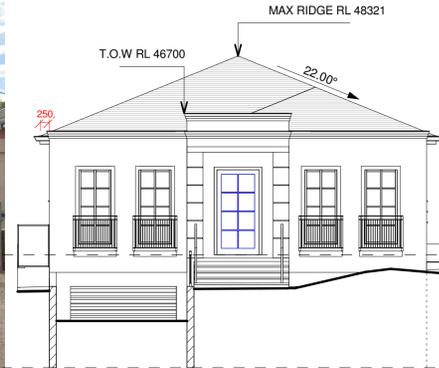


ROOF PLAN
1:100



49
DP 15071

NO. 6
ONE STOREY
CLAD
RESIDENCE
TILE ROOF

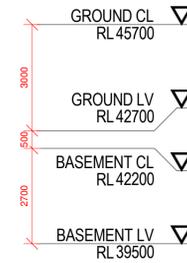


48
DP 15071
PROPOSED SINGLE STOREY
DWELLING WITH BASEMENT



47
DP 15071

NO. 10
ONE STOREY
CLAD
RESIDENCE
TILE ROOF



STREETSCAPE ELEVATION
1:100

Certificate No. #HR-OJYR14-01
Scan QR code or follow website link for rating details.

Assessor name: Cengiz Ozcelik
Accreditation No.: DMN/24/2200
Property Address: 8 Spencer Street, Sefton, NSW, 2162
<http://www.hero-software.com.au/pdf/HR-OJYR14-01>

PLANS BY...
perras design group

Suite 6, 92 Bathurst Street,
Liverpool NSW 2170
Office - (02) 8005 1000
www.perrasdesigngroup.com.au
PETER PERRAS - DIRECTOR - Mobile 0414 507 259
Registered Design Practitioner Body Corporate DEP0003999
Registered Design Practitioner DEP0001985 (All Classes)
Accredited BDA Aust 6639
M.BDAA 7488.21



JOB DESCRIPTION	DRAWING TITLE	GENERAL NOTES	DRAWN	M.N	REV.NO.	AMENDMENT	BY	DATE
PROPOSED SINGLE STORY HOUSE WITH A POOL AND BASEMENT PARKING	ROOF PLAN / STREETSCAPE ELEVATION	DO NOT SCALE THE DRAWINGS. READ ALL DIMENSIONS SHOWN. ALL DIMENSIONS, NOTES ON ALL PLANS AND CONSENT DOCUMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO ANY COMMENCEMENT OF ANY BUILDING WORKS ON SITE. TO CLARIFY ANY DISCREPANCIES BETWEEN ALL PLAN DRAWINGS AND DOCUMENTATION RELEVANT TO THE PROPOSAL / SITE WORKS. GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS. - COPYRIGHT - THESE DRAWINGS REMAIN THE PROPERTY OF PETER PERRAS. DIRECTOR OF PERRAS DESIGN GROUP PTY LTD. ABN 35 614 757 550 AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN CONSENT.	DATE	FEB.25	A	FOR CLIENT REVIEW	P.P	JAN.25
	CLIENT DETAILS		CHECKED	P.PERRAS	B	COUNCIL DA SUBMISSION	P.P	FEB.25
	MATTHEW ABRAHAM		SCALE	1:100				
			JOB NUMBER	2493				
			NUMBER IN SET	3				
			ISSUE	B				

Certificate No. #HR-OJYR14-01
 Scan QR code or follow website link for rating details.

Assessor name: Cengiz Ozoelik
 Accreditation No.: DMN/24/2200
 Property Address: 8 Spencer Street, Sefton, NSW, 2162
 http://www.hero-software.com.au/pdf/HR-OJYR14-01



COLOUR SCHEDULE / 3D RENDERS

PLANS BY...

 perras design group
 (02) 8005 1000

LEGEND:

- RT - SELECTED TILE ROOF - SIMILIAR
- CG - SELECTED COLORBOND FASCIA GUTTER & DOWN PIPES - SIMILIAR
- BV - BRICK VENEER WALL WITH CEMENT RENDER AND PAINT FINISH TYPE 1 - SIMILIAR
- BW - BLOCKWALL WITH CEMENT RENDER AND PAINT FINISH TYPE 1 - SIMILIAR
- BC - BRICK COLUMN WITH CEMENT RENDER, HORIZONTAL BANDING AND PAINT FINISH TYPE 1 - SIMILIAR
- BC1 - BRICK COLUMN WITH CEMENT RENDER AND PAINT FINISH TYPE 1 - SIMILIAR
- MD - SELECTED MOULDING - SIMILIAR
- AL - ALUMINIUM FRAMED WINDOWS, DOORS AND SLIDING DOORS - SIMILIAR
- ED - SOLID CORE DOOR WITH TIMBER FINISH - SIMILIAR
- GD - GARAGE PANEL LIFT DOOR WITH TIMBER FINISH - SIMILIAR
- BAL - SELECTED POWDER COATED RAILING - SIMILIAR



PLANS BY...

perras design group

Suite 6, 92 Bathurst Street,
 Liverpool NSW 2170
 Office - (02) 8005 1000

www.perrasdesigngroup.com.au

PETER PERRAS - DIRECTOR - Mobile 0414 507 259

Registered Design Practitioner Body Corporate DEP0003999
 Registered Design Practitioner DEP0001985 (All Classes)
 Accredited BDA Aust 6639
 M.BDAA 7488.21

PLANS BY...

 perras design group
 (02) 8005 1000

JOB DESCRIPTION	DRAWING TITLE	GENERAL NOTES	DRAWN	M,N	REV.NO.	AMENDMENT	BY	DATE
PROPOSED SINGLE STORY HOUSE WITH A POOL AND BASEMENT PARKING	COLOUR SCHEDULE / 3D RENDERS	DO NOT SCALE THE DRAWINGS. READ ALL DIMENSIONS SHOWN. ALL DIMENSIONS, NOTES ON ALL PLANS AND CONSENT DOCUMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO ANY COMMENCEMENT OF ANY BUILDING WORKS ON SITE TO CLARIFY ANY DISCREPANCIES BETWEEN ALL PLAN DRAWINGS AND DOCUMENTATION RELEVANT TO THE PROPOSAL / SITE WORKS. GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS. - COPYRIGHT - THESE DRAWINGS REMAIN THE PROPERTY OF PETER PERRAS, DIRECTOR OF PERRAS DESIGN GROUP PTY LTD. ABN 35 614 757 550 AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN CONSENT.	DATE	FEB.25	A	FOR CLIENT REVIEW	P.P	JAN.25
	CLIENT DETAILS		CHECKED	P.PERRAS	B	COUNCIL DA SUBMISSION	P.P	FEB.25
	MATTHEW ABRAHAM		SCALE	N/A				
			JOB NUMBER	2493				
			NUMBER IN SET	5				
			ISSUE	B				

BASIX Certificate

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

Single Dwelling

Certificate number: 17847385

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: Monday, 24 February 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.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NAtHERS certificate #HR-OJYR14-01.

Project summary		
Project name	8 SPENCER STREET SEFTON - SS DWELL	
Street address	8 SPENCER Street SEFTON 2162	
Local Government Area	Carterbury-Bankstown Council	
Plan type and plan number	Deposited Plan DP15071	
Lot no.	48	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	5	
Project score		
Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 73	Target 72
Materials	✓ -100	Target n/a

Certificate Prepared by	
Name / Company Name:	Five Star NAtHERS
ABN (if applicable):	

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must not have a volume greater than 36 kilolitres.	✓	✓	✓
The swimming pool must be outdoors.	✓	✓	✓

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 - m ²				
aluminium		63				
timber		0				
uPVC		0				
steel		0				
composite		0				
Glazing		Maximum area - m ²				
single		0				
double		63				
triple		0				

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.	

Description of project

Project address		Assessor details and thermal loads	
Project name	8 SPENCER STREET SEFTON - SS DWELL	NAtHERS assessor number	DMN24/2200
Street address	8 SPENCER Street SEFTON 2162	NAtHERS certificate number	#HR-OJYR14-01
Local Government Area	Carterbury-Bankstown Council	Climate zone	56
Plan type and plan number	Deposited Plan DP15071	Area adjusted cooling load (MJ/m ² /year)	6
Lot no.	48	Area adjusted heating load (MJ/m ² /year)	24
Section no.	-		
Project type		Project score	
Project type	dwelling house (detached)	Water	✓ 40 Target 40
No. of bedrooms	5	Thermal Performance	✓ Pass Target Pass
		Energy	✓ 73 Target 72
		Materials	✓ -100 Target n/a
Site details			
Site area (m ²)	563		
Roof area (m ²)	359		
Conditioned floor area (m ²)	236.5		
Unconditioned floor area (m ²)	17.4		
Total area of garden and lawn (m ²)	78		
Roof area of the existing dwelling (m ²)	0		

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 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.						
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.						

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: electric storage.						
				✓	✓	✓
Cooling system						
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase air conditioning. Energy rating: EER > 2.5						
				✓	✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.						
				✓	✓	✓
Heating system						
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase air conditioning. Energy rating: EER > 2.5						
				✓	✓	✓
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 facade or roof. Operation control: manual switch on/off						
				✓	✓	✓
Kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off						
				✓	✓	✓
Laundry: natural ventilation only, or no laundry. Operation control: n/a						
				✓	✓	✓
Artificial lighting						
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.						
				✓	✓	✓
Natural lighting						
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.						
				✓	✓	✓

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
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but ≤ 6 L/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 1500 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 150 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		✓	✓
• 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			

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 - m ²	Insulation			
floor - concrete slab on ground, conventional slab		257	none			
garage floor - concrete slab on ground		242	fibreglass batts or roll			
external wall - brick veneer; frame: timber - untreated softwood		all external walls	fibreglass batts or roll			
external garage wall: concrete panel/plasterboard; frame: no frame		15	none			
internal wall shared with garage: plasterboard; frame: timber - untreated softwood		20.25	none			
internal wall: plasterboard; frame: timber - untreated softwood		296	none			
ceiling and roof - flat ceiling / pitched roof, framed - concrete tiles / timber - untreated softwood		359	ceiling: fibreglass batts or roll; roof: foil/sarking			

Energy Commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.						
				✓	✓	✓
Swimming pool						
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): solar only						
				✓	✓	✓
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.						
				✓	✓	✓
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:						
• one set of photovoltaic collectors with the capacity to generate at least 1.7 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north						
				✓	✓	✓
• another set of photovoltaic collectors with the capacity to generate at least 1.7 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north						
				✓	✓	✓

Certificate No. #HR-OJYR14-01

Scan QR code or follow website link for rating details.

Assessor name: Cengiz Ozcelik
 Accreditation No.: DMN24/2200
 Property Address: 8 Spencer Street, Sefton, NSW, 2162

http://www.hero-software.com.au/pdf/HR-OJYR14-01

PLANS BY ...

perras design group

Suite 6, 92 Bathurst Street,
Liverpool NSW 2170
Office - (02) 8005 1000

www.perrasdesigngroup.com.au

PETER PERRAS - DIRECTOR - Mobile 0414 507 259

Registered Design Practitioner Body Corporate DEP0003999
 Registered Design Practitioner DEP0001985 (All Classes)
 Accredited BDA Aust 6639
 M.BDAA 7488.21



JOB DESCRIPTION

PROPOSED SINGLE STORY HOUSE WITH A POOL AND BASEMENT PARKING

AT

8 SPENCER STREET, SEFTON

DRAWING TITLE

BASIX CERTIFICATE

CLIENT DETAILS

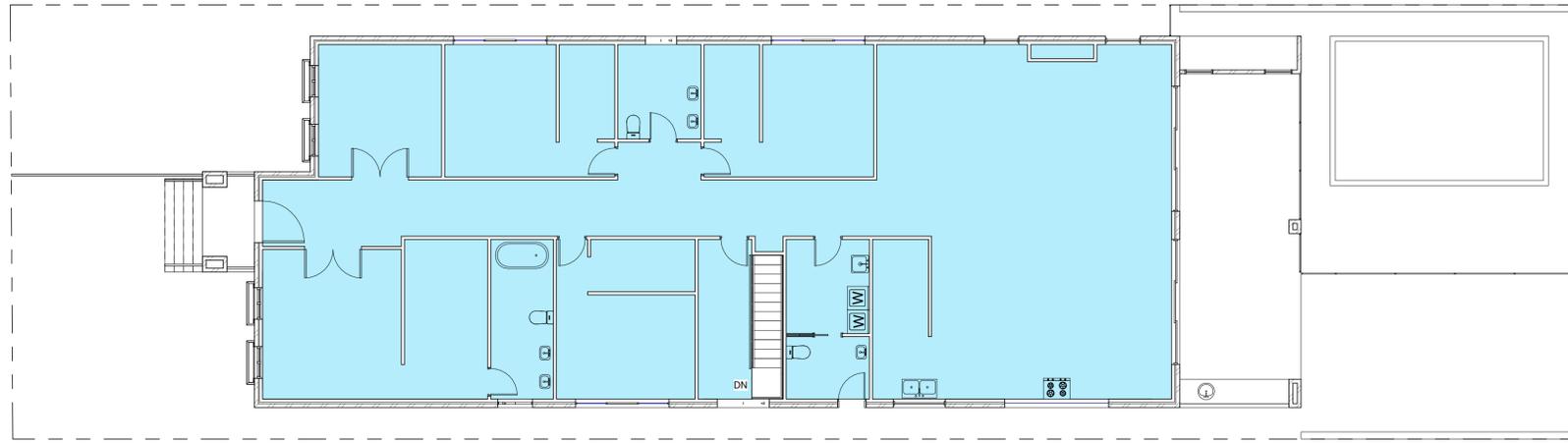
MATTHEW ABRAHAM

GENERAL NOTES

DO NOT SCALE THE DRAWINGS. READ ALL DIMENSIONS SHOWN. ALL DIMENSIONS, NOTES ON ALL PLANS AND CONSENT DOCUMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO ANY COMMENCEMENT OF ANY BUILDING WORKS ON SITE. TO CLARIFY ANY DISCREPANCIES BETWEEN ALL PLAN DRAWINGS AND DOCUMENTATION RELEVANT TO THE PROPOSAL / SITE WORKS, CIRCUIT LEVELS MAY VARY DUE TO SITE CONDITIONS.

- COPYRIGHT -
 THESE DRAWINGS REMAIN THE PROPERTY OF PETER PERRAS, DIRECTOR OF PERRAS DESIGN GROUP PTY LTD. ABN 35 614 757 550 AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWN	M,N	REV.NO.	AMENDMENT	BY	DATE
DATE	FEB.25	A	FOR CLIENT REVIEW	P.P	JAN.25
CHECKED	P.PERRAS	B	COUNCIL DA SUBMISSION	P.P	FEB.25
SCALE	N/A				
JOB NUMBER	2493				
NUMBER IN SET	6				
ISSUE	B				



GROUND FLOOR GFA PLAN
1:100

SITE AREA - 562.8m²

SITE CALCULATION

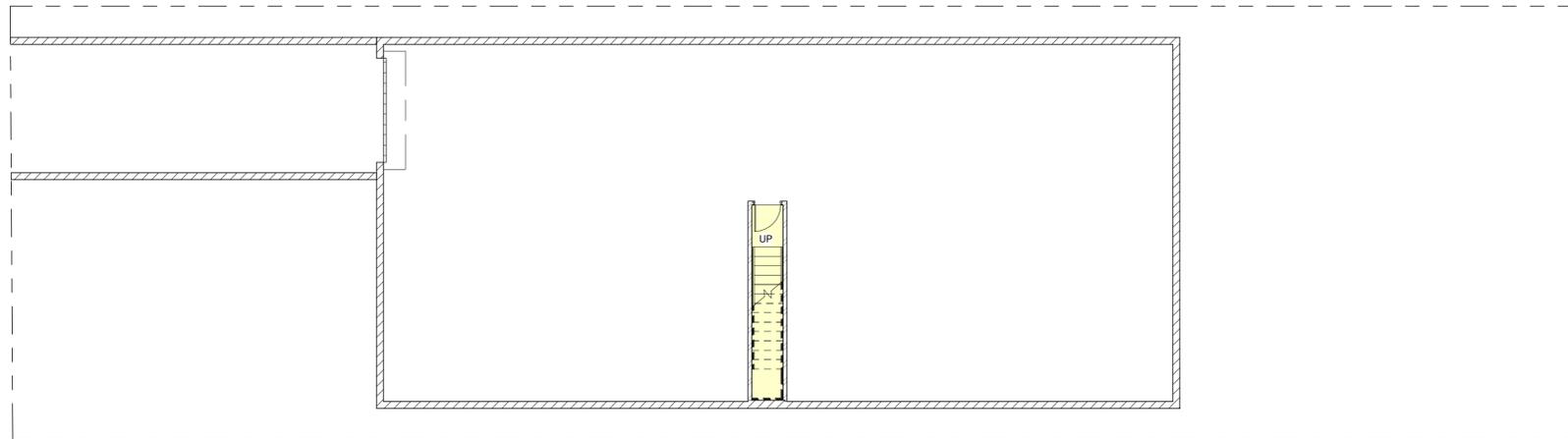
CONTROL:
281.4SQM

ACHIEVED

GROUND FLOOR AREA = 257.5SQM
(NOT INCL. BASEMENT)

STAIRS (BASEMENT LEVEL) = 5SQM

TOTAL GROSS FLOOR AREA = 262.5SQM



BASEMENT FLOOR GFA PLAN
1:100



Suite 6, 92 Bathurst Street,
Liverpool NSW 2170
Office - (02) 8005 1000
www.perrasdesigngroup.com.au
PETER PERRAS - DIRECTOR - Mobile 0414 507 259
Registered Design Practitioner Body Corporate DEP0003999
Registered Design Practitioner DEP0001985 (All Classes)
Accredited BDA Aust 6639
M.BDAA 7488.21



JOB DESCRIPTION
PROPOSED SINGLE STORY HOUSE WITH A POOL AND BASEMENT PARKING

AT
8 SPENCER STREET, SEFTON

DRAWING TITLE
GFA CALCULATIONS

CLIENT DETAILS
MATTHEW ABRAHAM

GENERAL NOTES
DO NOT SCALE THE DRAWINGS. READ ALL DIMENSIONS SHOWN. ALL DIMENSIONS, NOTES ON ALL PLANS AND CONSENT DOCUMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO ANY COMMENCEMENT OF ANY BUILDING WORKS ON SITE. TO CLARIFY ANY DISCREPANCIES BETWEEN ALL PLAN DRAWINGS AND DOCUMENTATION RELEVANT TO THE PROPOSAL, SITE WORKS, GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS.
- COPYRIGHT -
THESE DRAWINGS REMAIN THE PROPERTY OF PETER PERRAS, DIRECTOR OF PERRAS DESIGN GROUP PTY LTD. ABN 35 614 757 550 AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWN	M.N	REV.NO.	AMENDMENT	BY	DATE
DATE	FEB.25	A	FOR CLIENT REVIEW	P.P	JAN.25
CHECKED	P.PERRAS	B	COUNCIL DA SUBMISSION	P.P	FEB.25
SCALE	1:100@A1				
JOB NUMBER	2493				
NUMBER IN SET	7				
ISSUE	B				