

Street address	1 WILLEROO Street LAKEMBA 2195		
Local Government Area	Canterbury-Bankstown Council		
Plan type and plan number	Deposited Plan DP309918		
Lot no.	1		
Section no.	-		
Project type	dwelling house (detached) - secondary dwelling		
No. of bedrooms	2		
Project score			
Water	✔ 41	Target 40	
Thermal Performance	✔ Pass	Target Pass	
Energy	✔ 73	Target 68	
Materials	✔ 38	Target n/a	

Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 30 square metres of the site.			
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			
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 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			
- 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.)			

Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and 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.			
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.			
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			

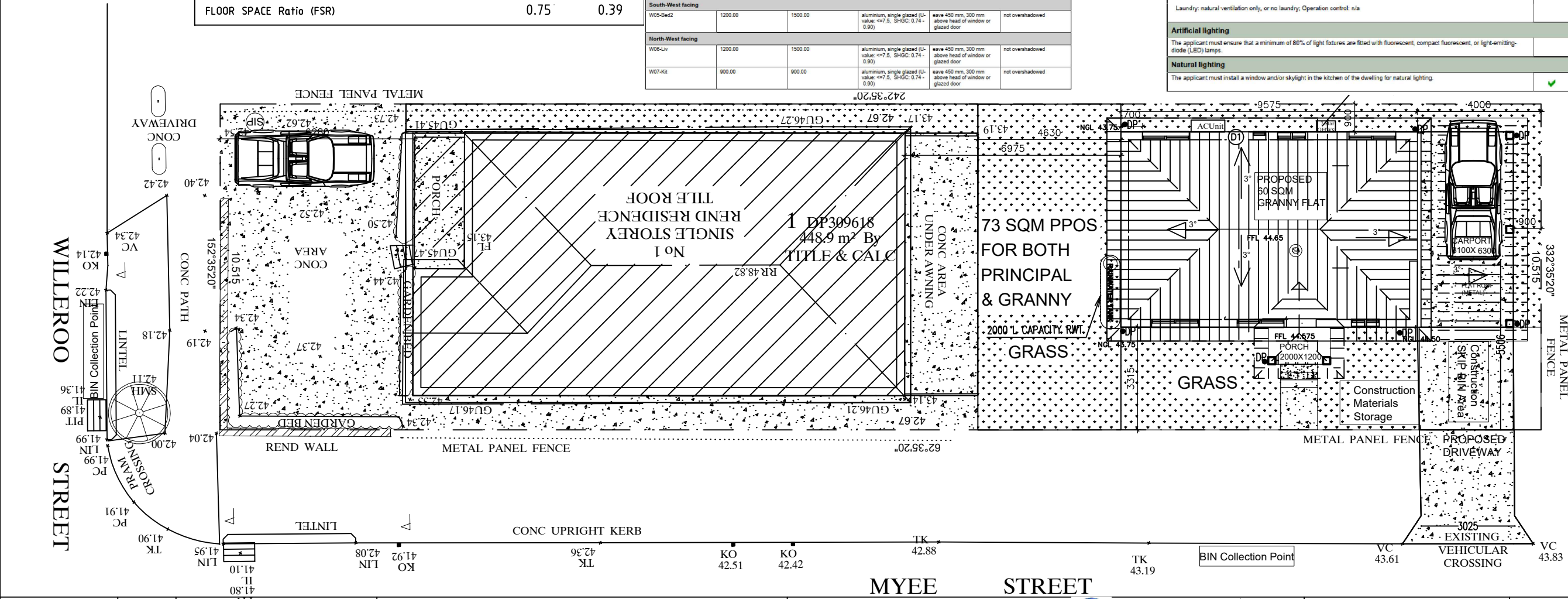
Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab.	60	nil/not specified	nil	
external wall: brick veneer; frame: timber - H2 treated softwood.	all external walls	2.04 (or 3.50 including construction); fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Medium (solar absorptance 0.48-0.7)
internal wall: plasterboard; frame: timber - H2 treated softwood.	2.3	none	nil	

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 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: 1-phase airconditioning - non ducted; Energy rating: 7 star (average zone)			
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: 1-phase airconditioning - non ducted; Energy rating: 7 star (average zone)			
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: 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 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.			

LEGEND
GHWS= Gas Hot Water System
RWT= Rain water Tank
SA= Smoke Alarm

SITE AREA-		448.9 m²
CONTROL TABLE		Required PROVIDED m²
SITE COVERAGE:		Principal Dwelling 115.2 Granny Flat 60.0
PRIVATE OPEN SPACE:		24.0 m² 73.4 m²
EXCLUDES SIDE PASSAGE AREAS LESS THAN 2.0M IN WIDTH INCLUDES A PRINCIPLE 6.0X4.0m AREA		
LANDSCAPE AREA: EXCLUDES DWELLING, GARAGE, ALFRESCO, PAVED AND SIDE PASSAGES		% OF SITE 20.0% 29.15% m²
FLOOR SPACE Ratio (FSR)		0.75 0.39

Thermal Performance and Materials commitments					
Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 1%)	Overshadowing
North-East facing					
W01-Study	1200.00	1500.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
South-East facing					
W02-Bed1	1200.00	1800.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W03-Bath	900.00	900.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
Glazed window/door no.					
W04-Liv	900.00	400.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
South-West facing					
W05-Bed2	1200.00	1500.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
North-West facing					
W06-Liv	1200.00	1500.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W07-Kit	900.00	900.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed



Designed by:	M.Y	ERTAZ H, CHOWDHURY MIEAust., CPEng. NPER, Reg. No. 2214897	Australiawide Consulting Services P/L Civil & Structural Engineering and Project Management 1369 Canterbury Rd, Punchbowl, NSW 2196 T: 97937998 M: 0420710548 Email: ertaz1@hotmail.com	Architect: Australiawide Consulting Services P/L Civil & Structural Engineering and Project Management 1369 CANTERBURY RD, Punchbowl, NSW 2196 T: 97937998 M: 0420710548 Email: ertaz1@hotmail.com	Client: Mrs. Rokshana Haque	Project North: 	Project: Proposed Secondary Dwellings	Job: 1 Willeroo St Lakemba Title: SITE PLAN	Date: 13-12-2024
Checked by:	E.C								Scale @A3: 1:200 Drg No. ACS-SP-01