

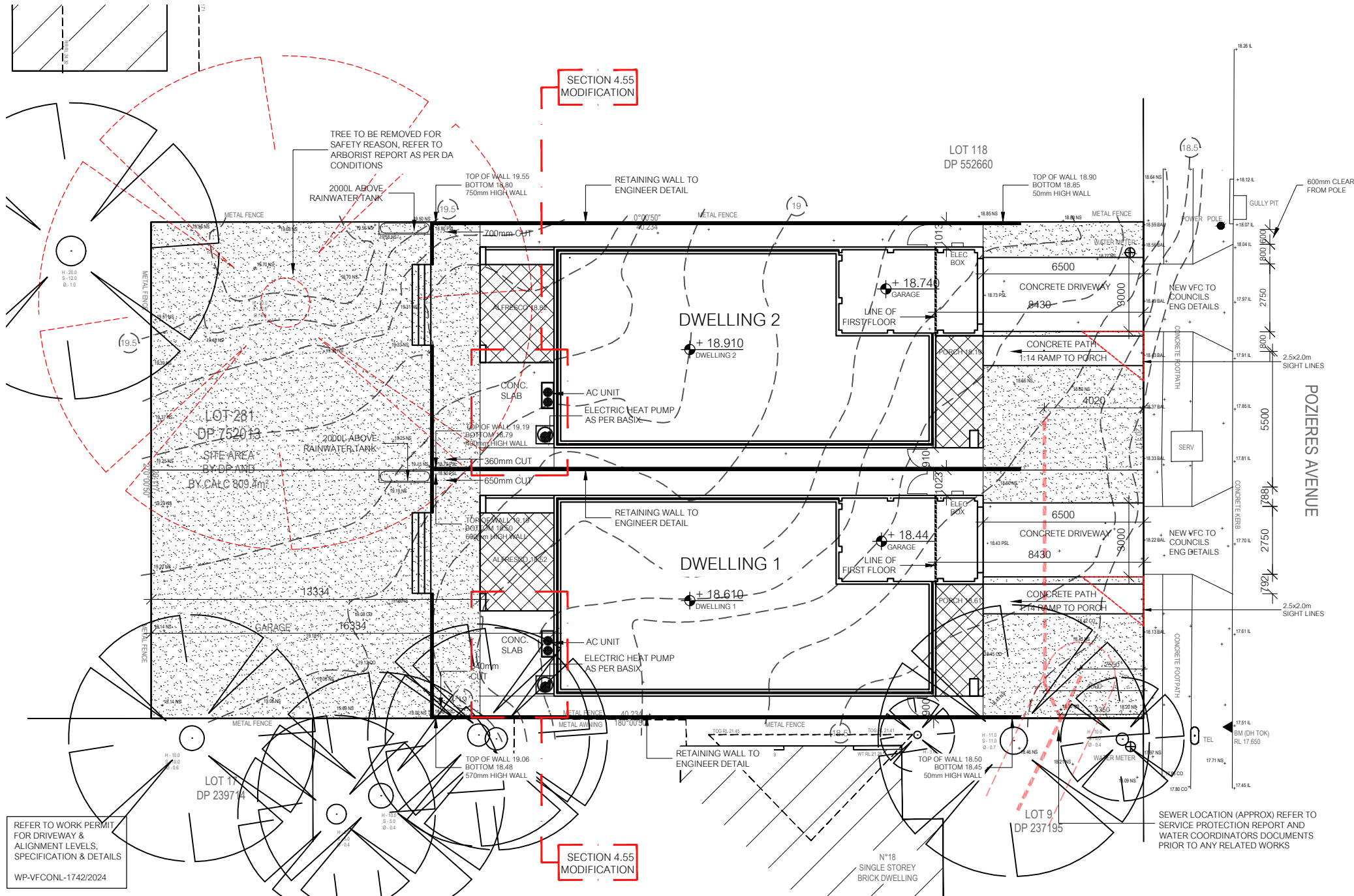
ALL DESIGN, CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH:
THE NATIONAL CONSTRUCTION CODE (NCC); THE BUILDING CODE OF AUSTRALIA (BCA)
BUILDING REGULATIONS & LOCAL GOVERNMENT PLANS & POLICIES
CURRENT ISSUES OF AUSTRALIAN STANDARDS
CURRENT MANUFACTURER'S SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED

BE AWARE: SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR VARIATIONS TO ANY PART OF
THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE
STRUCTURAL INTEGRITY & DESIGN PERFORMANCE OF THE BUILDING

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

LEGEND

NGL Natural Ground Level
PGL Proposed Ground Level



REFER TO WORK PERMIT
FOR DRIVEWAY &
ALIGNMENT LEVELS,
SPECIFICATION & DETAILS
WP-VFCOYL-1742/2024

- The levels for the entire Street Boundary across your Site Frontage in: POZIERES AVE are to be 520mm above the invert of gutter.
- The levels are to be evenly graded between the kerb, any proposed (or existing) concrete footpaving, and your private land boundary.
- All levels are to be measured square to the kerb.



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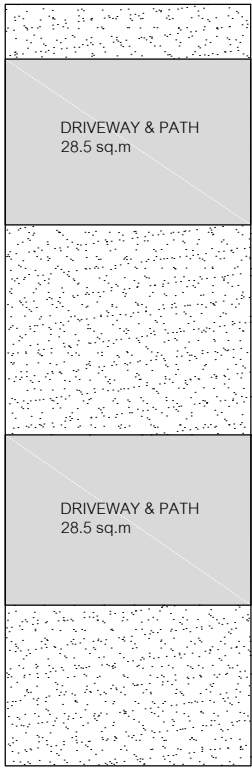
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date:	issue:	comments:	drawn:	checked:
18.04.24	A	Issued to LGA for development application assessment	JZ	
18.07.24	B	revised as per council RFI letter	JZ	
12.08.24	C	Issued to PCA for construction certificate assessment	JZ	
21.10.24	D	Issued to PCA for construction certificate assessment	JZ	
5.11.24	E	Revised windows 18,19 as per certifier request to conform to BCA	JZ	
16.01.25	F	Revised roof direction on elevation to match DA approved roof plan and stormwater plan.	JZ	
13.03.25	G	Issued to LGA for section 4.55 assessment	JZ	

FRONTAGE CALCULATION

FRONTAGE 130sq.m
LANDSCAPE: 73sq.m
HARDSURFACE: 57sq.m (43%)



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BUILD AWAY FROM SEWER

AREA CALCULATIONS

Dwelling 1		Dwelling 2	
Site Area:	404.7m²	Site Area:	404.7m²
Gross Floor Area		Gross Floor Area	
Ground Floor:	102.00m²	Ground Floor:	102.00m²
First Floor:	100.00m²	First Floor:	100.00m²
- garage (none GFA)	-19.00m²	- garage (none GFA)	-19.00m²
- voids (none GFA)	-9.00m²	- voids (none GFA)	-9.00m²
- stairs (none GFA)	-5.00m²	- stairs (none GFA)	-5.00m²
Total:	202.00m²	Total:	202.00m²
Floor Space Ratio:	49.91%	Floor Space Ratio:	49.91%
Impervious Calculation		Impervious Calculation	
Pervious Area:	187.00m²	Pervious Area:	187.00m²
Impervious Area:	217.75m²	Impervious Area:	217.75m²
Total Impervious:	53.7%	Total Impervious:	53.7%

BASIX Certificate Notes

Water Commitments

Landscape

NOT APPLICABLE

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 6 star in each toilet in the development.
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.

Alternative water

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 160 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.)

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 7 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: 3-phase airconditioning; Energy rating: EER > 4.0
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER > 4.0

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 airconditioning; Energy rating: EER > 4.0
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER > 4.0

Ventilation

The applicant must install the following exhaust systems in the development:
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off

Artificial lighting

The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emittingdiode (LED) lamps.

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 3 bathroom(s)/toilet(s) in the development for natural lighting.

Other

The applicant must install a electric cooktop & electric oven in the kitchen of the dwelling.
The applicant must install a fixed outdoor clothes drying line as part of the development.



project details

SECTION 4.55

DETACHED TWO STOREY
DUAL OCCUPANCY

project address

20 POZIERES AVENUE
MILPERRA

client

MR HAYEK

23765

1:200

001

G

drawing

project no.

scale A3

drawing no.

issue

SITE PLAN