



DRAWING SCHEDULE		
Layout ID	Layout Name	Revision
DA0001	COVER	A
DA1001	SITE CONTEXT	A
DA1002	SITE PLAN	A
DA1003	COMPLIANCE	A
DA2001	GROUND FLOOR PLAN	A
DA2002	FIRST FLOOR PLAN	A
DA2003	ROOF PLAN	A
DA3001	ELEVATIONS	A
DA3002	SECTIONS	
DA3003	STREETSCAPE AND FENCE DETAILS	A
DA3004	FINISHES SCHEDULE	A
DA5001	BASIX COMMITMENTS	A
DA5002	DEMO	A
DA5003	SUBDIVISION PLAN	B
DA5004	SHADOW DIAGRAM	A
DA5005	VIEWS FROM THE SUN	A
DA5006	NEIGHBOUR'S NOTIFICATION	



A ISSUE DA SUBMISSION 07/01/2025
Rev Description Date

Project
31 Dunmore Street Croydon park NSW
Australia

ZED ARCHITECTS
Zed architects maintains full title and ownership of these plans. Any unauthorised use, reproduction, or distribution
whether in whole or in part, is expressly prohibited without prior written consent from Zed architects Pty Ltd.

Nominated Architects:
Ziad Boumelhem Reg no 8008
Drawing Title

COVER SHEET

COVER

Checked ZB Approved
Scale

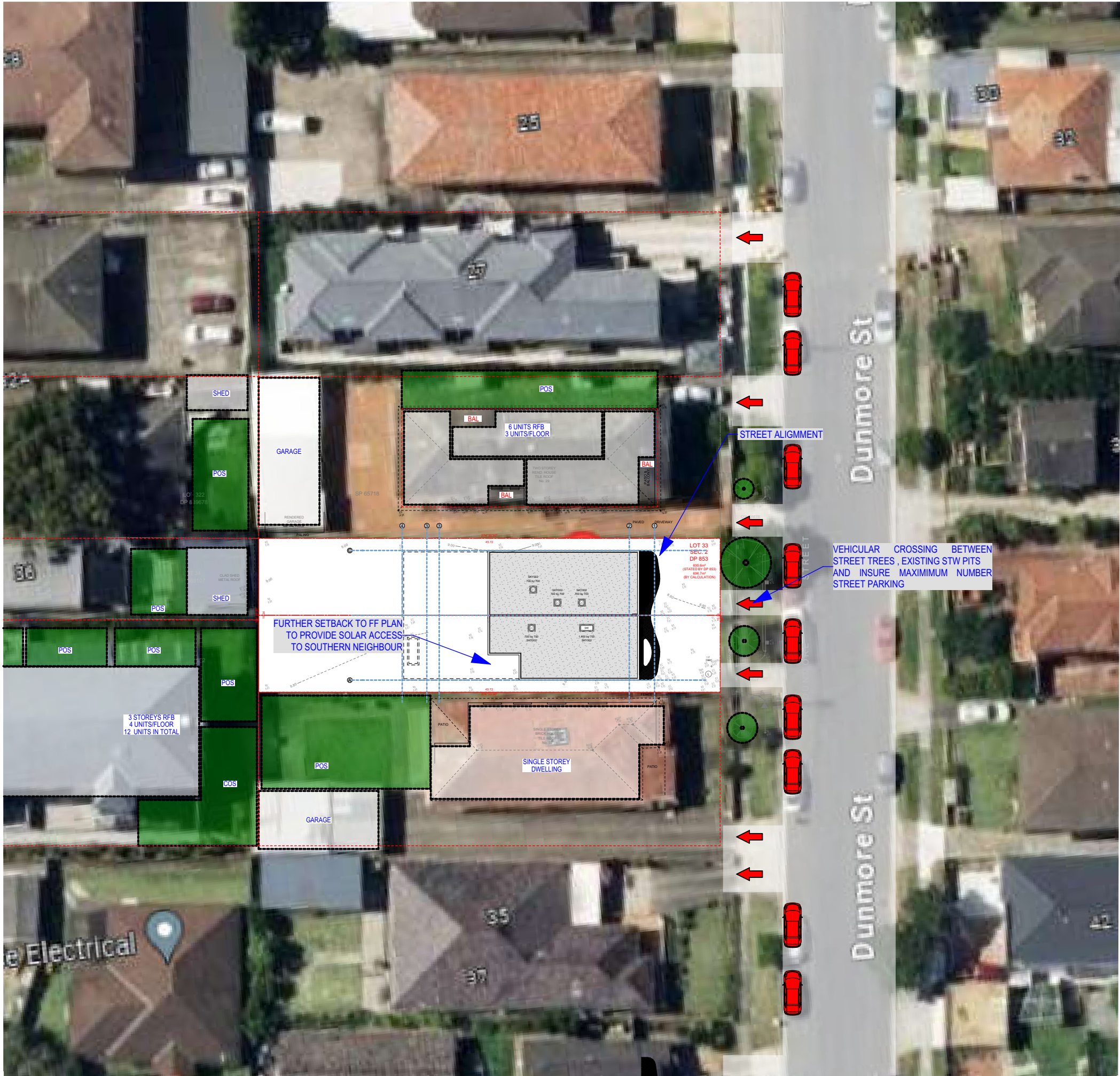
@A3 Sheet Size 1:100@A1

Project Number
2024-08
Status

Drawing Number Revision
DA0001 A

DEVELOPMENT APPLICATION

8x6 SHORTER PTY pnc\Users\zad\Architects\Projects - General\202408- 31 Dunmore Street Croydon park\A\CAD\DWG
8x6 SHORTER PTY pnc\Users\zad\Architects\Projects - General\202408- 31 Dunmore Street Croydon park\A\CAD\DWG



NOTE:
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR
PREPARING SHOP DRAWINGS. DO NOT SCALE DRAWINGS.

A ISSUE DA SUBMISSION 07/01/2025
Rev Description Date

Project
31 Dunmore Street Croydon park NSW
Australia

FED ARCHITECTS
Fed architects maintains full title and ownership of these plans. Any unauthorised use, reproduction, or distribution
whether in whole or in part, is expressly prohibited without prior written consent from Fed architects Pty Ltd.

Nominated Architects:
Ziad Boumelhem Reg no 8008
Drawing Title

SITE PLAN

SITE CONTEXT

Checked ZB Approved
Scale

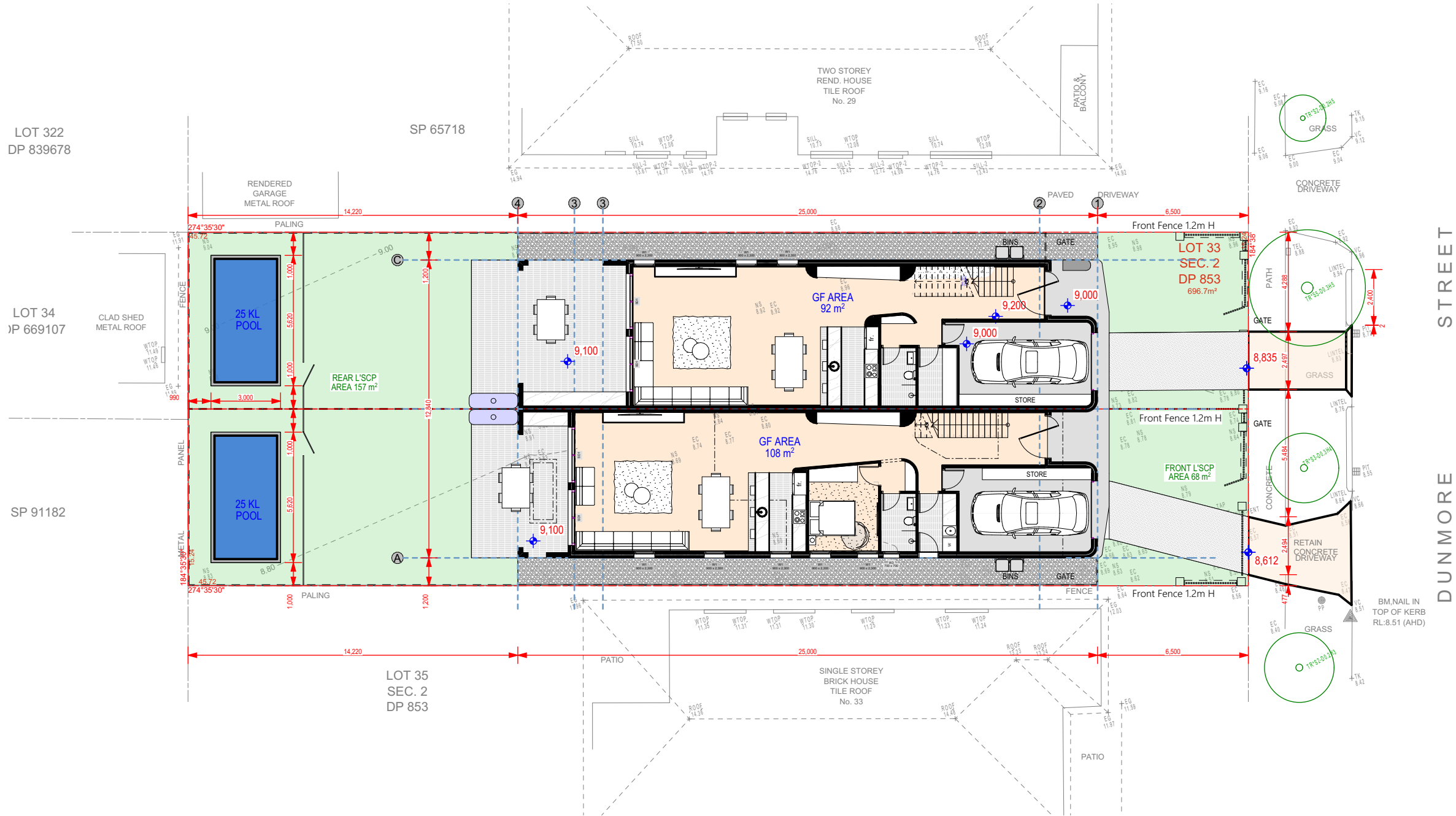
1:400 1:100@A1

@A3 Sheet Size
Project Number
2024-08
Status

Drawing Number Revision
DA1001 A

DEVELOPMENT APPLICATION

846 SHORTER PTY gnc\Users\zad_Architects\Projects - General\2024-08 - 31 Dunmore Street Croydon park\A CAD\DWG
SHORTER PTY gnc\Users\zad_Architects\Projects - General\2024-08 - 31 Dunmore Street Croydon park\A CAD\DWG



SITE PLAN 1:200

A ISSUE DA SUBMISSION 07/01/2025
Rev Description Date

Project
31 Dunmore Street Croydon park NSW
Australia

ZED ARCHITECTS
Zed architects maintains full title and ownership of these plans. Any unauthorised use, reproduction, or distribution
whether in whole or in part, is expressly prohibited without prior written consent from Zed architects Pty Ltd.

Nominated Architects:
Ziad Boumelhem Reg no 8008
Drawing Title



SITE PLAN

SITE PLAN

Checked ZB
Approved Scale

1:200 1:100@A1

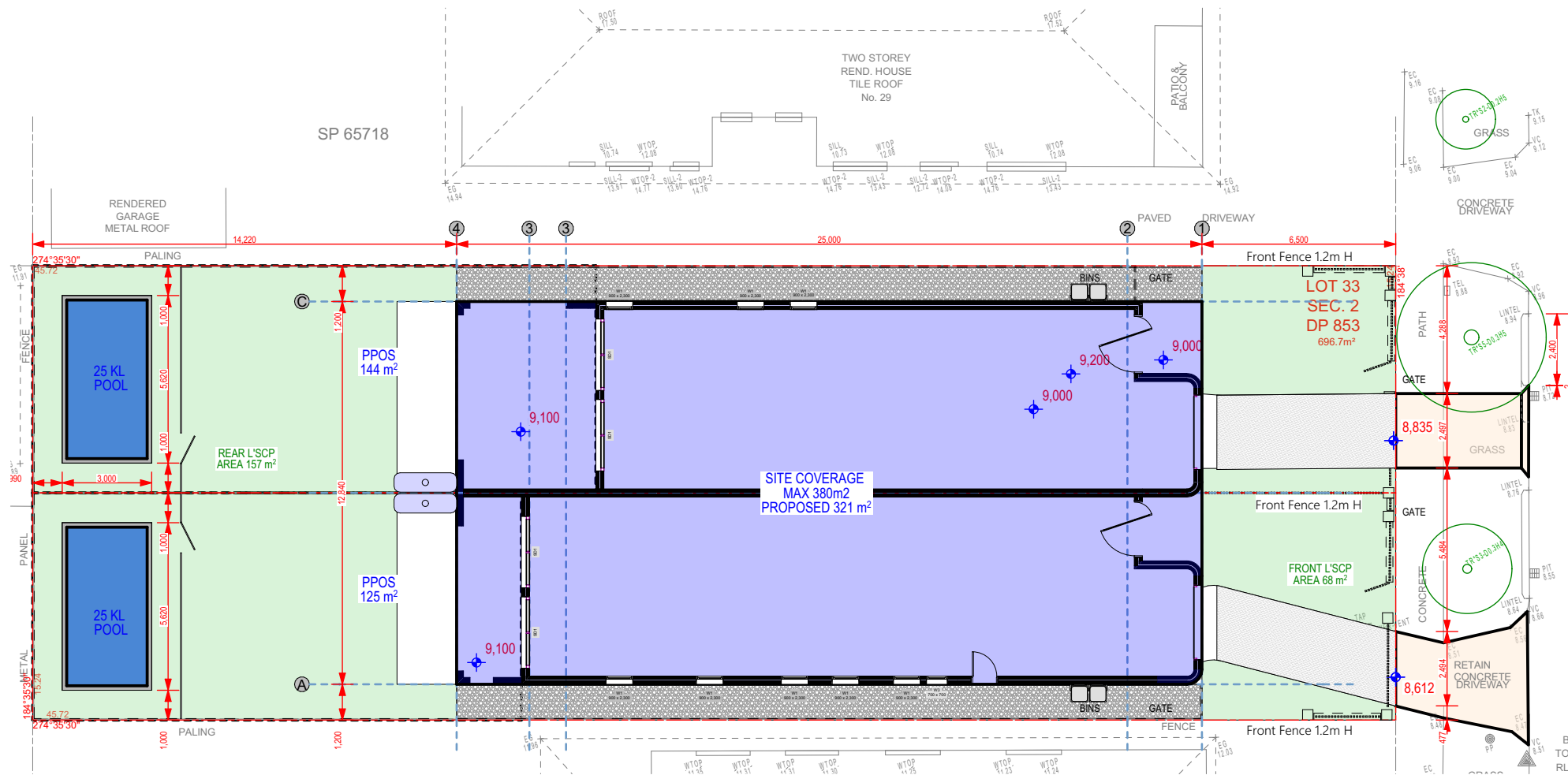
@A3 Sheet Size
Project Number
2024-08
Status

Drawing Number Revision
DA1002 A

DEVELOPMENT APPLICATION

BK SHORTER PTY gnc\shorter_zad Architects\Projects - General\202408-31 Dunmore Street Croydon park\4 CAD\BKS
SHORTER PTY gnc\shorter_zad Architects\Projects - General\202408-31 Dunmore Street Croydon park\4 CAD\BKS

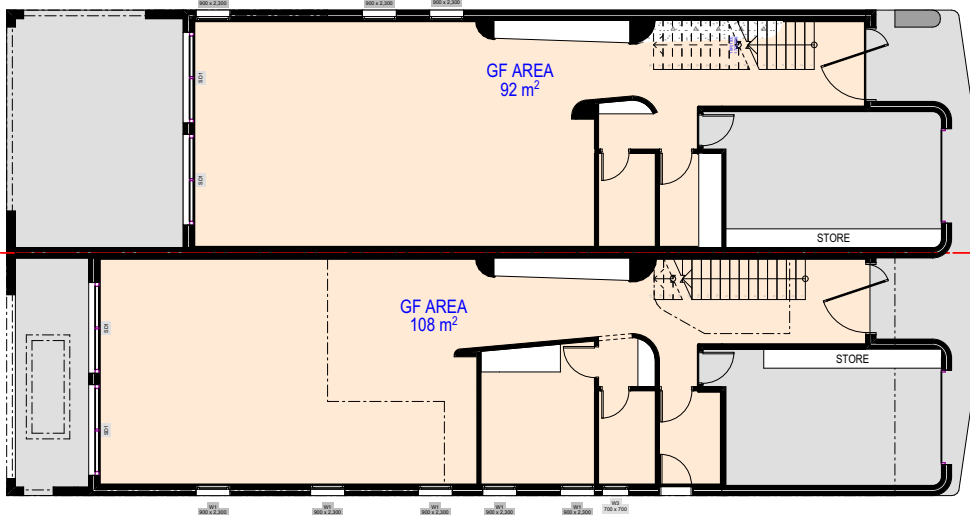




Permissible	Yes the site is zoned R4 and is in Area 2	R4	
	(i) the floor space ratio of a resulting building does not exceed 0.5:1, and	0.5:1	
	(ii) the height of a resulting building does not exceed 8.5m	<8.5m	YES
	https://legislation.nsw.gov.au/view/html/inforce/current/epi-2023-0336#sch.1-sec.27		
Lot Size	(a) the lot is at least 600m2, and	696.7m2	YES
	(b) the width of the lot at the front building line is at least 15m, and	15.24m	YES
Subdivision	(a) each resulting lot will be at least 300m2, and	348.35m2	YES
Site Coverage	Max ground floor footprint – 380sqm or 40%(278m2) FOR SINGLE DWELLINGS	370m2	YES
Deep Soil	25% (min dimension 2.5m) FOR SINGLE DWELLINGS		YES
Cut Fill	Cut – 1m	<1m	YES
	Fill – 600mm	<1m	YES
Private open space	Each dwelling to have 50sqm	144m2 and 125 m2	YES
Setbacks	Front Setback		
	• Minimum setback of 6m from the front boundary.	6.5m	
	• Maximum 2m recess for the main entrance from the front building line.	2m	YES
	Side Setbacks • Minimum setback of 1.2m	1.2	
	Rear Setbacks 6m from the rear boundary.	10.36m	
Depth	Building cannot be deeper than 25m	25m	YES
Solar Access	retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the POS	5 Hrs & 6 Hrs	
	If a neighbouring dwelling currently receives less than 3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that	NOT reduced	YES
	Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following	N/A	

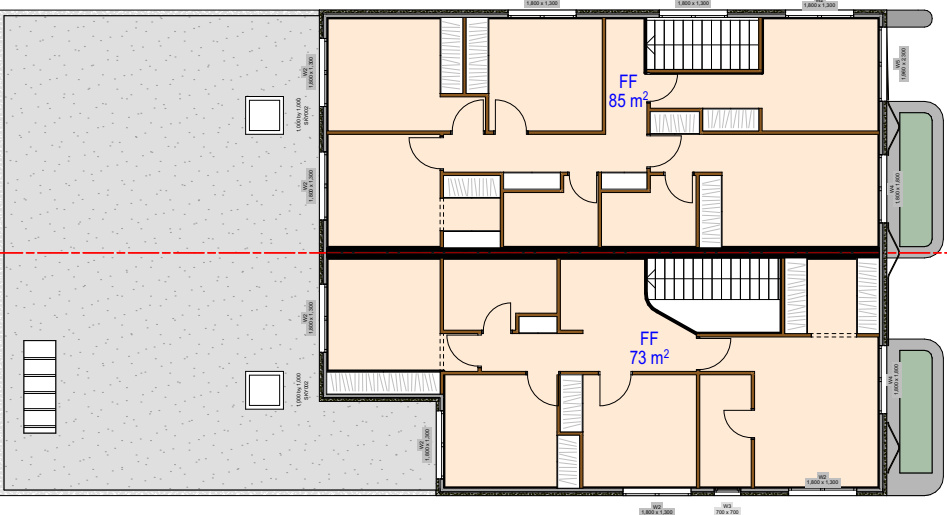
0.SITE CALC 1:200

Polestar 2



1. GROUND FLOOR GFA

1:200



2. FIRST FLOOR GFA 1:200

REVB: AMENDED SHEET

A ISSUE DA SUBMISSION 07/01/2025
Rev Description Date

Project
31 Dunmore Street Croydon park NSW
Australia

FED ARCHITECTS
Fed architects maintains full title and ownership of these plans. Any unauthorised use, reproduction, or distribution
whether in whole or in part, is expressly prohibited without prior written consent from Fed architects Pty Ltd.

Nominated Architects:
Ziad Boumelhem Reg no 8008
Drawing Title

SITE PLAN

COMPLIANCE

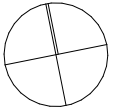
Checked ZB
Scale

1:200
1:100@A1

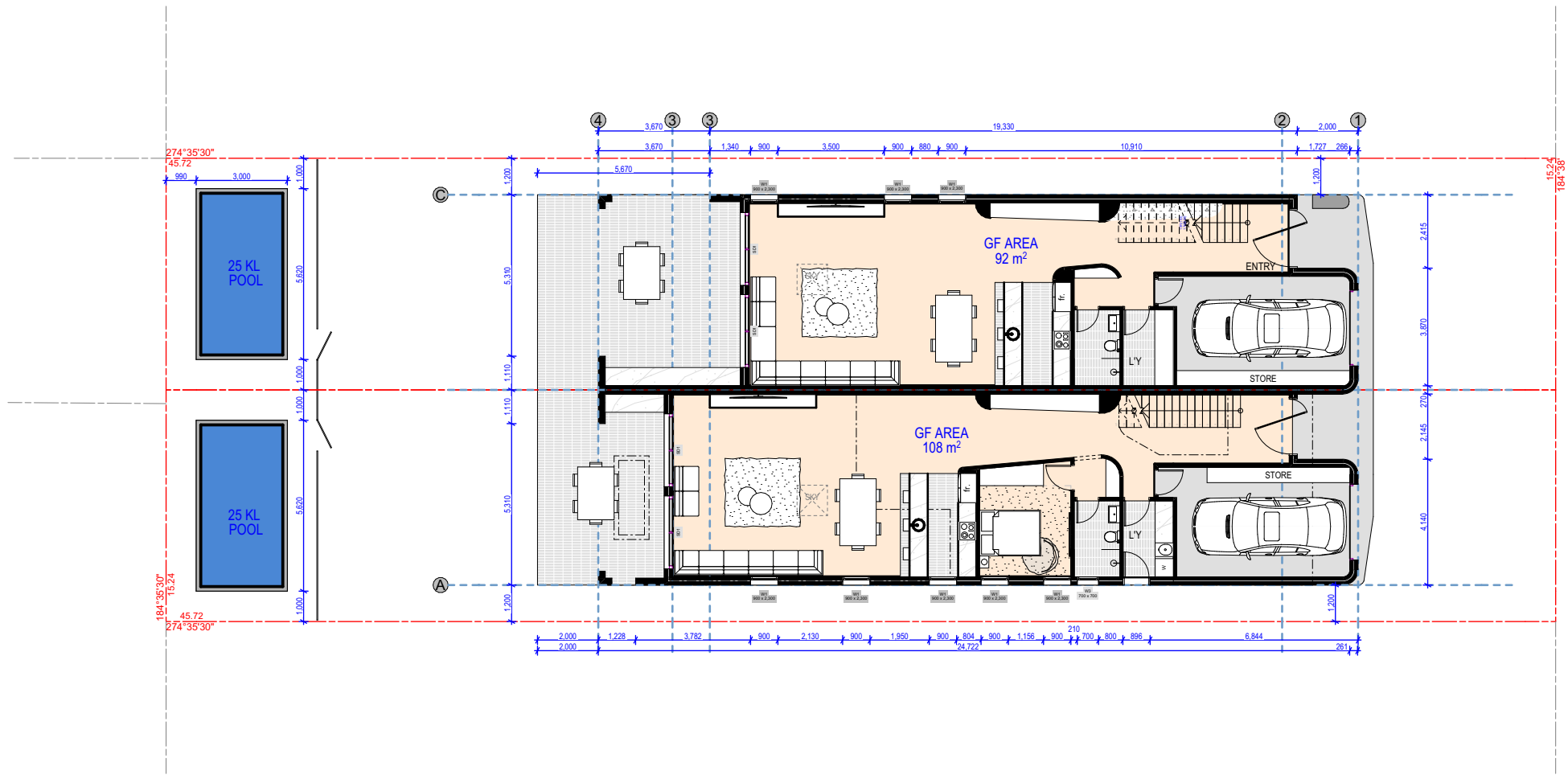
@A3 Sheet Size
Project Number
2024-08
Status

DEVELOPMENT APPLICATION

BKS SHORTER PTY gnc\shorter_ziad architects\projects - General\202408- 31 Dunmore Street Croydon park\A CAD\BKS SHORTER PTY gnc\202408\202408.DWG



Drawing Number Revision
DA1003 A



GROUND FLOOR PLAN

1:200

Certificate No. 0011652540
Scan QR code or follow website link for rating details.
Assessor name Noura Al Hazzouri
Accreditation No. DMN/18/1891
Property Address 31 Dunmore Street
, CROYDON PARK
NSW, 2133
hstar.com.au/QR/Generate?p=DJhzmEi



A ISSUE DA SUBMISSION 07/01/2025
Rev Description Date

Project
31 Dunmore Street Croydon park NSW
Australia

ZED ARCHITECTS
Zed architects maintains full title and ownership of these plans. Any unauthorised use, reproduction, or distribution
whether in whole or in part, is expressly prohibited without prior written consent from Zed architects Pty Ltd.

Nominated Architects:
Ziad Boumelhem Reg no 8008
Drawing Title

FLOOR PLANS

GROUND FLOOR PLAN

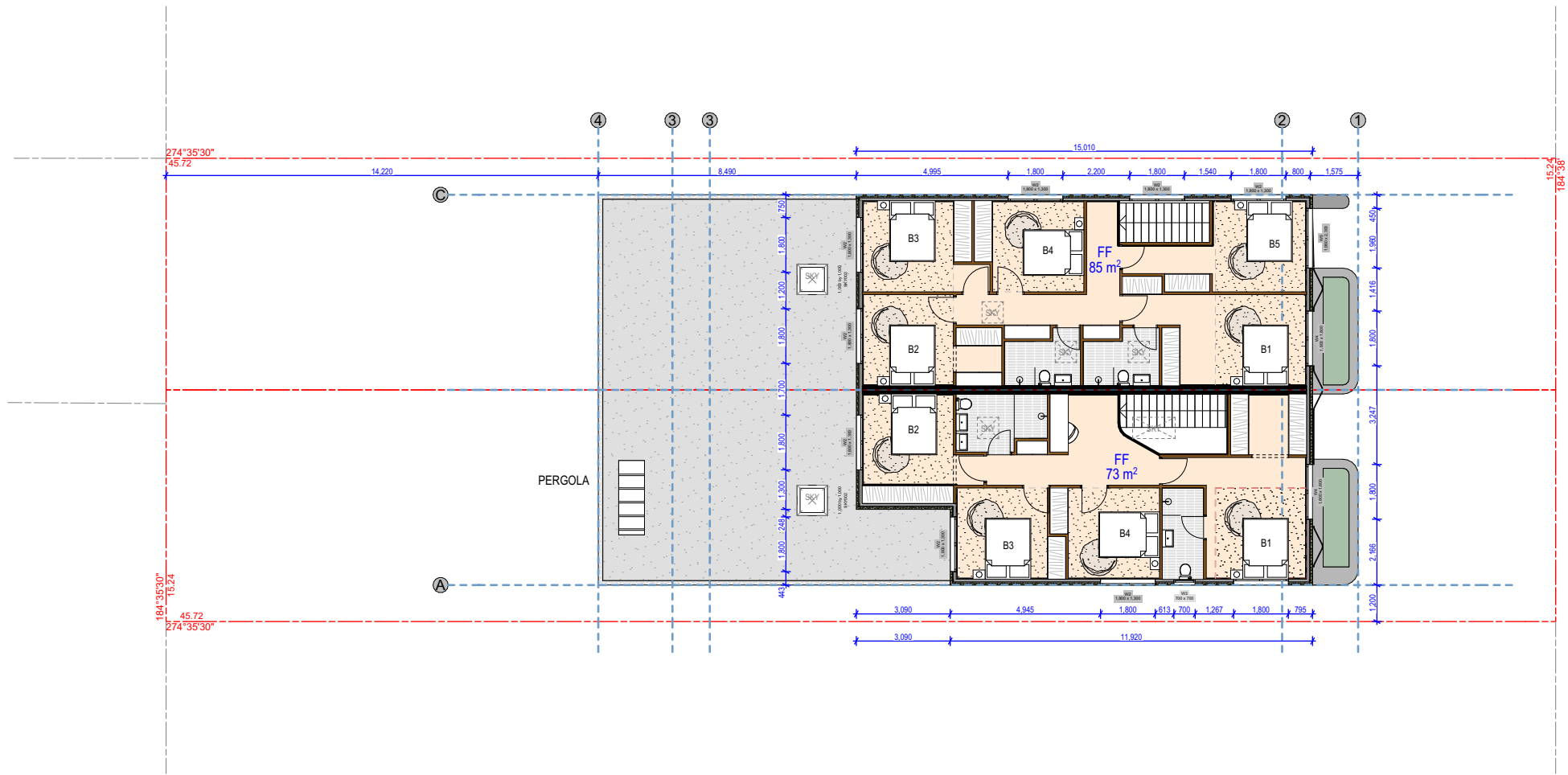
Checked ZB
Scale 1:200

1:200
1:100@A1

@A3 Sheet Size
Project Number
2024-08
Status

Drawing Number Revision
DA2001 A

DEVELOPMENT APPLICATION



FIRST FLOOR PLAN

1:200

A ISSUE DA SUBMISSION 07/01/2025
Rev Description Date

Project
31 Dunmore Street Croydon park NSW
Australia

ZED ARCHITECTS
Zed architects maintains full title and ownership of these plans. Any unauthorised use, reproduction, or distribution
whether in whole or in part, is expressly prohibited without prior written consent from Zed architects Pty Ltd.

Nominated Architects:
Ziad Boumelhem Reg no 8008
Drawing Title

FLOOR PLANS

FIRST FLOOR PLAN

Checked ZB
Scale 1:20, 1:10,
1:50, 1:200
1:100@A1
Approved

Drawing Number Revision
2024-08 A

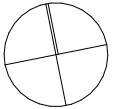
DEVELOPMENT APPLICATION

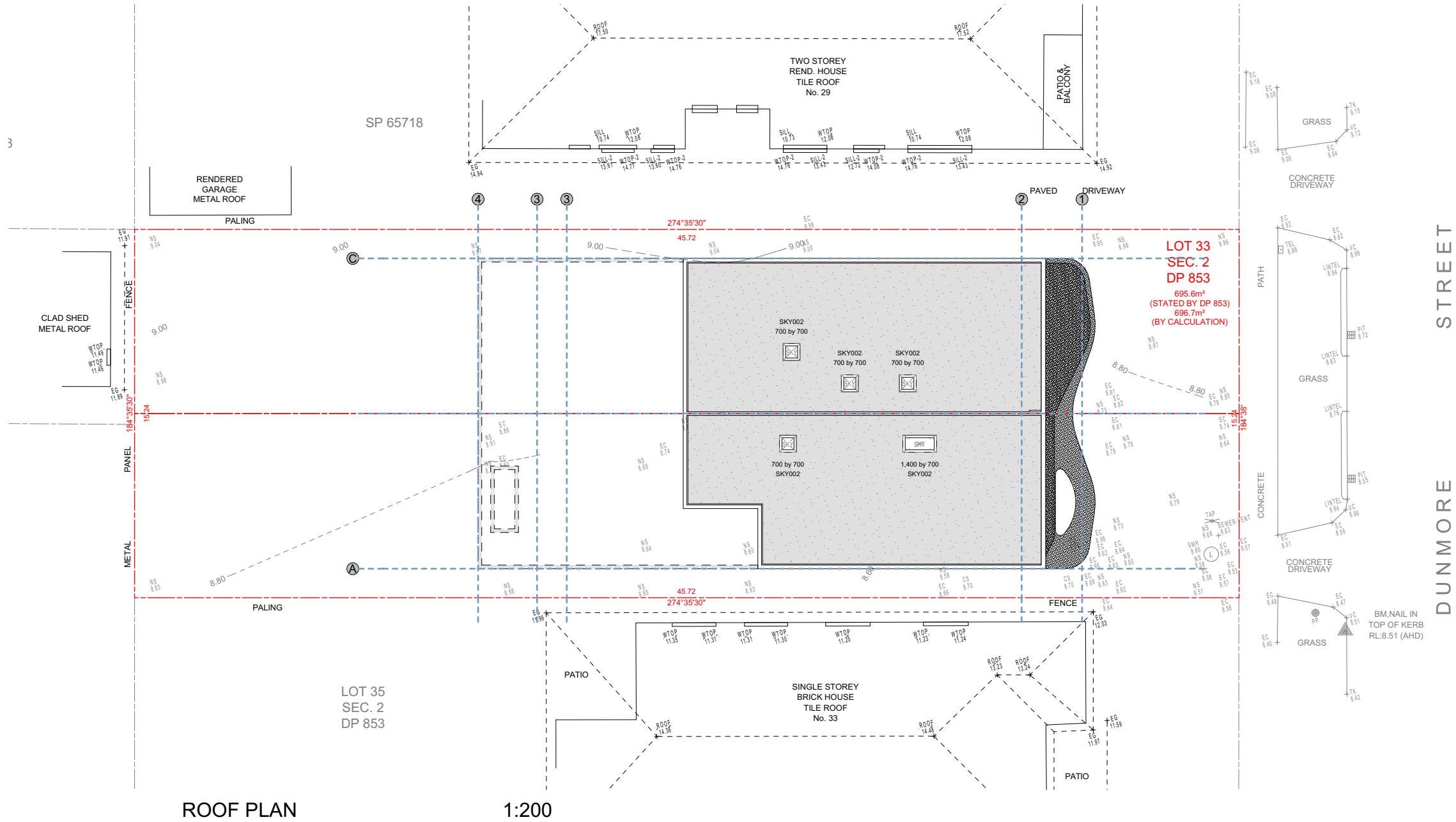
Certificate No. 0011652540
Scan QR code or follow website link for rating details.

Assessor name Noura Al Hazzouri
Accreditation No. DMN/18/1891
Property Address 31 Dunmore Street
CROYDON PARK
NSW,2133



hstar.com.au/QR/Generate?p=IDJhzmaEI





A ISSUE DA SUBMISSION 07/01/2025
Rev Description Date

Project
31 Dunmore Street Croydon park NSW
Australia

FED ARCHITECTS
Fed architects maintains full title and ownership of these plans. Any unauthorised use, reproduction, or distribution
whether in whole or in part, is expressly prohibited without prior written consent from Fed architects Pty Ltd.

Nominated Architects:
Ziad Boumelhem Reg no 8008
Drawing Title



FLOOR PLANS

ROOF PLAN

Checked ZB
Scale

1:200
@A3 Sheet Size
Project Number
2024-08
Status

Drawing Number Revision
DA2003 A

DEVELOPMENT APPLICATION

8x5 SHORTER PTY gnc\c\external_ziad Architects\Projects - General\202408-31 Dunmore Street Croydon park\4 CAD\DWG
SHORTER PTY gnc\c\external_ziad Architects\Projects - General\202408-31 Dunmore Street Croydon park\4 CAD\DWG

Certificate No. 0011652540

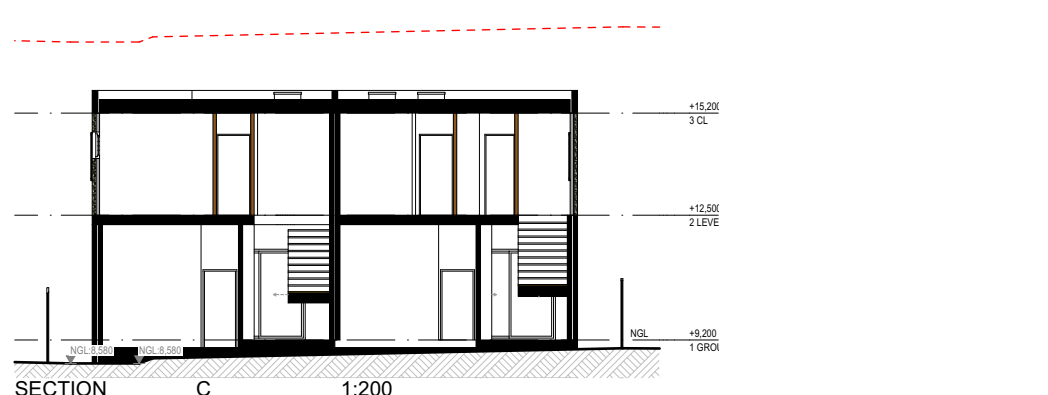
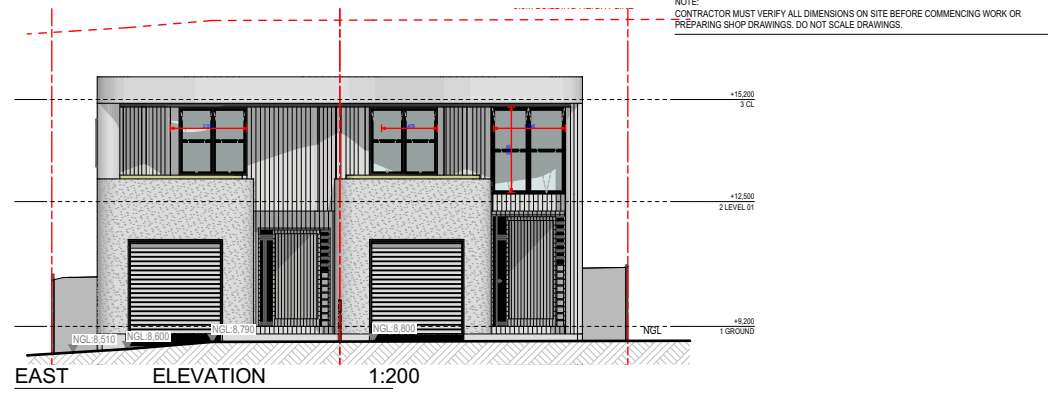
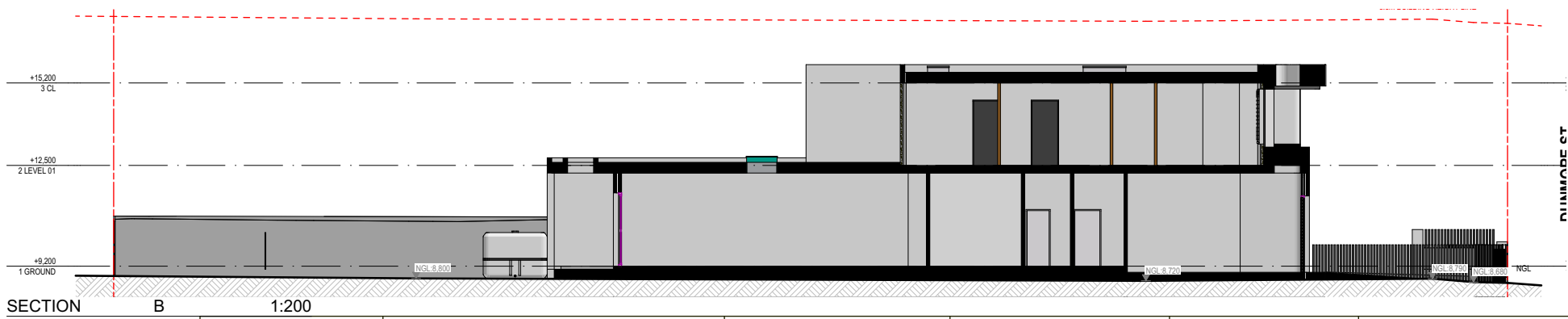
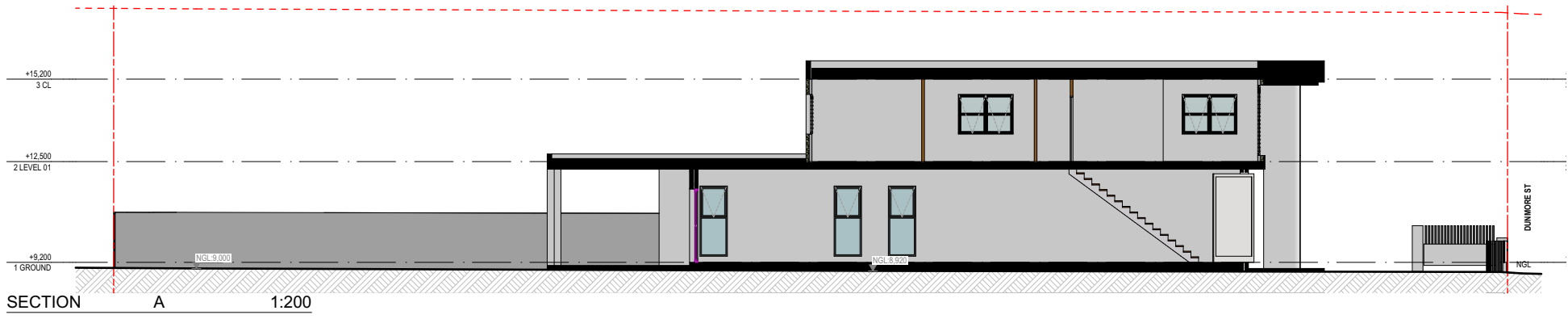
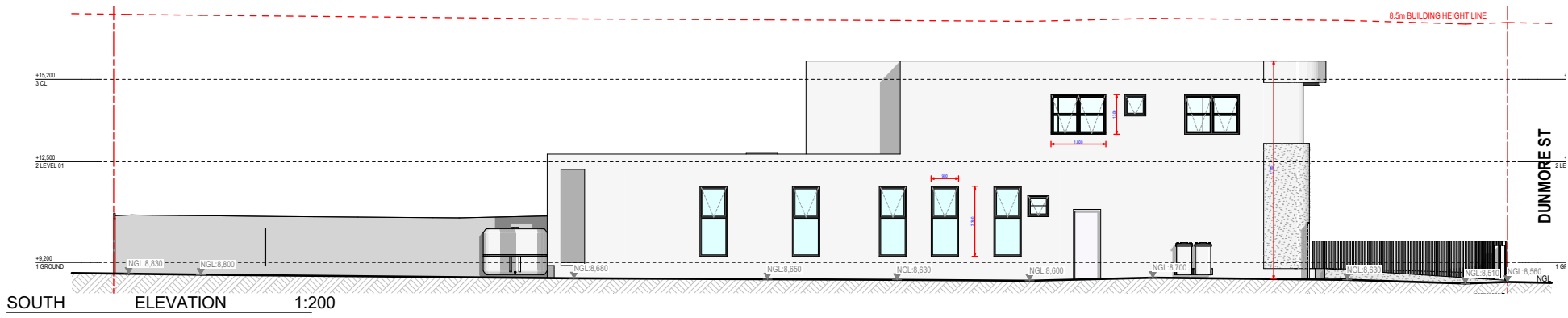
Scan QR code or follow website link for rating details.

Assessor name Noura Al Hazzouri

Accreditation No. DMN/18/1891

Property Address 31 Dunmore Street
CROYDON PARK
NSW,2133

hstar.com.au/QR/Generate?p=DJhzmEI



Element ID	SD1	W1	W2	W3	W4	W5
Quantity	4	8	9	2	2	1
View from Side Opposite to Opening Side						

WINDOW LIST

Certificate No. 0011652540

Scan QR code or follow website link for rating details.

Assessor name Noura Al Hazzouri

Accreditation No. DMN/18/1891

Property Address 31 Dunmore Street
CROYDON PARK
NSW,2133

hstar.com.au/QR/Generate?p=IDJhzmIE

A ISSUE DA SUBMISSION 07/01/2025
Rev Description Date

Project
31 Dunmore Street Croydon park NSW
Australia

ZED ARCHITECTS
Zed architects maintains full title and ownership of these plans. Any unauthorised use, reproduction, or distribution whether in whole or in part, is expressly prohibited without prior written consent from Zed architects Pty Ltd.

Nominated Architects:
Ziad Boumelhem Reg no 8008
Drawing Title

ELEV/SEC

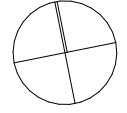
ELEVATIONS

Checked ZB
Scale

1:200, 1:100
1:100@A1

@A3 Sheet Size
Project Number
2024-08
Status

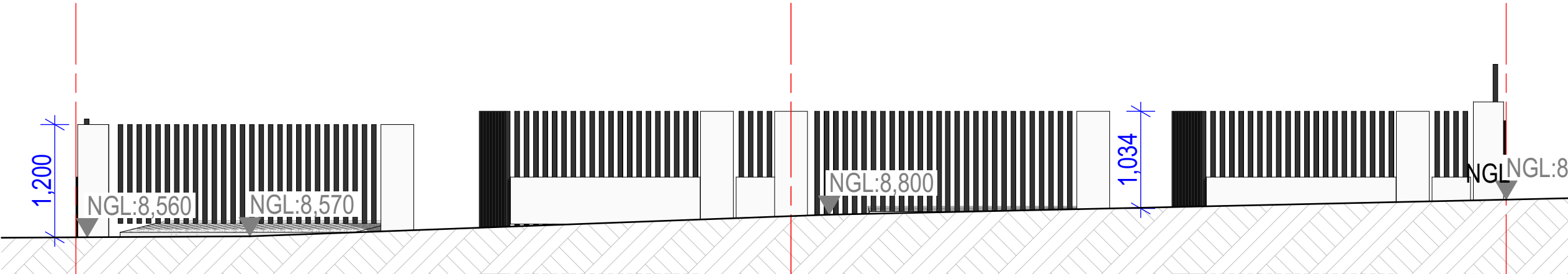
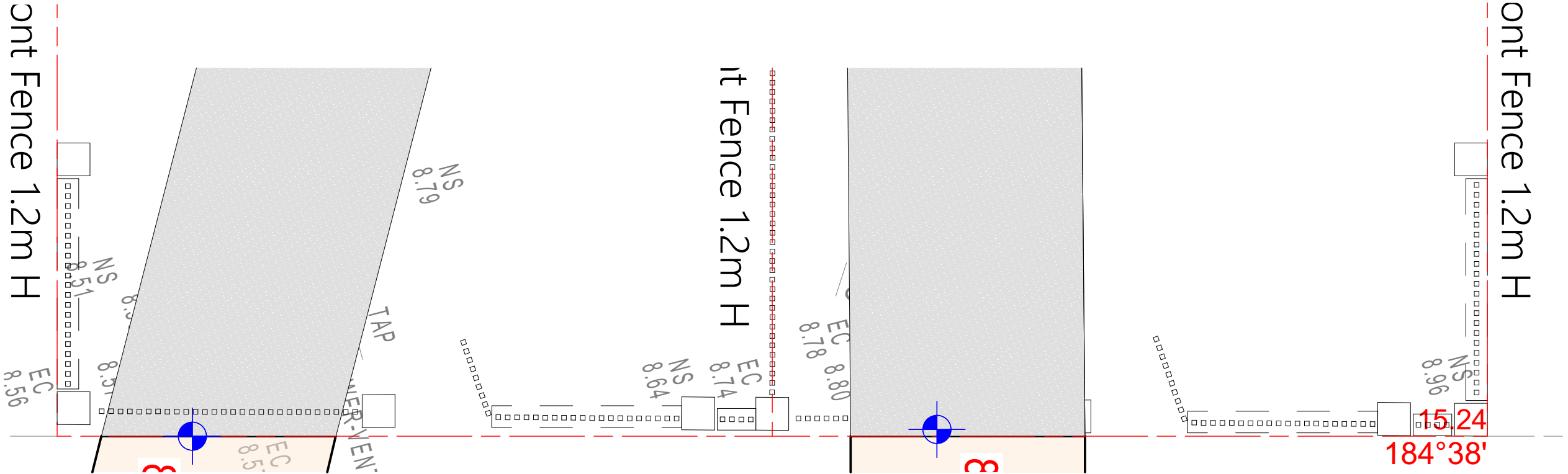
DEVELOPMENT APPLICATION



Drawing Number Revision
DA3001 A



STREETSCAPE 1:200



FENCE DETAILS 1:50

REV: AMENDED SHEET

A ISSUE DA SUBMISSION 07/01/2025
Rev Description Date

Project
31 Dunmore Street Croydon park NSW
Australia

ZED ARCHITECTS
Zed architects maintains full title and ownership of these plans. Any unauthorised use, reproduction, or distribution
whether in whole or in part, is expressly prohibited without prior written consent from Zed architects Pty Ltd.

Nominated Architects:
Ziad Boumelhem Reg no 8008
Drawing Title

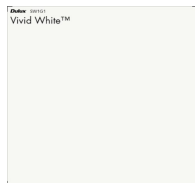
ELEV/SEC
STREETSCAPE AND FENCE
DETAILS

Checked ZB
Scale
1:100, 1:200,
1:50
1:100@A1

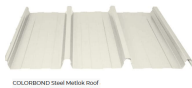
@A3 Sheet Size
Project Number
2024-08
Status

Drawing Number Revision
DA3003 A

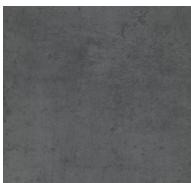
DEVELOPMENT APPLICATION



1
DULUX RENDER
VIVID WHITE OR
SIMILAR



2
COLORBOND ROOF
SHEETS OR
SIMILAR



3
DARK CONCRETE
PAINT OR SIMILAR



4
SELECTED
GARAGE DOOR
COLOR TO MATCH
FF CLADDING



5
BLACK ALUMINIUM
FRAME WINDOW



6
EXTERNAL WALL
BATTENS/CLADDING
OR SIMILAR



7
DARK METAL
FENCE BARS

A ISSUE DA SUBMISSION 07/01/2025
Rev Description Date

Project
31 Dunmore Street Croydon park NSW
Australia

ZED ARCHITECTS
Zed architects maintains full title and ownership of these plans. Any unauthorised use, reproduction, or distribution
whether in whole or in part, is expressly prohibited without prior written consent from Zed architects pty ltd.

Nominated Architects:
Ziad Boumelhem Reg no 8008
Drawing Title



ELEV/SEC

FINISHES SCHEDULE

Checked ZB
Approved
Scale

1:100
1:100@A1

@A3 Sheet Size
Project Number
2024-08
Status

Drawing Number Revision
DA3004 A

DEVELOPMENT APPLICATION

D:\SHORTR PLY p\c\client\zad_architects\Projects - General\202408-31 Dunmore Street Croydon park\A CAD\DWG
SHORTR PLY p\c\client\zad_architects\Projects - General\202408-31 Dunmore Street Croydon park\A CAD\DWG

BASIX Certificate

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

Multi Dwelling

Certificate number: 1779425M

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: Wednesday, 08 January 2025
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	31_dun	
Street address	31 DUNMORE STREET CROYDON PARK 2133	
Local Government Area	CANTERBURY-BANKSTOWN	
Plan type and plan number	Deposited Plan 853	
Lot No.	33	
Section no.	2	
No. of residential flat buildings	0	
Residential flat buildings: no. of dwellings	0	
Multi-dwelling housing: no. of dwellings	2	
No. of single dwelling houses	0	
Project score		
Water	41	Target 40
Thermal Performance	Pass	Target Pass
Energy	90	Target 72
Materials	-10	Target n/a

Certificate Prepared by	
Name / Company Name: ZED ARCHITECTS PTY LTD	
ABN (if applicable): 58672426845	

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EU/CALYPTUS_03_01_0 Certificate No.: 1779425M Wednesday, 08 January 2025 page 1/19

1. Commitments for multi-dwelling housing

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(h) The pool or spa must be located as specified in the table.	✓	✓	
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/or at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(i) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol 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.	✓		
(e) 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.		✓	
(f) 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.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) 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.	✓		
(j) 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.		✓	

2. Commitments for single dwelling houses

(i) Dwellings	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(h) The pool or spa must be located as specified in the table.	✓	✓	
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓

(i) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/or at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 a final occupation certificate for the proposed development.			

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol 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.	✓		
(e) 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.		✓	
(f) 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.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) 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.	✓		
(j) 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.		✓	

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

Common areas and central systems/facilities	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(i) Water			
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.			✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common areas, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

A ISSUE DA SUBMISSION 07/01/2025
Rev Description Date

Project
31 Dunmore Street Croydon park NSW
Australia

ZED ARCHITECTS
Zed architects maintains full title and ownership of these plans. Any unauthorised use, reproduction, or distribution whether in whole or in part, is expressly prohibited without prior written consent from Zed architects Pty Ltd.

Nominated Architects:
Ziad Boumelhem Reg no 8008
Drawing Title

COMPLIANCE

BASIX COMMITMENTS

Checked ZB
Scale

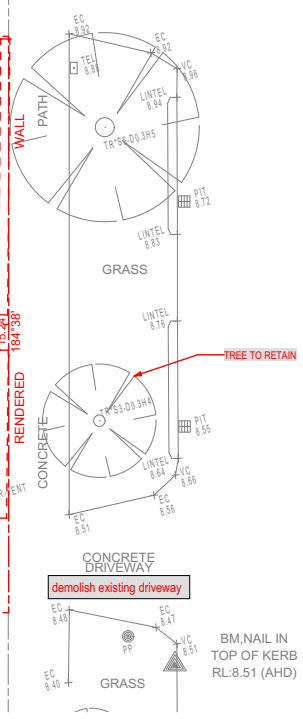
1:100@A1
@A3 Sheet Size
Project Number
2024-08
Status
Drawing Number Revision
DA5001 A

DEVELOPMENT APPLICATION

BASIX SHORTER PTY gnc\c\user\zad Architects\Projects - General\202408-31 Dunmore Street Croydon park\K42426845 SHORTER PTY gnc\02020212 2:54 PM

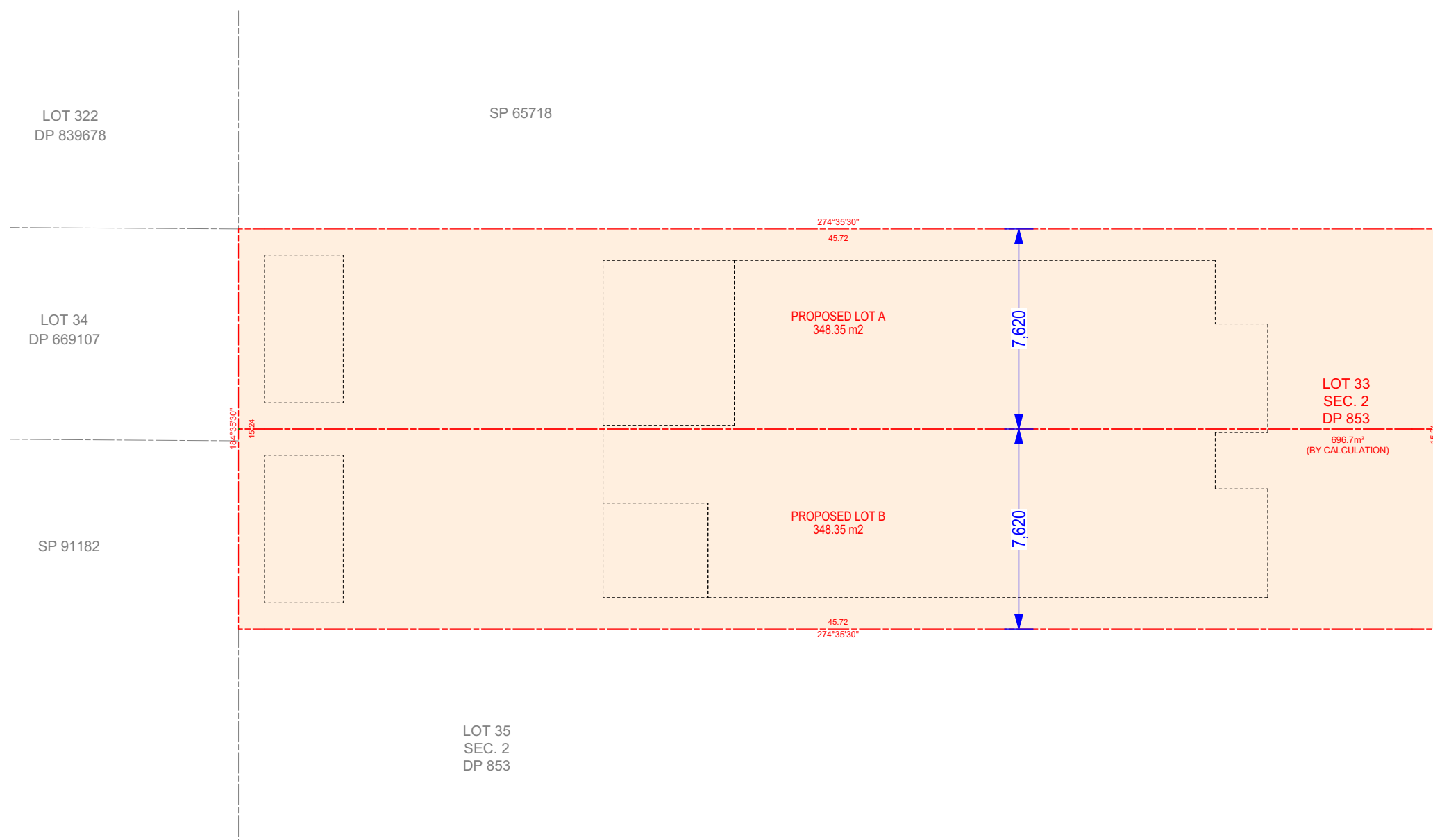
**Certificate No. 0011652540**
Scan QR code or follow website link for rating details.
Assessor name Noura Al Hazzouri
Accreditation No. DMN/18/1891
Property Address 31 Dunmore Street
CROYDON PARK
NSW,2133
hstar.com.au/QR/Generate?p=DJhzmAEI





Drawing Number Revision
DA5002 A

SK5 SHORTER FIT .pinC:\Users\ziazad\Zed Architects\Projects - General\2024\08 - 31 Dunmore Street Croydon park\4.CAD\SK5 SHORTER FIT.dwg



SUBDIVISION

1:200

REVB: AMENDED SHEET

A	ISSUE DA SUBMISSION	07/01/2025
Rev	Description	Date

Project
31 Dunmore Street Croydon park NSW
Australia

ZED ARCHITECTS

Zed architects maintains full title and ownership of these plans. Any unauthorised use, reproduction, or distribution whether in whole or in part, is expressly prohibited without prior written consent from Zed architects pty ltd.

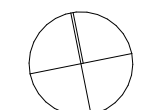
Nominated Architects:
Ziad Boumelhem Reg no 8008
Drawing Title



COMPLIANCE

SUBDIVISION PLAN

Checked _____ Approved _____
ZB
Scale



1:200

1:100@A1
@A3 Sheet Size

Project Number

Project Number
2024-08

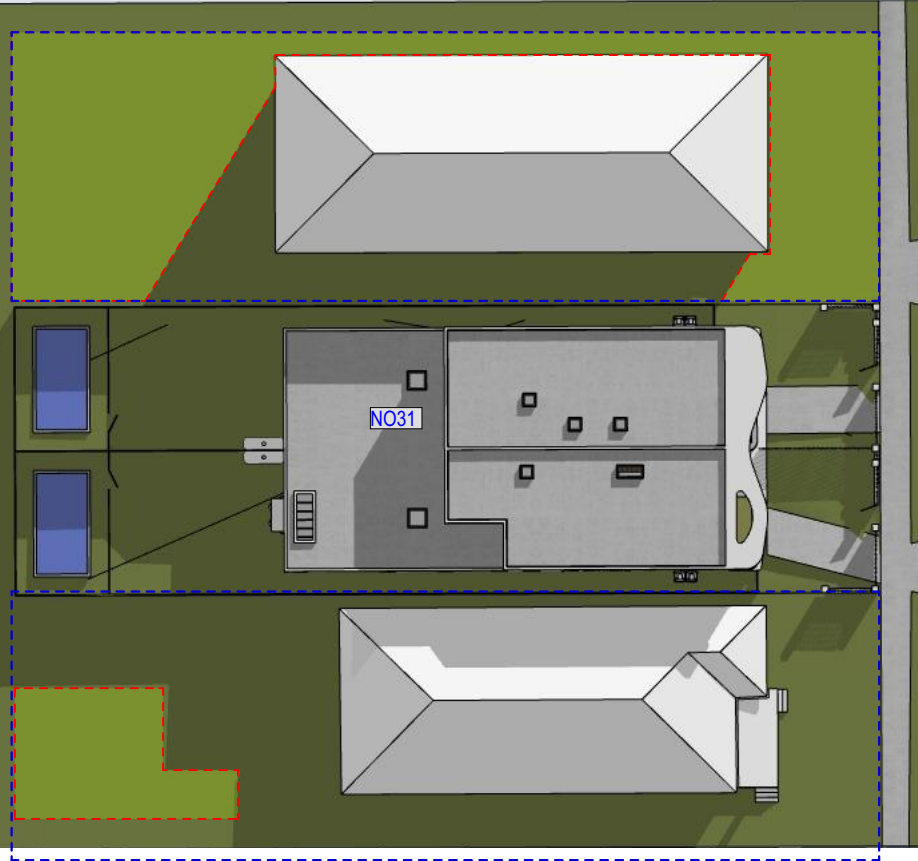
Status

DEVELOPMENT APPLICATION

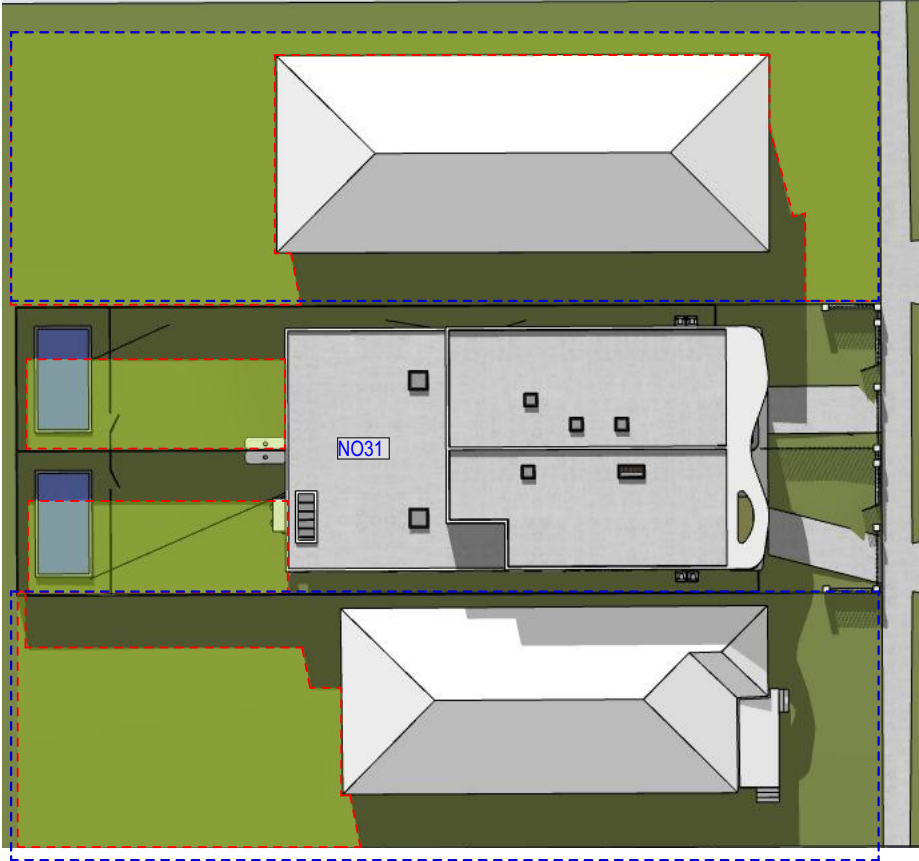
Drawing Number Revision
DA5003 A

SK5 SHORTER FIT .pinC:\Users\ziad_Ized Architects\Projects - General\2024\08 - 31 Dunmore Street Croydon park\A.CAD\SK5 SHORTER FIT.dwg
PLOTTERED BY: ziad_izad_2024/08/31 14:00:00

NOTE:
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR
PREPARING SHOP DRAWINGS. DO NOT SCALE DRAWINGS.



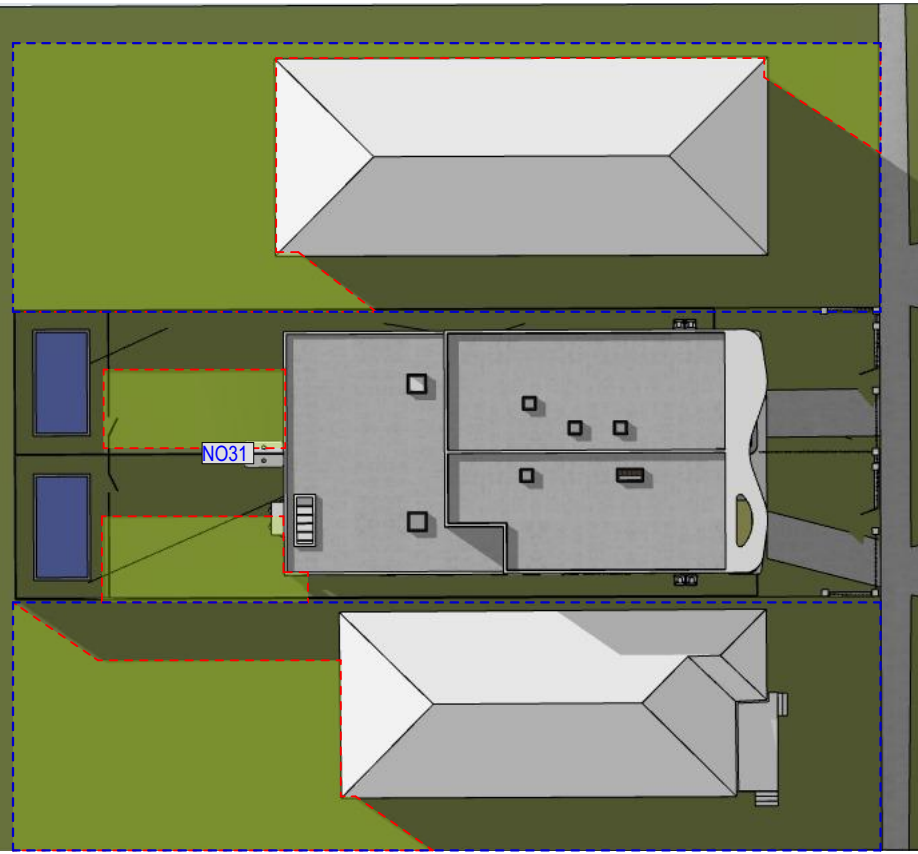
21/JUNE 9:00am



21/JUNE 12:00pm



POS RECEIVING DIRECT SUNLIGHT



21/JUNE 3:00pm

A ISSUE DA SUBMISSION 07/01/2025
Rev Description Date

Project
31 Dunmore Street Croydon park NSW
Australia

ZED ARCHITECTS
Zed architects maintains full title and ownership of these plans. Any unauthorised use, reproduction, or distribution
whether in whole or in part, is expressly prohibited without prior written consent from Zed architects Pty Ltd.

Nominated Architects:
Ziad Boumelhem Reg no 8008
Drawing Title

COMPLIANCE

SHADOW DIAGRAM

Checked Approved
ZB
Scale

1:200 1:100@A1

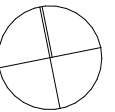
@A3 Sheet Size

Project Number
2024-08

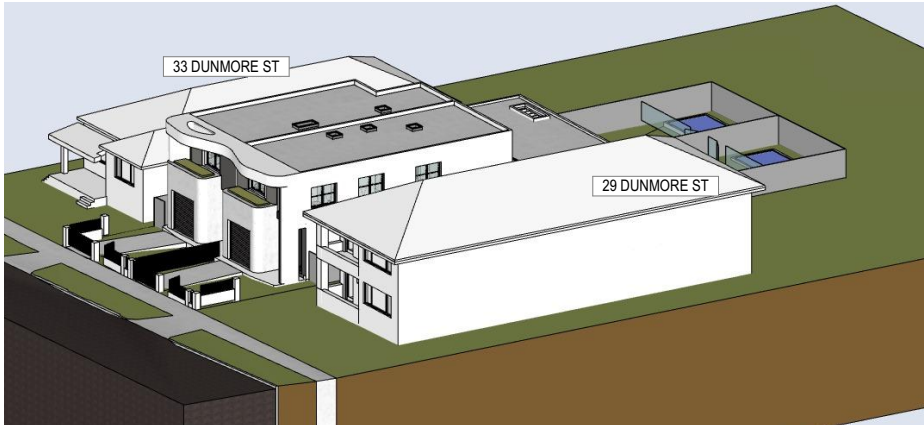
Status

DEVELOPMENT APPLICATION

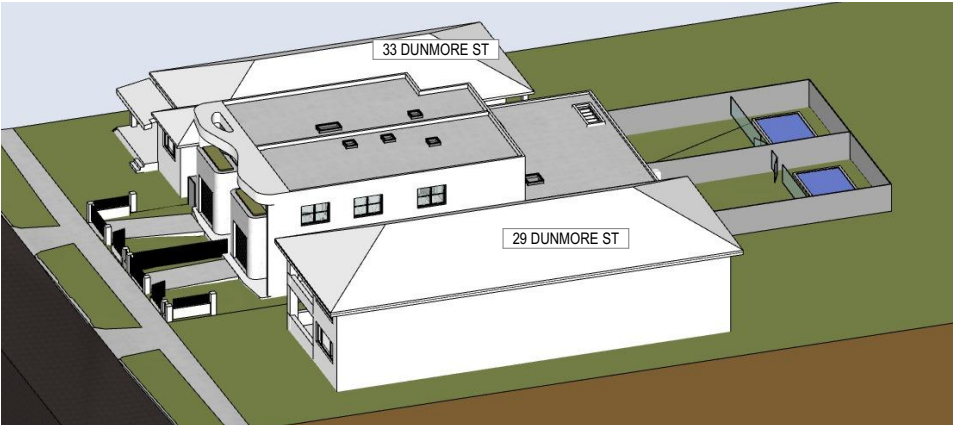
D:\SHORTER PTY\p\c\unzoned_Ziad Architects\Projects - General\202408-31 Dunmore Street Croydon park\A CAD\DWG
SHORTER PTY p\c\unzoned_Ziad Architects\Projects - General\202408-31 Dunmore Street Croydon park\A CAD\DWG



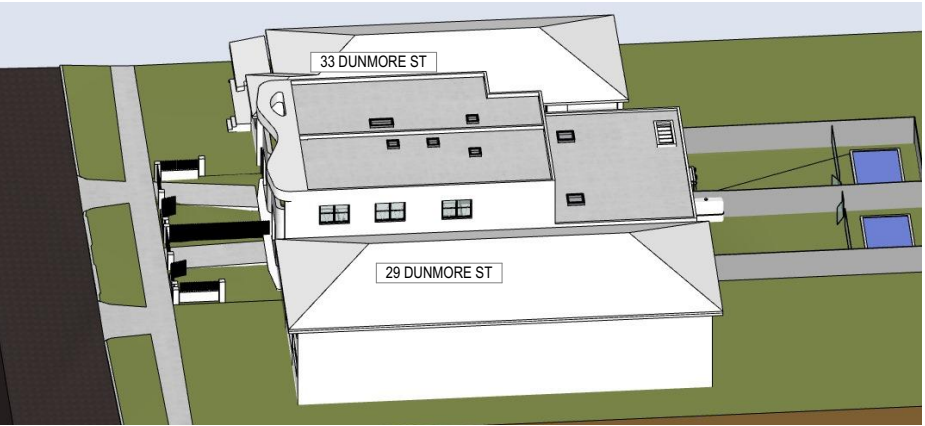
Drawing Number Revision
DA5004 A



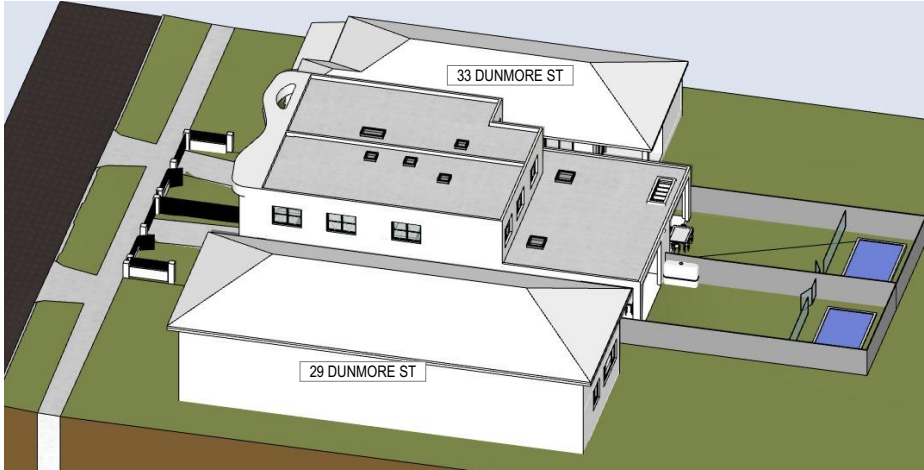
VFS 9 AM



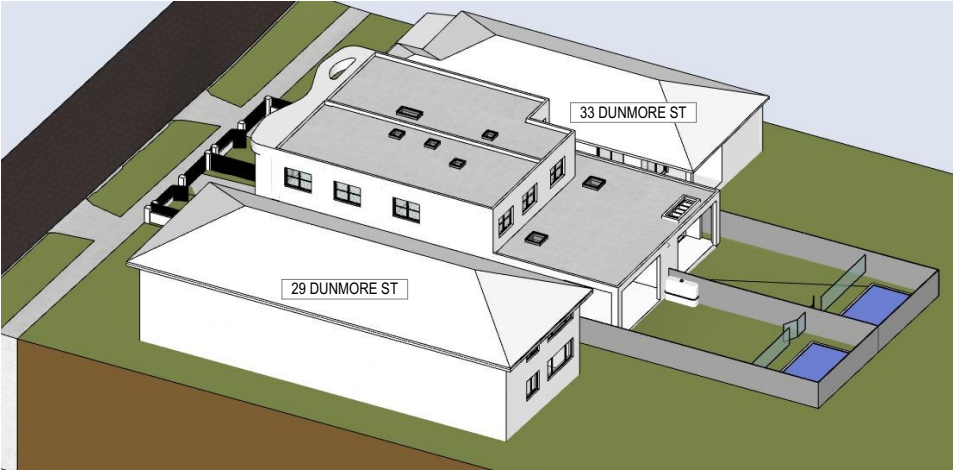
VFS 10 AM



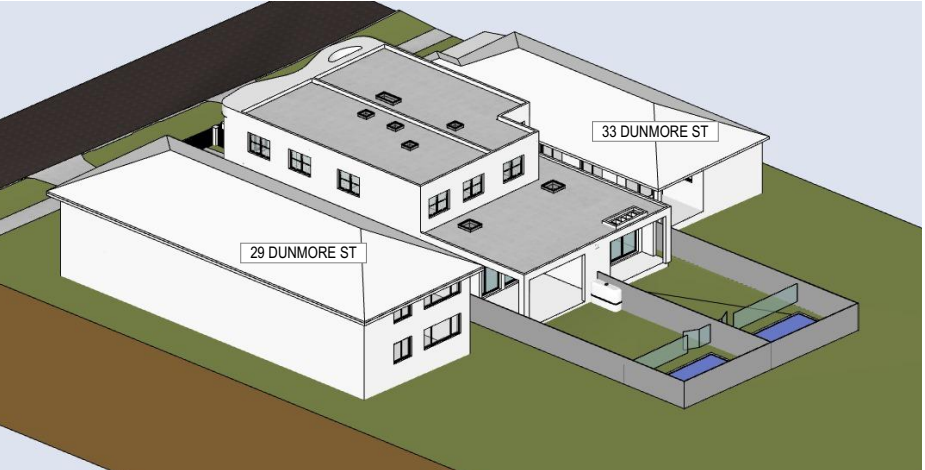
VFS 11 AM



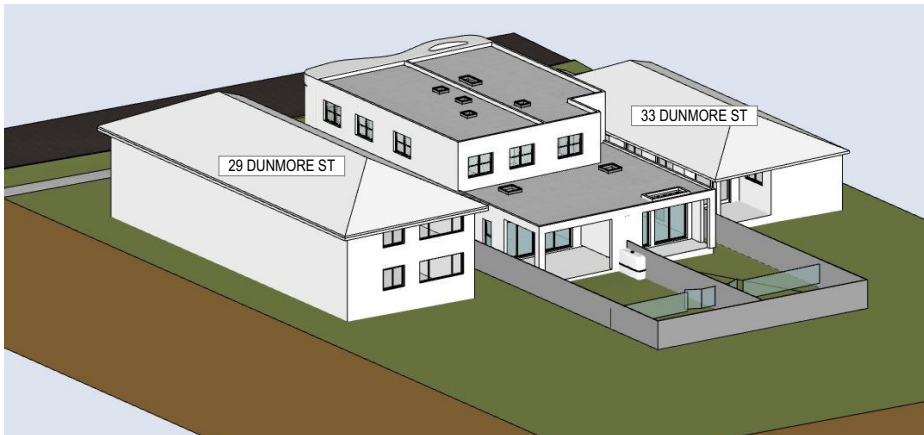
VFS 12 PM



VFS 1 PM



VFS 2 PM



VFS 3 PM

AREA RECEIVING DIRECT SUNLIGHT

A ISSUE DA SUBMISSION 07/01/2025
Rev Description Date

Project
31 Dunmore Street Croydon park NSW
Australia

ZED ARCHITECTS
Zed architects maintains full title and ownership of these plans. Any unauthorised use, reproduction, or distribution
whether in whole or in part, is expressly prohibited without prior written consent from Zed architects Pty Ltd.

Nominated Architects:
Ziad Boumelhem Reg no 8008
Drawing Title

COMPLIANCE

VIEWS FROM THE SUN

Checked ZB Approved
Scale

1:500 1:100@A1

@A3 Sheet Size
Project Number
2024-08

Status
Drawing Number Revision
DA5005 A

DEVELOPMENT APPLICATION

D:\B\KHOTER PLY p\c\Unzoned_Zed Architects\Projects - General\202408-31 Dunmore Street Croydon park\A CAD\DWG
BKHOTER PLY p\c\Unzoned_Zed Architects\Projects - General\202408-31 Dunmore Street Croydon park\A CAD\DWG