDING WITH ANY WORKS.
- 1.7
- ENSURE THAT BACKGROUNDS ARE SUITABLE FOR THE INTENDED SUBSEQUENT FINISHES. COMMENCEMENT OF WORK ON THE BACKGROUNDS IMPLIES ACCEPTANCE BY THE SUBCONTRACTOR OF THE BACKGROUNDS ON WHICH FINISHES ARE APPLIED.
- 1.8
- SUPPLY ALL EQUIPMENT NECESSARY FOR THE COMPLETION OF RESPECTIVE WORKS.
- 1.9
- PROGRESSIVELY CLEAN UP AFTER THE COMPLETION OF RESPECTIVE WORKS.

2.0 EARTHWORKS

- 2.1
- UNLESS OTHERWISE STATED, REMOVE TOPSOIL TO A MINIMUM DEPTH OF 200mm INCLUDING ALL ROOTS, AND OTHER MATTER, AND REQUIRED BY THE SOIL CONDITION AND/OR THE BUILDER. PROVIDE SUITABLE CLEAN FILLING SAND AND COMPACT IN LAYERS NOT GREATER THAN 300mm TO REDUCE LEVELS AS SHOWN.
- 2.2
- COMPACT SAND FILLING AND SANDY SUB GRADES UNDER FOOTINGS AND SLAB TO OBTAIN MIN. SEVEN (7) BLOWS PER 300mm ON A STANDARDS PERTH SAND PENEFROMETER TEST (AS PER AS 1289 F3.3)
- 2.3
- DO NOT EXCAVATE SERVICES TRENCHES WITHIN AN ANGEL OF 45 DEGREES DOWN FROM BOTTOM EDGE OF FOOTING.
- 2.4
- ALL RETAINING WALLS TO BE TREATED WITH "BITKOTE" WATERPROOFING AGENT.

3.0 CONCRETE

- 3.1
- CONCRETE REINFORCEMENT AND FORMWORK SHALL BE TO A STRUTURAL ENGINEERS DETAILS, RELEVANT BUILDING CODES AND STANDARDS
- 3.2
- ALL CONCRETE TO CONFORM TO THE REQUIREMENTS OF AS 3600 CONCRETE STRENGTH GRADE: N20, AGGREGATE 20mm, SLUMP 80mm.
- 3.3
- SLAB IS TO BE CURED FOR 7 DAYS MIN. & SLAB REINFORCEMENT PLACED ON APPROVED CHAIRS TO IMPROVE CRACK CONTROL.
- 3.4
- THE FOOTING AND SLAB CONSTRUCTION IS TO COMPLY WITH AS 2870.
- 3.5
- PROVIDE A PROPRIETARY VAPOR BARRIER WHICH CONSISTS OF HIGH IMPACT RESISTANT POLYTHENE FILM MIN. 0.2mm THICK WHICH HAS BEEN PIGMENTED AND BRANDED BY THE MANUFACTURER.
- 3.6
- TERMITE PROTECTION:
PROVIDE ANTI-TERMITE TREATMENT UNDER THE BUILDING AREAS IN ACCORDANCE WITH AS 2057, AS 3660.1 AND APPENDIX D, FOR RETICULATED SYSTEMS. BUILDER SHALL PROVIDE "DURSBAN" (HAND SPRAYED ORGANO-PHOSPHATE) OR SIMILAR APPROVED ANTI-TERMITE TREATMENT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARD CODES.

4.0 BRICKWORK

- 4.1
- BRICK WORK SHALL COMPLY WITH :
AS 3700 MASONRY CODE
AS A123 MASONRY CODE
MORTAR FOR MASONRY CONSTRUCTION
- 4.2
- BRICK GAUGE 7 STANDARD COURSES = 600mm.
- 4.3
- ALL BRICKS SHOULD HAVE MIN. COMPRESSIVE STRENGTH OF 20MPa AND AS FOLLOWS:
EXTERNAL FACE WORK: 230x110x76mm
EXTERNAL RENDER: 305x162x90mm MAXIBRICK OR VERTICORE
WINDOW SILLS: 2c FACE BRICK SPLAYED SILLS
WINDOW HEADS: SOLID FACEBRICK COURSE
INTERNAL WALLS: 305x162x90mm MAXIBRICK OR VERTICORE
WITH BED JOINT AND PERPENDS FILLED
305x76x90mm LONGREACH OR JUMBO FOR COURSE ADJUSTMENT
- 4.4
- MORTAR: 1:1:6 CEMENT:LIME:SAND
MORTAR (FACE BRICK) COLOR TO MATCH EXISTING AS SELECTED
- 4.5
- TIES SHALL BE 3.5mm DIAMETER GALVANIZED WIRE KINKED FOR AND BUILT IN EVERY 5TH COURSE AT APPROXIMATELY 900mm CENTRES, WITH ADDITIONAL TIES AT THE RATE OF 1 TIE/300mm HEIGHT OF OPENINGS AND VERTICAL CONTROL JOINTS AND WITHIN 150mm OF THE OPENINGS. BUILD TIES INTO EACH LEAF AT LEAST 50mm. VERTICAL CONTROL JOINTS SHALL BE 12mm WIDE

FILLED AT COMPLETION WITH 'COMPRIBAND' CONTINUOUS FILLER STRIP.

- 4.6
- KEEP CAVITIES CLEAR OF MORTAR. PROVIDE CAVITY BOARDS. TEMPORARILY OMIT BRICKS TO PERMIT RAKING OUT OF CAVITY BOTTOMS.
- 4.7
- FORM WEEP HOLES EVERY FOURTH PERPEND ABOVE FLASHINGS AND CAVITY FILL. KEEP CLEAR OF MORTAR. DO NOT LOCATE WEEPHOLES CLOSER THAN 500mm TO JOINTS IN DAMP PROOF COURSES OR FLASHINGS.
- 4.8
- PROVIDE DAMP PROOF COURSES (DPC) IN THE BOTTOM 3 COURSES OF BRICK WORK AND SLAB AND/OR FOOTINGS. DPC ADDITIVE SHALL BE CLEAR IN ALL FACEWORK
- 4.9
- SETOUT BRICKWORK ACCURATELY, PLUMB, LEVEL AND PROPERLY BONDED. RISING WORK TO BE RAKED BACK, JAMBS, REVEALS, CORNERS, PERPENDS, ETC. TO BE TRUE, PLUMB, AND IN LINE WITH PERPENDS TRUE TO LINE. SETOUT DOOR FRAMES NEAR PERPENDICULAR WALL WITH A MARGIN OF 12mm OR GREATER THAN 50mm.
- 4.10
- MOISTEN ALL EXTRUDED BRICKS BEFORE LAYING.
- 4.11
- PROVIDED 12mm PLASTERING MARGIN BETWEEN WINDOW FRAME AND INTERNAL BRICKWORK TO BE PLASTERED.
- 4.12
- WHERE NECESSARY REINFORCE BELOW AND OVER OPENINGS WITH GALVANISED WOVEN WIRE FABRIC 75mm WIDE IN CENTRE OF EACH LEAF LOCATED IN 2 COUSES BELOW SILL AND IN THE 2 COURSES ABOVE AN OPENING EXTENDING A MINIMUM OF 600mm BEYOND THE OPENING.
- 4.13
- BUILD IN ALCOR/PGI FLASHINGS AS FOLLOWS:
-WHEREVER SHOWN ON DRAWINGS.
-CAVITY WALLS BUILT OF SLAB ON GROUND (WHERE NOT PARGED.)
-OVER LINTELS TO EXPOSED OPENINGS:
FULL WIDTH OF OUTER LEAF CONTINUOUS ACROSS CAVITY 50mm INTO INNER LEAF 2c ABOVE.
-OVER ROOF:
FULL WIDTH OF EXTERAL LEAF, STEPPED TO ROOF SLOPE TURNED DOWN MIN. 50mm OVER BASE FLASHING. TURN UP IN CAVITY SLOPING INWARDS AND BUILT INTO INNER LEAF 1c ABOVE.
-DOOR / WINDOW STILES:
FULL HIGHT 150mm WIDE FIXED TO FRAMES INTERLEAVED WITH SILL AND HEAD FLASHING AT EACH END.
-STRUCTURE OR SERVICES WITHIN 30mm OF OUTER BRICK LEAF IN CAVITY:
VERTICAL FLASHINGS CONTINUOUS 1c BELOW FL TO ABOVE STRUCTURE OR FRAME. NOMINAL 300mm WIDE. FOR HORIZONTAL STRUCTURES / SERVICES: CONTINUOUS FLASHING BUILT IN AS FOR OVER LINTELS.
-AT CAVITY WALLS WITH GLASS BLOCK 300mm WIDE FIXED TO GLASS BLOCK FRAME AND TURNED AWAY IN CAVITY FROM INNER LEAVE.

4.14 LINTELS

MAX SPAN (mm)	LINTELS SIZE (VERT x HORIZ x THICK)	BEARING EACH END (mm)
900	75x10	150
1200	75x75x8	150
1500	90x90x8	150
1800	100x75x8	230
2100	125x75x8	230
2400	125x75x10	230
2500	100x100x8	230
3000	150x90x10	230

5.0 CARPENTRY WORK

- 5.1
- ROOF AND CEILING FRAMING SHOULD COMPLY WITH AS 1684 LIGHT TIMBER FRAMING CODE. DRAW STRAP FIRMLY OVER WALL PLATES AND SECURELY FIX TO TOP OF PLATE BY 2x30mm GALV. CLOUTS/STRAP.
- 5.2
- REFER TO AS 1684 FOR ROOF FRAMING SIZES UNLESS SPECIFIED ON DRAWINGS.
- 5.3
- SUPPLY AND FIX ALL BULKHEADS & FALSE CEILINGS AS SHOWN ON THE DRAWINGS.

6.0 METALWORK

- 6.1
- ELECTRIC AND GAS METER BOXES AS SHOWN IN DRAWINGS
- 6.2
- WINDOW FRAMES SHALL BE RESIDENTIAL OR COMMERCIAL SECTION WITH POWDERCOAT FINISH AS SELECTED BY OWNER. ALLOW FOR FLYSCREENS TO ALL WINDOWS. REFER TO ADDENDUM. ANGLED WINDOW UNITS SHALL BE FACTORY MADE AND FIXED AND DELIVERED ON SITE AS COMPLETE UNIT.
- 6.3
- CLOTHES HOIST: REFER TO ADDENDUM.

7.0 ROOFING

- 7.1
- SELECTED ROOFING MATERIAL SHALL BE INSTALLED AND FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION AND RELEVANT BUILDING CODES
- 7.2
- GUTTER, FASCIA, DOWN PIPES, FLASHINGS SHALL BE IN LONGEST POSSIBLE LENGTHS AND SHALL MATCH EXISTING.

- 7.3
- DOWN PIPES SHALL MATCH EXISTING.
- 7.4
- ALLOW FOR ALL JOINTS AND JOINING MATERIALS, COLLARS, STRAPS & FASTENINGS NECESSARY TO COMPLETE WORK.
- 7.5
- ALLOW FOR ALL ROOF PENETRATIONS, ROOF COWLS, FLASHINGS, FLUMES THROUGH ROOF.
- 7.6
- FIX GUTTERS & FLASHINGS TO PERMIT THERMAL MOVEMENT IN THEIR FULL LENGTH
- 7.7
- SEAL BETWEEN OVERLAPPING FLASHINGS; FLASHINGS TURNED DOWN OVER BASE OR APRON FLASHINGS; FLASHINGS OVER METAL ROOF; FLASHINGS OVER SECRET GUTTERS; AROUND ROOF PENETRATIONS ETC.

8.0 JOINERY

- 8.1
- ALL JOINERY SHALL BE OF HIGHEST QUALITY MATERIALS TO BEST TRADE PRACTICES AND HIGH QUALITY FINISH.
- 8.2
- EXTERNAL DOOR FRAMES SHALL BE: 110x40 DOUBLE REBATED FRAME WITH 130x40 WEATHERED THRESHOLD U.N.O.
- 8.3
- SUPPLY AND BUILD IN TIMBER DOOR FRAMES TO EXTERNAL LOCATIONS AS SHOWN ON ARCHITECTURAL DRAWINGS.

9.0 CEILINGS

- 9.1
- CEILINGS SHALL BE RECESSED EDGE, MINIMUM 8.0mm PLASTERGLASS OR GYPROCK.
- 9.2
- FLUSH JOINTS, SCREW HEADS, AND OTHER BLEMISHES IN THE SHEETS USING APPROVED SYSTEMS TO PROVIDE FLUSH SMOOTH CONTINUOUS SURFACE
- 9.3
- PROVIDE AND FIX ALL FLUSH STOP BEADS & CASING BEADS TO ALL CORNERS & EDGES.
- 9.4
- PROVIDE ALL SELECTED MOLDINGS AND CORNICES TO ALL CEILINGS AS STATED IN ARCHITECTURAL DOCUMENTS.
- 10.1
- INTERNAL WALL FINISHES INCLUDING CUPBOARD, BIN, & FRIDGE RECESSES, ETC. SHALL BE (OTHER THAN FACE FINISHES OR WHERE COVERED BY FEATURE MATERIALS) FLOAT AND SET IN HARDWALL PLASTER U.N.O.
- 10.2
- PLASTERED WALLS SHALL BE NOMINAL 12mm THICK CONSISTING OF 1:1-9, CEMENT:LIME:SAND RENDER, AND FINISHED WITH NOMINALLY 3mm HARDWALL PLASTER.
- 10.3
- SUPPLY AND FIX EXTERNAL CORNER BEADS TO ALL EXTERNAL CORNERS.
- 10.4
- PROVIDE STOP BEADS WHERE PLASTER WORK ABUTS TIMBER FRAMES, OR FACEWORK
- 10.5
- EXTERNAL RENDER WHEN APPLICABLE SHALL BE 2 COAT SAND FINISH. (FOR PAINTING)
- 10.6
- NIBS IN INTERNAL CORNERS ADJACENT TO DOOR FRAMES GREATER THAN 40mm SHALL NOT BE FLUSHED UP WITH FRAMES.
- 10.7
- PROVIDE V-JOINTS IN RENDER & FINISHING PLASTER WHERE BRICK WORK ABUTS OR JOINS ONTO CONCRETE WORK.

11.0 GLAZING

- 11.1
- CLEAR GLASS GENERALLY: OBSCURE GLASS TO BATHROOMS, REFER TO DRAWINGS. ALL TO THE RELEVANT AUSTRALIAN STANDARDS.
- 11.2
- WHERE GLASS BLOCKS HAVE BEEN NOMINATED, THEY SHALL BE IN FRAMES AND INSTALLED TO MANUFACTURES SPECIFICATIONS.

12.0 FLOORING FINISHES

- 12.1
- CARPET FLOOR COVERINGS TO NOMINATED AREAS COMPLETE WITH SELECTED UNDERLAY SMOOTH EDGE, DIMINISHING STRIPS ETC, TO COMPLETE THE WORKS. REFER TO DRAWINGS & FINISHES SCHEDULE.
- 12.2
- PROVIDE TILED FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS ANGLE TRIMS, ETC. TO COMPLETE THE WORKS. REFER TO DRAWINGS & FINISHES SCHEDULE.
- 12.3
- PROVIDE TIMBER FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, DIMINISHING BOARDS ETC. TO COMPLETE THE WORKS: FLOOR BOARDS TO BE SANDED & POLISHED TO HIGH STANDARD WITH PREMIUM QUALITY SEALER (2 COATS). REFER ONTO DRAWINGS & FINISHERS SCHEDULE.

13.0 SIGNAGE

- 13.1
- WHERE NECESSARY SUPPLY & FIX SELECTED UNIT AND HOUSE NUMBERS TO EACH UNIT AND TO LETTERBOXES AS SCHEDULED.
- 13.2
- "SUPERDRAFT" RESERVES THE RIGHT TO ERECT A BUILDERS SIGN ON THE PROPERTY FACING THE STREET FRONTAGE IN COMPLIANCE WITH AUTHORITY REQUIREMENTS.

14.0 PAVING

- 14.1
- GENERALLY: WHEN PAVING IS INCLUDED IN THE BUILDING CONTRACT, THE FOLLOWING SHALL APPLY AS A MINIMUM STANDARD
- 14.2
- SUPPLY AND LAY ALL PAVING TO EXTERNAL AREAS AS SHOWN ON WORKING DRAWINGS.
- 14.3
- CUT, FILL AND COMPACT SAND TO REQUIRED LEVELS. SCREED TO UNIFORM THINNESS AND LEVELS
- 14.4
- PROVIDE BRICK EDGE-RETRAINING FOOTING EMBEDDED IN MORTAR BENEATH THE PAVING BRICK. GENERALLY. TO DRIVEWAY AREAS, PROVIDE NOMINAL 300x150mm CONCRETE FOOTING ALONG PERIMETER OF DRIVEWAY AND BED EDGE BRICK IN MORTAR.
- 14.5
- PROVIDE 100mm COMPACTED LIMESTONE BASE TO DRIVEWAY TOPPED WITH 50mm CLEAN SAND AND GRADE TO FALLS.
- 14.6
- PAVING PATTERN: REFER TO ADDENDUM.
- 14.7
- BRICK PAVERS SHALL BE:
TRAFFICABLE AREAS: MIN. 65mm SOLID CLAY OR CONCRETE
PEDESTRIAN AREAS: MIN. 43mm SOLID CLAY OR CONCRETE

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: Thursday, 05 June 2024
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary		
Project name	Proposed Granny-577	
Street address	61 BATT Street SEFTON 2162	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	Deposited Plan DP14966	
Lot no.	15	
Section no.	-	
Project type	dwelling house (detached) - secondary dwelling	
No. of bedrooms	1	
Project score		
Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 78	Target 68
Materials	✓ 18	Target n/a

Certificate Prepared by	
Name / Company Name: Elam Eco Design	
ABN (if applicable): 13300972631	

Description of project

Project address		Assessor details and thermal loads	
Project name	Proposed Granny-577	Assessor number	20348
Street address	61 BATT Street SEFTON 2162	Certificate number	HR-RO3X56-02
Local Government Area	Canterbury-Bankstown Council	Climate zone	56
Plan type and plan number	Deposited Plan DP14966	Area adjusted cooling load (MJ/ m².year)	14
Lot no.	15	Area adjusted heating load (MJ/ m².year)	15
Section no.	-		
Project type		Project score	
Project type	dwelling house (detached) - secondary dwelling	Water	✓ 40 Target 40
No. of bedrooms	1	Thermal Performance	✓ Pass Target Pass
Site details		Energy	✓ 78 Target 68
Site area (m²)	575	Materials	✓ 18 Target n/a
Roof area (m²)	110		
Conditioned floor area (m²)	51.1		
Unconditioned floor area (m²)	7.7		
Total area of garden and lawn (m²)	120		
Roof area of the existing dwelling (m²)	122		
Number of bedrooms in the existing dwelling	3		

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 50 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 Lit/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 4 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.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2500 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 110 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		✓ ✓	✓ ✓

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• 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.) • a tap that is located within 10 metres of the swimming pool in the development		✓ ✓	✓ ✓
Swimming Pool			
The swimming pool must not have a volume greater than 34 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	
The swimming pool must be outdoors.	✓	✓	

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
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
Construction			
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 - m²	Insulation	
floor - concrete slab on ground, conventional slab.	56.7	none	
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	all external walls	fibreglass batts or roll- foil/sarking	
internal wall: plasterboard; frame: timber - H2 treated softwood.	21.5	fibreglass batts or roll	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	110	ceiling: fibreglass batts or roll; roof: foil/sarking.	

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
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	31.5		
timber	0		
uPVC	0		
steel	0		
composite	0		
Glazing	Maximum area - m2		
single	0		
double	31.5		
triple	0		

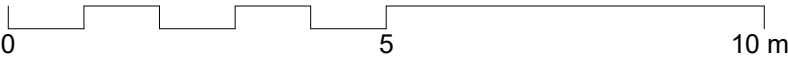
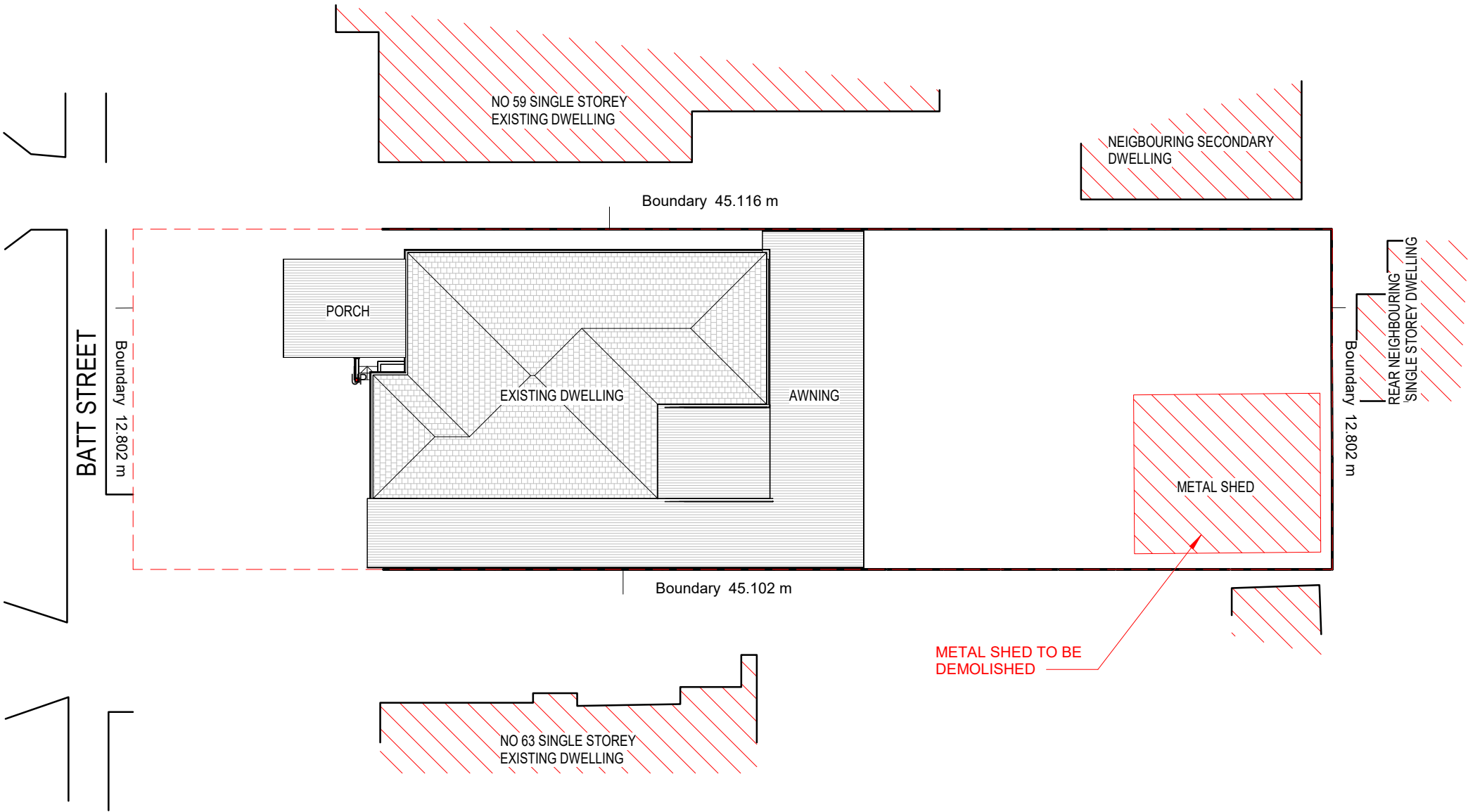
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓
Cooling system			
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
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: 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.	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Swimming pool			
The development must not incorporate any heating system for the swimming pool.		✓	
The applicant must install the following pump for the swimming pool in the development, or a pump with a higher energy rating: single speed.		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Alternative energy			
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 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing north	✓	✓	✓
Other			
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.

01.1 - Demolition Plan

1 : 200



CONSTRUCT

Construct Design & Building Group
13/35 Birch Street,
Condell Park, NSW 2200.
Email: info@constructau.com.au

1800 278 728
ABN: 336 094 67068

CONSULTANTS:

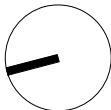
REV	DATE	DESCRIPTION	INITIAL
A	06.03.24	Initial Design	KE
B	06.06.24	Revision 2	KE
C	12.06.24	Revision 3	KE

COUNCIL AREA :	Canterbury Bankstown
DRAWN BY:	KE
CHECKED BY:	AA
CLIENT:	SIDDIQ

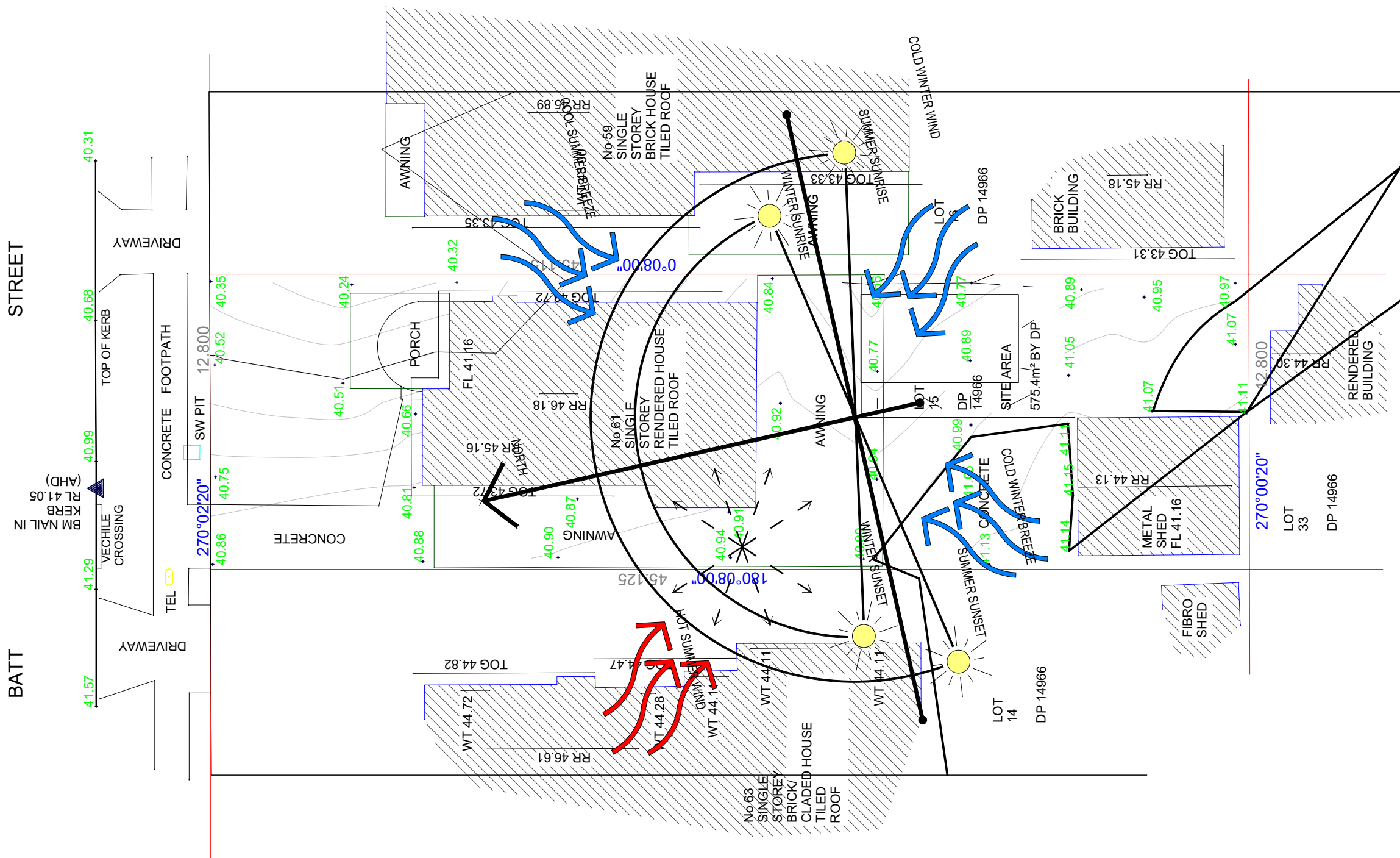
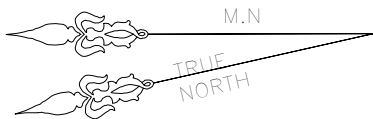
DRAWING TITLE: Demolition Plan

SITE ADDRESS:	61 Batt Street, Sefton
LOT: 15	DP: 14966
ISSUED FOR:	ISSUED FOR DA
PROJECT TYPE:	SECONDARY DWELLING AND SWIMMING POOL

SCALE: 1 : 200 DATE: Nov 2024 REV: C SHEET NO: 01.1



PROJECT NO: 24-001



1

01 - Site Plan/Analysis

1 : 200

CONSTRUCT

Construct Design & Building Group
13/35 Birch Street,
Condell Park, NSW 2200.
Email: info@constructau.com.au

1800 278 728
ABN: 336 094 67068

CONSULTANTS:

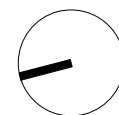
REV	DATE	DESCRIPTION	INITIAL
A	06.03.24	Initial Design	KE
B	06.06.24	Revision 2	KE
C	12.06.24	Revision 3	KE

COUNCIL AREA : Canterbury Bankstown
DRAWN BY: KE
CHECKED BY: AA
CLIENT: SIDDIQ

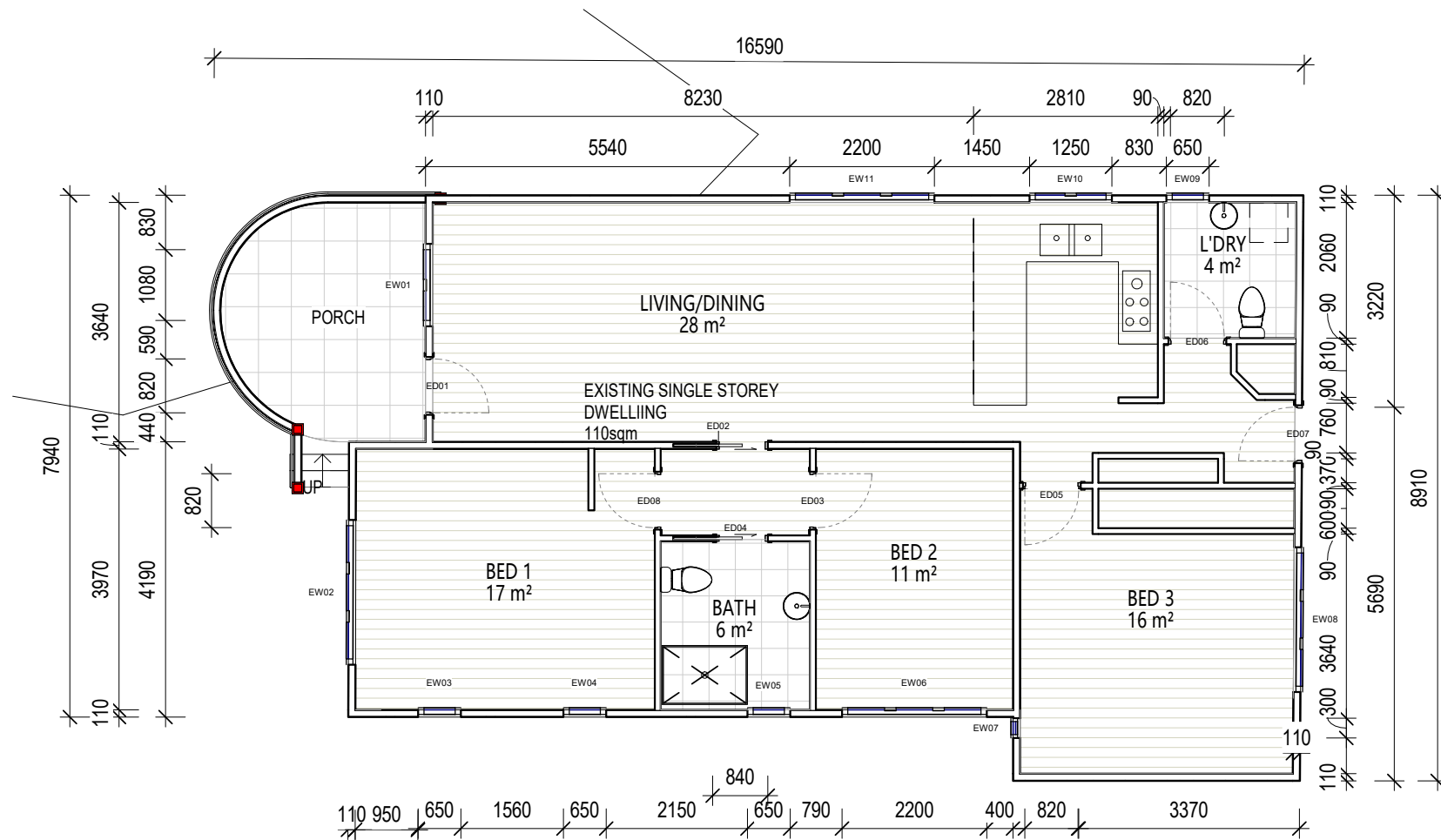
DRAWING TITLE: Site Plan/Analysis Existing

SITE ADDRESS: 61 Batt Street, Sefton
LOT: 15 DP: 14966
ISSUED FOR: ISSUED FOR DA
PROJECT TYPE: SECONDARY DWELLING AND SWIMMING POOL

SCALE: 1 : 200 DATE: Nov 2024 REV: C SHEET NO: 01.2



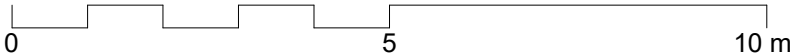
PROJECT NO: 24-001



1

Ground Floor Plan Existing

1 : 100



CONSTRUCT

Construct Design & Building Group
13/35 Birch Street,
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Email: info@constructau.com.au

1800 278 728

ABN: 336 094 67068

CONSULTANTS:

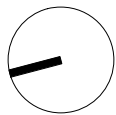
REV	DATE	DESCRIPTION	INITIAL
A	06.03.24	Initial Design	KE
B	06.06.24	Revision 2	KE
C	12.06.24	Revision 3	KE

COUNCIL AREA : Canterbury Bankstown
DRAWN BY: KE
CHECKED BY: AA
CLIENT: SIDDIQ

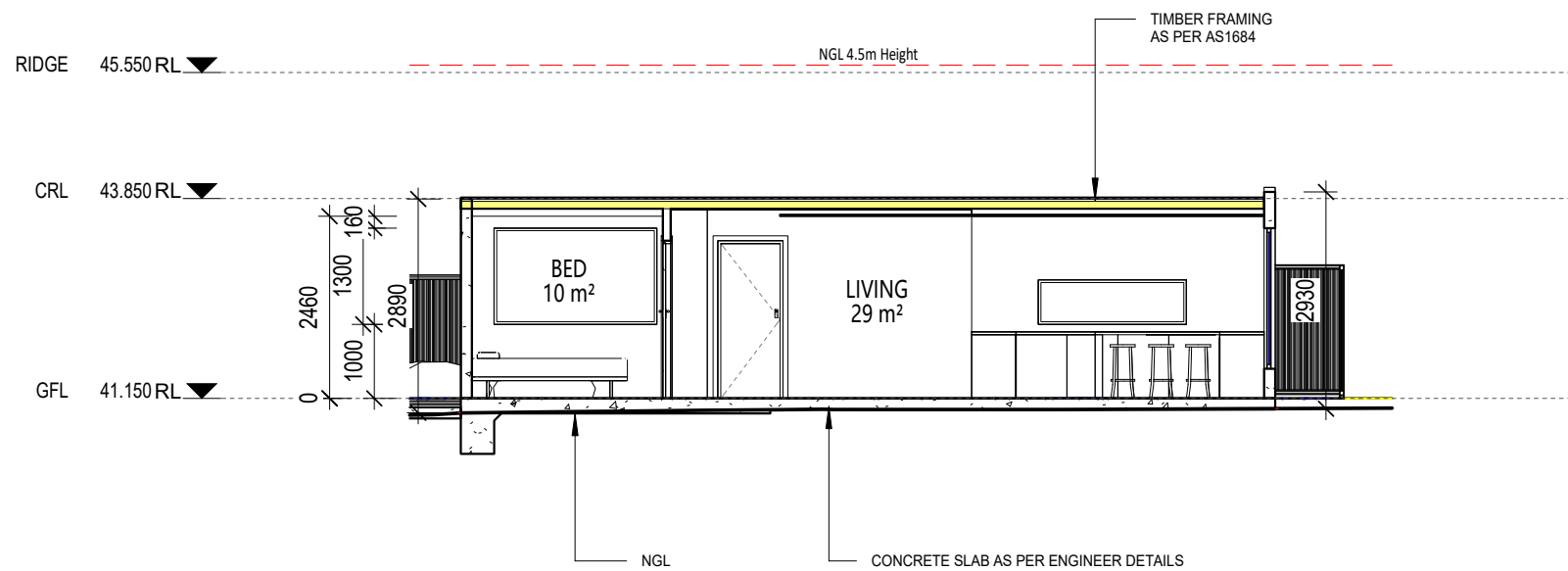
DRAWING TITLE: Ground Floor Plan Existing

SITE ADDRESS: 61 Batt Street, Sefton
LOT: 15 DP: 14966
ISSUED FOR: ISSUED FOR DA
PROJECT TYPE: SECONDARY DWELLING AND SWIMMING POOL

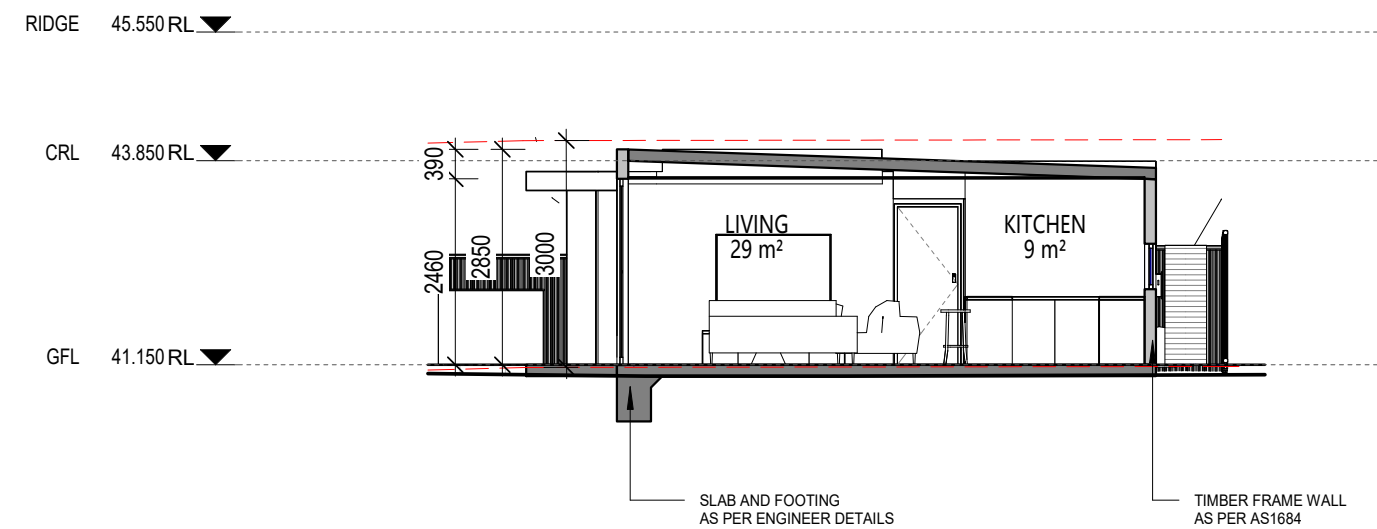
SCALE: 1 : 100
DATE: Nov 2024
REV: C
SHEET NO: 02.1



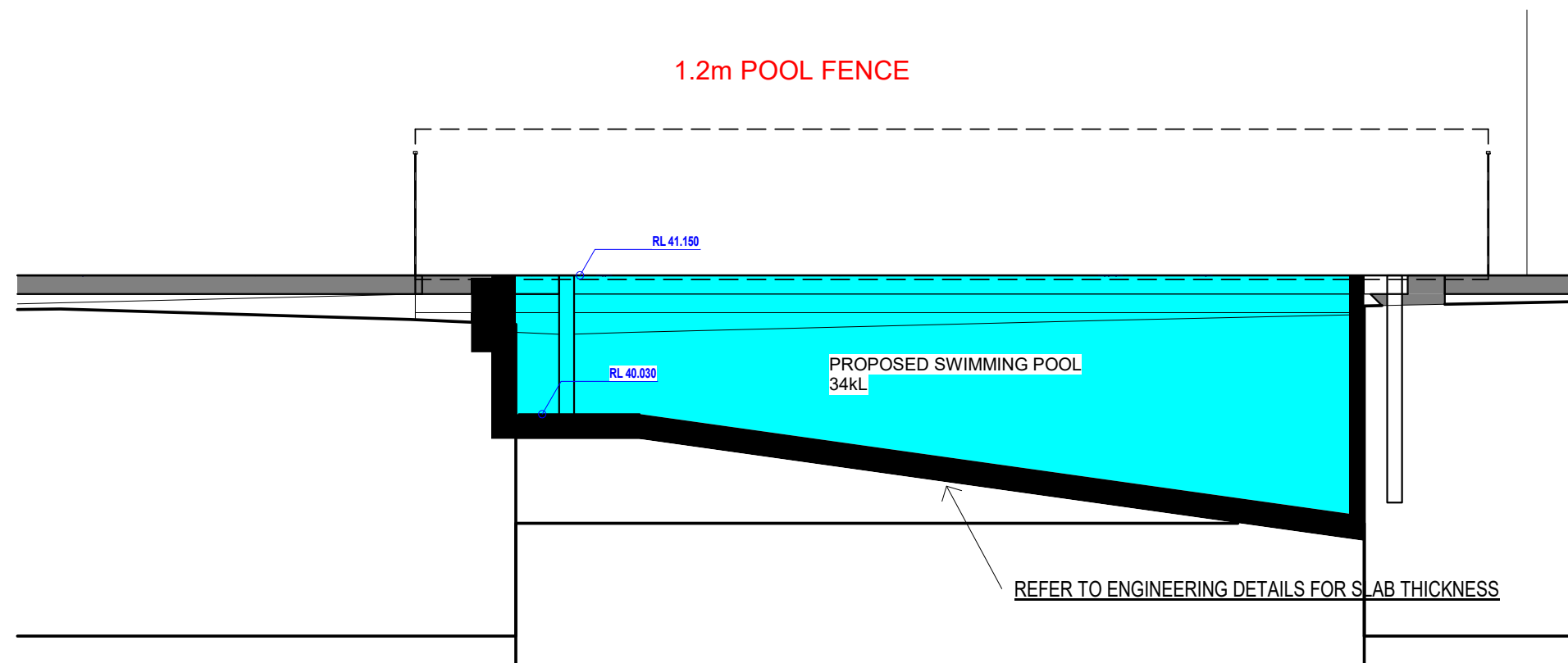
PROJECT NO: 24-001



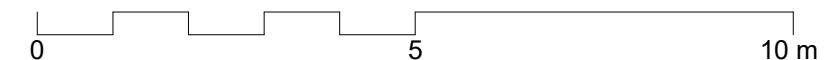
1 **Section 1**
1 : 100

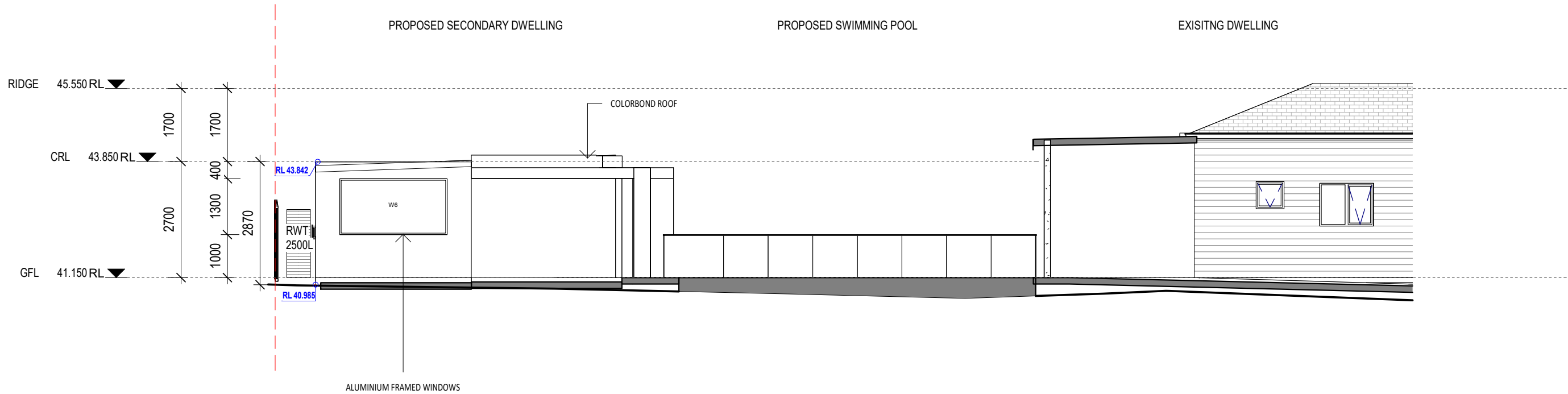


2 **Section 2**
1 : 100

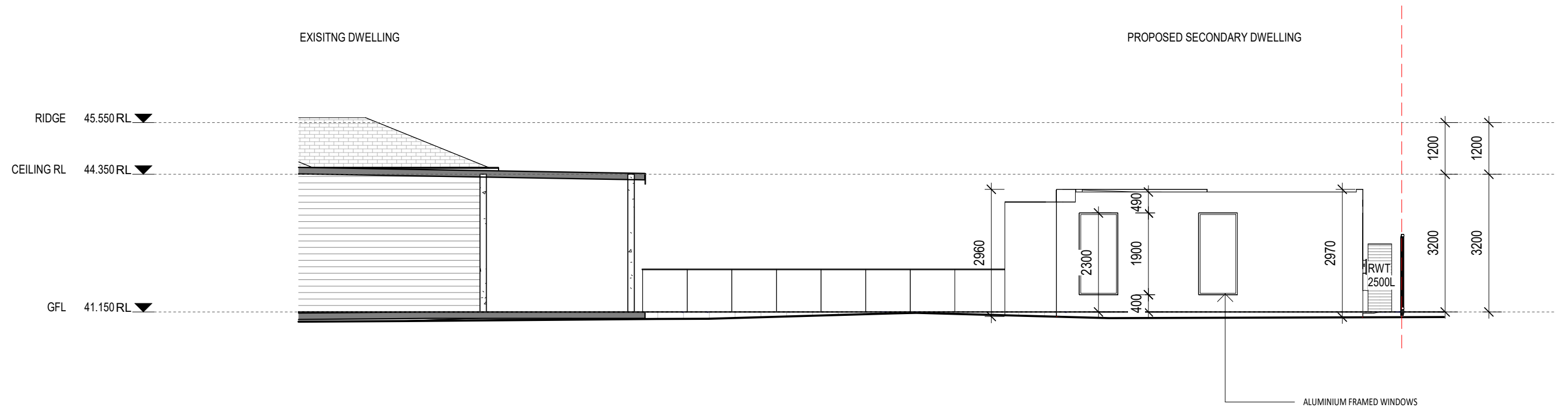


3 Swimming Pool section

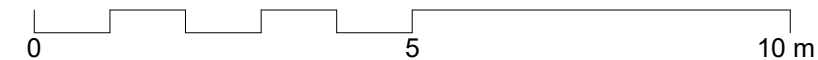




1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100



CONSTRUCT

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CONSULTANTS:

REV	DATE	DESCRIPTION	INITIAL
A	06.03.24	Initial Design	KE
B	06.06.24	Revision 2	KE
C	12.06.24	Revision 3	KE

COUNCIL AREA : Canterbury Bankstown
DRAWN BY: KE
CHECKED BY: AA
CLIENT: SIDDIQ

DRAWING TITLE: Elevations

SITE ADDRESS: 61 Batt Street, Sefton
LOT: 15 DP: 14966
ISSUED FOR: ISSUED FOR DA
PROJECT TYPE: SECONDARY DWELLING AND SWIMMING POOL

SCALE: 1 : 100 DATE: Nov 2024 REV: C SHEET NO: 03.2

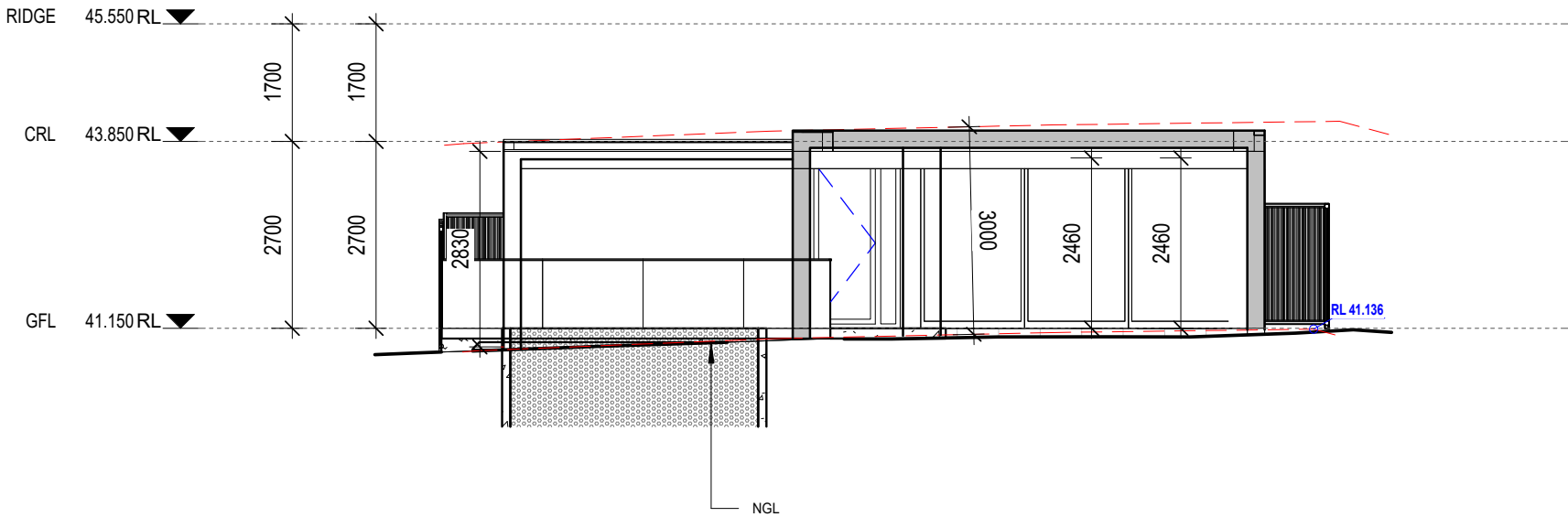


PROJECT NO: 24-001

1

North Elevation

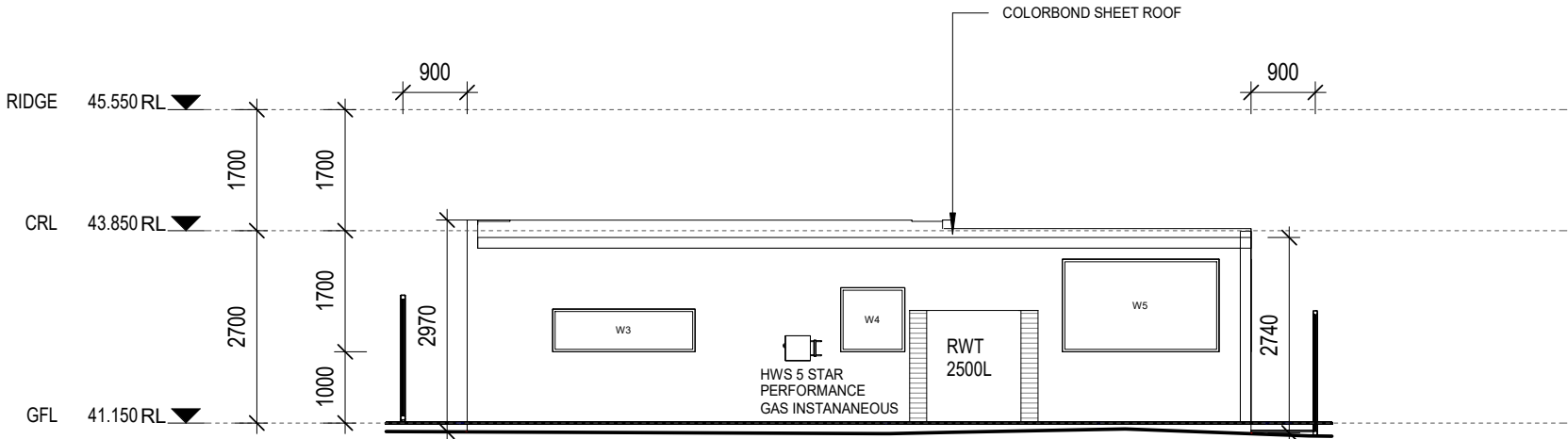
1 : 100



2

South Elevation

1 : 100



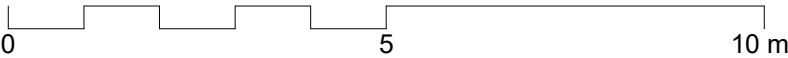
Door Schedule						
Mark	Location	Frame Type	Height	Width	Finish	Frame Material

D1	GFL		2460	4500		
D2	GFL		2460	1310		
D3	GFL		2100	820		
D4	GFL		2100	820		

Grand total: 4

Window Schedule						
Mark	Location	Window Style	Height	Width	Material	Glazing

W1			1900	900		
W1.1			1900	900		
W3	KITCHEN	SLIDING	600	2000	ALUMINIUM	
W4	BATHROOM	SLIDING	900	900	ALUMINIUM	
W5	BEDROOM	SLIDING	1300	2200	ALUMINIUM	
W6	BEDROOM	SLIDING	1300	2500	ALUMINIUM	



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CONSULTANTS:

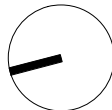
REV	DATE	DESCRIPTION	INITIAL
A	06.03.24	Initial Design	KE
B	06.06.24	Revision 2	KE
C	12.06.24	Revision 3	KE

COUNCIL AREA : Canterbury Bankstown
DRAWN BY: KE
CHECKED BY: AA
CLIENT: SIDDIQ

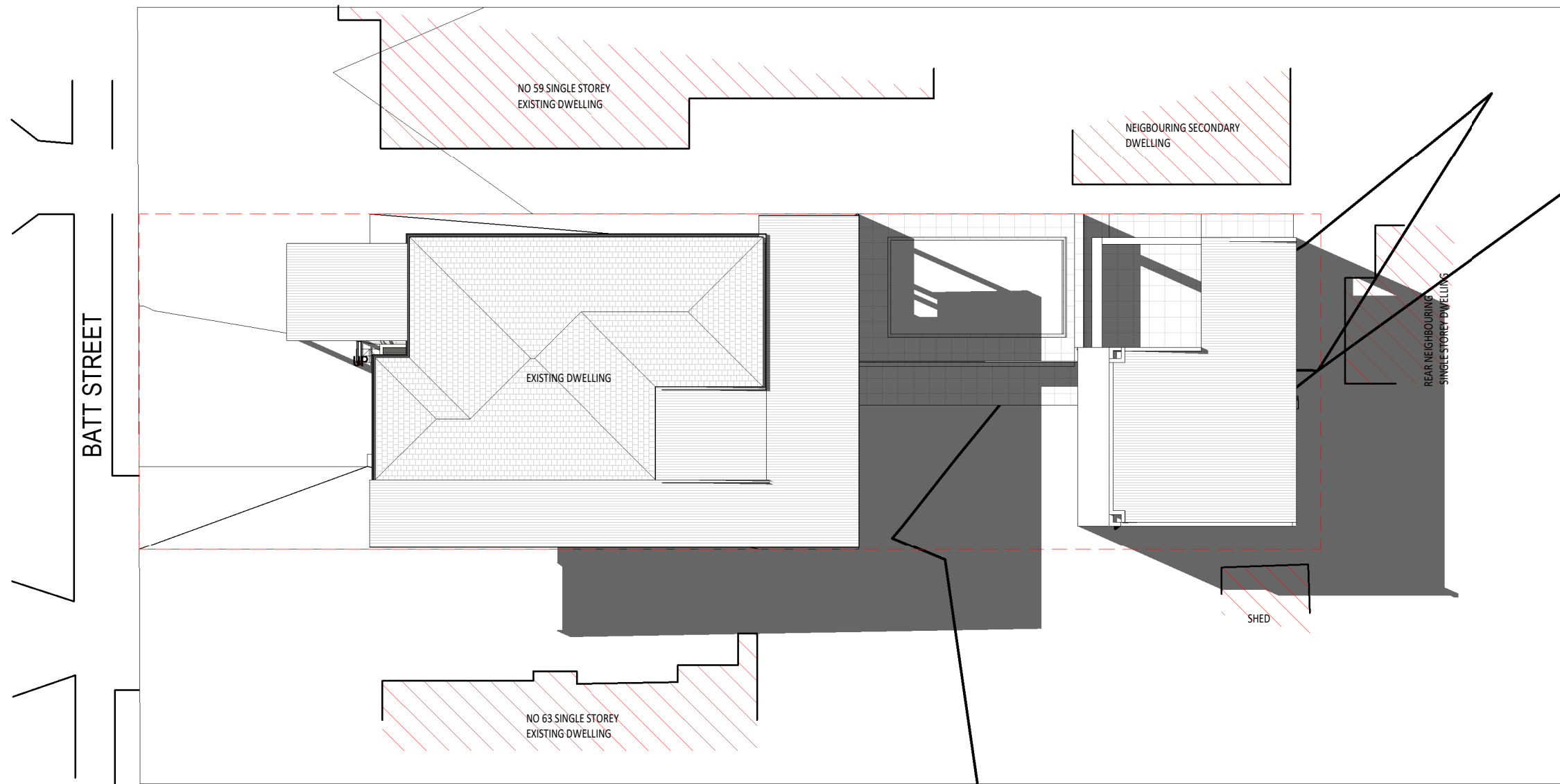
DRAWING TITLE: Elevations Proposed

SITE ADDRESS: 61 Batt Street, Sefton
LOT: 15 DP: 14966
ISSUED FOR: ISSUED FOR DA
PROJECT TYPE: SECONDARY DWELLING AND SWIMMING POOL

SCALE: 1 : 100 DATE: Nov 2024 REV: C SHEET NO: 03.3



PROJECT NO: 24-001



1

14.1 - Shadow Diagram 21/June - 0800

1 : 200

CONSTRUCT

Construct Design & Building Group
13/35 Birch Street,
Condell Park, NSW 2200.
Email: info@constructau.com.au

1800 278 728
ABN: 336 094 67068

CONSULTANTS:

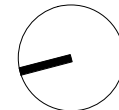
REV	DATE	DESCRIPTION	INITIAL
A	06.03.24	Initial Design	KE
B	06.06.24	Revision 2	KE
C	12.06.24	Revision 3	KE

COUNCIL AREA : Canterbury Bankstown
DRAWN BY: KE
CHECKED BY: AA
CLIENT: SIDDIQ

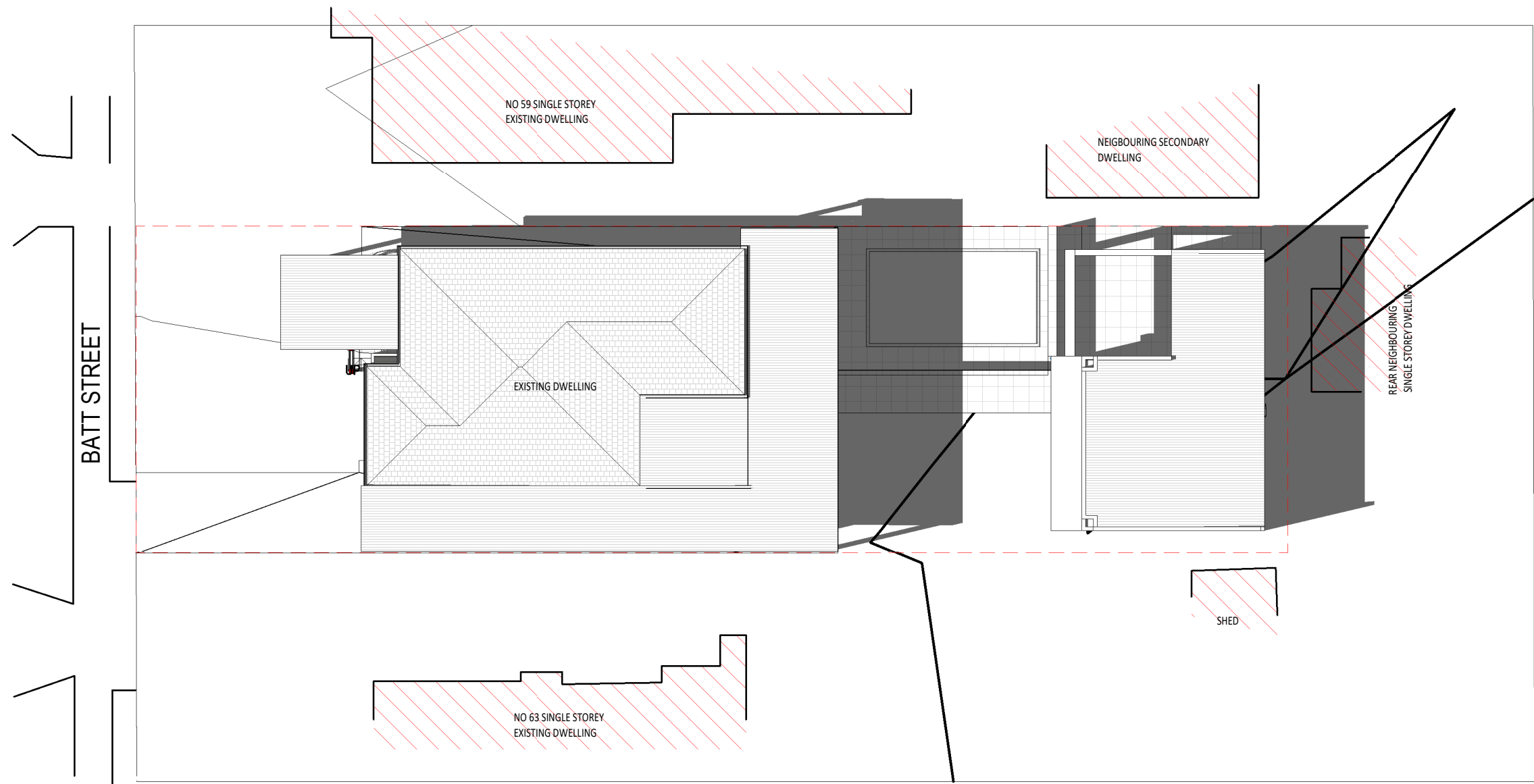
DRAWING TITLE: Shadow Diagrams - June

SITE ADDRESS: 61 Batt Street, Sefton
LOT: 15 DP: 14966
ISSUED FOR: ISSUED FOR DA
PROJECT TYPE: SECONDARY DWELLING AND SWIMMING POOL

SCALE: 1 : 200 DATE: Nov 2024 REV: C SHEET NO: 04.0



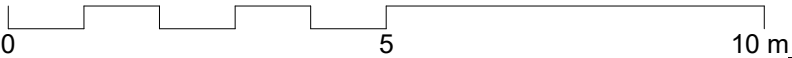
PROJECT NO: 24-001



1

14.2 - Shadow Diagram 22/June - 1200

1 : 200



CONSTRUCT

Construct Design & Building Group
13/35 Birch Street,
Condell Park, NSW 2200.
Email: info@constructau.com.au

1800 278 728

ABN: 336 094 67068

CONSULTANTS:

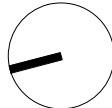
REV	DATE	DESCRIPTION	INITIAL
A	06.03.24	Initial Design	KE
B	06.06.24	Revision 2	KE
C	12.06.24	Revision 3	KE

COUNCIL AREA : Canterbury Bankstown
DRAWN BY: KE
CHECKED BY: AA
CLIENT: SIDDIQ

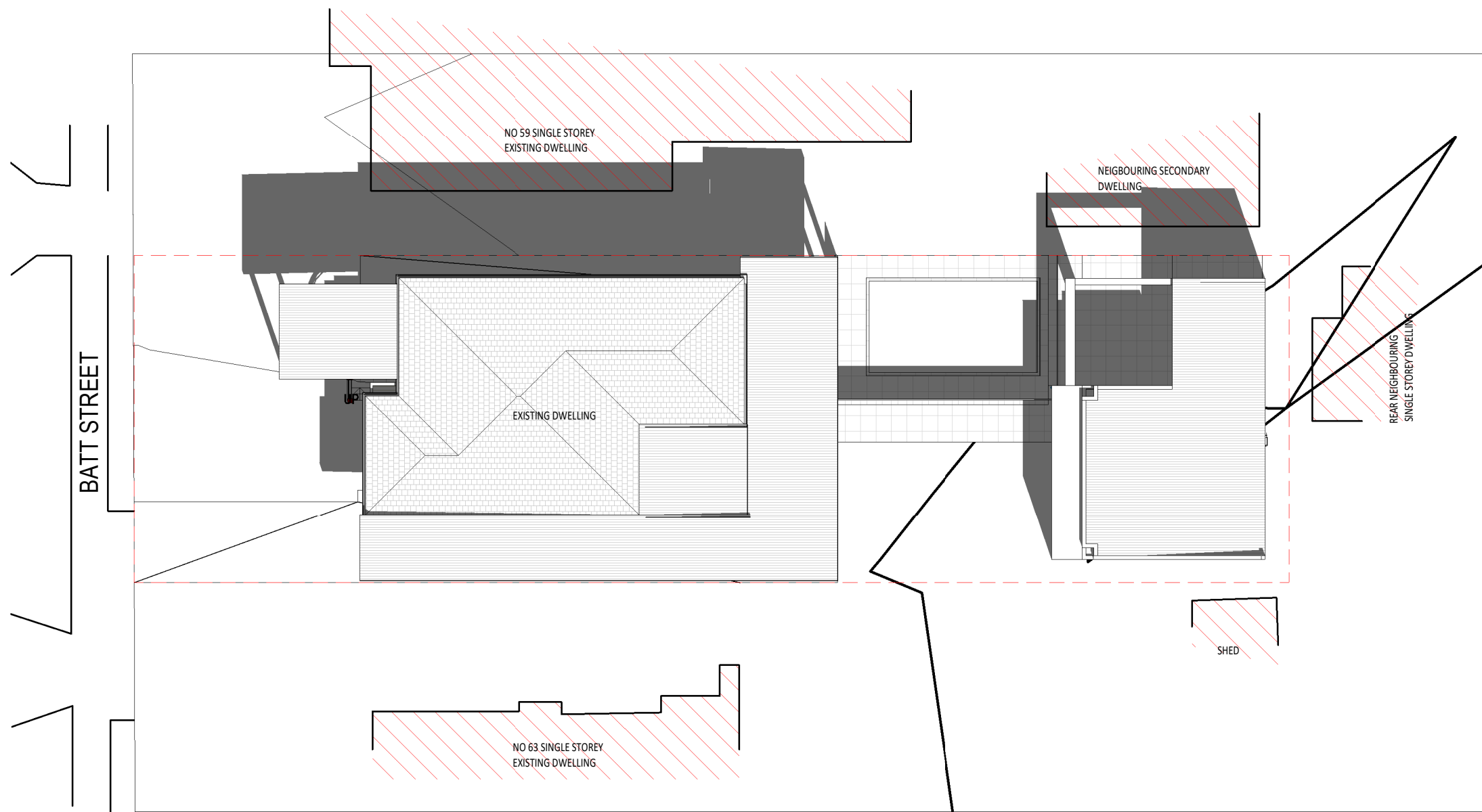
DRAWING TITLE: Shadow Diagrams - June

SITE ADDRESS: 61 Batt Street, Sefton
LOT: 15 DP: 14966
ISSUED FOR: ISSUED FOR DA
PROJECT TYPE: SECONDARY DWELLING AND SWIMMING POOL

SCALE: 1 : 200 DATE: Nov 2024 REV: C SHEET NO: 04.1



PROJECT NO: 24-001



BATT STREET

NO 59 SINGLE STOREY
EXISTING DWELLING

EXISTING DWELLING

NEIGHBOURING SECONDARY
DWELLING

REAR NEIGHBOURING
SINGLE STOREY DWELLING

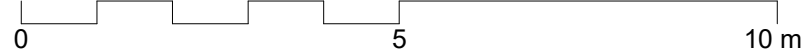
NO 63 SINGLE STOREY
EXISTING DWELLING

SHED

1

14.3 - Shadow Diagram 23/June - 1600

1 : 200



CONSTRUCT

Construct Design & Building Group
13/35 Birch Street,
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Email: info@constructau.com.au

1800 278 728
ABN: 336 094 67068

CONSULTANTS:

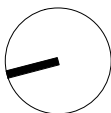
REV	DATE	DESCRIPTION	INITIAL
A	06.03.24	Initial Design	KE
B	06.06.24	Revision 2	KE
C	12.06.24	Revision 3	KE

COUNCIL AREA : Canterbury Bankstown
DRAWN BY: KE
CHECKED BY: AA
CLIENT: SIDDIQ

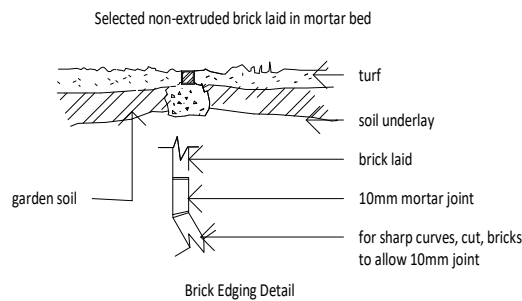
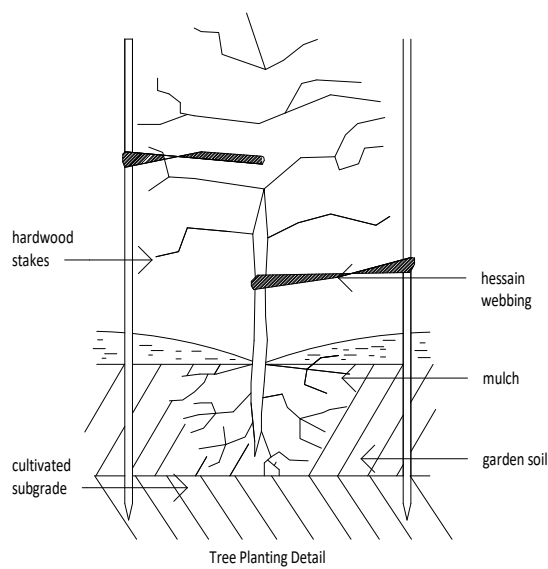
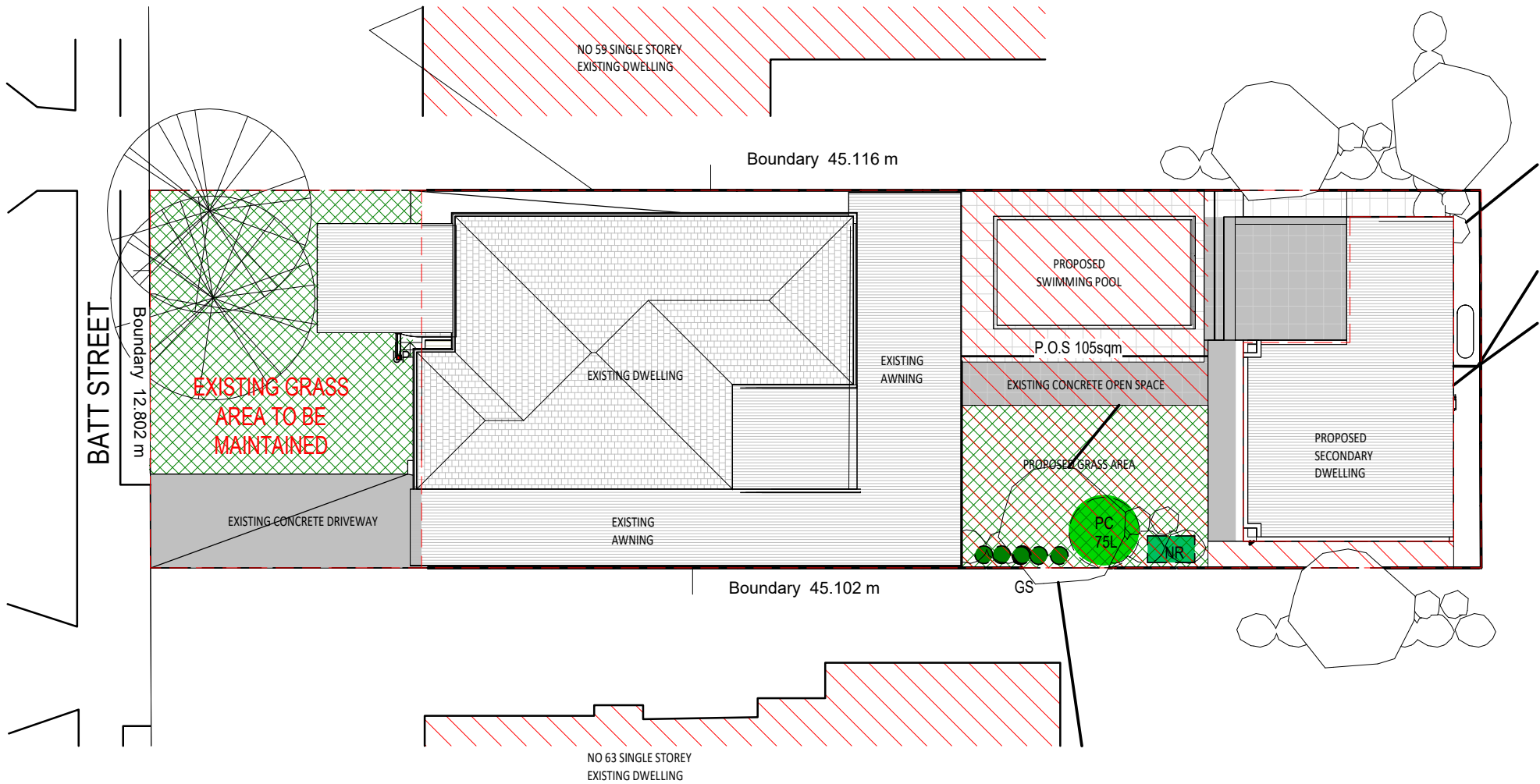
DRAWING TITLE: Shadow Diagrams - June

SITE ADDRESS: 61 Batt Street, Sefton
LOT: 15 DP: 14966
ISSUED FOR: ISSUED FOR DA
PROJECT TYPE: SECONDARY DWELLING AND SWIMMING POOL

SCALE: 1 : 200 DATE: Nov 2024 REV: C SHEET NO: 04.2



PROJECT NO: 24-001



1

15 - Concept Landscape Plan

1 : 200

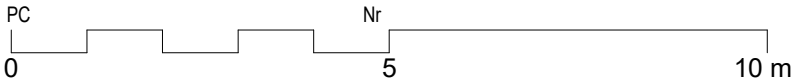
LOW WATER USE SPECIES OF VEGETAION WITH A TOTAL OF 50sqm ARE PLANTED THOUGHOUT THE SITE.

Landscaping Notes:						Legend	
<div>General Notes</div> <div><div>* Prior to the commencement of any site works, all existing trees to be retained shall be enclosedwith protective fencing to prevent them being damaged during the construction period.</div><div>* All finished levels are to be verified by the builder on site.</div><div>* All landscaping work to be in strict accordance to councils/privated certifiers code and guidelines.</div><div>* This drawing is to be read in conjunction with all submitted architectural.</div><div>* Hydraulics and engineering drawings where applicable.</div></div>						PC - Pyrus Calleryana	Callery Pear
						1	Yes
						75L	PC
						Shrubs	
						Gs - Grevillea Sericea	Pink Spider Flower
						31	-
						5L	GS
						Nr - Native Rosemary Aussie Box	
						Westringia hybrida Aussie Box	Planter
						-	10L
						NR	

Landscape Calculations:	
Individual Site Area	575.4sqm
Proposed Dwelling	60sqm
ExistingFront Landscape Grass	74sqm
ExistingFront Landscape Hard	24sqm
Rear Landscape Grass	45qm
Total Landscape	119sqm
Total Landscape %	20%
P.O.S.	105sqm



GS



CONSTRUCT

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13/35 Birch Street,
Condell Park, NSW 2200.
Email: info@constructau.com.au

1800 278 728
ABN: 336 034 67068

CONSULTANTS:

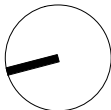
REV	DATE	DESCRIPTION	INITIAL
A	06.03.24	Initial Design	KE
B	06.06.24	Revision 2	KE
C	12.06.24	Revision 3	KE

COUNCIL AREA :	Canterbury Bankstown
DRAWN BY:	KE
CHECKED BY:	AA
CLIENT:	SIDDIQ

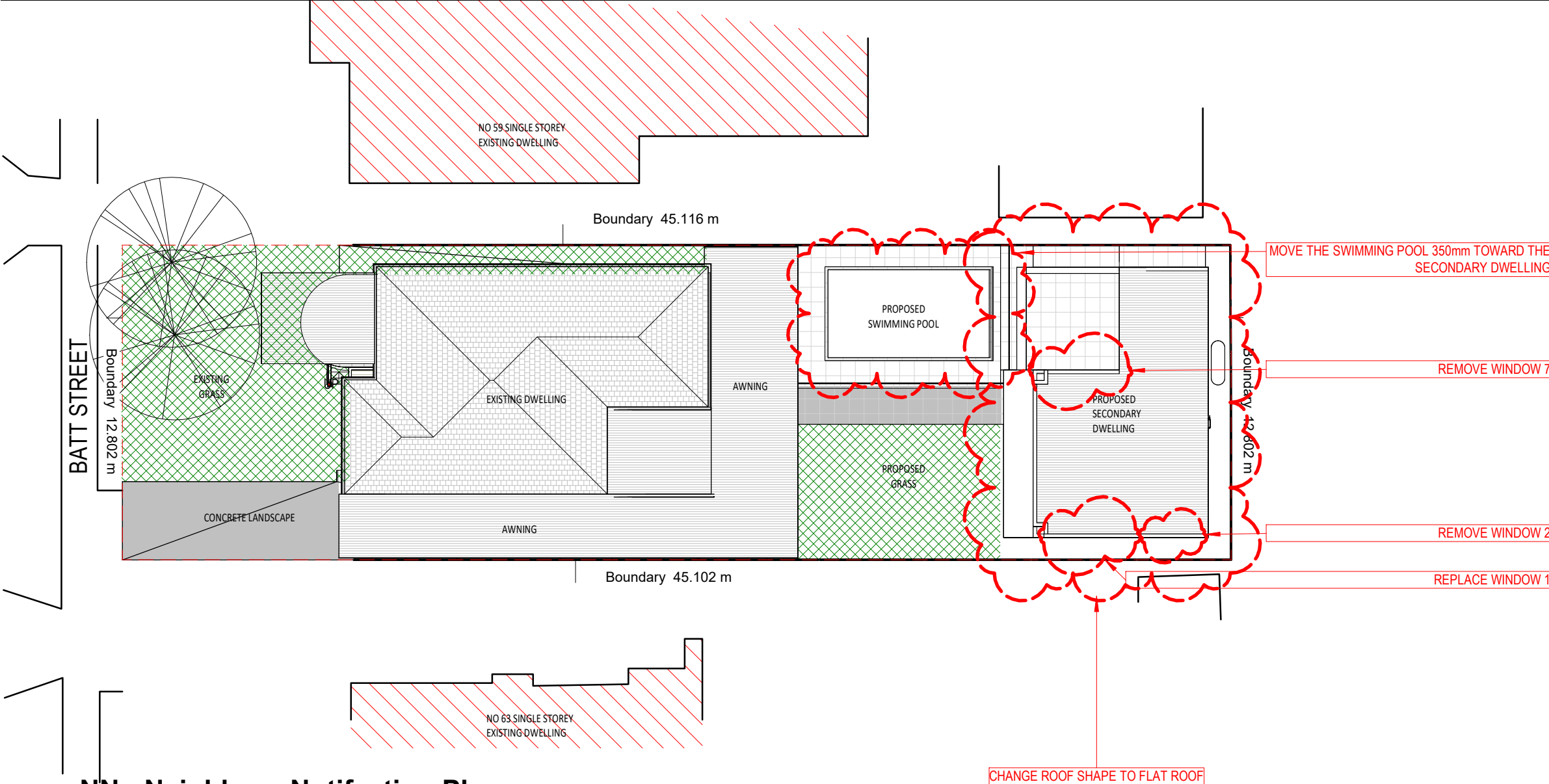
DRAWING TITLE: Concept Landscap Plan

SITE ADDRESS:	61 Batt Street, Sefton
LOT: 15	DP: 14966
ISSUED FOR:	ISSUED FOR DA
PROJECT TYPE:	SECONDARY DWELLING AND SWIMMING POOL

SCALE: As indicated DATE: Nov 2024 REV: C SHEET NO: 05.0

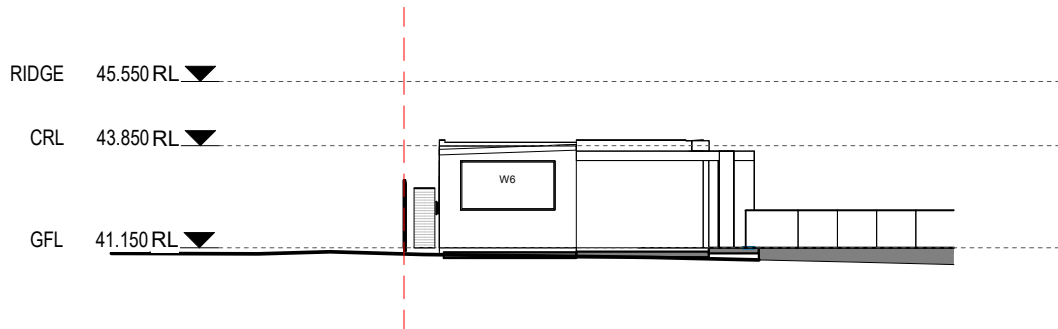


PROJECT NO: 24-001



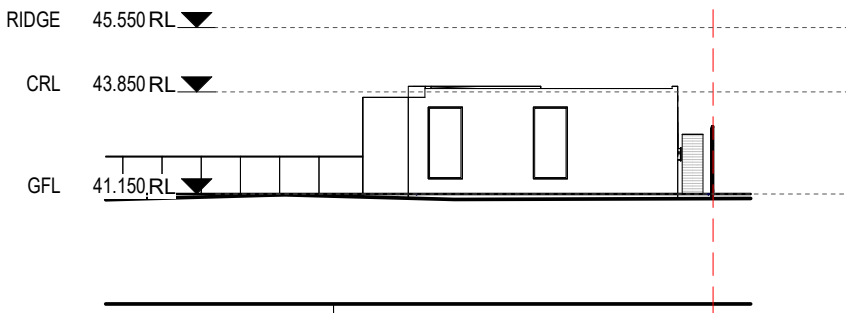
1 NN - Neighbour Notification Plan

1 : 200



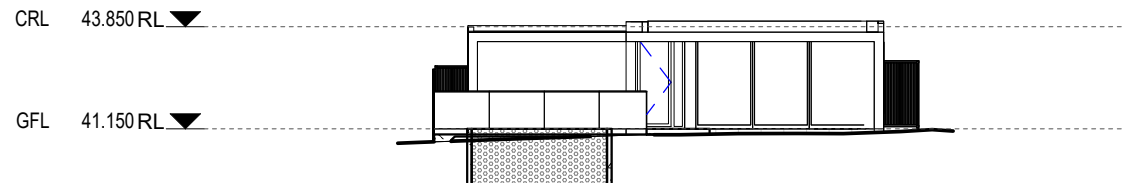
2 NN - East Elevation Proposed

1 : 200



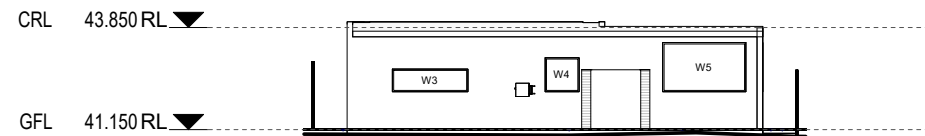
5 NN - West Elevation Proposed

1 : 200



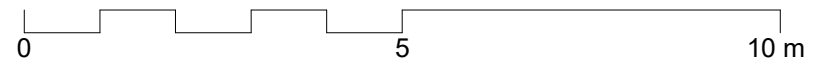
3 NN - North Elevation Proposed

1 : 200



4 NN - South Elevation Proposed

1 : 200



CONSTRUCT

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Email: info@constructau.com.au

1800 278 728
ABN: 336 094 67068

CONSULTANTS:

REV	DATE	DESCRIPTION	INITIAL
A	06.03.24	Initial Design	KE
B	06.06.24	Revision 2	KE
C	12.06.24	Revision 3	KE

COUNCIL AREA : Canterbury Bankstown
DRAWN BY: KE
CHECKED BY: AA
CLIENT: SIDDIQ

DRAWING TITLE: Neighbour Notification

SITE ADDRESS: 61 Batt Street, Sefton
LOT: 15 DP: 14966
ISSUED FOR: ISSUED FOR DA
PROJECT TYPE: SECONDARY DWELLING AND SWIMMING POOL

SCALE: 1 : 200 DATE: Nov 2024 REV: C SHEET NO: NN

PROJECT NO: 24-001