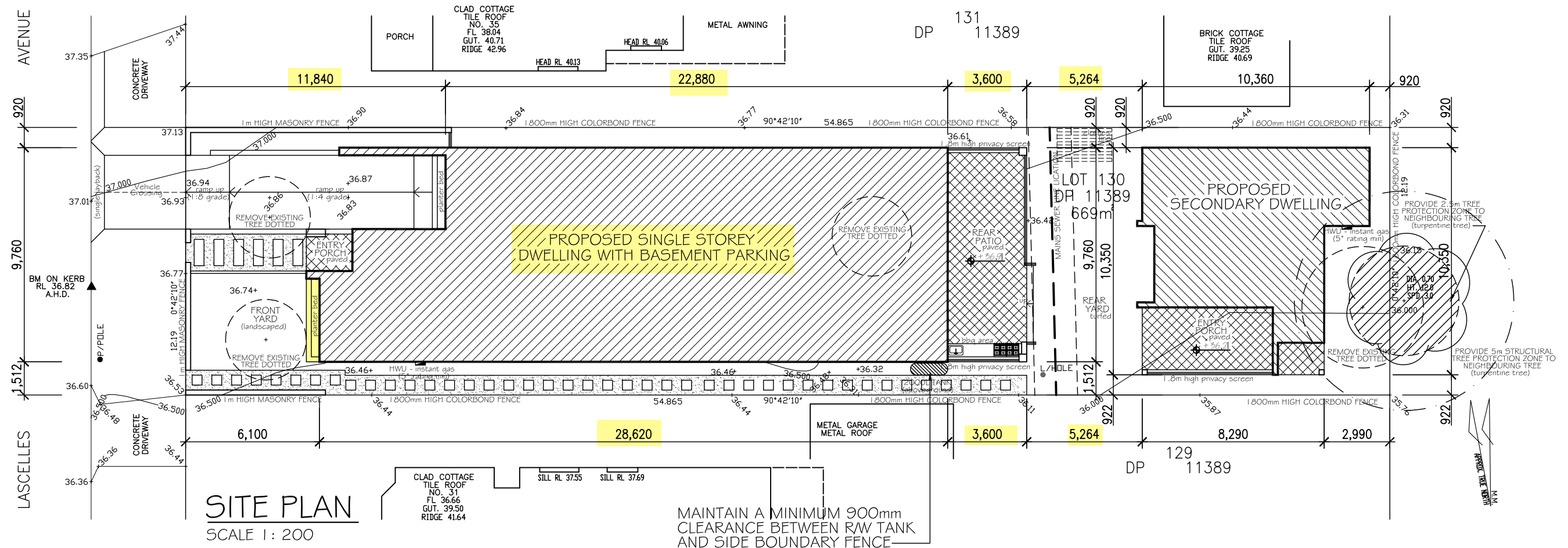


FRONT FENCE ELEVATION (typical.)

SCALE 1 : 100

CALCULATIONS

SITE AREA	=	668.90m ²
GROUND FLOOR AREA	=	226.89m ²
SECONDARY DWELLING FLOOR AREA	=	59.36m ²
TOTAL FLOOR AREA	=	286.25m ²
F.S.R	=	0.428:1
BASEMENT / STORAGE AREA	=	227.99m ²



SITE PLAN
SCALE 1 : 200

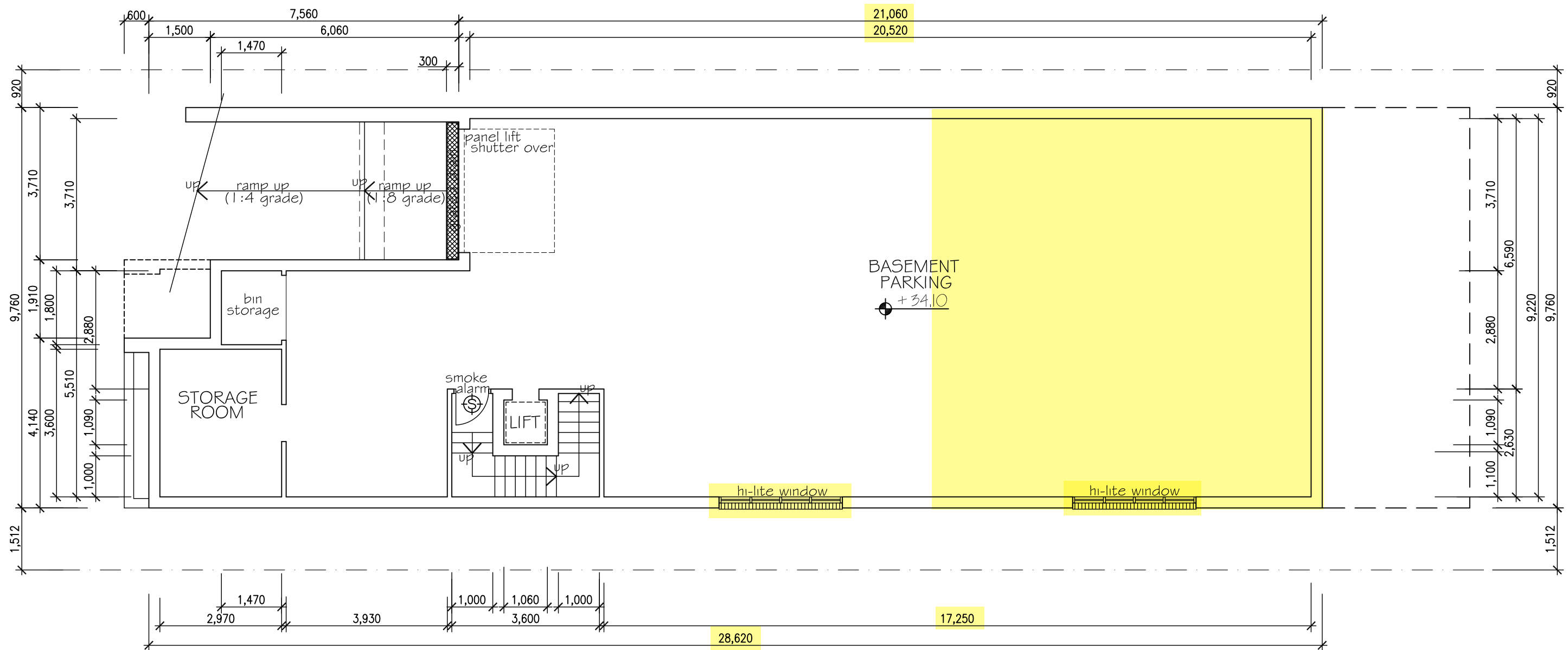
Figured dimensions & larger scale drawings shall be taken in preference to scaled readings.
This drawing shall be read in conjunction with the specifications and engineer's/consultants drawings.
Check all dimensions and levels on site before commencement of work or ordering materials.
All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions.
All discrepancies shall be brought to the attention of the director of De'bonnaire Designz.

Copyright of the material shown hereon & in the accompanying CAD files / drawing sheets vests with De'bonnaire Designz.
De'bonnaire Designz warrants only the original architectural data as retained by the company.
The data files are not to be altered without the written approval of De'bonnaire Designz.
The responsibility of De'bonnaire Designz is removed if these conditions are not observed.

Revision:	Date:	Notes:
A.	April, 2021	for development application submission
B.	August, 2021	amended as per councils letter dated 04.08.2021
C.	-----	-----
D.	February, 2025	for s4.55 modified submission

DE'BONNAIRE
DESIGNZ & DEVELOPMENTS
ARCHITECTS | CERTIFIERS | BUILDERS
Ph: 0425 28 43 43 Email: de'bdesignz@gmail.com ABN: 20 494 842 377
Registration #: B-P-B-1937 PO Box A177, Enfield, South 2113 (S.S. 233 944 G)

Client:	Mr. & Mrs. Rifaie
Project:	Proposed Primary & Secondary Dwelling with Pool at: 33 LASCELLES AVENUE, GREENACRE, NSW 21190
Drawing:	SITE PLAN and CALCULATIONS
Drawn:	S.M.
Date:	01/04/2021
Sheet No.:	DA-01D
Job No.:	2154/21

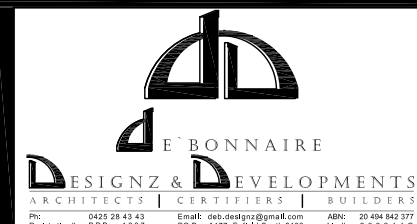


BASEMENT FLOOR PLAN
SCALE 1: 100

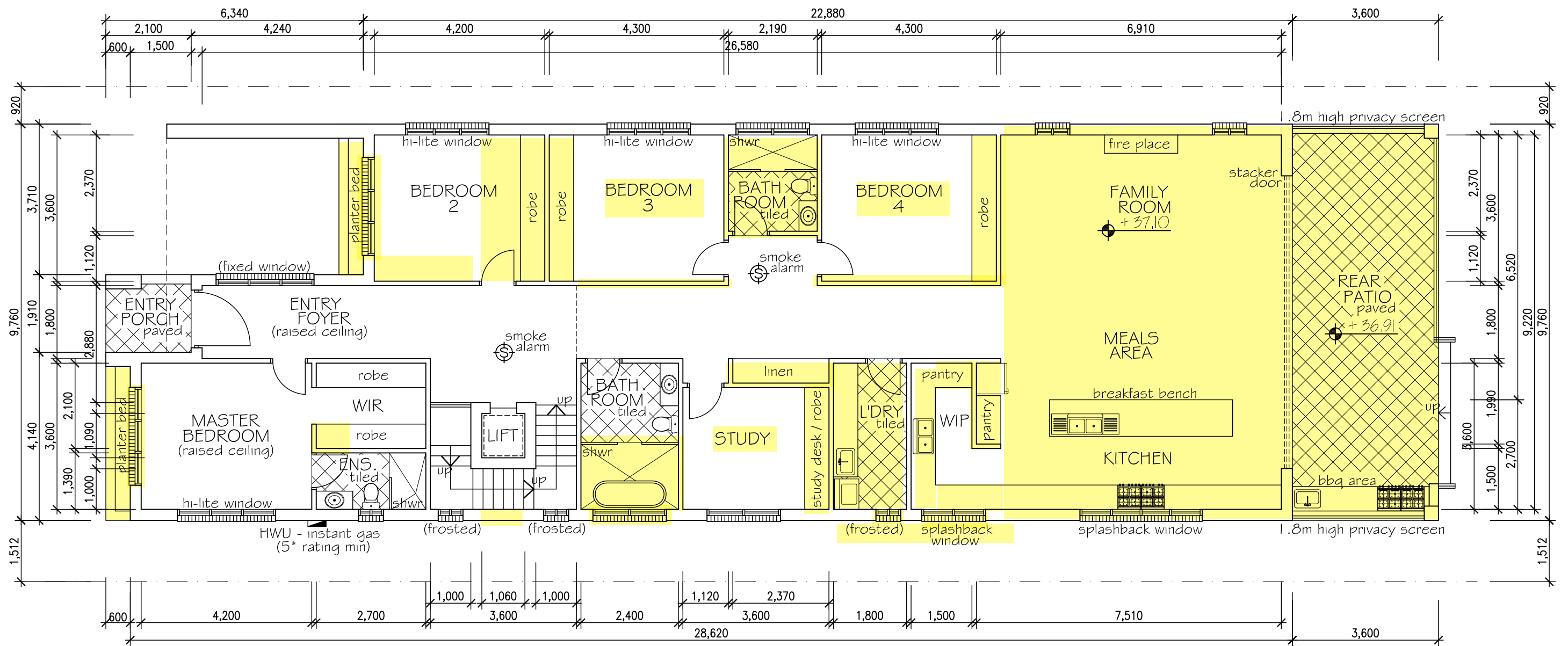
Figured dimensions & larger scale drawings shall be taken in preference to scaled readings.
This drawing shall be read in conjunction with the specifications and engineer's/consultants drawings.
Check all dimensions and levels on site before commencement of work or ordering materials.
All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions.
All discrepancies shall be brought to the attention of the director of De'bonnaire Designz

Copyright of the material shown hereon & in the accompanying CAD files / drawing sheets vests with De'bonnaire Designz.
De'bonnaire Designz warrants only the original architectural data as retained by the company.
The data files are not to be altered without the written approval of De'bonnaire Designz.
The responsibility of De'bonnaire Designz is removed if these conditions are not observed.

Revision:	Date:	Notes:
A.	April, 2021	for development application submission
B.	August, 2021	amended as per councils letter dated 04.08.2021
C.	-----	-----
D.	February, 2025	for s4.55 modified submission



Client:	Mr. & Mrs. Rfaie
Project:	Proposed Primary & Secondary Dwelling with Pool at: 33 LASCELLES AVENUE, GREENACRE, NSW 2190
Drawing:	BASEMENT FLOOR PLAN
Drawn:	S.M.
Date:	01/04/2021
Sheet No.:	DA-02D
Job No.:	2154/21



GROUND FLOOR PLAN
SCALE 1:100

Figured dimensions & larger scale drawings shall be taken in preference to scaled readings.
This drawing shall be read in conjunction with the specifications and engineer's/consultants drawings.
Check all dimensions and levels on site before commencement of work or ordering materials.
All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions.
All discrepancies shall be brought to the attention of the director of De'bonnaire Designz.

Copyright of the material shown hereon & in the accompanying CAD files / drawing sheets vests with De'bonnaire Designz.
De'bonnaire Designz warrants only the original architectural data as retained by the company.
The data files are not to be altered without the written approval of De'bonnaire Designz.
The responsibility of De'bonnaire Designz is removed if these conditions are not observed.

Revision:	Date:	Notes:
A.	April, 2021	for development application submission
B.	August, 2021	amended as per councils letter dated 04.08.2021
C.	-----	-----
D.	February, 2025	for s4.55 modified submission



Client:	Mr. & Mrs. Rifaie
Project:	Proposed Primary & Secondary Dwelling with Pool at: 33 LASCELLES AVENUE, GREENACRE, NSW 2190
Drawing:	GROUND FLOOR PLAN
Drawn:	S.M.
Date:	01/04/2021
Sheet No.:	DA-03D
Job No.:	2154/21

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK AS ITS NOT APPLICABLE TO THE PROJECT ANYMORE

Figured dimensions & larger scale drawings shall be taken in preference to scaled readings.
This drawing shall be read in conjunction with the specifications and engineer's/ consultants drawings.
Check all dimensions and levels on site before commencement of work or ordering materials.
All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions.
All discrepancies shall be brought to the attention of the director of De'bonnaire Designz

Copyright of the material shown hereon & in the accompanying CAD files / drawing sheets vests with De'bonnaire Designz.
De'bonnaire Designz warrants only the original architectural data as retained by the company.
The data files are not to be altered without the written approval of De'bonnaire Designz.
The responsibility of De'bonnaire Designz is removed if these conditions are not observed.

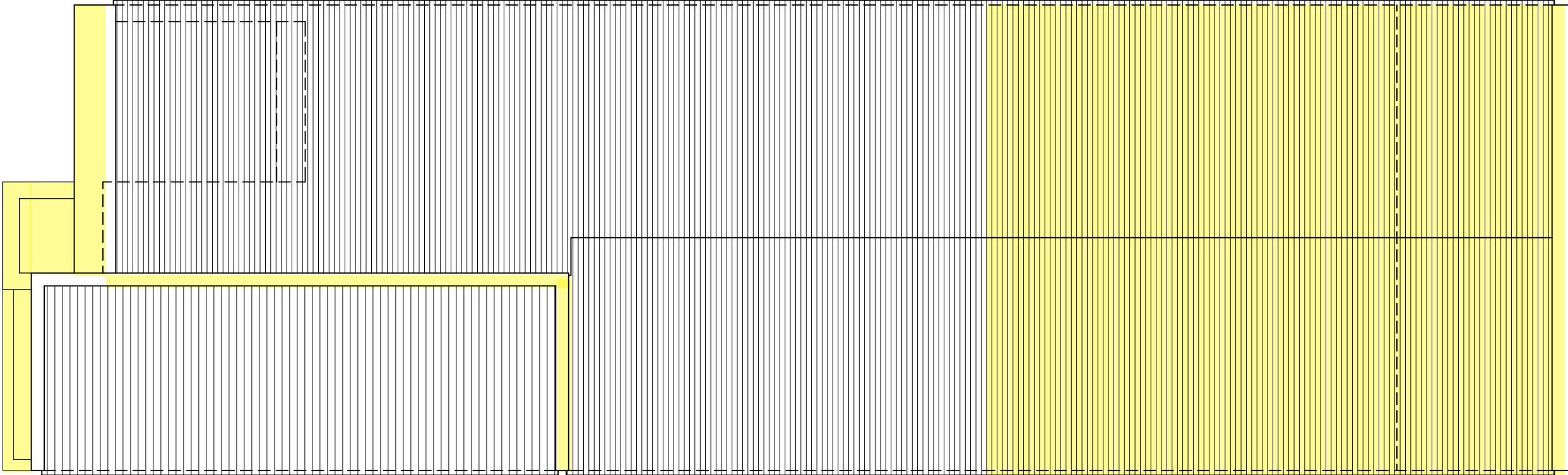
Revision:	Date:	Notes:
A.	April, 2021	for development application submission
B.	August, 2021	amended as per councils letter dated 04.08.2021
C.	-----	-----
D.	February, 2025	for s4.55 modified submission



DE'BONNAIRE
DESIGNZ & DEVELOPMENTS
ARCHITECTS | CERTIFIERS | BUILDERS

Ph: 0425 28 43 43
Registration #: 11937
Email: deb.designz@gmail.com
PO Box A177, Enfield South 2113
ABN: 20 494 842 377
LIC: 2330944 G

Client:	Mr. & Mrs. Rfaie		
Project:	Proposed Primary & Secondary Dwelling with Pool at: 33 LASCELLES AVENUE, GREENACRE, NSW 2190		
Drawing:	FIRST FLOOR PLAN		
Drawn:	Date:	Sheet No.:	Job No.:
S.M.	01/04/2021	DA-04D	2154/21



DETAILED ROOF PLAN

SCALE 1 : 100

Figured dimensions & larger scale drawings shall be taken in preference to scaled readings.
This drawing shall be read in conjunction with the specifications and engineer's/ consultants drawings.
Check all dimensions and levels on site before commencement of work or ordering materials.
All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions.
All discrepancies shall be brought to the attention of the director of De'bonnaire Designz

Copyright of the material shown hereon & in the accompanying CAD files / drawing sheets vests with De'bonnaire Designz.
De'bonnaire Designz warrants only the original architectural data as retained by the company.
The data files are not to be altered without the written approval of De'bonnaire Designz.
The responsibility of De'bonnaire Designz is removed if these conditions are not observed.

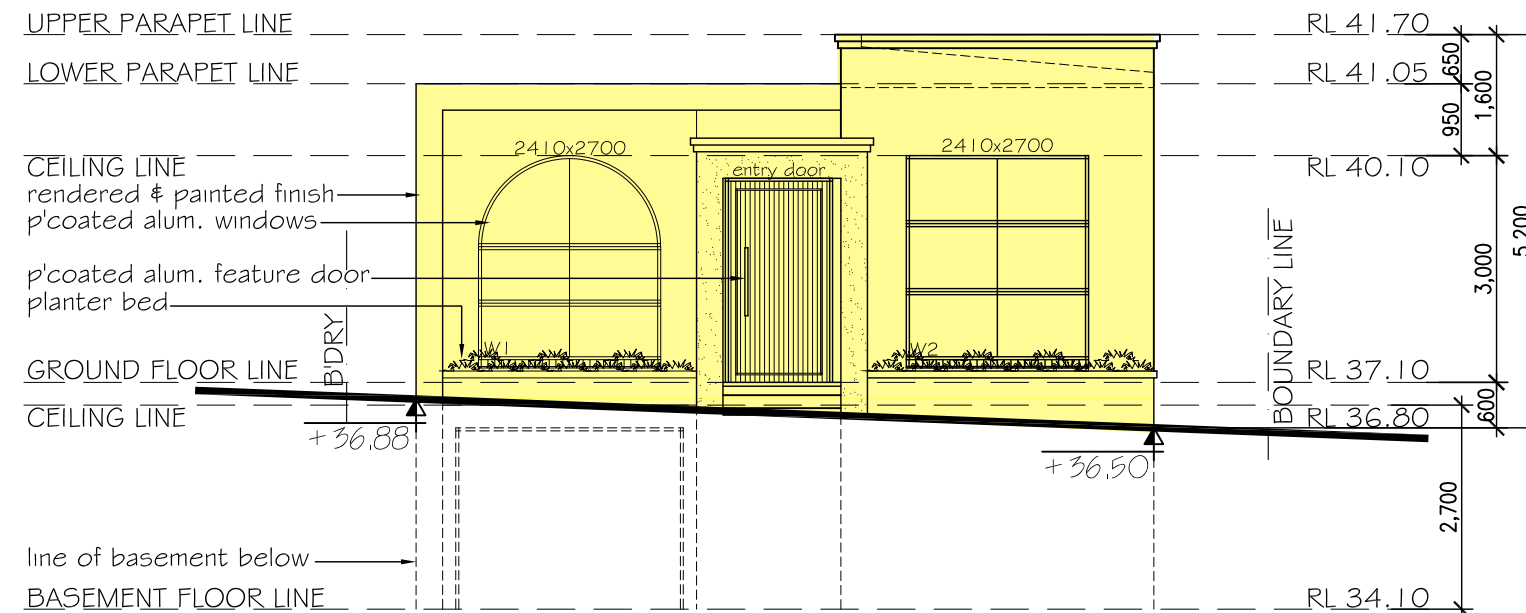
Revision:	Date:	Notes:
A.	April, 2021	for development application submission
B.	August, 2021	amended as per councils letter dated 04.08.2021
C.	-----	-----
D.	February, 2025	for s4.55 modified submission



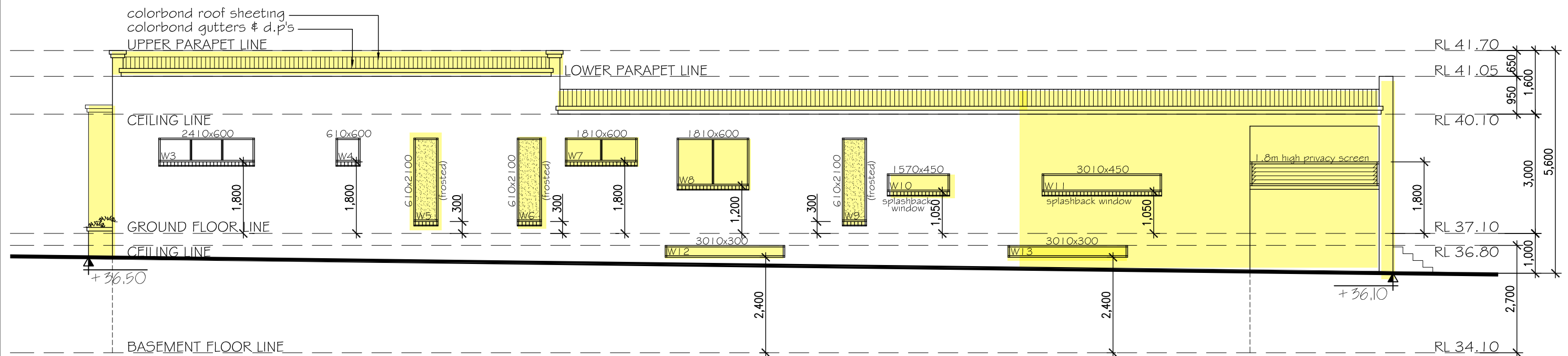
DE'BONNAIRE
DESIGNZ & DEVELOPMENTS
ARCHITECTS | CERTIFIERS | BUILDERS

Ph: 0425 28 43 43 Email: deb.designz@gmail.com ABN: 20 494 842 377
Registration #: B-P-B - 1937 PD Box A177, Enfield South 2113 LB-R- 230944G

Client:	Mr. & Mrs. Rfaie		
Project:	Proposed Primary & Secondary Dwelling with Pool at: 33 LASCELLES AVENUE, GREENACRE, NSW 2190		
Drawing:	ROOF PLAN		
Drawn:	Date:	Sheet No.:	Job No.:
S.M.	01/04/2021	DA-05D	2154/21



WEST ELEVATION (lascelles st elevation)
SCALE 1 : 100



SOUTH ELEVATION
SCALE 1 : 100

Figured dimensions & larger scale drawings shall be taken in preference to scaled readings.
This drawing shall be read in conjunction with the specifications and engineer's/consultants drawings.
Check all dimensions and levels on site before commencement of work or ordering materials.
All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions.
All discrepancies shall be brought to the attention of the director of De'bonnaire Designz.

Copyright of the material shown hereon & in the accompanying CAD files / drawing sheets vests with De'bonnaire Designz.
De'bonnaire Designz warrants only the original architectural data as retained by the company.
The data files are not to be altered without the written approval of De'bonnaire Designz.
The responsibility of De'bonnaire Designz is removed if these conditions are not observed.

Revision:	Date:	Notes:
A.	April, 2021	for development application submission
B.	August, 2021	amended as per councils letter dated 04.08.2021
C.	-----	-----
D.	February, 2025	for s4.55 modified submission

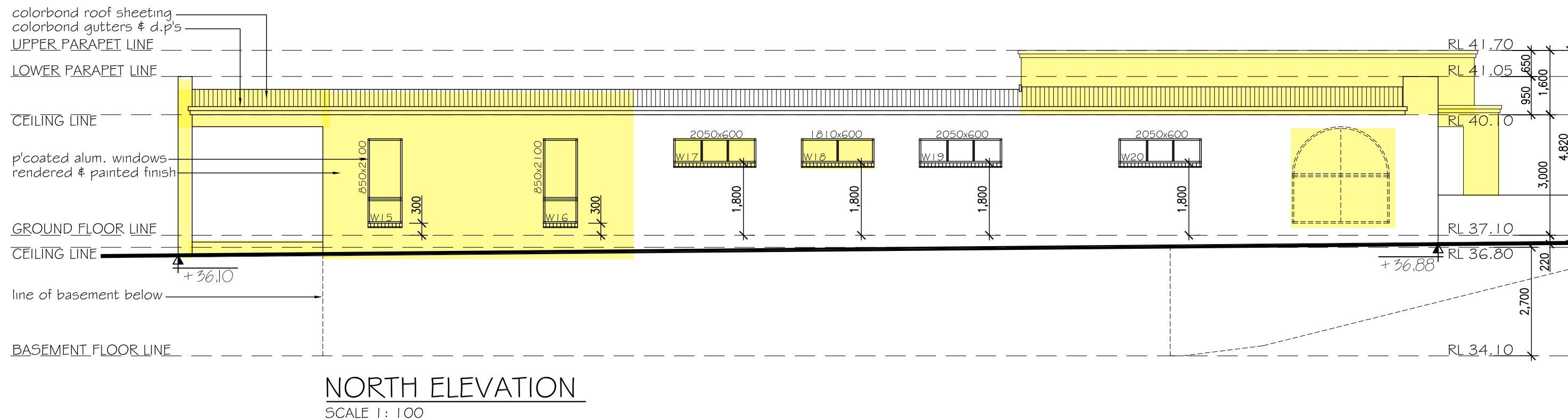
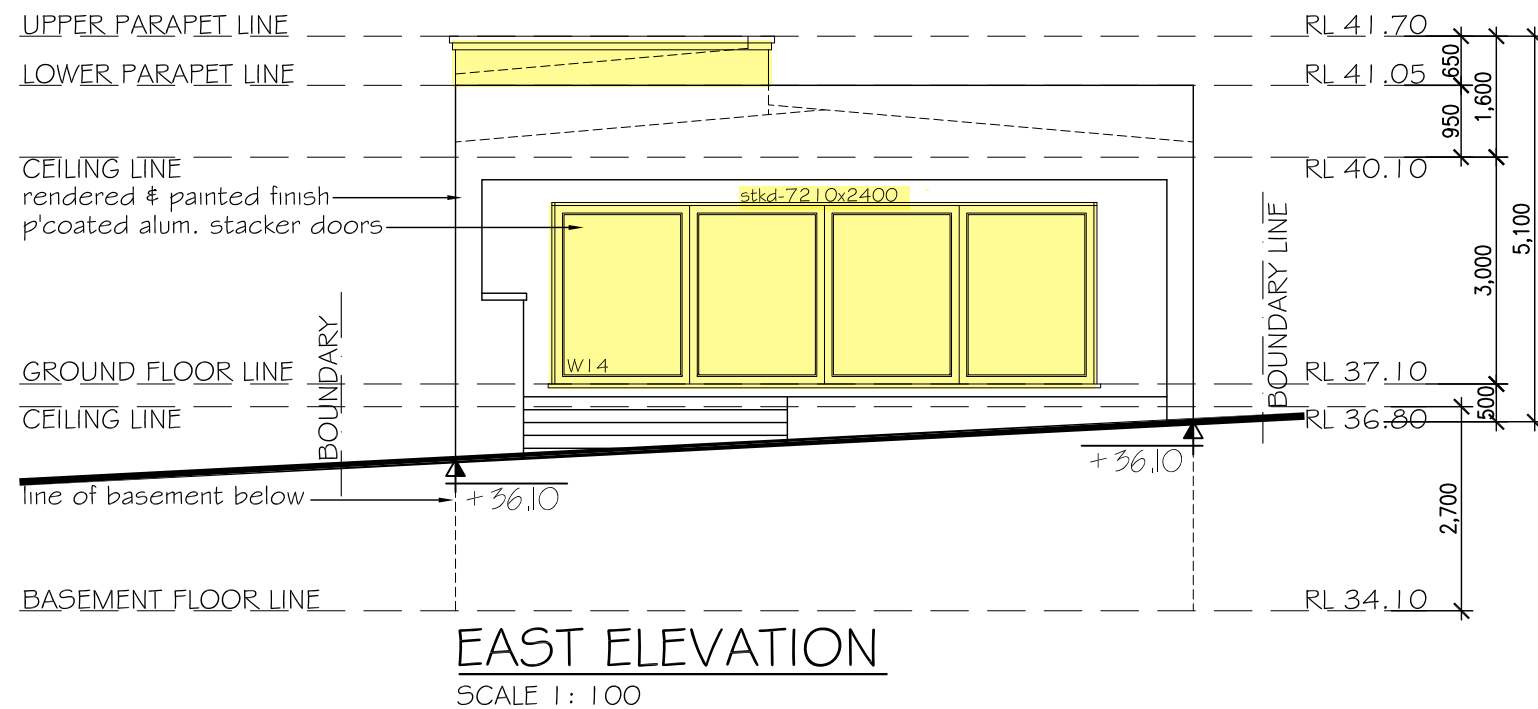
DE'BONNAIRE
DESIGNZ & DEVELOPMENTS
ARCHITECTS | CERTIFIERS | BUILDERS

Ph: 0425 28 43 43
Registration #: B-P-B - 1937

Email: deb.designz@gmail.com
PO Box A177, Enfield South 2113

ABN: 20 494 842 377
LBP: 230944G

Client:	Mr. & Mrs. Rfaie
Project:	Proposed Primary & Secondary Dwelling with Pool at: 33 LASCELLES AVENUE, GREENACRE, NSW 2190
Drawing:	ELEVATIONS (west and south)
Drawn:	S.M.
Date:	01/04/2021
Sheet No.:	DA-06D
Job No.:	2154/21



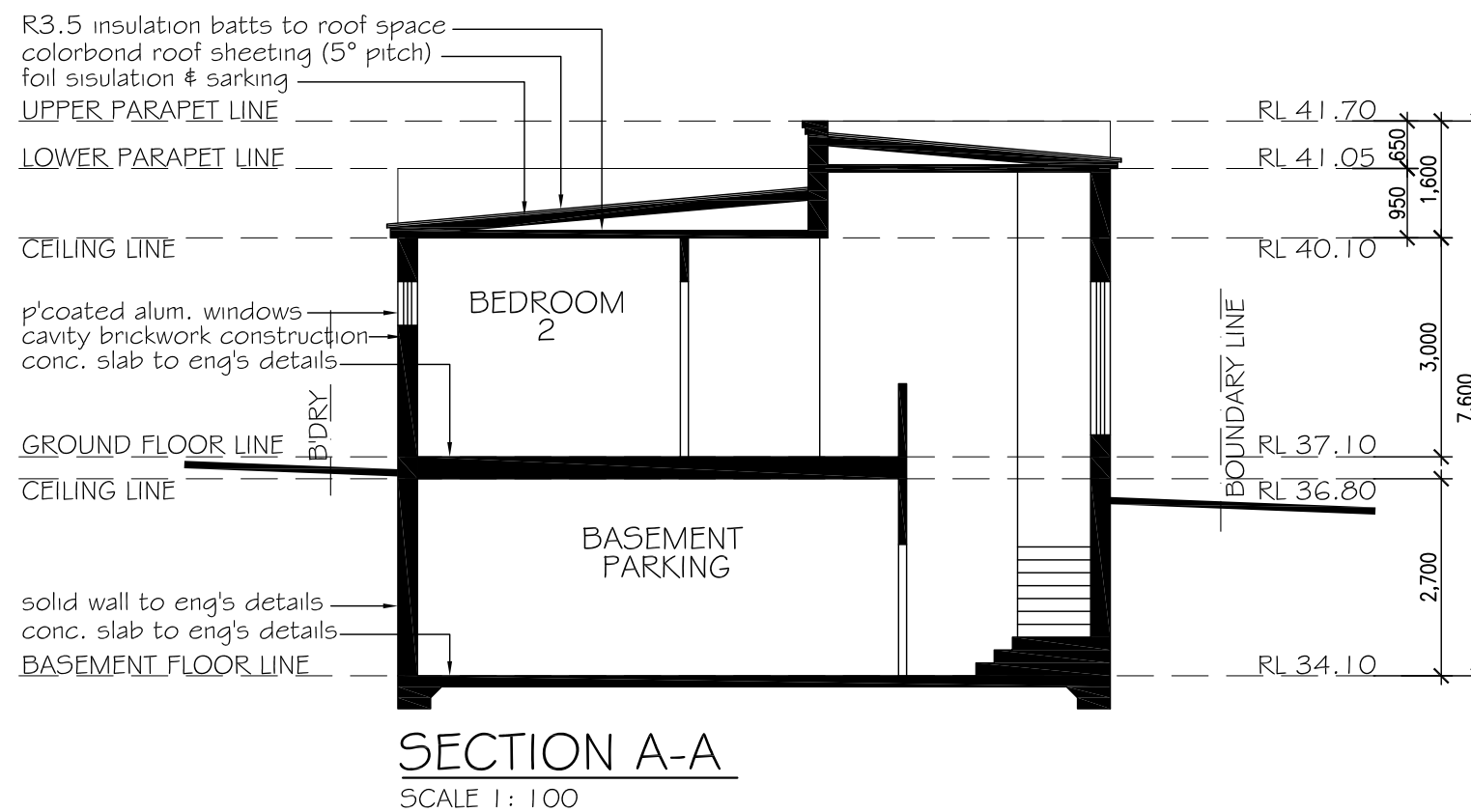
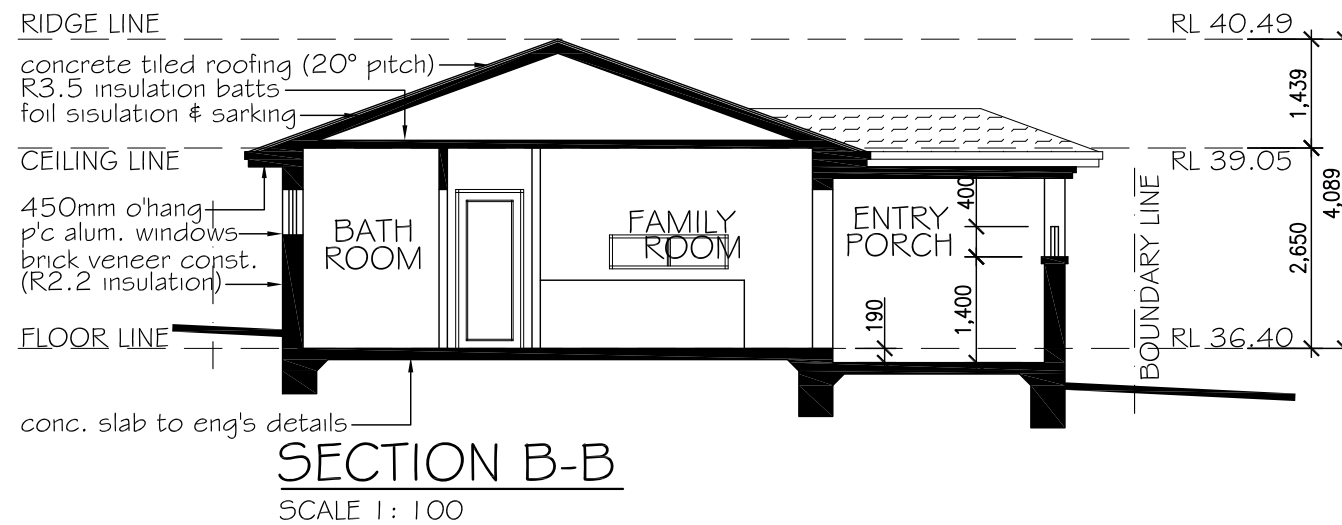
Figured dimensions & larger scale drawings shall be taken in preference to scaled readings.
This drawing shall be read in conjunction with the specifications and engineer's/ consultants drawings.
Check all dimensions and levels on site before commencement of work or ordering materials.
All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions.
All discrepancies shall be brought to the attention of the director of De'bonnaire Designz

Copyright of the material shown hereon & in the accompanying CAD files / drawing sheets vests with De'bonnaire Designz.
De'bonnaire Designz warrants only the original architectural data as retained by the company.
The data files are not to be altered without the written approval of De'bonnaire Designz.
The responsibility of De'bonnaire Designz is removed if these conditions are not observed.

Revision:	Date:	Notes:
A.	April, 2021	for development application submission
B.	August, 2021	amended as per councils letter dated 04.08.2021
C.	-----	-----
D.	February, 2025	for s4.55 modified submission



Client:	Mr. & Mrs. Rfaie
Project:	Proposed Primary & Secondary Dwelling with Pool at: 33 LASCELLES AVENUE, GREENACRE, NSW 2190
Drawing:	ELEVATIONS (east & north)
Drawn:	S.M.
Date:	01/04/2021
Sheet No.:	DA-07D
Job No.:	2154/21



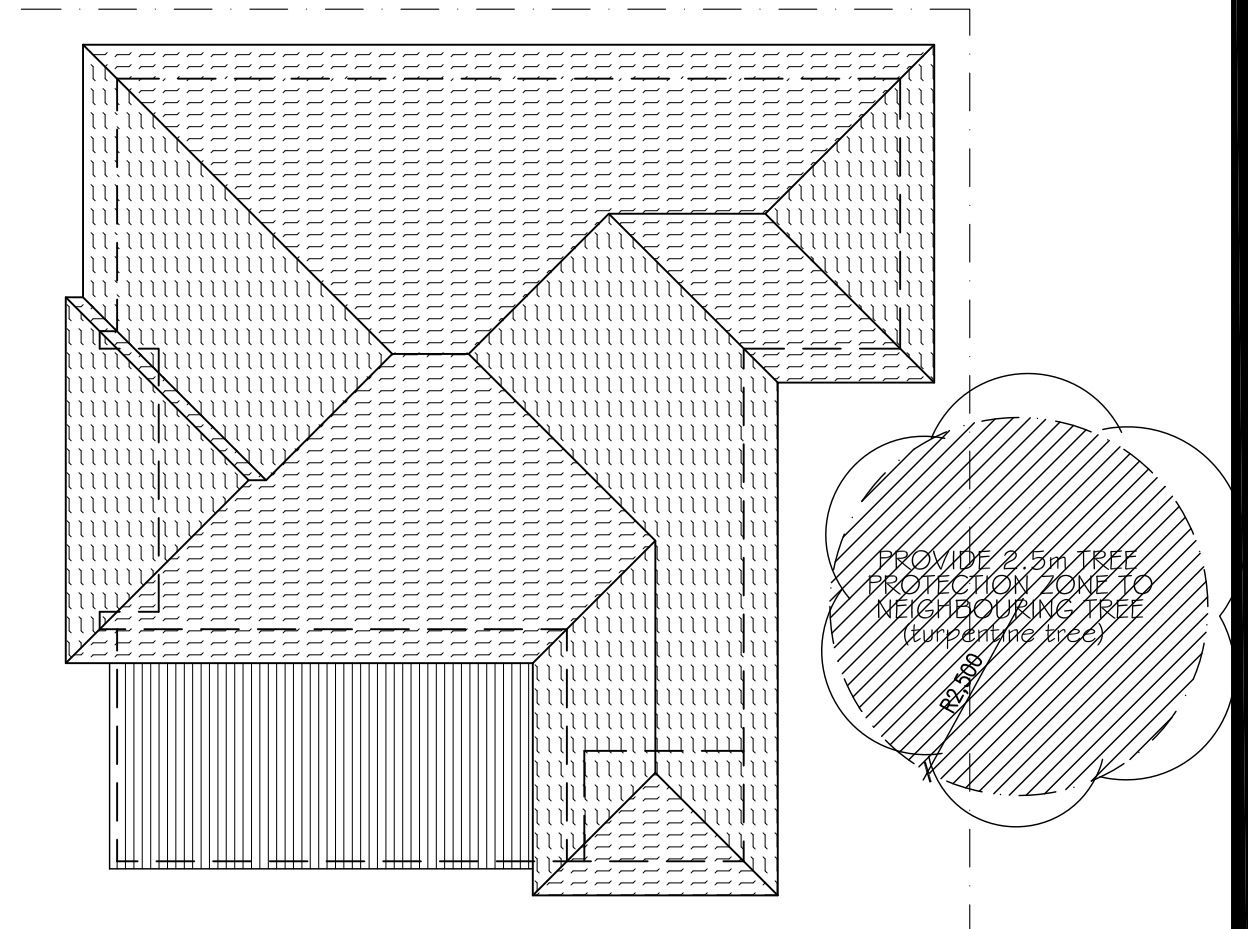
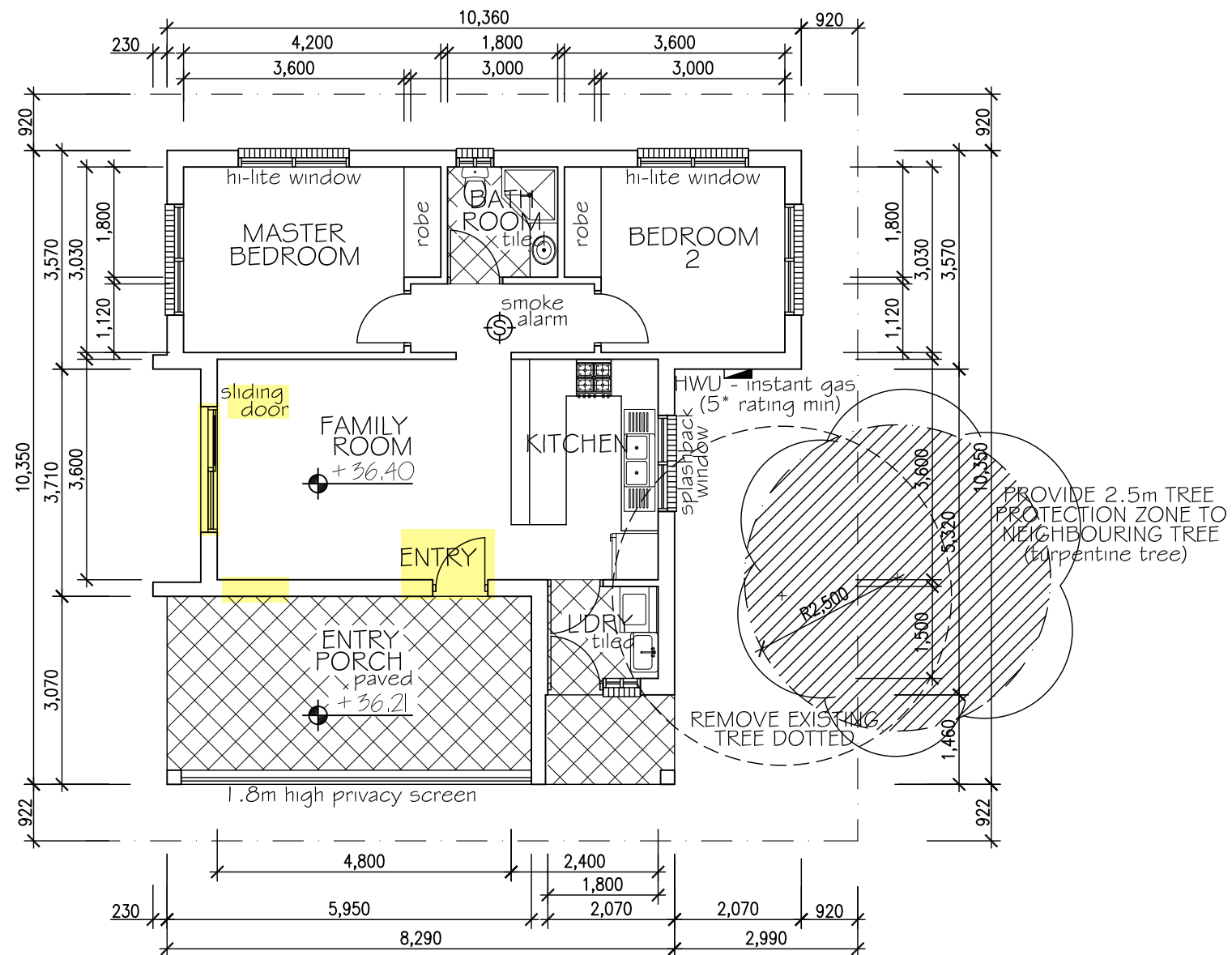
Figured dimensions & larger scale drawings shall be taken in preference to scaled readings.
This drawing shall be read in conjunction with the specifications and engineer's/ consultants drawings.
Check all dimensions and levels on site before commencement of work or ordering materials.
All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions.
All discrepancies shall be brought to the attention of the director of De'bonnaire Designz

Copyright of the material shown hereon & in the accompanying CAD files / drawing sheets vests with De'bonnaire Designz.
De'bonnaire Designz warrants only the original architectural data as retained by the company.
The data files are not to be altered without the written approval of De'bonnaire Designz.
The responsibility of De'bonnaire Designz is removed if these conditions are not observed.

Revision:	Date:	Notes:
A.	April, 2021	for development application submission
B.	August, 2021	amended as per councils letter dated 04.08.2021
C.	August, 2021	amended as per councils email dated 10.08.2021
D.	February, 2025	for s4.55 modified submission



Client:	Mr. & Mrs. Rfaie
Project:	Proposed Primary & Secondary Dwelling with Pool at: 33 LASCELLES AVENUE, GREENACRE, NSW 2190
Drawing:	SECTIONS
Drawn:	S.M.
Date:	01/04/2021
Sheet No.:	DA-08D
Job No.:	2154/21



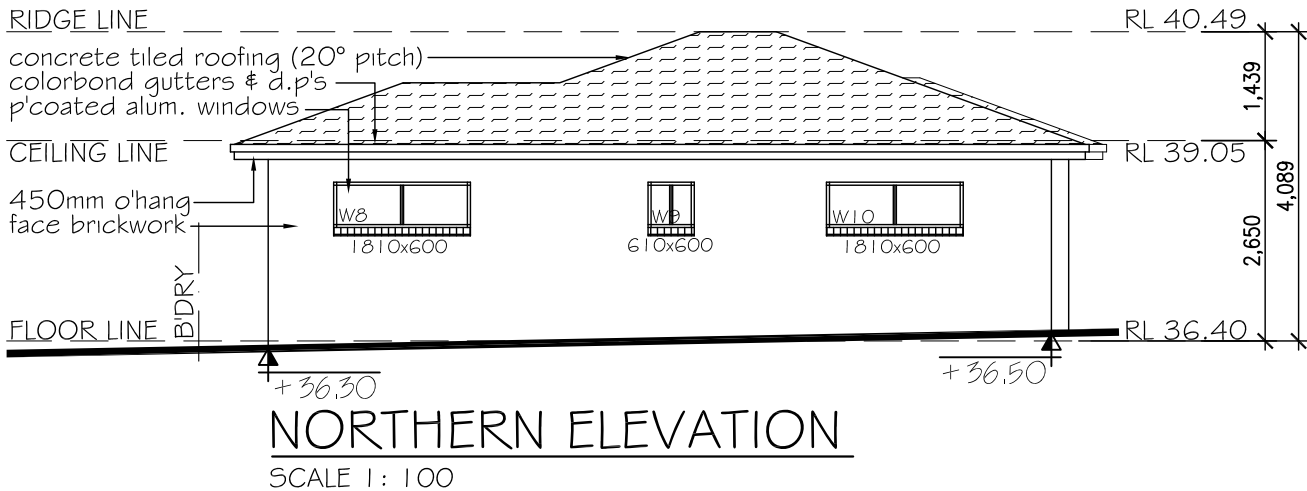
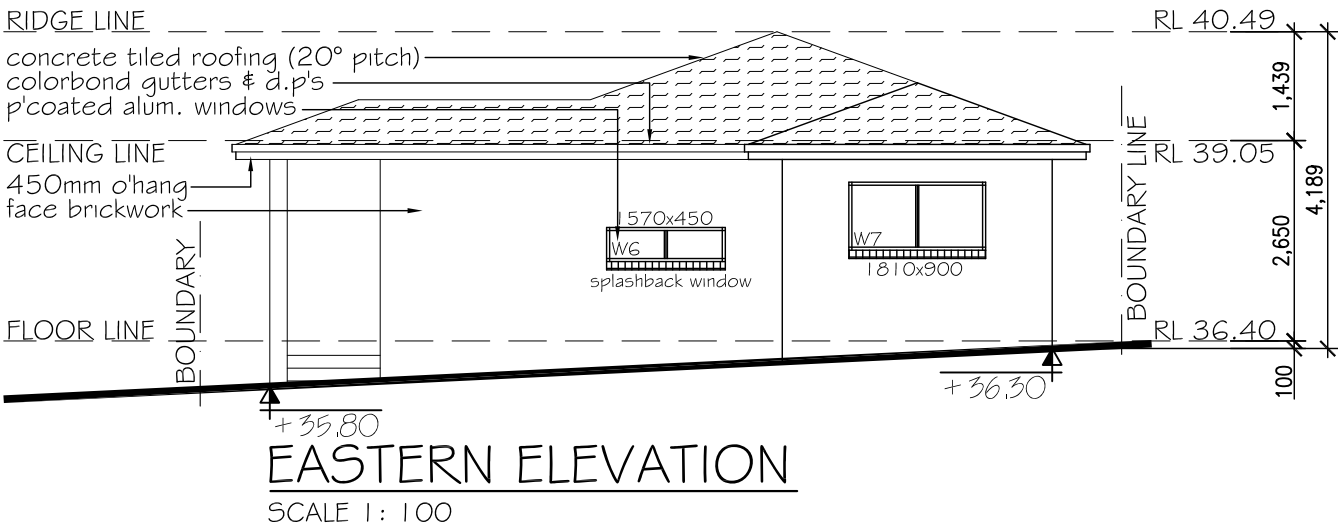
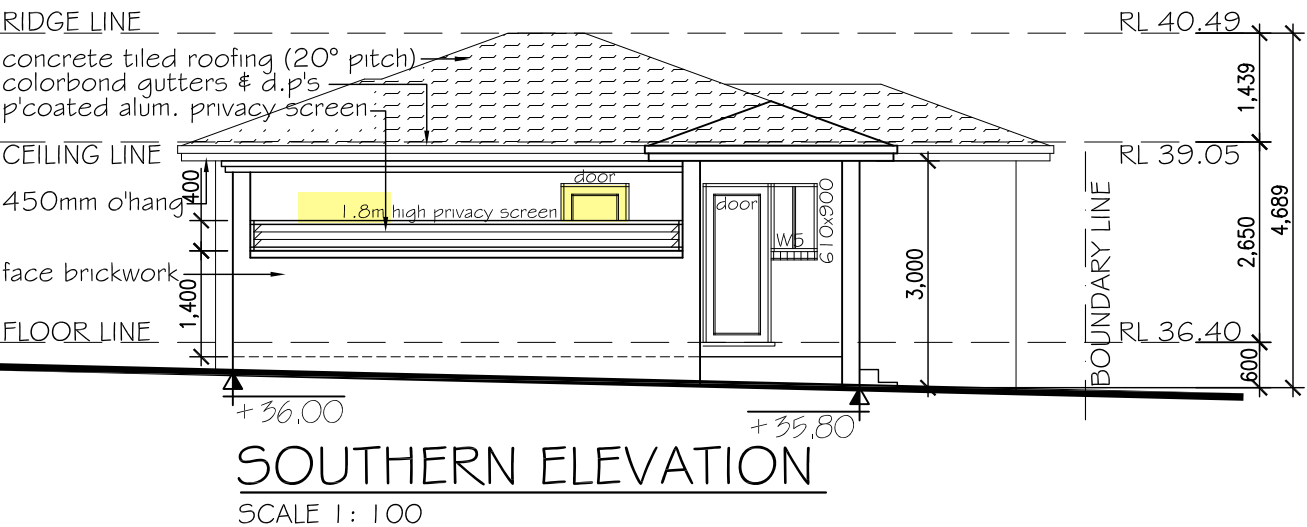
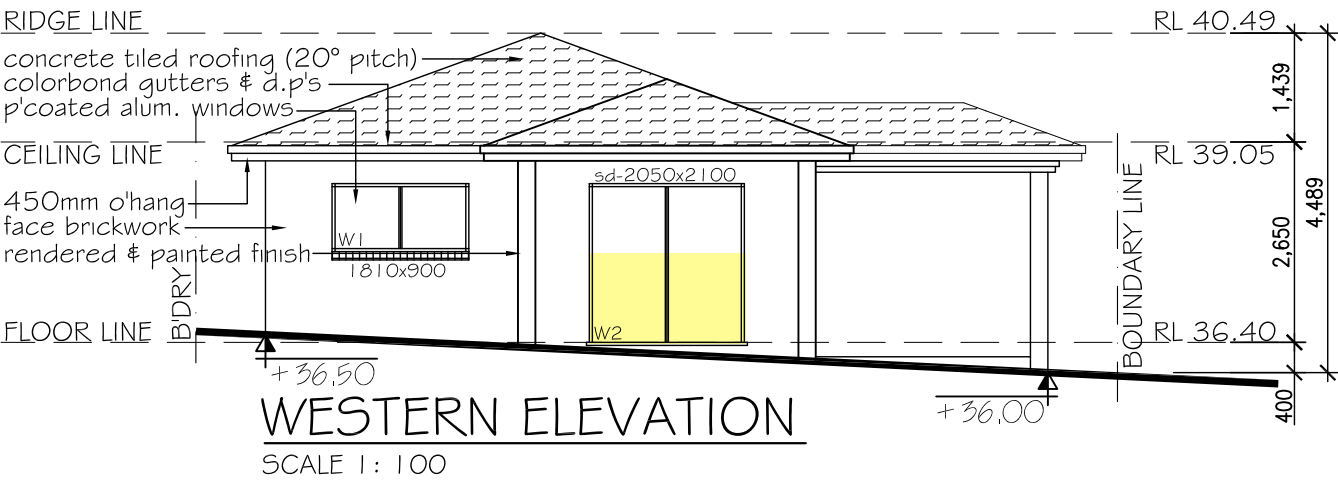
Figured dimensions & larger scale drawings shall be taken in preference to scaled readings.
This drawing shall be read in conjunction with the specifications and engineer's/ consultants drawings.
Check all dimensions and levels on site before commencement of work or ordering materials.
All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions.
All discrepancies shall be brought to the attention of the director of De'bonnaire Designz.

Copyright of the material shown hereon & in the accompanying CAD files / drawing sheets vests with De'bonnaire Designz.
De'bonnaire Designz warrants only the original architectural data as retained by the company.
The data files are not to be altered without the written approval of De'bonnaire Designz.
The responsibility of De'bonnaire Designz is removed if these conditions are not observed.

Revision:	Date:	Notes:
A.	April, 2021	for development application submission
B.	August, 2021	amended as per councils letter dated 04.08.2021
C.	August, 2021	amended as per councils email dated 10.08.2021
D.	February, 2025	for s4.55 modified submission



Client:	Mr. & Mrs. Rifaie
Project:	Proposed Primary & Secondary Dwelling with Pool at: 33 LASCELLES AVENUE, GREENACRE, NSW 2190
Drawing:	FLOOR & ROOF PLAN (secondary dwelling)
Drawn:	S.M.
Date:	01/04/2021
Sheet No.:	DA-09D
Job No.:	2154/21



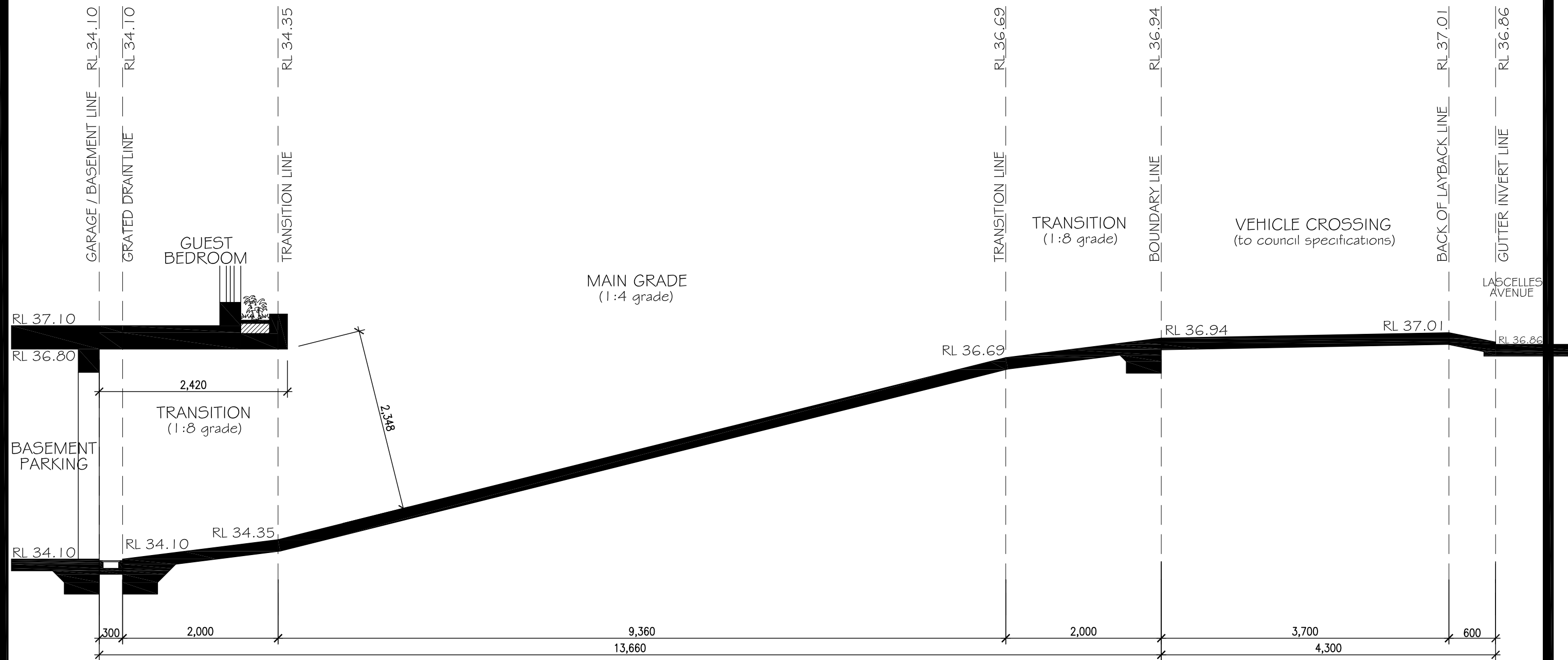
Figured dimensions & larger scale drawings shall be taken in preference to scaled readings.
This drawing shall be read in conjunction with the specifications and engineer's/consultants drawings.
Check all dimensions and levels on site before commencement of work or ordering materials.
All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions.
All discrepancies shall be brought to the attention of the director of De'bonnaire Designz

Copyright of the material shown hereon & in the accompanying CAD files / drawing sheets vests with De'bonnaire Designz.
De'bonnaire Designz warrants only the original architectural data as retained by the company.
The data files are not to be altered without the written approval of De'bonnaire Designz.
The responsibility of De'bonnaire Designz is removed if these conditions are not observed.

Revision:	Date:	Notes:
A.	April, 2021	for development application submission
B.	August, 2021	amended as per councils letter dated 04.08.2021
C.	August, 2021	amended as per councils email dated 10.08.2021
D.	February, 2025	for s4.55 modified submission



Client:	Mr. & Mrs. Rfaie
Project:	Proposed Primary & Secondary Dwelling with Pool at: 33 LASCELLES AVENUE, GREENACRE, NSW 2190
Drawing:	ELEVATIONS (secondary dwelling)
Drawn:	S.M.
Date:	01/04/2021
Sheet No.:	DA-10D
Job No.:	2154/21




DRIVEWAY PROFILE
SCALE 1: 50

Figured dimensions & larger scale drawings shall be taken in preference to scaled readings.
This drawing shall be read in conjunction with the specifications and engineer's/ consultants drawings.
Check all dimensions and levels on site before commencement of work or ordering materials.
All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions.
All discrepancies shall be brought to the attention of the director of De'bonnaire Designz

Copyright of the material shown hereon & in the accompanying CAD files / drawing sheets vests with De'bonnaire Designz.
De'bonnaire Designz warrants only the original architectural data as retained by the company.
The data files are not to be altered without the written approval of De'bonnaire Designz.
The responsibility of De'bonnaire Designz is removed if these conditions are not observed.

Revision:	Date:	Notes:
A.	April, 2021	for development application submission
B.	August, 2021	amended as per councils letter dated 04.08.2021
C.	-----	-----
D.	February, 2025	for s4.55 modified submission



DE'BONNAIRE
DESIGNZ & DEVELOPMENTS
ARCHITECTS | CERTIFIERS | BUILDERS

Ph: 0425 28 43 43
Registration #: 1937
Email: deb.designz@gmail.com
PO Box A177, Enfield South 2113
ABN: 20 494 842 377
LIC: 97 233 944 G

Client:	Mr. & Mrs. Rfaie
Project:	Proposed Primary & Secondary Dwelling with Pool at: 33 LASCELLES AVENUE, GREENACRE, NSW 2190
Drawing:	DRIVEWAY PROFILE
Drawn:	S.M.
Date:	01/04/2021
Sheet No.:	DA-11D
Job No.:	2154/21

Schedule of BASIX commitments (primary dwelling)

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

Fixtures

The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.

Alternative water

Rainwater tank
The applicant must install a rainwater tank of at least 2000 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 232.12 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to:
all toilets in the development
the cold water tap that supplies each clothes washer in the development
at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)
The swimming pool must not have a colume greater than 35.64KL
The swimming pool must have a pool cover
The swimmi9ng pool must be outdoors

Thermal Comfort Commitments

General features

The dwelling must not have more than 2 storeys.
The conditioned floor area of the dwelling must not exceed 300 square metres.
The dwelling must not contain open mezzanine area exceeding 25 square metres.
The dwelling must not contain third level habitable attic room.

Floor, walls and ceiling/roof

The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

Construction	Additional	insulation required (R-Value)
floor -	concrete slab on ground (130.45sqm)	nil
floor -	above habitable rooms (123.9sqm), concrete	nil
floor -	suspended floor above garage, concrete	nil
external wall -	cavity brick	0.50 (or 1.17 including construction)
internal wall	shared with garage - single skin masonry	nil
ceiling and roof -	flat ceiling / flat roof, framed:	4.5 (up),
	Roof:	foil/sarking
		unventilated;
		medium (absorptance 0.475-0.70)

Note Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Windows, glazed doors and skylights

The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.
The following requirements must also be satisfied in relation to each window and glazed door:
For the following glass and frame types, the certifier check can be performed by visual inspection.
- Aluminium single clear
- Aluminium double (air) clear
- Timber/uPVC/fibreglass single clear
- Timber/uPVC/fibreglass double (air) clear
For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.

Energy Commitments

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 6 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, not ducted; Operation control: manual switch on/off
Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a
Laundry: natural ventilation only, or no laundry; Operation control: n/a

Artificial lighting

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:
at least 7 of the bedrooms / study; dedicated
at least 1 of the living / dining rooms; dedicated
the kitchen;

all bathrooms/toilets;
the laundry;
all hallways;

Natural lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting
The applicant must install a window and/or skylight in 4 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 a timer for the swimming pool pump in the development

Other

The applicant must install a gas cooktop & gas oven in the kitchen of the dwelling.
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.
The applicant must install a fixed outdoor clothes drying line as part of the development.

Figured dimensions & larger scale drawings shall be taken in preference to scaled readings.
This drawing shall be read in conjunction with the specifications and engineer's/ consultants drawings.
Check all dimensions and levels on site before commencement of work or ordering materials.
All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions.
All discrepancies shall be brought to the attention of the director of De`bonnaire Designz

Copyright of the material shown hereon & in the accompanying CAD files / drawing sheets vests with De`bonnaire Designz.
De`bonnaire Designz warrants only the original architectural data as retained by the company.
The data files are not to be altered without the written approval of De`bonnaire Designz.
The responsibility of De`bonnaire Designz is removed if these conditions are not observed.

Revision:	Date:	Notes:
A.	April, 2021	for development application submission
B.	August, 2021	amended as per councils letter dated 04.08.2021
C.	-----	-----
D.	February, 2025	for s4.55 modified submission



De`bonnaire Designz & Developments
ARCHITECTS | CERTIFIERS | BUILDERS
Ph: 0425 28 43 43 Email: deb.designz@gmail.com ABN: 20 494 842 377
Registration #: B-P-B - 1937 PO Box A177, Enfield, South 2133 LB-R- 233044G

Client: Mr. & Mrs. Rfaie			
Project: Proposed Primary & Secondary Dwelling with Pool at: 33 LASCELLES AVENUE, GREENACRE, NSW 2190			
Drawing: BASIX COMMITMENTS (primary dwelling)			
Drawn: S.M.	Date: 01/04/2021	Sheet No.: DA-12D	Job No.: 2154/21

Schedule of BASIX commitments (secondary dwelling)

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

Fixtures

The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min) in all showers in the development.

The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.

The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.

Alternative water

Rainwater tank

The applicant must install a rainwater tank of at least 2000 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 113.75 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

The applicant must connect the rainwater tank to:

all toilets in the development

the cold water tap that supplies each clothes washer in the development

at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

Thermal Comfort Commitments

General features

The dwelling must not have more than 2 storeys.

The conditioned floor area of the dwelling must not exceed 300 square metres.

The dwelling must not contain open mezzanine area exceeding 25 square metres.

The dwelling must not contain third level habitable attic room.

Floor, walls and ceiling/roof

The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

Construction	Additional	insulation required (R-Value)
floor -	concrete slab on ground	nil
external wall -	cavity brickwork	0.50 (or 1.17 including construction)
ceiling and roof -	flat ceiling / pitched roof roof:	ceiling: 3.5 (up), foil/sarking unventilated; medium (solar absorptance 0.475-0.70)

Note Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

Note In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials

Windows, glazed doors and skylights

The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.

The following requirements must also be satisfied in relation to each window and glazed door:

For the following glass and frame types, the certifier check can be performed by visual inspection.

- Aluminium single clear
- Aluminium double (air) clear
- Timber/uPVC/fibreglass single clear
- Timber/uPVC/fibreglass double (air) clear

For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.

Energy Commitments

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.

Cooling system

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only; Energy rating: n/a

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: n/a

Heating system

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only; Energy rating: n/a

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: n/a

Ventilation

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a

Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a

Laundry: natural ventilation only, or no laundry; Operation control: n/a

Artificial Lighting

The applicant must ensure that the primary type of artificial lighting is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:

at least 2 of the bedrooms / study; dedicated

atleast 1 of the living / dining rooms; dedicated

the kitchen; dedicated

all bathrooms; dedicated

the laundry; dedicated

all hallways; dedicated

Natural lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.

Other

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.

The applicant must install a fixed outdoor clothes drying line as part of the development.

Figured dimensions & larger scale drawings shall be taken in preference to scaled readings.
This drawing shall be read in conjunction with the specifications and engineer's/ consultants drawings.
Check all dimensions and levels on site before commencement of work or ordering materials.

All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions.

All discrepancies shall be brought to the attention of the director of De`bonnaire Designz

Copyright of the material shown hereon & in the accompanying CAD files / drawing sheets vests with De`bonnaire Designz.

De`bonnaire Designz warrants only the original architectural data as retained by the company.

The data files are not to be altered without the written approval of De`bonnaire Designz.

The responsibility of De`bonnaire Designz is removed if these conditions are not observed.

Revision:	Date:	Notes:
A.	April, 2021	for development application submission
B.	August, 2021	amended as per councils letter dated 04.08.2021
C.	-----	-----
D.	February, 2025	for s4.55 modified submission



De`bonnaire
DESIGNZ & DEVELOPMENTS
ARCHITECTS | CERTIFIERS | BUILDERS

Ph: 0425 28 43 43
Registration #: B-P-B - 1937

Email: deb.designz@gmail.com
PO Box A177, Enfield South 2133

ABN: 20 494 842 377
Lic. #: 23309446

Client: Mr. & Mrs. Rfaie			
Project: Proposed Primary & Secondary Dwelling with Pool at: 33 LASCELLES AVENUE, GREENACRE, NSW 2190			
Drawing: BASIX COMMITMENTS (secondary dwelling)			
Drawn: S.M.	Date: 01/04/2021	Sheet No.: DA-13D	Job No.: 2154/21